

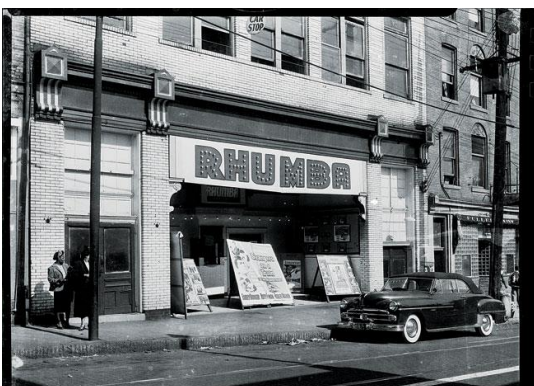
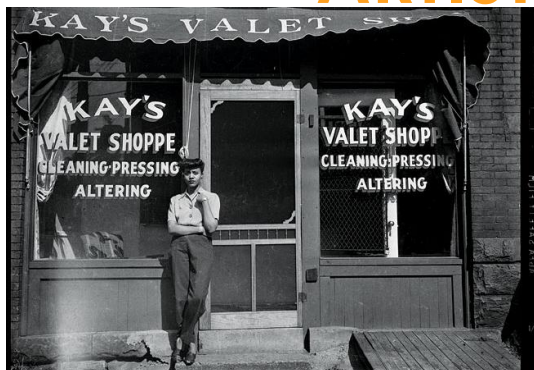
# New Granada Square



# Where Culture & Commerce Converge...

Artists . Entrepreneurs . Urban Professionals

## ARTIST HOUSING PREFERENCE!





# Development Partner



*Teles*' goal is to preserve and enhance urban life by strengthening the essence of cities, and specially their neighborhoods. Motivated by the commitment to build strong communities as a bedrock of cities.



REGENERATING NEIGHBORHOODS  
CREATING COMMUNITIES



## Founder and President

Marilyn Melkonian is the president and founded of **WBE**, Teles Corporation, in 1985. She has over 30 years of experience in housing policy, neighborhood regeneration, planning, development, and finance. She serves on several boards, including the Eisenhower Foundation, the Brookings Institute's Center on Urban and Metropolitan Policy, and Common Cause. She founded the National Housing Trust in 1987 and currently serves as its chair. Former positions include Deputy Assistant Secretary for Housing at the Department of Housing and Urban Development under President Carter; General Counsel for Lucasfilm Ltd; and counsel to the architecture firm of John Carl Warnecke & Associates.



TELESIS  
CORPORATION

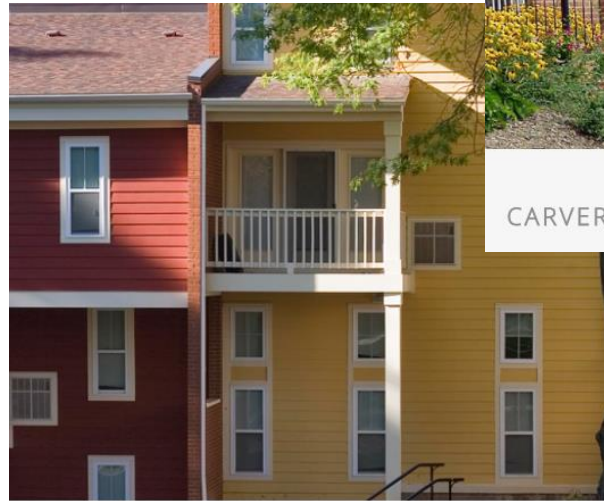
Founded 1985, has developed over \$2.8 billion in more than 25 neighborhood transformations. 17,000 units of housing plus commercial and civic uses.

