

Client
Detroit Building Authority
Detroit Housing Commission

Client Contact

Giffels Webster Contact
Matthew Schwanitz
Partner

Scott Clein, PE
LEED AP
President/Partner

Completion Date
In-progress

Services Provided
Civil Engineering
Surveying
Landscape Architecture
Planning



Gardenview Estates, formerly Herman Gardens, is a 139-acre mixed-use development in the City of Detroit. The development is owned by and being built under the guidance of the Detroit Housing Commission and the Detroit Building Authority and is being subsidized by HUD. When completed the site shall contribute over 900 residential units to the community and assorted retail opportunities.

The preliminary concept drawings created by the design team, of which Giffels Webster is part of, grew through a process which included design team meetings and neighborhood group meetings while still meeting Federal HUD requirements and deliverable dates. The resulting project plan includes single-family, duplex units, and apartments. Commercial and senior living components are also proposed for the Joy Road frontage. The site will include two parks, a recreational area, and a dry stormwater management detention basin, which is the first in the City of Detroit with this capacity.

Once the plan was agreed to, Giffels Webster performed all surveying work to document the existing conditions, dedicate new public rights-of-way, and create the individual parcels. The later involved the creation of a large site condominium. We also completed all engineering design for public infrastructure as well as for the multi-family apartment sites over several phases, handling the entitlement process with the City of Detroit. Giffels Webster also performed landscape design for the two parks and the dry detention basin to provide natural amenities to the community.