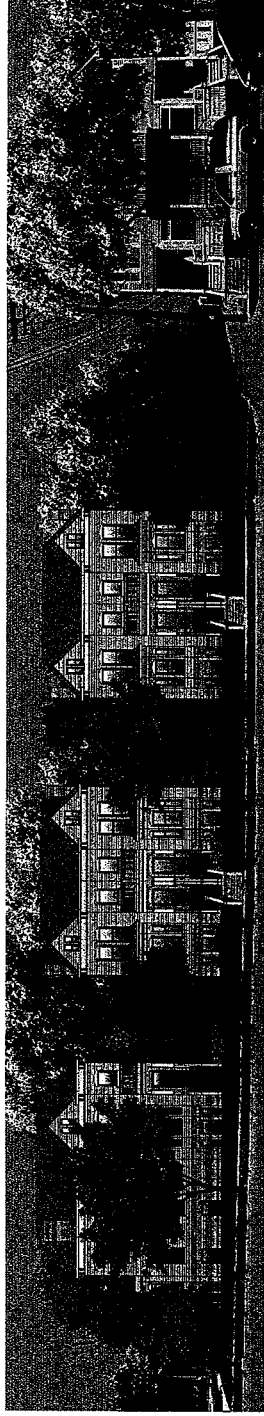


Reservoir Court Condominiums

West Reservoir & N. 2nd. Street



Wiechmann Enterprises with J & G Rodman Investments

June 2002

File No. 020156

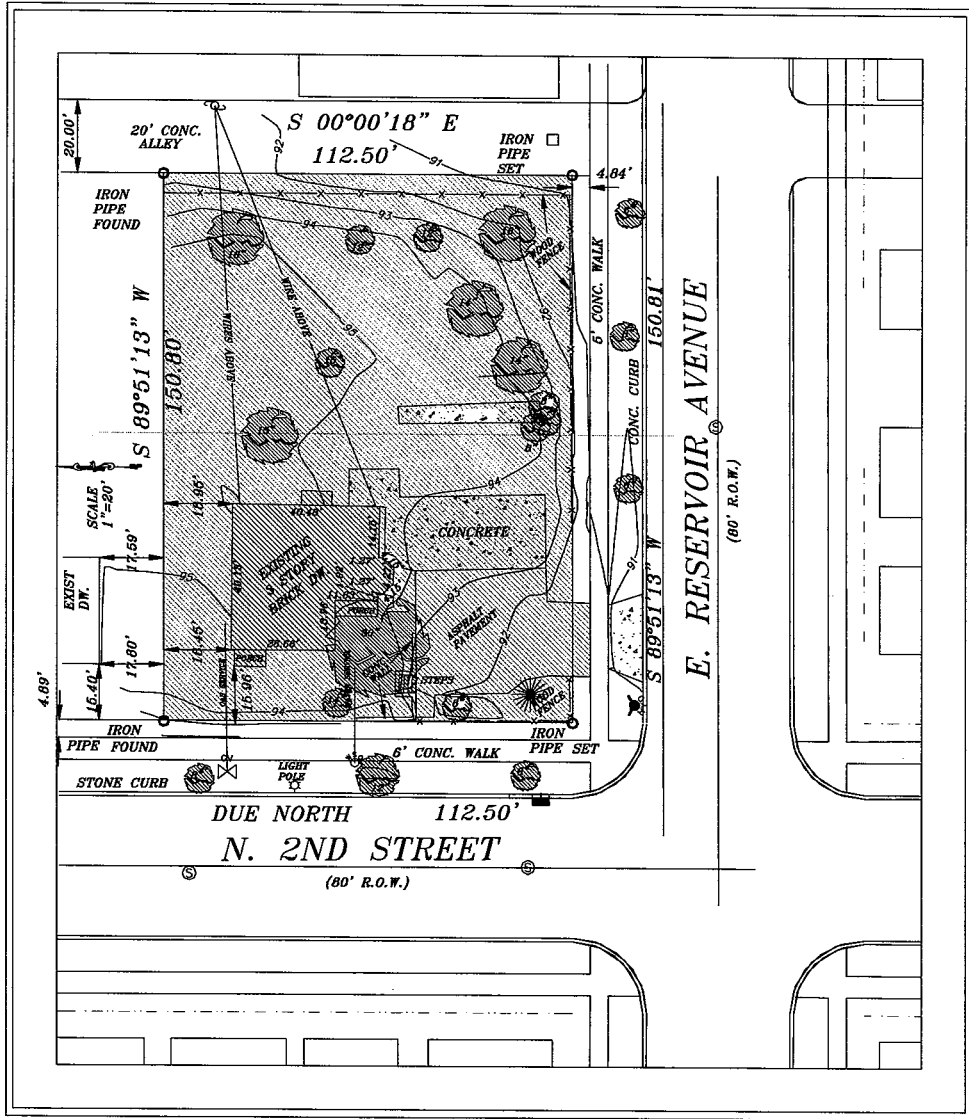
Reservoir Court Condominiums

Existing Site Conditions -

- Historic Brewers Hill Neighborhood
- Corner Lot (N.E. corner of 2nd and Reservoir)
- Current Land Use
 - Duplex (*Historic Italianate House Built in 1868 by Julius Luethe*)
 - *Parking lot and yard*
- Site 112.5' x 150.8'
- Current Zoning RC60 (yield: 14 units)
