



Presentation Agenda

- Neighborhood Analysis
- Site Conditions
- Historic Analysis
- Community Engagement
- District Precedents
- Proposal

PROJECT TEAM

Developer
Mill Creek Residential Trust

Architect
Tiscareno Associates

PROPOSED BUILDING DESCRIPTION
A mixed use housing development composed of two, seven-story buildings on a shared, stepped podium containing structured parking. The site fronts Jackson Street, which will be lined with retail uses at street level, and portions of Main and 10th streets, which will have residential uses.


PROPOSED BUILDING SUMMARY
(all numbers approximate)

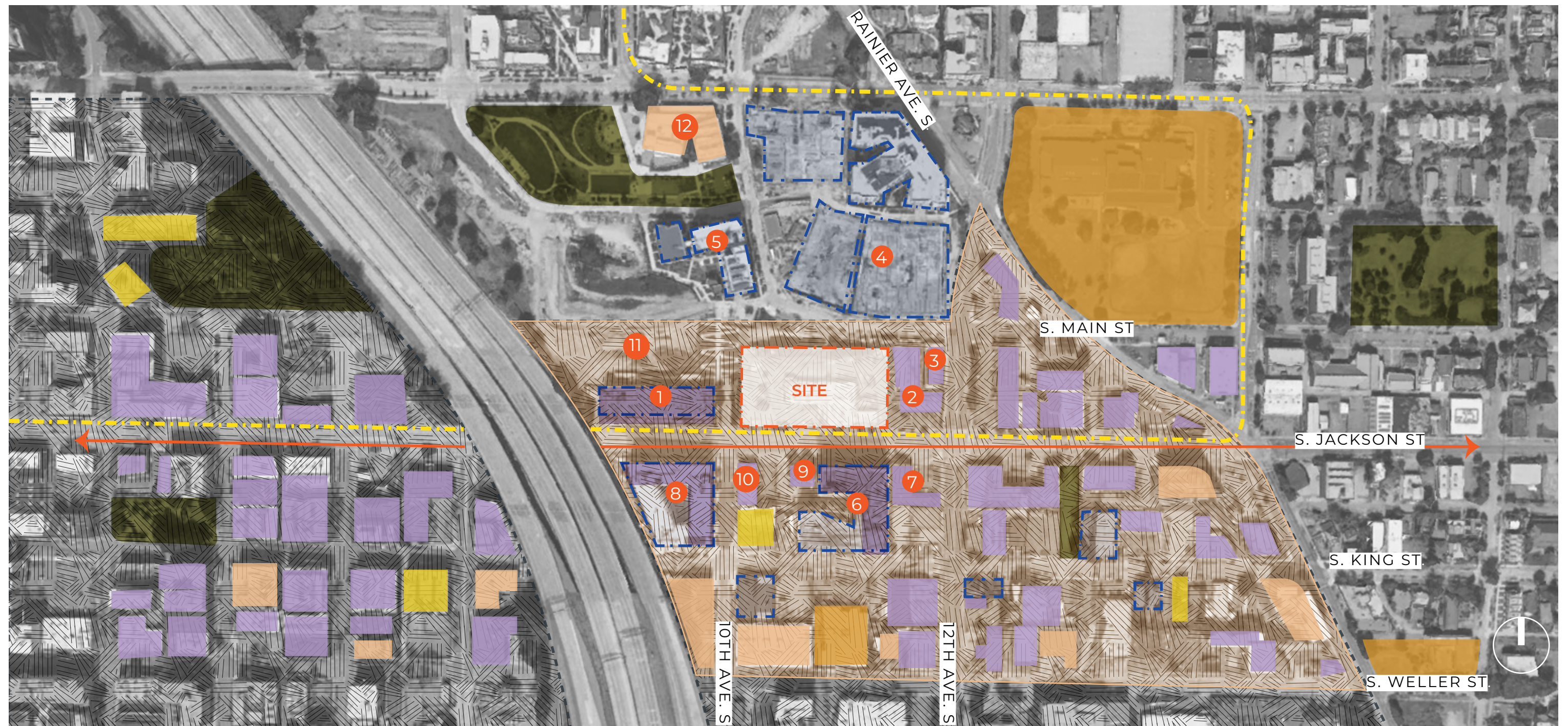
Structure Heights: 75' max from midpoints on Jackson and Main
Number of Residential Units: Approx. 450
Building Area: 475,000 sf
Residential Area: 315,000 sf
Retail Area: Approx. 7,000 sf
Parking Stalls: 2-3 levels
Bicycle Stalls: Approx. 430



Zoning & Overlay Designations

The site is zoned as DMR/C 75/75-95 (Downtown Mixed Residential / Commercial as per SMC 23.34.108). The site is located in the International Special Review District in the Chinatown-International District's Little Saigon Neighborhood along the pedestrian principal arterial of S. Jackson St, just beyond the retail core and Asian character district.

-  International Special Review District
-  Little Saigon Neighborhood
-  Retail Core/Asian Character District
-  Site



1. Pacific Rim Center

2. Asian Plaza

3. Retail Plaza

4. Mason and Main (under construction)

5. Hoa Mai Gardens

6. The Beam (Anh Sang) Apartments

7. Retail Plaza

8. Thai Bihn Apartments

9. Retail Spaces

10. Dong Hing Market

11. Vacant Lot

12. Community Center

— S Jackson St.

— Street Car Route

International Special
Review DistrictLittle Saigon
Neighborhood

Retail

Green Spaces

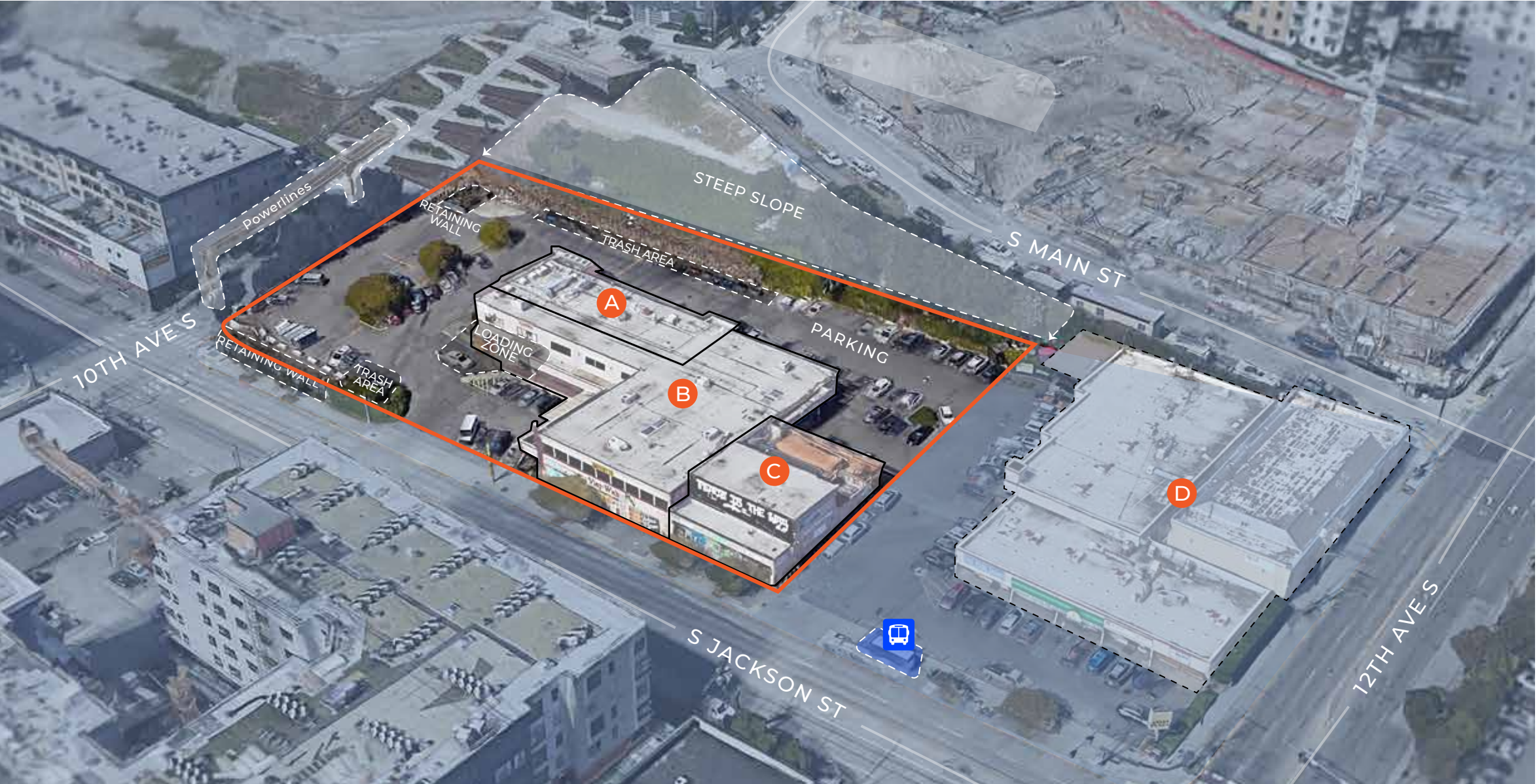
Civic/Religious




Residential

School

Office



- A** Retail/Restaurant
Vacant
Masonry Construction
- B** Viet Wah Supermarket
Masonry Construction
- C** Retail/Restaurant
Partially Vacant
Masonry Construction
2 Stories
- D** Asian Plaza - Retail/Restaurant
Masonry Construction
-  S Jackson St & 12th Ave Bus Stop

All elements within the highlighted boundary are proposed for demolition



Jackson Street, 1911



Subject Site, 1936

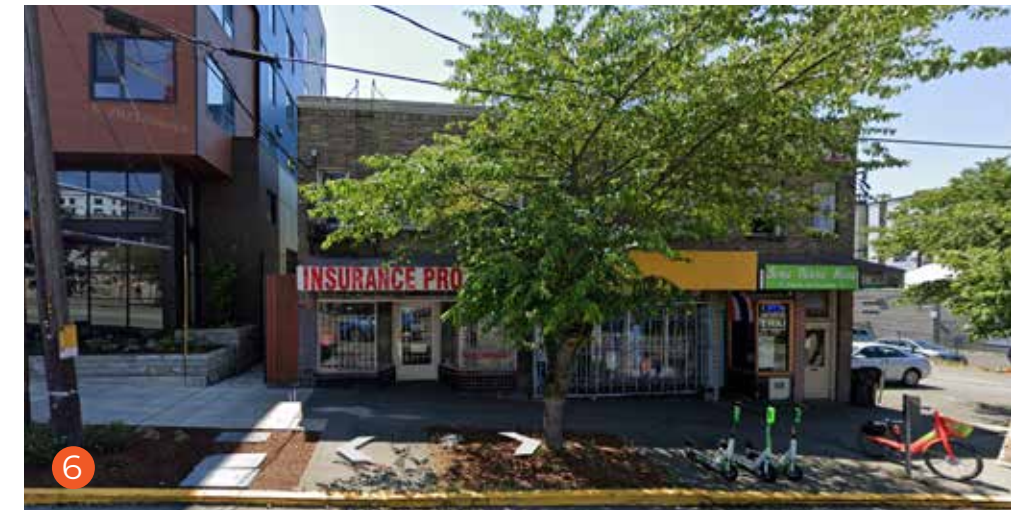


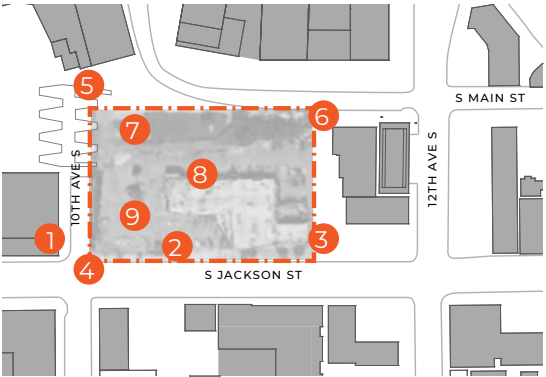
Existing Building, Built 1960

For more information, see Historic Resources Report



Currently under construction





HISTORIC ANALYSIS

SEE ATTACHED

INTERNATIONAL SPECIAL REVIEW DISTRICT ZONING ANALYSIS (23.66)

SMC 23.66.302 - International Special Review District Goals and Objectives

A. Reestablishing the District as a stable residential neighborhood with a mixture of housing types;

The proposed project will add new, stable housing to the neighborhood by providing a mixture of for-rent apartment options.

B. Encouraging the use of street-level spaces for pedestrian-oriented retail specialty shops with colorful and interesting displays;

The proposed project will add new, street-level spaces for pedestrian-oriented retail and will employ culturally-conscious design. Retail tenants will be encouraged to provide colorful displays that engage the public and signage that responds to the multi-lingual environment of Little Saigon.

C. Protecting the area and its periphery from the proliferation of parking lots and other automobile-oriented uses;

The existing parcel is approximately 50% surface parking and service. This will be replaced by pedestrian-oriented retail with structured parking and service screened from the street.

D. Encouraging the rehabilitation of existing structures;

The existing structure has been assessed by Studio TJP. See attached report. The structure does not have important architectural or historic significance.

E. Improving the visual and urban design relationships between existing and future buildings, parking garages, open spaces and public improvements within the International District;

The proposed project will create new, urban connections between streets and support continuous, pedestrian retail along S Jackson Street. In addition, by adding new residences and street-facing retail to the neighborhood, as well as increased lighting and security per CPTED principles, the project will contribute to a safer environment.

