600 & 700 S. Main, Royal Oak, MI 48067

Location

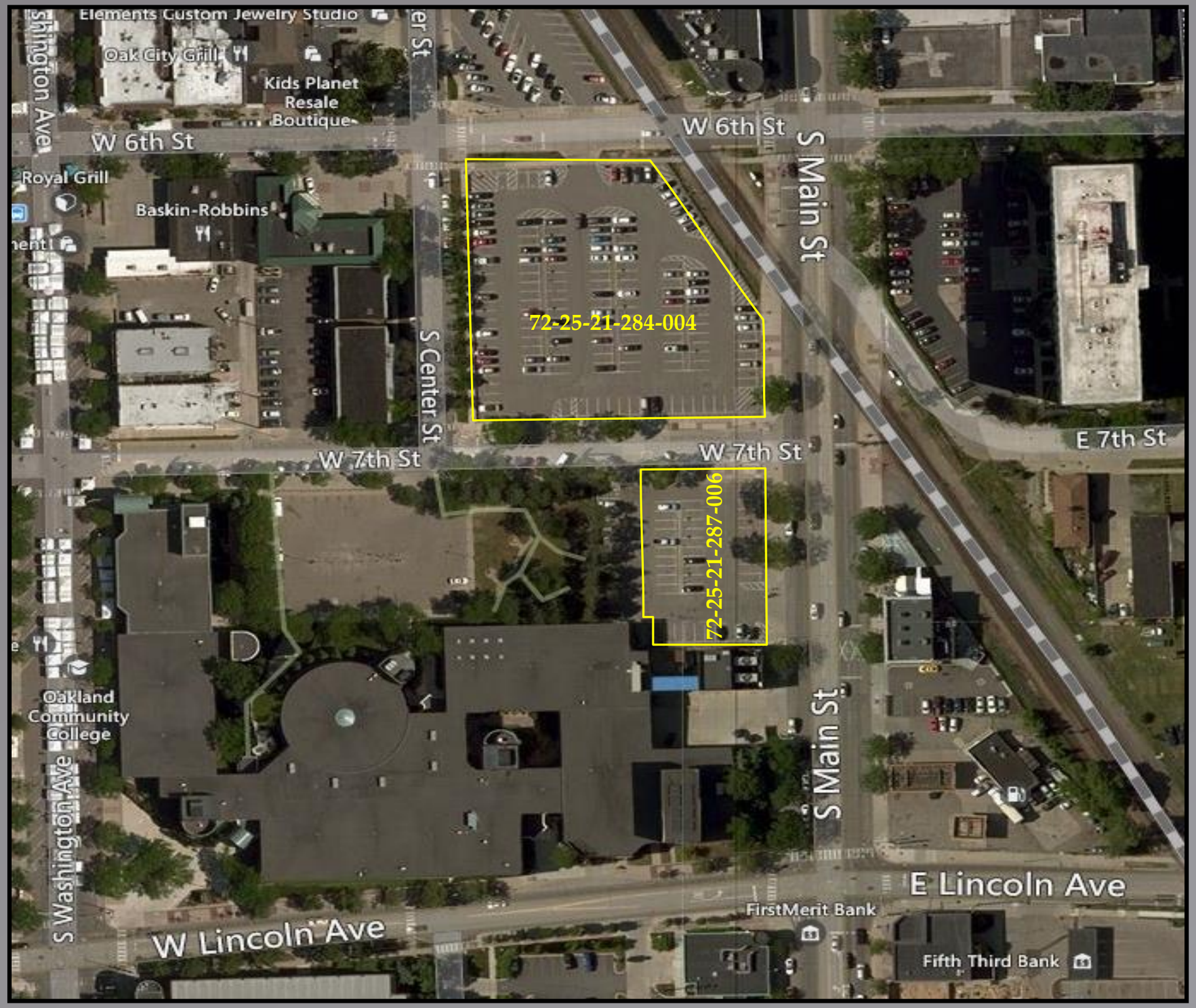
600 & 700 S. Main, Royal Oak, MI 48067

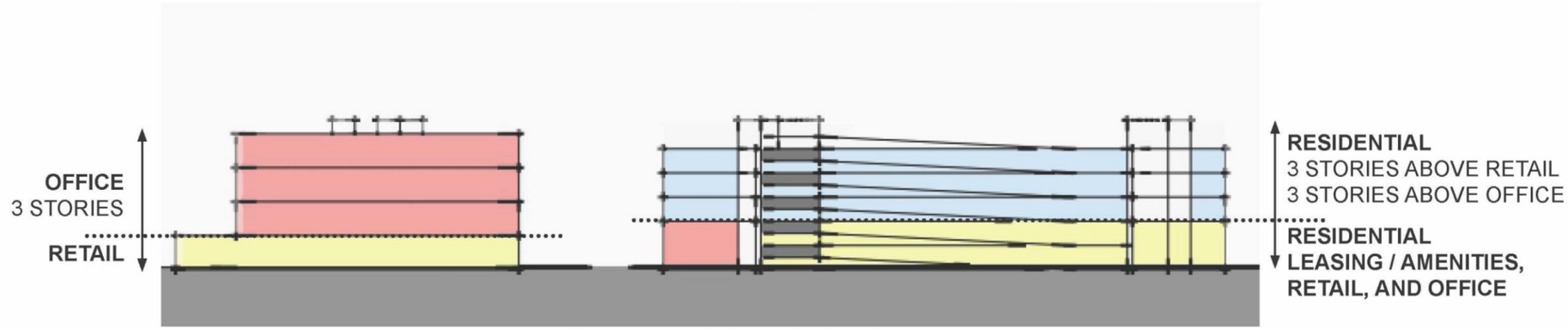
Project Site:
72-25-21-284-004
72-25-21-287-006

Parcel ID: 72-25-21-284-004
Size: 52,021 sq ft / 1.19 acres
Owner: City of Royal Oak / DDA
Zoning: Central Business District
Current: 149 standards parking spaces
__6 barrier-free
155 Total Spaces

Parcel ID: 72-25-21-287-006
Size: 16,990 sq ft / 0.39 acres
Owner: City of Royal Oak / DDA
Zoning: Central Business District
Current: 41 standards parking spaces
__2 barrier-free
43 Total Spaces

TOTALS
Size: 69,011 sq ft / 1.58 acres
Current: 190 standards parking spaces
__8 barrier-free
198 Total Spaces





