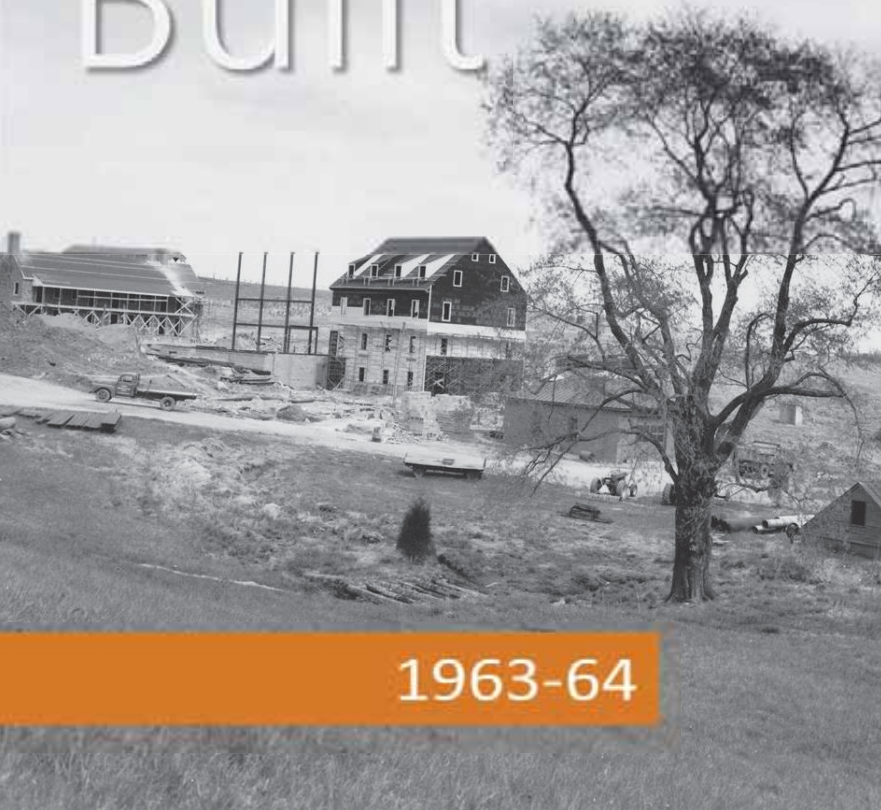


B o a r d ' s  
H e a d  
M a s t e r  
P l a n n i n g

WITH FRED MISSEL  
UVA Foundation

# Boar's Head Built



1963-64



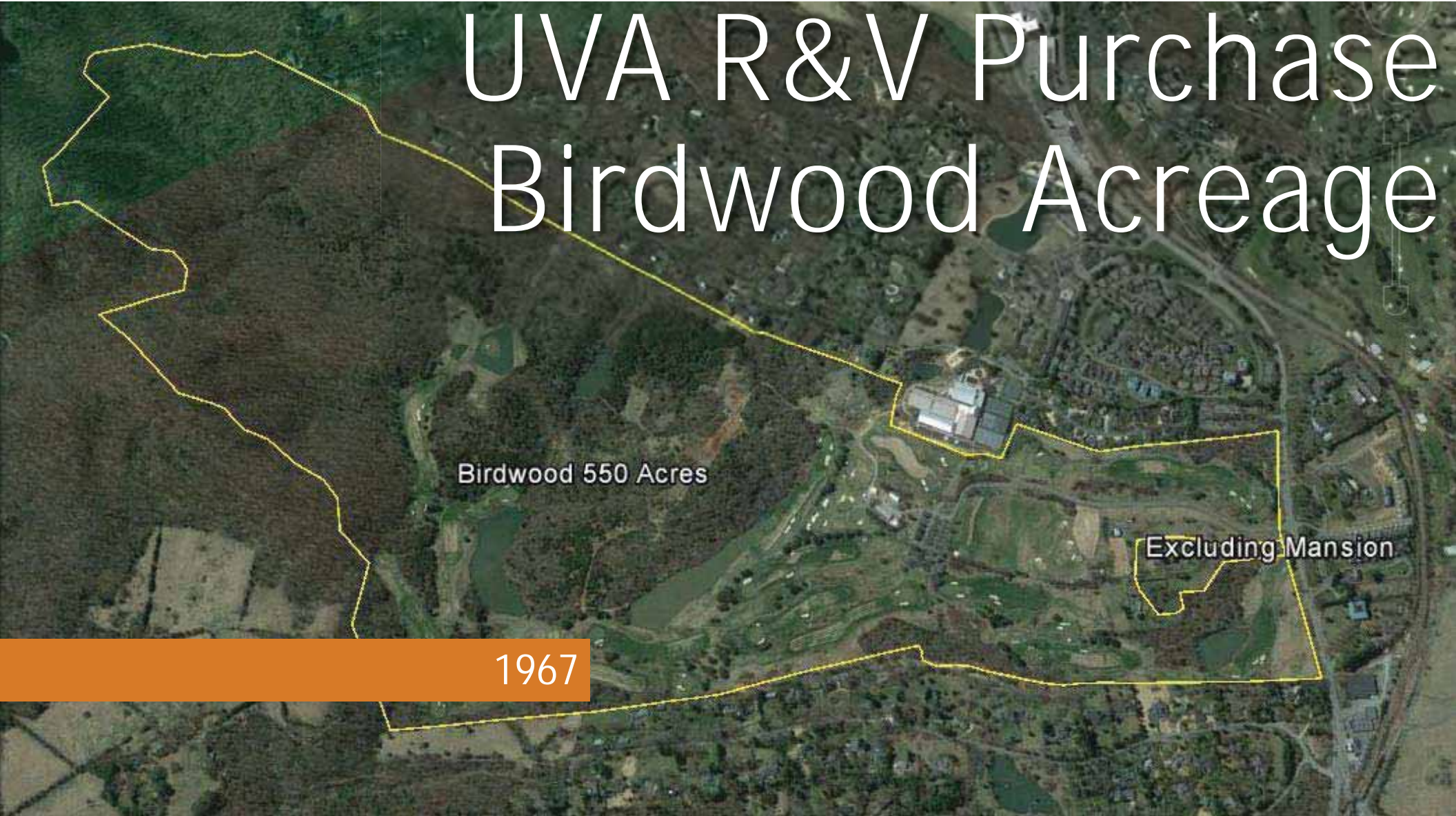


# UVA R&V Purchase Birdwood Acreage

Birdwood 550 Acres

Excluding Mansion

1967





# SPORTS CLUB



Phase One - 1972



# Boar's Head Guestroom Expansion



1970's & 1980's





Birdwood  
Mansion

# Birdwood Golf Course



1984



1989

The Boar's  Head Inn

UVAF Purchased Boar's  
Head



# Julie Heyward Property Transferred

Birdwood 550 Acres

1990

Julie Heyward - 228 Foxhaven Farm



# Spa Built



2000





# Office Building Purchase

2001



Birdwood 550 Acres

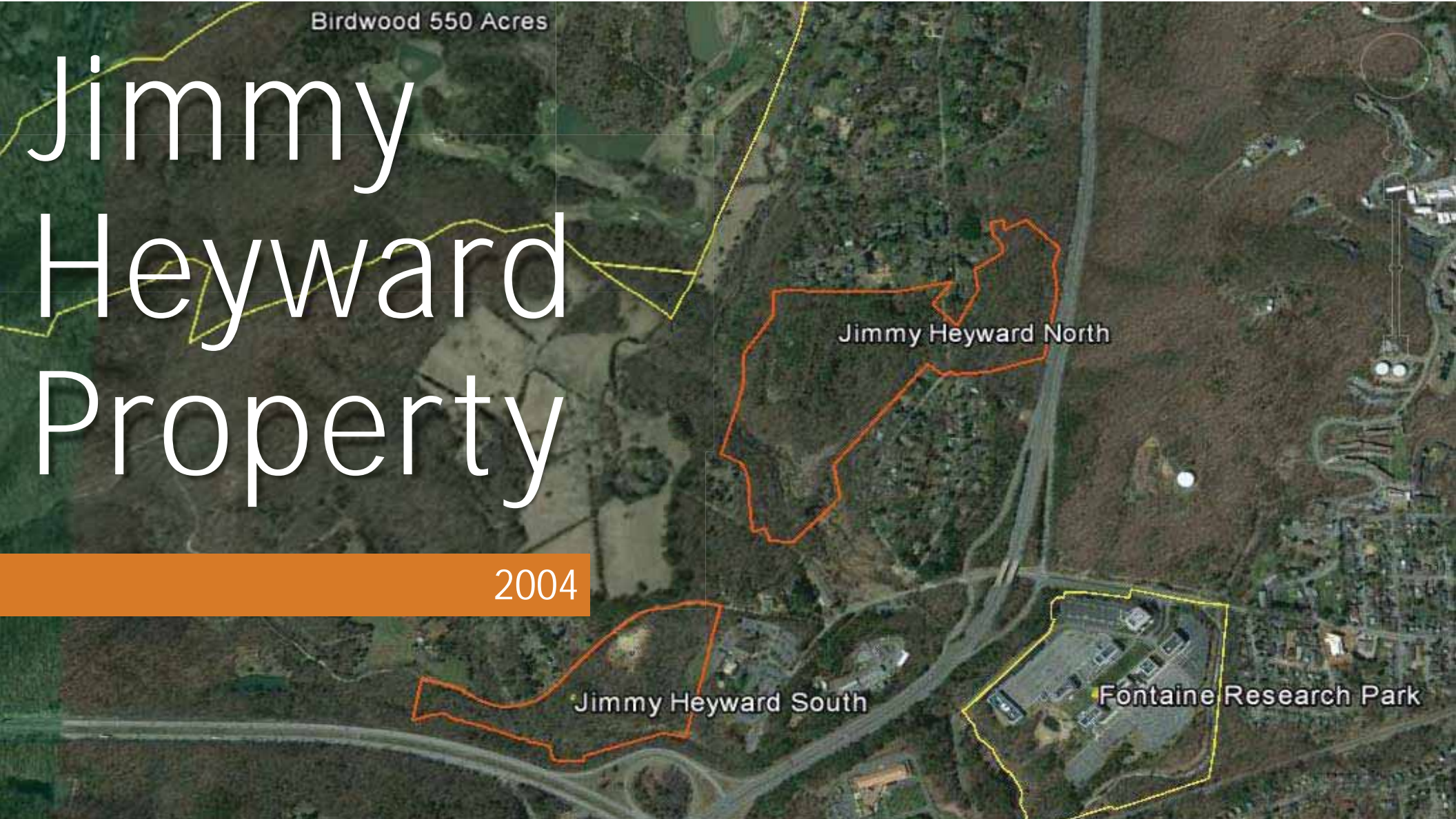
# Jimmy Heyward Property

2004

Jimmy Heyward North

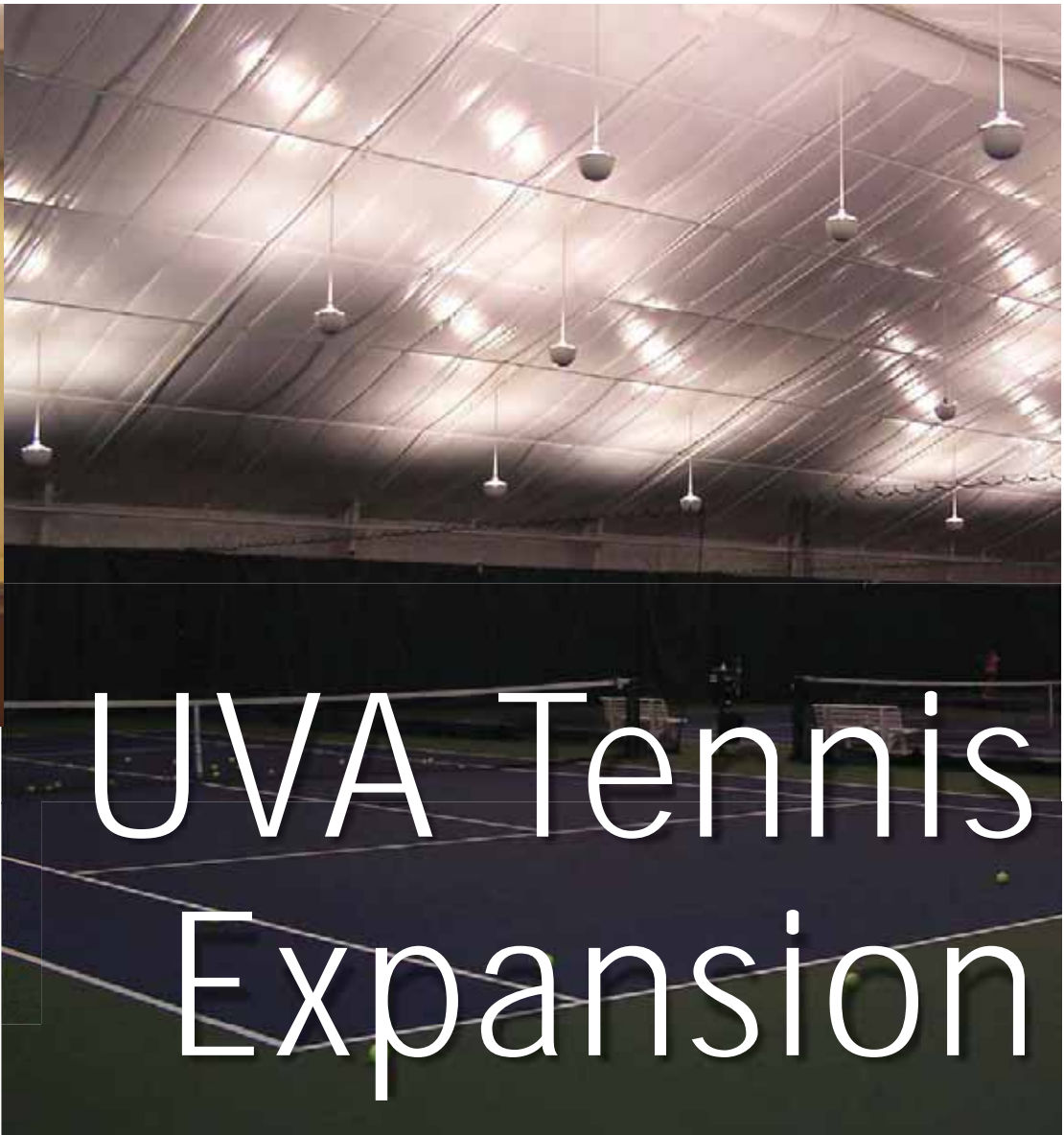
Jimmy Heyward South

Fontaine Research Park





2005



# UVA Tennis Expansion



# Two Additional Office Buildings



2006





# Amvest Building Transfer

2007





2008

# Boar's Head Pavilion Opens



# Remaining Heyward Properties

Birdwood 550 Acres

Jane Heyward

Henderson Heyward

Fontaine Research Park

2012



# UVA Squash Opens

2013







# UVA Transfers Birdwood Mansion

2014



# BOAR'S HEAD MASTER PLAN

A master plan is an **evolving, long-term** planning document which establishes the **framework** and key **elements** of a site reflecting a clear **vision** created and adopted in an **open process**.

A master plan synthesizes **goals** and **aspirations**, gives them **form** and **organization** and defines a realistic plan for **implementation**.





er plan master plan master plan master plan master plan ma





# SCOPE & STAKEHOLDERS





# BOAR'S HEAD MASTER PLAN



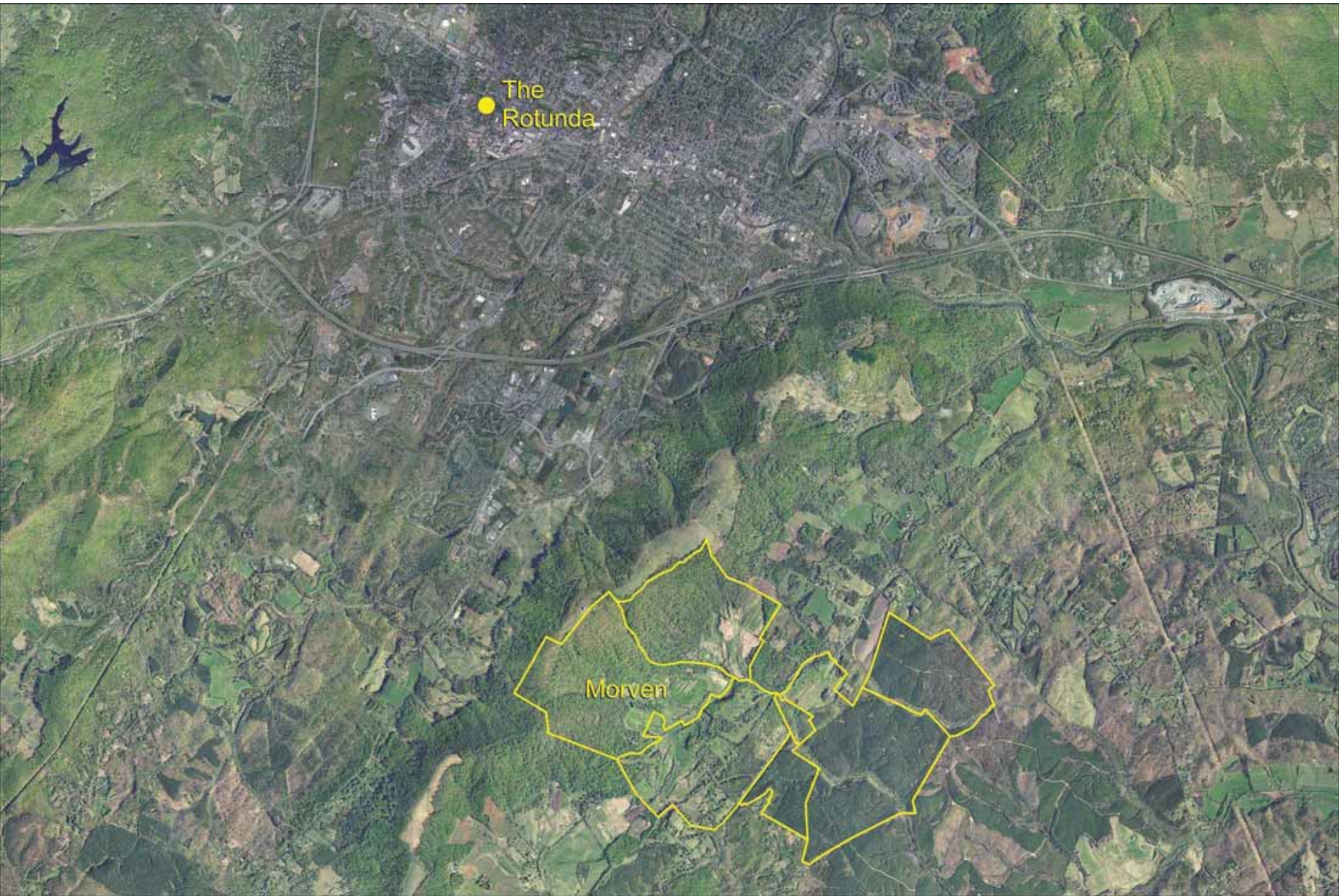
# MORVEN

## 2025 Planning

### Spring 2014







Relationship to UVa





- Carter Family 1730-1796
- William Short 1796-1813
- Higginbotham Family  
(named Morven) 1813-1853
- Smith Family 1853-1906
- Marshall Family 1907-1923
- Patterson Family 1923-1926
- Stone Family  
(Morven Stud) 1926-1941
- Whitney & Anne Stone 1941-1987
- John W. Kluge 1988-2001
- UVA (F) Donation 2001- 7,379 acres  
(current ownership 2,913 acres)



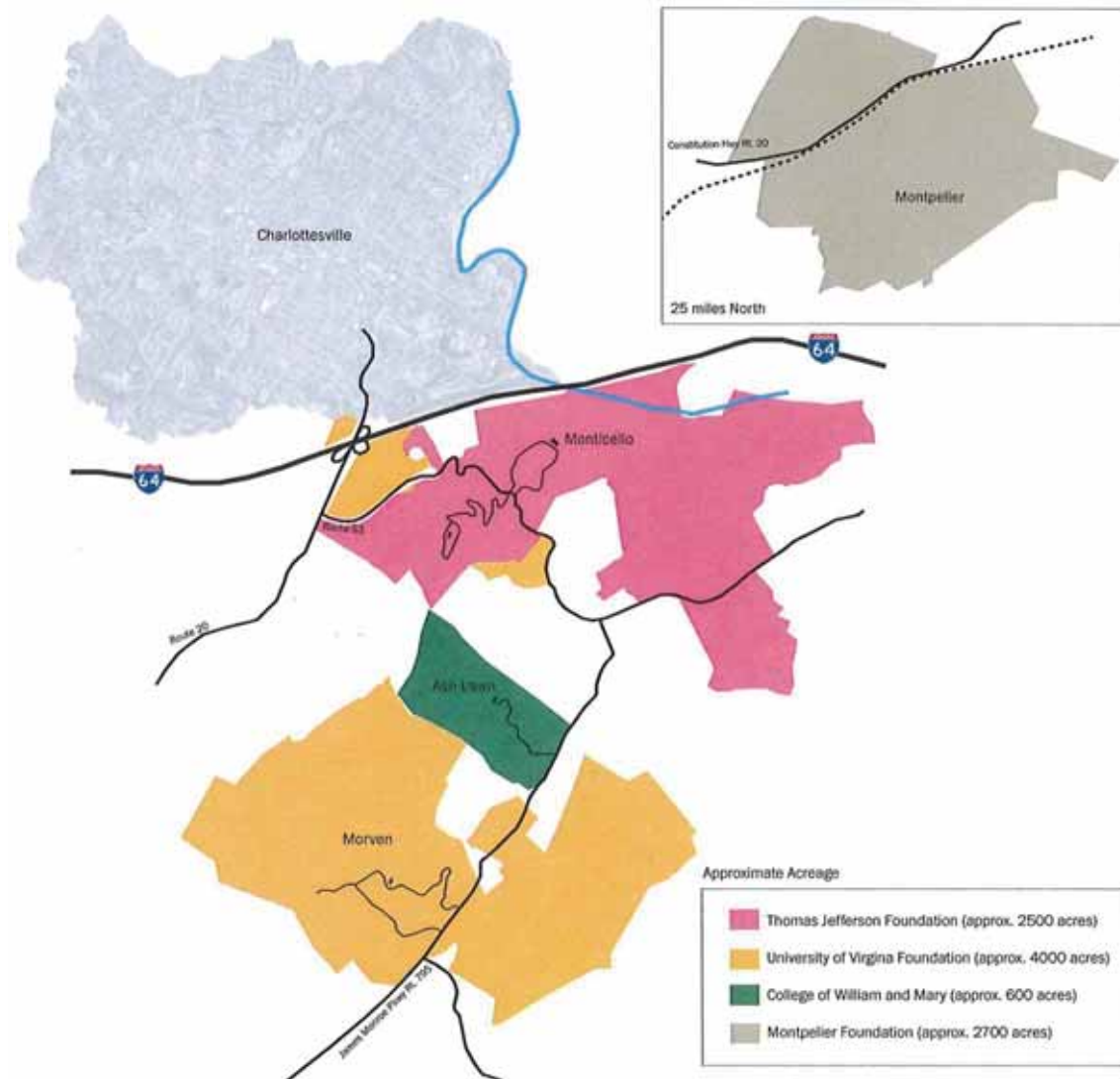
Early programs with UVa focus – retreats, courses, research projects and collaborations, student organizations, and visitors for community events





Established in 2012 to bring together six landmark institutions to provide emerging and mature leaders with best practices to solve global problems

- Morven
- Monticello
- Montpelier
- Ash lawn
- UVa
- William and Mary



- University Departments: courses, research, faculty collaborations, leadership retreats
- US State Department
- US Senators
- International Emerging Leaders (YALI)
- Morven Summer Institute
- Morven Seminar Series
- Morven Kitchen Garden





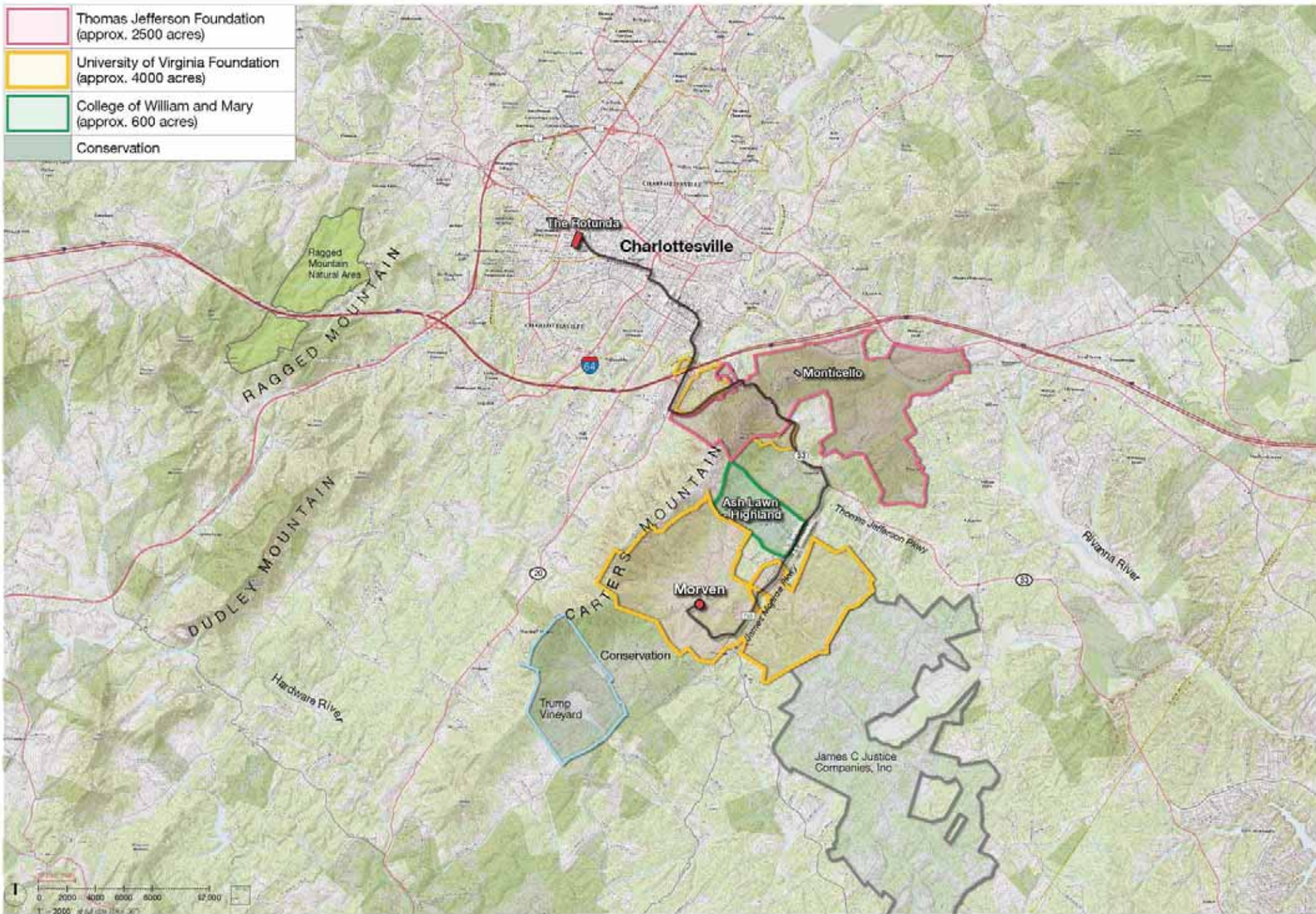
Previous studies addressed condition of facilities, building upgrades, infrastructure, potential use of barns

