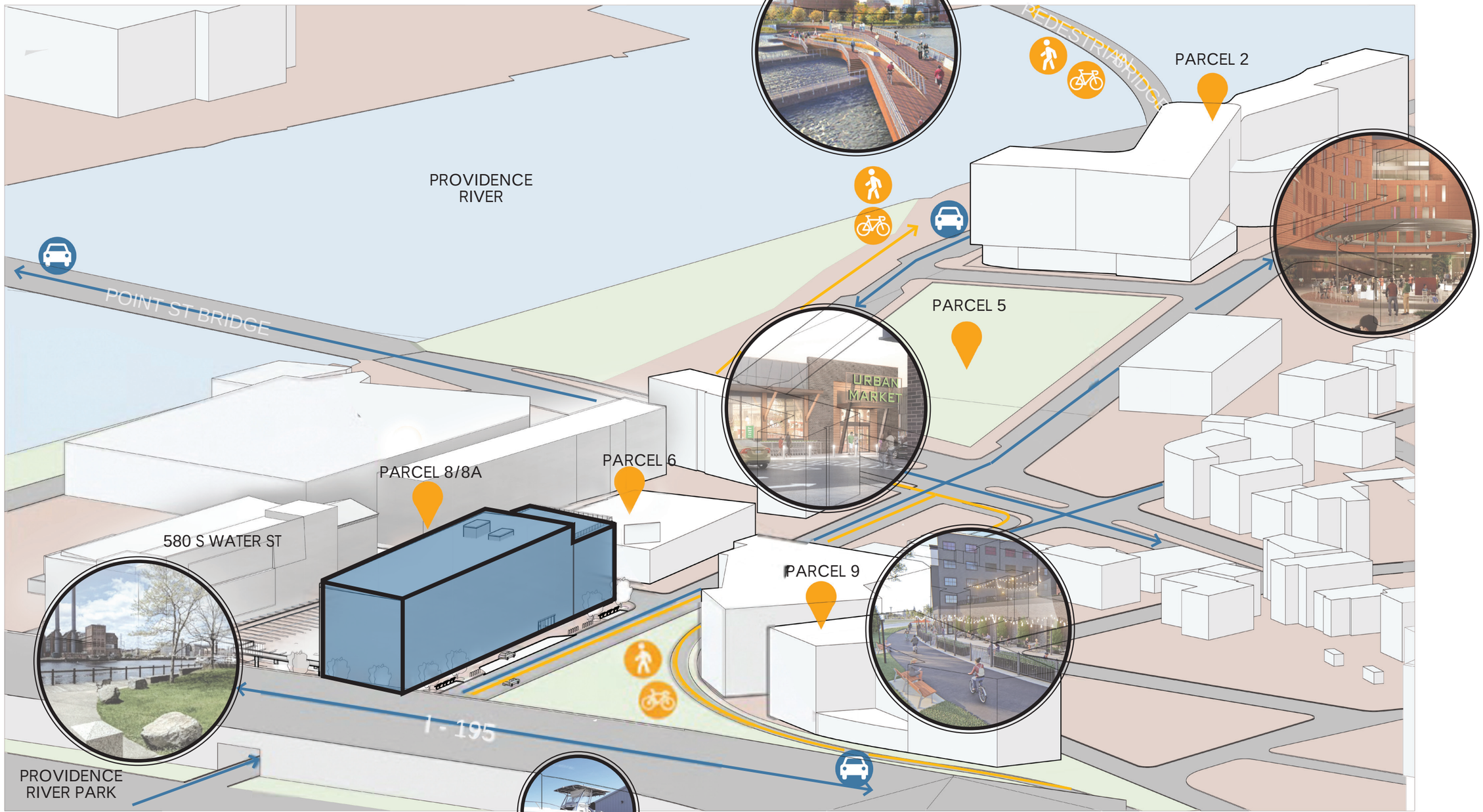
PARCEL 8+8a

CONCEPT PLAN PRESENTATION

195 COMISSION MEETING | NOVEMBER 18, 2026

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CONTEXT | NEIGHBORHOOD DIAGRAM

PARCEL 8-8A

NOVEMBER 2026

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PROGRAM AREAS	
PROGRAM	GSF
RESIDENTIAL	70,015 SF
AMENITY	3,898 SF *
B.O.H./CIRC./SUPPORT	16,844 SF
OFFICE/LEASING	4,767 SF
PARKING GARAGE	18,700 SF
TOTAL BUILDING GSF	111,974 SF
PARKING SPACES	85 SPACES

2,250 SF OF EXTERIOR AMENITY DECK

PROPOSED SITE PLAN

PARCEL 8-8A

NOVEMBER 2026

0’ 20’ 40’ 80’ 160’ 320’

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PROGRAM AREAS	
PROGRAM	GSF
RESIDENTIAL	70,015 SF
AMENITY	3,898 SF *
B.O.H./CIRC./SUPPORT	16,844 SF
OFFICE/LEASING	4,767 SF
PARKING GARAGE	18,700 SF
TOTAL BUILDING GSF	111,974 SF
PARKING SPACES	85 SPACES

2,250 SF OF EXTERIOR AMENITY DECK

MILESTONES**	
CATEGORY	APPROX. DATE
COMPLETION OF DUE DILIGENCE	FEBRUARY 1, 2027
FINAL PLAN APPROVAL	APRIL 30, 2027
COMPLETION OF PERMITTING	SEPTEMBER 30, 2027
FINANCIAL CLOSING	OCTOBER 31, 2027
CONSTRUCTION COMMENCEMENT	NOVEMBER 30, 2027
CERTIFICATE OF OCCUPANCY	OCTOBER 31, 2029
FULLY STABILIZIED BUILDING	DECEMBER 1, 2029

