



PARKSIDE REDEVELOPMENT

SITE PLAN & PHASING

Parkside – Current Phasing Plan

Parkside I
Vacant Land

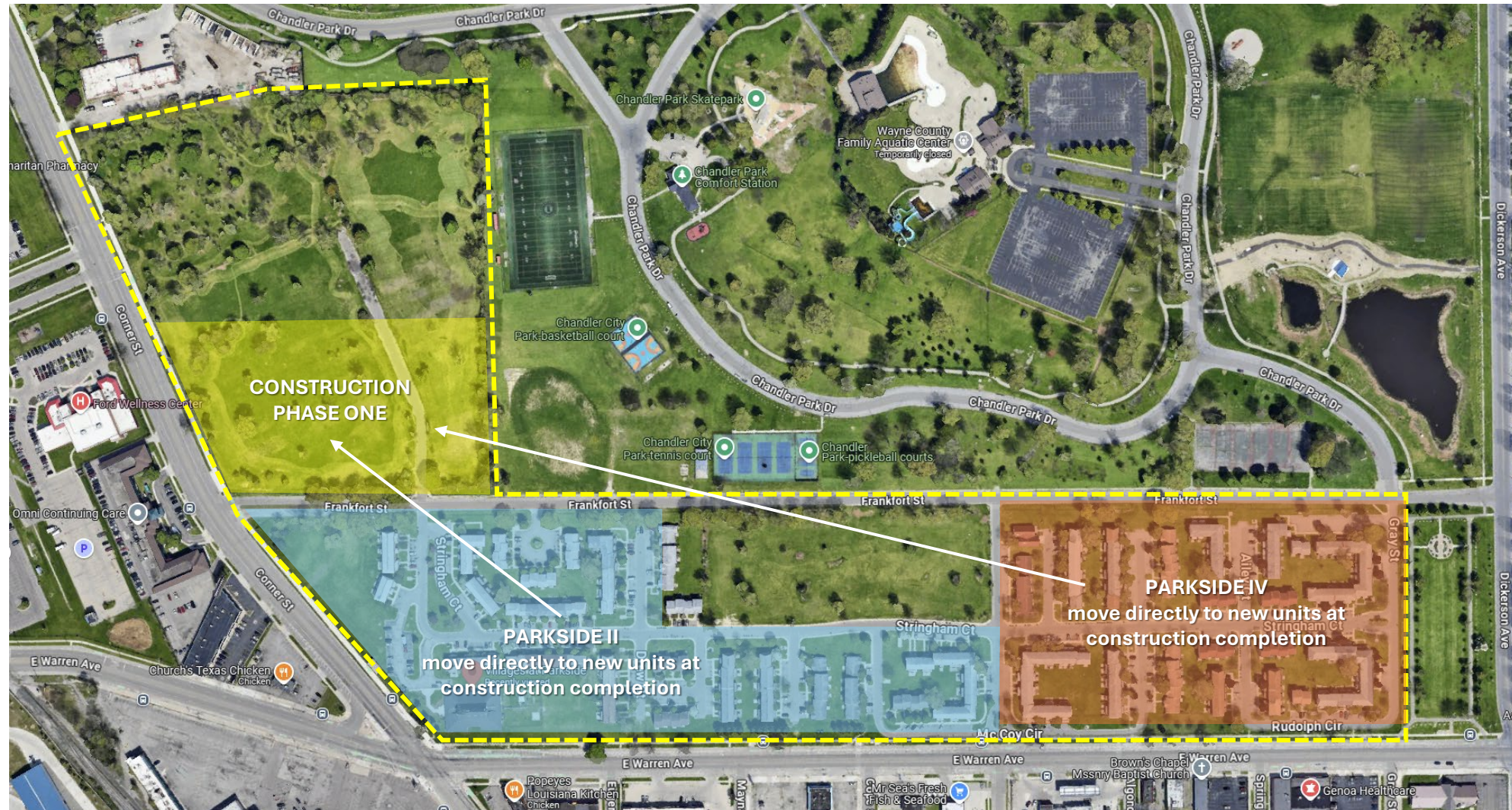
Parkside II
137 ACC units

Parkside IV
139 ACC units

Parkside III
Vacant Land



Parkside – Tenant Relocation Summary



An architectural rendering of a modern, multi-story residential building complex. The building features a mix of light-colored panels and dark vertical slats. Large windows are visible, some with warm interior lighting. In the foreground, a curved, paved driveway or walkway leads towards the building. Landscaping includes small trees and shrubs along the path. In the background, two tall evergreen trees stand against a soft, hazy sky. The overall scene is presented in a faded, light-colored style.

