

VILLAGES AT PARKSIDE COMMUNITY UPDATE

10.08.2025



VIEW FROM CENTRAL POINT

AGENDA

1. Environmental Update
2. Development Update
3. Timeline Update

ENVIRONMENTAL UPDATE

PARKSIDE ENVIRONMENTAL UPDATE

- The **Detroit Housing Commission (DHC)** and **Ginosko Development Company** are continuing to secure all environmental approvals required by the City, State, and Federal government.
- The **City of Detroit** and the **State of Michigan** also reviewed the project against the **highest environmental standard** for housing.
- The project is now working toward its final approval steps with the City, MSHDA and HUD (the U.S. Department of Housing and Urban Development).
- Testing results to date show **no serious problems** which cannot be mitigated using industry standard practices. Once final approvals are provided construction can begin.
- **Construction work on the site is anticipated to start before the end of this year.**
- If contamination is found onsite during construction, DHC and Ginosko are required by law to notify residents and will always remain transparent through the process.

PARKSIDE ENVIRONMENTAL UPDATE

If you have additional questions on Environmental Review for Parkside, please contact **Penny Dwoinen**, the City of Detroit's Environmental Review Officer.

Email: **Dwoinenp@detroitmi.gov**

Phone: **313-224-2933**

DEVELOPMENT UPDATE

COMMUNITY MEETING RECAP (JUNE 23, 2025)

Summarizing Community Design Feedback

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.

COMMUNITY MEETING RECAP (JUNE 23, 2025)

Summarizing Community Design Feedback

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

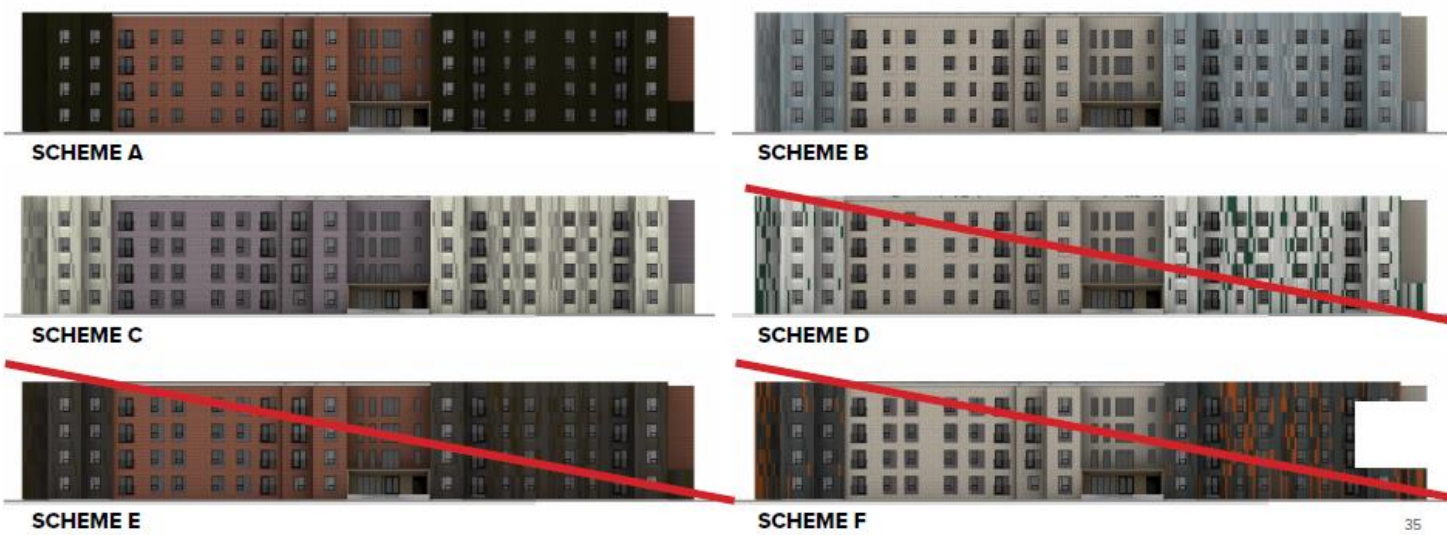
4 SCHEME F

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



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

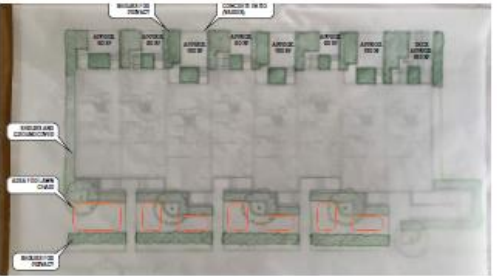
10 OPTION 01

9 OPTION 02



KEY ELEMENTS / MORE OPEN SPACE:

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



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

COMMUNITY MEETING RECAP (JUNE 23, 2025)

Townhome Materials – No Changes



COMMUNITY MEETING RECAP (JUNE 23, 2025)

Townhome Elevations – No Changes



EAST ELEVATION



NORTH ELEVATION



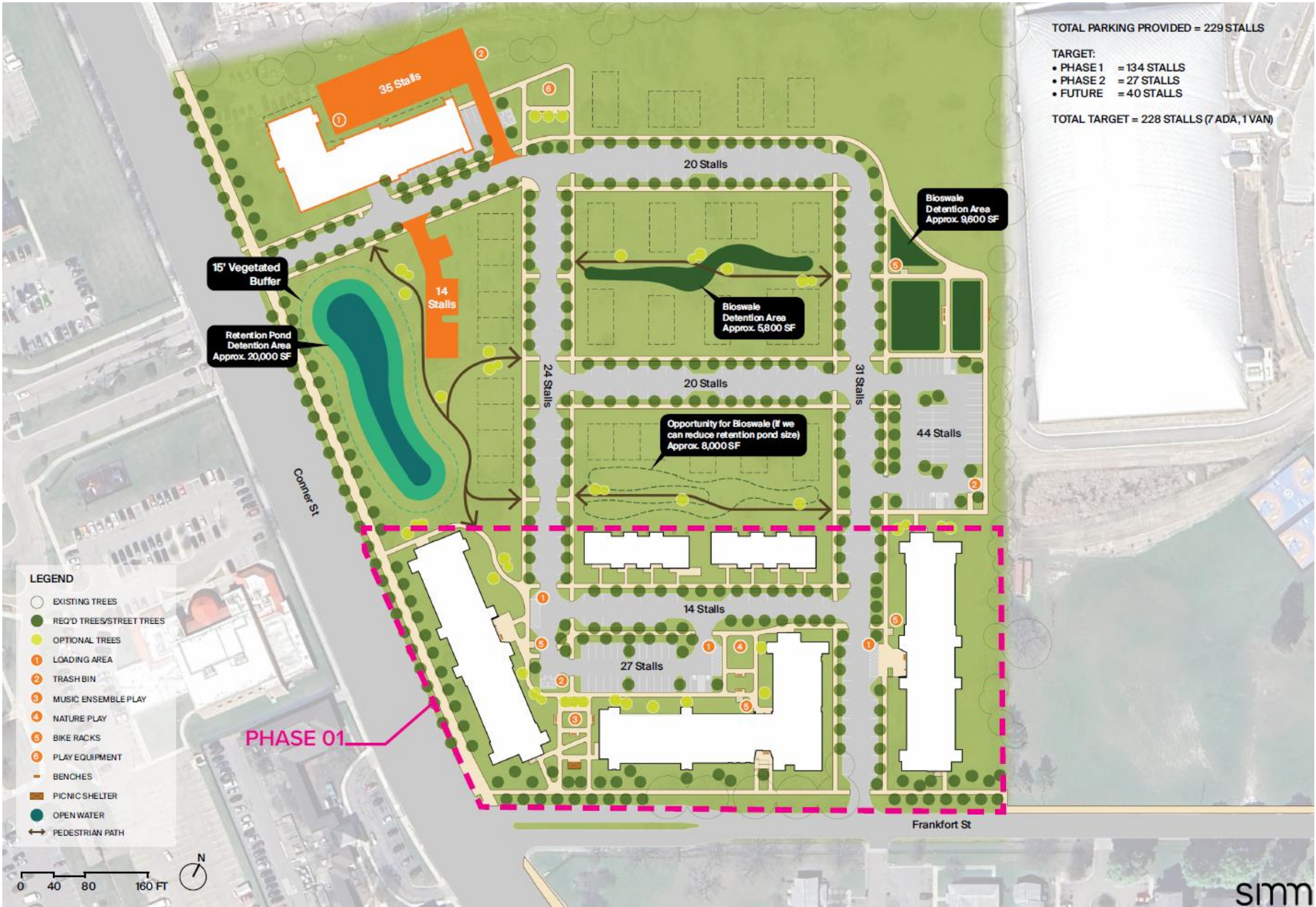
WEST ELEVATION



SOUTH ELEVATION

COMMUNITY MEETING RECAP (JUNE 23, 2025)

