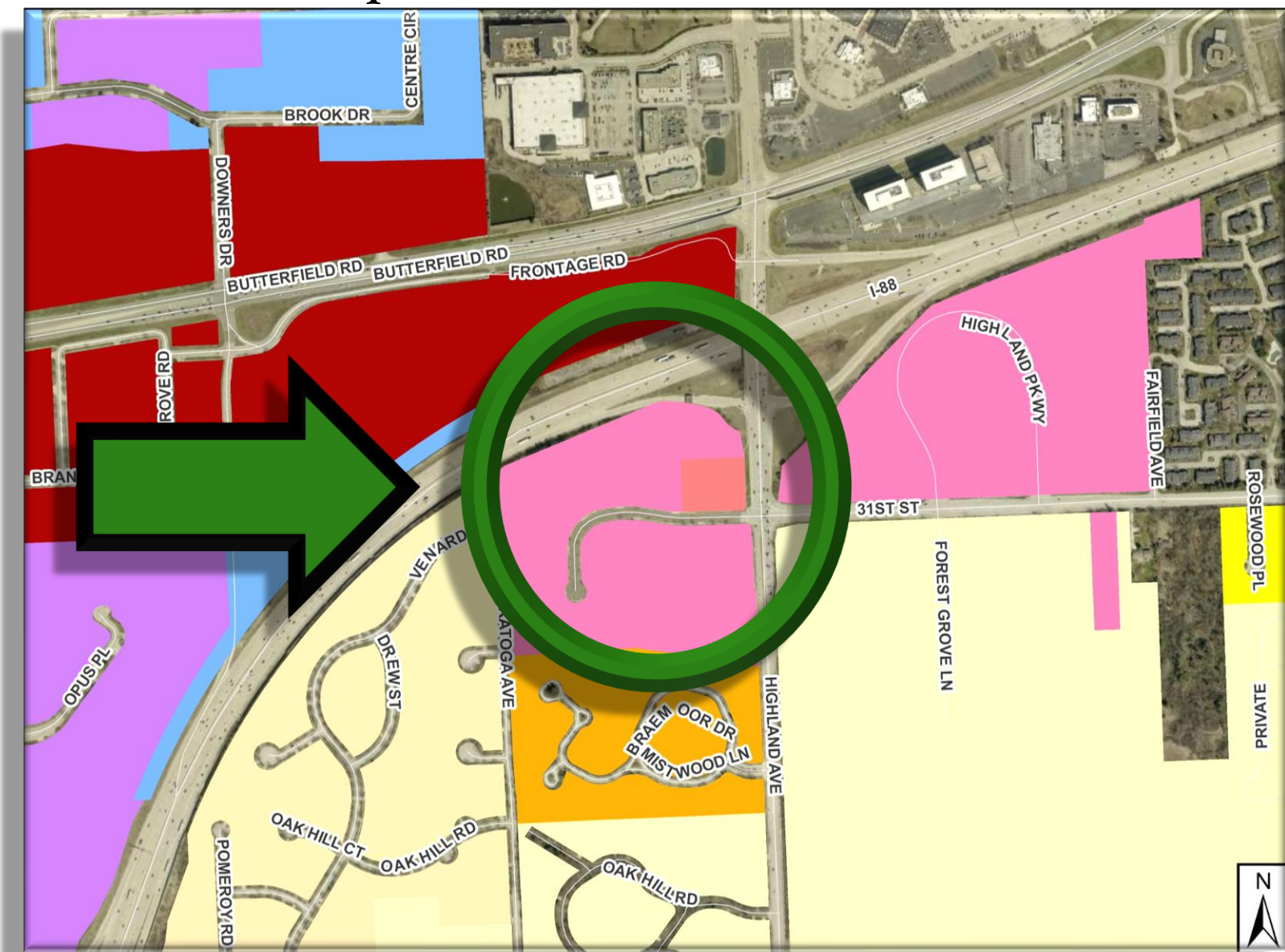


**Zoning Map Amendment and
Planned Unit Development
1020 31st Street**

July 7, 2026



1020 31st Street – Location Map



1020 31st Street – Site Map



