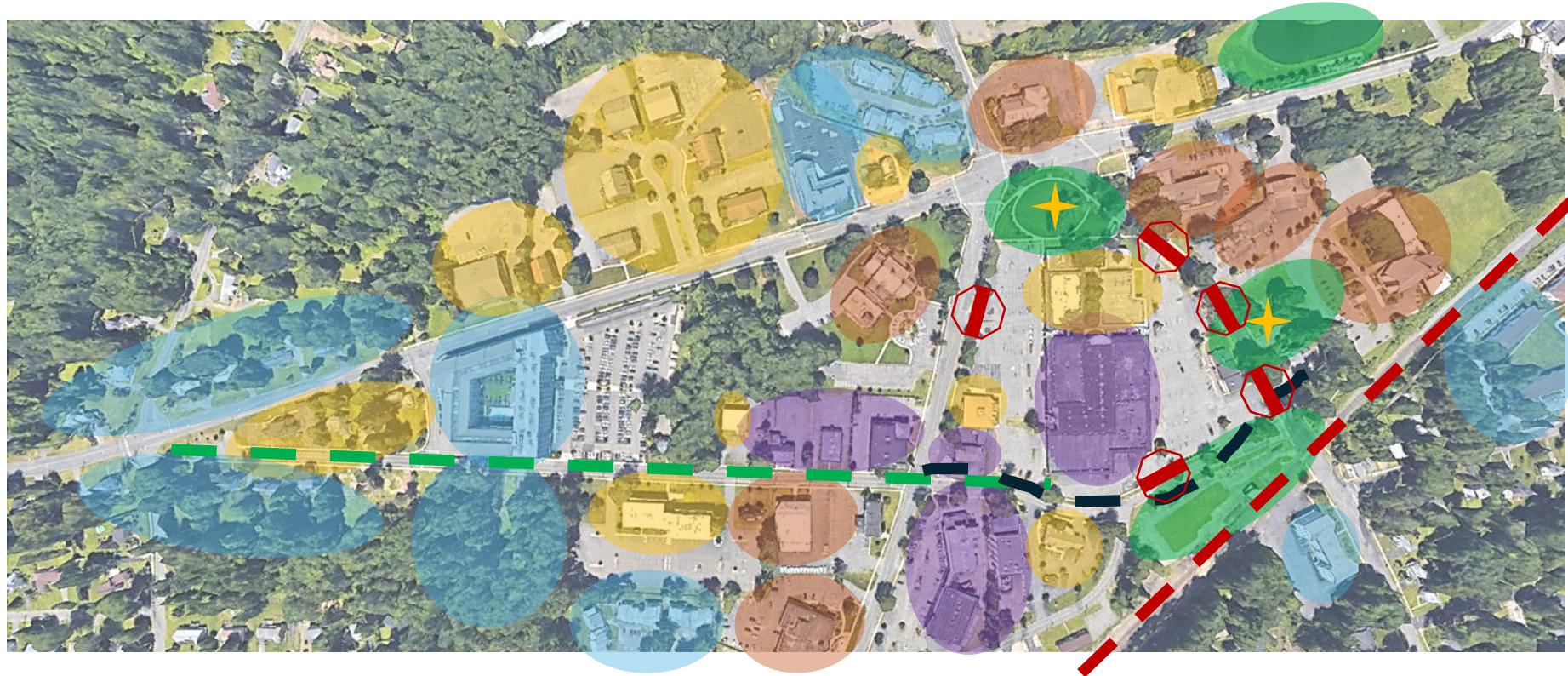


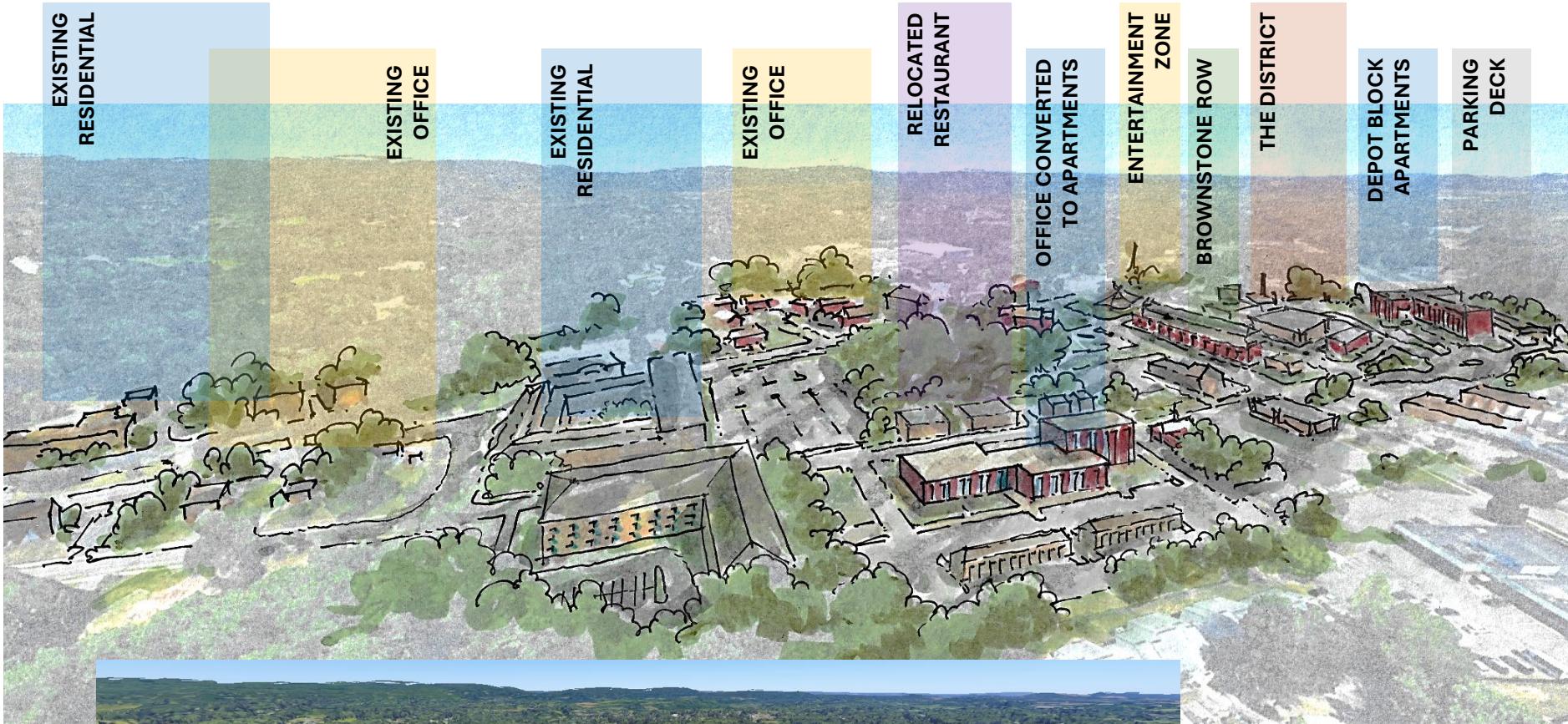
PROJECT FOCUS AREA  
TOWN CENTER AND SURROUNDING MIXED USE  
(EXISTING CONDITIONS)



