

**PROPOSAL FOR
NEIGHBORHOOD DEVELOPMENT:**

44th St Apartments

April 2022

streetfront 





AGENDA

1. About us / Our Values
2. The Site
3. The Building
4. Timeline
5. Q&A

2815-2821

44TH ST W.



As Principal of Streetfront Development, Charles focuses on projects in walkable locations and making neighborhoods less car-dependent. He has experience with a variety of housing types including market-rate housing, affordable housing, new construction, and historic renovations.

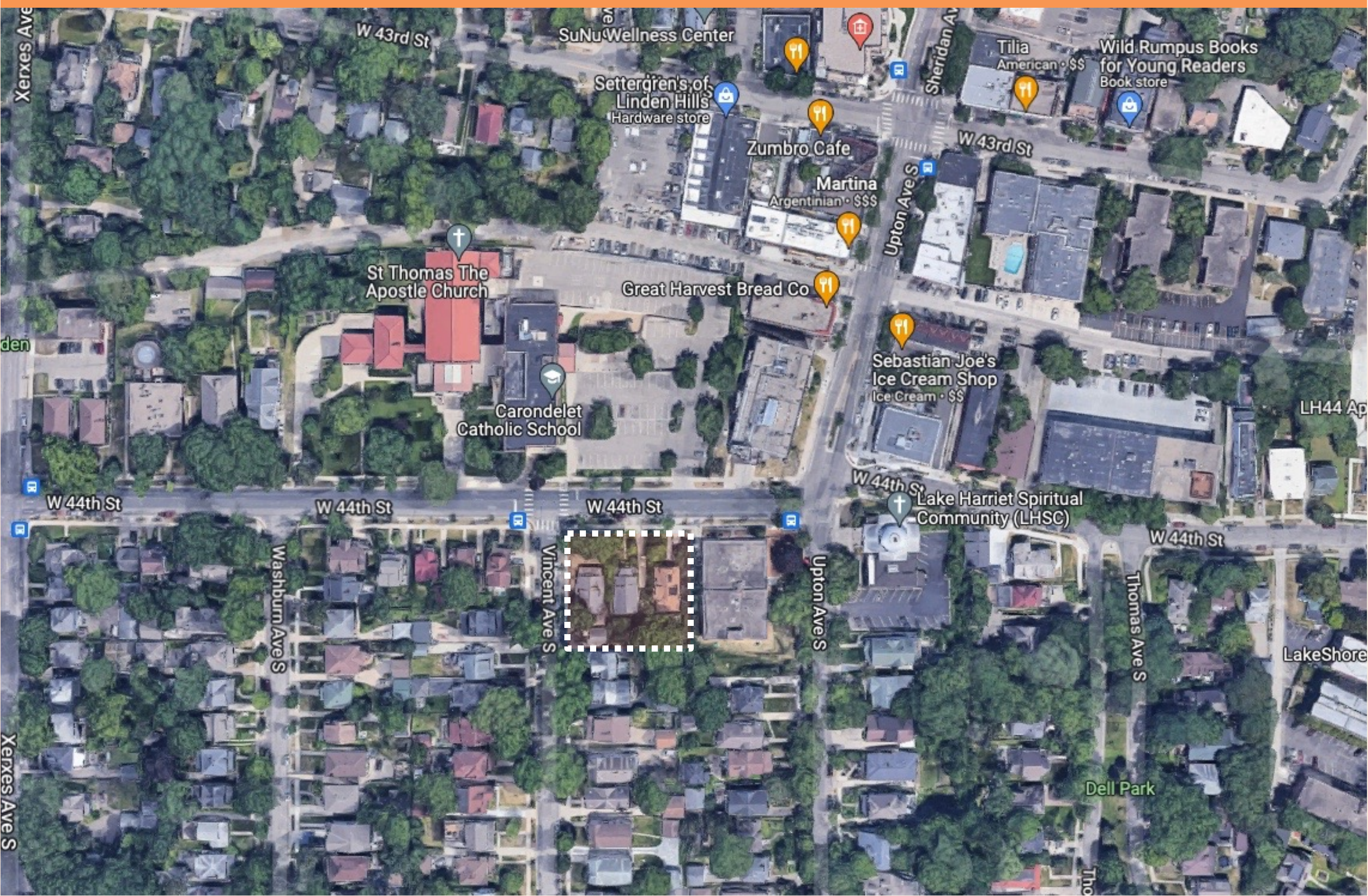


As Managing Partner of Good Neighbor Homes, Thomas leads all new business & real estate development initiatives. Working with first generation small business owners or bringing to life underutilized buildings & sites, Thomas embraces being the change he wants to see in the world.

