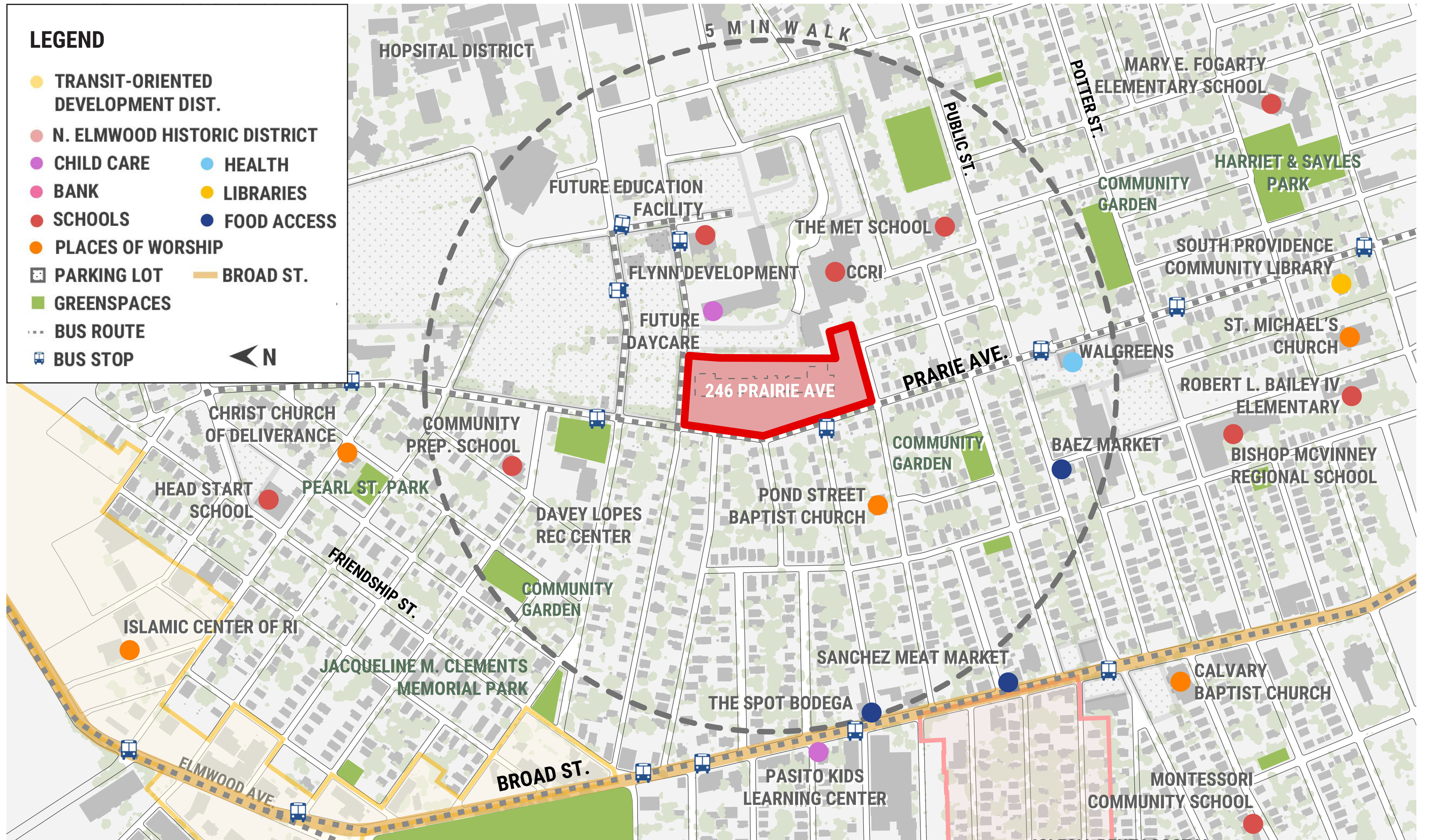




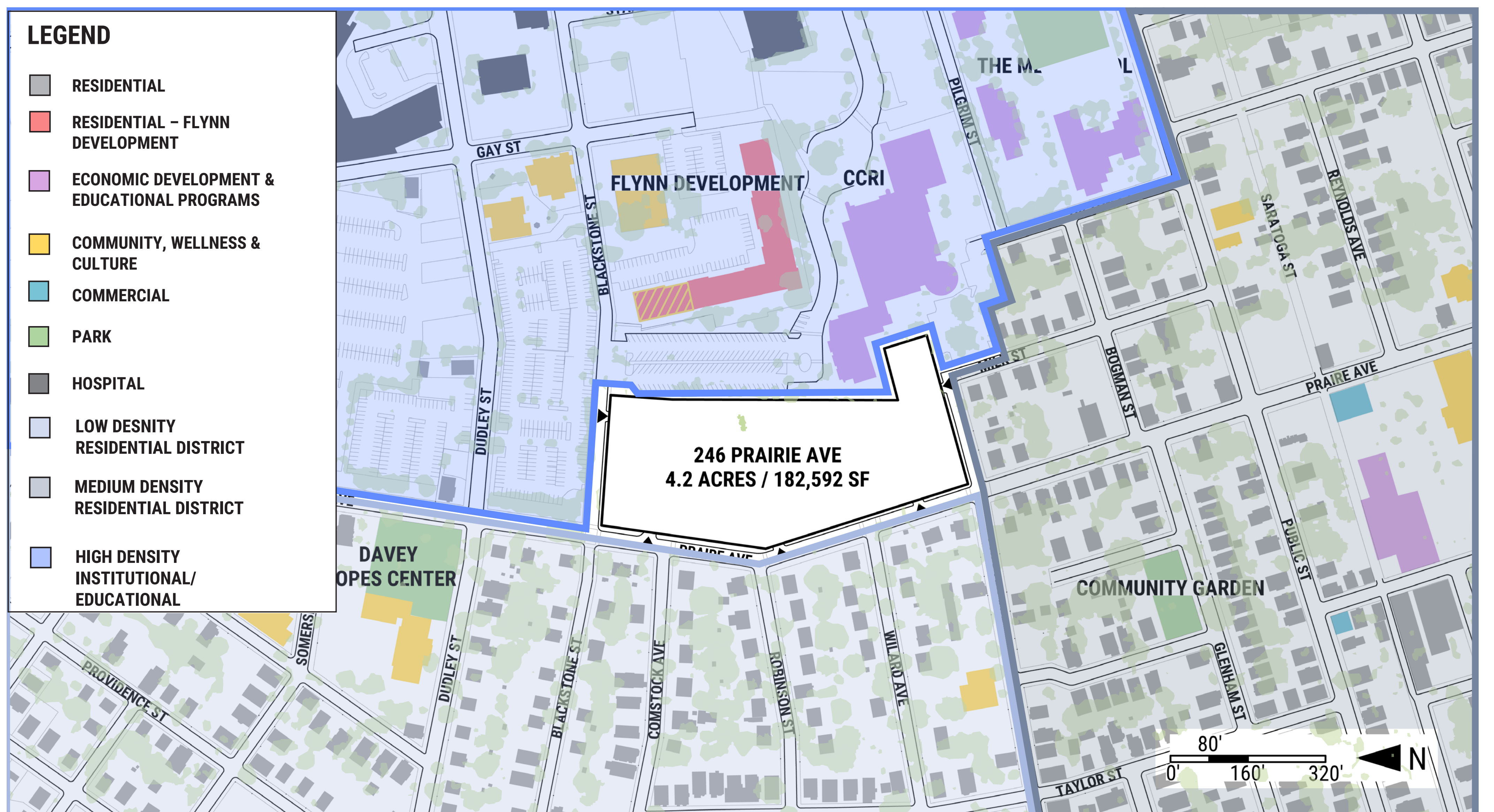
WHAT ARE SOME EXISTING ASSETS AROUND THE SITE?

