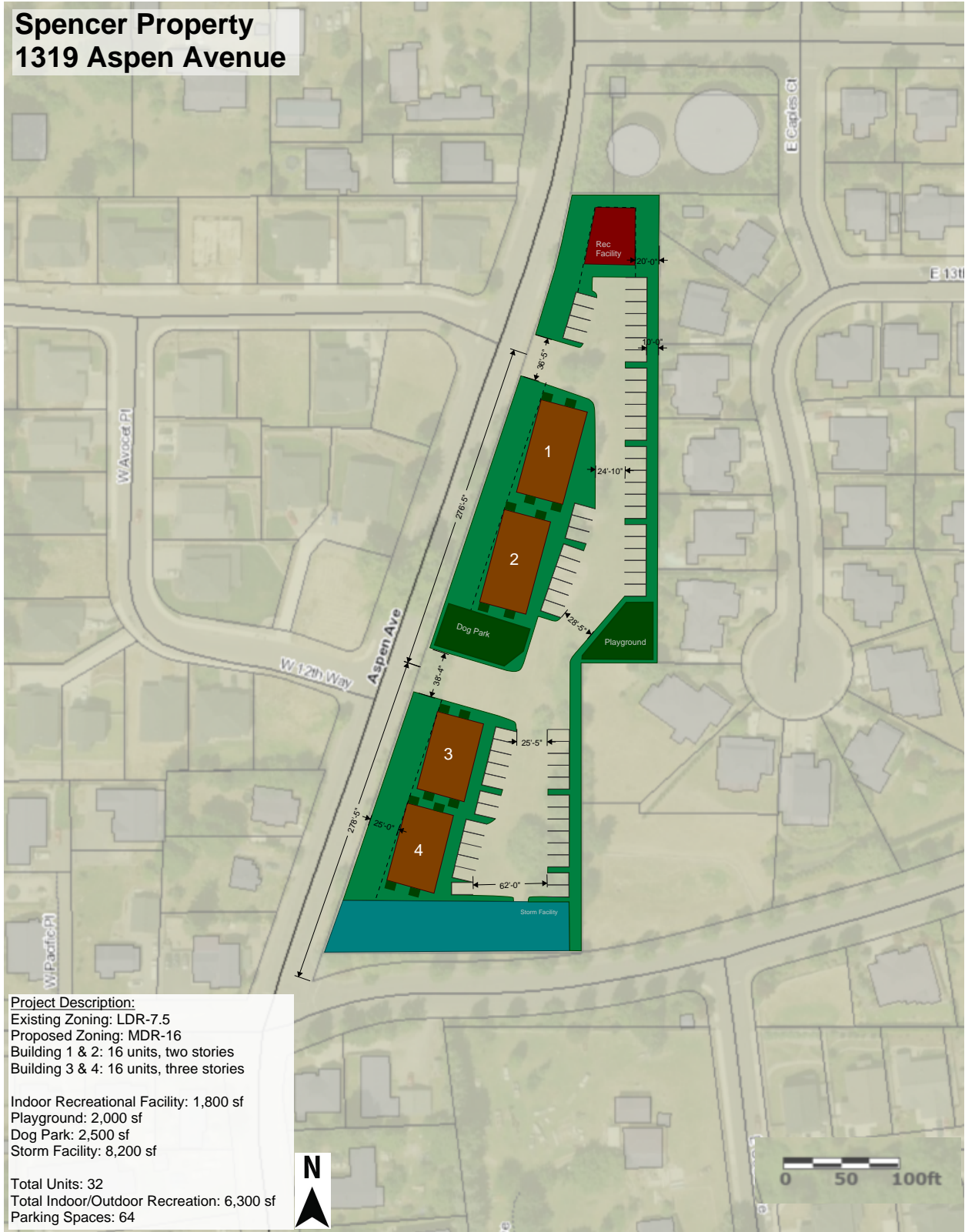


**Spencer Property
1319 Aspen Avenue**



Project Description:
 Existing Zoning: LDR-7.5
 Proposed Zoning: MDR-16
 Building 1 & 2: 16 units, two stories
 Building 3 & 4: 16 units, three stories

Indoor Recreational Facility: 1,800 sf
 Playground: 2,000 sf
 Dog Park: 2,500 sf
 Storm Facility: 8,200 sf

Total Units: 32
 Total Indoor/Outdoor Recreation: 6,300 sf
 Parking Spaces: 64

