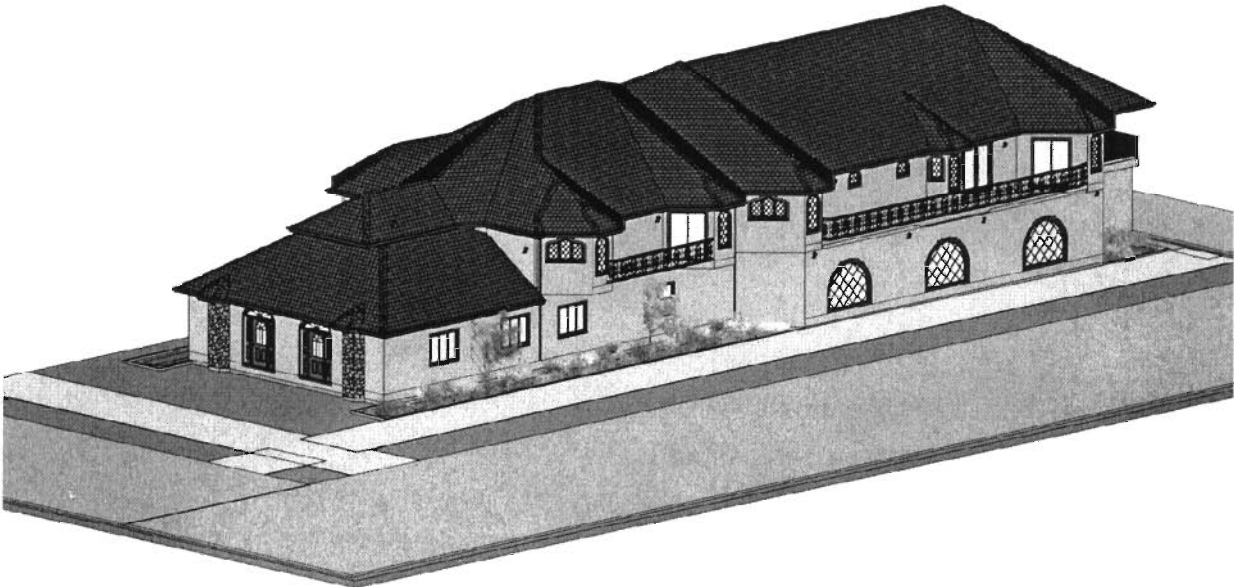


DAVID & ELAINE OLSON – 229-231 N 21st St Proposed Project

8-21-2017 UPDATE



- THREE STORY HEIGHT [WANDERS]
- TWO STORY HEIGHT [OLSON]
- ONE STORY HEIGHT [OLSON]



WANDERS 12-PLEX
(NORTH Side of Vine St)

- 22 Bedrooms
- 12 Kitchens
- 12 Living Rooms
- 12 Full Bathrooms
- 8 Half Bathrooms

