



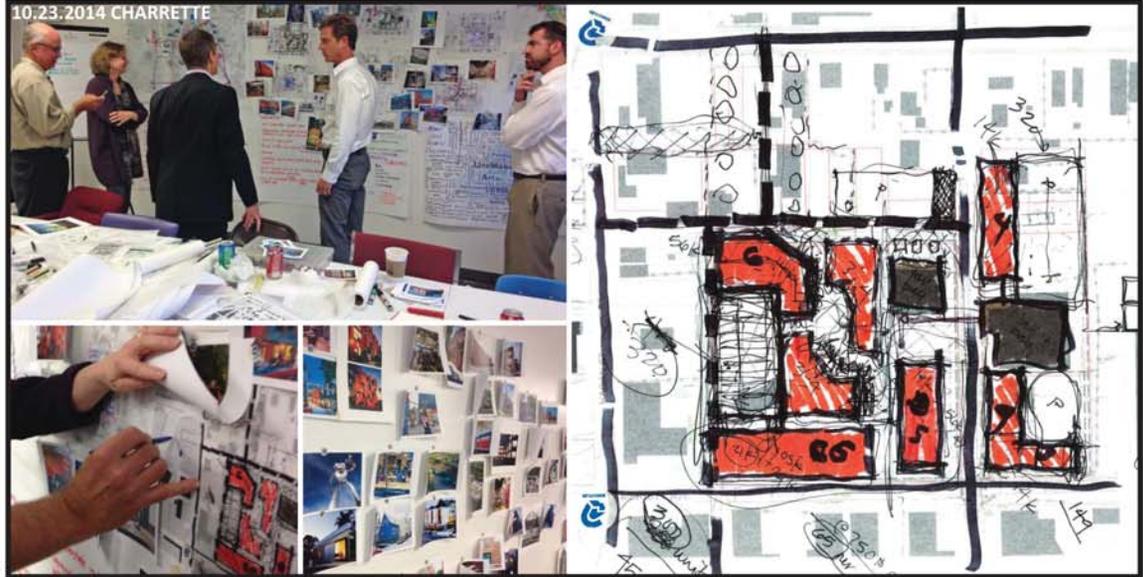
DEVELOPMENT TEAM

DEVELOPER: CORE DEVELOPMENT
CONTACT: ANDREW BEAIRD
ADDRESS: 2206 21ST AVENUE SOUTH
 Suite 200
 NASHVILLE, TN 37212
 615.924.2281
EMAIL: andrew@corenashville.com

LANDSCAPE ARCHITECT: HAWKINS PARTNERS, INC.
CONTACT: KIM HAWKINS
ADDRESS: 105 BROADWAY, Suite 100
 NASHVILLE, TN 37201
 615.255.5218
EMAIL: k.hawkins@hawkinspartners.com

CIVIL ENGINEER: CIVIL SITE DESIGN GROUP
CONTACT: KEVIN GANGAWARE
ADDRESS: 630 SOUTHGATE AVENUE, Suite A
 NASHVILLE, TN 37203
 615.248.9999
EMAIL: Keving@civil-site.com

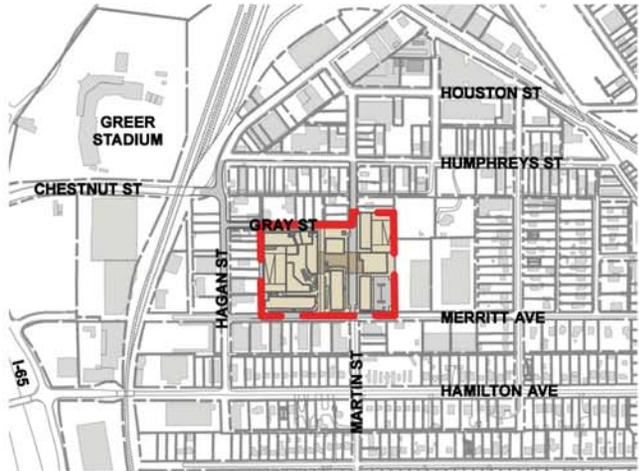
TRAFFIC ENGINEER: RPM TRANSPORTATION CONSULTANTS
CONTACT: BOB MURPHY
ADDRESS: 1101 17TH AVENUE SOUTH
 NASHVILLE, TN 37212
 615.370.8410
EMAIL: BobMurphy@rpmtraffic.net



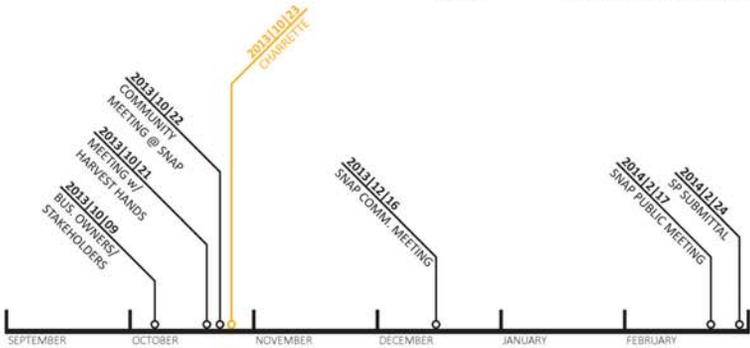
PROJECT STATEMENT

On October 23, 2013, a charrette was held to explore options for the Wedgwood-Houston Neighborhood. While issues that affected the entire neighborhood were discussed, the charrette primarily focused on Core Development's 7.2 acres they currently control or have interest with the goal of creating a dense mixed-use development that was infused with the industrial and artisan spaces and character that defined the neighborhood.

The Wedgwood-Houston neighborhood continues to be a fountainhead of artistic and industrial entrepreneurship that contributes to Nashville's economic and creative vitality. Much of this energy has remained hidden behind the doors of the many businesses and residences located within the neighborhood. The development strategy proposed by this SP application seeks to reinforce this identity and continue the exciting and innovative activities within the district in conjunction with community services and residences. The activities and energy of the development will provide space for making, selling, teaching, and celebrating these eclectic creative industries and serve as an anchor to the continued success of the neighborhood.



