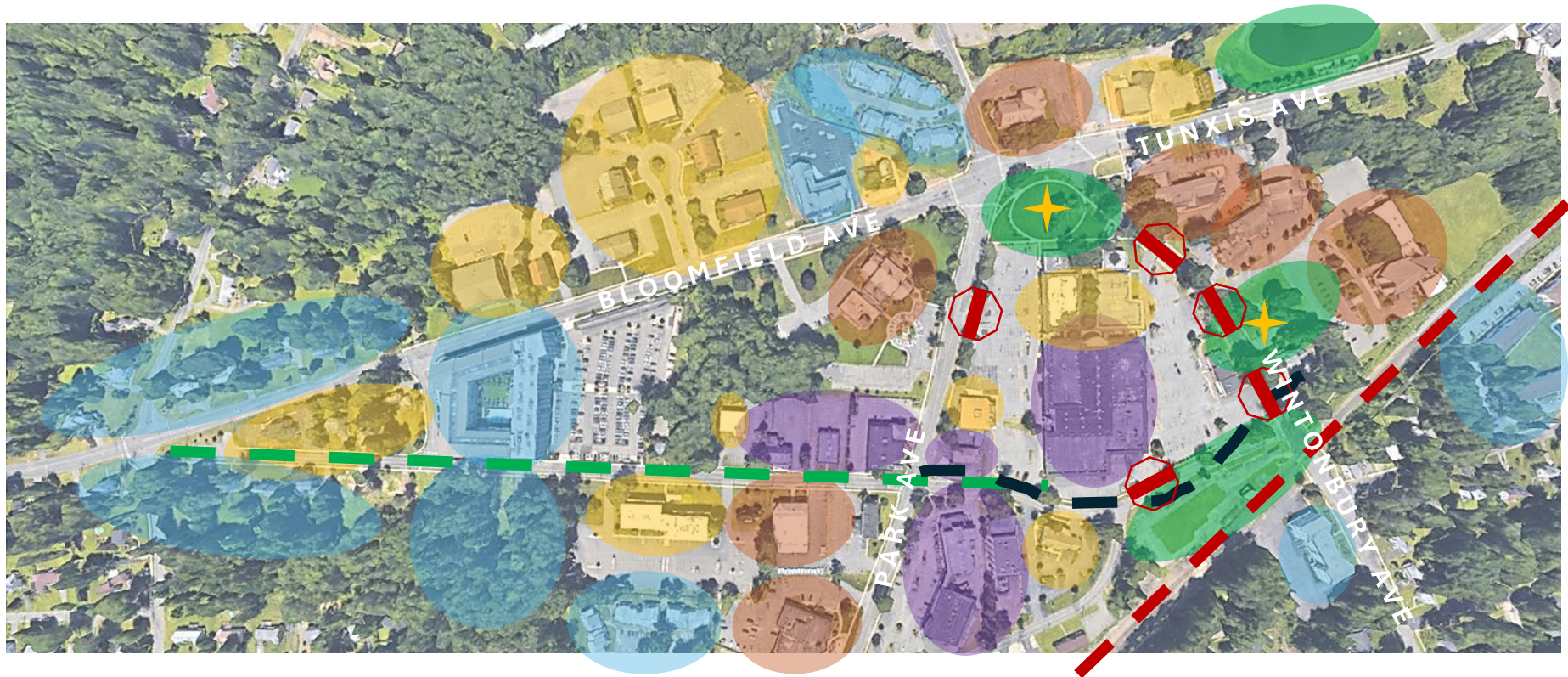












PROJECT FOCUS AREA
TOWN CENTER AND SURROUNDING MIXED USE
(EXISTING CONDITIONS)





- | | | | |
|------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------|
|  | Public building, service and/or facility |  | "blocking zone" (non-connectivity) |
|  | Office, medical, bank |  | Specialty accent or focus element |
|  | Retail, restaurant, entertainment |  | Roadway to be adjusted |
|  | Multi and/or single family residential |  | Railroad |
|  | Open green space and/or park |  | Walkability opportunity |

SITE (LAND) USE TEXTURE MAPPING (EXISTING CONDITIONS)

