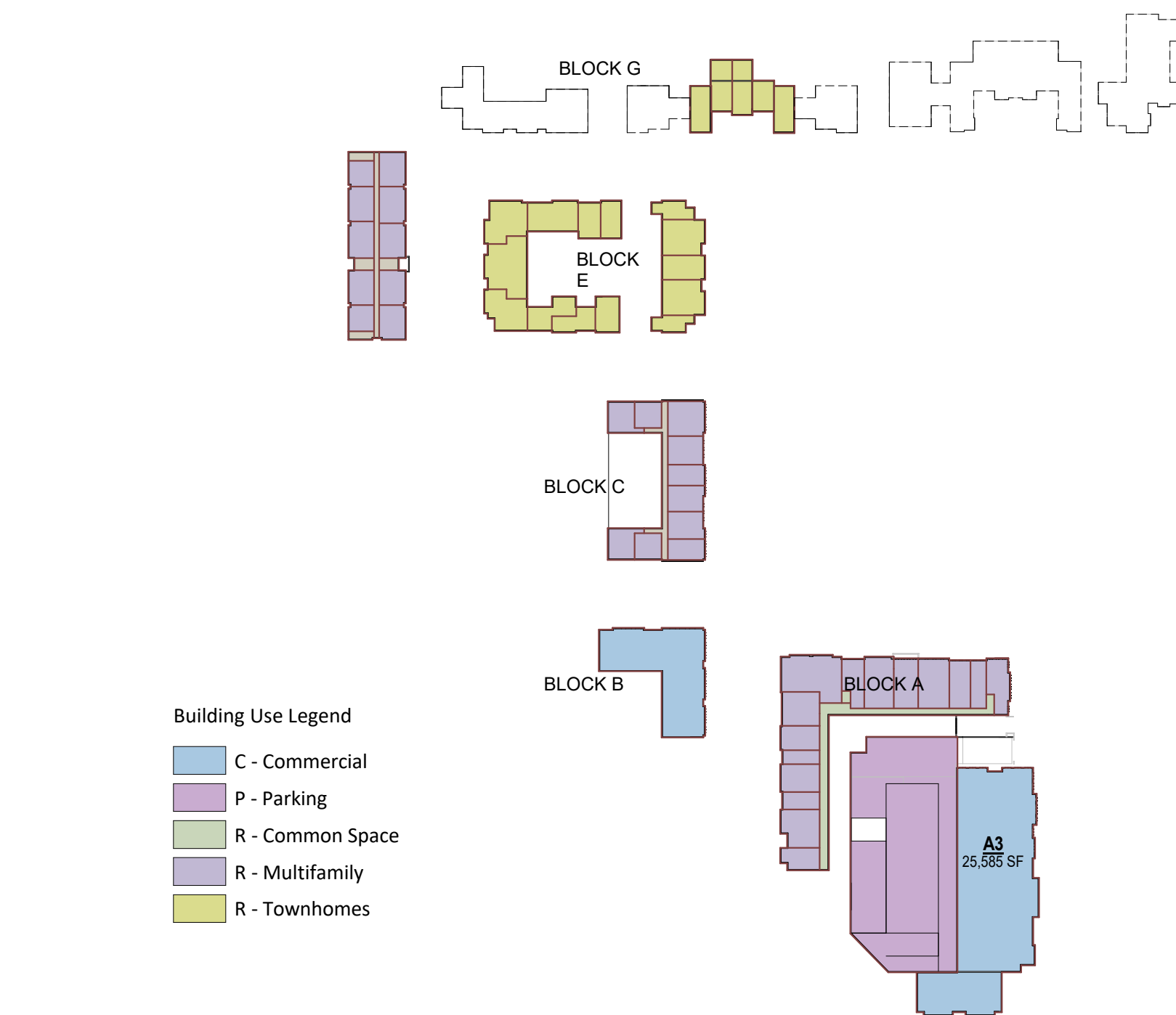


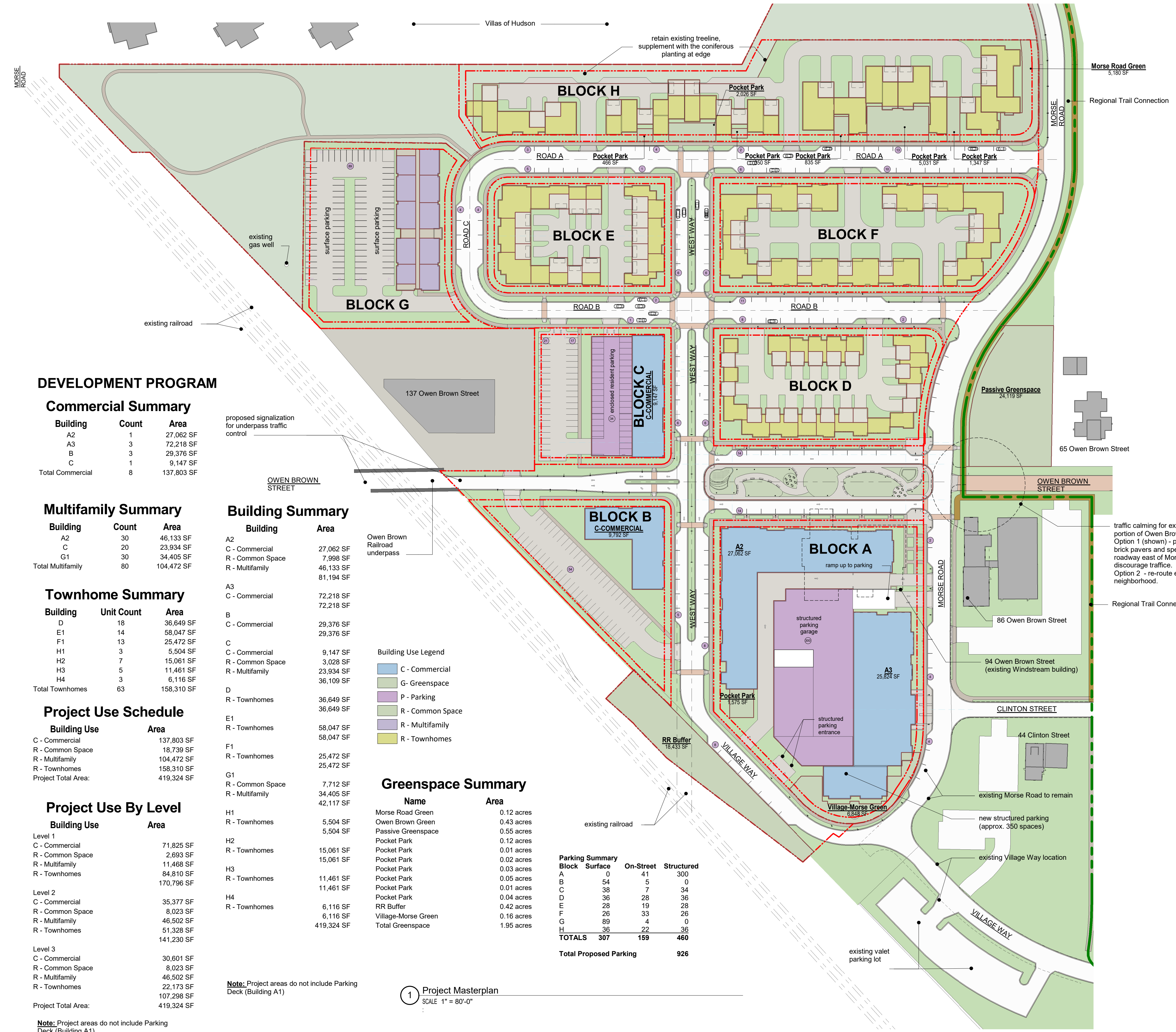
3 Project Masterplan - Level 3
SCALE 1" = 160'-0"

