

NORTH WELD VILLAGE

SUBMITTED TO

City of Greeley

ISSUED BYWORKSHOP8 INC
Joseph Vigil, Architect**HIGH PLAINS HOUSING DEVELOPMENT CORPORATION**

High Plains Housing Development Corp. (High Plains) was established in 1994 by community leaders from the City of Greeley, Weld County, and United Way of Weld County, to prevent community deterioration in low income areas, and to assist low-to-moderate income individuals and families through affordable housing development strategies. The organization is a 501(c)(3) nonprofit corporation and is governed by a nine member volunteer board of directors with representation from low income households or neighborhoods, the business community, and affordable housing advocates. High Plains is a designated Community Housing Development Organization (CHDO) by the Colorado Department of Local Affairs, Division of Housing.

In its early years under the umbrella of the Greeley/Weld Housing Authority (GWHA), High Plains developed three tax credit properties with 64 total housing units serving very low income seniors and families. These properties continue to provide stable housing more than 20 years later, and are managed by the GWHA. As a mission-driven, local, nonprofit developer that intends to develop locally-owned permanent affordable housing projects, the niche that High Plains is strategically best aligned to address are those projects/populations/needs that larger for-profit affordable housing developers are not meeting: small-scale Permanent Supportive Housing projects and workforce housing designed to target extremely low income households (30%-50%) and vulnerable, chronically-homeless individuals.

REQUEST FOR EXPEDITED REZONING REVIEW

This project represents the culmination of several years of community needs assessment and planning as High Plains and a number of community partners have worked to identify a property suitable for the development of affordable housing for Greeley's most vulnerable populations. We believe this property will ultimately fulfill important community goals and rezoning is a crucial step.

The Development Team is working on applications to the Colorado Division of Housing, the Greeley Urban Development Authority, the Weld Trust, and the Colorado Housing Finance Authority (CHFA) for Low Income Tax Credits (LIHTC) — all vital financing for the Project. Having Rezoning in place is critical to receive LIHTC funding. Our goal is to apply for LIHTC during CHFA's once-per-year application deadline on February 1, 2023. If we fail to meet this application date, we will need to wait a full year to re-apply; thereby postponing this project by another year. CHFA has a number of requirements that we must meet in order to submit a competitive application; having local approval of zoning completed is one of those requirements.

There is an urgency in fulfilling a community-wide goal to develop housing for our chronically homeless population. As the City identified in its Strategic Housing Plan for developing affordable housing (Strategy 2, Page 11), priority processing is identified as a strategy to encourage and minimize the cost of affordable housing development. We respectfully request that this Project be given priority processing in order to help us meet our complex funding timelines.



THE PROPERTY

The 6.5-acre industrial property owned by 123 Property, LLC — in which High Plains Housing Development Corporation is a single member — is located at 123 9th Avenue in Greeley. High Plains became owners of this property in 2020 through a generous donation of the 6.5 acre site from Dennis Hoshiko and North Weld Produce Co. High Plains seeks to fulfill the philanthropic desire of Dennis Hoshiko to redevelop the North Weld Produce Company site to provide a permanent housing solution for very low-income households in our community. The property provides a tremendous opportunity to create a mixed-use, mixed-income, multi-building development providing job opportunities; attainable housing for essential workers; and a safe, supportive community for formerly homeless individuals and families.

The property, located in the Gura-Miller Minor Subdivision and Mercado-District, consists of four buildings as shown in **FIGURE 1**, asphalt paving, a make-shift fence of wood pallets, and “native” vegetation.

The site is bounded by 1st Street, the Rodarte Park (aka Hoskiko Park), and Rodarte Community Center to the north; 9th Avenue to the east; railroad tracks to the south; and on the west side of the property is a single family home. A little farther to west is the Monfort Children’s Clinic and the Greeley Evans Transit Center and Greyhound Bus Station on 11th Avenue.