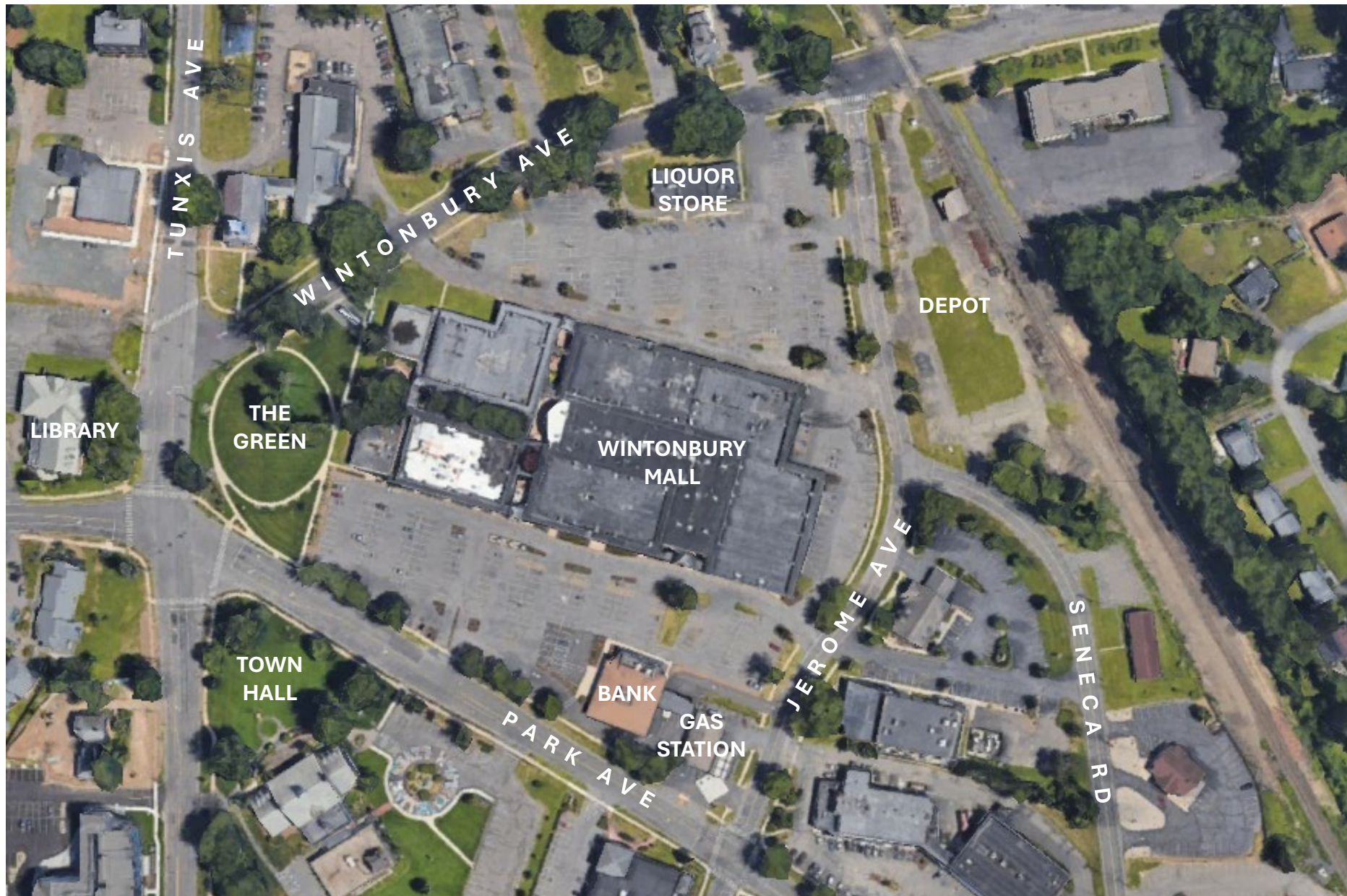


TIF PLAN

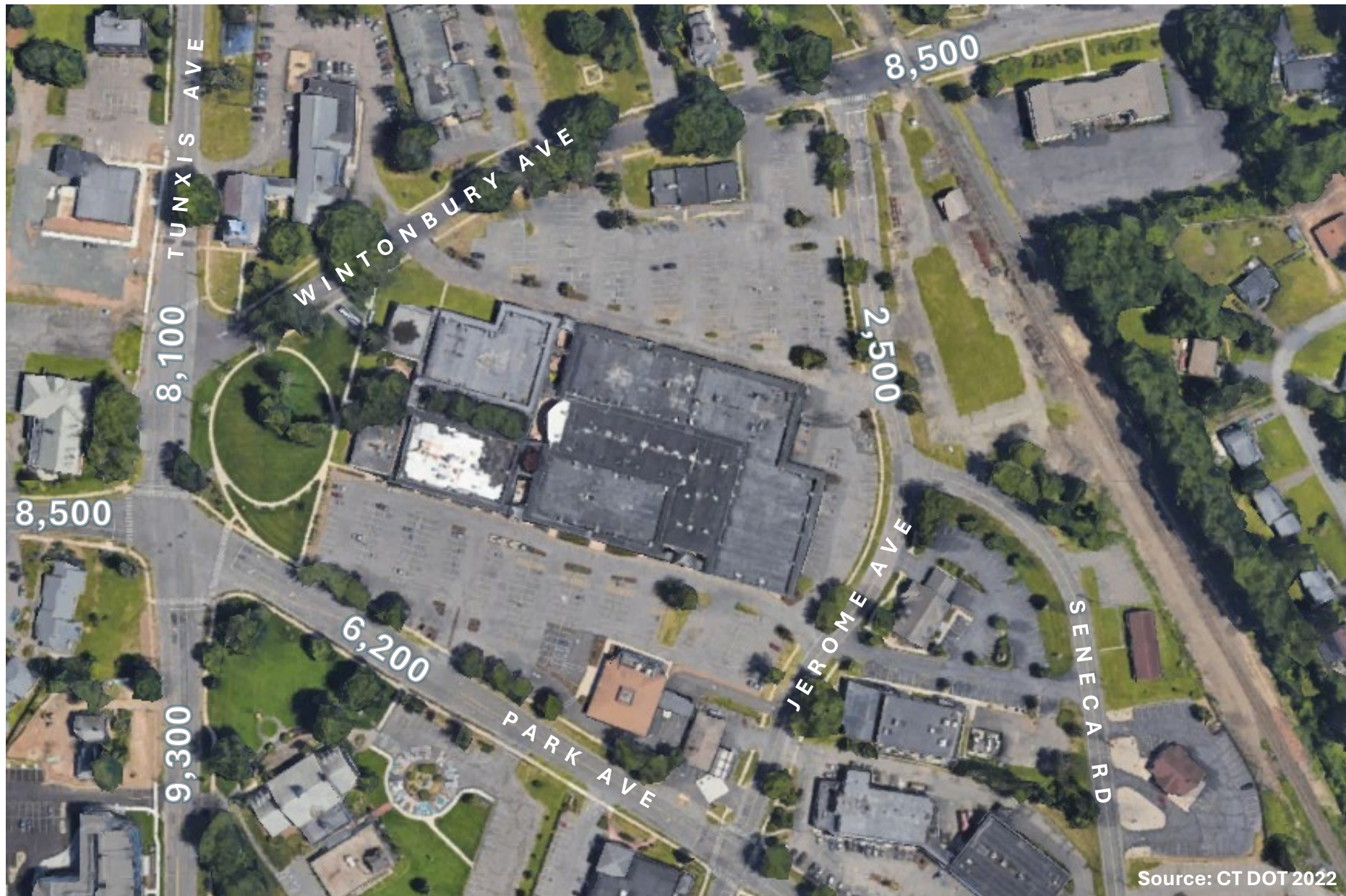
INFRASTRUCTURE IMPROVEMENTS



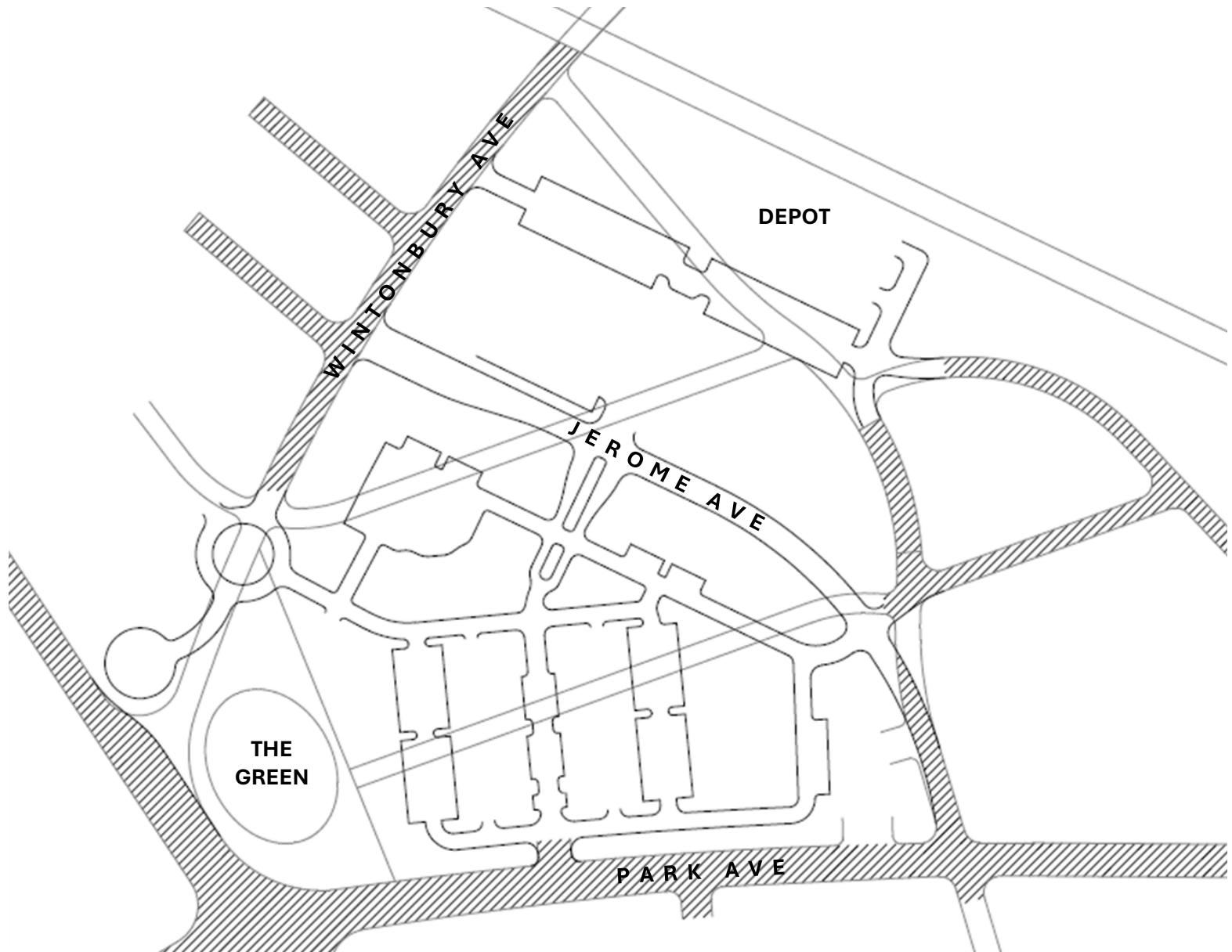
INFRASTRUCTURE IMPROVEMENTS



TOWN CENTER
EXISTING CONDITIONS



TOWN CENTER TRAFFIC COUNTS



