

MOSAIC
PROPERTIES

john r & forest avenue

Live/Work, Lofts & Townhomes

SUGAR HILL ARTS DISTRICT



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Project Description

INTRODUCTION.

The presented project located at 106 and 118 E. Forest consists of new construction located on an abandon 13,187 sf (.30 acres) parking lot located at the corner of John R and Forest Avenue. This project, along with 84 apartments proposed by Develop Detroit to the South, will significantly improve the Sugar Hill Arts District and bring more residents to the area to help support the arts and local business. The master plan for Sugar Hill includes generating housing uses on vacant land in the district.

The new modern building proposed has 1 Live/Work unit, 4 lofts and 6 townhomes. The residential spaces are small to medium in size from 800 to 1,700 sf not inclusive of porches. These urban spaces are designed to have usable outdoor spaces and porches for its residents to enjoy. The roof top decks will have planter boxes for herbs, vegetables or flowers and will provide a sheltered roof to retreat from the hot, summer sun.

The property is being developed and built by Mosaic Properties. www.mosaicproperties.com Construction is expected to commence in September of 2019 and be complete by August of 2020.

BREIF HISTORTY.

In 1957, the Sanborn maps show 4 large homes on the property. By 1977, these homes were shown to be removed. The property served as a parking lot for about 15 years for the church and is currently a fenced enclosed area.

ARCHITECTURAL SUMMARY.

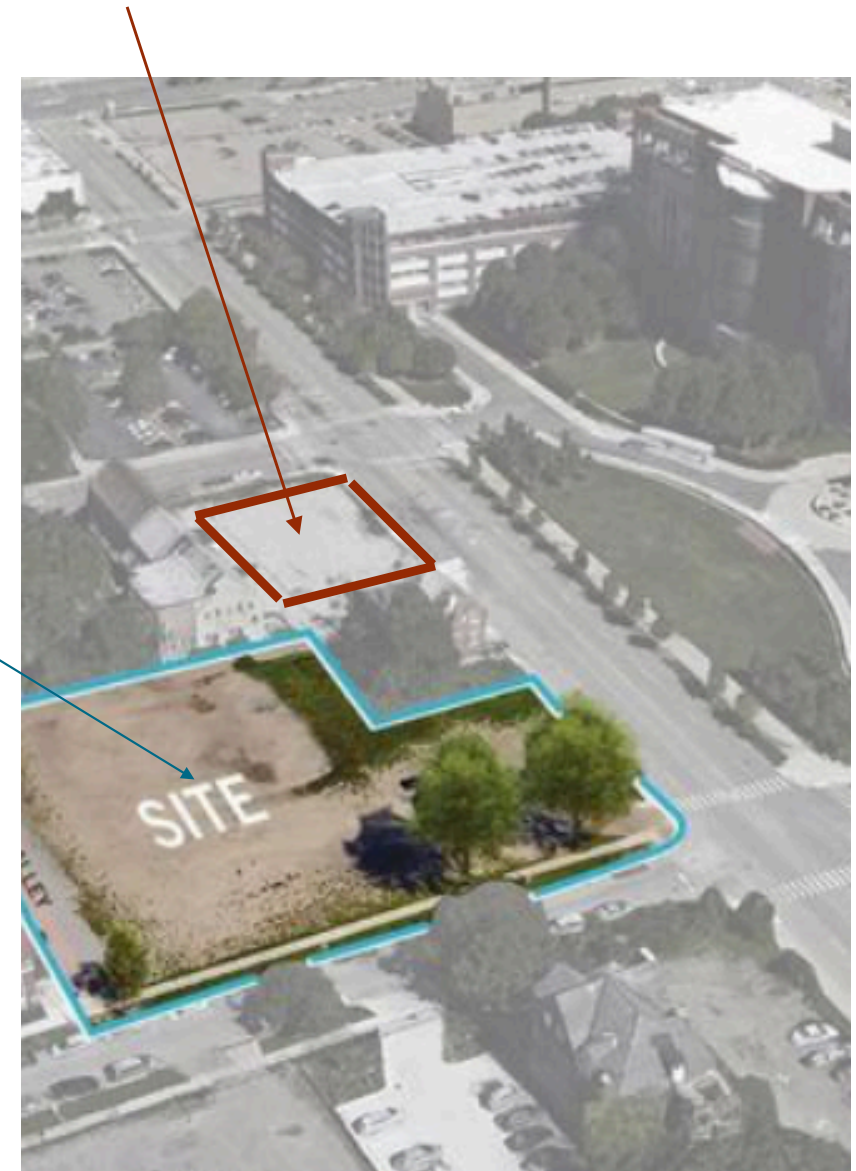
The Sugar Hill District has buildings at multiple heights but most are between 1 and 4 stories. The mass of the building is approximately 38 feet tall, whereas the highest element fo the building, the stairwell to the roof top deck is 46'8". The varying heights of the roof are a design strategy to incorporate the many different roof heights in the Sugar Hill District. As illustrated in the Exhibit C, the approximate roof heights of the house to the South on John R and the Church to the West on Forest Avenue is complementary to their varying heights. Furthermore, setbacks of walls, windows, porches and roof elements give the plan dimension and character that is consistent with the area.

