



201 W MAIN FEASIBILITY STUDY

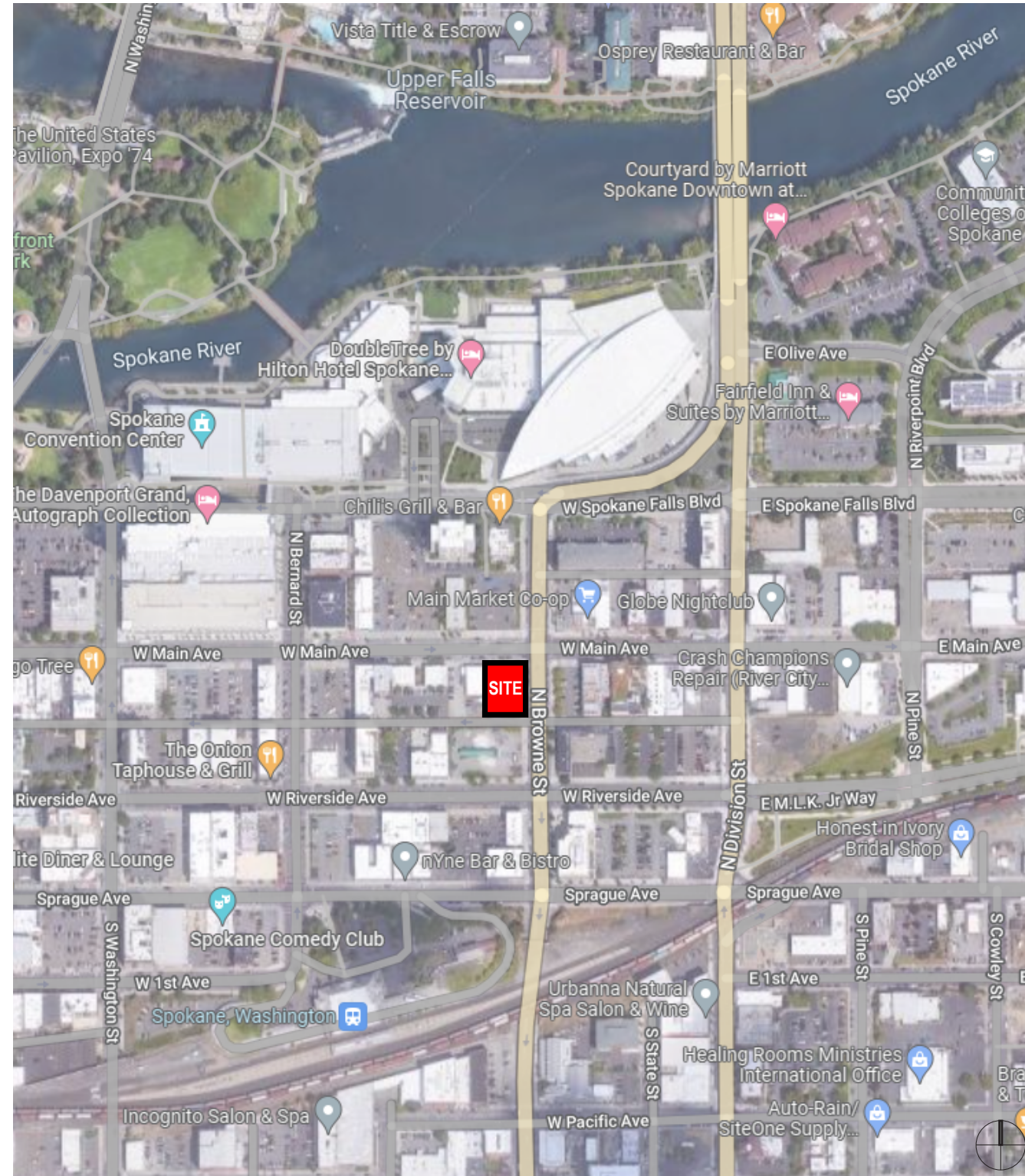
UD MONTAGE | COWORKING + MICRO-UNIT HOUSING

SITE AND PROGRAM

PROGRAM SUMMARY

Ground Floor: Shared Building Amenity, Large Event Space, Cafe, Lobby, Parking
Second Floor: UDPDA Coworking Spaces
Upper Floors: Micro-Unit Housing, Shared Kitchen/Dining and Laundry per floor
Rooftop: Shared Outdoor Rooftop Terrace

