

Exhibit 20

NEW MARKET MIXED-USE PROJECT DESIGN REVIEW ANALYSIS May 30, 2023

18.23.040 Design Standards:

- A. The New Market Mixed-Use Complex consists of two, four-story buildings and one five story building with structured parking on the first floor and a large courtyard on the second floor. Building One fronts the main street and will comply with transparency section of code with at least 50% of the ground floor area of the commercial section consisting of windows and 30% of the residential portion of building one consisting of windows, plus four pedestrian features. The four pedestrian features will be benches, bicycle racks, ornamental lighting, and a water feature.
- B. There won't be any blank walls along New Market Street, however there may be some blank walls along the side streets. If a blank wall occurs on these side streets, trellises and modulations will be added per this section of code. The parking structure of building three will not be visible from any street since it only fronts the internal parking aisleway.
- C. Character and Massing: Building One has several major modulations creating three separate courtyard areas. The straight legs the building will be modulated further with 30" bump outs of various heights. In addition, there will be decks in numerous locations to provide depth, shadow lines and visual activity. There will also be numerous canopy locations with cupola elements to designate and celebrate entry conditions. The materials and colors will vary creating an interesting pattern and overall composition.

The vertical modulation will be achieved with various heights and sizes of windows, various heights of bump outs, entry canopies and gable roof forms. In addition, the vertical use of materials and colors will create the appearance of vertical modulation.

The design of Building Two will be very similar to that of Building One.

The design of Building Three will include a single-story parking structure. Since residential units will surround the parking structure on the east, west and south sides, there will be no visible parking screens from the street. They will face only the north side, adjacent to internal parking stalls. The garage will have a 20-foot-wide gate and screens that will be constructed with wrought iron in a decorative manner.

- D. Roof Lines: Generous use of gable roof forms with various heights have been incorporated into the design. In addition, there are numerous locations of shed metal roofs over two story bump outs and shorter gable forms within the design, including the entry canopies and smaller gables within a larger gable. On building one, there is a large one-story commercial section of building and a slighter taller one-story clubhouse. On building three, a large second story courtyard will break up the expanse of this five-story structure.
- E. Rooftop Equipment: The only rooftop equipment for the site will occur at the single-story commercial building in building one. This equipment will be screened by the setting the equipment back from the edge of the roof line.
- F. Parking structure design: The entire parking structure of building three will on the first floor and will be surrounded on three sides (S, E & W) with residential units. The only exposed face will be on the north side facing the parking lot. This will eliminate light being thrown off-site. There are no exterior stairways or elevators. The north exterior wall of the parking structure will terminate at the second floor with a railing for the large courtyard above it. The screening of the parking structure will have decorative wrought iron screens. There will be a 5' landscaping strip between the parking structure and the 5' walk.
- G. Site Design: 1. The dumpster locations will be screened with masonry to match the building design.

2. There are numerous courtyards planned for in this project. It is desired that a deli will occur in the commercial portion of building one adjacent to the outdoor space to the north. This courtyard will have picnic tables,

benches, stamped concrete walkways and other suitable pedestrian amenities. The other courtyard on New Market Street will have a pond and fountain along with more benches. The third courtyard planned for building one will have croquet and bocce ball area. The courtyard for building two will have a large stand of existing trees with a picnic area and a pickleball court. The second-floor courtyard for building three will have active activities suitable for this space, including a dog run, lounging chairs, possibly a gazebo, planters, etc. Outdoor lighting will be provided in all courtyard areas and will not exceed 15 feet.

18.23.050 Main Street Properties (New Market Street)

A. Maximum setback:

Building One is the only building with frontage along New Market Street. It will have a zero setback along New Market Street, except where are pedestrian plazas. New Market Street has an offset of 60 feet, which means that the connection curves from west to east heading north. This curve results in an interesting building orientation where both the building and the pedestrian plazas modulate in depth.

B. Primary Building Entrance:

Building One is a large structure with many uses. There will be two primary entrances off New Market Street: one for the commercial section and one for the residential portion. In addition, there will be three primary entrances off the parking lot side. All of the entrances are denoted with a large tower form with a cupola. The cupola will have a band of windows to form a light and airy entrance that will give people a sense of invitation as they enter.

C. Building Design

a. Building One is a four-story building, so the upper two stories are set back ten feet where it is adjacent to the city sidewalk. The building will not be setback on the areas with a pedestrian courtyard. The window sills will be 24" above the finished floor.

b. The transparency along New Market Street for the commercial area is 60% of the area of the first floor. The windows will be lightly tinted.

c. Awnings will be placed along building one where it is within 2 feet of the city sidewalk. These awnings will be a minimum of 10 feet high and extend four feet from the exterior wall of the building. The alignment of the awnings will be consistent along New Market Street. There are no other buildings in the vicinity to provide a consistency standard.

D. Surface Parking Lots:

The surface parking lots are located behind the building. The frontage along New Market Street is continuous with no driveways or visible parking. The access to the parking lot is off 71st and 73rd Avenues. The landscaping islands along these side streets shall be a minimum of 5' from the parking lot to the property line, however the city sidewalk meanders so the effective width of landscaping is 7.5 feet to 10.5 feet.

E. First Floor Uses in Commercial and Residential Developments:

The first-floor commercial space provided in building one shall promote pedestrian activity. It is intended to include a day care facility, a deli, a 24-hour fitness area and individual offices which will provide the opportunity for the residential tenants to work, live and play within the project boundaries. The ceiling height will be between 10 and 12 foot high. The Deli will include outdoor space connected to one of the courtyards adjacent to New Market Street and it will have direct access to a public entrance. All entry canopies on building one shall have a minimum 10' ceiling height. All of the commercial uses required for this project (20% of the gross first floor area) will be provided in Building One.