

# Parkside Community Engagement Q&A

Wednesday, May 29, 2024

Topic: Neighborhood Design

The following questions and answers were exchanged throughout the May 29, 2024 community engagement meeting at the Parkside community center. A representative from Ginosko Development Company shared some preliminary ideas about neighborhood design. He elicited resident feedback in three stages. First was in response to a concept for the overall neighborhood site plan. Second was in response to small-scale single-family and multifamily buildings. Third was in response to multifamily buildings. These three sections are delineated below. After the meeting was over, some residents asked additional questions separately to the project team. Answers to those are provided at the end of this document.

To view the drawings referenced in the responses, please visit [dhcml.org/villages-parkside](https://dhcml.org/villages-parkside) to find a meeting recording under the header of “May 2024 Engagement.” The project team would like to reiterate that all design ideas and drawings are currently conceptual and preliminary. All design ideas, drawings, and additional information provided are during the meeting subject to change.

Residents and community members: you can read through project-related documents and follow the redevelopment progress on DHC’s website by visiting [dhcml.org/villages-parkside](https://dhcml.org/villages-parkside) at your leisure. If you would like to submit additional questions to the project team, please email [parkside@dhcml.org](mailto:parkside@dhcml.org) and a team member will work on getting answers.

## Part 1 of 3: Site Plan

1	Will you be building barrier free apartments and townhomes and such?	Yes, all of our all of our apartment buildings will be designed to be barrier-free or easily converted to barrier for each if somebody needs it.
	In the townhouses in other building types, are you going to be doing barrier free?	Yes. Across all of the housing types, we will have barrier free options. It might not be as many options in the duplexes, quadplexes, and single-family but we will be required at minimum to make 5% of the units barrier-free, although we're striving to make everything adaptable to barrier free standards.
2	Will building non-residential and multifamily buildings go all the way to the road that leads into Chandler Park (Shoemaker)?	No, we will have no interior connection to the park. So, there won't be any connection of our roadways into the park right now. We may plan for sidewalks into the park. We will build all the way down to just the maintenance building off Conner. But again, [any building that's drawn on the site plan] does not have to be there. We may not end up with this building here. We may end up with more of these [other types of] buildings along Conner. We may end up with duplexes and townhomes. But the way that [the architects] have drawn it right now, and [some buildings go] all the way essentially to that main entrance [to the park].
3	What's happening down by village IV on the drawing?	These would all be single family homes [as designed] right now. [The southeastern entrance to Chandler Park is meant] to be all a neighborhood of single-family homes, because the idea is, as you go down more [i.e. as you travel eastward] than you're getting deeper into the [existing] neighborhood, single family, so that's [the reason

		for] the position of single family homes at that end of the campus. It doesn't have to be that way, though.
	So they wouldn't be connected, but scattered homes?	Yes, they would be detached single-family units. As you can see, in this image, the white boxes would be the house, and grey would be driveway. Then the green would be essentially your parcel of land or grass.
4	Does each village have a community center? Or will it be one community center?	Right now we're planning on one community center like we [currently] have here. Everyone would have access to it for sure. But we wouldn't be replicating this kind of a building throughout the campus. It would be just be one community center.
5	(Nonresident question) Did you mention A, B, C, and D are apartment buildings?	A, B, and C are apartment buildings right now, the areas blocked out and noted as D are retail or community space.
	So A, B, and C – the apartment communities –, how many floors, how many units, and is that the only thing that's going to be built in that area? And what's the grey?	The gray areas are parking lots or driveways.
	Ok, so how many floors and units per apartment buildings, and is the idea that residents that are relocated from Village II will move into Village I in one of those apartment buildings?	The answer for the first part of that question is, in these buildings labeled as C, these are multistory buildings, so they will be three or possibly four stories tall, and the number of units in each building will depend. So, for example, these three buildings are each 50 units. This building over here is much smaller, so it may be a three-story building but with a smaller number of units. These buildings that are L-shaped over here, they'll have more units, but they can be three or four stories tall. So this is still very conceptual, and I can tell you that between all of the A, B, and C building footprints, there are 480 units. And of those 480 units, there are enough unit types to accommodate everyone's current living situation. Everyone who would be relocated from Village II would have a like-for-like unit in Village I [right-sized to their household size].
6	Would we be able to move to a townhouse?	[Eventually] yes, just maybe not right away, because we're going to be building this campus over time. If we're going to be putting a new building here [on the vacant Village I land], and if you want to move into a townhouse [on another part of the campus], we first have to start by building apartment buildings to relocate you to this apartment building, so that we can tear down what's here [on the current Village II and IV sites], and then build. So, you may end up moving to an apartment building in the short term, but then once these are built, then you could move to a townhouse.
	So would you have to be moved again?	Yes, if you wanted to move into a townhouse, then you'd have to move to an apartment building first for a while until the townhouses are ready for occupancy. The only other way to do it is to move you completely off-site to somewhere else in the city while we tear down existing buildings and rebuild them. Based on our experience, most residents want to stay in their same neighborhood, wherever their families are, or their local grocery stores are, especially for people who have kids with school, you don't want to change schools that being relocated. So, we're trying