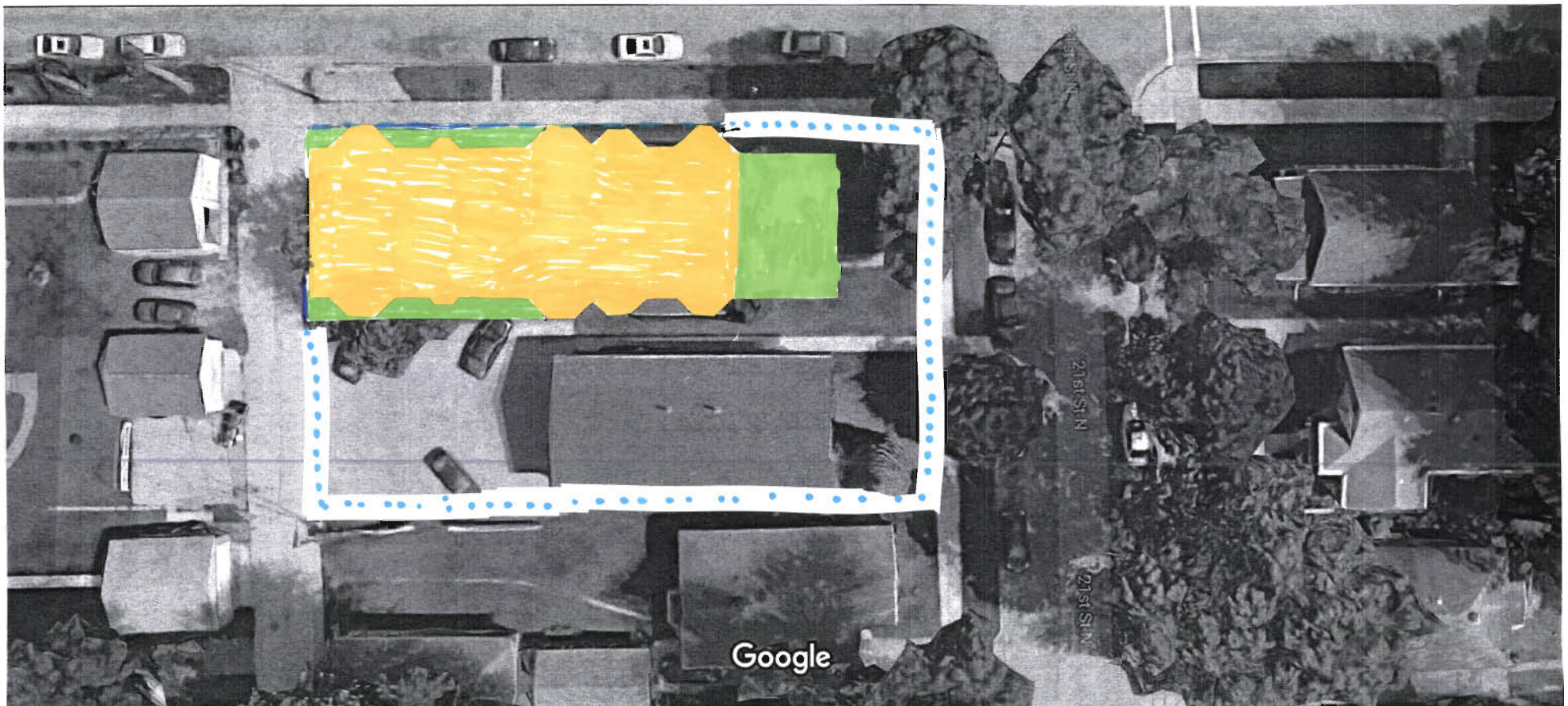
OLSON DUPLEX
(SOUTH Side of Vine St)

- 10 Bedrooms
- 2 Kitchens
- 2 Living Rooms
- 4 Full Bathrooms
- 2 Half Bathrooms?

Initially the plan was to combine both parcels(225-227 N 21st and 231 N 21st) and design a 4-plex or 5-plex townhouse. The neighbors in GENA expressed a desire to see single family houses or duplexes instead of higher density. We want to show good faith by offering a brand new plan that meets their request.