Hart Howerton offered services to develop a conceptual plan assessing the assets, preliminary programs, physical planning systems of Morven:

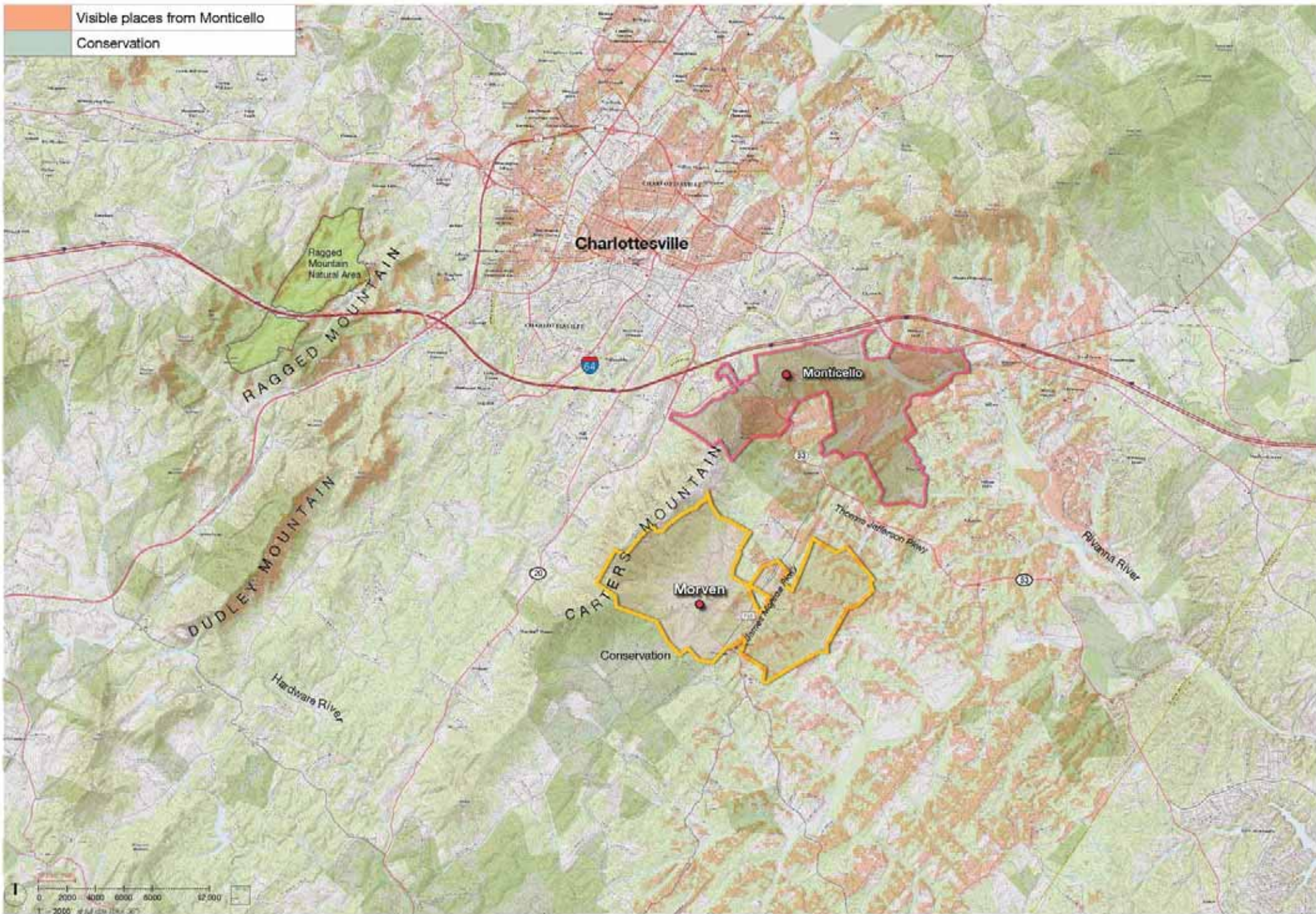
1. Review background information and site analysis
2. Planning and programming session held January 2014
3. Conceptual design and feasibility analysis



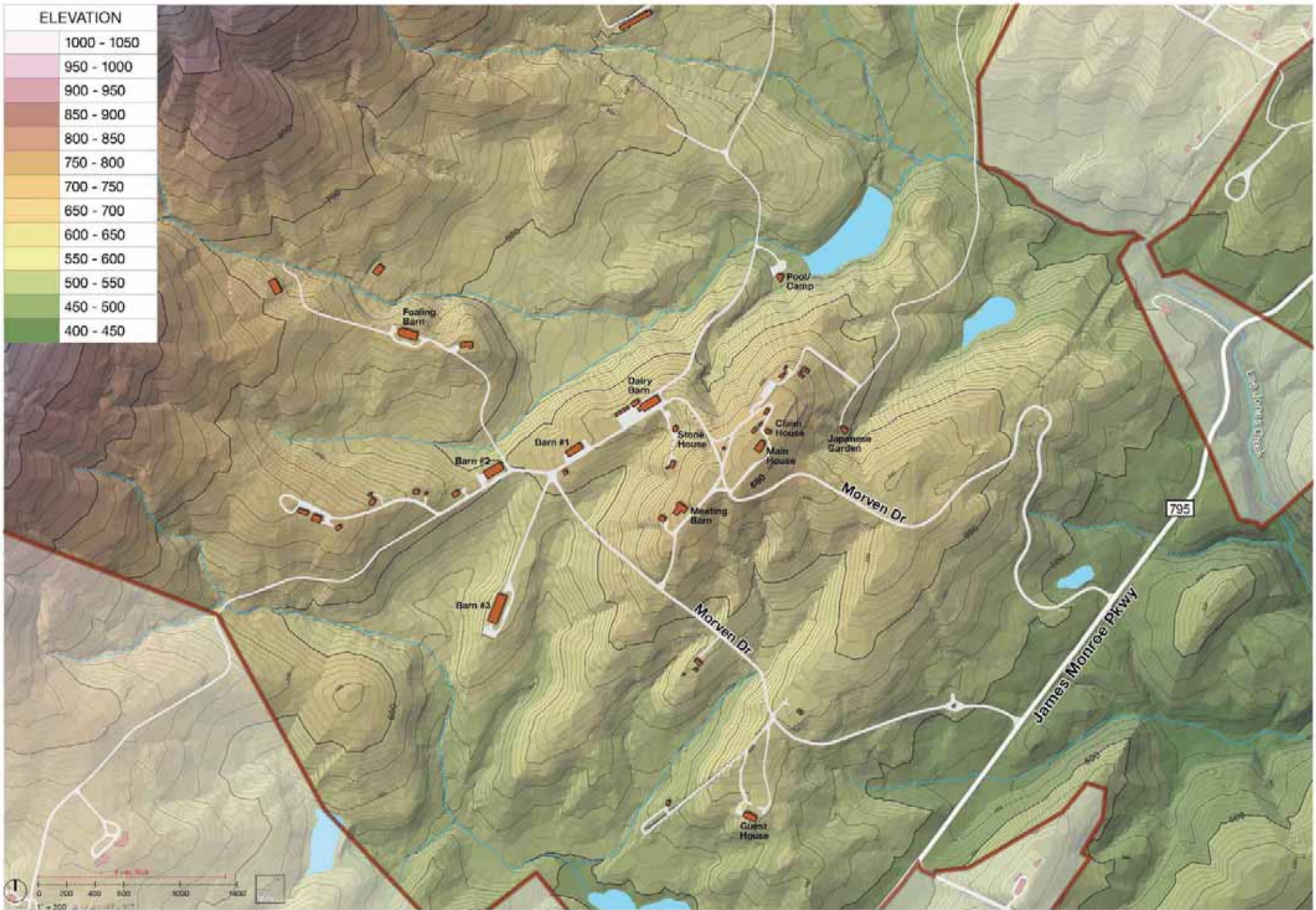








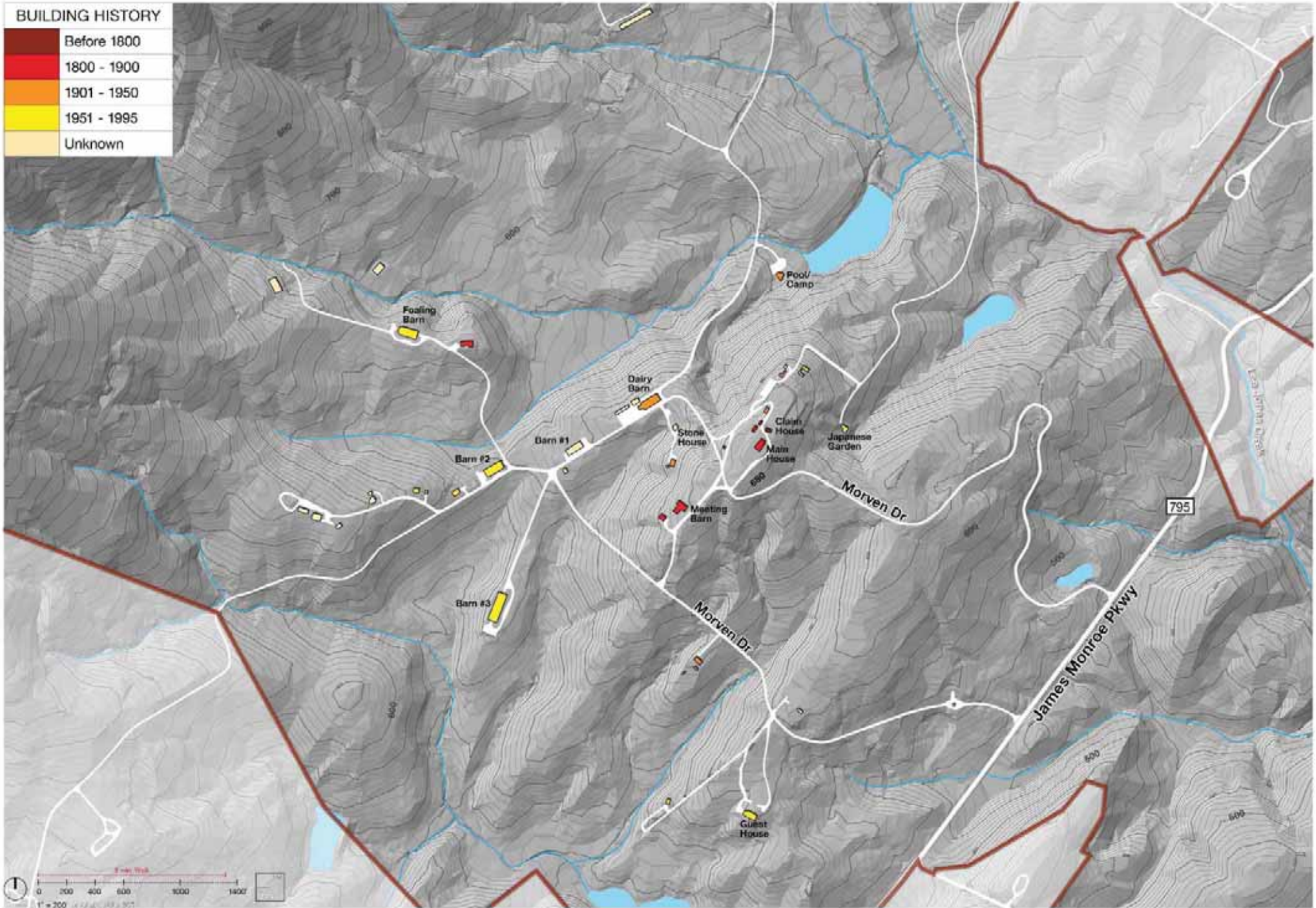




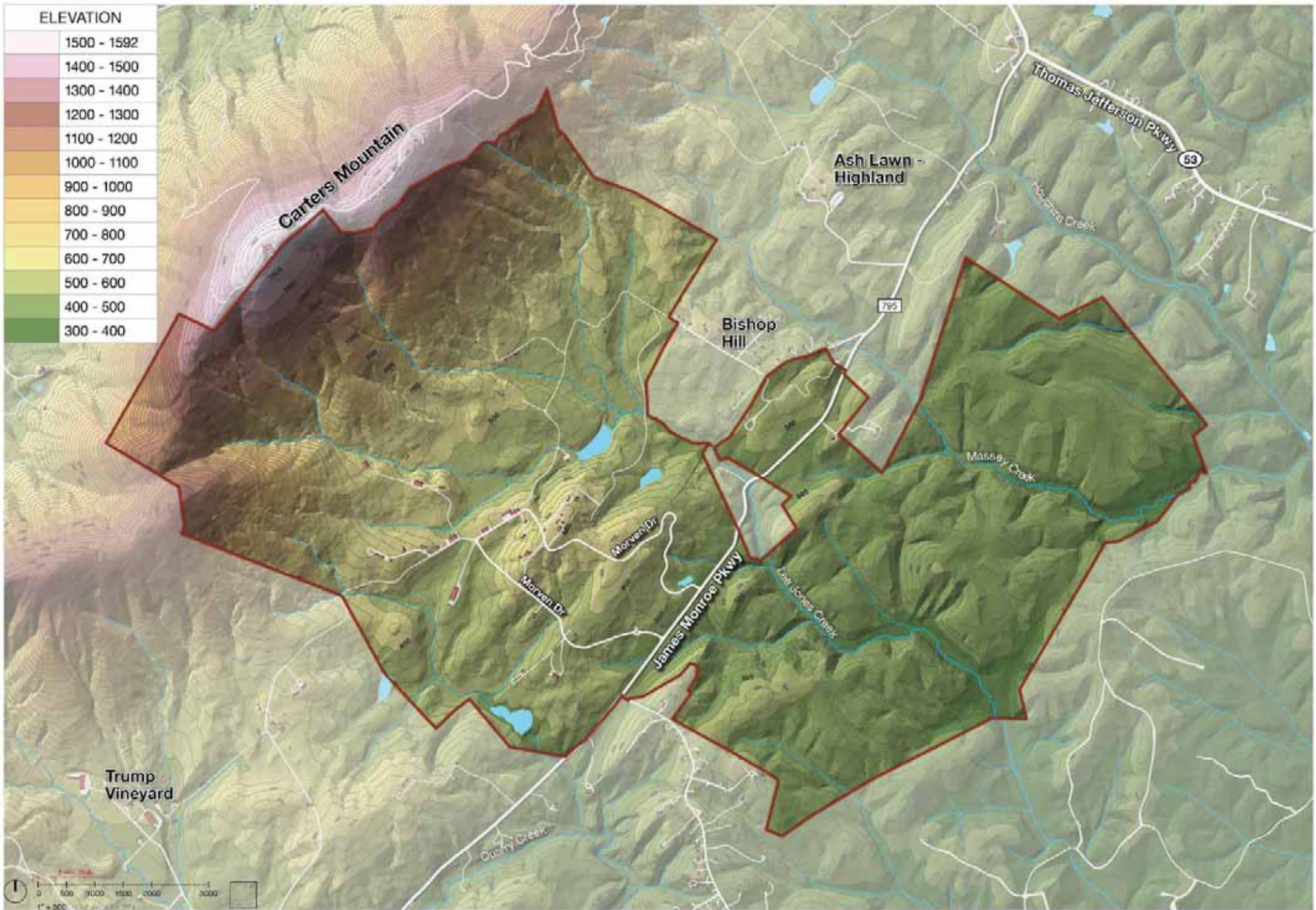


**BUILDING HISTORY**

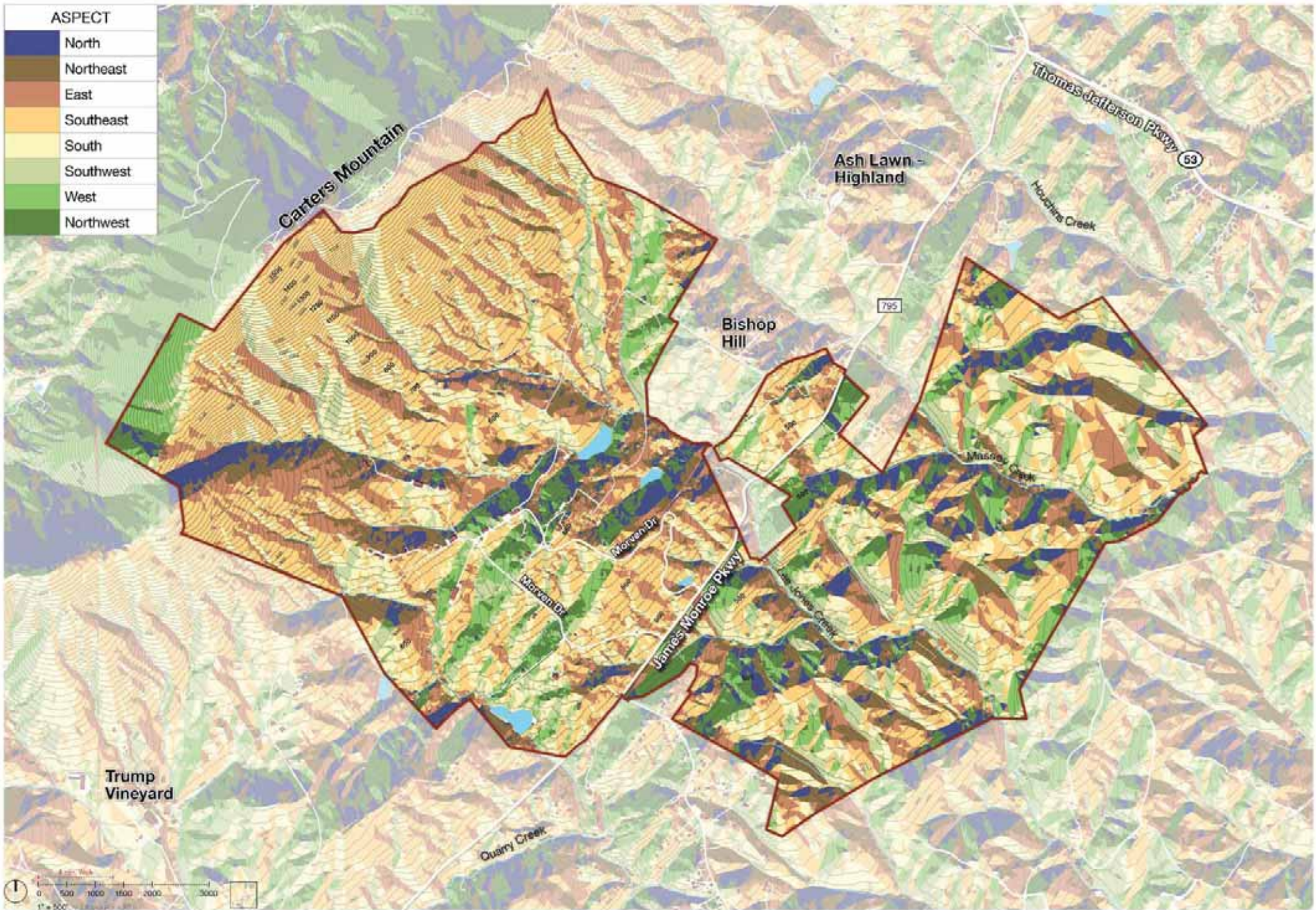
Dark Red	Before 1800
Red	1800 - 1900
Orange	1901 - 1950
Yellow	1951 - 1995
Light Yellow	Unknown