201 & 207 W Main Ave

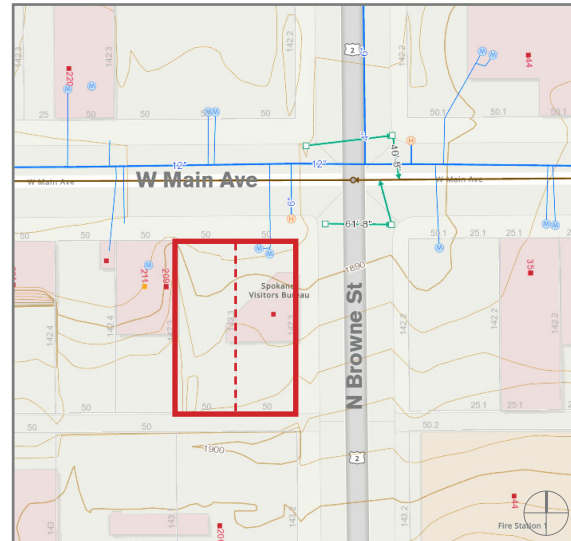


Program

UD Montage Coworking + Micro-Unit Housing		UDPDA TARGET PROGRAM			AS SHOWN IN STUDY		
		Qty	GSF	Total GSF	Qty	GSF	Total GSF
PUBLIC EVENT SPACE				3,680			4,385
L1	Conference Rooms/Large Event Space - Combined	2	1000	2,000	2	1000	2,000
L1	Catering Kitchen	1	80	80	1	130	130
L1	Lounge/Juice Bar/Coffee Shop/Tea Room	1	1200	1,200	1	825	825
L1	Lobby				1	1000	1,000
L1	Storage	1	400	400	1	430	430
UD COWORKING OFFICE SPACE				6,220			6,215
L2	Private Offices	6	150	900	6	150	900
L2	Private Office Suites	4	430	1,720	4	425	1,700
L2	Open Office (Hot and Permanent)	1	3000	3,000	1	3000	3,000
L2	Storage	1	600	600	1	615	615
UD COWORKING MEETING SPACES				2,080			2,230
L2	Open Community Tables	2	300	600	2	300	600
L2	Collaboration Rooms - Combined Small Conference	4	150	600	5	150	750
L2	Sound Isolation Phone Rooms	6	30	180	6	30	180
L2	Zoom Room	1	400	400	1	400	400
L2	Booths	6	50	300	6	50	300
SHARED SUPPORT SPACES				2,700			2,600
L2	Kitchen/Breakroom	1	600	600	1	600	600
L2	Game Area (Ping Pong, Chess)	1	800	800	1	800	800
L1	Meditation/Yoga	1	300	300	1	300	300
L1	Weight Room	1	600	600	1	600	600
L1	Bike Storage	1	400	400	1	300	300
RESIDENTIAL FLOORS							39,860
L3-6	Micro-Units w/ 3/4 Bath, Closet and Kitchenette		300-350		108	325	35,100
L3-6	Shared Kitchen/Dining and Laundry	1	per floor		4	1100	4,400
L3-6	Mech/Storage				4	90	360
RESTROOMS				1,700			1,215
L2	Non-Gender		900	900		415	415
L1	Locker Room/Showers	2	400	800	2	400	800
PARKING							5,575
L1	Cooperative Parking on Ground Floor		maximized		20 stalls		5,575
EXTERIOR SPACES				1,500			2,260
L5	Outdoor Roof Terrace			1,500			2,260

