

Greystone Senior LDHALP

Project Information Sheet

Location Map



Project description

New construction on a vacant site located at 440 Martin Luther King Junior Boulevard in Detroit. This multi-family development project will consist of (49) 1-bedroom and 2-bedroom units on four floors. This project is seeking 9% MSHDA funding and Detroit Home Funds. Community Room, Offices, Mail and building utility spaces will occupy the first floor along with a limited number of 1-bedroom and 2-bedroom units.

Conceptual Design Information

See attachment for conceptual design package.

Questions and/or Topics

General introduction and discussion regarding the project

Issues and/or comments from P&DD and Historic District Commission

Define the approval process, applications and associated fees

Define approval Timeline and significant submission deadlines

Project Team - Attendees

Architect – Fusco Shaffer and Pappas

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Developer – Cass Community Neighborhood Development Corporation

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GREYSTONE SENIOR LDHALP
AFFORDABLE SENIOR LIVING
440 MARTIN LUTHER KING BOULEVARD



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Greystone Senior LDHALP
CCD18.002 440 Martin Luther King Blvd - Detroit
Zoning Analysis
49 Unit Senior Affordable Housing Development

Current Zoning: **SD-2, Special Development District**
Proposed Zoning: Same
Lot Dimensions: **150 x 190** (Assumed) (compliant)
Lot Area: **28,500 SF** (Assumed); **0.65 AC** (compliant)
Conditional Uses: **Multi-family dwelling**

Setbacks: Front (short property dimension): **No minimum setback required**; maximum setback = average of adjacent property
(Parking is prohibited within the front yard)

Rear: **10'** where an alley is present; **20'** where no alley is present (**Non-Compliant**)
Side: **No minimum setback required**

Note: Off Street Parking: Off-street parking is prohibited between the street and front of the building.

Building Height: 45' maximum height for non-mixed-use
45'-0" Proposed Building Height (Compliant)

Recreational
Space Ratio: **0.07** (SD-2 District)
53,396 gsf x .07 = **3,738 sf Required**
3,778 sf provided (compliant)

Unit Data

1st floor	(6) 1 Bedroom; (4) 2 Bedroom
2nd floor	(6) 1 Bedroom; (7) 2 Bedroom
3rd floor	(6) 1 Bedroom; (7) 2 Bedroom
4th floor	(6) 1 Bedroom; (7) 2 Bedroom

Average Unit Area: **1 Bedroom = 659 sf; 2 Bedroom = 984 sf**
Bldg Area: **53,396 gsf (RSR - .07 x 53396 = 3,738 sf)**

Off-Street Parking: **Multi-family Residential**
1.0 spaces per dwelling unit on land zoned SD-2
Or; Where located within 0.5 miles of a high-frequency transit corridor or; Housing for the Elderly

.75 spaces per dwelling unit
49 x .75 = 36.75 = 37 Spaces Required
13 Spaces provided on site
24 Spaces provided on adjacent sites within 1,320 feet
37 Spaces provided (Compliant)

Note: All required HC spaces are located on site.

Dimensional Standards: Parking spaces: **9'x20' (90 deg); 10x23 (parallel)**
Aisle Width: **20'** for 90 deg. Parking layout
10' for parallel Parking layout

