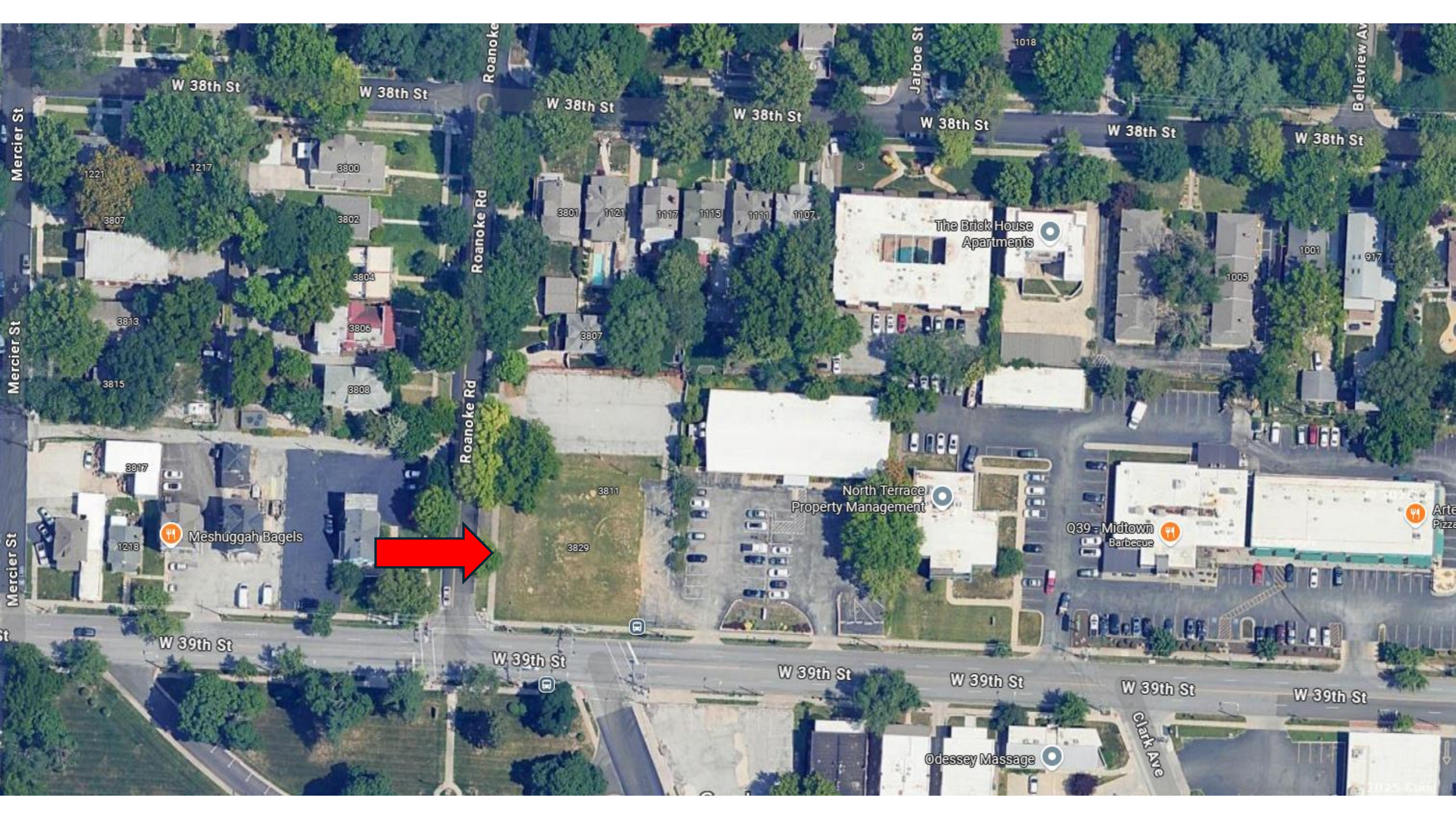


39th & Roanoke

August 19, 2025

NPD Committee



W 38th St

W 38th St

W 38th St

W 38th St

W 38th St

W 38th St

W 38th St

Roanoke Rd

The Brick House
Apartments