Resident Feedback Incorporated – No Changes



RENDERING FROM MAY 2025 LIHTC ANNOUNCEMENT



VIEW FROM SW CORNER OF PHASE 1 LOOKING NE

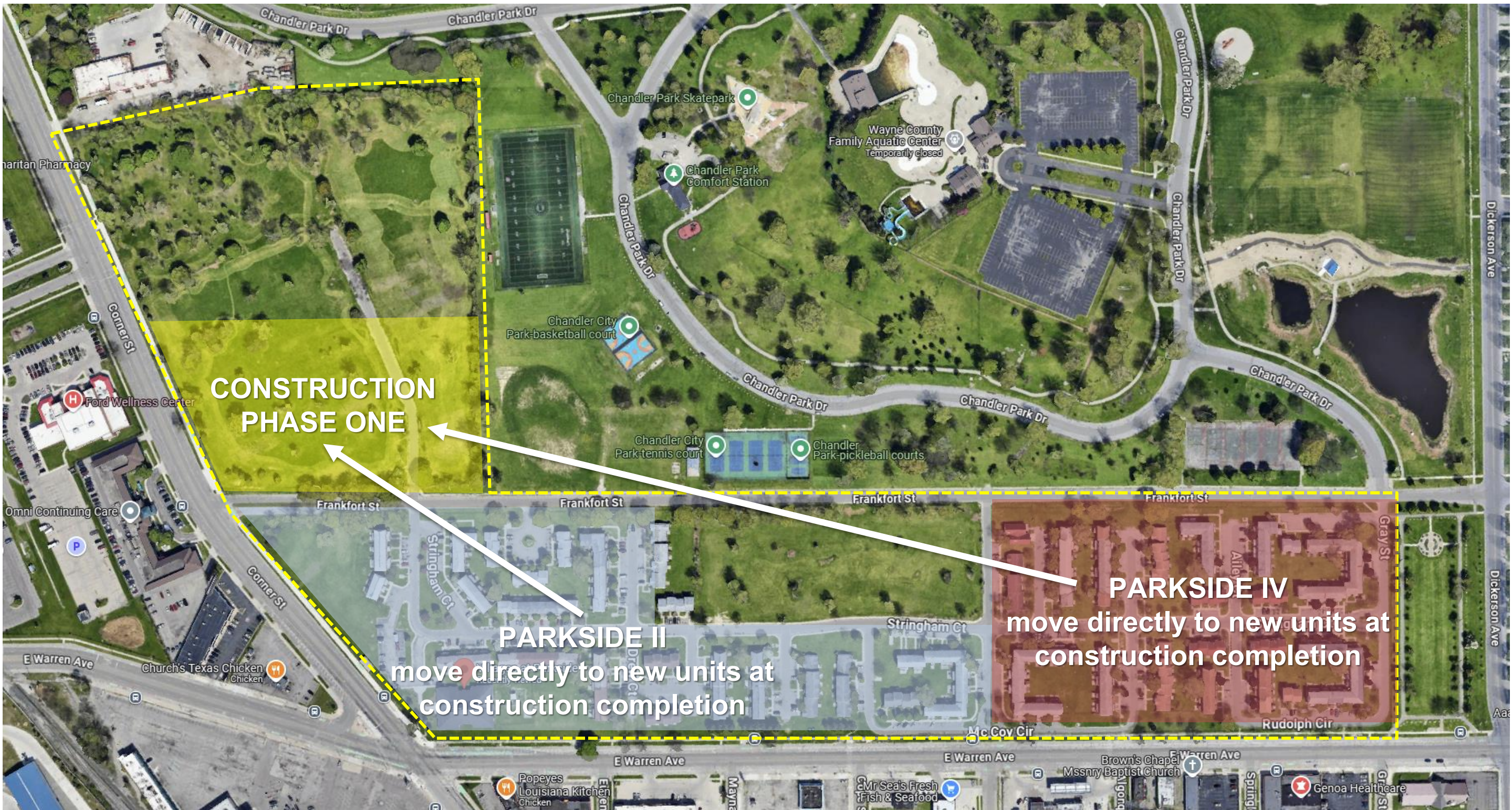
NEW RENDERING WITH COMMUNITY-VOTED COLOR SCHEME



