3045 BROAD STREET REDEVELOPMENT

The City of DEXTER Michigan

Norfolk HOMES

QUINN EVANS

29 January 2020

CITY COUNCIL WORKSHOP

3045 Broad Street Redevelopment

Today's Objectives

- Site Plan Overview
- Building 3 Expansion
- Review Layouts, Pros & Cons
- Open Discussion / Workshop
- Next Steps

PROJECT OBJECTIVES

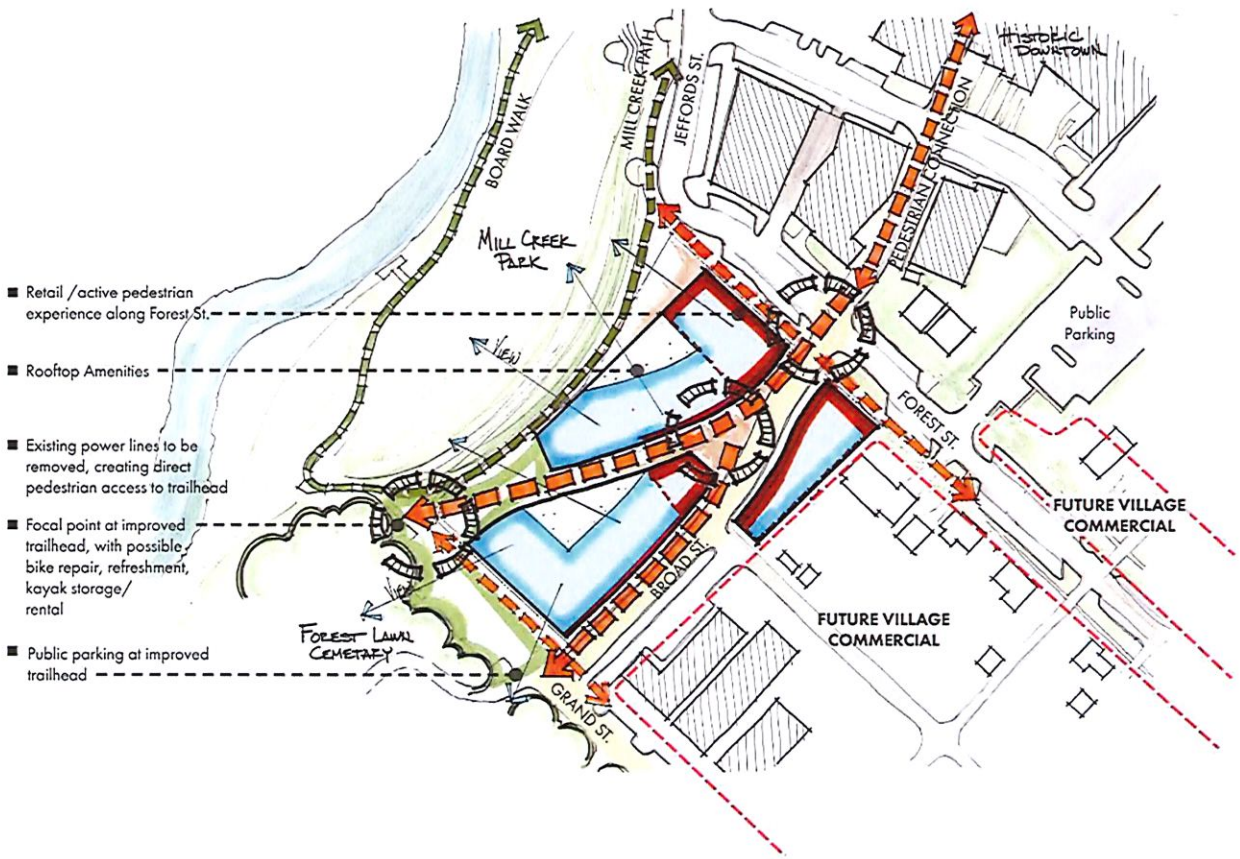
3045 Broad Street Redevelopment

Easton Town Center Expansion

- Create a high-density, mixed-use, and pedestrian-friendly environment
- Provide opportunities for convenience retail, municipal services, offices, and public spaces
- Create pedestrian activity that is harmonious with a walkable, downtown experience
- Provide upper story residential use to create a 24-hour, downtown live-work environment
- Expand the Central Business District into the surrounding Village Commerical areas

PROPOSED SITE PLAN

3045 Broad Street Redevelopment



Benefits:

- Enhances pedestrian connection to downtown via Broad Street
- Activates site as a walkable, high-density neighborhood
- Creates pedestrian plaza
- Maintains visual connection with Mill Creek Park

