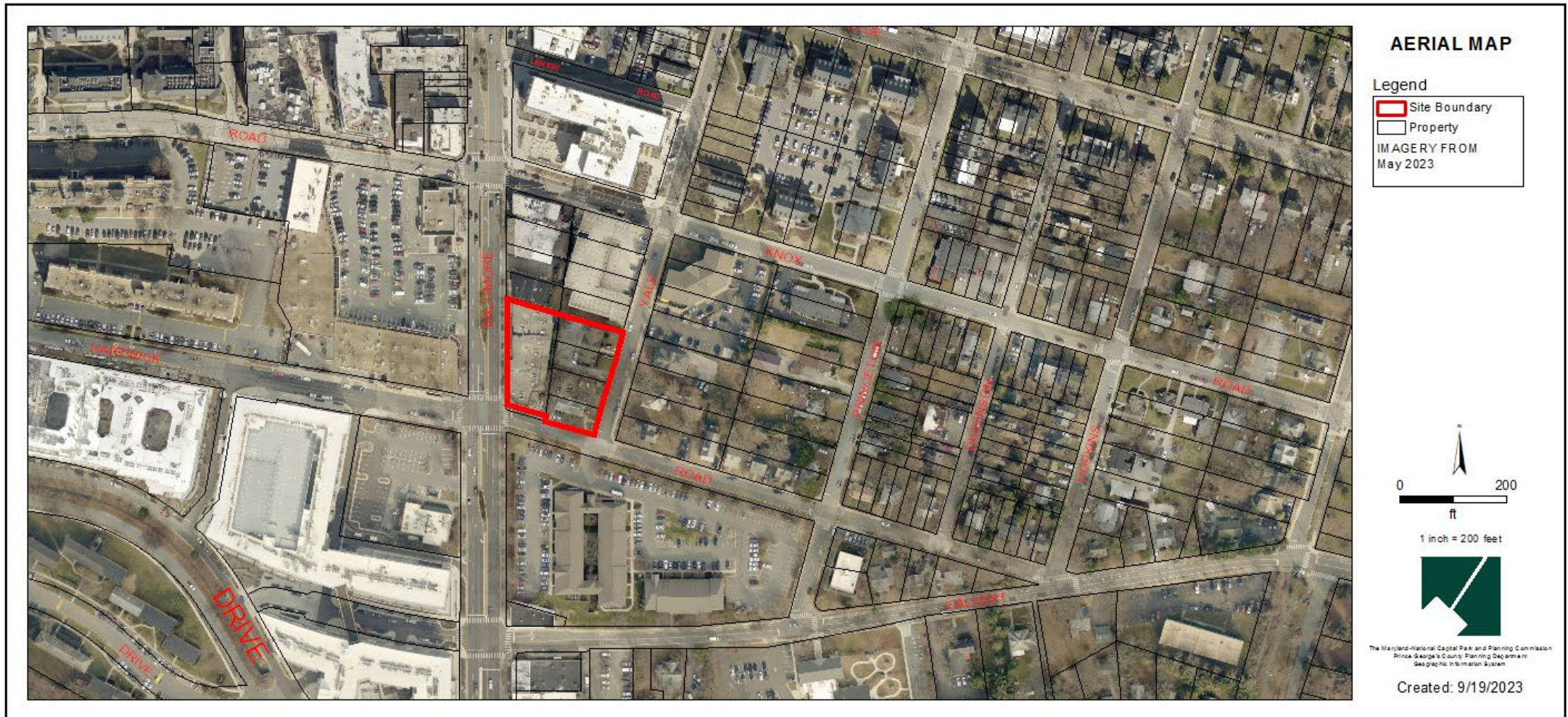


TERRAPIN HOUSE

Detailed Site Plan

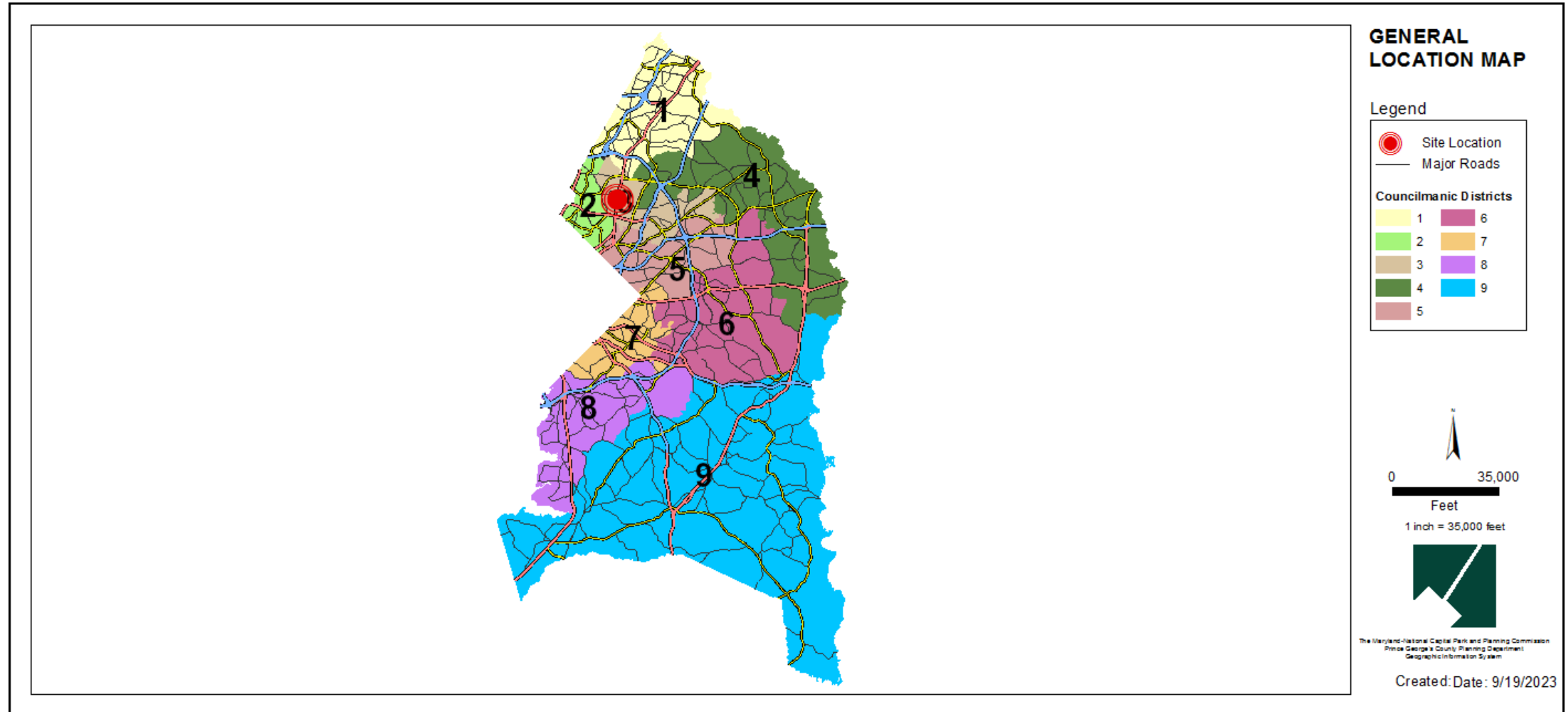
Staff Recommendation: APPROVAL with conditions



