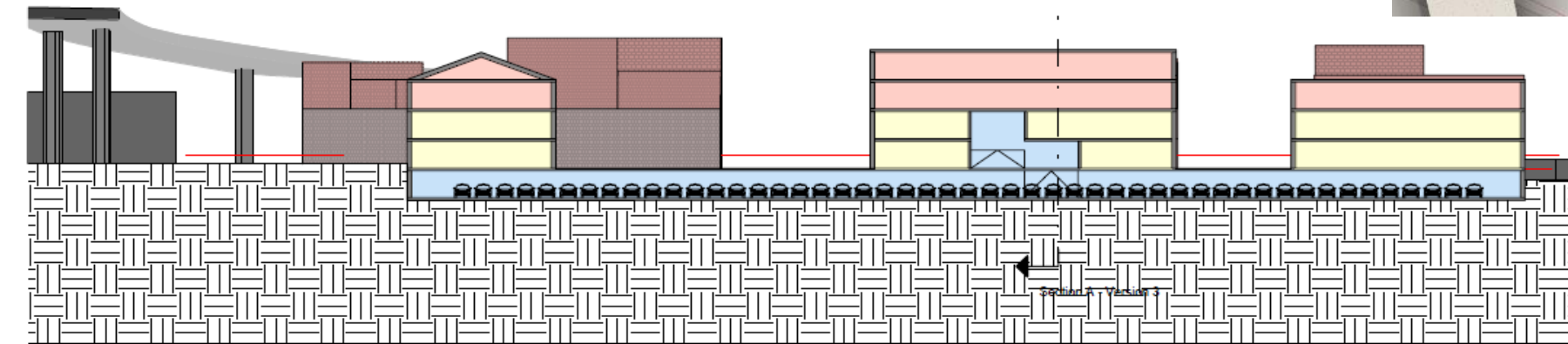
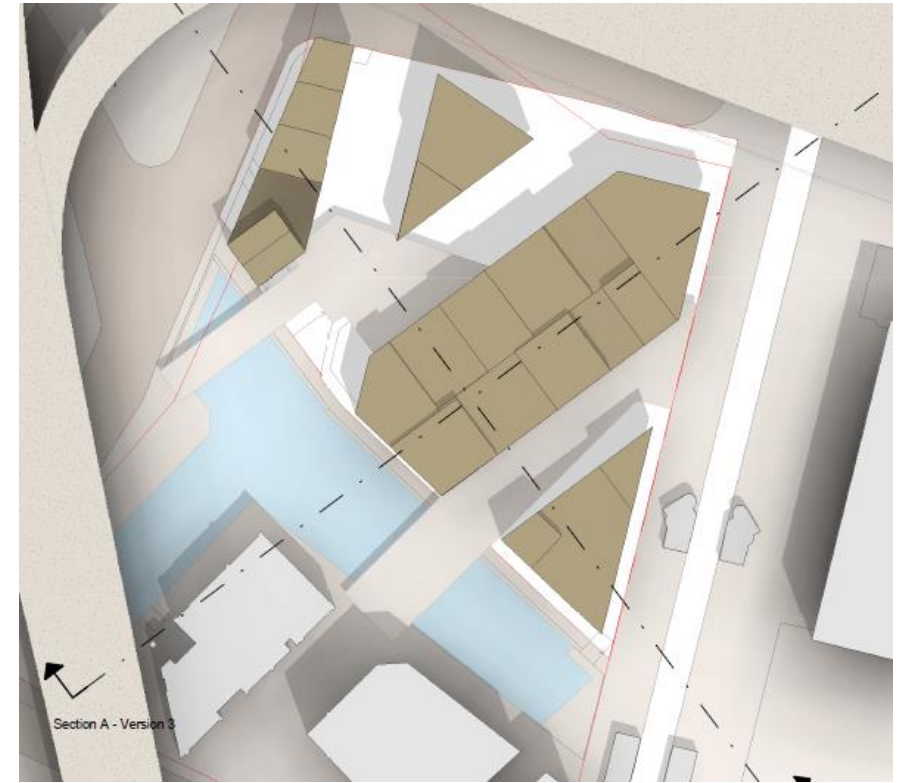
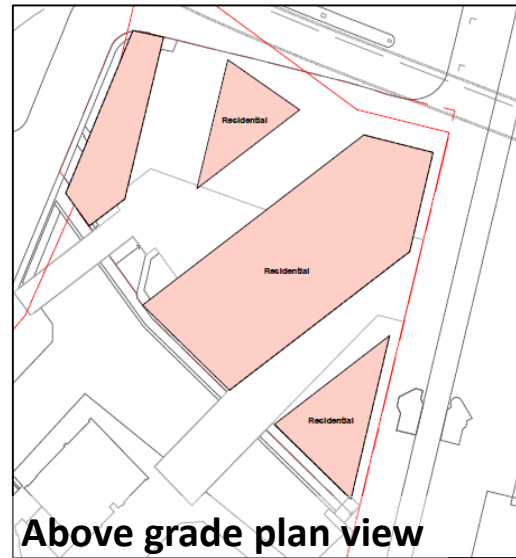