Meshuggah Bagels

North Terrace
Property Management

Q39 - Midtown
Barbecue

W 39th St

W 39th St

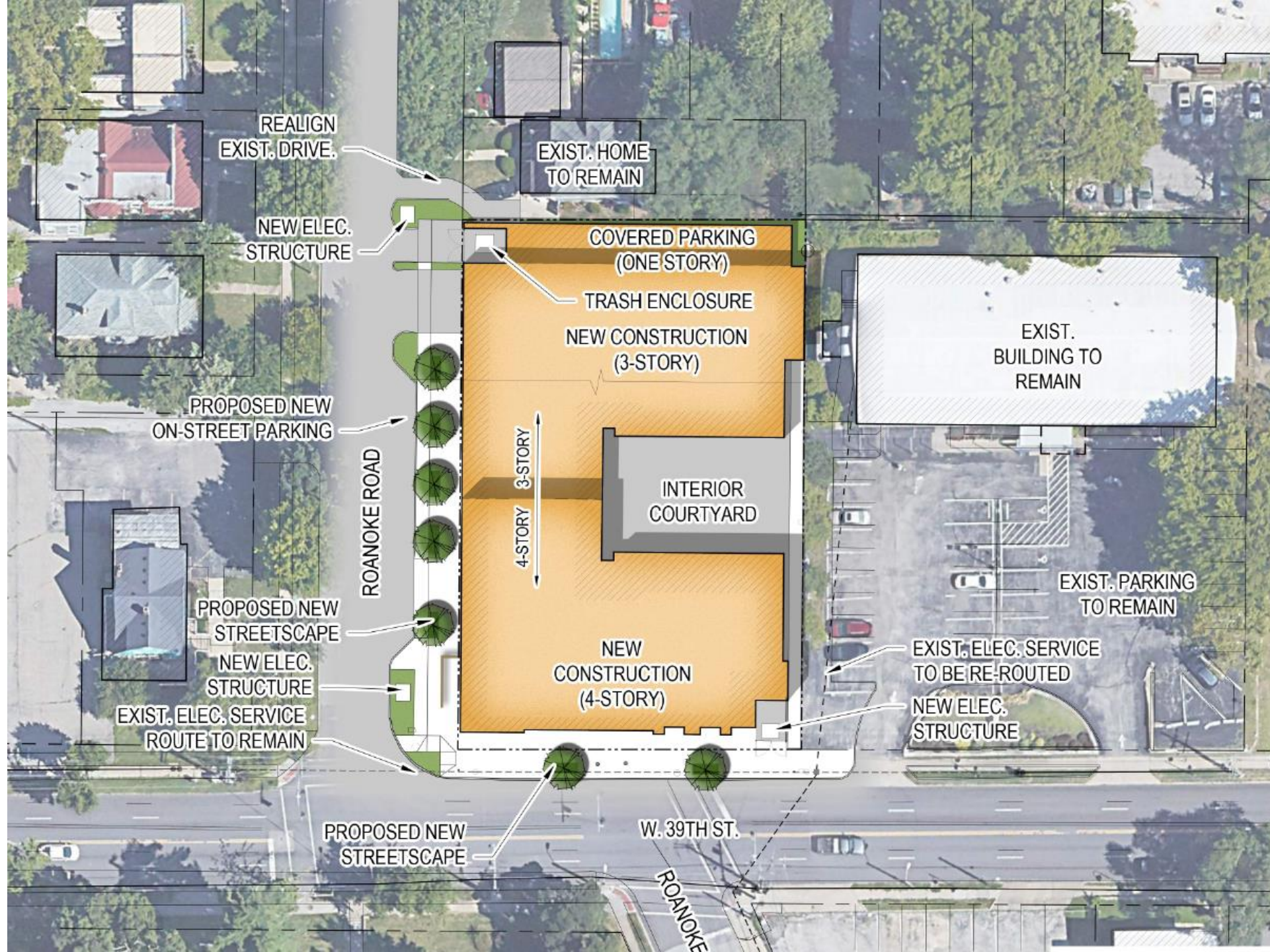
W 39th St

W 39th St

W 39th St

Odessey Massage

Clark Ave



REALIGN
EXIST. DRIVE.

