CONY FLATIRON BUILDING REUSE

	SCENARIO "A"	SCENARIO "B"	SCENARIO "C"
	City Retains Ownership or a Non-Profit working under the City		**City Sells to Private Developer**
	MAX ARTS	MIX	MAX REVENUE
MODIFIED **GROUND LEVEL** Gross 20,000 sf +/- Less Circulation 3,800 sf +/- Remaining 16,200 sf +/-	COMMERCIAL TYPE A/ B Retail 8,000 sf +/- Antique Mall 8,000 sf +/-	COMMERCIAL TYPE A 6 Offices @ average 2,600 sf +/-	COMMERCIAL TYPE A 6 Offices @ average 2,600 sf +/-
SECOND LEVEL Gross 20,000 sf +/- Less Circulation 4,000 sf +/- Remaining 16,000 sf +/-	EDUCATION TYPE B Max 16 Classrooms @1,000 sf +/-	COMMERCIAL TYPE A 5 Offices @ average 2,800 sf +/-	COMMERCIAL TYPE A 5 Offices @ average 2,800 sf +/-
THIRD LEVEL Gross 20,000 sf +/- Less Circulation 3,700 sf +/- Exist. Auditorium 7,000 sf +/- Remaining 9,300 sf +/-	ART RELATED TYPE A/ B Exist. Auditorium 7,000 sf +/- Max 9 Classrooms @1,000 sf +/-	COMM. TYPE C & ART RELATED C Exist. Auditorium 7,000 sf +/-	ART RELATED C Exist. Auditorium 7,000 sf +/-
	NOT TAX CREDITS	NOT TAX CREDITS	TAX CREDITS
			SCENARIO C' - Condo the entire building, if feasible

SUGGESTED USES OPTIONS:

ART RELATED USES:
TYPE A: PERFORMANCE/AUDITORIUM
TYPE B: CLASSROOMS FOR PRACTICES/LESSONS
TYPE C: SMALL ARTS MOVIE THEATER

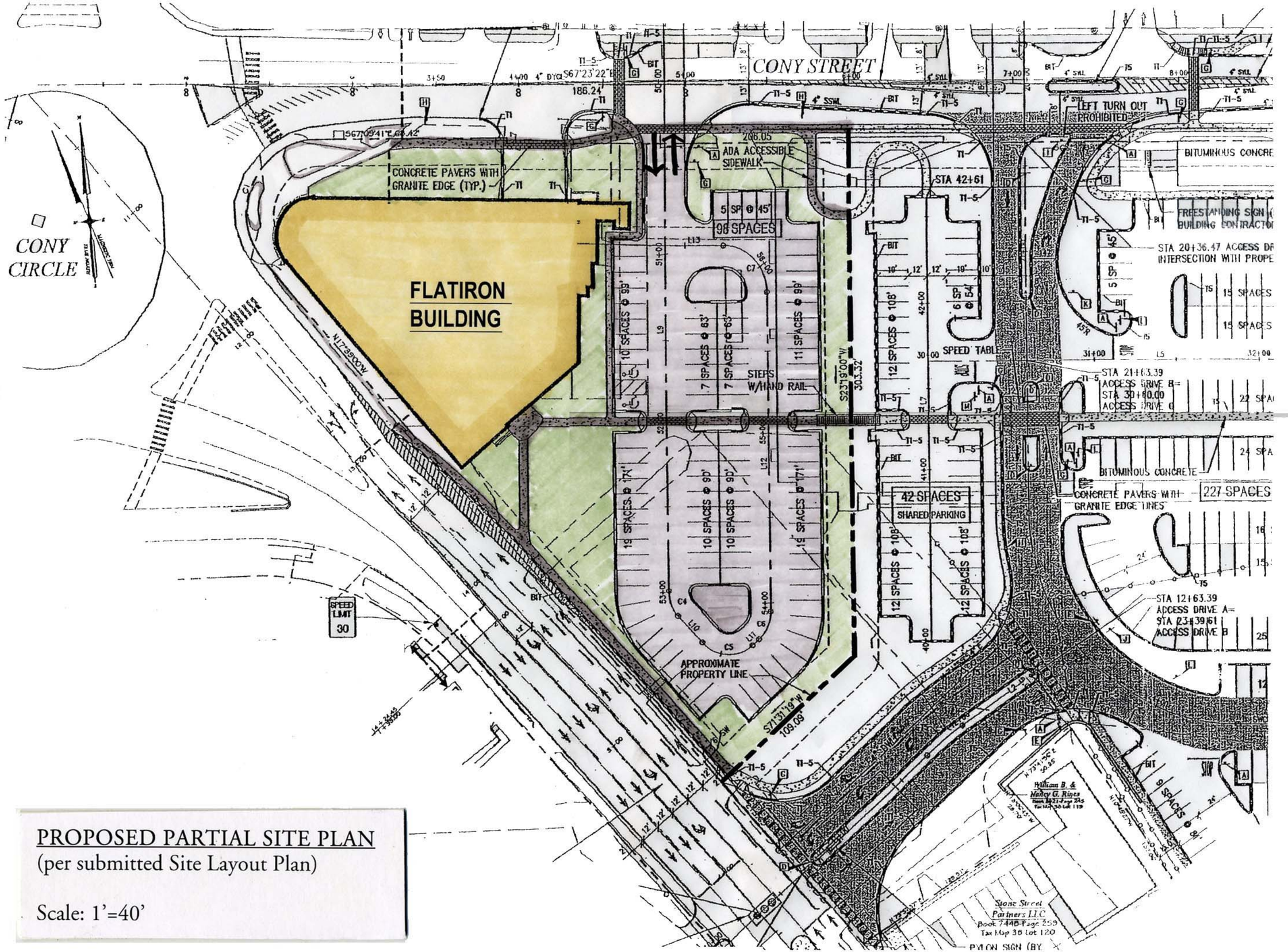
COMMERCIAL USES:
TYPE A: OFFICE
TYPE B: RETAIL, ANTIQUE MALL
TYPE C :NON PROFIT/ART COMMUNITY OFFICES