UD MONTAGE | COWORKING + MICRO-UNIT HOUSING

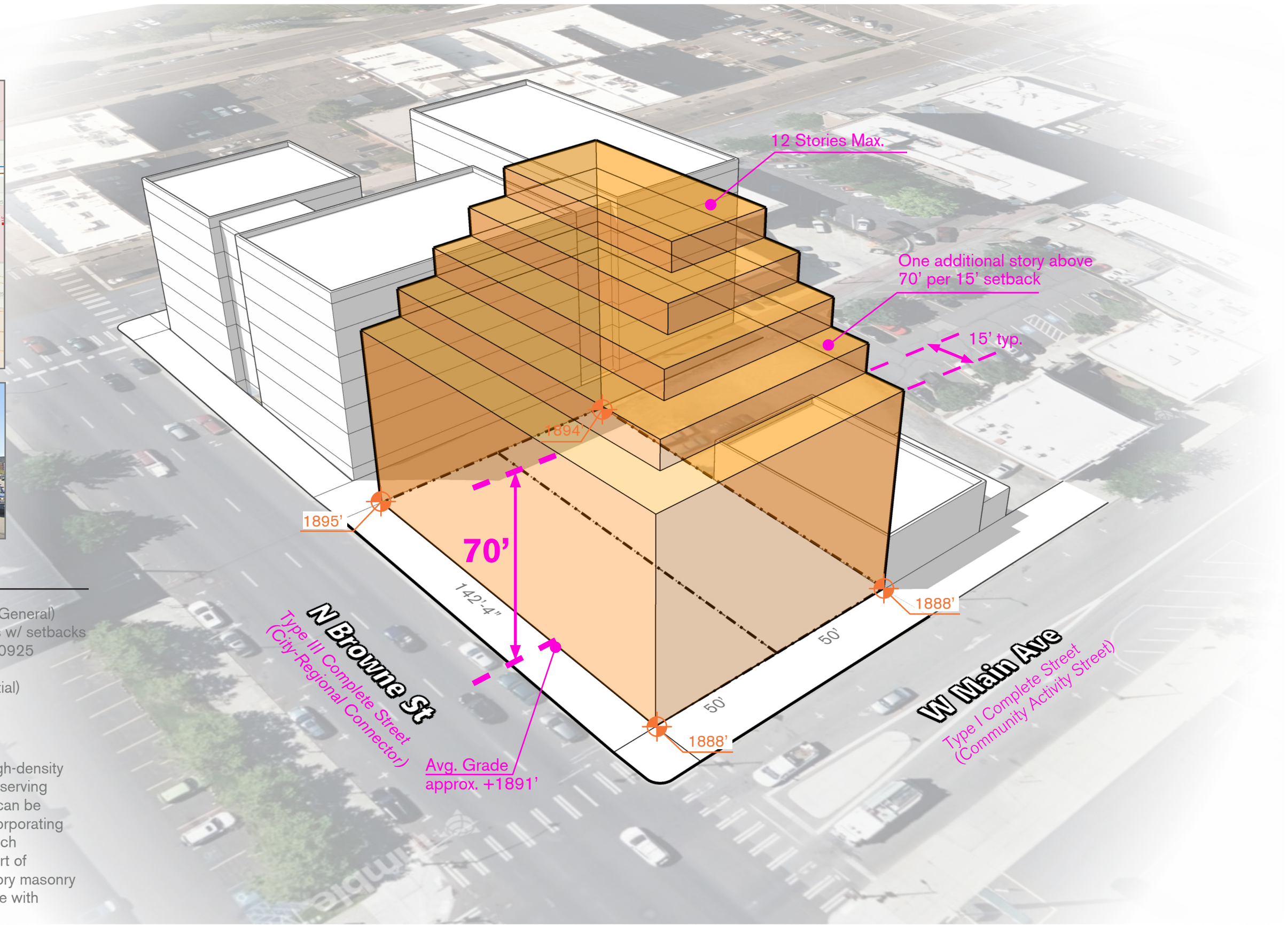
ZONING SUMMARY



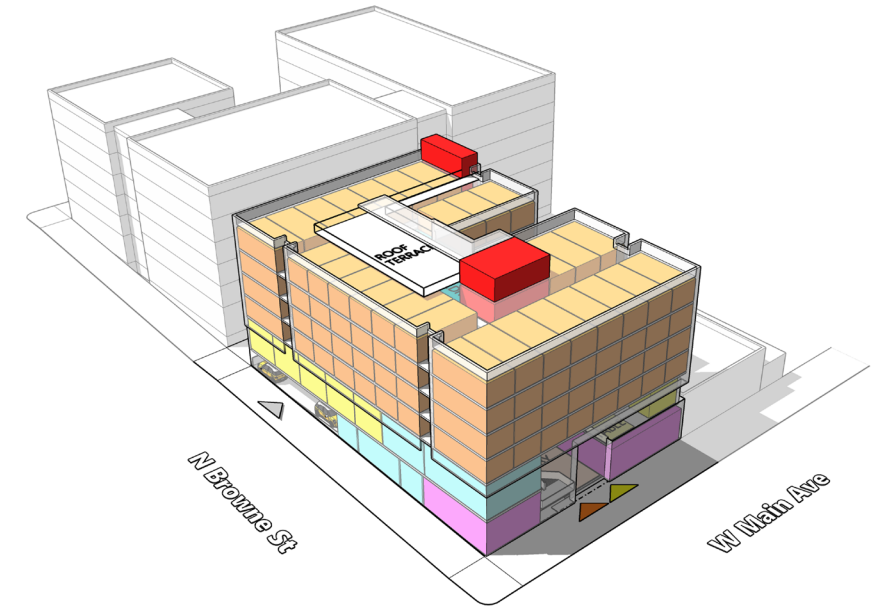
201 & 207 W Main Ave

- Zoning Designation:** DTG-70 (Downtown General)
- Maximum Building Height:** 70', 12 stories w/ setbacks
- Parcel Numbers:** 35184.0926 and 35184.0925
- Total Site Area:** 14,230 sq ft
- Maximum FAR:** 6 (No FAR limit for residential)
- Minimum Setback From Lot Lines:** 0'
- Parking:** No parking required

The DTG-70 zone encourages mixed-use, high-density buildings up to 70' in height with community-serving retail uses at ground level. Additional height can be gained up to a maximum of 12 stories by incorporating 15' setbacks