DIAGRAMMATIC SITE SECTION

VIEW FROM NORTHEAST

BURTON • KATZMAN

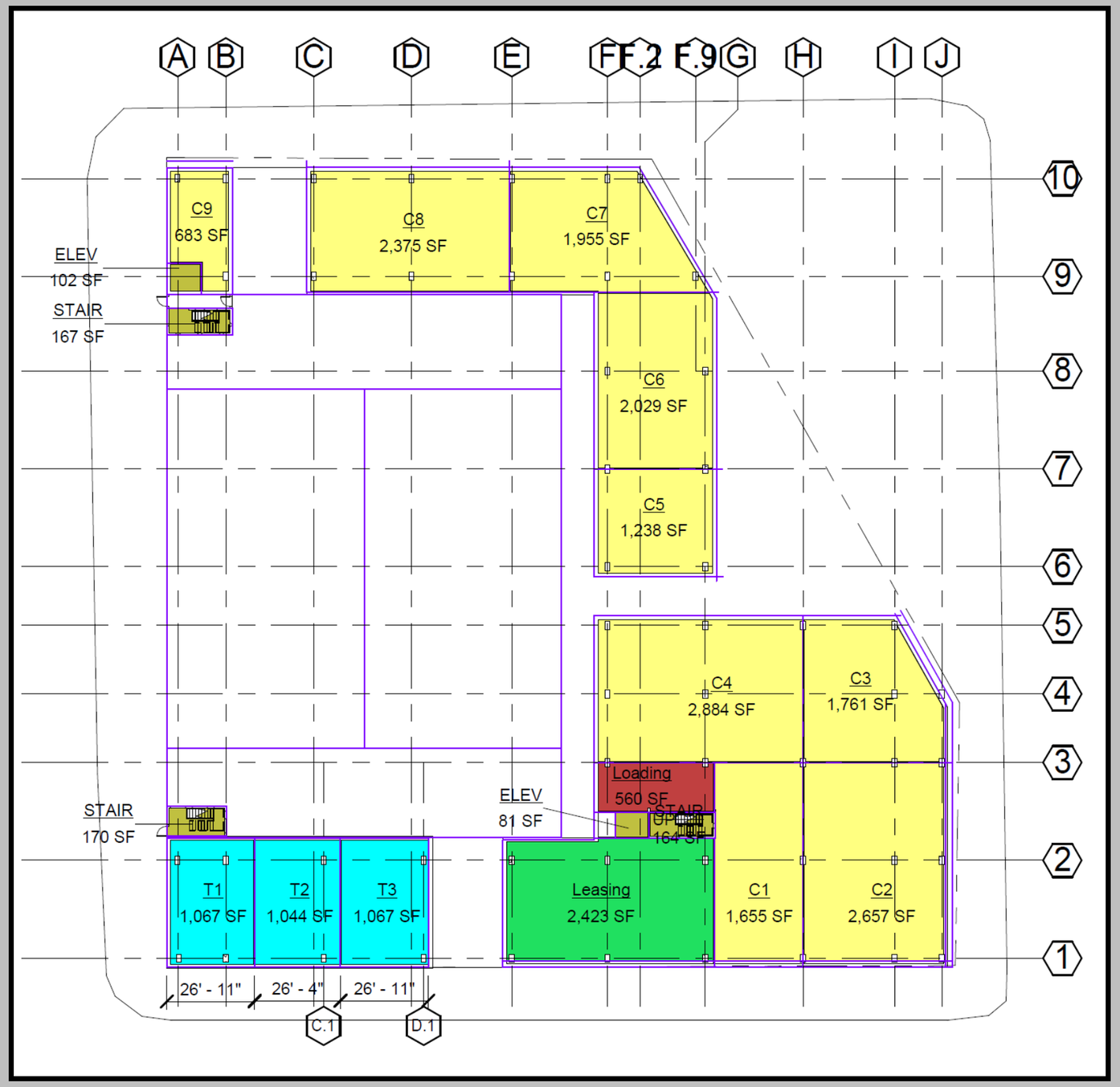
LORD AECK SARGENT

600 S Main St ROYAL OAK, MI

project: P0307-15

DESIGN 2: MASSING

01 . 25 . 2016



North Parcel Retail

