



# FIRST STREET

PUD & PROJECT REVIEW SPECIAL PERMIT APPLICATION  
 REVISED MAJOR AMENDMENT PB #213A DEVELOPMENT PROPOSAL

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EXPANDED DEVELOPMENT PARCEL





# FIRST STREET P.U.D. APPLICATION REVISED MAJOR AMENDMENT PB #231A

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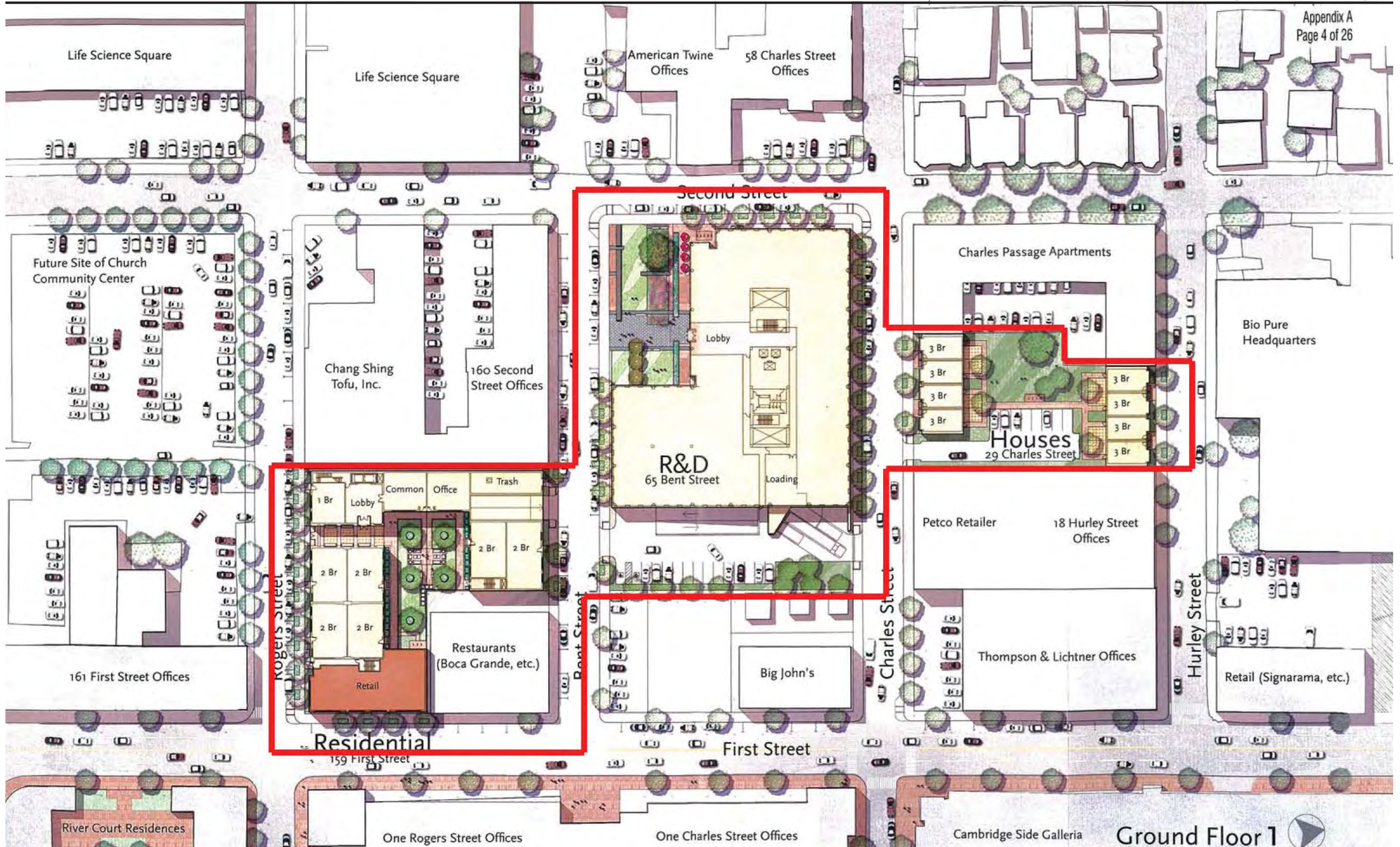
