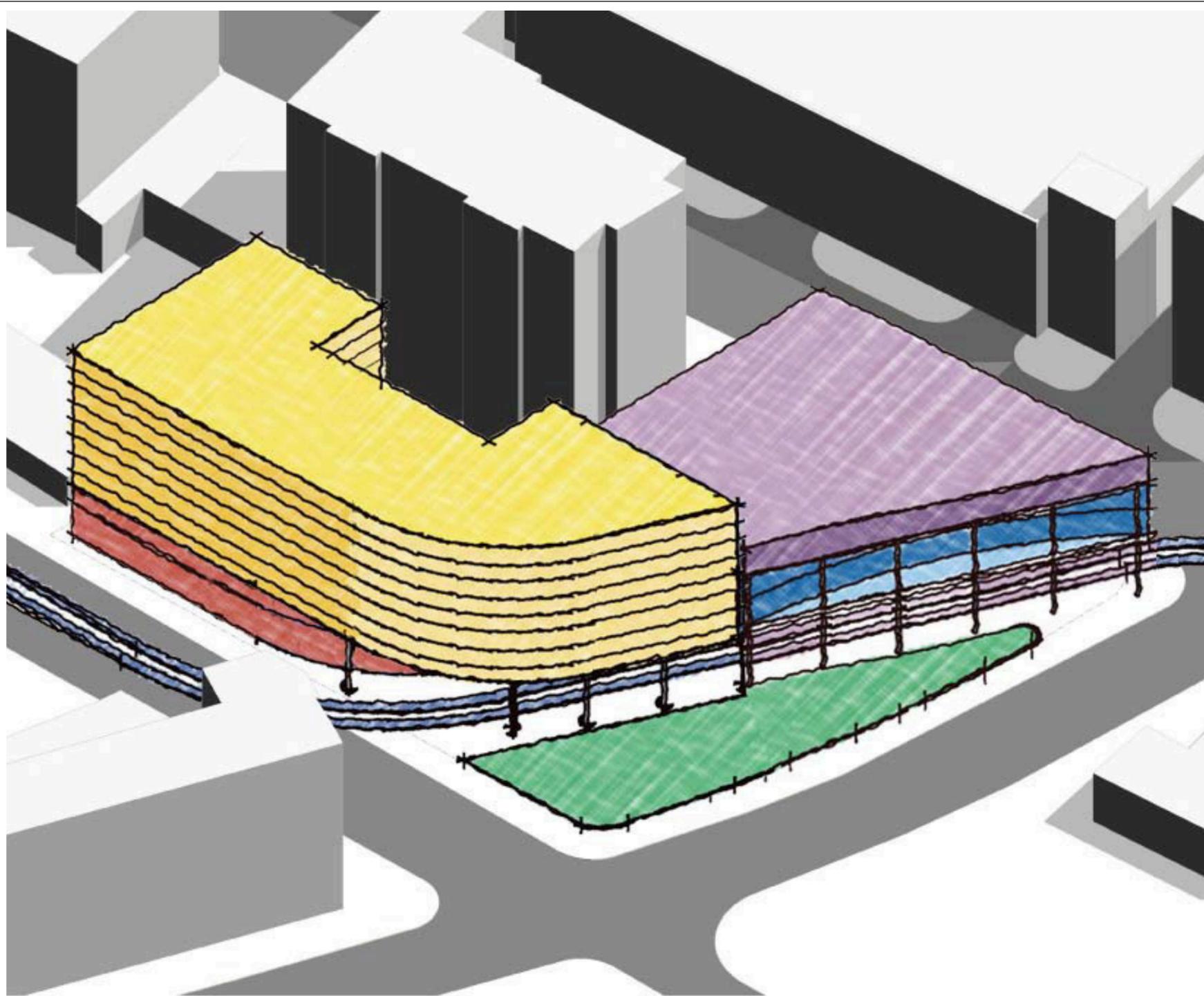


Design Options



PROGRAM	LEVEL	AREA (SF)
LIBRARY	1	5,000
LIBRARY	2	11,000
LIBRARY	3	18,000
LIBRARY	4	18,000
TOTAL LIBRARY		52,000

ARTS CENTER	1	6,000
ARTS CENTER	5	20,000
TOTAL ARTS CENTER		26,000

RESIDENTIAL	1	2,000
RESIDENTIAL	2	17,000
RESIDENTIAL	3	19,000
RESIDENTIAL	4	19,000
RESIDENTIAL	5	19,000
RESIDENTIAL	6	19,000
RESIDENTIAL	7	19,000
RESIDENTIAL	8	19,000
RESIDENTIAL	9	19,000
RESIDENTIAL	10	19,000
TOTAL RESIDENTIAL	171 UNITS	171,000

RETAIL	1	13,000
TOTAL GROSS AREA		262,000

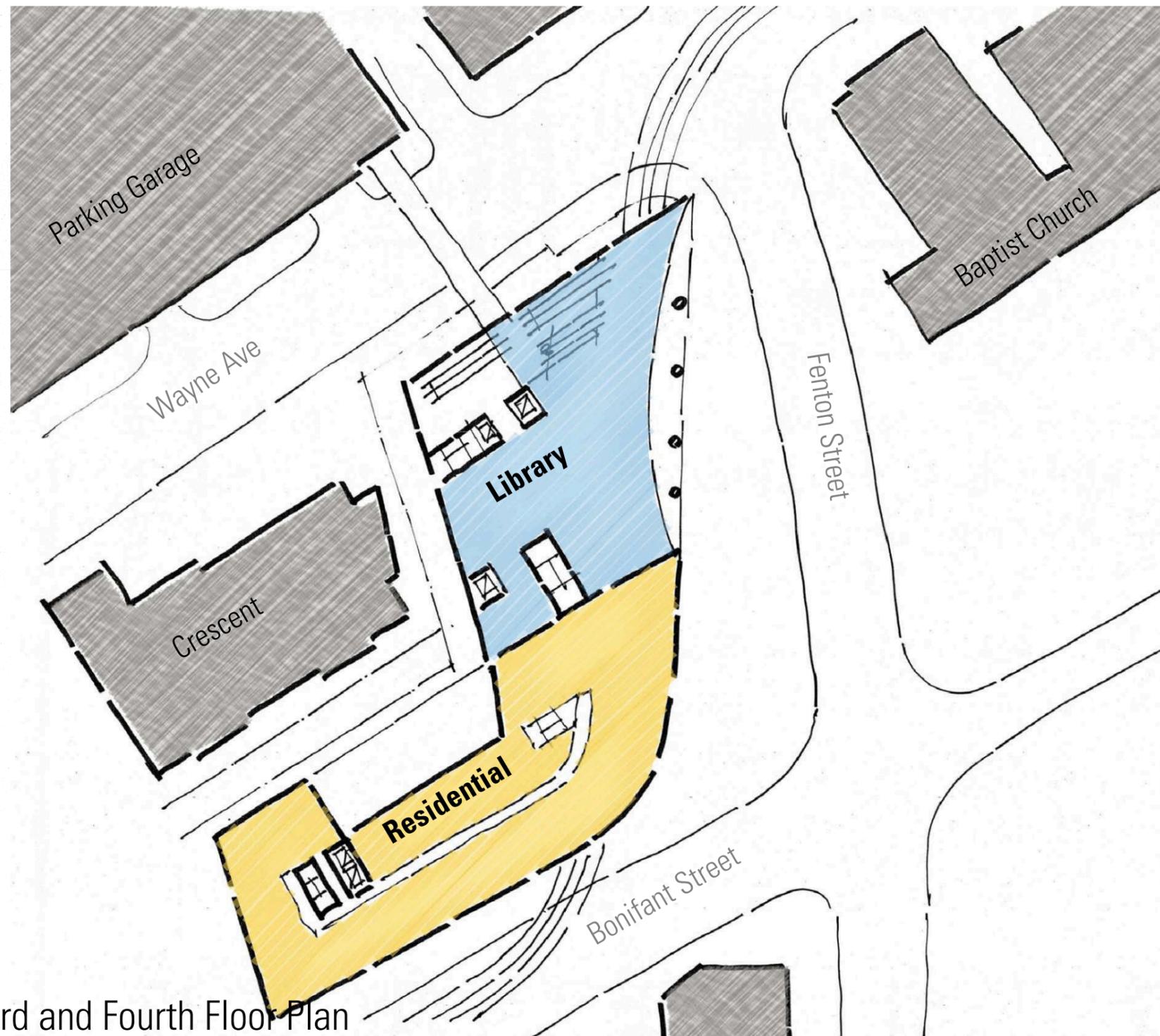
OPEN SPACE	AREA (SF)
GROUND LEVEL PLAZA	9,000
PURPLE LINE AREA	15,000
GREEN ROOF (S)	2,000
TOTAL 'OPEN SPACE'	26,000



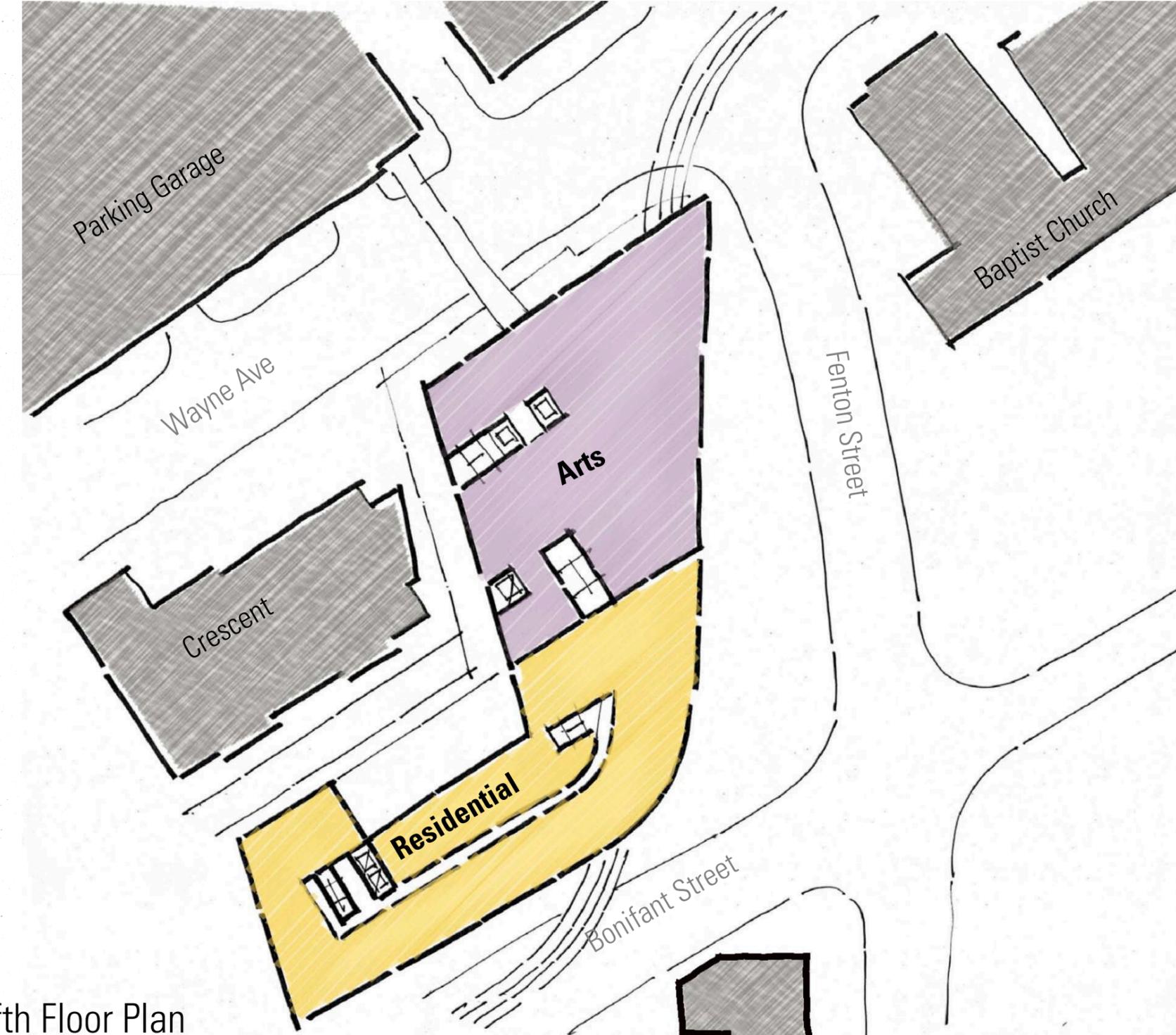
Ground Floor Plan

Second Floor Plan

Option 1

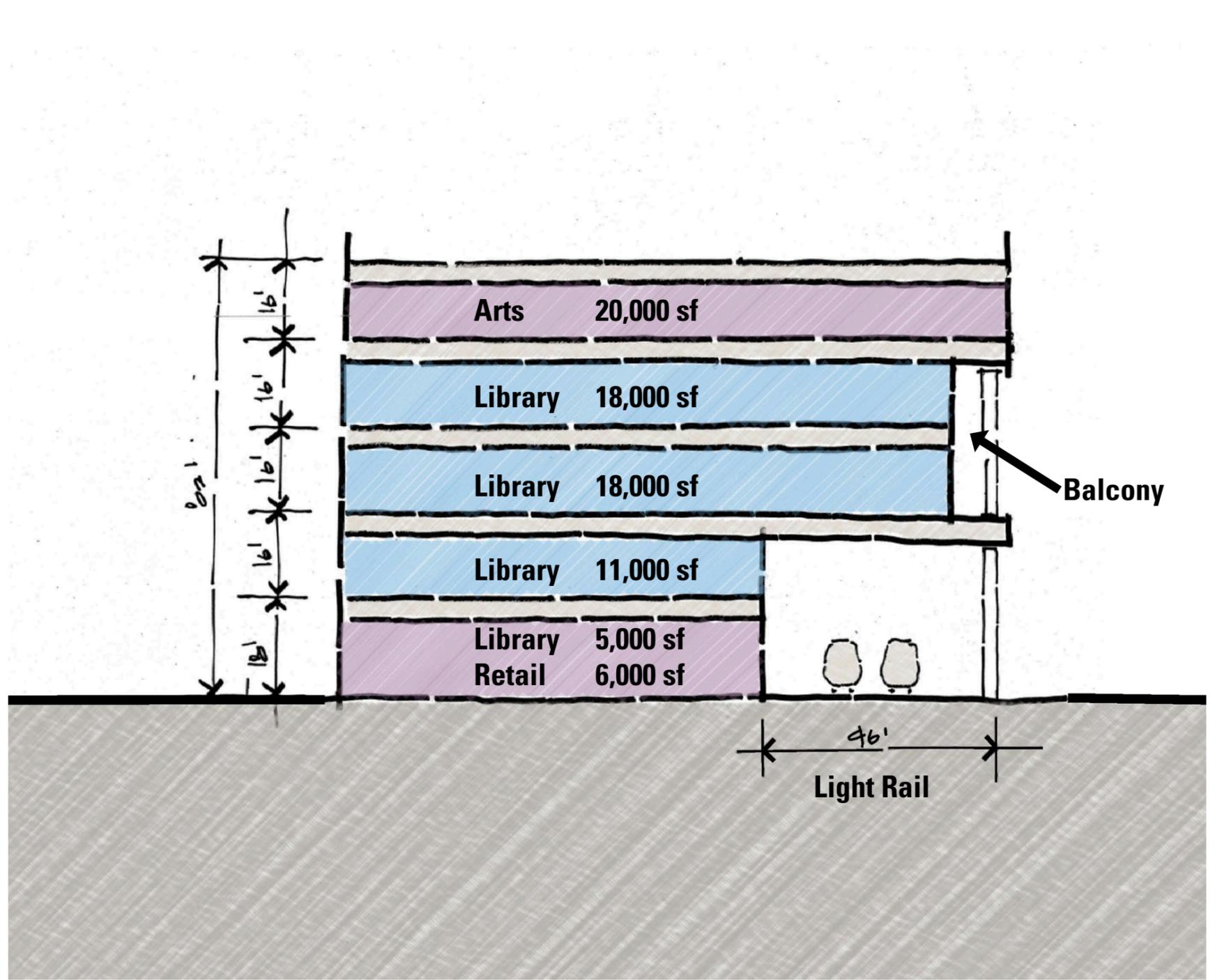
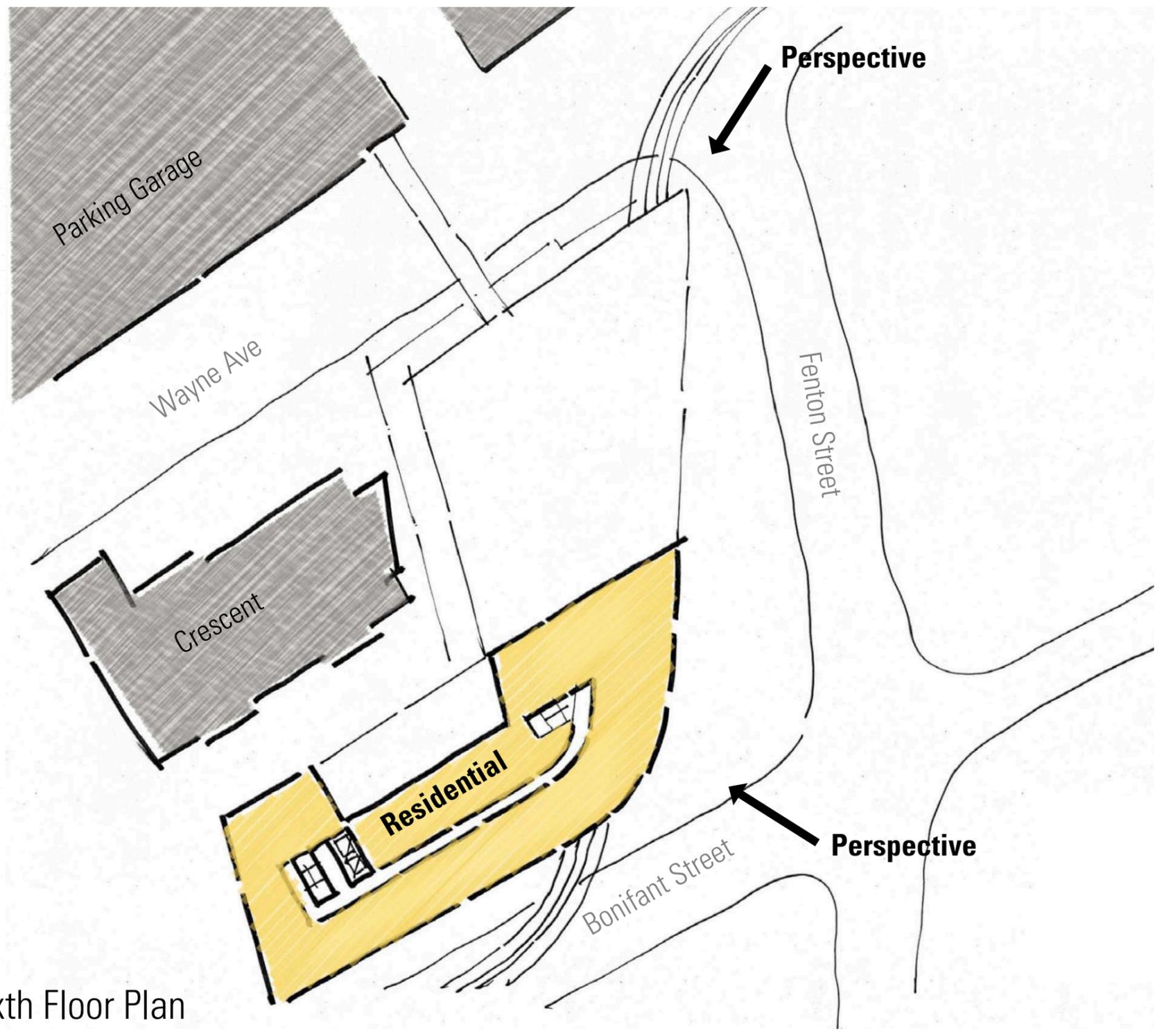


