

City of Detroit

Donovan Smith
Chairperson
Melanie Markowicz
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director
Christopher Gulock
Deputy Director

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

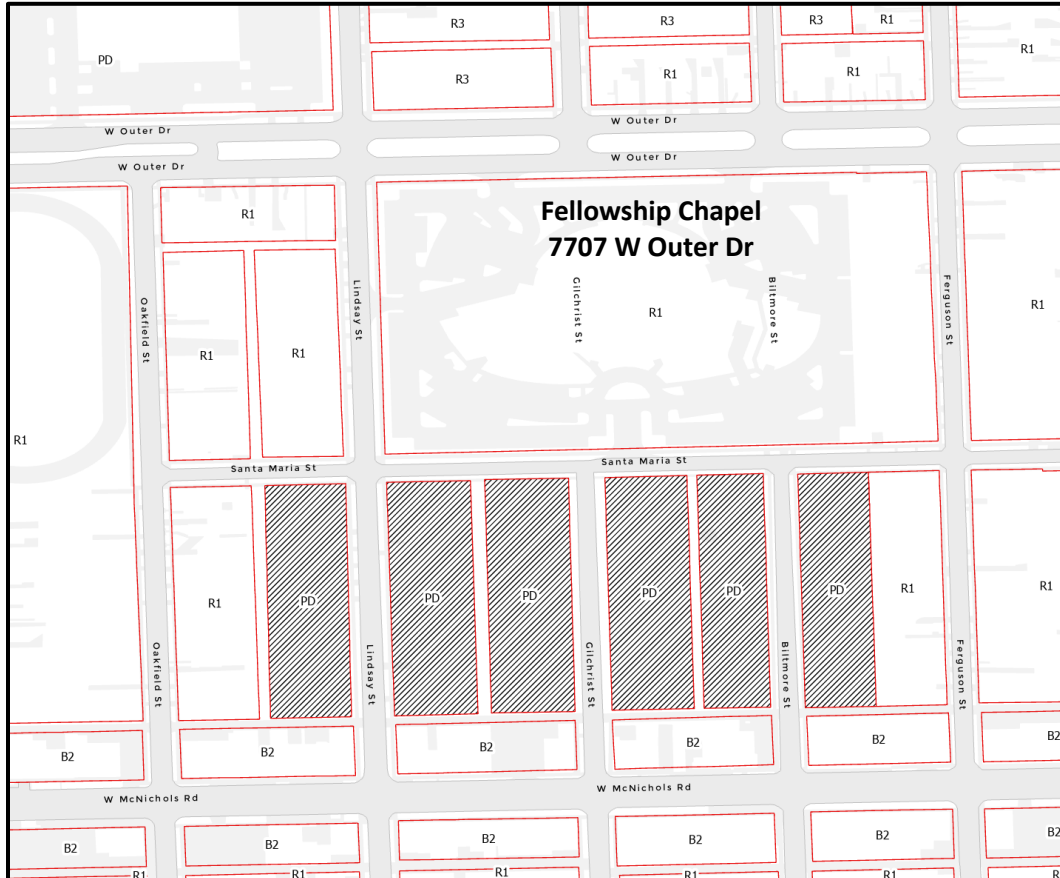
Adrian-Keith Bennett
Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Frederick E. Russell, Jr.
Rachel M. Udabe

September 26, 2024

HONORABLE CITY COUNCIL

RE: Request of James Pappas of Fusco, Shaffer, & Pappas Architects to modify the plans for the existing PD (Planned Development) zoning classification for the multi-block area generally bounded by Santa Maria Street to the north, the rear lot lines of parcels along Biltmore Street to the east, the rear alley along the north side of West McNichols Road to the south, and the rear alley of Lindsay Street to the west. **(RECOMMEND APPROVAL)**

Before this Honorable Body is a PD modification request (zoning map amendment) for the subject area indicated as the shaded area on the below map.



REQUEST

The request would amend Article XVII, Section 50-17-67, District Map No. 65 of the 2019 Detroit City Code, Chapter 50, Zoning, by modifying the existing PD created by Ordinance No. 29-06, last amended by Ordinance No. 15-16. The proposed PD modification is being requested to allow for the development of 96 garden style apartments (Multiple-family dwellings) completed over two phases.

PROPOSAL

The proposed conceptual plan is provided at the end of this report and as an attachment (Proposed Plan Set, sheet A.S.101). Also provided is the conceptual plan previously approved in 2016 as a part of a PD modification request (Ordinance No. 15). Referring to these two conceptual plans together provides a clear understanding of the major changes proposed to the site layout and buildings. The applicant has also submitted a Proposed Project Narrative with additional information that is attached. Below is a summary of the proposal and its relationship to the 2016 PD modification approval. The project would be developed over two phases, with the west half being phase one. If approved, phase two could be constructed without additional consideration by CPC or City Council.

Middle of PD between Lindsay Ave. and Biltmore Ave. (Phases 1 and 2)

As with previous plans, the middle core PD block between the city streets to remain would mirror each other at its west and east perimeter frontages. Along the west frontage (east side of Lindsay Avenue) would be four, two-story multi-family buildings with eight units each (9 two-bedroom units, 7 three-bedroom units). This area would be constructed as part of phase one. Along the east frontage (east side of Biltmore Avenue) would be the same proposal constructed as part of phase two. The goal for the city being to create a continuous street wall along both sides of Lindsay Avenue and Biltmore Avenue is something that goes back to the city's 2016 review and approval of plans and is something that this proposal generally maintains with different building typologies.

In the middle of the block, to the rear of the buildings and frontages described above, are large parking areas, bio-retention areas, and play areas that are divided equally to be constructed as part of each phase. Additionally proposed for phase one is a one-story community center building located along Santa Maria Ave. in the direction of the church to the north. This community center building is not something that was proposed or approved as a part of previous plans, and would be considered a permissible accessory or incidental use to the dwellings. A conceptual community center floor plan has been submitted that indicates a proposed community room with kitchen, fitness center, laundry, office, and other areas. It is somewhat common for community center buildings like this to be developed alongside housing developments.

West frontage of Lindsay Ave (Phase 1):

As with previous plans, the west and east bookends of the development would mirror each other as far as site and building improvements.

Proposed along the west frontage of Lindsay Avenue would be two, two-story multi-family buildings with eight one-bedroom units each (16 one-bedroom units total). The buildings would be located at the north and south ends of the block, separated by a 20-space parking lot with perimeter walkways, dumpster enclosures, and bio-retention to be shared between the two buildings. For this same area of the PD, the 2016 PD modification approval included five, single-story duplex buildings with single-bay garages and shared driveways.

East frontage of Biltmore Ave (Phase 2):

Proposed along the east frontage of Biltmore Avenue would be two, two-story multi-family buildings with eight one-bedroom units each (16 one-bedroom units total). The buildings would be located at the north and south ends of the block, separated by a 20-space parking lot with perimeter walkways, dumpster enclosures, and bio-retention to be shared between the two buildings. For this same area of the PD, the 2016 PD modification approval included five, single-story duplex buildings with single-bay garages and shared driveways.

BACKGROUND

2006 Ordinance No. 29

The property was originally requested to be rezoned to R3 in 2005 when Fellowship Chapel Church began the pursuit of their vision to redevelop the area around its new church at 7707 West Outer Drive. The original 2005 proposal was for a total of 132 units of market rate housing. The middle two PD blocks were considered for eight 12-unit buildings (96 units total). The west and east ends of the PD area were considered for 18 townhouses each (36 units total). A year later in 2006, the R3 rezoning request was amended to PD and approved by City Council. The 2006 PD approval retained the design of eight 12-unit multi-family buildings in the middle of the PD, but the townhouses approved for the west and east ends (18 units each, 36 total) were replaced with single family dwellings (12 units each, 24 total), a reduction of 12 units for a total of 120 units of housing approved with the PD. This 2006 approval was not developed due in large part to the economy at the time.

2016 Ordinance No. 15

In 2015, the development returned to the city, with Norstar as the developer, seeking a PD modification to reestablish the project. At that time, the project design, characterized as suburban, was objected to by the Housing and Revitalization Department (HRD), the Planning and Development Department (P&DD), and CPC staff. After several meetings between the developer and city staff, an agreement was reached to revise the project design to pursue a more urban design that was ultimately presented and recommended for approval by CPC. In 2016, the City Council approved the PD modification (Ord. No. 15-16) that amended the PD originally approved in 2006 (Ord. No. 29-06) with four conditions of approval.

Summary of 2016 Approval (refer to 2016 Conceptual Site Plan)

Please see the attached 2016 PD Modification Plan Set to view the plans approved in 2016.

- Total of 160 units of senior housing (2006: 120 units of market rate)
- Middle of PD between Lindsay Ave and Biltmore Ave:
 - Two, 70-unit apartment buildings (3 stories each)
 - Recreation area with plaza and gazebo
 - Retention pond with two fountains along Santa Marie Ave
 - 105-space parking lot with drop off areas at each building rear
 - Gilcrest Dr vacated for area to be included in development
 - Five-foot high perimeter security fence, gated access from Santa Maria Ave
- West frontage of Lindsay Ave:
 - Five, single-story duplex buildings with single-bay garages and driveways
 - Five-foot high perimeter security fence, enclosed rear yards
- East frontage of Biltmore Ave:
 - Five, single-story duplex buildings with single-bay garages and shared driveways
 - Five-foot high perimeter security fence, enclosed shared rear yard

2016 Staff Report +Analysis

The proposed modification would increase the number of units from the previously approved 120 units (2006 PD) to 160 units. Correspondingly, the project density moves from 15.5 units per acre to 22.7 for the central core and decreases by 1.8 along the sides. Despite what may appear to be an intensification of use, the opposite is true since this would now be a senior housing project rather than market rate. This can be seen in the resultant change to the parking requirement, which was 180 spaces for the previous project, but as a senior housing project the parking requirement is reduced to 120 spaces. The developer proposes to provide 125 spaces, five spaces in excess of the requirement.

Were the previous pattern of single family detached development to be continued it would yield 66 units of housing across the subject property and require 132 parking spaces. The proposed use will provide greater open space, a consolidation of the majority of the surface parking and more pedestrian movement than vehicular traffic in general. While staff is happy to see the proposed pond and trusts that code requirements will be met, we are also mindful of public safety. Staff has reviewed the approval and design criteria and including the Master Plan explanation provided in the report finds the project proposal compliant.

2016 Conditions of Approval (Ord. No. 15-16)

1. That the developer utilize more durable materials such as Hardie panel as opposed to EIFS particularly in higher traffic areas like the ground floor within budget or where feasible;
2. That in addition to meeting applicable code requirements relative to the proposed pond the developer to seek to further insure public safety through appropriate measures;
3. That the developer maintain the property in a neat and orderly fashion, managing dust and collecting and disposing of debris and rubbish, throughout all phases of construction from site preparation through occupancy of the last dwelling;
4. That the developer submit final site plans and elevations, landscaping, lighting, and signage plans to the City Planning Commission for review and approval prior to applying for applicable required permits.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

The zoning classifications and land uses surrounding the subject area are as follows.

North:	R1; Institutional (Fellowship Chapel)
West:	R1; Single family dwellings and vacant land
East:	R1; Single family dwellings and vacant land
South:	B2; Commercial

Master Plan Consistency (P&DD)

Impact on Surrounding Land Use

The previously approved plans contained significantly more units. The requested modifications will reduce the impact on the surroundings from what was previously approved.

Impact on Transportation

As the number of units has decreased, a reduction in traffic is anticipated impact. A bus route exists on W. McNichols just to the south. Access would be from Santa Maria and from the existing north-south streets.

Master Plan Interpretation

The area to be rezoned is in the Greenfield neighborhood. The area is designated Low Density Residential (RL). Such areas "... should have an overall density of up to 8 dwelling units per net residential acre. The areas are often characterized by single family homes with front yard setbacks and driveways with garage or off street parking." The rezoning is generally **consistent** with the RL designation.

COMMUNITY AND CPC FEEDBACK

April 24 Informational Community Meeting

A community meeting was held on the evening of April 24, 2024, at Fellowship Chapel Church. The applicant's Information Community Meeting Summary states the following regarding notification outreach for this meeting:

Vista Print, a third party mailing service was used to mail meeting notification post cards to residents within the immediate project area. Letters were mailed directly to local block clubs and neighborhood churches. Flyers were distributed to local businesses. Personal phone calls were placed to neighboring community groups and where possible. The CDC staff engaged in door knocking activities after the meeting in an effort to ensure the adjacent businesses and property owners were aware of the agency's development plans and to solicit feedback and input.

The Information Community Meeting Summary provides a summary of the project presentation and discussion that occurred at this meeting, below is an excerpt from this summary.

During the meeting representatives from Amandla CDC, the Michaels Group and Fusco Shaffer and Pappas Inc. facilitated a detailed project overview including the proposed site plan which also includes, renderings of the building elevations for the various building types as well as floor plans for each unit type. It also included the same for the proposed community building. Project renderings were also strategically placed throughout the room for attendees to view. The presentation provided details such as the proposed project budget and timeline. The presentation also included information and backgrounds on the CDC, the development entity as well as the design team. It included examples of successful similar projects that each group has recently completed as a demonstration of their experience. This was followed by the question-and-answer period. During this time, residents were encouraged to write down questions and leave them with the development team to be analyzed for any possible concerns that may need to be addressed. Attendees were provided with a copy of the one-page project summary sheet for their reference and to share with others. In addition, attendees were asked to complete an evaluation of the presentation in an effort to the internal team make any improvements on any future meetings.

June 6 CPC Public Hearing

On June 6, CPC held a public hearing to consider this request. No public comment was given at the hearing. Items of commissioner discussion included proposed architectural features, Average Median Income, landscaping, fencing, lighting, timing of development of the second phase, and

that the addition of residents to this area as a result of this development should have positive benefits.

PD Approval Criteria

As stated in ZO Section 50-3-97, previously approved PD site plans, elevations, and other development proposals, including proposed uses, may be amended, pursuant to the same procedure and subject to the same limitations and requirements by which said plans and proposals were initially approved. In addition to the approval criteria for zoning chapter map amendments that are set forth in Section 50-3-70 of this Code, approvals of planned developments shall be based on consideration of the following criteria:

- 1) Whether the subject site:
 - a. Covers a minimum of two acres of contiguous land under the control of own owner or group of owners, except, that upon determining that an adequate development can be accomplished on a parcel of lesser size, the City Planning Commission may waive this requirement; and
 - b. Is capable of being planned and developed as one integral unit, except in unusual circumstances.
- 2) That no other zoning district classification would be more appropriate.
- 3) That the development will result in a recognizable and substantial benefit to the ultimate users of the project and to the city, where such benefits would otherwise be unfeasible or unlikely to be achieved. The benefits can be accomplished through a higher quality unified design that would be required by the typical regulations of this chapter. These benefits shall be demonstrated in terms of preservation of natural features, unique architecture, extensive landscaping, special sensitivity to land uses in the immediate vicinity, particularly well-designed access and circulation systems, and/or integration of various site features into a unified development.
- 4) Whether the location of the proposed Planned Development District is appropriate.
- 5) Whether the proposed planned development substantially responds to the intent of Section 503 of the Michigan Zoning Enabling Act, being MCL 125.3503, to:
 - a. Permit flexibility in the regulation of land development.
 - b. Encourage innovation in land use and variety in design, layout, and type of structures constructed.
 - c. Achieve economy and efficiency in the use of land, natural resources, energy, and the providing of public services and utilities, encourage useful open space; and
 - d. Provide better housing, employment, and shopping opportunities that are particularly suited to the needs of the residents.
- 6) That the proposed type and density of use shall not result in an unreasonable increase in traffic or the use of public services, facilities and utilities, that the natural features of the subject site have the capacity to accommodate the intended development, and that the development shall not place an unreasonable burden upon surrounding land or landowners.
- 7) That the proposed planned development is consistent with the Master Plan, as determined by the Planning and Development Department.

- 8) Whether uses and structures that are planned for the Planned Development District comply with all applicable site design standards and use regulations which are specified in Article XI, Division 2, of this chapter.

RECOMMENDATION

Based on the above analysis and consistent with the approval criteria of Section 50-3-96, the CPC voted unanimously to recommend approval of this request at its June 6, 2024, meeting.

Respectfully submitted,

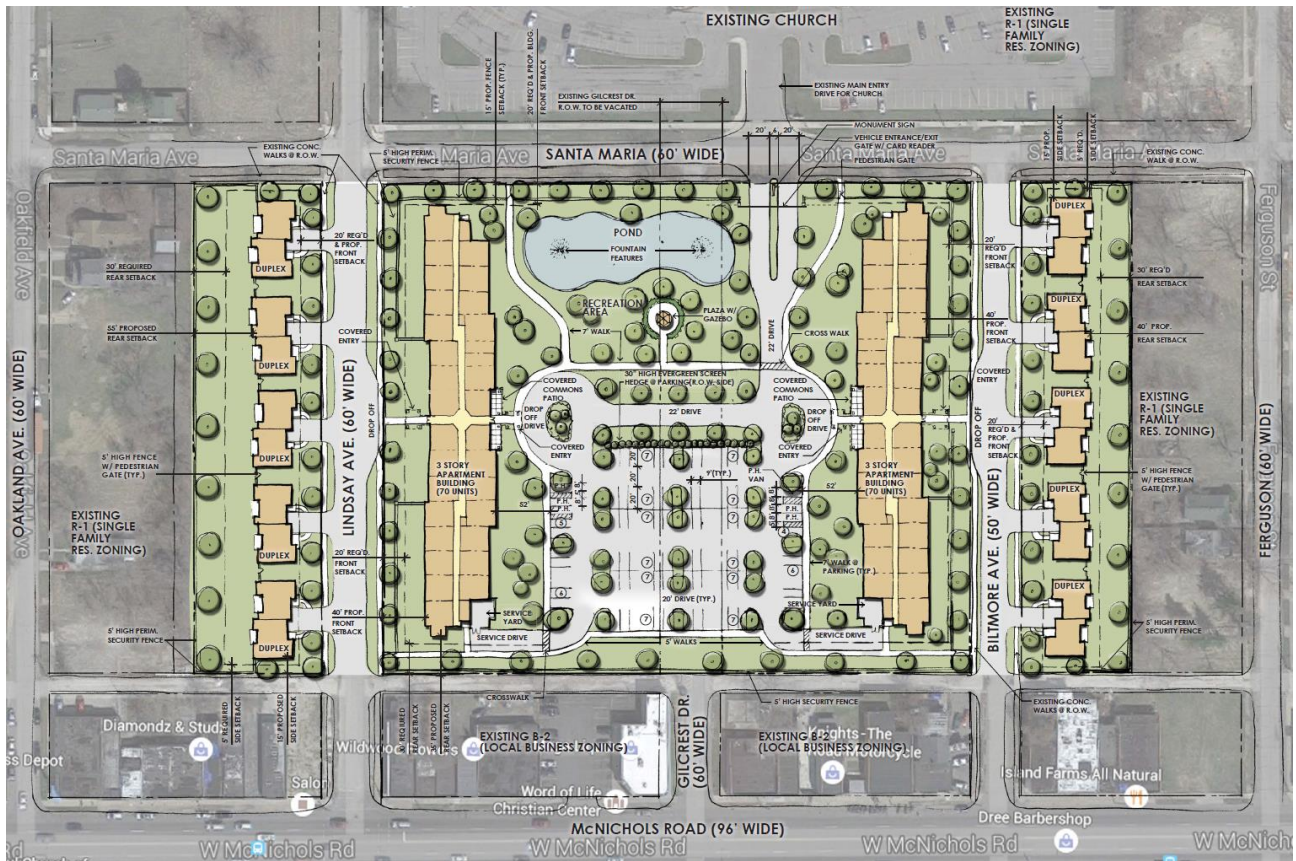
DONOVAN SMITH, CHAIRPERSON



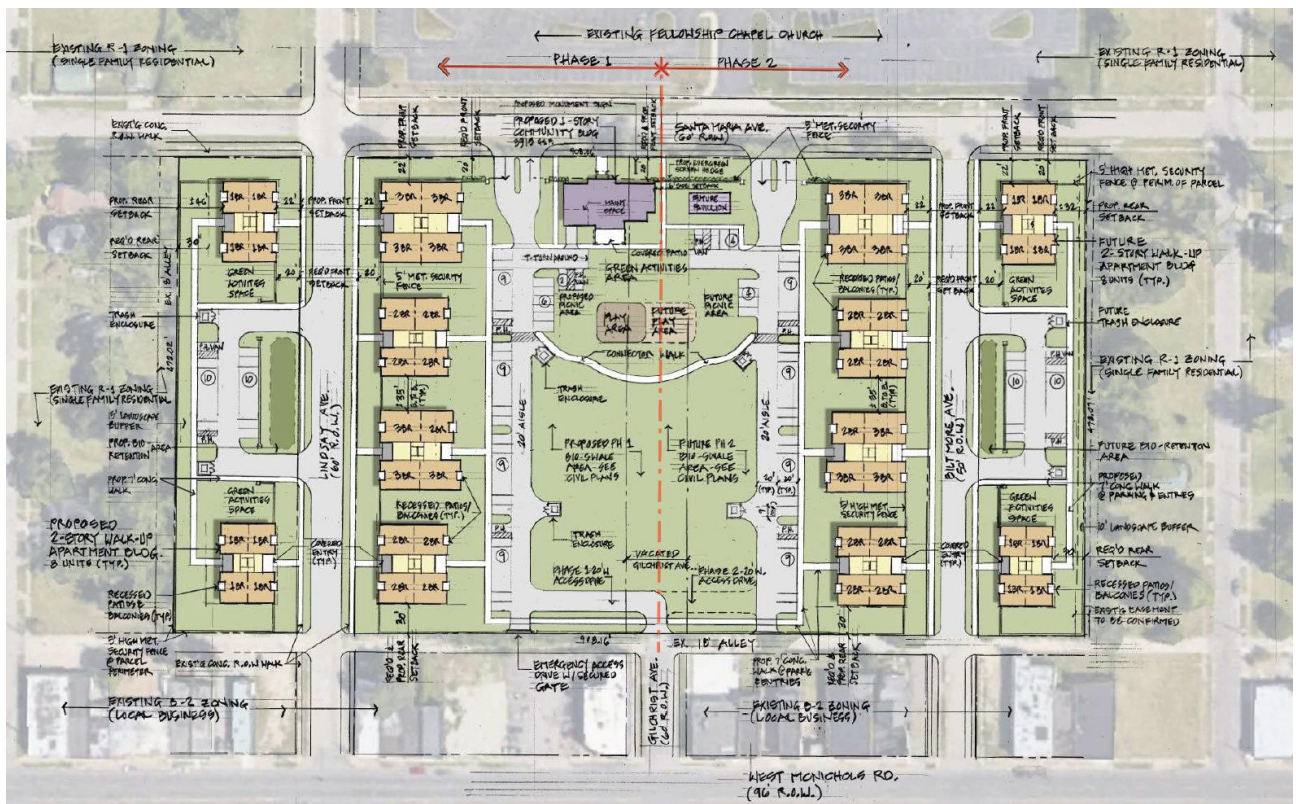
Marcell R. Todd, Jr., Director
Eric Fazzini, City Planner

Attachments: April 24 Community Meeting
2016 PD Modification Plan Set
Proposed Project Narrative
Proposed Plan Set (dated 05.17.24)
PDD Master Plan Interpretation
June 6 CPC Public Hearing Notice
June 6 CPC Presentation
Ordinance Approved as to Form

cc: Antoine Bryant, Director, P&DD
Greg Moots, P&DD
Dave Walker, P&DD
David Bell, Director, BSEED
Conrad L. Mallett, Corporation Counsel
Bruce Goldman, Law
Jonathan Demers, Law
Office of Angela Whitfield-Calloway, City Council Member, District 2



2016 PD Modification Plan Set – Approved Conceptual Plan



Proposed Conceptual Plan (2024 Plan Set)

SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-67, *District Map No. 65*, to modify an existing PD Planned Development District created by Ordinance No. 29-06, last amended by Ordinance No. 15-16, for the multi-block area generally bounded by Santa Maria Street to the north, the rear lot lines of parcels along Biltmore Street to the east, the alley first north of West McNichols Road to the south, and the alley first west of Lindsay Street to the west.

1 **BY COUNCIL MEMBER _____** :

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by
3 amending Article XVII, *Zoning District Maps*, Section 50-17-67, *District Map No. 65*, to modify
4 an existing PD Planned Development District created by Ordinance No. 29-06, last amended by
5 Ordinance No. 15-16, for the multi-block area generally bounded by Santa Maria Street to the
6 north, the rear lot lines of parcels along Biltmore Street to the east, the alley first north of West
7 McNichols Road to the south, and the alley first west of Lindsay Street to the west.

8 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

9 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, *Zoning District Maps*,
10 Section 50-17-67, *District Map No. 65*, is amended as follows:

11 **CHAPTER 50. ZONING**

12 **ARTICLE XVII. ZONING DISTRICT MAPS**

13 **Sec. 50-17-67. District Map No. 65.**

14 For the properties generally bounded by Santa Maria Street to the north, the rear lot lines
15 of parcels along Biltmore Street to the east, the alley first north of West McNichols Road to the
16 south, and the alley first west of Lindsay Street to the west, with legal descriptions as follows:

17 A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 12, T. 1 S., R. 10 E.,
18 CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING PART OF "B.E.
19 TAYLOR'S NINETEEN TWENTY TWO SUBDIVISION", AS RECORDED IN LIBER
20 43 OF PLATS, PAGE 82, WAYNE COUNTY RECORDS, AND ALSO PART OF "B.E.
21 TAYLOR'S ELMOOR SUBDIVISION", AS RECORDED IN LIBER 43 OF PLATS,
22 PAGE 92, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:

1 LOTS 71 THROUGH 84, INCLUSIVE, LOTS 85 THROUGH 98, INCLUSIVE, LOTS
2 123 THROUGH 136, INCLUSIVE AND LOTS 137 THROUGH 150, INCLUSIVE OF
3 SAID “B.E. TAYLOR’S NINETEEN TWENTY-TWO SUBDIVSIION”, AND ALSO
4 LOTS 132 THROUGH 159, INCLUSIVE OF SAID “B.E. TAYLOR’S ELMOOR
5 SUBDIVSIION”. CONTAINING 428,891 SQUARE FEET OR 9.846 ACRES.

6 (A) All existing development standards, including those defined in the PD (Planned Development)
7 District originally established by Ordinance 29-06, last amended by Ordinance No. 15-16, are
8 hereby repealed.

9 (B) All development standards within the remaining and existing PD (Planned Development)
10 District shall henceforth be in accordance with the site plans, elevations, and other components of
11 the development proposal for the “Fellowship Estates” project, as drawn by Fusco, Shaffer, &
12 Pappas Architects, dated May 17, 2024, subject to the following condition: that all final site plans,
13 elevations, lighting, landscape and signage plans are subject to review and approval by the City
14 Planning Commission staff prior to submitting any applications for applicable building or
15 construction permits.

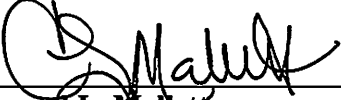
16 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are
17 repealed.

18 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
19 health, safety, and welfare of the people of the City of Detroit.

20 **Section 4.** This ordinance shall become effective on the eighth (8th) day after publication
21 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6)
22 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

[Remainder of page intentionally left blank; signature page follows.]

Approved as to Form:



Conrad L. Mallett
Corporation Counsel



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

TO: Mr. Marcell Todd, Director, City Planning Commission
FROM: Greg Moots, Planning and Development
RE: Master Plan Interpretation for **Rezoning**
DATE: May 24, 2024

RE: **Master Plan of Policies review of the requested modification to the Planned Development (PD) currently shown on land on the south side of Santa Maria St. generally between Ferguson Street and Lindsay Street.**

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department (P&DD) submits the following review of the proposed modification to the existing PD (Planned Development).

Location

The area generally bounded by Santa Maria Street to the north, Ferguson Street, the alley west of Lindsay Street, and the alley north of West McNichols Road.

Existing Site Information

The site is currently vacant and is approximately 8.6 acres in size.

Surrounding Site Information

North: Institutional

East: Single family residential homes and vacant land

South: Commercial

West: Single family residential homes and vacant land

Project Proposal

Fusco, Shaffer, and Pappas, on behalf of Fellowship Estates West, LLC have requested the modification to the previously approved PD plans. Proposed in two phases are 12 eight-unit, two-story buildings, for a total of 96 units. The previously approved plans contained 160 units.

Interpretation

Impact on Surrounding Land Use

The previously approved plans contained significantly more units. The requested modifications will reduce the impact on the surroundings from what was previously approved.

Impact on Transportation

As the number of units has decreased, a reduction in traffic is anticipated impact. A bus route exists on W. McNichols just to the south. Access would be from Santa Maria and from the existing north-south streets.

Master Plan Interpretation

The area to be rezoned is in the Greenfield neighborhood. The area is designated Low Density Residential (RL). Such areas "... should have an overall density of up to 8 dwelling units per net residential acre. The areas are often characterized by single family homes with front yard set backs and driveways with garage or off street parking." The rezoning is generally **consistent** with the RL designation.

Respectfully Submitted,



Gregory Moots

Planning and Development Department

Attachments

Future General Land Use Map: Map 9-2B, Neighborhood Cluster 9, Greenfield

CC: Karen Gage
Antoine Bryant, Director



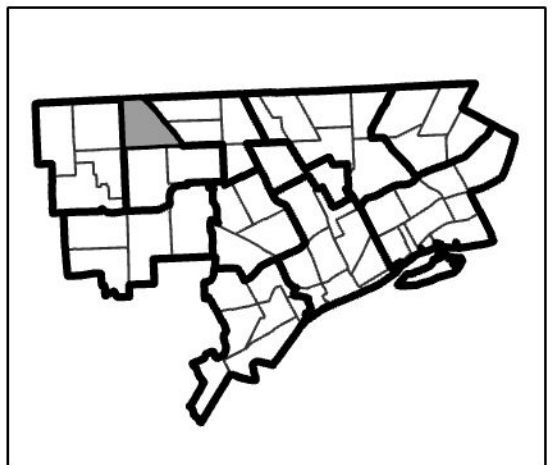
Map 9-2B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 9
Greenfield



Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (IL)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)



FELLOWSHIP

ESTATES

DETROIT

LIST OF DRAWINGS

CIVIL ENGINEERING

S-1 TOPOGRAPHIC AND BOUNDARY SURVEY

ARCHITECTURAL

A.S.101 ARCHITECTURAL SITE PLAN

A.101 FIRST FLOOR PLAN
 A.201 BUILDING ELEVATIONS
 A.202 BUILDING ELEVATIONS
 A.501 UNIT FLOOR PLANS

DEVELOPMENT TEAM

OWNER

LDHA, c/o AMANDLA COMMUNITY
 DEVELOPMENT CORPORATION,
 7707 W OUTER DR.
 DETROIT, MI 48235
 313.347.2829

ARCHITECT

FUSCO, SHAFFER & PAPPAS, INC.
 550 E. NINE MILE RD
 FERNDALE, MI 48220
 248.543.4100

DEVELOPER

NORSTAR DEVELOPMENT USA, L.P.,
 733 BROADWAY,
 ALBANY, NEW YORK 12207
 518.431.1051

CIVIL ENGINEER

ZEIMET WOZNAK & ASSOCIATES, INC.
 55800 GRAND RIVER AVE, STE 100
 NEW HUDSON, MI 48165

MICHIGAN

PROJECT SUMMARY

SITE DATA

APPROX. LOT SIZE - DUPLEX +/- 105,663 S.F.
 +/- 2.43 ACRES

APPROX. LOT SIZE - APARTMENTS +/- 268,770 S.F.
 +/- 6.17 ACRES

ZONING PD (PLANNED DEVELOPMENT DISTRICT)

PARKING REQUIRED - DUPLEX
 0.75 PARKING SPACE FOR EACH UNIT
 0.75 SPACES x 20 UNITS 15 SPACES

PARKING REQUIRED - APARTMENTS
 0.75 PARKING SPACE FOR EACH UNIT
 0.75 SPACES x 140 UNITS 105 SPACES

PARKING PROVIDED - DUPLEX
 19 OPEN SPACES
 1 BARRIER FREE 20 SPACES

PARKING PROVIDED - APARTMENTS
 98 OPEN SPACES
 6 BARRIER FREE 104 SPACES

TOTAL PARKING PROVIDED 124 SPACES

DENSITY - DUPLEX 8.23 D.U./AC.

DENSITY - APARTMENTS 22.69 D.U./AC.

<u>SETBACKS - DUPLEX</u>		
	REQUIRED	PROPOSED
FRONT (STREET ENTRY)	20'	20'
SIDES	5'	15'
REAR	30'	60' (WEST), 45'(EAST)

<u>SETBACKS - APARTMENTS</u>		
	REQUIRED	PROPOSED
FRONT (NORTH)	20'	20'
FRONT (EAST)	20'	40'
FRONT (WEST)	20'	40'
REAR (SOUTH)	30'	35'

RECREATION SPACE - APARTMENTS 108,022 S.F.

RECREATION SPACE - DUPLEXES 49,350 S.F.

<u>LOT COVERAGE-DUPLEX</u>	
LOT COVERAGE	21.8%
MINIMUM ALLOWABLE RSR	12.0%
PROPOSED RSR (49,350 S.F./ 23,080 S.F.)	213.0%

<u>LOT COVERAGE-APARTMENTS</u>	
LOT COVERAGE	17.75%
MINIMUM ALLOWABLE RSR	12.0%
PROPOSED RSR (108,022 S.F./ 138, 256 S.F.)	78.0%

NOTES: 1. ALL INTENSITY AND DIMENSIONAL DATA NOTED AS "REQUIRED" OR "ALLOWABLE" IS BASED ON R-3 ZONING STANDARDS.
 2. POND TO MEET ALL PUBLIC SAFETY STANDARDS & APPLICABLE CODE REQUIREMENTS.

BUILDING DATA

<u>GROSS APARTMENT BUILDING AREA</u>	
1ST FLOOR AREA	47,714 SF
2ND FLOOR AREA	45,404 SF
3RD FLOOR AREA	45,138 SF
GROSS BUILDING AREA TOTAL	138,256 SF

GROSS BUILDING AREA - DUPLEXES
 1,154 S.F. / UNIT x 20 UNITS= 23,080 S.F.

GROSS AREA PER UNIT - APARTMENTS
 138,256 S.F. / 140 UNITS= 988 S.F.

BUILDING HEIGHT - APARTMENTS
 TO MIDPOINT OF ROOF 39'-0" (3 STORIES)

COMMON SPACE - APARTMENTS
 GROSS AREA COMMONS 7,998 SF
 % OF GROSS BUILDING AREA 5.8%

<u>UNIT COUNT / MIX - APARTMENTS</u>	
1 BEDROOM (90%)	126 UNITS
2 BEDROOM (10%)	14 UNITS
TOTAL	140 UNITS

UNIT COUNT / MIX - DUPLEX 20 UNITS

TOTAL PROJECT UNIT COUNT 160 UNITS



LOCATION MAP

NO SCALE

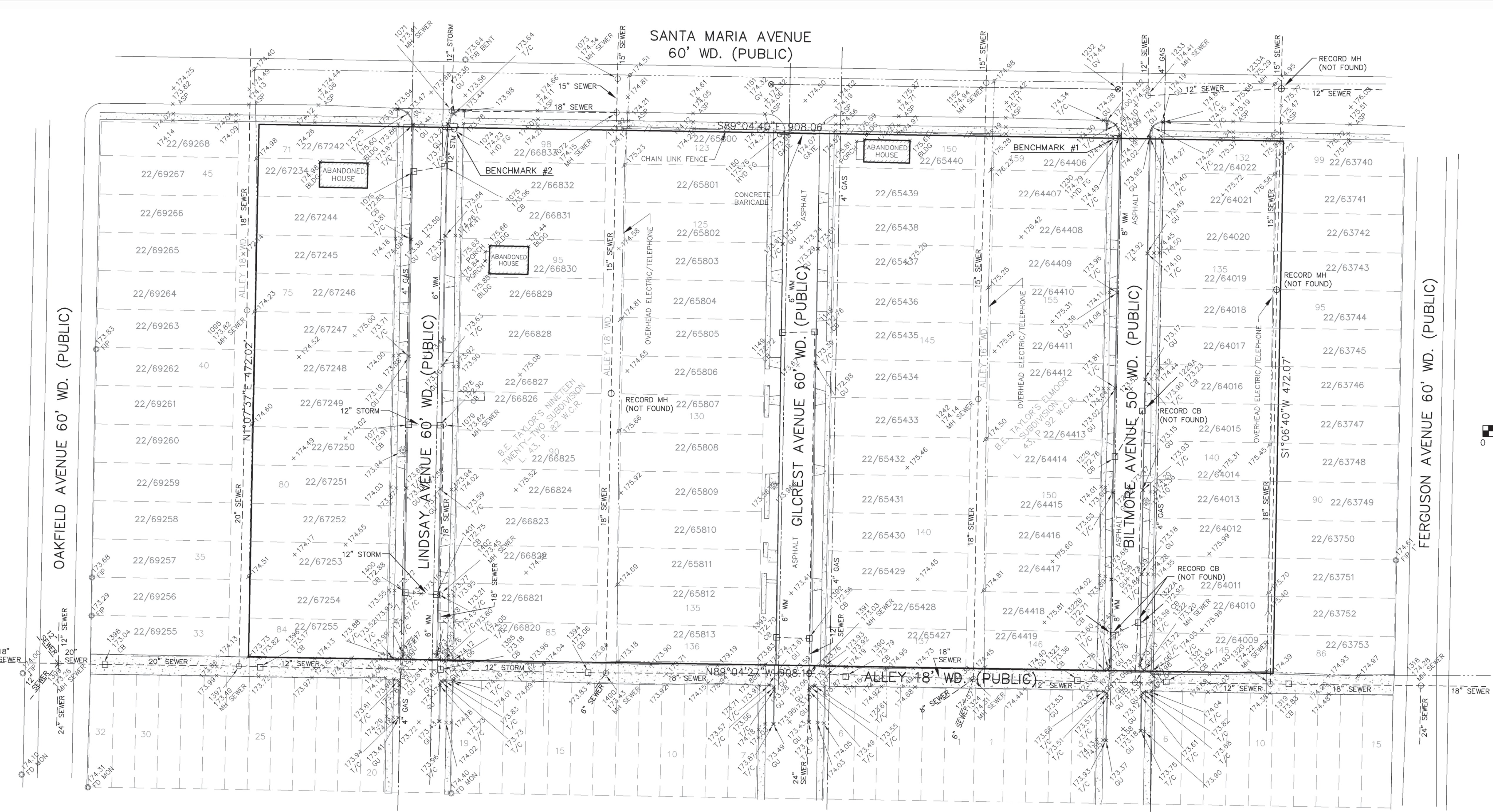


<u>DATE</u>	<u>ISSUE</u>
12.21.15	PD SUBMISSION
01.28.16	PD STAFF REVIEW
02.01.16	PD RE-SUBMISSION 1
02.18.16	PD/CITY COUNCIL SUBMISSION 1



FUSCO, SHAFFER & PAPPAS, INC.
 ARCHITECTS AND PLANNERS

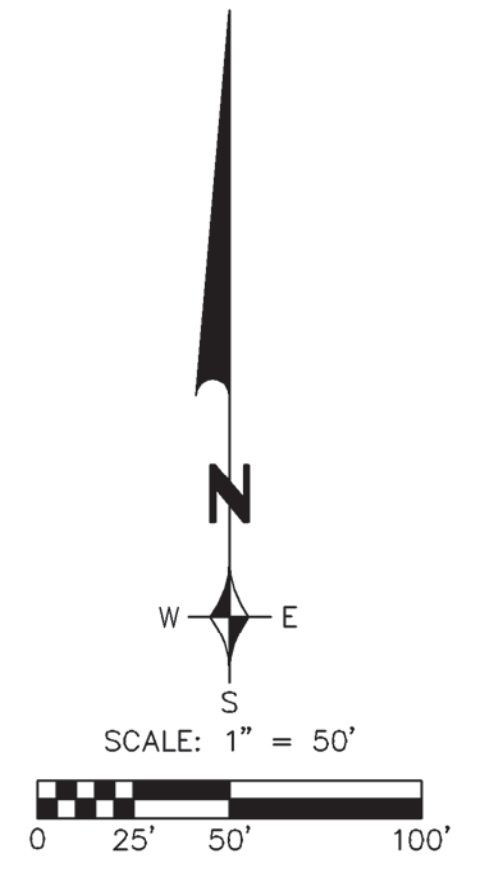
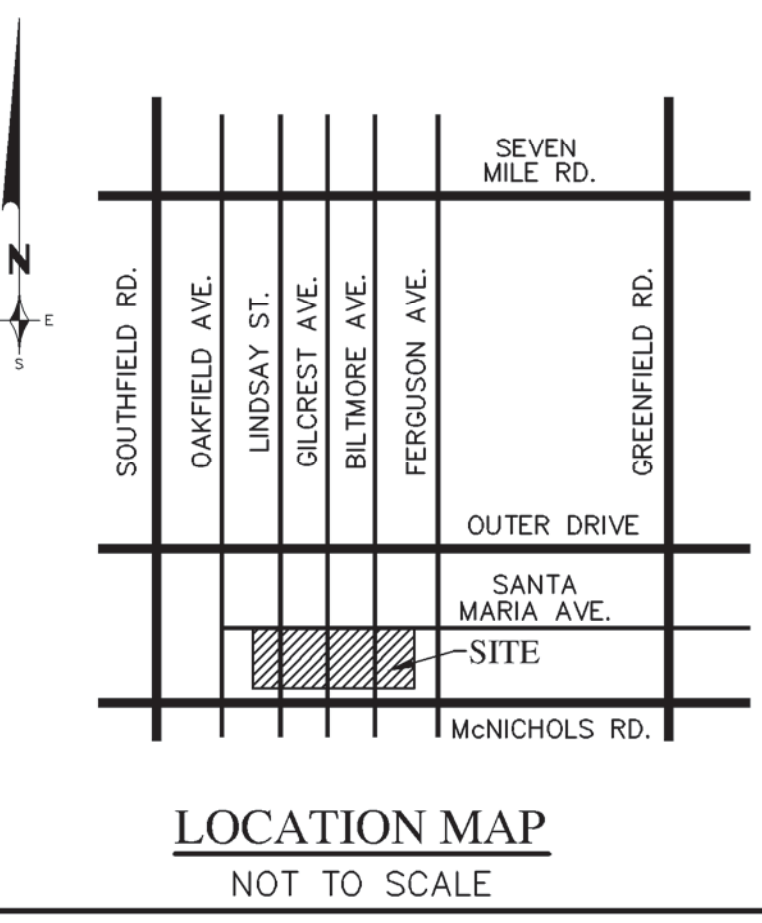




BENCHMARKS:

#1 ARROW ON HYDRANT S.W. CORNER OF SANTA MARIA AVE. AND BILTMORE AVE. ELEVATION: 177.75 CITY OF DETROIT DATUM

#2 ARROW ON HYDRANT S.E. CORNER OF SANTA MARIA AVE. AND LINDSAY AVE. ELEVATION: 177.28 CITY OF DETROIT DATUM



- UTILITY CONTACTS:**
- RIGHT-OF-WAYS AND ALLEYS**
CITY OF DETROIT DPW CITY ENGINEERING DEPARTMENT
65 CADILLAC SQUARE, SUITE 900
DETROIT, MI 48222
313.224.3954
- WATER AND SEWER**
CITY OF DETROIT WATER AND SEWERAGE DEPARTMENT
735 RANDOLPH
DETROIT, MI 48226
313.267.8006
- PUBLIC LIGHTING**
CITY OF DETROIT PUBLIC LIGHTING DEPARTMENT
1340 3rd STREET
DETROIT, MI 48226
313.267.7202
- ELECTRICITY AND GAS**
DTE ENERGY / MICHIGAN GAS COMPANY
ONE ENERGY PLAZA
DETROIT, MI 48226
313.235.4000
- TELEPHONE**
AT&T
444 MICHIGAN AVENUE
DETROIT, MI 48226
313.223.9900
- CABLE TELEVISION**
COMCAST
12775 LYNDON
DETROIT, MI 48227
313.499.6816
- EROSION CONTROL**
WAYNE COUNTY D.P.S.
LAND RESOURCES MANAGEMENT DIVISION
3600 COMMERCE COURT, BUILDING 'E'
WAYNE, MI 48184
734.326.3936

- EXISTING LEGEND**
- MANHOLE
 - CATCH BASIN
 - ⊗ INLET
 - ⊕ CLEANOUT
 - ⊖ END SECTION
 - ⊗ ROOF DRAIN
 - ⊗ GATE VALVE
 - ⊗ HYDRANT
 - ⊗ WATER SHUT-OFF
 - ⊗ UTILITY POLE
 - ⊗ GUY ANCHOR
 - ⊗ LIGHT POLE
 - ⊗ SIGN
 - ⊗ TREE
 - TREE LINE
 - FENCE
 - SANITARY SEWER
 - STORM SEWER
 - COMBINED SEWER
 - WATER MAIN
 - GAS MAIN
 - ELECTRIC CABLE
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - T/P TOP OF PAVEMENT
 - T/C TOP OF CURB
 - B/C BOTTOM OF CURB
 - +100.00 SPOT ELEVATION
 - CONCRETE PAVEMENT

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 12, T. 1 S., R. 10 E., CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING PART OF "B.E. TAYLOR'S NINETEEN TWENTY TWO SUBDIVISION", AS RECORDED IN LIBER 43 OF PLATS, PAGE 82, WAYNE COUNTY RECORDS, AND ALSO PART OF "B.E. TAYLOR'S ELMOOR SUBDIVISION", AS RECORDED IN LIBER 43 OF PLATS, PAGE 92, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:

LOTS 71 THROUGH 84, INCLUSIVE, LOTS 85 THROUGH 98, INCLUSIVE, LOTS 123 THROUGH 136, INCLUSIVE AND LOTS 137 THROUGH 150, INCLUSIVE OF SAID "B.E. TAYLOR'S NINETEEN TWENTY TWO SUBDIVISION", AND ALSO LOTS 132 THROUGH 159, INCLUSIVE OF SAID "B.E. TAYLOR'S ELMOOR SUBDIVISION".