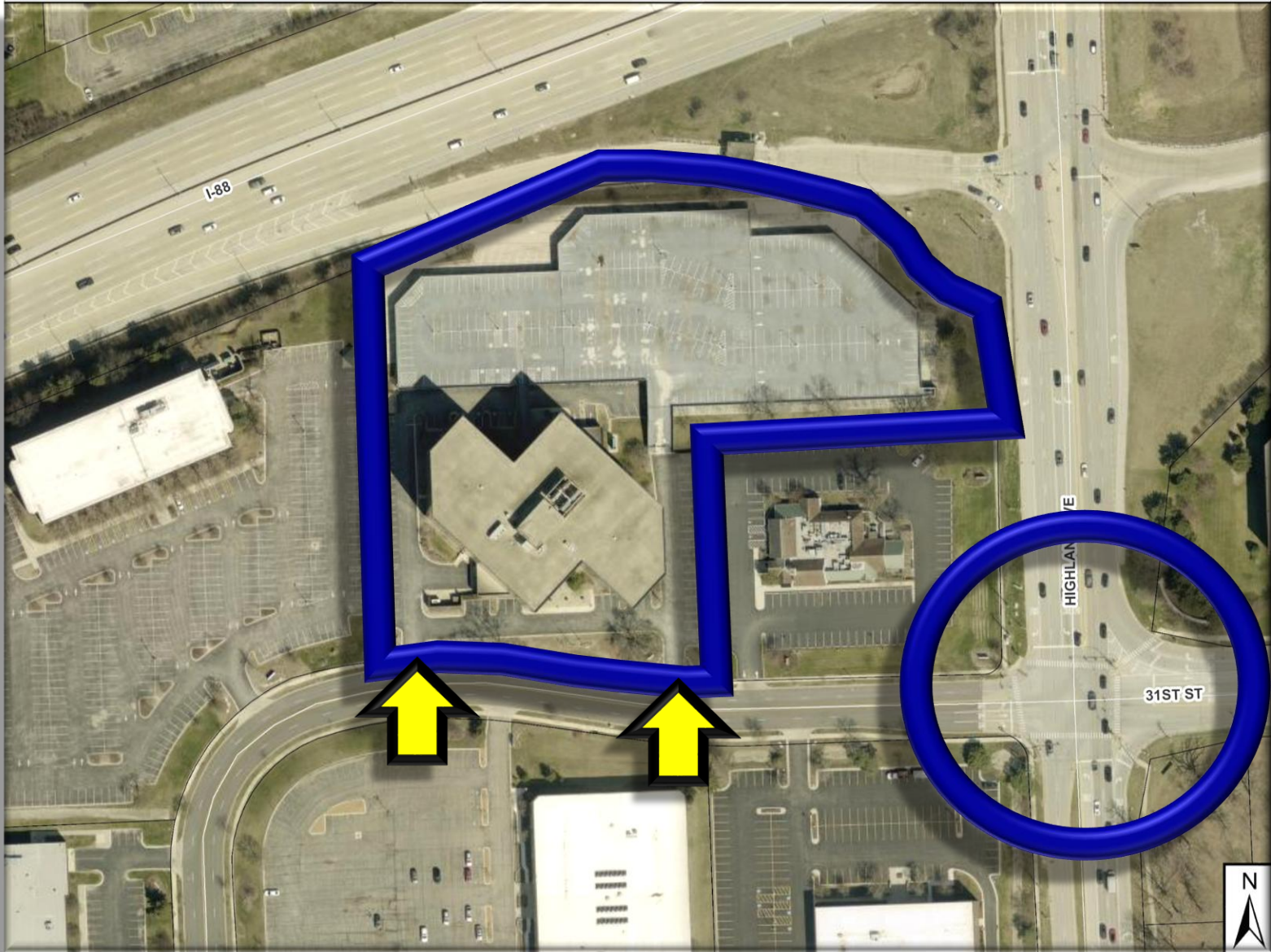
1020 31st Street – Existing Building



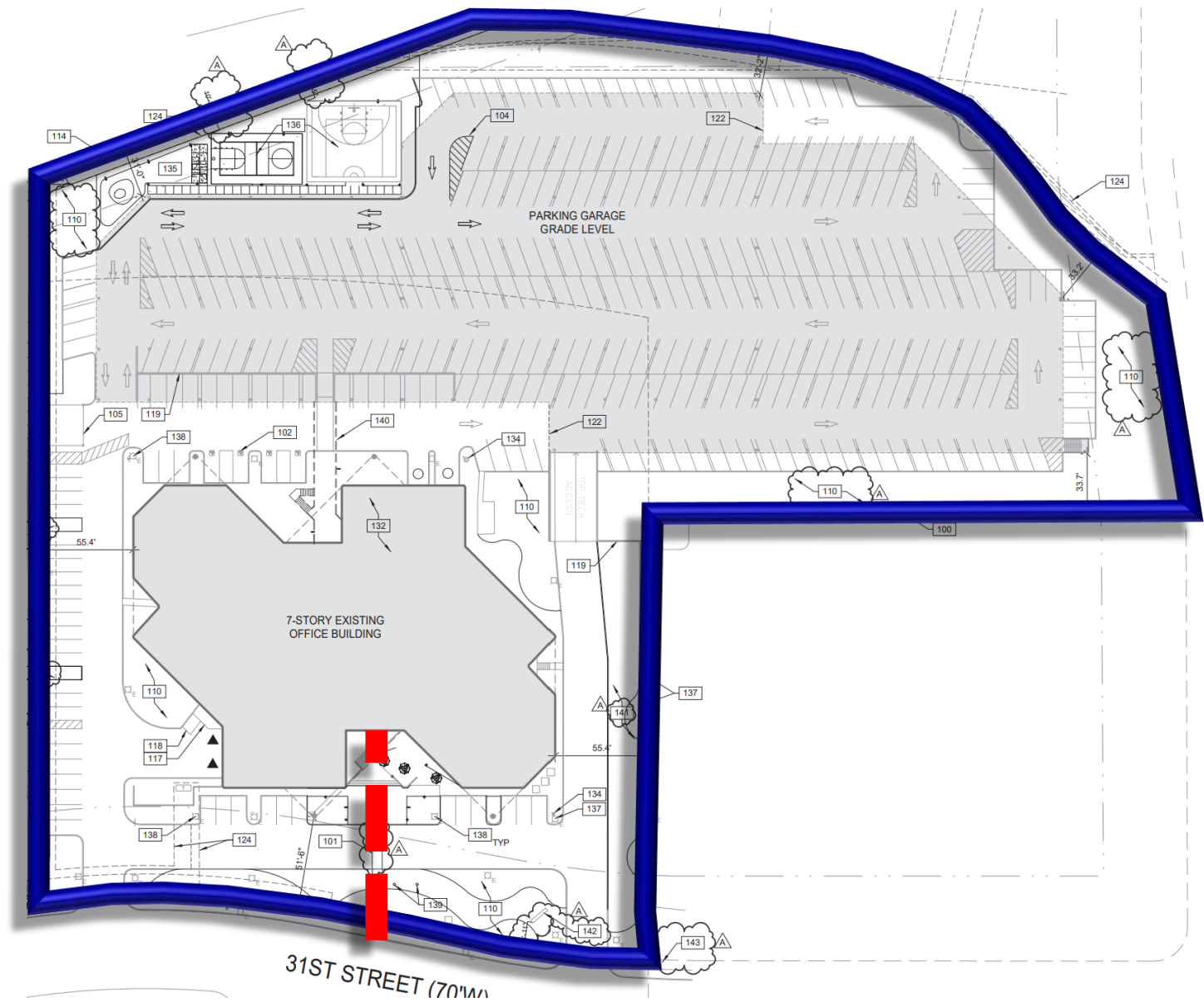
1020 31st Street – Proposed Renovation



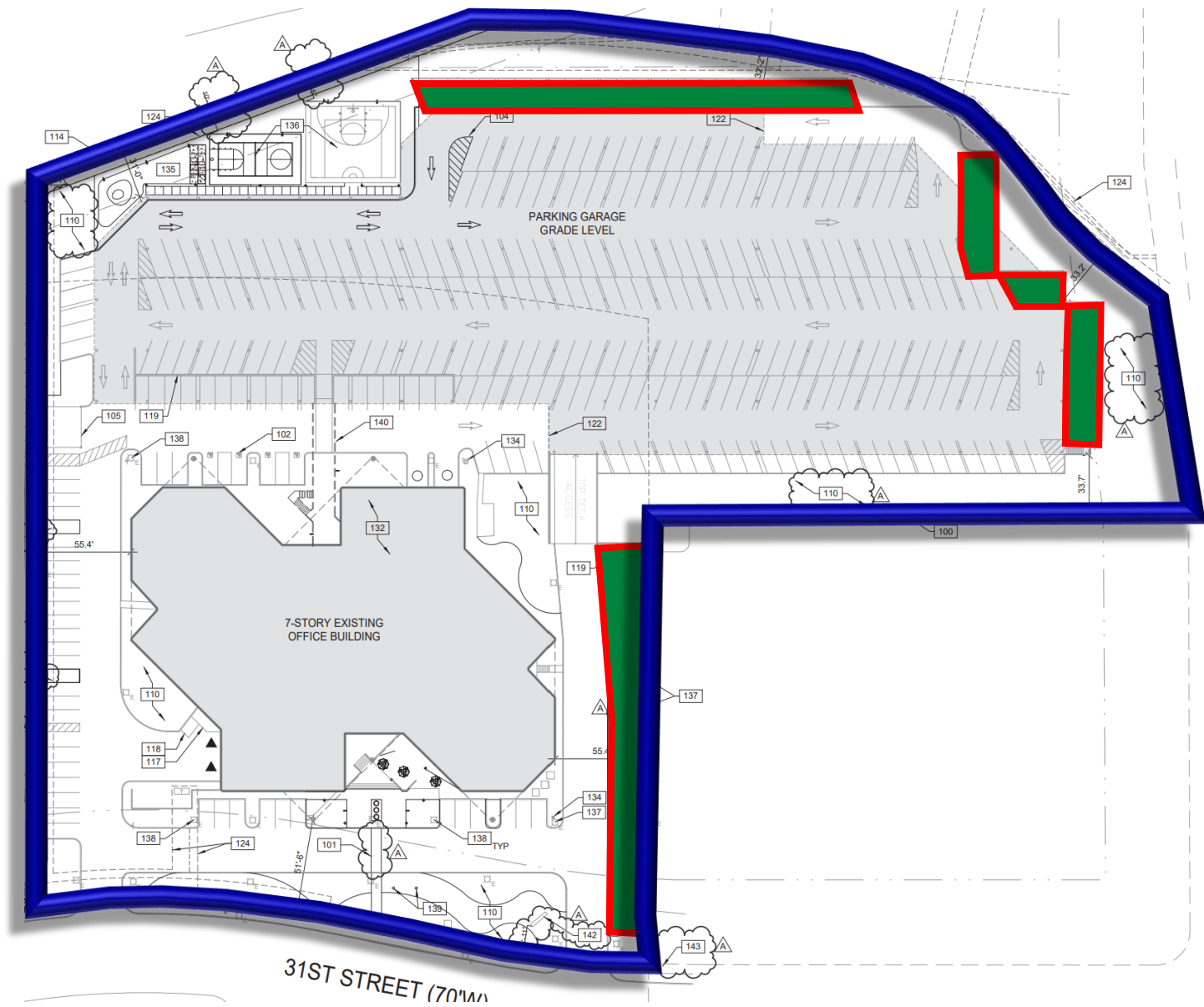
