

# **LAFAYETTE WEST DESIGN DEVELOPMENT UPDATE**

**JULY 23, 2020**





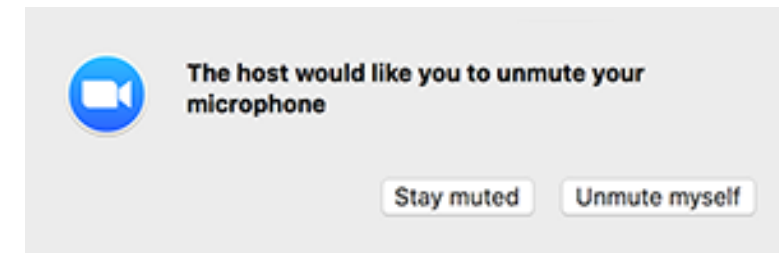
# MEETING AGENDA

1. INTRODUCTION & ZOOM ORIENTATION
2. CBO PROCESS REVIEW
3. LAFAYETTE PARK BENCHES UPDATE
4. LAFAYETTE WEST DEVELOPMENT AND DESIGN UPDATES
5. PROJECT NEXT STEPS
6. NAC QUESTIONS AND DISCUSSION
7. GENERAL Q & A



# PARTICIPATING IN A ZOOM WEBINAR

- **CHAT:** Open in-meeting chat, allowing you to ask questions and send a message to the host, panelists, and attendees.
- **RAISE HAND:** Raise your hand in the webinar to indicate that you need something from the host or want to ask a question
  - Click "Raise Hand" in the Webinar Controls
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- **UNMUTE/MUTE:** If the host gives you permission, you can unmute and talk during the webinar. All participants will be able to hear you. If the host allows you to talk, you will receive a notification.
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# THANK YOU NEIGHBORHOOD ADVISORY COUNCIL!

- **Patrice McKinnon** – Elected by Impact Area Residents
- **Matt Morin** – Elected by Impact Area Residents
- **Margaretta Venson** – Appointed by Council President Brenda Jones
- **Dan Carmody** – Appointed by At-Large Council Member Janeé Ayers
- **Andrea Pride** – Appointed by District 5 Council President Pro-Tempore Mary Sheffield
- **Julia Schlau**– Appointed by Planning & Development
- **Bryan Boyer** – Appointed by Planning & Development
- **Kumar Raj** – Appointed by Planning & Development
- **Jonathan Toney** – Appointed by Planning & Development



# CBO ENGAGEMENT PROCESS

WHAT WE HEARD FROM THE COMMUNITY

**6 CBO  
MEETINGS**

**~150  
ATTENDEES**

**2 MONTH  
PROCESS:  
July –  
Aug 2018**

**ANNUAL  
UPDATE  
MEETING:  
FEB 2020**

**Project design  
that fits with the  
neighborhood**

**Improvements  
for local park**

**Mitigate  
construction and  
demolition  
impacts**

**Provide  
adequate off-  
street parking**

# ONCE CBO MEETINGS ARE COMPLETED

All documents and reports are posted on City of Detroit Website: [Detroitmi.gov/CBO](http://Detroitmi.gov/CBO)

PDD hosts Public Annual Update Meeting with NAC and Developer (at least 2 years)

CRIO monitors and enforces agreement and publishes Compliance Report twice per year

Comments on project compliance can be submitted to CRIO at [Bit.ly/CBOComment](http://Bit.ly/CBOComment)



Where am I: [Home](#) > [Planning and Development Department](#) > [Citywide Initiatives](#) > [Community Benefits Ordinance](#) > [Past CBO Engagement](#)

## LAFAYETTE WEST

### CONTACTS



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Planning and Development Department Coleman A. Young Municipal Center 2 Woodward Avenue - Suite 808 Detroit, MI 48226  
(313) 224-1339  
Fax: (313) 224-1310  
• Monday - Friday 9:00 am – 5:00 pm

### DEPARTMENT MENU

[Documents](#)



C3  
CONDO

VIEW TOWARD EAST FACADE  
NORTHEAST CORNER



# Ginosko Development CBO Park Improvements New Bench Locations at Lafayette Plaisance Park



Existing Bench in poor condition to be replaced

3 new benches donated by Ginosko Development  
Image shows same bench style within Lafayette Central Park.







# **LAFAYETTE WEST**

## **DEVELOPMENT AND DESIGN UPDATES**

# Lafayette West

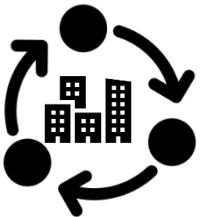
Program Changes: Major Challenges to Date



**Environmental Review and Approval**



**Rising Construction Costs**



**Architecture and Design**



**Market Uncertainty**



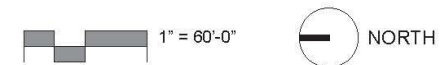
# Lafayette West

UPDATED Site Plan

- KEY
- C1 - C3: 4-story Condo Buildings
  - M1 - M3: 4-story Apartment Buildings



