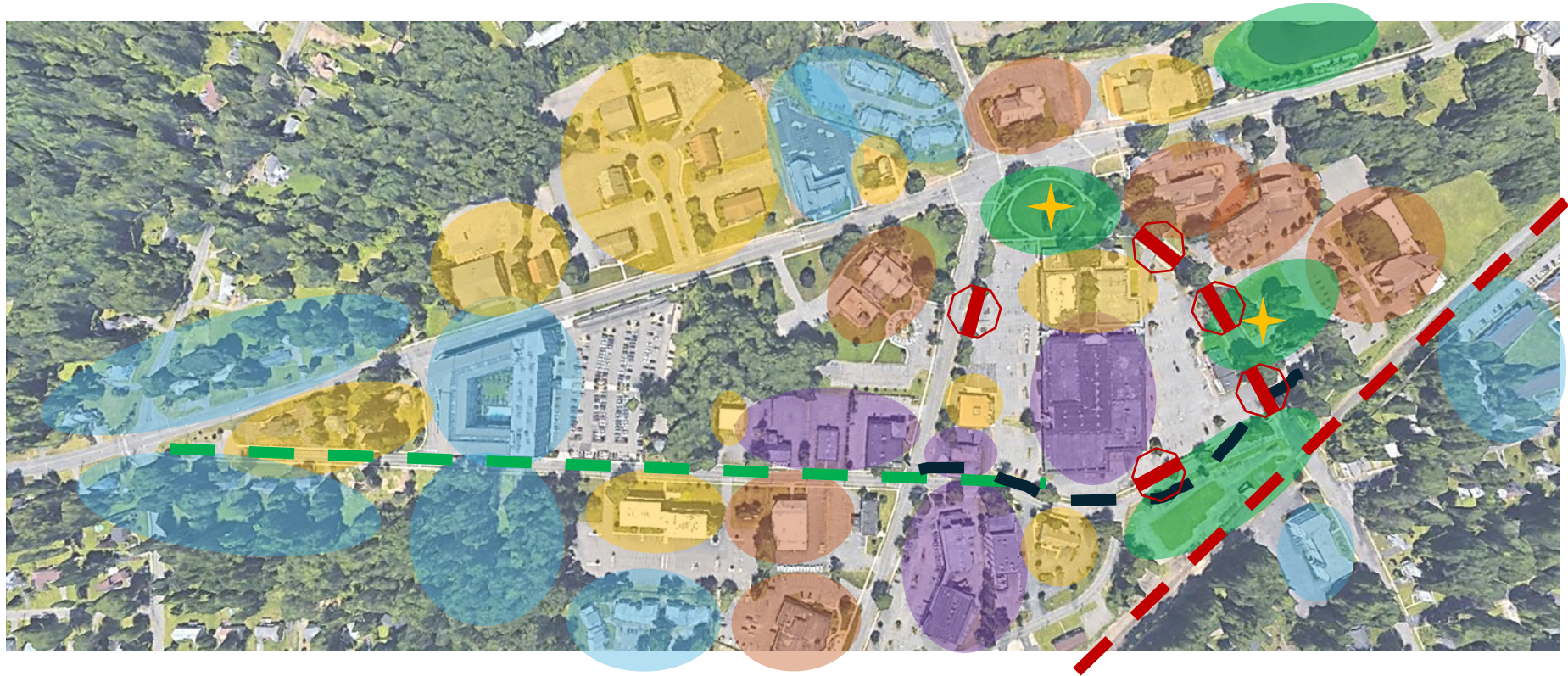
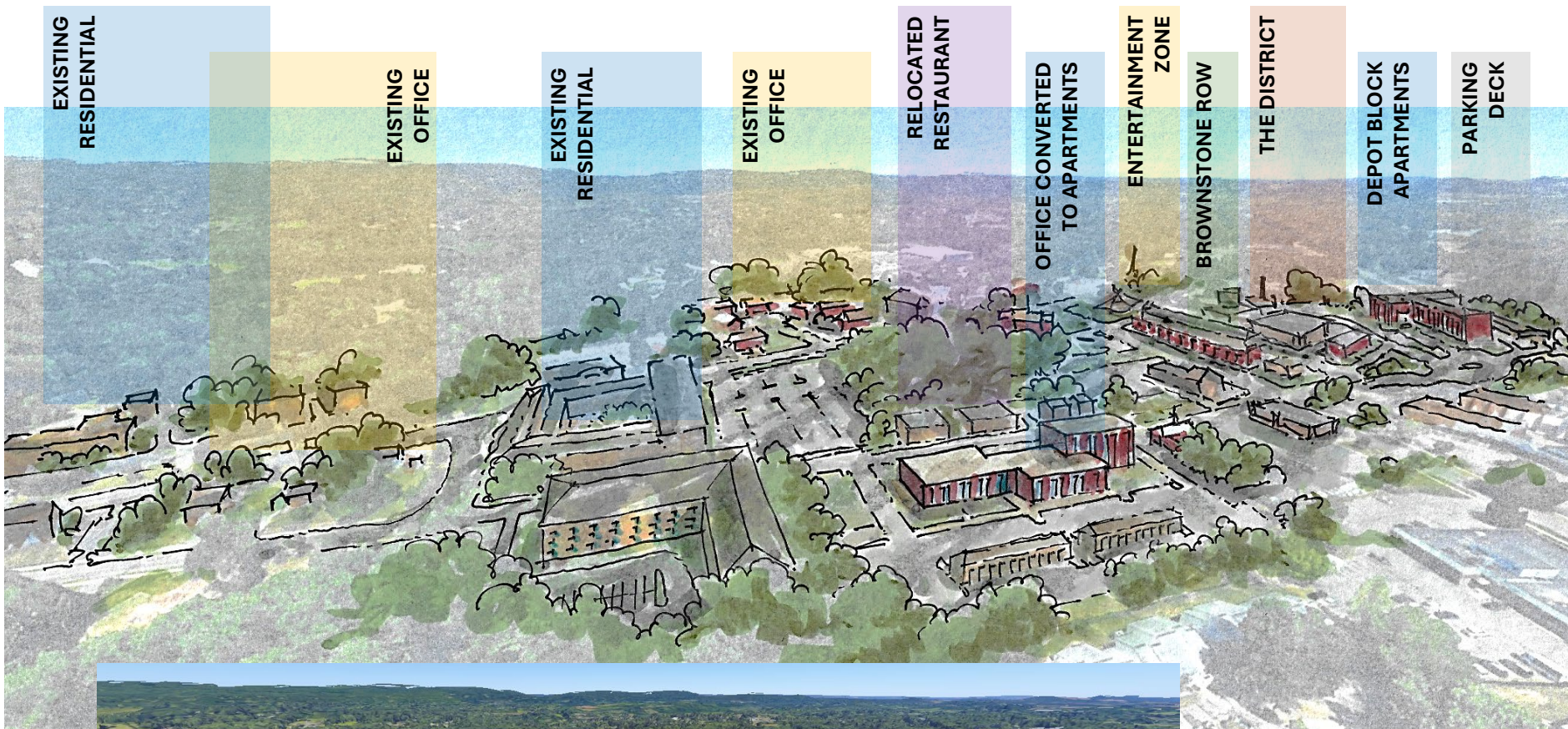


