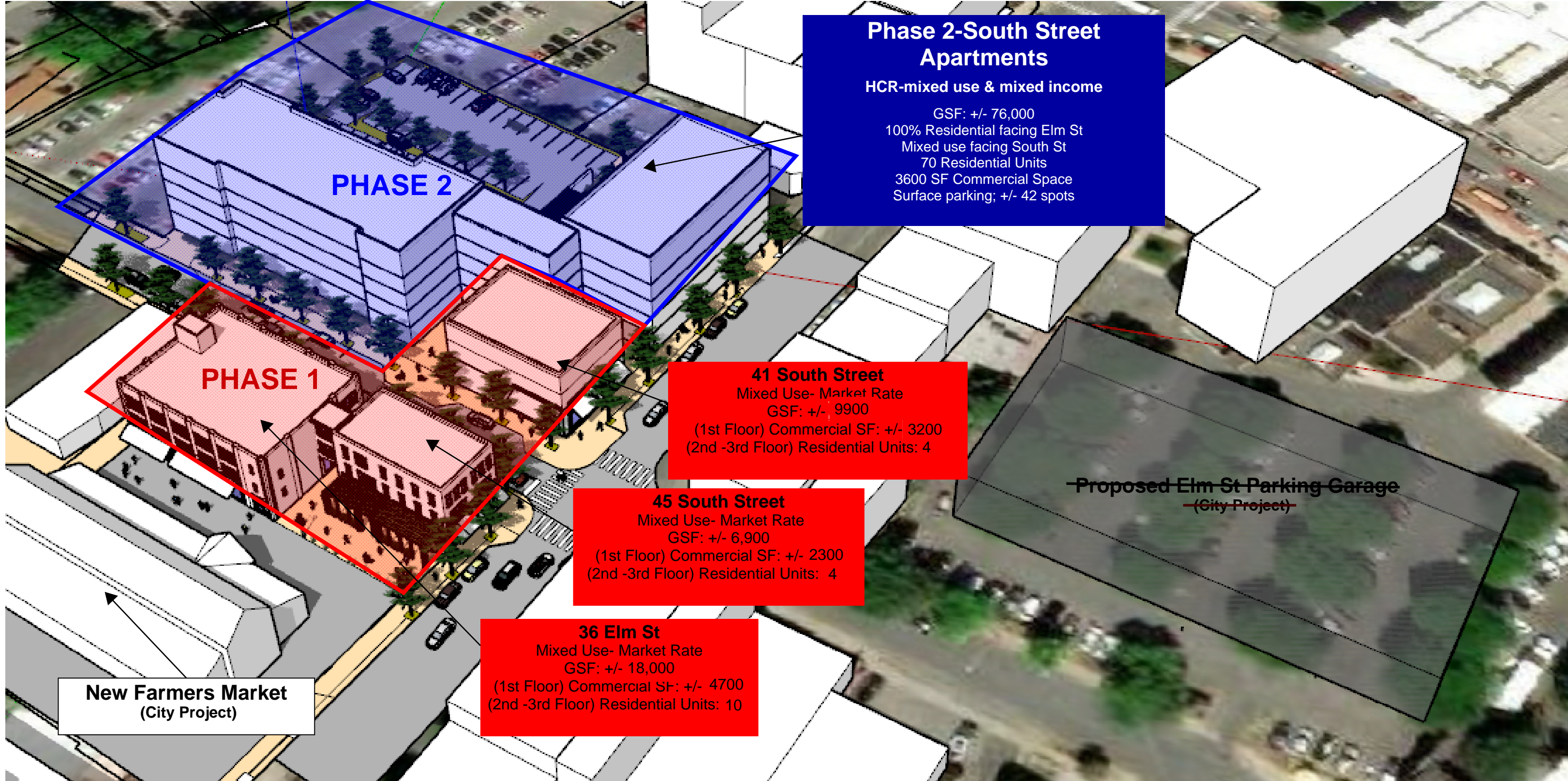


# Market Square at South Street Conceptual Redevelopment Plan

Draft: 6/21/24



**Phase 2-South Street Apartments**  
 HCR-mixed use & mixed income  
 GSF: +/- 76,000  
 100% Residential facing Elm St  
 Mixed use facing South St  
 70 Residential Units  
 3600 SF Commercial Space  
 Surface parking; +/- 42 spots

**41 South Street**  
 Mixed Use- Market Rate  
 GSF: +/- 9,900  
 (1st Floor) Commercial SF: +/- 3,200  
 (2nd -3rd Floor) Residential Units: 4

**45 South Street**  
 Mixed Use- Market Rate  
 GSF: +/- 6,900  
 (1st Floor) Commercial SF: +/- 2,300  
 (2nd -3rd Floor) Residential Units: 4

**36 Elm St**  
 Mixed Use- Market Rate  
 GSF: +/- 18,000  
 (1st Floor) Commercial SF: +/- 4,700  
 (2nd -3rd Floor) Residential Units: 10

**New Farmers Market**  
 (City Project)

~~Proposed Elm St Parking Garage~~  
 (City Project)

**Development Summary:**

**Phase 1:** Renovation of the existing Historical Buildings at 36 Elm St, 45 South St, and 41 South St, into Market Rate Mixed Use Rental Projects. GSF +/- 35,000 comprised of 18 residential units, and +/-10,000SF of commercial space. August 2024 commencement-14-month duration

**Phase 2:** New Construction Affordable Housing Project consisting of two buildings buildings with a jewel box connection and main lobby/entrance off of South Street. GSF +/- 77,783 comprised of +/- 75 residential units made up of a market rate and affordable units. +/- 5,700 SF of commercial space fronting on South Street. January 2025 commencement, 18-month duration