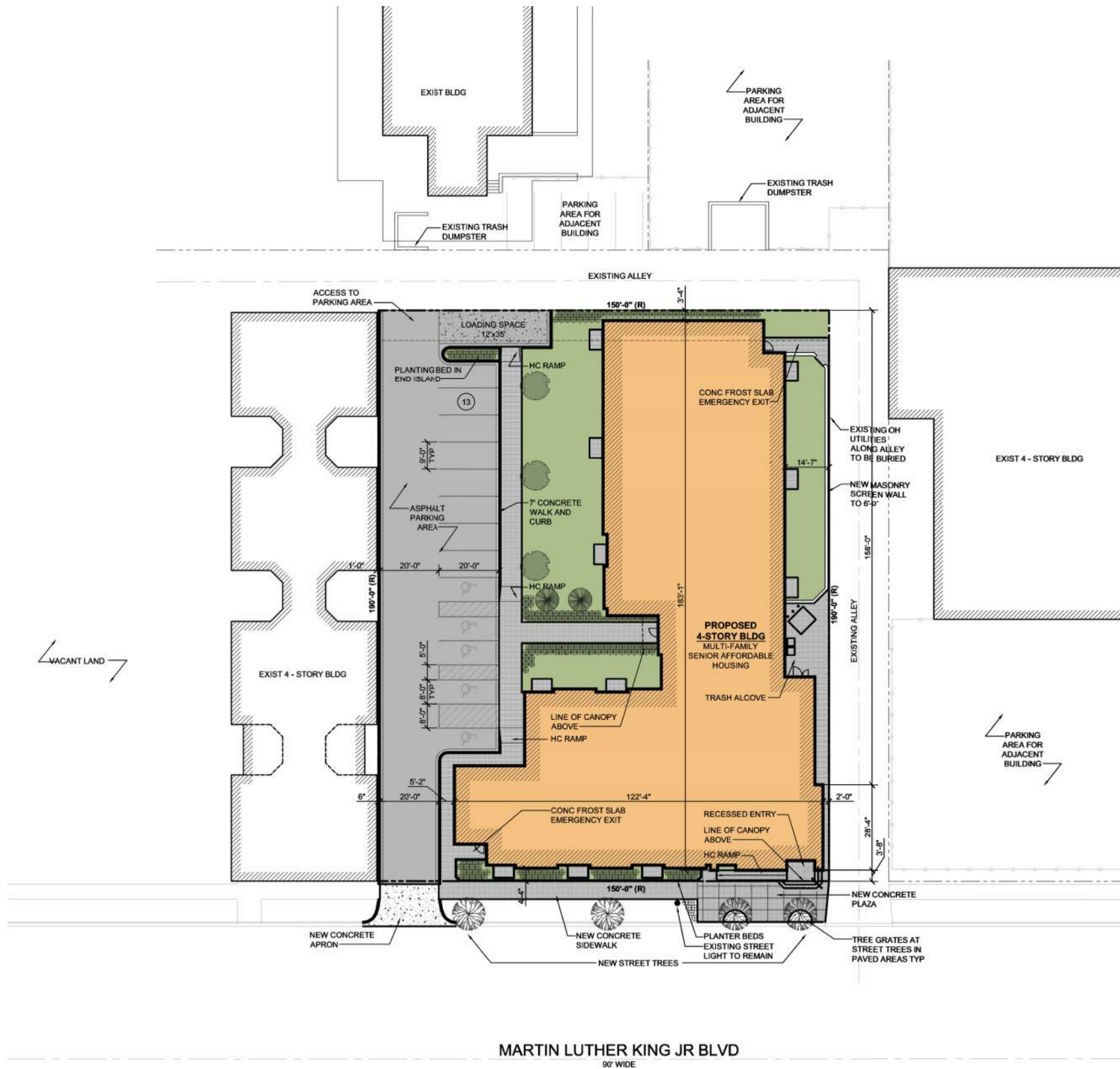
Loading Space: **Residential Uses**
(24 or more units) **1** for 10,000- 100,000 GSF floor area for multi-family dwellings
(12'x35')
1 12x35 loading space provided (compliant)

Landscape and Screening: A 5' wide landscape buffer is required between the street and the parking area and shall include a 30" high masonry screen wall.
1 tree for each 30 linear feet of landscape buffer (18 sf min area; 5' min depth)

Note: No interior landscaping requirement for parking areas less than 25 spaces

Trash enclosures shall be screened from view by a masonry wall and shall match the building in like color and material





SITE + UNIT DATA SUMMARY CHART

UNITS:

FIRST FLOOR	(6) 1 BED UNITS	659 SF
	(4) 2 BED UNITS	984 SF
SECOND FLOOR	(6) 1 BED UNITS	659 SF
	(7) 2 BED UNITS	984 SF
THIRD FLOOR	(6) 1 BED UNITS	659 SF
	(7) 2 BED UNITS	984 SF
FORTH FLOOR	(6) 1 BED UNITS	659 SF
	(7) 2 BED UNITS	984 SF
TOTAL	49 UNITS	
	(24) 1 - BED UNITS / 49%	
	(25) 2 - BED UNITS / 51%	

COMMON LOUNGE(S): 500 SF MIN

LOBBY + VESTIBULE + MAIL EDIT SF

BUILDING AREA:

FIRST FLOOR	13,349 SF
SECOND FLOOR	13,349 SF
THIRD FLOOR	13,349 SF
FORTH FLOOR	13,349 SF

TOTAL 53,396 SF

NOTE : THE PROJECT METRICS LISTED ABOVE ARE SUBJECT TO CHANGE AS THE DESIGN PROGRESSES INCLUDING THE DEVELOPMENT OF UNIT PLANS AND BUILDING CONFIGURATION. THIS PLAN WAS GENERATED WITHOUT A PROPERTY SURVEY. ALL EXISTING CONDITIONS ARE UNKNOWN.