CONSTRUCTION PHASING

Parkside – Phase ONE Proposed Unit Count

Phase ONE
160 units



Parkside – Phase TWO Proposed Unit Count

**Phase
TWO**
54 units



Parkside – Phase THREE Proposed Unit Count



Phase THREE

54 units

Parkside – Phase FOUR Proposed Unit Count



Phase FOUR

54 units

Parkside – Phase FIVE Proposed Unit Count



Parkside – ALL PHASES Proposed

484 total units (208 NEW units)

Phase TWO
54 units

Phase ONE
160 units

Phase FIVE
162 units

Phase THREE
54 units

Phase FOUR
54 units



An architectural rendering of a modern, multi-story residential building complex. The building features a mix of light-colored panels and dark vertical slats. Large windows are visible, some with warm interior lighting. A curved, paved walkway leads through the foreground, flanked by green landscaping and small trees. In the background, two tall, dark evergreen trees stand against a soft, hazy sky. The overall scene is presented in a muted, semi-transparent style.

DEVELOPMENT PLANS

Parkside – Before



Parkside – After



Parkside – Current Development Plan Map



PHASE II
54 UNITS

PHASE V
162 UNITS

PHASE I
160 UNITS

PHASE III
54 UNITS

PHASE IV
54 UNITS

Last meeting, we discussed design for Phase I only.

LEGEND

- 1 MID RISE RESIDENTIAL BUILDING
- 2 LOW DENSITY TOWNHOME/DUPLEX
- 3 SINGLE FAMILY HOME
- 4 COMMUNITY CENTER
- 5 PARKING AREA
- 6 PARK / GREENSPACE

Here's What We Heard...

VILLAGES OF PARKSIDE PHASE 1

FEEDBACK CARD

DIRECTIONS:
FOLLOW ALONG WITH THE DIGITAL PRESENTATION AND GIVE YOUR FEEDBACK BY WRITING
WHICH OPTION PRESENTED YOU WOULD PREFER TO SEE IN YOUR NEIGHBORHOOD.

QUESTION 01:

WHICH TYPE OF COMMUNITY PLAZA WOULD YOU LIKE TO SEE IN VILLAGES OF PARKSIDE?
(CHECK THE BOX OF WHICH YOU PREFER)

14 OPTION 01



KEY ELEMENTS:

- INTERACTIVE PLAY ELEMENT
- COVERED PICNIC SHELTER +2
- OUTDOOR BENCHES
- ORGANIZED & LINEAR PATHWAYS +3

7 OPTION 02



KEY ELEMENTS:

- MOUNTED NATURE PLAY ELEMENTS
- OUTDOOR BENCHES
- NATURAL & CURVING PATHWAYS +1

QUESTION 02:

WHAT TYPES OF STREET TREES DO YOU PREFER TO SEE IN YOUR NEIGHBORHOOD?
(CHECK THE BOX OF WHICH YOU PREFER)

9 SPRING BLOOMS



18 FALL VIBRANT COLORS ONE NOTED: "EVERGREEN"



QUESTION 01

OPTION 01 WAS
PREFERRED BY THE GROUP
AND THAT IS THE OPTION
WE ARE PROCEEDING WITH
FOR THE GREENSPACE IN
PHASE 01.

QUESTION 02

VIBRANT FALL COLORS
FOR STREET TREES WERE
PREFERRED BY THE
GROUP, SO YOU WILL SEE
MORE OF THOSE WITHIN
PHASE 01.