F. Exercising a reasonable degree of control over site development and the location of off-street parking and other automobile-oriented uses; and

No surface parking lots or principally automobile-oriented uses are planned for the new project.

G. Discouraging traffic and parking resulting from athletic stadium events and commuters working outside the District.

Parking in the new development will not be promoted as “event parking” and will be utilized for commuters working outside the neighborhood.

SMC 23.66 - International Special Review District Zoning Analysis

23.66.308 - International District Preferred Uses East of Interstate 5

Preferred uses for that portion of the International District that lies east of Interstate 5 include restaurants, retail shops, residential uses, and other small- and medium-scale commercial uses. Commercial businesses and uses with an Asian product, service or trade emphasis are preferred. Preferred uses should contribute to the International District’s business core or to the function and purposes of the International District east of Interstate 5.

The new development will feature retail shops and commercial spaces that can accommodate small to medium scaled uses. Given the location of the site in Little Saigon, it is preferred that this commercial element reinforces the existing, Asian-focused retail, and contributes to its identity as a unique place to live and shop.

23.66.336 - Exterior building finishes

A. General Requirements. To retain and enhance the visual order of the District, which is created by existing older buildings that provide unique character and form through their subtle detailing and quarter-block and half-block coverage, new development, including exterior remodeling, should respect the architectural and structural integrity of the building in which the work is undertaken, through sympathetic use of colors, material and style. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the existing buildings in the immediate area.

We have conducted a survey of the buildings in the immediate, nine block area and have included the Beam, the Pacific Rim Center and Thai Bihn in our massing precedents. The project also looks at the Little Saigon neighborhood specifically and the CID as a whole for inputs of color, material and style.

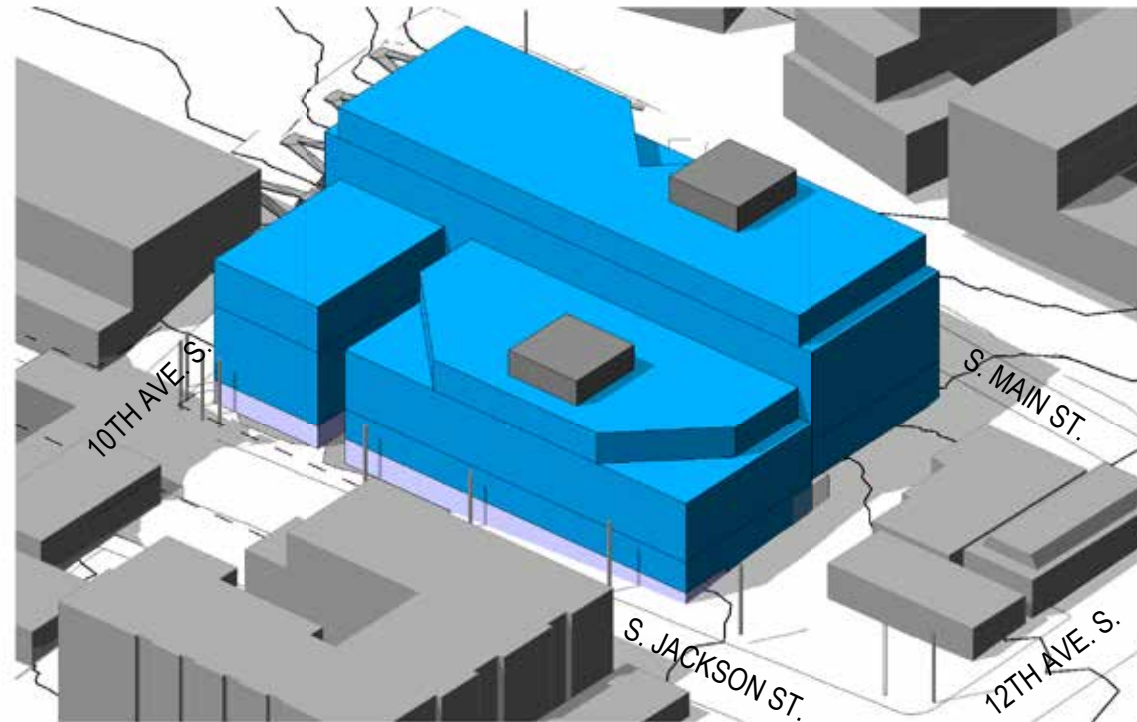
C. Exterior Building Design Outside the Asian Design Character District. Outside the Asian Design Character District, earthen colors and masonry construction with nonmetallic surfaces are preferred. Concrete construction will also be permitted if treated in a manner or incorporated into a design that provides visual interest and avoids large unbroken surface areas.

The proposed design will primarily include earthen colors, non-reflective metallic surfaces. Treated concrete surfaces and projecting metal canopies may also be included. The materiality at the pedestrian level will be differentiated from the materiality above, and include storefront glazing and planting.

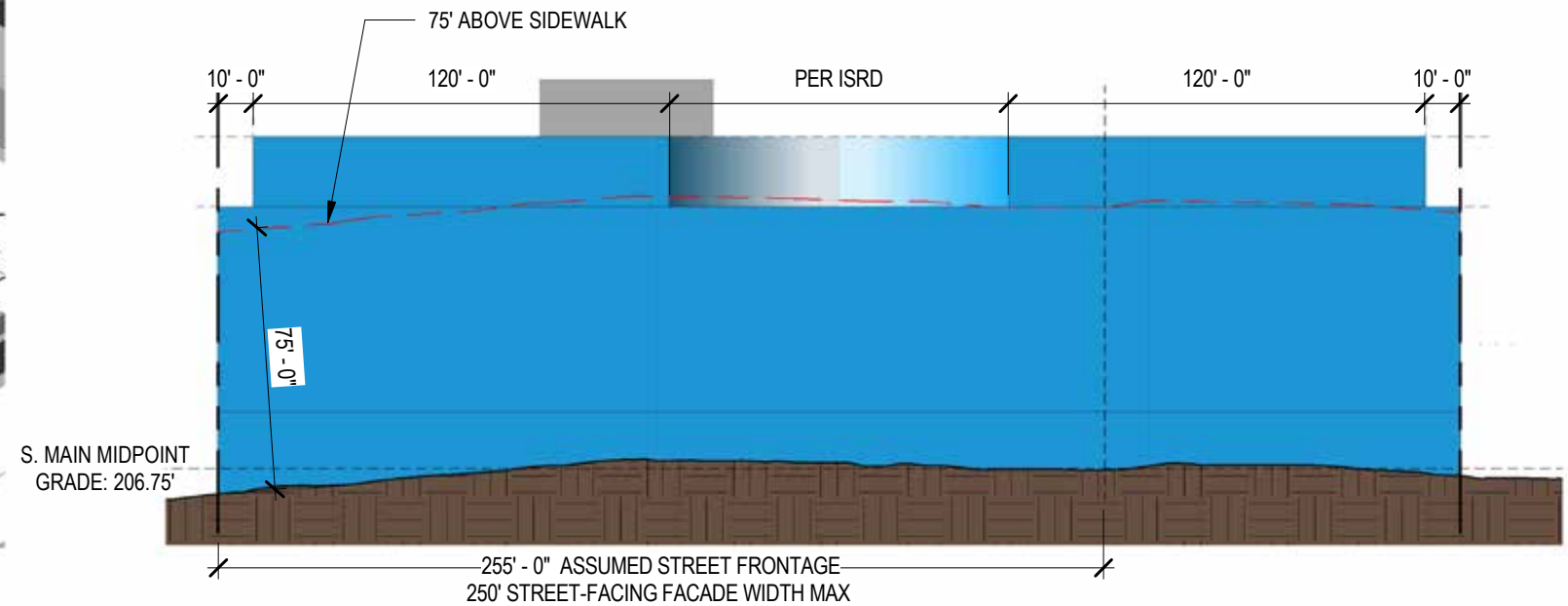
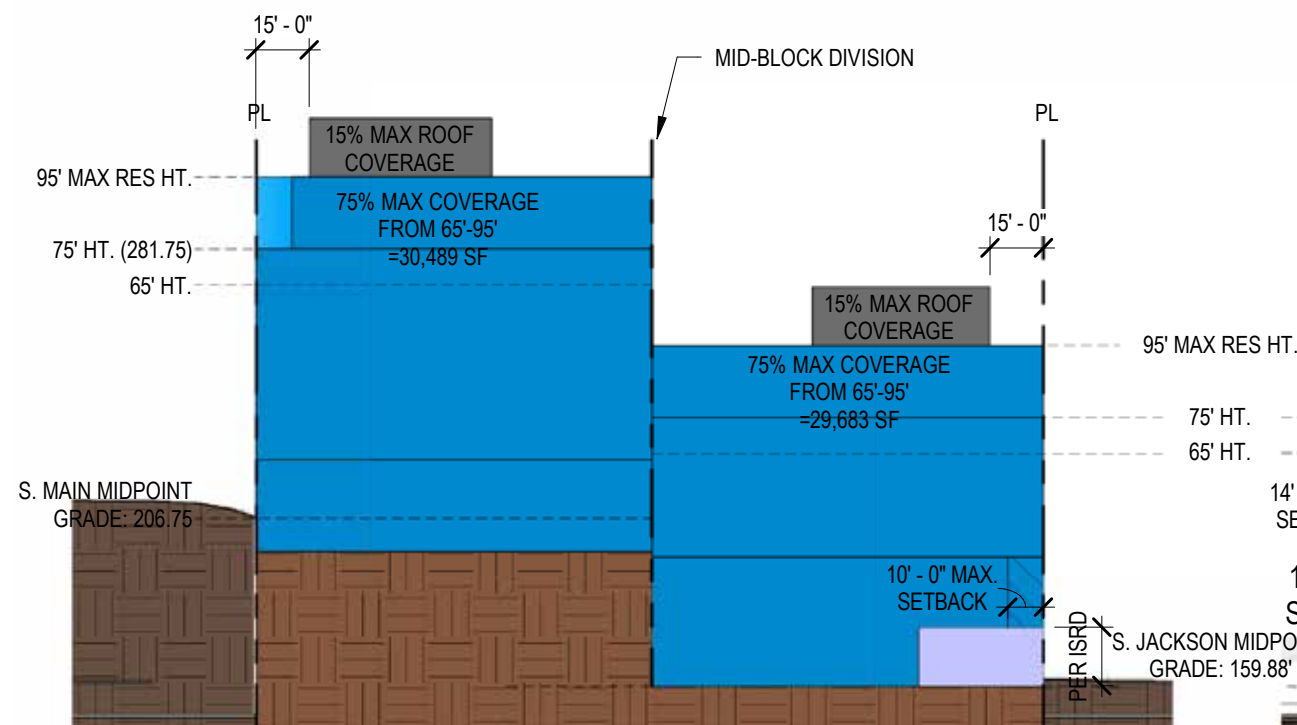
Secretary of the Interior’s Standards for Rehabilitation

Note: Of the ten items in the Rehabilitation section of the SOI Standards, we are highlighting item nine as the most applicable to the proposed project.

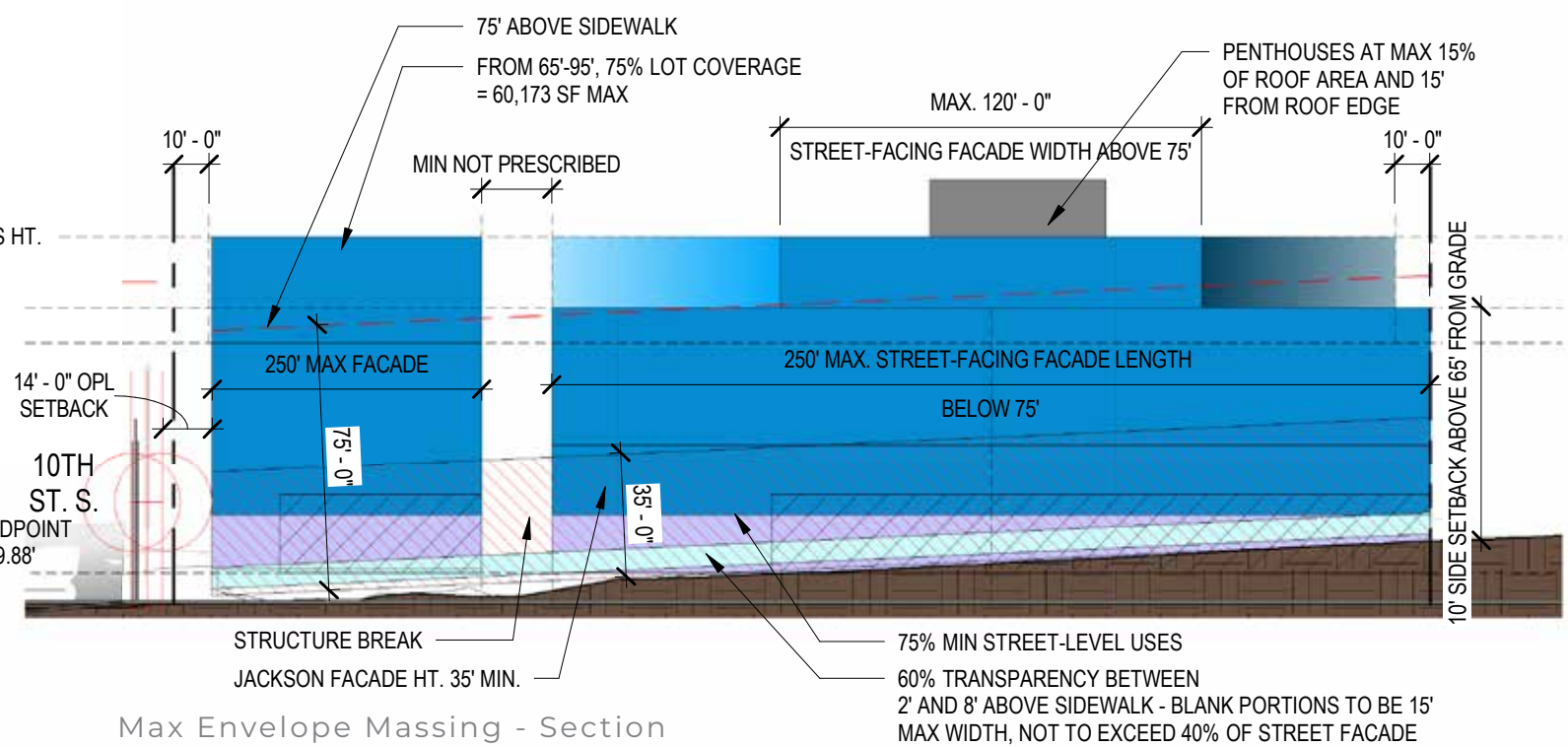
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features and special relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion and massing to protect the integrity of the property and its environment.



