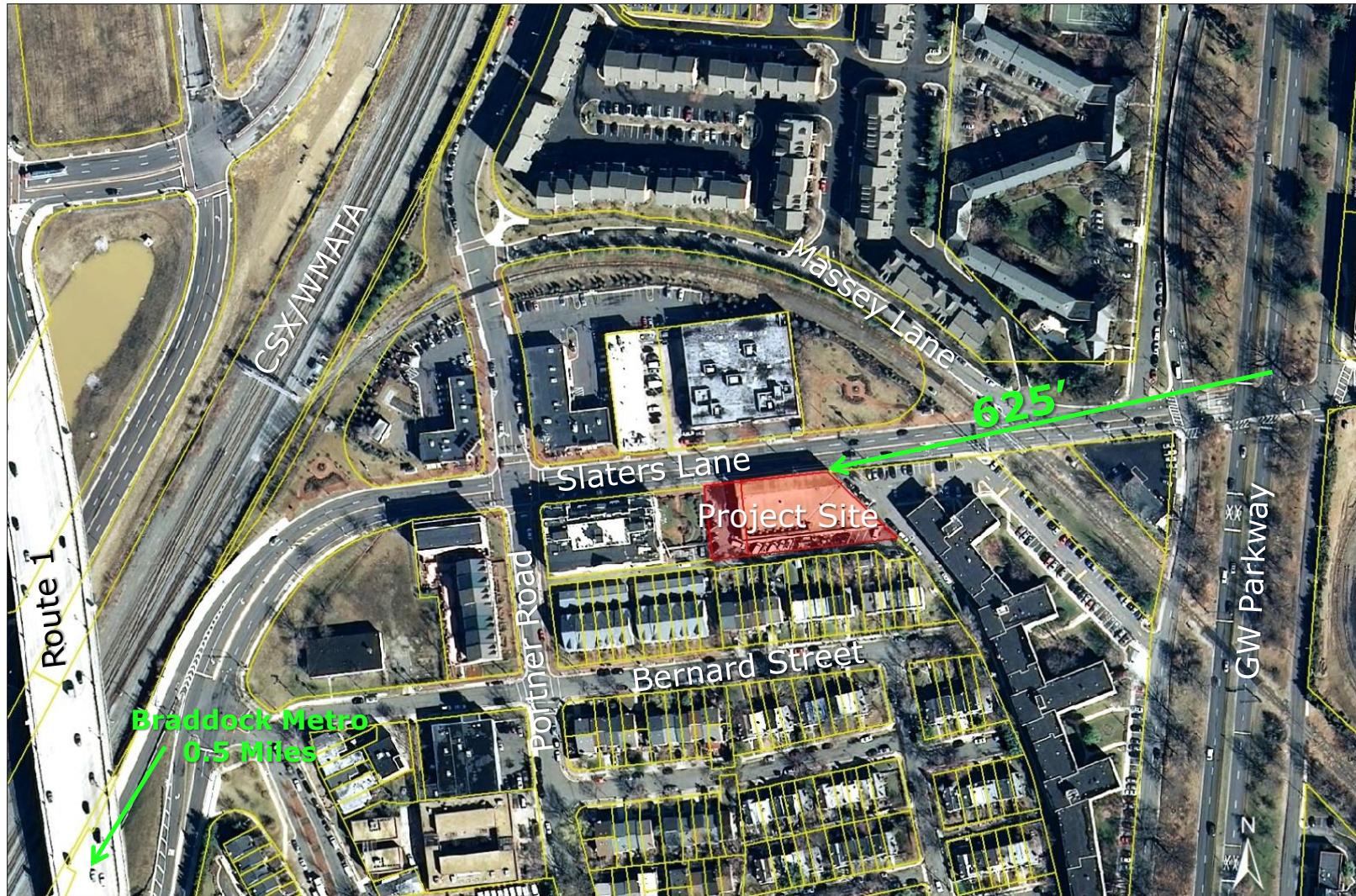


Site Context



View from GW Parkway SB (625 feet away)