QUESTION 03:

WHICH TYPES OF AMENITY SPACES WOULD YOU LIKE TO SEE IN VILLAGES OF PARKSIDE PHASE 01 BUILDINGS?
(CHECK 3 BOXES OF WHICH YOU PREFER)

13 COMMON LAUNDRY WITH LARGER CAPACITY WASHERS & DRYERS

13 COMPUTER ROOM

6 READING ROOM

5 GAME ROOM

8 SMALL COMMUNITY ROOM

4 MEDITATION SPACE

3 CRAFT ROOM

10 MEETING ROOM

COMMENTS:

QUESTION 03

THE TOP 4 ANSWERS FOR AMENITY SPACES RESIDENTS WANTED IN
PHASE 01 WERE -

1. COMMON LAUNDRY
2. COMPUTER ROOM
3. MEETING ROOM
4. COMMUNITY ROOM

BETWEEN THE HIGH DENSITY BUILDINGS THERE WILL BE COMMON
LAUNDRY IN EACH BUILDING, AND A COMPUTER OR COMMUNITY
ROOM.

Here's What We Heard...

QUESTION 04:
WHICH COLOR SCHEMES FOR THE MID RISE BUILDINGS DO YOU PREFER TO SEE IN VILLAGES OF PARKSIDE PHASE 01?
(CHECK 3 BOXES OF WHICH YOU PREFER)

11 SCHEME A **7** SCHEME B **6** SCHEME C
4 SCHEME D **10** SCHEME E **4** SCHEME F

COMMENTS:

"I NEED TO SEE AND TOUCH THE MATERIALS"

QUESTION 04

WE SELECTED THE TOP 3 COLOR OPTIONS THAT WERE DIFFERENT ENOUGH FROM ONE ANOTHER TO PROVIDE THE VARIETY THE CITY WANTS.

SCHEME A, SCHEME B, & SCHEME C



SCHEME A



SCHEME B



SCHEME C



SCHEME D



SCHEME E

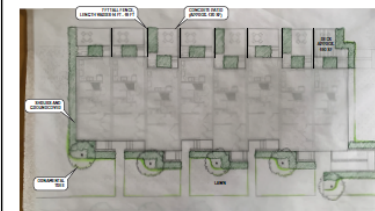


SCHEME F

35

QUESTION 05:
WHAT TYPE OF OUTDOOR SPACES WOULD YOU LIKE TO SEE AT THE TOWNHOMES?
(CHECK THE BOX OF WHICH YOU PREFER)

10 OPTION 01



KEY ELEMENTS / MORE OPEN SPACE:

- SEMI PRIVATE BACK PATIO WITH VISUAL SEPARATION BETWEEN UNITS +2
- LARGER OPEN FRONT YARD +2

9 OPTION 02



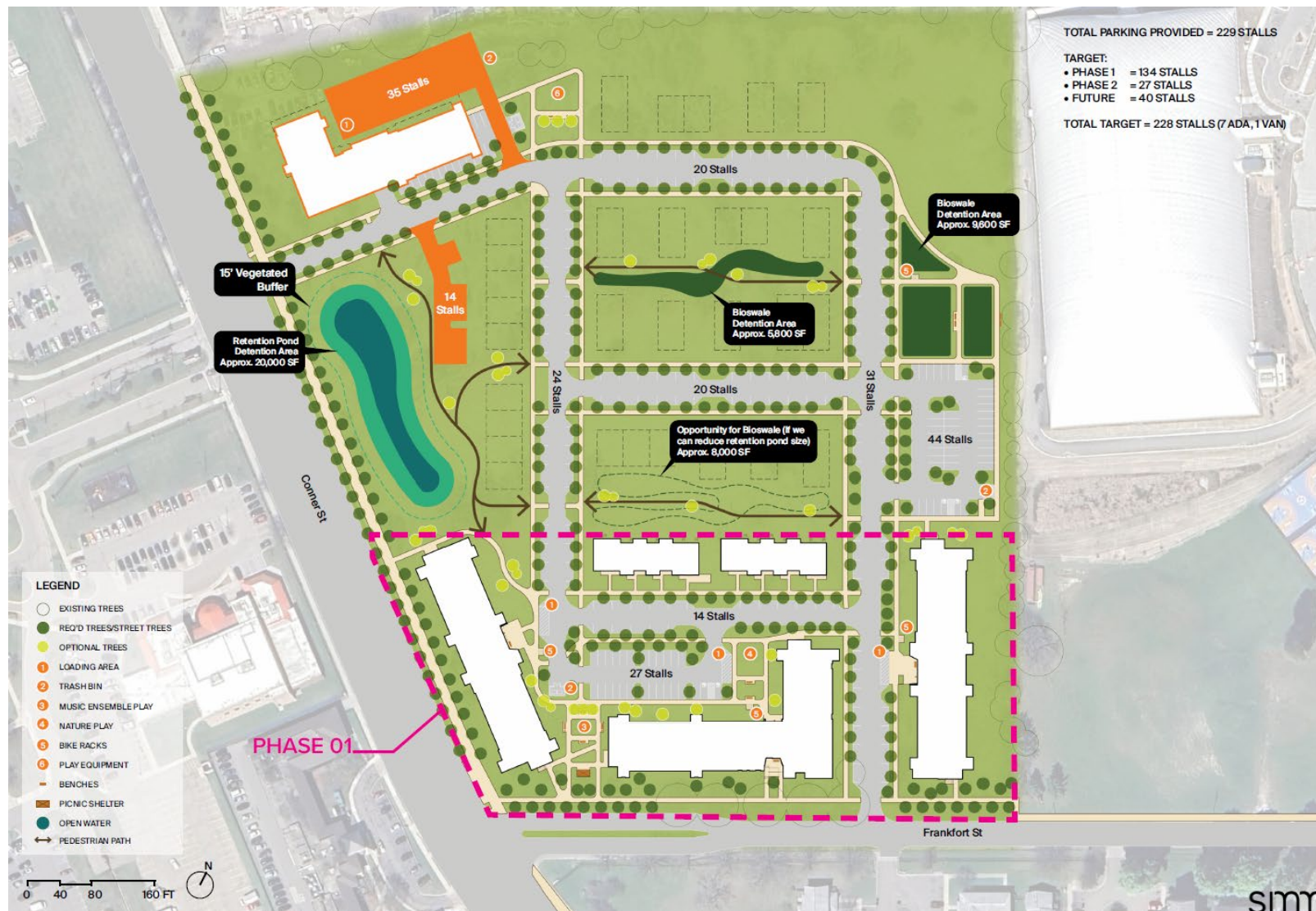
KEY ELEMENTS / MORE PRIVACY:

- PLANTINGS AT BACK PATIO THAT CREATE VISUAL SEPARATION +2
- PLANTINGS AT FRONT YARD THAT CREATE MORE OF A BUFFER FROM THE SIDEWALK +2