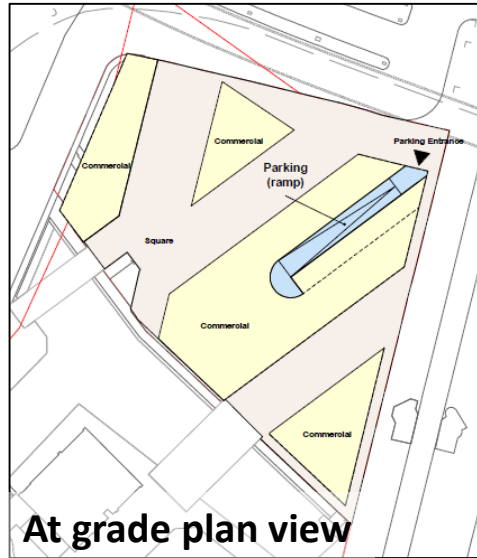
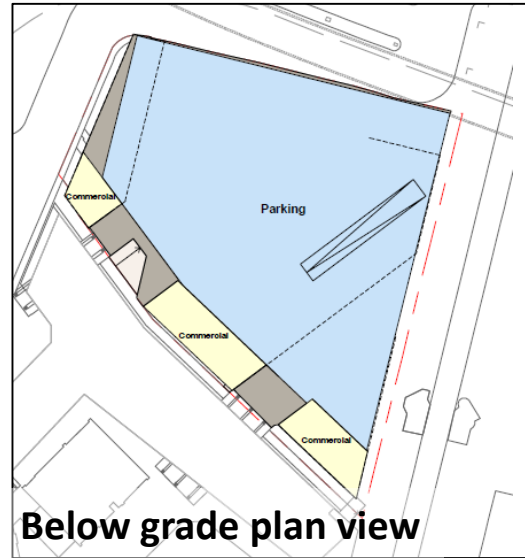
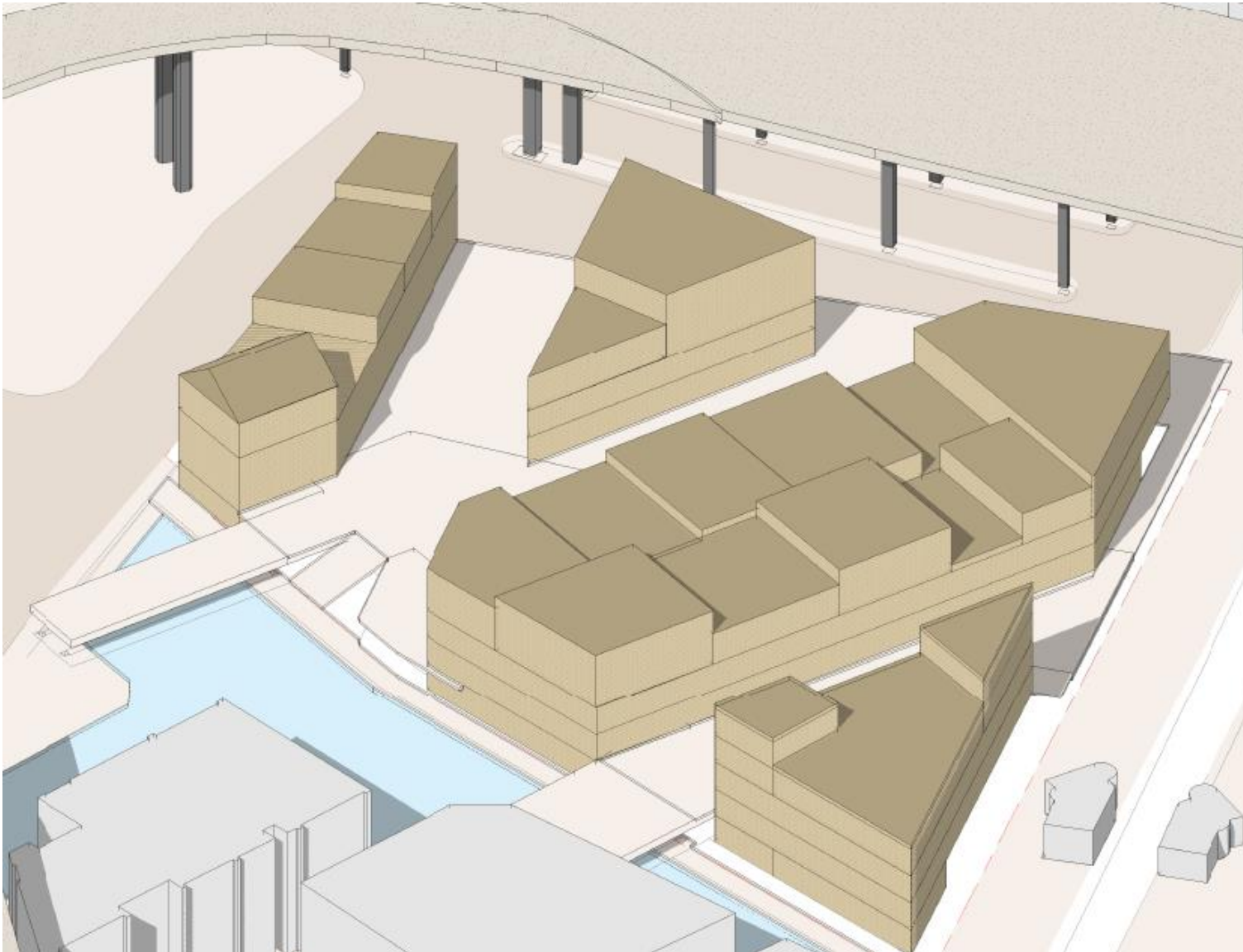


