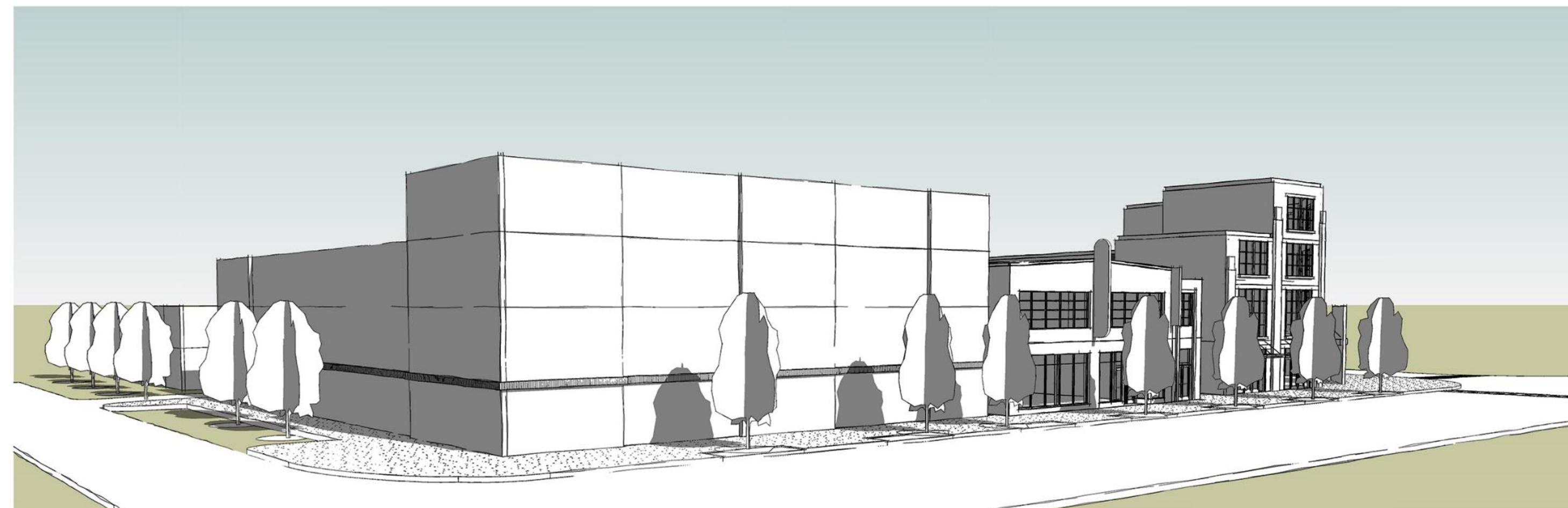


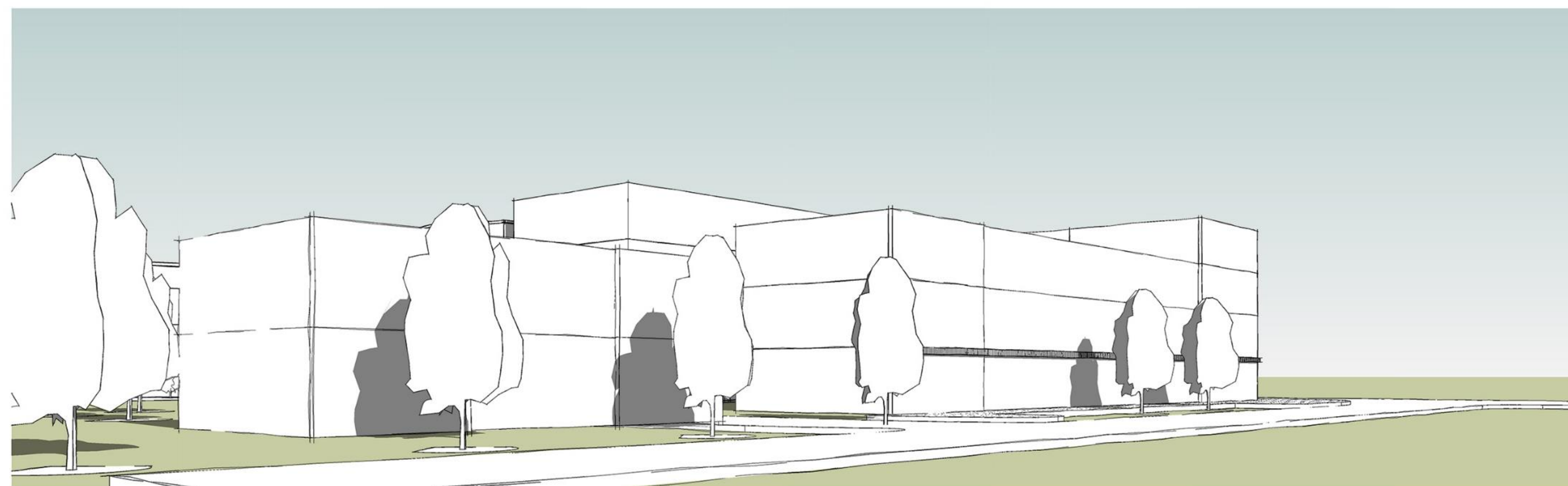
Option 1



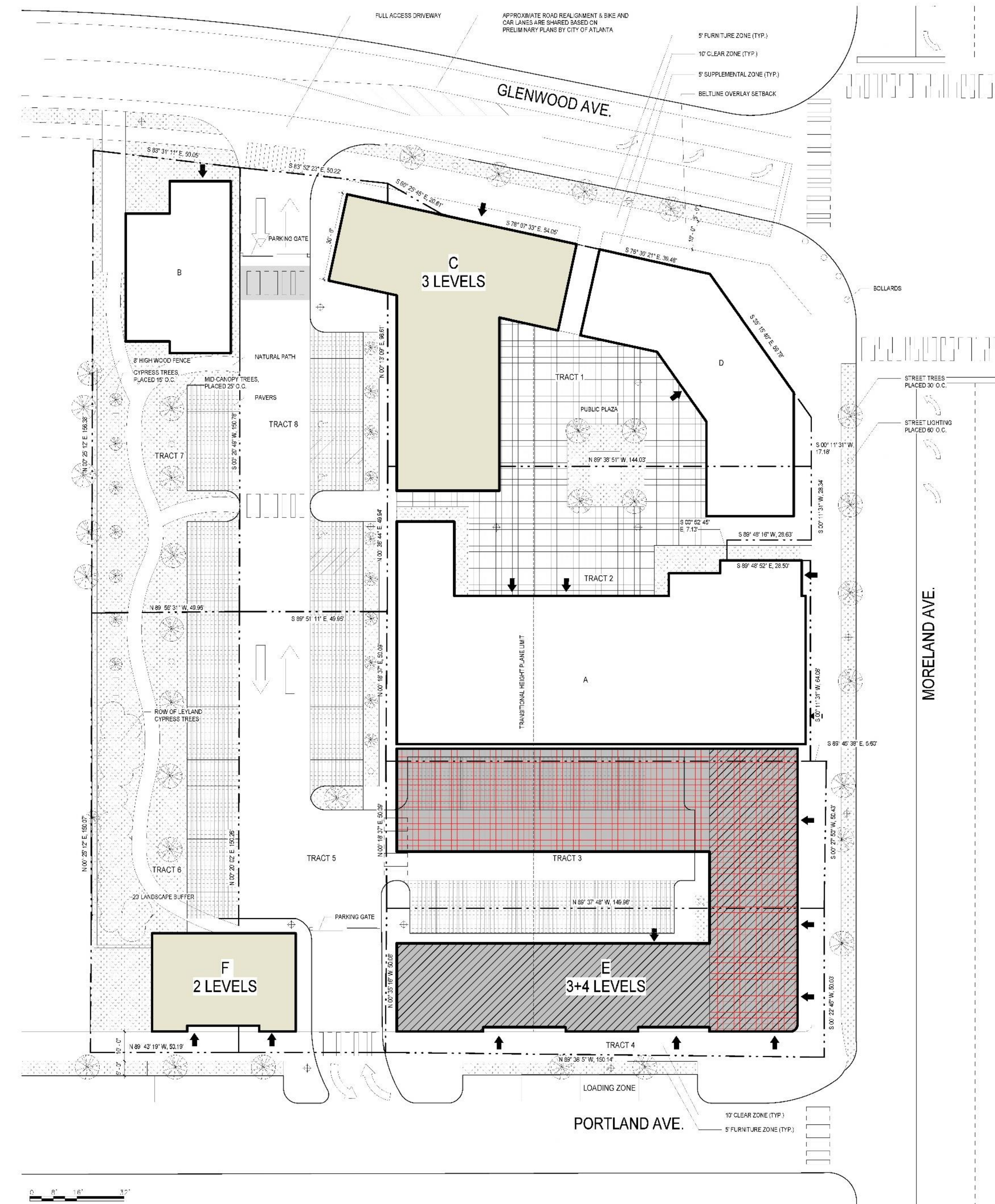
1 GLENWOOD / MORELAND INTERSECTION



1 PORTLAND / MORELAND INTERSECTION



1 PORTLAND SW CORNER



BUILDING LEGEND

BUILDING A:
15,000 SF COMMERCIAL

BUILDING B:
1,860 SF COMMERCIAL

BUILDING C:
13,800 SF RESIDENTIAL
(12 UNITS)

BUILDING D:
13,000 SF COMMERCIAL





