

STAFF REPORT: 11-13-2019 MEETING
ADDRESS: 495 BRAINARD
HISTORIC DISTRICT: *ADJACENT TO WILLIS SELDEN*
APPLICANT: BLAKE HATTERMAN

PREPARED BY: J. ROSS

495 BRAINARD DEMOLITION/NEW CONSTRUCTION

- The building located at 495 Brainard is a one-story, commercial building that was erected ca. 1938. The parcel includes the building, the paved concrete parking area, and the brick driveway which is located to the immediate east of the building. A review of historic-age Sanborn Fire Insurance maps indicates that the brick driveway which is located to the immediate east of the building at 495 Brainard was originally an alley.
- Sanborn Fire Insurance maps indicate that the building originally housed a filling station and printing business
- As per the attached map, the project/subject parcel is located district adjacent/outside of the Willis Selden local historic district's southwestern boundary
- The current project includes the following:
 - Demolish the building at 495 Brainard
 - Erect a new three-story, mixed use (residential and commercial) building **as per the attached**. The new building will be clad with brick and cast stone. Colors are generally neutral
 - Establish a new concrete parking area
 - Install landscaped buffer between 495 Brainard and the adjacent 481 Brainard (which sits within the boundaries of the Willis Selden historic district)

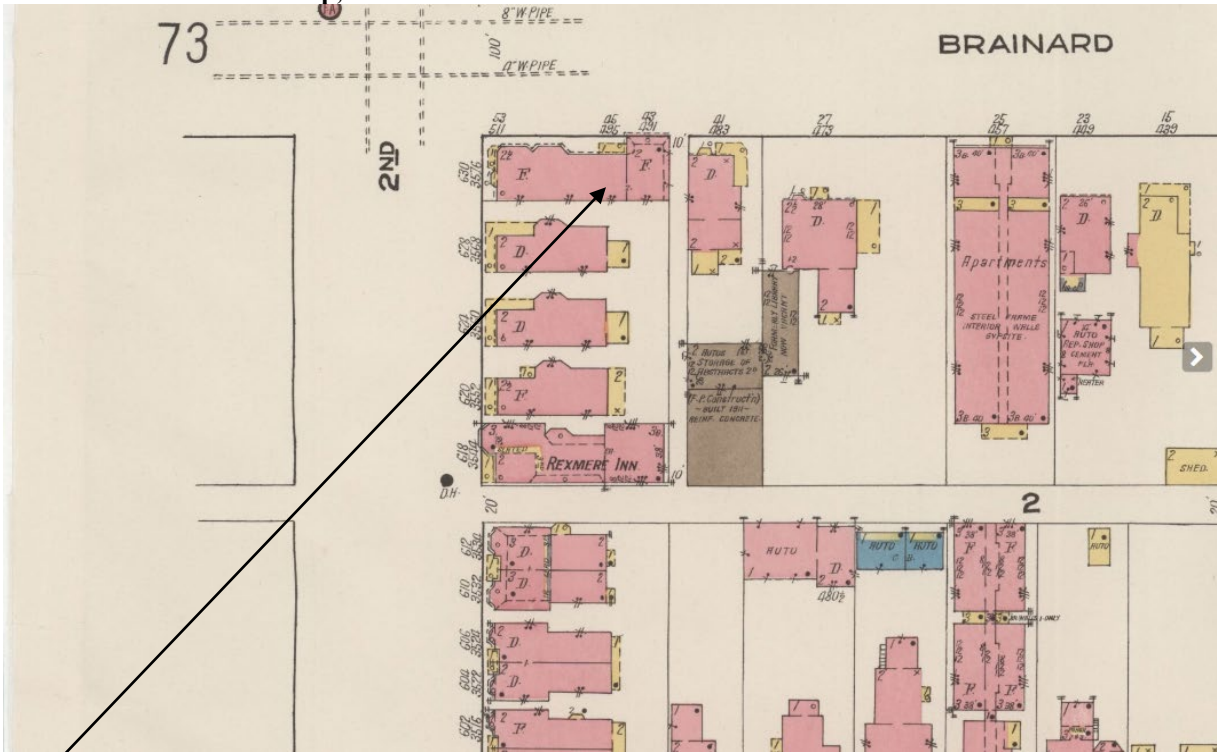
WILLIS SELDEN HISTORIC DISTRICT

- The district was designated in 2010
- As per the Detroit Historic designation Advisory Board, the district "...represents one of the largest concentrations of architecturally significant, late nineteenth and early twentieth century buildings of mixed uses extant in Detroit. The district's residential and commercial building stock reflects the history of the area, from its development as a streetcar community in the late nineteenth century through the intensification of its land use in the early twentieth century and a decline in new construction during and after the Great Depression.
- 481 Brainard is the property within the district which is directly adjacent to the subject property that is proposed for demolition and new construction
- 481 Brainard includes a house which was erected ca. 1890 and an attached commercial building, which was erected ca. 1935.