¿CUÁLES SON ALGUNOS ACTIVOS QUE EXISTEN ALREDEDOR DEL SITIO?



HOW DO WE CONSIDER CONNECTION TO THE SITE?

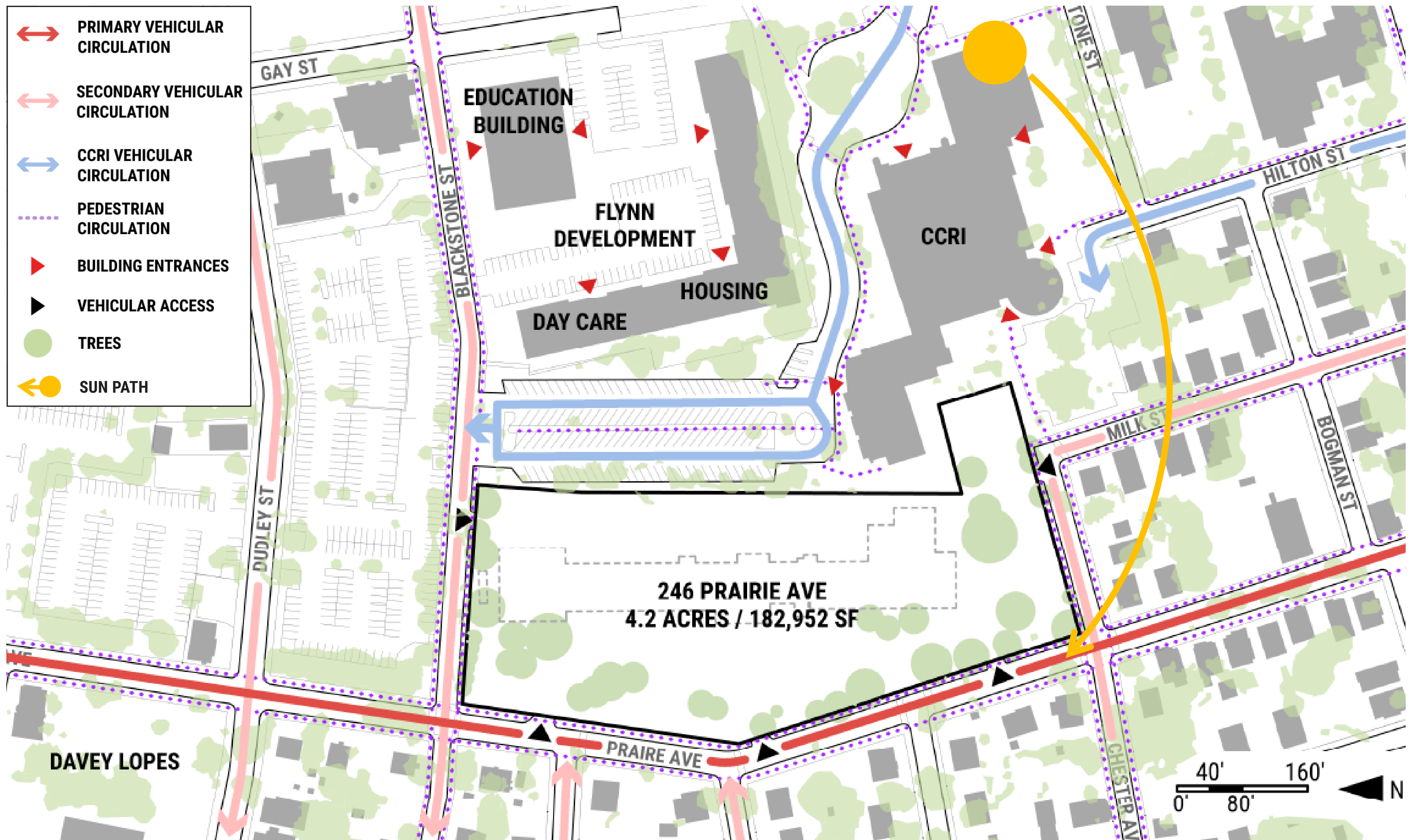
¿CÓMO CONSIDERAMOS LA CONEXIÓN CON EL SITIO?





