



# 350 S FIFTH FORMER Y LOT PRE-ENTITLEMENT

04/05/2021 -UPDATE

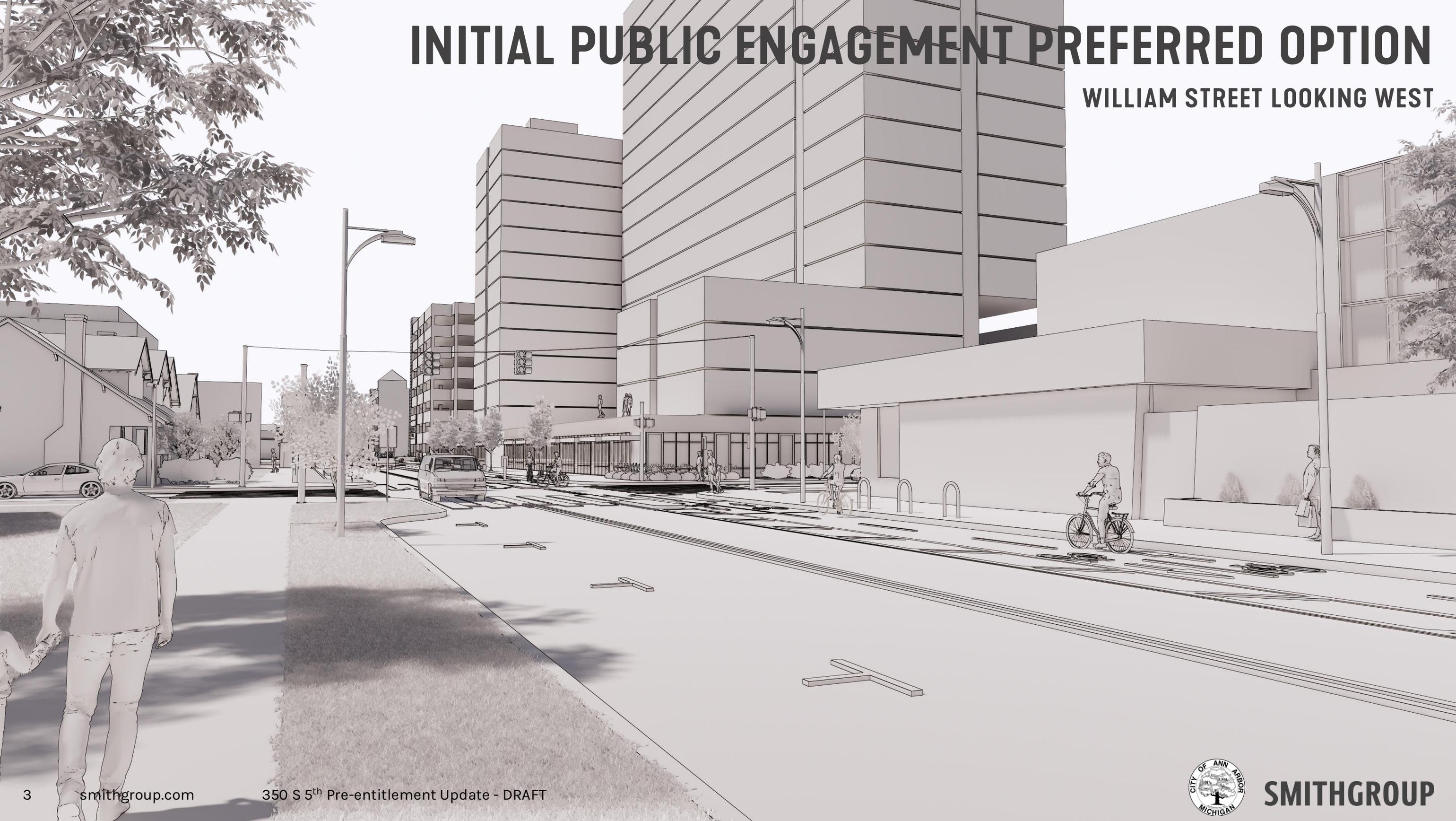


**SMITHGROUP**



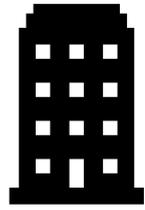
# INITIAL PUBLIC ENGAGEMENT PREFERRED OPTION

