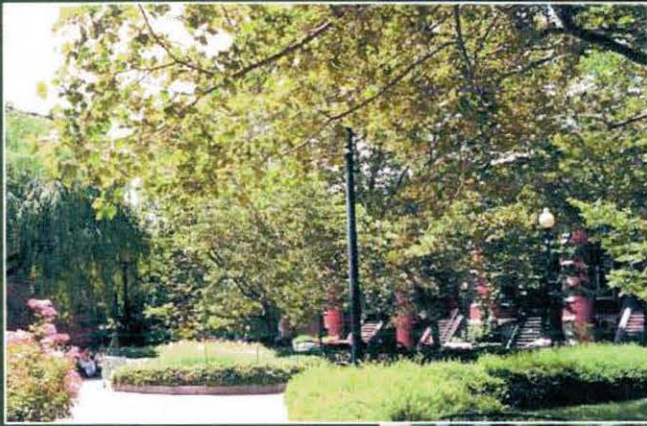


Project Description

Use	Proposed	Existing
Grocery Store (inc Pharmacy)	56,210 sf	32,732 sf (23,478 sf)
Street Retail	62,954 sf	(72,156 sf)
Professional Office	17,320 sf	(19,000 sf)
Town Homes	8	
Flats	138 +/-	21,852 sf
Total Commercial	136,484 sf	(114,632 sf)
Total Development	354,820 sf	
FAR	1.99	

Project Description

Open Spaces



Project Description

Wisconsin Building: Retail + Professional Office



Project Description

Newark Residential Building: Retail + Residential



Project Description

Residential Buildings: SF Townhomes



Project Description

Wisconsin Residential Building: Retail + Residential



Project Description

Newark Residential Building: Retail + Residential



Project Description

Newark Residential Building: Retail + Residential



Project Description

Newark View



Project Description

Newark View



Wells: Traffic

Traffic Study Area



Wells: Introduction



Design Summary

- Re-establish neighborhood anchor, ala grocery store
- Minimize visual impact of grocery store on the street
- Centralize parking facilitate to maximize convenience and use
- Minimize visual impact of major parking facility
- Collection of buildings that reflect their location, use and neighborhoods eclectic character
- Re-establish a vibrant sidewalk environment through use and design
- Create additional community open spaces
- Add a diverse collection of residential types

