

Option 1: No Vacation

- Highland Drive provides access to buildings on north and south
- Proposed building's facades on property line
- No vehicular connection with Dexter
- Building A: "L" shaped footprint

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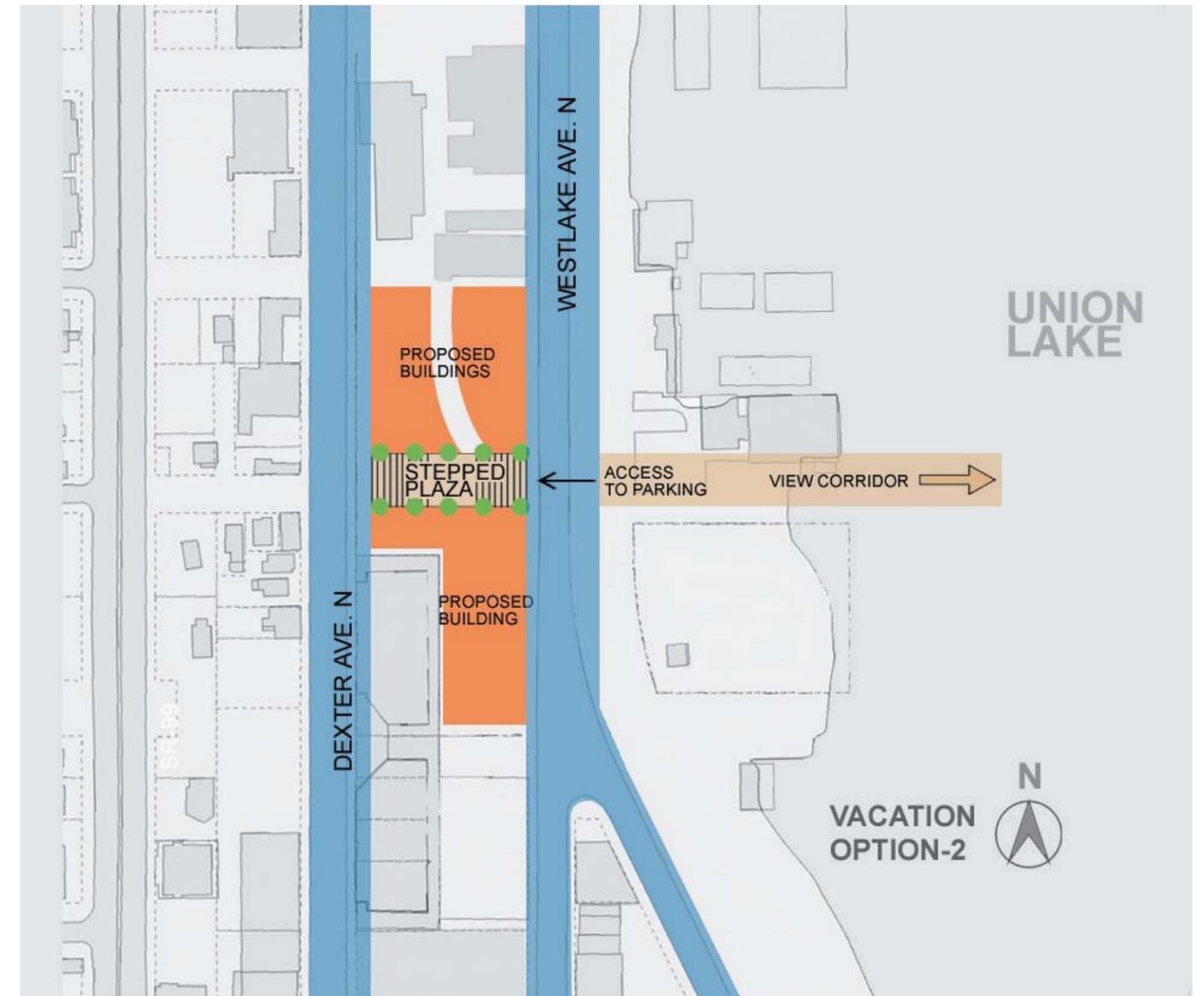
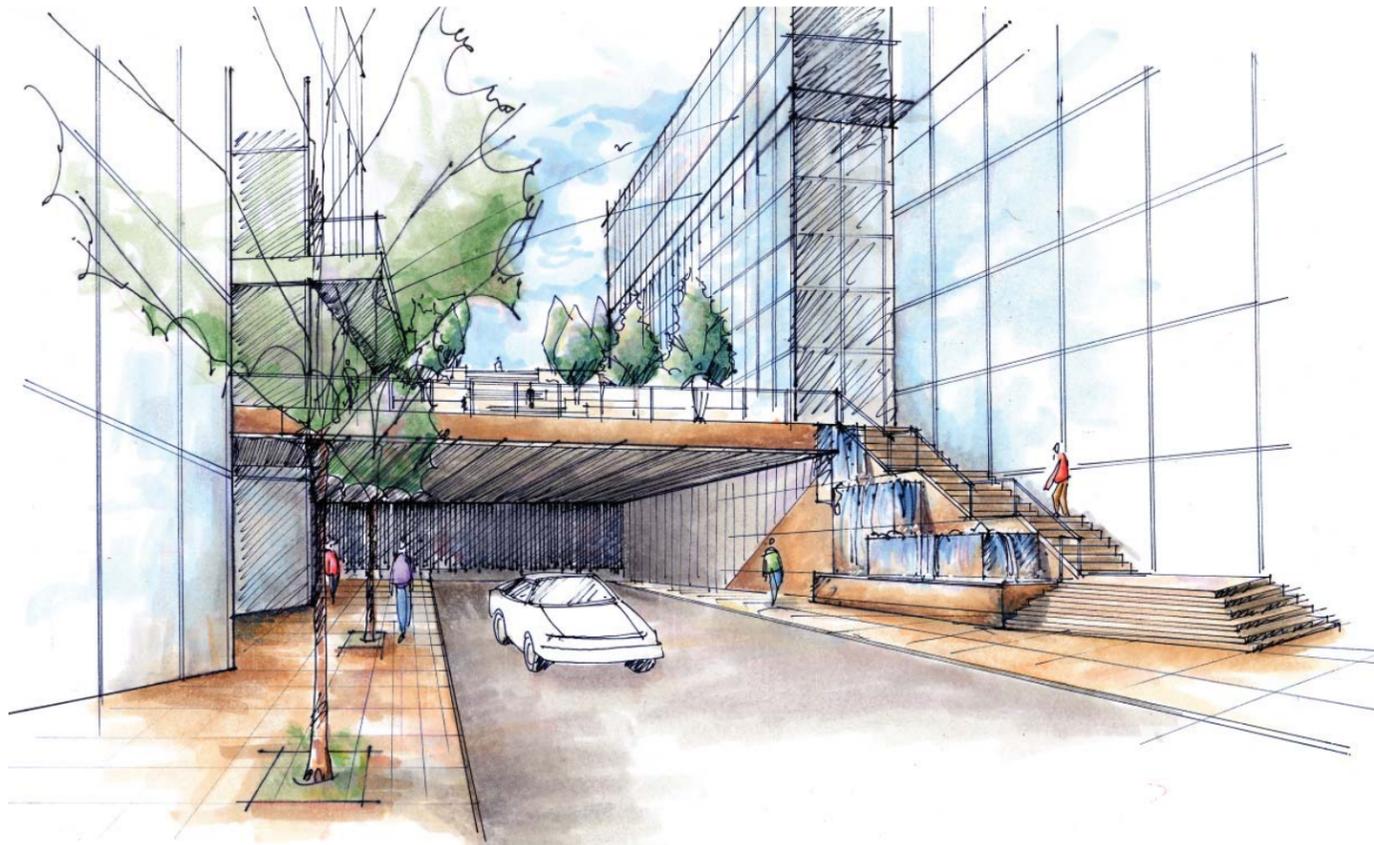
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 DEXTER AVENUE LLC

