

Plan View



Concept Notes

- 1** 4 STORY RESIDENTIAL
 - 67 Residential Units (~800 SF/unit)
 - Parking: 25 Spaces Total
 - Surface Parking: 37 Spaces Total (1 space/apartment)
- 2** ONE STORY RETAIL
 - Commercial: 1,400 SF
 - Parking: 4 Spaces Total
- 3** 2 STORY MIXED-USE OFFICE
 - 6,300 SF Upper-Story Office Space
 - 6,300 SF Ground-Floor Commercial
 - 14 Surface Parking Spaces (1.1 spaces/1,000 SF)
- 4** 2 STORY MIXED-USE OFFICE
 - 3,800 SF Upper-Story Office Space
 - 3,800 SF Ground-Floor Commercial
 - 7 Surface Parking Spaces (0.9 spaces/1,000 SF)
- 5** 3 STORY MIXED-USE RESIDENTIAL
 - 9 Upper-Story Residential Units (~800 SF/unit)
 - 3,800 SF Ground-Floor Commercial
 - Internal Parking Spaces (1.3 spaces/unit)
- 6** 3 STORY MIXED-USE RESIDENTIAL
 - 10 Upper-Story Residential Units (~800 SF/unit)
 - 4,000 SF Ground-Floor Commercial
 - Internal Parking Spaces (1.5 spaces/unit)
- 7** 3 STORY MIXED-USE RESIDENTIAL
 - 4 Upper-Story Residential Units (~800 SF/unit)
 - 3,200 SF Ground-Floor Commercial
 - Internal Parking Spaces (0.8 spaces/unit)
- 8** 5 STORY RESIDENTIAL
 - 70 Residential Units (~800 SF/unit)
 - Internal Parking Spaces (2 spaces/unit)
 - Public Parking Spaces (50 spots)
- 9** 2-3 STORY STACKED TOWNHOMES
 - 5 Units (2,000 - 2,500 SF/unit)
 - 10 Internal Parking Spaces (2 spaces/unit)