Existing Neighborhood



Existing Neighborhood



Existing Neighborhood



Existing Neighborhood



Existing Neighborhood



Slaters Lane Residences

City Council December 14, 2013

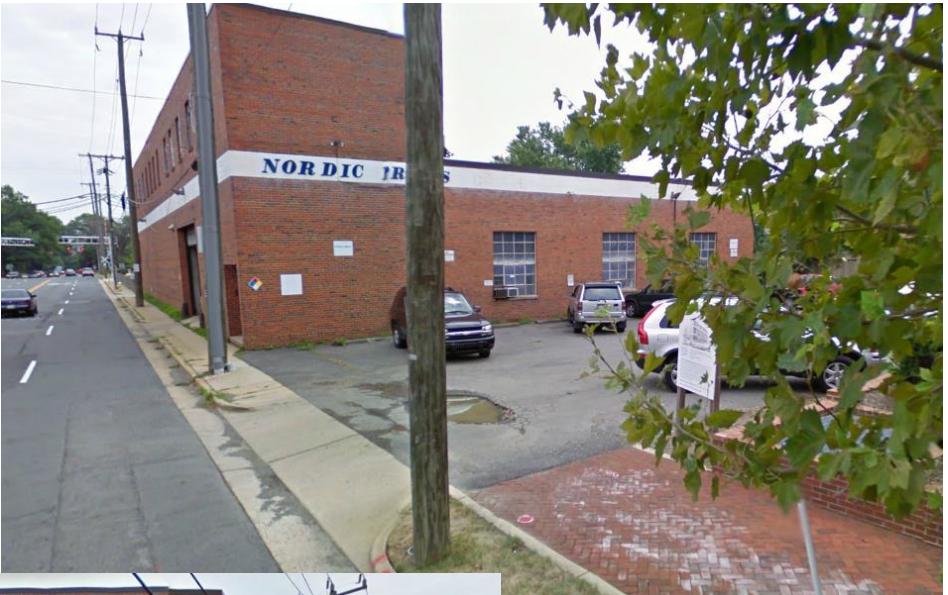
Existing Neighborhood



Existing Neighborhood



Existing Conditions



Slater's Lane Residences

City Council December 14, 2013

Proposal



- Approximately 39,361 sq. ft. (excluding garage)
- 33 units – 2 Affordable
- Parking underground and in rear of site
- 39% open space
- Building Height (65 ft. request)
 - 47 ft tall along Slaters Lane and Alley
 - 58 ft tall at center setbacks – setbacks 9-32 ft
 - 63 ft tall corner features
- Equivalent to LEED Certification

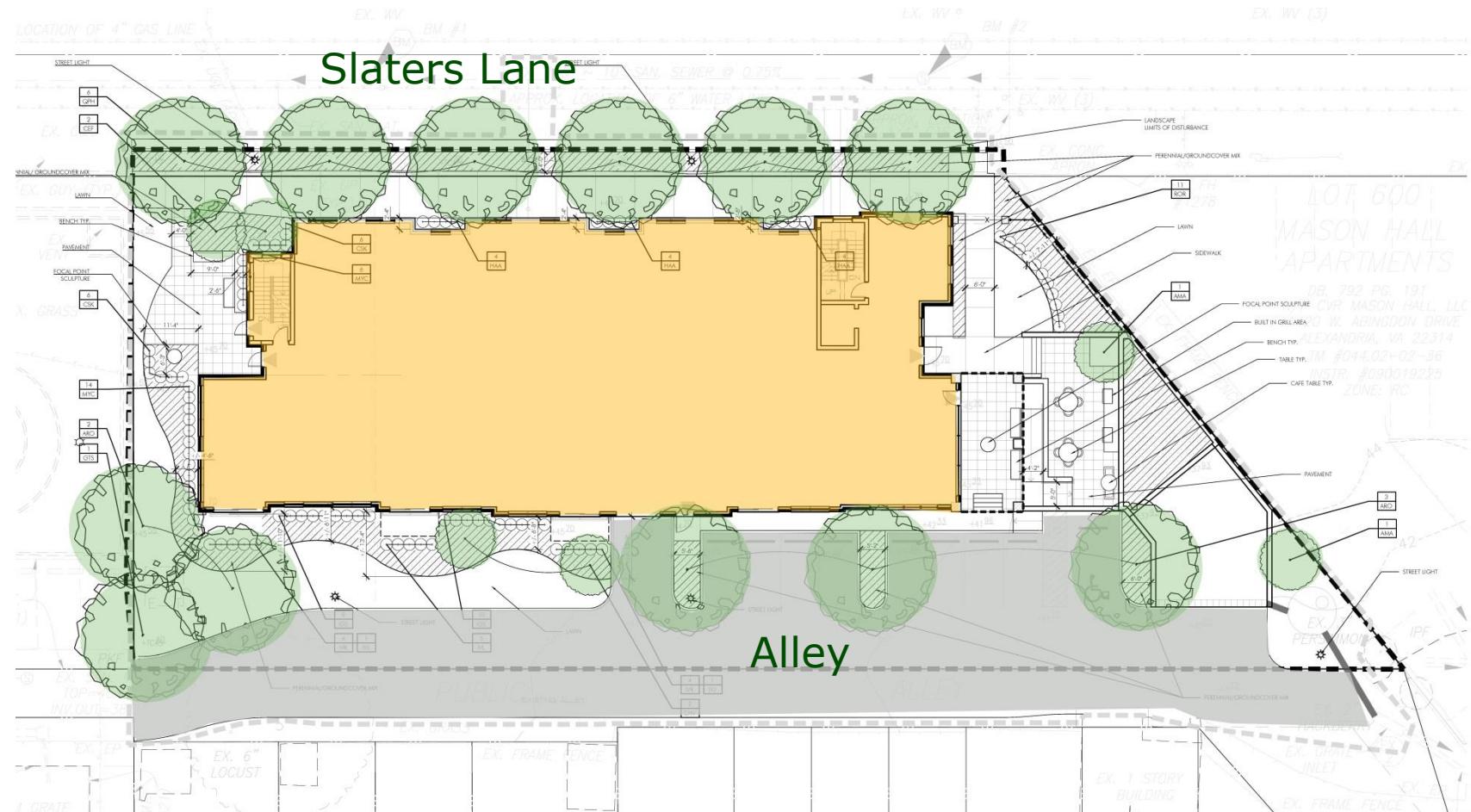


Process and Community Outreach

- February 27, 2013 – Staff and NECA
- April 11, 2013 – Applicant and NECA
- May 21, 2013 – Applicant and NECA
- October 4, 2013 – Applicant, Staff, and Greater Neighborhood
- October 30, 2013 – Federation of Civic Associations
- Community Concerns Raised:
 - Affordable Housing
 - Alley Access
 - Building Height
 - Building Design



