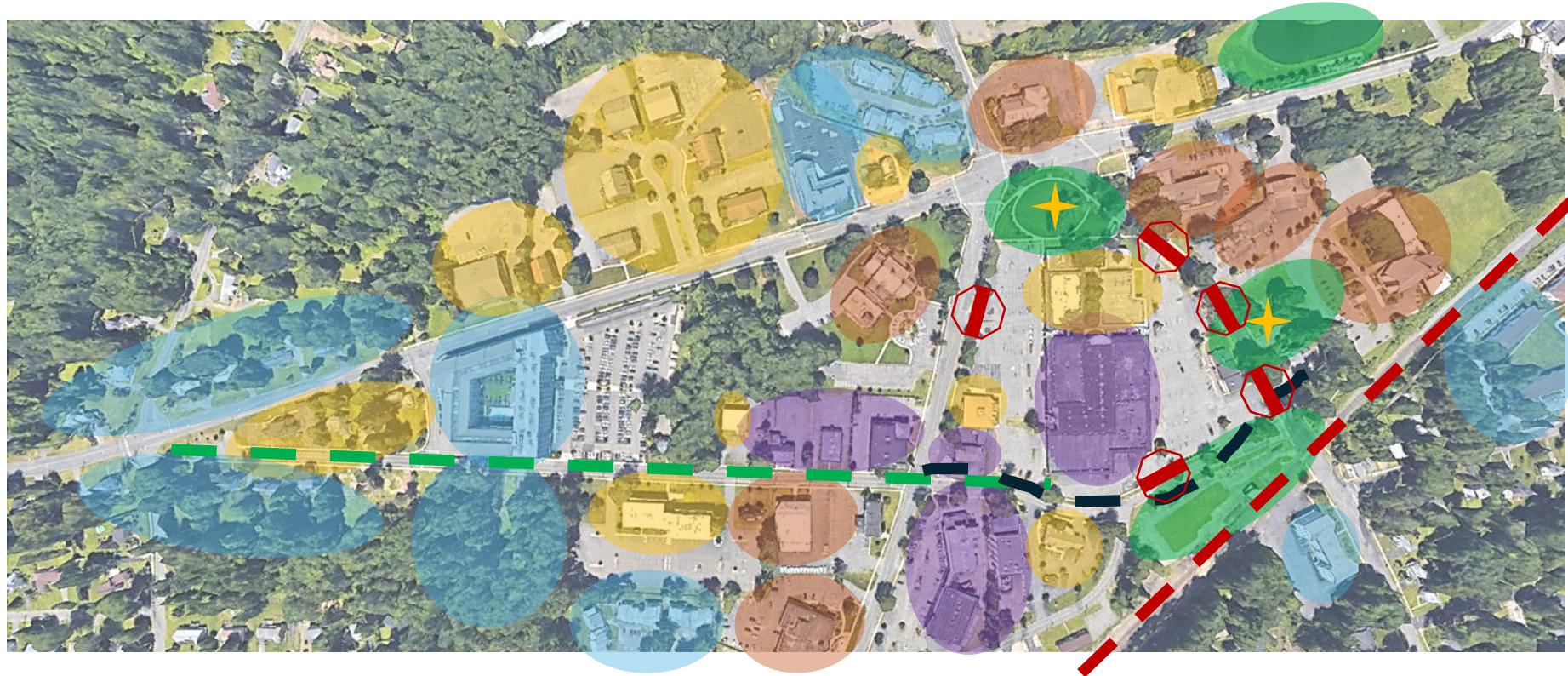


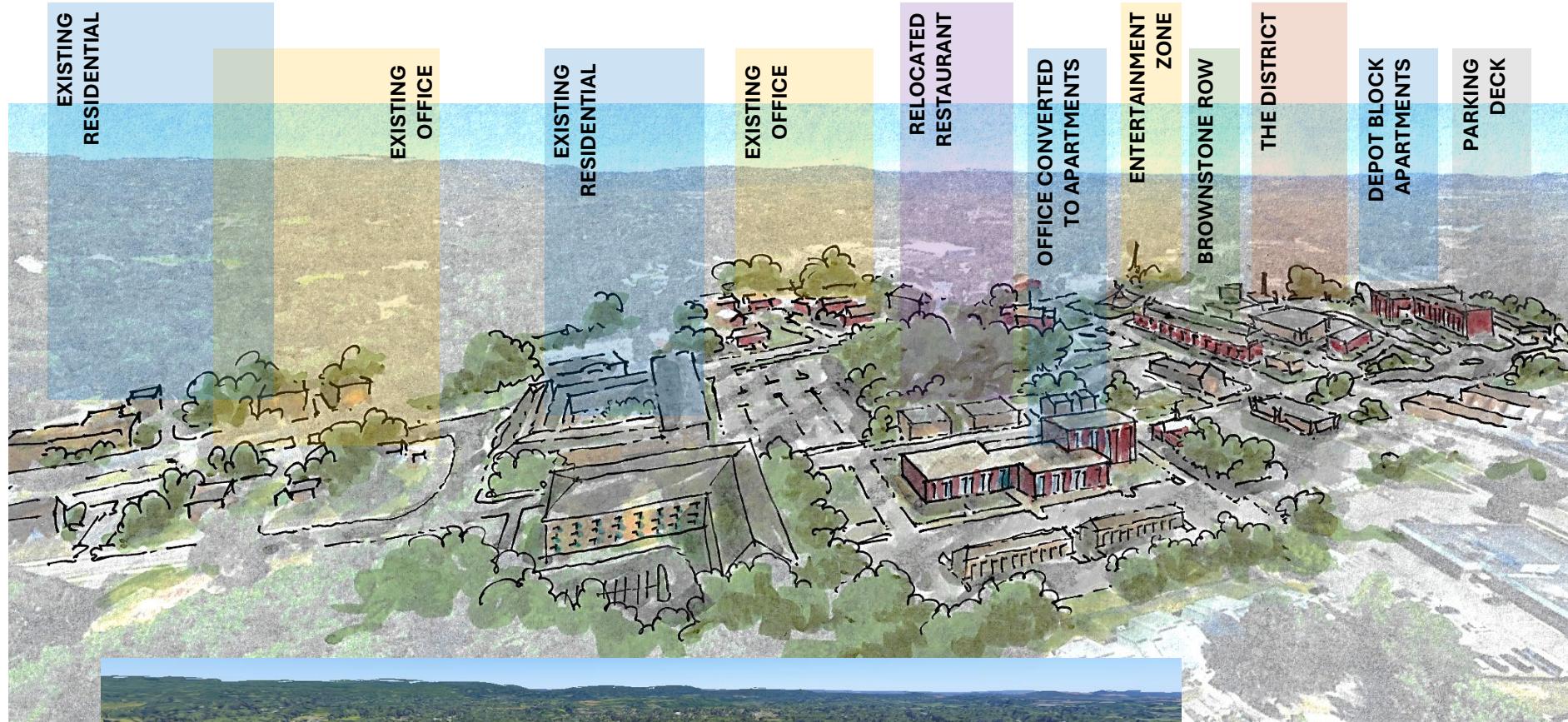
PROJECT FOCUS AREA
TOWN CENTER AND SURROUNDING MIXED USE
(EXISTING CONDITIONS)



