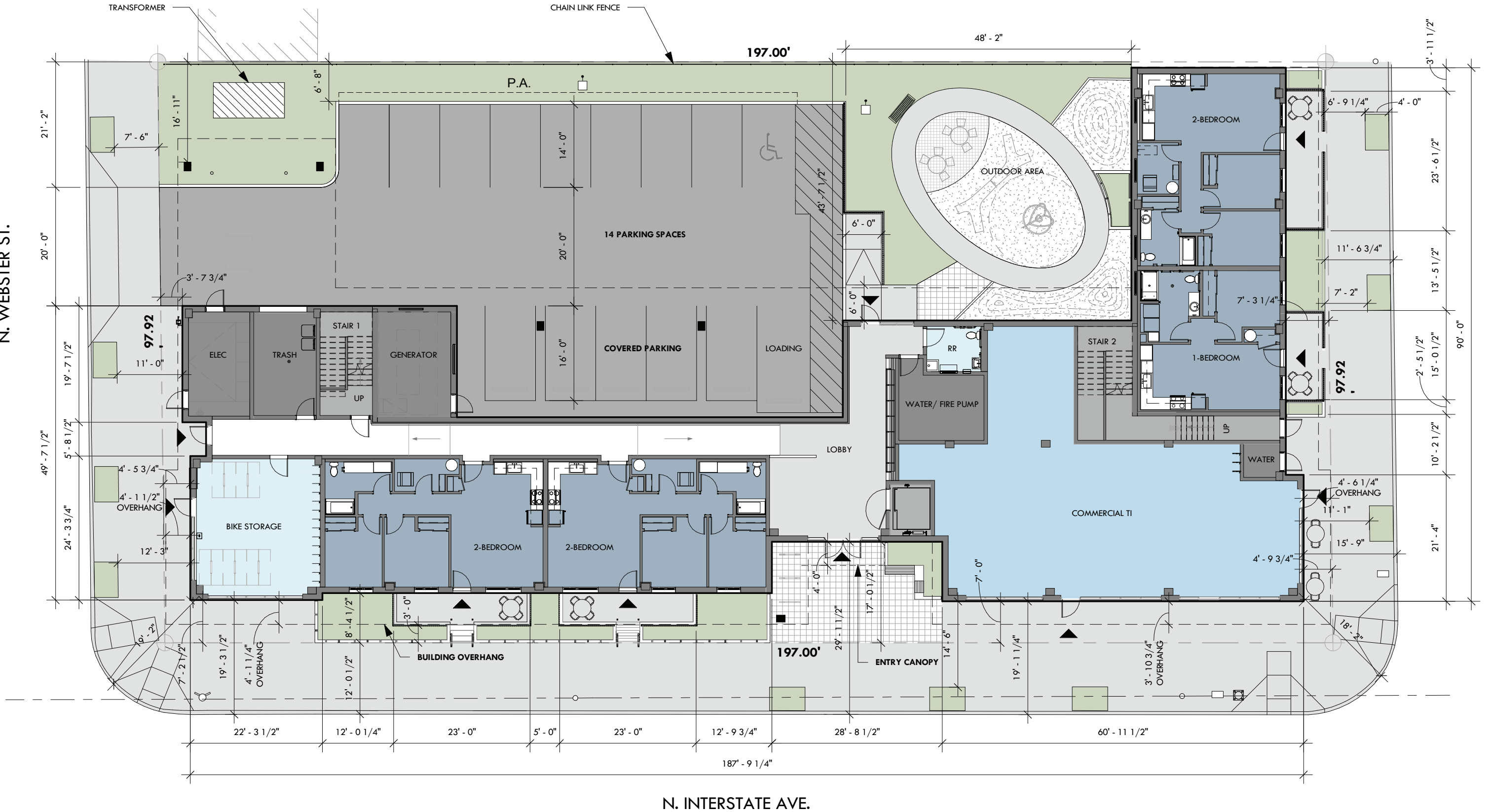


5020 N. INTERSTATE

COVER

N. WEBSTER ST.

N. ALBERTA ST.



N. INTERSTATE AVE.

SITE & GROUND FLOOR PLAN



TYPICAL FLOOR PLAN - LEVELS 2 THROUGH 6



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



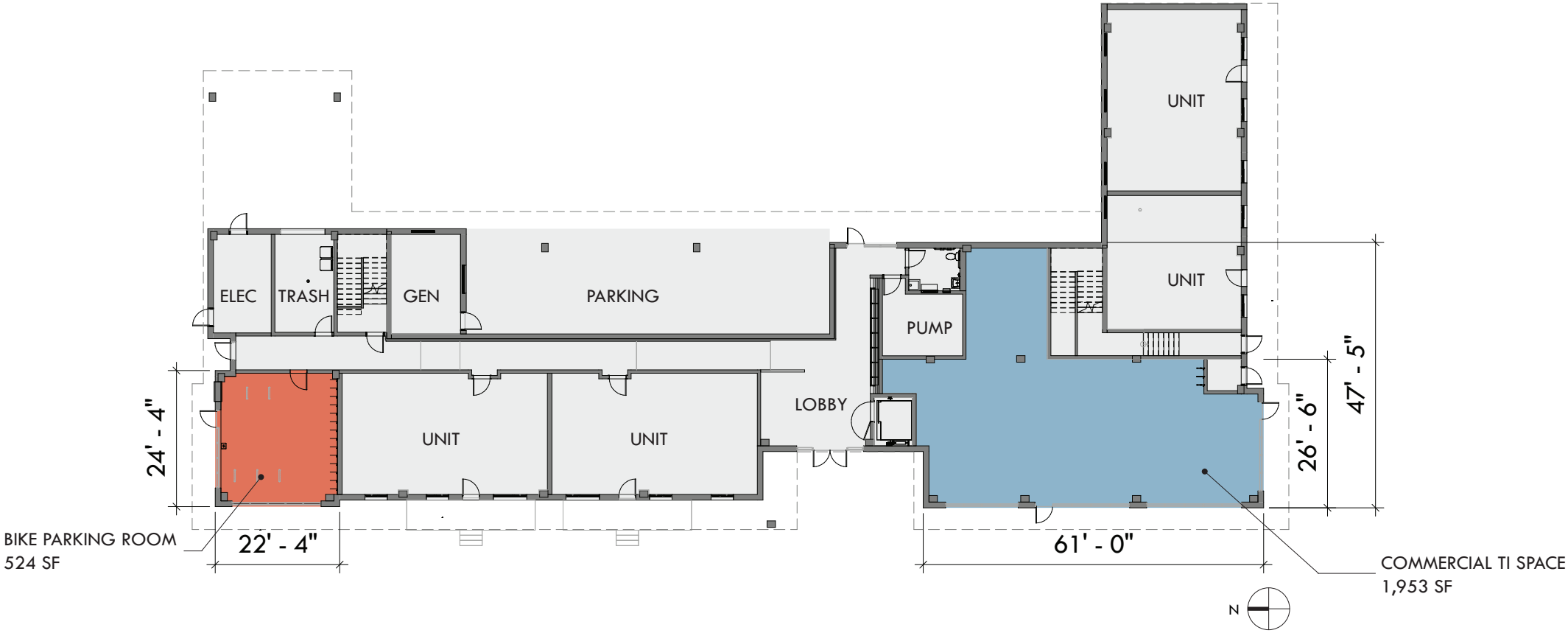
APPLICANT APPEAL 1

THE APPLICANT HAS APPEALED THE ADMINISTRATIVE DECISION FOR THE CONDITIONS OF APPROVAL AND CONTENDS THAT THE PROPOSED PROJECT MEETS THE ZONING STANDARDS AND INTENT FOR THE COMMERCIAL/MIXED USE 3 ZONE, CENTERS MAIN STREET “M” OVERLAY ZONE, NORTH INTERSTATE PLAN DISTRICT, AND COMMUNITY DESIGN GUIDELINES.

CONDITION OF APPROVAL 1

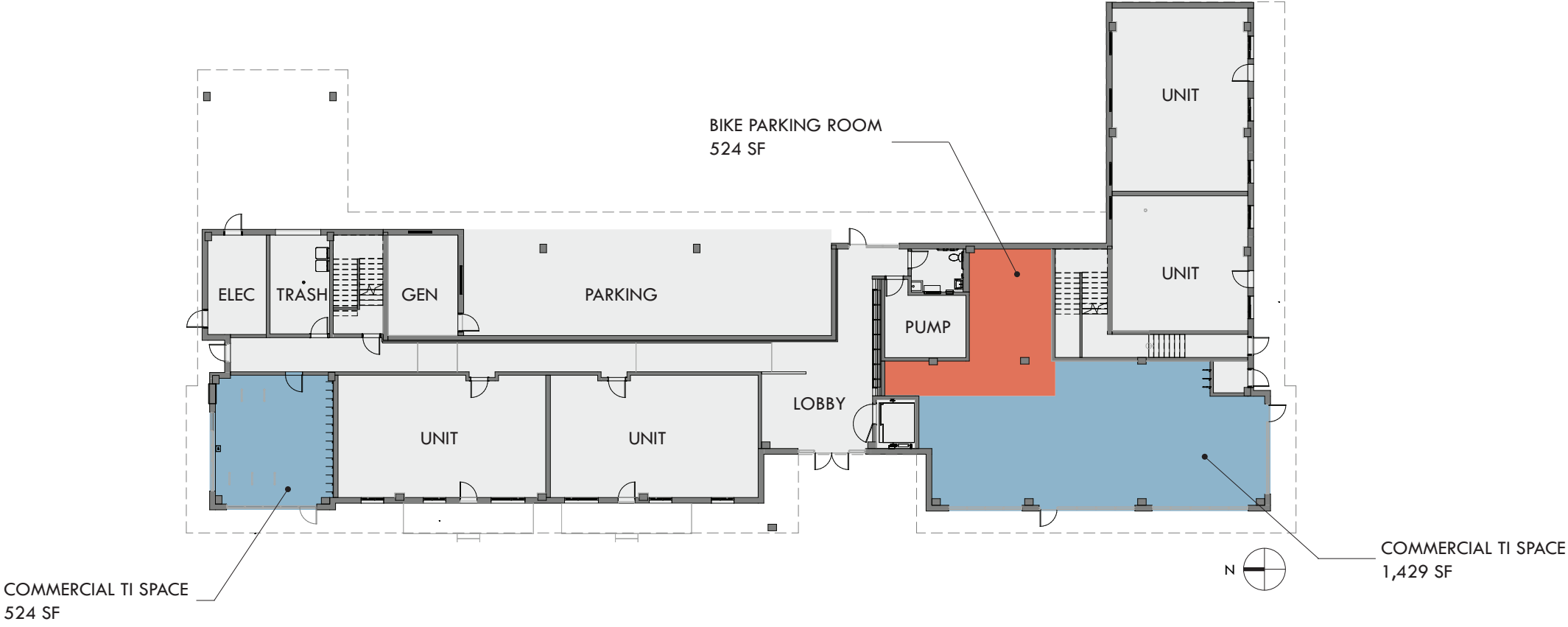
“THE PROPOSED BIKE STORAGE ROOM AT THE NORTHWEST CORNER OF THE BUILDING SHALL BE CONVERTED INTO A GROUND FLOOR COMMERCIAL USE SPACE (OR OTHER ACTIVE USE AS LISTED IN THE “M” OVERLAY ZONE, SECTION 33.415.200); THAT BIKE PARKING THAT IS CURRENTLY PROPOSED IN THIS ROOM SHALL BE LOCATED EITHER IN INDIVIDUAL UNITS OR IN THE ORIGINAL LOCATION SHOWN IN EXHIBIT A.18, OR IN SIMILAR LOCATION TO THE SOUTH OF THE LOBBY ALONG THE EAST ELEVATION OF THE BUILDING; AND THAT A STOREFRONT ENTRY DOOR SHALL BE PLACED ON THE N. INTERSTATE AVE. FRONTAGE OF THE NORTHWEST CORNER COMMERCIAL SPACE.”

