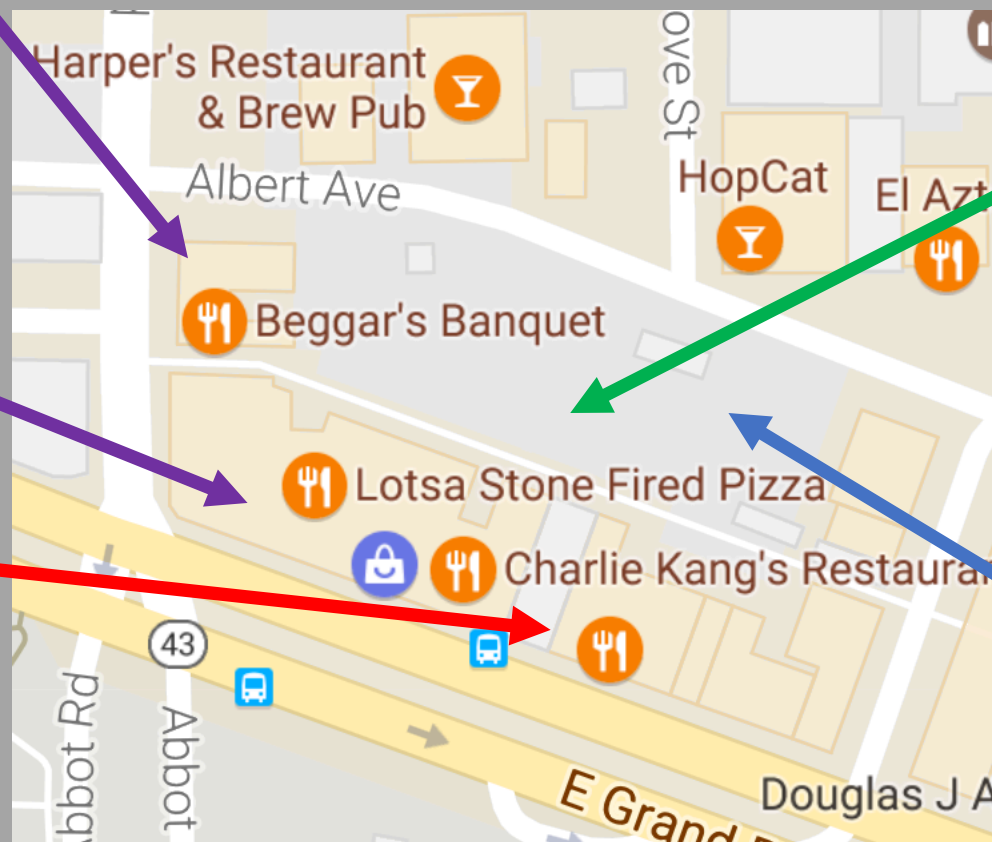


The old College Manor building, which houses Beggar's Banquet on the first floor, would remain, as would the building that housed Conrad's Grill and that houses Urban Outfitters.

This block, stretching from the former Pancheros restaurant to the Verizon store, would have a 12-story high building, retail on the first floor, rental apartments above.

ALBERT AVE. SIDE (north)



GRAND RIVER AVE. SIDE (south/MSU side)

City parking lot #1 (the surface lot across from HopCat) would become a 5-story public parking garage with new retail space running along Albert Ave.

The 5-story parking garage along Albert Ave. would be topped with 5 more floors of apartments restricted to ages 55+.