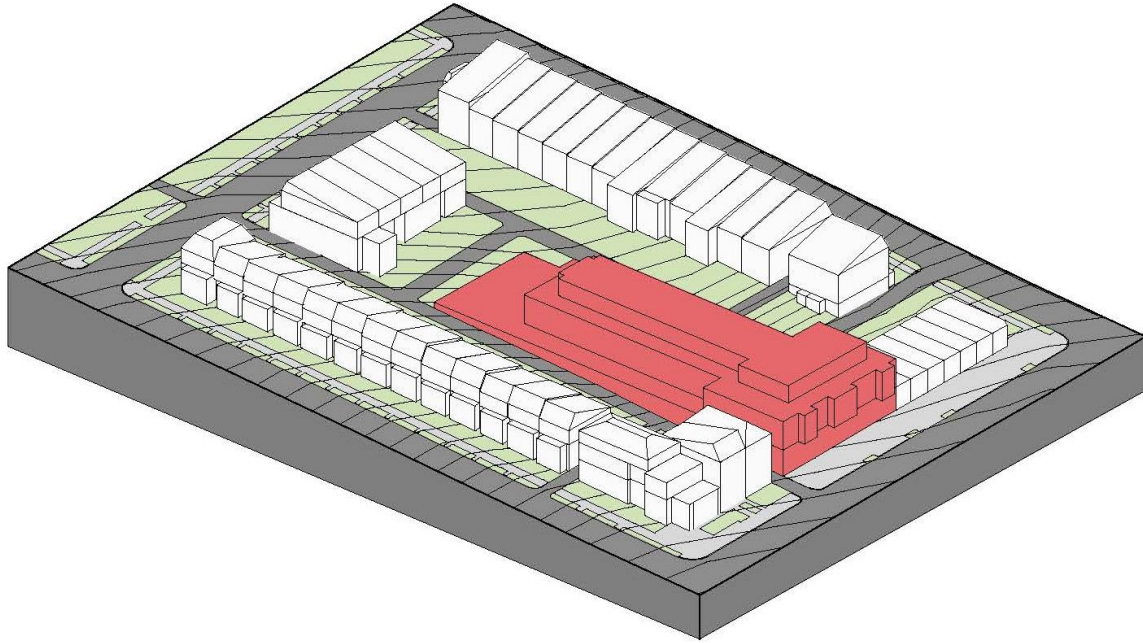


June 3, 2021  
Community Meeting  
4618 14<sup>th</sup> PUD

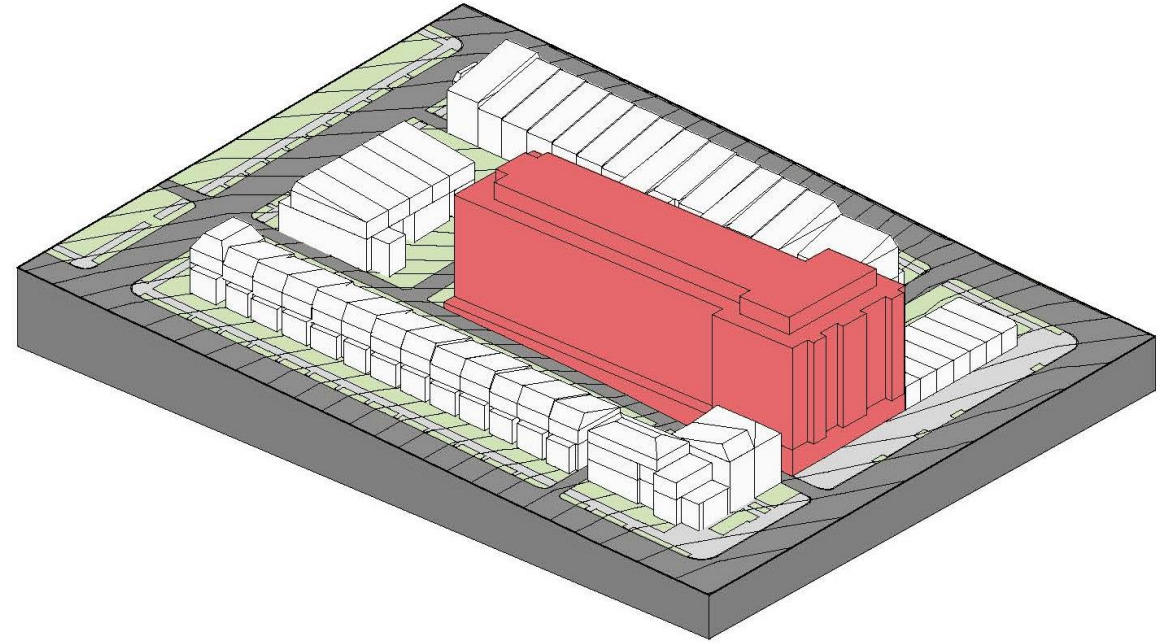
**MU-3A PUD**

1.44 FAR @ 41,430 SF  
4 STORIES + PENTHOUSE  
LOT OCCUPANCY 17,262 SF (60%)



**MU-7 PUD**

5.76 FAR @ 165,720 SF  
7 STORIES + PENTHOUSE  
LOT OCCUPANCY 23,016 SF (80%)



Current Minimum and Maximum Development

Current Proposed Development  
Animation



A. PERSPECTIVE - 14TH STREET



B. PERSPECTIVE - 14TH STREET

Current Proposed Development



B. PERSPECTIVE - ALLEY



A. PERSPECTIVE - ALLEY

## Current Proposed Development





D. STREET ELEVATION - NORTH