STAFF OBSERVATIONS

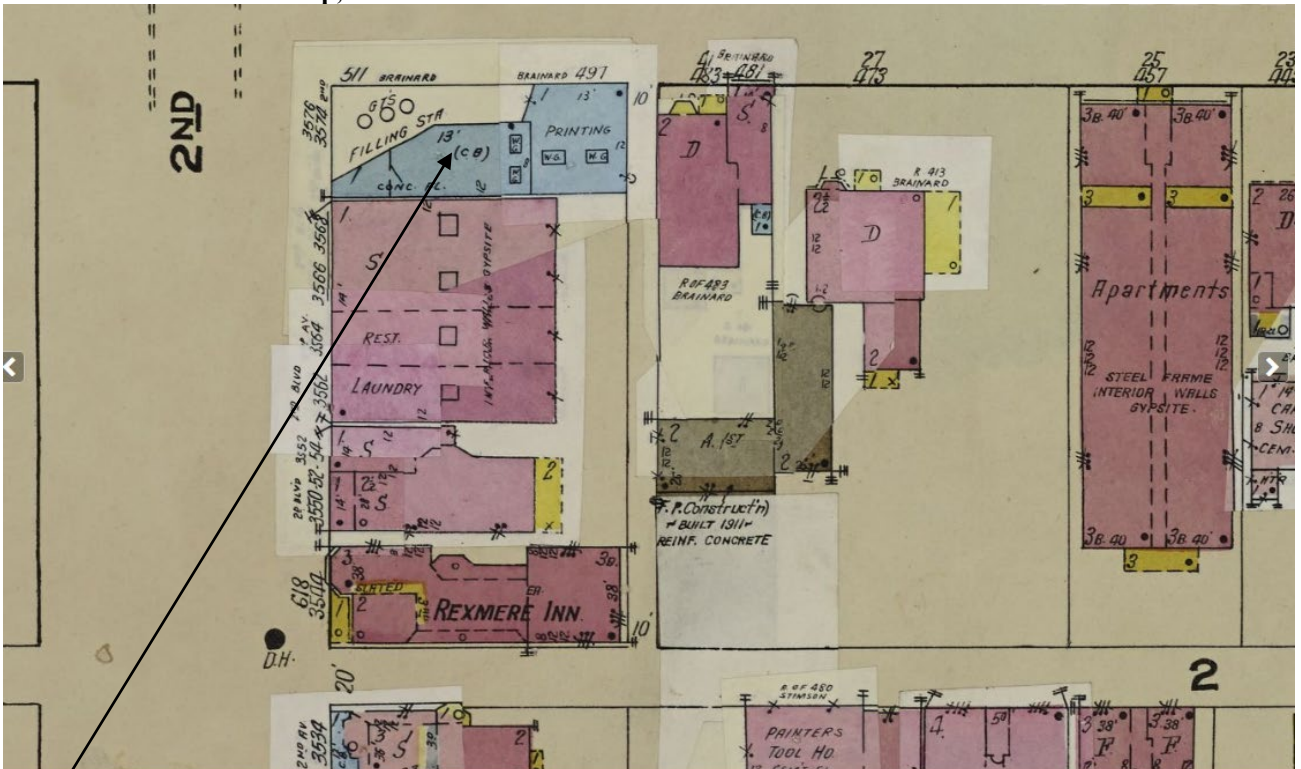
- The Willis Selden historic district is diverse and includes a mix of residential, commercial, and industrial buildings
- Within the district, building range from 1-4 stories in height.
- A number of two-four story buildings are located within the district/within the immediate vicinity of 481 Brainard
- It is staff's opinion that the historic-age building proposed for demolition at 495 Brainard has been altered to the extent that it has lost it's historic integrity and would therefore not contribute to the district should a future boundary extension be considered.