Third and Fourth Floor Plan



Fifth Floor Plan

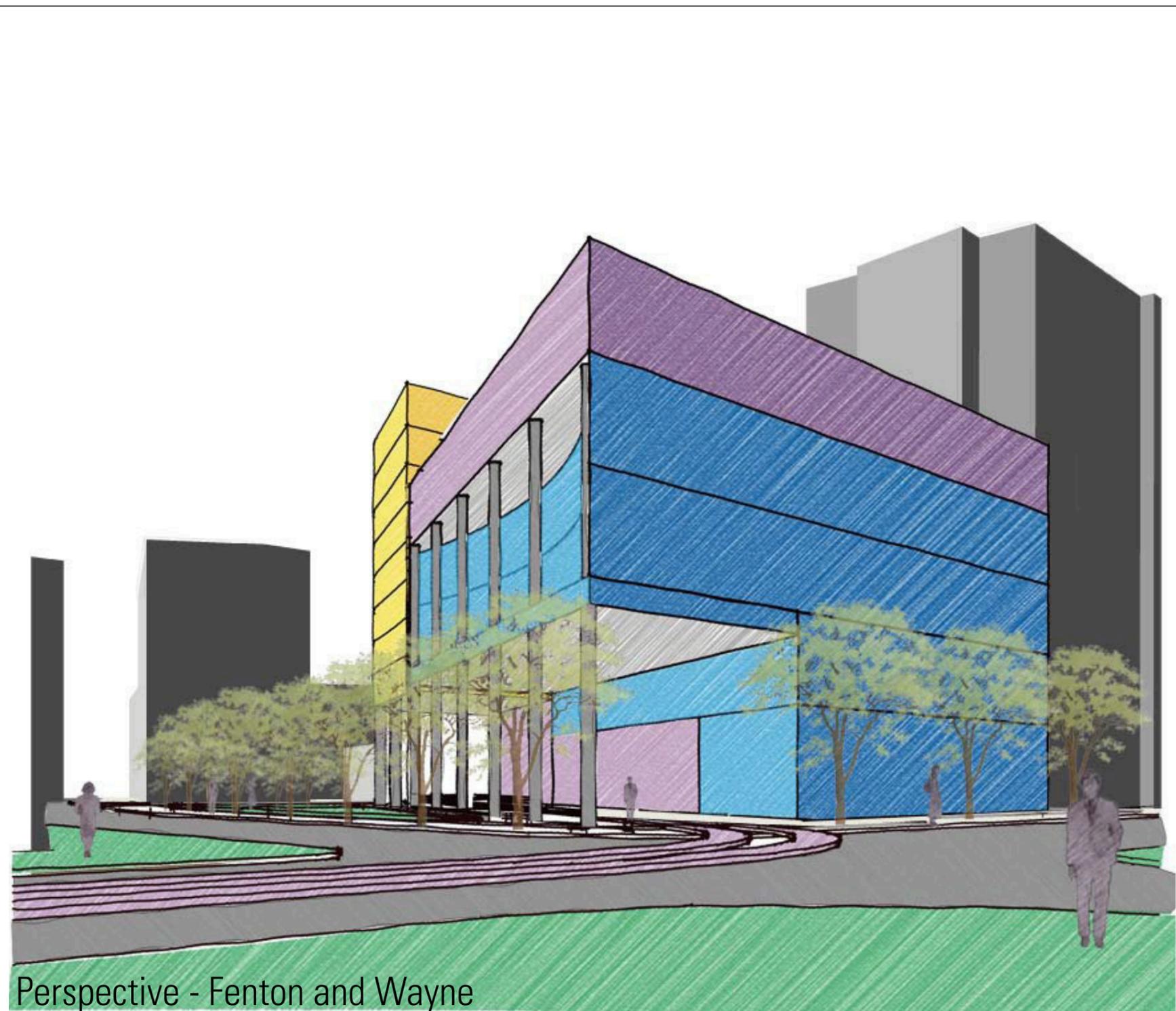
Option 1



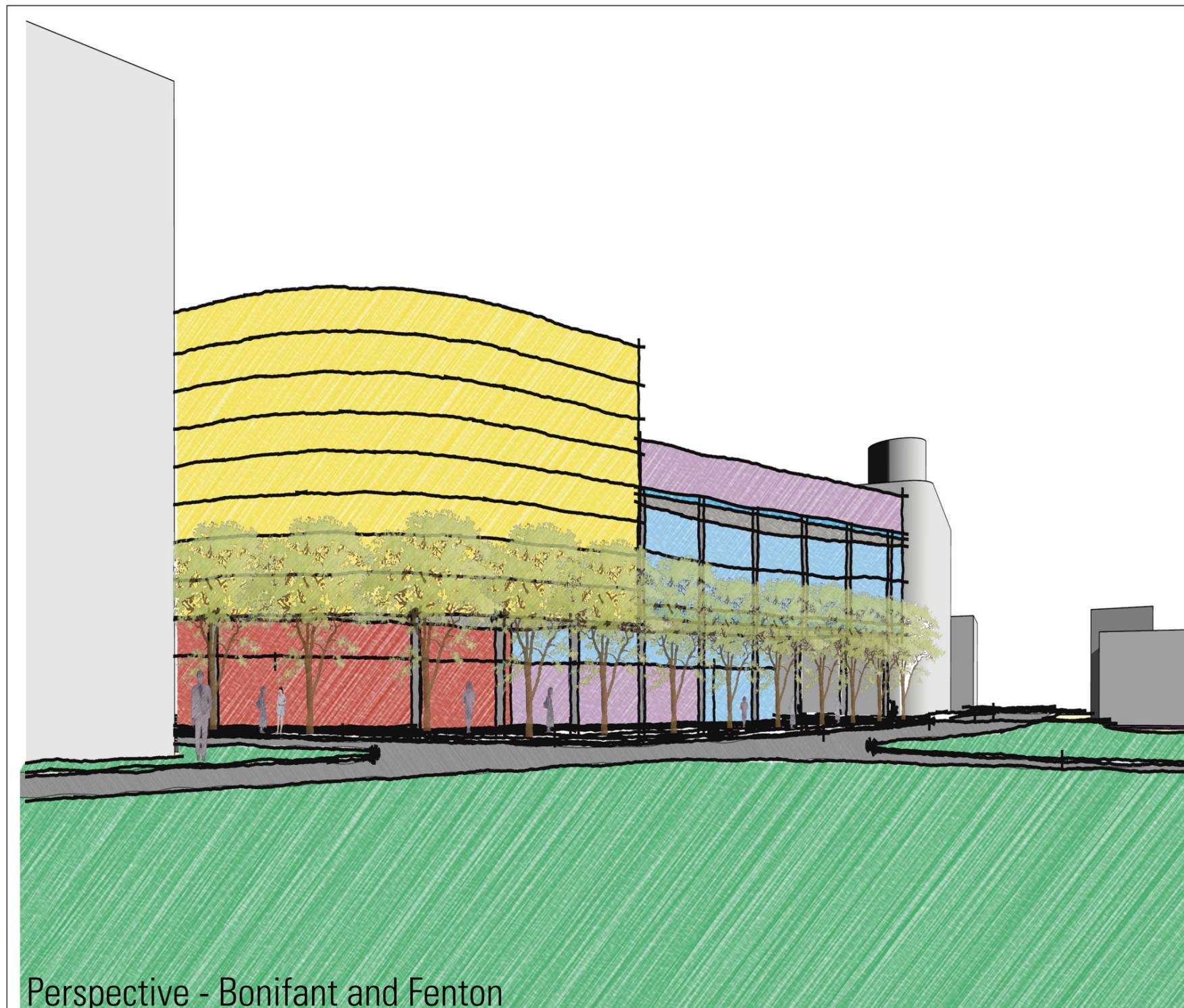
Sixth Floor Plan

Section D

Option 1



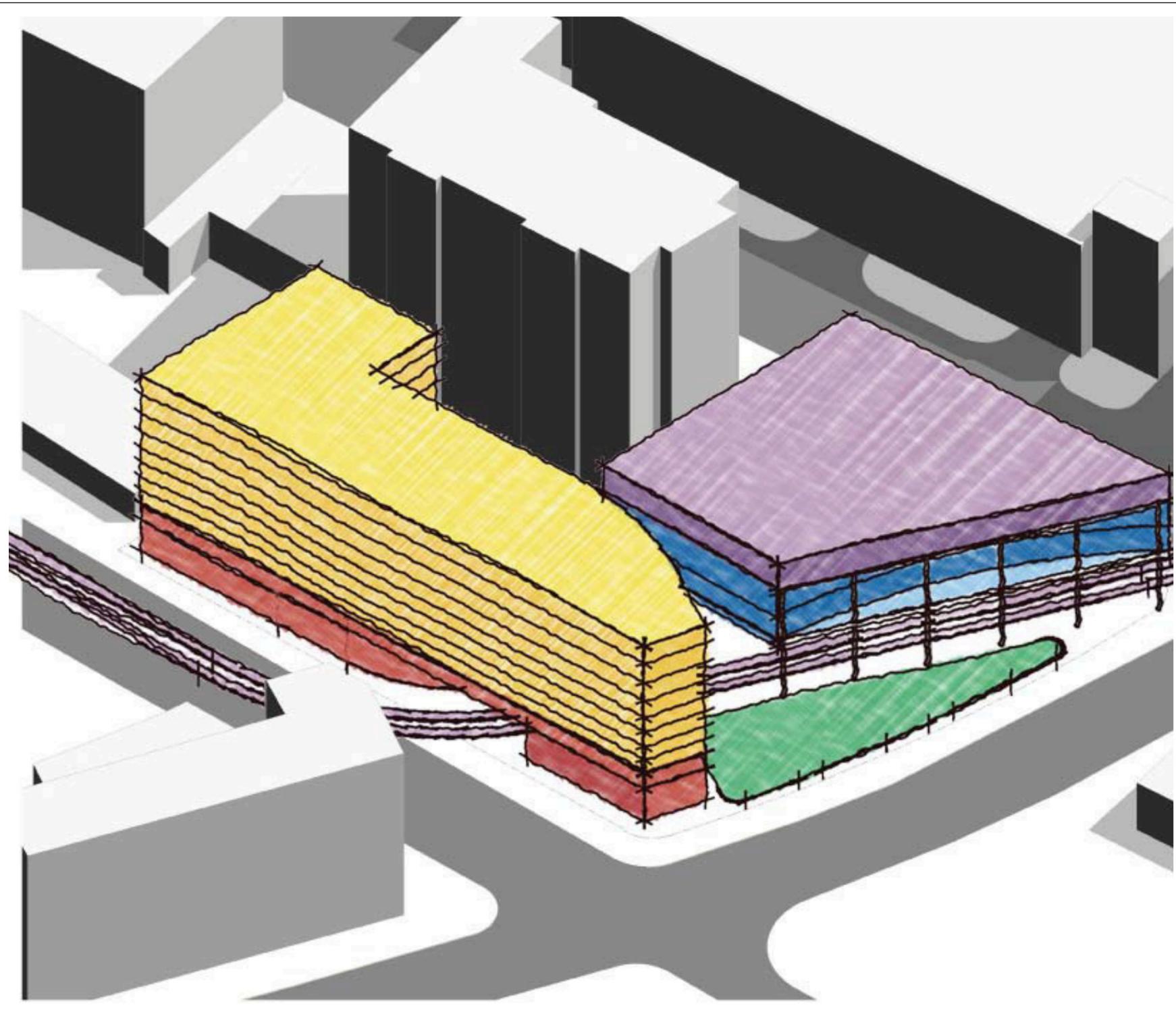
Perspective - Fenton and Wayne



Perspective - Bonifant and Fenton

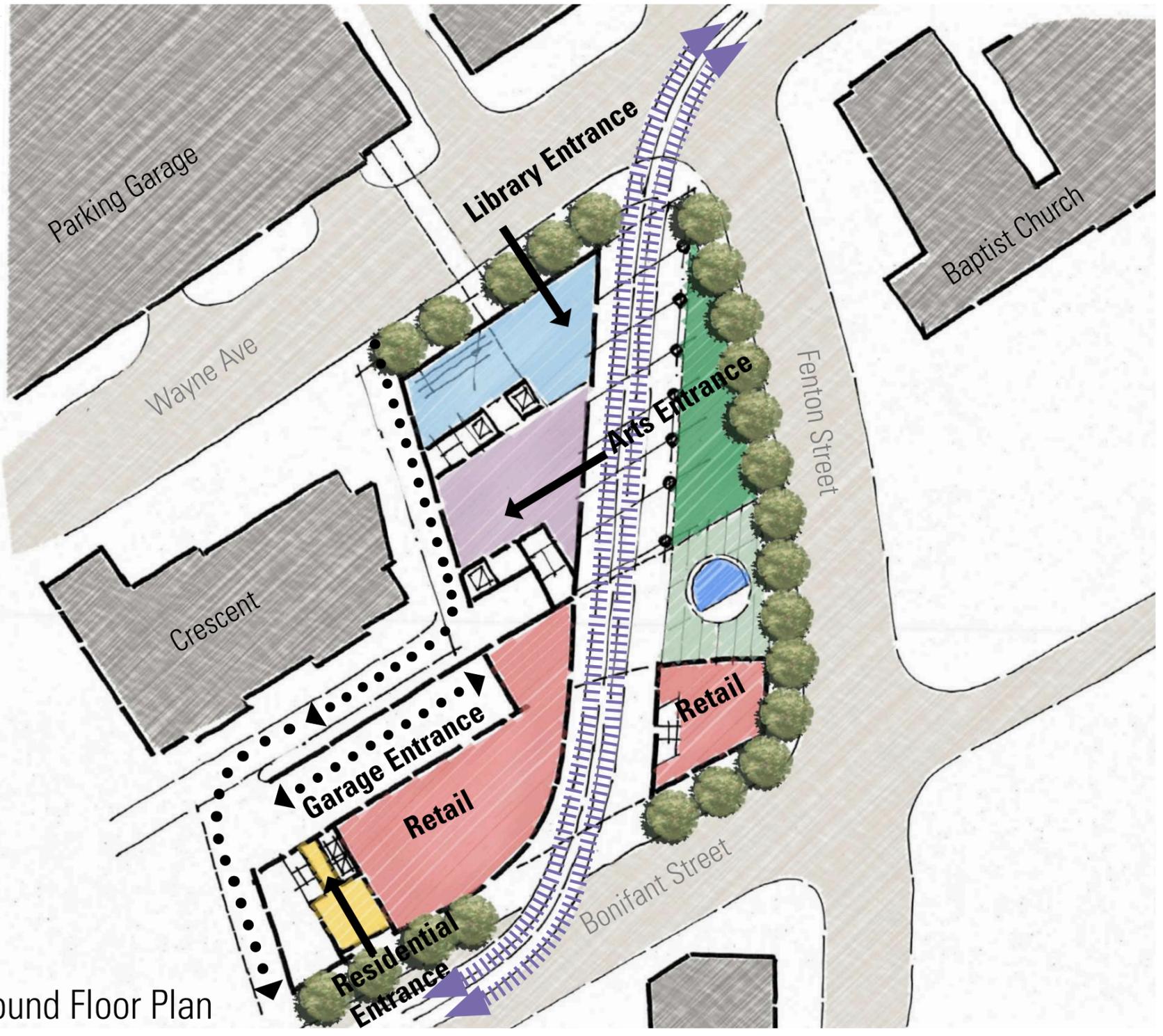
Option 1

Design Option 2



Option 2

PROGRAM	LEVEL	AREA (SF)
LIBRARY	1	5,000
LIBRARY	2	11,000
LIBRARY	3	18,000
LIBRARY	4	18,000
TOTAL LIBRARY		52,000
ARTS CENTER	1	6,000
ARTS CENTER	5	20,000
TOTAL ARTS CENTER		26,000
RESIDENTIAL	1	2,000
RESIDENTIAL	3	19,000
RESIDENTIAL	4	19,000
RESIDENTIAL	5	19,000
RESIDENTIAL	6	19,000
RESIDENTIAL	7	19,000
RESIDENTIAL	8	19,000
RESIDENTIAL	9	19,000
RESIDENTIAL	10	19,000
TOTAL RESIDENTIAL	154 UNITS	154,000
RETAIL	1	15,000
PROFESSIONAL OFFICE	2	17,000
TOTAL GROSS AREA		264,000
OPEN SPACE		AREA (SF)
GROUND LEVEL PLAZA		6,000
PURPLE LINE AREA		15,000
GREEN ROOF (S)		4,000
TOTAL 'OPEN SPACE'		25,000