Max Envelope Massing

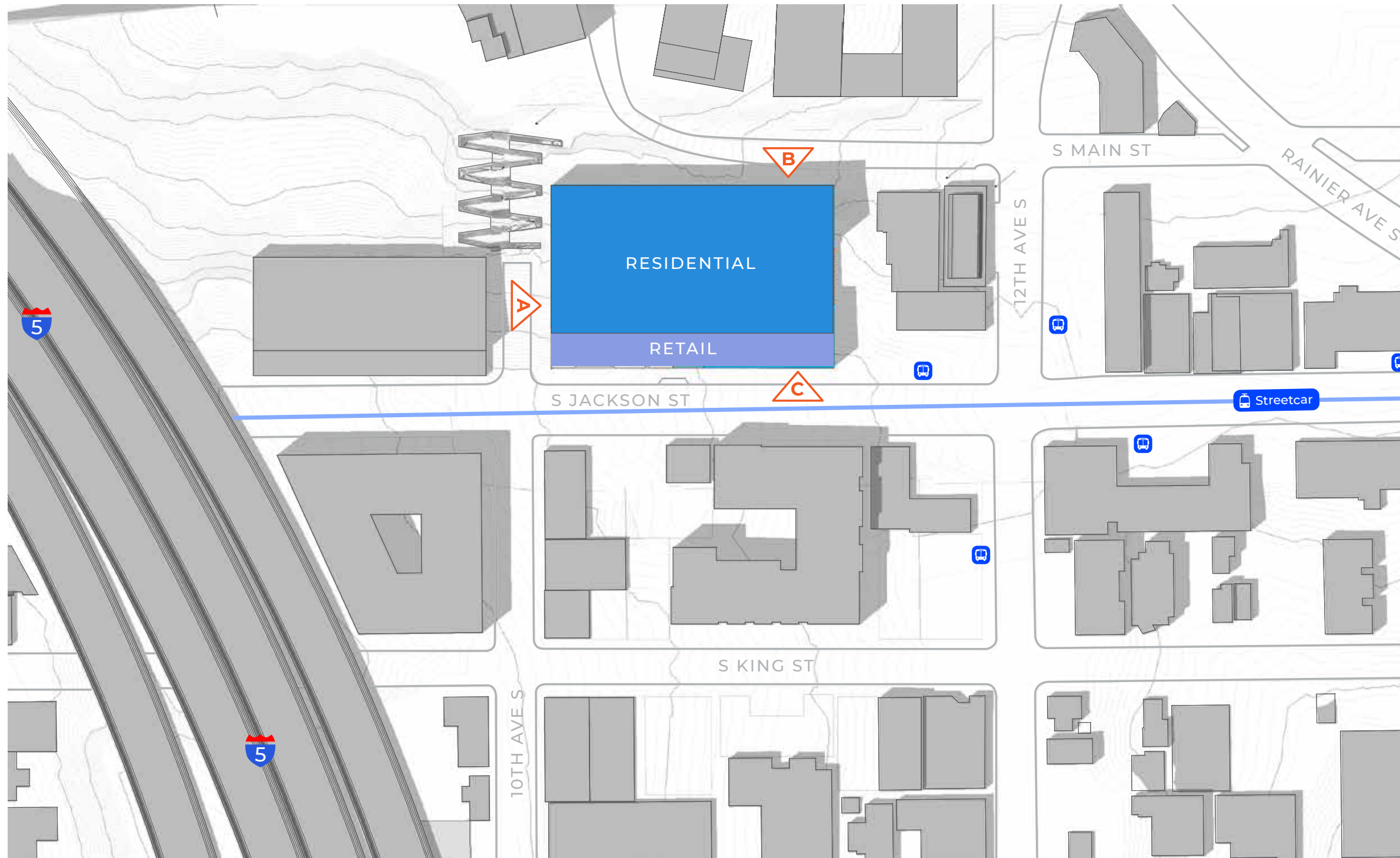
Max Envelope Massing - Section
- East/West on S. Main St.

Max Envelope Massing - Section - North/South

Max Envelope Massing - Section
- West/East on S. Jackson St.

SITE OVERVIEW		
Address	1032 S. Jackson St., Seattle, Washington	
Parcel Numbers	8591900145	
Lot Size	1.84 acres; 80,231 sqft	
Zone	DMR/C 75/75-95 (Downtown Mixed Residential / Commercial)	
Overlays	International Special Review District (Historic). The lot is outside of the International District Retail Core, Asian Design Character District	
	Downtown Urban Center. South Downtown	
MHA	High Area, Fee Area	
Other	Opportunity Zone: Yes. Pedestrian Zone: No. Design Review Equity Area: Yes (Per Client legal counsel, this is n/a in the ISRD)	
ECA	40% Steep Slope, Potential Slide	
South Jackson St	Downtown Principal Arterial. ROW Min 90. Existing ROW 96. Dedication Not Required. Bike Master Plan: Sharrows. Frequent Transit Network. 25' CL to Curb, 6-8' landscape, 8-10' sidewalk, 0-6' frontage zone. NOTE: Per Map1C: Sidewalks shall be 18' wide but can be modified by the ISRD.	
	Class I Pedestrian Street. 23.49.009 street level provisions apply. Street Level Uses Required per Map 1G. Property line facades required per Map 1H.	
South Main St	Not Designated. Recently Improved. Assume Downtown Neighborhood Access. ROW Min 60. Existing ROW 66. Dedication Not Required. 18' CL to Curb, 6' landscape, 6' sidewalk, 0-6' frontage.	
	Street level uses not required. Property line facades not required.	
10th Ave South	Downtown Neighborhood Access. ROW Min 60. Existing ROW 66. Dedication Not Required. 18' CL to Curb, 6' landscape, 6' sidewalk, 0-6' frontage.	
	Street level uses not required. Property line facades not required.	
SEPA	25.05.675.P	Project cannot obstruct views of Mt. Rainier from Kobe Terrace Park or general views from Kobe Terrace Park per 23.66.332. Jackson is a Scenic Route in this location and the project mustn't obstruct views of the downtown skyline, though Jackson is not a View Corridor per Map 1D.
CODE ANALYSIS		
Structure Height	23.49.008.C	The base height limit is 75 feet, and it is the applicable height limit for all structures, except that the applicable height limit is 95 feet if the applicant qualifies for extra floor area under Section 23.49.023 and Chapter 23.58A and the structure has no non-residential or live-work use above 75 feet
Rooftop Features	23.49.008.D / 23.66.332	Railings and parapets: +4'. Rooftop decks +2' Solar collectors: +7' (coverage is unlimited if 7" or less) .
		The following are limited to 15% roof coverage and can extend up to +15' : Solar collectors above 7', stair penthouses, mech equipment (if min 15' from roof edge). Elevator penthouses can extend up to +15'
		Rooftop features must be screened from public view via the Design Review process.
Street Level Requirements	23.49.009 / 23.49.162	75% of Jackson must be contain a street-level use. General sales and services; Human service uses and child care centers; Retail sales, Entertainment uses; Eating and drinking establishments and Bicycle parking, provided that the use does not exceed 30 percent of the frontage 23.49.009.B or 50 feet, whichever is less. Qualifying exceptions are allowed. Required open space does not qualify as a street-level use. Uses shall be within 10' of the lot line or the back of the sidewalk. Access to street-level uses must be no more than 3 feet above or below sidewalk grade.
FAR	23.49.011.A	Base 2.5; Max 4
	23.49.011.B.1.f	Residential uses, live-work, below grade areas, accessorty parking for residential uses (except where area exceeds one space per unit) are exempt from FAR
Green Factor	23.49.031	A min. Green Factor score is required
Permitted Uses	23.49.142/146.B; 23.66.320	All except those specifically prohibited or permitted only as conditional uses. Hotel, formula fast-food, planned community developments and select street-level uses are subject to special review by the Dept. of Neighborhoods. Parking garages are permitted.
Lot Coverage	23.49.158.C	In South Downtown, there is no limit under 65.' For portions of structures between 65' and 95,' 75% lot coverage is allowed.
Common Recreation Area	23.49.010.B	An area equivalent to 5 percent of the total gross floor area in residential use...shall be provided as common recreation area. The common recreation area shall be available to all residents and may be provided at or above ground level. A maximum of 50 percent of the common recreation area may be enclosed. The minimum horizontal dimension for required common recreation areas shall be 15 feet, except for open space provided as landscaped setback area at street level, which shall have a minimum horizontal dimension of 10 feet. No required common recreation area shall be less than 225 square feet. Common recreation area that is provided as open space at street level shall be counted as twice the actual area in determining the amount provided to meet the common recreation area requirement.
	23.86.032	The gross floor area in residential use is all floors or portions of floors of a structure that are devoted entirely to residential use, except for accessory parking areas, storage areas, and mechanical rooms. Below grade areas, such as elevator lobbies, are included in this calculation. Areas that serve both residential and commercial uses may be prorated.
Transparency (commercial)	23.49.162.C	Requirements apply to the area between 2' and 8' above the sidewalk but do not apply to portions in residential use. 60% transparency is required along Jackson. No requirement along 10th or Main.
Blank Facades	23.49.162.D	Blank facade limits apply to the area of the facade between two (2) feet and eight (8) feet above the sidewalk but do not apply to portions of structures in residential use. Jackson must conform but 10th and Main are exempt.
		Blank Facade Limits for Jackson Street: Blank facades shall be limited to segments fifteen (15) feet wide, except for garage doors which may exceed fifteen (15) feet. Any blank segments of the facade shall be separated by transparent areas at least two (2) feet wide. The total of all blank facade segments, including garage doors, shall not exceed forty (40) percent of the street facade of the structure on each street frontage
Façade Articulation	23.49	Per Map 1F, 1G and 1H, Jackson, 10th, and Main facades shall be regulated by the ISRD.
	23.49.162.A	Façade height shall be a minimum of 35' along Jackson. Property Line Facades are not required on 10th and Main.
	23.49.162.B	Structure fronting Jackson Steet shall conform to property line facade setback limits. Structure fronting Main and 10th shall conform to general facade setback limits.
Max Building Width	23.49.164.D	If the structure is less than 75', max width is 250'. If higher than 75' 120' is the max width.
Façade Modulation	23.49.165	No modulation is required for structures less than 85' in height
Setbacks	23.49.166.A.2	Side: 0' below 65' / 10' above 65'
	23.49.162.B.1.b	Jackson: No req. under 15'. Between 15 and 35' the max setback is 10', 40% of the façade can be greater than 2', 20' width max for >2', 10' min between setback areas. 10th and Main: No req under 15'. Any setback area exceeding a depth of 15' from the PL shall not exceed 80', or 30% of the lot frontage, whichever is less. At intersections, max setback is 10' for at least 20' along each street.

Overhead Weather Protection and Lighting	23.49.018.A	Continuous overhead weather protection shall be required for new development along the entire street frontage of a lot except along those portions of the structure facade that: 1. Are located farther than five (5) feet from the street property line or widened sidewalk on private property; or 2. Abut a bonused open space amenity feature; or 3. Are separated from the street property line or widened sidewalk on private property by a landscaped area at least two (2) feet in width; or 4. Are driveways into structures or loading docks.
	23.49.018.B	Overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall or must extend to a line two (2) feet from the curb line, whichever is less.
	23.49.018.C	The lower edge of the overhead weather protection must be a minimum of ten (10) feet and a maximum of fifteen (15) feet above the sidewalk.
PARKING / ACCESS		
Parking	23.49.019.A.1	No parking minimums are required (except as modified by 23.66.342)
	23.66.342	Restaurants shall be required to provide 1 space / 500 SF in excess of 2,500 SF.
	23.49.019.C.3	Non-residential: 2 spaces / 1000 sf max is allowed for general sales and services, and restaurants
Size	23.54.030	Parking spaces provided must meet the standards of 23.54.030, whether required or not. 60% min of stalls for a residential use shall be Medium sized. The minimum vertical clearance shall be at least 6'-9"
Bicycles	23.54.015.K	Eating and drinking establishments: Long-term: 1/5,000 SF - Short-term: 1/1,000 SF; Office Long-term: 1/2,000 SF - Short-term: 1/10,000 SF, Sales and service: Long term: 1/4,000 SF - Short-term: 1/2,000 SF.
	23.49.019	Residential: Long-term: 1 per DU, Short-term: 1 per 20 DU
Loading	23.54.035	If less than 10,000 SF of Medium Use, no berth is required
Solid Waste Container Storage	23.54.040	Residential - More than 100 dwelling units 575 SF plus 4 SF for each additional unit above 100 * For development with more than 100 dwelling units, the required minimum area for storage space may be reduced by 15 percent, if the area provided as storage space has a minimum horizontal dimension of 20 feet.
		Non-residential is between 5,001-15,000 SF. 125 SF req'd. 50% reduction allowed per 23.54.040.B. 125 /2 = 63 SF req'd.