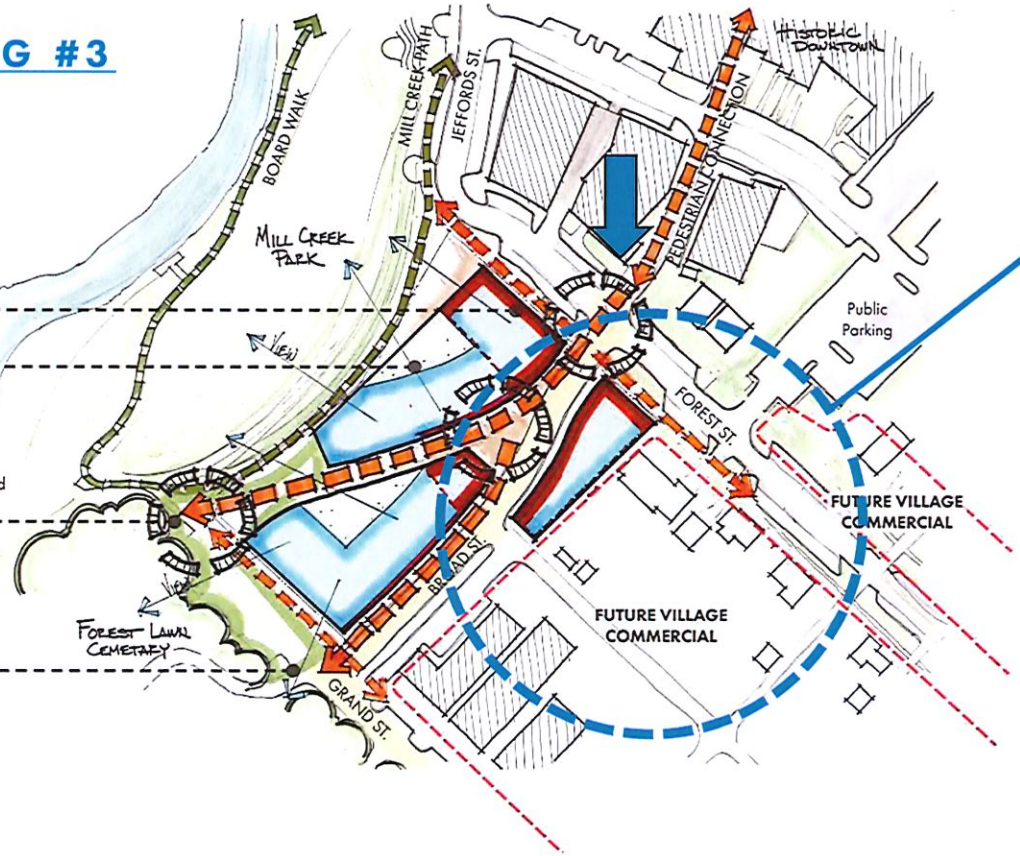
PROPOSED SITE PLAN

3045 Broad Street Redevelopment

The City of DEXTER Michigan

BUILDING #3

- Retail /active pedestrian experience along Forest St.
- Rooftop Amenities
- Existing power lines to be removed, creating direct pedestrian access to trailhead
- Focal point at improved trailhead, with possible bike repair, refreshment, kayak storage/ rental
- Public parking at improved trailhead



Aerial Photo

Corner @ Broad St. & Forest St.

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PROPOSED SITE PLAN

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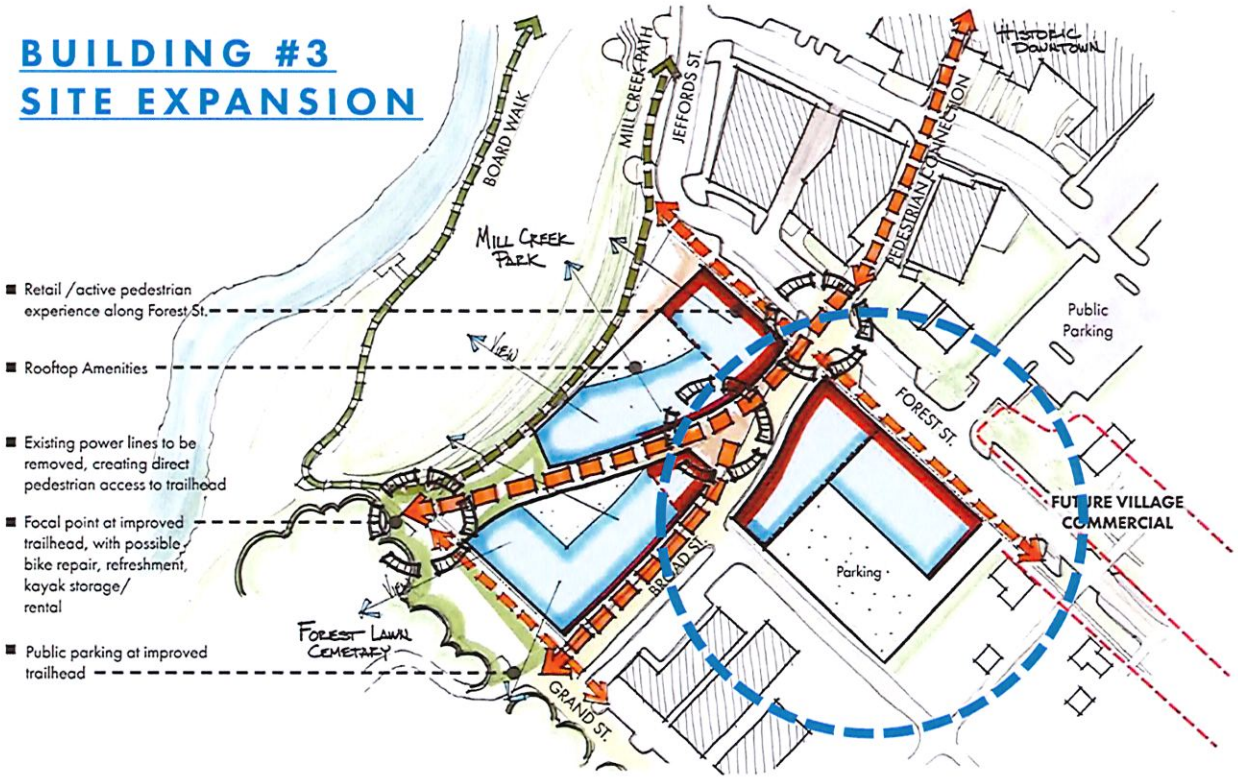
BUILDING #3 SITE EXPANSION



- Greater building efficiency
- Promotes Master Plan vision for achieving high-density area
- Provides on-site parking & building services
- Allows multiple use groups, including retail, office & residential

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CITY OF DEXTER – CITY OFFICES