APPLICANT PROPOSAL



- RESIDENT LONG-TERM PARKING ROOM LOCATED AT GROUND FLOOR WITH CONVENIENT AND DIRECT ACCESS TO STREET FROM N. WEBSTER & N. INTERSTATE
- STOREFRONT GLAZING AT BIKE PARKING ROOM ALLOWS FOR VIEWS INTO THE BUILDING AND ACTIVITY OF PEOPLE COMING AND GOING BY BIKE
- BIKE ROOM PROVIDES 25 LONG-TERM SPACES FOR BIKE PARKING WITH A VARIETY OF HORIZONTAL AND VERTICAL WALL MOUNT RACKS
- INCLUDES SPACE FOR BIKE WORK STAND AND BIKE PUMP FOR RESIDENTS TO PERFORM BASIC MAINTENANCE
- ROOM SECURED BY ACCESS CONTROL DOORS AND LOCATION IN HIGH VISIBILITY AREA BEHIND STOREFRONT GLAZING FACING N. WEBSTER AND N. INTERSTATE

CONDITION OF APPROVAL



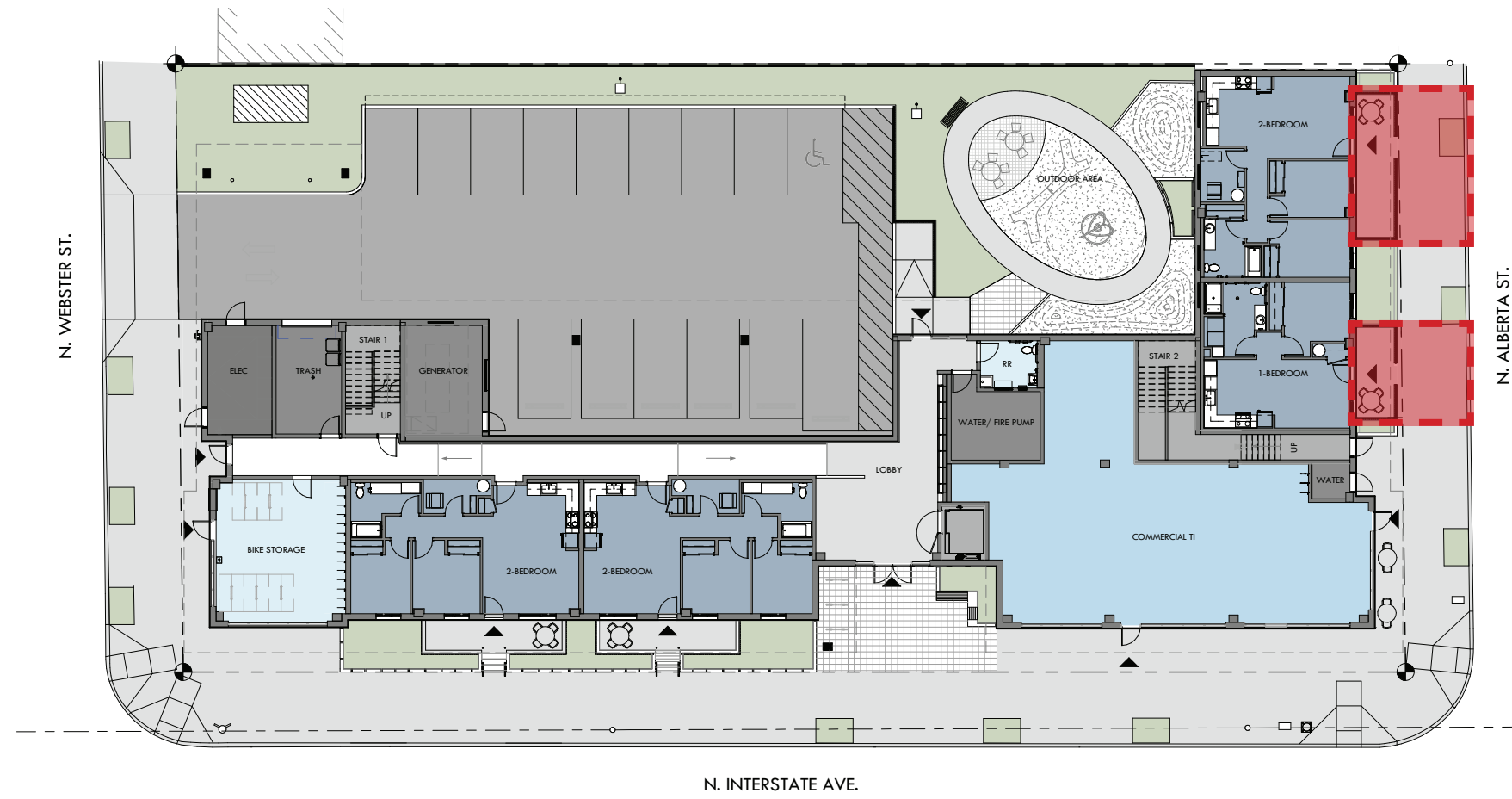
- RELOCATE BIKE ROOM TO CREATE COMMERCIAL SPACE IN NW CORNER:
- MOVES BIKE ROOM TO LOCATION ADJACENT TO ENTRY LOBBY; TAKES SPACE AWAY FROM LARGER, MORE FLEXIBLE COMMERCIAL SPACE ON SW CORNER, OR
 - MOVES 25 BIKE PARKING SPACES FOR RESIDENTS FROM DEDICATED BIKE ROOM TO UNITS. THIS OPTION IS NOT POSSIBLE BECAUSE THE LIMITED SPACE IN FAMILY SIZED UNITS DOES NOT ALLOW FOR IN-UNIT BIKE PARKING
 - CREATES SEPARATE COMMERCIAL SPACE AT NW CORNER THAT WILL BE LIMITED IN USE BY ITS SMALL SIZE, ESPECIALLY ONCE RESTROOM AND BIKE PARKING STORAGE REQUIREMENTS ARE MET
 - ENTRY DOOR MOVED TO WEST ELEVATION REQUIRES 9' LONG RAMP FOR SIDEWALK GRADE TO MEET FF GRADE IN BUILDING

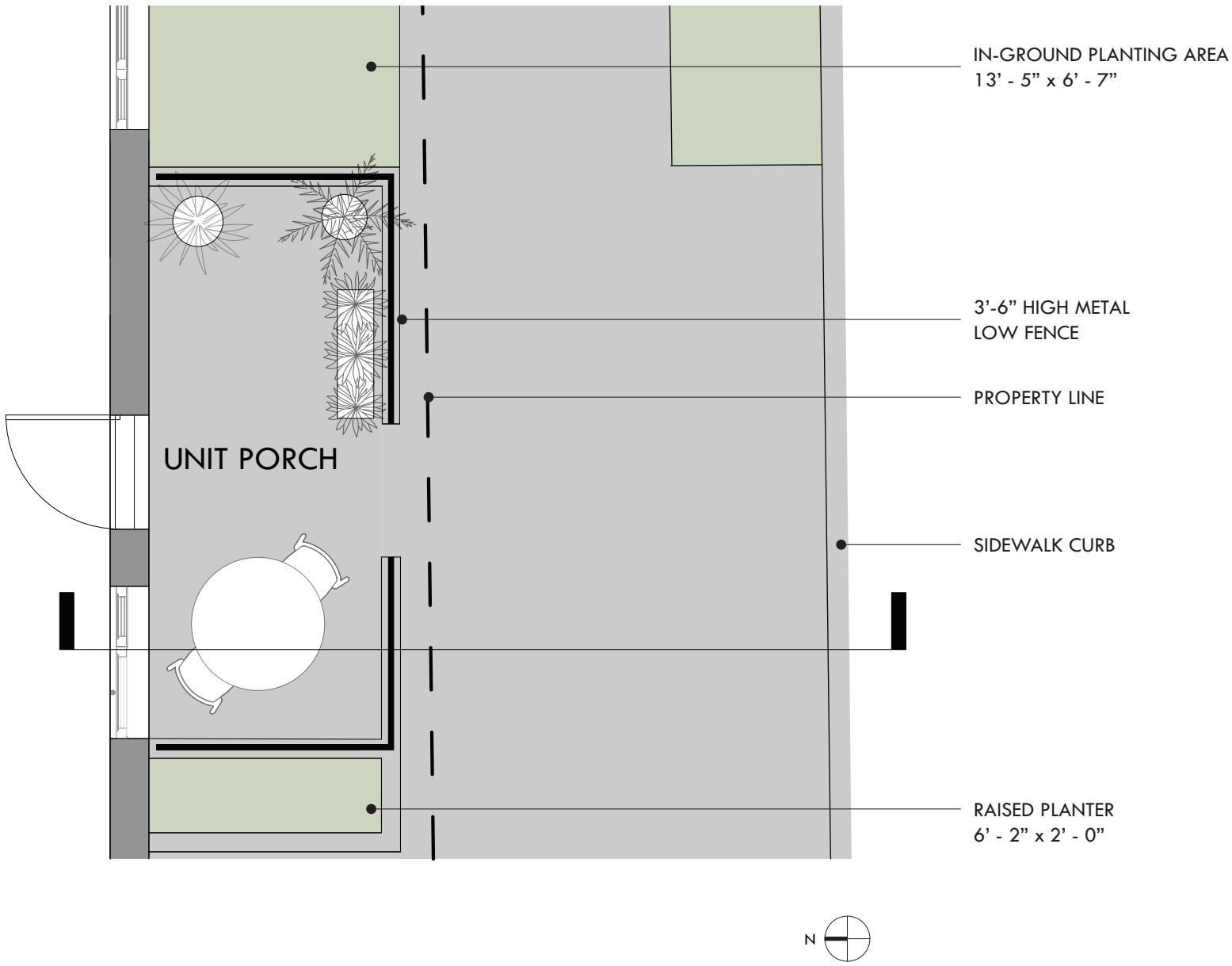


NW CORNER STREET FRONT RENDERING

CONDITION OF APPROVAL 2

“ADDITIONAL IN-GROUND LANDSCAPE PLANTERS, RUNNING FOR THE LENGTH OF THE LOW FENCES, EXCEPTING SPACE FOR ENTRIES, AND AT LEAST 18 INCHES IN WIDTH, SHALL BE PLACED AT THE RESIDENTIAL PATIOS ALONG N. ALBERTA ST. AT LEAST 6 INCHES OF THIS SPACE SHOULD BE LOCATED ON THE SIDEWALK SIDE OF THE FENCES AND PLANTED WITH GROUND COVERS, GRASSES, OR FLOWERING PLANTS, AND AT LEAST 12 INCHES SHOULD BE ON THE PATIO SIDE OF THE FENCES AND PLANTED WITH EVERGREEN SHRUBS THAT WILL GROW AS TALL AS THE FENCE ITSELF.”



