

Plan View



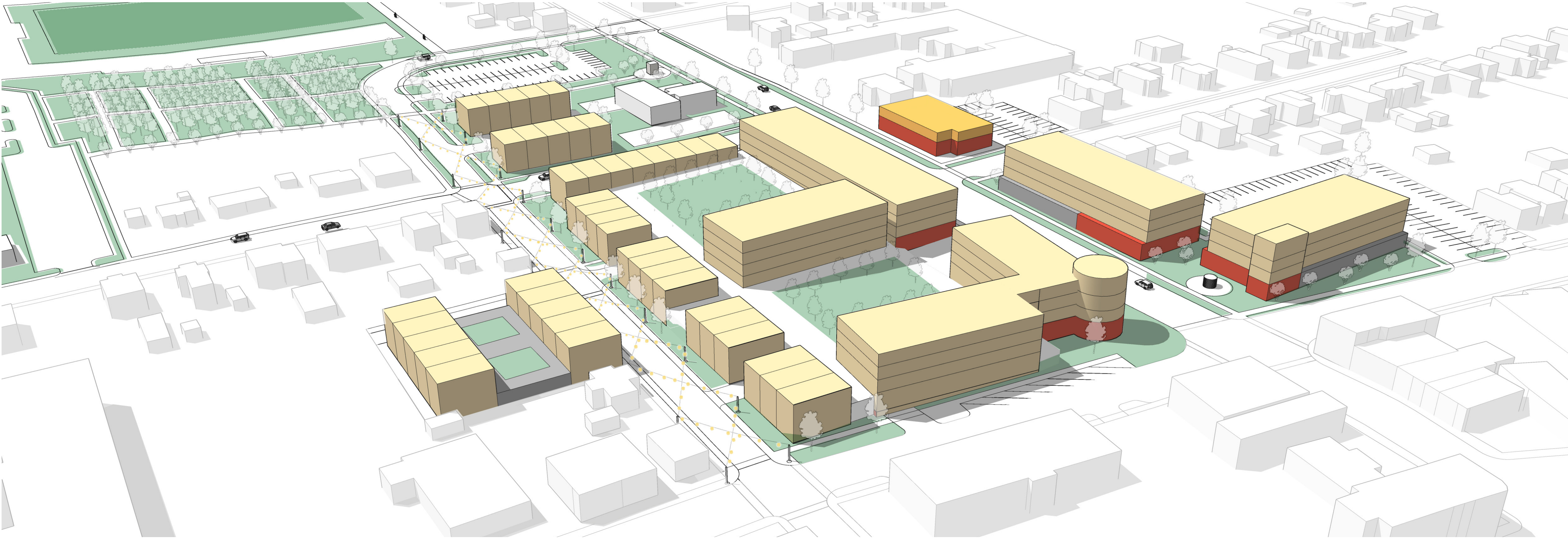
Concept Notes

- A1 4-STORY MIXED USE**
 - 36 Upper-Story Residential Units (850 SF/unit)
 - 3,000 SF Ground-Floor Commercial
 - 24 internal parking spaces (0.8/unit)
 - 30 Surface Parking Spaces (21 residential + 9 retail)
- A2 4-STORY MIXED-USE RESIDENTIAL**
 - 36 Upper Story Residential Units (850 SF/unit)
 - 5,000 SF Ground Floor Commercial
 - 20 Internal Parking Spaces (0.7/unit)
 - 45 Surface Parking Spaces (25 residential + 20 retail)
- A3 2-STORY MIXED-USE OFFICE**
 - 6,000 SF Upper-Story Office
 - 6,000 SF Ground-Floor Commercial
 - 30 Surface Parking Spaces (5 spaces/1,000 SF)
- A4 MAIN STREET ENHANCEMENTS**
 - Corner Plaza with Ceremonial Remembrance / Reflection space
- A5 4-STORY MIXED-USE DEVELOPMENT**
 - 74 Upper-Story Residential Units (~850 SF/unit)
 - 10,500 SF Ground-Floor Commercial
 - Internal Parking Spaces (1.5/unit)
- A6 4-STORY MIXED-USE DEVELOPMENT**
 - 60 Upper-Story Residential Units (~850 SF/unit)
 - 15,000 SF Ground-Floor Commercial
 - Internal Parking Spaces (1.5/unit)
- A7 2-3 STORY WRAPPED ROWHOMES**
 - 4 Units (1,600 - 1,900 SF)
 - Internal Parking Spaces (2 spaces/unit)
- A8 3-STORY MIXED-USE DEVELOPMENT**
 - 26 Upper-Story Residential Units (~1000 SF/unit)
 - 2,000 SF First-Floor Retail
 - Parking Deck Entrance
- A9 2-2.5 LEVEL PARKING PODIUM**
 - 330 - 410 Cars Total
 - 172 Spaces for Private Residential Use
 - 158 - 238 Spaces for Retail, Office, and Public Use
 - Upper-Level Open Space & Amenities Deck
- A10 FESTIVAL STREET (LANE ST.)**
- A11 2-3 STORY STACKED TOWNHOMES**
 - 10 Units (2,000 - 2,500 SF/unit)
 - 24 Internal Parking Spaces (2.4 spaces/unit)
- A12 2-3 STORY REAR-LOADED ROWHOMES**
 - 17 Units (1,800 - 2,400 SF/unit)
 - 2 Car Garage and Apron
- A13 PUBLIC PARKING LOT**
 - 90 Total Surface Parking Spaces
- A14 NEW CAMPUS PROMENADE ON FORMER PHOENIX ACADEMY CAMPUS**

