

OWNER/DEVELOPER



CIVIL ENGINEER



ARCHITECT



REAL ESTATE STRATEGY

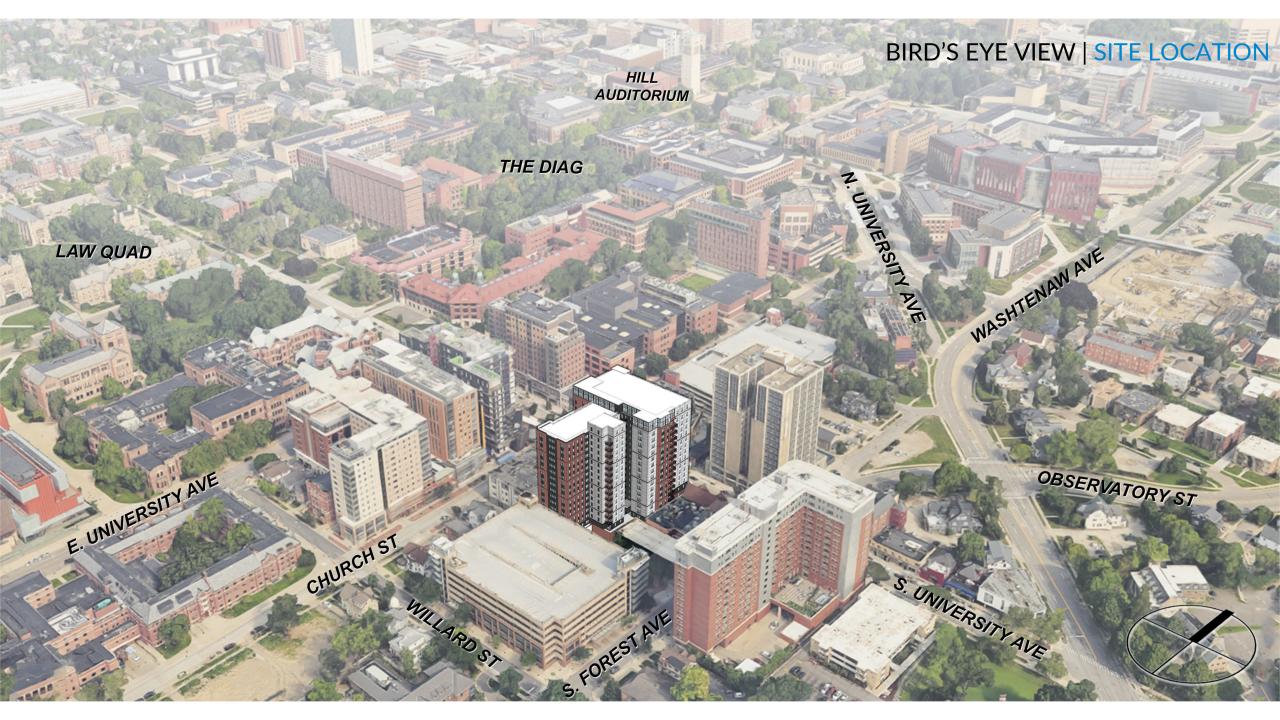








- Long Term Holder
- Vertically Integrated Real Estate Company
- Specializes in Acquisition, Development, Management of Premier Market-Rate Housing
- Class A Housing
- \$5.2 Billion of Assets Under Management
- 60+ Properties