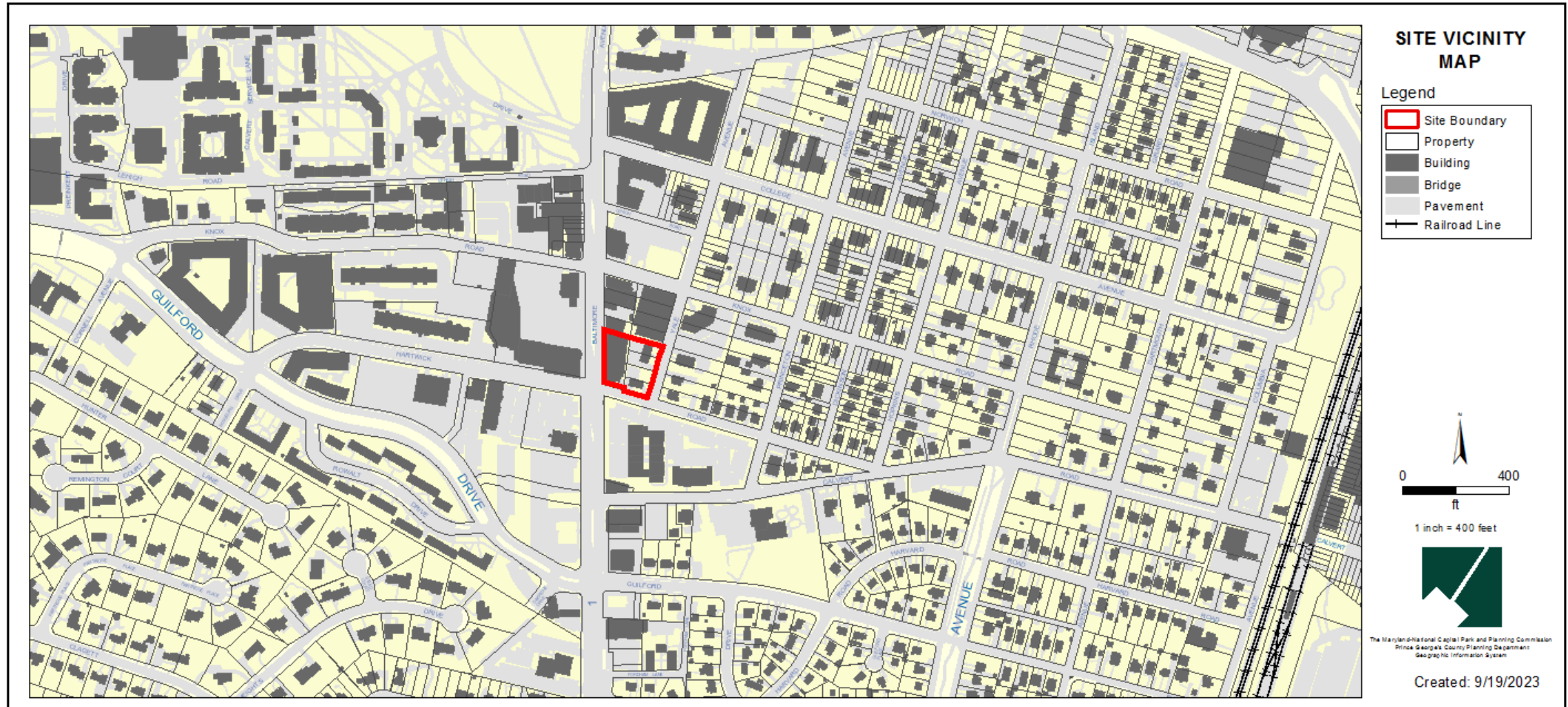
GENERAL LOCATION MAP

Council District: 03

Planning Area: 66



SITE VICINITY MAP



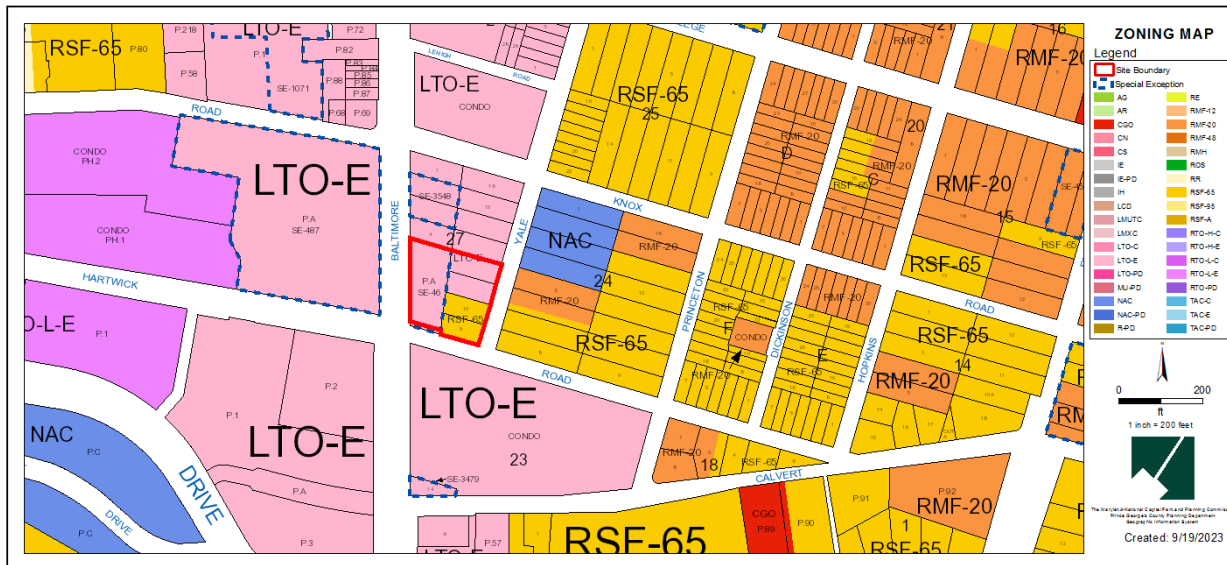