North



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OWNER REVIEW 11.05.2020



FIRST FLOOR PLAN
SCALE: 1" = 20'-0"



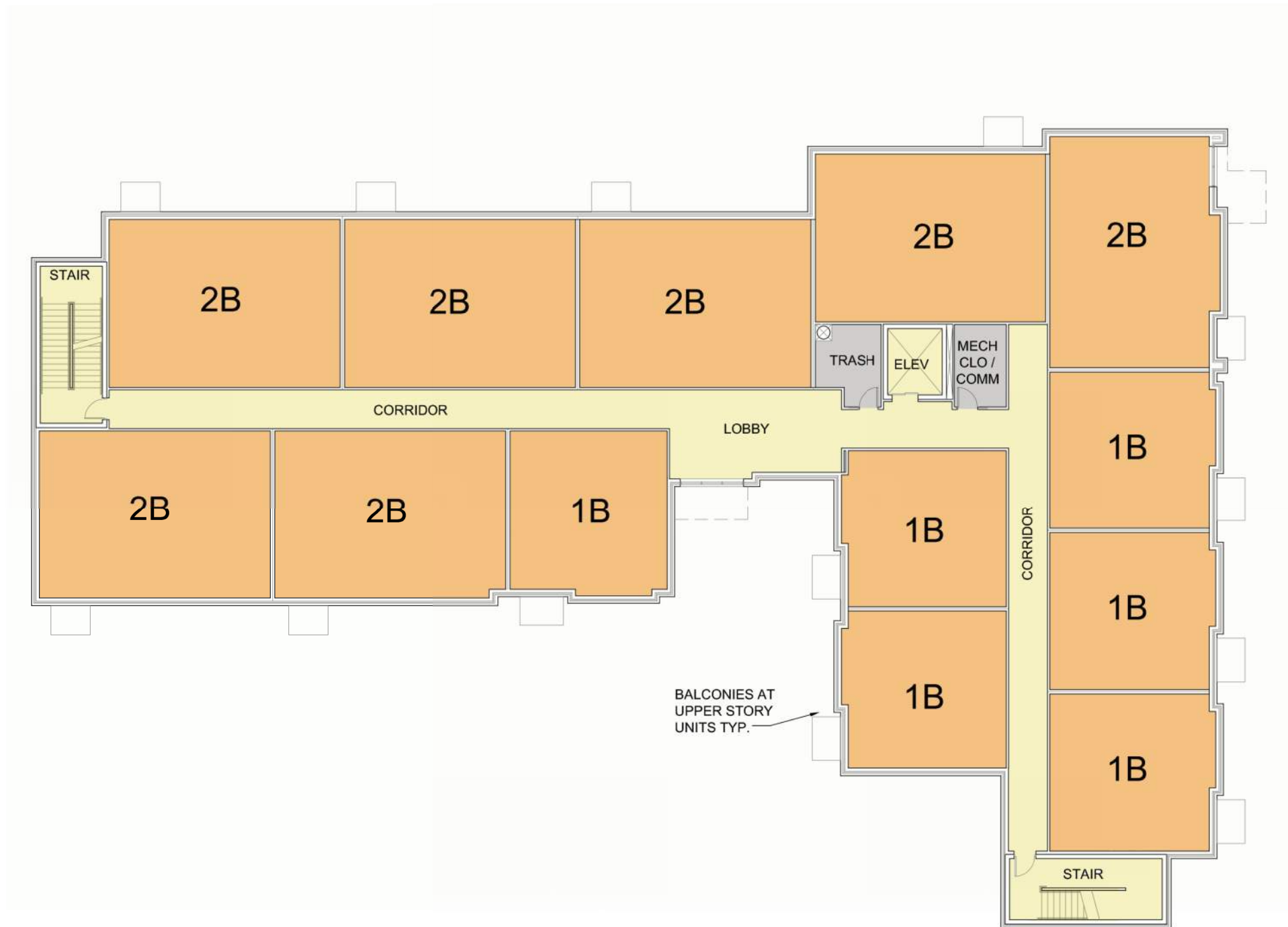
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SECOND FLOOR PLAN
SCALE: 1" = 20'-0"



