

287/295/301 WATSON

DETROIT, MI 48201

DEVELOPMENT CONCEPT PRESENTATION

MARCH 2020



KIPLING
Development

Prepared exclusively for the Brush Park CDC

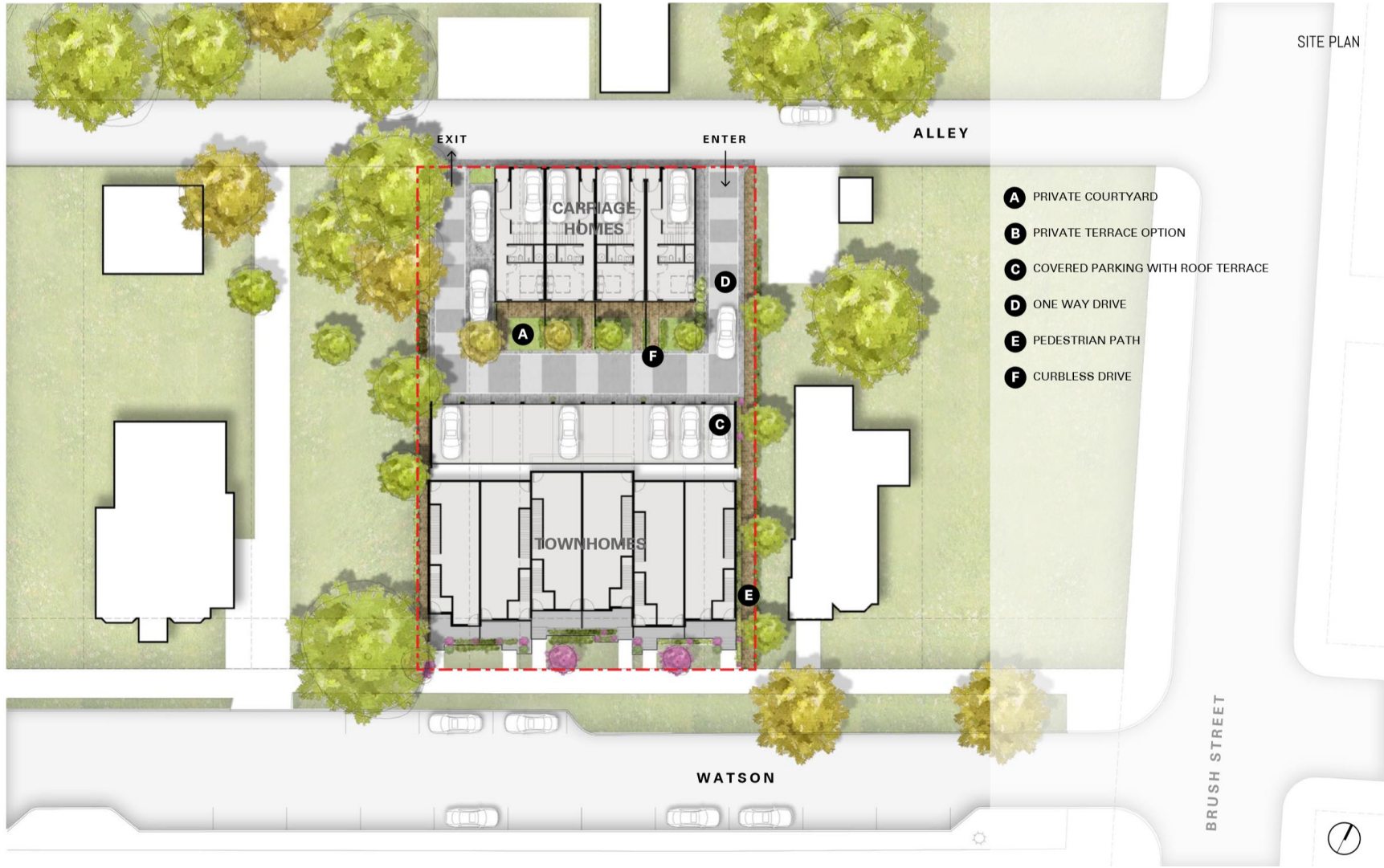
PROJECT SUMMARY

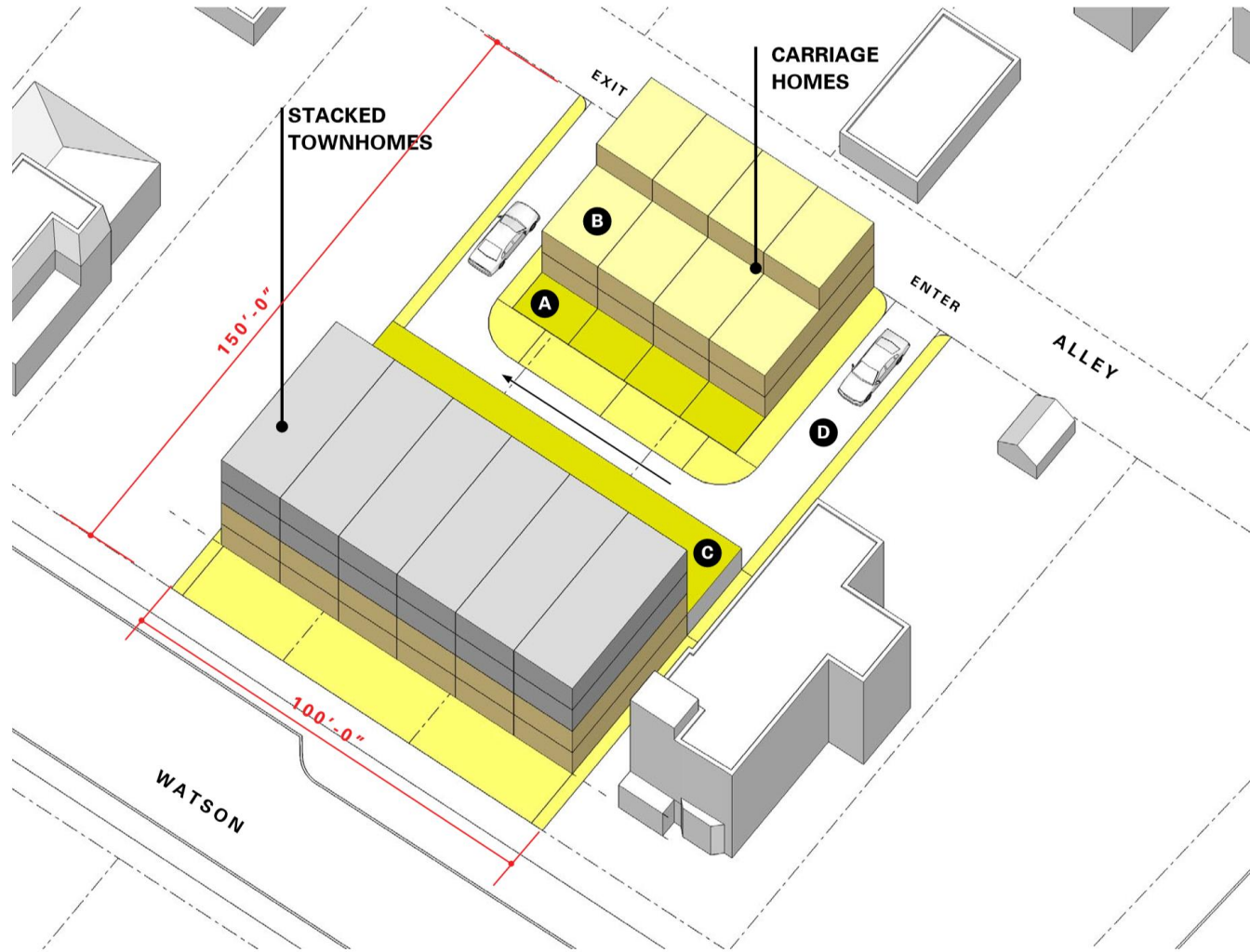
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Kipling Development is designing a 16-unit, ground-up, mixed-income condominium project in the heart of historic Brush Park. The project currently consists of 12 bilevel townhomes and 4 carriage houses, 25% of which are reserved at a price for homebuyers who qualify at 80% AMI. The project is being designed in coordination with the City of Detroit's Planning & Development Department, City Planning Commission, and Historic District Commission to be in alignment with the proposed Brush Park Form Based Code currently under review for approval.

