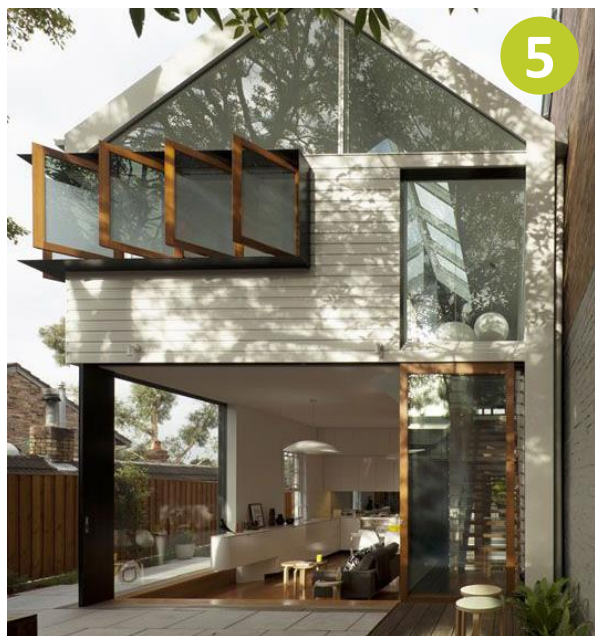




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Visual Preference Images