Sanborn Fire Insurance Map, 1921



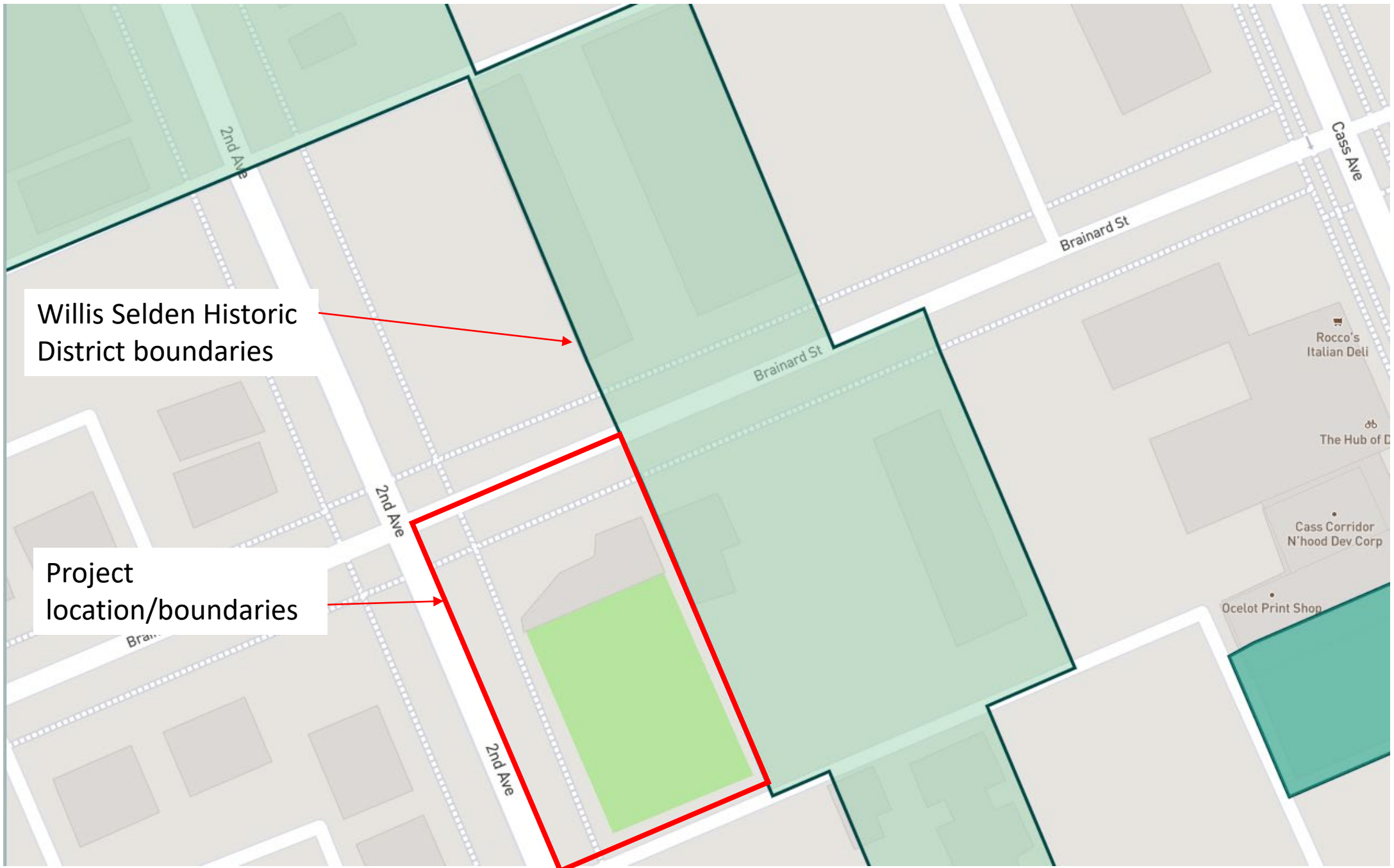
495 Brainard

Sanborn Fire Insurance Map, 1949



495 Brainard





Willis Selden Historic District boundaries

Project location/boundaries



PROPOSED SENIOR APARTMENTS AND MIXED USE DEVELOPMENT
2ND AVENUE + BRAINARD STREET



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ARCHITECTS AND PLANNERS

CCD19.005 2nd Ave + Brainard Street Development - Detroit

Zoning Analysis

34 Unit Senior / Mixed-Use

Current Zoning: **SD-2, Special Development District – Mixed -Use**

Proposed Zoning: Same

Lot Dimensions: **110 x 190** (Assumed) (compliant)

Lot Area: **20,490 SF** (Assumed); **0.47 AC** (compliant)

By Right Uses: **Pertinent Residential Uses**
Multi-family dwelling where combined with first floor commercial use

Pertinent Commercial Uses
Typical commercial and retail uses. Refer to *Section 61-11-186*.

Pertinent Conditional Residential Uses
Multi-family dwelling (without commercial on the first floor)

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

(Corner lot) Rear: **10'** where an alley is present; **20'** where no alley is present
Side: **No minimum setback required**
Note: Off Street Parking: Off-street parking is prohibited between the street and front of the building.

Building Height 45' maximum height for non-mixed-use
60' maximum for Mixed-use
50'-0" Proposed Building Height (Compliant)

Recreational

Space Ratio: **0.07** (SD-2 District)
20,815 gsf x .07 = **1,448 sf Required**
1,500 min sf provided (compliant) – located on roof

FAR: **1.50 Maximum**
20,815 x 1.50 = 31,223 gsf Maximum
38,276 gsf provided (Not Compliant)

Off-Street Parking: **Multi-family Residential**
1.0 spaces per dwelling unit on land zoned SD-2
Or; Where located within 0.5 miles of a high-frequency transit corridor or; Housing for the Elderly
.75 spaces per dwelling unit
34 x .75 = 25.5 = 26 Spaces Required
11 Spaces provided on site
15 Spaces provided on adjacent sites within 1,320 feet
26 Spaces provided (Compliant)

Commercial / Retail
0.75 of the required number of parking spaces for property located in a SD-2 District.
Note: No parking requirement for commercial spaces less than 3,500 sf. (Compliant)
Indoor skateboard park servicing neighborhood youth (indoor) – 2,500 gsf
6 spaces provided

Note: public parking areas may contribute to the overall parking requirement for the site if no other development has claimed the right to the proposed spaces. A parking agreement is required with the City of Detroit Municipal Parking Department.