PROJECT FOCUS AREA
TOWN CENTER AND SURROUNDING MIXED USE
(*EXISTING CONDITIONS*)



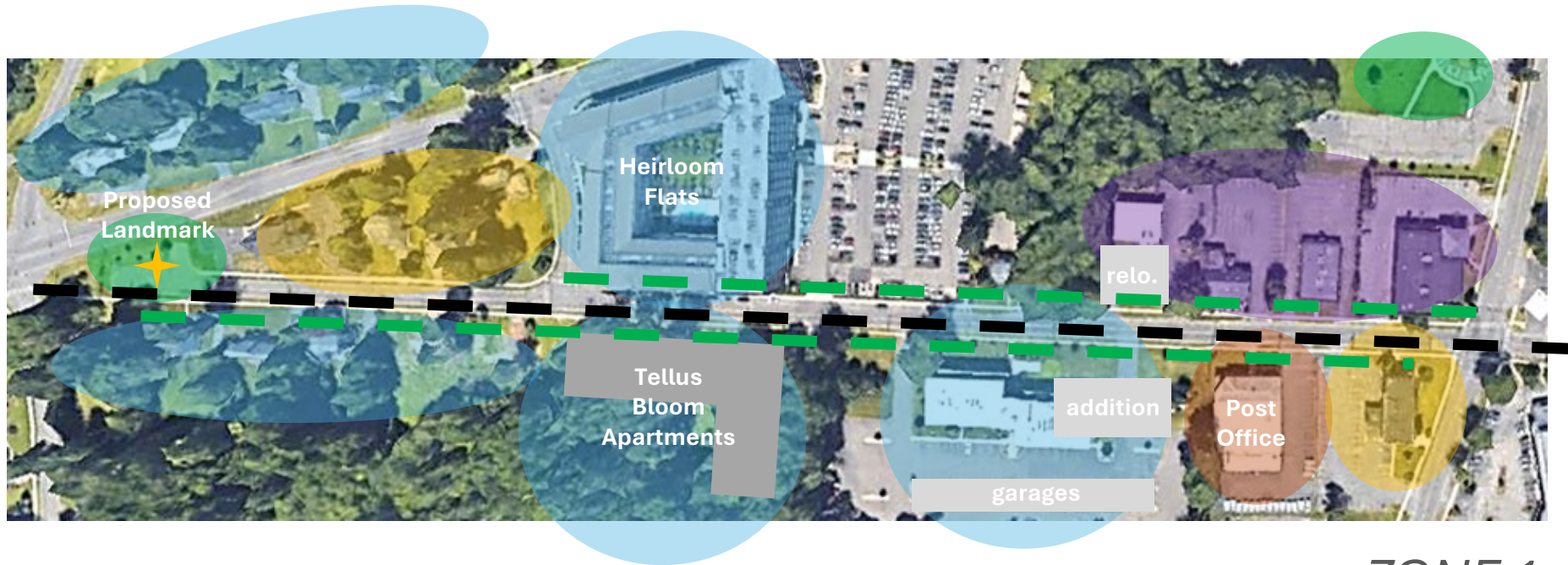
- | | | | |
|--|--|---|------------------------------------|
|  | Public building, service and/or facility |  | "blocking zone" (non-connectivity) |
|  | Office, medical, bank |  | Specialty accent or focus element |
|  | Retail, restaurant, entertainment |  | Roadway to be adjusted |
|  | Multi and/or single family residential |  | Railroad |
|  | Open green space and/or park |  | Walkability opportunity |

SITE USE
TEXTURE MAPPING
(EXISTING CONDITIONS)













AERIAL VIEW
OF STUDY AREA

(EXISTING CONDITIONS; AS DESIGN DEVELOPS, OVERLAY TBD)



ZONE 1

- | | | | |
|--|--|---|------------------------------------|
|  | Public building, service and/or facility |  | “blocking zone” (non-connectivity) |
|  | Office, medical, bank |  | Specialty accent or focus element |
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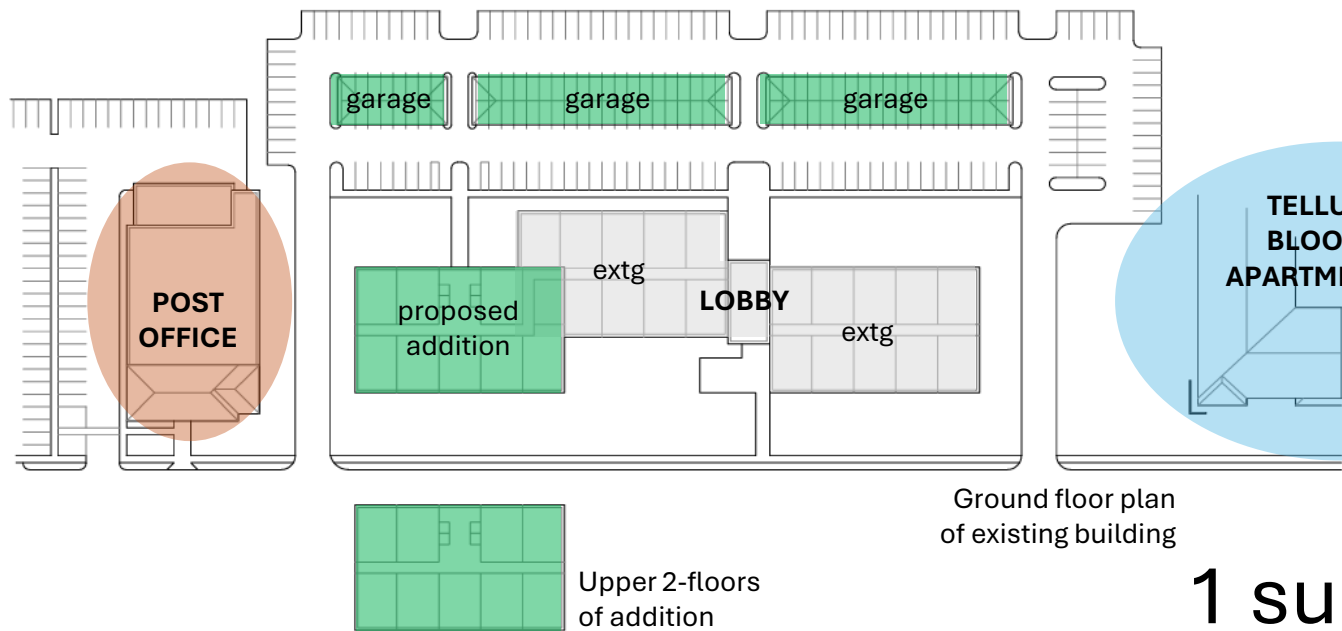
SOUTHERN JEROME
SIDEWALK-ABILITY
(EXISTING CONDITIONS AND PROPOSED RE-ALLOCATIONS)