*(Sample projects pictured right.)*

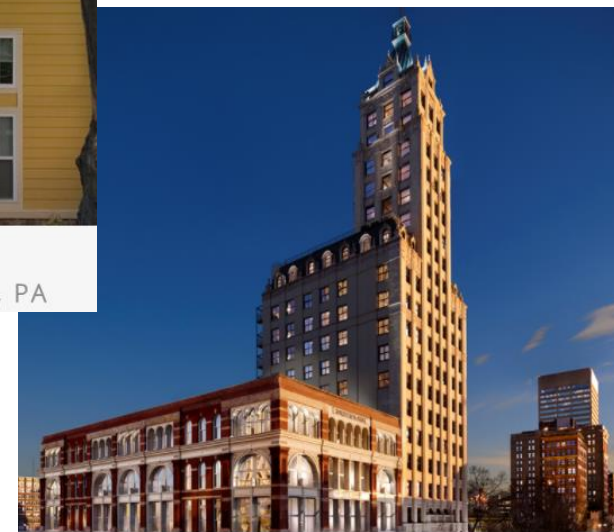
<http://www.telesiscorp.com>



CARVER TERRACE | WASHINGTON, DC

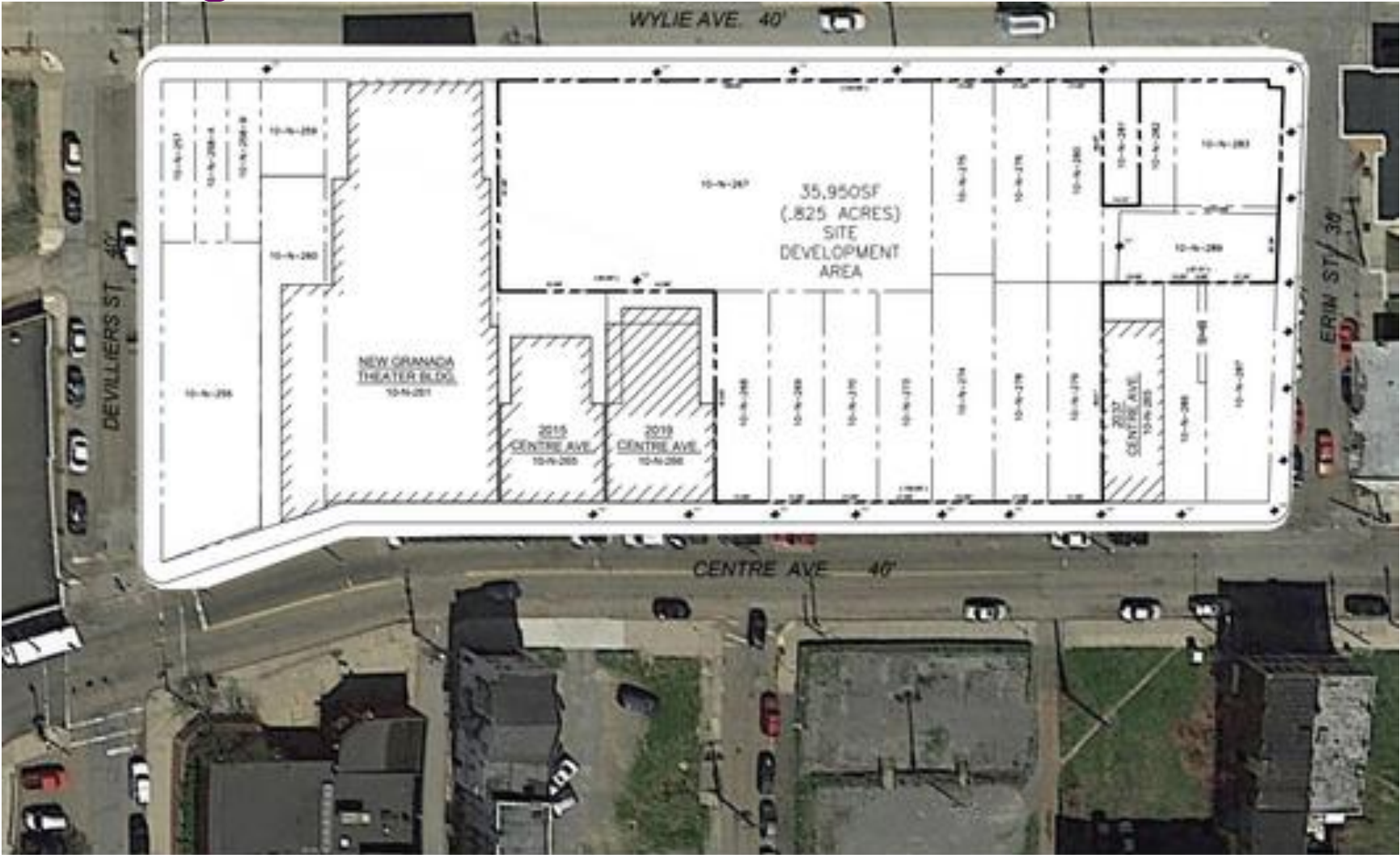


SECOND EAST HILLS | PITTSBURGH, PA



