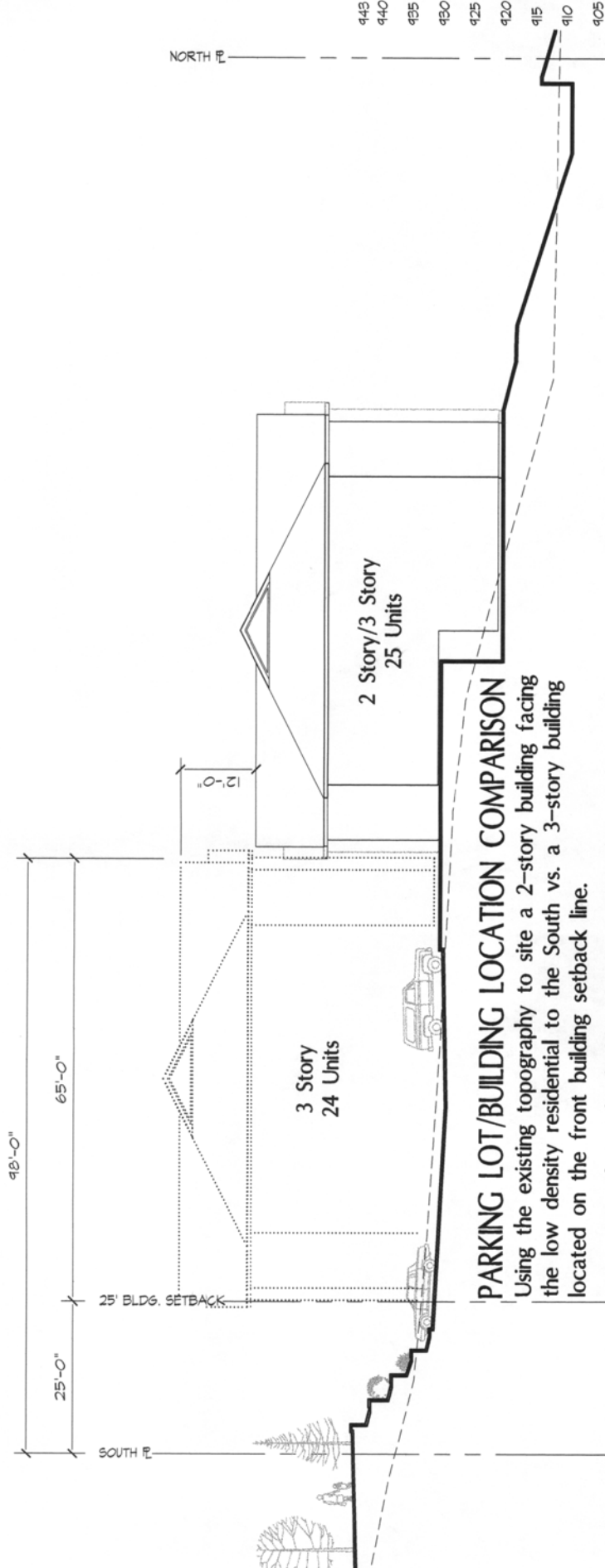
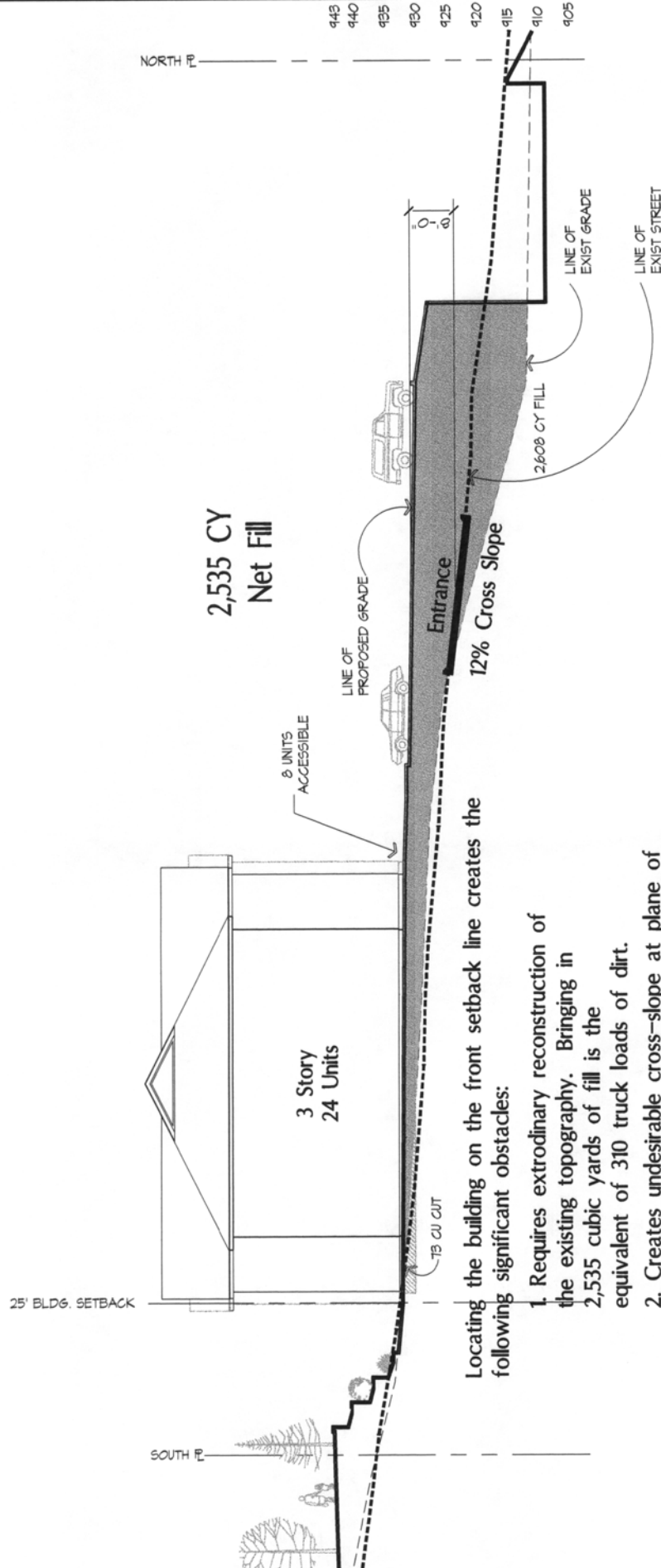




