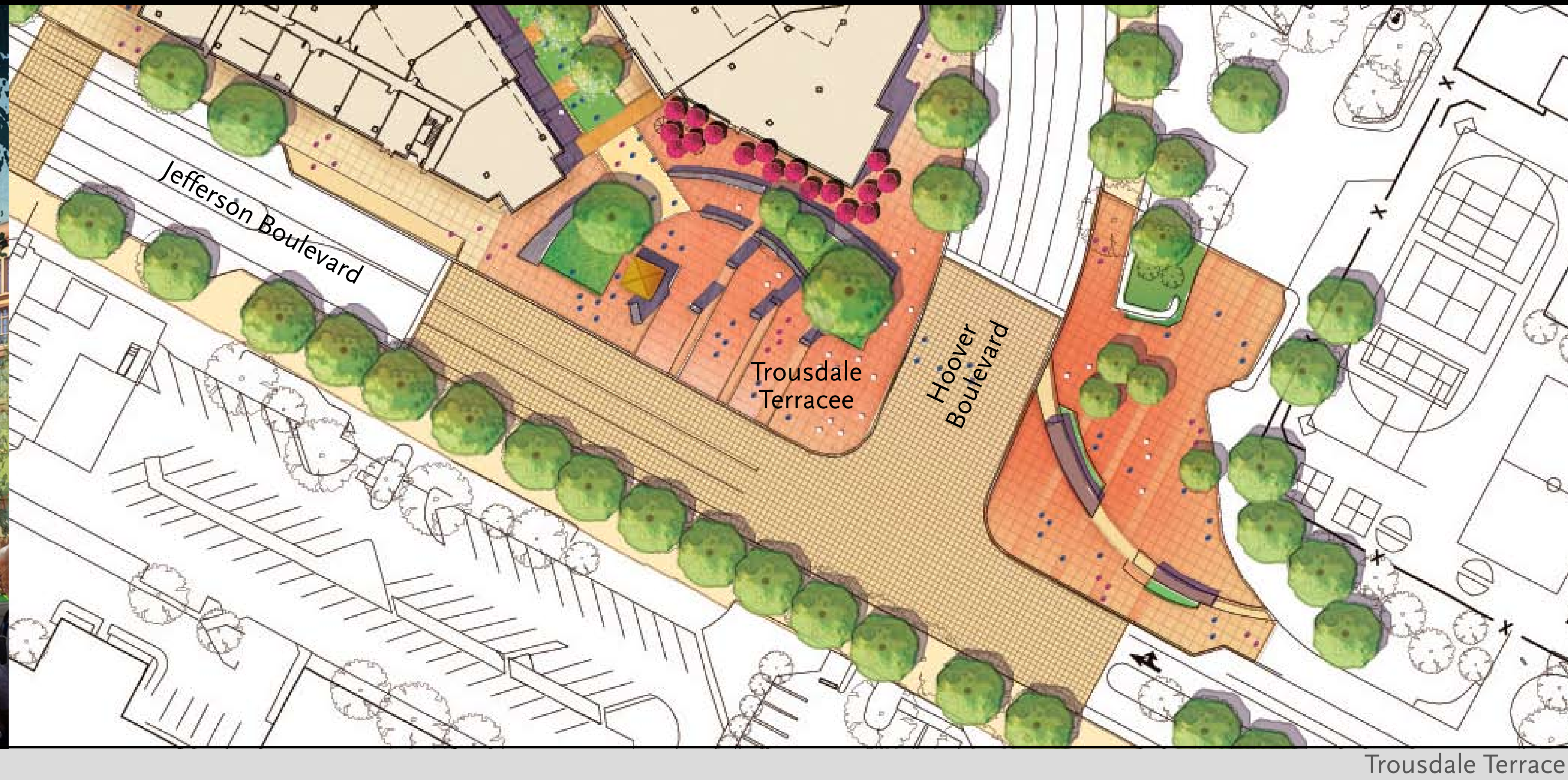


Town Square



Market Square



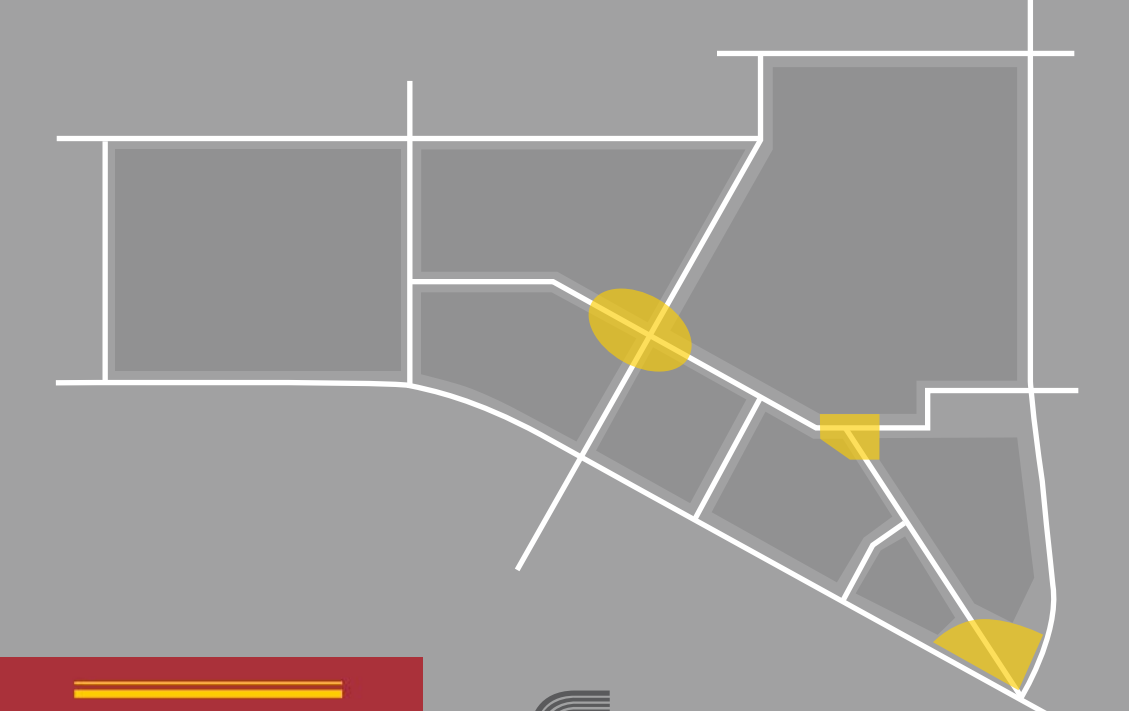
Trousdale Terrace

OPEN SPACE

The surrounding open space network will be extended and enhanced:

- Provide a diversity of open space including spaces devoted to public gatherings, pedestrian movement, and other social and recreational functions
- Design open space areas to give them the character of outdoor rooms defined by buildings
- Integrate seating, lighting, shop and building entrances into the pedestrian ways

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Main Street



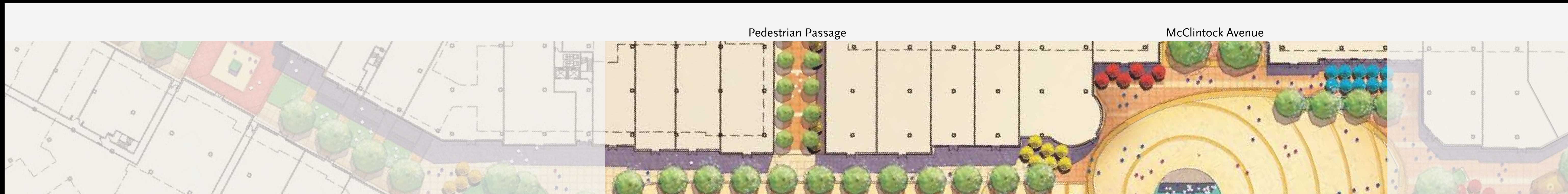
Main Street

STREETSCAPE

Streetscape is a combination of street, sidewalk, and building base:

- Plan for a hierarchy of street types, recognizing vehicular capacity, adjacent land use, and building edge
- Pedestrian pathways provide wide sidewalks that accentuate street furniture, street trees, outdoor dining (where appropriate) and articulation of storefronts