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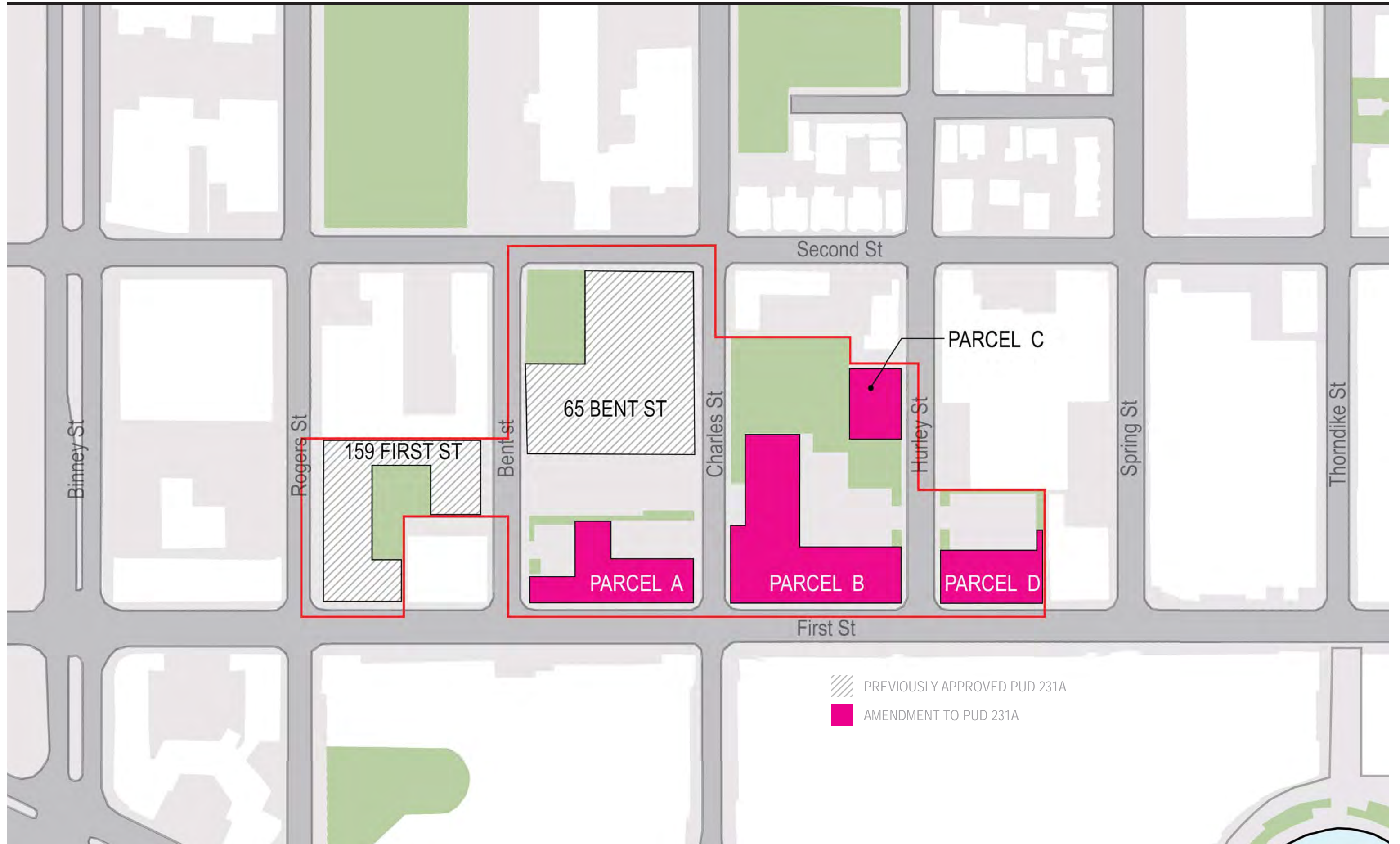
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