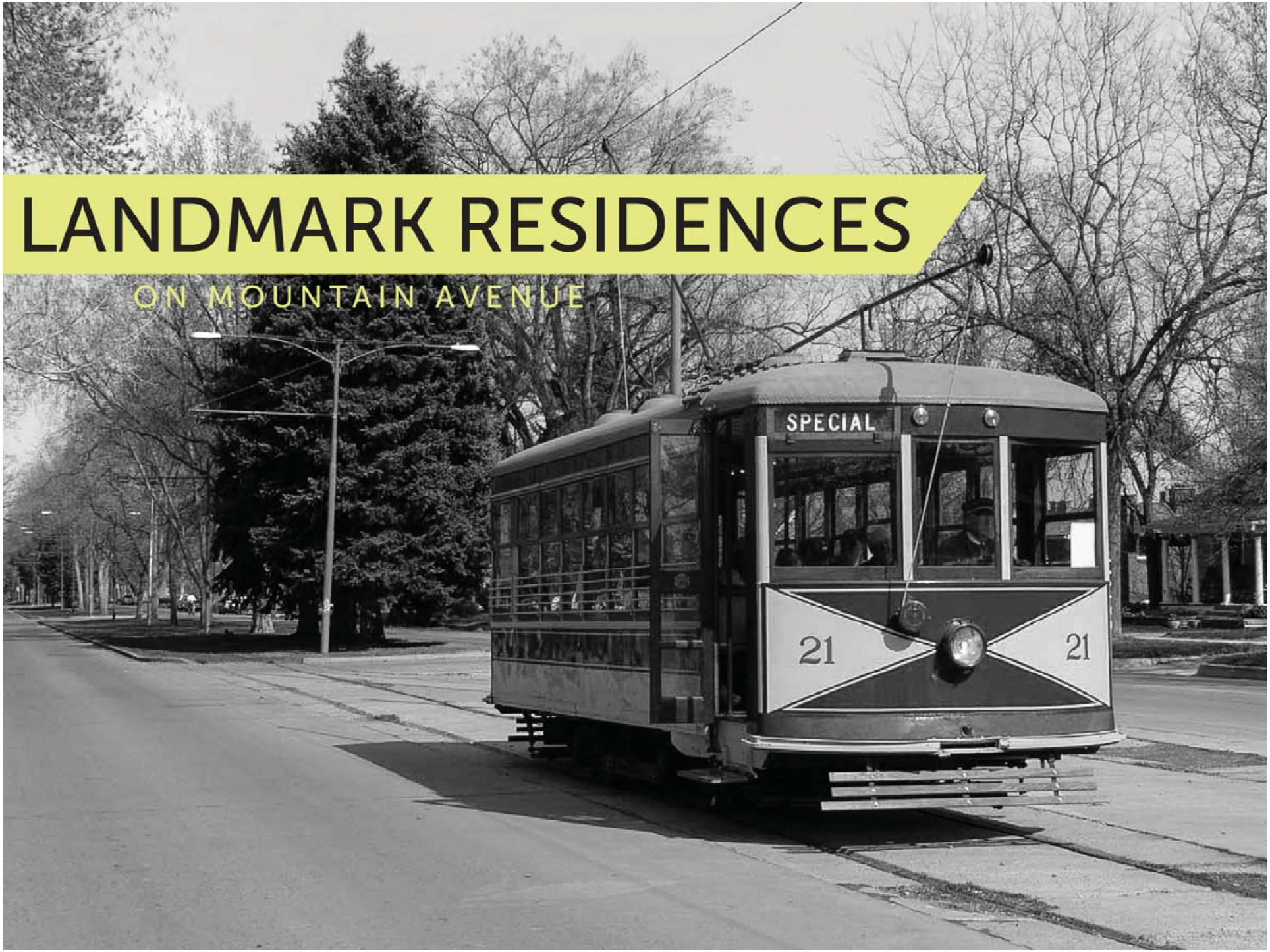
These images were used to aid preliminary discussion at the meeting.

The prospective applicant/developer team is still exploring design approaches and other issues brought up at the meeting.

LANDMARK RESIDENCES

ON MOUNTAIN AVENUE



STEPHANIE SIGLER
Landscape architect

RIPLEY DESIGN INC.