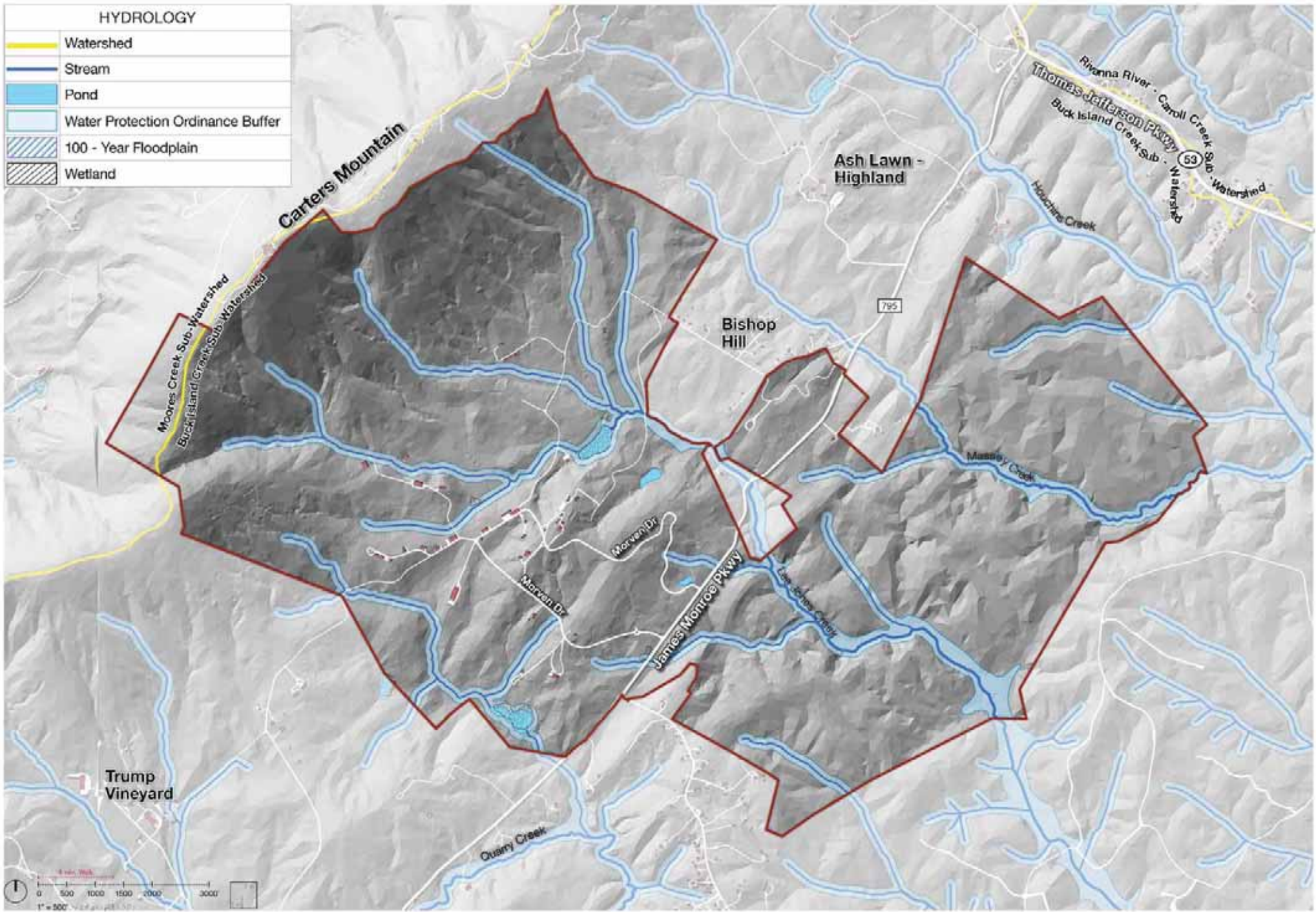




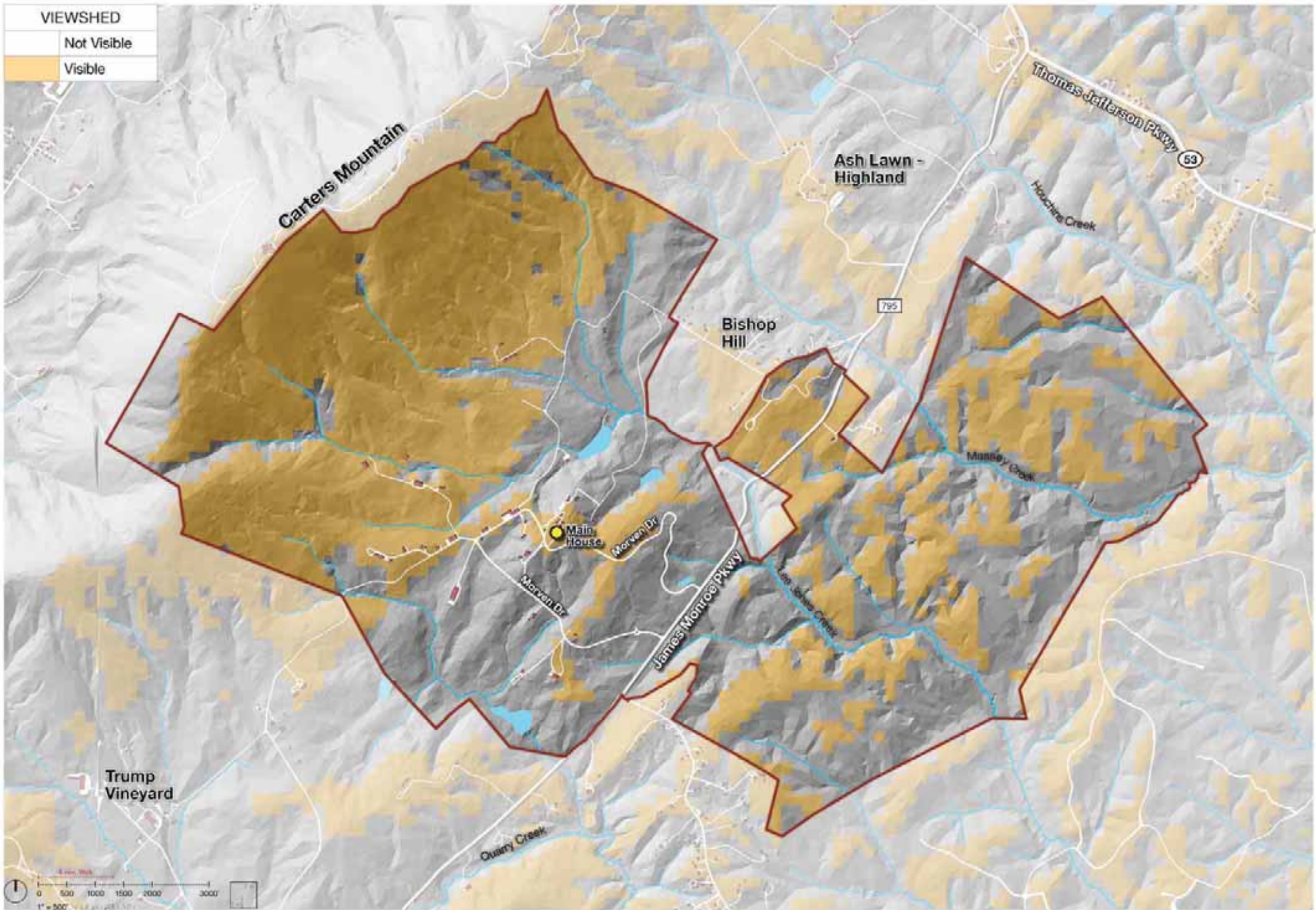




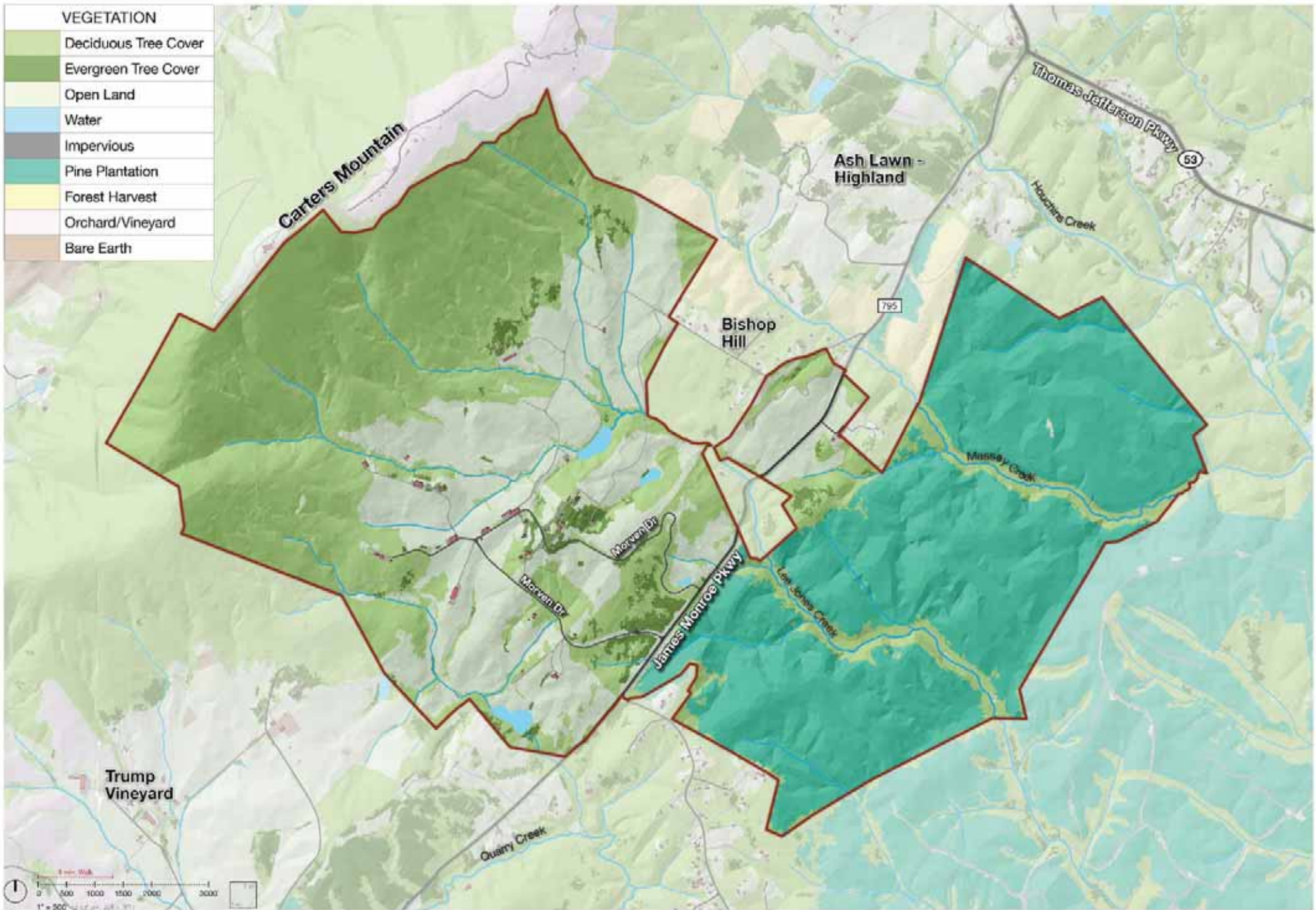




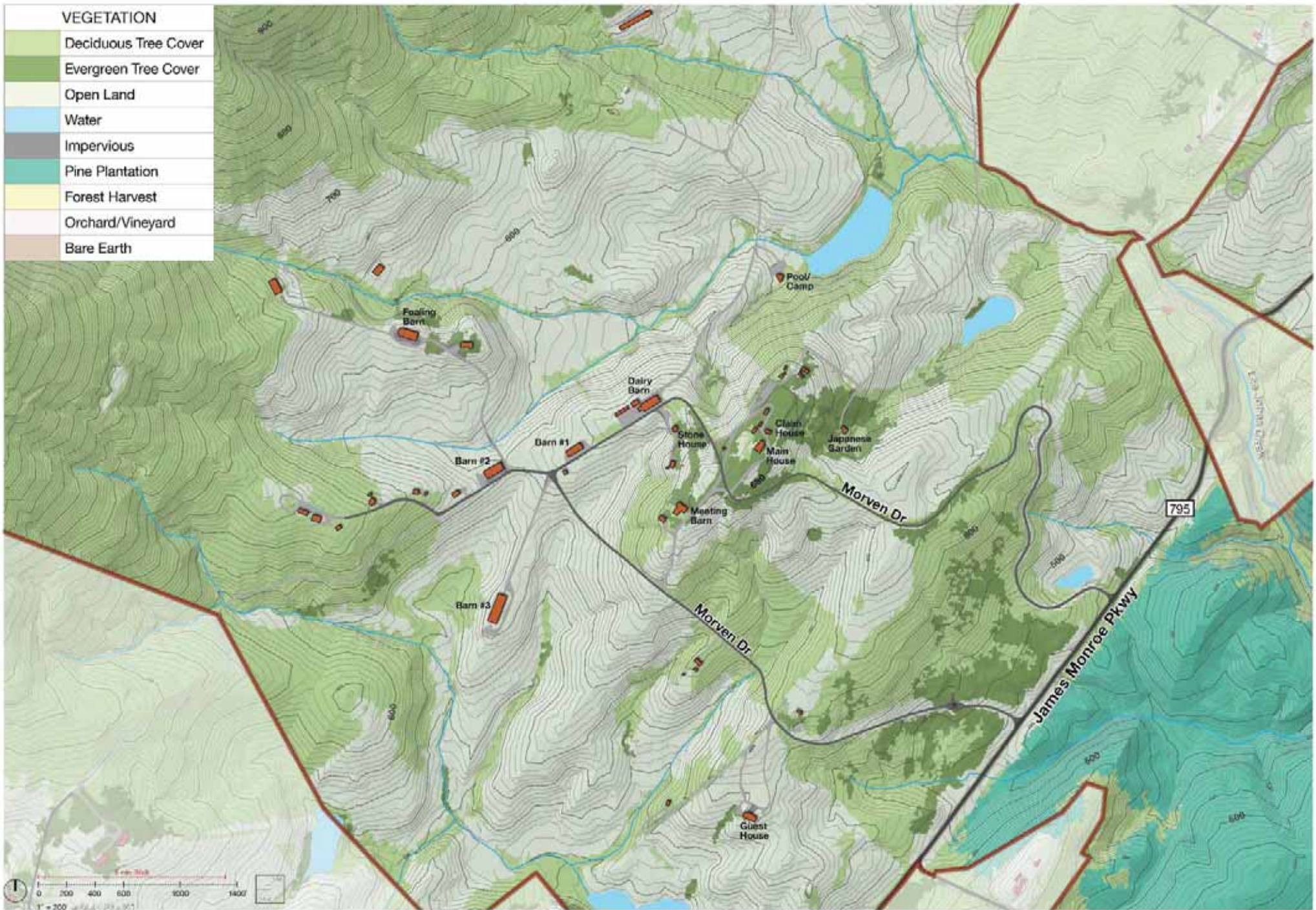






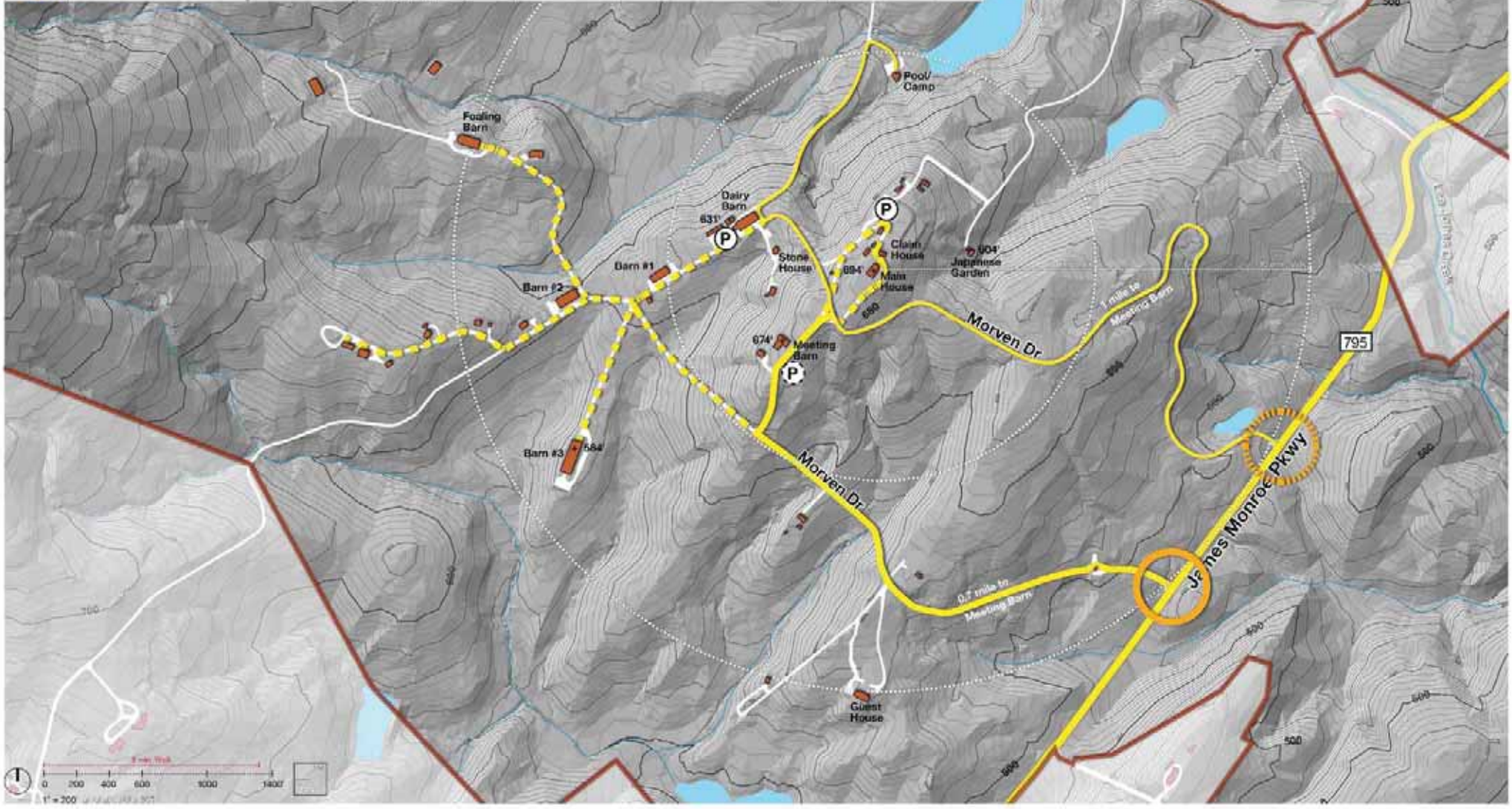






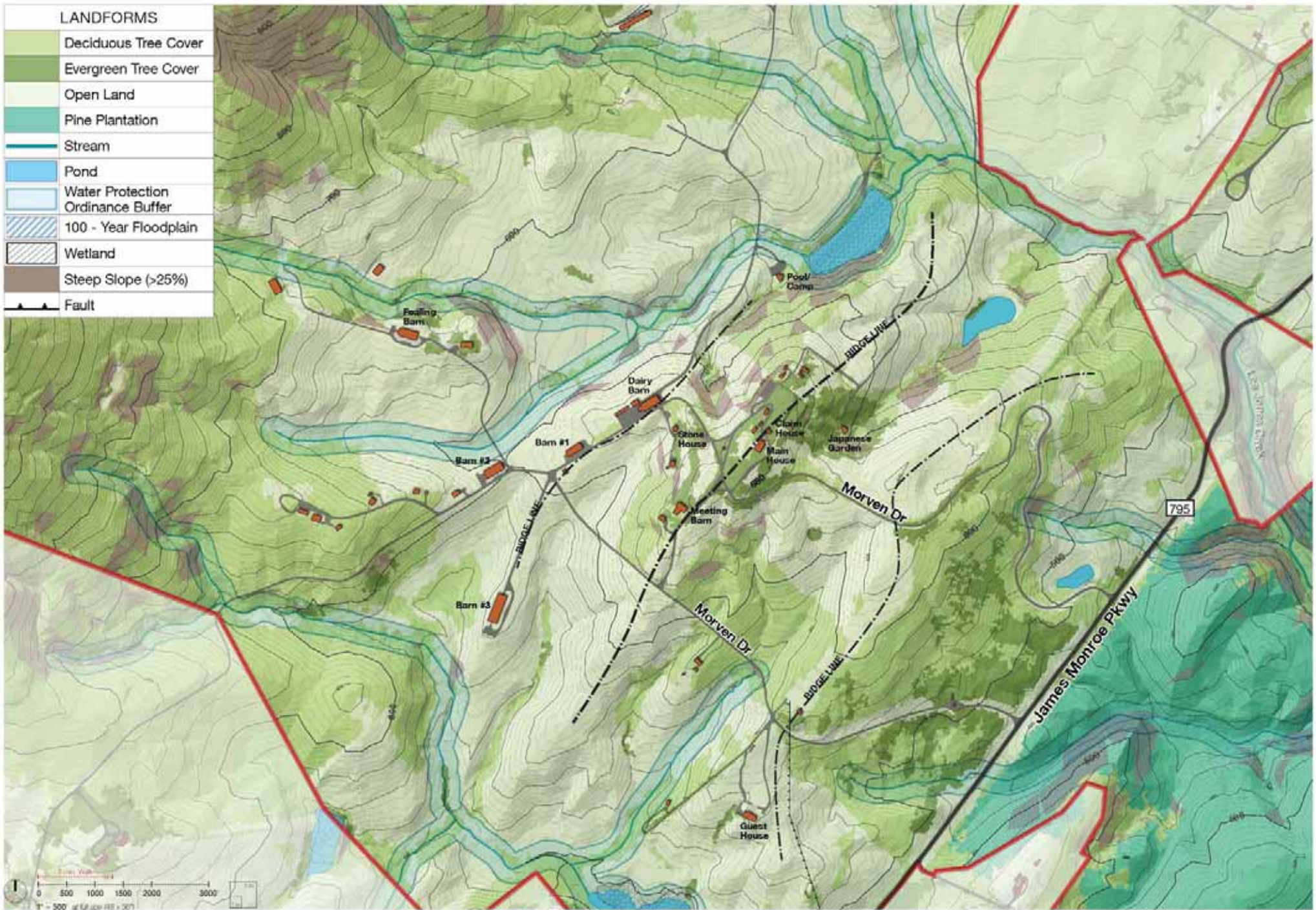


CIRCULATION	WALKING DISTANCE   ELEVATION CHANGE								
		Main House		Dairy Barn		Japanese Garden		Barn #3	
Primary Guest Roads									
Primary Roads									
Secondary Roads									
Parking									
Major Entrance									
Minor Entrance									
	<b>Meeting Barn</b>	0.2 mi 4 min	+20'	0.3 mi 5 min	-43'	0.4 mi 9 min	-70'	0.5 mi 10 min	-90'
	<b>Barn #3</b>	0.7 mi 12 min	+110'	0.4 mi 7 min	+47'	0.9 mi 17 min	+20'	-	-
	<b>Japanese Garden</b>	0.5 mi 10 min	+90'	0.5 mi 10 min	+27'	-	-	-	-
	<b>Dairy Barn</b>	0.3 mi 6 min	+63'	-	-	-	-	-	-

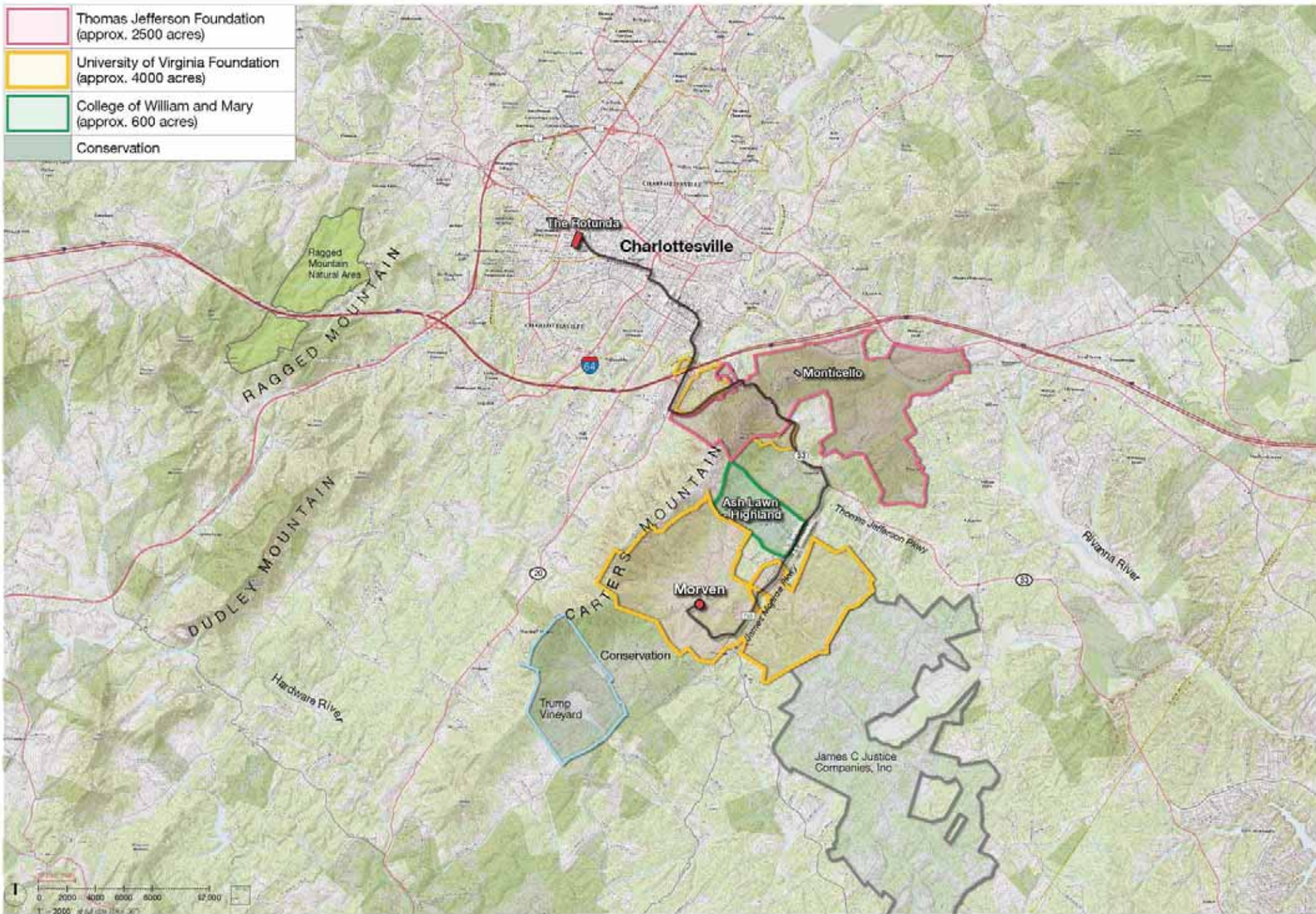


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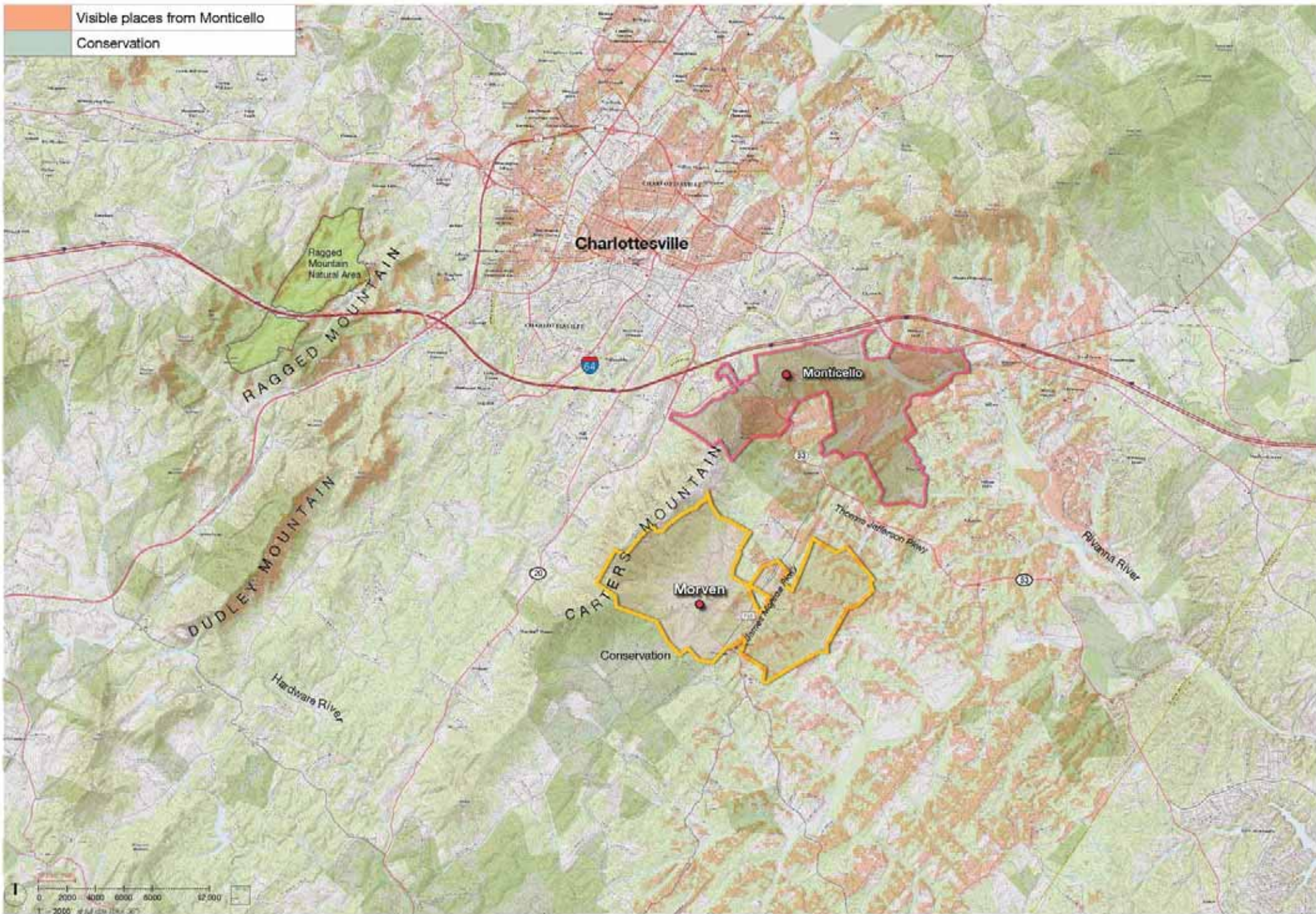