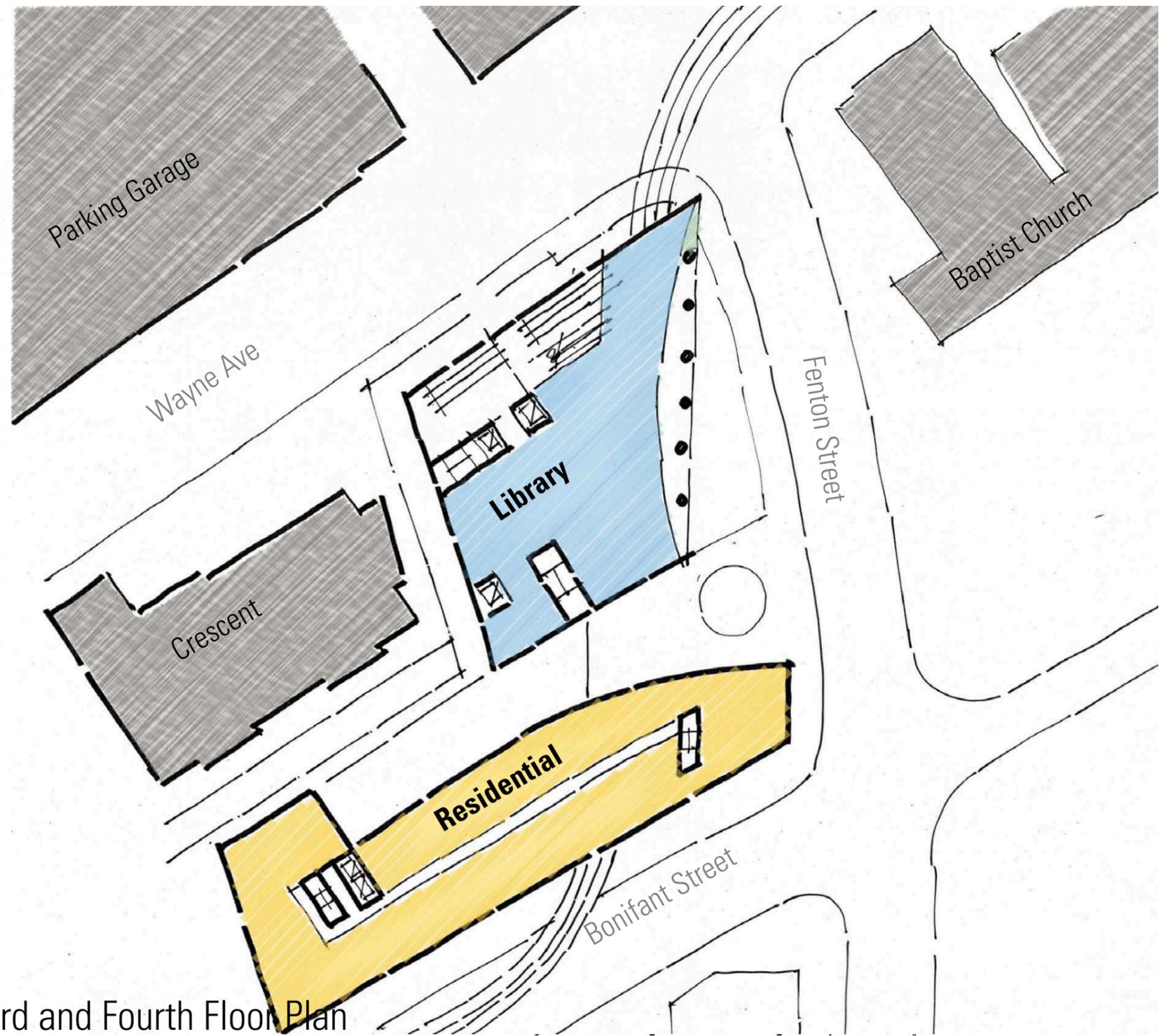


Ground Floor Plan

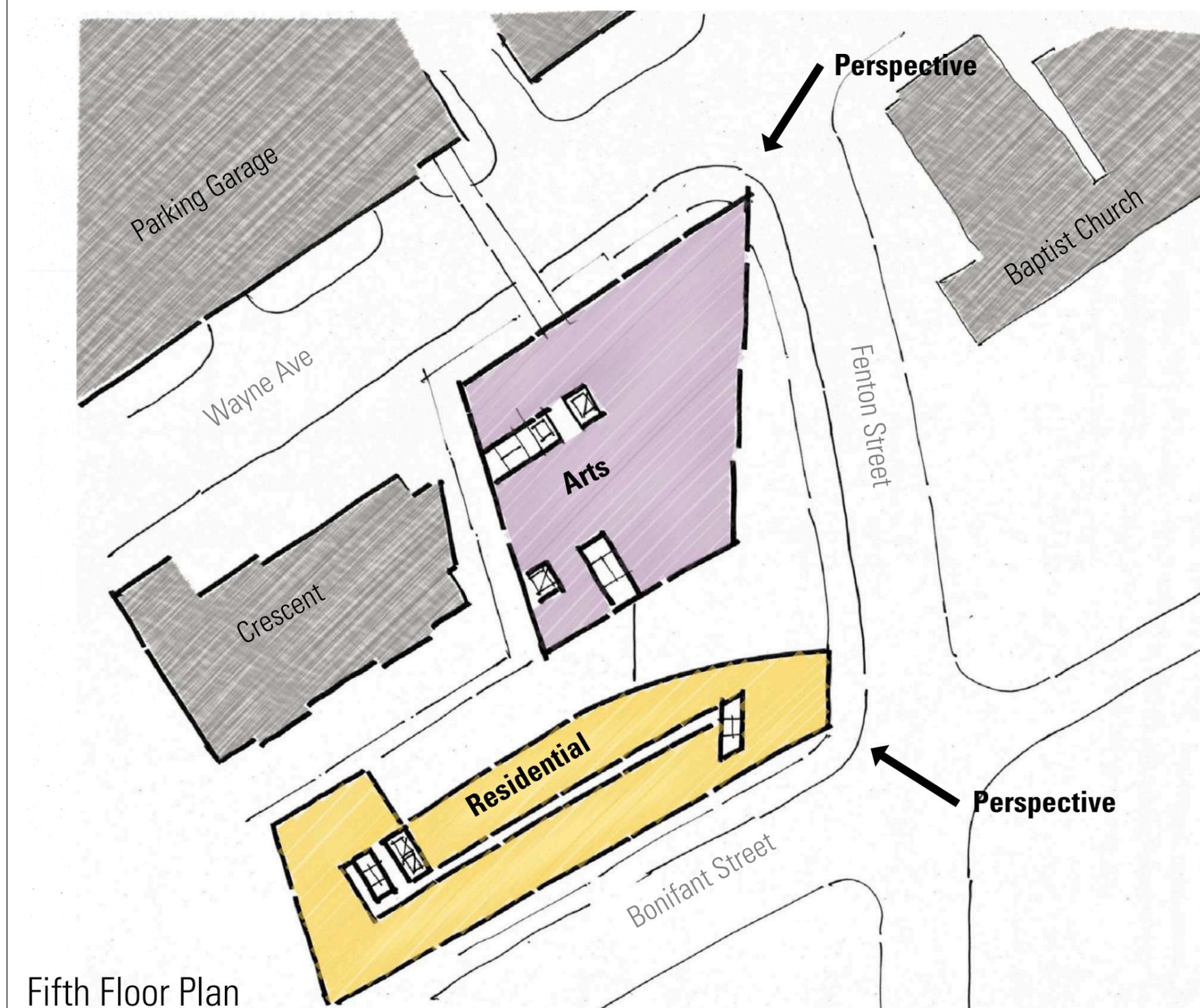


Second Floor Plan

Option 2

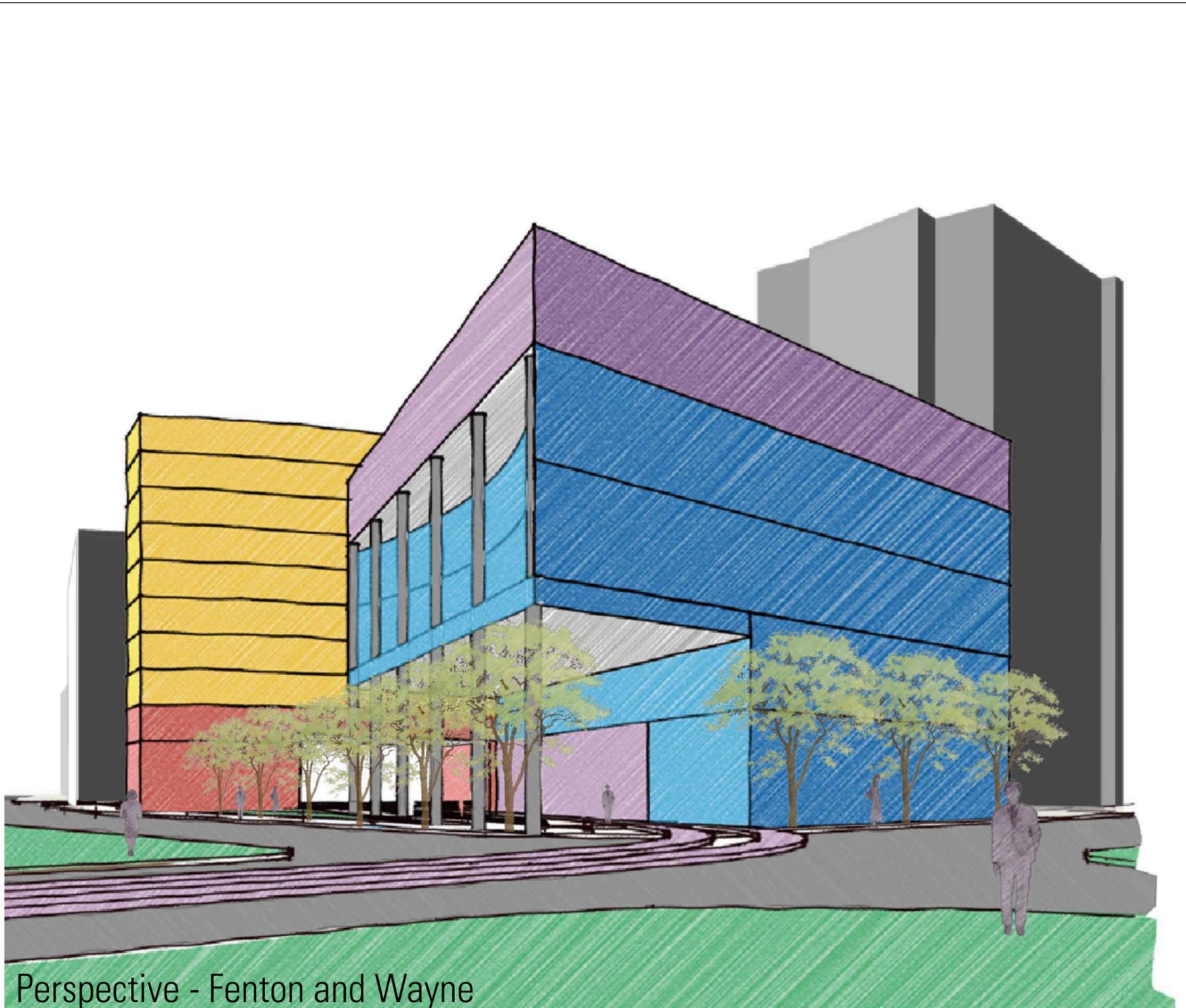


Third and Fourth Floor Plan

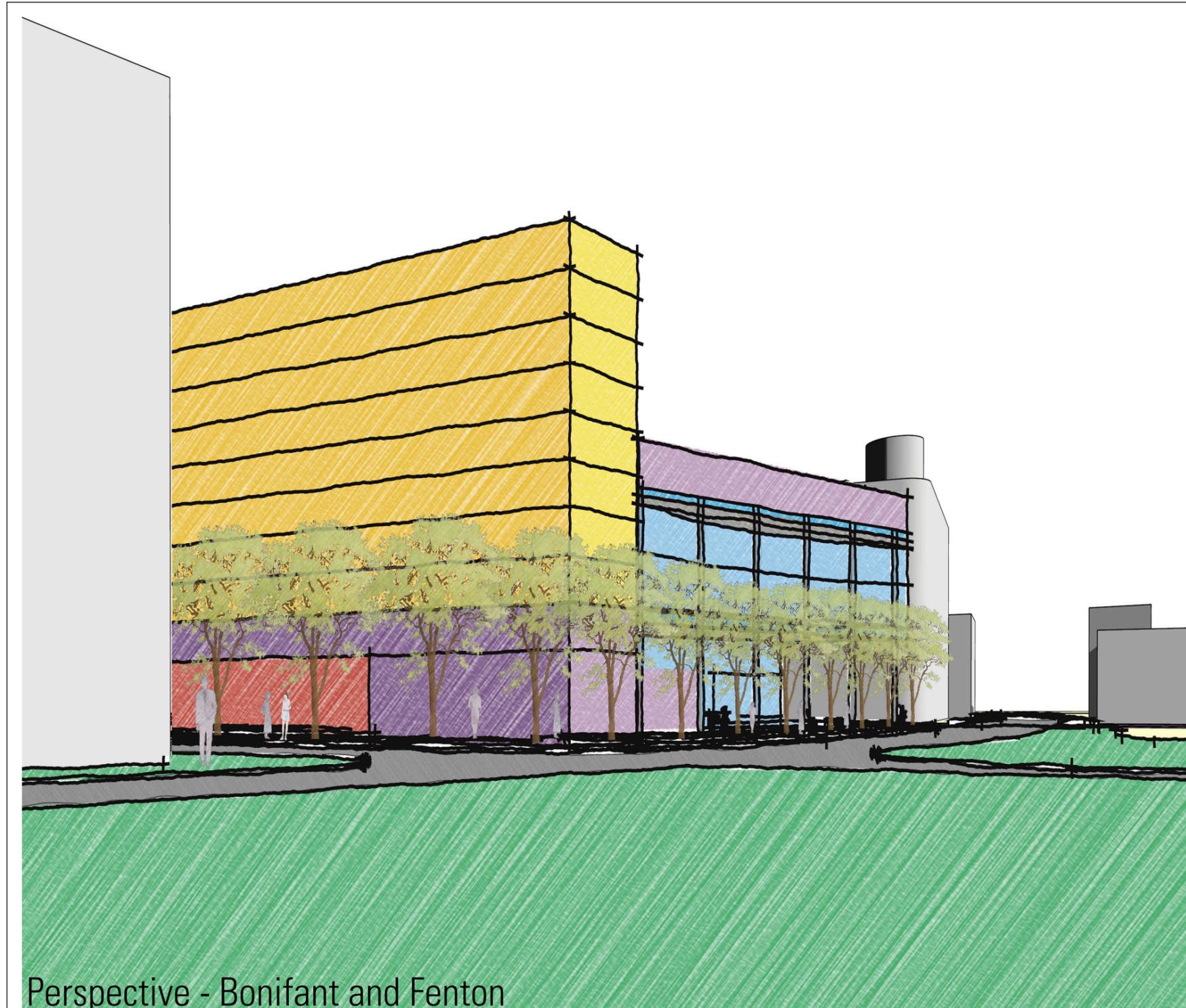


Fifth Floor Plan

Option 2

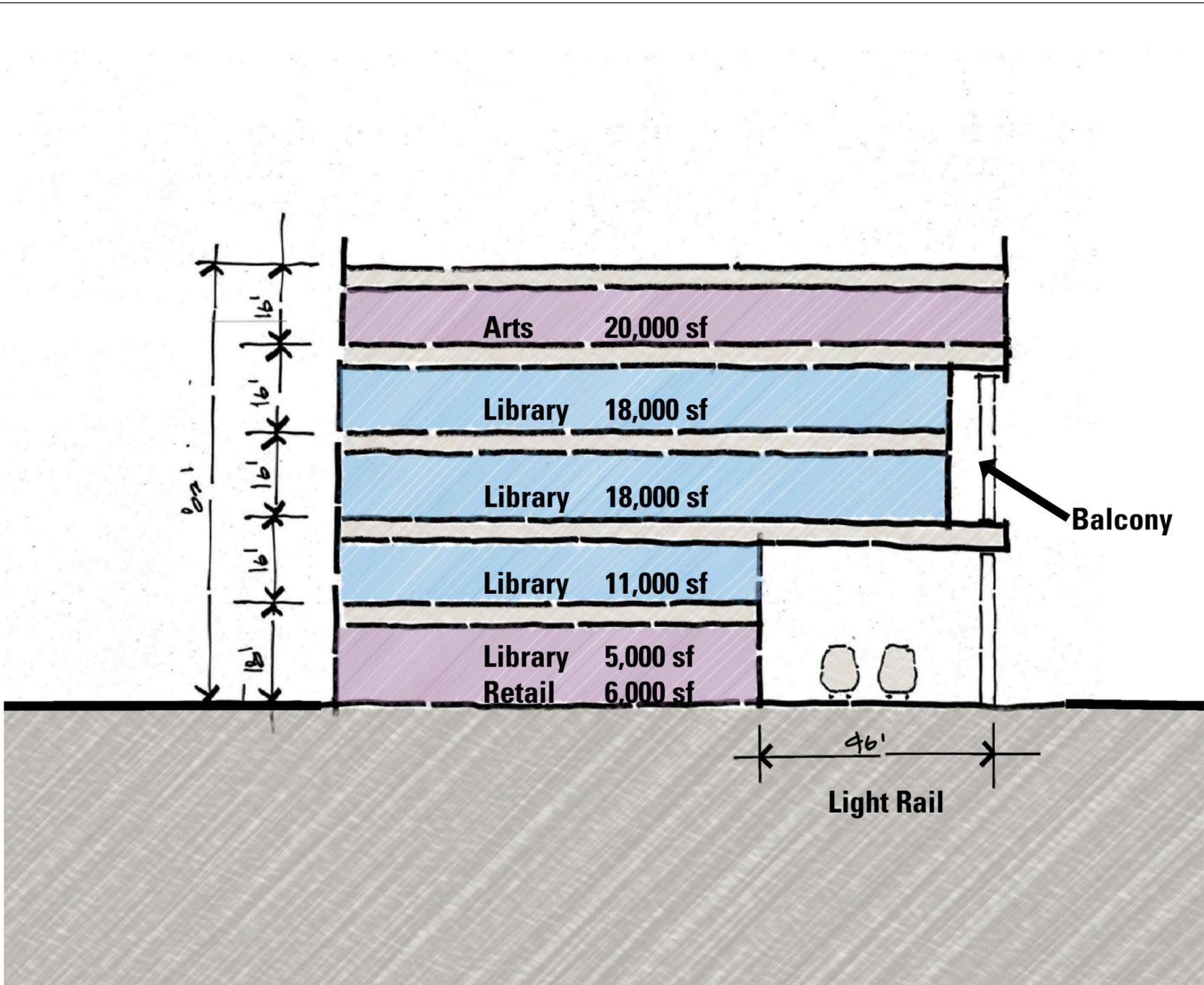


Perspective - Fenton and Wayne



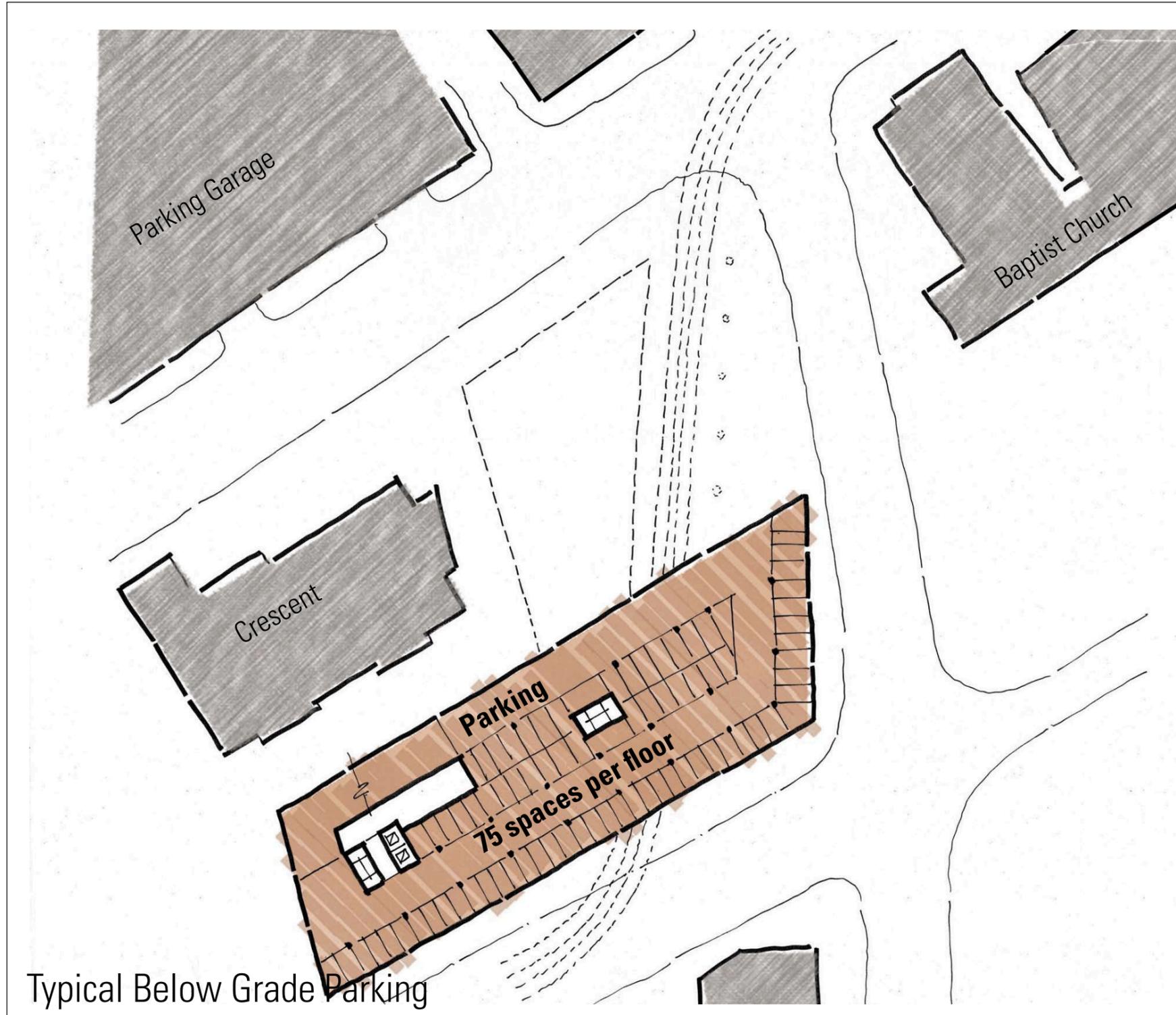
Perspective - Bonifant and Fenton

