

XYZ



12&F

12TH & FOREST

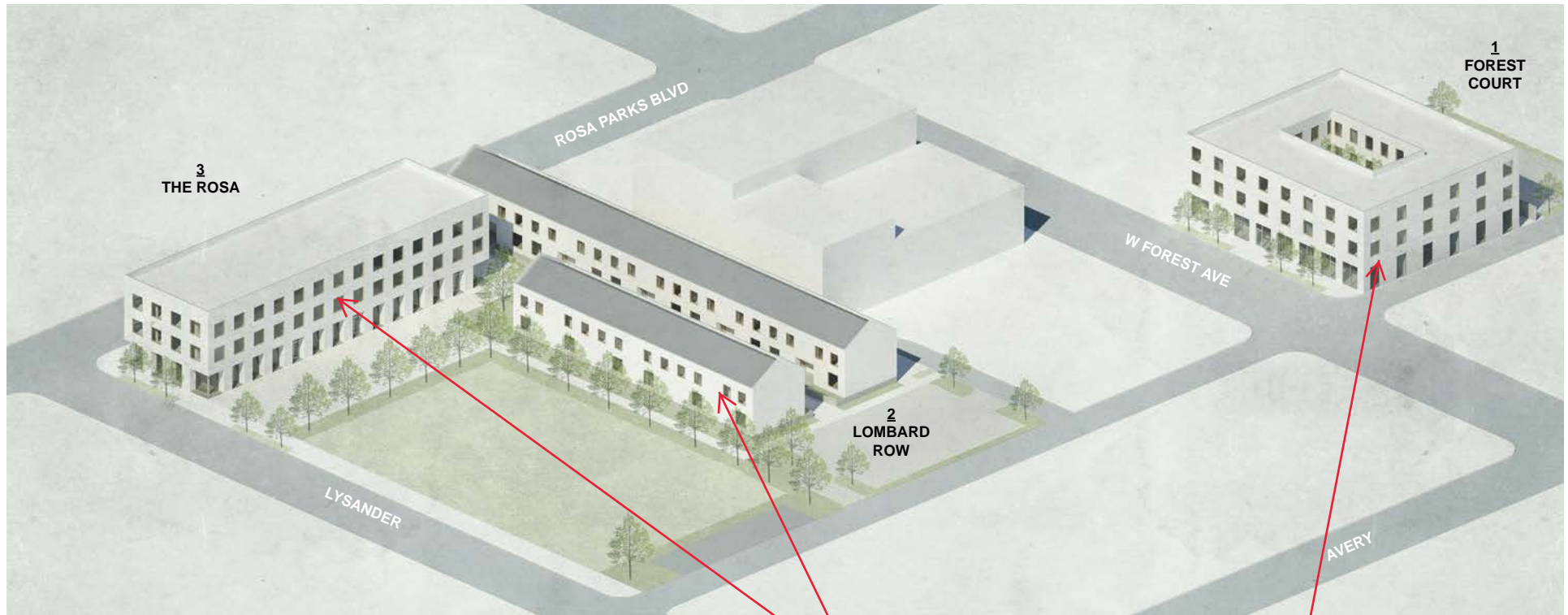
Preliminary Plan Review #2
March 9th, 2022

Prepared For:
Planning & Development Dept.
City of Detroit

XYZ Development
hello@xyz-dev.com
xyz-dev.com
313 356 6077

PRELIMINARY SITE RENDERING

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Site Total

14 Parcels
4 Buildings
55 Residential Units
7,500 SF Commercial Space
49 Parking Spaces

THE BUILDING ELEVATIONS STILL
NEED MORE DEVELOPMENT.

SITES

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SITE HISTORY

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Pre-automotive settlement patterns worked and can be adapted for the today. In an effort to understand Woodbrige's rich historic fabric, the team pored over maps of the area.

Analysis revealed a dense, yet porous condition with small blocks, mixed uses and an abundance of missing-middle typologies.

Specific to the site, we discovered streets now lost such Caroline, and erased stretches of Lysander, Vermont and Wabash. A robust network of alleys allowed strong street frontages without the interruption of driveways, fostering walkability.

Other observations included the uniform configuration of a broad range of building types; rowhomes, multi-family courtyard buildings, duplexes, single-family homes and intermixed commercial.

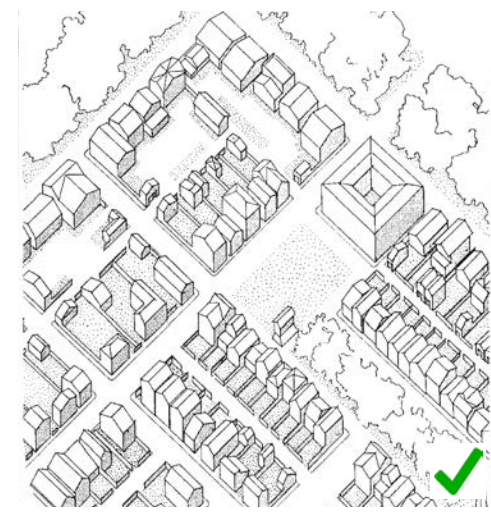
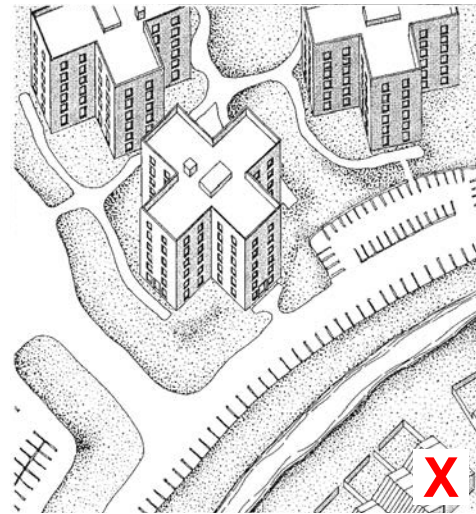


DESIGN PRINCIPLES

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Placemaking and walkability promote safety and better public health outcomes.

Low density auto-centric development leads to unsustainable sprawl and a lack of community. Template developments and highrise towers can feel contextually inappropriate while concentrating and stigmatizing residents of affordable housing.