ZONING MAP

Current Property Zone: LTO-E/RSF-

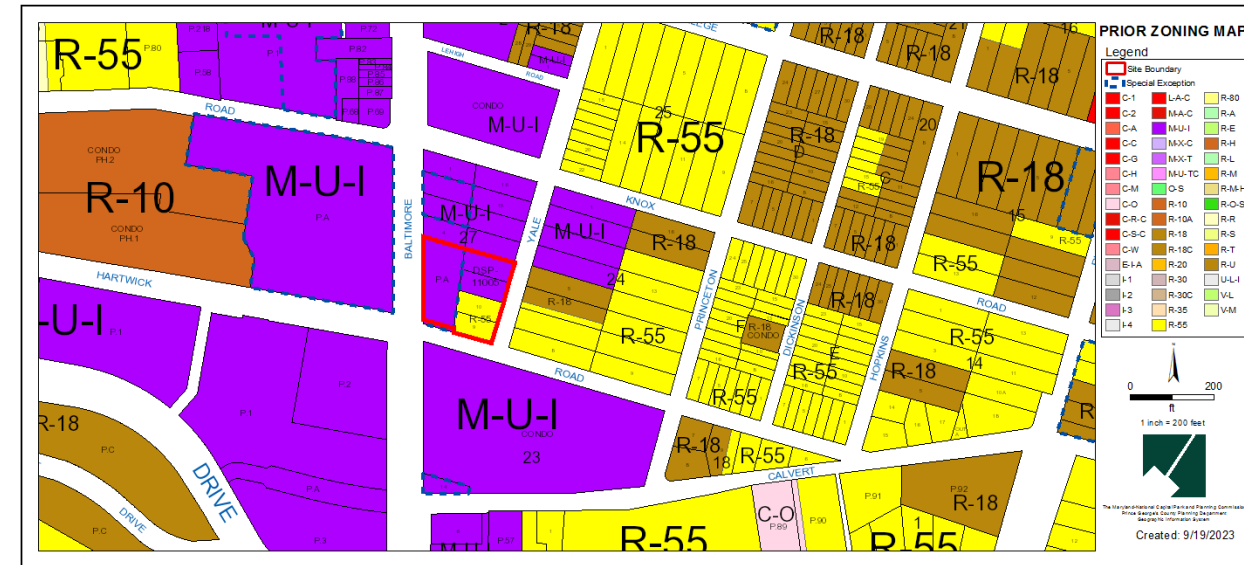
65

Prior Property Zoning: M-U-I

CURRENT ZONING MAP



PRIOR ZONING MAP

