

NULU Corridor Review Overlay (NROD) District

20-OVERLAY-0015

NULU Container Park

1000 E Jefferson St.



Request

The applicant is requesting an Overlay Permit to develop the subject property by building three new residential duplexes constructed out of shipping containers. The scope of work includes the following:

- Two duplexes facing Jefferson Street; and the third duplex facing Wenzel Street in the southwest corner of the property.
 - Each duplex will have two levels, each level contains one unit. A unit will be constructed of two shipping containers, with one bedroom, one bathroom, and one kitchen/living room area.
 - The second-floor units will be setback 8' to create a front deck for the upper level unit and a covered back patio for first level unit.
 - Additional shipping containers, 20' wide, will be placed between the duplex units to create a contiguous first level screen wall, and entry to the interior courtyard for the development.
 - The buildings are setback from sidewalk, in line with the existing historic structures along Jefferson and Wenzel Streets.
 - Landscaping, new limestone curbing, and ornamental metal fencing are proposed along the property at the sidewalk.
- Green/living roofs are proposed for all structures.



drawing

E JEFFERSON ST

S WENZEL ST

BALLARD ST

E CHESTNUT ST



Subject Property

Google

20-OVERLAY-0015

Existing Conditions



Subject property from Jefferson

Staff photo

20-OVERLAY-0015

Existing Conditions



Existing Conditions



Existing Conditions

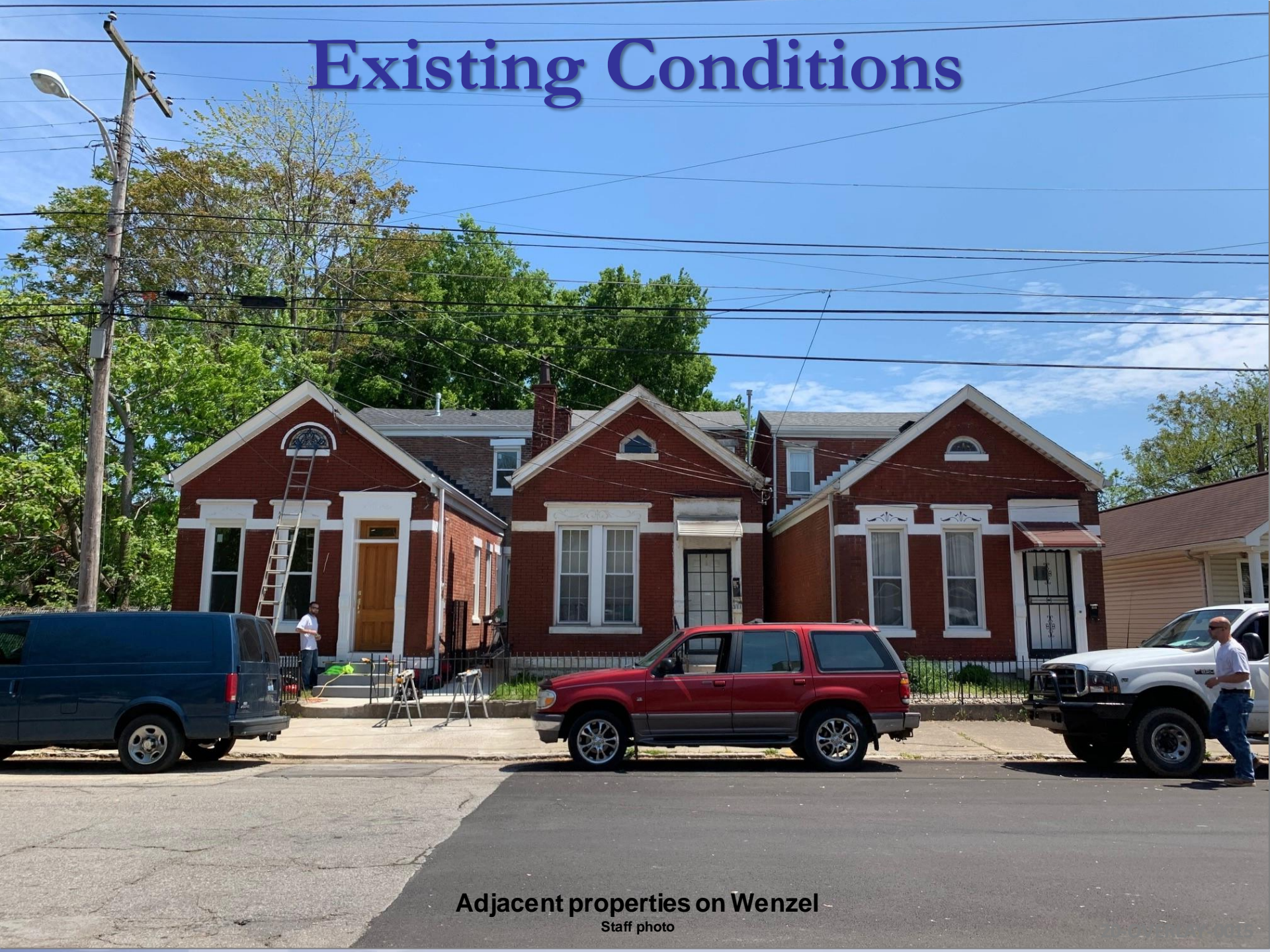


Subject property from Wenzel

Staff photo

20-OVERLAY-0015

Existing Conditions



Adjacent properties on Wenzel

Staff photo

Existing Conditions