NOTE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

STRUCTURE TABLE:

POINT	DESCRIPTION	RIM	PIPE SIZE	DIRECTION	INVERT
1071	SEWER MANHOLE	173.41	12"	N/S	167.18
1072	SEWER MANHOLE	174.15	18"	E	166.83
1073	SEWER MANHOLE	174.34	15"	N/S	165.25
1075	CATCH BASIN	173.06	TRAPPED		168.40
1076	CATCH BASIN	172.85	TRAPPED		168.77
1077	CATCH BASIN	172.91	12"	E	168.30
1078	CATCH BASIN	172.90	12"	EW	170.89 (P)
1079	SEWER MANHOLE	173.62	12"	W	167.99
1095	SEWER MANHOLE	173.82	20"	S	---
1148	CATCH BASIN	172.76	T/WATER	N	168.75
1149	CATCH BASIN	172.72	TRAPPED		---
1152	SEWER MANHOLE	174.94	15"	N/S	---
1229	CATCH BASIN	172.76	DEBRIS FILLED		---
1229A	CATCH BASIN	173.23	T/WATER		169.03
1233	SEWER MANHOLE	174.41	12"	E	166.99
1233A	SEWER MANHOLE	175.29	12"	N	167.64
1242	SEWER MANHOLE	174.14	15"	N	166.09
1318	SEWER MANHOLE	174.28	12"	NNW	166.20
1319	CATCH BASIN	173.83	12"	W	169.64
1320	SEWER MANHOLE	174.22	12"	E	168.71
1321	CATCH BASIN	173.62	DEBRIS FILLED		161.01
1322	SEWER MANHOLE	173.20	12"	N	165.72
1322A	CATCH BASIN	172.74	T/WATER		167.97
1323	CATCH BASIN	173.36	DEBRIS FILLED		169.19

STRUCTURE TABLE:

POINT	DESCRIPTION	RIM	PIPE SIZE	DIRECTION	INVERT
1324	SEWER MANHOLE	174.31	8"	SE	170.51
1325	SEWER MANHOLE	174.15	6"	SE	162.91
1326	SEWER MANHOLE	174.15	12"	E	162.51
1327	SEWER MANHOLE	174.15	18"	W	162.31
1328	SEWER MANHOLE	174.15	18"	N	163.21
1329	CATCH BASIN	173.79	18"	N	161.05
1391	SEWER MANHOLE	173.03	18"	W	161.20
1392	CATCH BASIN	172.56	T/WATER		161.80
1393	CATCH BASIN	172.70	T/WATER		160.70
1394	CATCH BASIN	173.06	DEBRIS FILLED		168.47
1395	CATCH BASIN	173.18	18"	N	165.39
1396	CATCH BASIN	173.17	T/WATER		162.09
1397	SEWER MANHOLE	173.49	12"	E	168.72
1398	CATCH BASIN	173.04	20"	N	161.97
1399	SEWER MANHOLE	173.26	20"	W	160.72
1400	CATCH BASIN	172.88	T/WATER		169.07
1401	CATCH BASIN	172.75	12"	SW	---
1402	SEWER MANHOLE	173.45	12"	SW	160.42
1490	SEWER MANHOLE	173.43	12"	E	161.17
1491	SEWER MANHOLE	173.49	12"	E	161.52
1492	SEWER MANHOLE	173.49	12"	E	161.20
1493	SEWER MANHOLE	173.49	12"	E	161.20
1494	SEWER MANHOLE	173.49	12"	E	161.20
1495	SEWER MANHOLE	173.49	12"	E	161.20
1496	SEWER MANHOLE	173.49	12"	E	161.20
1497	SEWER MANHOLE	173.49	12"	E	161.20
1498	SEWER MANHOLE	173.49	12"	E	161.20
1499	SEWER MANHOLE	173.49	12"	E	161.20
1500	SEWER MANHOLE	173.49	12"	E	161.20

NOTES:

- SOME EXISTING CATCH BASINS (SHOWN WITHOUT CONNECTIONS TO EXISTING SEWERS) ARE OLD STRUCTURES WITH TRAPS. THE LOCATIONS OF WHERE THEY ARE CONNECTED TO THE EXISTING SEWER ARE NOT KNOWN.
- WATER UTILITY INFORMATION IS SHOWN PER DWSD WATER SECTION MAP NUMBER 12-G.
- SEWER UTILITY INFORMATION IS SHOWN PER DWSD SEWER SECTION MAP NUMBER 5-104-E.

NOTE:

- THE SITE IS HEAVILY OVERGROWN. THE EXISTING ABANDONED BUILDINGS ARE SHOWN. ANY ABANDONED DEBRIS OR REFUSE MAY BE OBSCURED.

REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY

ZEMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
5880 GRAND RIVER AVE., SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zemetwozniak.com

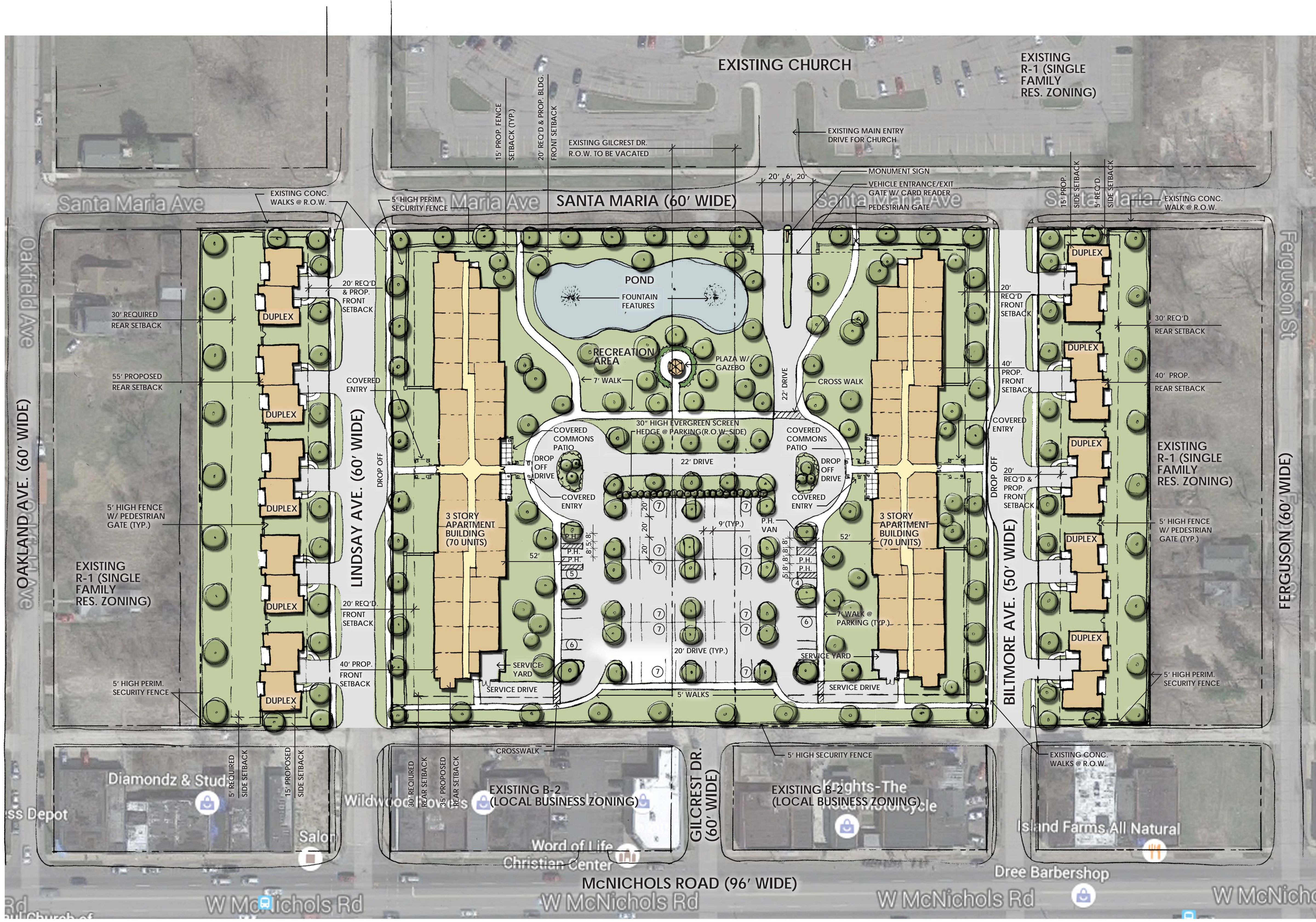
MISS DIG SYSTEM, INC.
THREE FULL WORKING DAYS BEFORE YOU DIG. CALL THE MISS DIG SYSTEM 1-800-482-7171

PROJECT ARCHITECT:
FUSCO, SHAFFER & PAPPAS, INC.
550 E. NINE MILE ROAD
FERNDAL, MI 48220

BOUNDARY AND TOPOGRAPHIC SURVEY
FELLOWSHIP ESTATES
CITY OF DETROIT, MICHIGAN

DATE	SCALE	HOR: 1" = 50'
DESIGNED BY	JOB NO.	VER: 1" = N/A
DRAWN BY	SHEET	15140
		S-1

© COPYRIGHT 2015



SITE DATA

APPROX. LOT SIZE - DUPLEX	+/- 105,663 S.F.
	+/- 2.43 ACRES
APPROX. LOT SIZE - APARTMENTS	+/- 268,770 S.F.
	+/- 6.17 ACRES

ZONING PD (PLANNED DEVELOPMENT DISTRICT)

PARKING REQUIRED - DUPLEX	0.75 PARKING SPACE FOR EACH UNIT	15 SPACES
	0.75 SPACES x 20 UNITS	
PARKING REQUIRED - APARTMENTS	0.75 PARKING SPACE FOR EACH UNIT	105 SPACES
	0.75 SPACES x 140 UNITS	
TOTAL PARKING REQUIRED		120 SPACES

PARKING PROVIDED - DUPLEX	19 OPEN SPACES + 1 BARRIER FREE	20 SPACES
PARKING PROVIDED - APARTMENTS	99 OPEN SPACES + 6 BARRIER FREE	105 SPACES
TOTAL PARKING PROVIDED		125 SPACES

DENSITY - DUPLEX	8.23 D.U./AC.
DENSITY - APARTMENTS	22.69 D.U./AC.

SETBACKS - DUPLEX	REQUIRED	PROPOSED
FRONT (STREET ENTRY)	20'	20'
SIDES	5'	15'
REAR	30'	55' (WEST), 40' (EAST)

SETBACKS - APARTMENTS	REQUIRED	PROPOSED
FRONT (NORTH)	20'	20'
FRONT (EAST)	20'	40'
FRONT (WEST)	20'	40'
REAR (SOUTH)	30'	35'

RECREATION SPACE - APARTMENTS	92,423 S.F.
RECREATION SPACE - DUPLEXES	49,350 S.F.

LOT COVERAGE-DUPLEX	
LOT COVERAGE	21.8%
MINIMUM ALLOWABLE RSR	12.0%
PROPOSED RSR (49,350 S.F. / 23,080 S.F.)	213.0%

LOT COVERAGE-APARTMENTS	
LOT COVERAGE	17.75%
MINIMUM ALLOWABLE RSR	12.0%
PROPOSED RSR (92,423 S.F. / 138,256 S.F.)	66.8%

- NOTES:**
- ALL INTENSITY AND DIMENSIONAL DATA NOTED AS "REQUIRED" OR "ALLOWABLE" IS BASED ON R-3 ZONING STANDARDS.
 - POND TO MEET ALL PUBLIC SAFETY STANDARDS & APPLICABLE CODE REQUIREMENTS.

BUILDING DATA

GROSS APARTMENT BUILDING AREA	
1ST FLOOR AREA	47,714 SF
2ND FLOOR AREA	45,404 SF
3RD FLOOR AREA	45,138 SF
GROSS BUILDING AREA TOTAL	138,256 SF

GROSS BUILDING AREA - DUPLEXES	
1,154 S.F. / UNIT x 20 UNITS=	23,080 S.F.

GROSS AREA PER UNIT - APARTMENTS	
138,256 S.F. / 140 UNITS=	988 SF

BUILDING HEIGHT - APARTMENTS	
TO MIDPOINT OF ROOF	39'-0" (3 STORIES)

COMMON SPACE - APARTMENTS	
GROSS AREA COMMONS	7,998 SF
% OF GROSS BUILDING AREA	5.8%

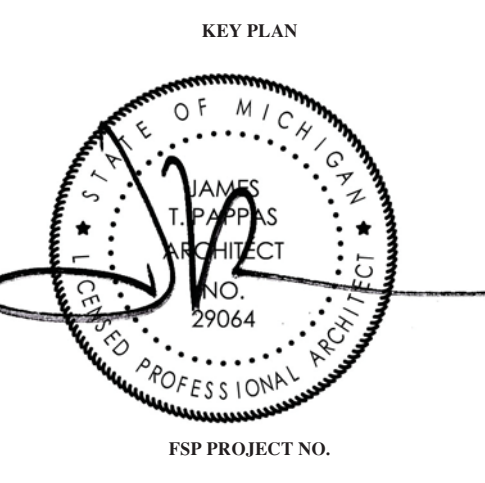
UNIT COUNT / MIX - APARTMENTS	
1 BEDROOM (90%)	126 UNITS
2 BEDROOM (10%)	14 UNITS
TOTAL	140 UNITS

UNIT COUNT / MIX - DUPLEX	20 UNITS
TOTAL PROJECT UNIT COUNT	160 UNITS

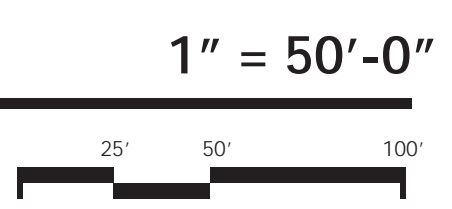
**FELLOWSHIP ESTATES
 SENIOR HOUSING**

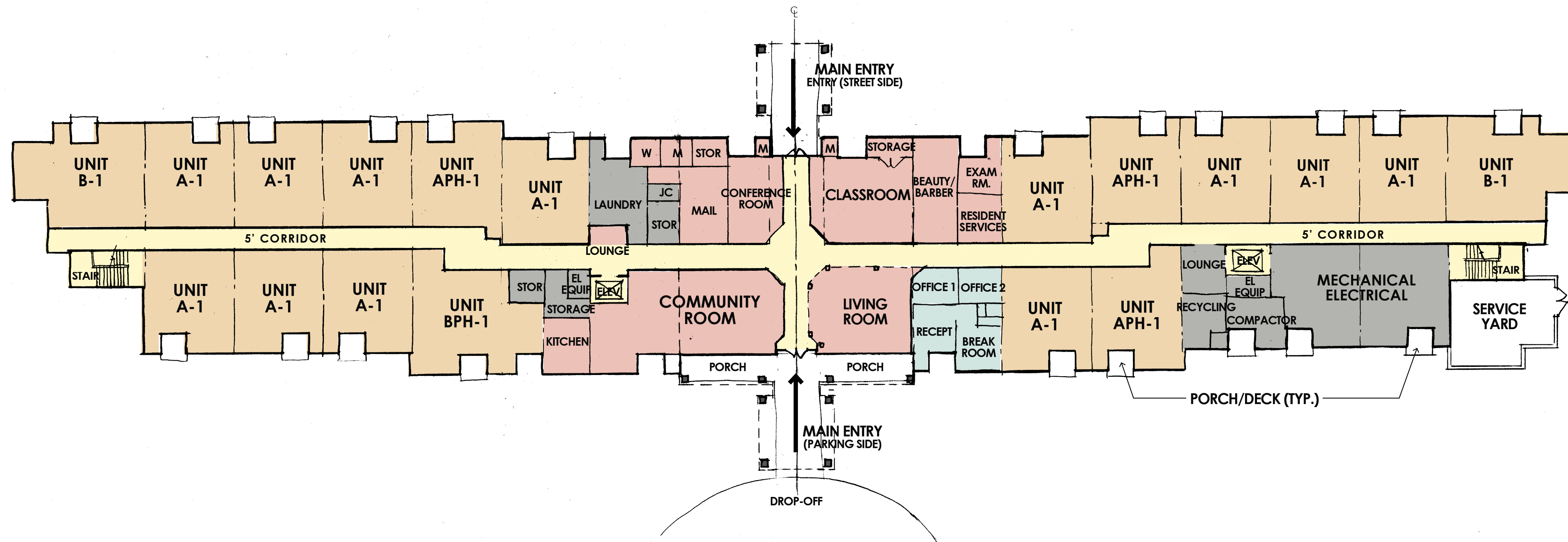
DETROIT

02.18.16	COUNCIL SUBMISSION
02.01.16	PD RE-SUBMISSION 1
01.28.16	PD STAFF REVIEW
12.21.15	PD SUBMISSION
DATE	ISSUE



CONCEPTUAL SITE PLAN





FIRST FLOOR BUILDING PLAN

25' 50' 75'

1/16" = 1'-0"

FELLOWSHIP ESTATES
 SENIOR HOUSING

DETROIT

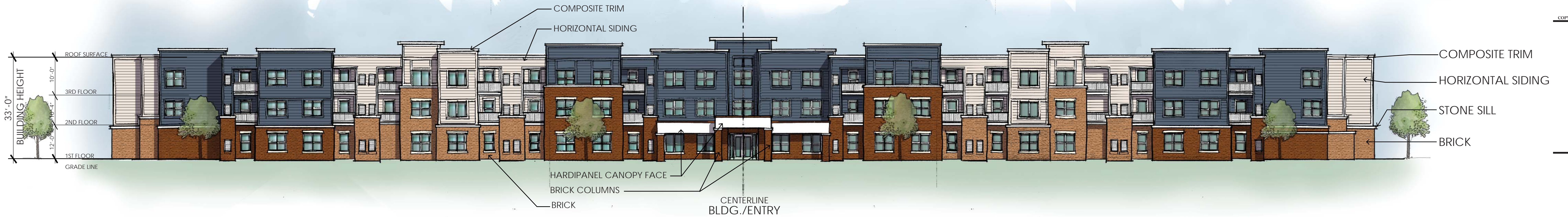
DATE	ISSUE
02.18.16	COUNCIL SUBMISSION
02.01.16	PD RE-SUBMISSION 1
01.28.16	PD STAFF REVIEW
12.21.15	PD SUBMISSION

KEY PLAN



FSP PROJECT NO.

BUILDING PLAN



FRONT (PARKING SIDE) ELEVATION
APARTMENT BUILDING



TYPICAL RIGHT SIDE ELEVATION
APARTMENT BUILDING



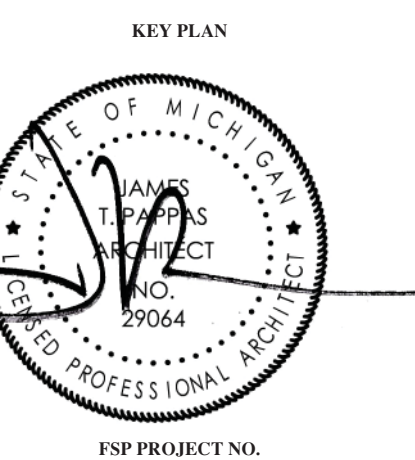
FRONT (STREET) ELEVATION
APARTMENT BUILDING



FELLOWSHIP ESTATES
SENIOR HOUSING

DETROIT

DATE	ISSUE
02.18.16	COUNCIL SUBMISSION
02.01.16	PD RE-SUBMISSION 1
01.28.16	PD STAFF REVIEW
12.21.15	PD SUBMISSION



BUILDING ELEVATIONS

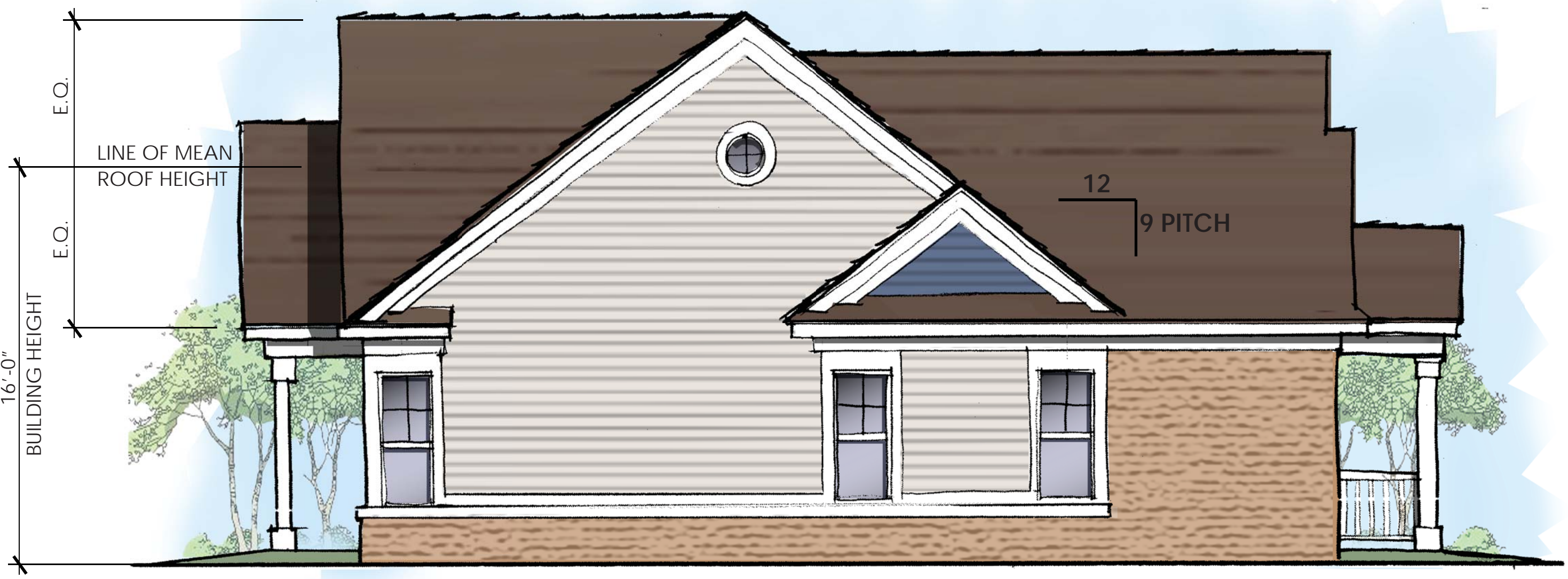
SCHEME-A

A.201



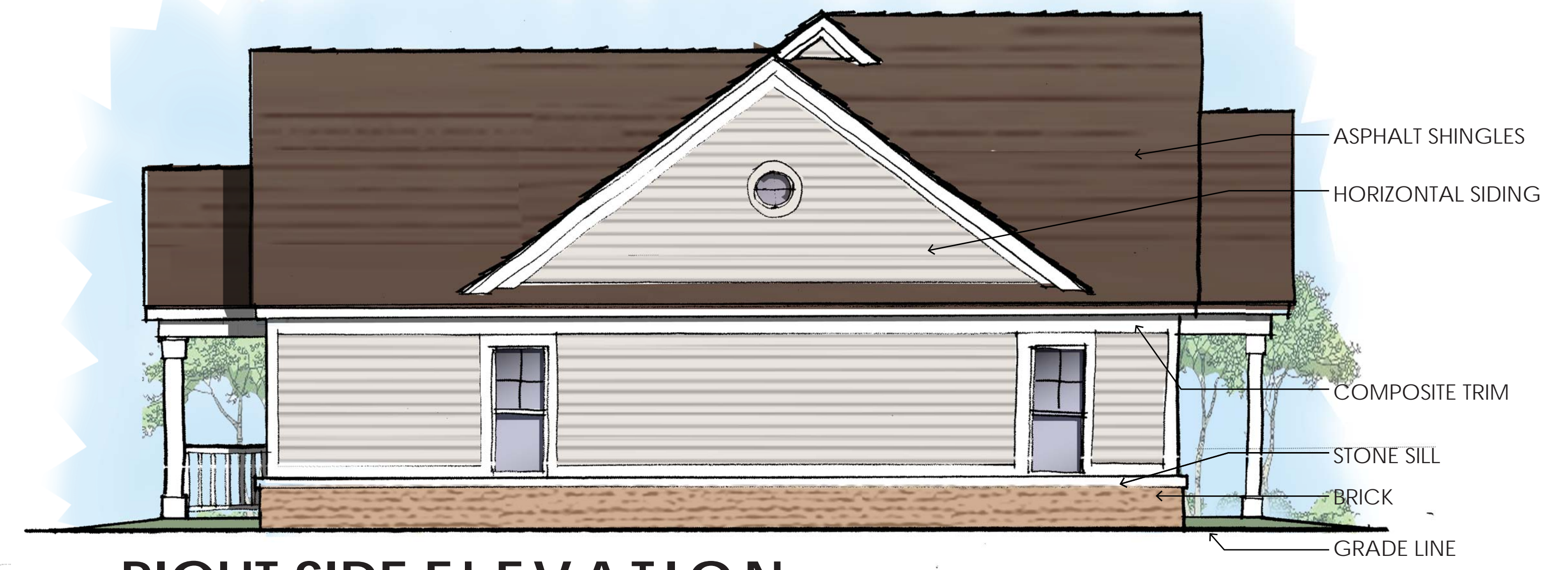
FRONT ELEVATION
DUPLEX

1/4" = 1'-0"
0' 5' 10' 15'



LEFT SIDE ELEVATION
DUPLEX

1/4" = 1'-0"
0' 5' 10' 15'



RIGHT SIDE ELEVATION
DUPLEX

1/4" = 1'-0"
0' 5' 10' 15'



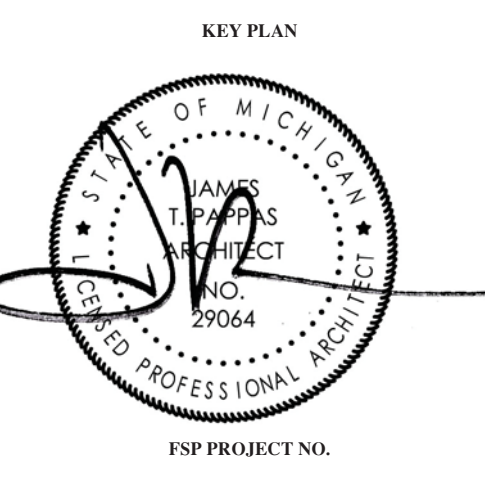
REAR ELEVATION
DUPLEX

1/4" = 1'-0"
0' 5' 10' 15'

**FELLOWSHIP ESTATES
SENIOR HOUSING**

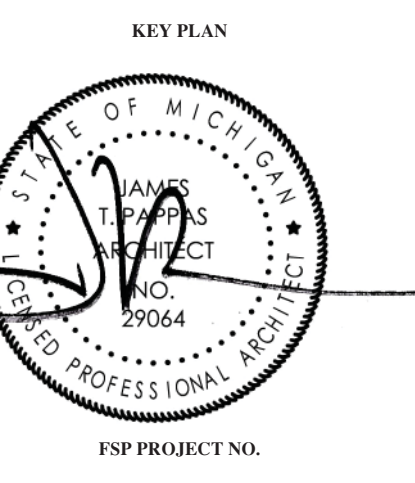
DETROIT

DATE	ISSUE
02.18.16	COUNCIL SUBMISSION
02.01.16	PD RE-SUBMISSION 1
01.28.16	PD STAFF REVIEW
12.21.15	PD SUBMISSION



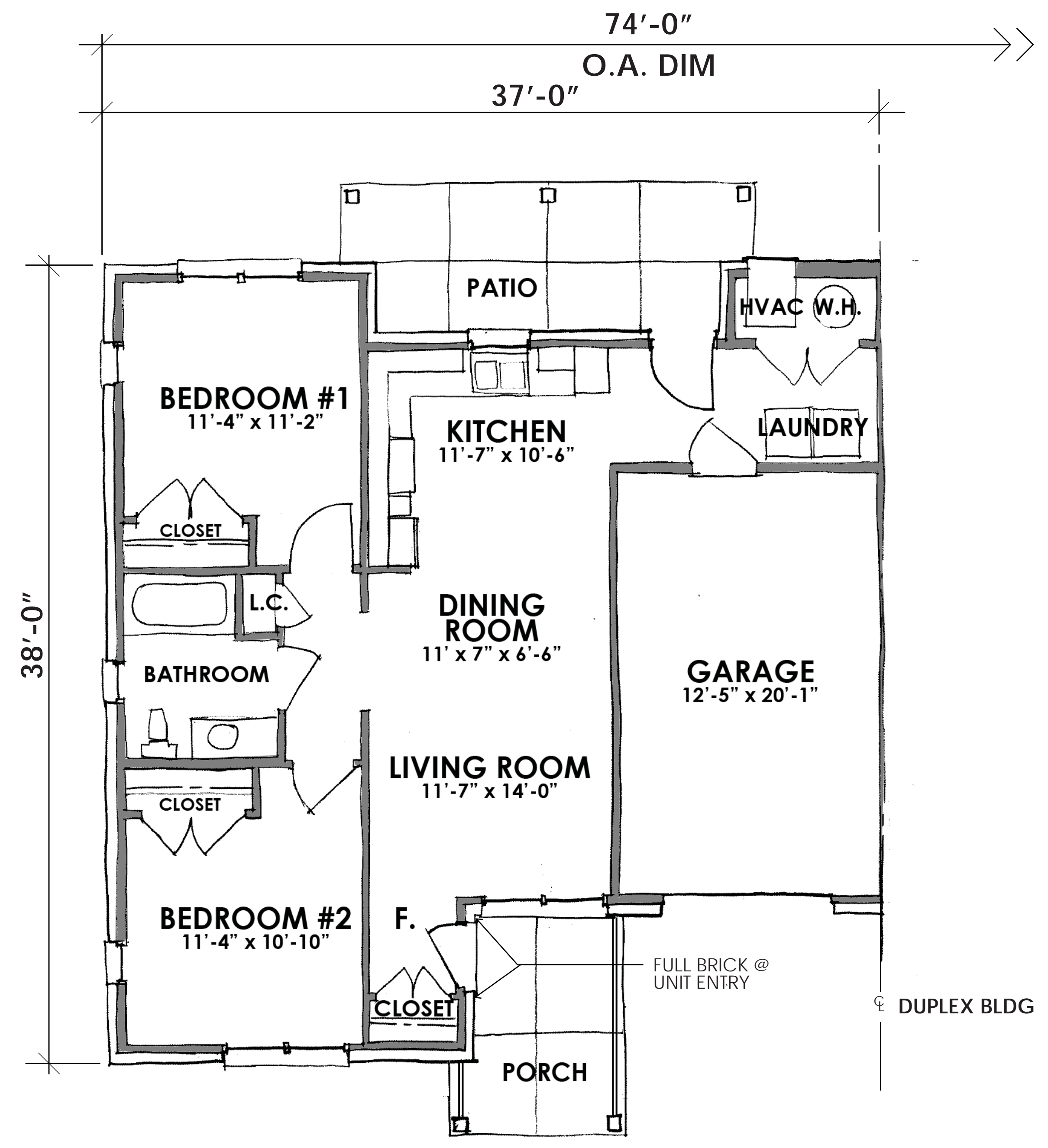
BUILDING ELEVATIONS

DATE	ISSUE
02.18.16	COUNCIL SUBMISSION
02.01.16	PD RE-SUBMISSION 1
01.28.16	PD STAFF REVIEW
12.21.15	PD SUBMISSION

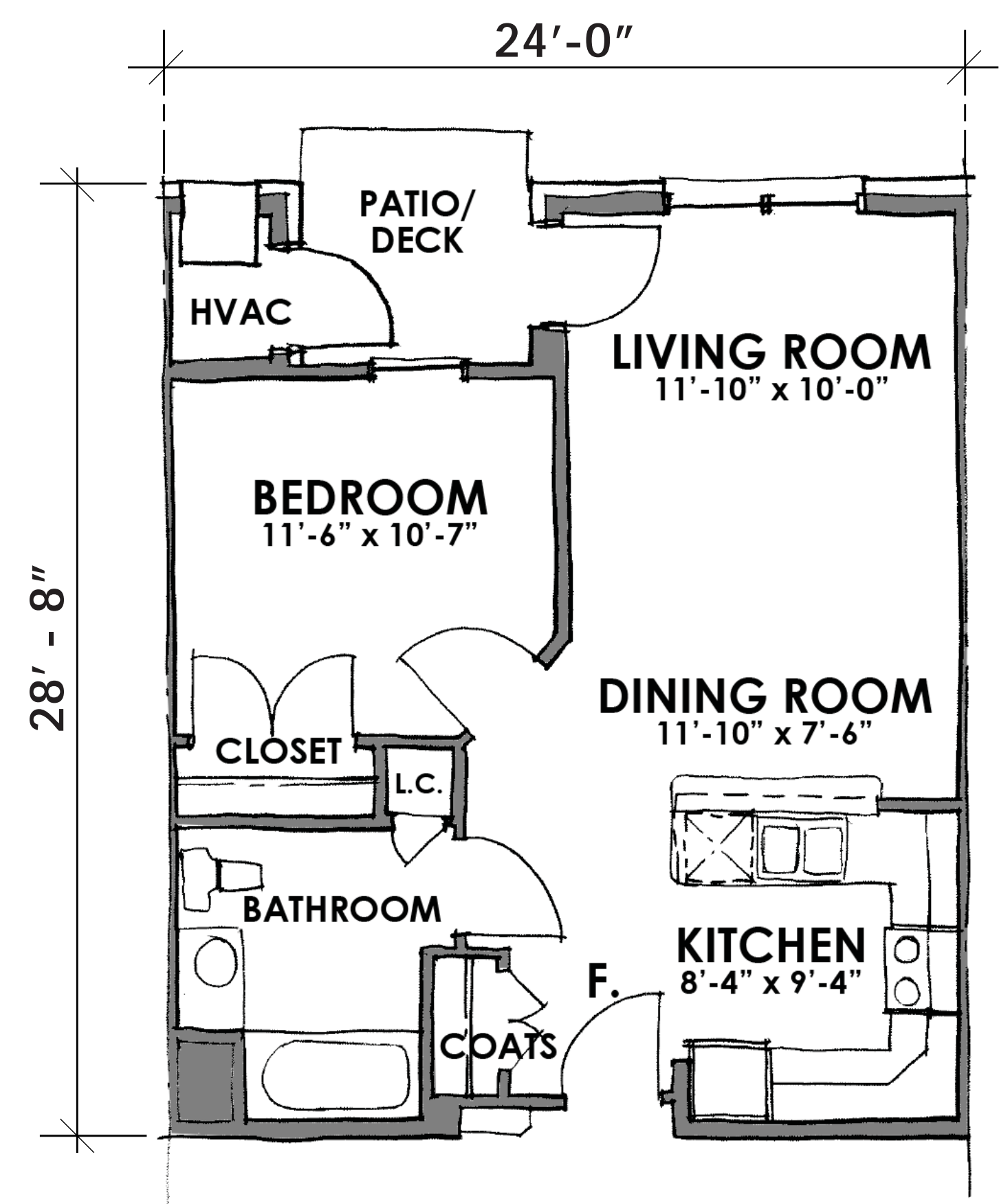


FSP PROJECT NO.

