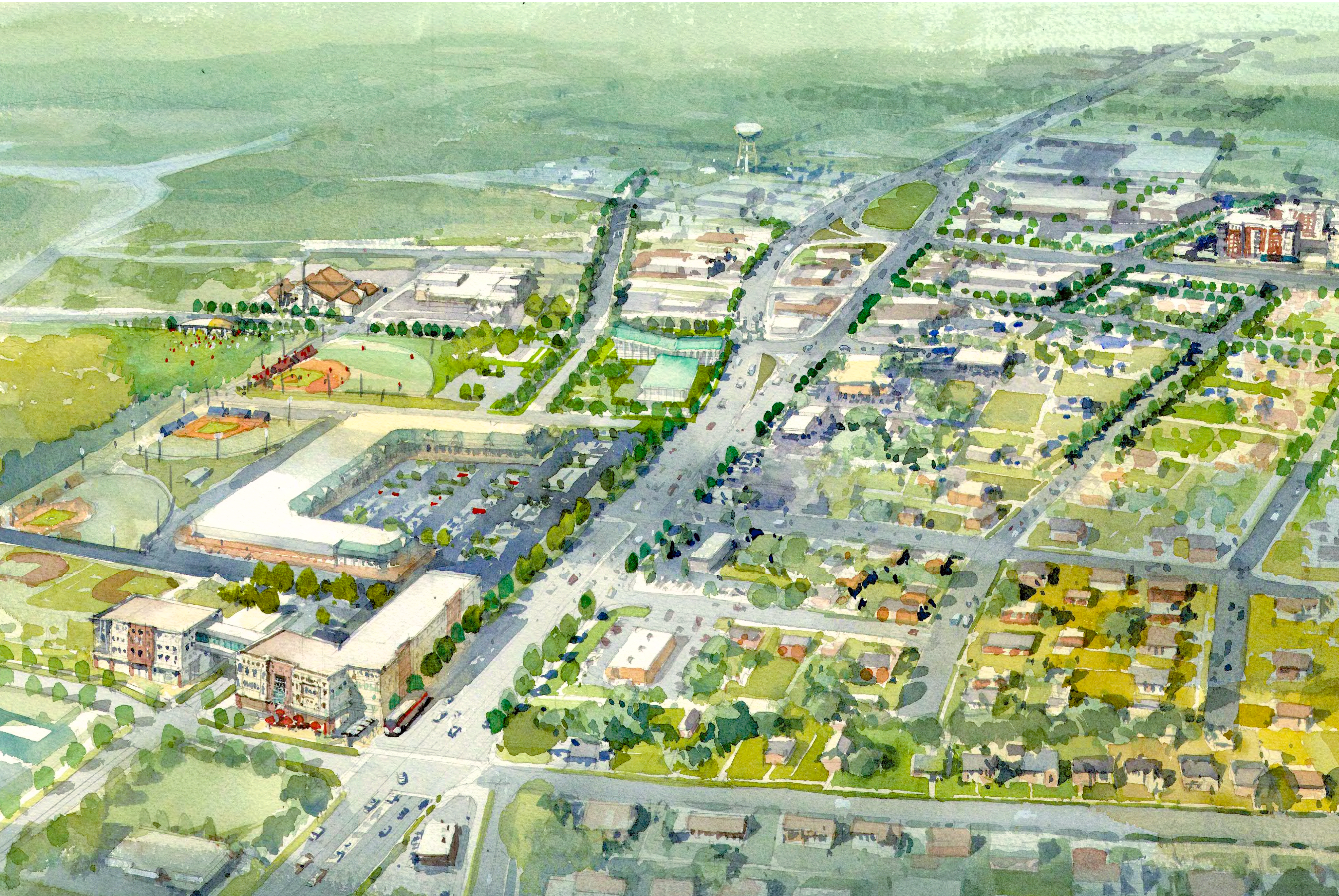


POTENTIAL REDEVELOPMENT AREAS - TALLEYVILLE

AFTER



BEFORE



TALLEYVILLE - RENDERING

