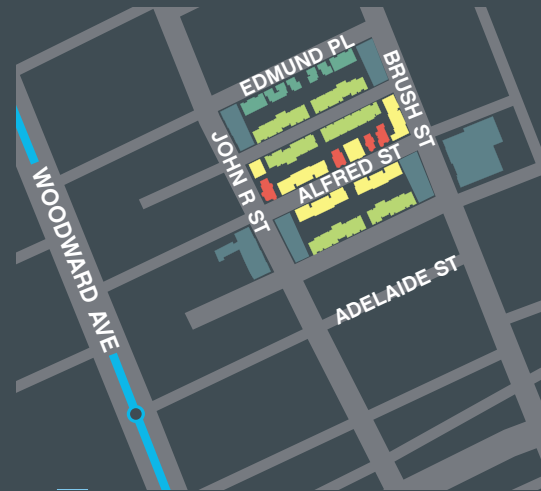


City Modern Living in Brush Park

Five accomplished architecture firms, all with experience designing contemporary architecture in historic districts, were recruited from across the country. Together, they will renovate four existing Victorian mansions and design 20 new buildings. When combined, these 24 buildings will result in five different building typologies - Townhomes, Carriage Homes, The Duplettes, Historic Homes, and the Flats (apartments) - and create a total of 410 contemporary residential units. This deliberate blend of historic and modern design celebrates the past, as well as looks to the future to create a 21st century narrative for Brush Park and Detroit.



City Modern

Brush Park

Five Housing Types Designed by Award-Winning Architects



Historic Homes

At the heart of City Modern are four historic Victorian Mansions. Once restored and updated with modern amenities, these four buildings will result in seven for-lease prestigious units.

7

Historic Home units renovated by Christian Hurrtienne Architects



Town Homes

Striking and modern, Townhomes introduce a new and distinctive residence to Brush Park. Available in three or four stories, units offer three or four bedroom floorplans and an optional rooftop terrace.

43

Townhome units designed by Studio Dwell and Hamilton Anderson Associates



Carriage Homes

Carriage Homes are a modern version of the historic carriage homes typical to Brush Park in the 1900s. For-sale with two or three bedrooms, many include a rooftop terrace and a central courtyard.

64

Carriage Home units designed by Merge Architects



The Duplettes

A building typology original to City Modern, The Duplettes are two-story two bedroom residences available for-lease. Each unit shares a semi-private rooftop green space.

36

Duplette units designed by Merge Architects



The Flats

Distinctive and modern, The Flats (apartments) range from studio to three bedroom for-lease units. Each of the six buildings features a semi-private rooftop terrace and modern amenities.

260

Flat units Designed by Lorcan O’Herlihy Architects and Hamilton Anderson Associates



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City Modern Homes at Brush Park

Celebrating the Past and Future of Detroit Together

Long considered one of Detroit's most iconic neighborhoods, the next chapter in Brush Park's storied history begins with City Modern. This ground-breaking community development unites Brush Park's historic lineage with the thoughtful integration of modern design and urban living. Brush Park is perfectly situated to serve as an innovative link between Downtown and Midtown by establishing a sustainable, walkable environment for a diverse community.





Inclusive Design

Community engagement has been an integral part of the design process of City Modern, involving working with existing residents, city planners, and active community groups. As a result, City Modern combines a diversity of housing types, architectural aesthetics, historic preservation strategies and residential unit costs in order to appeal to a broad spectrum of existing and future Brush Park residents. In 2016, The Congress for the New Urbanism (CNU) awarded City Modern its Grand Prize "Charter Award" for demonstrating "sophistication of streets, elevations, and urban composition." CNU Jury Chair Hank Dittmar said, "It brings a diversity that feels authentic."

Public Spaces

Throughout the City Modern development, residents and visitors alike will enjoy the serenity and natural beauty of The Mews – a series of thoughtfully designed and landscaped pocket parks uniting the walkable neighborhood. A second series of coordinated open spaces occurs above the ground, as each of the for-lease buildings will have at least one shared, semi-private rooftop terrace and almost all of the for-sale residences will have a private rooftop terrace.

Neighborhood Amenities

-  06 Public spaces connected by landscaped pathways
-  16 Semi-private rooftop terraces
-  22K Total square footage of ground floor retail
-  1+ At least one parking spot for every residential unit



Townhomes



Townhome living room



The Flats located at John R and Edmund Place

"Designing a dream city is easy; rebuilding a living one takes imagination."

 JANE JACOBS
 Journalist, Author, and Urban Theorist



The Flats located at John R and Alfred Street

410 New Residences

-  8.4 Acres of development on 47 parcels
-  410 107 for-sale residences and 303 for-lease residences
-  54 Qualifying residences for MSHDA Low-Income Housing Tax Credits out of 60 total affordable units



Carriage Homes and pedestrian mews



Townhome rooftop terrace