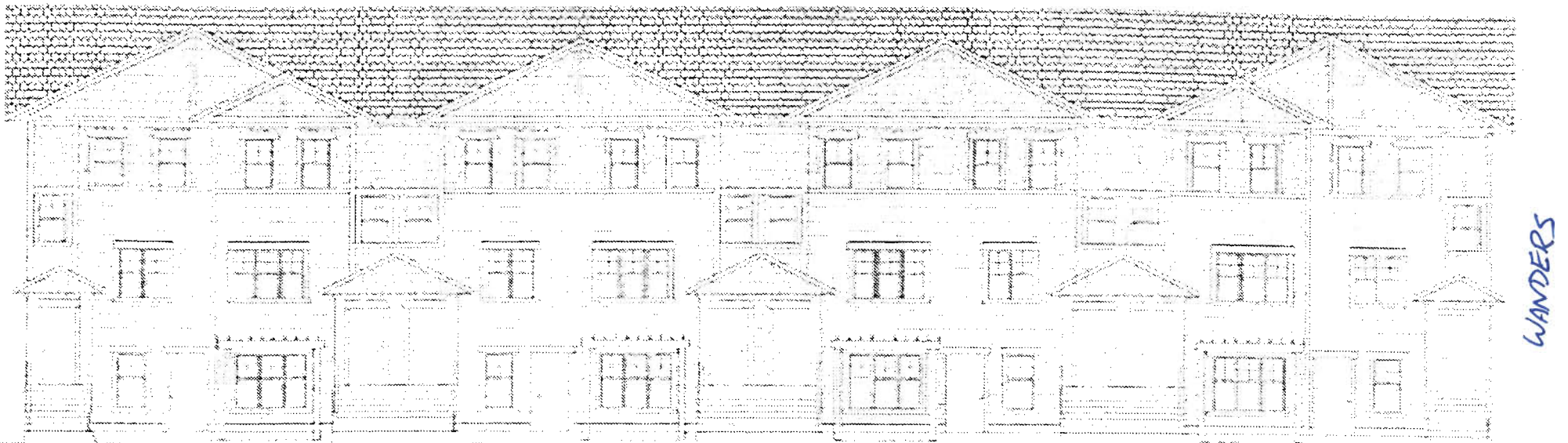
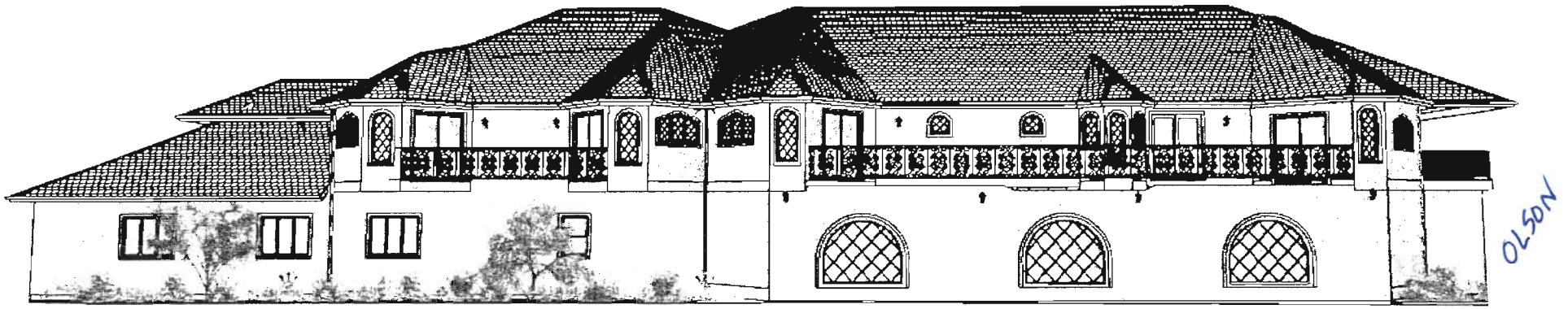
Since 231 N 21st is the only structure on these two parcels which is in an advanced state of age and showing difficulty in renting out, we would like to propose a 10 Bedroom Duplex to replace it. The new address of this duplex would be 229-231 N 21st St. We would leave 225-227 N 21st standing for the time being, since it is still in excellent condition.

We still want to rezone 225-227 N 21st St in this application, for the reason that if there was ever a fire or disaster that destroyed it, state law would only allow us to replace the 10 bedrooms in the exact same footprint and layout. We would, for obvious reasons, rather build a twin to what we are currently proposing as "229-231 N 21st St" and need TND zoning to do so. We believe that council would also prefer us to build a twin to this new duplex rather than re-constructing the exact same old structure. We are welcome to putting a protective condition on the zoning that the only project to come forward in the future for 225-227 N 21st under the TND zoning for that parcel shall be a twin to 229-231 N 21st, in case all of our family members die out before 225-227 N 21st is ready to be redeveloped, or another similar clause that will protect the neighborhood.



Originally our intent was to design something which matched in style to Mr. Wanders project, however, since Mr. Wanders has indicated publicly that Three Sixty "stands alone", we respect his wishes and offer a 100% original design, very distinct and unique from the townhouses that will be facing our property. We hope the City agrees that our parcel is ideal for a transitional-scale property such as the duplex we have designed.