BUILDING E:
32,335 SF RESIDENTIAL
(27 UNITS)

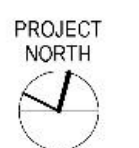
BUILDING F:
3,280 SF RESIDENTIAL
(3 UNITS)

TOTAL BUILDING SF:
29,860 SF COMMERCIAL
49,415 SF RESIDENTIAL
(42 UNITS)
79,275 TOTAL SF

PARKING: 59 SPACES

BUILDING LEVELS

-  LEVEL 1
-  LEVEL 2+3
-  LEVEL 4
-  ALL LEVELS



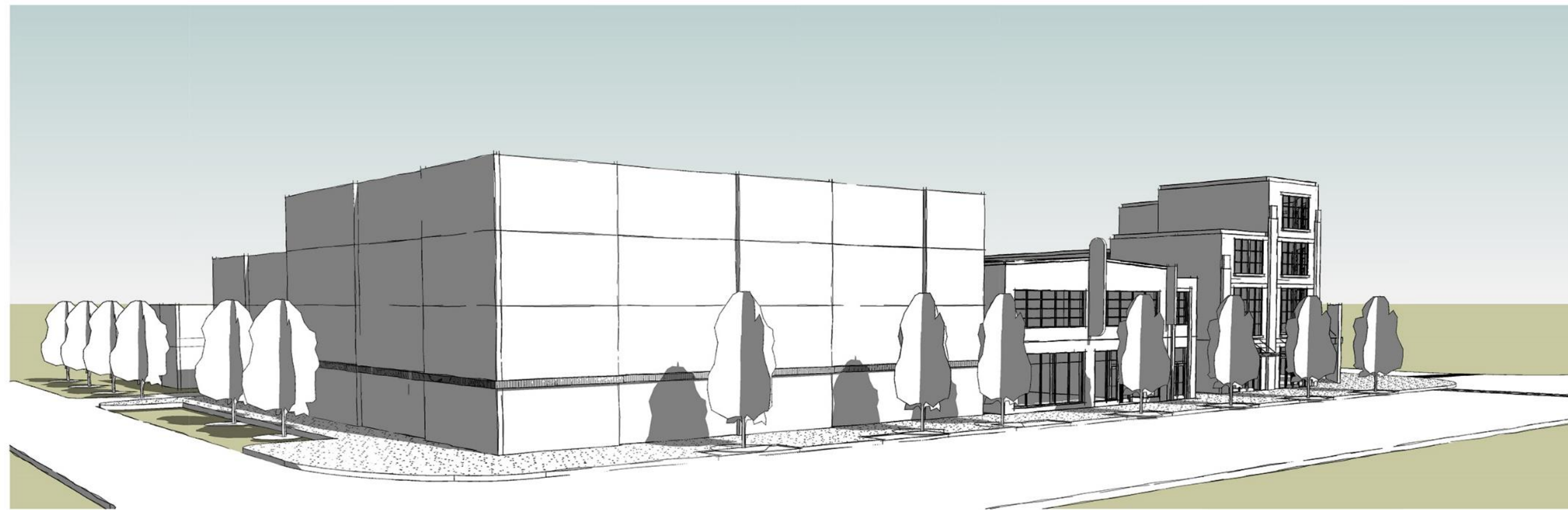
PROJECT NORTH

OPTION 1
1/8" = 1'-0"