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 March 6, 2008

OPTION 1: NO VACATION

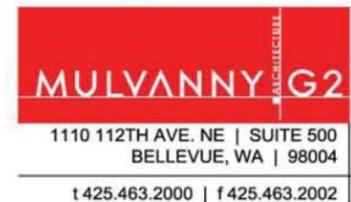


Option 2: Vacation with public benefit in ROW location

- Section of vacated street provides access to garage
- Public amenity (steps) on top of garage entrance
- Building A: "L" shaped footprint

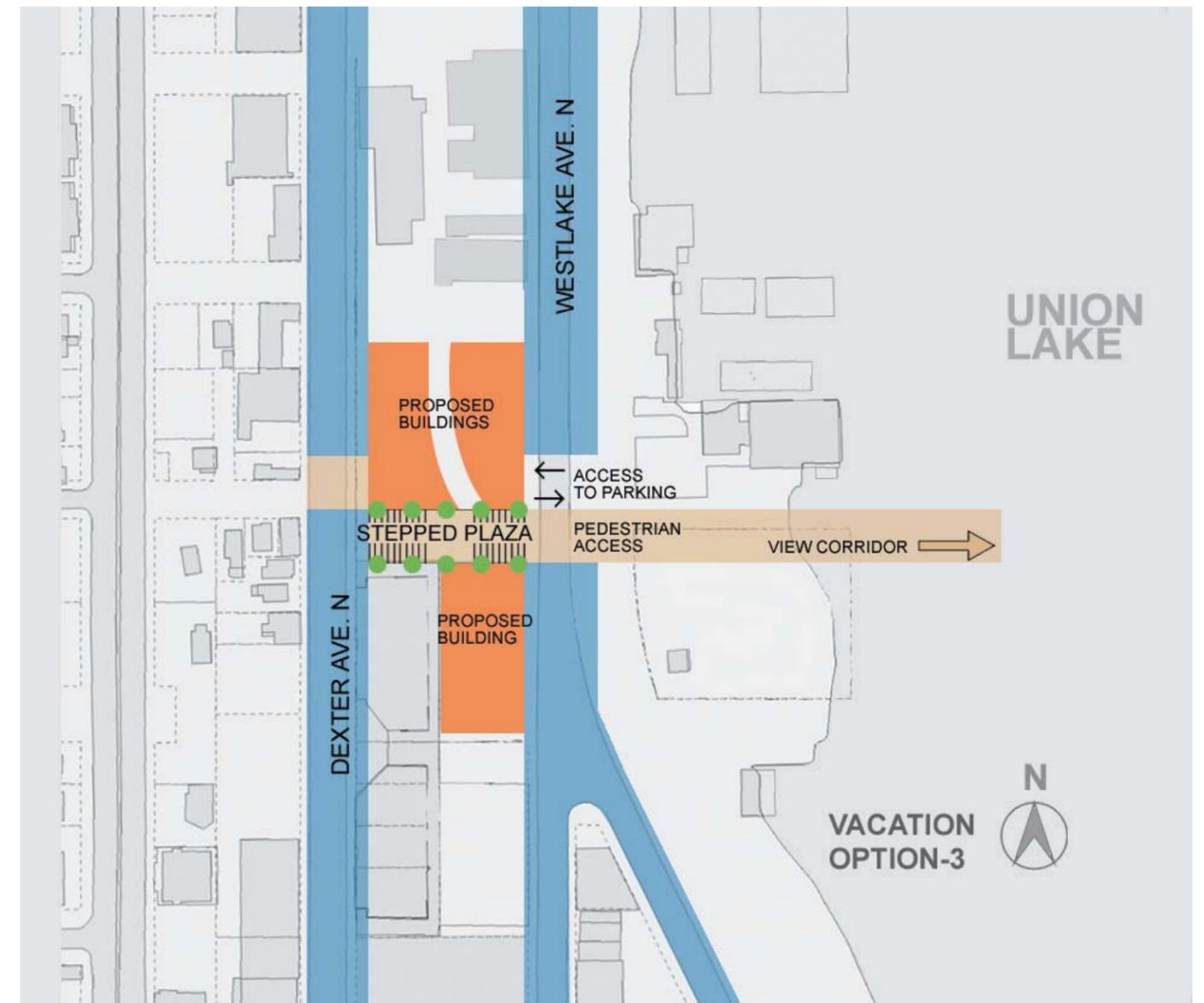
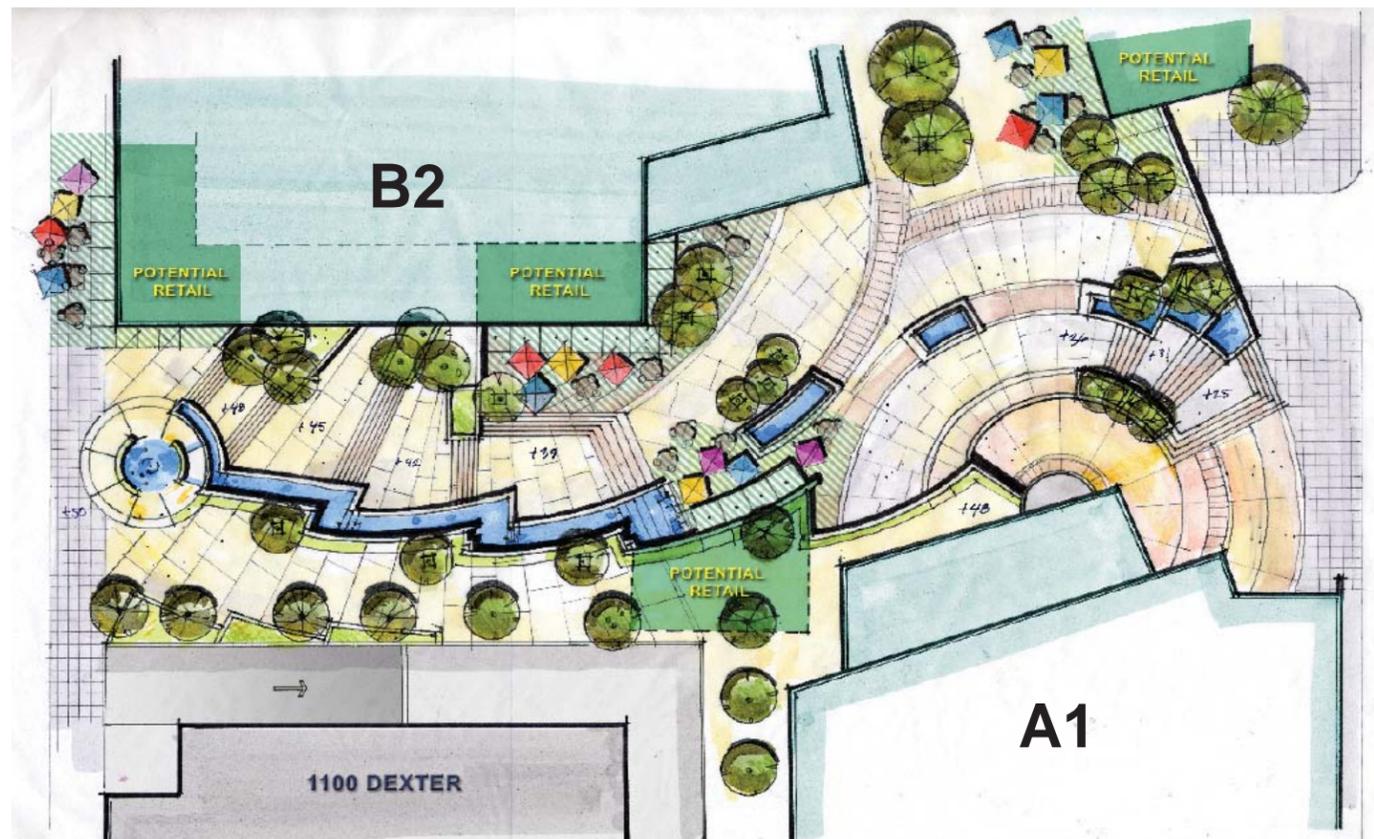
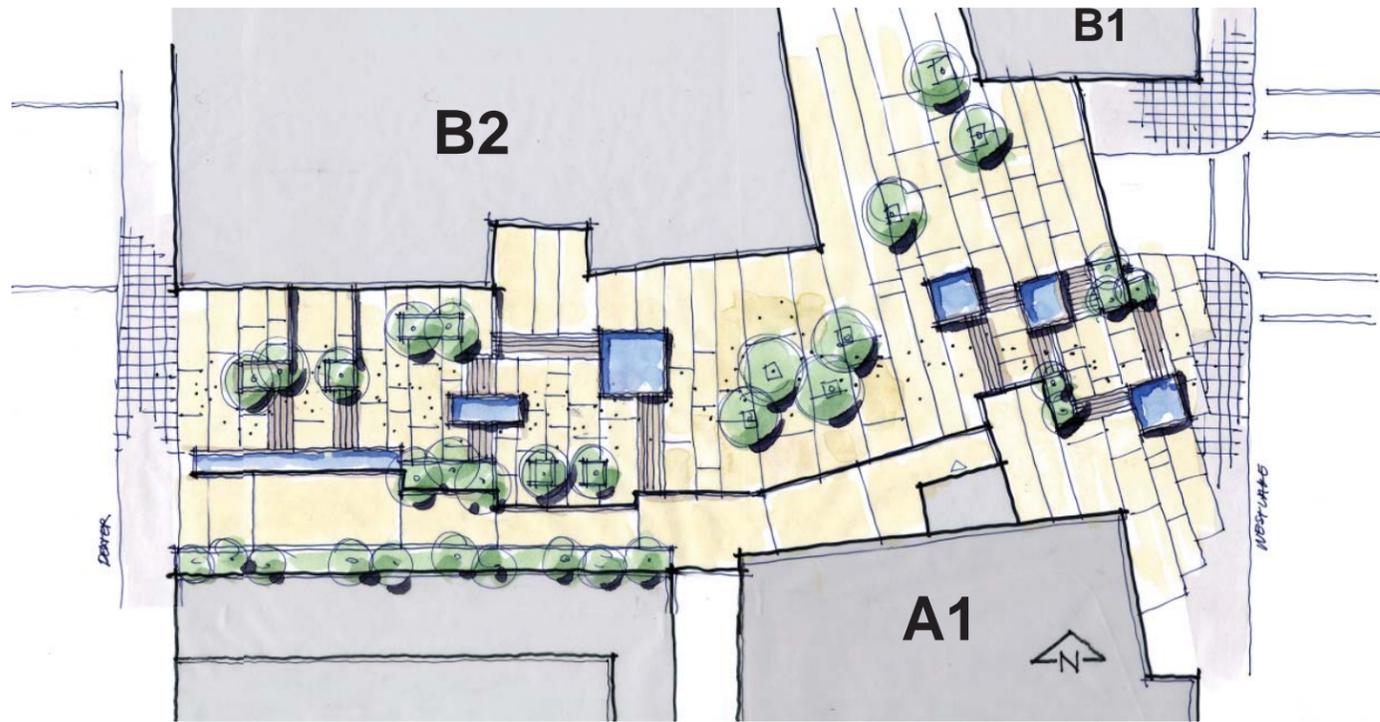
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OPTION 2: VACATION WITH PUBLIC BENEFIT IN R.O.W. LOCATION