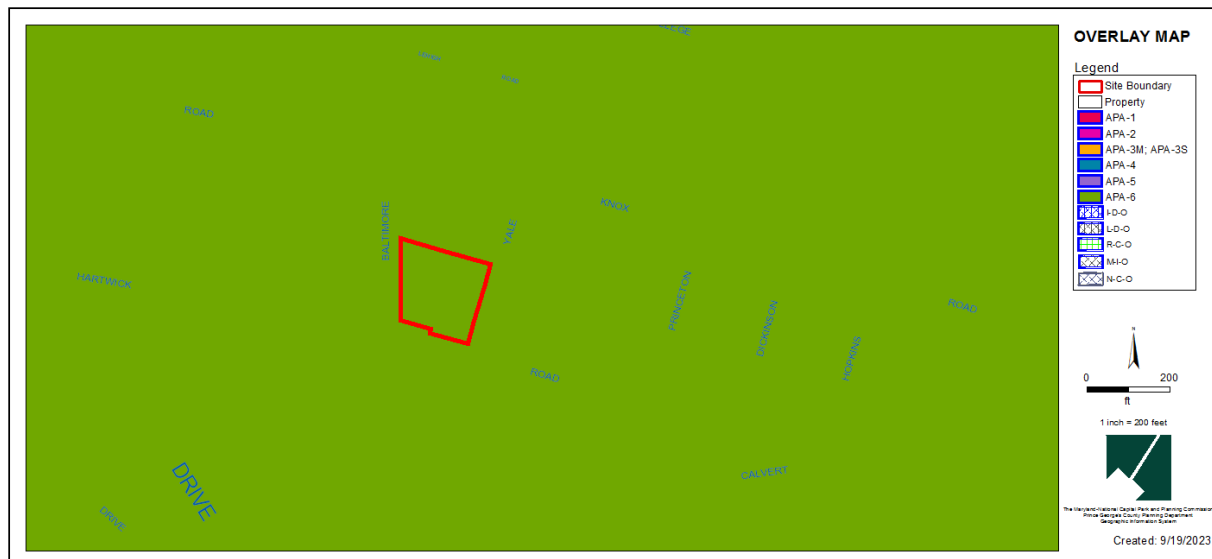


OVERLAY MAP

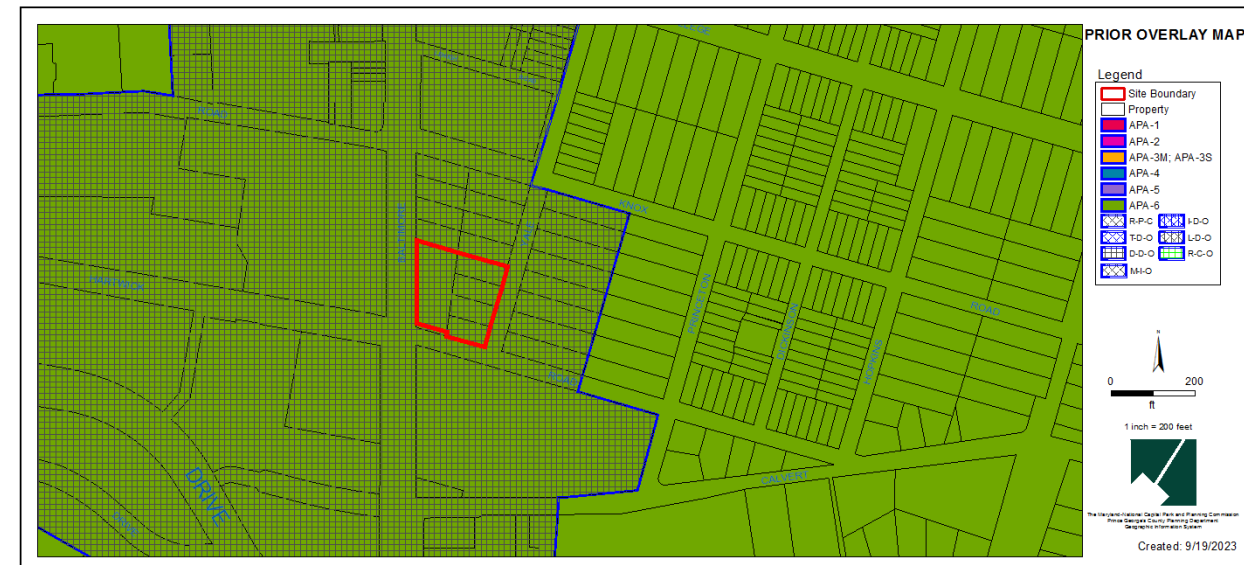
Current Property Overlay: N/A

Prior Property Overlay: D-D-O

CURRENT OVERLAY MAP