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THIRD FLOOR PLAN
SCALE: 1"= 20'-0"



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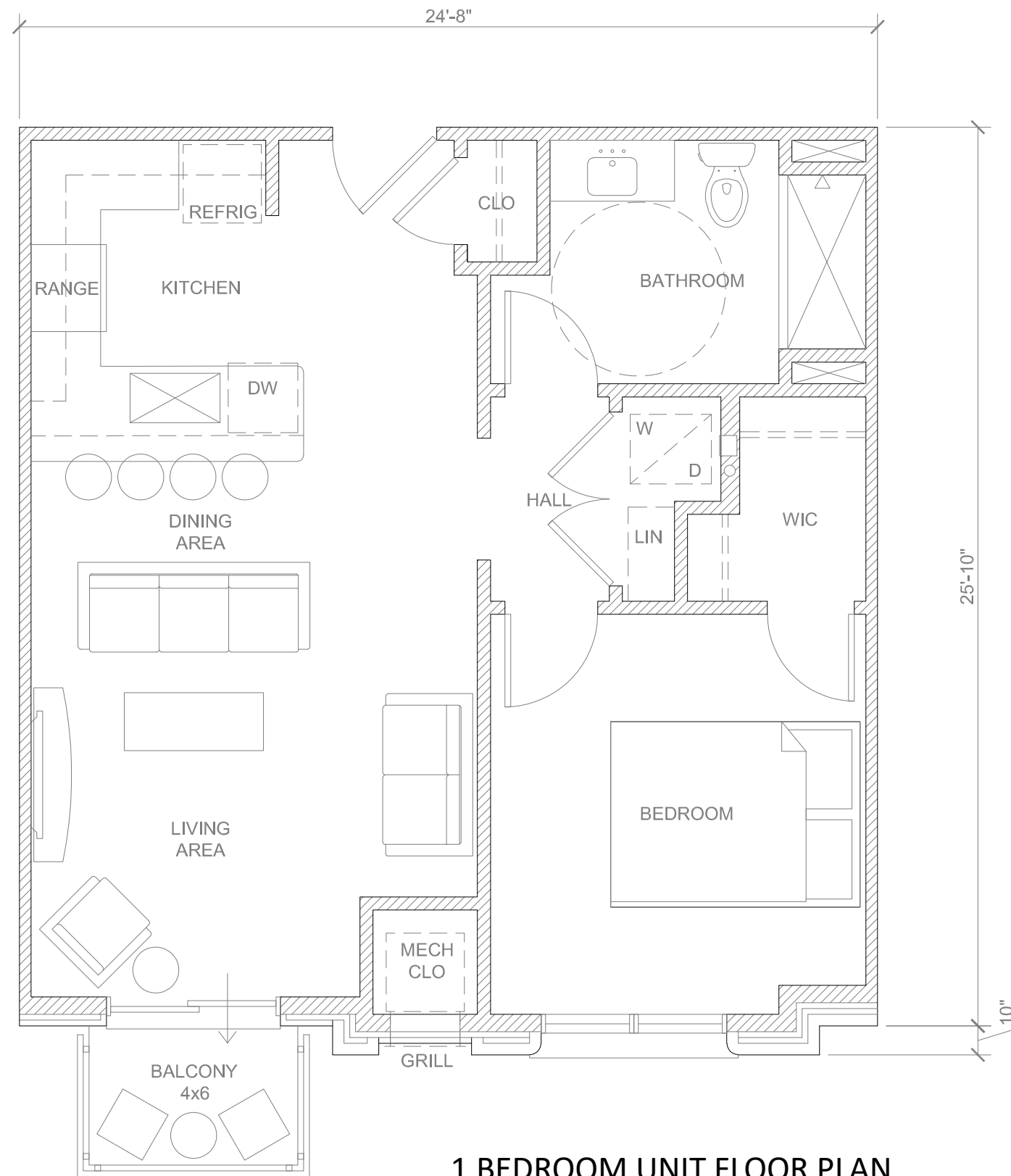


FORTH FLOOR PLAN

SCALE: 1" = 20'-0"



