



#### **Grand & Porter**

Project Overview for Hubbard Farms Neighborhood Association



Proprietary & Confidential





- 1. Introduction
- 2. Site Background
- **3. Design Evolution**
- 4. Project Status
- 5. Questions
- 6. Broderick Manor Update



#### **Inkwell Partners**



#### Mission Statement

- Detroit-based real estate development company focused on neighborhoods with dynamic urbanity, historic character, and walkability
- > We believe in cities and we are dedicated to helping them thrive by developing new and re-purposed spaces in walkable, infill locations.
- > We believe in Detroit and we aim to play a positive role in the city's continued growth and development.

#### Hubbard Farms Work

- Completed rehabs of 3 formerly dilapidated structures in Hubbard Farms
- > 5 other projects with similar scopes of work elsewhere in Southwest Detroit



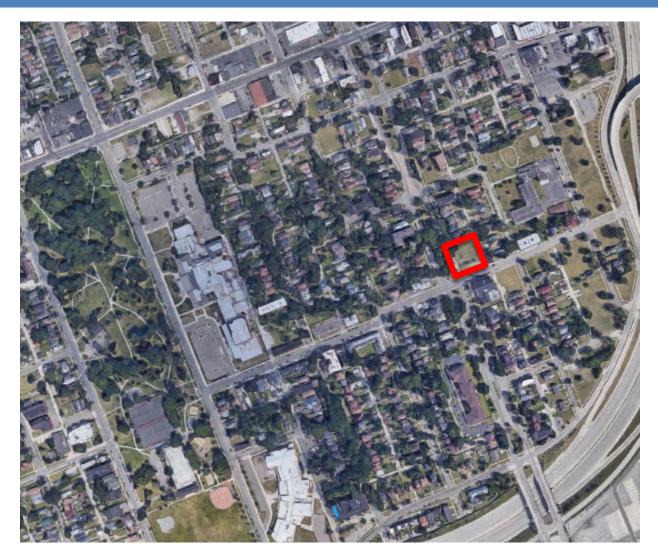






#### Grand & Porter Site





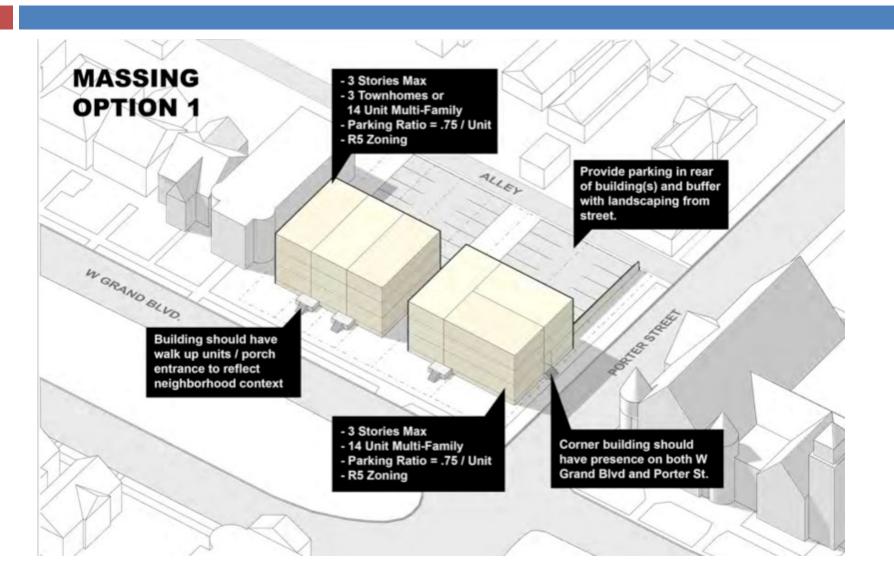




- Currently owned by the City of Detroit
- City issued RFP in 2020 calling for "high-quality, financially feasible, and contextually appropriate residential development"













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#### W GRAND BLVD. **Building should have** walk up units on W

Grand Blvd and Porter Street.

#### - 4 Stories Max

ALLEY

- 30 Units Multi-Family / including ground level units

ASP STOT

Provide parking in rear of building and buffer

with landscaping from

street.

- Parking Ratio = .75 / Unit - R5 Zoning



- 3 Stories Max

- 5 Townhomes

- R5 Zoning

- 1 Parking Space per TH

MASSING

**OPTION 2** 













### Site Plan



UNIT 7 PARKING UNIT 6 PARKING UNIT 8 PARKING UNIT 5 PARKING 20-0\* UNIT 11: 1235 SF 2 BEDROOM 2 - CAR GARAGE 20'-0" -UNIT 8 T = CAR GARAGE UNIT 7 1 - CAR -GARAGE\_ UNIT 6 1 - CAR GARAGE UNIT 5 1 - CAR GARAGE 24'-7" \_ UNIT 10: 1235 SF 2 BEDROOM 2 - CAR GARAGE иетек км. ¥ 54.-0., Z/1 01 JZ/1 1-Z1 12-01 10-21 10-121 12.0° UNIT 9: 1235 SF 2 BEDROOM 2 - CAR GARAGE \_ 20'-0" 36'-10 1/2" × X UNIT 7 UNIT 7 PRIVATE PATIO UNIT 8 PRIVATE PATIO UNIT 6 PRIVATE PATIO UNIT 5 PRIVATE PATIO || |× 5: 1250 SF BEDROOM 7: 1250 SF BEDROOM 6: 1250 SF BEDROOM ß 8: 1256 Sepremon 18°-0" UNIT 4: 1297SF 2 BEDROOM+FLEX 1 - CAR GARAGE UNIT 3: 1297 SF 2 BEDROOM+FLEX 1 - CAR GARAGE UNIT 2: 1297 SF 2 BEDROOM+FLEX 1 - CAR GARAGE UNIT 1: 1538 SF 2 BEDROOM+FLEX 2 - CAR GARAGE UNIT 2 UNIT UNIT 2 UNIT 2 0 113.5 36 TREE i. æ 15:-7" .6-,01 41-21 12.-0. \*0.71 12-0-.0-.1 1

**PUBLIC ALLEY** 

W GRAND BLVD.

PORTER ST.

## Site Massing









- 1. March 2022 (HFNA Board Meeting)
- 2. April 2022 (On-Site Community Meeting)
- 3. August 2022 (Community Meeting & HDC)
- 4. Current Design

### **Design Evolution**







Round 3 (August 2022)

# **Design Changes**



- Per requests from the City's Planning & Development Department:
  - > Set back northern segment of W Grand Blvd. facade
  - Added new brick color scheme for northern segment of W Grand Blvd. façade
  - Introduced wood accent around balconies / entry doors



### **Current Design**



Approved by Planning & Development Department



### **Current Design**



Approved by Planning & Development Department





## Next Steps



- Permitting w/ BSEED
- Board of Zoning Appeals
- NEZ Application
- Final Pricing / Financing
- Construction Start





# Initial Condition (Feb 2022)









### **Current Condition**













- Construction Loan Closing
- Side Lot Community Conversation