COURT SQUARE CENTER | MEMPHIS, TN

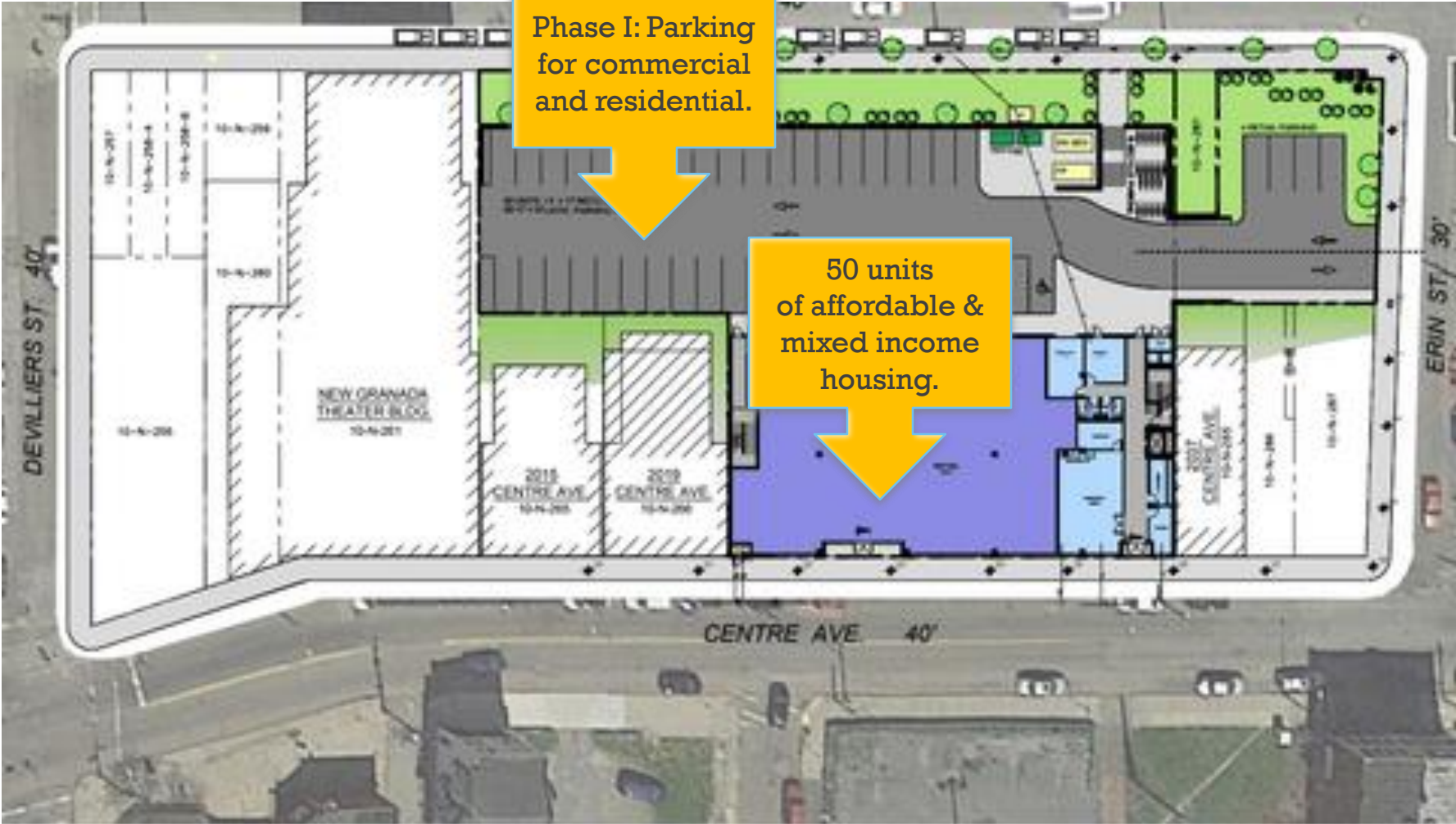
# Existing Site



EXISTING SITE PLAN



# Site Plan



# Street View - Front

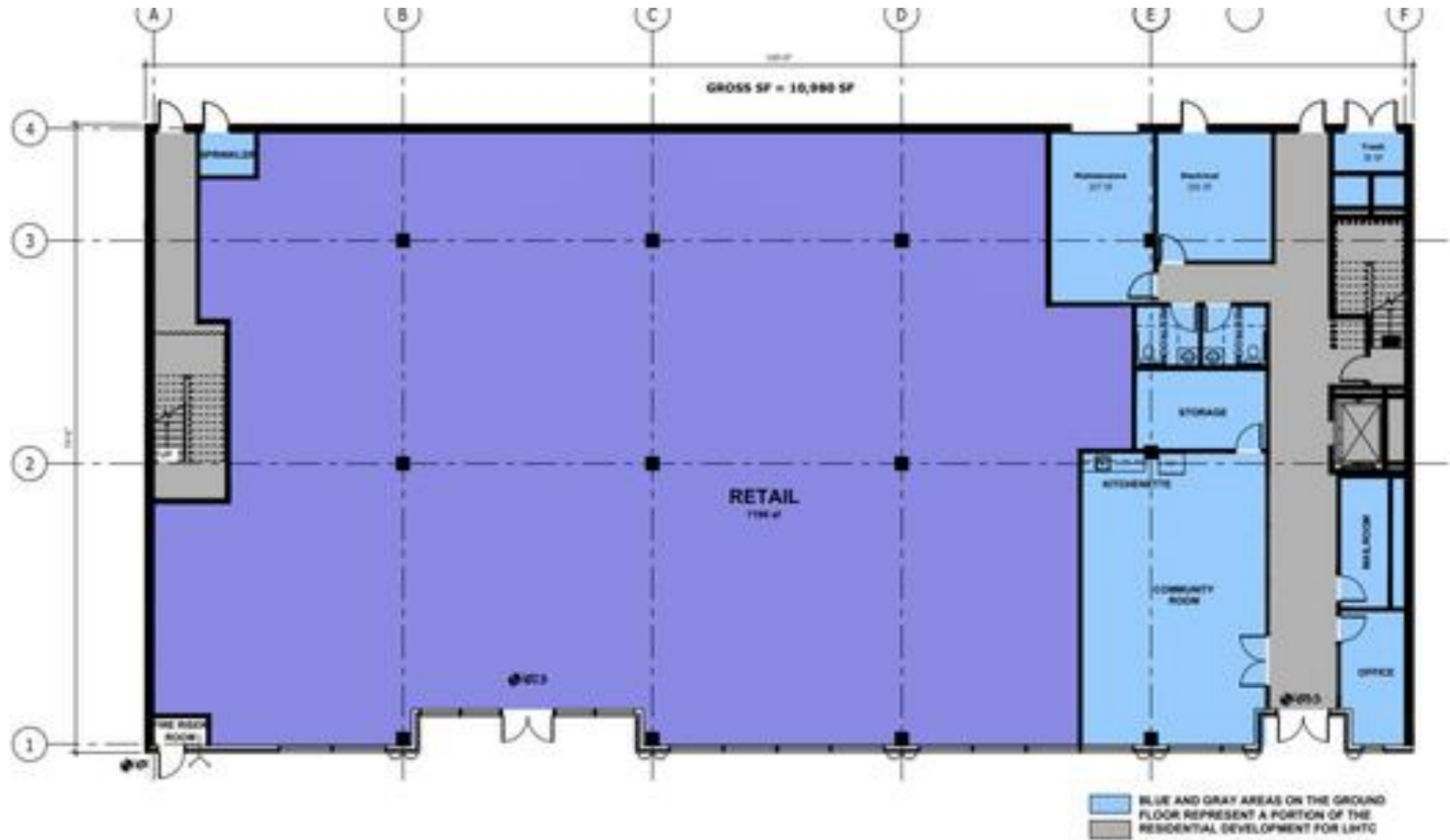




# Street View - Rear



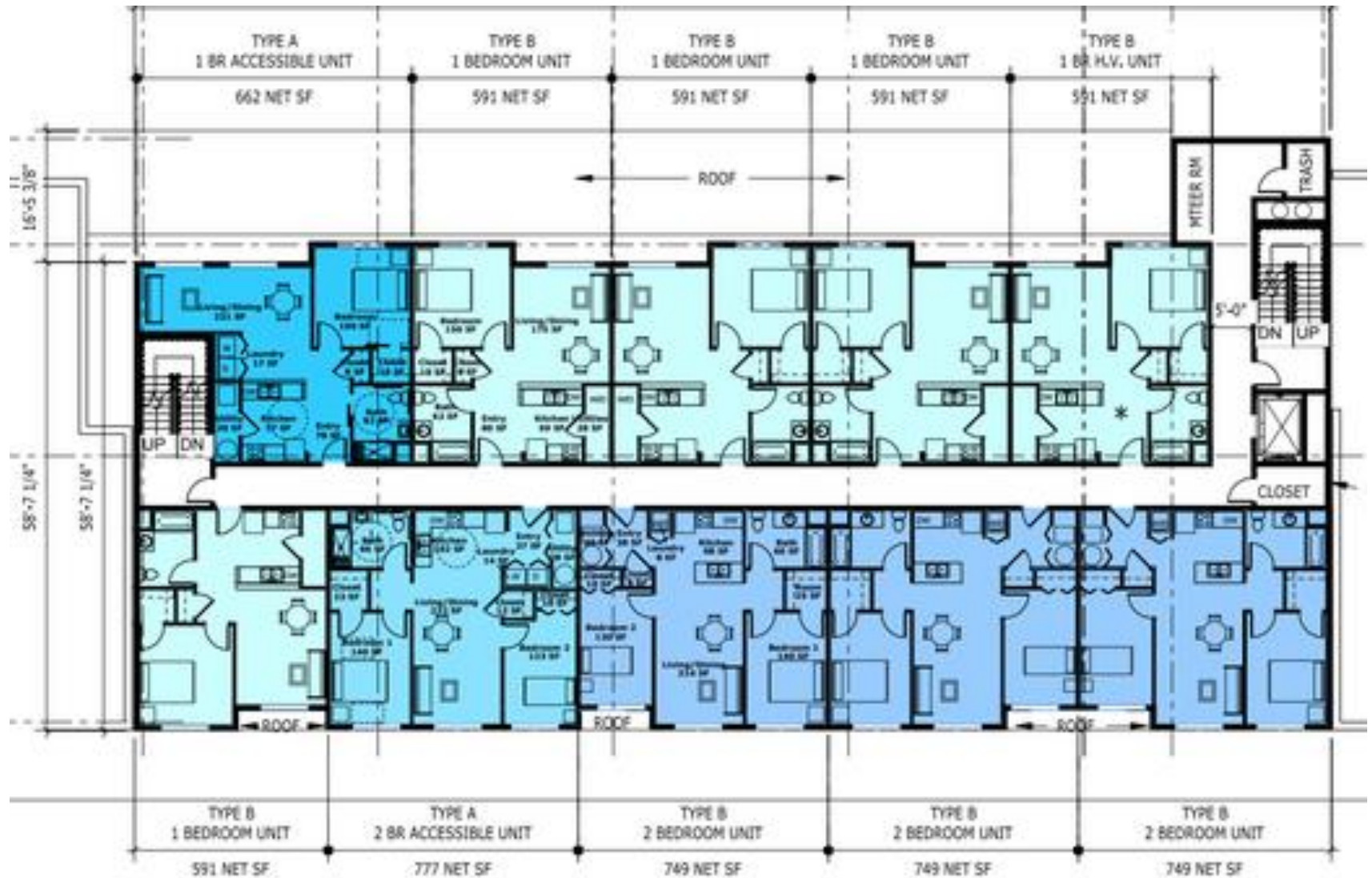
