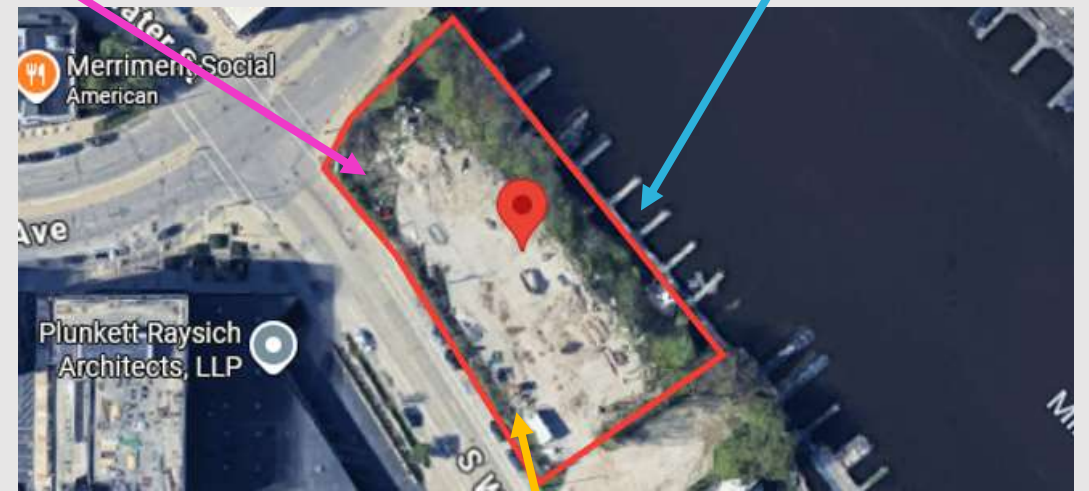


File Number 252190. A substitute ordinance relating to the change in zoning from General Planned Development to a new Detailed Planned Development to allow a multi family residential development on the property located at 234 South Water Street, on the east side of South Water Street, south of East Pittsburgh Avenue, in the 12th Aldermanic District



File Numbers 252190. Context.



File Numbers 252190. Consistency with Comprehensive Plan.



Harbor District Water and Land Use Plan

- The Plan was adopted in 2018. The site is located within the plan's Harbor View sub-area.
- The overall vision for the Harbor View district is to continue its transition to a mixed-use live, work, and play neighborhood with a compact urban form that is walkable and inviting.
- The plan encourages high-density, multi-story buildings that take advantage of views of the waterfront.
- The site also falls within the Walker's Point Equitable Growth Through Transit Oriented Development (TOD) plan area that was adopted by the Common Council in 2018.
 - The TOD Plan identifies 234 South Water as a primary development site to accommodate high-density development that supports transit-oriented development adjacent to the South 1st Street corridor.
- A high-rise multifamily residential building at this location that provides a Riverwalk connection is highly consistent with the land use recommendations of the Comprehensive Plan.
- **The proposed development is consistent with the Harbor District Water and Land Use Plan.**

234 SOUTH WATER STREET

THE EVERETT

MULTIFAMILY
DEVELOPMENT



EXISTING SITE



EXISTING SITE



EXISTING SITE



EXISTING SITE



BUILDING SUMMARY



- **12-Story Multifamily Residential Building**
 - 200 Apartment Units
 - Studio – 57
 - 1-Bedroom – 99
 - 2-Bedroom – 43
 - 3-Bedroom – 1
 - 284,000 SF
 - (4) Floors of Indoor Parking – 198 Parking Spaces
 - Lobby/Commons, Co-Working, and Fitness Center at Street-Level
 - Leasing + Management Offices on-site
 - Fifth Floor Patio + Outdoor Pool
 - Twelfth Floor Resident Rooftop Lounge, Hot Tub, and Sauna