3045 Broad Street Redevelopment

Benefits to Community

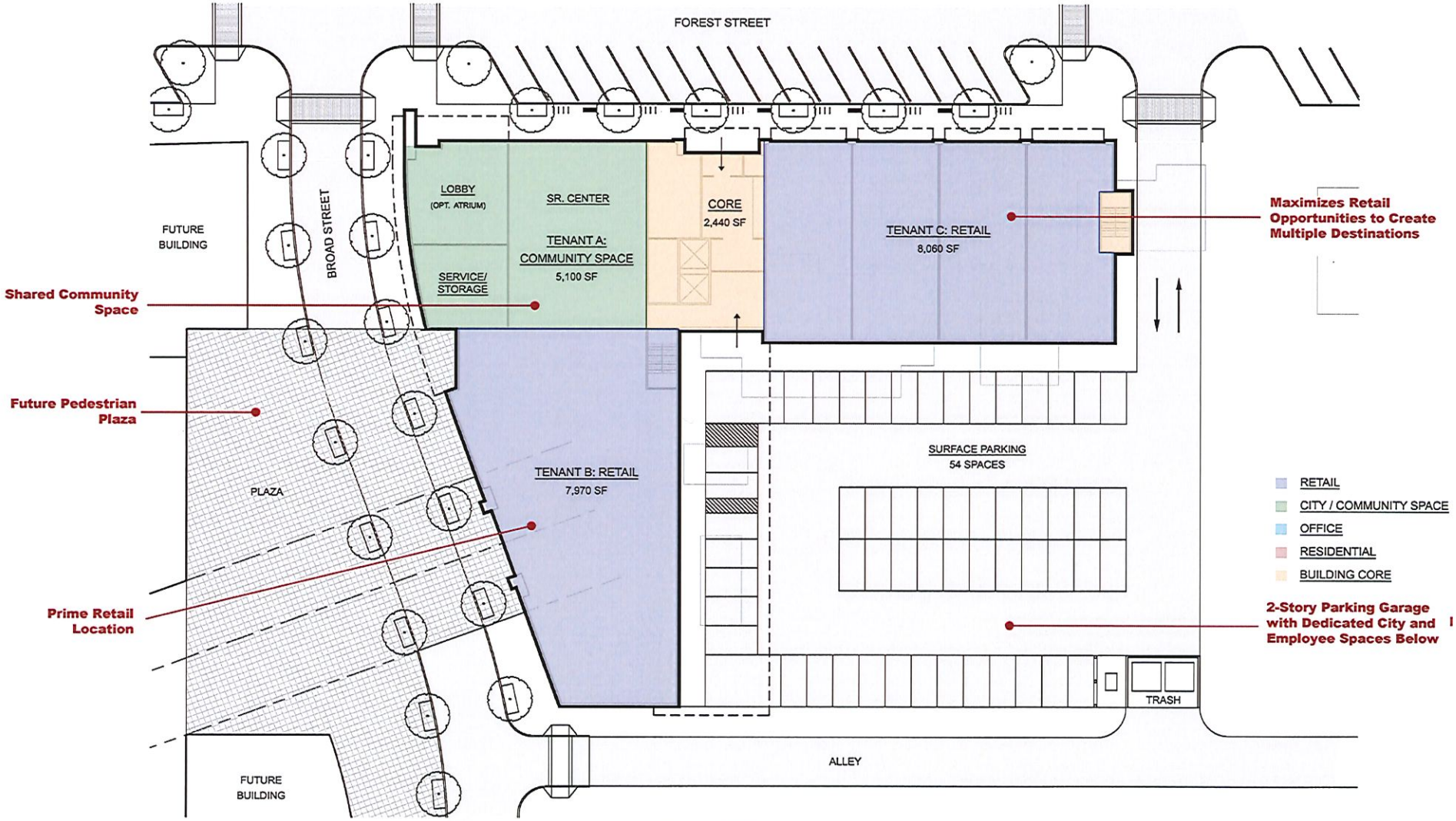
- Catalyst for Village Commerical growth
- Expands the Central Business District
- Close proximity to historic downtown
- Promotes walkable, downtown experience
- Immediate and dedicated parking
- Potential shared resources for community

