

ENLARGED EAST-WEST SITE SECTION ON OLSEN ST  
NOTE: ALL SITES ARE REQUIRED TO PROVIDE 15%  
VEGETATION

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

ZERO SETBACK

PROPOSED BUILDING  
OUTLINE FOR  
REFERENCE

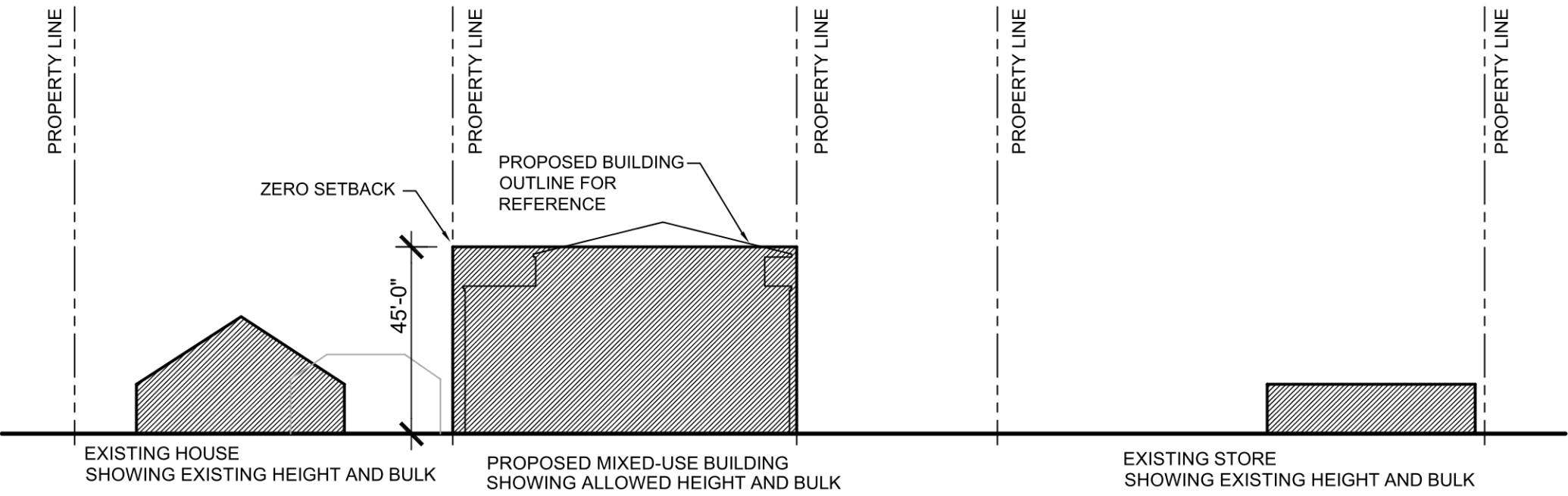
45'-0"