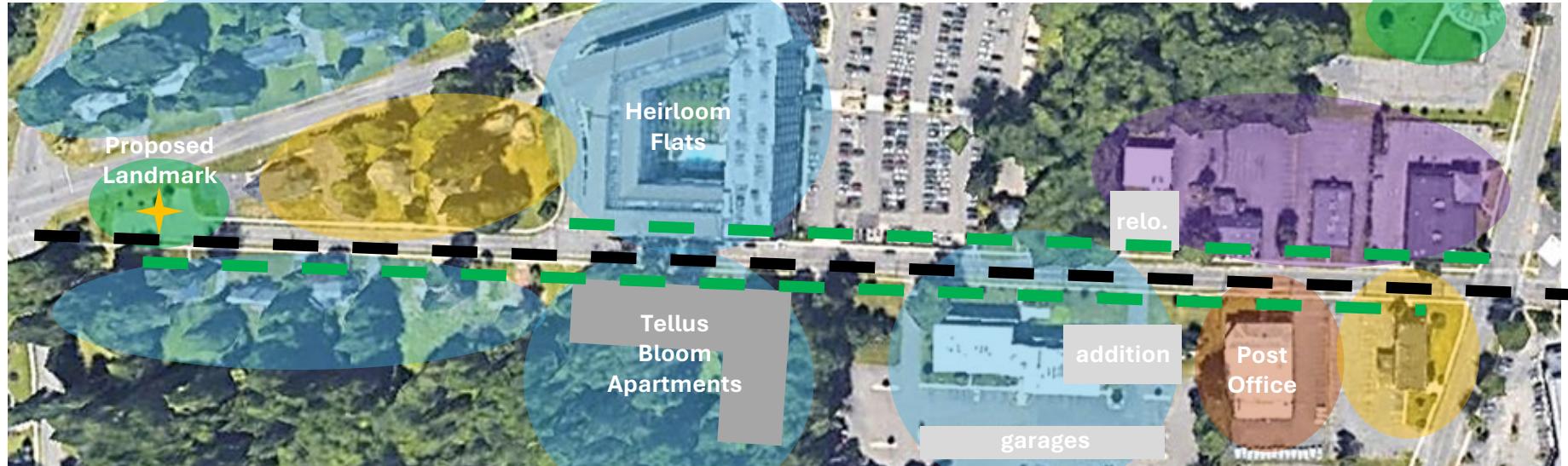
- Public building, service and/or facility
- Office, medical, bank
- Retail, restaurant, entertainment
- Multi and/or single family residential
- Open green space and/or park

