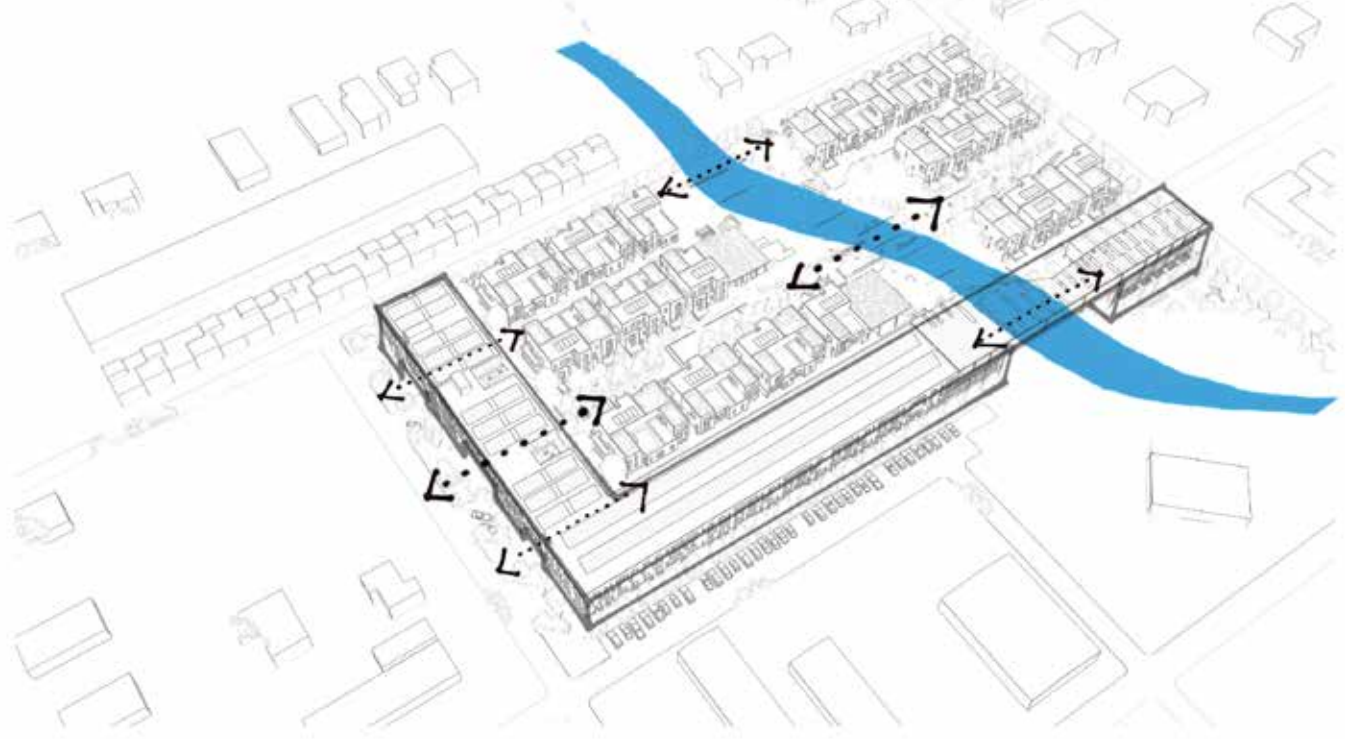
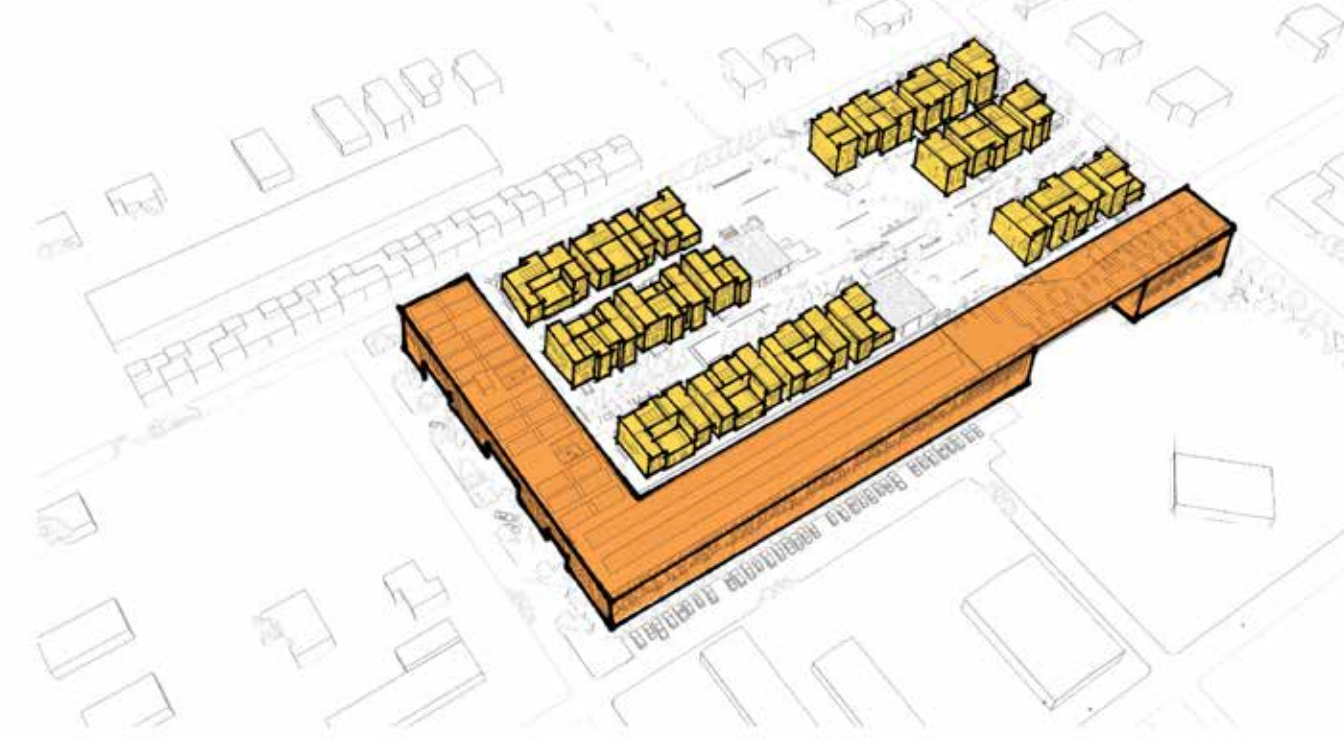




RE-WEAVE EXISTING FABRIC



THREE CROSSINGS - THREE PORTALS



MACRO/micro

TOWN BRANCH CROSSING

This creative combination of big moves and fine-grained detail offers a bold and nuanced approach to the site that will make for a functional, flexible, and wonder place to call home.

