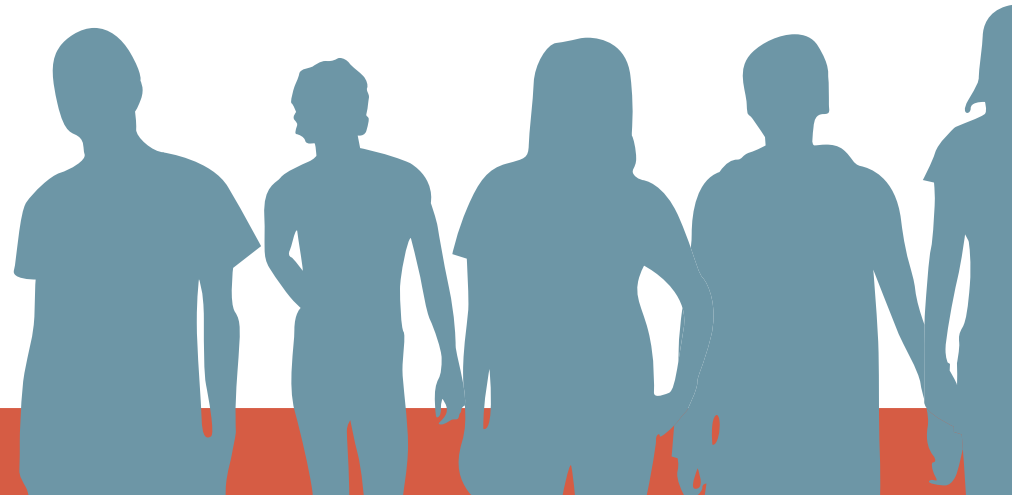


BUILD ON YOUR ASSETS



DETROIT AVENUE



**30% POTENTIAL FOR
RENOVATION/ REUSE**



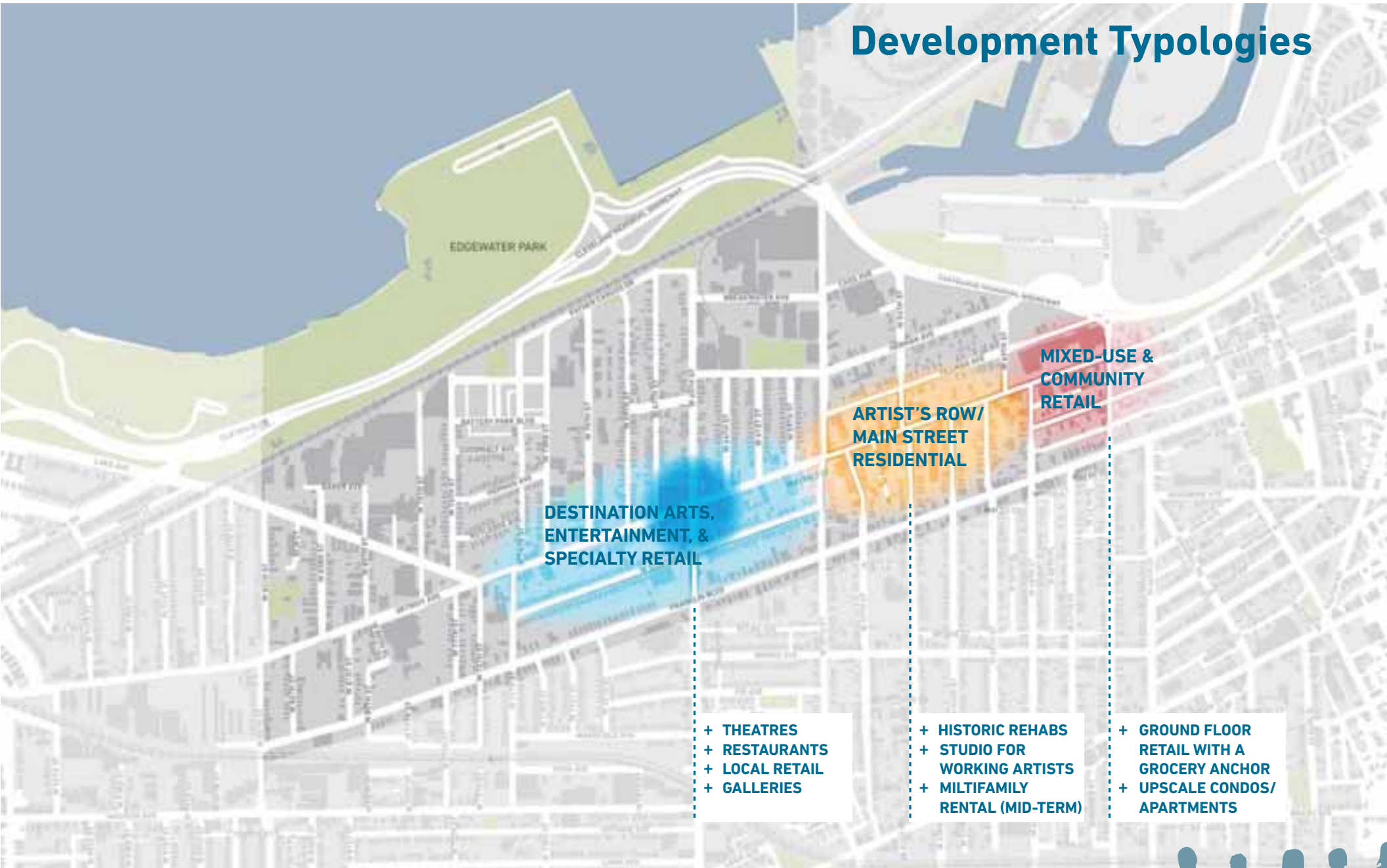
**64% OPERATIONAL
BUSINESSES**



