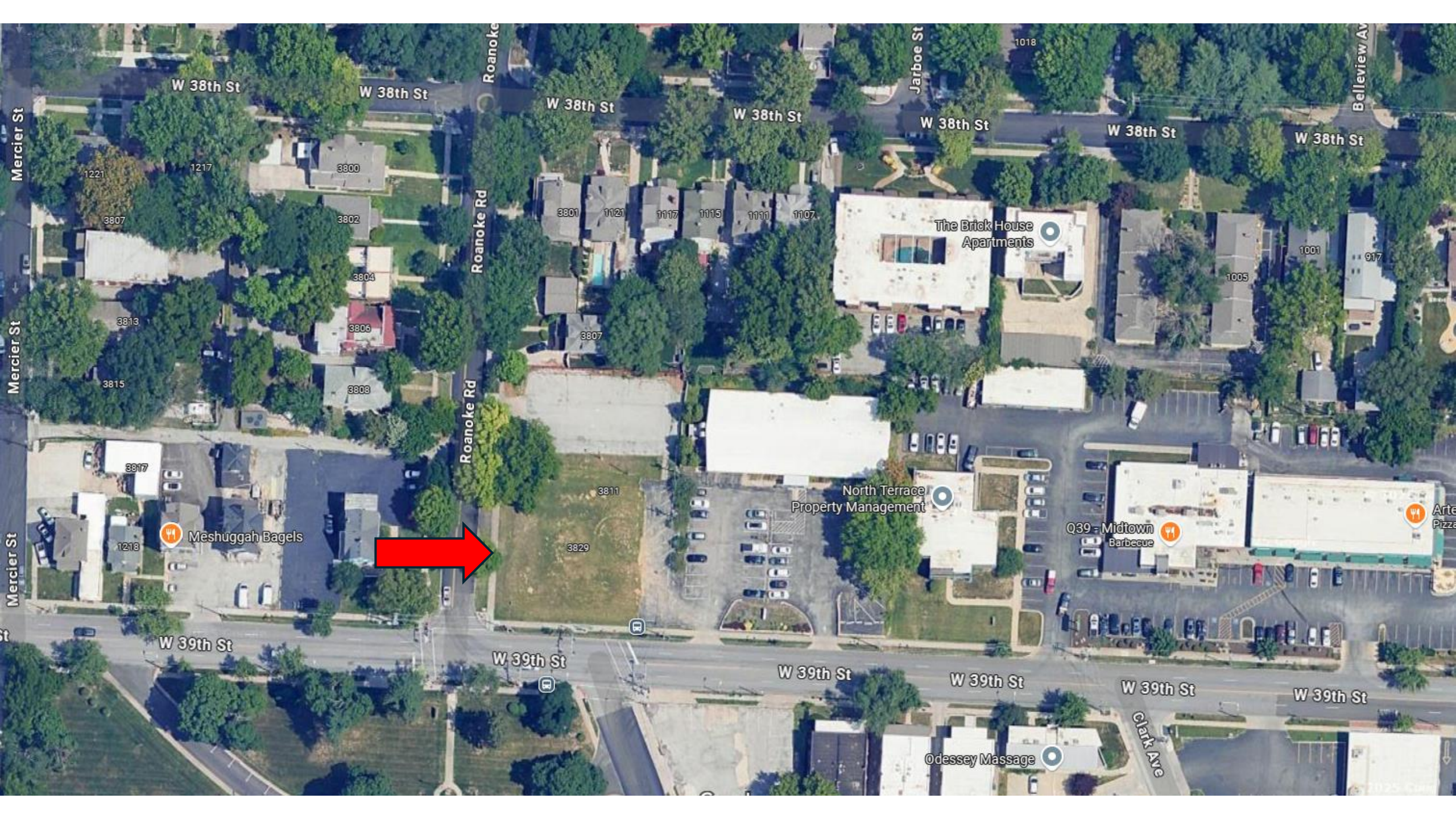


# 39<sup>th</sup> & Roanoke

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