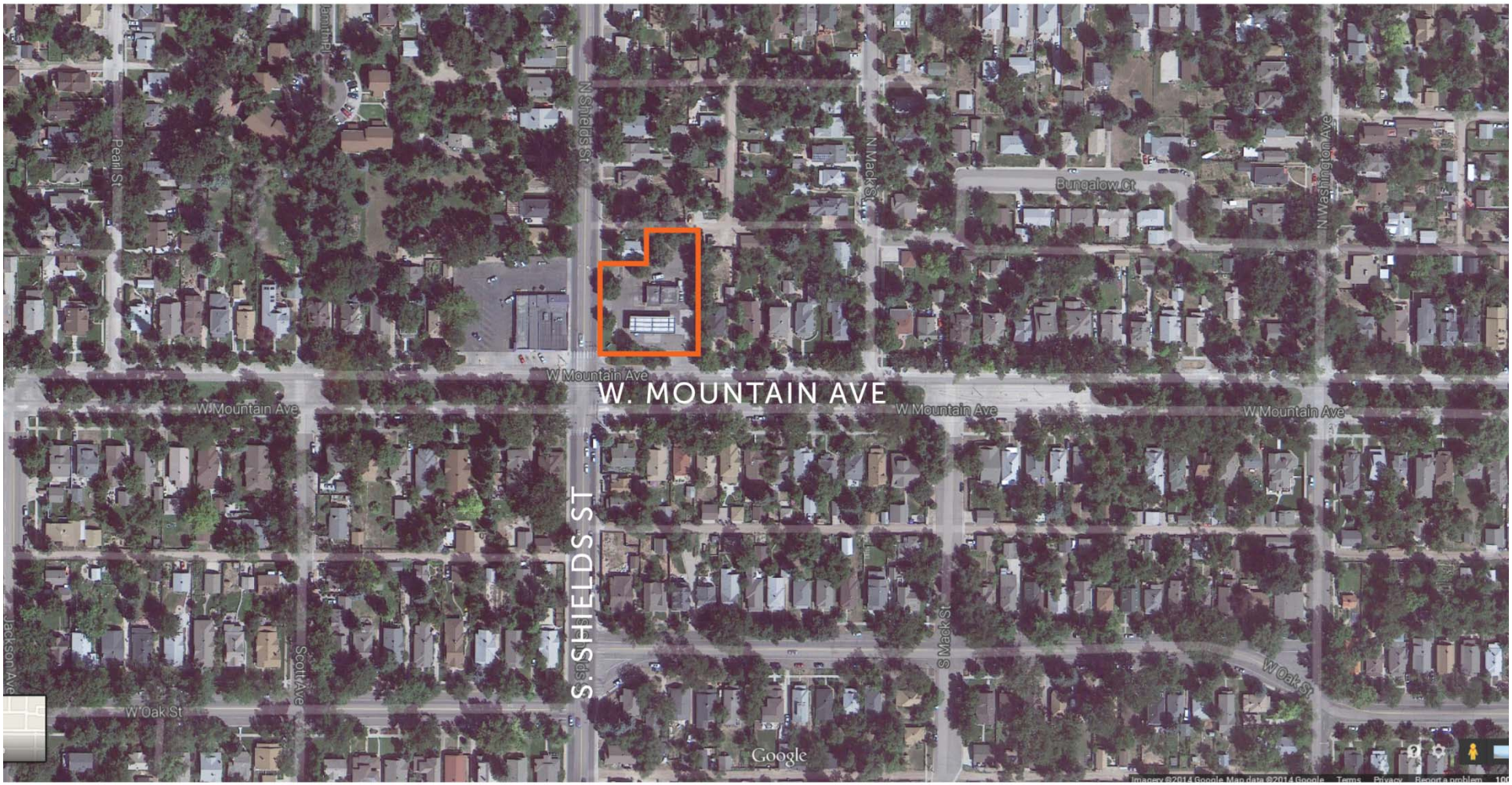
ANDY GOLDMAN
Project architect

VFLA ARCHITECTURE + DESIGN

NE NORTHERN ENGINEERING

SAVANT

OUR TEAM


W. MOUNTAIN AVE
W Mountain Ave
W Mountain Ave
W Mountain Ave
W Mountain Ave
S. SHIELDS ST
N Shields St
S Mack St
N Mack St
Bungalow Ct
NW Washington Ave
Pearl St
Jackson Ave
Scott Ave
W Oak St
W Oak St
Google

LOCATION

EXISTING SITE

Fuel station since 1925

MARCH 2012 neighbors raised concerns

City staff requested informal neighborhood meetings.

