

# Phoenix Residential Development

## PROJECT DESCRIPTION

The Mannik & Smith Group, Inc. (MSG) was retained by Phoenix Group Consultants, Inc. to provide environmental, civil, and surveying services for an urban redevelopment housing project in the City of Detroit, Michigan.

MSG participated in development projects for Core City West Village, a 66-unit single family home development; Heritage Park, a 66-unit condo development and Core City Estates Phase II, which consisted of 32 three-bedroom units and 34 two-bedroom, three-story units with attached garages.

Financing for the development was provided by the U.S. Department of Housing and Urban Development (HUD), City of Detroit HOME funds and additional funds obtained from low income tax credit and private mortgage.

MSG performed complete surveying, engineering and construction support services for the site improvements for the infill lots. MSG provided environmental assessments of the subject area, survey drawings, site and civil design, construction plans and assistance in the permitting process.

MSG also performed the utility planning and design for both above and underground utilities, as well as worked with the City for connections to the water and sewer in the area. The development required garage access from existing alleys and MSG prepared plans for the improvement of the alleys within the development.

This project has generated a product conducive with the urban redevelopment efforts in the City and has brought underutilized and blighted properties back to productive use. The improvements to this inner city community will provide more attractive housing alternatives to the people in the area. Additionally, the housing designs are compatible with surrounding inner city buildings and reflects modern urban housing designs that offer more aesthetic value to the surrounding community.



## LOCATION

Detroit, Michigan

## CLIENT

Phoenix Group Consultants, Inc.

## SERVICES PROVIDED

- ◆ Site Planning & Design
- ◆ Civil Engineering
- ◆ Environmental Services
- ◆ Surveying (ALTA & Topographic Surveys)
- ◆ Construction Layout & Staking
- ◆ Urban Redevelopment
- ◆ Added Aesthetic Value to the Community
- ◆ Utilized City of Detroit HOME Funds



*City West Village Under Construction*



*City West Village Housing Development*