EDUCATIONAL USES:
TYPE A: CLASSROOMS, FACULTY OFFICES
TYPE B: DORMITORIES
TYPE C: EFFICIENCY STUDENT APARTMENTS

HOUSING:
TYPE A: LIVE/WORK SPACES
TYPE B: CONDOMINIUMS

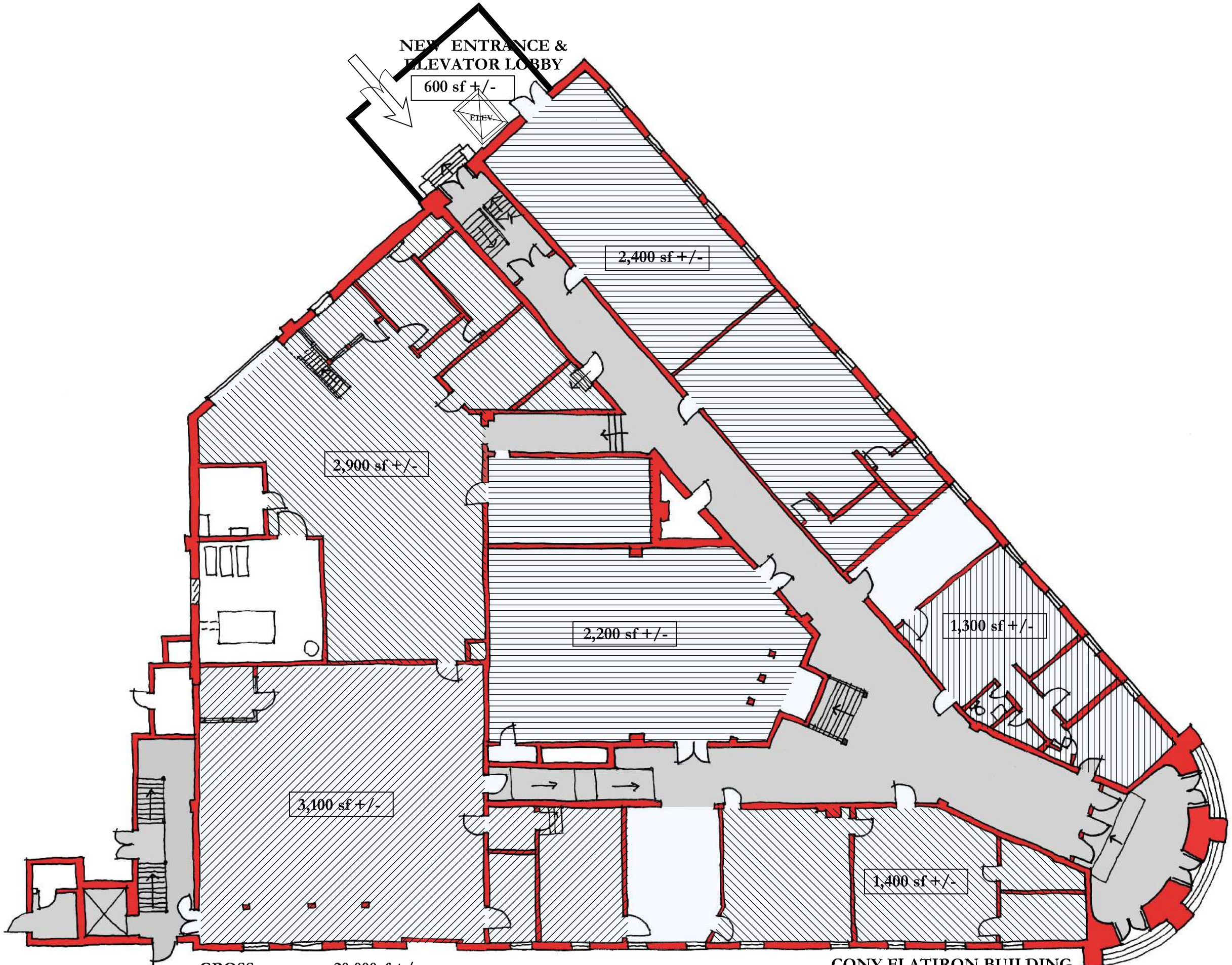