ACCESS OPTION A

10th Ave is a Neighborhood Access street and preferred for private vehicular access. 10th Ave's slope is approx. 20% and is not feasible for service access because it exceeds the standard of 10%.

ACCESS OPTION B

Main Street is a Neighborhood Access street but due to the 30 to 58 feet of grade change between Jackson and Main, access from Main cannot feasibly service project functions that must be located four stories below.

ACCESS OPTION C

S. Jackson is a major arterial and therefore a route for service vehicles. Limited access needs for the project, such as trash and small-truck loading, will not cause an undo burden on existing traffic patterns. The project is including an internal turnaround to eliminate the need for vehicles to back out onto Jackson St.



bus stop



first hill streetcar

Jackson Apartments Community Outreach Plan

Prepared By: David J. Della, Principal. *Eco-Ready*

Phase I: Project Conceptualization

Goal: Establish or strengthen relationships with key stakeholders in the community and gather information and input to assist with project conceptualization prior to an initial ISRD Board briefing.

Method: Individual meetings with each group

Target Groups:

1. **Friends of Little Saigon**
2. **Chinatown-International District Business Improvement Association (CIDBIA)**
3. **Viet-Wah Group**
4. **Owner, Asian Plaza Shopping Center**
5. **Seattle Chinatown-International District Preservation and Development Authority (SCIDpda) Real Estate Committee.**
6. **Interim Community Development Association (CDA)**

Phase II: Project Development

Goals:

- Review the project team’s response to comments from the ISRD Board with community stakeholders after each meeting as needed.
- Establish or strengthen relationships in the community and gather information and input to assist with project development.
- Brief community stakeholders on project status on a regular basis.

Methods:

- Email summaries
- Meetings
- Community activities

Target Groups:

1. **Phase I Groups with emphasis on the Friends of Little Saigon, Asian Plaza, and SCIDpda.**
2. **Additional Little Saigon businesses and stakeholders**
3. **CIDBIA, Interim CDA**
4. **CID Retail/Business Developer**

Phase III: Project Refinement

Goals:

- Brief interested community stakeholders on project status.
- Meet with groups as questions arise during detailed development of the project. For example, this could include branding, design details, colors, planting and signage.

Methods:

- Email summaries
- Individual meetings

Target Groups:

1. **Phase I Groups with emphasis on the Friends of Little Saigon, Asian Plaza, and SCIDpda.**

Phase IV: Project Construction

Goals:

- Brief stakeholders adjacent to the project on project status and potential impacts that occur during the construction phase.

Methods:

- Email summaries
- Individual meetings

Target Groups:

- **All groups we have met with in the process, with specific focus on adjacent businesses on Jackson Street**



- 1. Welcome to Little Saigon Sign
- 2. Design elements at The Beam
- 3. I-5 Column Murals
- 4. Chinese Southern Baptist Church

- 5. Hau Hau Market
- 6. Summit Charter School
- 7. Pho Bac Restaurant
- 8. Heart of Little Saigon Landmark



1. Hoa Mai Gardens (out of district)

2. Thai Binh Apartments

3. Beam (Anh Sang) Apartments

4. An Lac (in district, but approved prior to ISRD expansion)

5. Mason and Main (under construction) (out of district)

6. 501 Rainier Supportive Housing (in district, but approved prior to ISRD expansion)



THAI BIHN APARTMENTS



BEAM (ANH SANG) APARTMENTS



AN LAC (in district, but approved prior to ISRD expansion)



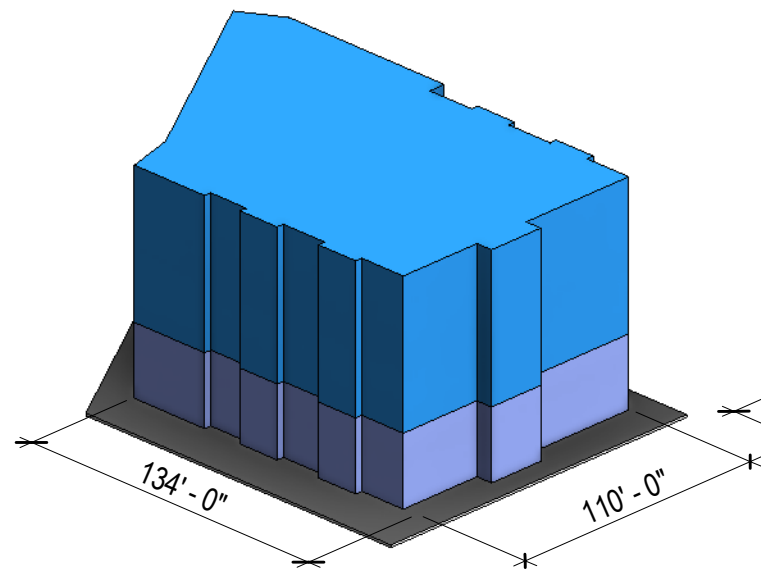
THE PUBLIX



ICON APARTMENTS

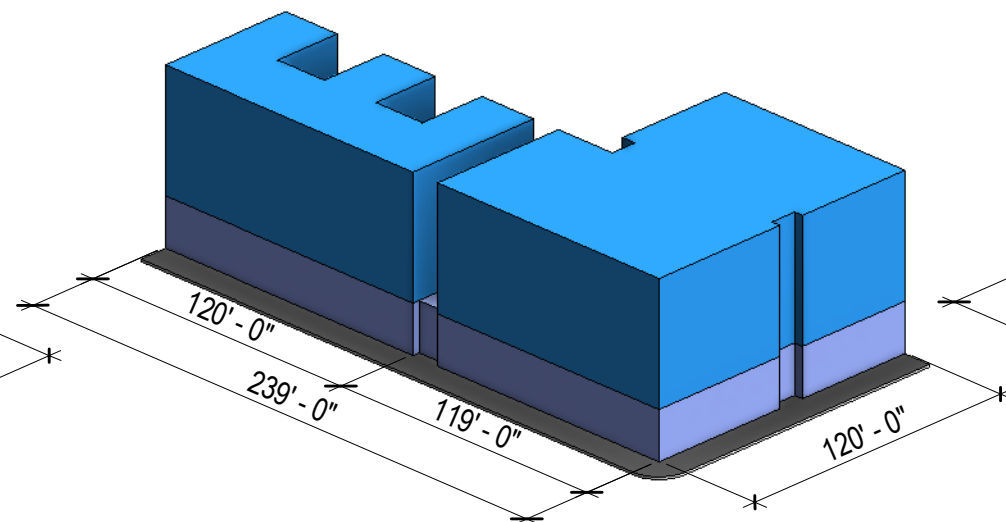


PACIFIC RIM CENTER



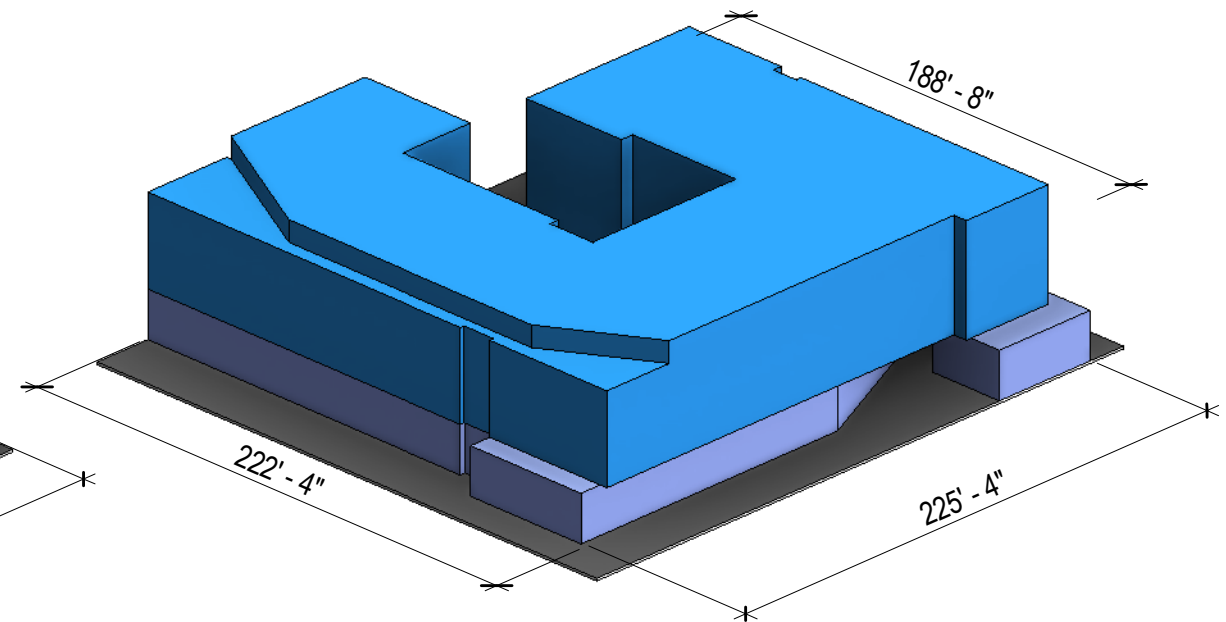
AN LAC

- 7 Story building
- Rowhouse inspired modulation
- Clean, orderly facade



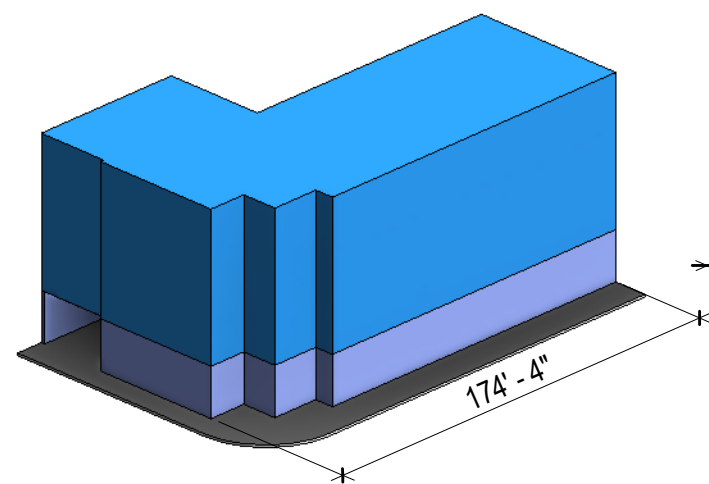
THE PUBLIX

- 6 Story building
- Base references historic proportions
- Simple modulation
- Clean, orderly facade



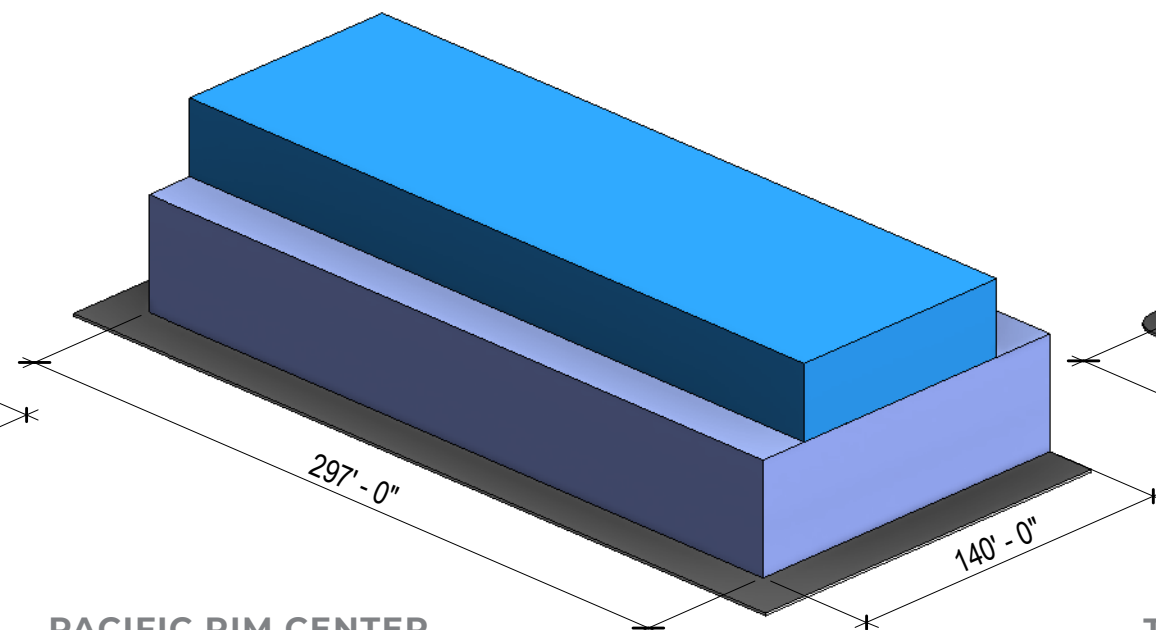
BEAM (ANH SANG) APARTMENTS

- 7 Story building
- Internal courtyard
- Simple modulation
- Ground floor creates unique retail spaces