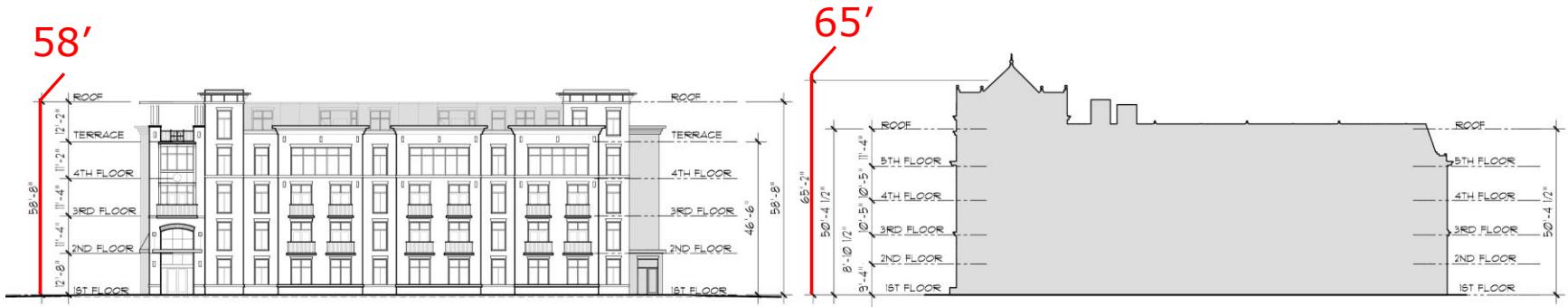
Site Layout and Circulation



Alley Access



Height Comparisons



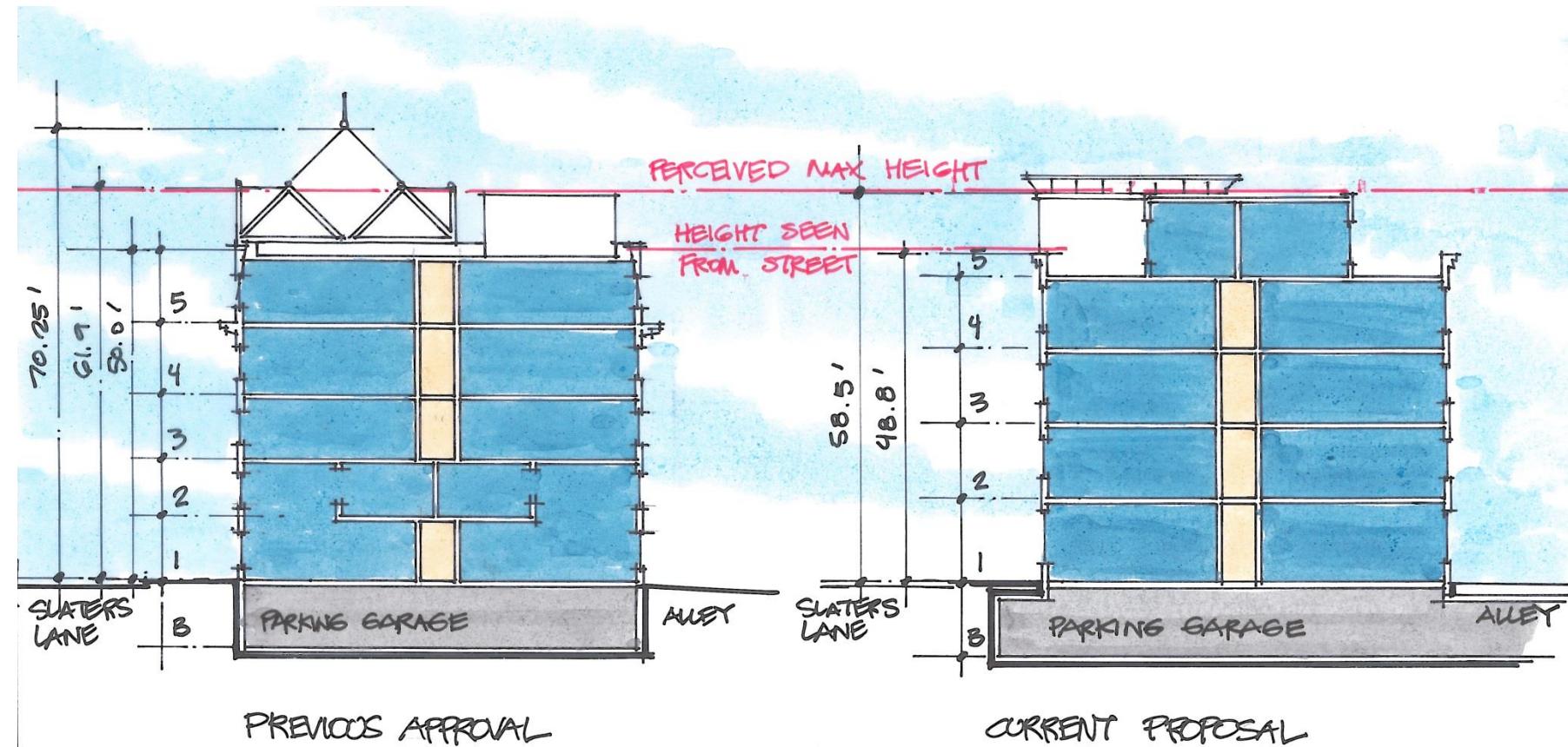
Current Proposal

Five Stories	Five Stories (6 story tower)
62 foot tall tower elements (top)	65 foot tall tower (midpoint)
48-58 foot tall building	50 foot tall building
47-51 foot tall step backs	No step backs