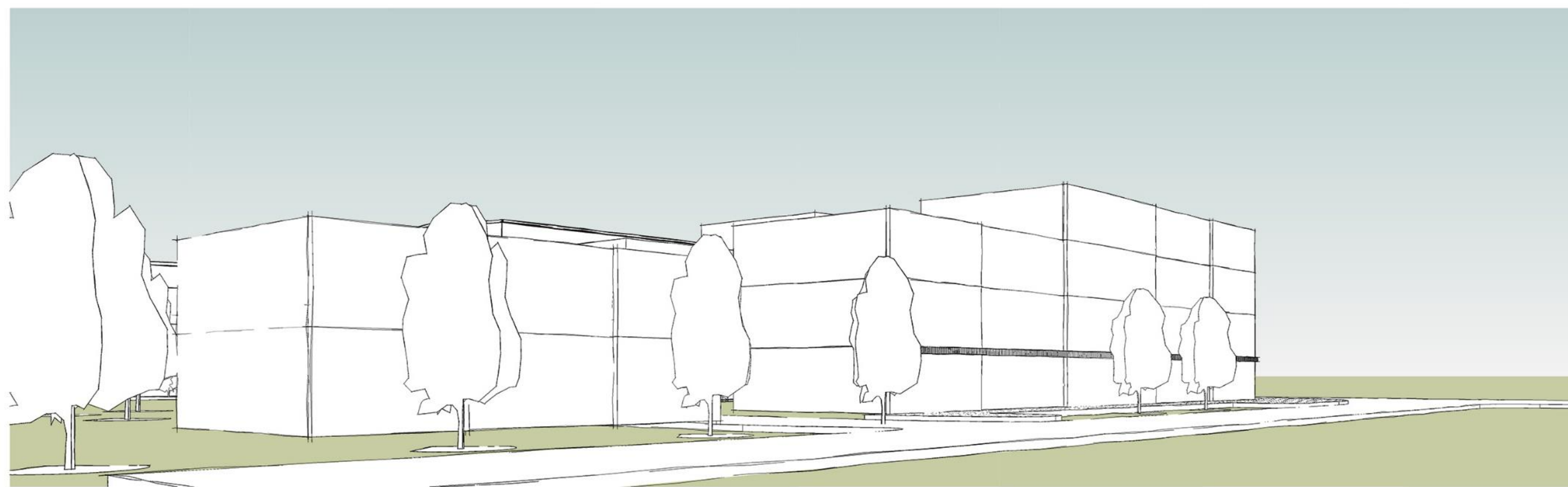
Option 2



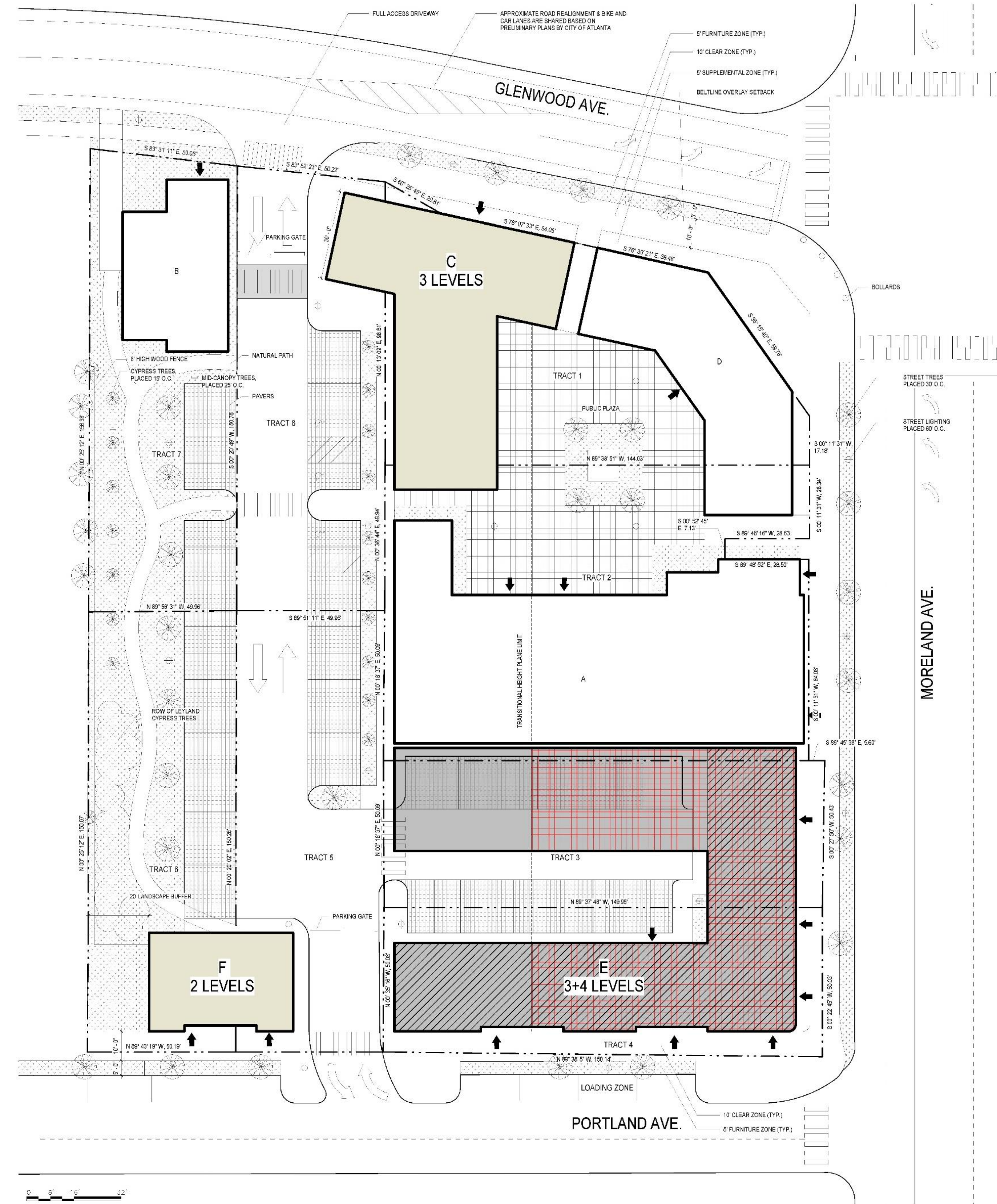
2 GLENWOOD / MORELAND INTERSECTION



2 PORTLAND / MORELAND INTERSECTION



2 PORTLAND SW CORNER



BUILDING LEGEND

BUILDING A:
15,000 SF COMMERCIAL

BUILDING B:
1,860 SF COMMERCIAL

BUILDING C:
13,800 SF RESIDENTIAL
(12 UNITS)

BUILDING D:
13,000 SF COMMERCIAL