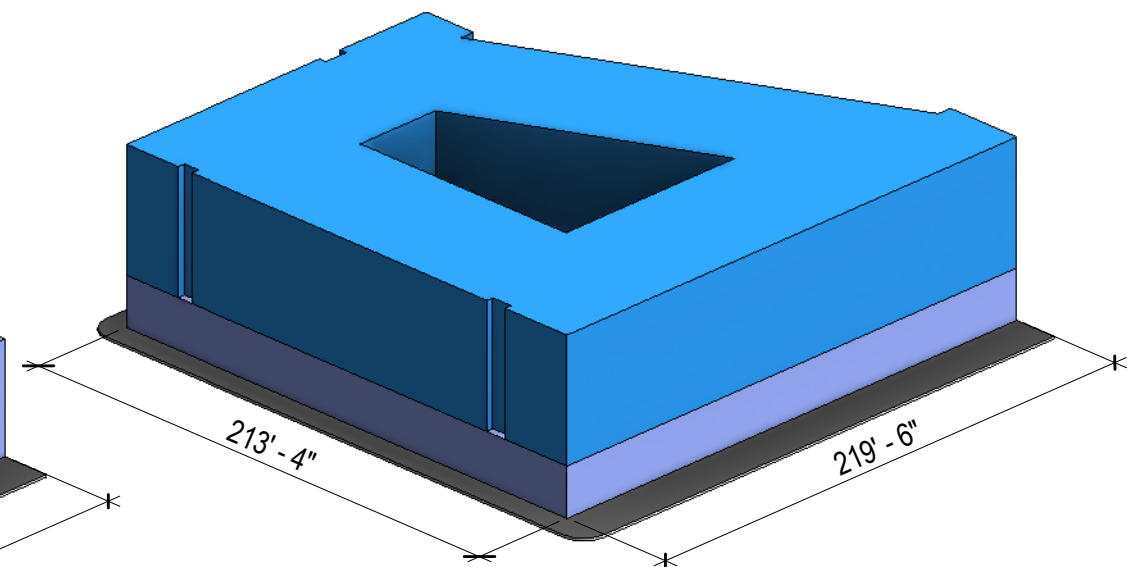
ICON APARTMENTS

- 7 Story building
- Strong corner expressions
- No residential courtyard
- Durable materials at base
- Facade punctuated by openings



PACIFIC RIM CENTER

- 7 Story building
- 4 Story retail front
- No residential courtyard
- Durable materials at base



THAI BIHN APARTMENTS

- 6 Story building
- Differentiated base
- Internal courtyard
- Subtle modulation
- Facade punctuated by openings

BUILDING ENTRANCES

Seattle's Chinatown-International District has a strong tradition of distinctive building entries with canopies. Used to identify the building entry the door frame was accentuated by a contrasting materials including; brick, cast stone, cast iron, or locally made terracotta. To further differentiate the entry from the rest of the facade, the architectural style was embellished around the door giving prominence and grandeur to the building's entry. The ornate entrances are crowned by a canopy designed in a compatible style to the building's architecture.

Modern interpretations of this also exist in the international district. Entrances are still highlighted with a contrasting material which may include wood, non-reflective metal panel, enameled panel, and cast concrete in addition to the traditional materials. Canopies, although still present, have adopted a modern aesthetic. Featuring a simple, clean design, the metal canopies still fit symmetrically above the doorway. However, unlike their predecessors, these are now integrating semi-transparent materials and lighting into the overall piece.



MILWAUKEE HOTEL APTS, 668 S KING ST



BUTY BUILDING, 501 S JACKSON ST



UNION STATION, 401 S JACKSON ST



WING LUKE MUSEUM, 719 S KING ST



G & T BUILDING, 316 MAYNARD AVE S



420 MAYNARD AVE S



PUBLIX HOTEL APTS, 504 5TH AVE S



510 6TH AVE S



705 STATION PLAZA



HOTEL NP, 306 MAYNARD AVE S



HISTORIC PUBLIX HOTEL APARTMENTS, 504 5TH AVE S



625 5TH AVE S



FORTUNE GARDEN RESTAURANT, 424 MAYNARD AVE S



418 S JACKSON ST



JADE GARDEN RESTAURANT, 424 7TH AVE S



505-509 5TH AVE S



UWAJIMAYA VILLAGE FOOD COURT, 503 S WELLER ST

STREET CANOPY

Overhead coverage of the sidewalk by canopies is increasing in Seattle's Chinatown-International District.

The oldest examples of sidewalk shelter are flat planes arranged horizontally and are bolted in two locations to the side of a building. The sidewalk cover is constructed of either wood or metal providing no light to pass through them. They are mounted eight to nine feet above the sidewalk. These were either made of wood clad in tin or of a hollow metal.

The mid-century saw the addition of more pedestrian walkway awnings to the street-scape. These fabric awnings have two typical profiles: a shed configuration or a quarter round shape. The fabric is typically emblazoned with the name of the business the canopies are sheltering.

The newest addition to the canopy collection of the Chinatown-International District are metal canopies. Similar to the oldest variety, these are arranged in flat planes horizontally about eight to ten feet above the sidewalk. They have a small slope to shed water. The metal sidewalk coverings are bolted to the building structure in two places. A distinctive feature of these canopies is the incorporation of transparent or semi-transparent materials to bring light down to the sidewalk while providing cover from the elements.



614 - 626 S JACKSON ST

STORE FRONT GLAZING:

Ground floor retail in Seattle's Chinatown-International District is characterized by the large storefront glazing arrangement. The basic arrangement is divided into two parts. The bottom portion typically sits on top of a stall riser or knee wall. The panes are large. The windows are large, fixed panes of glass separated by a vertical mullions. The historic windows would be single pane glass framed in wood. Newer construction is minimally double paned lites fitted in extruded metal mullions. The top component of the storefront glazing configuration is separated by from the bottom section by a horizontal mullion of either wood or metal. The upper glazing is typified by smaller panes arranged in a variety of patterns. In rare cases, buildings feature operable units integrated into the upper portion of the storefront glazing.



625 5TH AVE S



504 - 510 MAYNARD AVE S



PUBLIX HOTEL APARTMENTS, 504 5TH AVE S



MILWAUKEE HOTEL APARTMENTS, 668 S KING ST



HISTORIC PUBLIX HOTEL APARTMENTS, 504 5TH AVE S



UNION MARKET, 501 S JACKSON ST



MOMO, 600 S JACKSON ST

KNEE WALL:

Also known as a stall riser, the knee wall supports store front glazing above. Wall heights range from a few inches to about two and a half feet tall. When the building is located on a sloping site, the knee wall often is configured to follow the slope on the bottom edge and level on the top to give the storefront glazing a level surface. Breaks in the continuity of the knee wall happens at the building's structural columns and at entries.



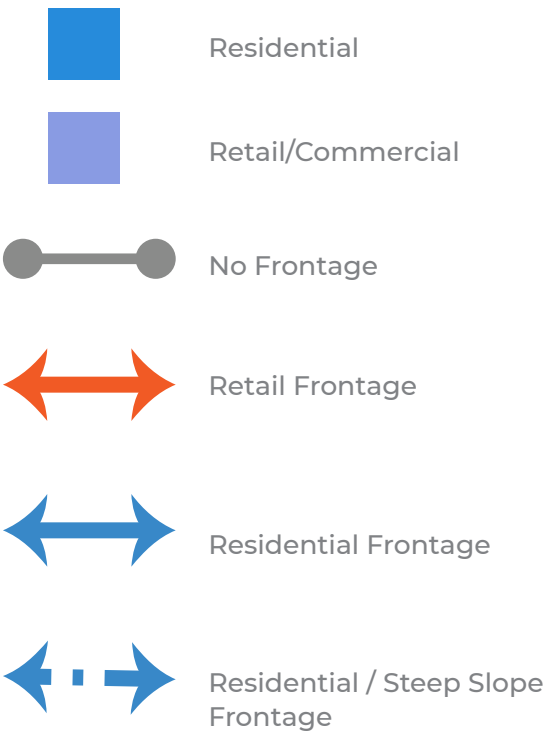
HIRABAYASHI PLACE APARTMENTS, 442 S MAIN ST