- Top of Parapet in Line with Houses at 15<sup>th</sup> Street



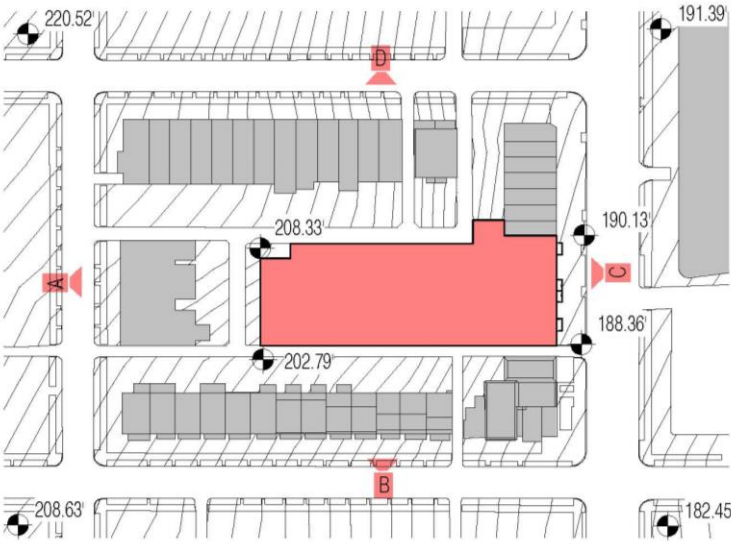
C. STREET ELEVATION - EAST



B. STREET ELEVATION - SOUTH



A. STREET ELEVATION - WEST



KEYPLAN



LEGEND UNIT COUNT

CAFE	1
DANCE STUDIO	4
MAIN LOBBY	1
RESIDENTIAL	1
THEATER	2

- Improved Dance Studio
- Affordable Housing Units
- Compatible Retail Use

Current Proposed Development  
Ground Floor Plan



- 53' to 79' Setbacks
- 1 to 1 Setback at Penthouse

Current Proposed Development  
Mezzanine Level Plan





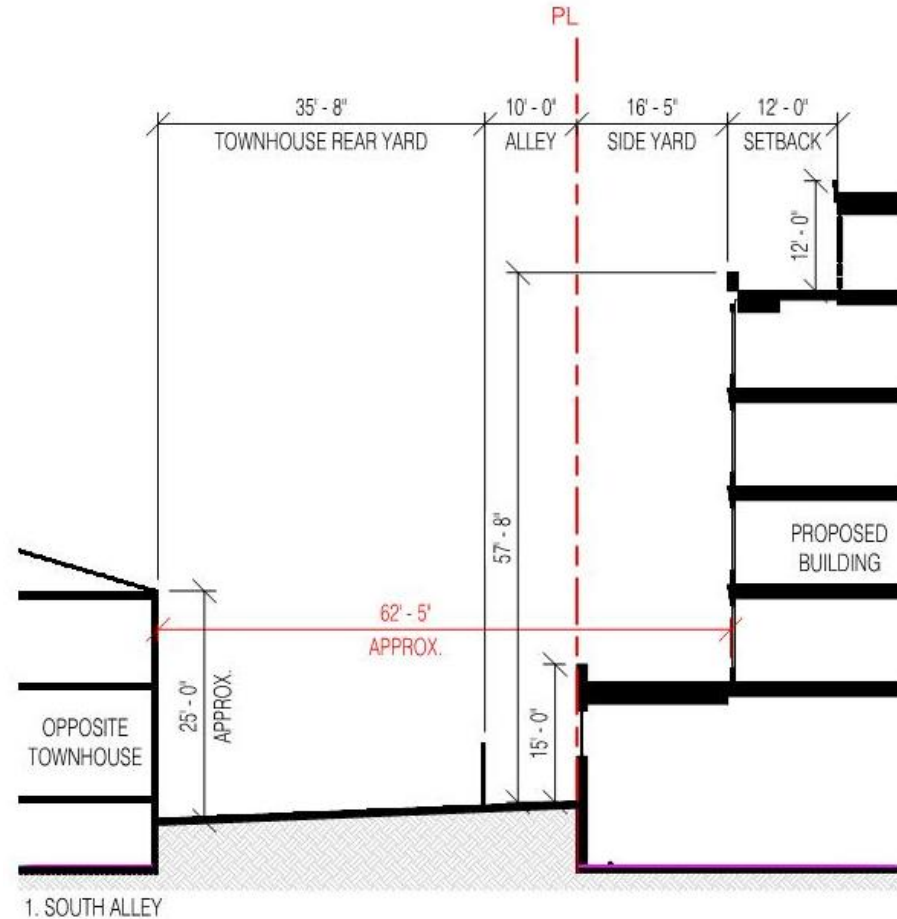
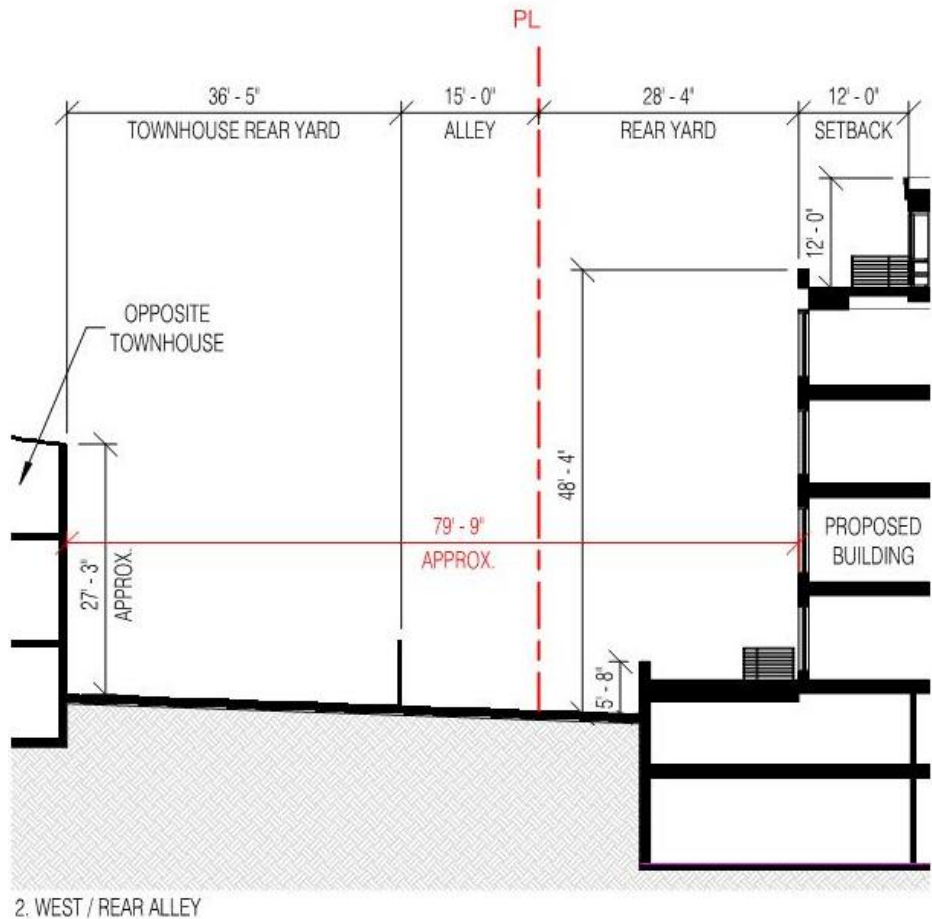
- 53' to 79' Setbacks
- 1 to 1 Setback at Penthouse