Concepts











ADAPTIVE RESUSE

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ICE CREAM

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WORK OUT STATIONS

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TANESAY
DEVELOPMENT







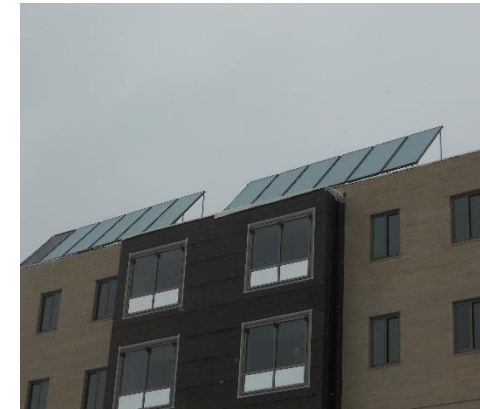


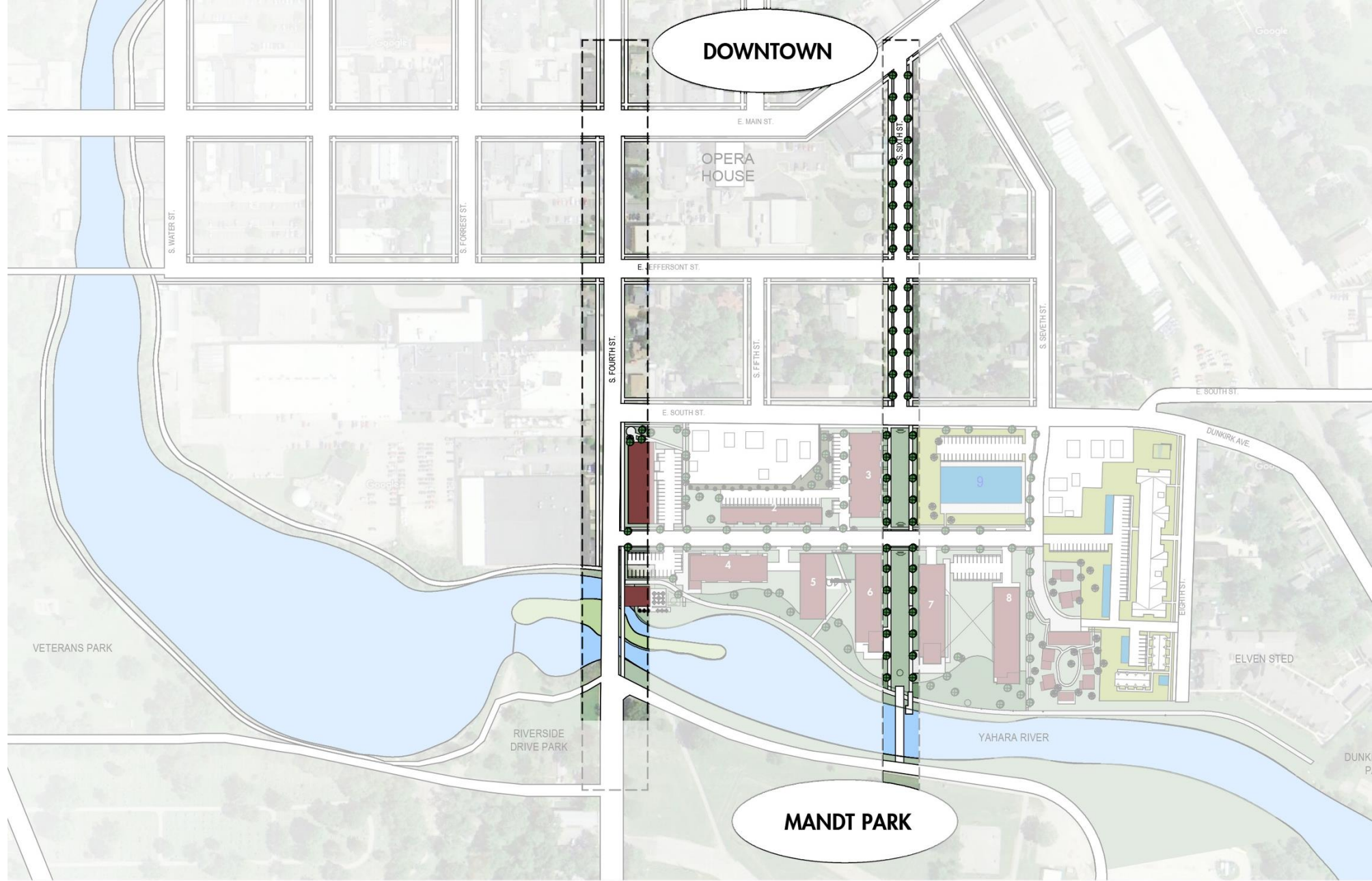
Sustainable Design

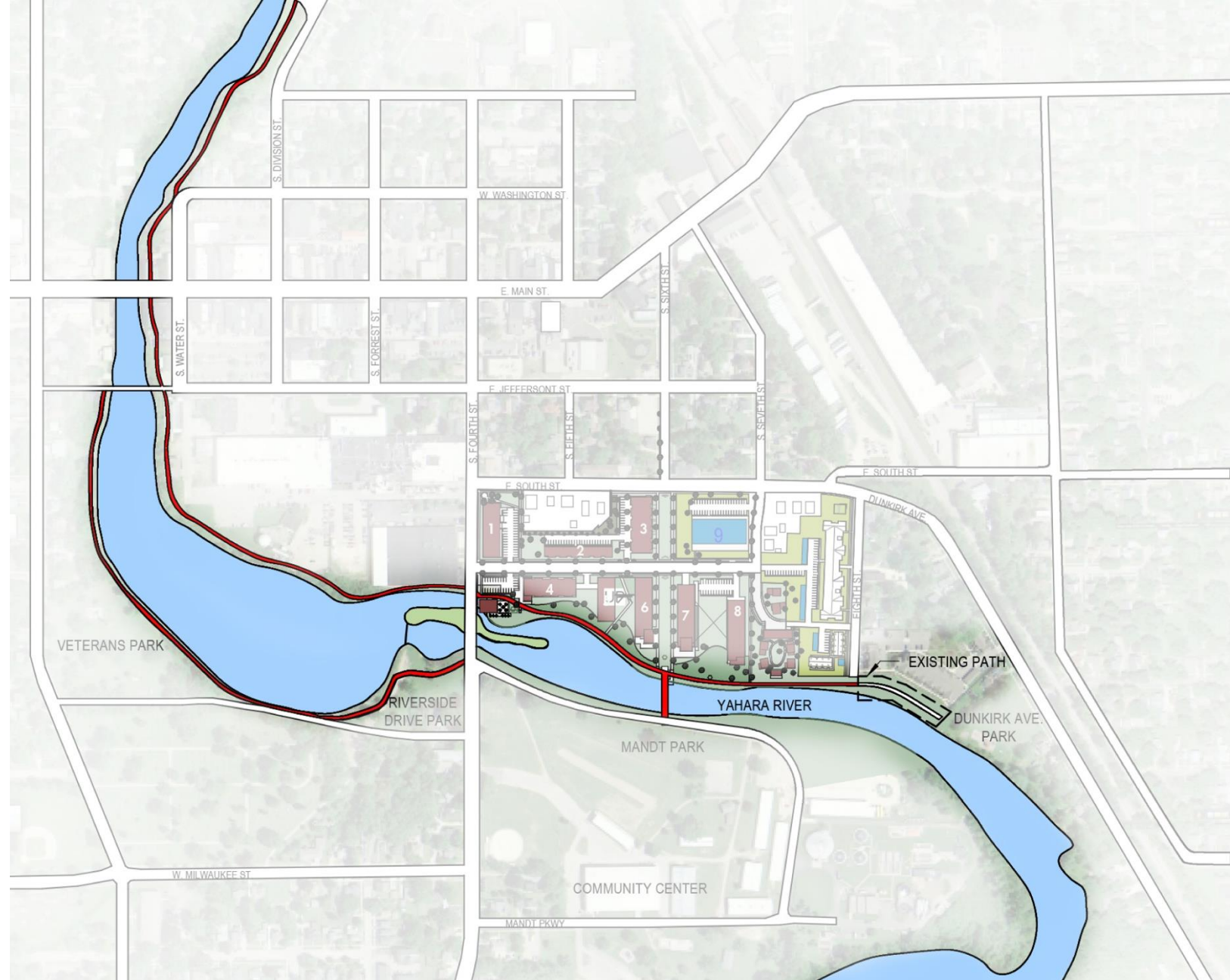
Wind energy

