





Hearing #1



Hearing #2



Hearing #3

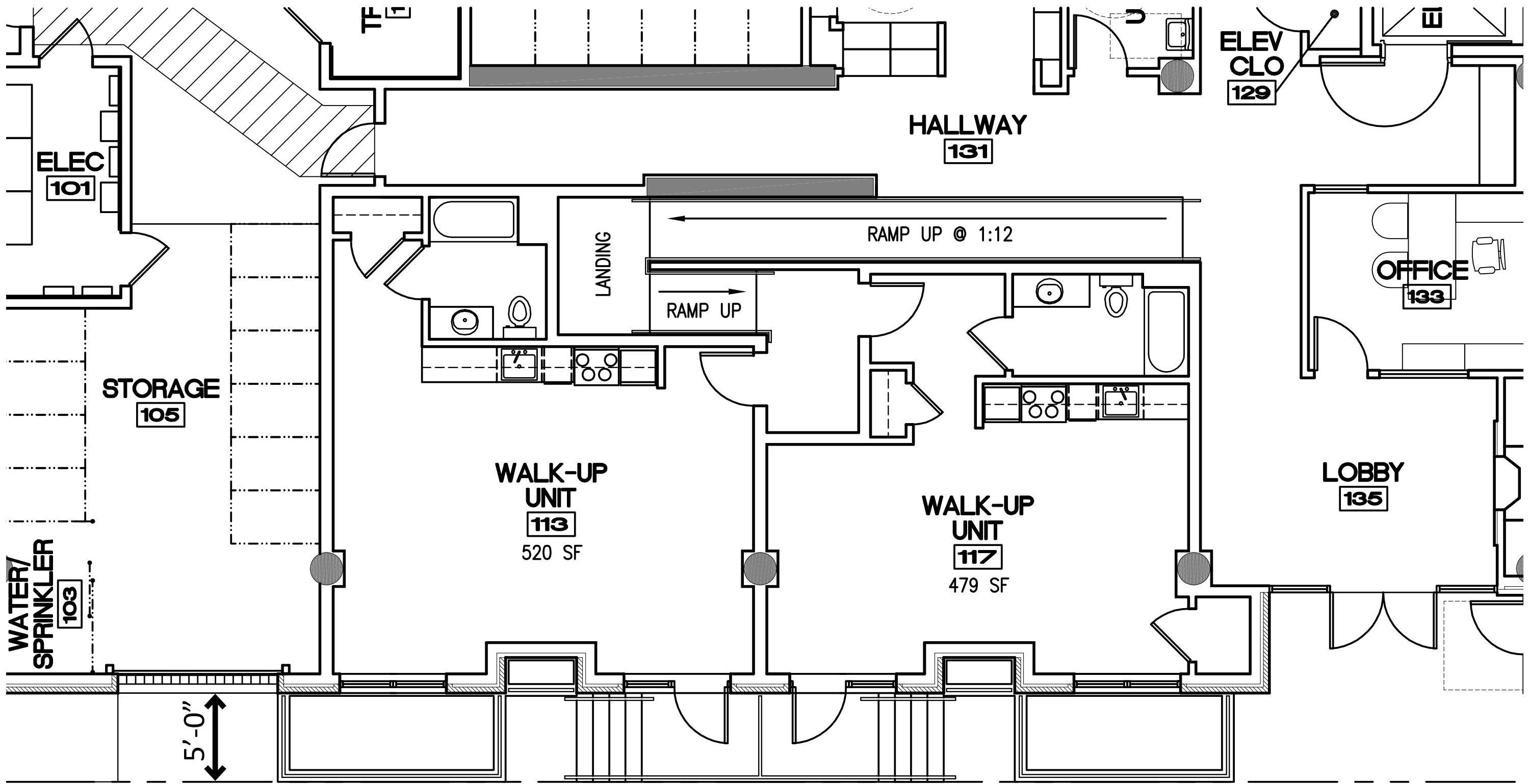
- Additional study of context to identify the different street characters
- Brick added to the entire façade of the Overton building
- Overton elevation redesigned to improve the composition and harmony
- Fiber cement siding eliminated in favor of traditional stucco
- Residential units at Pettygrove ground story converted to a Live/Work space
- Overton Building relocated 3 feet to provide 5 foot setback
- Four residential units at Overton ground story converted to larger apartments with exterior entry stoops
- Ground floor opening heights raised to 11 feet for both buildings
- Ground floor canopy heights raised for both buildings
- Area added at main entry alcoves to conceal emergency exit doors for both buildings
- Overhead glass doors to interior bike parking added at courtyard facing elevations
- Shelters provided at all exterior bike parking
- Overton Building revised to provide 3 feet high stoop entries for the residential units
- Courtyard facade detail provided for recessed spandrel panels
- Design studies provided of end walls and courtyard walls to connect more directly to historic precedent
- Design studies of courtyard canopies in polycarbonate & wood or steel