The building is largely symmetrical along John R and asymmetrical as it wraps mourned to E. Forest Avenue, which this variation is consistent with the district. The lower portion of the building will be constructed with a buff brick with cast stone trim to provide contrast to the darker horizontal siding and metal noted on the plan. The design is generally rich in the variety of textures and color. The roofs are flat and will be constructed of a rubber. The modernity of the building is cohesive with the buildings in the area and its primary orientation toward John Dingell Veterans Hospital to the East. As to how the plan meets the Elements of Design for the Sugar Hill Arts District, see Exhibit C Plans and corresponding notes.



Proposed: Mosaic Properties.

**Proposed: Develop
Detroit**



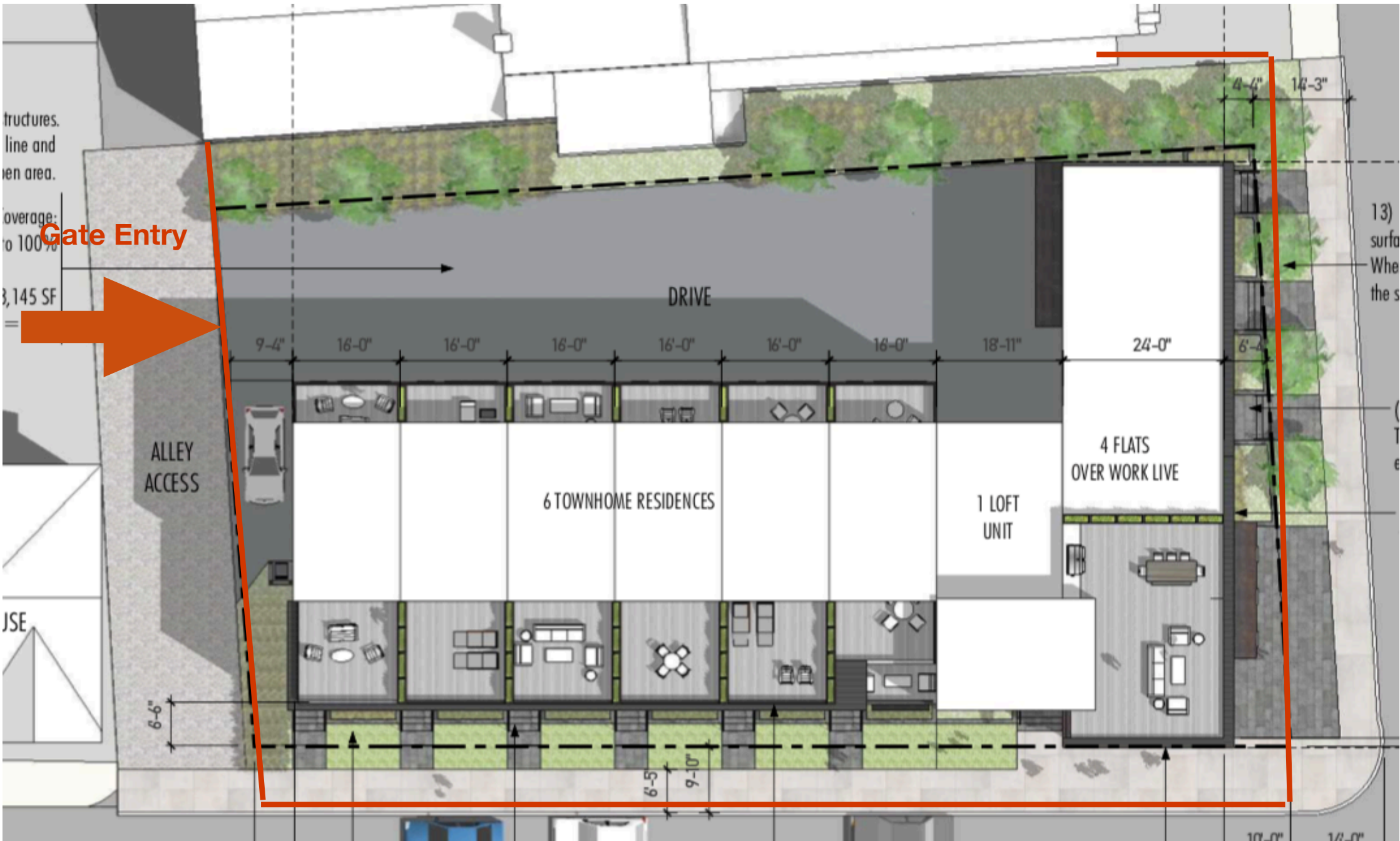
Overview of Site Plan:

Our design intent was to address John R and Forest Avenue with facades that would front both streets in a manner that would best complement the street and hide the garages in the rear of the building from view. This plan accomplishes that goal.

Currently, there is no landscaping or greenery. Our plan is to create a greenbelt between the church to the West and mature tree plantings along E. Forest, which will provide a canopy and cooling effect to this Urban environment. Columnar Trees and Grasses will be planted along John R to create an organic connection between the street and the building.

Ingress/Egress to the site will be located to the South alleyway. The plan has an average 1.5 parking spaces per unit, which meets the ordinance.

A gate for construction access will be off the alley. See Fencing Plan.



SUGAR HILL ELEMENTS OF DESIGN. (See Noted Plans in Exhibit C)

The Sugar Hill/John R Music & Art Historic District defined elements of design, as proposed:

- (1) Height. The proposed building is 4 stories tall. [\[See pages 12, 13\]](#)
- (2) Proportion of building's front façades:

The primary façade along John R has a vertical proportion. The primary façade along E. Forest has a horizontal proportion. [\[See pages 12, 13\]](#)
- (3) Proportion of openings within the façade:

The Storefront windows at the corner of John R and E. Forest are composed of large panes of plate glass above a cast stone concrete apron wall. Entrance openings occupy a variety of positions among the storefronts, one opening on each John R and E. Forest.

The residential units are accessed through individual entrances along John R and Forest. The upper floors have individual window units and feature a variety of window shapes, sizes. The percentages of openings are thirty-five (37) percent along Forest and forty-two (42) along John R. [\[See pages 12, 13\]](#)
- (4) Rhythm of solids to voids in the front façades: Openings within the façades are generally regularly arranged, horizontally by floor and vertically by bay. A rhythm of storefronts at ground level adds to the flow of the buildings on the street level. The single-family dwellings have greater variety in the placement of solids to voids and window sizes and proportions. [\[See pages 12, 13\]](#)
- (5) Rhythm of spacing of buildings on streets: The building occupies the full width of the lot. [\[See pages 12, 13\]](#)
- (6) Rhythm of entrance and/or porch projections. The residential entrances are spaced evenly, and a strong rhythm is created with steps leading to the front porch. [\[See pages 02,12, 13\]](#)
- (7) Relationship of materials. Materials are consistent with the district use of brick and cast stone, metal and glass. Above the ground floor cement board cladding is also utilized. Doors on commercial component are aluminum-framed glass. [\[See pages 12, 13\]](#)
- (8) Relationship of textures. A variety of textural relationships proposed with the use of brick, cast stone, metal, cement board cladding. In general, the design is rich in textural interest. [\[See pages 12, 13\]](#)
- (9) Relationship of colors: Buff color brick with cast stone trim provide contrast to the darker cement board and metal materials above. The design is generally rich in the variety of color. [\[See pages 12, 13\]](#)
- (10) Relationship of architectural details. Architectural details fit the modern date, style and function of the building. [\[See pages 12, 13\]](#)
- (11) Relationship of roof shapes. The roof is flat and consistent with most roofs in the district. [\[See pages 12, 13\]](#)
- (12) Walls of continuity. Walls of continuity are created as much as possible. Abutting buildings along the front lot lines is not possible due to required side setbacks and the alleyway. [\[See pages 02,12, 13\]](#)
- (13) Relationship of significant landscape features and surface treatments. Tree lawns exist between the public sidewalk and the street curb and along E. Forest are planted with trees. Along John R, the building is set back slightly from the public sidewalk and a shallow area of grass turf front lawn is proposed. [\[See page 02\]](#)
- (14) Relationship of open space to structures. The area along the rear property line and alley is an open drive area. [\[See page 02\]](#)
- (15) Directional expression of front elevation. The elevation along John R express vertically while the expression along E. forest expresses horizontality. [\[See pages 02,12, 13\]](#)
- (16) Rhythm of building setbacks. The building is proposed to be set along the front setback at its corner along John R and E. Forest. With small setbacks along both John R. and E. Forest form small yard, landscape, and tree yard areas. [\[See page 02\]](#)
- (17) Relationship of lot coverage. The building occupies most of the lot. The Lot Area = 13,145 SF and Building Area = 7063 SF. Lot coverage is 54% [\[See page 02\]](#)
- (18) Scale of façades and façade elements. The scale of façade elements is appropriate to the style, size and function of the building with large expanses of storefront windows on the ground floor, with residential entrances moderately scaled with smaller scaled windows above. [\[See pages 12, 13\]](#)
- (19) Degree of complexity within the façades. The building is moderately complex. Arrangements of windows, elements and details are generally regular and repetitive in nature along John R, with interest and variation along E. Forest. [\[See pages 12, 13\]](#)
- (20) Orientation, vistas, overviews. The primary orientation of the building is towards John R. Street and E. Forest Ave and vistas are towards the Dingell Veterans Hospital to the east. [\[See pages 12, 13\]](#)
- (21) Symmetric or asymmetric appearance. The building is largely symmetrical along John R and asymmetrical in as it wraps around to E. Forest. This variation is consistent with the district. [\[See pages 12, 13\]](#)
- (22) General environmental character. The proposed character is consistent with the general character within the district. A strong corner is created at E. Forest and John R. The building fills the width of the lot and as much as possible contributes to the street wall. There is consistency and variation in the architecture that fits with its function and is appropriately scaled to the district. [\[See pages 02,12, 13\]](#)