- “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**

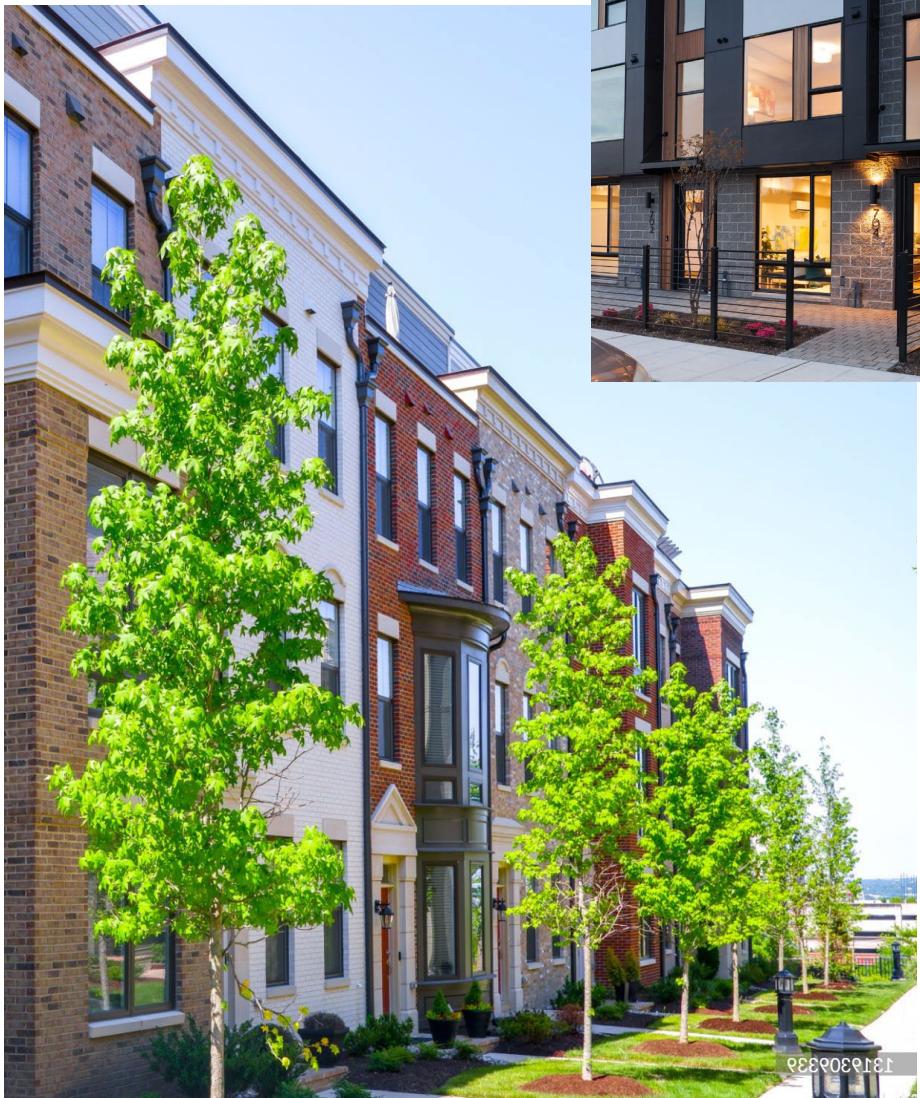
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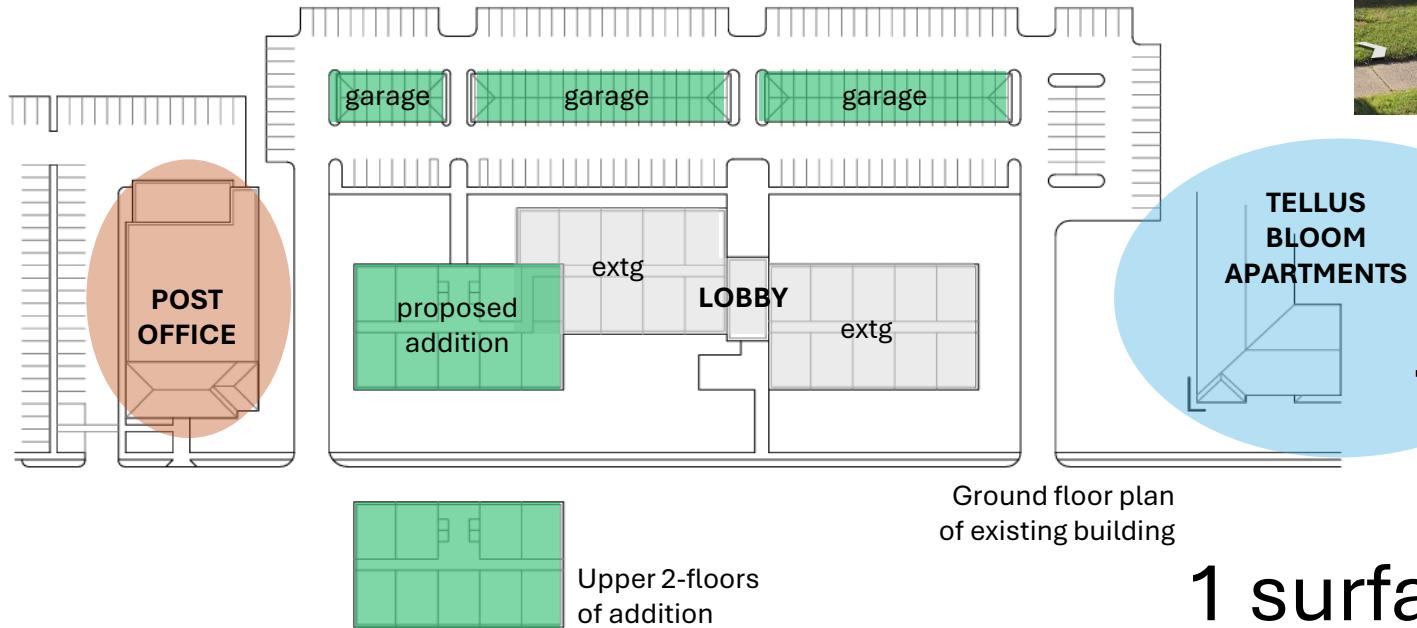
**SOUTHERN JEROME  
SIDEWALK-ABILITY**  
**(EXISTING CONDITIONS AND PROPOSED RE-ALLOCATIONS)**