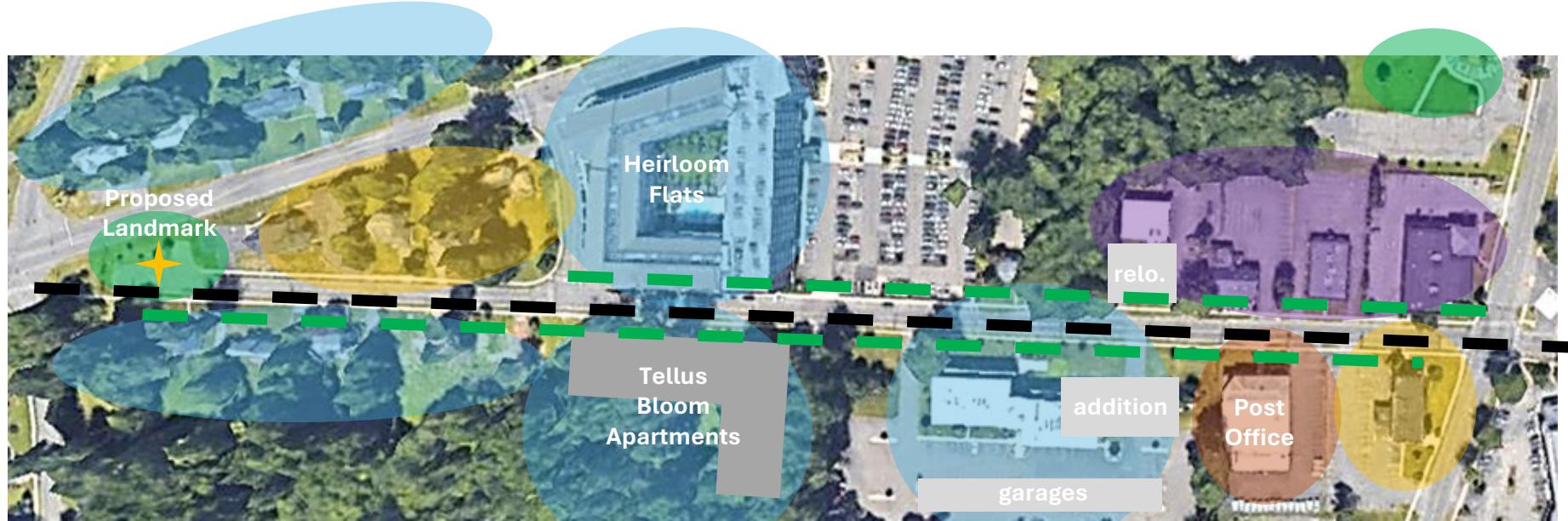
- Public building, service and/or facility
- Office, medical, bank
- Retail, restaurant, entertainment
- Multi and/or single family residential
- Open green space and/or park

- “blocking zone” (non-connectivity)
- ★ Specialty accent or focus element
- Roadway to be adjusted
- Railroad
- Walkability opportunity

SITE USE TEXTURE MAPPING (EXISTING CONDITIONS)



AERIAL VIEW
OF STUDY AREA
(EXISTING CONDITIONS; AS DESIGN DEVELOPS, OVERLAY TBD)