2005 Approval

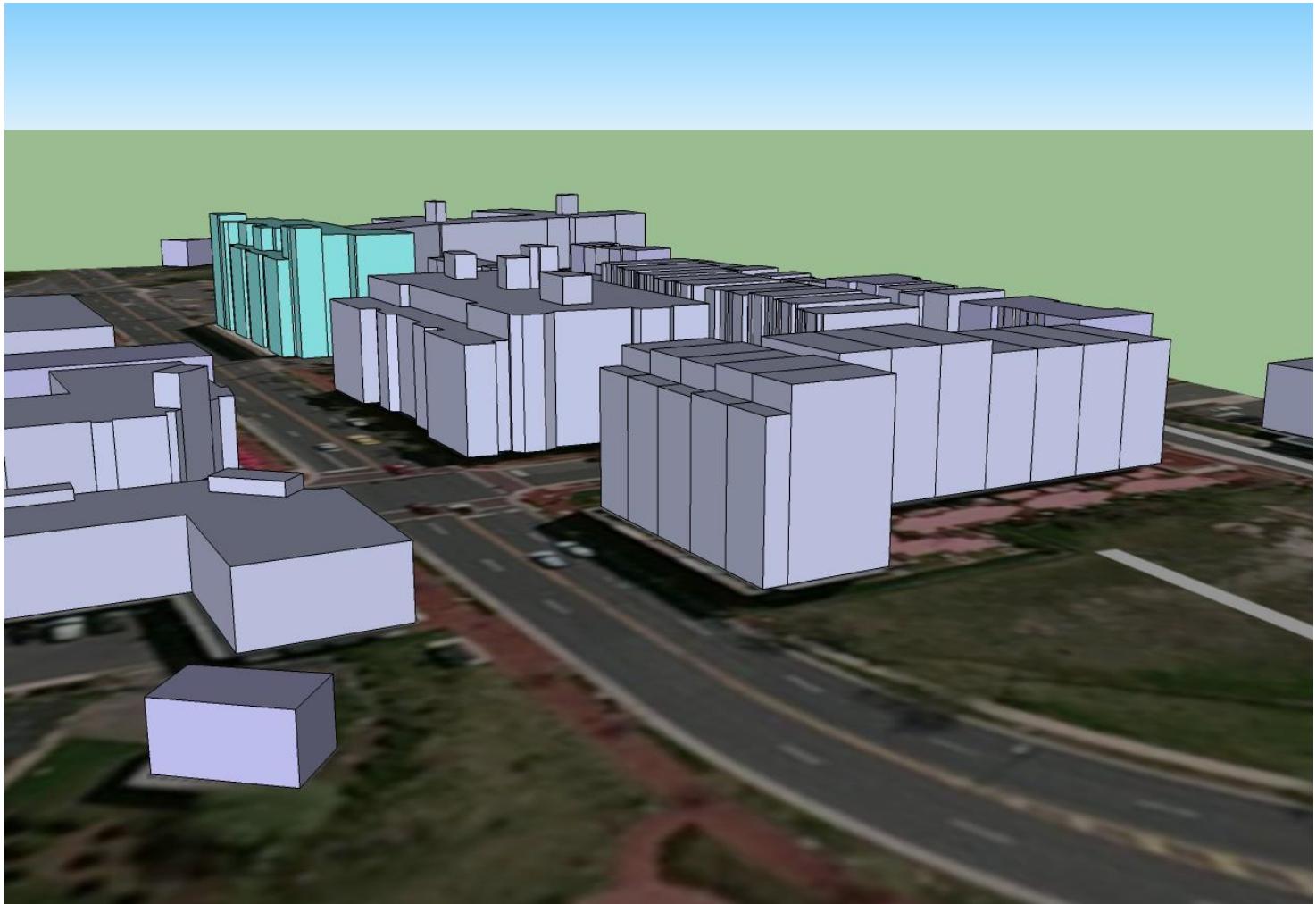
Requesting 65 foot height limit	Approved for 65 foot height limit
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Height Comparisons