Plan View



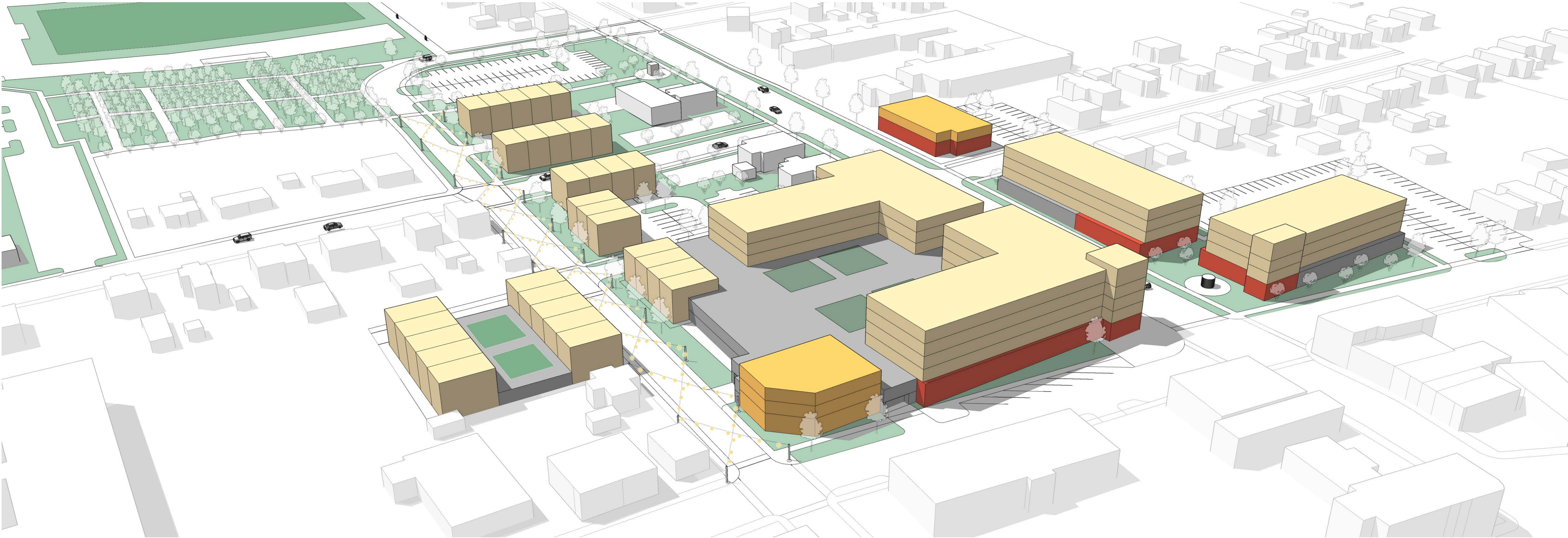
Concept Notes

- A1** 4-STORY MIXED USE
 - 30 Upper-Story Residential Units (~900 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
 - 30 Upper Story Residential Units (~1,000 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
- A5** 4-STORY MIXED-USE
 - 54 Upper-Story Residential Units (~850 SF/unit)
 - 9,000 SF Ground-Floor Commercial
 - Internal Parking Spaces (1.5/unit)
- A6** 4-STORY MIXED-USE
 - 51 Upper-Story Residential Units (~850 SF/unit)
 - 13,000 SF Ground-Floor Commercial
 - Internal Parking Spaces (1.5/unit)
- A7** 2-3 STORY WRAPPED TOWNHOMES
 - 4 Units (1,600 - 1,900 SF)
 - Internal Parking Spaces (2 spaces/unit)
- A8** 3-STORY MIXED-USE
 - 3,000 SF Ground-Floor Retail
 - 6,000 SF Upper-Story Office
 - Parking Deck Entrance
- A9** 2-3 LEVEL PARKING PODIUM
 - 325 Spaces Total
 - 166 Spaces for Private Residential Use
 - 159 Spaces for Retail, Office, and Public Use
 - Upper-Level Open Space & Amenities
- A10** FESTIVAL STREET
- A11** 2-3 STORY STACKED TOWNHOMES
 - 10 Units (2,000 - 2,500 SF/unit)
 - 24 Internal Parking Spaces (2.4 spaces/unit)
- A12** PUBLIC PARKING LOT
 - 30 Surface Parking Spaces
- A13** 2-3 STORY REAR-LOADED TOWNHOMES
 - 17 Units (1,800 - 2,400 SF/unit)
 - 2 Car Garage and Apron
- A14** PUBLIC PARKING LOT
 - 90 Total Surface Parking Spaces
- A15** PRAIRIE PHOENIX ACADEMY CAMPUS ENHANCEMENTS