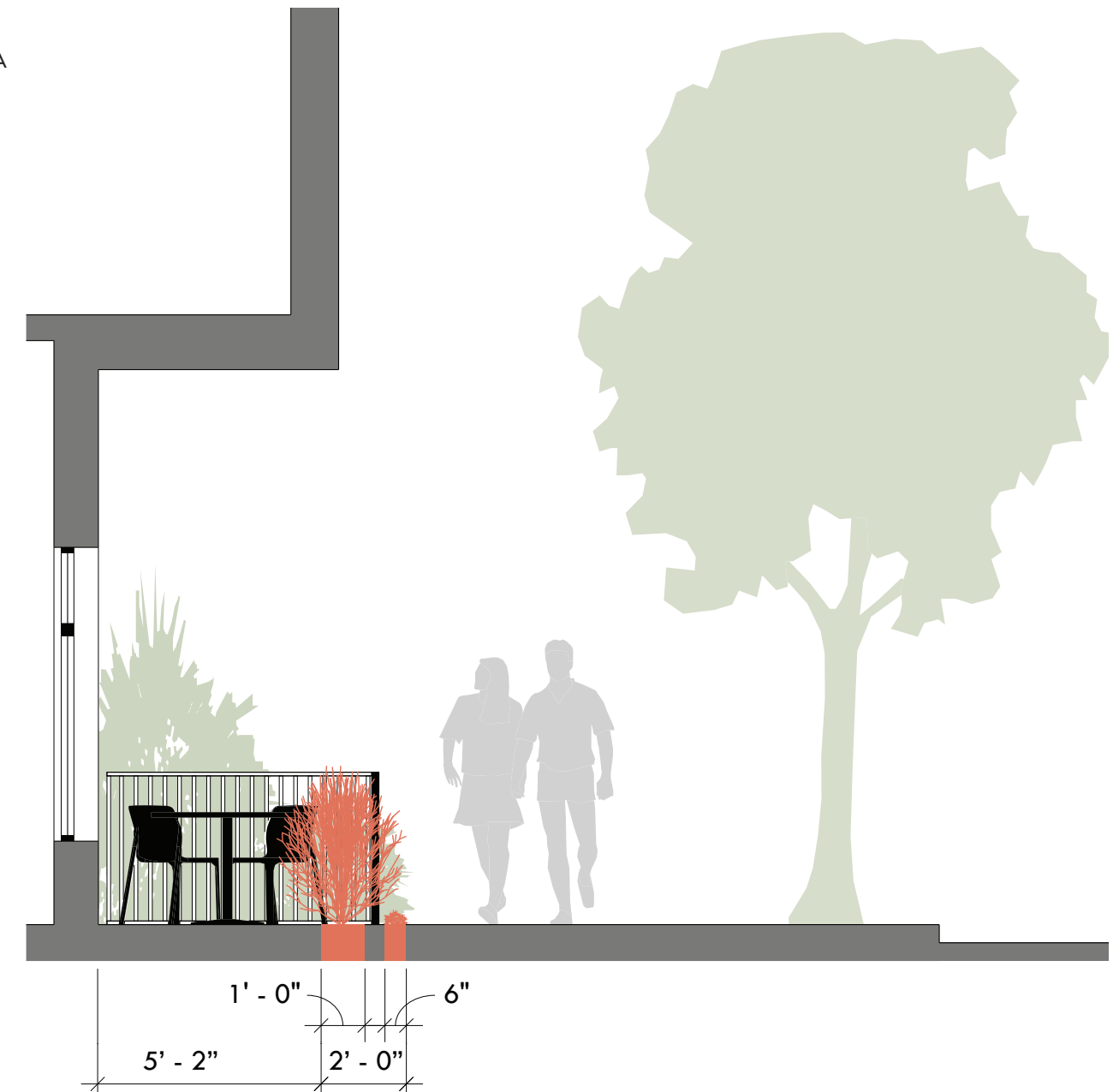
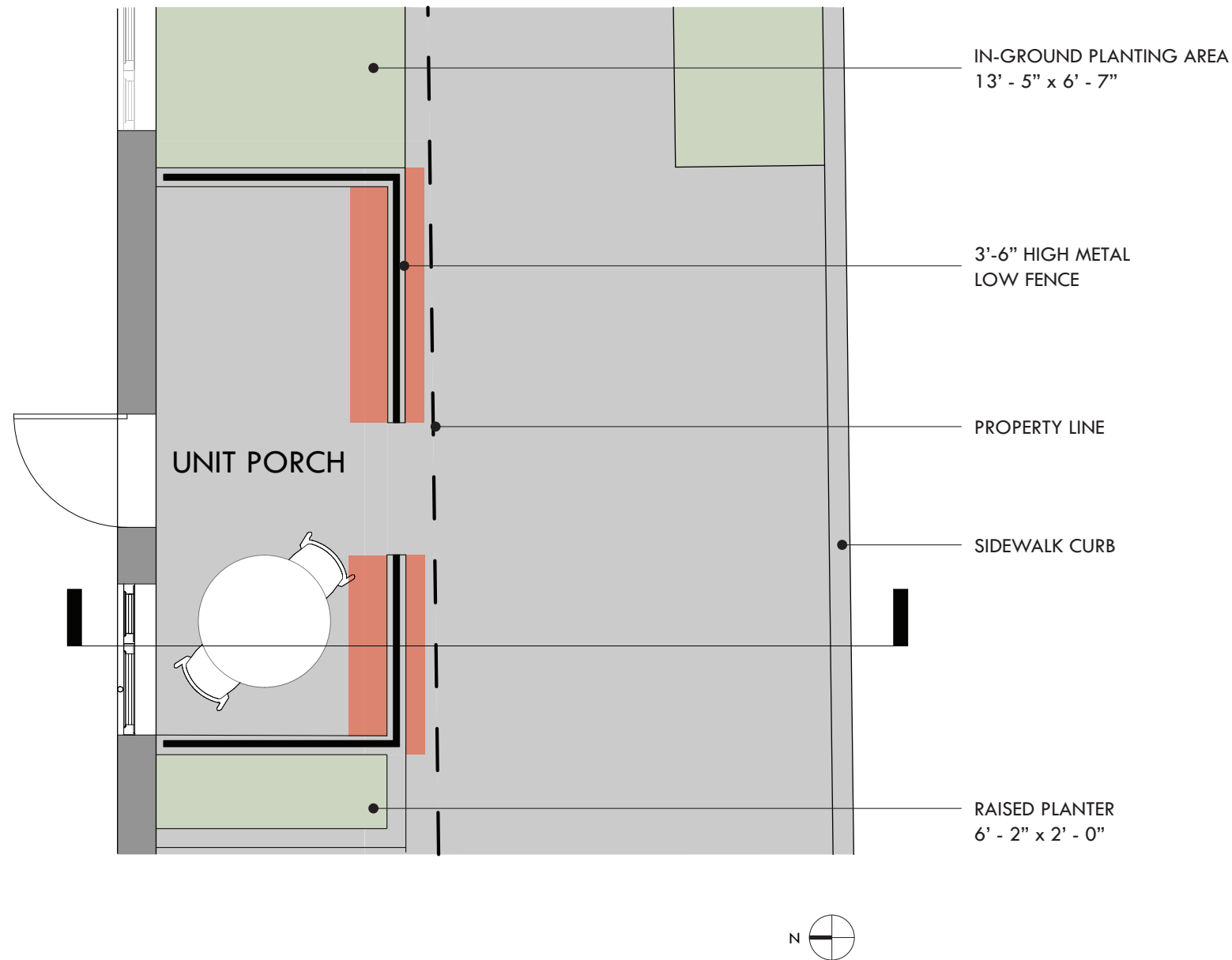


SOUTH UNIT PORCH PLAN

SOUTH UNIT PORCH SECTION

- DEPTH OF PORCHES SIZED TO BE USEABLE BY RESIDENTS AND ALLOW FOR FURNISHINGS AND PLANTS, ETC.