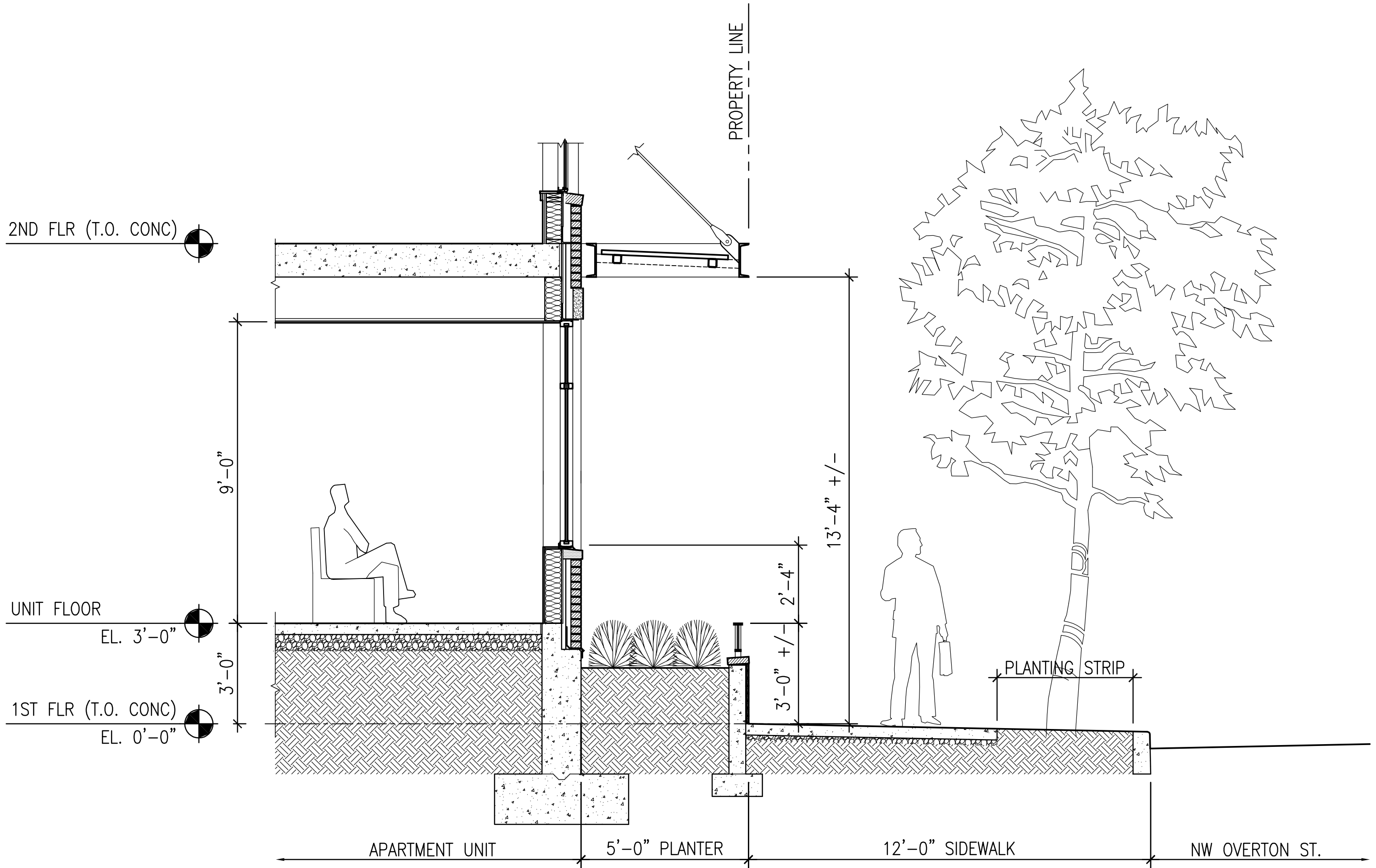


**NW OVERTON STREET**

Partial Plan | Walk-Up Option