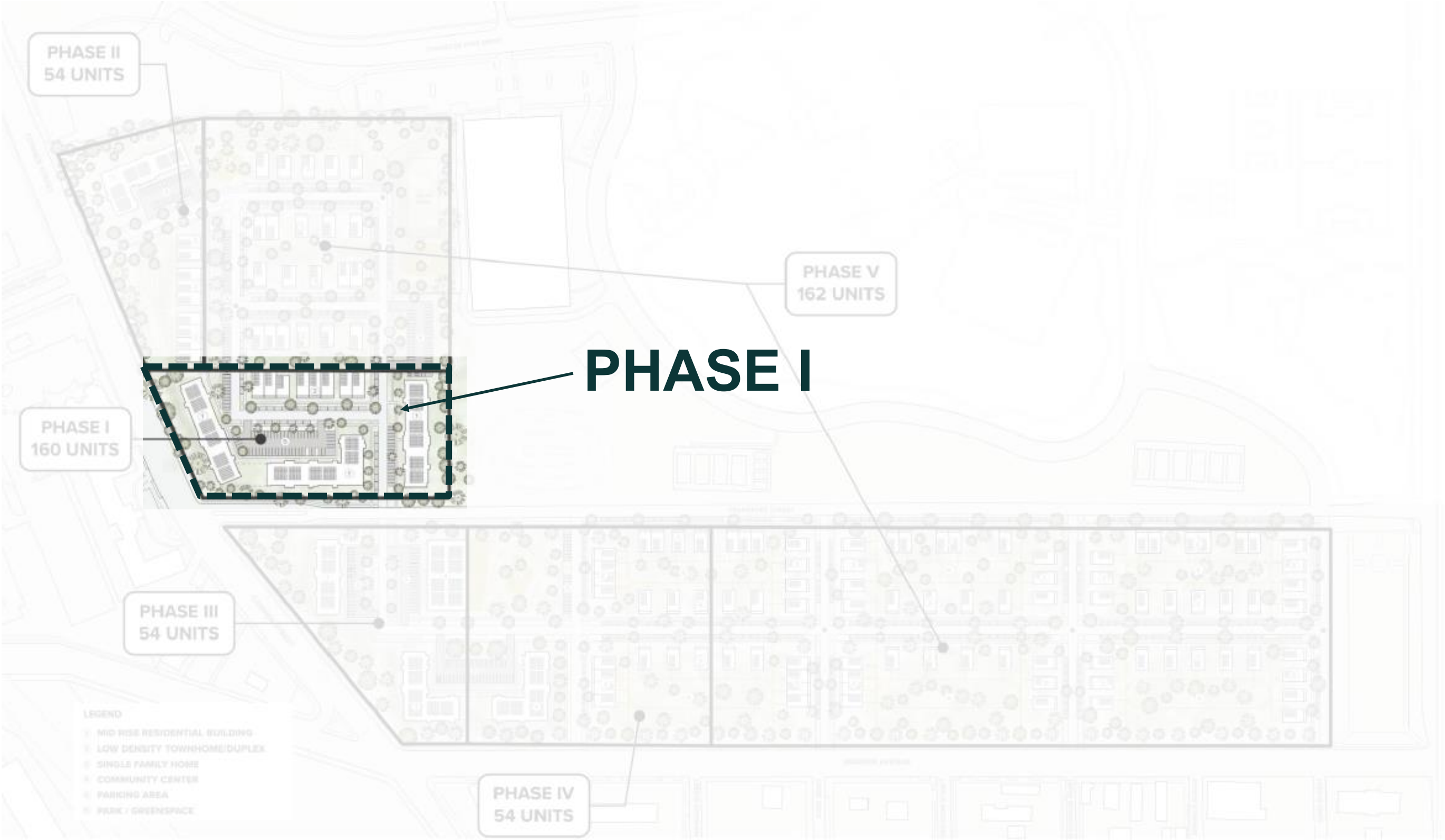
VIEW FROM SW CORNER OF PHASE 1 LOOKING NE

COMMUNITY MEETING RECAP (JUNE 23, 2025)