PLANTING AREA



SOUTH UNIT PORCH PLAN

- VIABILITY OF PLANTINGS QUESTIONABLE WITH NARROW PLANTING STRIPS WHERE IRRIGATION CANNOT BE INSTALLED AND LOCATION ALONG PUBLIC SIDEWALK
- PLANTINGS REDUCE USEABLE DEPTH OF PORCHES, AND FLEXIBILITY FOR RESIDENTS TO PROVIDE THEIR OWN PLANTERS AND FURNISHINGS

SOUTH UNIT PORCH SECTION

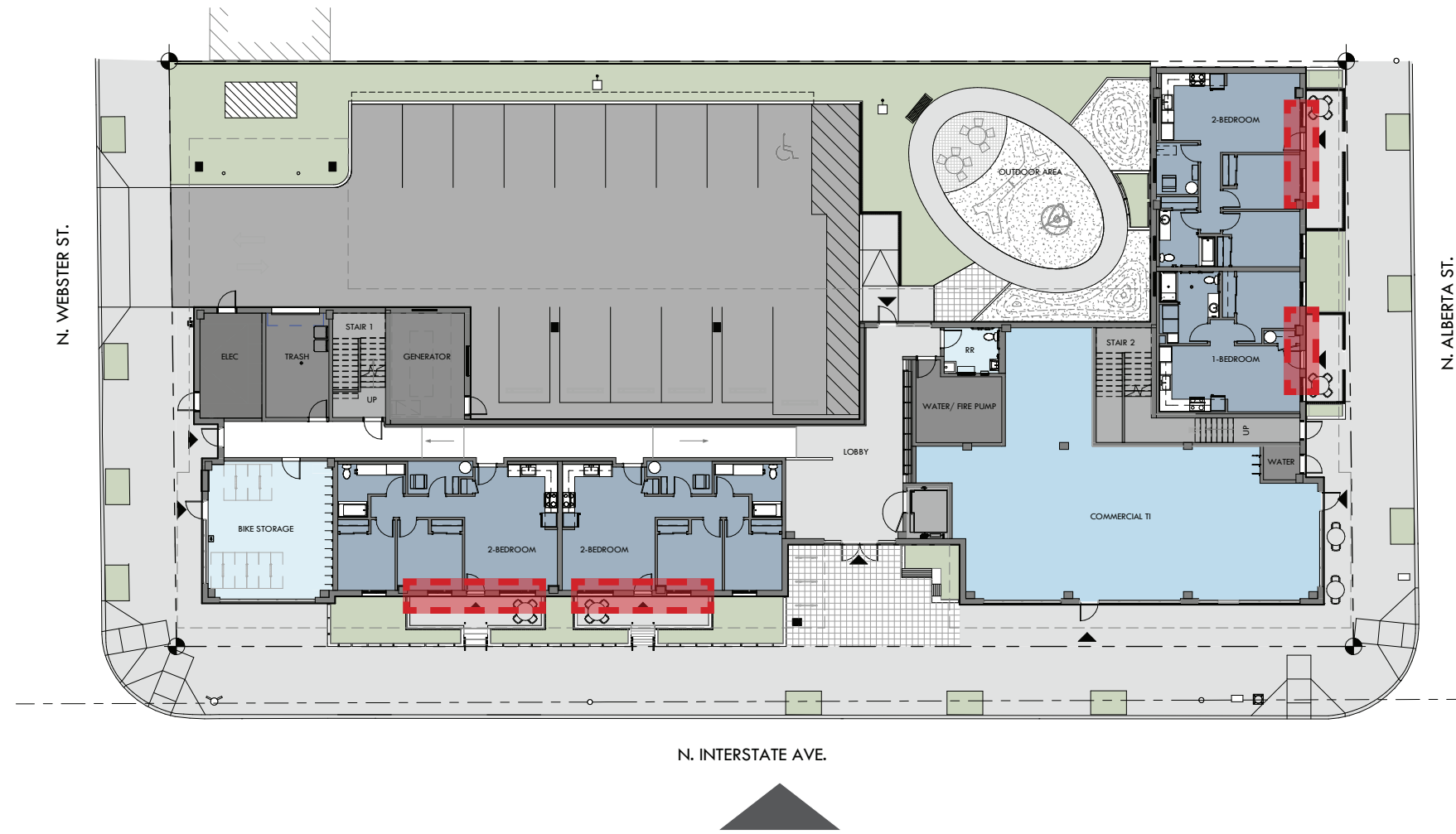
-  PLANTING AREA
-  CONDITION OF APPROVAL REQ'D ADDITIONAL PLANTING AREAS

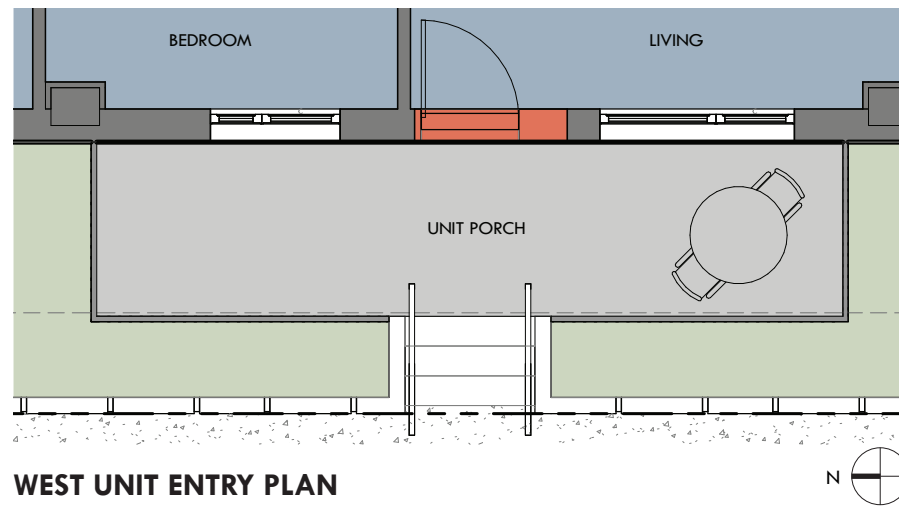


SOUTH UNITS STREET FRONT RENDERING

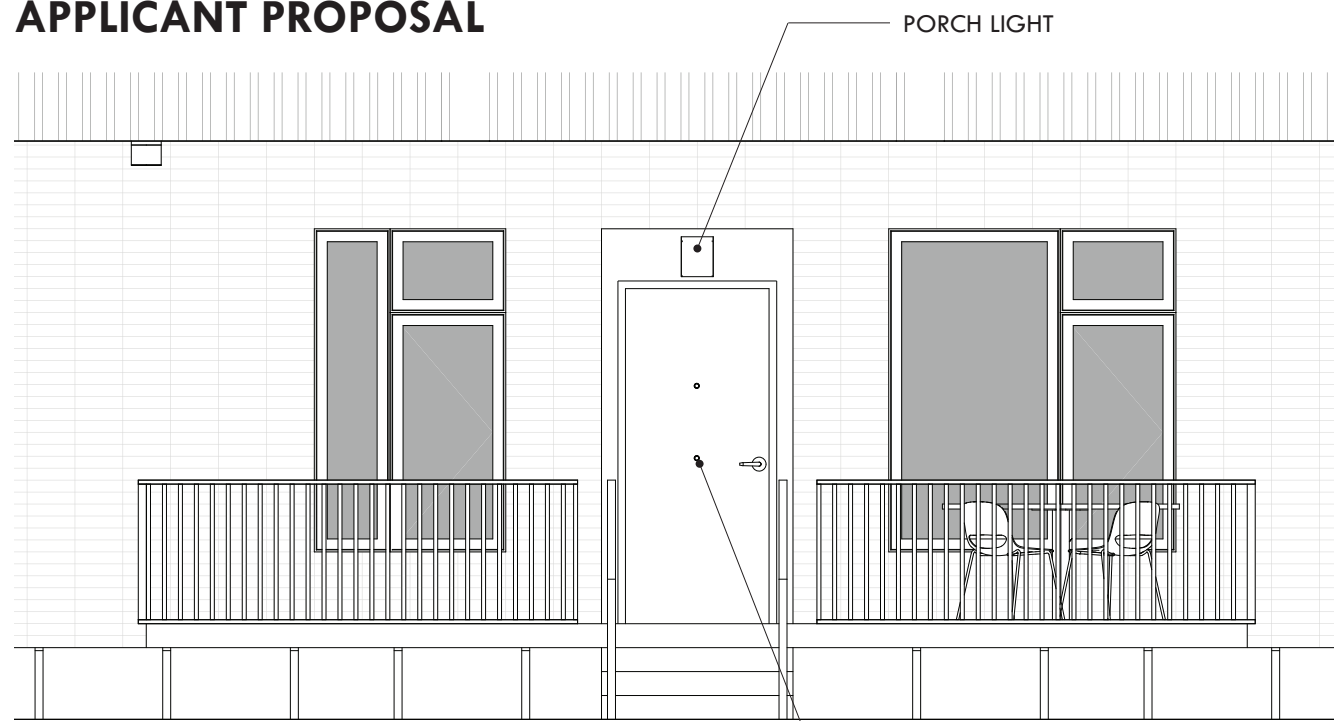
CONDITION OF APPROVAL 3

“DOORS WITH FULL LIGHTS AND TRANSOM WINDOWS ABOVE SHALL BE PROVIDED AT THE FOUR GROUND-LEVEL RESIDENTIAL UNIT ENTRIES. SIDELIGHTS SHALL ALSO BE PROVIDED AT THE TWO GROUND-LEVEL RESIDENTIAL UNIT ENTRIES FACING N. INTERSTATE AVE.”