Option 2



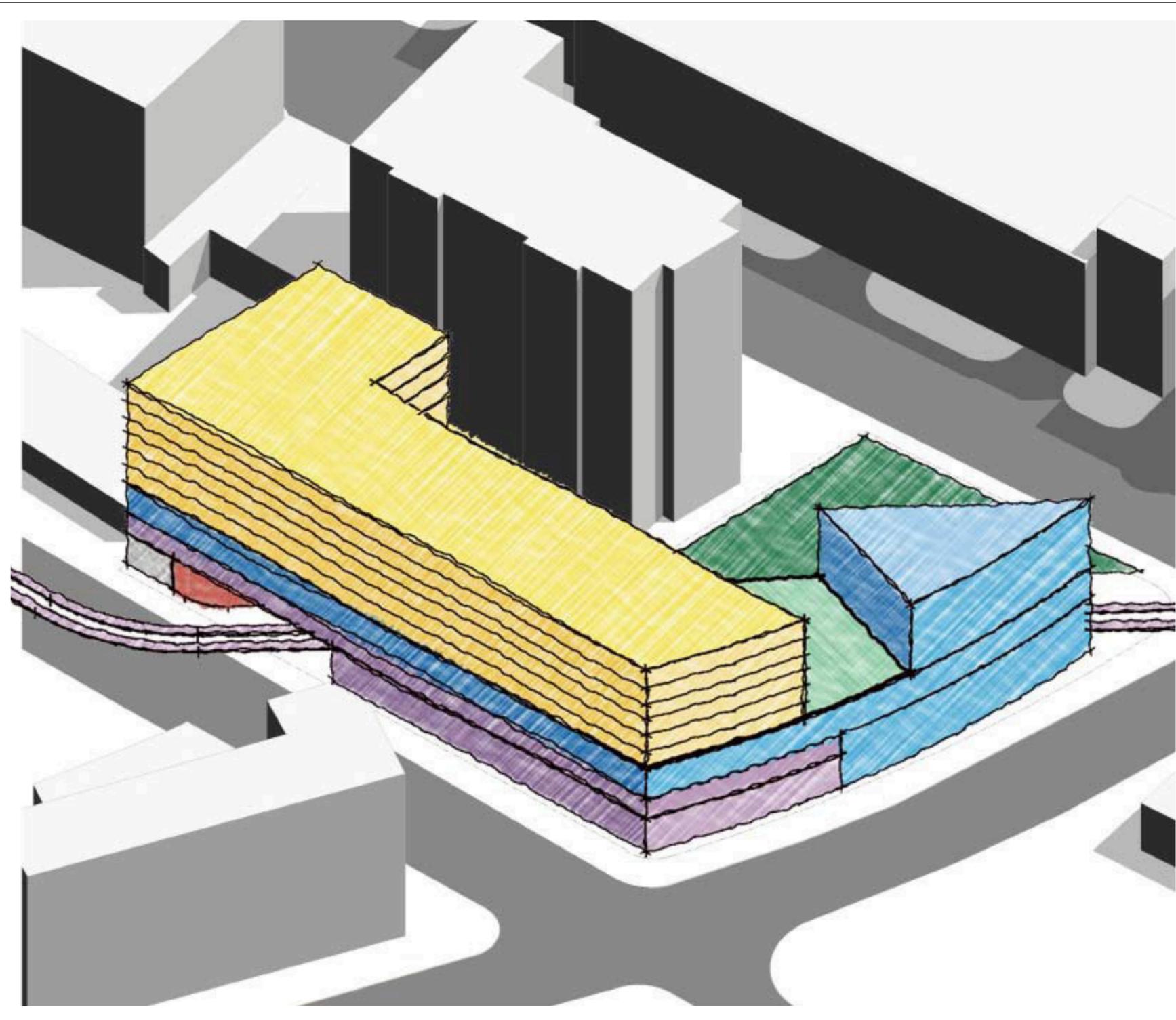
Section D

Option 1&2

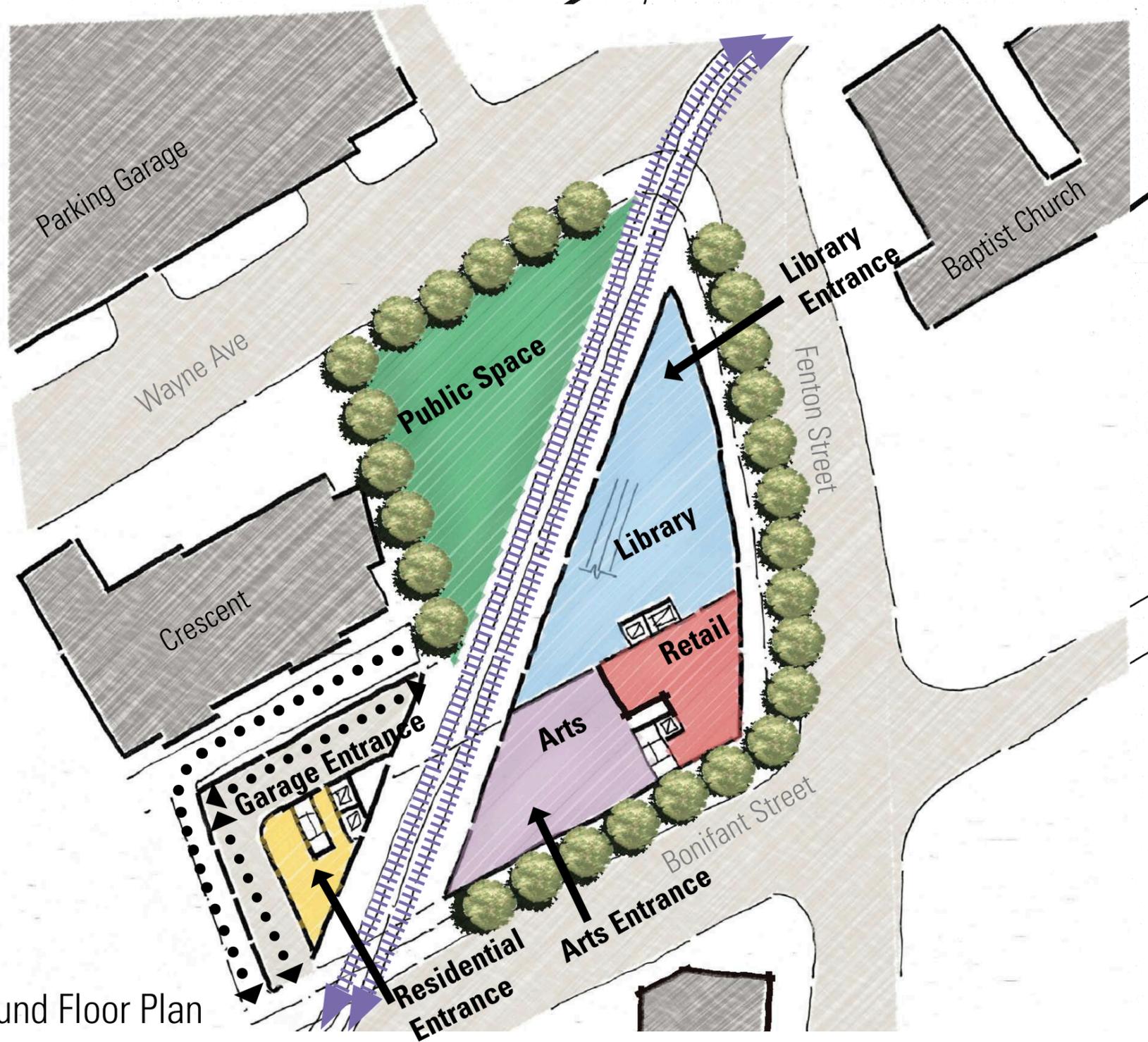


Typical Below Grade Parking

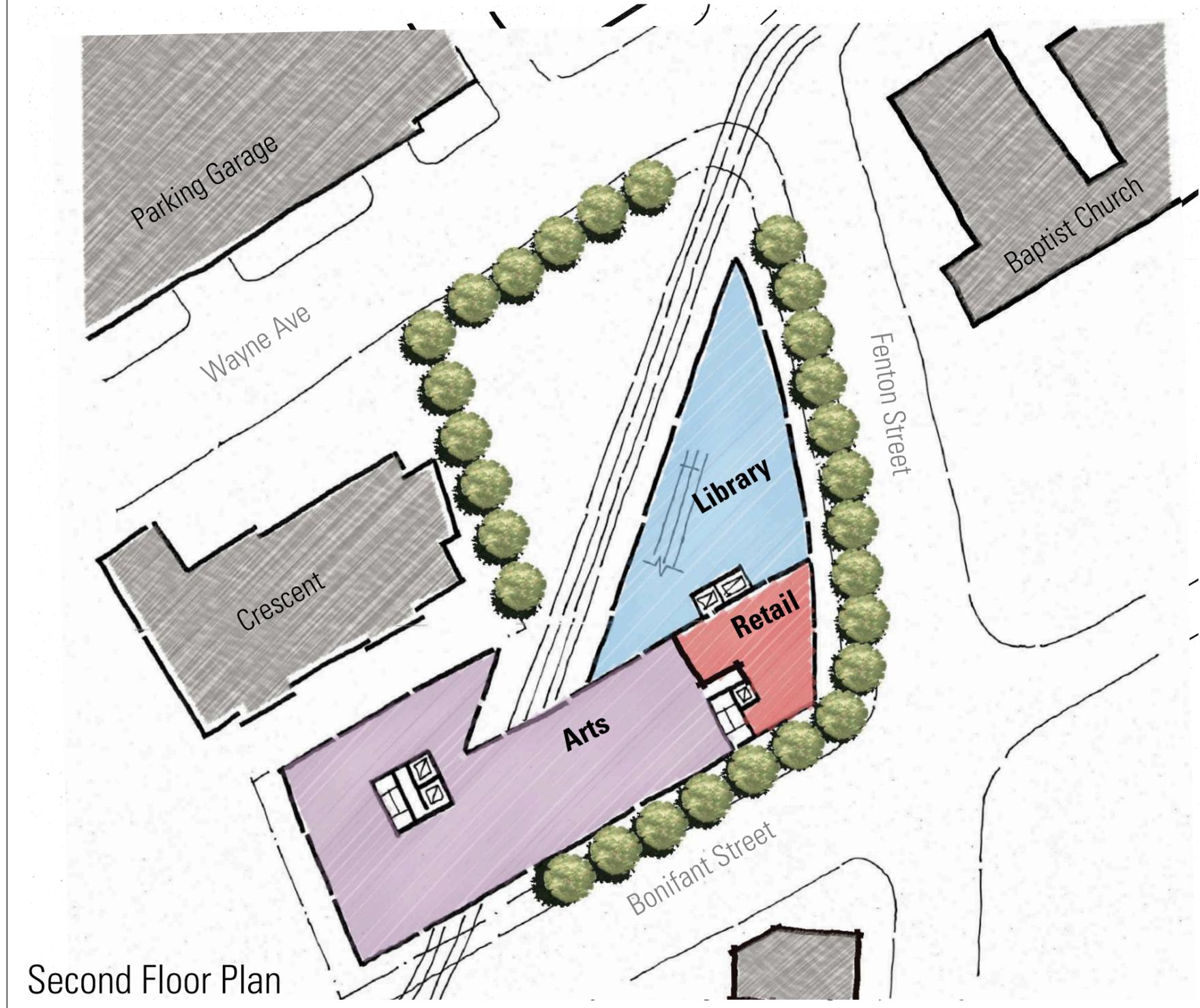
Design Option 3



PROGRAM	LEVEL	AREA (SF)
LIBRARY	1	8,000
LIBRARY	2	8,000
LIBRARY	3	34,000
TOTAL LIBRARY		50,000
ARTS CENTER	1	5,000
ARTS CENTER	2	21,000
TOTAL ARTS CENTER		26,000
RESIDENTIAL	1	2,000
RESIDENTIAL	4	21,000
RESIDENTIAL	5	21,000
