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Wolfe Ventures

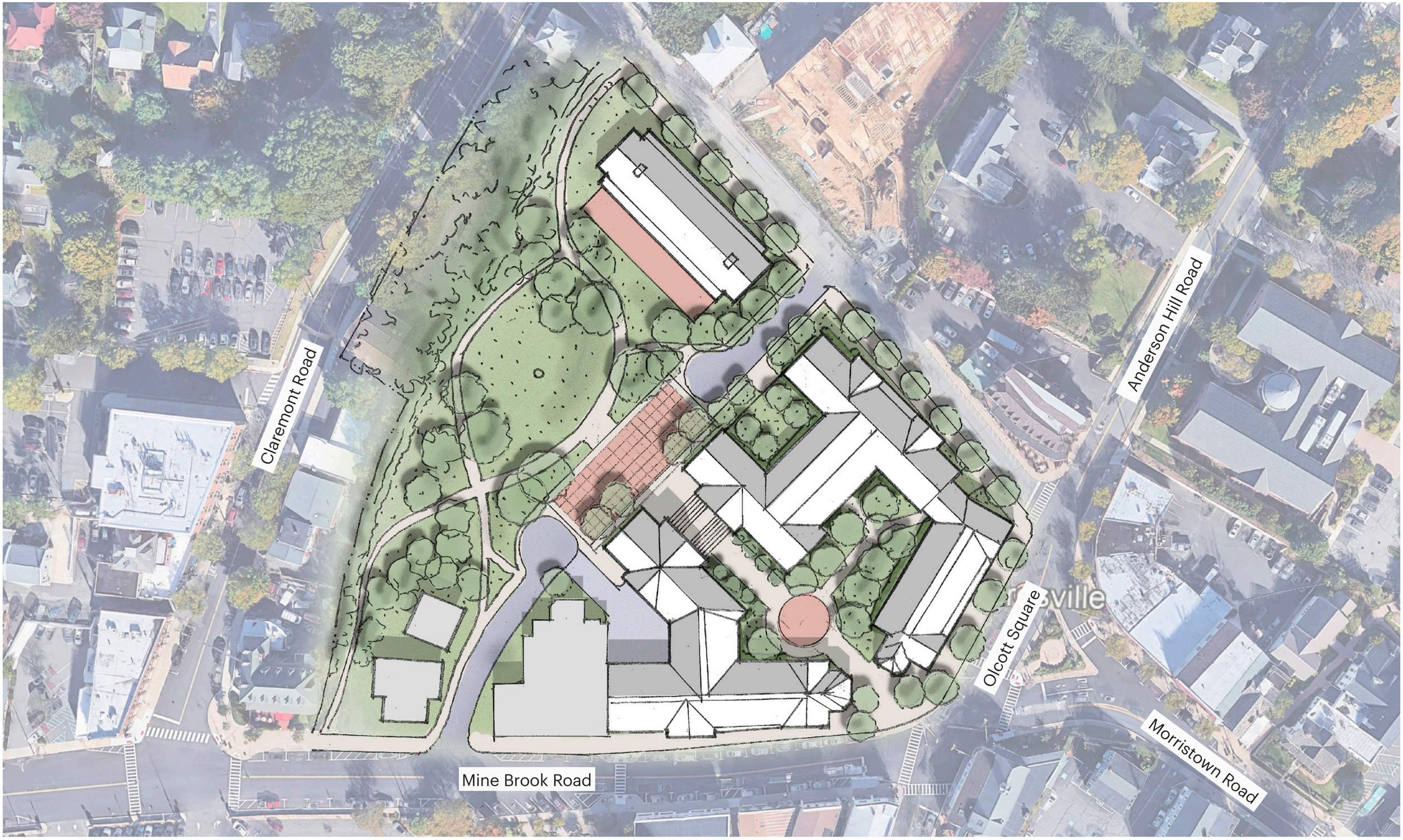
Quimby Lane Redevelopment
Kickoff Meeting