North – South Section looking East

Height Comparisons



Building Design - Process



North Elevation from
March 2012



Model - North
Elevation April 2013

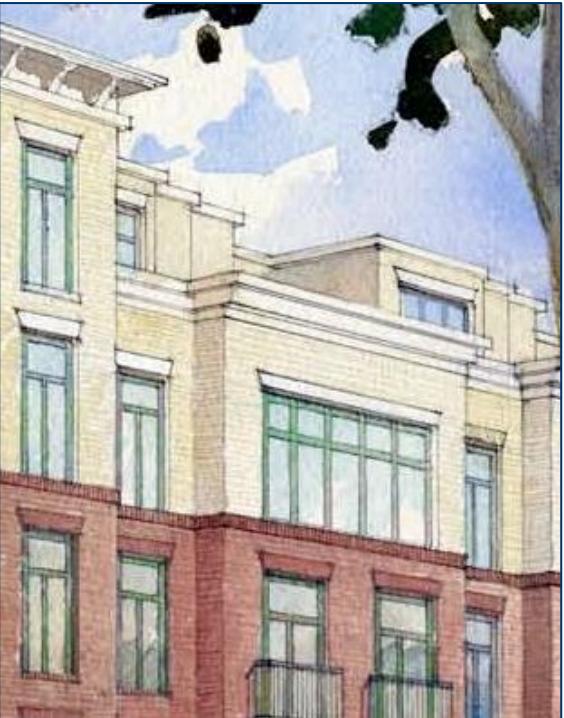


North Elevation from
December 2012



