



Brush Park

Planning and Form-Based Code

Public Workshop Summary

June 13, 2017



utile

Public Event Flier

The City of Detroit invites you to attend...

Brush Park Form-Based Code

Public Workshop



COME JOIN US!

The City of Detroit is halfway throughout the six month planning process of Brush Park planning and form-based code. On May 9th the City along with consultants met with residents and introduced the idea of a form-based code and presented initial planning and open space concepts for the Brush Park neighborhood. Residents were able to provide their feedback on the initial concepts through comment cards and a questionnaire.

Join us for our second meeting. Come participate in a workshop that will focus on gathering your input on building types and open space needs for the Brush Park neighborhood as it pertains to form-based code. The workshop seeks to engage and gather feedback from residents/property owners and developers, each focus group will be situated in a round table with City staff.

Tuesday, June 13, 2017

MSU Detroit Center
3408 Woodward Avenue
Detroit, MI 48201

4:30pm - 6:30pm

See back of page for map & parking info.

For more information please visit,
<http://www.detroitmi.gov/Brush-Park>

Summary of input from Public Workshop held Tuesday June 13th, 2017

The Brush Park Planning and Form-Based Code process conducted a workshop event on Tuesday, June 13th, 2017. This event aimed to:

- Provide a recap of the first public presentation held Tuesday, May 9th, 2017 and a summary of community comments.
- Acquire feedback and input on open space needs and building typologies through engagement. Boards for building/housing types and for each open space type were presented for input on what is preferred in the neighborhood. Based on a grid of eight images that provided examples for each typology, participants were asked to prioritize their top three choices of building/housing typologies and open space types which included mews, neighborhood parks, greenways, and alleys. Participants chose their top three options based on colored dots, green being first choice, yellow second choice, and red your third and least preferred choice. An additional board was displayed to provide the audience an opportunity to answer their needs in more detail or add any supplementary needs to open space.

Participants Response Numbers

Resident: 9

Non-resident: 13

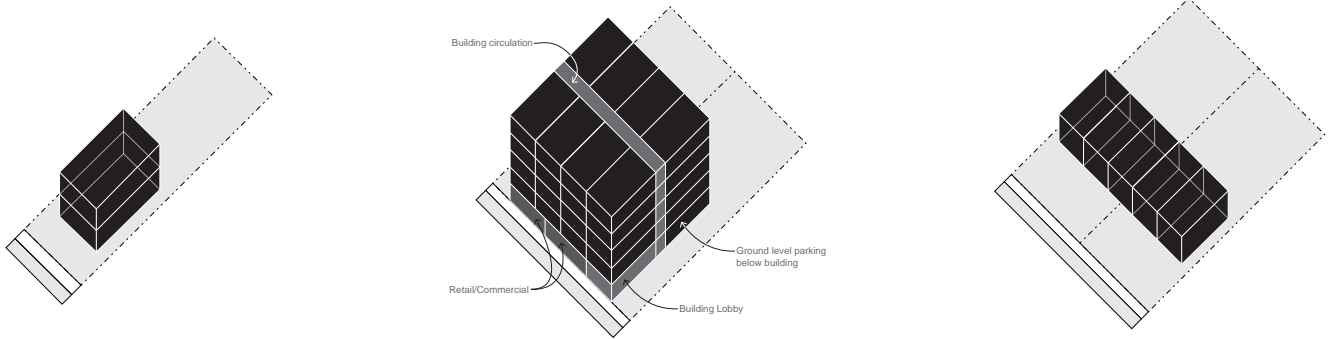
Total Attendance: 23

*The numbers reflect participants who signed in via the sign in sheet. They are not a correct representation of attendance.

Building/Housing Types

Participants were asked to rank building/housing typologies preferred for Brush Park based on the type rather than the aesthetics/images provided.