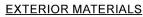


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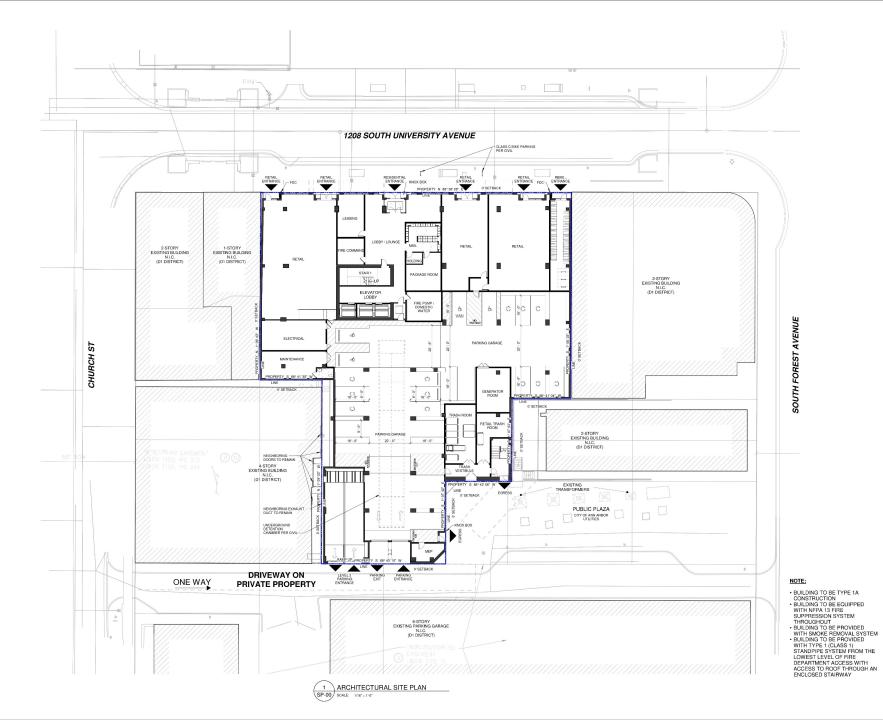
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1208 SOUTH UNIVERSITY AVE



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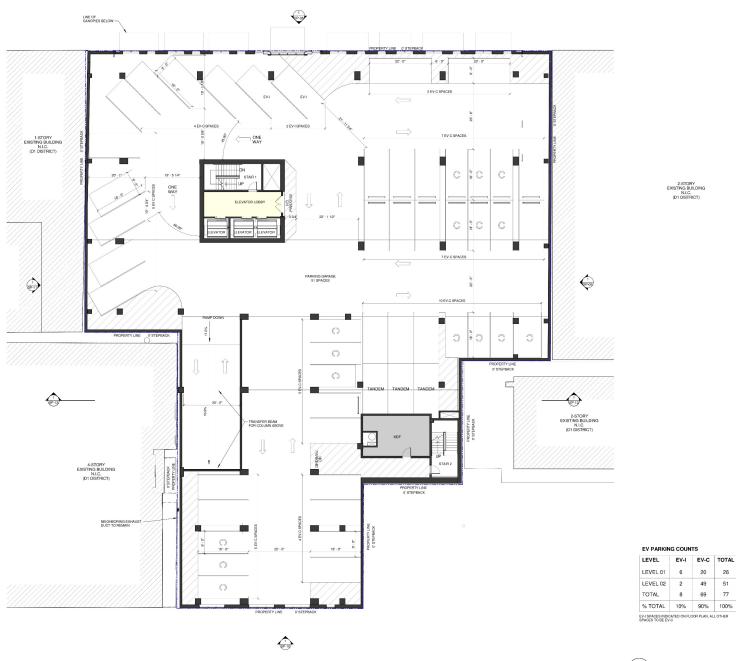
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ARCHITECTURAL SITE PLAN





2-STORY EXISTING BUILDING N.I.C. (D1 DISTRICT)