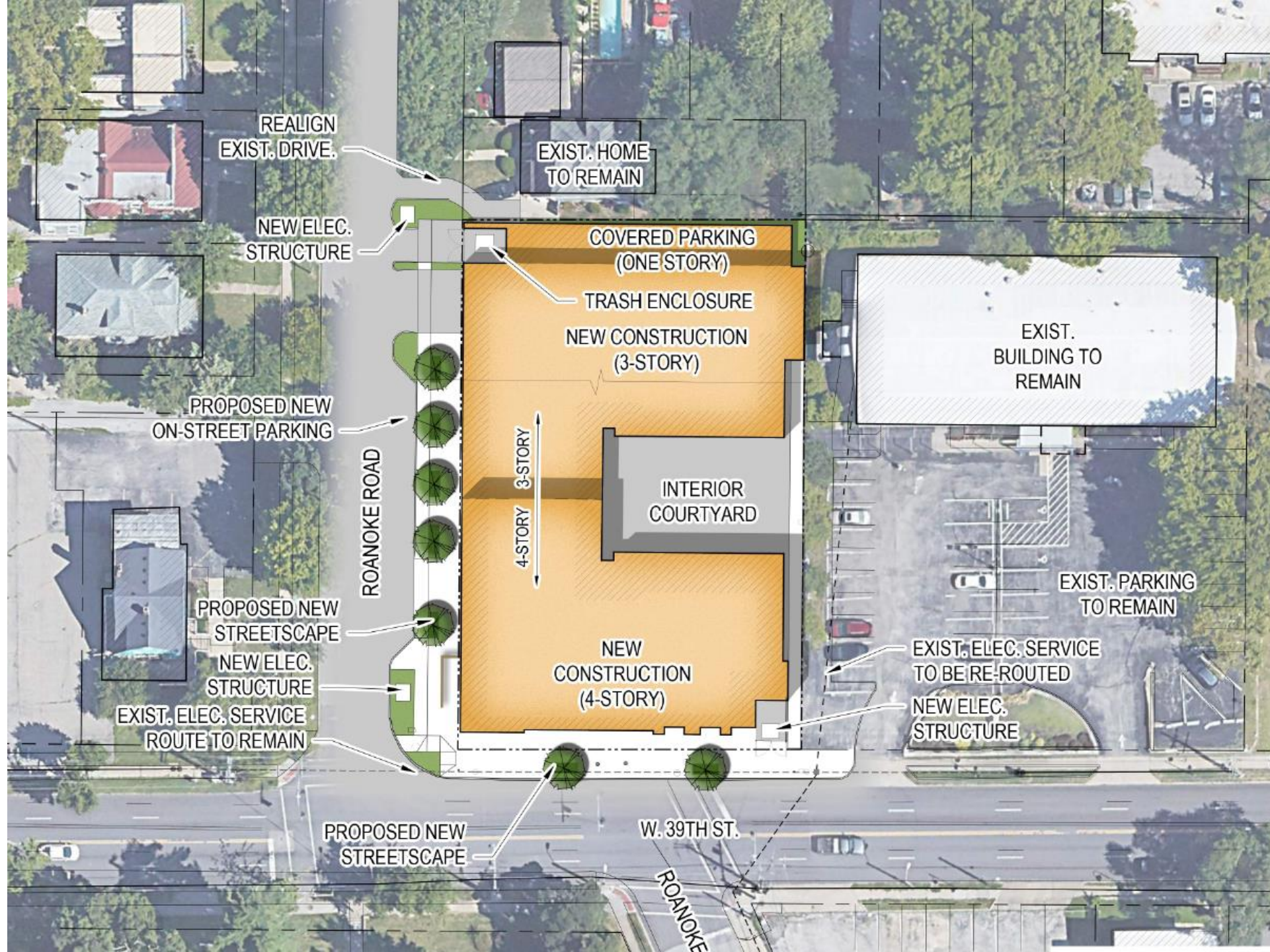
W 39th St

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