Current Proposed Development  
Typical Floor Plan



- 53' to 79' Setbacks
- 1 to 1 Setback at Penthouse

Current Proposed Development  
Penthouse Floor Plan



- 48' to 57' Height in Alley
- Penthouse Setback 1 to 1

Current Proposed Development  
Alley Sections





A. PERSPECTIVE - 14TH STREET



B. PERSPECTIVE - 14TH STREET

Reduced Scale Option A  
4 Stories Plus Penthouse at 14<sup>th</sup> Street





B. PERSPECTIVE - ALLEY



A. PERSPECTIVE - ALLEY

Reduced Scale Option A  
3 Stories Plus Penthouse at Rear



- Reduced Number of Units
- Reduced number of 3 Bedroom Units

Reduced Scale Option A  
Typical Floor Plan



- Project Feasibility
- Unit Count and Percentage of 3 Bedroom Units

Reduced Scale Option A  
Typical Floor Plan





A. PERSPECTIVE - 14TH STREET



B. PERSPECTIVE - 14TH STREET

Reduced Scale Option B  
5 Stories Plus Penthouse at 14<sup>th</sup> Street





B. PERSPECTIVE - ALLEY



A. PERSPECTIVE - ALLEY

Reduced Scale Option B  
3 Stories Plus Penthouse at Rear



D. STREET ELEVATION - NORTH

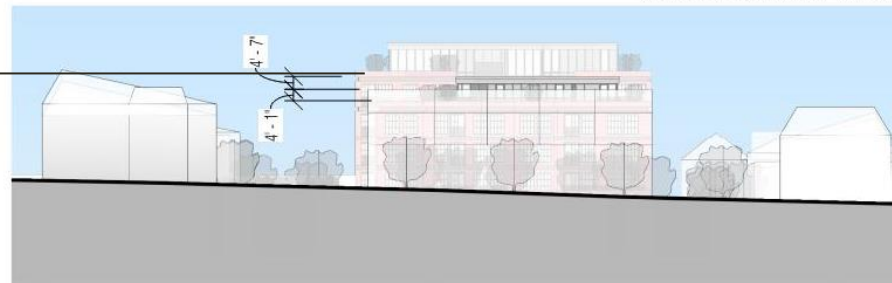
- Top of Penthouse below Houses at 15<sup>th</sup> Street