POTENTIAL REDEVELOPMENT AREAS - TALLEYVILLE



OPTION A

POTENTIAL REDEVELOPMENT AREAS - TALLEYVILLE

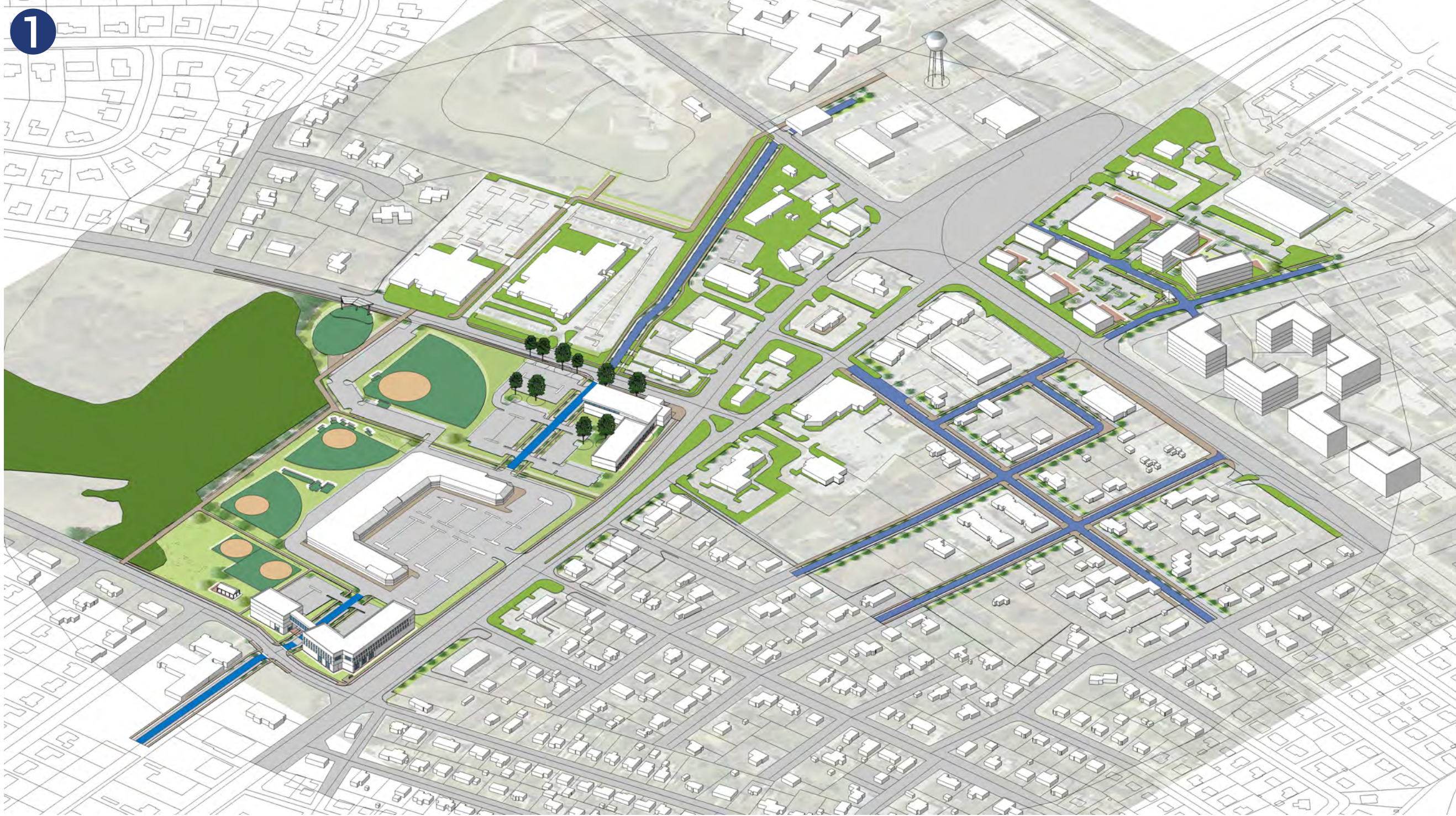