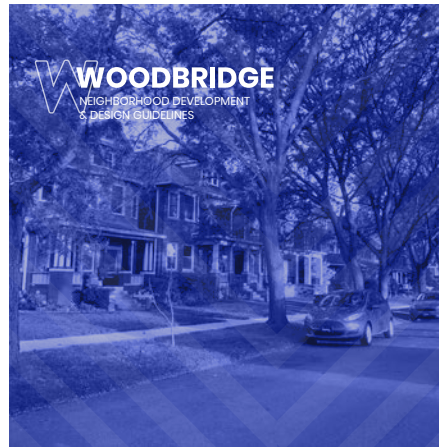


DESIGN INPUT

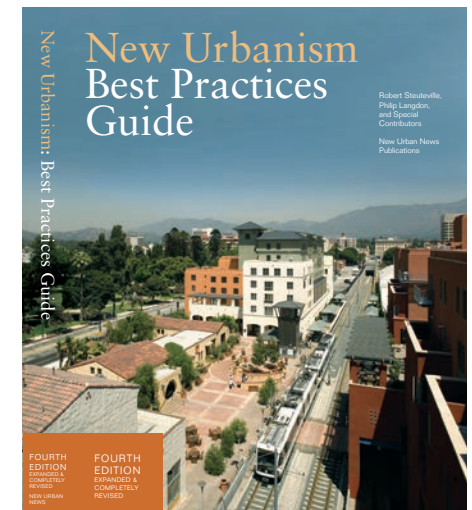
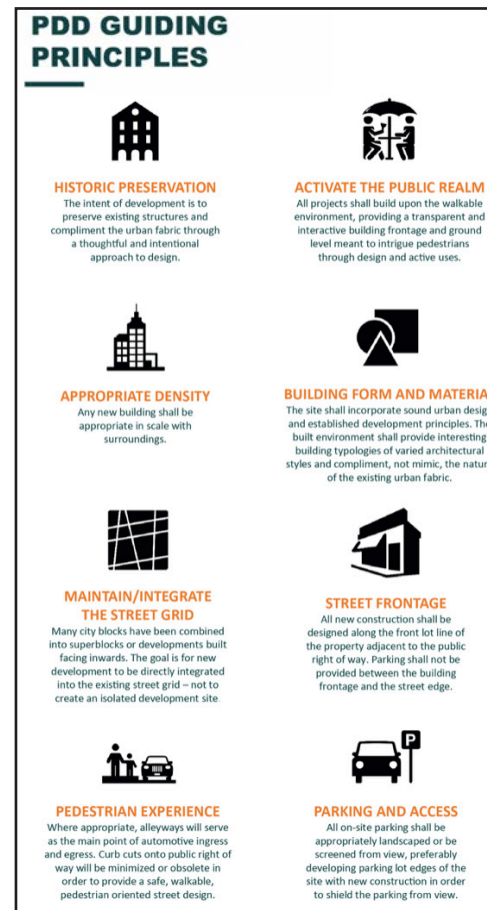
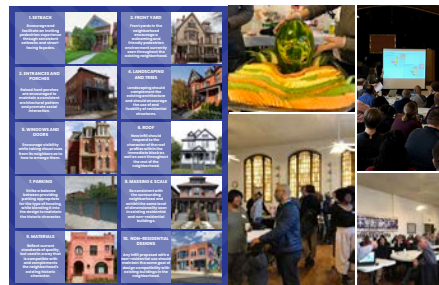
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When considering the optimal program and product types for the 12th & Forest site, the team utilized resident feedback provided by the Woodbridge Neighborhood Development Corp., a community non-profit organization. Residents were hesitant about suburban-style developments, with mundane architecture lacking connectivity, which might lead to a sense of two separate neighborhoods, rather than cohesion.

Takeaways included a desire for quality, thoughtful architecture, mixed-use buildings with residential over commercial both rental and owner-occupied, native street trees and alley-loaded parking which allows development to be closer to the street, creating a more walkable environment. Residents also expressed a desire for new locally-owned businesses with ethical hiring practices and accessible pricing.



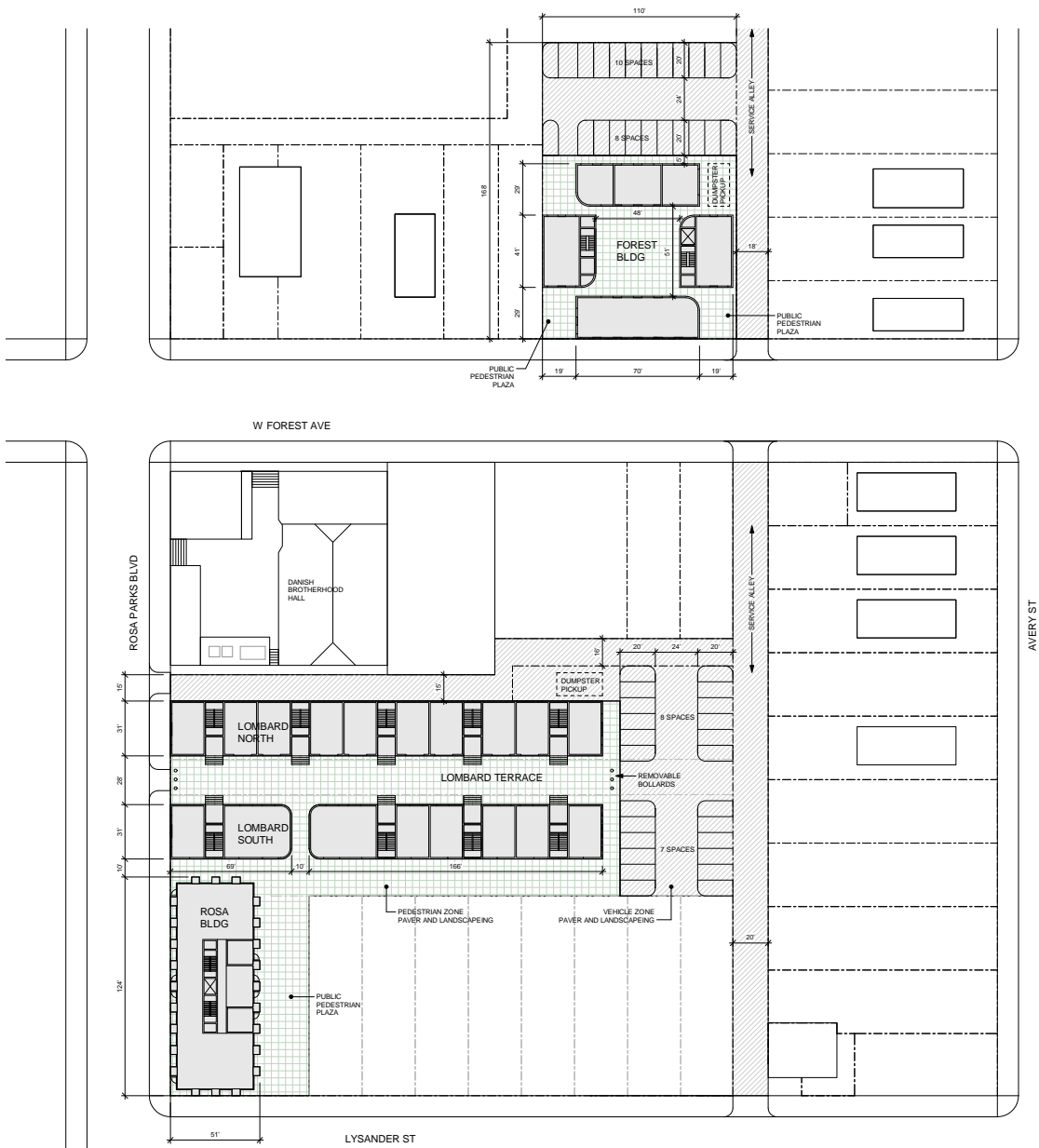
WOODBRIDGE
Neighborhood Development &
Design Guidelines
April 2020 | Detroit, Michigan



Left WND Neighborhood Development & Design Guidelines
Middle Planning & Development Dept. Guiding Principles
Right New Urbanism Best Practices Guide

