

415 W WASHINGTON

PRE-ENTITLEMENT
PLANNING COMMISSION
DECEMBER 14, 2021

415 W WASHINGTON COMMUNITY-DRIVEN GOALS

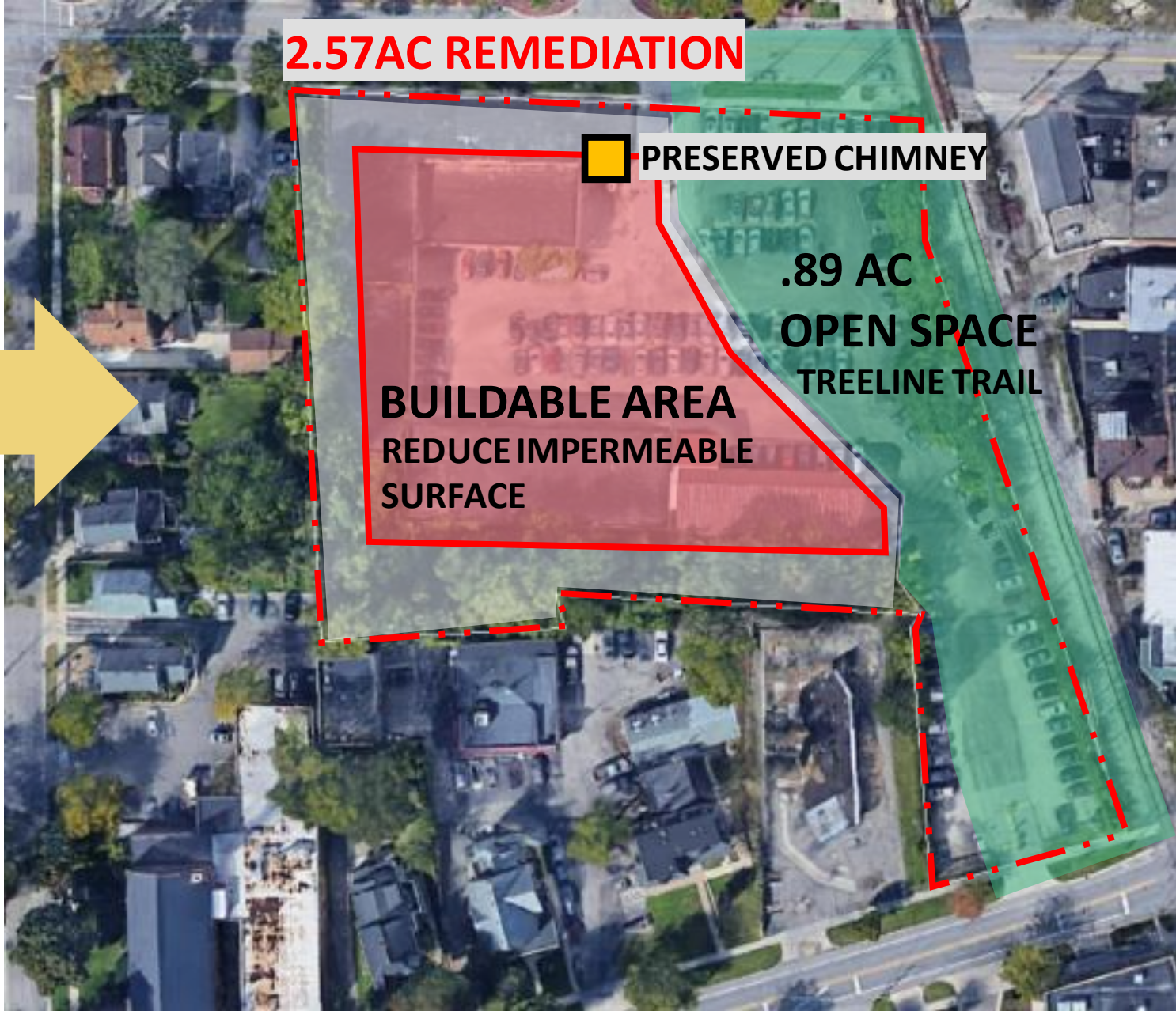
THIS PROJECT HAS MULTIPLE GOALS THAT MAKE DEVELOPMENT CHALLENGING AND REQUIRE TRADE-OFFS TO ADDRESS ALL OF THEM