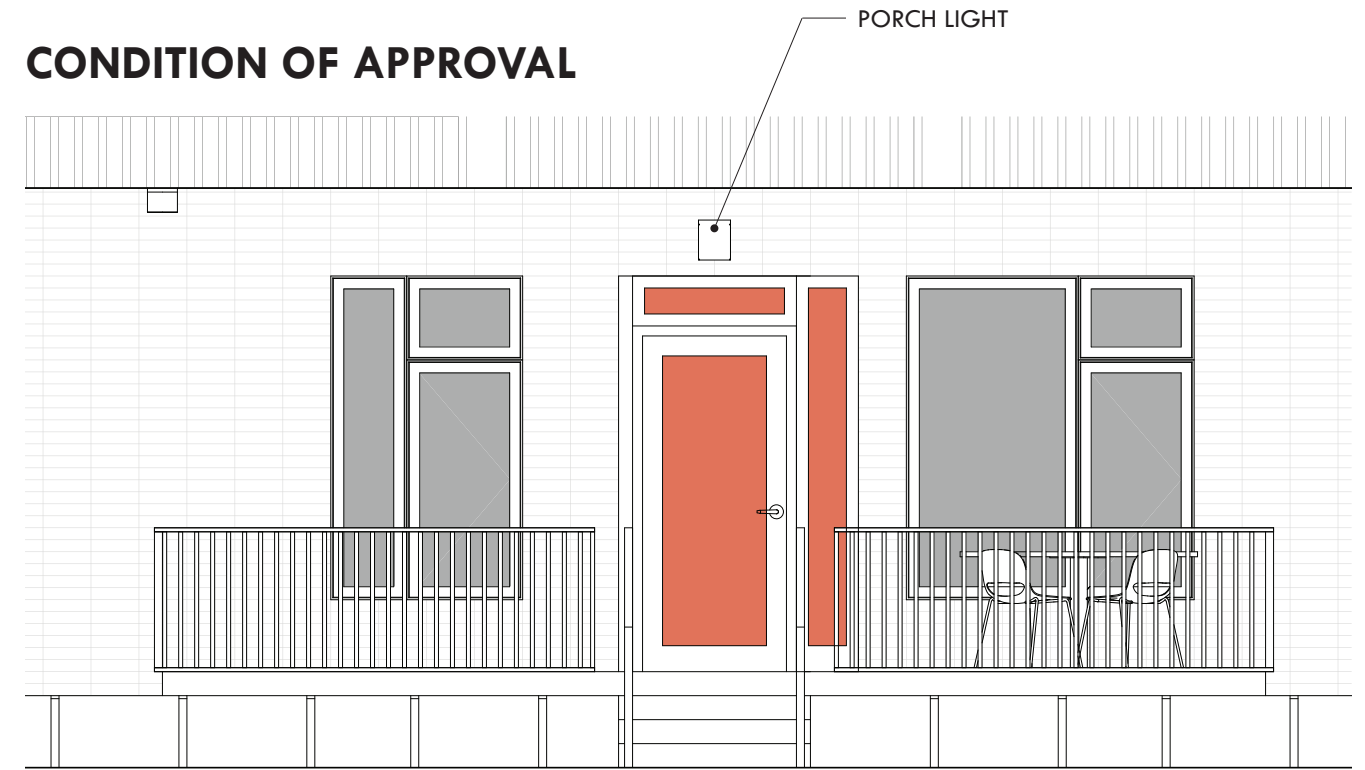


APPLICANT PROPOSAL



WEST UNIT ENTRY ELEVATION

CONDITION OF APPROVAL

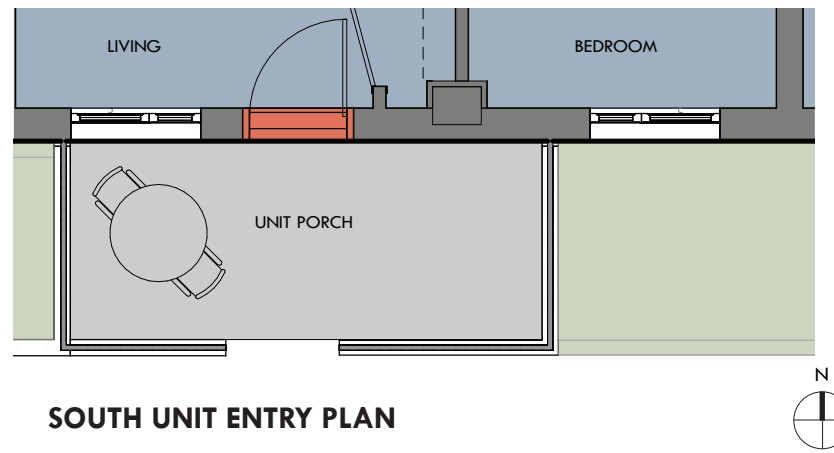


WEST UNIT ENTRY ELEVATION

- 31% GROUND FLOOR RESIDENTIAL USE GLAZING EXCEEDS 25% MINIMUM REQUIREMENT FOR CM3 ZONE
- SOLID DOOR BALANCES DIRECT ACCESS TO TRANSIT STREET WITH SECURITY AND NOISE CONCERNS FOR RESIDENTS OCCUPYING UNIT
- ENTRY DOOR DETAILED WITH RECESSED BREAK METAL PANEL IN BRICK; DOOR PAINTED YELLOW ACCENT COLOR TO ADD INTEREST AND RELATE TO BUILDING CHARACTER OF UPPER FLOORS

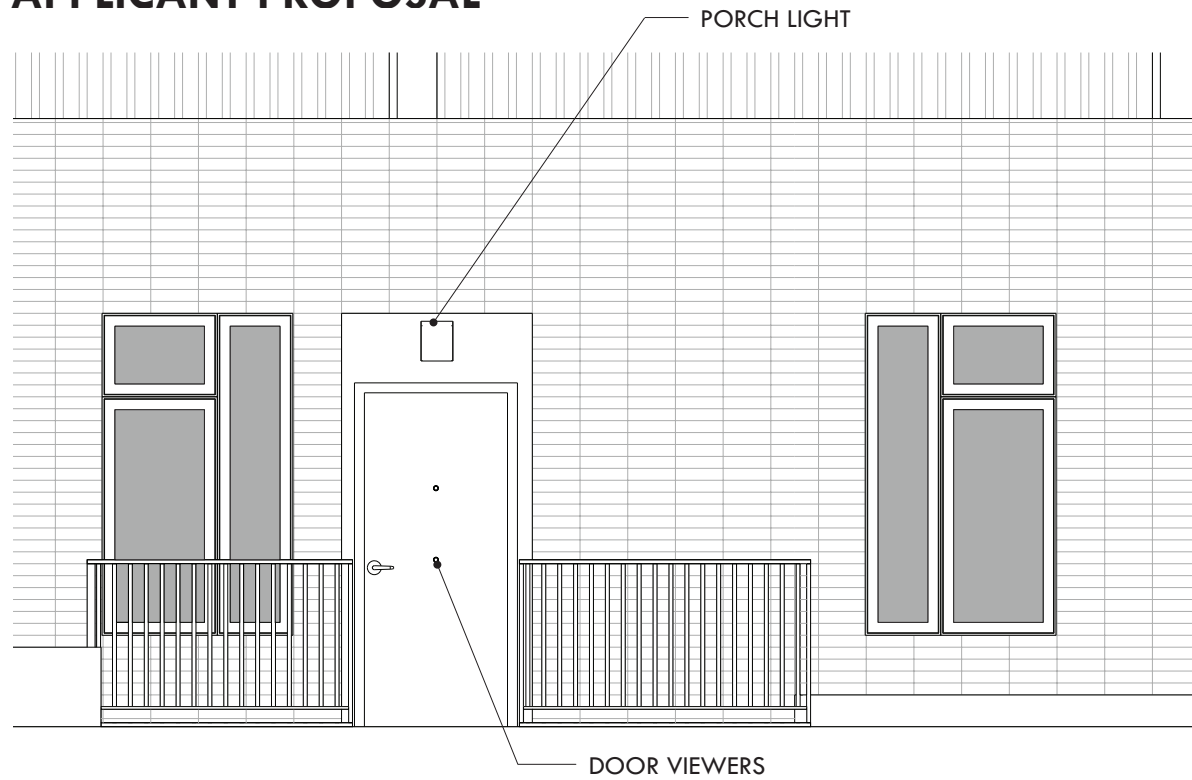
- FULL LIGHT DOOR, SIDE LIGHT, AND TRANSOM WINDOWS AROUND ENTRY DOOR NOT NECESSARY WITH BOTH BEDROOM AND LIVING ROOM WINDOWS FACING ENTRY PORCH ALONG N. INTERSTATE

 CONDITION OF APPROVAL REQ'D GLAZING AT UNIT ENTRY



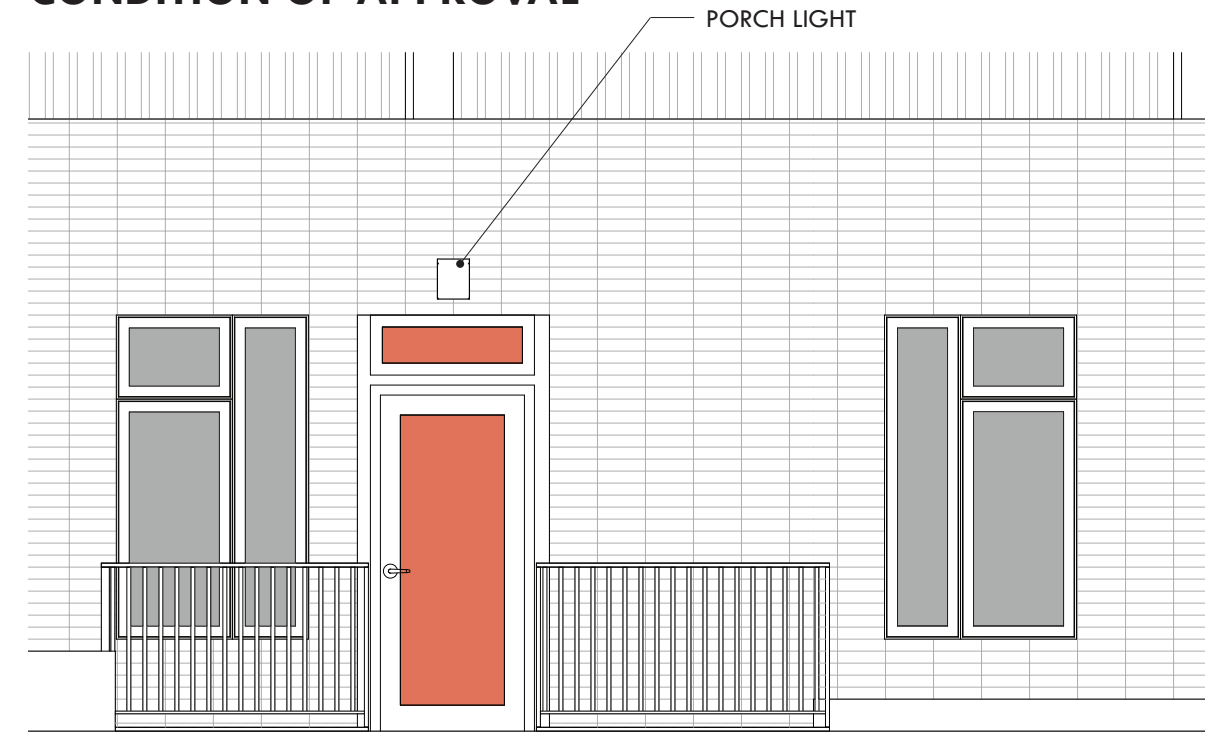
SOUTH UNIT ENTRY PLAN

APPLICANT PROPOSAL



SOUTH UNIT ENTRY ELEVATION

CONDITION OF APPROVAL



SOUTH UNIT ENTRY ELEVATION

- 26% GROUND FLOOR RESIDENTIAL USE GLAZING EXCEEDS 25% MINIMUM REQUIREMENT FOR CM3 ZONE
- SOLID DOOR BALANCES DIRECT ACCESS TO TRANSIT STREET WITH SECURITY AND NOISE CONCERNS FOR RESIDENTS OCCUPYING UNIT
- ENTRY DOOR DETAILED WITH RECESSED BREAK METAL PANEL IN BRICK; DOOR PAINTED YELLOW ACCENT COLOR TO ADD INTEREST AND RELATE TO BUILDING CHARACTER OF UPPER FLOORS

- FULL LIGHT DOOR AND TRANSOM WINDOWS AROUND ENTRY DOOR NOT NECESSARY WITH BOTH BEDROOM AND LIVING ROOM WINDOWS FACING ENTRY PORCH ALONG N. ALBERTA