Hoover Street Elevation



Pedestrian Passage

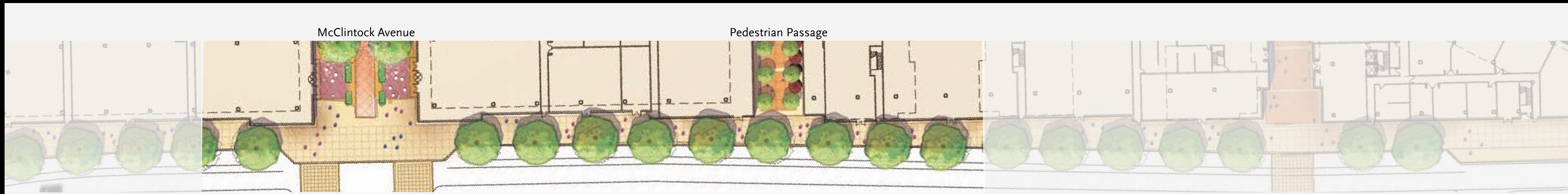
McClintock Avenue



Pedestrian Passage

McClintock Avenue

Main Street Elevation



McClintock Avenue

Pedestrian Passage

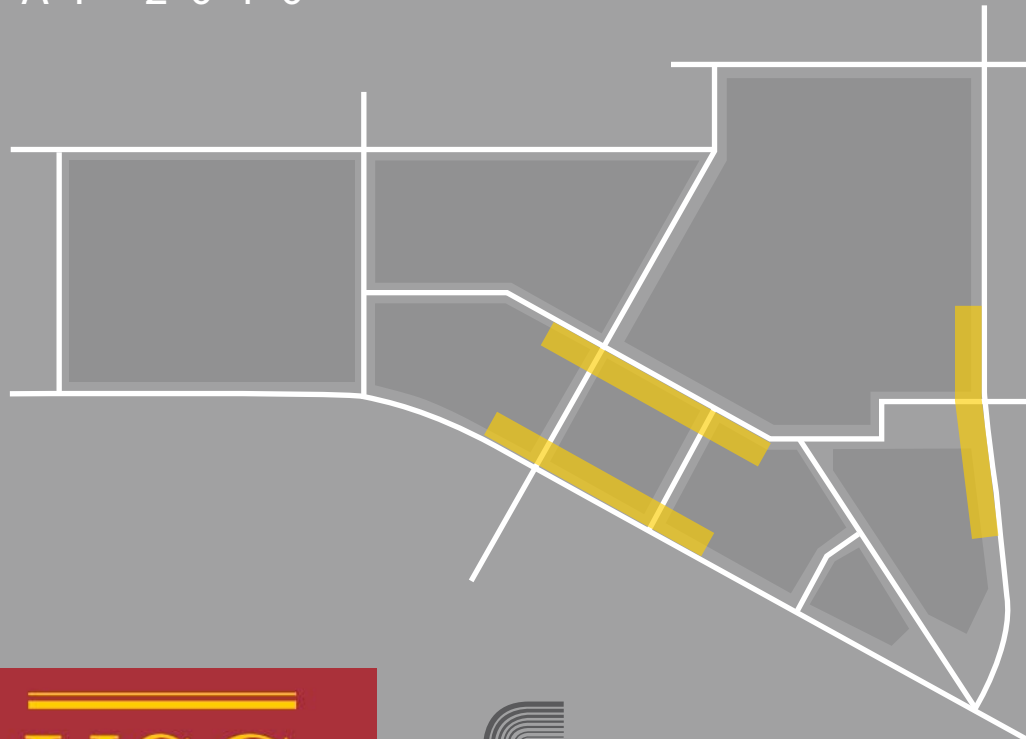


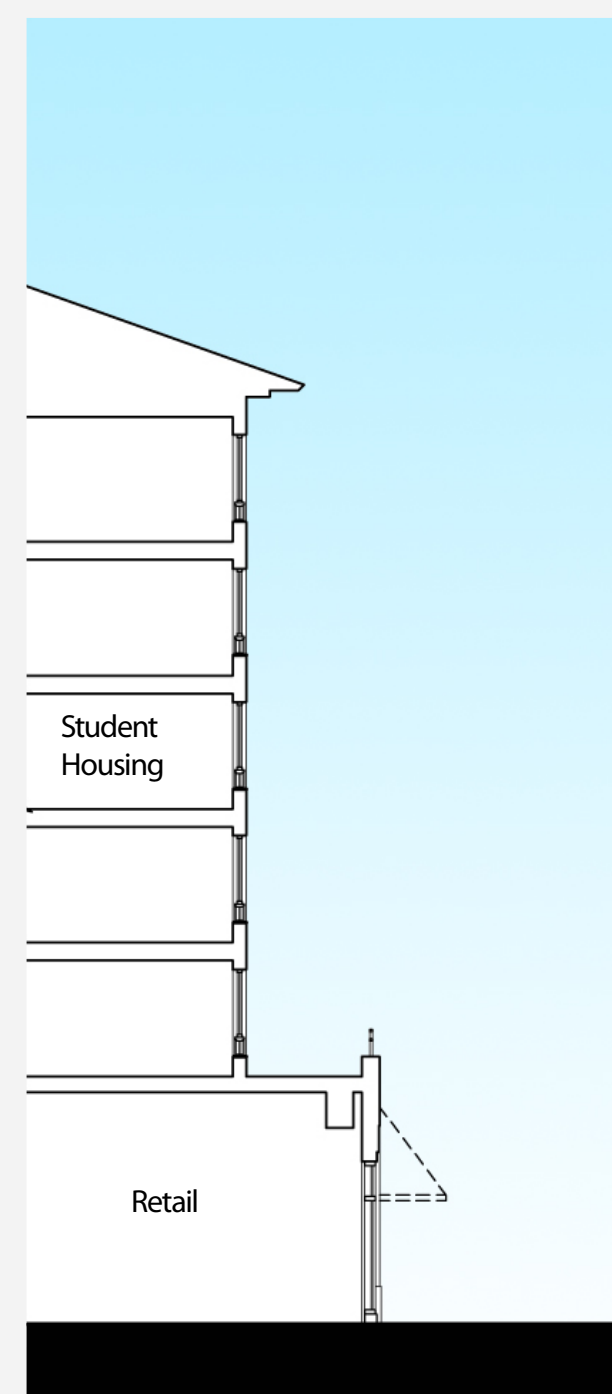
McClintock Avenue

Pedestrian Passage