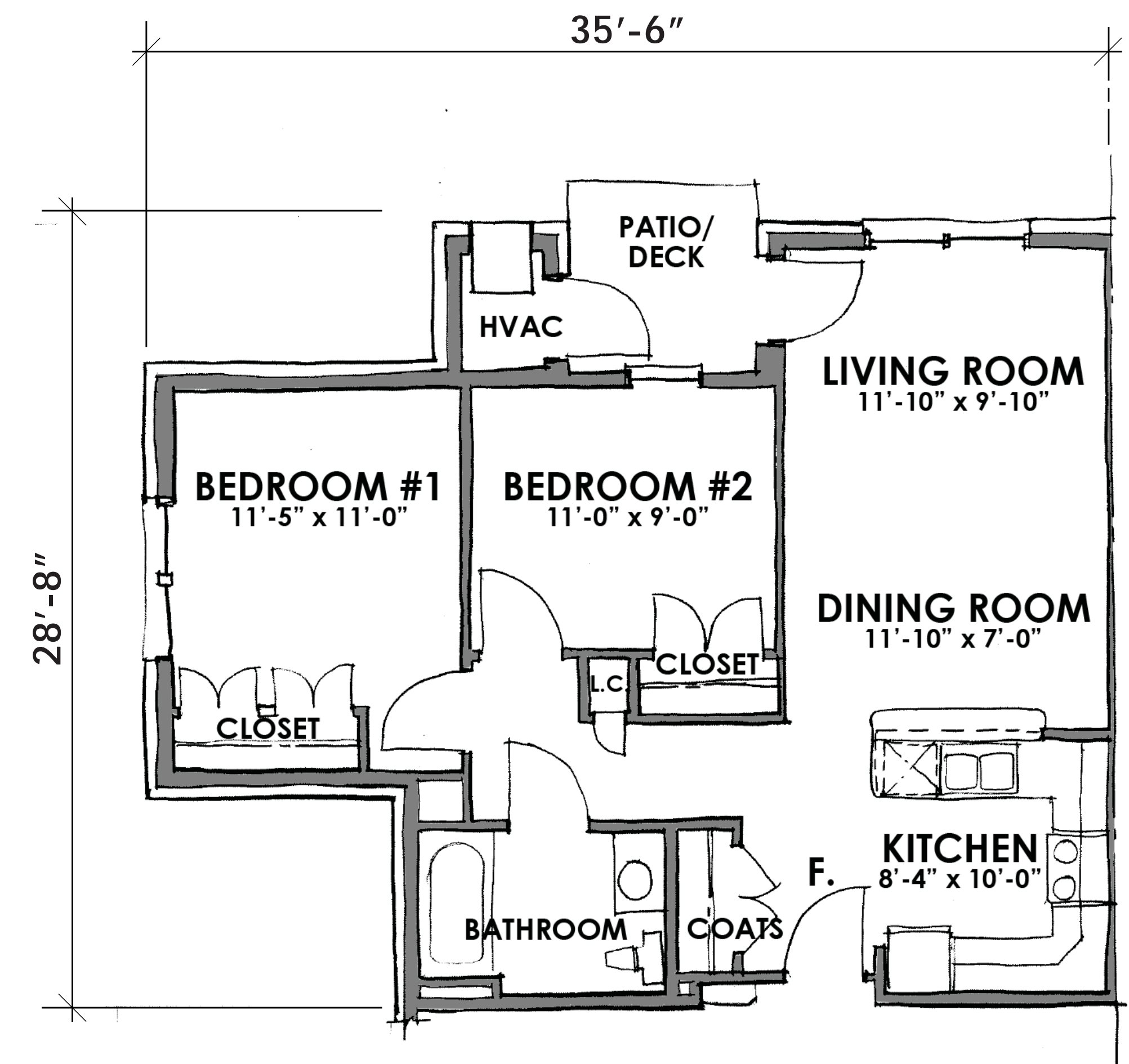
UNIT PLANS



UNIT P-1 FLOOR PLAN
 TYPICAL DUPLEX UNIT



UNIT A-1 FLOOR PLAN
 TYPICAL ONE BEDROOM UNIT APARTMENT



UNIT B-1 FLOOR PLAN
 TYPICAL TWO BEDROOM UNIT APARTMENT

FELLOWSHIP

ESTATES

DETROIT

LIST OF DRAWINGS

CIVIL ENGINEERING

C.101	BOUNDARY / TOPOGRAPHIC SURVEY 1
C.102	BOUNDARY / TOPOGRAPHIC SURVEY 2
C.103	SITE LAYOUT PLAN
C.104	CONCEPTUAL STORMWATER MANAGEMENT PLAN

LANDSCAPE

L.301	OVERALL CONCEPTUAL LANDSCAPE PLAN
L.302	CONCEPTUAL LANDSCAPE PLAN - WEST HALF
L.303	CONCEPTUAL LANDSCAPE PLAN - EAST HALF
L.304	LANDSCAPE NOTES & PLANT DETAILS
L.901	LANDSCAPE DETAILS
L.902	LANDSCAPE DETAILS - TRASH ENCLOSURE

ARCHITECTURAL

A.S.101	ARCHITECTURAL SITE PLAN
A.101	FIRST FLOOR PLANS
A.102	COMMUNITY CENTER FLOOR PLAN
A.201	BUILDING ELEVATIONS - APARTMENT
A.202	BUILDING ELEVATIONS - COMMUNITY CENTER
A.501	UNIT FLOOR PLANS

DEVELOPMENT TEAM

OWNER

FELLOWSHIP ESTATES WEST LLC
542 S. DEARBORN ST., SUITE 800
CHICAGO, IL 60605

ARCHITECT

FUSCO, SHAFFER & PAPPAS, INC.
550 E. NINE MILE RD
FERNDALE, MI 48220
248.543.4100

DEVELOPERS

MICHAELS DEVELOPMENT CO. I, LP
542 S. DEARBORN ST., SUITE 800
CHICAGO, IL 60605

CIVIL ENGINEER

NOWAK - FRAUS ENGINEERS
46777 WOODWARD AVE
PONTIAC, MI 48342

LANDSCAPE ARCHITECT

FELINO PASQUAL AND ASSOCIATES,
24333 ORCHARD LAKE RD. SUITE G
FARMINGTON HILLS, MI 48331

AMANDLA DEVELOPMENT
7707 W. OUTER DRIVE
DETROIT, MI 48235



LOCATION MAP

NO SCALE



DATE ISSUE

03.01.24	PROJECT PD MODIF. MTG.
05.02.24	PD PRE-APPLICATION MTG.
05.17.24	PD MODIF. SUBMISSION



FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS



MICHIGAN

PROJECT SUMMARY

SITE DATA (PHASE 1 & 2)

TOTAL LOT SIZE	+/- 376,766 SF OR +/- 8.64 ACRES	
ZONING	PD (PLANNED DEVELOPMENT DISTRICT)	
PARKING REQUIRED	1.25 PARKING SPACE FOR EACH UNIT 1.25 SPACES x 96 UNITS	120 SPACES
PARKING PROVIDED	APARTMENTS - 112 OPEN SPACES + 8 P.H. COMMUNITY BUILDING	120 SPACES 8 SPACES
	TOTAL PARKING PROVIDED	128 SPACES
DENSITY		11.1 D.U./AC.
RECREATION SPACE		+/- 114,670 SF
LOT COVERAGE-APARTMENTS & COMMUNITY BUILDING	LOT COVERAGE (57,720 SF) MINIMUM ALLOWABLE RSR PROVIDED RSR (114,670 S.F./ 114,755 S.F.)	15.3% 12.0% 0.99 OR 99%

BUILDING DATA (PHASE 1 & 2)

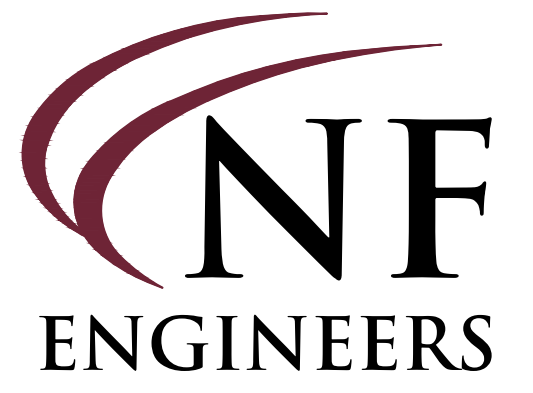
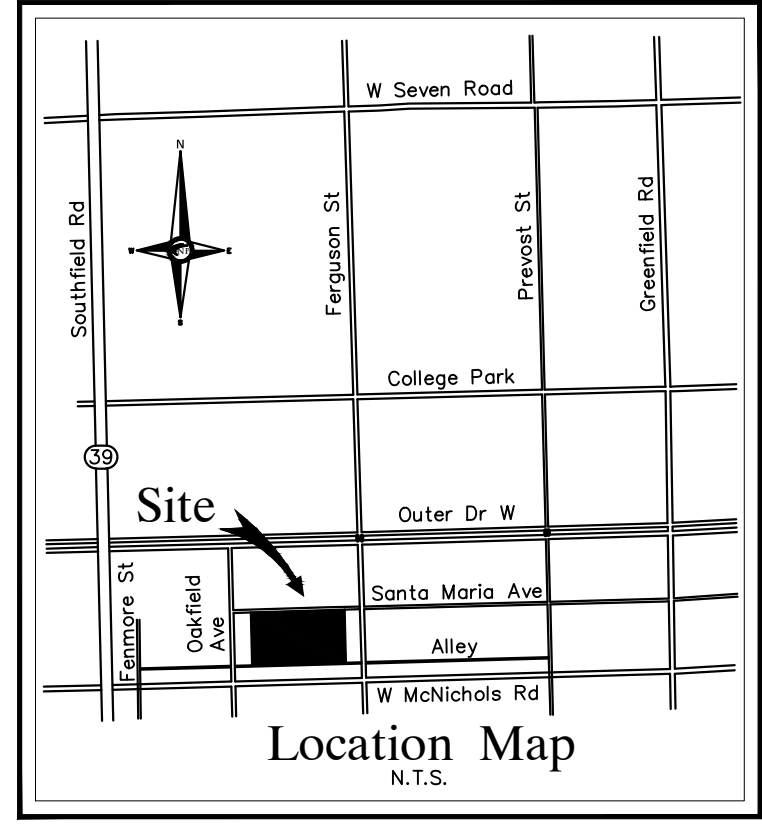
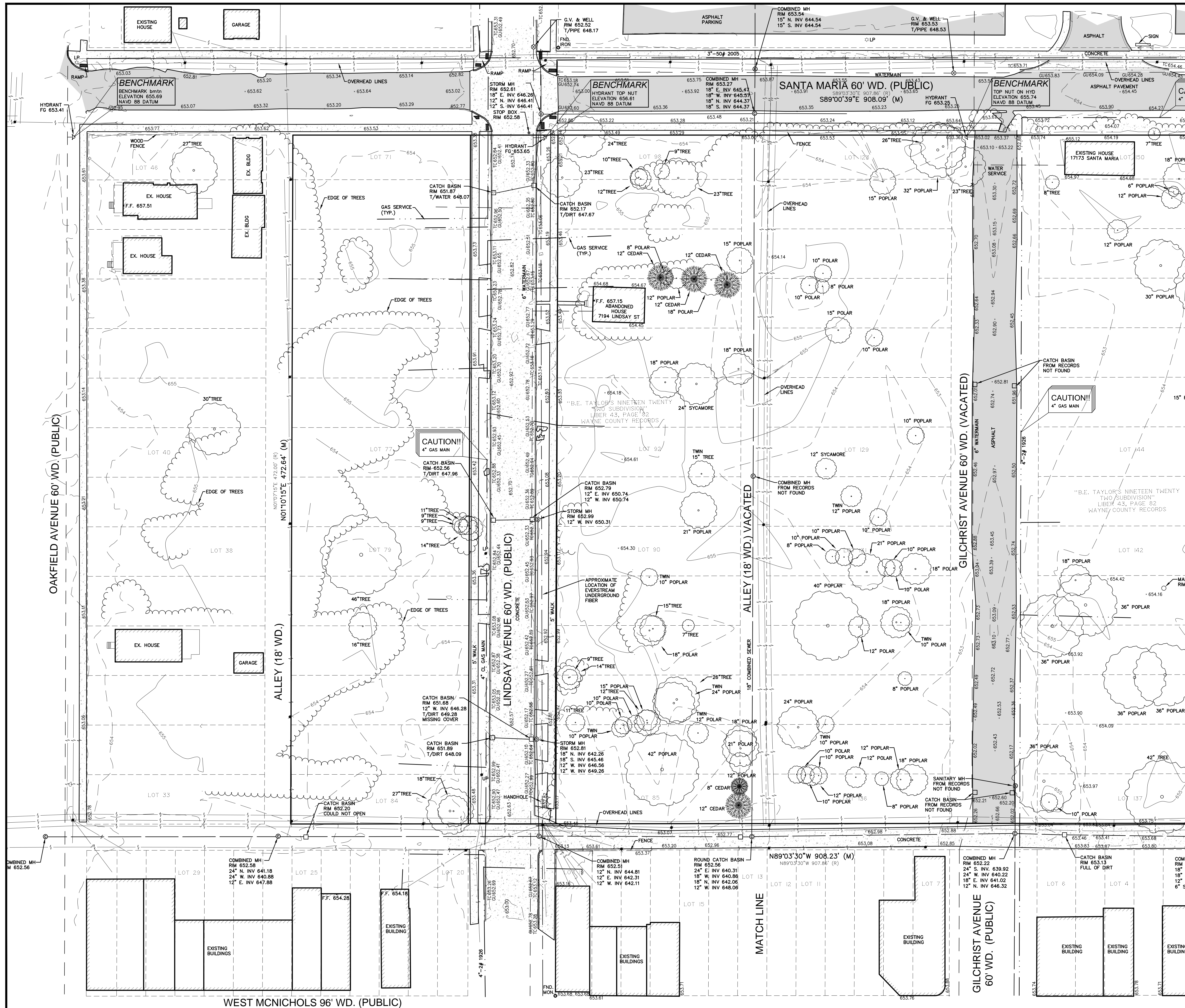
GROSS APARTMENT BUILDING AREA		
1ST FLOOR AREA	+/- 53,894 SF	
2ND FLOOR AREA	+/- 53,702 SF	
GROSS APARTMENT BUILDING AREA TOTAL	+/- 107,596 SF	
GROSS COMMUNITY BUILDING AREA	+/- 3,915 SF	
TOTAL GROSS BUILDING AREA	+/- 111,511 SF	
BUILDING HEIGHT - APARTMENTS	ALLOWABLE (PER PD) PROVIDED	39'-0" (3 STORIES) 26'-0" (2 STORIES)
UNIT COUNT / MIX - APARTMENTS	1 BEDROOM - 720 SF (33.5%) 2 BEDROOM - 930 SF (37.5%) 3 BEDROOM - 1,110 SF (29%)	32 UNITS 36 UNITS 28 UNITS
	TOTAL (INCL. 16 P.H. UNITS)	96 UNITS

SITE DATA (PHASE 1)

APROX. LOT SIZE	+/- 199,112 SF OR +/- 4.57 ACRES	
PARKING REQUIRED	1.25 PARKING SPACE FOR EACH UNIT 1.25 SPACES x 48 UNITS	60 SPACES
PARKING PROVIDED	APARTMENTS - 56 OPEN SPACES + 4 P.H. COMMUNITY BUILDING	60 SPACES 4 SPACES
	TOTAL PARKING PROVIDED	64 SPACES
RECREATION SPACE		+/- 67,614 SF
LOT COVERAGE-APARTMENTS & COMMUNITY BUILDING	LOT COVERAGE (29,310 SF) MINIMUM ALLOWABLE RSR PROVIDED RSR (67,614 S.F./ 59,335 S.F.)	15.55% 12.0% 1.39 OR 139%

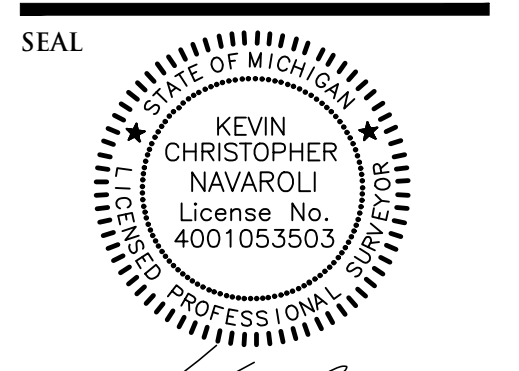
BUILDING DATA (PHASE 1)

GROSS APARTMENT BUILDING AREA		
1ST FLOOR AREA	+/- 26,947 SF	
2ND FLOOR AREA	+/- 26,851 SF	
GROSS APARTMENT BUILDING AREA TOTAL	+/- 53,798 SF	
GROSS COMMUNITY BUILDING AREA	+/- 3,915 SF	
TOTAL GROSS BUILDING AREA	+/- 57,713 SF	
UNIT COUNT / MIX - APARTMENTS	1 BEDROOM - 720 SF (33.5%) 2 BEDROOM - 930 SF (37.5%) 3 BEDROOM - 1,110 SF (29%)	16 UNITS 18 UNITS 14 UNITS
	TOTAL (INCL. 8 P.H. UNITS)	48 UNITS



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM



PROJECT
Fellowship Estates Family
Housing
City of Detroit

CLIENT
Michales Development
542 S. Dearborn Street,
Suite 800
Chicago, IL 60605
Contact: Alice Mwinzi
Phone: (312) 455-0502

Fusco, Shaffer & Pappas
550 E. Nine Mile Road
Ferndale, Michigan 48220
Contact: Steve Roffi
Phone: (248) 543-4100

PROJECT LOCATION
Part of the SW 1/4
of Section 12
T.1S., R.10E.
City of Detroit,
Wayne County, Michigan

SHEET
Boundary / Topographic /
Tree Survey

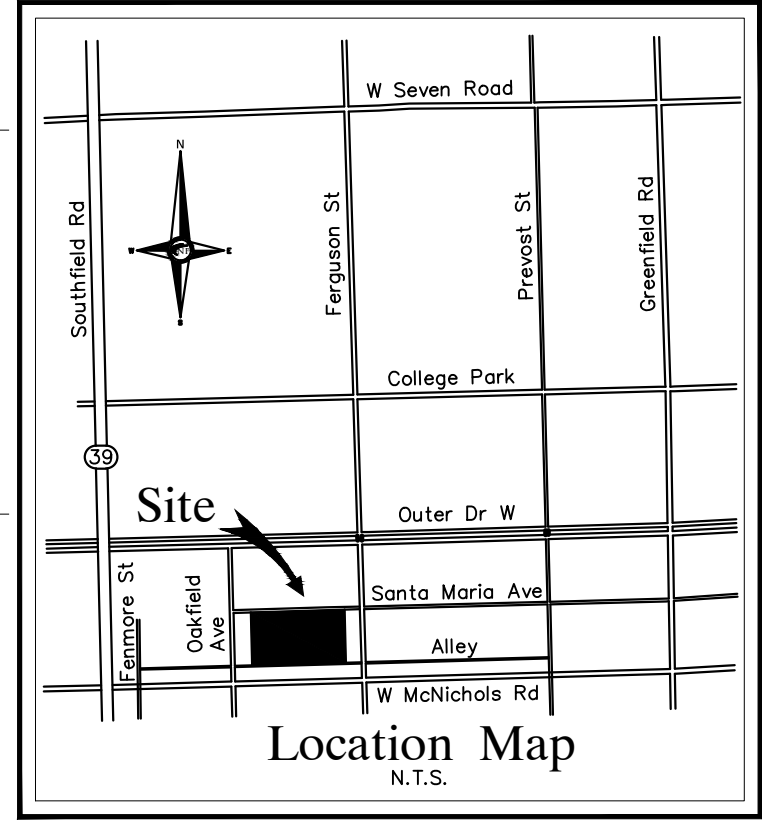
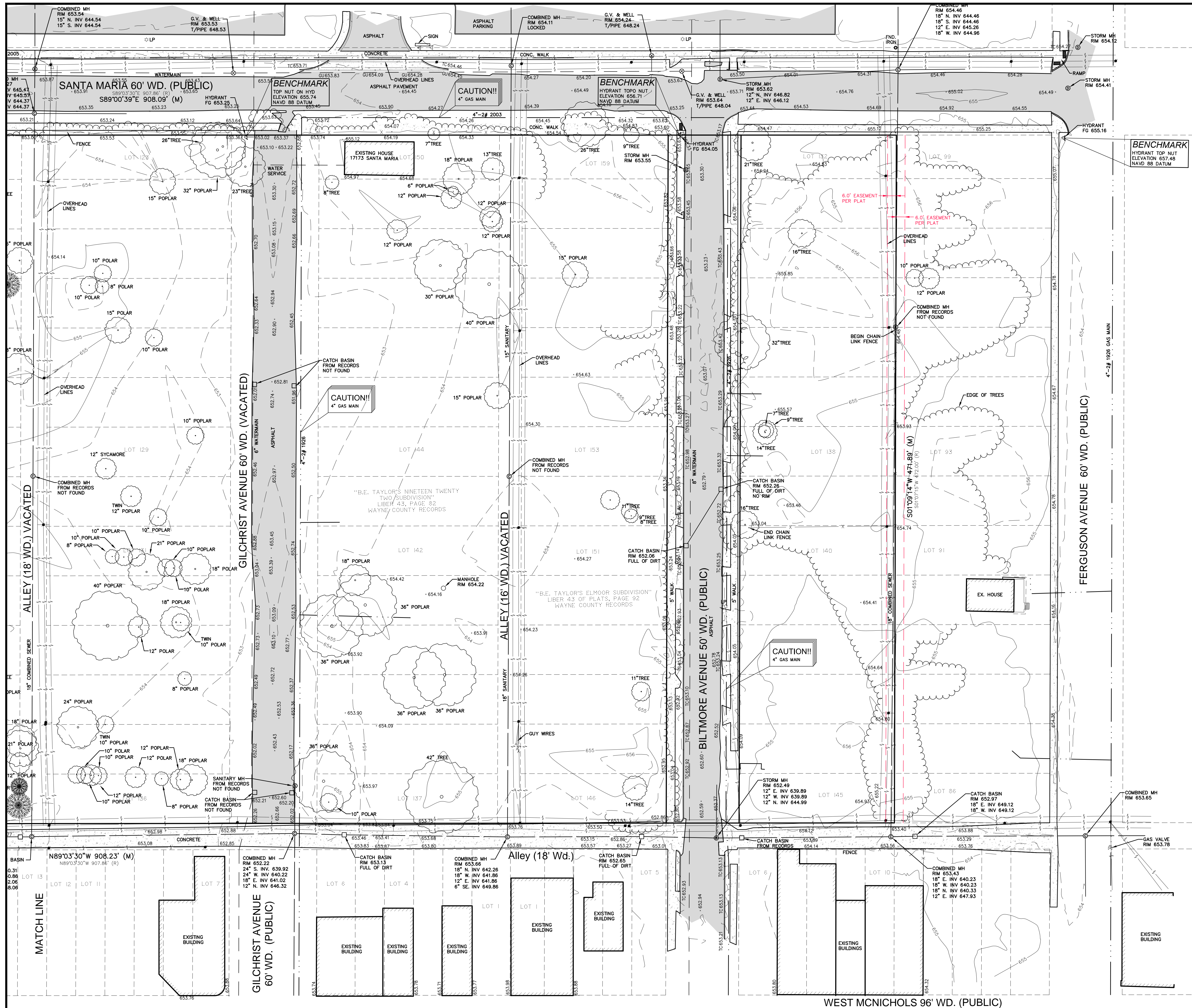


DATE	ISSUED/REVISED
05-07-2024	REVISED PER CLIENT
05-08-2024	REVISED PER CLIENT
05-09-2024	REVISED PER CLIENT
05-10-2024	REVISED PER CLIENT
05-17-2024	PD MODIFICATION SUBMISSION

TOPOGRAPHIC SURVEY NOTES
ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.
THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

DRAWN BY:
N. Naoum
DESIGNED BY:
K. Navaroli
APPROVED BY:
K. Navaroli
DATE:
04-30-2024
SCALE: 1" = 30'
NFE JOB NO. 0032 SHEET NO. C.101

LEGEND	
	MANHOLE
	HYDRANT
	MANHOLE
	UTILITY POLE
	GATE VALVE
	CATCH BASIN
	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R.Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257
 WWW.NFE-ENGR.COM



PROJECT
 Fellowship Estates Family Housing
 City of Detroit

CLIENT
 Michales Development
 542 S. Dearborn Street,
 Suite 800
 Chicago, IL 60605
 Contact: Alice Mwinzi
 Phone: (312) 455-0502

Fusco, Shaffer & Pappas
 550 E. Nine Mile Road
 Ferndale, Michigan 48220
 Contact: Steve Roffi
 Phone: (248) 543-4100

PROJECT LOCATION
 Part of the SW 1/4
 of Section 12
 T.1S., R.10E.
 City of Detroit,
 Wayne County, Michigan

SHEET
 Boundary / Topographic /
 Tree Survey



DATE	ISSUED/REVISED
05-07-2024	REVISED PER CLIENT
05-08-2024	REVISED PER CLIENT
05-09-2024	REVISED PER CLIENT
05-10-2024	REVISED PER CLIENT
05-17-2024	PD MODIFICATION SUBMISSION

TOPOGRAPHIC SURVEY NOTES
 ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
 UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.
 THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		EXISTING SAN. CLEAN OUT
	MANHOLE		EXISTING WATER MAIN
	CATCH BASIN		EXISTING STORM SEWER
	UTILITY POLE		EX. R.Y. CATCH BASIN
	GUY WIRE		EXISTING BURIED CABLES
	LIGHT POLE		OVERHEAD LINES
	SIGN		EXISTING GAS MAIN

DRAWN BY:
 N. Naoum
 DESIGNED BY:

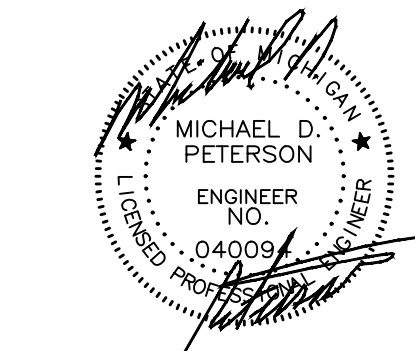
APPROVED BY:
 K. Navaroli

DATE:
 04-30-2024

SCALE: 1" = 30'
 30 15 0 15 30 45

NFE JOB NO. SHEET NO.
0032 C.102

SEAL



PROJECT
 Fellowship Estates Family
 Housing
 City of Detroit

CLIENT
 Michales Development
 542 S. Dearborn Street,
 Suite 800
 Chicago, IL 60605
 Contact: Alice Mwinzi
 Phone: (312) 455-0502

Fusco, Shaffer & Pappas
 550 E. Nine Mile Road
 Ferndale, Michigan 48220
 Contact: Steve Roffi
 Phone: (248) 543-4100

PROJECT LOCATION
 Part of the SW 1/4
 of Section 12
 T.1S., R.10E.
 City of Detroit,
 Wayne County, Michigan

SHEET
 Site Layout Plan



Know what's below
 Call before you dig.

DATE	ISSUED/REVISED
05-07-2024	REVISED PER CLIENT
05-08-2024	REVISED PER CLIENT
05-09-2024	REVISED PER CLIENT
05-10-2024	REVISED PER CLIENT
05-17-2024	PD MODIFICATION SUBMISSION

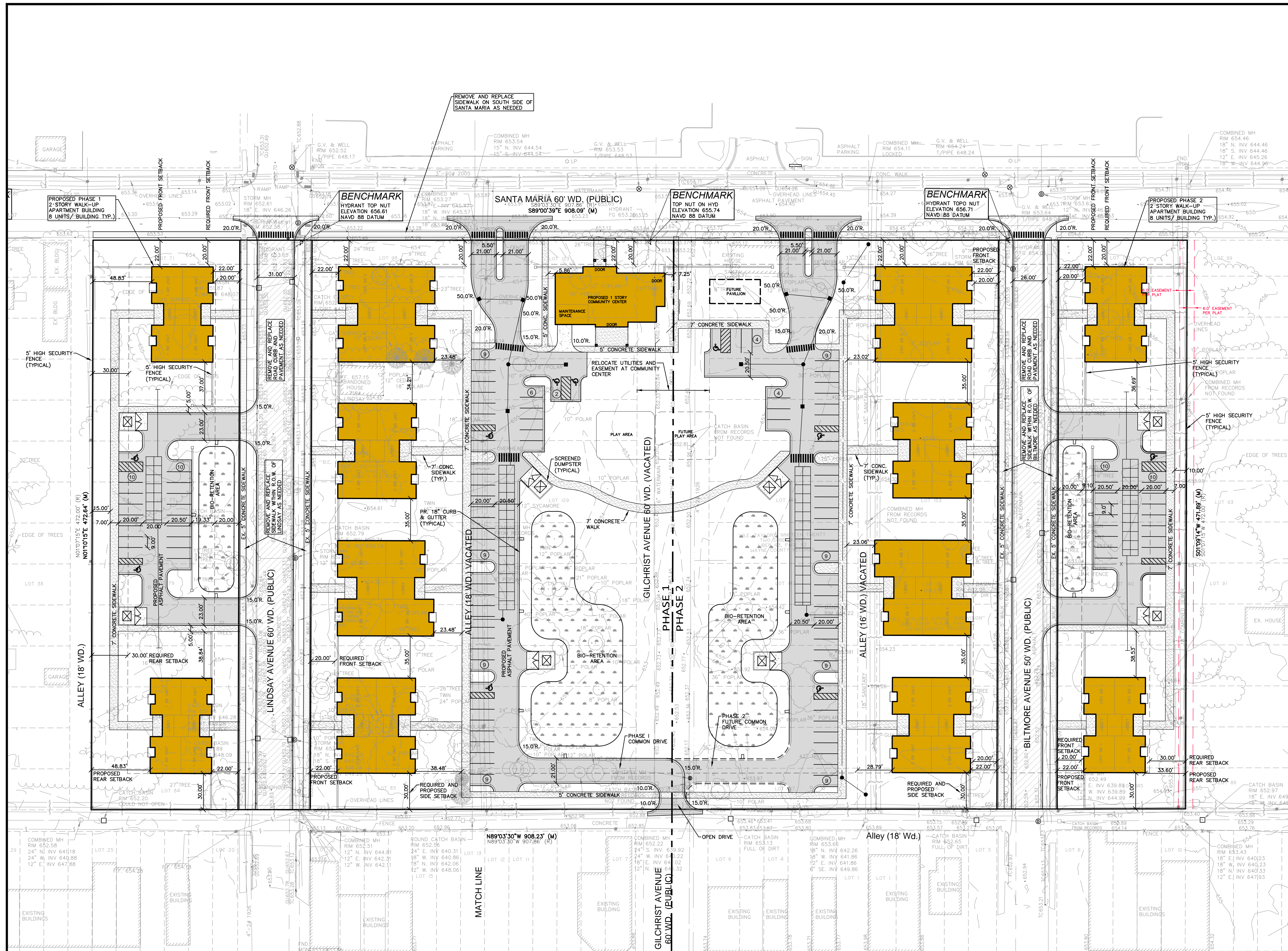
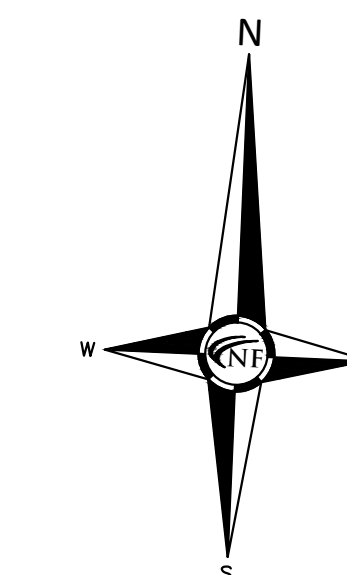
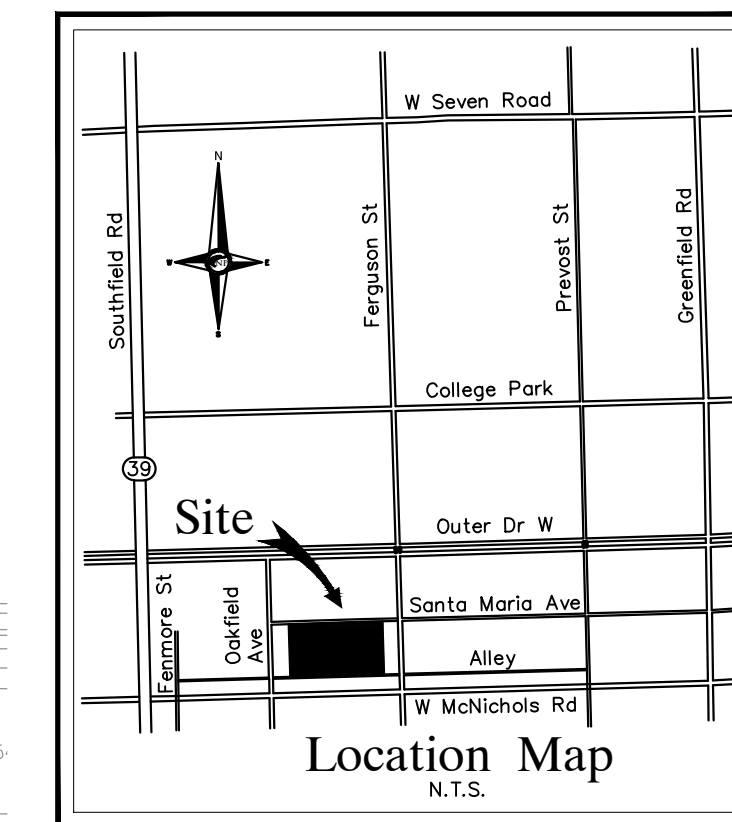
DRAWN BY:
N. Naoum
 DESIGNED BY:
M. Kurmas
 APPROVED BY:
M. Peterson

DATE:
 04-30-2024

SCALE: 1" = 40'

40 20 0 20 40 60

NFE JOB NO. SHEET NO.
0032 C.103



NOTE:
 RELOCATE UTILITIES AND EASEMENTS AS NEEDED TO FACILITATE
 BUILDING CONSTRUCTION.

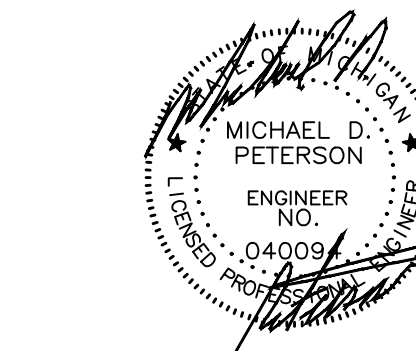
PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE

SEAL



PROJECT
Fellowship Estates Family
Housing
City of Detroit

CLIENT
Michales Development
542 S. Dearborn Street,
Suite 800
Chicago, IL 60605
Contact: Alice Mwinzi
Phone: (312) 455-0502

Fusco, Shaffer & Pappas
550 E. Nine Mile Road
Ferndale, Michigan 48220
Contact: Steve Roffi
Phone: (248) 543-4100

PROJECT LOCATION
Part of the SW 1/4
of Section 12
T.1S., R.10E.
City of Detroit,
Wayne County, Michigan

SHEET
Conceptual Stormwater
Management Plan



Know what's below
Call before you dig.

DATE	ISSUED/REVISED
05-07-2024	REVISED PER CLIENT
05-08-2024	REVISED PER CLIENT
05-09-2024	REVISED PER CLIENT
05-10-2024	REVISED PER CLIENT
05-17-2024	PD MODIFICATION SUBMISSION

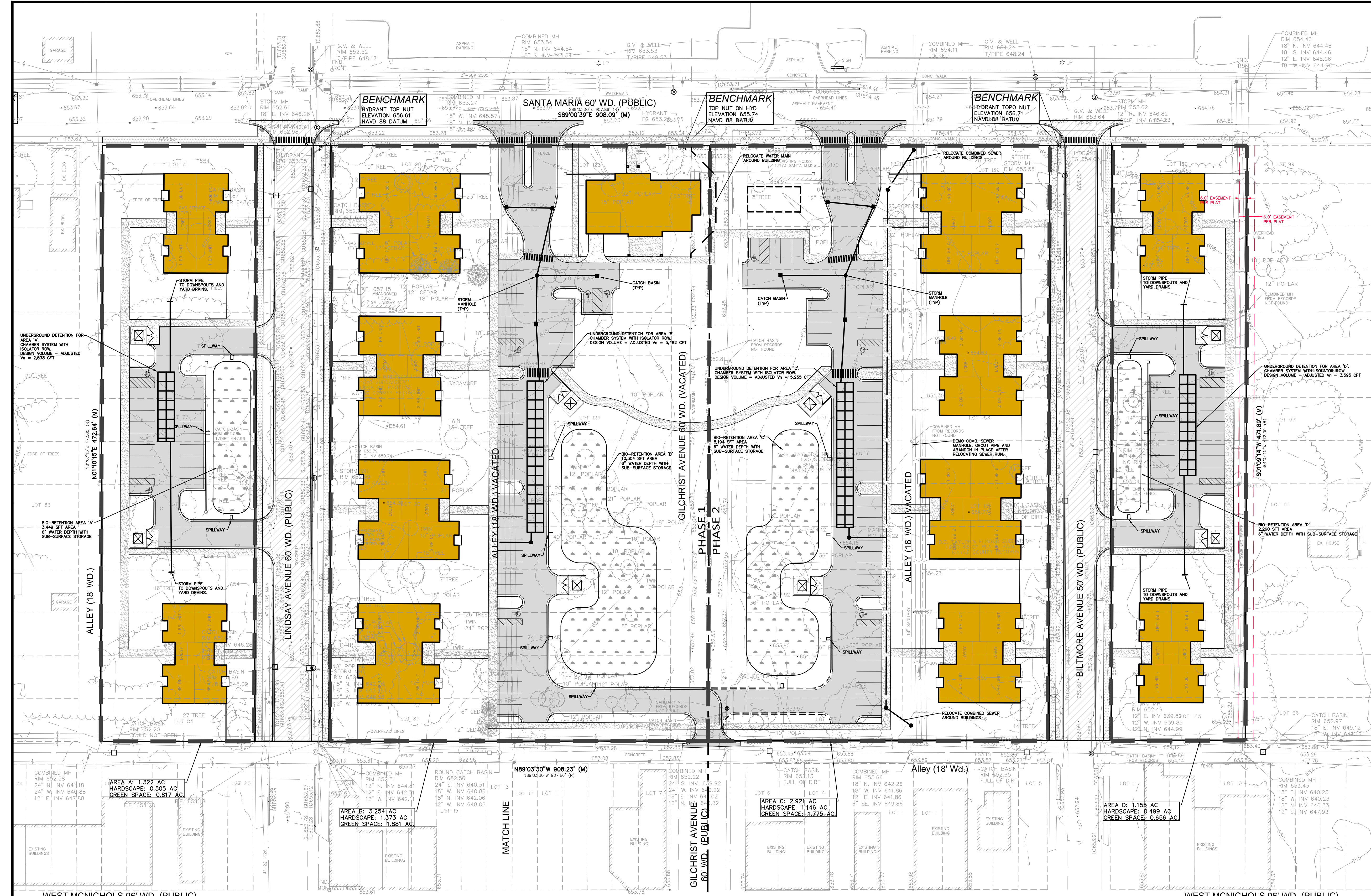
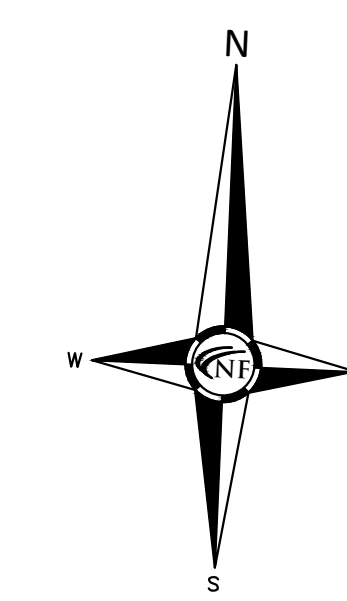
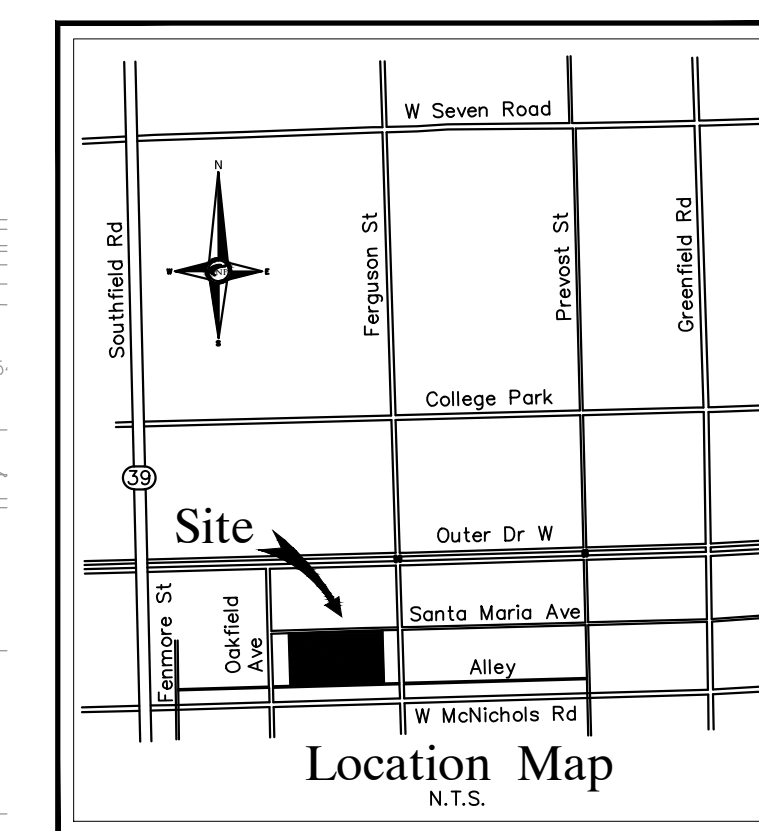
DRAWN BY:
N. Naoum
DESIGNED BY:
M. Kurmas
APPROVED BY:
M. Peterson

DATE:
04-30-2024

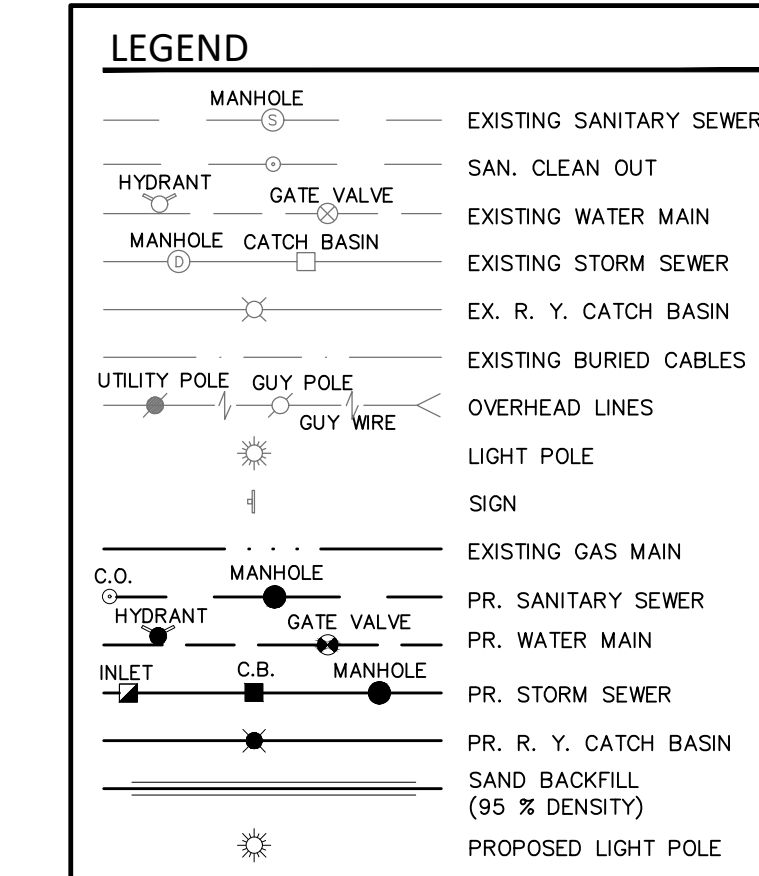
SCALE: 1" = 40'

40 20 0 20 40 60

NFE JOB NO. SHEET NO.
0032 C.104



Drainage Area	Area (acres)	C-factor (Landscape = 0.20, Impervious = 0.95)	Water Quality Volume Req'd (Wvq) (cft)	Bio-Retention Area (sft)	Infiltration Volume Provided (V _i) Bio-Retention w/ 0.5' deep surface water 2' deep sub-surface @30% void ratio (cft)	Extended Detention Volume (Ved) (cft)	Flood Control Volume 100yr Required (Vh) (cft)	Adjusted Vh = Vh - V _i (Flood Control Vol - Infiltration Provided) (cft)
Area A	1.322	0.496	2,334	3,449	3,794	4,435	6,327	2,533
Area B	3.254	0.516	6,100	10,304	11,334	11,590	16,816	5,482
Area C	2.921	0.494	5,240	8,194	9,013	9,967	14,288	5,255
Area D	1.155	0.524	2,197	2,260	2,486	4,174	6,081	3,595



sheet index:

- L.301 OVERALL CONCEPTUAL LANDSCAPE PLAN VIEW
- L.302 CONCEPTUAL LANDSCAPE PLANTING DETAIL
- L.303 CONCEPTUAL LANDSCAPE PLANTING DETAIL
- L.304 LANDSCAPE NOTES & PLANT DETAILS

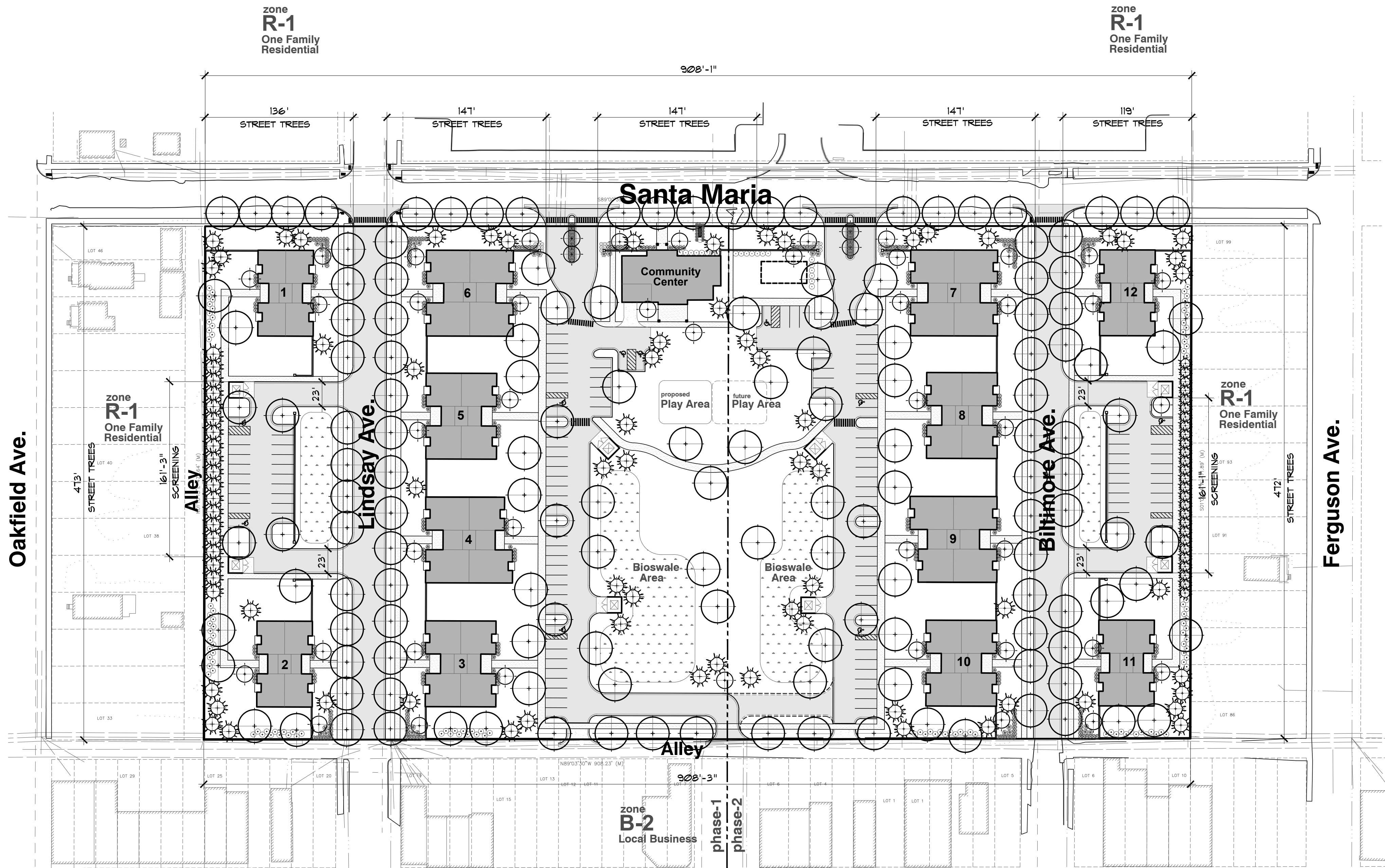
general landscape notes:

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK, CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
2. PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
3. NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN/DISCREPANCY WITH LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
5. ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY OF DETROIT AND LANDSCAPE ARCHITECT.
6. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAILED, SHOWN ON PLAN.
7. PLANT BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARBARK MULCH.
8. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
9. NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.
10. REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE WITH 3" FILLED AWAY FROM TRUNK. 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.
11. PLANT MATERIAL QUALITY 4 INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERMEN LANDSCAPE STANDARDS.
12. PROVIDE FEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
13. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
14. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING SPACES:
 - a. SHADE TREES _____ 5 FT.
 - b. ORNAMENTAL AND EVERGREEN TREES _____ 10 FT.
 - (CORAL, PINE, SPRUCE, ETC.)
 - c. SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY _____ 2 FT.
15. NO TREES OR EVERGREENS TO BE INSTALLED OVER AND/OR WITHIN 5' TO 6' OF ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
16. ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM. IRRIGATION SYSTEM TO HAVE SEPARATE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED.
17. UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECEIVE EDGING. EDGING SHALL BE 4" X 1/8" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTURER'S SPECIFICATION.
18. LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 12" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.
19. WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
20. ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
21. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLATION DATE APPROVED BY THE TWP. OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.
22. TREES SHALL NOT BE PLANTED CLOSER THAN (4') FOUR FEET TO A PROPERTY LINE.

overall conceptual landscape plan view for:
Fellowship Estates
Family Housing
City of Detroit, Michigan

note:

conceptual landscape plan for graphic presentation purposes only and in no way a construction document or approved for record.



