

Address	Name	Zoning	Approved FAR minus Base FAR	Approved FAR minus Allowed FAR	Approved Height minus Height Limit (ft)	Project Notes
413 E Huron	The Foundry	D1/East Huron	264%	-37%	0	Height limit changed just prior to application, Residential Use [+0.75 for 1.0 SF], No affordable units or green building features, so could not earn height bonus as proposed.
603 E Huron	The Hub	D1/East Huron One	101%	-199%	0	Height limited, Residential Use [+0.75 for 1.0 SF], No affordable units or green building features, so could not earn height bonus as proposed.
1107 S University	Vic Village North	D1/South U	300%	0%	-0.25	Residential Use [+0.75 for 1.0 SF], Could be approved with 30% height bonus for affordable developments.
616 E Washington	The Legacy	D1/State Street	491%	-9%	28	Planned Project, Residential Use [+0.75 for 1.0 SF]
120 W Huron/100 N Ashley	Residence Inn, Greyline	D1/Main Street	21%	-29%	-90	Historic Preservation (+50%)
1116 S University	Vic Village South	D1/South U	467%	-33%	0	Residential Use [+0.75 for 1.0 SF]
611 E University	Six11	D1/South U	287%	-13%	0	Residential Use [+0.75 for 1.0 SF]
624 Church	Arbor Blu	D1/South U	268%	-32%	-2	Residential Use [+0.75 for 1.0 SF]
309 N Ashley		D2/Kerrytown	69%	-131%	0	Residential Use [+0.75 for 1.0 SF]
121 Catherine		D2/Kerrytown	174%	-26%	1	Height limited, Affordable Residential Unit (20%), 30% exception to height, Earned 21,975 SF premium, used 9,780 SF.
303 Detroit	330 Detroit	D2/Kerrytown	123%	-27%	0	Green Building Gold (+50%)
405 S Main	The Standard	D2/Main Street	200%	0%	0	Affordable Housing [+3,000SF per unit], Green Building (Silver) [+50%]

Approved height **greater than** allowed height & allowed FAR ~~greater than~~ approved FAR

Allowed FAR **greater than** approved FAR

Address	Name	Approval	Zoning	Base FAR	Premium Bonus FAR	Total FAR Allowed FAR	Height Limit (ft)	Approved FAR	Approved-Base FAR	Approved-Allowed FAR
413 E Huron	The Foundry	SP15-006; September 21, 2015	D1/East Huron	400%	300%	700%	150	664%	264%	-37%
603 E Huron	The Hub	SP19-028; October 3, 2019	D1/East Huron One	400%	300%	700%	120	501%	101%	-199%
1107 S University	Vic Village North	SP17-017; July 21, 2017	D1/South U	400%	300%	700%	150	700%	300%	0%
616 E Washington	The Legacy	SP21-031; February 7, 2022	D1/State Street	400%	500%	900%	180	891%	491%	-9%
120 W Huron/100 N Ashley	Residence Inn, Greyline	SP14-048; November 20, 2014	D1/Main Street	400%	50%	450%	180	421%	21%	-29%
1116 S University	Vic Village South	SP19-009; November 18, 2019	D1/South U	400%	500%	900%	150	867%	467%	-33%
611 E University	Six11	SP16-114; January 26, 2017	D1/South U	400%	300%	700%	150	687%	287%	-13%
624 Church	Arbor Blu	SP13-049; January 21, 2014	D1/South U	400%	300%	700%	150	668%	268%	-32%
309 N Ashley		SP18-017; May 6, 2019	D2/Kerrytown	200%	200%	400%	60	269%	69%	-131%
121 Catherine		SP22-2020; March 21, 2023	D2/Kerrytown	200%	200%	400%	60	374%	174%	-26%
303 Detroit	330 Detroit	SP21-046; May 17, 2022	D2/Kerrytown	200%	150%	350%	60	323%	123%	-27%
405 S Main	The Standard	SP19-004; March 2, 2020	D2/Main Street	200%	200%	400%	120-60	400%	200%	0%

Address	Name	Height Limit (feet)	Approved Height (feet)	Approved Height minus Height Limit (ft)	Project Notes
413 E Huron	The Foundry	150	150	0	Height limit changed just prior to application, Residential Use [+0.75 for 1.0 SF], No affordable units or green building features, so could not earn height bonus as proposed.
603 E Huron	The Hub	120	120	0	Height limited, Residential Use [+0.75 for 1.0 SF], No affordable units or green building features, so could not earn height bonus as proposed.
1107 S University	Vic Village North	150	149.75	-0.25	Residential Use [+0.75 for 1.0 SF], Could be approved with 30% height bonus for affordable developments.
616 E Washington	The Legacy	180	208	28	Planned Project, Residential Use [+0.75 for 1.0 SF]
120 W Huron/100 N Ashley	Residence Inn, Greyline	180	90	-90	Historic Preservation (+50%)
1116 S University	Vic Village South	150	150	0	Residential Use [+0.75 for 1.0 SF]
611 E University	Six11	150	150	0	Residential Use [+0.75 for 1.0 SF]
624 Church	Arbor Blu	150	148	-2	Residential Use [+0.75 for 1.0 SF]
309 N Ashley		60	60	0	Residential Use [+0.75 for 1.0 SF]
121 Catherine		60	61	1	Height limited, Affordable Residential Unit (20%), 30% exception to height, Earned 21,975 SF premium, used 9,780 SF. .
303 Detroit	330 Detroit	60	60	0	Green Building Gold (+50%)
405 S Main	The Standard	120-60	120-60	0	Height limited, Residential Use [+0.75 for 1.0 SF], Affordable Housing [+3,000SF per unit], Green Building (Silver) [+50%]