QUESTION 05

MORE PEOPLE LIKED OPTION 01 AND THAT IS THE DIRECTION WE WILL PROCEED WITH FOR TOWNHOME OUTDOOR SPACES

Resident Feedback Incorporated



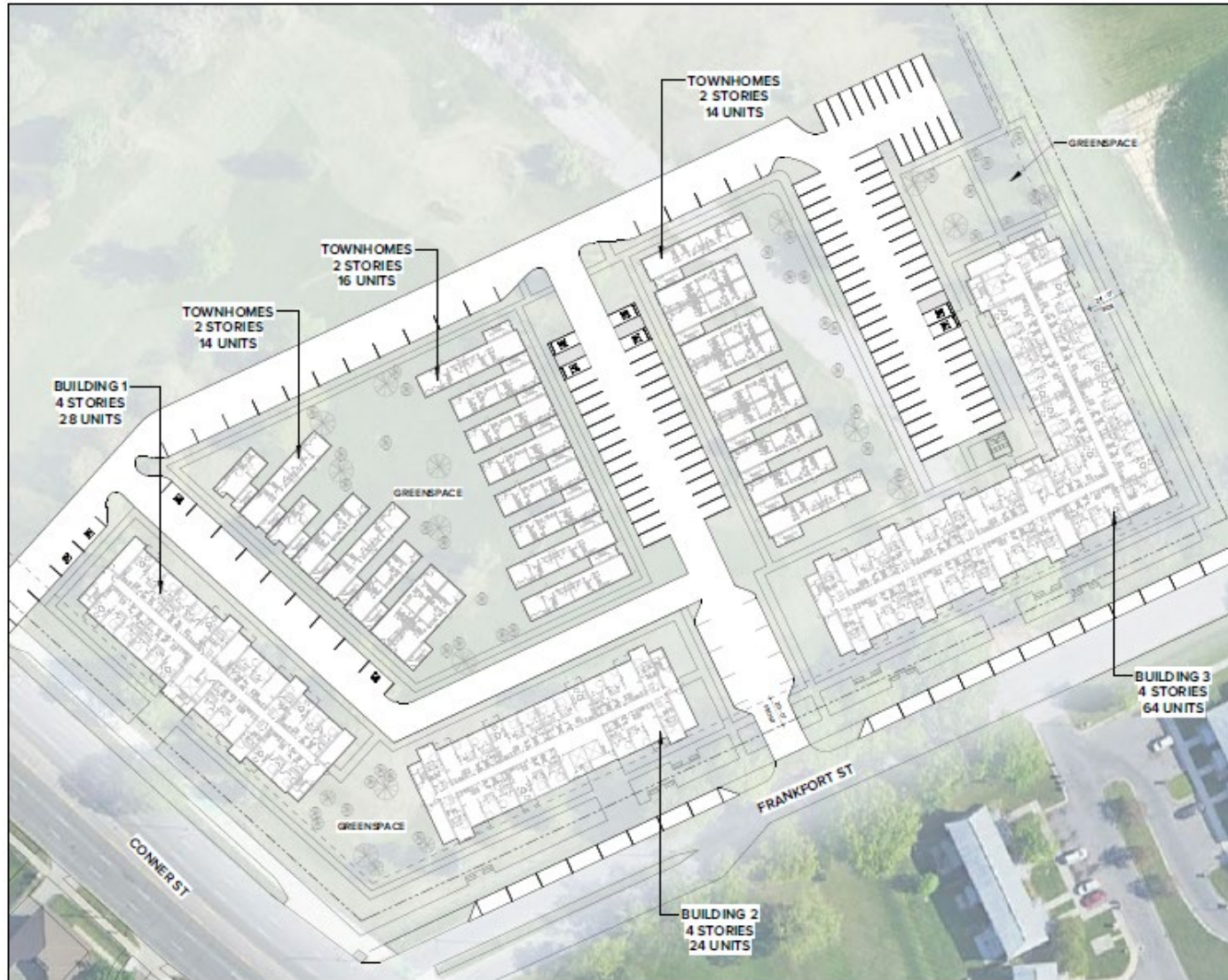
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HOW THE PLAN HAS CHANGED

Site Analysis from June 2024 – All Apartment Buildings



Site Analysis from August 2024 – Apartments + Townhomes



Current Site Analysis – Apartments + Townhomes



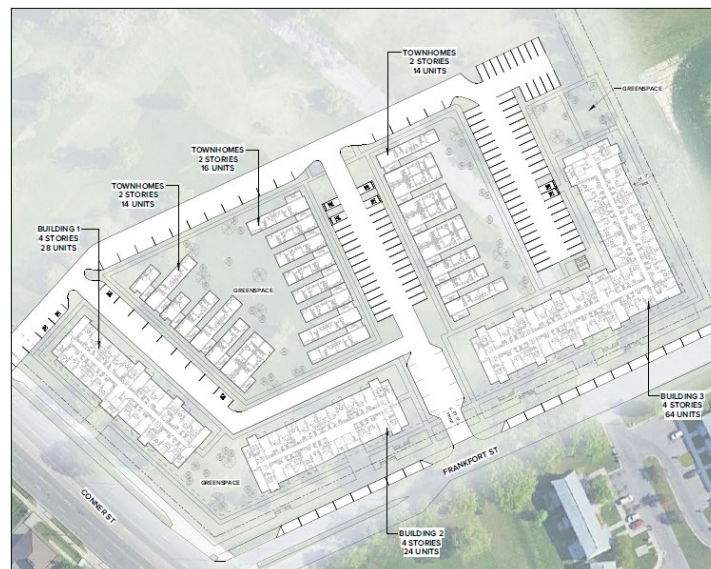
What Has Changed?

JUNE 2024



Original plan.

AUGUST 2024



Townhome units were added after receiving resident feedback.

JUNE 2025



City of Detroit's PDD reviewed project plans and delivered key feedback:

1. Townhome buildings were too long
2. Frankfurt Dr. should align with existing drive

These comments resulted in the need to adjust the street grid configuration, which reduced the number of townhomes in the first phase.



THANK YOU.