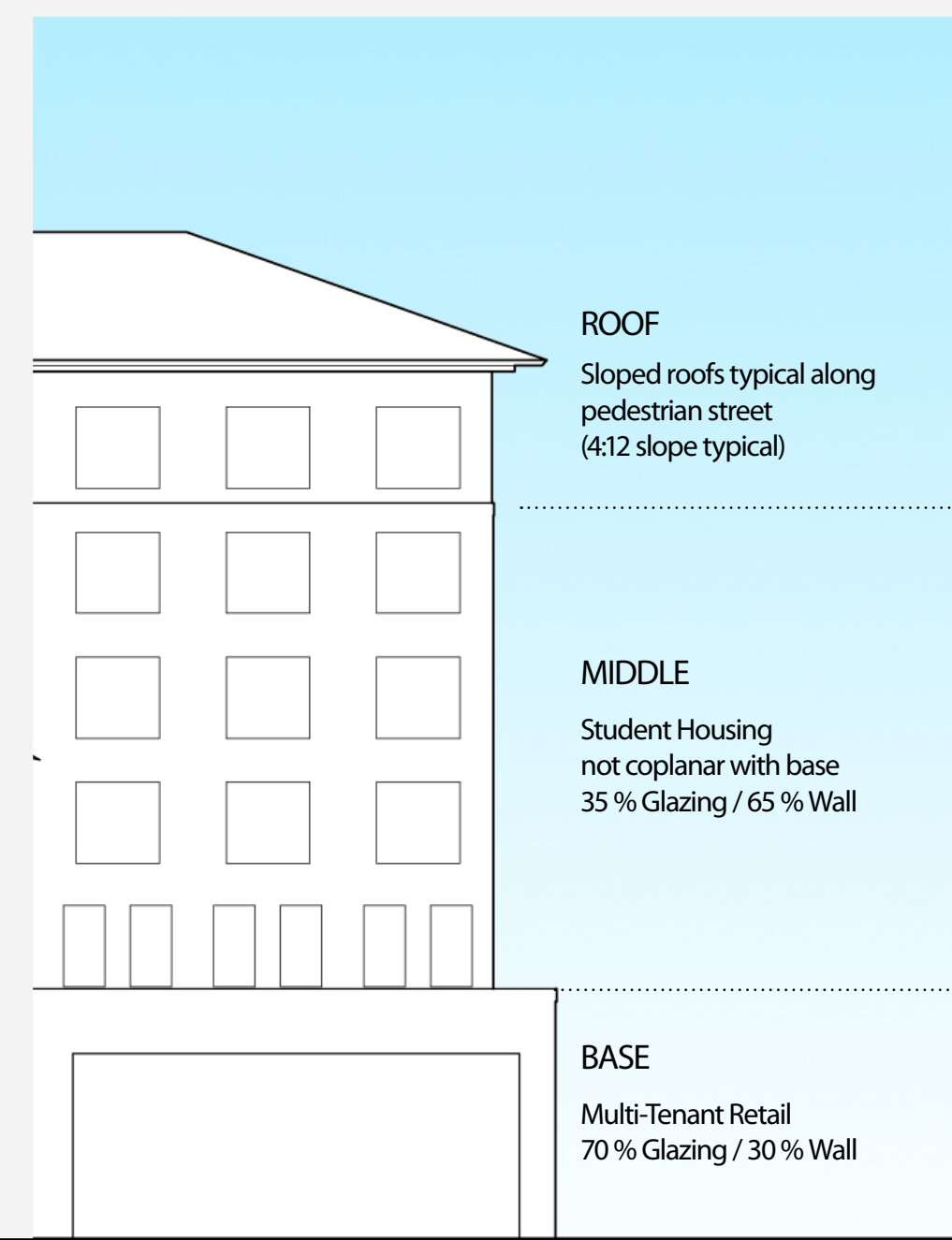
Jefferson Boulevard Elevation

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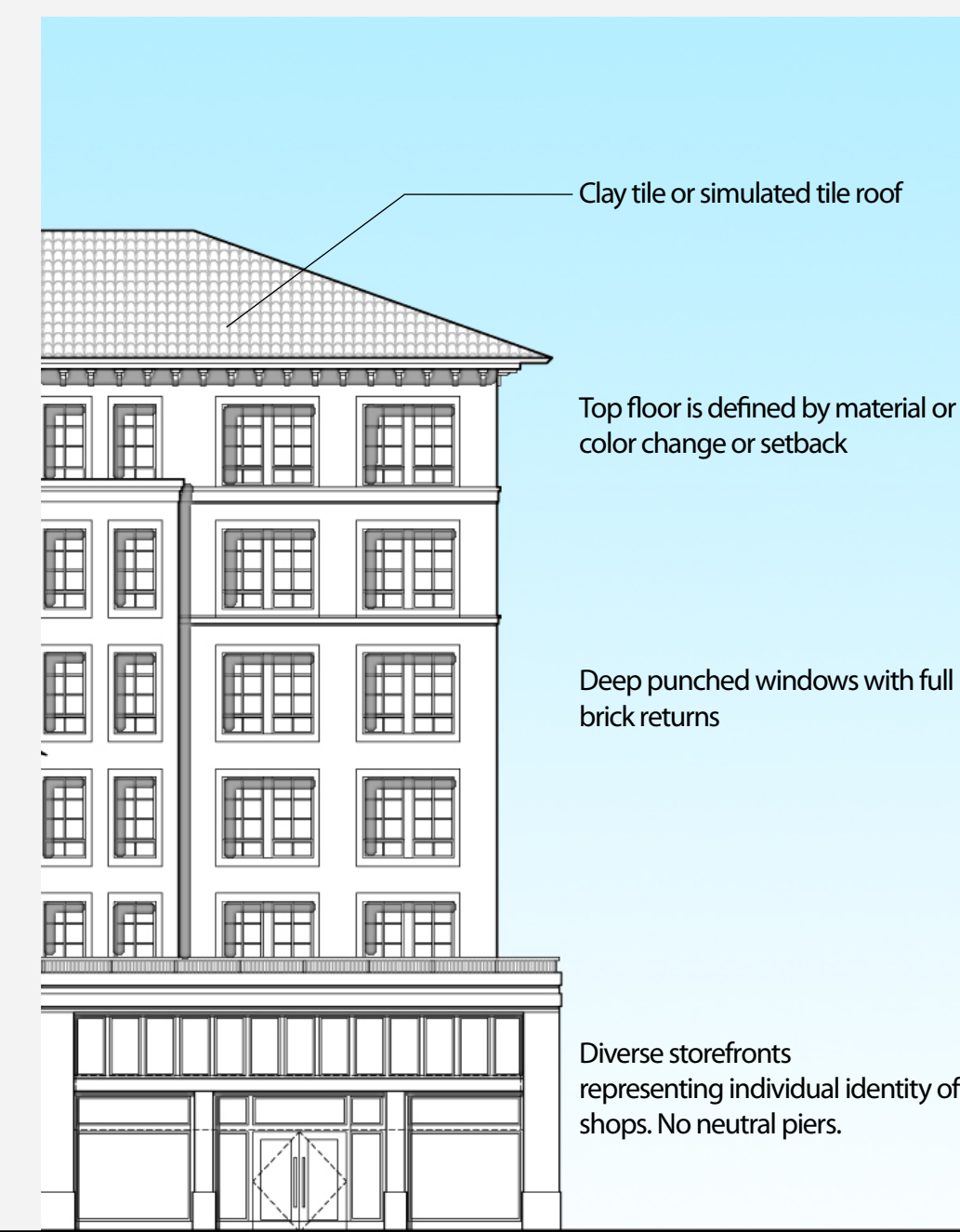




Section



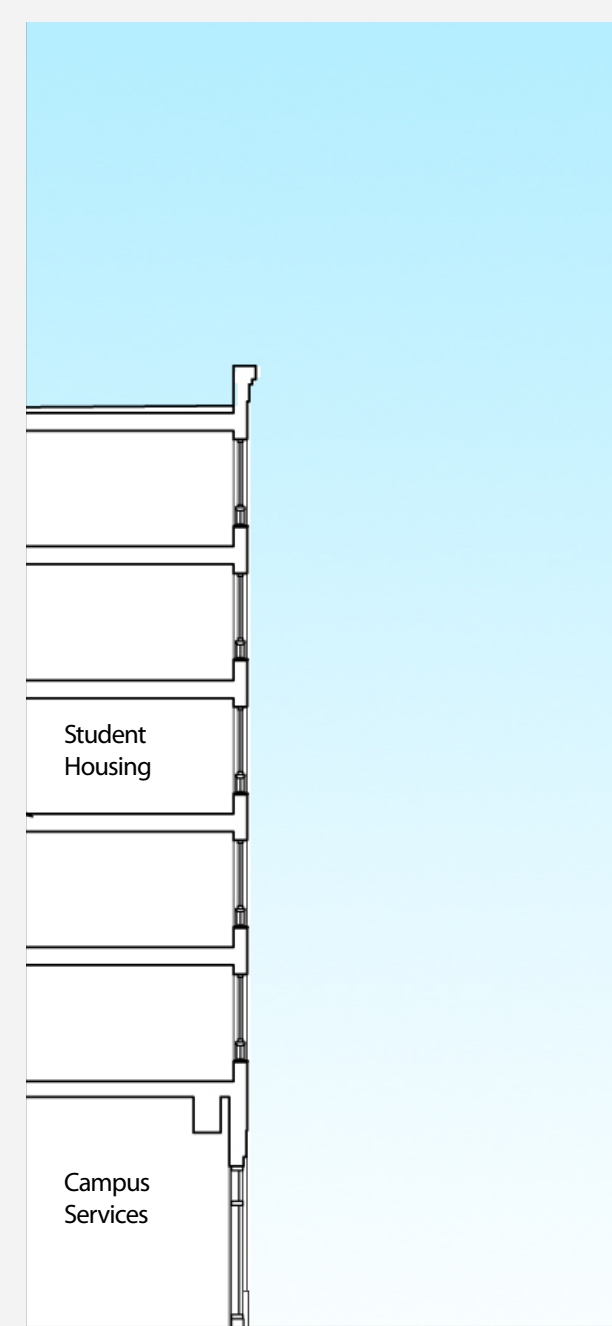
Partial Building Elevation - Fundamentals



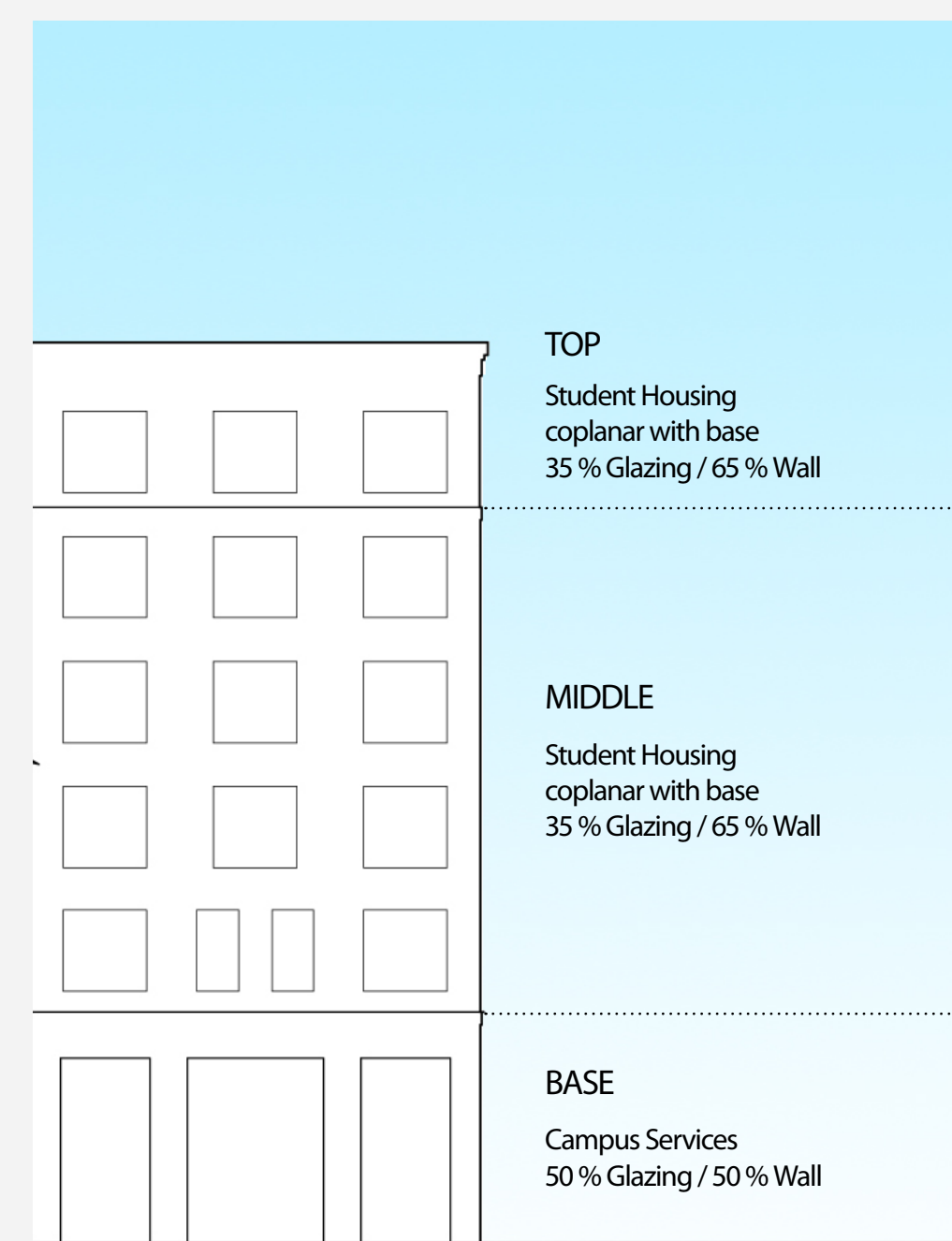
Partial Building Elevation - Definition of Elements