		really hard to accommodate everyone on the site while we continue with this master replacement of the campus.
7	For those who only have a one-bedroom, will you have a choice between a townhouse and the apartment building?	There'll be a right sizing, yes. So, we'll adjust the unit size [if needed]. We will have options for townhomes and apartments and single-family homes that are effectively right-sized for people. So, we [might] have one bedroom townhouse that you can move into eventually.
8	Do you a potential timeframe for the building of the rest of the complex once that [first] complex is done across the street? How long is it going to take?	It really depends on the financing that we use to build the rest of the campus. We have a number of strategies. For example, if we finance all the construction as one big project, we can go pretty seamlessly one after the other, and it can be as little as 16 months between the completion of these buildings and the townhomes. If they become different projects, and they're financed differently, then it depends on how long it takes to get the money in order and ready to start construction. So, it could be as little as 12 to 16 months, or it could be as long as 2032. The timeline could go off really, really far, depending on how we plan it. That 2032, as a final completion date for the last phase, will be the last 50 units in the campus, financed in the most conservative way. So that is just a way outside date when we have to be done with the whole campus. The first part of the projects will be done much quicker, and the rest of the phases will be done along the way.
	So you're starting from the front to the back?	We're starting with the vacant land, because that's the easiest to start. And then from there, probably starting from Warren and Conner, and then going over to the east.

**Part 2 of 3: Small-Scale Buildings**

9	It feels like a whole lot of grass around that house. You might not want them as grass for the safety perspective, or from a maintenance perspective.	That is a great comment. I agree with you. It's also the reason that we never put gravel as a landscape bed around any of our properties. We always do mulch because we don't want people picking up stones and throwing them at the buildings.
	Is the amount of grass around the houses possible?	If you think about what you just saw on the screen, that's that white box all the area in green around that white box would be grass. So that much that much grass is definitely possible in a single-family home layout on the campus.
	Will you keep the grass cut?	It depends on how we have single family homes on the site versus multifamily. For duplexes, fourplexes, we're sure the apartment buildings, we will take care of all the grass. It's very likely that in townhomes and duplexes and those kind of medium-density buildings. Single-family will depend: if you own the home, you're going to be responsible for mowing the grass. If we own it, we'll be responsible for mowing the grass.
	So how would residents end up owning a house?	We can talk about that at a different time [because this meeting is specific to neighborhood design]. We did cover that in another meeting, how we can use a program that's already available through the DHC to work towards homeownership.
10	Are they going to have basements?	No, they're not going to have basements. Basements end up being a maintenance challenge. It also adds to the cost to have bases. I know for residents, a lot of times they rely on that additional storage in the basement. You're certainly not supposed to be living in the basement, but the additional storage is a benefit, but it oftentimes doesn't justify the cost of building a basement. I will say, all of our floor plans do incorporate laundry units inside the apartments. If you had if you planned on your laundry being in the basement, that's already accommodated for without a basement.
	Do you provide washers and dryers?	The answer is potentially. We have done it any number of ways. In the multi-story buildings, we'll build the common laundry room and we'll provide coin-operated or card-operated machines. But we'll have the space that if you want to bring in you can have your own washer and dryer. We also in the past have leased to the residents for their individual units – we've been able to lease them a washer and dryer. It just essentially added to the cost of your rent. And we've also allowed just residents to bring in their own wherever. We haven't figured that out yet, but at least the option is there to have an in-unit one.
11	Is this meeting going to be recorded? Because I'm having a hard time hearing.	Yes, it is. We have the Zoom being recorded, and we have an audio recording as well. We'll be transcribing the questions and answers as well.
	Will we get it if we put our email down?	Yes, for everyone who signed up here, we can notify you as soon as everything's up.  If the project team has your email – and if it's legible, that's important to make sure that it's spelled correctly, – then you also have all these resources emailed to you.