RESIDENTIAL	6	21,000
RESIDENTIAL	7	21,000
RESIDENTIAL	8	21,000
RESIDENTIAL	9	21,000
RESIDENTIAL	10	21,000
TOTAL RESIDENTIAL		149,000
RETAIL	1	6,000
RETAIL	2	5,000
TOTAL RETAIL	149 UNITS	11,000
TOTAL GROSS AREA		236,000
OPEN SPACE		AREA (SF)
GROUND LEVEL PLAZA		9,000
PURPLE LINE AREA		18,000
GREEN ROOF (S)		9,000
TOTAL 'OPEN SPACE'		36,000

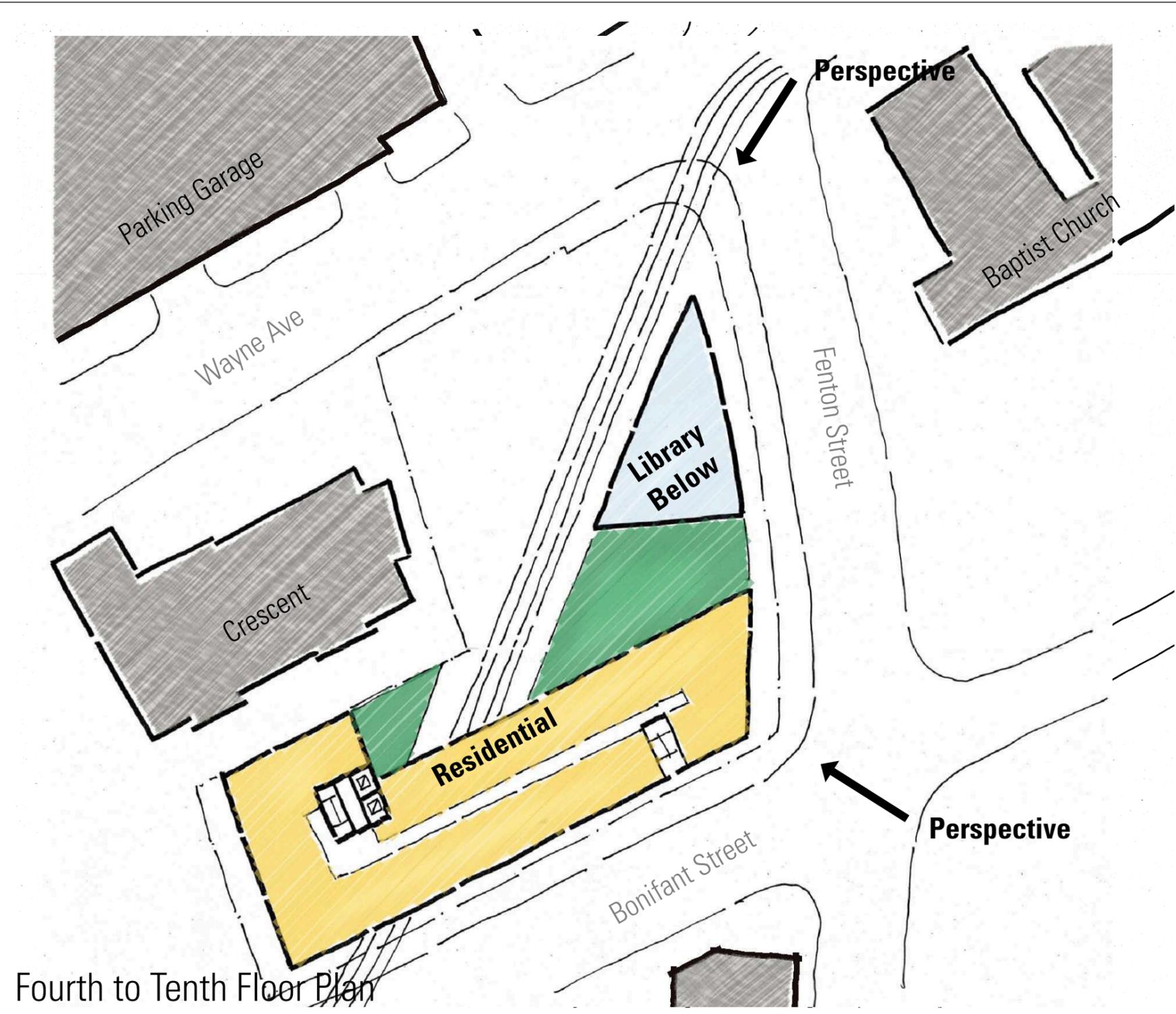
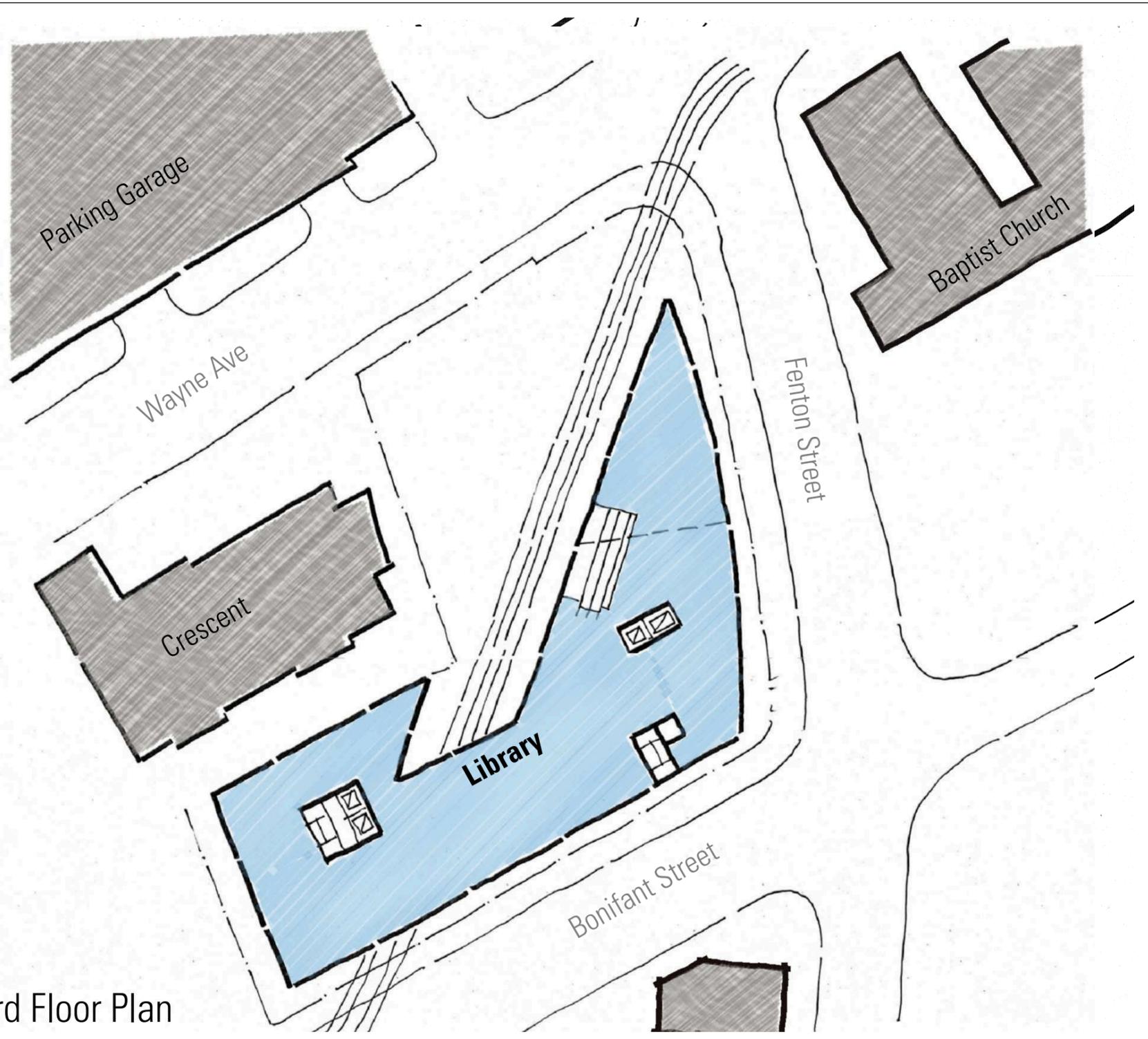