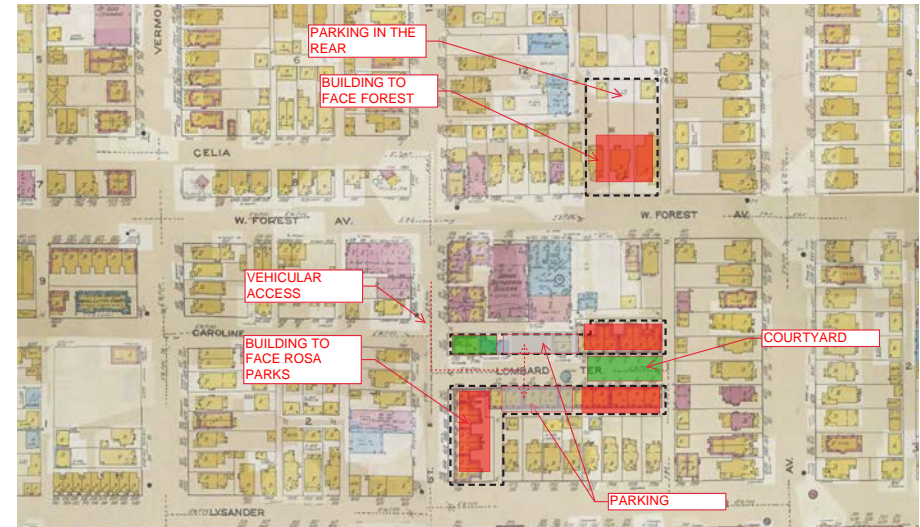
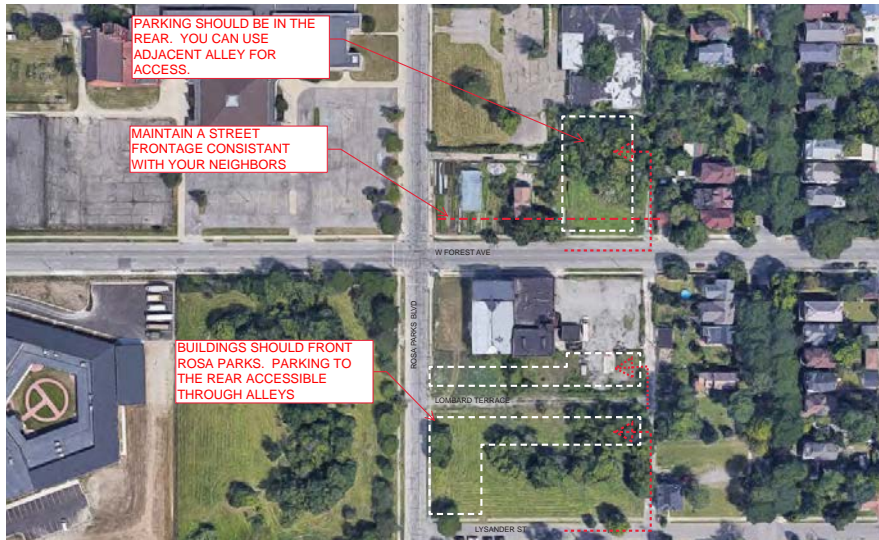
ORIGINAL SITE PLAN

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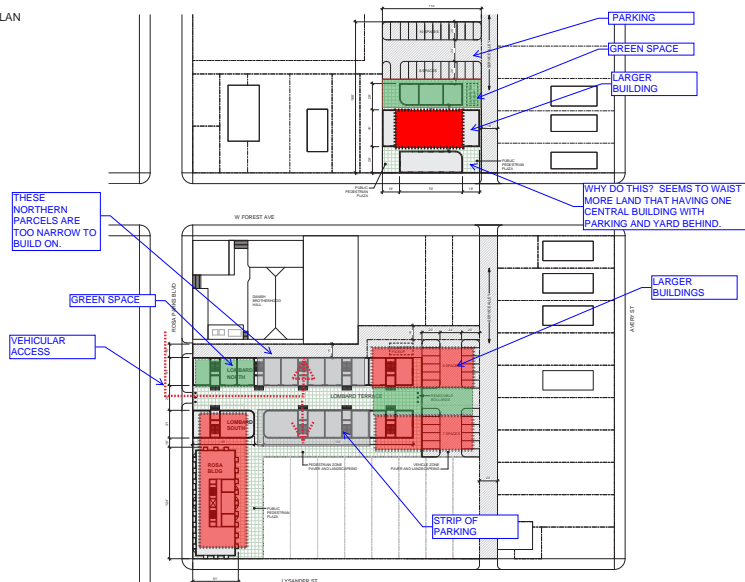


PD&D FEEDBACK

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SITE PLAN



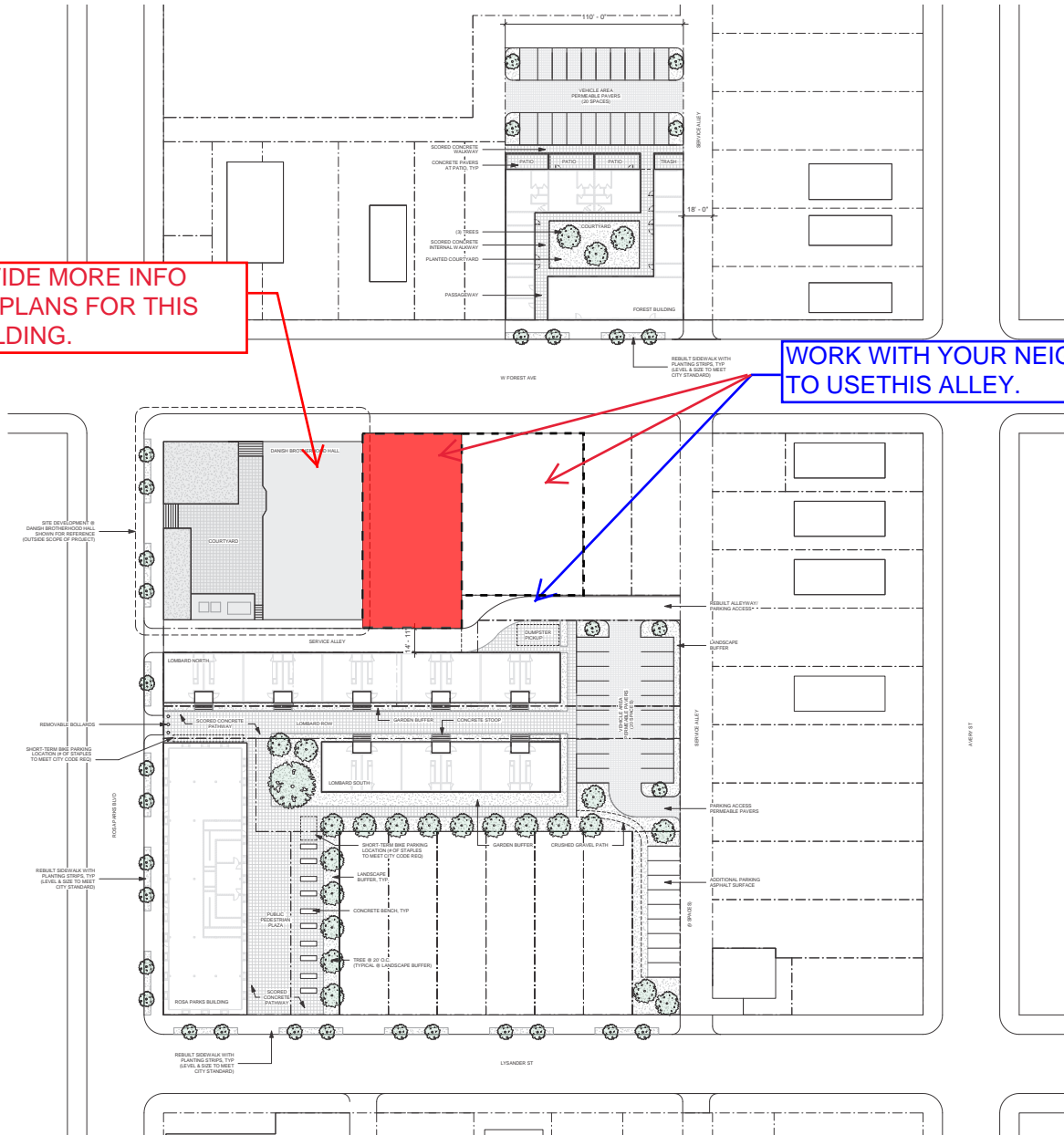
KEY EXTERIOR ELEVATIONS

PRECEDENT EXAMPLES | SUGGESTED CHANGES | REQUIRED CHANGES



UPDATED SITE PLAN

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Changes

1. Forest Court Reconfiguration

Elimination of corner courtyards which wasted space and degraded streetwall.