***ASSUMES JUNE 03, 2026 SELECTION ***

RESIDENTIAL UNITS		
UNIT TYPE	NUMBER	AVG. SIZE (SF)
STUDIO	27	425+/- SF
1 BED	53	660+/- SF
1 BED+	5	880+/- SF
2 BED	15	980+/- SF
TOTAL	100	

DEVELOPMENT PROGRAM TABLE

PARCEL 8-8A

NOVEMBER 2026

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RESIDENTIAL UNIT MATRIX		
UNIT TYPE	NUMBER	AVG. SIZE (SF)
STUDIO	27	425+/- SF
1 BED	53	660+/- SF
1 BED+	5	880+/- SF
2 BED	15	980+/- SF
TOTAL	100	

RETAINING WALL

PROPOSED NEW LOT LINE LOCATION

RETAINING WALL

RAMP ENTRANCE TO GARAGE PARKING

TRASH ENCLOSED BY SCREENING

TOTAL GROUND PARKING: **39**

RAMP @ 16% SLOPE

HARD-LANDSCAPED AREA

TEMPORARY LOADING

PROPOSED DROP OFF/PICK UP

BIKE PARKING

2 BD 912 SF

STUDIO 425 SF

STAIR 2

TRASH 154 SF

UTILITY 811 SF

STUDIO 425 SF

STUDIO 425 SF

1 BD 659 SF

1 BD 659 SF

STUDIO 425 SF

AMENITY 951 SF

1 BD 692 SF

1 BD+ 878 SF

1 BD 659 SF

1 BD 659 SF

1 BD 659 SF

MAIL / PARCEL 406 SF

LOBBY 1148 SF

STAIR 1

UP

OFFICES 4767 SF

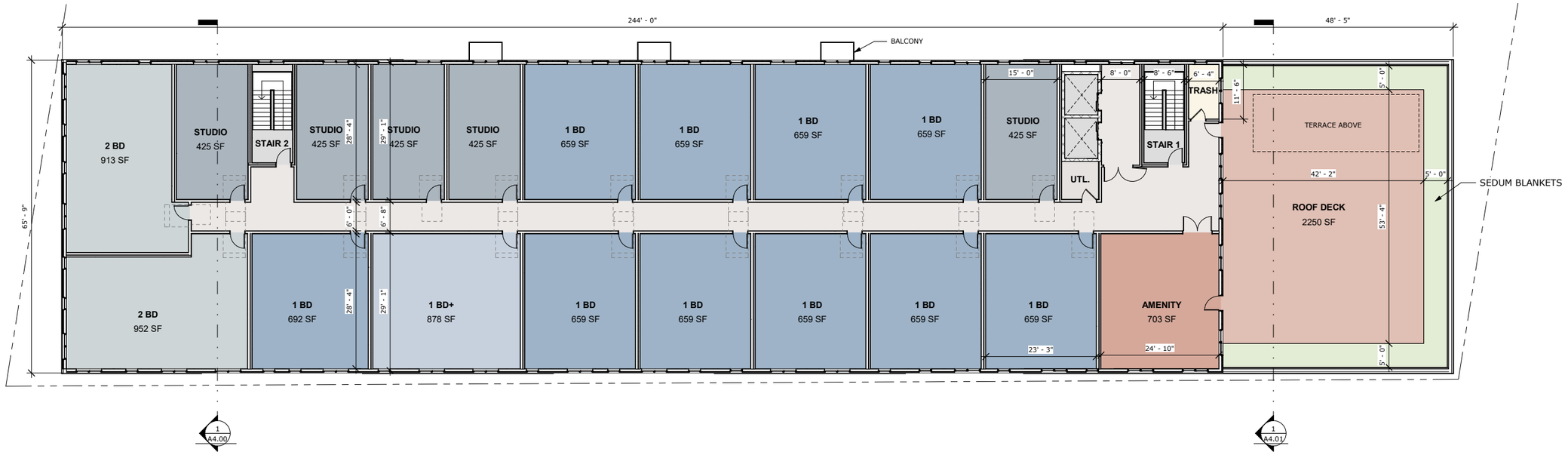
GROUND FLOOR PLAN

PARCEL 8-8A

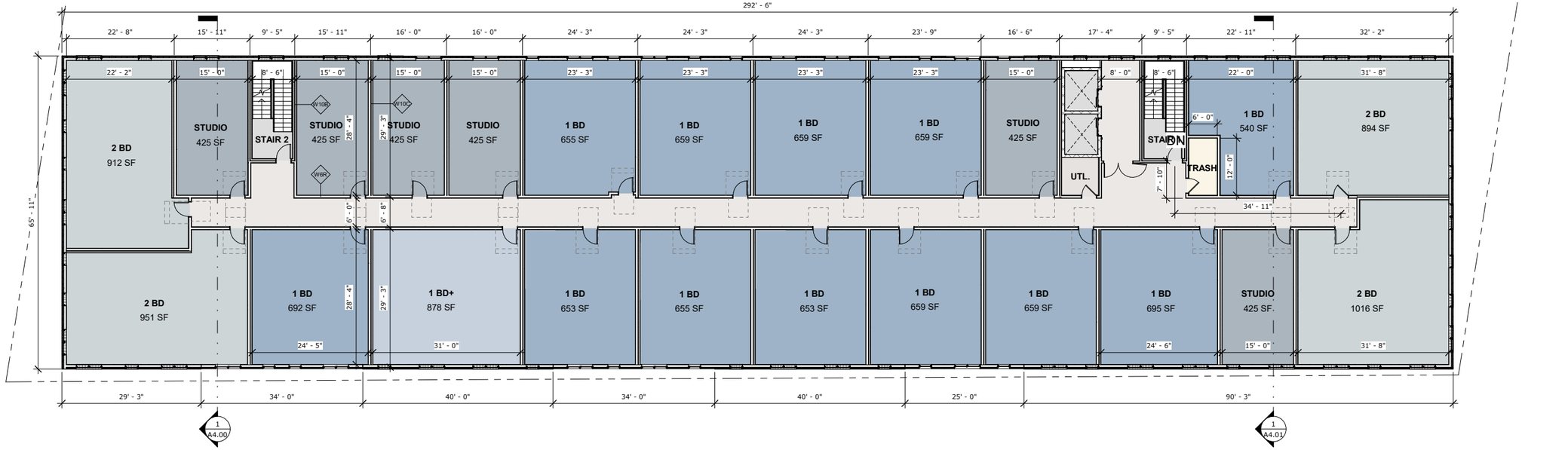
NOVEMBER 2026

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FIFTH FLOOR PLAN | ROOF TERRACE



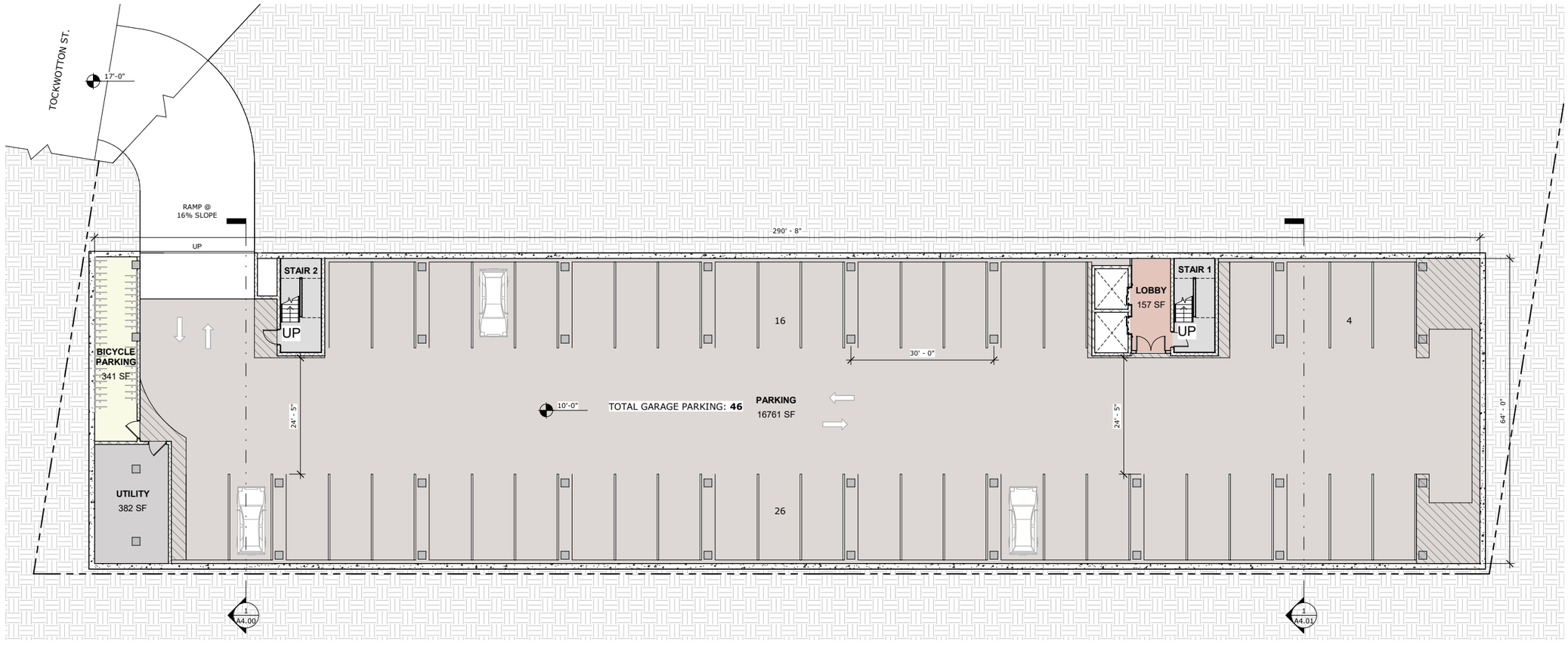
TYPICAL FLOOR PLAN (LEVEL 2-4)

PARCEL 8-8A

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LOWER LEVEL GARAGE FLOOR PLAN

