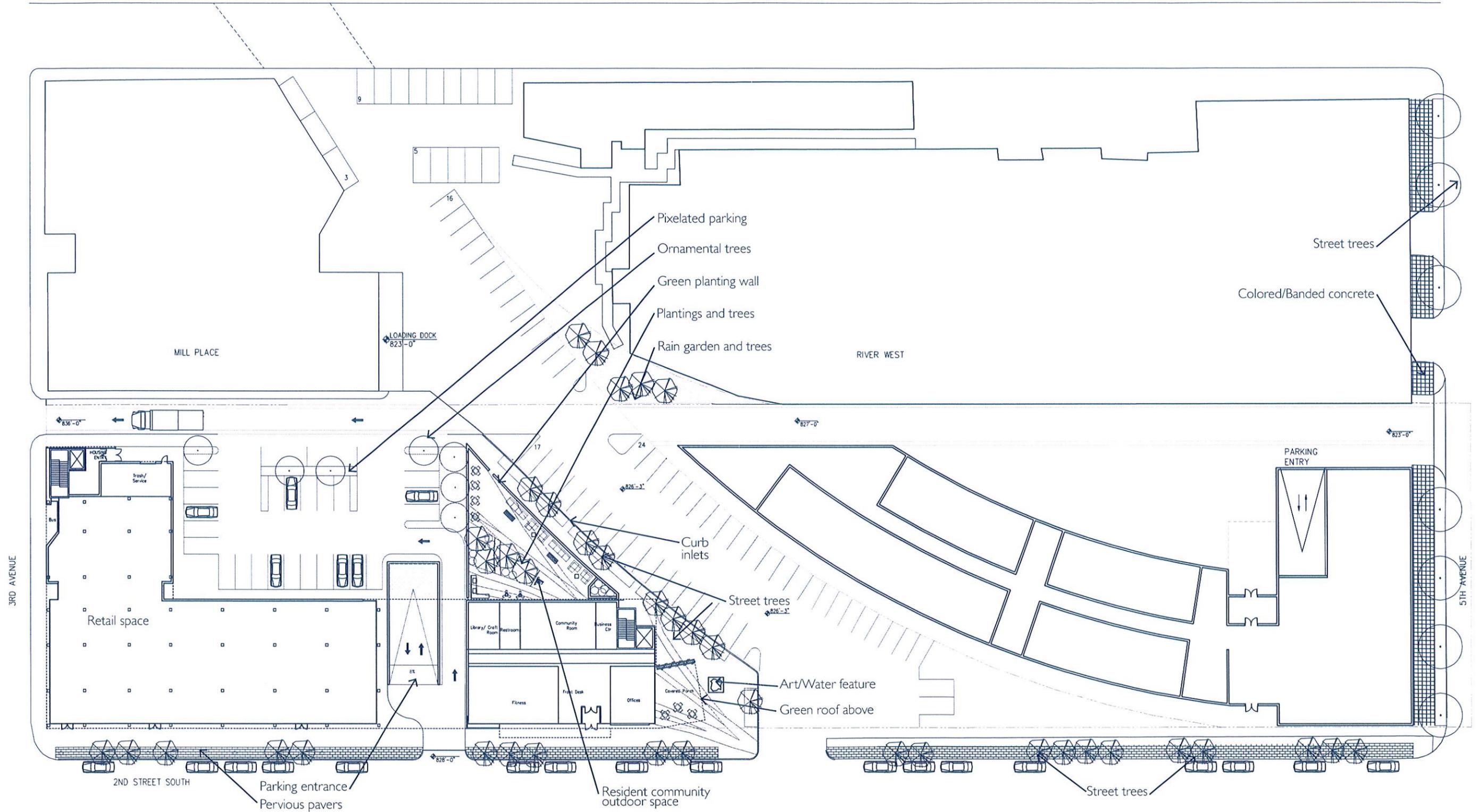


Site Context

