



**TORTI  
GALLAS +  
PARTNERS**

23rd October 2020



# FOX VALLEY MALL - EAST END MIXED-USE CONCEPT ARCHITECTURAL EXHIBITS





### Building A - Building Areas

	Building GBA	Parking Garage GBA	Amenity and Lobby SF	Rentable SF	Units DU	Studio DU	1-Bed DU	1-Bed+Den DU	2-Bed DU	2-Bed + Den DU
Level 3	35,497 sqft.			30,942 sqft.	35	3	21	2	7	2
Level 2	34,466 sqft.			30,942 sqft.	35	3	21	2	7	2
Level 1	34,466 sqft.	16,854 sqft.	1,230 sqft.	15,356 sqft.	17	1	11		3	2
<b>Total</b>	<b>104,429 sqft.</b>	<b>16,854 sqft.</b>	<b>1,230 sqft.</b>	<b>77,240 sqft.</b>	<b>87</b>	<b>7</b>	<b>53</b>	<b>4</b>	<b>17</b>	<b>6</b>
	100.0%			100.0%	<b>Ratio:</b>	8.0%	60.9%	4.6%	19.5%	6.9%

Parking Required (1.5 sp./ DU=	<b>131</b>	<b>covered Deck</b>	<b>Tuck Under</b>	<b>Parking Lot</b>	<b>Street Spaces</b>
Covered Parking Req.(1 sp./ DU)	<b>87</b>	<b>60</b>	<b>27</b>	<b>27</b>	<b>17</b>
Parking Provided for Block	<b>131</b>				

### Building B - Building Areas

	Building GBA	Parking Garage GBA	Amenity and Lobby SF	Rentable SF	Units DU	Studio DU	1-Bed DU	1-Bed+Den DU	2-Bed DU	2-Bed + Den DU
Level 3	36,084 sqft.			32,407 sqft.	36	3	20	2	9	2
Level 2	35,998 sqft.		975 sqft.	30,157 sqft.	34	3	20	2	7	2
Level 1	38,143 sqft.	26,909 sqft.	8,713 sqft.	19,981 sqft.	22	1	14		5	2
<b>Total</b>	<b>110,225 sqft.</b>	<b>26,909 sqft.</b>	<b>9,688 sqft.</b>	<b>82,545 sqft.</b>	<b>92</b>	<b>7</b>	<b>54</b>	<b>4</b>	<b>21</b>	<b>6</b>
	100.0%			100.0%	<b>Ratio:</b>	7.6%	58.7%	4.3%	22.8%	6.5%

Parking Required (1.5 sp./ DU=	<b>138</b>	<b>covered Deck</b>	<b>Tuck Under</b>	<b>Parking Lot</b>	<b>Street Spaces</b>
Covered Parking Req.(1 sp./ DU)	<b>92</b>	<b>81</b>	<b>11</b>	<b>33</b>	<b>13</b>
Parking Provided for Block	<b>138</b>				

### Building C - Building Areas

	Building GBA	Parking Garage GBA	Amenity and Lobby SF	Rentable SF	Units DU	Studio DU	1-Bed DU	1-Bed+Den DU	2-Bed DU	2-Bed + Den DU
Level 3	50,033 sqft.			42,922 sqft.	47	4	23	6	11	3
Level 2	50,033 sqft.			42,922 sqft.	47	4	23	6	11	3
Level 1	50,928 sqft.	26,909 sqft.	1,230 sqft.	28,322 sqft.	31	4	13	6	5	3
<b>Total</b>	<b>150,994 sqft.</b>	<b>26,909 sqft.</b>	<b>1,230 sqft.</b>	<b>114,166 sqft.</b>	<b>125</b>	<b>12</b>	<b>59</b>	<b>18</b>	<b>27</b>	<b>9</b>
	100.0%			100.0%	<b>Ratio:</b>	9.6%	47.2%	14.4%	21.6%	7.2%

Parking Required (1.5 sp./ DU=	<b>188</b>	<b>covered Deck</b>	<b>Tuck Under</b>	<b>Parking Lot</b>	<b>Street Spaces</b>
Covered Parking Req.(1 sp./ DU)	<b>125</b>	<b>92</b>	<b>33</b>	<b>45</b>	<b>17</b>
Parking Provided for Block	<b>187</b>				

### Overall Development - Building Areas

	Building GBA	Parking Garage GBA	Amenity and Lobby SF	Rentable SF	Units DU	Studio DU	1-Bed DU	1-Bed+Den DU	2-Bed DU	2-Bed + Den DU
Level 3	121,614 sqft.			106,271 sqft.	118	10	64	10	27	7
Level 2	120,497 sqft.		975 sqft.	104,021 sqft.	116	10	64	10	25	7
Level 1	123,537 sqft.	70,672 sqft.	11,173 sqft.	63,659 sqft.	70	6	38	6	13	7
<b>Total</b>	<b>365,648 sqft.</b>	<b>70,672 sqft.</b>	<b>12,148 sqft.</b>	<b>273,951 sqft.</b>	<b>304</b>	<b>26</b>	<b>166</b>	<b>26</b>	<b>65</b>	<b>21</b>
	100.0%			100.0%	<b>Ratio:</b>	8.6%	54.6%	8.6%	21.4%	6.9%