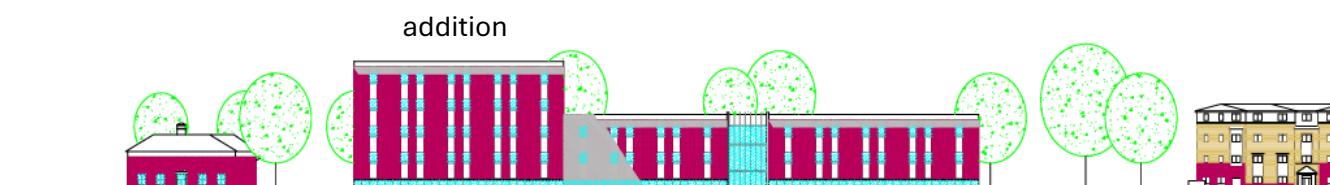
SIDEWALK  
SECTION



BUILDING LINE  
AND FAÇADE ALIGNMENT

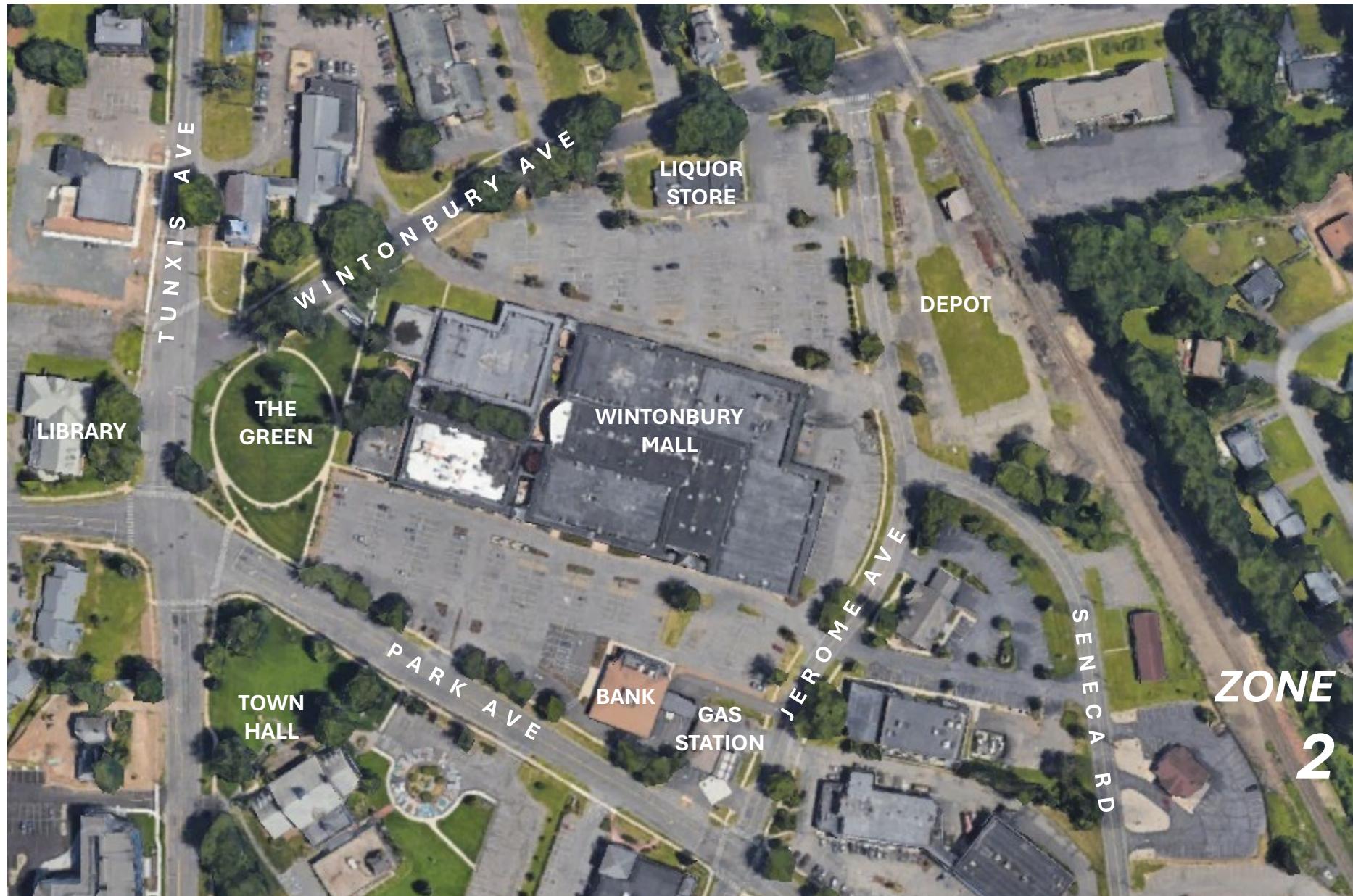


99 units  
1,000sf avg  
1 garage &  
1 surface per unit

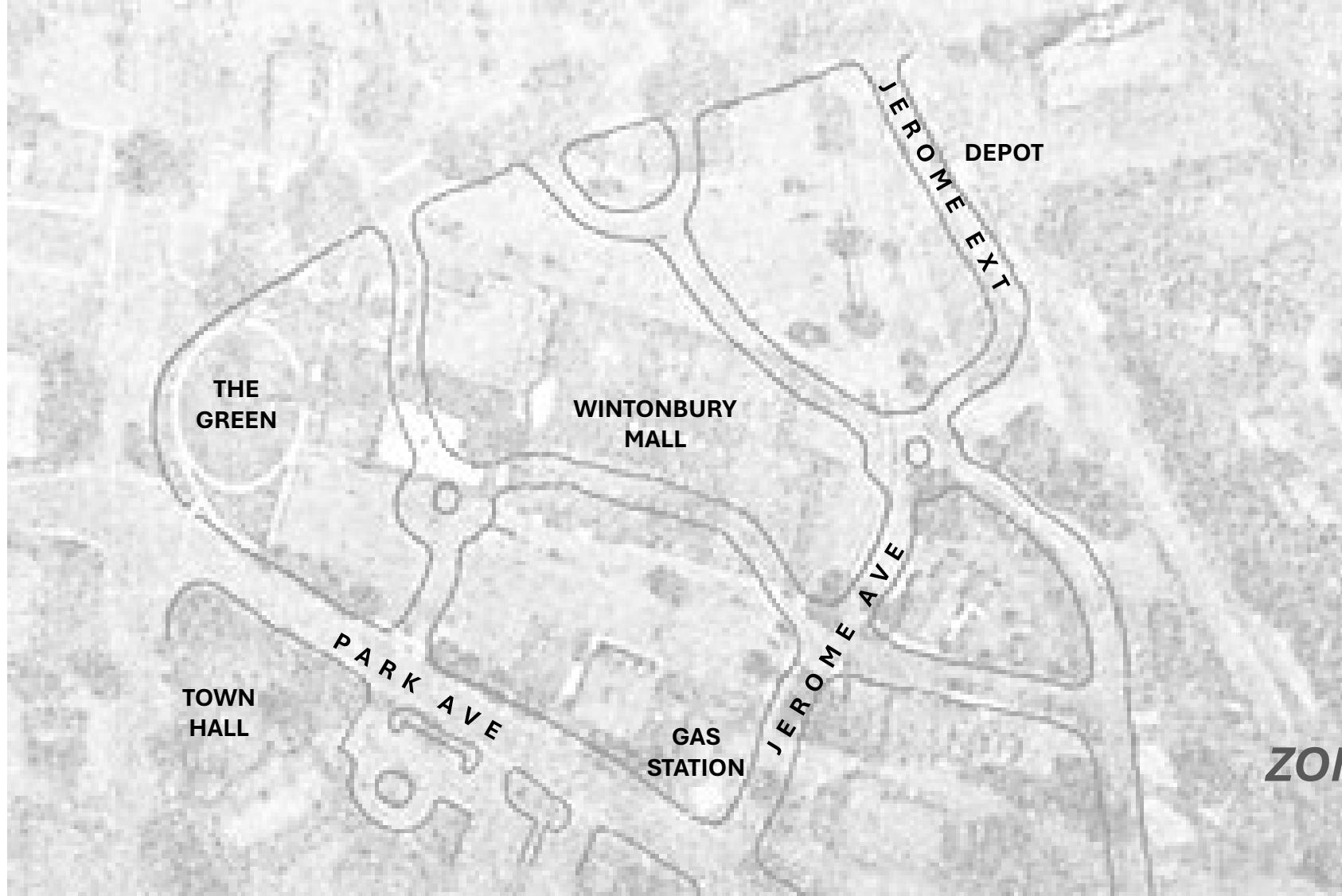


Proposed façade, matching existing,  
Adapted to additional 2-floors in addition

EXISTING MEDICAL OFFICE BUILDING  