SITE PLAN  
CURRENT LAYOUT







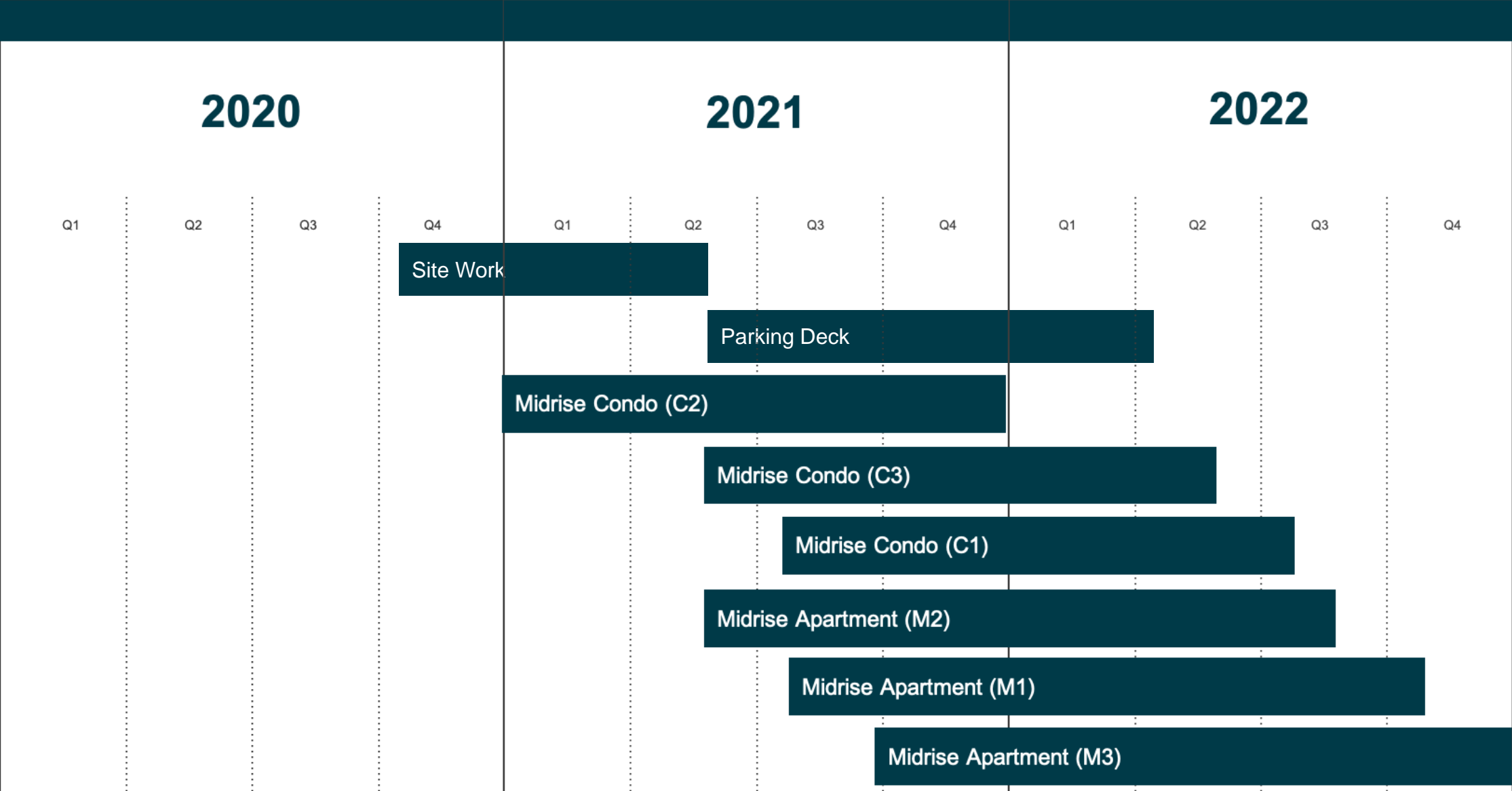
# Lafayette West

## Project Process Flow Chart and Timeline



# Lafayette West

## Project Process Construction Timeline





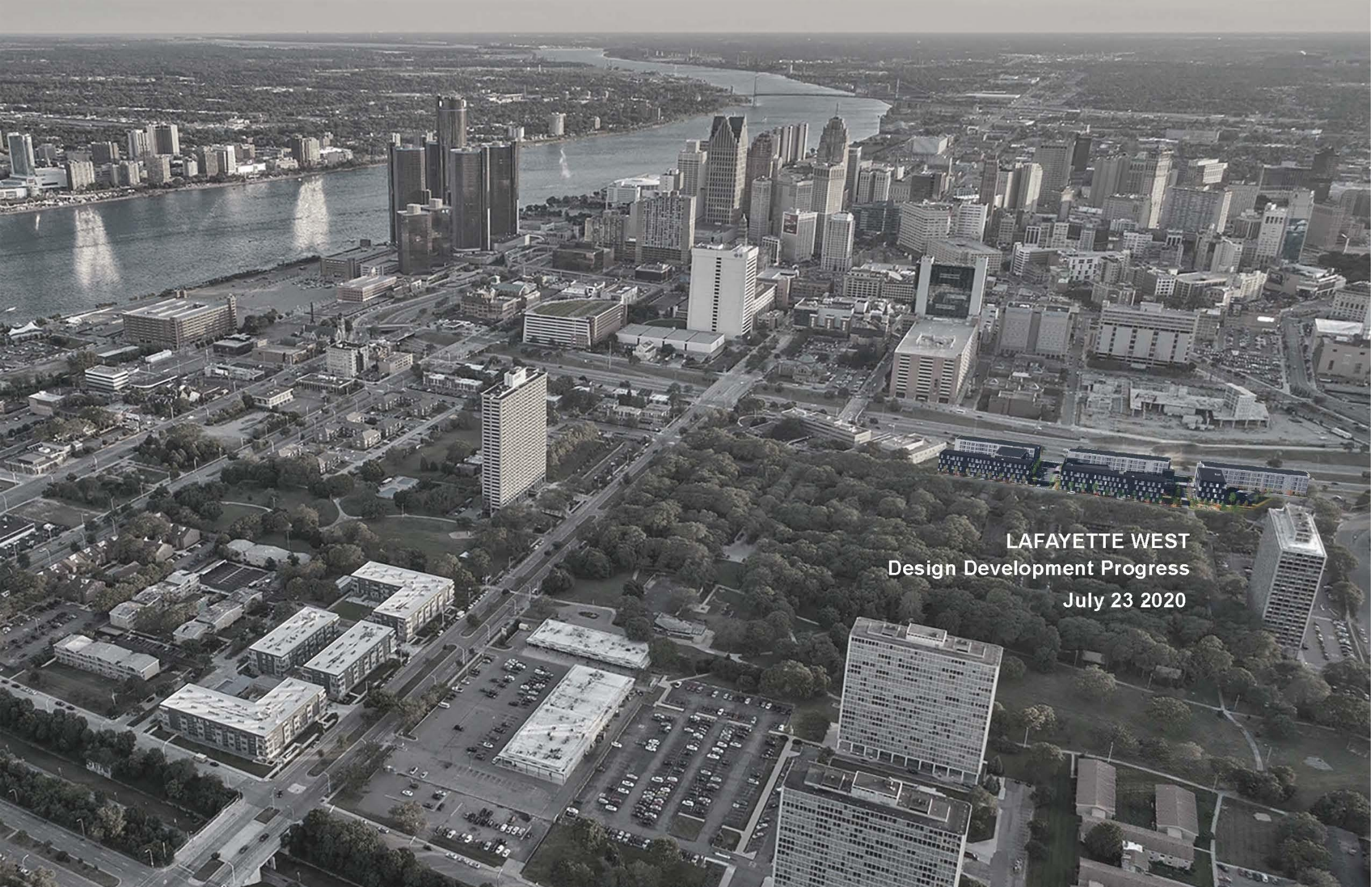
# For More Information

## Ginosko Development Company Contacts

- Amin Irving – Owner and CEO [airving@ginosko.com](mailto:airving@ginosko.com)
- Nathan Keup – VP of Development [nkeup@ginosko.com](mailto:nkeup@ginosko.com)

Sign up for email updates from Ginosko and find more project information at <https://www.lwdetroit.com/>





LAFAYETTE WEST  
Design Development Progress  
July 23 2020





**AGENDA**

**SITE PLAN 01**

**CONDOMINIUM 'C' BUILDINGS UPDATE 02**

**PARKING STRUCTURE UPDATE 03**

**APARTMENT 'M' BUILDINGS UPDATE 04**

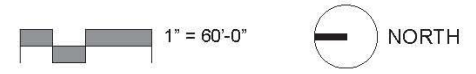




- KEY**
- C1 - C3: 4-story Condo Buildings
  - M1 - M3: 4-story Apartment Buildings