High Plains Housing Development Corporation
123 N. 9TH AVE, GREELEY COLORADO



FIGURE 1

Existing Conditions

	119,189 SF TOTAL	CONSTRUCTION	BUILT
BUILDING 3	4,992 SF	METAL	1978
BUILDING 2 : SECTION A, B, C	19,600 SF	METAL	1970
BUILDING 2 : SECTION D	5,520 SF	BRICK	1934
BUILDING 2 : SECTION E	6,900 SF	METAL	1970
BUILDING 2 : SECTION F	9,540 SF	BRICK	1934
BUILDING 2 : SECTION G	7,680 SF	METAL	1978
BUILDING 1 : SECTION A	34,333 SF	BRICK – 3 STORIES	1908
BUILDING 1 : SECTION B	11,440 SF	METAL	1981
BUILDING 1 : SECTION C	9,184 SF	METAL	1982
BUILDING 4	10,000 SF	BRICK	1949
ACREAGE	6.54 AC		

Terracon 7/17/19

- ▶ The property includes four buildings (approx. 120,000 SF) that are a combination of original brick structures (built in the early 20th Century) and steel warehouse add-ons (built in the 1970s/1980s).
- ▶ The property has some historic value, having been built as one of the original employers in the area as the Kuner-Epson Cannery.
- ▶ North Weld Produce purchased the property from Kuner in the early 1960s and operated and expanded the buildings for its large onion storage operations for more than 50 years.



NORTH WELD VILLAGE CAMPUS VISION

We are planning to construct two 4-story apartment buildings along the western and northern portion of the property. Phase 1 will be a PSH project incorporating Building 2 for use as community space for residents. Phase 2 will be a 4-story apartment for income-qualified families. We intend to retain Building 1 for future development into multifamily housing or possibly retail as Phase 3. Building 4 will be used as workforce training in Phase 4 of the redevelopment.

High Plains' vision for the property is to build supportive housing and mixed-income affordable units utilizing the original brick canning buildings. The remaining steel storage buildings will be demolished and recycled in order to utilize the land for the construction of new housing units as shown in **FIGURE 2**. The project will be branded during the design effort with each phase of the project having a unique name.

We estimate the property has the capacity to support 180 units of housing – 60 units of supportive housing (Phase 1), 90 units of mixed, family-oriented, low-income affordable units (Phase 2), as well as an additional 30 units of market-rate or affordable housing as part of Building-1 adaptive reuse development (Phase 3). The final phase (Phase 4) will bring commercial and job training opportunities to the campus.

High Plains intends to demolish existing buildings, as shown in **FIGURE 3**, while keeping the two existing brick buildings, known as Building 1 and Building 2. They also intend to remove existing make-shift fencing in the area of construction as well as existing asphalt and concrete.