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APPROVALS

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1208 SOUTH UNIVERSITY

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LEVEL 2 PLAN

SP-02

EV-I EV-C TOTAL

49

8 69 77

51

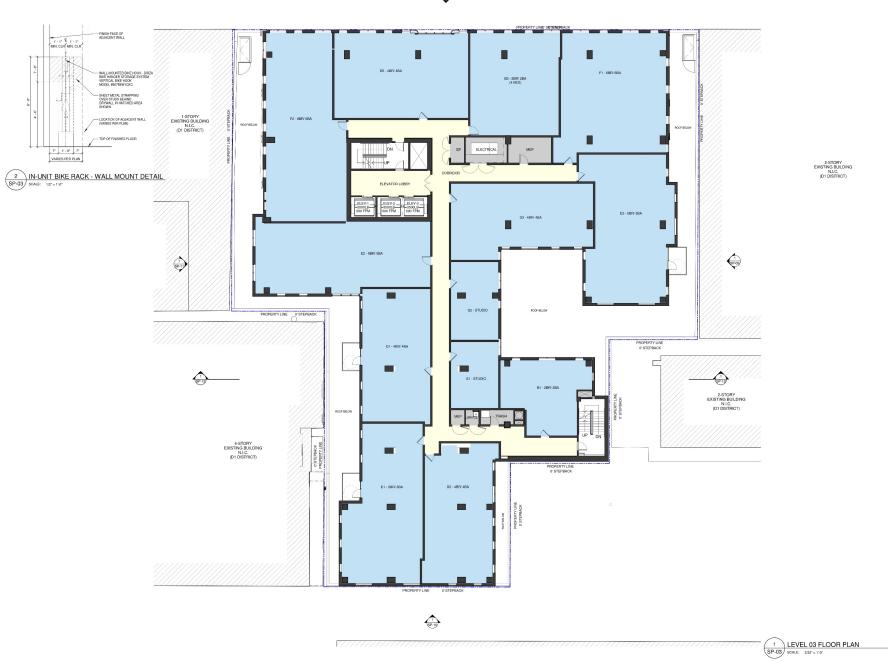
2 LEVEL 02 FLOOR PLAN SP-02 SCALE: 3/02" = 1'-0"

EV PARKING COUNTS

LEVEL 01

TOTAL







APPROVALS

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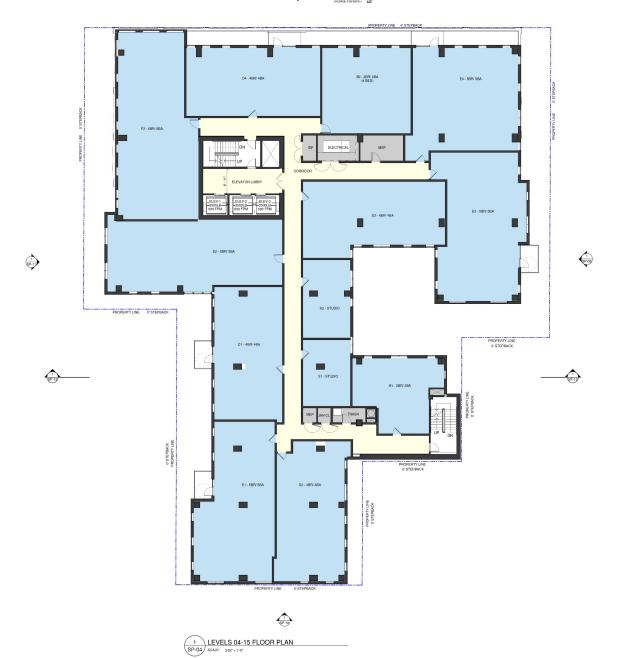
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LEVEL 3 PLAN









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MACHILISTON V. PARFVOC ASSOCIATES
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SEATILE WA (HOT)
COMMICT: DAVID FIELDS

MEP ENGINEER
MSS
200 NF AND FINEED ST, SLITE 2700
CHEADO IL 60000
COMMET: JOHN PRINSE

LANDSCAPE CONSULTANT
HELL STUDIO
SSED ALPHA FE (50),
DALLAS, TU, TSNO

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LEVELS 4-15 PLAN







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1208 SOUTH UNIVERSITY AVE

LEVEL 16 PLAN





SP-06 SCALE: 3/32" = 1'-0"