ZONE 1

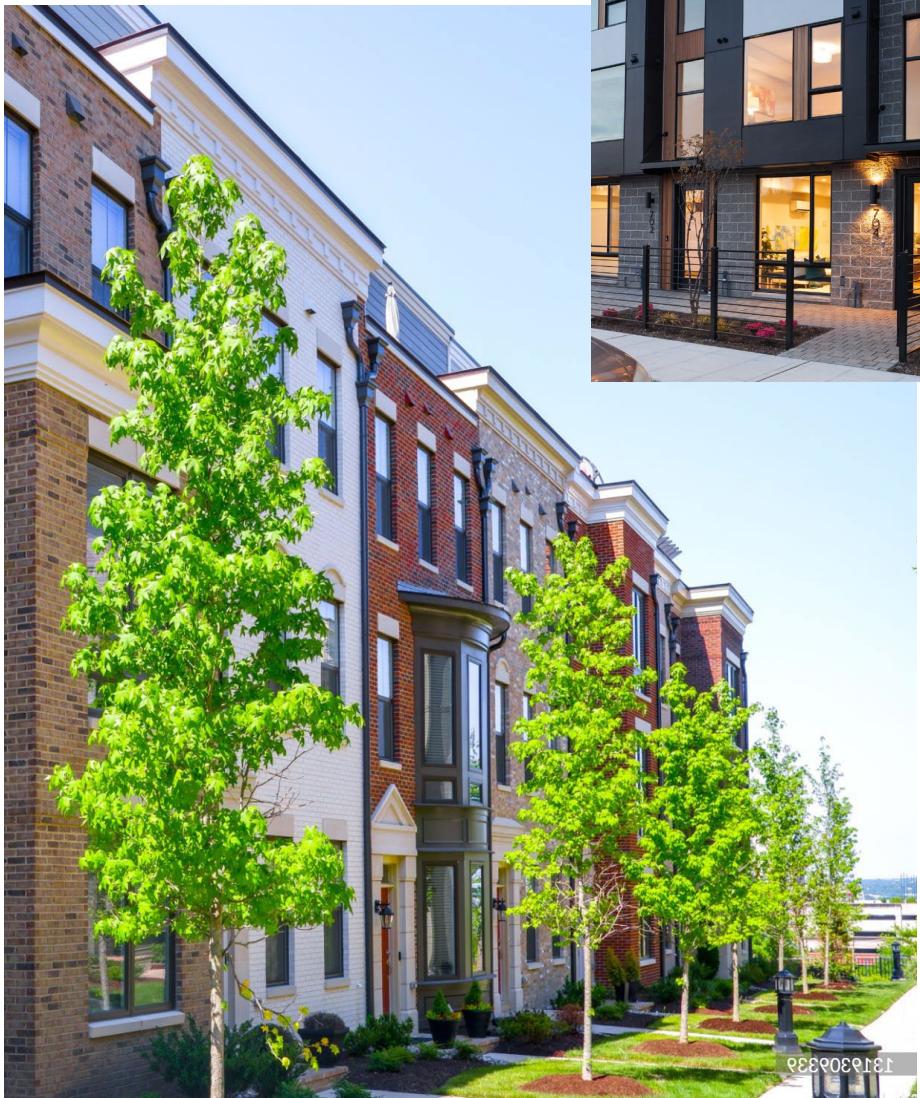
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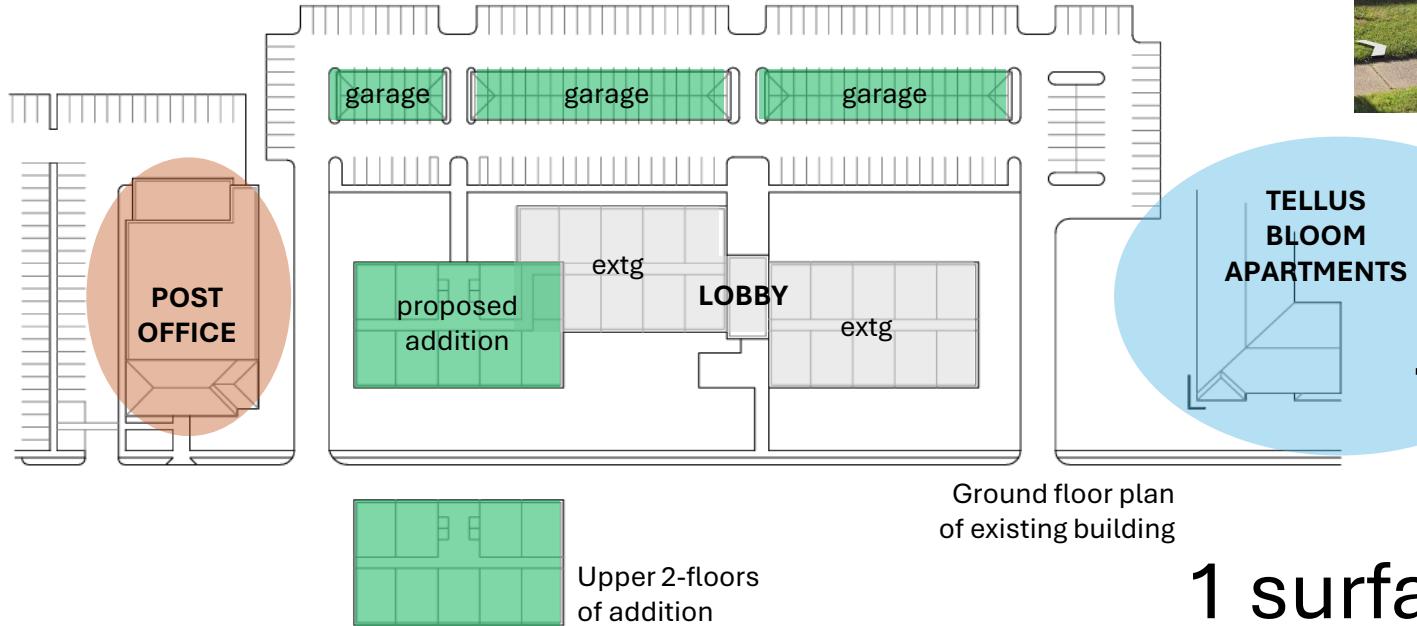
**SOUTHERN JEROME
SIDEWALK-ABILITY**
(EXISTING CONDITIONS AND PROPOSED RE-ALLOCATIONS)