Northwest View



Southeast View



Stickers



Plan View



Concept Notes

- B1 2-STORY MIXED USE**
 - 8 Residential Units (Apartments)
 - 6,000 SF Ground-Floor Commercial
 - 28 Surface Parking Spaces (16 residential + 12 retail)
- B2 2-STORY MIXED-USE OFFICE**
 - 7,000 SF Upper-Story Office Space - Floor 2
 - 7,000 SF Ground-Floor Commercial - Floor 1
 - 14 Surface Parking Spaces (1.1 spaces/1,000 SF)
- B3 PUBLIC PARKING LOT**
 - 60 Surface Parking Spaces
- B4 4-STORY BOUTIQUE HOTEL**
 - 60 - 70 Keys
 - 4,000 SF Ground Floor Amenity Space
 - 4,000 SF Ground-Floor Commercial
 - 62 Surface Parking Spaces (0.8/room + 14 retail)
- B5 MAIN STREET ENHANCEMENTS**
 - Boulevard Island/Pedestrian Refuge
 - Expanded Public Realm Landmark
- B6 4-STORY MIXED-USE DEVELOPMENT**
 - 58 Upper-Story Residential Units (~850 SF/unit) - Floors 2,3,4
 - 6,000 SF Ground-Floor Commercial
 - Internal Parking Spaces (1.5 spaces/unit)
- B7 4-STORY MIXED-USE DEVELOPMENT**
 - 54 Upper-Story Residential Units (~850 SF/unit) - Floors 2,3,4
 - 10,500 SF Ground-Floor Commercial - Floor 1
 - Internal Parking Spaces (2.0 spaces/unit)
- B8 2-3 STORY WRAPPED ROWNHOMES**
 - 7 Units (1,600 - 2,000 SF)
 - Internal Parking Spaces (2 spaces/unit)
- B9 3-STORY MIXED-USE (SPECIALTY)**
 - 4,000 SF Ground-Floor Retail
 - 8,000 SF Upper-Story Office
 - Parking Deck Entry
- B10 2-2.5 LEVEL PARKING STRUCTURE**
 - 325 - 407 Spaces Total
 - 232 Spaces for Private Residential Use
 - 93 - 175 Spaces for Retail, Office, and Public Use
 - Ground Floor Open Space & Amenities
- B11 2-3 STORY STACKED TOWNHOMES**
 - 10 Units (2,000 - 2,500 SF/unit)
 - 24 Internal Parking Spaces (2.4 spaces/unit)
- B12 FESTIVAL STREET (LANE ST.)**
- B13 2-3 STORY REAR-LOADED ROWNHOMES**
 - 28 Units (1,800 - 2,400 SF/unit)
 - 2 Car Garage and Apron
- B14 4-STORY MIXED USE**
 - 45 Residential Units (~850 SF/unit) - Floors 2,3,4
 - 2,500 SF Ground-Floor Commercial - Floor 1
 - 32 Internal Parking Spaces (0.7 space/unit) - Indoors
- B15 1-STORY COMMERCIAL**
 - 5,000 SF Commercial Space + Drive-Thru
- B16 PUBLIC PARKING LOT**
 - 130 Total Surface Parking Spaces
- B17 3-STORY RESIDENTIAL (WORKFORCE / SENIOR HOUSING)**
 - 60 Residential Units (650 SF / unit) - Floors 2,3
 - 1 Level Parking Podium with 68 Spaces