2. The Rosa Extended

Larger, more efficient footprint.

3. Lombard Row Shortened

Response to enarglment of the
Rosa.

4. Landscape Strengthened

Addition of street trees, landscape buffers and stormwater control measures. Landscape will be further explored to foster biodiversity and beautify the project.

5. Parking Increased

Increase from 33 to 49: net +16 spaces.

6. Materiality Explored

Durable, quality yet attainable options, including weathering steel, CMU block and others.

Unchanged

1. Alley Accessed Parking

Allows pedestrian alley between Lombard Row to remain intact.

2. Courtyard on Site #1

Allows light, air on two sides of units and semi-private space for residents.

PROJECT(S)

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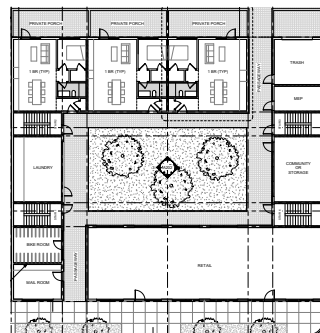
Site

76,300 SF | 1.75 Acres

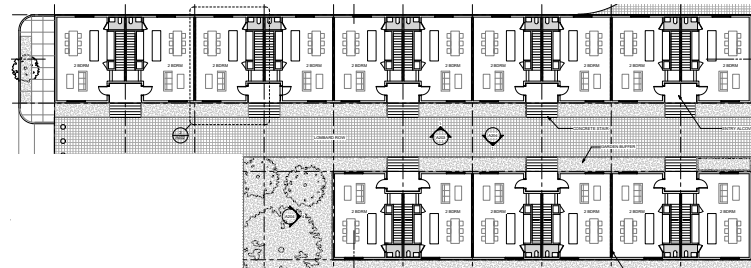
Residential Units	59
Commercial Space	7,500 SF
Net Rentable	58,700 SF
Gross Area	68,600 SF
Parking Spaces	49

Rosa Parks & Forest (RPF) is a mixed-use project in planning by XYZ Development. Adapting to a scattered-site, the development consists of three sub-projects; The Rosa, Lombard Row and Forest Court.

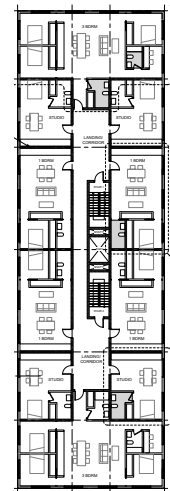
12th & Forest is currently amidst rezoning entitlements, and financing.



1
FOREST COURT



2
LOMBARD ROW



3
THE ROSA

PLANS | FOREST COURT

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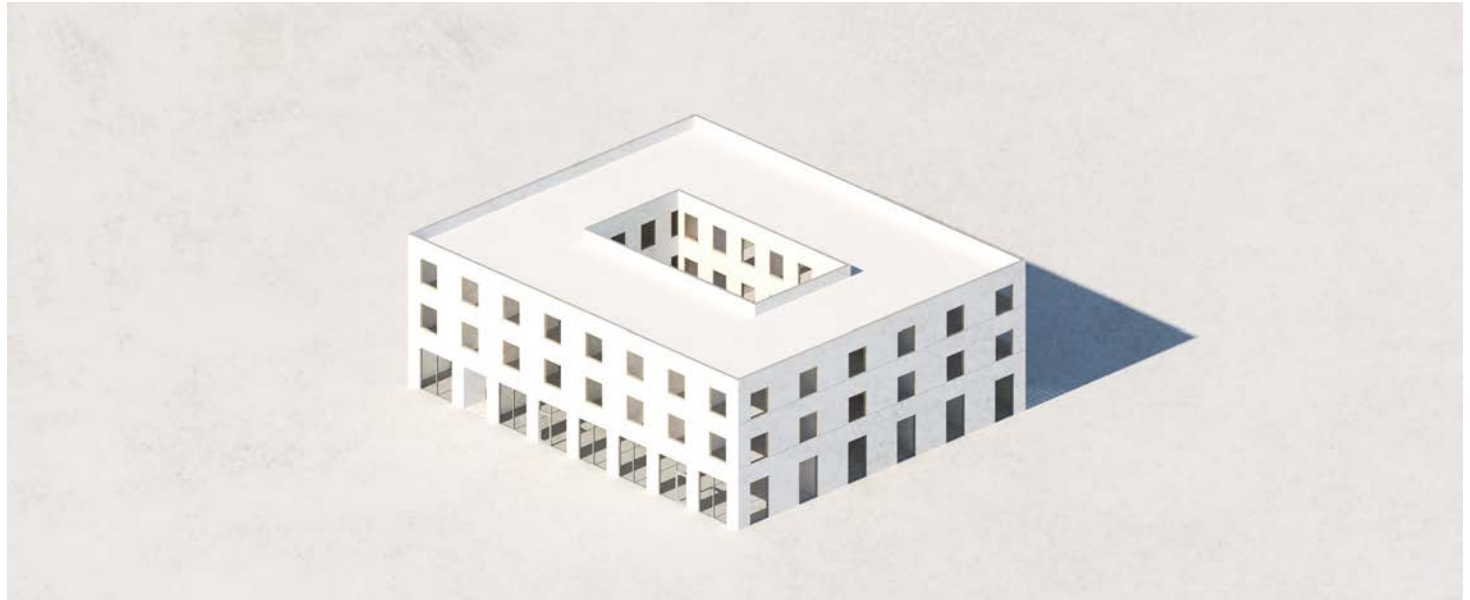
Forest Court

Stories	3
Residential Units	23
Commercial Space	2,075 SF
Net Rentable	18,400 SF
Gross Area	22,150 SF

Unit Mix

Studio	4
1-Bedroom	19

Forest Court aims to foster an active, dynamic lifestyle for residents by featuring walk-up entry, ground floor retail, and an interior courtyard. Beyond allowing plentiful light and air into all units, the enclosed courtyard creates a safe, dog-friendly space for residents to interact and socialize. The unit reflects a younger target market of students, recent graduates and young professionals. As with all of the 12th & Forest projects, Forest Court will feature clean styling and open yet efficient floor plans.