Reweave the Urban Fabric: Feature and rehabilitate Town Branch Creek and bring the Razorback Greenway into alignment with creek for a wonderful public amenity.

Robust Public Realms: Use all three sites, and punctuate these with three dynamic new crossings. A central park plus a bold Land Bridge and dramatic Sky Bridge draw people through the site to the dynamic diagonal Creek Promenade.

Economical and Achievable: The plan uses construction efficiencies by building inexpensive walk-up apartments and achieving cost-effective parking as the Park Gardens handle surface parking with economy and flair.

Responsive Housing: A large, long building makes a bold edge facing the denser area to the south. An organic low-scale village reflects residential tone to the north.

Prioritized People: An eclectic ground floor, intimate shared streets, and a generous streetscape set a new precedent for this area.



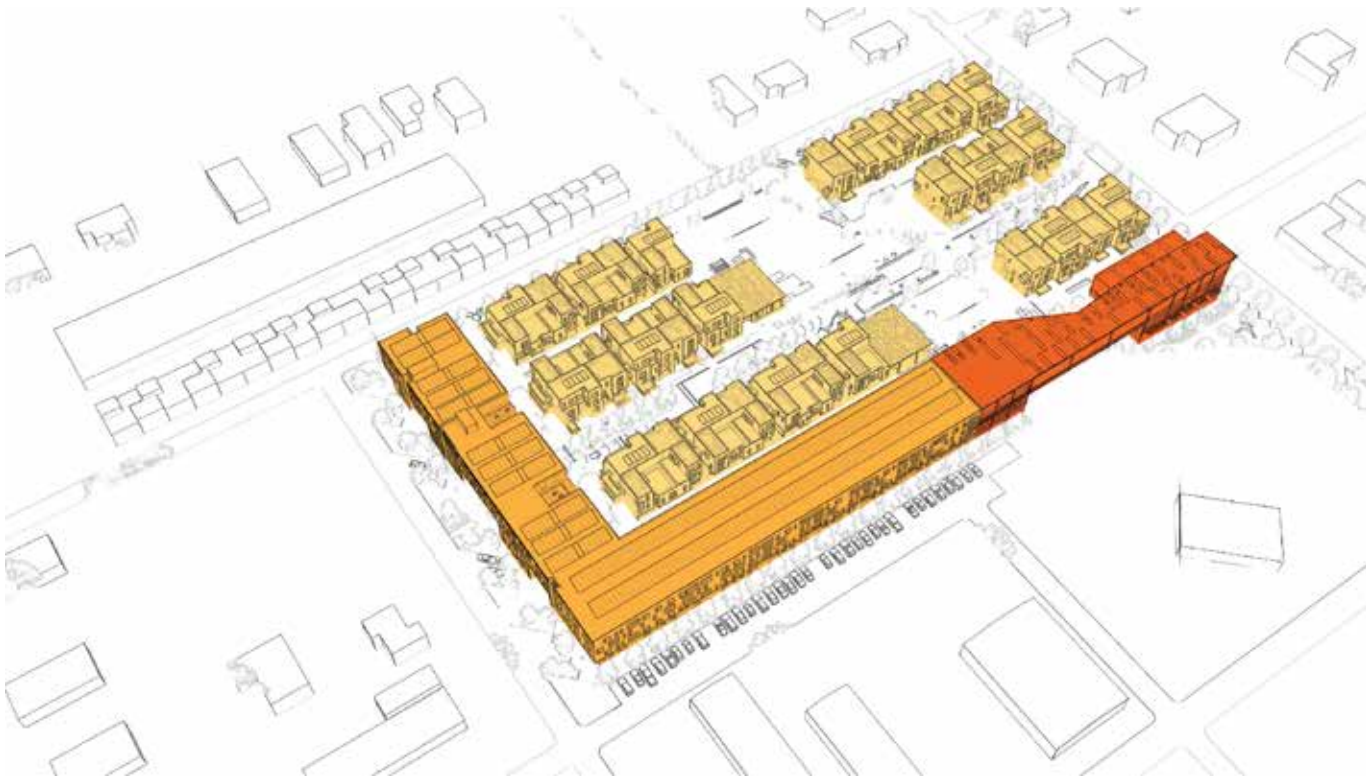
PROGRAM DIVERSITY



UNIT MIX



PARKING STRATEGY



CONSTRUCTION TYPE + EFFICIENCY

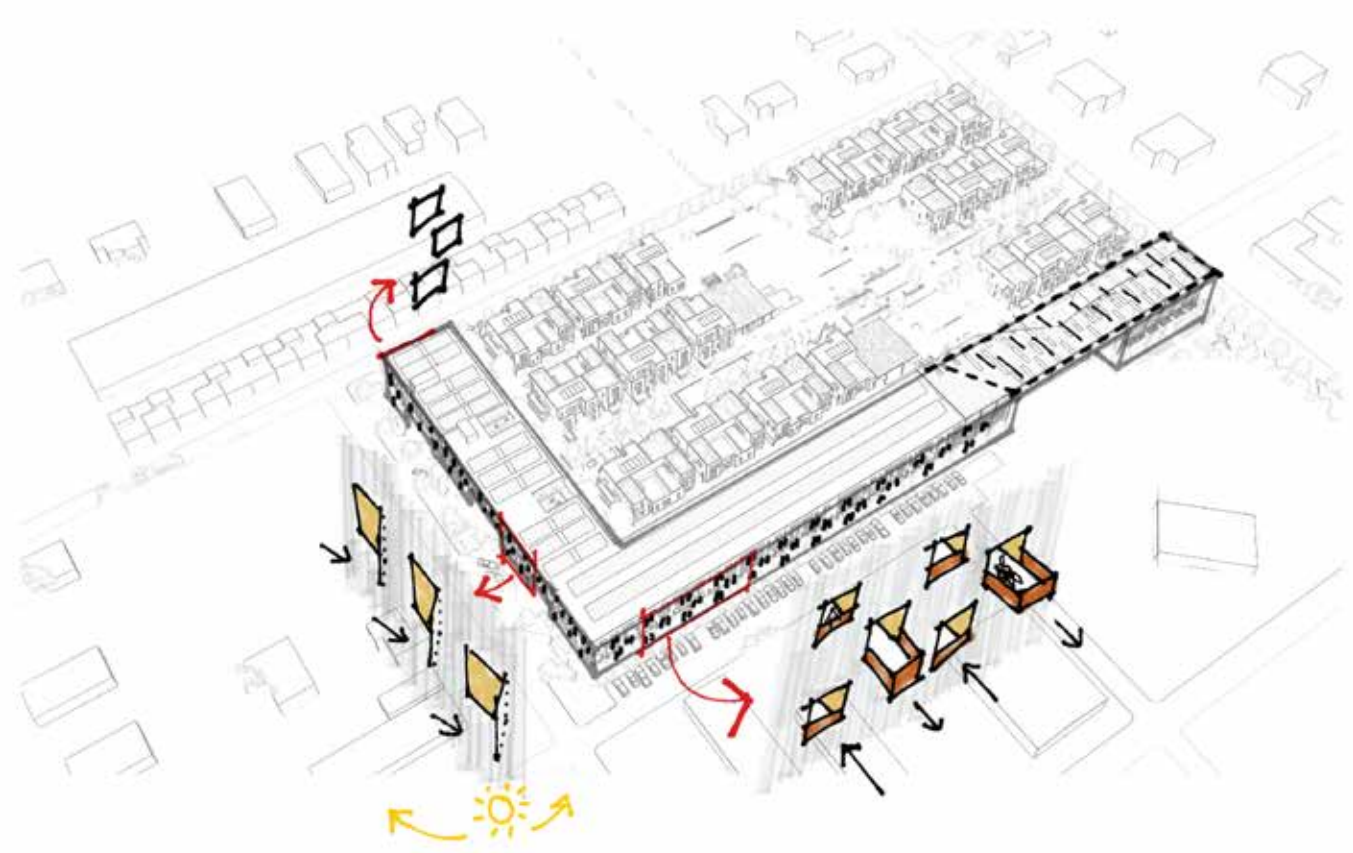


WEST ELEVATION