Northwest View



Southeast View



Plan View



Concept Notes

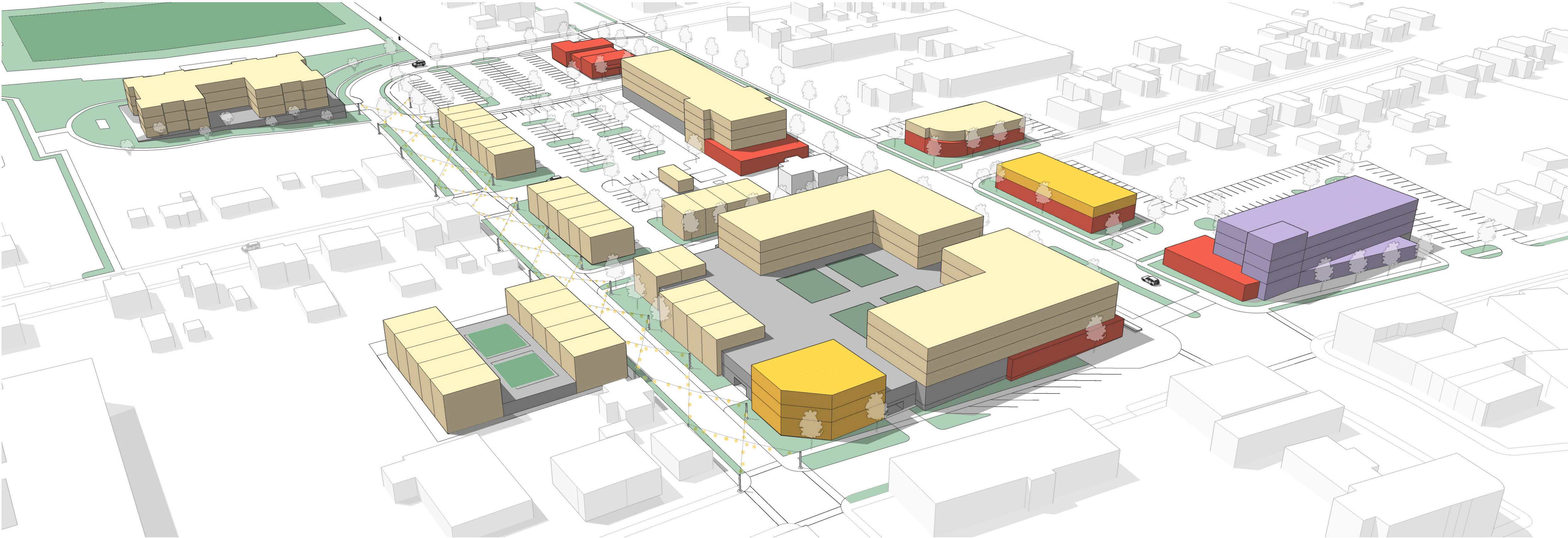
- B1** 2-STORY MIXED USE
 - 8 Residential Units (Apartments)
 - 6,000 SF Ground-Floor Commercial
 - 28 Surface Parking Spaces (16 residential + 12 retail)
- B2** 2-STORY MIXED-USE OFFICE
 - 6,400 SF Upper-Story Office Space
 - 6,400 SF Ground-Floor Commercial
 - 14 Surface Parking Spaces (1.1 spaces/1,000 SF)
- B3** PUBLIC PARKING LOT
 - 60 Surface Parking Spaces
- B4** 4-STORY BOUTIQUE HOTEL
 - 60 Rooms
 - 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
 - 54 Upper-Story Residential Units (~800 SF/unit)
 - 6,000 SF Ground-Floor Commercial
 - Internal Parking Spaces (1.5 spaces/unit)
- B7** 4-STORY MIXED-USE
 - 54 Upper-Story Residential Units (~800 SF/unit)
 - 9,000 SF Ground-Floor Commercial
 - Internal Parking Spaces (1.5 spaces/unit)
- B8** 2-3 STORY WRAPPED TOWNHOMES
 - 6 Units (1,600 - 1,900 SF)
 - Internal Parking Spaces (2 spaces/unit)
- B9** 3-STORY MIXED-USE
 - 3,000 SF Ground-Floor Retail
 - 6,000 SF Upper-Story Office
 - Parking Deck Entry
- B10** 2-3 LEVEL PARKING STRUCTURE
 - 325 Spaces Total
 - 175 Spaces for Private Residential Use
 - 150 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
- B13** 2-3 STORY REAR-LOADED TOWNHOMES
 - 17 Units (1,800 - 2,400 SF/unit)
 - 2 Car Garage and Apron
- B14** 4-STORY MIXED USE
 - 48 Residential Units (~800 SF/unit)
 - 2,000 SF Ground-Floor Commercial
 - 48 Internal Parking Spaces (1 space/unit)
- B15** 1-STORY COMMERCIAL
 - 5,000 SF Commercial Space + Drive-Thru
 - 16 Surface Parking Spaces (3.2 spaces/1,000 SF)
- B16** PUBLIC PARKING LOT
 - 130 Total Surface Parking Spaces
- B17** 3-STORY RESIDENTIAL
 - 80 Residential Units
 - 2 Level Parking Podium with 68 Spaces
 - 3rd floor Affordable Senior Apartments