1
FOREST COURT

PRECEDENT | COURTYARDS

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Left
Cowan Court | Cambridge, UK
6A Architects

Below
Forest Arms | Detroit, MI



Left
Study Model
Cowan Court | Cambridge, UK
6A Architects

Right
Fisher-Kahn Apartments | Detroit, MI

PLANS | LOMBARD ROW

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Lombard Row

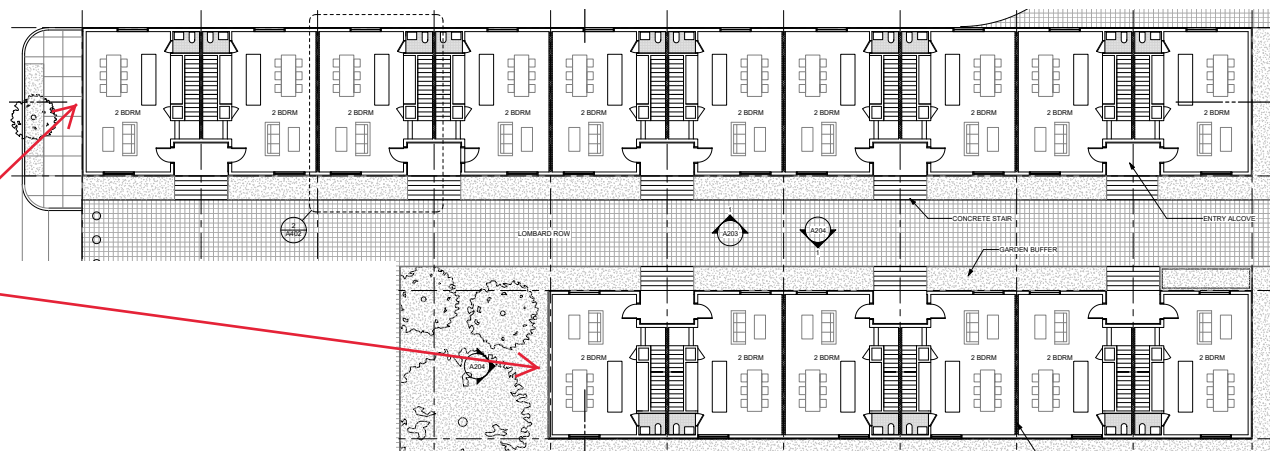
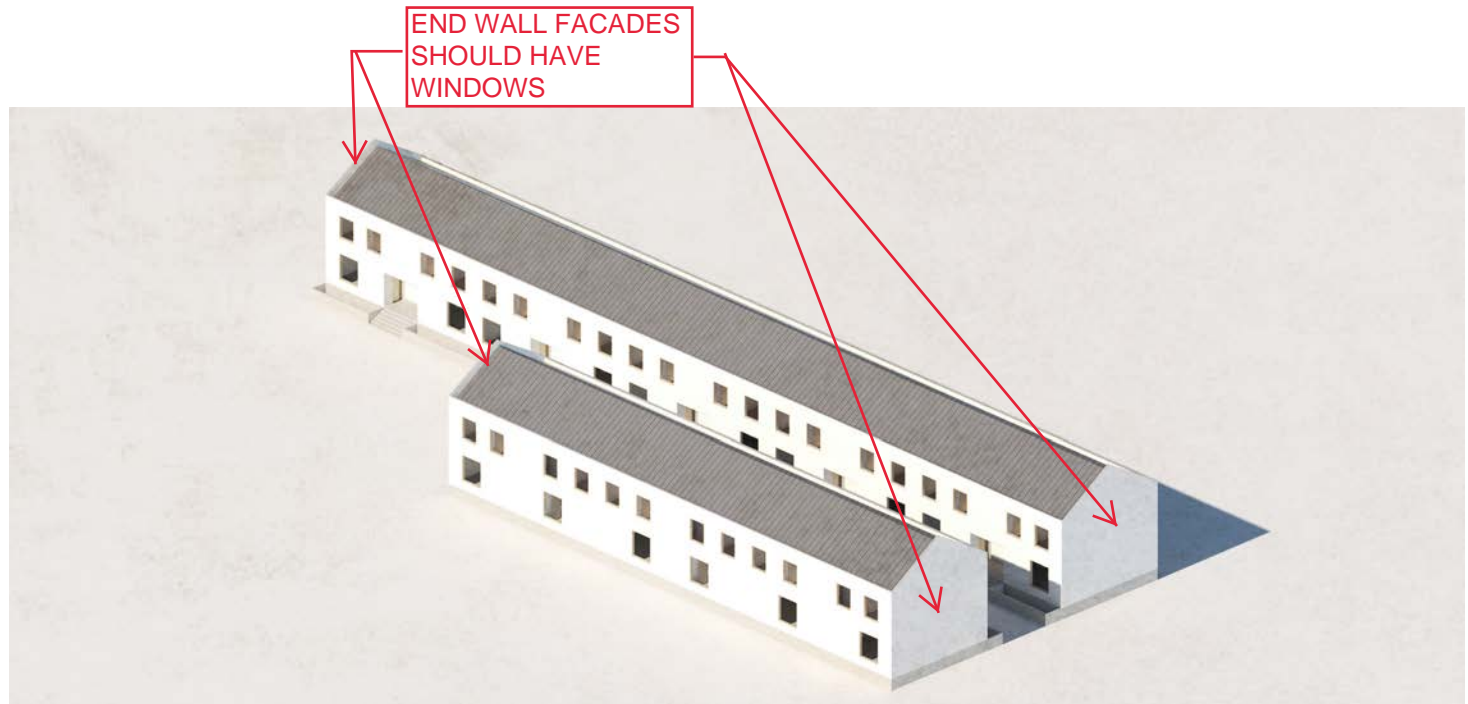
Stories	2
Residential Units	16
Net Rentable	21,520 SF
Gross Area	21,520 SF

Unit Mix

2-Bedroom	16
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Lombard Row pays homage to the historical site plan, consisting of a pair of rowhomes. Each unit features individual walk-up entry, and a bi-level floor plan. A landscaped, pedestrian street connects the two buildings, created a shared outdoor common space.

Unit sizes are efficient, aiming to capture neighborhood demand from young professionals. Crisp, contemporary details and design will set the project apart from outdated, templated projects slated in the area.

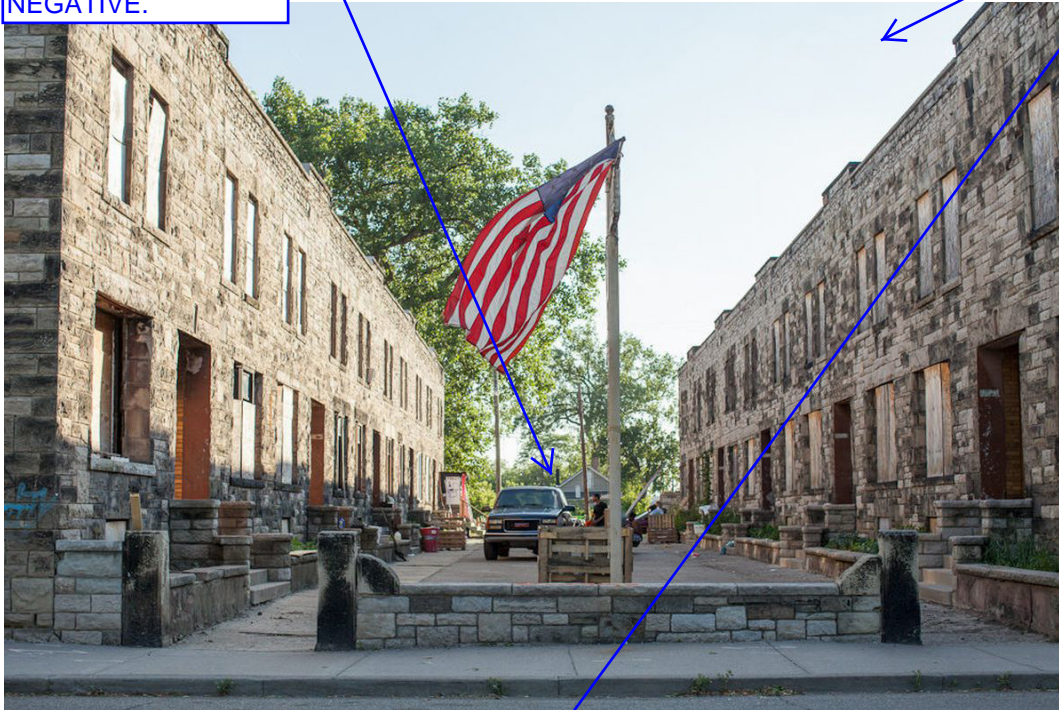


2
LOMBARD ROW

PRECEDENT | ROW HOMES

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HAVING VEHICULAR ACCESS HERE IS A NEGATIVE.