EXIST. HOME
TO REMAIN

NEW ELEC.
STRUCTURE

COVERED PARKING
(ONE STORY)

TRASH ENCLOSURE
NEW CONSTRUCTION
(3-STORY)

EXIST.
BUILDING TO
REMAIN

PROPOSED NEW
ON-STREET PARKING

ROANOKE ROAD

3-STORY
4-STORY

INTERIOR
COURTYARD

EXIST. PARKING
TO REMAIN

PROPOSED NEW
STREETSCAPE

NEW ELEC.
STRUCTURE

EXIST. ELEC. SERVICE
ROUTE TO REMAIN

NEW
CONSTRUCTION
(4-STORY)

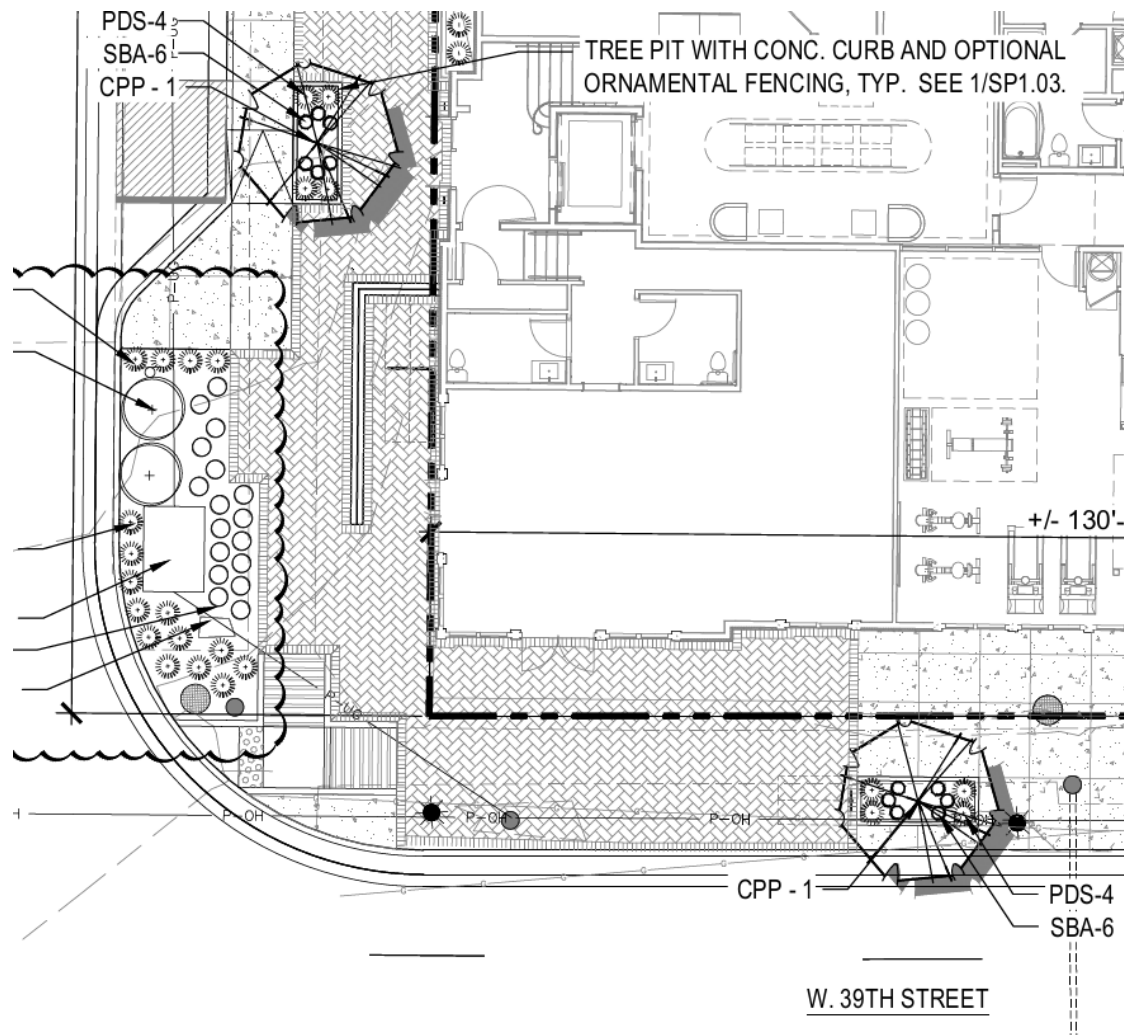
EXIST. ELEC. SERVICE
TO BE RE-ROUTED

NEW ELEC.
STRUCTURE

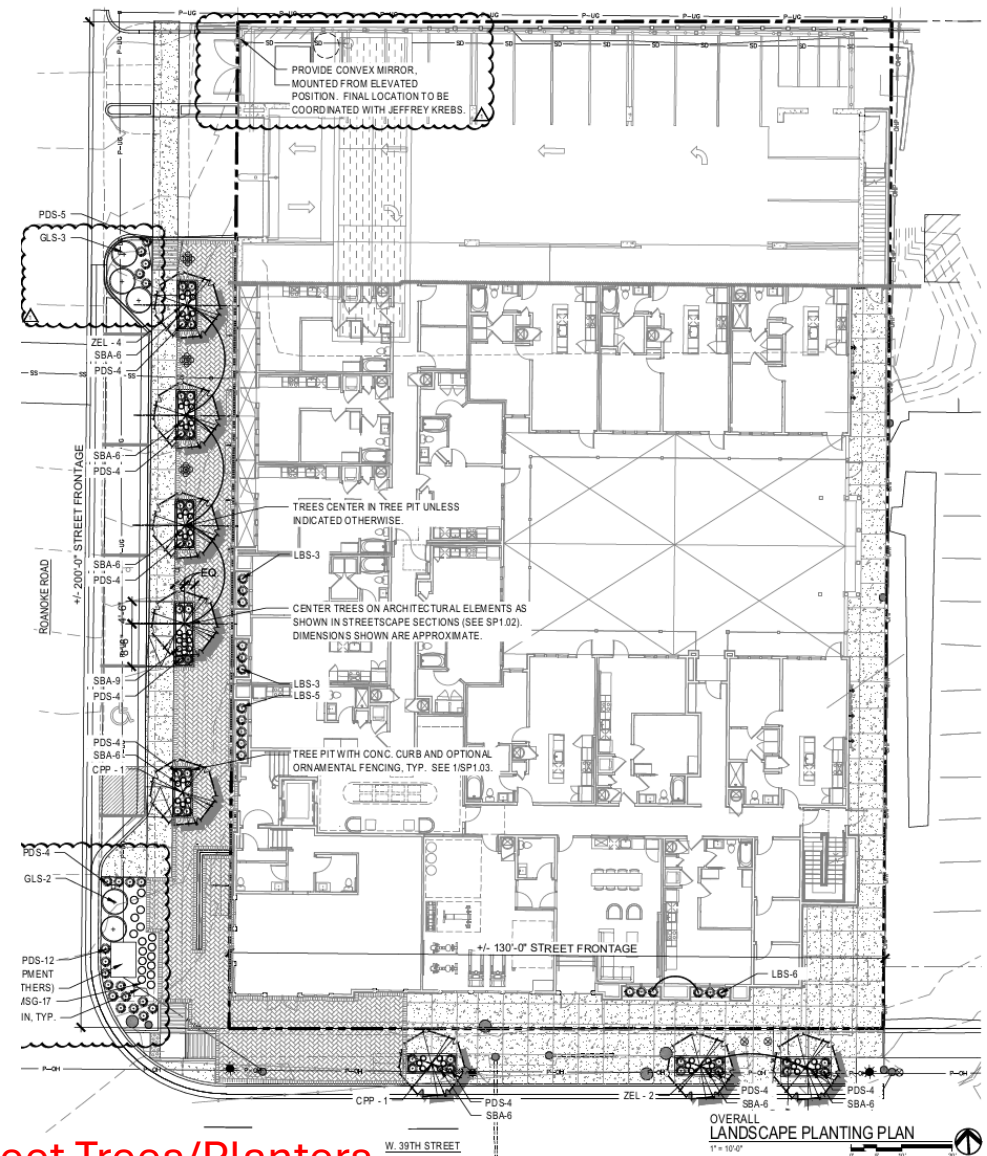
PROPOSED NEW
STREETSCAPE

W. 39TH ST.