6/20/2007

BARBA+WHEELOCK
ARCHITECTURE, PRESERVATION + DESIGN



PROPOSED PARTIAL SITE PLAN
(per submitted Site Layout Plan)

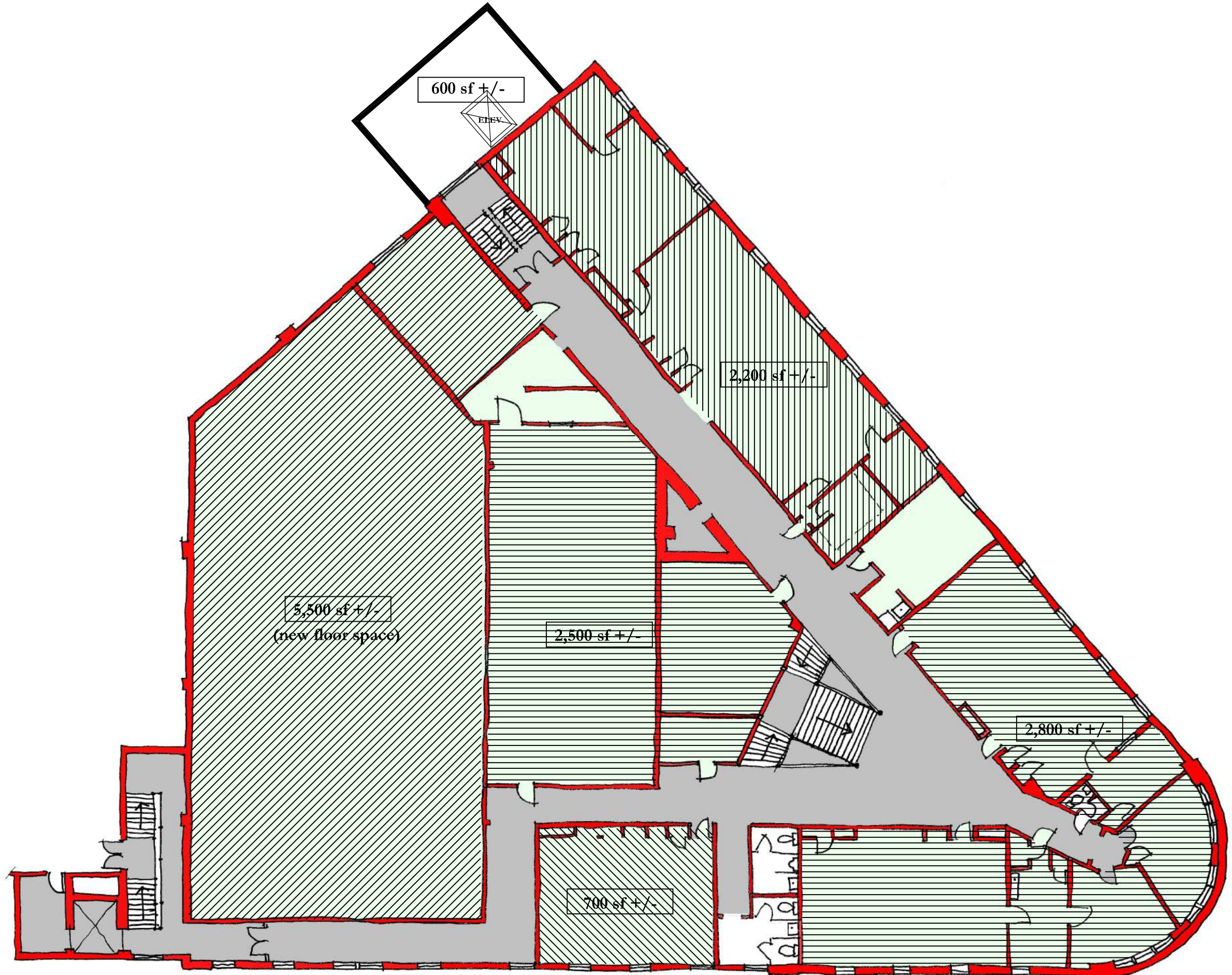
Scale: 1'=40'