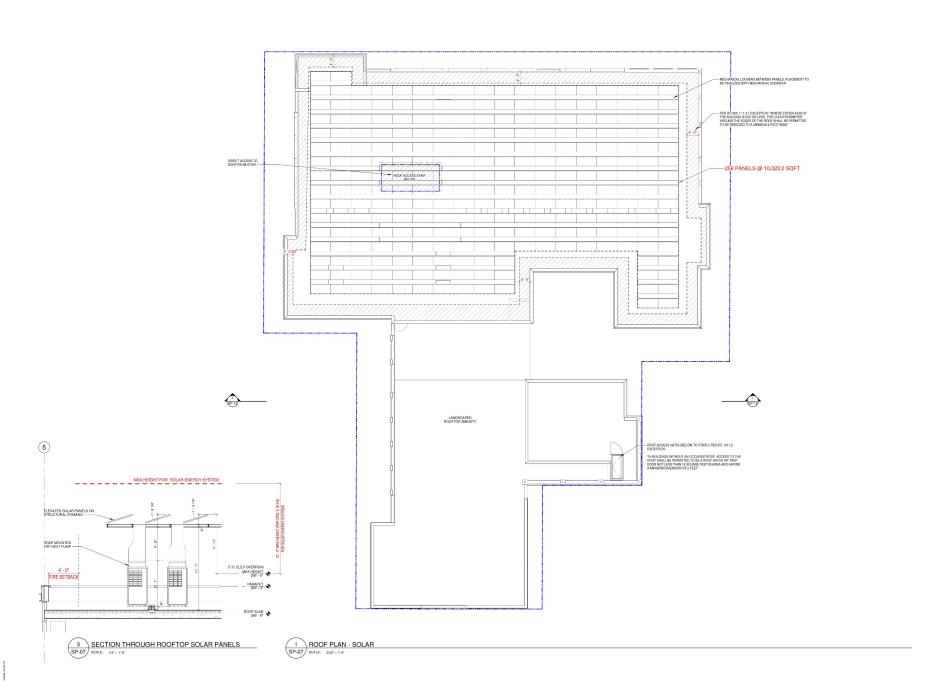
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LEVEL 17 PLAN





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1208 SOUTH UNIVERSITY AVE

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SOLAR ROOF PLAN



	Development Summary										
Floor	Floor Height	Floor Elev.	Residential	Retail	Leasing Office	Amenity / Lobby	Circulation	Vertical Conveyance*	Mech / Storage	Parking Garage	Gross Area
Level 1	15.00	0.00		5,566	316	1,598	508	869	3,551	12,029	24,437
Level 2	10.67	15.00					193	915	370	23,556	25,034
Level 3	10.67	25.67	17,108				1,866	894	539		20,407
Level 4	10.67	36.33	16,373				1,866	894	539		19,672
Level 5	10.67	47.00	16,373				1,866	894	539		19,672
Level 6	10.67	57.67	16,373				1,866	894	539		19,672
Level 7	10.67	68.33	16,373				1,866	894	539		19,672
Level 8	10.67	79.00	16,373				1,866	894	539		19,672
Level 9	10.67	89.67	16,373				1,866	894	539		19,672
Level 10	10.67	100.33	16,373				1,866	894	539		19,672
Level 11	10.67	111.00	16,373				1,866	894	539		19,672
Level 12	10.67	121.67	16,373				1,866	894	539		19,672
Level 13	10.67	132.33	16,373				1,866	894	539		19,672
Level 14	10.67	143.00	16,373				1,866	894	539		19,672
Level 15	10.67	153.67	16,373				1,866	894	539		19,672
Level 16	12.67	164.33	15,201				1,845	894	1,732		19,672
Level 17	17.00	177.00	5,842			4,635	1,297	919	1,502		14,195
Roof**		194.00									·
Gross Area			234,627	5,566	316	6,233	28,101	15,219	14,162	35,585	339,809

234,627

5,566

Site FAR	
Site Area (estimated)	25,298
Proposed Gross FAR Area	324,590
FAR	1283%

Gross Area FAR*

Bicycle Parking	
1 per 2500 sf residential	113
1 per 10,000 sf non-resid.	1
Total Required	114

316

6,233

28,101

Bicyc	Bicycle Parking Provided							
Level 1	Bike Room	50						
Levels 3-17	In-Unit	65	(MINIMUM)					
Total Provide	Total Provided							

Vehicle Parkir	ng Pr	ovide	d
Level 1			26
Level 2			51
Total Parking Provided			77
	0.11		/ badra

35,585

0.11 spaces / bedroom

324,590

(parking to be provided at adjacent parking garage)