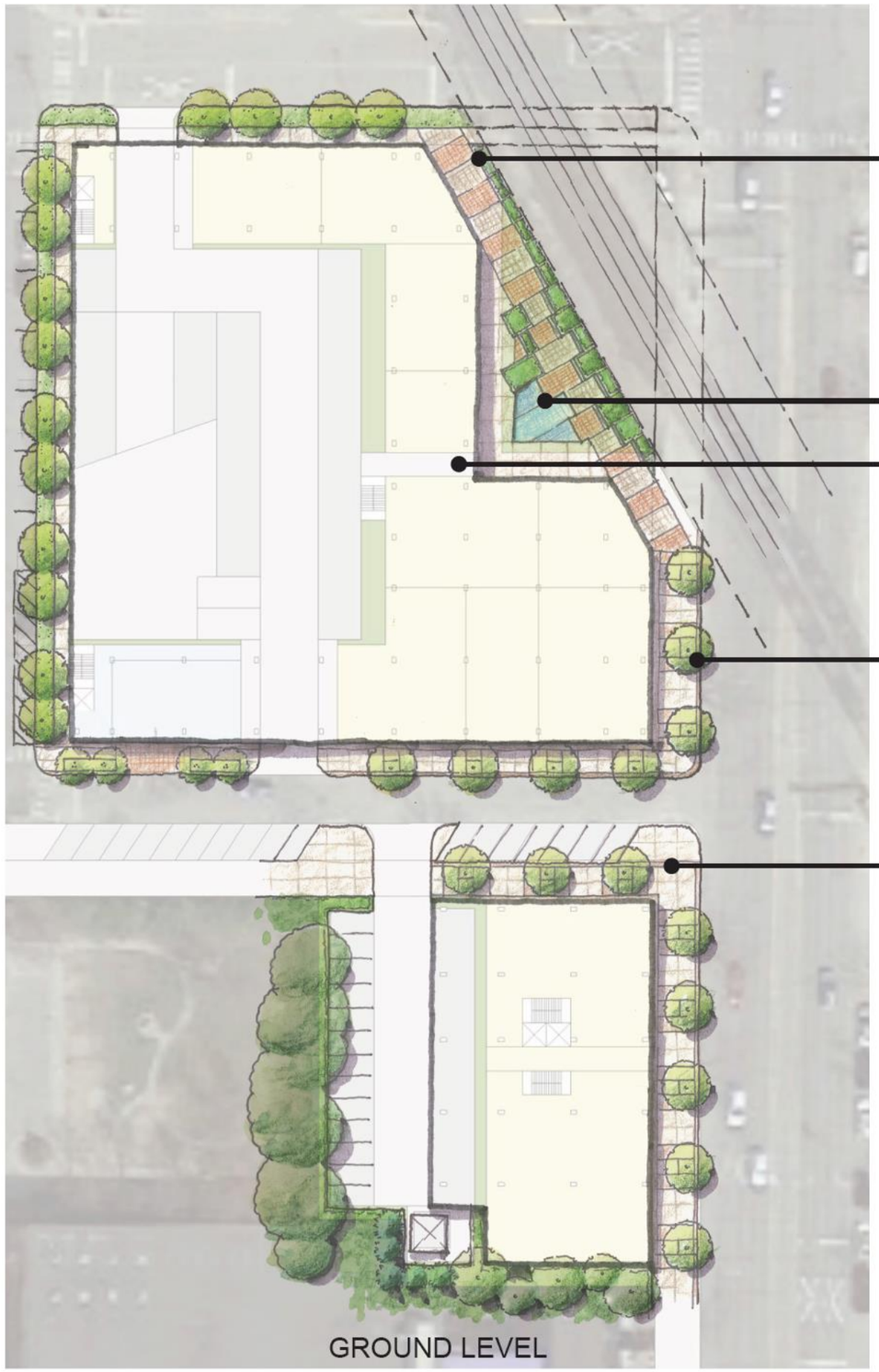
683
2,375
1,955
2,029
1,238
2,884
1,761
1,655
2,657
17,237

PODIUM
Salon
Books

VIEW FROM MAIN ST - LOOKING SOUTHWEST ALONG 6TH ST

VIEW FROM 6TH ST NEAR CENTER - LOOKING EAST TOWARD MAIN ST.