Parking Required (1.5 sp./ DU=	<b>456</b>	<b>covered Deck</b>	<b>Tuck Under</b>	<b>Parking Lot</b>	<b>Street Spaces</b>
Covered Parking Req.(1 sp./ DU)	<b>304</b>	<b>233</b>	<b>71</b>	<b>105</b>	<b>47</b>
Parking Provided for Block	<b>456</b>				

## RESIDENTIAL DEVELOPMENT - GROUND FLOOR PLAN

Scale: 1" = 150'







### Building A - Building Areas

	Building GBA	Parking Garage GBA	Amenity and Lobby SF	Rentable SF	Units DU	Studio DU	1-Bed DU	1-Bed+Den DU	2-Bed DU	2-Bed + Den DU
Level 3	35,497 sqft.			30,942 sqft.	35	3	21	2	7	2
Level 2	34,466 sqft.			30,942 sqft.	35	3	21	2	7	2
Level 1	34,466 sqft.	16,854 sqft.	1,230 sqft.	15,356 sqft.	17	1	11		3	2
<b>Total</b>	104,429 sqft.	16,854 sqft.	1,230 sqft.	77,240 sqft.	<b>87</b>	7	53	4	17	6
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Parking Required (1.5 sp./ DU=	<b>131</b>	<b>covered Deck</b>	<b>Tuck Under</b>	<b>Parking Lot</b>	<b>Street Spaces</b>
Covered Parking Req.(1 sp./ DU)	<b>87</b>	<b>60</b>	<b>27</b>	<b>27</b>	<b>17</b>
Parking Provided for Block	<b>131</b>				

### Building B - Building Areas

	Building GBA	Parking Garage GBA	Amenity and Lobby SF	Rentable SF	Units DU	Studio DU	1-Bed DU	1-Bed+Den DU	2-Bed DU	2-Bed + Den DU
Level 3	36,084 sqft.			32,407 sqft.	36	3	20	2	9	2
Level 2	35,998 sqft.		975 sqft.	30,157 sqft.	34	3	20	2	7	2
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<b>Total</b>	110,225 sqft.	26,909 sqft.	9,688 sqft.	82,545 sqft.	<b>92</b>	7	54	4	21	6
	100.0%			100.0%	<b>Ratio:</b>	7.6%	58.7%	4.3%	22.8%	6.5%

Parking Required (1.5 sp./ DU=	<b>138</b>	<b>covered Deck</b>	<b>Tuck Under</b>	<b>Parking Lot</b>	<b>Street Spaces</b>
Covered Parking Req.(1 sp./ DU)	<b>92</b>	<b>81</b>	<b>11</b>	<b>33</b>	<b>13</b>
Parking Provided for Block	<b>138</b>				

### Building C - Building Areas

	Building GBA	Parking Garage GBA	Amenity and Lobby SF	Rentable SF	Units DU	Studio DU	1-Bed DU	1-Bed+Den DU	2-Bed DU	2-Bed + Den DU
Level 3	50,033 sqft.			42,922 sqft.	47	4	23	6	11	3
Level 2	50,033 sqft.			42,922 sqft.	47	4	23	6	11	3
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<b>Total</b>	150,994 sqft.	26,909 sqft.	1,230 sqft.	114,166 sqft.	<b>125</b>	12	59	18	27	9
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Parking Required (1.5 sp./ DU=	<b>188</b>	<b>covered Deck</b>	<b>Tuck Under</b>	<b>Parking Lot</b>	<b>Street Spaces</b>
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Parking Provided for Block	<b>187</b>				

### Overall Development - Building Areas

	Building GBA	Parking Garage GBA	Amenity and Lobby SF	Rentable SF	Units DU	Studio DU	1-Bed DU	1-Bed+Den DU	2-Bed DU	2-Bed + Den DU
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<b>Total</b>	365,648 sqft.	70,672 sqft.	12,148 sqft.	273,951 sqft.	<b>304</b>	26	166	26	65	21
	100.0%			100.0%	<b>Ratio:</b>	8.6%	54.6%	8.6%	21.4%	6.9%

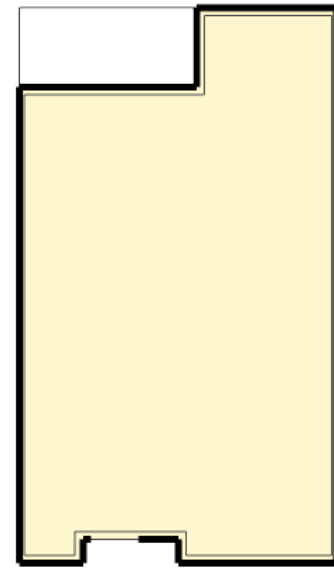
Parking Required (1.5 sp./ DU=	<b>456</b>	<b>covered Deck</b>	<b>Tuck Under</b>	<b>Parking Lot</b>	<b>Street Spaces</b>
Covered Parking Req.(1 sp./ DU)	<b>304</b>	<b>233</b>	<b>71</b>	<b>105</b>	<b>47</b>
Parking Provided for Block	<b>456</b>				

