



353 S. MAIN

MAIN & WILLIAM PARKING LOT

WELCOME!



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Director
Washtenaw Community
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Planning + Design Team

**WE ARE HERE TO
ANSWER ANY
QUESTIONS AND
FACILITATE
DISCUSSION**

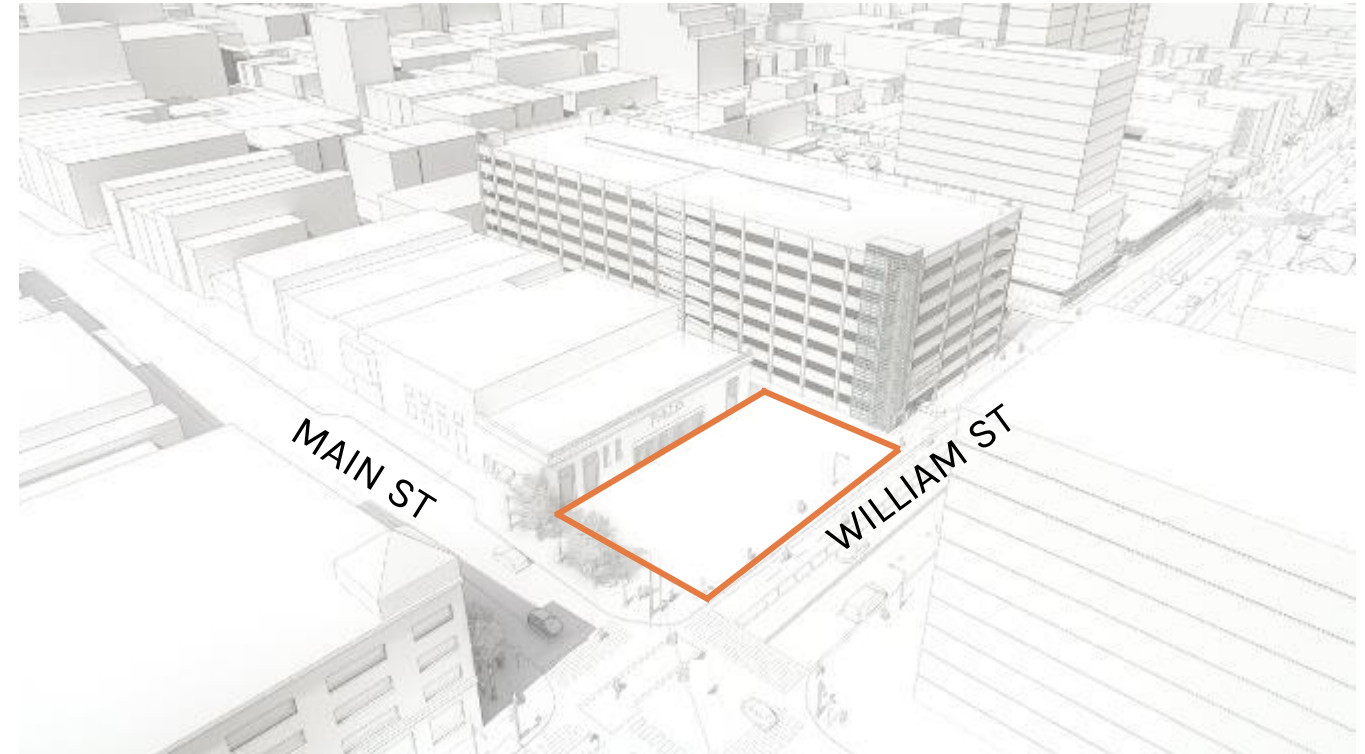


353 S MAIN

EXISTING CONDITIONS & CONTEXT

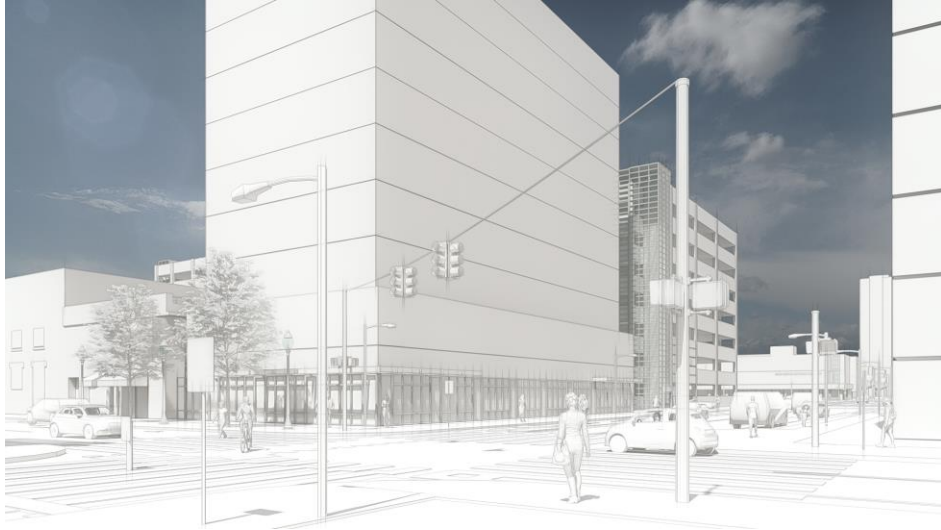
ZONING REQUIREMENTS

- Zoning District: D1 (High Density)
- Character Overlay District: Main St
- Lot Area: 7,068 SF
- Max. FAR: 700% or 900% w/ Planned Project Affordable Housing Premium
- Max. Building Height: 180'
- Streetwall: 4 stories (max.) or 2 stories (min.) w/ 5' offset @ top of streetwall



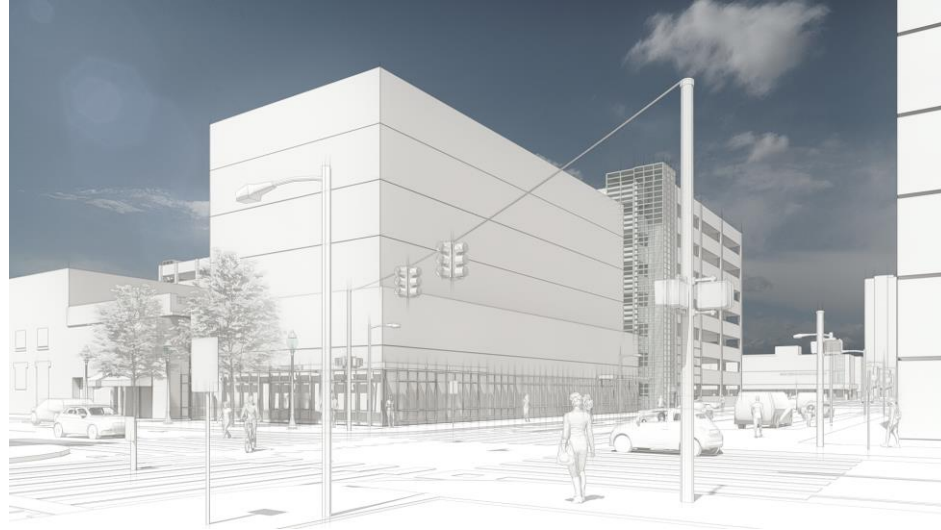
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MASSING OPTIONS



OPTION 1: 10-STORY

- Steel frame, concrete podium
- +/- 90 units
- FAR: ~900%



OPTION 2: 6-STORY

- Stick-built, concrete podium
- +/- 50 units
- FAR: ~550%

*Both options provide for an active ground floor on Main & William and off-site parking