OPTION B

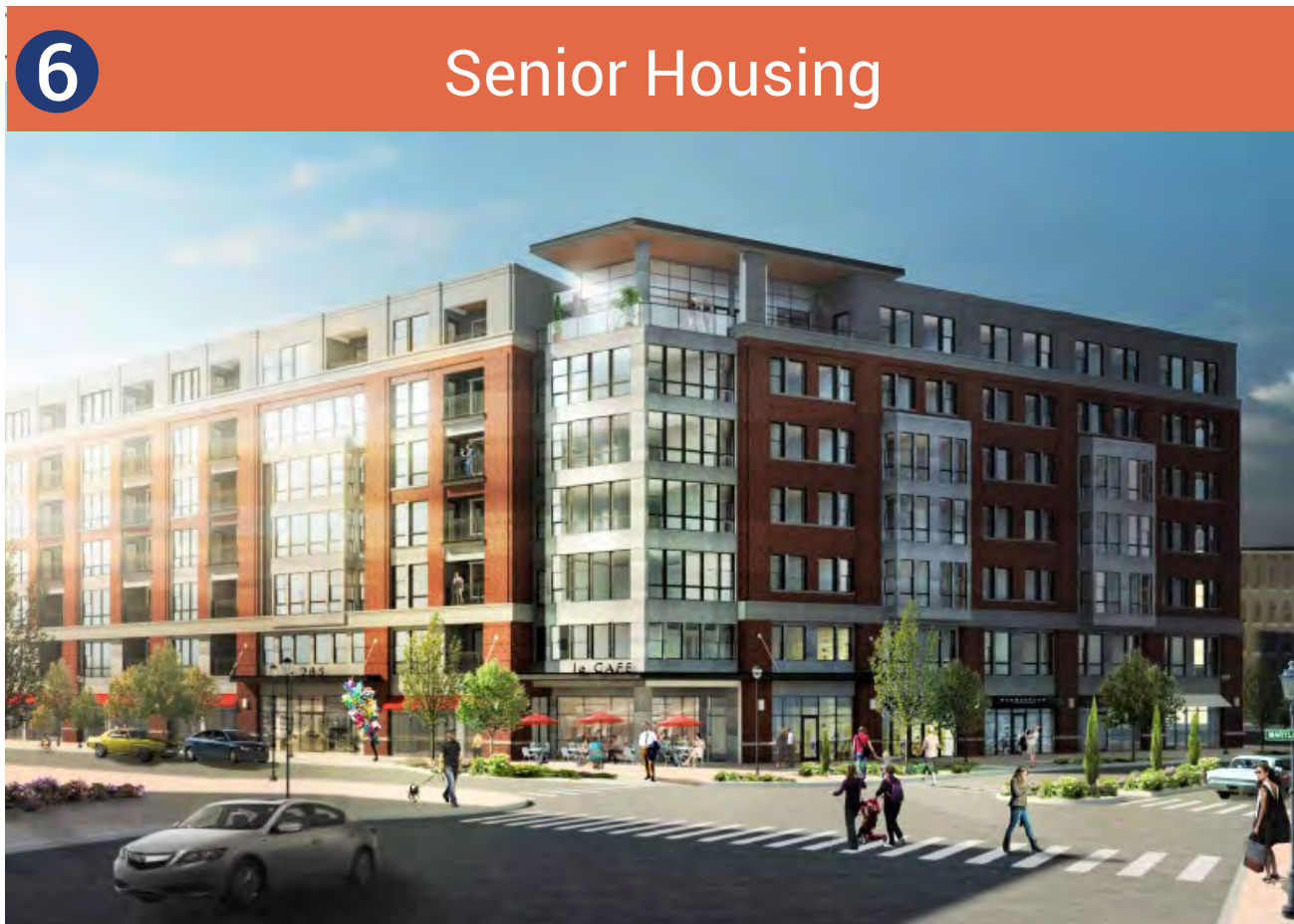
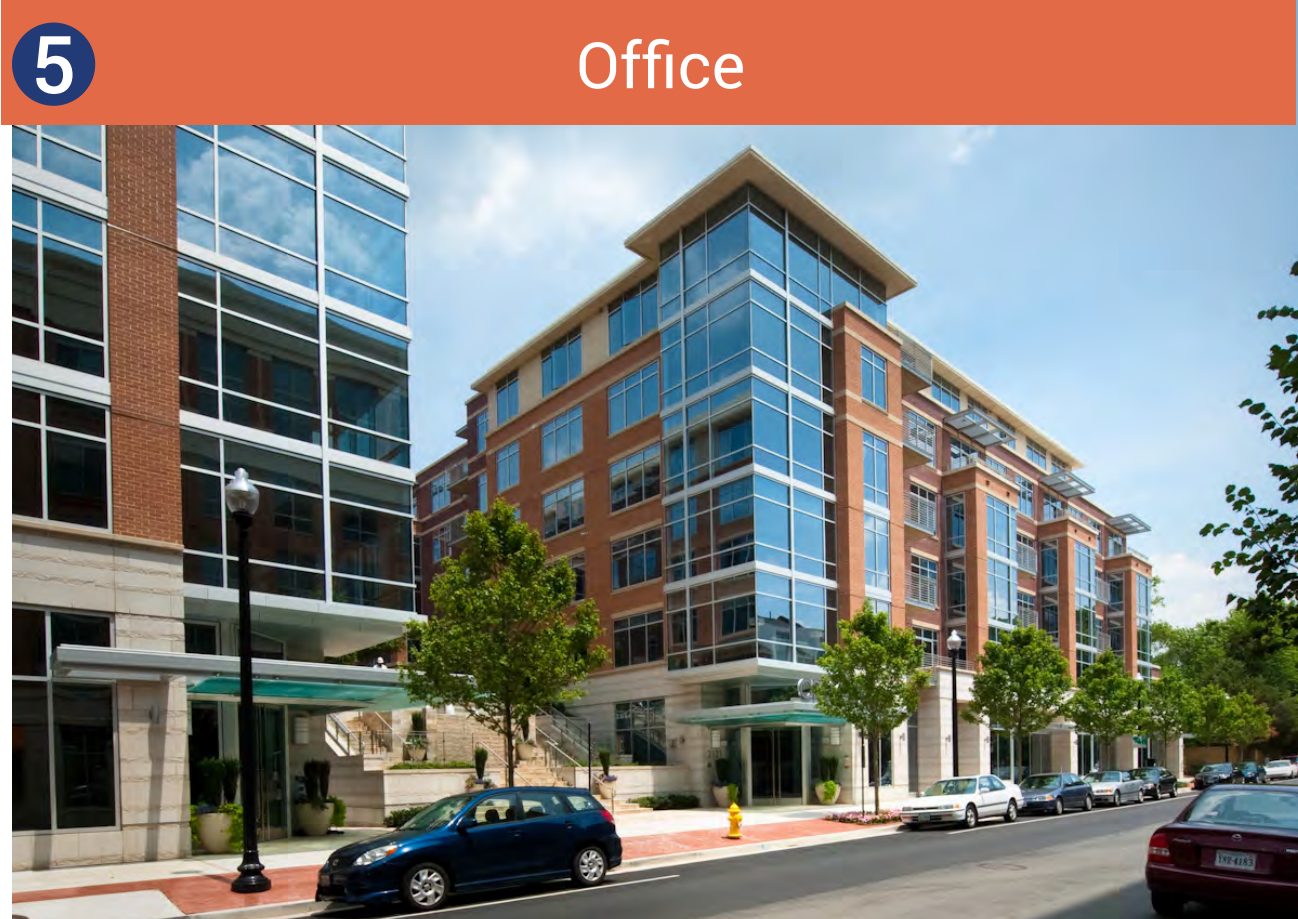
POTENTIAL REDEVELOPMENT AREAS - TALLEYVILLE