SIDEWALK
SECTION



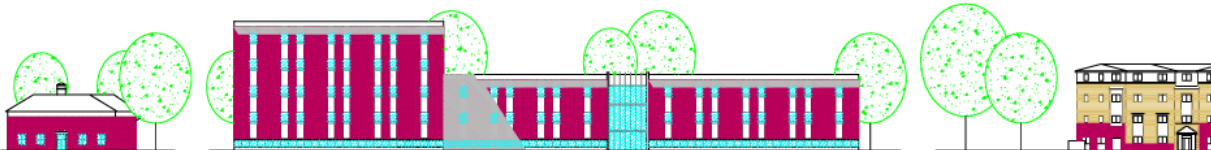
BUILDING LINE
AND FAÇADE ALIGNMENT



TELLUS
BLOOM
APARTMENTS

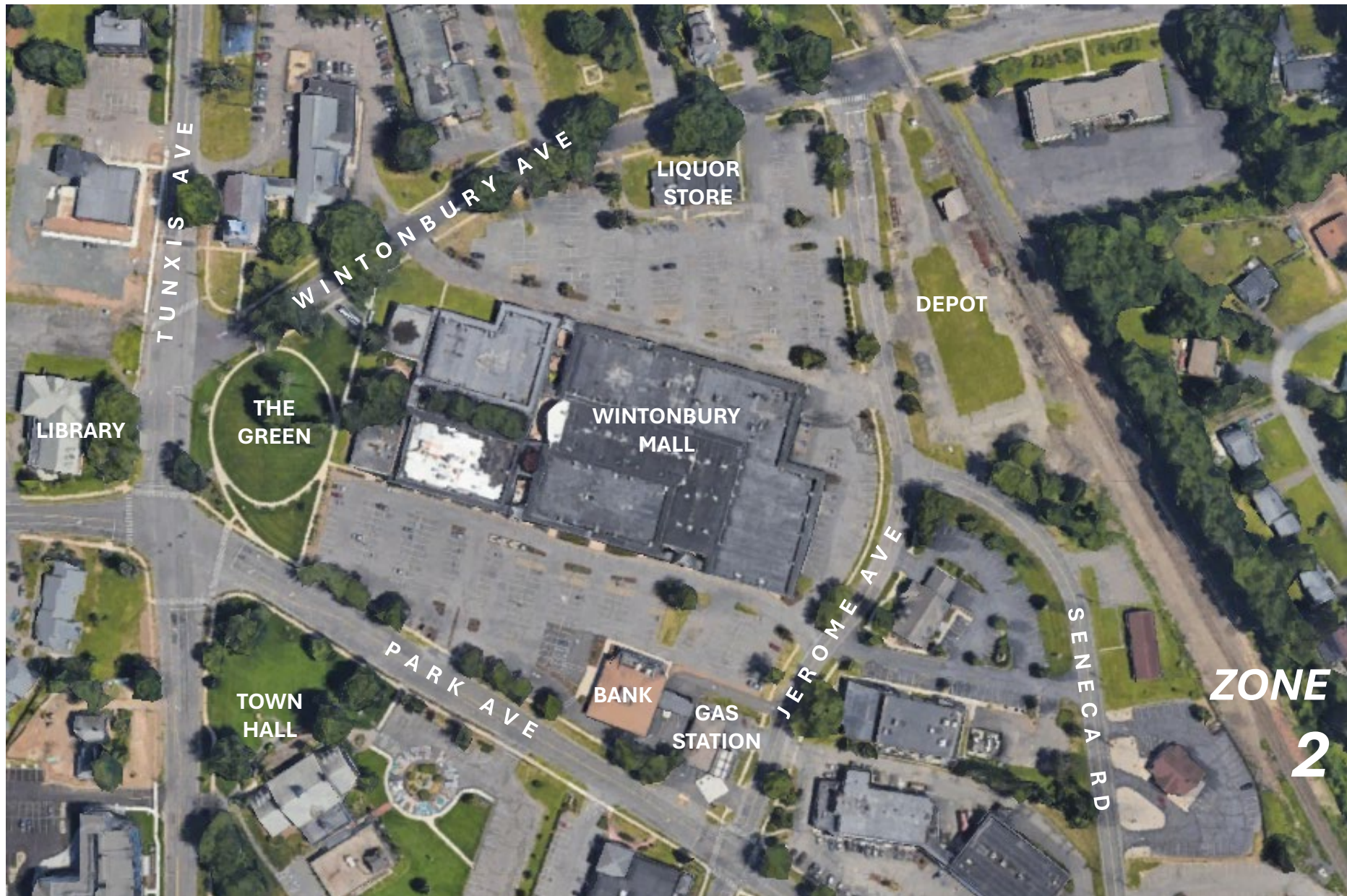
99 units
1,000sf avg
1 garage &
1 surface per unit

