



SITE CONTEXT



Map Features

- DDA Boundary

Planning Area

Railroads

Central Area Future Land Use

Plan Area, FLU Type

Central, Commercial - Office

Central, Downtown Core

Central, Downtown Interface
- Central, Industrial

Central, Institutional (Public and Semi-Public)

Central, Multiple Family

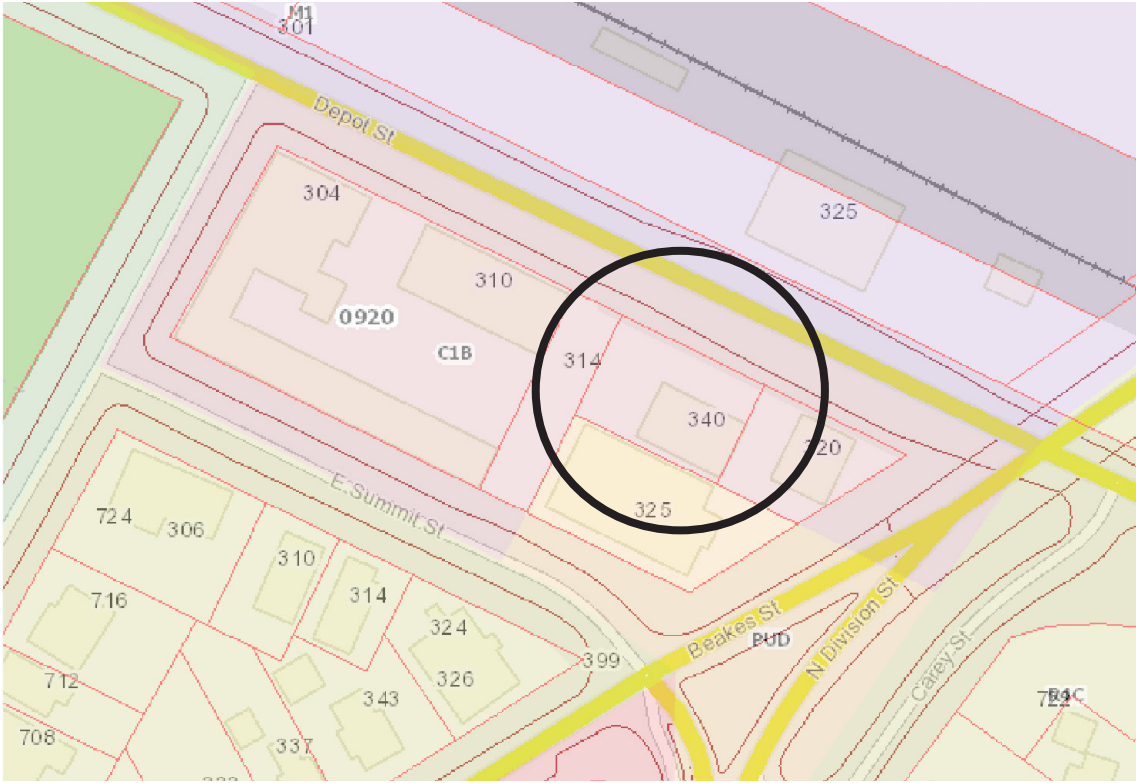
Central, Parks and Open Space

Central, Residential - Office

Central, Single and Two - Family

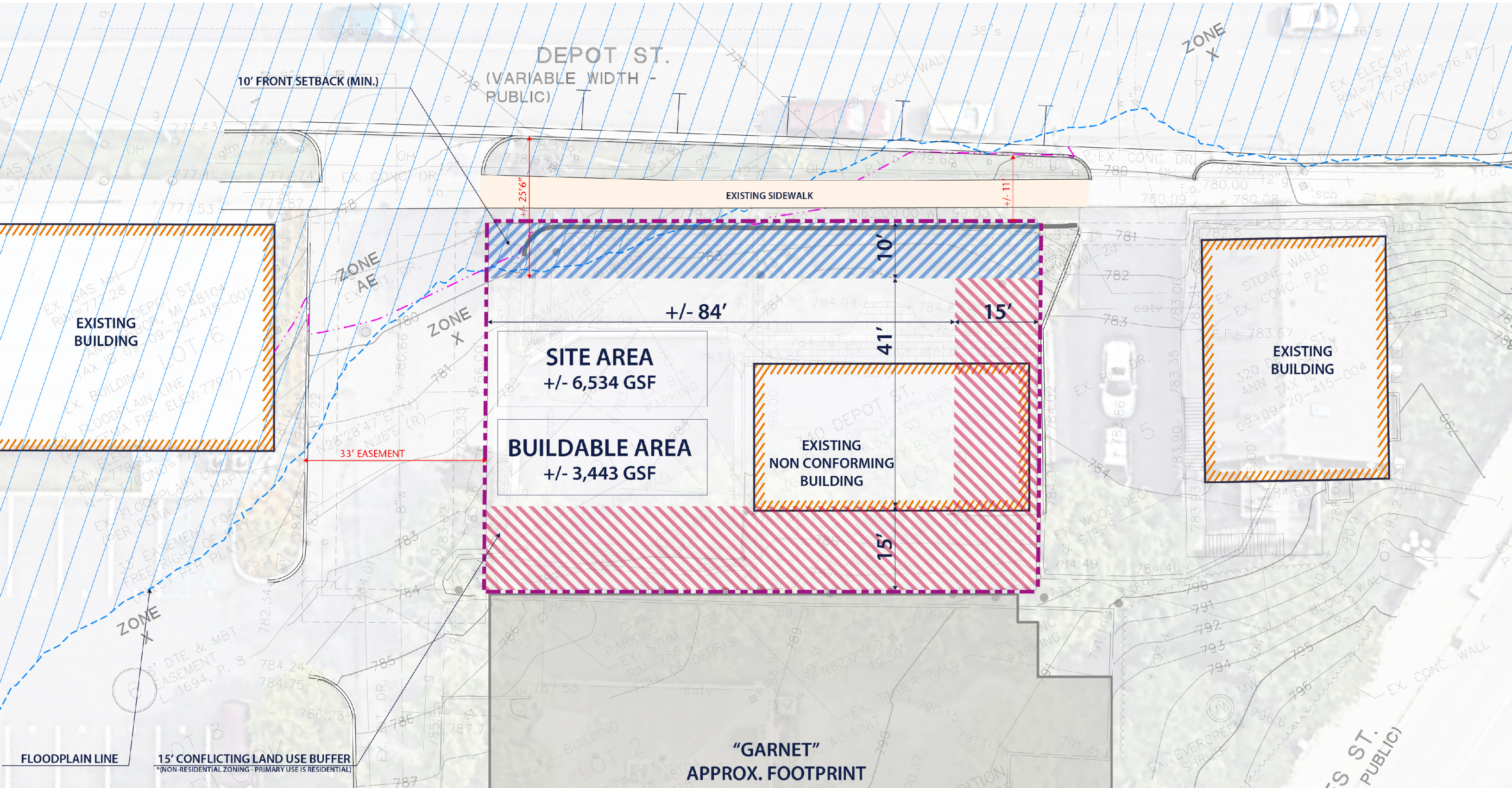
Central, Single and Two Family Housing / Group Housing