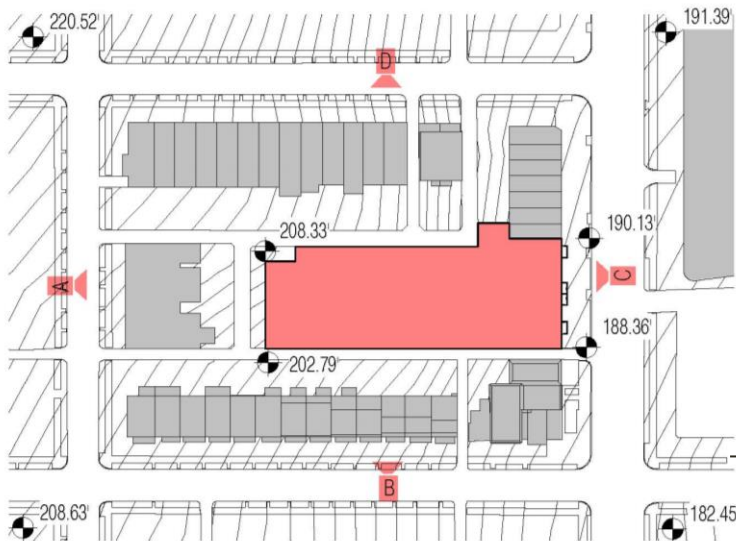
C. STREET ELEVATION - EAST



B. STREET ELEVATION - SOUTH



A. STREET ELEVATION - WEST



KEYPLAN



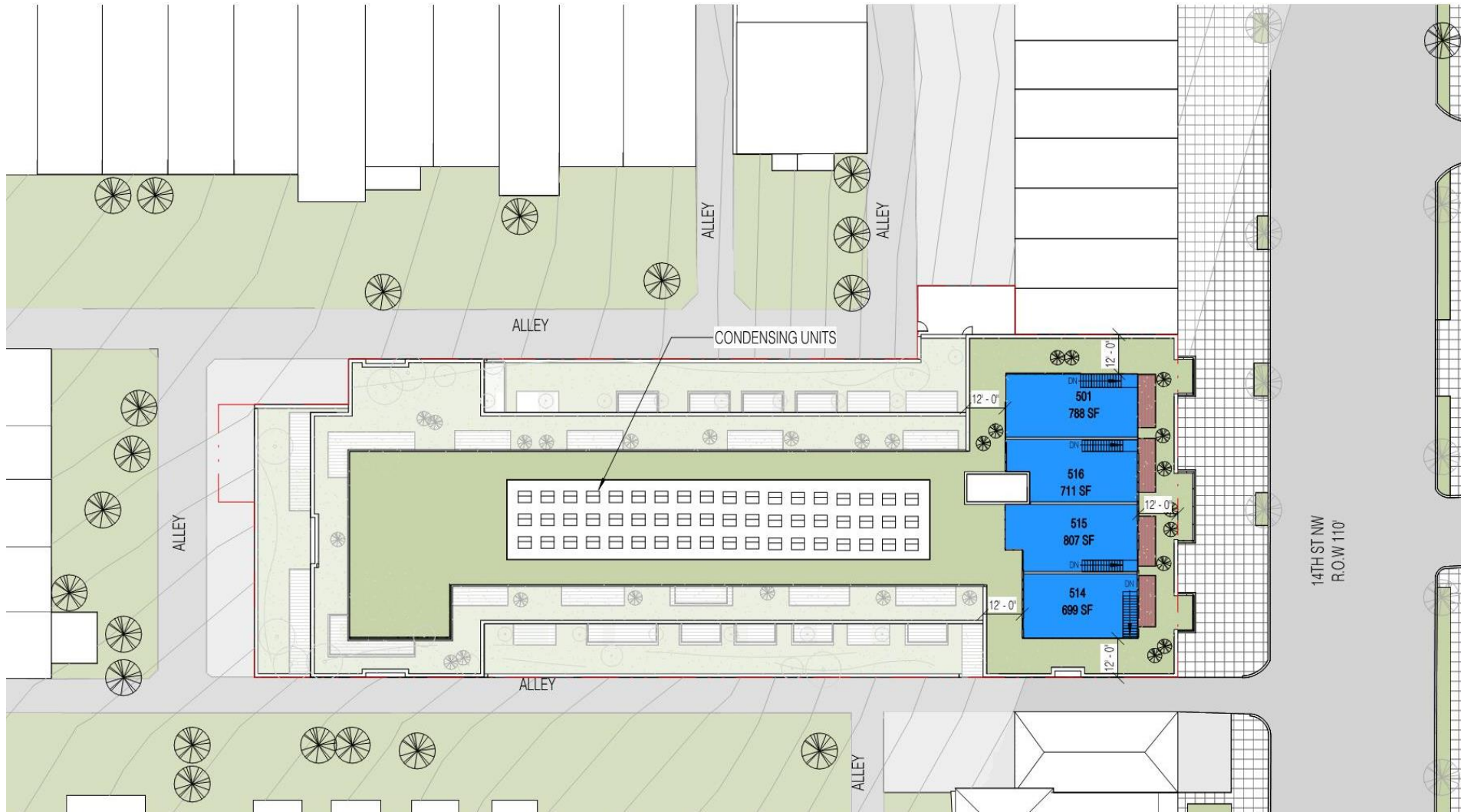
- Reduced Number of Units
- Expanded Footprint
- Maintains 20% 3 Bedroom Units