EXPANDED AND CONVERTED TO RESIDENTIAL



**TOWN CENTER  
EXISTING CONDITIONS**



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**



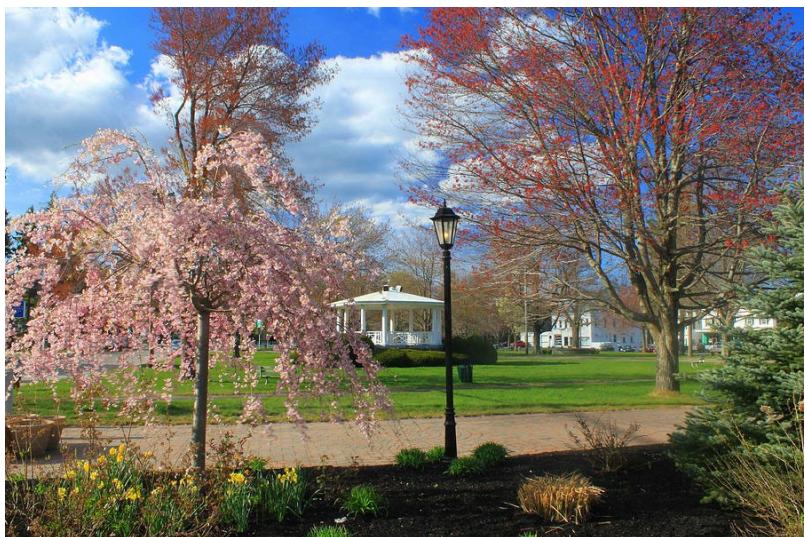
THE  
GREEN



Theatrical performance on stage



Bandshells and/or tensile structures

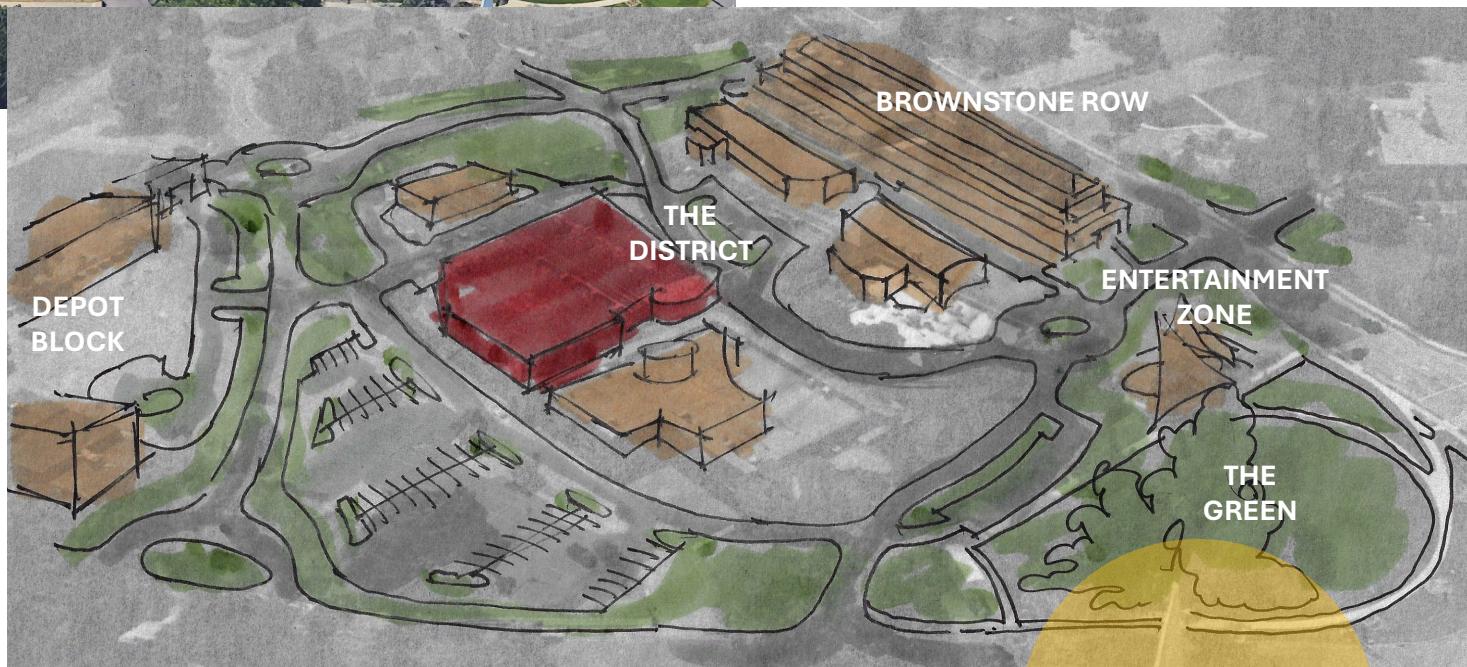


Something more than old school “gazebo”