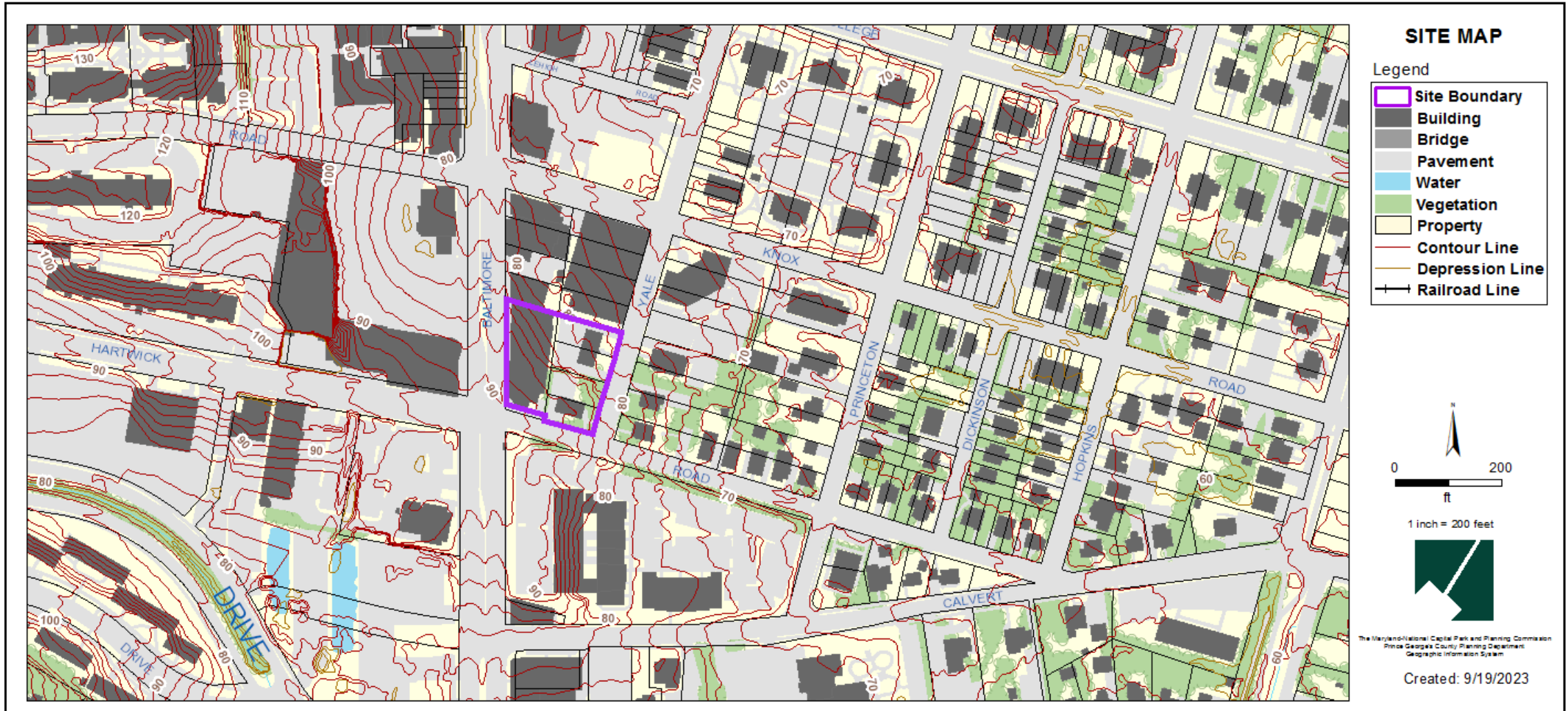
PRIOR OVERLAY MAP



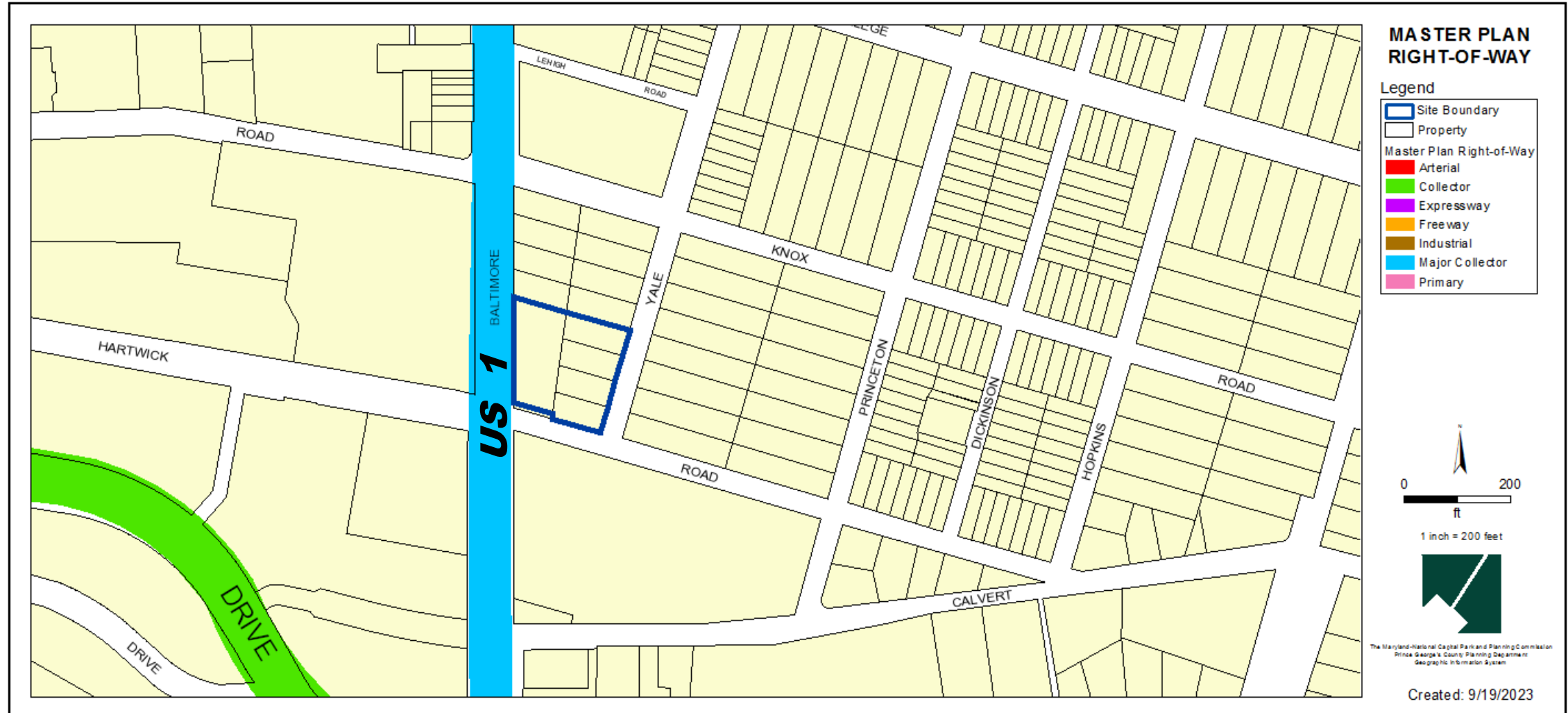
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