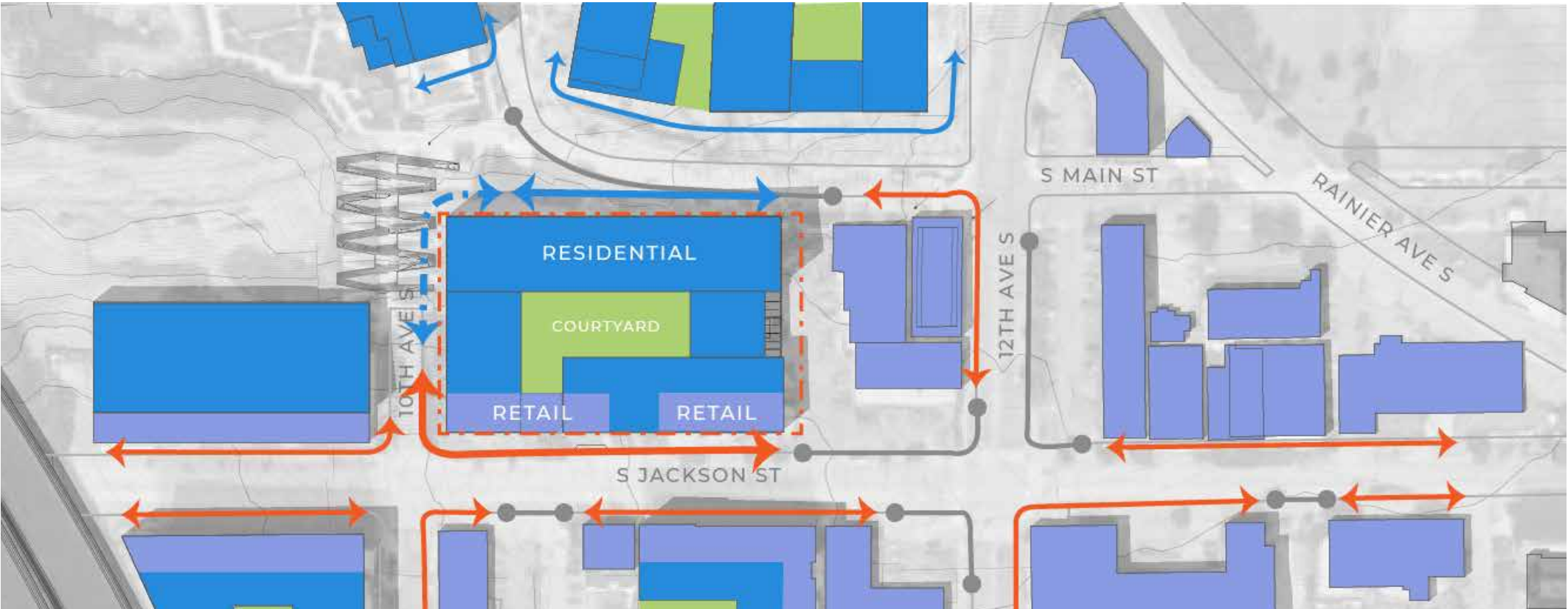
625 S KING ST



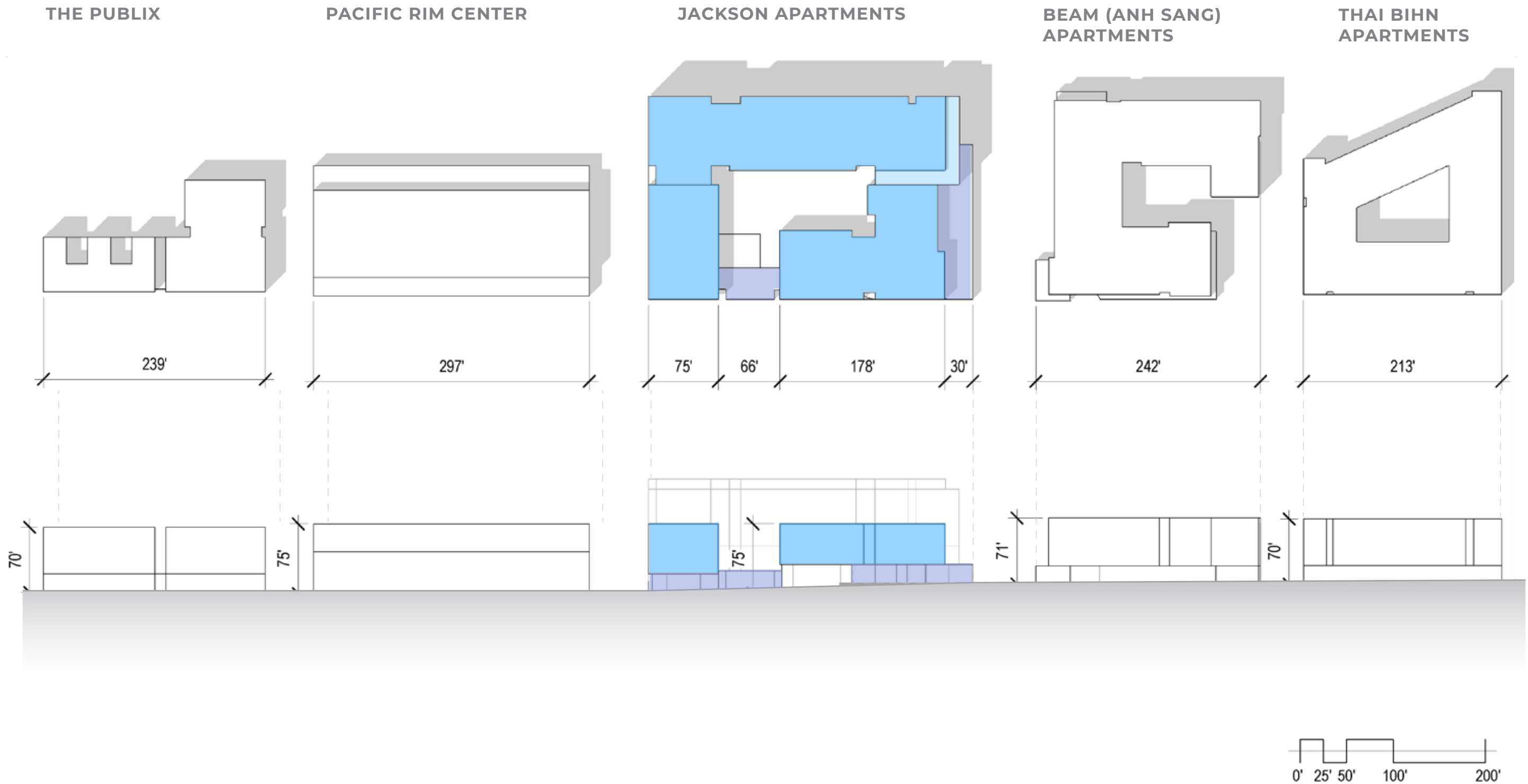
WING LUKE MUSEUM, 8TH AVE S



EXISTING



PROPOSED

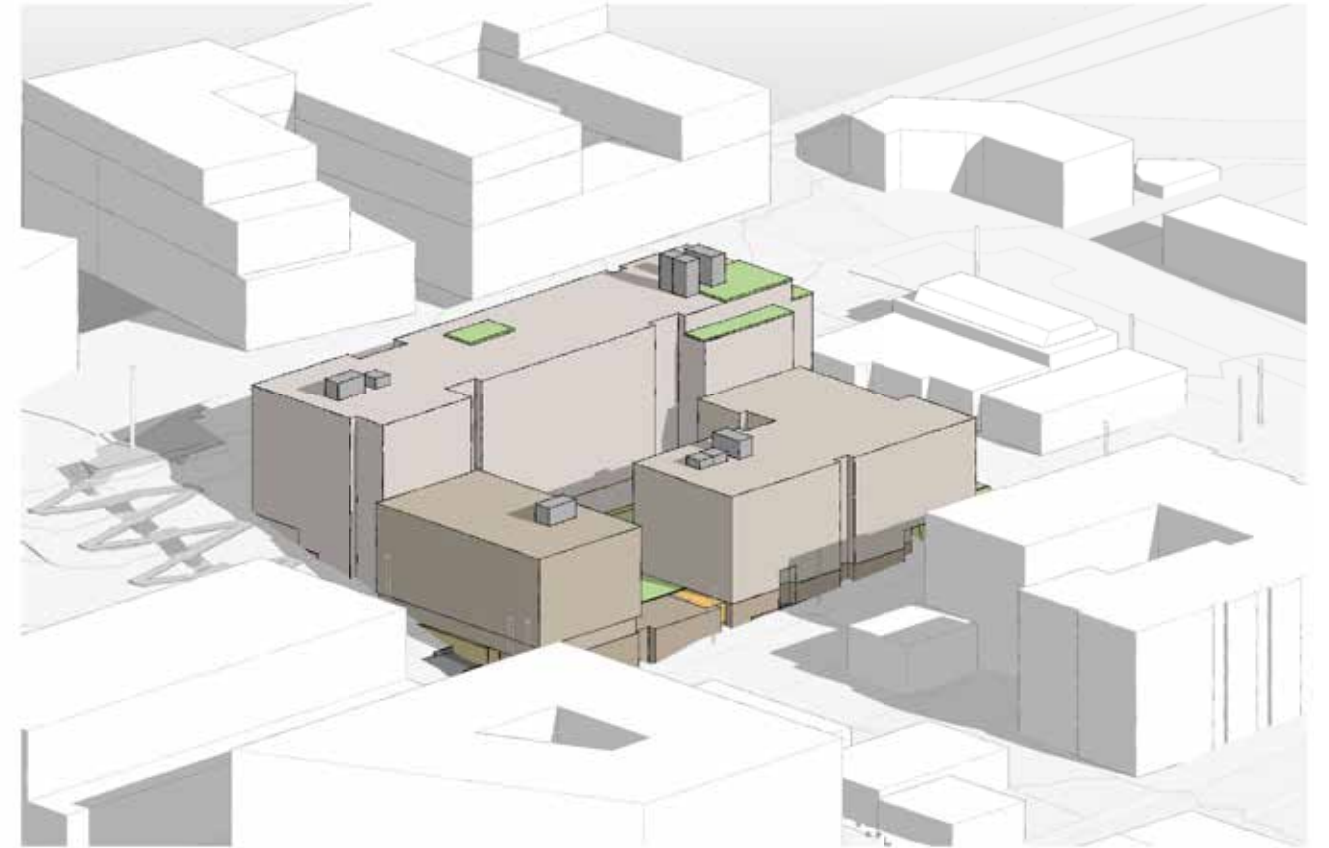




Jackson & 12th



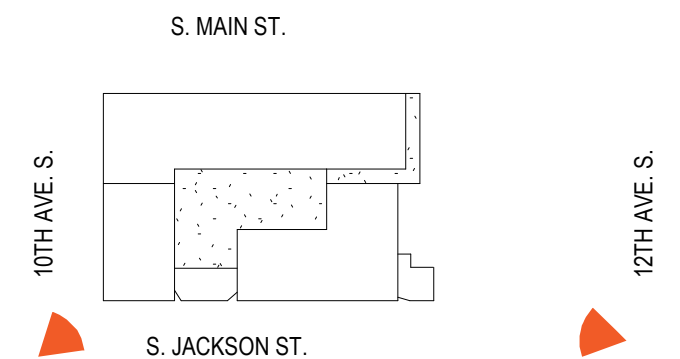
Jackson & 10th

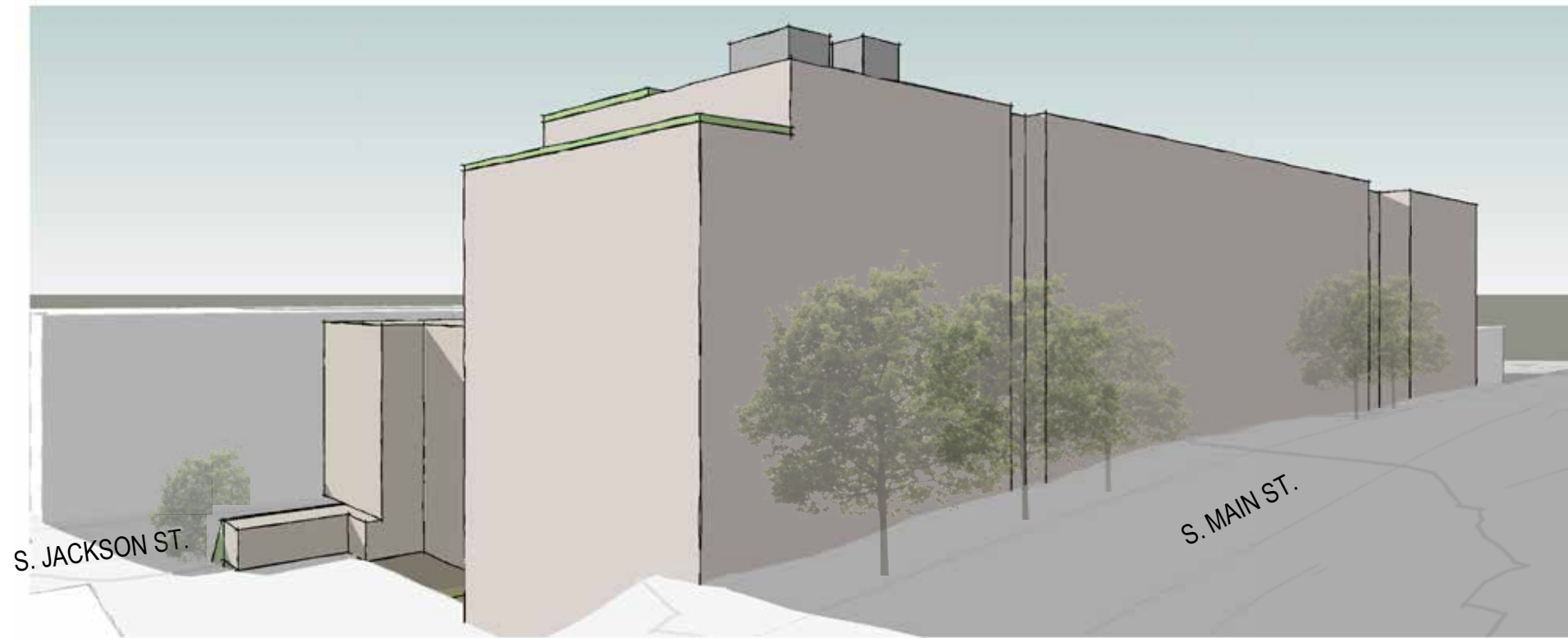


Aerial View

SCHEME 1: THREE BUILDINGS

UNITS: 390 - 450
 STRUCTURED PARKING