North Elevation from
May 2013

Building Design



Conclusion



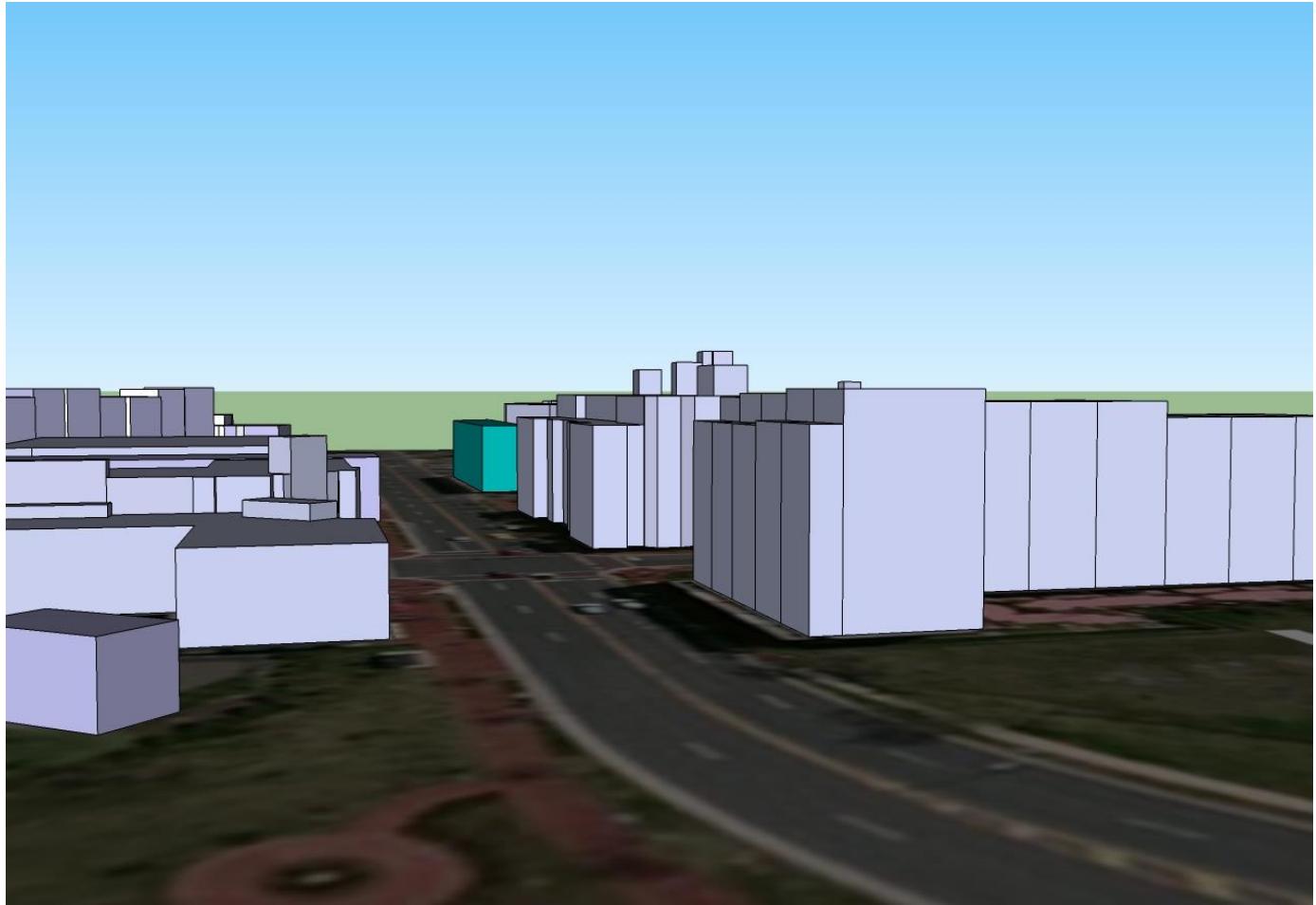
Slaters Lane Residences

City Council December 14, 2013

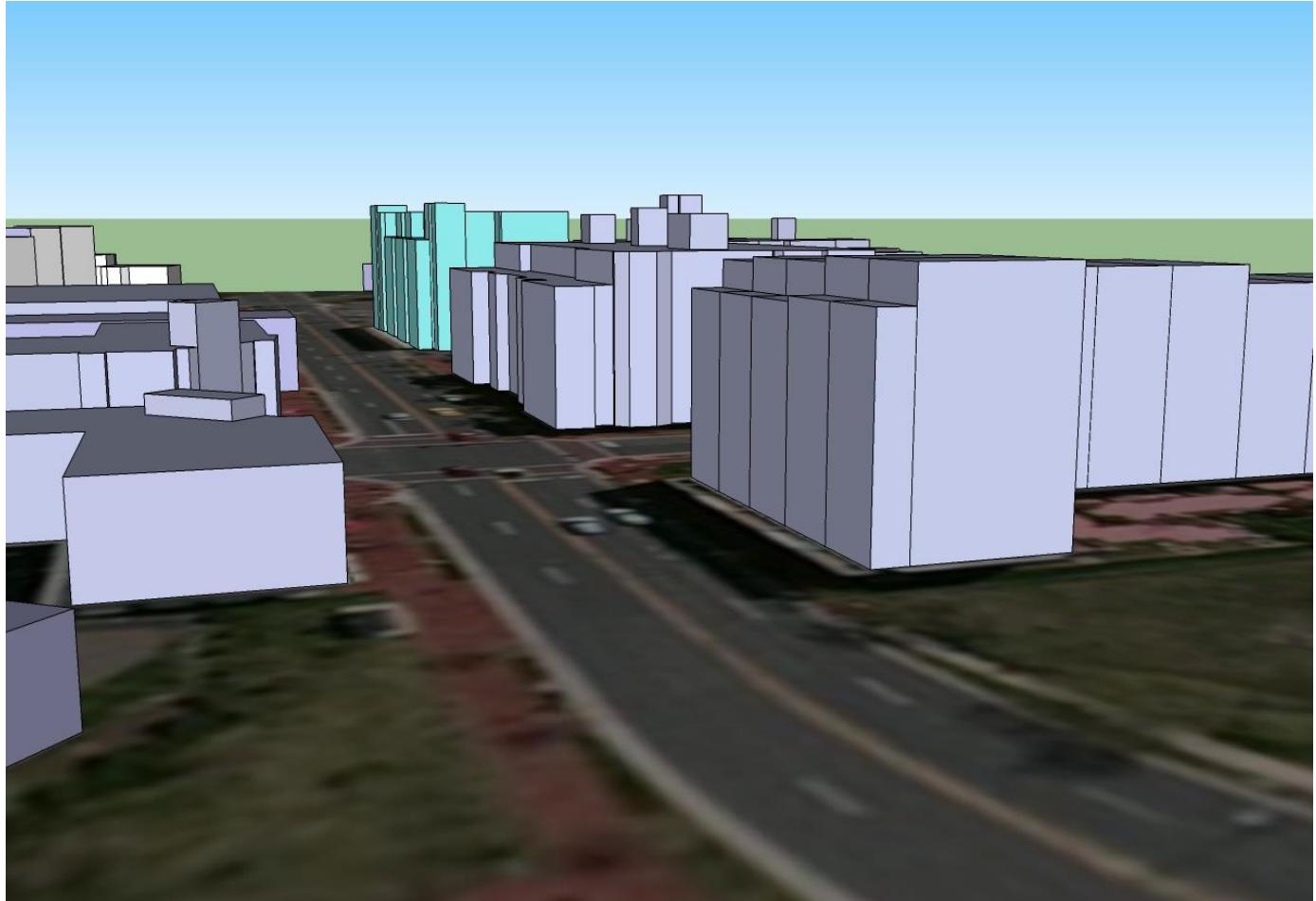
Height Comparisons