VICINITY PLAN



PROJECT TIMELINE



PROPERTY INFORMATION

COUNCIL DISTRICT: (17) SANDRA MOORE

PARCEL 112:
 PARCEL ID: 10507011200
 ADDRESS: 610 MERRITT AVE
 NASHVILLE, TN 37203
 OWNER: BOWMAN, ARDEN, JR. & MARK, SR.
 CURRENT ZONING: IWD
 ACREAGE: 4.82 ACRES

PARCEL 113:
 PARCEL ID: 10507011300
 ADDRESS: 1238 MARTIN ST
 NASHVILLE, TN 37203
 OWNER: CANTRELL, LUTHER E., SR. ETUX
 CURRENT ZONING: IWD
 ACREAGE: 0.92 ACRES

PARCEL 114:
 PARCEL ID: 10507011400
 ADDRESS: 1236 MARTIN ST
 NASHVILLE, TN 37203
 OWNER: LVH, LLC
 CURRENT ZONING: IWD
 ACREAGE: 1.27 ACRES

PARCEL 116:
 PARCEL ID: 10507011600
 ADDRESS: 1234 MARTIN ST
 NASHVILLE, TN 37203
 OWNER: LVH, LLC
 CURRENT ZONING: IWD
 ACREAGE: 0.29 ACRES

TOTAL SITE AREA: ±7.3 ACRES

GENERAL/ COMMUNITY PLAN CONSISTENCY

THE WEDGEWOOD HOUSTON PROJECT IS CONSISTENT WITH THE FOLLOWING RECOMMENDATIONS AS NOTED IN THE COMMUNITY PLAN BY PROVIDING AN URBAN HIGH DENSITY/ MIXED USE DEVELOPMENT ALLOWING FOR A RANGE OF USES.

COMMUNITY PLAN: SOUTH NASHVILLE (SUBAREA 11)
 SPECIAL POLICY AREA 7

STRUCTURE PLAN: NU - NEIGHBORHOOD URBAN

Neighborhood Urban Policy "is intended to contain fairly intense development and include a wide mix of residential and non-residential uses..." pg. 51.



CONCEPT PLAN (FOR ILLUSTRATIVE PURPOSES ONLY)



THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL DETAILS OF THE PLAN SHALL BE REVIEWED AT FINAL SP. THE LAYOUT AND ARCHITECTURAL ELEMENTS SHALL BE URBAN IN FORM PROVIDING AN URBAN STREETSCAPE, PRIMARY ACCESS ON TO THE PUBLIC SIDEWALKS AND AT A MINIMUM MEET THE BULK STANDARDS FOR THE MUG-A ZONING DISTRICT.

DEVELOPMENT SUMMARY

PROPOSED LAND USE:..... MIXED USE

PROPOSED USES*: **MAX.**

RESIDENTIAL:..... 475du
 410,000sf

FLEX SPACE**:..... 79,000sf/ MAX. 40 LIVE/WORK UNITS

RESTAURANT:..... 25,000sf

TEMPORARY USES/ POP UP RETAIL/

MOBILE VENDING:..... 3,500sf

TOTAL SQUARE FOOTAGE:..... 517,500sf

* REFER TO LAND USE SECTION/ TABLE FOR ALLOWED USES (pg 7)
 ** REFER TO FLEXSPACE DEFINITION UNDER ZONING REGULATIONS THIS PAGE FOR GENERAL DESCRIPTION AND ALLOWABLE USES.

PARKING PROVIDED (per UZO Requirements)*

TOTAL PARKING: 730 spaces

STRUCTURED PARKING: 645 spaces

SURFACE PARKING: 55 spaces

ON-STREET PARKING: 30 spaces

* PARKING PROVIDED TO BE ADJUSTED PER PROPOSED USES AND IN ACCORDANCE WITH REQUIRED PARKING RATIOS ESTABLISHED BELOW AND PER UZO REQUIREMENTS IN FINAL SP. NOTE: ALL PARKING TO BE LOCATED BEHIND BUILDINGS WITH THE EXCEPTION OF TEMPORARY PARKING PROVIDED AS AN INTERIM USE IN FUTURE PHASES INCLUDING BUILDINGS F + H.

PARKING REQUIRED (per UZO REQUIREMENTS)*

RESIDENTIAL:..... 1 SPACE/ UNIT (1BR)
 1.5 SPACES/ UNIT (2 BR+)

FLEX SPACE:..... 1/500sf

RESTAURANT:..... 1/150sf RESTAURANT (first 1,000sf exempt)

* ALLOWED UZO REDUCTIONS WILL BE UTILIZED IN CALCULATING THE OVERALL REQUIRED PARKING (20% REDUCTION - TRANSIT/ PEDESTRIAN ACCESS REDUCTIONS).

ALTERNATIVE TRANSPORTATION/ PARKING PROVIDED (In addition to required UZO Parking)

CAR SHARE:..... 1/ 100 UNITS CAR SHARE SPACES TO BE PROVIDED

BICYCLE PARKING:..... 1 SPACE PER 4 DWELLING UNITS OR MAXIMUM 50 SPACES, WHICHEVER IS GREATER

STREET CLASSIFICATIONS

GRAY ST/ MARTIN ST/ MERRITT AVE:..... LOCAL

NOTE: THE DEVELOPMENT SUMMARY MAY CHANGE AS LONG AS IT REMAINS CONSISTENT WITH ALL STANDARDS/REQUIREMENTS INCLUDING BULK STANDARDS FOUND IN THE SP.

ZONING REGULATIONS

FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/ OR INCLUDED AS A CONDITION OF THE COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE MUG-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

BULK REGULATIONS

Min. Lot Area	Max. Density	Max. FAR	Max. ISR (see note 5)	Min. Rear Setback	Min. Side Setback	Max. Height (see note 7)	Slope of Height Control Plane	Build-To*
None	475	3.00	0.90	None req.	None req.	7 stories in 105 feet	None req.	5ft - 15ft Build To Zone

* DEEPER SETBACKS MAY BE PERMITTED IN ORDER TO ACCOMMODATE PLAZAS, PATIOS, AND OTHER PEDESTRIAN-ORIENTED FEATURES.