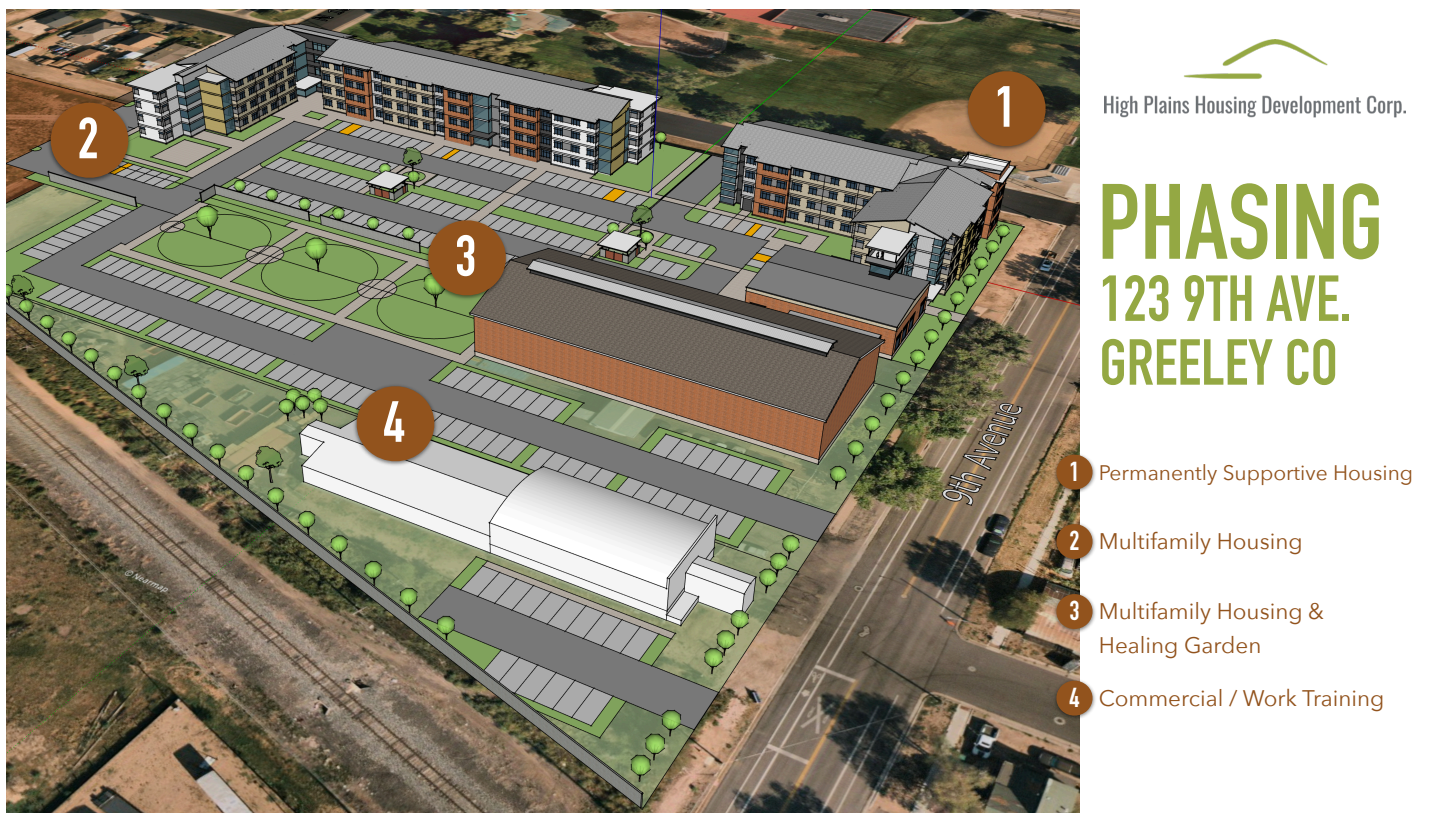


FIGURE 2



EXISTING USE, DEMOLITION & NEW USE BY PHASE



FIGURE 3

		BUILT	SQUARE FEET	CONSTRUCTION	EXISTING USE	PROPOSED USE
Phase 1 : 2023 - 2025						
MAINTAIN	BUILDING 2 : SECTION D	1934	7,020 SF	BRICK + CMU : 1 STORY	WAREHOUSE	MULTI-FAMILY
DEMOLISH	BUILDING 2 : SECTION A, B, C	1970	19,600 SF	METAL : 1 STORY	WAREHOUSE	
DEMOLISH	BUILDING 2 : SECTION E	1970	6,900 SF	METAL : 1 STORY	WAREHOUSE	
DEMOLISH	BUILDING 2 : SECTION F	1934	9,540 SF	BRICK : 1 STORY	WAREHOUSE	
DEMOLISH	BUILDING 2 : SECTION G	1978	7,680 SF	METAL : 1 STORY	WAREHOUSE	
Phase 2 : 2025 - 2027						
DEMOLISH	BUILDING 3	1970	4,992 SF	METAL : 1 STORY	WAREHOUSE	
Phase 3 : 2027 - 2029						
MAINTAIN	BUILDING 1 : SECTION A	1908	51,640 SF	BRICK : 2 STORIES + BASEMENT	WASTE MANAGEMENT	TBD
DEMOLISH	BUILDING 1 : SECTION B	1981	11,440 SF	METAL : 1 STORY	WAREHOUSE	
DEMOLISH	BUILDING 1 : SECTION C	1982	9,184 SF	METAL : 1 STORY	WAREHOUSE	
Phase 4 : TBD						
MAINTAIN	BUILDING 4	1949	10,574 SF	BRICK : 1 STORY	WAREHOUSE	COMMERCIAL
			138,590			

WORKSHOP8



REZONING FROM I-L TO MU-H

The Property is currently zoned as I-L (Industrial Low Intensity). We propose to rezone the entire site to MU-H (Mixed Use High Intensity) to allow for the construction of two, new, 4-story multi-family projects.

MU-H — MIXED USE HIGH INTENSITY

The MU-H district provides a mix of retail, services, employment, entertainment and civic uses in a walkable setting the complements hight-density neighborhoods or serves as the center of a more intense, multi-modal community or regional destination.