OPTION 1



OPTION 1



Programming

Commercial – 100,000 sq ft

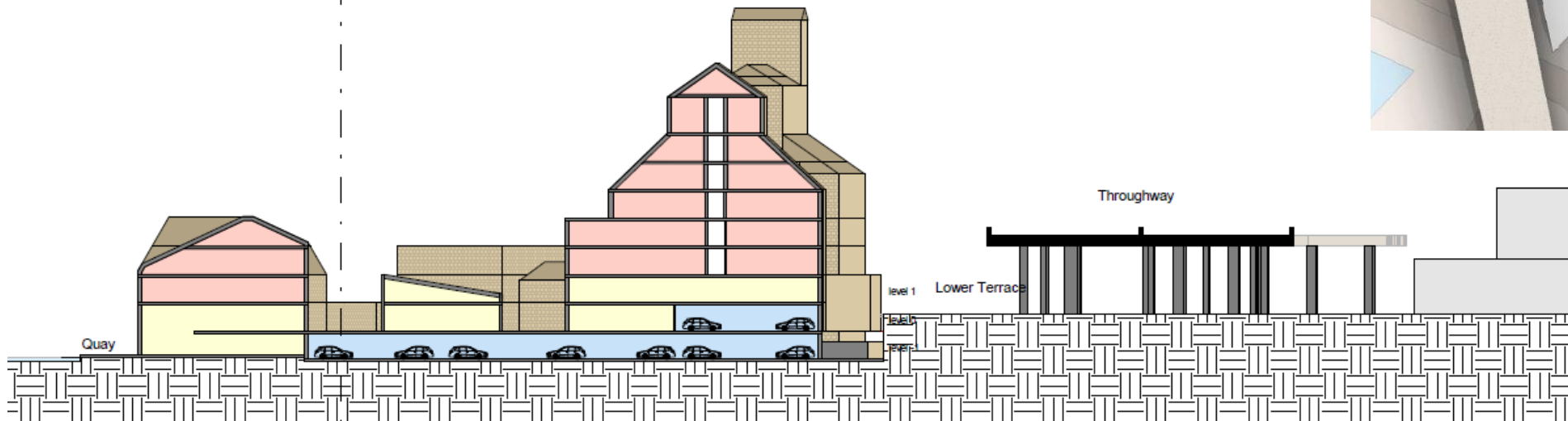
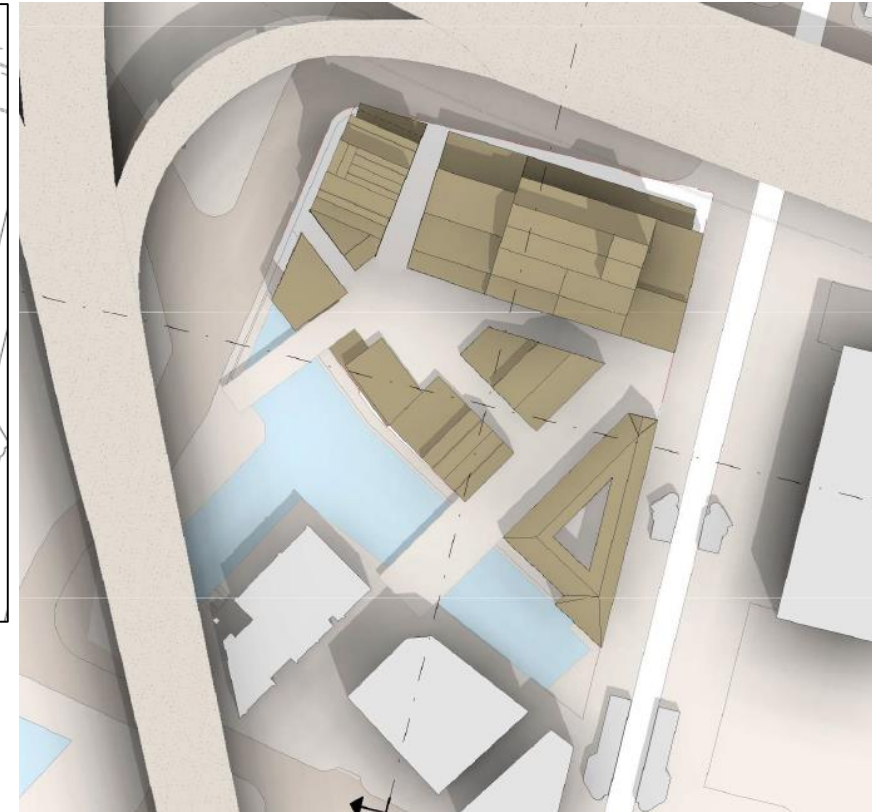