Project Description

Wisconsin View



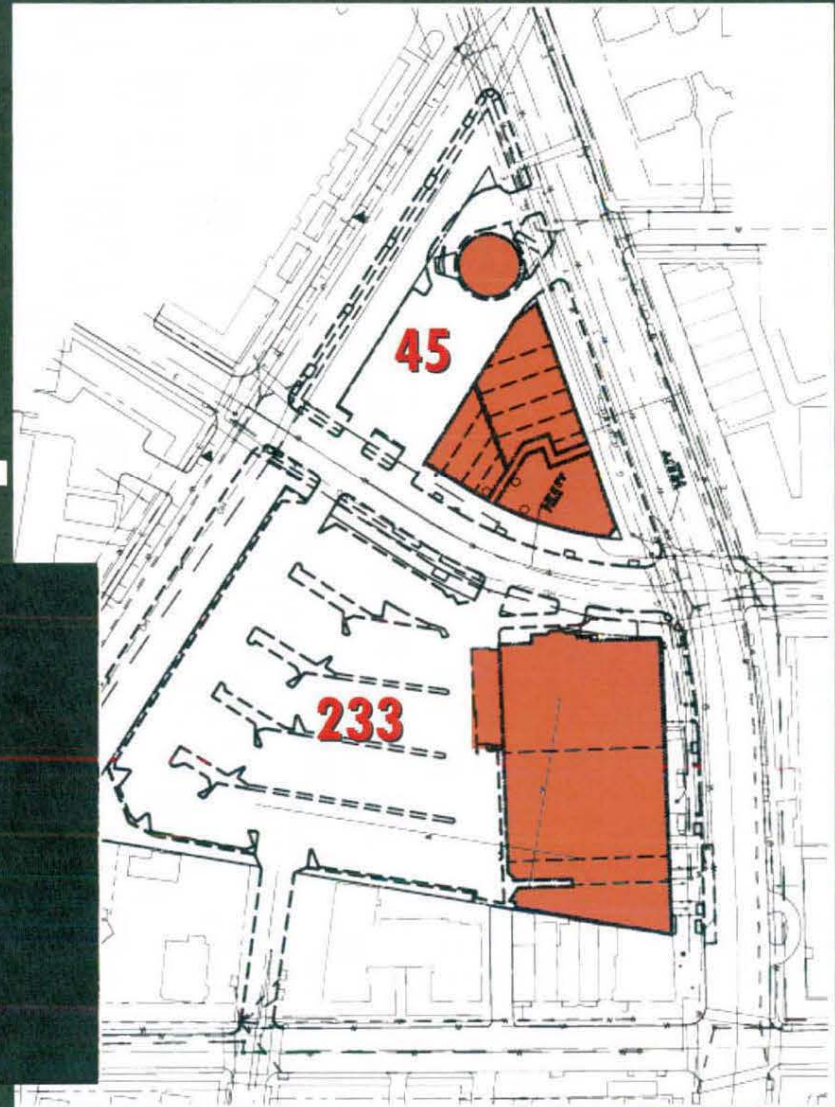
Wells: Traffic

North Giant Pharmacy 5,000 sf
Other Retail 25,750 sf
Office (Upstairs) 19,000 sf
49,750 sf