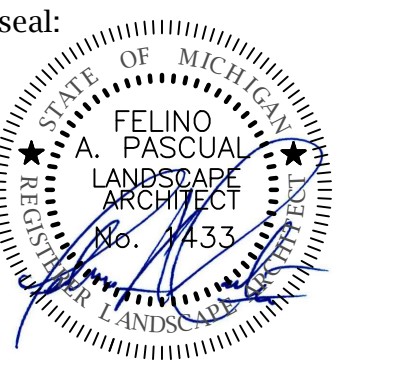
overall landscape planting view

SCALE: 1" = 60' - 0"

landscape requirement summary

	REQUIRED	PROVIDED		REQUIRED	PROVIDED
street tree (Santa Maria)					
TOTAL LNFT. OF SANTA MARIA ROAD FRONTAGE	636' ±		TOTAL NO. OF PARKING PROVIDED	64	1420+ 8.QFT.
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 30 LNFT.	23	23+	INTERIOR PARKING LANDSCAPE AREA		
(636' / 30 LNFT. = 23.2 TREES)			(22 SQFT PER SPACE X 64-SPACES = 1,408 SQFT.)		
street tree (Lindsay Ave.)					
TOTAL LNFT. OF LINDSAY AVE. FRONTAGE	920' ±		INTERIOR PARKING TREES	6	6+
ONE (1) 3" DECIDUOUS OR EVERGREEN TREE PER 30 LNFT.	31	31+	1-TREE PER 250 SQFT. OF INTERIOR LANDSCAPE AREA		
(920' / 30 LNFT. = 30.66 TREES)			(1,408 SQFT. AREA / 250 SQFT PER TREE = 5.6 TREES)		
street tree (Biltmore Ave.)					
TOTAL LNFT. OF BILTMORE AVE. FRONTAGE	918' ±		residential screening (west property line)		
ONE (1) 3" DECIDUOUS OR EVERGREEN TREE PER 30 LNFT.	31	31+	TOTAL LNFT. OF PROPERTY FRONTAGE	162' ±	
(918' / 30 LNFT. = 30.6 TREES)			SCREENING LANDSCAPE AREA WIDTH		10'
parking (phase-1)					
TOTAL NO. OF PARKING PROVIDED	62	1,364 SQFT.	6' HIGH MASONRY WALL ALONG PARKING FRONTAGE	WALL	PER CITY REVIEW 'A' AND LANDSCAPE
INTERIOR PARKING LANDSCAPE AREA		1,400+ SQFT.	residential screening (east property line)		
(22 SQFT PER SPACE X 62-SPACES = 1,364 SQFT.)			TOTAL LNFT. OF PROPERTY FRONTAGE	162' ±	
INTERIOR PARKING TREES	6	6+	SCREENING LANDSCAPE AREA WIDTH		10'
1-TREE PER 250 SQFT. OF INTERIOR LANDSCAPE AREA			6' HIGH MASONRY WALL ALONG PARKING FRONTAGE	WALL	PER CITY REVIEW 'A' AND LANDSCAPE
(1,364 SQFT. AREA / 250 SQFT PER TREE = 5.4 TREES)					

'A' PROPOSED 8' HIGH EVERGREEN TREES IN-LIEU OF 6' HIGH MASONRY WALL



client:
MICHALES DEVELOPMENT
 542 S. DEARBORN STREET,
 SUITE 800
 CHICAGO, ILLINOIS 60605

project:
FELLOWSHIP ESTATES
 FAMILY HOUSING

project location:
 City of Detroit,
 Michigan
 Santa Maria, Biltmore Ave. and Lindsay Ave. & Hill Road

sheet title:

OVERALL CONCEPTUAL LANDSCAPE PLAN VIEW

job no./issue/revision date:
 LP24.058.05 CITY REVIEW 5-14-2024

drawn by:
JP, JM,
 checked by:
FP
 date:
4-28-2024

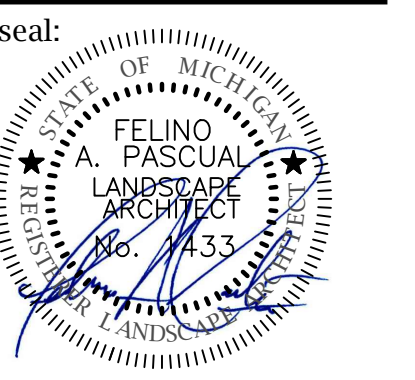
notice:
 Copyright © 2024
 This document and the subject matter contained therein is proprietary and is not to be used or reproduced without the written permission of Felino Pascual and Associates.
 Do Not scale drawings. Use figured dimensions only.



The location and elevations of existing underground utilities as shown on this drawing are only approximate; no guarantee is either expressed or implied as to the completeness of accuracy; contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction.

project no:
LS24.058.04

sheet no:



client:
MICHALES DEVELOPMENT
 542 S. DEARBORN STREET,
 SUITE 800
 CHICAGO, ILLINOIS 60605

project:
FELLOWSHIP ESTATES
 FAMILY HOUSING

project location:
 City of Detroit,
 Michigan
 Santa Maria, Biltmore
 Ave. and Lindsay Ave.
 & Hill Road

sheet title:

GENERAL LANDSCAPE
 PLANTING DETAIL

job no./issue/revision date:
 LP24.058.05 CITY REVIEW 5-14-2024

drawn by:
 JP, JM,

checked by:
 FP

date:
 4-28-2024

notice:
 Copyright © 2024
 This document and the subject matter
 contained therein is proprietary and is
 not to be used or reproduced without
 the written permission of Felino Pascual
 and Associates

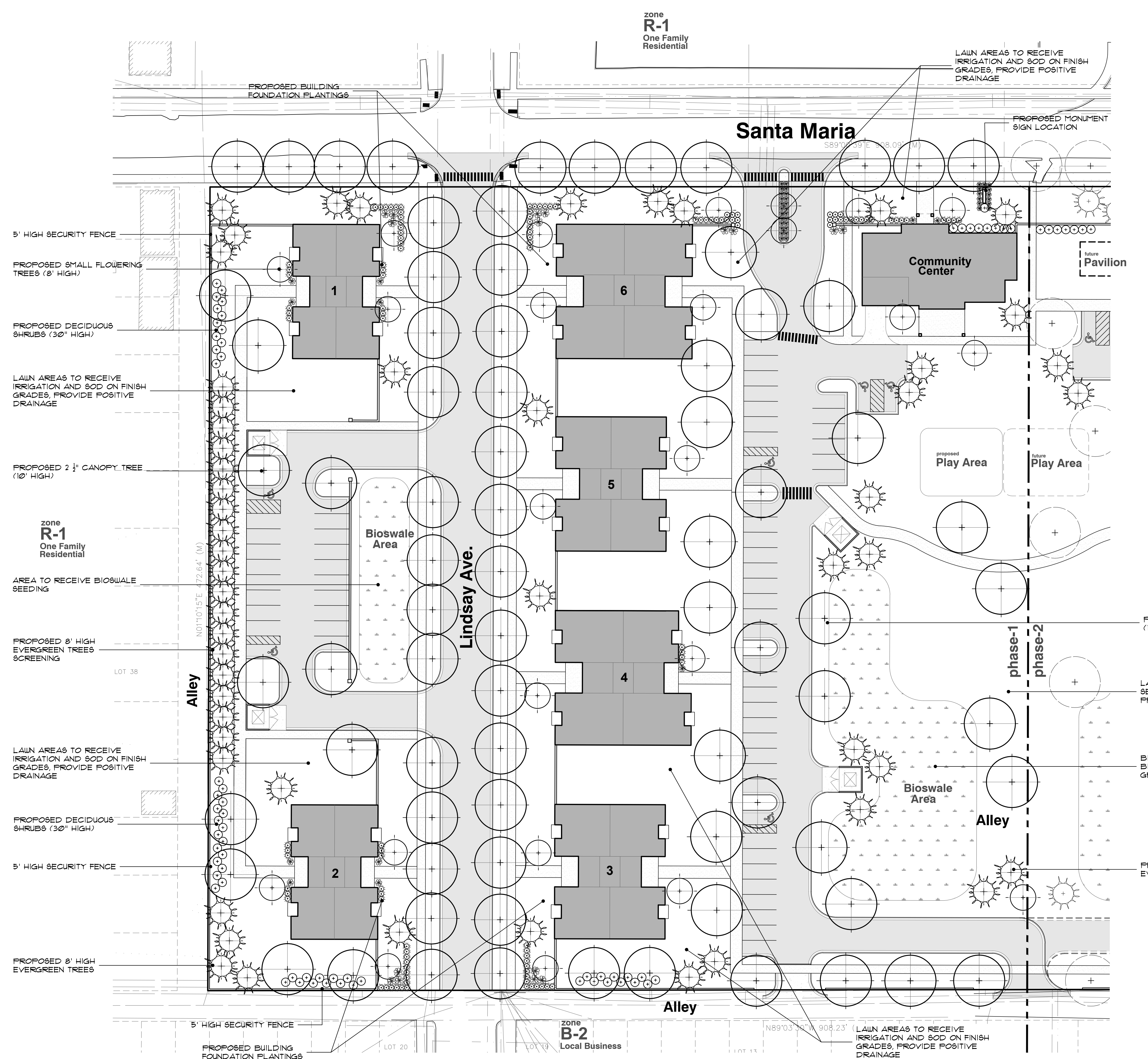
Do Not scale drawings. Use
 figured dimensions only



The location and elevations of existing
 underground utilities as shown on this
 drawing are only approximate; no guarantee
 is either expressed or implied as to the
 completeness of accuracy; contractor shall be
 exclusively responsible for determining the
 exact location and elevation prior to the start
 of construction

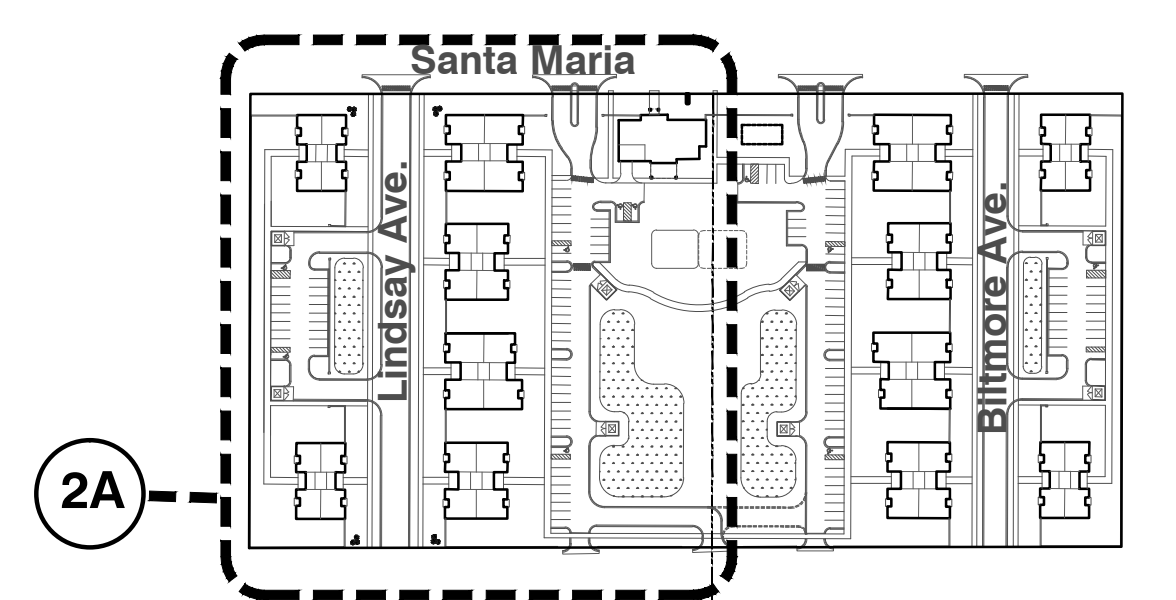
project no:
 LS24.058.04

sheet no:



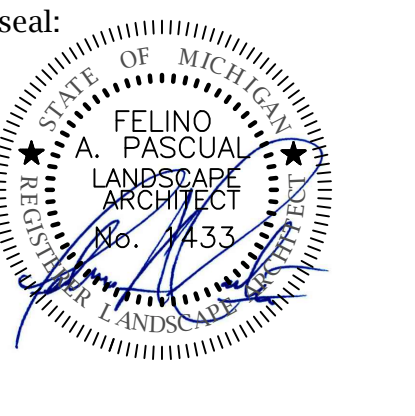
landscape legend

deciduous trees (Maples, Hackberry, Zelnova, Oak, Lindens, Locust, etc.) size: 2" - 2 1/2" or 10" high	
ornamental trees (Redbud, Crab, Hawthorn, Serviceberry, Dogwood, etc.) size: 2" or 8" high	
evergreen trees (Pines, Spruces, Fir) size: 8" high	
deciduous shrubs (Viburnum, Forsythia, Hydrangea, Hollies, Dogwood, etc.) size: 18" high	
evergreen shrubs (Junipers, Yews, Arborvitae, Boxwood, etc.) size: 18" high	
perennials and/or seasonal flowers (Daylily, Sedum, Ornamental Grasses, Black Eyed Susan, Coneflowers, etc.)	



key reference location map
 NO SCALE

2A general landscape planting detail
 SCALE: 1" = 30' - 0"



client:
MICHALES DEVELOPMENT
 542 S. DEARBORN STREET,
 SUITE 800
 CHICAGO, ILLINOIS 60605

project:
FELLOWSHIP ESTATES
 FAMILY HOUSING

project location:
 City of Detroit,
 Michigan
 Santa Maria, Biltmore
 Ave. and Lindsay Ave.
 & Hill Road

sheet title:
 LANDSCAPE PLANTING
 DETAIL

job no./issue/revision date:
 LP24.058.05 CITY REVIEW 5-14-2024

drawn by:
JP, JM,
 checked by:
FP
 date:
4-28-2024

notice:
 Copyright © 2024
 This document and the subject matter
 contained therein is proprietary and is
 not to be used or reproduced without
 the written permission of Felino Pascual
 and Associates
 Do Not scale drawings. Use
 figured dimensions only



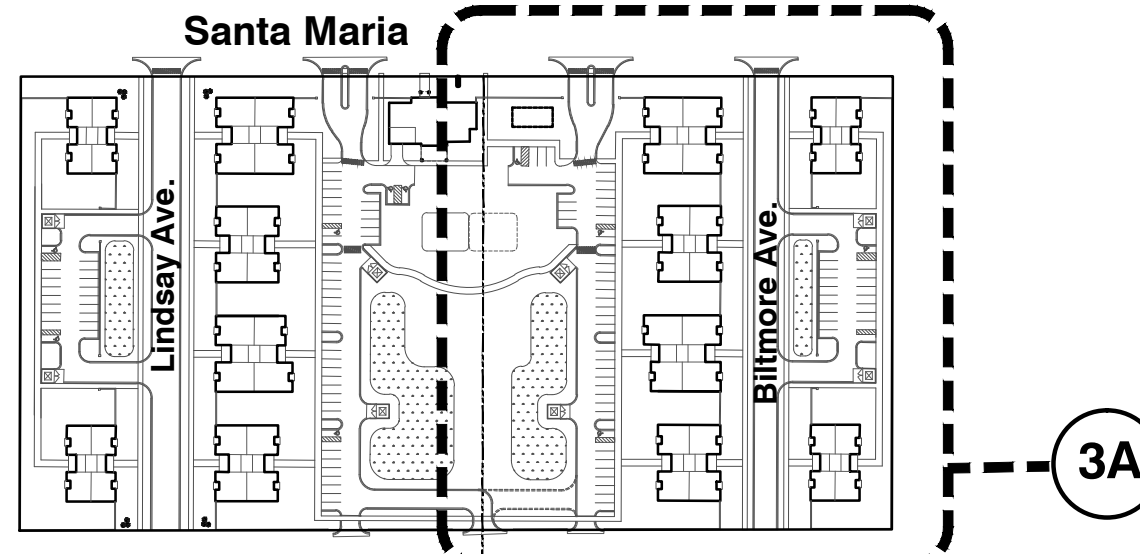
The location and elevations of existing
 underground utilities as shown on this
 drawing are only approximate; no guarantee
 is either expressed or implied as to the
 completeness of accuracy; contractor shall be
 exclusively responsible for determining the
 exact location and elevation prior to the start
 of construction

project no:
LS24.058.04

sheet no:
L.303 of 4

landscape legend

- deciduous trees**
 (Maple, Hackberry, Zelkova,
 Oaks, Lindens, Locust, etc...)
 size: 2" - 2 1/2" or 10" high
- ornamental trees**
 (Redbud, Crab, Hawthorn,
 Serviceberry, Dogwood, etc...)
 size: 2" or 6" high
- evergreen trees**
 (Pines, Spruces, Fir...)
 size: 8" high
- deciduous shrubs**
 (Viburnum, Forsythia, Hydrangea,
 Hollies, Dogwood, etc...)
 size: 18" high
- evergreen shrubs**
 (Junipers, Tees, Arborvitae,
 Boxwood, etc...)
 size: 18" high
- perennials and/or seasonal
 flowers**
 (Daylily, Sedum, Ornamental Grasses,
 Black Eyed Susan, Coneflowers, etc...)



planting landscape notes:

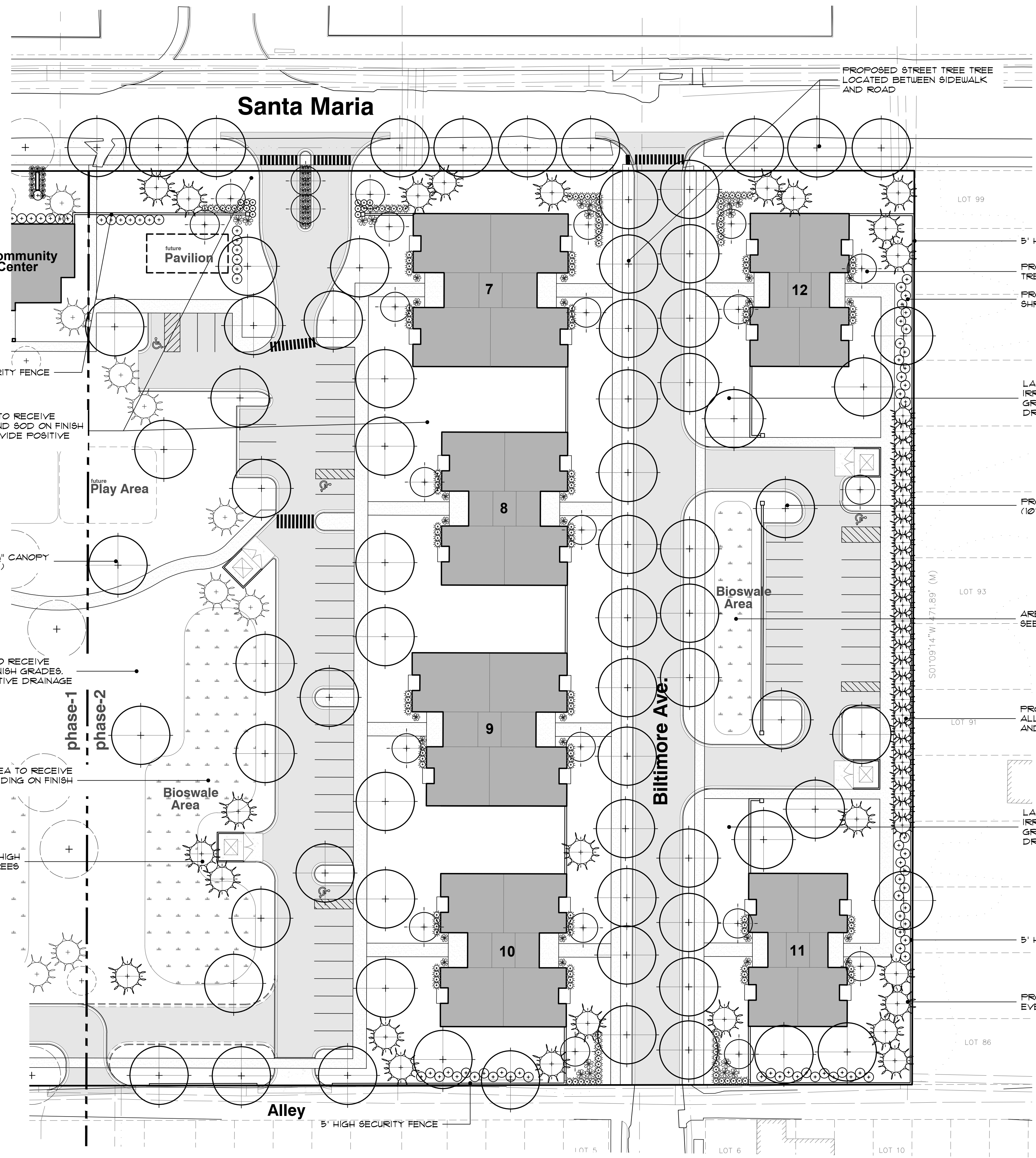
- GENERAL NOTES:
- PLANT MATERIALS TO BE INSTALLED ACCORDING TO THE CITY OF DETROIT AND CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS.
 - PLANT MATERIALS TO BE GUARANTEED FOR 2 YEARS, REPLACE FALLING MATERIAL WITHIN 1 YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD.
 - PLANT MATERIALS TO BE OF PREMIUM QUALITY, NO. 1 GRADE NORTHERN NURSERY GROWN, IN HEALTHY CONDITION, FREE OF PESTS AND DISEASES.
 - MULCH IS TO BE NATURAL COLORED, FINELY SHREDDED HARDWOOD BARK OF 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE 1/2" PULLED AWAY FROM TRUNK, 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERENNIALS.
 - CALL MISS DIG AT 1-800-482-7171 PRIOR TO ANY CONSTRUCTION.

- DECIDUOUS & EVERGREEN TREE:
- TREE SHALL BE INSTALLED SAME RELATIONSHIP TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
 - DO NOT PRUNE TERMINAL LEADER, PRUNE ONLY DEAD OR BROKEN BRANCHES.
 - REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY AND COULD CAUSE GIRDLING.
 - REMOVE TREE STAKES, GUY WIRES AND TREE WRAP AFTER ONE WINTER SEASON.

- SHRUB:
- SHRUB SHALL BE INSTALLED SAME RELATIONSHIP TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
 - DO NOT PRUNE TERMINAL LEADER, PRUNE ONLY DEAD OR BROKEN BRANCHES.
 - REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY AND COULD CAUSE GIRDLING.

landscape maintenance notes:

- LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN, ALONG WITH THE MANNER IN WHICH THE EFFECTIVENESS, HEALTH AND INTENDED FUNCTIONS OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.
- LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
 - PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES, SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
 - ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 15 AND NOVEMBER 15 OR UNTIL THE PREPARED SOIL BECOMES FROZEN, THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.



3A landscape planting detail
 SCALE: 1" = 30' - 0"

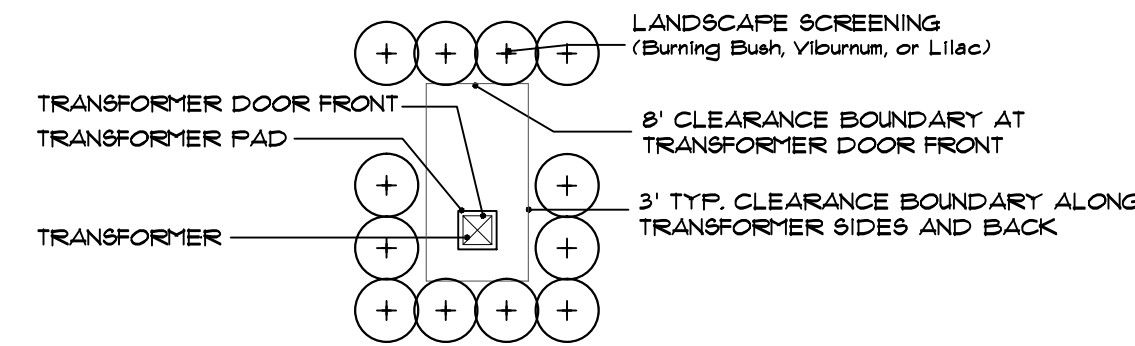
bio-swale

BEST SUITED FOR DRAINAGE SWALES OR DEPRESSIONS, THE NATIVE PLANTS USED IN THIS MIX HELP FILTER POLLUTANTS FROM LAWNS AND PAVEMENT RUNOFF. THIS SEED MIX CAN ALSO BE APPLIED TO AREAS THAT TEMPORARILY RETAIN WATER AFTER A RAIN EVENT OR DRY-BOTTOMED DETENTION BASINS. THE SWALE SEED MIX INCLUDES AT LEAST 10 OF 12 NATIVE PERMANENT GRASS AND SEDGE SPECIES AND 12 OF 17 NATIVE FORB SPECIES TO PROVIDE DIVERSITY FOR ESTABLISHMENT. APPLY AT 37.00 PLS POUNDS PER ACRE.

BOTANICAL NAME	COMMON NAME	PLS OZ/ACRE
PERMANENT GRASSES/SEDGES		
ANDROPOGON GERARDII	BIG BLUESTEM	4.00
CAREX CRISTATELLA	CRESTED OVAL SEDGE	0.50
CAREX LURIDA	BOTTLEBRUSH SEDGE	3.00
CAREX SPP.	PRAIRIE SEDGE SPECIES	8.00
CAREX VULPINOIDEA	BROWN FOX SEDGE	3.00
ELYMUS CANADENSIS	CANADA WILD RYE	16.00
ELYMUS VIRGINICUS	VIRGINIA WILD RYE	16.00
JUNCUS CANADENSIS	CANADIAN RUSH	1.00
PANICUM VIRGATUM	SWITCH GRASS	3.00
SCIRPUS ATROVIRENS	DARK GREEN RUSH	2.00
SCIRPUS CYPERINUS	WOOL GRASS	0.50
SPARTINA PECTINATA	PRAIRIE CORD GRASS	3.00
	TOTAL	60.00

TEMPORARY COVER		
AVENA SATIVA	COMMON OAT \$12.00	
	TOTAL	512.00

FORBS		
ALISMA SUBCORDATUM	COMMON WATER PLANTAIN	1.00
ASCLEPIAS INCARNATA	SWAMP MILKWEED	2.00
COREOPSIS TRIPTERIS	TALL COREOPSIS	1.00
EUTHAMIA GRAMINIFOLIA	COMMON GRASS-LEAVED GOLDENROD	0.50
EUTROCHUM MACULATUM	SPOTTED JOE-PYE WEED	1.00
IRIS VIRGINICA V. SHREVEI	BLUE FLAG	4.00
LIATRIS SPICATA	MARSH BLAZING STAR	1.00
LYCOPUS AMERICANUS	COMMON WATER HOREHOUND	0.50
MIMULUS RINGENS	MONKEY FLOWER	0.50
PENTHORUM SEDOIDES	DITCH STONECROP	1.00
PHYCANTHEMUM VIRGINIANUM	COMMON MOUNTAIN MINT	0.50
RUDEBECKIA TRILOBA	BROWN-EYED SUSAN	1.00
SENNA HEBCARPA	WILD SENNA	1.00
SILPHIUM TEREBINTHINACEUM	PRAIRIE DOCK	1.00
SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	0.50
VERBENA HASTATA	BLUE VERVAIN	1.50
ZIZIA AUREA	GOLDEN ALEXANDERS	2.00
	TOTAL	20.00



transformer pad planting detail

SCALE 1"=20'-0"

A MINIMUM OF 2' SEPARATION BETWEEN TRANSFORMER AND FULL GROWN SHRUBS AND TREES. GROUND COVERS ALLOWED UP TO TRANSFORMER PAD IF MAINTAINED BELOW 4" FULL GROWTH. IF TRANSFORMER FACES TOWARDS THE HOUSE THEN THE SAME CONDITIONS EXIST. NO FULL GROWTH IN FRONT OF THE TRANSFORMER FOR AT LEAST A MINIMUM OF 8'. THERE ARE NO WAIVERS GRANTED TO THE ABOVE CONDITION. DETAIL PER THE DETROIT EDISON COMPANY-SERVICE PLANNING DEPARTMENT (9-11-99)

SEE ENGINEERING PLANS FOR PROPOSED LOCATIONS, TOTAL NUMBER OF TRANSFORMERS AND FINAL NO. AND LOCATIONS PER DETROIT EDISON REQUIREMENTS.

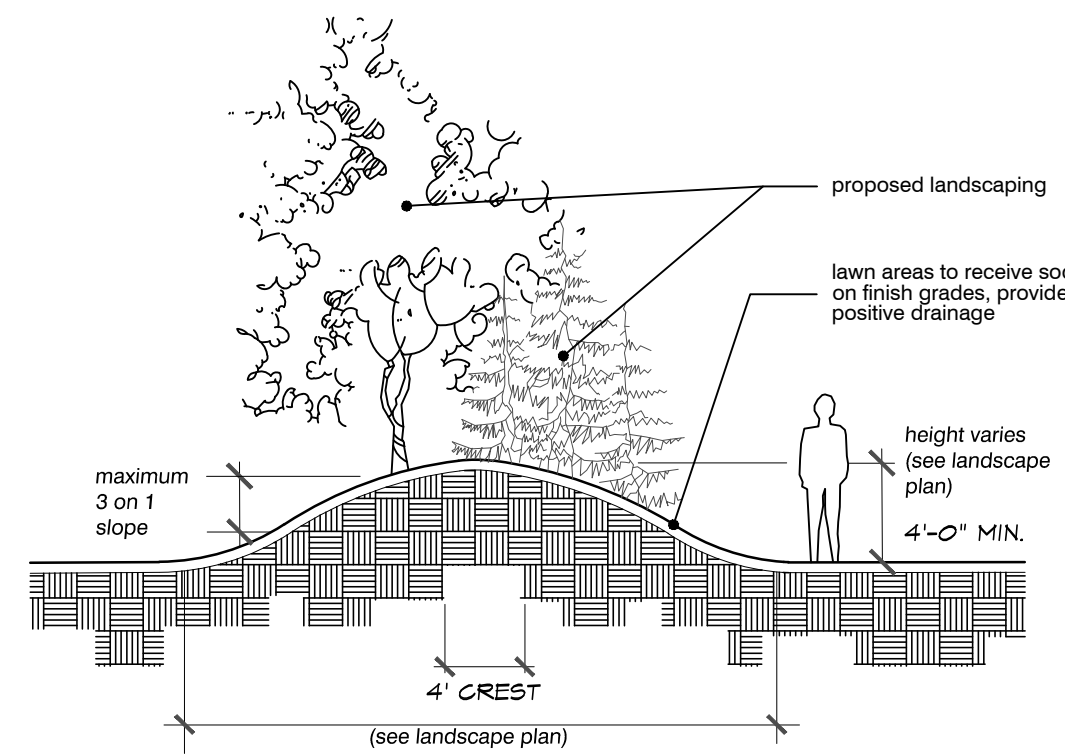
lawn area:

SOD LAWN AREAS SHALL BE KENTUCKY BLUE GRASS BLEND GRASS IN A SOD NURSERY ON LOAM SOIL. SOD TO BE INSTALLED ON MINIMUM 4" TOPSOIL.