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

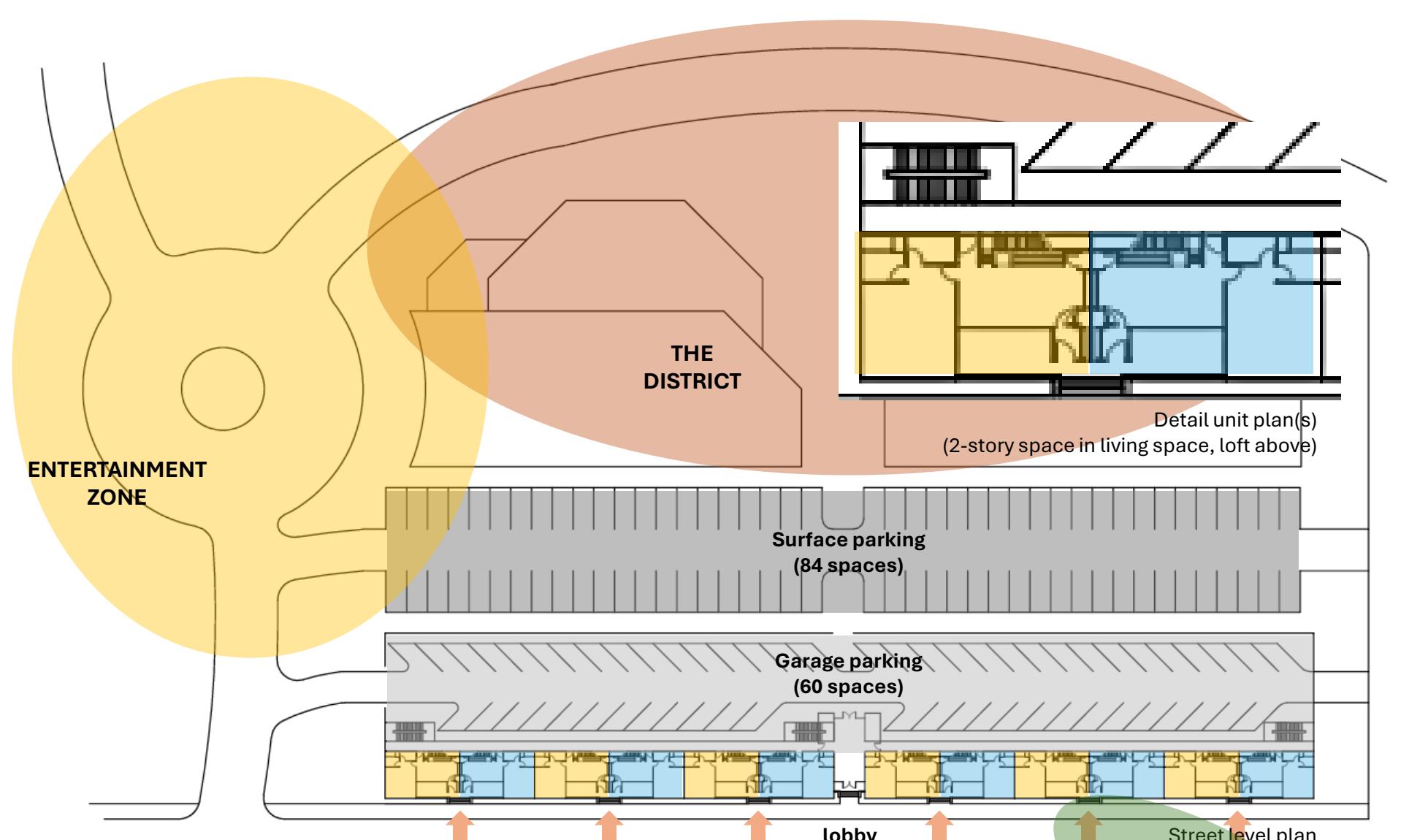


Site sculpture

THE  
DISTRICT



BROWNSTONE  
ROW



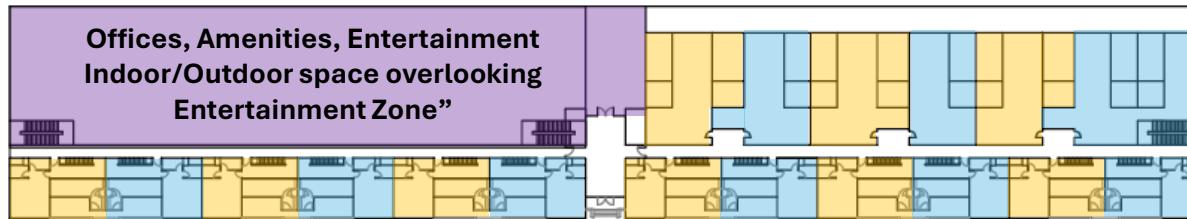
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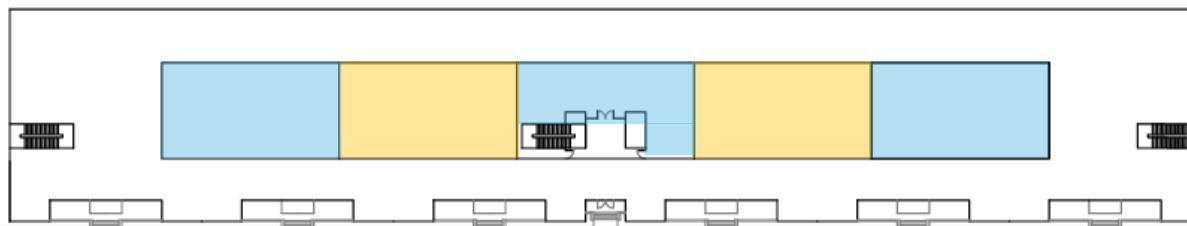
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**BROWNSTONE  
ROW**

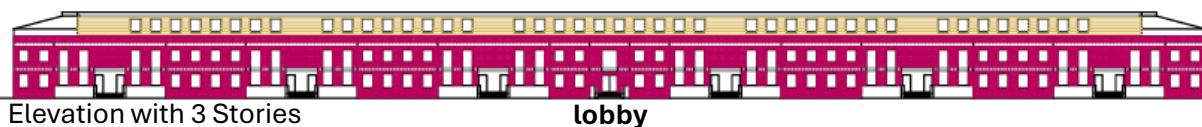


Upper loft level of brownstone units

Apartments "stepped back" with terrace on back facade

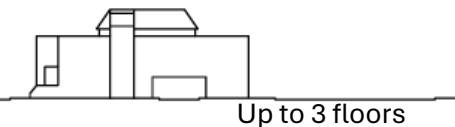


Upper most floor, stepped back "mansard" terrace units

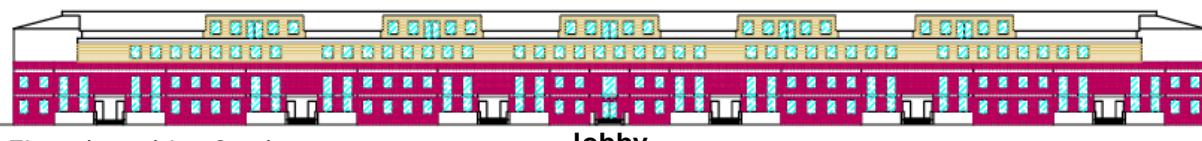


Elevation with 3 Stories

lobby

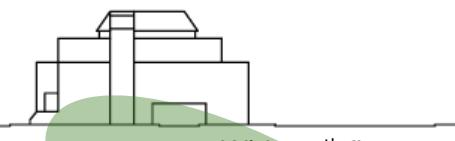


Up to 3 floors



Elevation with 4 Stories

lobby



With a 4<sup>th</sup> floor

THE GREEN The existing Green enhanced and reinforced

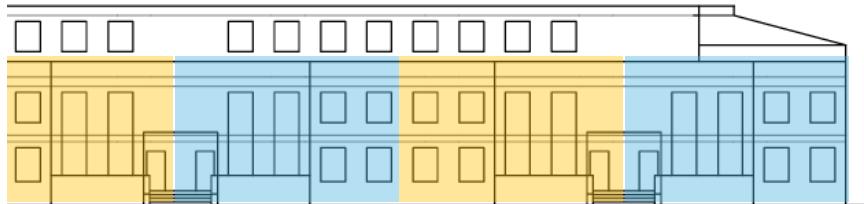
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THE DISTRICT Retail, services, café's, offices