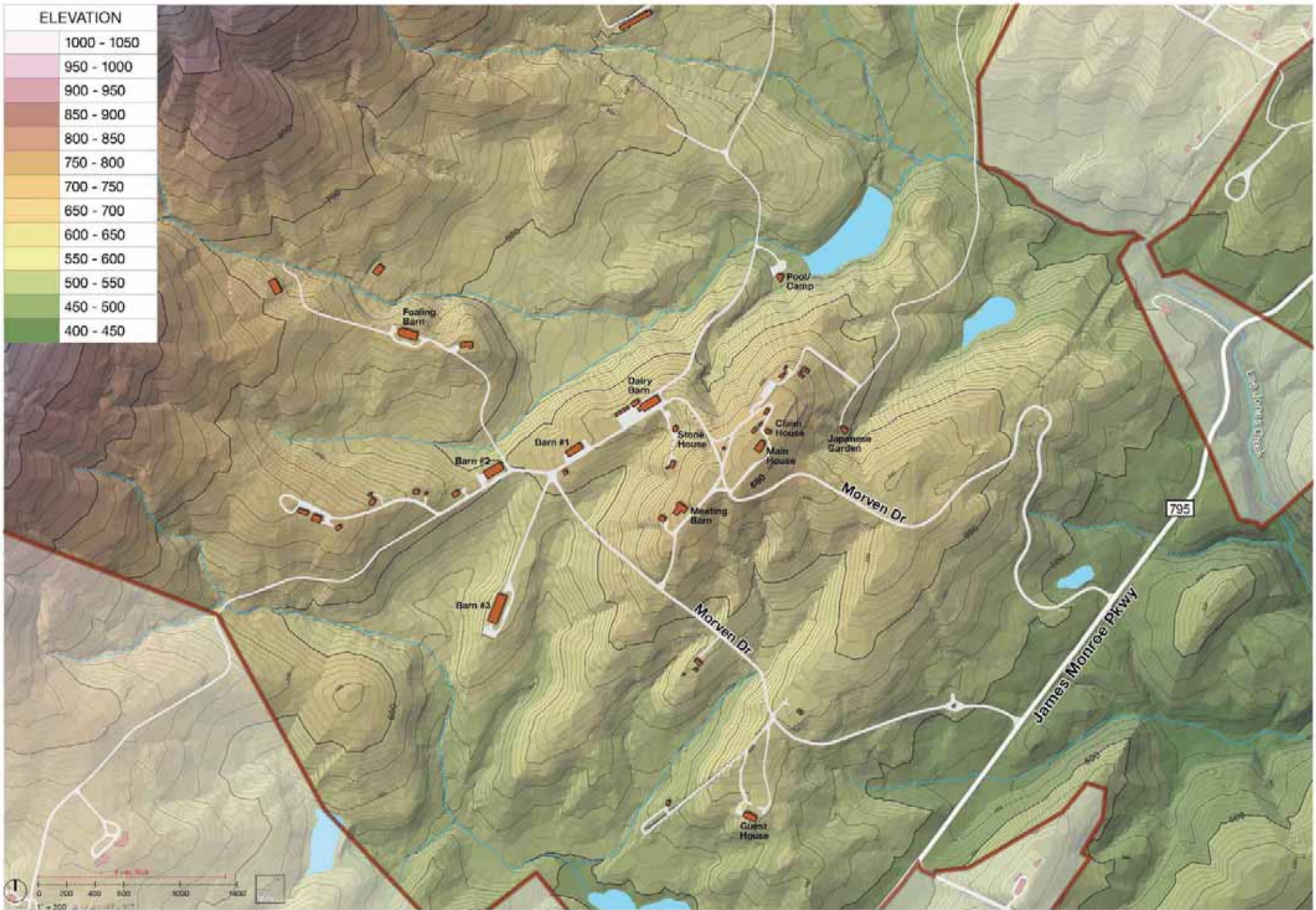








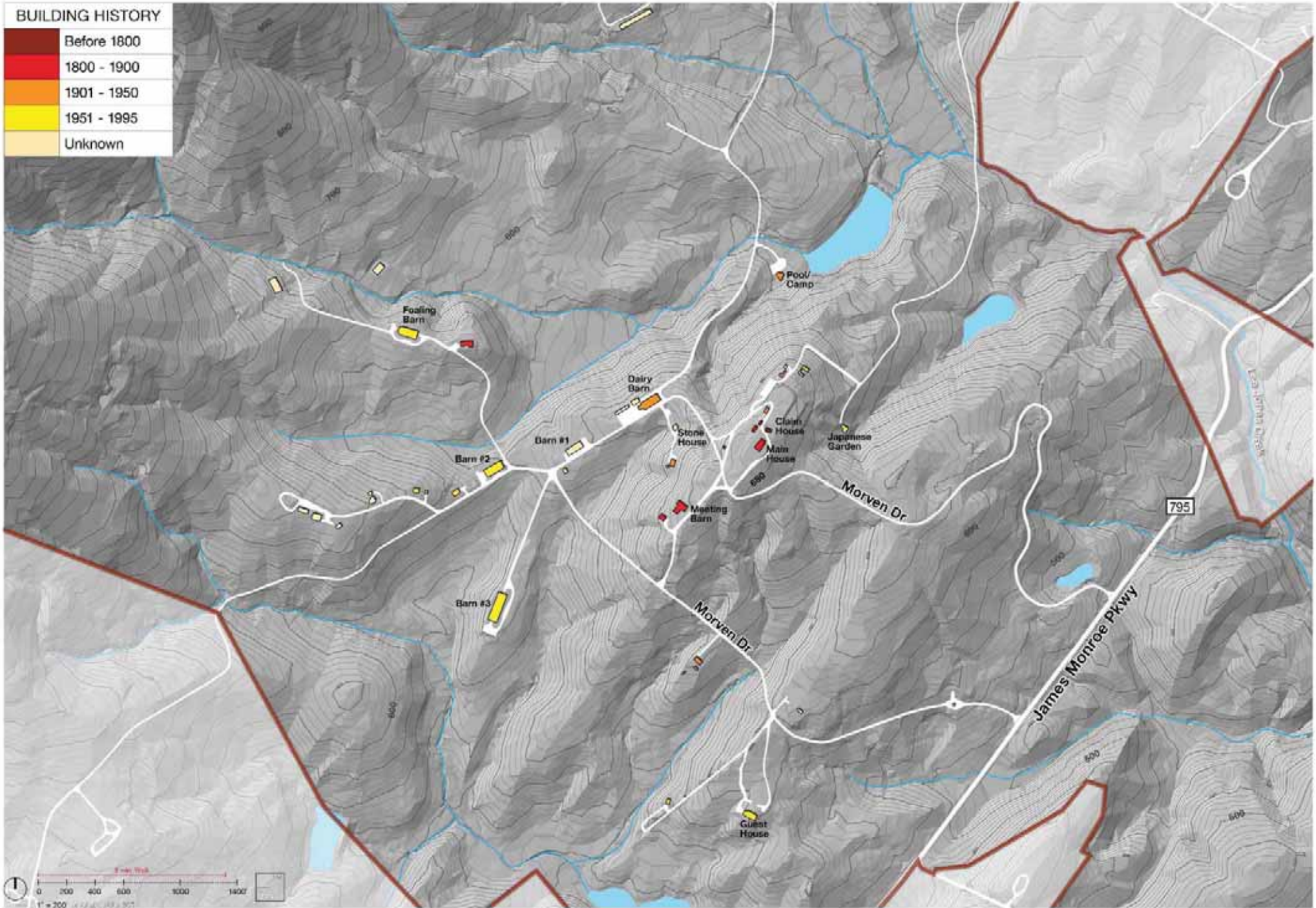




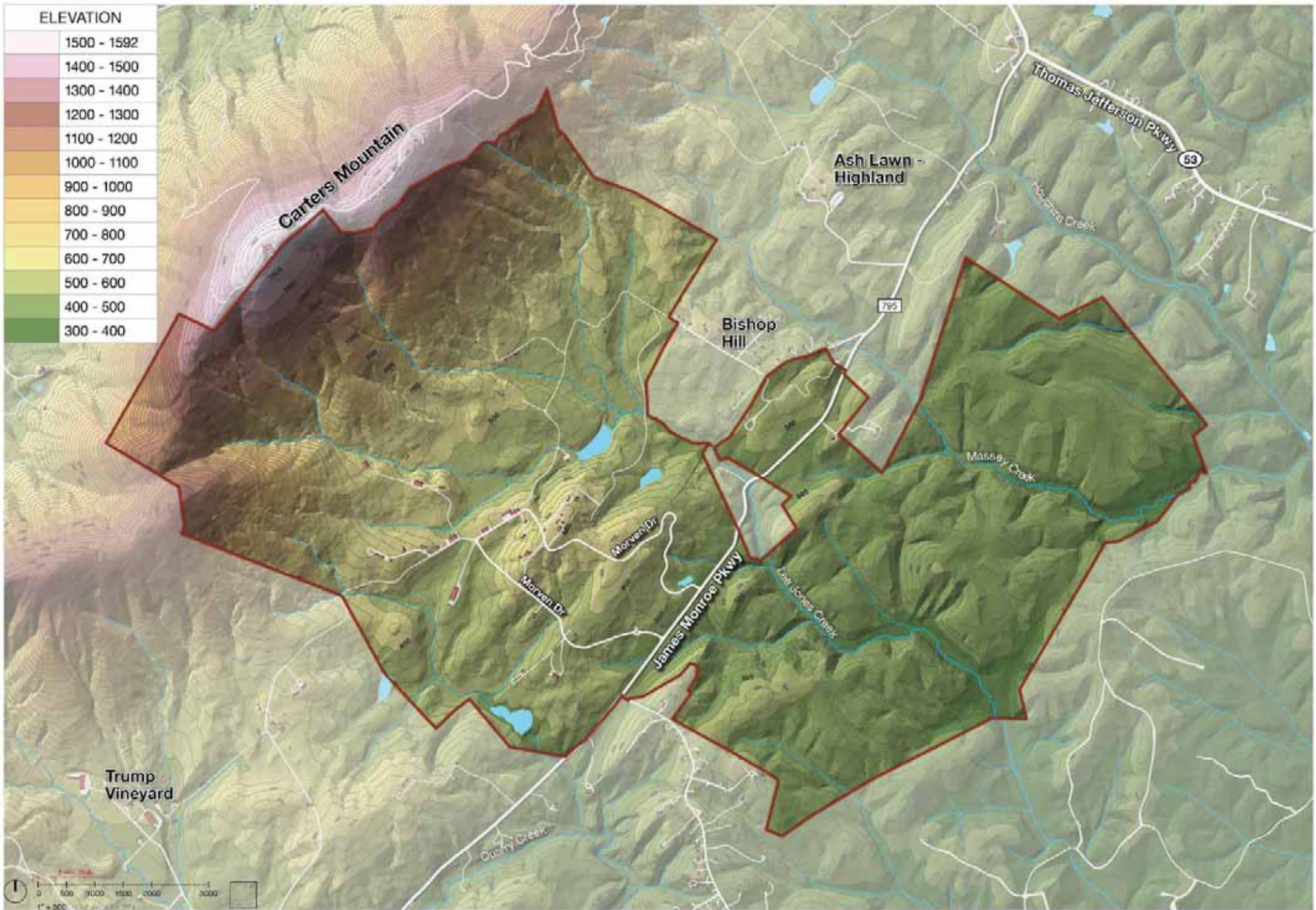


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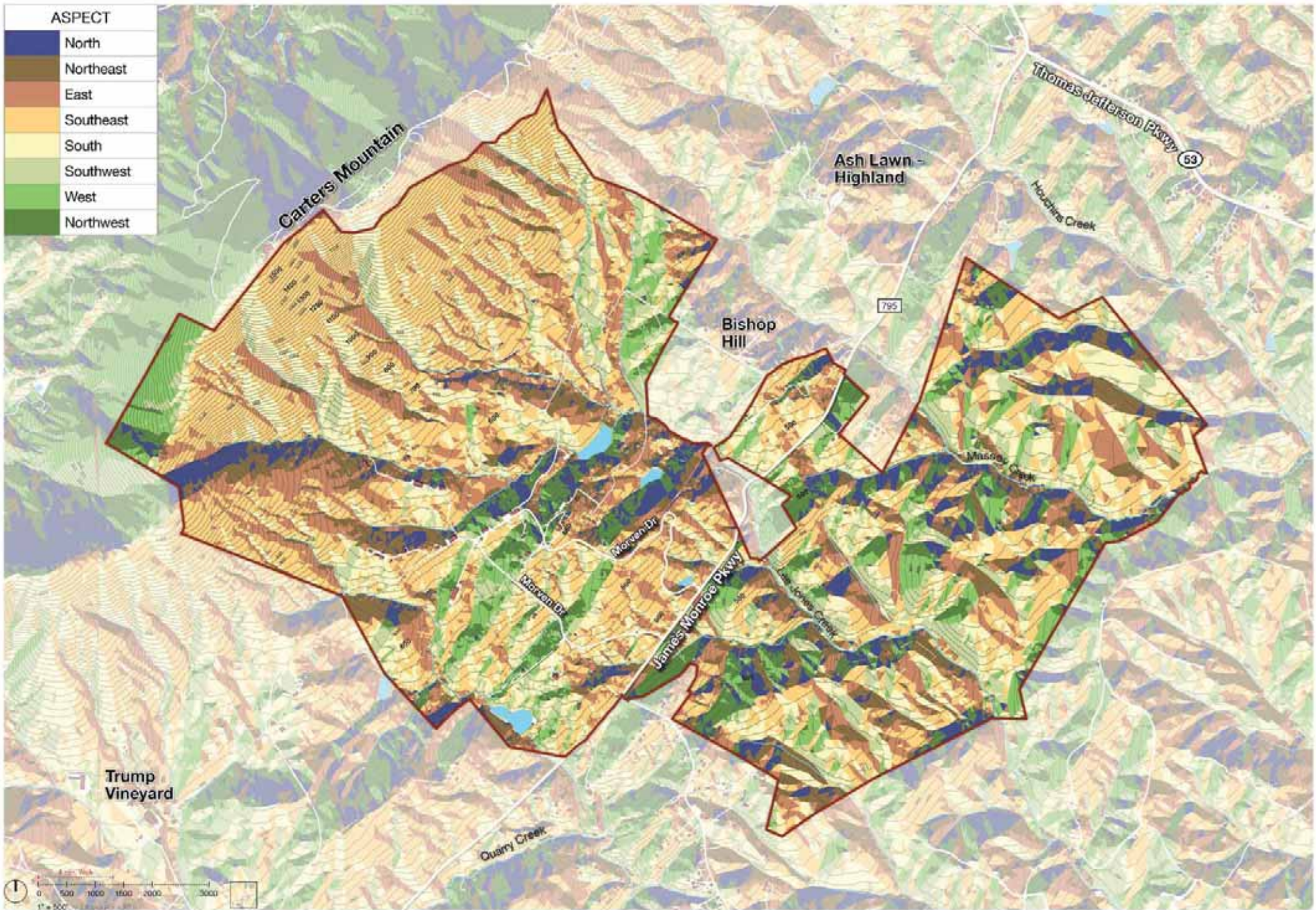
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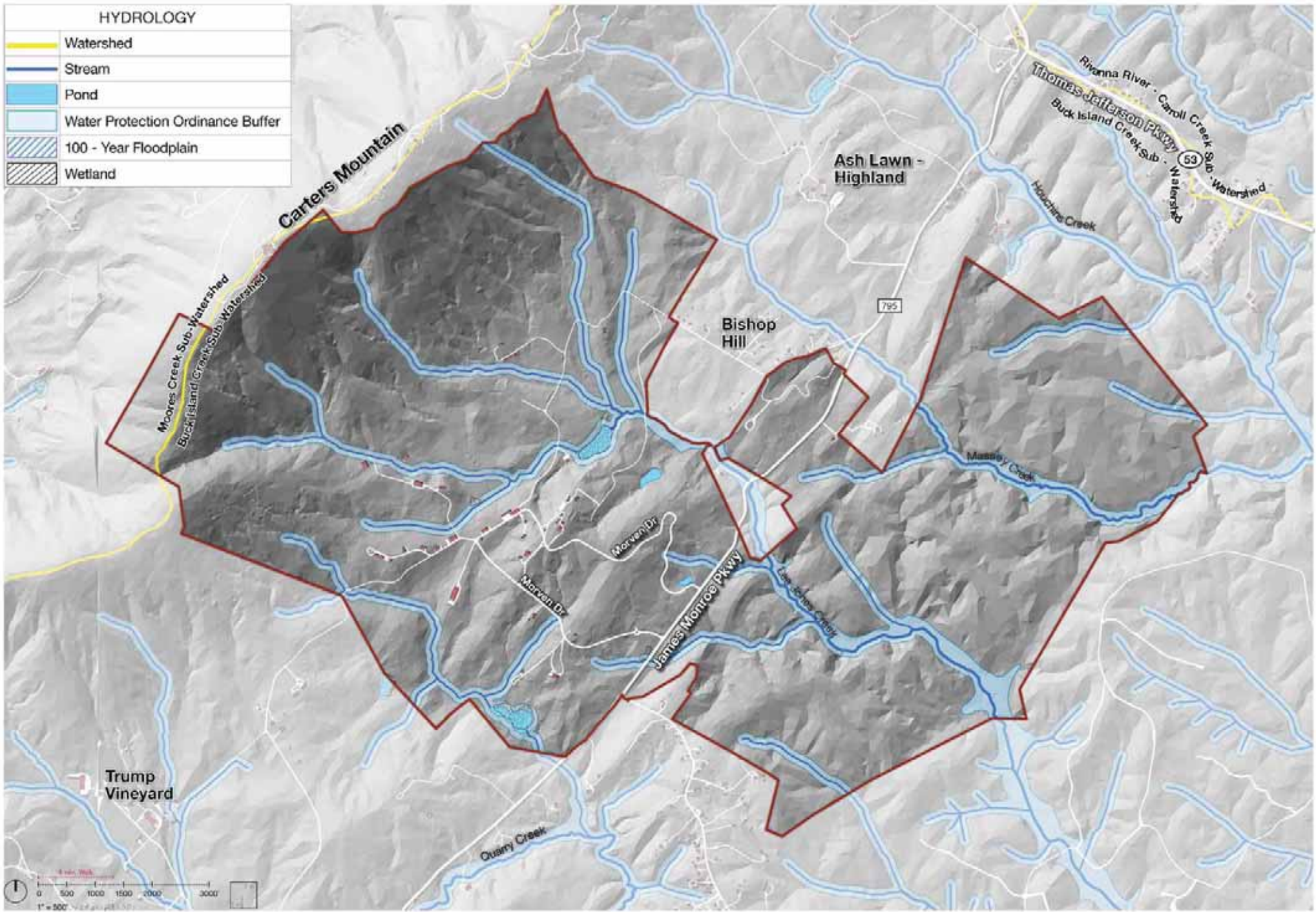