****FLEXSPACE**

FLEXSPACES PROPOSED AS A PART OF THIS DEVELOPMENT ARE INTENDED TO INCLUDE A MIX OF COMMERCIAL AND INDUSTRIAL USES, AS WELL AS LIVE/WORK. REFER TO LAND USE TABLE FOR ALLOWED USES UNDER THOSE CATEGORIES (pg 7).

ADAPTIVE REUSE

EXISTING BUILDINGS F & H TO BE ADAPTED FOR USE WITHIN THE MIXED USED DEVELOPMENT. BUILDINGS F & H MAY BE REMOVED AND REPLACED WITH NEW CONSTRUCTION IN FUTURE PHASES OF THE DEVELOPMENT. OTHER EXISTING BUILDINGS MAY BE ADAPTED IN THE FUTURE PHASE AREAS ON A TEMPORARY BASIS DURING PHASE ONE CONSTRUCTION, OR REMOVED IN FUTURE PHASES.

NOISE

NOISE LEVELS TO COMPLY WITH THE INDUSTRIAL/ AGRICULTURAL SOUND LEVELS/ TIMES OF OPERATION AS SET FORTH IN 17.28.090.

SIGNAGE REGULATIONS

- EXTERNAL ILLUMINATION: LIGHT SOURCES SHALL BE DIRECTED TOWARDS SIGN MINIMIZING GLARE TO THE SIDEWALK OR ADJACENT PROPERTIES.
- INTERNAL ILLUMINATION: SIGNS MAY BE INTERNALLY ILLUMINATED BUT THE SIGN BACKGROUND MUST BE OPAQUE WITH ONLY GRAPHIC, TEXT OR LOGOS BEING ILLUMINATED.
- SIGNS STANDARDS NOT ADDRESSED HEREIN SHOULD MEET THE REQUIREMENTS PERMITTED BY THE MIXED USE GENERAL ALTERNATIVE (MUG-A) BASE ZONING DESIGNATION.
- GROUND SIGNS: ONLY ONE GROUND SIGN IS PERMITTED PER BLOCK FACE (DETAILS FOR GROUND SIGNS SHALL BE SUBMITTED WITH ANY FINAL SITE PLAN AND SHALL BE APPROVED BY THE METRO PLANNING DEPARTMENT). ANY PERMITTED GROUND SIGN SHALL BE COMPATIBLE WITH THE OVERALL DEVELOPMENT AND CONSISTENT WITH THE URBAN CHARACTER INTENDED WITH THE SP AND SUPPORTED BY THE LAND USE POLICY. MULTI-TENANT SIGNS SHALL BE APPROVED AS PART OF THE OVERALL SIGNAGE PLAN MADE PART OF A FINAL SITE PLAN APPROVED BY THE PLANNING DEPARTMENT).

PUBLIC R.O.W.

- ALL SIDEWALKS LOCATED WITHIN PUBLIC ROW TO MEET METRO PUBLIC WORKS AND ADA STANDARDS. 5FT MIN. SIDEWALK/ PATH OF TRAVEL TO BE PROVIDED WITHIN PUBLIC ROW:

MINIMUM TOTAL SIDEWALK WIDTHS:

MARTIN STREET: 10ft*

MERRITT AVENUE: 8ft*

GRAY STREET: 8ft*

*ALL SIDEWALKS TO INCLUDE 4ft FURNISHING/ LANDSCAPE ZONE IN ADDITION TO MINIMUM SIDEWALK WIDTHS NOTED ABOVE.

- ALL PUBLIC STREETS/ ALLEYS TO COMPLY WITH MPW STANDARDS AND ANY REQUIRED DEDICATIONS WILL BE DEFINED IN THE FINAL SP SUBMITTAL.

LANDSCAPING

LANDSCAPE BUFFER YARD NONE REQUIRED

THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF METRO ZONING CODE 17.24 TREE PROTECTION AND REPLACEMENT AND WITH CHAPTER 17.40, ARTICLE X. TREE PROTECTION AND REPLACEMENT PROCEDURES. LANDSCAPE ORDINANCE PLAN TO BE SUBMITTED WITH THE FINAL SP SUBMITTAL.

ALL SURFACE PARKING TO BE SCREENED AND PLANTED IN ACCORDANCE WITH 17.24/ ARTICLE III.

ARCHITECTURE & URBAN DESIGN STANDARDS

SEE PAGE 9 FOR DESCRIPTION RELATED TO ARCHITECTURE/ URBAN DESIGN PRINCIPLES AND ARCHITECTURAL MATERIALS.



GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS THE CREATION OF A MIXED-USE DEVELOPMENT IN DAVIDSON COUNTY.
2. EXISTING STRUCTURES ON THESE PARCELS TO BE DEMOLISHED WITH THE EXCEPTION OF BUILDINGS NOTED AS EXISTING ON THE PLAN.
3. BUILDING FOOTPRINTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO CHANGE FOLLOWING DETAILED DESIGN AND APPROVAL BY THE PLANNING DEPARTMENT.
4. ALL DEVELOPMENT WITHIN THESE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT.
5. STORMWATER PLANS FOR THIS DEVELOPMENT TO BE PROVIDED CONSISTENT WITH STORMWATER VOLUME 5 LID MANUAL. ISR MAY BE MET THROUGH VARIOUS LID TECHNIQUES AS OUTLINED IN MWS VOL. 5.
6. USPS MAIL DELIVERY WILL BE PROVIDED BY CENTRALIZED KIOSKS/ MAIL ROOMS CONTAINED WITHIN THE PROPOSED BUILDINGS.
7. HEIGHT SHALL BE MEASURED FROM HIGHEST POINT OF FRONT BUILD-TO.
8. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, OR ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE.
9. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METRO/NASHVILLE FIRE MARSHALL'S OFFICE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE 78-840 AND APPROVED BY THE METRO DEPARTMENT OF WATER SERVICES.
11. INDIVIDUAL WATER AND SEWER SERVICE LINES ARE REQUIRED FOR EACH HOME (WHERE APPLICABLE).
12. IF REQUIRED, A SUBDIVISION PLAT WILL BE SUBMITTED WITH THE FINAL SP DOCUMENTS.
13. ACCORDING TO FEMA'S CURRENT FLOOD MAPS (47037C0219F, DATED APRIL 20, 2001), AS WELL AS METRO'S GIS INFORMATION, THERE IS NO 100-YEAR FLOODPLAIN WITHIN THE SP BOUNDARY.
14. ACCORDING TO THE NRCS SOILS MAP, THE SOILS ON THE PROPERTY ARE MCB (MAURY-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES) AND SVD (MAURY-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES). THESE SOILS ARE NOT "PROBLEM SOILS" AS NOTED IN SECTION 17.28.050 OF THE METRO ZONING CODE.
15. ALL ACCESS DRIVES AND DRIVEWAYS WITHIN THE COMMUNITY SHALL BE PRIVATE.
16. SIGNAGE SHALL MEET METRO DESIGN STANDARDS. A DETAILED SIGNAGE PLAN WILL BE SUBMITTED WITH THE FINAL SP DOCUMENTS. REFER TO **PAGE 5** FOR GENERAL SIGNAGE PRINCIPLES.
17. THE REQUIREMENTS OF THE METRO FIRE MARSHALL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
18. ALL PROPOSED PUBLIC UTILITIES AND SERVICES SHALL BE INSTALLED UNDERGROUND.
19. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
20. TRASH AND RECYCLING SERVICE IS TO BE CONTRACTED BETWEEN THE DEVELOPER / OWNER AND A PRIVATE HAULER.
21. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 8.90-ACRES.
22. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
23. THE PROPOSED STORMWATER MANAGEMENT FOR THIS PROJECT INCLUDES COLLECTION OF THE SITE STORMWATER FROM THE ROOF DRAINS AND DIRECTED TO A STORMWATER DETENTION POND AS SHOWN IN THIS PLAN. THE DISCHARGE FROM THE DETENTION POND SHALL THEN BE ROUTED TO A 50% WATER QUALITY UNIT AND THEN DISCHARGED TO THE EXISTING STORM SEWER LOCATED IN GRAY STREET AND MARTIN STREET. THE STORMWATER QUALITY AND DETENTION MEASURES FOR THIS PROJECT WILL MEET THE REQUIREMENTS OF THE METRO STORMWATER ORDINANCE THAT ARE IN EFFECT AT THE TIME OF THE FINAL SP SUBMITTAL.
24. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
25. ALL SURFACE PARKING NOT INCLUDING ON-STREET PARKING, SHALL BE LOCATED TOWARDS THE REAR OF THE BUILDING ALONG MARTIN ST. AND MERRITT AVENUE WITH THE EXCEPTION OF BUILDING H, AND ON GRAY ST. WITH THE EXCEPTION OF BUILDING F.



LAND USE TABLE

THE FOLLOWING LAND USE TABLE PROVIDES ALLOWED USES WITHIN THE SP:

LEGEND *per Zoning Code Section 17.16

P - Permitted by right
 PC - Permitted subject to specific conditions
 A - Permitted as accessory to a principal uses

RESIDENTIAL USES:	
Single-Family	P
Two-Family	P
Multifamily	P
Boarding House	P
Consignment Sale	P
Domesticated hens	P
Garage sale	A
Home occupation	A
Live/ Work (See Note 2)	P

INSTITUTIONAL USES:	
Cultural center	P
Day care center (up to 75)	PC
Day care- Parent's day out	A
School day care	A
Monastery or convent	P
Religious institution	P

EDUCATIONAL USES:	
Business school	P
College or university	P
Community education	P
Dormitory	P
Personal instruction	P
Vocational school	P

OFFICE USES:	
Financial Institution	P
General office	P
Leasing/sales office	P

MEDICAL USES:	
Assisted-care living	P
Hospice	P
Hospital	P
Medical appliance sales	P
Medical office	P
Medical or scientific lab	P
Nursing home	P
Outpatient clinic	P
Rehabilitation services	P
Residence for handicapped, more than eight individuals	P

COMMERCIAL USES:	
Animal Boarding Facility	P
ATM	P
Automobile service	P
Bar or nightclub	P
Bed and breakfast inn	P
Business service	P
Community gardening (commercial)	P
Community gardening (noncommercial)	P
Custom assembly	P
Funeral home	P
Furniture store	P
Home improvement sales	P
Hotel/motel	P
Inventory stock	A
Liquor sales	P
Mobile storage unit	PC
Mobile vendor	P
Nano brewery	P
Personal care services	P
Restaurant, fast-food (See Note 3)	PC
Restaurant, full-service	P
Restaurant, take-out	P
Retail	P
Self-service storage	P

COMMUNICATION USES:	
Amateur radio antenna	P
Audio/video tape transfer	P
Multi-media production	P
Printing and publishing	P
Radio/TV/satellite tower	PC
Radio/TV studio	P
Satellite dish	P
Telephone services	PC

INDUSTRIAL USES:	
Artisan distillery	P
Building contractor supply	P
Distributive business/ wholesale	P
Manufacturing, medium (See Note 1)	P
Manufacturing, light	P
Microbrewery	P
Research service	P
Tasting room	P
Warehouse	P

TRANSPORTATION USES:	
None included as Permitted Uses	

UTILITY USES:	
None included as Permitted Uses with the following exception:	
Wind energy facility (small)	PC

WASTE MANAGEMENT USES:	
None included as Permitted Uses	

RECREATION AND ENTERTAINMENT USES:	
Club	P
Commercial amusement (inside)	P
Commercial amusement (outside)	P
Country club	P
Drive-in movie	P
Greenway	P
Park	P
Recreation center	P
Rehearsal hall	P
Temporary festival	P
Theater	P

MANUFACTURING, MEDIUM¹:

"Medium manufacturing" means the processing and manufacturing of materials or products predominately from extracted or raw materials. These activities do not necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process. Typical medium manufacturing uses include but are not limited to: alcoholic beverages; CNC manufacturing; ceramics/ pottery; glass blowing; welding or metal fabrication; furniture; sporting goods; and woodworking.