Left
Spaulding Court
N Corktown | Detroit, MI

Below
Candler Row
Highland Park, MI

I DO NOT RECOMMEND
MODELING YOUR DEVELOPMENT
AFTER THESE.

THESE BUILDINGS
ARE TOO CLOSE.
THE CENTER
COURTYARD
BECOMES
UNUSABLE AS AN
OUTDOOR SPACE.



Left
Pedestrian-Dedicated Space
Spaulding Court
N Corktown | Detroit, MI

Right
Spijkerkwartje Terraces Houses
Atelier Kempe Thill

PROJECT | THE ROSA

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THESE ELEVATIONS NEED TO BE MORE DYNAMIC. STUDY ARCHITECTURAL CHARACTER AND MATERIALS WITHIN WOODBRIDGE TO PROVIDE INSPIRATION FOR YOUR DEVELOPMENT.

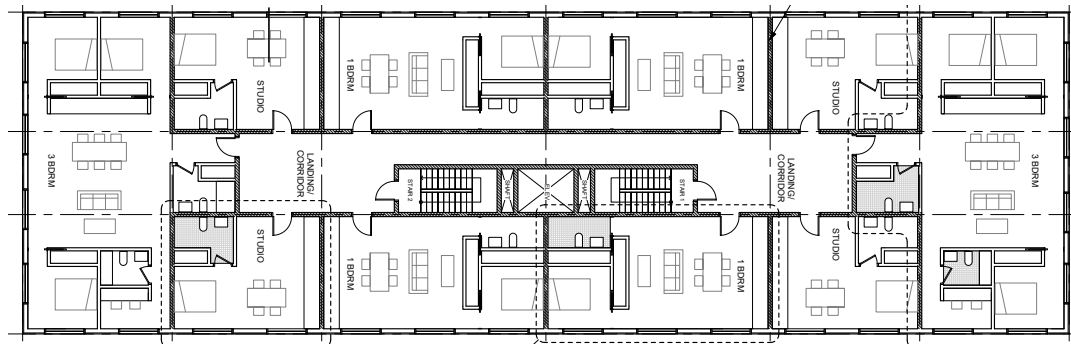
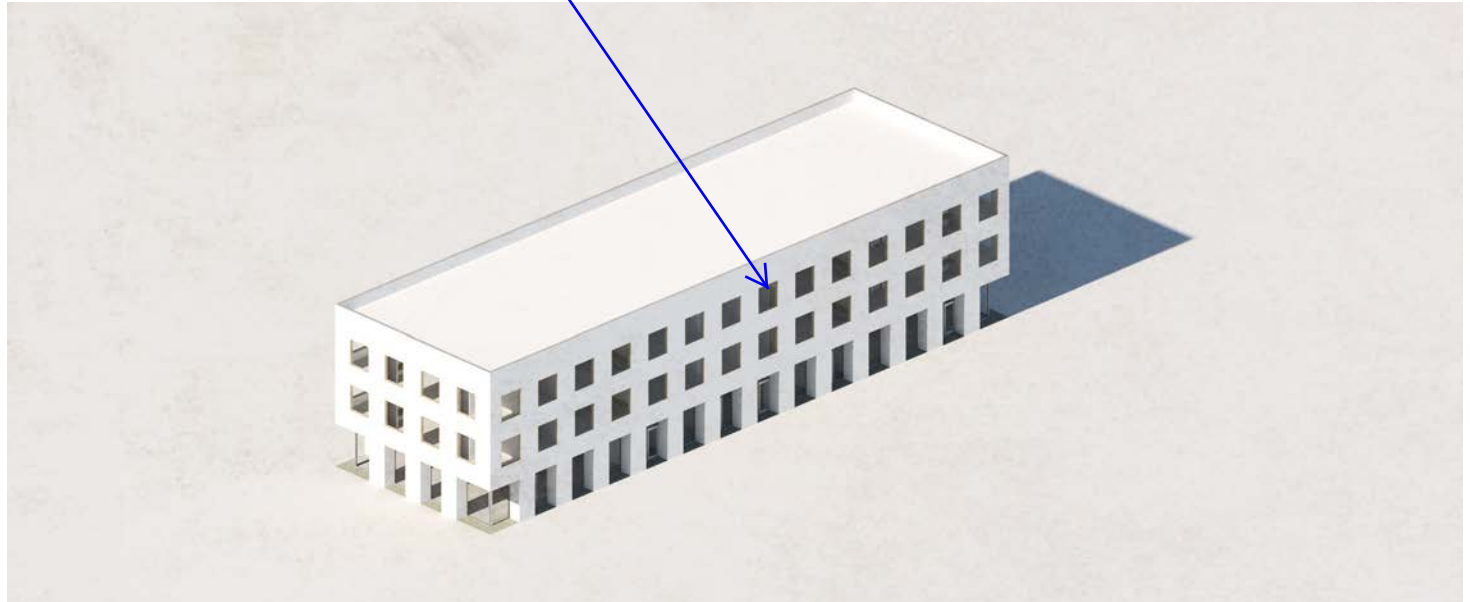
The Rosa

Stories	3
Residential Units	20
Commercial Space	5,475 SF
Net Rentable	18,775 SF
Gross Area	24,650 SF

Unit Mix

Studio	8
1-Bedroom	8
3-Bedroom	4

The Rosa is a double-loaded corridor building with ground floor commercial space, and a rear-facing pedestrian greenspace. An elevator provides access for those with disabilities, making the building suitable for aging-in-place scenarios for Woodbrige's significant senior population. Units in The Rosa are easily adaptable to condominiums, depending on market demand.



3
THE ROSA

PRECEDENT | PLAZAS

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Above Left
Milwaukee Way | Portland, OR
Waechter Architecture

Above Right
Pedestrian Plaza
Milwaukee Way | Portland, OR
Waechter Architecture

Below Left
Pedestrian Plaza
Kroyer Square | Copenhagen, DE
Vilhelm Lauritzen Architects + COBE

PRELIMINARY RENDERINGS

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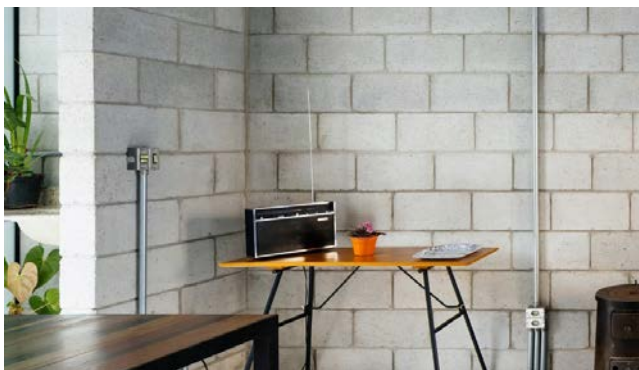
PRECEDENT | MATERIALITY