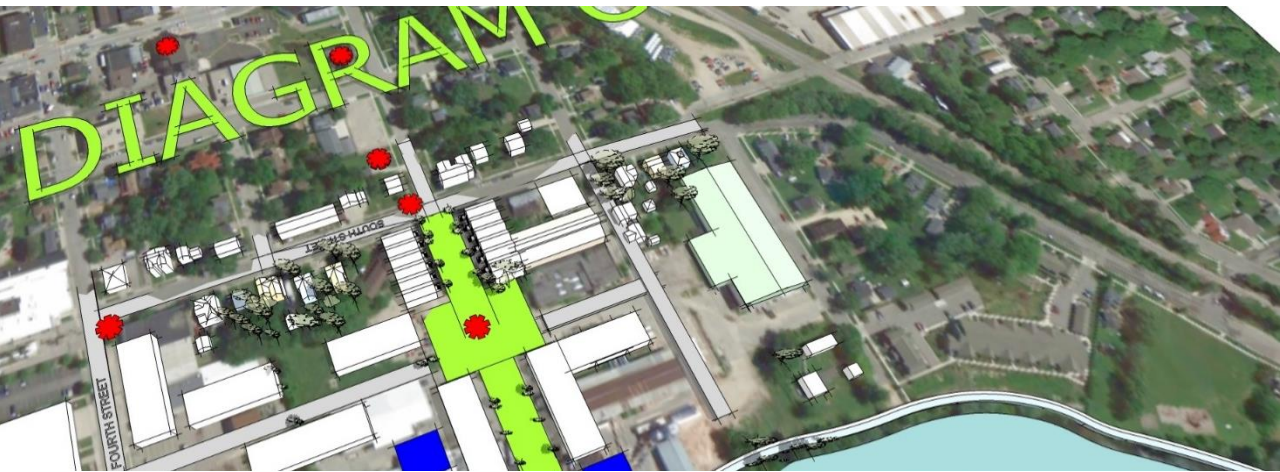
Photovoltaics

Solar water heating









Six Schemes

DIAGRAM A

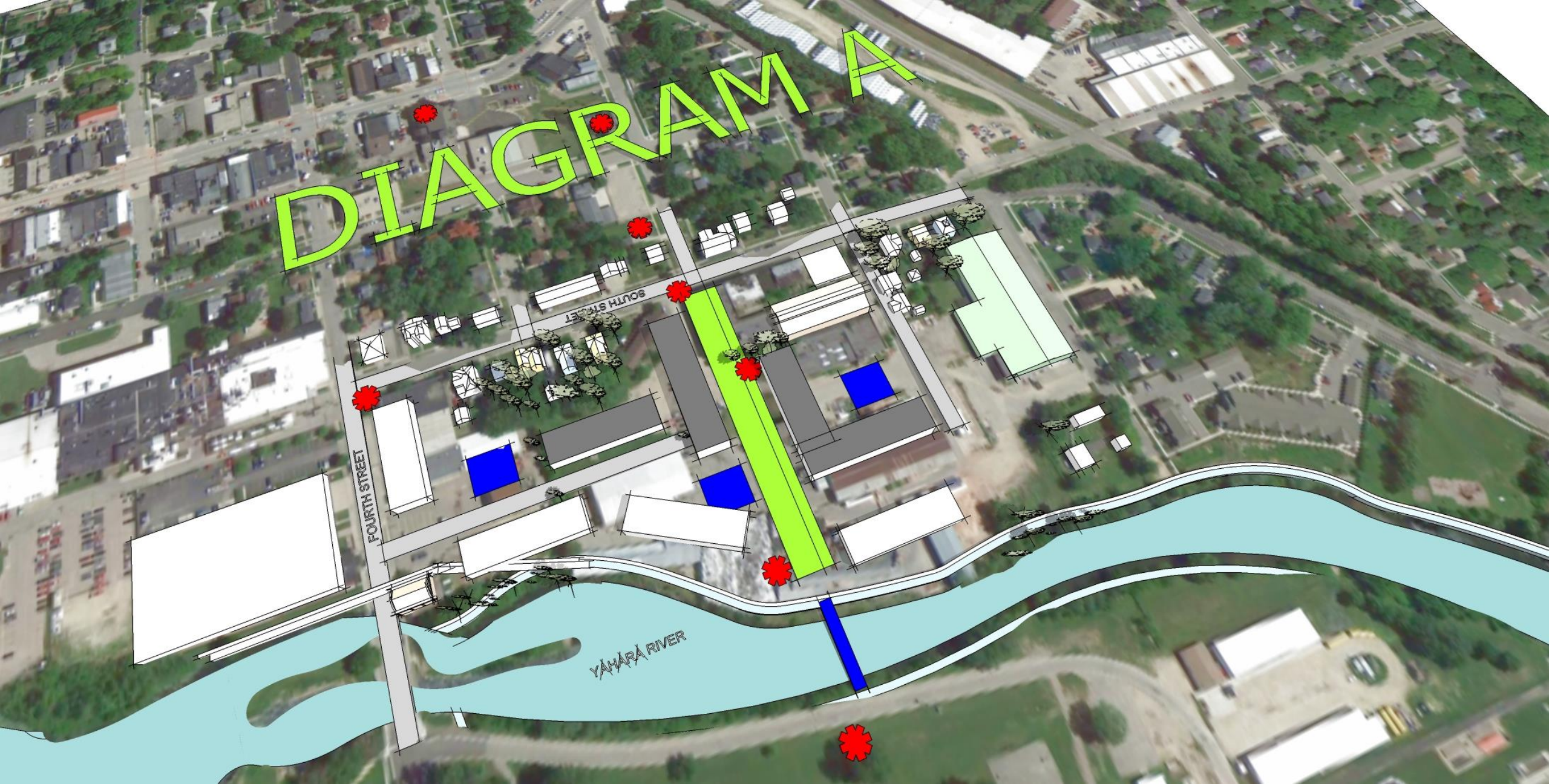