<i>Unit Type</i>	Townhomes	Carriage Homes
<i>Unit Count</i>	12	4
<i>Average SF</i>	900 – 1000	1,200
<i>Floorplan</i>	2bed ◦ 2bath	2bed ◦ 2.5bath





WATSON PARCELS DEVELOPMENT SUMMARY

RESIDENTIAL +/- 16 UNITS				
HOUSING TYPE	UNITS	LEVELS	PARKING (SPACES:UNIT)	PRIVATE OPEN SPACE
Stacked Townhomes	12	4	0.5:1 Covered	balconies, terraces
2-BR, 900-1,000 SF	12			
Carriage Homes	4	2,3	1:1, attached	courtyard, terraces
2-BR, 1000-1,200 SF	2			
3-BR, 1,500 SF	2			
TOTAL GSF	+/- 21,000 GSF			
RESIDENTIAL PARKING SUMMARY**				
Total off-street provided	+/- 14 Spaces			
Total required	+/- 8 Spaces @ 0.5 per unit average			
Surplus	+/- 6 off-street spaces			
Total on-street provided	+/- 13 spaces			

- A** PRIVATE COURTYARD
- B** PRIVATE TERRACE OPTION
- C** COVERED PARKING WITH ROOF TERRACE
- D** ONE WAY DRIVE

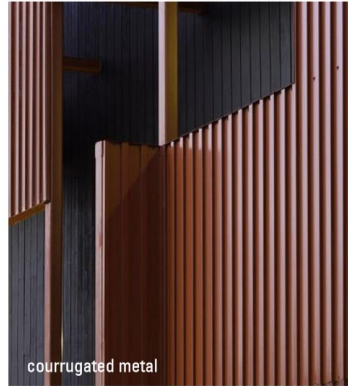
EXTERIOR MATERIALS



WOOD ACCENT



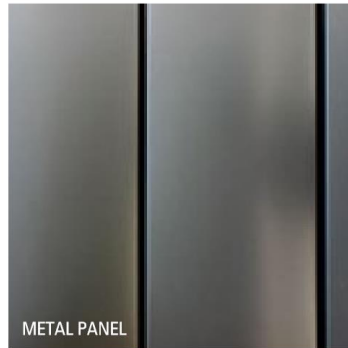
STANDING SEAM



corrugated metal

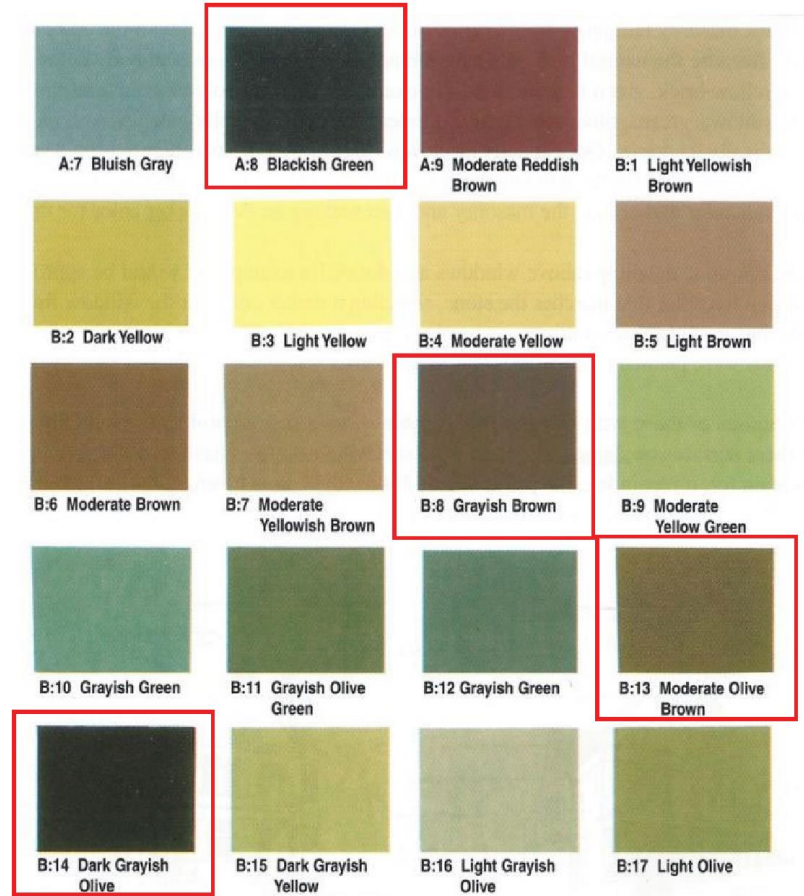


BRICK



METAL PANEL

MAIN MATERIALS



HISTORIC COLORS

WATSON PERSPECTIVE



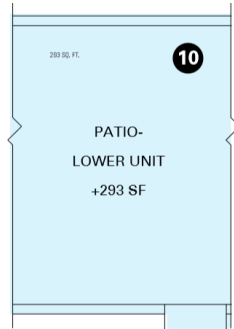
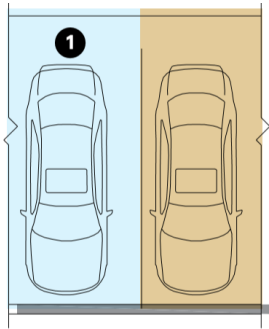
- 1 UPPER TERRACED TOWNHOUSE
- 2 LOWER TERRACED TOWNHOUSE

- 4 LANDSCAPED ENTRY/FRONTAGE
- 5 PEDESTRIAN PATH

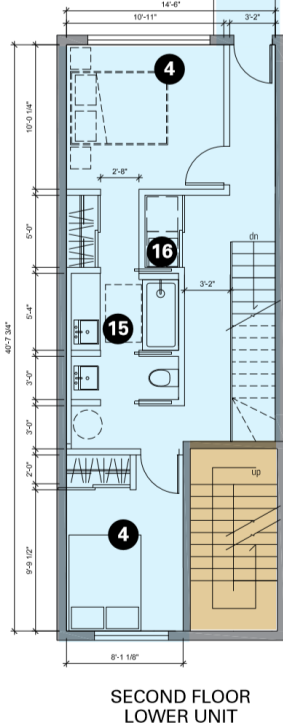
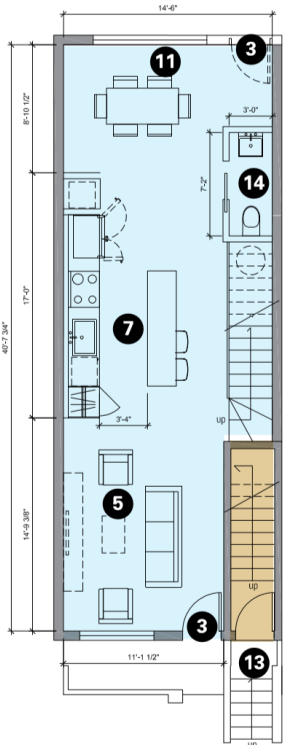
TOWNHOUSE
scale: NTS