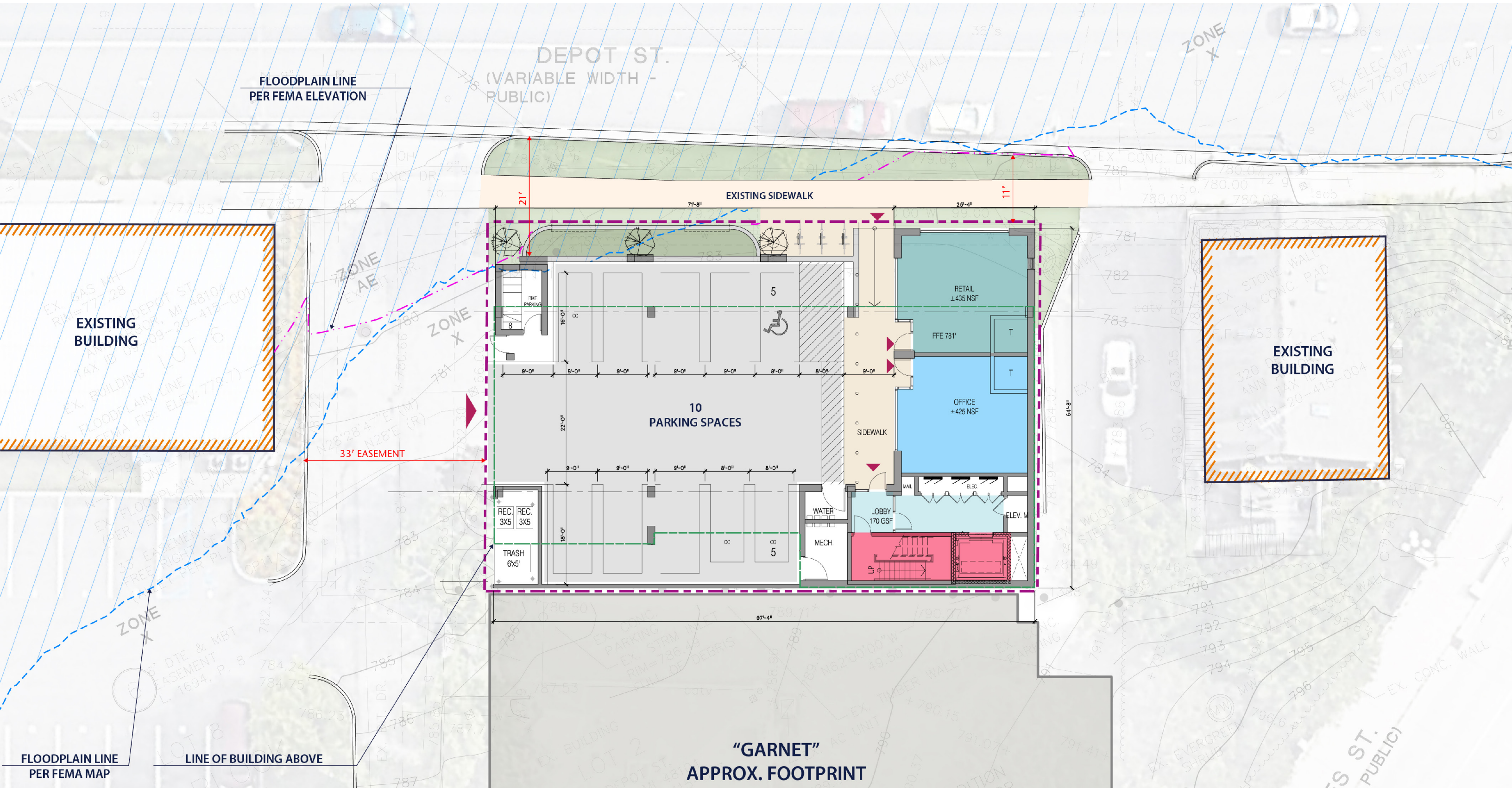
MASTER PLAN



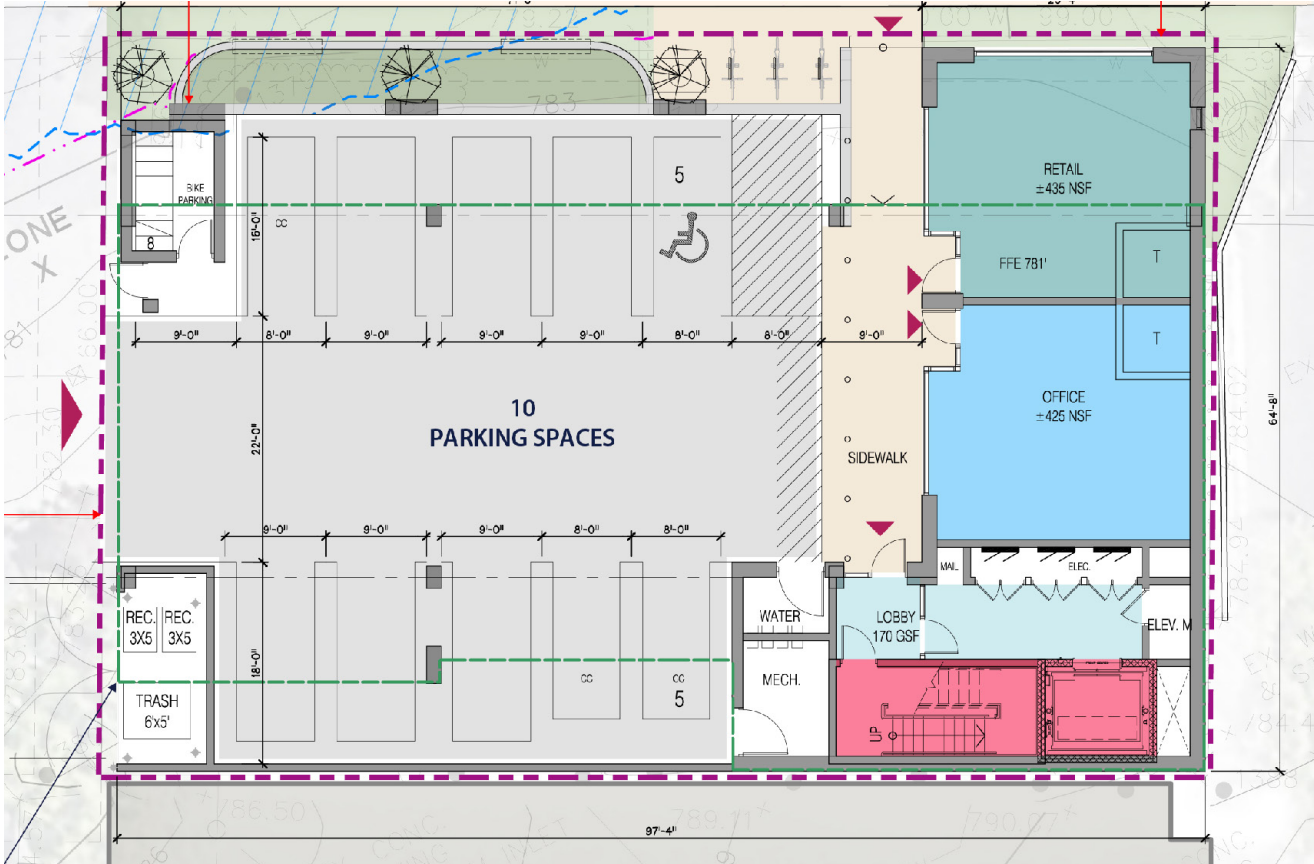
CURRENT ZONING

SITE LOCATION & CONTEXT

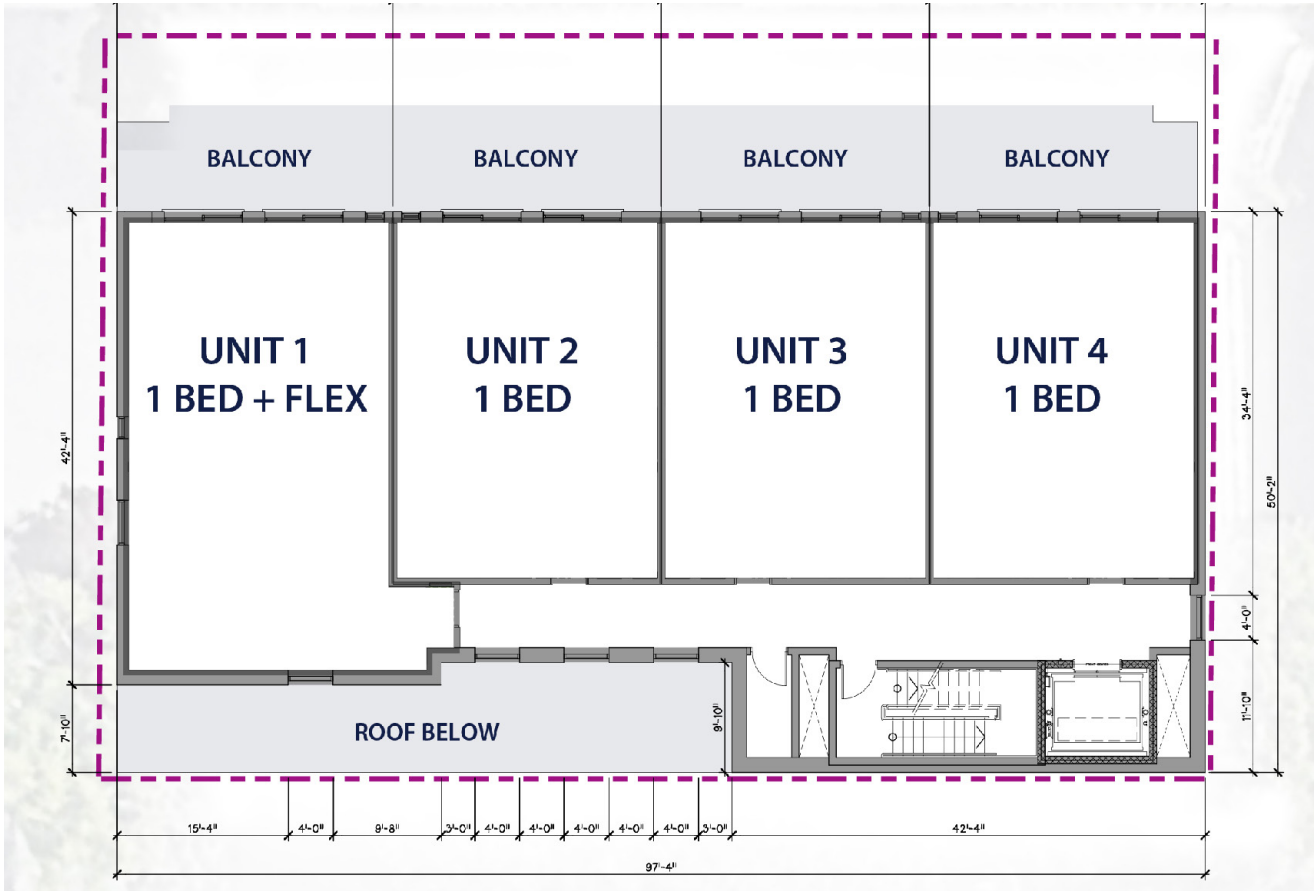




CONCEPT SITE PLAN



GRADE LEVEL



SECOND LEVEL

ZONING:	
EXISTING:	C1B
PROPOSED:	PUD

SITE AREA -	+/- 6,534 GSF
ALLOWABLE F.A.R. @150%	+/- 9,801 GSF

BUILDING AREA TOTAL:	+/- 6,360 GSF	(+/- 5,731 GSF F.A.R.)
1ST FLOOR -	+/- 1,960 GSF	(+/- 1,665 GSF F.A.R.)
2ND FLOOR -	+/- 4,400 GSF	(+/- 4,066 GSF F.A.R.)

UNIT TOTAL:	4
1BEDROOMS -	3
1BEDROOMS + FLEX -	1 (1 / FL)

	PROVIDED	REQUIRED (C1-B)
PARKING TOTAL:	10 SPACES	9 SPACES
REQUIRED RESIDENTIAL:	1 SPACE / UNIT	(4 SPACES)
REQUIRED COMMERCIAL:	1 SPACE / 333 SF	(2 SPACES)
REQUIRED RETAIL:	1 SPACE / 310 SF	(2 SPACES)
BIKE PARKING TOTAL:	14 SPACES	7 SPACES

REQUIRED RESIDENTIAL:	1 SPACE / UNIT	(4 SPACES)
REQUIRED COMMERCIAL:	1 SPACE / 333 SF	(2 SPACES)
REQUIRED RETAIL:	1 SPACE / 3000 SF	(1 SPACE)