VIEW FROM MAIN ST - LOOKING WEST ALONG 7TH ST



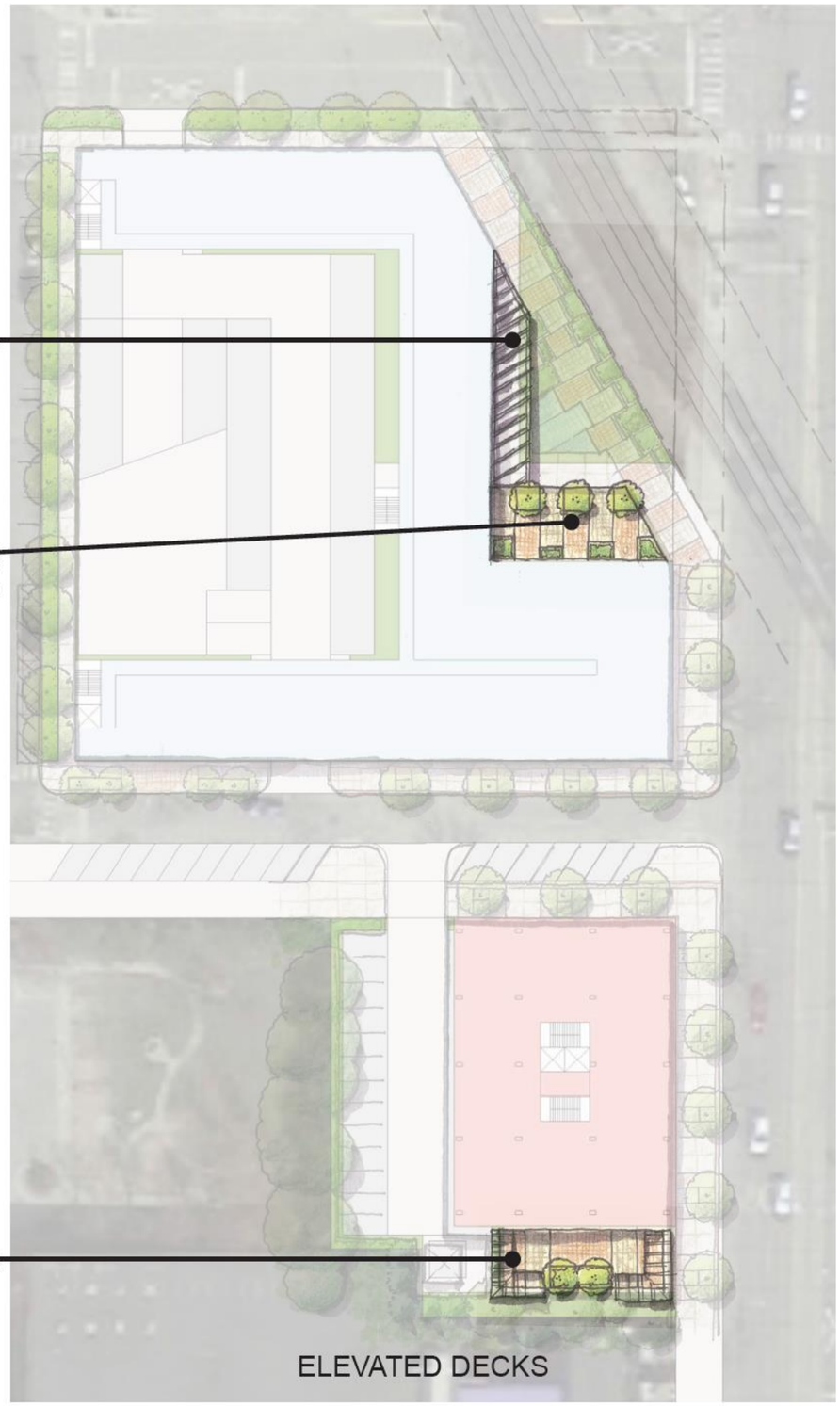
SEAT HEIGHT PLANTERS ALONG RAILROAD TRACKS
LOW VEGETAION TO MAINTAIN VISUAL CONNECTION TO MAIN ST