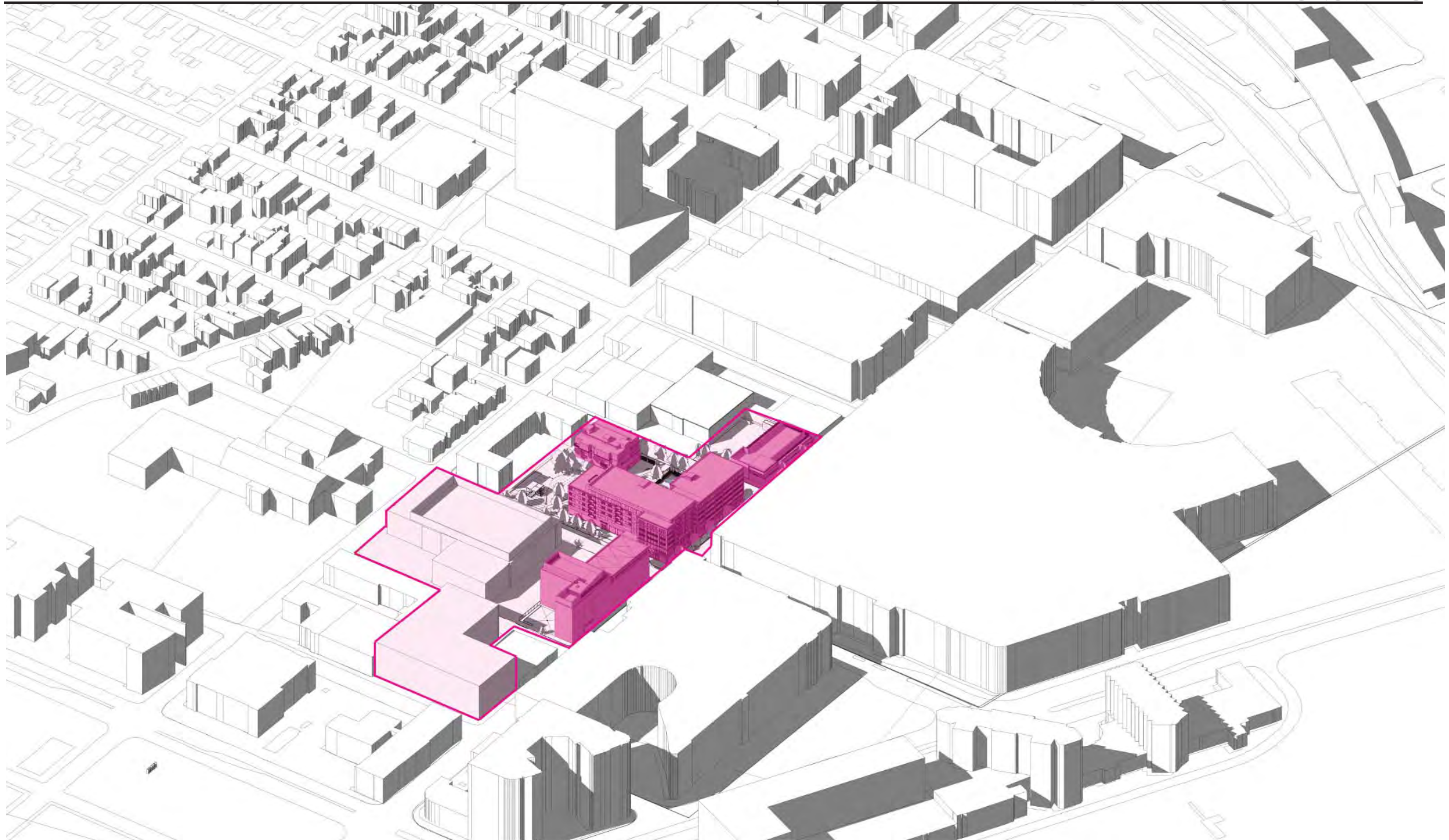
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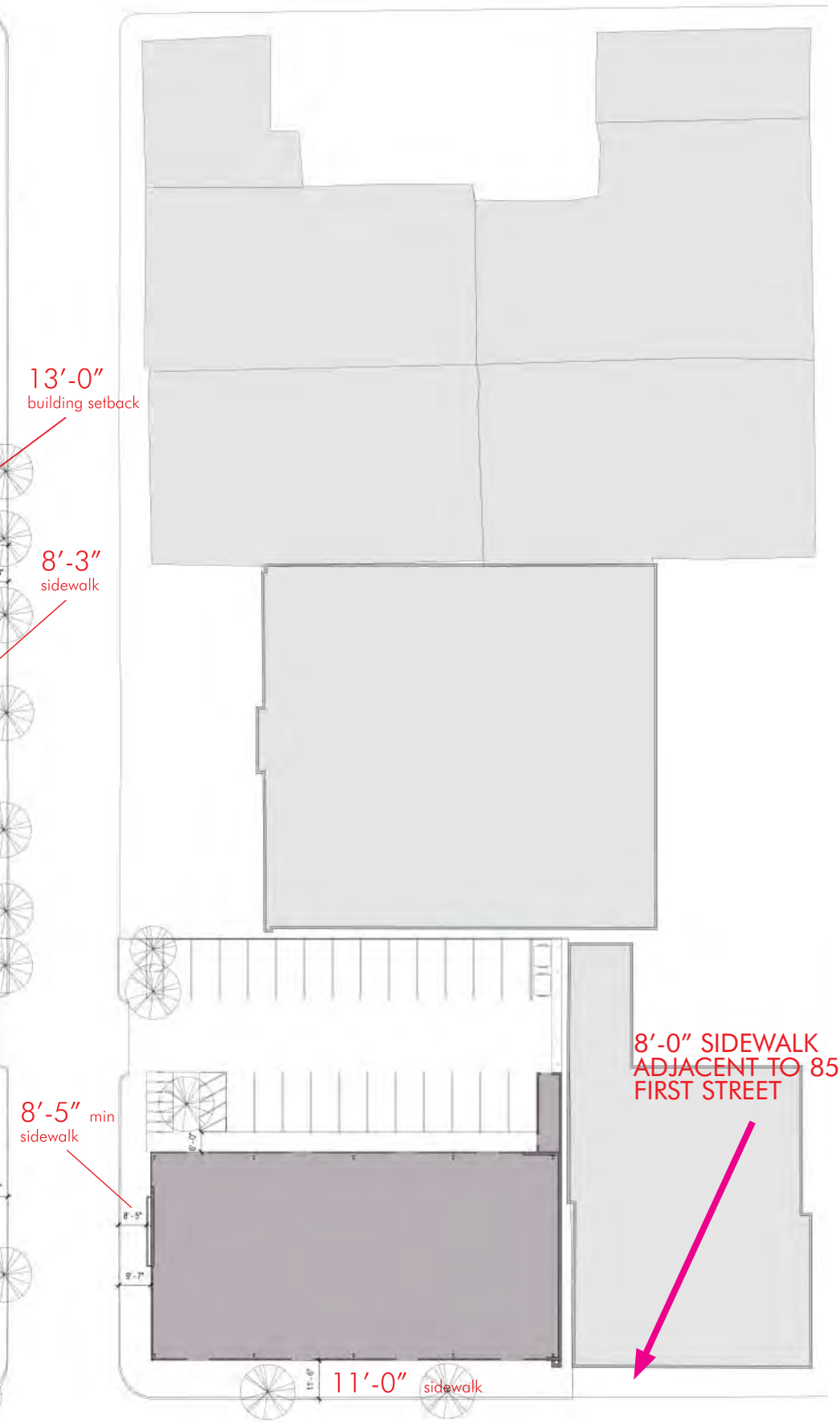
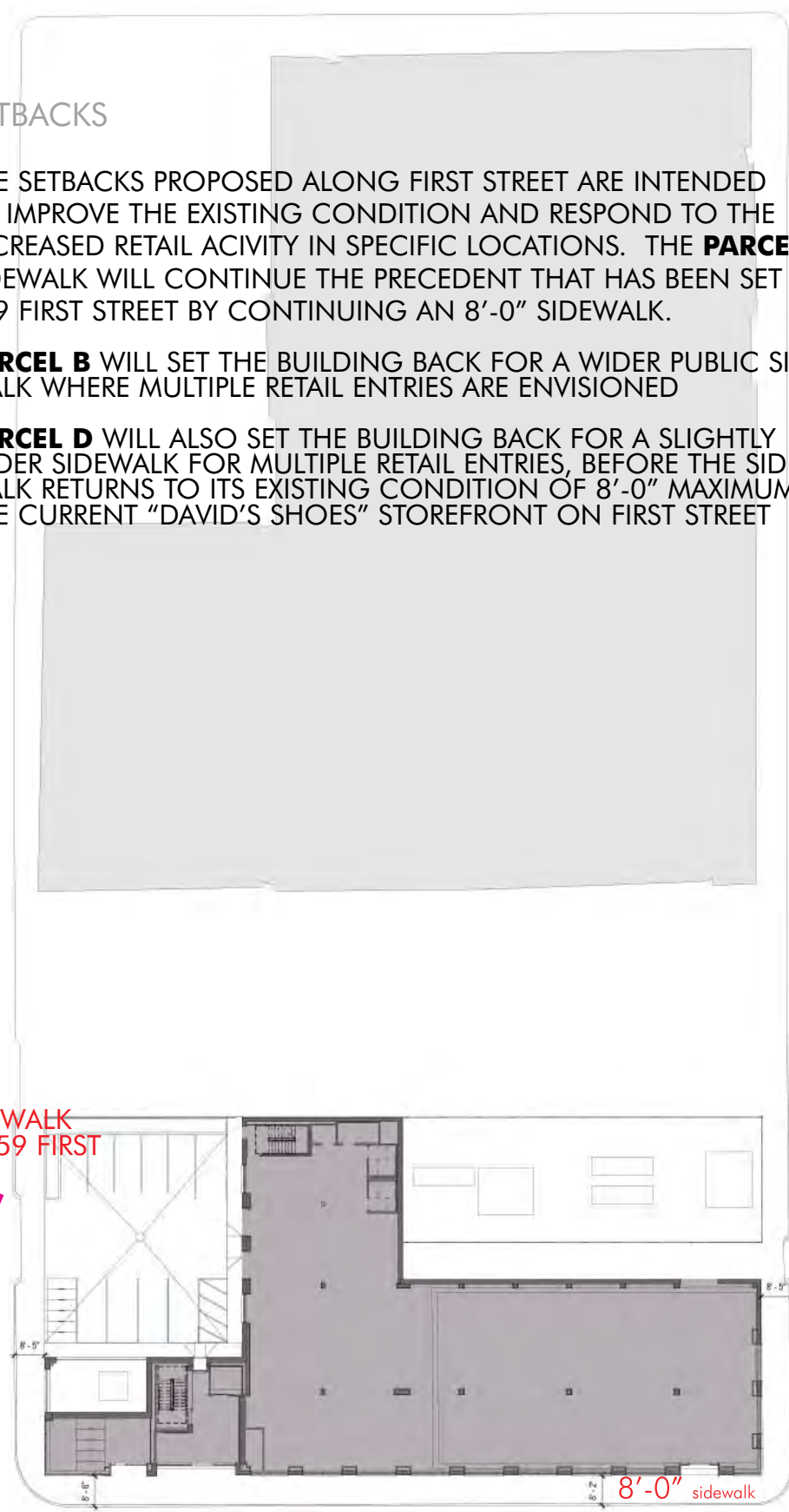
SETBACKS