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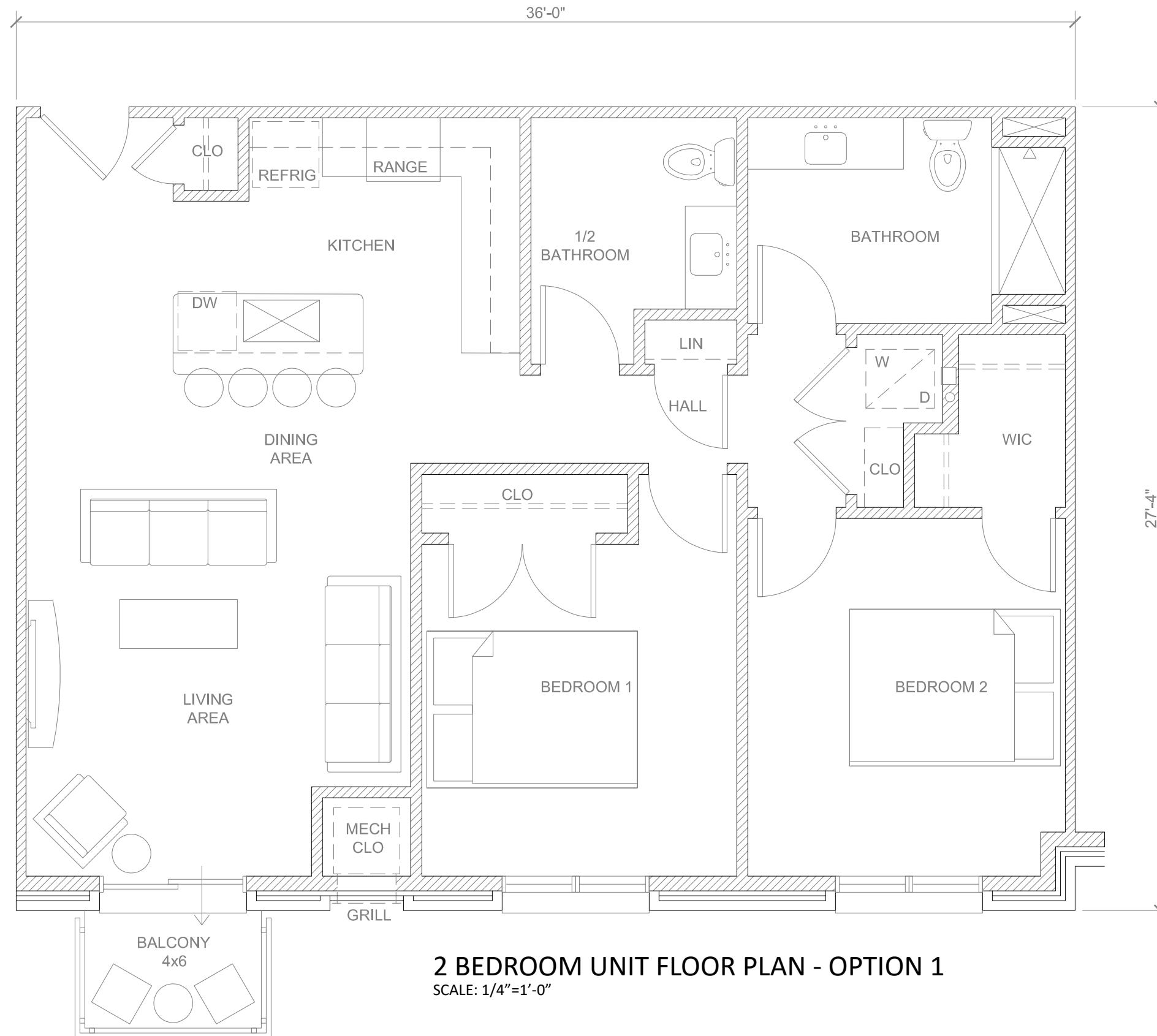