addition

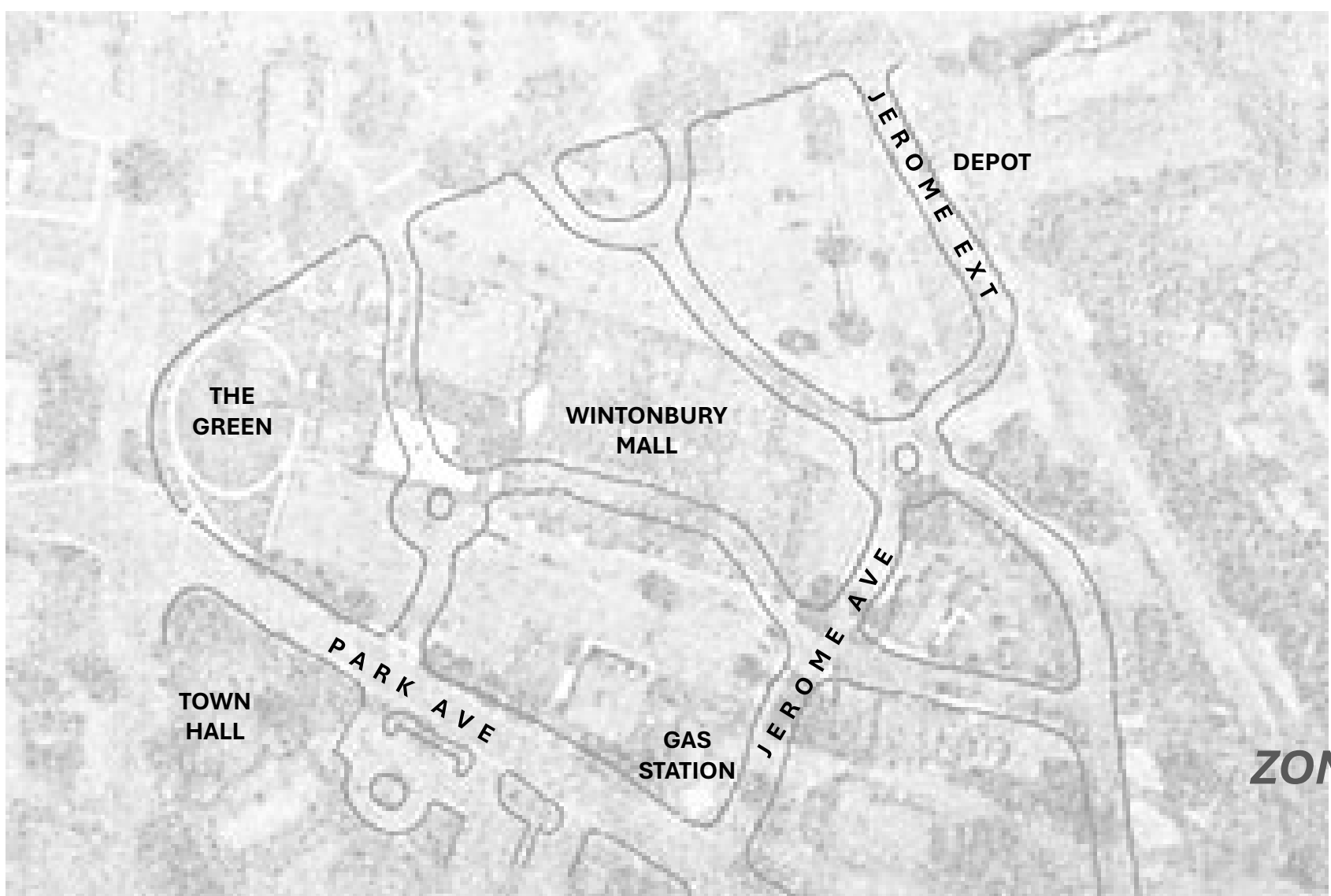


Proposed façade, matching existing,
Adapted to additional 2-floors in addition

EXISTING MEDICAL OFFICE BUILDING
EXPANDED AND CONVERTED TO RESIDENTIAL

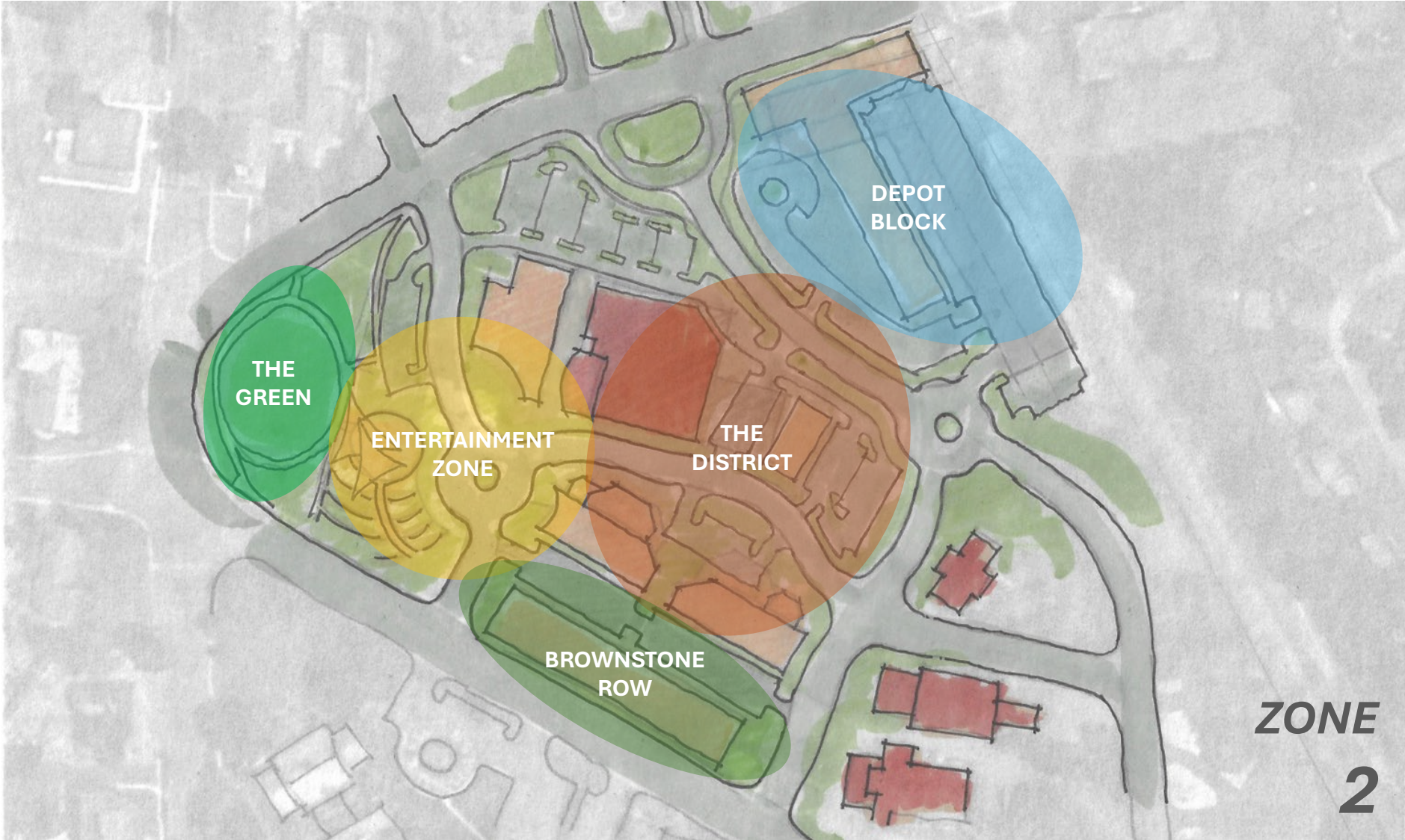


TOWN CENTER
EXISTING CONDITIONS



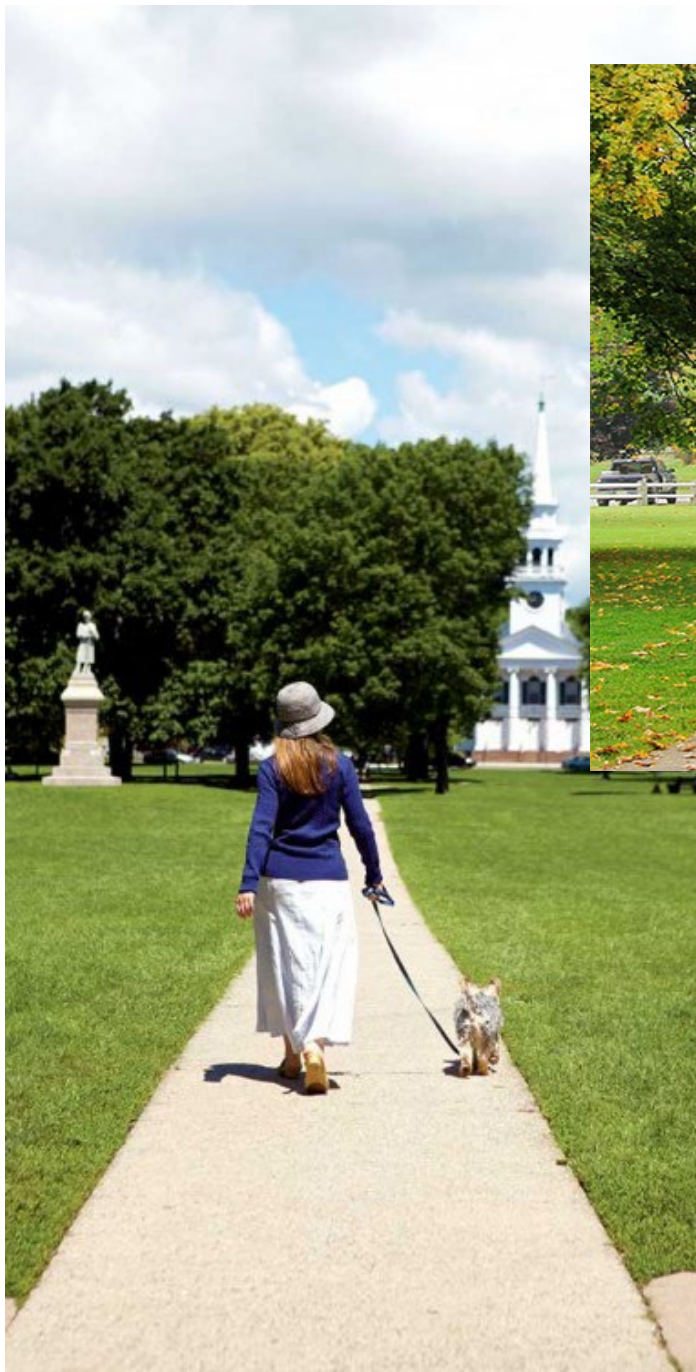
ZONE
2

ROAD
RE-ALIGNMENT



- THE GREEN The existing Green enhanced and reinforced
- ENTERTAINMENT ZONE Outdoor performance stage with amphitheater, surrounded by cafes & rooftop al-fresco
- BROWNSTONE ROW “Sesame St” style brownstone stoops and townhouse facades (1 story glazing for 2)
- THE DISTRICT Retail, services, café’s, offices
- DEPOT BLOCK Heirloom Flats-esque housing with parking lot (or possible deck) behind