THE SETBACKS PROPOSED ALONG FIRST STREET ARE INTENDED TO IMPROVE THE EXISTING CONDITION AND RESPOND TO THE INCREASED RETAIL ACIVITY IN SPECIFIC LOCATIONS. THE **PARCEL A** SIDEWALK WILL CONTINUE THE PRECEDENT THAT HAS BEEN SET AT 159 FIRST STREET BY CONTINUING AN 8'-0" SIDEWALK.

**PARCEL B** WILL SET THE BUILDING BACK FOR A WIDER PUBLIC SIDEWALK WHERE MULTIPLE RETAIL ENTRIES ARE ENVISIONED

**PARCEL D** WILL ALSO SET THE BUILDING BACK FOR A SLIGHTLY WIDER SIDEWALK FOR MULTIPLE RETAIL ENTRIES, BEFORE THE SIDEWALK RETURNS TO ITS EXISTING CONDITION OF 8'-0" MAXIMUM AT THE CURRENT "DAVID'S SHOES" STOREFRONT ON FIRST STREET

8'-0" SIDEWALK ALONG 159 FIRST STREET

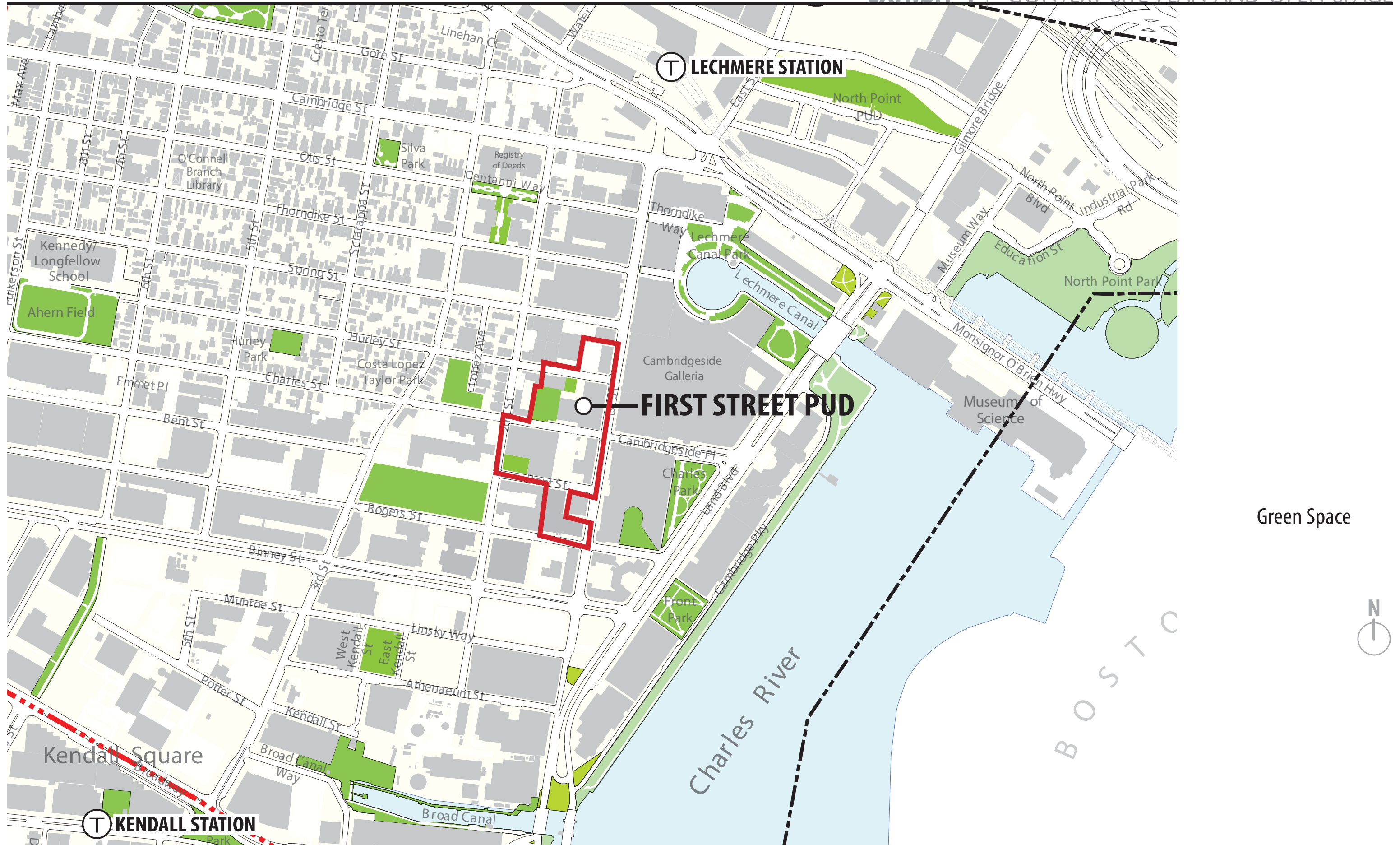


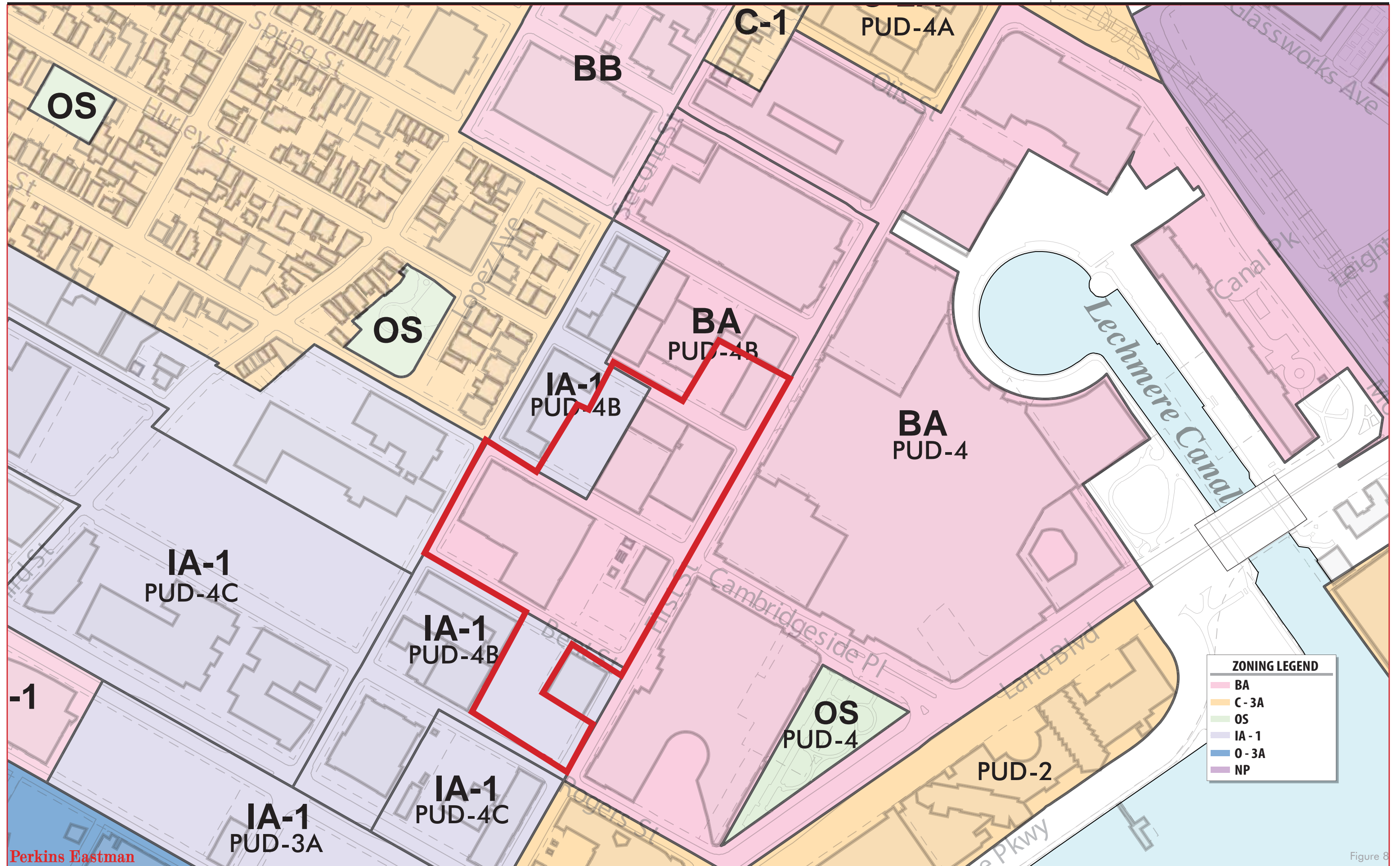
8'-0" SIDEWALK ADJACENT TO 85 FIRST STREET