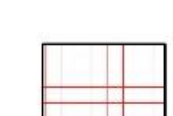
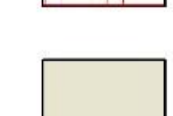
BUILDING E:
32,505 SF RESIDENTIAL
(27 UNITS)

BUILDING F:
3,280 SF RESIDENTIAL
(3 UNITS)

TOTAL BUILDING SF:
29,860 SF COMMERCIAL
49,585 SF RESIDENTIAL
(42 UNITS)
79,445 TOTAL SF

PARKING: 59 SPACES

BUILDING LEVELS

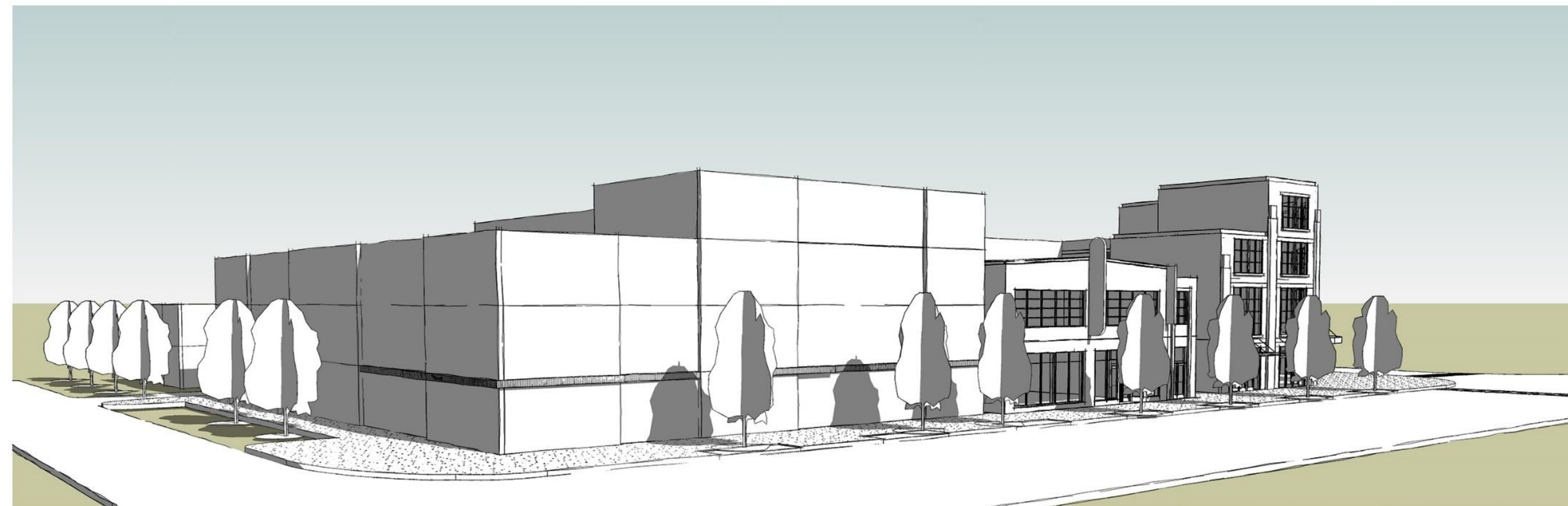
-  LEVEL 1
-  LEVEL 2+3
-  LEVEL 4
-  ALL LEVELS