- Remediate the contaminated brownfield site
- Build a segment of the Treeline
- Provide affordable housing
- Preserve the chimney for the Chimney Swift
- Contribute to character of the Old West Side Historic District
- Acceptable Floodway impact and improve the Floodplain from the existing condition
- Partner to improve safety on W. Washington Street



415 W WASHINGTON DEVELOPMENT FRAMEWORK

ADDRESSED GOALS: ACCEPTABLE FLOODWAY IMPACT AND IMPROVE THE FLOODPLAIN FROM THE EXISTING CONDITION, BUILD A SEGMENT OF THE TREELINE, REMEDIATE THE CONTAMINATED BROWNFIELD SITE, PRESERVE THE CHIMNEY FOR THE CHIMNEY SWIFT



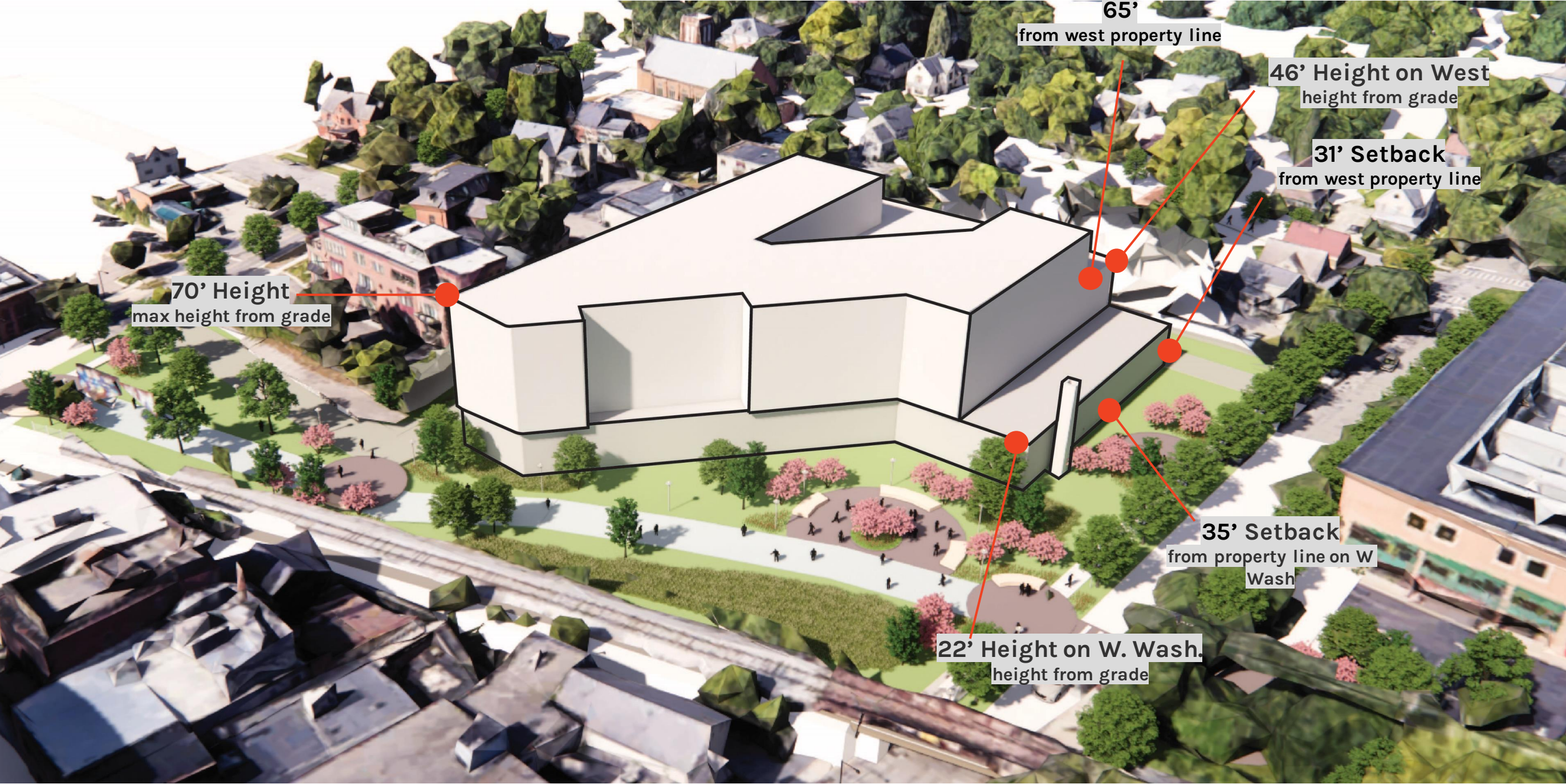
415 W WASHINGTON DRAFT PUD DETAILS

HEIGHT & DENSITY