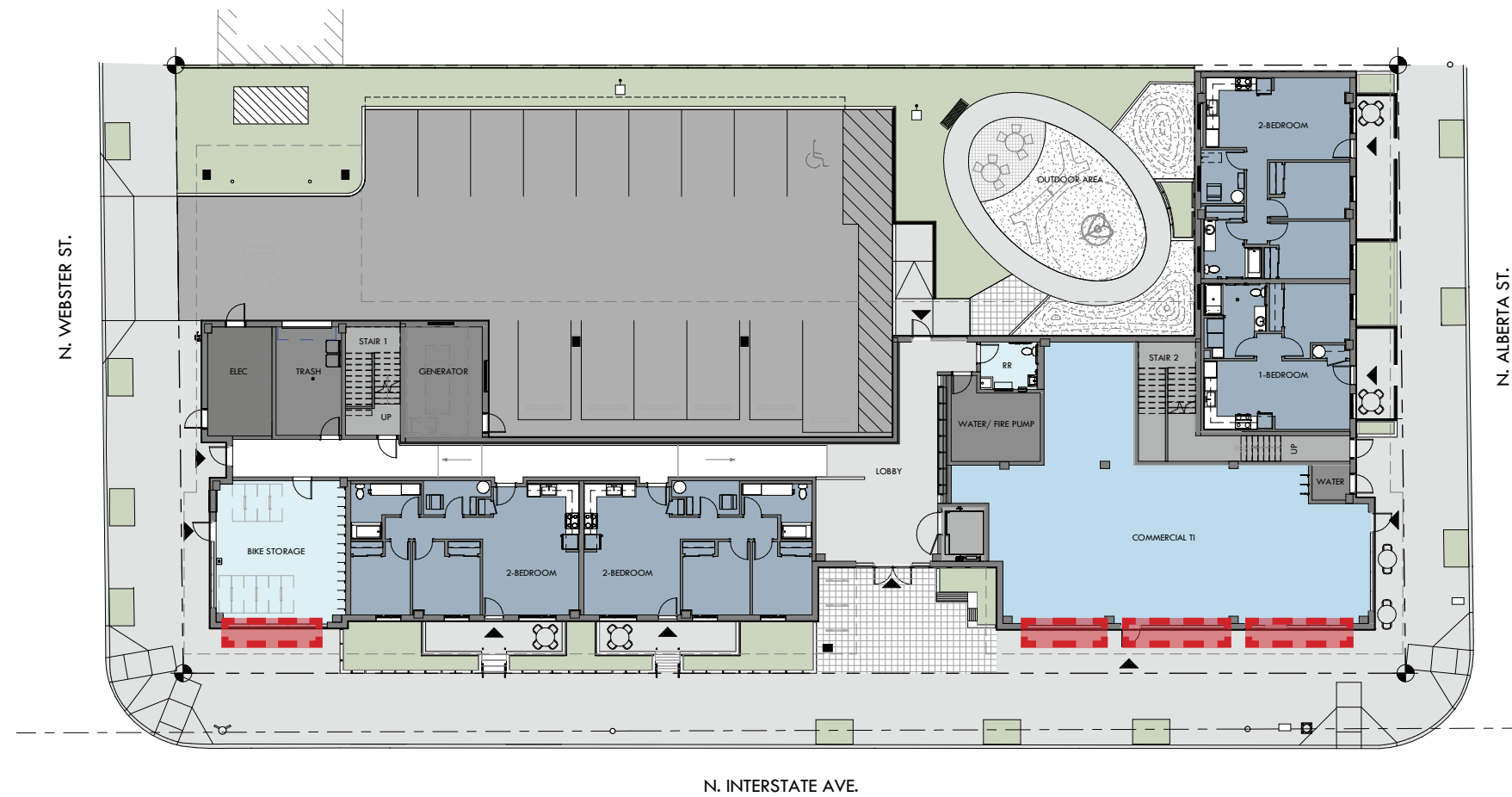
 CONDITION OF APPROVAL REQ'D GLAZING AT UNIT ENTRY



WEST UNITS STREET FRONT RENDERING

CONDITION OF APPROVAL 4

“A CANOPY OR AWNING SYSTEM SHALL BE PROVIDED AT A MINIMUM 4’-0” DEPTH FOR THE LENGTH OF EACH STOREFRONT WINDOW BAY ON THE WEST ELEVATION OF THE COMMERCIAL SPACES AT THE SOUTHWEST AND NORTHWEST CORNERS OF THE BUILDING. THESE CANOPIES OR AWNINGS SHALL ALL BE APPROVED THROUGH EITHER A FOLLOW-UP DESIGN REVIEW, OR THEY SHALL ALL MEET THE EXEMPTION FROM DESIGN REVIEW IN ZONING CODE SECTION 33.420.045.S.”

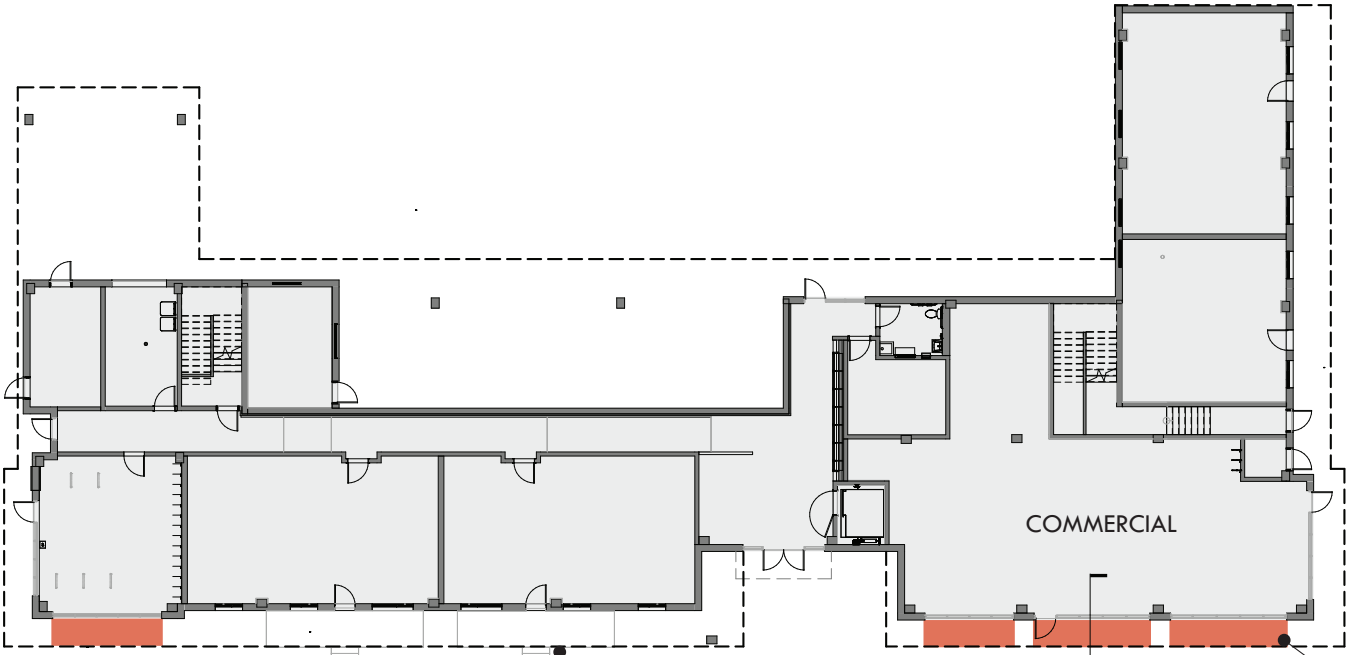


APPLICANT PROPOSAL

- PROTECTION OF PEDESTRIANS PROVIDED AT STOREFRONT AT NW CORNER BIKE ROOM LOCATION AND SW CORNER COMMERCIAL SPACE WITH BUILDING OVERHANG
- DEPTH OF OVERHANG VARIES. 3'-10 3/4" MIN. DEPTH LOCATED ALONG WEST FACING STOREFRONT OF COMMERCIAL SPACE. ALL OTHER LOCATIONS PROVIDE A MIN. 4' - 0" DEPTH

CONDITION OF APPROVAL

- ADDITION OF A 4'-0" DEEP CANOPY SYSTEM WHERE THERE IS ALREADY AN OVERHANG OF SIMILAR DEPTH IS REDUNDANT AND ADDS UNNECESSARY COST TO PROJECT
- A CANOPY / AWNING SYSTEM WAS NOT PART OF THE ORIGINAL DESIGN INTENT AND DOES NOT ALIGN WITH THE BUILDINGS DESIGN CHARACTER OF SIMPLE MASSES AND CLEAN LINES