Reduced Scale Option B  
Typical Floor Plan



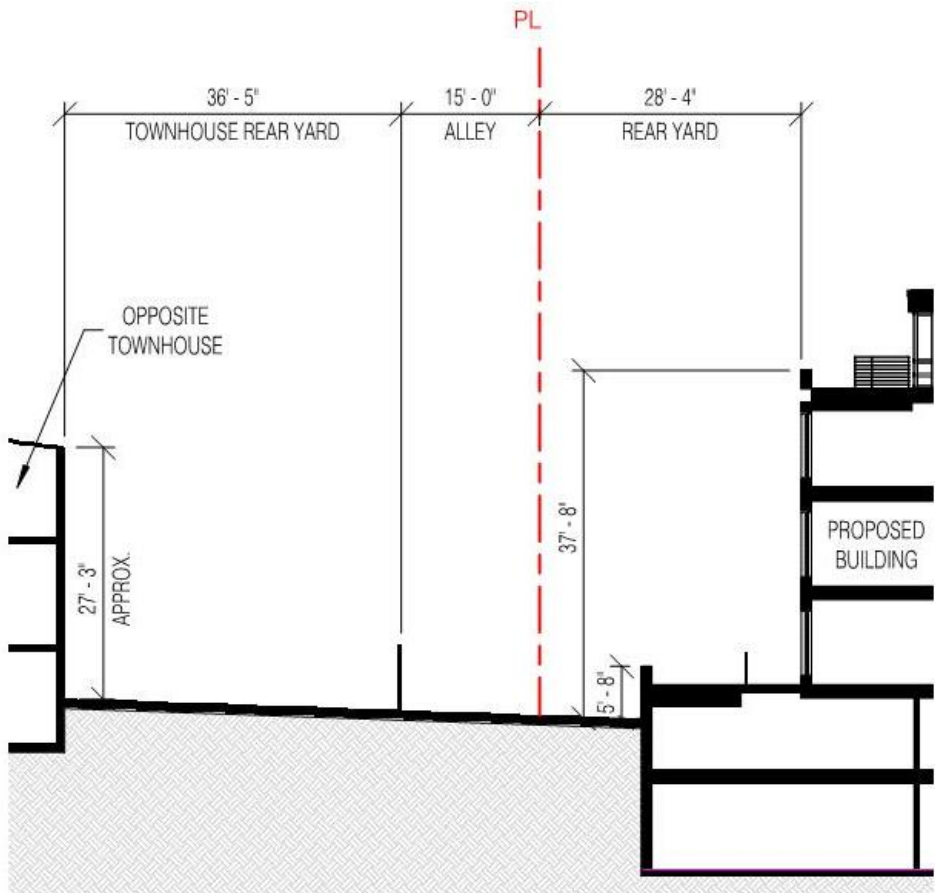




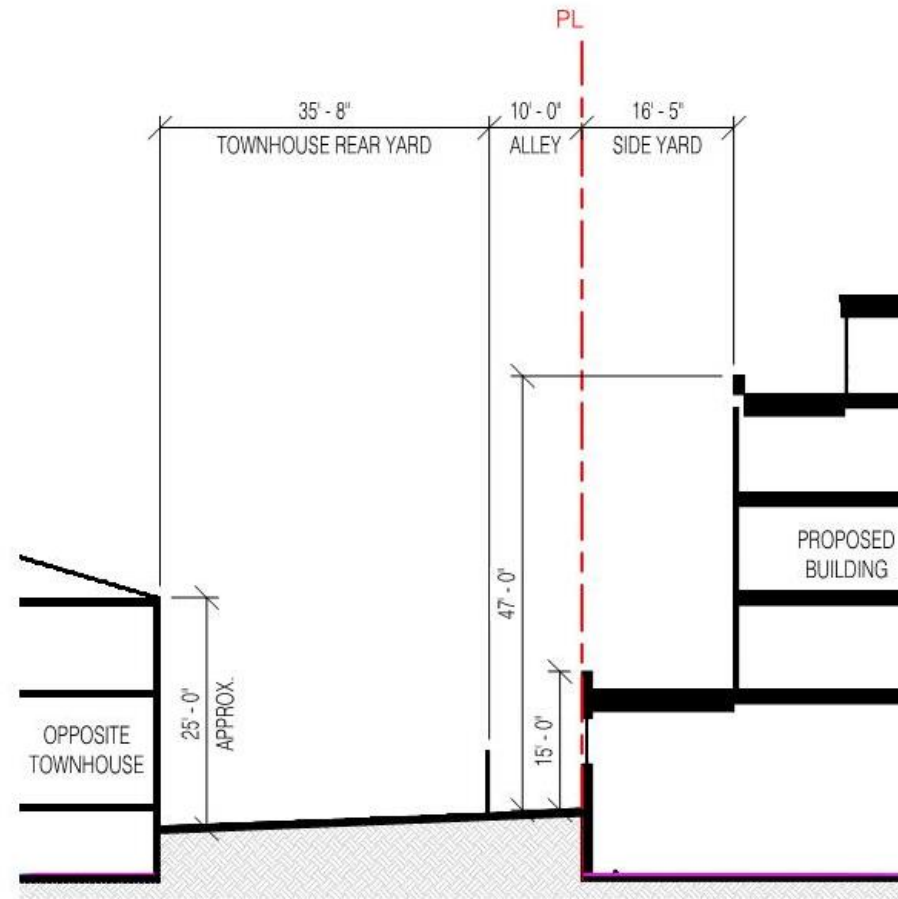


- Reduced Penthouse Area
- Duplex Units

Reduced Scale Option B  
Penthouse Floor Plan



2. WEST / REAR ALLEY



1. SOUTH ALLEY

- 37' to 47' Height in Alley
- Penthouse Setback 1 to 1

## Reduced Scale Option B Alley Sections



B. PERSPECTIVE - 14TH STREET

Current Proposed Development



B. PERSPECTIVE - 14TH STREET

Reduced Scale Option B

Side by Side Comparison



B. PERSPECTIVE - ALLEY

Current Proposed Development



B. PERSPECTIVE - ALLEY

Reduced Scale Option B

Side by Side Comparison