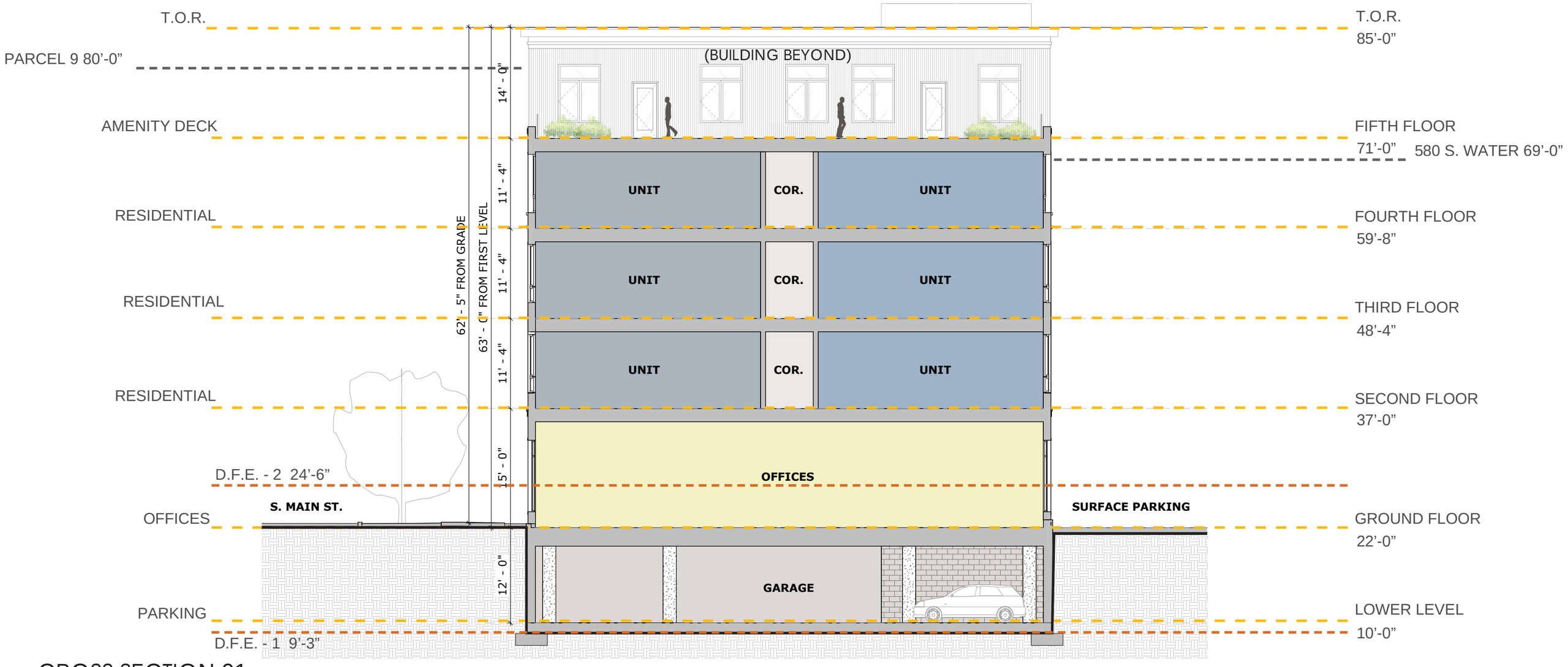
PARCEL 8-8A

NOVEMBER 2026

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CROSS SECTION 01

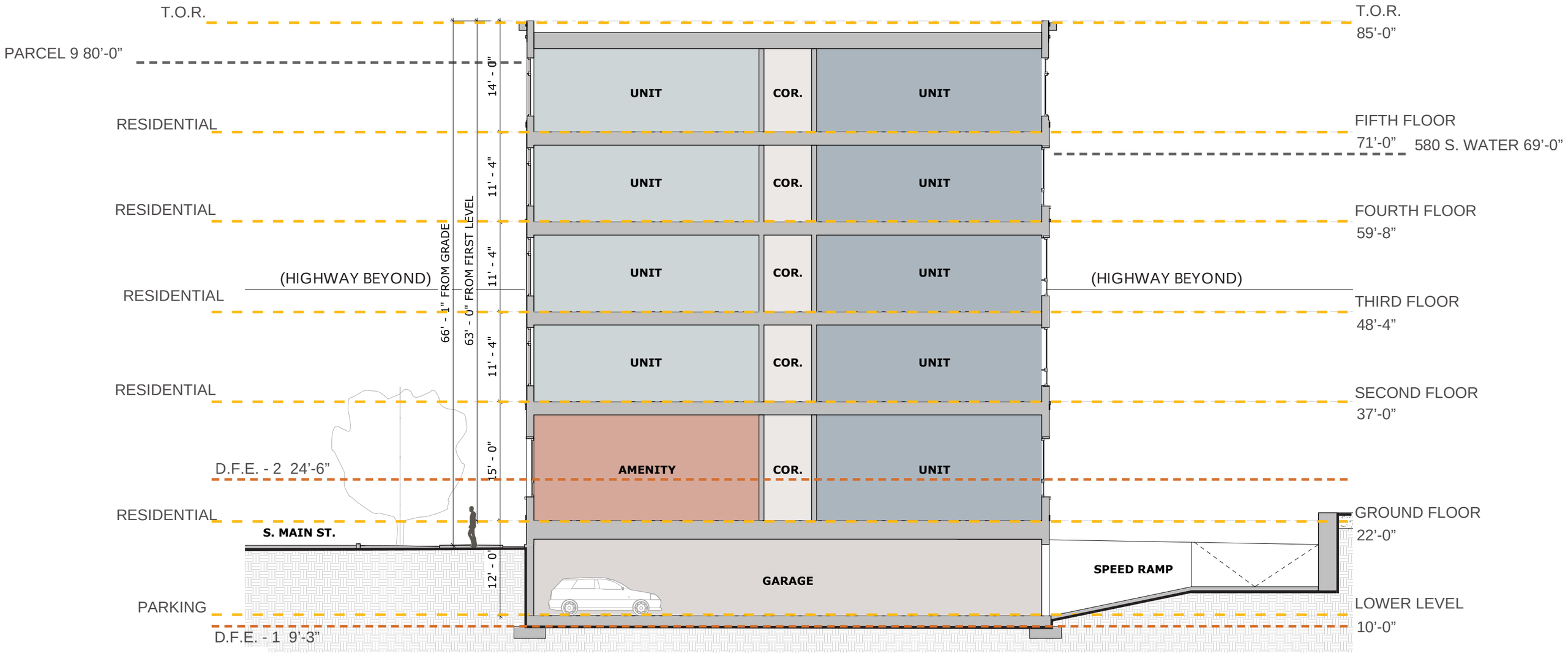
PARCEL 8-8A

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CROSS SECTION 02

PARCEL 8-8A

NOVEMBER 2026

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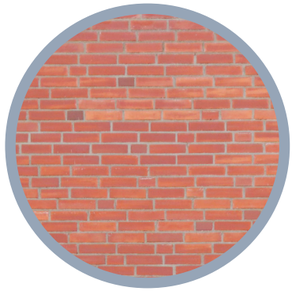
ZDS