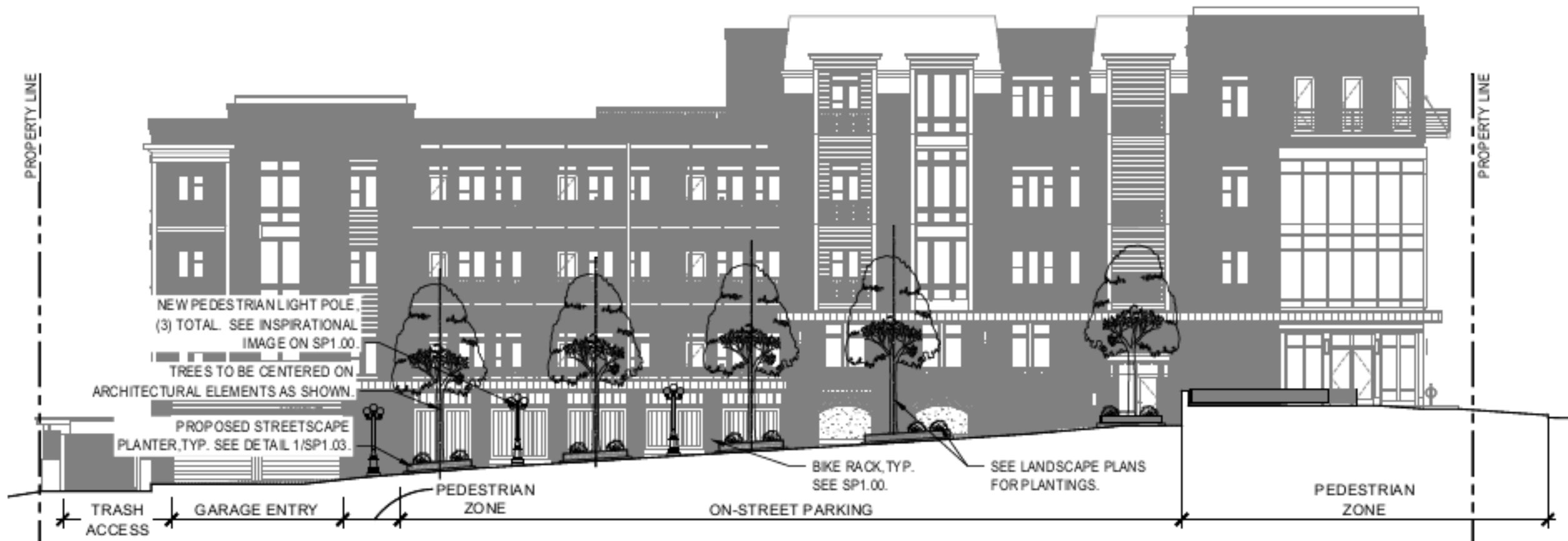
ROANOKE



Landscape Corner Feature



Street Trees/Planters



1 ELEVATION
STREETSCAPE - ROANOKE ROAD ELEVATION
1" = 10'-0"



1st Plan - 2022

- 5-Story / 66 feet avg. height
- 94 Units
- Outdoor Space oriented towards Roanoke





