



721 N. MAIN

NOW KNOWN AS 123 W. SUMMIT

WELCOME!



DEREK DELACOURT
Community Services
Area Administrator



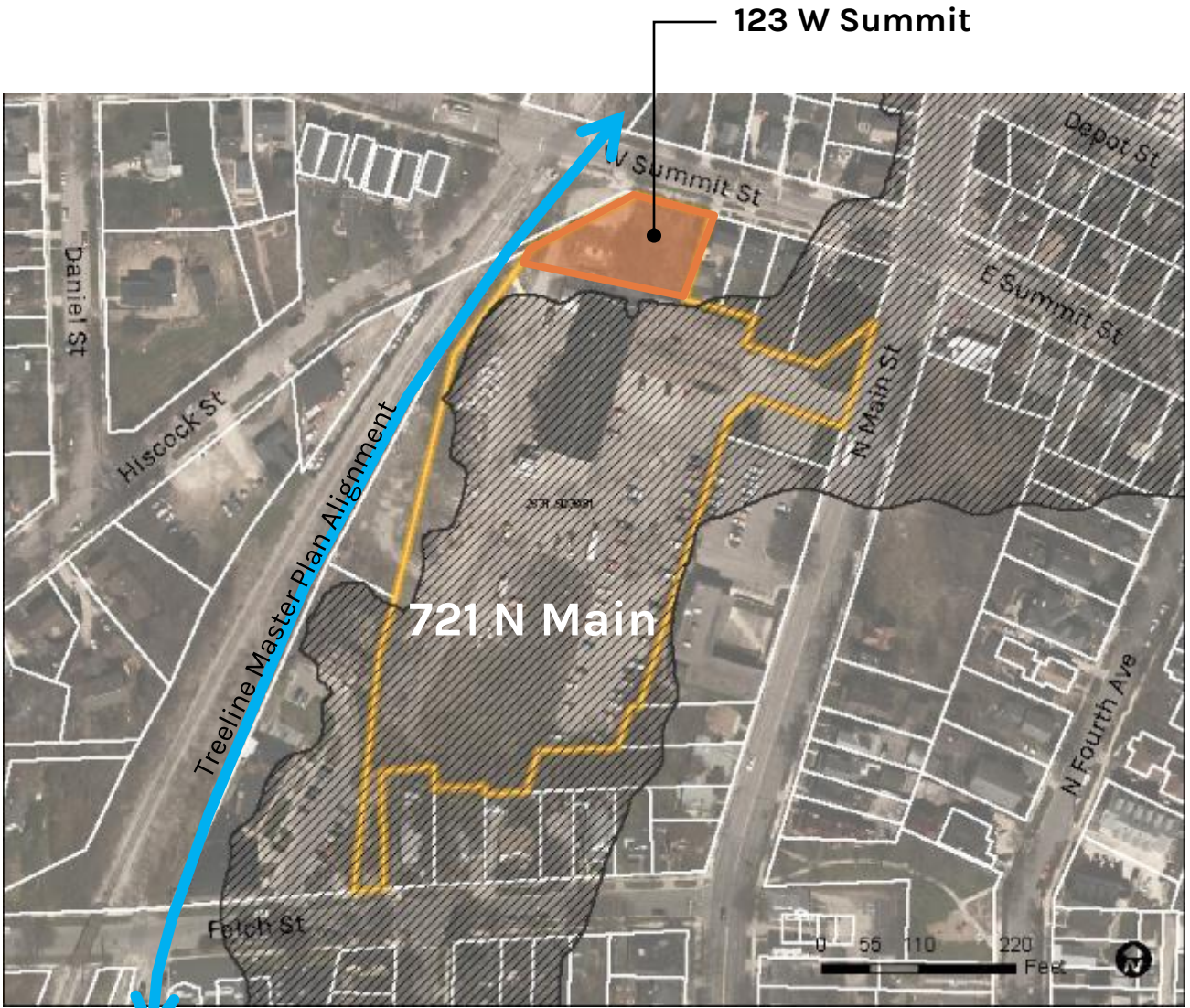
JOHN QUAINÉ
Planning + Design Team




**WE ARE HERE TO
ANSWER ANY
QUESTIONS AND
FACILITATE
DISCUSSION**



123 W SUMMIT

CONTEXT



-  Floodway and Floodplain
-  721 North Main
-  Potential Developable Parcel



123 W SUMMIT

EXISTING CONDITIONS & CONTEXT

ZONING REQUIREMENTS

- Existing Zoning District: PL
- Total Lot Area: 229,185 SF

- Proposed Zoning District: C1
- New Lot Area: 14,520 SF
- FAR: 100%
- Max. Building Height: 35' (3 stories)



123 W SUMMIT

MASSING OPTIONS



OPTION 1: APARTMENTS

- 3 stories, 35'
- # of Units: 14



OPTION 2: APARTMENTS

- 3 stories, 35'
- # of Units: 19



OPTION 3: TOWNHOMES

- 2 stories, 25'
- # of Units: 7

*All options provide for walk-up units along Summit and on-site surface parking