	D-2 ZONING	PUD RECOMMENDATIONS
Height	Up to 60 FT	Up to 70 FT
Floor Area Ratio (FAR)	Up to 200%	Up to 200%



415 W WASHINGTON DRAFT PUD PROPOSAL



415 W WASHINGTON DRAFT PUD DETAILS

Benefits

- Provide 15% of residential square footage for affordable housing at or below 60% AMI
- Meet Historic District Commission developments requirements as defined by the Secretary of the Interior
- Preserve Chimney
- Remediate environmental contamination to meet residential development standards
- Include Treeline Trail as part new .89 Acre Park
- Target A2 zero goals
- New W Washington Streetscape from Third to Railroad

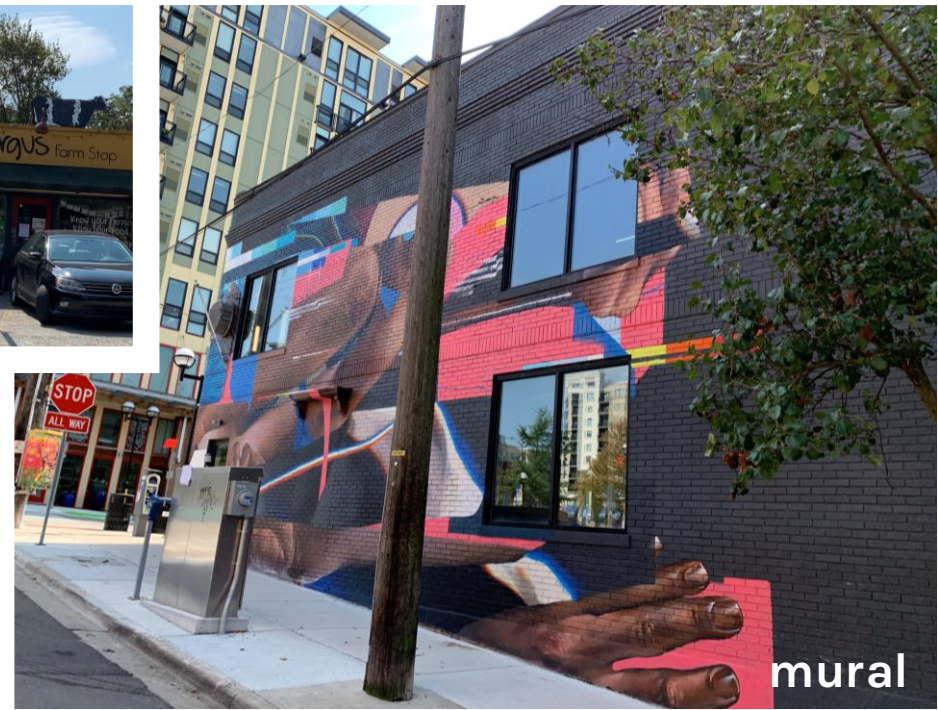
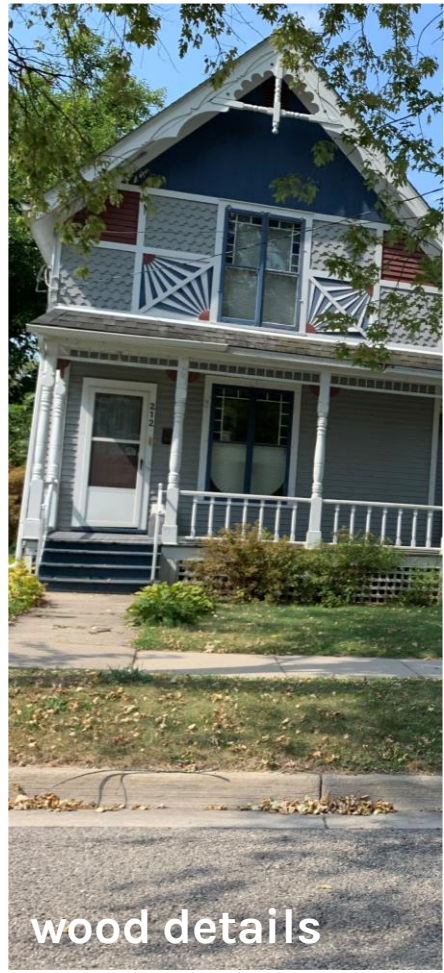
Benefits (Cont'd)