Dimensional Standards: Parking spaces: **9'x20' (90 deg); 10x23 (parallel)**

Aisle Width: **20'** for 90 deg. Parking layout
10' for parallel Parking layout

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

Loading Space: **Commercial / Retail Uses**
1 for 1,600 to 10,000
(12'x35')
2 Over 10,000 to 25,000
(12'x35')
1 12x35 loading space provided (compliant) (Shared)

Landscape and

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

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

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

SITE + UNIT DATA SUMMARY CHART

RETAIL / COMMERCIAL SPACE: 2,500 SF

UNITS:

FIRST FLOOR	(4) 1 BED UNITS 645 SF; 725 SF (2) 2 BED UNITS 950 SF; 975 SF
SECOND FLOOR	(11) 1 BED UNITS 645 SF; 650 SF; 725 SF (3) 2 BED UNITS 920 SF; 950 SF; 775 SF
THIRD FLOOR	(11) 1 BED UNITS 645 SF; 650 SF; 725 SF (3) 2 BED UNITS 920 SF; 950 SF; 775 SF

TOTAL 34 UNITS

ROOF TERRACE DESIGNED TO PROVIDE REQUIRED RECREATIONAL SPACE REQUIREMENT

COMMON LOUNGE(S): 692 SF

LOBBY + VESTIBULE + MAIL 1,030 SF

BUILDING AREA:

FIRST FLOOR	12,311 SF
SECOND FLOOR	12,295 SF
THIRD FLOOR	12,295 SF
ROOF	1,375 SF

TOTAL 38,276 SF
TERRACE 1,500 SF MIN (NOT INCLUDED ABOVE)
1,980 SF PROVIDED

NOTE : THE PROJECT METRICS LISTED ABOVE ARE SUBJECT TO CHANGE AS THE DESIGN PROGRESSES INCLUDING THE DEVELOPMENT OF UNIT PLANS AND BUILDING CONFIGURATION.





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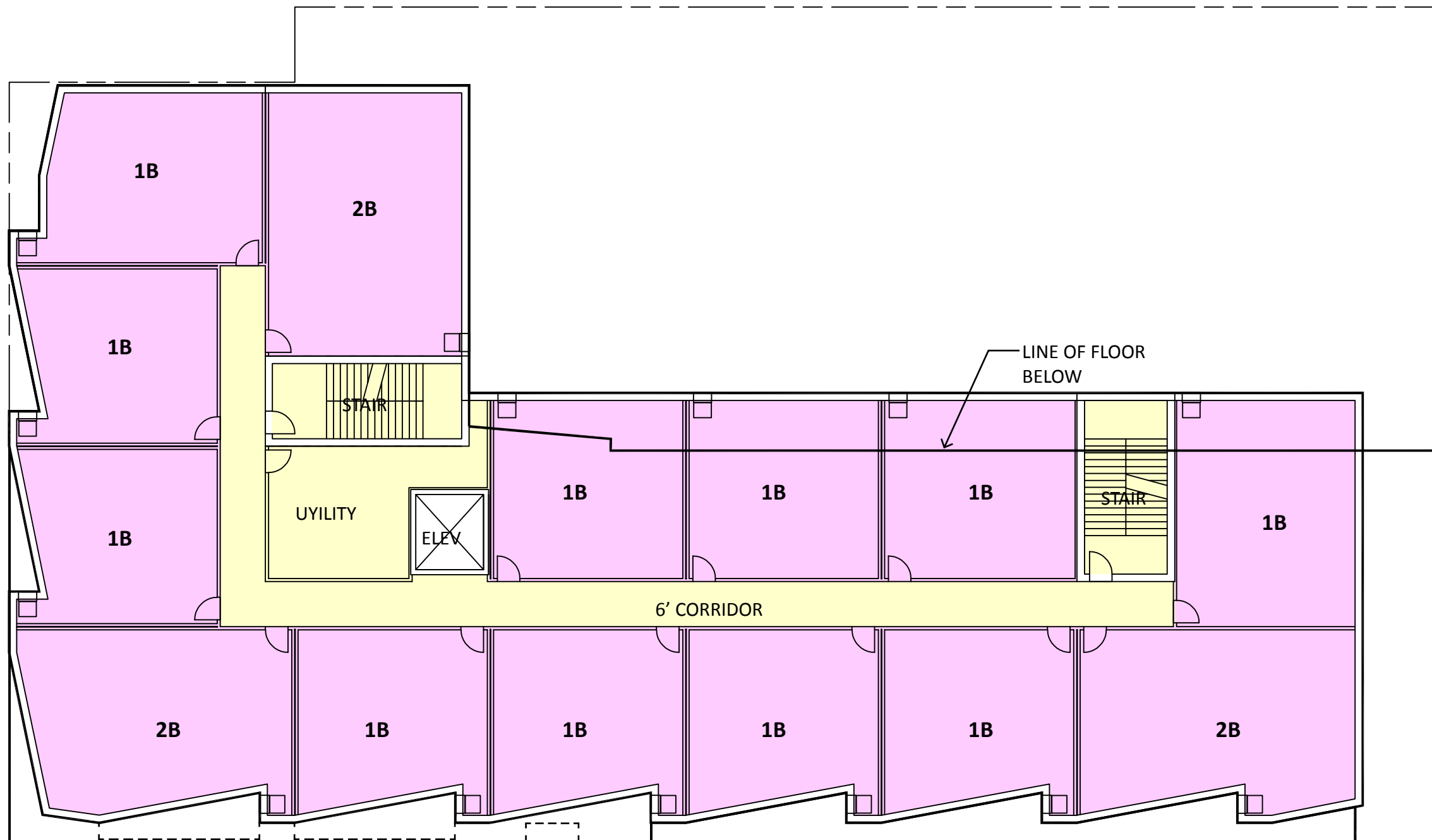
OWNER REVIEW 06.28.19