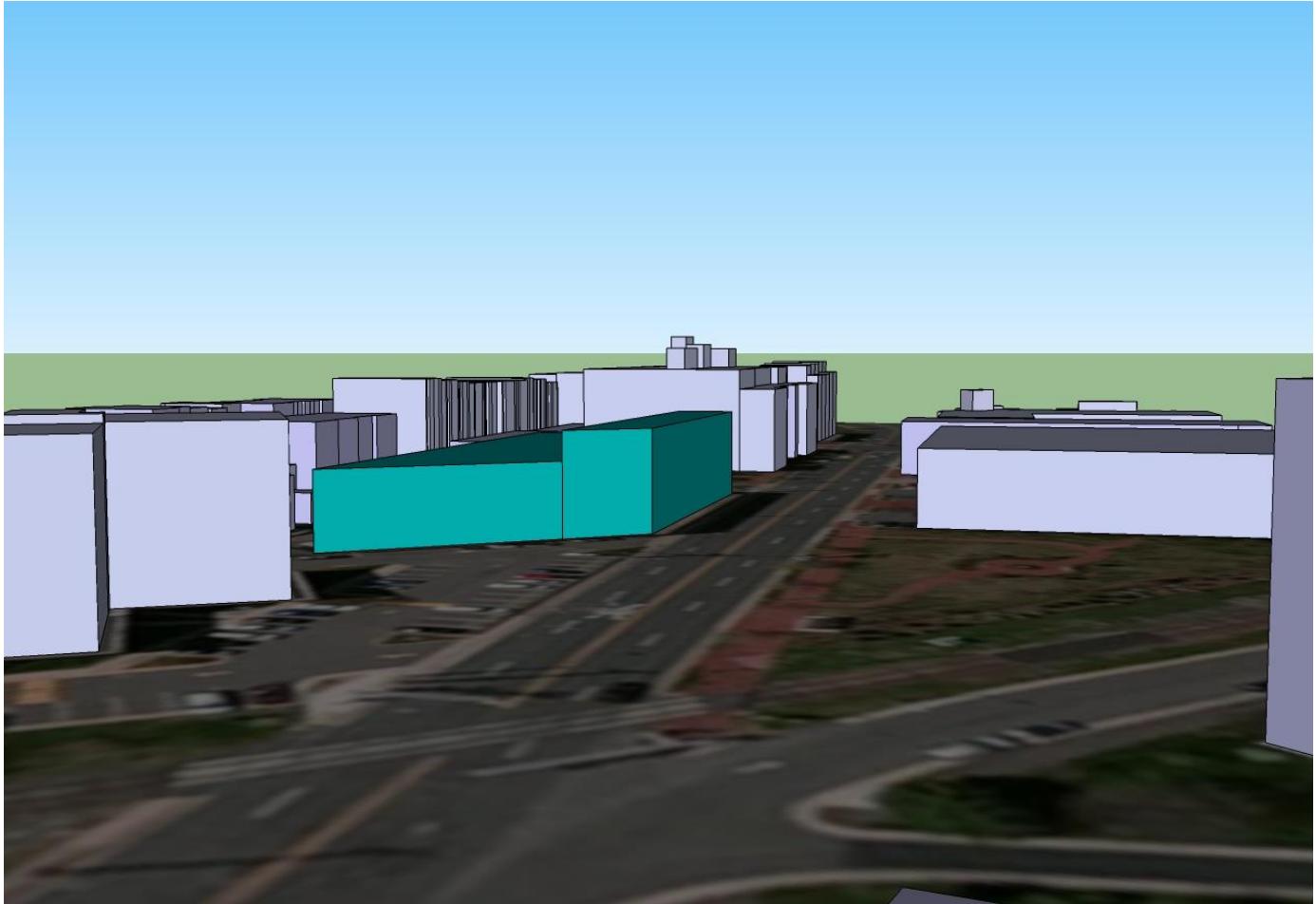
Height Comparisons



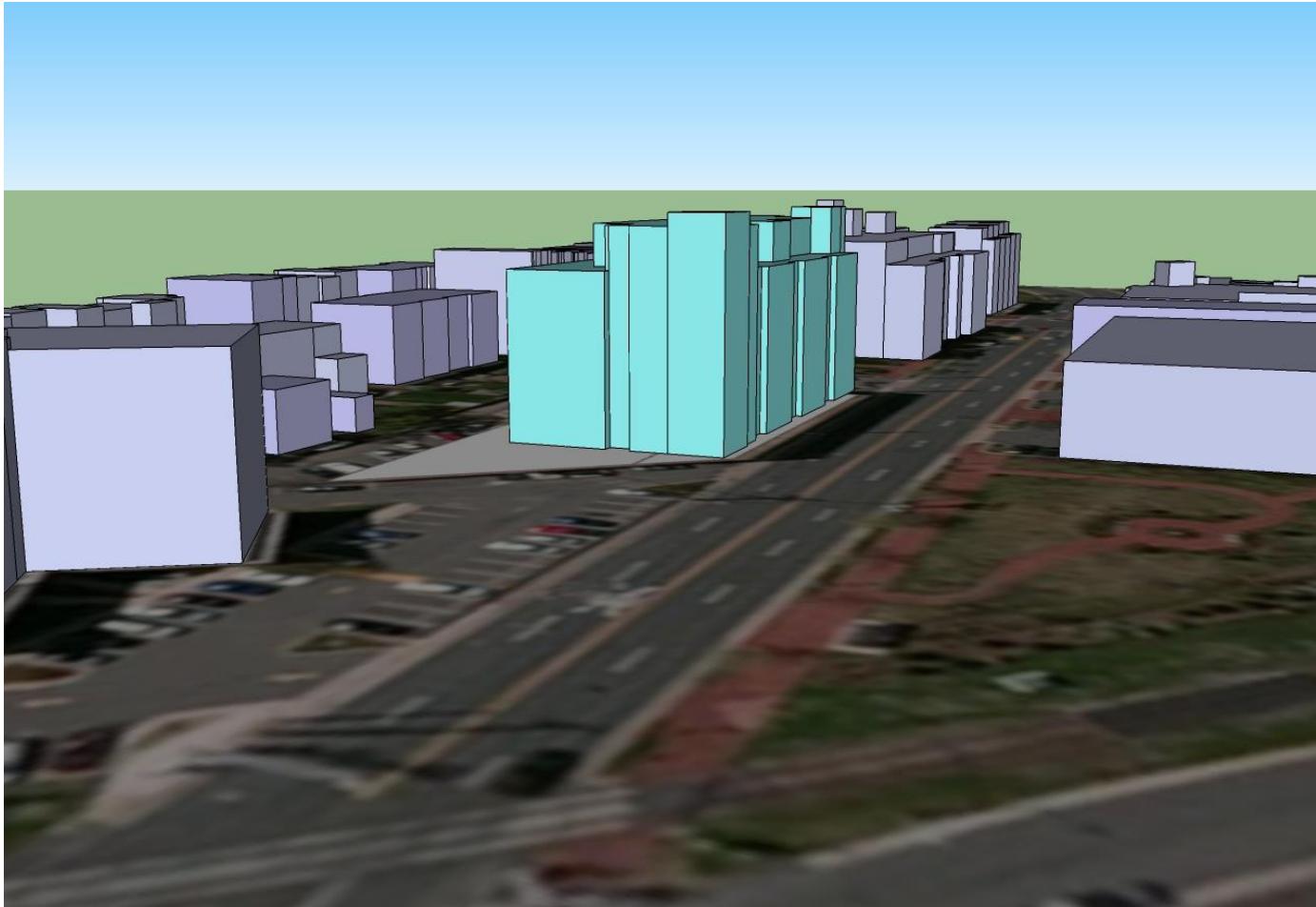
Height Comparisons



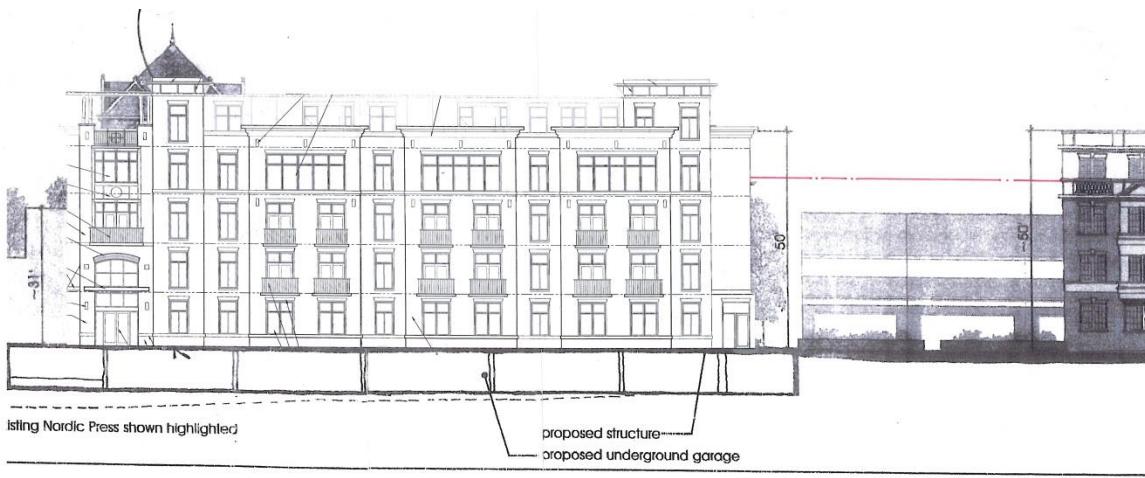
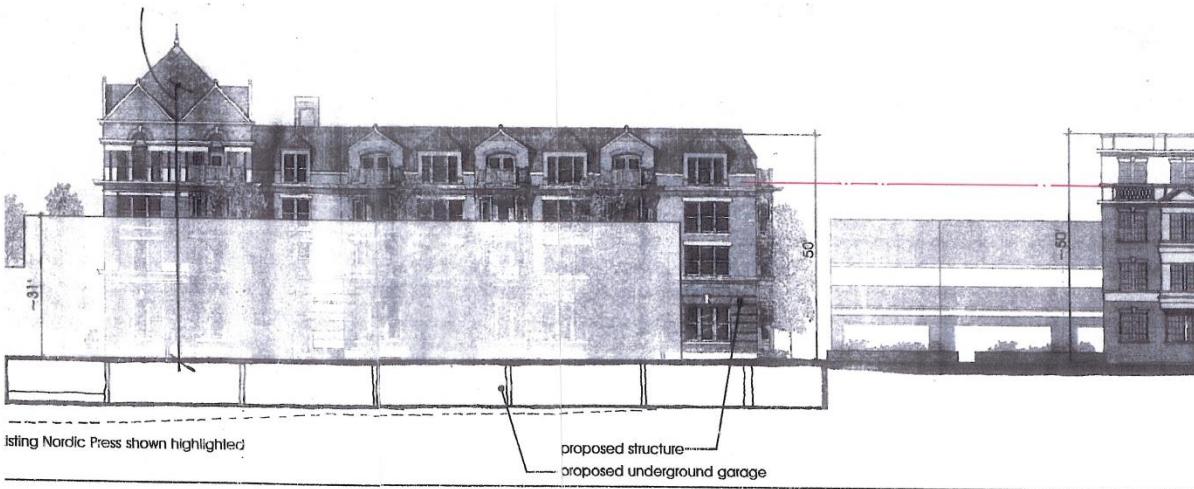
Height Comparisons