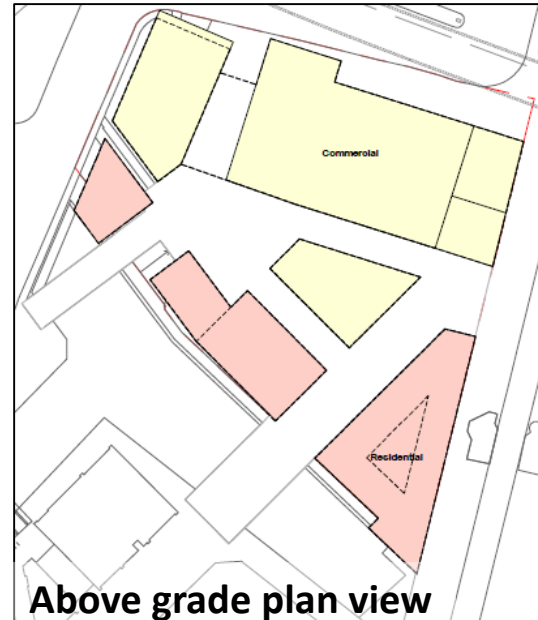
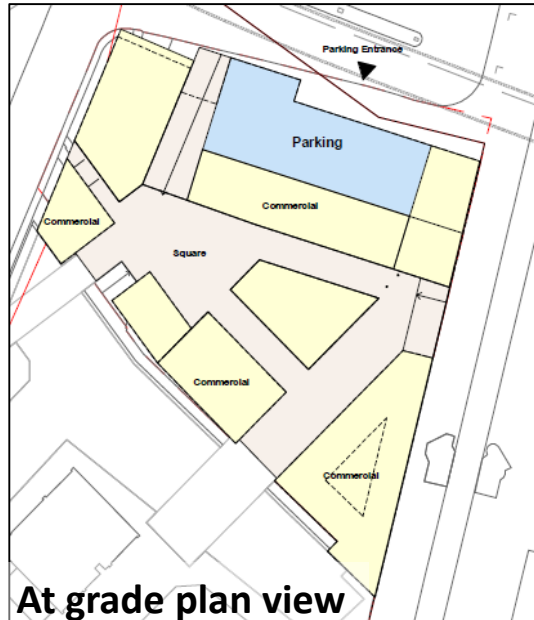
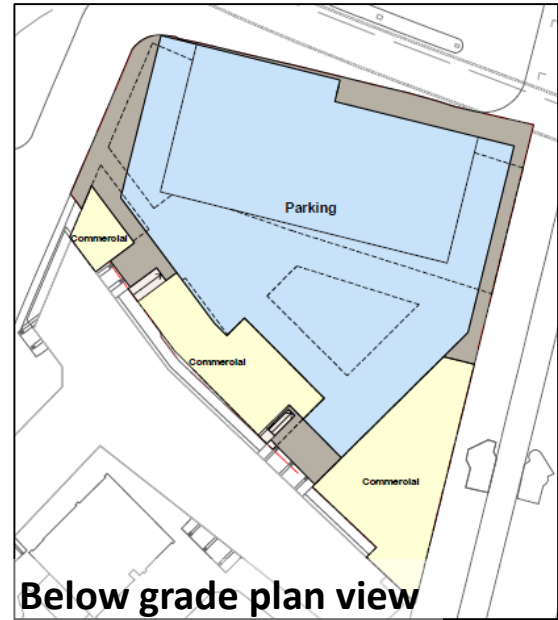
Residential – 83,000 sq ft