**SITE PLAN**  
CURRENT LAYOUT







**PARKING**

**BUILDINGS M1-M3**



**BUILDINGS C1-C3**

**CONCEPTUAL VIEW**  
VIEW FROM ABOVE LAFAYETTE PARK





## AGENDA

SITE PLAN 01

CONDOMINIUM 'C' BUILDINGS UPDATE 02

PARKING STRUCTURE UPDATE 03

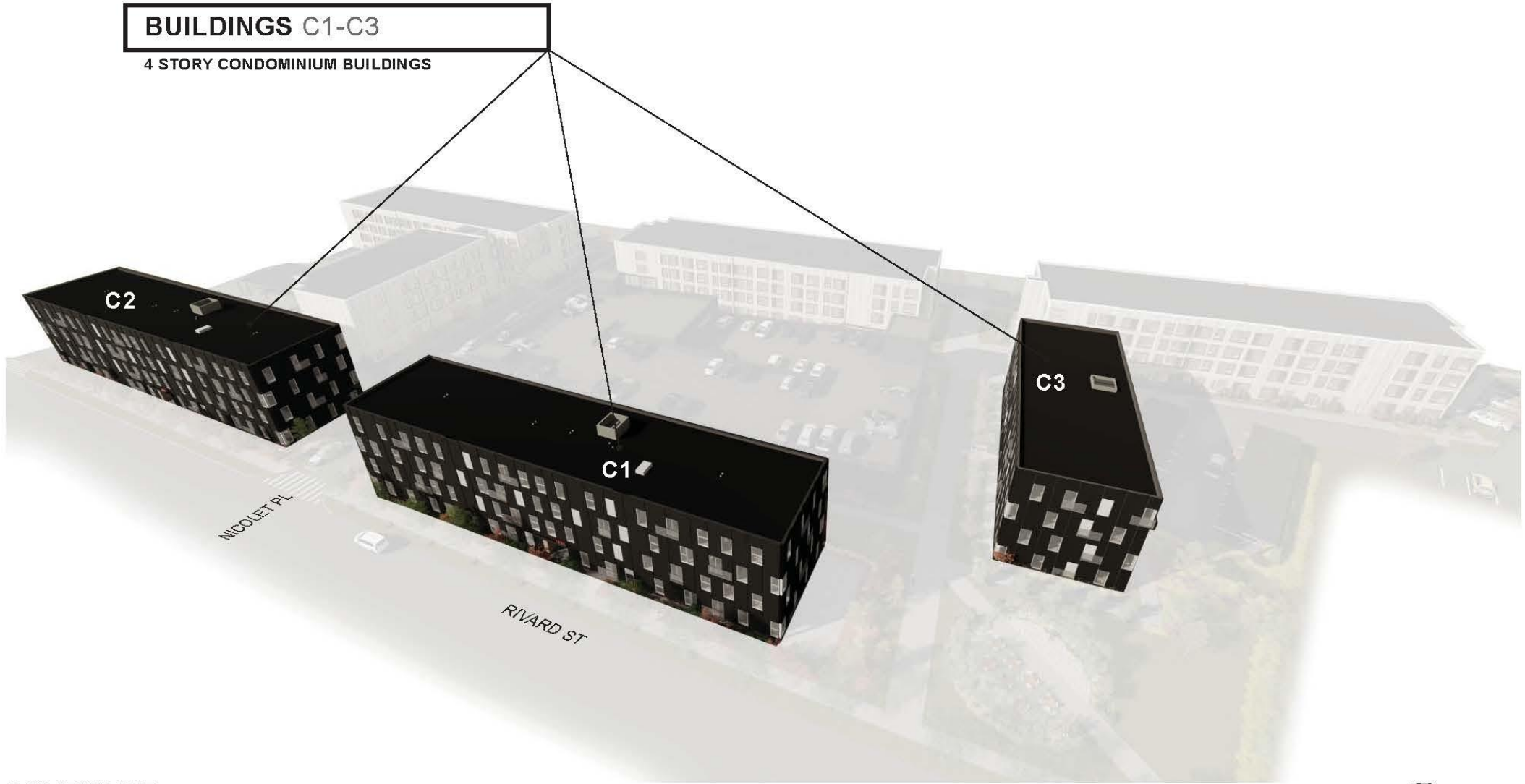
APARTMENT 'M' BUILDINGS UPDATE 04





**BUILDINGS C1-C3**

4 STORY CONDOMINIUM BUILDINGS



LOCATION MAP  
VIEW FROM ABOVE LAFAYETTE PARK





*We build for a purpose.*  
**Mies Van der Rohe**

Through an orchestral use of proportion and a revealed luxury of materials, Mies Van De Rohe turned a seventy-eight-acre urban renewal project into an eloquent embodiment of urban planning. Less than twenty-five years after its inception, Lafayette Park, was listed in the National Register of Historic Places.

As a neighbor to Lafayette Park, Lafayette West seeks to continue the rich architectural heritage of Mies van der Rohe. Architecture speaks of a civilization's values and aspirations. The residences at Lafayette West are the grandchildren of Lafayette Park. While different in their construction methodology, the new buildings illustrate that the values of one generation are often passed on to the next. The vision of Lafayette Park is translated into a new and tangible lasting form.

The 'C1' condo building of the Lafayette West Development shares the genetic material of the dignified buildings within Lafayette Park. Similar to the townhomes and courthouses within the park, C1 is organized by a consistent structural grid pattern and modular windows. The black steel and warm brick tones from the original buildings are reflected in the facades of C1 through the use of charred wood siding and warm brick. The concave corners of the building are inspired by the corners of the high-rise apartment buildings within the park; wrapped in field-bent black aluminum to match the black steel frame of the adjacent townhomes.