## RESIDENTIAL DEVELOPMENT - UPPER FLOOR PLAN

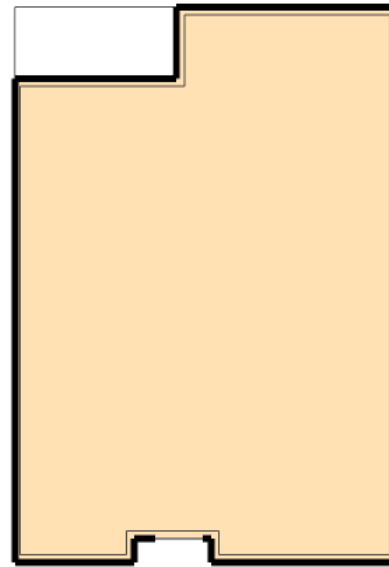
Scale: 1" = 150'



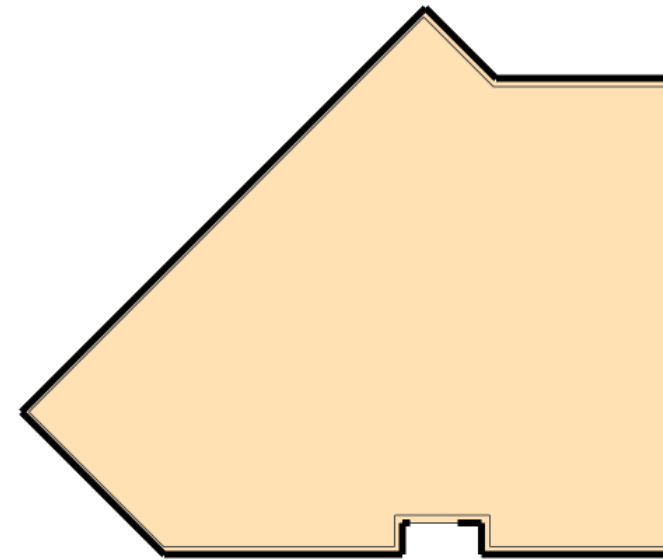




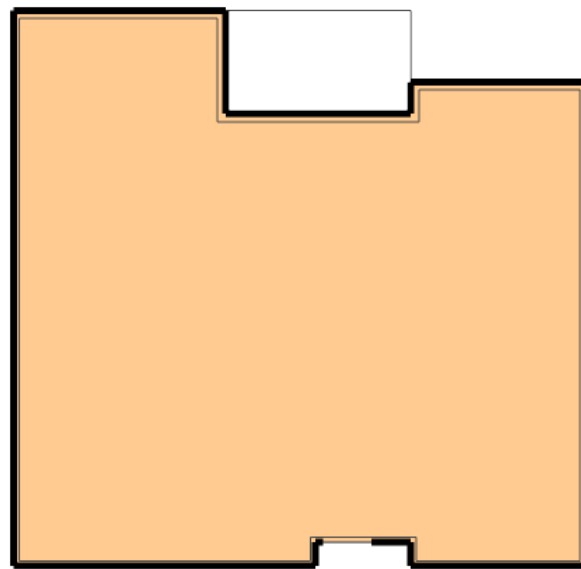
**S1 - Studio Unit (in-line)**  
630 SF



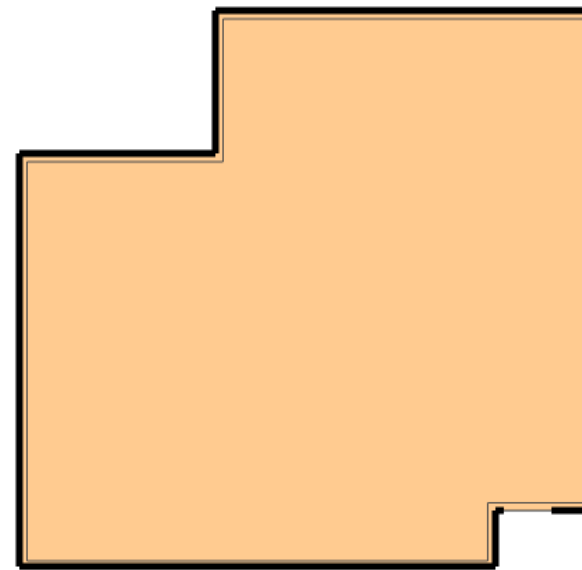
**1A - One Bedroom Unit (in-line)**  
785 SF.



