

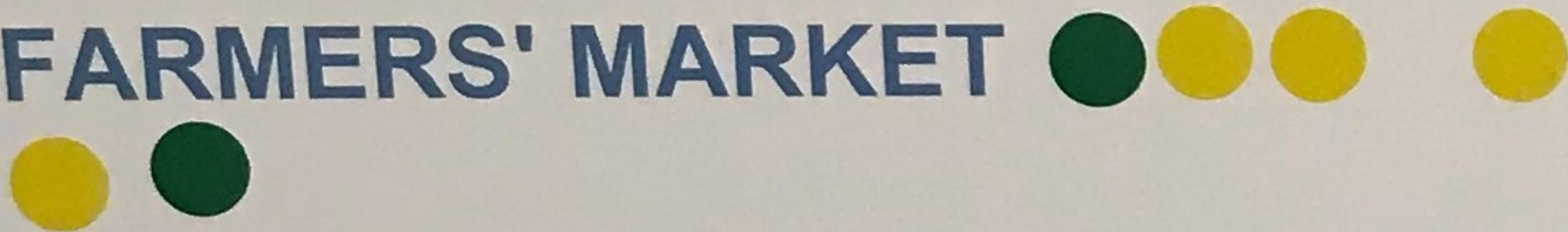
OUR RFP

POTENTIAL USES - COMMUNITY

COMMUNITY GARDEN



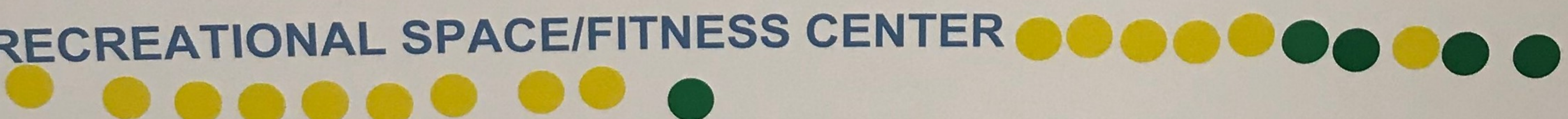
FARMERS' MARKET



HOSPITAL/MEDICAL FACILITY/URGENT CARE



RECREATIONAL SPACE/FITNESS CENTER



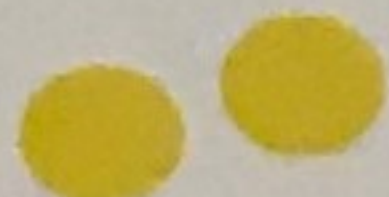
COMMUNITY CENTER



EDUCATION HUB/ADULT LEARNING CENTER/WORKFORCE
DEVELOPMENT CENTER



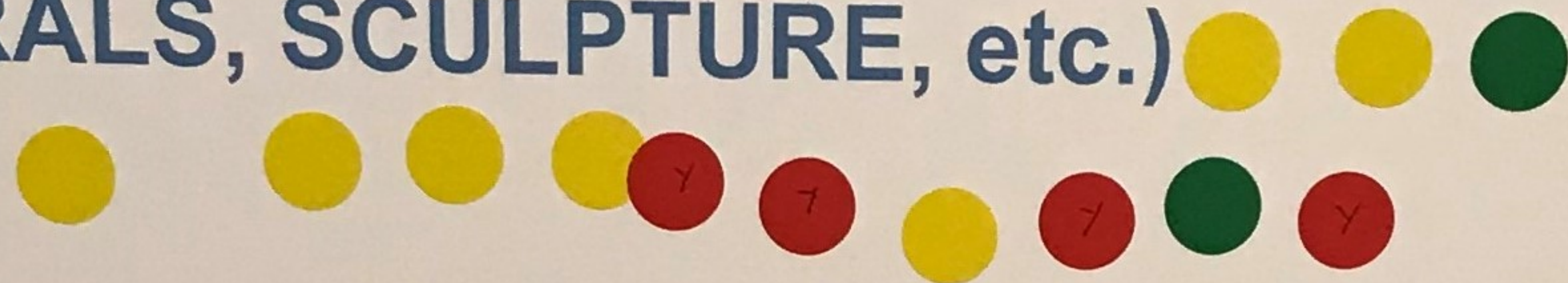
SHUTTLE SERVICE



OUR RFP

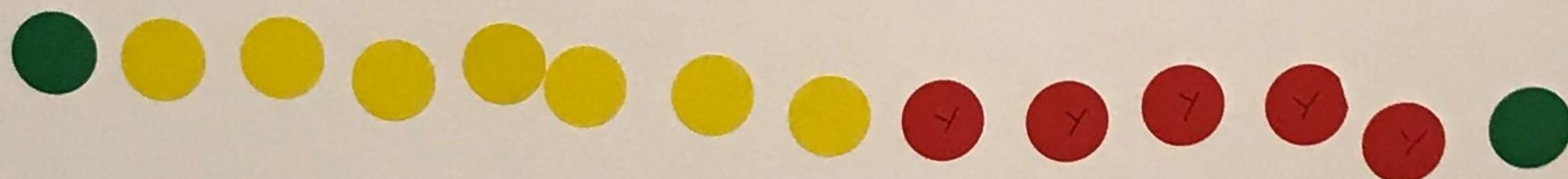
CULTURAL VALUE

13 PUBLIC ART (MURALS, SCULPTURE, etc.)