1020 31st Street – Access



1020 31st Street –
Site Plan –
Pedestrian Access



1020 31st Street –
Site Plan –
Additional Green
Space

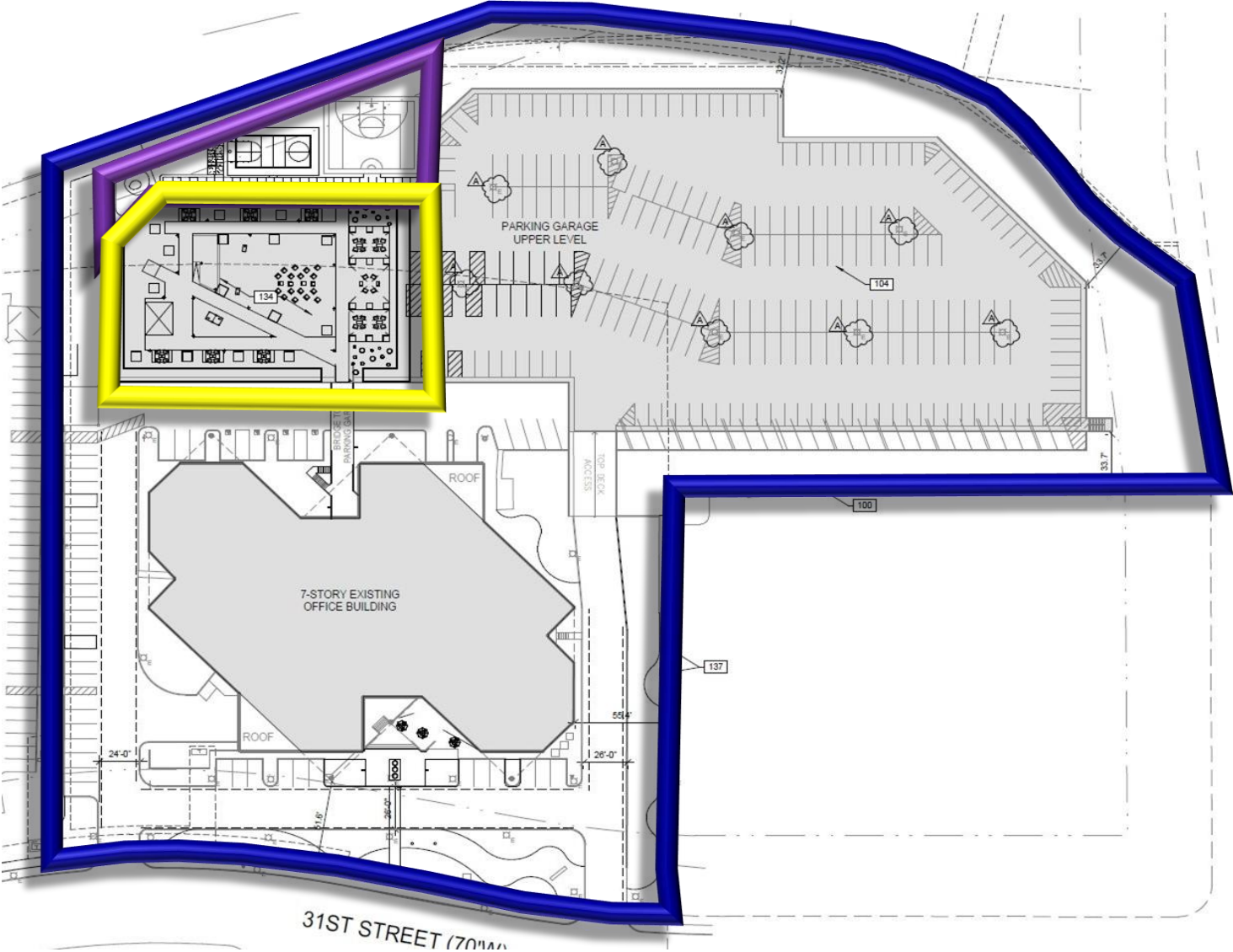


1020 31st Street –