CONCEPT SCHEME



CHARACTER IMAGES - ADJACENT BUILDINGS



CHARACTER IMAGES - ADJACENT NEIGHBORHOODS



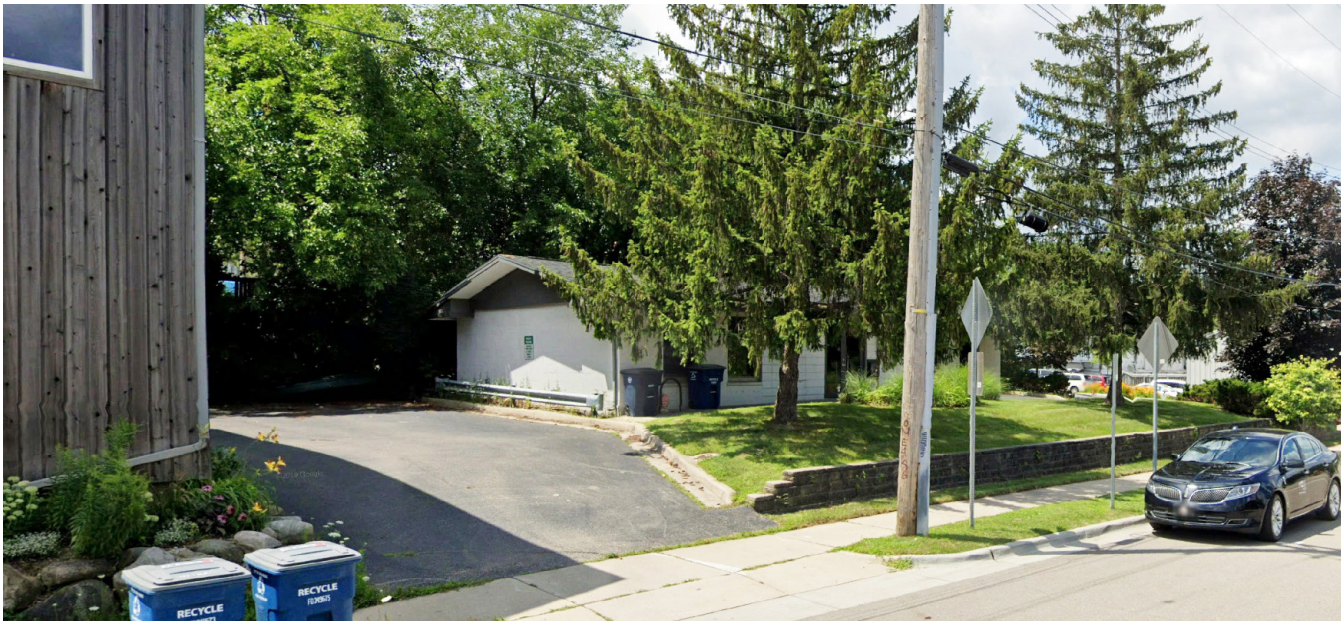
CHARACTER IMAGES - THE GARNET

2021.08.09



EXISTING CONDITION

MASSING - VIEW NORTHWEST



EXISTING CONDITION

MASSING - VIEW NORTHEAST



HOBBS + BLACK ARCHITECTS

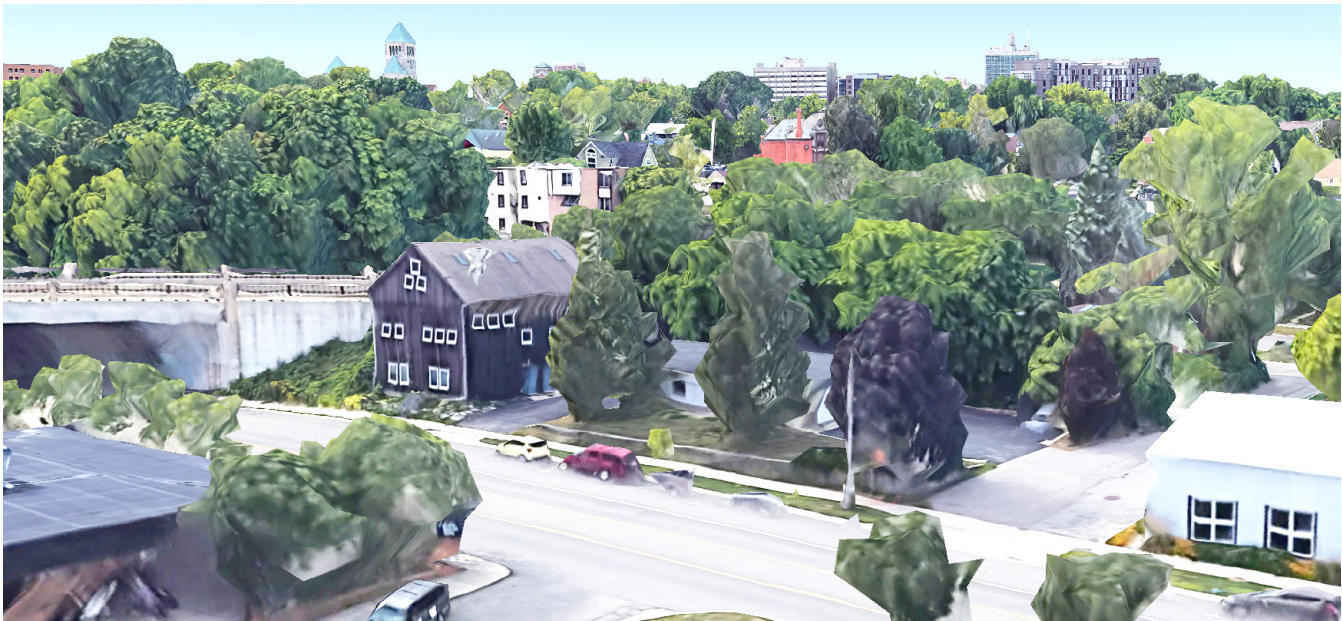
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EXISTING CONDITION