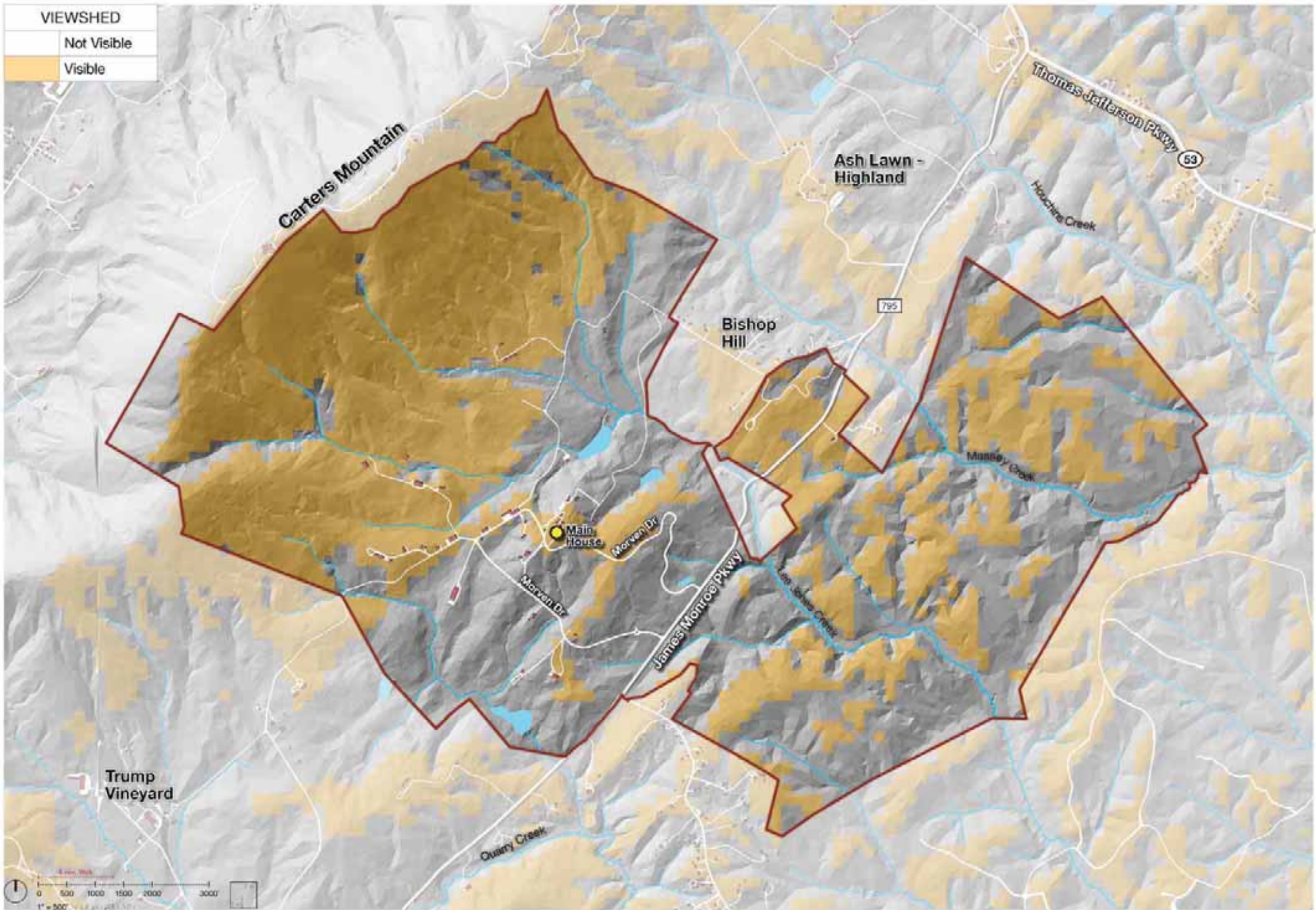




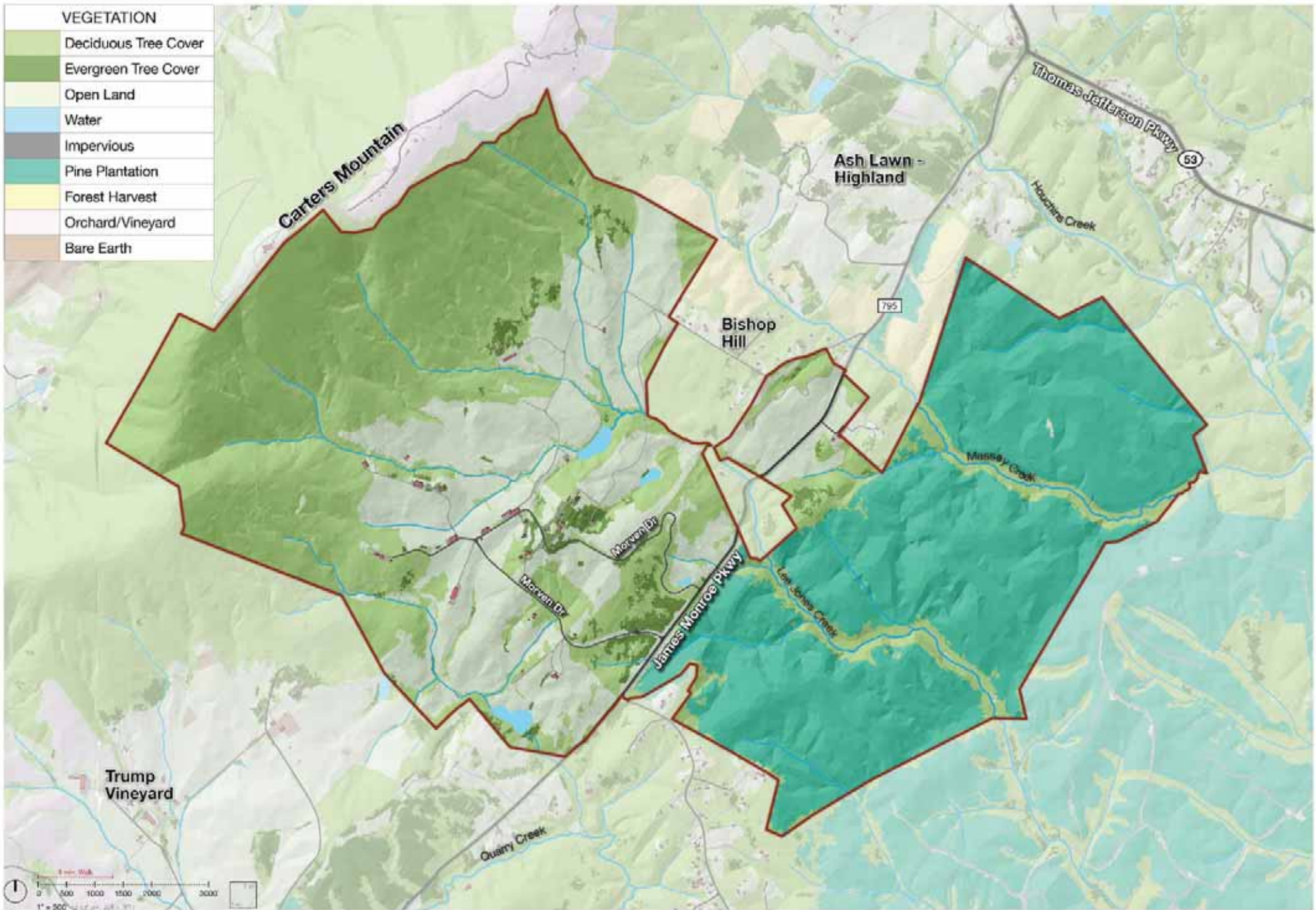




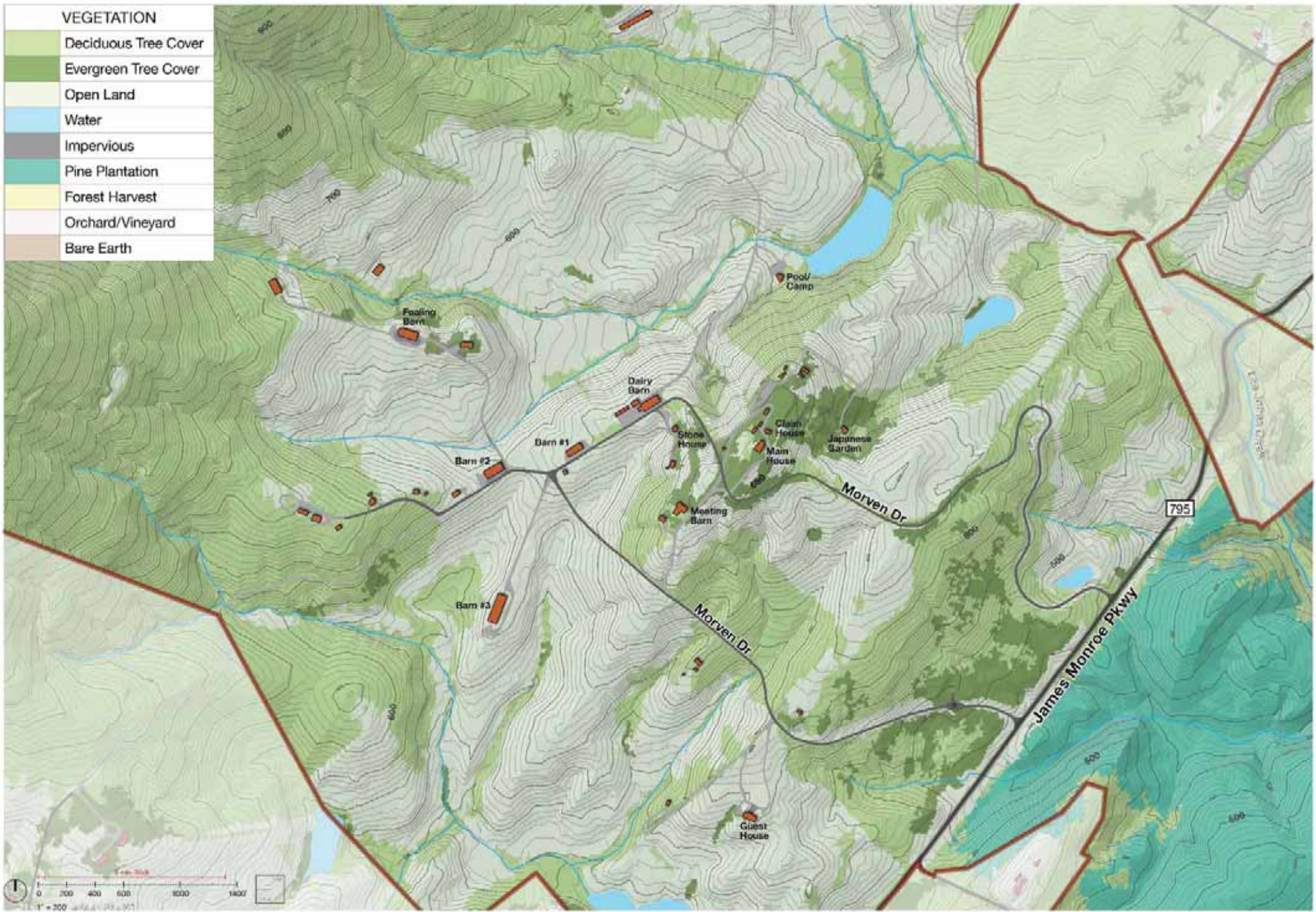






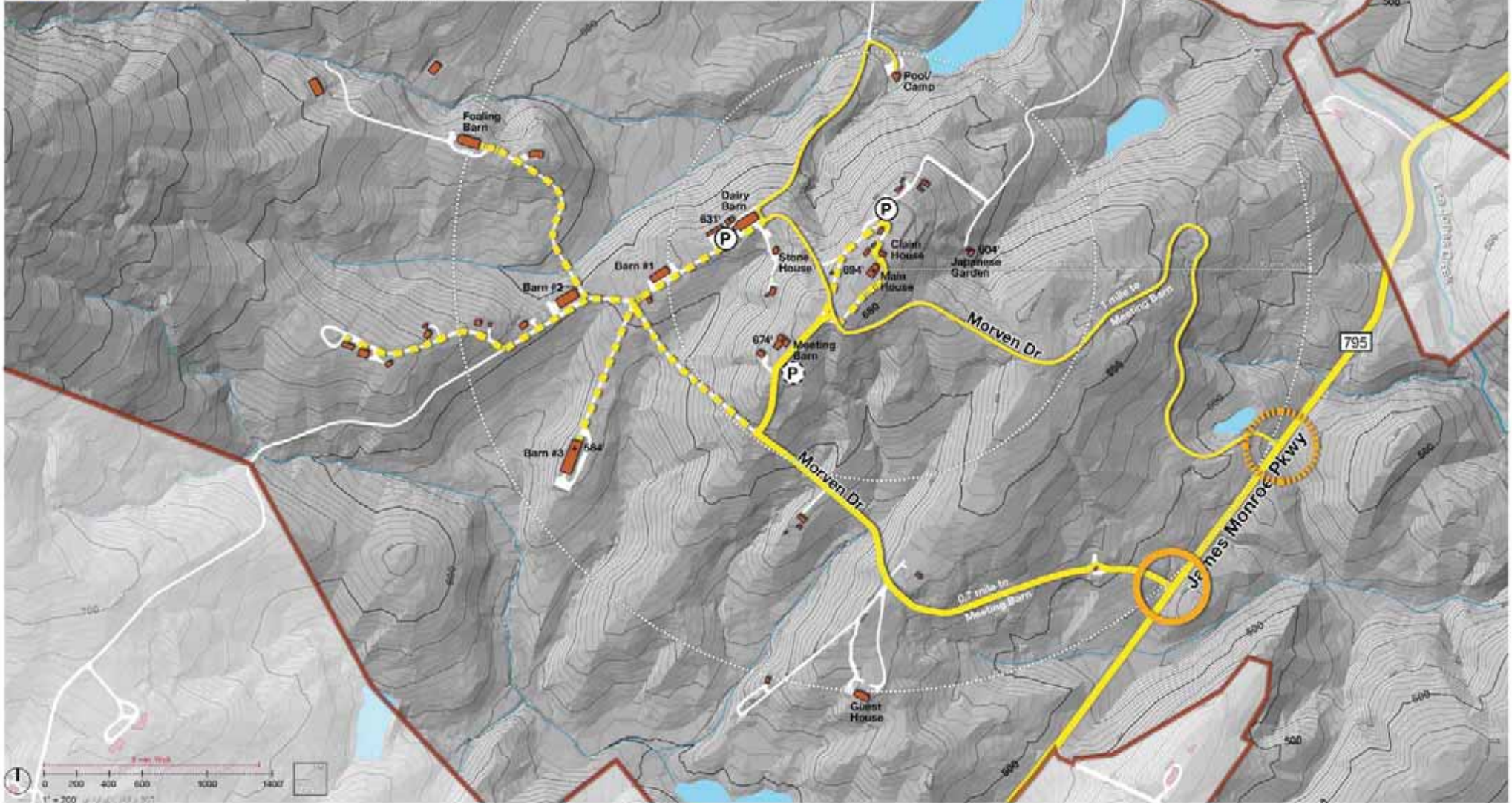






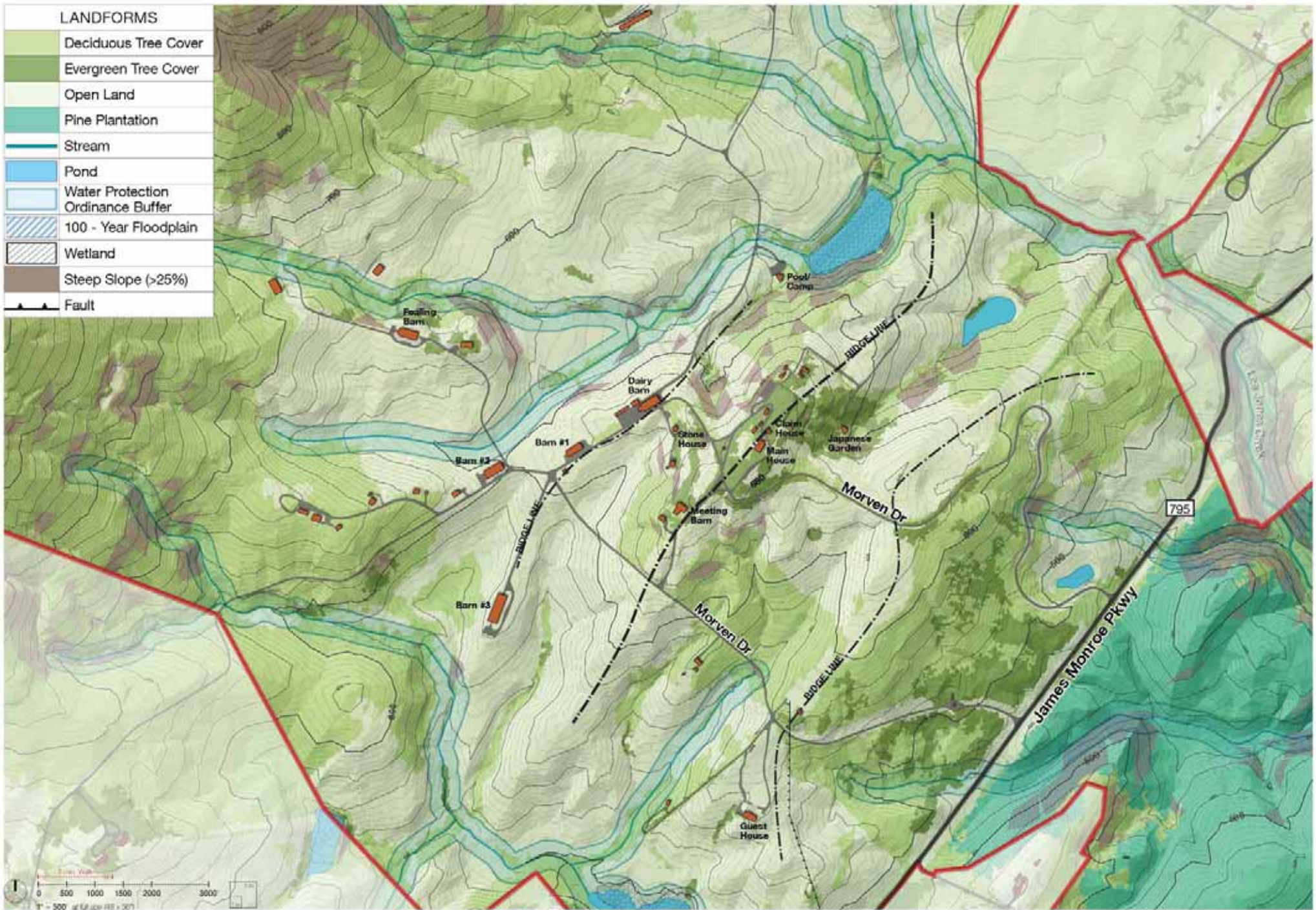


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CAMPUS ACQUISITIONS HOLDINGS, LLC

MASTER PLANNING COUNCIL  
CHARLOTTESVILLE, VA

MITCHELL  MATTHEWS



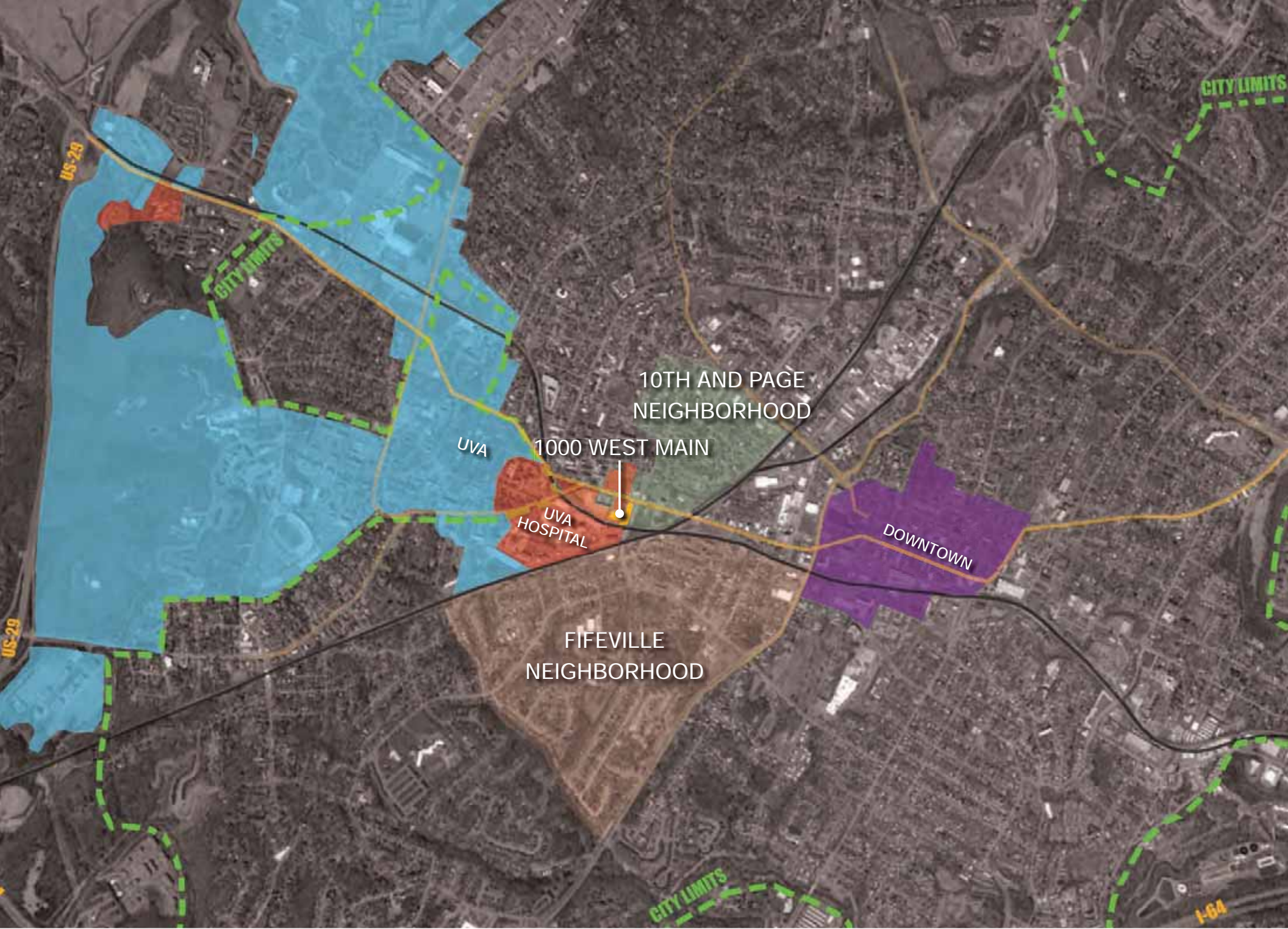
*emArchitecture*

CONSULTING PLANNER  
& ARCHITECT  
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Charlottesville, VA 22905  
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f. 434.979.5220  
[www.mitchellmatthews.com](http://www.mitchellmatthews.com)

DEVELOPER /  
APPLICANT  
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161 N Clark Street, Suite 4900  
Chicago, IL 60601  
p. 312.994.1880  
[www.ca-ventures.com](http://www.ca-ventures.com)

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Erdy McHenry Architecture, LLC  
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p. 215.925.7000  
f. 215.925.1990  
[www.em-arc.com](http://www.em-arc.com)





10TH AND PAGE  
NEIGHBORHOOD

UVA

1000 WEST MAIN

UVA  
HOSPITAL

DOWNTOWN

FIFEVILLE  
NEIGHBORHOOD





— ROTUNDA  
10 MIN. WALK

— THE LAWN  
10 MIN. WALK

— THE CORNER  
5 MIN. WALK

10TH AND PAGE  
NEIGHBORHOOD

WEST OF 10TH  
WMS

WMN

10TH ST. MW

10TH ST. TO DREWARY  
BROWN BRIDGE

DOWNTOWN MALL  
15 MIN. WALK

— EAST OF D.B. BRIDGE

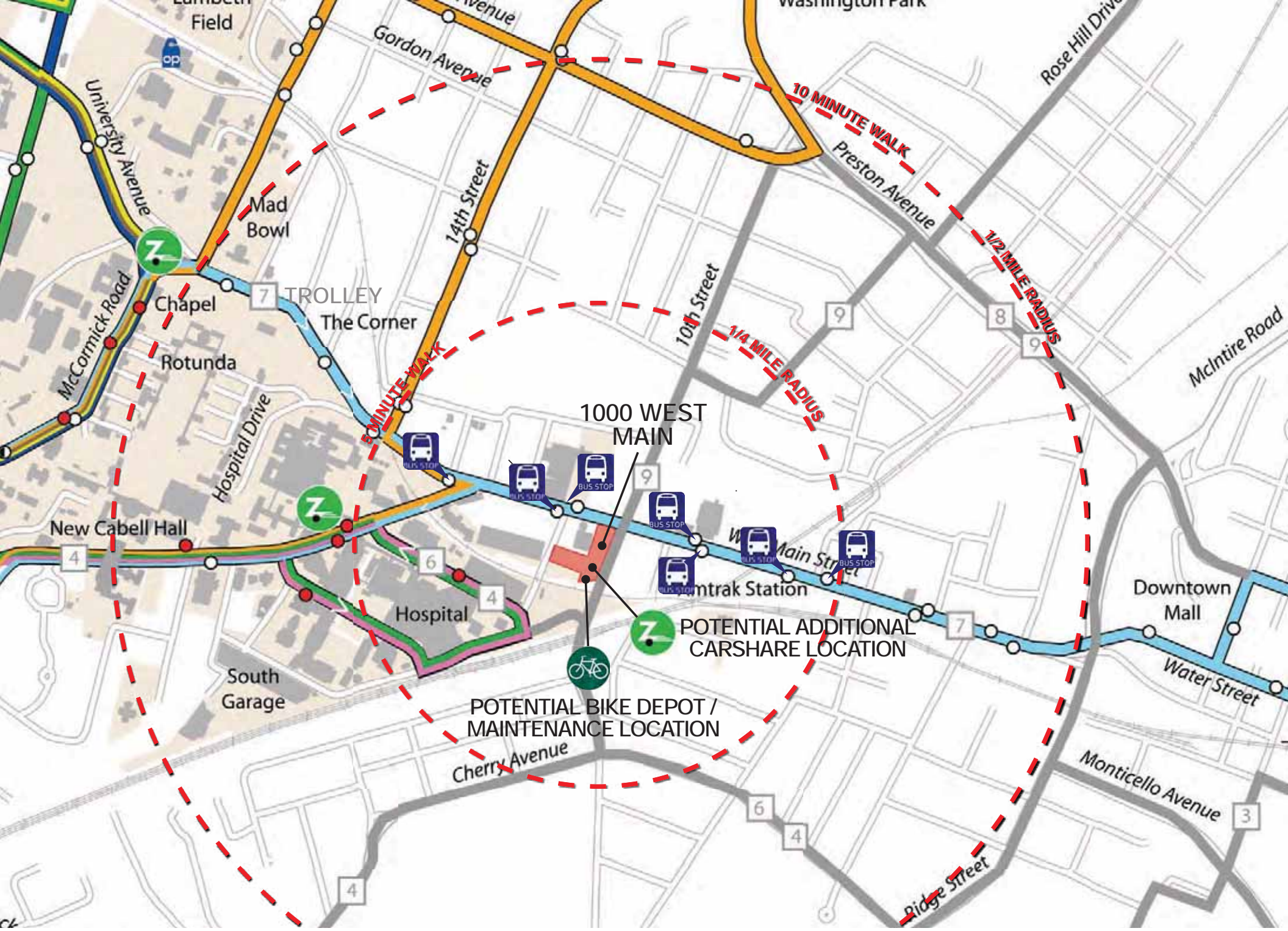
JEFFERSON PARK  
AVENUE NEIGHBORHOOD

1000 WEST MAIN

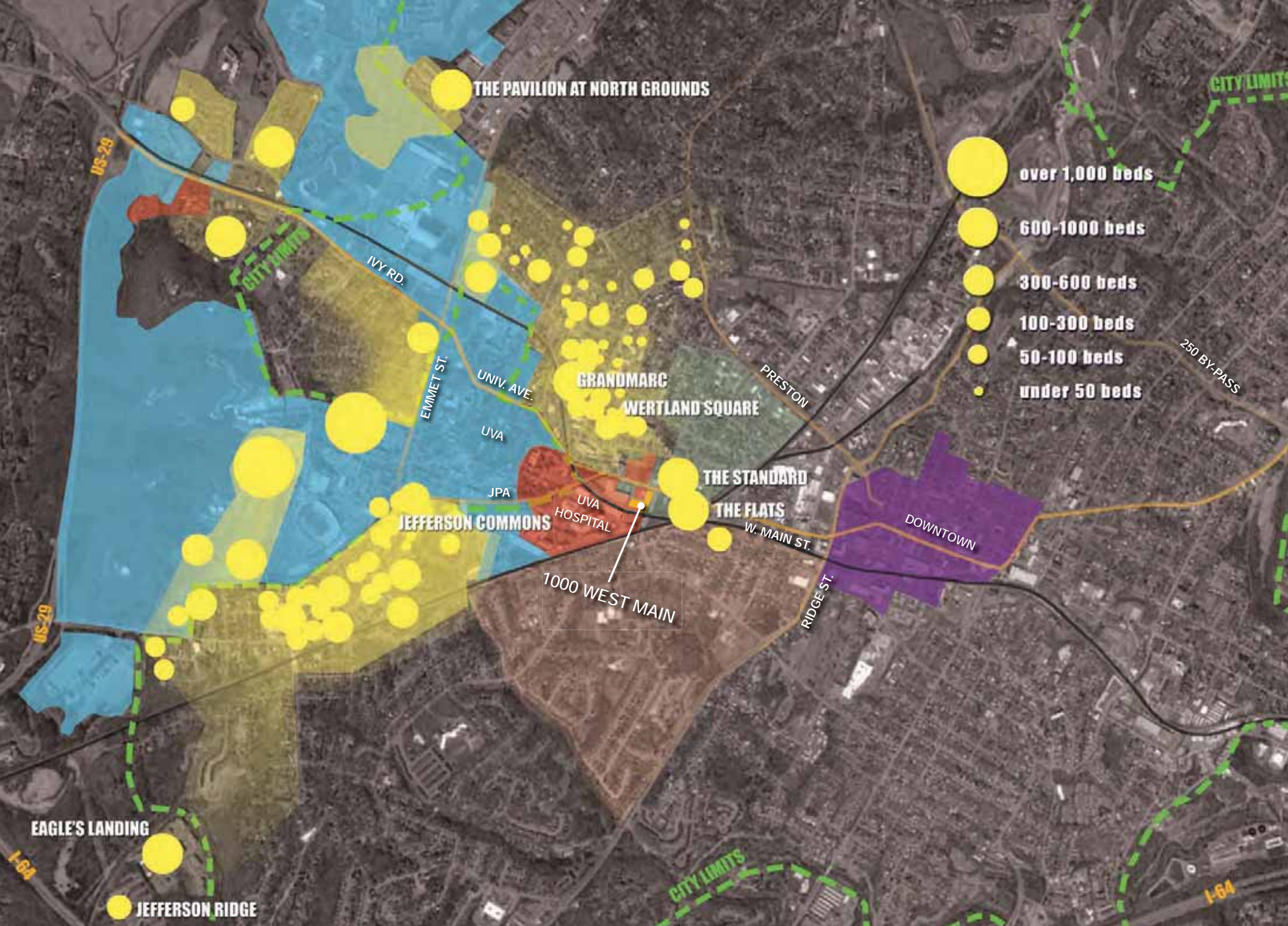
UNIVERSITY HOSPITAL  
& MEDICAL CENTER  
5 MIN. WALK

FIFEVILLE NEIGHBORHOOD

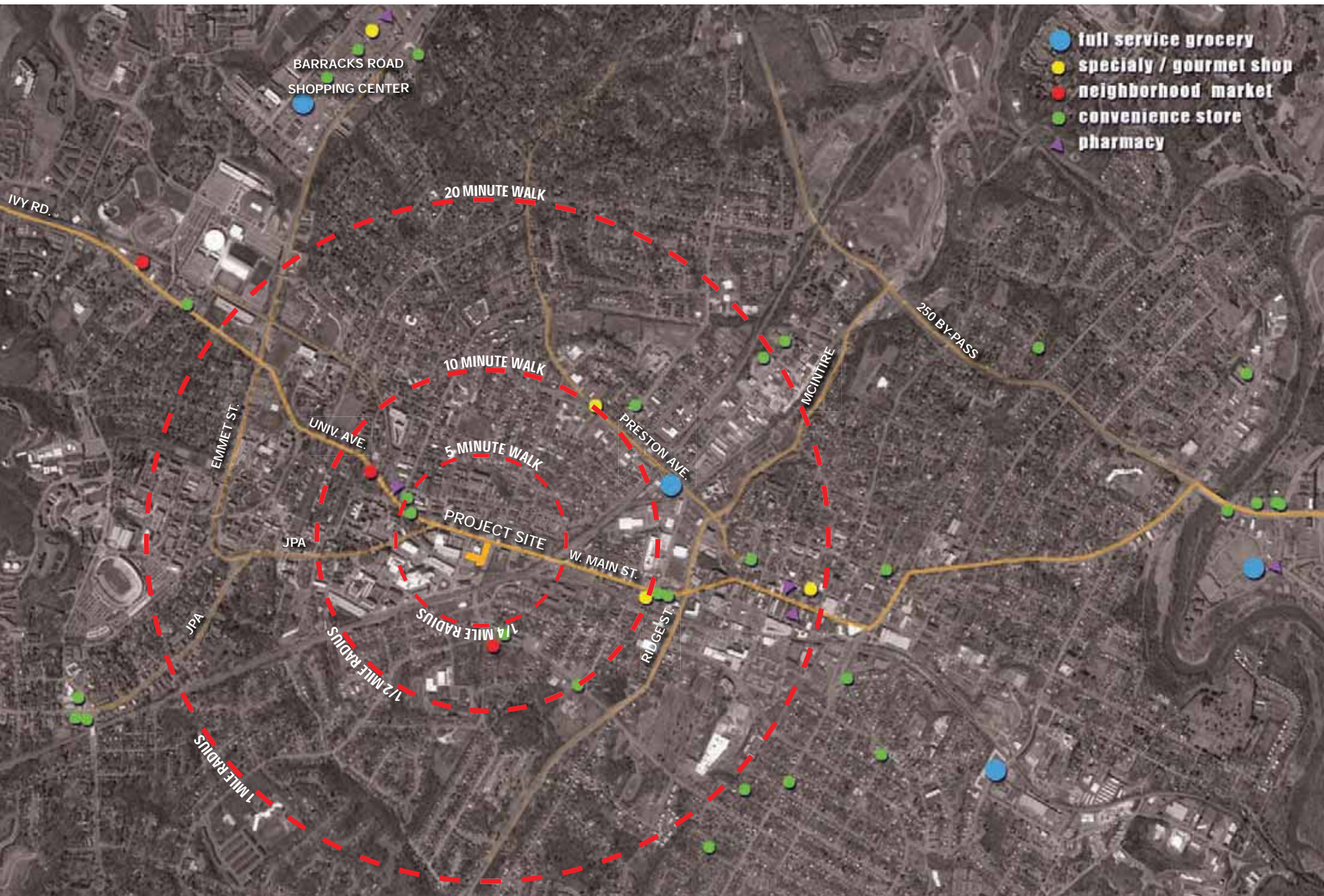












- full service grocery
- specialty / gourmet shop
- neighborhood market
- convenience store
- ▲ pharmacy