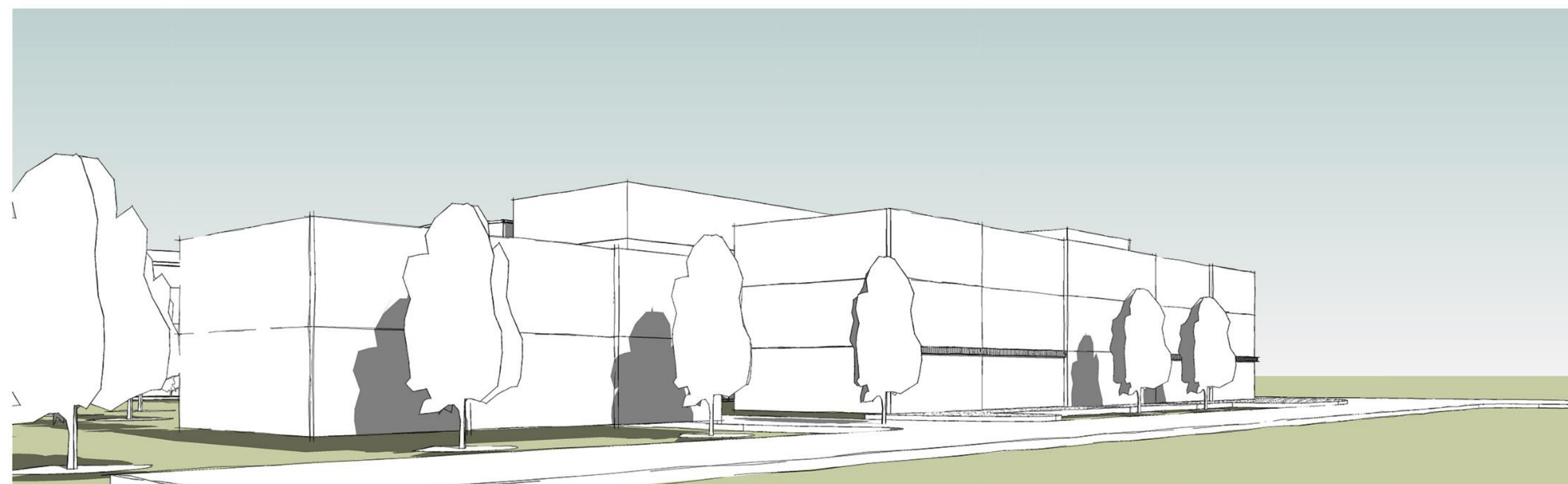
Option 3



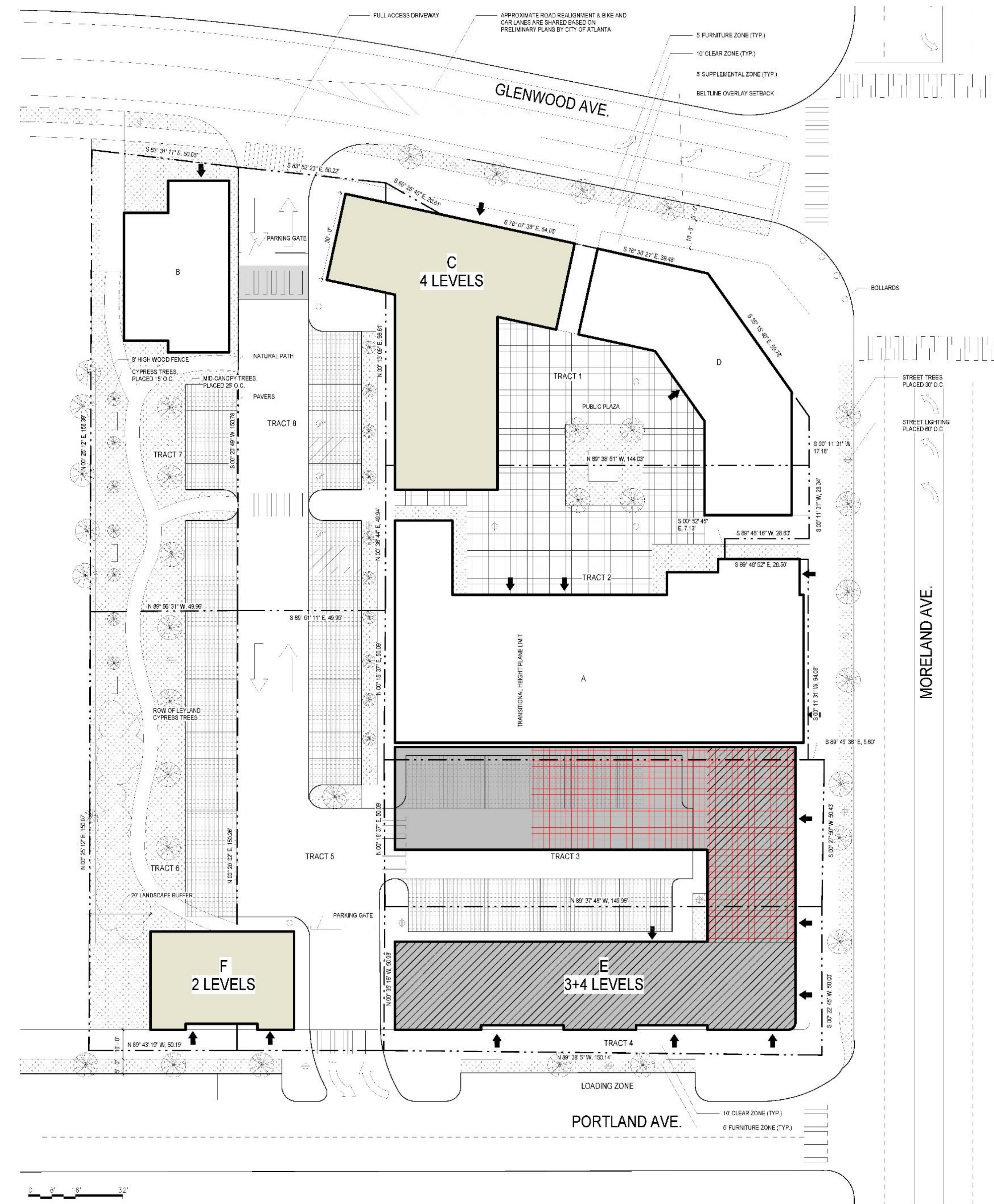
3 GLENWOOD / MORELAND INTERSECTION



3 PORTLAND / MORELAND INTERSECTION



3 PORTLAND SW CORNER



BUILDING LEGEND

BUILDING A:
15,000 SF COMMERCIAL

BUILDING B:
1,860 SF COMMERCIAL

BUILDING C:
18,400 SF RESIDENTIAL
(16 UNITS)

BUILDING D:
13,000 SF COMMERCIAL



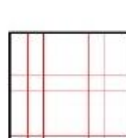

BUILDING E:
29,815 SF RESIDENTIAL
(23 UNITS)

BUILDING F:
3,280 SF RESIDENTIAL
(3 UNITS)