PARKING LOT/BUILDING LOCATION COMPARISON

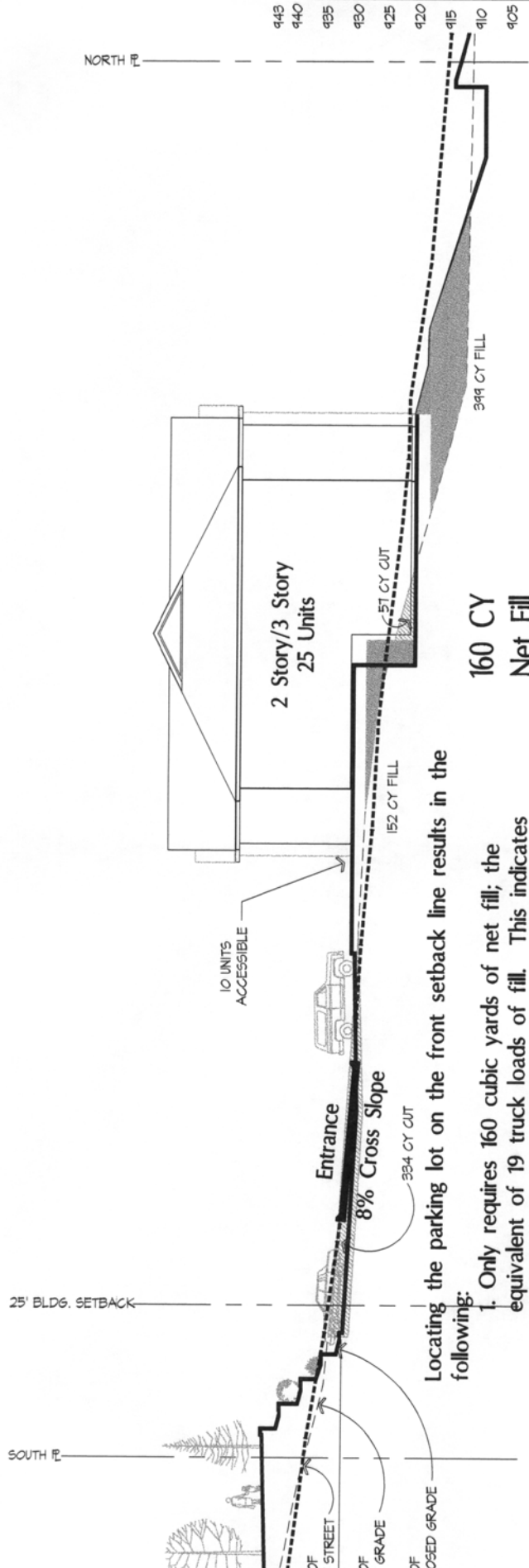
Using the existing topography to site a 2-story building facing the low density residential to the South vs. a 3-story building located on the front building setback line.