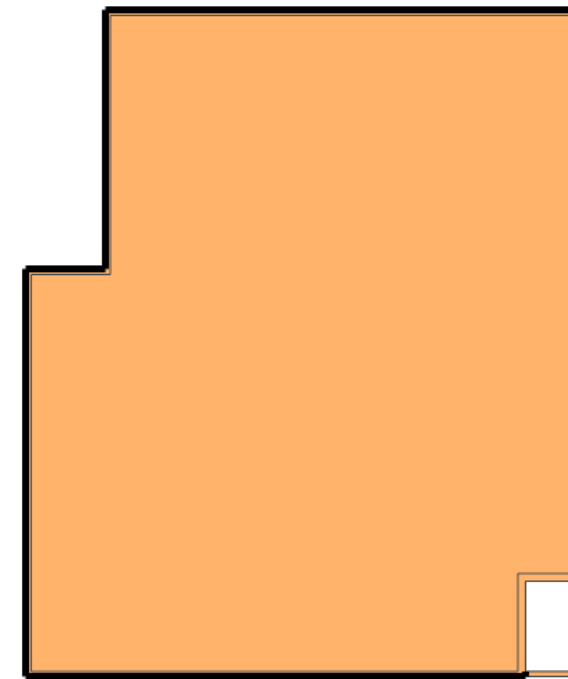
**1+D - One Bedroom + Den Unit (inside corner)**  
978 SF.



**2A - Two-Bedroom Unit (in-line)**  
1,125 SF



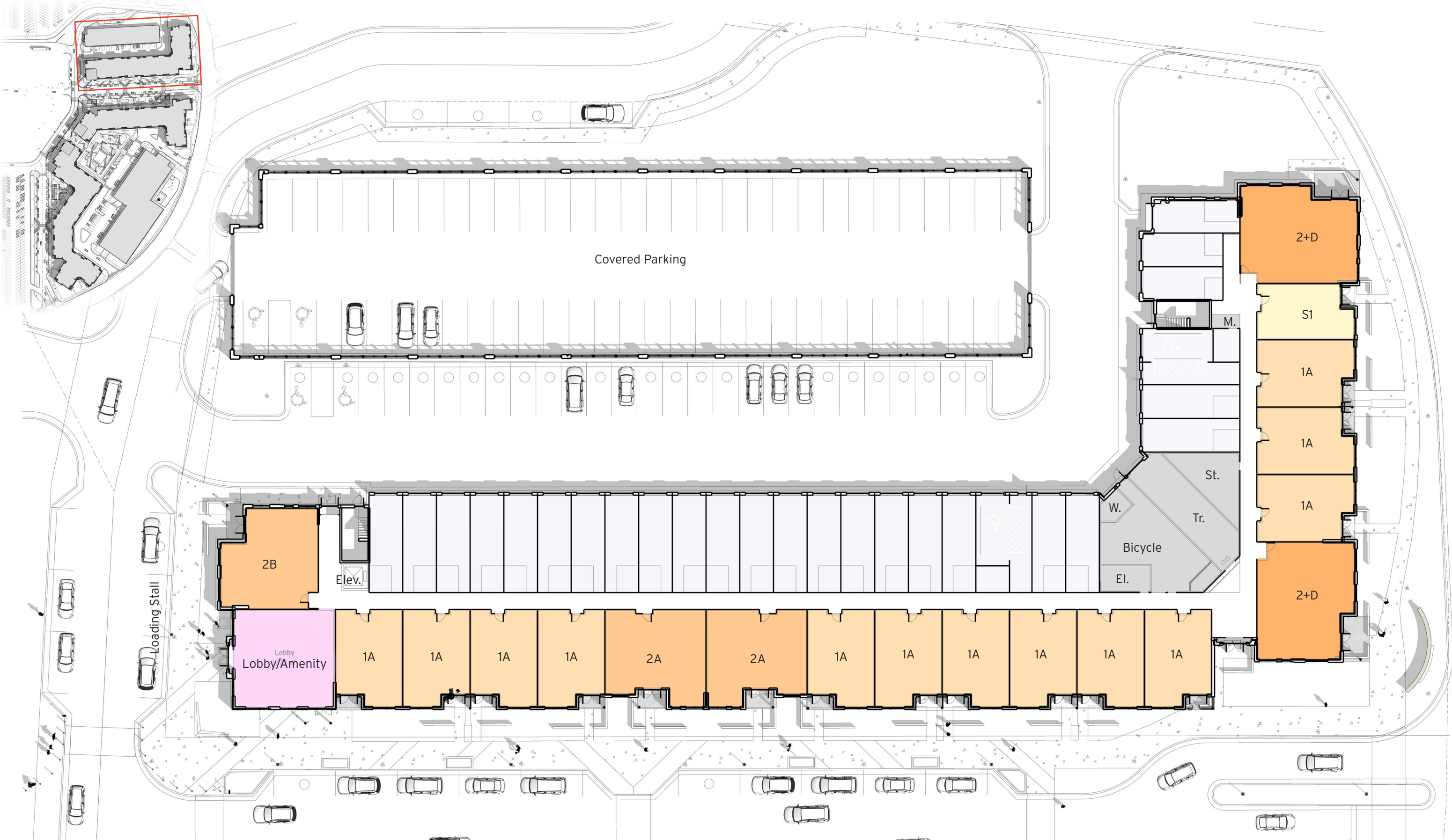
**2B - Two-Bedroom Unit (outside corner)**  
1,125 SF



**2+D - Two-Bedroom + Den Unit (outside corner)**  
1,368 SF

Typical Unit Types and Sizes - (Note Internal Walls for illustrative purposes only (Unit Design Workshop will be at Kick-off for SD Phase))