The top three choices in order are (left to right):



Stacked Duplex

Lot
width: 55-75 feet
Depth: 100-150 feet
Units
Number of Units: 2
Average sqft: 600-2,400 sq. ft.
Parking
Amount: 1.25 per unit
Setbacks
Front: 10-25 feet
Side: 5-12 feet
Rear (main bldg): 30-60 feet
Building
Width: 28-55 feet
Depth: 28-60 feet
Height: 20-24 feet

Multi-Family/Midrise

Lot
width: 75-100 feet
Depth: 100-150 feet
Units
Number of Units: 32
Average sqft: 500-1,200 sq. ft.
Parking
Amount: 1.25 per unit
Setbacks
Front: 0-5 feet
Side: 5-12 feet
Rear (main bldg): 30-60 feet
Building
Width: 70-90 feet
Depth: 64-70 feet
Height: 50-55 feet

Townhouse

Lot
width: 75-100 feet
Depth: 100-150 feet
Units
Number of Units: 2-8 Single Family
Average sqft: 2,000 sq. ft.
Parking
Amount: 1.25 per unit
Setbacks
Front: 10-25 feet
Side: 5-12 feet
Rear (main bldg): 30-60 feet
Building
Width: 36-56 feet
Depth: 32-60 feet
Height: 24-30 feet

* Refer to page 10 for full board voting details

Building/Housing Types	Green (1)	Yellow (2)	Red (3)	Ranking
A. Side x Side Duplex	0	1	6	6
B. Stacked Duplex	11	1	2	1
C. Fourplex	1	3	2	4
D. Small Multiplex	0	1	4	5
E. Townhouse	4	9	0	3
F. Multi-Family/Midrise	5	3	3	2

Open Space Types | Mews

Participants were asked to rank mews typologies preferred for Brush Park based on the examples/images provided.

The top three choices in order are (left to Right):

B



F



D



* Refer to page 11 for full board voting details

Open Space Types/Mews	Green (1)	Yellow (2)	Red (3)	Ranking
A	0	4	0	6
B	9	1	2	1
C	2	0	0	4
D	3	7	2	3
E	0	0	5	8
F	4	2	2	2
G	1	0	1	5
H	0	1	0	7

Open Space Types | Greenway

Participants were asked to rank greenway typologies preferred for Brush Park based on the examples/images provided. **The top three choices in order are (left to right):**



* Refer to page 12 for full board voting details

Open Space Types/Greenways	Green (1)	Yellow (2)	Red (3)	Ranking
A	1	1	1	5
B	6	0	2	2
C	2	2	0	4
D	1	1	1	5
E	0	4	0	6
F	5	3	0	3
G	0	2	3	7
H	8	0	9	1

* 'H' was highly ranked 1st and 3rd

Open Space Types | Alley

Participants were asked to rank alley typologies preferred for Brush Park based on the examples/images provided.

The top three choices in order are (left to right):

A



H



C



* Refer to page 13 for full board voting details

Open Space Types/Alleys	Green (1)	Yellow (2)	Red (3)	Ranking
A	6	2	0	1
B	2	1	2	5
C	4	1	1	3
D	0	0	2	7
E	0	0	7	8
F	2	1	0	4
G	1	4	1	6
H	4	3	1	2

Open Space Types | Neighborhood Park

Participants were asked to rank neighborhood park typologies preferred for Brush Park based on the examples/images provided. **The top three choices in order are (left to right):**