FIRST FLOOR PLAN
SCALE: 1/16"=1'-0"



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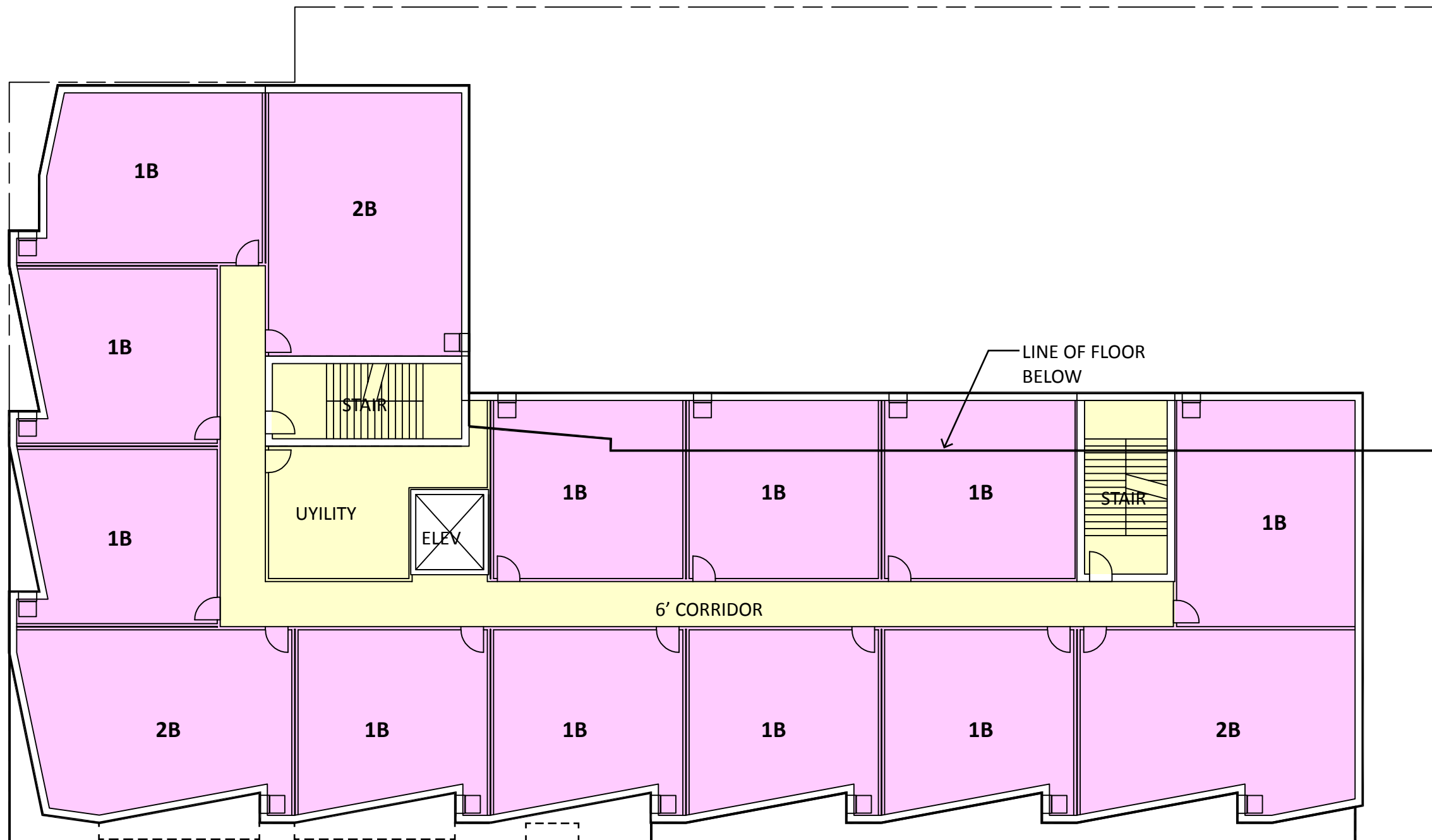