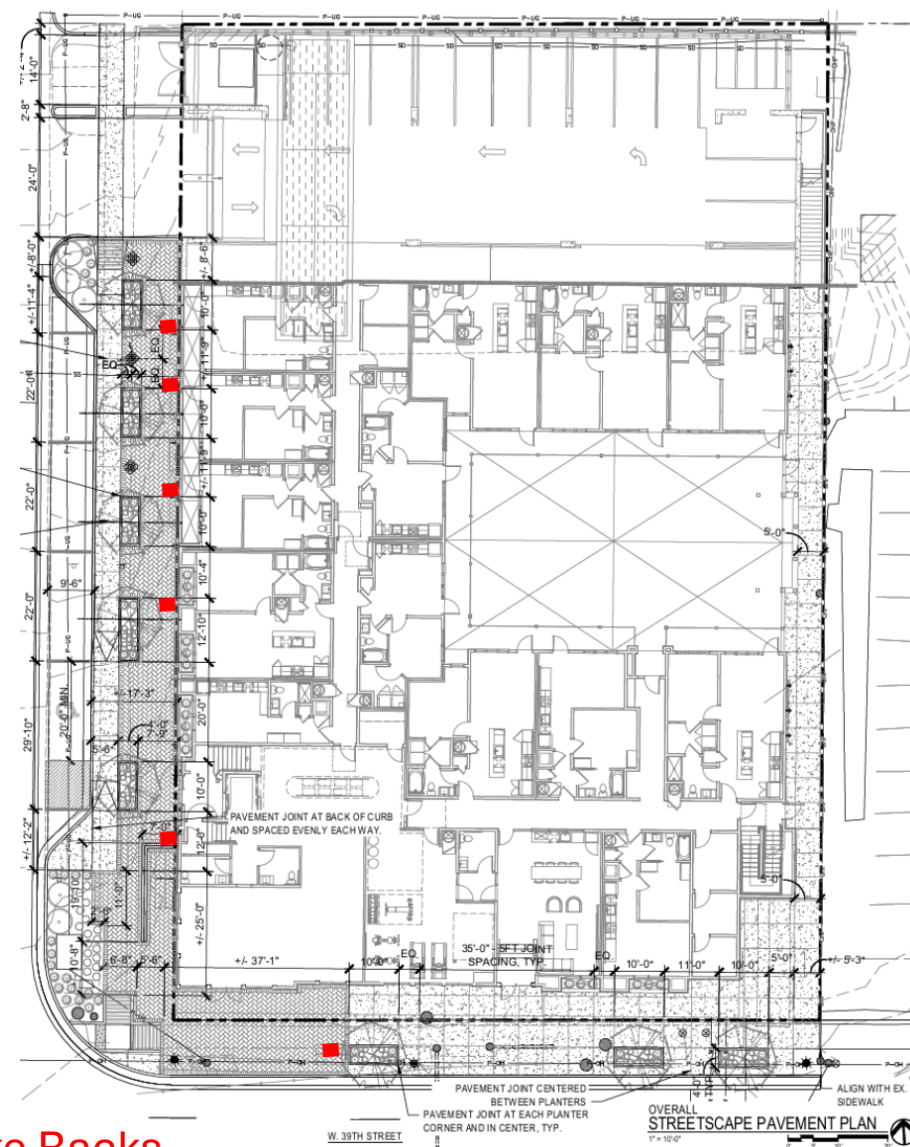
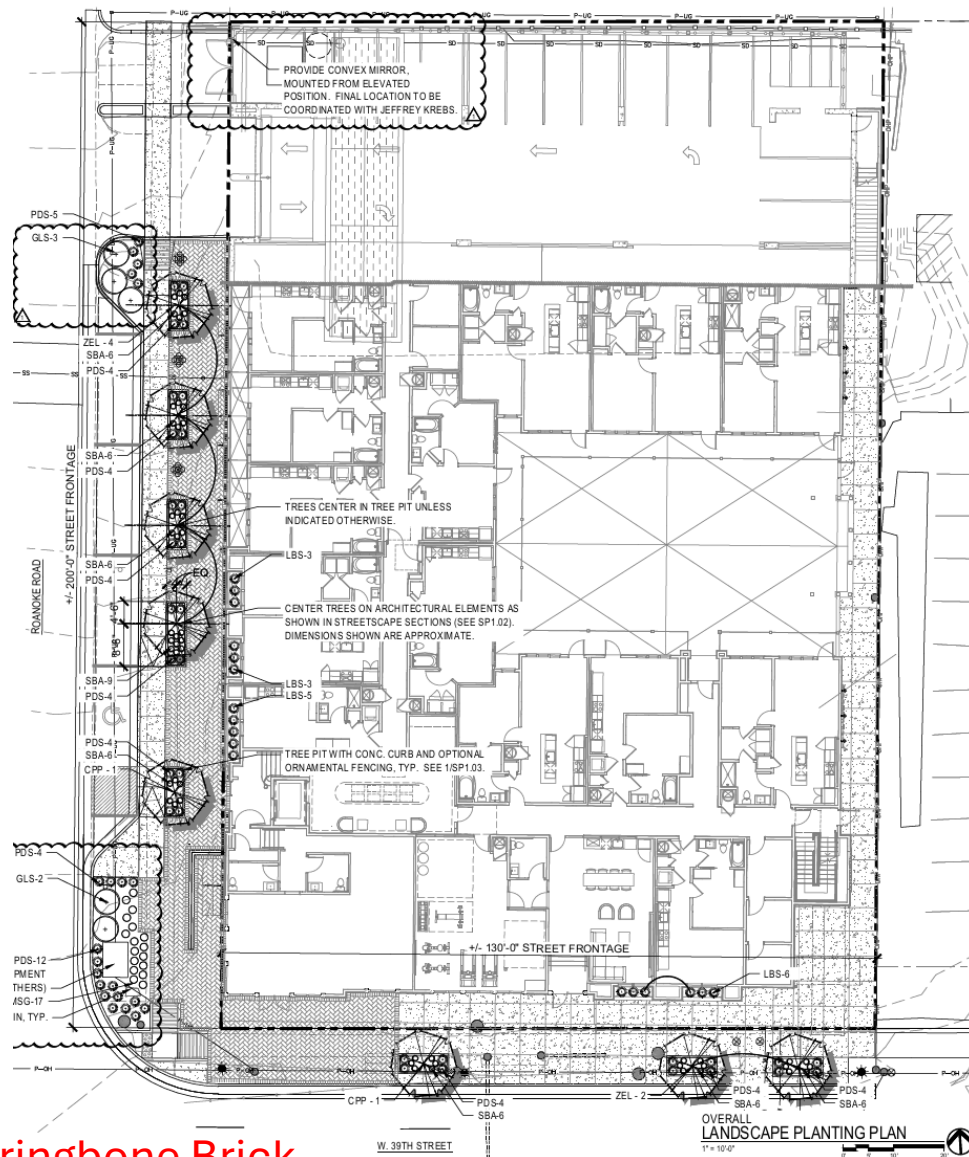
NEW ELEC.  
STRUCTURE