SPARSE METAL PANEL
COLOR: LIGHT GRAY



DENSE METAL PANEL
COLOR: DARK GRAY



THIN BRICK
COLOR: RED



STACK BOND BRICK
COLOR: DARK GRAY



MASSING & MATERIAL



RENDERING - VIEW 01

PARCEL 8-8A

NOVEMBER 2026



RENDERING - VIEW 02

PARCEL 8-8A

NOVEMBER 2026

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RENDERING - VIEW 03

PARCEL 8-8A

NOVEMBER 2026



RENDERING - VIEW 04

PARCEL 8-8A

NOVEMBER 2026

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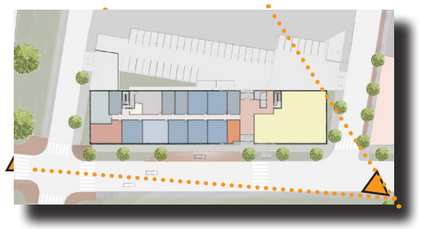
RENDERING - VIEW 05

PARCEL 8-8A

NOVEMBER 2026

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DESIGN CHANGES:

MASSING: DISTINCT FOUR- AND FIVE-STORY VOLUMES, WITH THE HEIGHT STEP (NOT MATERIAL) SEPARATING THEM; STEPS DOWN TOWARD THE CITY

MATERIALS: SINGLE RED BRICK BLEND, REPLACING THE TWO BRICK TONES, WITH DARK GRAY METAL AND COMPOSITE ACCENTS

ROOF: MANSARD REMOVED IN FAVOR OF A MORE DEFINED UPPER-STORY EXPRESSION

FACADE: STRONGER HORIZONTAL DATUM LINES TIE THE TWO VOLUMES TOGETHER; METAL AND GLAZING EXTEND TO GRADE

FLOOR PLANS: UNIT LAYOUTS REFINED; AMENITIES, STORAGE, PARKING, AND BIKE FACILITIES REDISTRIBUTED

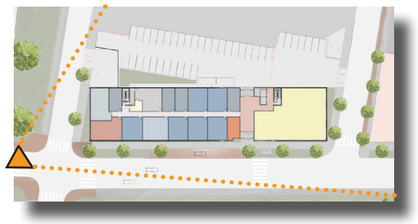
LOBBY: NEW CENTRAL SHARED ENTRY FOR RESIDENTIAL AND COMMERCIAL TENANTS



PREVIOUS DESIGN RENDERERING



UPDATED DESIGN RENDERERING



DESIGN CHANGES:

MASSING: DISTINCT FOUR- AND FIVE-STORY VOLUMES, WITH THE HEIGHT STEP (NOT MATERIAL) SEPARATING THEM; STEPS DOWN TOWARD THE CITY

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LOBBY: NEW CENTRAL SHARED ENTRY FOR RESIDENTIAL AND COMMERCIAL TENANTS



PREVIOUS DESIGN RENDERERING



UPDATED DESIGN RENDERERING

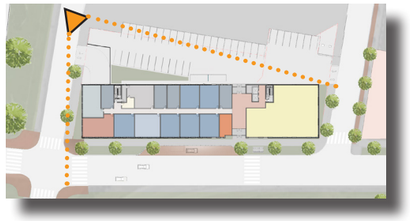
RENDERING - VIEW 05 COMPARISON

PARCEL 8-8A

NOVEMBER 2026

CHURCHILL & BANKS

ZDS



DESIGN CHANGES:

MASSING: DISTINCT FOUR- AND FIVE-STORY VOLUMES, WITH THE HEIGHT STEP (NOT MATERIAL) SEPARATING THEM; STEPS DOWN TOWARD THE CITY

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LOBBY: NEW CENTRAL SHARED ENTRY FOR RESIDENTIAL AND COMMERCIAL TENANTS