1 BEDROOM UNIT FLOOR PLAN

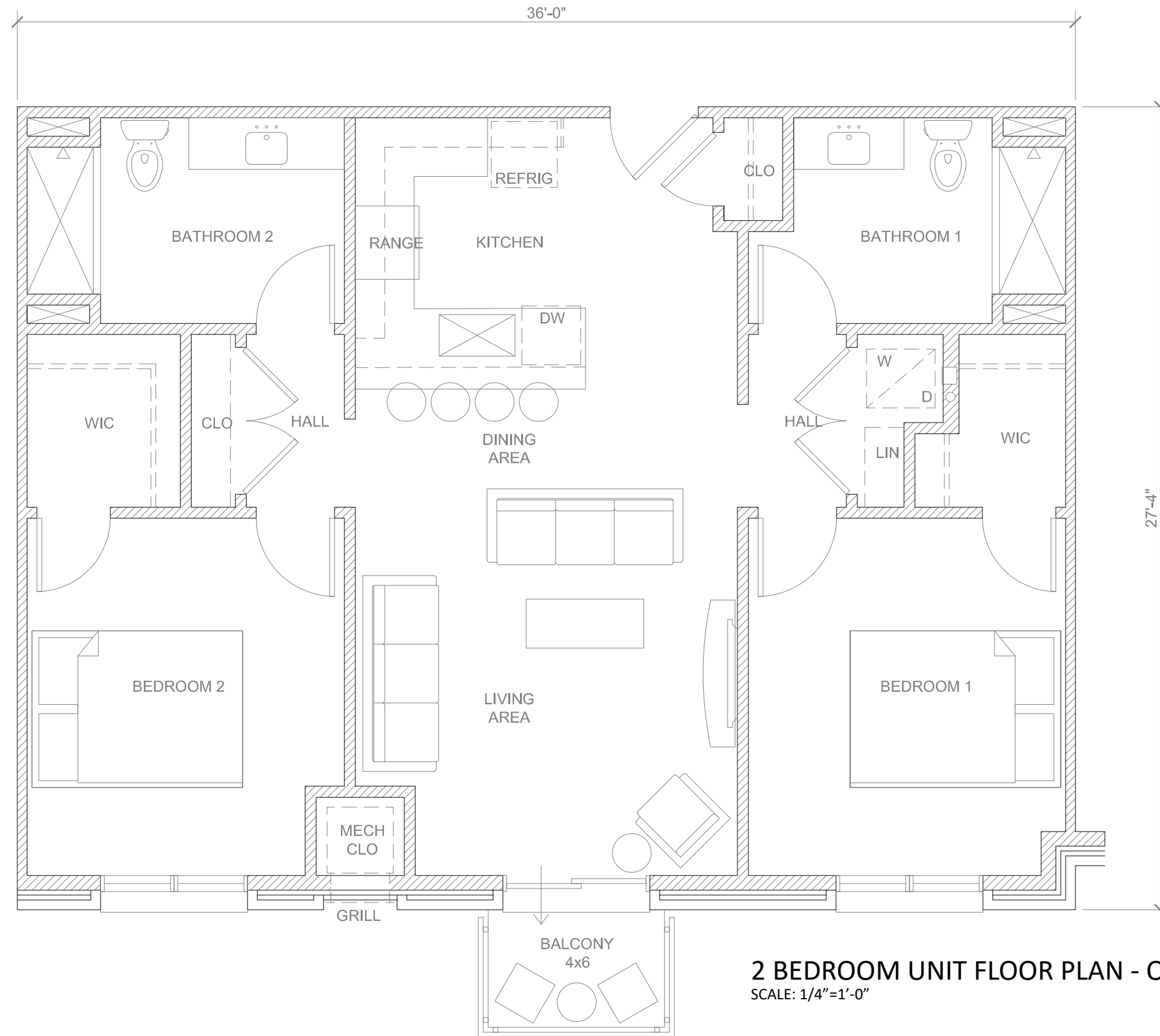
SCALE: 1/4"=1'-0"



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2 BEDROOM UNIT FLOOR PLAN - OPTION 2
 SCALE: 1/4"=1'-0"





FACADE CONCEPT ALONG MARTIN LUTHER KING BOULEVARD

SCALE: NTS



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VIGNETTE 05 - STREET SIDE ELEVATION
NTS