**6% DEMOLISHED/
REDEVELOPED**



Development Typologies



Development Typologies



LOCAL RETAIL

Food, Shopping, Entertainment and Art



Development Typologies



ARTISTS' ROW
Live and Work



Development Typologies



MAIN STREET RESIDENTIAL
Live and Work



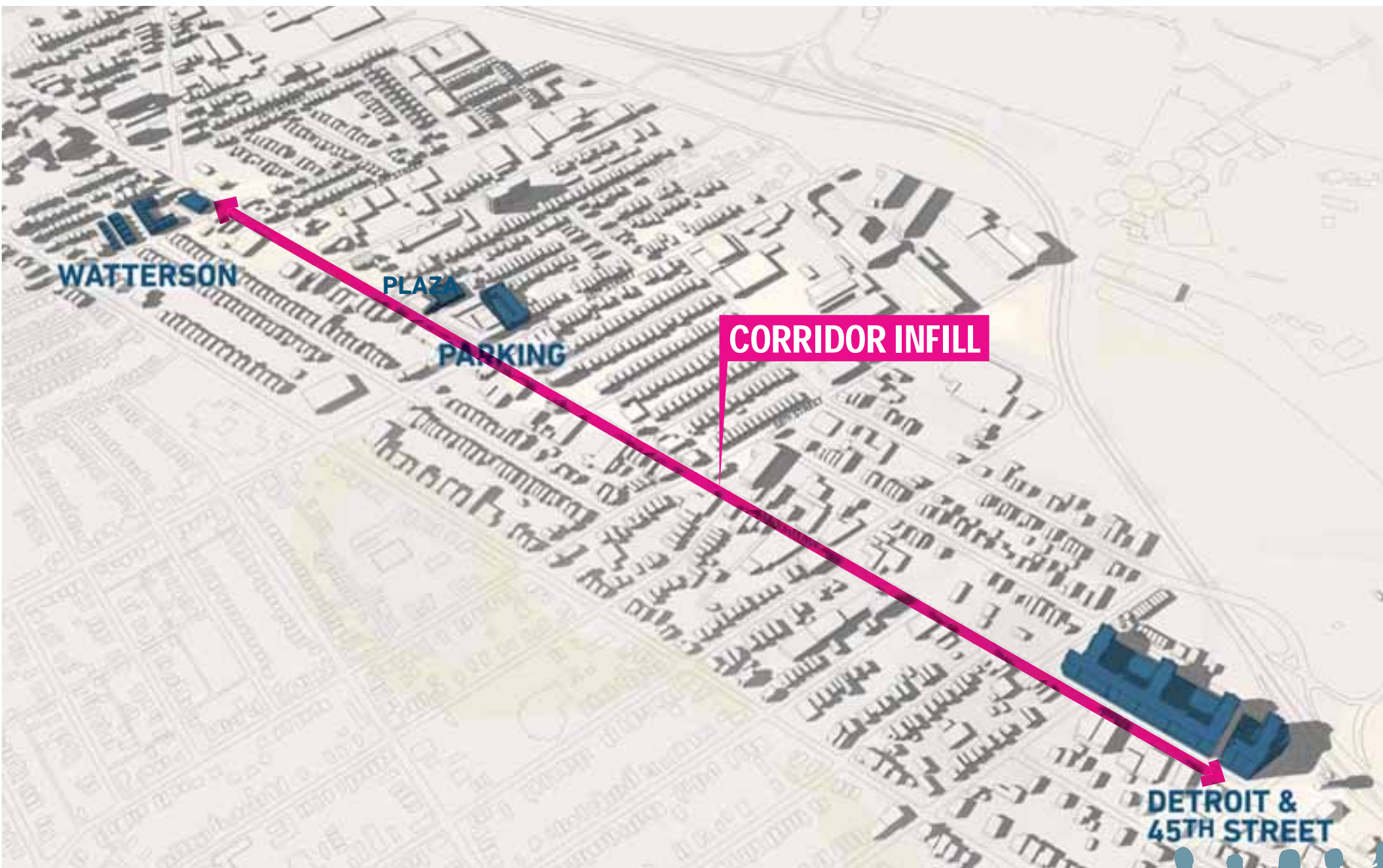
Development Typologies

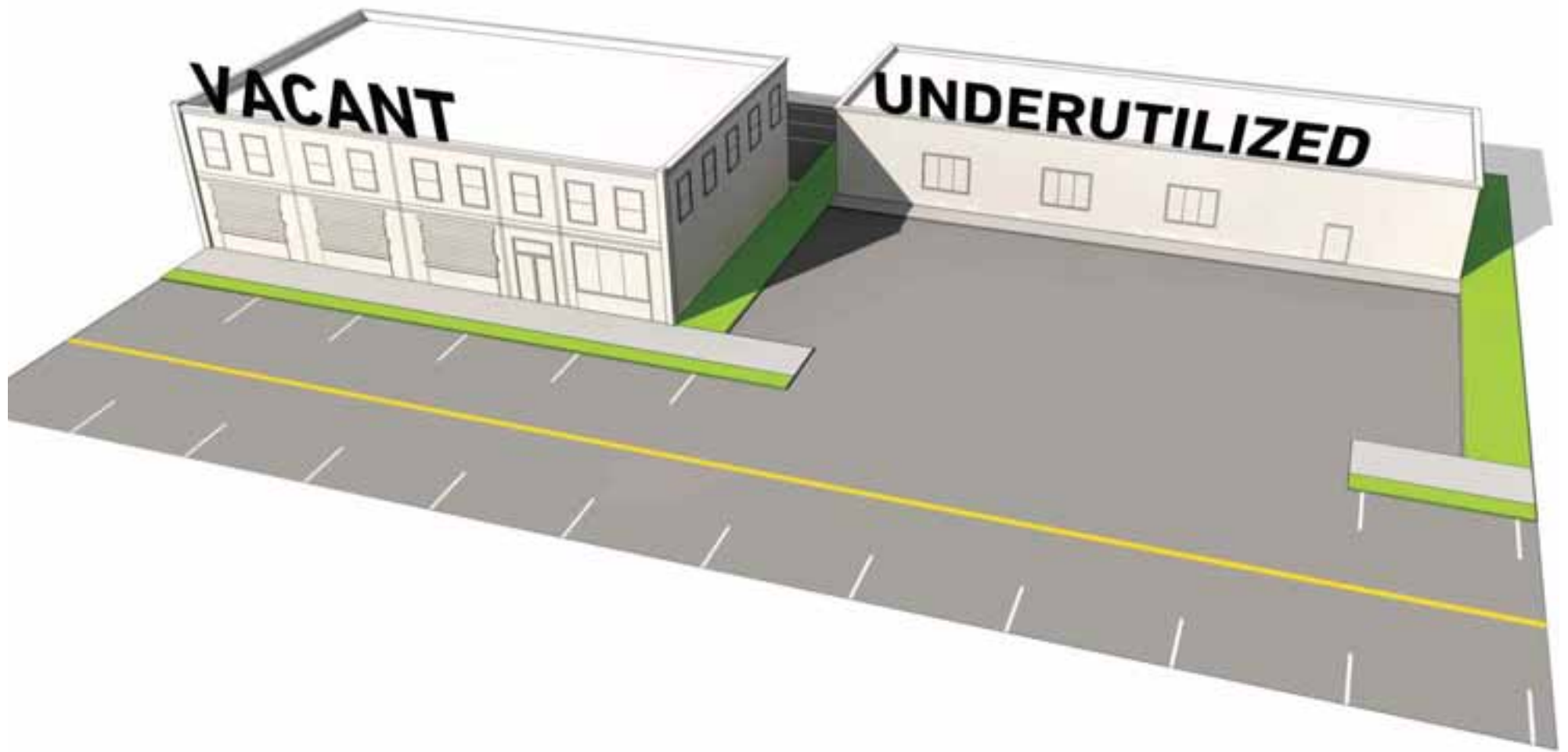