SEEDED LAWN AREAS SHALL CONSIST OF THE FOLLOWING TYPES AND PROPORTIONS:

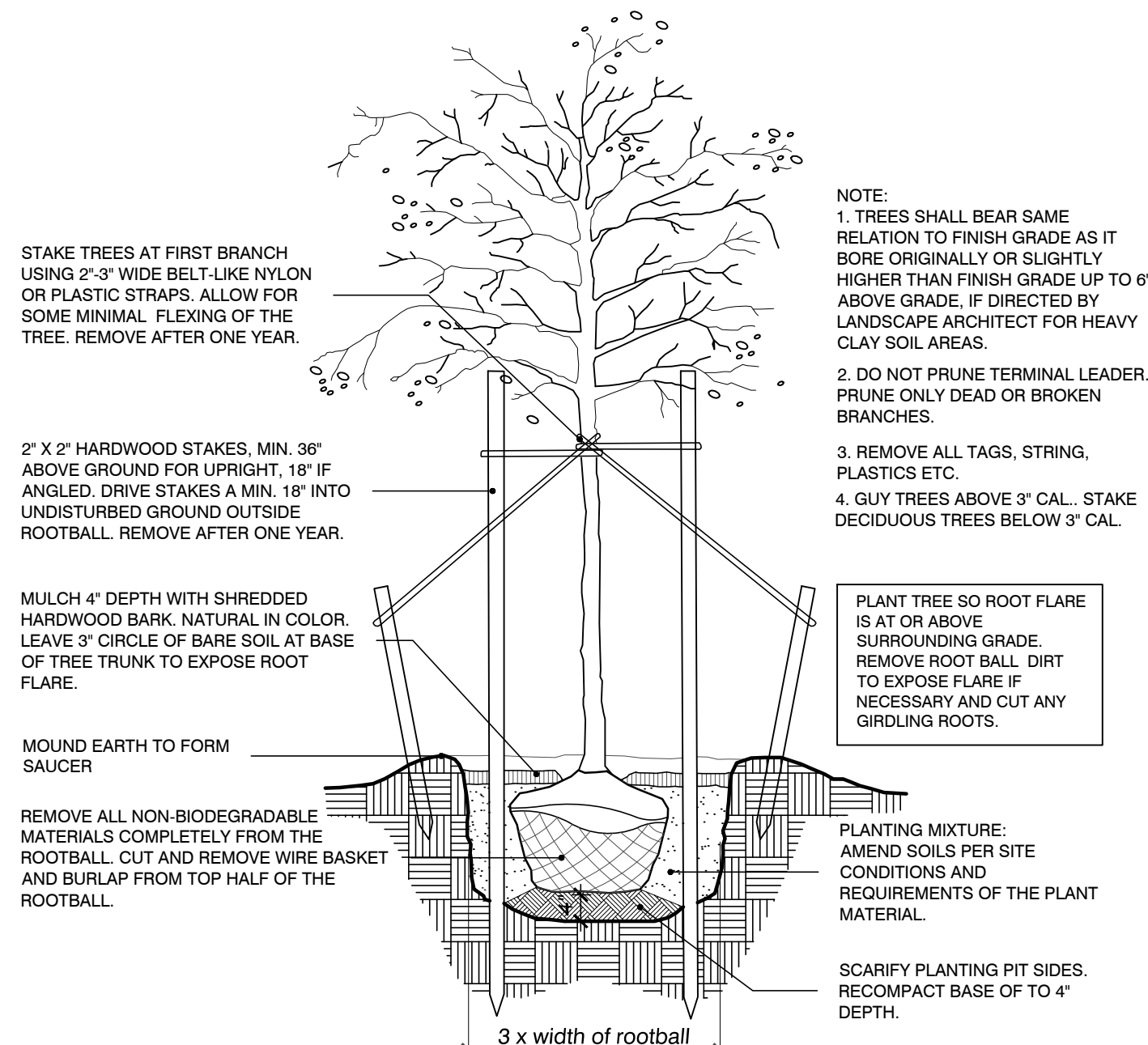
- 5% PERENNIAL RYE GRASS
- 10% RED FESCUE
- 25% CHEWING FESCUE
- 60% KENTUCKY BLUE GRASS

SEED MIX SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE AND WEED CONTENT SHALL NOT EXCEED 1% SEED. PROVIDE A MINIMUM 4" TOP SOIL ON ALL SEEDED LAWN AREA



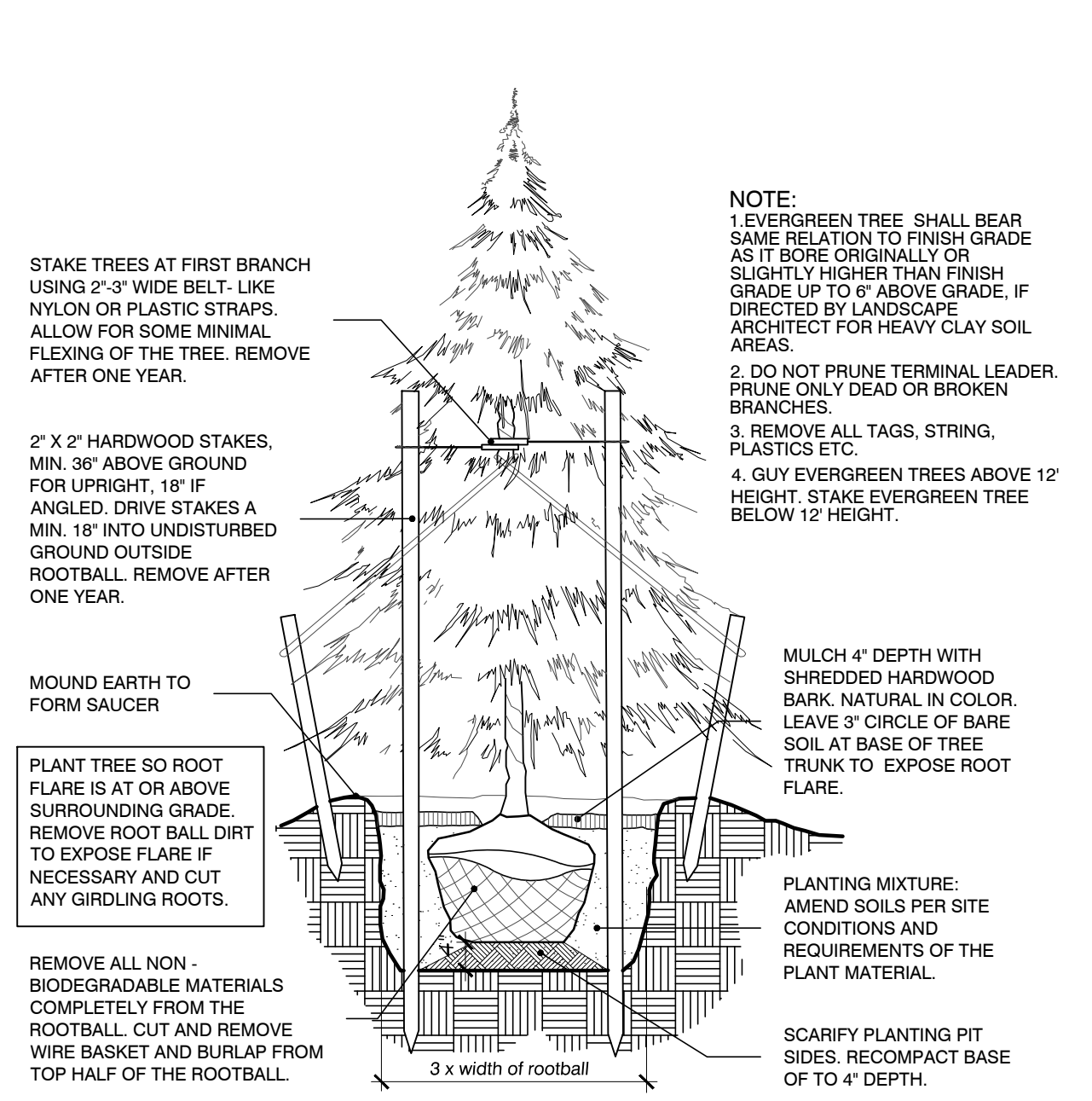
berm planting detail

no scale



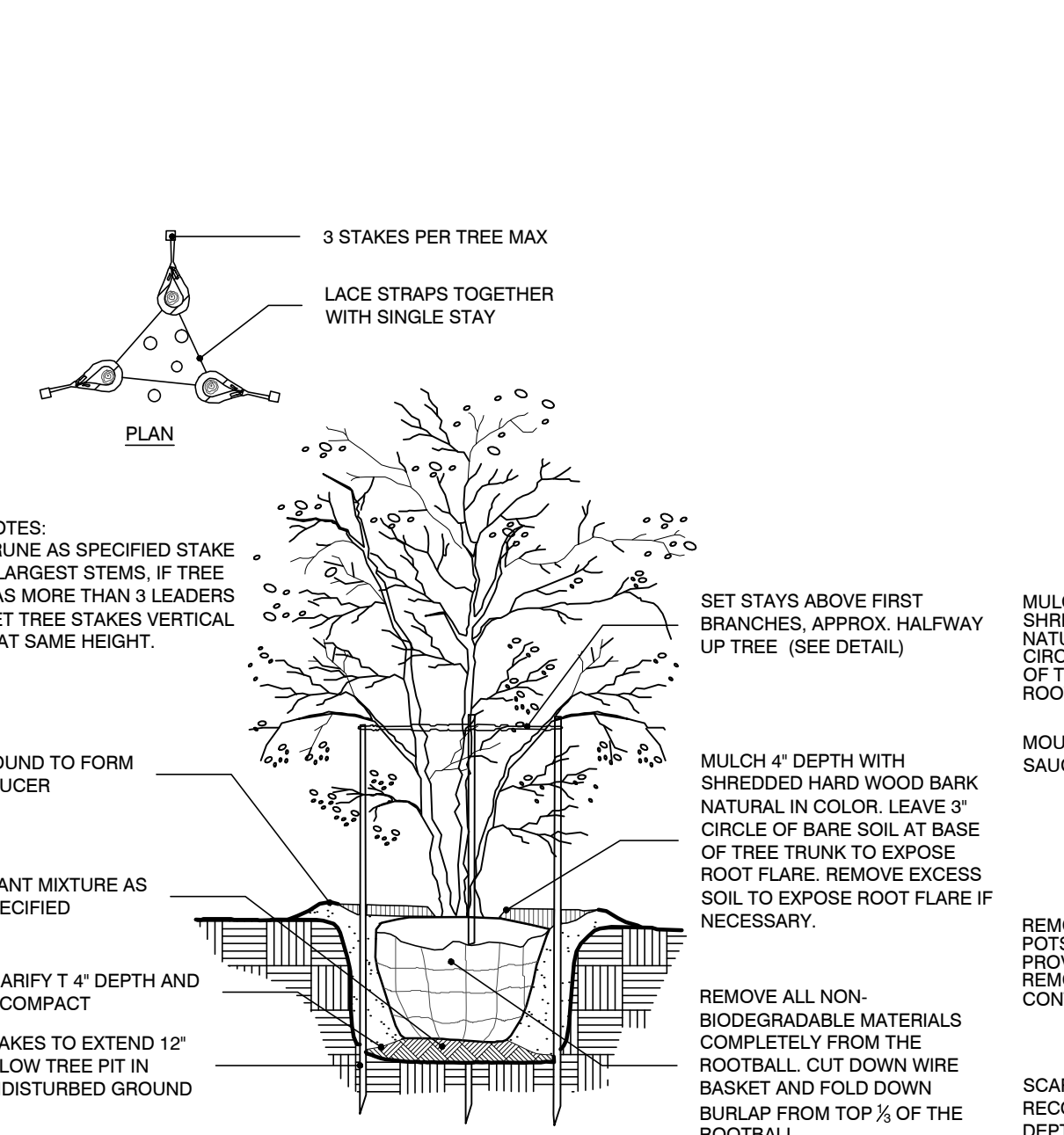
tree planting detail

no scale



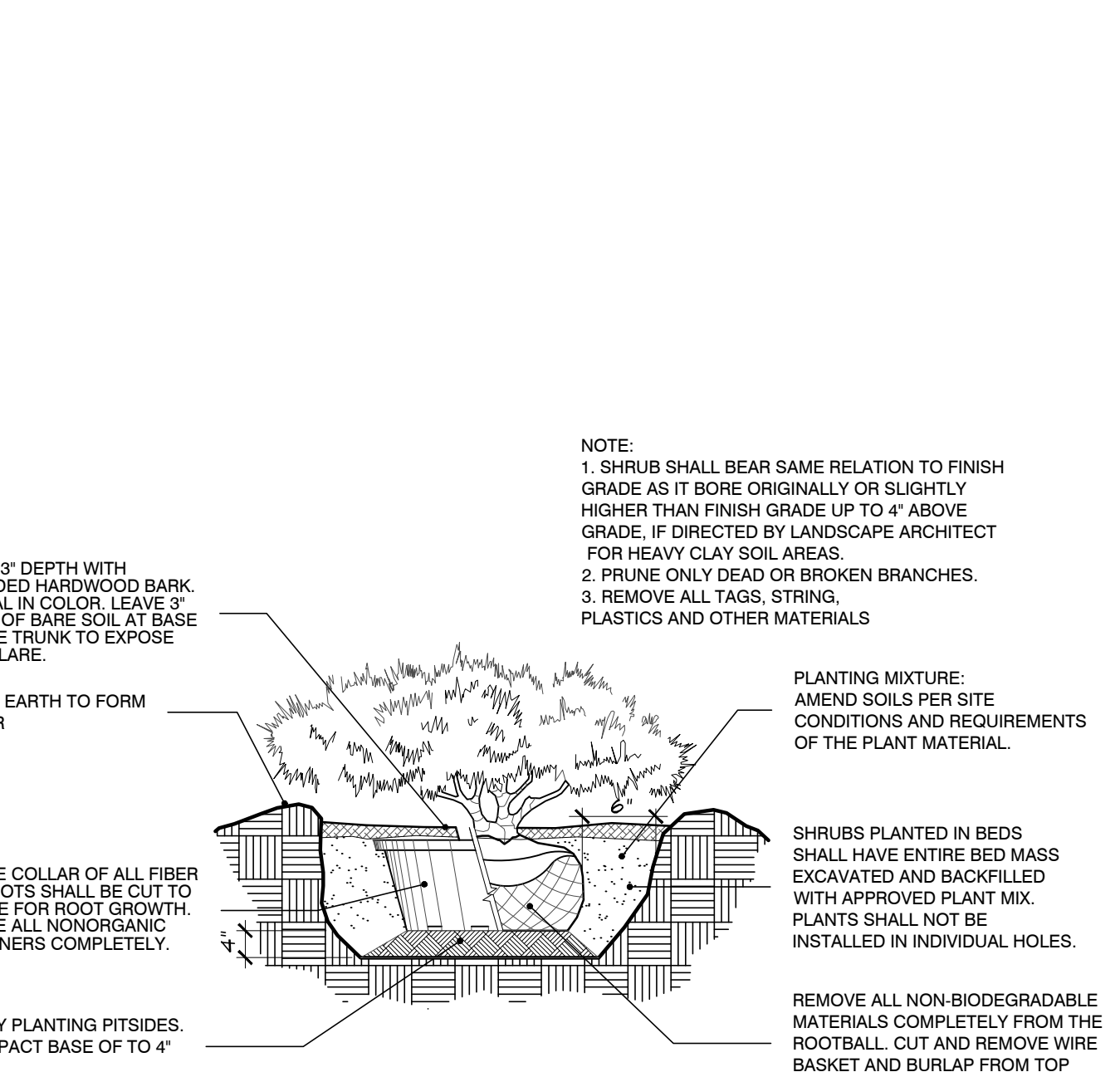
evergreen planting detail

no scale



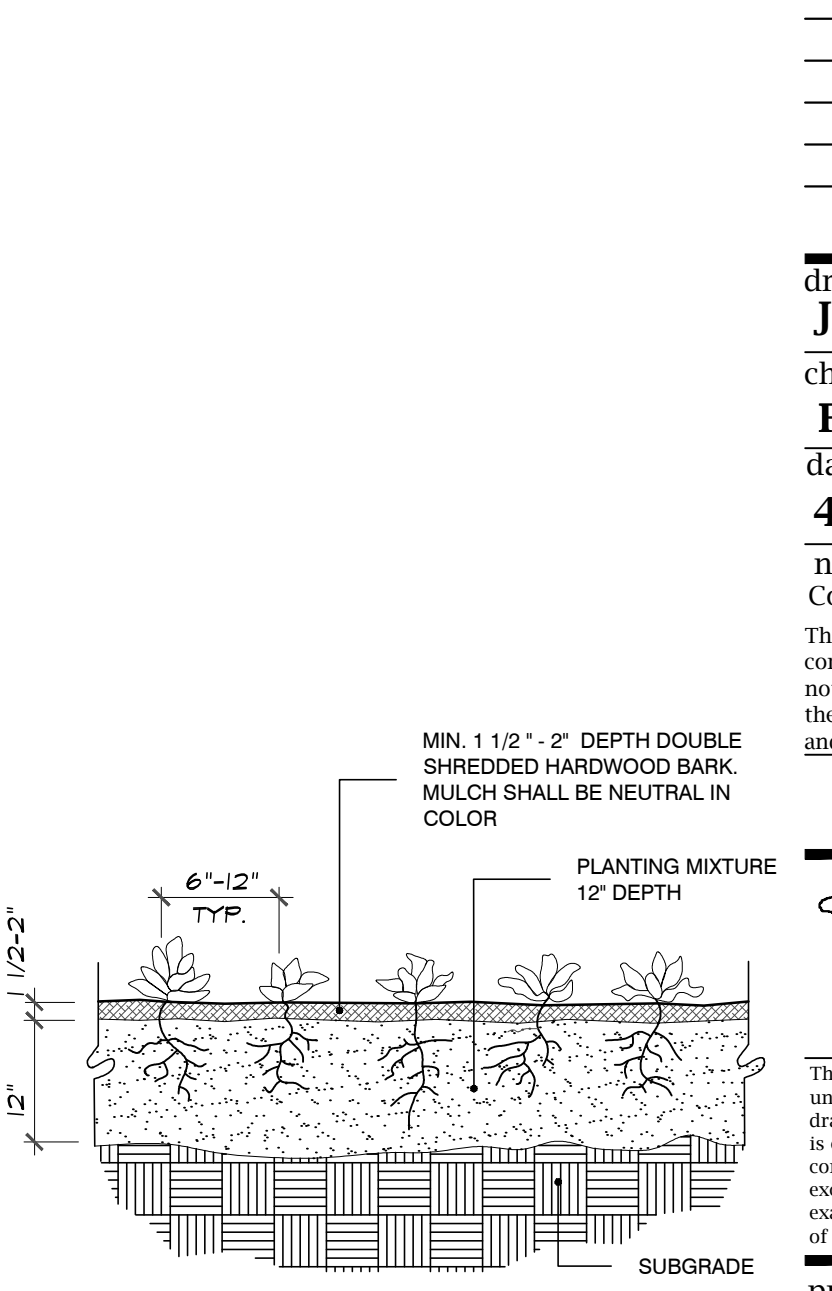
multi-stem tree planting detail

no scale



shrub planting detail

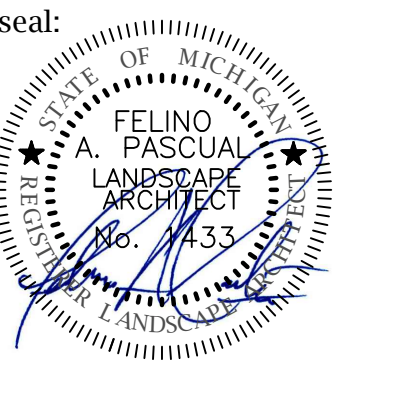
no scale



perennial planting detail

no scale

FP A
 FELINO A. PASCUAL and ASSOCIATES
 Community Land Planner and registered Landscape Architect
 24333 Orchard Lake Rd, Suite G
 Farmington Hills, MI 48336
 ph. (248) 557-5588
 fax. (248) 557-5416



client:
MICHALES DEVELOPMENT
 542 S. DEARBORN STREET,
 SUITE 800
 CHICAGO, ILLINOIS 60605

project:
FELLOWSHIP ESTATES
 FAMILY HOUSING

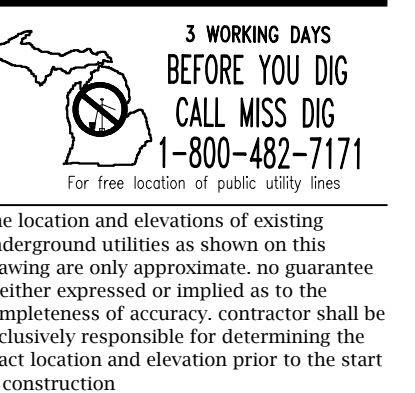
project location:
 City of Detroit,
 Michigan
 Santa Maria, Biltmore
 Ave. and Lindsay Ave.
 & Hill Road

sheet title:
 LANDSCAPE MATERIAL LIST, PLANT DETAILS & NOTES

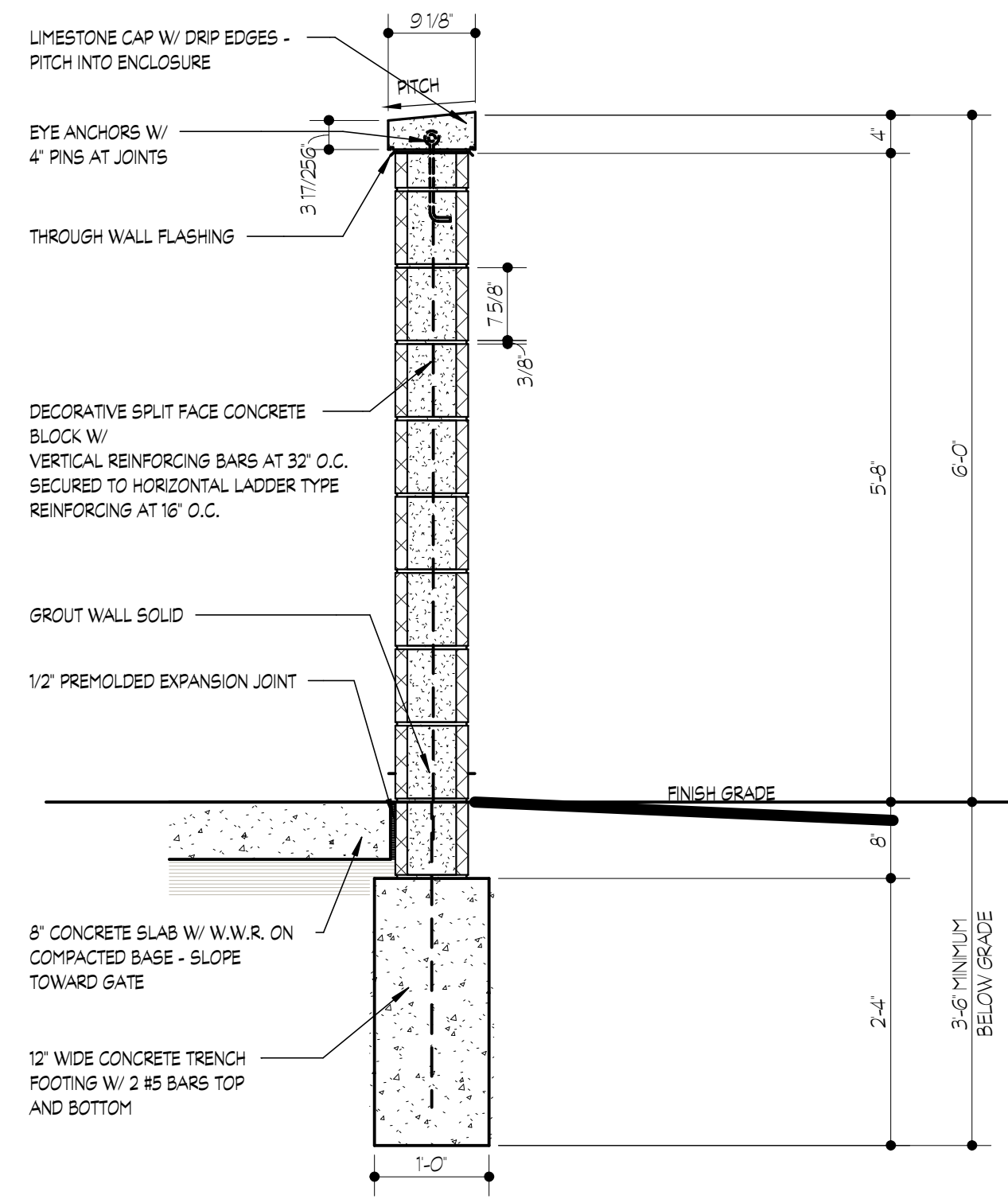
job no./issue/revision date:
 LP24.058.05 CITY REVIEW 5-14-2024

drawn by:
JP, JM,
 checked by:
FP
 date:
4-28-2024

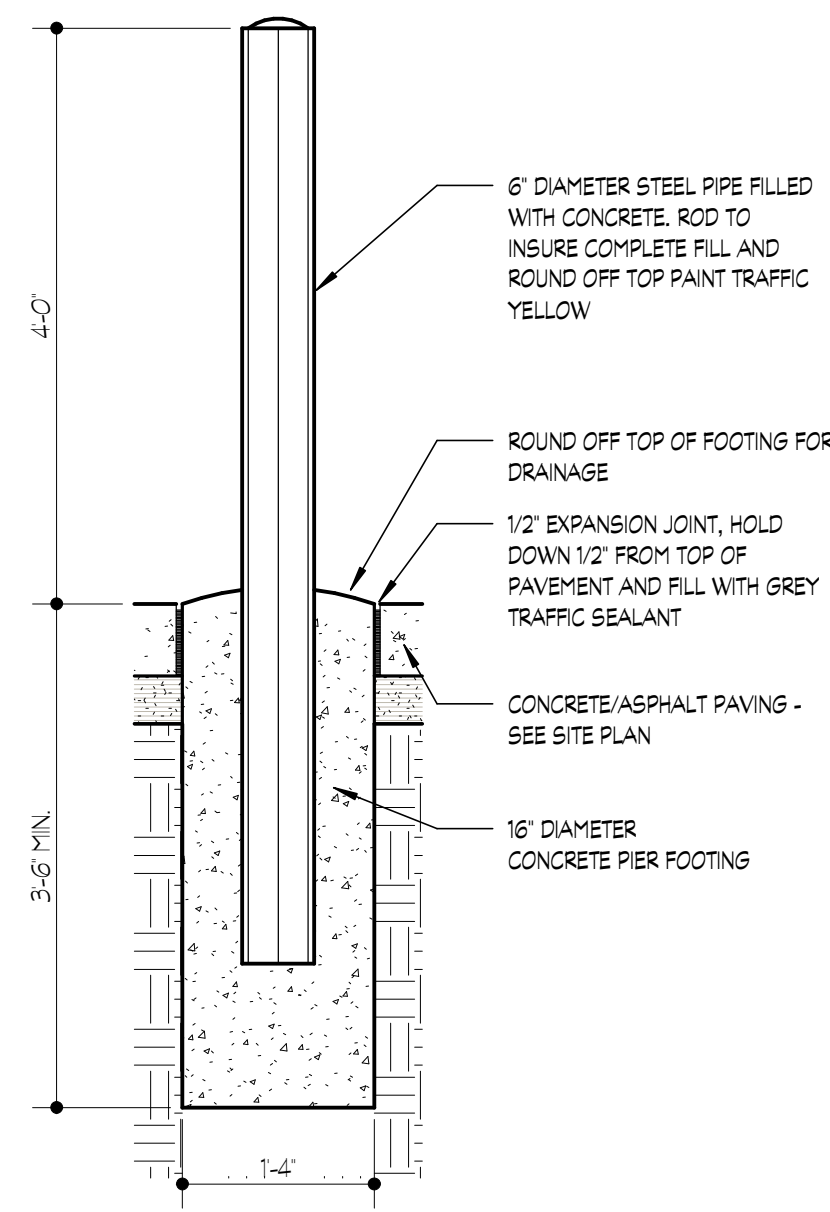
notice:
 Copyright © 2024
 This document and the subject matter contained therein is proprietary and is not to be used or reproduced without the written permission of Felino Pascual and Associates
 Do Not scale drawings. Use figured dimensions only



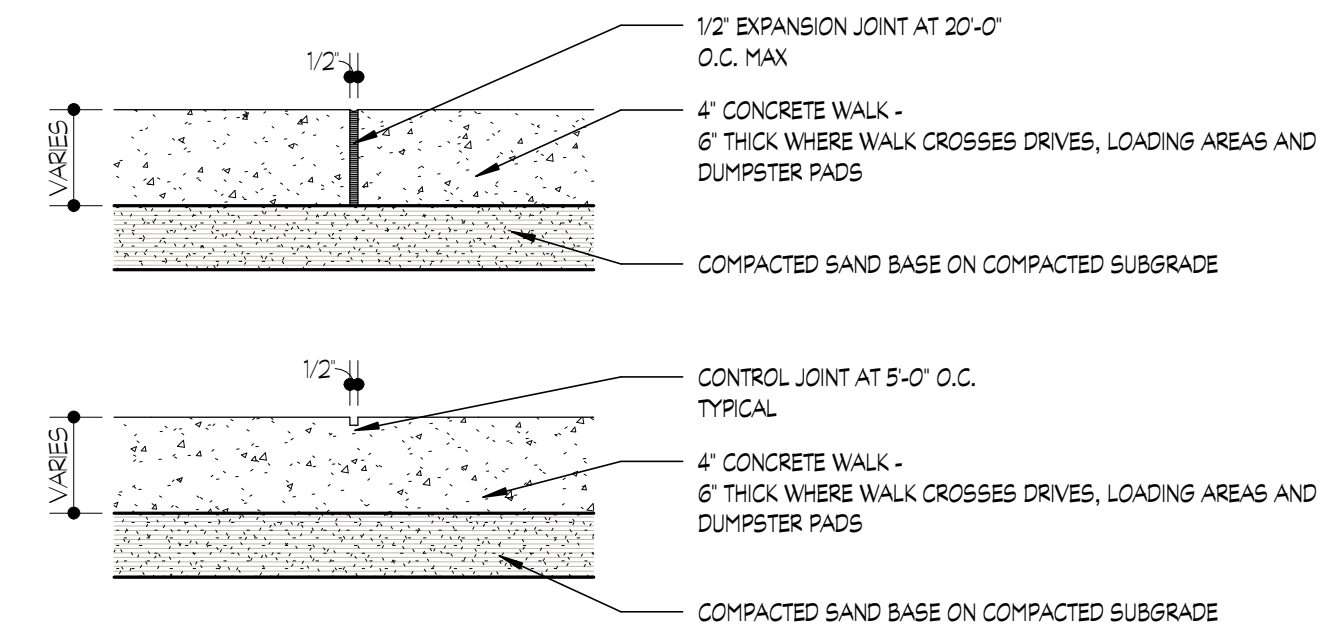
project no:
LS24.058.04



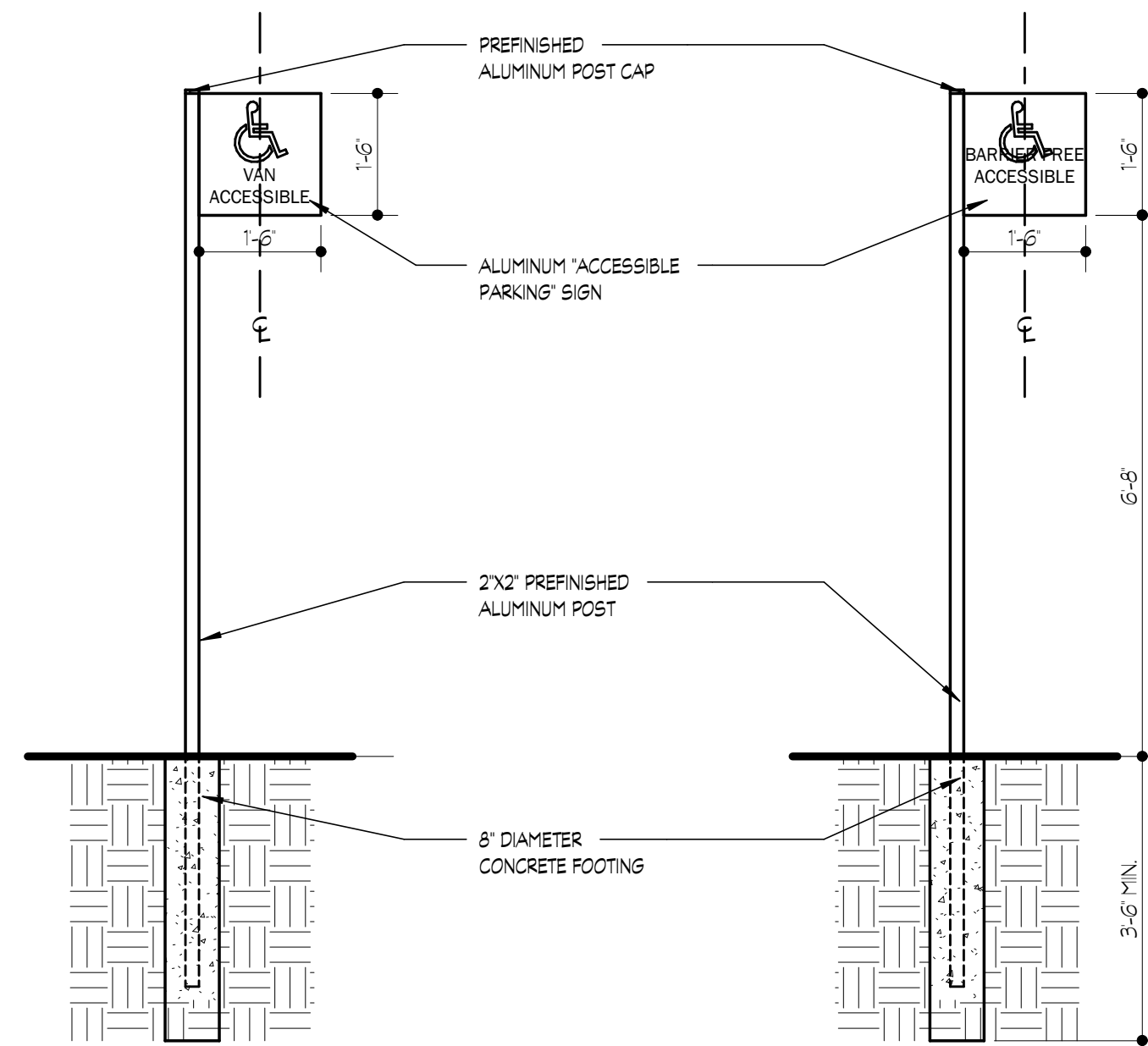
1 SCREEN WALL SECTION
SCALE: 3/4" = 1'-0"



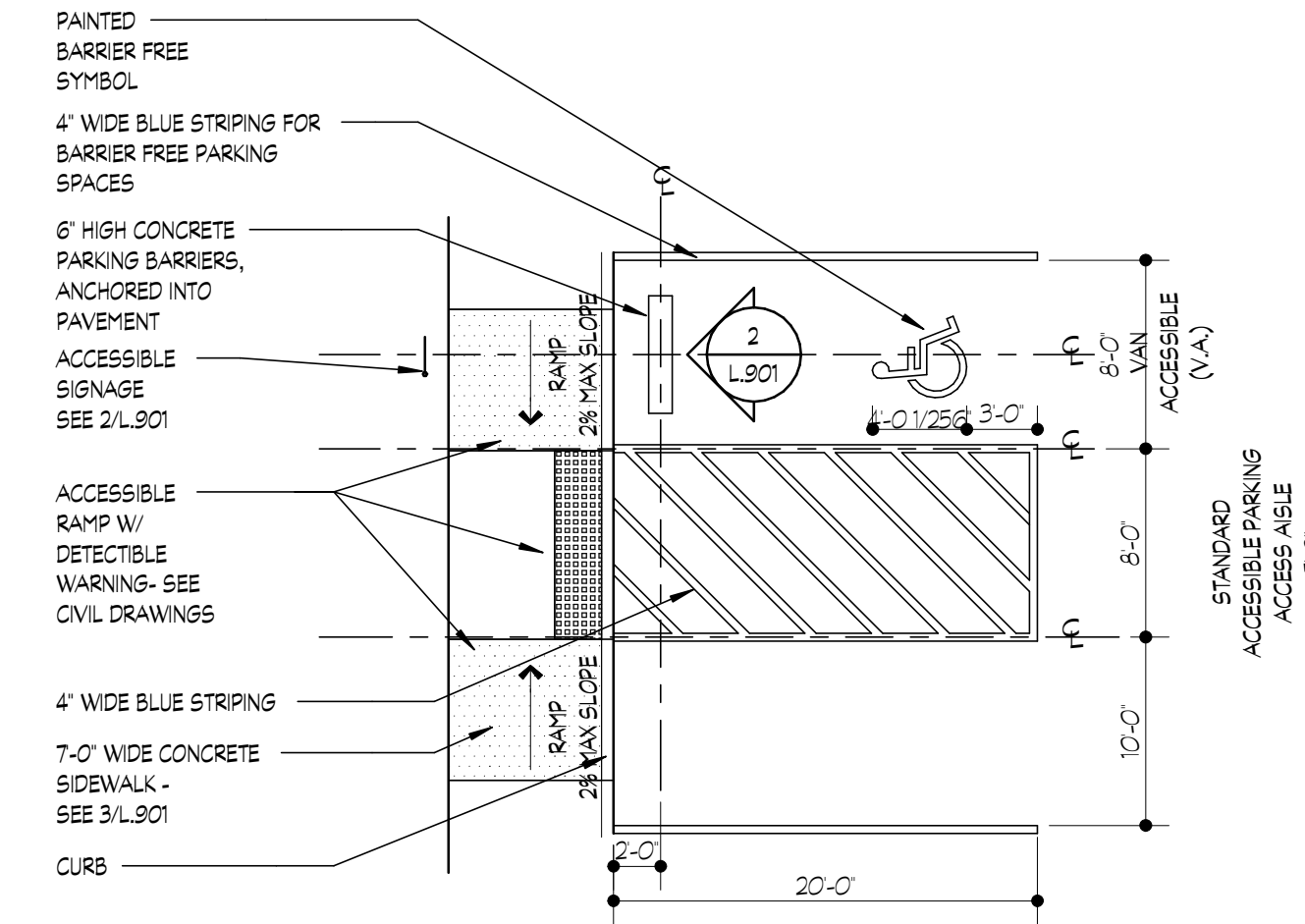
2 SECTION @ PIPE BOLLARD
SCALE: 3/4" = 1'-0"



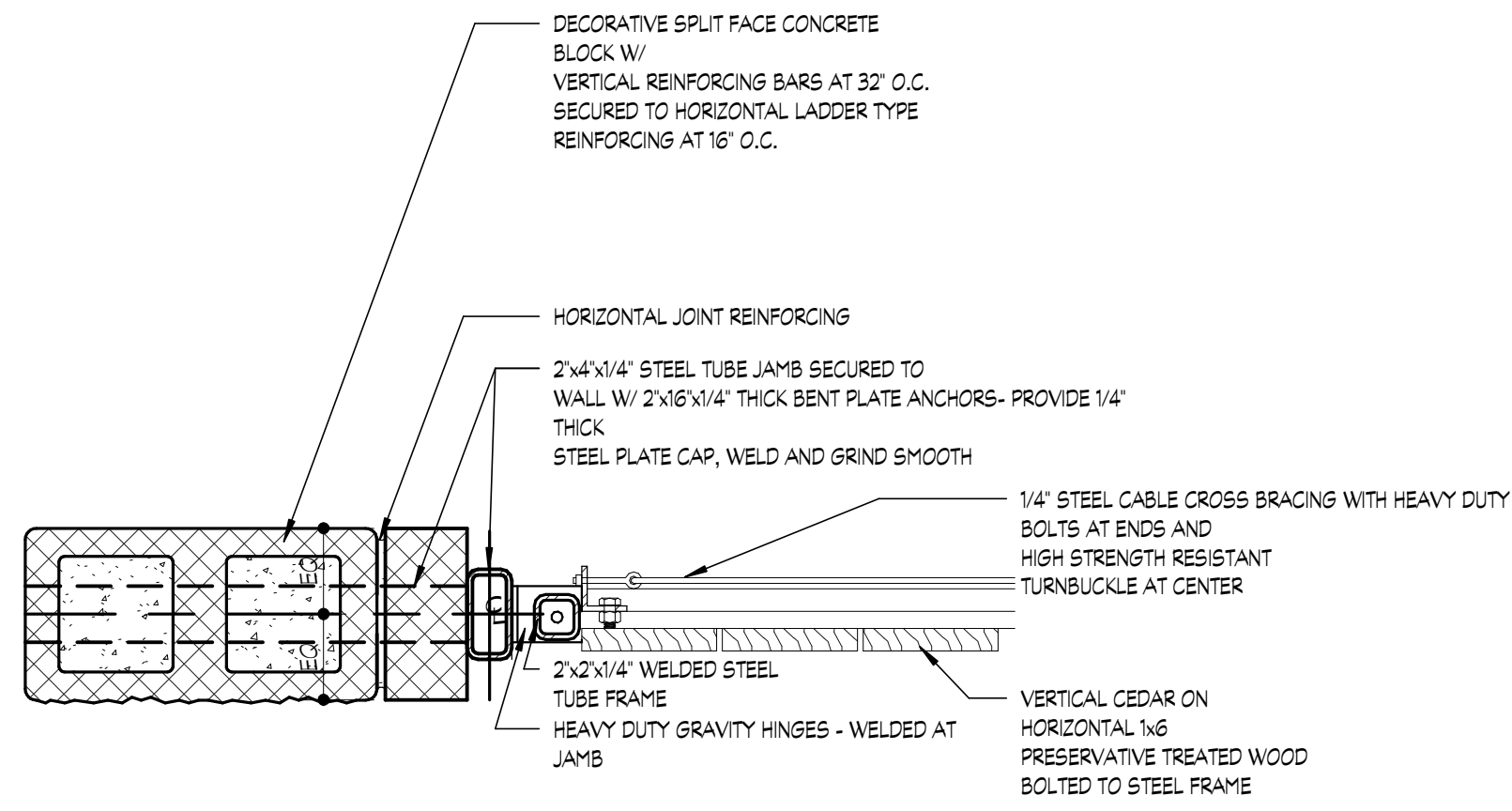
3 CONCRETE WALK SECTIONS
SCALE: 1" = 1'-0"



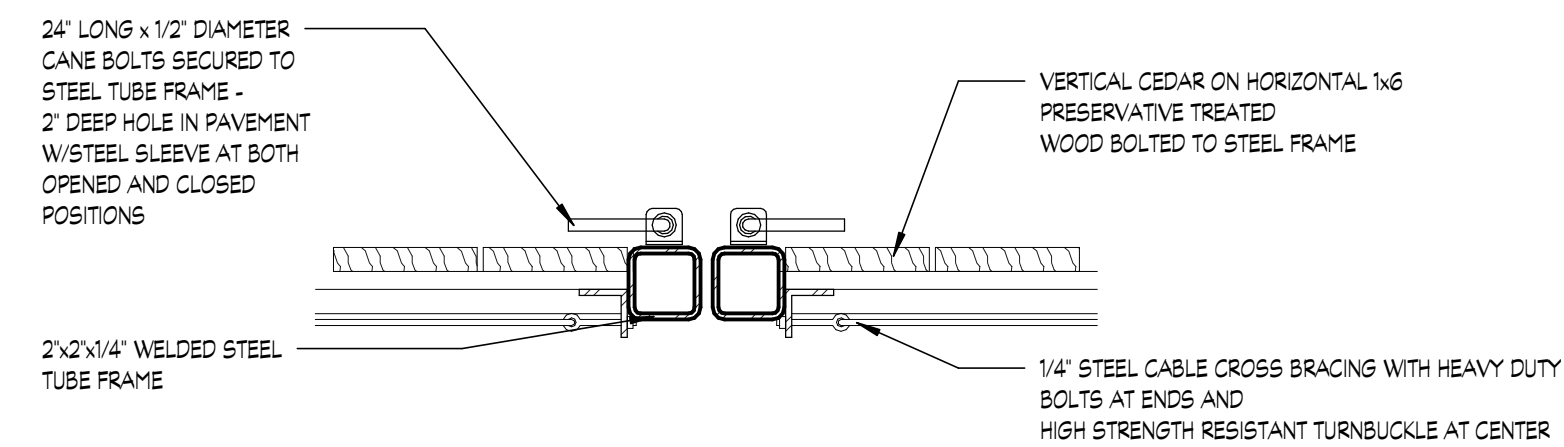
5 ACCESSIBLE SIGN ELEVATION
SCALE: 1/2" = 1'-0"



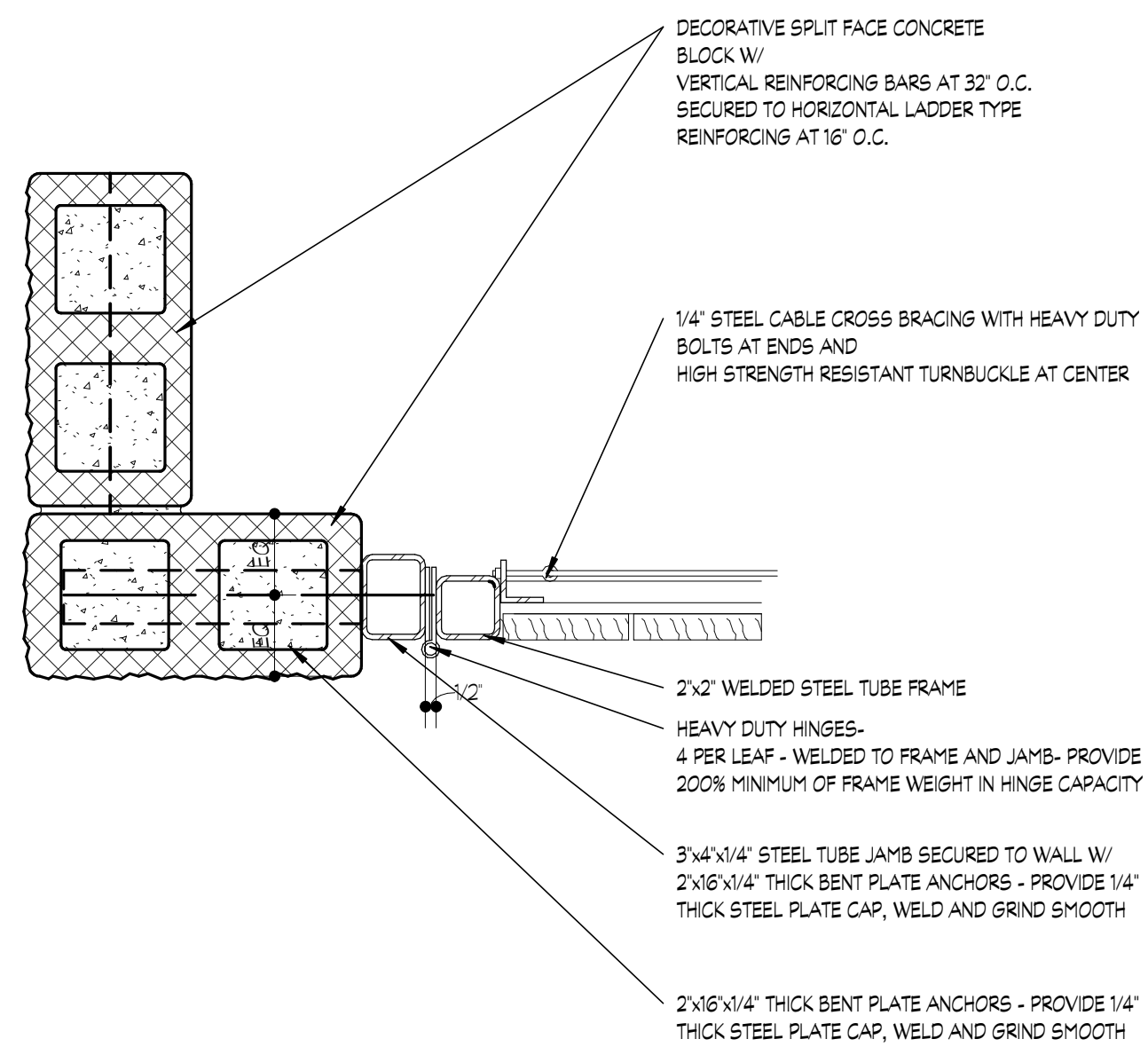
4 ACCESSIBLE STRIPPING PLAN
SCALE: 1/8" = 1'-0"