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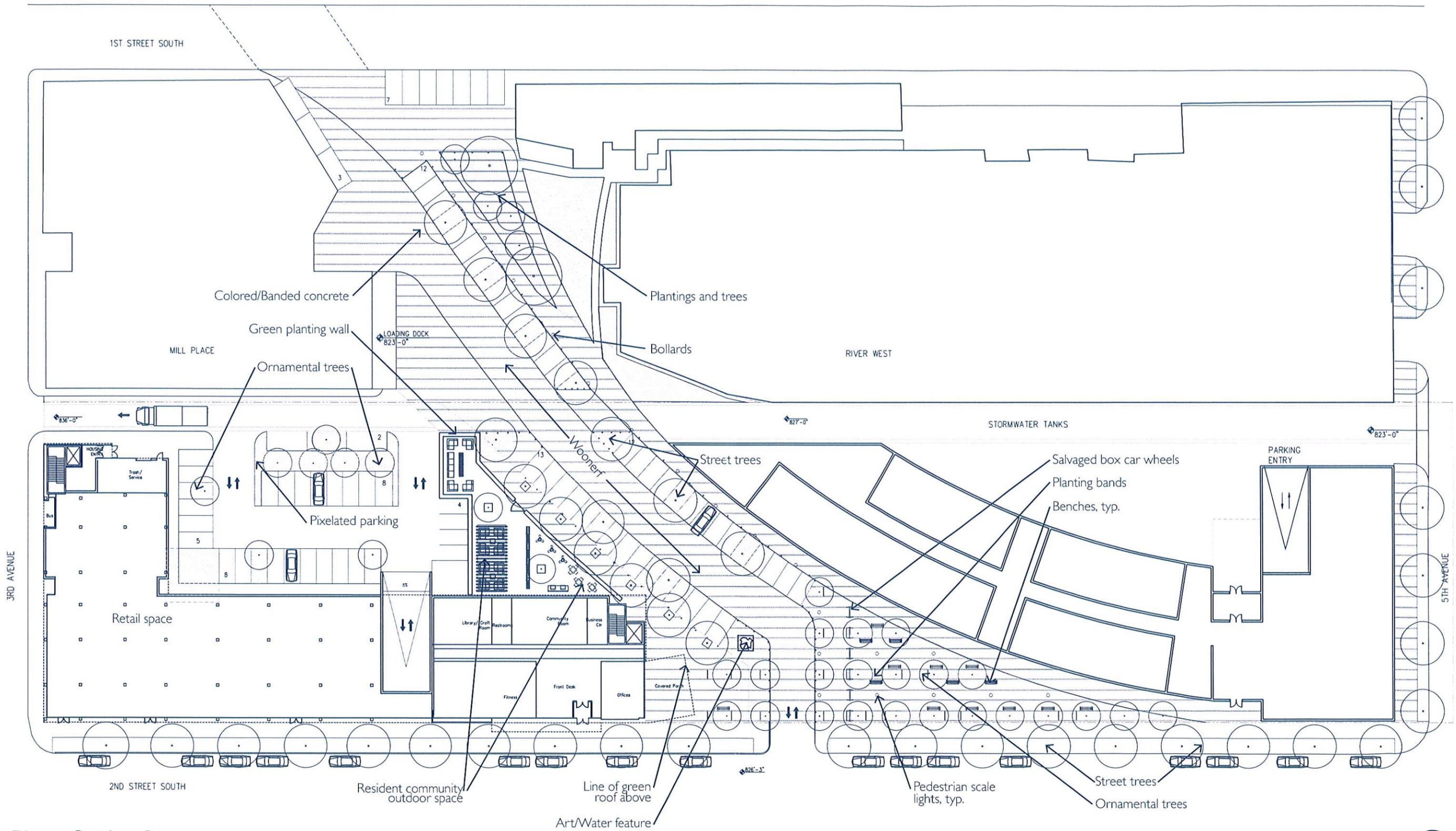