Northwest View



Southeast View



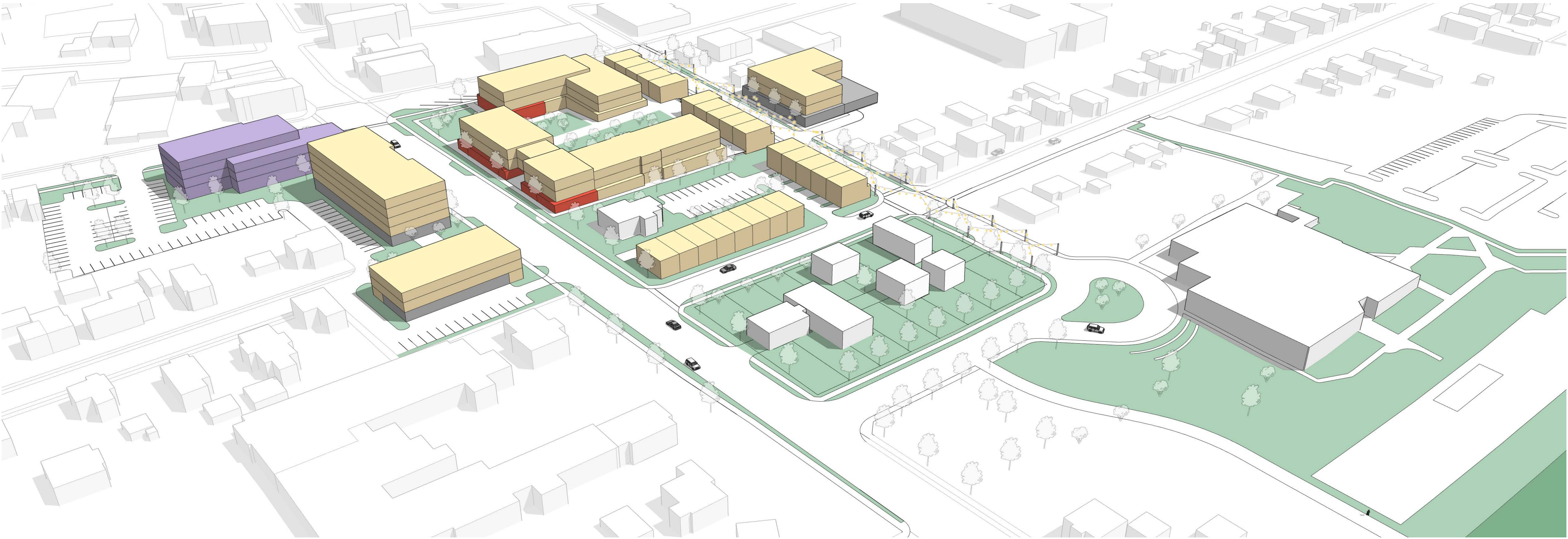
Plan View



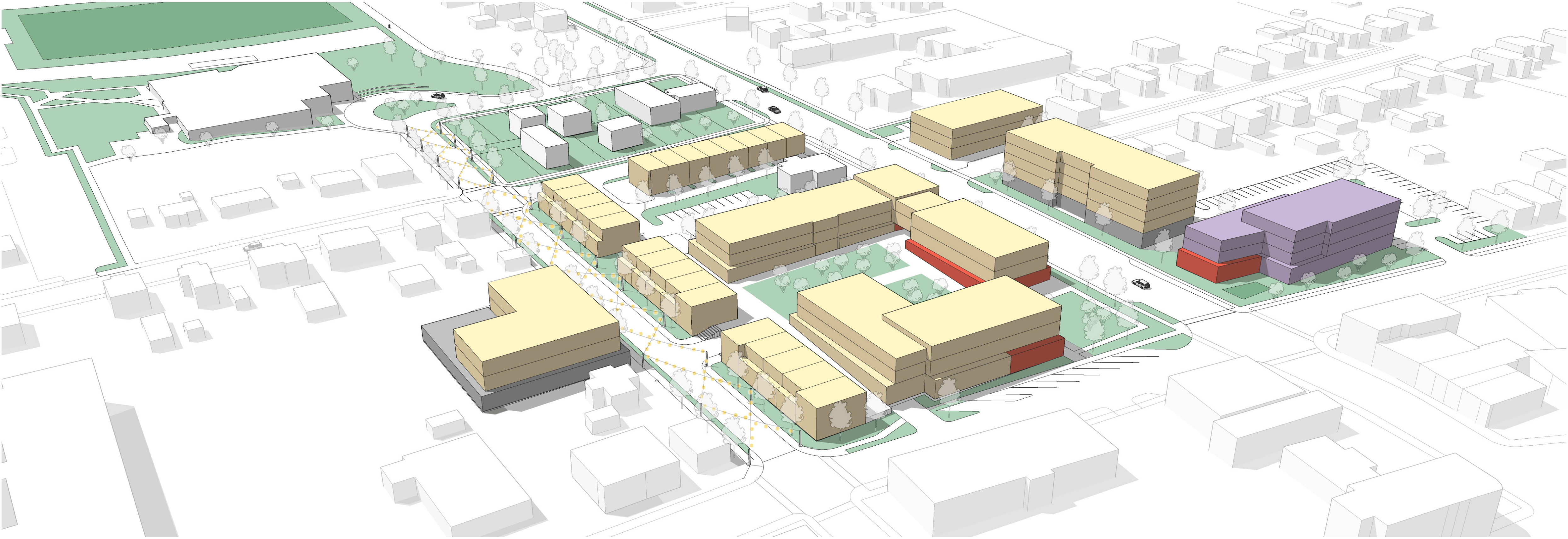
Concept Notes

- C1** 4-STORY BOUTIQUE HOTEL
 - 45 Rooms
 - 4,000 SF Ground Floor Amenity Space
 - 6,000 SF Ground-Floor Commercial
 - 60 Surface Parking Spaces (0.8/room + 24 retail)
- C2** 5-STORY RESIDENTIAL
 - 40 Upper-Story Units (1,000 SF/unit)
 - 30 internal Parking Spaces (0.75/unit)
 - 38 Surface Parking Spaces (0.9/unit)
- C3** 3-STORY RESIDENTIAL
 - 16 Residential Units (1,000 SF/unit)
 - 10 Internal Parking Spaces (0.6/unit)
 - 15 Surface Parking Spaces (0.9/unit)
- C4** 2-3 STORY REAR-LOADED TOWNHOMES
 - 13 Residential Units
 - 1,800 - 2,400 SF/unit
 - 2 Car Garage and Apron (2+ spaces/unit)
- C5** PUBLIC PARKING LOT
 - 20 Surface Parking Spaces
- C6** 3-STORY MIXED USE
 - 40 Residential Units (1,000 SF/unit)
 - 10,000 SF Ground-Floor Commercial
 - Internal Parking Spaces (1.5 spaces/unit)
- C7** 3-STORY MIXED USE
 - 34 Residential Units (800 SF/unit)
 - 4,000 SF Ground-Floor Commercial
 - Internal Parking Spaces (1.5 spaces/unit)
- C8** 2-3 STORY WRAPPED TOWNHOMES
 - 10 Total Units (1,800 - 2,400 SF/unit)
 - Internal Parking Spaces (2 spaces/unit)
- C9** 2-3 LEVEL, INTERNAL PARKING STRUCTURE
 - 380 Total Spaces
 - 132 Spaces for Private Residential Use
 - 248 Spaces for Retail and Public Use
 - Ground Floor Open Space & Amenities
- C10** 3-STORY RESIDENTIAL
 - 18 Residential Units (900 SF/unit)
 - 36 Internal Parking Spaces (2 spaces/unit)
- C11** FESTIVAL STREET
- C12** PRAIRIE PHOENIX ACADEMY CAMPUS ENHANCEMENTS