Neighborhood Scale • Missing Middle • Walkable Neighborhoods • Sustainable • Transit-Oriented



LOCATION OVERVIEW





SITE OVERVIEW

Parcels:	3 total (2815, 2817, 2821)
Parcel Area:	0.40 acres 17,242 SF
Zoning:	R2B – Two-Family District
Built Form:	Corridor 3 Built Form Overlay
Overlay:	Shoreland Overlay (Partially 1 parcels)

EXTERIOR RENDERING



44TH ST W.

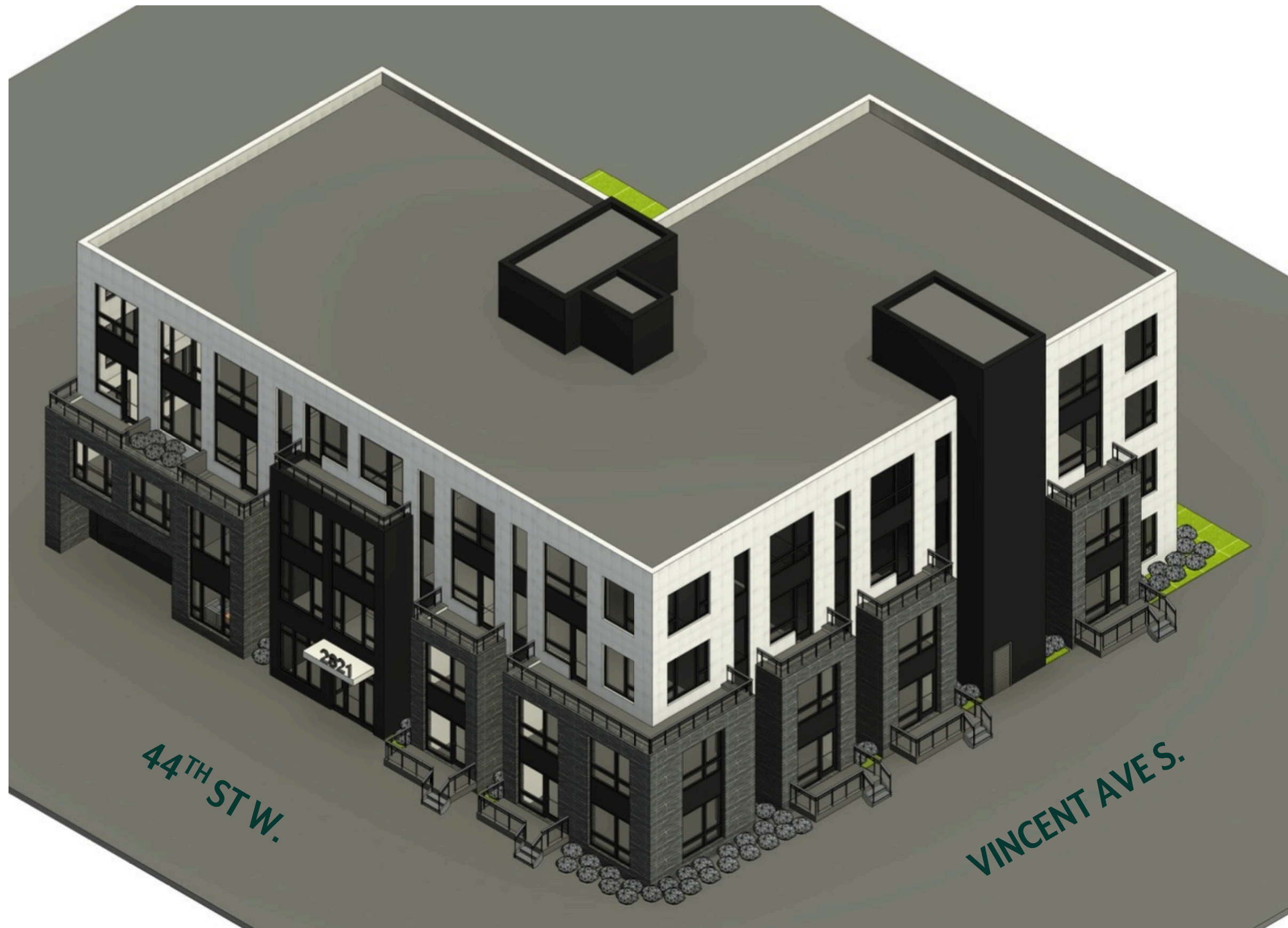
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EXTERIOR RENDERING