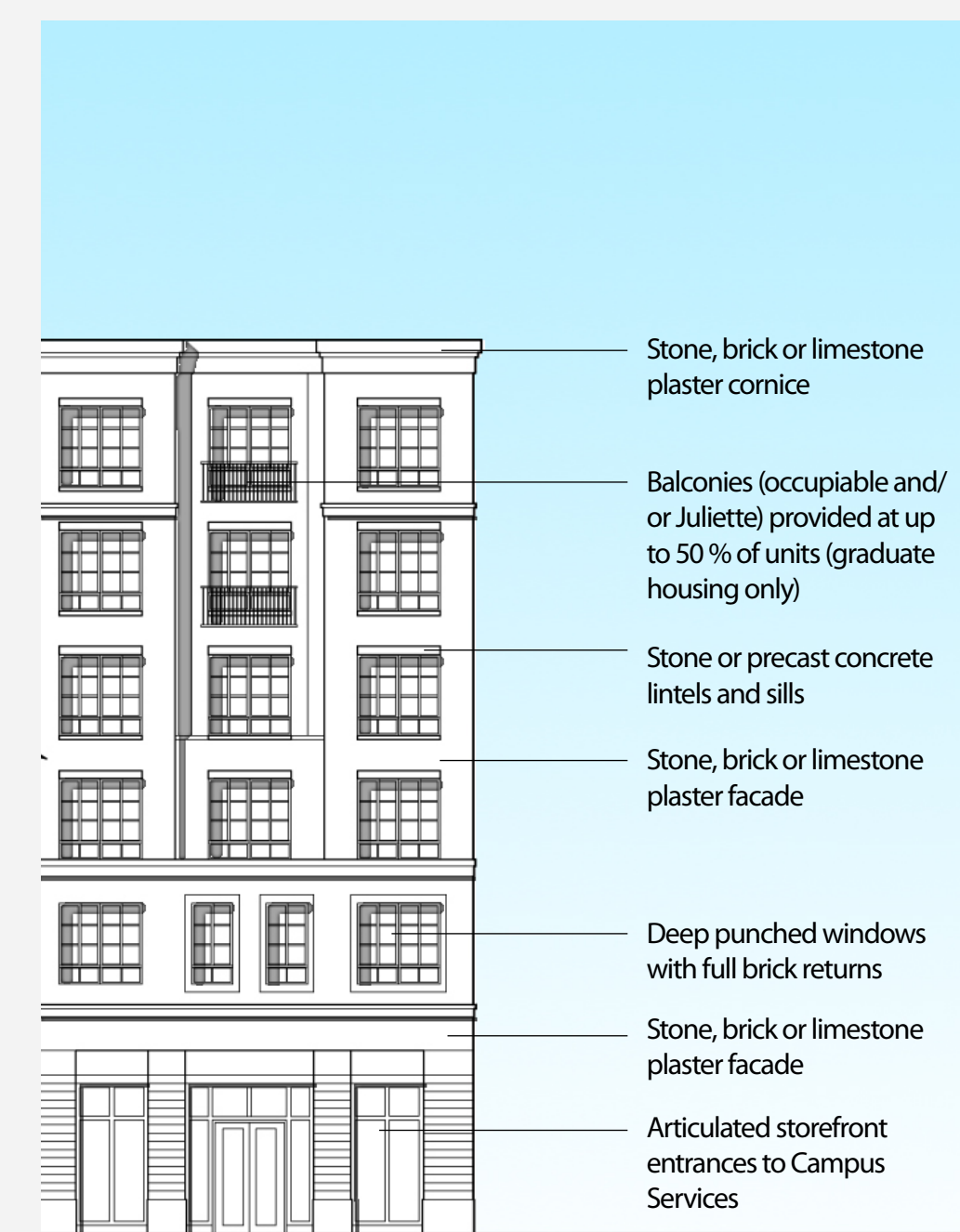
Student Residences over Retail



Section



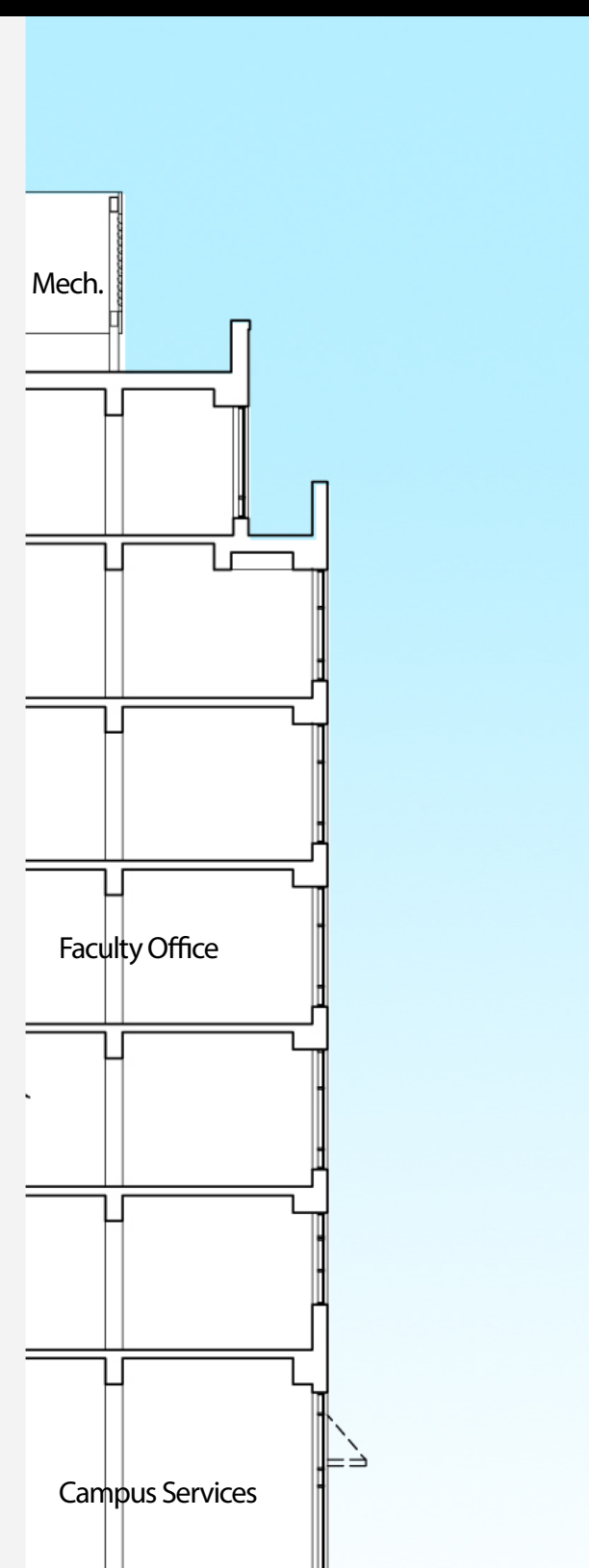
Partial Building Elevation - Fundamentals



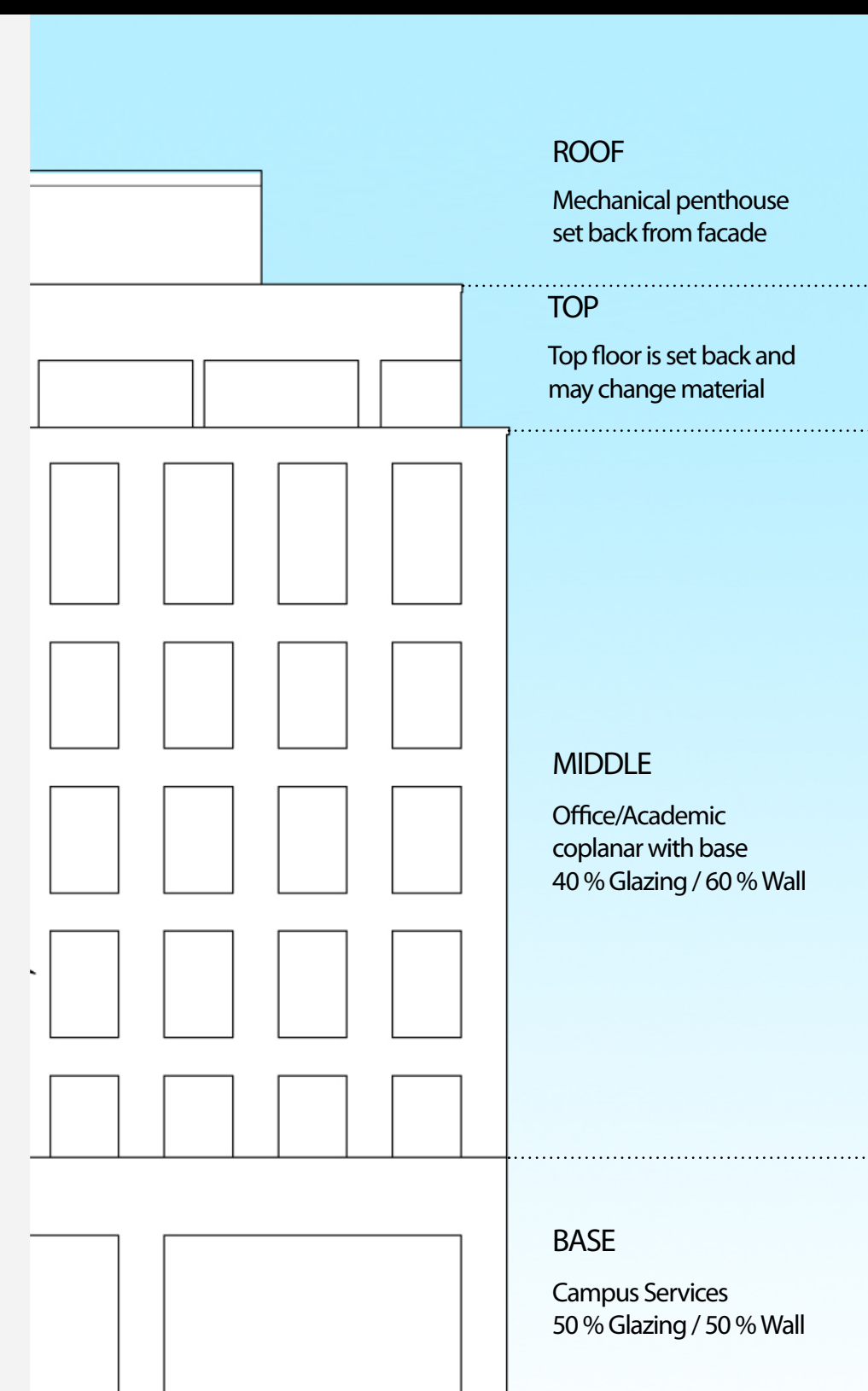
Partial Building Elevation - Definition of Elements