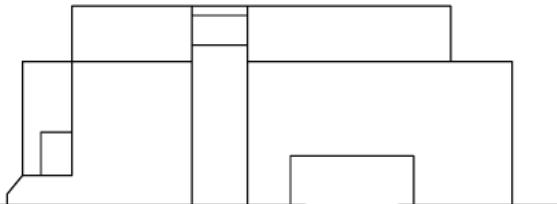
DEPOT BLOCK Heirloom Flats-esque housing with parking lot (or possible deck) behind

**BROWNSTONE  
ROW**

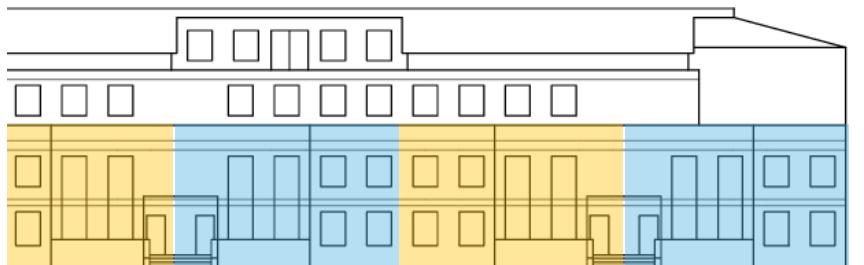


Elevation with 3 Stories  
(enlarged, detail)

stoop

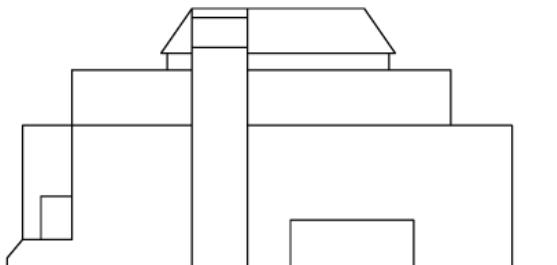


Up to 3 floors



Elevation with 4 Stories  
(enlarged, detail)

stoop



With a 4<sup>th</sup> floor

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THE DISTRICT Retail, services, café's, offices

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BROWNSTONE  
ROW



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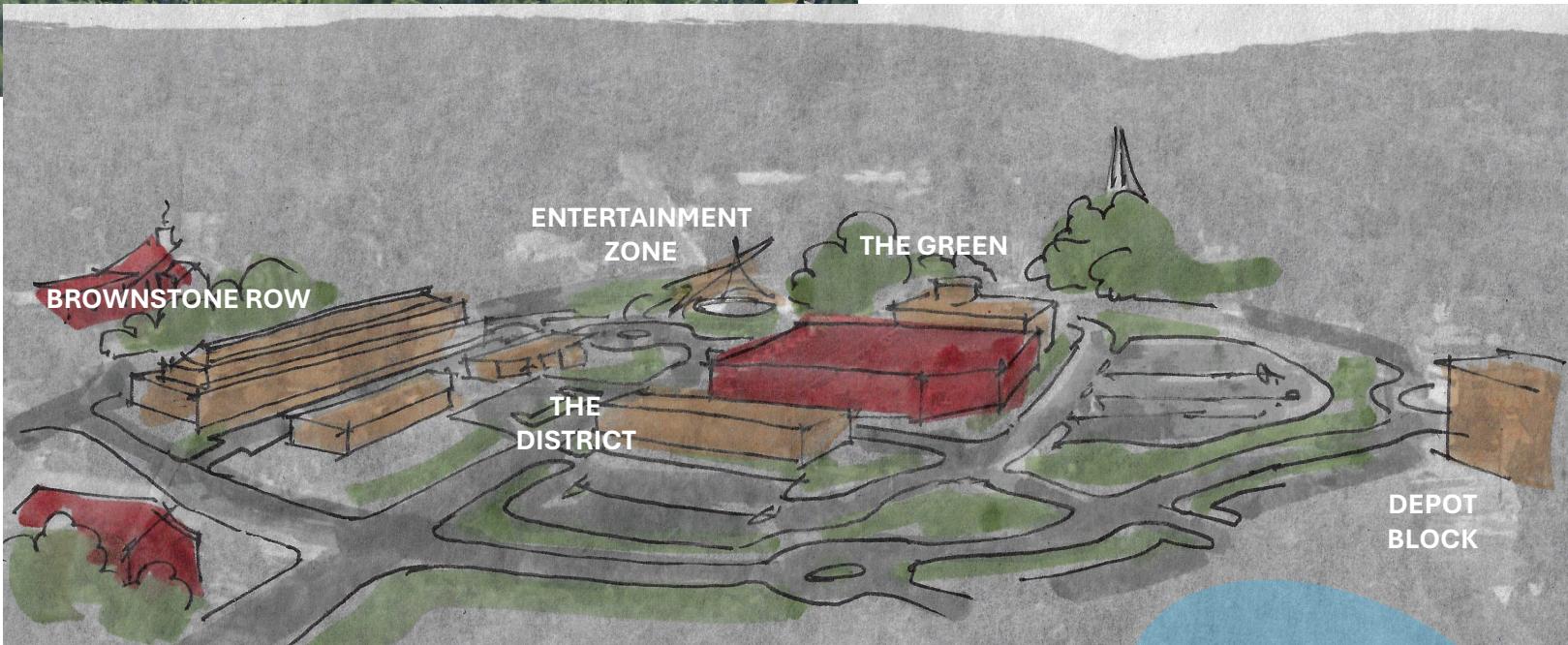
**THE DISTRICT** Retail, services, café's, offices