Northwest View



Southeast View



Plan View



Concept Notes

- D1** 4-STORY HOTEL
 - 60 Rooms
 - 5,000 SF Ground Floor Amenity Space
 - 3,500 SF Ground Floor Commercial Space
 - 62 Surface Parking Spaces (0.8 spaces/room + 14 retail)
- D2** 3-STORY MIXED-USE OFFICE
 - 21,500 SF Total Office Space (Floors 1-3)
 - 3,000 SF Ground-Floor Commercial
 - 22 Surface Parking Spaces (1.1 spaces/1,000 SF)
- D3** 1-STORY COMMERCIAL
 - 4,500 SF
 - 20 Surface Parking Spaces (4.4 spaces/1,000 SF)
- D4** 1-STORY COMMERCIAL
 - 6,000 SF
 - 34 Surface Parking Spaces (5.7 spaces/1,000 SF)
- D5** 1-STORY COMMERCIAL
 - 3,000 SF
 - 9 Surface Parking Spaces (3 spaces/1,000 SF)
- D6** PUBLIC PARKING LOT
 - 55 Surface Parking Spaces
- D7** 2-3 STORY REAR-LOADED TOWNHOMES
 - 10 Residential Units
 - 1,800 - 2,400 SF/unit
 - 2 Car Garage and Apron (2+ spaces/unit)
- D8** 3-STORY MIXED USE
 - 5,500 SF Ground-Floor Commercial
 - 20 Upper-Story Residential Units (~1,000 SF/unit)
 - Internal Parking Spaces (1.5 spaces/unit)
- D9** 3-STORY MIXED USE
 - 7,500 SF Ground-Floor Commercial
 - 34 Upper-Story Residential Units (~800 SF/unit)
 - Internal Parking Spaces (1.5 spaces/unit)
- D10** 4-STORY RESIDENTIAL
 - 50 Residential Units (~900 SF/unit)
 - Internal Parking Spaces (1.5 spaces/unit)
- D11** 2-3 STORY WRAPPED TOWNHOMES
 - 7 Units (2,000 - 2,500 SF/unit)
 - Internal Parking Spaces (2 spaces/unit)
- D12** 2-3 LEVEL, INTERNAL PARKING STRUCTURE
 - 380 Total Spaces
 - 170 Spaces for Private Residential Use
 - 210 Spaces for Retail and Public Use
 - Ground Floor Open Space & Amenities
- D13** 2-3 STORY STACKED TOWNHOMES
 - 10 Units (2,000 - 2,500 SF/unit)
 - 24 Internal Parking Spaces (2.4 spaces/unit)
- D14** FESTIVAL STREET
- D15** PRAIRIE PHOENIX ACADEMY CAMPUS ENHANCEMENTS

Concept Data

LAND USE	
RETAIL:	33,000 SF
OFFICE:	21,500 SF
HOTEL:	60 Rooms
RESIDENTIAL:	131 Units
PARKING	
RESIDENTIAL:	214 spaces (1.63/unit)
HOTEL:	48 spaces (0.8/room)
OFFICE & COMMERCIAL:	99 spaces (1.82/1,000 sf)
PUBLIC USE:	265 spaces
combined:	364 spaces (6.7/1,000 sf) + on-street parking

CONCEPT D - PLAN VIEW

Northwest View



Southeast View



Plan View



Concept Notes

- E1** 4-STORY MIXED USE
 - 30 Upper-Story Residential Units (~900 SF/unit)
 - 3,000 SF Ground-Floor Commercial
 - 24 internal parking spaces (0.8/unit)
 - 36 Surface Parking Spaces (21 residential + 15 retail)
- E2** 3-STORY MIXED-USE RESIDENTIAL
 - 8 Upper Story Residential Units (~1,000 SF/unit)
 - 3,500 SF Ground Floor Commercial
 - 32 Surface Parking Spaces (12 residential + 20 retail)
- E3** 3-STORY MIXED-USE RESIDENTIAL
 - 8 Upper Story Residential Units (~1,000 SF/unit)
 - 4,000 SF Ground Floor Commercial
 - 32 Surface Parking Spaces (12 residential + 20 retail)
- 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
- D7** 3-STORY MIXED-USE OFFICE
 - 6,000 SF Ground-Floor Commercial
 - 14,000 SF Upper-Story Office
- E8** 2-3 STORY MIXED-USE OFFICE
 - 12,000 SF Ground-Floor Commercial
 - 18,000 SF Upper-Story Office
- E9** 4-5 STORY RESIDENTIAL
 - 11 2-Story Wrapped Townhomes with Direct Street Access
 - 50 Upper Story Residential Units (~900 SF/unit)
 - Internal Parking Spaces (1.6/unit)
- E10** 2-3 LEVEL PARKING PODIUM
 - 275 Spaces Total
 - 100 Spaces for Private Residential Use
 - 175 Spaces for Retail, Office, and Public Use
 - Upper-Level Open Space & Amenities
- E11** 2-3 STORY STACKED TOWNHOMES
 - 10 Units (2,000 - 2,500 SF/unit)
 - 24 Internal Parking Spaces (2.4 spaces/unit)
- E12** 2-3 STORY REAR-LOADED TOWNHOMES
 - 31 Total Units (1,900 - 2,500 SF/unit)
 - 2 Car Garage and Apron
- E13** SMALL-LOT SINGLE-FAMILY HOMES
 - 14 Total Units (~2,800 SF)
 - Detached, 2-Car Garage with Alley Access
- E14** 1-STORY COMMERCIAL
 - 5,000 SF
 - 20 Surface Parking Spaces (4 spaces/1,000 SF)
- E15** PUBLIC PARKING LOT
 - 134 Total Surface Parking Spaces
- E16** PRAIRIE PHOENIX ACADEMY CAMPUS ENHANCEMENTS