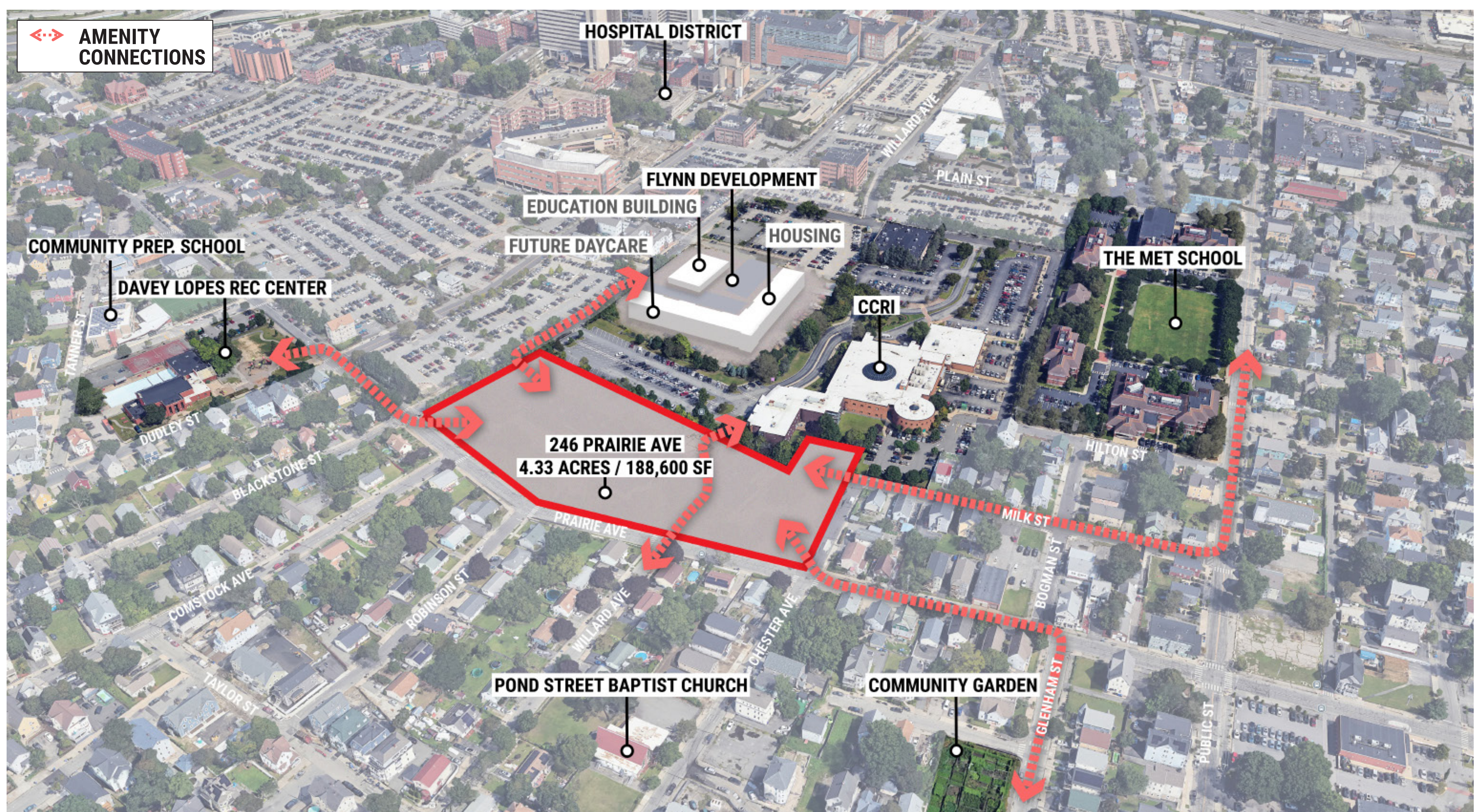
SITE ORIENTATION / ACCESS

ORIENTACIÓN / ACCESO AL SITIO



SITE CONNECTION TO COMMUNITY ASSETS

VISTA AÉREA DEL SITIO Y LOS ACTIVOS ALEDAÑOS





ZONING / ZONIFICACIÓN

Height

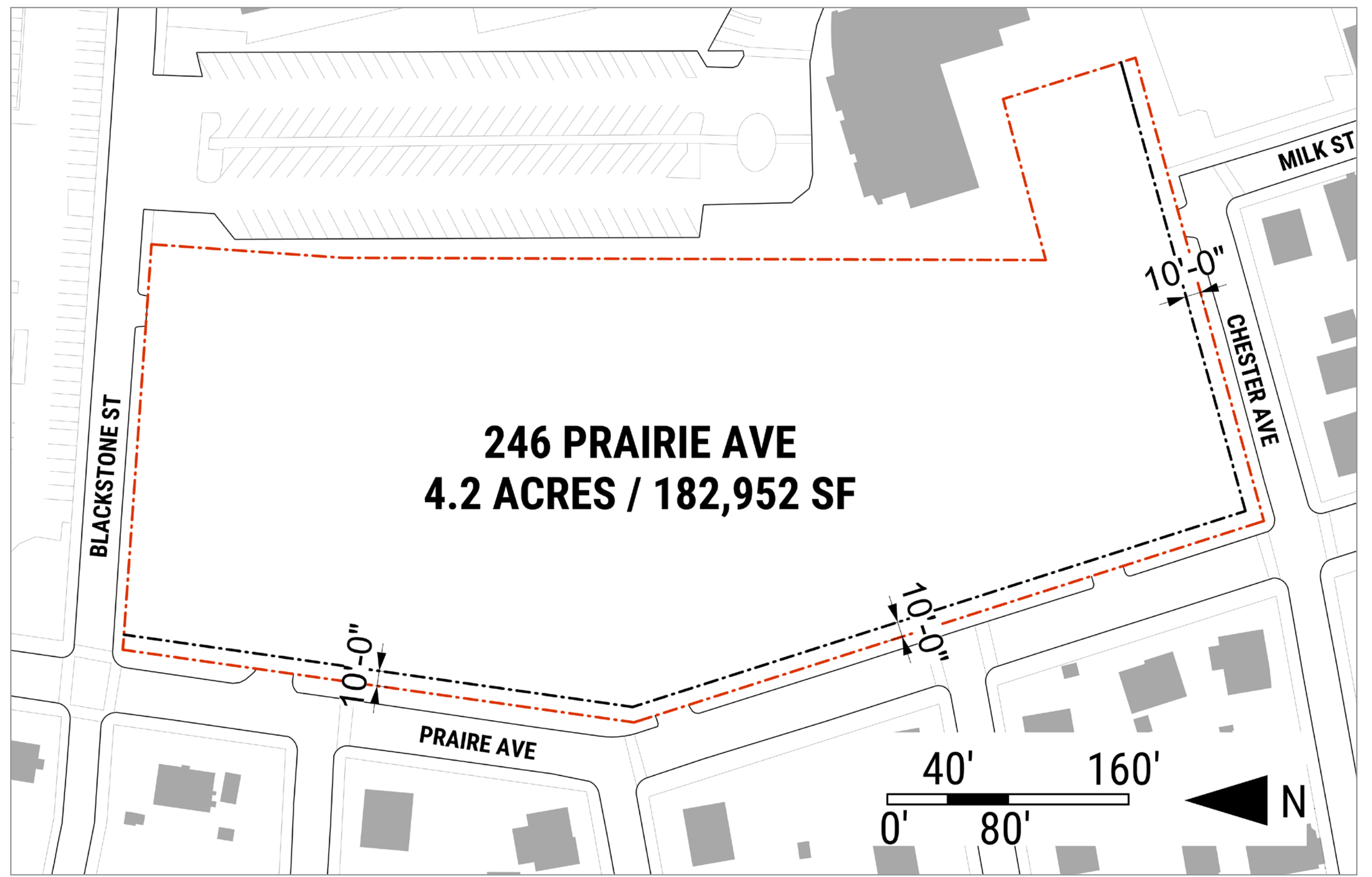
4 stories & 50 feet maximum
9-11 feet minimum first floor

Required Setbacks

10 feet abutting residential
10 feet max. if commercial multitenant

Parking Requirements

1 per housing unit
1 per 3 education employees
1 per 500 square feet for services & retail



PRAIRIE AVE. CONTEXT ACROSS FROM SITE

CONTEXTO FRENTE AL SITIO EN PRAIRIE AVE.



1. PRAIRIE AVE. LOOKING SOUTH



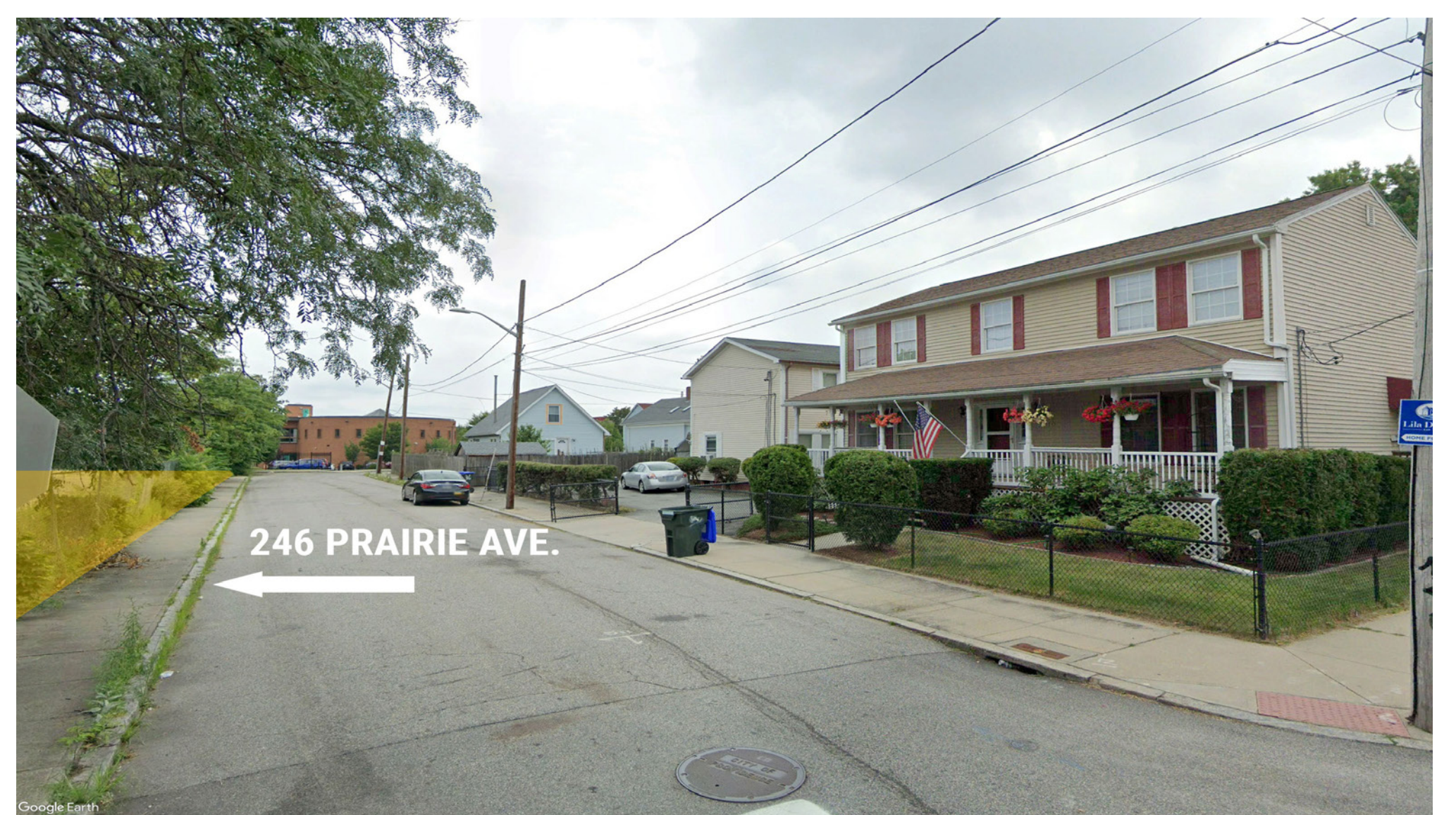
2. PRAIRIE AVE. LOOKING NORTH

PRAIRIE AVE. CONTEXT ADJACENT TO SITE

CONTEXTO ADYACENTE AL SITIO EN PRAIRIE AVE.