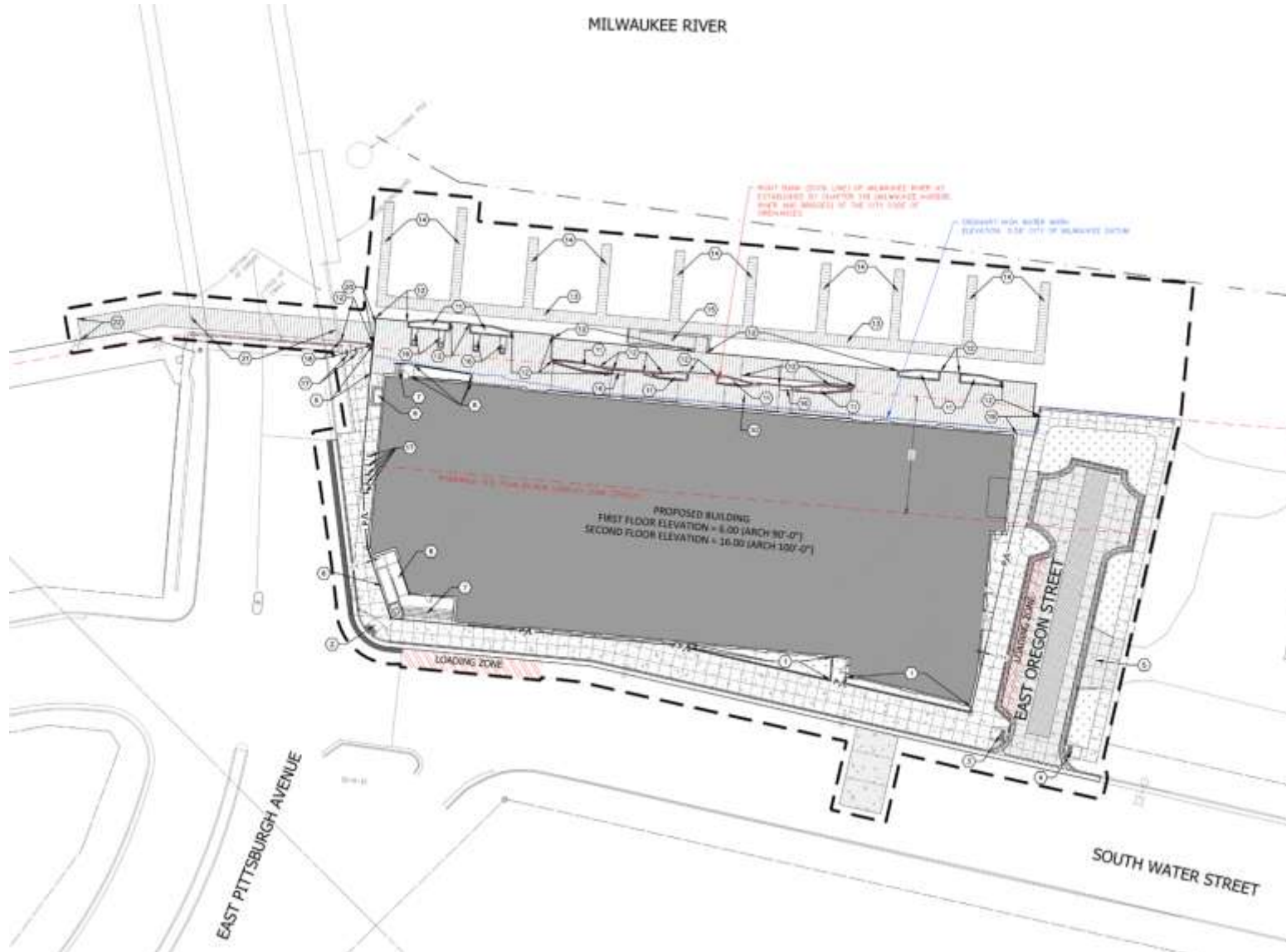
RIVERWALK SUMMARY



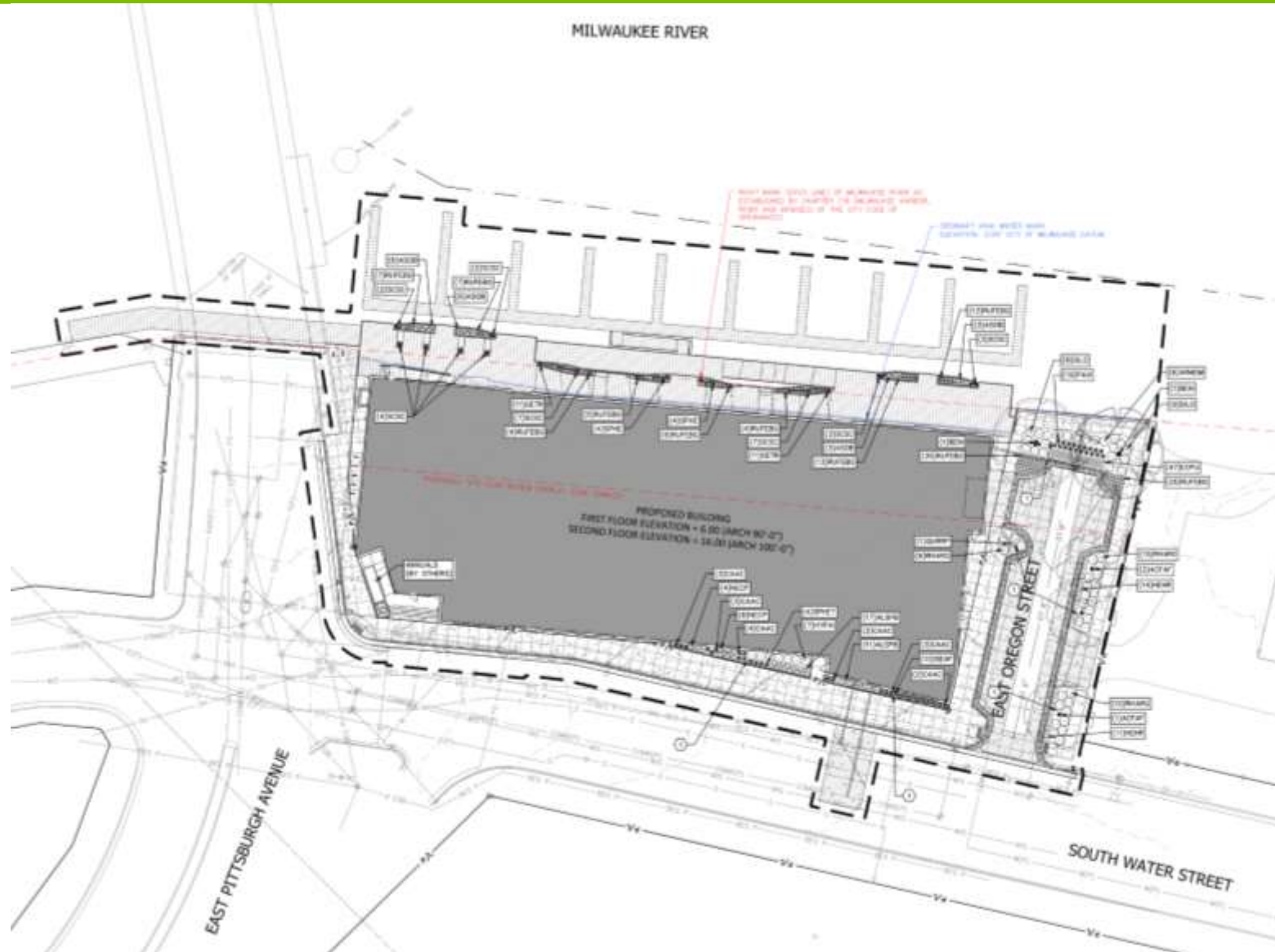
- **8,084 SF of New Riverwalk**

- 299'-0" of frontage along Property + 57'-0" of frontage along Oregon Street
- 3,294 SF on Land
- 4,790 SF over the water
- Connection Points
 - Pittsburgh Avenue
 - Oregon Street
 - Under Pittsburgh Avenue Bridge (to the North)
- (2) Public Gathering portions (North end + South end)
- (9) Floating Piers (18 Boat Slip Rentals)

SITE PLAN



LANDSCAPE PLAN



RENDERING - OVERALL



RENDERING – WATER STREET (DAY)