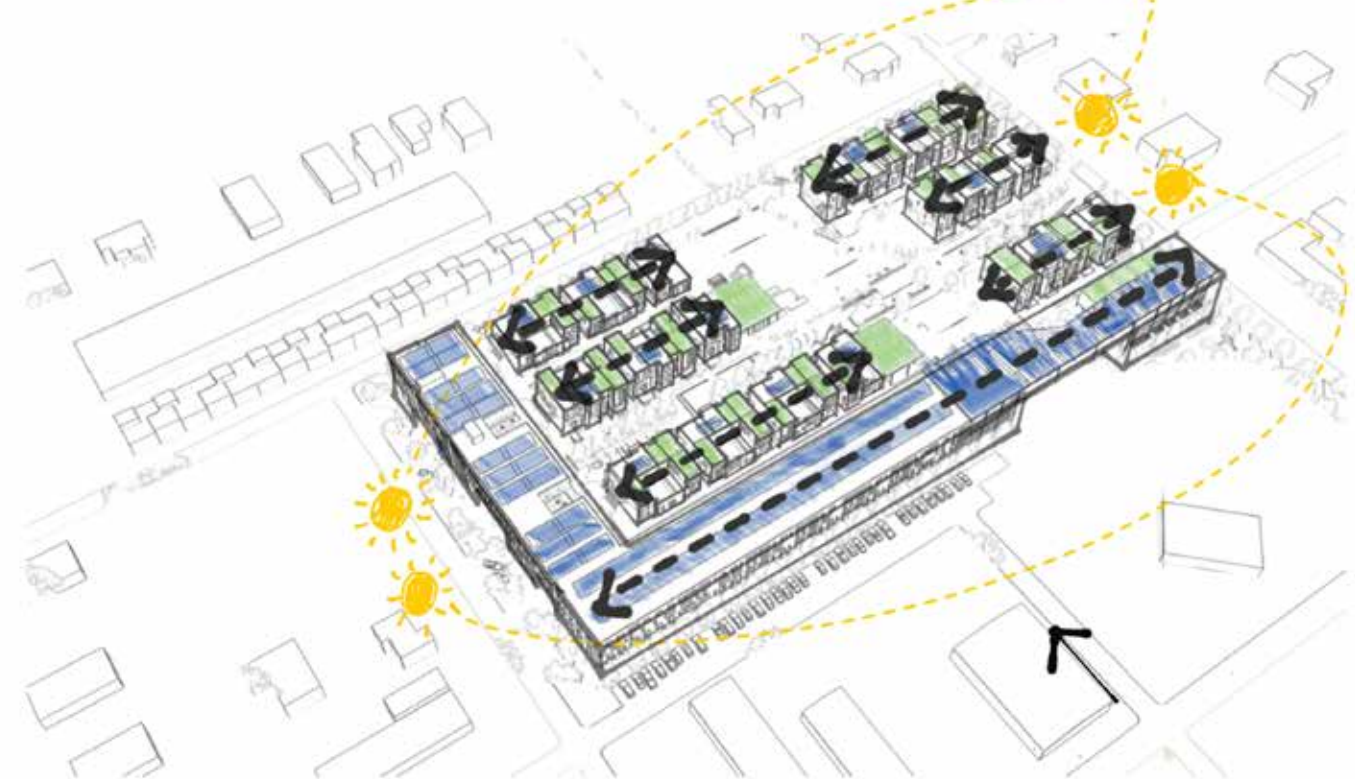
1:30



EAST ELEVATION



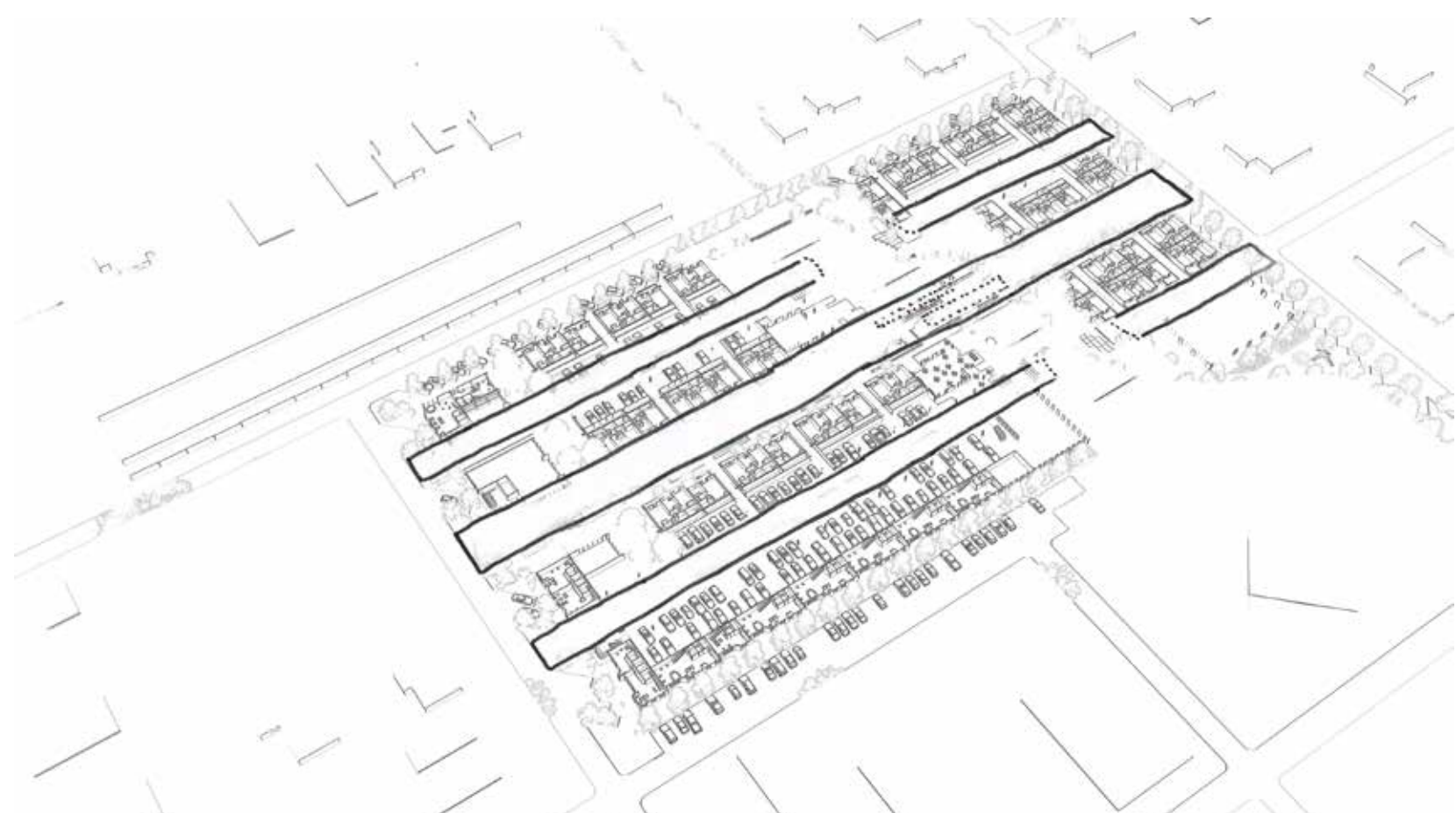
FACADE STRATEGIES



SUSTAINABILITY



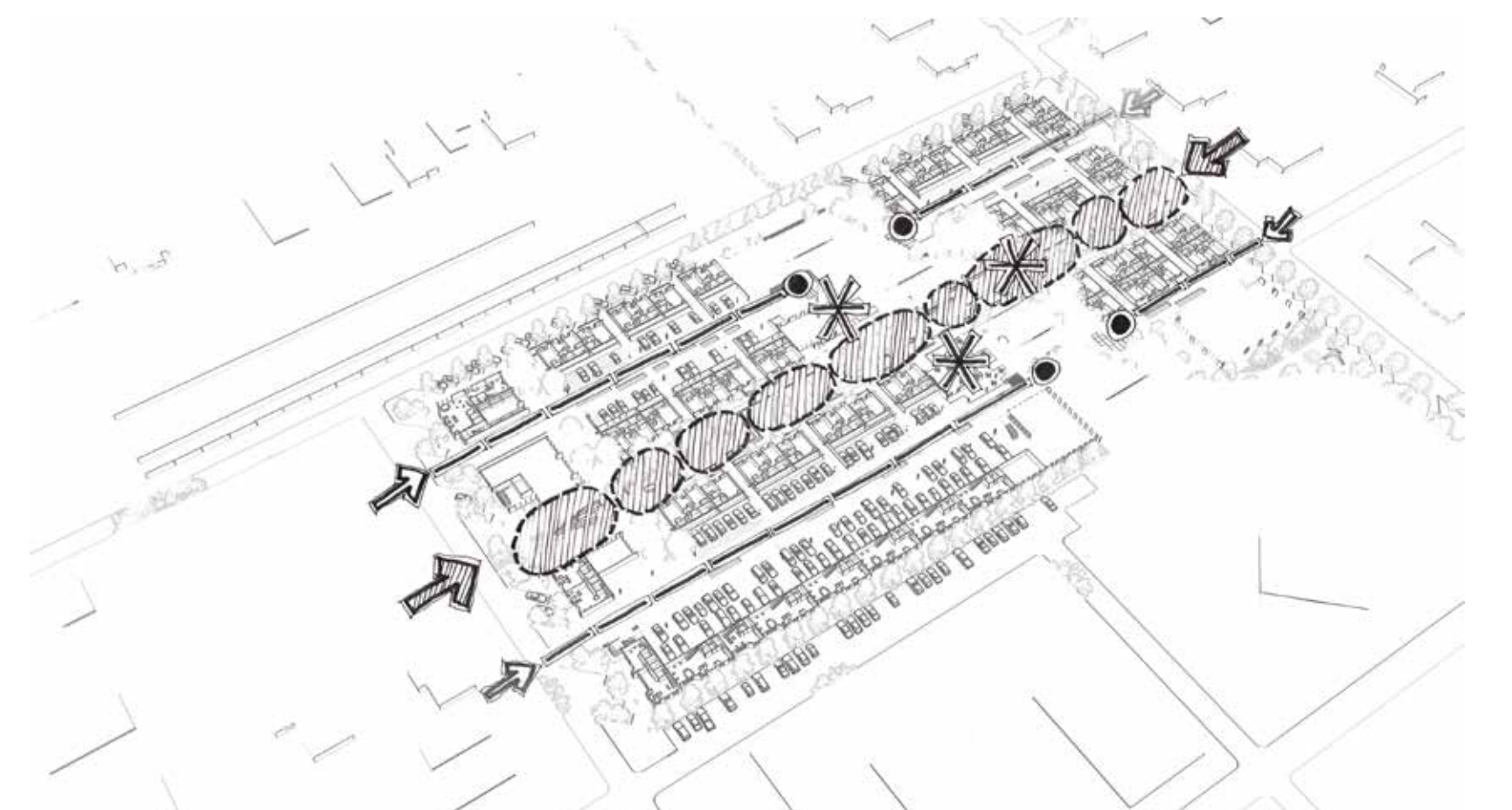
CHECK-DAMS RE-CREATE WATER FLOW



PLAZA CONNECTIONS



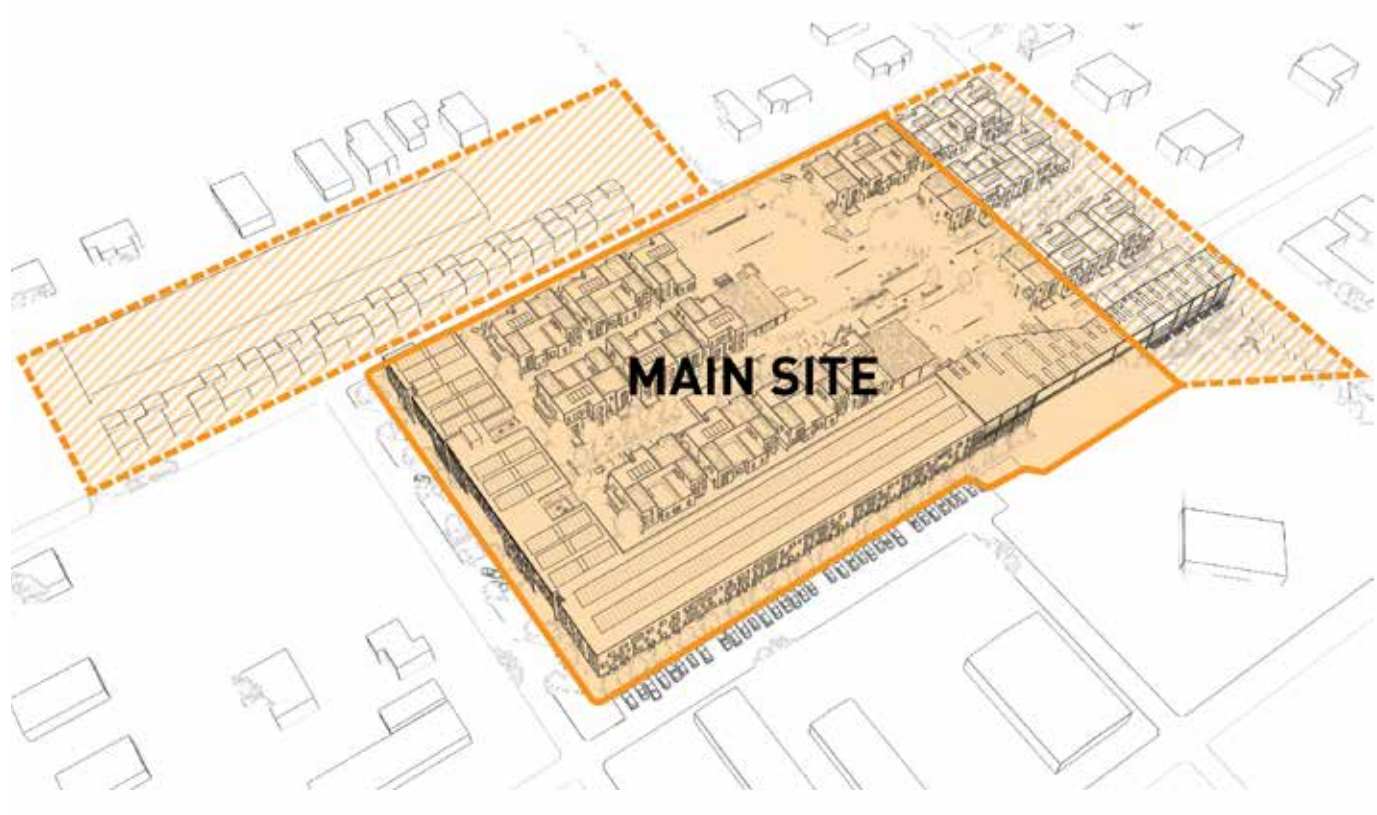
'BIG GREEN' CROSSING



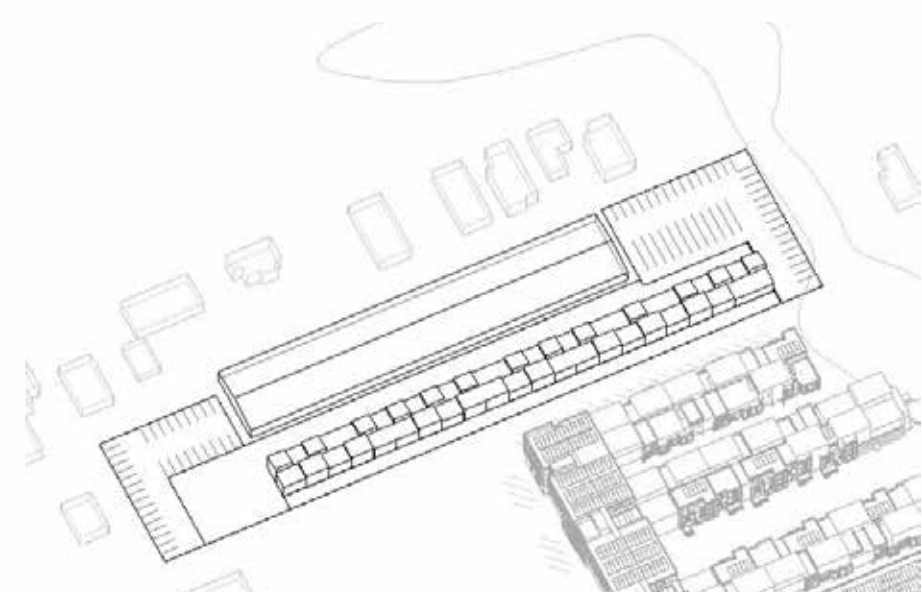