ROAD RE-ALIGNMENT



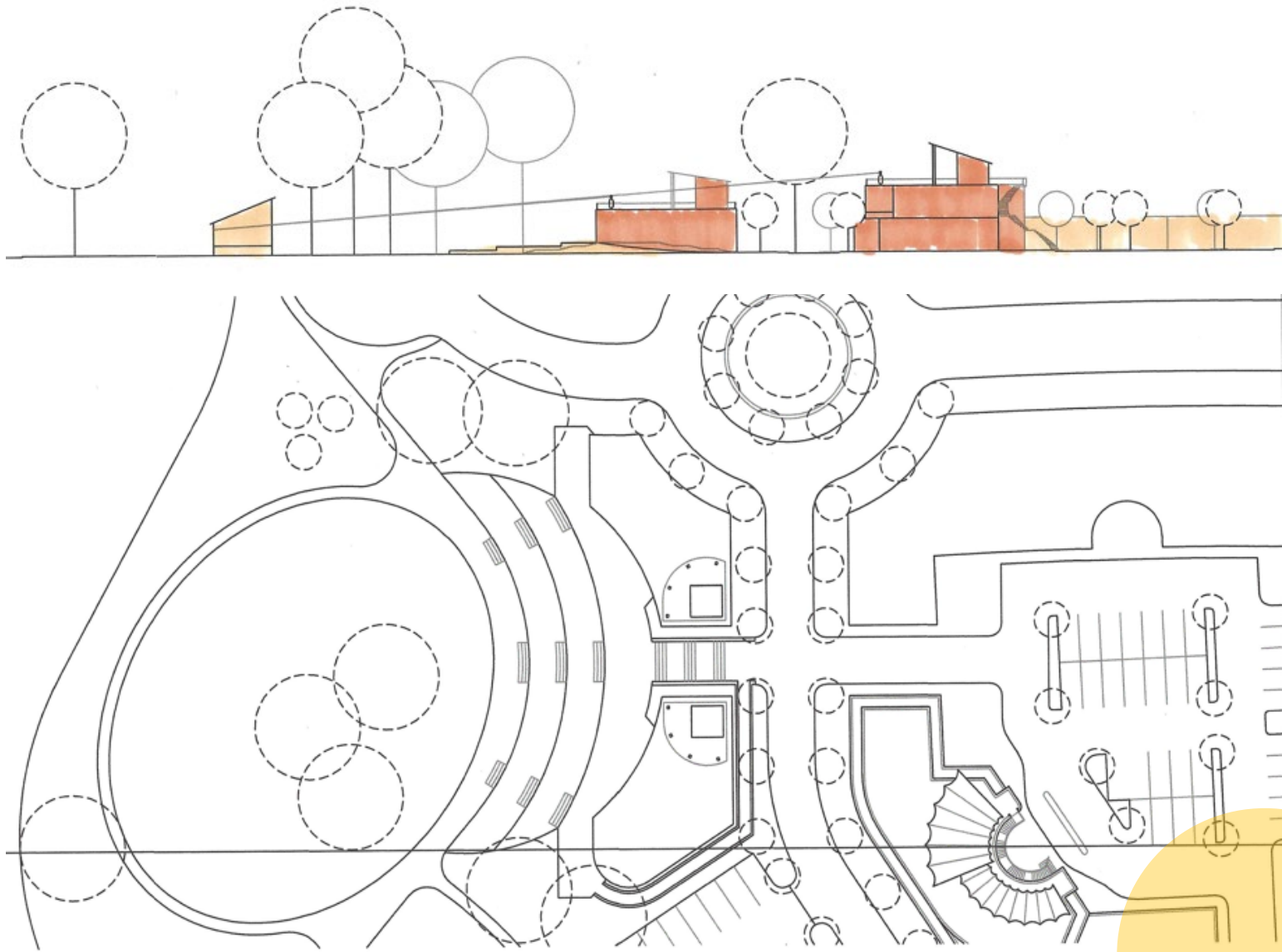
- THE GREEN The existing Green enhanced and reinforced
- ENTERTAINMENT ZONE Outdoor performance stage with amphitheater, surrounded by cafes & rooftop al-fresco
