USE MIX

1. Pedestrian-friendly design
2. Multiple choices for how to live
3. Neighborhood-driven commercial
4. Self-sustained parking with public access
5. Sustainability abound

- 350+ Homes to love
- 500+ Opportunities to connect
- 1 Community for all to belong
FINANCING

- Long-standing relationships with local and regional lenders
- Invest our own equity in every deal
- Financing structured for long-term ownership
- Additional public funding needed but amount undetermined
COMMUNITY PRIORITIES

PRESERVE
- green space
- parking
garden, roof, scale, neighborhood
front, Trees, lot, structure, keep
Vine, trees, sale, neighborhood, open
affordable, bakery
Today, at, house, trees, houses

ADD
- bike rules
- retail
- large parks
- solar
cover friendly, multiple
store, market, center
space, rules, tree, canopy
farmers, renewable
忠

REMOVE
- parking
- lots
- buildings
- moldy
- re-use
- telephone
- ride
- car
- graffiti
- behind hardscapes
- street parking
- access
- high-rise
- building
- residential
- house, home
- box, street, wall, building
- plants, high-rise
- building
- high-end
- retail, housing
- stores, companies
- apartments
- industry

KEEP OUT
- high
- level
- large
- loud
- dirty
- unsafe
- high-rise
- parking
- box
- street
- wall
- buildings
- businesses
- chains
- building
- blank
- livable
- anything
- parking
corporate
- community
everything
- fire
- building
CONSTRUCTION TIMELINE

PHASE 1 (6 MONTHS)
EXTEND ROAD NETWORK

PHASE 2 (12 MONTHS)
RESTORE NEIGHBORHOOD EDGE

PHASE 3 (18 MONTHS)
COMPLETE BLOCK + PARKING GARAGE

PHASE 4 (24 MONTHS)
ADD DENSITY + COMPLETE DEVELOPMENT