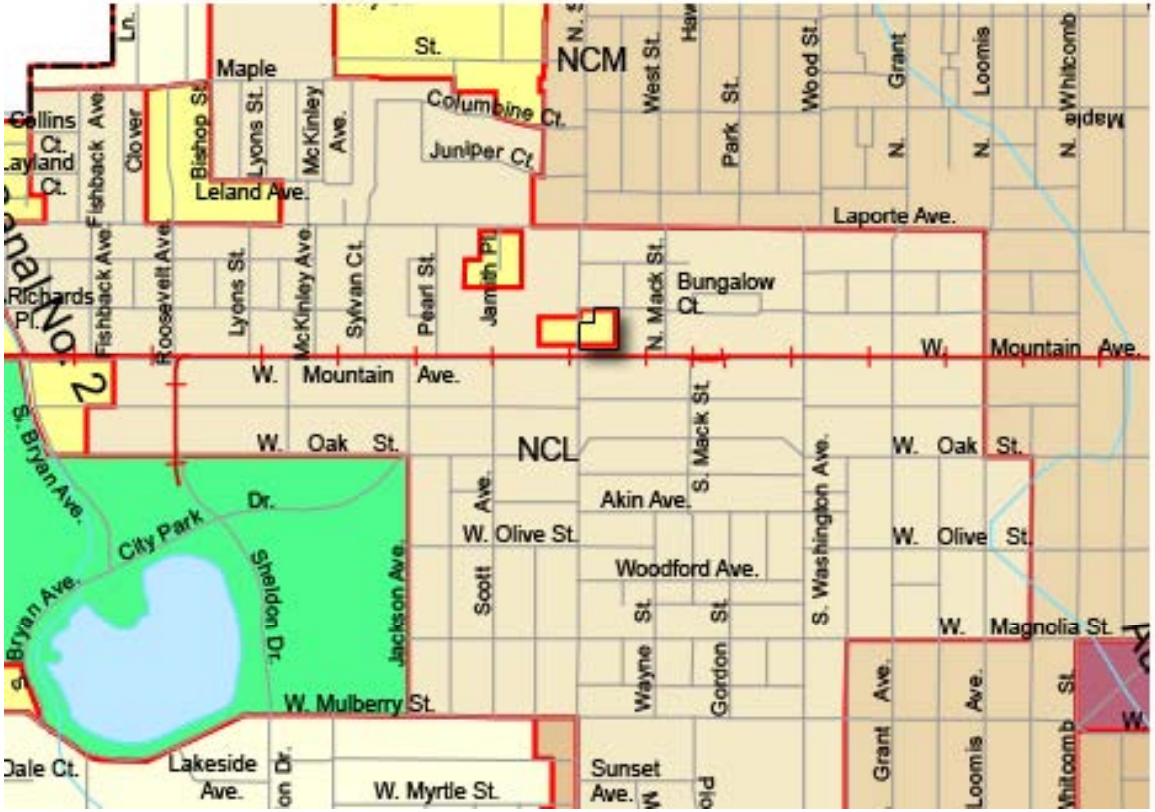
Heard and mitigated operational concerns:

- **Safety - Convenience store robbed twice**
- **Open 24 hours**
- **Light pollution**
- **Loitering**
- **Parking along east fence**