TOTAL BUILDING SF:
29,860 SF COMMERCIAL
51,495 SF RESIDENTIAL
(42 UNITS)
81,355 TOTAL SF

PARKING: 59 SPACES

BUILDING LEVELS

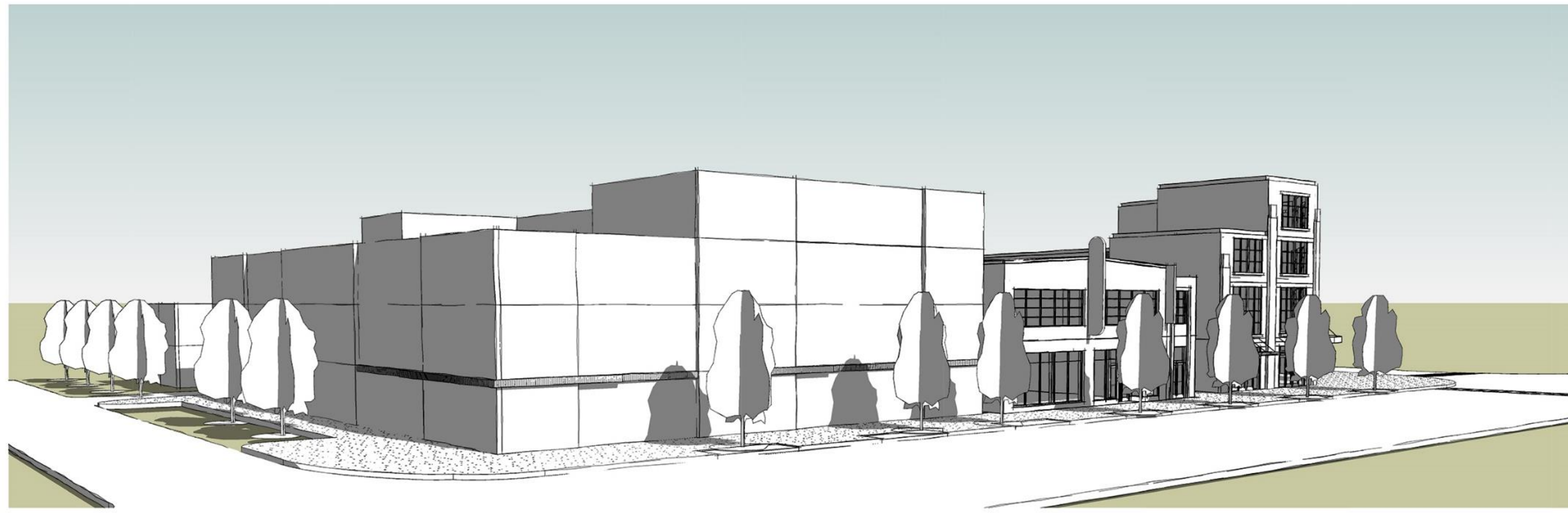
-  LEVEL 1
-  LEVEL 2+3
-  LEVEL 4
-  ALL LEVELS