PREVIOUS DESIGN RENDERERING

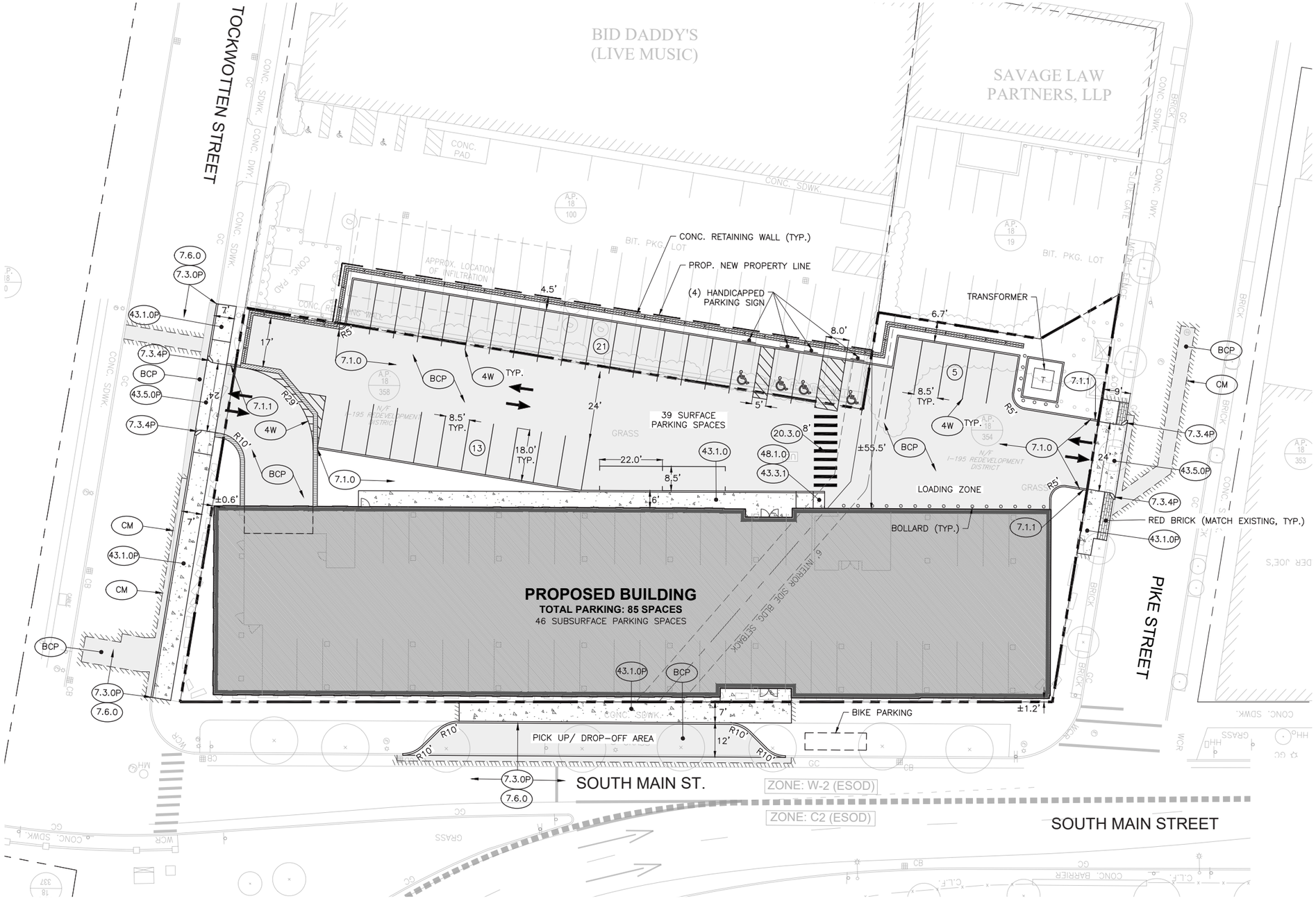


UPDATED DESIGN RENDERERING

APPENDIX

ZDS

CHURCHILL & BANKS



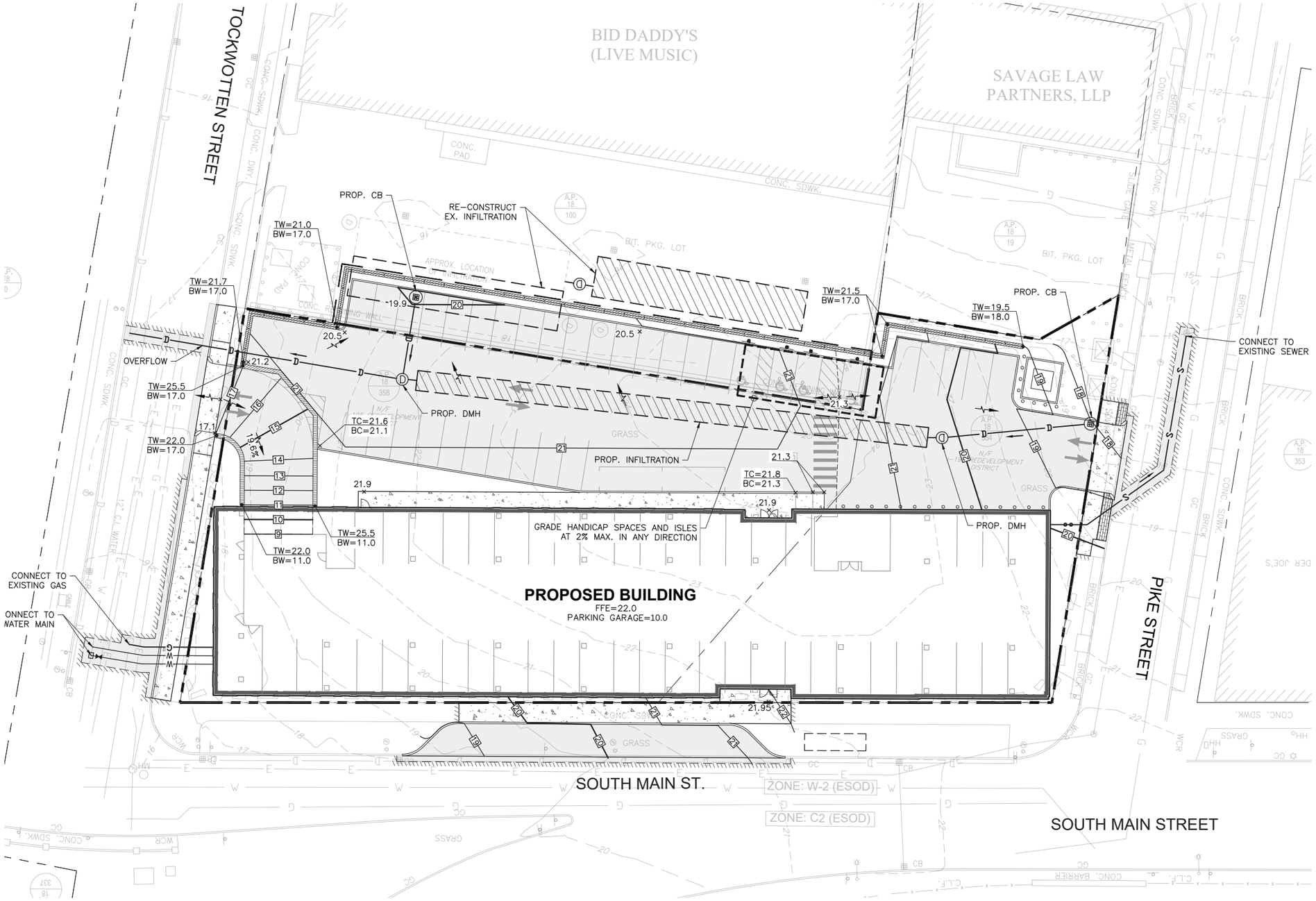
CIVIL LAYOUT PLAN

PARCEL 8-8A

NOVEMBER 2026

CHURCHILL & BANKS

ZDS



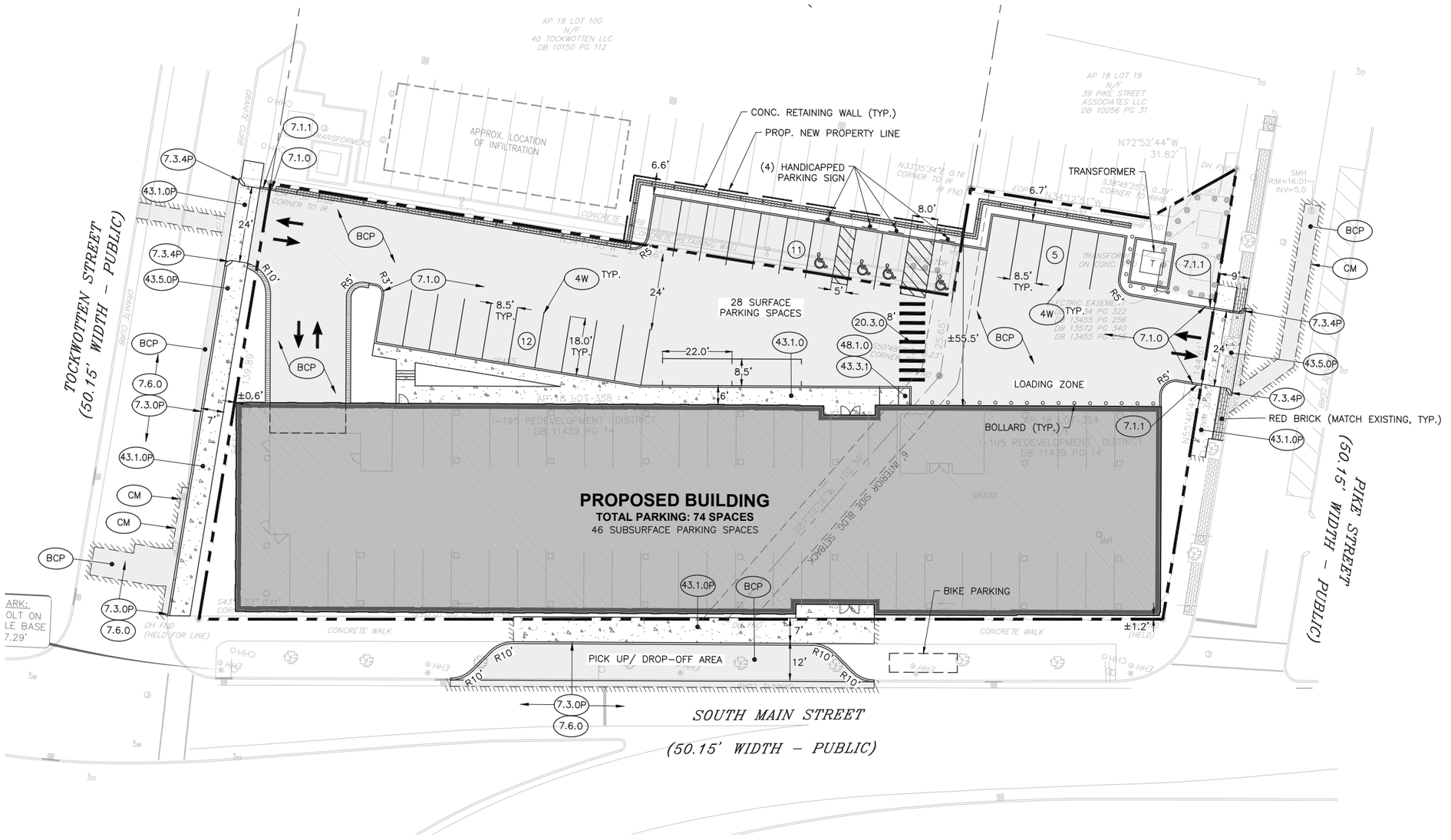