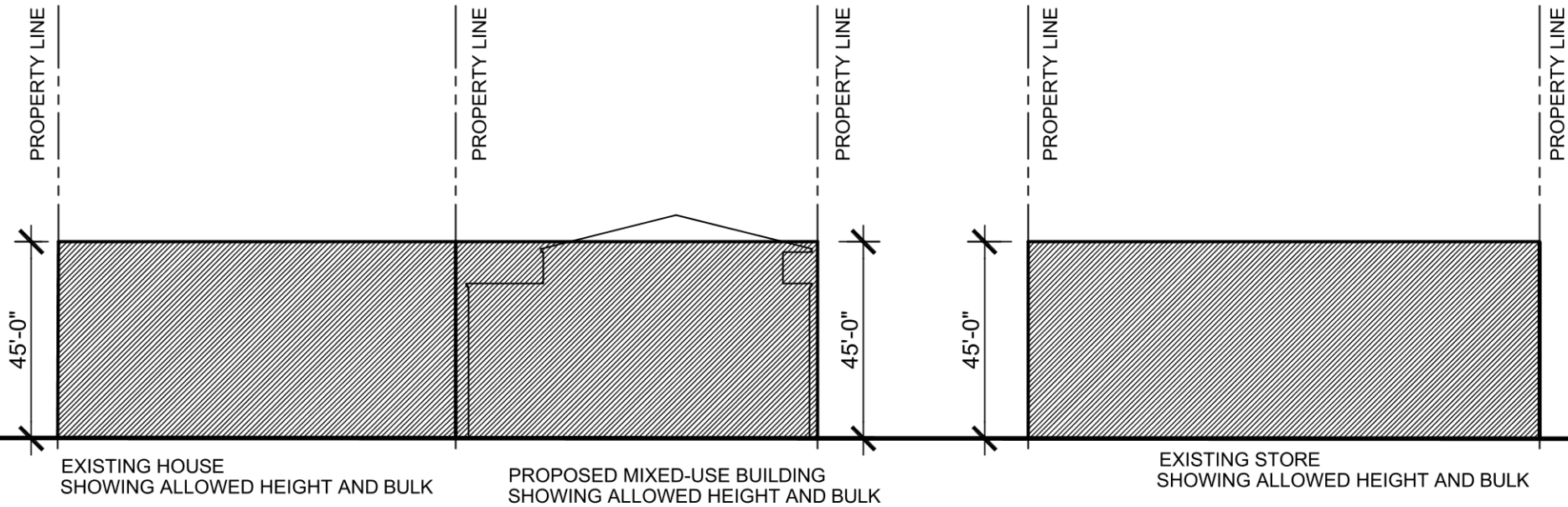
EXISTING HOUSE  
SHOWING EXISTING HEIGHT AND BULK

PROPOSED MIXED-USE BUILDING  