from street property lines for each story above 70'. No parking is required as part of developing this site. There is an existing 1-story masonry clad building on the eastern portion of the site with associated surface parking and landscaping.



UD MONTAGE | COWORKING + MICRO-UNIT HOUSING
AREA SUMMARY



CONCEPTUAL STUDY SUMMARY:

Unit Count	Micro-Units	Unit Totals	Kitchen (+Dine/Laundry on upper flrs)	Lobby + Café	Event Space	Shared Amenities	UD Coworking	Lockers Showers	Game Area	Support/Circulation
First Floor			1	1	1	3		2		
Second Floor			1				1		1	
Third Floor	27	27	1							
Fourth Floor	27	27	1							
Fifth Floor	27	27	1							
Sixth Floor	27	27	1							
Totals	108	108		1	1	3	1	2	1	

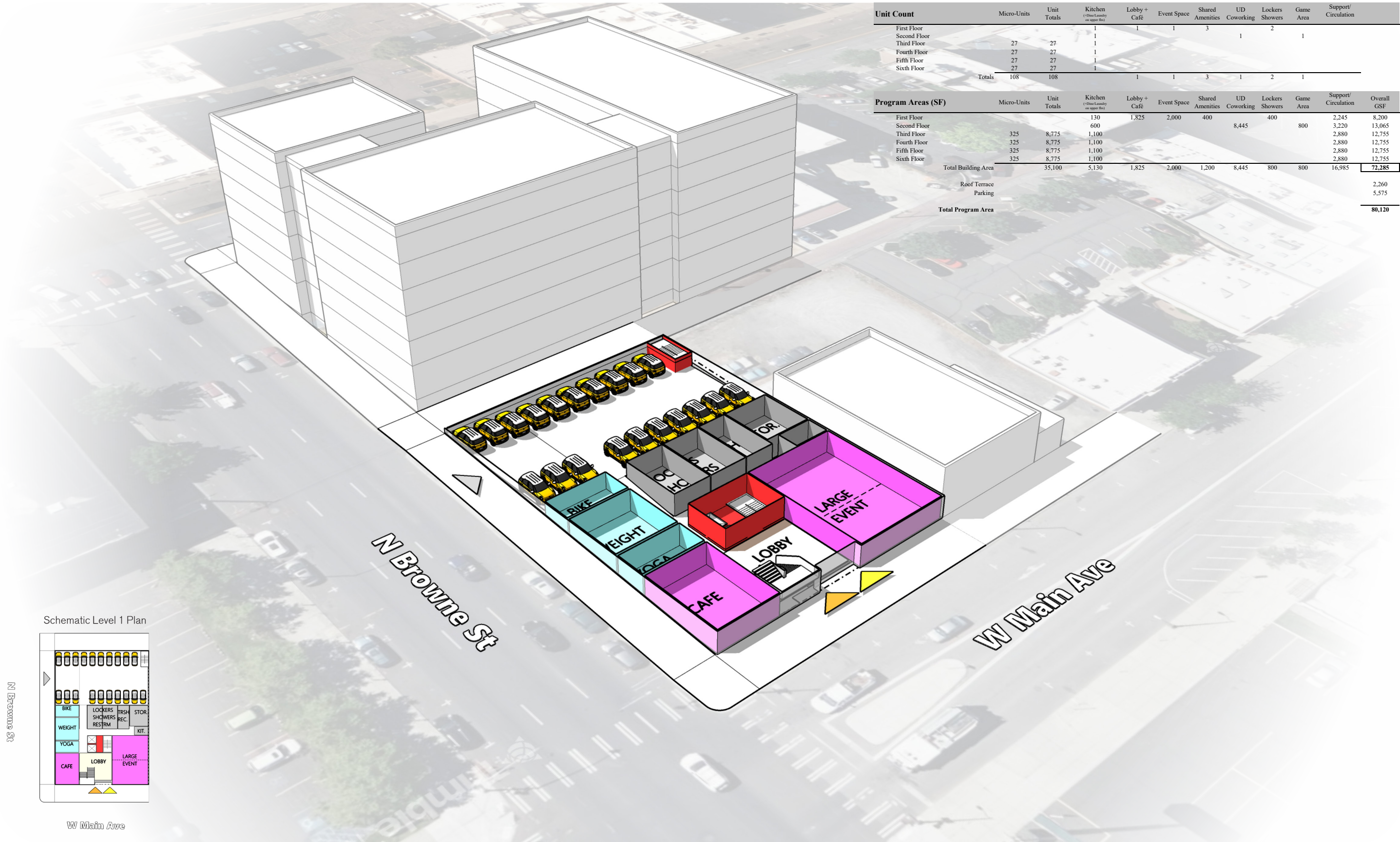
Program Areas (SF)	Micro-Units	Unit Totals	Kitchen (+Dine/Laundry on upper flrs)	Lobby + Café	Event Space	Shared Amenities	UD Coworking	Lockers Showers	Game Area	Support/Circulation	Overall GSF
First Floor			130	1,825	2,000	400		400		2,245	8,200
Second Floor			600				8,445		800	3,220	13,065
Third Floor	325	8,775	1,100							2,880	12,755
Fourth Floor	325	8,775	1,100							2,880	12,755
Fifth Floor	325	8,775	1,100							2,880	12,755
Sixth Floor	325	8,775	1,100							2,880	12,755
Total Building Area		35,100	5,130	1,825	2,000	1,200	8,445	800	800	16,985	72,285
Roof Terrace											2,260
Parking											5,575
Total Program Area											80,120