South Giant Store 18,500 sf
(Vacant) Other Retail 46,400 sf
64,900 sf

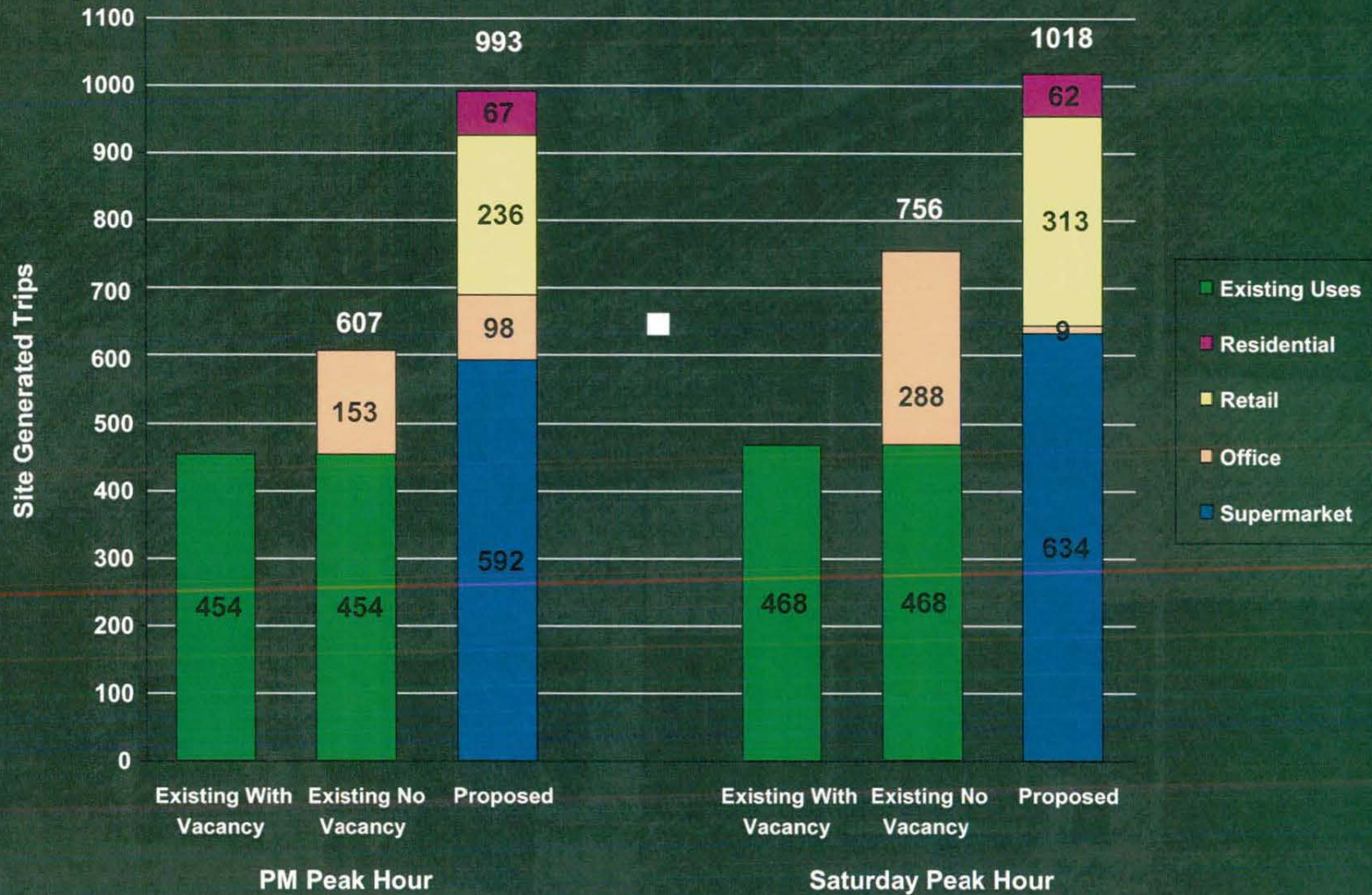
Parking Supply

North Parcel	45 spaces
South Parcel	233 spaces
Total	278 spaces



Wells: Traffic

Site Trip Generation



Wells: Traffic

Future Intersection LOS, PM Peak Hour

A