February 22, 2019

Brad Rottschäfer
President
Mosaic Properties & Homes
2050 Celadon Drive, Suite B
Grand Rapids, MI 49525

RE: John R & Forest Residential Project

Dear Brad,

Midtown Detroit, Inc. (MDI) is pleased to support your project located at 106 and 118 E. Forest within the Sugar Hill Arts District. As the local non-profit community and economic development organization for the neighborhood, the proposed project aligns with the master plan MDI completed in 2008 and will be a welcomed addition to the neighborhood.

The master plan for the Sugar Hill Arts District includes generating housing, commercial, and arts-related uses on vacant properties in the district. Your project will repurpose vacant land into housing that recognizes the historic character of the district. The proposed 11 unit residential project has been designed to complement the existing historic buildings by taking into consideration height variations, building material, and setbacks of walls, windows, porches and roof elements. These are important elements often missed when designing within a historic district.

In addition, the placement of the building being largely symmetrical along John R and asymmetrical as it wraps around to E. Forest provides variation. This not only is consistent with existing structures in the district but fills the street wall and creates a more comfortable place to traverse.

MDI believes the overall design perfectly captures the master plan's vision for new construction by promoting a cohesive, attractive walkable district through new construction. We fully support this project and recommend the Detroit Historic Commission consider approval of your request.

