

POTENTIAL REDEVELOPMENT AREAS - WIDENER U

AFTER



BEFORE



WIDENER - RENDERING

POTENTIAL REDEVELOPMENT AREAS - WIDENER U



2 Mixed-Use: Retail + Residential



3 Residential: Detached



4 Residential: Attached



5 Gateway



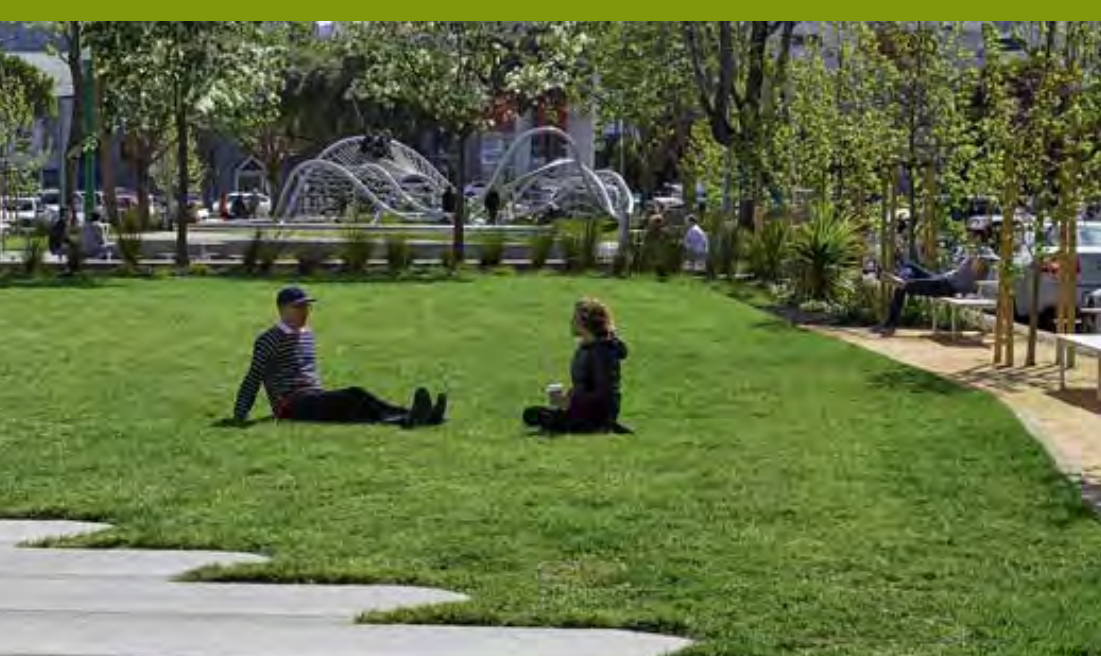
6 Streetscape: Rainwater Planters



7 Buffered Sidewalks



8 Informal Gathering Space



PHASE I

PRECEDENTS & PROGRAM

POTENTIAL REDEVELOPMENT AREAS - WIDENER U



2 Mixed-Use: Retail + Residential



3 Residential: Detached



4 Residential: Attached



5 Retail: 1-Story



6 Street Trees



7 Retail: Destination



8 Outdoor Dining



	NON-RESIDENTIAL					RESIDENTIAL			
	# of Stories	Retail (SF)	Hotel (Keys)	Office (SF)	Civic/ Institutional	# of Stories	Multi-Family (Units)	SFA (Units)	SFD Rear-Loaded (Units)
Demo	1	(44,663)	(267)		(180,206)				
Existing	1	40,210							
Proposed	1	47,950	221		10,000	5	1,483	72	23
TOTAL		61,210	221		10,000		1,483	72	23

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'

PHASE II

PRECEDENTS & PROGRAM