**BUILDING A - Ground Floor Plan**

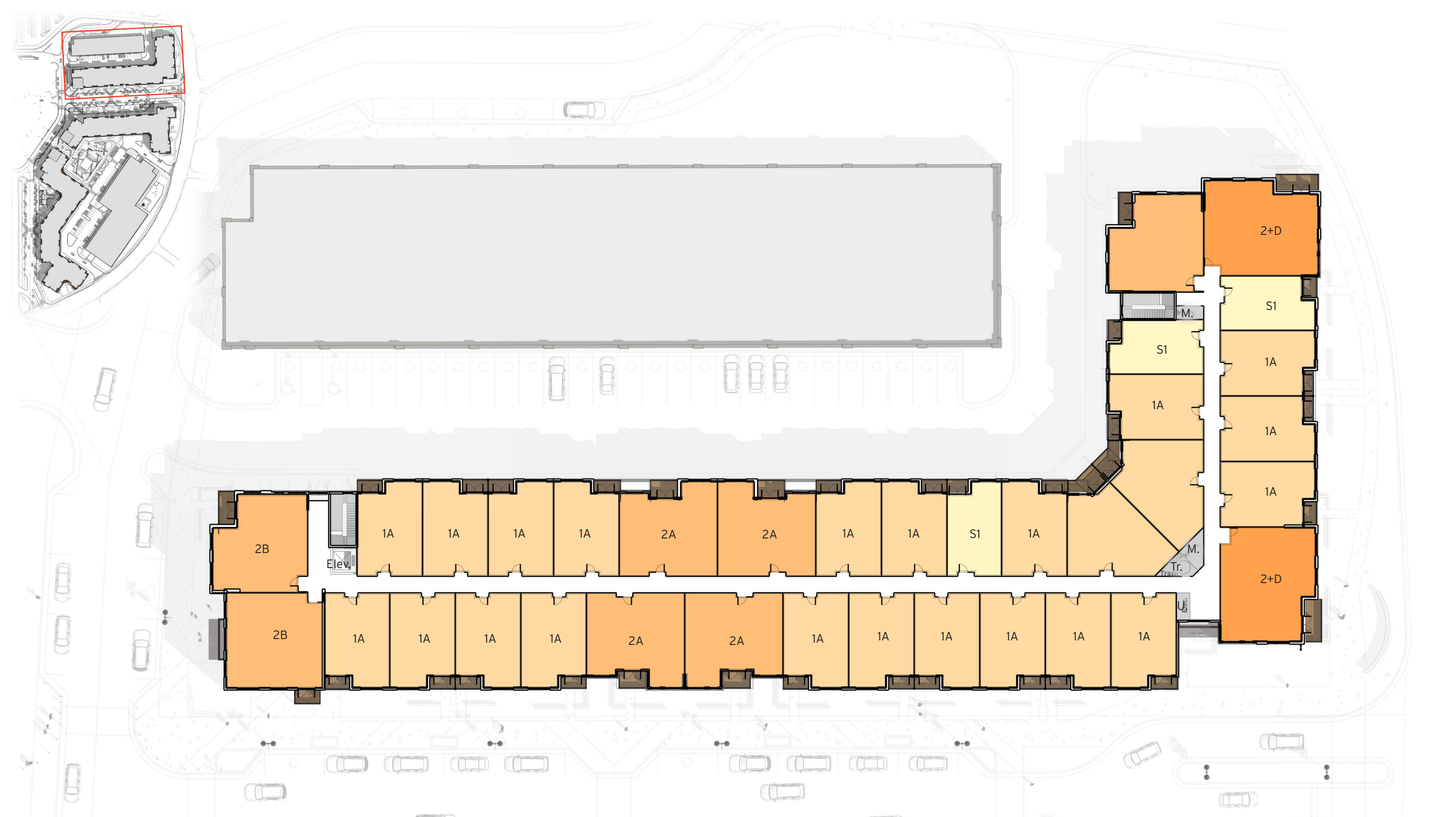
Scale: 1/32" = 1'-0"



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**BUILDING A - Second and Third Floor Plan**

