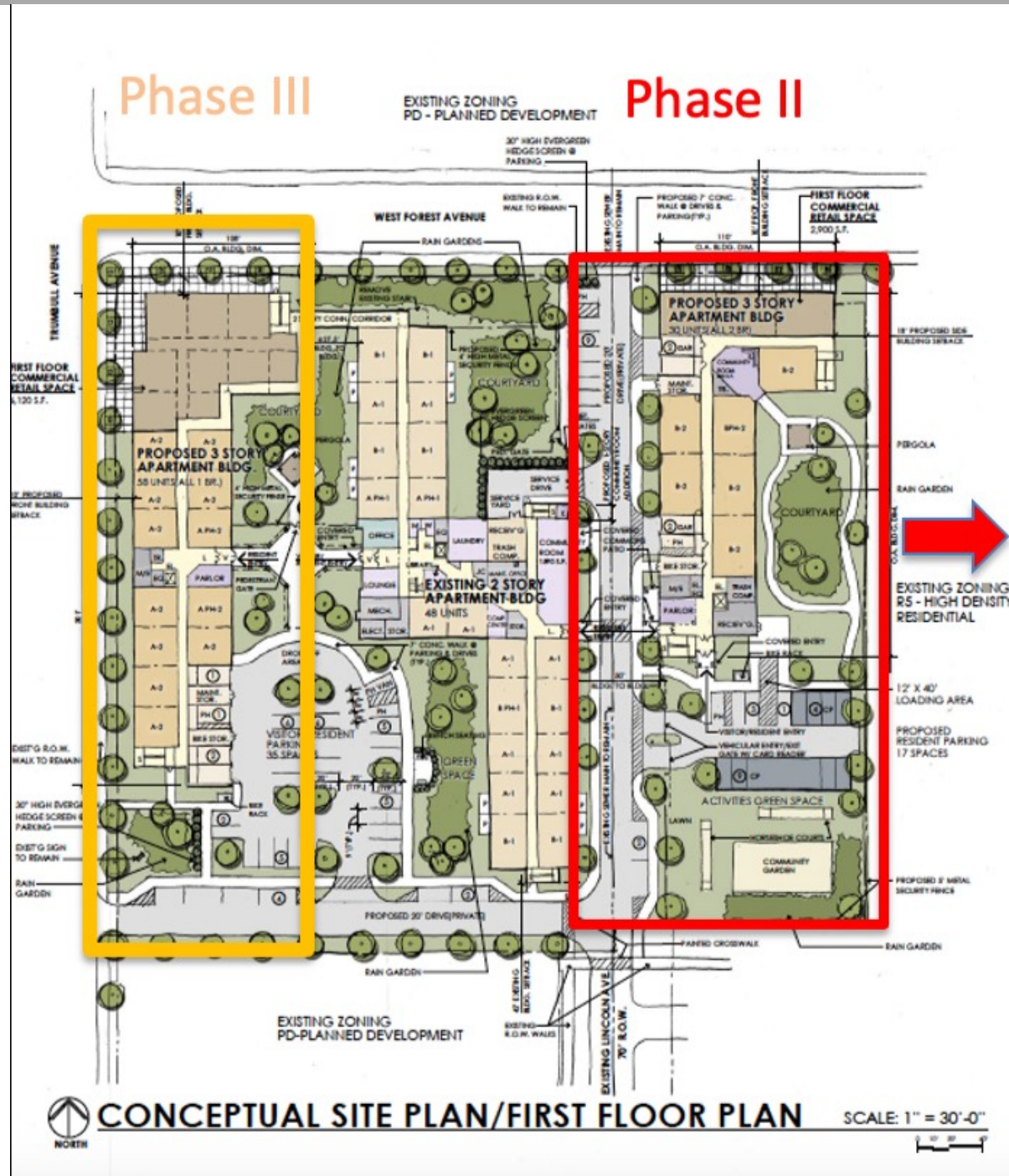


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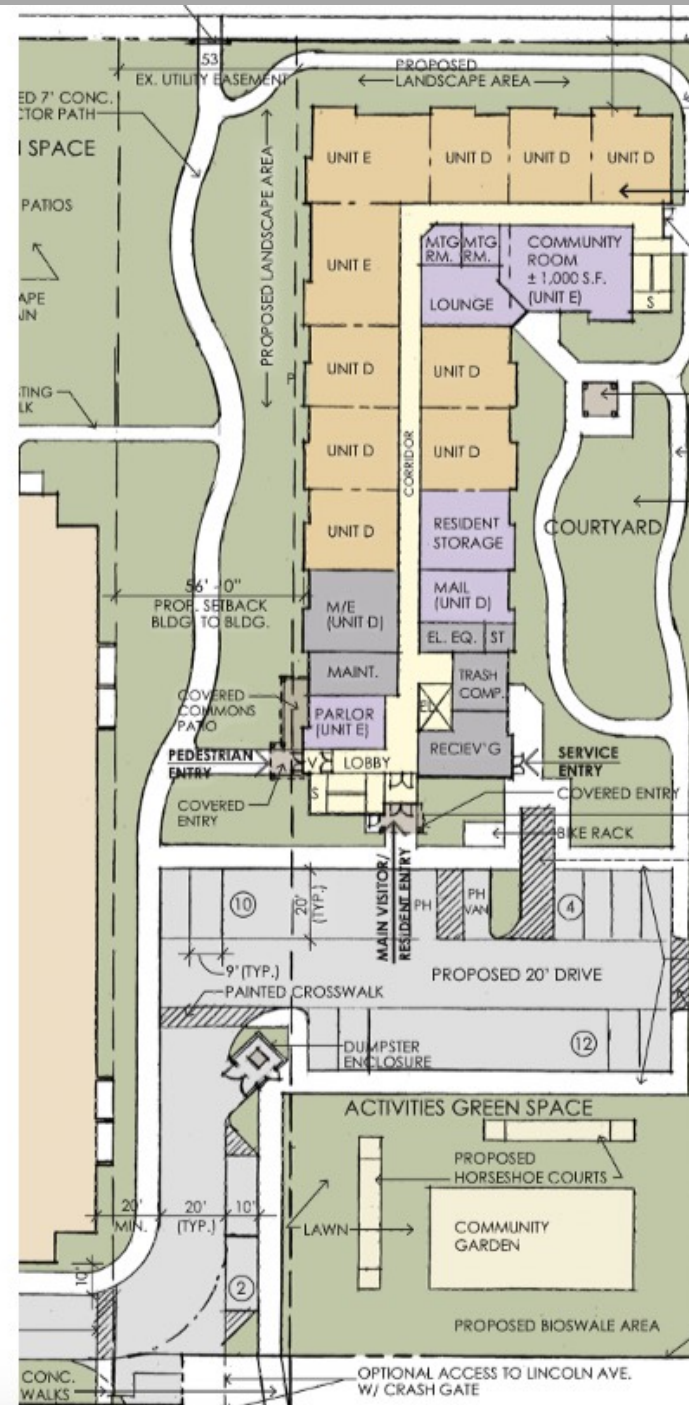
Located in the Woodbridge neighborhood, at the intersection of W. Forest St. and Trumbull Ave.