- Proposed Zoning RT4 (yield: 9.5 units)

Reservoir Court Condominiums

Existing Site Conditions



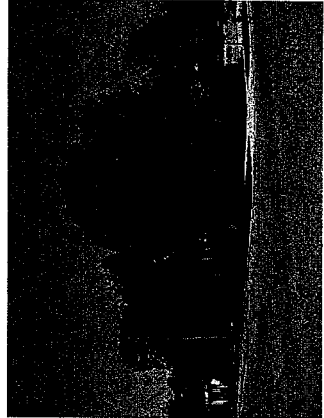
Site Survey showing Existing Home, Parking Lot and Landscape



N. 2nd. Street Elevation



Reservoir Street Elevation



Site from 2nd & Reservoir

Reservoir Court Condominiums

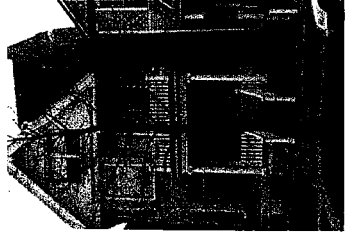
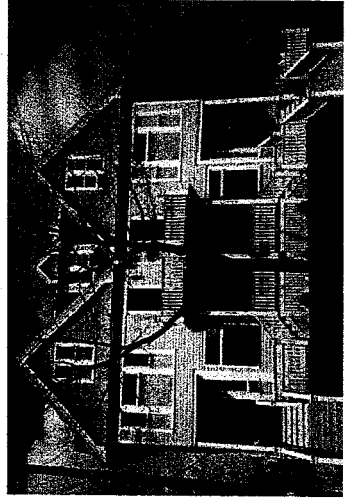
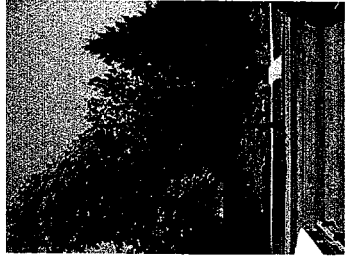
Site Conditions



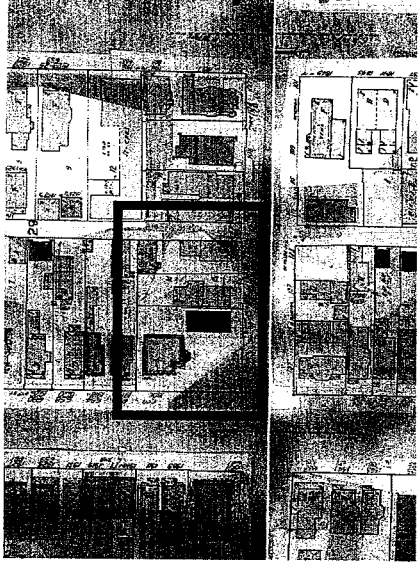
Looking Northeast from 2nd and Reservoir