WILLIAM STREET LOOKING WEST

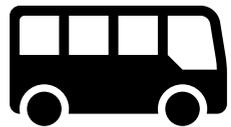


# DESIGN CONSIDERATIONS

## INITIAL ENGAGEMENT



MAXIMIZE AFFORDABLE HOUSING



IMPROVED OPERATIONS BLAKE TRANSIT CENTER

## PRE-ENTITLEMENT REFINEMENT CONSIDERATIONS



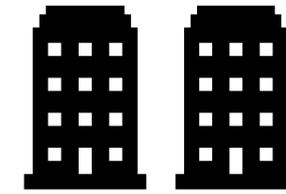
DTE EASEMENT



DEDICATED SERVICE/LOADING LANE



IDLING BUS EMISSION CONSIDERATIONS



PHASED PROJECT



TRANSIT ORIENTED BEST PRACTICES



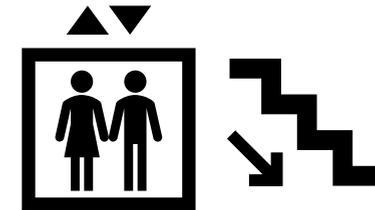
UNDERGROUND PARKING POTENTIAL FEASIBILITY



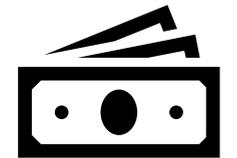
DEDICATED 30 FT BUS LANE (4 BUS BAYS, SAW-TOOTH)



FUTURE ON-STREET TRANSIT EXPANSION



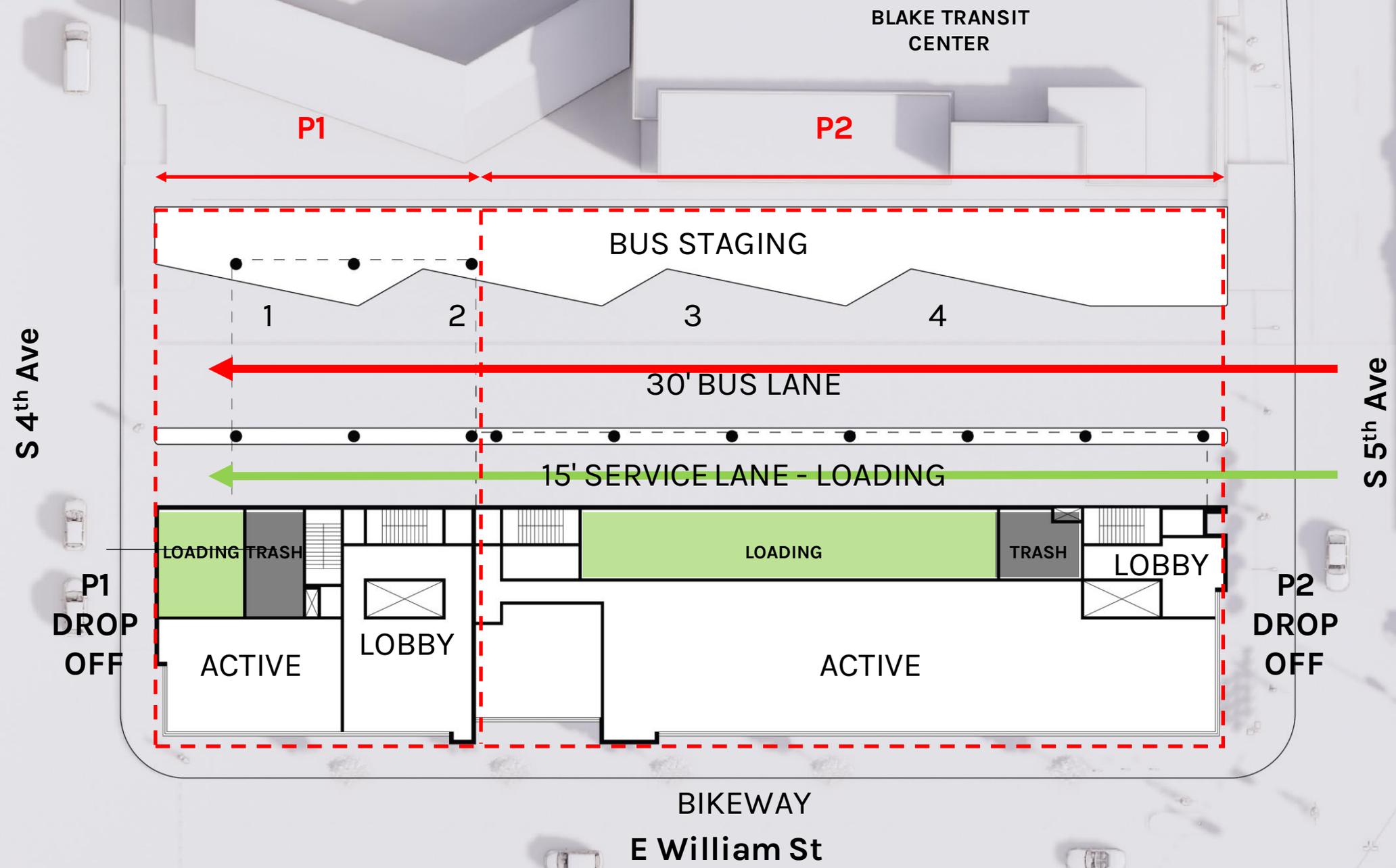
VERTICAL CIRCULATION/EGRESS REQ.



