POTENTIAL GOLF COURSE TO PARK TRANSFORMATIONS
"I really love the idea of a park in the area, saving the ponds and trees for the neighbors."

-Citizen comment from Open House Workshop, March 12-13, 2015
It is envisioned that the landscape for the mixed-use development will transition from the open views of the park’s mature trees, meandering pathways and ponds, to a stricter geometry of smaller scaled elements within the neighborhood’s built fabrics. The landscape design respects and celebrates the existing trees to retain, strengthening its connection with the surrounding community.

The landscape’s formal style will complement the architecture of the neighborhood using such elements as manicured hedges, linear tree arrangements, and stone walk, garden paths, structures, and ornaments that play a role in creating signature environments that complement the park setting.
ATTACHED HOME CHARACTER
LUXURY APARTMENTS

ARCHITECTURE

- Architectural asphalt shingle
- Round prefinished metal downspouts
- Lapsiding - composite material
- Stucco
- Suspended lantern
- Masonry base
- Architectural prefinished metal gate
- Eave & overhangs - composite material
- Metal railing at balcony
- Vinyl window unit
- Prefinished storefront at leasing center

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Permitted Height Projections: Building elements and appurtenances such as chimneys, spires, cupolas, belfries, towers, rooftop decks, flagpoles, elevator housing, and roof access stairwells may exceed the maximum height shown by up to 25 feet.
LUXURY APARTMENT - SITE SECTIONS

VIEW ALONG EASTERN EDGE

SECTION A - A

APPROX. DISTANCE
335 FEET

SECTION B - B

APPROX. DISTANCE
1030 FEET

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**Prefinished metal roofing**

**Lapsiding composite material or Stucco combination**

**Eave & overhangs composite material**

**Masonry base**

**Vinyl window unit**

**Prefinished storefront**

**Architectural asphalt shingle**

**Metal railing at balcony**

**Masonry base**
Permitted Height Projections: Building elements and appurtenances such as chimneys, spires, cupolas, belfries, towers, rooftop decks, flagpoles, elevator housing, and roof access stairwells may exceed maximum height shown by up to 25 feet.
THE INN - CHARACTER
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Proposed location for structure mounted signage.
STREET SECTIONS

Development summary

BROOK
39
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ALLEY
RESIDENTIAL 1-WAY
RESIDENTIAL STREET
PARKWAY
PARK EDGE STREET
PARK ACCESS STREET
ALLEY
LAWN
LAWN

Nall Ave
Roe Ave
W 94th Terrace
W 91st St
Park Access
Parkway
PARKWAY
PARK EDGE STREET

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LOT TYPES

ATTACHED HOME LOTS

LOT STANDARDS

Min. Lot Area: 4,000 sq. ft.
Min. Lot Width at Front Setback: 40 ft.
Min. Front Yard Setback: 0 ft. (one side) / 5 ft. (two sides)
Min. Rear Yard Setback: 5 ft. (to alley)
Maximum Building Height: 45 ft.
Vehicular Access: Rear-load from alley

Permitted Yard Projections: Awnings, canopies, stoops, porches, verandas, balconies, terraces and similar projections are permitted to extend from a building into a minimum yard, but not closer than 3 feet to a lot line. Such projections may be open, roofed and/or screened. Steps are permitted to extend from a building into a minimum yard with no setback required from a lot line.

Permitted Height Projections: Building elements and appurtenances such as chimneys, spires, cupolas, belfries, towers, rooftop decks, flagpoles, elevator housing, and roof access stairwells may exceed the maximum building height by up to 25 feet.

Accessory Living Quarter: On any Cottage Lot, an Accessory Living Quarter (ALQ) may be provided. An ALQ may not be subdivided or otherwise segregated in ownership from the primary dwelling unit.

LOT OPTIONS

Any Attached Home Lot may be reassigned as a Cottage Lot, and vice versa. Any Cottage Lot may be "split" in such a manner to enlarge the adjacent lots on both sides.

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