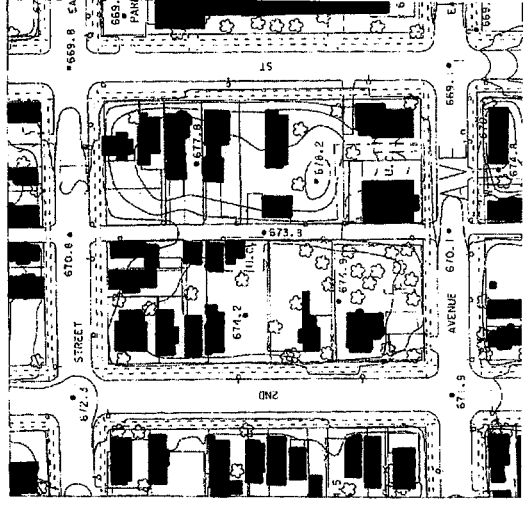
Looking East from 2nd and Reservoir (the site is on left)



Neighborhood Homes adjacent and across the street



1961 Sanborn Fire Insurance Map



Current Figure Ground

Reservoir Court Condominiums

Proposed Development:

9 residential condominium units

Requested Zoning :

Planned Development

Benefits of 'Planned Development' ;

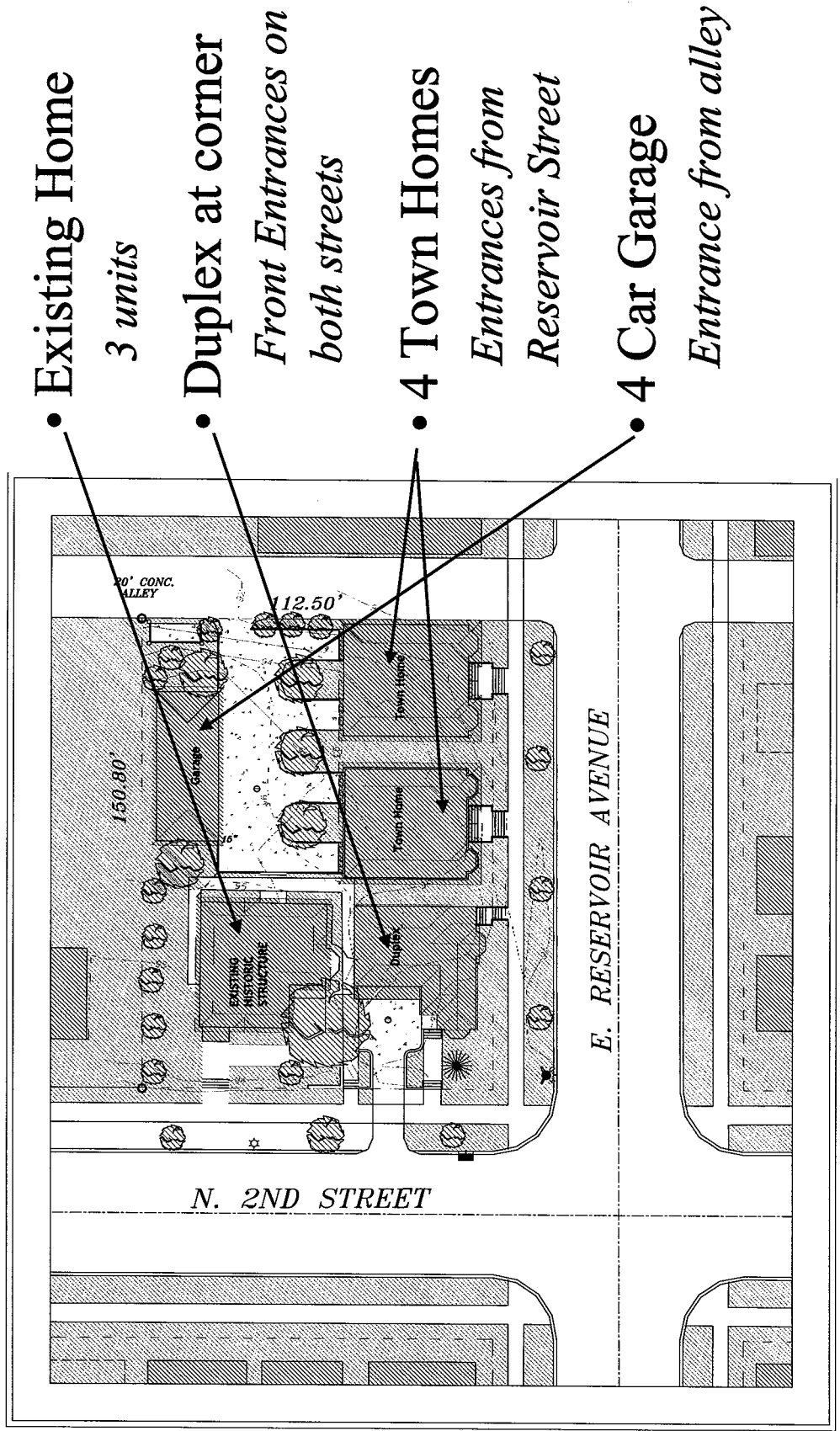
Allows for flexibility in design to accommodate;