BLOCKING PLAN



THE
GREEN



Theatrical performance on stage

Something more than old school “gazebo”

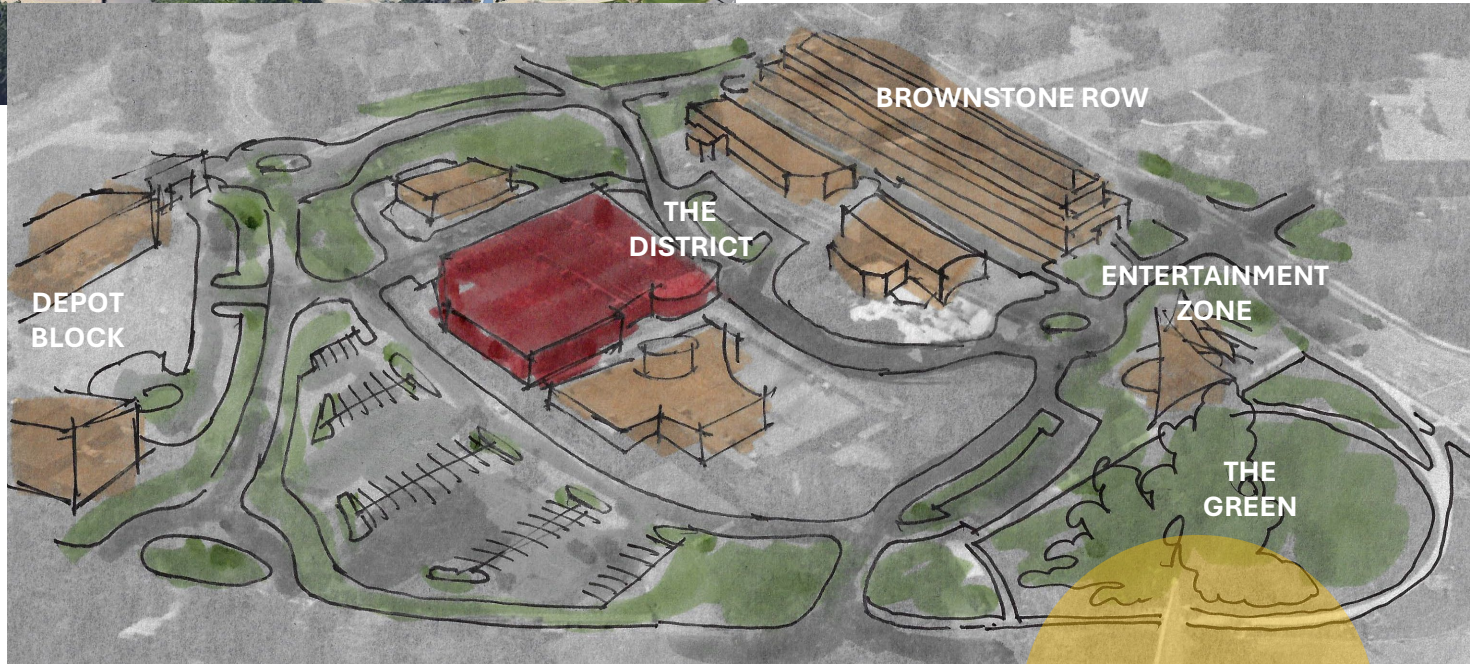


Bandshells and/or
tensile structures



Live entertainment

ENTERTAINMENT
ZONE



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ENTERTAINMENT ZONE Outdoor performance stage with amphitheater, surrounded by cafes & rooftop al-fresco

BROWNSTONE ROW Sesame St style brownstone stoops and townhouse facades (1 story glazing for 2)

THE DISTRICT Retail, services, café's, offices

DEPOT BLOCK Heirloom Flats-esque housing with parking lot (or possible deck) behind

**VIEW FROM
ABOVE
STEEPLE**



Street parking and walkable treescapes (nooooo. . . NOT palms, LOL)



Micro-grocer



Access lighting

Al-fresco'