RENDERING – WATER STREET (EVENING)



RENDERING – ENTRY



RENDERING – ENTRY (EVENING)



RENDERING – AMENITY DECK



RENDERING – RIVERWALK



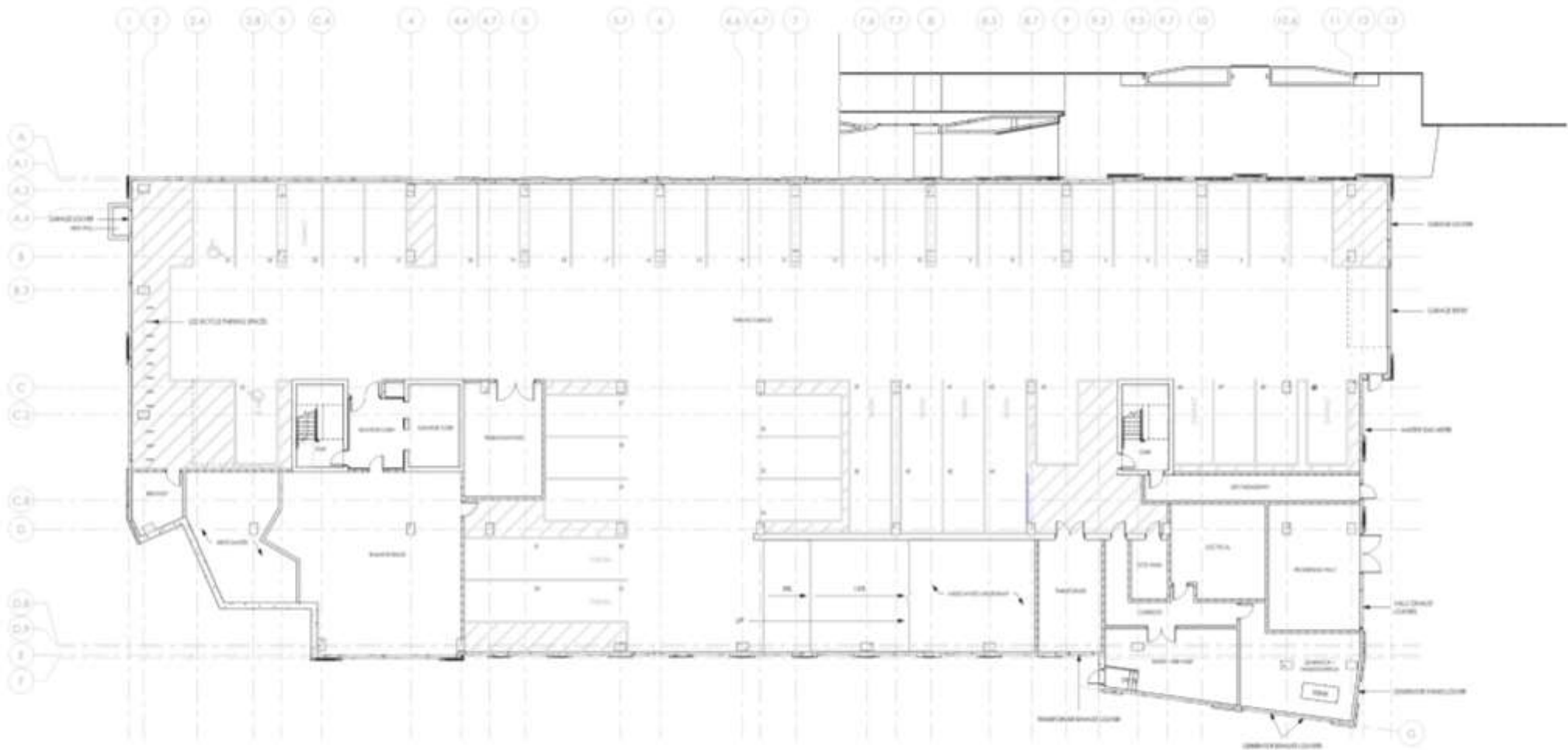
RENDERING – SOUTH RIVERWALK



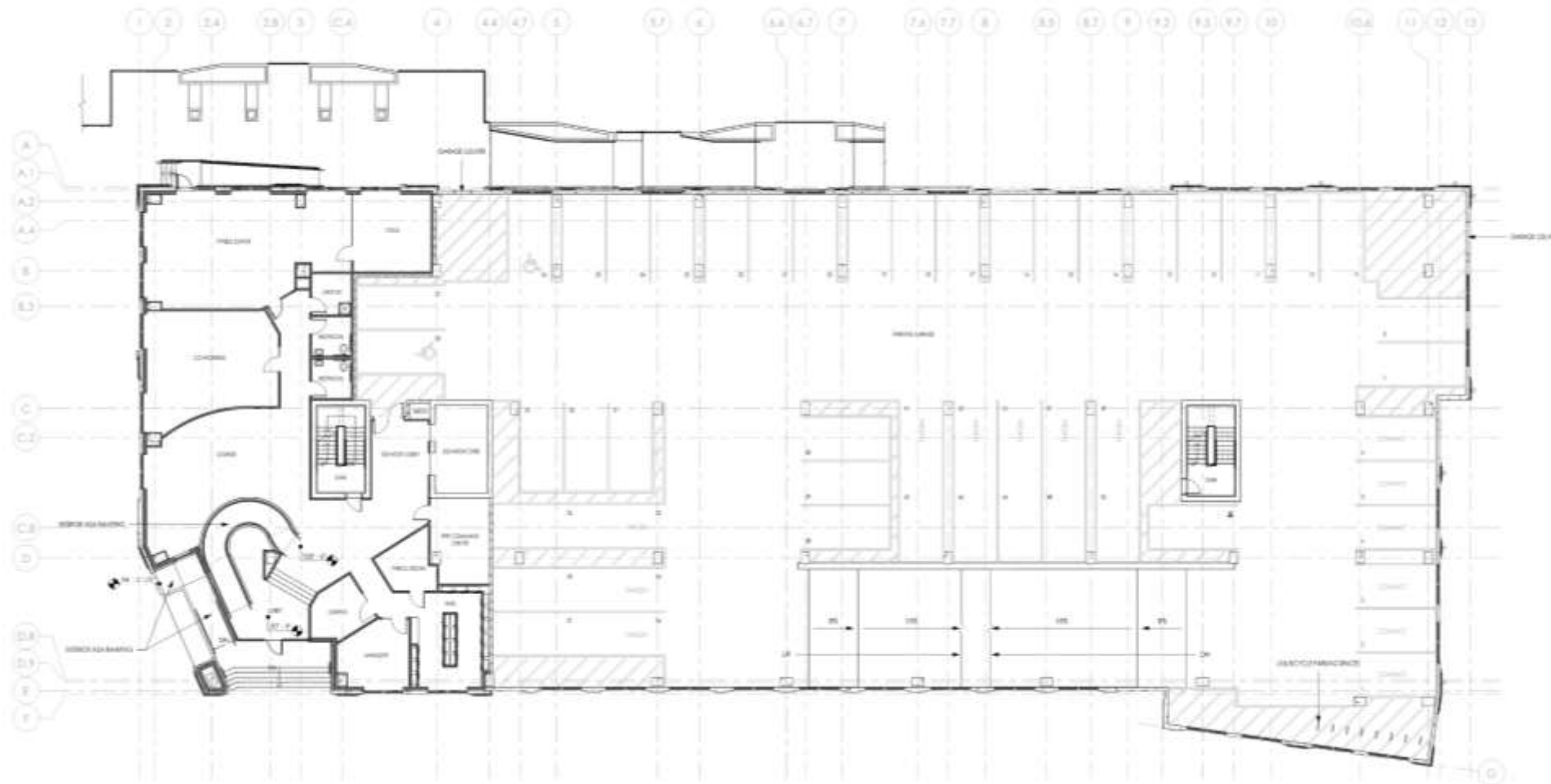
RENDERING – NORTH RIVERWALK (EVENING)