A. PERSPECTIVE - ALLEY

Current Proposed Development



A. PERSPECTIVE - ALLEY

Reduced Scale Option B

Side by Side Comparison



D. STREET ELEVATION - NORTH



D. STREET ELEVATION - NO



C. STREET ELEVATION - EAST



C. STREET ELEVATION - EAST



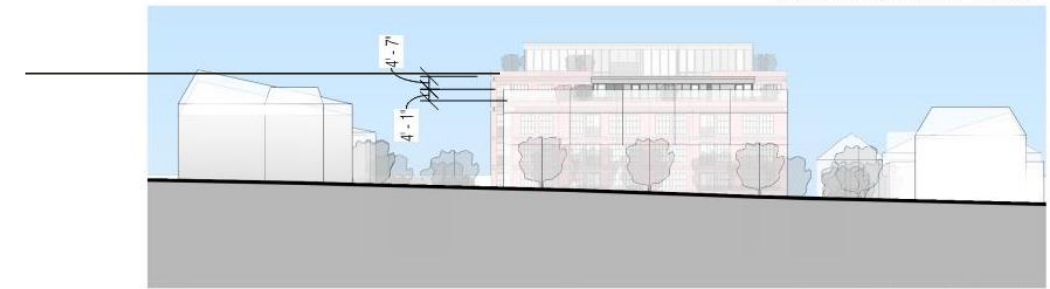
B. STREET ELEVATION - SOUTH



B. STREET ELEVATION - SOUTH



A. STREET ELEVATION - WEST



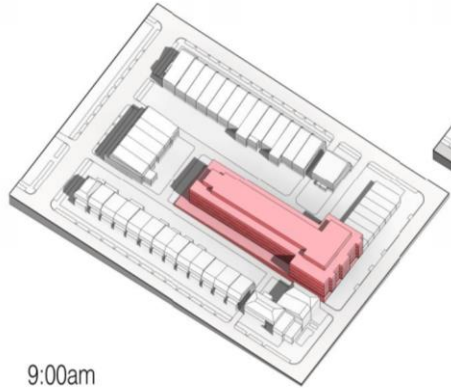
A. STREET ELEVATION - WEST

Current Proposed Development

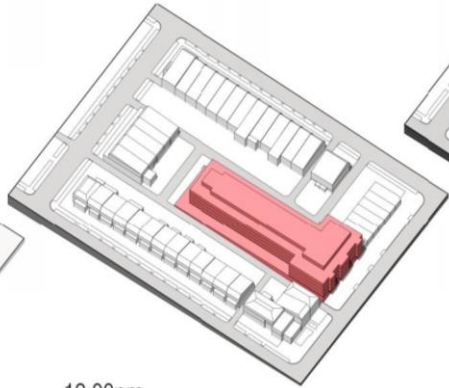
Side by Side Comparison

Reduced Scale Option B

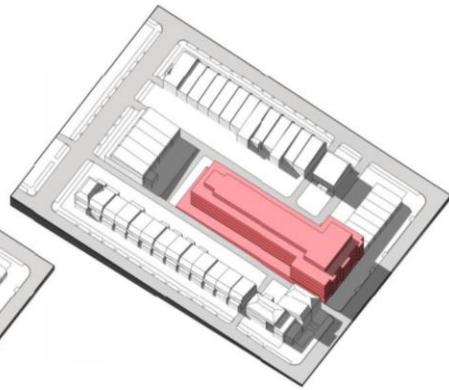




9:00am