Bell or clock tower

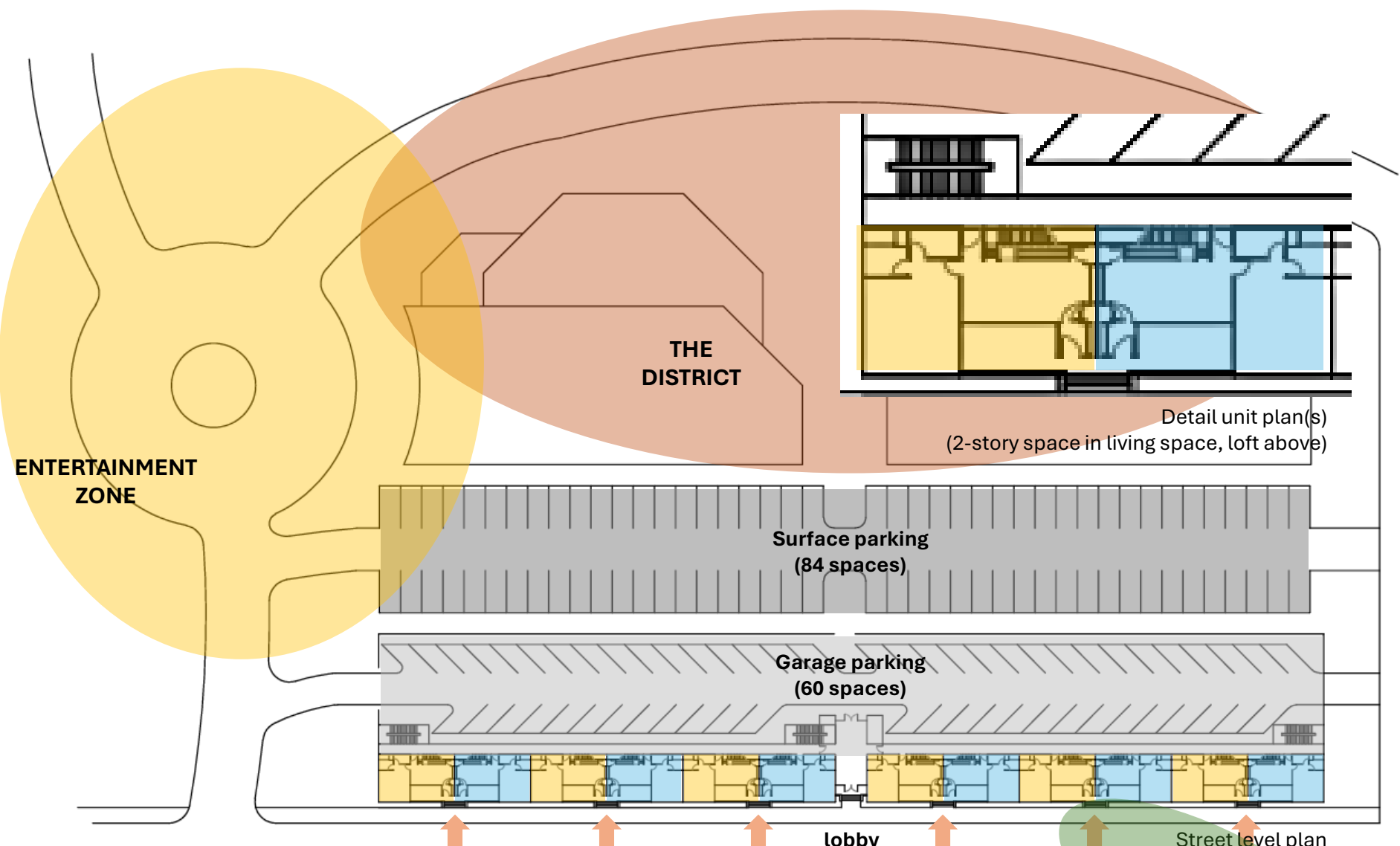


Site sculpture

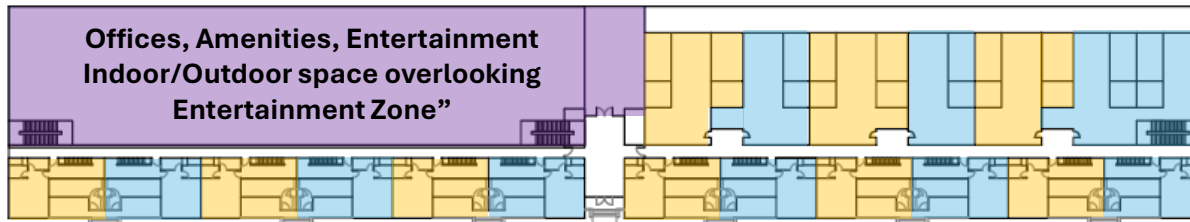
THE DISTRICT



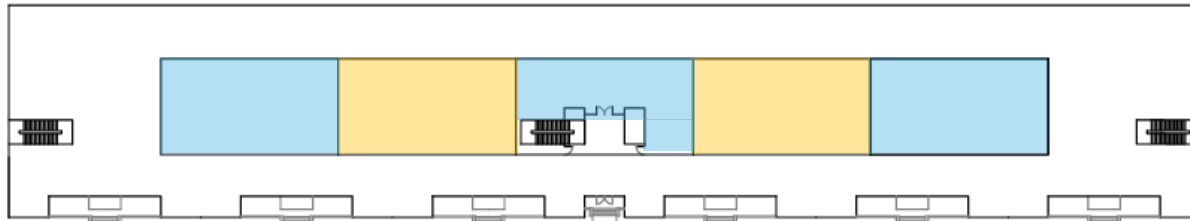
BROWNSTONE
ROW



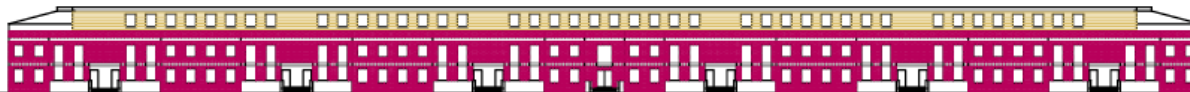
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Upper loft level of brownstone units
Apartments “stepped back” with terrace on back facade



Upper most floor, stepped back “mansard” terrace units

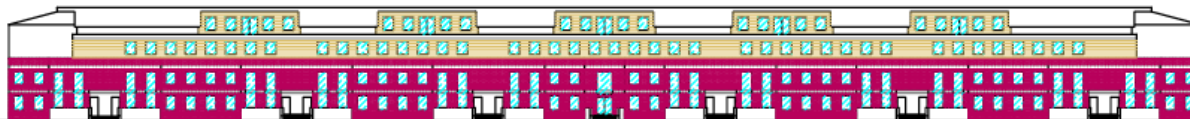


Elevation with 3 Stories

lobby



Up to 3 floors



Elevation with 4 Stories

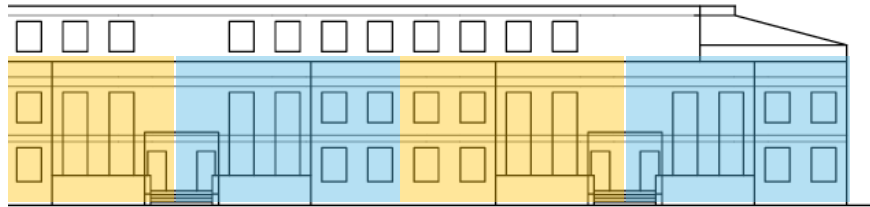
lobby



With a 4th floor

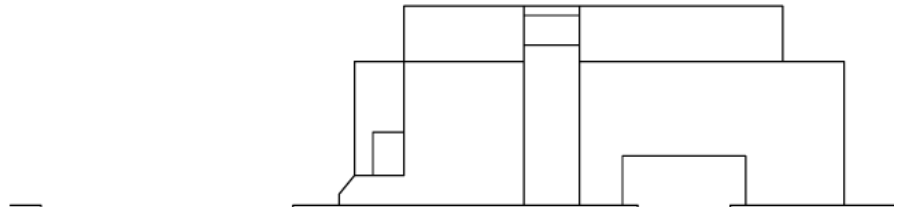
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**BROWNSTONE
ROW**