Option 3: Vacation with public benefit moved south

- Section of vacated street provides access to garage
- Pedestrian / vehicular circulation separated
- Size of public benefit increases
- Preferred building massing provides plaza / steps with increased light and air

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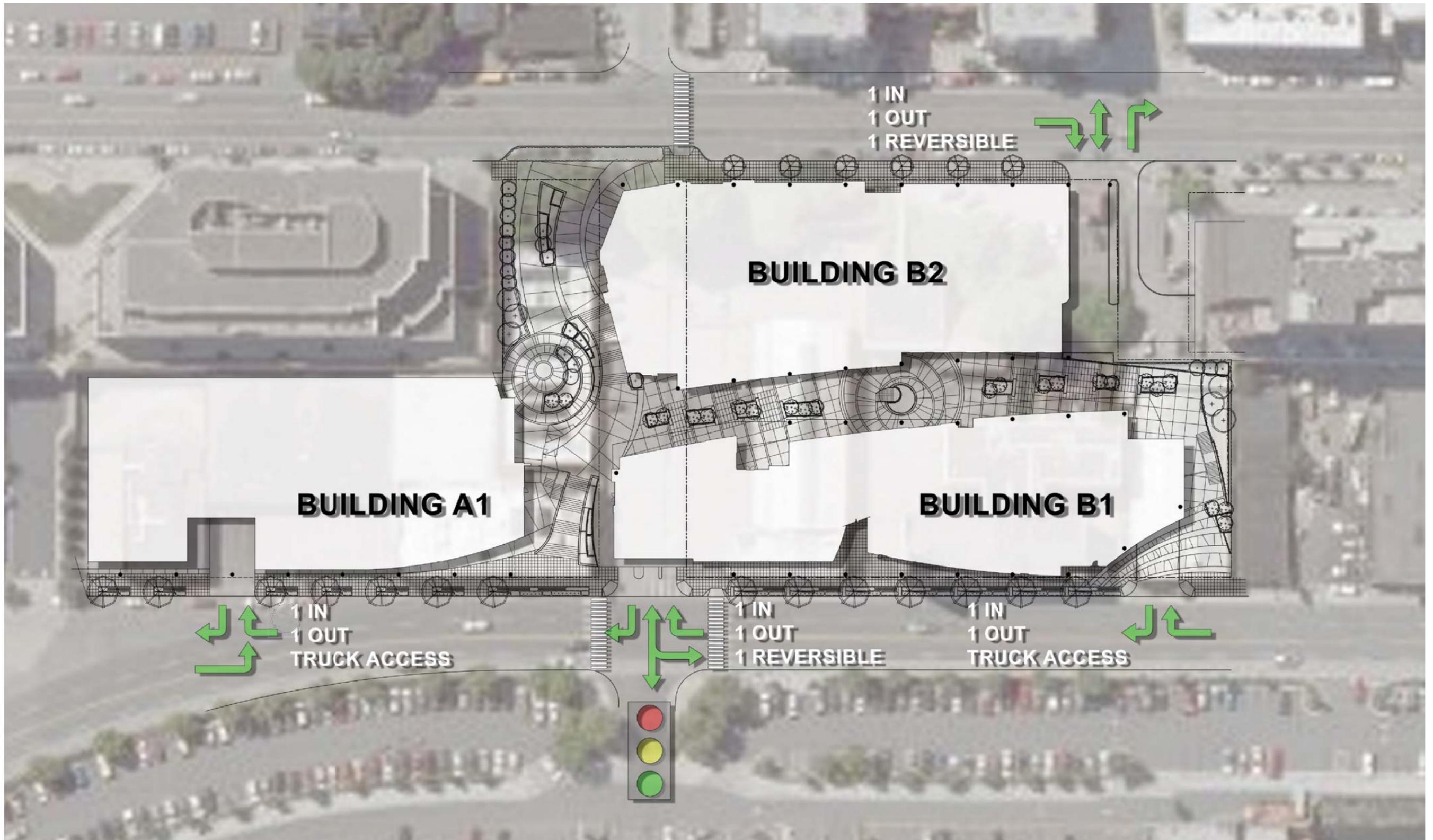
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OPTION 3: VACATION WITH PUBLIC BENEFIT LOCATION MOVED SOUTH