Ground Floor Plan



Second Floor Plan

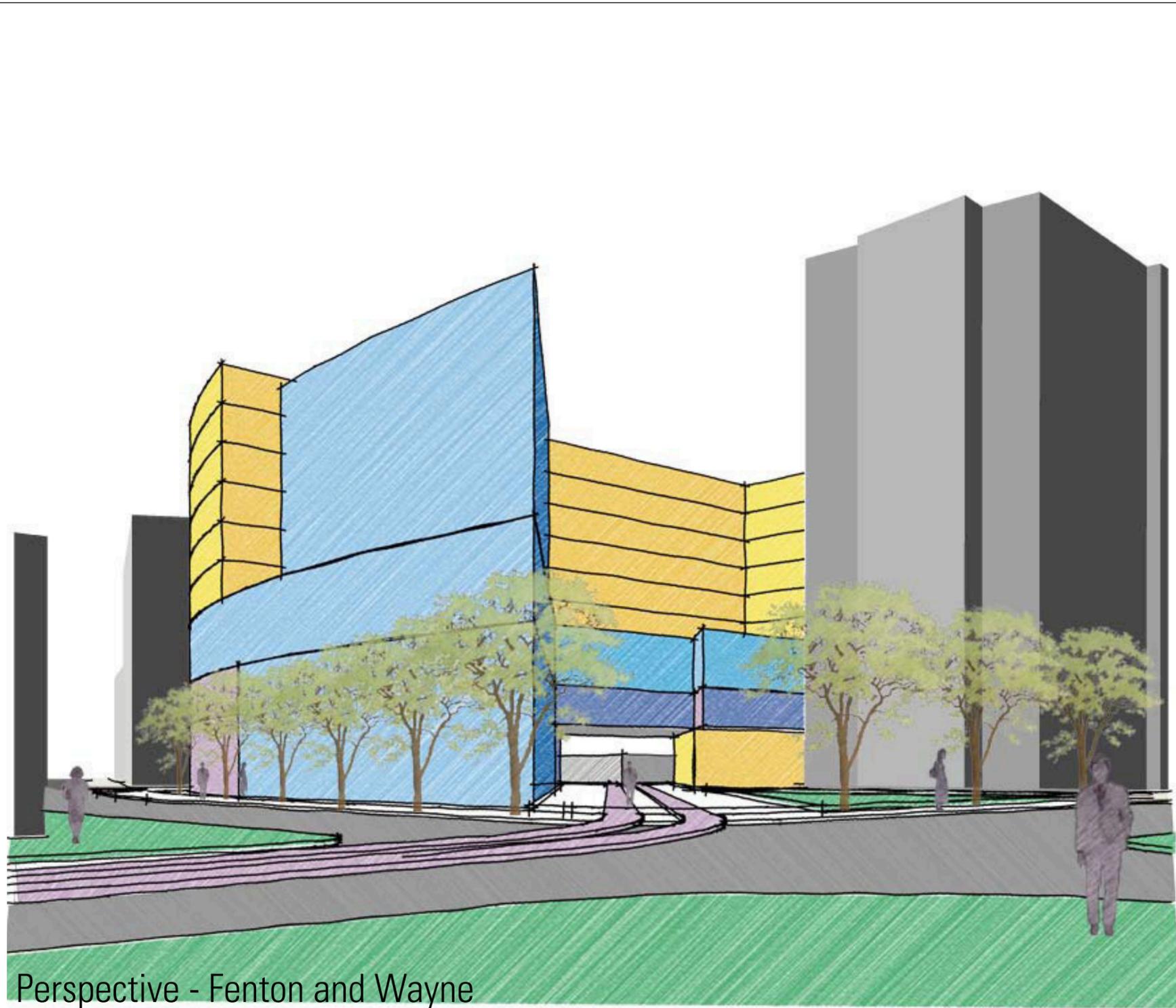
Option 3



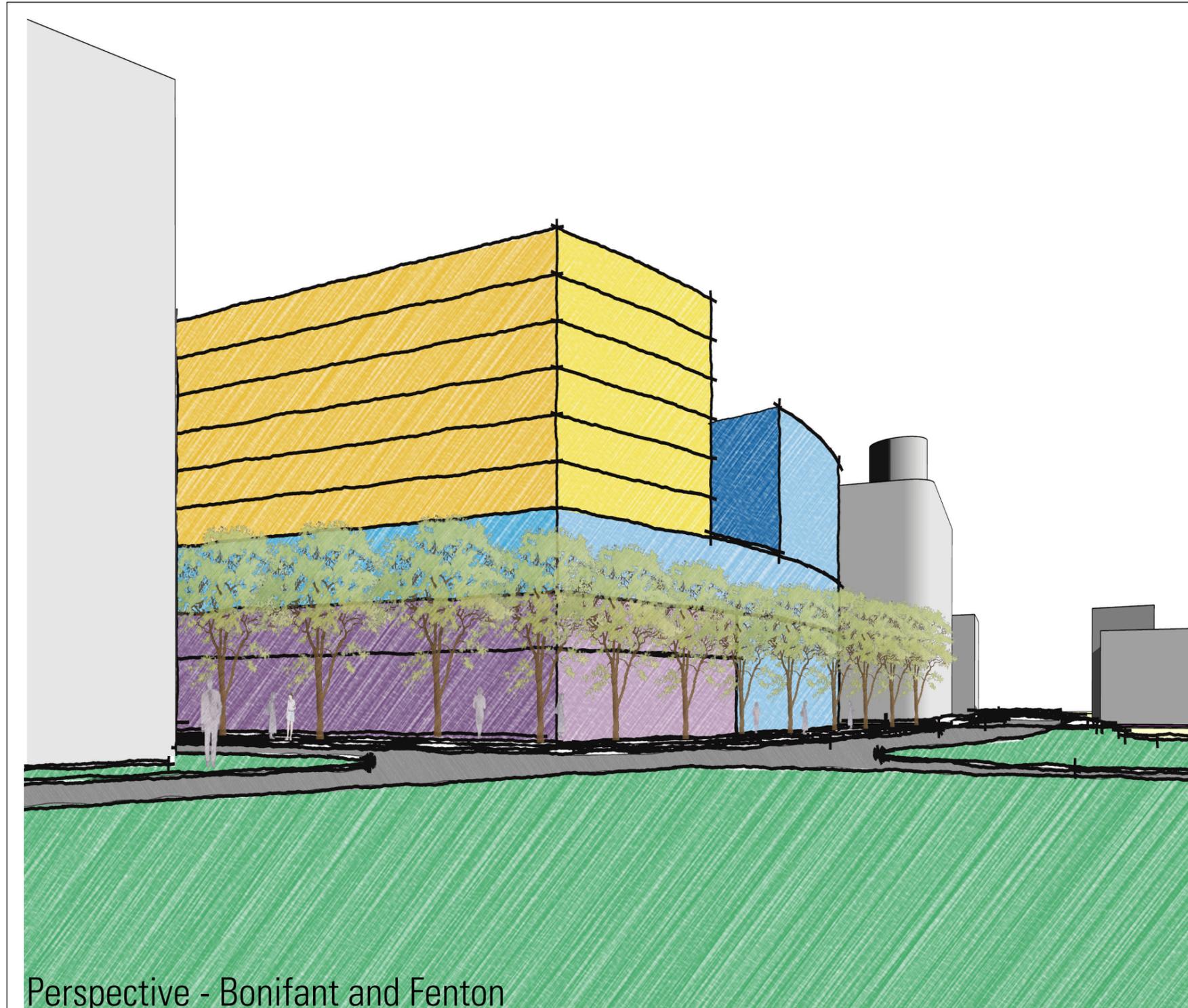
Third Floor Plan

Fourth to Tenth Floor Plan

Option 3



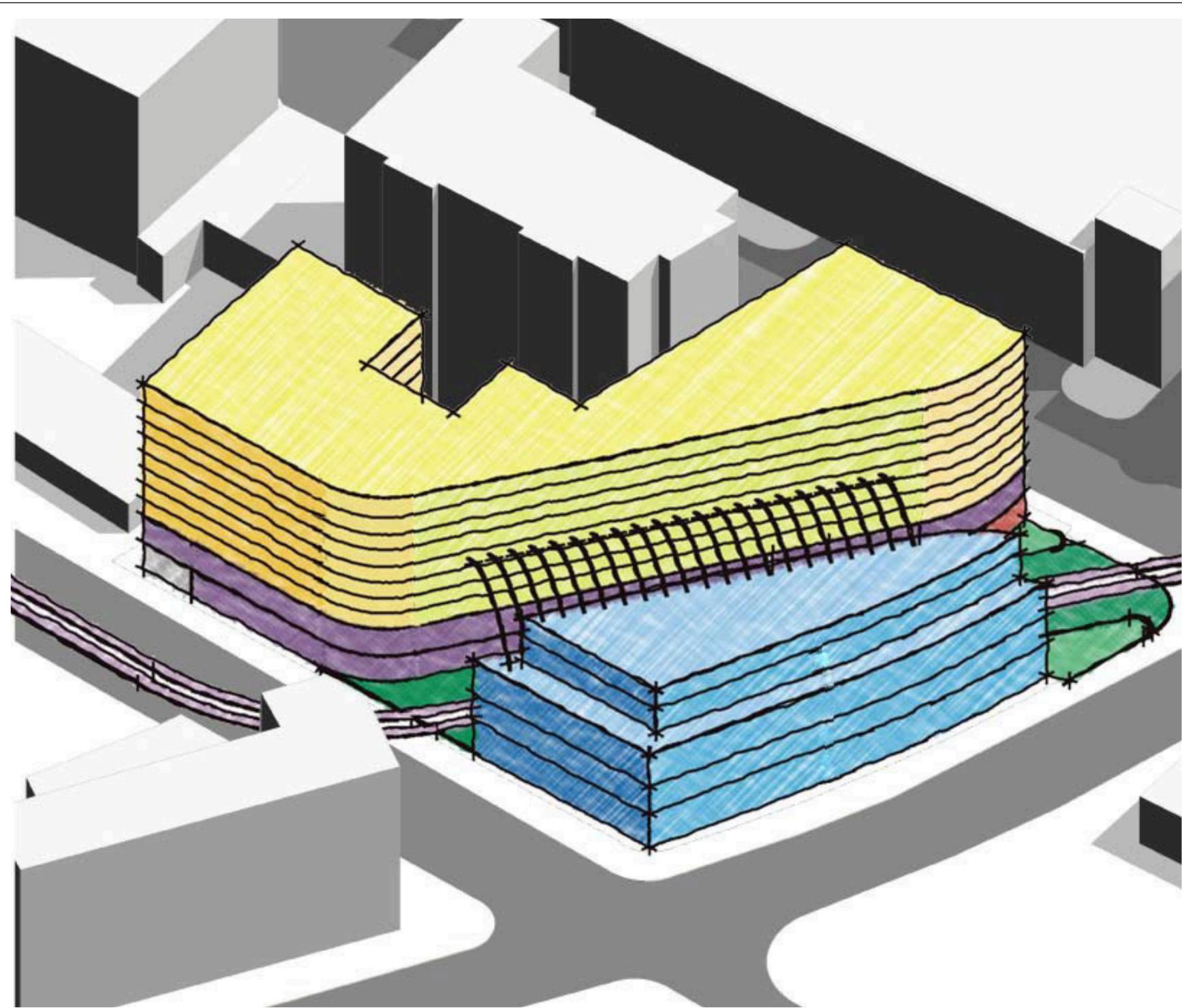
Perspective - Fenton and Wayne



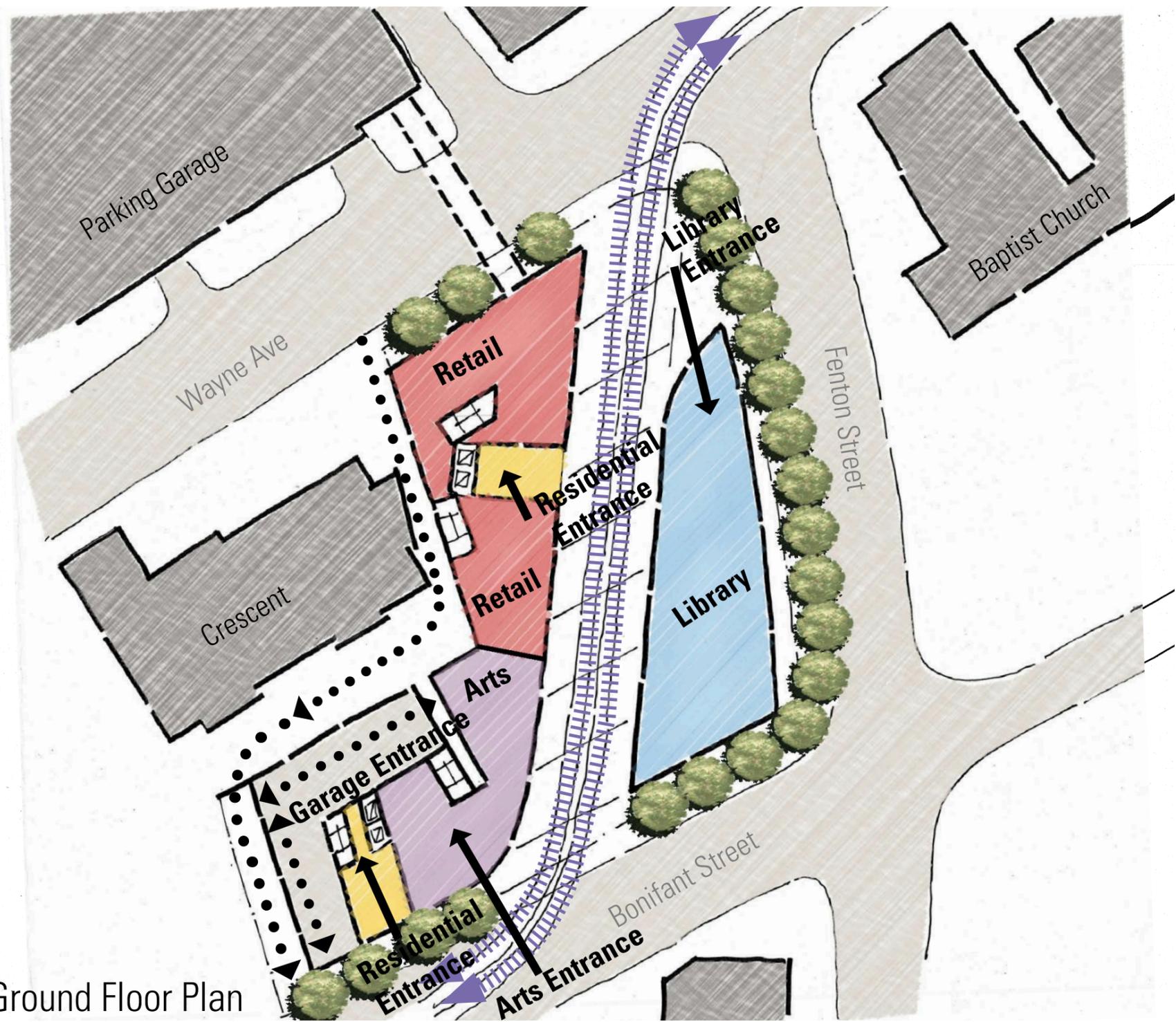
Perspective - Bonifant and Fenton

Option 3

Design Option 4



PROGRAM	LEVEL	AREA (SF)
LIBRARY	1	11,000
LIBRARY	2	11,000
LIBRARY	3	11,000
LIBRARY	4	7,000
LIBRARY	5	7,000
TOTAL LIBRARY		47,000
ARTS CENTER	1	5,000
ARTS CENTER	2	23,000
TOTAL ARTS CENTER		28,000
RESIDENTIAL	1	4,000
RESIDENTIAL	3	23,000
RESIDENTIAL	4	23,000
RESIDENTIAL	5	23,000
RESIDENTIAL	6	23,000
RESIDENTIAL	7	23,000
RESIDENTIAL	8	23,000
RESIDENTIAL	9	23,000
RESIDENTIAL	10	23,000
TOTAL RESIDENTIAL		188,000
RETAIL	1	10,000
TOTAL GROSS AREA		273,000
OPEN SPACE		AREA (SF)
GROUND LEVEL PLAZA		2,000
PURPLE LINE AREA		15,000
GREEN ROOF (S)		4,000
TOTAL 'OPEN SPACE'		21,000

