



Project Team

- * Developer - McGrath Property Group
- * Architect - JLA Architects
- * Landscape/Civil: SAA Design Group
- * Surveyor: Isthmus Surveying

McGrath Property Group

- * KEY People:
 - * Lance McGrath, P.E. - Owner
 - * Michael Metzger - Director of Property Management

McGrath Property Group

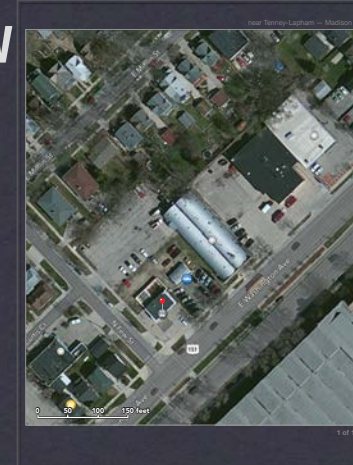
- * Manage 136 Units
- * 640 West
- * Lake Park
- * Settlement Place
- * Thornton-Rutledge
- * Downtown Rental Homes
- * Some Commercial Properties

Past Development Experience

- Nolen Shore
- 4th Ward Lofts/Doris House
- Capitol Point
- Parkside Condominiums
- 640 West, Lake Park and Settlement Place
- Historic Restoration

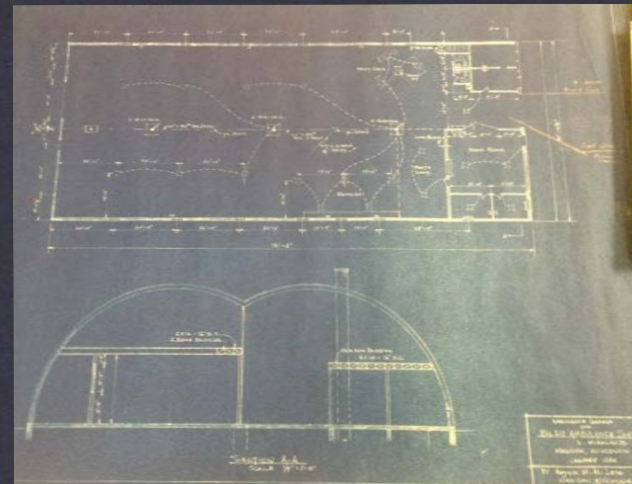
SITE OVER VIEW

- 5 PARCELS
- TWO CURRENT OWNERS
- 44,335 SF
- RELATIVELY FLAT
- CURRENT USES
 - AMERICAN AUTO
 - MAD MOTORS
 - PATRIOT GLASS
 - ASPHALT PARKING LOT
- ENVIRONMENTAL
- GROUNDWATER



CURRENT LAND USE

- **ZONING**
 - CC-T (COMMERCIAL CORRIDOR - TRANSITIONAL)
 - 5-STORIES
 - 20-FT REAR YARD SETBACK
- **EAST WASHINGTON BUILD PLAN**
 - INCORPORATED INTO CITY ORDINANCE
 - URBAN DESIGN DISTRICT #8
 - 3-STORY MAX
 - 15 - SETBACK ON E. WASHINGTON
- **TLNA PLAN**
 - INCORPORATED INTO UDD #8
 - 3 STORIES
 - COMMERCIAL MIXED USE
 - 41 - 60 UNITS ACRE



1212 E. WASHINGTON AVE - GOAL

1948 BLUE PRINT



1212 E. WASHINGTON AVE

1955 AND TODAY

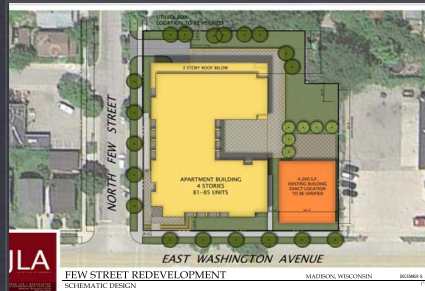
PROPOSED DEVELOPMENT

- 3 STORY -VS- 4 STORY
- 4 STORIES WOOD FRAME
- 4TH FLOOR SET BACK
- 1 LEVEL BG PARKING
- 70-80 UNITS
- APPROX 75 PARKING STALLS
- BIKE PARKING
- 1,200-3,500 SF COMMERCIAL
- UNIT MIX
 - STUDIOS TO 3 BR
- MARKET RATE - BELOW TYPICAL DOWNTOWN RENTAL RATES
- FITNESS ROOM
- PET FRIENDLY



FURTHER STUDY

- PHASE I ENVIRONMENTAL
- GEOTECHNICAL INVEST.
- HVAC SYSTEMS
- SOLAR ENERGY
- FOCUS ON ENERGY
- COMMUNITY CAR???
- CHARGING STATIONS
- SHADOW STUDY