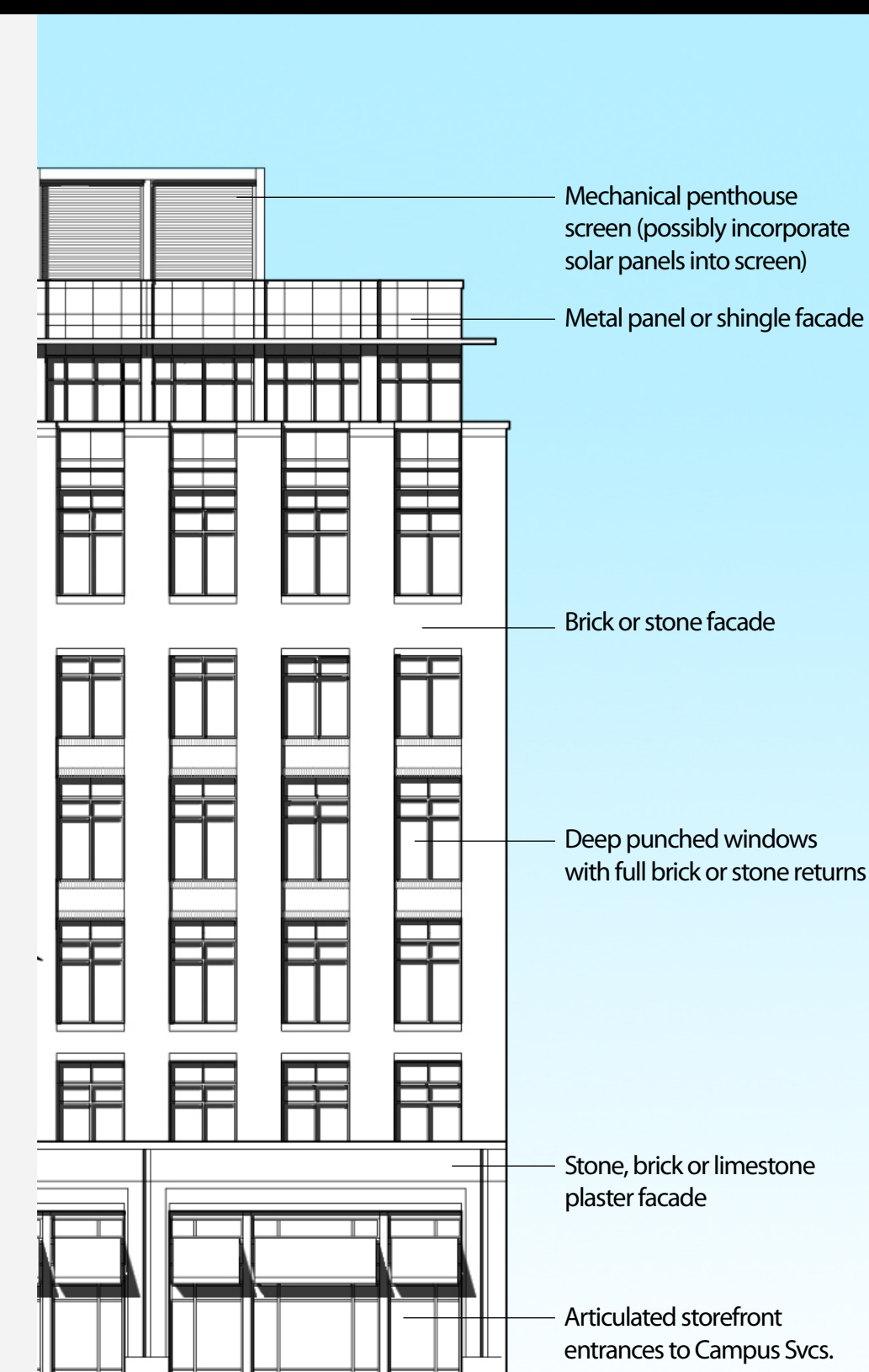
Student Residences over Campus Services



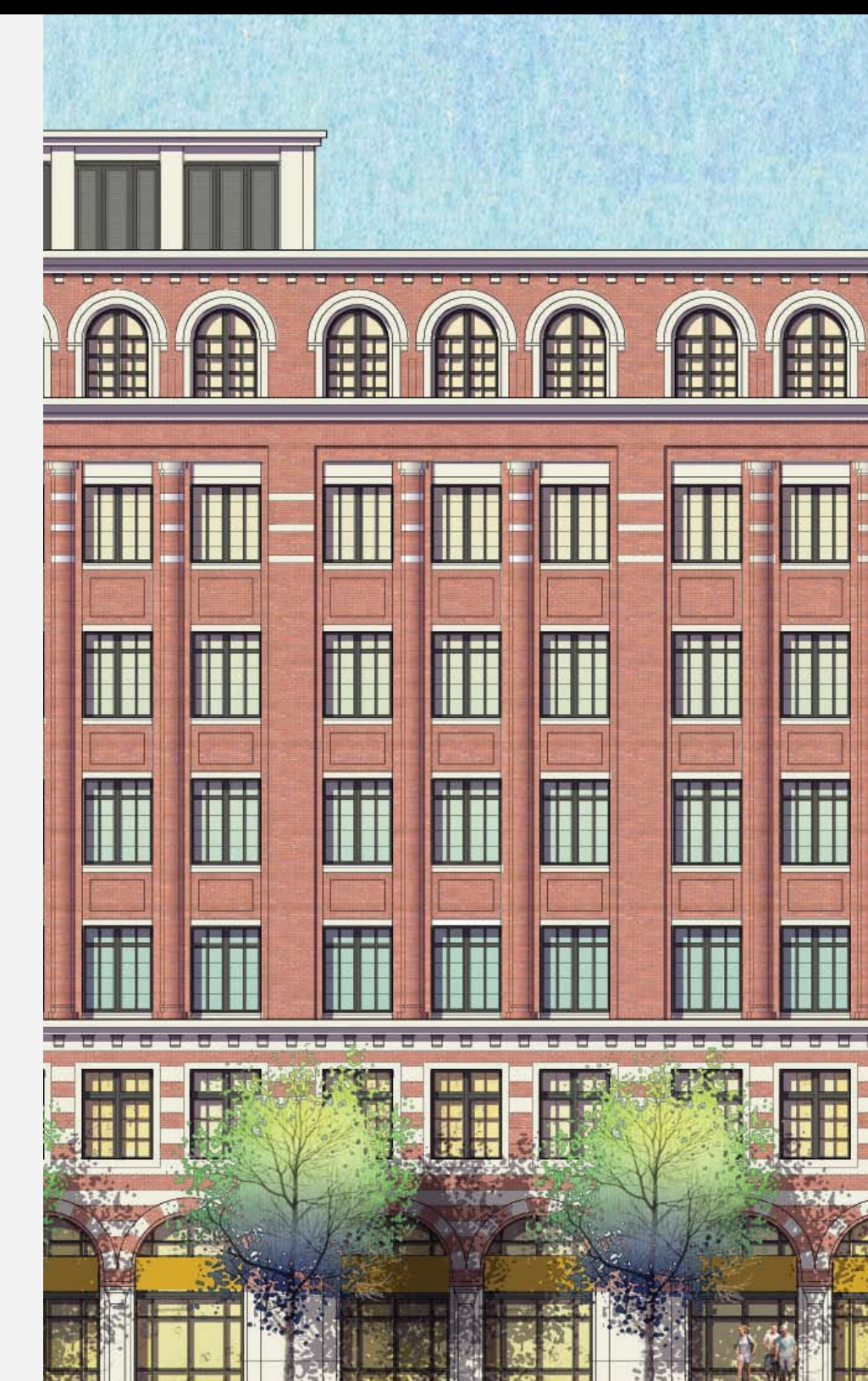
Section



Partial Building Elevation - Fundamentals



Partial Building Elevation - Definition of Elements



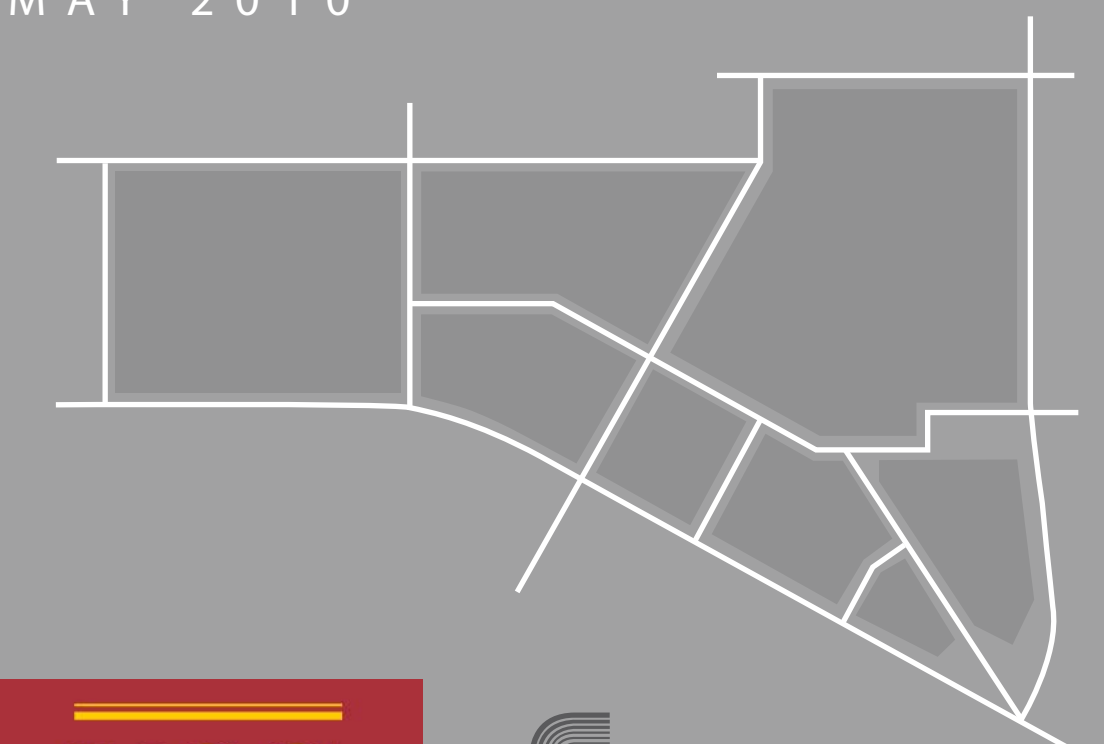
Office over Campus Services

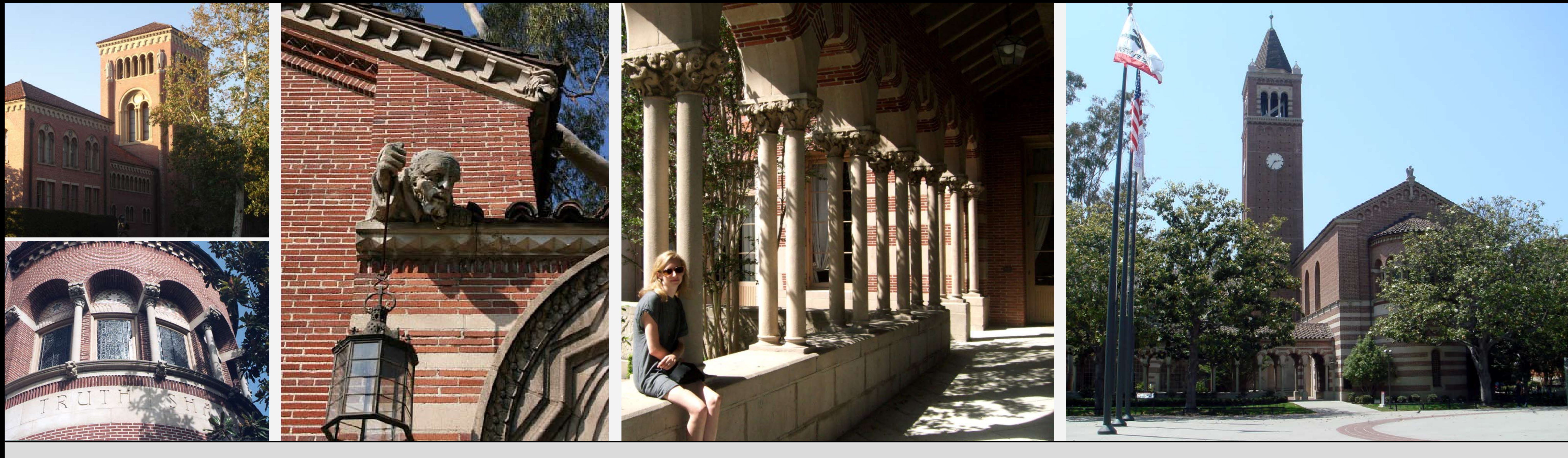
STREET FACADE

Building masses and facades will be designed for the appropriate scale:

- Promote pedestrian scale by definition of mass and proportion to foster active ground floor uses
- Organize urban street facades to have a definitive base, middle, and top
- To enhance streetscape and pedestrian activity, provide connectivity between buildings
- Vary building heights to produce a skyline which has the variety of a true urban village

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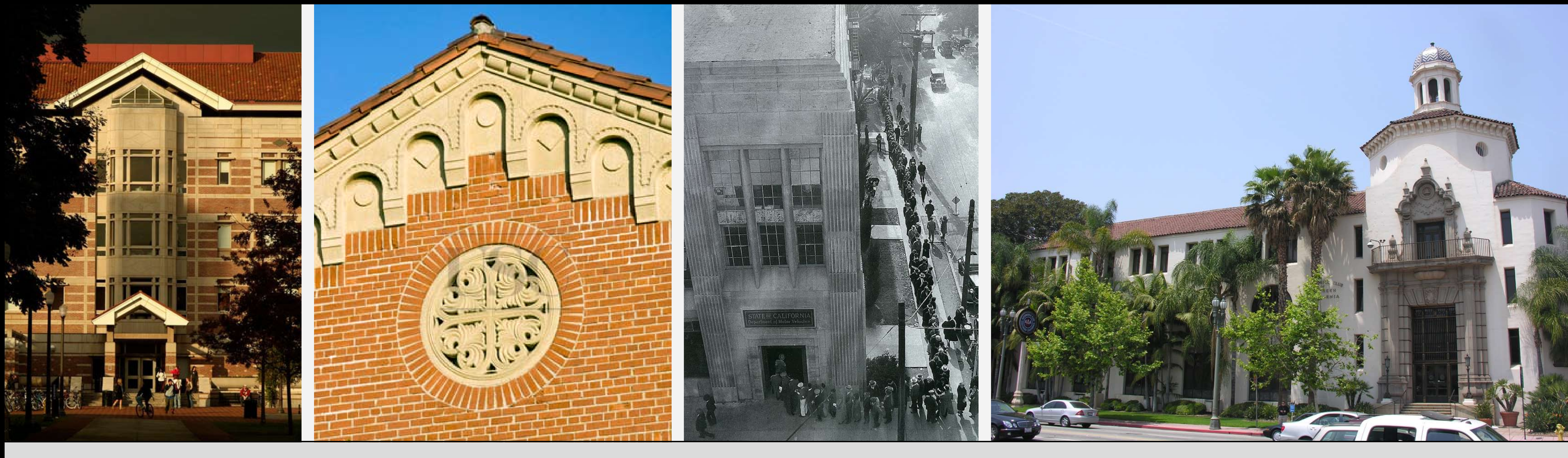




