



309 S. ASHLEY
ASHLEY & WILLIAM PARKING LOT

WELCOME!



BRETT LENART
Planning Manager



MARC NORMAN
Planning + Design Team



ALEX HUFF
Planning + Design Team

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



309 S ASHLEY

EXISTING CONDITIONS & CONTEXT

ZONING REQUIREMENTS

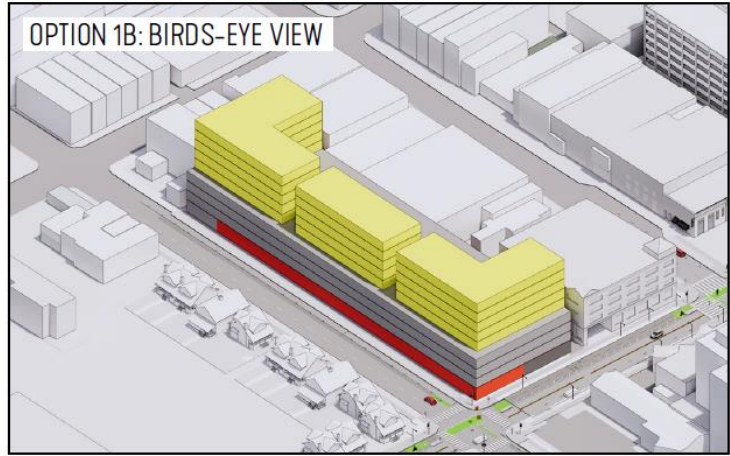
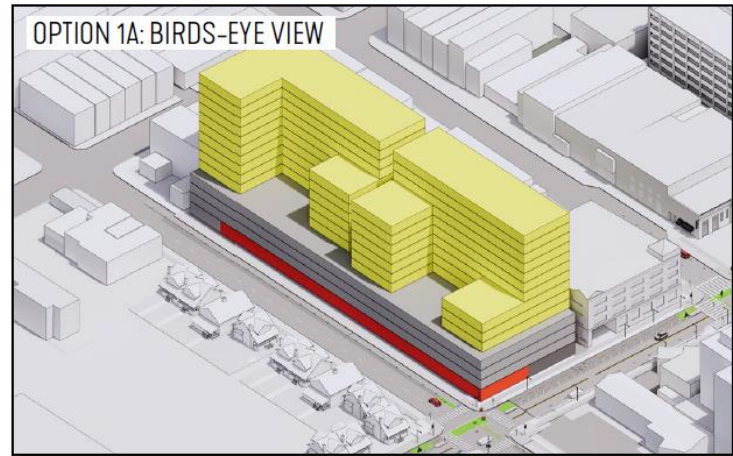
- Zoning District: D1 (High Density)
- Character Overlay District: Main St
- Lot Area: 53,750 SF
- FAR: 700% or 900% w/ Planned Project Affordable Housing Premium
- Max. Building Height: 180'
- Streetwall: 4 stories (max.) or 2 stories (min.)



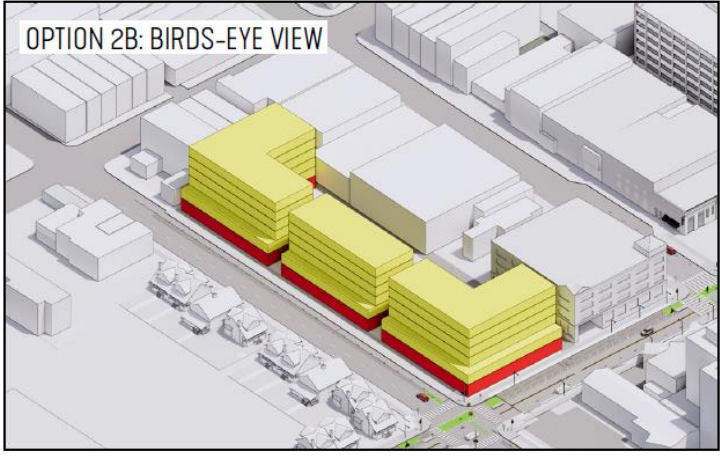
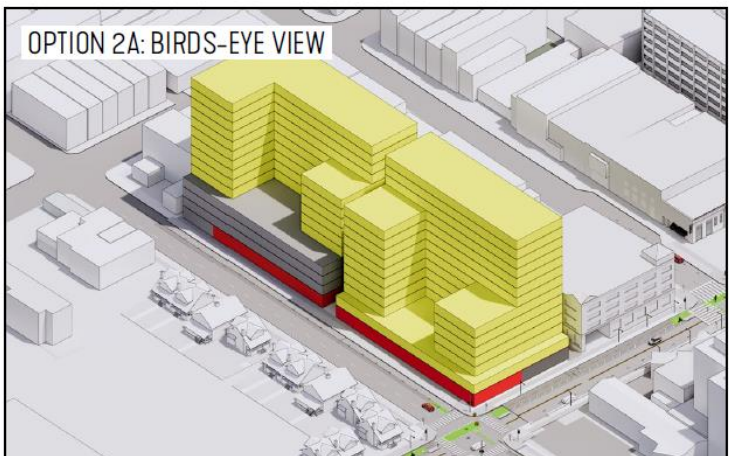
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MASSING OPTIONS

OPTION 1: KEY DOWNTOWN PARKING SITE



OPTION 2: NOT A KEY DOWNTOWN PARKING SITE





309 S. ASHLEY

E LIBERTY ST

S MAIN ST

S ASHLEY ST

115 E. WILLIAM

4th & William
Parking Structure

216 W. WILLIAM

1st & William
Parking Lot

S 1ST ST

E WILLIAM ST

TREELINE
MASTER PLAN
ALIGNMENT