14,162

	Unit Matrix										
	Studio	1/1	2/2	2/2 D.O.	3-BR	4-BR	4-BR/ 3BA	5-BR	6-BR	Total	Beds / Floor
Target Area	460	500	860	1030	1100	1255	1215	1540	1735		
Level 1											
Level 2											
Level 3	2	0	1	1		4		3	2	13	51
Level 4	2	0	1	1		4		4	1	13	50
Level 5	2	0	1	1		4		4	1	13	50
Level 6	2	0	1	1		4		4	1	13	50
Level 7	2	0	1	1		4		4	1	13	50
Level 8	2	0	1	1		4		4	1	13	50
Level 9	2	0	1	1		4		4	1	13	50
Level 10	2	0	1	1		4		4	1	13	50
Level 11	2	0	1	1		4		4	1	13	50
Level 12	2	0	1	1		4		4	1	13	50
Level 13	2	0	1	1		4		4	1	13	50
Level 14	2	0	1	1		4		4	1	13	50
Level 15	2	0	1	1		4		4	1	13	50
Level 16	3	0	1	1		3	1	3	1	13	46
Level 17				1		1		1	1	4	19
Total Units	29	0	14	15	0	56	1	55	16	186	

	Total Bedrooms									
Total Beds	29	0	28	60	0	224	4	275	96	716
Total Bathrooms	29	0	28	30	0	224	3	275	96	685
Bed Mix	4.1%	0.0%	3.9%	8.4%	0.0%	31.3%	0.6%	38.4%	13.4%	100%
Tananak Miss	C 00/	4.40/	44 E0/	0.00/	2.00/	44 40/	0.00/	10 00/	4.0 00/	1000/

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30%

1% 30% 9% **100%**

0% 8% 8%

16%

Unit Mix













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NORTH EXTERIOR ELEVATION



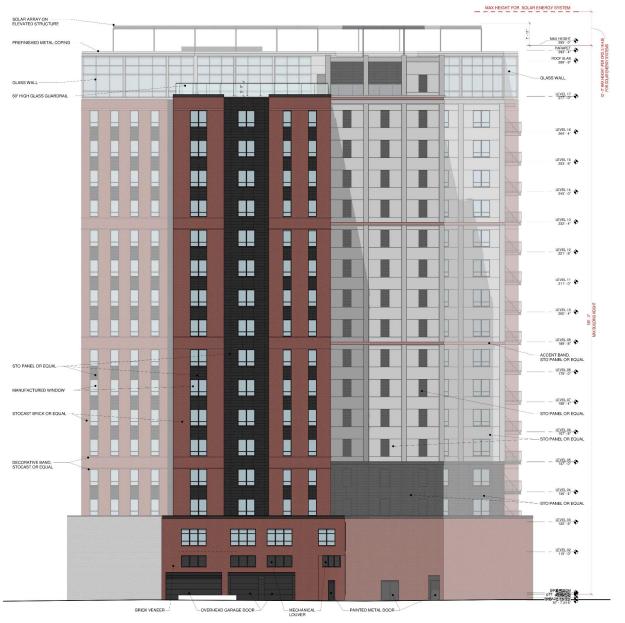
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APPROVALS



1 SOUTH EXTERIOR ELEVATION SCALE: 302'-1'0'

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SOUTH EXTERIOR ELEVATION



1 WEST EXTERIOR ELEVATION
SP-11 SOAIE: 320° = 1-0°

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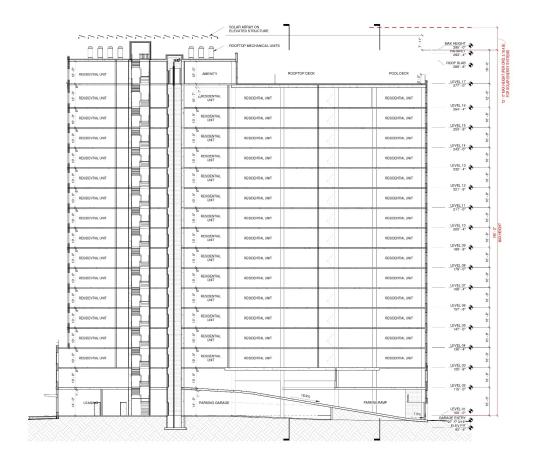
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WEST EXTERIOR ELEVATION



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Ш	RESIDENTIAL UNIT 6	RESIDENTIAL UNIT	RESIDENTIAL UNIT	232 - 4
	RESIDENTIAL UNIT 5	RESIDENTIAL UNIT	RESIDENTIAL UNIT	221'-8' V
	RESIDENTIAL UNIT 5	RESIDENTIAL UNIT	RESIDENTIAL UNIT	LEVEL 10 &
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	RESIDENTIAL UNIT 5	RESIDENTIAL UNIT	RESIDENTIAL UNIT	LEVELOS &
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	PARKING GARAGE		70,000	115 · 0* \$
			TRASH ROOM	CARAGE ENTER
				97 - 7 3/16" V ELEV PIT 93 - 6" V