PM PEAK HOUR TOTAL FUTURE - LEVELS OF SERVICE WITH MITIGATION

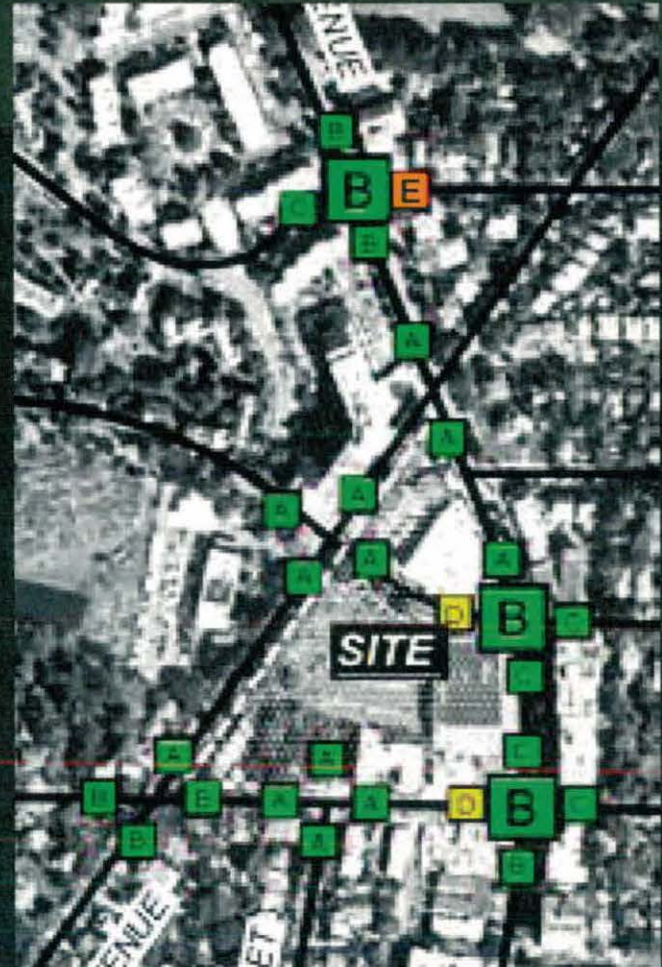
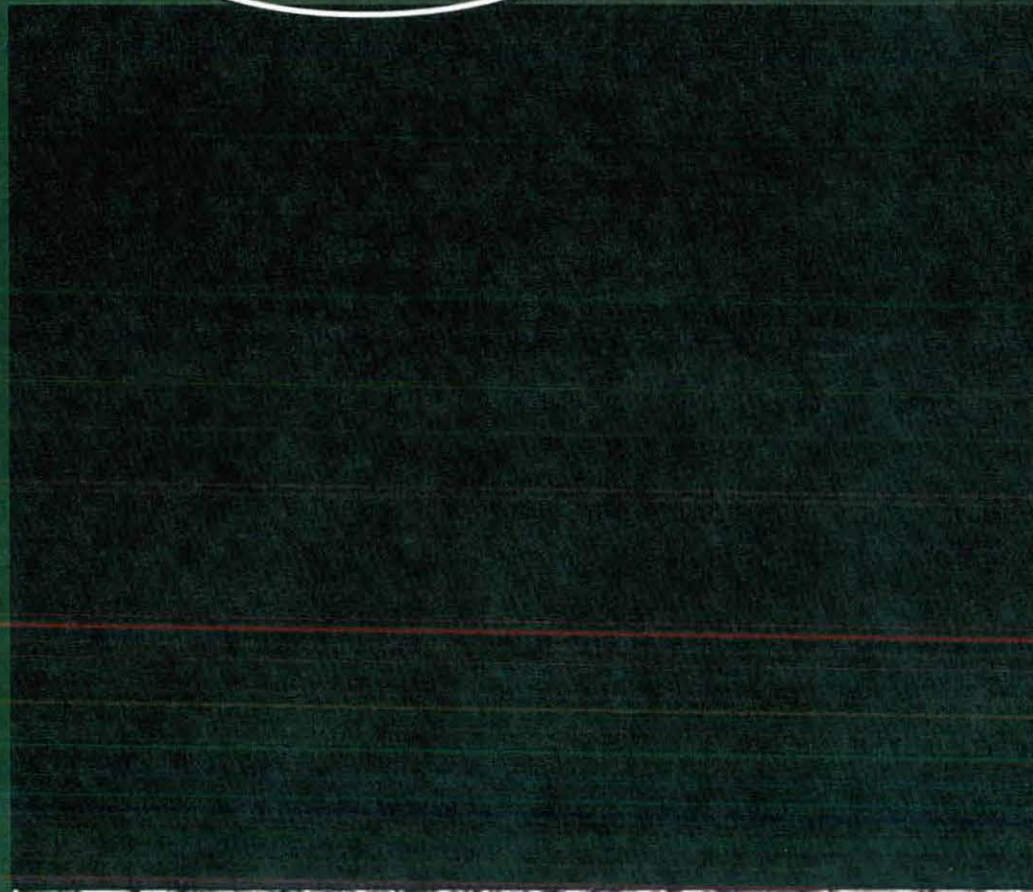


- LOS A B C
- LOS D
- LOS E
- LOS F



Wells: Traffic

Existing Weekday PM Peak Hour LOS



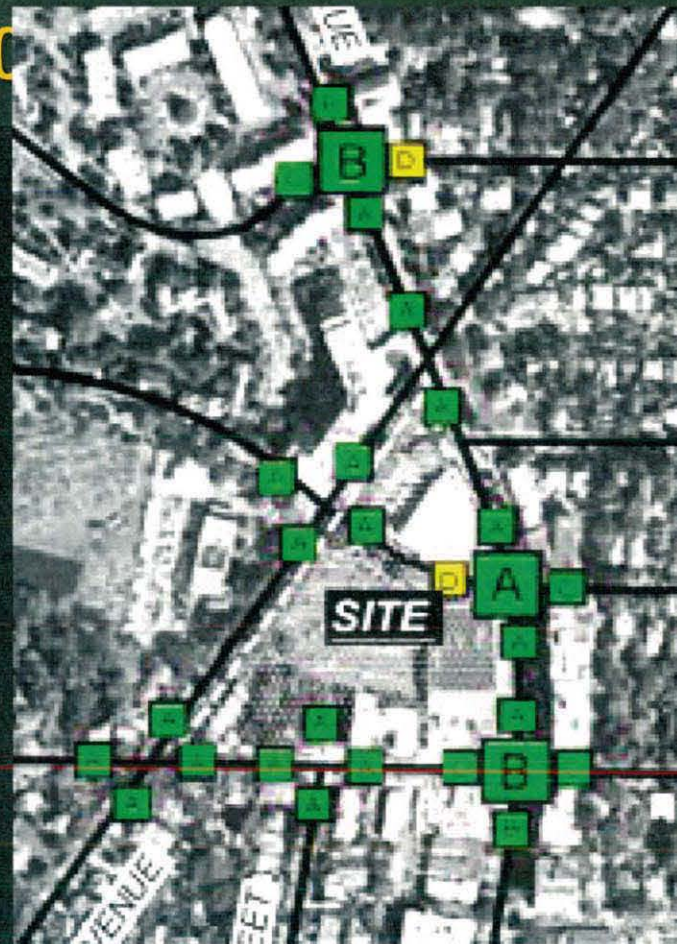
PM PEAK HOUR EXISTING - LEVELS OF SERVICE