- *Historic Preservation Guidelines*
- *The Principals of Urban Design*
- *Neighborhood Character*

Allows for more City control

Reservoir Court Condominiums

Proposed Development - Total 9 Residential

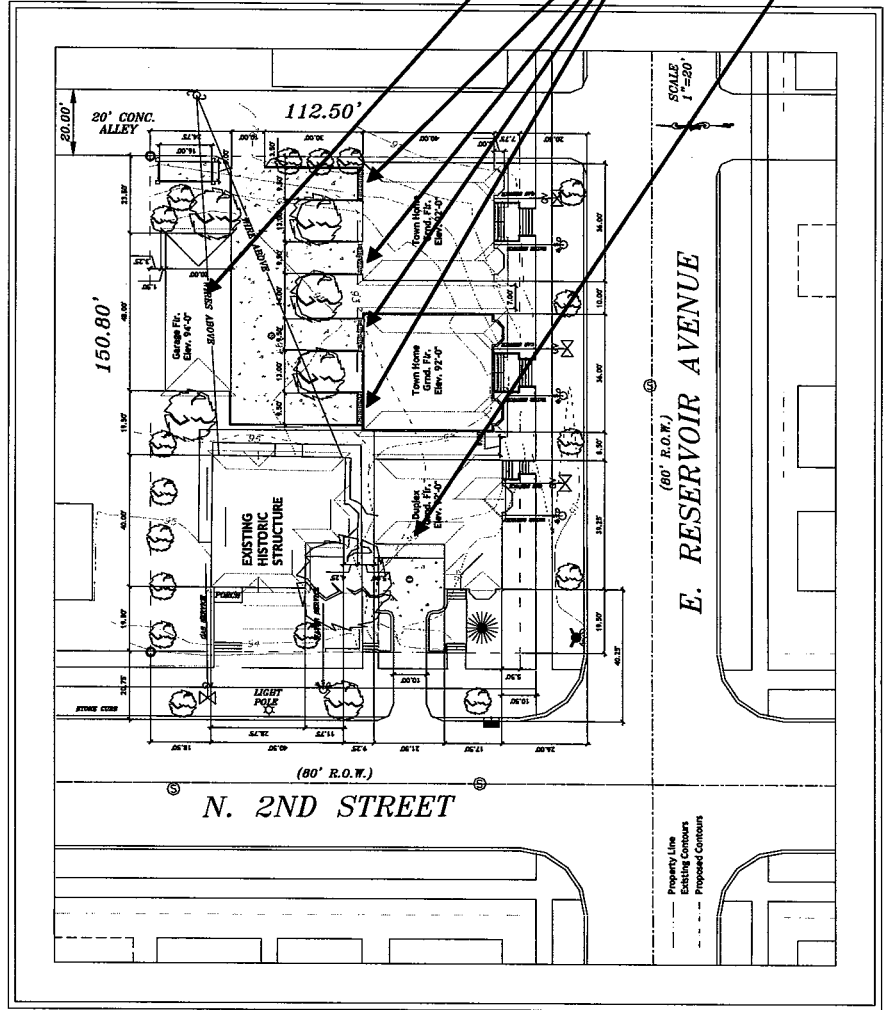


Reservoir Court Condominiums

Proposed Development - Details

Siting

- Set backs at same distance as adjacent properties
- 19.5' along N. 2nd St.
- 7.75' along W. Reservoir St.
- Bermed Frontage
- Building spacing 8.5' to 10'
- Parking;
- 4 car Garage off alley for historic home
- Ground level parking for Town Homes off rear alley
- Ground level parking for Duplex off of 2nd St.