- Exceed Stormwater Goals
 - No structures in floodway
 - Elevate residential uses a minimum of 1' above 500-year flood plain (.2% annual chance)
 - No net loss of flood storage capacity in floodplain
 - Reduce impervious surfaces from existing floodplain
 - Reduce building coverage in floodplain
- Provide a maximum of 1 parking space per residential unit

Prohibit Uses, including:

- Fueling station
- Automobile, Truck, Construction Equip. Repair
- Vehicle Wash
- Commercial Drive Through Facilities

PROJECT CONTEXT-ARCHITECTURE



PROJECT CONTEXT-SITE



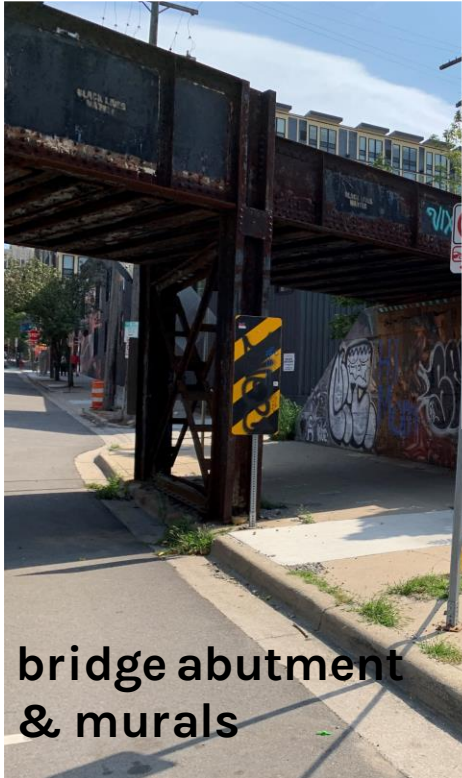
continuous sidewalk



parking



residential streets



bridge abutment & murals



Lawn & seating



bikeway



gateway



Residential planting & lawns



retail & seating

WHAT IT COULD LOOK LIKE... SITE PLAN



**While images included are illustrative in nature to understand a potential future vision, the focus of pre-entitlement and today's discussion is on building placement, orientation, size and scale

WHAT IT COULD LOOK LIKE...AERIAL LOOKING EAST



**While images included are illustrative in nature to understand a potential future vision, the focus of pre-entitlement and today's discussion is on building placement, orientation, size and scale



WHAT IT COULD LOOK LIKE...AERIAL LOOKING WEST



**While images included are illustrative in nature to understand a potential future vision, the focus of pre-entitlement and today's discussion is on building placement, orientation, size and scale



WHAT IT COULD LOOK LIKE



**While images included are illustrative in nature to understand a potential future vision, the focus of pre-entitlement and today's discussion is on building placement, orientation, size and scale



WHAT IT COULD LOOKE LIKE..POTENTIAL BUILDING USES BY FLOOR



**While images included are illustrative in nature to understand a potential future vision, the focus of pre-entitlement and today's discussion is on building placement, orientation, size and scale