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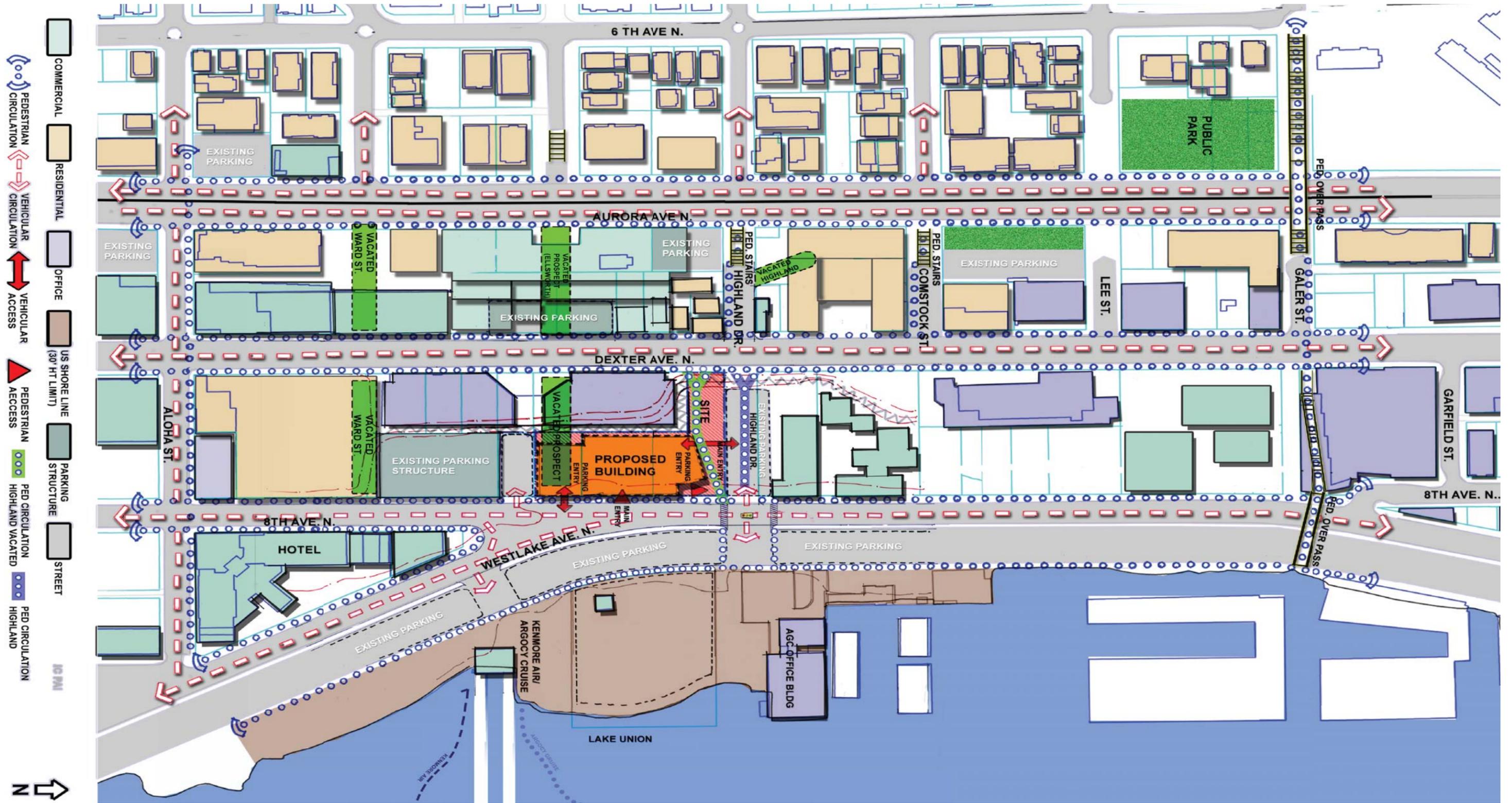
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VEHICULAR INGRESS AND EGRESS DIAGRAM