 6,000 - 8,00 SF OF RETAIL
 DEPARTURE REQUESTED

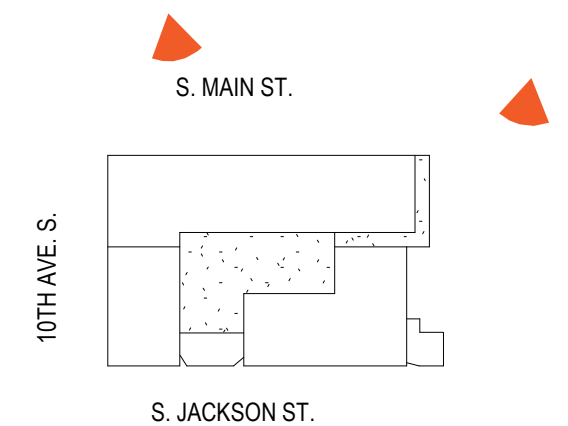




South Main

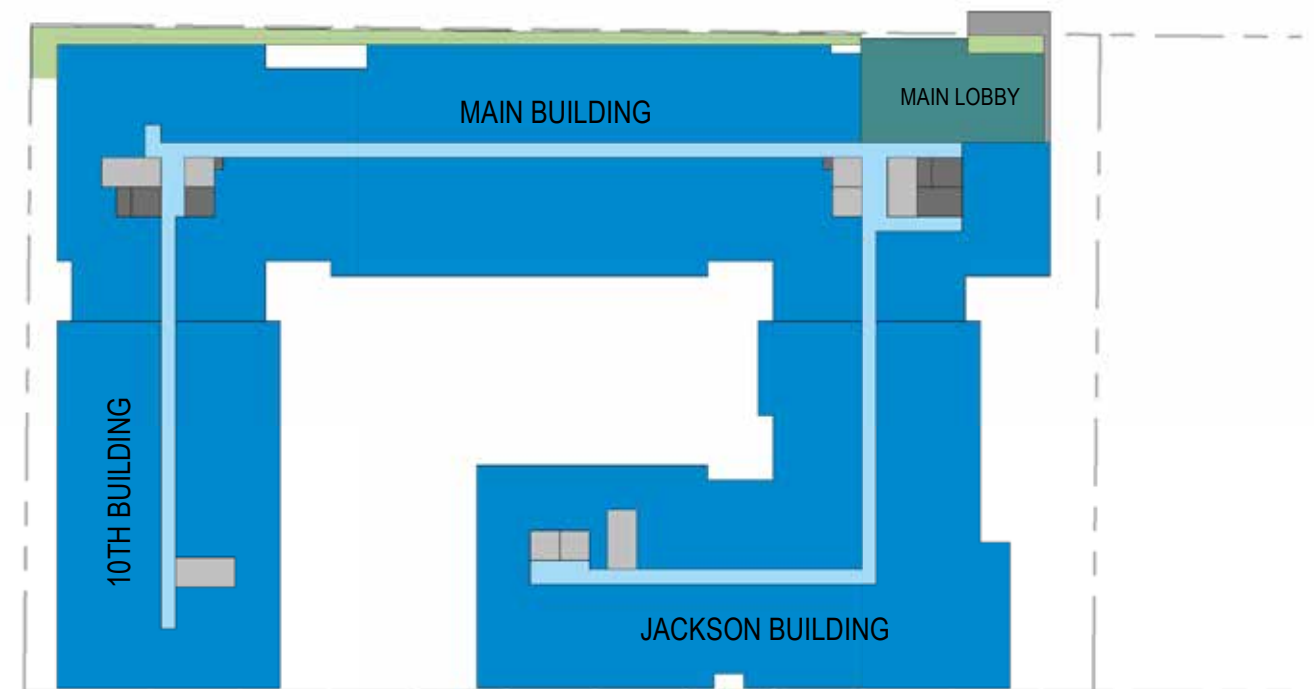


South Main

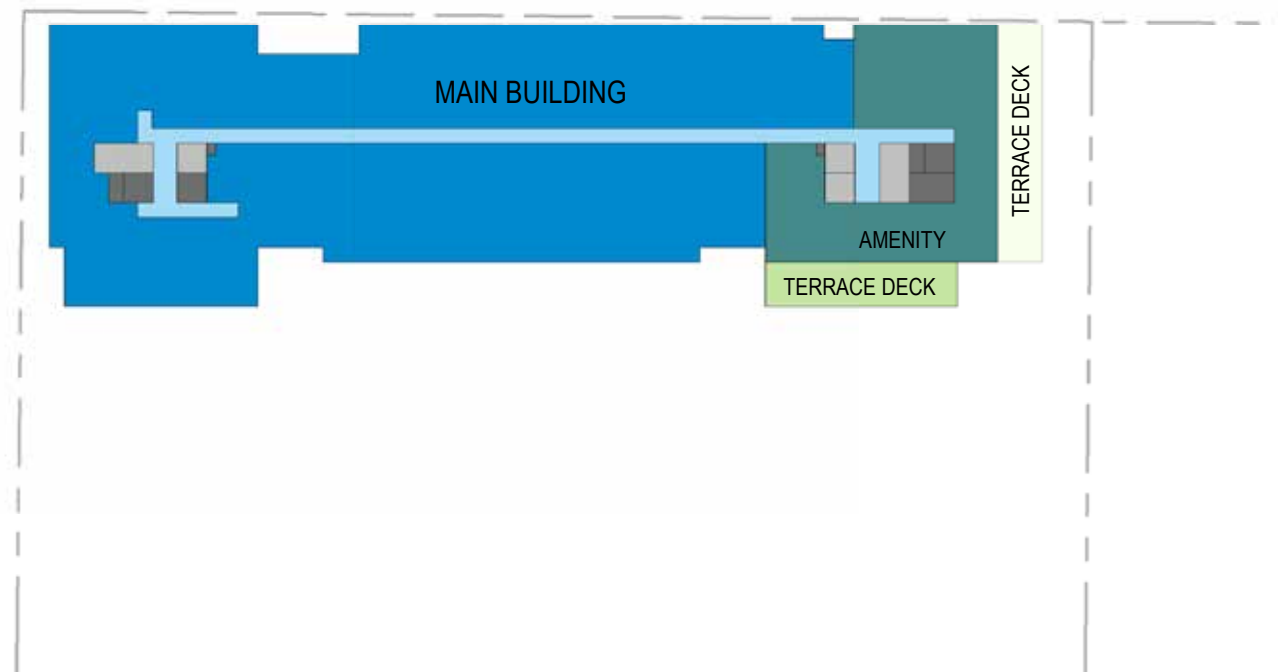




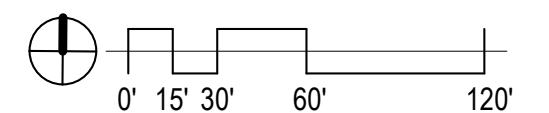
① JACKSON BUILDING LEVEL 2
1" = 60'-0"



② TYPICAL RESIDENTIAL LEVEL
1" = 60'-0"

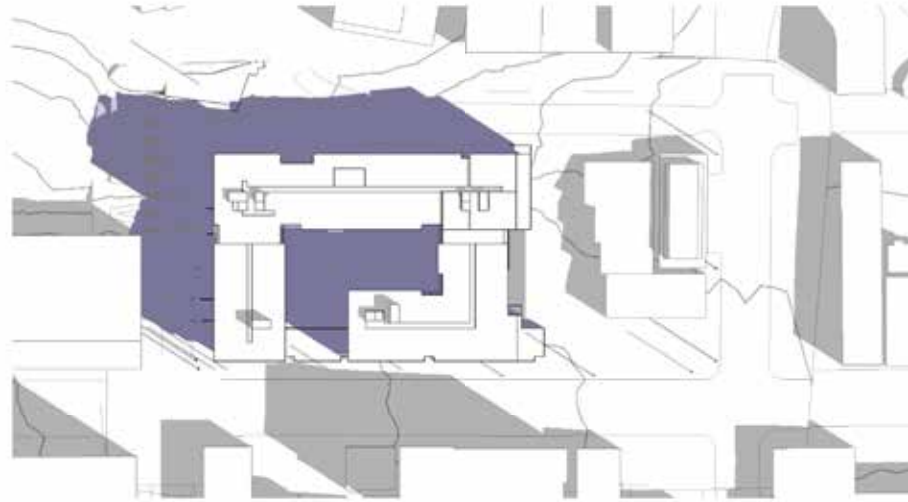


③ MAIN BUILDING LEVEL 7
1" = 60'-0"

