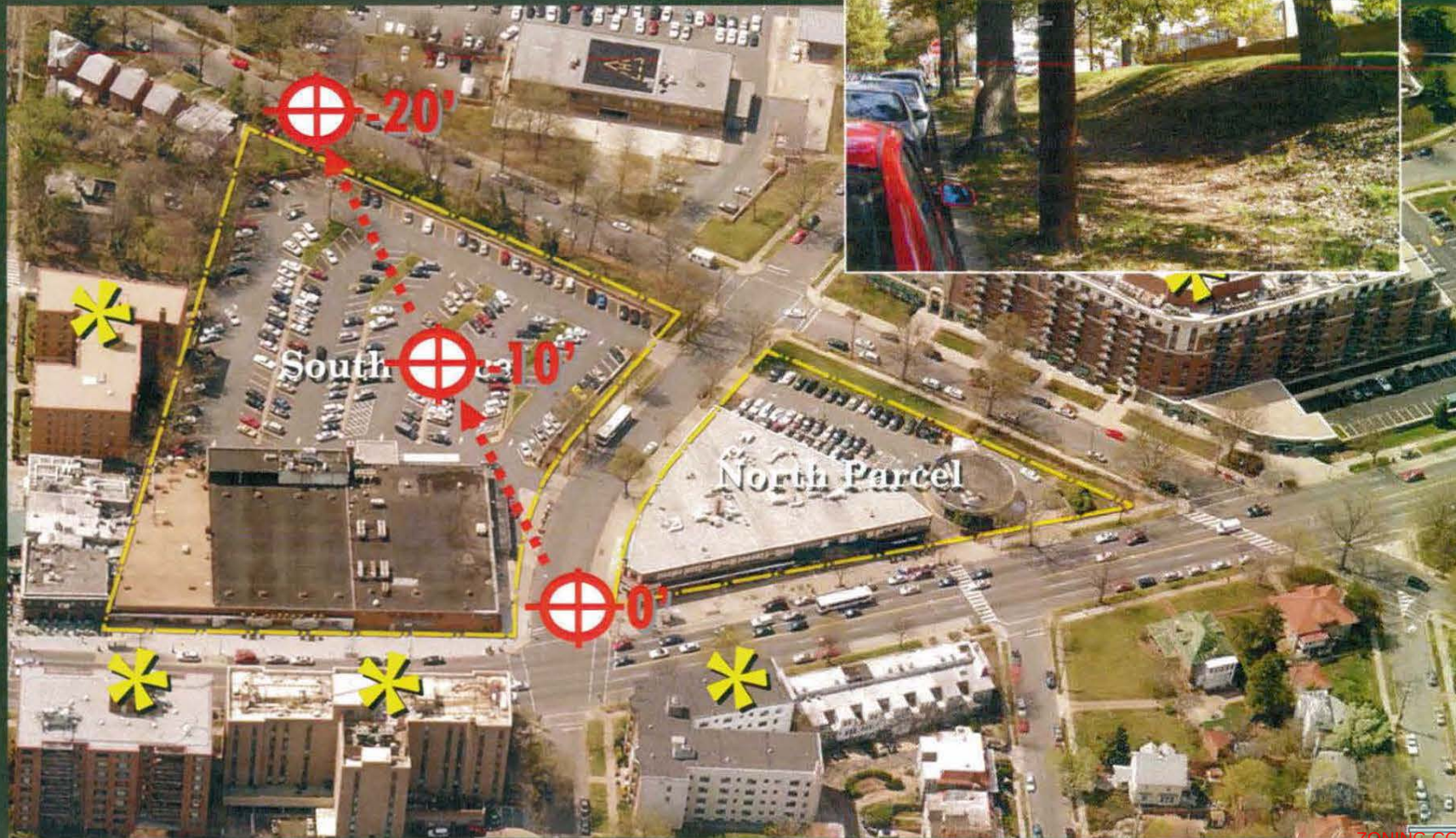