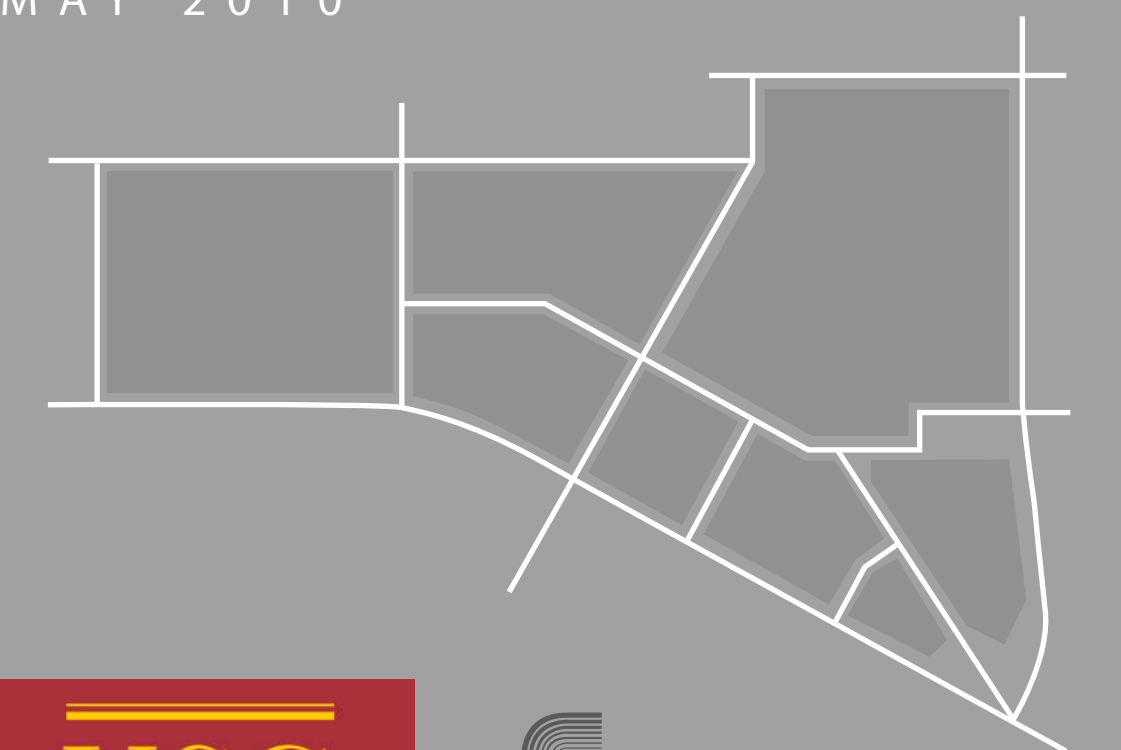
BUILDING MATERIALS

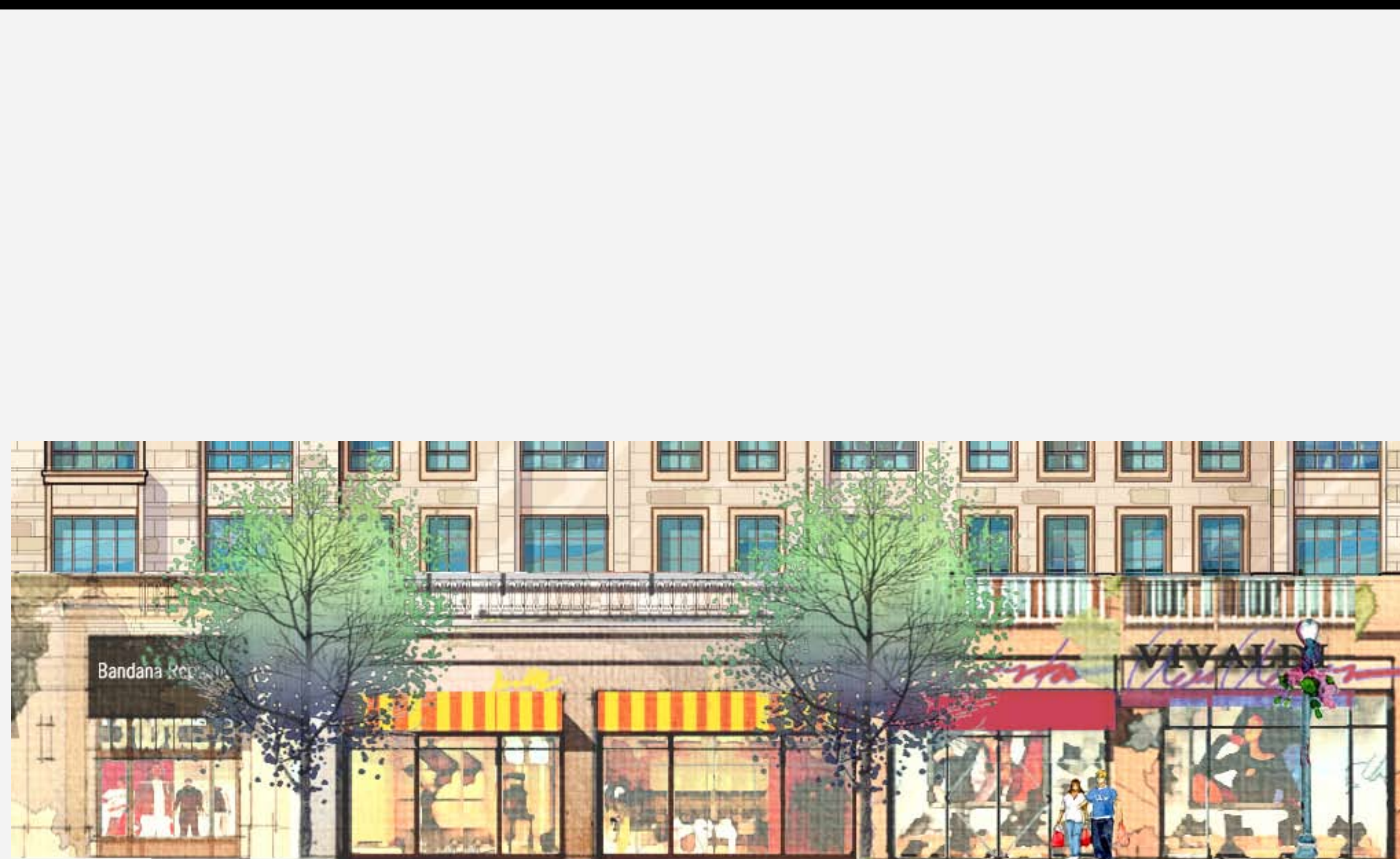
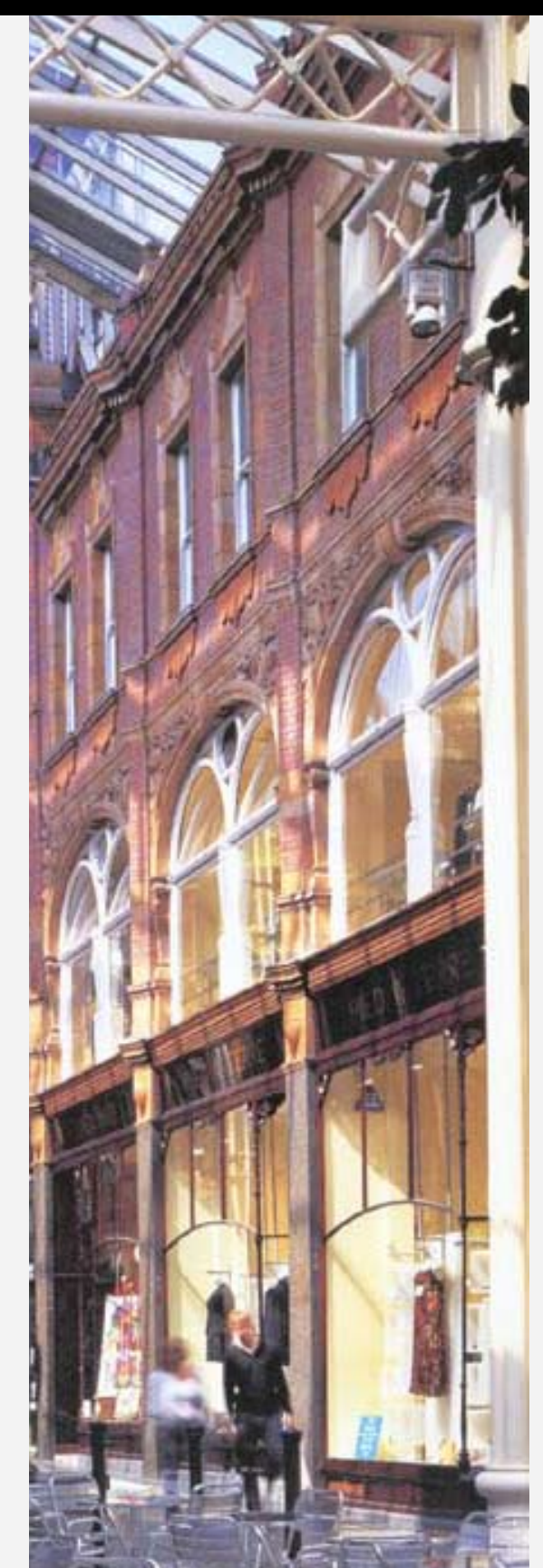
Building materials will be diverse, durable, and appropriate to place:

- Use building materials that belong very specifically to this place and provide connection between university and surrounding community
- Select quality and durable building materials



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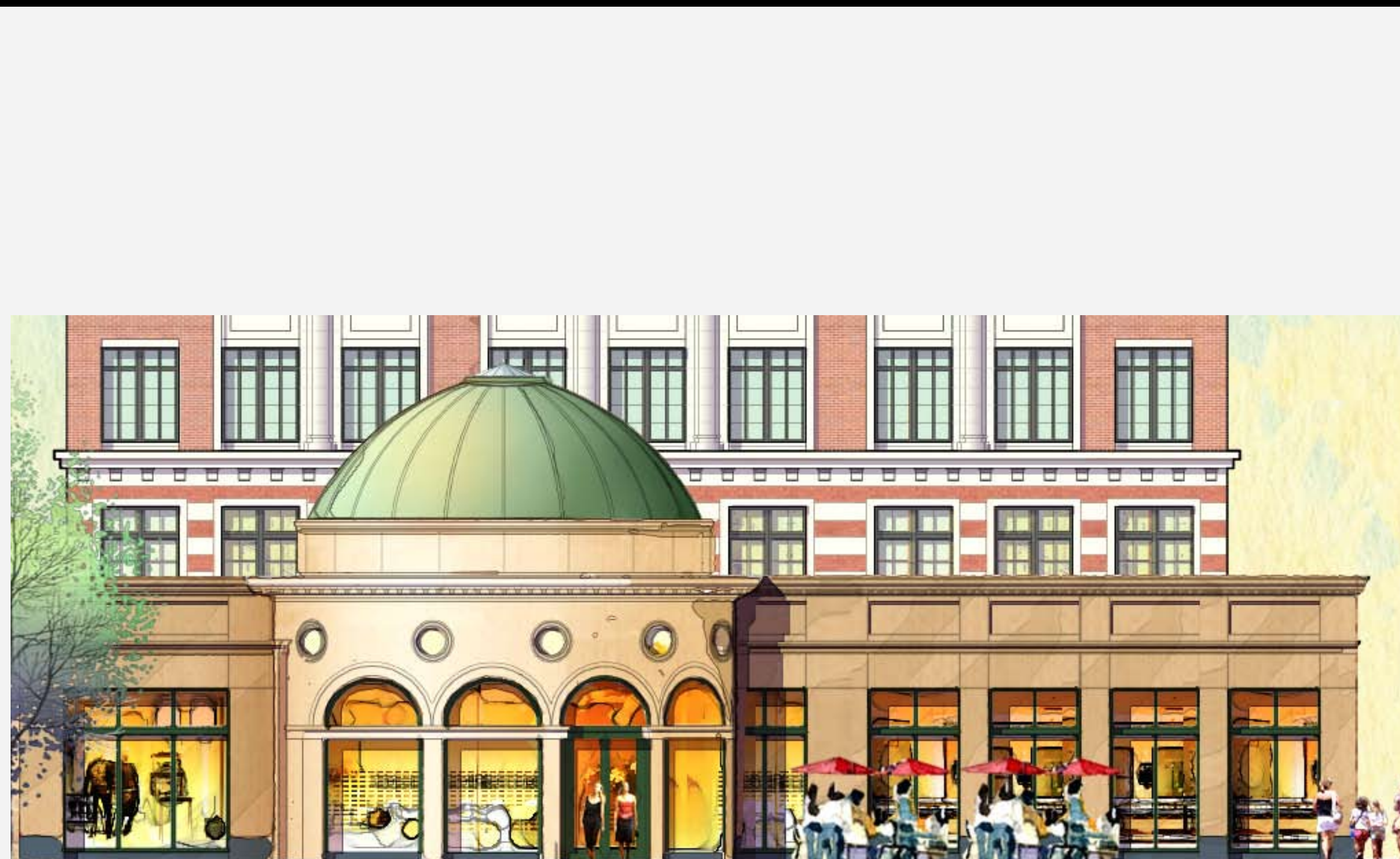


Specialty Retail

NEW STOREFRONTS AND RETAIL OPPORTUNITIES

Pedestrian streets will be an important part of the public realm with ample sidewalks, street furniture, street trees, lighting and signage. Our goals include:

- Provide exclusive visibility into street level interiors to engage pedestrians
- Define the building base which will be composed of first floor or first two floors, to enhance public retail presence on the street
- Create strong street walls to define sidewalk and provide continuous active edge