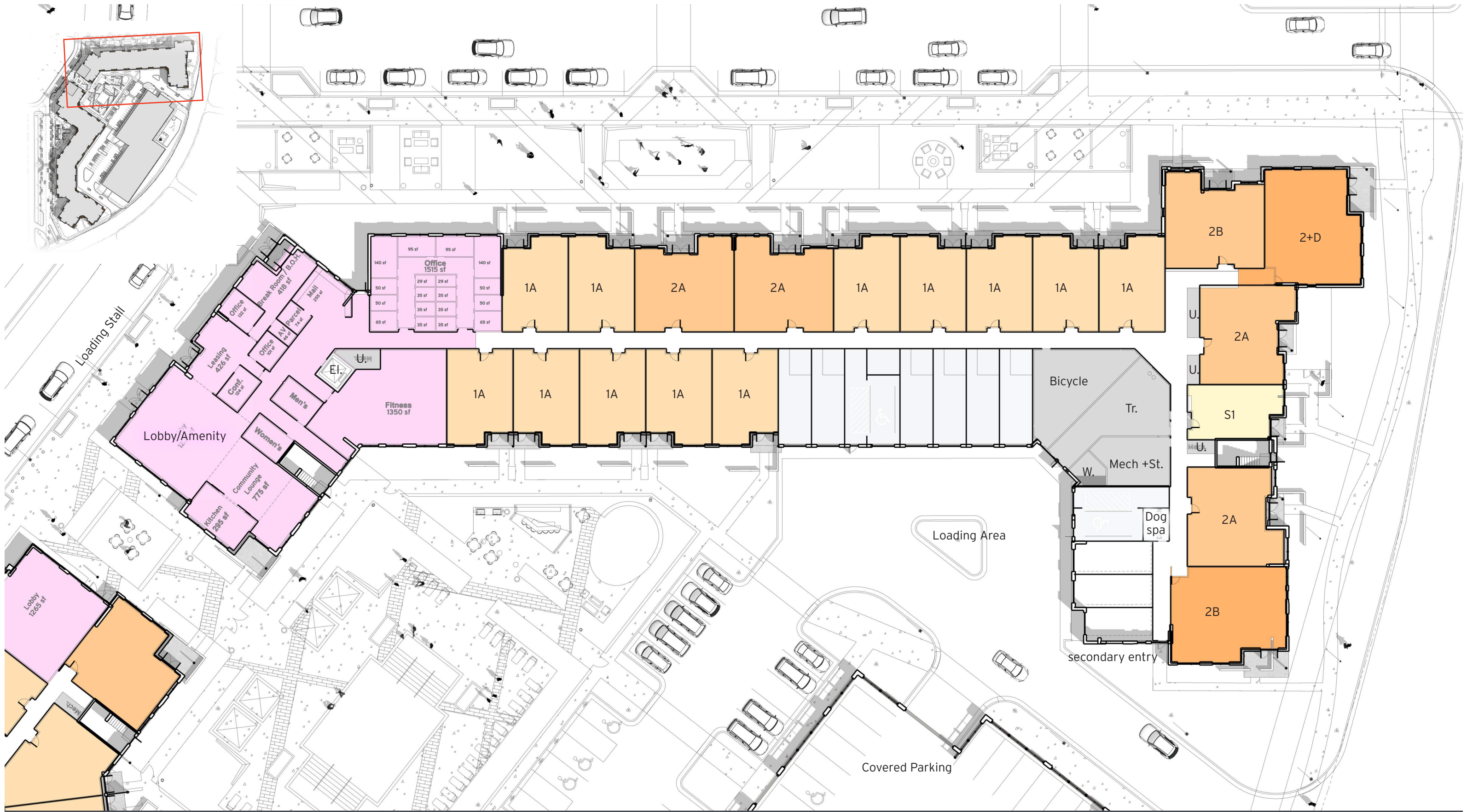
Scale: 1/32" = 1'-0"



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**BUILDING B - Ground Floor Plan**

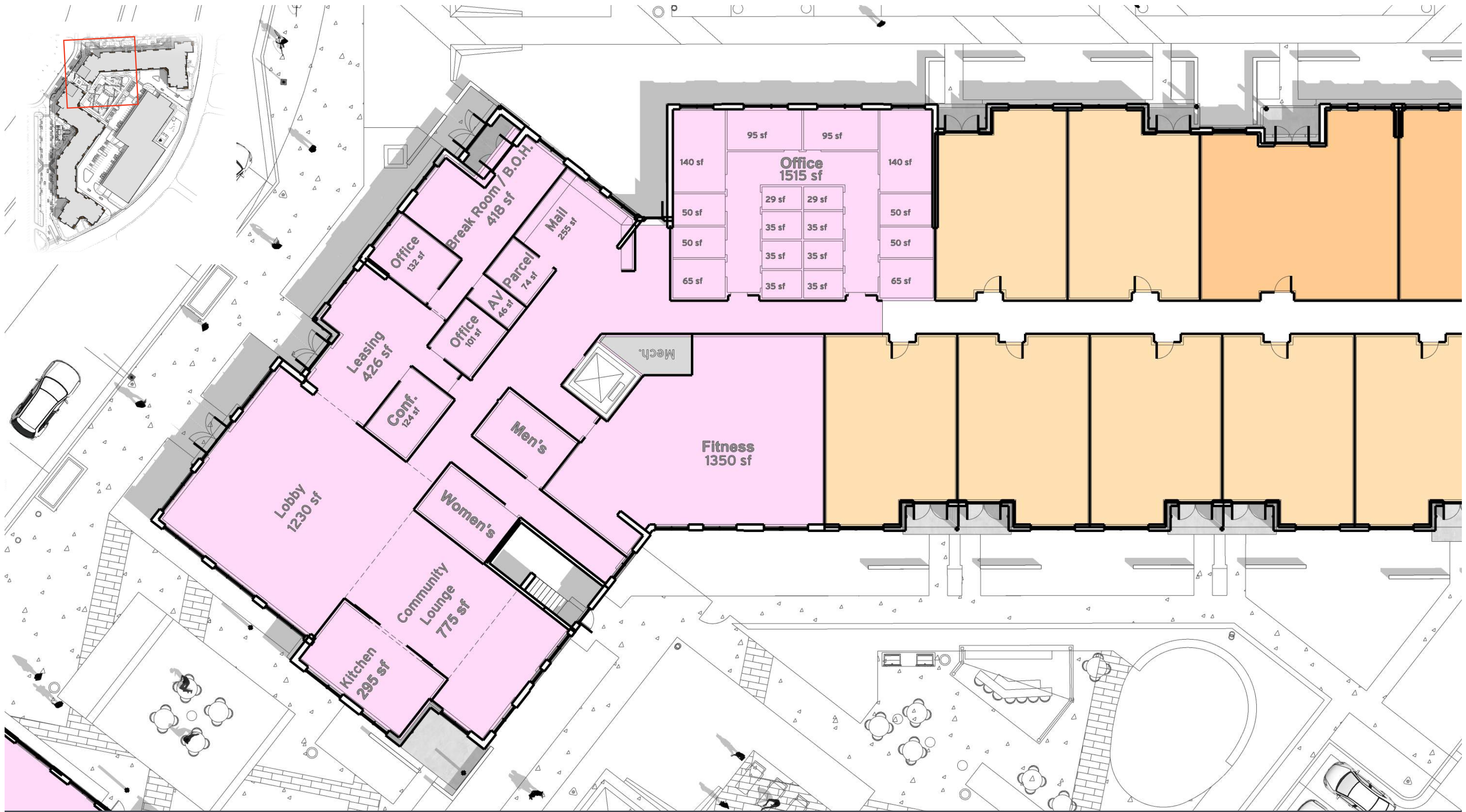
Scale: 1/32" = 1'-0"