3. PRAIRIE AVE. AND BLACKSTONE ST.



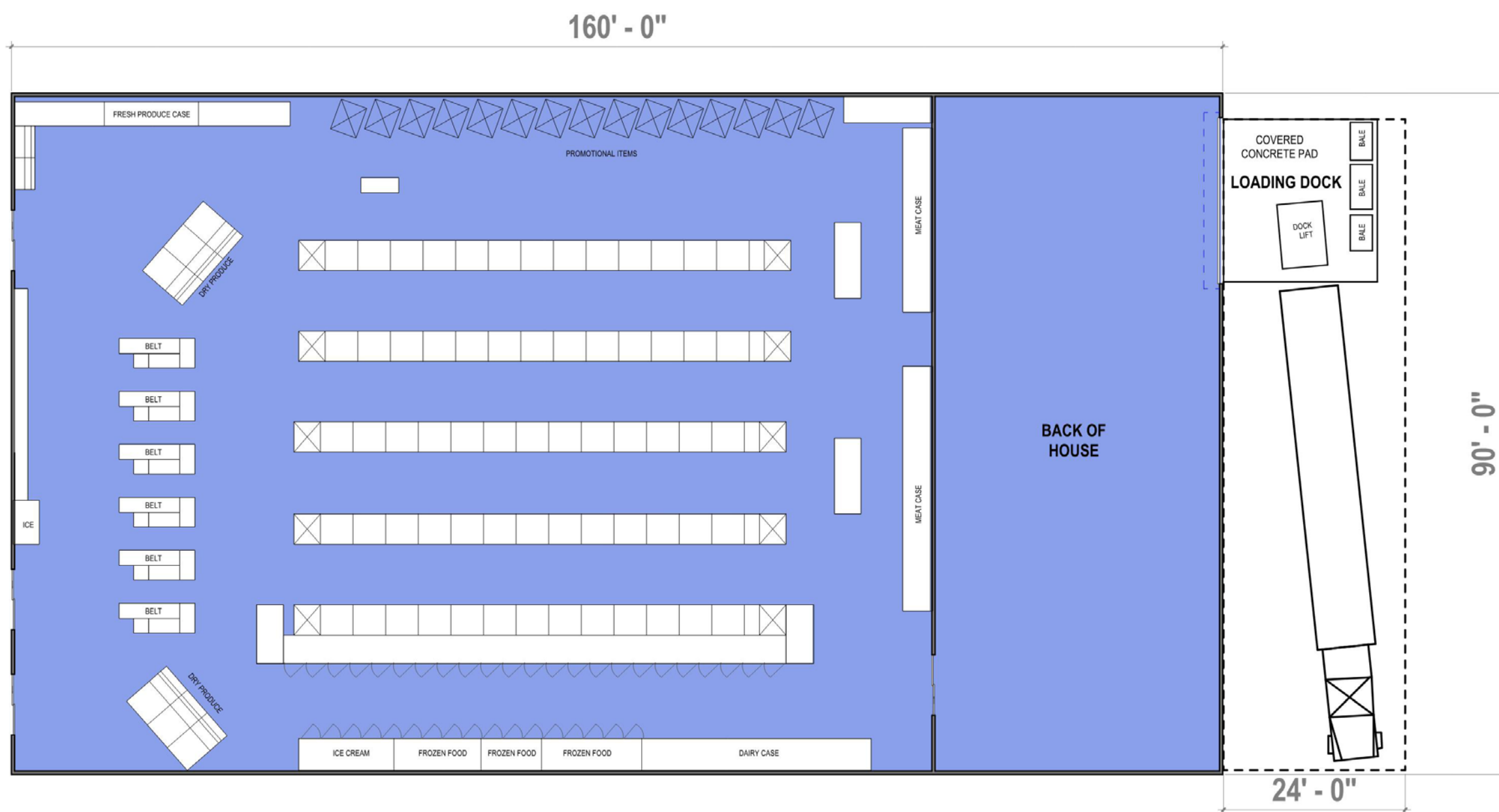
4. PRAIRIE AVE. AND CHESTER ST.