SECOND FLOOR PLAN

SCALE: 1/16"=1'-0"



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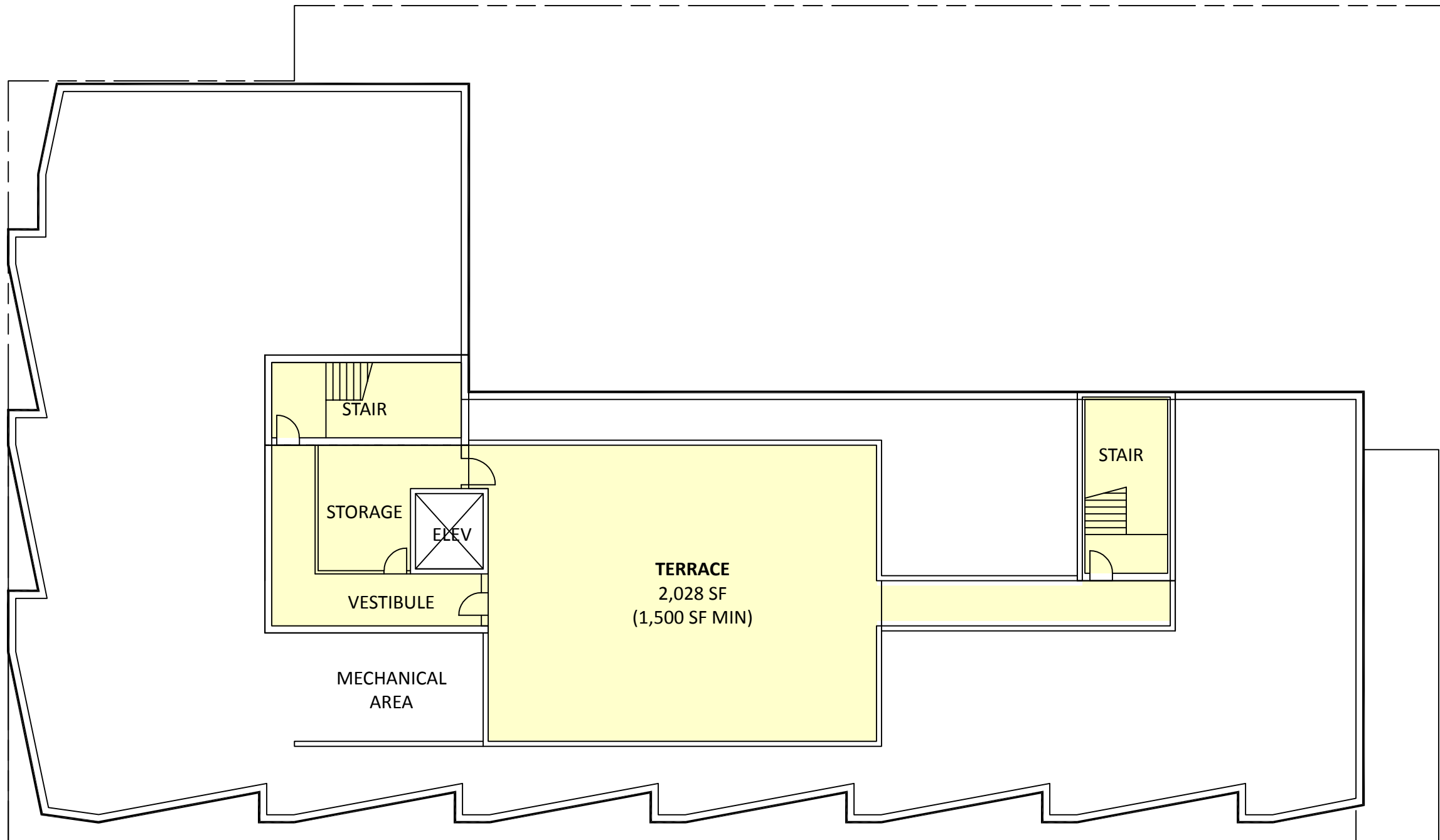


THIRD FLOOR PLAN

SCALE: 1/16"=1'-0"