1. Reduces the building height facing the low density residential to the South by 12' or the equivalent of 1 1/3 stories.
2. Moves the building +/-65' farther away from the low density residential creating a significant buffer between the multi-family & low density residential.
3. Allows use of the natural topography to create a visual & noise buffer from the low density residential to the South.
4. Locates the majority of undesirable uses to the interior of the development and not adjacent to low-density residential to the South.
5. Allows for a greater perimeter setback that is more compatible with the perimeter setbacks of the abutting low-density residential uses to the South.



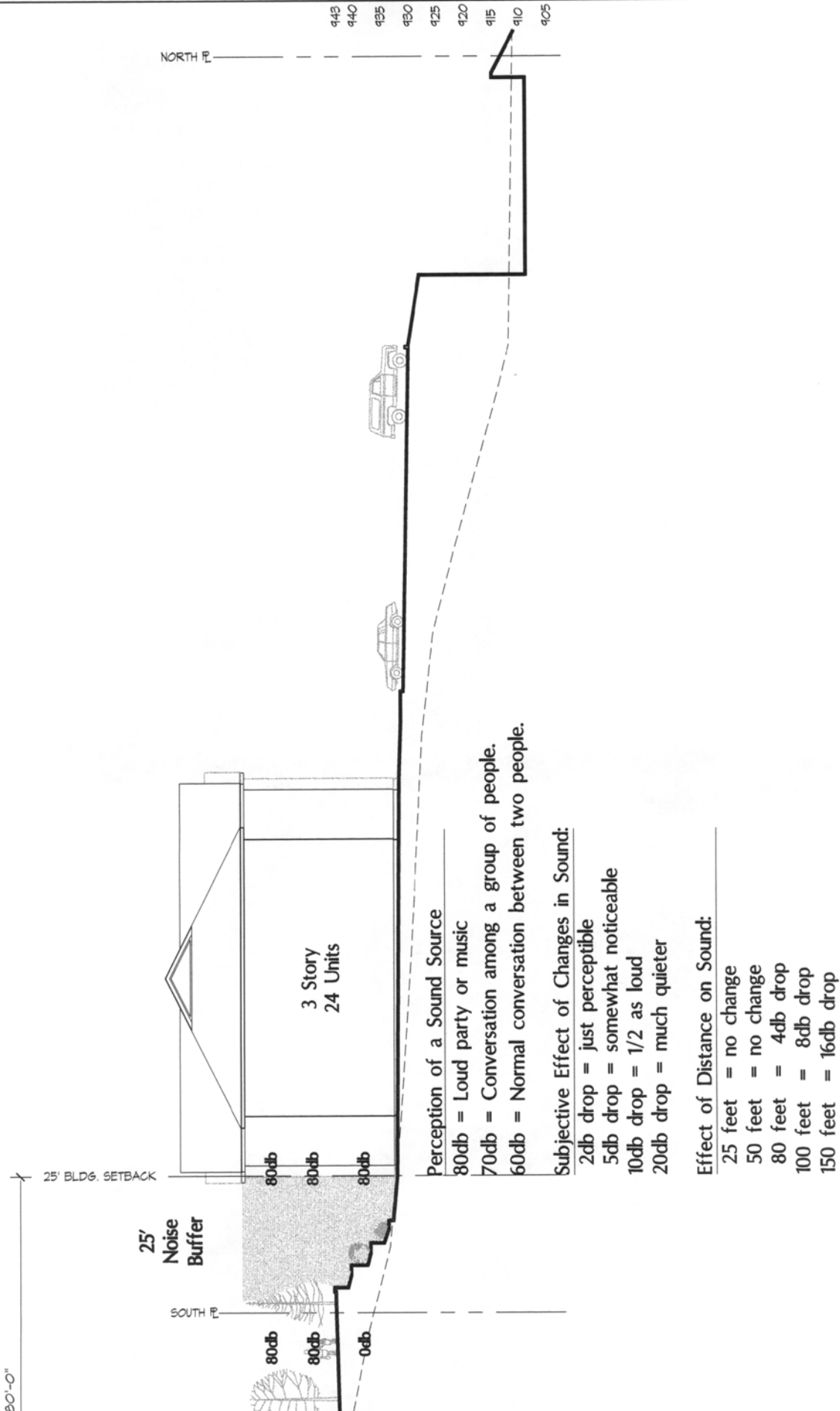
Locating the building on the front setback line creates the following significant obstacles:

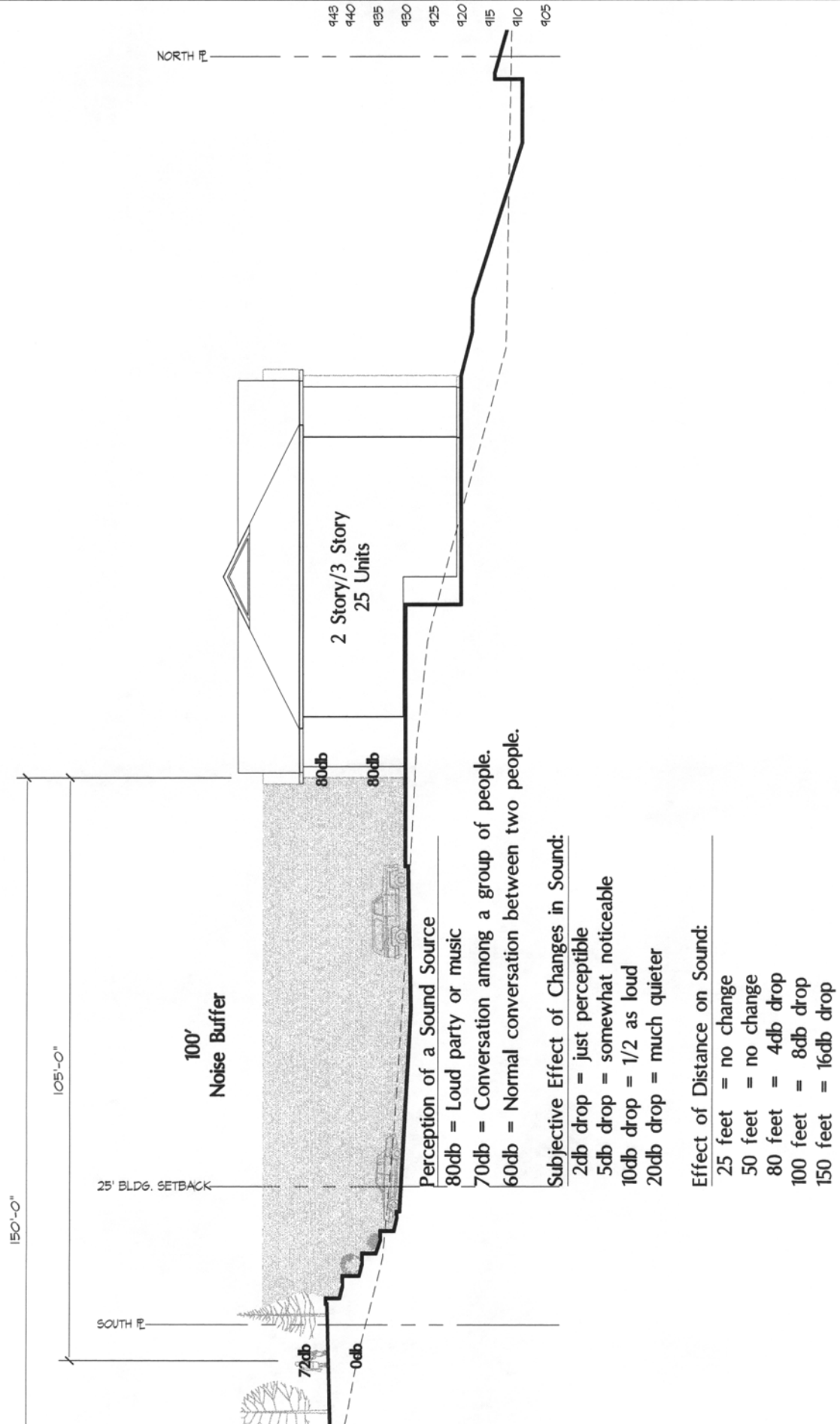
1. Requires extraordinary reconstruction of the existing topography. Bringing in 2,535 cubic yards of fill is the equivalent of 310 truck loads of dirt.
2. Creates undesirable cross-slope at plane of intersection between existing street & parking lot entrance.
3. Creates an 8' grade difference (+/-17%) for vehicles to negotiate to gain entrance from existing street onto parking lot level.
4. Places building closer to 7th with minimal visual or physical buffering between the adjacent land uses.

