



33 Alhambra

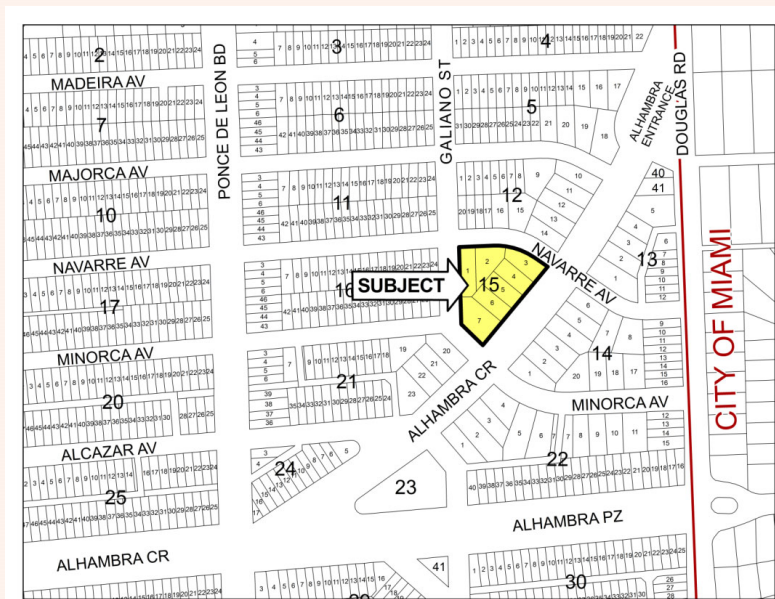
MIXED-USE SITE PLAN

CITY COMMISSION
OCTOBER 8, 2024



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LOCATION



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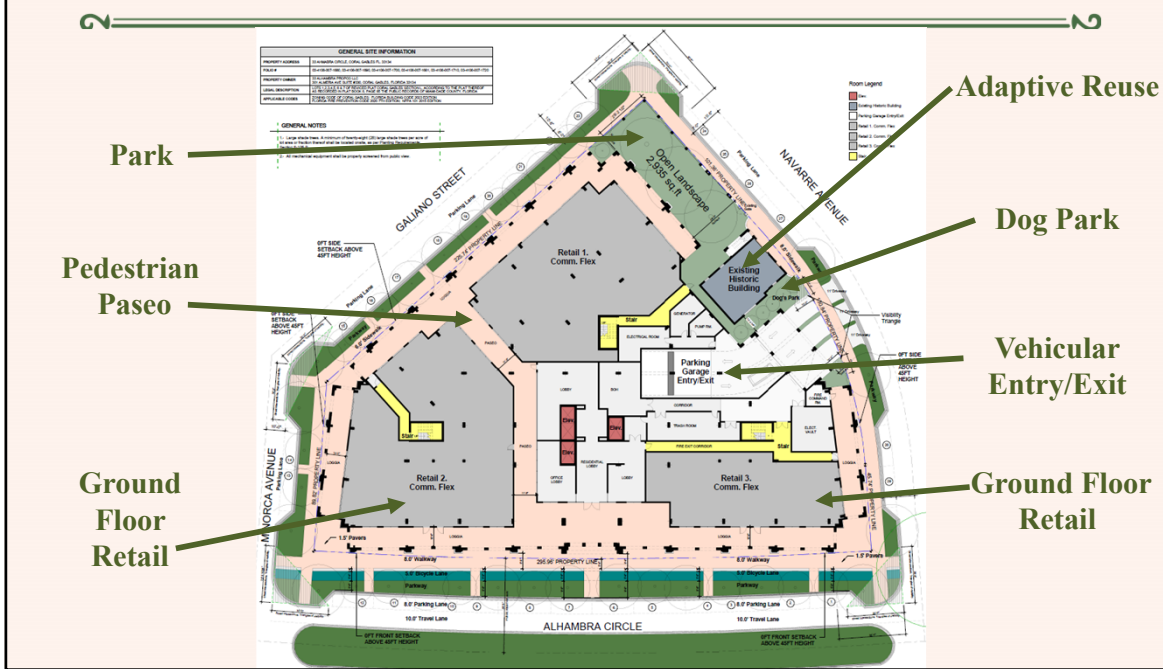
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EXISTING CONDITIONS



