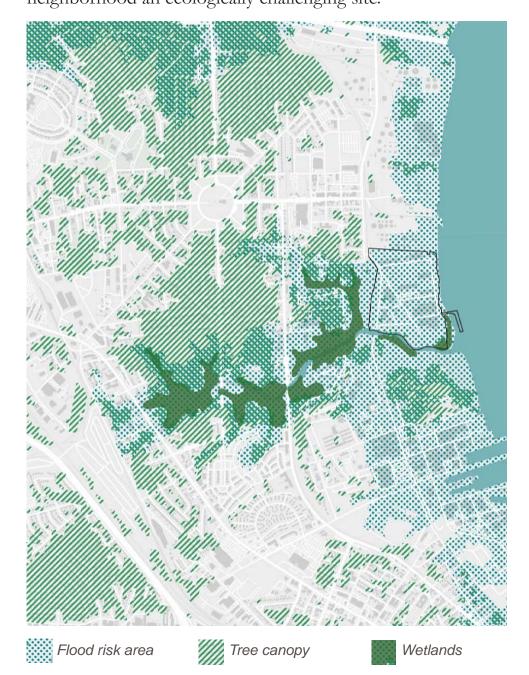
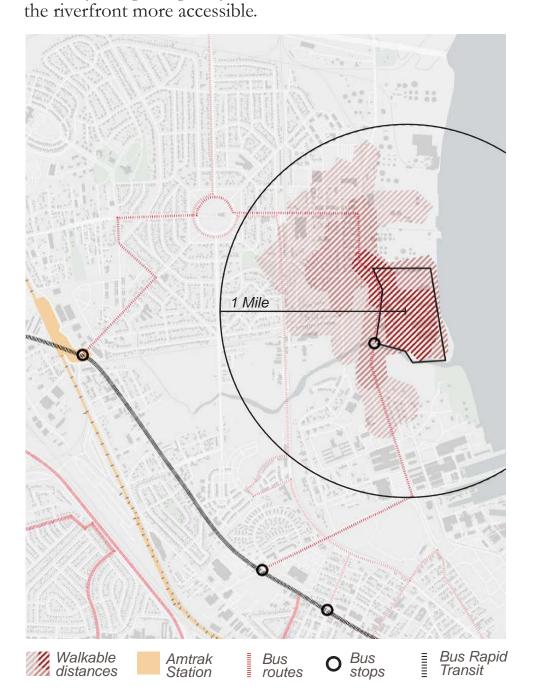


## SITE ANALYSIS HIGH FLOOD RISK SITE The low-lying land and sparse tree cover makes the neighborhood an ecologically challenging site.



UNWALKABLE NEIGHBORHOOI An easily navigable grid system is laid out on the site to make

