



DEVELOPMENT SUMMARY

PROPOSED RESIDENTIAL: TOWNHOMES:	+/- 162 D/U 162 D/U
PROPOSED COMMERCIAL: BLDG 1: BLDG 2: BLDG 3: BLDG 4: BLDG 5:	+/- 41,000 SF 4,800 SF SEMI-PERMANENT 25,000 SF (2 FLOORS) 10,000 SF (2 FLOORS) 1,400 SF

KEY:

- 1 EXISTING COMMERCIAL BLDG
- 2 SEMI-PERMANENT
- 3 COMMERCIAL BLDG
- 4 COMMERCIAL BLDG
- 5 KIOSK RETAIL
- 6 PARKING
- 7 RETAIL PLAZA / OUTDOOR DINING
- 8 TOWN GREEN
- 9 PUBLIC PARK
- 10 TOWNHOMES
- 11 TOWNHOMES
- 12 EXISTING MILL BOILER BLDG
- 13 BOILER PARK
- 14 RESIDENTIAL PARK
- 15 EXISTING WATER TOWER, IF FEASIBLE
- 16 WATER TOWER PARK
- 17 POCKET PARK
- 18 STORMWATER MANAGEMENT
- 19 FUTURE CONNECTION





TOWN GREEN



SEMI-PERMANENT



RETAIL + PLAZA



KEY:

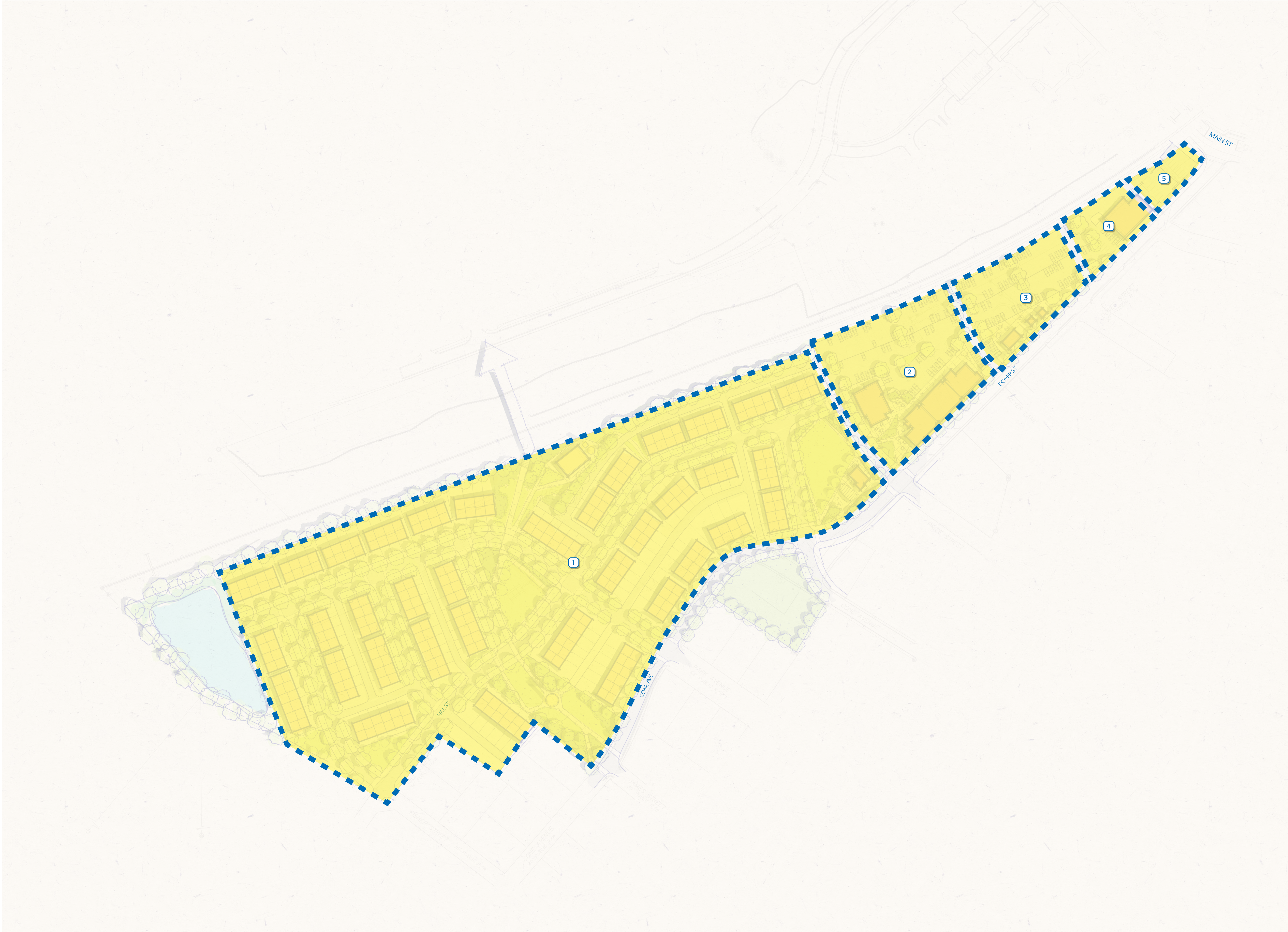
- 1 RETAIL PLAZA AREA
- 2 SEMI-PERMANENT
- 3 COMMERCIAL BLDG
- 4 OUTDOOR DINING/ PLAZA AREA
- 5 PEDESTRIAN CROSSING
- 6 KIOSK / JEWELBOX RETAIL
- 7 SHADE STRUCTURE
- 8 PLAYGROUND/ SPLASH PAD
- 9 TOWN GREEN
- 10 PUBLIC PARK
- 11 ENHANCED LANDSCAPE AREA
- 12 ACTIVE LAWN
- 13 EXISTING WATER TOWER, IF FEASIBLE
- 14 SIDEWALK/TRAIL CONNECTION
- 15 COMMUNITY GARDEN
- 16 BOILER BUILDING
- 17 WATER TOWER AND SMOKESTACK
- 18 FUTURE CONNECTION