12	Do you have a picture of the bedrooms or bathrooms, barrier-free?	No, I don't have it in this slide set, but I will tell you, the way that our architect is designing the units, the barrier-free units don't look any different than the non-barrier-free units. It's not that everything looks barrier-free, but they found a unique way to incorporate barrier-free requirements in a way that doesn't look barrier-free at all. We will review that in the next meeting. That's a great question to ask the architects directly. What is it? What does it look like? We'll ask them to see if they can have an image of what that looks like in our next meeting.
	Will the bathrooms in the barrier-free units be the kind you walk into, meaning like a walk-in shower instead of a bathtub?	I've seen it both ways. You can have a bathtub with a cutout in it to allow for barrier free access into a bathtub. More often than not, they're just the walk-in shower.
13	Can you put in a small window in the bathroom to help reduce mold and moisture buildup?	I don't believe that we currently have windows in the bathrooms. However, because of all the energy [and building] codes, we are required to provide enough ventilation in the bathroom to exhaust for a certain amount of time after you turn off the lights. We just started putting it is easier than other properties: you know to turn off the light switch, and the fan is connected to light switch and you turn off the light, and the fan keeps running for several minutes and you think 'I didn't turn it off.' But in reality, it's a timer to make sure that there's enough exhaust for all of the moisture to get out of the units, which is a pretty cool thing. And all of that stuff is exhausted directly to the outside with duct a six-inch-round ductwork that sends it directly to the outside of the building: not into the attic, not into the wall, just to the outside.
14	I remember in the previous meetings, we talked about moving the residents from one location over to the first location. If you decide that you don't want to stay in a high-rise, what does that look like?	We are providing an option for you to move into a like-kind unit in an apartment building instead of in a townhome – that will be that will be worked through in everyone's individual relocation plan. We have to abide by the Uniform Relocation Act: that's all the guidance and requirements that we have to follow for every household and their relocation plan. There's the general plan for the campus, and then for every person, we will sit down with you and say: here are your options; here are what your rights are; what your options are, and the timing. All of that gets worked out for [every household]. It'll be dependent on what the person's options are or what their interest is. Obviously, we're not going to have a non-apartment building option available at the beginning. We will have an apartment for you. We are building enough apartments for everyone who's currently a resident – we will have an apartment for you. If you choose not to take that apartment, then we have to sit down and work something else out.
15	Can you show a picture of the four-story or five-story building?	That's the next set of slides. There are no five-story apartment buildings. There are only four and lower.
16	When you talk about relocating people to Village I for apartments, you also seem to imply that folks may move from Village I to Village III or IV for the townhouses and so forth. So, is that something that will	We won't have enough residents to occupy 100% of the units and villages II, III, and IV, so we're working this out. But I believe there is a first right of refusal on those townhomes, single family homes, whatever it is in the future for residents who were part of the initial move, so that we don't just go ahead and lease them all up to other