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

**BROWNSTONE  
ROW  
SEEN FROM THE SOUTH**



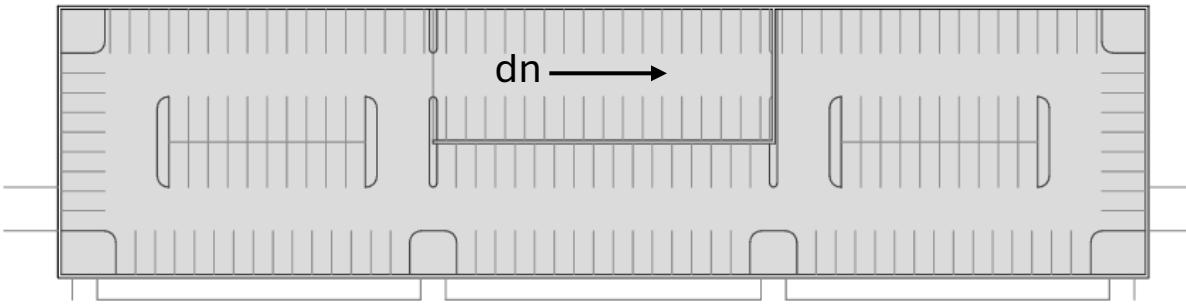
DEPOT  
BLOCK



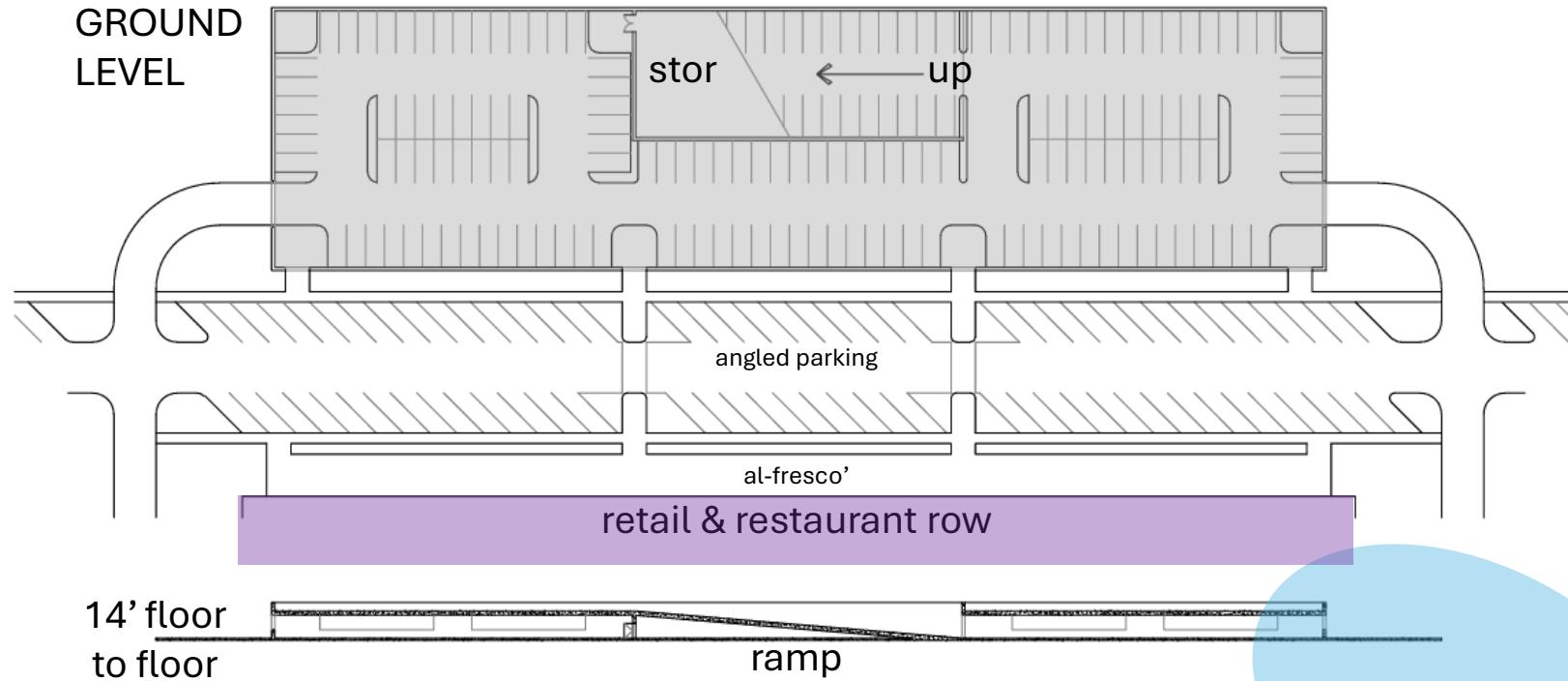
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VIEW FROM  
ROOF OF  
DEPOT BLOCK

UPPER  
LEVEL



GROUND  
LEVEL



320 spaces total

PARKING DECK  
(RAILROAD BUFFER)

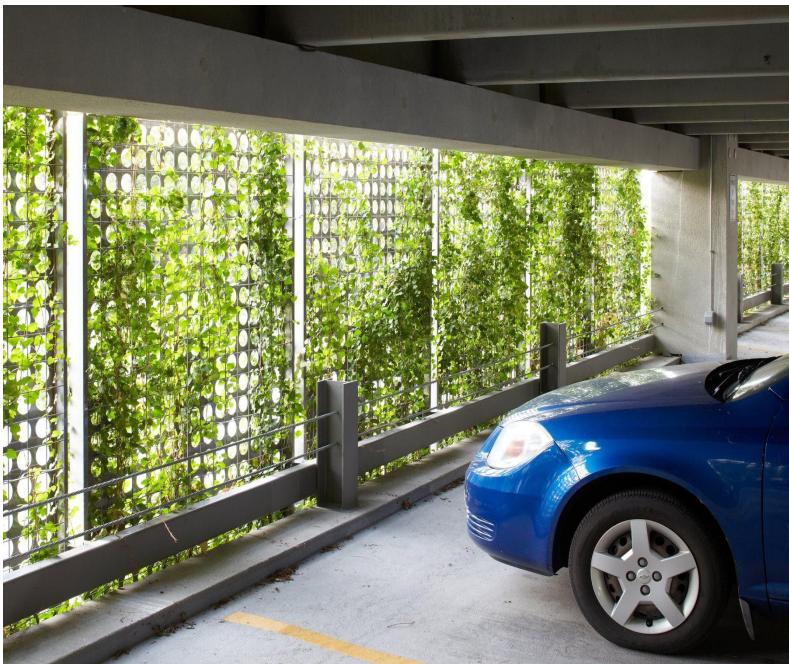
STREET PARKING ALONG RETAIL & RESTAURANT ROW



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