WHAT IT COULD LOOK LIKE...EXISTING V. FUTURE BUILDING MASSING

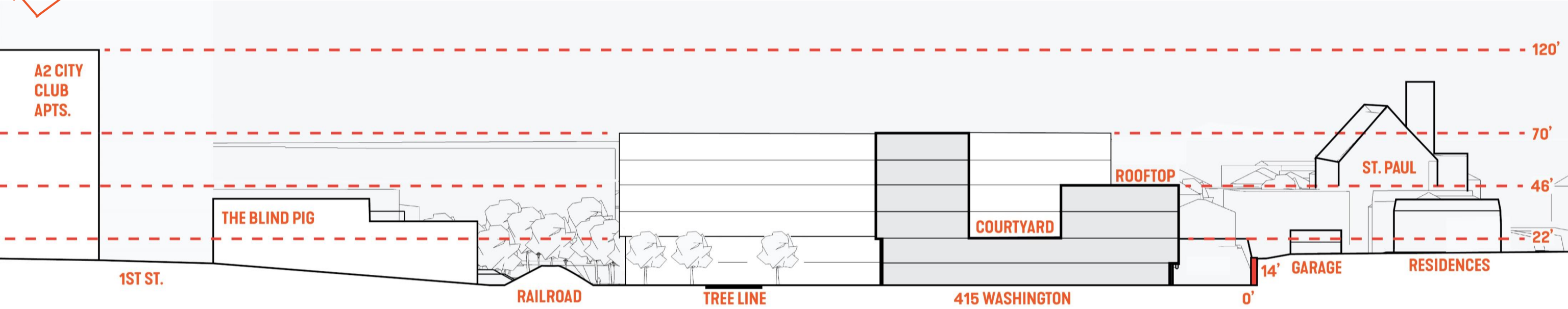
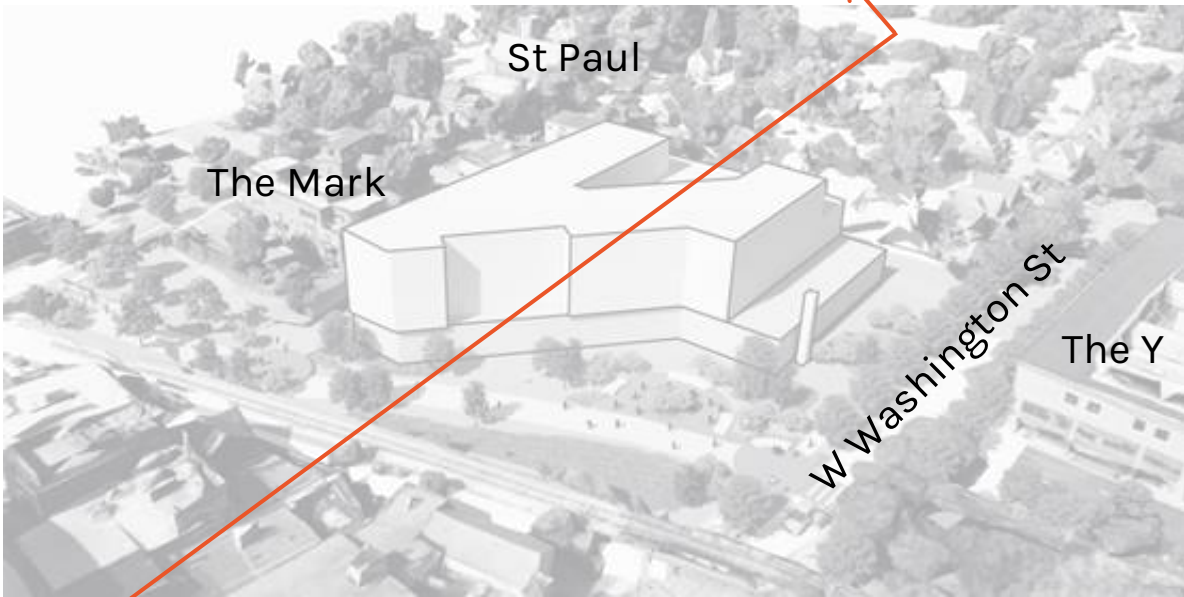


**While images included are illustrative in nature to understand a potential future vision, the focus of pre-entitlement and today's discussion is on building placement, orientation, size and scale