BARBA+WHEELOCK
Architecture,Preservation+Design

GROSS	**20,000sf +/-**
CIRCULATION	**3,800sf +/-**
REMAINING	**16,200sf +/-**

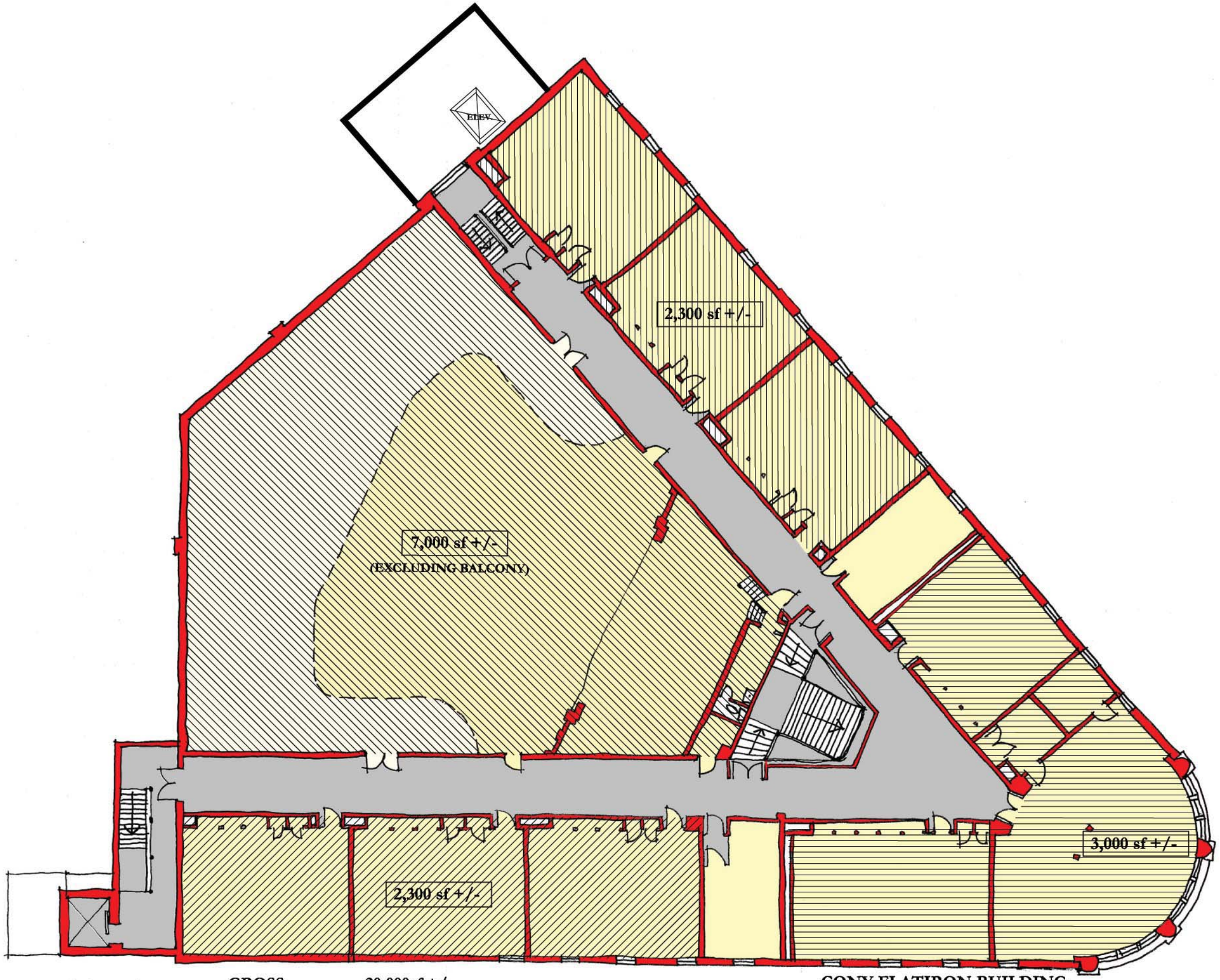
CONY FLATIRON BUILDING
Augusta, Maine
GROUND LEVEL