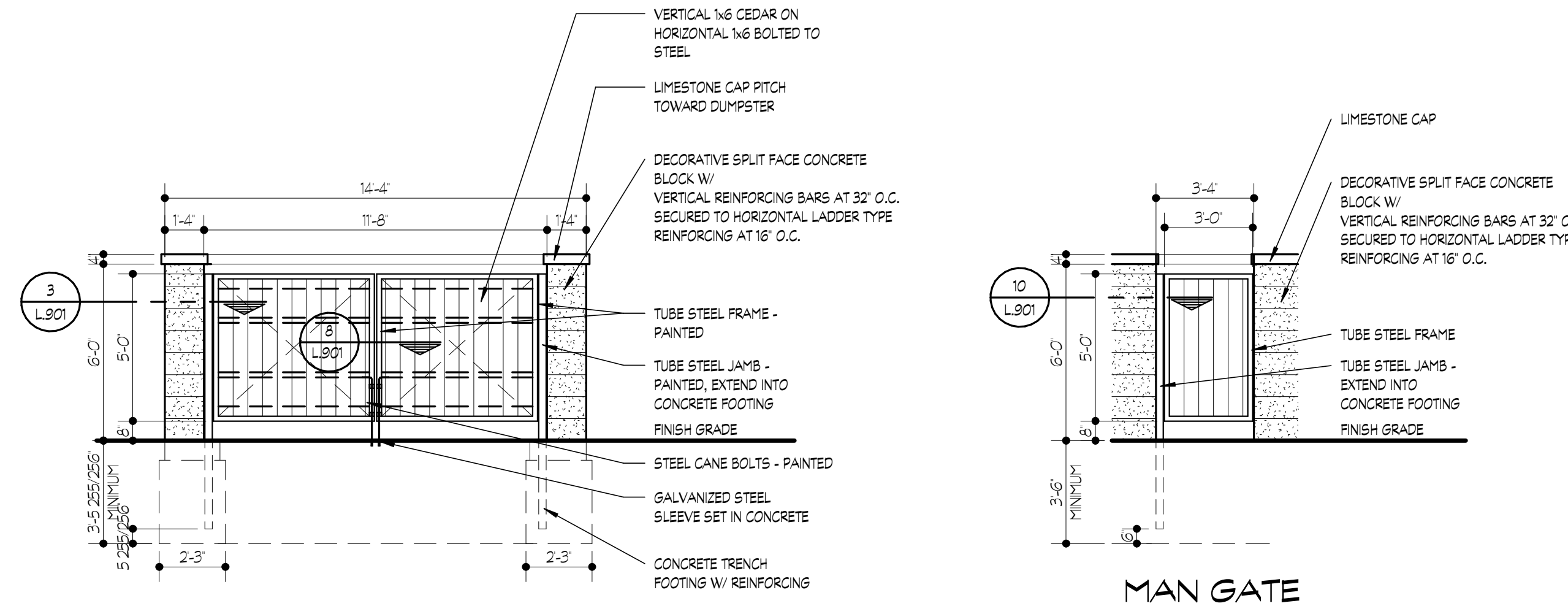
1 GATE SECTION
 L902 SCALE: 1/2" = 1'-0"



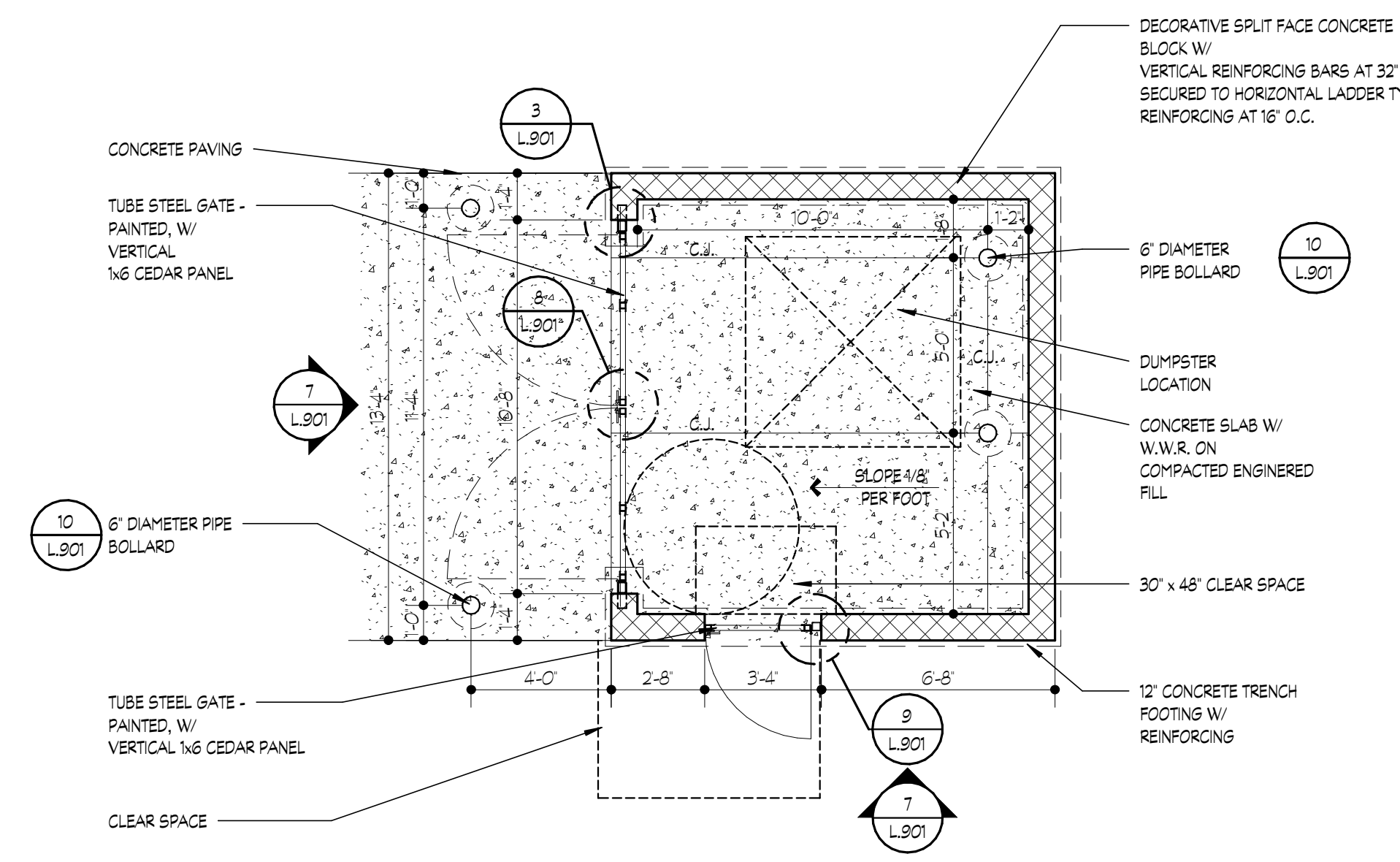
2 GATE LATCH SECTION
 L902 SCALE: 1/2" = 1'-0"



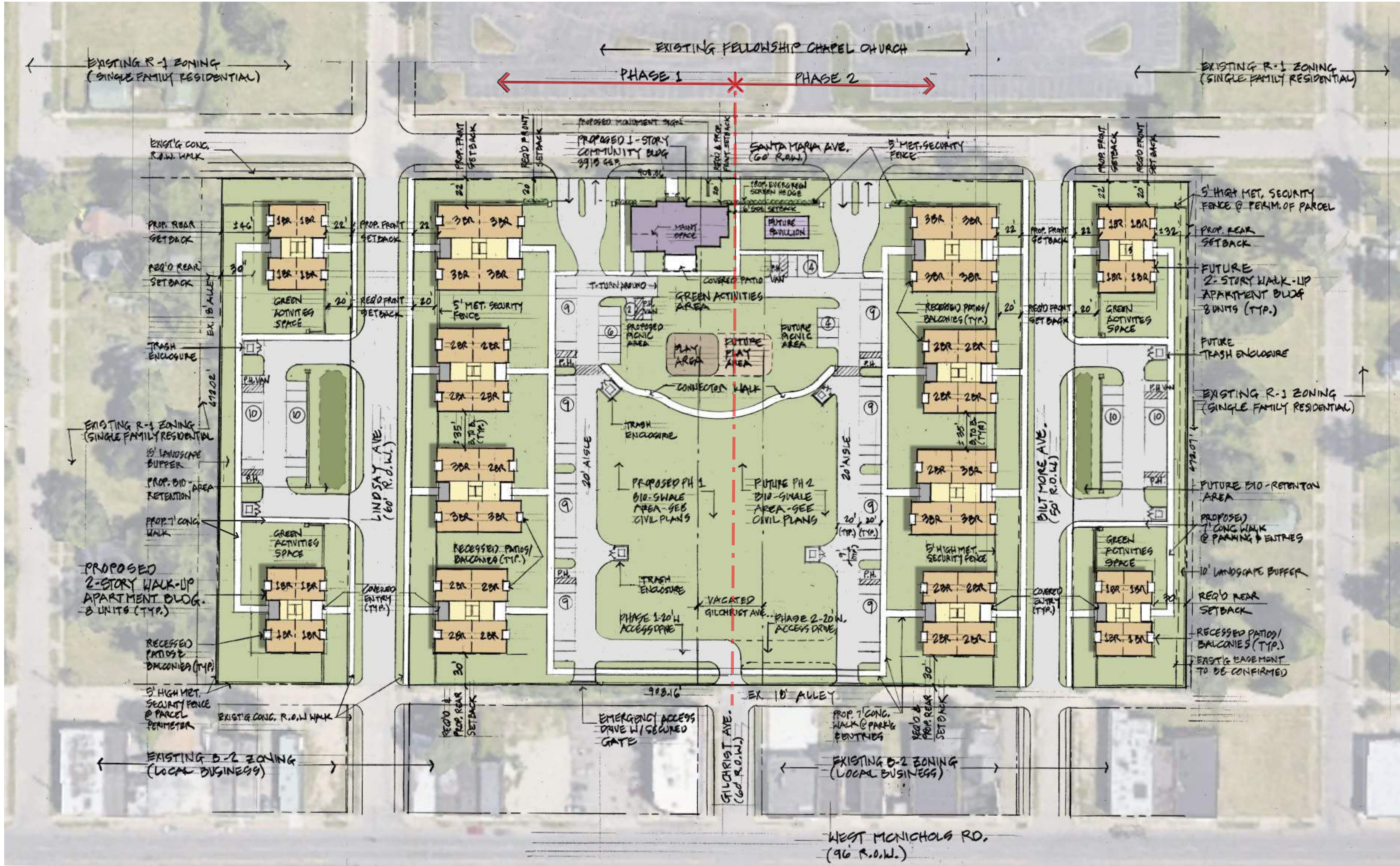
3 GATE HINGE SECTION
 L902 SCALE: 1/2" = 1'-0"



4 DUMPSTER ENCLOSURE GATE ELEVATION
 L902 SCALE: 1/4" = 1'-0"



5 DUMPSTER ENCLOSURE PLAN
 L902 SCALE: 1/4" = 1'-0"



SITE DATA (PHASE 1 & 2)

TOTAL LOT SIZE	+/- 376,766 SF OR +/- 8.64 ACRES	
ZONING	PD (PLANNED DEVELOPMENT DISTRICT)	
PARKING REQUIRED	1.25 PARKING SPACE FOR EACH UNIT 1.25 SPACES x 96 UNITS	120 SPACES
PARKING PROVIDED	APARTMENTS - 112 OPEN SPACES + 8 P.H. COMMUNITY BUILDING	120 SPACES 8 SPACES
	TOTAL PARKING PROVIDED	128 SPACES
DENSITY		11.1 D.U./AC.
RECREATION SPACE		+/- 114,670 SF
LOT COVERAGE-APARTMENTS & COMMUNITY BUILDING	LOT COVERAGE (57,720 SF) MINIMUM ALLOWABLE RSR PROVIDED RSR (114,670 S.F. / 114,755 S.F.)	15.3% 12.0% 0.99 OR 99%

BUILDING DATA (PHASE 1 & 2)

GROSS APARTMENT BUILDING AREA	1ST FLOOR AREA 2ND FLOOR AREA GROSS APARTMENT BUILDING AREA TOTAL	+/- 53,894 SF +/- 53,702 SF +/- 107,596 SF
GROSS COMMUNITY BUILDING AREA		+/- 3,915 SF
TOTAL GROSS BUILDING AREA		+/- 111,511 SF
BUILDING HEIGHT - APARTMENTS	ALLOWABLE (PER PD) PROVIDED	39'-0" (3 STORIES) 26'-0" (2 STORIES)
UNIT COUNT / MIX - APARTMENTS	1 BEDROOM - 720 SF (33.5%) 2 BEDROOM - 930 SF (37.5%) 3 BEDROOM - 1,110 SF (29%)	32 UNITS 36 UNITS 28 UNITS
	TOTAL (INCL. 16 P.H. UNITS)	96 UNITS

SITE DATA (PHASE 1)

APROX. LOT SIZE	+/- 199,112 SF OR +/- 4.57 ACRES	
PARKING REQUIRED	1.25 PARKING SPACE FOR EACH UNIT 1.25 SPACES x 48 UNITS	60 SPACES
PARKING PROVIDED	APARTMENTS - 56 OPEN SPACES + 4 P.H. COMMUNITY BUILDING	60 SPACES 4 SPACES
	TOTAL PARKING PROVIDED	64 SPACES
RECREATION SPACE		+/- 67,614 SF
LOT COVERAGE-APARTMENTS & COMMUNITY BUILDING	LOT COVERAGE (29,310 SF) MINIMUM ALLOWABLE RSR PROVIDED RSR (67,614 S.F. / 59,335 S.F.)	15.55% 12.0% 1.39 OR 139%

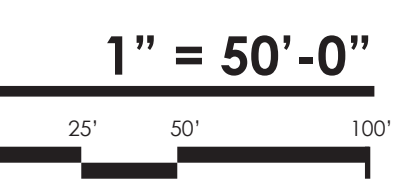
BUILDING DATA (PHASE 1)

GROSS APARTMENT BUILDING AREA	1ST FLOOR AREA 2ND FLOOR AREA GROSS APARTMENT BUILDING AREA TOTAL	+/- 26,947 SF +/- 26,851 SF +/- 53,798 SF
GROSS COMMUNITY BUILDING AREA		+/- 3,915 SF
TOTAL GROSS BUILDING AREA		+/- 57,713 SF
UNIT COUNT / MIX - APARTMENTS	1 BEDROOM - 718 SF (33.5%) 2 BEDROOM - 928 SF (37.5%) 3 BEDROOM - 1,153 SF (29%)	16 UNITS 18 UNITS 14 UNITS
	TOTAL (INCL. 8 P.H. UNITS)	48 UNITS



CONCEPTUAL SITE PLAN

- NOTES:**
1. ALL INTENSITY AND DIMENSIONAL DATA NOTED AS "REQUIRED" OR "ALLOWABLE" IS BASED ON R-3 ZONING STANDARDS.
 2. DETENTION POND TO MEET ALL PUBLIC SAFETY STANDARDS & APPLICABLE CODE REQUIREMENTS.
 3. SEE CIVIL SITE LAYOUT PLAN FOR ACTUAL SITE DIMENSIONS & STORM WATER MANAGEMENT SYSTEM.



**FELLOWSHIP ESTATES
FAMILY HOUSING**

DETROIT, MICHIGAN

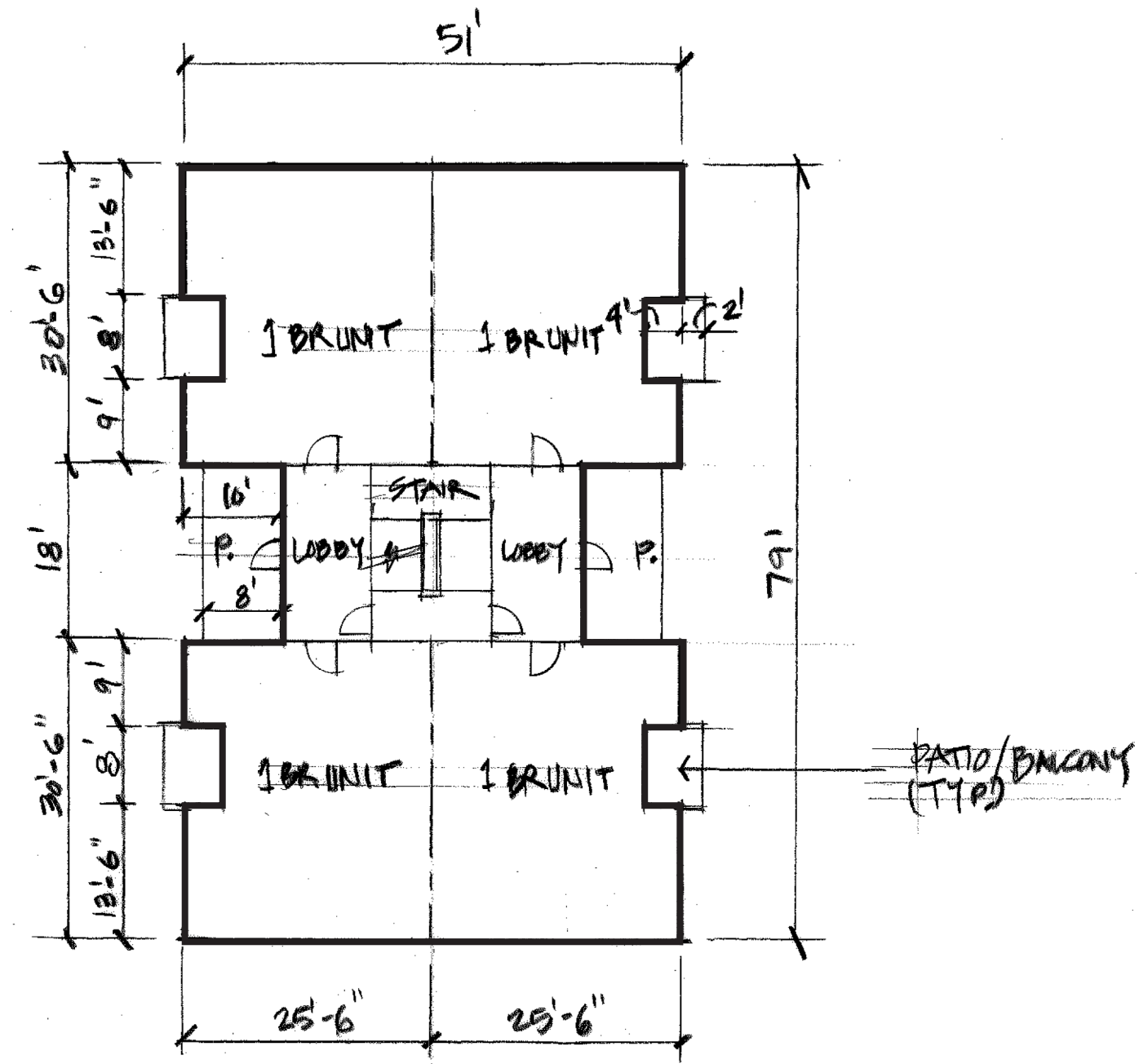
**FSP FUSCO,
SHAFFER &
PAPPAS, INC.**
ARCHITECTS AND PLANNERS

COMMUNITY MEETING
APRIL 24, 2024

PRE-APPLICATION MEETING
MAY 2, 2024

PD MODIF. SUBMISSION
MAY 17, 2024

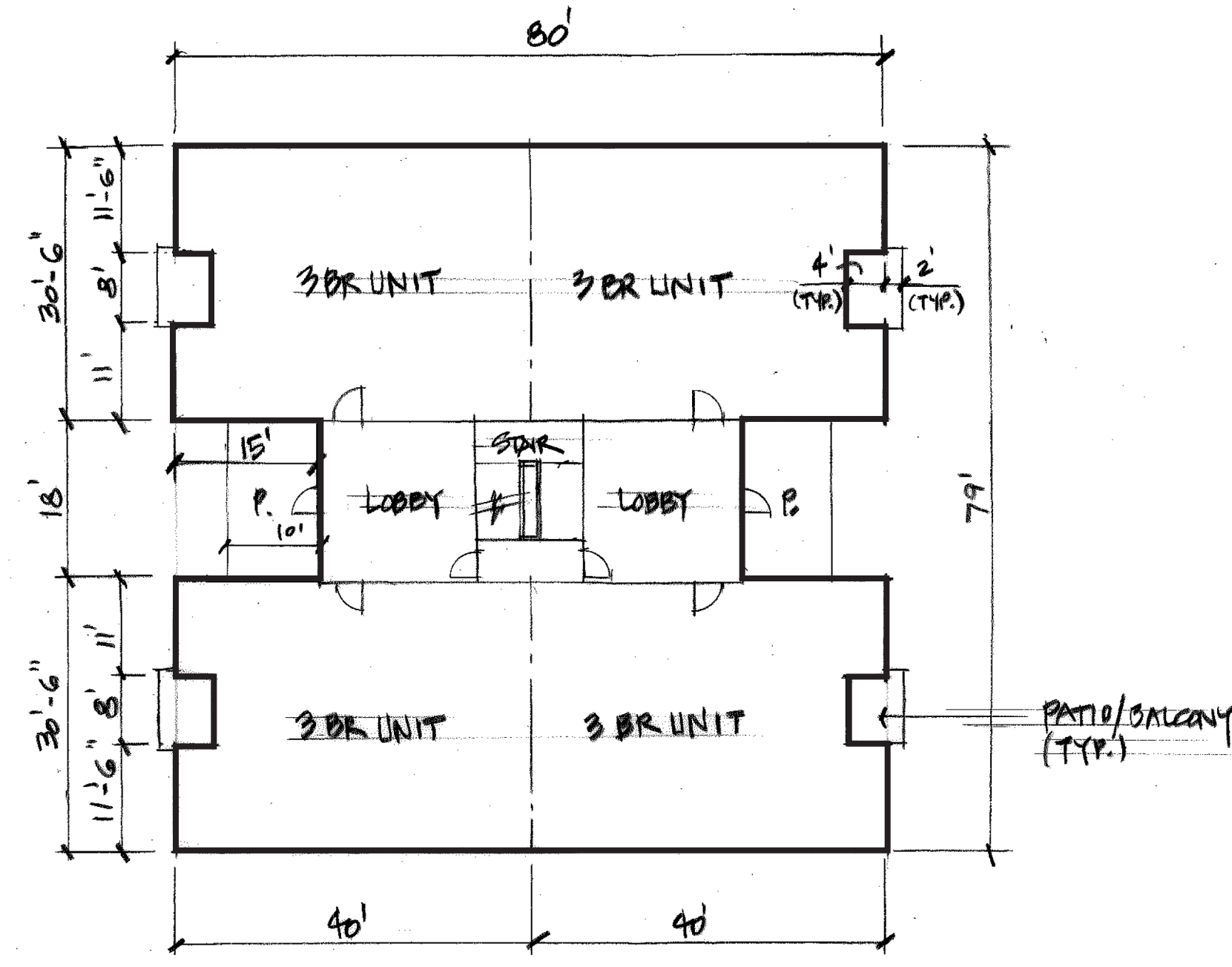
A.S.101



1 BR UNIT BUILDING PLAN

1/16" = 1'-0"

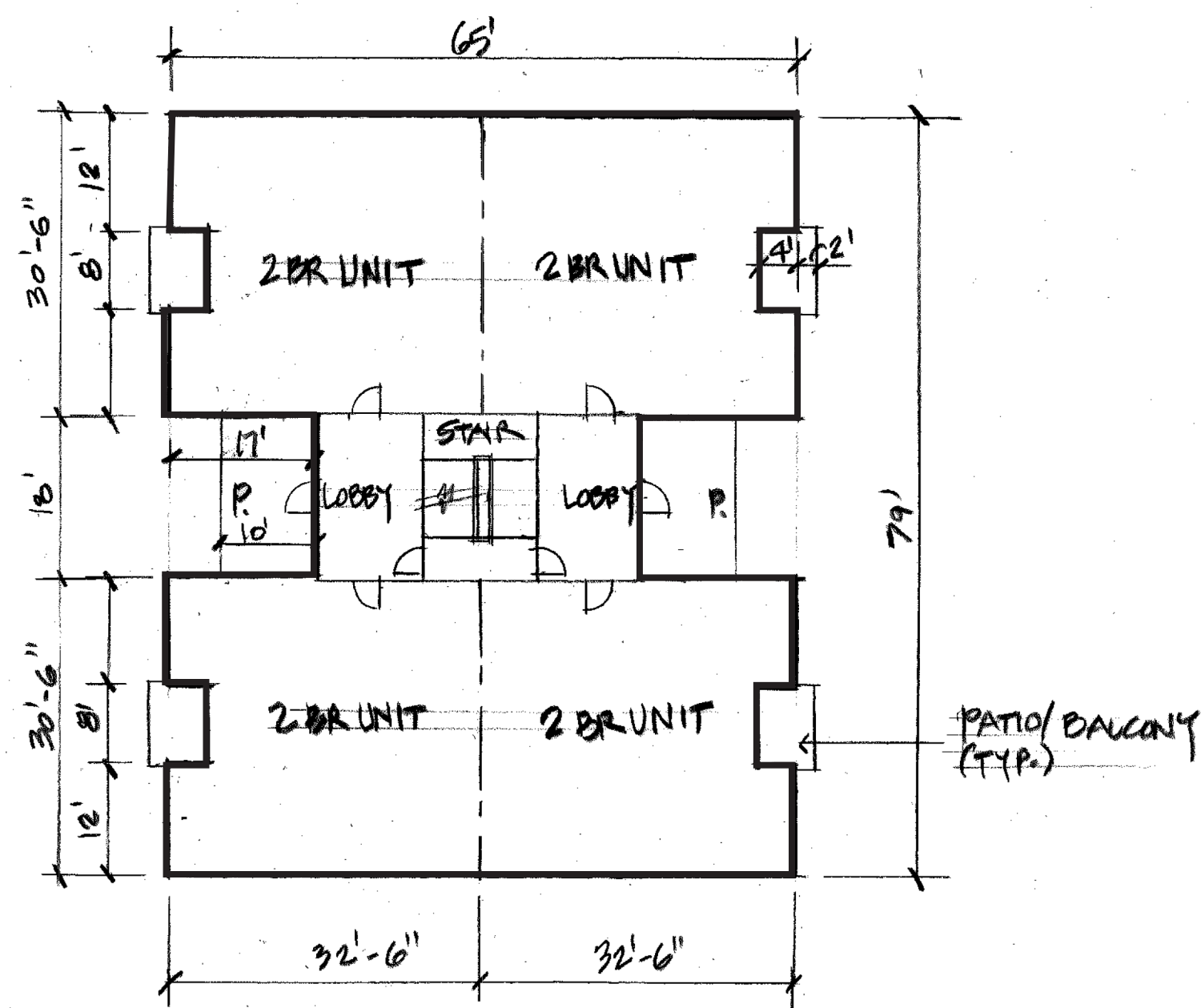
7,082 G.S.F. / BUILDING



3 BR UNIT BUILDING PLAN

1/16" = 1'-0"

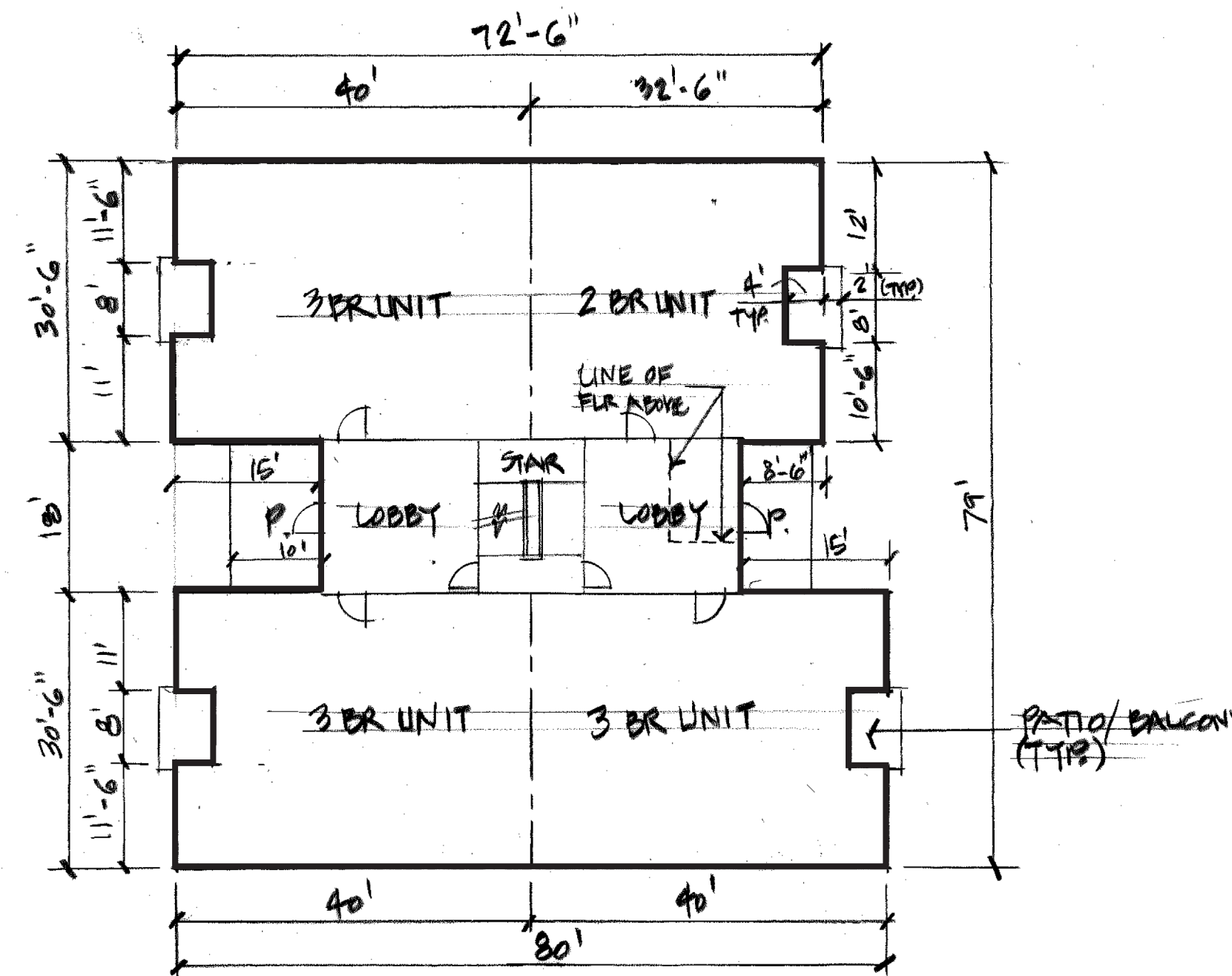
11,304 G.S.F. / BUILDING



2 BR UNIT BUILDING PLAN

1/16" = 1'-0"

8,790 G.S.F. / BUILDING



2 & 3 BR UNIT BUILDING PLAN

1/16" = 1'-0"

10,750 G.S.F. / BUILDING

**FELLOWSHIP ESTATES
FAMILY HOUSING**

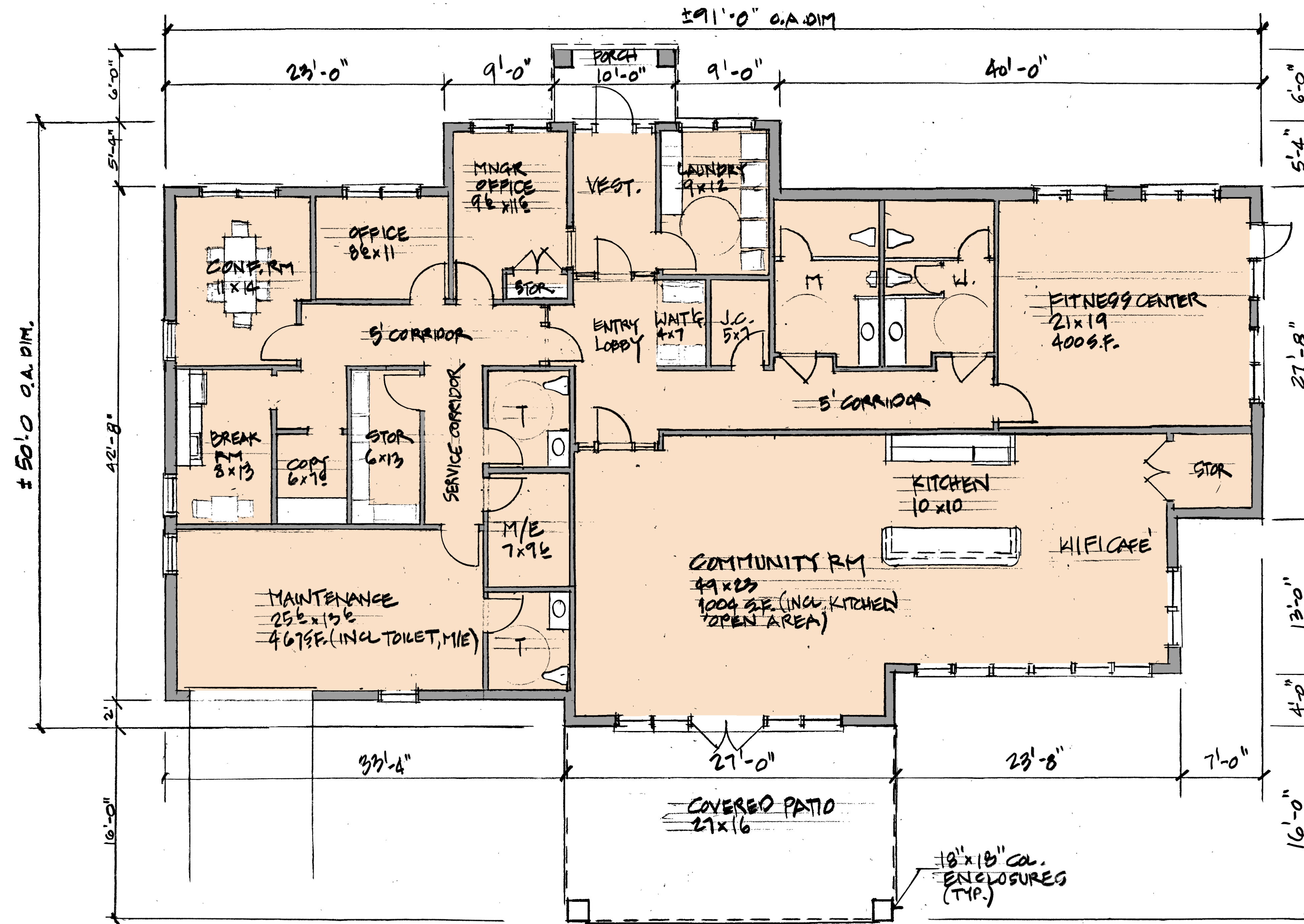
DETROIT, MICHIGAN

FSP FUSCO,
SHAFFER &
PAPPAS, INC.
ARCHITECTS AND PLANNERS

COMMUNITY MEETING
APRIL 24, 2024

PRE-APPLICATION MEETING
MAY 2, 2024

PD MODIF. SUBMISSION
MAY 17, 2024



CONCEPTUAL COMMUNITY CENTER FLOOR PLAN

3,915 G.S.F. TOTAL AREA

3/16" = 1'-0"