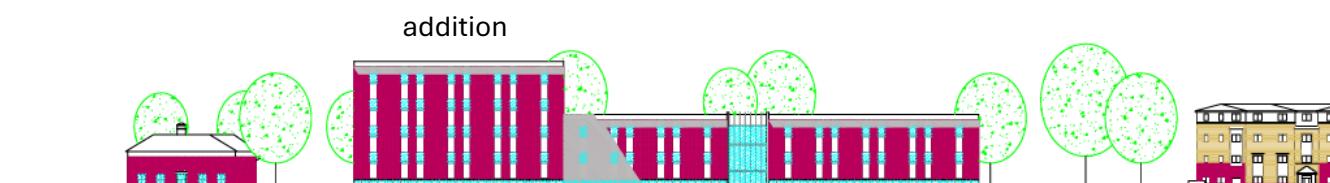
SIDEWALK
SECTION



BUILDING LINE
AND FAÇADE ALIGNMENT

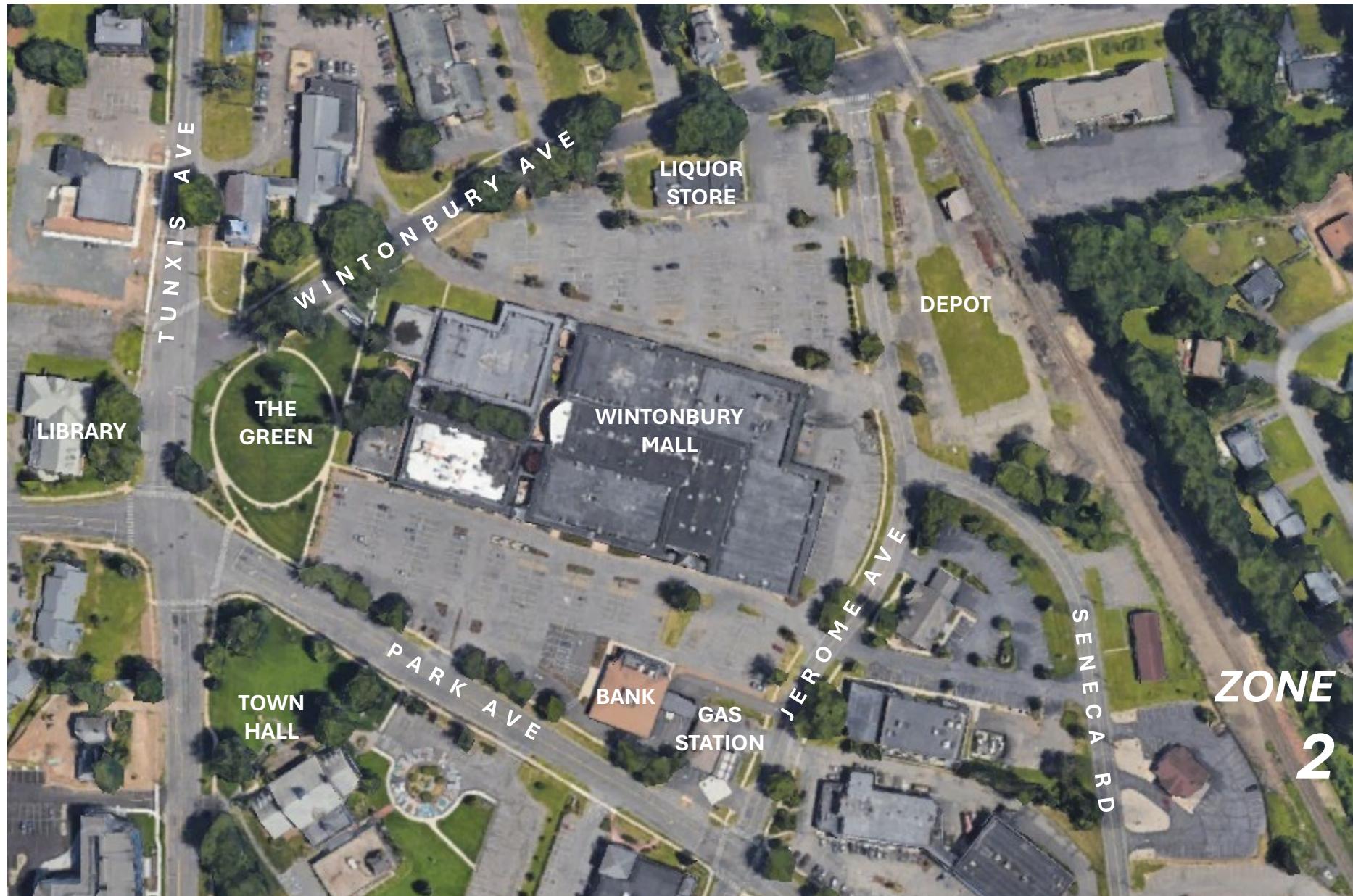


99 units
1,000sf avg
1 garage &
1 surface per unit



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

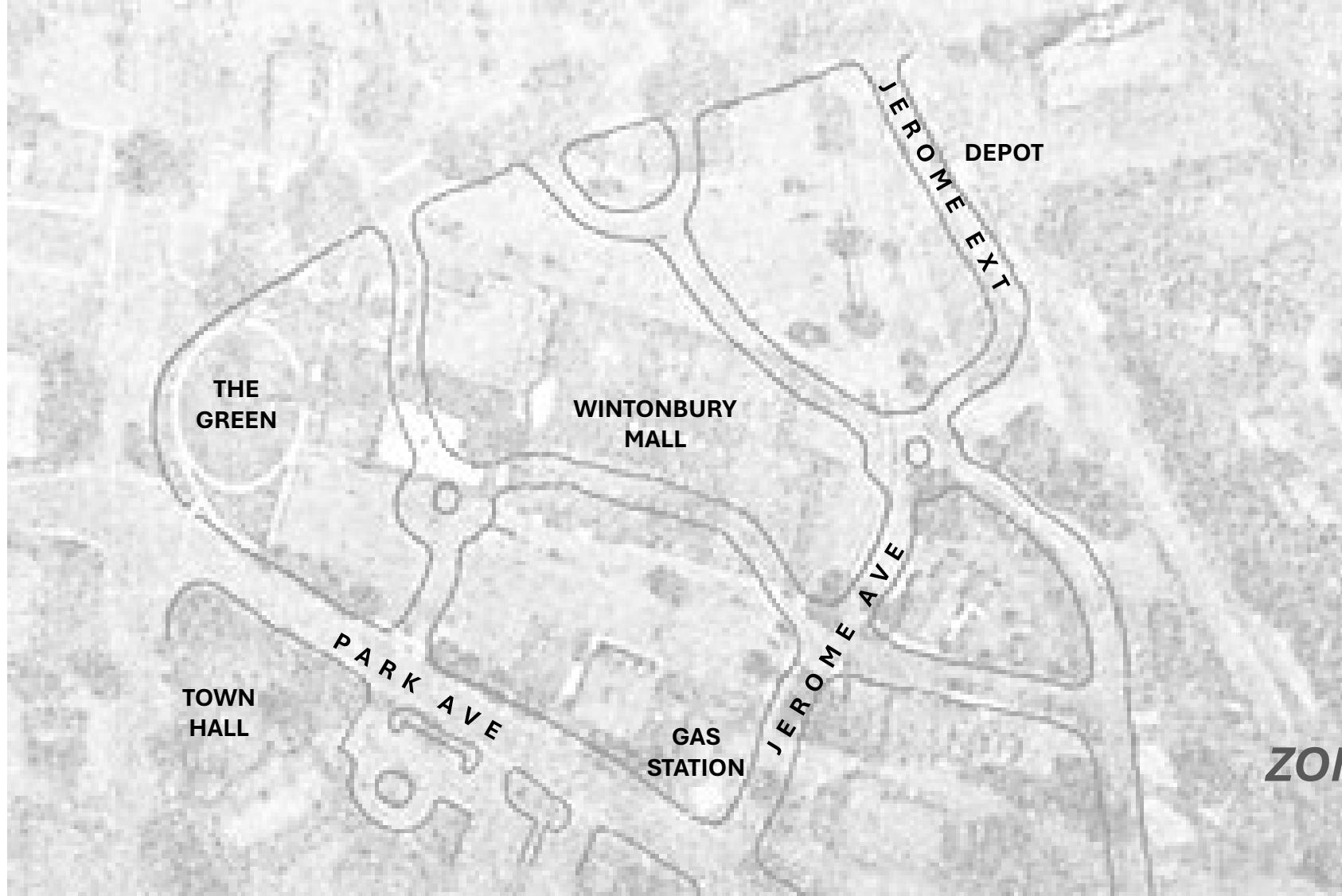
EXISTING MEDICAL OFFICE BUILDING
EXPANDED AND CONVERTED TO RESIDENTIAL



**TOWN CENTER
EXISTING CONDITIONS**

ZONE

2



ROAD
RE-ALIGNMENT



**ZONE
2**