LIVE/ WORK²:

A live/work unit is defined as a single unit (e.g., studio, loft, or one bedroom) consisting of both a commercial/office/ industrial use and a residential component that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant.

RESTAURANT, FAST-FOOD³:

CONDITIONS: NO DRIVE THRU ALLOWED



VISION

RECYCLED AND NEW STRUCTURES WILL REFLECT THE HISTORIC QUALITIES OF WEDGEWOOD HOUSTON'S INDUSTRIAL DISTRICT THROUGH THE USE OF METAL OR STUCCO SIDING, HEAVY TIMBER STRUCTURES, LARGE DOORS, MULTI-PANED INDUSTRIAL GLAZING AND SKYLIGHTS. STRUCTURES WILL MAINTAIN A CONSISTENCY OF SIMPLE INDUSTRIAL FORM PROVIDING A CLEAN, YET DURABLE FIELD OF MATERIALS AND SYMMETRIES WITH ARCHITECTURAL ELEMENTS BEING THOUGHTFULLY APPOINTED IN A MANNER BEFITTING THE INDUSTRIAL NATURE OF THE DEVELOPMENT. THE COMBINATION OF ARCHITECTURAL DETAILING, SIGNAGE, HARDSCAPE, AND LANDSCAPING WILL CREATE THE TEXTURE AND ANIMATION OF SPACE.

STRUCTURES SHOULD UTILIZE INDUSTRIAL SCALED ELEMENTS TO CREATE STRONG TRANSITIONS AT THE GROUND PLANE INVITING PUBLIC INTERACTION WITH ACTIVITIES WITHIN THE STRUCTURE. LOADING BAYS, STOREFRONT FENESTRATION, DOCKS, ROLLUP DOORS, RAMPS, ETC., CAN BE UTILIZED ON FRONT FACADES THAT FOSTER PUBLIC INTERACTION WHILE ACCOMMODATING SERVICE REQUIREMENTS. BUILDING ACTIVITIES VISUALLY ACCESSIBLE TO THE PUBLIC, DAY AND NIGHT.

GREEN SPACE WILL BE INTEGRATED INTO A RICH HARDSCAPE, PROVIDING INCIDENTAL RELIEF WITHIN THE MULTI-TASKING NATURE OF THE SPACE IN BETWEEN STRUCTURES. THE BASIC ELEMENTS OF THE STREET DESIGN ARE HEAVY TIMBER AND STEEL, PAVERS, UNIT CONCRETE PAVING AND TREES, URBAN AND INDUSTRIAL IN CHARACTER, AND SUPPORTING A MULTIPLICITY OF ACTIVITY. THE SERVICING OF EXISTING BUILDINGS MAY BE ON-STREET. PROVISIONS SHALL BE MADE, IN THE DESIGN FOR PEDESTRIANS, BICYCLISTS, VEHICLES, AND ON-STREET PARKING WITH DUE REGARD FOR THE SAFETY AND SEPARATION OF EACH.

ARCHITECTURAL & URBAN DESIGN STANDARDS ARCHITECTURAL MATERIALS

MAJORITY OF PARKING SHALL BE SCREENED AND LOCATED BEHIND OR BESIDE BUILDINGS WITH THE EXCEPTION OF EXISTING BUILDINGS F + H. INCIDENTAL, INFORMAL PARKING ALONG SERVICE LANES AND IN STRATEGIC LOCATIONS INTERNAL TO THE DEVELOPMENT WILL ADD TO THE FLAVOR OF THE COMMUNITY.

BUILDINGS SHOULD PROMINENTLY FORM STREET CORNERS AND EDGES TO STREETS, SERVICES LANES, OPEN SPACES AND COURTYARDS.

PARKING GARAGES EXPOSED TO STREET FRONTAGES SHALL BE LINED WITH GROUND FLOOR USES AND/OR SHOULD BE SKINNED WITH A FUNCTIONAL SCREEN AT THE GROUND LEVEL.

STREET FRONTAGES SHOULD BE BROKEN DOWN INTO 3 DISTINCT STREETSCAPE ZONES CREATING A HIGH-QUALITY PUBLIC REALM FOR ALL USERS OF THE SITE.

- 1. FRONTAGE ZONE** - THE FRONTAGE ZONE CONSISTS OF THE SPACE BETWEEN THE PEDESTRIAN ZONE AND THE BUILT ENVIRONMENT. THIS ZONE IS INTENDED TO ALLOW FOR OUTDOOR DINING, SEATING, LANDSCAPING AND FLEXIBLE SPACE.
- 2. PEDESTRIAN ZONE** - THE PEDESTRIAN ZONE CONSISTS OF THE CLEAR SIDEWALK WIDTH AVAILABLE TO PEDESTRIANS AND USERS OF THE SITE.
- 3. FURNISHING ZONE** - THE FURNISHING ZONE CONSISTS OF THE SPACE BETWEEN THE PEDESTRIAN ZONE AND THE TRAVEL WAY. THIS SPACE IS ANTICIPATED AS A BUFFER ZONE BETWEEN THE SIDEWALK AND THE STREET EDGE. IN SOME CASES THE SIDEWALK MAY EXTEND TO THE CURB WITH TREE WELLS PROVIDED FOR STREET TREES AND IN OTHER PLACES A CONSISTENT GREEN LANDSCAPE STRIP MAY BE. THE FURNISHING ZONE PROVIDES A BUFFER FOR THE OPENING OF CAR DOORS AND A LOCATION FOR SITE FURNISHING SUCH AS TRASH, LIGHTING, BENCHES AND OTHER AMENITIES.

BUILDING MASSING SHOULD BE ARTICULATED THROUGH CHANGES IN ROOF AND PARAPET HEIGHTS, WITH PROJECTIONS AND RECESSES IN THE FACADE PLANE AND/OR TRANSITIONS OF BUILDING FACADE MATERIALS AND COLORS. BUILDINGS MAY HAVE A SIMPLE CONTINUOUS OVERALL FORM TAKING CUES FROM LOCAL INDUSTRIAL STRUCTURES WITH APPROPRIATE WINDOW DETAILS, RHYTHM AND PROPORTION THAT IN COMBINATION BREAK DOWN THE OVERALL BUILDING FACADE.