We have received some very enthusiastic supportive feedback from neighbors on the design we have developed, and look forward to incorporating the neighbors in making several design decisions leading into the TND-specific stage of rezoning later down the road.



8/18/2017

Google Maps

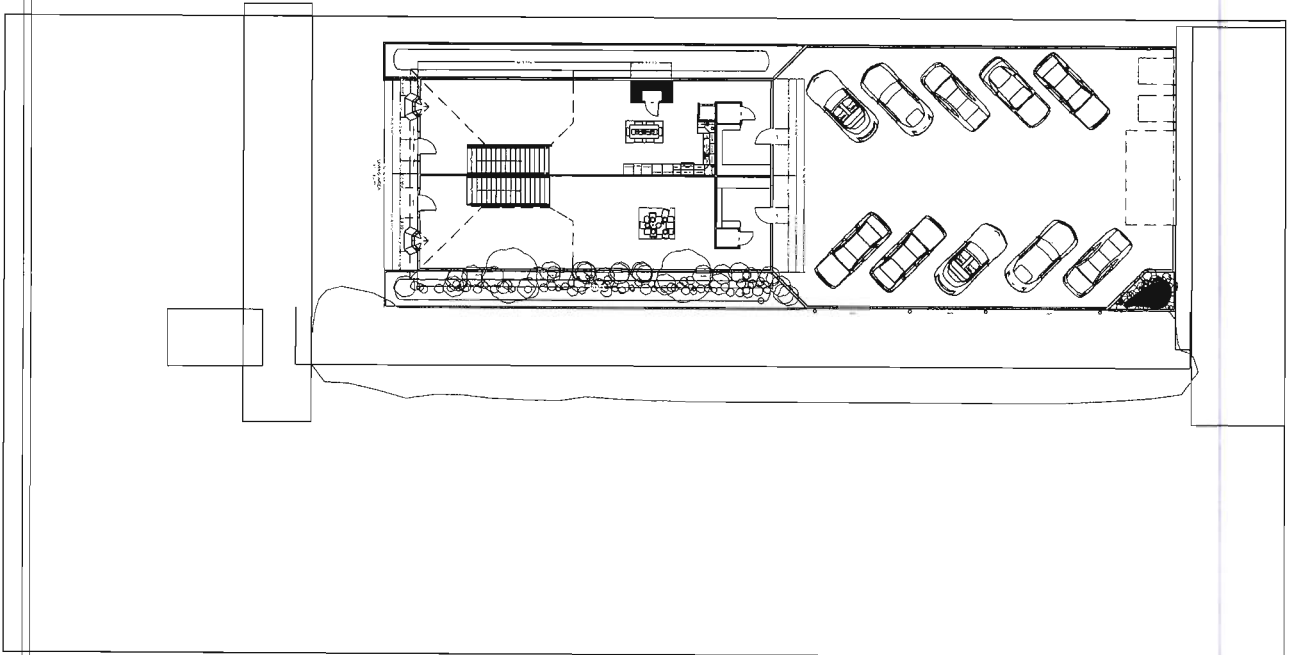
PROPOSED 229-231 N 21ST ST.
RELATIVE SCALE

Google Maps



Imagery ©2017 G

<https://www.google.com/maps/@43.8146081,-91.2238505,102a,35y,232.97h,60.84t/data=!3m1!1e3>



A-1

SHEET:

SCALE:

DATE:

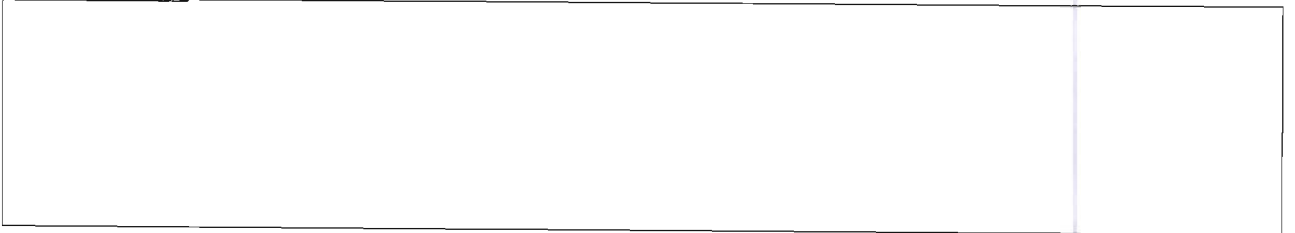
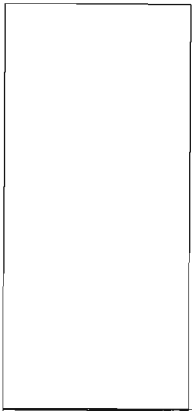
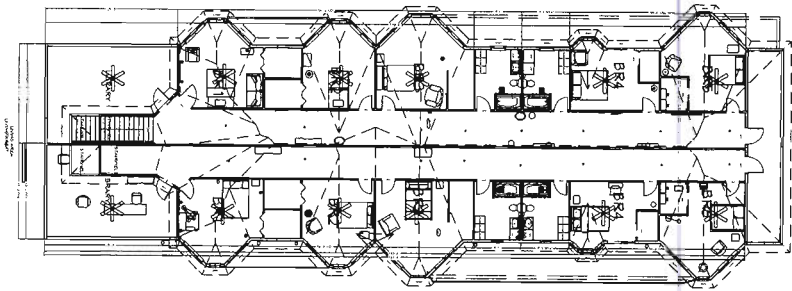
DRAWINGS PROVIDED BY:
OLSON

PROJECT DESCRIPTION:
229-231 N 21st St

SHEET TITLE:
FIRST FLOOR

NO.	DESCRIPTION	BY	DATE

South Balcony Omitted for
Clarity to View Dimensions



A-1

SHEET:

SCALE:

DATE:

DRAWINGS PROVIDED BY:
OLSON

PROJECT DESCRIPTION:
229-231 N 21st St

SHEET TITLE:
SECOND FLOOR

NO.	DESCRIPTION	BY	DATE

THIS VERSION
IS A HIP ROOF
TO THE FRONT.
A 2ND VERSION
IS A GABLE.
I'M GOING TO
HAVE THE NEIGHBORS
CHOOSE THE FINAL
STYLE.



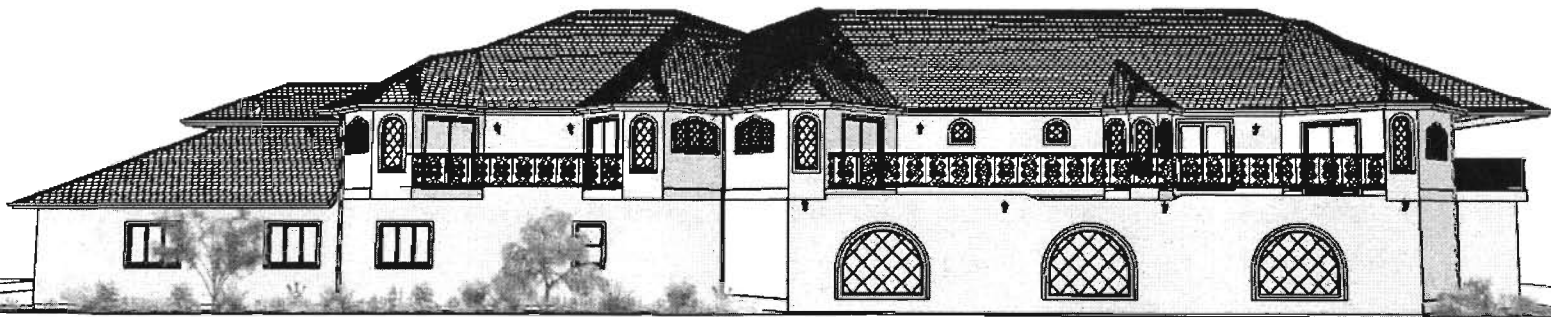
← BOULEVARD →

← SIDEWALK →

← VINE ST →

← 21ST ST →

NO.		DESCRIPTION		BY	DATE
SHEET TITLE: VIEW TO WEST					
PROJECT DESCRIPTION: 219-231 N 21st St					
DRAWINGS PROVIDED BY: OLSON					
DATE:					
SCALE:					
SHEET:					
A-1					



