



CITY CENTER APARTMENTS
582-606 ST. CLAIR, GROSSE POINTE

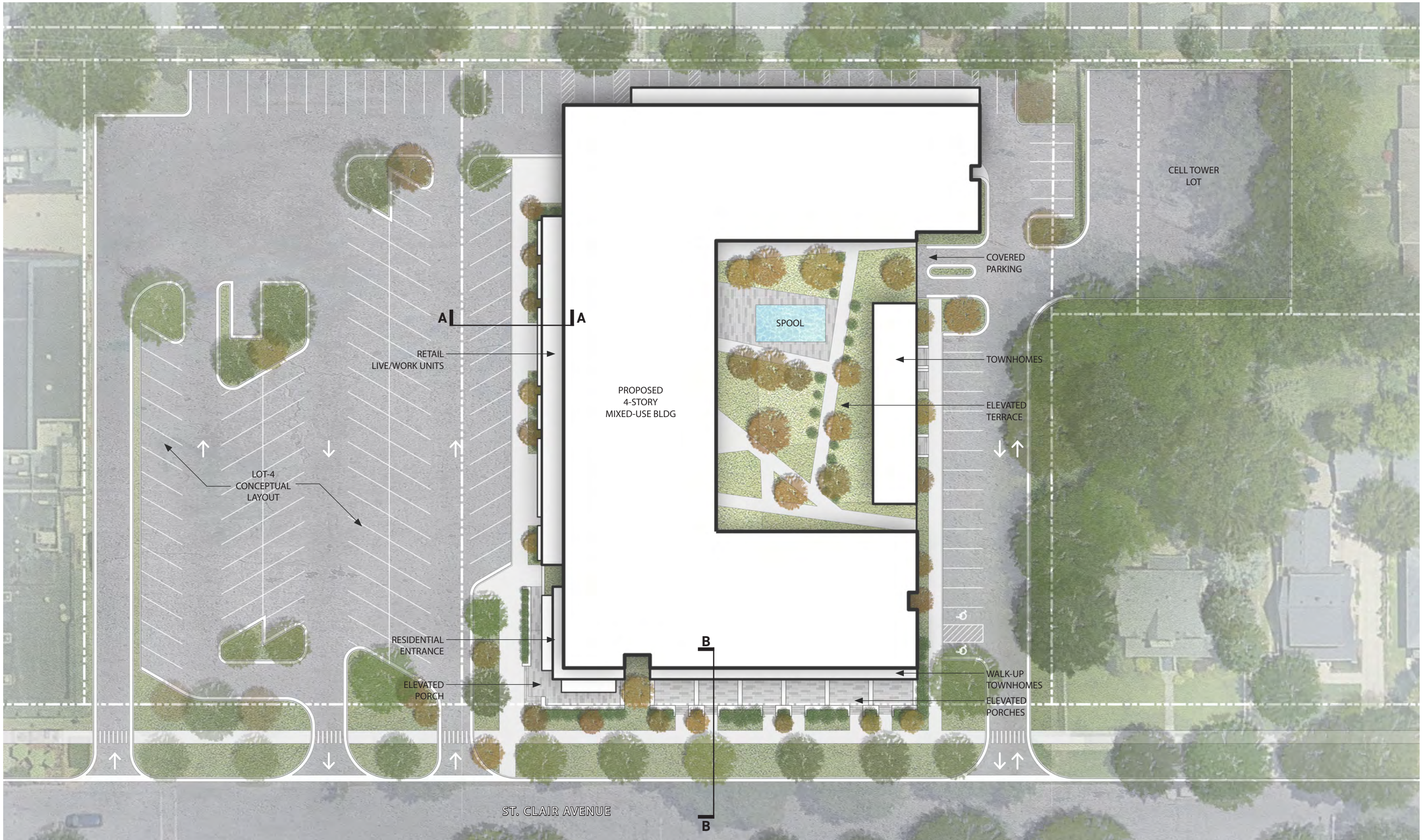
PUD APPLICATION
21 OCTOBER 2022

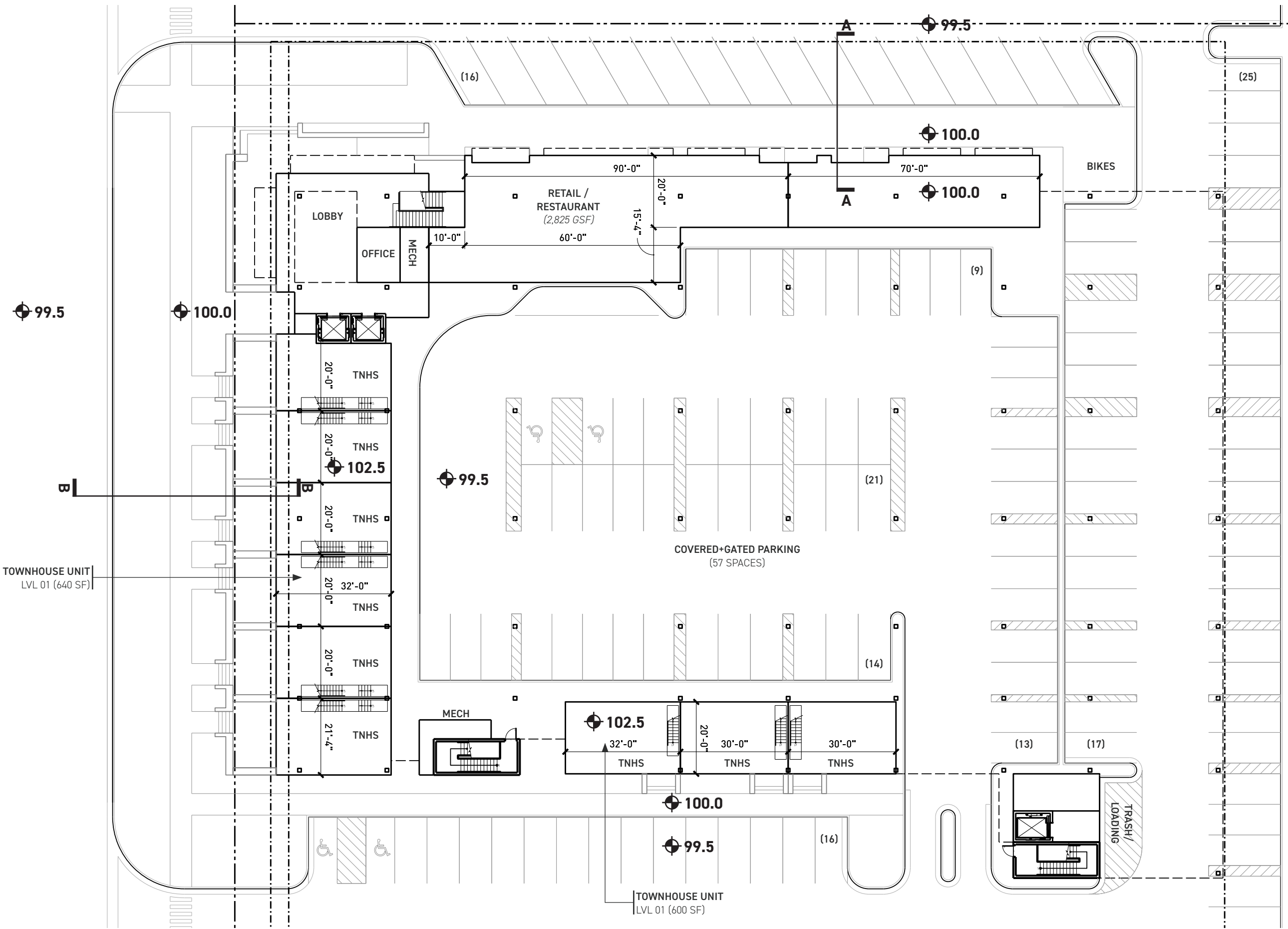
T A B L E . O F . C O N T E N T S

COMMUNITY ENGAGEMENT	2
SITE PLANS	3
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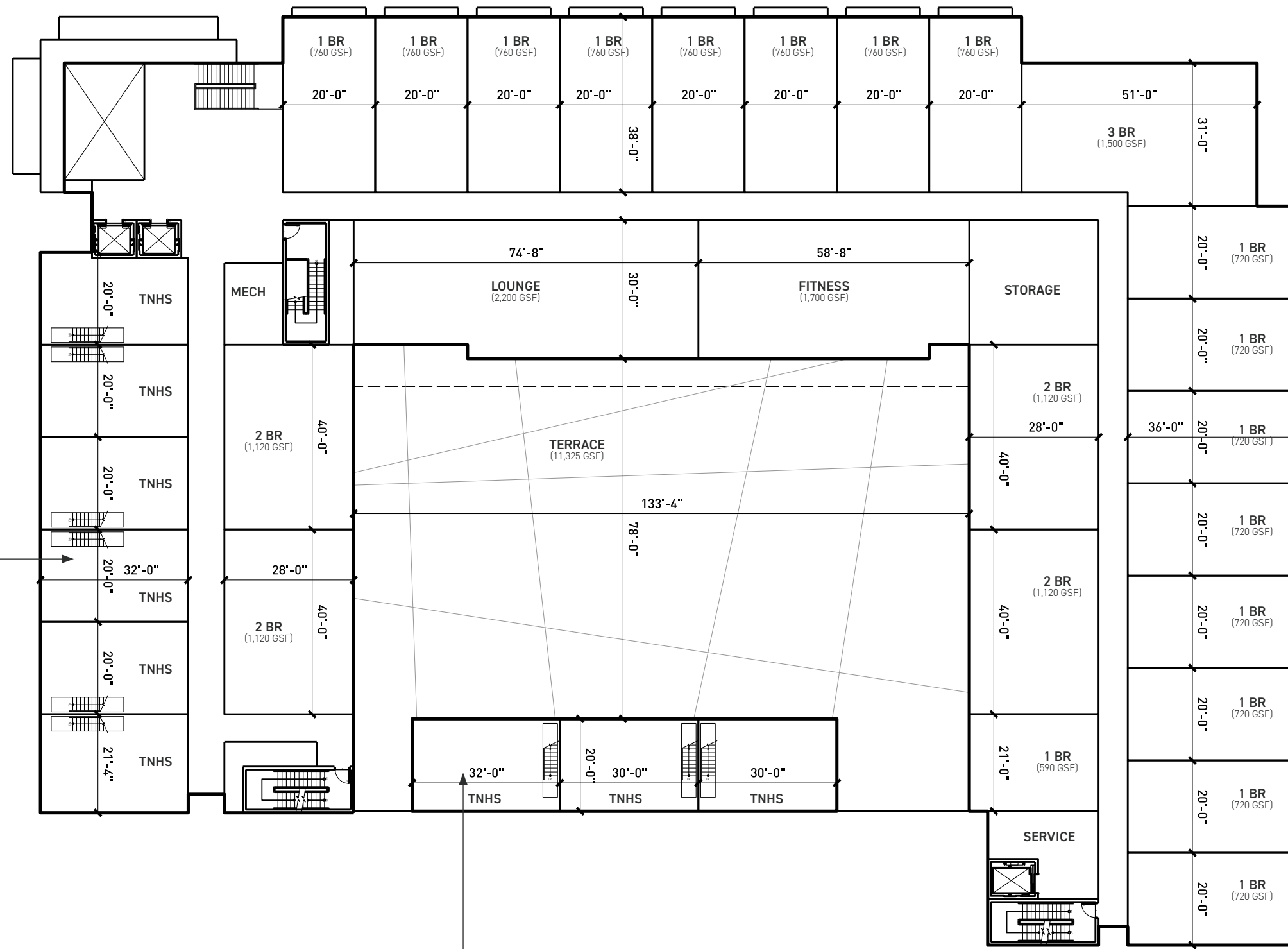