UD MONTAGE | COWORKING + MICRO-UNIT HOUSING

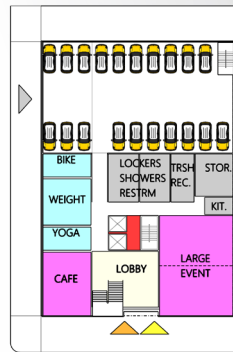
LEVEL 1 (15' FLOOR-TO-FLOOR HEIGHT)

Unit Count	Micro-Units	Unit Totals	Kitchen (Disc. Laundry on upper fls)	Lobby + Café	Event Space	Shared Amenities	UD Coworking	Lockers Showers	Game Area	Support/ Circulation
First Floor			1	1	1	3	1	2	1	
Second Floor			1							
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Schematic Level 1 Plan

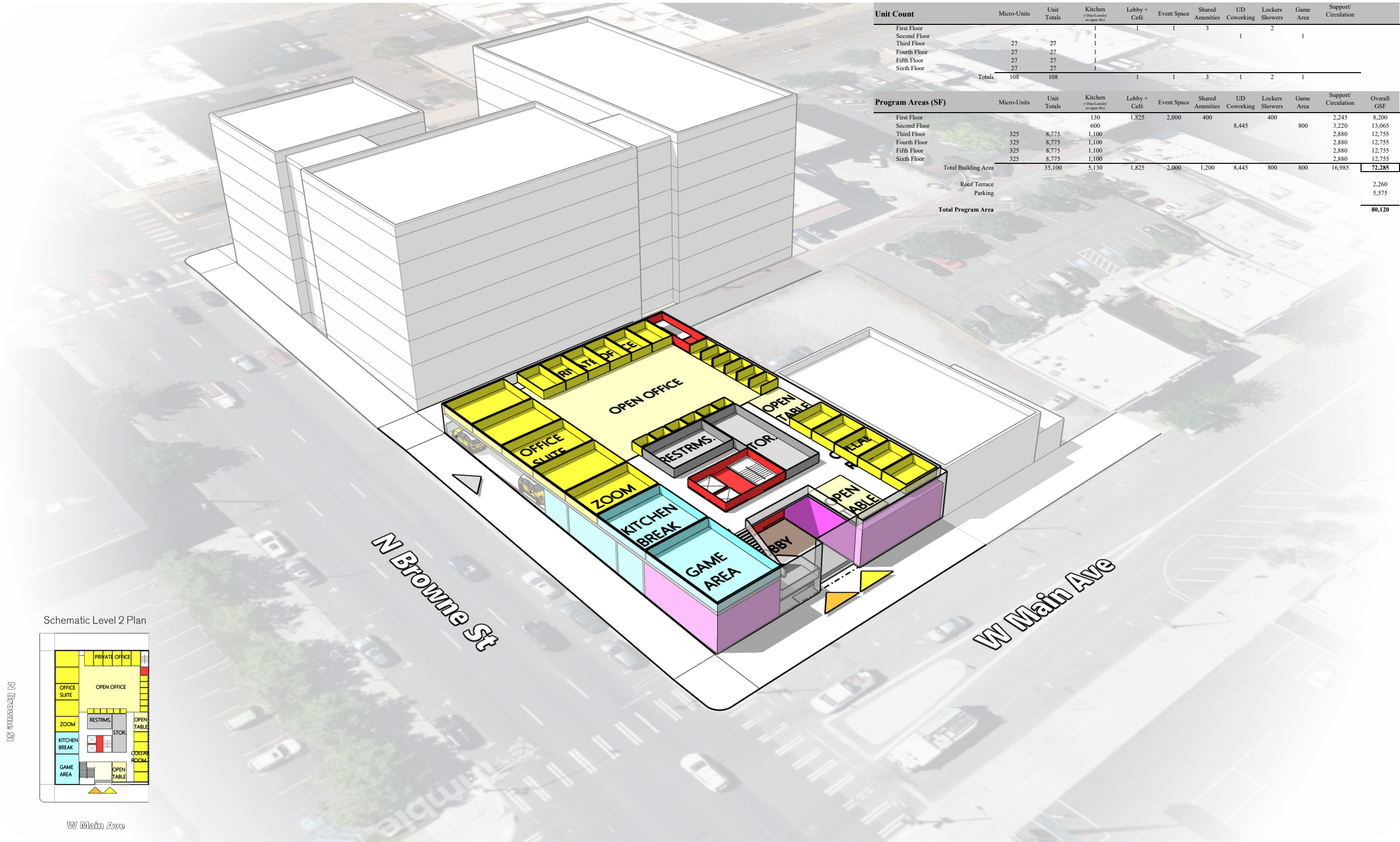


UD MONTAGE | COWORKING + MICRO-UNIT HOUSING

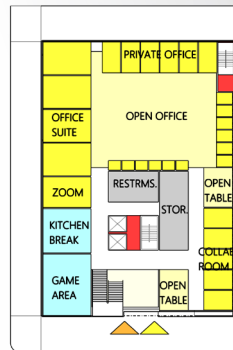
LEVEL 2 (15' FLOOR-TO-FLOOR HEIGHT)

Unit Count	Micro-Units	Unit Totals	Kitchen (+Dish Laundry on upper fls)	Lobby + Café	Event Space	Shared Amenities	UD Coworking	Lockers Showers	Game Area	Support/ Circulation
First Floor			1	1	1	3	1	2	1	
Second Floor			1							
Third Floor	27	27	1							
Fourth Floor	27	27	1							
Fifth Floor	27	27	1							
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Totals	108	108		1	1	3	1	2	1	