2nd Plan - 2023

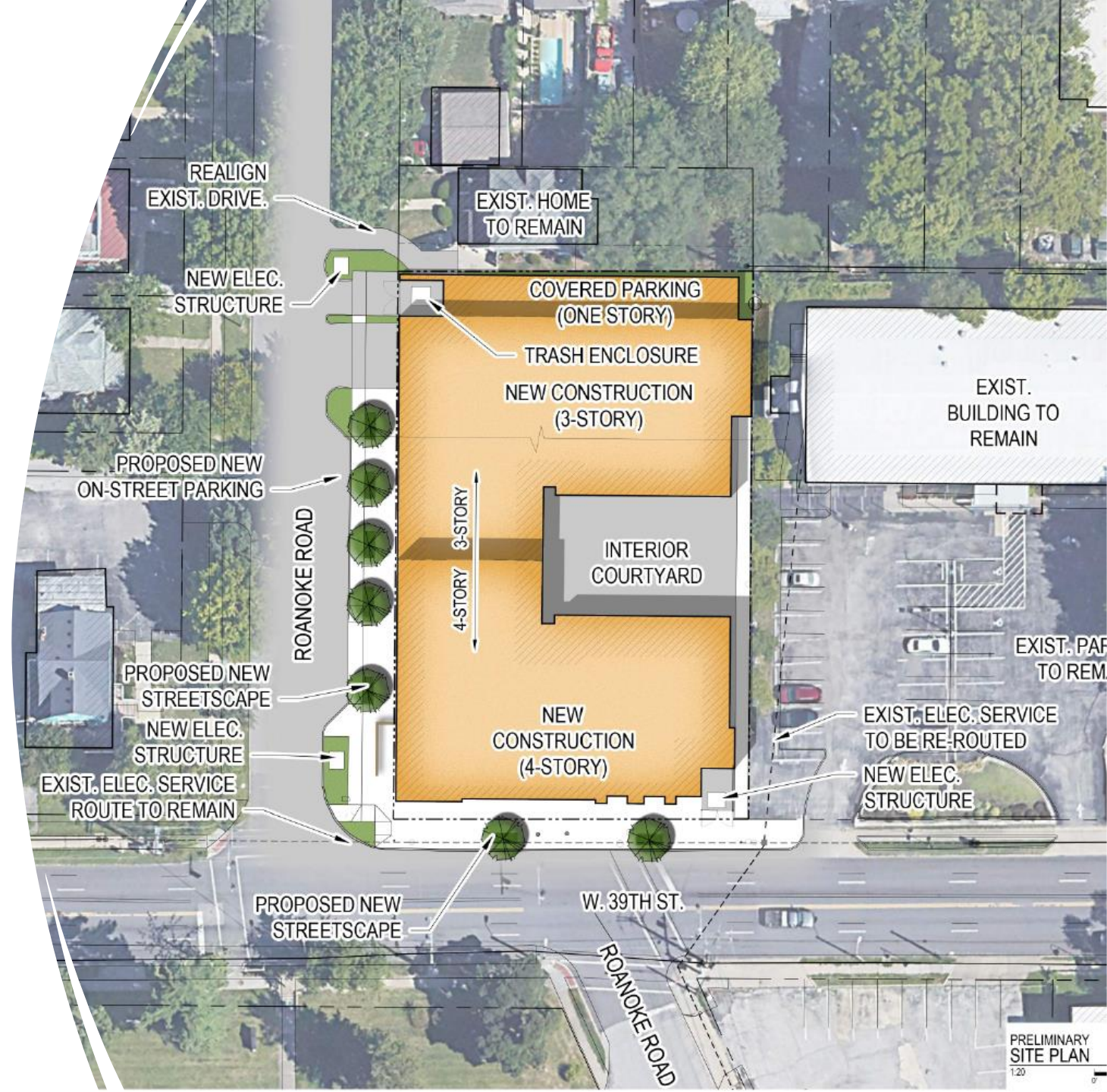
- Stories (5→4)
- Units: 94 → 81
- Flipped building
- Pulled back building from property lines
 - 17' (north)
 - 3' (39th Street)
- House under contract