WATER FEATURE

PEDESTRIAN CONNECTION TO PARKING DECK

STREET TREES AND FURNITURE
PER ROYAL OAK STANDARDS

ENHANCED HARDSCAPE



TRELLIS

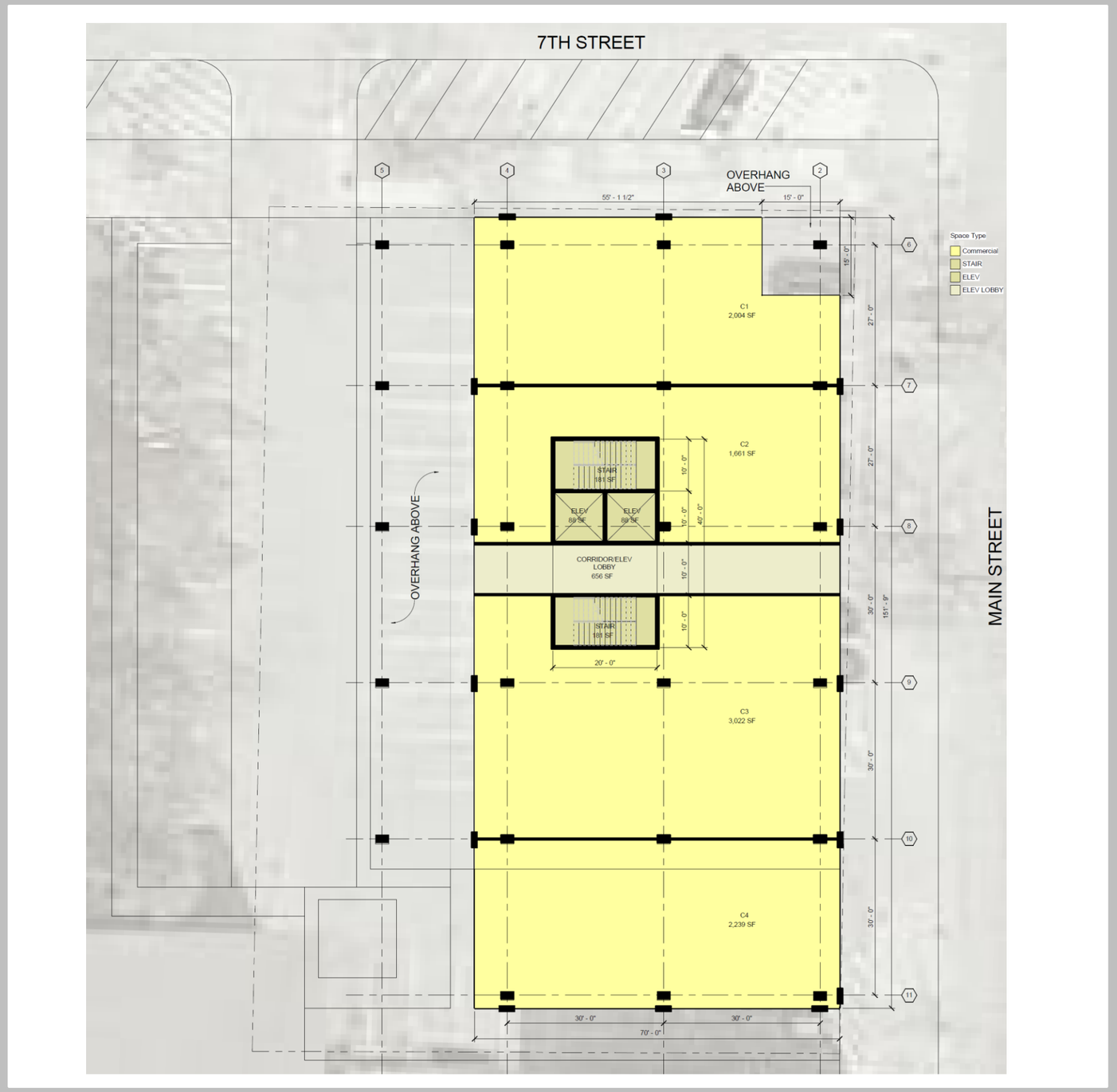
RESIDENTIAL AMENITY DECK

OFFICE AMENTIY DECK

N. Parcel Residential Apartments				
Const. Type	RSF Per Level	# of Levels	GSF	RSF
1A Residential (Level 5)	20,550	1	20,550	20,550
1A Residential (Levels 3-4)	20,840	2	41,680	41,680
1A Residential (Level 2)	18,921	1	18,921	18,921
		4	81,151	81,151
	Common Areas			
SE Elevator	Total of 588	6	588	0
SE Stairs	Total of 1,108	6	1,108	0
Cooridors	3,370	4	13,480	0
Loading Area @ 50%	280	1	280	0
Leasing / Business Center	2,423	1	2,423	0
Mechanical Room	85	5	425	0