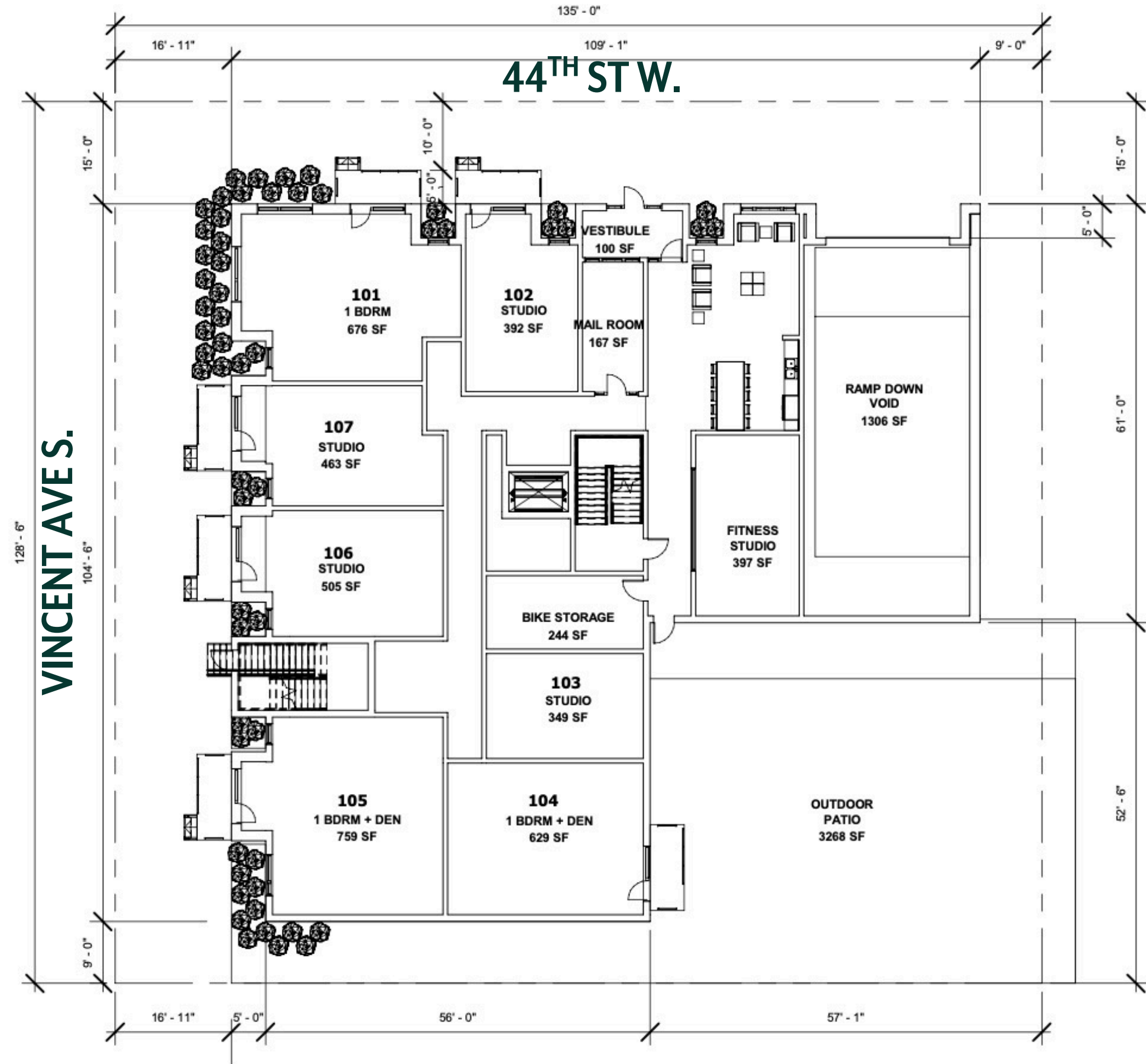
44TH ST W.