- BROWNSTONE ROW “Sesame St” style brownstone stoops and townhouse facades (1 story glazing for 2)
- THE DISTRICT Retail, services, café’s, offices
- DEPOT BLOCK Heirloom Flats-esque housing with parking lot (or possible deck) behind



BLOCKING PLAN



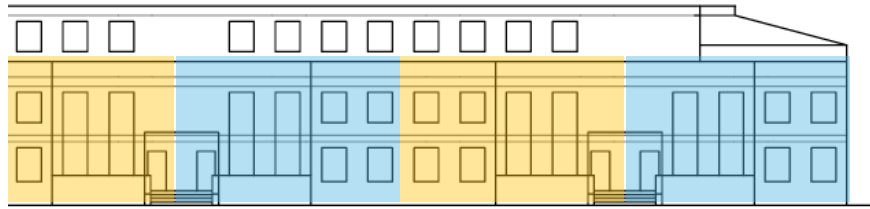
SITE PLAN



RETAIL TO ENTERTAINMENT
ZONE VIEW LINES

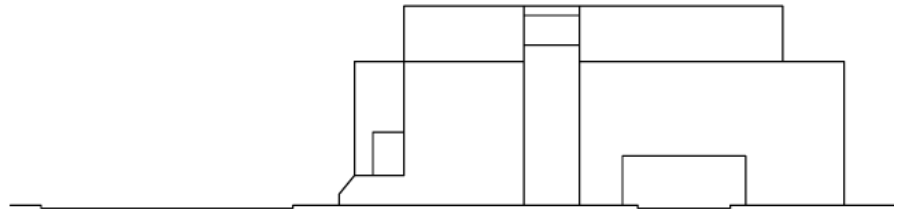


BROWNSTONE
ROW ELEVATIONS

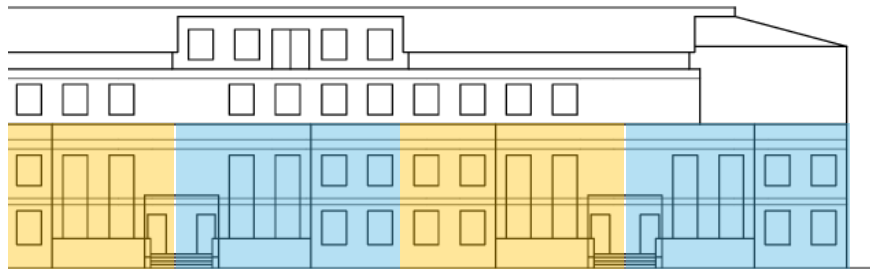


Elevation with 3 Stories
(enlarged, detail)