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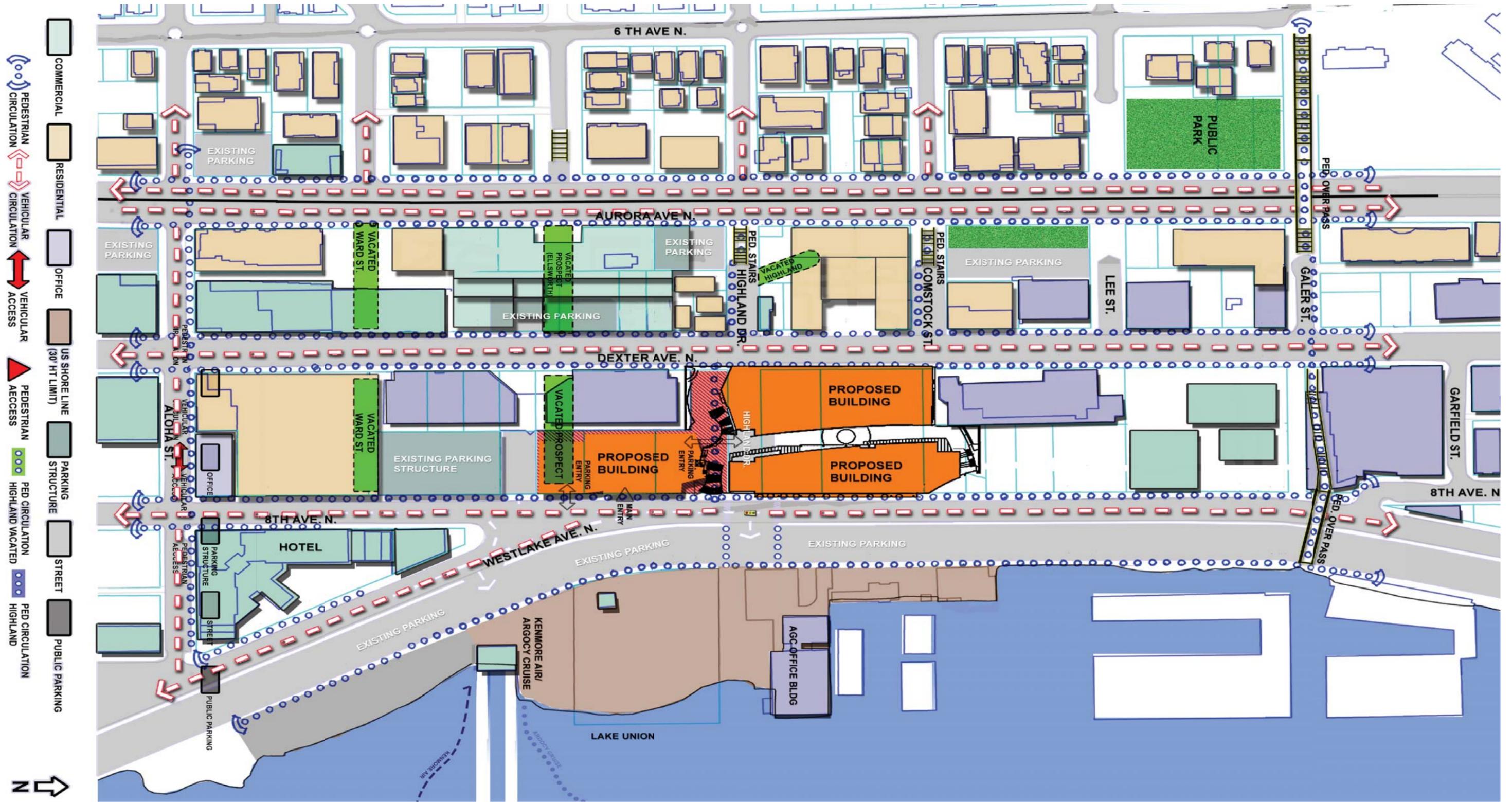
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NINE BLOCK ANALYSIS BUILDING A1