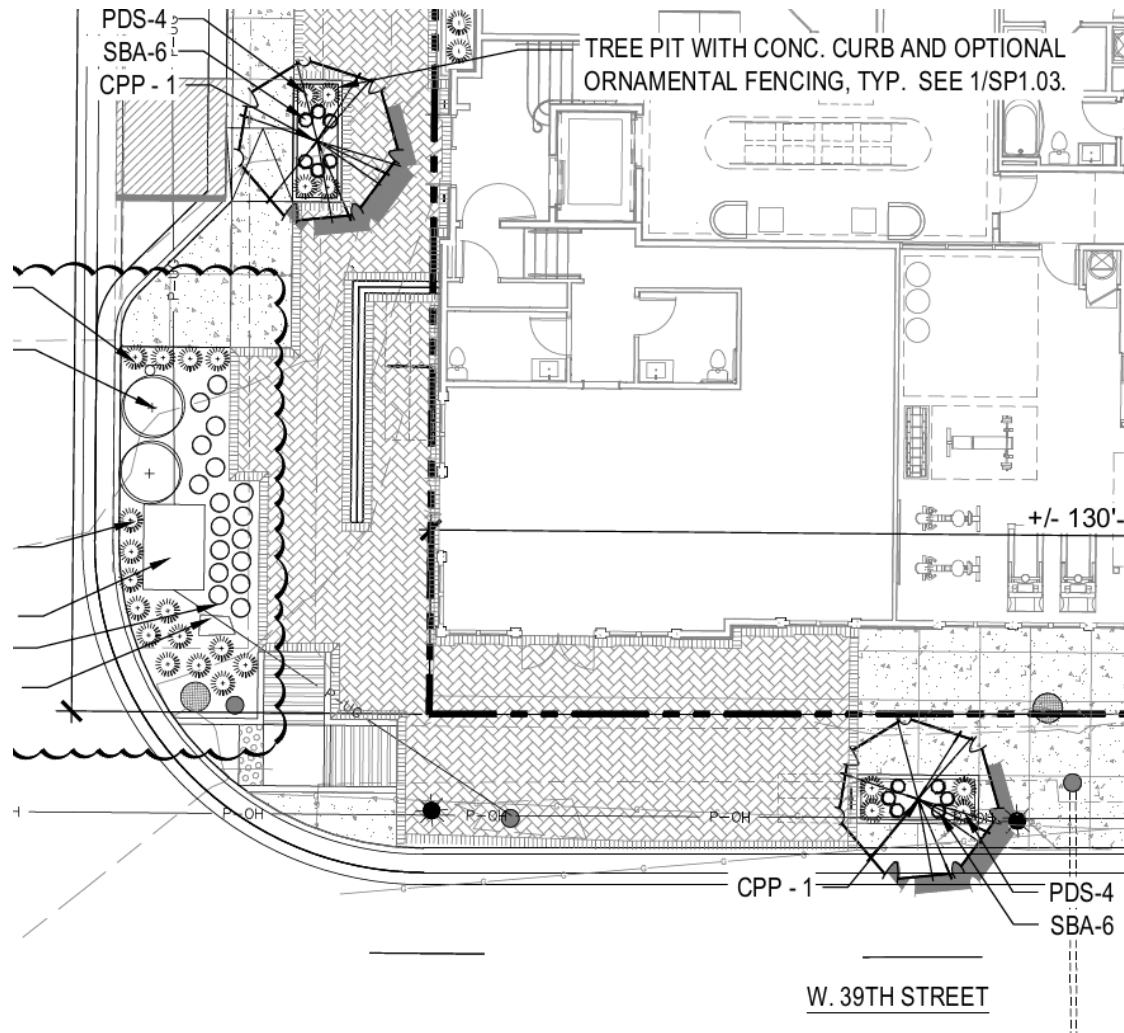
PROPOSED NEW  
STREETSCAPE

W. 39TH ST.

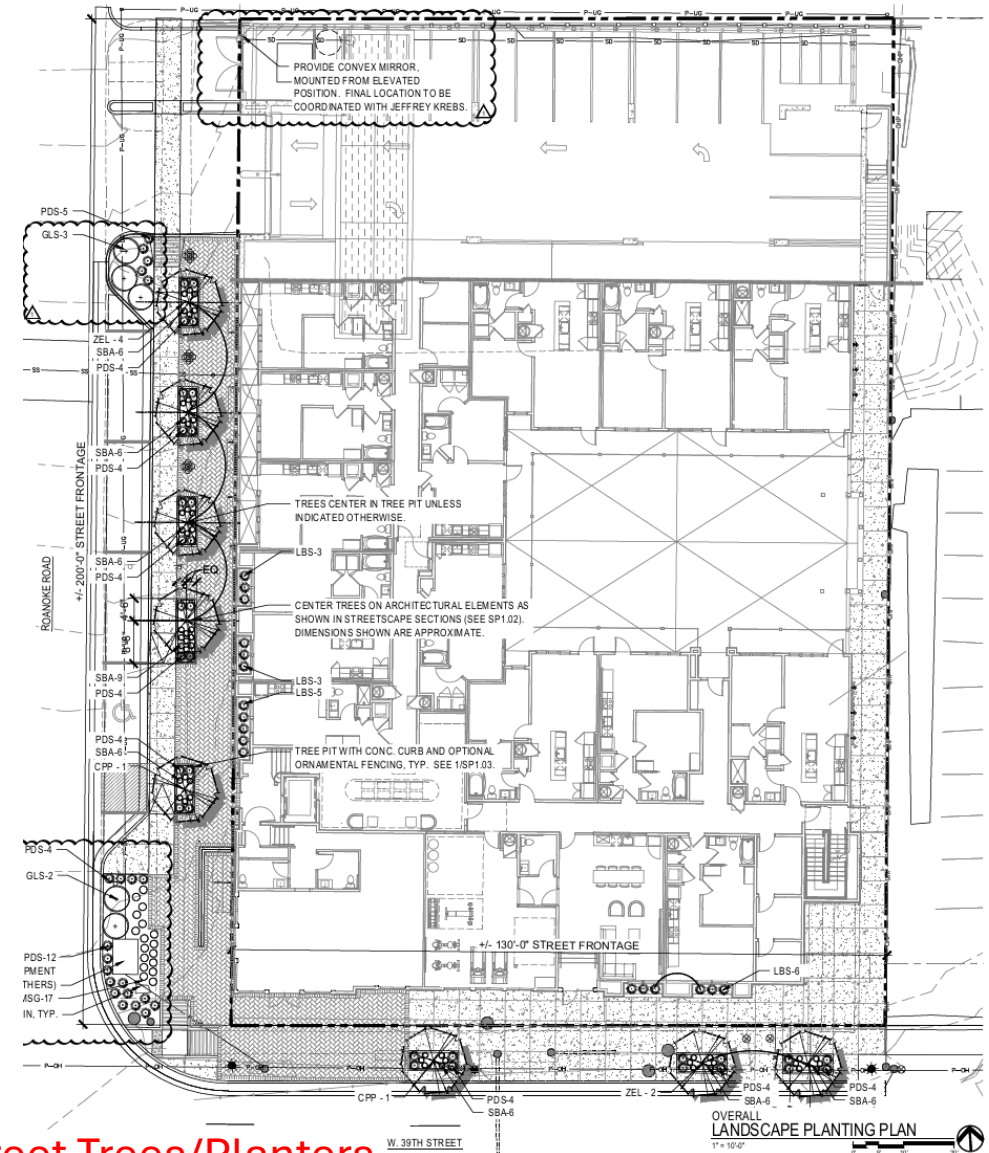
ROANOKE



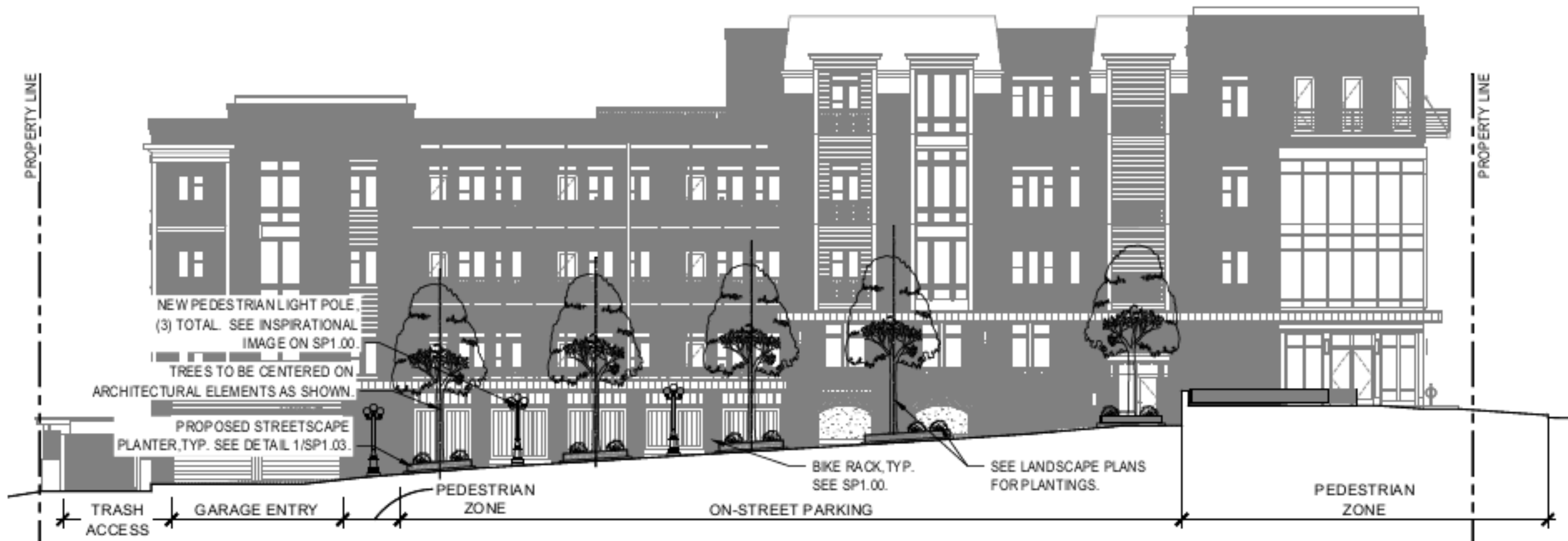




Landscape Corner Feature