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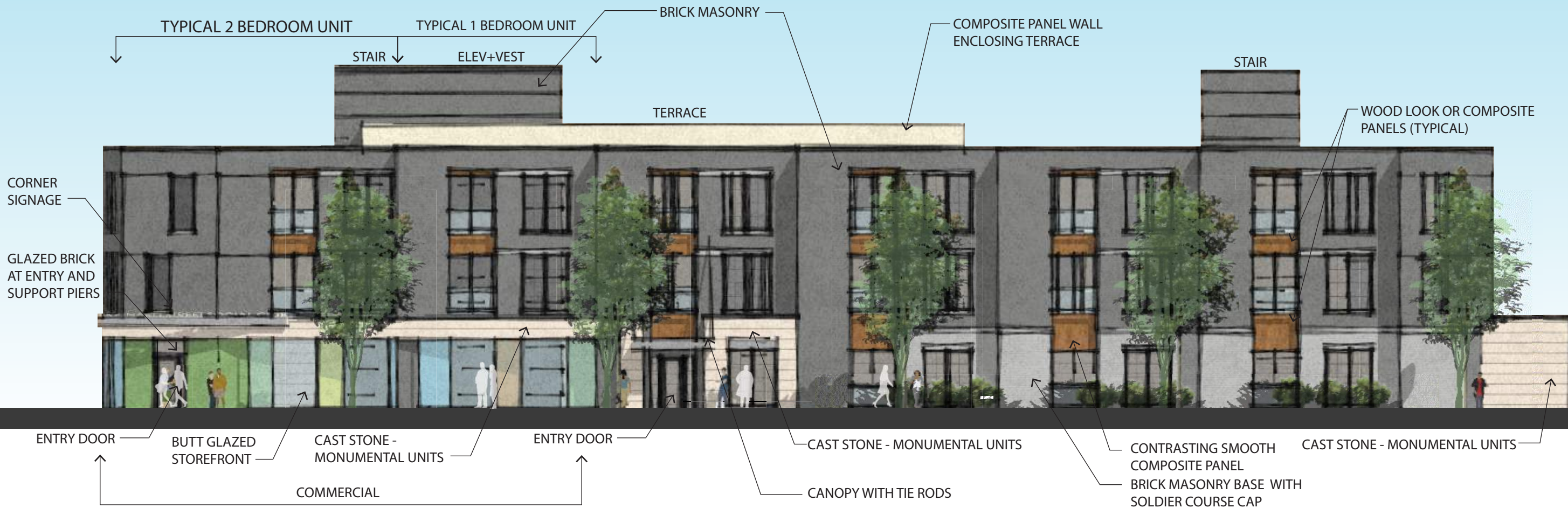
ROOF PLAN
SCALE: 1" = 20'-0"



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Senior + Mixed-Use Development
2nd Avenue and Brainard Street - Detroit
Proposed Concept 2

NTS



AERIAL PERSPECTIVE
 CORNER OF 2ND + BRAINARD



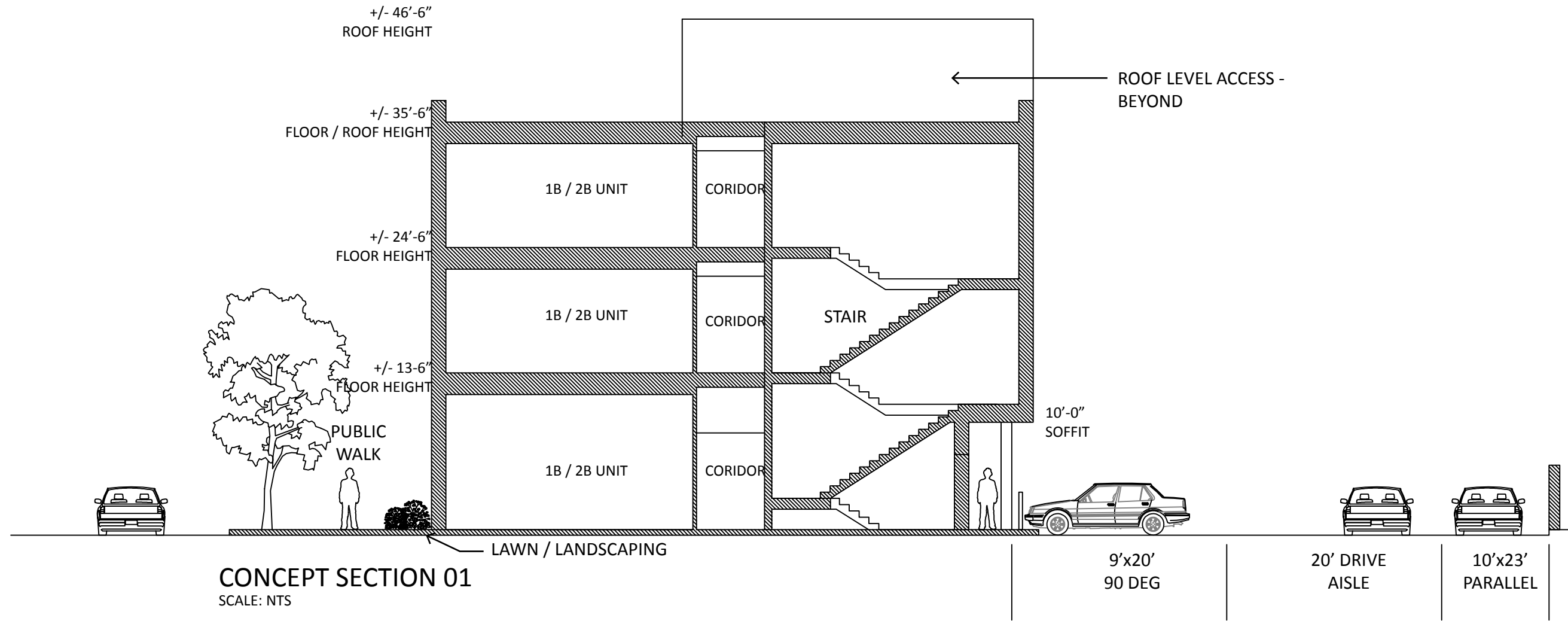
MASSING MODEL PERSPECTIVE
 CORNER OF 2ND + BRAINARD