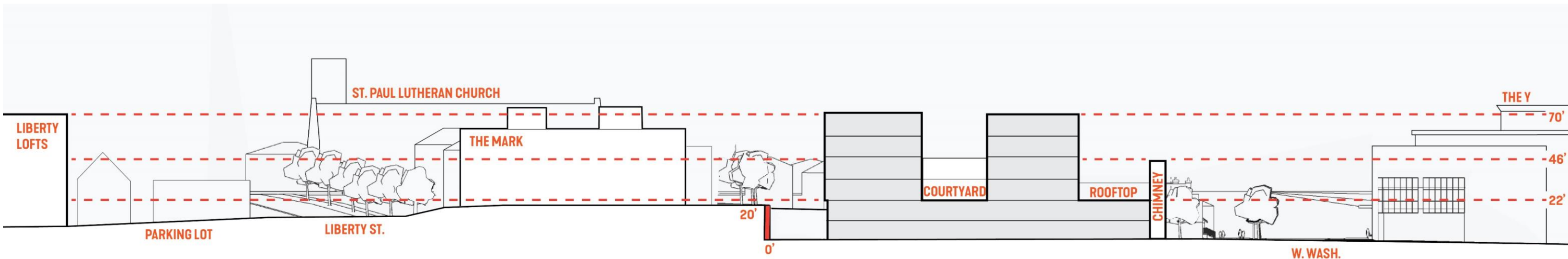
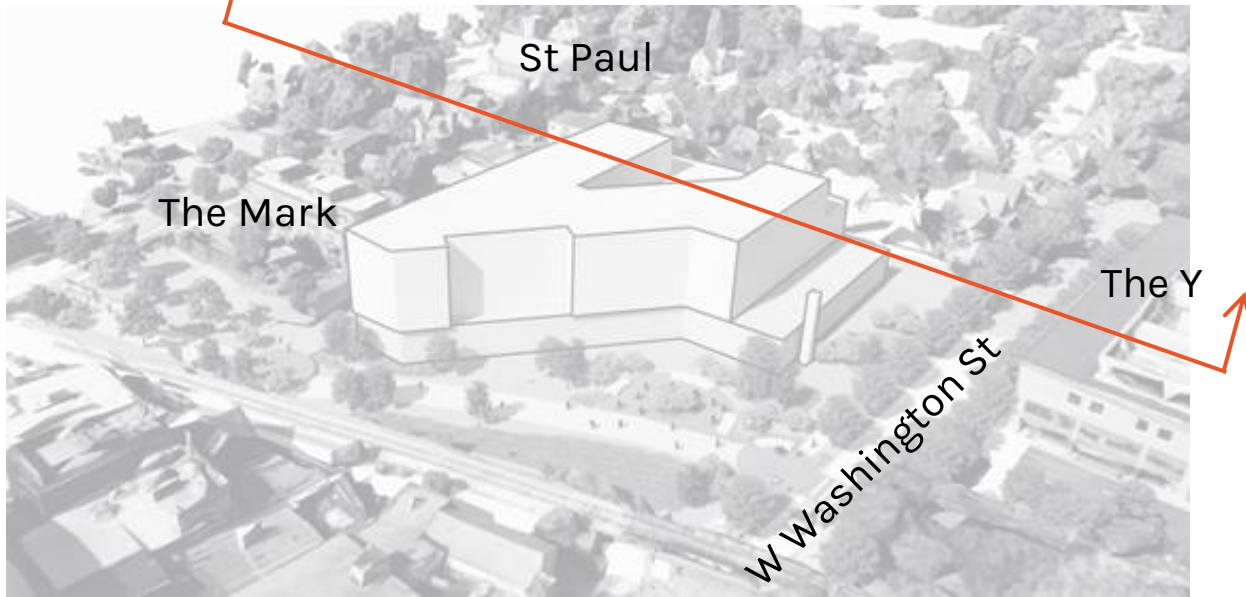
WHAT IT COULD LOOK LIKE...SECTION LOOKING SOUTH

**While images included are illustrative in nature to understand a potential future vision, the focus of pre-entitlement and today's discussion is on building placement, orientation, size and scale



WHAT IT COULD LOOK LIKE...SECTION LOOKING WEST

**While images included are illustrative in nature to understand a potential future vision, the focus of pre-entitlement and today's discussion is on building placement, orientation, size and scale



WHAT IT COULD LOOK LIKE..THIRD STREET LOOKING EAST



**While images included are illustrative in nature to understand a potential future vision, the focus of pre-entitlement and today's discussion is on building placement, orientation, size and scale