PROGRAM SPINES



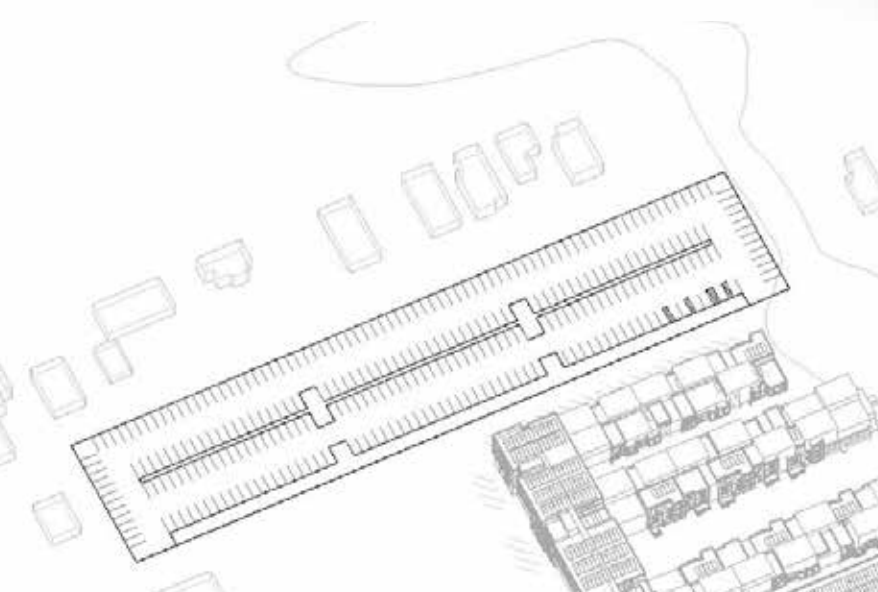
SITE PLAN



EXTENDED SITE STRATEGY



EXTENDED SITE STRATEGY A
- ARTIST LOFTS -



EXTENDED SITE STRATEGY B
- PARKING INCREASE -

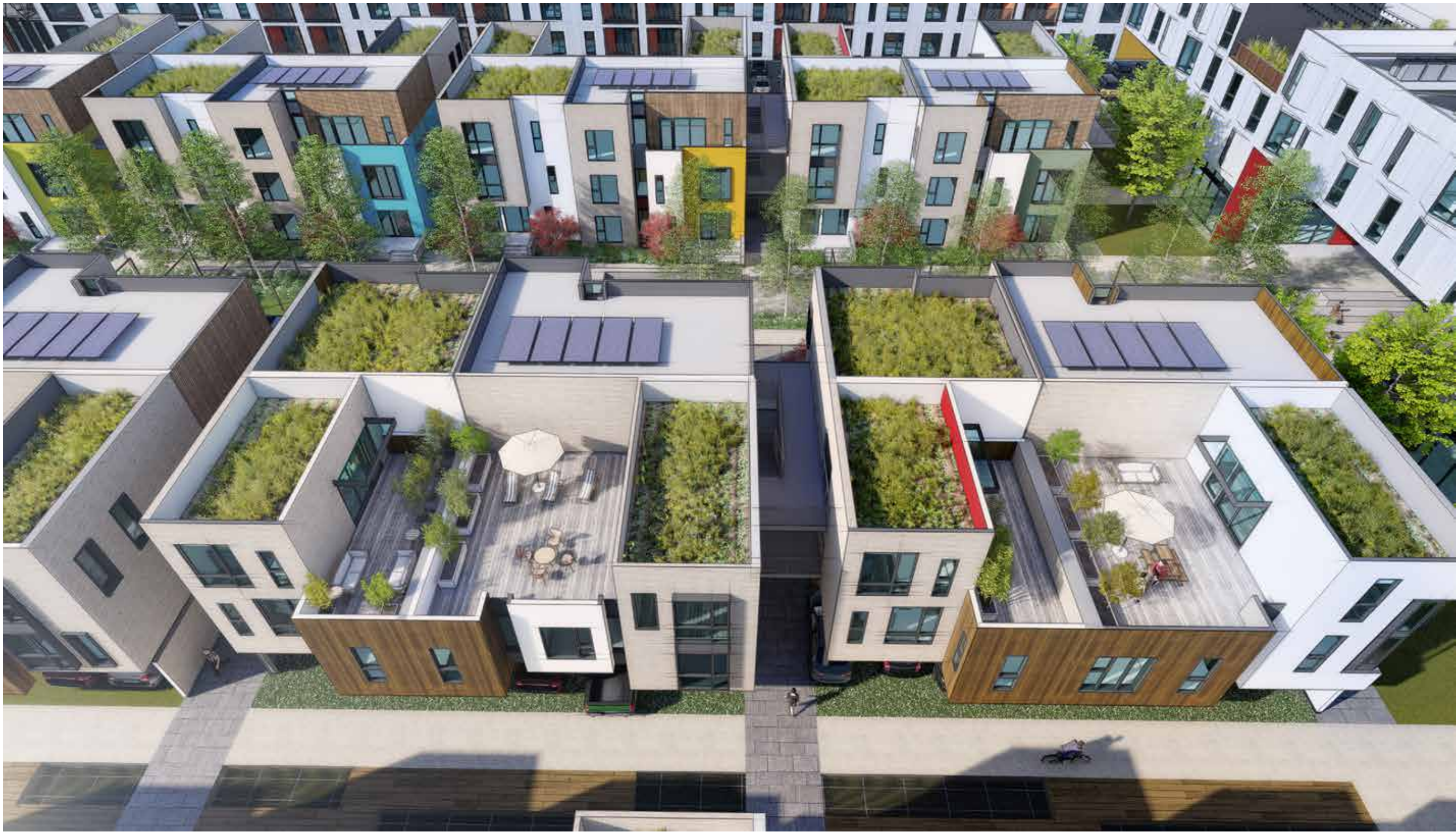


1:30



SECTION CC

1:30



DRONE - aerial view showing walk-up buildings and cut-throughs connecting parking courts and 'big green'



