



Unit Rendering



Clubhouse Rendering



# PARK MEADOWS VILLAGE TOWN HOMES

## RESURRECTION CDC | DETROIT, MI



**Valerie V. Weatherly** has more than thirty-five years in the housing industry. She attended Wayne State University and Howard University in the fields of Business Administration, Housing Development and Psychology. She possesses both public, private and non-profit housing expertise in providing real estate acquisition, development, rehabilitation, technical and compliance services to expand housing options for low to moderate income families.

Within her years of experience, she served as a Senior Fair Housing and Equal Opportunity Specialist with the U. S. Department of Housing and Urban Development. During her tenure in the federal government, she specialized

in the areas of Contract Compliance, Civil Rights, Equal Employment Opportunity, Fair Housing, Affirmative Action, Legislative and International / Congressional Affairs, Minority Economic Development, Community Planning and Urban Development. Also, she investigated and provided technical assistance to Local Unions as it related to compliance with the Detroit Hometown Plan.

# SCHEMATIC PROJECT

## PROJECT SUMMARY

The project will consist of 98 family-style town home units that will feature one-, two- and three-bedroom units with attached garages, common recreational area, and a clubhouse. The management office will also be located on site. It will be built on land that has been vacant and has experienced dumping of debris for over 15 years. One bedroom units will feature accommodations for residents who are physically disadvantaged. Rents for the one-, two- and three-bedroom units will be offered to applicants whose incomes are at or below 30%, 40% and 60% of AMI. The one-bedroom units are offered exclusively to individuals who are physically disadvantaged. The two- and three-bedroom units will feature 1 1/2 baths or 2 full baths respectively. All units include individual laundry areas. Landscaping of the development will provide a beautiful ambience through-out and surrounding the site.

Park Meadows Village (PMV) will transition this Northwest Community that has suffered from disinvestment for several decades, into a community that provides contemporary affordable housing for income qualified households. RCDC has already spent thousands of dollars to purchase, demolish and clear unsafe structures, remove asbestos, and paid relocation fees for previous owners.

The town homes will be conveniently located in a community near shopping, schools, church, Henry Ford Medical Clinic, Detroit Medical Center, Nursing & Rehab Center, a major freeway and public transportation. It is also a walk-able community. The development team for PMV has concluded that the practical approach to neighborhood transformation in this area was to introduce an updated housing design with affordable rents. PMV will also benefit those individuals who are/will work at the above mentioned businesses/schools, etc.

## INSTITUTE OUTCOMES

- We want to successfully integrate this higher density housing into a context where we are surrounded mostly by single-family Cape Cod-style homes.
- We want to incorporate green technology to reduce utility costs and maintain long-term affordability for residents.
- We want to work cooperatively with the other CDCs working in the neighborhood, including Amandla CDC.
- We had land-assembly issues with private owners interspersed in our parcels. How can we address the lack of contiguity in our development?



## PROJECT INFORMATION

### DEVELOPMENT STRATEGY

 New Construction

### HOUSING TYPOLOGY

 Multi-Family (Townhouse)

### RESIDENTIAL UNIT INFORMATION

- 98 family-style town home units
- one-, two-, and three-bedroom units with attached garages

### NON-RESIDENTIAL FEATURES

 Community Space

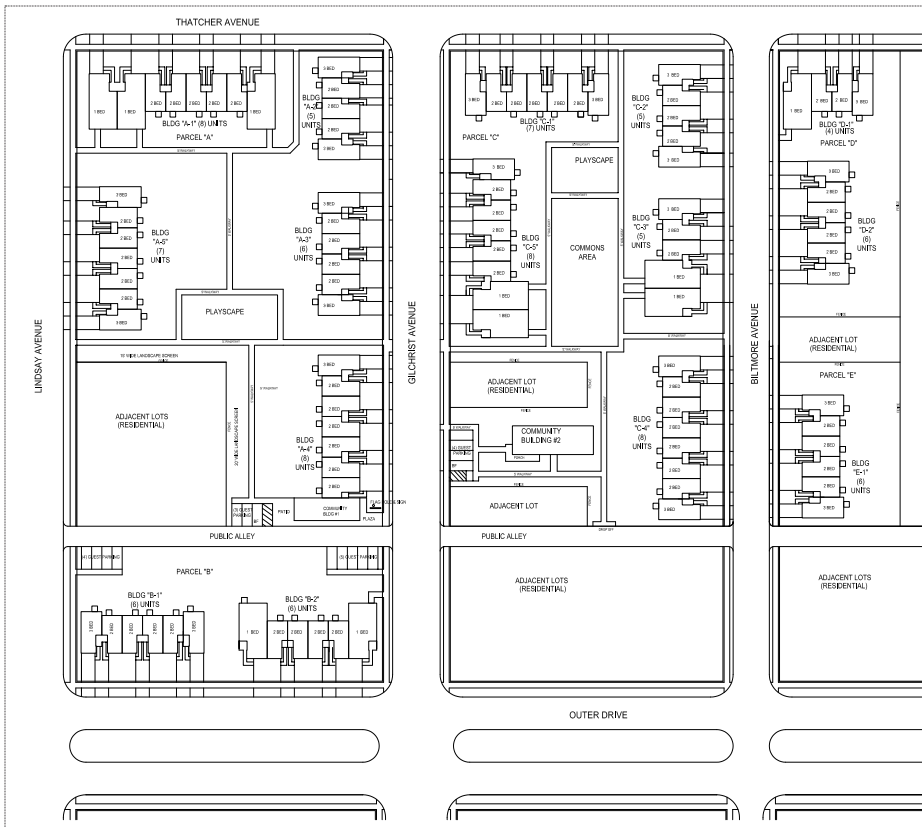
 Offices

 Open Space

 Recreation/Exercise Room

Other:

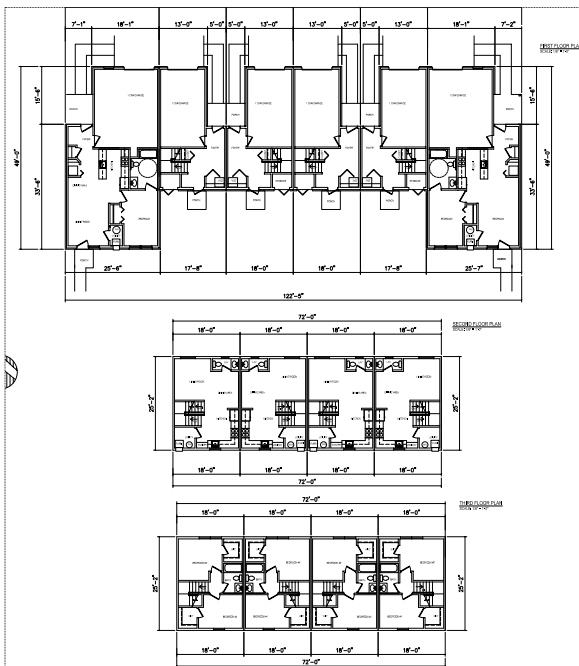
- Clubhouse



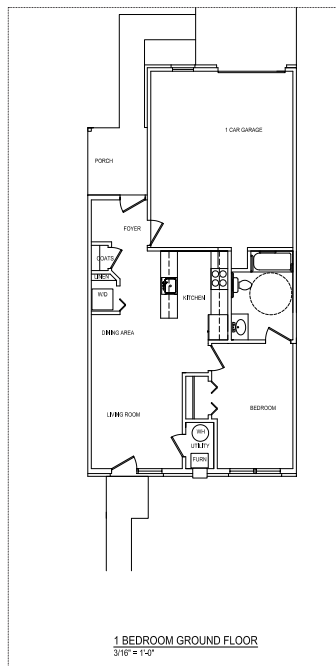
Architectural Site Plan



Building B2 Front Elevation



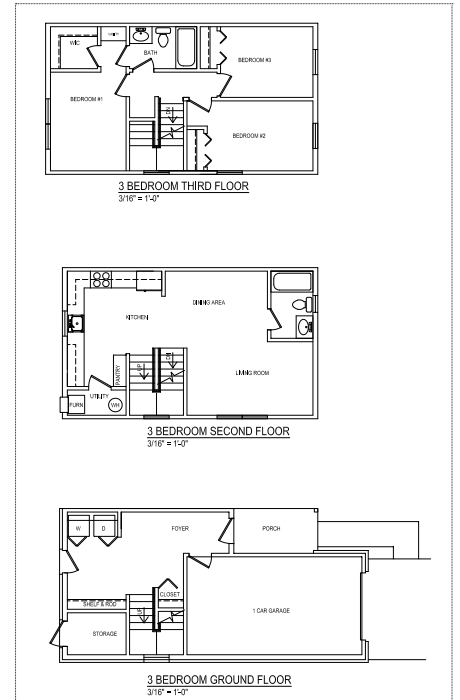
Typical Building Floor Plans - B2



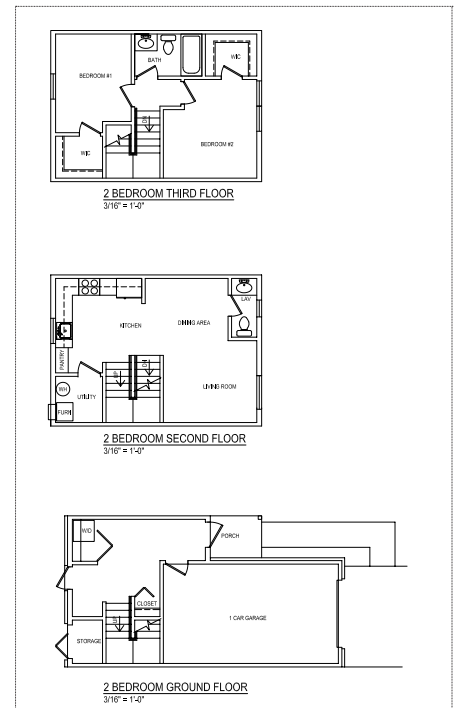
1 Bedroom Unit - 700 sf



Urban Scale Map



3 Bedroom Unit - 1,400 sf



2 Bedroom Unit - 1,002 sf