Easton Town Center Expansion

Neighborhoods at Summit Park

3045 BROAD STREET REDEVELOPMENT

BLDG. 3

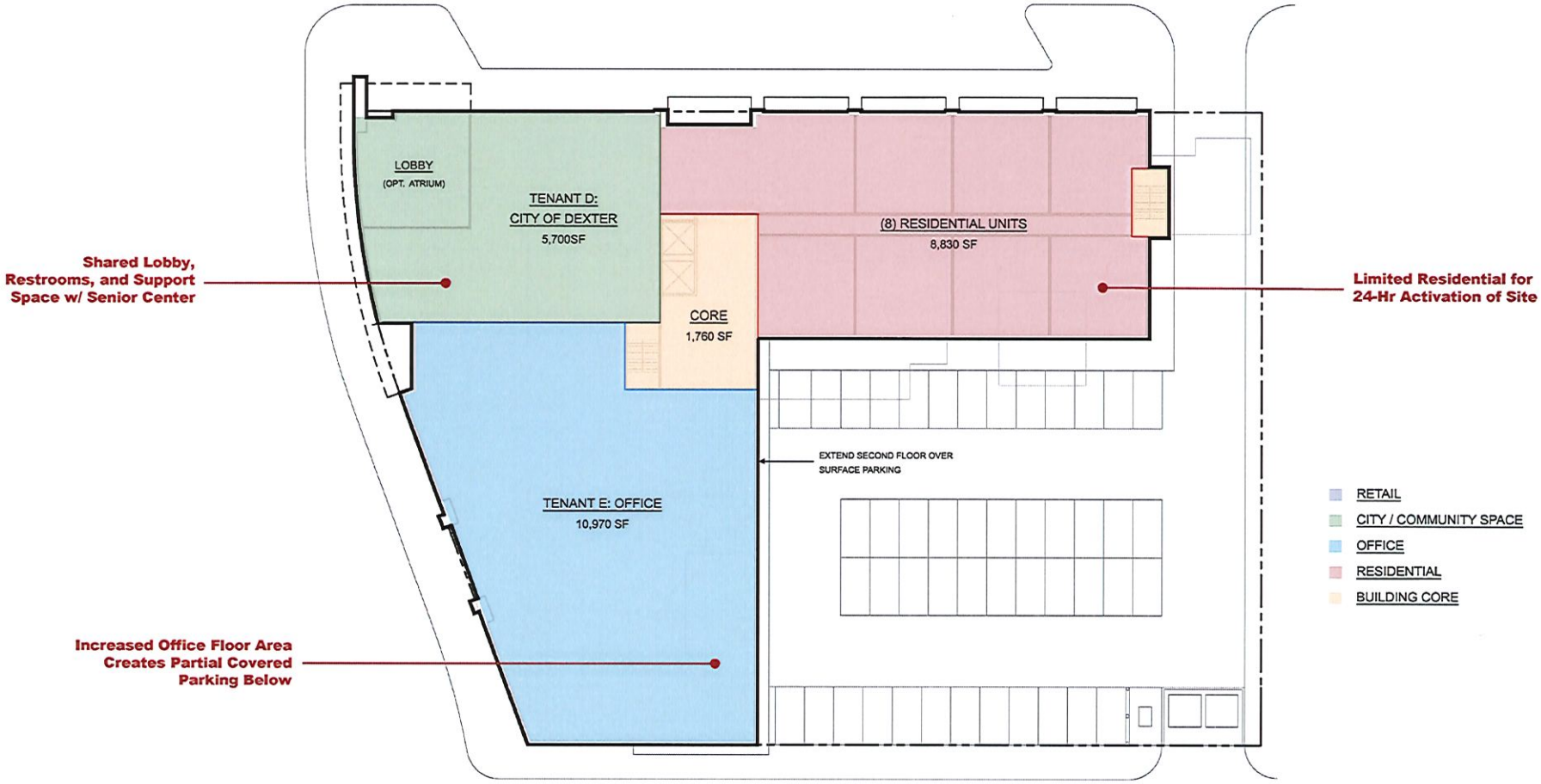


GROUND FLOOR PLAN

SCHEME A

3045 BROAD STREET REDEVELOPMENT

BLDG. 3