ENVISIONED MATERIALS

THE PROJECT ENVISIONS USING A VARIETY OF SCULPTURAL, ARTISTIC AND CREATIVE MATERIALS INCLUDING BUT NOT LIMITED TO RECYCLED MATERIALS, INDUSTRIAL GAUGE STEEL AND METAL WORKS, RECLAIMED WOOD BEAMS, BRICK AND VARIOUS CONCRETE APPLICATIONS IN KEEPING WITH THE INDUSTRIAL CHARACTER OF THE EXISTING DISTRICT.

PROHIBITED MATERIALS

EFS, VINYL, AND CHAIN-LINK FENCING ARE PROHIBITED.

REPRESENTATIVE ARCHITECTURAL IMAGERY

ADAPTIVE REUSE



NEW CONSTRUCTION



NEW CONSTRUCTION



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COMMON SPACE



FLEX SPACE



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DEVELOPMENT CHARACTER

CHARACTER SKETCH LOOKING SOUTHWEST



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DEVELOPMENT MASSING

AERIAL VIEW LOOKING SOUTHWEST



AERIAL VIEW LOOKING SOUTHEAST



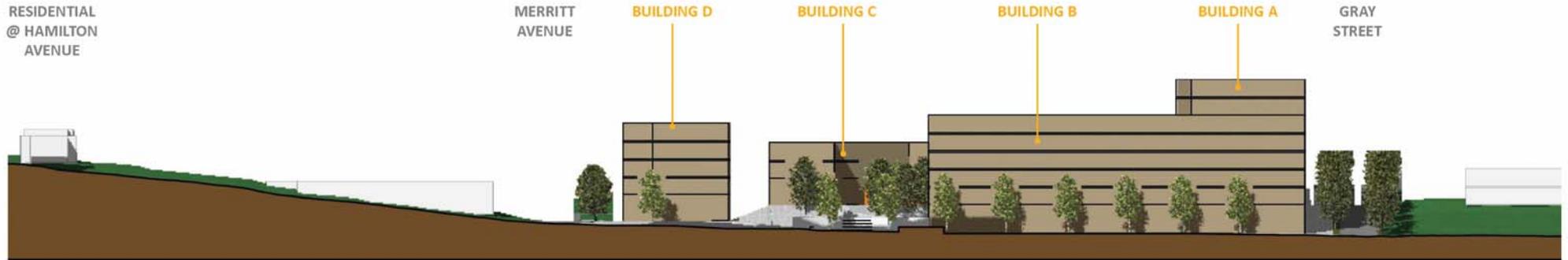
AERIAL VIEW LOOKING NORTH FROM MARTIN STREET



STREET-LEVEL VIEW LOOKING SOUTH AT MARTIN/ GRAY

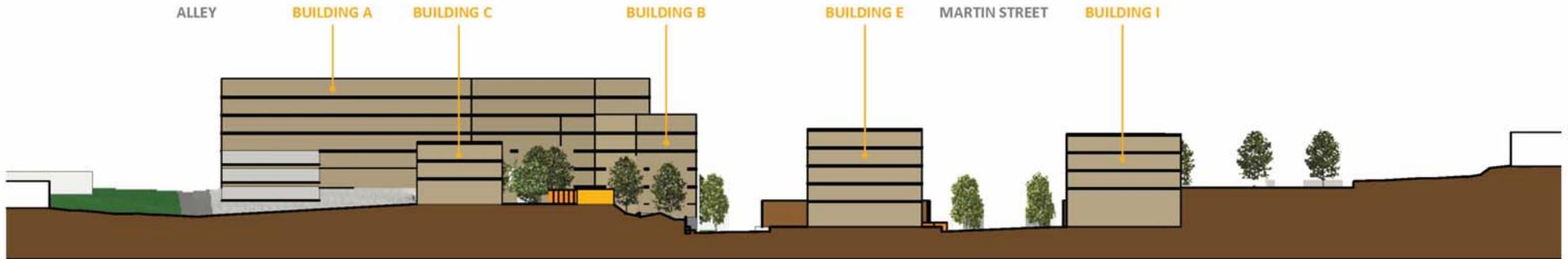


SITE SECTIONS



A) SECTION: North-South

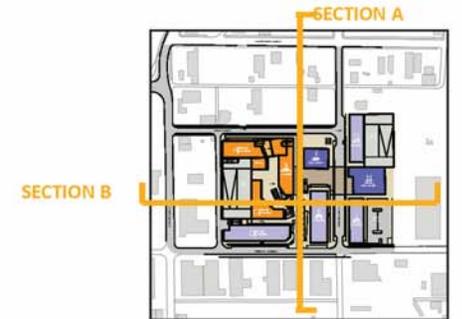
Scale: 1" = 60'-0"