CIVIL GRADING PLAN

PARCEL 8-8A

NOVEMBER 2026

CHURCHILL & BANKS

ZDS



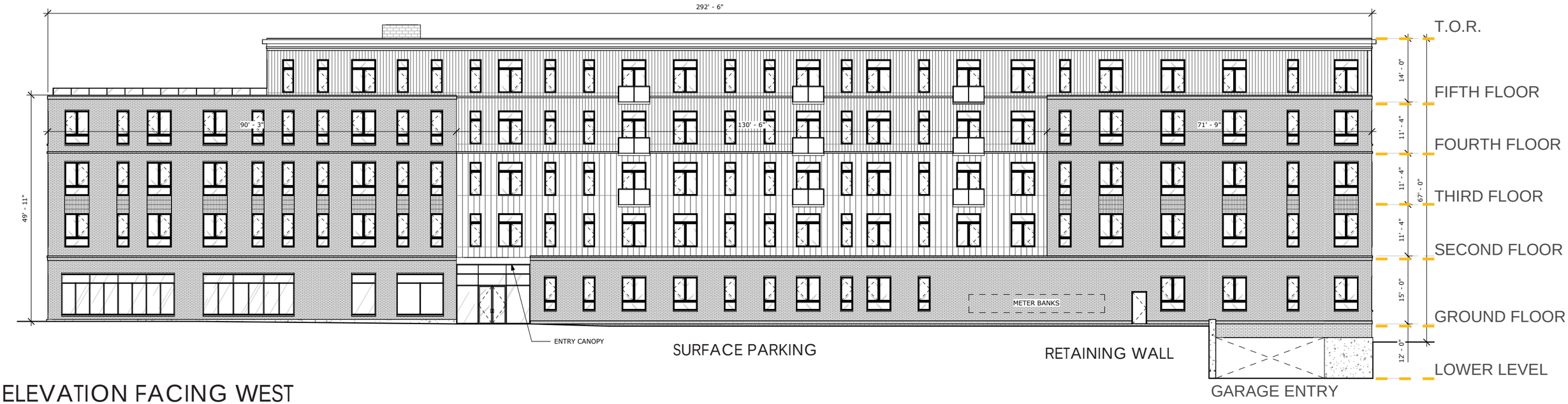
CIVIL LAYOUT PLAN - ALTERNATE OPTION

PARCEL 8-8A

NOVEMBER 2026

CHURCHILL & BANKS

ZDS



ELEVATION FACING WEST



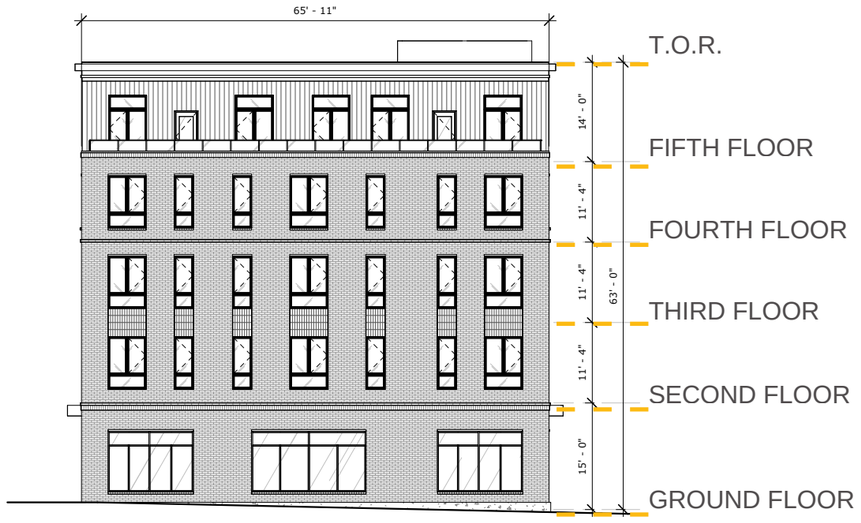