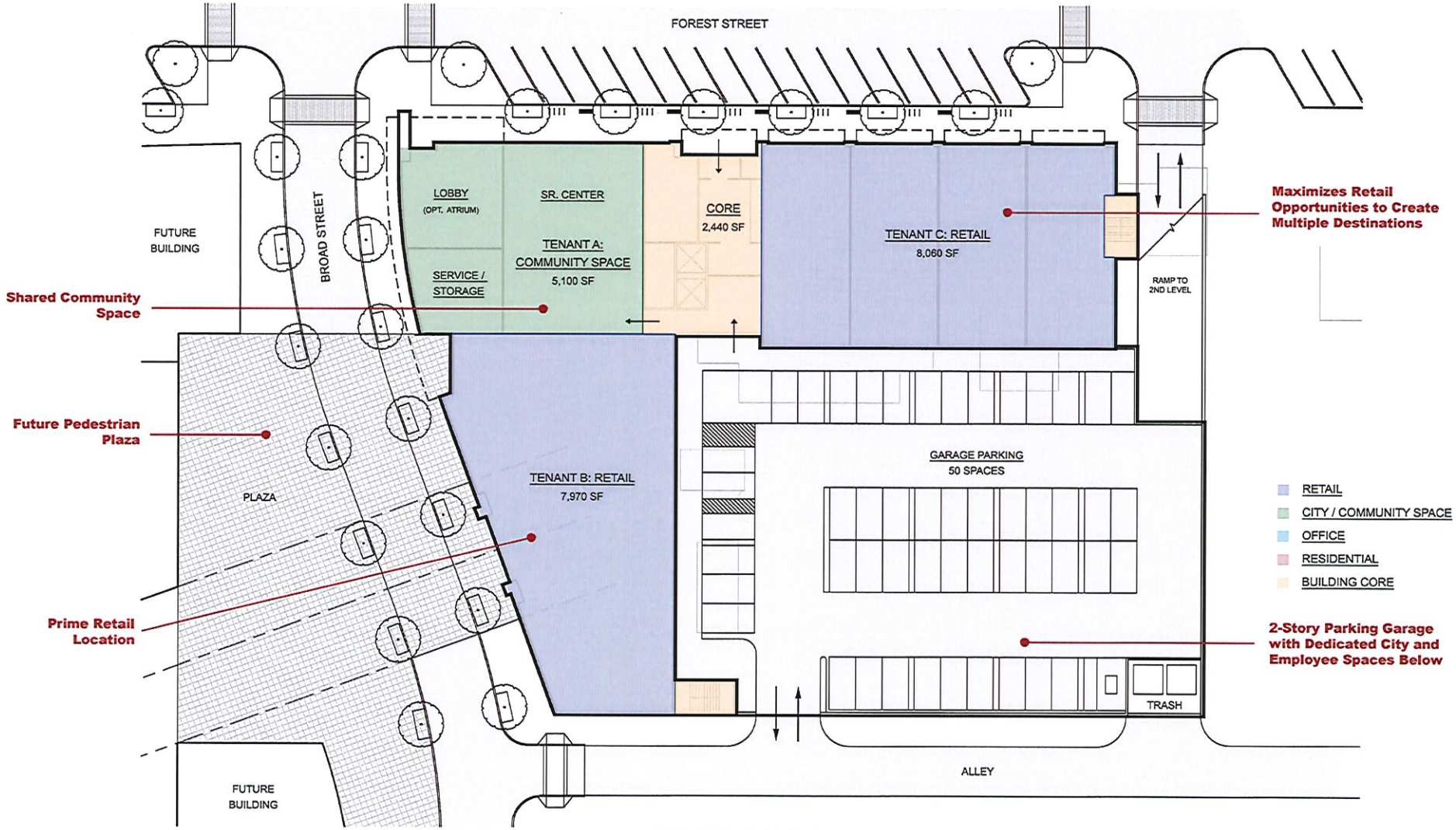


SECOND FLOOR PLAN

SCHEME A

3045 BROAD STREET REDEVELOPMENT

BLDG. 3

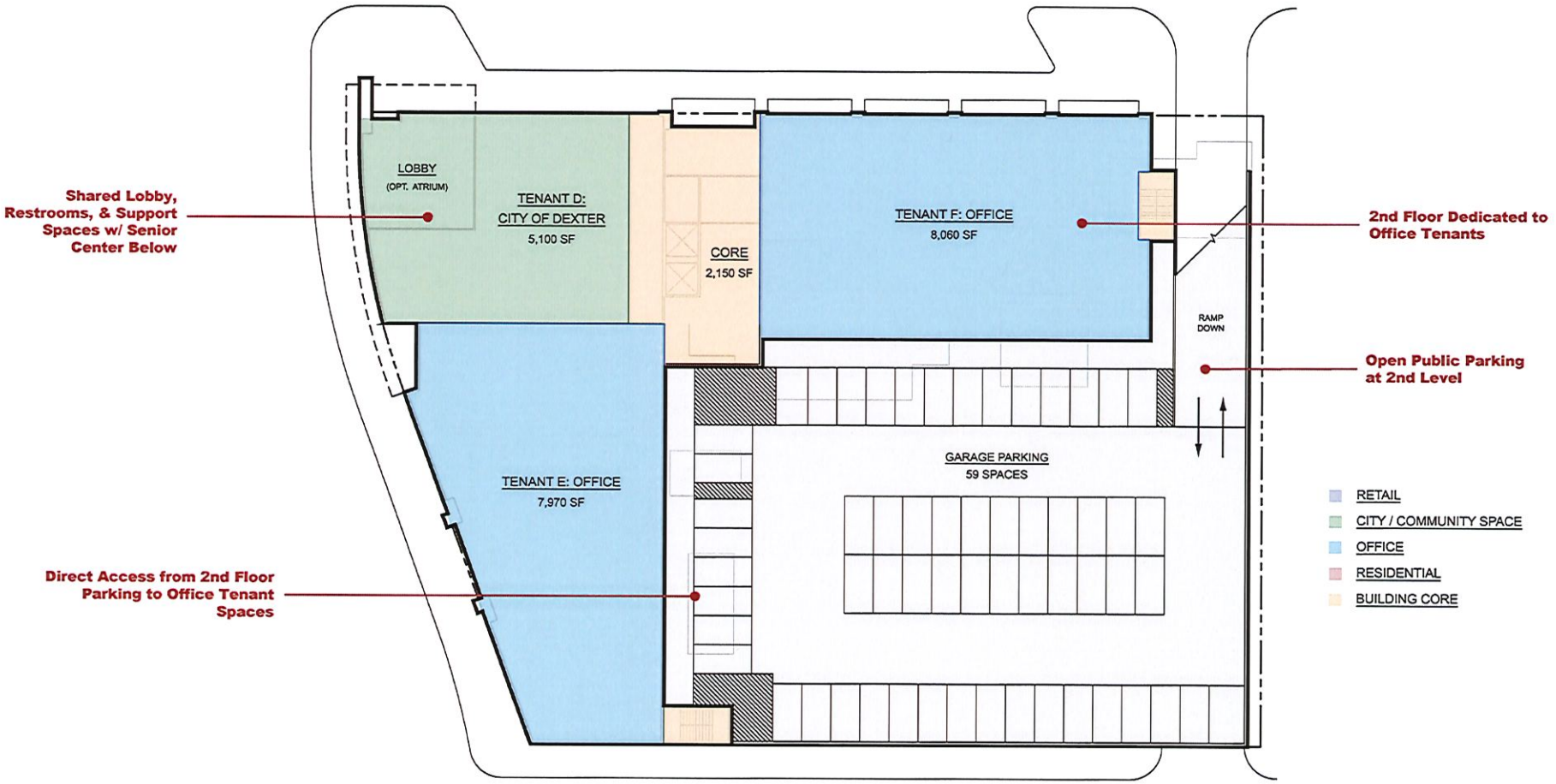


GROUND FLOOR PLAN

SCHEME B.1

3045 BROAD STREET REDEVELOPMENT

BLDG. 3