OPTION A - 3D MODEL



OPTION B - 3D MODEL



		NON-RESIDENTIAL					RESIDENTIAL				
		# of Stories	Retail (SF)	Hotel (Keys)	Office (SF)	Civic/ Institutional	# of Stories	Multi-Family (Units)	SFA (Units)	SFD Rear-Loaded (Units)	Residential Total
East	Demo	1			(13,309)						
	Existing										
	Proposed	3			54,000	63,920					
Subtotal					54,000	63,920					
West	Demo	1	(26,860)								
	Existing	1	47,557								
	Proposed	1	5,400				5	50			50
Subtotal			52,957					50			50
TOTAL			52,957		54,000	63,920		50			50

Development Assumptions: Multi-Family Efficiency @ 80% and 900sf/ unit; Hotel Average Key @ 400sf; SFA Average Lot Width 22'; SFD Rear-Loaded Average Lot Width 40'

		NON-RESIDENTIAL					RESIDENTIAL				
		# of Stories	Retail (SF)	Hotel (Keys)	Office (SF)	Civic/ Institutional	# of Stories	Multi-Family (Units)	SFA (Units)	SFD Rear-Loaded (Units)	Residential Total
West	Demo	1			(13,309)						
	Existing										
	Proposed	3	5,000			63,920	4	125			125
Subtotal			5,000			63,920		125			125
East	Demo	1	(74,417)								
	Existing										
	Proposed	1	46,500				5	97			97
Subtotal			46,500					97			97
TOTAL			51,500			63,920		222			222

Development Assumptions: Multi-Family Efficiency @ 80% and 900sf/ unit; Hotel Average Key @ 400sf; SFA Average Lot Width 22'; SFD Rear-Loaded Average Lot Width 40'

PRECEDENTS & PROGRAM