The verdant tones of the Lafayette Park gardens are brought into the facade of C1 through planter boxes attached to Juliet balconies at each face of the building. The balconies cascade in their positions on the facade to create a subtle movement. The charred wood siding is placed dynamically in alternating forty-five directions from panel to panel. The clean palette of materials and clear organization of the C1 facade strives to supplement the exceptional level of design within the existing park and seeks to be an exemplary model for the rebuild of Detroit.



**C2  
CONDO**



# C2



### Juliet Balcony:

Perforated Metal railing. Round, Aluminum, Alloy 3003-H14, .1250" Thick (8 Gauge), 1" Round on 1-1/4" Staggered Centers, 58% open area, 48" x 120" panels. Clear anodized finish. Custom built fiber glass planter boxes provided.  
Supplied by: McNichols or equal  
<https://www.mcnichols.com/perforated-metal/round-hole>

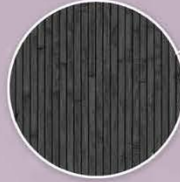


### Parapet Cap:

Black prefinished .032-gauge aluminum parapet cap with counterflashing cleat over roof membrane flashing material.  
Supplied by: OMG or equal manufacturer  
<https://omgroofing.com/products/edge-metal>

### Wall System:

Shou Sugi Ban charred Accoya wood siding over 1/2" furring strips on tyvex house wrap over 2x6 wood framing. Standard size siding of 3/4" thick 5-3/8" wide OR 7-3/8" wide at 8'-16' random lengths. \$12.00 per square price includes tongue and groove or standard shiplap. Milling Dimensions are approximate. Custom Shiplap with custom size reveals is available upon request. 50 year warranty.  
Supplied by: Resawn Timber Company or equal  
<https://resawntimberco.com/product/matsu-accoya-wood-shou-sugi-ban/>



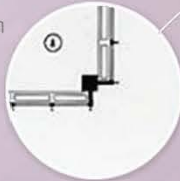
### Windows:

Standard white color aluminum clad wood windows. Windows consist of standard sizes from manufacturers catalogue. Fixed units, casements and glass panel doors. Low-E insulated glass units. White hardware.  
Supplied by: Pella or Jeld Wen (Jeld-Wen standard size units shown in this drawing)  
<https://www.jeld-wen.com/en-us/products/windows>



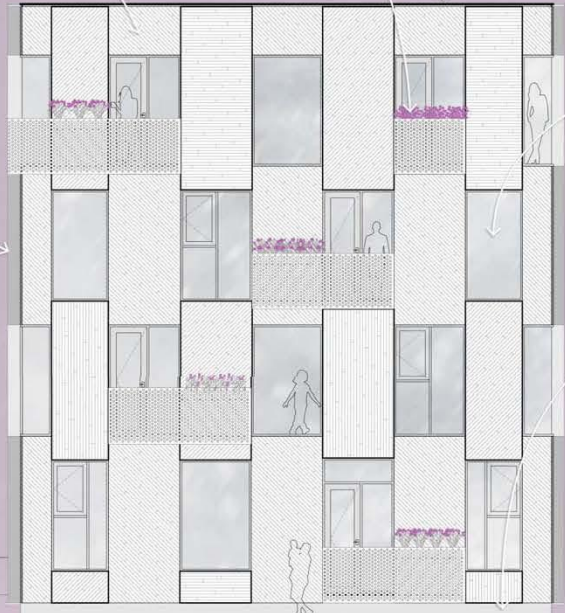
### Corner Detail:

Concave corner detail (in reference to Mies van der Rohe detailing found in Lafayette Park) Field-bent black prefinished .032 gauge aluminum material wrapped around siding material and supplied by manufacturer of parapet cap to match colors.  
Supplied by: OMG or equal manufacturer  
<https://omgroofing.com/products/edge-metal>



### Base Condition:

Wire-cut smooth standard size brick veneer over 8" thick concrete masonry unit foundation wall. Color of brick to match brick found at Mies van der Rohe buildings in Lafayette Park.  
Supplied by: Belden Brick or equal  
<http://www.beldenbrick.com/>







C2  
CONDO

VIEW TOWARD EAST FACADE  
SOUTHEAST CORNER





C2  
CONDO

VIEW TOWARD EAST ENTRANCE  
EAST ELEVATION





1234



C2  
CONDO

VIEW TOWARD EAST ENTRANCE  
EAST ELEVATION





C2  
CONDO

VIEW TOWARD EAST ENTRANCE  
EAST ELEVATION





C2  
CONDO

VIEW TOWARD WEST FACADE  
SOUTHWEST CORNER





C3  
CONDO

VIEW TOWARD NORTH FACADE  
NORTH ELEVATION





C3  
CONDO

VIEW TOWARD EAST FACADE  
NORTHEAST CORNER





**AGENDA**

SITE PLAN 01

CONDOMINIUM 'C' BUILDINGS UPDATE 02

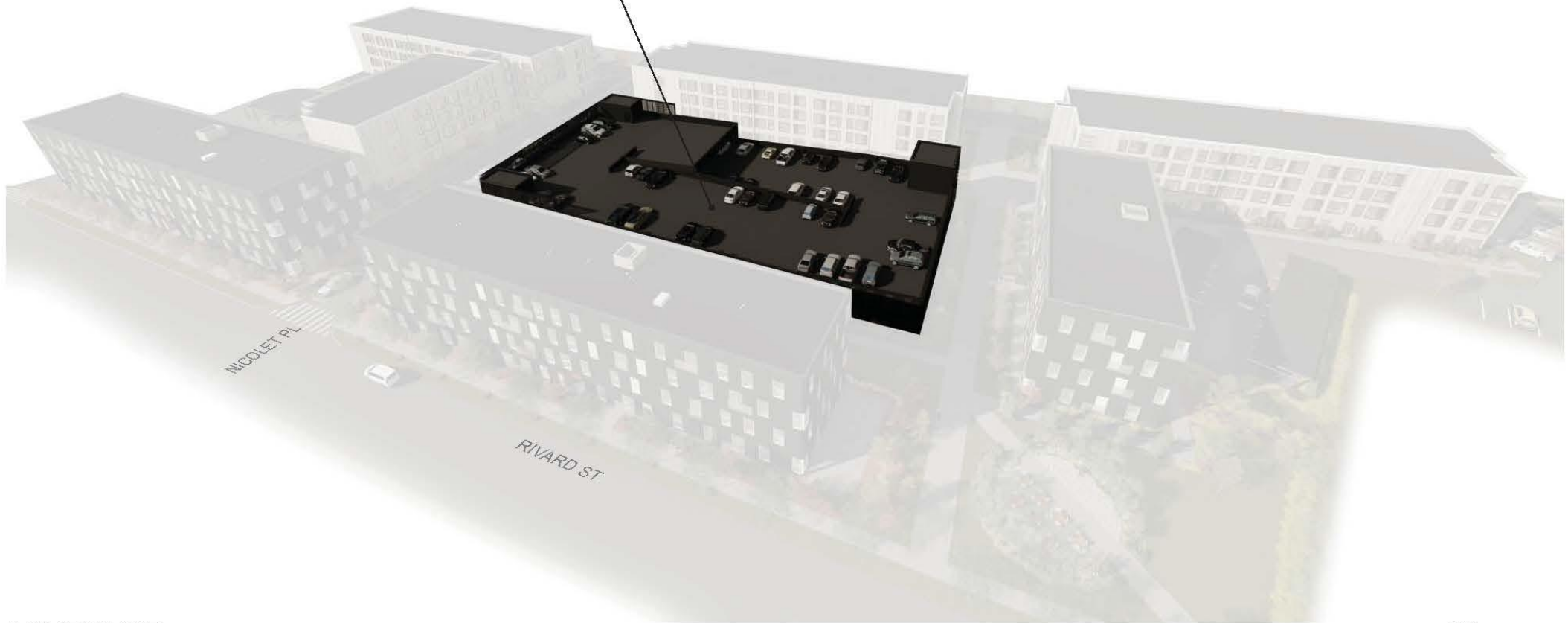
PARKING STRUCTURE UPDATE 03

APARTMENT 'M' BUILDINGS UPDATE 04





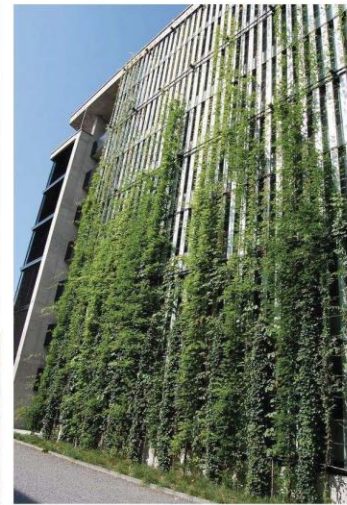
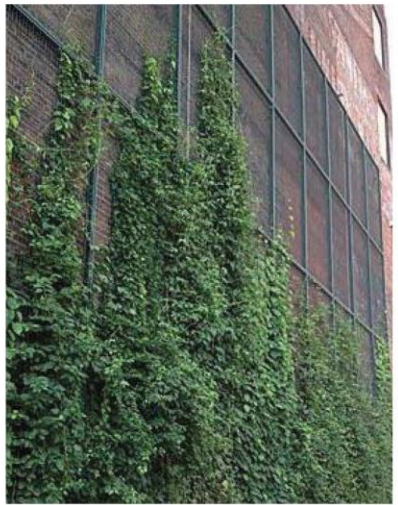
**PARKING STRUCTURE**



