

DEVELOPMENT CONCEPT NARRATIVE

SITE PLAN

BLDG 01

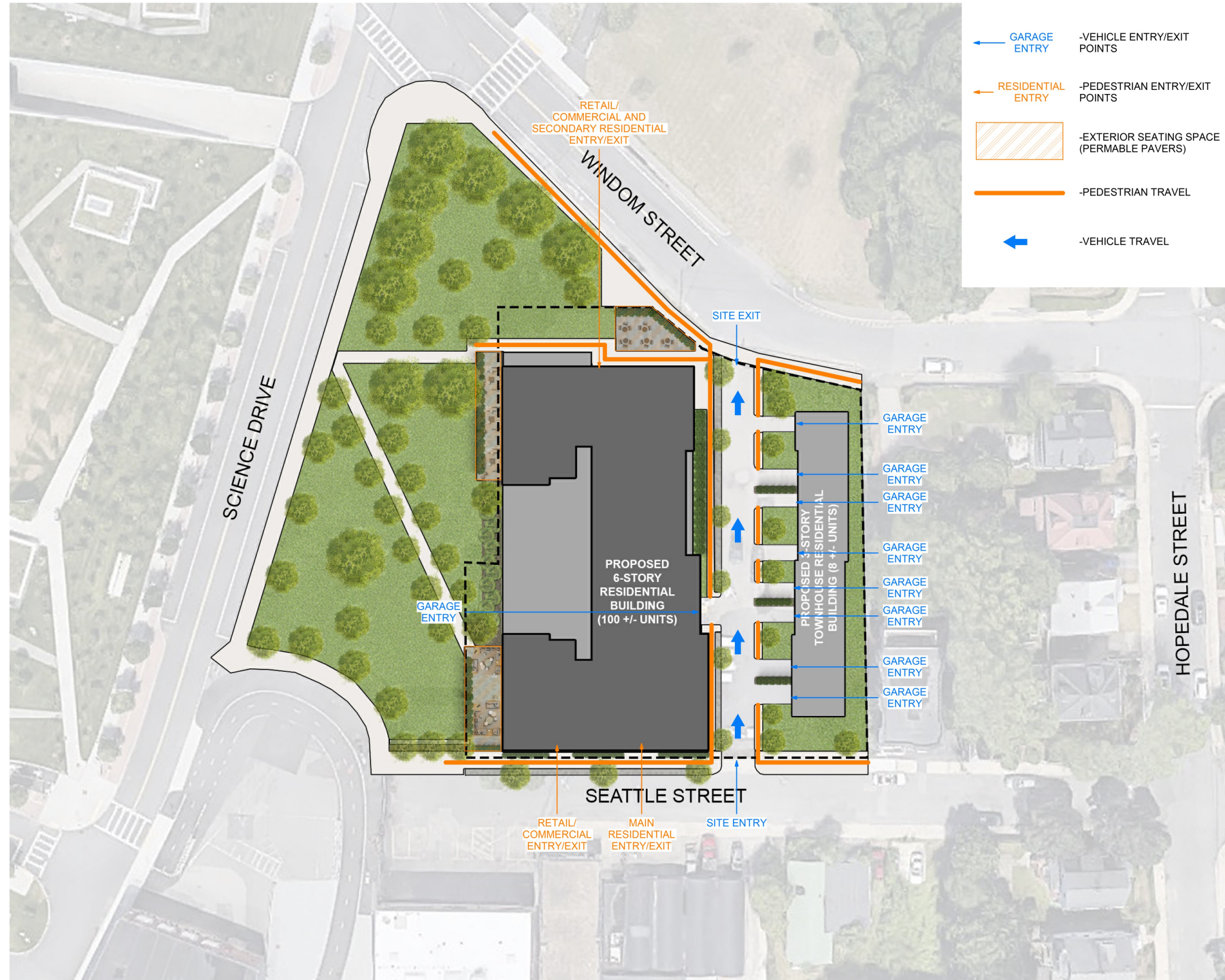
Multi-Family

- 100-110 Units
- 85 Garage Spots
- Bike Storage for 110 Bikes
- Media Room, Event Space
- Roof Deck Garden and Community Space
- 35%-40% Affordable at 50%-120% AMI
- 2 Units Fully Equipped for Impaired Residents

