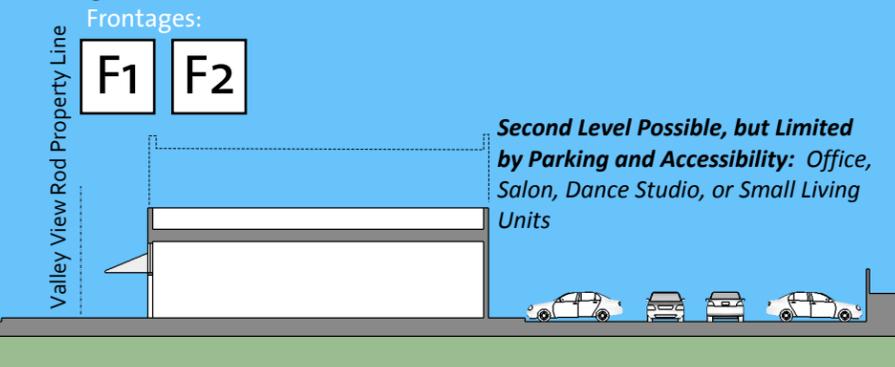


Capacity Study: City-Owned Site (Northwest Corner of Kellogg-Valley View)

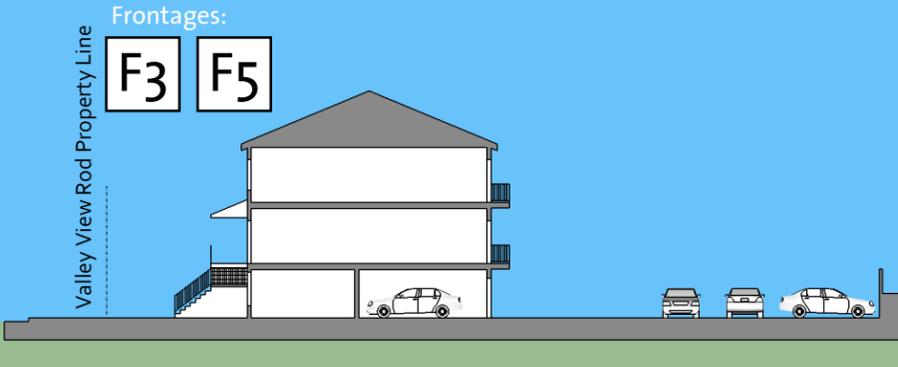
Flex Commercial

Square Feet 6,000 main level (at grade)
Living 0
Height 1 story
Parking 20-24 spots surface lot
 0 spots below ground
 4-8 spots retained on Kellogg
 Ratio = between 3-4 spots per 1000 sf
Public Space None dedicated aside from expanded sidewalk at corner
Range of Use Smaller Neighborhood-Serving Businesses such as: Coffee Shop / Cafe / Deli, Small Restaurant, Salon, Office, Public Gathering/Meeting Space, Floral, Boutique Retail, Personal Service, Spa, Massage, Fitness Studio



Rowhouses

Square Feet 11,000 - 13,000 total livable interior (2 levels + basement)
Living 4-7 units (market driven)
Height 2 story w/ stoop, over rear tuck under garages
Parking 12 of 17 retained as public shared surface lot
 2 spots/unit below ground (tuck under)
 4-8 public parking spots retained along Kellogg
Public Space Shared Public Parking at Rear
Range of Use Market -rate single family attached for-sale units ranging from 1800-2400 sf (units: 24' wide x 40'+ deep)



Manor (Flats/Apt Building)

Square Feet 18,000-22,000 total livable interior (3 levels + basement)
Living 12-20 units (market driven)
Height 3 story w/ Shared Entry frontage over full level of below ground parking
Parking 2 parallel spots along alley
 1.0 (min) - 2.0 (max) spots/unit below ground
 4 head-in parking spots retained along Kellogg
Public Space Small front green w/perimeter sidewalk fronting building
Range of Use Market -rate condominium for-sale or rental units ranging from 700-2000 sf