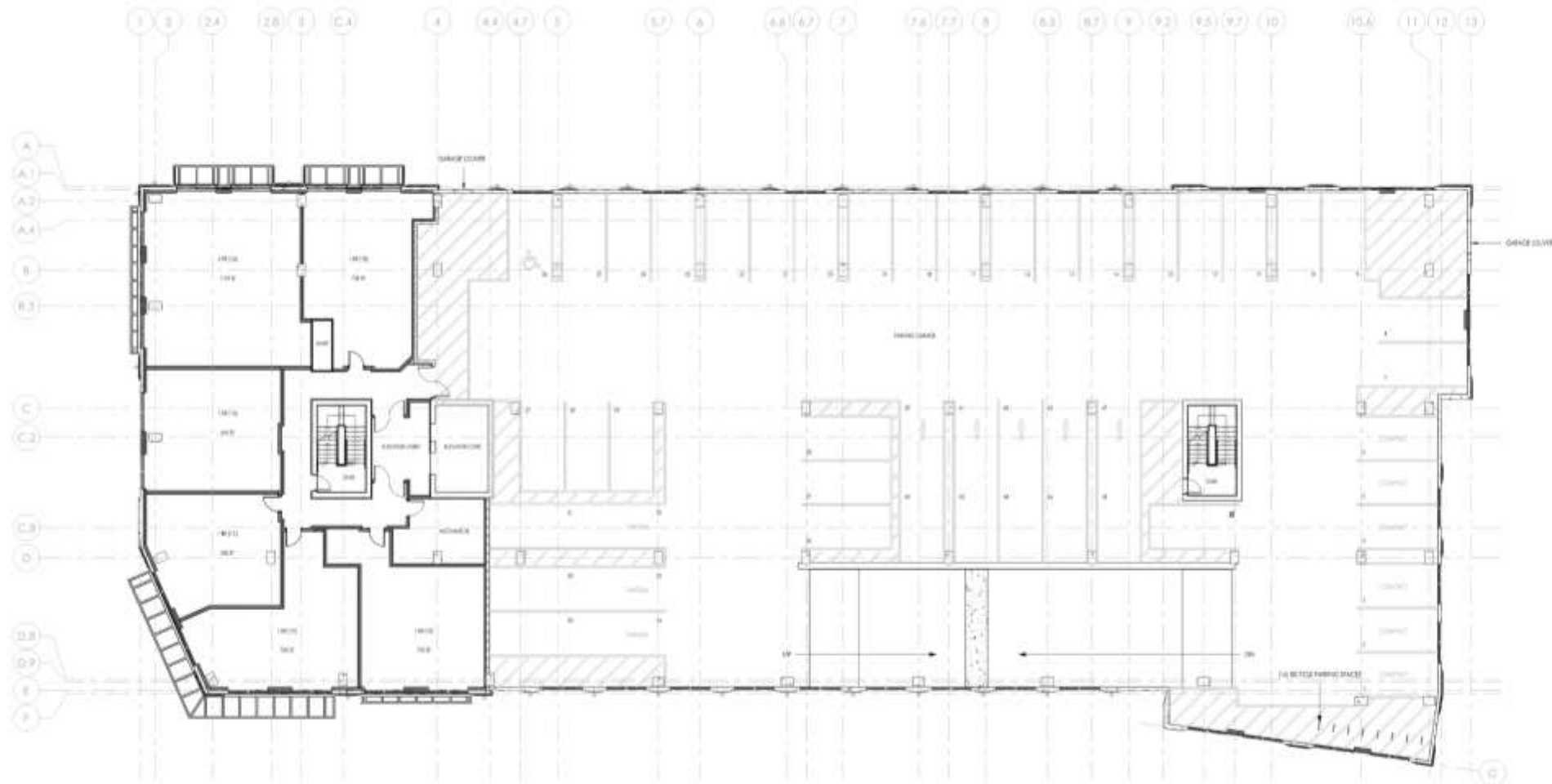
FIRST FLOOR PLAN



SECOND FLOOR PLAN

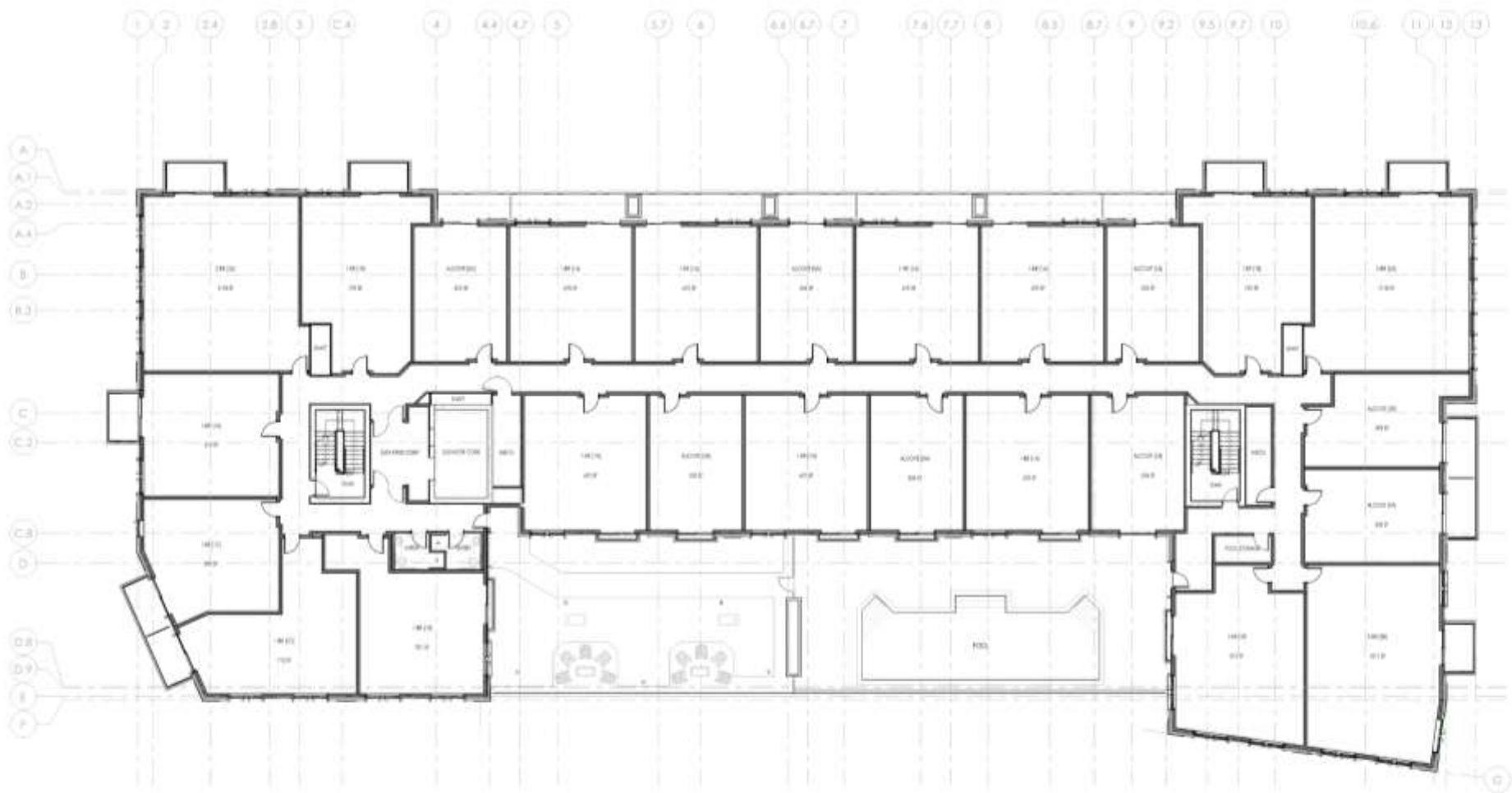


THIRD FLOOR PLAN





FIFTH FLOOR PLAN





TWELFTH FLOOR PLAN











234 SOUTH WATER STREET

THE EVERETT

MULTIFAMILY
DEVELOPMENT



QUESTIONS?