Neighborhood Conservation Medium Density

Neighborhood Conservation Low Density

Low Density Mixed-Use Neighborhood



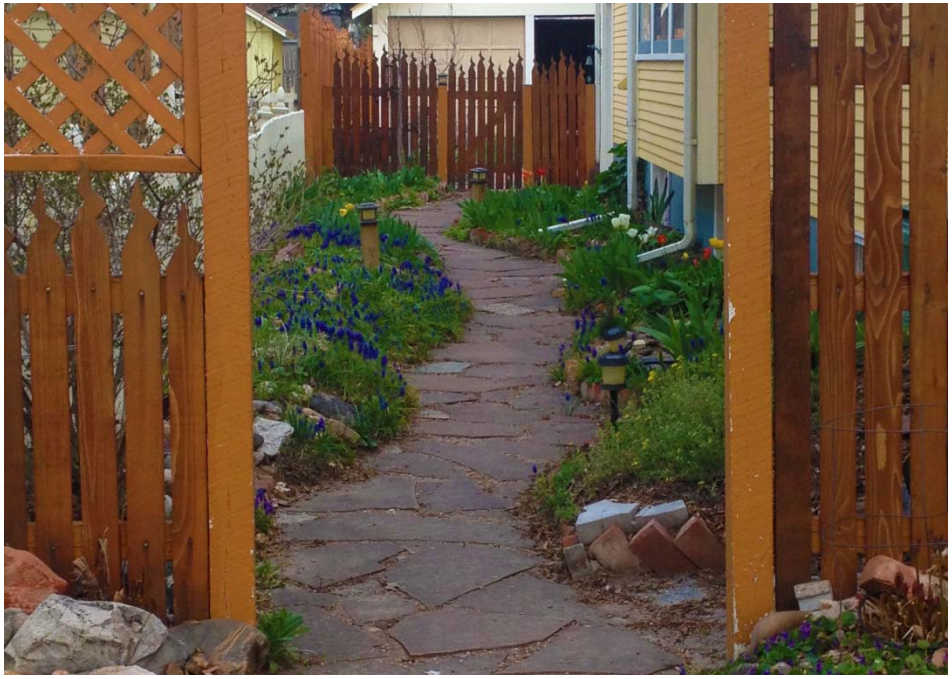
ZONING DISTRICT MAP

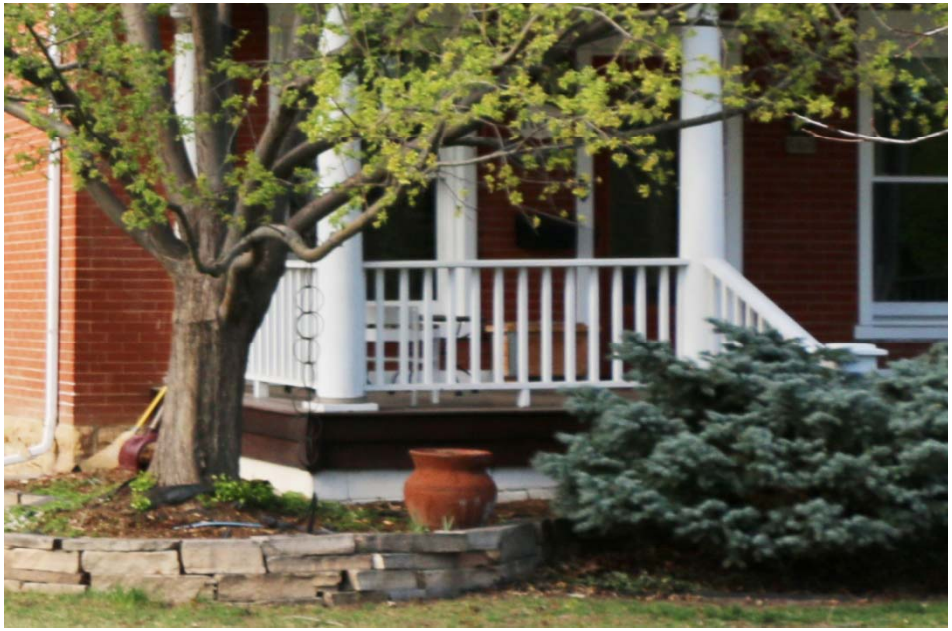
USES ALLOWED BY ADMINISTRATIVE REVIEW:

- Domestic violence shelter
- Single family homes
- Multi-family homes (8 or less units)
- Group home
- Place of worship
- Minor Public Facilities
- Cemeteries
- Neighborhood support/recreational facilities
- Bed and breakfast
- Child care center
- Neighborhood center:
  Must include two of the following: mixed-use dwelling, retail, personal and business service shops, small animal veterinary facilities, offices, financial services and clinics, farmers' market
- Adult day/respite care facility

USES ALLOWED BY PLANNING + ZONING BOARD REVIEW:

- Mobile home park
- Multi-family dwelling (9 or less units)
- Schools
- Place of worship over 25,000 SF
- Neighborhood center with a standard fast food restaurant (coffee shop), art gallery, convenience retail store with fuel sales
- Offices, financial services, clinics and art studios and galleries which are not part of a neighborhood center
- Workshops and custom small industry
- Light industrial