stoop

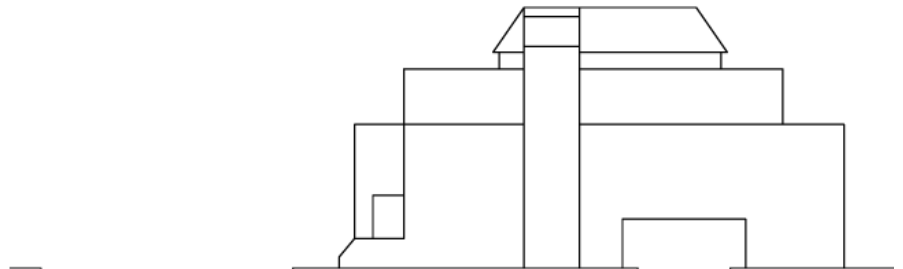


Up to 3 floors



Elevation with 4 Stories
(enlarged, detail)

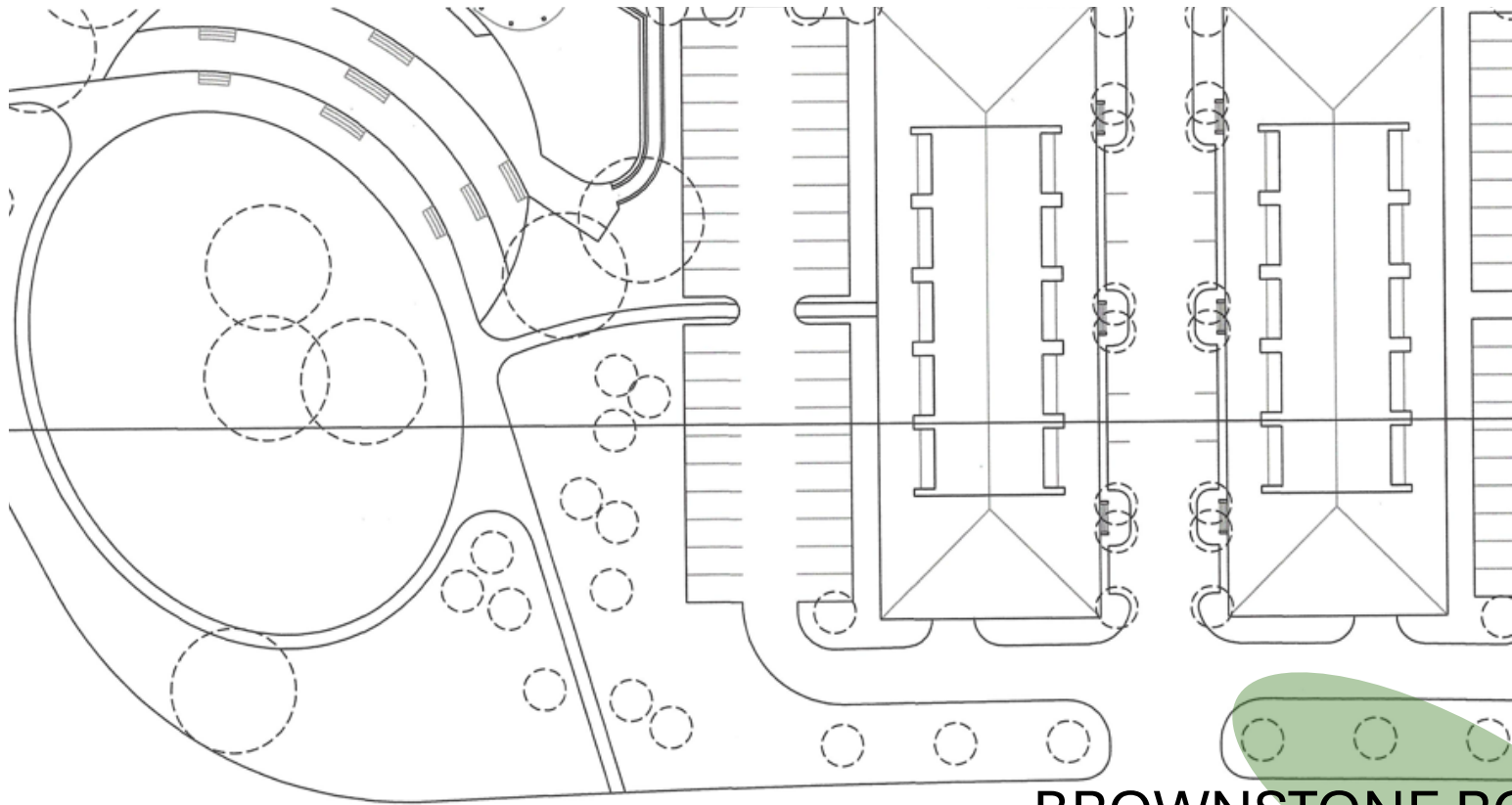
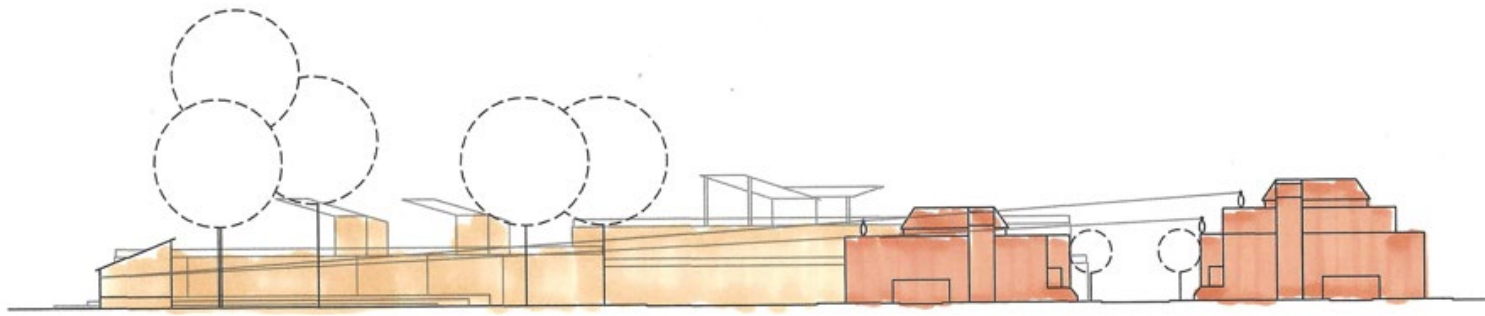
stoop