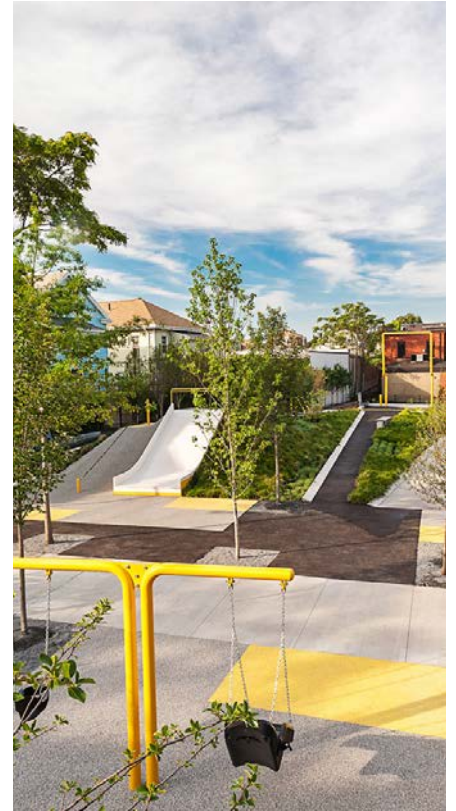
A



E



B



* Refer to page 14 for full board voting details

Open Space Types/Neighborhood Parks	Green (1)	Yellow (2)	Red (3)	Ranking
A	5	3	0	1
B	3	4	1	3
C	2	0	2	6
D	1	4	0	7
E	5	2	1	2
F	3	0	2	4
G	0	0	7	8
H	2	4	0	5

Other Open Space Requirements

When asked, **“What other open space/park amenities would you like to see?”** participants emphasized these assets:

- Safe playgrounds
 - Dog parks
 - Ornamental fence around playground
 - Swingsets
 - Running and walking paths
 - Art/artist park
-

When asked, **“Do you feel that in-lieu fees may be appropriate for parking, open space, and alley treatment?”** participants answered:

Residents

Yes:	4
Partly:	1
No:	3

Developers

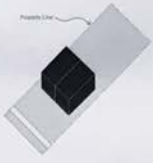
Yes:	0
Partly:	0
No:	1

* Refer to page 15 for full board voting details

Detail Input

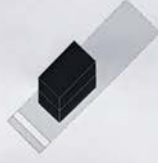
Brush Park Planning & Form-based Code Building/housing types

Place a dot(s) below your top three choices. Prioritize your selection with **green (1st)**, **yellow (2nd)**, and **red (3rd)** as your top three options. Please choose based on type not aesthetics.



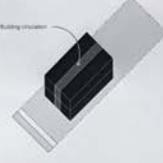
Side x Side Duplex

Lot
width: 50-75 feet
Depth: 100-150 feet
Units
Number of Units: 2
Average sqft: 800-2,400 sq. ft.
Parking
Amount: 1.25 per unit
Setbacks
Front: 5-25 feet
Side: 5-12 feet
Rear (main bldg): 30-60 feet
Building
Width: 28-55 feet
Depth: 28-60 feet
Height: 20-24 feet



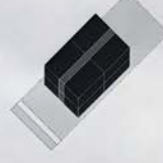
Stacked Duplex

Lot
width: 50-75 feet
Depth: 100-150 feet
Units
Number of Units: 2
Average sqft: 800-2,400 sq. ft.
Parking
Amount: 1.25 per unit
Setbacks
Front: 10-25 feet
Side: 5-12 feet
Rear (main bldg): 30-60 feet
Building
Width: 28-55 feet
Depth: 28-60 feet
Height: 20-24 feet



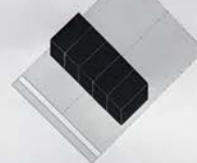
Fourplex

Lot
width: 60-75 feet
Depth: 100-150 feet
Units
Number of Units: 4
Average sqft: 500-1,200 sq. ft.
Parking
Amount: 1.25 per unit
Setbacks
Front: 10-25 feet
Side: 5-12 feet
Rear (main bldg): 30-60 feet
Building
Width: 36-56 feet
Depth: 32-60 feet
Height: 20-24 feet



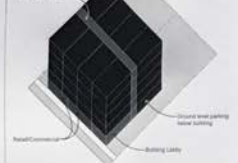
Small Multiplex

Lot
width: 60-75 feet
Depth: 100-150 feet
Units
Number of Units: 6-10
Average sqft: 500-1,200 sq. ft.
Parking
Amount: 1.25 per unit
Setbacks
Front: 10-25 feet
Side: 5-12 feet
Rear (main bldg): 30-60 feet
Building
Width: 36-56 feet
Depth: 32-60 feet
Height: 20-24 feet