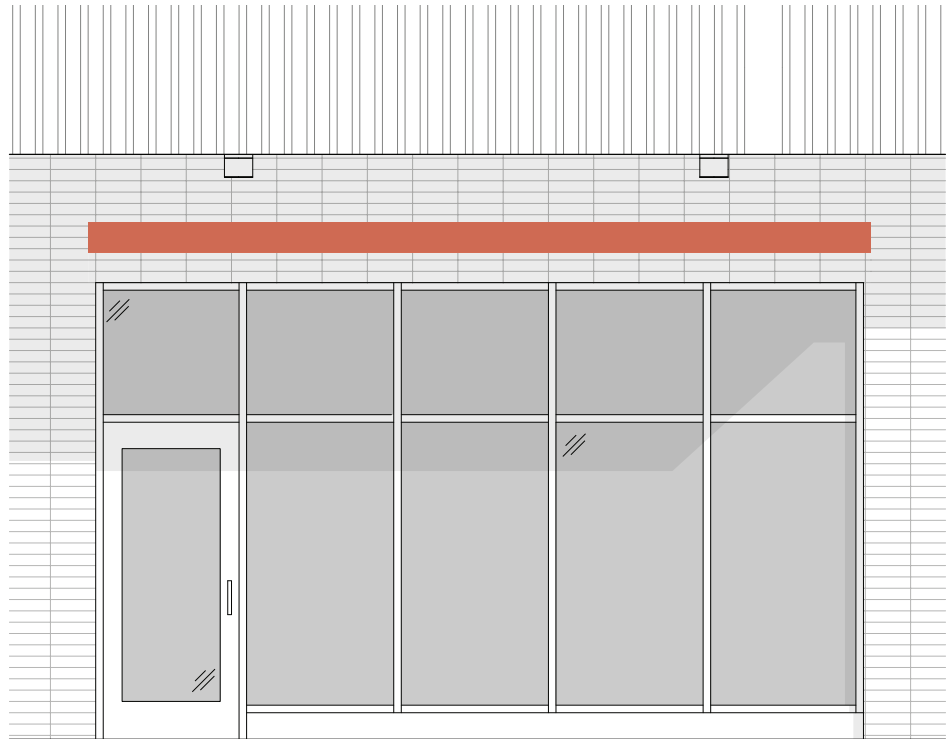


GROUND FLOOR PLAN

DASHED LINE REPRESENTS UPPER FLOOR BUILDING OVERHANG



CONDITION ADDS 64' - 1" OF CANOPY IN LINEAR FEET



STOREFRONT BAY ELEVATION



SIDEWALK SECTION AT COMMERCIAL STOREFRONT

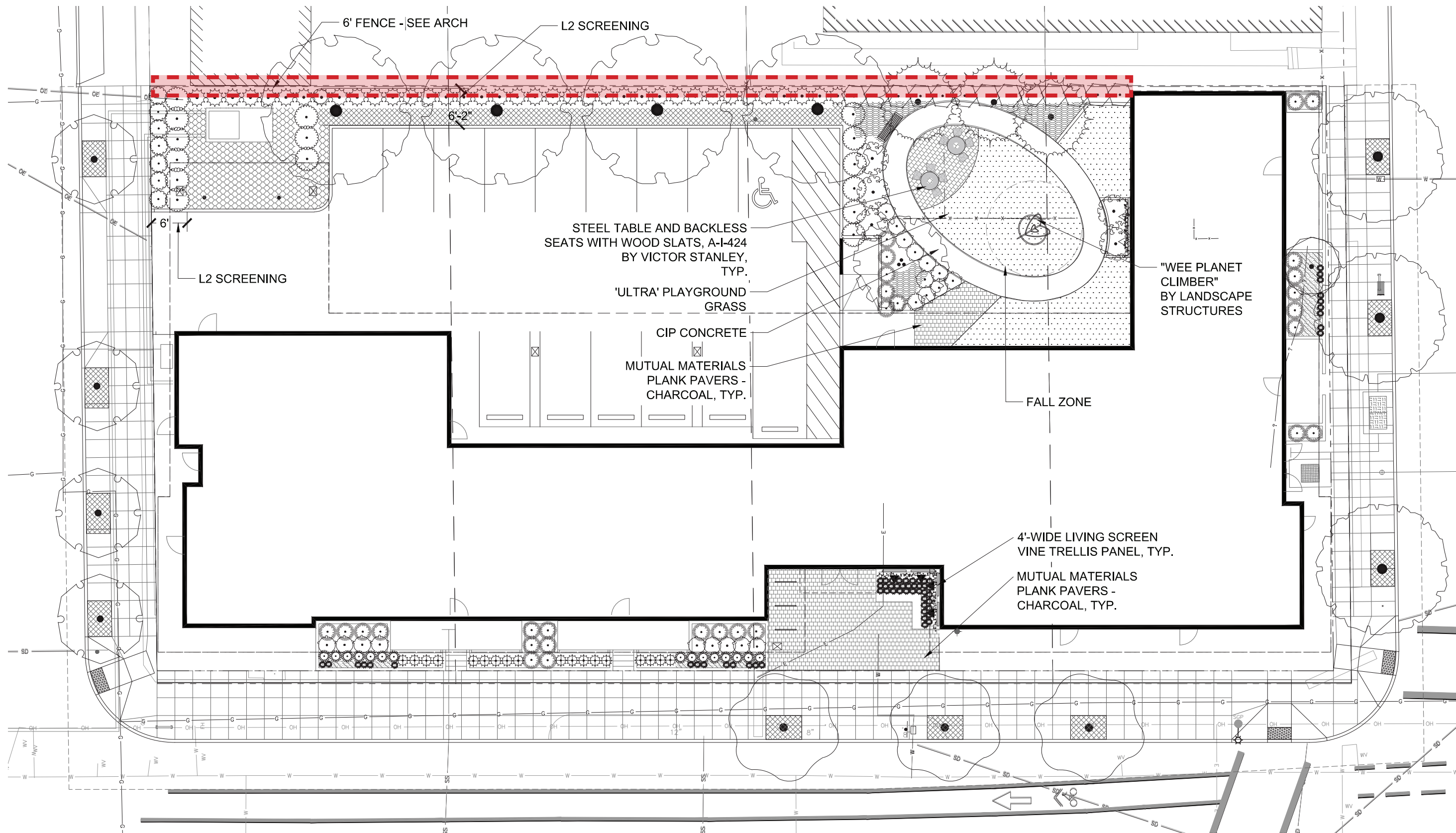
 CONDITION OF APPROVAL REQ'D 4' DEEP CANOPY/AWNING SYSTEM



WEST COMMERCIAL STREET FRONT RENDERING

CONDITION OF APPROVAL 5

“THE PROPOSED CHAIN-LINK FENCE SHALL BE REPLACED WITH THE ORIGINALLY-PROPOSED, SIGHT OBSCURING WOOD FENCE (AS SHOWN IN EXHIBIT C.48).”



APPLICANT PROPOSAL



WEEPING ALASKAN CEDAR
ALONG OUTDOOR AREA



CIMMARON ASH ALONG
PARKING AREA



EVERGREEN HUCKLEBERRY
ALONG OUTDOOR AREA

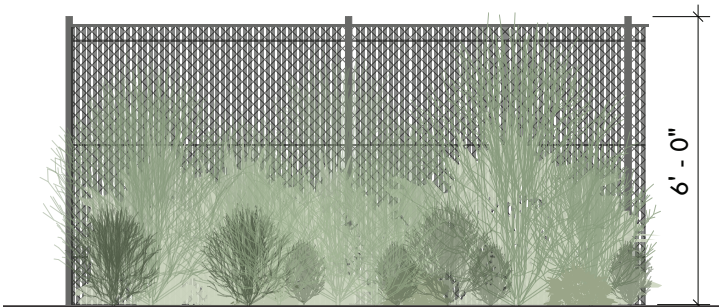


TALL OREGON GRAPE ALONG
PARKING AREA

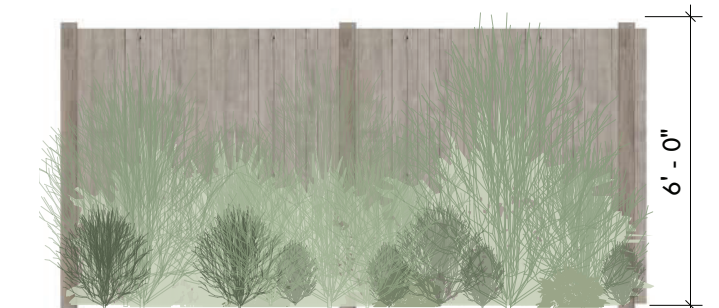
- PROVIDE BLACK COATED CHAIN LINK FENCE WITH BLACK PRIVACY SLATS AS BACK DROP TO EVERGREEN SHRUB PLANTINGS
- SELECTED EVERGREEN SHRUB, TALL OREGON GRAPE (MAHANIA AQUIFOLIUM), WILL PROVIDE ADDITIONAL CONTINUOUS SCREENING OF PARKING FROM ADJACENT PROPERTIES AND WILL EVENTUALLY OBSCURE SIGHT OF THE FENCE FROM WITHIN THE PROPERTY AS IT GROWS BETWEEN 4' AND 10' TALL
- CHAIN LINK FENCE IS HIGHLY DURABLE AND WILL NOT REQUIRE MAINTENANCE AS PLANTS GROW AND EVENTUALLY LIMIT ACCESS TO FENCE
- NO FENCE IS REQUIRED ALONG THE EAST BOUNDARY; IT HAS BEEN INCLUDED TO PROVIDE A CONTINUOUS, SECURE EDGE SHARED WITH THE ADJACENT PROPERTIES

CONDITION OF APPROVAL

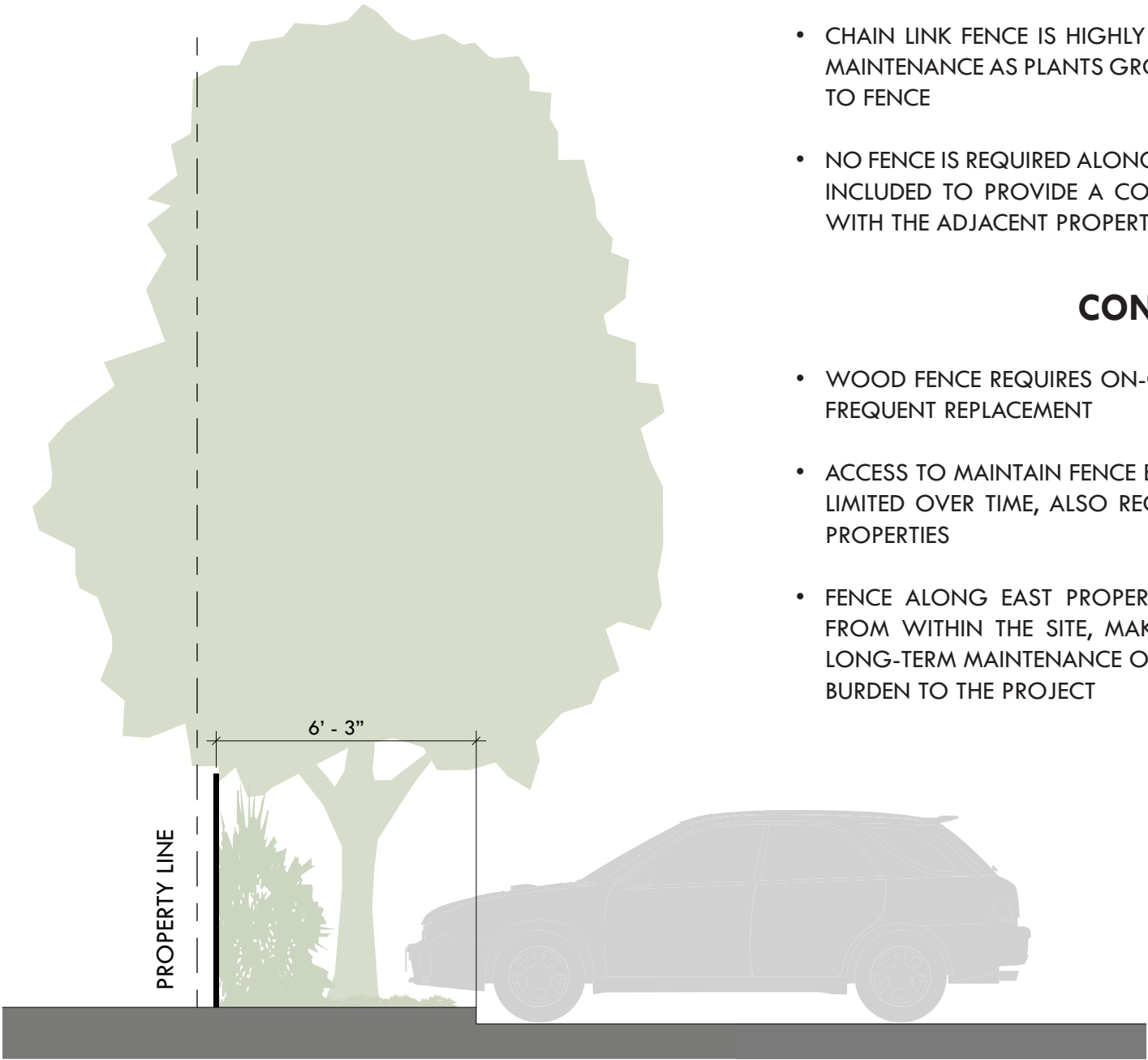
- WOOD FENCE REQUIRES ON-GOING MAINTENANCE AND MORE FREQUENT REPLACEMENT
- ACCESS TO MAINTAIN FENCE BORDERED BY TALL SHRUBS WILL BE LIMITED OVER TIME, ALSO REQUIRES ACCESS TO NEIGHBORING PROPERTIES
- FENCE ALONG EAST PROPERTY LINE IS MOSTLY VISIBLE ONLY FROM WITHIN THE SITE, MAKING THE ADDITIONAL COST AND LONG-TERM MAINTENANCE OF WOOD FENCE AN UNNECESSARY BURDEN TO THE PROJECT