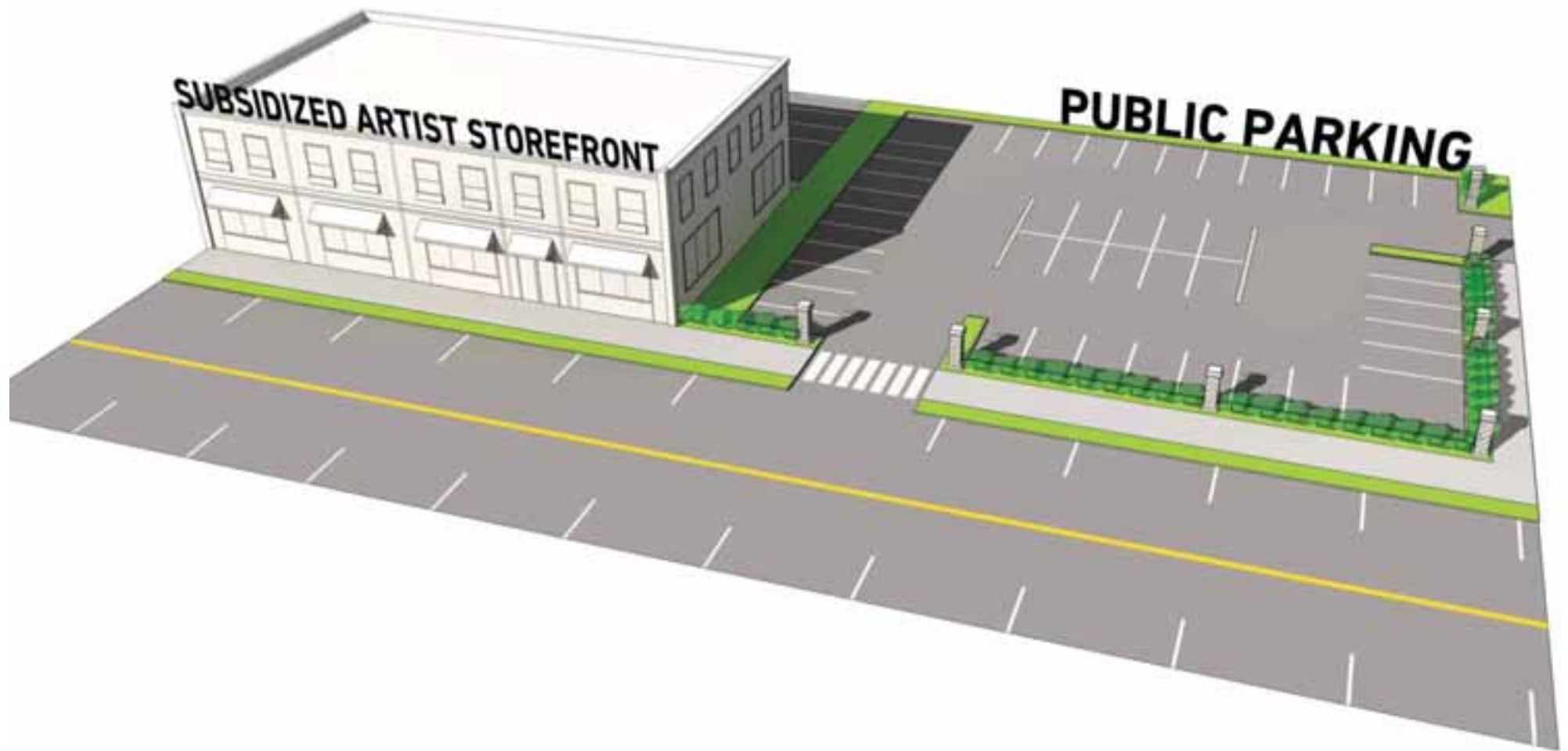
MIX-USE

Anchor Retail and Residential











RIGHT-SIZE PARKING

- + Today, no one pays, no valet, market demand for garage in development not there yet