Sincerely,

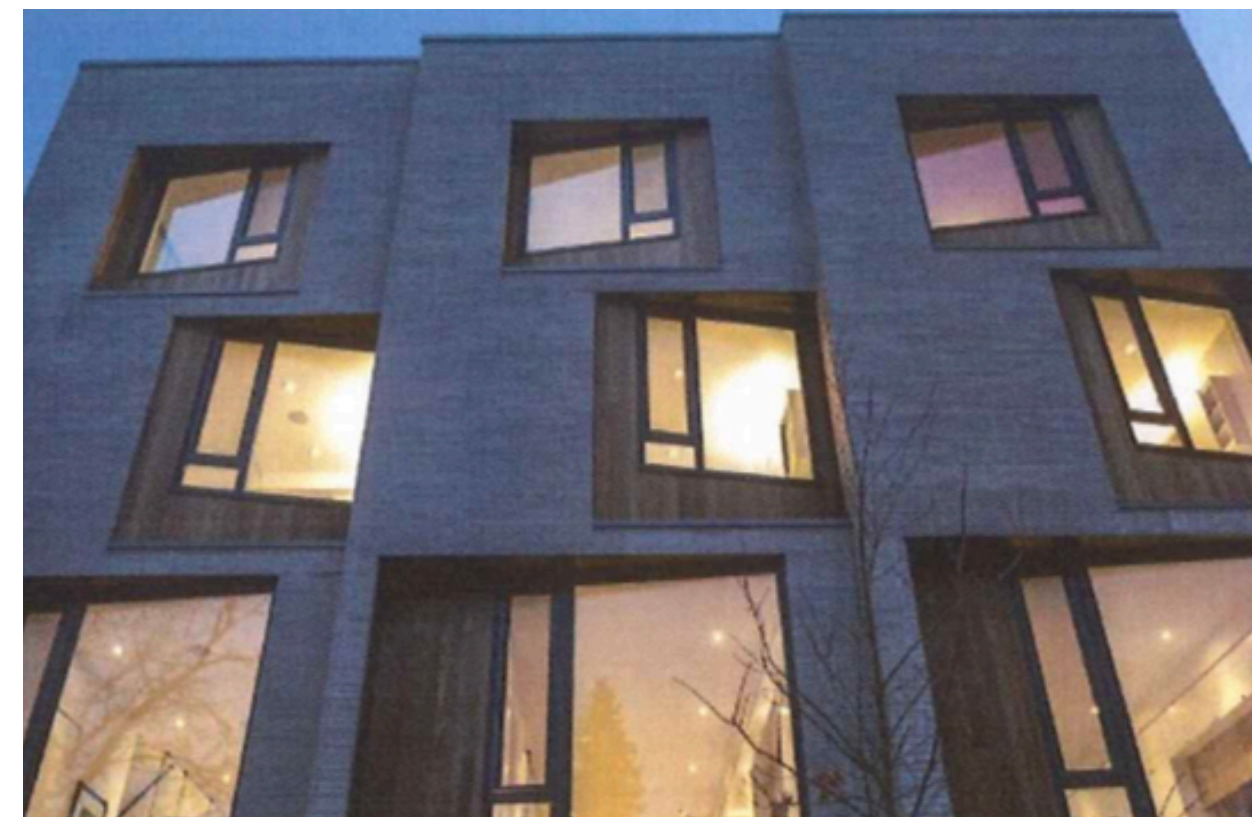
Susan T. Mosey
Executive Director
Midtown Detroit, Inc.

EXHIBIT A.

MIDTOWN DETROIT, INC. | www.midtowntetroitinc.org
3939 Woodward, Ste. 100 | Detroit | MI | 48201 | p: 313.420.6000



EXHIBIT B



Exterior Siding:

Lap Siding: (6)

Brand: LP Siding.

Color: Match Jeldwen Window

Chestnut Bronze

Smooth Finish 12" inch

www.lpcorp.com



Brick: (1)

Brand: Belden.Brck:

Color: Modular Empire Grey Smooth A.

Sample will be Provided.



Metal on Tower Stairwell: (8)

CoreTen

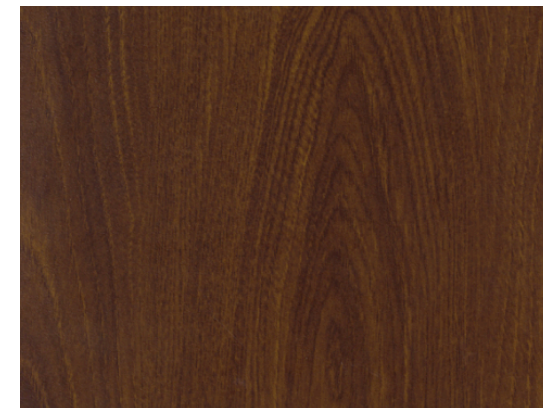
Sample will be Provided.

Wood Details. (7)

Knotwood. Extruded Aluminum.

Color: Kwila

www.knotwood.com



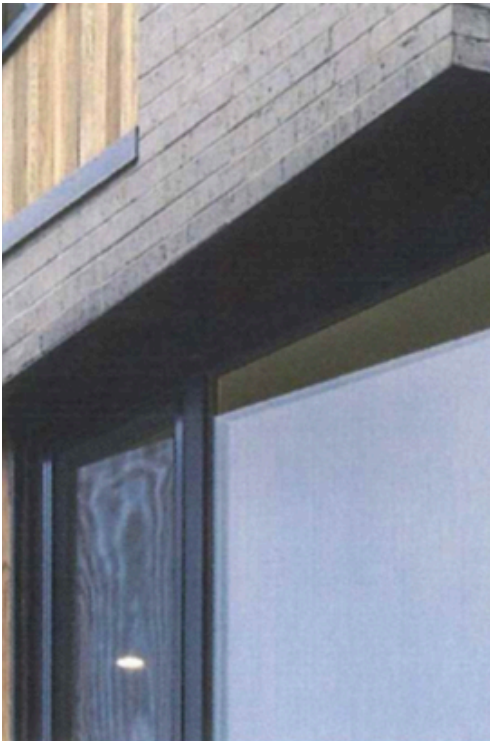
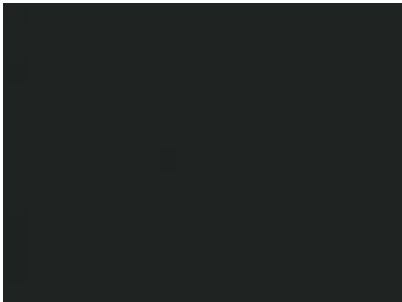
Windows, Doors and Lights:

Windows and Doors On Live/Work: (5)

Brand. Jeldwen Site Line Aluminum Clad

Color: Chestnut Bronze

www.jeldwen.com



Front Doors Townhomes and Lofts: (4)

Brand. Therma Tru CCR -100

Color: Stain to Match Knotwood Kwila

www.thermatru.com



Exterior Lights on Front Doors and Garages:

Brand. Progress Lighting

Color: Dark Bronze

Garage Doors: (12)

Brand: Accent Doors by CHI Overhead Doors.

Color: Dark Oak

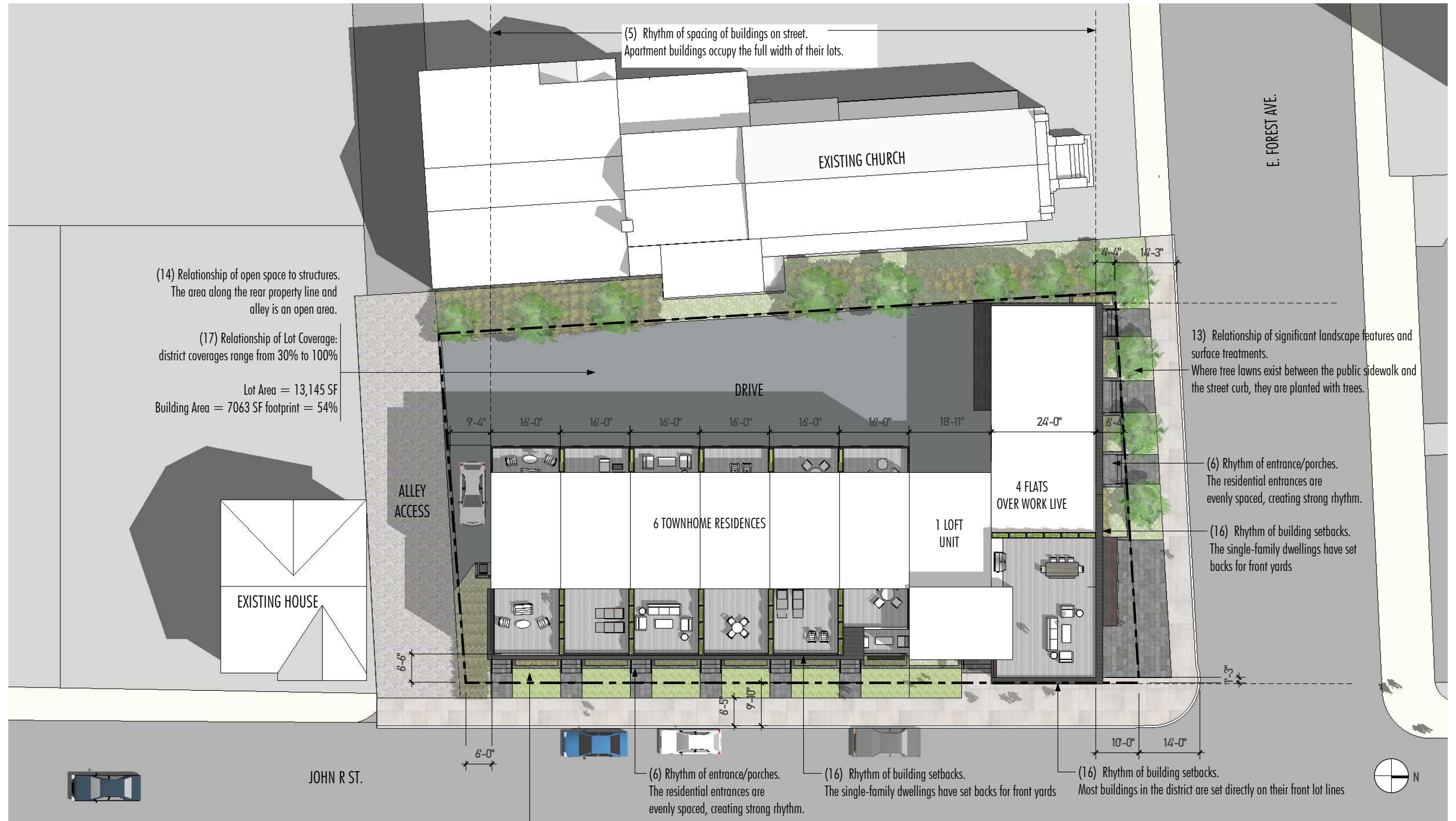
[www. chiohd.com/planks](http://www.chiohd.com/planks)