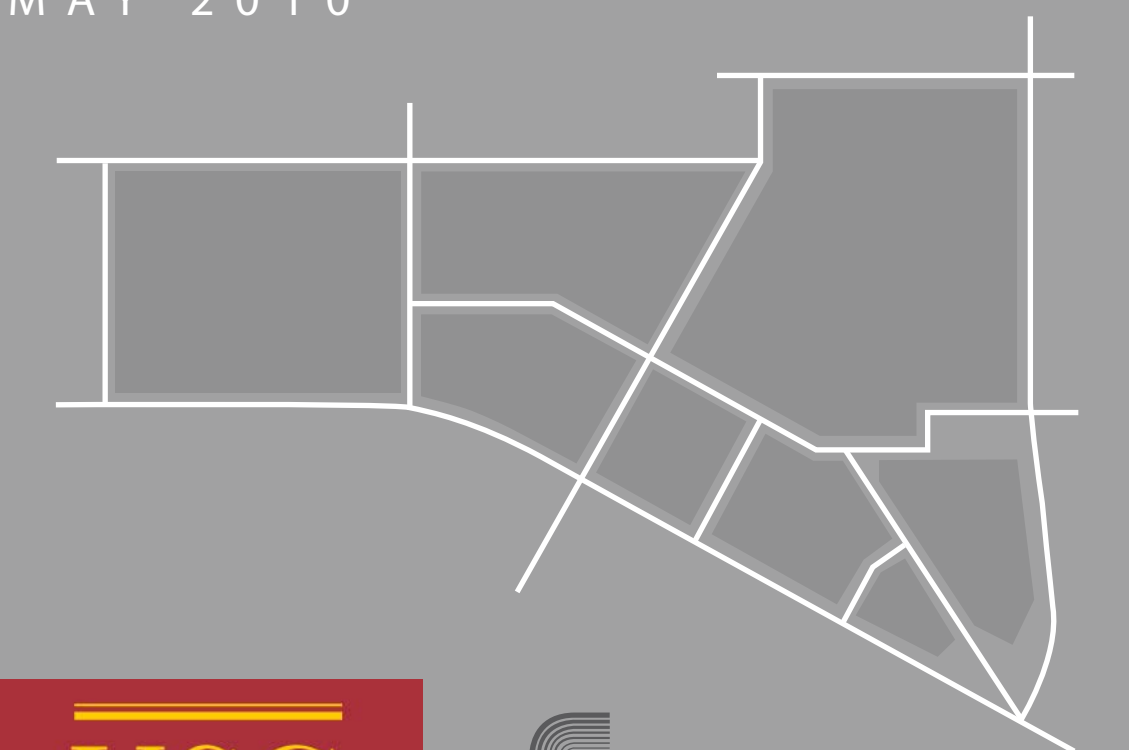


Restaurant



Destination Retail

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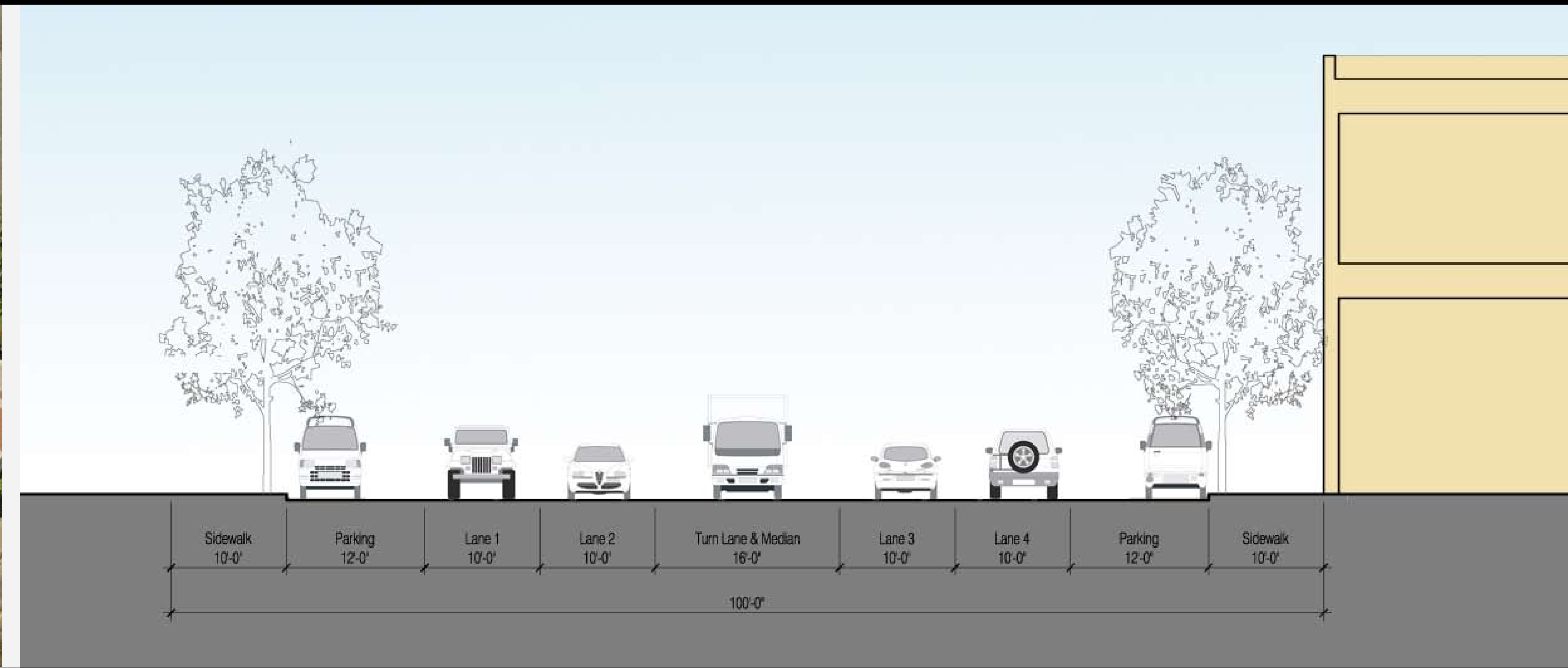




Existing Jefferson Blvd. Views



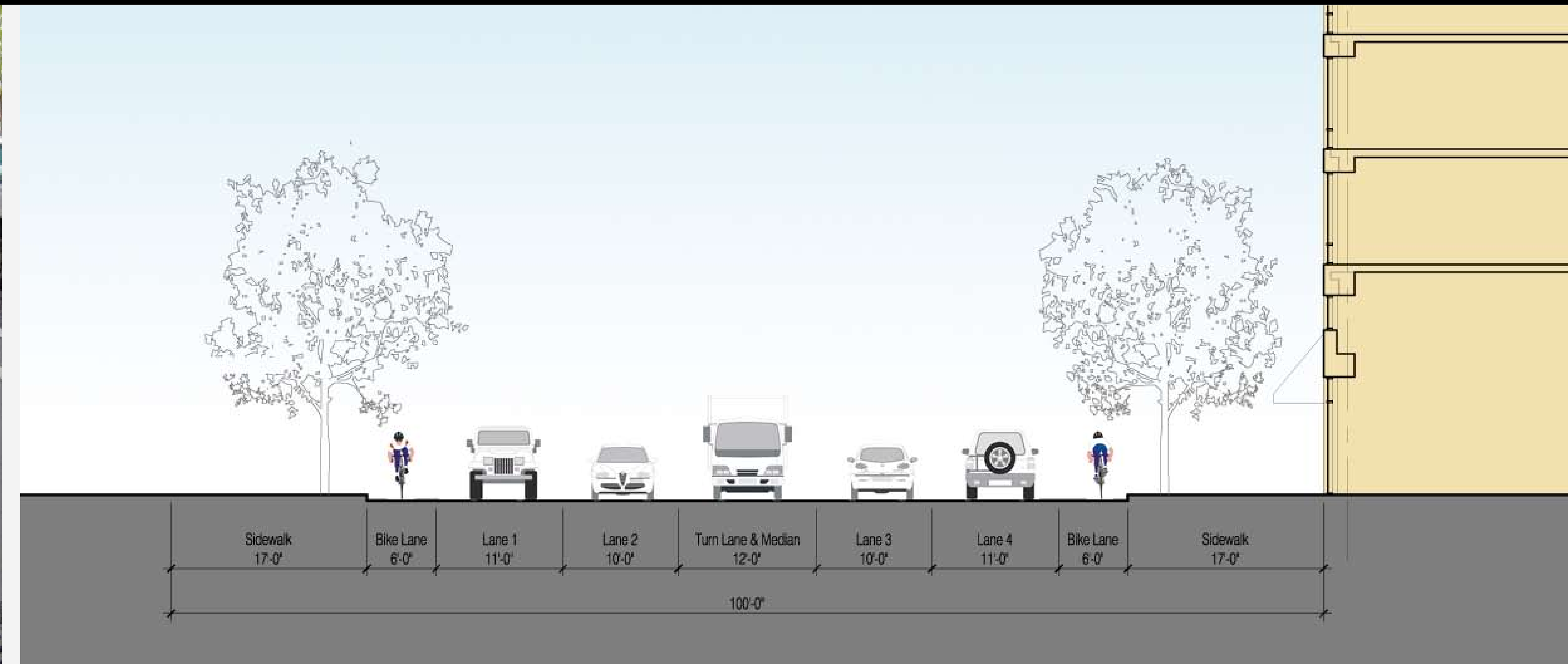
Existing Jefferson Blvd. View



Existing Jefferson Blvd. Section



Proposed Bike Lane



Proposed Jefferson Blvd. Section

JEFFERSON BOULEVARD TRANSPORTATION IMPROVEMENTS

Enhancements to Jefferson Boulevard will be beneficial to the community while producing minimal change in day-to-day traffic capacity.

- Four lanes of traffic plus a turn or median lane exist now and will continue to exist after renovation
- Designated bike paths will replace the parallel parking, promoting a safer environment for cyclists, pedestrians, and motorists
- Sidewalks will be widened creating a more pedestrian friendly street crossing experience and allowing more space for streetscape enhancements