Site Plan - Option A

1:50 scale 

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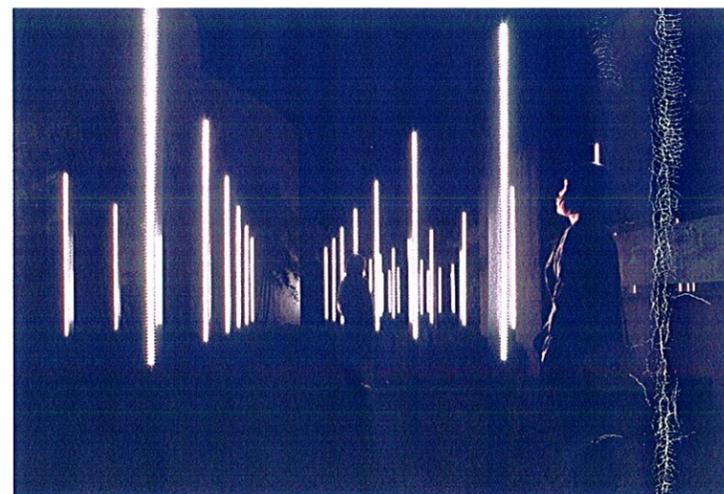
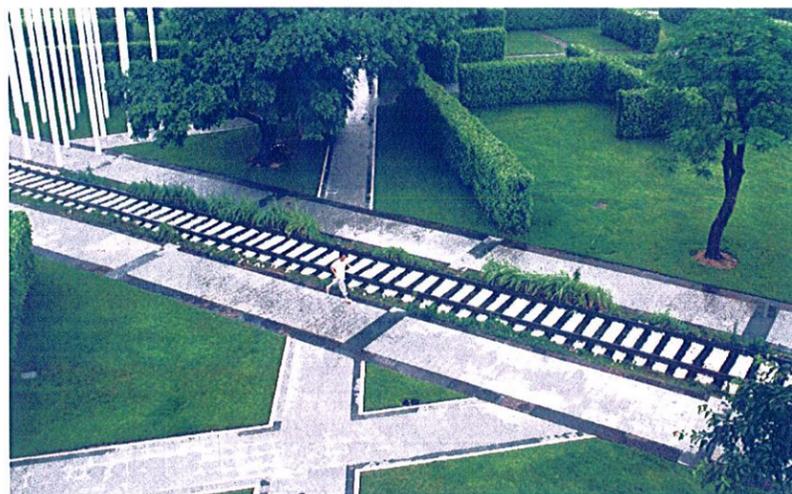
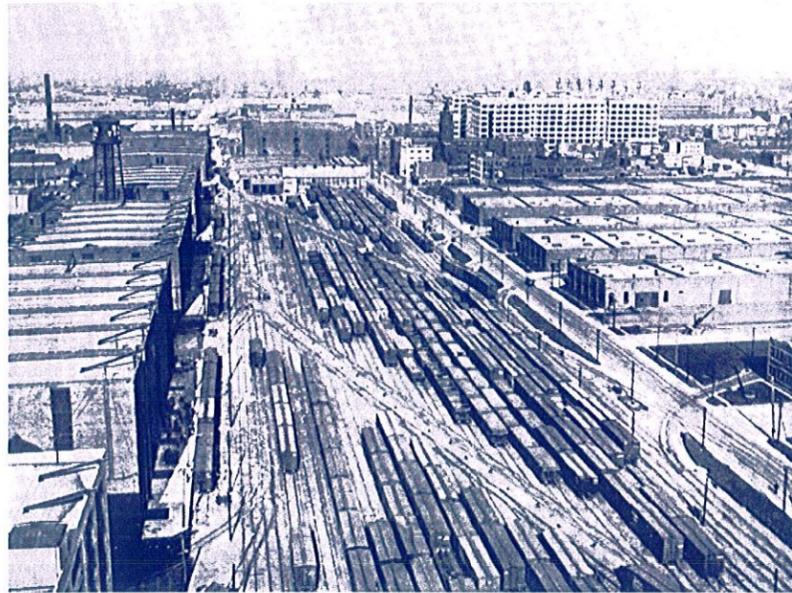
Site Plan - Option B

1:50 scale 

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Landscape Visioning

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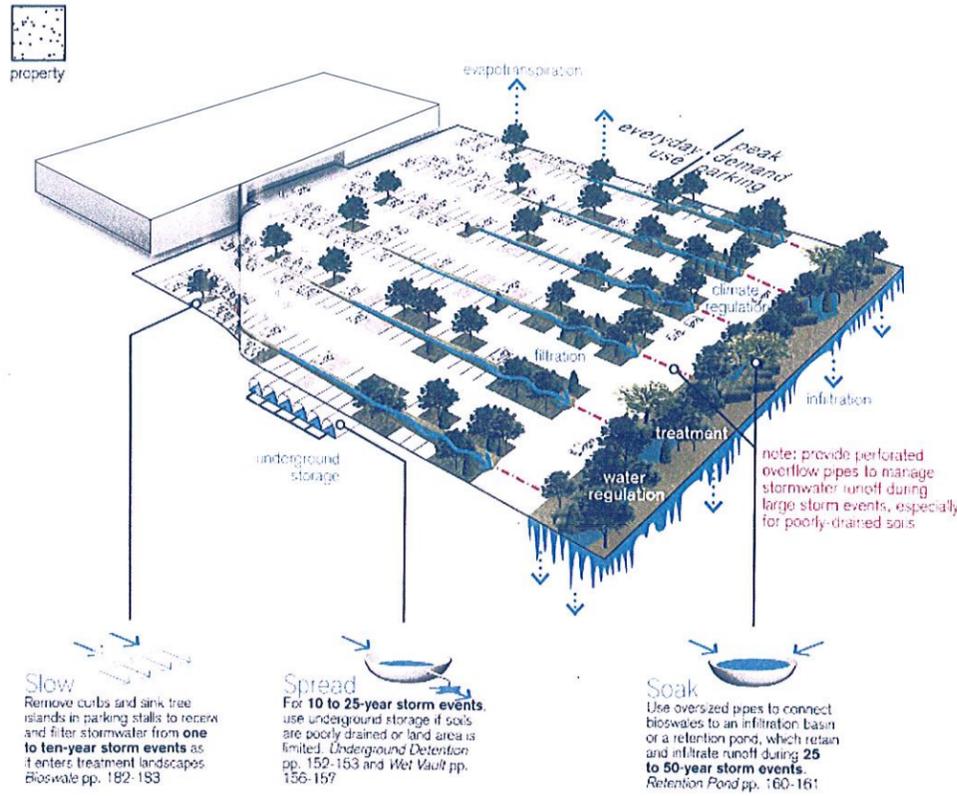
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# Pixelated Parking