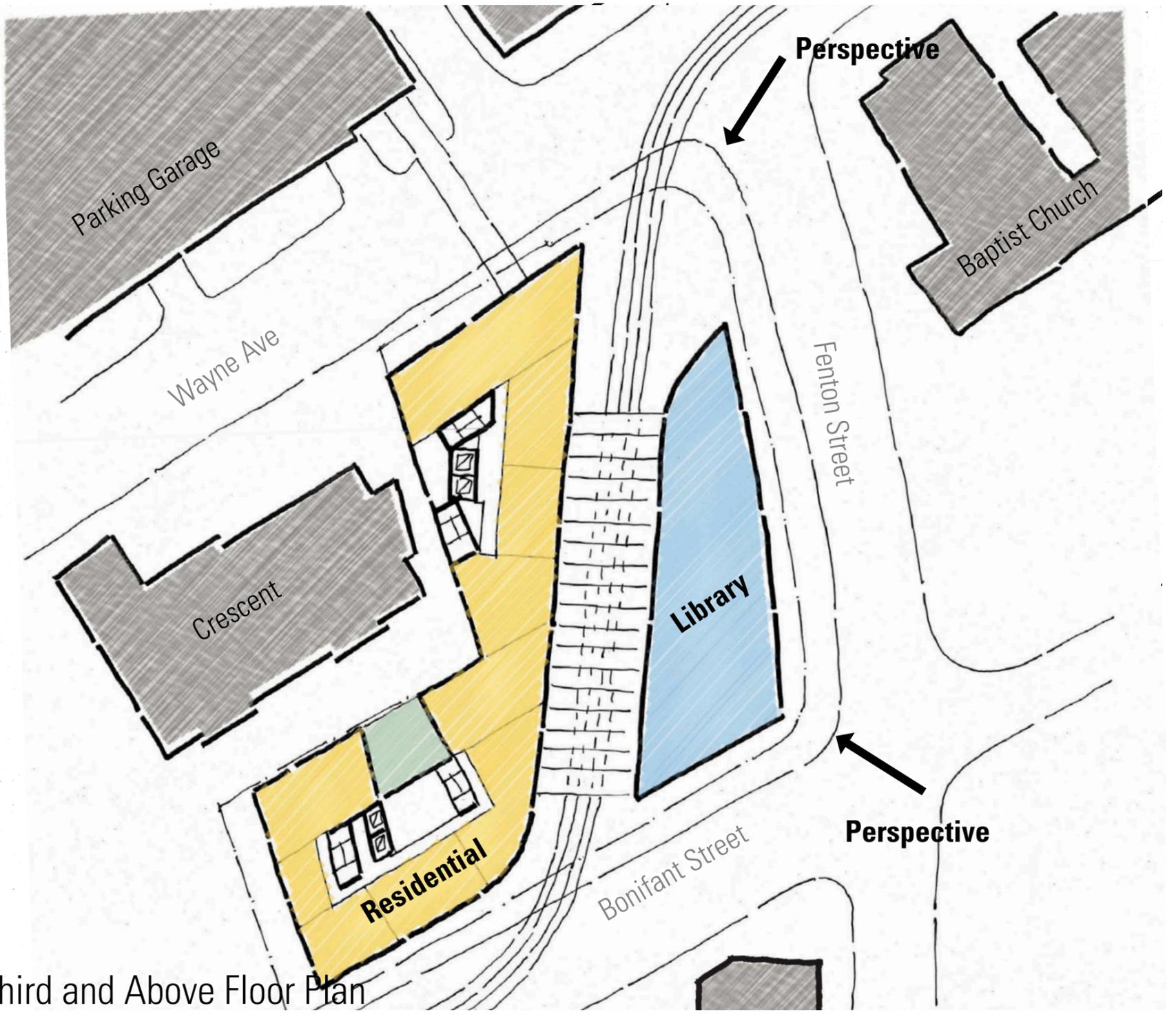


Ground Floor Plan



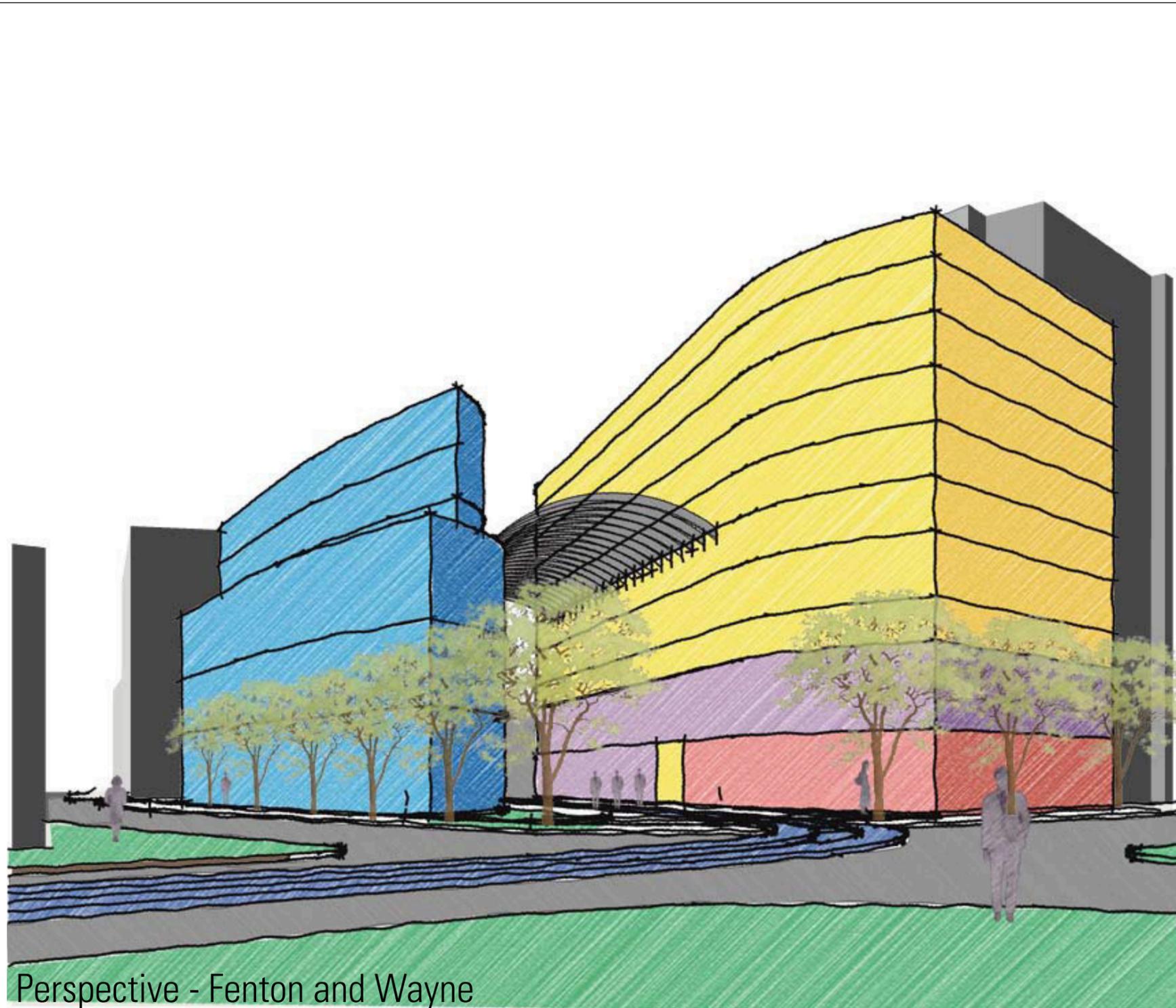
Second Floor Plan

Option 4

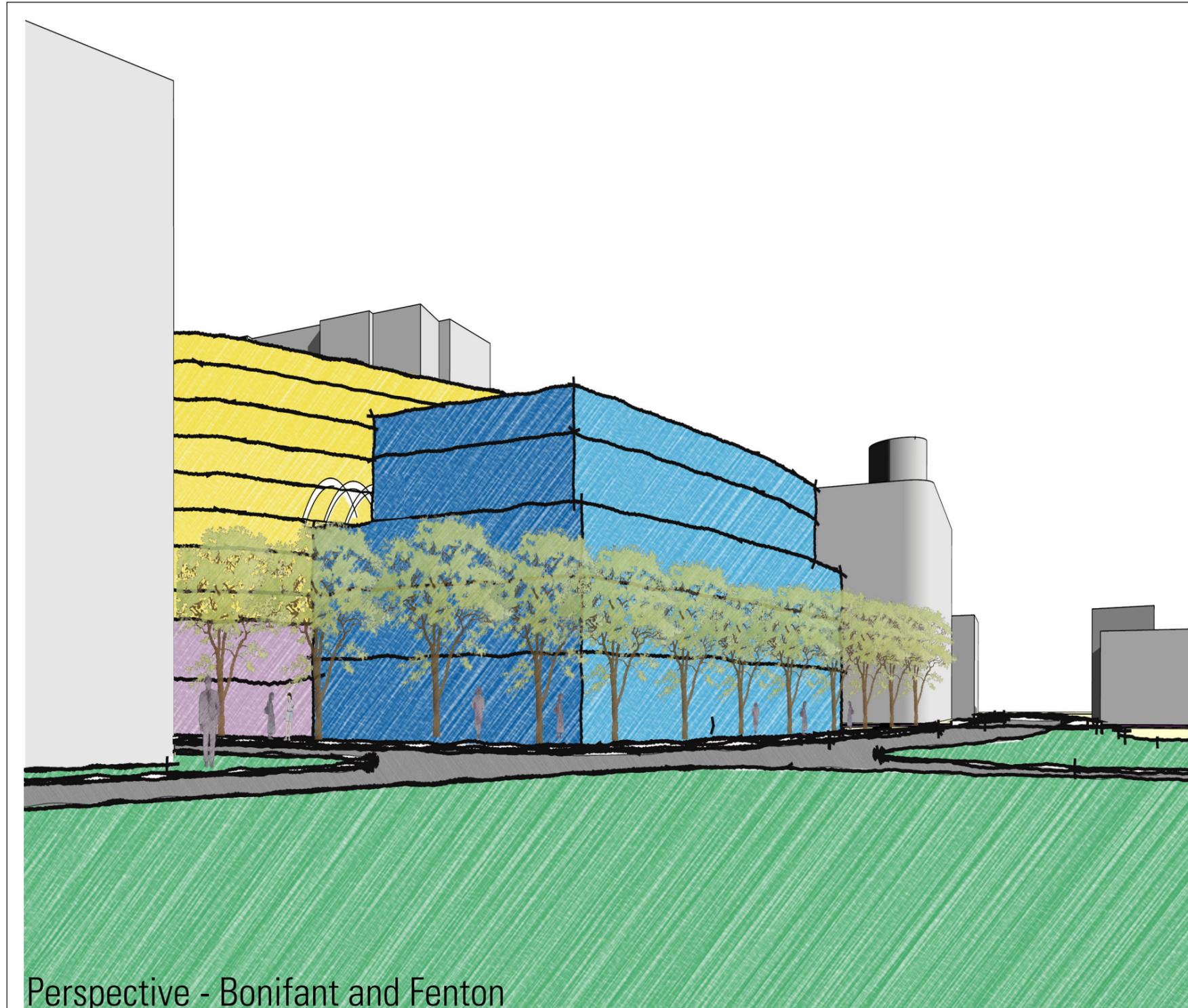


Third and Above Floor Plan

Option 4



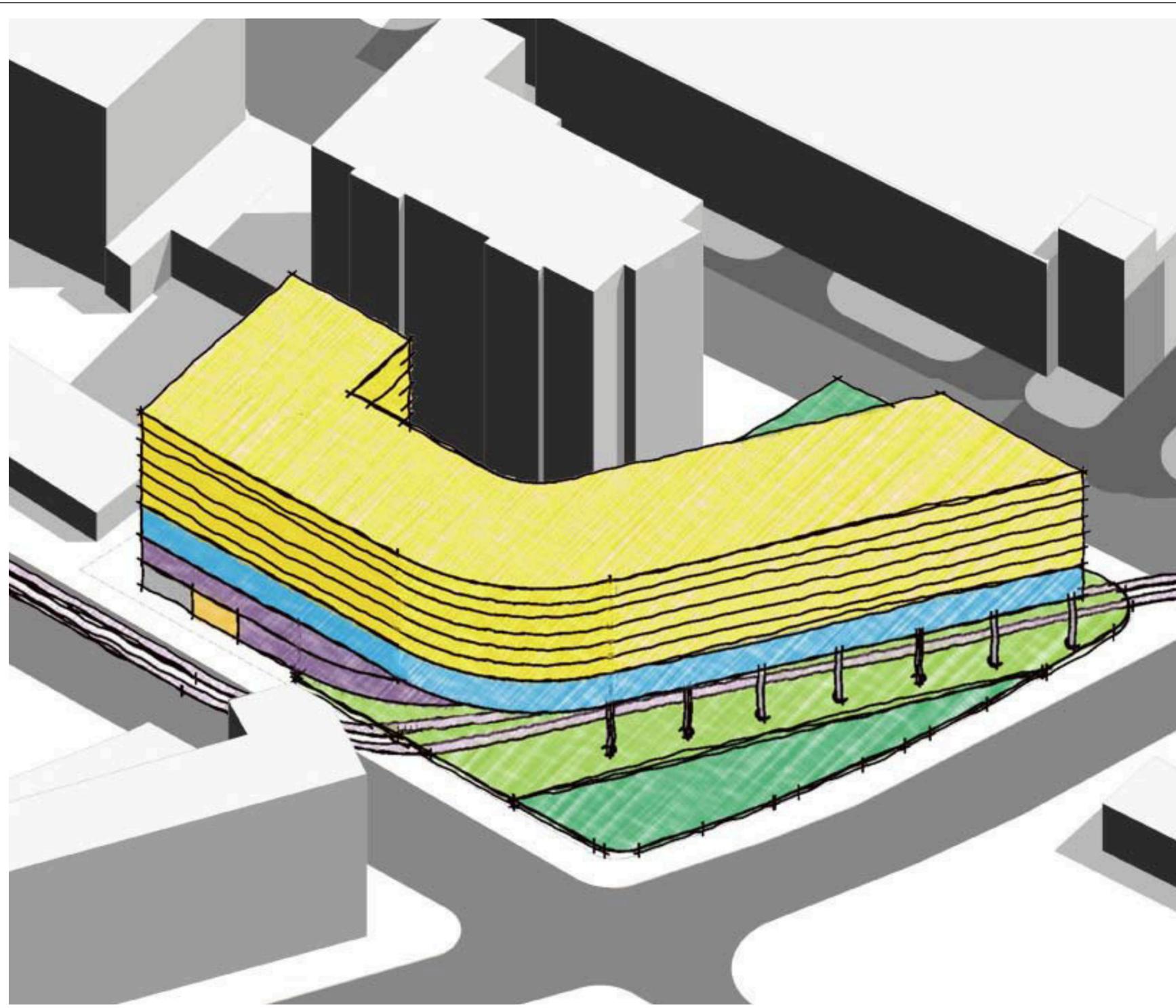
Perspective - Fenton and Wayne



Perspective - Bonifant and Fenton

Option 4

Design Option 5



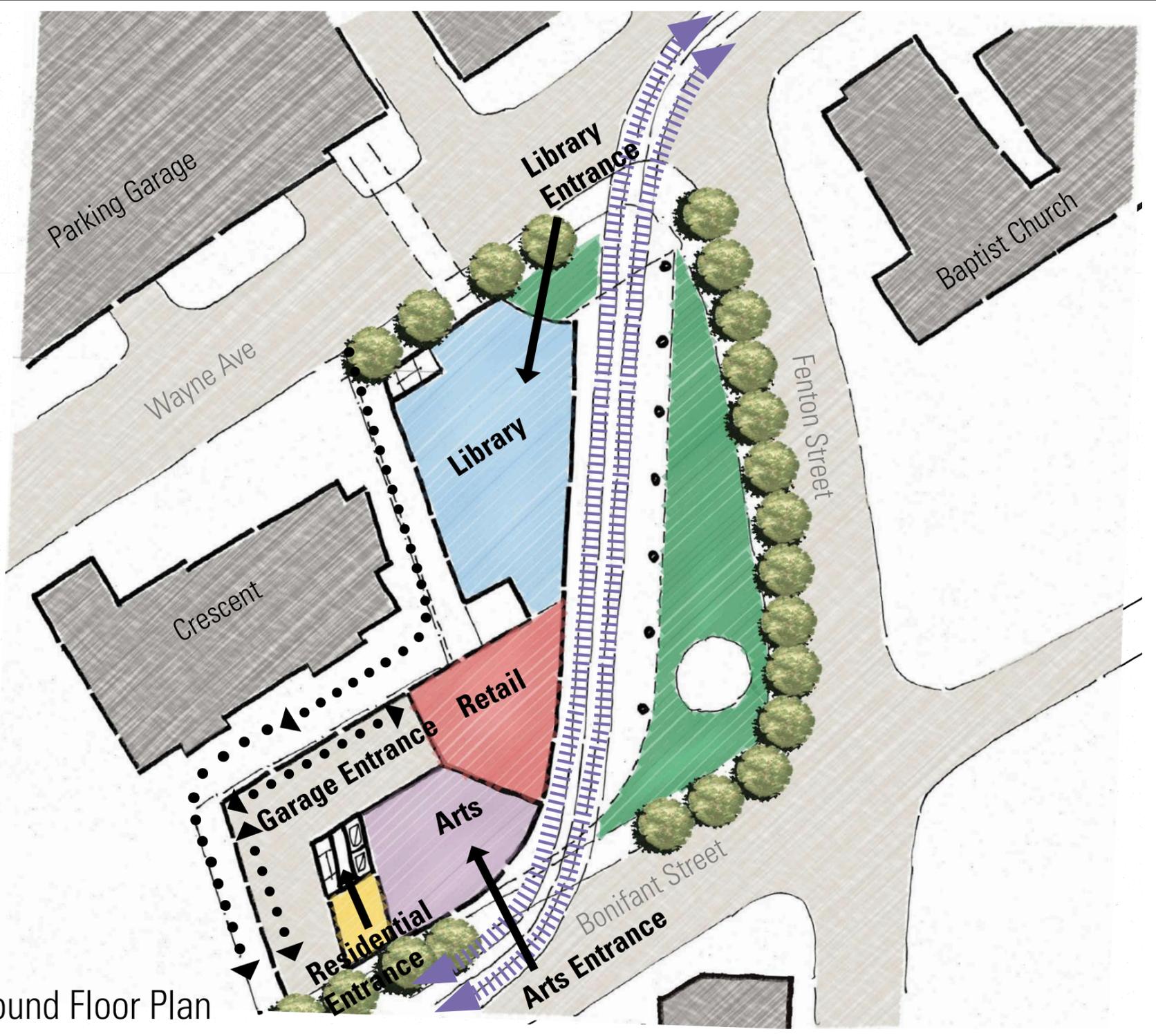
PROGRAM	LEVEL	AREA (SF)
LIBRARY	1	11,000
LIBRARY	2	11,000
LIBRARY	3	41,000
TOTAL LIBRARY		63,000