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**



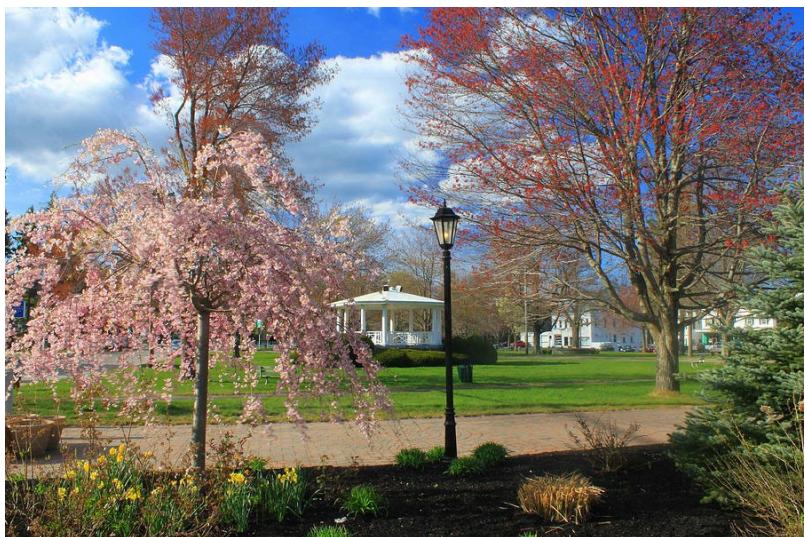
THE
GREEN



Theatrical performance on stage



Bandshells and/or tensile structures

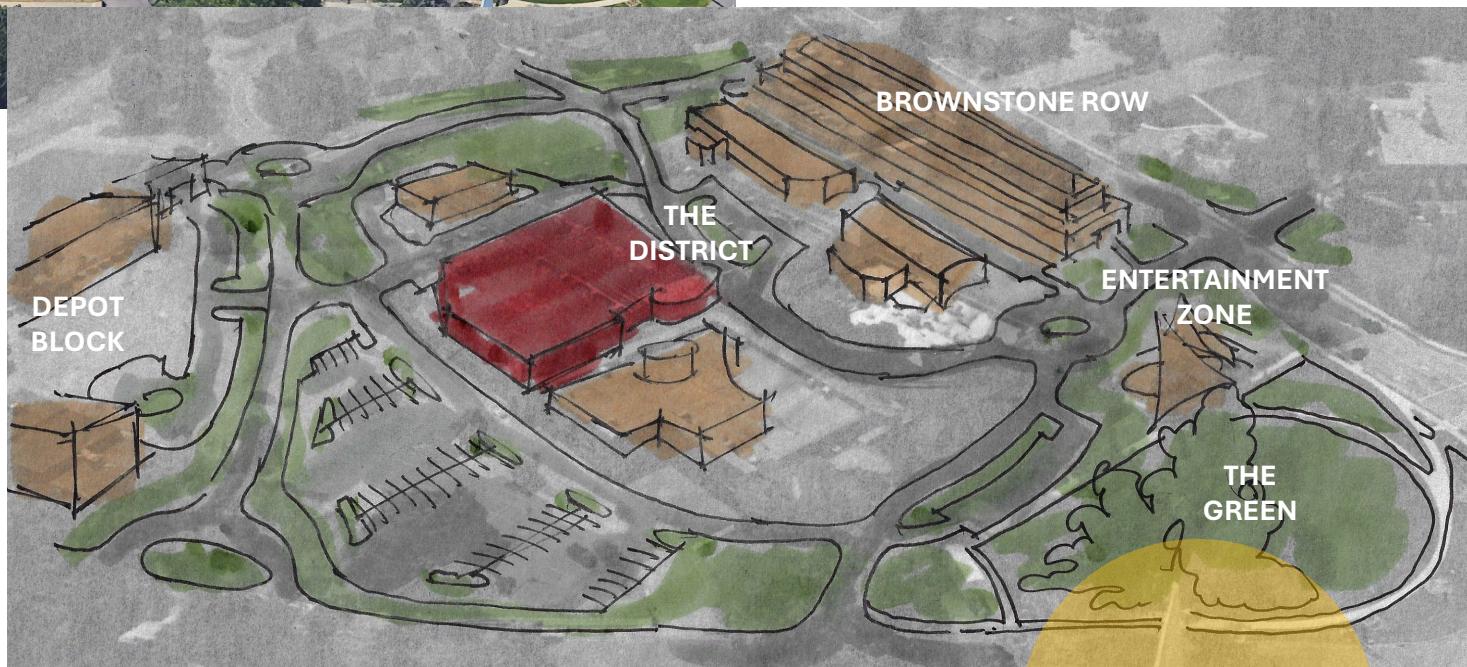


Something more than old school “gazebo”



Live entertainment

ENTERTAINMENT
ZONE



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**VIEW FROM
ABOVE
STEEPLE**



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



Micro-grocer



Access lighting
Al-fresco'