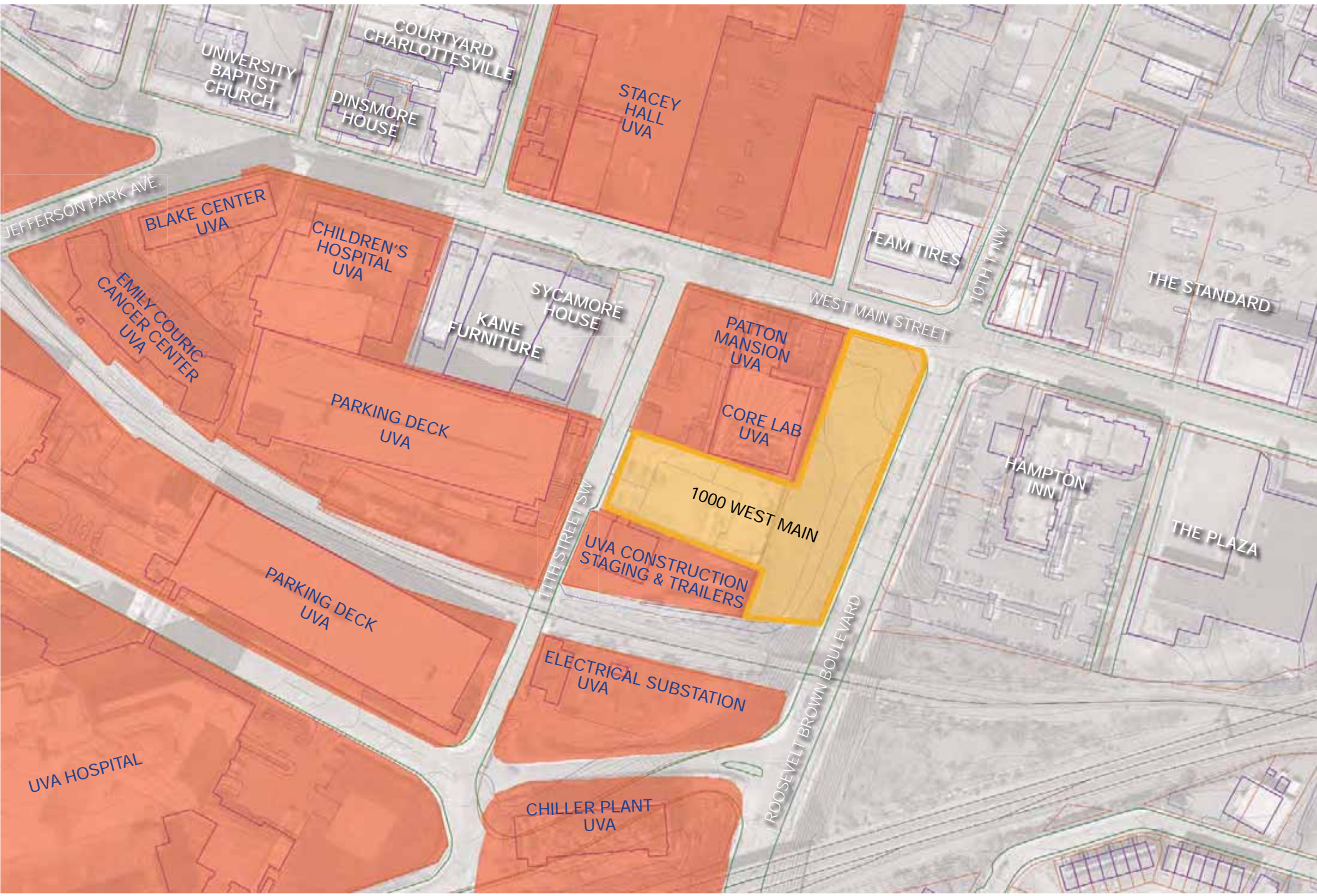
















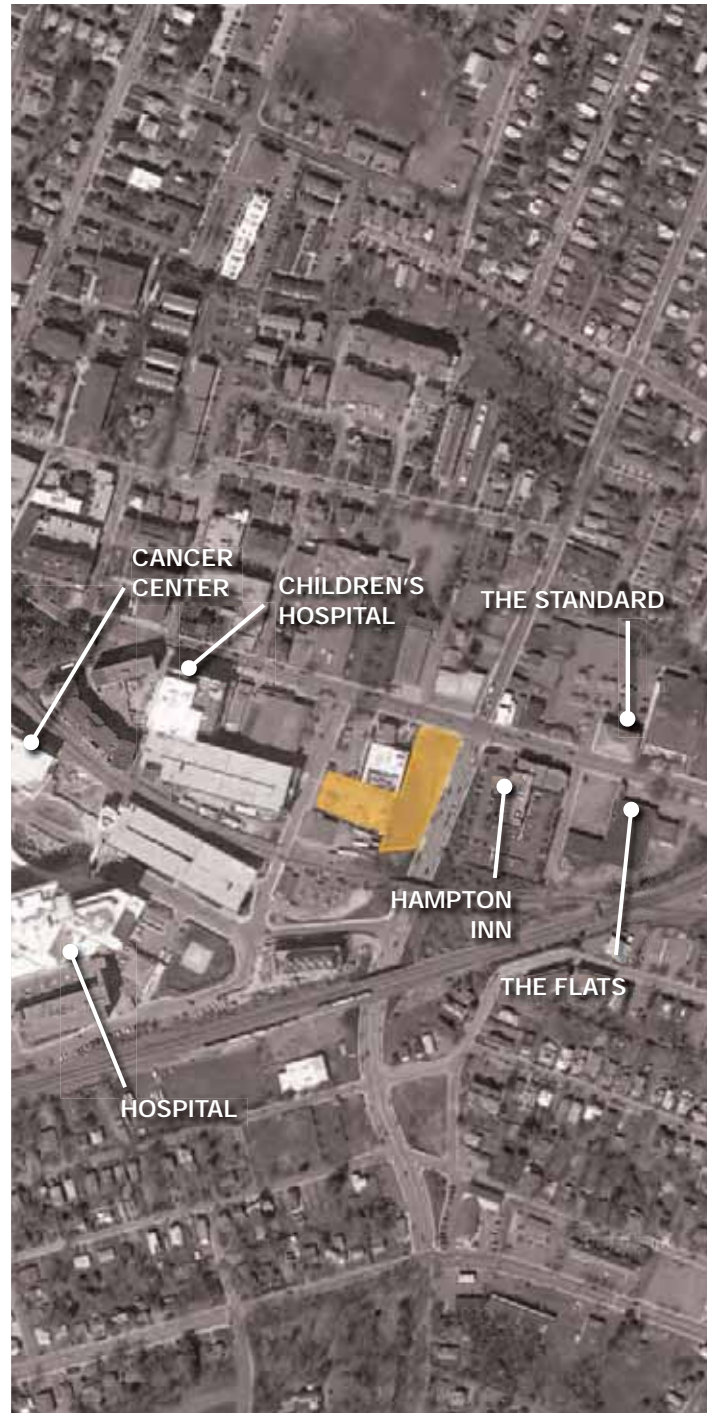
CANCER CENTER



HOSPITAL



CHILDREN'S HOSPITAL



HAMPTON INN



THE STANDARD



THE FLATS





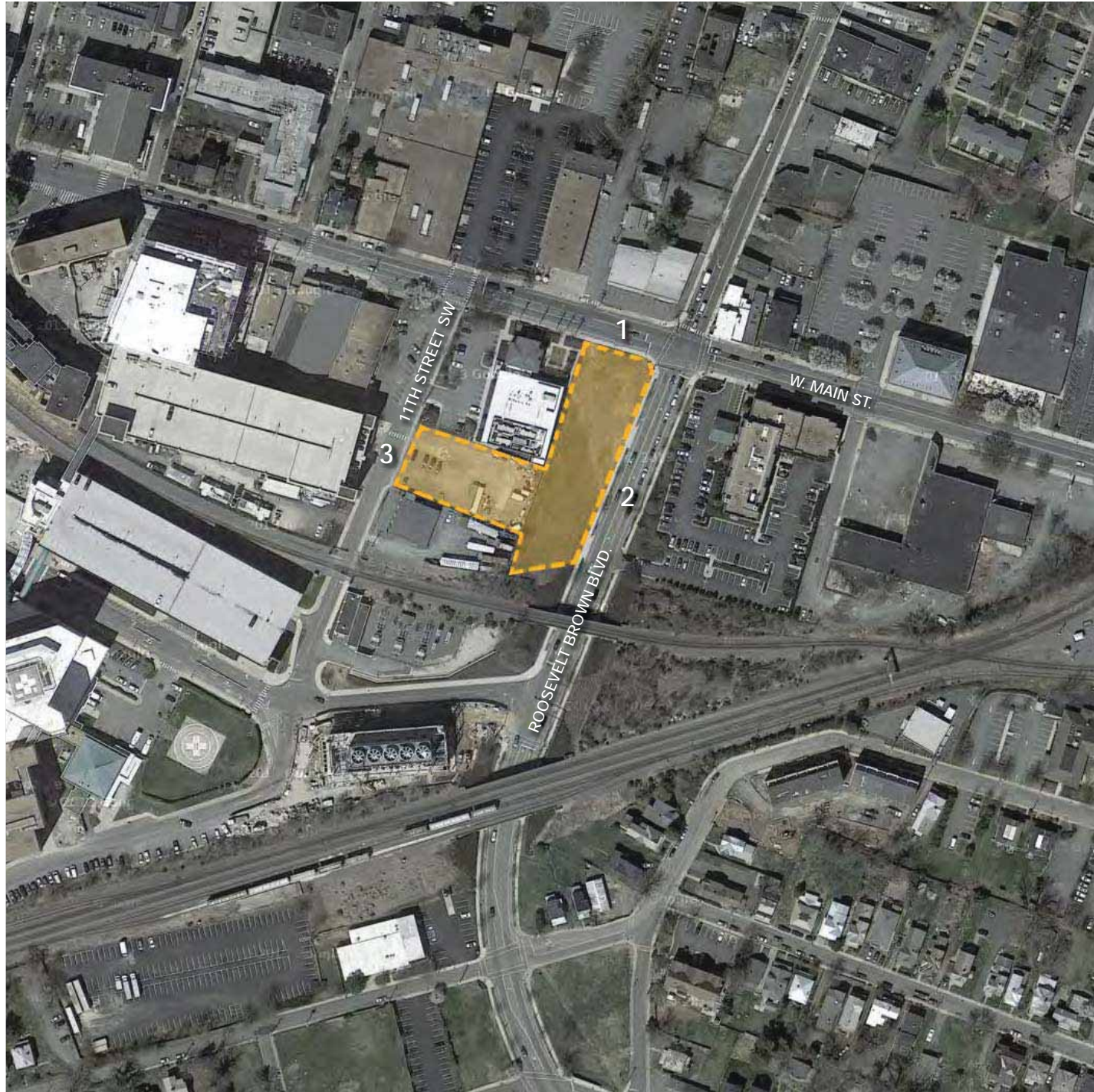
1



2



3





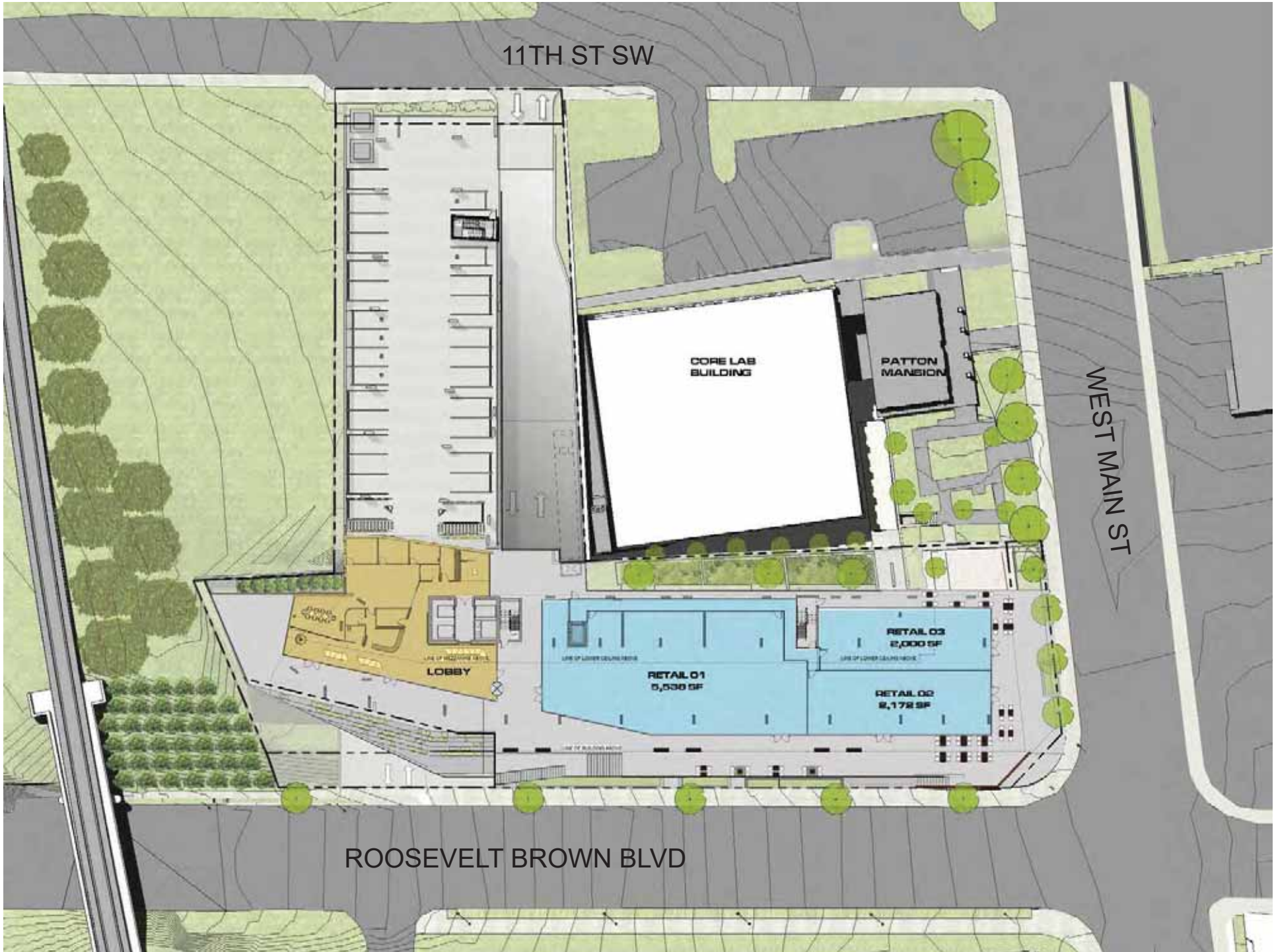
**LEGEND**

W	WATER LINE (EX. / PROP.)	SP	BOUNDARY / RIGHT-OF-WAY LINE
WM	WATER VALVE / METER	IP	IRON PIN FOUND
FW	PIPE HYDRANT	IB	IRON PIN SET
YH	YARD HYDRANT	BL	BENCHMARK
BOA	BLOW-OFF ASSEMBLY	EL	EASEMENT LIMITS
S	SANITARY SEWER LINE (EX. / PROP.)	CL	CENTERLINE
CO	CLEANOUT	CL	CONTOUR LINE (EX. / PROP.)
MH	MANHOLE	ST	± 2.00%
SL	STORM LINE (EX. / PROP.)	EL	SPOT ELEVATION
SI	STORM INLET	HP	HIGH POINT
YD	YARD DRAIN	LP	LOW POINT
DB	DOWNPOUT	DL	DITCH WITH LEAKS
GL	GAS LINE (EX. / PROP.)	DL	DITCH
GM	GAS VALVE / METER	WC	WATER COLUMN
CE	OVERHEAD ELECTRIC (EX. / PROP.)	BM	BENCHMARK
UE	UNDERGROUND ELECTRIC (EX. / PROP.)	CO	VOID STD. CONCRETE CURB
UP	UTILITY POLE	CS	VOID STD. CURB & BUTTER
LP	LIGHT POLE	CR	VOID STD. HANDICAP RAMP
SL	SEW LINE	TC	TERRAZZO PIPE
EM	ELECTRIC METER	DI	DUCTILE IRON PIPE
TR	TRANSFORMER	RC	REINFORCED CONCRETE PIPE
OC	OVERHEAD COMMUNICATIONS (EX. / PROP.)	CM	CONFLATED METAL PIPE
UC	UNDERGROUND COMMUNICATIONS (EX. / PROP.)	PL	POLYETHYLENE PIPE
FW	FRESHWATER LINE (EX. / PROP.)	HVC	HIGH-DENSITY POLYETHYLENE PIPE
CEW	OVERHEAD ELECTRIC AND TELEPHONE (EX. / PROP.)	VC	VITRIFIED CLAY PIPE
CH	CHILLED WATER LINE (EX. / PROP.)	FE	FINISHED FLOOR ELEVATION
CHT	OVERHEAD TELEVISION (EX. / PROP.)	PV	POST INDICATOR VALVE



- SURVEY & TOPOGRAPHY**
1. TOPOGRAPHIC SURVEY PREPARED BY TERRA ENGINEERING AND LAND SOLUTIONS, PC, CHARLOTTEVILLE, VIRGINIA, DECEMBER 12, 2007.
  2. SURVEY DATUM: VERTICAL NAVD 83
  3. BASIS OF BEARINGS: VADP GRID NORTH, VA SOUTH ZONE, NAD 83.
  4. THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION OR EXCAVATION, THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF, OR THE NON-EXISTENCE OF, UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "MISS UTILITY" (1-800-855-7001).
  5. NO TITLE REPORT FURNISHED. OTHER EASEMENTS, ETC. MAY AFFECT PROPERTY.
  6. BENCHMARK: NORTHEAST CORNER OF WEST RAILROAD BRIDGE ABUTMENT, CHISELED 'X' IN CONCRETE. ELEVATION 484.73
  7. POTENTIAL RIGHT-OF-WAY ACQUISITION IS CONTINGENT ON NEGOTIATIONS WITH CSX TRANSPORTATION INC.
  8. PROPERTY LINE LOCATIONS ALONG CSX TRANSPORTATION INC. ARE BASED ON DATA PROVIDED BY CLIENT AND CITY RECORDS AT TIME OF SURVEY. FINAL PROPERTY LINE LOCATIONS CAN BE DETERMINED UPON RECEIPT OF METES AND BOUNDS INFORMATION FROM CSX TRANSPORTATION INC.
  9. REVISIONS MADE ON 05-08-09 ARE FOR INFORMATION PURPOSES ONLY AND IS NOT A RESULT OF RECENT SURVEY DATA.





11TH ST SW

CORE LAB BUILDING

PATTON MANSION

WEST MAIN ST

LOBBY

RETAIL 01  
5,530 SF

RETAIL 03  
2,000 SF

RETAIL 02  
2,172 SF

ROOSEVELT BROWN BLVD



<b>Location</b>	1002 - 1006 WEST MAIN STREET & 118 11TH STREET SW	
<b>Site Area</b>	55,650 Square Feet	1.277 Acres
<b>Zoning</b>	Existing: WMS (West Main Street South)	Proposed: WMS
<b>Use</b>	Existing: Vacant Commercial	Proposed: Mixed-use Residential/Commercial
<b>Height</b>	Allowable: 70 Feet + Appurtenance 101 Feet + Appurtenance with SUP (117' max)	Proposed: 101' (Podium + 10 stories) + Appurtenance
<b>Density</b>	Allowable: 43 DUA 240 DUA with SUP	Proposed: 193 DUA +/-
<b>Tax Map</b>	10-68 & 10-70	

FLOOR / LEVEL	BUILDING AREA * (+/-)	COMMERCIAL AREA * (+/-)	UNIT TYPES	4 BEDROOMS			3 BEDROOMS		2 BEDROOMS			1 BEDROOMS		TOTAL UNITS PER FLOOR			
				4X4	4X4 EH	4x4 LOFT	4X4 IS STRETCH	4X2 EXTENDED	4X4 CORNER	3X3	3X3 STRETCH	2X2	2X2 EH		2X2 HYBRID	1X1	STUDIO
				1,229 sf +/-	1,360 sf +/-	1,352 sf +/-	1,662 sf +/-	1,108 sf +/-	1,363 sf +/-	979 sf +/-	1,314 sf +/-	740 sf +/-	710 sf +/-	876 sf +/-	475 sf +/-	360 sf +/-	
Level 11 Loft	6,407																
Level 10 (Roof)	10,116			0	0	5	0	0	0	0	0	0	0	0	0	0	5
Level 9	28,797			5	0	0	0	5	1	2	0	3	1	1	1	9	28
Level 8	28,796			5	0	0	0	5	1	2	0	3	1	1	1	9	28
Level 7	28,797			5	0	0	0	5	1	2	0	4	1	1	1	7	27
Level 6	26,352			5	0	0	0	3	1	1	0	4	1	2	1	7	25
Level 5	34,864			2	1	0	4	5	1	1	1	4	1	1	1	7	29
Level 4	31,482			4	1	0	2	5	1	1	1	3	1	1	1	7	28
Level 3	32,212			4	1	1	2	4	1	1	1	3	1	2	1	7	29
Level 2	24,469			1	1	0	4	6	0	1	1	3	1	0	2	6	26
Mezzanine Level	14,434			1	0	1	0	6	0	1	0	3	1	0	1	7	21
Level 1 (Ground Floor)	29,152	10,684															0
Parking 2	47,062	846															0
Parking 1	45,996	752															0
Total GSF	388,936	12,282															
			including parking & commercial areas														
			including back of house														
			Unit Total (per unit type)	32	4	7	12	44	7	12	4	30	9	9	10	66	246 UNITS +/- 644 BEDS +/-
			Total Beds (per unit type)				106			16		48		10	66		
			% of total units (per unit type)				43.1%			6.5%		19.5%		4.1%	26.8%		
			% of total units				49.6%					50.4%					

\* All quantities, areas, and dimensions are approximate and subject to change as the project is refined and further input is received from city planning staff.



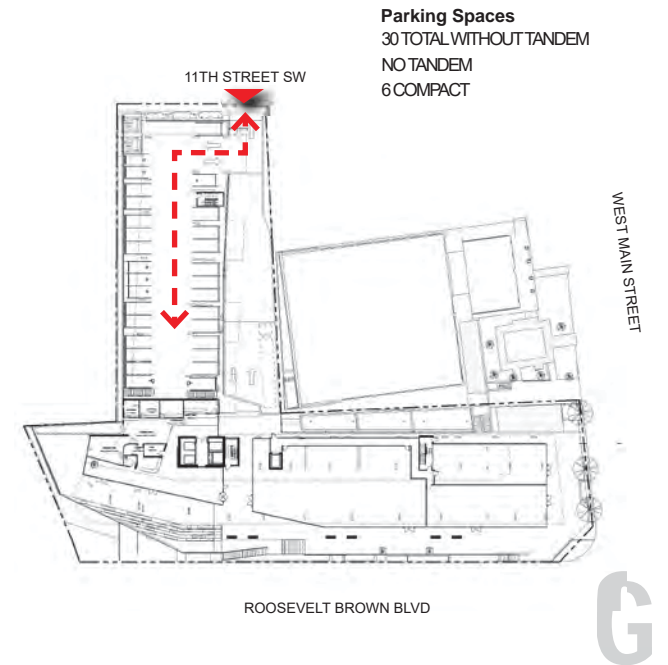
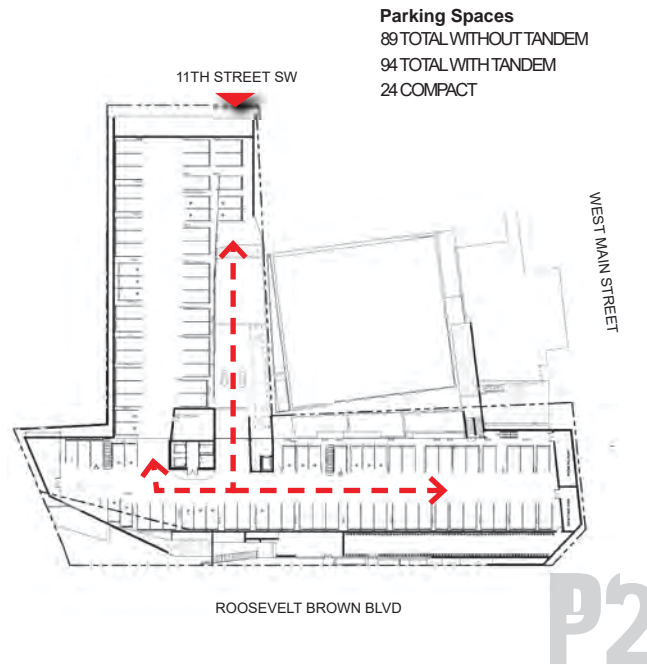
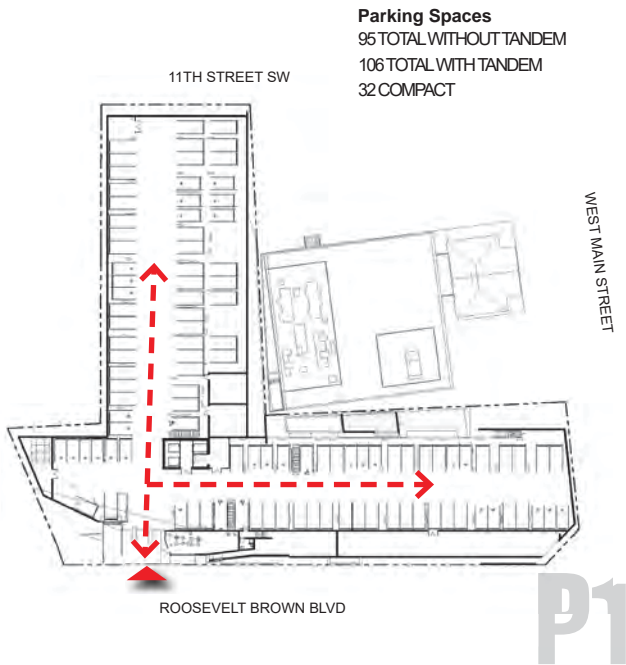
Required Parking (Parking Modified Zone)	
Residential (1 space / unit)	246
Commercial (50% of required)	19
<b>Total</b>	<b>265 Spaces</b>

Allowable Reductions (20% max)	
Commercial within 300' of bus stop	-2
Residential within 300' of bus stop	-2
Secure Bike Storage (205 spaces)	-41
Shower / Locker Room	-2
Van Spaces (2 spaces)	-6
<b>Total Reductions per WMS district</b>	<b>--53</b>

Parking Req'd After Reductions 212 spaces	
Parking Provided	214 spaces
Required Contribution	0 spaces
Actual Provided	230 spaces
	(including tandem)

Parking Ratio	0.93 Spaces / Unit
	0.36 Spaces / Bed

Floors	
Ground	13,099 GSF
Parking 2	46,216 GSF
Parking 1	45,244 GSF
	<b>104,559 GSF</b>



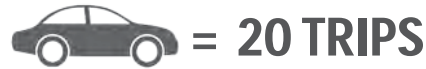
\* All quantities, areas, and dimensions are approximate and subject to change as the project is refined and further input is received from city planning staff.



**SPECIAL USE PERMIT:  
MIXED USE RESIDENTIAL**

240 UNITS  
9,340 SQ FT COMMERCIAL

**AVERAGE DAILY TRIPS**



**BY - RIGHT:  
MIXED USE COMMERCIAL**

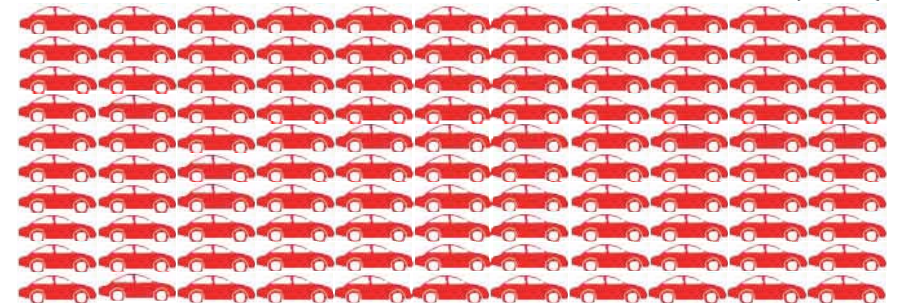
54 UNITS  
272,371 SQ FT GENERAL OFFICE



**AVERAGE DAILY TRIPS (236)**



**AVERAGE DAILY TRIPS (2,199)**



**TRIP GENERATION - MIXED-USE SUP DEVELOPMENT**

Baseline Trip Generation for 1000 West Main										
LAND USE	ITE CODE	AMOUNT	UNITS	ADT	WEEKDAY					
					AM PEAK HOUR			PM PEAK HOUR		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Mid Rise Apartment	223	246	Apartments	--	23	51	74	56	40	96
Specialty Retail Center	826	10,300	SF	456	--	--	--	12	16	28
<b>TOTAL</b>					<b>23</b>	<b>51</b>	<b>74</b>	<b>68</b>	<b>56</b>	<b>124</b>