0 10 20 40

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**BUILDING B - Ground Floor Plan (West End Amenities)**

Scale: 1/32" = 1'-0"







**BUILDING B - Second Floor Plan**

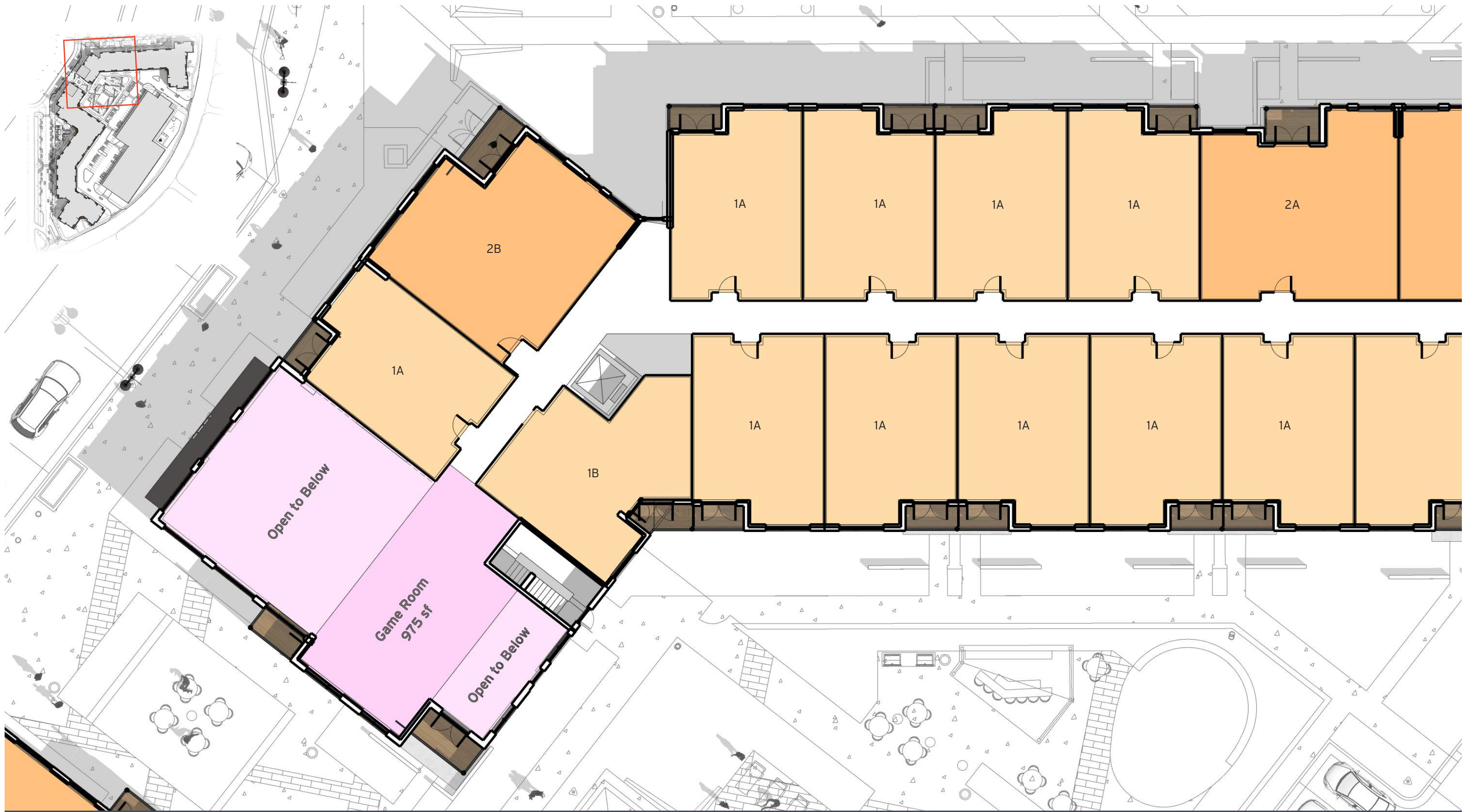
Scale: 1/32" = 1'-0"