SHOWING ALLOWED HEIGHT AND BULK

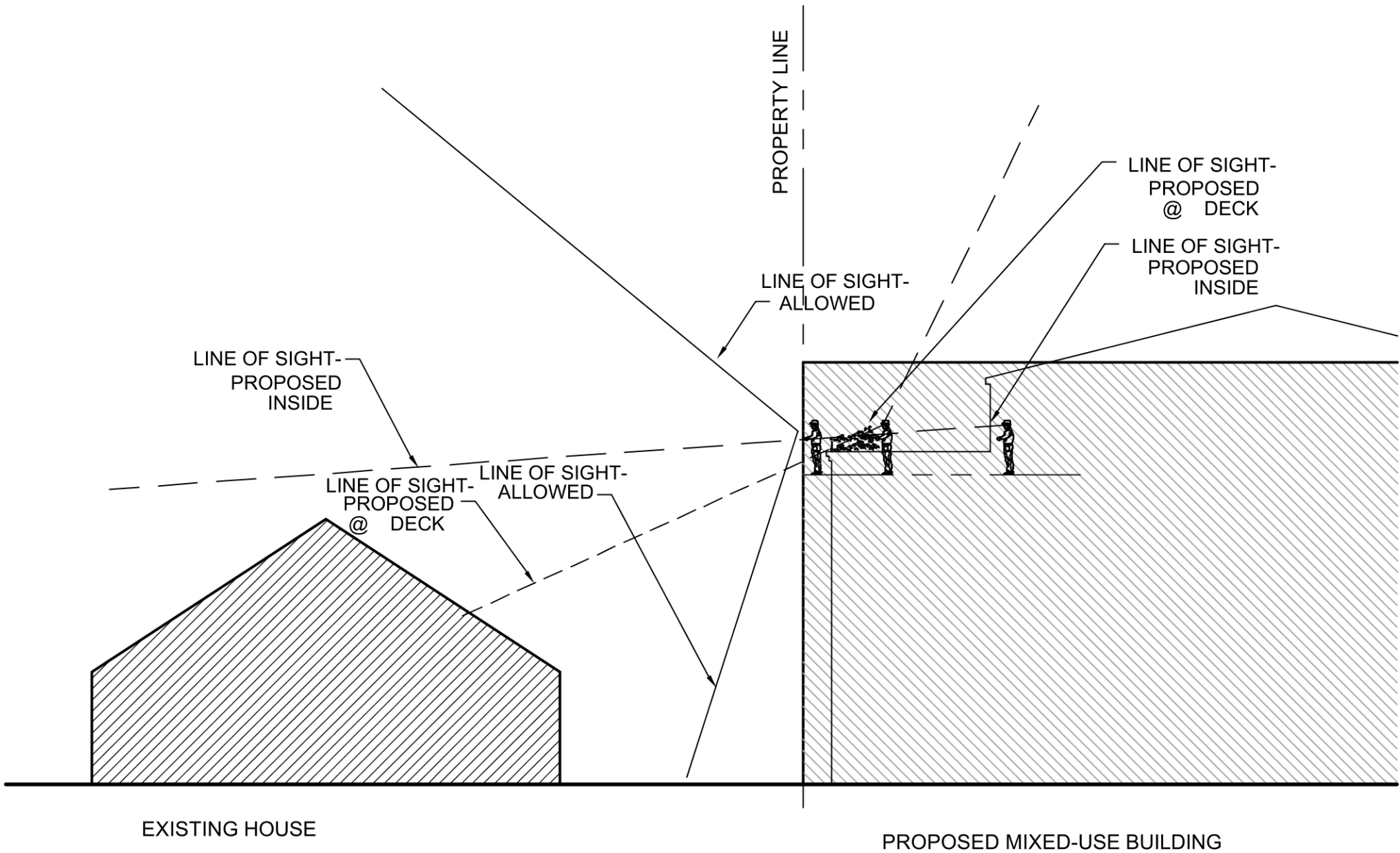
EXISTING STORE  
SHOWING EXISTING HEIGHT AND BULK