The MU-H is the appropriate zoning as the Permitted uses include the following. These uses offer a great deal of flexibility to High Plains as the exact uses of Phase 3 and Phase 4 are finalized:

- Multi-family Dwellings
- Mixed-use Dwellings
- Residential Care - Group Home
- Assembly - Limited up to 499 occupancy
- Food & Beverage - Brewery / Winery; Bar General
- Food & Beverage - Restaurant Limited (<5K GLS; <100 seats)
- Medial - Limited (<5K GLA; no emergency service)
- Office - General (<20K GLA)
- Personal Service - General (5K+ GLA; 1.0+ acre)
- Retail - limited (<3K GLA)
- Retail - general (3K - 20K GLA)
- Manufacturing - Limited / Artisan (<5K GLA)
- Manufacturing - Food & Beverage Minor (up to 3 acres)
- Waste Management - Recycling Collection Small

ZONING INFORMATION - GREELEY CO

PARCEL - 096105240001	EXISTING	PROPOSED
ZONING	I-L (Industrial Low Intensity)	MU-H (Mixed Used High Intensity)
PROJECT NAME	123 Property	North Weld Village
SITE AREA	6.52 ACRES	284,159 SF
FLOOR AREA RATIO	0.49 FAR	0.73 FAR
NUMBER OF DWELLING UNITS	0	180 TBD
DENSITY (DWELLING UNITS / ACRE)	0 / ACRE	27.6 / ACRE
BUILDING SQUARE FOOTAGE	138,590 SF	207,636 SF



EXISTING TENANT – PARALLEL PRODUCTS LOCATED IN BUILDING 1

The intent of the Applicant's Rezoning application is to rezone the entire 6.5-acre lot from I-L to MU-H.

Parallel Products is the tenant of Building 1. Parallel Products offers recycling options for unsaleable alcoholic and non-alcoholic beverage products. From their facility located in Building 1, packaging materials are dropped off, stored and recycled to their base commodity form before they are provided to end-users and producers of recycled-content packaging another products. Recovered liquid materials are utilized to create energy via anaerobic digestion / biogas conversion.

The longterm goal is to redevelop Building 1 to meet the Permitted Uses of MU-H. As MU-H allows for *Waste Management - Recycling Collection Small*, we request that the current beverage waste recycling tenant — Parallel Products — be allowed to continue uninterrupted operation until the Applicant is ready to redevelop Building 1. High Plains relies on the income this generated by Parallel Products.

However, if Staff believes that Parallel Products operations are a non-conforming use, then we request Staff approve the non-conforming use until such time the Applicant is prepared to redevelop Building 1.

2021

NORTH WELD PRODUCE COMPANY



123 N. 9th Ave. Greeley Colorado
Light-Industrial (L-1)

WORKSHOP8

FIGURE 4



PROPOSED REDEVELOPMENT / PRELIMINARY PHASING

THE PROJECT WILL BE DEVELOPED IN FOUR PHASES (FIGURE 5)

Phase 1 : Permanently Supportive Housing

Permitted Use in MU-H (Table 24-4-2) : Multi-family Dwelling

new construction, 60-units, 4-story, 49,000 SF with 5,000 SF of resident services located in existing Building 2

Compatibility with the City of Greeley Comprehensive Plan:

IMP HO-1.1 - Affordable Housing

IMP TM-3.3 - TOD - less than 1/4 mile from Greeley Evans Transit center

IMP HC-1.3 - Adaptive Reuse (Building 2)

Phase 2 : Affordable Family Housing

Permitted Use in MU-H (Table 24-4-2) : Multi-family Dwelling

new construction, 90-units (mix of 1, 2 and 3 bedroom rental units), 4-story, 90,000 SF

Compatibility with the City of Greeley Comprehensive Plan:

IMP HO-1.1 - Affordable Housing

IMP TM-3.3 - TOD - less than 1/4 mile from Greeley Evans Transit center

Phase 3 : TBD

Permitted Use in MU-H (Table 24-4-2) : Multi-family Dwelling / Mixed-use Dwelling / Food & Beverage / Office / Personal Service / Retail

adaptive reuse, 0 to 30-units, 2-story, 34,000 SF

Compatibility with the City of Greeley Comprehensive Plan:

IMP HO-2.1 - Housing Diversity and affordability

IMP TM-3.3 - TOD - less than 1/4 mile from Greeley Evans Transit center

IMP HC-1.3 - Adaptive Reuse (Building 1)

Phase 4 : TBD

Permitted Use in MU-H (Table 24-4-2) : Assembly / Food & Beverage / Office / Personal Service / Retail / Manufacturing / Warehousing

adaptive reuse, 1-story, 10,000 SF

Compatibility with the City of Greeley Comprehensive Plan:

IMP ED-1.6 - Enterprise Zone, Urban Renewal, Economic Development

IMP ED-3.3 - Emerging Employment Needs

IMP TM-3.3 - TOD - less than 1/4 mile from Greeley Evans Transit center

IMP HC-1.3 - Adaptive Reuse (Building 4)



NORTHWELD VILLAGE, GREELEY COLORADO – PROPOSED PHASING



FIGURE 5

Please see the Exhibit titled, 123N_Concept Implementation for additional illustrative information on Phase 1 and Phase 2.