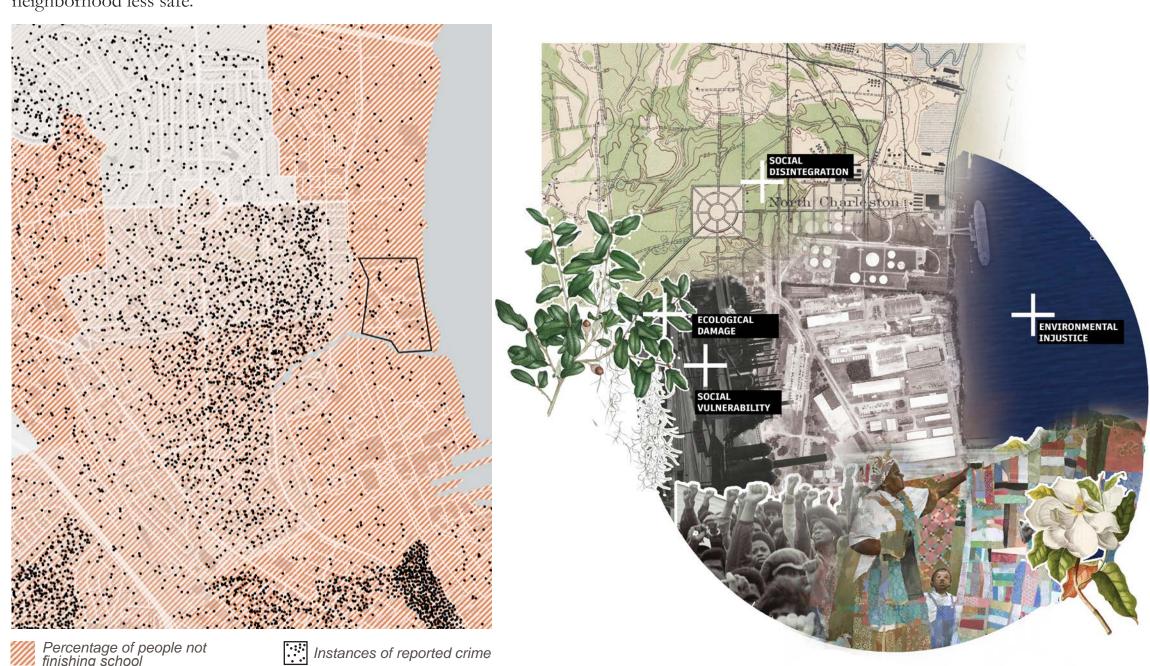


WALK & BIKE FRIENDLY NEIGHBORHOOD An easily navigable grid system is laid out on the site in order Enhanced accessibility to the riverfront promenade by linking Adding public programs and spaces within the new



UNSAFE NEIGHBORHOOD High instances of reported property crime makes this neighborhood less safe.

DEEP MAPS



Percentage of people not finishing school

MAKING SAFER STREETS





SITE STRATEGIES CREATING A RESILIENT SITE to make the riverfront more accessible.



Flood level rise III New tree canopy Wetlands



An easily navigable grid system is laid out on the site to make the

THE SPONGE

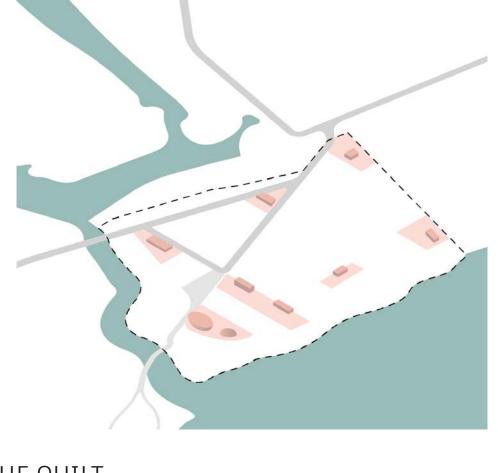
THE GRID

riverfront more accessible.

future water level rise.

A series of landscape elements designed to act as a sponge absorbs excess water during instances of inundation and protects the site from

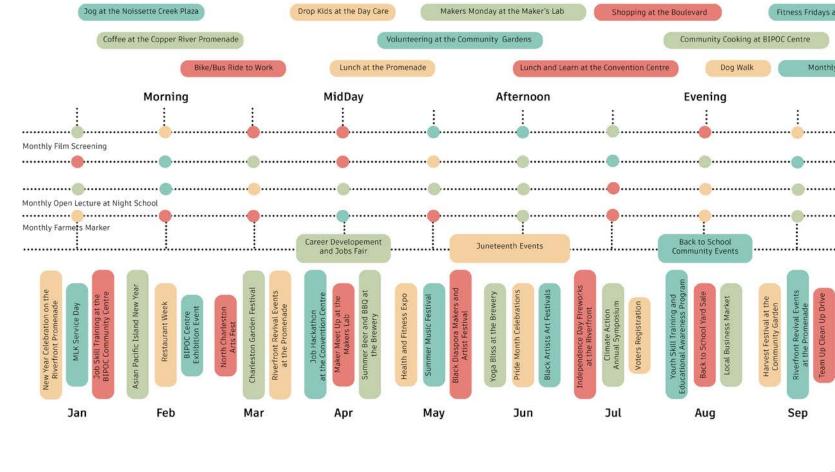
Public functions are placed at prominent locations as markers within the neighborhood that facilitate creation of community.