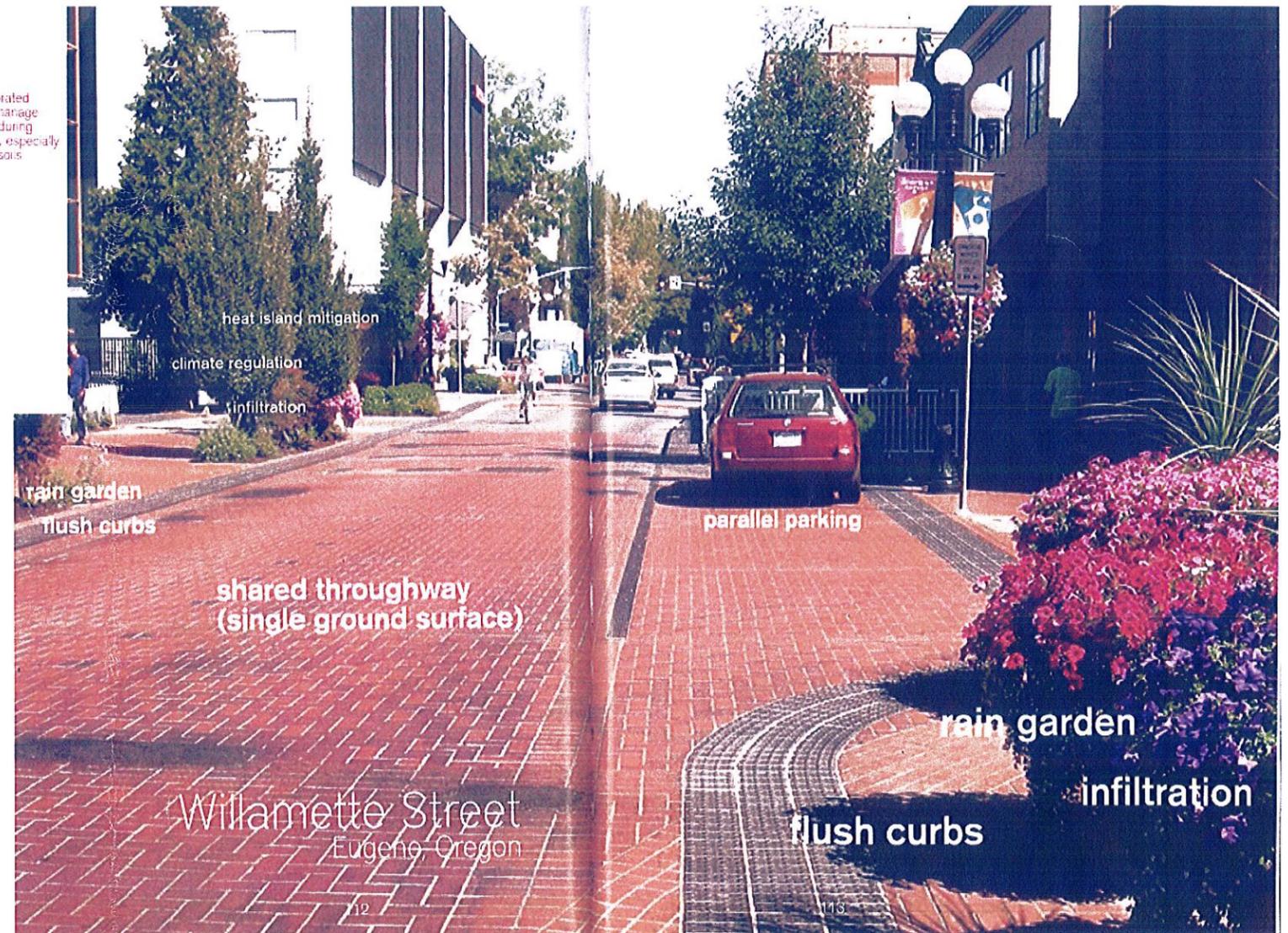
Reduce impervious surfaces by pixelating the parking surface with LID paving and landscapes.