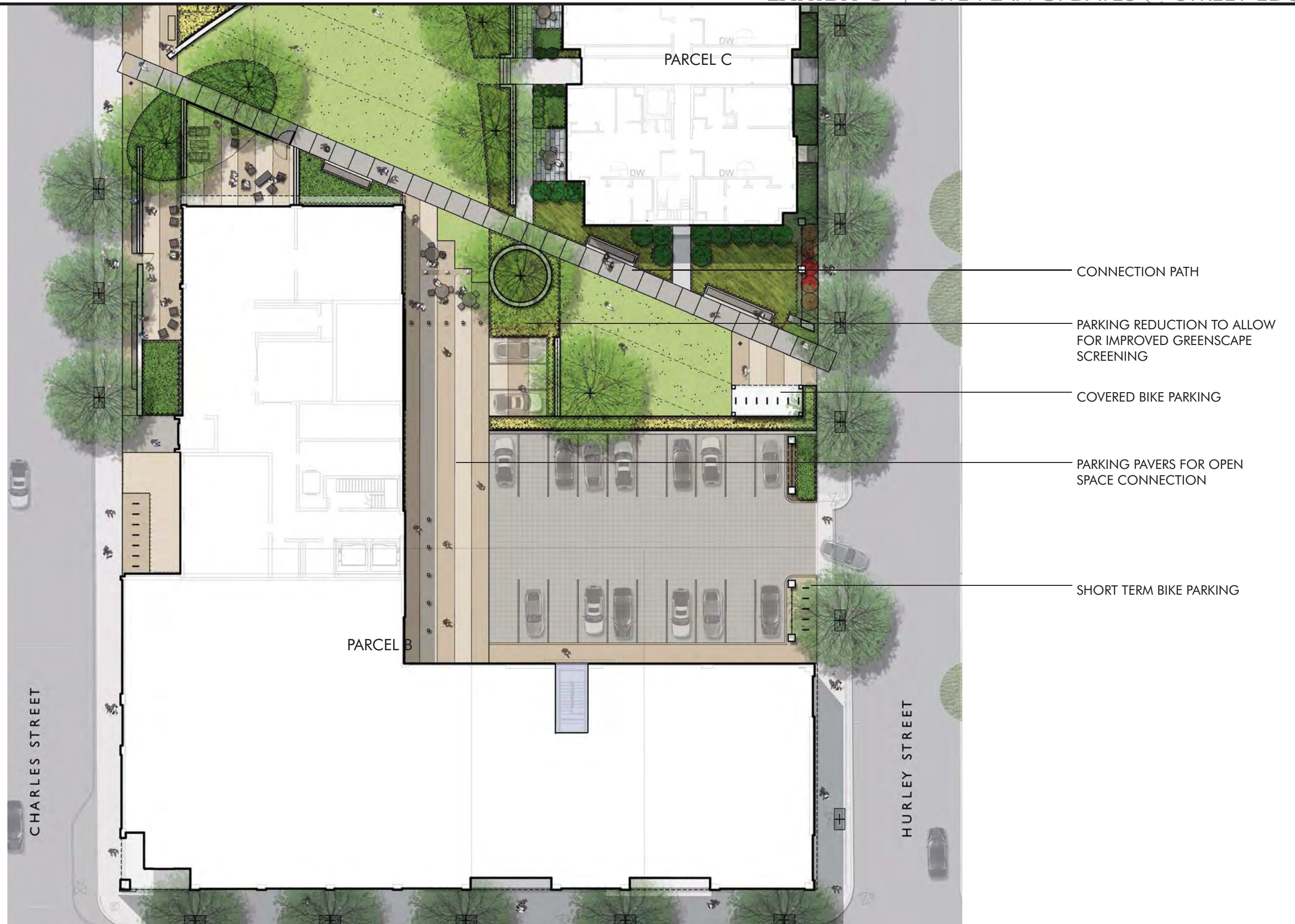


-  RETAIL
-  RESIDENTIAL
-  RETAIL AT GROUND LEVEL  
RESIDENTIAL ABOVE
-  OFFICE
-  RETAIL AT GROUND LEVEL  
OFFICE ABOVE
- (A)** 121 FIRST ST. | OFFICE + RETAIL  
Retail GFA = 9,800 GSF  
Office GFA = 40,482 GSF
- (B)** 107 - 119 FIRST ST. | RETAIL  
21 CHARLES ST. | RESIDENTIAL  
Retail GFA = 14,800 GSF  
Residential GFA = 101,488 GSF
- (C)** 29 CHARLES ST. | OPEN SPACE  
22 HURLEY ST. | RESIDENTIAL  
  
Residential GFA = 18,502 GSF
- (D)** 95 FIRST ST. | RETAIL  
Retail GFA = 7,750 GSF