3rd Plan – March 2025

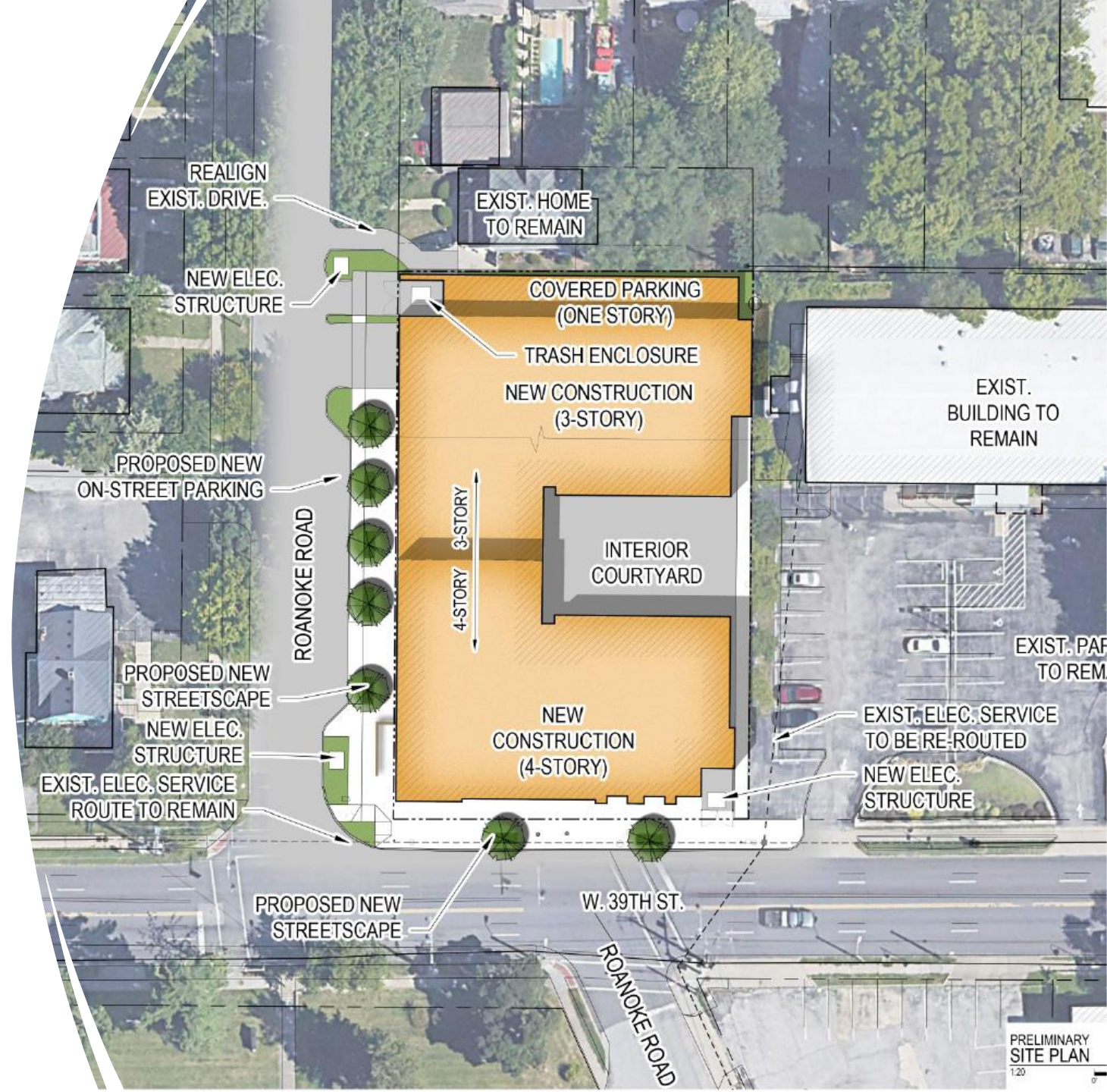
- Stories (5→4) to 3-Story on north ½ and 4-story on 39th Street
- Units: 92 → 81 → 73
- Pulled back building from property lines
 - Still 17 feet (north)
 - 3 → 5 feet (39th Street)
- Purchased House





4th Plan – May 2025

- Stories (5→4) to 3-Story on north ½ and 4-story on 39th Street
- Units: 92 → 81 → 73
- Pulled back building from property lines
 - Still 17 feet (north)
 - 3 → 5 feet (39th Street)
- Removed Balconies from north façade
- Offered to plant evergreen in yard of purchased home.