CONCEPT E - PLAN VIEW

Northwest View



Southeast View



Plan View



Concept Data	
LAND USE	
RETAIL:	45,000 SF
OFFICE:	6,000 SF
CIVIC USE:	13,000 SF
RESIDENTIAL:	214 Units
PARKING	
RESIDENTIAL:	342 spaces (1.6/unit)
OFFICE, CIVIC & COMMERCIAL:	85 spaces (1.9/1,000 sf)
PUBLIC USE:	222 spaces
combined:	307 spaces (4.8/1,000 sf) + on-street parking

Concept Notes

- F1

4-STORY MIXED USE

- 30 Upper-Story Residential Units (~900 SF/unit)

- 3,000 SF Ground-Floor Commercial

- 24 internal parking spaces (0.8/unit)

- 36 Surface Parking Spaces (21 residential + 15 retail)
- F2

3-STORY MIXED-USE RESIDENTIAL

- 8 Upper Story Residential Units (~1,000 SF/unit)

- 3,500 SF Ground Floor Commercial

- 32 Surface Parking Spaces (12 residential + 20 retail)
- F3

3-STORY MIXED-USE RESIDENTIAL

- 8 Upper Story Residential Units (~1,000 SF/unit)

- 4,000 SF Ground Floor Commercial

- 32 Surface Parking Spaces (12 residential + 20 retail)
- F4

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)
- F5

MAIN STREET ENHANCEMENTS

- Corner Plaza with Ceremonial Remembrance
- F6

3-STORY COMMERCIAL/CIVIC BUILDING

- 13,000 SF Total Floor Area

- Connection to Historical Museum
- F7

COMMUNITY OPEN SPACE

- ~0.75 Acres
- F8

4-5 STORY MIXED-USE

- 7,000 SF Ground-Floor Commercial

- 102 Upper Story Residential Units (~900 SF/unit)

- Internal Parking Spaces (1.6/unit)
- F9

2-LEVEL PARKING PODIUM

- 230 Spaces Total

- 153 Spaces for Private Residential Use

- 77 Spaces for Retail and Public Use

- Upper-Level Open Space & Amenities
- F10

2-3 STORY STACKED TOWNHOMES

- 10 Units (2,000 - 2,500 SF/unit)

- 24 Internal Parking Spaces (2.4 spaces/unit)
- F11

SMALL-LOT SINGLE-FAMILY HOMES

- 14 Total Units (~2,800 SF)

- Detached, 2-Car Garage with Alley Access
- F12

2-3 STORY REAR-LOADED TOWNHOMES

- 6 Total Units (1,900 - 2,500 SF/unit)

- 2 Car Garage and Apron
- F13

3-STORY RESIDENTIAL

- 16 Upper-Story Units (1,000 SF/unit)

- 26 Ground-Floor Internal Parking Spaces (1.63/unit)
- F14

2-STORY MIXED-USE BUILDINGS

- 20 Total Upper-Story Residential Units (800-1,000 SF)

- 21,500 SF Total Ground-Floor Commercial Space

- 30 Surface Parking Spaces (combined 1.5 spaces/unit)
- F15

PUBLIC PARKING LOT

- 145 Total Surface Parking Spaces
- F16

PRAIRIE PHOENIX ACADEMY CAMPUS ENHANCEMENTS
- F17

FUTURE 1-STORY COMMERCIAL

- 24,000 SF Total Ground-Floor Commercial Space

(Not included in Concept Totals)