3 CROSSINGS - view from 3rd Street towards three crossings -the check dam, the 'big green' and the solar sky bridge



Parking Court Portal North + Open Stair



Big Green Entry Portal

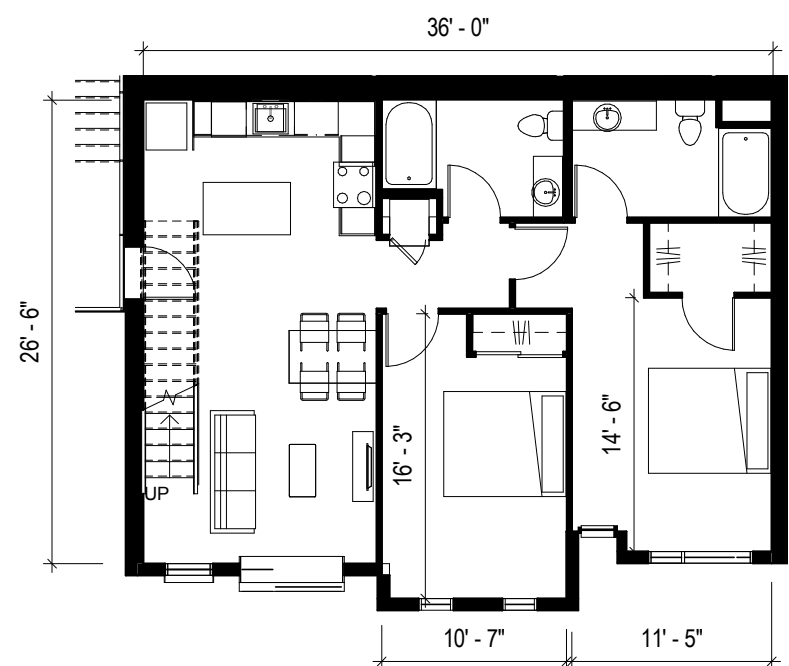


Parking Court Portal South + Open Stair

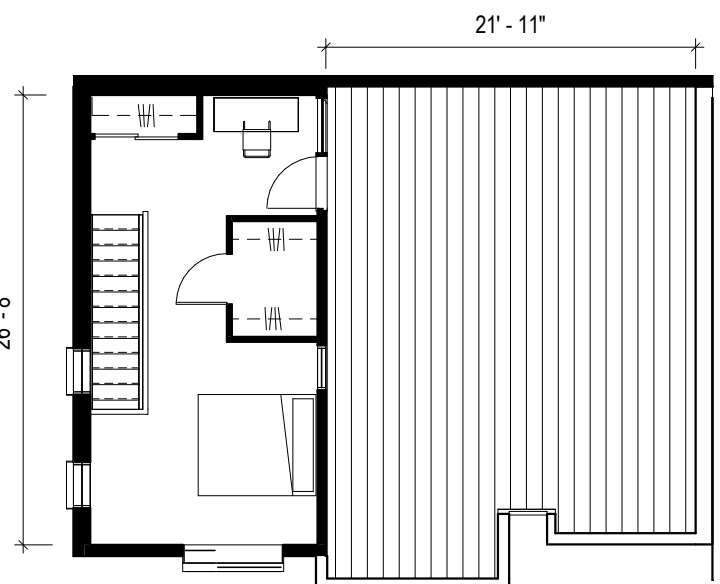


GROUND FLOOR PLAN

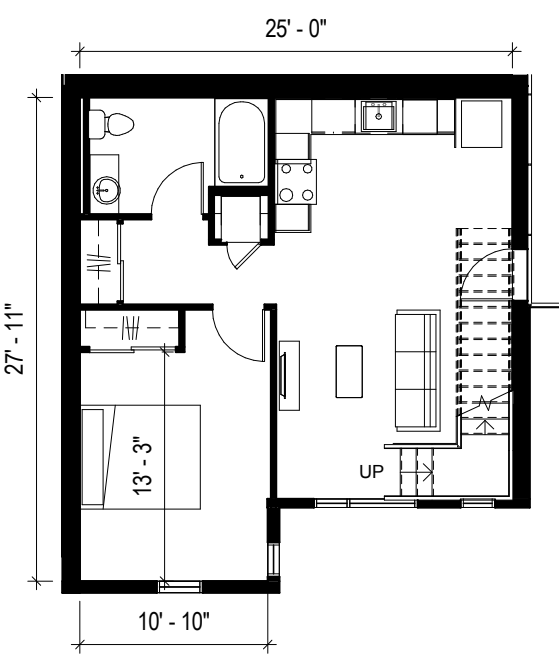
1:40



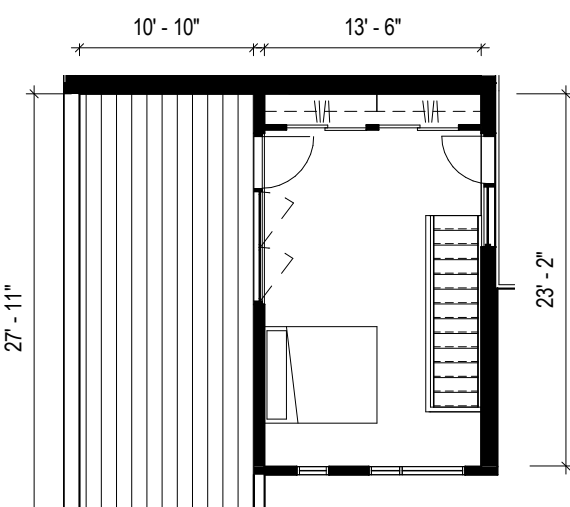
2BR WALK-UP /
3BR WALK-UP - LOWER LEVEL
3/32" = 1'-0"



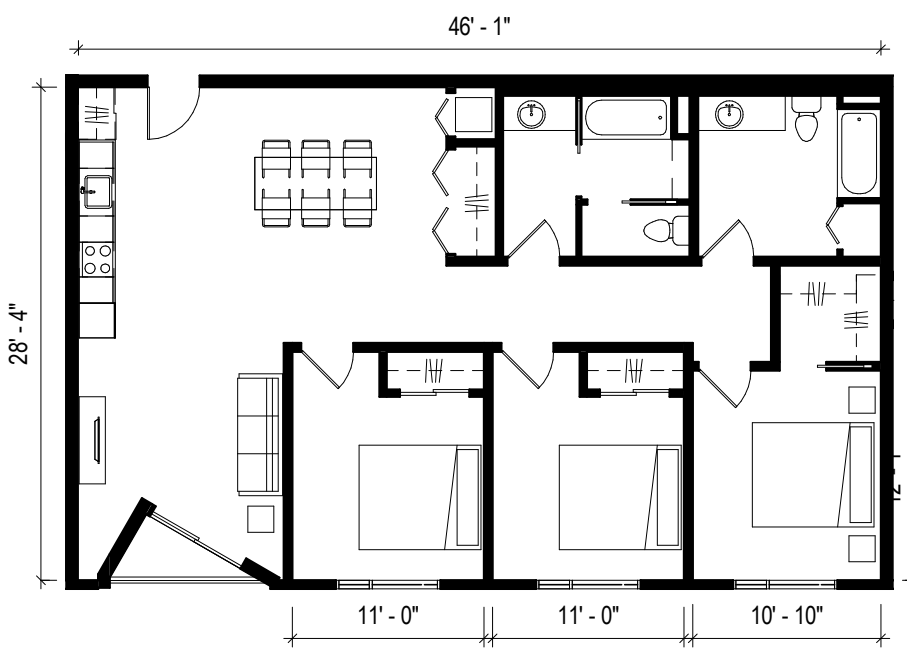
3BR WALK-UP - UPPER LEVEL