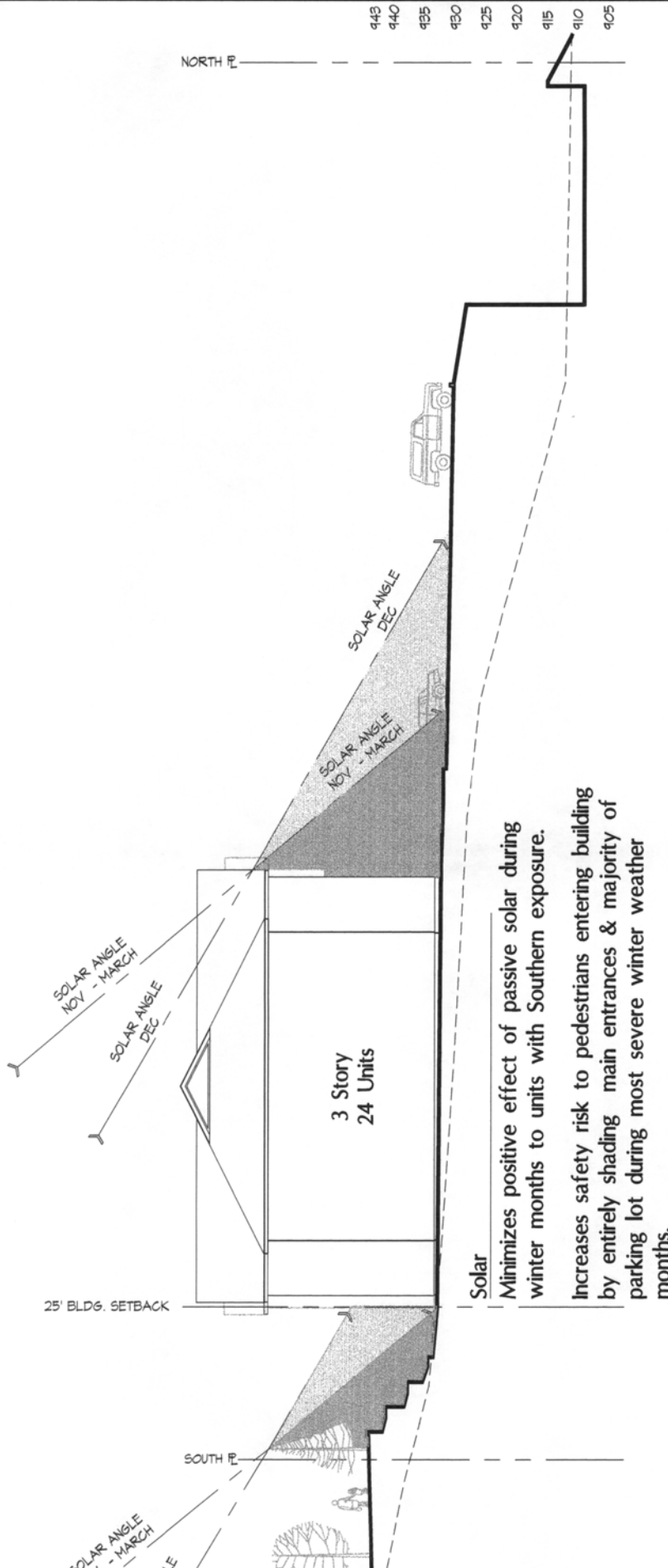


Locating the parking lot on the front setback line results in the following:

1. Only requires 160 cubic yards of net fill; the equivalent of 19 truck loads of fill. This indicates that this site layout will fit almost seamlessly into the existing topography.
2. Creates a more desirable cross-slope at plane of intersection between existing street & parking lot entrance.
3. Creates a +/-1' grade difference, easy for vehicles to negotiate to gain entrance from existing street into parking lot.
4. Places the parking lot 11' below 7th Street roadway thus, uses the natural topography to provide visual & physical buffering & serve as a boundary between adjacent land uses.
4. Allows two additional dwelling units to meet ADA Accessibility Guidelines and Final Fair Housing Act requirements.