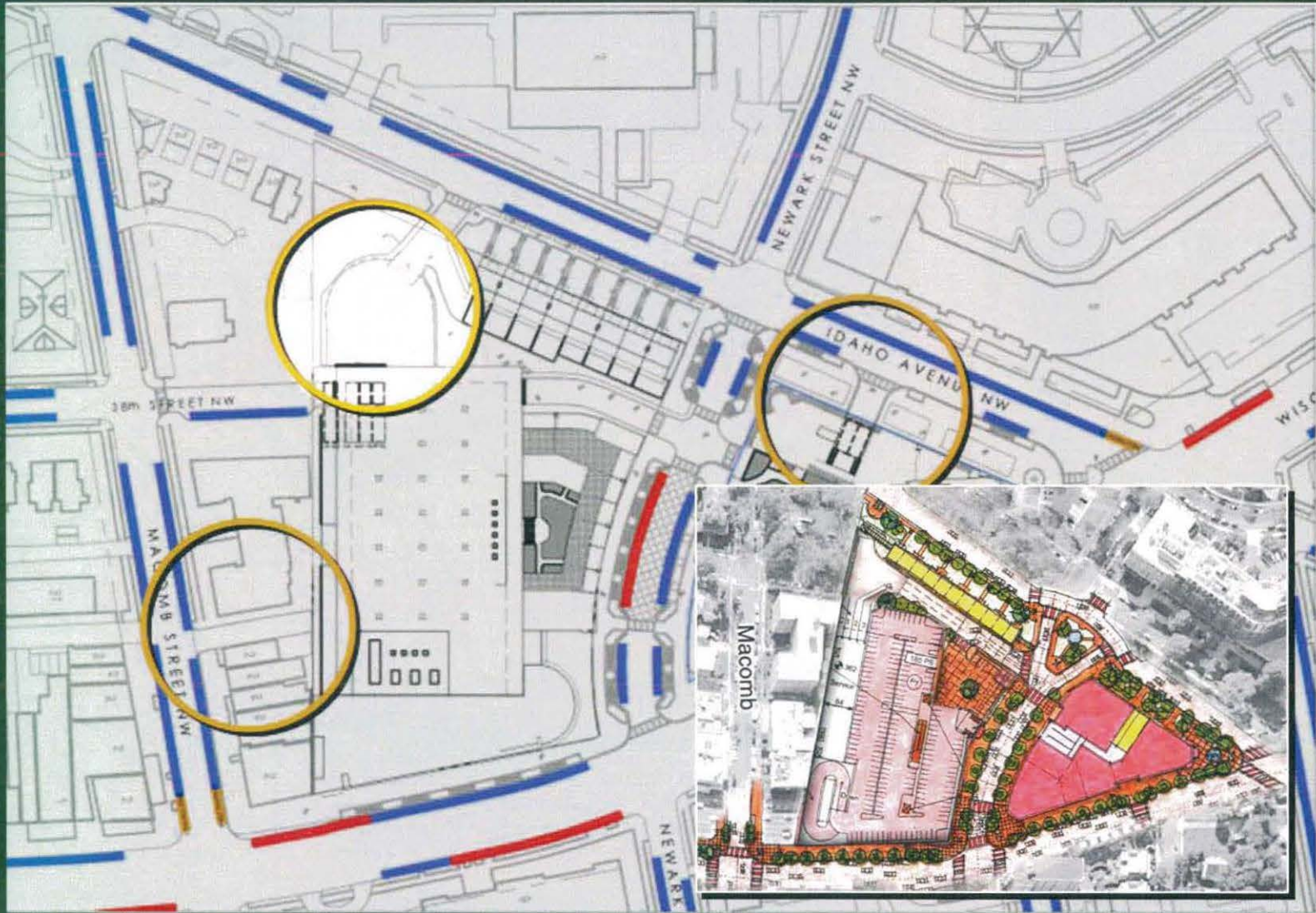