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**BUILDING B - Ground Floor Plan (West End)**

Scale: 1/32" = 1'-0"



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**BUILDING B - Third Floor Plan**

Scale: 1/32" = 1'-0"

0 10 20 40

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East End Residential Development  
**FOX VALLEY MALL**





**BUILDING C - Partial Ground Floor Plan (North)**

Scale: 1/32" = 1'-0"



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East End Residential Development  
**FOX VALLEY MALL**





**BUILDING C - Partial Second and Third Floor Plan (North)**

Scale: 1/32" = 1'-0"



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**BUILDING C - Partial Ground Floor Plan (South)**

Scale: 1/32" = 1'-0"



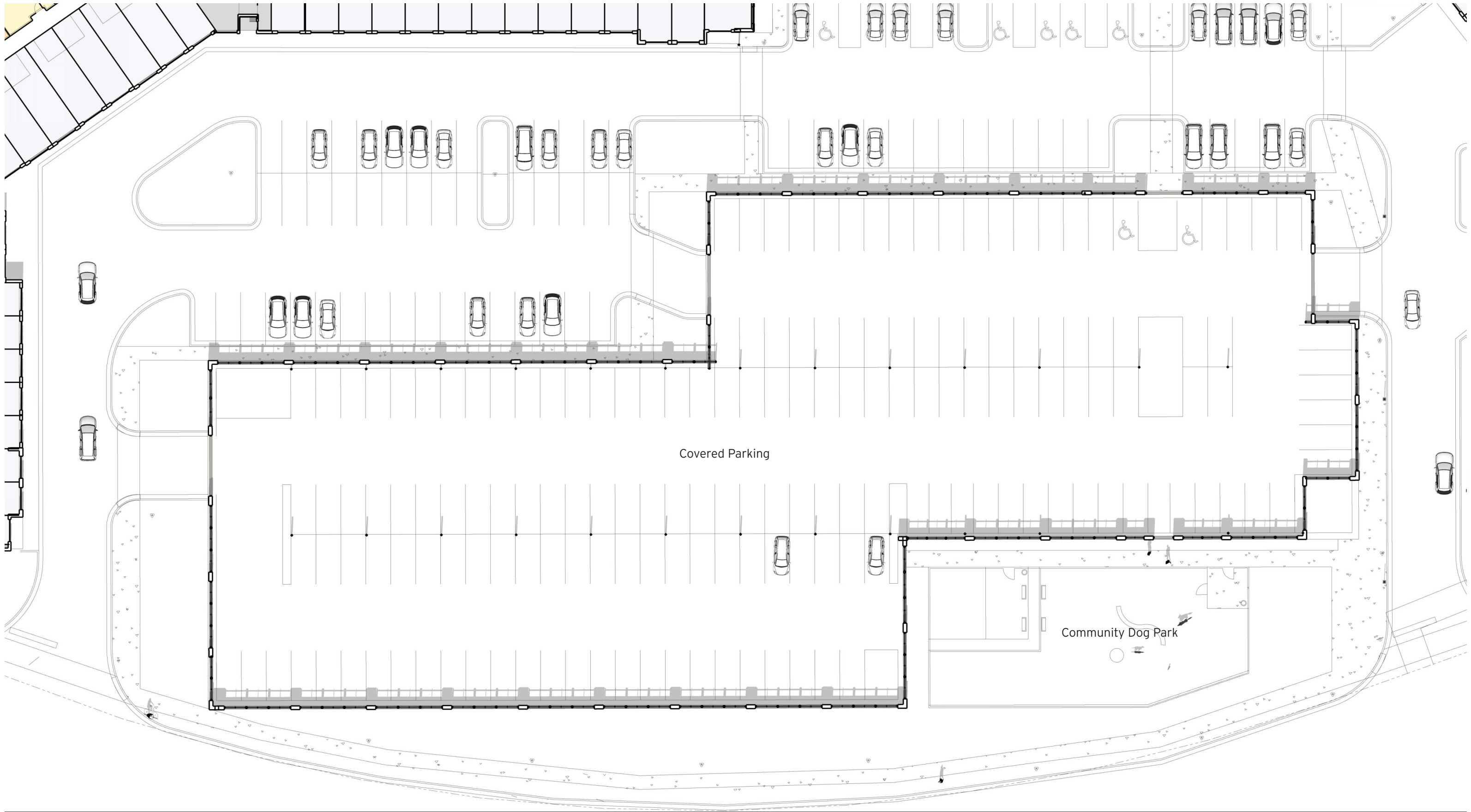
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**BUILDING B & C PARKING - Ground Floor Plan**

Scale: 1/32" = 1'-0"



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THANK YOU