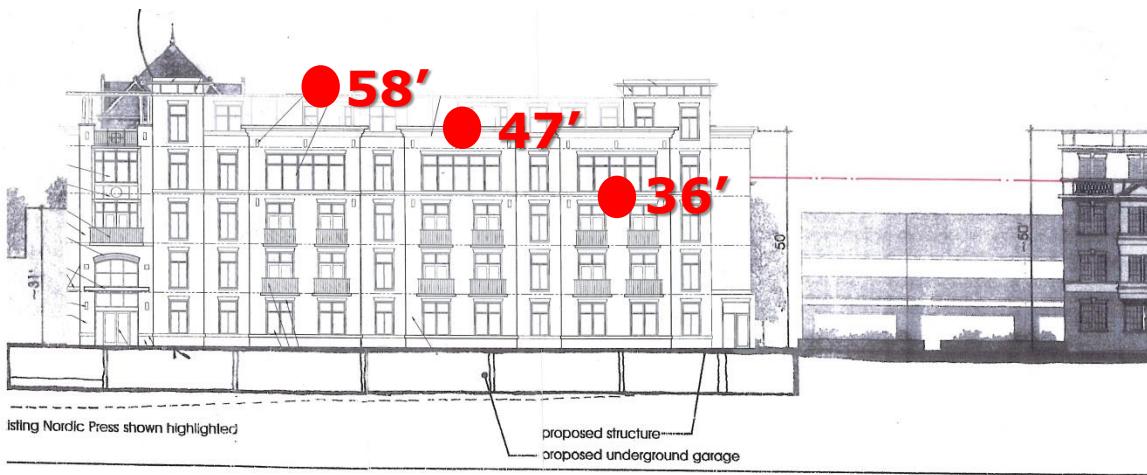
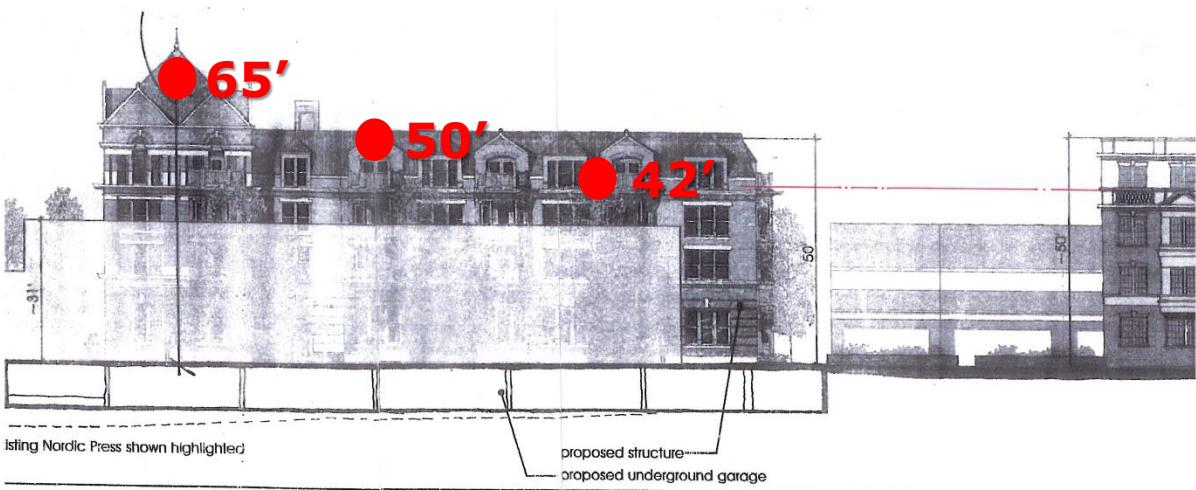
Height Comparisons



Height Comparisons



Height Comparisons



Density Comparisons

Current Proposal	2005 Approval
39,361 GSF (5% increase)	37,473 GSF
33 Units (2 Affordable) (18% increase)	28 Units (0 Affordable)