INTENT OF ZONING AND COMPREHENSIVE PLAN GOALS

As listed above in the Proposed Development Phases, we believe the site will meet the Comp. Plan's Action goals in terms of:

IMP ED-1.6 Identify areas where the use of Enterprise Zones, Urban Renewal Areas, and other similar tools to encourage business use and development in established areas. Pursue the use or adoption of these tools as needed.

IMP ED-3.3 Develop and maintain an inventory of emerging employment needs and skills necessary to successfully perform such jobs in order to cultivate education and training programs for students and/or workers.

IMP HC-1.3 Catalogue and promote places in the community which have special significance to the development of the area, such as the Cache la Poudre River, the Union Pacific Railroad, irrigation ditches and improvements, and similar features which provide an important context of community identity. Seek grants and other resources to provide markers, plaques and other identification, as appropriate.

IMP HO-1.1 Conduct and maintain an inventory of public, deed-restricted, subsidized, Section 8 or other types of designated affordable housing units in Greeley. Include if the units are rental or ownership units, the size (including number of bedrooms and bathrooms), and the population/income range to which the unit is affordable. Monitor to understand how the supply of affordable housing in the city is changing over time.

IMP HO-2.1 Monitor the local housing market in order to evaluate trends, identify gaps in types of housing or price-points, adjust housing-related programs and policies, and understand the effectiveness and impact of the City's housing strategy, once determined. Trends to be monitored should include:

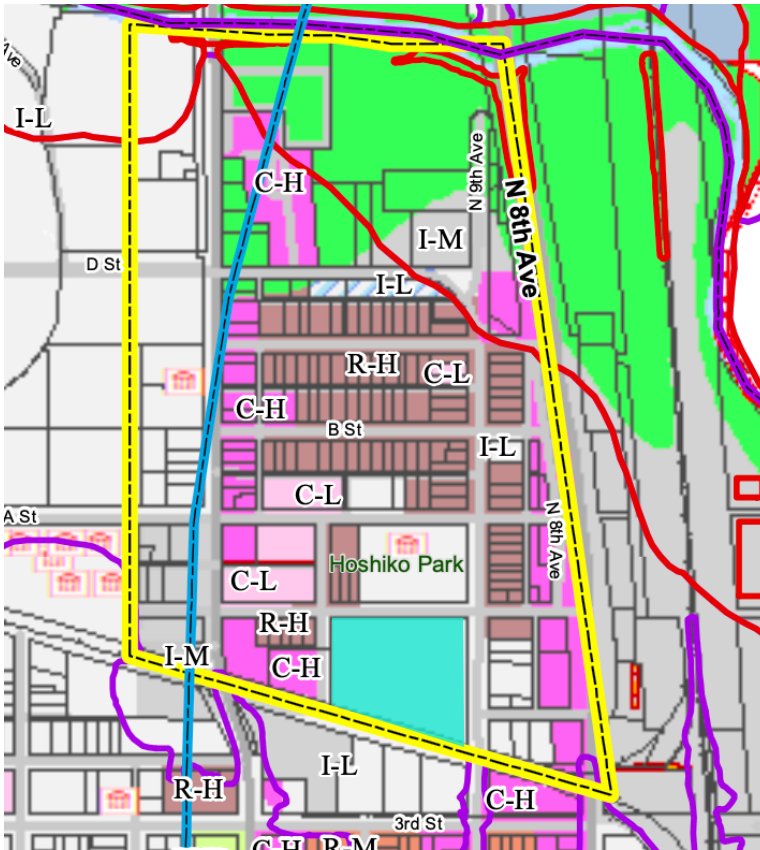
- The types of housing units built in the city each (including tenure and housing type);
- Number of public, subsidized, or deed restricted (for purposes of affordable housing) housing units;
- The composition (by tenure and housing type) of the city's housing stock;
- The cost of housing, home sales prices and rents;
- Vacancy rates; and
- Area median income and the housing affordable to varying AMI levels (e.g., 80% AMI, 60% AMI, etc.).