Site Description

Grades and Heights



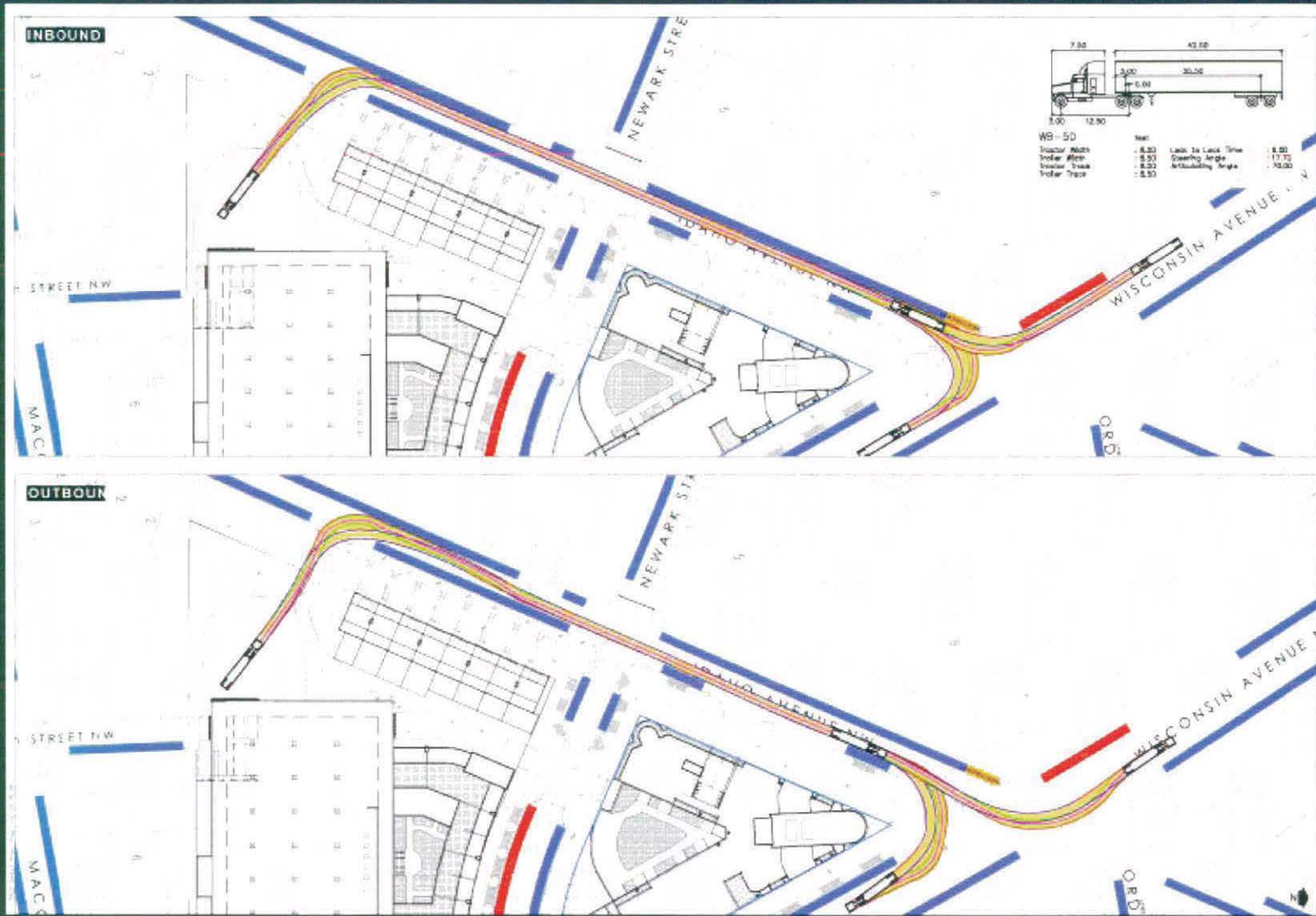
Truck Loading Access - **Grocery**