Townhouse

Lot
width: 75-100 feet
Depth: 100-150 feet
Units
Number of Units: 2-8 Single Family
Average sqft: 2,000 sq. ft.
Parking
Amount: 1.25 per unit
Setbacks
Front: 10-25 feet
Side: 5-12 feet
Rear (main bldg): 30-60 feet
Building
Width: 36-56 feet
Depth: 32-60 feet
Height: 24-30 feet



Multi-Family/Midrise

Lot
width: 75-100 feet
Depth: 100-150 feet
Units
Number of Units: 32
Average sqft: 800-1,200 sq. ft.
Parking
Amount: 1.25 per unit
Setbacks
Front: 0-5 feet
Side: 5-12 feet
Rear (main bldg): 30-60 feet
Building
Width: 70-90 feet
Depth: 64-72 feet
Height: 50-55 feet



Public Workshop Tuesday June 13, 2017

Brush Park Planning & Form-based Code

Open space types | Mews

Place a dot(s) below your top three choices. Prioritize your selection with **green (1st)**, **yellow (2nd)**, and **red (3rd)** as your top three options.



Horrible x2



Public Workshop Tuesday June 13, 2017

Brush Park Planning & Form-based Code

Open space types | Alleys

Place a dot(s) below your top three choices. Prioritize your selection with **green (1st)**, **yellow (2nd)**, and **red (3rd)** as your top three options.



Public Workshop Tuesday June 13

Brush Park Planning & Form-based Code

Open space types | Neighborhood Park

Place a dot(s) below your top three choices. Prioritize your selection with **green (1st)**, **yellow (2nd)**, and **red (3rd)** as your top three options.

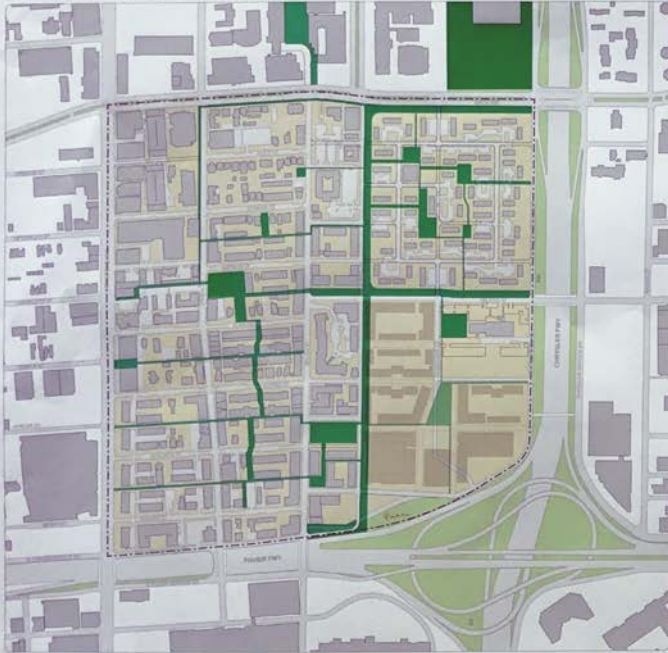


Public Workshop Tuesday June 13, 2017

Brush Park Planning & Form-based Code

Open space

Brush Park open space concept plan



What other open space/park amenities would you like to see?

Write your answer on a sticky note and paste it below:



Do you feel that in-lieu fees may be appropriate for parking/open space/and alley treatment?

place a sticker in the appropriate box. Residents please use a green dot, developers please use a yellow dot to answer.

YES PARTLY NO

Stickers: YES (5 green dots), PARTLY (1 green dot), NO (3 green dots, 1 yellow dot)