Concept Data

LAND USE	
RETAIL:	45,000 SF
OFFICE:	15,000 SF
RESIDENTIAL:	274 units

Northwest View



Southeast View



Stickers



Add a sticky dot above if you like **Concept B**

Plan View



Concept Notes

- E1 4-STORY MIXED USE**
 - 42 Upper-Story Residential Units (~850 SF/unit) - Floors 2,3,4
 - 3,000 SF Ground-Floor Commercial
 - 26 internal parking spaces (0.8/unit)
 - 72 parking spaces (1.7 cars/unit)
- E2 3-STORY MIXED-USE RESIDENTIAL**
 - 12 Upper Story Residential Units (~850 SF/unit)
 - 5,000 SF Ground Floor Commercial
 - 32 Surface Parking Spaces (20 residential @1.7/unit)
- E3 3-STORY MIXED-USE RESIDENTIAL**
 - 12 Upper Story Residential Units (~850 SF/unit)
 - 5,000 SF Ground Floor Commercial
 - 32 Surface Parking Spaces (20 residential @1.7/unit)
- E4 2-STORY MIXED-USE OFFICE**
 - 6,000 SF Upper-Story Office
 - 6,000 SF Ground-Floor Commercial
 - 30 Surface Parking Spaces (5 spaces/1,000 SF)
- E5 MAIN STREET ENHANCEMENTS**
 - Corner Plaza with Ceremonial Remembrance
- E6 3-STORY COMMERCIAL/CIVIC BUILDING**
 - 13,000 SF Total Floor Area
 - Connection to Historical Museum
- E7 3-STORY MIXED-USE RESIDENTIAL**
 - 32 units Upper Residential (~850/unit) - Floors 2,3
 - 10,500 SF Ground-Floor Commercial - Floor 1
- E8 3 STORY MIXED-USE OFFICE / COMMERCIAL**
 - 8,000 SF Ground-Floor Commercial - Floor 1
 - 17,000 SF Upper-Story Office - Floors 2,3
- E9 4-5 STORY RESIDENTIAL DEVELOPMENT**
 - 5 2-Story Wrapped Rowhomes with Direct Street Access
 - 60 Upper Story Residential Units (~850 SF/unit) - Floors 1,2,3,4
 - Internal Parking Spaces (1.6/unit)
- E10 2-2.5 LEVEL PARKING PODIUM**
 - 320 - 400 Spaces Total
 - 324 Spaces for Private Residential Use
 - 0 - 76 Spaces for Retail, Office, and Public Use
 - Upper-Level Open Space & Amenities Deck
- E11 5-STORY RESIDENTIAL DEVELOPMENT**
 - 8 2-Story Wrapped Rowhomes with Direct Street Access
 - 70 Upper Residential Units (~850 SF/unit) - Floors 1,2,3,4
- E12 2-3 STORY STACKED TOWNHOMES**
 - 10 Units (2,000 - 2,500 SF/unit)
 - 24 Internal Parking Spaces (2.4 spaces/unit)
- E13 2-3 STORY REAR-LOADED ROWNHOMES**
 - 31 Total Units (1,900 - 2,500 SF/unit)
 - 2 Car Garage and Apron
- E14 SMALL-LOT SINGLE-FAMILY CITY HOMES**
 - 14 Total Units (2,800 - 3,400 SF)
 - Attached, 2-Car Garage with Alley Access
- E15 1-STORY COMMERCIAL**
 - 5,000 SF
 - 20 Surface Parking Spaces (4 spaces/1,000 SF)
- E16 PUBLIC PARKING LOT**
 - 134 Total Surface Parking Spaces
- E17 NEW CAMPUS PROMENADE ON FORMER PHOENIX ACADEMY CAMPUS**

Northwest View



Southeast View



Stickers