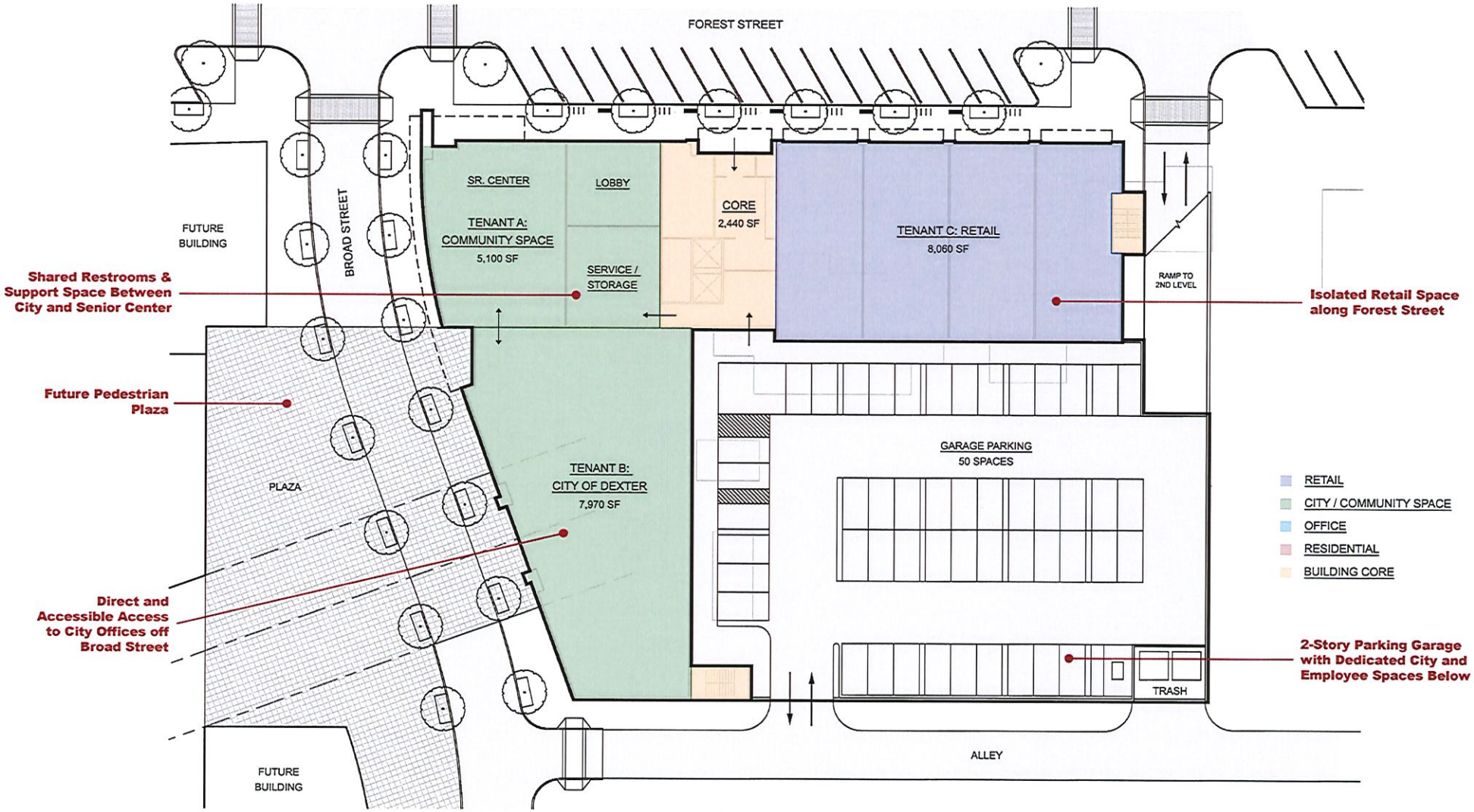


SECOND FLOOR PLAN

SCHEME B.1

3045 BROAD STREET REDEVELOPMENT

BLDG. 3

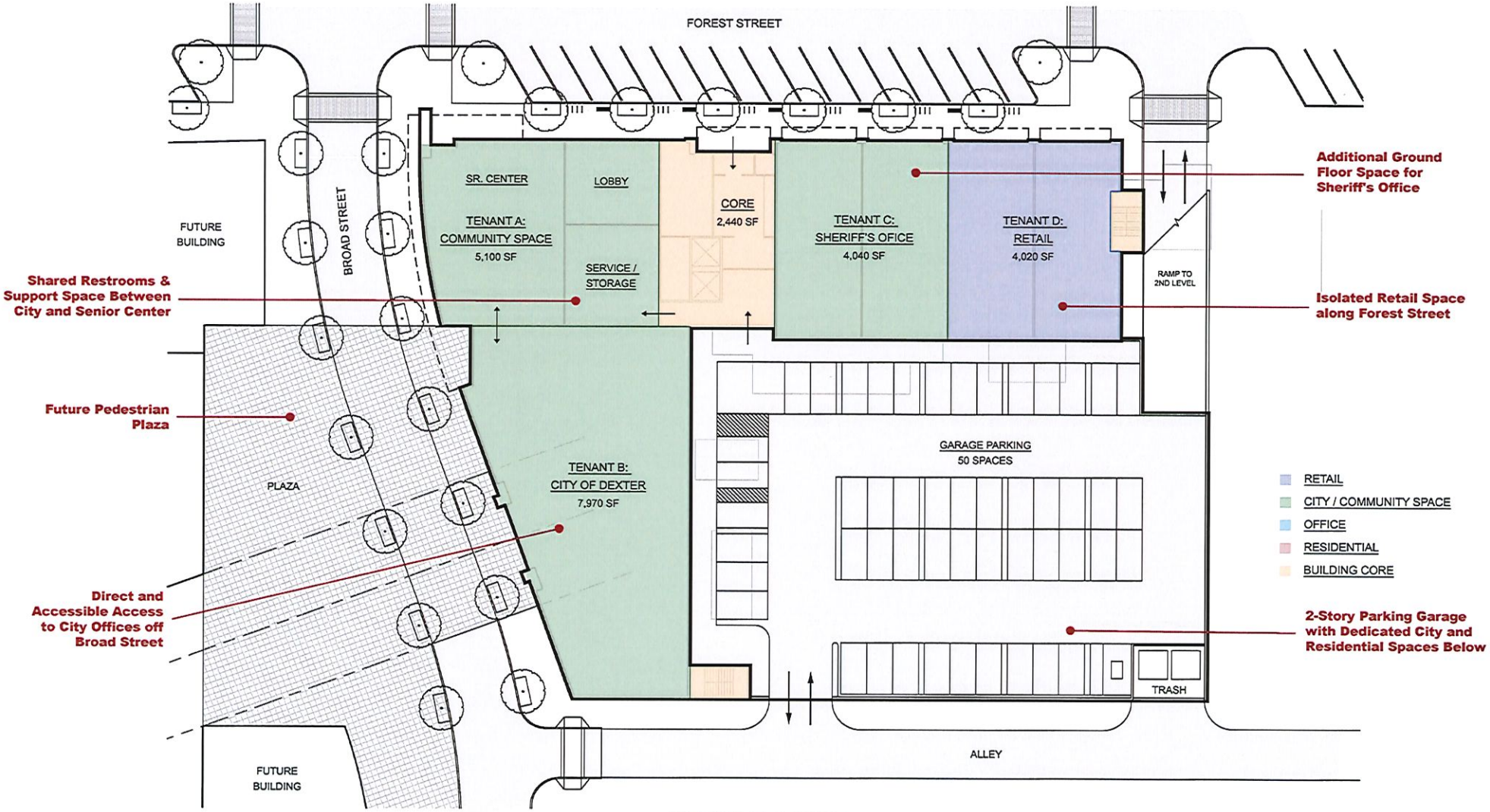


GROUND FLOOR PLAN

SCHEME B.2

3045 BROAD STREET REDEVELOPMENT

BLDG. 3

