

# PARKSIDE REDEVELOPMENT UPDATES

FEBRUARY 11, 2026



VIEW FROM CENTRAL POINT LOOKING SW

# AGENDA – PARKSIDE RESIDENT UPDATE

## Meeting Agenda

### 1. Recap

- Environmental
- Project Overview & Unit Counts

### 2. Progress Updates

- Summary
- Approvals

### 3. Next Steps & Timing

- Offsite work – Recap of Modular Construction
- Onsite Mobilization

# 1. RECAP

*OCTOBER 2025 RESIDENT MEETING*

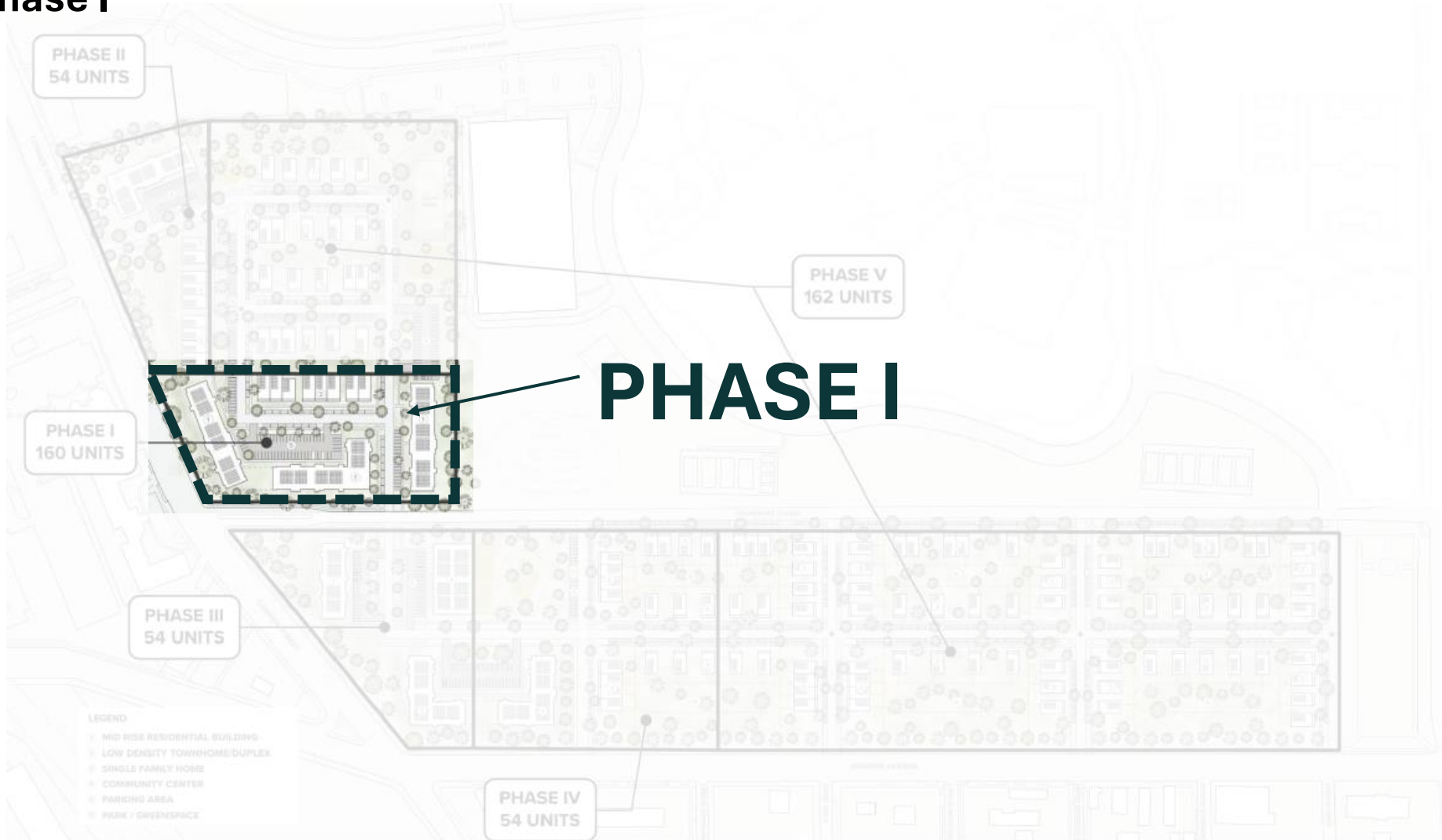
# ENVIRONMENTAL RECAP

## Summary

1. EGLE hosted meetings on 12/16/25 and 1/20/26 to address resident concerns about the environmental review process.
2. The project has been reviewed by the City of Detroit and the State of Michigan under the highest environmental standards for housing.