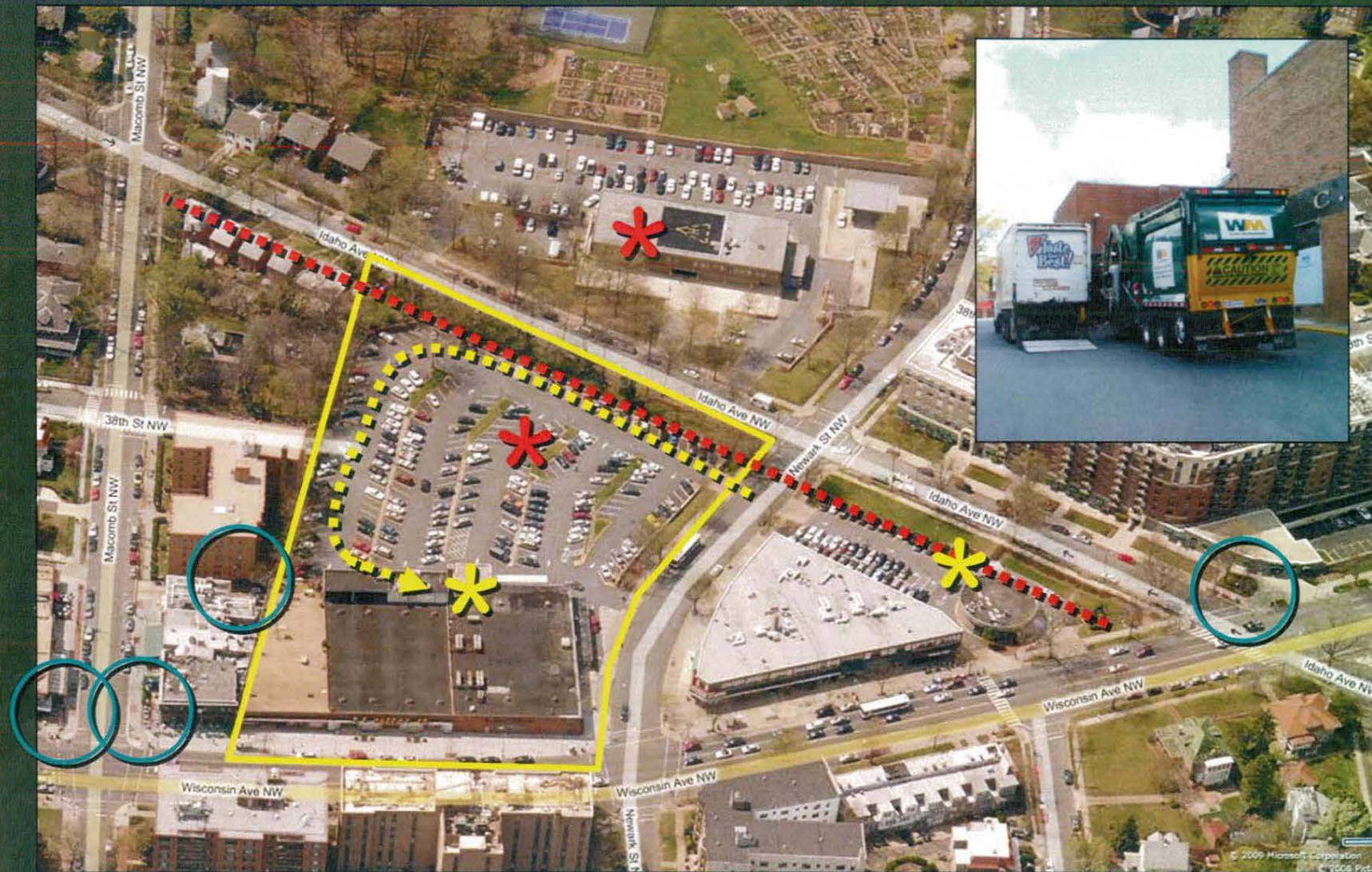
Truck Loading Access - Grocery



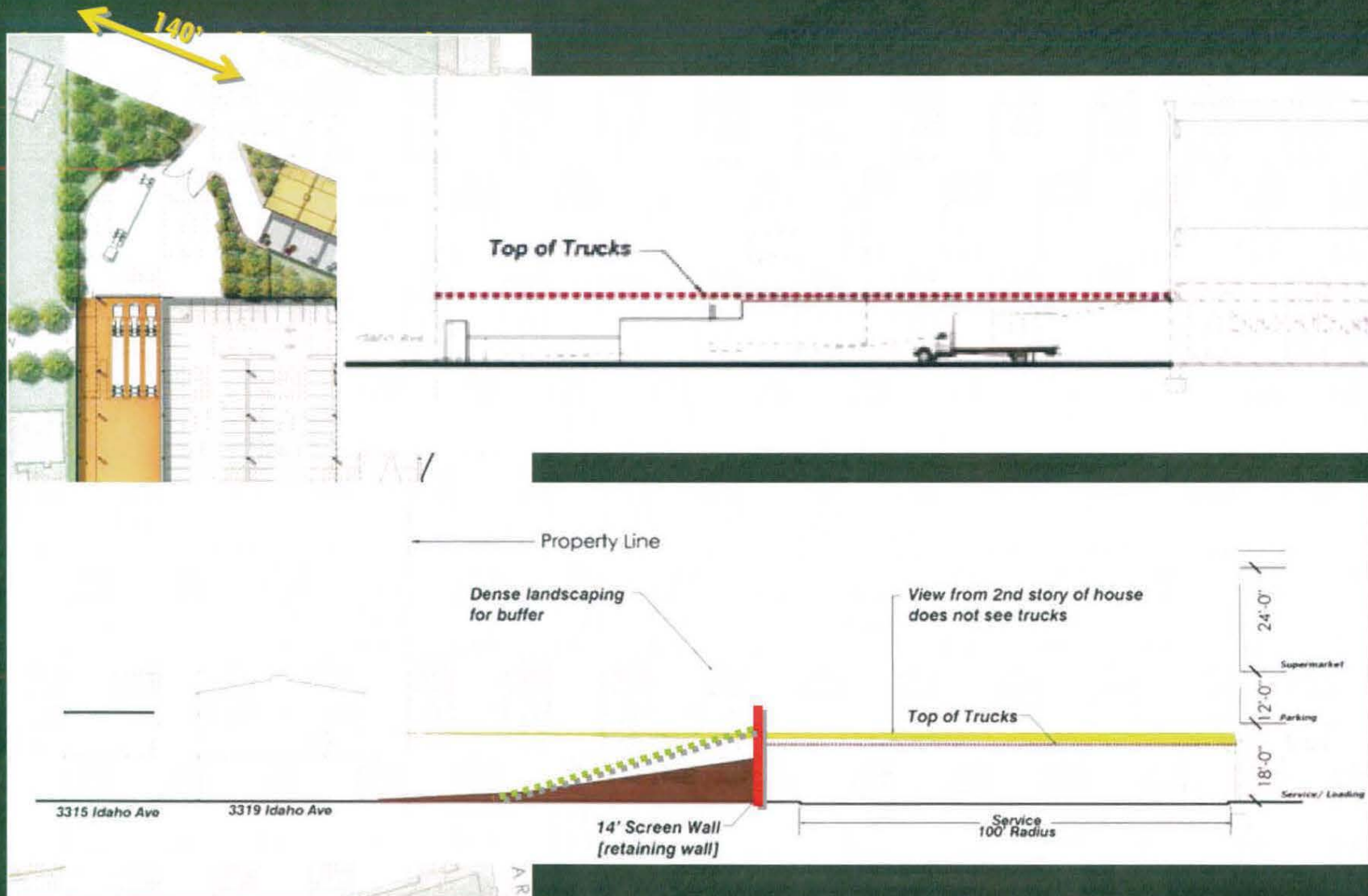
Truck Loading Access - Grocery



