

EASTERN MARKET MIXED-USE DEVELOPMENT



PROJECT NARRATIVE

Eastern Market Gateway Development will create an intense concentration of urban vitality in one of Detroit's most dynamic emerging districts, Eastern Market. The location at the corner of Gratiot Avenue and Russell Street will make this development a pedestrian crossroads, connecting Eastern Market and Lafayette Park, the Dequindre Cut, and Downtown Detroit. Relecting Detroit's rebirth as an urban destination that is increasingly desirable for businesses, residents, and visitors, the project will provide housing, working and shopping choices for the new generation of urban entrepreneurs. A mix of apartments, live/work units, workshops, galleries, shops and food venues will be woven into the fabric of existing warehouses and light industrial buildings around the existing alley network. Courtyards, corner plaza and pedestrian alleys will create a distinctive urban vibe and will create the social space that will make this a welcome new addition to the Eastern Market community. The project will capture the unique creative spirit of Detroit and will preserve and highlight existing murals by local artists. Ground floor shopping along Gratiot Avenue will extend existing active uses toward downtown and will extend Service Street through the site creating the unique two-sided shopping venues that are unique to this part of Detroit.

LOCATION MAP



PROJECT ADDRESS:

Area bounded by Gratiot Avenue, Russell Street and Maple Street
 1314-1388 Gratiot Avenue
 2011-2105 Russell Street
 1301-1399 Maple Street
 1350-1366 Service Street
 Detroit, MI 48201

PROJECT TEAM:

Owner / Developer:
 Develop Detroit
 535 Griswold St., Suite 1600
 Detroit, MI 48226

Architect of Record:
 McIntosh Poris Associates
 36801 Woodward Avenue, Suite 200
 Birmingham, MI 48009

Civil Engineer:
 Stonefield Engineering and Design
 28454 Woodward Avenue
 Royal Oak, MI 48067

Design Architect & Landscape Architect:
 Perkins + Will
 411 Chapel Hill St., Suite 200
 Durham, NC 27701

Parking Consultant:
 Rich & Associates
 26877 Northwestern Hwy, Suite 208
 Southfield, MI 48033

CPC PRESENTATION 5.17.2018
 CPC PRESENTATION 9.6.2018
 CPC AMENDMENT 1 7.19.2019

CITY COUNCIL PRESENTATION – 8.26.19



8.26.2019

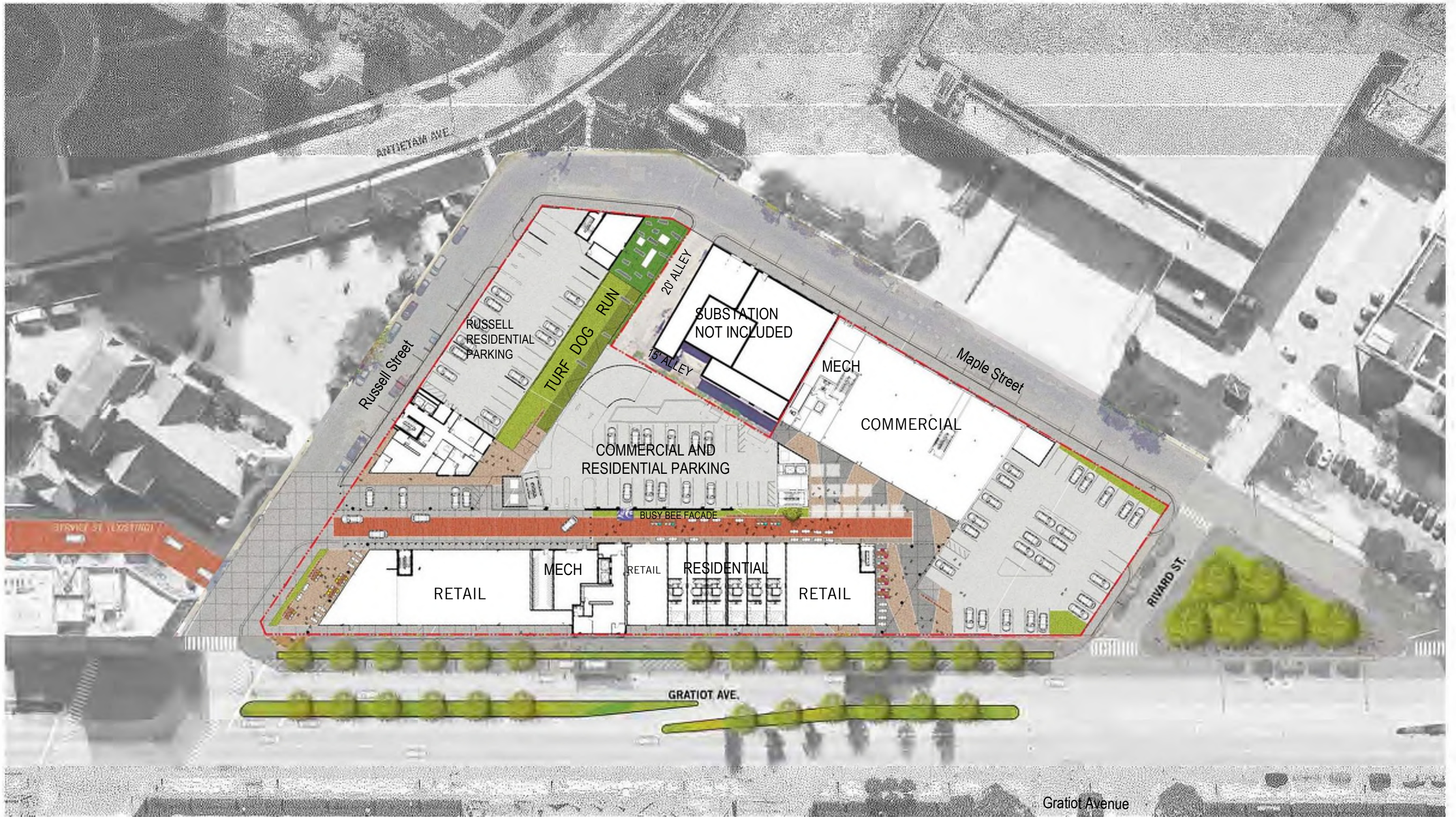


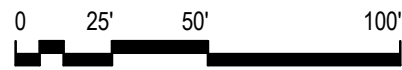
EXISTING CONDITIONS



EASTERN MARKET CHARACTER







THIRD & FOURTH FLOOR



VIEW 1 : RUSSELL - GRATIOT INTERSECTION



VIEW 2 : PIAZZA VIEW



VIEW 4 : RUSSELL BUILDING VIEW FROM RUSSELL STREET



VIEW 5 : VIEW FROM GRATIOT LOOKING EAST



VIEW 6 : SERVICE STREET LOOKING WEST



VIEW 7 : PLAZA AT GRATIOT AVE CORNER AND RUSSELL STREET