# Ground Floor



*GROUND FLOOR PLAN*



# 1<sup>st</sup> , 2<sup>nd</sup> , and 3<sup>rd</sup> Floors



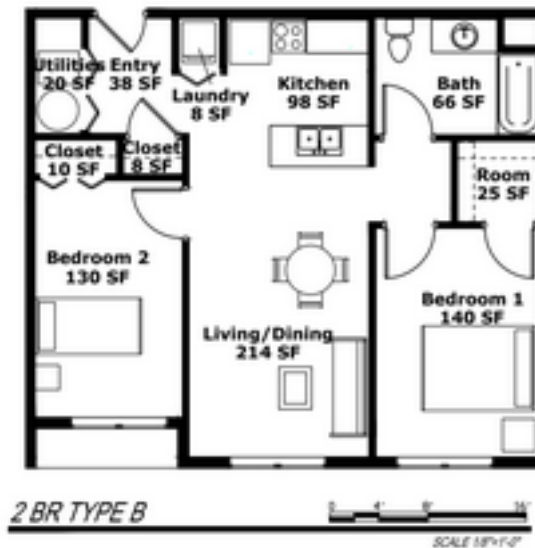
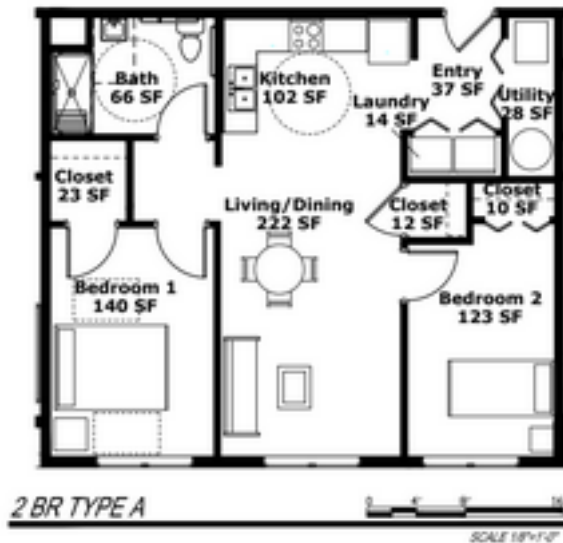