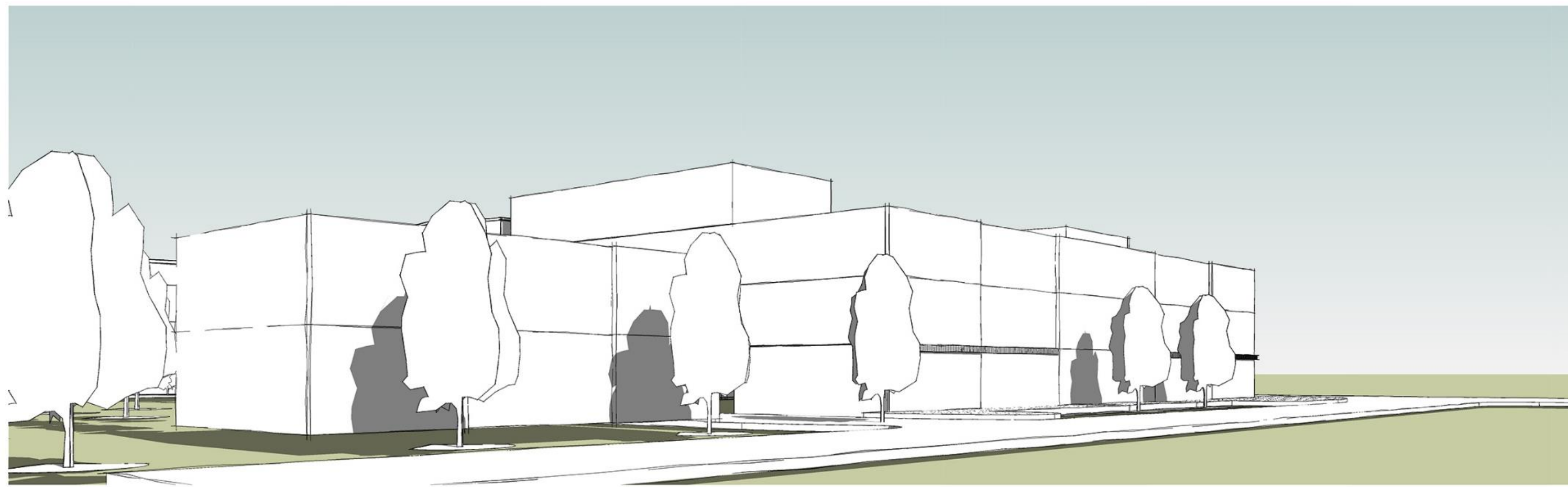
Option 4



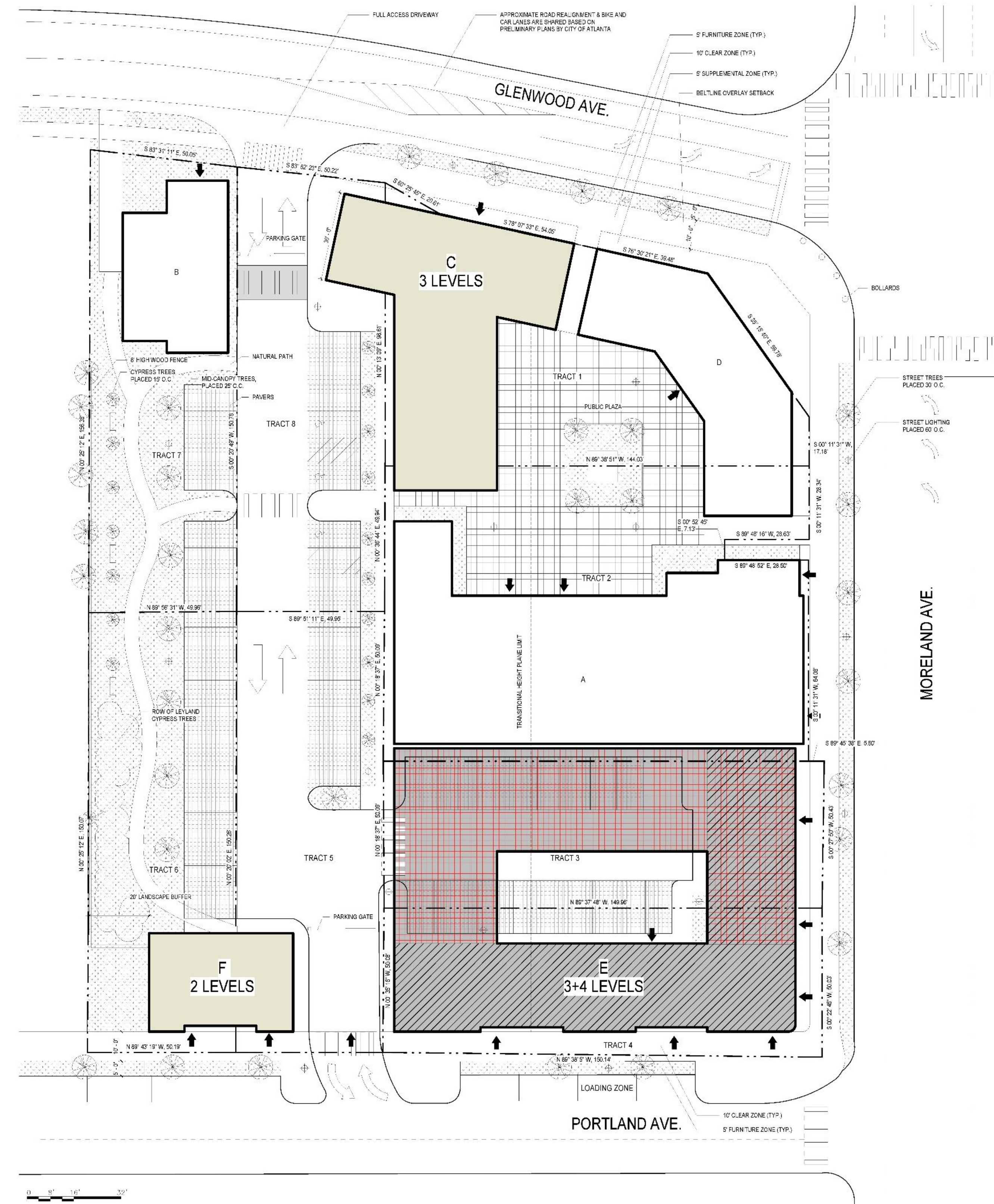
4 GLENWOOD / MORELAND INTERSECTION



4 PORTLAND / MORELAND INTERSECTION



4 PORTLAND SW CORNER



BUILDING LEGEND

BUILDING A:
15,000 SF COMMERCIAL

BUILDING B:
1,860 SF COMMERCIAL

BUILDING C:
13,800 SF RESIDENTIAL
(12 UNITS)

BUILDING D:
13,000 SF COMMERCIAL

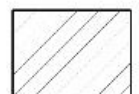

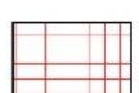

BUILDING E:
34,705 SF RESIDENTIAL
(27 UNITS)

BUILDING F:
3,280 SF RESIDENTIAL
(3 UNITS)

TOTAL BUILDING SF:
29,860 SF COMMERCIAL
51,785 SF RESIDENTIAL
(42 UNITS)
81,645 TOTAL SF

PARKING: 59 SPACES

BUILDING LEVELS

-  LEVEL 1
-  LEVEL 2+3
-  LEVEL 4
-  ALL LEVELS



OPTION 4
1/8" = 1'-0"