- “ Enhance walkability...
- “ Minimize curb cuts...
- “ Consider front porches/doors...
- “ Apartments are needed in the city, this is a good transition site...
- “ Like Brick/Stone...
- “ Be cognizant of noise...
- “ Retain street-front parking...
- “ Commercial is okay if fronting the parking, not the street...
- “ Like market rate direction...
- “ Consider front yard landscaping/trees...





11,840 GSF



TOWNHOUSE UNIT
LVL 02 (640 SF)

TOWNHOUSE UNIT
LVL 02 (600 SF)

35,600 GSF



LEVEL 01 | CONCEPT



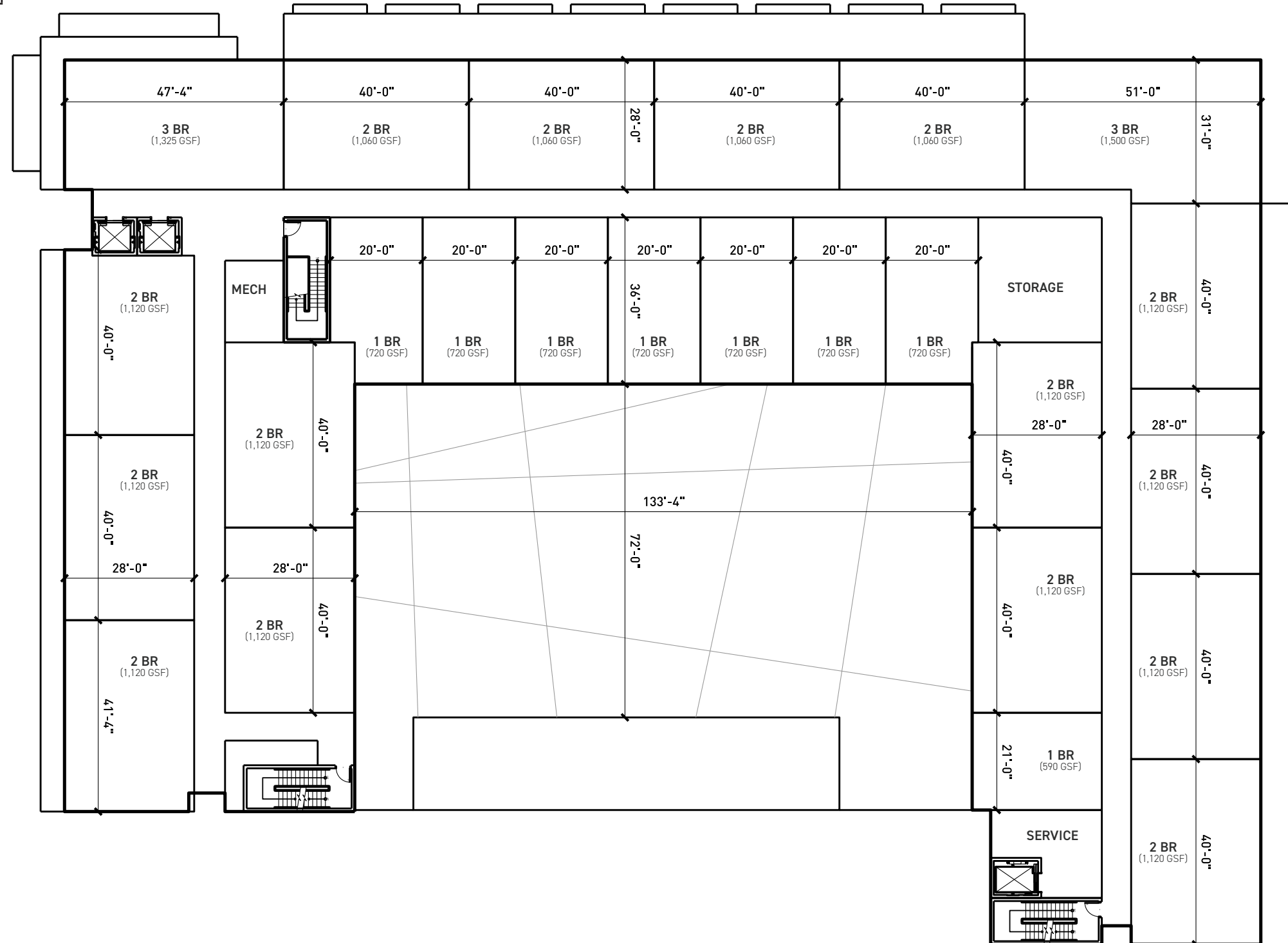
CITY CENTER APARTMENTS | 21 OCT 2022
582-606 ST. CLAIR GROSSE POINTE | 20210711