Street Trees/Planters



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







# 1<sup>st</sup> 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' (39<sup>th</sup> Street)
- House under contract



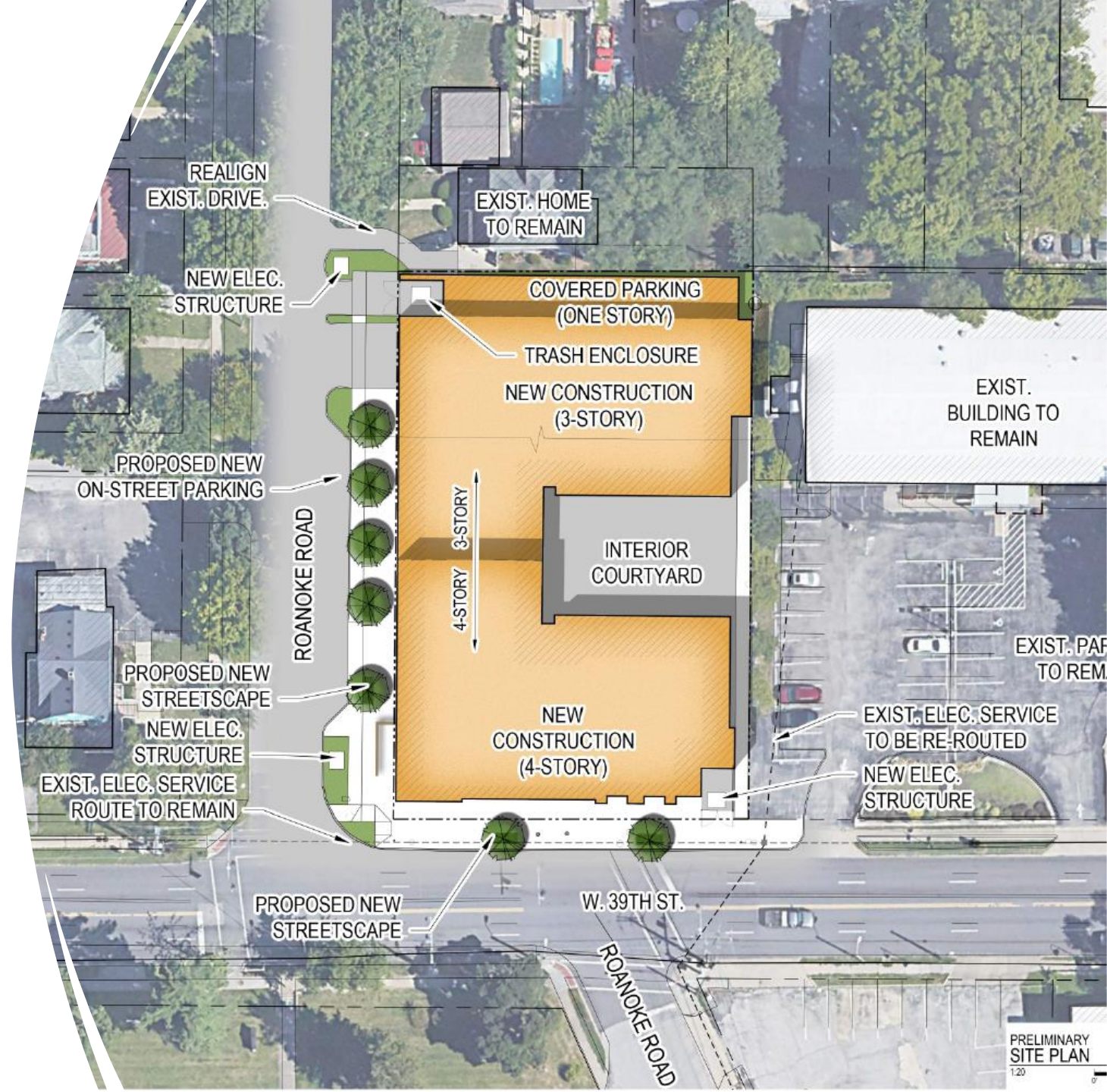






# 3<sup>rd</sup> Plan – March 2025

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



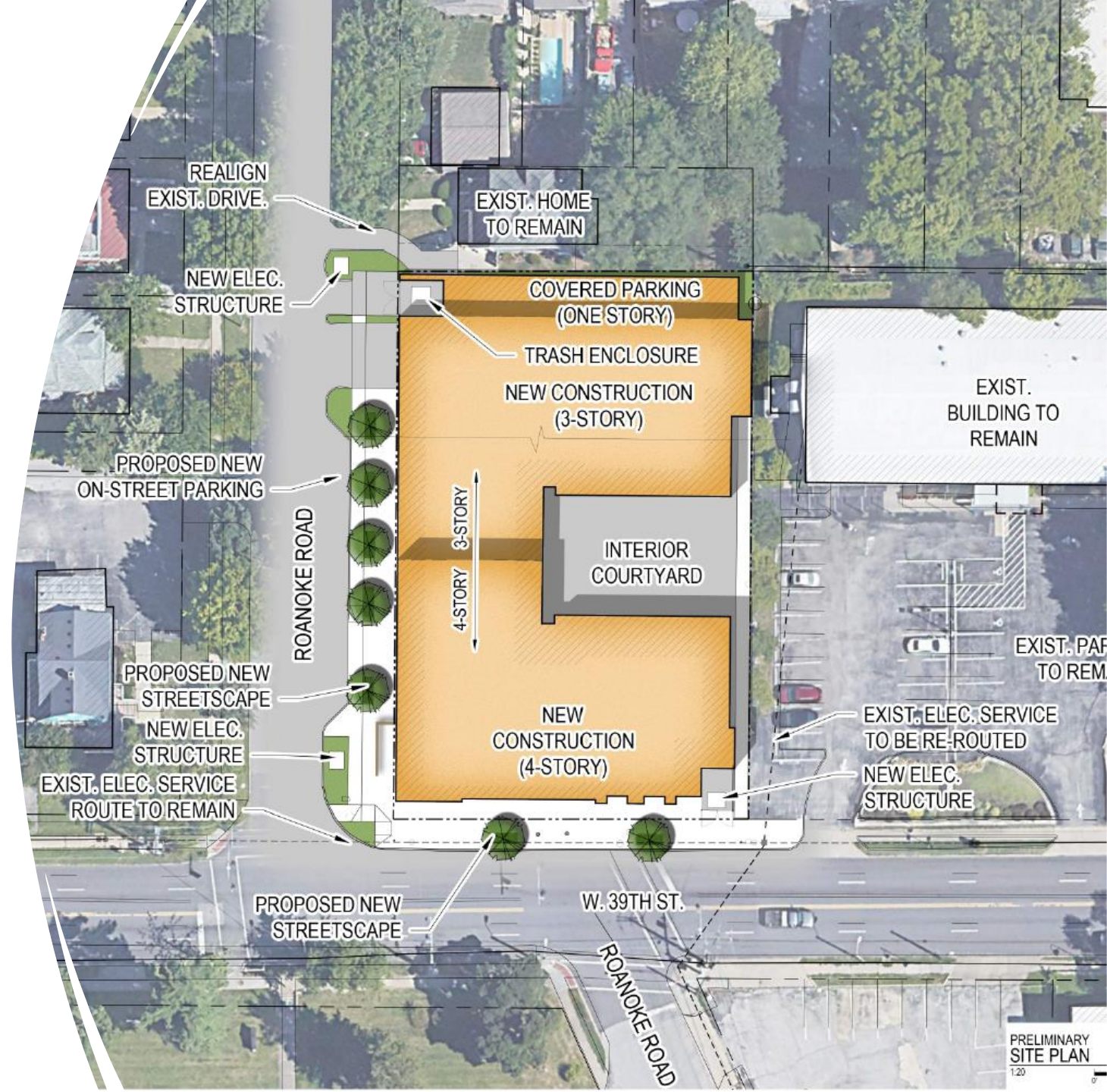






