



DOWNER MASTERPLAN

- 1 **Street Scap**
 - 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 Condominium Building: 2502-2570 North Stowell Avenue & 2512 East Webster Place**
 - 11 story building not to exceed 122 feet in height
 - 76 condominium units
 - 134 dedicated residential
 - 90 dedicated commercial parking spaces
 - 10'-0" from the north neighboring building and 18 feet from the east neighboring building
 - Building setback: 1'-0" at South, East & West, 3'-0" at North
- 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 3 story building
 - Use: general retail, bank with drive-through, 100-space parking garage.
 - Max. building height 50'-0"
 - Setback: South max. at 6'-0", 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'-6" (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 - Patient
- LP - Landscape Planter and Seating area
- SC - Stamped & Colored Concrete Sidewalk
- NS - New Concrete Sidewalk