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	LVL 01	LVL 02	LVL 03	LVL 04	TOTAL	NOTES
TOWNHOUSE	9	-	-	-	9 (11%)	2-STORY UNITS (1,200-1,280 SF)
1 BR UNIT	-	17	8	8	33 (41%)	(560-720 SF)
2 BR UNIT	-	4	15	15	34 (42%)	(860-1,020 SF)
3 BR UNIT	-	1	2	2	5 (6%)	(1,325-1,500 SF)
TOTAL	9	22	25	25	81	

TOTAL GSF | 109,760 GSF

PARKING | 137 SPACES (1.70 SPACES/UNIT)



31,160 GSF



LEVEL 03/04 | CONCEPT

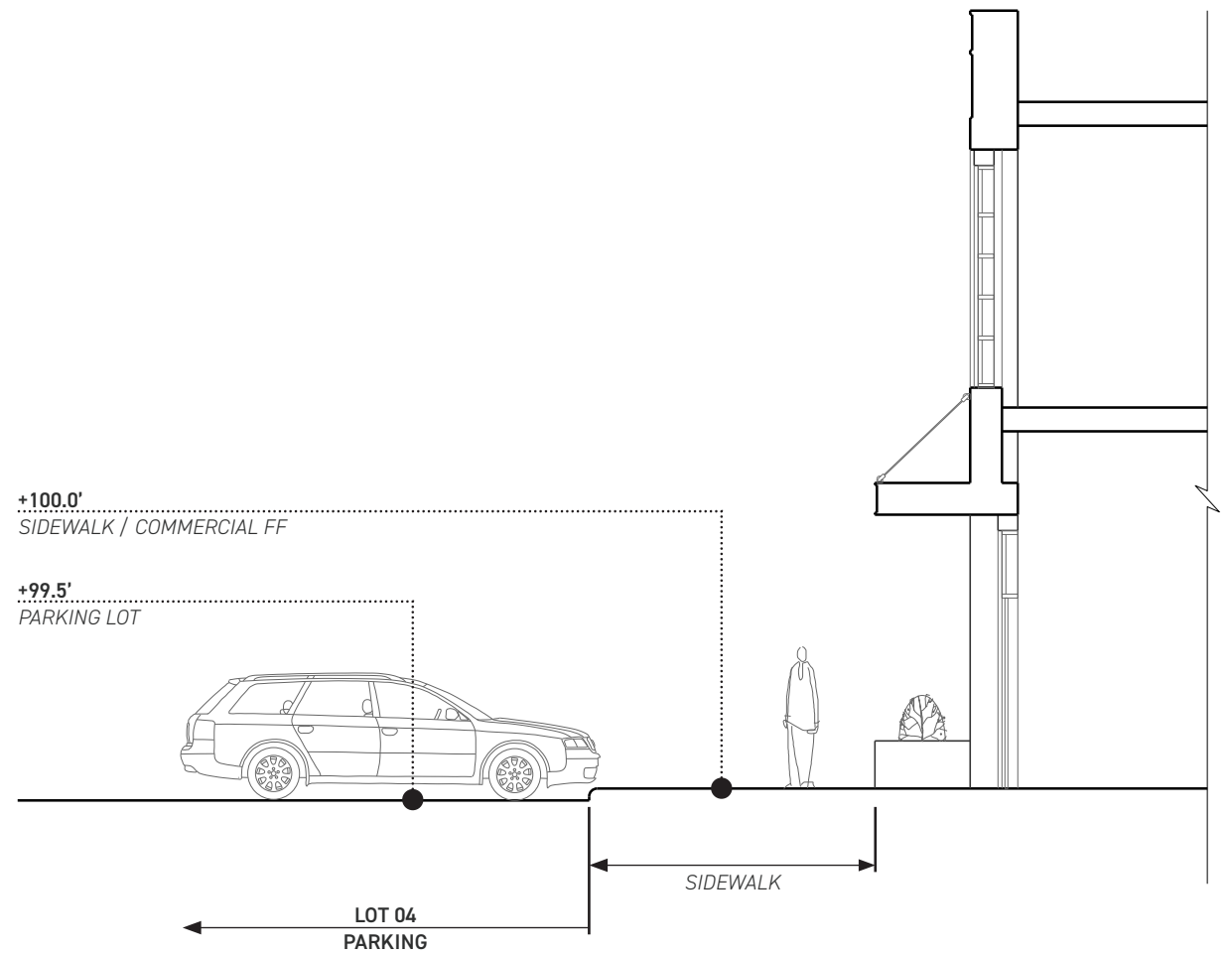


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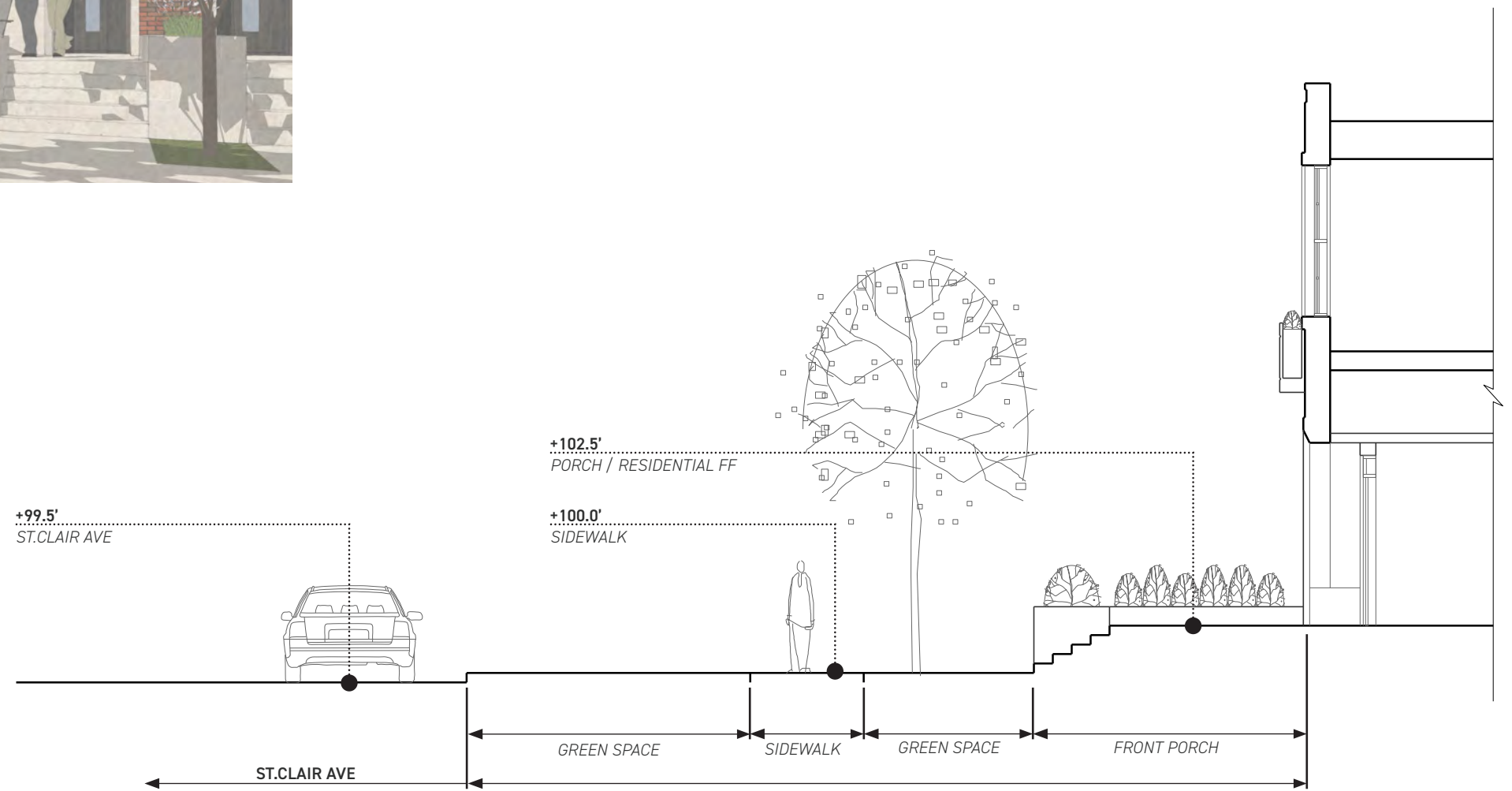