	happen, that they will be moved from the apartments to one of the other units [in the future]?	people, but that you'll have a right of first refusal, if you will, and then we'll work out the relocation from the apartment building to that townhome or single family home.
17	What are you going to do with the people who are currently living in Village IV while you're building the single-family homes?	Everyone who's currently living at the Villages at Parkside, whether in Village II or IV, will have an apartment in Village I right across the street. After we get everyone relocated, we'll likely want to demolish everything between Frankfort and Warren at one time, and just have a clear site, because we're going to have to replace a lot of the infrastructure in this area between Frankfort and Warren. And that can't be done by doing just Village II and III and IV each at a time. Everybody would move from Village II, III, and IV over [to the future buildings on Village I] at one time, so that we can move on to the complete replacement of two, three and four.
	And it's one level each apartment in the buildings, like literally apartments?	Yes, it'll be a traditional apartment building. It won't be a townhome [with two levels].
	So how will a family of five or six go to an apartment?	We'll have two, three, four-bedroom apartments. We're going to have enough apartments to accommodate all the families.

**Part 3 of 3: Multifamily Buildings**

18	When you talk about relocating people to Village I for apartments, you also seem to imply that folks may move from Village I to Village III or IV for the townhouses and so forth. Is that something that will happen, that they will be moved from the apartments to one of the other units [in the future]?	We won't have enough residents to occupy 100% of the units and villages II, III, and IV, so we're working this out. But I believe there is a first right of refusal on those townhomes, single family homes, whatever it is in the future for residents who were part of the initial move, so that we don't just go ahead and lease them all up to other people, but that you'll have a right of first refusal, if you will, and then we'll work out the relocation from the apartment building to that townhome or single family home.
19	In the apartment building, I notice they're stacked. Will they come with elevator access, laundry facilities, or is each resident responsible for getting up and down their stairs and providing their own laundry appliances?	All these buildings would all have elevators in them, either one or two elevators depending on how big the building is. We would incorporate common spaces within each building. So even though we would have a larger community space, the building itself would have common laundry, probably a small office, probably a lounge, maybe a fitness center, something like that. When we design these buildings, we end up with a little bit of leftover space, and we find really imaginative ways to use that. We've created resident storage before, a library, resident lounges, resident meeting rooms, all kinds of common spaces within these apartment buildings. We have a lot of opportunities to incorporate those kinds of things. Oftentimes, they're their spaces that can be defined for anything, so if we sit down with you and we say we have 700 extra square feet in this building, what would you want to see in this space?
	A mailbox room.	Mailboxes automatically will be inside the building for sure. But what else? If you had 700 square feet, the size of a large one-bedroom apartment, what would you put in it? A game room?
	Exercise room?	We want that kind of feedback from you when we get into the actual picking apart the building footprints. I want you to be thinking about that because if there are needs for things like plumbing, if we're going to do a small sink in there; I've put salons and buildings before as a Beauty/Barber Salon, so I've got to incorporate the plumbing for the hair wash sink, and the electrical for the dryer stations. All of those things can be incorporated upfront pretty easily. Great question.
20	Will any of these buildings be restricted to just seniors?	Not right now. These are designated from families and basically anyone at this point. we can restrict some buildings to 55 and older if we wanted to, but that does get a little bit more difficult in the rest of the phasing plan around the campus. If we build one of those buildings as senior and we don't have enough seniors to fill that building, then the people who were planning on going over here, they can't live in that building. We have greater flexibility but it's not restricted to seniors. But if we find that we have enough