			18,304	0
N. Parcel Townhomes				
Const. Type	RSF Per Level	# of Levels	SF	
3A Residential located under Podium	3,178	2	6,356	6,356
			105,811	87,507
TOTAL RESIDENTIAL			105,811	87,507
N. Parcel Retail				
Const. Type	RSF Per Level	# of Levels	SF	
1A Retail	16,554	1	16,554	16,554
		1	16,554	16,554
	Common Areas			
Loading Area @ 50%	280	1	280	0
NW Elevator Lobby	683	1	683	0
			963	0
TOTAL RETAIL			17,517	16,554
TOTAL SQUARE FOOTAGE			123,328	104,061
N. Parcel Parking Deck				
Const. Type	Spaces per Level	# of Levels		
Precast Concrete 1A	56	6.5		
		6.5		
TOTALS			123,328	104,061

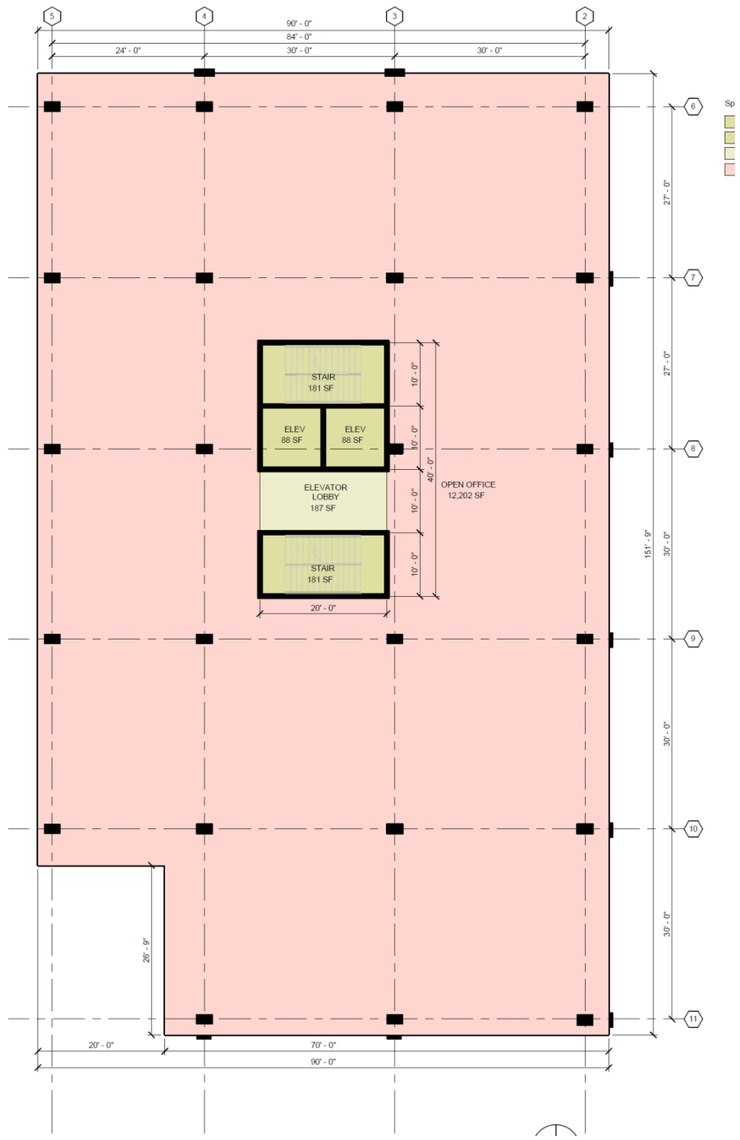
Gifts & More
Don's Shoe Shop
Mary's Salon
Rick's Coffee Shop