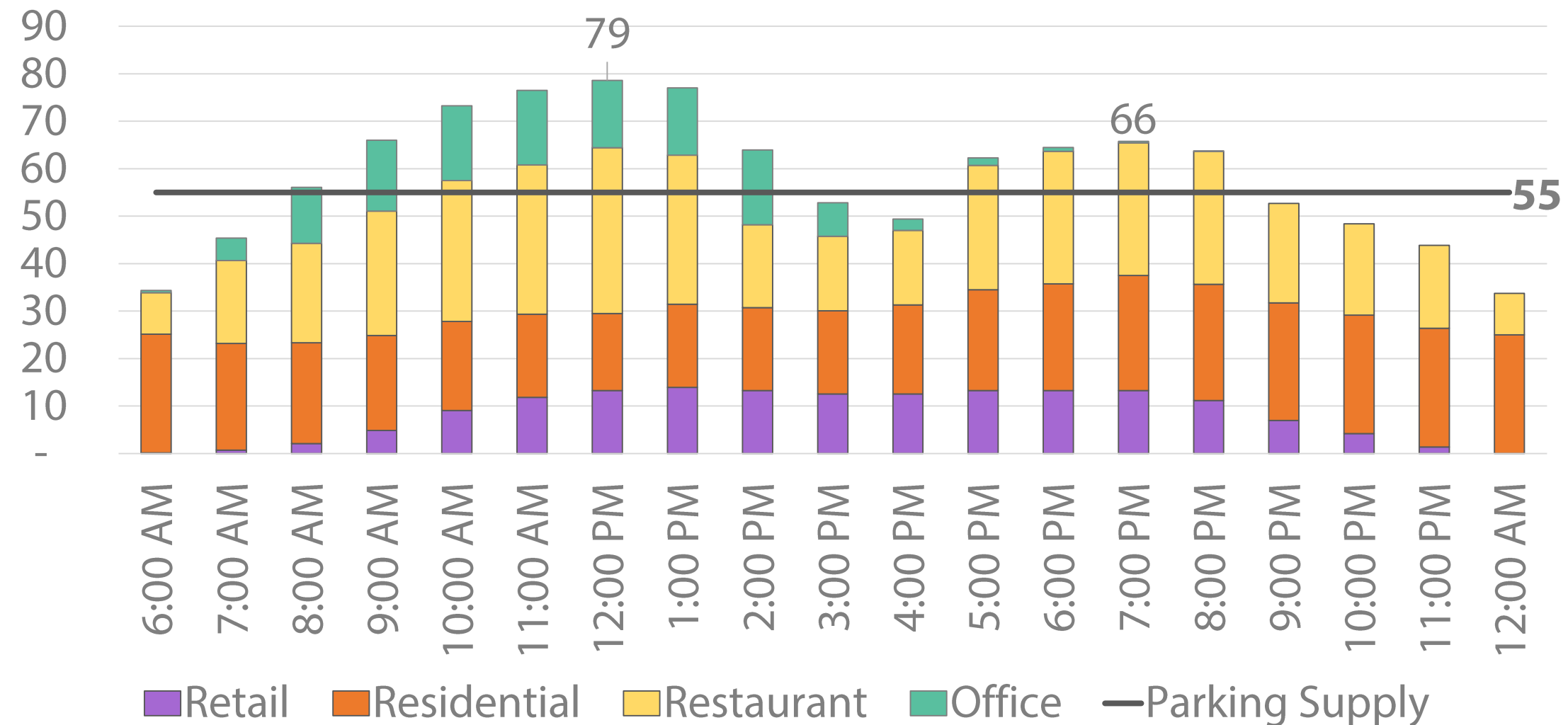
Shared Parking Analysis

Previous Design

Estimated Parking Demand Per Use (Unshared)			
Use	Sq. Ft. (Units)	Demand per 1K SF/Unit	Spaces
Office	10,000	1.6	15.7
Retail	14,000	1.0	13.9
Restaurant	5,000	7.0	34.9
Residential	25	1.0	25
Total	56,420		89.6

Surface Parking Spaces **55**

Shared Parking Peak Utilization



Shared Parking Peak Times

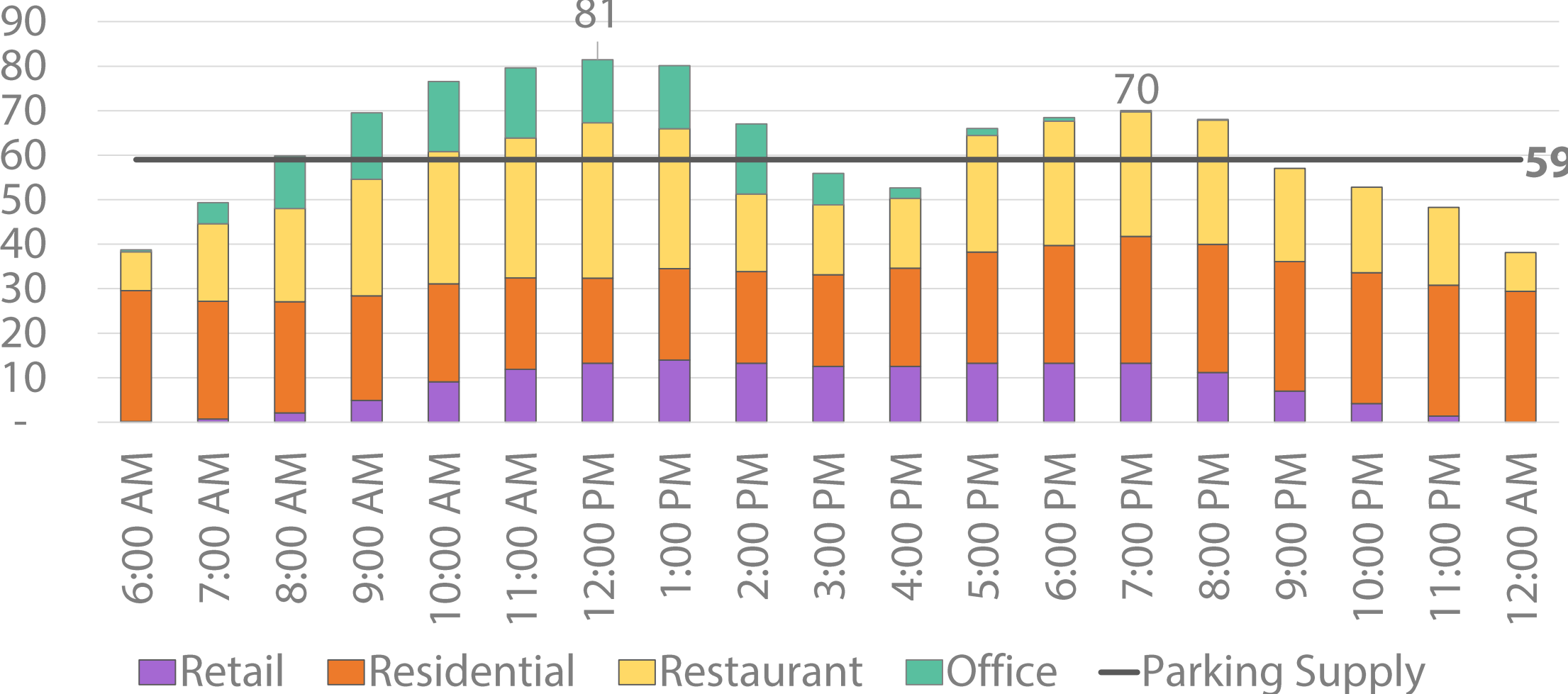


Revised Design

Estimated Parking Demand Per Use (Unshared)			
Use	Sq. Ft. (Units)	Demand per 1K SF/Unit	Spaces
Office	10,000	1.6	15.7
Retail	14,000	1.0	13.9
Restaurant	5,000	7.0	34.9
Workforce Housing	42	0.7	29.4
Total	79,860		94.0

Surface Parking Spaces **59**

Shared Parking Peak Utilization



Shared Parking Peak Times