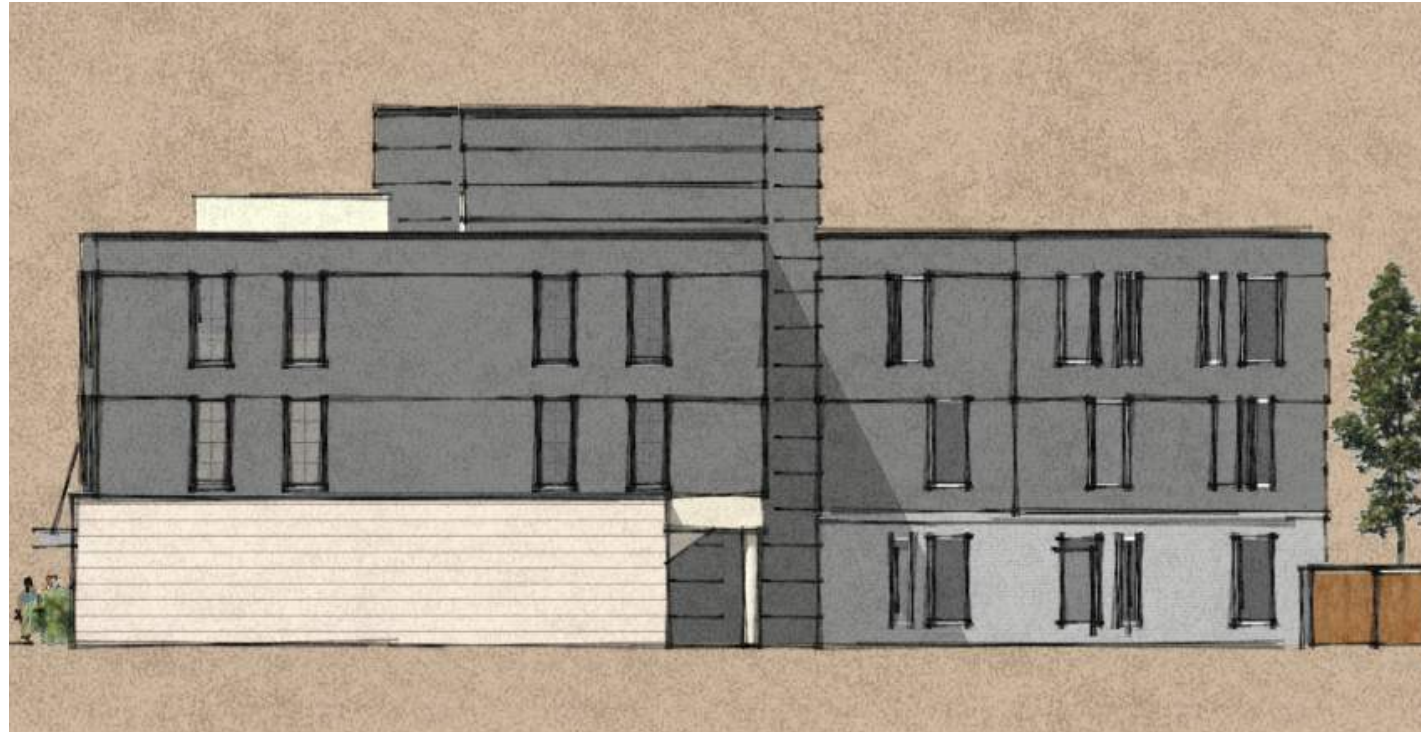
ELEVATION CONCEPT
 2ND AVENUE



MASSING MODEL PERSPECTIVE
 2ND AVENUE



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SOUTH ELEVATION
NTS



NORTH ELEVATION
NTS



EAST ELEVATION
NTS





MAIN ENTRY TO COMMERCIAL SPACE
CORNER OF 2ND AND BRAINARD



MAIN ENTRY TO RESIDENTIAL DEVELOPMENT
2ND AVENUE



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MASSING MODEL - PARKING AREA
LOOKING FROM PUBLIC ALLEY



MASSING MODEL - BUILDING FRONTAGE
ALONG 2ND AVENUE



MASSING MODEL - RETAIL STOREFRONT
LOOKING FROM 2ND AVENUE



MASSING MODEL - RETAIL STOREFRONT
LOOKING FROM 2ND AVENUE



MASSING MODEL - BUILDING FRONTAGE
LOOKING FROM 2ND AVENUE



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MASSING MODEL - AERIAL PERSPECTIVE
LOOKING FROM CORNER OF 2ND AVENUE + BRAINARD



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