		seniors that want their own building that's age-restricted, that can be done.
21	The row houses and single-family: will they be two-, three-, and four-bedrooms, or will some of the rowhouses be one-bedroom, in Village I?	In Village I, currently we only have apartment buildings planned. Those will have one-bedrooms in them. But where there are townhomes and single-family homes, you will have a one-bedroom townhome option
22	Could you share the size of the space in the floor plans?	This one-bedroom is 626, this one is 616, there's two bedrooms... they range from 650 sf roughly for a one-bedroom. The three-bedroom gets up to 1,352 square feet. The four-bedrooms will be probably 200 square feet more than that. These are the square footages for the interior space in the apartment buildings.
	Are these floor plans only in the apartment buildings, or are they applied to the other units as well?	These bedroom sizes and living areas will be very similar across apartment buildings, townhouses, and single-family homes.
23	Do we know exactly the size of this room? <i>[referring to the community room at 5000 Conner]</i>	This room is 2,300 square feet. This three-bedroom [on the screen] is 1,352 square feet. So, in this building, you could do a three-bedroom and two-bedroom.
24	Have you been in the units here, or do you know the unit sizes of the townhouses here, and how they compare to the apartments in Village I?	I have walked through them once, but we have, and DHC were they took us to a number of units across the campus, including some that were offline. And yes, DHC give us the square footage of all the units that they have.
	[Some of the units are small, and others are bigger.] Which one did you see?	I saw a mixture of units across the campus. We went we went through new units and old units and offline units.
	[inaudible]	We did not develop these floor plans from a square footage basis to be identical to the existing units. These are floor plans that are common in our industry, and that's how we that's how we develop them.
25	Can you compare the existing units to the proposed units in terms of square footage?	Yes, I can. I don't have that information here today. But we can do a quick comparison on the square footage of current units versus square footage of proposals.
26	[question inaudible]	This is actually one larger model than this; there's a four bedroom. I don't have the floor plan for it yet, but there will be a four-bedroom floor plan as well. If you have a current unit that has two levels in it, the square footage for both of those levels count. So your [...] two-bedroom apartment, even if it's split into two levels, we will make essentially the same amount of square footage in our two-bedroom layouts even though they're not two levels. You'll actually pick up more space because you won't have a stair tower cutting into the unit.
27	[question inaudible]	In the apartment buildings for sure they'll all be one level. They won't be multiple stories. When we go to the townhomes and these other designs that I showed you, especially in these low-density

		units, these could be units where you have two levels within the same apartment. We haven't gone through and designed these entirely yet. But we could have essentially two-story apartments or townhomes. So that would be a townhome design in this campus.
28	The planning, is that for the apartments or are those for the bedrooms that you're showing? Specifically for that one bedroom – that's the one I'm tripping on.	These are for the apartment buildings. But I will tell you that the bedroom areas and the overall flow, they will be very similar. It just like put together differently or a townhome or a single-family home.
	Will they be the same square footage?	They will be roughly the same square footage. We're currently designing a different project where the one-bedrooms are 750 square feet.
	I can take that, but that 600, I can't take that.	I'll say it again, all of this is conceptual, right? All this draft, and we're working on it. One of the things I'm hearing from you guys is to be a little more generous on the square footage, especially for one-bedrooms.
	That part, please.	And we will be back. This is not our only crack at the floorplan.
29	What's the date when all of this is supposed to happen, when you start tearing down and moving us over?	We've publicly said we're going to strive for start of construction on the Village I area, the Phase 1A and Phase 1B in March of next year, March 31. Then approximately 12-14 months later, we'll be done with construction.
	So basically June 2026?	That's the goal.
30	Just to turn to the RAD process, are you going to submit these designs to HUD?	<p>All the building designs would have to go through the City of Detroit site plan review process, so that will involve a couple of stages. First is a Pre-Plan Review meeting where we meet with Housing and Revitalization, Planning and Development, Public Works, intercom, DTE, and BSEED (which is Buildings, Safety Engineering, and Environmental Department, you know, like the inspector department). Everybody in City Hall is going give us comments like, 'oh, you didn't think about trash,' or, 'oh, what about this parking lot? where is the traffic going to flow?' Those types of details. So that's the level of comments we'll get.</p> <p>Then we'll go to the Site Plan Review process where City staff will compare the building designs to what the zoning code says about things like the number of units that are allowed on the site and based on the amount of land we have, distances between buildings – things like that. At the same time, the construction drawings of the buildings are going to go to BSEED. They're the ones who are responsible for issuing the building permit. That's the document that's going to let us start putting the building on the ground.</p> <p><i>(Continued on next page)</i></p>