June 8, 2021

RAMSA
ROBERT A.M. STERN ARCHITECTS



Existing Conditions



Proposed Conditions



Source: Quimby Lane RFP

Claremont Road

Anderson Hill Road

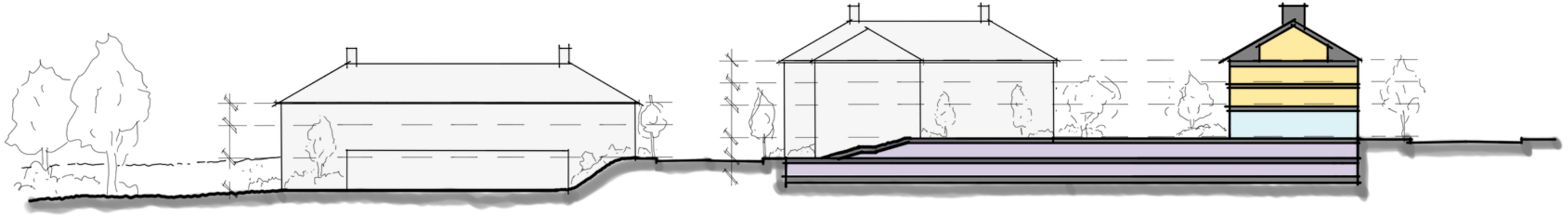
Olcott Square

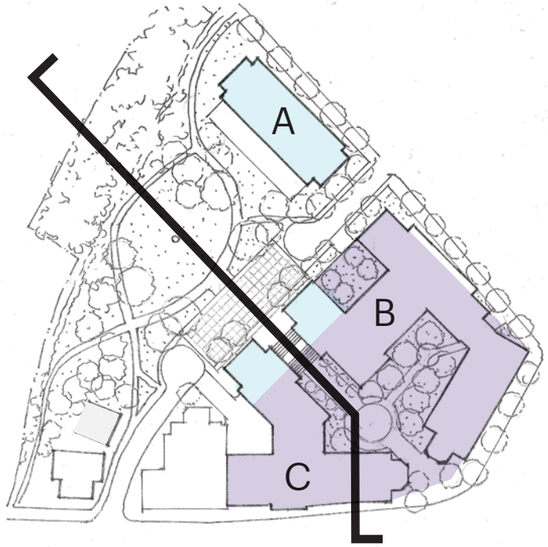
Morristown Road

Mine Brook Road

Property Lines

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Park Level



Ground Floor



Typical Upper Floor

RESIDENTIAL
COMMERCIAL
PARKING/SERVICE
CONTEXT BUILDING

Site Section & Program Diagrams

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Quimby Lane Redevelopment - Space Program

Building A	Retail GSF	Resi GSF	Total GSF	Resi Units
Floor 3		4,500	4,500	
Floor 2		9,500	9,500	
Floor 1		9,500	9,500	
Park Level	9,500		9,500	
Total	9,500	23,500	33,000	19

Building B	Retail GSF	Resi GSF	Total GSF
Floor 4		21,000	21,000
Floor 3		31,000	31,000
Floor 2		31,000	31,000
Floor 1	9,000	22,000	31,000
Park Level	3,600		3,600
Total	12,600	105,000	117,600	84

Building C	Retail GSF	Resi GSF	Total GSF
Floor 4		12,000	12,000
Floor 3		19,000	19,000
Floor 2		19,000	19,000
Floor 1	11,500	7,500	19,000
Park Level	2,400		2,400
Total	13,900	57,500	71,400	46

Total GSF	**36,000**	**186,000**	**222,000**	**149**

Unit Type	Mix %	NSF
3BR	10%	1,200
2BR	60%	1,000
1BR	30%	800
Average NSF/Unit		960
Efficiency		77%
Average GSF/Unit		1,247

Parking & Service	
Level	**Spaces/Area**
P1	160
P2	160
Total Parking	320
Service Area	10,000



View from Olcott Square - Existing Conditions



View from Olcott Square - Proposed Conditions



Southeast Site Aerial - Existing Conditions

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Southeast Site Aerial - Proposed Conditions

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