



15' Eaves Height

Gardens gates, fences, landscaping and trees

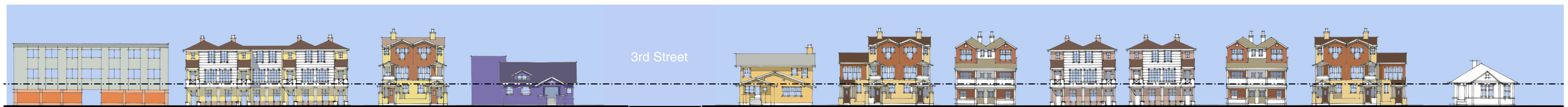
Parking garages accessed from alley, residential units from backyards

Example Alley Elevation

### Option 1: Alley Units

- B Street frontage is maintained, no demolition
- Character of new development reflects scale and character of existing houses
- Creates new residential alley address of carriage houses

	Existing	Demo.	New	Net Add.
Units	12	0	15	15
Bedrooms	34	0	15	15
Commercial	3,170 SF	670 SF	3,000 SF	2,330 SF
Parking	56	41	27	(14)



Existing Apartments  
Ground Floor Parking

Stacked Flats  
Parking Below

Townhouses  
Parking Court

Existing Bungalow  
Live-Work

Existing Bungalow  
Commercial Use

Townhouses  
B Street Frontage–Live/Work  
Parking Court

Existing Victorian  
Cultural Resource

## Option 2: Townhouses

- B Street is predominantly residential in use and character
- Emphasis on intensifying residential uses within existing lot pattern
- Existing houses are demolished, historic resources remain

	Existing	Demo.	New	Net Add.
Units	19	15	86	67
Bedrooms	50	36	142	106
Commercial	5,170 SF	670 SF	13,000 SF	12,330 SF
Parking	70	55	92	37



## Option 3: Mixed-Use

- B and 3rd Street become urban streets and an extension of downtown
- Emphasis on optimizing development potential of B and 3rd Streets
- Relocates historic resources

	Existing	Demo.	New	Net Add.
Units	33	16	195	179
Bedrooms	79	44	236	192
Commercial	8,770 SF	6,770 SF	30,200 SF	23,430 SF
Parking	97	75	236	161