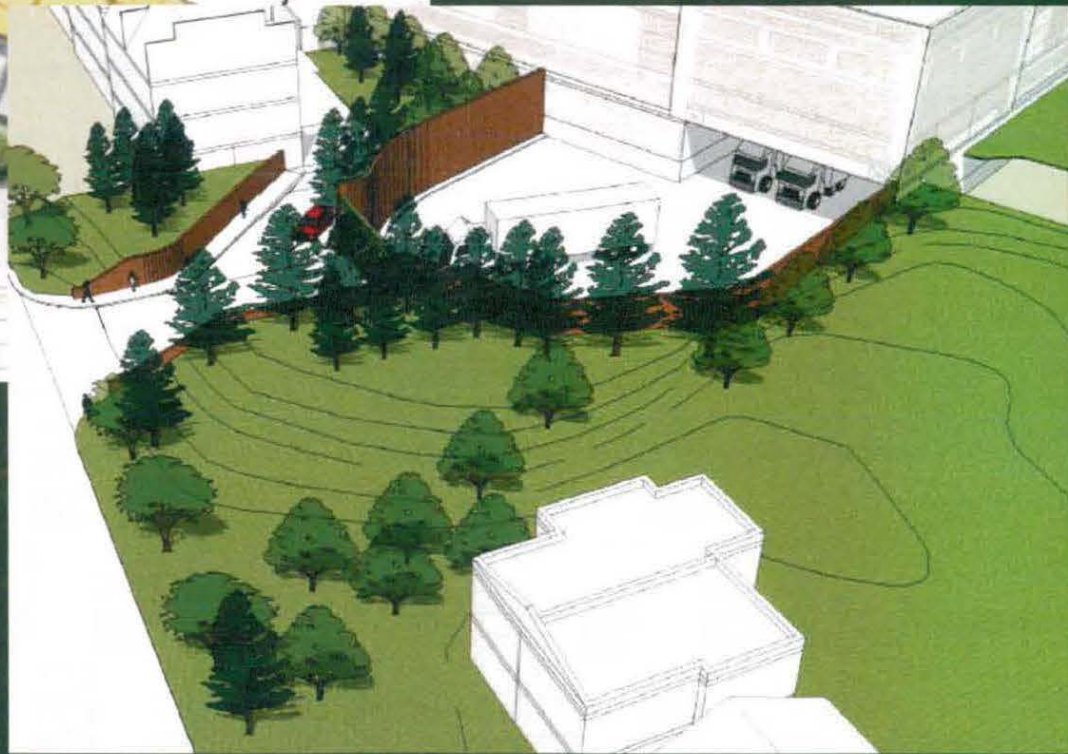
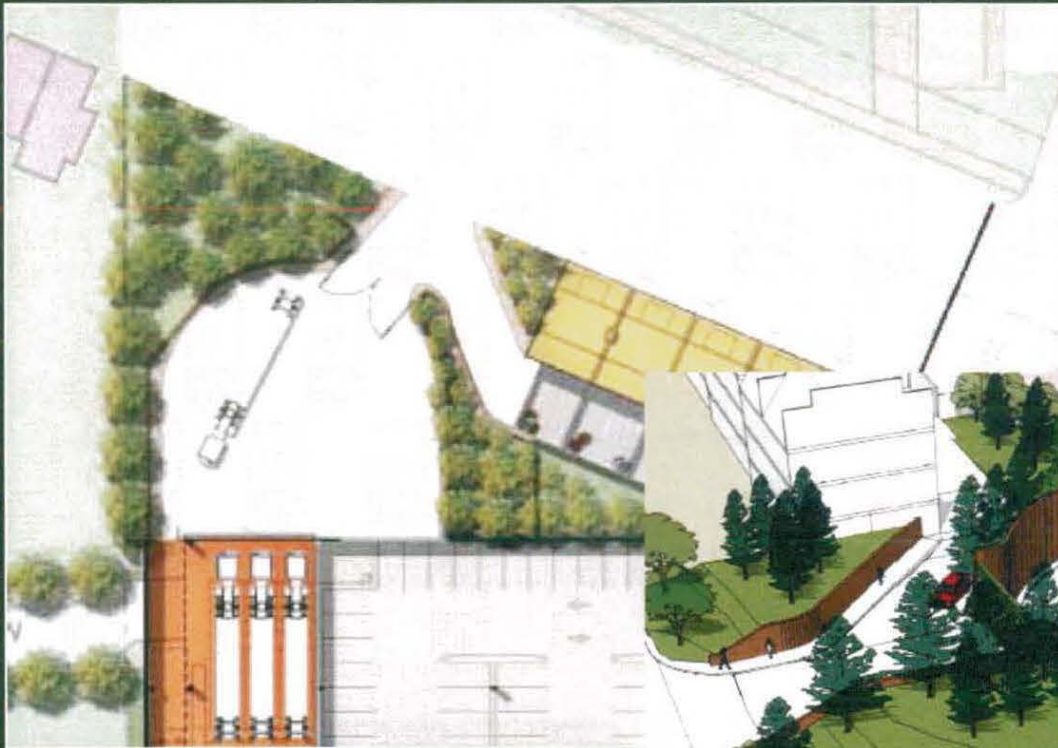
Truck Loading Access - **Grocery**