DIAGRAM B

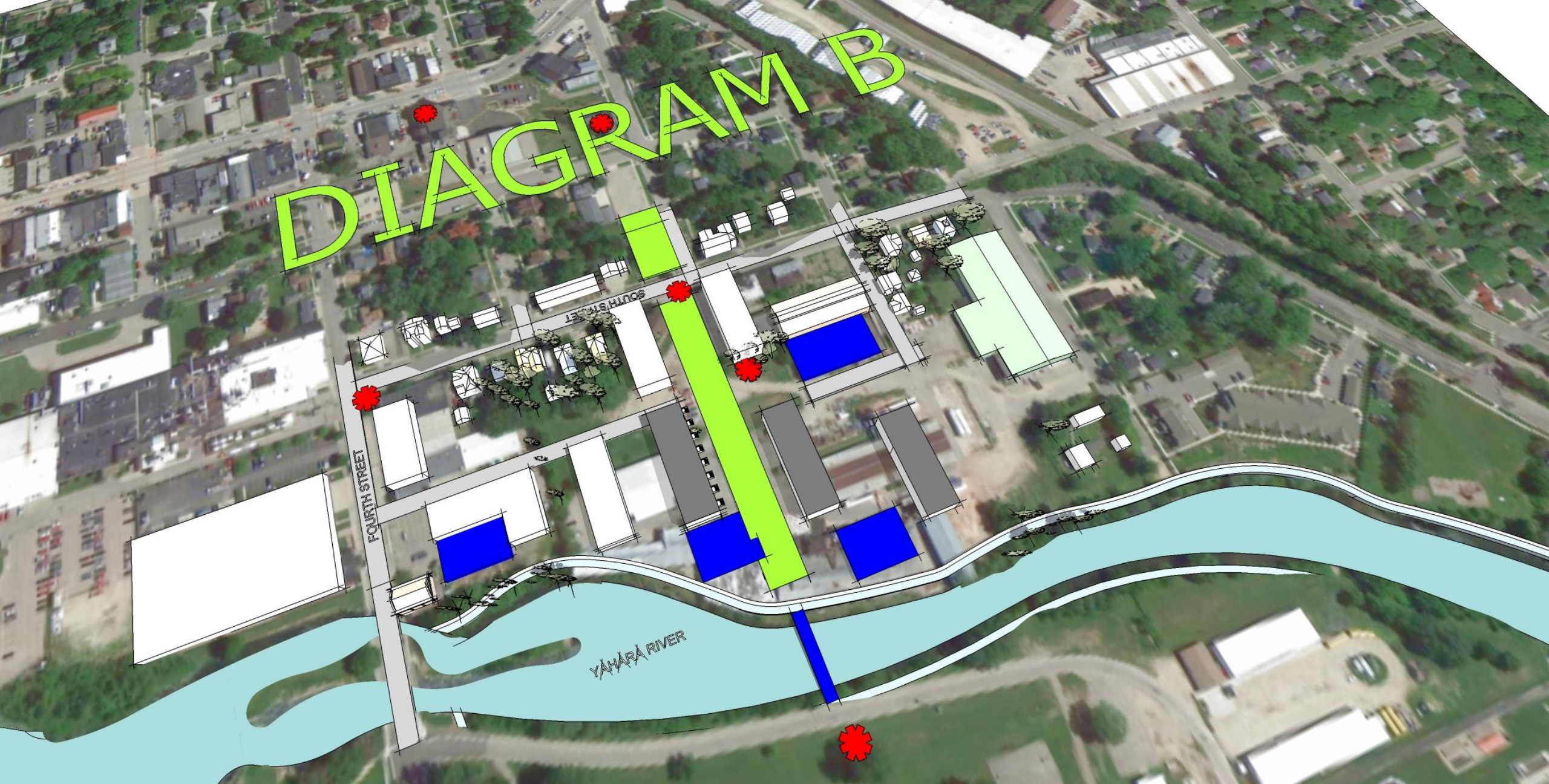


DIAGRAM C

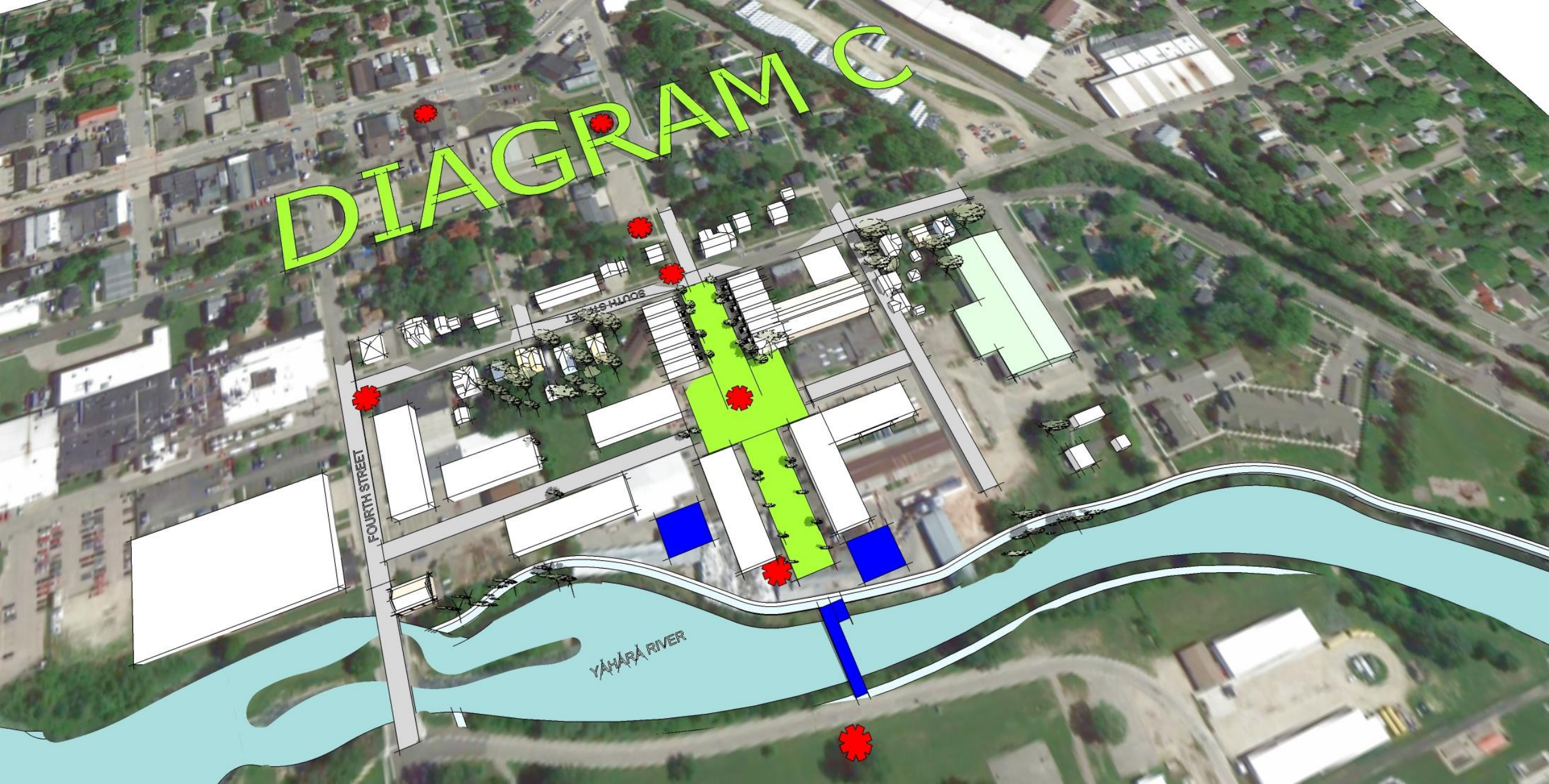


DIAGRAM D