PD approved in Fall of 2018

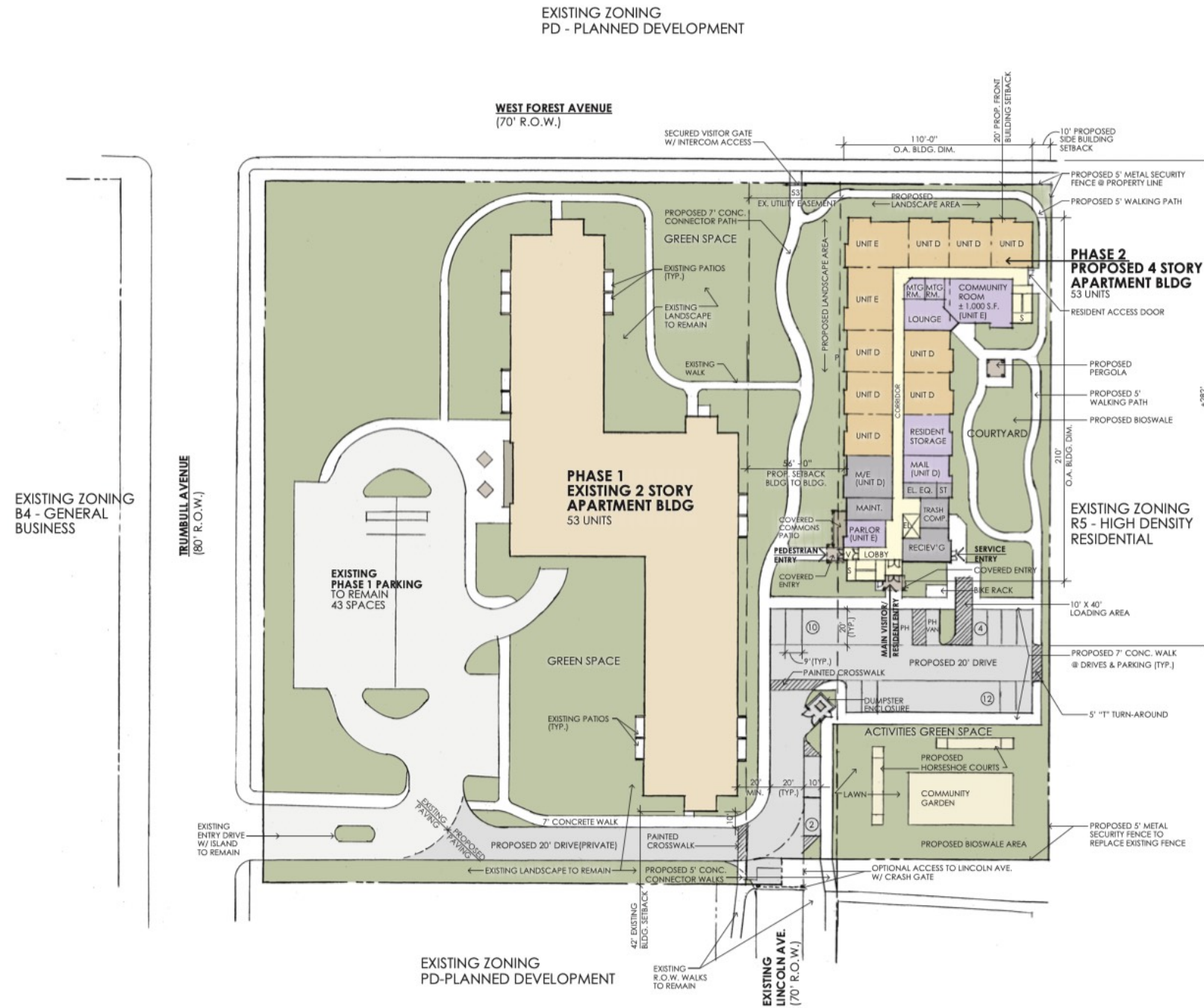


Current Design Update

Phase II Update/Revisions:

- 1) Unit increase from 31 to 53-56 units by adding additional floor- (now 4 stories) and replacing former commercial space with residential
 - Increase density provides additional affordable housing
 - Improves scoring competitiveness in 9% funding round
 - Additional density will support future commercial development in Phase III
- 2) Remove full cut through of Lincoln street
 - 1) Provides additional security for the residents with a secure campus perimeter
 - 2) Preserves green space with additional resident amenities such as gardens and nature pathways