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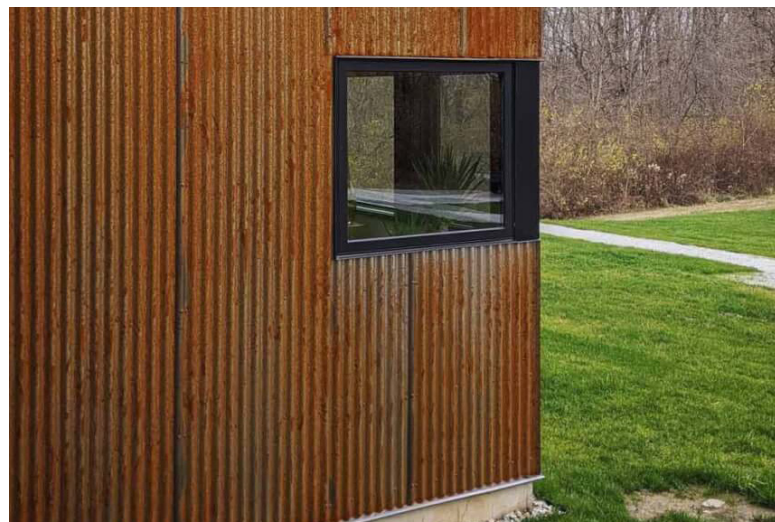
Left
Corrugated Galvanized Metal Panels

Below
Polished Concrete Masonry Units (CMU)



Left
Polished Concrete Masonry Units (CMU)

Right
Corrugated Weathering Steel (Corten)



TEAM

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The team consists of vast development experience balanced by creative optimism.

XYZ Development brings an appetite for innovation, while Lockwood Companies offers its long history of quality, affordable construction with over 10,000 units built across the country. Selected via a rigorous, multi-national search, Portland-based Waechter Architecture brings a fresh perspective to Detroit, with its strong commitment to concise yet bold design solutions.

XYZ Development

Lead Developer

Waechter Architecture

Architect of Record

Landscape Architect

Nigel Dunnett

Lockwood Construction

General Contractor

Mentor-Venture Partner

TBD



Claybourn Commons, Portland, OR
Waechter Architecture

EXPERIENCE

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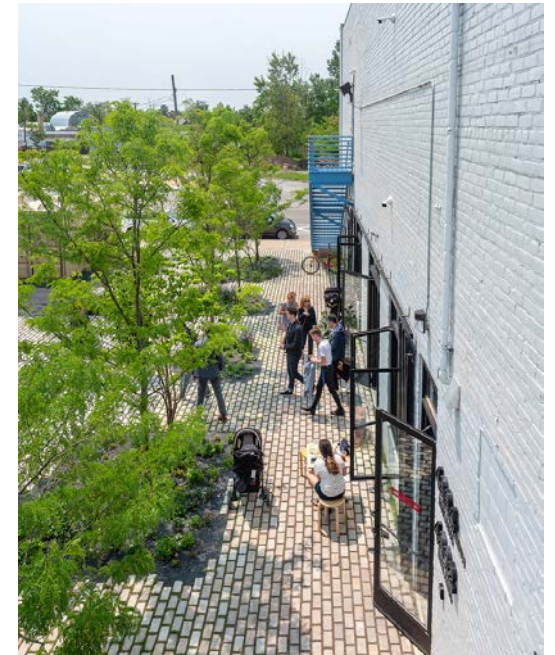
Left
Claybourn Commons | Portland, OR
Waechter Architecture



Right
Sawtooth | Portland, OR
Waechter Architecture

Left
True North | Detroit, MI
Prince Concepts

Right
Ochre Bakery | Detroit, MI
Prince Concepts



EXPERIENCE

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Left
London Olympic Park | London, UK
Nigel Dunnett



Right
True North | Detroit MI
Prince Concepts



Left
Garden House | Portland, OR
Waechter Architecture



Right
The Barbican Square | London, UK
Nigel Dunnett

ADDENDUM | SUPPORT

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≡ **TAUBMAN COLLEGE** / ARCHITECTURE / URBAN PLANNING

Urban + Regional Planning Program
(734) 764-1298 administration (734) 763-3075 admissions (734) 763-2322 fax
urp@umich.edu email <http://www.tcaup.umich.edu/urp/>

Marc Norman
Director of Real Estate Initiatives
Associate Professor of Practice in Urban & Regional Planning
Taubman College of Architecture & Urban Planning | University of Michigan
2000 Bonisteel Boulevard, Ann Arbor, MI 48109-2069

April 28, 2021

To Whom it May Concern,

This letter is in support of XYZ Development's proposal for Block C3 and B-South in response to Cinnaire Solutions & Woodbridge Neighborhood Development's request for proposals.

Philip was a student in my course, URP595: "Public-Private Partnerships: Financing Equitable Development", part of the Graduate Certificate in Real Estate Development program at the University of Michigan. The class explores difficult questions in real estate; how do we assert good design, equitable outcomes, connected communities, affordable housing, neighborhood regeneration and other social and physical outcomes when lenders, regulators or financial markets won't?

Mr. Lockwood came to the course with a wealth of experience in Metro Detroit Development, but came to me as a thought partner for sharpening its economic feasibility, while remaining socially and environmentally responsible. The project is aspirational and will face numerous challenges, but when complete, it will be a strong first step in the neighborhood's inclusive growth and balanced redevelopment. I am confident given his experience and success to date in securing sites in Detroit that he will bring value and thought leadership to these sites. The multifaceted building typologies along with the income mixing he proposes can be a model for the neighborhood and the larger region. Housing development in Detroit is complex and I am excited that Philip has taken on the added challenge and necessary steps of creating wealth for existing residents and bolstering local supply chains as part of his proposal.

Please do not hesitate to reach out if you would like to discuss Philip's experience or the specific proposal.

Sincerely,



Marc Norman
Director of Real Estate Initiatives
Associate Professor of Practice in Urban & Regional Planning
Taubman College of Architecture & Urban Planning | University of Michigan
Professional Profile: <https://taubmancollege.umich.edu/faculty/directory/marc-norman>



A. ALFRED TAUBMAN COLLEGE OF ARCHITECTURE + URBAN PLANNING
THE UNIVERSITY OF MICHIGAN

2000 Bonisteel Boulevard Ann Arbor Michigan 48109-2069 USA

April 28, 2021

Lan Deng
Associate Professor of Urban and Regional Planning
734-9360951
landeng@umich.edu

To Whom it May Concern,

I am writing this letter in support of XYZ Development's proposal for Block C3 and B-South in response to Cinnaire Solutions & Woodbridge Neighborhood Development's request for proposals.

Philip is a former student of my integrative seminar, URP590: "Disruptions in the Real Estate Development Industry" through the Taubman College of Architecture & Urban Planning. The seminar examines the challenges and opportunities associated with emerging disruptions in the real estate, including the global pandemic, technology innovations, climate change, and the growing demand for healthy and socially-equitable built environment.

Mr. Lockwood actively sought my input and expertise while formulating the proposal, bringing an open mind and a willingness to accept criticism. We discussed the challenges of affordability and community ownership associated with the proposal, and strategies he might employ to achieve those goals. I was very impressed by the level of care and thoughtfulness that Mr. Lockwood's proposal has demonstrated and would love to see it gets executed. If you have any questions regarding this letter, please let me know.