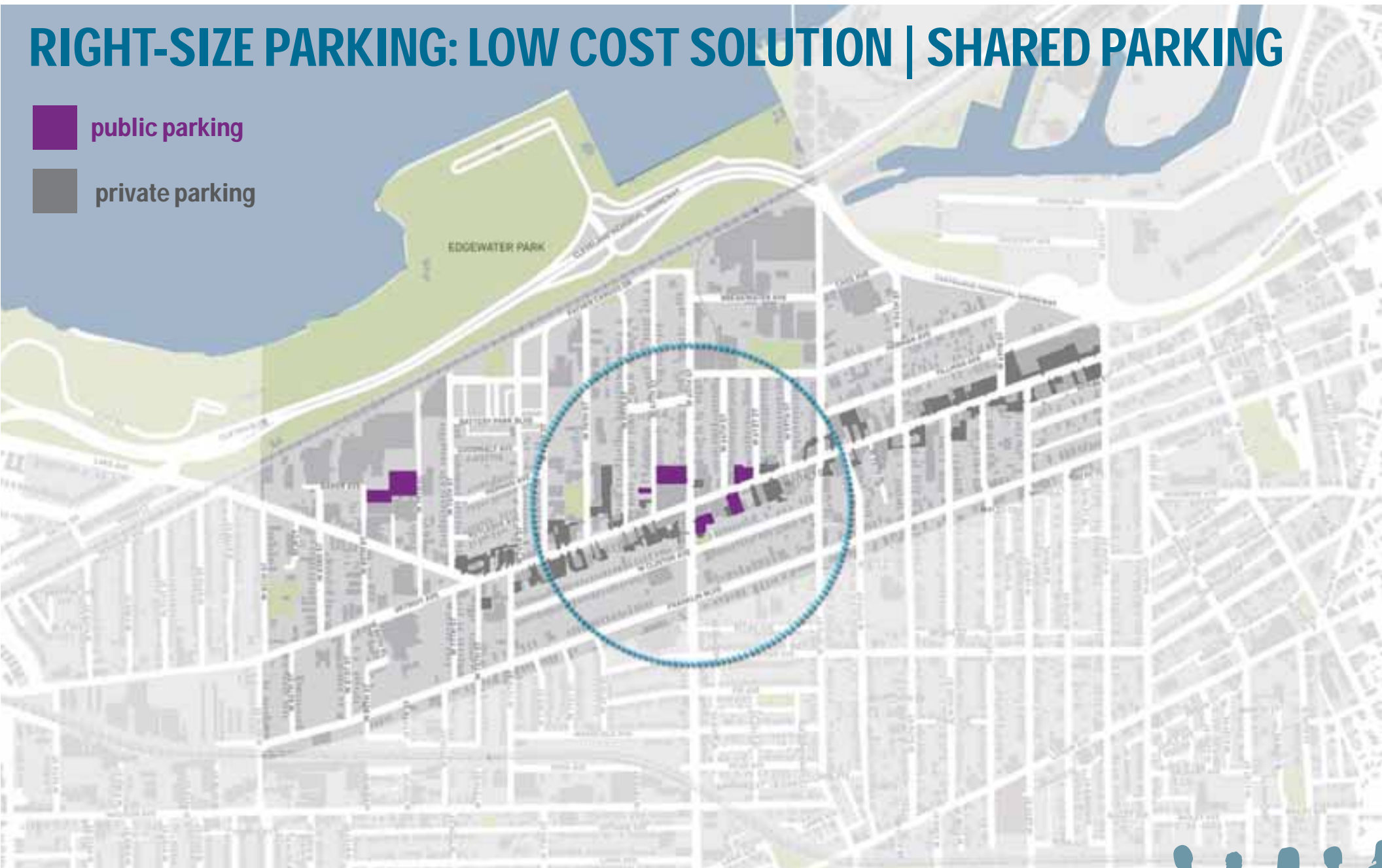
RIGHT-SIZE PARKING: LOW COST SOLUTION | SHARED PARKING