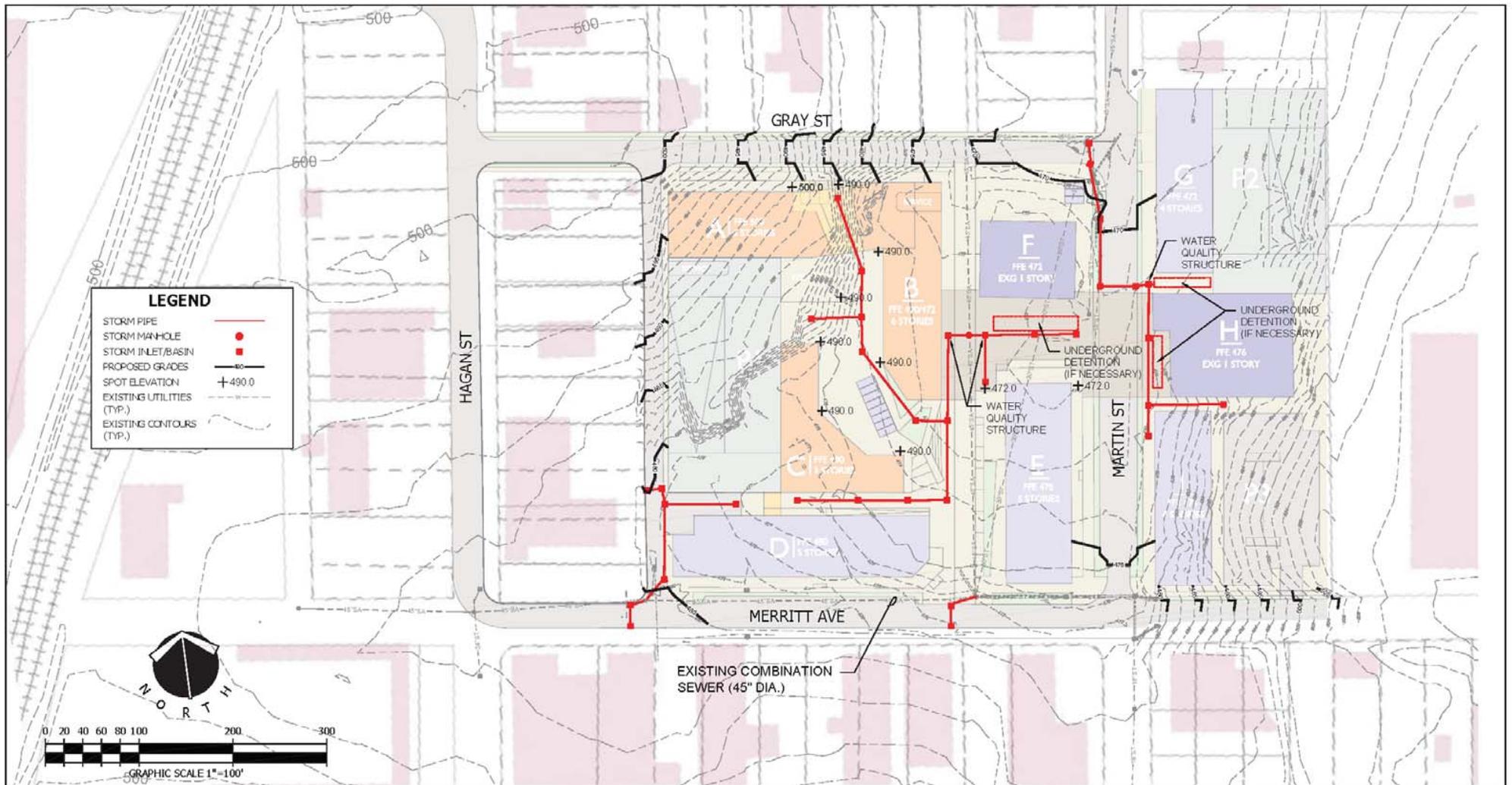
B) SECTION: East-West

Scale: 1" = 60'-0"

THESE DRAWINGS ARE FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL DETAILS OF THE PLAN SHALL BE REVIEWED AT FINAL SP. THE LAYOUT AND ARCHITECTURAL ELEMENTS SHALL BE URBAN IN FORM PROVIDING AN URBAN STREETSCAPE, PRIMARY ACCESS ON TO THE PUBLIC SIDEWALKS AND AT A MINIMUM MEET THE BULK STANDARDS FOR THE MUG-A ZONING DISTRICT.