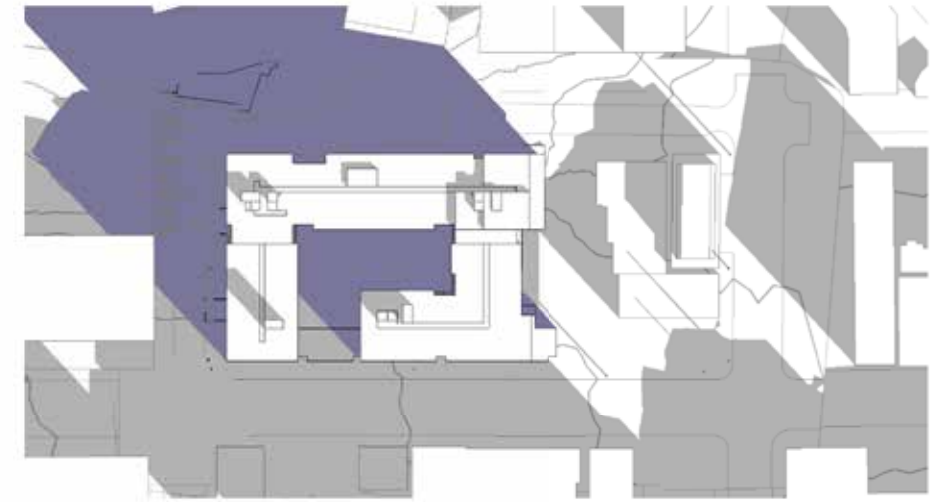




Summer Solstice - 09:00 am



Spring Equinox - 09:00 am



Winter Solstice - 09:00 am



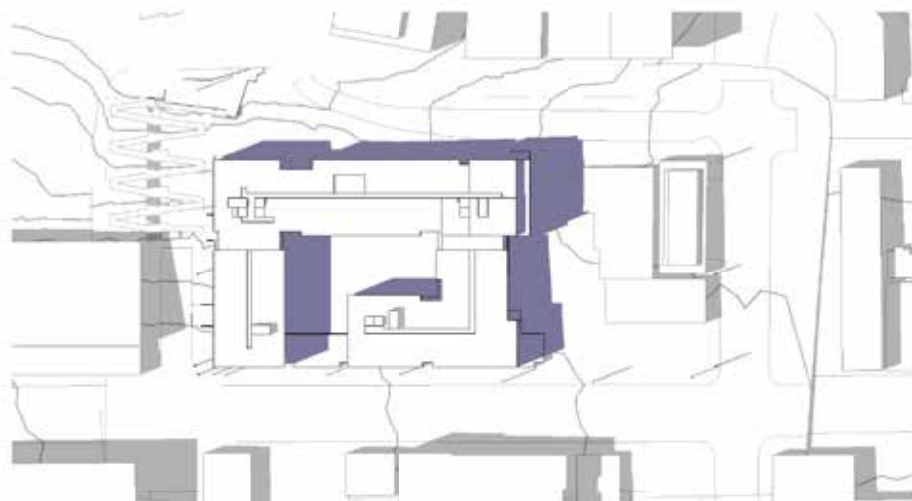
Summer Solstice - 12:00 pm



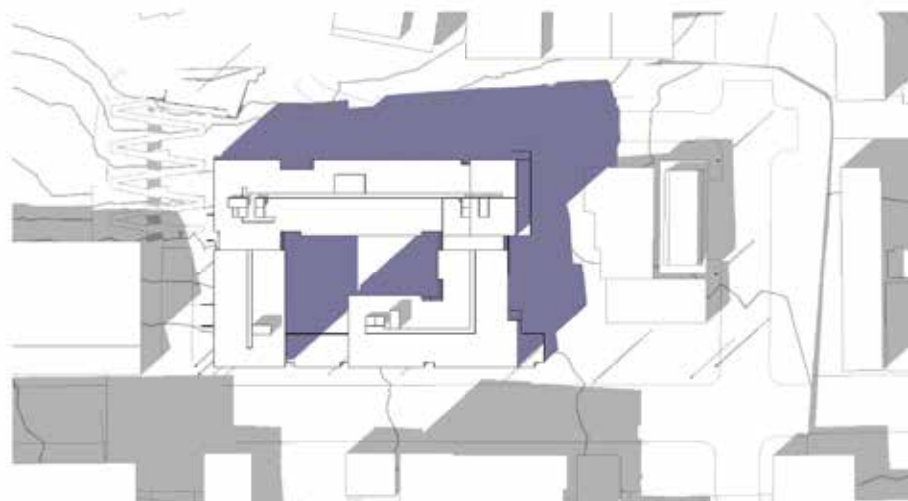
Spring Equinox - 12:00 pm



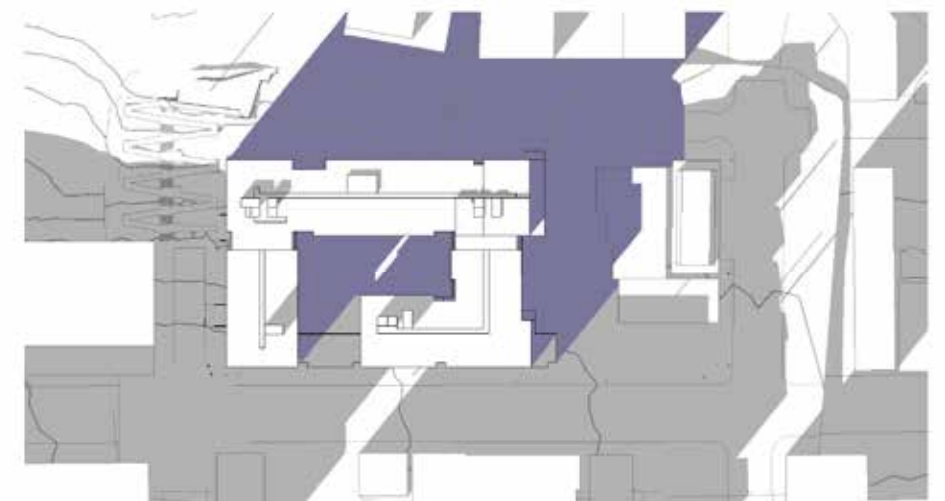
Winter Solstice - 12:00 pm



Summer Solstice - 03:00 pm



Spring Equinox - 03:00 pm



Winter Solstice - 03:00 pm



Jackson & 12th



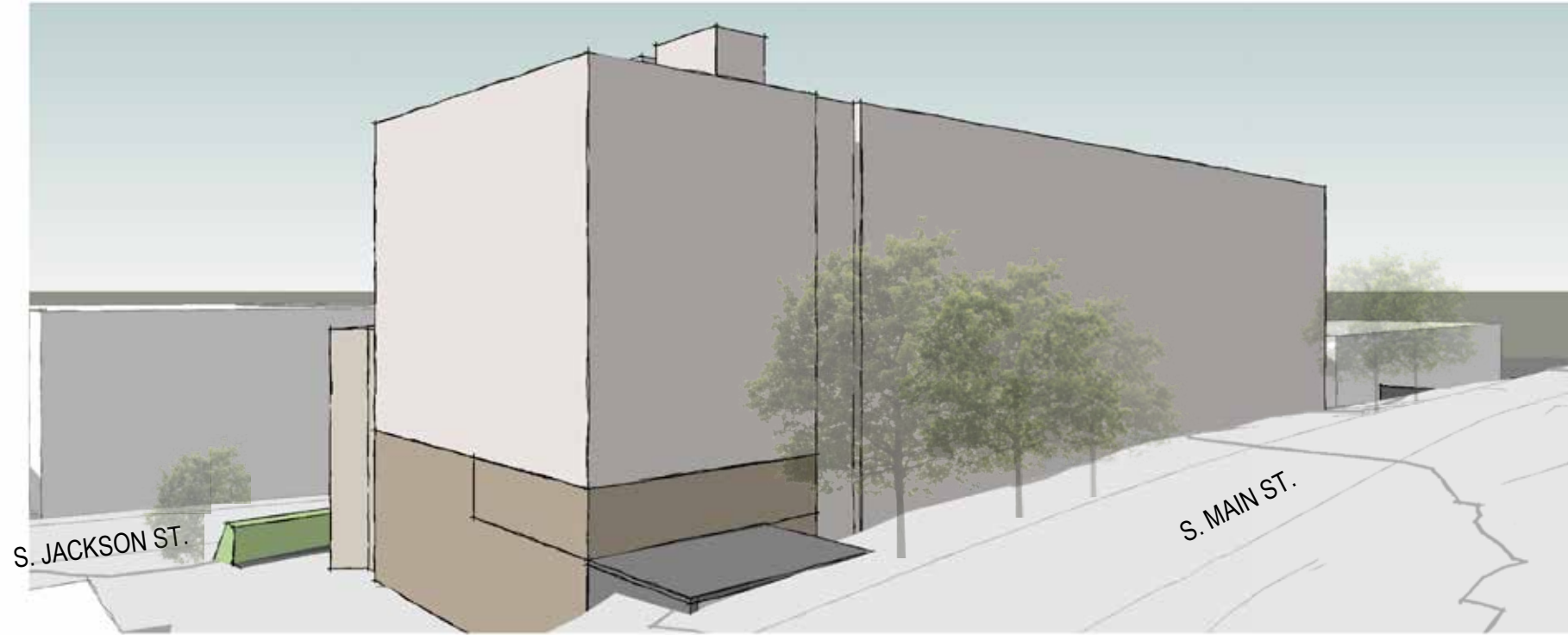
Jackson & 10th



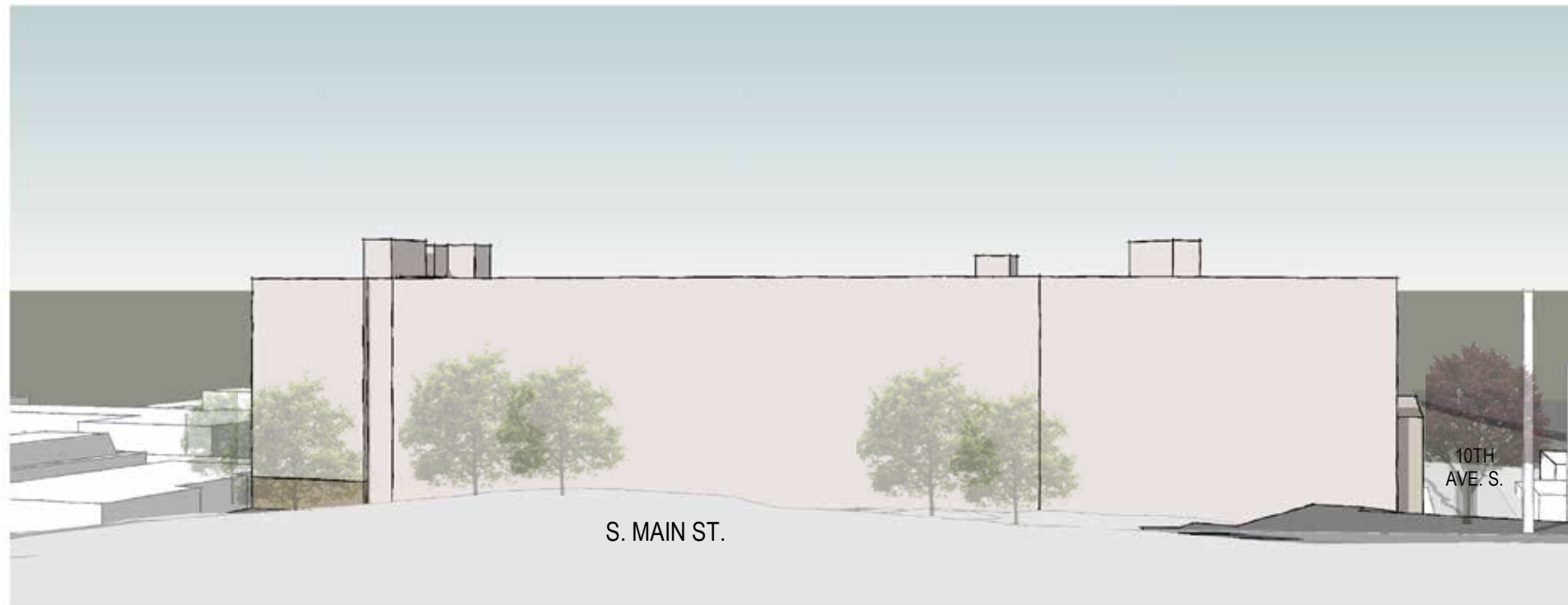
Aerial View

SCHEME 2: TWO BUILDINGS

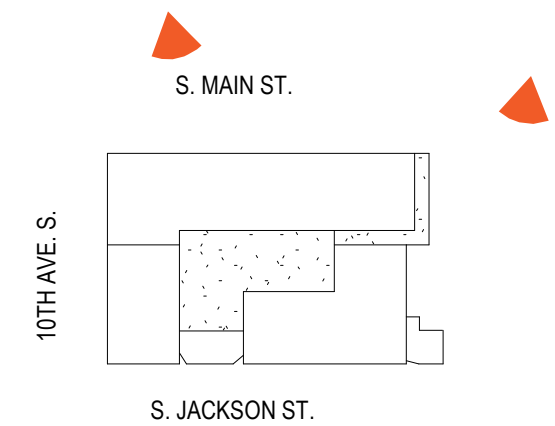
UNITS: 390 - 430
 STRUCTURED PARKING
 6,000 - 8,00 SF OF RETAIL

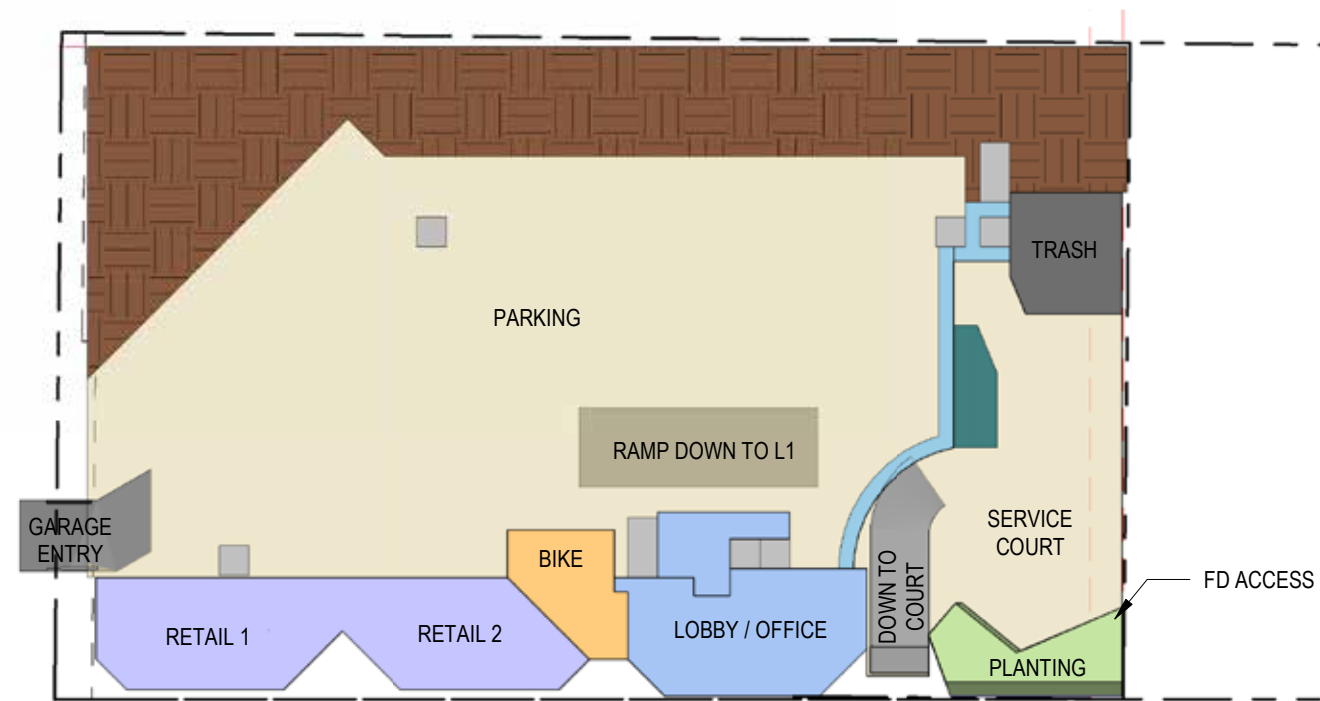


South Main

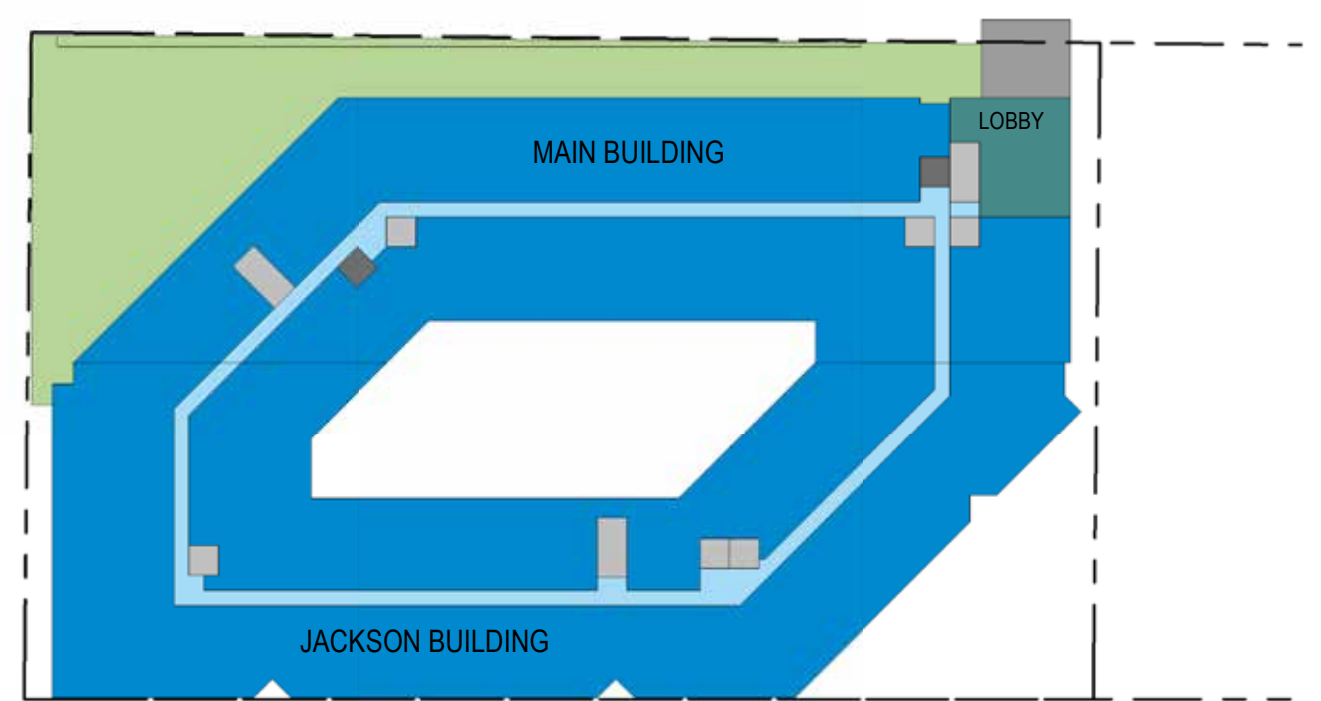


South Main

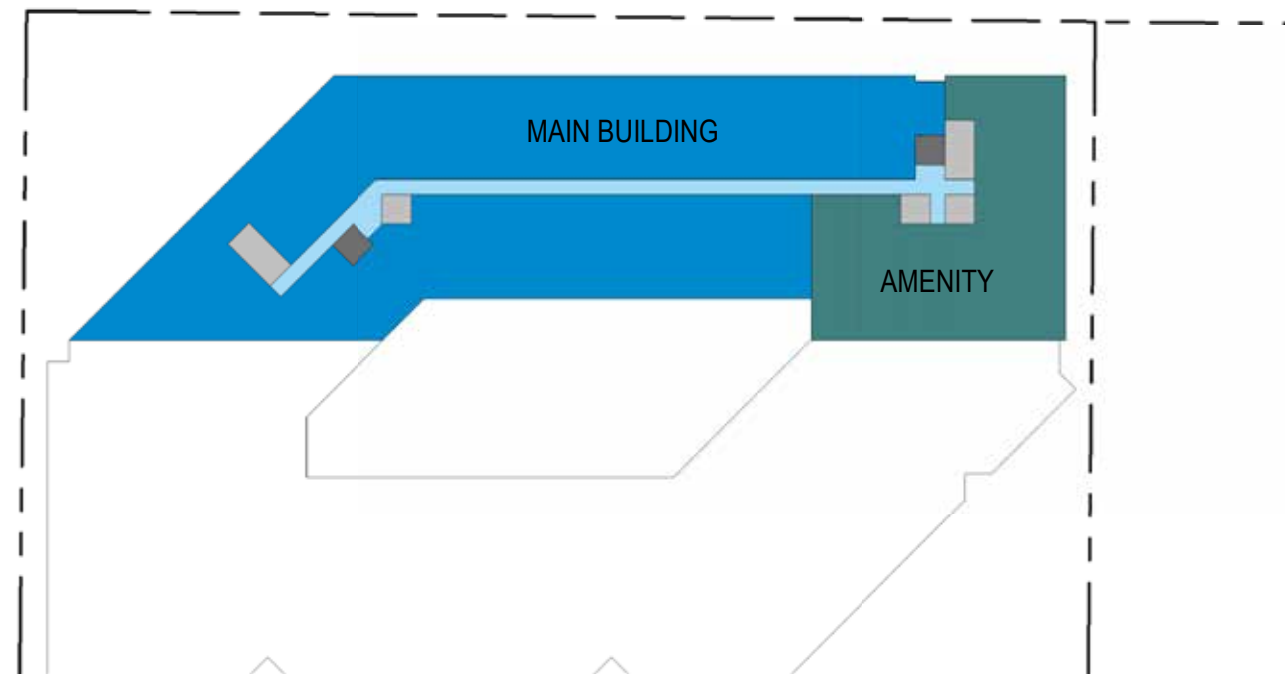




① JACKSON BUILDING LEVEL 2
1" = 60'-0"



② TYPICAL RESIDENTIAL LEVEL
1" = 60'-0"



③ MAIN BUILDING LEVEL 7
1" = 60'-0"