EXTERIOR RENDERING



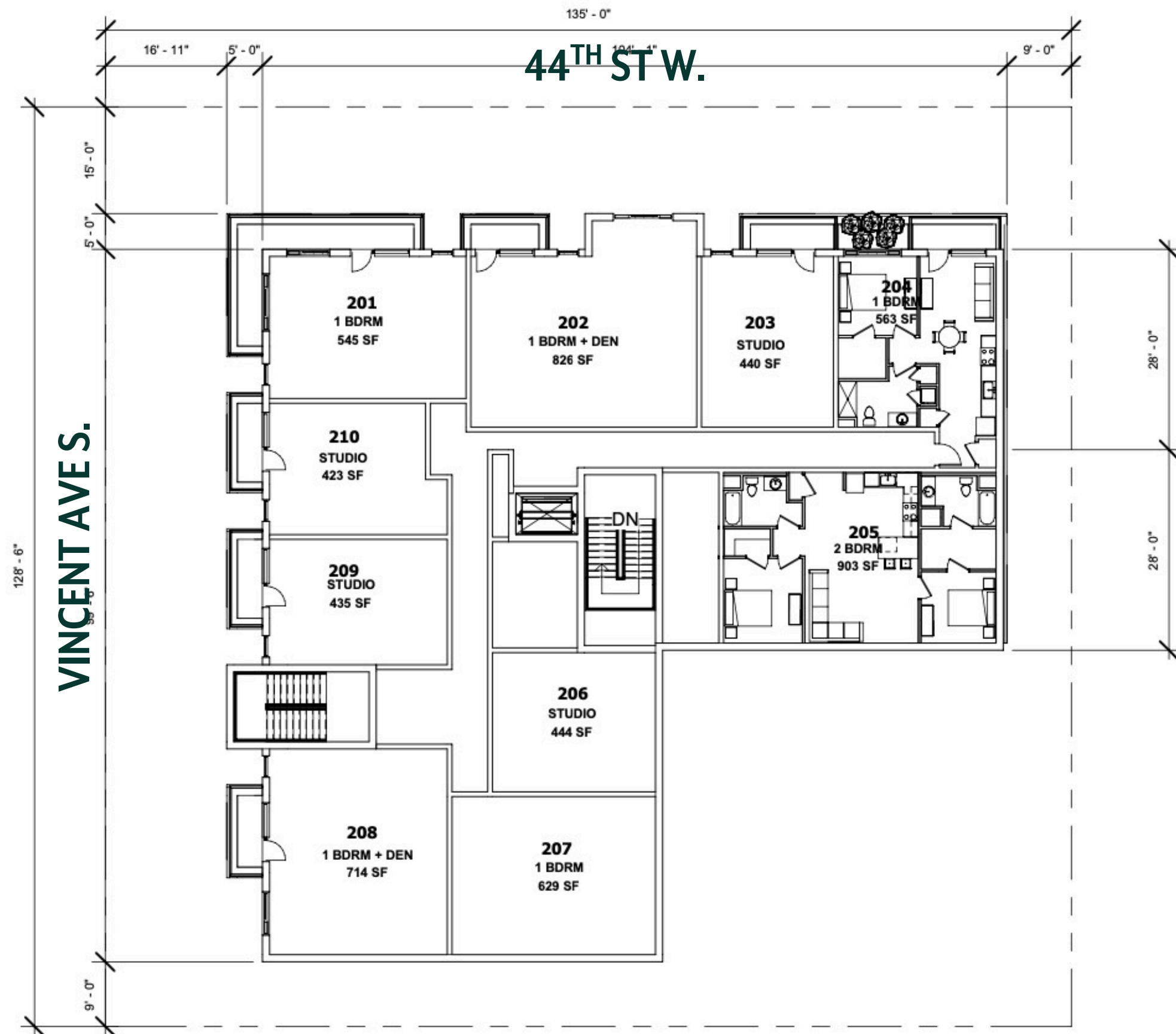
FLOOR PLANS

MAIN FLOOR



FLOOR PLANS

FLOORS 2-4



TIMELINE



April 2022

Neighborhood Meeting (4/11)
Preliminary Development Review

May 2022

Land use Application
Rezoning R2 to R4; No variances

June/July 2022

Planning Commission

September 2022

Building Permit
Closing

Oct/Nov 2022

Start Demo/Construction

November 2023

Grand Opening



Q & A