Tenant Relocation Plan



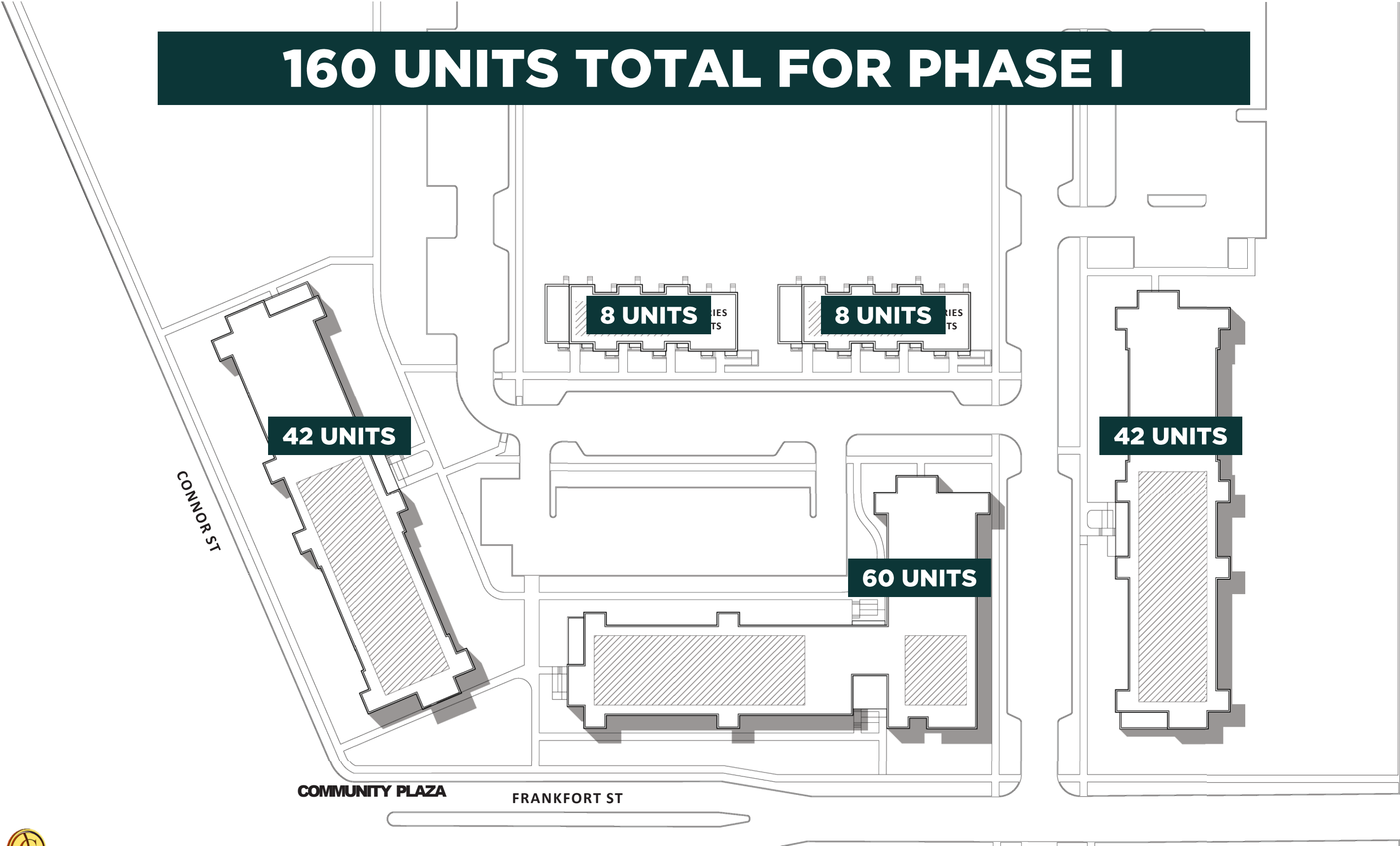
PHASE I - CONCEPTUAL SITE PLAN (NO CHANGES)



CONCEPTUAL 3D MASSINGS (NO CHANGES)



PHASE I - CONCEPTUAL SITE PLAN (NO CHANGES)



ALL PHASES - CONCEPTUAL SITE & PHASING PLAN (NO CHANGES)