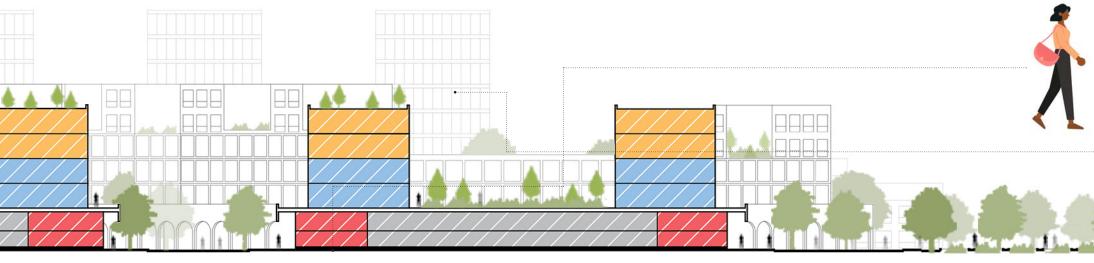


THE QUILT The confluence of the sponge, the grid and the public anchors are stitched together to create The Quilt.



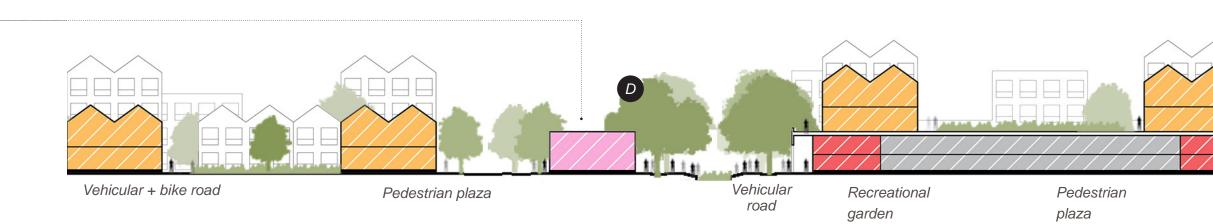
EYES ON THE STREET CREATING A SAFE NEIGHBORHOOD Activated 24-hour program along the waterfront promenade and within the grid of The Quilt always brings people out to the street, resulting in a safer atmosphere for the neighborhood.





Ave B North

Noisette Blvd Community Garden

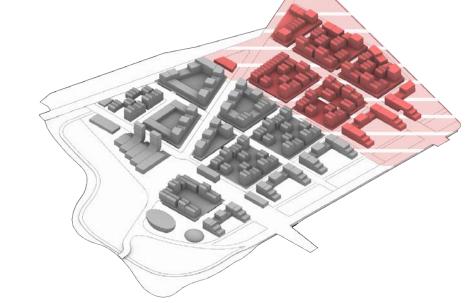






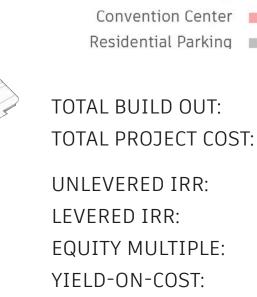


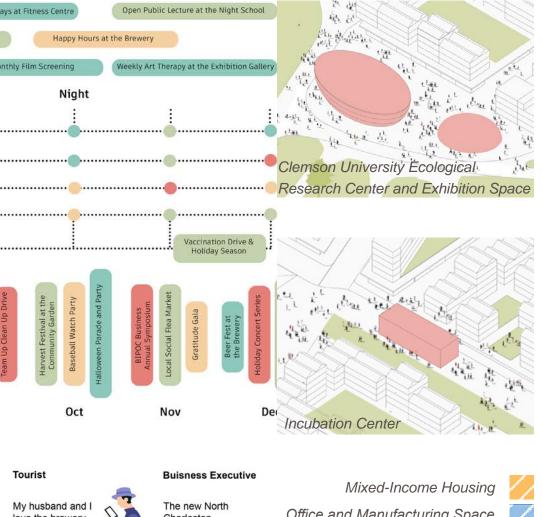
PHASE 01 (BEGINS 2026)

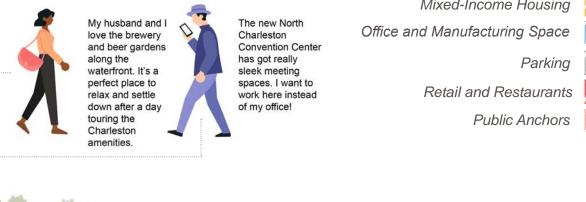


PHASE 02 (BEGINS 2028)

PHASE 03 (POST 10 YRS)