Rationale for Updates



SITE DATA - PHASE 2

SITE AREA (GROSS)	
EXISTING - TOTAL SITE	± 183,631 S.F. OR ± 4.215 AC
ZONING (CURRENT)	
EXISTING & PROPOSED	PD PLANNED DEVELOPMENT
TOTAL BUILDING FOOTPRINT AREA	
EXISTING - PHASE 1	± 24,725 S.F.
PROPOSED - PHASE 2	± 15,526 S.F.
TOTAL	± 40,251 S.F.
RECREATIONAL OPEN SPACE - RSR (TOTAL SITE)	± 90,694 S.F.
LOT COVERAGE - MULTI-FAMILY (40,251/183,631 S.F.) (PHASE 1 & 2)	± 21.9%
PROPOSED RSR TOTAL SIZE (90,694/111,219 S.F.)	.815
PROPOSED FAR (111,219/183,631 S.F.)	.605
BUILDING HEIGHT	
EXISTING PH1	± 30 FEET - 2 STORY
PROPOSED PH 2 NEW BUILDING	± 48 FEET - 4 STORY
BUILDING AREA (GROSS) PHASE 1	
EXISTING APARTMENT	± 49,115 S.F.
BUILDING AREA (GROSS) PHASE 2	
UNIT TOTAL	± 41,132 S.F.
NON-UNIT TOTAL (INCL. 1,025 S.F. COMMUNITY SPACE)	± 20,972 S.F.
TOTAL PHASE 2 AREA	± 62,104 S.F.
DENSITY - APARTMENTS	
PROPOSED (PHASE 1 & 2-106 UNITS/4.215 AC.)	± 21.14 D.U./AC
UNIT COUNT - APARTMENTS	
PROPOSED - PHASE 2	
1 BR UNITS(D)	(74%) 39 D.U.
2 BR UNITS(E)	(26%) 14 D.U.
TOTAL (INCL. 6 B.F. UNITS)	53 D.U.
	or up to 56 D.U.
PROPOSED UNIT AREA - PHASE 2	
1 BR UNITS(D)	655 S.F. x 39 D.U. = 25,545 S.F.
2 BR UNITS(E)	973 S.F. x 14 D.U. = 13,622 S.F.
TOTAL UNIT AREA	39,167 S.F.
PARKING-PHASE 2	
REQUIRED - APARTMENTS(53 D.U. x .5 SPACES/UNIT)	27 SPACES
PROPOSED - APARTMENTS(INCLUDING 2 PH SPACES)	28 SPACES

PLAN KEY

- () INDICATES UNIT TYPE ABOVE FIRST FLOOR
- UNIT D = 1 BEDROOM UNIT
- UNIT E = 2 BEDROOM UNIT
- S = STAIR



CONCEPTUAL SITE PLAN/FIRST FLOOR PLAN

SCALE: 1" = 30'-0"



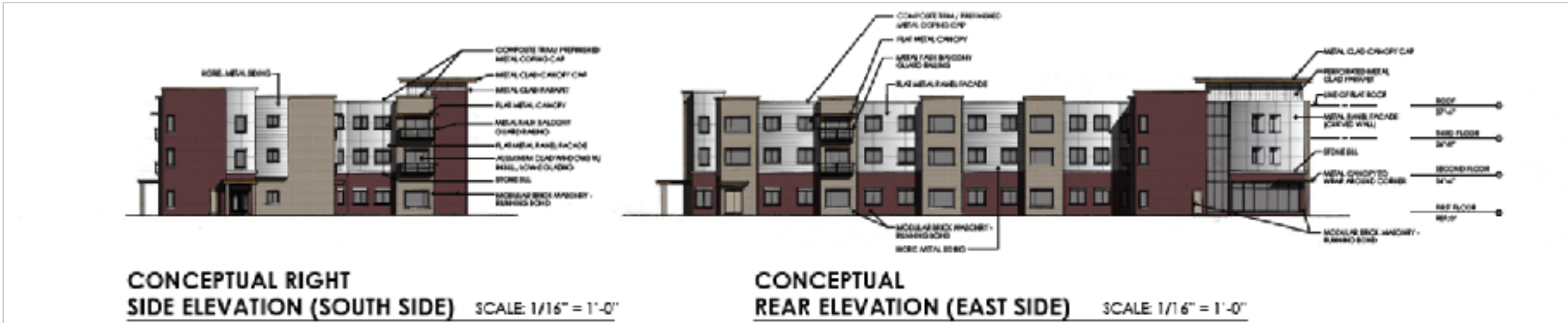
DEVELOP DETROIT UNIVERSITY MEADOWS PHASE 2 APARTMENTS
DETROIT, MICHIGAN

FSP FUSCO, SHAFFER & PAPPAS, INC.
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OWNER REVIEW
OCTOBER 2, 2023
CITY REVIEW
OCTOBER 12, 2023

SP1

Fall 2018 Approved PD Concept Elevations: 3 stories – 38'



Current Concept Elevations : 4 stories- 48'



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