



DOWNER MASTERPLAN

1 Street Scapes

- New colored & stamped concrete sidewalks
- New 2'-4" x 7'-6" banners mounted on existing light posts along Downer Avenue
- New raised planters and seating areas

2 Proposed Hotel Condominium Building: 2502-2570 North Stowell Avenue & 2512 East Webster Place

- 11 story building not to exceed 128 feet in height
- 52 Condominium units
- 79 Hotel Rooms
- 76 residential parking spaces
- 112 hotel / commercial parking spaces
- 18'-0" from the north neighboring building and 18 feet from the east neighboring building
- Building setback: 0'-0" at South, East & West, 10'-0" at North
- New Downer Ave. Pedestrian Entry

3 Starbucks & Schwartz's Bookstore: 2551-2597 North Downer Avenue

- Renovate existing 28,000 sq. ft. of vacant second and third floors for medical office space
- Provide new entry lobby from Webster
- Structural repairs, windows replacement, and new awnings

4 Existing Downer Theater

- Provide facade repairs

5 Existing Municipal Parking: 2574 North Downer Avenue

- New 4 story building
- Use: general retail, bank with drive-through, 120-space parking garage.
- Max. building height 60'-0"
- Setback: South max. at 6'-0", 3'-0" east side, 0'-0" other sides
- Trash pick up from Webster Place

6 Current Retail: 2620-2650 North Downer Avenue

- 3 story addition
- Max. building height: 45'-0"
- Remodel 2nd floor of the existing building
- Setback: 0'-0" street frontage, 3'-9" (existing) East property line
- 1,278 sq. ft. of open space for garden on the East
- Establish loading zone on Park Place
- Trash pick up from east as it currently exists

Signage Description:

- PS - Projection Sign
- WS - Wall mounted Sign
- ES - Existing Sign on new background
- DS - Digital Sign - Type B
- FS - Free-Standing Sign

Note: All signages to be Type A, unless noted otherwise

General Notes:

- LZ - Loading Zone - Patent
- LP - Landscape Planter and Seating area
- SC - Stamped & Colored Concrete Sidewalk
- NS - New Concrete Sidewalk