Building Use Legend
 C - Commercial
 P - Parking
 R - Common Space
 R - Multifamily
 R - Townhomes



2 Project Masterplan - Level 2
SCALE 1" = 160'-0"

Building Use Legend
 C - Commercial
 P - Parking
 R - Common Space
 R - Multifamily
 R - Townhomes



DEVELOPMENT PROGRAM

Commercial Summary

Building	Count	Area
A2	1	27,062 SF
A3	3	72,218 SF
B	3	29,376 SF
C	1	9,147 SF
Total Commercial	8	137,803 SF

Multifamily Summary

Building	Count	Area
A2	30	46,133 SF
C	20	23,934 SF
G1	30	34,405 SF
Total Multifamily	80	104,472 SF

Townhome Summary

Building	Unit Count	Area
D	18	36,649 SF
E1	14	58,047 SF
F1	13	25,472 SF
H1	3	5,504 SF
H2	7	15,061 SF
H3	5	11,461 SF
H4	3	6,116 SF
Total Townhomes	63	158,310 SF

Project Use Schedule

Building Use	Area
C - Commercial	137,803 SF
R - Common Space	18,739 SF
R - Multifamily	104,472 SF
R - Townhomes	158,310 SF
Project Total Area:	419,324 SF

Project Use By Level

Building Use	Area
Level 1	
C - Commercial	71,825 SF
R - Common Space	2,693 SF
R - Multifamily	11,468 SF
R - Townhomes	84,810 SF
Level 2	
C - Commercial	35,377 SF
R - Common Space	8,023 SF
R - Multifamily	46,502 SF
R - Townhomes	51,328 SF
Level 3	
C - Commercial	30,601 SF
R - Common Space	8,023 SF
R - Multifamily	46,502 SF
R - Townhomes	22,173 SF
Project Total Area:	419,324 SF

Note: Project areas do not include Parking Deck (Building A1)

Building Summary

Building	Area
A2	27,062 SF
C - Commercial	7,998 SF
R - Common Space	46,133 SF
R - Multifamily	81,194 SF
A3	72,218 SF
C - Commercial	72,218 SF
B	29,376 SF
C - Commercial	29,376 SF
C	9,147 SF
C - Commercial	3,028 SF
R - Common Space	23,934 SF
R - Multifamily	36,109 SF
D	36,649 SF
R - Townhomes	36,649 SF
E1	58,047 SF
R - Townhomes	58,047 SF
F1	25,472 SF
R - Townhomes	25,472 SF
G1	34,405 SF
R - Common Space	7,712 SF
R - Multifamily	34,405 SF
H1	5,504 SF
R - Townhomes	5,504 SF
H2	15,061 SF
R - Townhomes	15,061 SF
H3	11,461 SF
R - Townhomes	11,461 SF
H4	6,116 SF
R - Townhomes	6,116 SF
Total	419,324 SF

Note: Project areas do not include Parking Deck (Building A1)

Building Use Legend
 C - Commercial
 G - Greenspace
 P - Parking
 R - Common Space
 R - Multifamily
 R - Townhomes

Greenspace Summary

Name	Area
Morse Road Green	0.12 acres
Owen Brown Green	0.43 acres
Passive Greenspace	0.55 acres
Pocket Park	0.12 acres
Pocket Park	0.01 acres
Pocket Park	0.02 acres
Pocket Park	0.03 acres
Pocket Park	0.05 acres
Pocket Park	0.01 acres
Pocket Park	0.04 acres
RR Buffer	0.42 acres
Village-Morse Green	0.16 acres
Total Greenspace	1.95 acres

Parking Summary

Block	Surface	On-Street	Structured
A	0	41	300
B	54	5	0
C	38	7	34
D	36	28	36
E	28	19	28
F	26	33	26
G	89	4	0
H	36	22	36
TOTALS	307	159	460

Total Proposed Parking: 926

1 Project Masterplan
SCALE 1" = 80'-0"