LAND COST

# UPDATED PREFERRED OPTION

## SITE PLAN



# DDA PEOPLE FRIENDLY STREETS

## 4<sup>TH</sup> AVENUE FEEDBACK (MARCH 9-11)

- General support for building a great transit street that is linked to affordable housing.
- People liked wider sidewalks, mid-block speed table/crosswalks, and gateway treatments
- Make street comfortable, safe, and legible for all ages and abilities
- Focus street design on transit use, (but it would be great if bikes were provided for also!)
- Extend the project area to include ideas such as a green wall on the deck, and pedestrian connection across 5<sup>th</sup>
- Keep pursuing opportunities to expand capacity



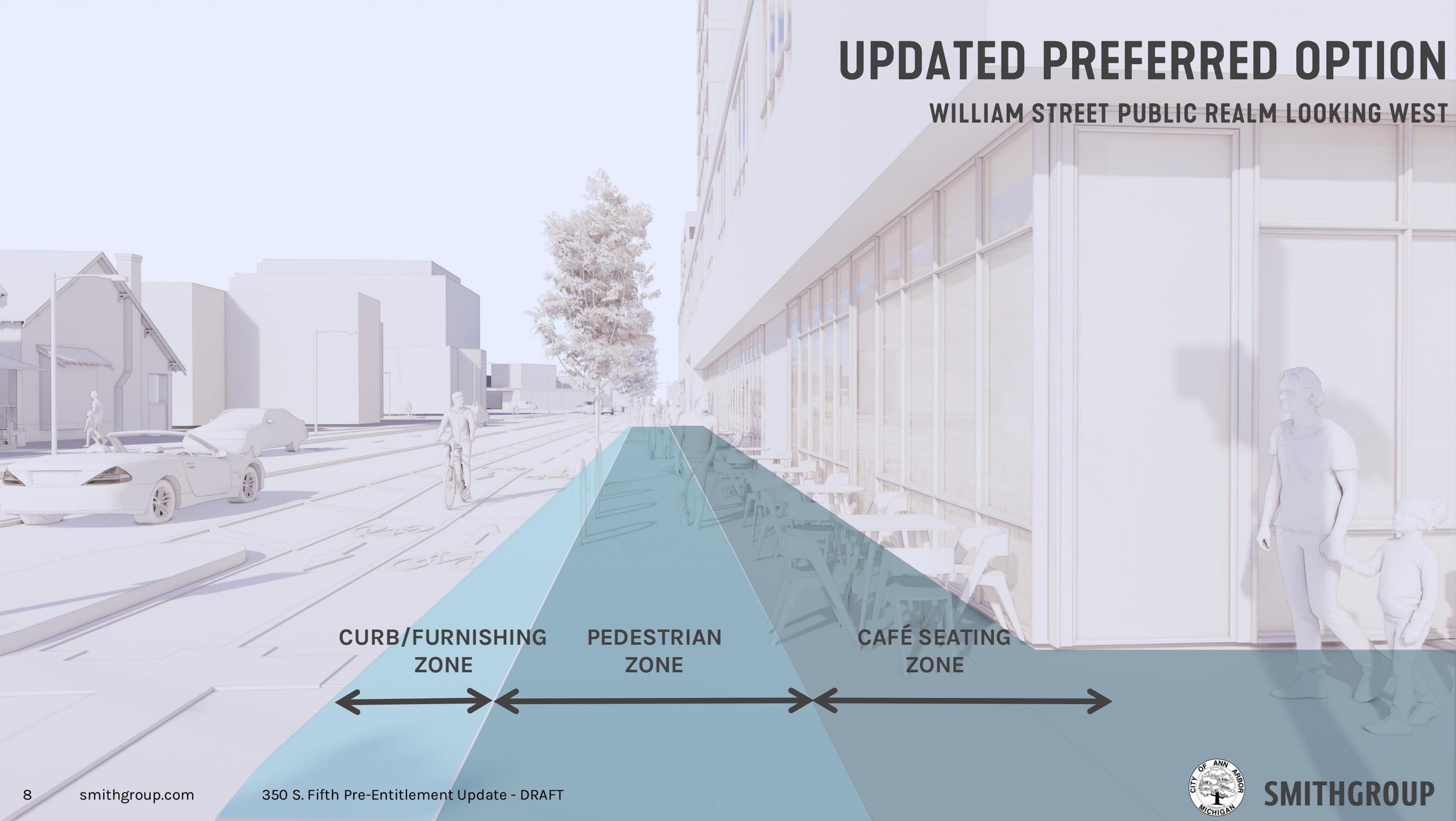
# UPDATED PREFERRED OPTION

WILLIAM STREET LOOKING WEST



# UPDATED PREFERRED OPTION

WILLIAM STREET PUBLIC REALM LOOKING WEST



**CURB/FURNISHING  
ZONE**

**PEDESTRIAN  
ZONE**

**CAFÉ SEATING  
ZONE**



# UPDATED PREFERRED OPTION

WILLIAM STREET & MAIN LOOKING EAST



# UPDATED PREFERRED OPTION

## BUILDING MASSING + UNITS

### ■ P1

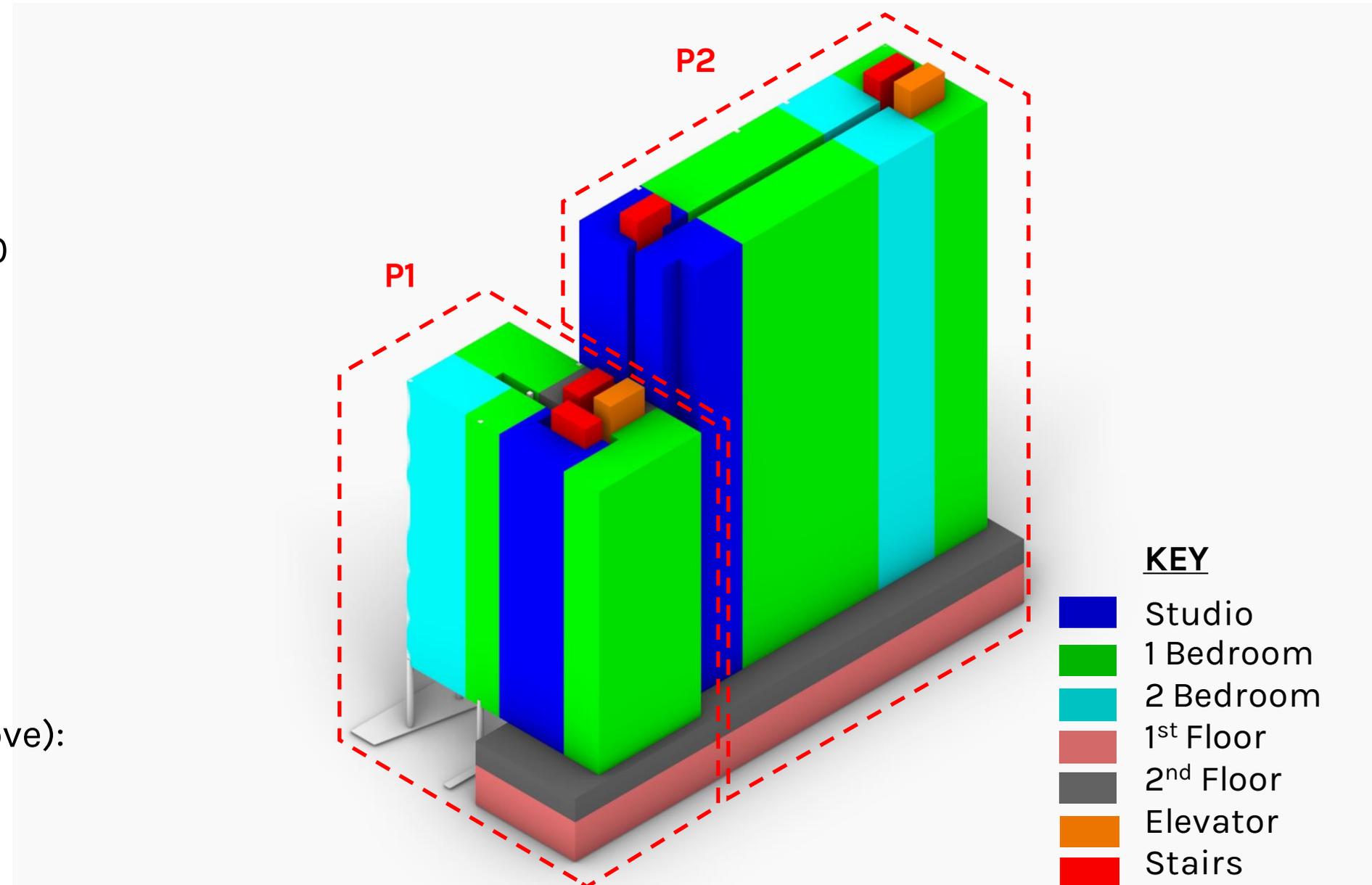
- Height: Up to 14 stories
- FAR: Less than 900%
- Units: Approximately 90
- Affordable (100%): Approximately 90

### ■ P2

- Height: Up to 20 stories
- FAR: Less than 800%
- Units: Approximately 280
- Affordable (20%): Approximately 55

### ■ Total

- Total units: approximately 370
- Total affordable units (included above): approximately 145
- Approximately 40% Affordable



# PRE-ENTITLEMENT PROJECT SCHEDULE + NEXT STEPS

TASKS	DATES
Submit DRB Application	September 9, 2020
DRB Meeting	October 14, 2020
Citizen Participation Cards Mailed	April
Citizen Participation Meeting	Late April
Rezoning and Area Plan Pre-Submission Meeting	May
Submit Application	Late May
All comments successfully addressed	June
Planning Commission Meeting	July
City Council - First Reading	August
City Council - Second Reading	September