# 4<sup>th</sup> Plan – May 2025

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





# North Elevation (with balconies)





# North Elevation (without balconies)





# 5<sup>th</sup> Plan











1117 W. 38<sup>th</sup>  
Street









1115 W. 38<sup>th</sup>  
Street











END

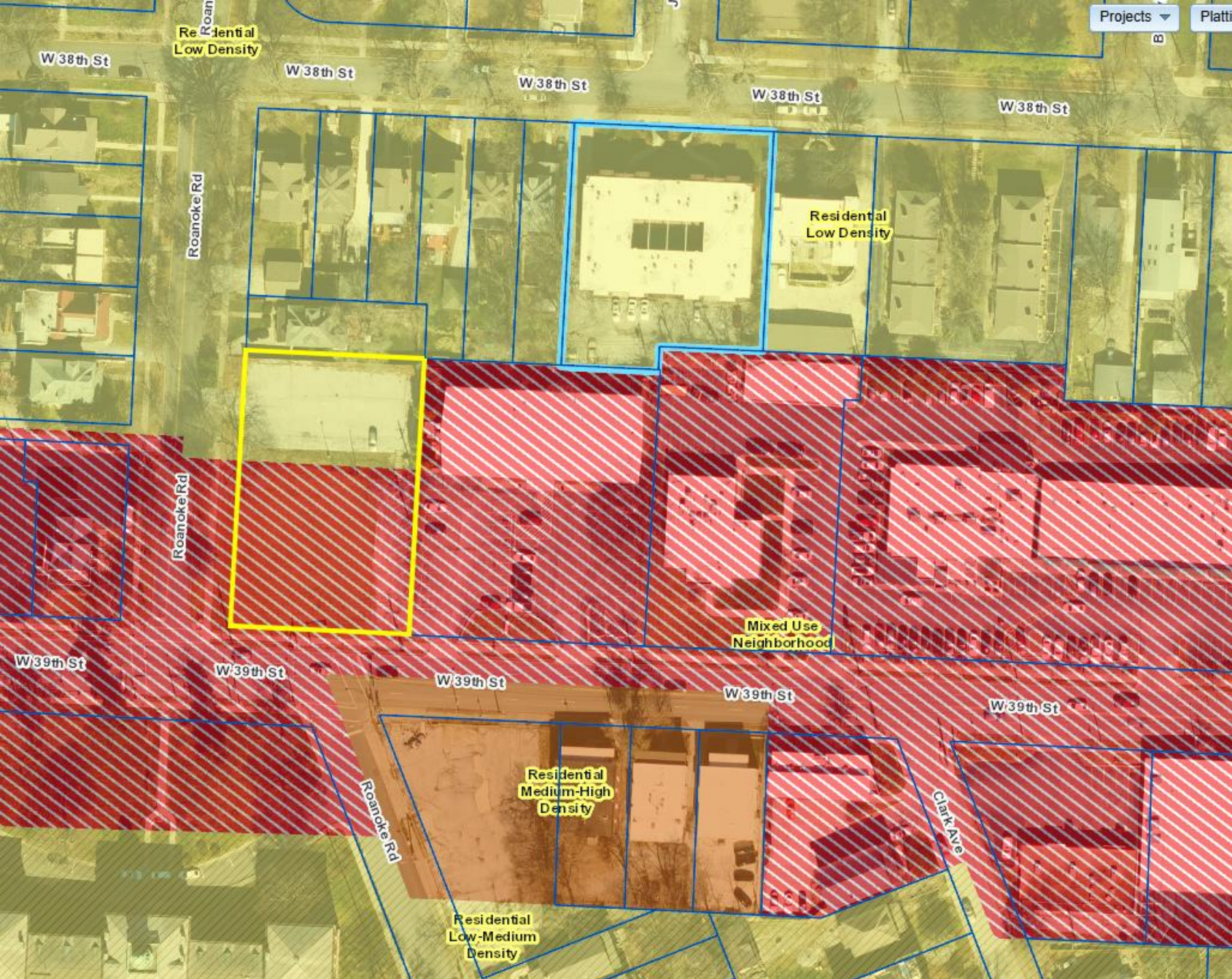












- Future Land Use Plan