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SP-12 SCALE: 1/16"=1"0"

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NEIGHBORHOOD / CITIZEN PARTICIPATION MEETINGS

- -November 7, 2023
- -December 5, 2023
- -May 15, 2024

DESIGN REVIEW BOARD

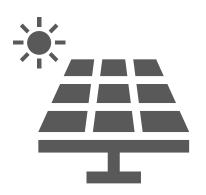
-December 12, 2023

CITY PLANNING COMMISSION

-August 20, 2024

- Ideally situated with exceptional walkability, offering easy, pedestrian-friendly access to the university campus
- Access to local transit
- Designed to meet LEED Gold Certified equivalent
- Rooftop solar array
- All electric building
- Stormwater detention with permeable storage tank
- Contribution to City Parks



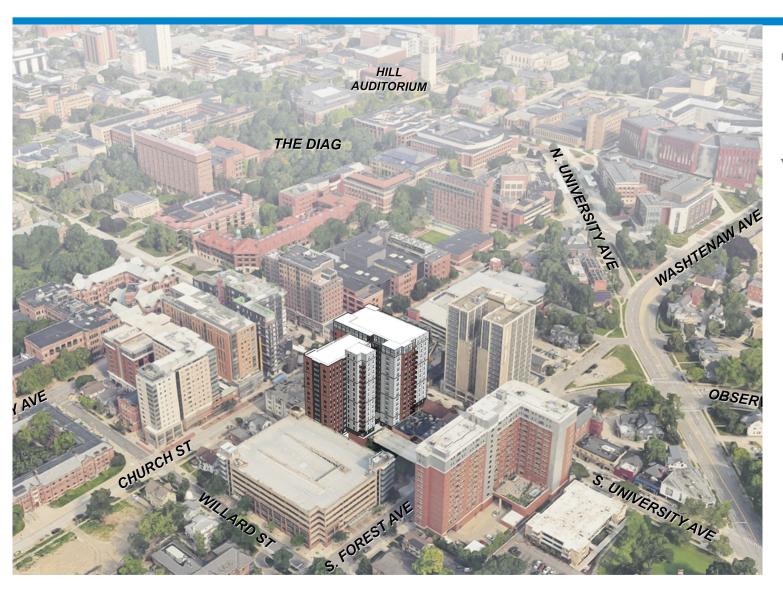


- 50 bike parking spaces are provided in the bike room, directly accessible from University Ave
- An additional 65 bike spaces are located within the units for a total of 115 bike parking spaces
- Under building parking
- Eight (8) electric vehicle charging stations with 69 future-proof spaces
- Green construction materials
- Energy-efficient Energy Star appliances