NEIGHBORHOOD CONTEXT

NEIGHBORHOOD CONTEXT

SITE PLAN

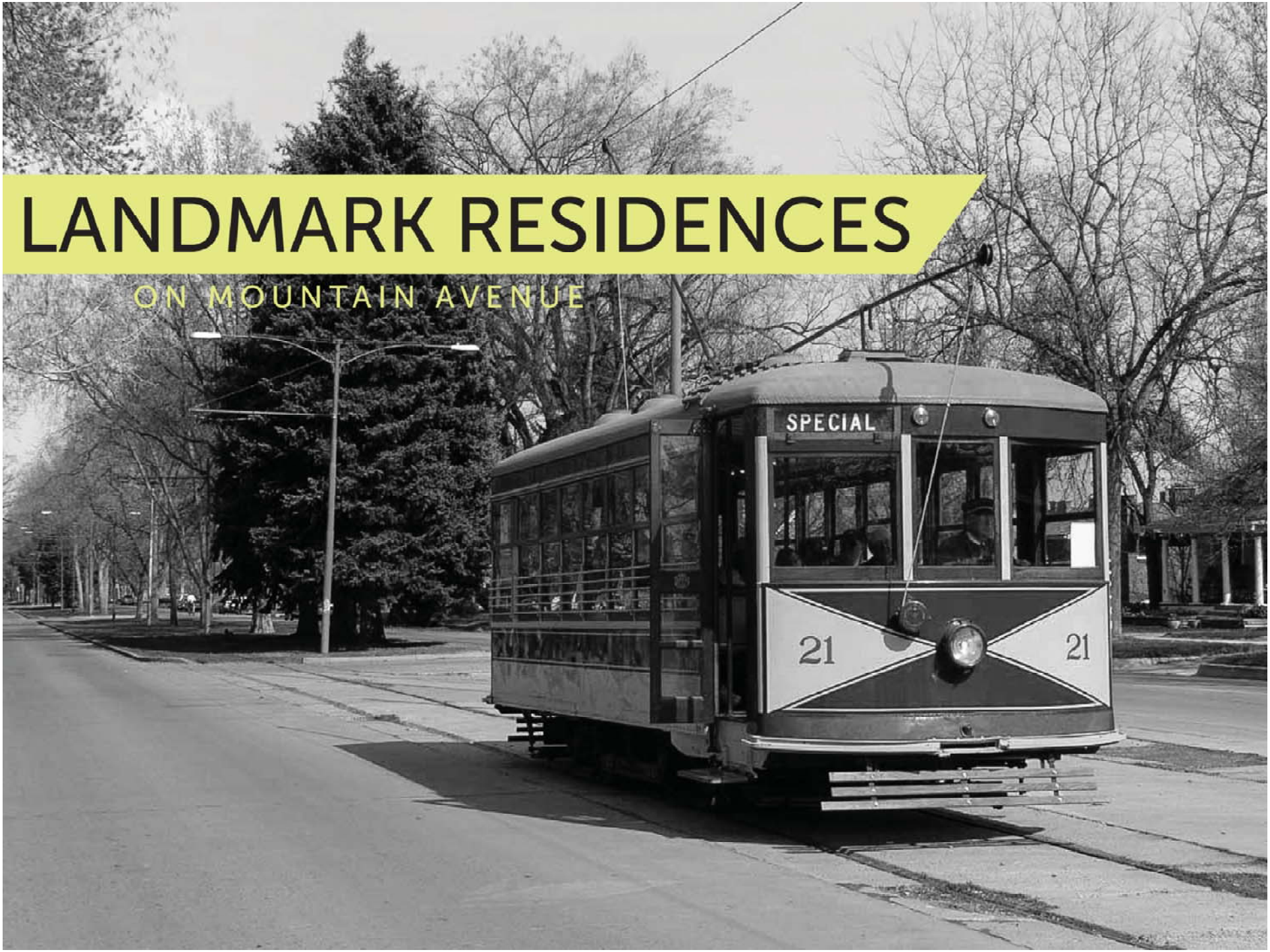
VISION:

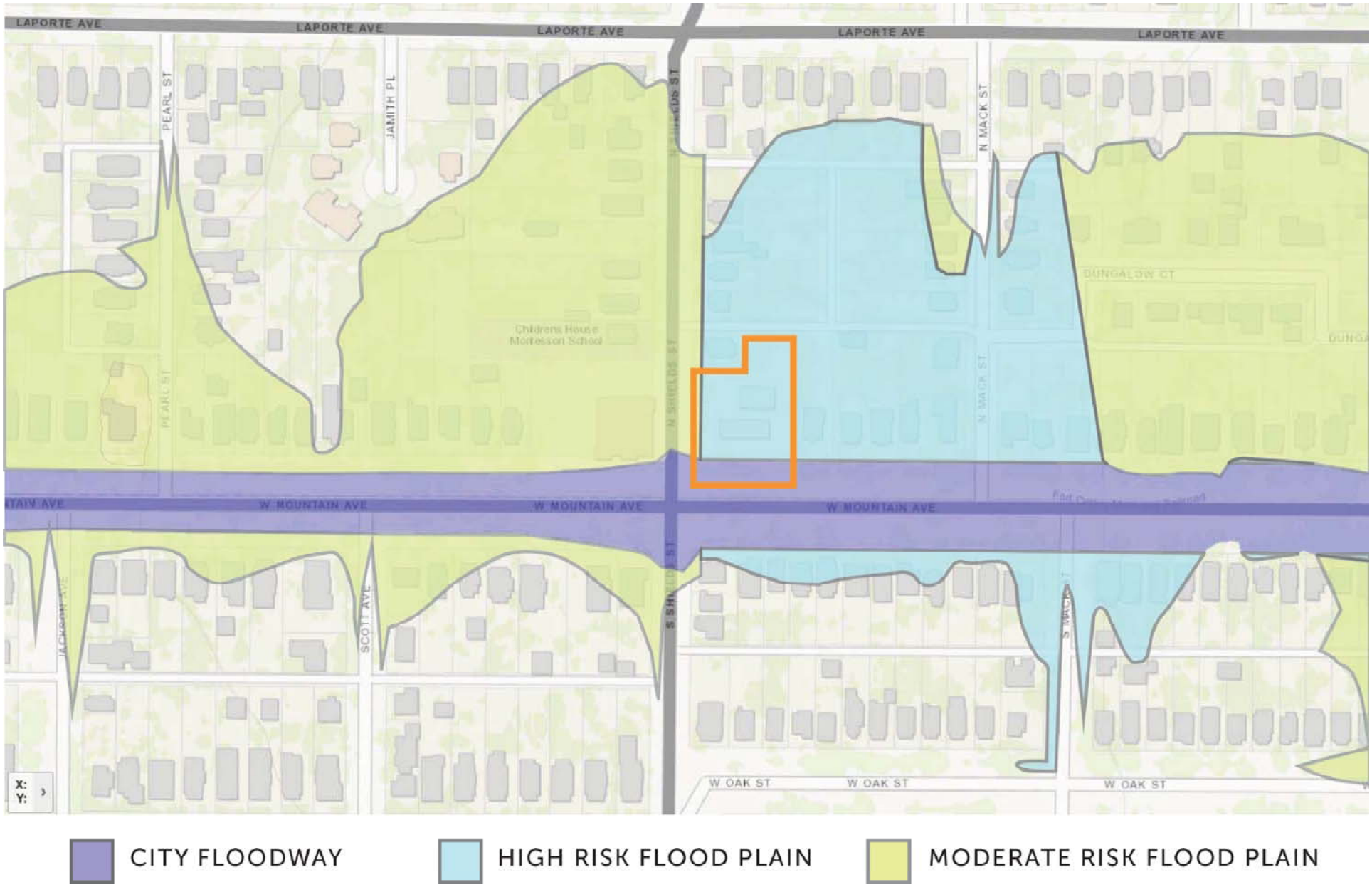
- Empty nesters – Owner occupied homes
- Compatible with surrounding neighborhood
- High-end finishes
- Additional housing type option for those who already live in our area and love Mountain Ave.
- Reduce traffic

CONCEPTUAL ELEVATION

LANDMARK RESIDENCES

ON MOUNTAIN AVENUE





CITY FLOODWAY

HIGH RISK FLOOD PLAIN

MODERATE RISK FLOOD PLAIN

FLOOD PLAIN MAP

MASTER STREET PLAN