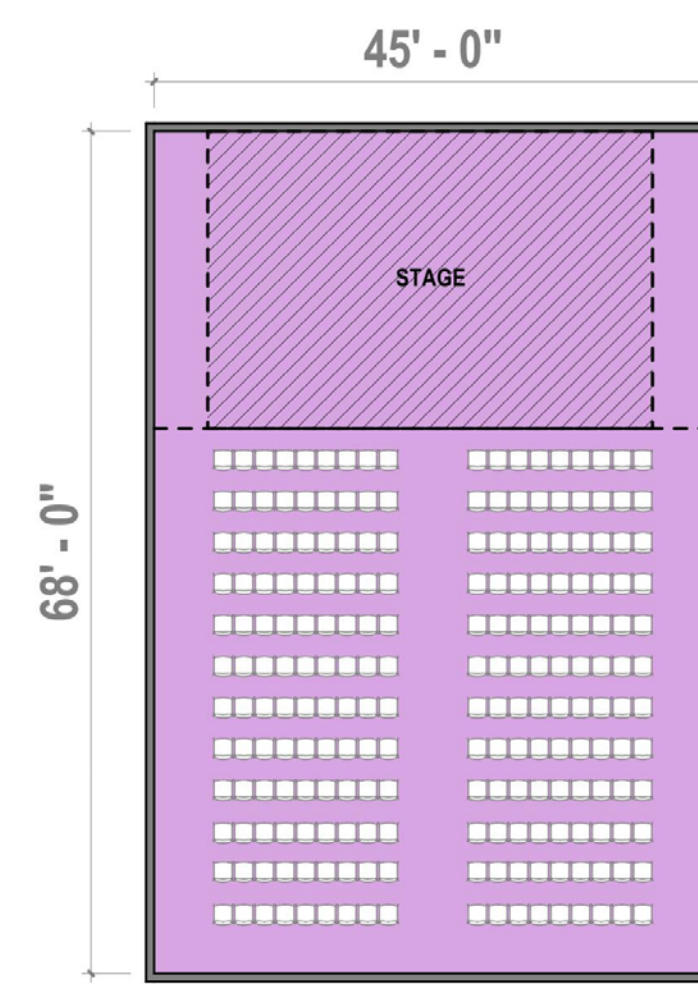
USES AND SIZES / USOS Y SUS TAMAÑOS

COMMERCIAL: SMALL/MED GROCERY STORE
COMERCIO: TIENDA DE ABASTOS PEQUEÑA O MEDIANA

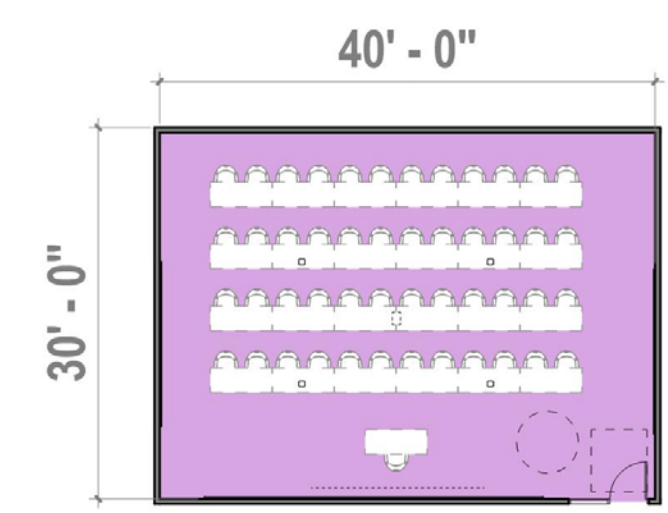


Grocery Store
14,000 SF

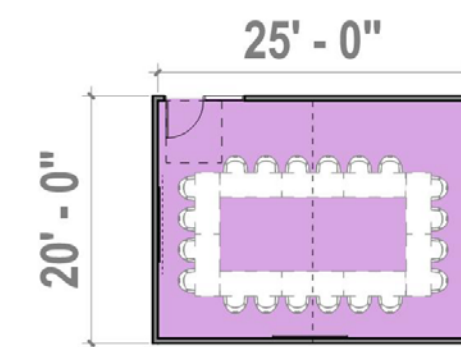
ECONOMIC DEVELOPEMENT & EDUCATIONAL PROGRAMS
DESARROLLO ECONOMICO Y PROGRAMAS EDUCATIVOS



Multipurpose Room
(216 Ppl)
3000 SF

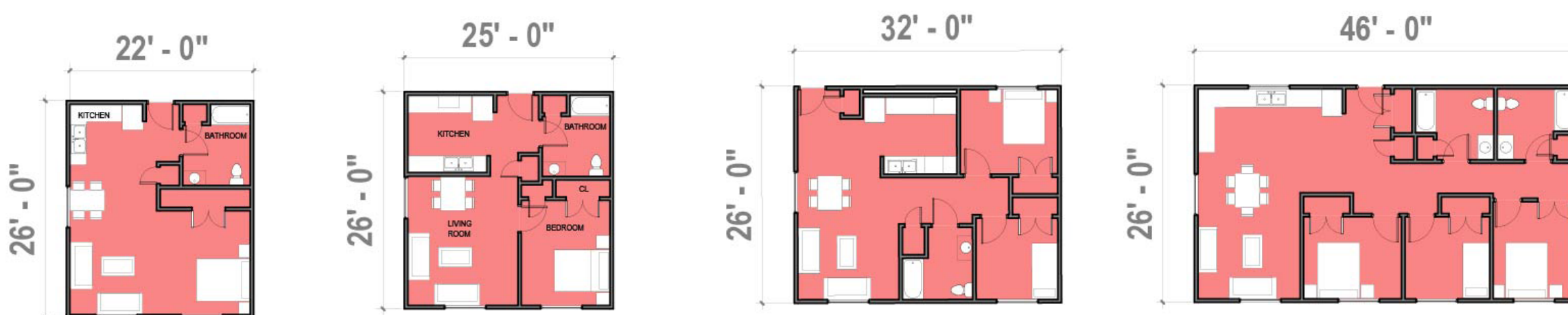


Large Classroom / Community Room
(50 Ppl)
1200 SF

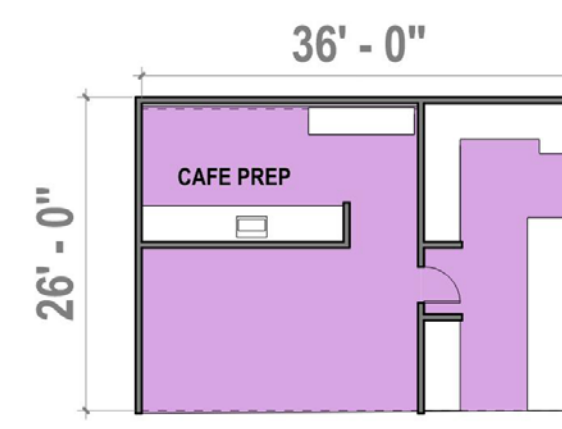


Large Conference Room
(20 Ppl)
500 SF

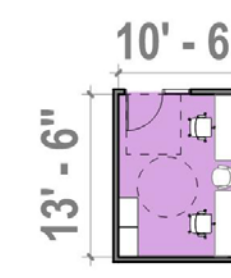
HOUSING UNITS
UNIDADES DE VIVIENDA



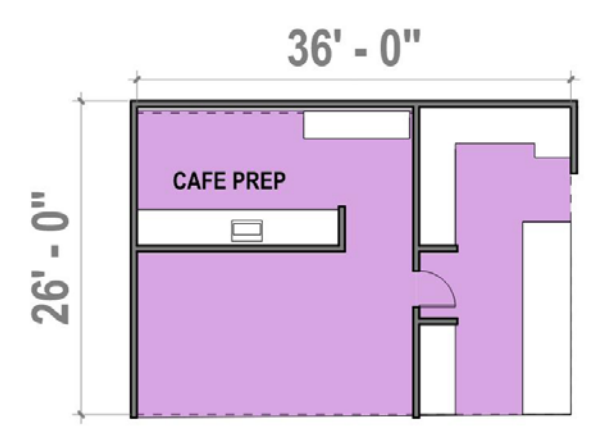
Studio Unit 400 - 600 SF
One-Bedroom Unit 600 - 800 SF
Two-Bedroom Unit 800 - 1000 SF
Three-Bedroom Unit 1200 - 1400 SF