ALL PHASES - PROPOSED APARTMENTS VS LOW-DENSITY UNIT COUNTS

484 Total Proposed Apartments & Homes

276 TOTAL APARTMENT UNITS

Phase I

144 apartment units

Phase II-V

132 apartment units

208 TOTAL LOW DENSITY UNITS

Phase I

16 townhomes

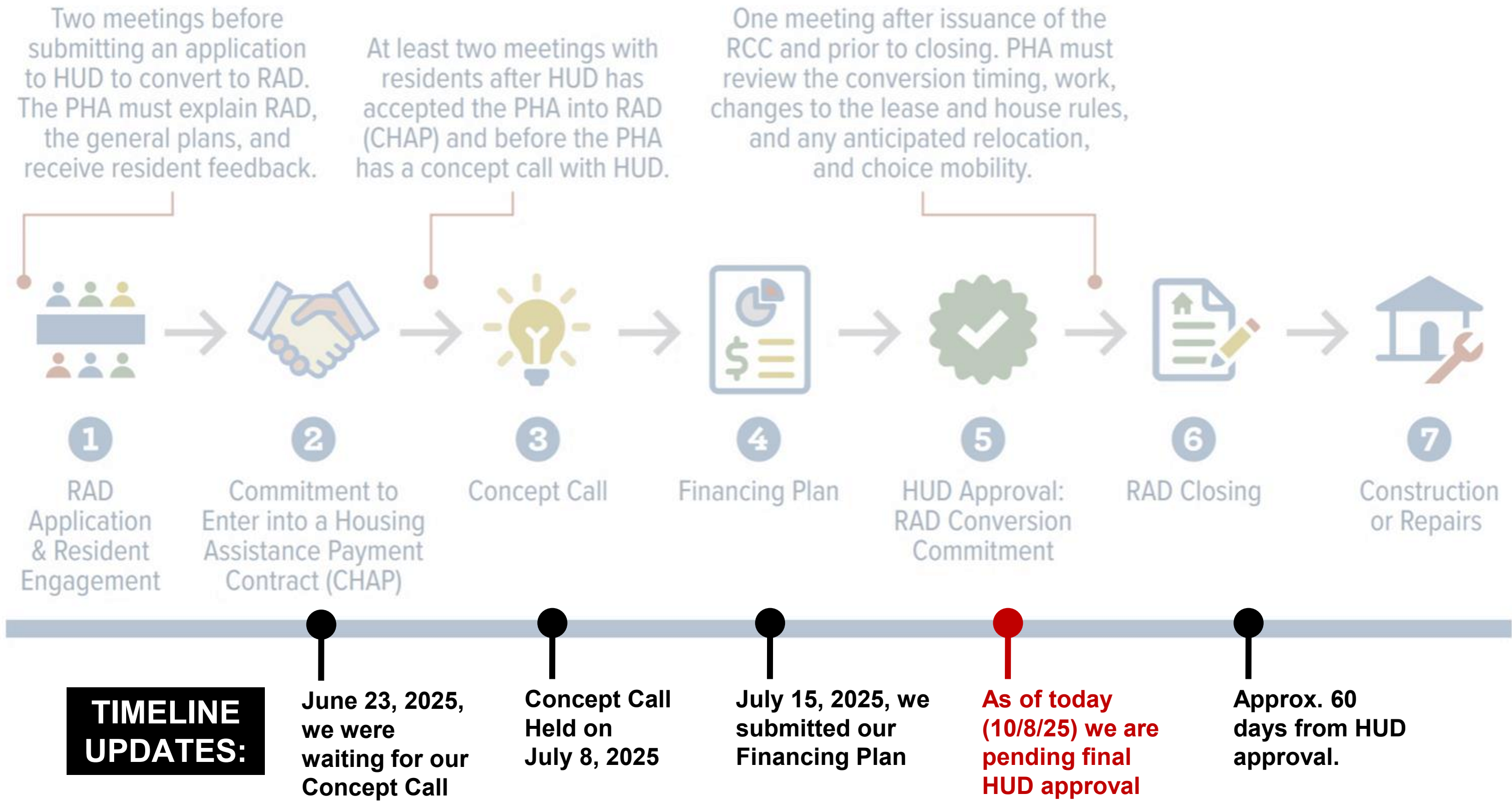
Phase II-V

208 townhomes, duplexes, fourplexes

- 98 townhomes
- 54 duplex
- 56 four-plex

TIMELINE UPDATE

PARKSIDE RAD TIMELINE UPDATE



**QUESTIONS OR
COMMENTS?**