EXHIBIT C





13) Relationship of significant landscape features and surface treatments. Where apartment buildings are set back slightly from the public sidewalks, a shallow area of grass turf front lawn exists. single-family dwellings generally have shallow front lawn with plantings

SITE PLAN 20'







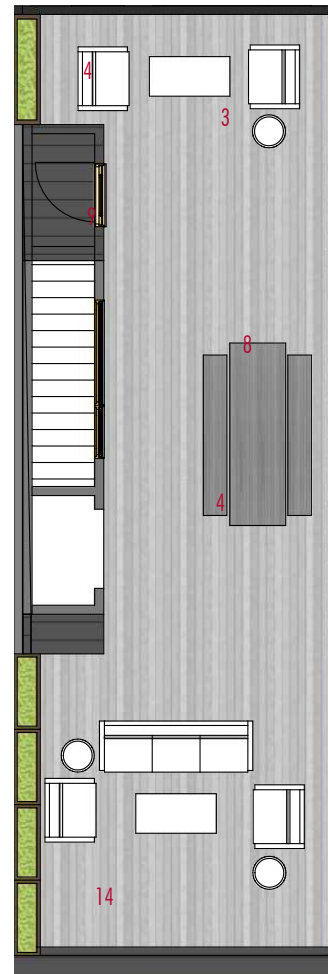
OVERALL GROUND FLOOR PLAN



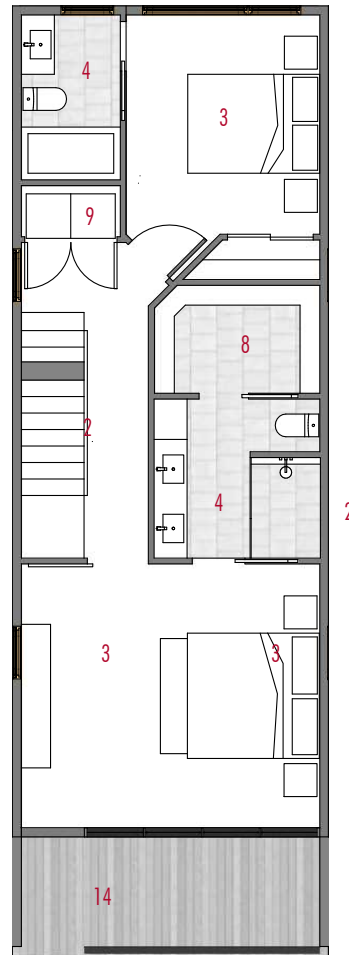
OVERALL SECOND FLOOR PLAN | 20'



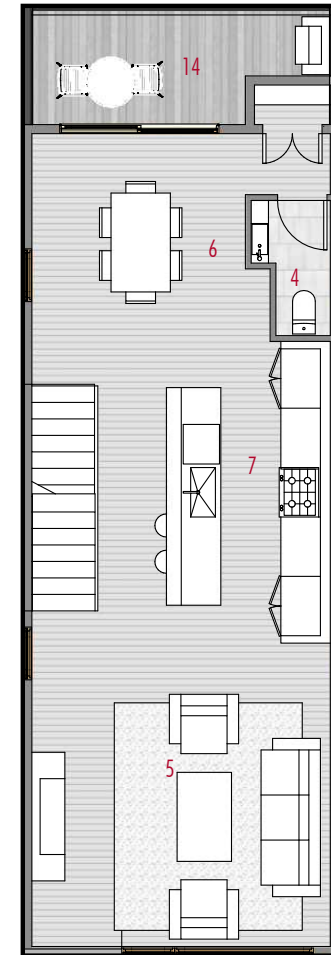
OVERALL THIRD FLOOR PLAN | 20'



