



April 15, 2024

***City of Detroit – Planning Development Department
Historic District Commission***

2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

**RE: 411 West Willis New Multiple Family Building
Historic District: Willis-Selden Historic District**

It is the developer's intent to make improvements to the existing parking lot located at 411 West Willis. Attached is the HDC request for review application.

The scope of the improvements is:

- Construction of a new 4-unit multiple family structure
- Downsizing of an existing parking lot to a 12 car parking lot.
- New dumpster enclosure and site landscaping

Existing Conditions

Existing asphalt paved parking lot will be downsize from a 26 car parking lot to a 12 car parking lot. Existing trash dumpsters that serve the commercial building to the east will remain. The large arborvitae shrubs will be removed. The overhead utilities lines are in the process of being removed. There is a 20' wide easement along the commercial building from a vacated alley.



Looking south to adjacent commercial building, sliding gate and trash dumpsters



Looking south at parking lot enclosed with wrought iron fence and overhead utility lines



Looking north at parking lot



Looking south at adjacent apartment house



Looking north at the Willys-Overland Residential Lofts

Zoning Review and Building Data

Zoned: SD2 Special Development District, Mixed-Us

Lot Area 7,000 sf min < 12,110 sf proposed (70' x 173') OK

Lot Width 70' min = 70' proposed OK

Front Yard 20' max. = 20' proposed OK

Side Yard no min side setback is required, 0' on west side and 20' east side

Rear Yard 10' min < 58' proposed OK

Height 45' max > 24' proposed OK

Recreational Space Requirement $4,316 \text{ sf} \times 0.07 = 302 \text{ sf}$ min < 2,196 sf proposed OK

Off Street Parking:

1 space per dwelling unit x 4 units = 4 minimum < 12 spaces (1 per bedroom) proposed OK

4,005 sf First Floor

4,005 sf Second Floor

8,010 sf Total

416 sf exterior second floor balcony

Building Use R-2 Apartment

Construction Type VA

Project Description

This 8,010 square foot apartment building has one four bedroom unit on the first floor, which is the building owner's home. The second floor has three units, one-three bedroom and two-two bedrooms. There will a second floor balcony that will be shared by all the residents. The rear parking lot is enclosed with a fence and a remote control sliding gate.

The building exterior is a modern design that is structured and balanced. The composition uses three materials stone, metal and wood. Aluminum clad windows are shown in different sizes.

Review of Elements of Design

1. The flat roof has a generous overhang around the building with a height that does not overstate the adjacent apartment building and meets elements of design item 1 and 11.
2. The front façade has a strong first floor entry that is surrounded by light colored stone and centered meeting elements of design item 1 and 6. The secondary entry is on the right side of the front façade which serves the second floor units.

3. The window and door openings meet elements of design item 3 with the proportion of opening within the front façade at 25%, majority of windows are taller than wide and windows on the front façade have windows that are group.
4. The proposed building meets elements of design 14 relationship of open space to structures having both a front and rear yard similar to adjacent residential structures.
5. The front entry is a vertical direction expression and the balance of the façade is a horizontal directional expression meeting elements of design 16.
6. The proposed building meets the intent of elements of design 18 with the lot coverage being 35% which is in the prescribed range of 20-40% lot coverage.
7. The building front façade is simple in massing, variety of window and door shapes, materials, and architectural elements. Meeting elements of design 19, degree of complexity within facades.
8. With the building facing the street and having a centered single front door, the design meets elements of design 20 orientation, vistas and overviews.
9. The proposed building is considered a small apartment building and has a diverse physical appearance, meeting elements of design 22.

Attached Architectural Drawings, Renderings and Material Cut Sheets

Drawings:

- Existing Site Plan Conditions
- Proposed Site Plan
- Proposed Civil Site Plan
- Proposed Landscape Plan

Color Model Renderings: A total of six views of the proposed building and exterior spaces are including with this submission.

Exterior Building Materials and Colors

Respectfully Submitted



Steven Flum RA

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