With a 4th floor

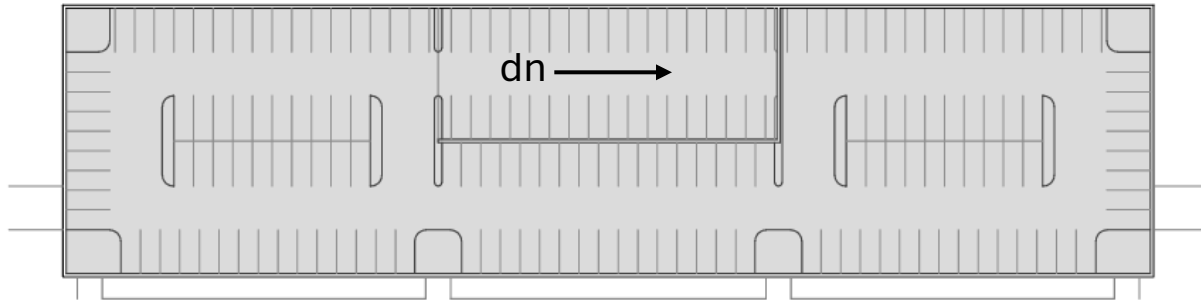
- THE GREEN The existing Green enhanced and reinforced
- ENTERTAINMENT ZONE Outdoor performance stage with amphitheater, surrounded by cafes & rooftop al-fresco
- BROWNSTONE ROW Sesame St style brownstone stoops and townhouse facades (1 story glazing for 2)**
- THE DISTRICT Retail, services, café's, offices
- DEPOT BLOCK Heirloom Flats-esque housing with parking lot (or possible deck) behind