ENLARGED EAST-WEST SITE SECTION ON OLSEN ST  
NOTE: ALL SITES ARE REQUIRED TO PROVIDE 15%  
VEGETATION

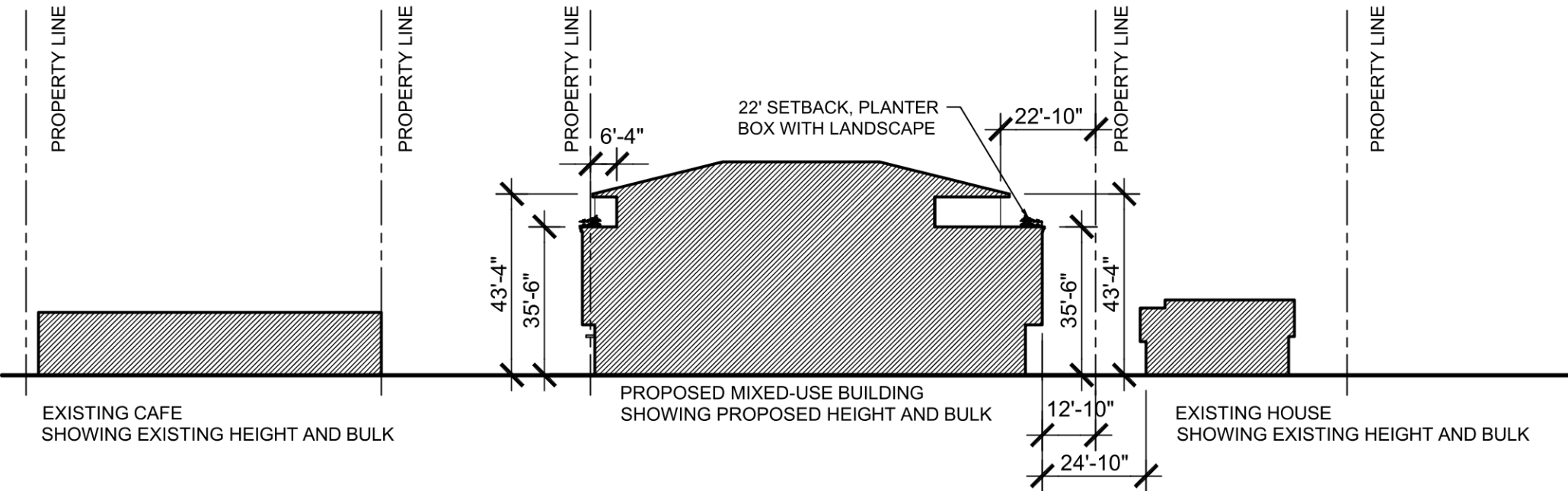




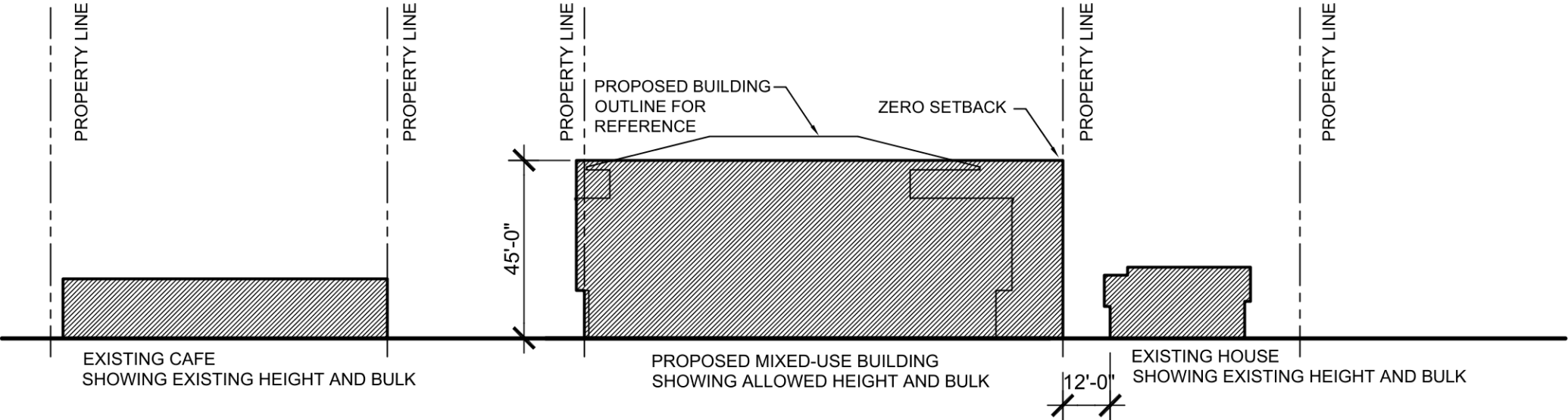
ENLARGED EAST-WEST SITE SECTION ON OLSEN ST  
 NOTE: ALL SITES ARE REQUIRED TO PROVIDE 15%  
 VEGETATION



EAST-WEST LINE OF SIGHT STUDY



**ENLARGED NORTH-SOUTH SITE SECTION ON 32ND AVE**  
 NOTE: ALL SITES ARE REQUIRED TO PROVIDE 15%  
 VEGETATION



PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPOSED BUILDING  
OUTLINE FOR  
REFERENCE

ZERO SETBACK

45'-0"