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MIXED-USE SITE PLAN



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“33 ALHAMBRA”

	ALLOWED/REQUIRED	PROPOSED
OPEN SPACE	4,877 SQFT, 10%	11,351 SQFT (23.3%)
DENSITY	UNLIMITED (WITHIN THE CBD)	70 U/A OR 78 UNITS
HEIGHT	97'	97' / 8 STORIES
FLOOR AREA RATIO (FAR)	3.5 FAR (170,695 SQ. FT.)	3.5 FAR (170,694 SQ. FT.)
FRONT SETBACK	0'	0'
FRONT UPPER FLOOR STEPBACK	10' ABOVE 45'	10'-0" (VARIES) ABOVE 45'
PARKING SPACES	135	146
BICYCLE PARKING	18	22

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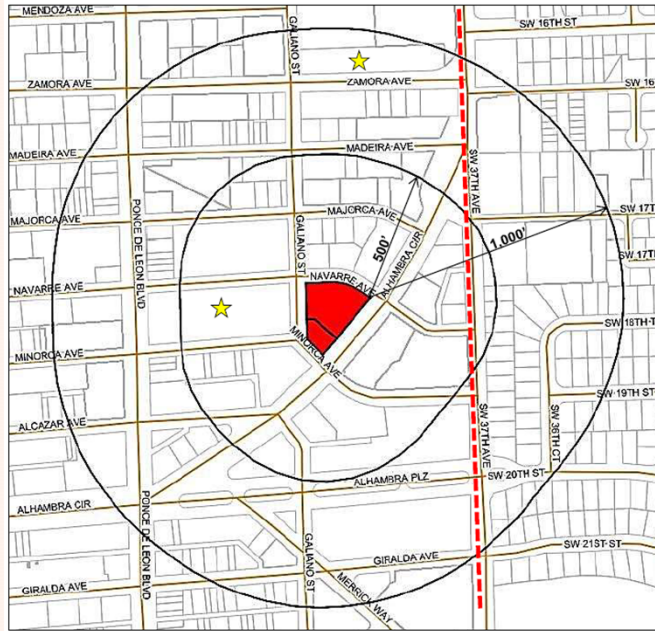
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REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 05.31.24
2	NEIGHBORHOOD MEETING: 07.29.24
3	BOARD OF ARCHITECTS: 08.01.24
4	NEIGHBORHOOD MEETING: 08.27.24
5	PLANNING AND ZONING BOARD: 09.11.24
6	SCHOOL COMMUNITY RELATIONS COMMITTEE: 09.20.24
7	CITY COMMISSION: 10.08.24

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LETTERS TO PROPERTIES (1,000 FT)



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PUBLIC NOTIFICATION

4 TIMES	LETTERS TO PROPERTIES 2 NEIGHBORHOOD MEETINGS, PZB, CC
3 TIMES	PROPERTY POSTING DRC, BOA, PZB
4 TIMES	WEBSITE POSTING DRC, BOA, PZB, CC
2 TIMES	NEWSPAPER ADVERTISEMENT PZB, CC
2 TIMES	EMAIL TO SUBSCRIBERS PZB, CC

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COMPREHENSIVE PLAN CONSISTENCY

STAFF'S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.

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CONDITIONS OF APPROVAL

1. ALHAMBRA CIRCLE SIDEWALK OPEN AND SCHOOL PICKUP/DROP-OFF UNAFFECTED THROUGHOUT CONSTRUCTION
2. SHADE TREES, MOBILITY LANES, AND CROSSWALK ON ALHAMBRA CIRCLE AND LANDSCAPED BUMPOUTS ON BOTH SIDES OF ALL ADJACENT INTERSECTIONS
3. PASEOS AND ARCADES TO BE PUBLICLY ACCESSIBLE AT ALL TIMES
4. MINIMUM OF 75% OF GROUND FLOOR RETAIL LEASED WITHIN 1 YEAR AFTER LAST TEMPORARY CERTIFICATE OF OCCUPANCY
5. CONSTRUCTION PARKING PLAN TO PROHIBIT ON-STREET PARKING
6. * PICKLEBALL USE IS RESTRICTED TO ONLY DAWN TO DUSK

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