Bell or clock tower

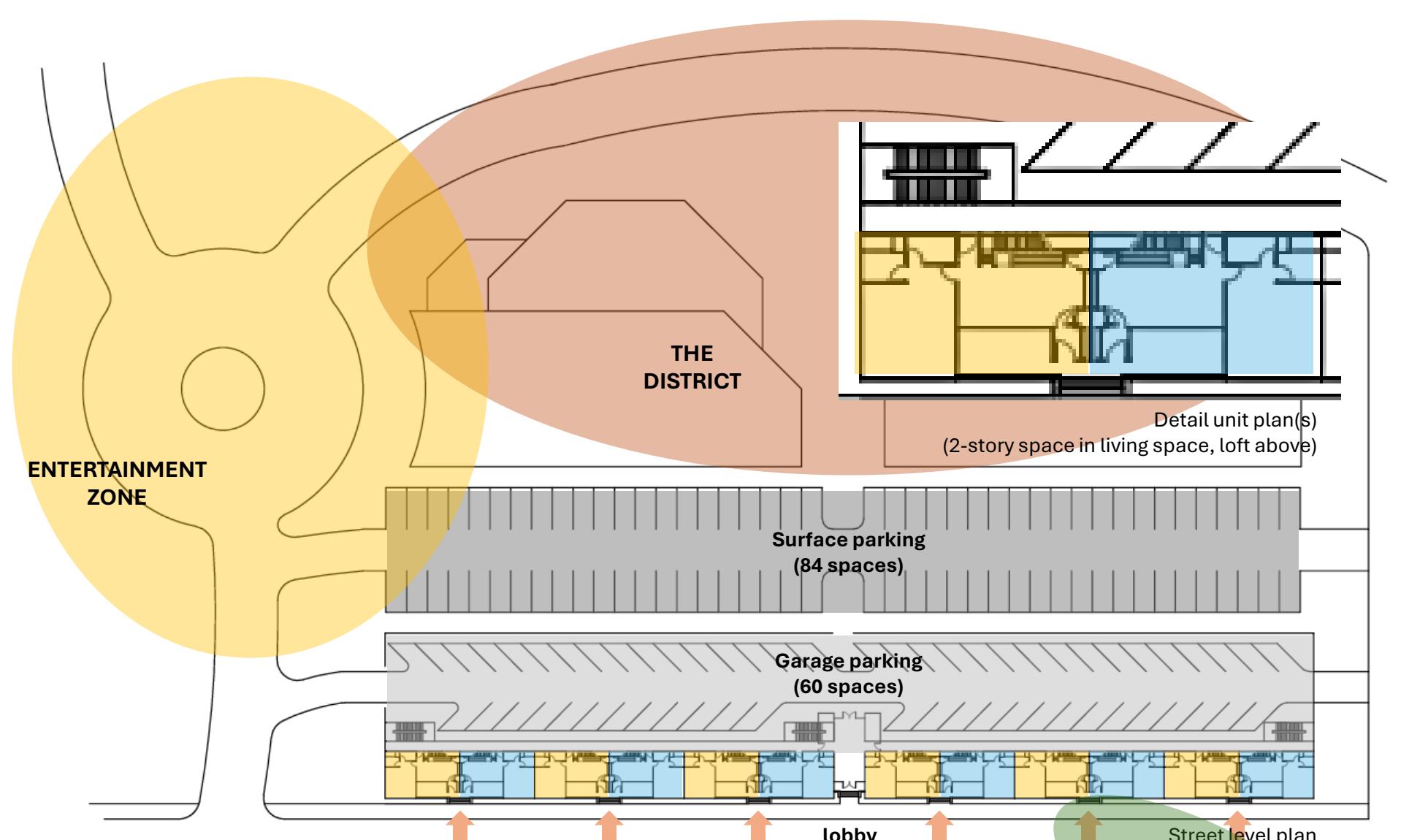


Site sculpture

THE
DISTRICT



BROWNSTONE
ROW



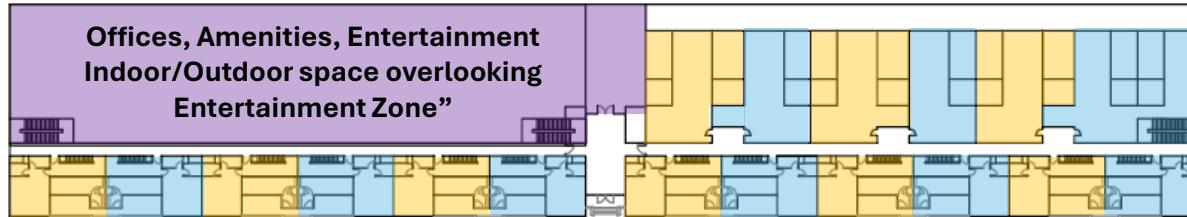
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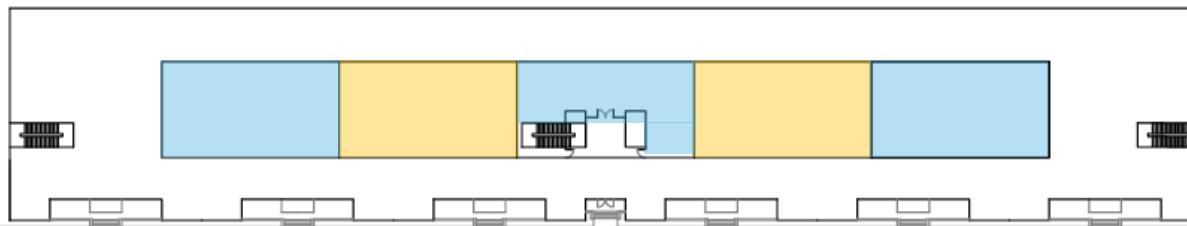
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**BROWNSTONE
ROW**

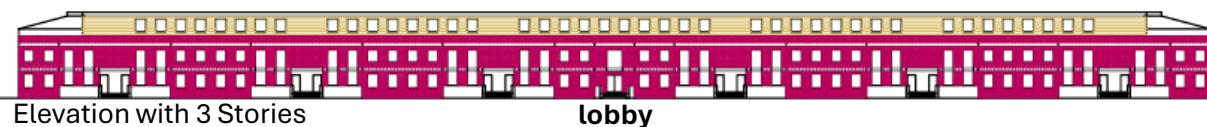


Upper loft level of brownstone units

Apartments "stepped back" with terrace on back facade

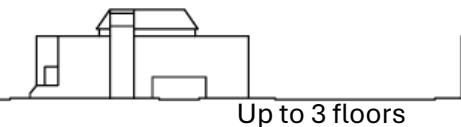


Upper most floor, stepped back "mansard" terrace units

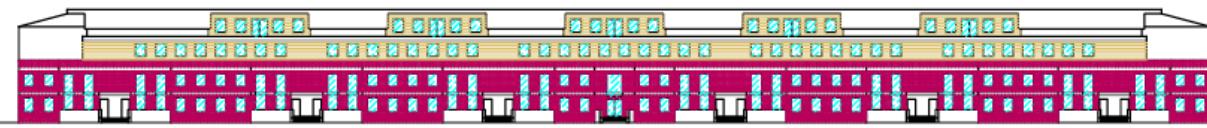


Elevation with 3 Stories

lobby

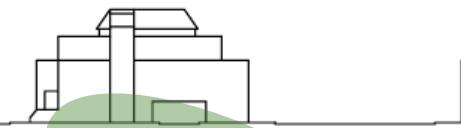


Up to 3 floors



Elevation with 4 Stories

lobby



With a 4th floor

THE GREEN The existing Green enhanced and reinforced

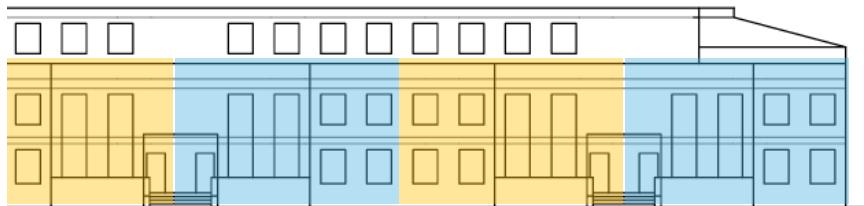
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BROWNSTONE ROW Sesame St style brownstone stoops and townhouse facades (1 story glazing for 2)