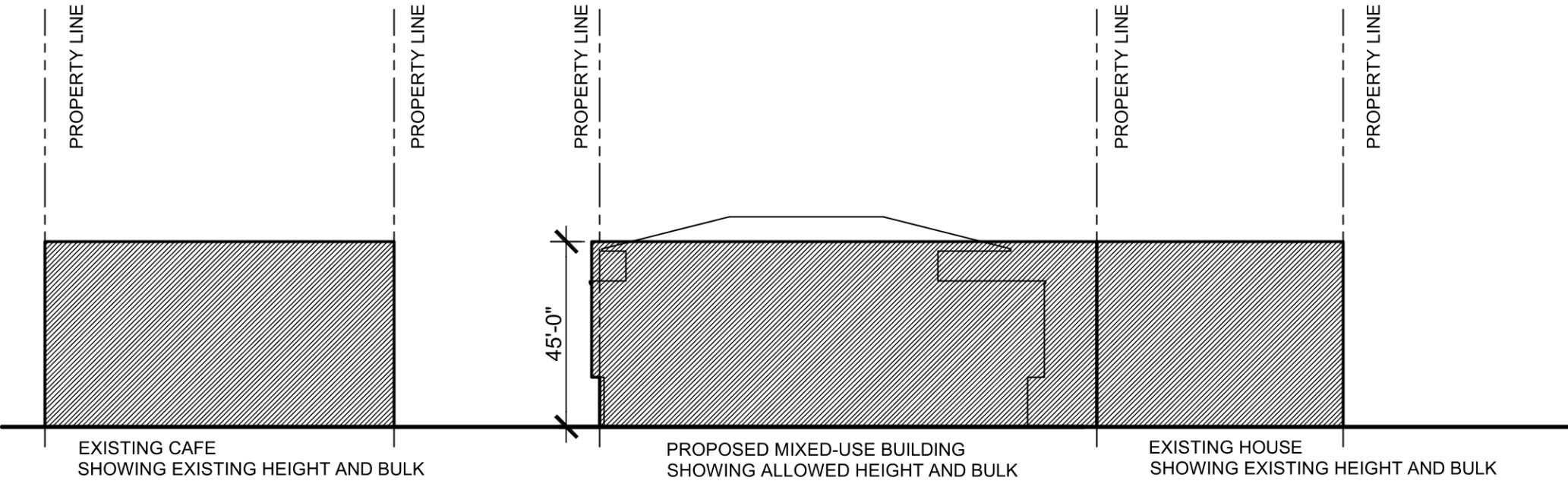
12'-0"