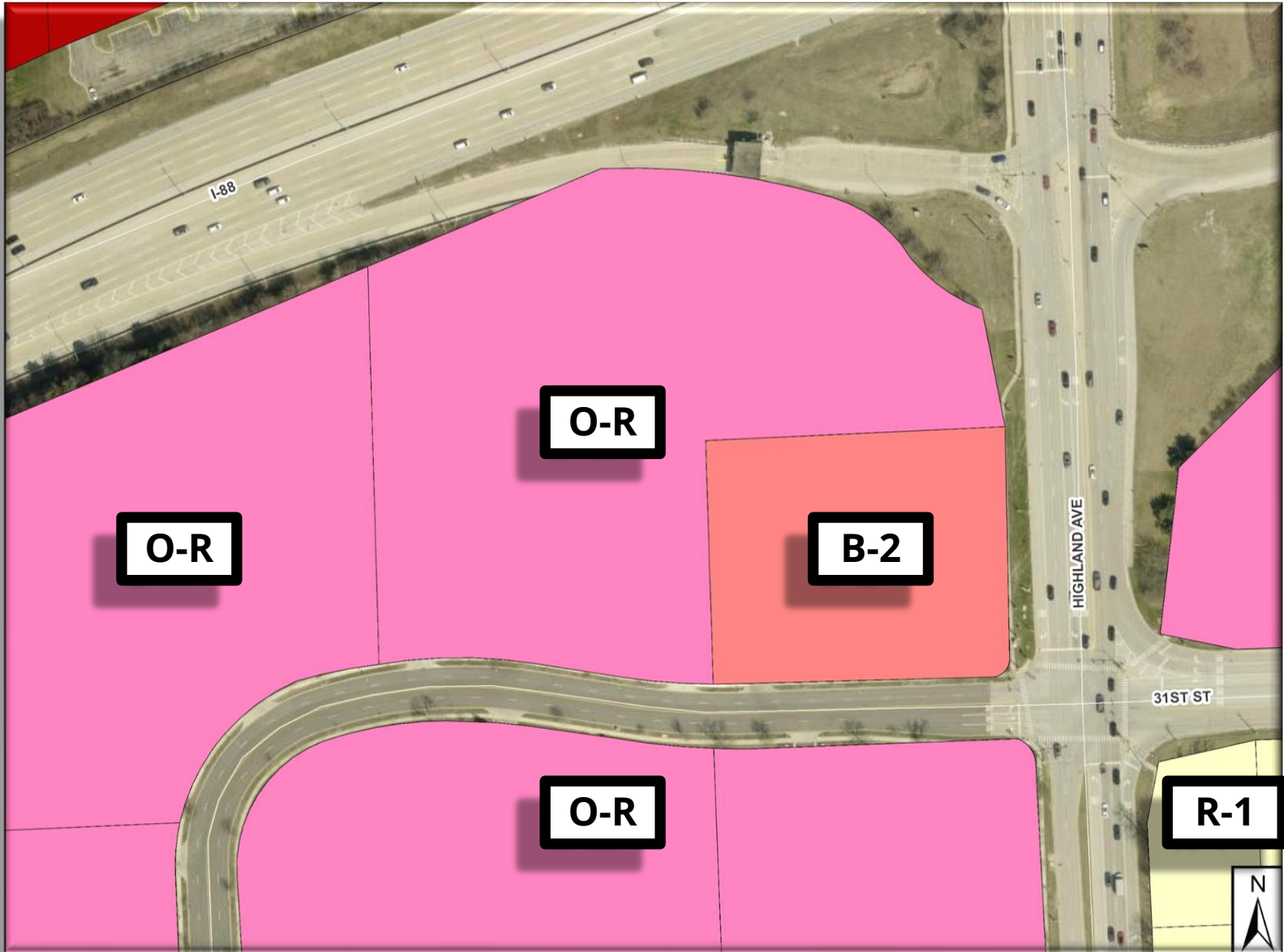
Site Plan –

Exterior Amenity

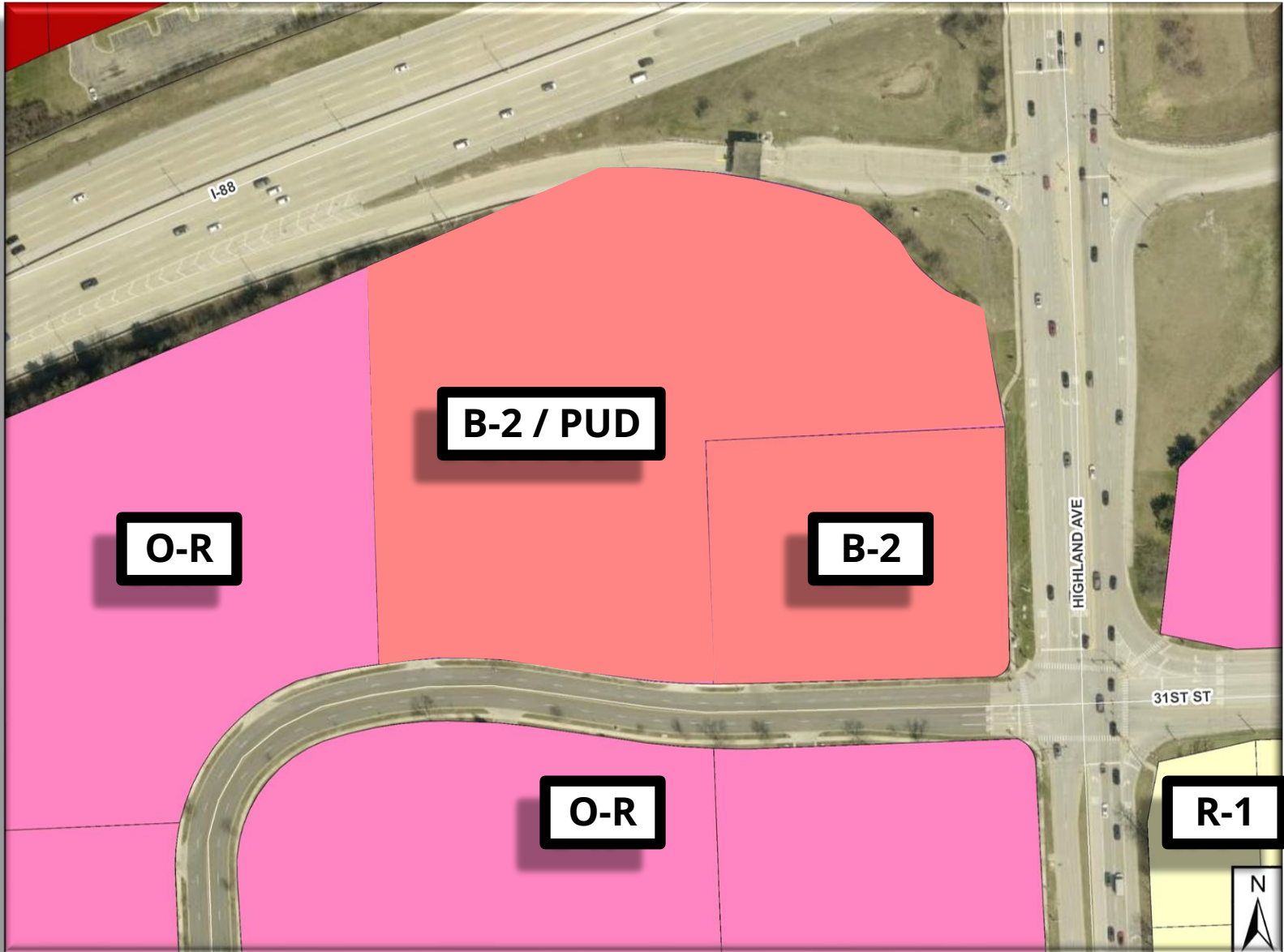
Space



1020 31st Street – Current Zoning Map



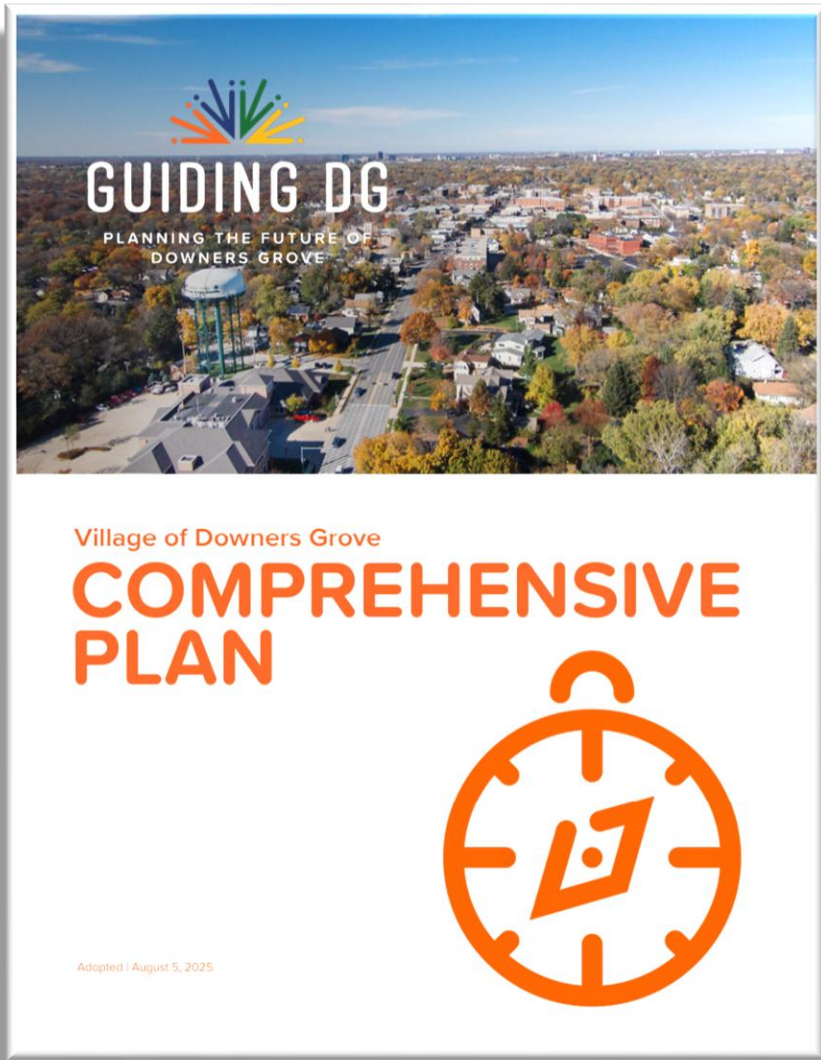