Reservoir Court Condominiums

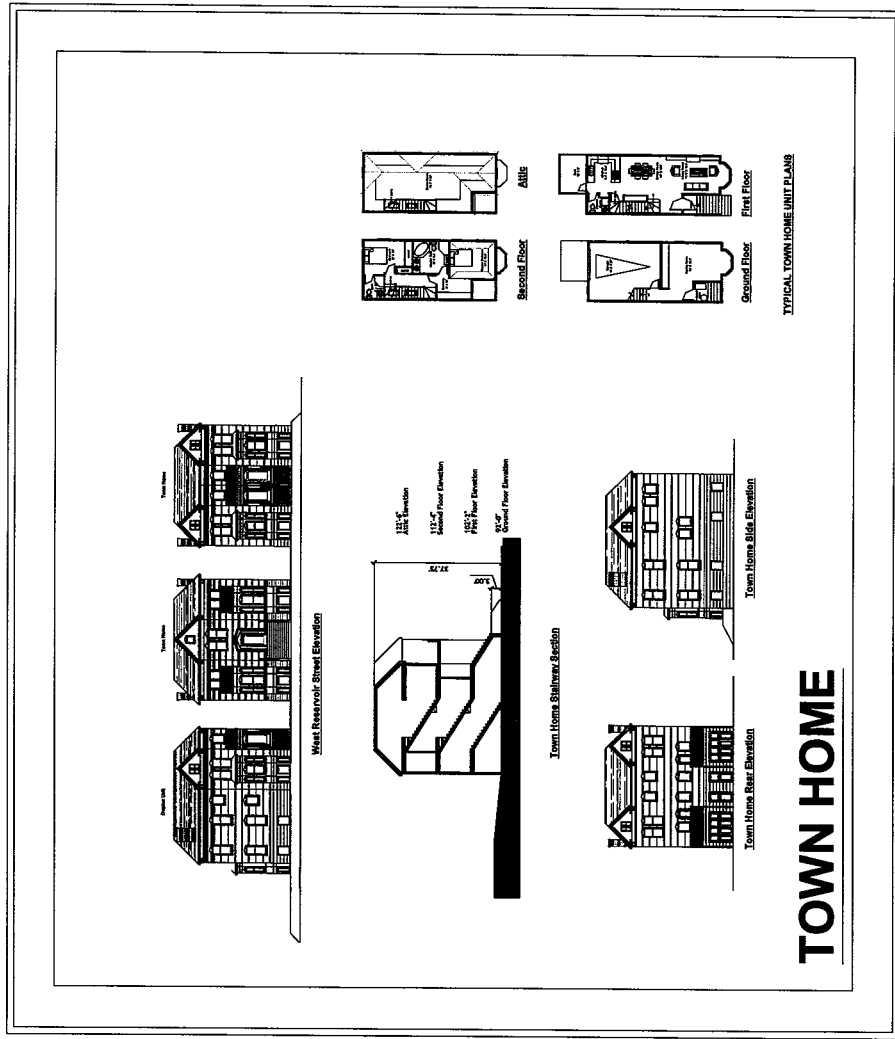
Proposed Development - Town Homes & Duplex

Scale

- Each building matches
 - Height (app. 37.75')
 - Bulk (app. 36' x 40')
- Expression of Buildings;
 - Raised foundation
 - Individual porches
 - Bay windows

Form

- Compatible with surrounding buildings
- Hipped roof with gable end corners
- Double hung windows with clear glass
- Paneled doors
- Each building with distinctive features