BLDG 02

Townhomes

- 8 Units
- 16 Garage Spots



DEVELOPMENT CONCEPT NARRATIVE

ELEVATIONS

BLDG 01 Multi-Family



BLDG 02 Townhomes



DEVELOPMENT CONCEPT NARRATIVE

ELEVATIONS

Windom Street



DESIGN NARRATIVE

Our Design Was Conceived To Match And Compliment Recent Local Developments In Both Style And Feel

- We also wanted to integrate our site with an open space/park to be built in front to create a seamless transition and maximize enjoyable use of both spaces.
- To accomplish this, we are planning storefronts facing the park with landscaping, walkways and patios in front of them to connect the two spaces and create continuity.
- All surrounding sidewalks and driveways will be built in accordance with the city's complete street guidelines to ensure accessibility and safe mobility for all.



DEVELOPMENT NARRATIVE

DESIGN - INSPIRATION



DEVELOPMENT CONCEPT NARRATIVE

ELEVATIONS - MATERIALS

BLDG 01
Multi-Family

LIGHT GRAY
METAL-FINISHED
2-PIECE CORNICE

EXTERIOR DECK
SPACE PLANTERS

BLACK FRAME MULLED
WINDOW UNITS

GRAY/BLUE METAL
ENTRY CANOPY
OVER RETAIL ENTRY

FINISHED-FACE
STONE VENEER AT
GROUND FLOOR
RETAIL SPACE

LIGHT GRAY
STANDING SEAM
METAL PANEL

STOREFRONT
RETAIL ENTRY

DARK IRONSPOT
RUNNING BOND
BRICK VENEER

BLACK
CORRUGATED
METAL PANEL
(HORIZONTAL
ORIENTATION)