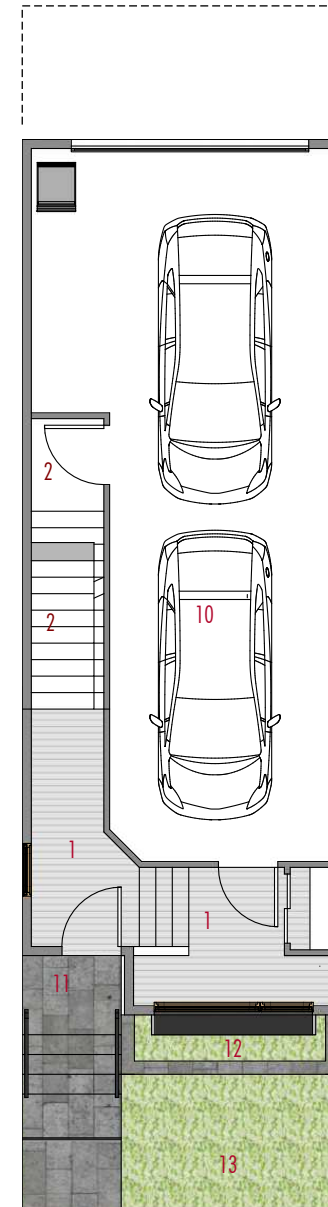
ROOF DECK PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

- 1 ENTRY
- 2 STAIR
- 3 BEDROOM
- 4 BATHROOM
- 5 LIVING ROOM
- 6 DINING
- 7 KITCHEN
- 8 WALK IN CLOSET
- 9 LAUNDRY
- 10 GARAGE
- 11 STOOP
- 12 PLANTER
- 13 YARD
- 14 OUTDOOR DECK



TOWNHOME PLANS | 8'



GROUND FLOOR PLAN

FLATS PLANS | 8'



- 1 ENTRY
- 2 STAIR
- 3 BEDROOM
- 4 BATHROOM
- 5 LIVING ROOM
- 6 DINING
- 7 KITCHEN
- 8 WALK IN CLOSET
- 9 LAUNDRY
- 10 GARAGE
- 11 STOOP
- 12 PLANTER
- 13 YARD
- 14 OUTDOOR DECK
- 15 RETAIL SPACE

SECOND FLOOR PLANS



FLATS PLANS 8'



- 1 ENTRY
- 2 STAIR
- 3 BEDROOM
- 4 BATHROOM
- 5 LIVING ROOM
- 6 DINING
- 7 KITCHEN
- 8 WALK IN CLOSET
- 9 LAUNDRY
- 10 GARAGE
- 11 STOOP
- 12 PLANTER
- 13 YARD
- 14 OUTDOOR DECK
- 15 RETAIL SPACE

THIRD FLOOR PLAN



FLATS PLANS 8'



- (1) Height. The proposed building is 4 stories tall.
- (2) Proportion of building's front façades:
The primary façade along John R has a vertical proportion. The primary façade along E. Forest has a horizontal proportion.
- (3) Proportion of openings within the façade:
The Storefront windows at the corner of John R and E. Forest are composed of large panes of plate glass above a cast stone concrete apron wall. Entrance openings occupy a variety of positions among the storefronts, one opening on each John R and E. Forest.
The residential units are accessed through individual entrances along John R and Forest. The upper floors have individual window units and feature a variety of window shapes, sizes. The percentages of openings are thirty-five (37) percent along Forest and forty-two (42) along John R.
- (5) Rhythm of spacing of buildings on streets: The building occupies the full width of the lot.
- (7) Relationship of materials. Materials are consistent with the district use of brick and cast stone, metal and glass. Above the ground floor cement board cladding is also utilized. Doors on commercial component are aluminum-framed glass.
- (8) Relationship of textures. A variety of textural relationships proposed with the use of brick, cast stone, metal, cement board cladding. In general, the design is rich in textural interest.
- (9) Relationship of colors: Buff color brick with cast stone trim provide contrast to the darker cement board and metal materials above. The design is generally rich in the variety of color.
- (10) Relationship of architectural details. Architectural details fit the modern date, style and function of the building.
- (11) Relationship of roof shapes. The roof is flat and consistent with most roofs in the district.
- (12) Walls of continuity. Walls of continuity are created as much as possible. Abutting buildings along the front lot lines is not possible due to required side setbacks and the alleyway.
- (18) Scale of façades and façade elements. The scale of façade elements is appropriate to the style, size and function of the building with large expanses of storefront windows on the ground floor, with residential entrances moderately scaled with smaller scaled windows above.
- (19) Degree of complexity within the façades. The building is moderately complex. Arrangements of windows, elements and details are generally regular and repetitive in nature along John R, with interest and variation along E. Forest.
- (20) Orientation, vistas, overviews. The primary orientation of the building is towards John R. Street and E. Forest Ave and vistas are towards the Dingell Veterans Hospital to the east.
- (21) Symmetric or asymmetric appearance. The building is largely symmetrical along John R and asymmetrical in as it wraps around to E. Forest. This variation is consistent with the district.



- (1) Height. The proposed building is 4 stories tall.
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