RETAIL FRONTAGE





ST.CLAIR TOWNHOUSE PORCHES





ST. CLAIR ENTRANCE



RETAIL FRONTAGE



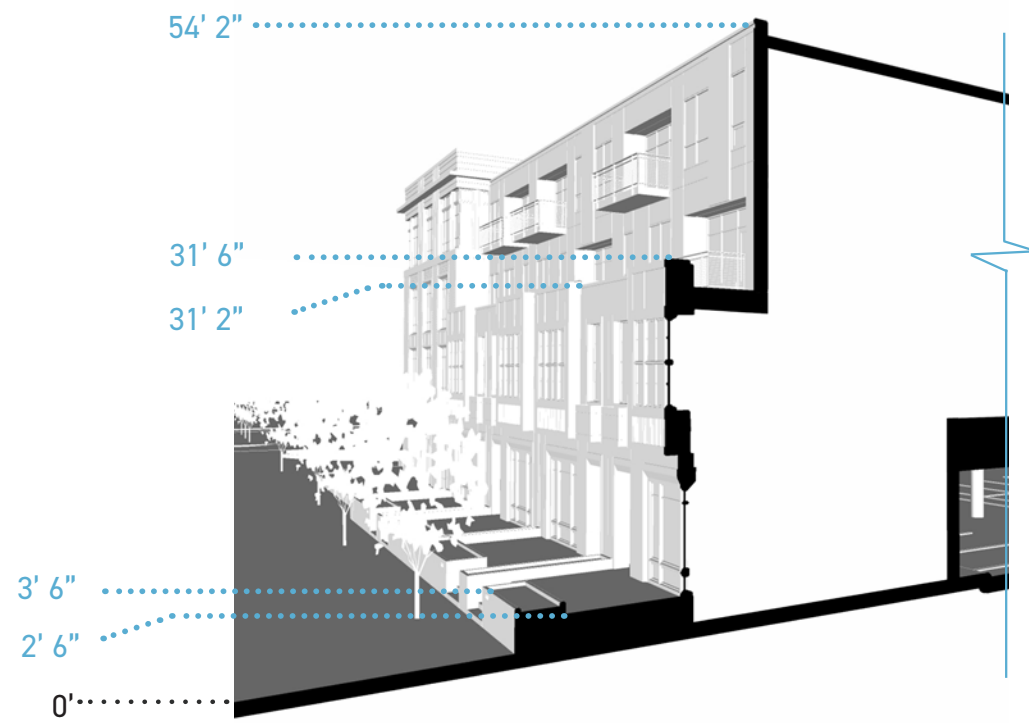
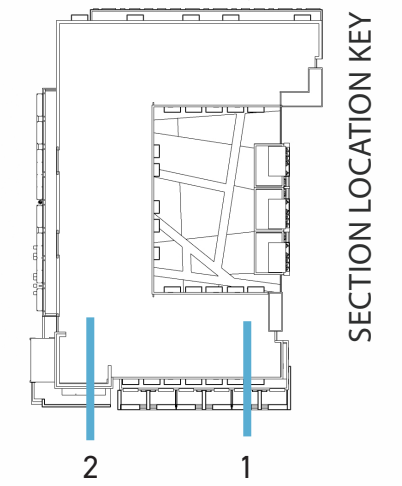
RETAIL FRONTAGE