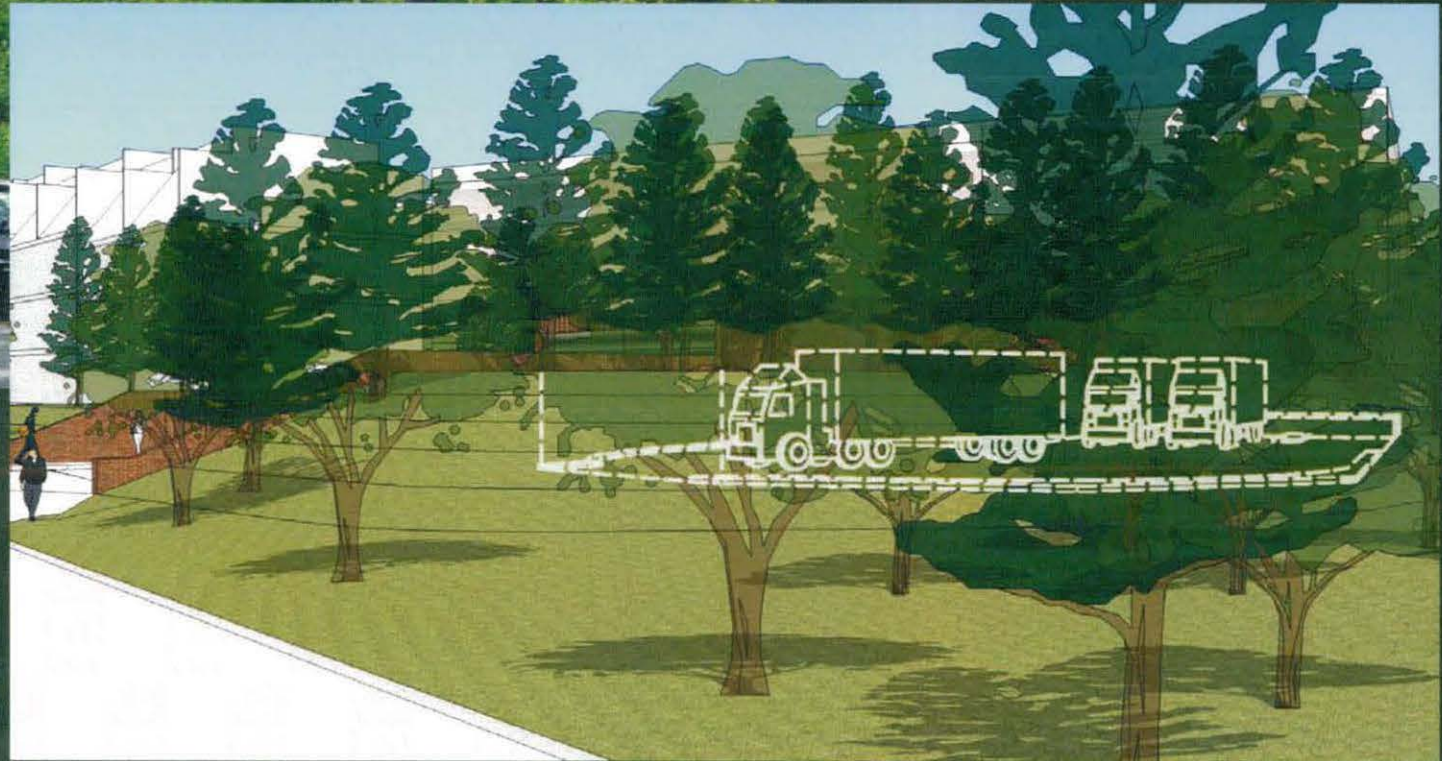
Truck Loading Access - Grocery



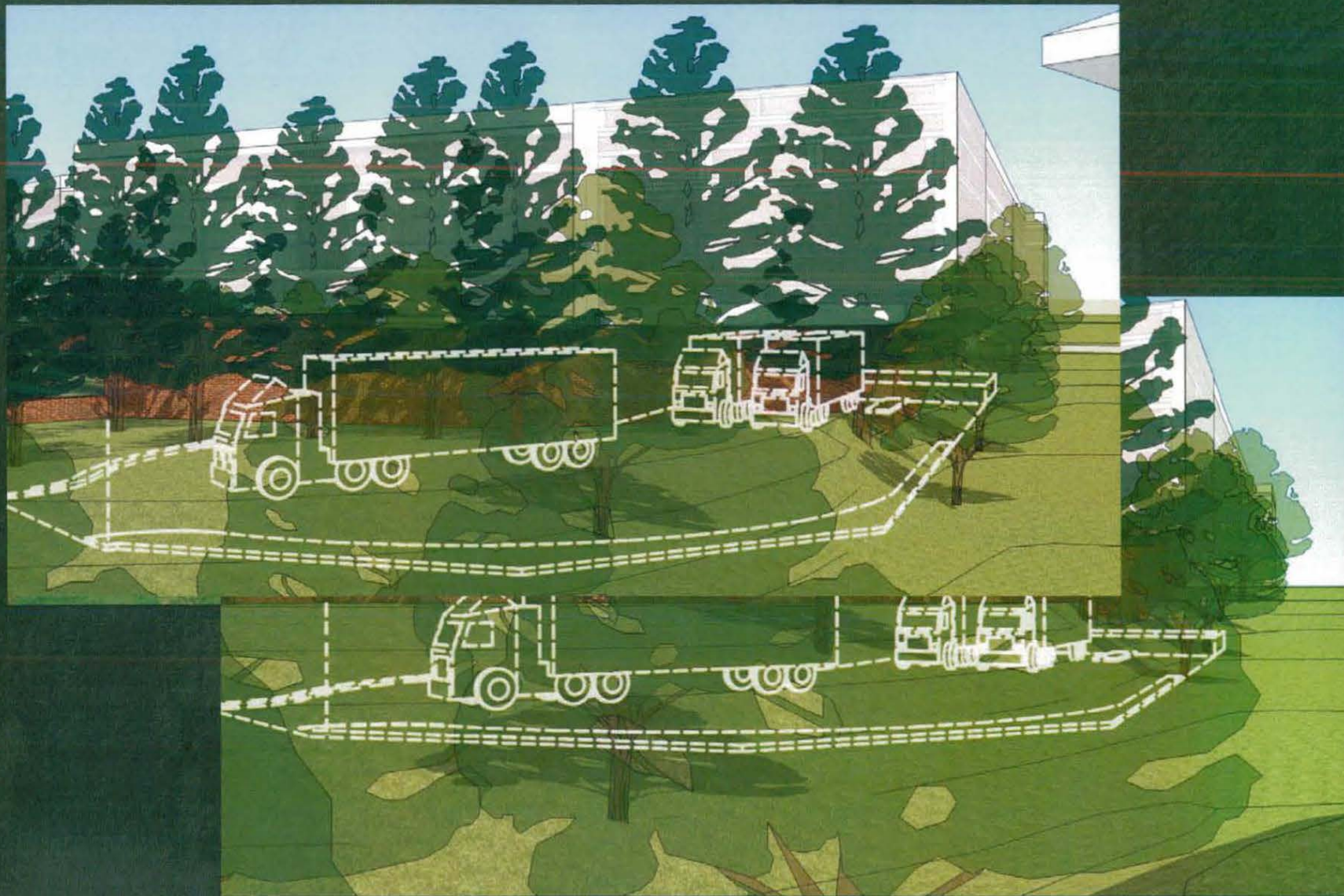
Truck Loading Access - Grocery



Truck Loading Access - **Grocery**



Truck Loading Access - **Grocery**



Truck Loading Access - **Noise**

Existing Conditions

- Truck Maneuvering & Loading Activity
- Commercial Parking Lot
- Police Station



Loading/Unloading

- Improvement over existing condition
- Substantially **below ambient** background condition

Truck Maneuvering

- Brief maximum truck noise levels **COMPARABLE** to maximum ambient noise levels
- Average truck noise levels **BELOW** average ambient noise levels.

Loading and Parking - Summary

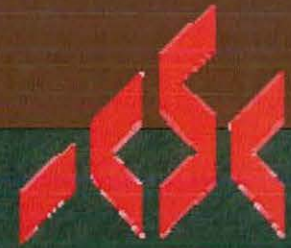
Loading

- Internal mechanisms to control deliveries
 - Size of trucks
 - Time of deliveries
 - Direction and routing
- Management Plan
 - Property manager
 - Requirements in leases
 - Violations — termination

Parking

- Shared parking common
- Giant receptive to additional off-peak parking for neighboring businesses

Project Viability



Neighborhood Center...

...is designed to provide convenience shopping for the day-to-day needs of consumers in the immediate neighborhood. According to ICSC, roughly half of these centers are anchored by a supermarket while about a third have a drugstore. These anchors are supported by stores offering drugs, sundries, snacks and personal services.