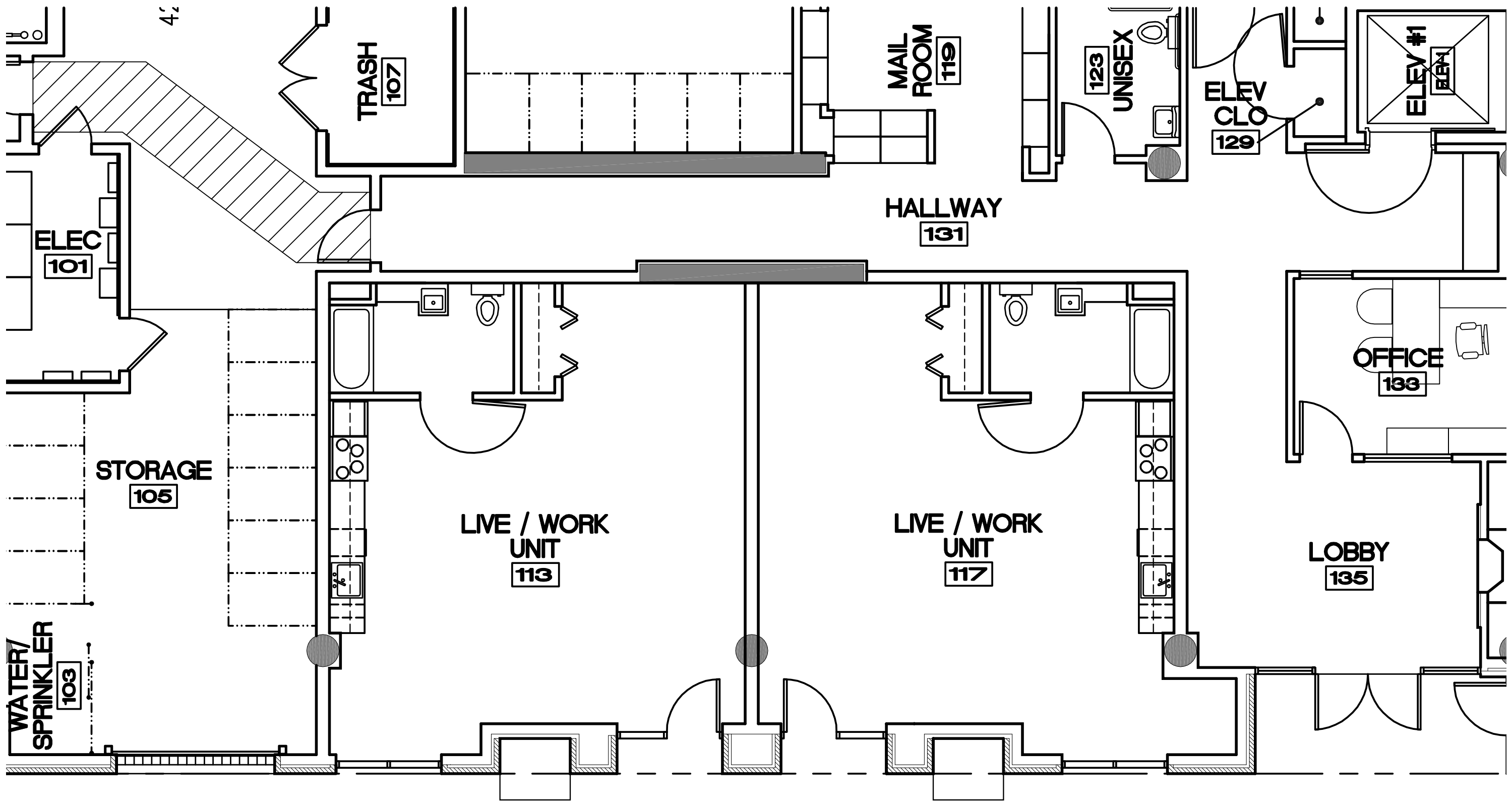










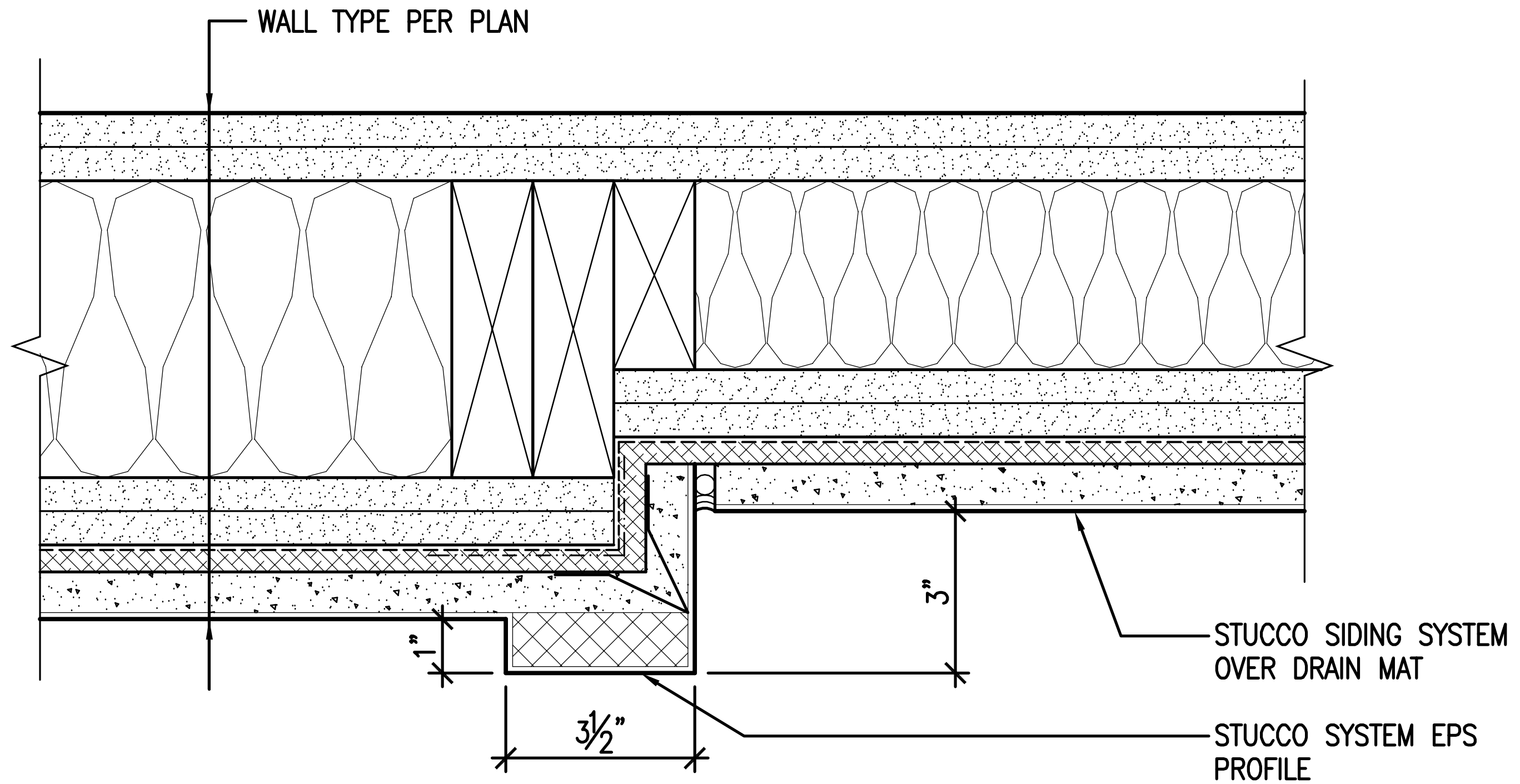


NW OVERTON STREET

Partial Plan | Live-Work