public parking



private parking



RIGHT-SIZE PARKING: MEDIUM COST SOLUTION | ACQUIRE LOTS



RIGHT-SIZE PARKING: HIGH COST SOLUTION | PARKING DECK



EXISTING CONDITIONS





PROXIMITY TO THEATRES





5-MINUTE WALK SHED

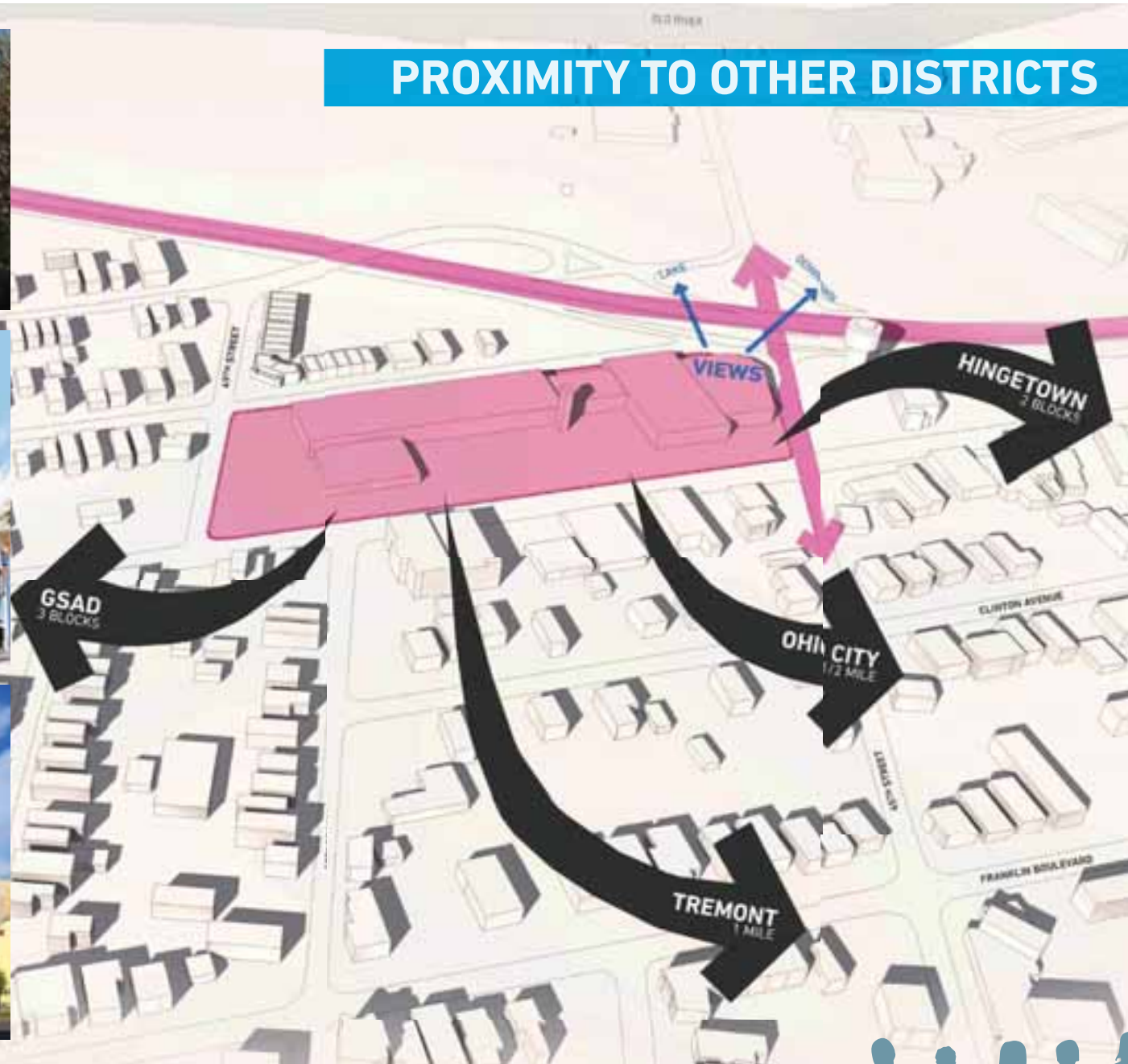


EXISTING CONDITIONS



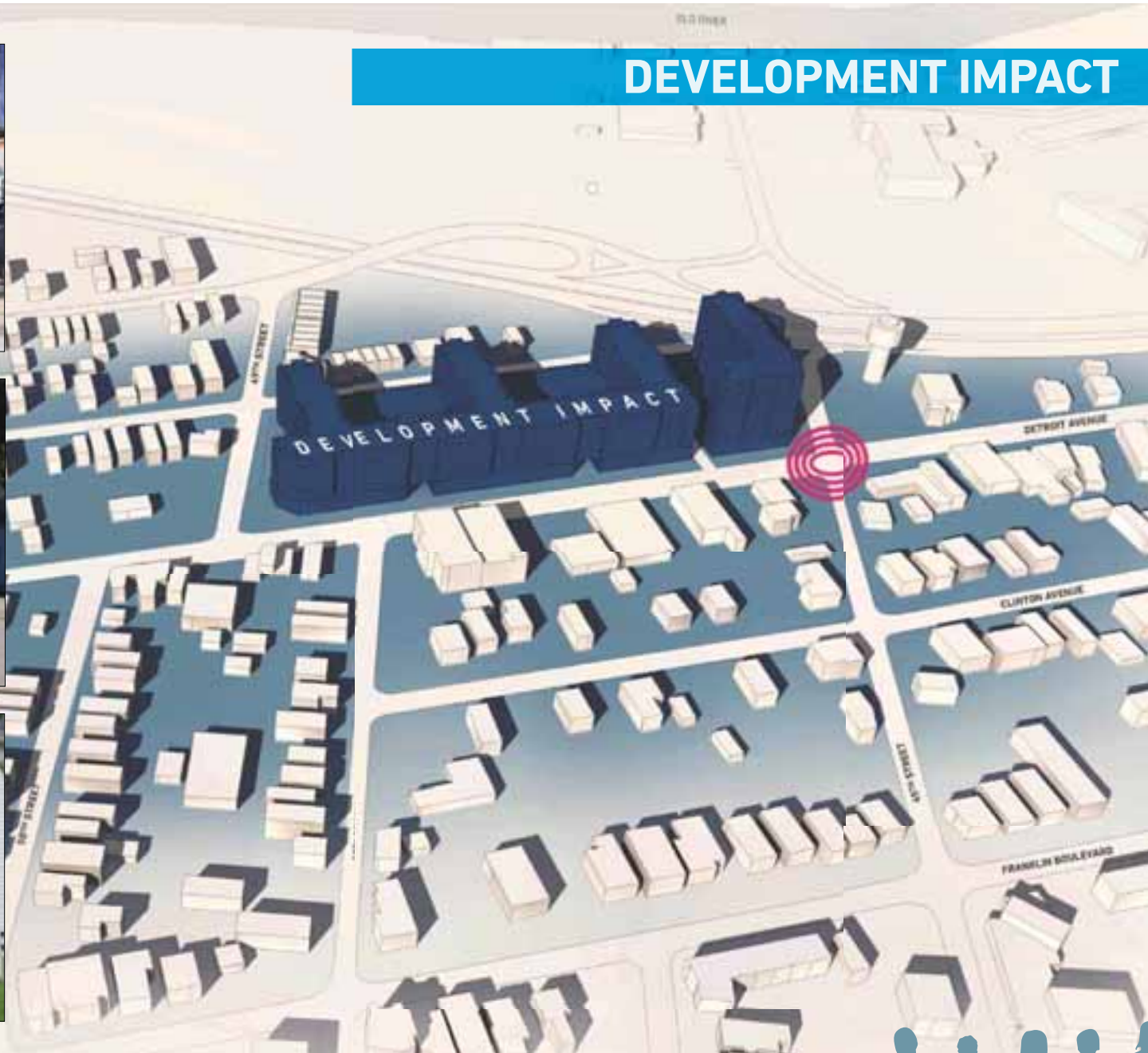


PROXIMITY TO OTHER DISTRICTS