	Merchandising	Size	Anchor	%
ICSC	Convenience	30-150k sf	Grocery/Drug	40-50%
Today	Convenience	95k sf	Grocery/Drug	32%
Proposed	Convenience	119k sf	Grocery/Drug	47%

Project Viability

Why Four Levels of Residential



Project Viability

'Pickman's Proposal'

1. South Block Plan

- Move Idaho Loading Facilities North
- Expand Loading Area For All Uses

Doesn't Physically Work
Now Connected to Macomb

2. Residential Spill-Over

- Remove Two Floors Residential To Free Parking
- Change North Loading/Public Space Impact
- Exclude New Residents From RPP Use
- Provide Additional 'Community Parking'
- Require Traffic Mitigation and Escrow \$500k

Doesn't Free Up Parking
Truck Mgmt Plan Controls
Separate DDOT Process
We Are Providing Over \$1m
Provided: \$100k DDOT Escrow

3. Neighborhood Shopping Center

- Retain the Macomb-Wisconsin Overlay w/
- Require Neighborhood Serving Businesses w/ Subsidized Rents

We Are Limiting Uses
We Are Neighborhood Center

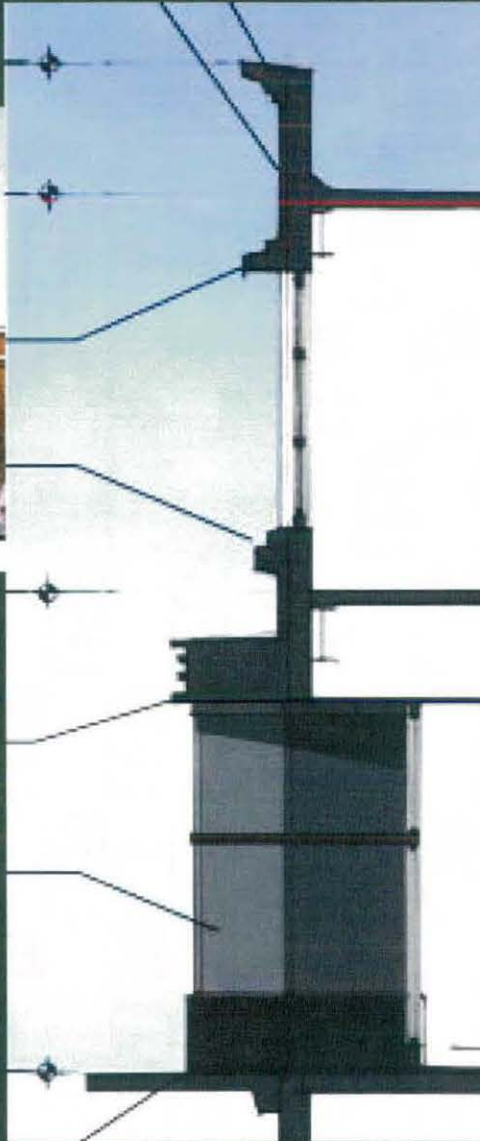
Project Architecture

Grocery Store Rear Elevation



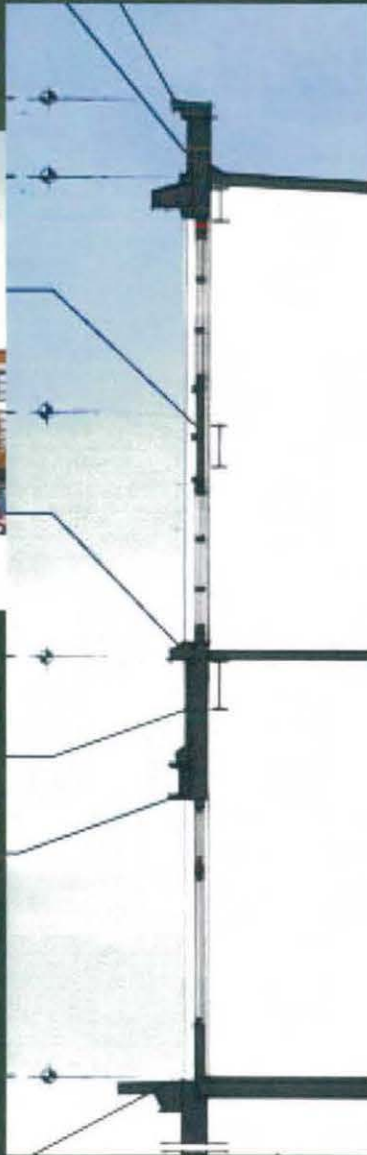
Project Architecture

Wisconsin Building: Retail +



Project Architecture

Newark Residential Building:



Project Architecture

Wisconsin Residential Building: Retail +



Project Architecture

Wisconsin Residential Building: Retail +