Food Service
(10 Ppl)
900 SF

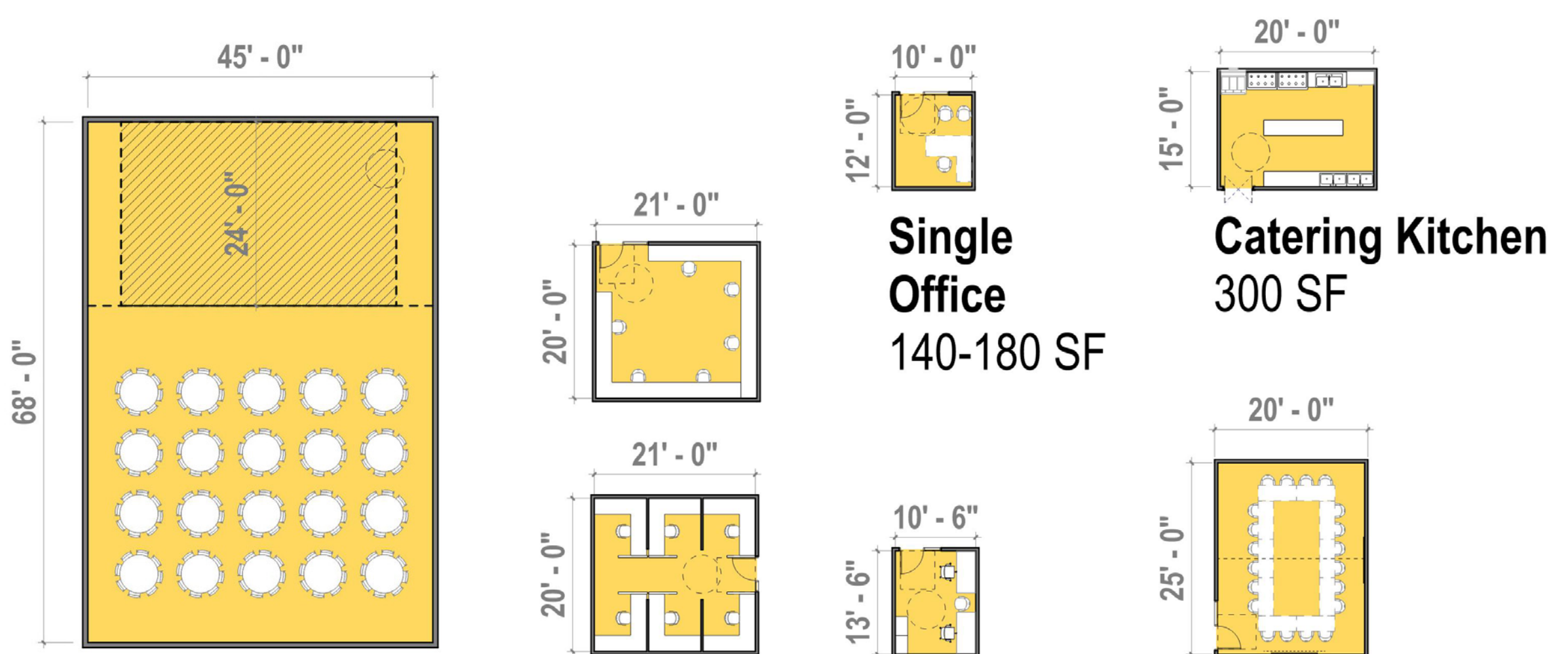


Single Office
140-180 SF

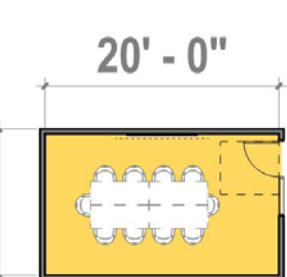


Food Service
(10 Ppl)
900 SF

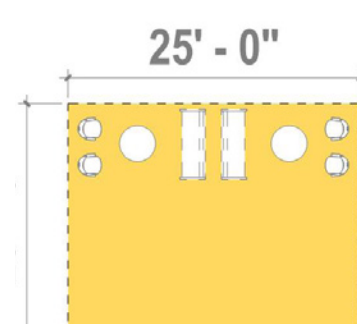
COMMUNITY, WELLNESS & CULTURE
COMUNIDAD, BIENESTAR Y CULTURA



Multipurpose Room (160 Ppl)
3000 SF
Shared Office (6 Ppl)
420 SF
Single Office
140-180 SF
Catering Kitchen
300 SF
Shared Office (2 Ppl)
140 SF
Large Conference Room (20 Ppl)
500 SF

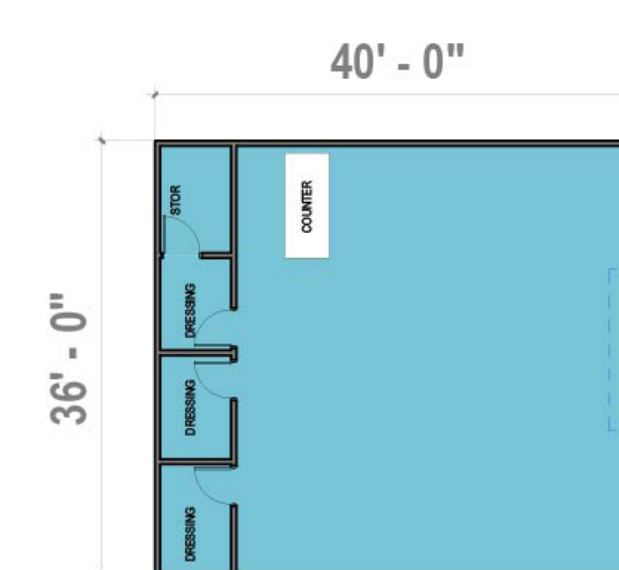


Mid Conference Room
(10 Ppl)
500 SF

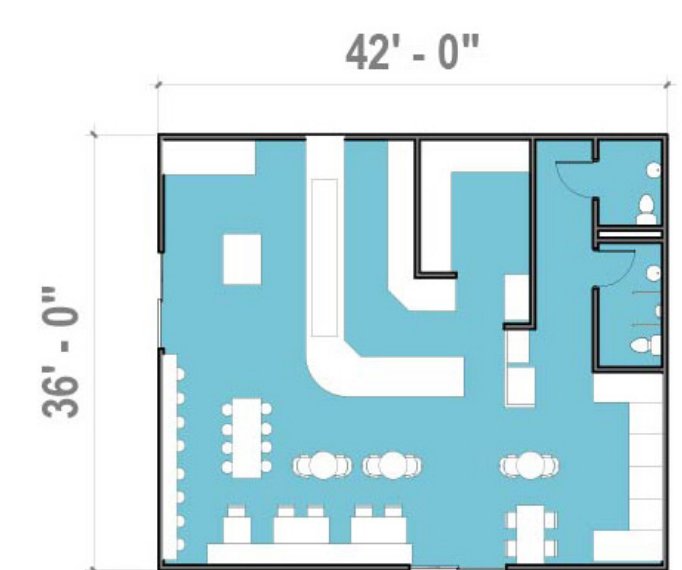


Lobby
500 SF

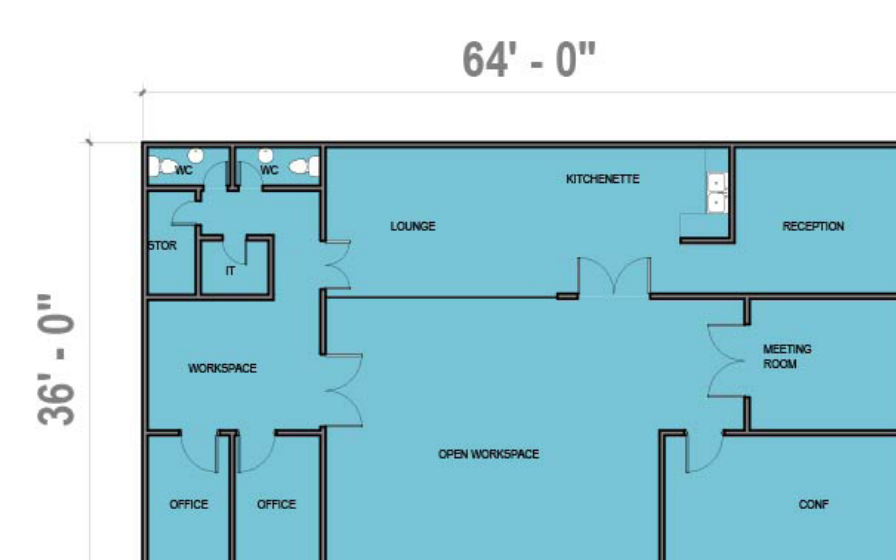
COMMERCIAL: RETAIL, CAFE & OFFICES
COMERCIO: TIENDAS, CAFÉ Y OFICINAS