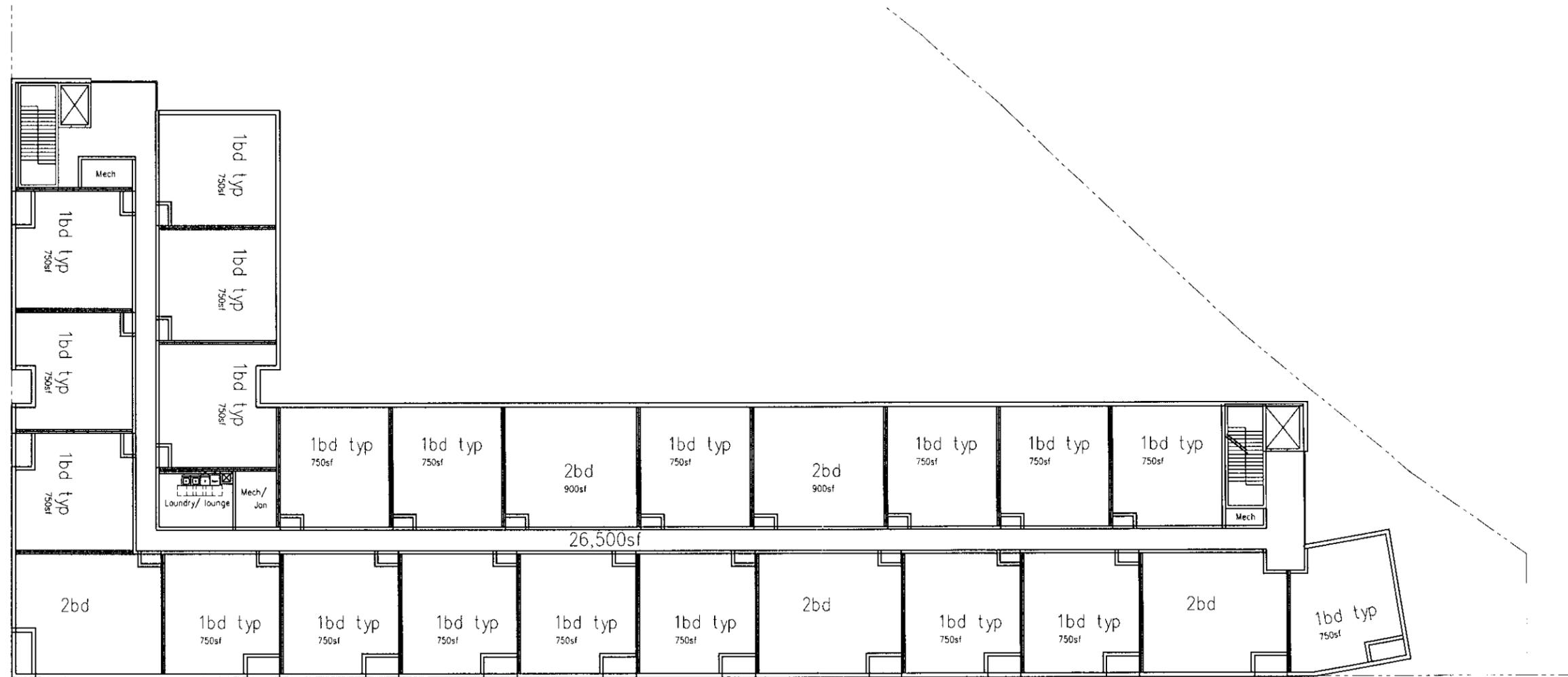
An intrinsically adaptive solution, ideal for retrofits, pixel configurations propose localized replacement of impervious surfaces with absorbent landscape islands and pervious paving. Recognizing that the outer 40 percent of many commercial parking lots are only used during peak demand twice a year, the lot frontage offers an excellent public garden without sacrificing parking capacity. The pixelated parking solution reduces stormwater runoff through the addition of trees and pervious paving, eliminating the need for conventional pipe-and-pond solutions.

Water from impervious drive aisles flows to the pervious parking stalls, slowing and redistributing runoff. Through curb cuts (see "Curb Alternatives" pp. 96-97), or flush curbs, the water is directed to vegetated islands, which are connected by a bioswale or underground oversized pipe. Peak flows eventually end in an overflow infiltration basin for groundwater recharge. If space is unavailable for an infiltration basin or other detention facility, stormwater can be detained in an underground storage facility for slow release into the municipal stormwater system.