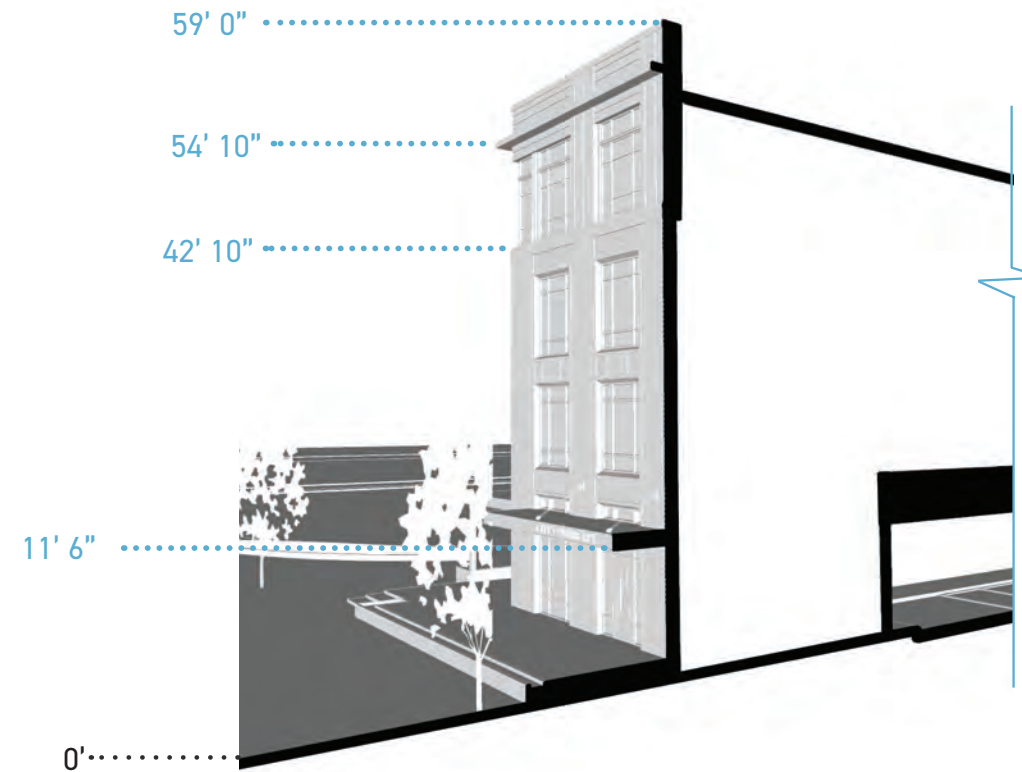
LAKESIDE FACADE



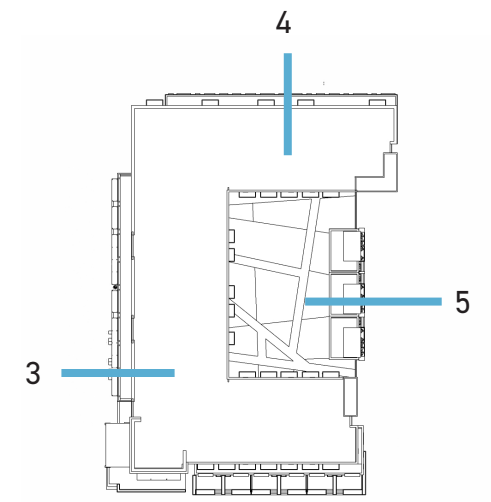
LAKESIDE AERIAL



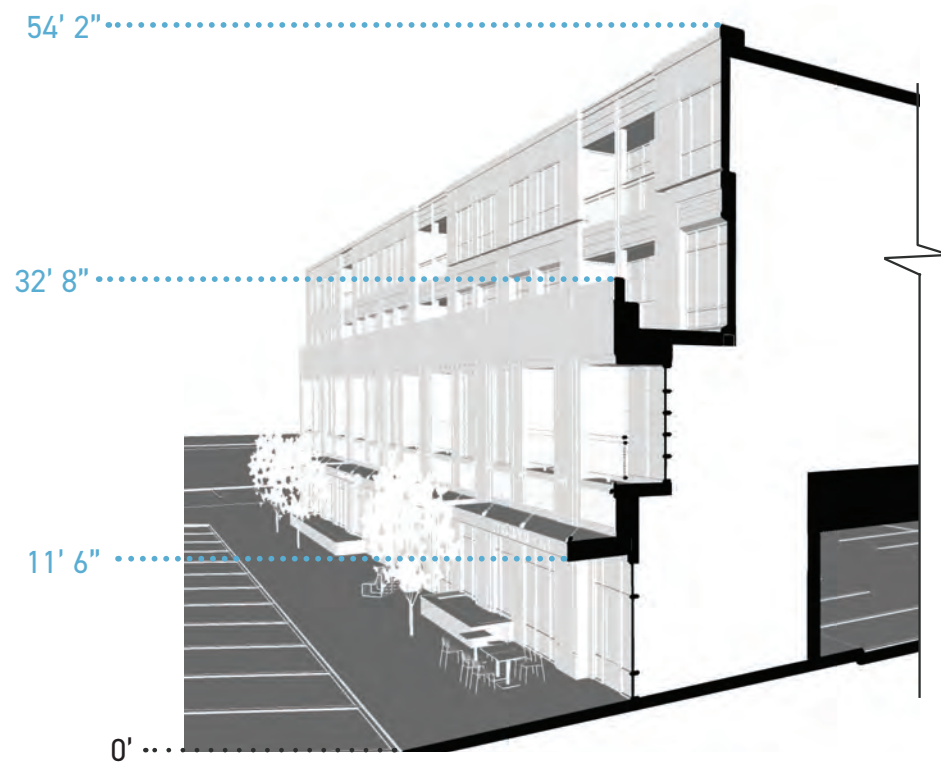
BUILDING HEIGHT AND DATUM DIAGRAM 1



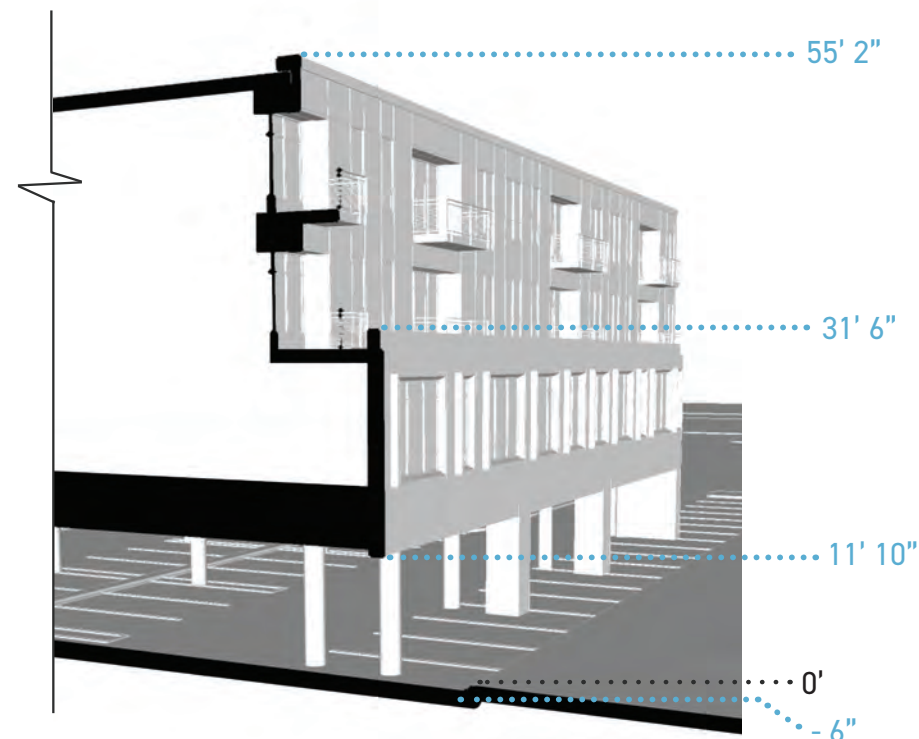