Parking – approx. 140 spaces (1 level)

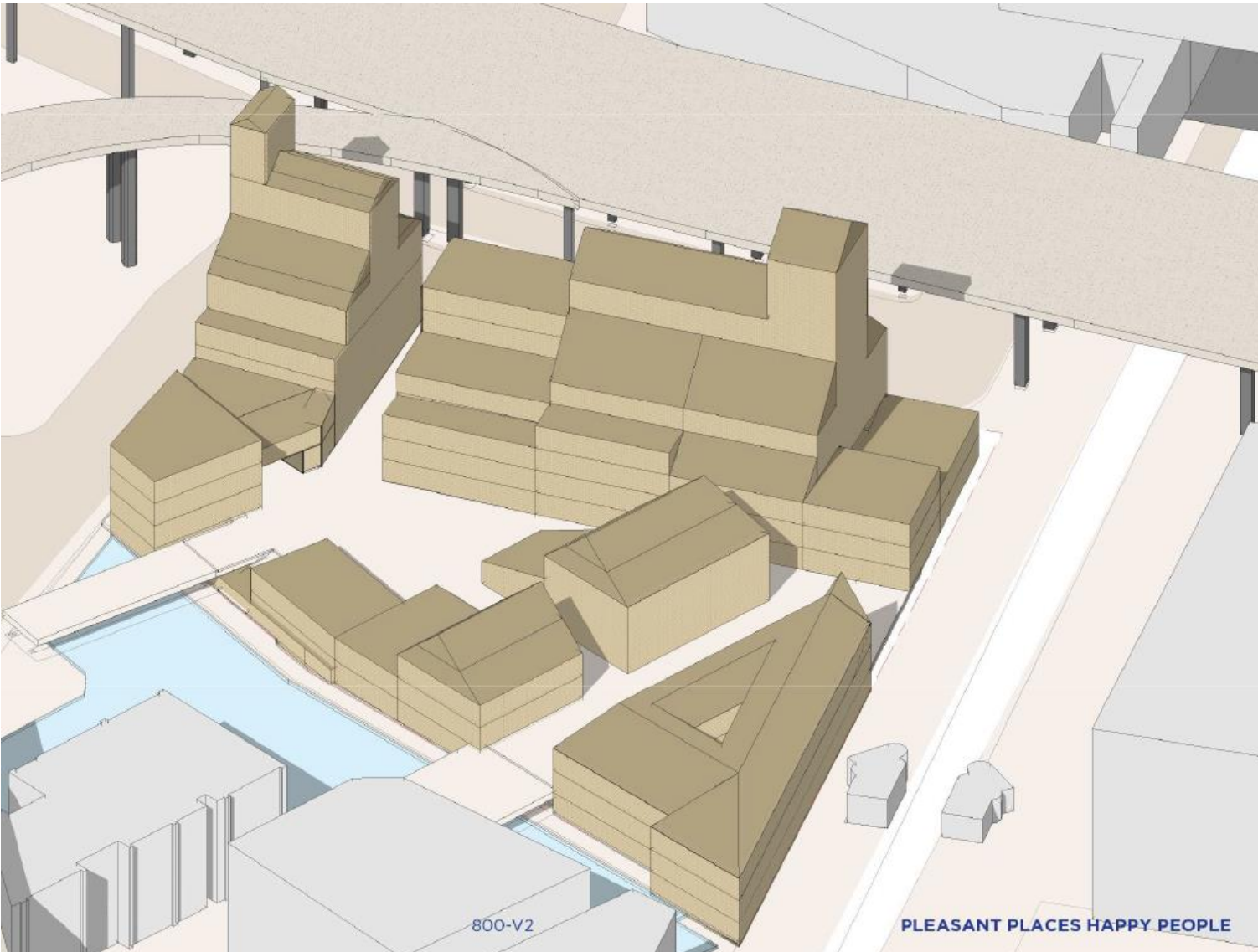
TOTAL – approx. 260,000 sq ft building

- Honors historic Pearl Street, Commercial Street and Lloyd Street alignments
- Lowest overall density
- Lower story buildings reflective of historic building masses
- May have issues with wind/weather
- Does not provide building buffer at highway to minimize noise