**FELLOWSHIP ESTATES
FAMILY HOUSING**

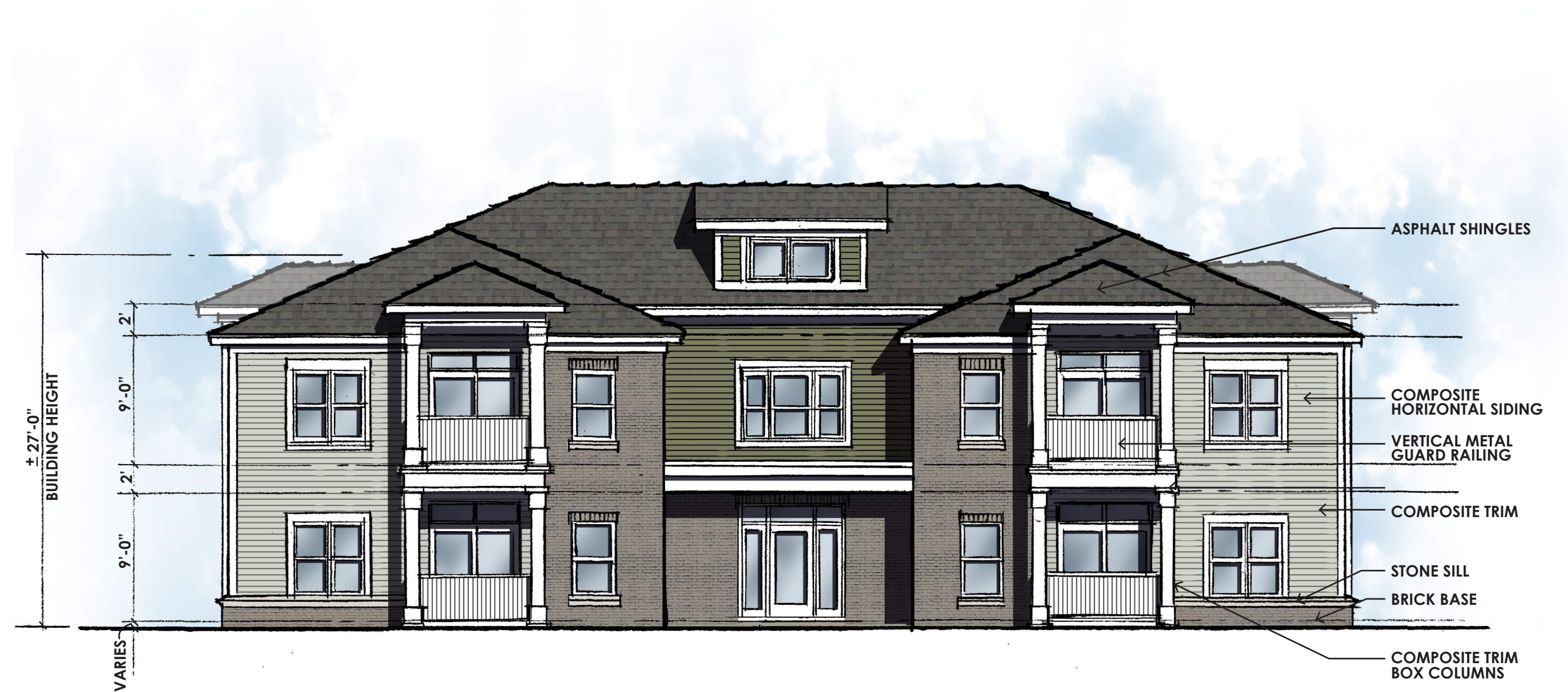
DETROIT, MICHIGAN

FSP FUSCO,
SHAFFER &
PAPPAS, INC.
ARCHITECTS AND PLANNERS

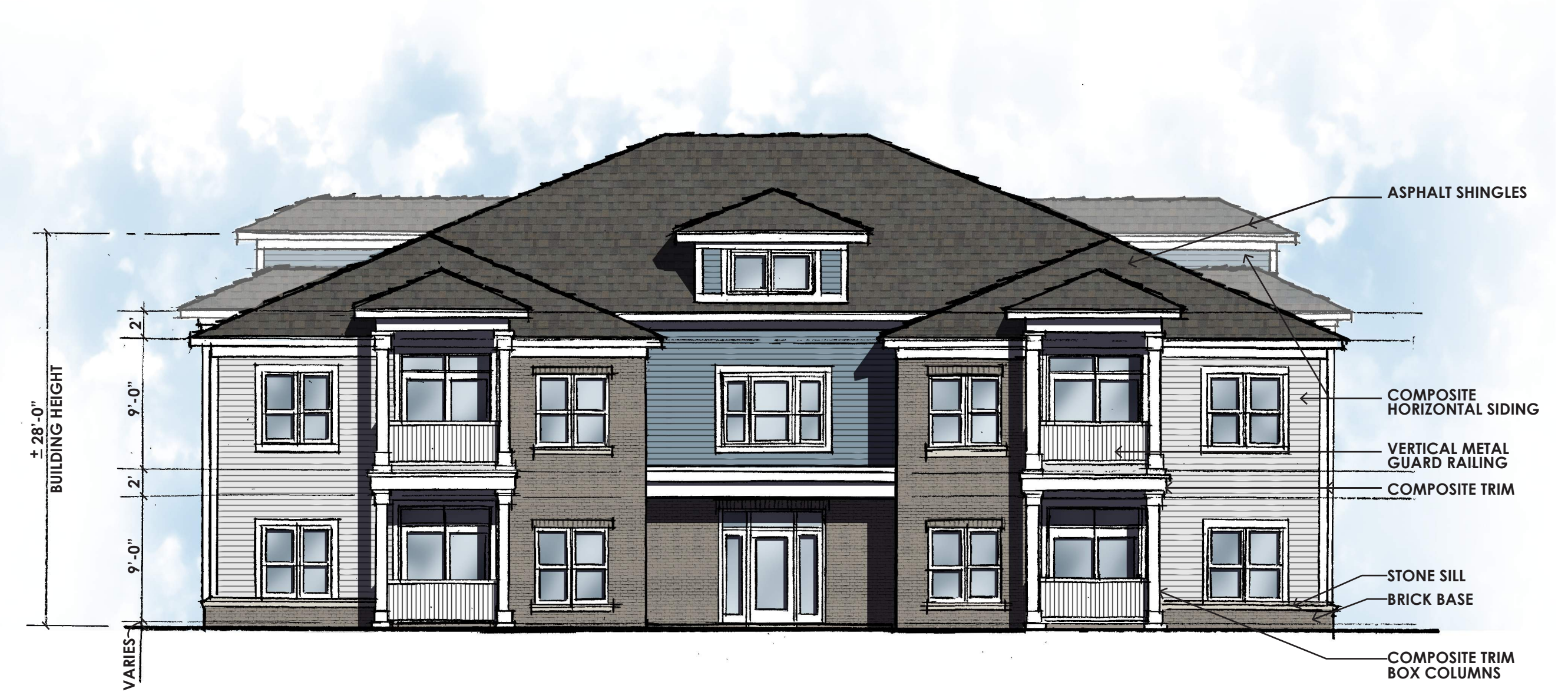
COMMUNITY MEETING
APRIL 24, 2024

PRE-APPLICATION MEETING
MAY 2, 2024

PD MODIF. SUBMISSION
MAY 17, 2024



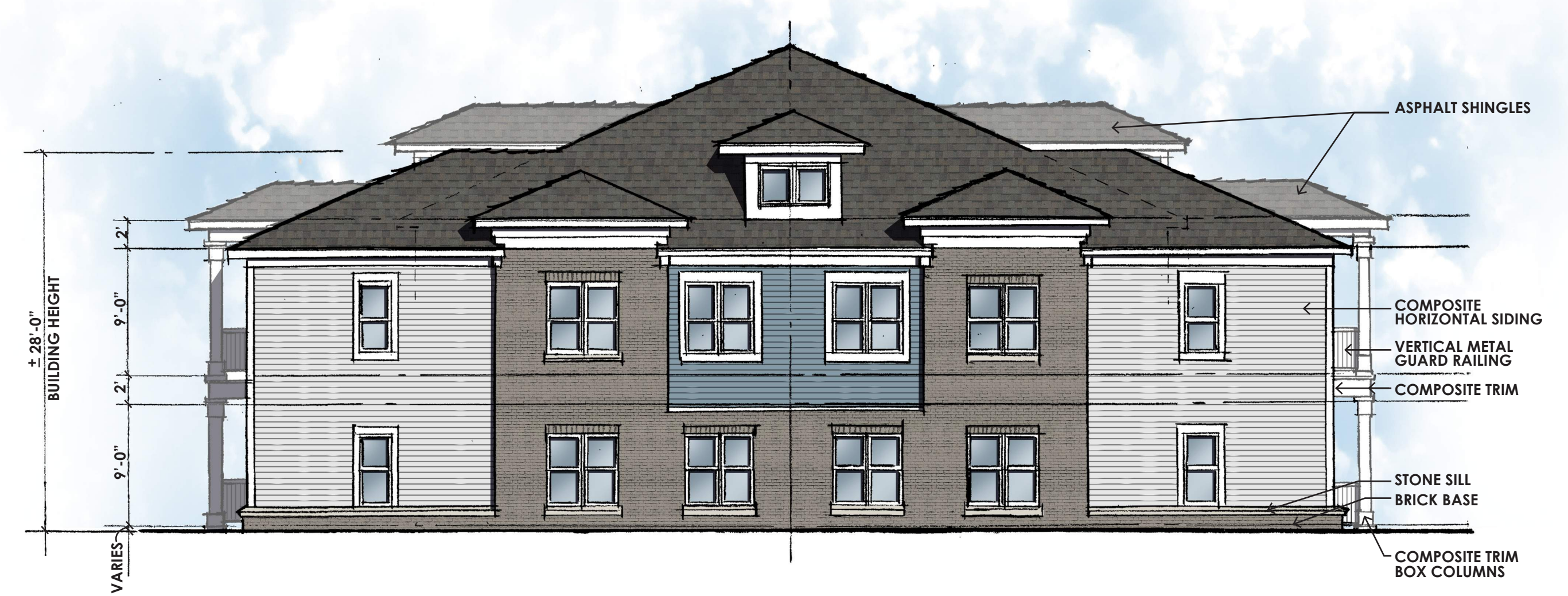
FRONT ENTRY ELEVATION (EAST SIDE-LINDSAY AVE.)
 1-BEDROOM UNIT BUILDING - REAR ELEVATION SIM. 1/8" = 1'-0"



FRONT ENTRY ELEVATION (WEST SIDE-LINDSAY AVE.)
 3-BEDROOM UNIT BUILDING - REAR ELEVATION SIM. 1/8" = 1'-0"
 NOTE: 2 BEDROOM UNIT BUILDING ELEVATIONS SIMILAR



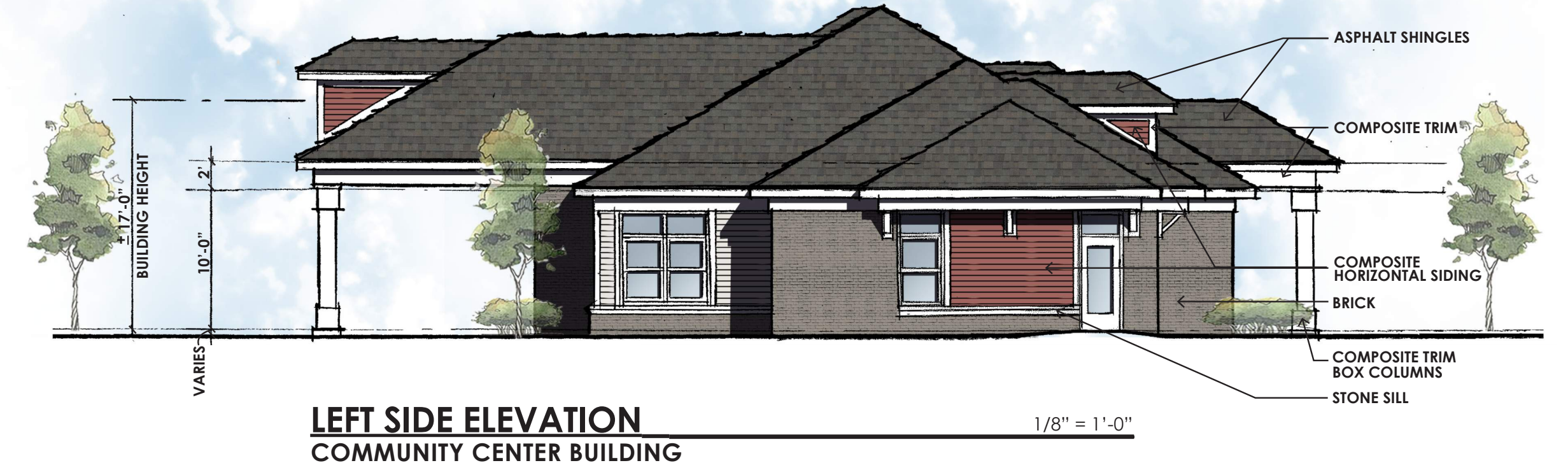
SIDE ELEVATION (NORTH SIDE-SANTA MARIA AVE.)
 1-BEDROOM UNIT BUILDING 1/8" = 1'-0"



SIDE ELEVATION (NORTH SIDE-SANTA MARIA AVE.)
 3-BEDROOM UNIT BUILDING - REAR ELEVATION SIM. 1/8" = 1'-0"
 NOTE: 2 BEDROOM UNIT BUILDING ELEVATIONS SIMILAR



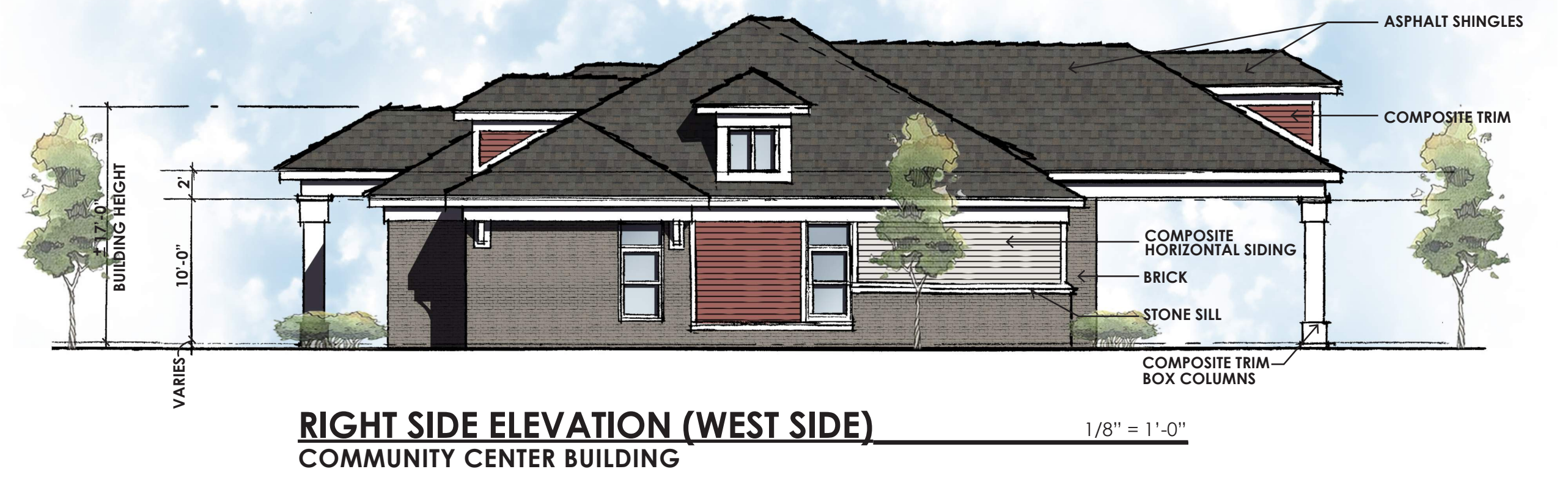
FRONT ELEVATION (NORTH SIDE-SANTA MARIA AVE.)
COMMUNITY CENTER BUILDING 1/8" = 1'-0"



LEFT SIDE ELEVATION
COMMUNITY CENTER BUILDING 1/8" = 1'-0"



FRONT ELEVATION (NORTH SIDE-SANTA MARIA AVE.)
COMMUNITY CENTER BUILDING 1/8" = 1'-0"

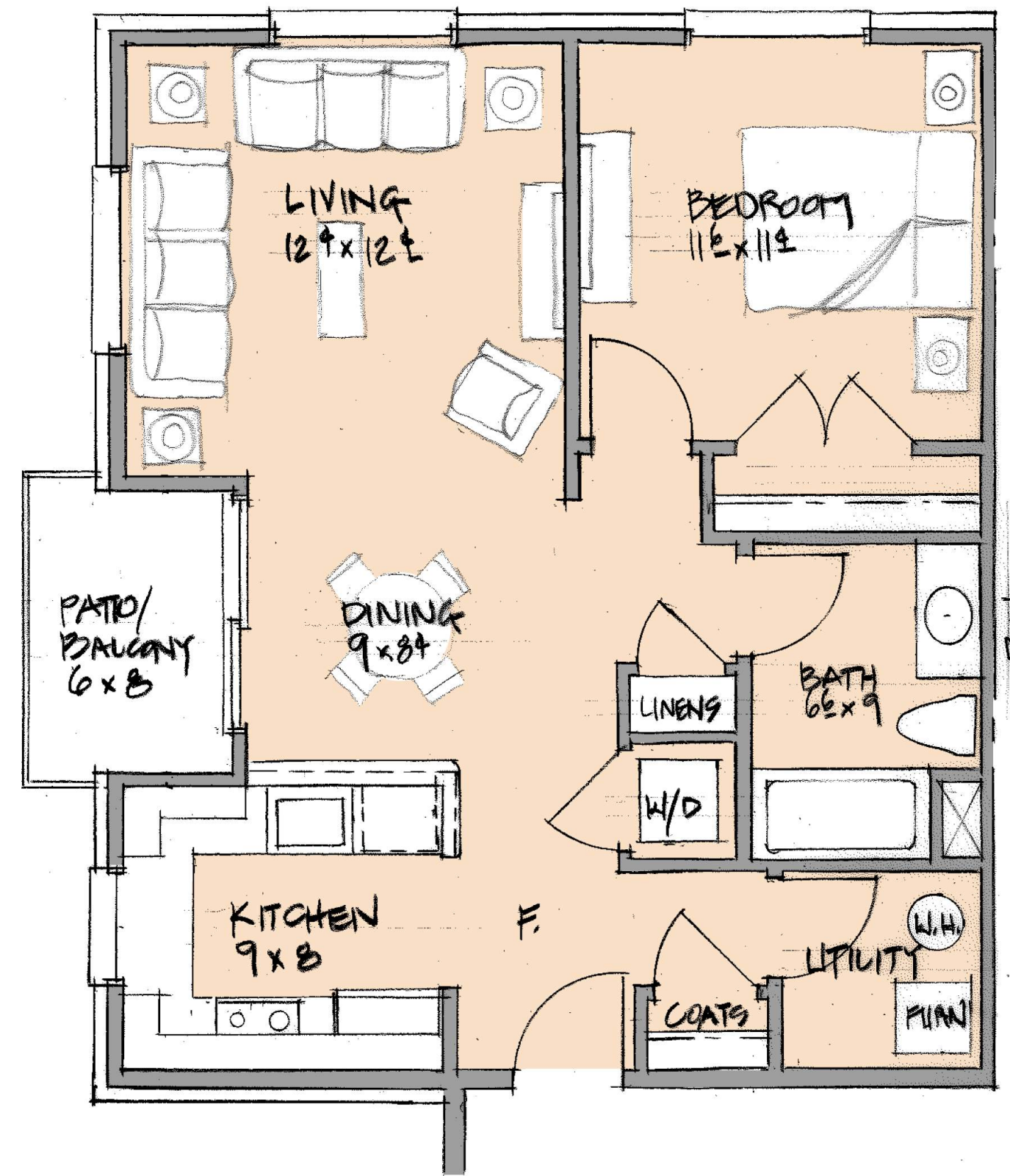


RIGHT SIDE ELEVATION (WEST SIDE)
COMMUNITY CENTER BUILDING 1/8" = 1'-0"

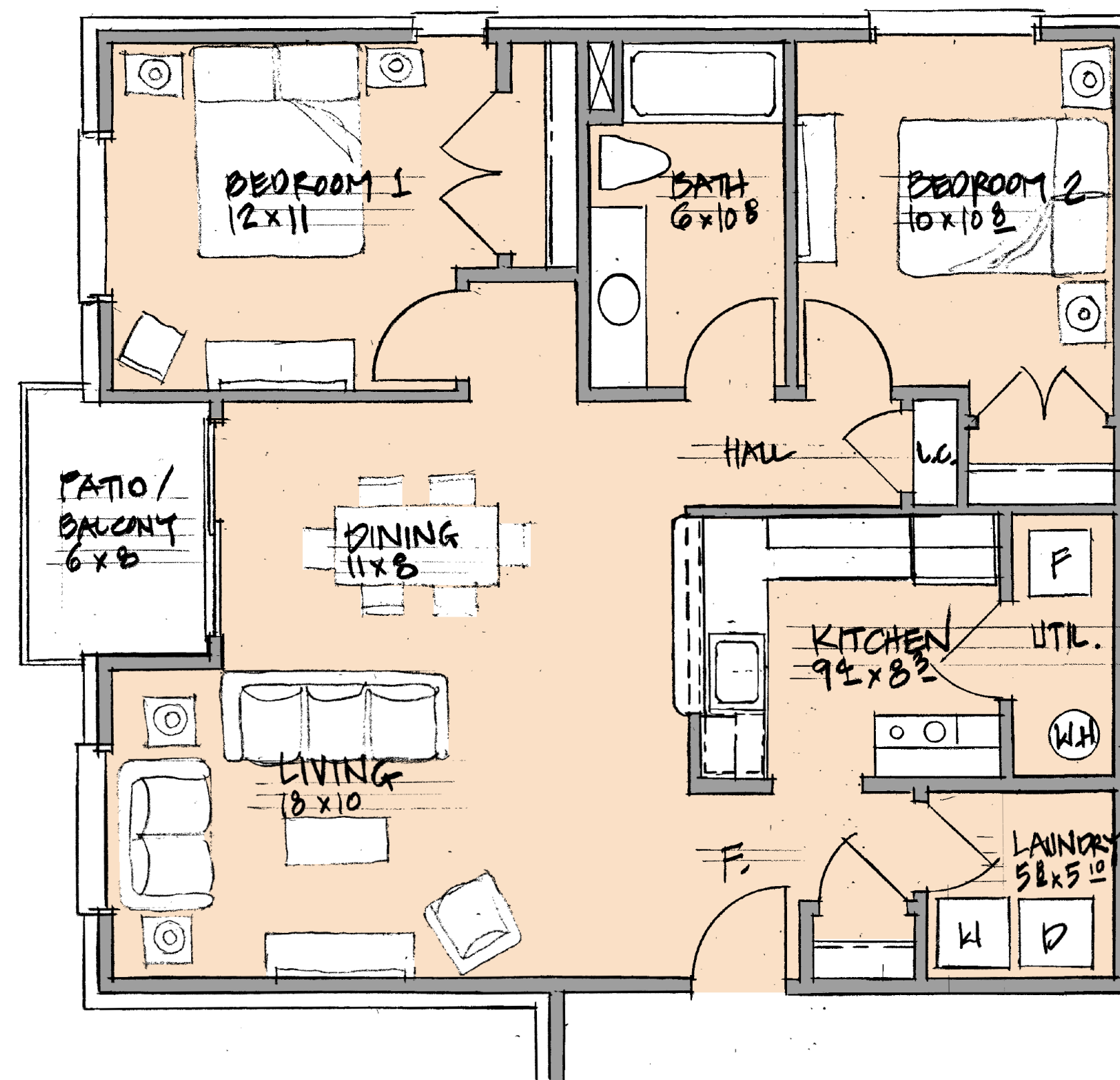
**FELLOWSHIP ESTATES
FAMILY HOUSING**

DETROIT, MICHIGAN
COMMUNITY MEETING
APRIL 24, 2024
PRE-APPLICATION MEETING
MAY 2, 2024
PD MODIF. SUBMISSION
MAY 17, 2024

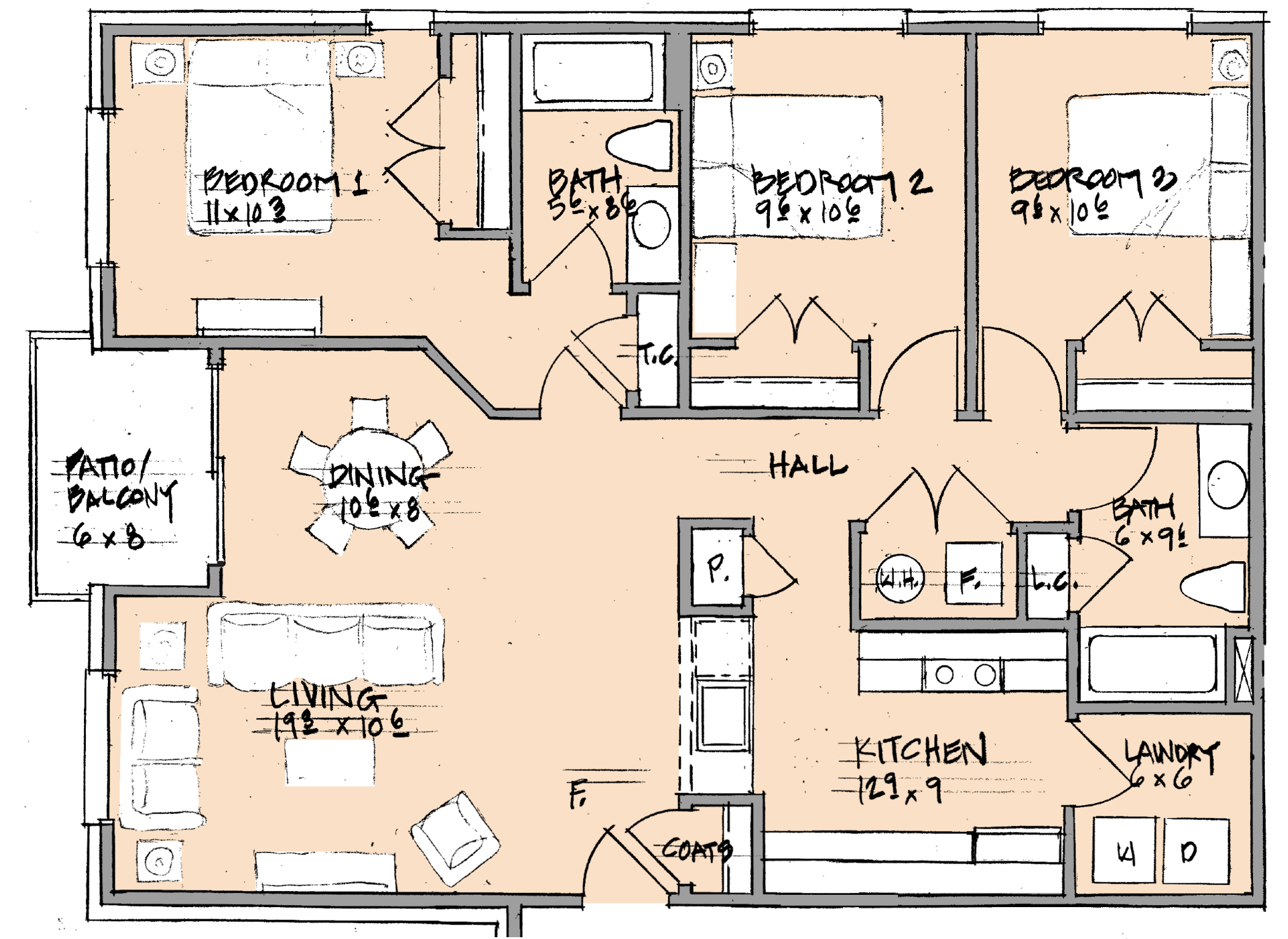
FSP FUSCO,
SHAFFER &
PAPPAS, INC.
ARCHITECTS AND PLANNERS



1 BR/1 B UNIT PLAN 1/4" = 1'-0"
718 S.F.



2 BR/1 B UNIT PLAN 1/4" = 1'-0"
928 S.F.



3 BR/2 B UNIT PLAN 1/4" = 1'-0"
1,153 S.F.

Fellowship Estates – Detroit, MI

Project Overview

The Fellowship Estates new construction family project will be complete with a total of 96 gardens style apartments. The project site is comprised of approximately 8.64 acres and will be developed with a total of 96 units over 2 phases. The total project will be comprised of twelve 2-story buildings each containing 8 units totaling around 100,000 square feet. Each phase will be complete with 48 units developed as 6 two-story garden style apartment buildings, each containing 8 units.

Sponsorship

Fellowship Estates will be pursued as a joint venture between Amandla Community Development Corporation, a local community based not-for-profit and The Michaels Organization (TMO).

The Michaels Organization (TMO) was founded over 50 years ago and has since developed more than 60,000 units of affordable housing, including LIHTC, Section 8, and public housing redevelopment. The Midwest Regional Office has developed over 2,800 units of affordable and mixed income housing. Michaels Management currently manages nearly 49,000 units of affordable and mixed-income housing in 39 states (plus DC, USVI and Puerto Rico), which includes property developed by TMO and portfolios acquired by TMO.

Location

The project will be located in a residential neighborhood in Northwest Detroit and adjacent to the Fellowship Chapel Church, the site is located one block from Outer Drive, which is served by mass transit. The project site is also located approximately five miles west of the Livernois McNichols commercial strip which has recently been redeveloped and has added significant value to the neighboring communities.

The specific project boundaries are Santa Maria to the north, Ferguson to the East, McNichols to the South and Lindsay to the West.

Unit Mix and Size

The total project will be developed with 96 total units, comprised of 12 two-story garden style apartments. Each Phase will be developed with a unit mix of 16 one-bedroom units at 718 square feet, 18 two-bedroom units at 928 square feet, and 14 three-bedroom units at 1153 square feet.

The 8.64 acres of vacant land is comprised of 97 parcels. Amandla currently owns 17 parcels located throughout the project site and has established site control of the remaining parcels through a partnership with the Detroit Land Bank Authority (DLBA).

Income Mix

The proposed Fellowship Estates Project will target families and will provide units available at multiple income bands with rents restricted at the levels of 30% AMI, 50% AMI, 60% AMI, and 80% AMI (market rate) with the income mix to be further refined during pre-development.

Type of Financing:

The total development cost is estimated to be about \$20MM. The project is anticipated to be primarily financed by 9% LIHTCs under the Michigan State Housing Development Authority's 2024 QAP. Other anticipated project financing includes a first mortgage, 45L Tax Credits, City of Detroit funds, a Federal Home Loan Bank of Indianapolis grant, and a construction loan. Other financial sources will be determined as the project progresses.

The project will generate about \$536K annually in net income and include operating expenses around \$8,000 per unit. The development team plans to pursue any PILOT or Abatement offered by the City of Detroit or Wayne County.

Construction costs for the project are estimated to be around \$230 per unit or around \$11MM in total which includes hard construction costs, sitework, and general contractor costs.

Timeline

The development team will submit the 9% tax credit application in October 2024. Per MSHDA's schedule, awards will be announced in December 2024. The development team projects a financial close in July 2025.

Ownership and Operations:

Fellowship Estates will be owned by a limited dividend housing association limited partnership controlled by a private party affiliated with the applicant. The property management company is yet to be decided but will be selected based in part on its presence in Detroit and experience managing similar properties.

Project Summary: Fellowship Estates – Phase I

Total Units:	48 units – Garden style, Family residential building
Location:	Northwest Detroit
Unit Mix:	(16) One Bed, (18) Two Bed, (14) Three Bed
Unit Size:	One Bed -720 sqft, Two Bed – 930 sqft, Three Bed – 1,100 sqft
Income (AMI):	30%, 40%, 50% and 80%
Financing:	Tax Credit Equity, City of Detroit Funds, Federal Home Loan Bank Grant and other financial sources TBD.
Total Construction Cost:	\$11MM
TDC:	\$20MM
Ownership:	JV - Amandla CDC and The Michaels Organization (TMO)

City of Detroit

Donovan Smith
Chairperson
Melanie Markowicz
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Adrian-Keith Bennett
Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Frederick E. Russell, Jr.
Rachel M. Udabe

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Detroit City Planning Commission in the Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226 at the date and time listed below. Both in-person and virtual attendance are options to participate. Pursuant to public health guidelines and limited room capacity, if anyone has a cold, flu, COVID symptoms or other contagious condition, virtual attendance is strongly encouraged. To attend the meeting virtually, please use the link toward the end of this notice.

THURSDAY, JUNE 6, 2024, AT 5:15 PM

to consider the request of James Pappas of Fusco, Shaffer, & Pappas Architects to modify the plans for the existing PD (Planned Development) zoning classification for the multi-block area generally bounded by Santa Maria Street to the north, the rear lot lines of parcels along Biltmore Street to the east, the rear alley along the north side of West McNichols Road to the south, and the rear alley of Lindsay Street to the east.

The request would amend Article XVII, Section 50-17-67, District Map No. 65 of the 2019 Detroit City Code, Chapter 50, Zoning by modifying the existing PD created by Ordinance No. 29-06, last amended by Ordinance No. 15-16. The location of the proposed rezoning is indicated as the shaded area on the accompanying map.

The proposed PD modification is being requested to allow for the development of 96 garden style apartments (Multiple-family dwellings) completed over two phases. The pertinent zoning district classification is described as follows:

PD – Planned Development District

This district will permit planned developments throughout the City and will be particularly useful in district areas established in accordance with Section 74 of the Michigan Blighted Area Rehabilitation Act, being MCL 125.74, for urban renewal. Such planned developments shall be substantially in accordance with the goals and objectives of the Master Plan, by having a major land use that corresponds to the most general category of land use, which are residential, retail and local services, industrial, mixed use, parks and open space and other, proposed in the Master Plan for the area involved. Such planned developments shall provide a desirable environment for the uses proposed and shall not be out of harmony with their general surroundings. The regulations of the district are designed to accomplish this by permitting flexibility in overall development while ensuring adequate safeguards and standards for public health, safety, convenience, and general welfare and, where applicable, encouraging historic preservation.

Zoning map amendments (rezonings) require approval by the City Council following a separate public hearing conducted by the Council. The Council considers the matter upon receipt of a report and recommendation from the City Planning Commission. This zoning map amendment request is being considered consistent with the provisions of Article III, Divisions 2, 3, and 4 of Chapter 50, Zoning, of the 2019 Detroit City Code.

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies, for the record, to the City Planning Commission via U.S. Mail at the address at the top of this letter, or e-mail to cpc@detroitmi.gov. Public comment/testimony may be given at

the appropriate times when called for during the meeting. If you desire to speak and are attending the meeting online, press the “raise your hand” icon at the bottom of the screen or press ALT-Y for a PC or OPT-Y for a MAC to raise your hand virtually. If attending by phone, press *-9 to raise your hand.

If interpretation or translation services are needed, including for the hearing impaired, call the Department of Civil Rights, Inclusion and Opportunity at 313-224-4950. For further information on this proposal or the public hearing, please call (313) 224-6225.

To participate virtually in the CPC meeting, please use the following options.

Online:

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlczN3U%20T09>

Or iPhone one-tap:

US: +12678310333,96355593579# or +13017158592,,96355593579#

Or by Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 213 338 8477 or +1 253 215 8782 or +1 346 248 7799 Webinar ID: 963 5559 3579

CPC Webpage: <https://detroitmi.gov/government/commissions/city-planning-commission>



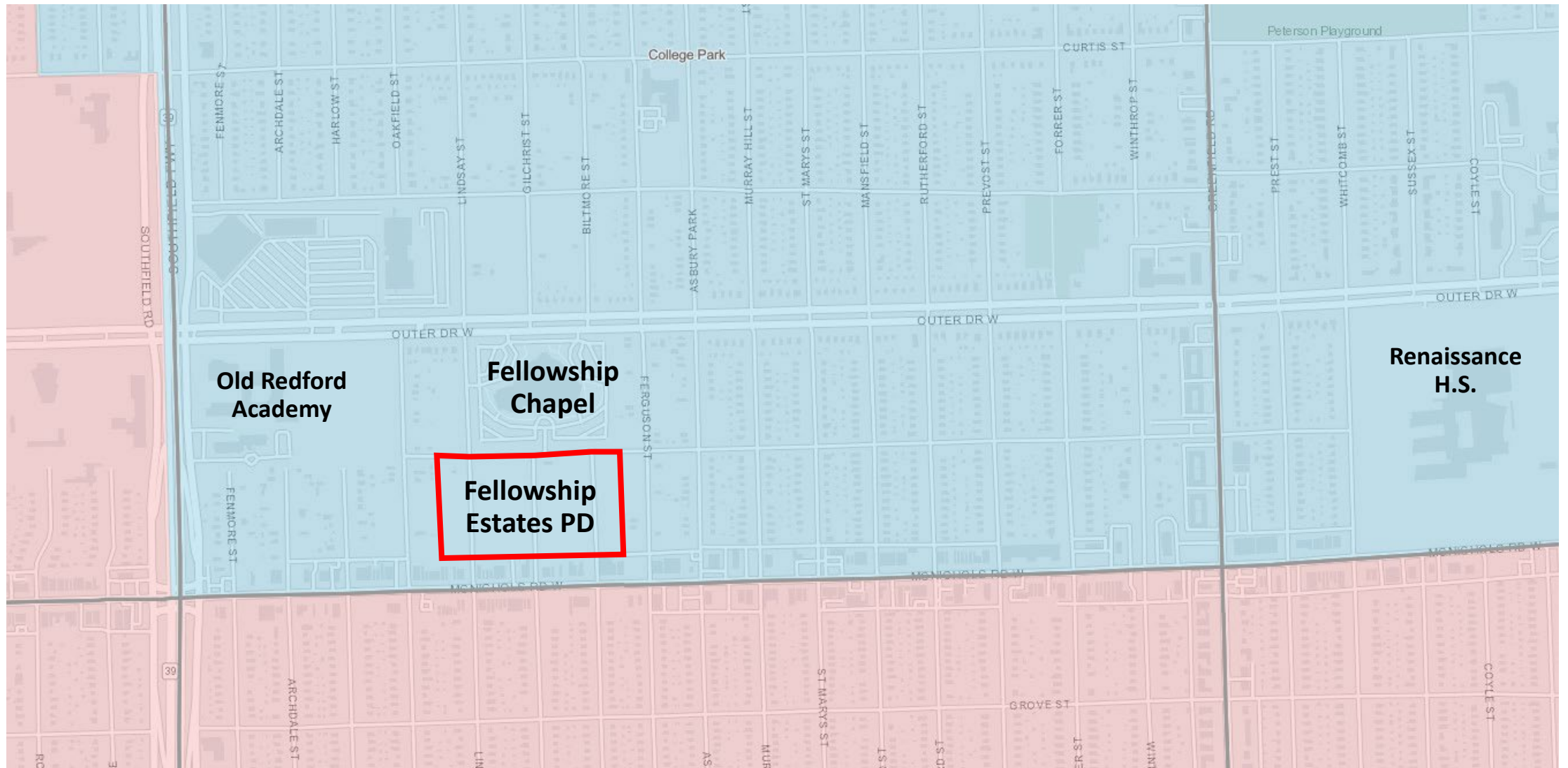
The area proposed for modification is shaded above

AGENDA III.A.

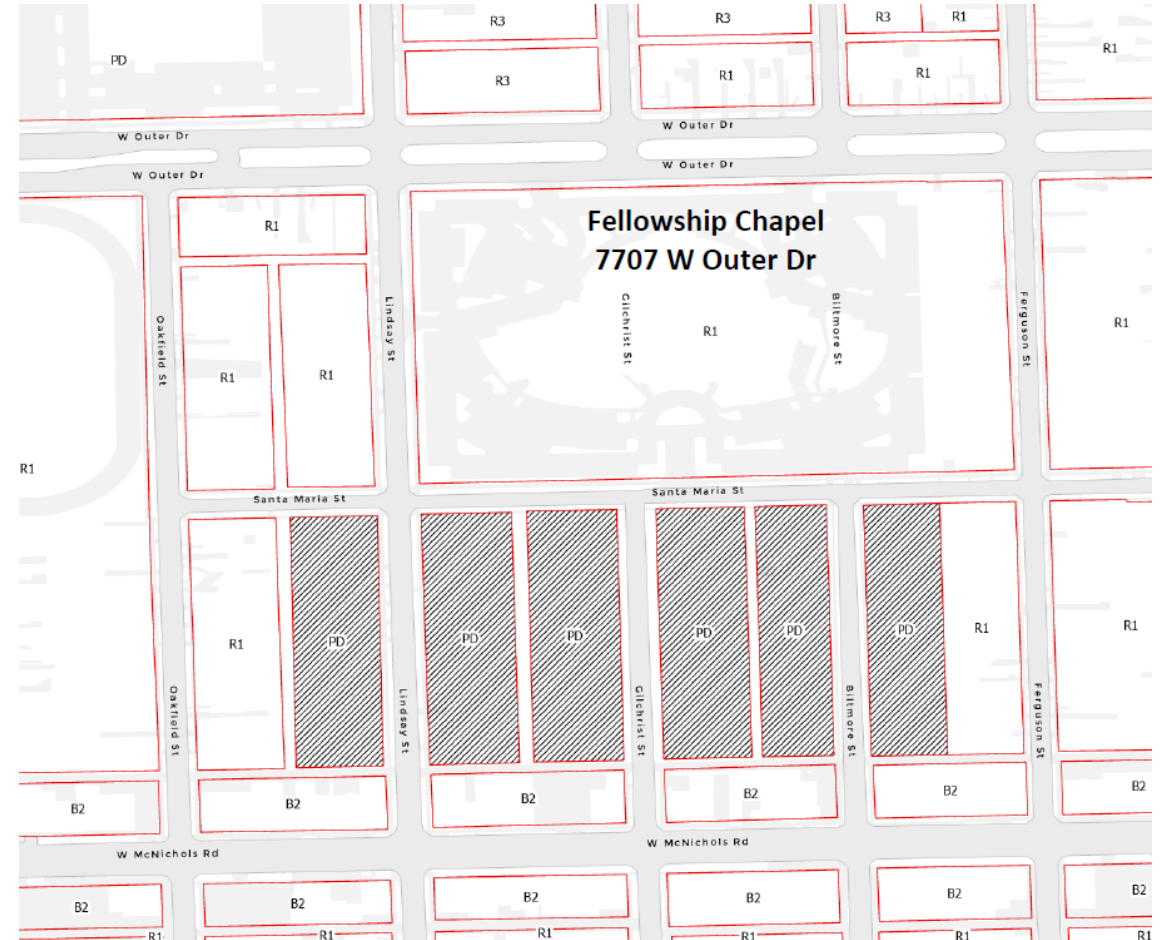
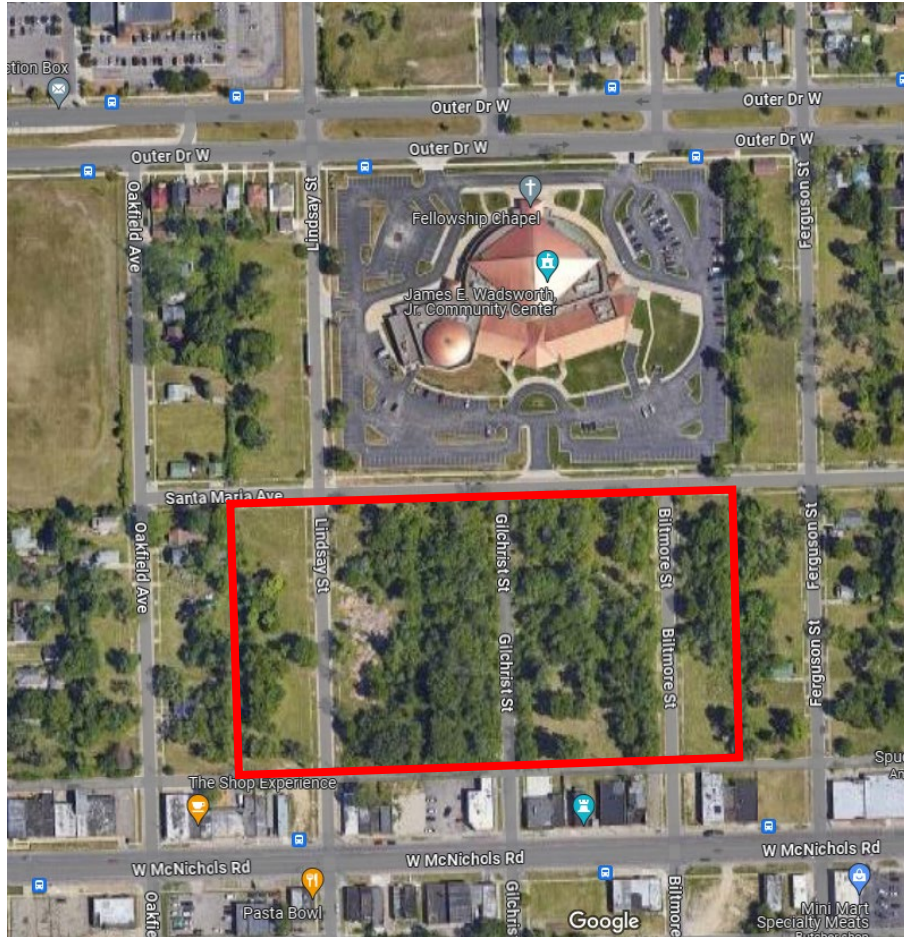
5:15 PM PUBLIC HEARING

to consider the request of James Pappas of Fusco, Shaffer, & Pappas Architects to modify the plans for the existing PD (Planned Development) zoning classification for the multi-block area generally bounded by Santa Maria Street to the north, the rear lot lines of parcels along Biltmore Street to the east, the rear alley along the north side of West McNichols Road to the south, and the rear alley of Lindsay Street to the west.