DARK IRONSPOT
SOLDIER COURSE
BRICK LINTELS
AND SILLS

STOREFRONT GLAZING
TO ENGAGE THE
GROUND FLOOR AND
PEDESTRIAN SIDEWALK

VEHICLE ACCESS WAY
WITH PEDESTRIAN
SIDEWALK, AND
SIDEWALK TREES
ON BOTH SIDES

WHITE FIBER
CEMENT
TRIM/CORNICE

BLACK FRAME
MULLED DOUBLE-HUNG
RESIDENTIAL
WINDOW UNITS



BLDG 02
Townhomes

LIGHT GRAY FIBER CEMENT
LAP SIDING WITH 4" REVEAL
ON TOWNHOUSE UPPER FLOORS

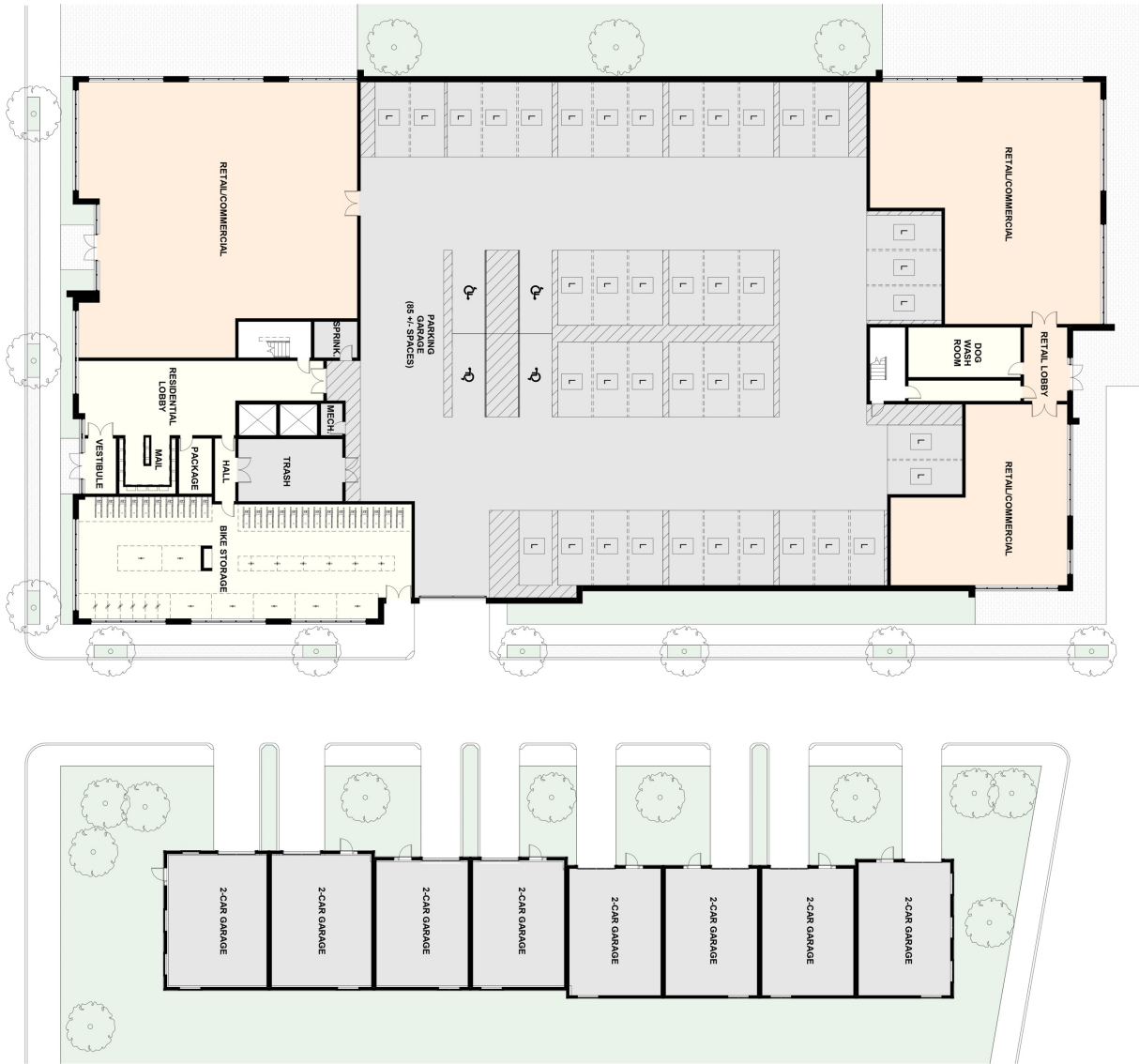
DARK GRAY FIBER CEMENT
LAP SIDING WITH 7" REVEAL
ON TOWNHOUSE GROUND FLOOR



DEVELOPMENT NARRATIVE

FLOOR PLATES

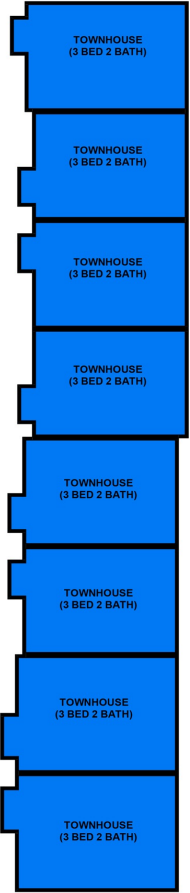
Ground Floor



DEVELOPMENT NARRATIVE

FLOOR PLATES

2nd Floor



FLOOR PLATES

This floor plan illustrates a 10-unit residential building. The units are arranged in a U-shape around a central corridor. The units are labeled as follows:

- Top Left:** 1 Bedroom + Study, Studio, 1 Bedroom, 2 Bedroom + Study.
- Top Right:** 2 Bedroom, Studio, 1 Bedroom + Study.
- Bottom Left:** 1 Bedroom + Study, Studio, 1 Bedroom, 2 Bedroom.
- Bottom Right:** 1 Bedroom + Study, Studio, 1 Bedroom, 2 Bedroom.
- Central Corridor:** 1 Bedroom + Study, Studio, Studio, 1 Bedroom + Study, 2 Bedroom + Study.

Additional features include a central staircase, an elevator (ELEC.), and a trash room (TRASH).



DEVELOPMENT NARRATIVE

FLOOR PLATES

5th Floor / 6th Floor