**LOCATION MAP**  
VIEW FROM ABOVE LAFAYETTE PARK







**PARKING FACADE VISION**  
GREEN, VIBRANT, CONTRAST





**PARKING FACADE VISION**  
SCALED, FAMILIAR, APPROACHABLE





PARKING  
STRUCT

VIEW TOWARD SOUTH FACADE  
SOUTHEAST CORNER





PARKING  
STRUCT

VIEW TOWARD SOUTH FACADE  
SOUTHWEST CORNER





PARKING  
STRUCT

VIEW TOWARD NORTH + WEST FACADES  
NORTHWEST CORNER

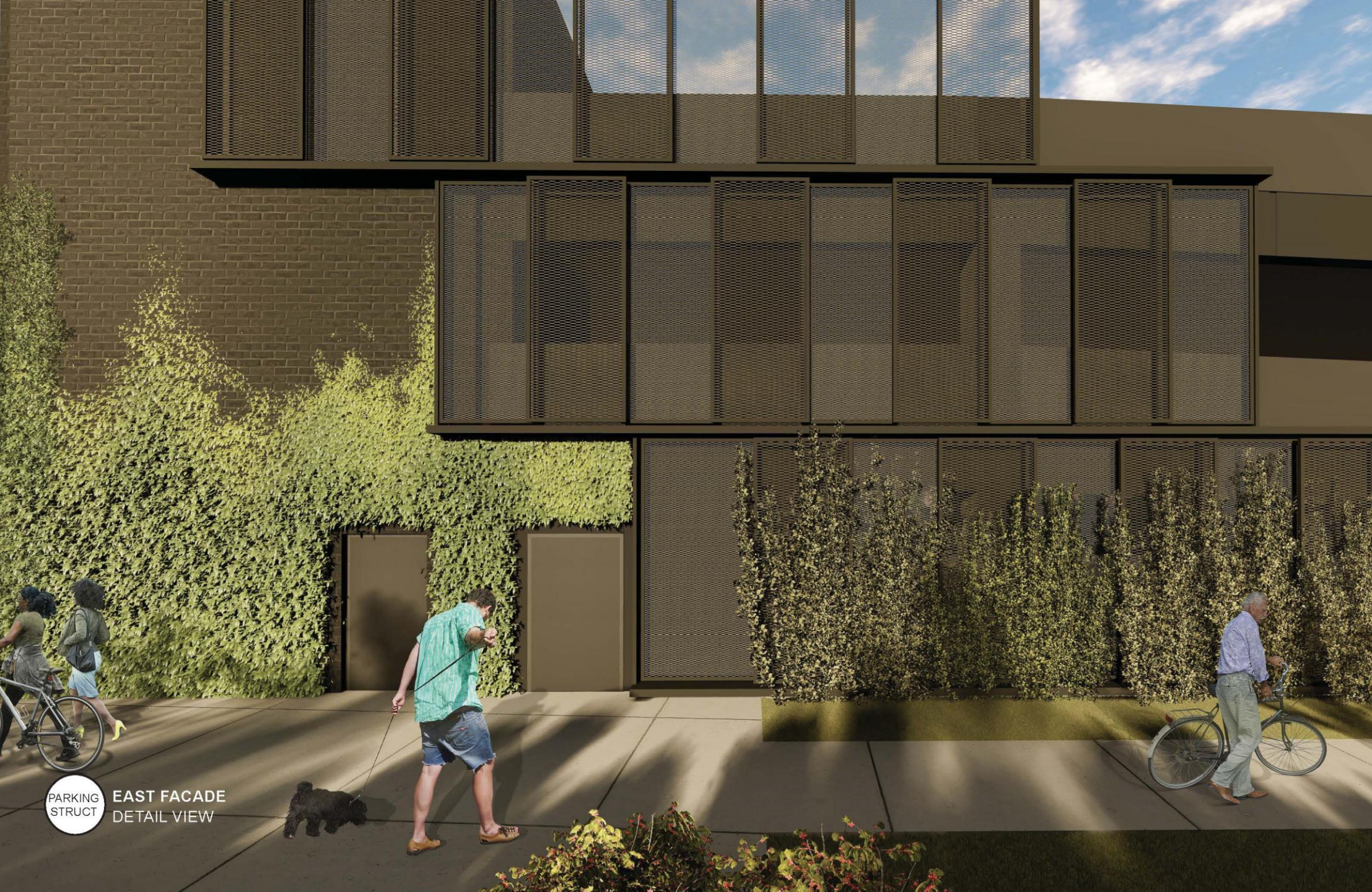




PARKING  
STRUCT

VIEW TOWARD NORTH + EAST FACADES  
NORTHEAST CORNER





PARKING  
STRUCT  
EAST FACADE  
DETAIL VIEW





## AGENDA

SITE PLAN 01

CONDOMINIUM 'C' BUILDINGS UPDATE 02

PARKING STRUCTURE UPDATE 03

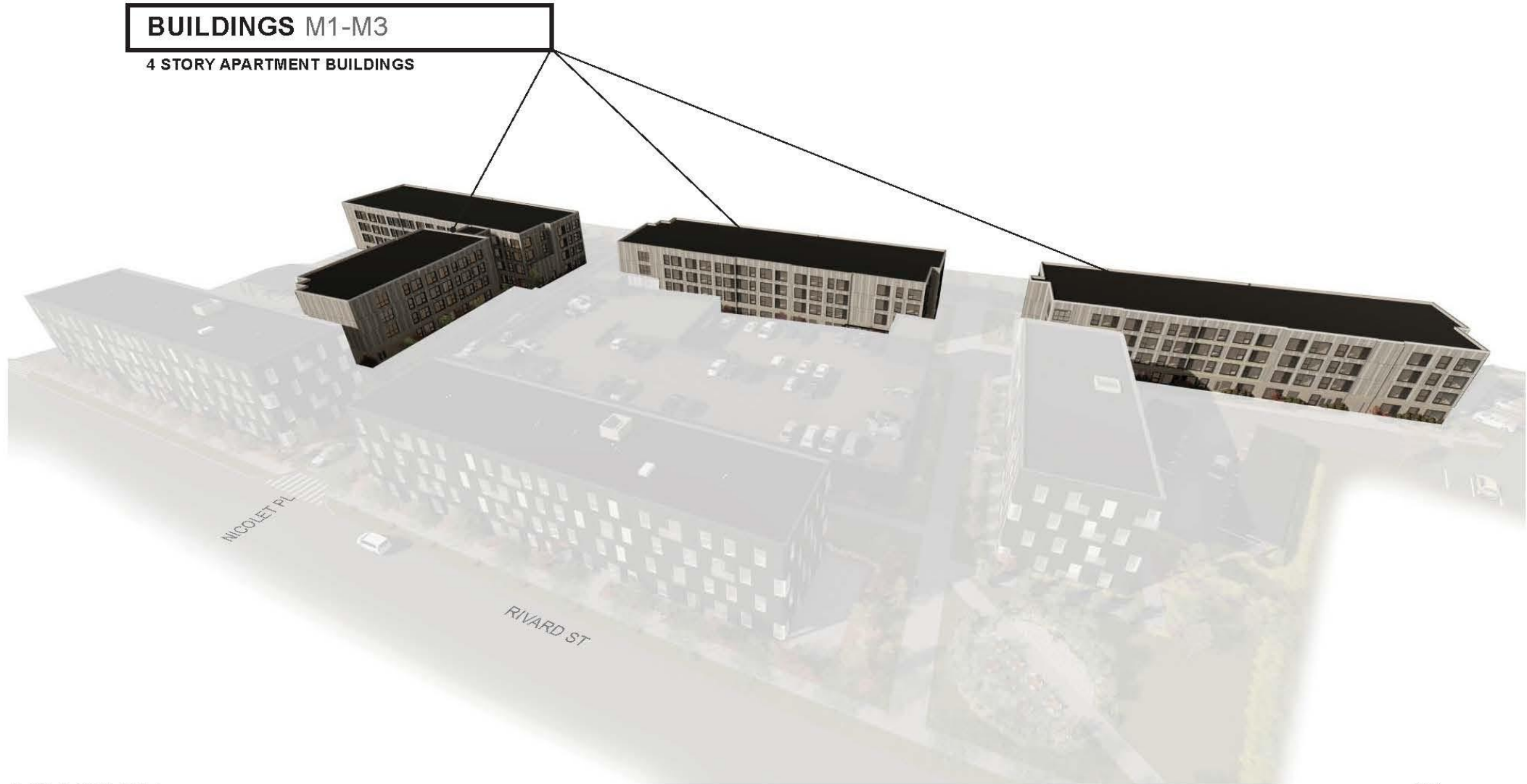
APARTMENT 'M' BUILDINGS UPDATE 04





**BUILDINGS M1-M3**

4 STORY APARTMENT BUILDINGS



**LOCATION MAP**  
VIEW FROM ABOVE LAFAYETTE PARK







## M1 APARTMENT BUILDING EYE LEVEL PERSPECTIVE

The urban renewal of the late 1950s saw the demolition of homes and business, the reconfiguration of the street grid, and the construction of I-375 through Detroit's Black Bottom community. With these changes the historic heart of black Detroit became all but invisible, and it remains so today. The M1 facade design aims to reveal traces of this historic legacy, reclaiming it as a part of the collective memory of the city. Using a historic section datum cut just to the east of Hastings Street, elevation profiles of the structures which were standing on site prior to demolition are inscribed on the east and west facades. This datum is registered through a change in the lapped fiber cement board pattern, and by a change in plane and resulting shadow line as the facade area below the datum is recessed.

Repetitive window organization reflects the serial interior organization of the building and emphasizes the defining characteristics of the facade materials - pattern, texture, depth and shadow. The bedroom windows are also grouped with a perforated metal panel at the mechanical unit, incorporating it into the facade strategy. As the lapped panel facade steps back at the datum line, the windows remain in the same plane, registering the shift and casting more pronounced shadows. On the lower levels the recess creates a more intimate scale for the walk-up unit entries which connect the building to the street.