Northwest View



Southeast View



Plan View



Concept Notes

- G1** 4-STORY MIXED USE
 - 42 Upper-Story Residential Units (~1,000 SF/unit)
 - 8,000 SF Ground-Floor Commercial
 - 26 internal parking spaces (0.6/unit)
 - 71 Surface Parking Spaces (37 residential + 34 retail)
- G2** 3-STORY MIXED-USE RESIDENTIAL
 - 8 Upper Story Residential Units (~1,000 SF/unit)
 - 4,000 SF Ground Floor Commercial
 - 29 Surface Parking Spaces (12 residential + 17 retail)
- G3** 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)
- G4** MAIN STREET ENHANCEMENTS
 - Corner Plaza with Ceremonial Remembrance
- G5** 3-STORY COMMERCIAL/CIVIC BUILDING
 - 13,000 SF Total Floor Area
 - Connection to Historical Museum
- G6** 2-STORY MIXED-USE
 - 5 Upper Story Residential Units (~900 SF/unit)
 - 4,500 SF Ground-Floor Commercial
 - Internal Parking Spaces (1.5/unit)
- G7** 2-STORY MIXED-USE
 - 6 Upper Story Residential Units (~900 SF/unit)
 - 5,000 SF Ground-Floor Commercial
 - Internal Parking Spaces (1.5/unit)
- G8** 4-5 STORY MIXED-USE
 - 4,000 SF Ground-Floor Commercial
 - 42 Upper Story Residential Units (~900 SF/unit)
 - Internal Parking Spaces (1.5/unit)
- G9** 4-STORY RESIDENTIAL
 - 30 Upper Story Residential Units (~900 SF/unit)
 - Internal Parking Spaces (1.5/unit)
- G10** 2-3 STORY WRAPPED TOWNHOMES
 - 6 Units (2,000 - 2,500 SF/unit)
 - Internal Parking Spaces (2 spaces/unit)
- G11** 2-LEVEL PARKING PODIUM
 - 230 Spaces Total
 - 137 Spaces for Private Residential Use
 - 93 Spaces for Retail and Public Use
 - Upper-Level Open Space & Amenities
- G12** 2-3 STORY STACKED TOWNHOMES
 - 10 Units (2,000 - 2,500 SF/unit)
 - 24 Internal Parking Spaces (2.4 spaces/unit)
- G13** SMALL-LOT SINGLE-FAMILY HOMES
 - 14 Total Units (~2,800 SF)
 - Detached, 2-Car Garage with Alley Access
- G14** 2-3 STORY REAR-LOADED TOWNHOMES
 - 18 Total Units (1,900 - 2,500 SF/unit)
 - 2 Car Garage and Apron
- G15** 4-STORY RESIDENTIAL
 - 30 Upper-Story Units (1,000 SF/unit)
 - 30 Ground-Floor Internal Parking Spaces (1/unit)
- G16** 2-STORY MIXED-USE BUILDINGS
 - 19 Total Upper-Story Residential Units (800-1,000 SF)
 - 18,000 SF Total Ground-Floor Commercial Space
 - 29 Surface Parking Spaces (combined 1.5 spaces/unit)
- G17** PUBLIC PARKING LOT
 - 118 Total Surface Parking Spaces
- G18** PRAIRIE PHOENIX ACADEMY CAMPUS ENHANCEMENTS
- G19** FUTURE 1-STORY COMMERCIAL
 - 24,000 SF Total Ground-Floor Commercial Space (Not included in Concept Totals)

Concept Data

LAND USE	
RETAIL:	49,500 SF
OFFICE:	6,000 SF
CIVIC USE:	13,000 SF
RESIDENTIAL:	230 Units
PARKING	
RESIDENTIAL:	359 spaces (1.6/unit)
OFFICE, CIVIC & COMMERCIAL:	81 spaces (1.2/1,000 sf)
PUBLIC USE:	211 spaces
combined:	292 spaces (4.3/1,000 sf) + on-street parking

CONCEPT G - PLAN VIEW

Northwest View



Southeast View