3. Environmental testing completed to date has identified **no significant issues** that cannot be addressed using standard industry practices.
4. If any contamination is identified during construction, DHC and Ginosko are required to notify residents and will provide updates throughout the process.

# PARKSIDE PHASE I (NO CHANGE)

## Site Plan, Phase I

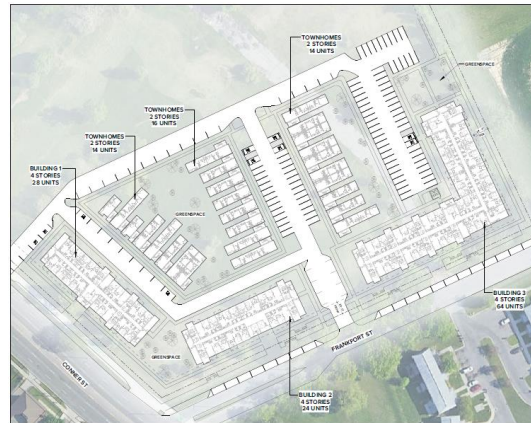


# SITE PLAN (NO RECENT CHANGES TO BUILDINGS)

**JUNE 2024**



**AUGUST 2024**



**JUNE 2025**



**FEBRUARY 2026**



Original plan.

**All apartment buildings.**

Townhome units were added after receiving resident feedback.

**Townhomes + apartment buildings.**

City of Detroit SPR feedback:

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

Comments resulted in street grid adjustments that reduced the number of townhomes in the first phase.