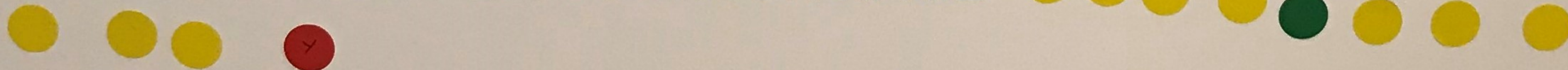


Red-is-yellow

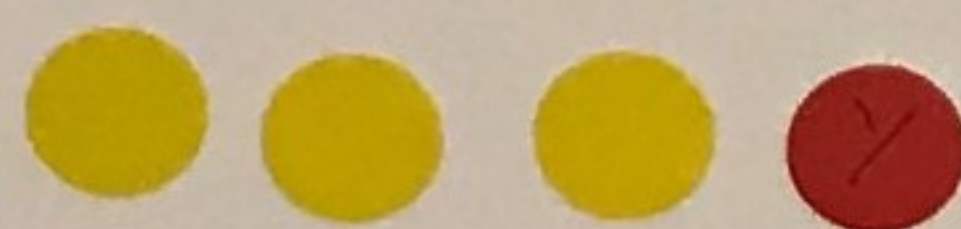
③ 134 HISTORICAL TRAIL



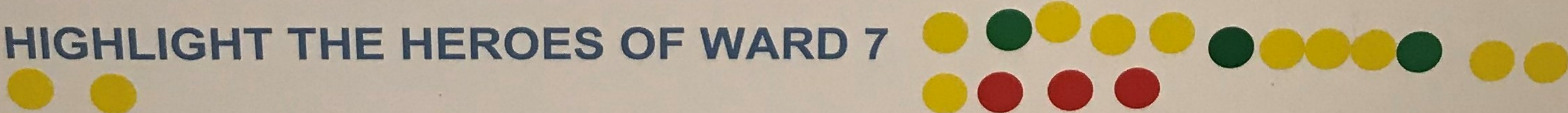
MAINTAIN FLETCHER-JOHNSON NAME



MEMORIALS IN BRICK



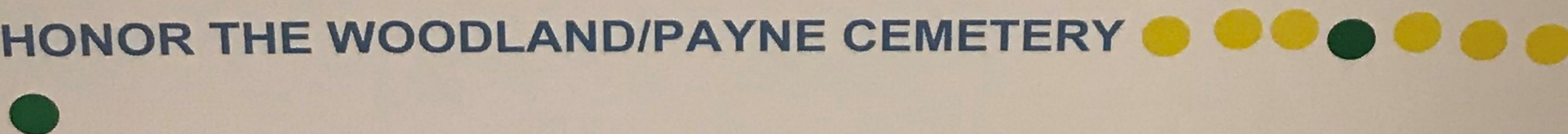
② 12 HIGHLIGHT THE HEROES OF WARD 7



ANNUAL FESTIVAL



HONOR THE WOODLAND/PAYNE CEMETERY



① CULTURAL CENTER



POTENTIAL USES - HOUSING

AFFORDABLE

0% up to 80% AMI (about \$85,000 for family of 4) 0% up to 80% (\$85,000)

0% $\approx$ Up to 30% (\$31,500)