## Woonerf Design Features

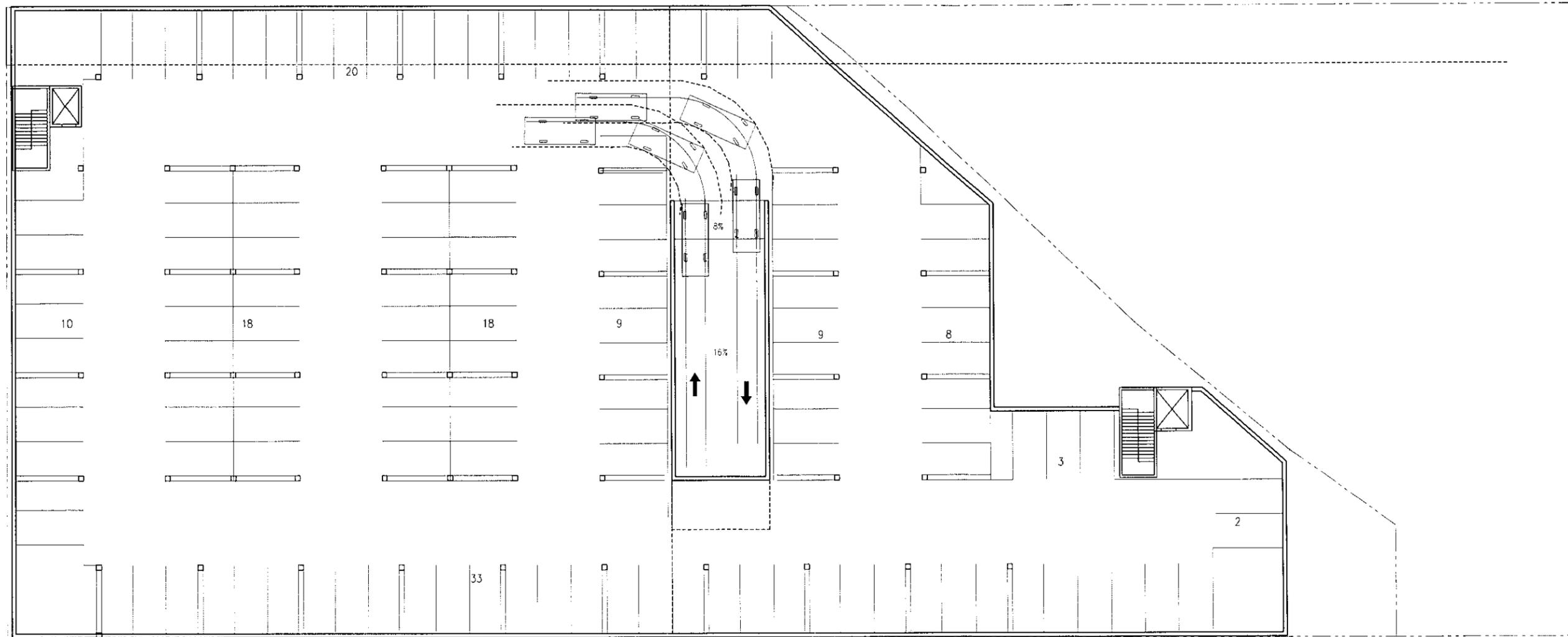




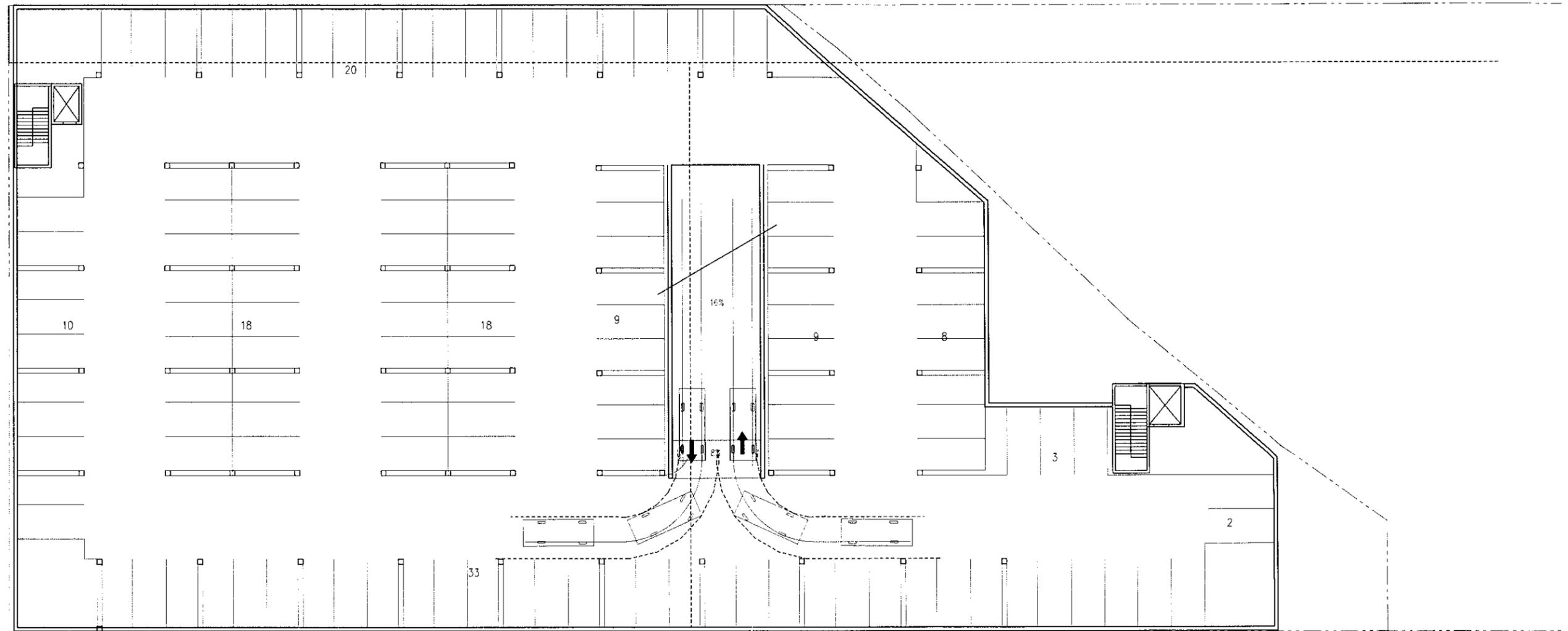
Typical Upper Level Plan (Floors 2-6)