- LOS A, B, C
- LOS D
- LOS E
- LOS F

Wells: Traffic

Existing Saturday Mid-Day Peak Hour LC



SATURDAY PEAK HOUR EXISTING - LEVELS OF SERVICE



- LOS A,B,C
- LOS D
- LOS E
- LOS F

Wells: Traffic

Future Intersection LOS, Sat Peak Hour



SATURDAY PEAK HOUR TOTAL FUTURE -
LEVELS OF SERVICE WITH MITIGATION



- LOS A, B, C
- LOS D
- LOS E
- LOS F



Wells: Traffic

Recommended Mitigations

Consolidate Driveway Curb Cuts from 8 to 5 / None on Wisconsin

Improve parking/loading conflicts.

Optimize traffic signals through out the area.

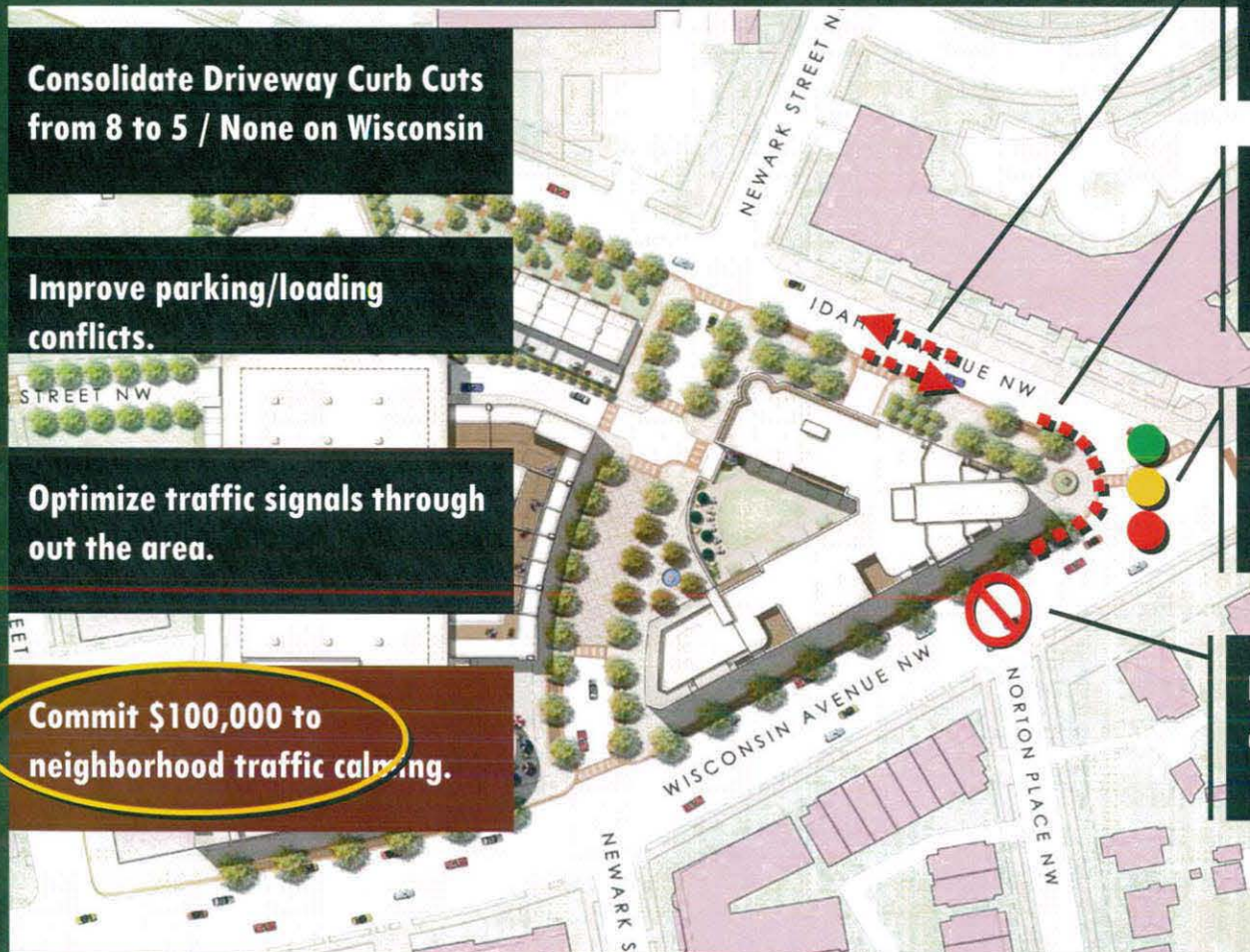
Commit \$100,000 to neighborhood traffic calming.