← VINE ST →

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
VIEW TO SOUTH

PROJECT DESCRIPTION:
229-231 N 21st St

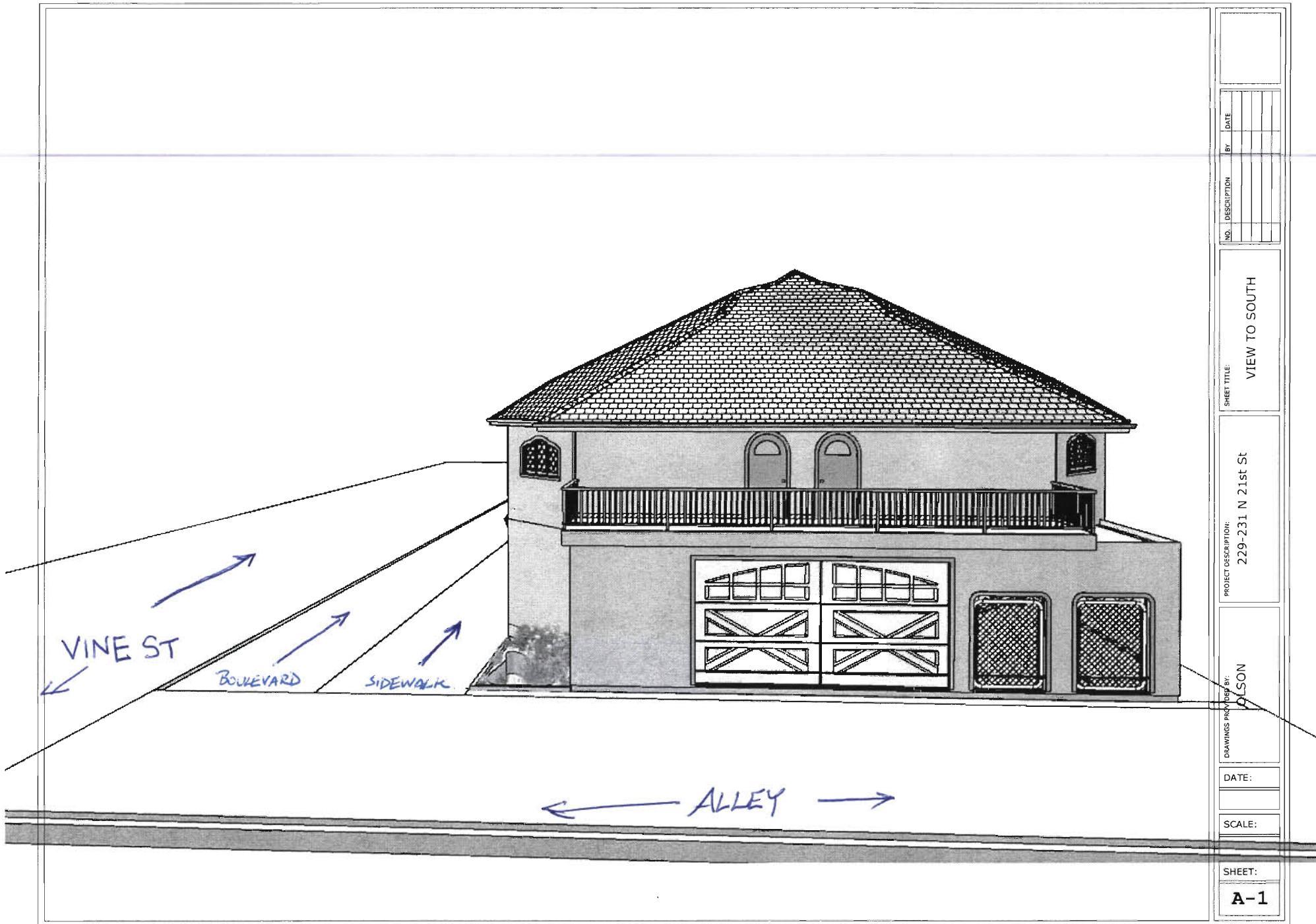
DRAWINGS PROVIDED BY:
CLISON

DATE:

SCALE:

SHEET:

A-1



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
VIEW TO SOUTH

PROJECT DESCRIPTION:
229-231 N 21st St

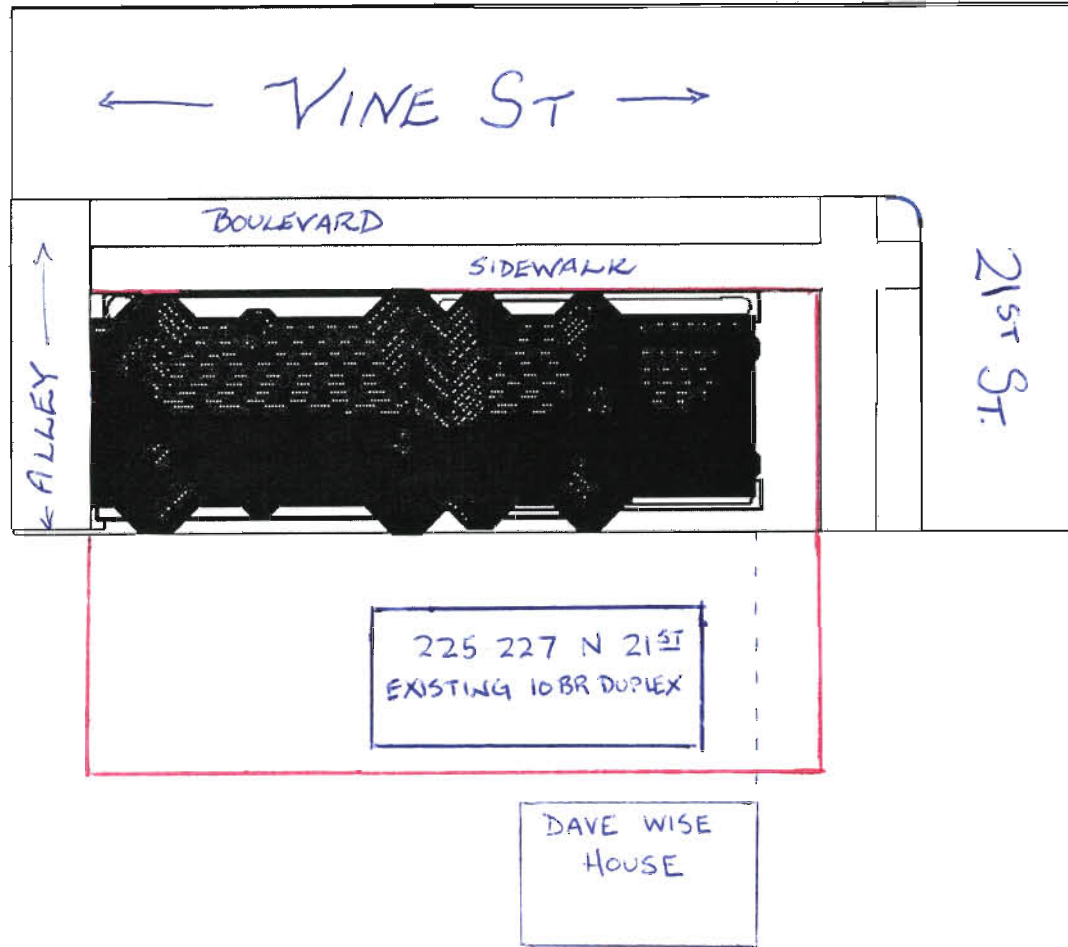
DRAWINGS PROVIDED BY:
OLSON

DATE:

SCALE:

SHEET:

A-1



NO.		DESCRIPTION		BY	DATE
PROJECT DESCRIPTION:				SHEET TITLE:	
229-231 N 21st St				VIEW FROM ABOVE	
DRAWINGS PROVIDED BY:				DATE:	
OLSON					
SCALE:				SHEET:	
				A-1	

OLSON

229-231

N 21ST ST.

8-18-17