OPTION 2



OPTION 2



Programming

Commercial – 115,000 sq ft

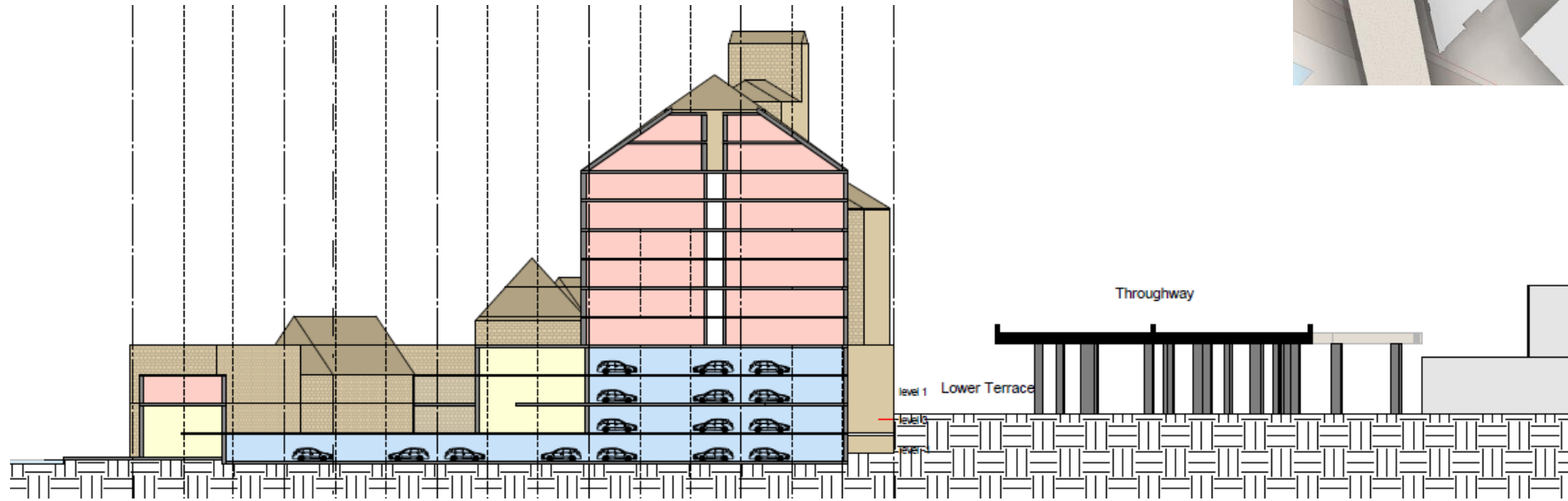
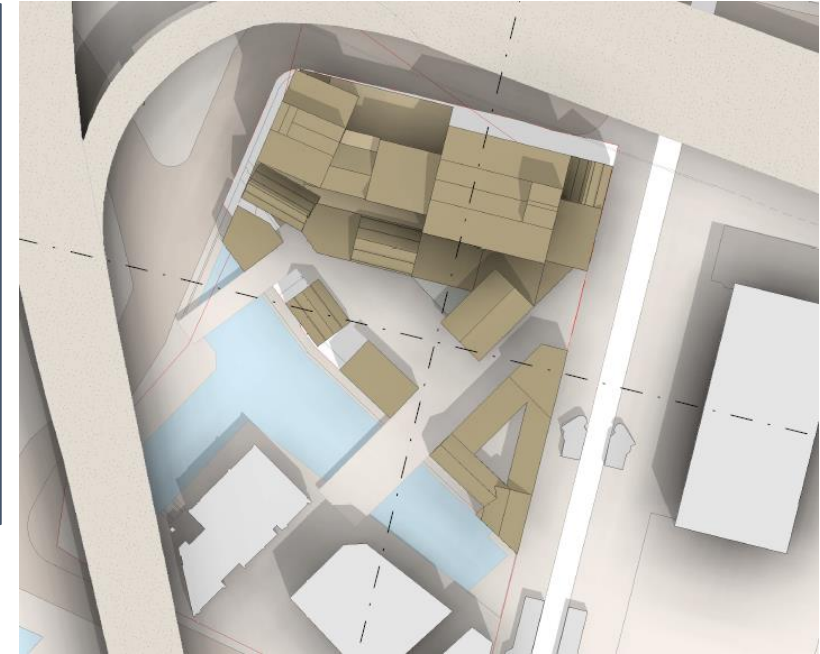
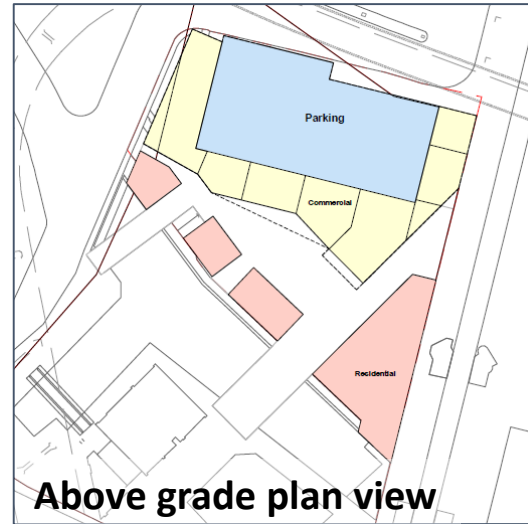