Retail Store
1300 SF



Cafe
1400 SF



Office Suite
2200 SF

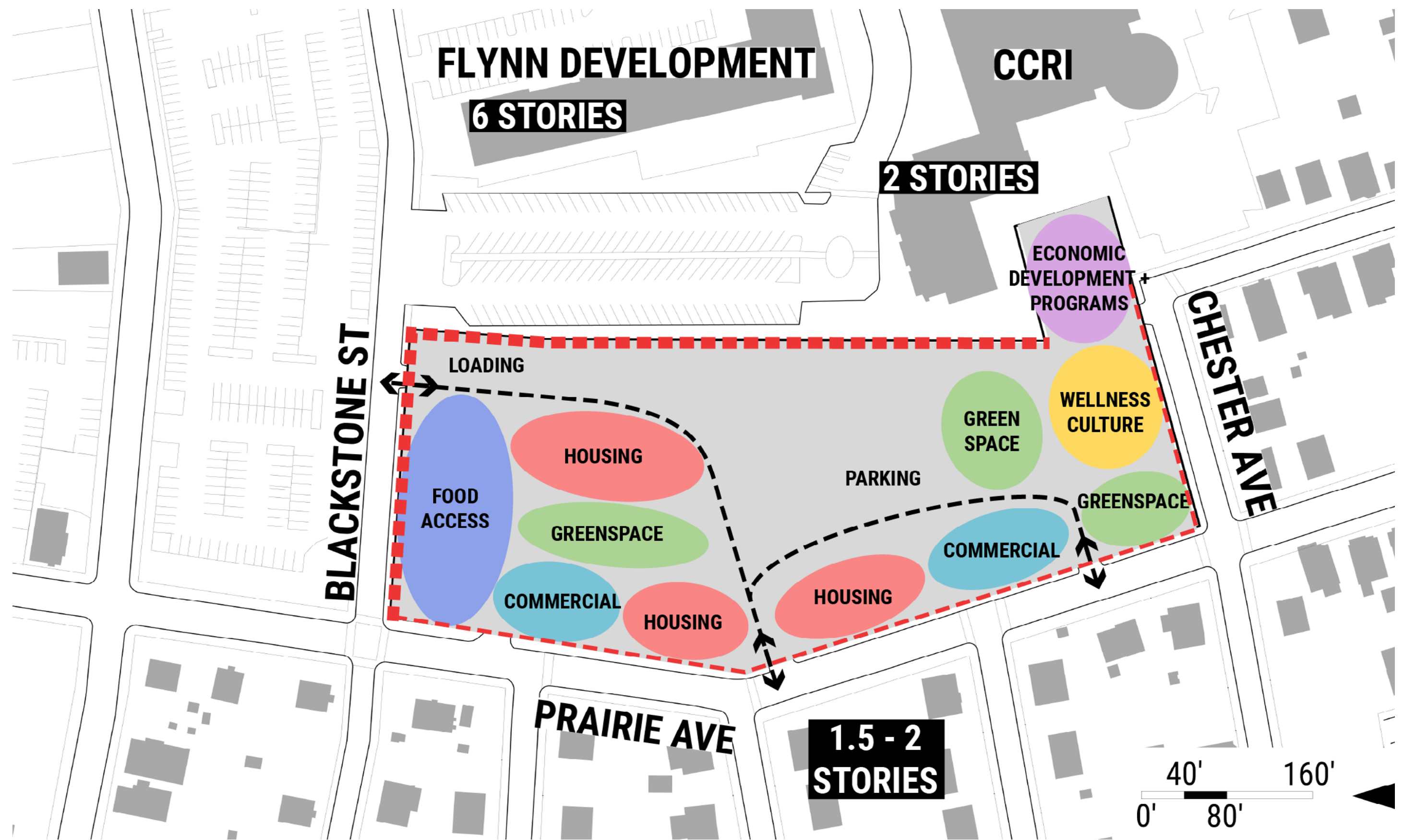




EXAMPLE 1 / EJEMPLO 1

SITE DIAGRAM

DIAGRAMA DEL SITIO



LEGEND

- 4-6 STORY EDGE
- - 2-4 STORY EDGE

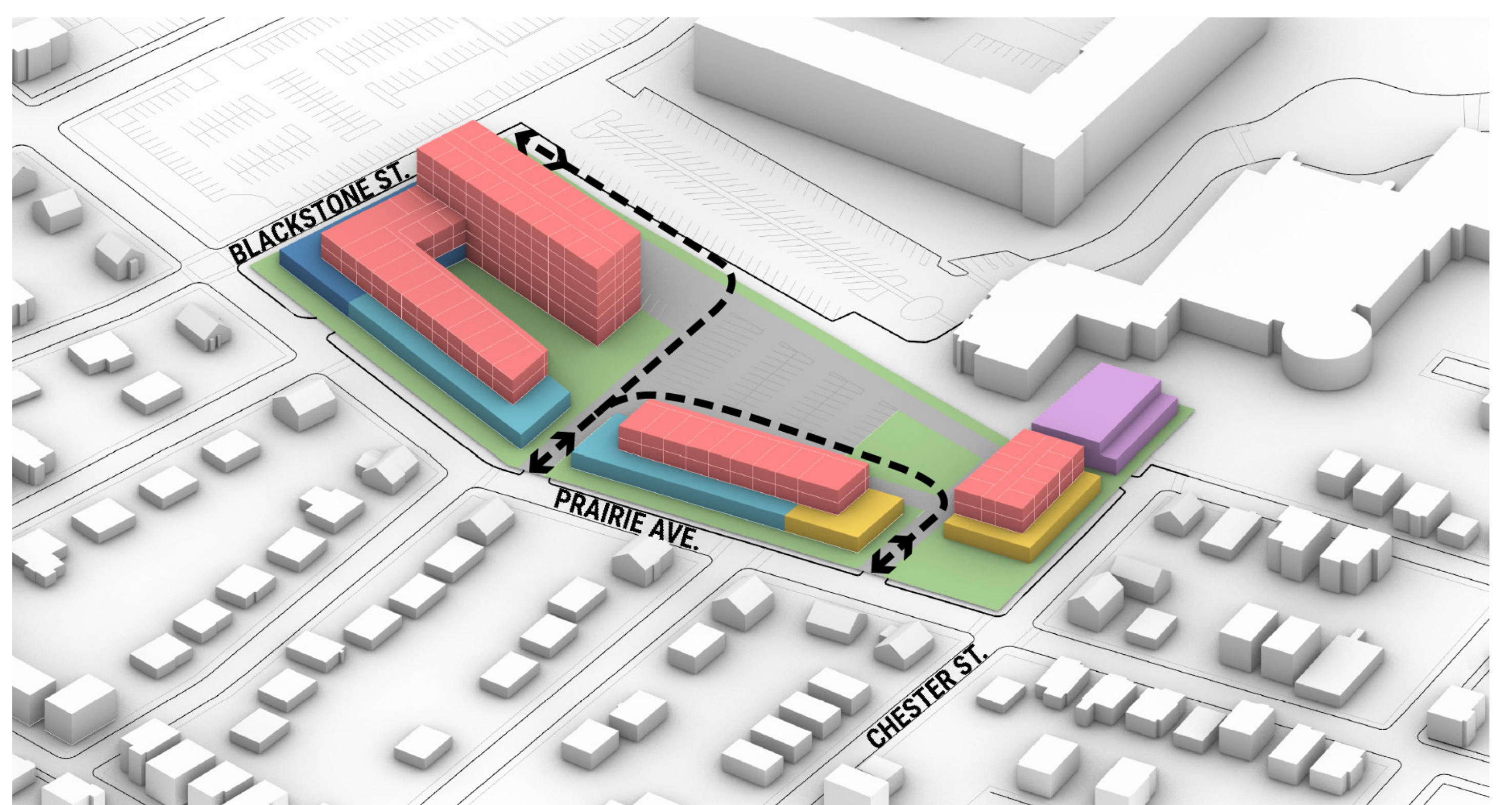
SITE LAYOUT

ARREGLO DEL SITIO



AERIAL VIEW

VISTA AÉREA



LEGEND

- **ECONOMIC DEVELOPMENT & PROGRAMS** 15,300 SF
- **HOUSING** 132,500 SF
- **FOOD ACCESS** 16,000 SF
- **COMMERCIAL** 27,200 SF
- **COMMUNITY, WELLNESS, & CULTURE** 12,200 SF
- **GREEN SPACE** 68,600 SF