Reservoir Court Condominiums

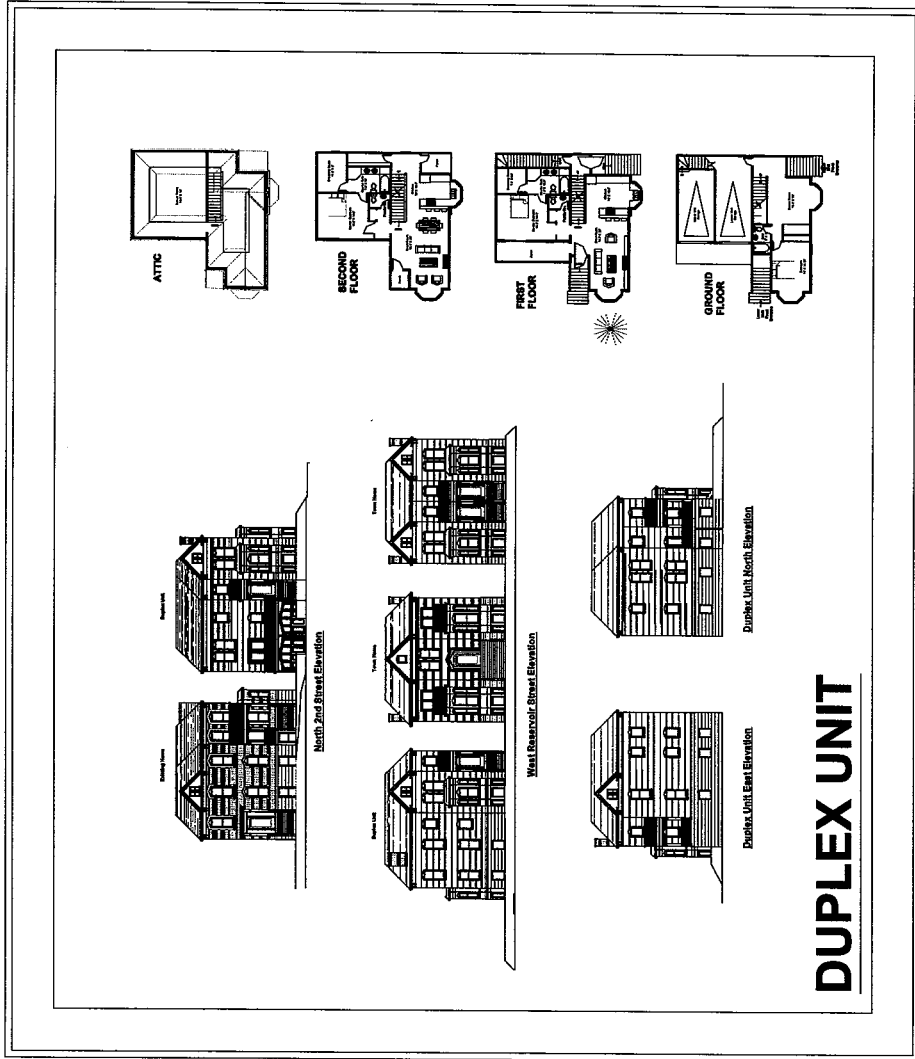
Proposed Development - Town Homes & Duplex

Materials

- Rusticated Block Foundation
- Wood Clapboard Siding (4")
- Wood porch railings and decks
- Wood trim and details
- Details will be reviewed by staff

Landscaping

- 40% open space
- Trees along 2nd Street will be preserved
- Large 16 " caliper tree in rear of site will preserved
- New landscaping will include trees, shrubs and perennials similar to those on site.