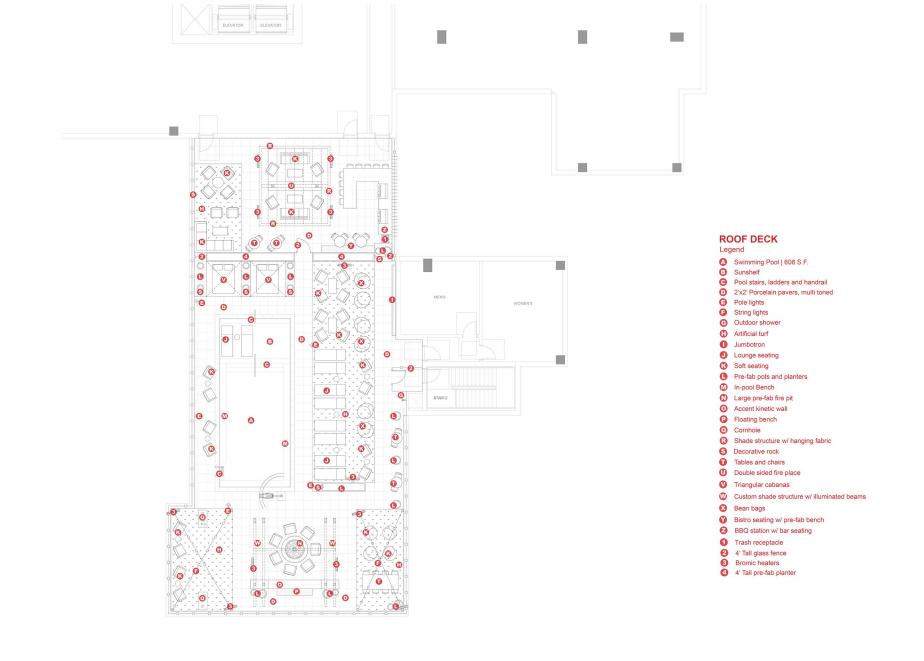




Thank You

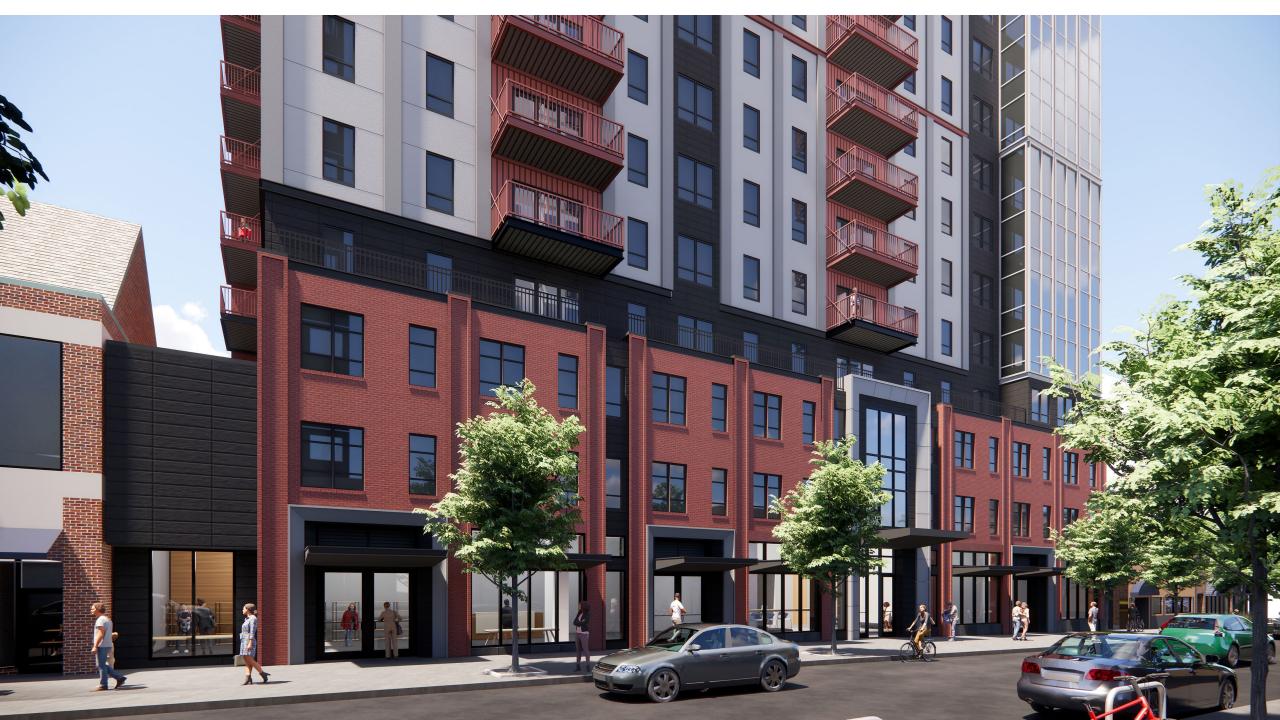
APPENDIX



















1208 SOUTH UNIVERSITY AVE

EXTERIOR VIEW FROM NORTHWEST







1208 SOUTH UNIVERSITY AVE

EXTERIOR VIEW FROM NORTHEAST







1208 SOUTH UNIVERSITY AVE

EXTERIOR VIEW FROM SOUTHEAST







1208 SOUTH UNIVERSITY AVE

EXTERIOR VIEW FROM SOUTHWEST