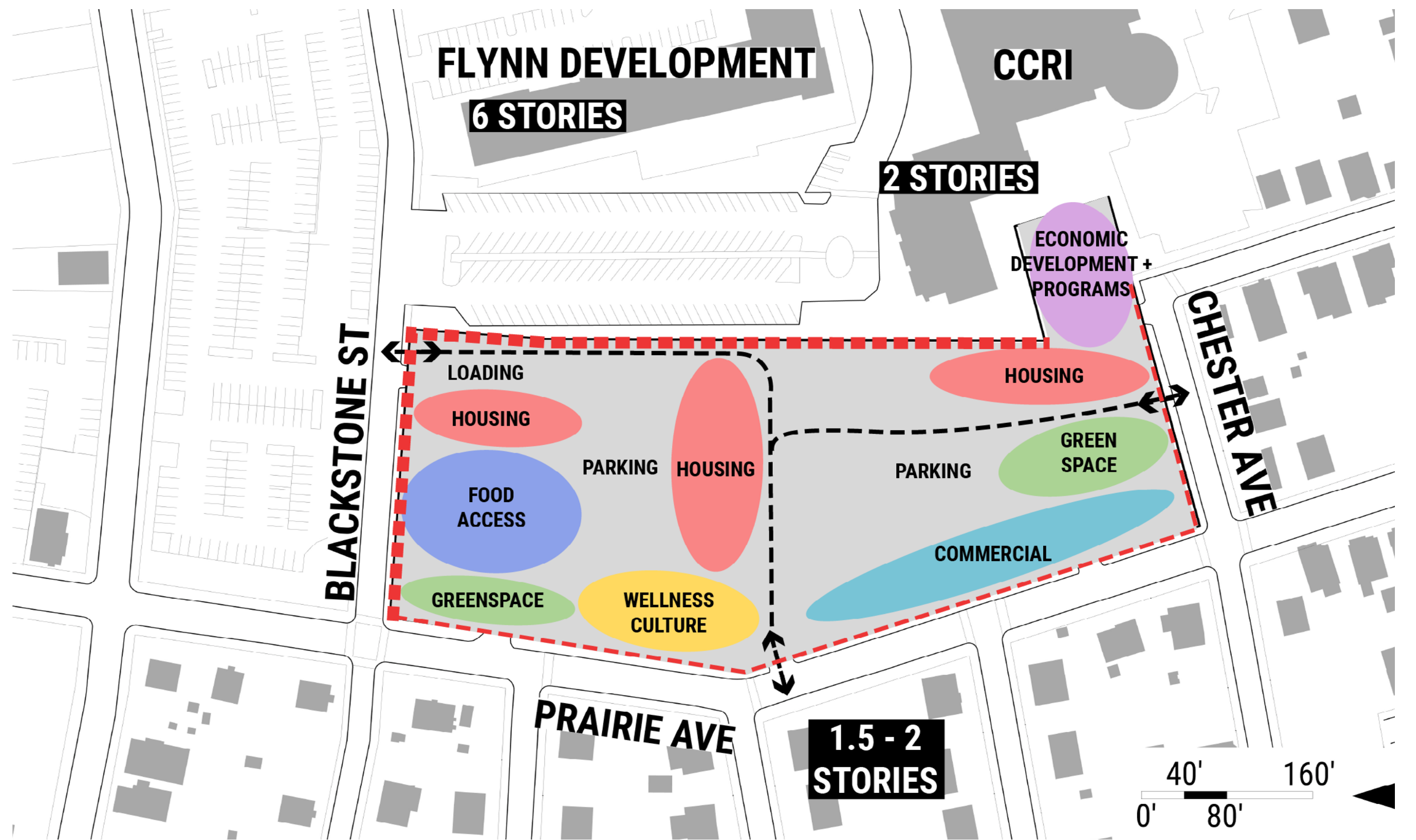




EXAMPLE 2 / EJEMPLO 2

SITE DIAGRAM

DIAGRAMA DEL SITIO



LEGEND

- 4-6 STORY EDGE
- - 2-4 STORY EDGE

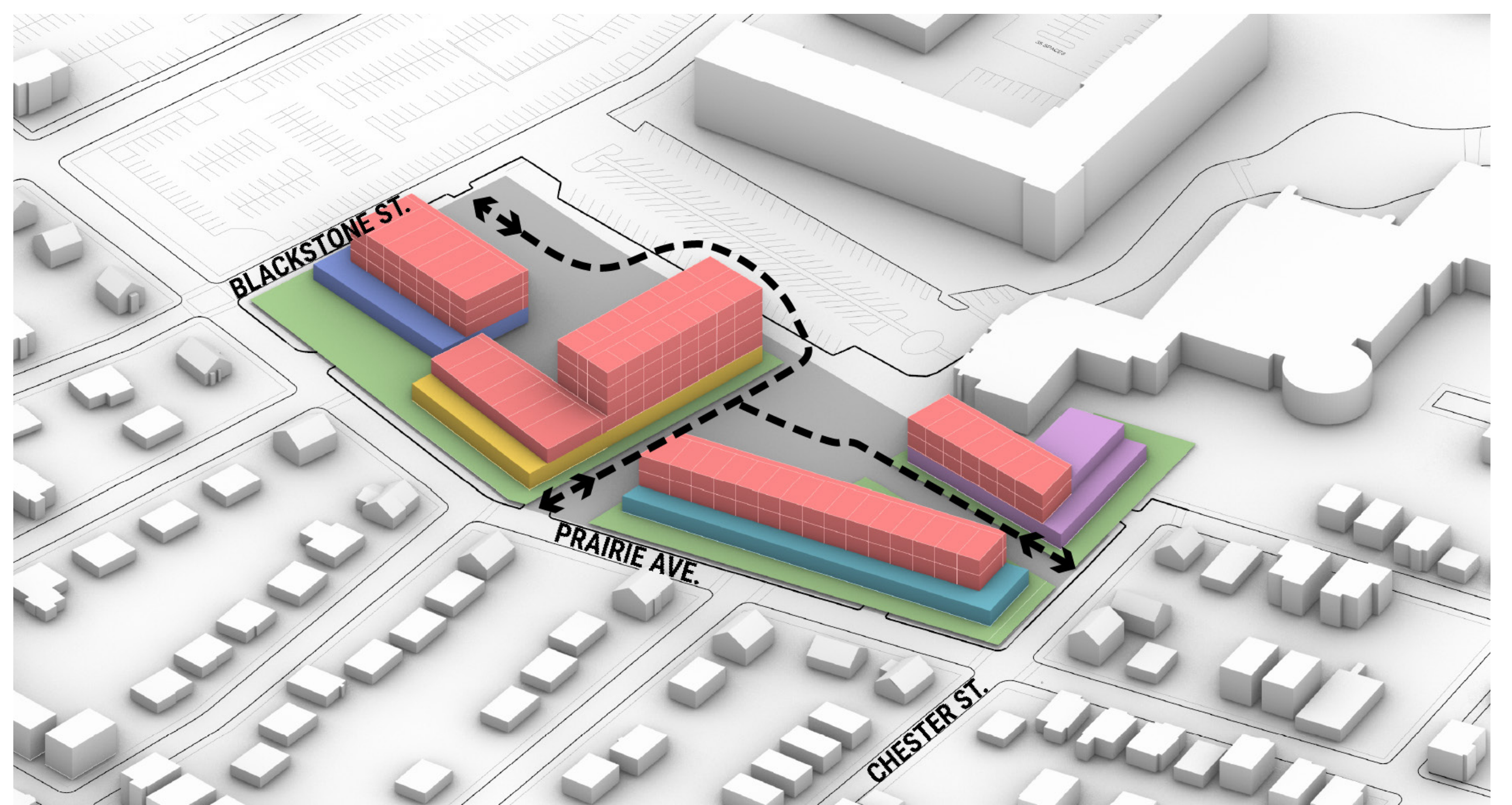
SITE LAYOUT

ARREGLO DEL SITIO



AERIAL VIEW

VISTA AÉREA



LEGEND

- ECONOMIC DEVELOPMENT & PROGRAMS 17,300 SF
- HOUSING 116,100 SF
- FOOD ACCESS 14,000 SF
- COMMERCIAL 20,600 SF
- COMMUNITY, WELLNESS, & CULTURE 22,300 SF
- GREEN SPACE 37,000 SF