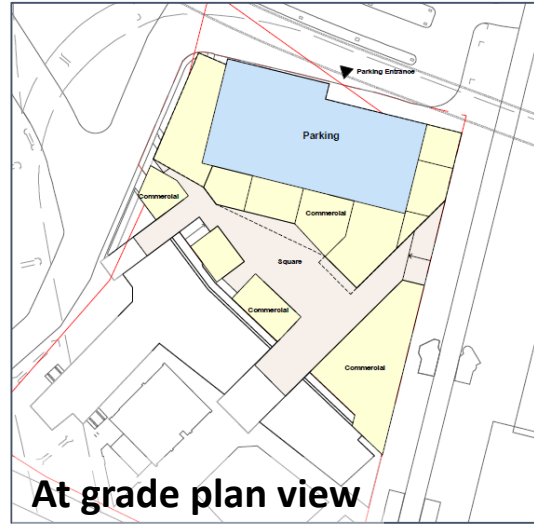
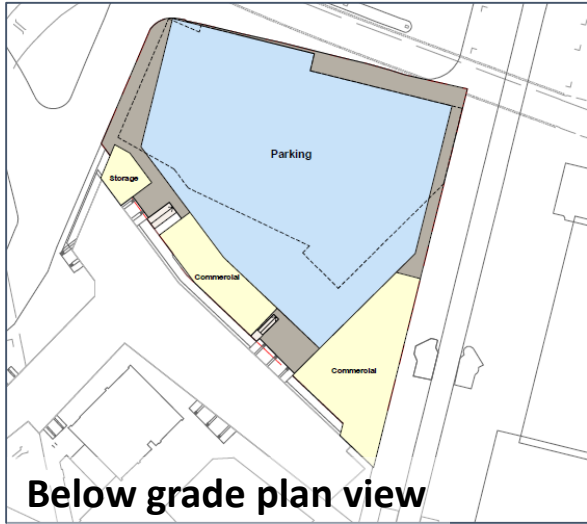
Residential – 151,000 sq ft

Parking – approx. 300 spaces (2 levels)