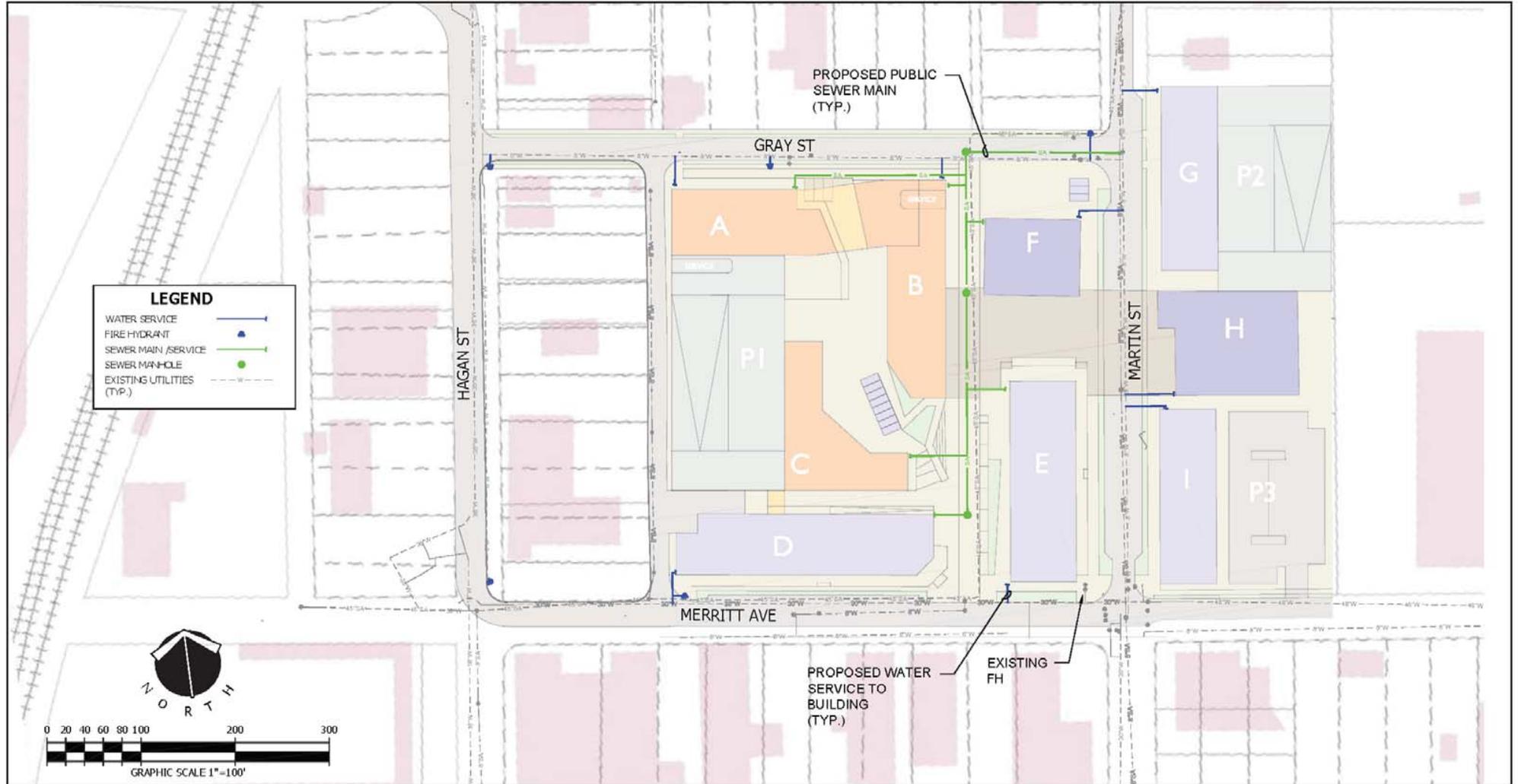


DRAINAGE CONCEPT



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SITE UTILITIES CONCEPT



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DEVELOPMENT SUMMARY

PHASE ONE

PROPOSED USES*:	MAX.
RESIDENTIAL:	125du
	93,000sf
FLEX SPACE:	47,000sf
RESTAURANT:	10,000sf
TEMPORARY USES/ POP UP RETAIL/ MOBILE VENDING:	1,750sf

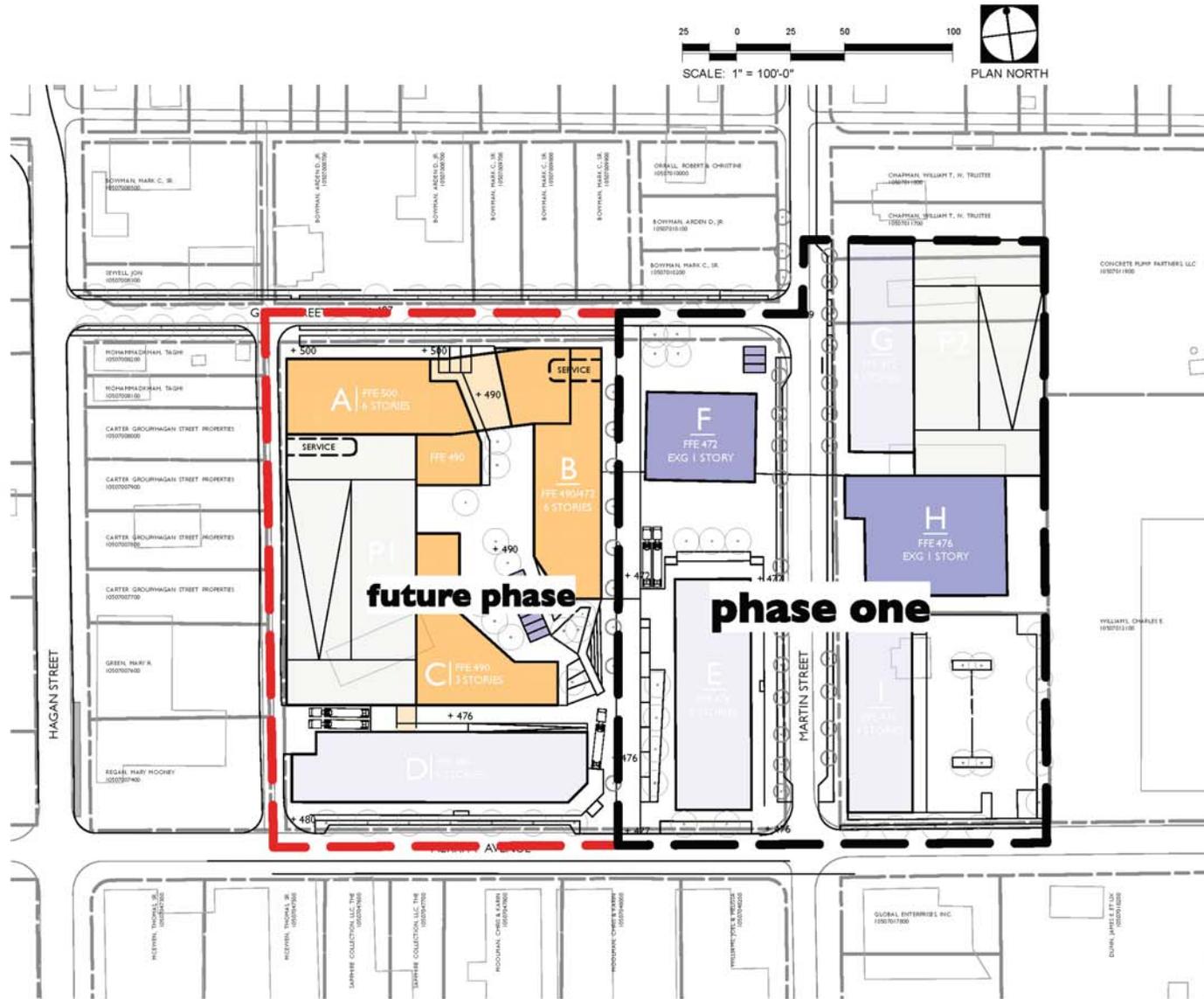
FUTURE PHASES*

RESIDENTIAL:	MAX.
	350du
	317,000sf
FLEX SPACE:	32,000sf
RESTAURANT:	15,000sf
TEMPORARY USES/ POP UP RETAIL/ MOBILE VENDING:	1,750sf

*REFER TO LAND USE SECTION/ TABLE FOR ALLOWED USES (pg 7)

NOTES:

1. ADDITIONAL TEMPORARY PHASE ONE PARKING TO BE PROVIDED IN FUTURE PHASE AREA LOCATED IN BUILDINGS C/ D FOOTPRINTS.



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