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Schematic Level 2 Plan



W Main Ave

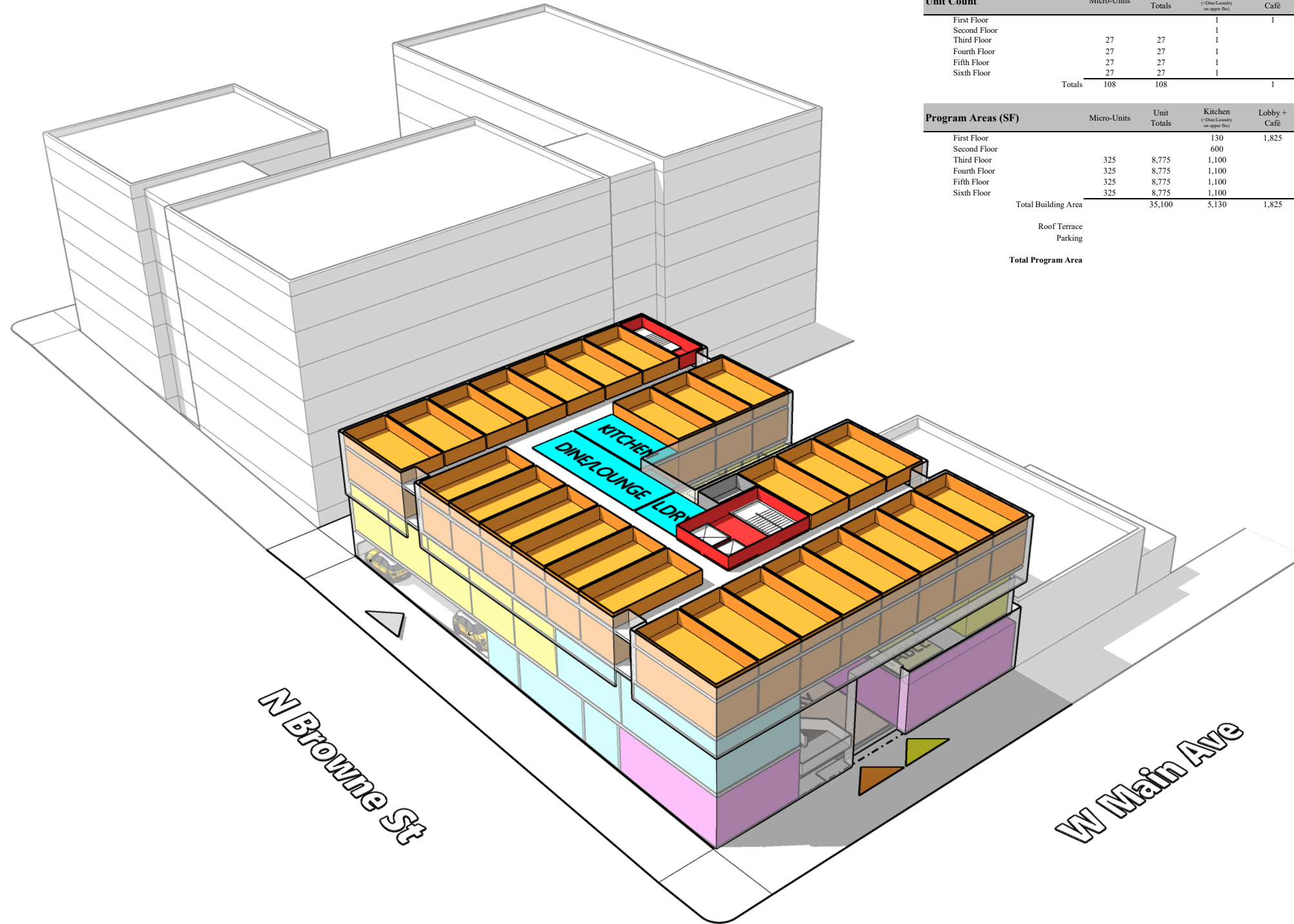
N Browne St

N Browne St

W Main Ave

UD MONTAGE | COWORKING + MICRO-UNIT HOUSING

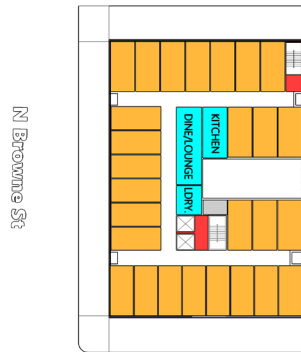
LEVELS 3-6 (10' FLOOR TO FLOOR HEIGHT)



Unit Count	Micro-Units	Unit Totals	Kitchen (Does Landlord on upper fls)	Lobby + Café	Event Space	Shared Amenities	UD Coworking	Lockers Showers	Game Area	Support/ Circulation
First Floor			1	1	1	3	1	2	1	
Second Floor			1							
Third Floor	27	27	1							
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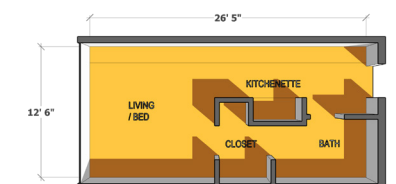
Program Areas (SF)	Micro-Units	Unit Totals	Kitchen (Does Landlord on upper fls)	Lobby + Café	Event Space	Shared Amenities	UD Coworking	Lockers Showers	Game Area	Support/ Circulation	Overall GSF
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Schematic Level 3-6 Plan