WHAT IT COULD LOOK LIKE..LIBERTY STREET LOOKING NORTH



WHAT IT COULD LOOK LIKE... WASHINGTON STREET @ Y LOOKING EAST

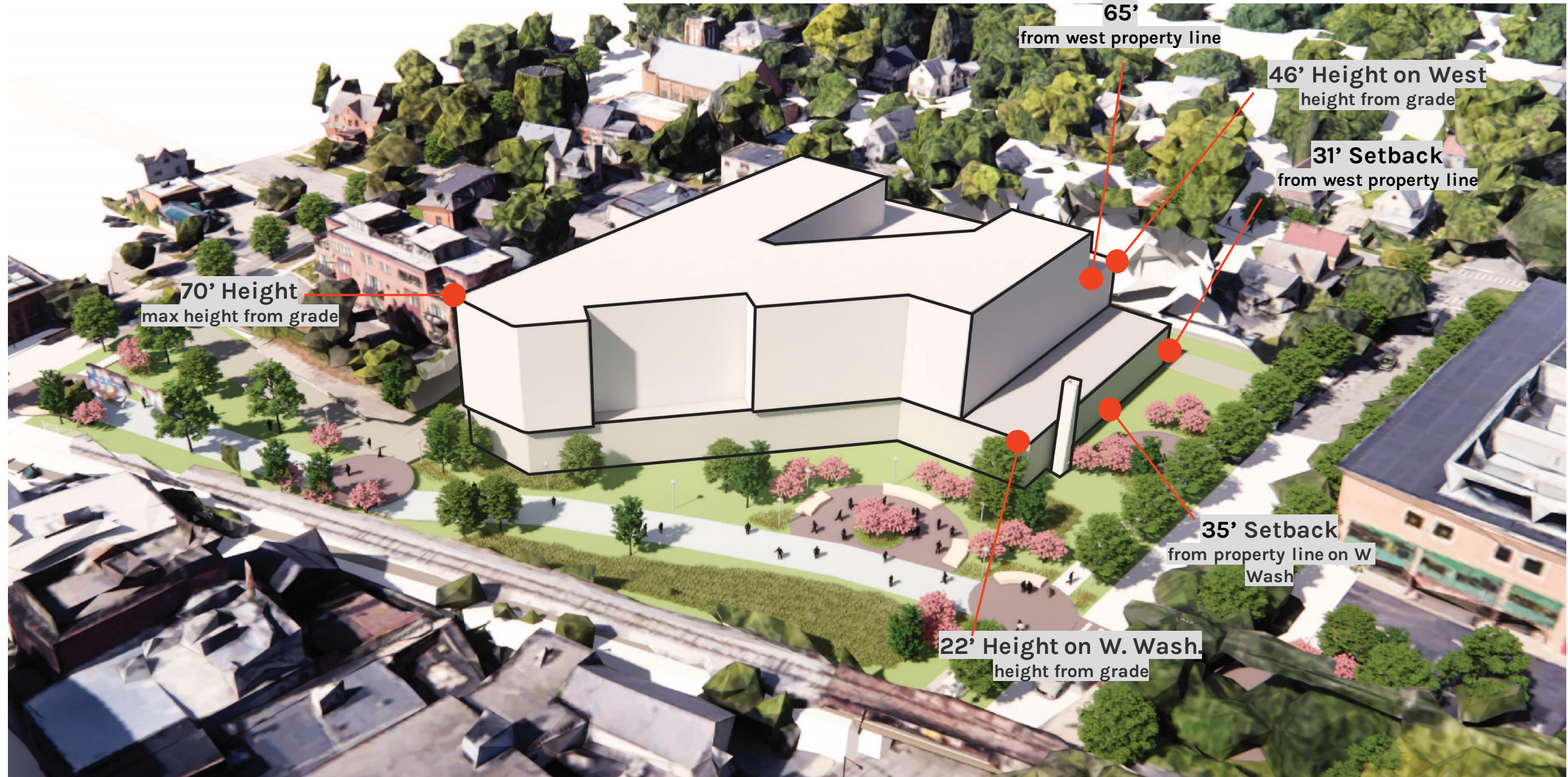


EXISTING

**While images included are illustrative in nature to understand a potential future vision, the focus of pre-entitlement and today's discussion is on building placement, orientation, size and scale



PUD DISCUSSION



415 W WASHINGTON

PRE-ENTITLEMENT
PLANNING COMMISSION
DECEMBER 14, 2021