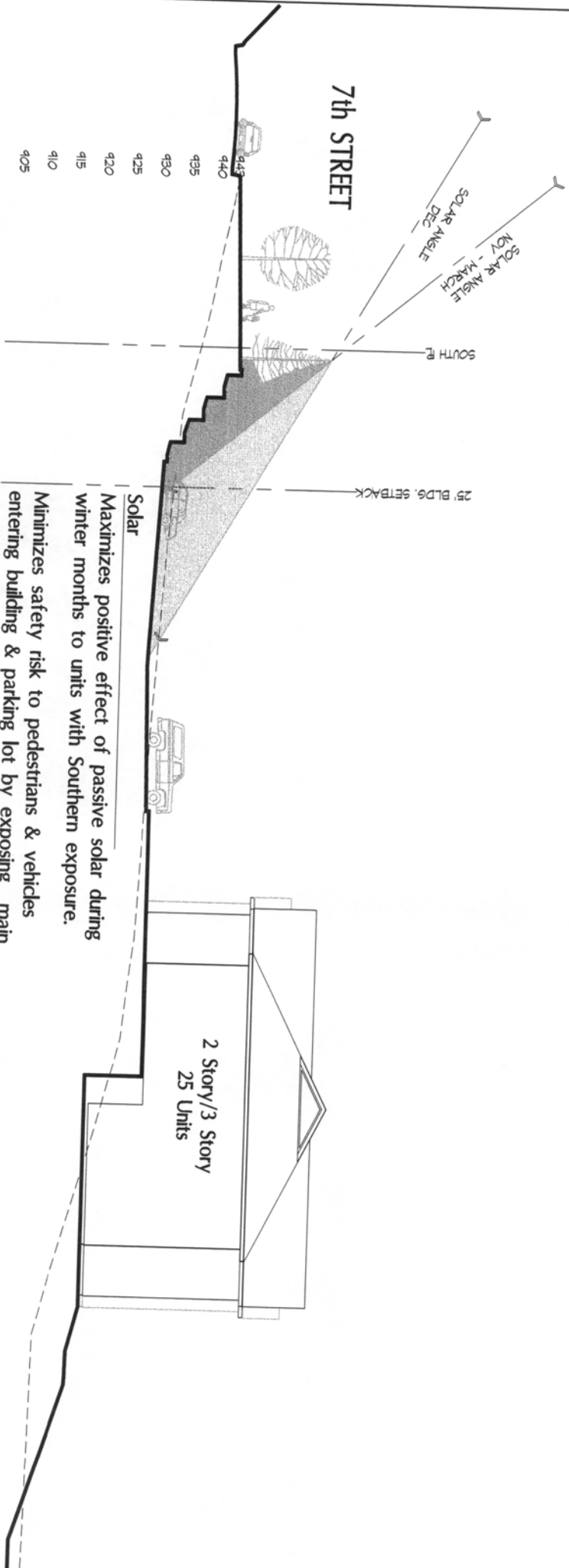






Solar
Minimizes positive effect of passive solar during winter months to units with Southern exposure.
Increases safety risk to pedestrians entering building by entirely shading main entrances & majority of parking lot during most severe winter weather months.

Prevailing Winds
Natural topography minimizes positive effect of prevailing winds during Spring & Summer months to units with Southern exposure.
Offers no protection to main entrances to building from exposure to prevailing North winds during most severe weather months.



Maximizes positive effect of passive solar during winter months to units with Southern exposure.

Minimizes safety risk to pedestrians & vehicles entering building & parking lot by exposing main entrances & majority of parking lot to full sun during most severe winter weather months.

Prevailing Winds

Natural topography will not interfere with positive effect of prevailing winds during Spring & Summer months to units with Southern exposure.

Main entrances to building are protected from exposure to prevailing North winds during most severe weather months.