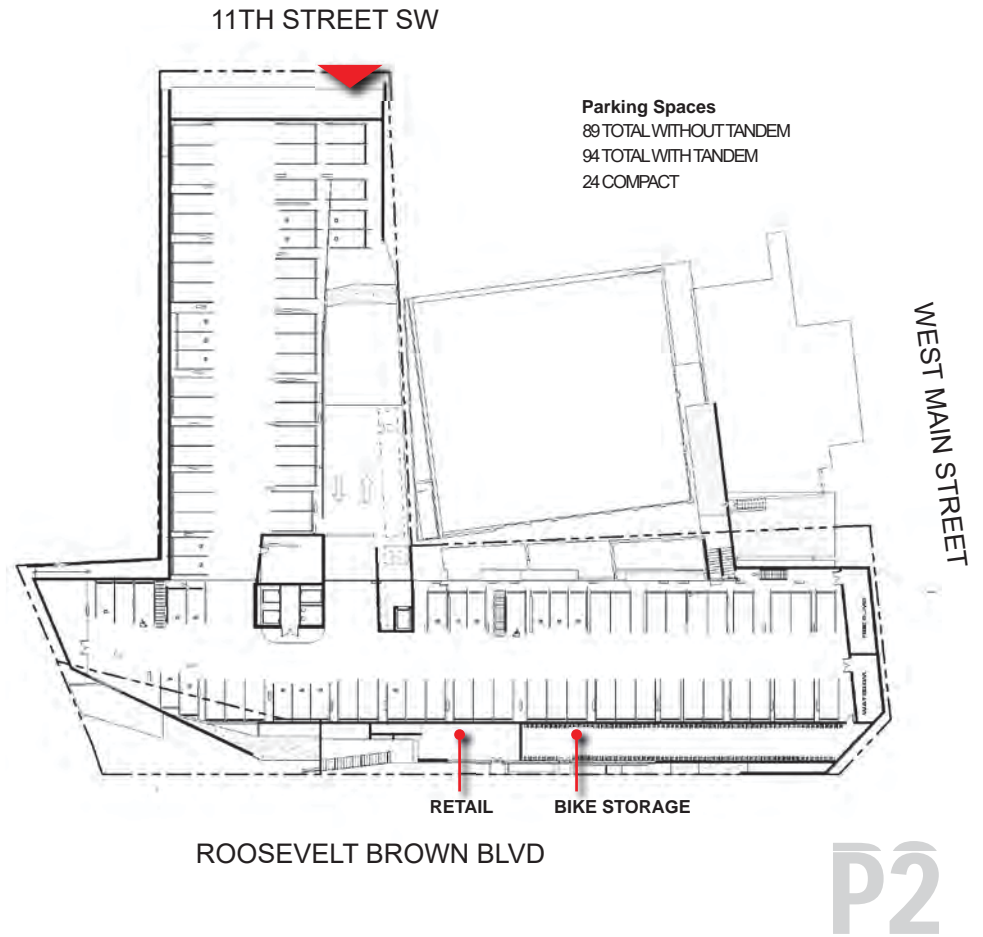
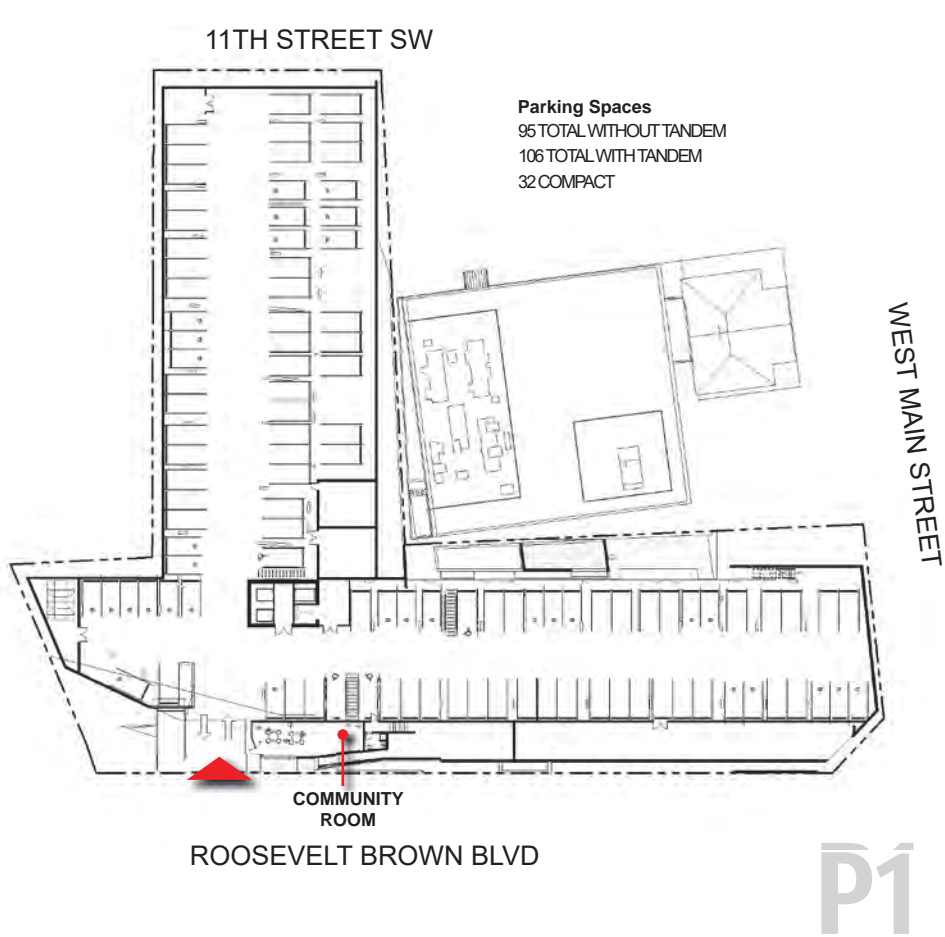
Trip Generation for 1000 West Main with 30% Reduction (per CA provided documents)										
LAND USE	ITE CODE	AMOUNT	UNITS	ADT	WEEKDAY					
					AM PEAK HOUR			PM PEAK HOUR		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Mid Rise Apartment	223	246	Apartments	--	16	36	52	39	28	67
Specialty Retail Center	826	10,300	SF	320	--	--	--	9	11	20
<b>TOTAL</b>					<b>16</b>	<b>36</b>	<b>52</b>	<b>48</b>	<b>39</b>	<b>87</b>

Trip Generation for 1000 West Main with City Provided Reductions										
LAND USE	ITE CODE	AMOUNT	UNITS	ADT	WEEKDAY					
					AM PEAK HOUR			PM PEAK HOUR		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Mid Rise Apartment	223	246	Apartments	--	23	51	74	56	40	96
Specialty Retail Center	826	10,300	SF	456	--	--	--	12	16	28
<b>TOTAL</b>				<b>456</b>	<b>23</b>	<b>51</b>	<b>74</b>	<b>68</b>	<b>56</b>	<b>124</b>
Pass-by Trips - Shopping Center - 34%				155	--	--	--	4	5	9
Total Primary Trips				301	23	51	74	64	51	114
Internal Capture - 8%				24	2	4	6	5	4	9
Total External Trips				277	21	47	68	59	47	105
Pedestrian/Bicycle/Transit Adjustment - 15%				42	3	7	10	9	7	16
<b>TOTAL</b>				<b>236</b>	<b>18</b>	<b>40</b>	<b>58</b>	<b>50</b>	<b>40</b>	<b>89</b>

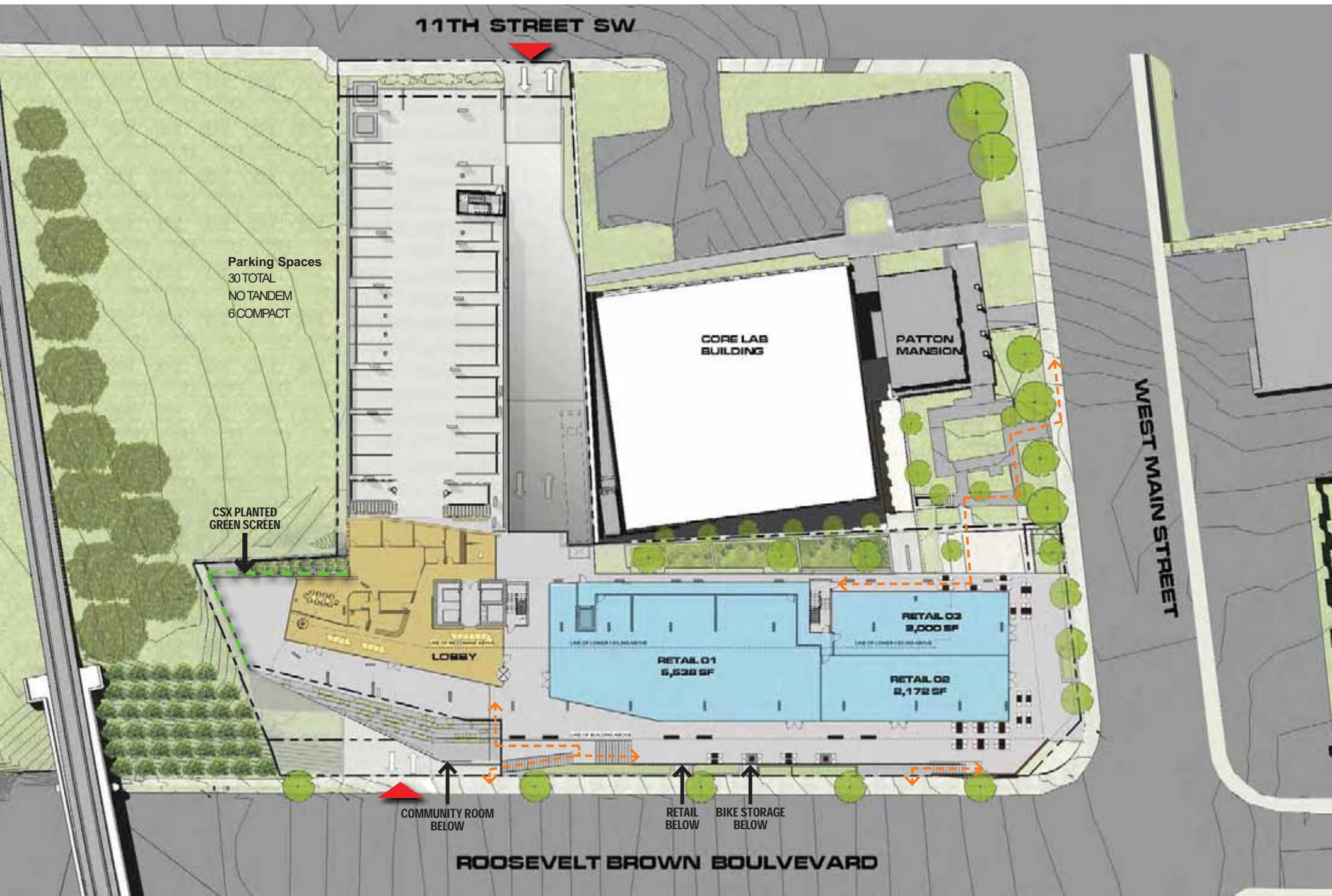
**TRIP GENERATION - MIXED-USE BY-RIGHT DEVELOPMENT**

LAND USE	ITE CODE	AMOUNT	UNITS	ADT	WEEKDAY					
					AM PEAK HOUR			PM PEAK HOUR		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Mid Rise Apartment	223	54	Apartments	--	5	11	16	12	9	21
General Office	710	272,371	SF (GFA)	2,811	375	51	427	65	318	384
<b>TOTAL</b>				<b>2,811</b>	<b>380</b>	<b>62</b>	<b>443</b>	<b>77</b>	<b>327</b>	<b>405</b>
Pass-by Trips - Shopping Center - 34%				0	0	0	0	0	0	0
Total Primary Trips				2,811	380	62	443	77	327	405
Internal Capture - 8%				225	0	1	1	1	1	2
Total External Trips				2,587	380	61	441	76	326	403
Pedestrian/Bicycle/Transit Adjustment - 15%				388	57	9	66	11	49	60
<b>TOTAL</b>				<b>2,199</b>	<b>323</b>	<b>52</b>	<b>375</b>	<b>65</b>	<b>277</b>	<b>342</b>









11TH STREET SW

Parking Spaces  
30 TOTAL  
NO TANDEM  
6 COMPACT

CSX PLANTED  
GREEN SCREEN

CORE LAB  
BUILDING

PATTON  
MANSION

LOBBY

RETAIL 01  
5,538 SF

RETAIL 03  
2,000 SF

RETAIL 02  
2,172 SF

COMMUNITY ROOM  
BELOW

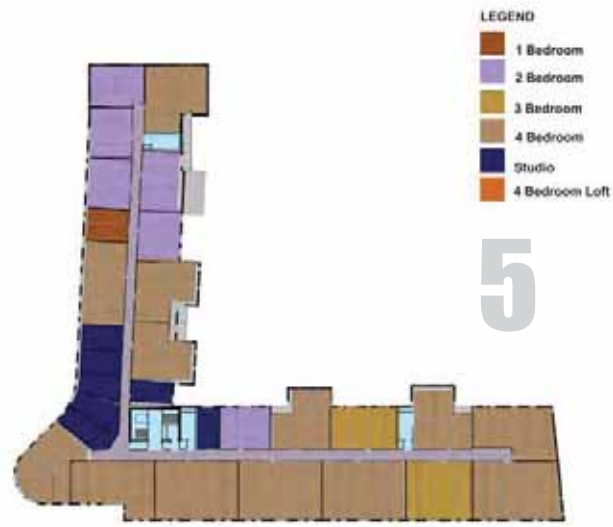
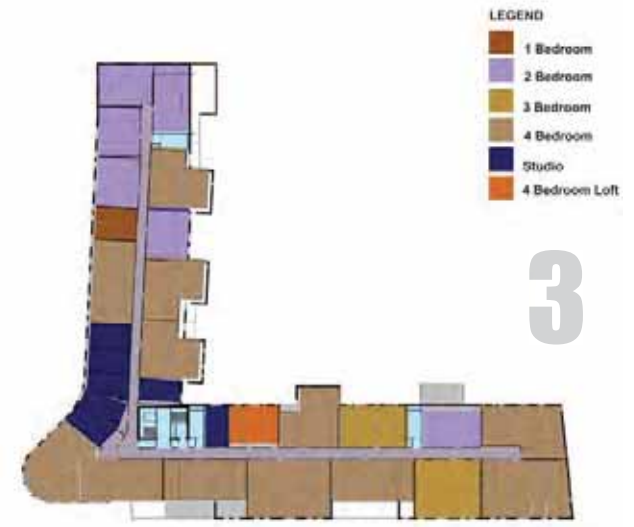
RETAIL  
BELOW

BIKE STORAGE  
BELOW

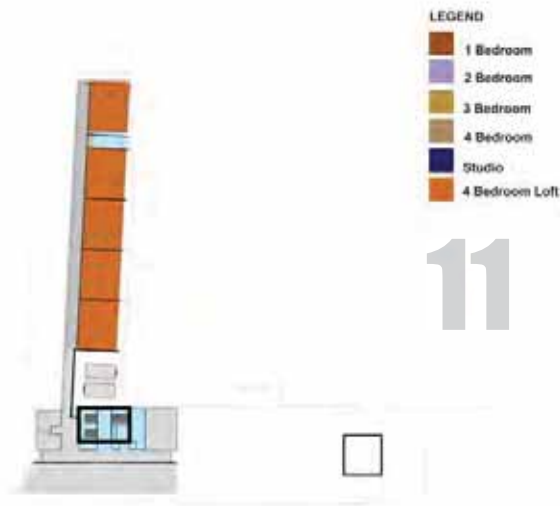
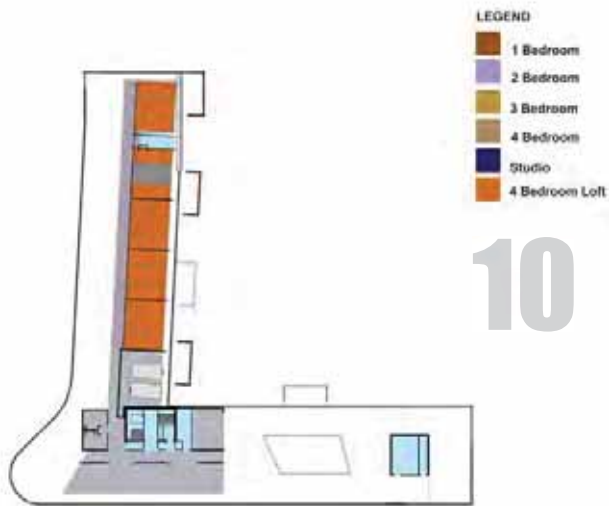
ROOSEVELT BROWN BOULEVARD

WEST MAIN STREET





















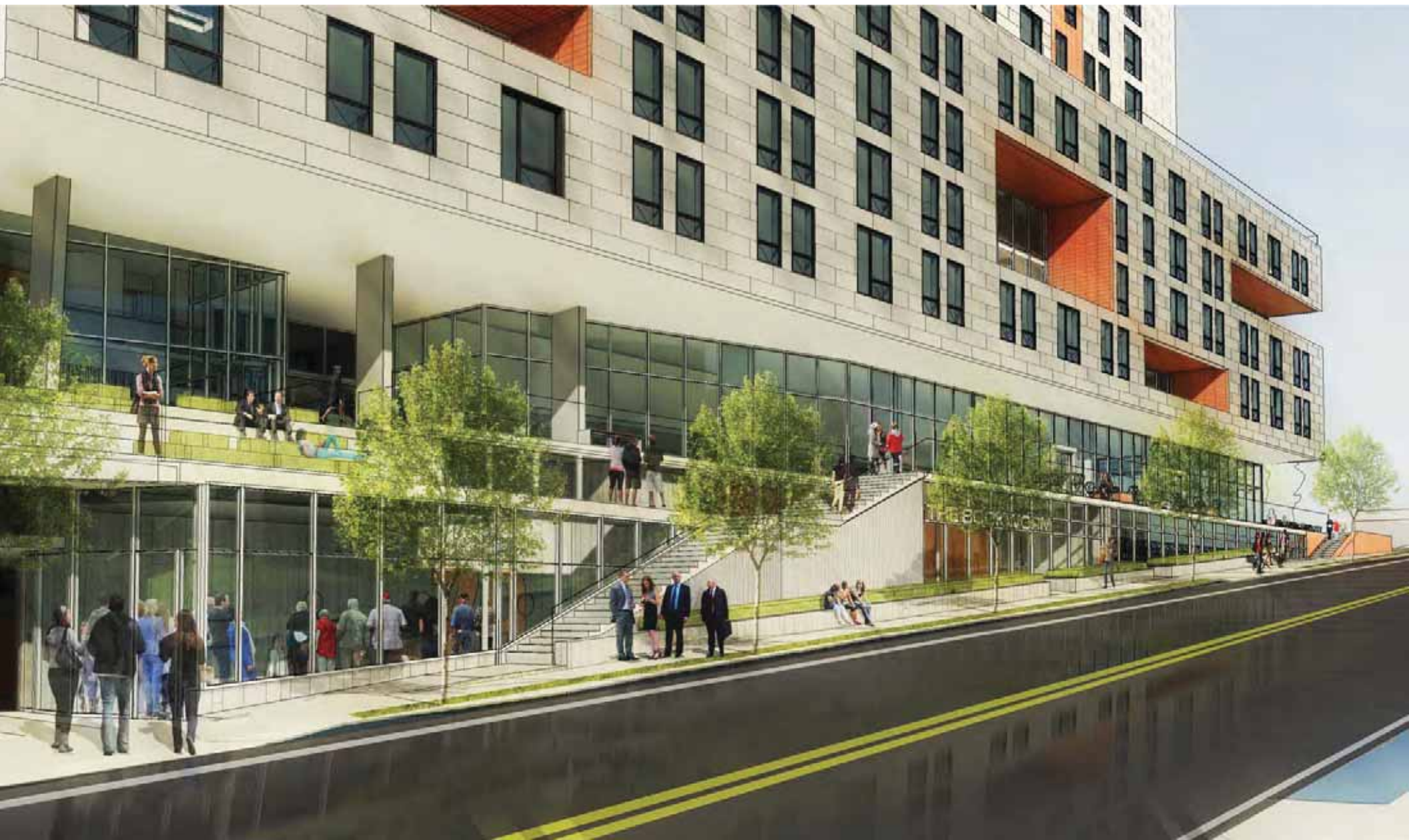








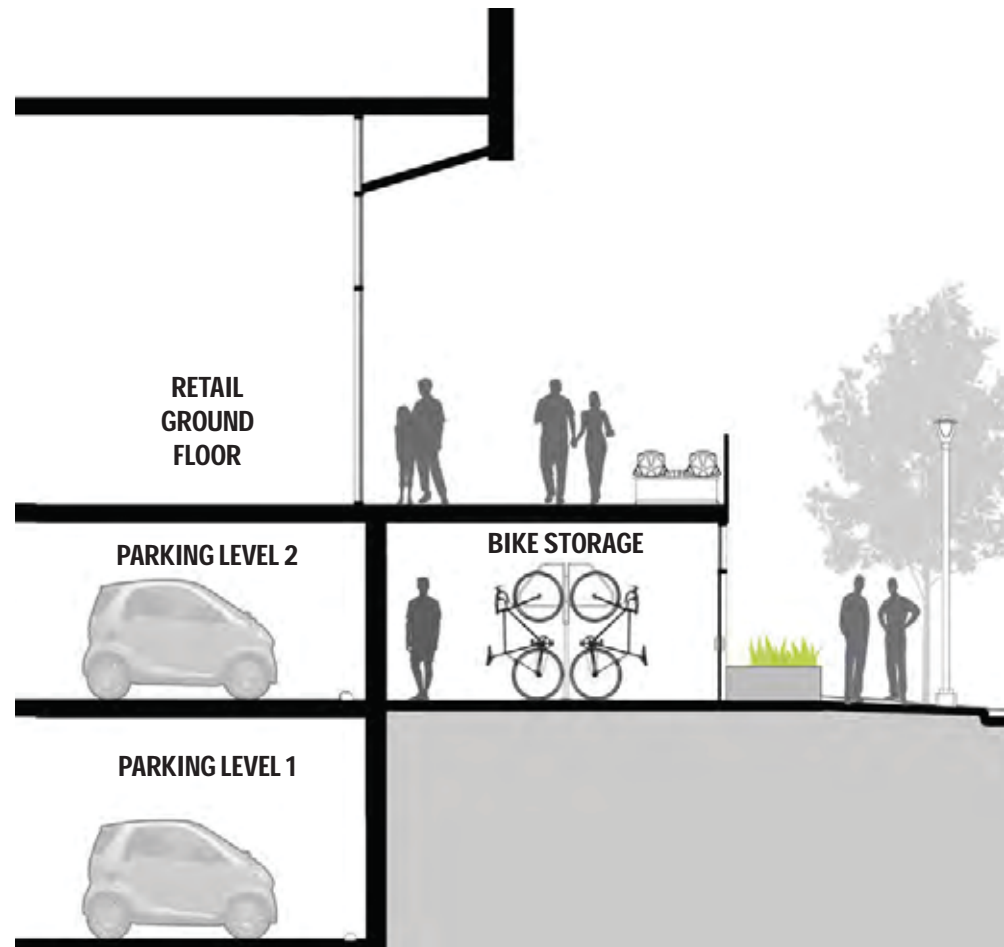
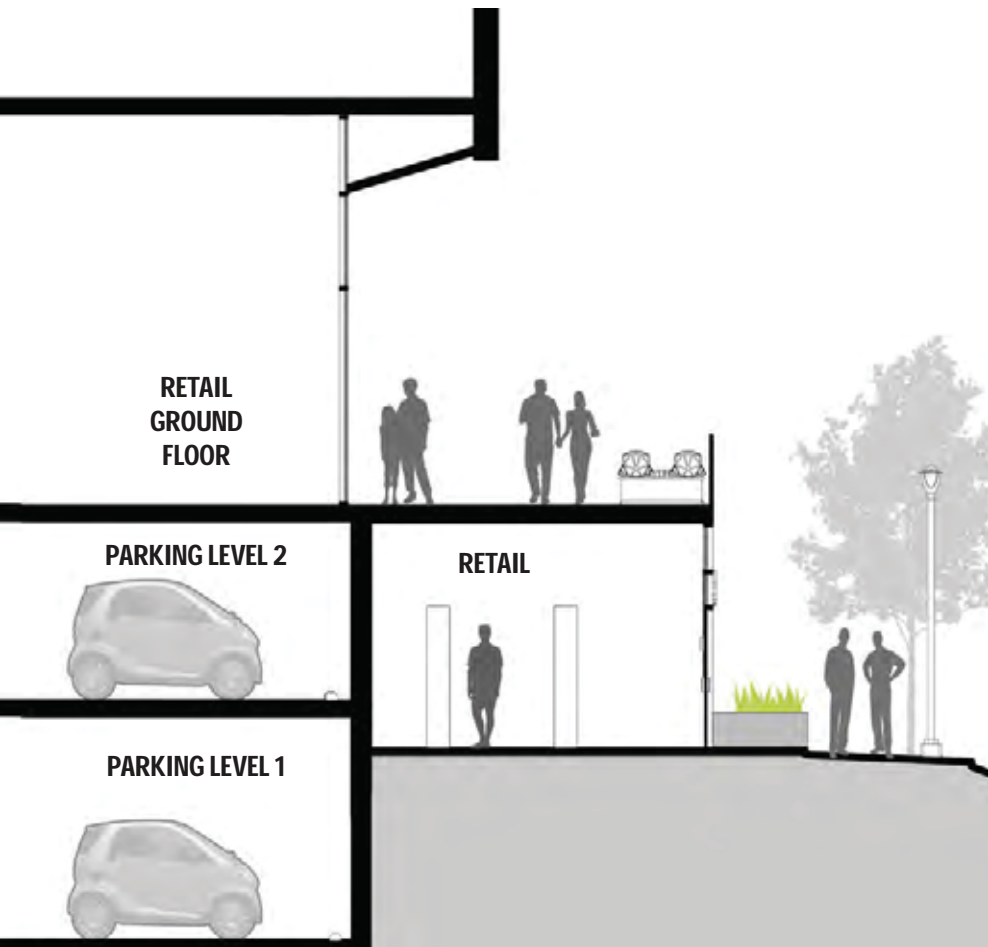




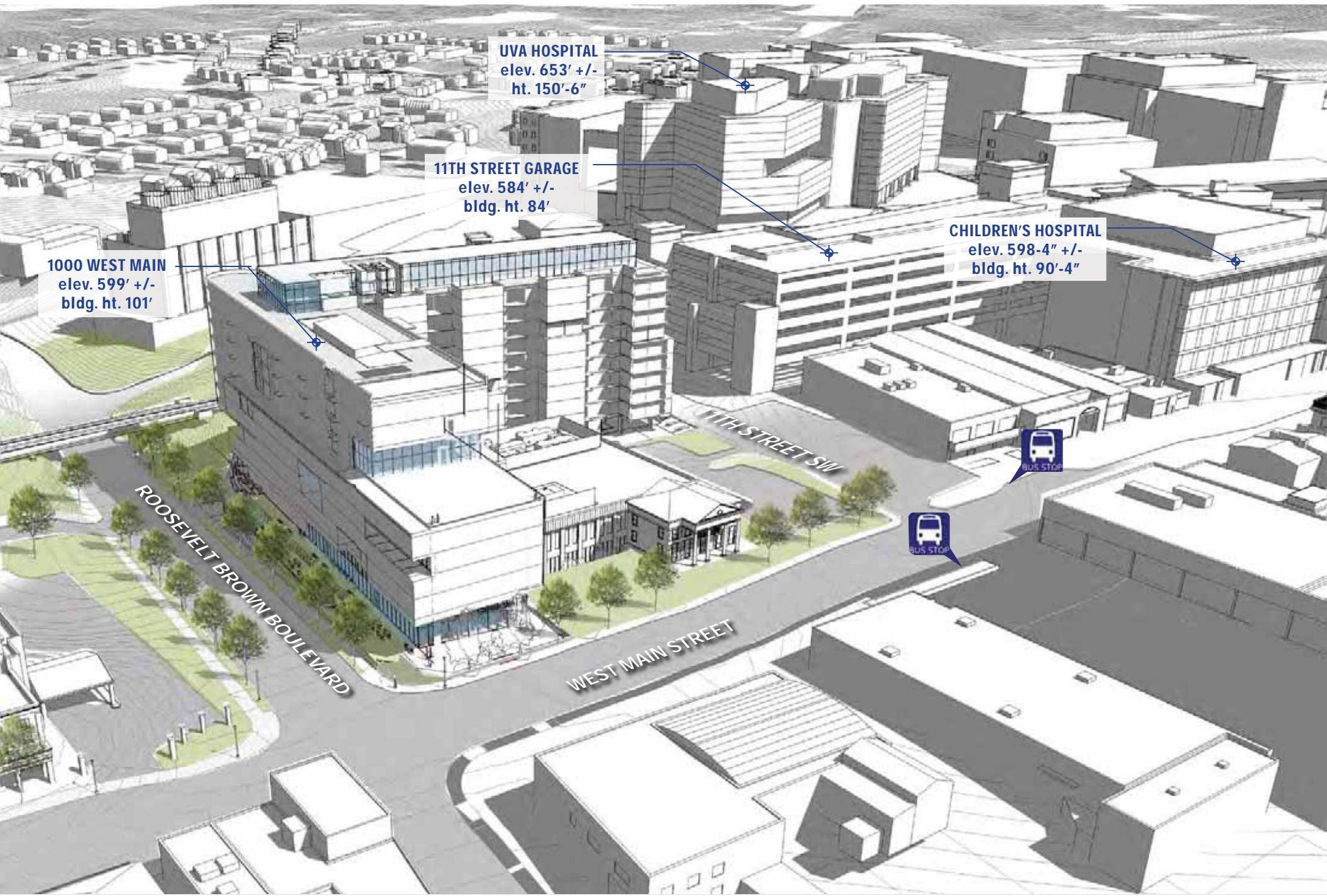












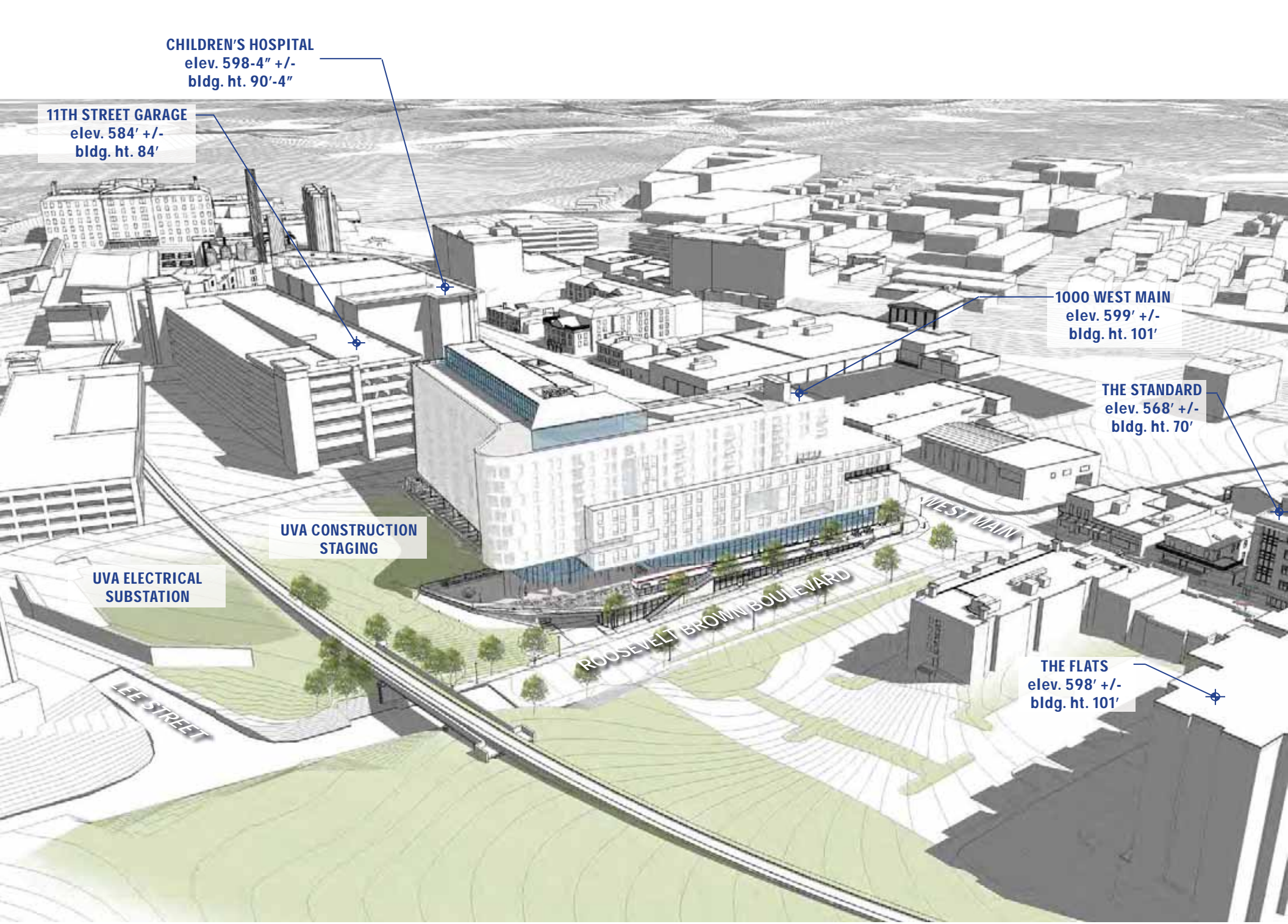
UVA HOSPITAL  
elev. 653' +/-  
ht. 150'-6"