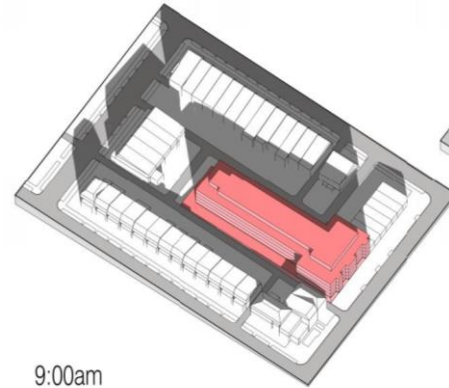


12:00pm

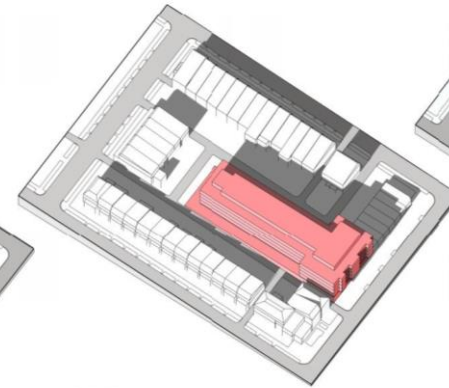


4:00pm

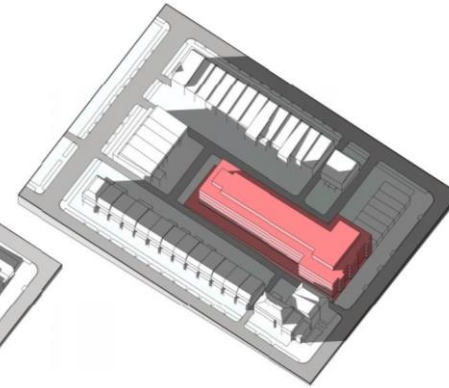
## Summer Solstice



9:00am

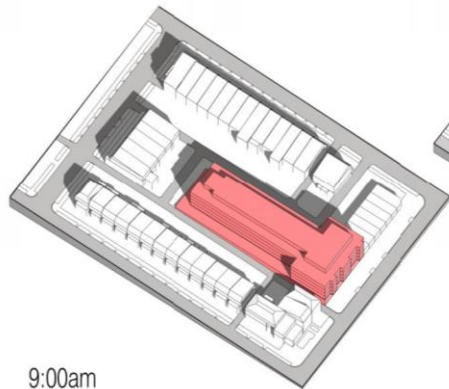


12:00pm

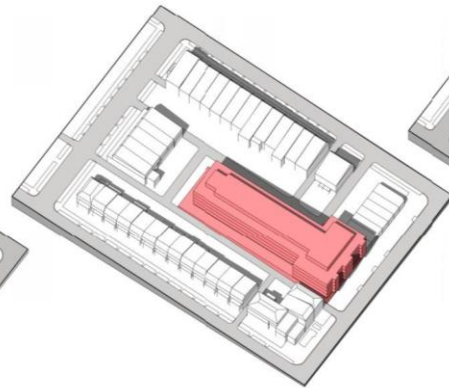


4:00pm

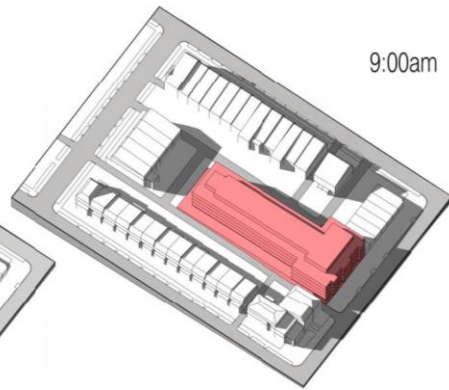
## Winter Solstice



9:00am



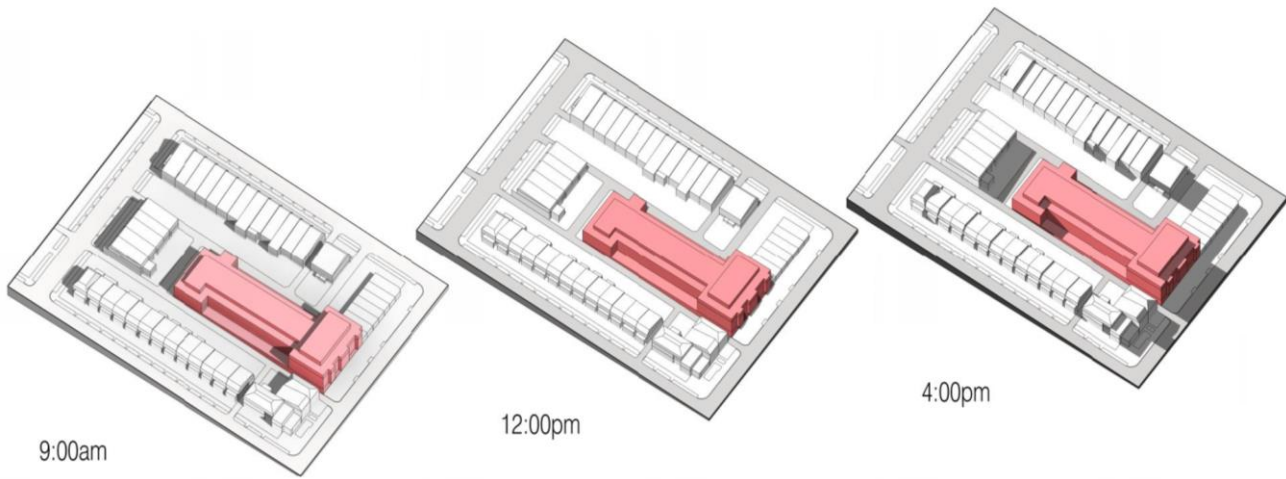
12:00pm



4:00pm

## Spring and Fall Equinox



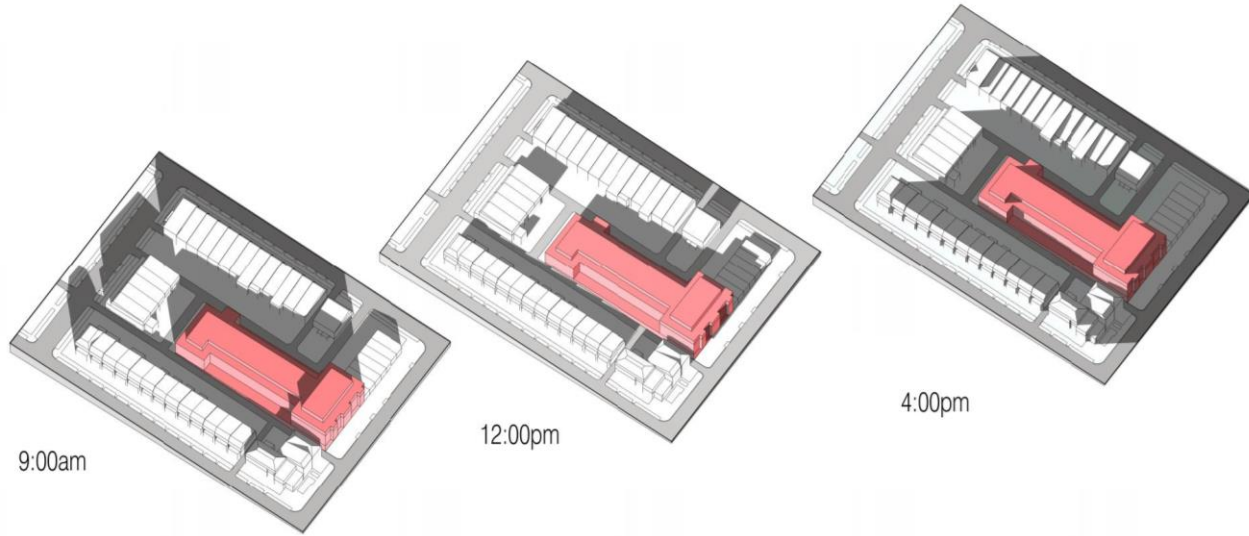


9:00am

12:00pm

4:00pm

## Summer Solstice

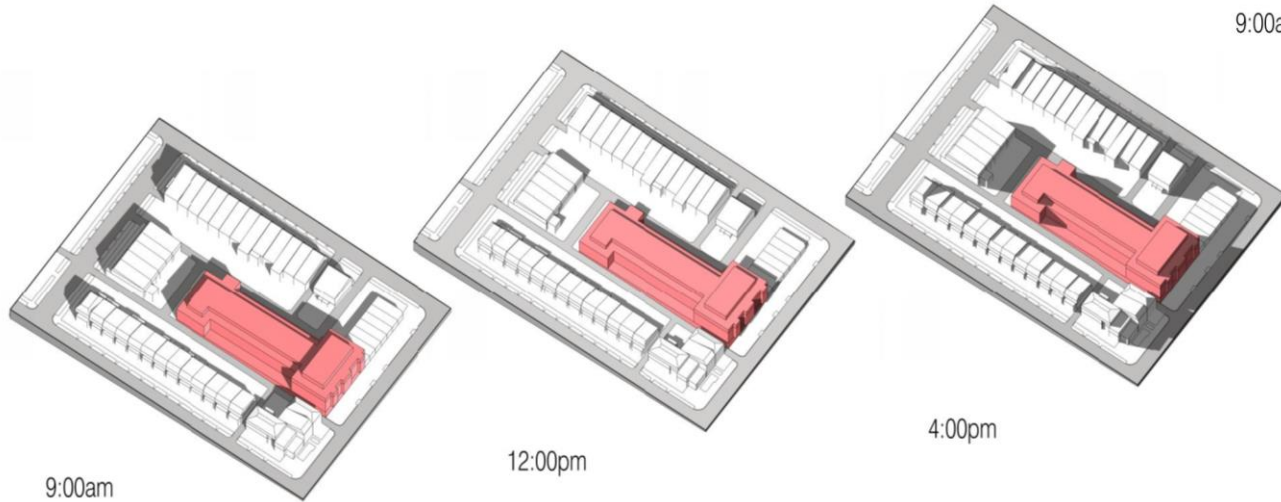


9:00am

12:00pm

4:00pm

## Winter Solstice



9:00am