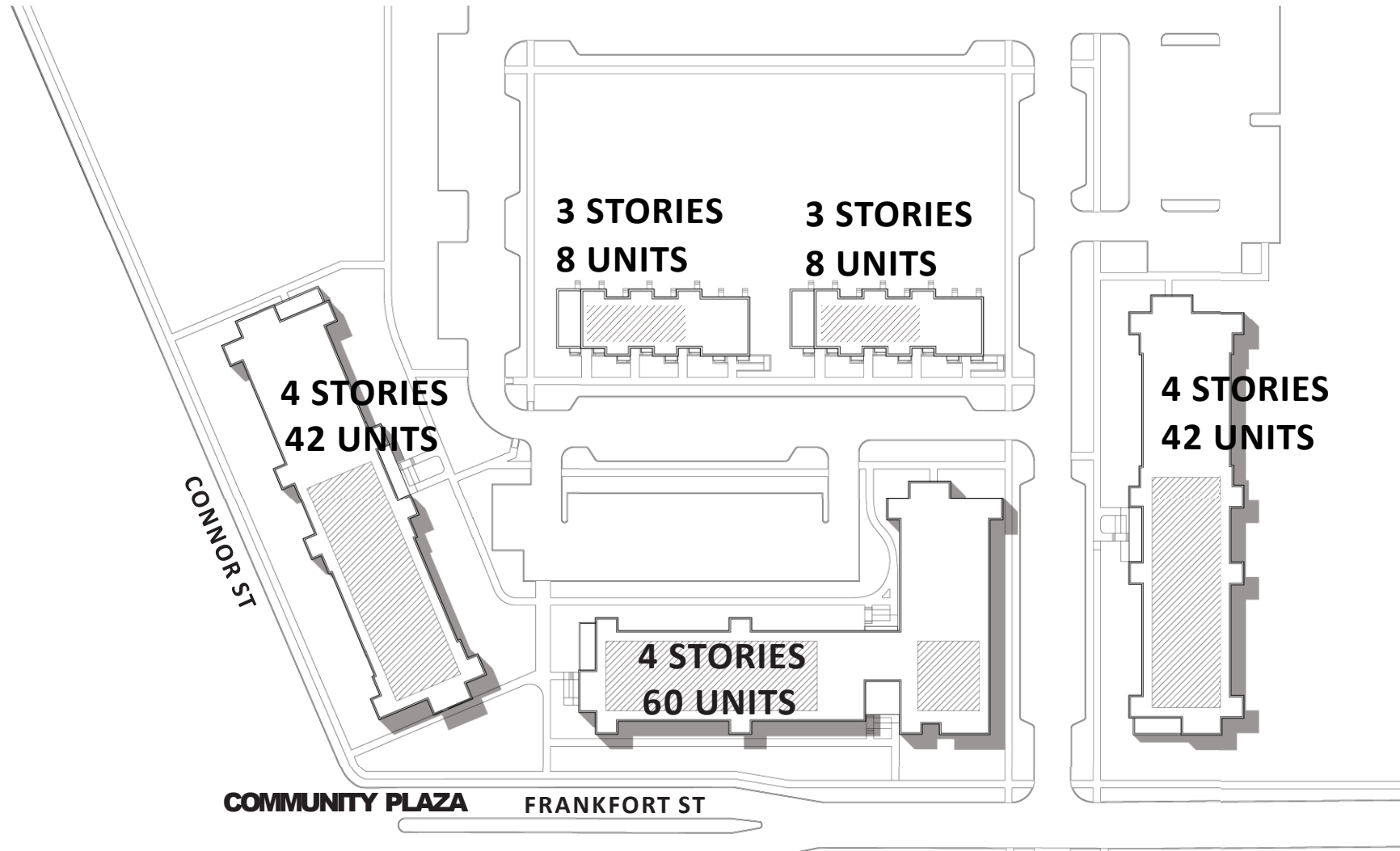
**Townhomes + apartment buildings.**

No changes to building types.

**Townhomes + apartment buildings.**

# UNIT MIX (NO CHANGE)

Phase I = 144 apartment units + 16 townhomes



# CONCEPTUAL 3D MASSINGS (NO CHANGE)



AERIAL VIEW OF PHASE 01

2/11/2026

## **2. PROGRESS UPDATES**

*PROJECT STATUS AS OF FEBRUARY 2026*

# PROGRESS UPDATE – WHERE WE ARE TODAY

## Summary

- **The start of construction has been delayed by a few months while DHC and Ginosko complete required Local, State, and Federal reviews and approvals.**

Key factors contributing to the delay include:

1. The City of Detroit's site plan review required updates and refinements to the project plans.
  2. Increased scrutiny on environmental approvals leading to longer review times.
  3. Construction costs increased from earlier estimates, requiring an update to the project's financing to ensure long-term financial stability.
- These steps add time to the pre-construction process but are necessary to complete the project correctly and support the long-term viability of the housing.
  - Construction is now anticipated to begin in **early May**. Updates will continue to be shared as the project moves forward.
  - There are **no immediate changes for residents** at this time. Because modular construction begins off-site in a factory, the overall completion timeline is expected to remain largely consistent with **first units online in early 2027**.