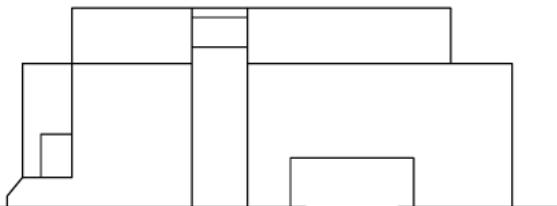
THE DISTRICT Retail, services, café's, offices

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

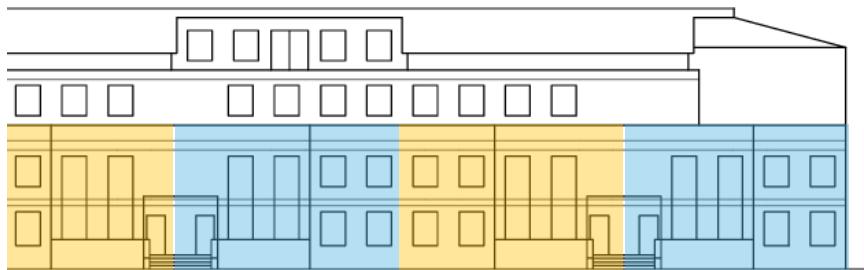
**BROWNSTONE
ROW**



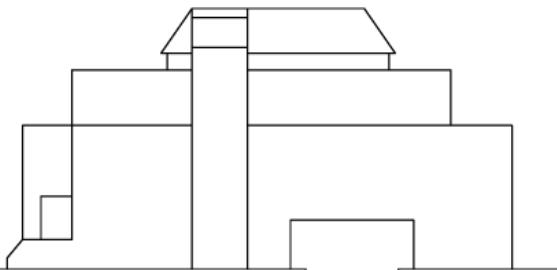
Elevation with 3 Stories
(enlarged, detail)



Up to 3 floors



Elevation with 4 Stories
(enlarged, detail)



With a 4th floor

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BROWNSTONE
ROW



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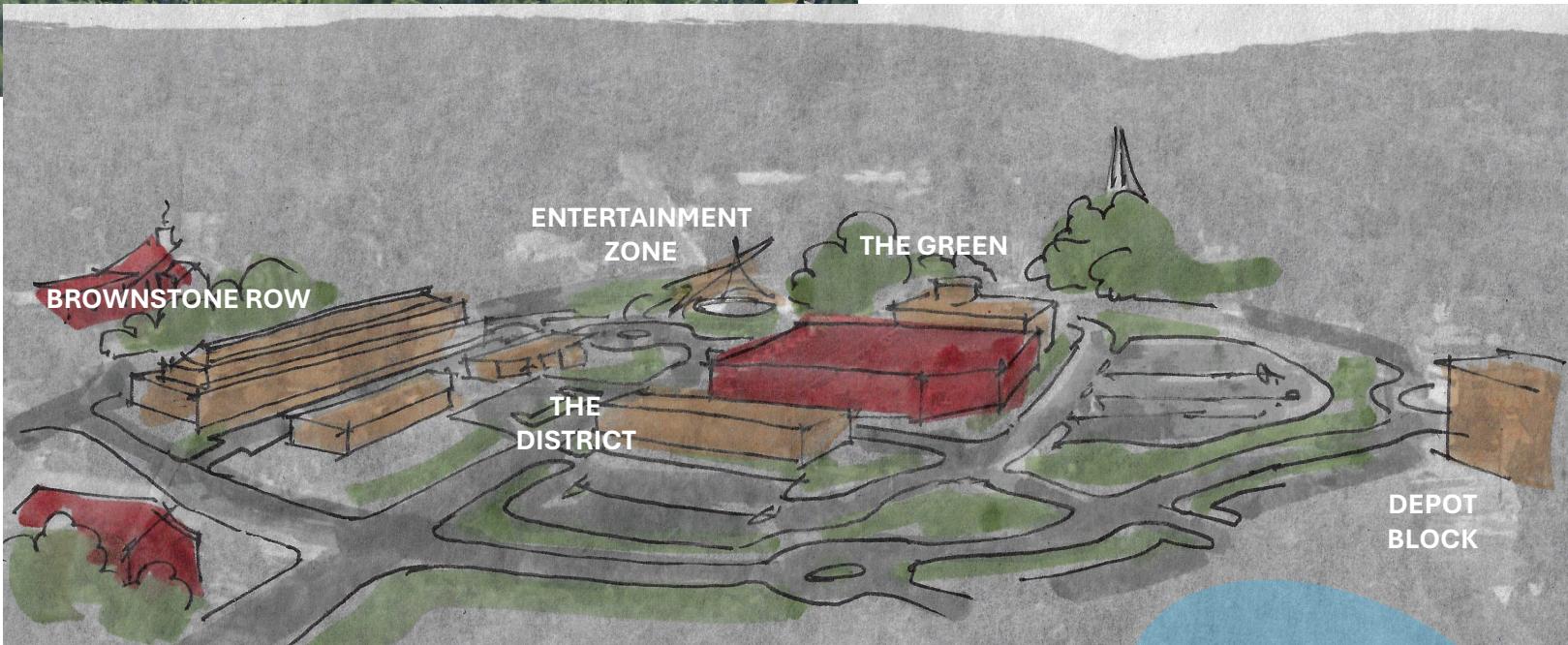
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**BROWNSTONE
ROW
SEEN FROM THE SOUTH**