EXISTING CAFE  
SHOWING EXISTING HEIGHT AND BULK

PROPOSED MIXED-USE BUILDING  
SHOWING ALLOWED HEIGHT AND BULK

EXISTING HOUSE  
SHOWING EXISTING HEIGHT AND BULK

ENLARGED NORTH-SOUTH SITE SECTION ON 32ND AVE  
NOTE: ALL SITES ARE REQUIRED TO PROVIDE 15%  
VEGETATION

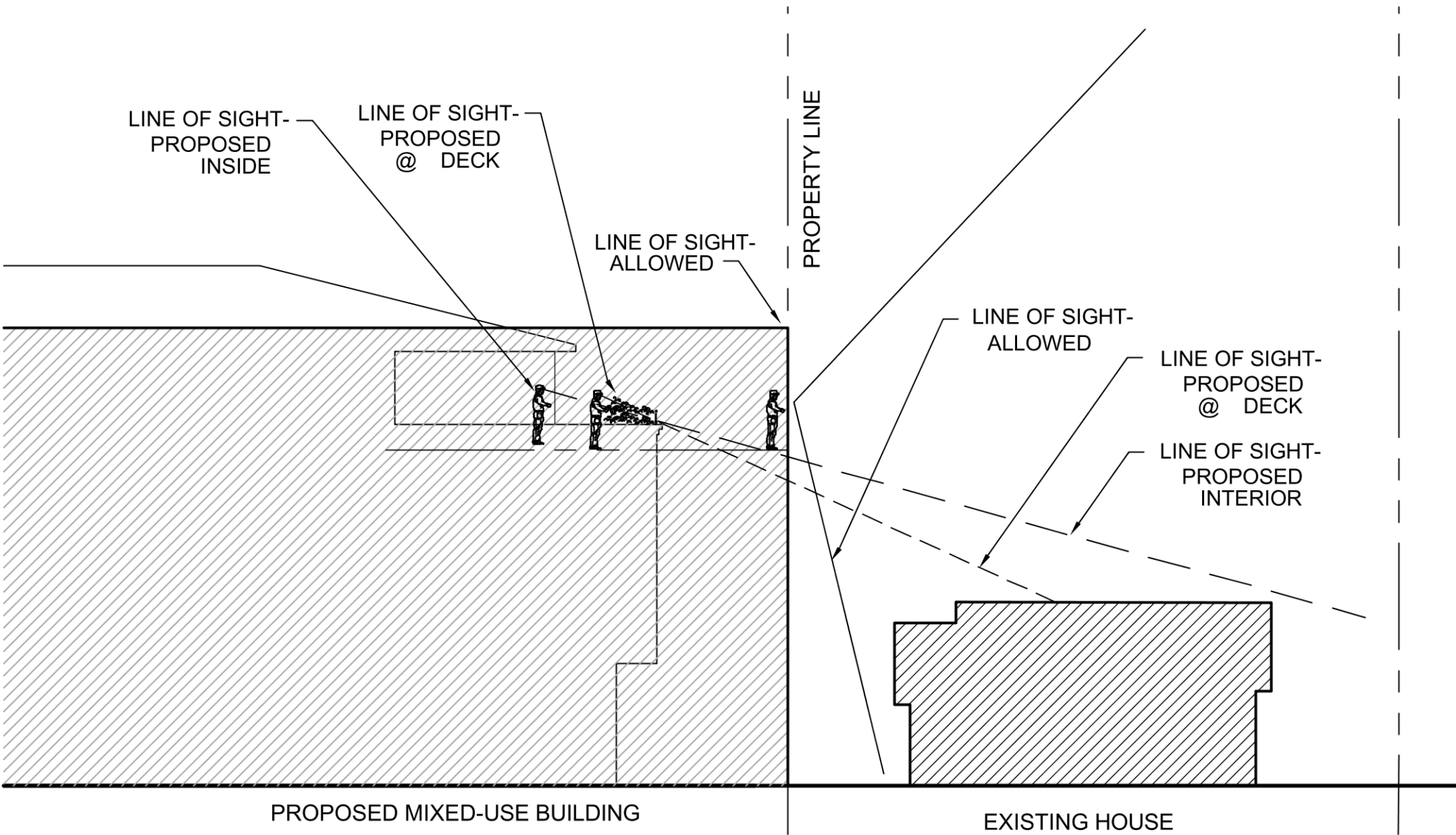


EXISTING CAFE  
SHOWING EXISTING HEIGHT AND BULK

PROPOSED MIXED-USE BUILDING  
SHOWING ALLOWED HEIGHT AND BULK

EXISTING HOUSE  
SHOWING EXISTING HEIGHT AND BULK