BUILDING HEIGHT AND DATUM DIAGRAM 2



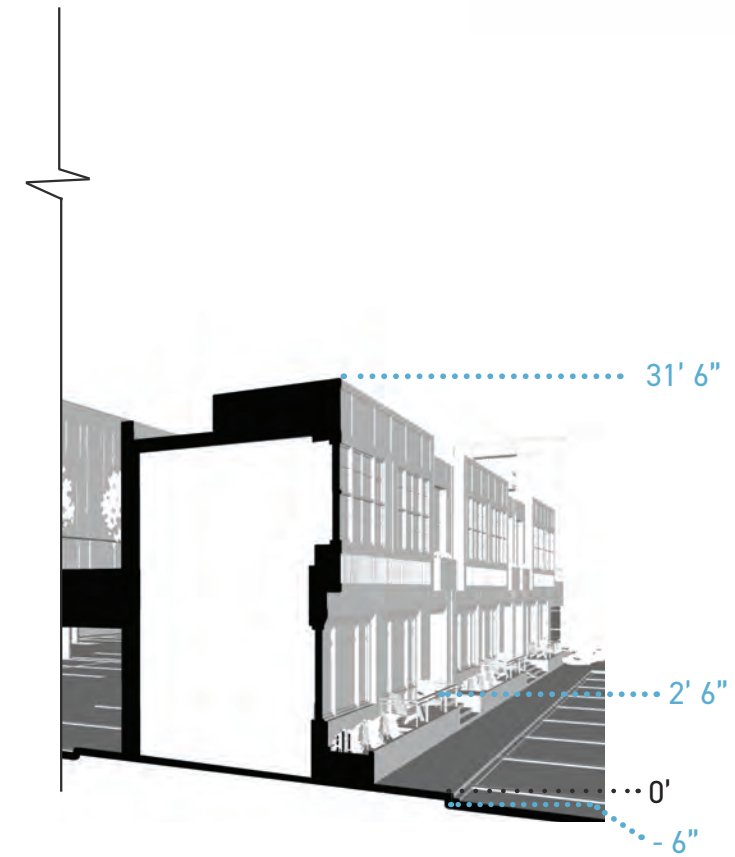
SECTION LOCATION KEY



BUILDING HEIGHT AND DATUM DIAGRAM 3



BUILDING HEIGHT AND DATUM DIAGRAM 4



BUILDING HEIGHT AND DATUM DIAGRAM 5