		They're also the ones who are going to check the building once it's all done to issue a certificate of occupancy, saying, 'yes, the building was built according to the drawings, and it's safe for people to move in.' The nitpicking over the designs of the mechanicals and the electrical and the room dimensions, all that is done at the local level at the city of Detroit, and HUD will be the one that works on the bigger-picture subsidy side.
31	Do you have a meeting with DHC?	As a developer, we meet with the Detroit Housing Commission once a week.
	Are any Parkside residents allowed to sit in that meeting?	That is a DHC-Ginosko meeting. Now, we have Resident Reps that we meet with as well.
	No, are we allowed to sit in the meeting that you guys are having concerning Parkside? Because there should be a resident on there [...inaudible...] on Parkside.	That is what these [community-wide] meetings are intended to be. These meetings are intended to get your feedback in the process that we then used in the development process. We use feedback from these meetings to inform our planning of the project. And then if you have comments or questions or concerns in between these meetings, then then we can sit down with you individually or you can meet with the Resident Reps.
	No, I want to sit down at that table.	Those meetings are just for Ginosko and the Detroit Housing Commission.
	Yeah, that's where I want to sit down.	– Can she write up her concerns and give them to you? – Yes, please, write your concerns down, email them to us, hand them to us, and we will review them. [Residents can always email <a href="mailto:parkside@dhcmi.org">parkside@dhcmi.org</a> with any questions or comments.]
32	Did you think of building townhouses instead of apartment buildings first?	We did look at that. The challenge is the infrastructure needed to develop the townhomes at the beginning – townhouses just take up more space than the apartment buildings, so it's harder for us to get started faster. It would take us longer to get started if we were just going to do all townhomes as the beginning of the project.

**Additional resident questions received by the project team after the open Q&A**

33	What if people want a first-floor apartment?	We are required to meet applicable reasonable accommodation requirements under the Fair Housing Act, Section 504, and the ADA.
34	Will there be an option for walk-in/roll-in showers?	Yes, since there will be accessible units with mobility features in the new buildings.
35	What if I've been in a 2-bed unit for 44 years and have to downsize?	All residents must follow the applicable program rules, including rules related to right-sized housing. We are also required to meet applicable reasonable accommodation requirements under the Fair Housing Act, Section 504, and the ADA.
36	Do people who have been here a long time get first picks on the new units?	There is currently not a priority based on length of stay, but every resident in good standing has a right to return.
37	Can seniors request safety cords?	We are required to meet applicable reasonable accommodation requirements under the Fair Housing Act, Section 504, and the ADA.
38	Since there won't be basements, will there be options for storage (e.g. for seasonal items such as winter coats or Christmas trees)?	These options will be discussed in more detail at future community engagement meetings with the design team.
39	Can seniors choose to live near other seniors?	All moving as part of the redevelopment project will be subject to the Uniform Relocation Act. Each family's individual options for moving will be discussed during their personal and individualized relocation process.
40	Glass façades are beautiful, but the glass is a security concern, and there's also a fear of energy inefficiency in the wintertime.	Safety is a paramount concern for the project team. These options will be discussed in more detail at future community engagement meetings with the design team.
41	As part of the relocation process, can I choose to move to another DHC project besides the future new Parkside units?	All moving as part of the redevelopment project will be subject to the Uniform Relocation Act. Each family's individual options for moving will be discussed during their personal and individualized relocation process. In general, residents who want to move to a different DHC public housing project should contact their current property manager. Additionally, we are also required to meet applicable reasonable accommodation requirements under the Fair Housing Act, Section 504, and the ADA.