CENTRAL US 1 CORRIDOR SECTOR PLAN



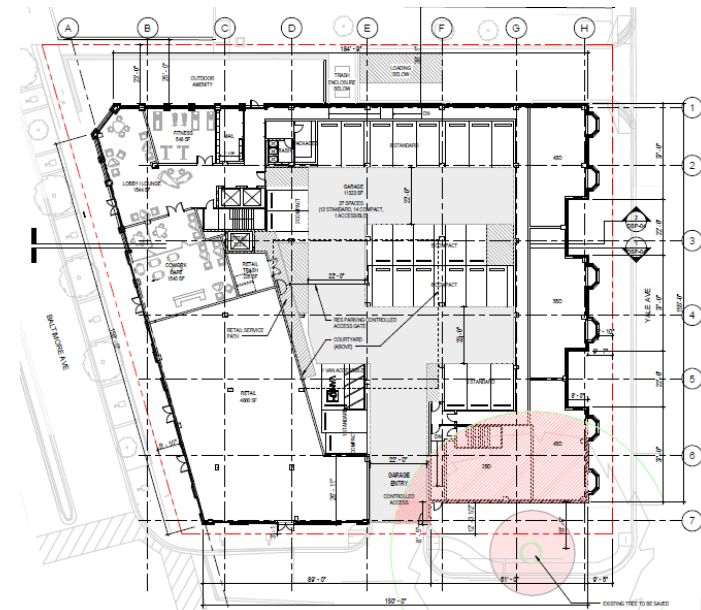


RETAIL ENTRANCE

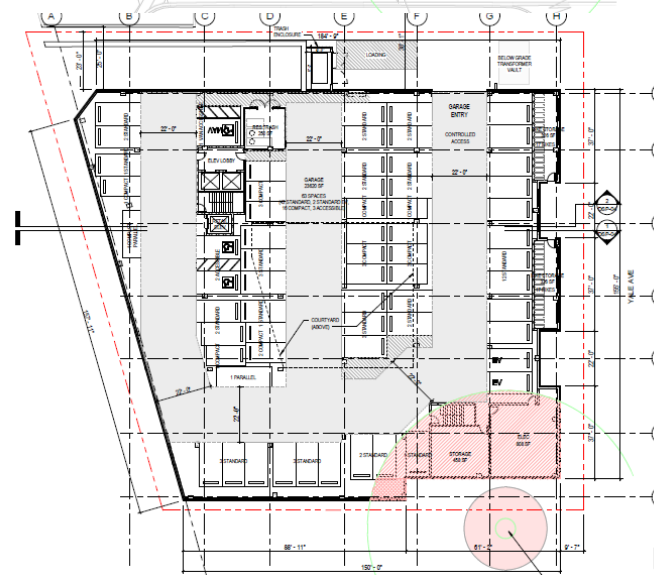


Slide 11 of 20

CIRCULATION PLAN

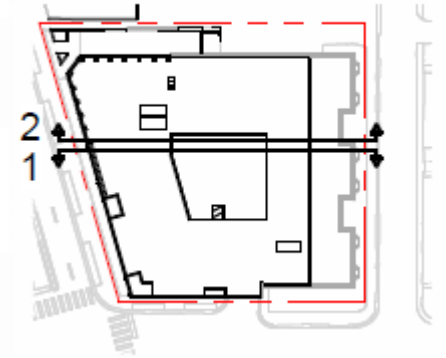


FIRST FLOOR



BASEMENT LEVEL

BUILDING SECTION



EAST-WEST BUILDING SECTION – LOOKING NORTH (2)

PERSPECTIVE VIEW (NORTH-WEST CORNER)