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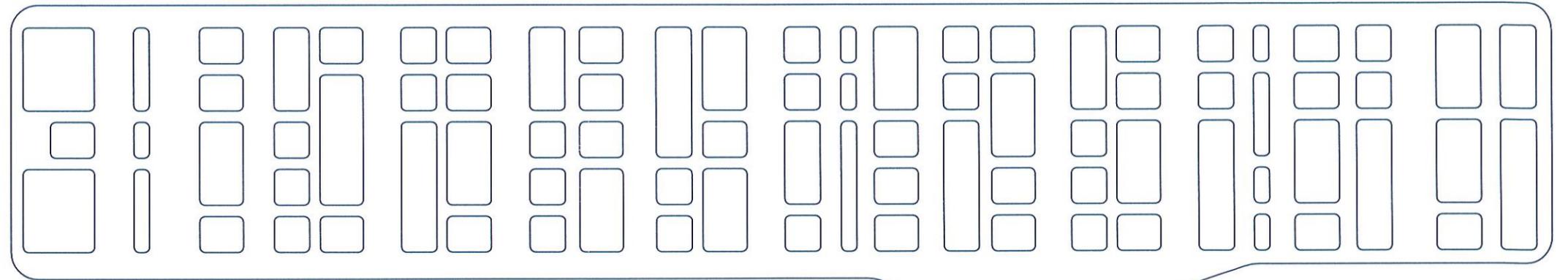
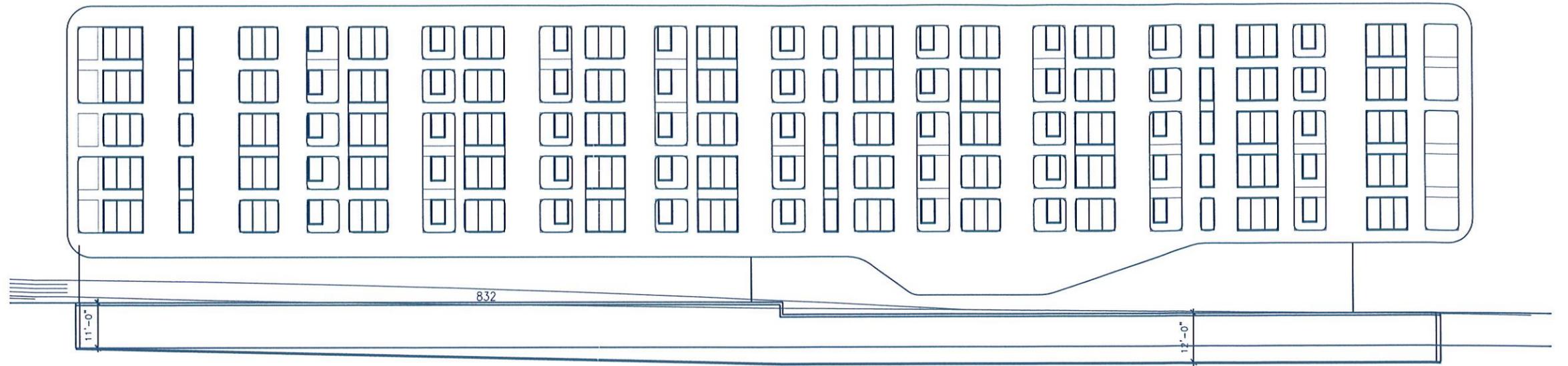
Lower Level Parking Plan Option A