ENLARGED NORTH-SOUTH SITE SECTION ON 32ND AVE  
NOTE: ALL SITES ARE REQUIRED TO PROVIDE 15%  
 VEGETATION



NORTH-SOUTH LINE OF SIGHT STUDY



SHADOW STUDIES

SE 32nd Ave

SE 32nd Ave



SE Olsen St

JUNE 21, 9AM ALLOWED BUILDING





SE 32nd Ave

SE 32nd Ave

SE Olsen St

JUNE 21, 3PM ALLOWED BUILDING



SE-32nd Ave

SE-32nd Ave

SE Olsen St

JUNE 21, 9AM COMPARISON



SE-32nd Ave

SE-32nd Ave

S

JUNE 21, 12PM COMPARISON

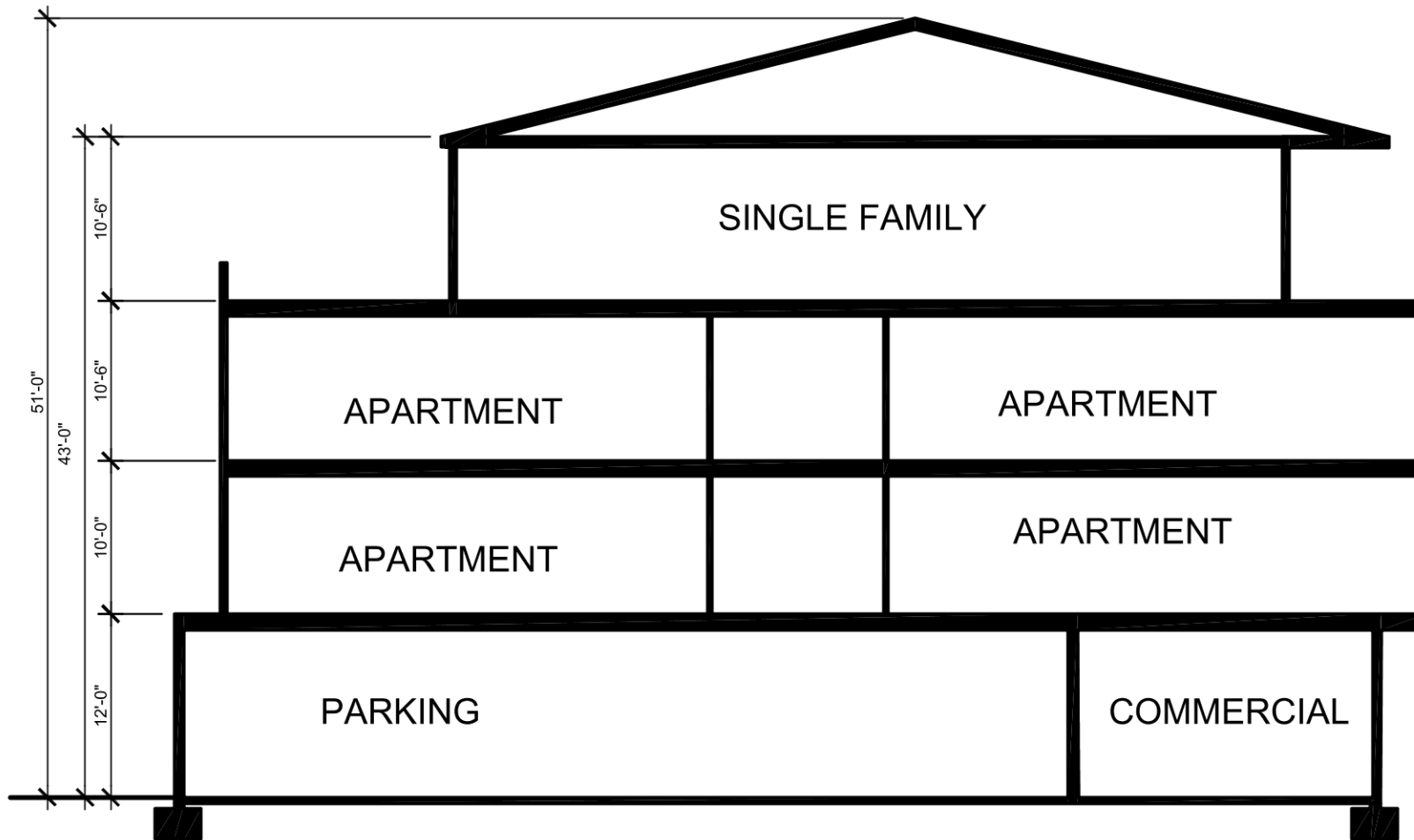


SE 32nd Ave

SE 32nd Ave