Reservoir Court Condominiums

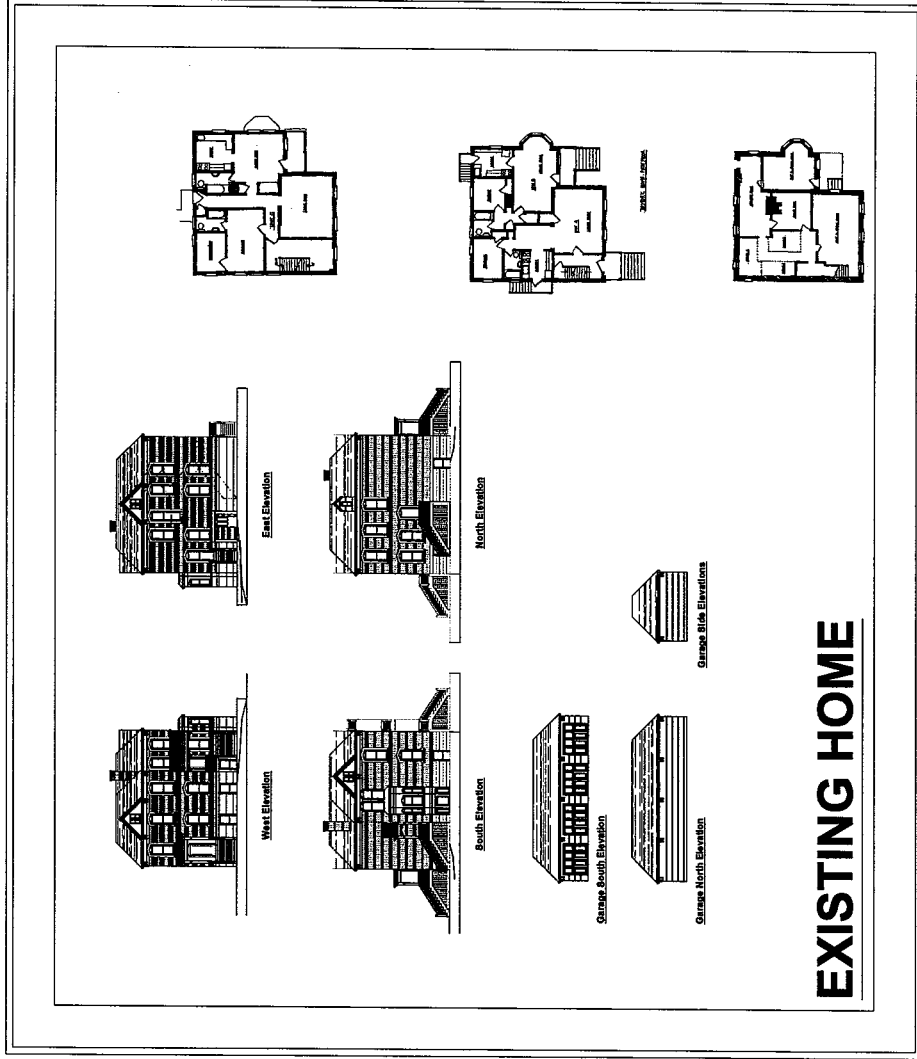
Proposed Development - Existing Home

Renovations

- Three units
- 2 one bedrooms on first floor
- 1 two-bedroom on second floor
- Door way created at existing window on north facade and porch with steps added

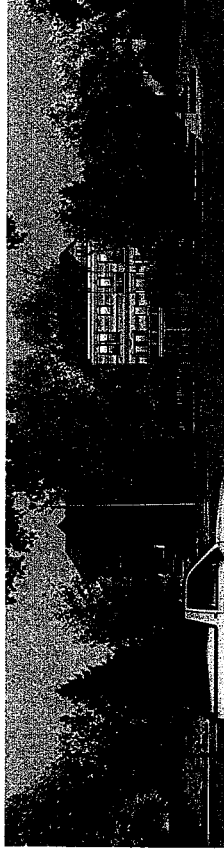
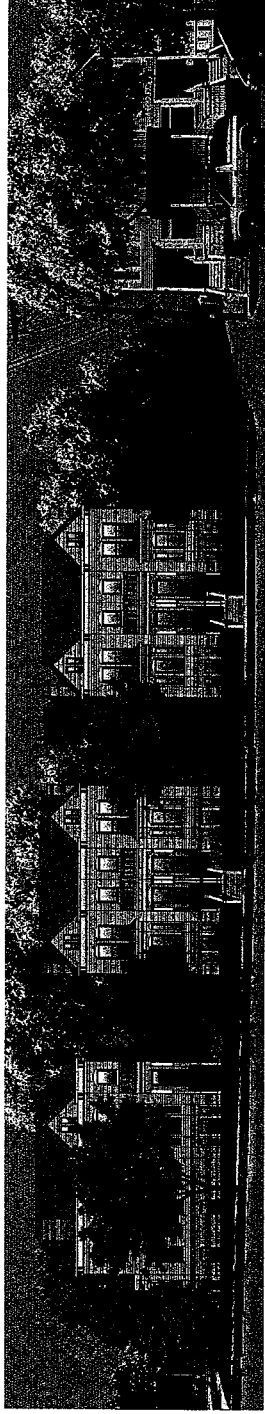
Repairs

- Boarded up ground floor openings refurbished with windows to match existing
- Panels at front porches repaired
- Gutter, downspouts & roof repaired
- Exterior trim repaired and painted
- Windows repaired and painted
- Front steps at sidewalk replaced
- Tuck pointing as needed



Reservoir Court Condominiums

West Reservoir & N. 2nd. Street



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