Two Point
Perspective
Gifts & More
Don's Shoe Shop



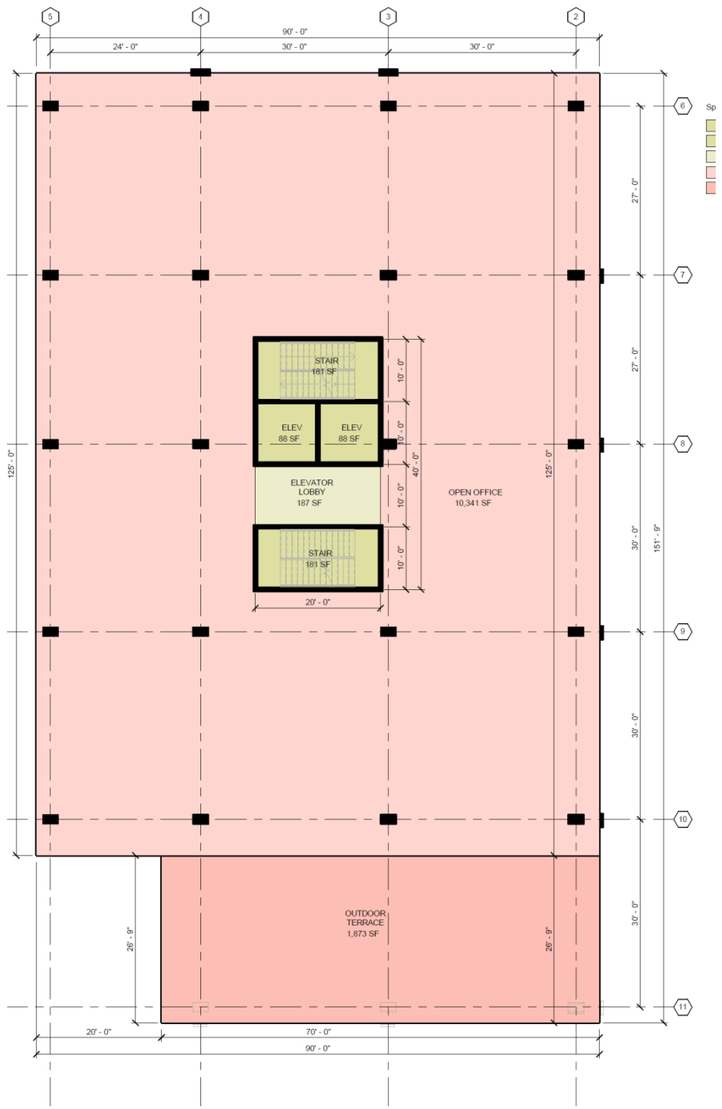
South Parcel Retail (RSF)

2,004
1,661
3,022
2,239
8,926



Office Floors 2-3 (RSF)

12,202
<u>12,202</u>
24,404



Office Floor 4 (RSF)

10,341

1,873 Terrace

S. Parcel Retail			
Const. Type	SF Per Level	# of Levels	SF
Steel and Concrete	13,600	1	13,600
		1	13,600
S. Parcel Office			
Const. Type	SF Per Level	# of Levels	SF
Steel and Concrete	13,600	2	27,200
Steel and Concrete	10,600	1	10,600
		3	37,800
TOTALS		4	51,400

Retail GSF	Office GSF		New Retail/Office
North 17,237			
South 13,600	South 37,800		
30,837	37,800	=	68,637

97 Modern Apartments + 364 Parking Spaces

(Net gain of 174 Spaces)

Determined Thus Far

- Product Mix?
- Size?
- How to make it fit?
- How to make it function?
- What it will look like?

Other Accomplishments

- Parking Deck Configuration
- Environmental Assessment
- Geotechnical Analysis
- Preliminary Marketing

Next Steps:

Work with Staff to…..

- Identify Incentives
- Parking Deck
- Define Roles?
- Brownfield

Goals

- Formalize Design
- Finalize Budgets
- Create MOU
- Development Agreement
- Underwriting
- Marketing / Leasing

Closing & Construction