BARBA+WHEELOCK
Architecture,Preservation+Design

GROSS	**20,000+/- sf**
CIRCULATION	**4,000+/- sf**
REMAINING	**16,000+/- sf**

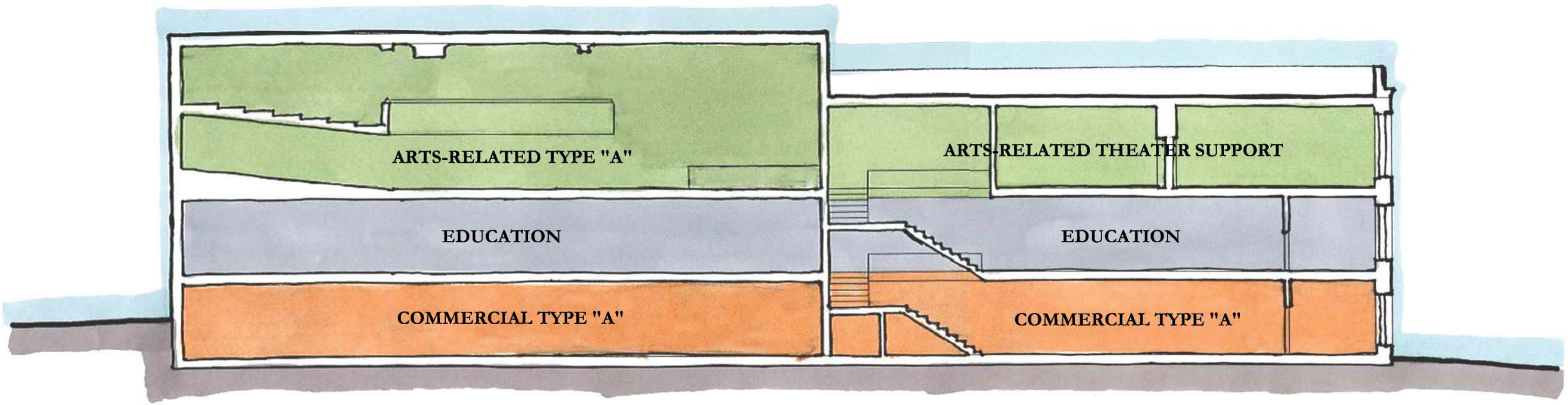
CONY FLATIRON BUILDING
Augusta, Maine
SECOND LEVEL