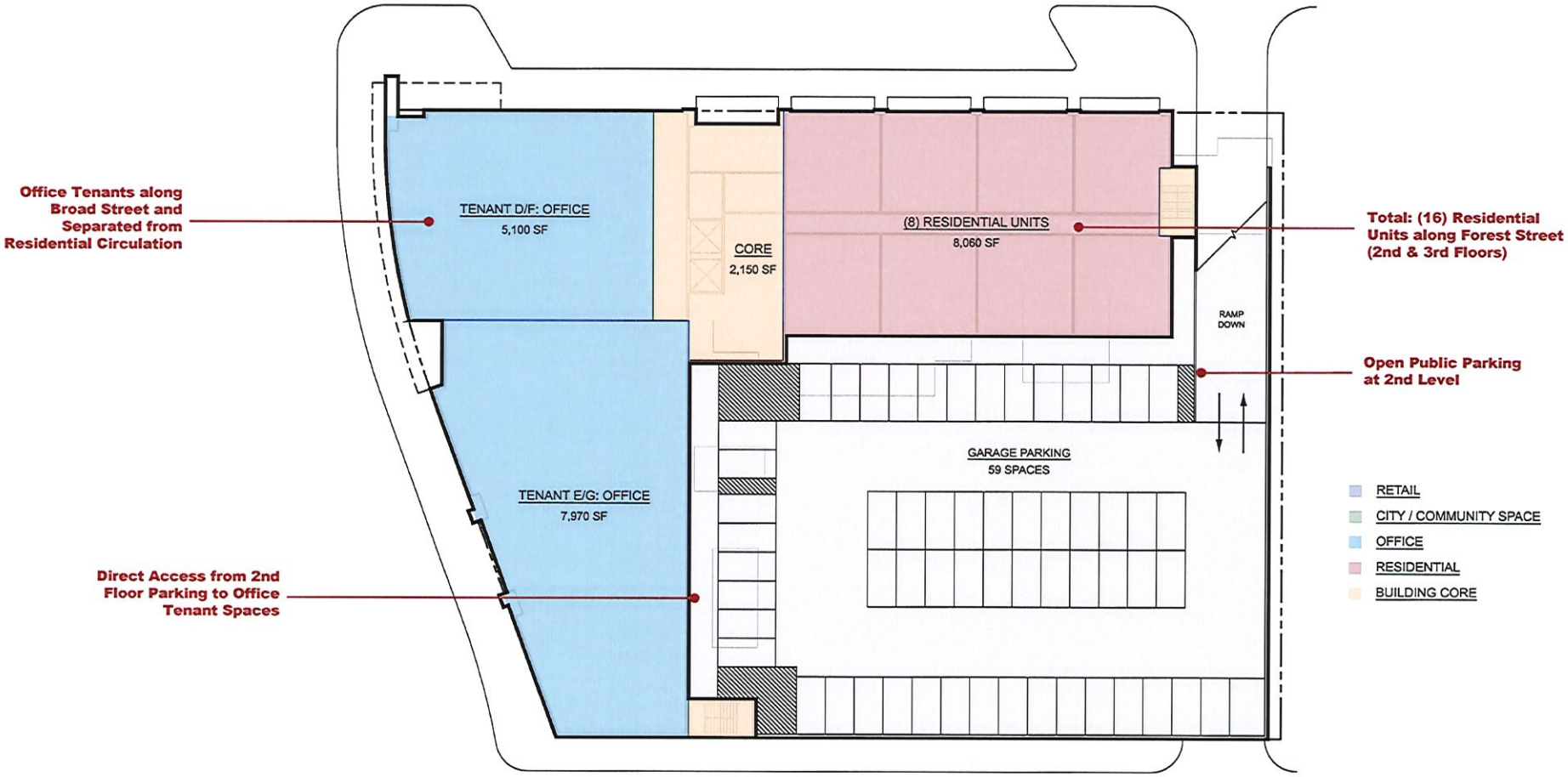


GROUND FLOOR PLAN

SCHEME B.3

3045 BROAD STREET REDEVELOPMENT

BLDG. 3

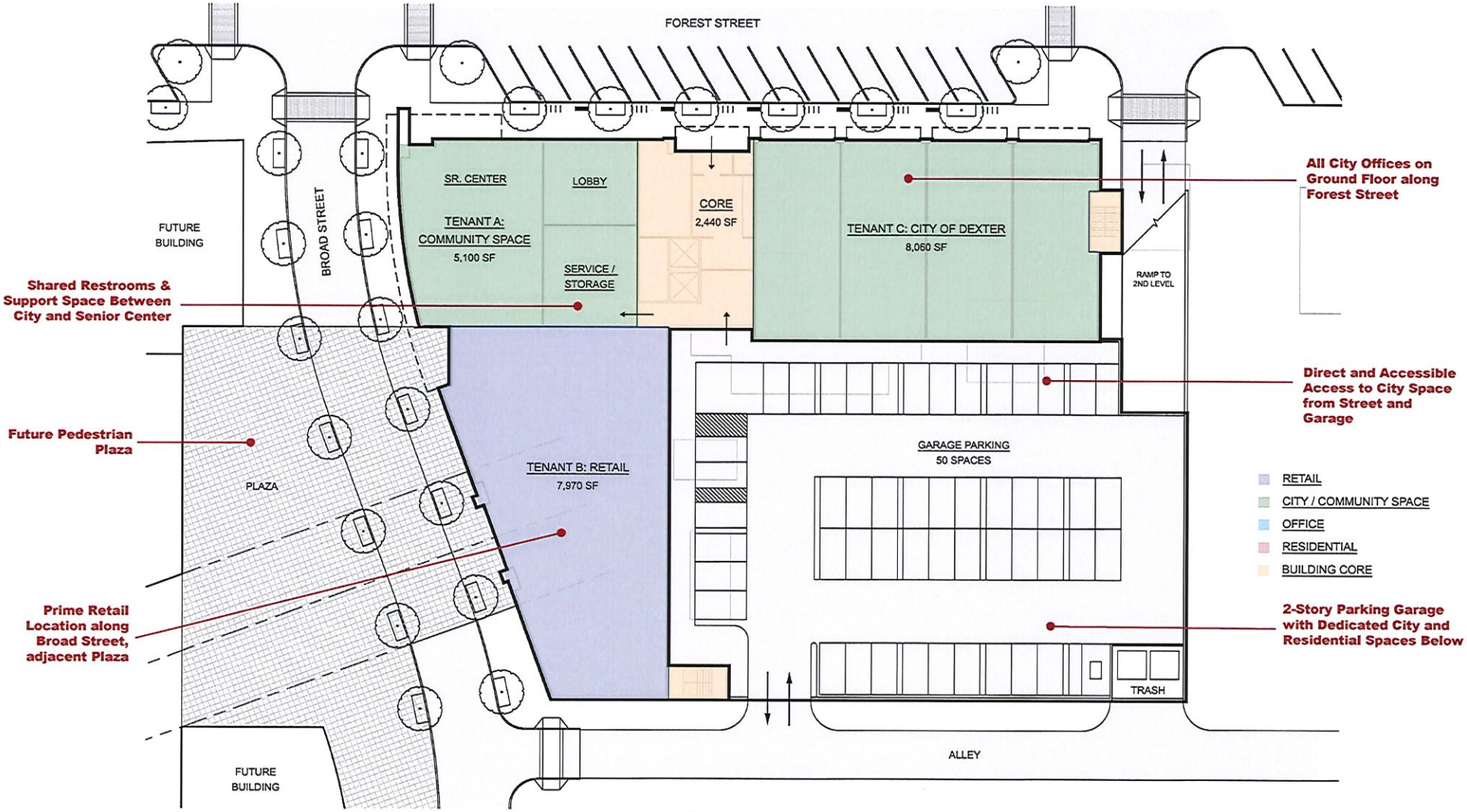


SECOND FLOOR PLAN

SCHEME B.2 & B.3
(3RD FLOOR PLAN SIMILAR)