Convert Idaho Avenue from one-way to two- operation.

Modify curbs to allow trucks to turn on and off Wisconsin.

Install new pedestrian crosswalks & new traffic signal.

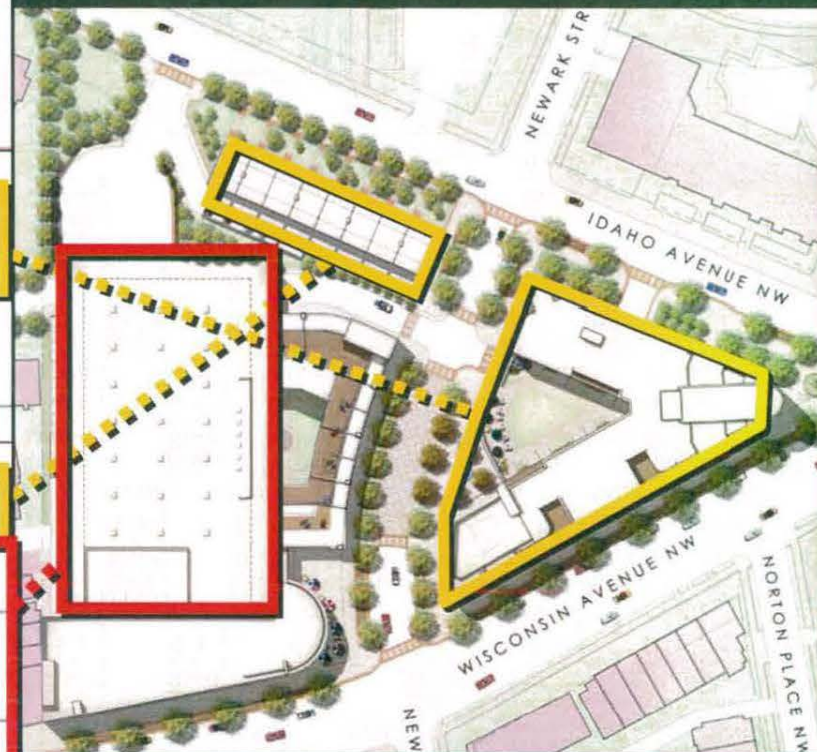
Remove existing, uncontrolled crosswalk at Norton.



