7303 W McNichols
Detroit, MI

PROJECT FEATURES

5850 SF COMMERCIAL
36 APARTMENTS
36,000 GSF
29 PARKING SPACES
41' AVG BUILDING HEIGHT

PARKING LOT
Provides 29 spaces,
buffered from the street
by active building frontages.

PITCHED ROOF
Relates to neighborhood
homes to the south.

BRICK FACADE
Brick masonry and
transparent storefront
glazing are featured on the
facade along McNichols.

ARTIST MURAL
A mural by a local
artist is planned above
the common amenity
deck on the second floor
of the building.

LANDSCAPED PLAZA
Provides publicly accessible outdoor
space with seating, planters and greenery,
aligned with setbacks along Prairie.

ALLEY
Existing curb cut
for rear alley
to remain.

BUILDING LOBBY #2

BUILDING ENTRY

PARKING LOT ENTRY

MONICA ST

MONICA RD

<<< Follow this QR code for a
3D immersive view of the
design proposal, seen from
the corner of McNichols
Road and Prairie Street.
PROJECT DESIGN

The building is designed to activate an important frontage along the McNichols corridor with a community-friendly mix of modestly scaled ground floor commercial spaces totalling 5600 SF and 38 affordable 1-bed, 2-bed and studio apartments above.

The building relates both to the scale and form of nearby structures on McNichols and homes to the south, wrapping around corners at Monica and Prairie Streets and providing a buffer between the street and the building’s 29-space parking lot. A landscaped setback and sloping roofline along Prairie are designed to relate to the pitched roofs prominent in the neighborhood. A mural by a local artist is planned for a key facade visible to the public from McNichols.

These features require four points of zoning relief, minimum front setback, facade transparency above the ground floor and maximum height and FAR.

MIN TRANSPARENCY

The zoning requires 60% of transparent facade at the ground floor and 40% at floors 2 and 3. The proposal exceeds the ground floor glazing requirement with 69%, but limits glazing to 18-24% on residential floors above to allow for privacy.

MAX HEIGHT

A maximum of 35’ in height is required by zoning. The proposal provides a 38-5’ height max at the majority of its flat roof, and a maximum average height of 41-1” at its sloping roofline meeting the corner of Prairie.

MAX FAR

The zoning allows a maximum floor area ratio of 1.5 (36,000 SF). The proposal provides an FAR of 1.57 (37,700 SF).

REAR SETBACK

A 21’ rear setback is required by zoning. The proposal provides a 0’ rear setback, like many other existing buildings facing the rear alley. This allows the building to serve as a buffer between the parking area and Prairie and Monica Streets.