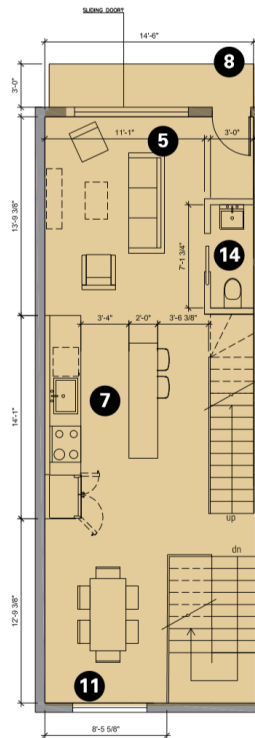
TERRACED TOWNHOUSE PLANS



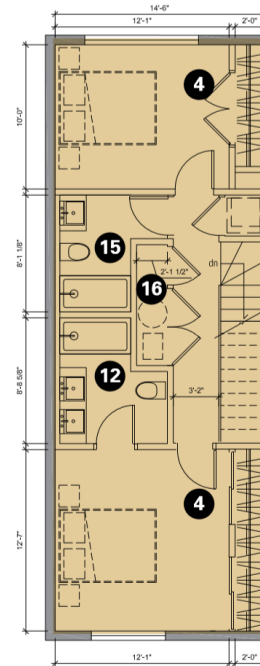
- 1** GARAGE
- 2** FLEX ROOM/BEDROOM
- 3** LOWER UNIT ENTRY
- 4** BEDROOM
- 5** LIVING AREA
- 6** ROOF DECK
- 7** KITCHEN
- 8** BALCONY
- 9** FLEX ROOM
- 10** PATIO
- 11** DINING
- 12** ENSUITE
- 13** UPPER UNIT ENTRY
- 14** POWDER ROOM
- 15** BATHROOM
- 16** MECHANICAL



SECOND FLOOR
LOWER UNIT



THIRD FLOOR
UPPER UNIT



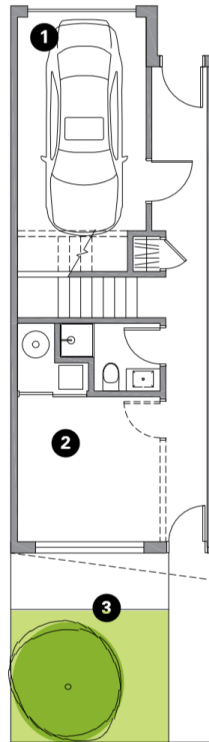
FOURTH FLOOR
UPPER UNIT

Unit Type	Townhomes
Unit Count	12
Average SF	900 – 1000
Floorplan	2bed • 2bath

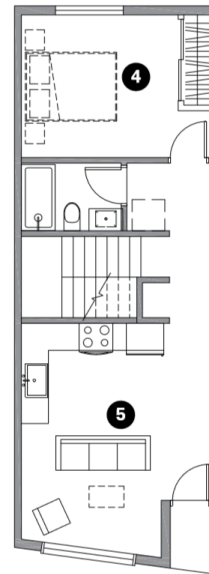
CARRIAGE HOMES PERSPECTIVE



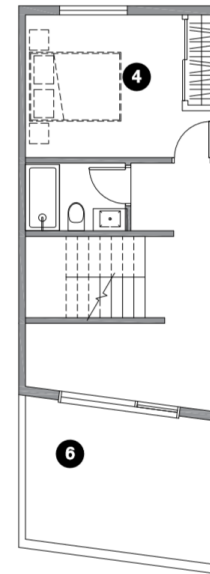
CARRIAGE HOME PLANS



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR (OPTION)

- 1 GARAGE
- 2 FLEX ROOM/BEDROOM
- 3 PRIVATE COURTYARD

- 4 BEDROOM
- 5 LIVING AREA
- 6 ROOF DECK

Unit Type	Carriage Homes
Unit Count	4
Average SF	1,200
Floorplan	2bed ◦ 2.5bath