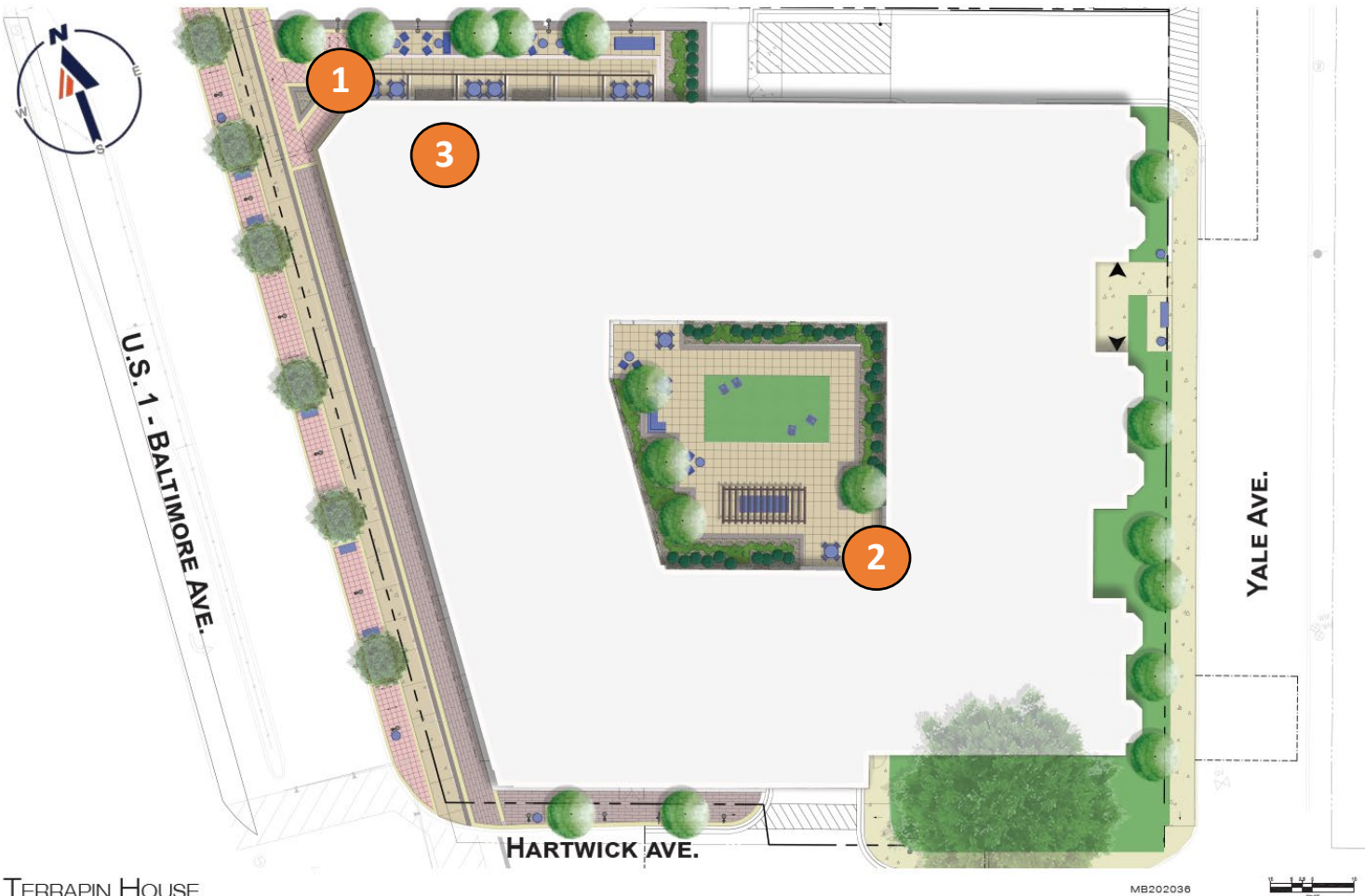
PERSPECTIVE VIEW (SOUTH-WEST CORNER)



PERSPECTIVE VIEW (FROM HARTWICK ROAD)



LANDSCAPE PLAN



1 STREET LEVEL PLAZA AMENITY SPACE



2 TERRACE COURTYARD AMENITY SPACE

3 AN INDOOR FITNESS CENTER

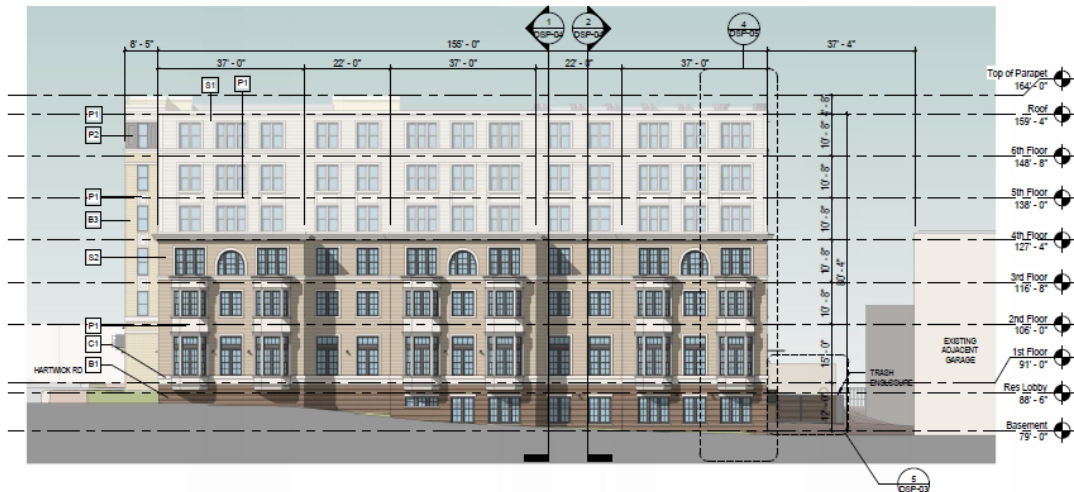
EXTERIOR ELEVATIONS



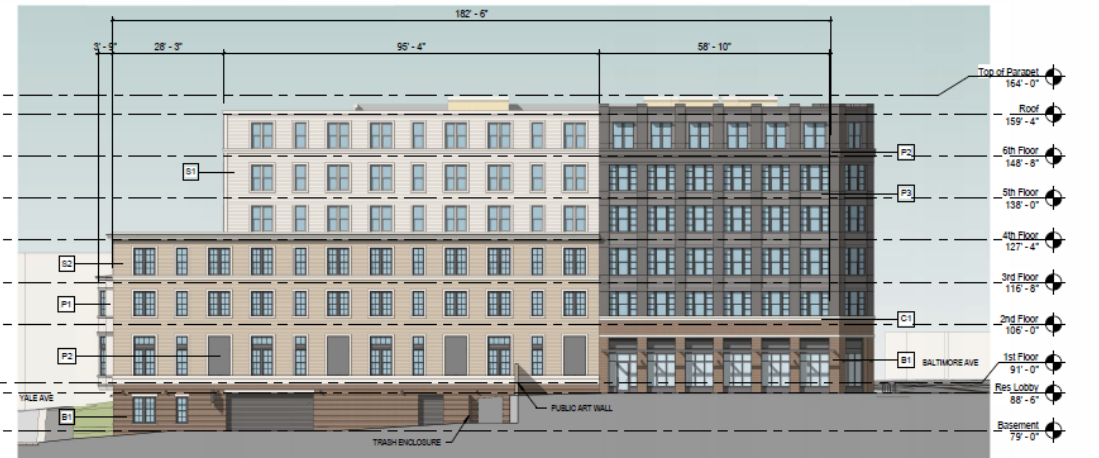
1 WEST ELEVATION - BALTIMORE AVENUE
1/16" = 1'-0"