SE Olsen St

JUNE 21, 3PM COMPARISON



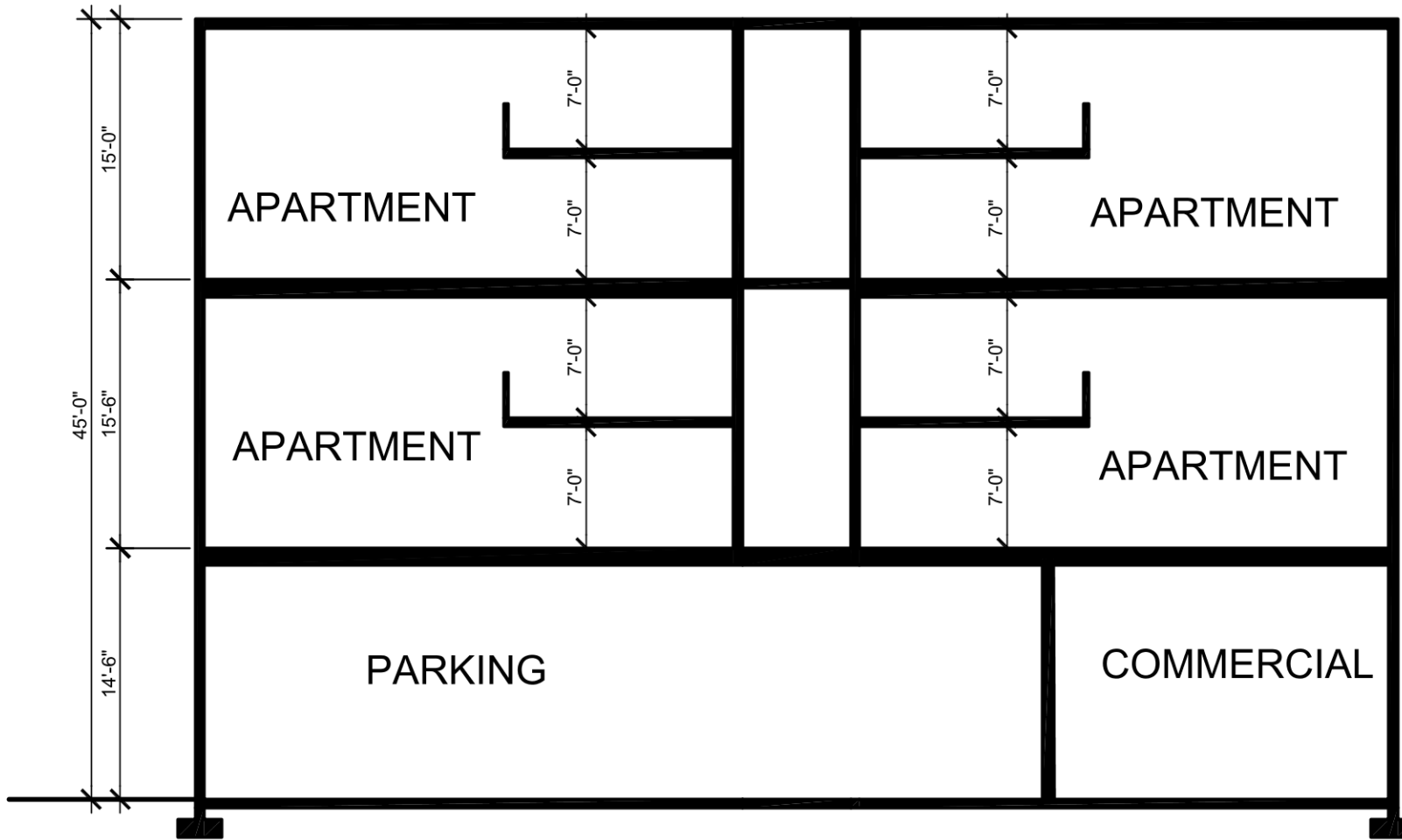
PROPOSED FOUR STORY MIXED-USE BUILDING

21 TOTAL RESIDENTIAL UNITS

20 ONE-BEDROOM UNITS (590-829 SF) AND ONE MULTI-BEDROOM SINGLE FAMILY UNIT

TOTAL = 25 BEDROOMS

EAST-WEST BUILDING SECTION



ALLOWED THREE STORY MIXED-USE BUILDING

20 TOTAL RESIDENTIAL UNITS

20 UNITS 790-800 SF, EACH WITH EACH WITH ONE BEDROOM AND SLEEPING LOFT

TOTAL = 40 BEDROOMS

EAST-WEST BUILDING SECTION



EXAMPLE LOFT IMAGE