IMP TM-3.3 Identify TOD corridors in City maps and through the Development Code to alert developers and landowners to the desired intensity of development in these areas.

- We believe we meet the intent of the zoning district (specifically Table 24-5-3, Category III) in that the major surrounding Zoning (R-H) allows for a similar use as we are proposing (as per 24-4-1 they have almost the same descriptions).
- We would anticipate housing growth in the adjacent Downtown Corridor and it would follow that much of the housing in this area could become more dense in the future.
- The current Industrial Use has become incompatible as more and more multi-family residential is developed in the area. This indicates the existing zoning is inappropriate given development trends in the vicinity.
- The proposed zoning will enable development in character with existing or anticipated development (Residential-High Density) in the area considering the design of streets, civic spaces and other open space.
- We believe there is a huge need within the City for affordable, workforce housing and an even greater need for Permanently Supportive Housing which will greatly aid the City's efforts in dealing with the homeless population. We believe this will make the entire City safer and allow business to flourish.
- We believe that once the site is redeveloped any flooding issues will be alleviated because up to this point no engineering has been performed. Once implemented this should make the surrounding area safer.
- Over the last year or so we have had many discussions with Planning, flood and Economic Development staff and feel that they have generally supported the redevelopment of the site.




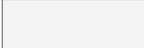
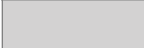
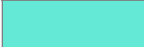



CONSISTENCY WITH THE SURROUNDING ZONING



This property is currently an island in terms of zoning as it is zoned Industrial Low Intensity (I-L) while to the west is Residential High Density (R-H) and Commercial Low Intensity (C-L). To the north is a small pocket of R-H and Hoshiko Park, and to the east is R-H and I-L. To the south there is a barrier created by the spur-line train tracks, but beyond that is I-L and a small bit of I-M.

The proposed rezoning request to Mixed Use High Intensity (MU-H) is compatible with R-H, C-H, and C-L. Our feeling is that the the R-H that surrounds Hoshiko Park will be complimented by the proposed MU-H we are proposing for the site and allow for future development of the south portion of the site to have a commercial use (retail, restaurant, brewery, job training, etc.).

2021 ZONING MAP - GREELEY CO

	Northeast Greeley Mercado District	Character Overlay District
	Industrial Low Intensity (I-L)	Current Zoning
	Industrial Medium Intensity (I-M)	Adjacent Zoning
	Mixed Use High Intensity (MU-H)	Proposed Zoning
	Commercial High Intensity (C-H)	Adjacent Zoning
	Residential High Density (R-H)	Adjacent Zoning
	Commercial Low Intensity (C-L)	Adjacent Zoning



FIRE PROTECTION PLAN

We anticipate Fire Department Access using either 1st Street and/or 9th Avenue. The new construction, multi-family buildings will be equipped with automatic sprinkler systems. The Fire Riser Rooms will be located as required by the Fire Department and the knox boxes will be located in the same vicinity as the fire riser rooms.

FIRE CODE AND FIRE HYDRANTS

The current fire code is International Fire Code (IFC) 2018, and there are no amendments. As of January 1, 2023 the IFC 2021 will become effective.

Ladder access is typically from the street, when required.

Existing fire hydrants are located in right of way of adjacent 1st Street and 9th Avenue. There is one (1) fire hydrant internal to the campus, which will be relocated onsite.

For the proposed redevelopment, it is anticipated that one (1) fire hydrant will be added in right of way at 1st Street at the intersection of 10th Avenue. It is also anticipated that two (2) fire hydrants will be added in 9th Avenue; one (1) at the northeast side of Phase 1 building and one (1) at the southeast side of the Phase 4 building.

An internal water main loop may be required, with up to four (4) fire hydrants (including the relocated onsite hydrant), depending upon final configuration of the campus. Review by the Fire Department will be required to determine final placement and number of fire hydrants.

The maximum FH spacing is 500-ft. Hose pull length is 150 feet from the engine (drivable surface) to any point on a building.

ENVIRONMENTAL ASSESSMENT

A Phase-I Environmental Site Assessment and Phase-II Limited Site Investigation by Terracon Engineering have been completed and no adverse environmental conditions exist on the site. Terracon also completed two studies to assess the structural integrity and viability of the existing brick structures (Buildings 1 and 2). The buildings are in "fair to good condition" with no major structural problems.

TRAFFIC CONSIDERATIONS

A Traffic Memo has been prepared by Galloway.