2 SOUTH ELEVATION - HARTWICK ROAD
1/16" = 1'-0"

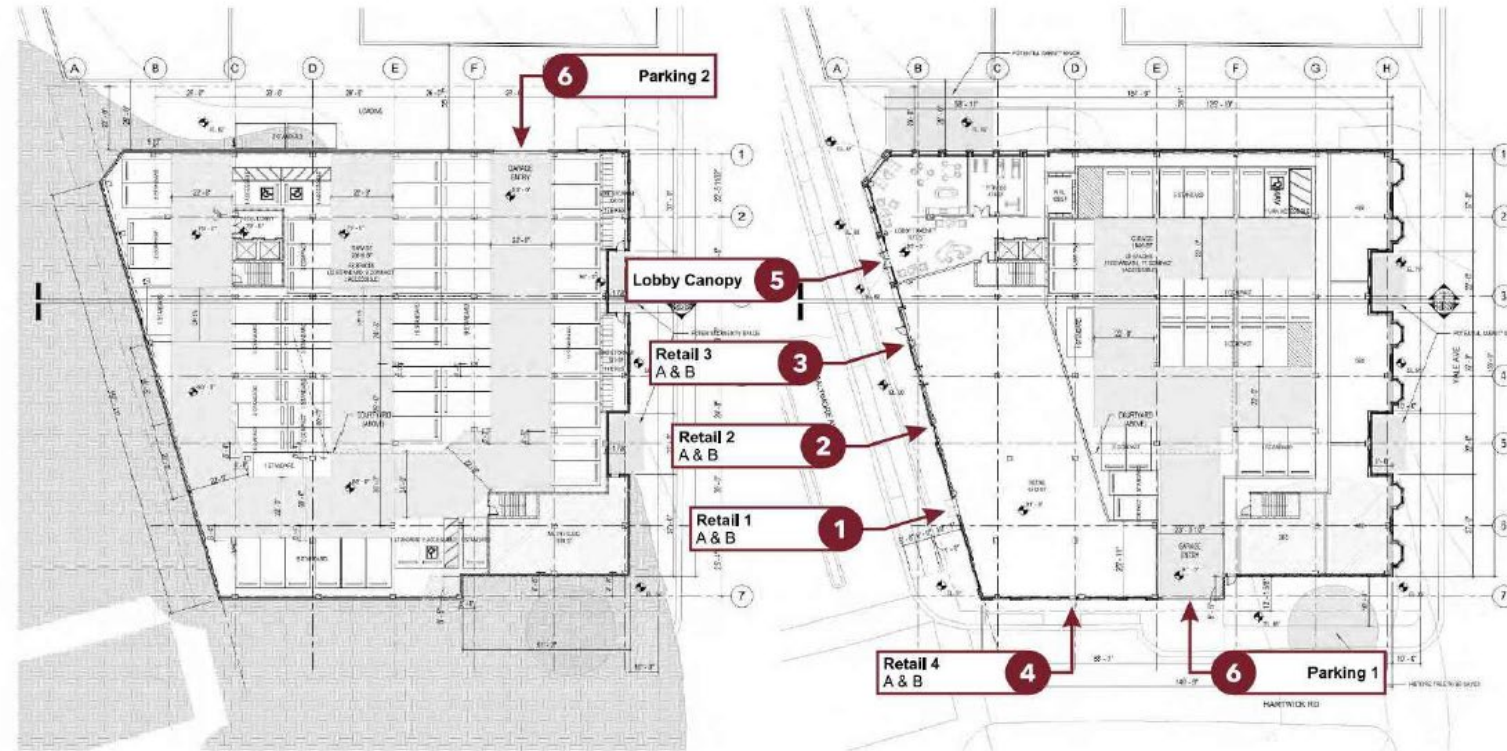


3 EAST ELEVATION - YALE AVENUE
1/16" = 1'-0"



4 NORTH ELEVATION
1/16" = 1'-0"

SIGNAGE



2 Basement
1/8" = 1'-0"

1 1st Floor
1/8" = 1'-0"

1a

Retail 1
A

RETAIL TENANT

2a

Retail 2
A

RETAIL TENANT

3a

Retail 3
A

SIGNAGE

4a

Retail 4
A

RETAIL TENANT

5

Lobby Entrance

TERRAPIN HOUSE

1b

Retail 1
B



2b

Retail 2
B



3b

Retail 3
B



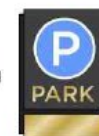
4b

Retail 4
B



6.1

Parking 1
South



6.2

Parking 2
North



STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-22035

[Major/Minor] Issues:

- None

Applicant Required Mailings:

- Information Mailing: 11/18/2022
- Acceptance Mailing: 07/19/2023