EXAMPLES OF CHARACTER AND SCALE



4TH WARD LOFTS

SIMILAR SCALE AND CHARACTER



BEDFORD CROSSING

SIMILAR SCALE



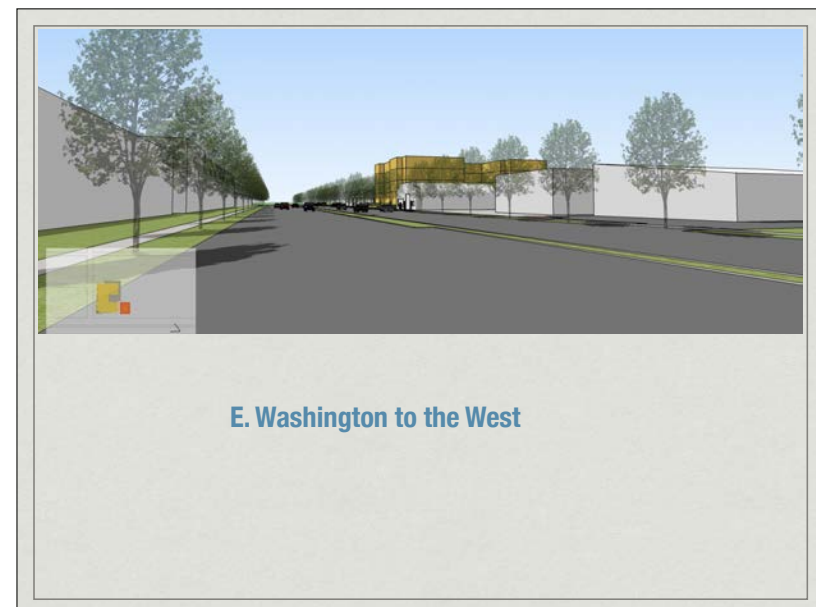
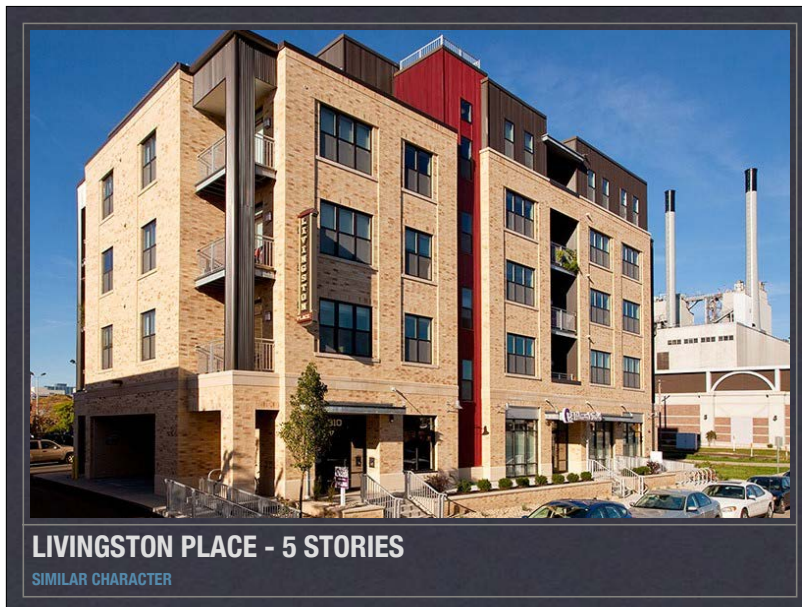
SETTLEMENT PLACE

SIMILAR CHARACTER



SETTLEMENT PLACE

SIMILAR CHARACTER





E. Washington to the East



Few St. Looking Toward E. Washington



Few St/Mifflin - Looking Toward E. Washington



Across E. Washington

APPROVAL STEPS

- SUBMIT APPLICATION
- CITY STAFF REVIEW
- TLNA STEERING COMMITTEE
- DEMOLITION PERMIT
- CSM
- POTENTIAL CONDITIONAL USES
 - # UNITS
 - FLOOR AREA
 - COMMERCIAL AREA
- URBAN DESIGN
- PLAN COMMISSION
- COMMON COUNCIL - ORDINANCE AMENDMENT FOR 4TH STORY.



SCHEDULE

- SUBMIT APPLICATION
FEB 4, 2015
- URBAN DESIGN COM.
MARCH 25, 2015
- PLAN COMMISSION
APRIL 6, 2015
- COMMON COUNCIL
CONCURRENT
- START CONSTRUCTION
MAY 1, 2015
- OCCUPANCY
APRIL 1 2016



QUESTIONS ????