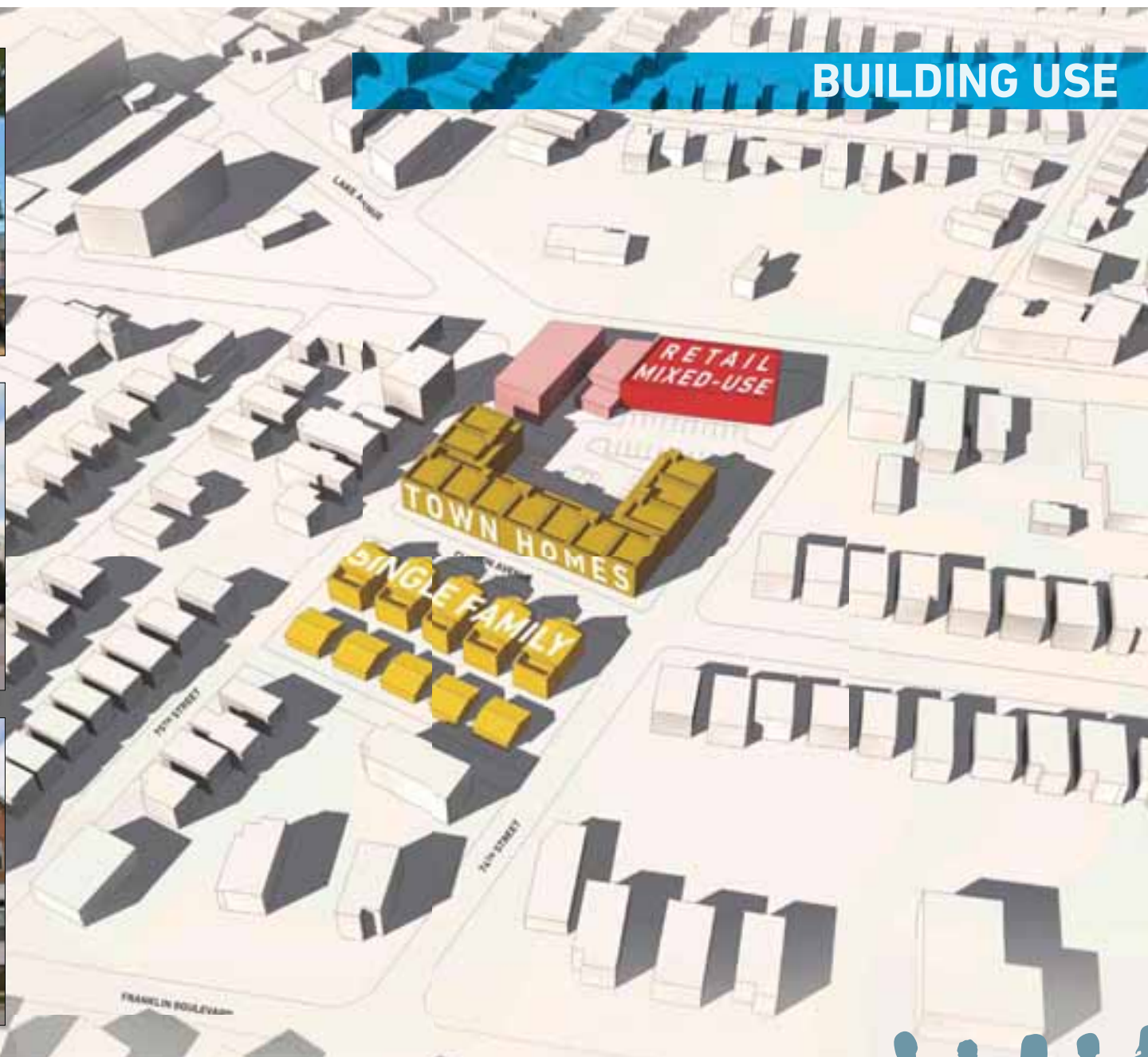


DEVELOPMENT IMPACT

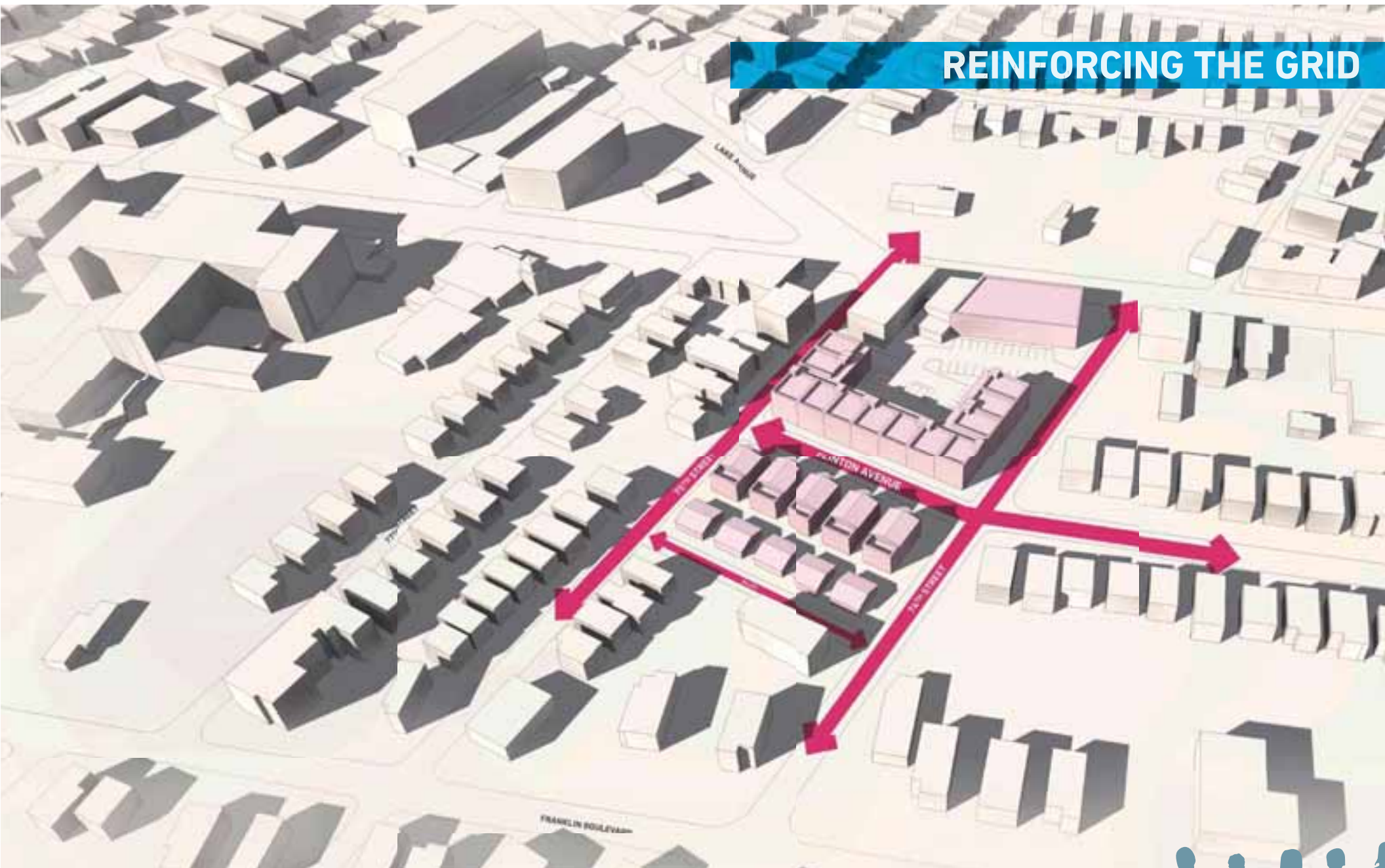


EXISTING CONDITIONS





REINFORCING THE GRID





SURROUNDING IMPACT