Wells: Parking

Parking Spaces Required and Provided

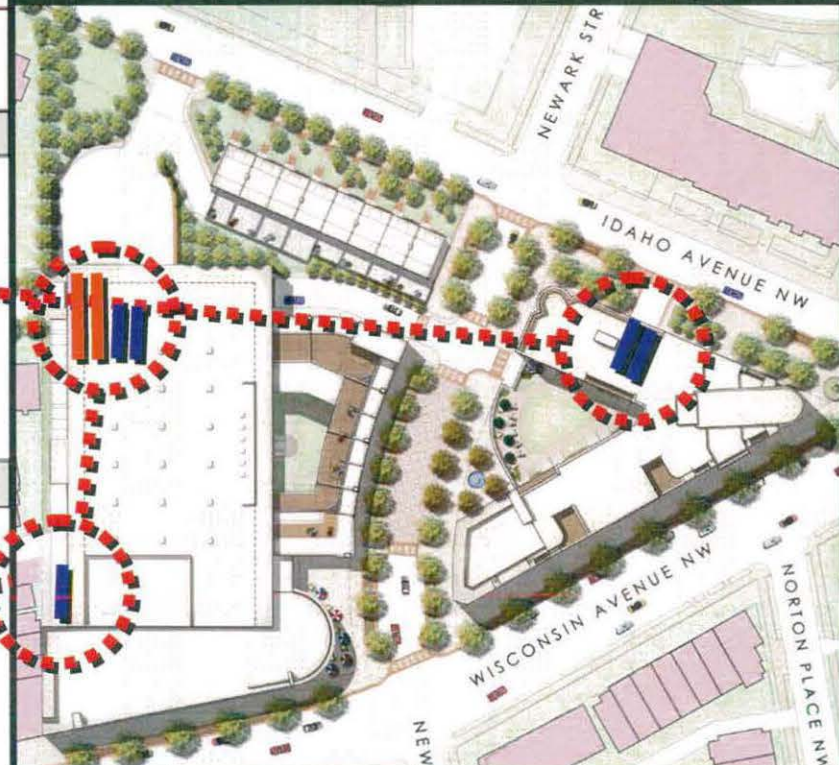
Land Use	Units	Spaces Required (Ratio)	Spaces Provided (Ratio)
North Parcel			
Residential	124 Apts.	62 (0.5 sp/unit)	124 (1.0 sp/unit)
Retail	30,779 S.F.	93 (1.0 sp/300 S.F.) ⁴	0
Subtotal		155	124
South Parcel			
Residential	8 TH's	8 (1.0 sp/unit)	16 (2.0 sp/unit)
	14 Apts.	7 (0.5 sp/unit)	7 (0.5 sp/unit)
Supermarket	56,210 S.F.	177 (1.0 sp/300 S.F.) ⁴	388 ⁴ (2.84 sp/1,000 S.F.)
Retail/Office	49,475 S.F.	165 (1.0 sp/300 S.F.) ⁴	---
Subtotal		357	411
Total		512	535



Wells: Loading

Loading Requirements

Requirement			Proposed		
Berths	Platforms	Service Spaces	Berths	Platforms	Service Spaces
North Parcel:			North Parcel:		
Retail: (30k – 100k S.F.) 1 @ 30 ft. 1 @ 55 ft.	1 @ 100 S.F. 1 @ 200 S.F.	1 @ 20 ft.	2 @ 30 ft. 2 @ 100 S.F. 1 @ 200 S.F.		
Multi-Family Dwelling (50+) 1 @ 55 ft.	1 @ 200 S.F.	1 @ 20 ft.			
South Parcel:			South Parcel:		
Grocery Store (20k – 100k S.F.) 1 @ 30 ft. 1 @ 55 ft.	1 @ 100 S.F. 1 @ 200 S.F.	1 @ 20 ft.	2 @ 55 ft. 3 @ 30 ft.	3 @ 100 S.F.	3 @ 20 ft.
Retail: (30k – 100k S.F.) 1 @ 30 ft. 1 @ 55 ft.	1 @ 100 S.F. 1 @ 200 S.F.	1 @ 20 ft.			
Totals:	Totals:	Totals:	Totals:	Totals:	Totals:
7	7	4	7	7	3



Loading at Giant