3045 BROAD STREET REDEVELOPMENT

BLDG. 3

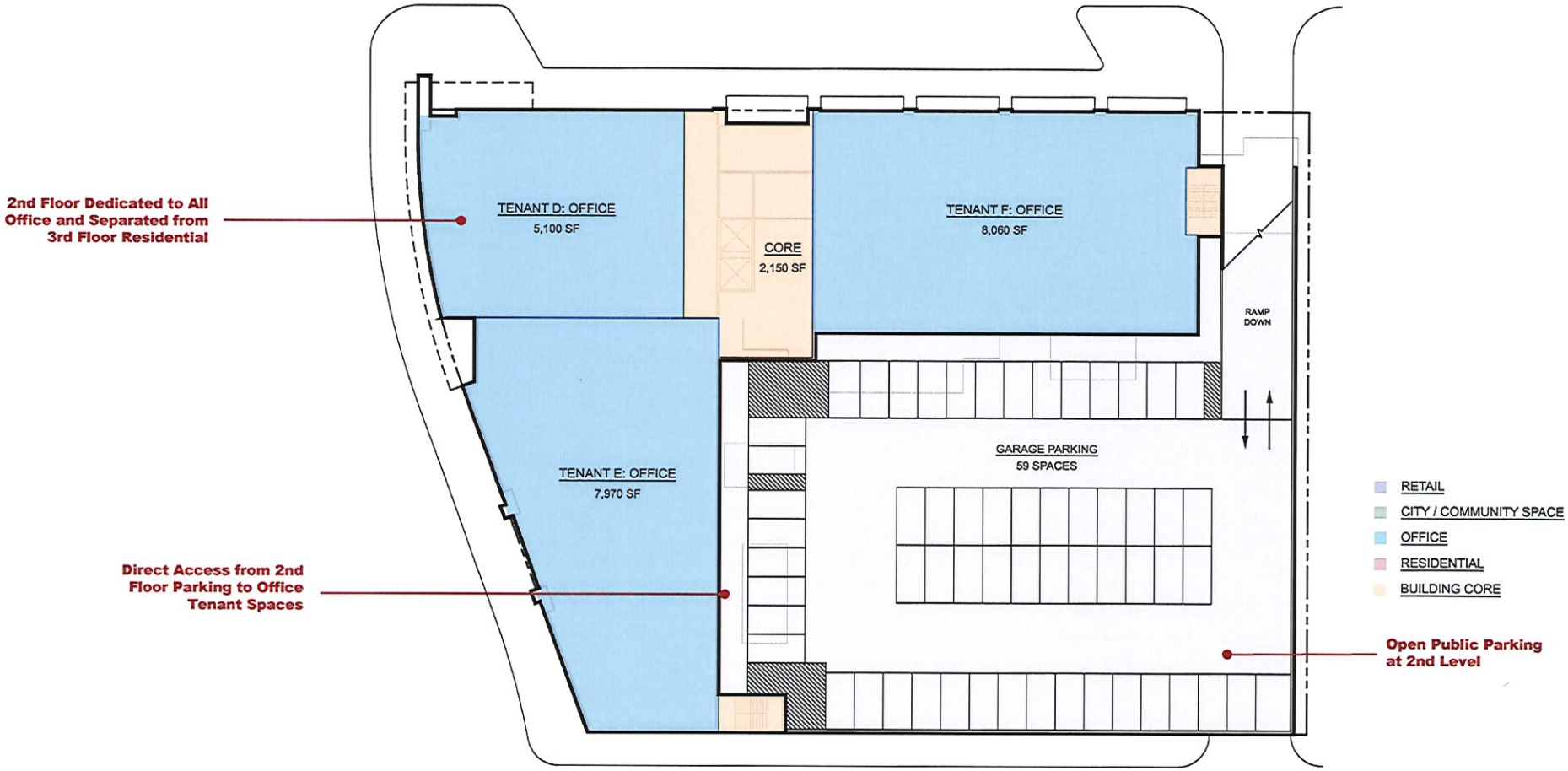


GROUND FLOOR PLAN

SCHEME B.4

3045 BROAD STREET REDEVELOPMENT

BLDG. 3

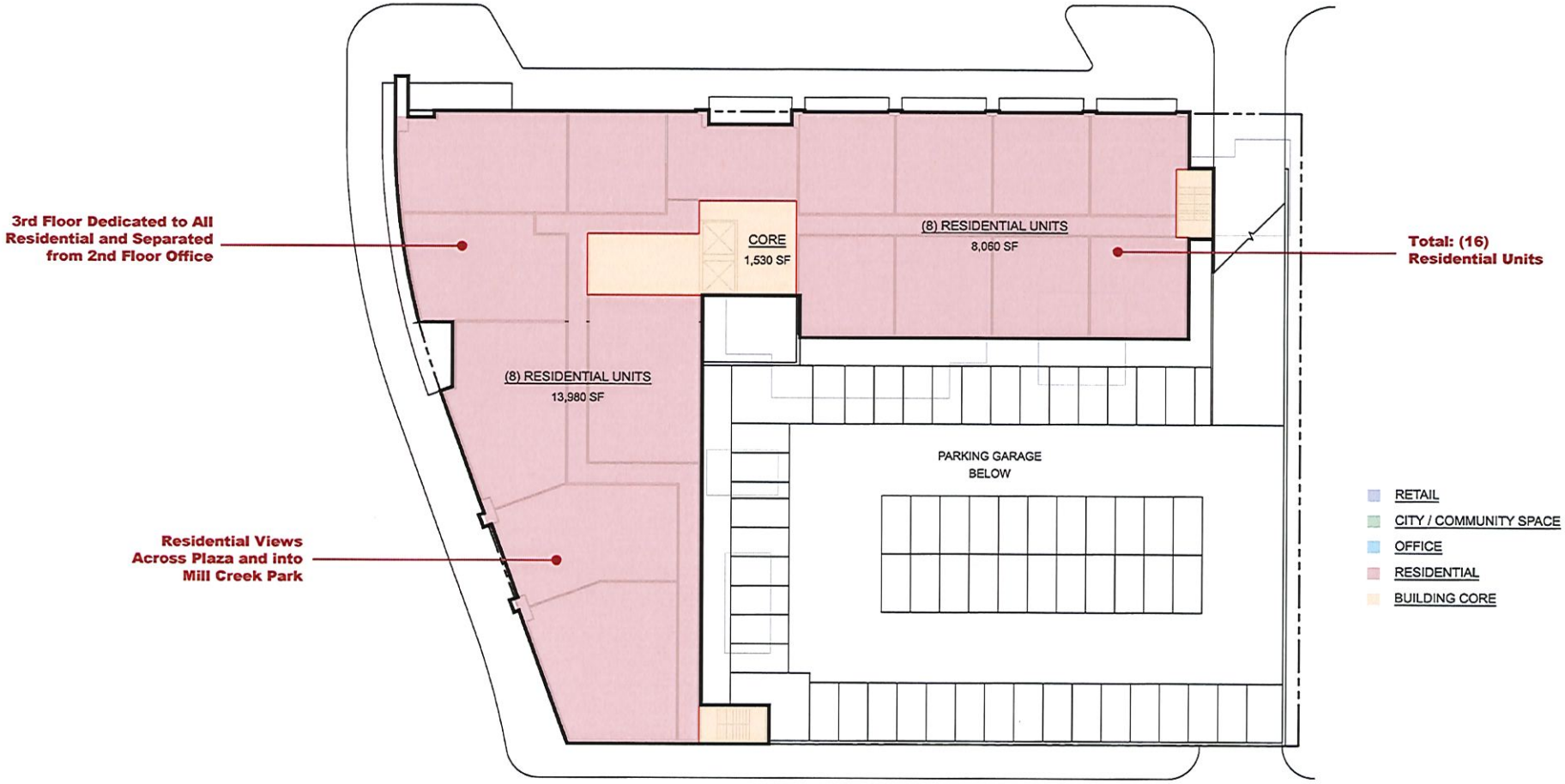


SECOND FLOOR PLAN

SCHEME B.4

3045 BROAD STREET REDEVELOPMENT

BLDG. 3



THIRD FLOOR PLAN

SCHEME B.1 & B.4

OPEN DISCUSSION

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Questions?