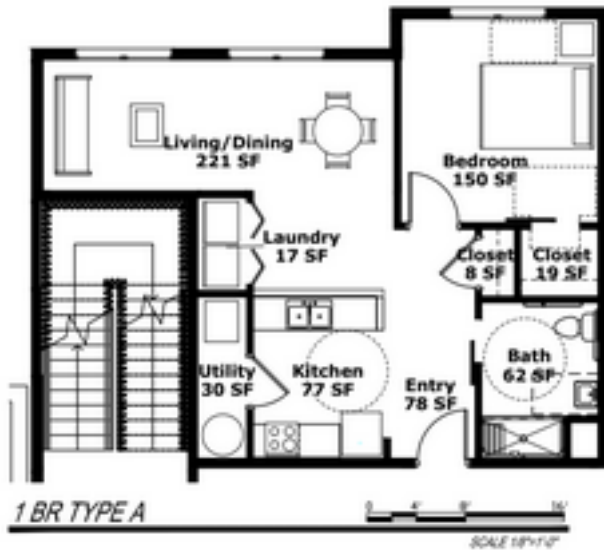
1<sup>ST</sup>, 2<sup>ND</sup> AND 3<sup>RD</sup> FLOOR PLAN



\* VISION/HEARING IMPAIRED ON FLOOR 1



# Apartment Layouts



# Unit Mix and Parking

- 49,000 sq. ft. of mixed-income and mixed-use
- 50 Apartments
  - 30 – 1 BR – 25 affordable / 5 market
  - 20 – 2 BR – 16 affordable / 4 market
- 7,196 sq. ft. retail
- 45 parking spaces on grade

**New Granada Square**  
**Where Culture & Commerce Converge...**

**Thank you!**