0% $\approx$ Up to 50% (\$52,500)

$$0\% \approx V_p + 60\% (\$63,000)$$

WORKFORCE 80% AMI up to 120% AMI

MARKET RATE No Income Restrictions ●●●●

MIXED-INCOME Mix of the 3 above

MULTI-FAMILY (APARTMENTS/CONDOS) ● ● ●

TOWNHOMES

RENTAL

HOMEOWNERSHIP

SINGLE FAMILY-DETACHED

Not a type with
50 / 10000

OUR RFP

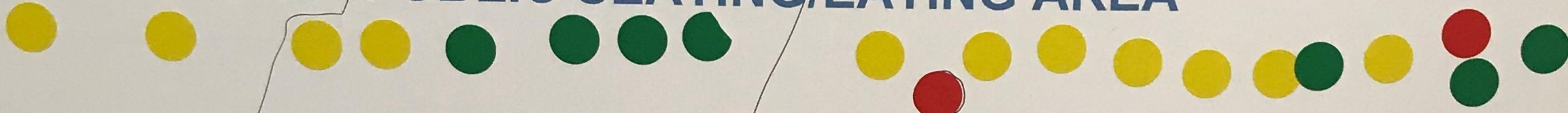
PUBLIC SPACE

③ TRAIL



3 GREEN

PUBLIC PLAZA/PUBLIC SEATING/EATING AREA



4 GREEN

3 GREEN

SPLASH PAD/WATER FOUNTAIN/POOL (ex. CAPITOL RIVERFRONT)



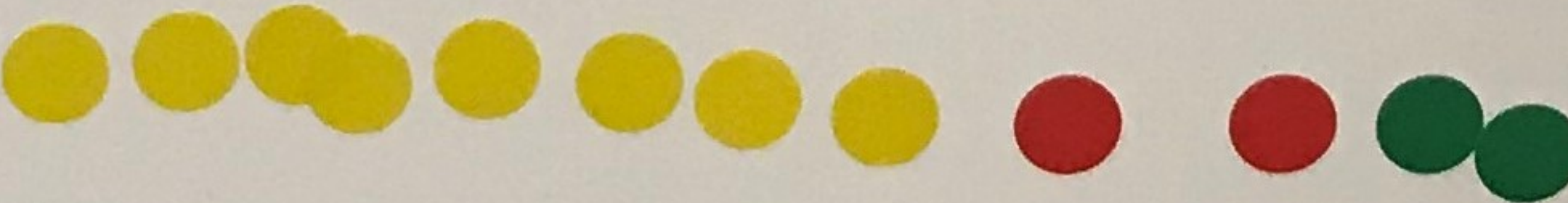
2 GREEN

① OUTDOOR AMPHITHEATER



12 GREEN

PAVILION/PLAYGROUND/PARK



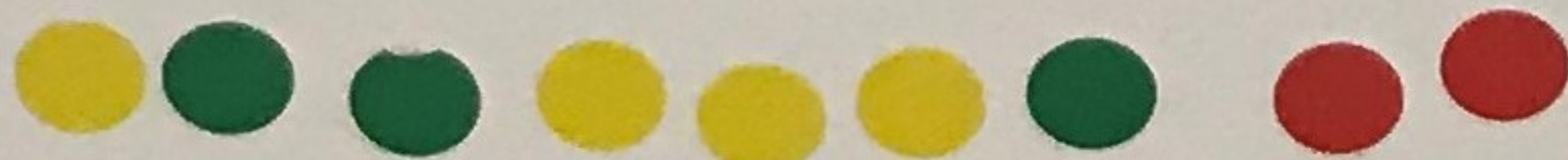
2 GREEN

VISITOR CENTER



1 GREEN

⑤ WIFI HOTSPOT



3 GREEN

POTENTIAL USES - COMMERCIAL/RETAIL

SIT-DOWN RESTAURANT

ARTS & ENTERTAINMENT CENTER/EVENTS HUB/CONVENTION SPACE (ex. THEARC, GALLAUDET)

MIXED (MIDDLE-MARKET) RETAIL (ex. TARGET, WAL-MART, etc.)

HOTEL

COFFEE SHOP

GROCERY STORE

FOOD HALL/EMPORIUM (ex. UNION MARKET)

BUSINESS INCUBATOR/CO-WORKING SPACE (ex. WeWORK)

SMALL/LOCALLY-OWNED BUSINESSES

NATIONAL ANCHOR RETAILER