12:00pm

4:00pm

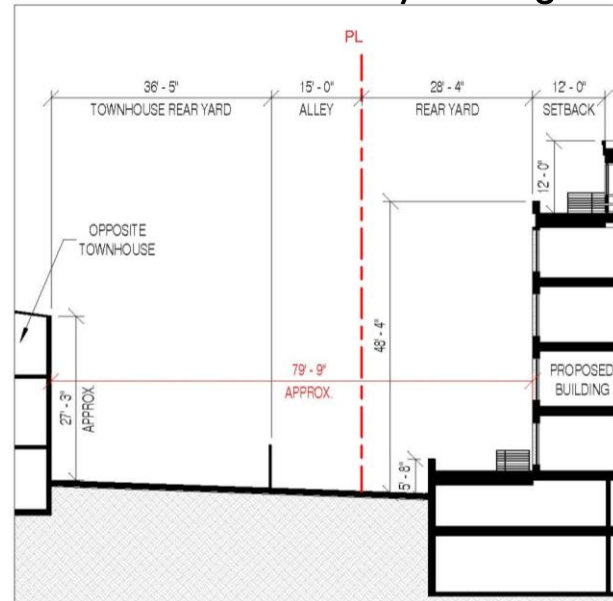
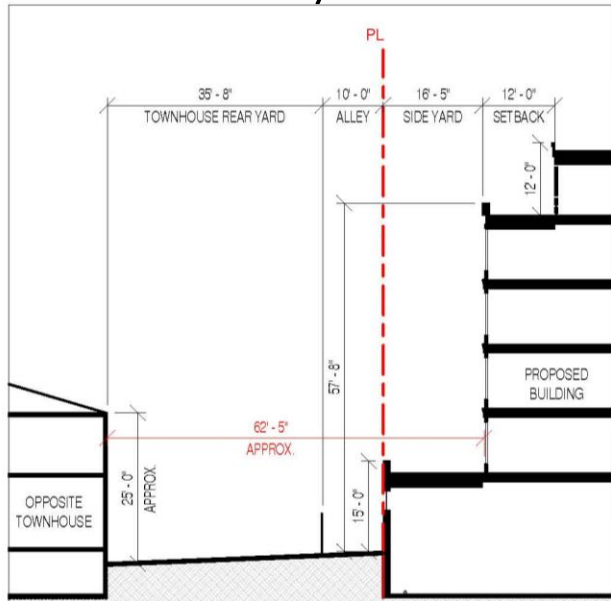
## Spring and Fall Equinox





● View In Alley

● Similar Alley Building



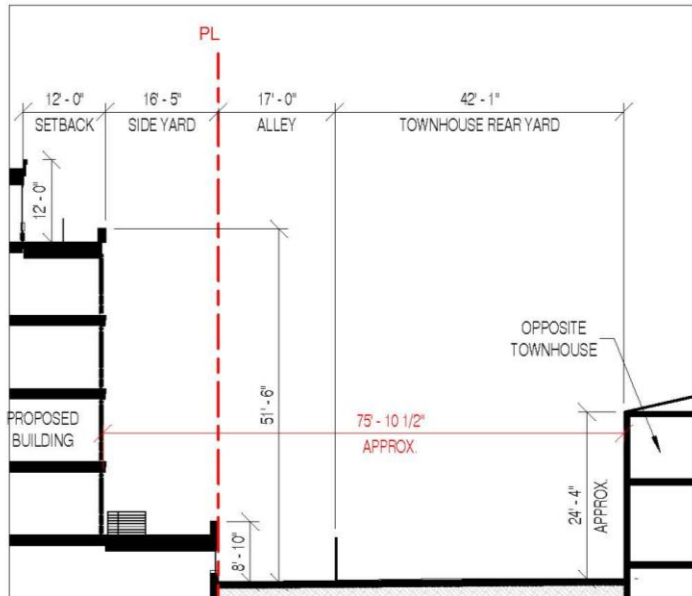
● Proposed Building: 53' to 79' of Separation

● Two Alley Buildings: 25' of Separation





- View In Alley



- Proposed Building: 53' to 79' of Separation



- Similar Building: 35' of Separation





- Similar Building: Adjacent to Two Story Structures



- View Looking North along 14<sup>th</sup> Street





- Similar Building: Adjacent to Two Story Structures



- View Looking South along 14<sup>th</sup> Street