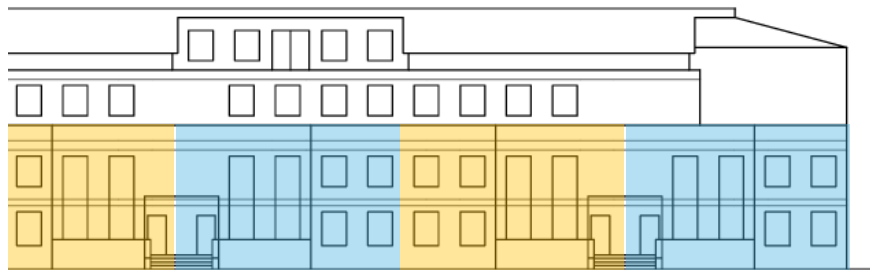


Elevation with 3 Stories
(enlarged, detail)

stoop

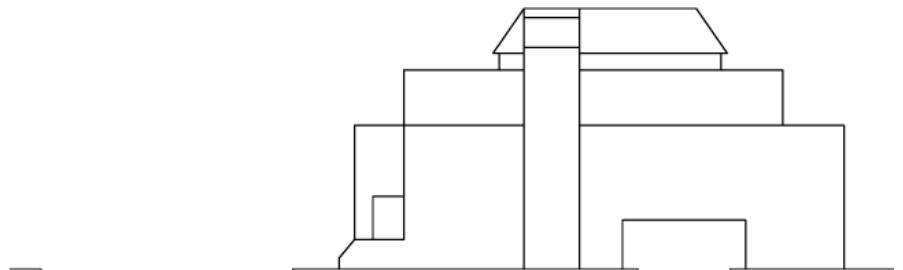


Up to 3 floors



Elevation with 4 Stories
(enlarged, detail)

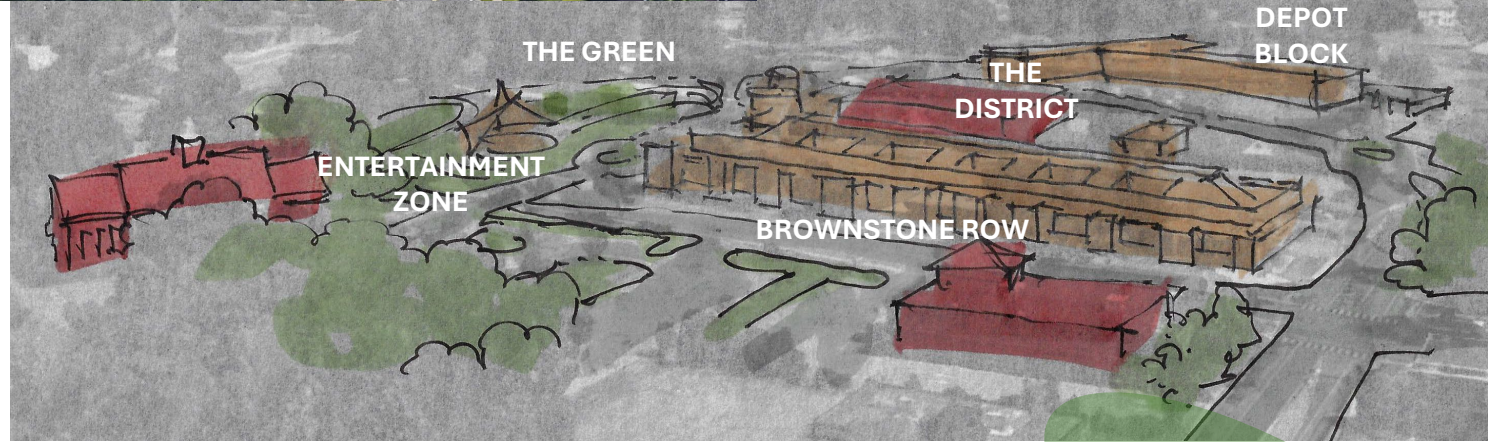
stoop



With a 4th floor

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**BROWNSTONE
ROW**

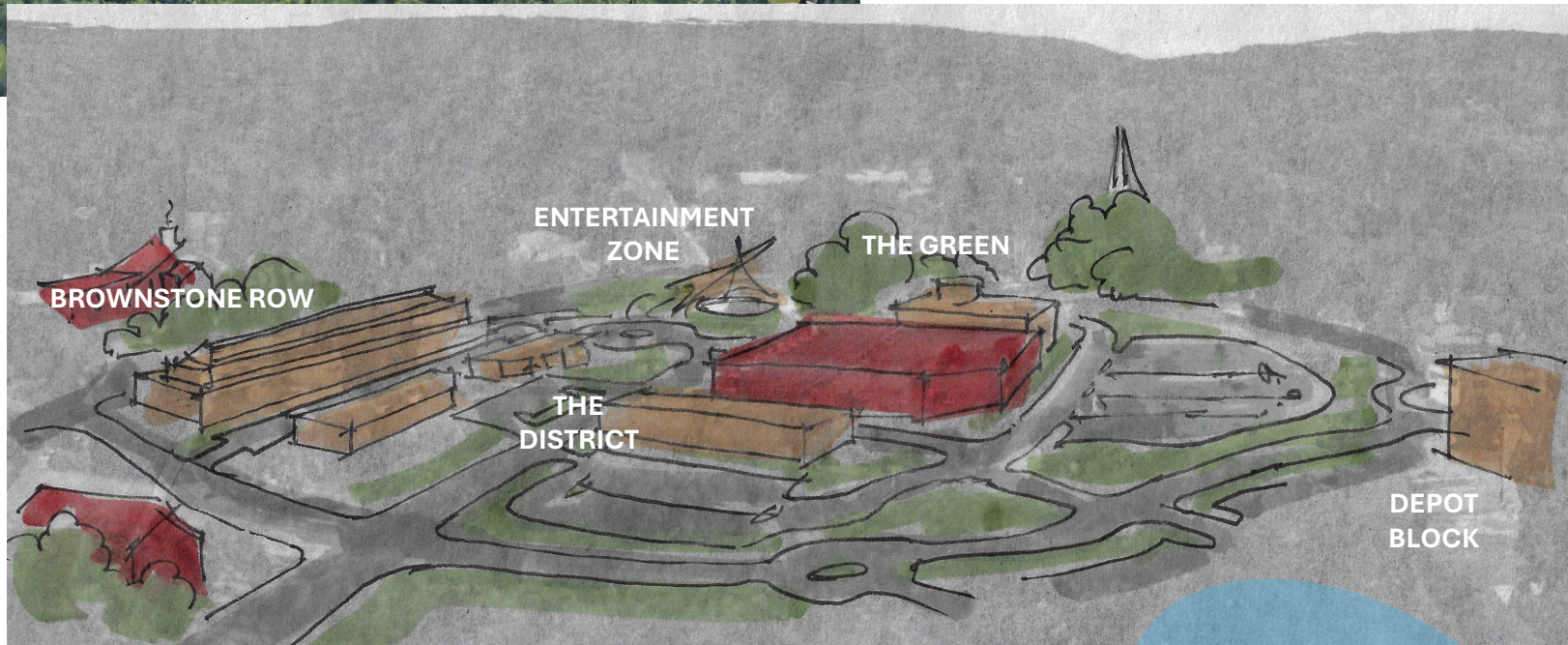


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**BROWNSTONE
ROW**
SEEN FROM THE SOUTH