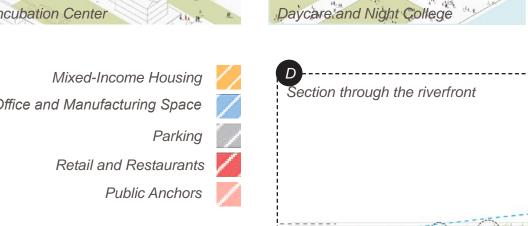




Vehicular Pedestrian þlaza + bike road

ويستعد يستخد وجنوب ويستجد ويستبيه ويستبد ويستاخ

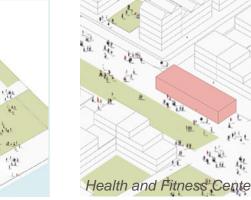
Railyard

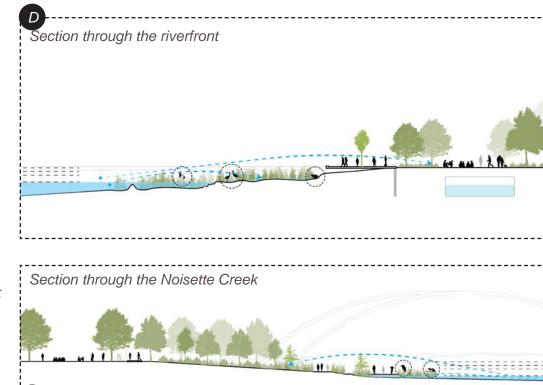


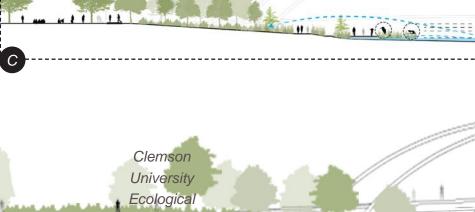
Noisette Creek



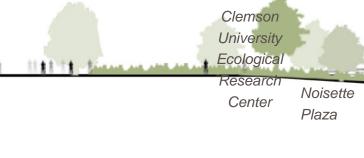








Noisette Creek Boardwalk



## PHASE 01 PROGRAM

Phase I Program Market Residential 372,300 sf / 465 units Affordable Residential 93,075 sf / 116 units Hotel Retail 🗾 78,600 sf Office 106,200 sf Workshop 114,000 sf Convention Center Residential Parking 271,700 sf 21% TOTAL BUILD OUT:

TOTAL PROJECT COST: UNLEVERED IRR: LEVERED IRR: EQUITY MULTIPLE:

YIELD-ON-COST: PHASE 02 PROGRAM

## Phase I

Program Market Residential 120,360 sf / 150 units Affordable Residential 30,090 sf / 38 units Hotel 63,750 sf / 150 rooms Retail 41,825 sf Office Workshop Convention Center 25,400 sf Residential Parking 87,750 sf

1,427,825 SF

\$314,699,712

13.31%

20.63%

1.9X

6.07%

450,750 SF \$177,764,227 11.71% 24.32% 2.3X 6.06%

## UNIT MIX

26% 2BR/2BA (Market)

3BR/3BA (Market)

Studio (Affordable)

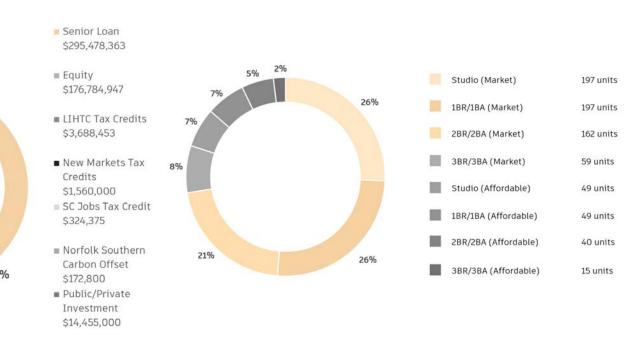
1BR/1BA (Affordable)

2BR/2BA (Affordable)

3BR/3BA (Affordable)

SOURCES

USES



**UNLEVERED IRR:** 

LEVERED IRR:

YIELD-ON-COST:

EQUITY MULTIPLE:

12.77%

21.73%

6.07%

2.01X