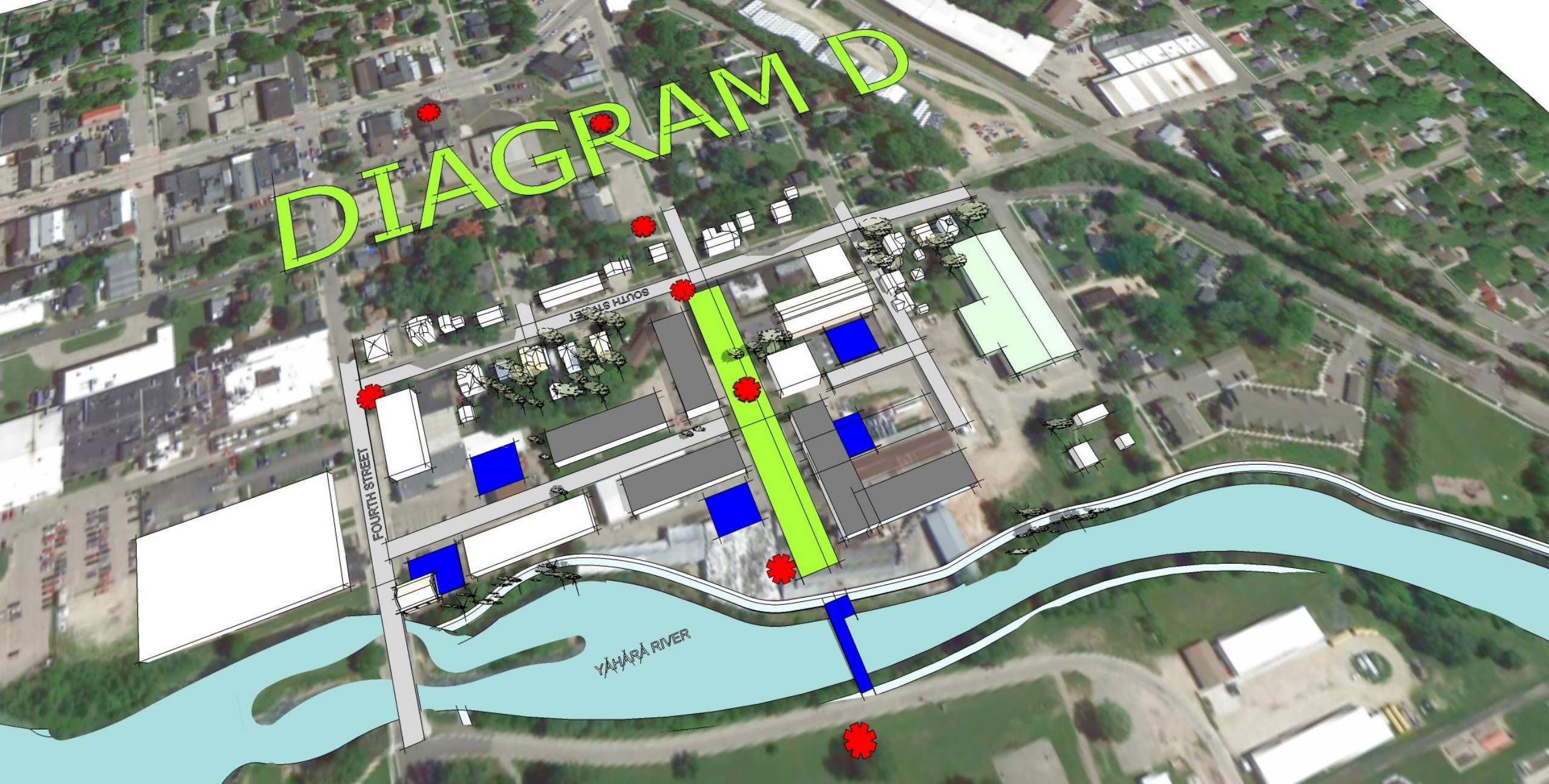


DIAGRAM E

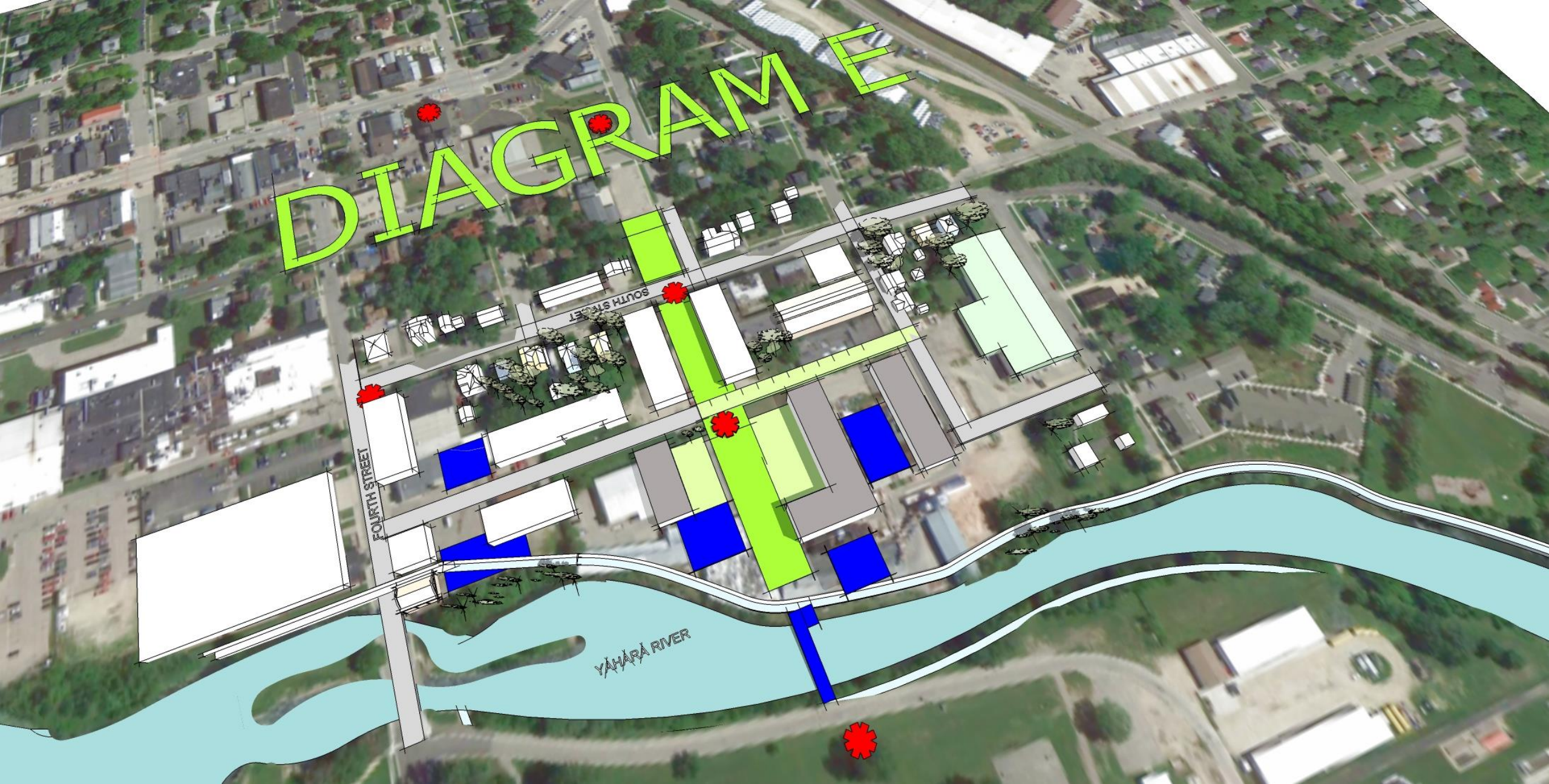
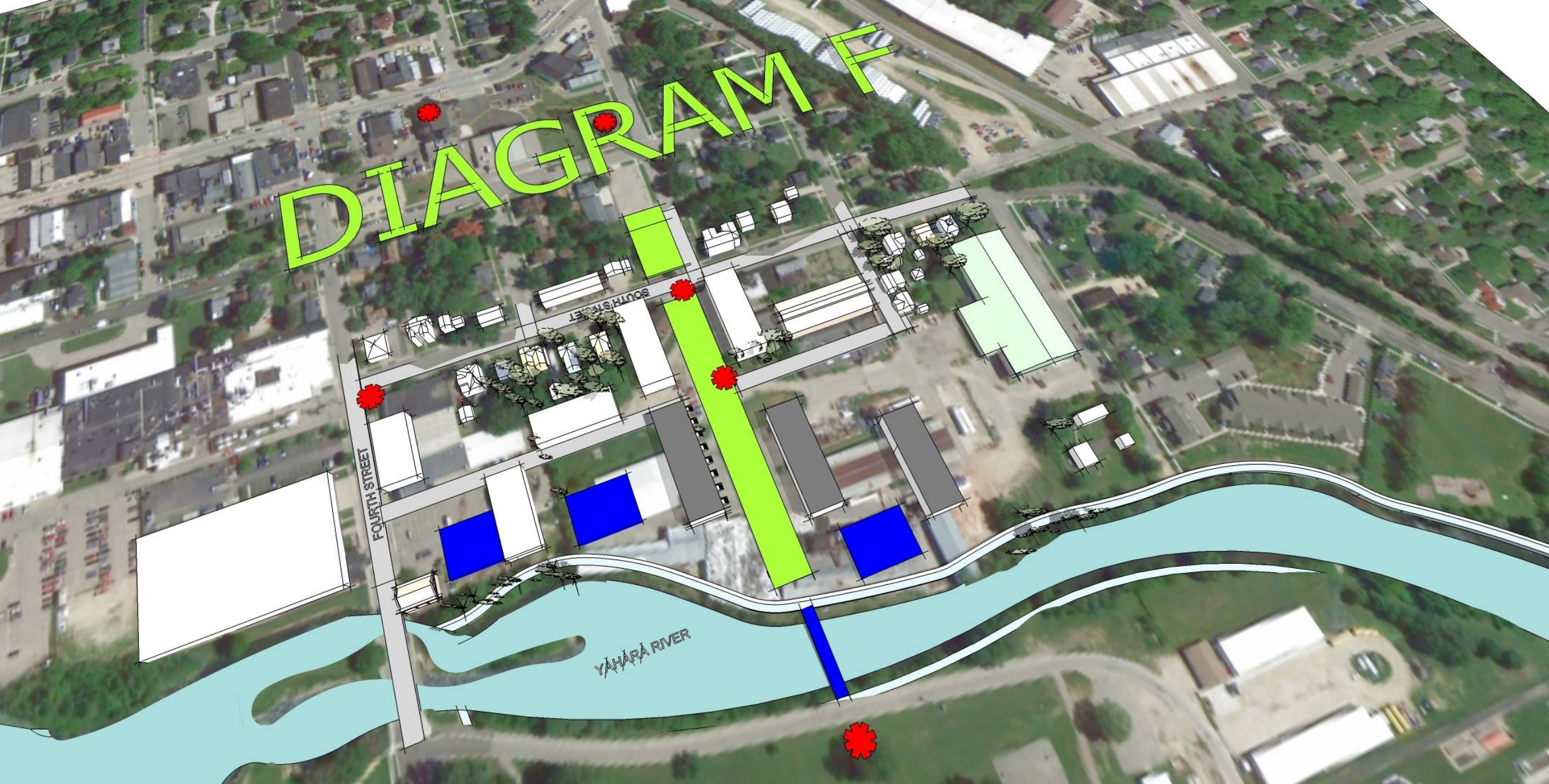