Council District 2, College Park

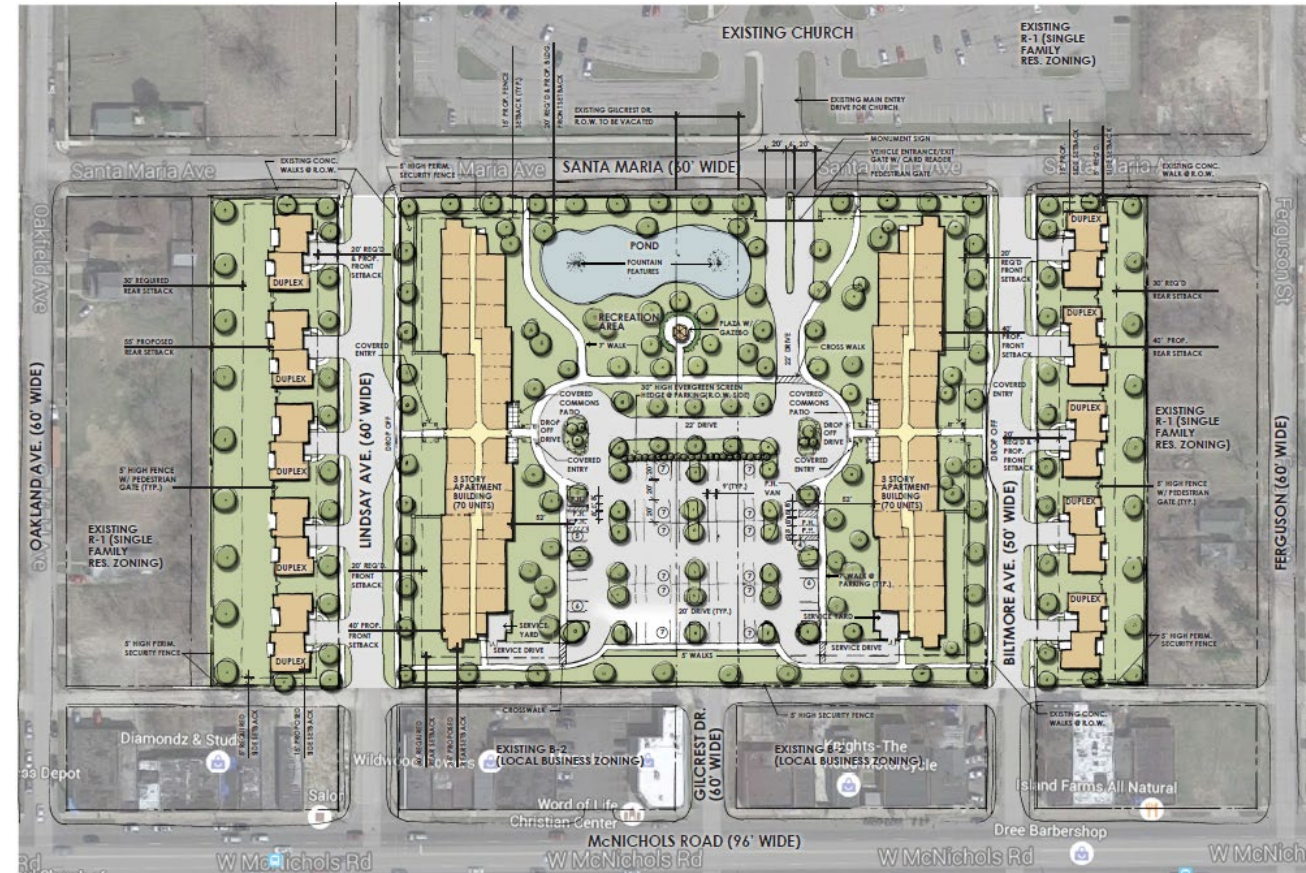


Council District 2, College Park



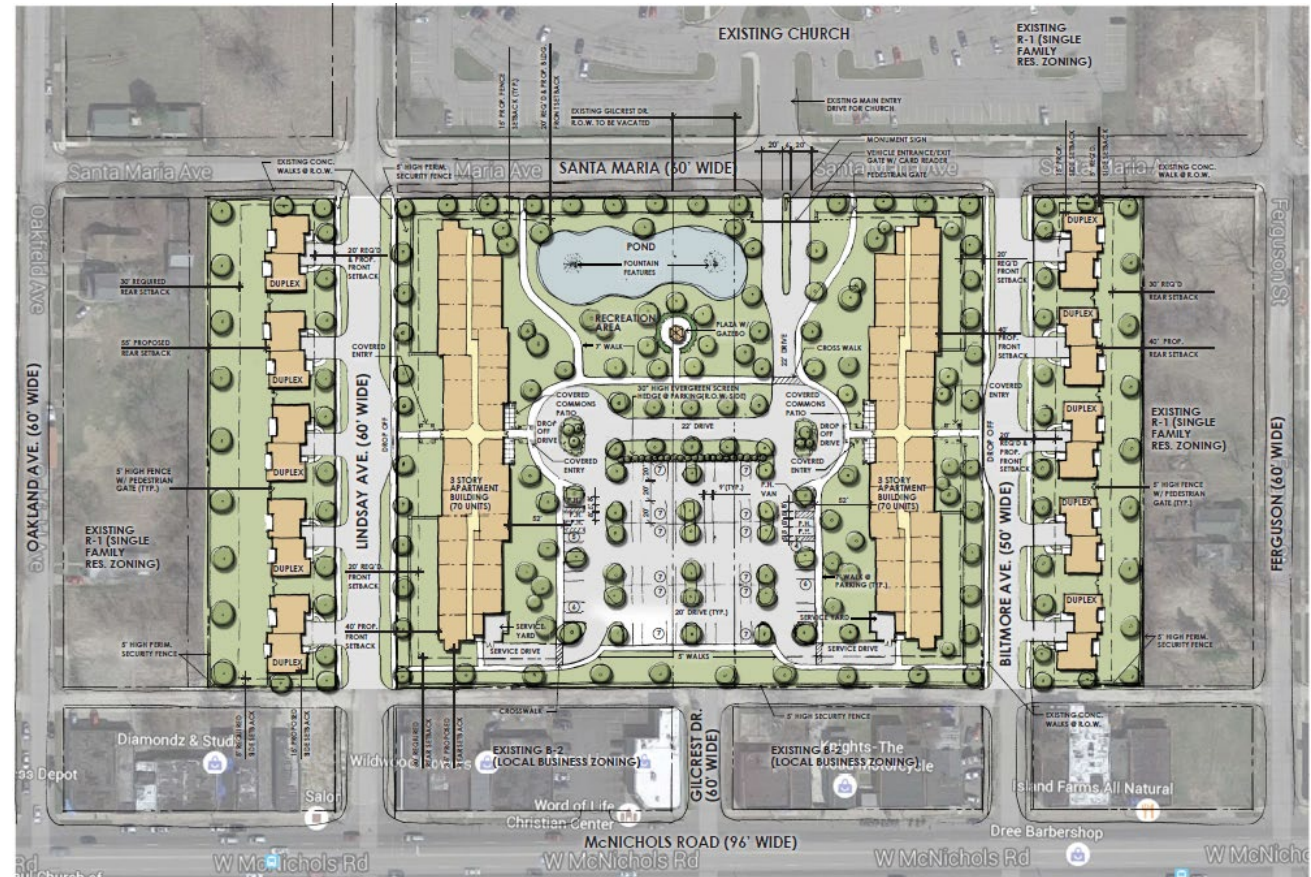
Background

- 2005: Church requested to rezone to R3, amended to PD in 2006 and approved
 - Middle: eight 12-unit MF buildings
 - Ends: 12 SF dwellings each end (24 du)
 - 120 units total
 - Was not developed due to economy
- 2015: New developer requested PD mod. to reestablish project as senior housing
 - Middle: two 70-unit MF buildings
 - Ends: five 2F dwellings each (20 du)
 - 160 units total (+40 from 2006)
 - Approved with 4 Conditions
 - Was not developed



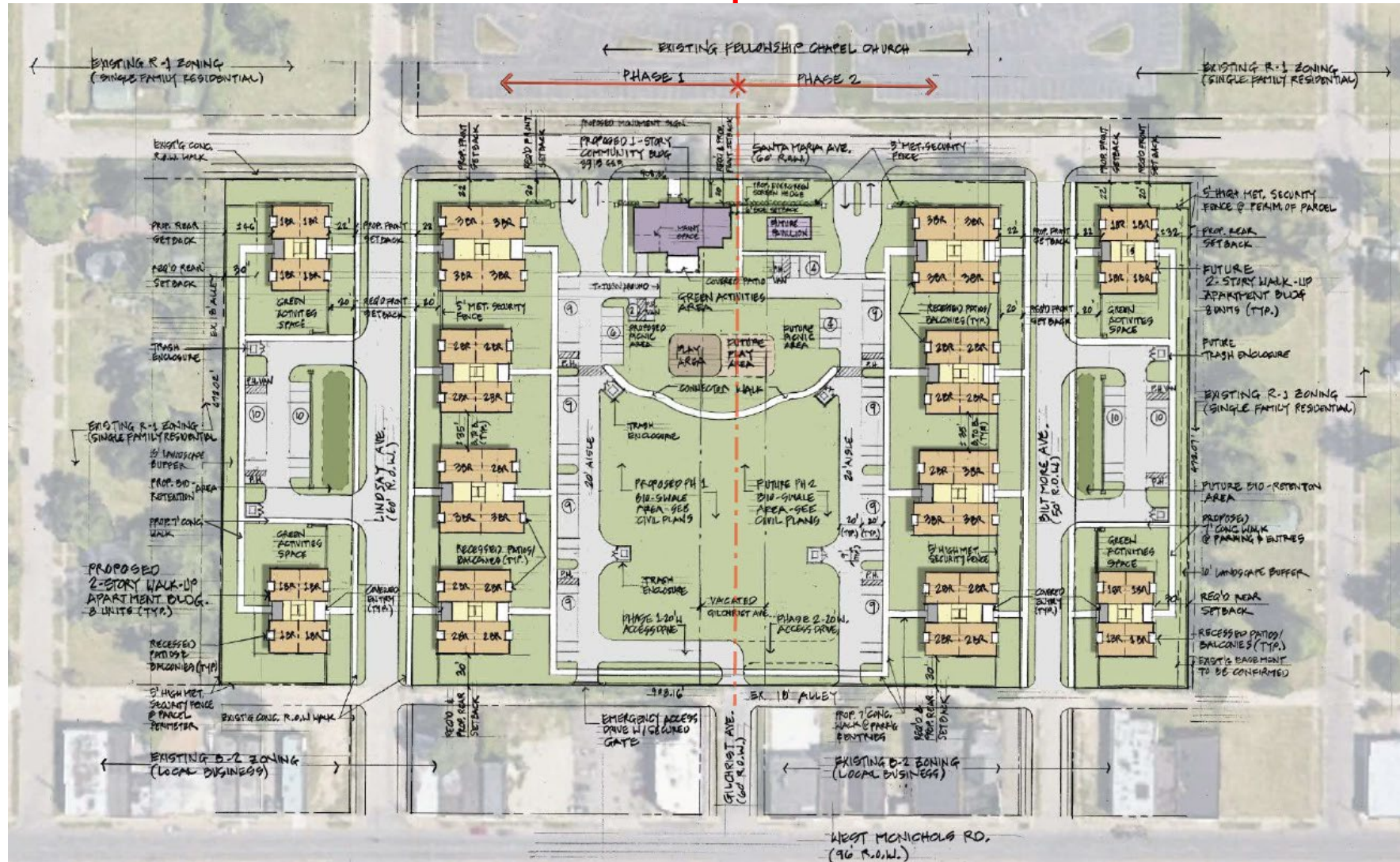
2016 Approved Conceptual Plan

2016 Elevations



Proposal

Phase 1 (Lindsay St) | Phase 2 (Biltmore St)



Proposal – Middle

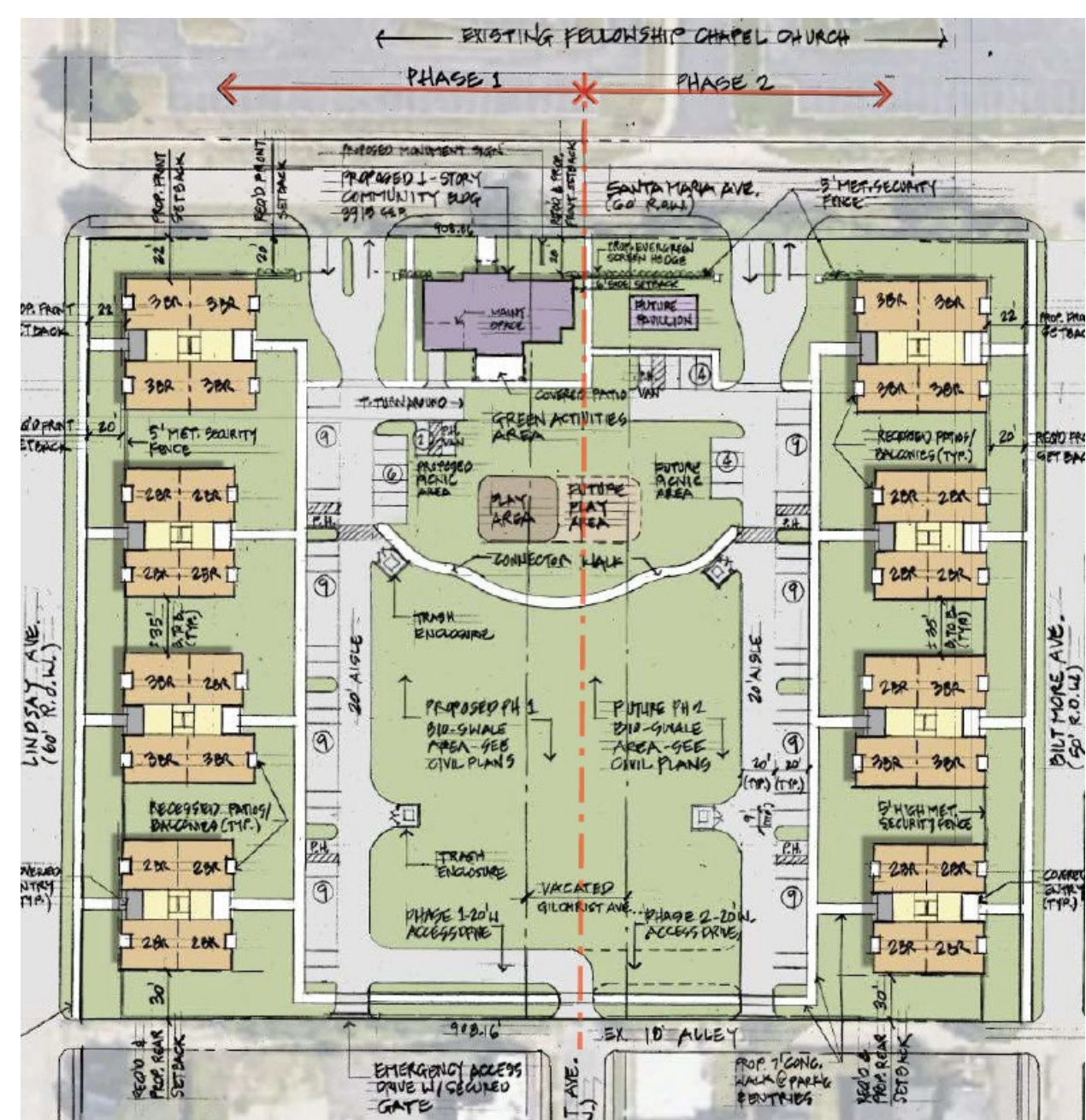
- West and east frontages mirror each other
- Goal to create a continuous street walls

Phase 1

- Lindsay St (east frontage)
 - Four, two-story MF buildings
 - 8 units each (9 2bd, 7 3bd)
 - Community center building

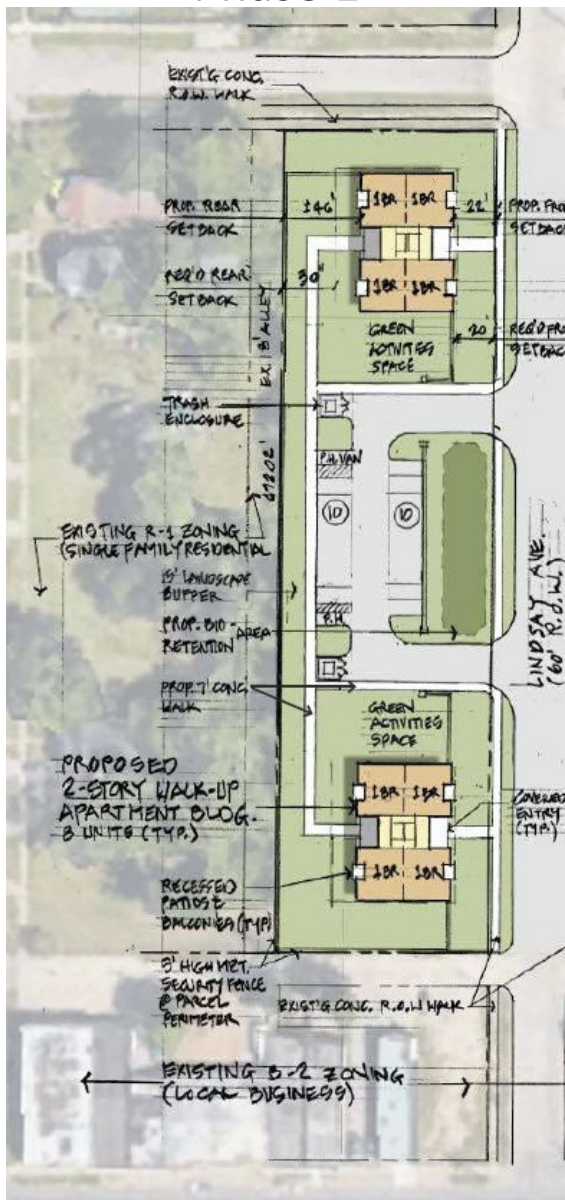
Phase 2

- Biltmore St MF buildings
- Expanded access, parking, stormwater bio-retention, and amenities



Proposal – Ends

Phase 1



- West and east frontages mirror each other

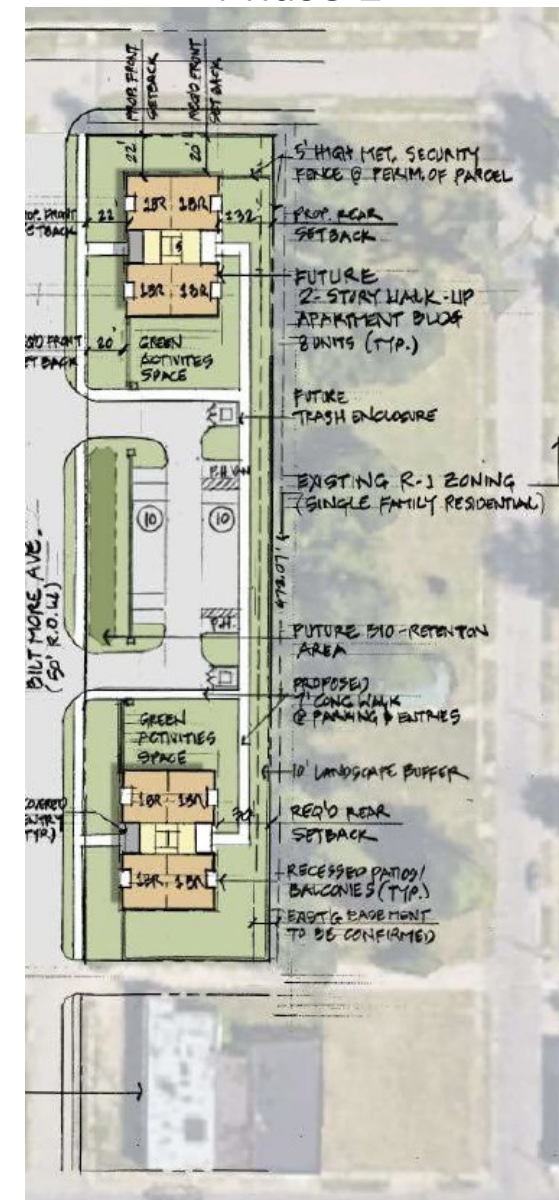
Phase 1

- Lindsay Ave (west frontage)
 - Two, two-story MF buildings
 - 8 units each (all 1bd units)
 - 20-space parking lot (1.25/unit)

Phase 2

- Biltmore Ave MF buildings and parking

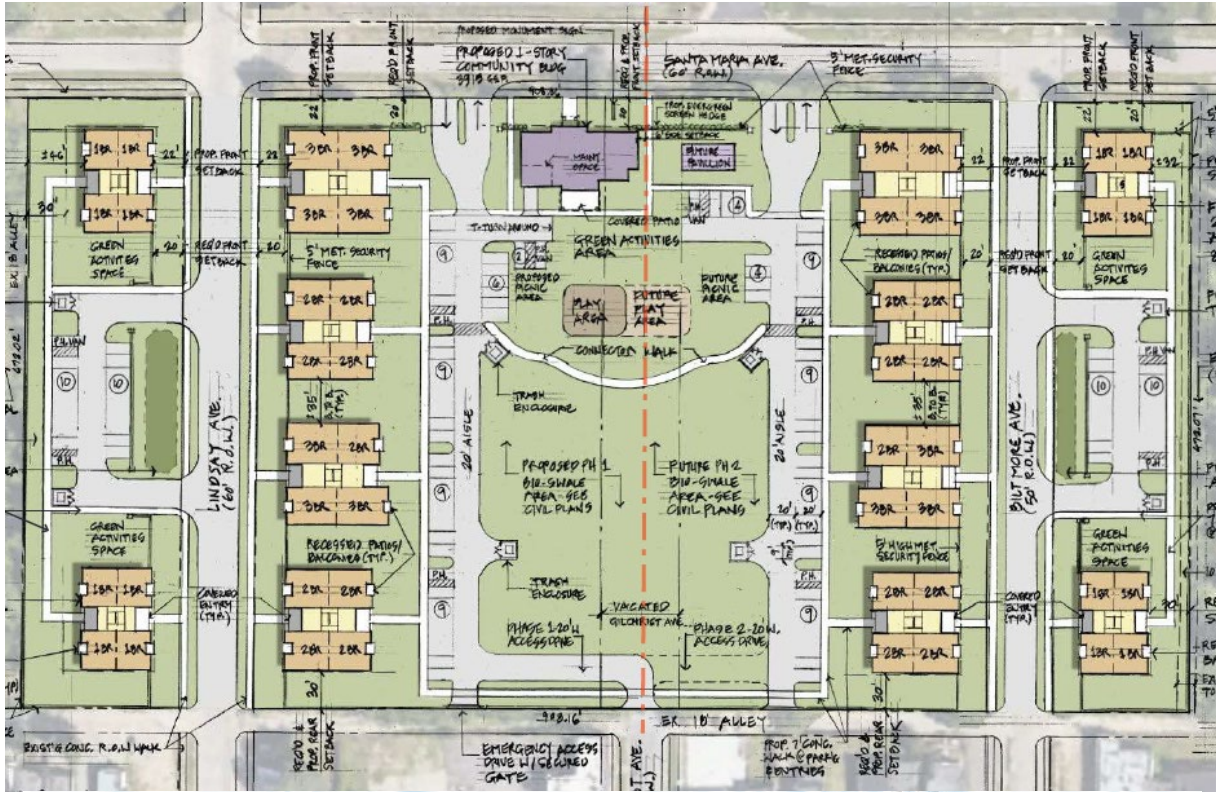
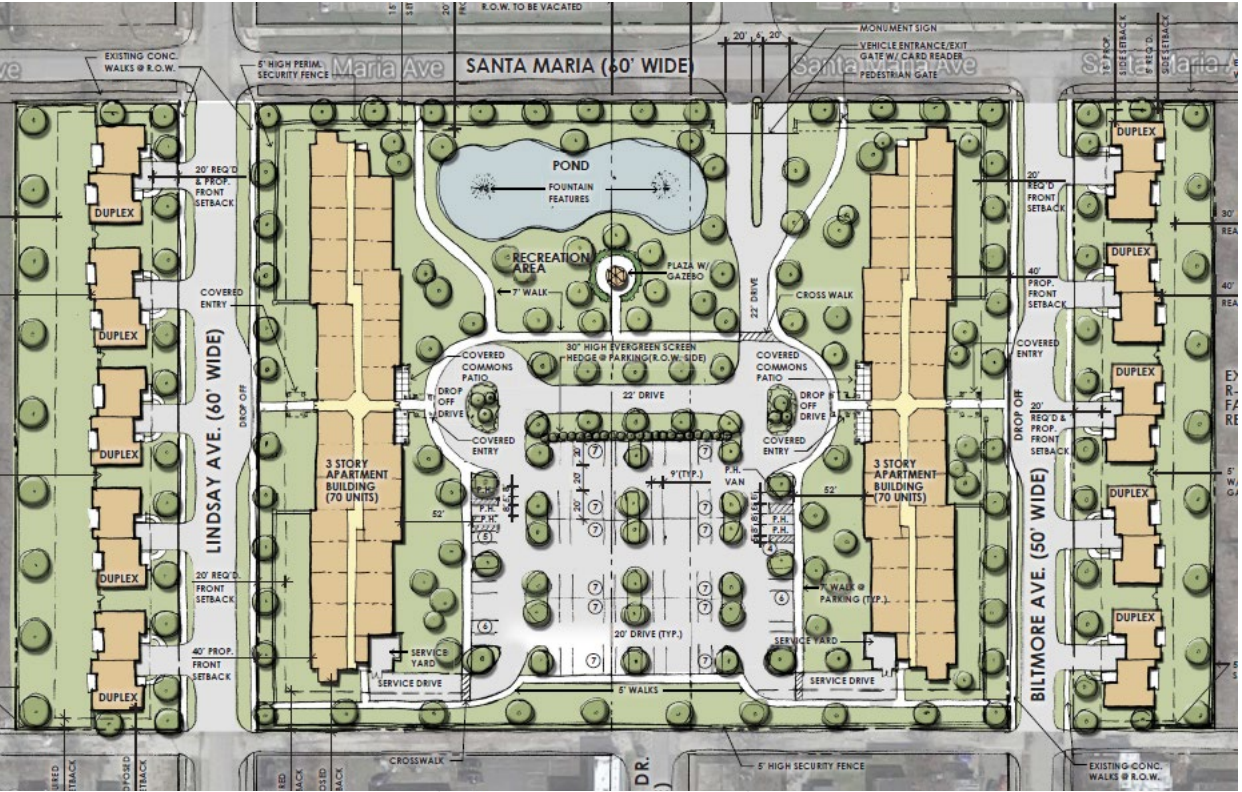
Phase 2



2016-2024 Comparison

2016 Approved Conceptual Plan

Proposed Conceptual Plan



FRONT (STREET) ELEVATION
APARTMENT BUILDING
1/16" = 1'-0"



FRONT ENTRY ELEVATION (EAST SIDE-LINDSAY AVE.)
1-BEDROOM UNIT BUILDING - REAR ELEVATION SIM.
1/8" = 1'-0"



FRONT ENTRY ELEVATION (WEST SIDE-LINDSAY AVE.)
3-BEDROOM UNIT BUILDING - REAR ELEVATION SIM.
1/8" = 1'-0"

Master Plan Consistency (P&DD)

Impact on Surrounding Land Use

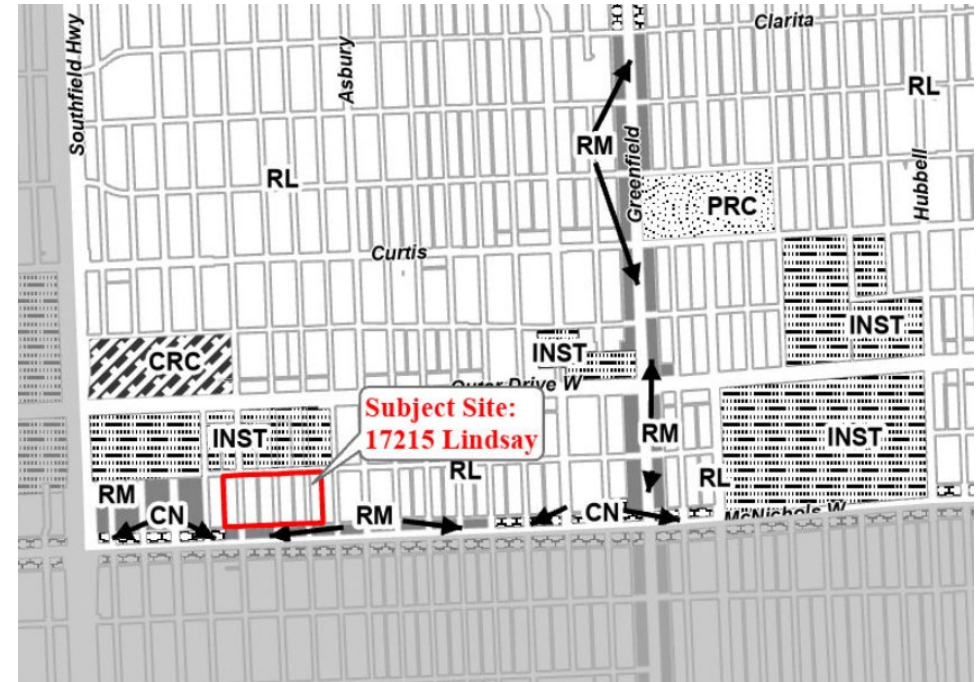
The previously approved plans contained significantly more units. The requested modifications will reduce the impact on the surroundings from what was previously approved.

Impact on Transportation

As the number of units has decreased, a reduction in traffic is anticipated impact. A bus route exists on W. McNichols just to the south. Access would be from Santa Maria and from the existing north-south streets.


Master Plan Interpretation

The area to be rezoned is in the Greenfield neighborhood. The area is designated Low Density Residential (RL). Such areas “... should have an overall density of up to 8 dwelling units per net residential acre. The areas are often characterized by single family homes with front yard setbacks and driveways with garage or off street parking.” The rezoning is **generally consistent** with the RL designation.



Map 9-2B
City of Detroit
Master Plan of
Policies

**Neighborhood Cluster 9
Greenfield**



Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (IL)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)

April 24 Community Meeting

- Postcard notification mailed to residents in immediate area
- Letters mailed to local block clubs and neighborhood churches
- Flyers distributed to businesses
- Phone calls and door-to-door
- Development team presented
- Questions and comments provided to development team



INFORMATIONAL COMMUNITY MEETING

Who: Amanda Community Development Corporation

**What: Presentation of the Proposed Fellowship Estates.
A 48-unit new construction housing development project (Lindsay and Santa Maria).**

**Where: Fellowship Chapel Church (West Entrance)
7707 W. Outer Drive, Detroit, MI 48235**

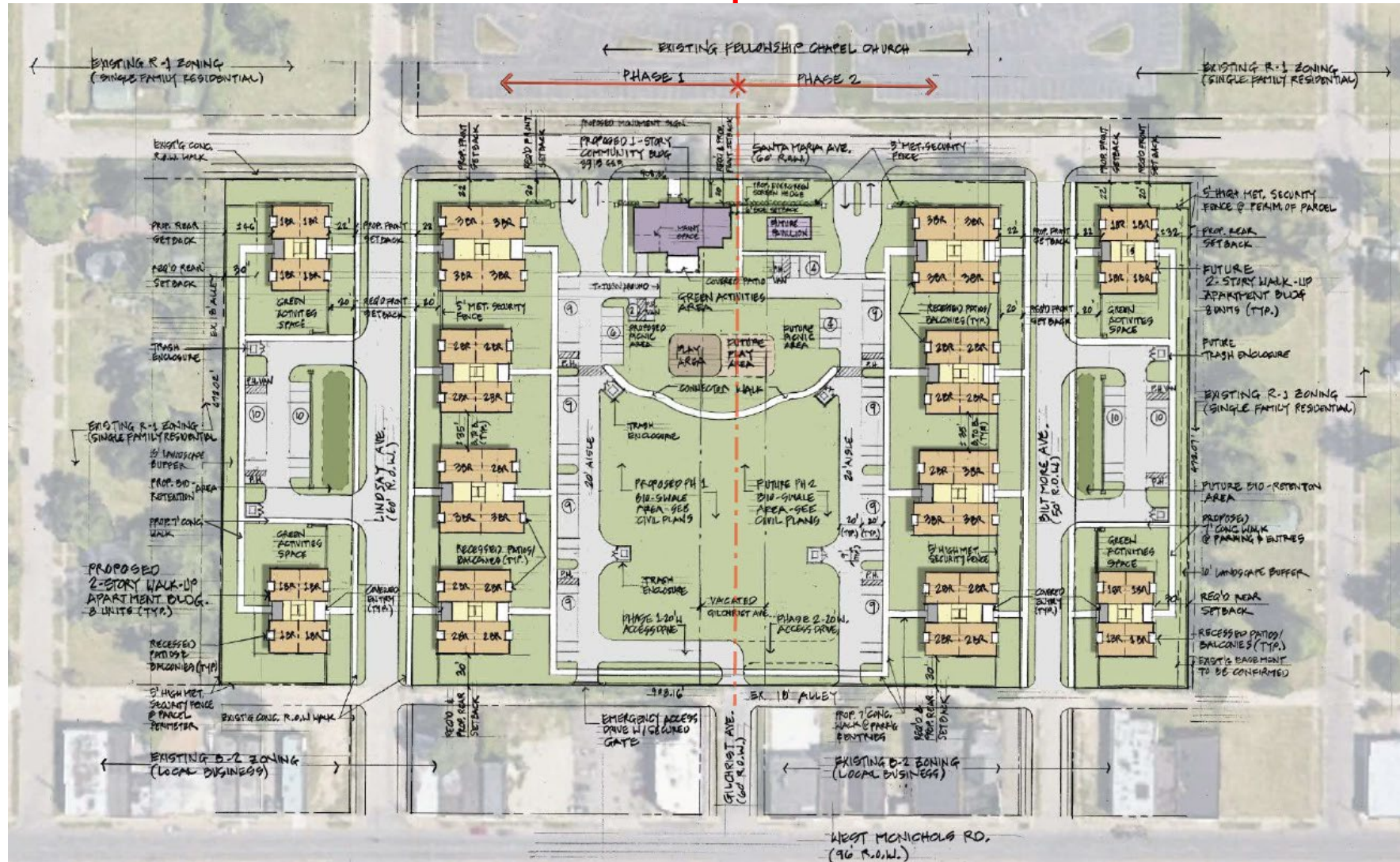
When: Wednesday, April 24, 2024

Time: 5:30 PM - 7:30 PM



Proposal

Phase 1 (Lindsay St) | Phase 2 (Biltmore St)



Question #41 List of Block Clubs that were notified of Community Meeting

Resurrection Community Development Development Corp.
17101 W. 7 Mile Rd.
Detroit MI 48235

N. Rosedale Community House
18445 Scarsdale St.
Detroit, MI 48223

Forrer Street Block Club
Jerry Clark – President
18610 Forrer
Detroit, MI 48235

Harlow Street Block Club
18475 Harlow
Detroit, MI 48235

St. Mary's Block Club
Floyd Jenkins - President
18255 St. Mary's
Detroit, MI 48235

Prevost-Curtis Block Club
Patricia Little – President
18052 Prevost
Detroit, MI 48235

8th Precinct Police Community Relations Council
Gail Tubbs – President
19334 Stahelin Ave.
Detroit, MI 48219

West Outer Drive Block Club
LaQuansa Shah - President
7640 W. Outer Drive
Detroit, MI 48235

Detroit Achievement Academy
Brigette Wright - Director of Development
7000 W. Outer Drive
Detroit, MI 48235

Dr. Shawn Forman
18250 Rutherford
Detroit, MI 48235

Question # 42 Adjacent Property and Business List

4 – Residential Properties Adjacent to Phase I Project Site)

Crystal Love
17201 Oakfield
Detroit MI 48235

Resident (Left Agency and Project Information)
17215 Oakfield
Detroit MI 48235

Resident (Left Agency and Project Information)
17214 Oakfield
Detroit MI 48235

Resident (Left Agency and Project Information)
17200 Oakfield
Detroit MI 48235

Businesses Adjacent to Phase I Project Site

Donya Odom
Shop Experience
17340 W. McNichols
Detroit MI 48235

Sherika Cheng
Child First Learning Center
17330 W. McNichols
Detroit MI 48235

Sal
Mega Liquor
17200 W. McNichols
Detroit MI 48235

United in the Body of Christ (Left Agency and Project Information)
17346 W. McNichols
Detroit MI 48235

Detroit Naturals Salon (Left Agency and Project Information)
17336 W. McNichols
Detroit MI 48235

Linar Beauty Bar
17320 W. McNichols
Detroit MI 48235

African Community Center
17316 W. McNichols
Detroit MI 48235

Unknown
17308 W. McNichols
Detroit MI 48235

Unknown
17250 W. McNichols
Detroit MI 48235

C. Salt Salon
17246 W. McNichols
Detroit MI 48235

Amazing Flowers
17242 W. McNichols
Detroit MI 48235

Private Social Club
17230 W. McNichols
Detroit MI 48235

Best Mortgage Services
17500 W. McNichols
Detroit MI 48235

Promise of Abraham Church
17518 W. McNichols
Detroit MI 48235

B's T Shirt Shop
17524 W. McNichols
Detroit MI 48235

Detroit Unleash
17526 W. McNichols
Detroit MI 48235

17530 W. McNichols
Detroit MI 48235



INFORMATIONAL COMMUNITY MEETING

Who: Amandla Community Development Corporation

**What: Presentation of the Proposed Fellowship Estates.
A 48-unit new construction housing development project (Lindsay and Santa Maria).**

**Where: Fellowship Chapel Church (West Entrance)
7707 W. Outer Drive, Detroit, MI 48235**

When: Wednesday, April 24, 2024

Time: 5:30 PM - 7:30 PM

AGENDA

5:30 - 6:00 Registration &
Refreshments

6:00 - 7:00 Project
Presentation

7:00 - 7:30 Questions &
Answers

PHONE: 313-347-2829

Amandla Community Development Corporation
Informational Community Meeting Summary – April 24, 2024

1. Meeting Purpose

To share Amandla's updated plan to develop the Fellowship Estates affordable housing project and to solicit input and feedback from the community including residents, local businesses and institutions.

2. Meeting Date/Time/Location

The meeting was held on April 24, 2024 from 5:30pm until 7:30 pm at the Fellowship Chapel Church in Detroit Michigan 48235.

3. Meeting Notification

Vista Print, a third party mailing service was use to mail meeting notification post cards to residents within the immediate project area. Letters were mailed directly to local block clubs and neighborhood churches. Flyers were distributed to local businesses. Personal phone calls were placed to neighboring community groups and where possible. Personal invitations were sent to the agency's local district manager and well as the agency's City Council representative. A personal conversation regarding the updated project plans as well as the upcoming meeting was held with Kim Tandy, the agency's District Manager prior to the meeting. A meeting and site visit was held with Councilwoman Calloway to present the proposed project and to solicit her feedback regarding the project.

4. Project Presentation

During the meeting representatives from Amandla CDC, the Michaels Group and Fusco Shaffer and Pappas Inc. facilitated a detailed project overview including the proposed site plan which also includes, renderings of the building elevations for the various building types as well as floor plans for each unit type. It also included the same for the proposed community building. Project renderings were also strategically placed throughout the room for attendees to view. The presentation provided details such as the proposed project budget and timeline. The presentation also included information and backgrounds on the CDC, the development entity as well as the design team. It included examples of successful similar projects that each group has recently completed as a demonstration of their experience. This was followed by the question and answer period. During this time, residents were encouraged to write down questions and leave them with the development team to be analyzed for any possible concerns that may need to be addressed. Attendees were provided with a copy of the one-page project summary sheet for their reference and to share with others. In addition, attendees were asked to complete an evaluation of the presentation in an effort to the internal team make any improvements on any future meetings.

5. Meeting Attendees

The meeting was attended by approximately 25 – 30 persons.

6. Additional Outreach

The CDC staff engaged in door knocking activities after the meeting in an effort to ensure the adjacent businesses and property owners were aware of the agency's development plans and to solicit feedback and input.

Attached, please see a copy of the following supporting documentation:

- Meeting Notice-Invitation
- Project Summary Sheet
- Sign-In Sheets

A copy of the project presentation could be provided upon request.



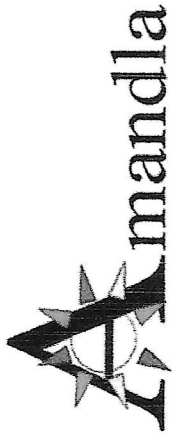
Community Meeting
 Fellowship Estates Project Presentation
 Wednesday, April 24, 2024

Name	Address	Email	Phone	Organization
Peter Rhoades		Peter.rhoades@detroitmi.gov	313 224 4535	CM Calloway
Gail Tubbs	19304 Stahlwin Ave #8219	gailtubbs@airpark@gmail.com	313 318-2417	OTPCA
Sydney Turner				AMANDLA
Valerie V. Weatherly	36204 Ewing Dr. Ewing, mi 48152	VWeatherly@email.com	248/410-6017	Park Meadows Village
Juanon Outlaw	Z Woodward Ave. Ste. 1340	Juanon.outlaw@detroitmi.gov	313-800-6103	CM Calloway
John Johnson				
Patricia Little	18052 Prevost	Patricia.little@ATZ.NET	313 837-7201	Red Post-Cyrtis Block Club
Debra Chay	18442 St Marys	orangebutterfly1419@gmail.com	313 492 0315	C.P.C.A
Sandra Johnson	13607 Kington Rd Detroit mi 48223	trudena1eobglobal.net	(313) 385-7168	Freedom of Kindness



Community Meeting
 Fellowship Estates Project Presentation
 Wednesday, April 24, 2024

Name	Address	Email	Phone	Organization
Sajid Shah	Layana @ Rocketmail.com	7640 W Outer Det	313 989 7653	Block club
Sany Peretz	jerry.peretz@detroitmi.gov		515-407-8300	Detroit City Council



Community Meeting
 Fellowship Estates Project Presentation
 Wednesday, April 24, 2024

Name	Address	Email	Phone	Organization
J. Jerry Perrett	2 Woodward Ave	jerry.perrett@gmail.com	313-967-8320	Detroit City Council
Jill Anderson	7690 W. Outer Dr. 48235	janderson@rockstarail.com	(313) 999-7053	WOODBEC web
Jaylann Calloway	2 Woodward Ave.	jcalloway12@gmail.com	(313) 224-4535	Detroit City Council
Floyd & Belinda Jenkins	18255 Saint Marys	BENFJ@aol.com	313-415-9809	College Park
MR. Hilery Bailey	20040 ST. AUBIN DR 48235		313-588-5144	FELLOWSHIP CHAPEL
Cierra Anderson	2 Woodward Ave	Cierra.anderson@detroitmi.gov	313-460-4718	City Council