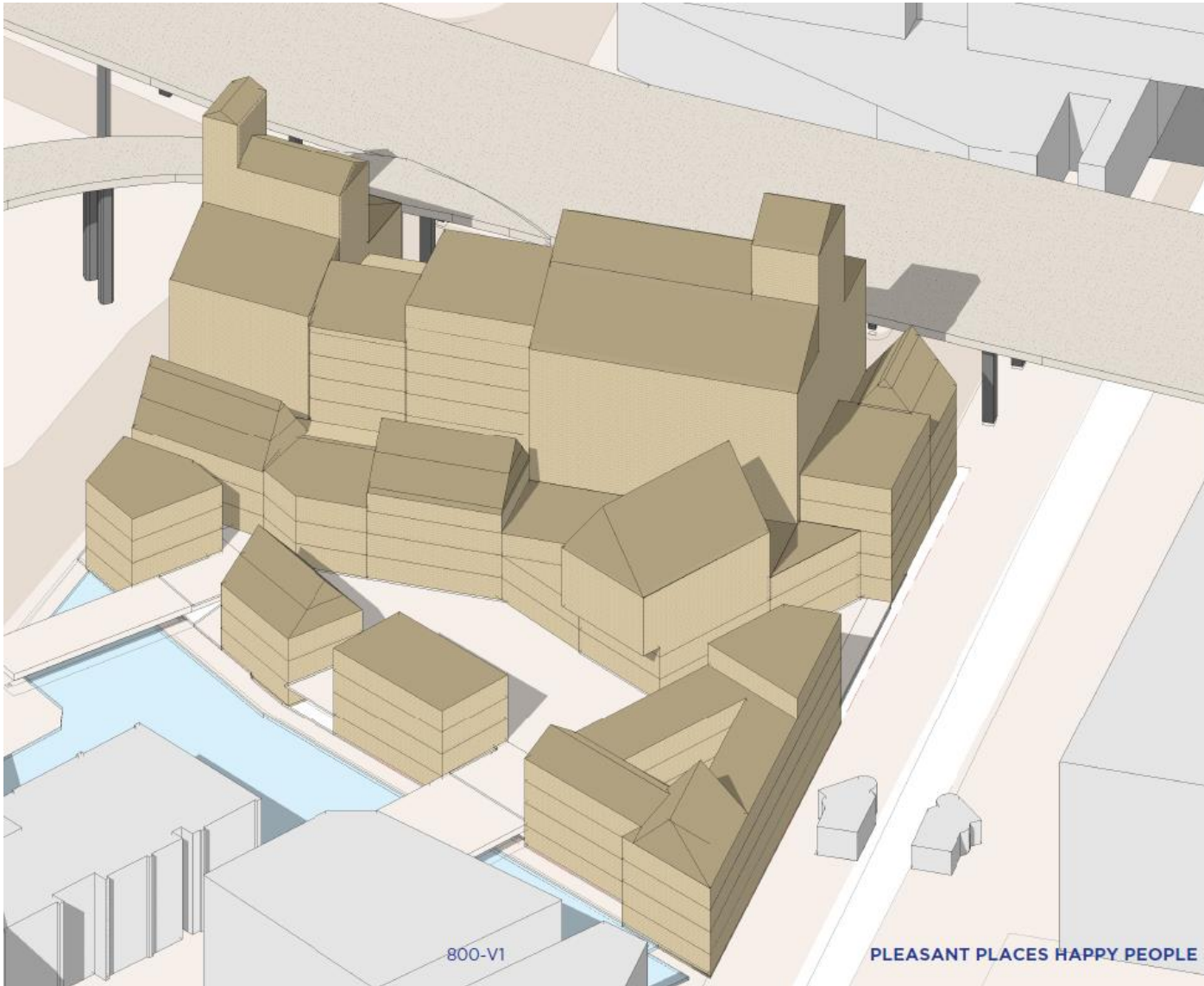
TOTAL = approx. 425,000 sq ft of building

- Pedestrian connections following old Pearl Street and Lloyd Street alignments
- Covered pedestrian connection to current Pearl Street
- Creates public “Piazza”
- 1-2 story buildings along canal to allow visual connections
- Less overall density while still buffering noise from highway
- Good sun orientation and protects against weather using buildings
- Public space opens more to canal side
- Activates at ground level on all sides

OPTION 3



OPTION 3



Programming

Commercial – 90,000 sq ft

Residential – 275,000 sq ft

Parking – approx. 550 spaces (4-5 levels)

TOTAL = approx. 590,000 sq ft of building

- Largest buildout
- Commercial on ground floors to activate space
- Blocks highway noise
- Visible from Pearl Street
- Good sun orientation and protects against weather using buildings
- Most efficient parking layout – enter from Lower Terrace
- Internal public gathering space