ARTS CENTER	1	5,000
ARTS CENTER	2	18,000
TOTAL ARTS CENTER		23,000

RESIDENTIAL	1	2,000
RESIDENTIAL	5	28,000
RESIDENTIAL	6	28,000
RESIDENTIAL	7	28,000
RESIDENTIAL	8	28,000
RESIDENTIAL	9	28,000
RESIDENTIAL	10	28,000
TOTAL RESIDENTIAL	<i>170 units</i>	170,000

RETAIL	1	6,000
TOTAL GROSS AREA		262,000

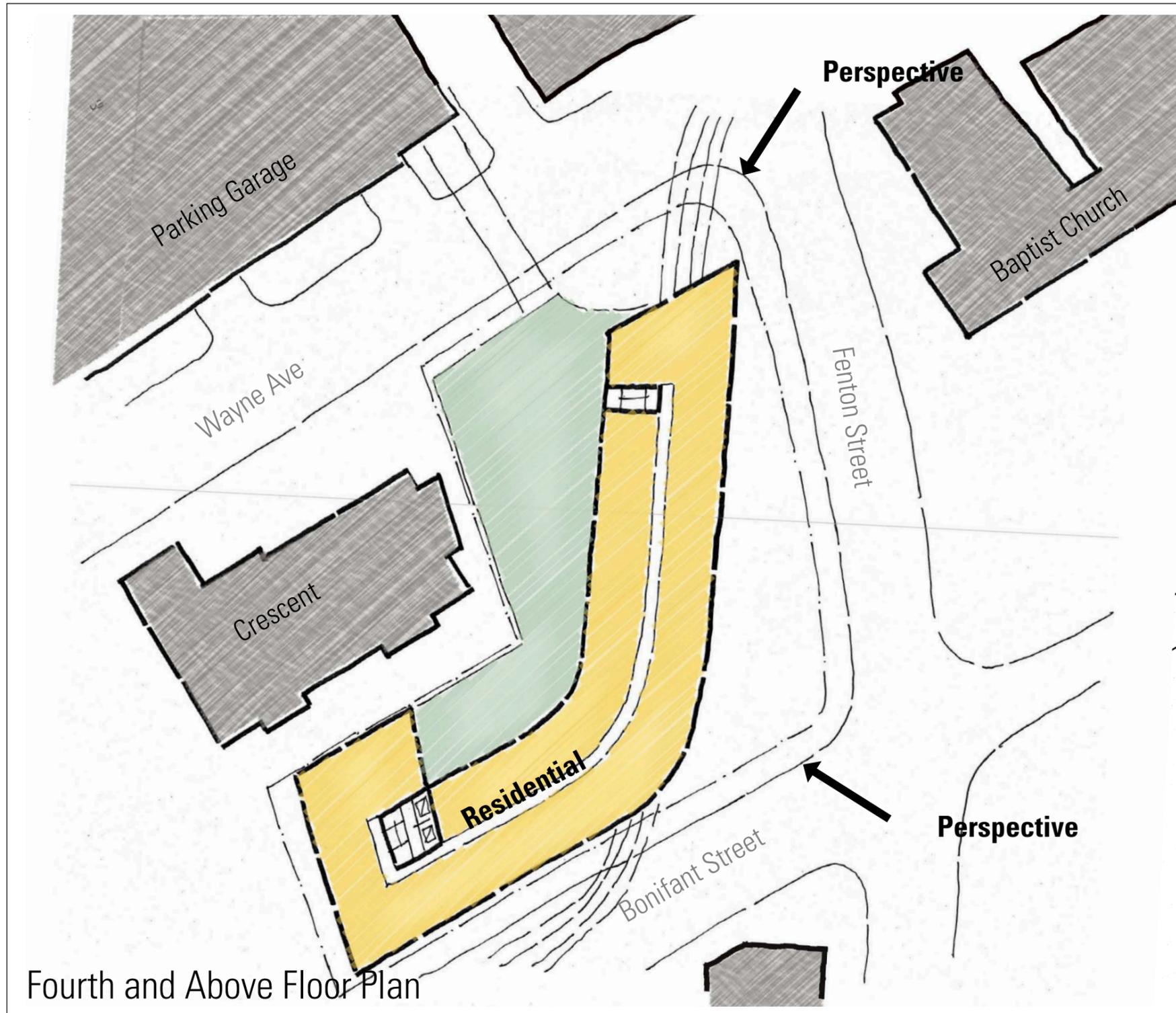
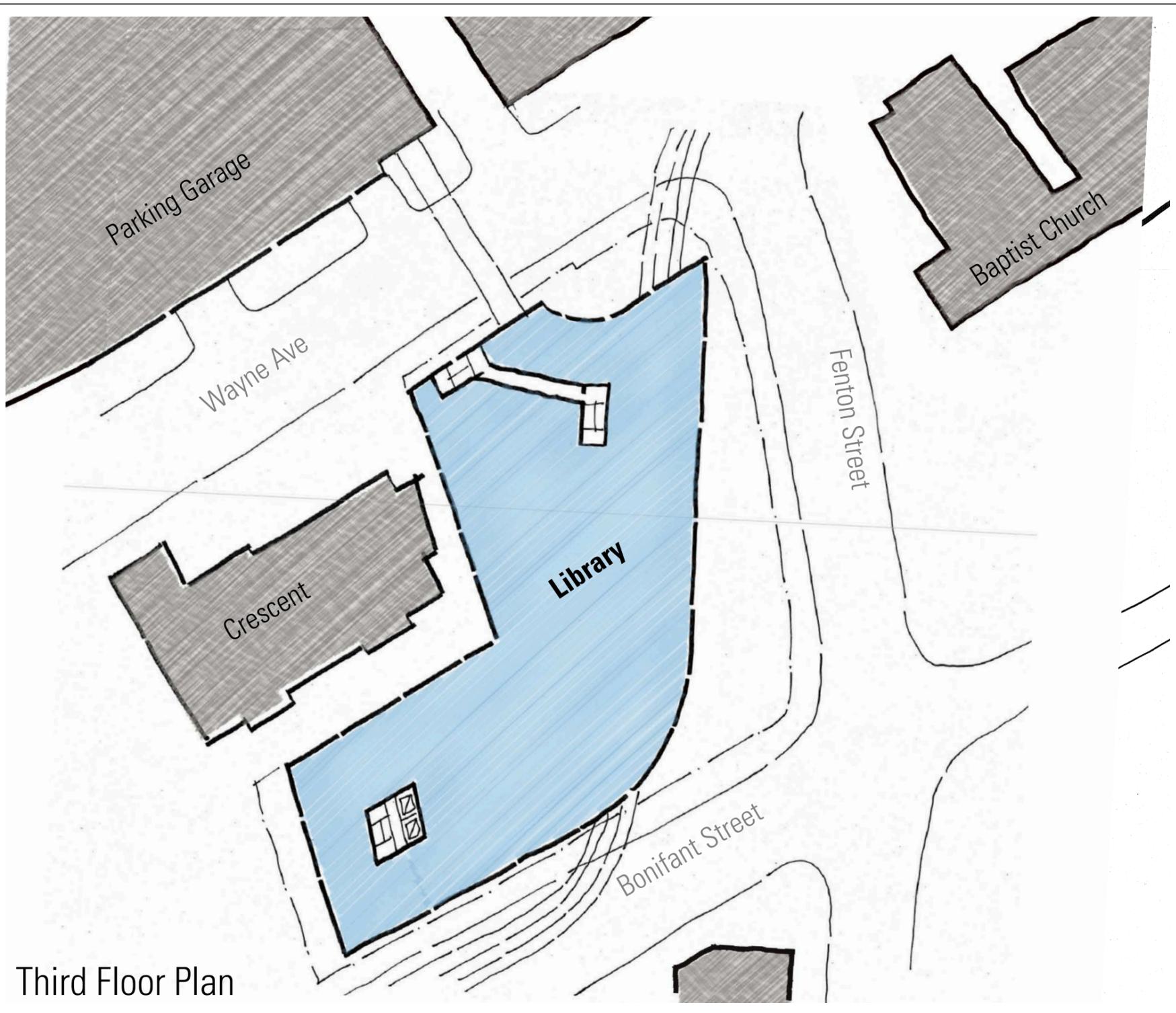
OPEN SPACE	AREA (SF)
GROUND LEVEL PLAZA	9,000
PURPLE LINE AREA	15,000
GREEN ROOF (S)	12,000
TOTAL 'OPEN SPACE'	36,000



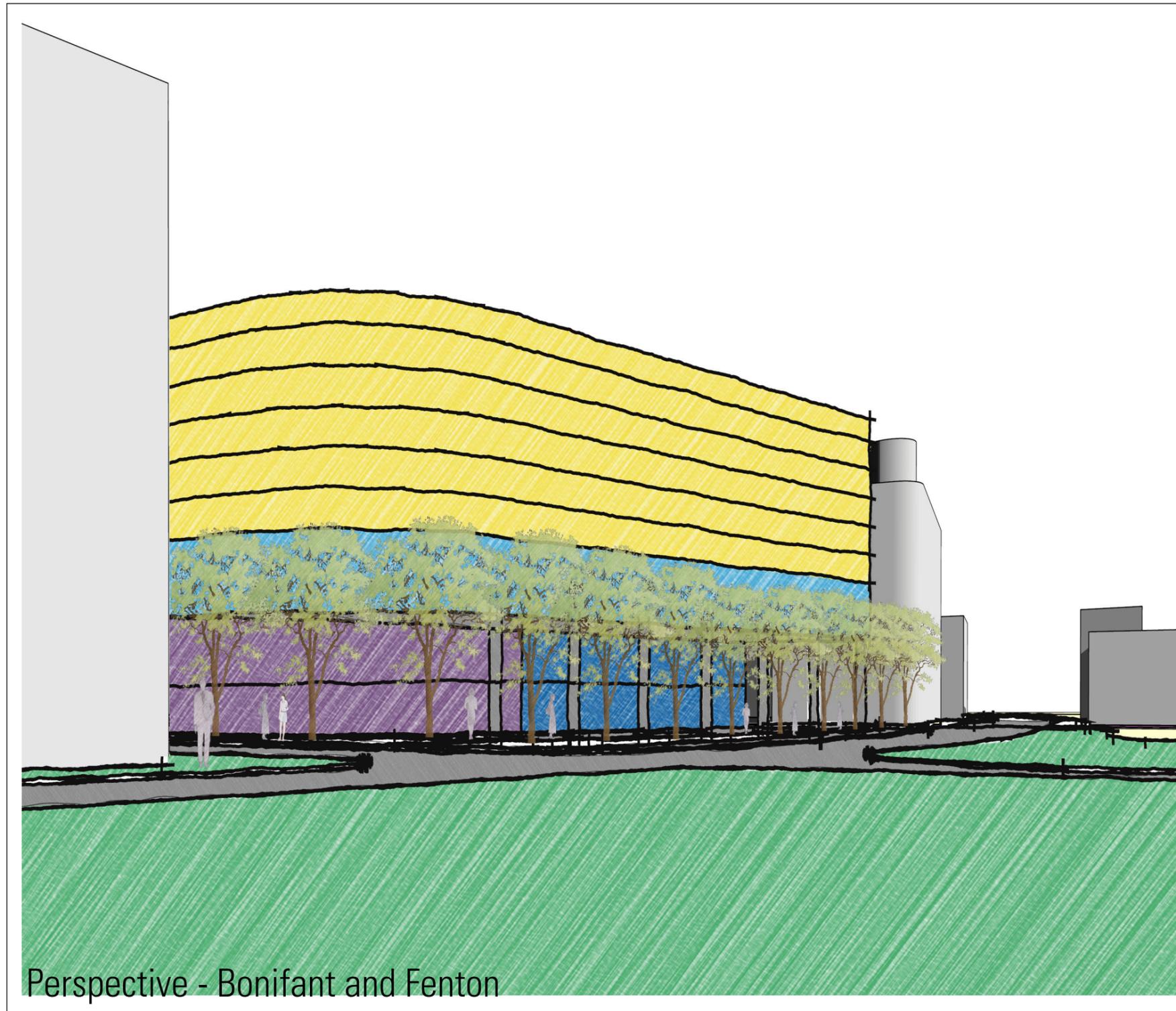
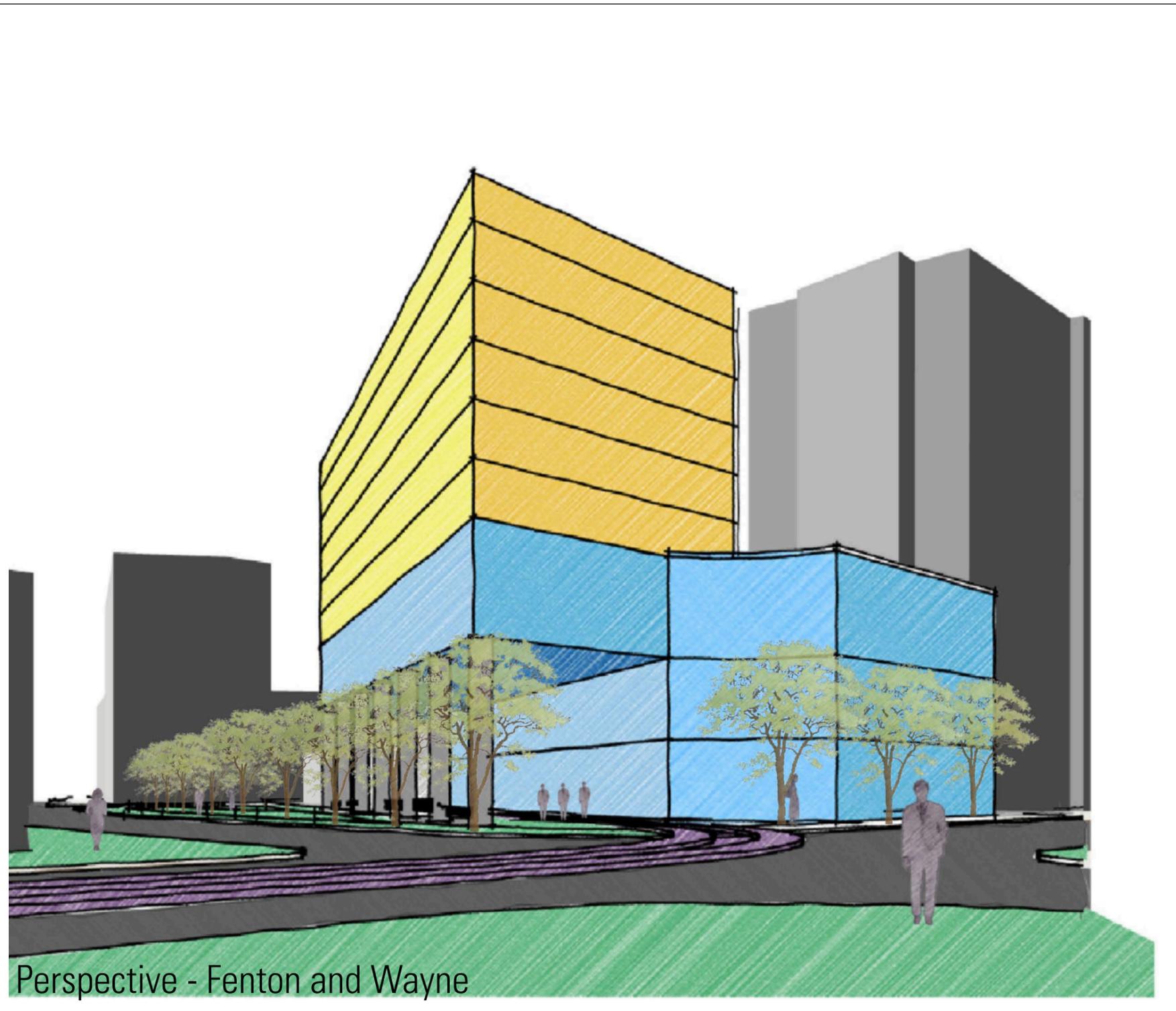
Ground Floor Plan

Second Floor Plan

Option 5



Option 5



Option 5