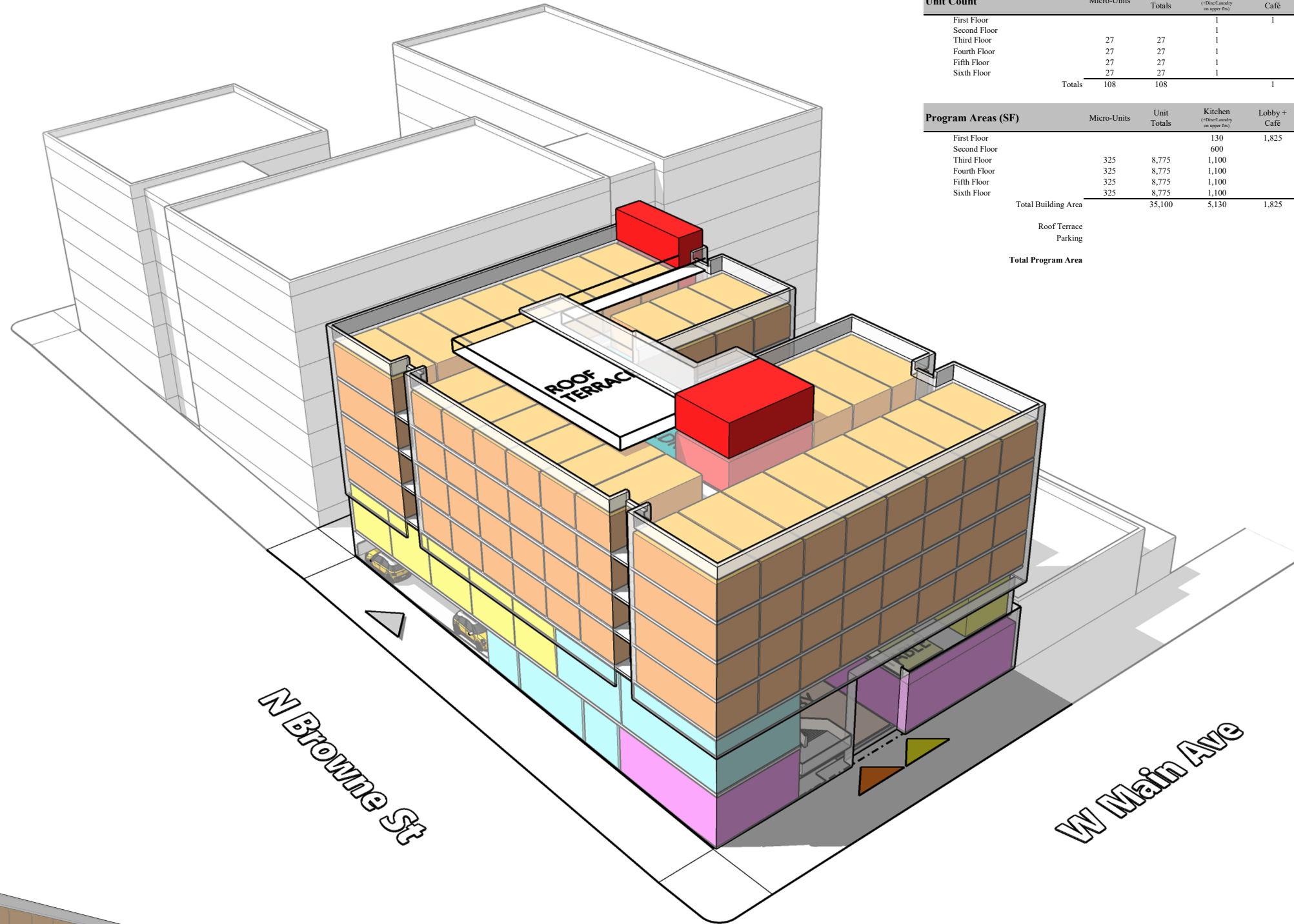
W Main Ave

Schematic Micro-Unit Plan



UD MONTAGE | COWORKING + MICRO-UNIT HOUSING

NE AXONOMETRIC



Schematic Massing View from NE



Unit Count	Micro-Units	Unit Totals	Kitchen (Does Landlord on upper fls)	Lobby + Café	Event Space	Shared Amenities	UD Coworking	Lockers Showers	Game Area	Support/ Circulation
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