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- COMMERCIAL
- RESIDENTIAL
- OFFICE
- US SHORE LINE (30' HT LIMIT)
- PARKING STRUCTURE
- STREET
- PUBLIC PARKING
- PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- PED CIRCULATION HIGHLAND VACATED
- PED CIRCULATION HIGHLAND

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OVERALL NINE BLOCK ANALYSIS



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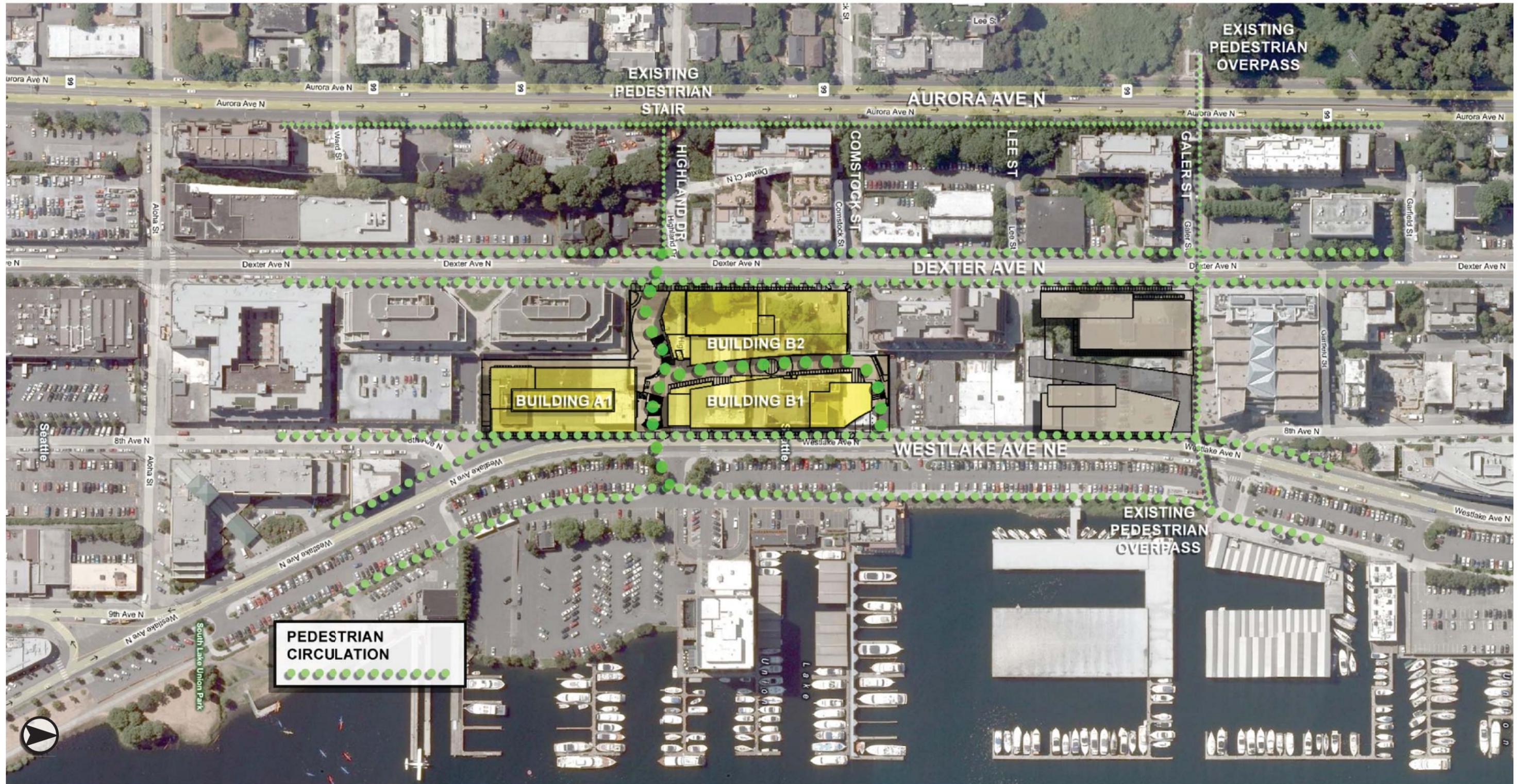
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PEDESTRIAN CIRCULATION BUILDING A1

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PEDESTRIAN CIRCULATION BUILDINGS A1, B1, B2