MASSING - AERIAL NORTHWEST



HOBBS + BLACK ARCHITECTS

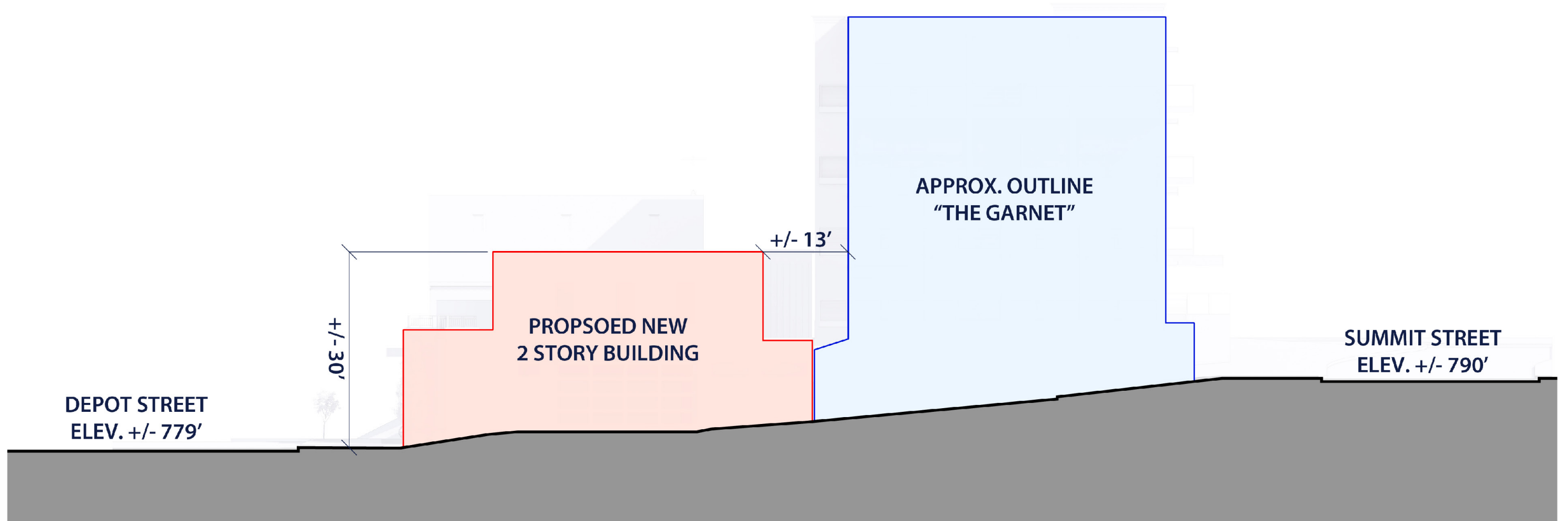
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MASSING - WEST ELEVATION