# PROGRESS UPDATE – CITY PROCESSES

## City Entitlements Summary

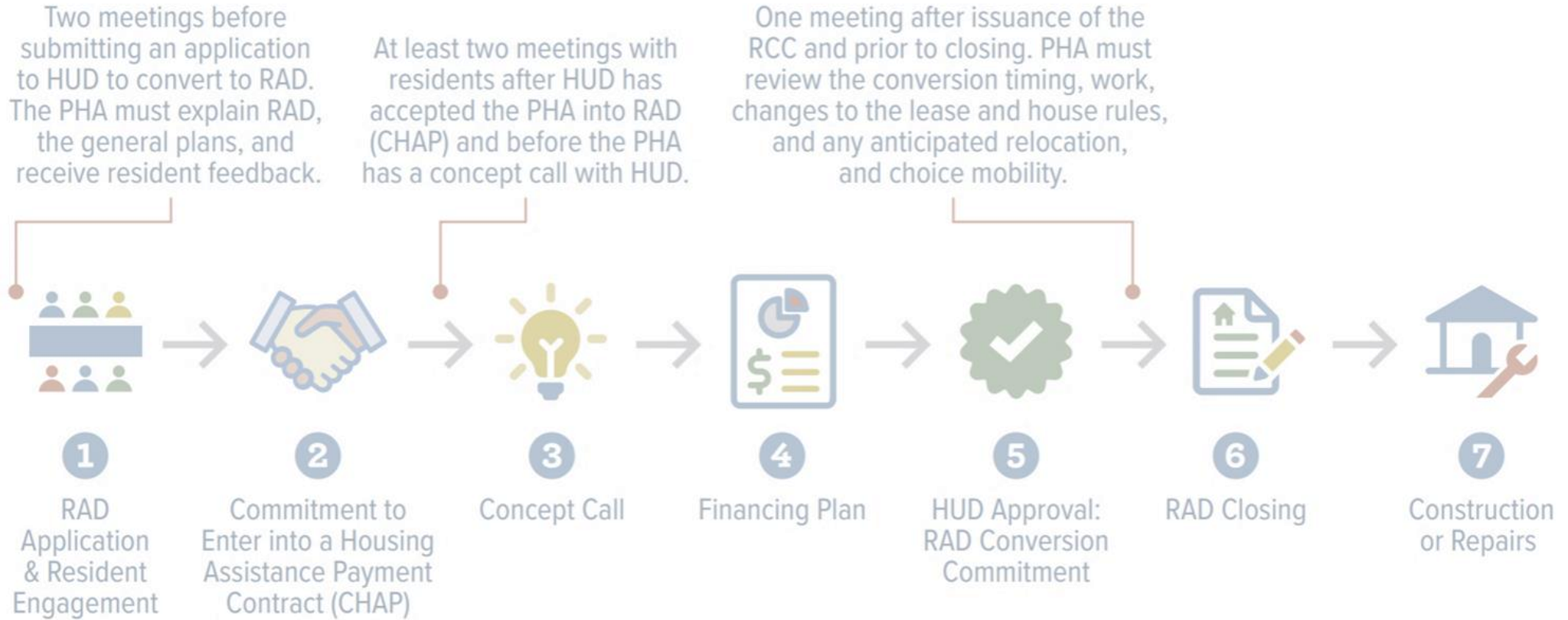
- The City is reviewing the project to ensure it meets zoning, safety, and neighborhood requirements.
- The City issued a Site Plan Approval for with Conditions
- The City's review triggered a **BZA hearing**, which is is the **final step needed to clear Conditions**.
- Once approved and City Building Permit Review is complete, the City can issue **building permits**.
- DHC and Ginosko are actively moving through this process and will continue to keep residents informed.

# PROGRESS UPDATE – FINANCING

## MSHDA Summary

- Project will use Low Income Housing Tax Credits from the Michigan State Housing Development Authority (MSHDA)
- Two-step process for approvals
- Will use less expensive financing
- Increases oversight by regulating agencies to ensure housing remains affordable

# PROGRESS UPDATE – FINANCING



**TIMELINE UPDATES:**



# **3. NEXT STEPS & TIMING**

*CONSTRUCTION STRATEGY AND TIMING*

# MODULAR CONSTRUCTION

## What is Modular Construction?

- Homes and buildings are **built in sections (modules) inside a factory** instead of on-site.
- These **sections are then delivered to the site** and assembled on permanent foundations.
- Building in a factory allows **work to continue at the same time as site preparation**.
- Modular construction helps reduce weather delays and construction disruptions.
- Building inside a factory increases the quality of construction.
- All homes are **built to the same (or better) safety and building codes as traditional construction**.



Photo from Ginosko Modular

# MODULAR CONSTRUCTION

Traditional Construction:



Modular Construction:



# MODULAR CONSTRUCTION

## Key Milestones

**Construction start  
*at factory.***

**Target Start: May 2026**



**Construction start  
*onsite.***

**Target Start: August 2026**





VIEW FROM SW CORNER OF PHASE 1 LOOKING NE

**QUESTIONS?**