Felicia Turner has served in a leadership position in the Community Development Industry for more than 20 years. Early in her career, as Housing Director in a Detroit based CDC, she learned the nuts and bolts of the development of affordable housing. It was during this time that she was introduced to the use of the Low Income Housing Tax Credit and the HOME programs. She and her team went on to develop a total of over 174 affordable housing units, valued at approximately $19M in investment on Detroit’s Northwest side. Shortly thereafter, she went on to become the Executive Director of another Detroit based agency which had an operating budget of over $1M, and engaged in larger scale housing development projects. She also took on the new challenge of managing a real estate development portfolio totaling over $50M. Currently, Ms. Turner serves as the Executive Director of the Amandla Community Development Corporation, where she manages daily operations and various programs designed to serve low- and moderate- income families. She is also actively engaged in the development of 160 affordable housing units.
Located in a residential neighborhood in Northwest Detroit, the project site is adjacent to the Fellowship Chapel Church. The 10-acre site is located 1 block south of Outer Drive, which serves as mass transit and offers a number of commercial services. The Fellowship Estates project is the second phase of an overall re-development plan, which grew out of the ministry of the Fellowship Chapel Church. It would serve as the housing component of the planned “Village Community”.

The project was designed to meet the specific housing needs of the senior population. Support from DTE Energy, the project will be developed using state of the art, energy efficient, technologically sound and secure housing that will be developed according to green building standards. Seniors will able benefit from the convenient supportive services. These services will include an on-site fitness center, laundry facilities, health screenings and personal grooming services. In addition, transportation services may be available for them to travel to and from medical appointments and off-site shopping. The site was designed to offer common areas that will encourage socialization and to provide added security. The professionally landscaped site will be complete with walking paths, a pond, and a fountain to add to the beauty of the site.

INSTITUTE OUTCOMES

- We want to keep the original concept for the project intact while incorporating new design elements.
- Our initial concept for the project were more suburban, but we realized it should be more urban and maintain the street grid. We would like to see what others are doing in terms of urban design.

- We want to learn what techniques designers are using to make affordable projects that don’t look affordable.
33'-0" BUILDING HEIGHT
12'-0" 10'-4" 10'-0" GRADE LINE
1ST FLOOR 2ND FLOOR 3RD FLOOR ROOF SURFACE

URBAN/NEIGHBORHOOD SCALE PLAN
APARTMENT BUILDING
FRONT (STREET) ELEVATION
CONCEPTUAL SITE PLAN
FIRST FLOOR BUILDING PLAN

TYPICAL TWO BEDROOM UNIT APARTMENT
UNIT B-1 FLOOR PLAN
TYPICAL ONE BEDROOM UNIT APARTMENT
UNIT A-1 FLOOR PLAN

25' 50' 75' BLDG./ENTRY CENTERLINE
25' 50' 100' 150' 200'

BRICK COLUMNS
E.F.I.S. OR HARDIPANEL
HORIZONTAL SIDING
COMPOSITE TRIM
MDO BOARD PANEL

28' - 8" APARTMENT BUILDING
TYPICAL RIGHT SIDE ELEVATION

MINIMUM ALLOWABLE RSR 12.0%
% OF GROSS BUILDING AREA 5.8%
GROSS AREA COMMONS 7,998 SF
UNIT COUNT / MIX - DUPLEX 20 UNITS
1 BEDROOM (90%) 126 UNITS
UNIT COUNT / MIX - APARTMENTS
COMMON SPACE - APARTMENTS TO MIDPOINT OF ROOF 39'-0" (3 STORIES)
BUILDING HEIGHT - APARTMENTS 138,256 S.F. / 140 UNITS= 988 SF
GROSS APARTMENT BUILDING AREA
GROSS BUILDING AREA  TOTAL 138,256 SF
3RD FLOOR AREA 45,138 SF
2ND FLOOR AREA 45,404 SF
1ST FLOOR AREA 47,714 SF
GROSS AREA PER UNIT - APARTMENTS 1,154 S.F. / UNIT x 20 UNITS= 23,080 S.F.
GROSS BUILDING AREA - DUPLEXES
3RD FLOOR AREA 45,138 SF
2ND  FLOOR AREA 45,404 SF
1ST  FLOOR AREA 47,714 SF
GROSS APARTMENT BUILDING AREA
LOT COVERAGE-APARTMENTS 21.8%
LOT COVERAGE-DUPLEX 17.75%
RECREATION SPACE - DUPLEXES 49,350 S.F.

PARKING PROVIDED - DUPLEX 0.75 SPACES x 140 UNITS 105 SPACES
0.75 PARKING SPACE FOR EACH UNIT
PARKING REQUIRED - APARTMENTS 0.75 SPACES x 20 UNITS 15 SPACES
0.75 PARKING SPACE FOR EACH UNIT
PARKING REQUIRED - DUPLEX
ZONING PD (PLANNED DEVELOPMENT DISTRICT)
APPROX. LOT SIZE - APARTMENTS +/- 268,770 S.F.
APPROX. LOT SIZE - DUPLEX +/- 105,663 S.F.
"ALLOWABLE" IS BASED ON R-3 ZONING STANDARDS.
NOTE THAT ALL INTENSITY AND DIMENSIONAL DATA NOTED AS "REQUIRED" OR ...

SITE DATA
BUILDING DATA
PROPOSED RSR (108,022 S.F./ 138, 256 S.F.) 78.0%
MINIMUM ALLOWABLE RSR 12.0%
LOT COVERAGE 17.75%
RECREATION SPACE - APARTMENTS 108,022 S.F.
FRONT (WEST) 20' 40'
FRONT (EAST) 20' 40'
FRONT (NORTH) 20' 20'
REQUIRED PROPOSED
SETBACKS - APARTMENTS SIDES 5' 15'
FRONT (STREET ENTRY) 20' 20'
REQUIRED PROPOSED
SETBACKS - DUPLEX
DENSITY - APARTMENTS 22.69 D.U./AC.
DENSITY - DUPLEX 8.23 D.U./AC.
TOTAL PARKING PROVIDED 124 SPACES
6 BARRIER FREE 104 SPACES
98 OPEN SPACES

+/- 6.17 ACRES
+/- 2.43 ACRES

Front (Street) Elevation
Right Side Elevation