CHAIN LINK FENCE PARTIAL ELEVATION - APPLICANT PROPOSAL



WOOD FENCE PARTIAL ELEVATION - CONDITION OF APPROVAL



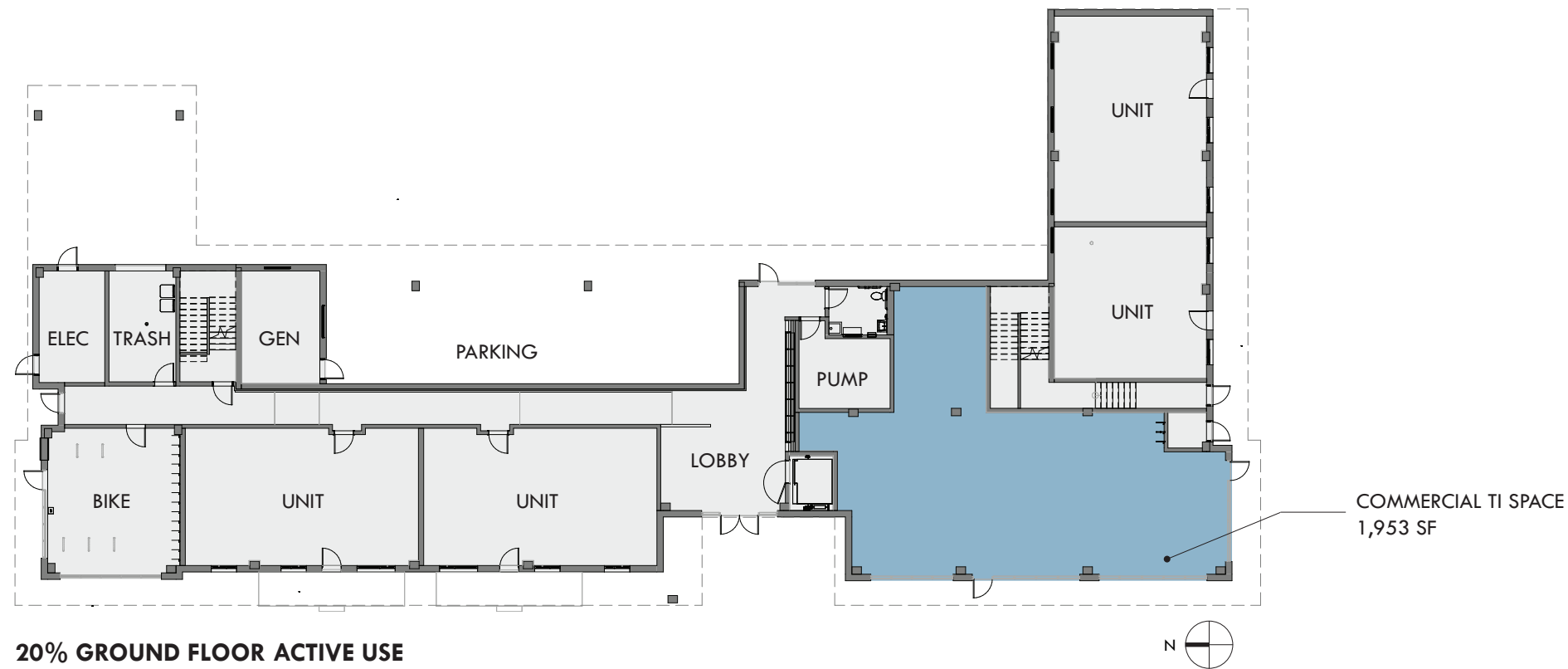
SECTION AT FENCE LINE AND PARKING

NEIGHBORHOOD APPEAL

THE OVERLOOK NEIGHBORHOOD ASSOCIATION HAS APPEALED THE ADMINISTRATIVE DECISION TO THE APPROVED ADJUSTMENT REQUEST TO THE ZONING CODE DEVELOPMENT STANDARDS:

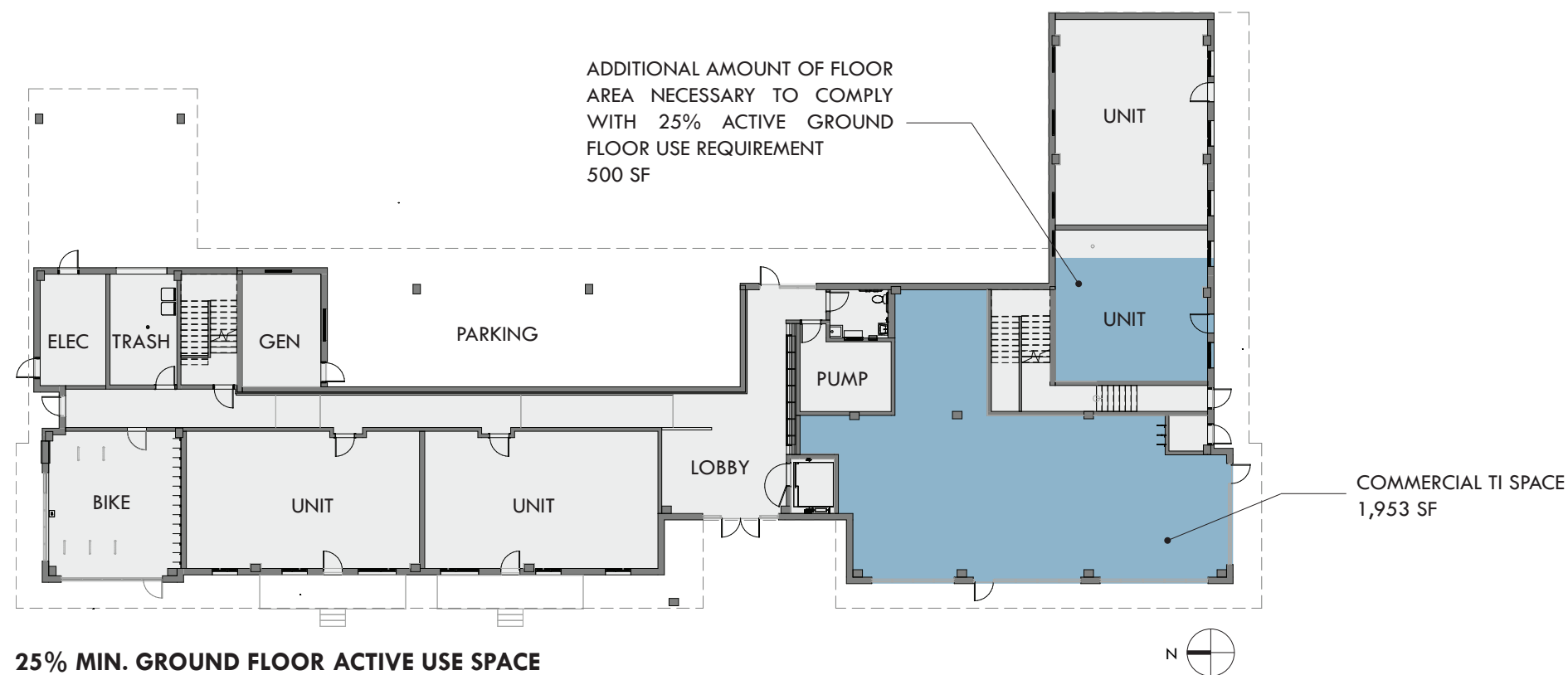
“33.415.200 - REQUIRED GROUND FLOOR ACTIVE USE: TO REDUCE THE AMOUNT OF REQUIREMENT GROUND FLOOR ACTIVE USE AREA WITHIN 100 FT OF A TRANSIT STREET - WHICH N. INTERSTATE AVE. AND N. ALBERTA ST. ARE - FROM 25% TO AT LEAST 19.5% OF THE TOTAL GROUND FLOOR AREA.”

APPLICANT PROPOSAL



- MEET THE INTENT OF THE “M” OVERLAY ZONE TO PROVIDE CONTINUOUS AREA OF SHOPS AND SERVICES WITH 20% OF THE GROUND FLOOR AREA DEDICATED TO FUTURE OFFICE/RETAIL SALES AND SERVICES SPACE
- MEET THE INTENT OF THE “M” OVERLAY ZONE TO BE SUPPORTIVE OF TRANSIT BY PROVIDING BIKE ROOMS AND BIKE MAINTENANCE AMENITIES IN THE BUILDING AND A COMFORTABLE SIDEWALK ENVIRONMENT AT THE STREET LEVEL FOR PEDESTRIANS WITH WIDE SIDEWALKS, BUILDING OVERHANGS THAT COVER THE PEDESTRIAN PATH, LANDSCAPE PLANTERS AND BENCHES

NEIGHBORHOOD APPEAL



- MEET THE REQUIREMENT OF THE “M” OVERLAY ZONE WITH AT LEAST 25% OF THE BUILDING GROUND FLOOR AREA DEDICATED TO A QUALIFIED ACTIVE USE AS LISTED PER SEC. 33.415.200 OF THE ZONING CODE:
 - RETAIL SALES AND SERVICE;
 - OFFICE;
 - INDUSTRIAL SERVICE;
 - MANUFACTURING AND PRODUCTION;
 - COMMUNITY SERVICE;
 - DAYCARE;
 - RELIGIOUS INSTITUTIONS;
 - SCHOOLS;
 - COLLEGES;
 - MEDICAL CENTERS
- CONVERTING THE BIKE ROOM AT THE NW CORNER AS REQUIRED BY CONDITION OF APPROVAL WILL ONLY WORK IF THE BIKE ROOM CAN MOVE TO ANOTHER GROUND FLOOR LOCATION. LIMITED SPACE IN FAMILY SIZED UNITS DOES NOT ALLOW FOR IN-UNIT BIKE PARKING



SW ELEVATION RENDERING



WEST UNITS STREET FRONT RENDERING