ELEVATION FACING EAST (S. MAIN ST.)

PARCEL 8-8A

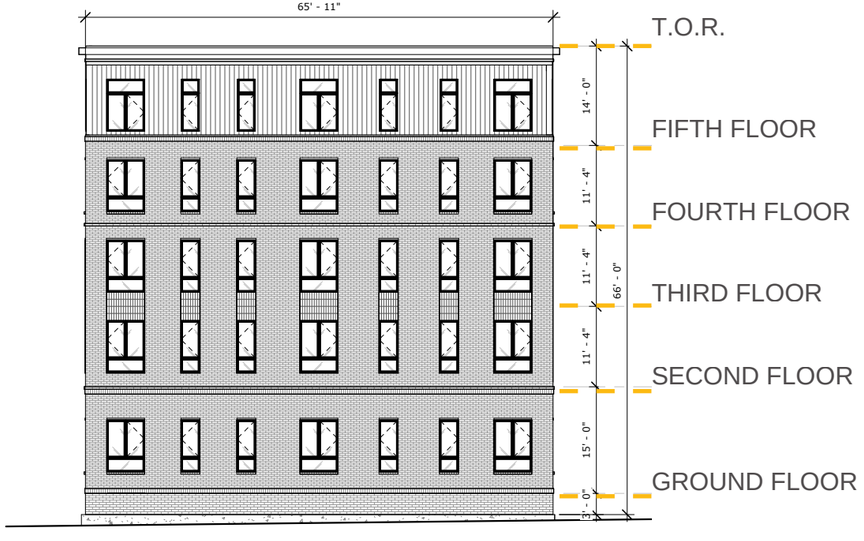
NOVEMBER 2026

CHURCHILL & BANKS

ZDS



ELEVATION FACING NORTH (PIKE ST.)



ELEVATION FACING SOUTH (TOCKWOTTON ST.)

THANK YOU

ZDS

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