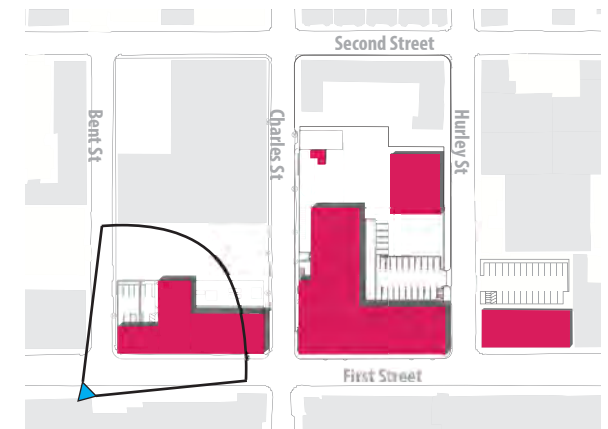
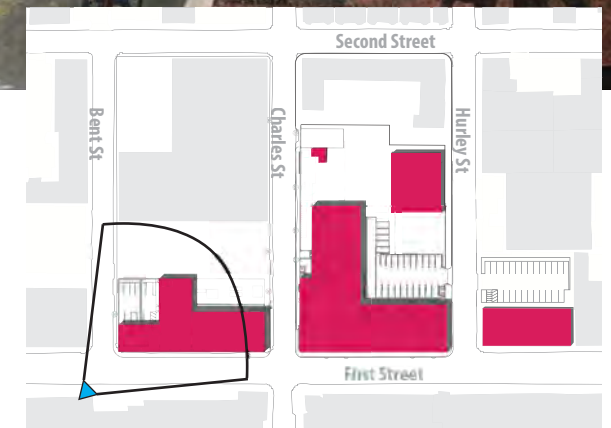


Figure 11











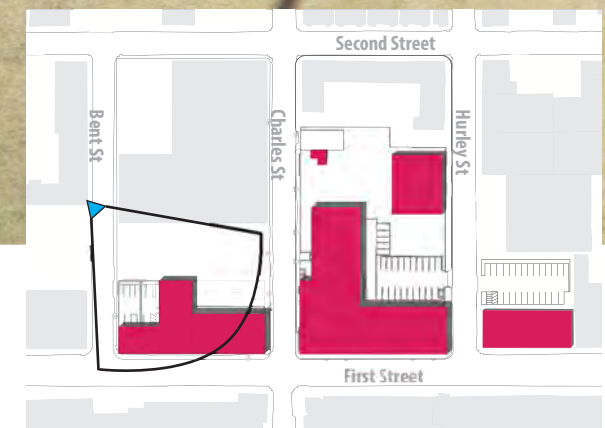


Figure 16





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Figure 18



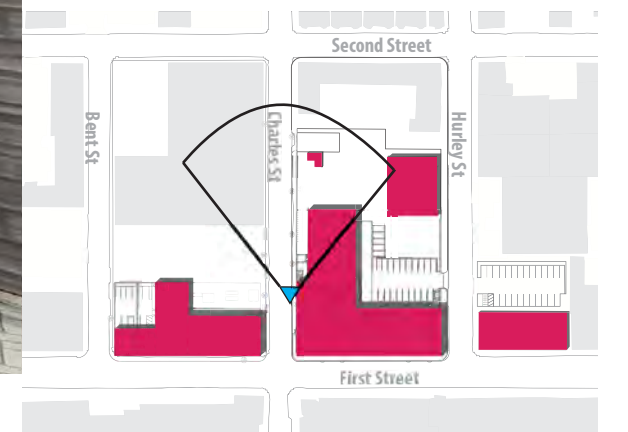
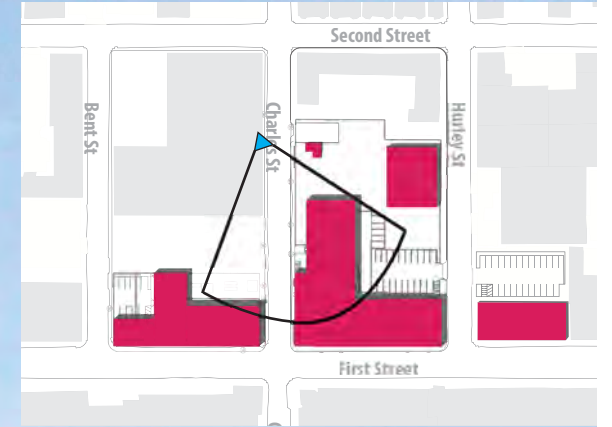


Figure 20











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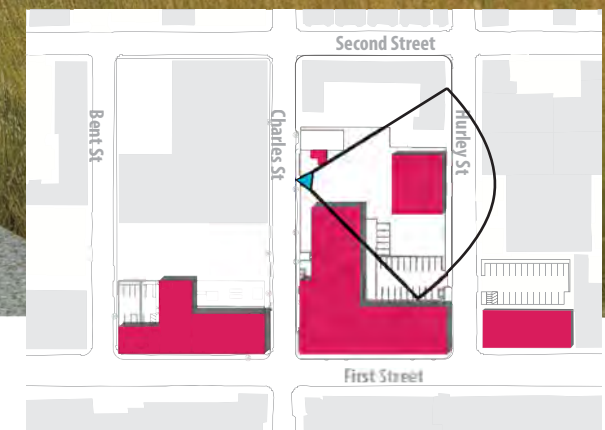


Figure 24