Lower Level Parking Plan Option B

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Facade Concepts

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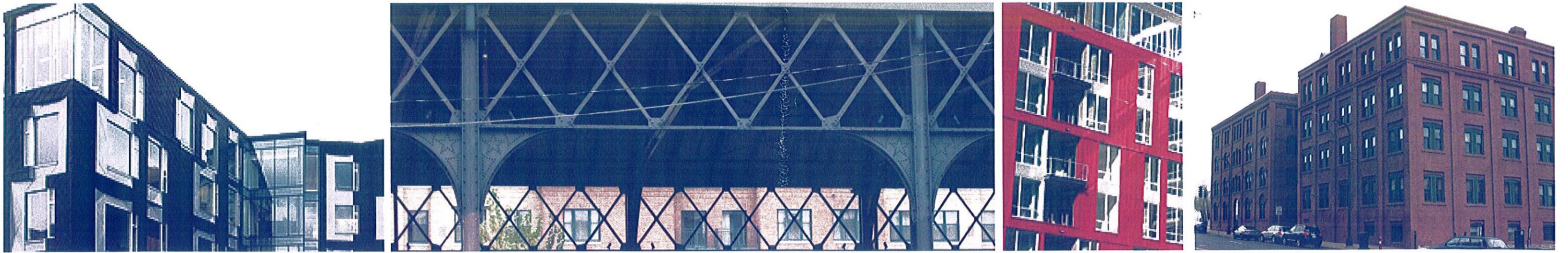
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Facade Concepts

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Architecture Visioning

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2nd Street Facade

Facade Option 1 - Round Punch

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West Facade (3rd Avenue)



Axonometric view

Facade Option 1 - Round Punch

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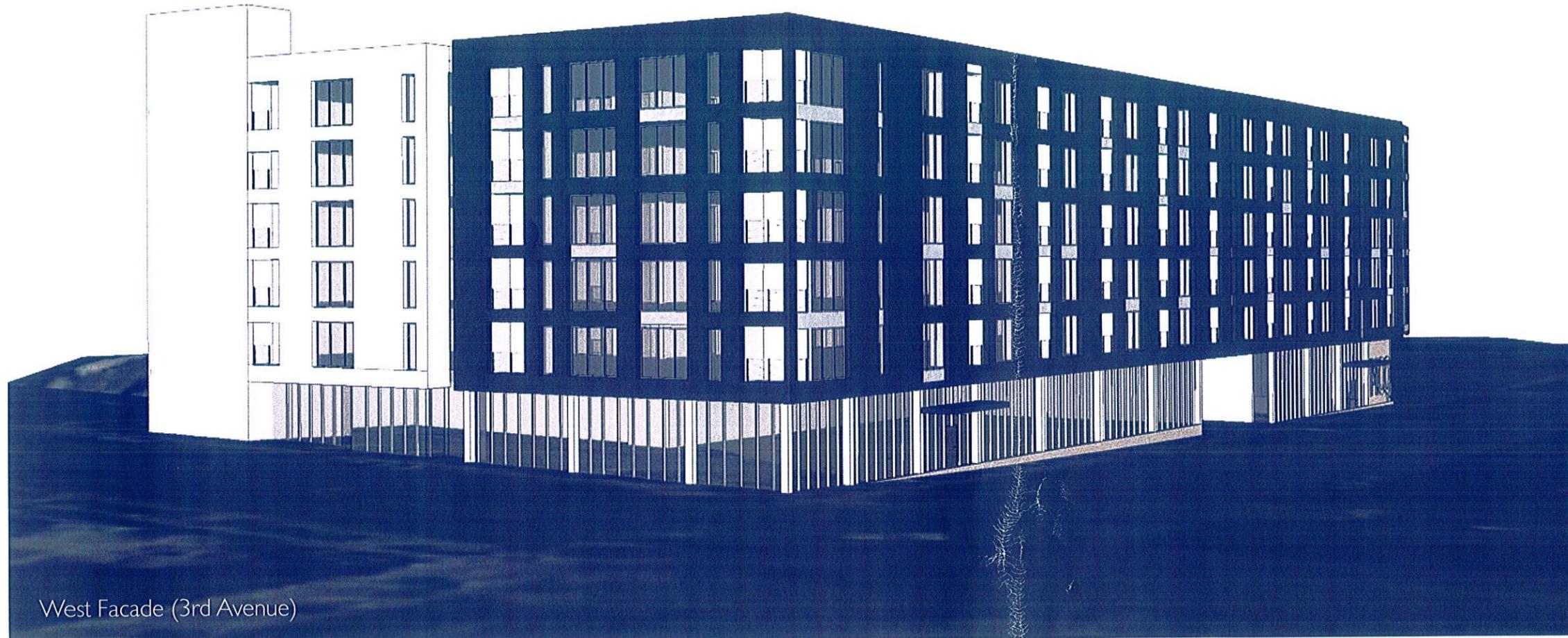
2nd Street Facade

Facade Option 2 - Square Punch

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West Facade (3rd Avenue)



Axonometric view

Facade Option 2 - Square Punch

# MILL CITY QUARTER

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