Corner of Clinton + Rivard 1949



M1  
APT



# M1 APARTMENT BUILDING ELEVATION



CEMENT BOARD LAP SIDING

FLASHING REVEAL

WINDOWS: FIXED/ OPERABLE COMBINATIONS

PERFORATED METAL PANEL AT UNIT MECHANICAL

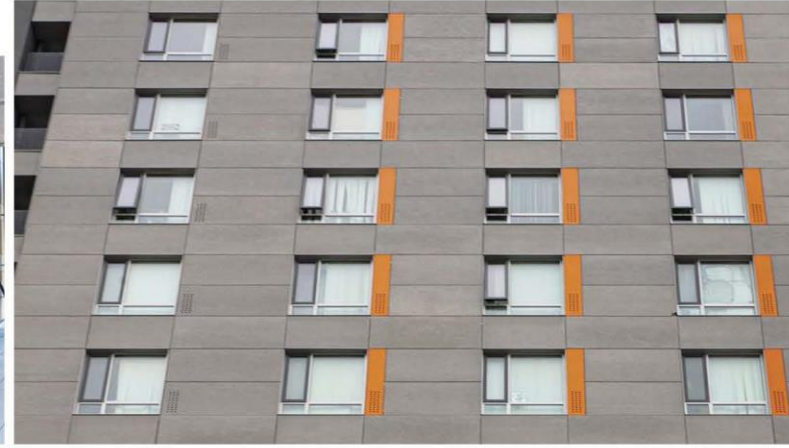
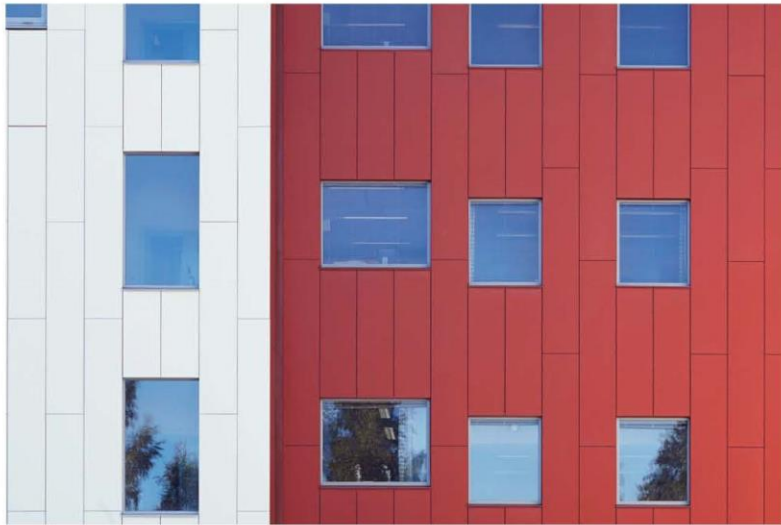
## MATERIALS LEGEND

- (A1) 24" x 48" CEMENT BOARD LAP SIDING
- (A2) 8" x 48" CEMENT BOARD LAP SIDING LOWER ACCENT AREAS
- (C) PERFORATED METAL PANEL AT FOR UNIT MECHANICAL TO MATCH WINDOW FRAMES
- (D) METAL FLASHING REVEAL AT OUTLINED ACCENTED AREAS
- (E) CAST IN PLACE CONCRETE STOOPS WITH INTEGRAL PLANTER
- (G1) WINDOWS: FIXED/ OPERABLE COMBINATIONS
- (G4) ENTRANCE DOOR WITH SIDELITE



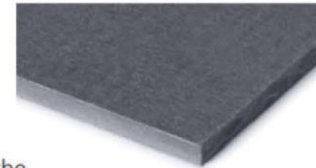
M1  
APT





## Cembrit **Patina**

Cembrit Patina has a natural, textured surface. You can see the fiber and natural characteristics of the raw materials, and you can see and feel the sanding lines on the surface. As the seasons change and the years pass, the natural aging of the fiber cement leaves subtle traces on the surface, and the façade will gradually acquire a distinctive patina. (Also available in Rough and Inline.)



	Trimmed sizes — in. nominal (mm)			Weight (lbs/ft <sup>2</sup> )			
	4 mm (1,220)	48 (1,220)	10 mm	4 mm	6 mm	8 mm	10 mm
Thickness	48 (1,220)	48 (1,220)	48 (1,220)	1.6	2.3	3.1	3.9
Width	96 (2,440)	120 (3,050)	96 (2,440)				
Length							



P 020  
Granite



P 050  
Granhita



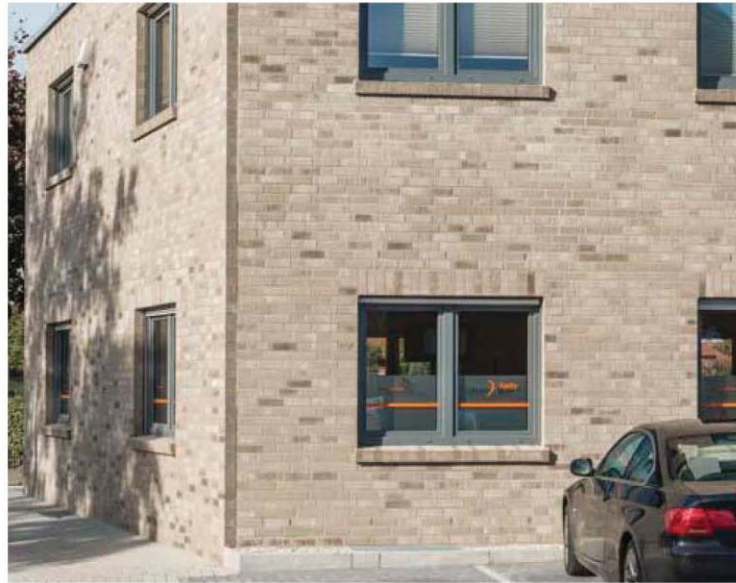
P 070  
Elint



Grays

**BUILDINGS 'M' INSPIRATION VISION**  
NATURAL, LINEAR, VIBRANT





**EBONITE SMOOTH**



**VINTAGE BLACK SMOOTH**



**KHAKI STONE**



**LIGHT BLUFF**

**BUILDINGS 'M' INSPIRATION VISION**  
BRICK, WARM, COMPLIMENTARY





VIEW TOWARD WEST FACADE  
FROM CHRYSLER DR





VIEW TOWARD SOUTHEAST  
AERIAL OVER CHRYSLER DR





VIEW TOWARD SOUTHWEST  
FROM NICOLET DR.





# NAC Questions & Discussion





# General Q & A

## ASK QUESTIONS VIA CHAT



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## HOST WILL CALL ON YOU AND UNMUTE AUDIO

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