DIAGRAM F





Scheme B

BUILDING KEY NOTES:

1. 3 STORY BUILDING: MILLENNIAL UNITS
 - 32 UNITS
 - 32 PARKING STALLS AT LOWER LEVEL
 - 30 PARKING STALLS AT GRADE
2. 2 STORY STACKED FLAT BUILDING
 - 12 TO 14 TOTAL UNITS
 - 25 PARKING STALLS AT GRADE
3. 2 STORY STACKED FLAT BUILDING
 - 15 TOTAL UNITS
 - 36 PARKING STALLS AT GRADE
4. 3.5 STORY BUILDING:
 - POTENTIAL RETAIL AT GROUND FLOOR (APPROX. 9,000 SF)
 - 19 UNITS
 - 32 PARKING STALLS AT LOWER LEVEL
5. 3.5 STORY BUILDING
 - 21 UNITS
 - 72 PARKING STALLS AT LOWER LEVEL SHARED WITH BUILDING 6
6. 3.5 STORY BUILDING
 - 32 UNITS,
 - 72 PARKING STALLS AT LOWER LEVEL SHARED WITH BUILDING 5
7. 3.5 STORY BUILDING:
 - 32 UNITS
 - 42 PARKING STALLS AT LOWER LEVEL
 - 24 STALLS AT GRADE SHARED WITH BLDG 7
8. 3.5 STORY BUILDING
 - 33 UNITS
 - 35 PARKING STALLS AT LOWER LEVEL
 - 24 STALLS AT GRADE SHARED WITH BLDG 7
9. BLACKSMITH BUILDING
 - DEVELOPMENT BY OTHERS
10. POTENTIAL COFFEE SHOP
 - 25 PARKING SPOTS SHARED WITH POTENTIAL RETAIL IN BUILDING 4
11. 42 UNIT 2 STORY BUILDING
12. 2 TOWNHOME BUILDINGS - 8 TOTAL UNITS
13. LIMITED SIZE DETACHED UNITS
 - 6-10 UNITS
 - 16 TOTAL GARAGE / STREET PARKING STALLS

APPROXIMATELY 60 STREET STALLS

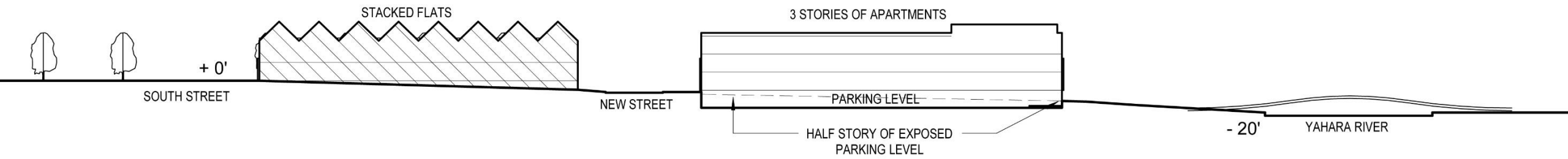


ALL COUNTS ARE PRELIMINARY AND APPROXIMATE AND BASED ON CONCEPTUAL SITE DIAGRAMS









Key Issues/Challenges

Alignment of 6th street

Retention of historic buildings

Rental vs. home ownership

Market rate/affordable housing

Cost of improvements

Uniroyal emissions



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