BARBA+WHEELOCK
Architecture,Preservation+Design

GROSS	**20,000sf +/-**
CIRCULATION	**3,700sf +/-**
AUDITORIUM	**7,000sf +/-**
REMAINING	**16,200sf +/-**

CONY FLATIRON BUILDING
Augusta, Maine
THIRD LEVEL



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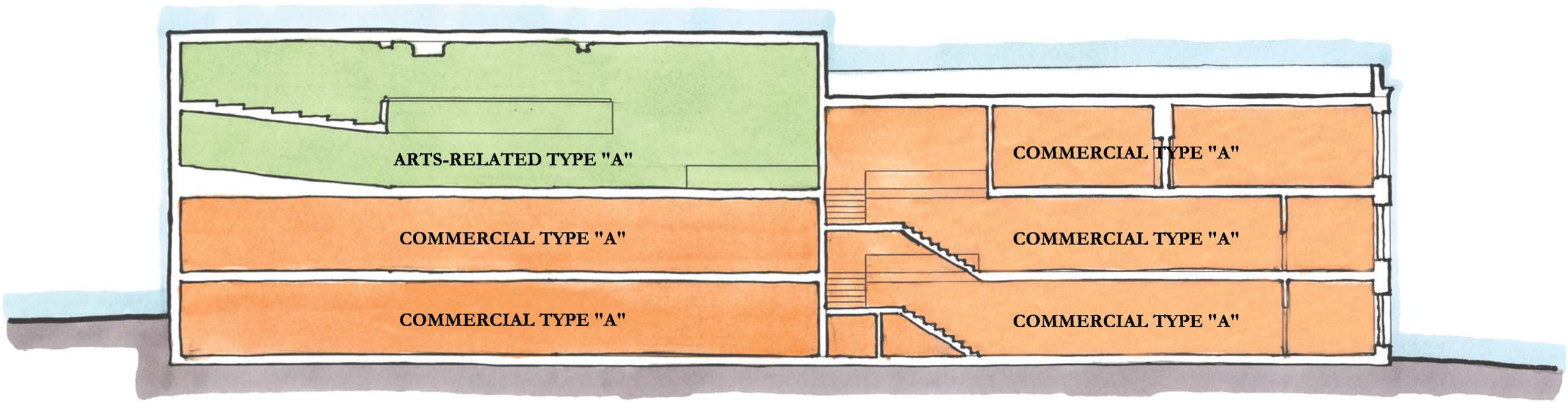
Architecture,Preservation+Design

"CONY DEVELOPMENT PROGRAM OPTION

A



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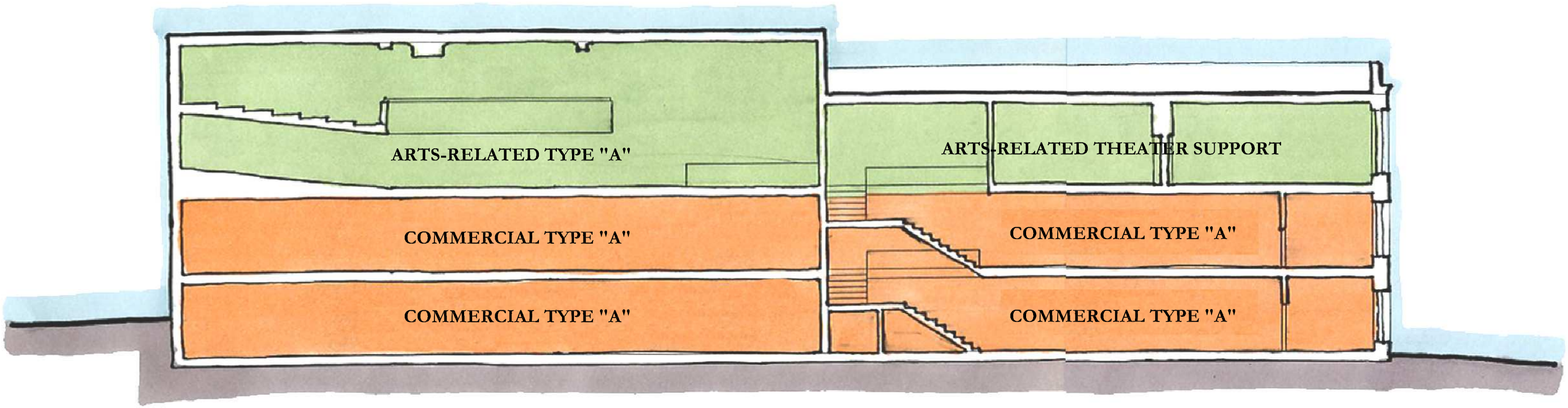
"CONY DEVELOPMENT
PROGRAM OPTION

B



BARBA+WHEELOCK
Architecture,Preservation+Design

"CONY DEVELOPMENT
PROGRAM OPTION

C