North Elevation (with balconies)



North Elevation (without balconies)



5th Plan







1117 W. 38th
Street



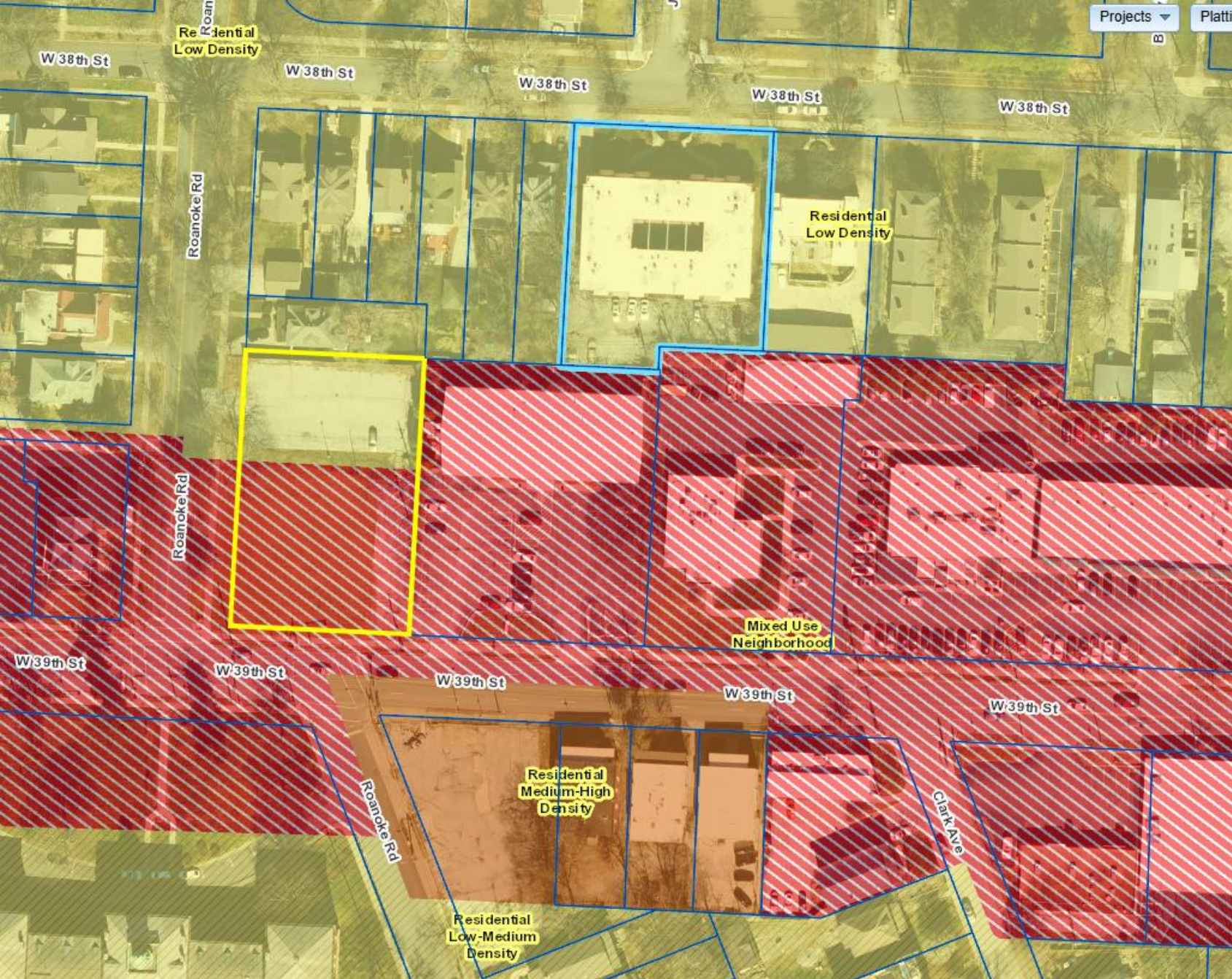


1115 W. 38th
Street





END



- Future Land Use Plan