Option













1230 NW 21st



NW 20th & Flanders



1731 NW Everett



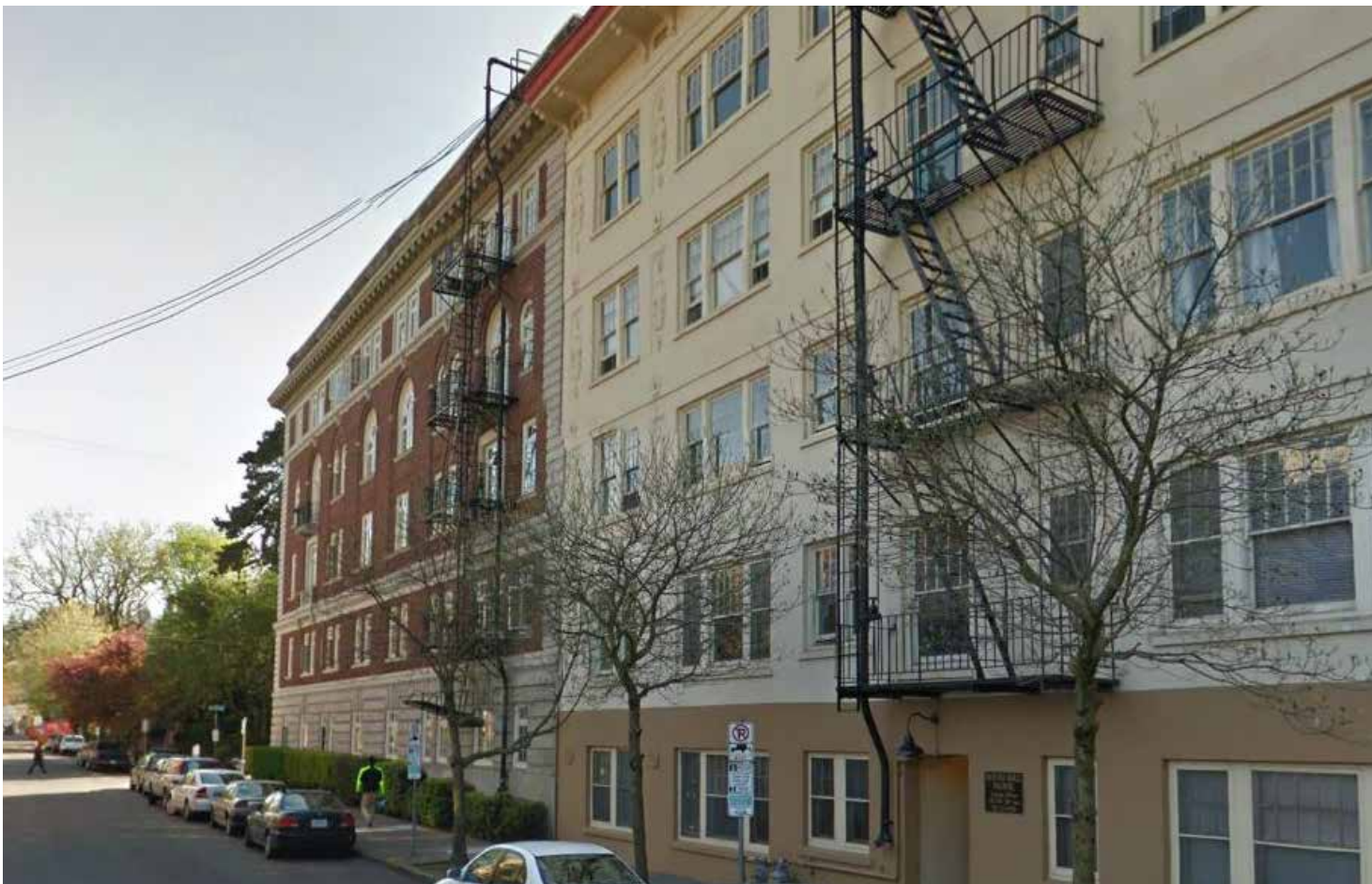
2221 NW Flanders



215 NW 22nd Place



1919 NW Quimby



400 block of NW 20th



905 NW 20th

