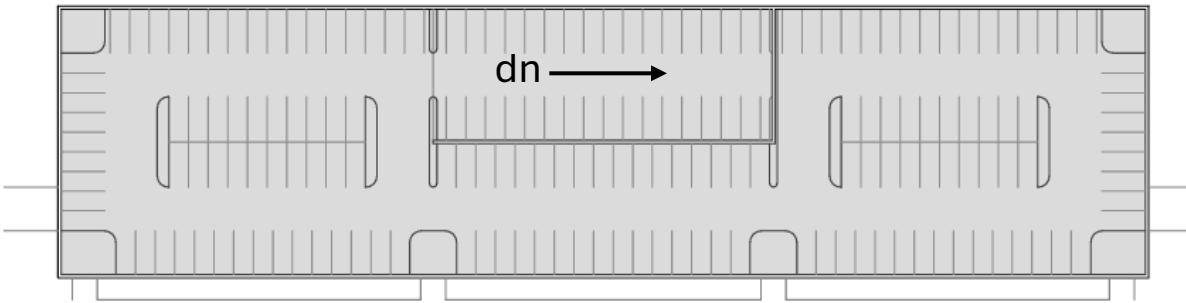
DEPOT
BLOCK



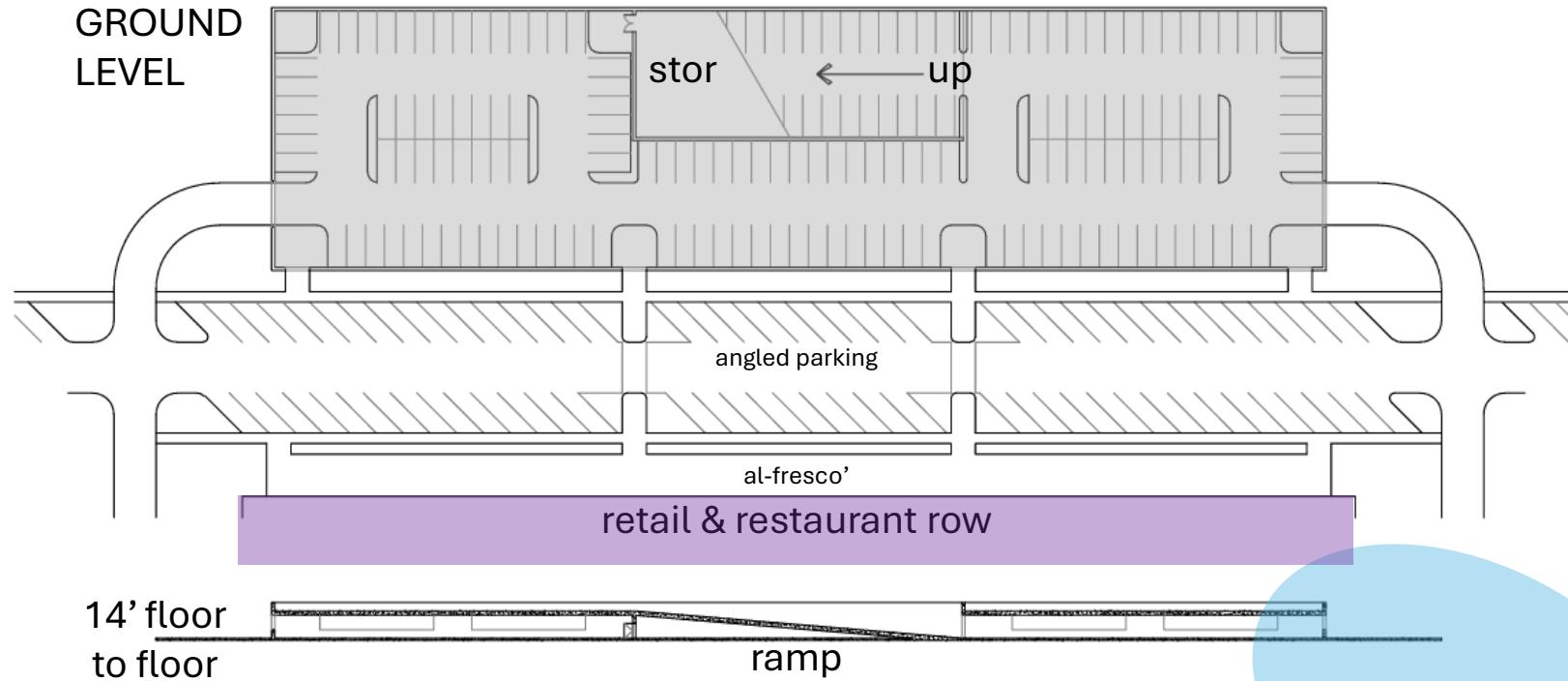
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VIEW FROM
ROOF OF
DEPOT BLOCK

UPPER
LEVEL



GROUND
LEVEL



320 spaces total

PARKING DECK
(RAILROAD BUFFER)

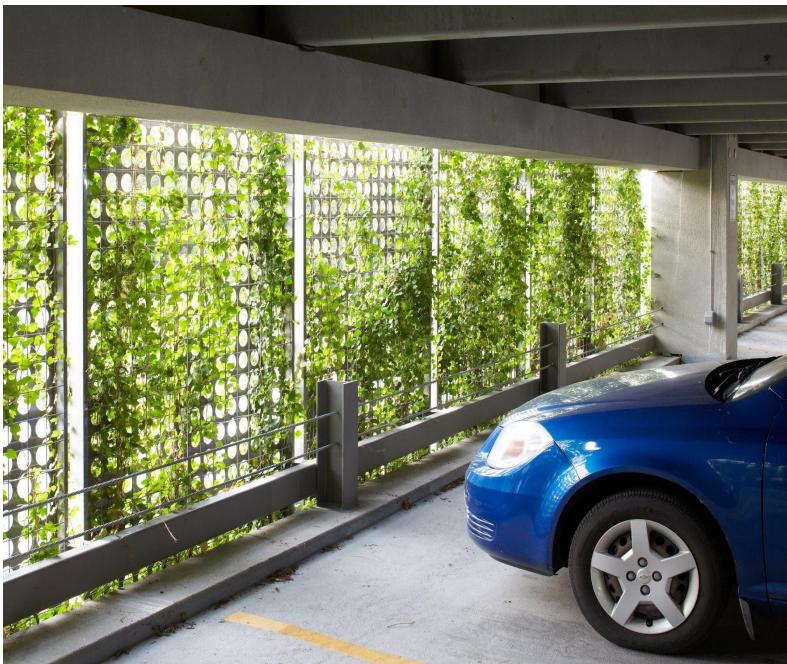
STREET PARKING ALONG RETAIL & RESTAURANT ROW



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