1020 31st Street – Proposed Zoning Map



1020 31st Street – Proposed Rendering



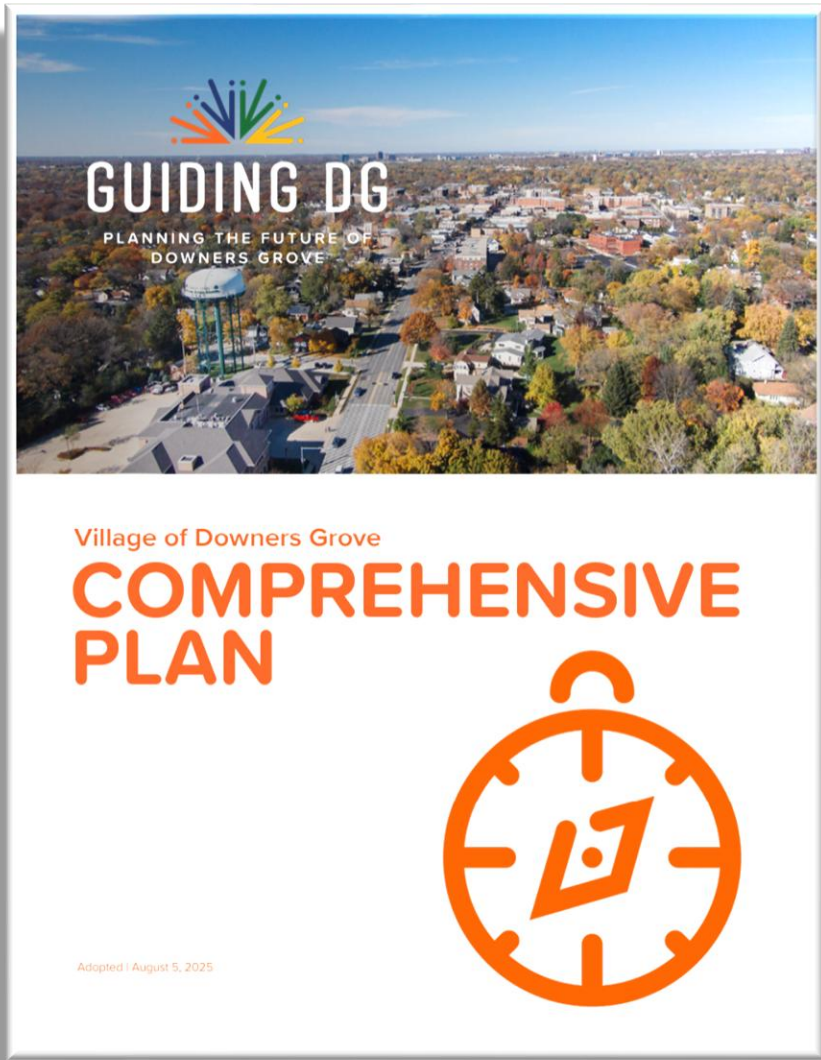
1020 31st Street – Compliance with the Comprehensive Plan 1 of 2



- Office
 - Multi-Family
- Facilitate redevelopment to meeting housing and economic development needs
- Promote & encourage rehabilitation of older buildings which are functionally obsolete or undesirable

1020 31st Street – Compliance with the Comprehensive Plan 2 of 2

- If existing office spaces were redeveloped into mixed-use developments, land uses such as multi-family residential could complement and be compatible with ongoing office uses.



1020 31st Street - Standards of Approval

Chapter 28

Zoning Ordinance

- Zoning Map Amendment Standards
 - Section 28.12.030(i)
- Planned Unit Development Standards
 - Section 28.12.040(c)(5)