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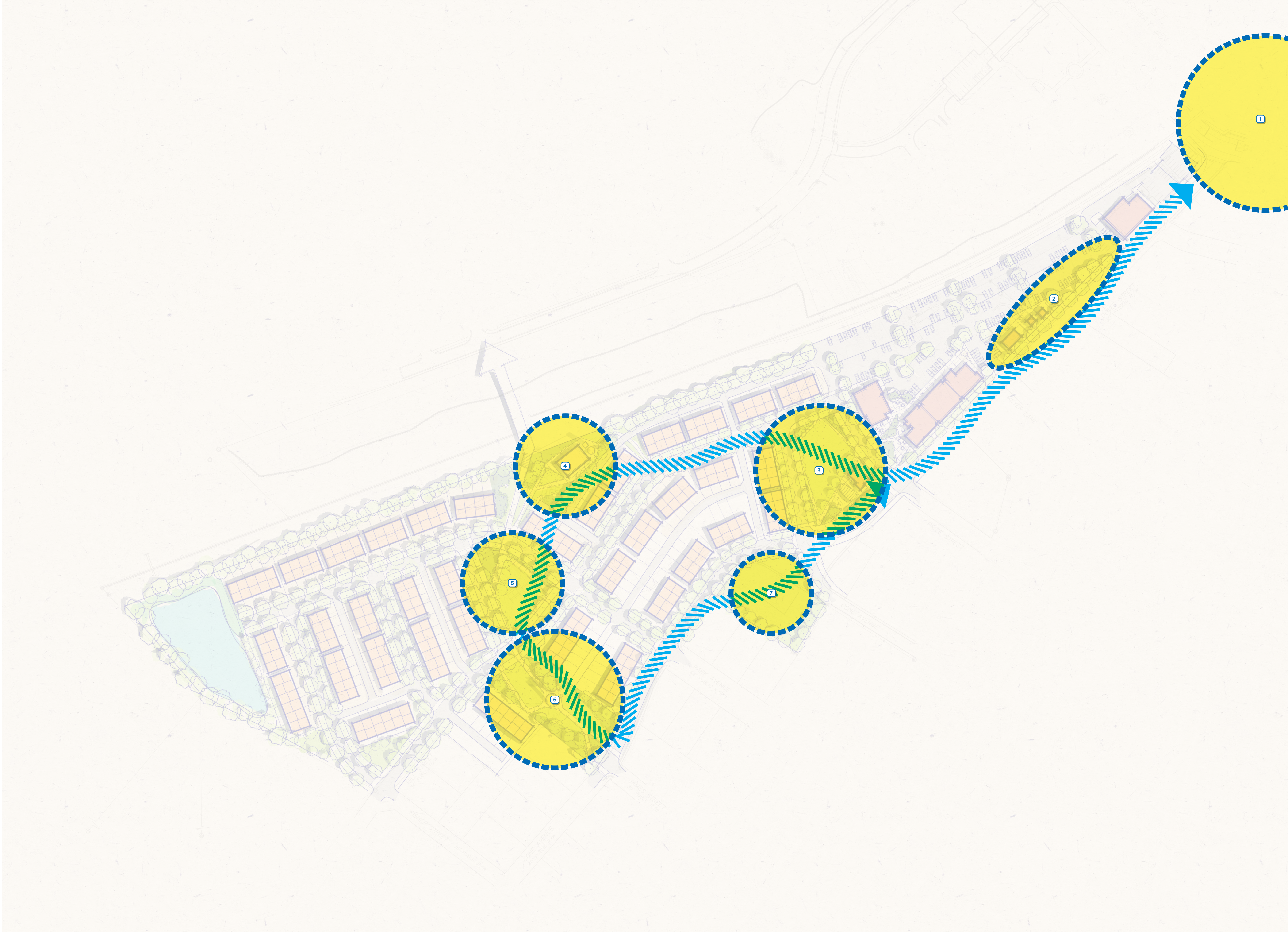
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PROPOSED PARKING: RESIDENTIAL TOWNHOMES: 1-2 BR: 3+ BR:	3 SPACES/UNIT 3.25 SPACES/UNIT