West of the subject property on Jefferson
Staff Photo

Existing Conditions



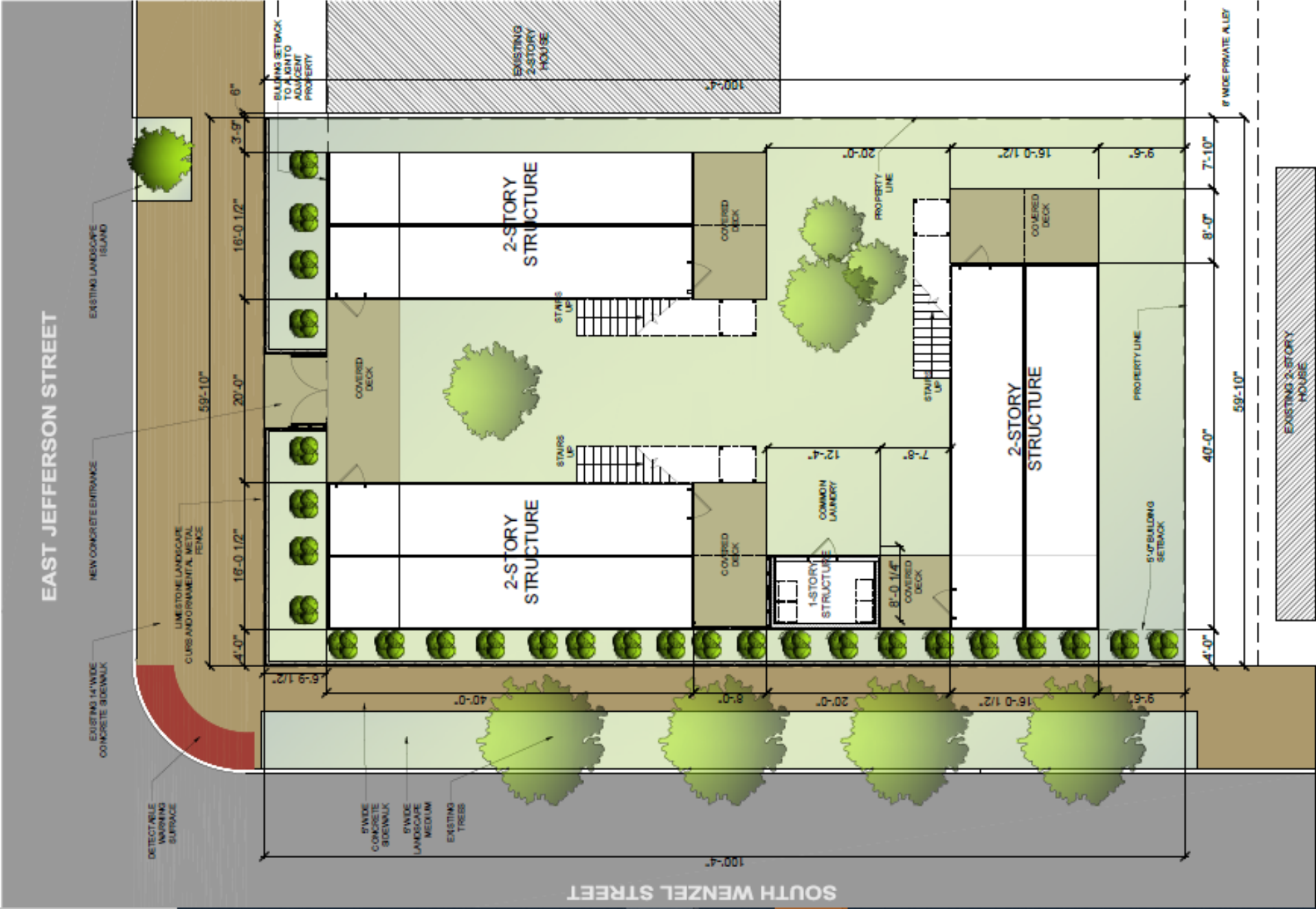
Existing Conditions



Across the street from the subject property

Staff photo

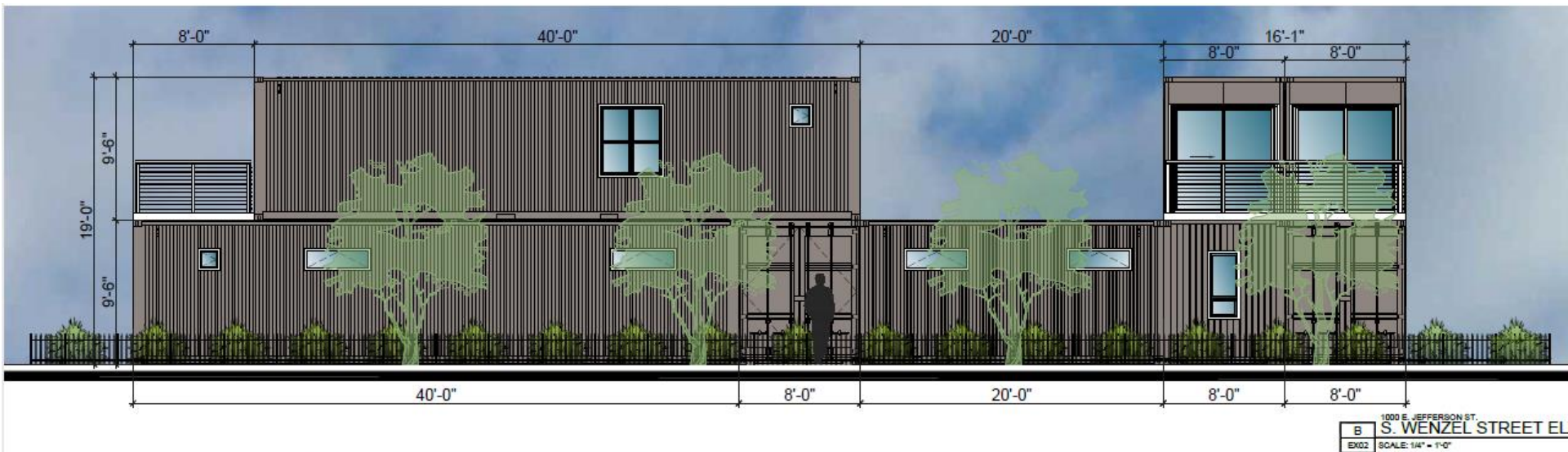
Site Plan



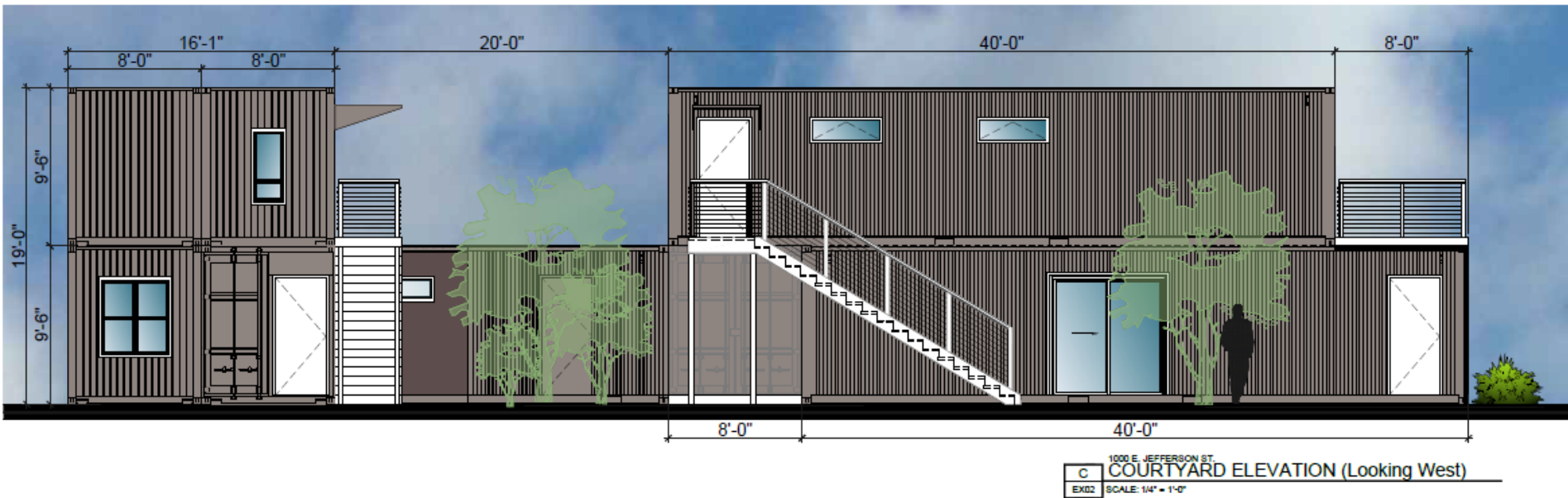
Jefferson Street Elevation



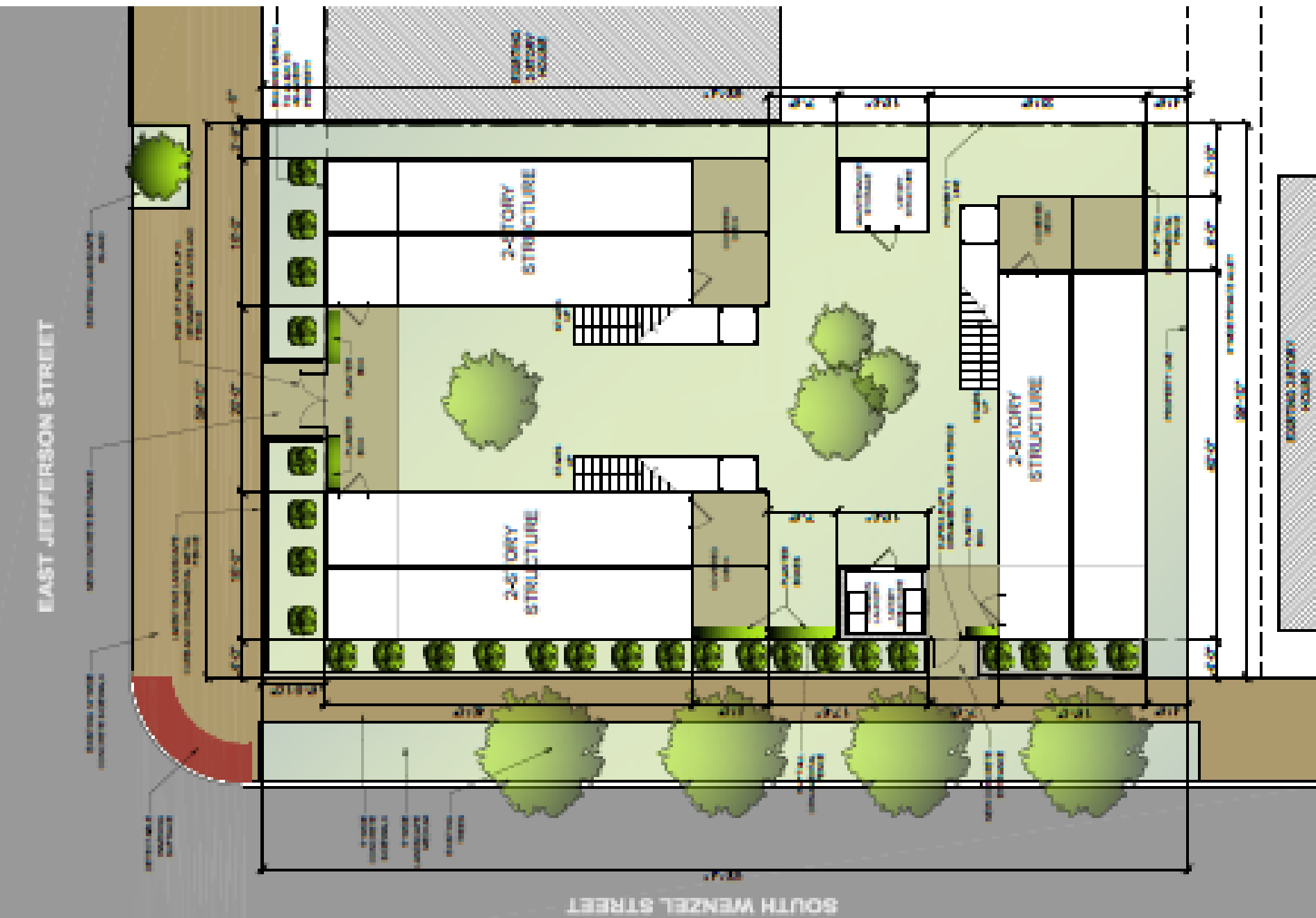
Wenzel Street Elevation



Courtyard Elevation



Site Plan



Jefferson Street Elevation



A 1000 E. JEFFERSON ST.
E. JEFFERSON STREET ELEVATION
EX02 SCALE: 1/4" = 1'-0"

Wenzel Street Elevation



Courtyard Elevation