BROWNSTONE ROW ELEVATIONS

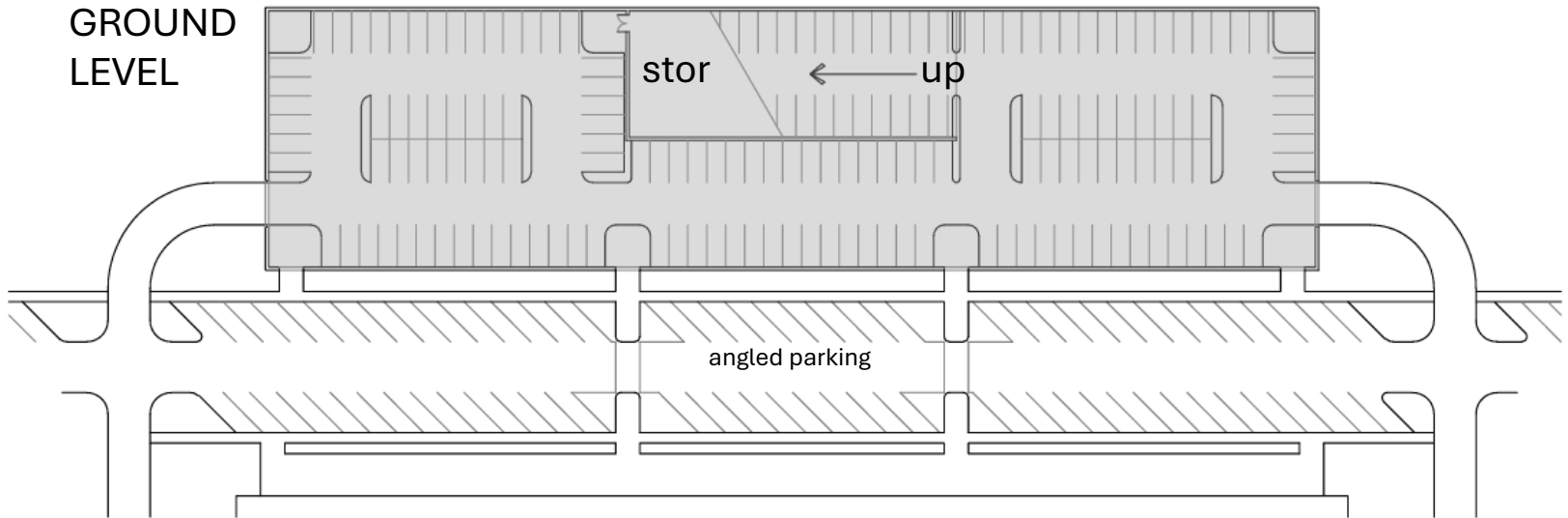


**BROWNSTONE ROW TO
ENTERTAINMENT ZONE
VIEW LINES**

UPPER
LEVEL



GROUND
LEVEL



14' floor
to floor

ramp

320 spaces total

PARKING DECK
(RAILROAD BUFFER)

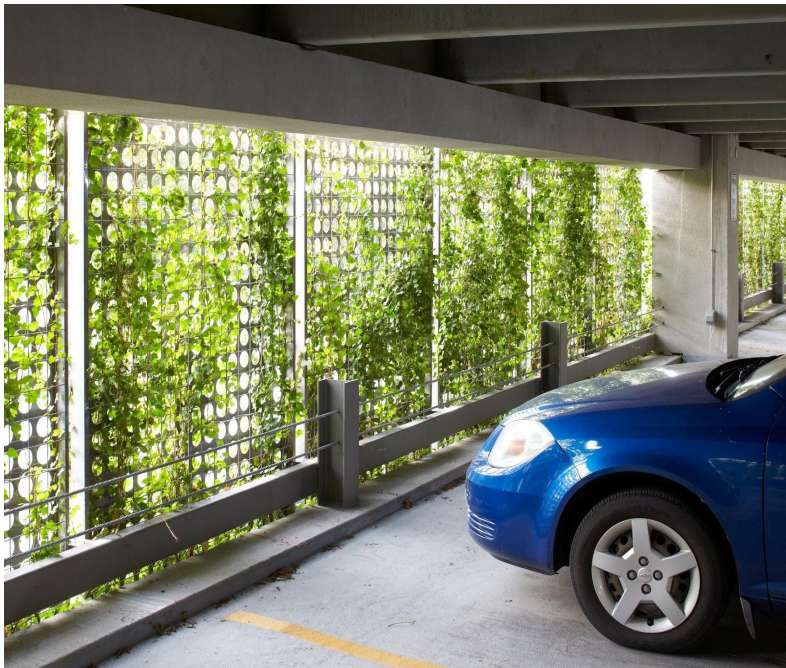
STREET PARKING ALONG RETAIL & RESTAURANT ROW



Integrate with lobbies and building access (ala' Front St)



Tucked behind café and al fresco'



Spandrel and leasable space along facade

Green walls

PARKING
DECKS &
SCREENING