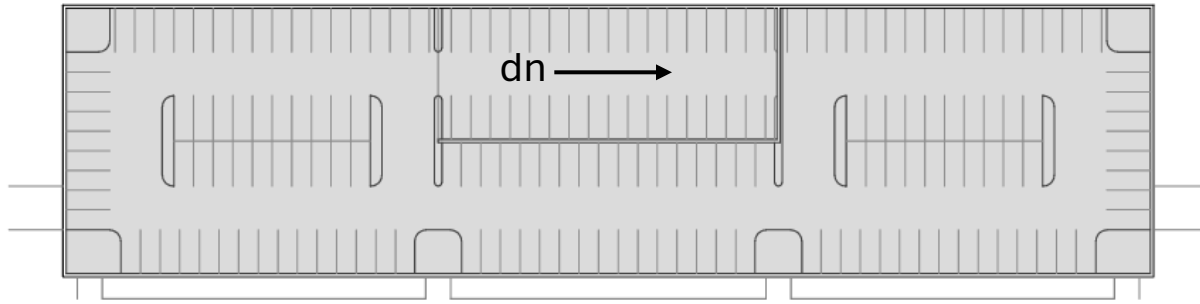
DEPOT
BLOCK



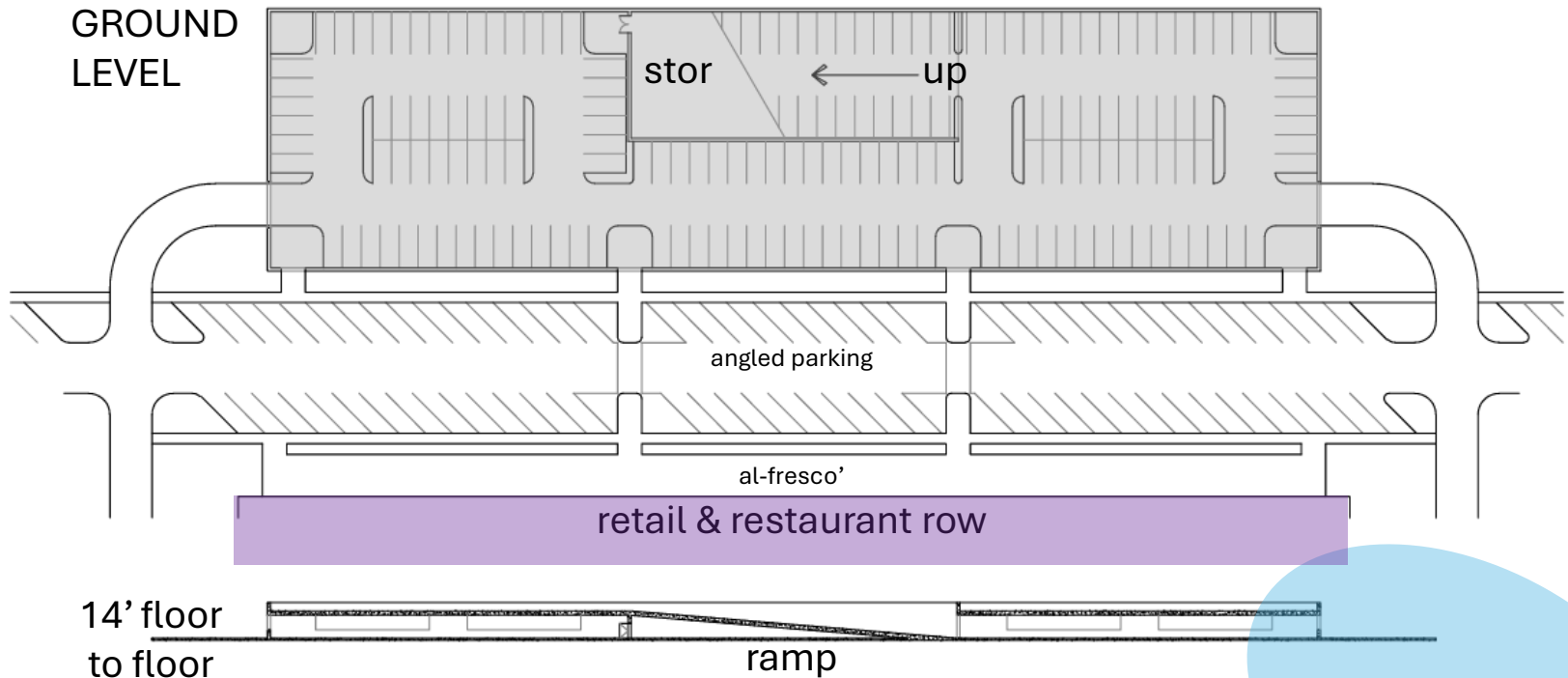
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**VIEW FROM
ROOF OF
DEPOT BLOCK**

UPPER
LEVEL



GROUND
LEVEL



320 spaces total

PARKING DECK
(RAILROAD BUFFER)

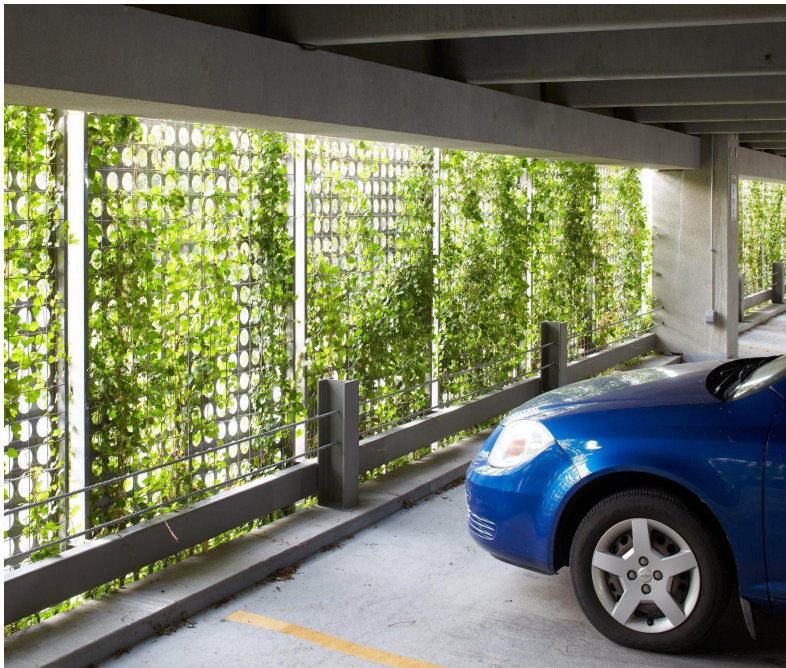
STREET PARKING ALONG RETAIL & RESTAURANT ROW



Integrate with lobbies and building access (ala' Front St)



Tucked behind café and al fresco'



Spandrel and leasable space along facade

Green walls

PARKING
DECKS &
SCREENING