Sincerely,



Lan Deng

ADDENDUM | SUPPORT

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REACH OUT TO THE LOCAL COMMUNITY
ASSOCIATION AND NEIGHBORING OWNERS TO
INFORM THEM OF YOUR PLANS AND PROVIDE
FEEDBACK... THIS IS MORE IMPORTANT THAN
YOUR CURRENT REFFERENCES.

6 July 2020

To Whom it May Concern,

This letter is written in support of XYZ Development's proposal for reactivating corner of Rosa Parks & Forest, in Detroit.

Philip was a top student in my course, ARCH517: Architect as Developer. The course takes an in-depth focus on the shortcomings of standard development models and how best urban design practices can be applied to real estate development to better shape healthy, inclusive, sustainable communities.

Upon reviewing both the "Danish Brotherhood Hall", and "Rosa Parks & Forest" redevelopment plans, I find the endeavor applies the best urbanist practices and thoughtfully engages the principles of placemaking. This project will humanize and beautify the landscape and contribute to a walkable, more vibrant community. Woodbridge will be better for it.

Sincerely,

Kit Krankel McCullough
Lecturer in Architecture

About Kit McCullough

Kit Krankel McCullough is an architectural and urban designer and consultant to cities, institutions, developers, neighborhood and merchant groups around the country. Through her urban design practice and teaching Kit advocates for equitable and socially just development, healthy and sustainable environments, strong communities, and cities that promote wellbeing and happiness. At the University of Michigan, McCullough teaches courses on urban design and real estate development, design studios on housing and neighborhood development, and seminars on transportation and urban economics.

In her current practice, McCullough has developed strategies toward economic and environmental sustainability at a range of scales, from individual properties to entire regions; and for a range of clients, including cities, institutions, developers, and neighborhood groups. Her projects have included a redevelopment plan for the C.S. Mott Foundation for their properties in downtown Flint, Michigan, as a means to help catalyze a regional economic strategy; regional strategies for more sustainable development in Tucson; a plan for the redevelopment of an industrial corridor in Oklahoma City as a mixed-use district focused on eco-industries; and an economic development strategy for Forest City, North Carolina, that capitalizes on the town's traditional urbanism and heritage.

Prior to joining the faculty at Michigan, McCullough led an urban design studio at Urban Design Associates in Pittsburgh, where she directed downtown revitalization projects and prepared master plans and design guidelines for new and infill neighborhood developments throughout the country. Projects included revitalization strategies for cities as diverse as Washington, DC, Warren, Michigan, Norfolk Virginia, Shaker Heights, Ohio, and La Grange, Georgia. New and infill developments included Biltmore Farms in Asheville, North Carolina, Western Center in Washington County, Pennsylvania, as well as HOPE VI projects, including Louisville, St. Louis, and Norfolk. In her previous experience, McCullough practiced urban design for several years in Austin, Texas, and before that, with Duany Plater-Zyberk in Miami. She received her Bachelor of Architecture from the University of Texas at Austin and her Master of Architecture in Urban Design from Harvard University.

XYZ Development, LLC
Lockwood Companies, Inc.
27777 Franklin Road
Southfield, MI 48034

Dear Mr. R. Philip Lockwood,

Michigan Community Capital "MCC" is a 501c3 non-profit corporation, a US Treasury Certified Community Development Financial Institution "CDFI" and a certified Community Development Entity "CDE" focusing its mission entirely within the State of Michigan to advance job opportunities and promote housing and community development opportunities for Low to Moderate Income individuals.

At your request, MCC has reviewed the proposal for the project titled "Rosa Parks & Forest." The project proposal features outcomes and impacts consistent with MCC's mission including activating neighborhood common space, providing for mixed-uses where local LMI job opportunities will occur, and providing for housing addressing a mix of affordability and typologies.

The project proposal calls for \$2.0M in at-risk equity investment from a Certified CDFI in addition to developer (GP) equity. MCC is interested in providing all or art of the equity investment for this project. MCC's interest is contingent on securing site control and a continuing due diligence process which will include further review of the sponsors, the financing structure, the projected phasing of the project (if any), municipal approvals and the final terms and conditions of the investment offered by the project.

This letter of interest is not a commitment to lend or invest and should not be construed as one.

We look forward to working with XYZ Development and the Lockwood Companies on this exciting and important project in the City of Detroit.

Kind Regards,

Eric Hanna
President & CEO
Michigan Community Capital



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Senior Advisor Michigan
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Liz Alexandrian
Vice President of Compliance

ADDENDUM | RESOURCES

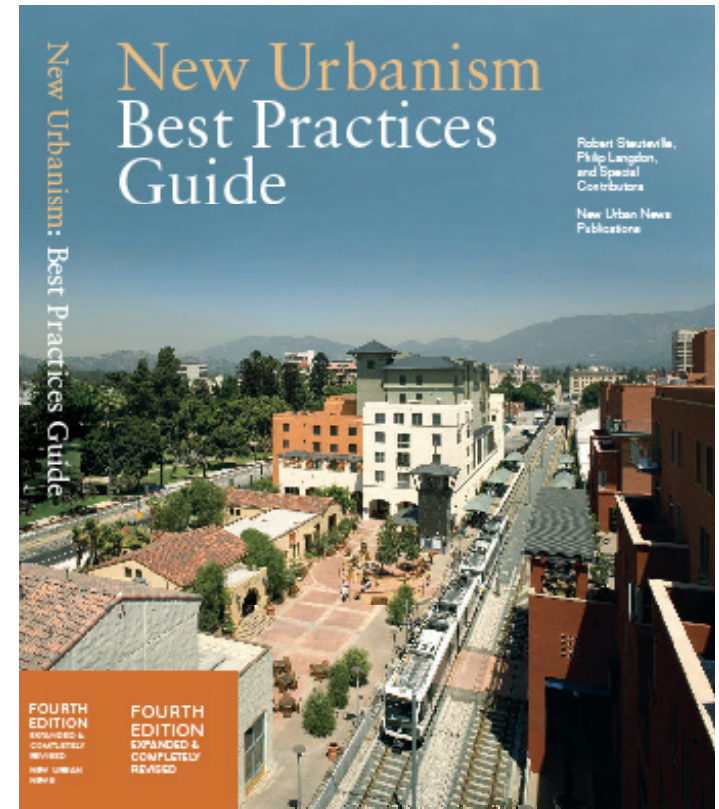
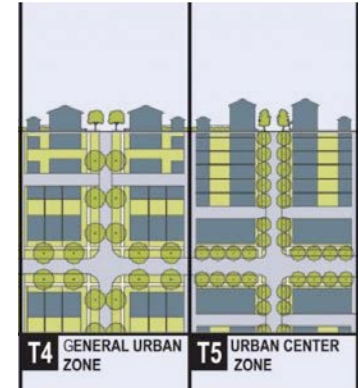
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Believing in it's ability to improve users' lives, we take urban design and development seriously.

The principles of New Urbanism repair the historic fabric of cities while positioning them for a healthy future. XYZ is pleased to share some of the design resources and program guidelines utilized in formulating this proposal.

Resources

1. [WND Development + Design Guide](#)
2. [XYZ Conceptual Design Charette](#)
3. [New Urbanism Best Practices Guide](#)
4. [ZONE Detroit | Zoning Analytic](#)
5. [PDD Guiding Principles](#)
6. [Brush Park | Form-Based Code](#)
7. [Harvesting the Value of Water](#)
8. [Bird-Friendly Gardens](#)
9. [Public Spaces Community Spaces](#)
10. [MCRP Guidelines](#)



THANK YOU! :)



XYZ Development
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March 9th, 2022

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