KEY:

- 1 RESIDENTIAL GARAGE  
2 SPACES / D/U  
DRIVEWAY/PARKING PAD PARKING  
2 SPACES / D/U  
DEDICATED ON-STREET PARKING FOR RESIDENTS AND GUESTS  
84 SPACES
- 2 COMMERCIAL PARKING  
137 SPACES 3.7 SPACES / 1,000 SF
- 3 SHARED DOWNTOWN AND COMMERCIAL OVERFLOW PARKING  
116 SPACES
- 4 REQUIRED COMMERCIAL PARKING  
16 SPACES 3.3 SPACES / 1,000 SF
- 5 DEDICATED DOWNTOWN SPACES  
18 SPACES





- THE CONE MILL LOOP (3/4 MILE)**
- 1 DOWNTOWN ENERGY
  - 2 SEMI-PERMANENT CORRIDOR, IMPROVED STREETScape, MILL/RAILROAD MATERIAL REFERENCE
  - 3 CENTRAL PARK WITH MILL ARTIFACTS AND INFORMATIONAL SIGNAGE
  - 4 BOILER PARK - INFORMATIONAL SIGNAGE
  - 5 MILL ARTIFACTS AND SIGNAGE
  - 6 WATER TOWER PARK - INFORMATIONAL SIGNAGE
  - 7 PUBLIC PARK