SURVEY AND CIVIL ENGINEERING

Survey and Civil Engineering requirements have been prepared by Topographic.

WATER CREDITS

City staff have indicated there are 19+ acre feet of water credits available to the site, which the City staff indicated is estimated to be enough for about 180 units of multi-family housing. At this time, a total of 180 multi-family housing units are anticipated, and a 10,000 SF commercial building is also planned.



POTABLE WATER DESIGN CRITERIA

Water and sanitary sewer service sizes have been estimated utilizing City of Greeley Design Criteria and Construction Specifications, Potable Water Distribution, Sanitary Sewer Collection, and Non-Potable Irrigation Systems, Volume III dated June 2008, here after referred to as Greeley WS 2008 DCCS Manual.

These criteria are expected to be updated in the near future and the new criteria will be utilized when they become effective.

POTABLE WATER MAIN SYSTEM AND EASEMENTS

Existing potable water mains are located in the adjacent streets. An 8" water main runs in the 1st Street ROW on the north side of the site, and an 8" water main runs in the 9th Avenue ROW, on the east of the site. It is anticipated that a new 8" water main will be required during a later phase when needed for fire protection, to be routed through the site within the proposed campus drives. Easements will be provided as needed for any new onsite water mains and onsite fire hydrants. See the Concept Utility Report for a further discussion of the potable water system.

POTABLE WATER SERVICES AND SPRINKLER LINES – PROPOSED BUILDINGS

Proposed apartment buildings Phase 1 and Phase 2 will require new water taps. The new domestic and fire water services will connect to the proposed internal water main loop.

Domestic water service line sizes have been estimated in accordance with Table 3-4 in Section 3.17. See the Concept Utility Report for anticipated average day and peak domestic water demand calculations and tap sizing for each building.

Both buildings will be sprinklered for fire protection, and the fire services will be connected to the proposed 8" main internal to the campus.

POTABLE WATER SERVICES AND SPRINKLER LINES – EXISTING BUILDINGS

Existing Buildings Building 1 (Phase 3) and Building 4 (Phase 4) are scheduled to remain. They currently have domestic water services that are connected to the existing 8" public water main in 9th Ave.

- Building 1 (Phase 3) has a 3" water tap, reducing to 1" at the meter vault.
- Building 4 (Phase 4) has an existing ¾" water tap. Neither existing building is currently sprinklered.
- The existing water services are adequate to serve the current uses of these buildings. No changes are proposed for the sanitary sewer services for these buildings until a change in use occurs.

Existing Buildings Adaptive Reuse (Future): Building 1 (Phase 3) and Building 4 (Phase 4) will be adapted for reuse at some time in the future. New domestic and fire supply water service lines will be connected to the existing 8" water main in 9th Avenue.

See the Concept Utility Report for anticipated average day and peak domestic water demand calculations and tap sizing for each building.



SANITARY SEWER DEMAND – PROPOSED BUILDINGS

Proposed apartment buildings Phase 1 and Phase 2 require new sewer taps that are proposed to connect to the existing sanitary sewer main in adjacent 1st Street. Sanitary sewer service design flows have been estimated in accordance with Table 4-1 in Section 4.03. Per Table 401, the average day wastewater flow per capita is 100 gpcd. It is believed that the new standards will be adopted prior to the submittal of development plans for these building. Therefore, analysis in the Concept Utility Report utilizes the average day wastewater flow per capita of 60 gpcd from the proposed City Standards.

- Phase 1 building demand will have 60 units and a total of 68 residents. Using 60 gpcd, the wastewater demand will be 4,080 gpd (68 residents x 60 gpcd). The anticipated service outfall will be a 6" PVC outfall connected to the existing sewer manhole located midway between 10th Ave and 9th Ave, with 16" RCP main flowing to the east.
- Phase 2 building will have 90 units. The anticipated service outfall will be a 6" PVC outfall connected to the existing sewer manhole in 9th Ave with 16" steel main flowing to the east.
- The sanitary sewer service lines will need to cross an existing 36" steel sanitary sewer trunk line in 1st Ave. in order to connect to the manholes on the existing 16" sewer main.

SANITARY SEWER SERVICES – EXISTING BUILDINGS

Existing Building 1 (Phase 3) and Building 4 (Phase 4) are scheduled to remain for several years. They currently have sanitary sewer services that are connected to the existing public sanitary sewer main in 2nd Street. The existing sanitary sewer services are adequate to serve the current uses of these buildings. However, the exact size and configuration of those sanitary sewer services are not known. No changes are proposed for the sanitary sewer services for these buildings until a change in use occurs.