11TH STREET GARAGE  
elev. 584' +/-  
bldg. ht. 84'

CHILDREN'S HOSPITAL  
elev. 598-4" +/-  
bldg. ht. 90'-4"

1000 WEST MAIN  
elev. 599' +/-  
bldg. ht. 101'





**CHILDREN'S HOSPITAL**  
elev. 598-4" +/-  
bldg. ht. 90'-4"

**11TH STREET GARAGE**  
elev. 584' +/-  
bldg. ht. 84'

**1000 WEST MAIN**  
elev. 599' +/-  
bldg. ht. 101'

**THE STANDARD**  
elev. 568' +/-  
bldg. ht. 70'

**UVA CONSTRUCTION STAGING**

**UVA ELECTRICAL SUBSTATION**

**THE FLATS**  
elev. 598' +/-  
bldg. ht. 101'





ROOSEVELT BROWN BLVD ELEVATION





WEST MAIN STREET ELEVATION





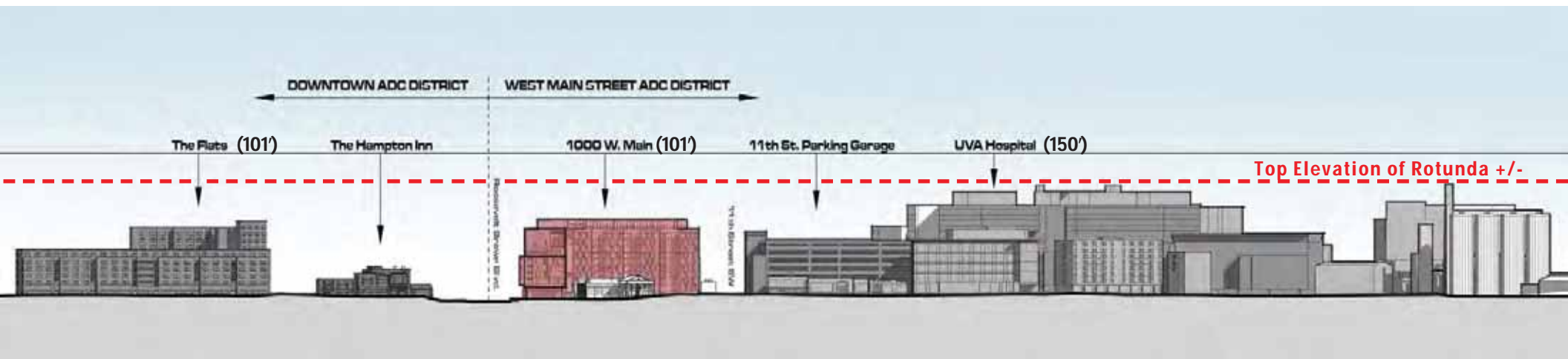
11TH STREET SW ELEVATION





SOUTH ELEVATION







TYPICAL STUDIO

TYPICAL 1 BEDROOM

TYPICAL 2 BEDROOM





TYPICAL 3 BEDROOM

4 BEDROOM 2 BATH IN-SUITE







4 BEDROOM 2 BATH

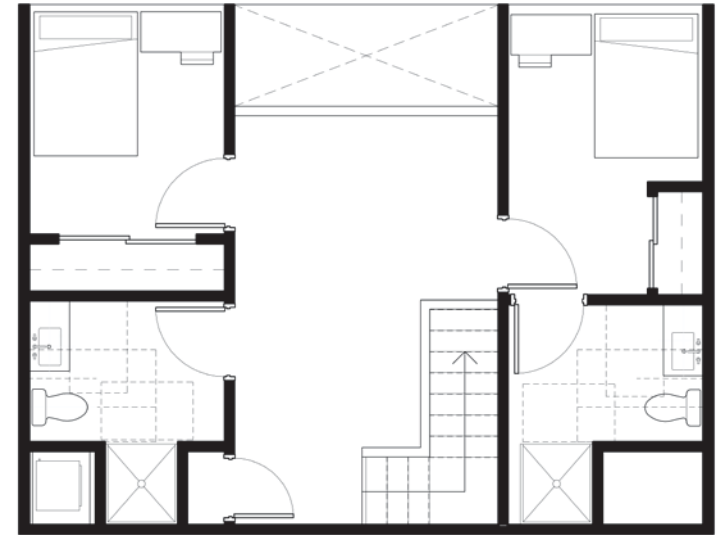
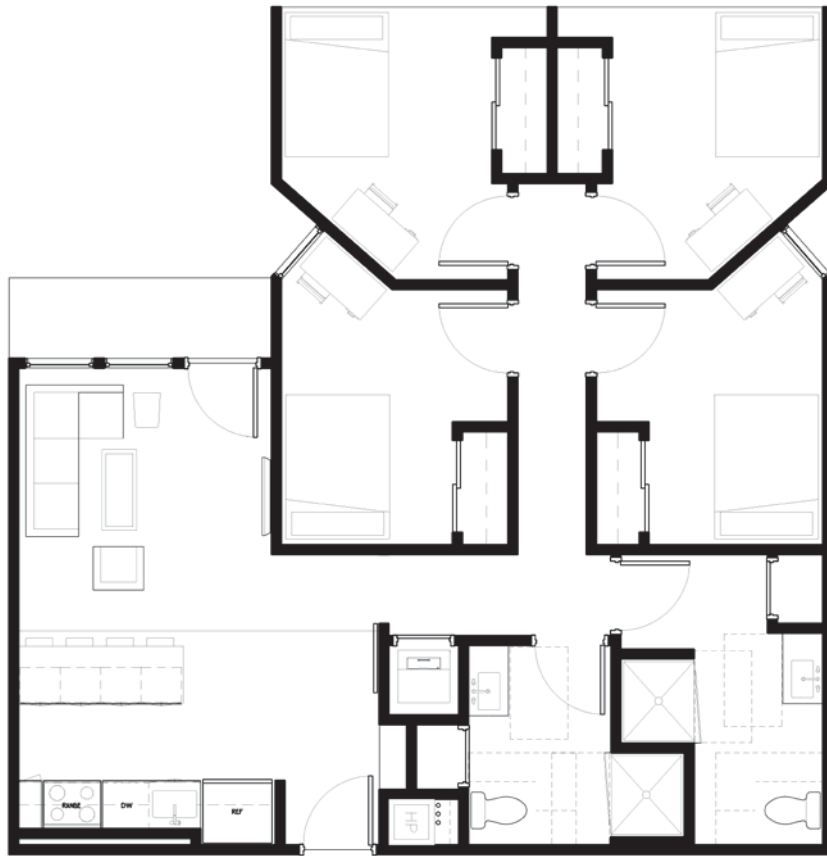
4 BEDROOM 4 BATH (A)





4 BEDROOM 2 BATH (B)

4 BEDROOM LOFT



UPPER LEVEL

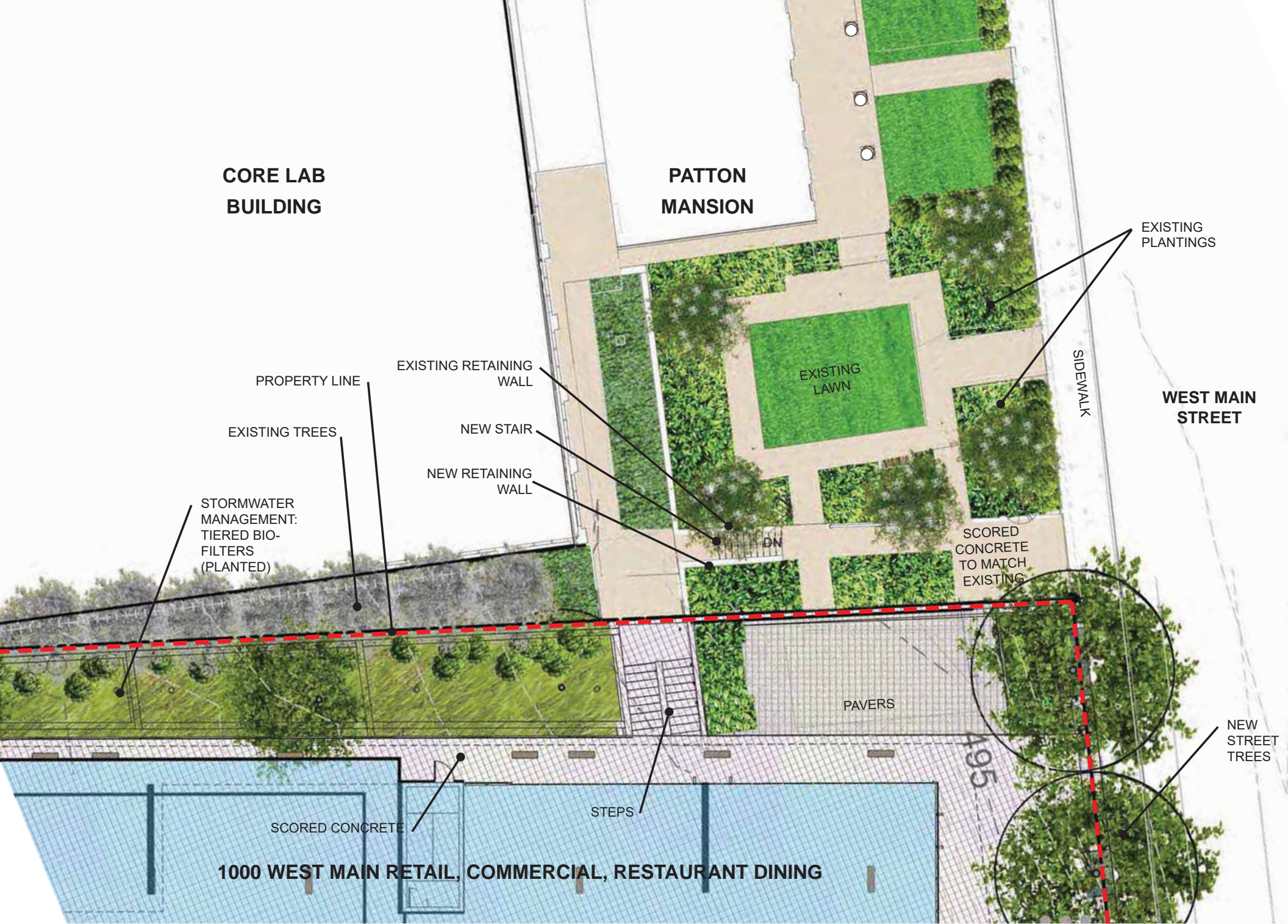


LOWER LEVEL









**CORE LAB  
BUILDING**

**PATTON  
MANSION**

EXISTING  
PLANTINGS

SIDEWALK

**WEST MAIN  
STREET**

EXISTING  
LAWN

EXISTING RETAINING  
WALL

PROPERTY LINE

EXISTING TREES

NEW STAIR

NEW RETAINING  
WALL

STORMWATER  
MANAGEMENT:  
TIERED BIO-  
FILTERS  
(PLANTED)

SCORED  
CONCRETE  
TO MATCH  
EXISTING

PAVERS

NEW  
STREET  
TREES

STEPS

SCORED CONCRETE

**1000 WEST MAIN RETAIL, COMMERCIAL, RESTAURANT DINING**



**1000 WEST MAIN RETAIL, COMMERCIAL, RESTAURANT DINING**

PEDESTRIAN PROMENADE

SCORED CONCRETE

SIDEWALK

PAVERS

PROPERTY LINE

SCORED CONCRETE

BIKE  
STORAGE  
ENTRANCE

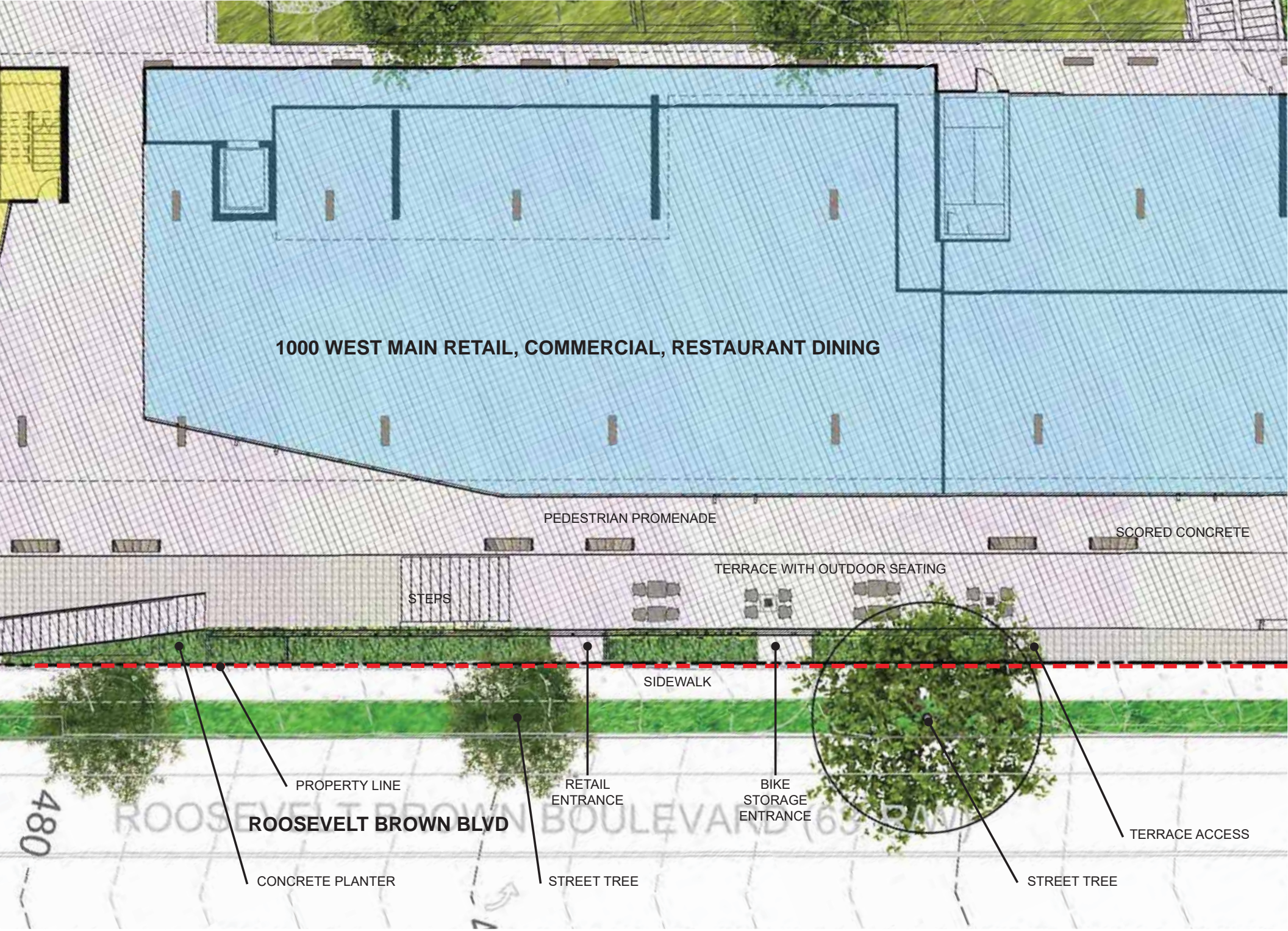
**ROOSEVELT BROWN BLVD**

CONCRETE PLANTER

STREET TREE



**1000 WEST MAIN RETAIL, COMMERCIAL, RESTAURANT DINING**



PEDESTRIAN PROMENADE

SCORED CONCRETE

TERRACE WITH OUTDOOR SEATING

STEPS

SIDEWALK

PROPERTY LINE

**ROOSEVELT BROWN BLVD**

RETAIL ENTRANCE

BIKE STORAGE ENTRANCE

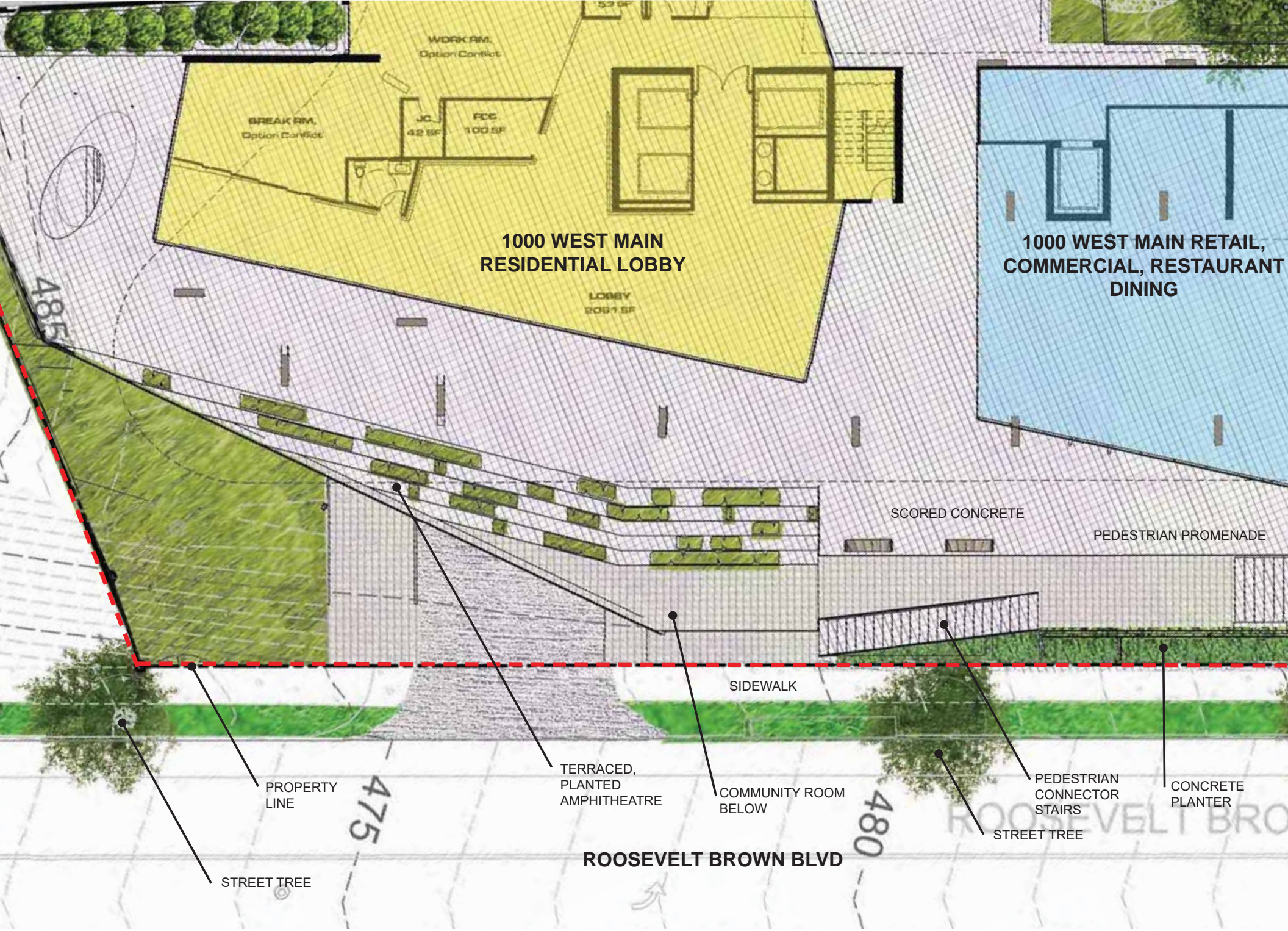
TERRACE ACCESS

CONCRETE PLANTER

STREET TREE

STREET TREE





WORK RM.  
Option Conflict

BREAK RM.  
Option Conflict

JC  
42 SF

FCS  
100 SF

LOBBY  
2097 SF

1000 WEST MAIN RETAIL,  
COMMERCIAL, RESTAURANT  
DINING

1000 WEST MAIN  
RESIDENTIAL LOBBY

SCORED CONCRETE

PEDESTRIAN PROMENADE

SIDEWALK

TERRACED,  
PLANTED  
AMPHITHEATRE

COMMUNITY ROOM  
BELOW

PEDESTRIAN  
CONNECTOR  
STAIRS

CONCRETE  
PLANTER

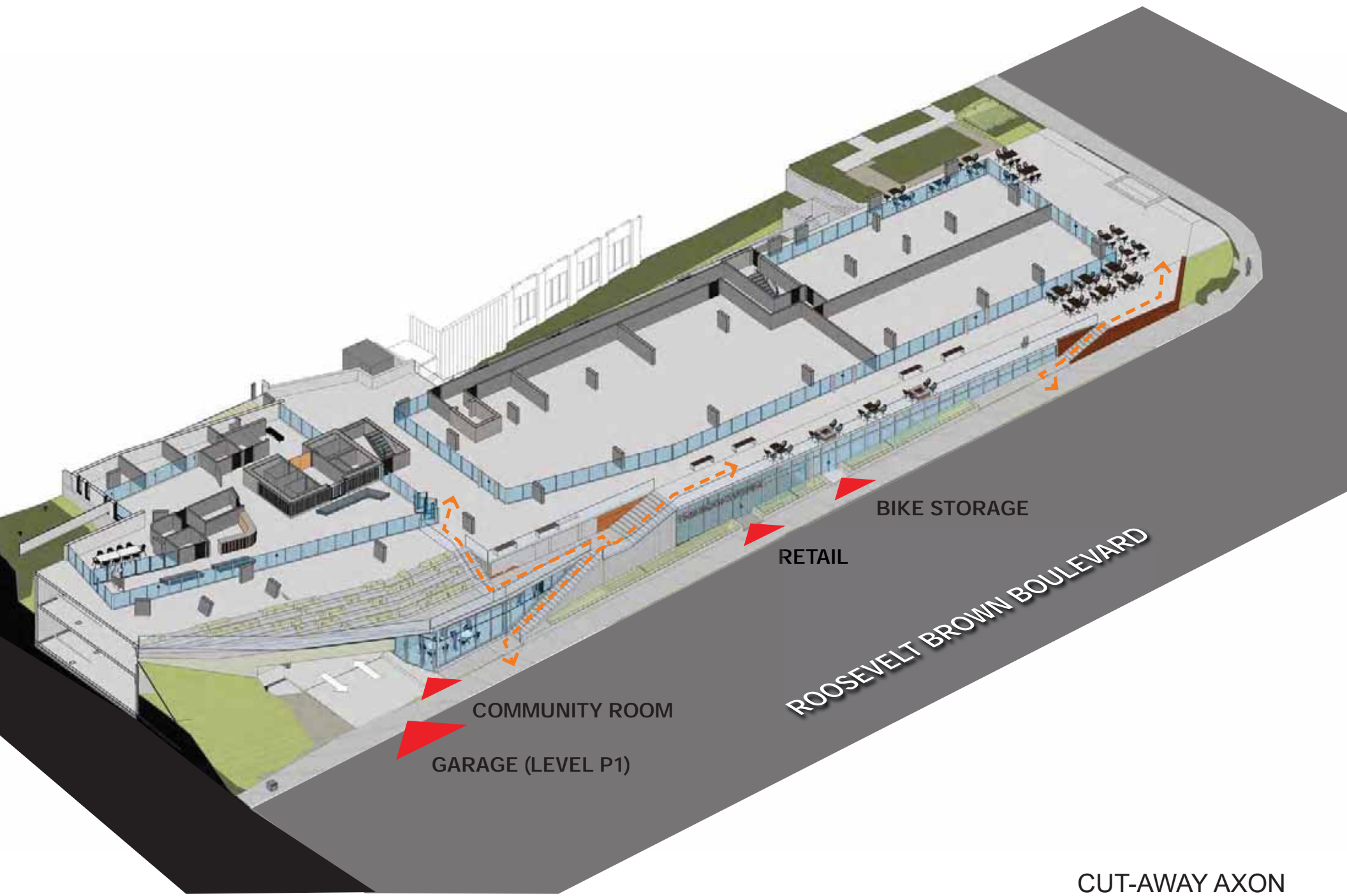
ROOSEVELT BROWN BLVD

PROPERTY  
LINE

STREET TREE

STREET TREE









***emArchitecture***