VIGNETTE 04 - AERIAL LOOKING SOUTHEAST
NTS



VIGNETTE 03 - AERIAL LOOKING WEST
NTS



VIGNETTE 02 - STREETScape
NTS



VIGNETTE 01 - STREET LOOKING NORTHWEST
NTS



APARTMENTS
3 1/2 STORIES

EXIST RESIDENCE

PUBLIC ALLEY

BRAINARD STREET
SOCIAL CLUB
1 STORY

KING ARMS HOTEL
4 STORIES

VACANT
1 STORY

**PROPOSED
AFFORDABLE SENIOR
DEVELOPMENT**

VEHICULAR SITE ACCESS

MARTIN LUTHER KING JR BLVD

PUBLIC ALLEY

SURFACE PARKING LOT

ARCHITECTS BUILDING
7 STORIES

SURFACE PARKING LOT

THE HUB
1 STORY

PKSA KARATE
1 STORY

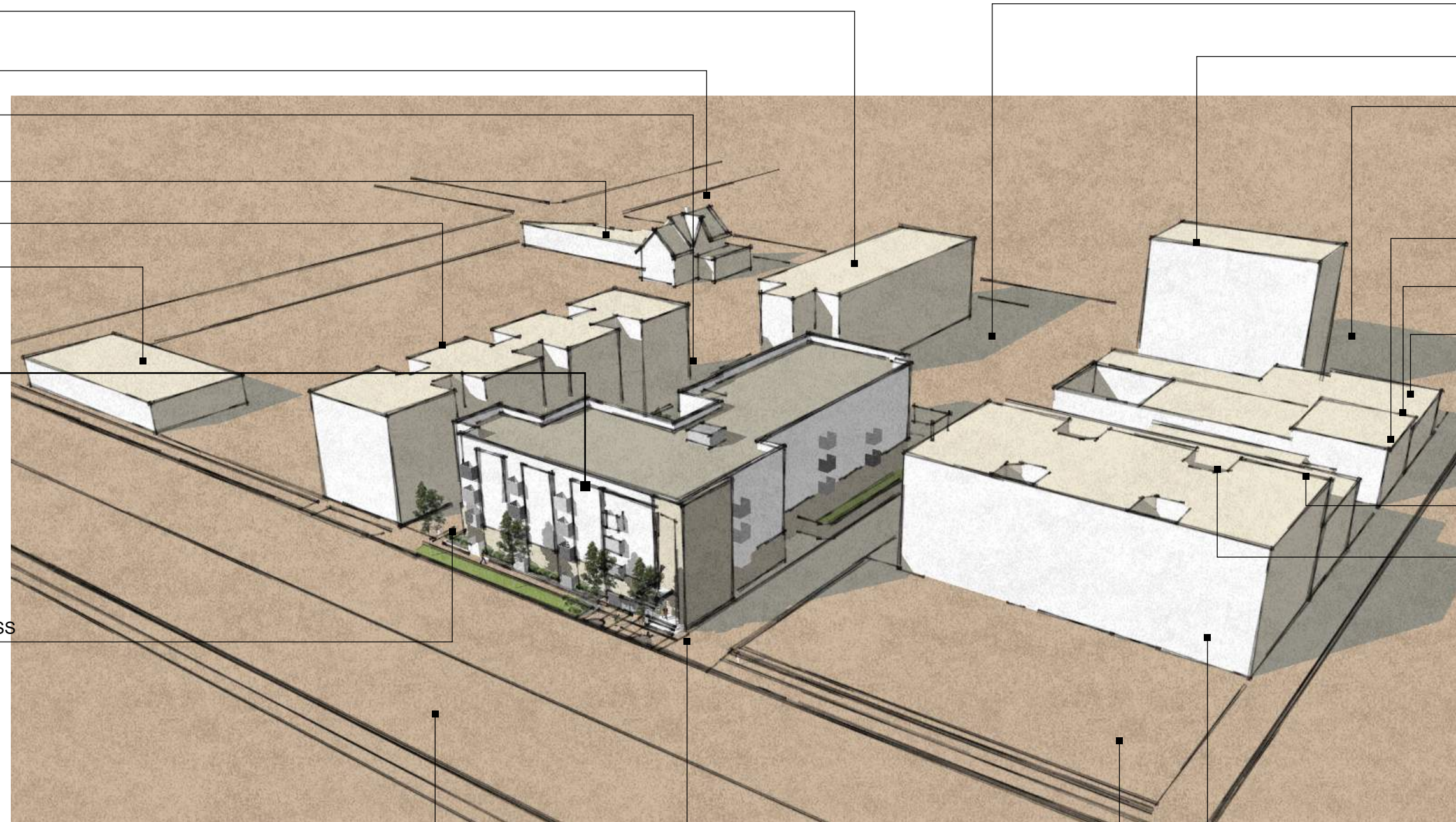
ROCCO'S ITALIAN DELI
1 STORY

CCNDC
1 STORY

OCELOT PRINT CO
2 STORIES

WAYNE COURT APTS
4 STORIES

SURFACE PARKING LOT



VIGNETTE 06 - SURROUNDING CONTEXT
NTS



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