Existing Buildings Adaptive Reuse (Future): Building 1 (Phase 3) and Building 4 (Phase 4) will be adapted for reuse at some time in the future. When the uses for Phase 3 and Phase 4 are changed, it is anticipated that a public 8" sanitary sewer main extension may be required to be constructed in 9th Avenue. The new main will connect to the existing 16" sewer main manhole in 1st Street. Two (2) additional manholes may be required.

See the Concept Utility Report for anticipated average day and peak sewer flow generation calculations for each building.

NORTHWELD VILLAGE - PHASES 1 & 2 : CONCEPT IMPLEMENTATION



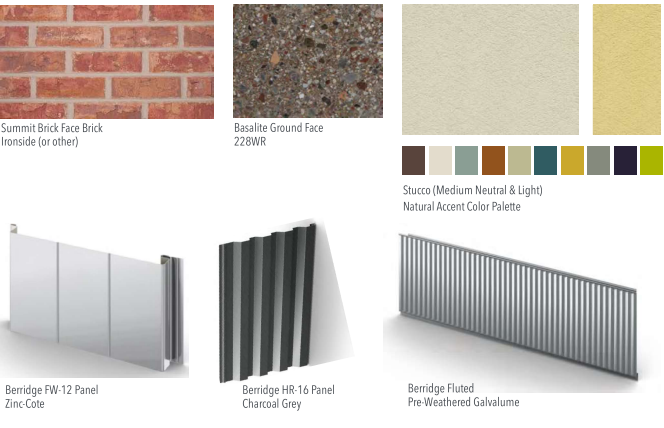
CONCEPTUAL MASTER SITE PLAN



REZONING FROM I-L TO MU-H



CONCEPTUAL LOT LINES / MINOR SUBDIVISION

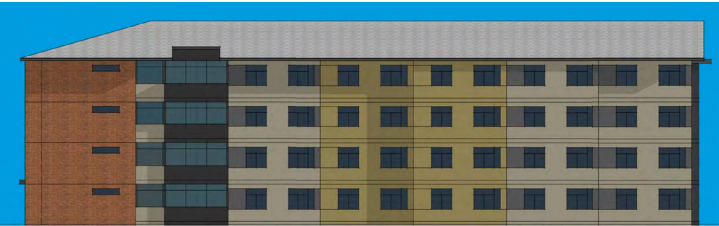


PROPOSED MATERIALS - PHASES 1 & 2

CONCEPTUAL DESIGN — PERMANENTLY SUPPORTIVE HOUSING : PHASE-1



EAST VIEW - 9TH STREET FACE / FRONT ENTRY



NORTH VIEW - 1ST STREET FACE



SITE PLAN - PHASE 1



WEST VIEW - INTERIOR FACE / RESIDENT ENTRY



SOUTH VIEW - INTERIOR FACE



AERIAL VIEW - PHASE 1



CORNER VIEW - PHASE 1

CONCEPTUAL DESIGN — AFFORDABLE FAMILY HOUSING : PHASE-2



NORTH VIEW - 1ST STREET FACE



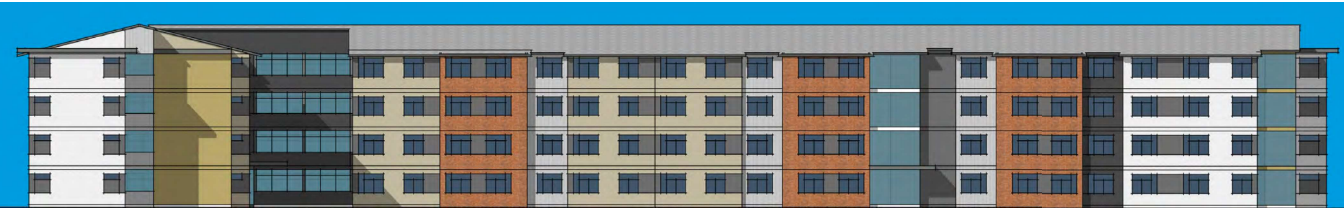
WEST VIEW - INTERIOR FACE / FRONT ENTRY



SITE PLAN - PHASE 2



EAST VIEW - INTERIOR FACE / RESIDENT ENTRY



SOUTH VIEW - INTERIOR FACE



CORNER VIEW - PHASE 2