3/32" = 1'-0"



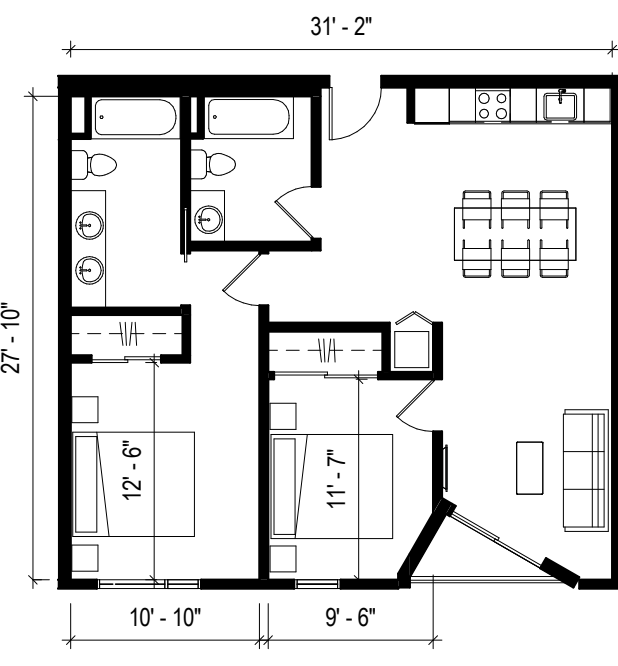
1BR WALK-UP /
1BR+ WALK-UP LOWER LEVEL
3/32" = 1'-0"



1BR + WALK-UP UPPER LEVEL
3/32" = 1'-0"



3BR APARTMENT
3/32" = 1'-0"



2BR APARTMENT
3/32" = 1'-0"



NORTH ELEVATION

1:30



SECTION AA

1:30



BIG GREEN CROSSING - bridge connecting the big green on either side of the creek



GREENWAY TRAIL - re-routed razorback greenway to pass through the site along the creek



Big Elbow + Sky Bridge



Sky Bridge at Town Branch Creek



Event Room + Walk-ups at the Big Green

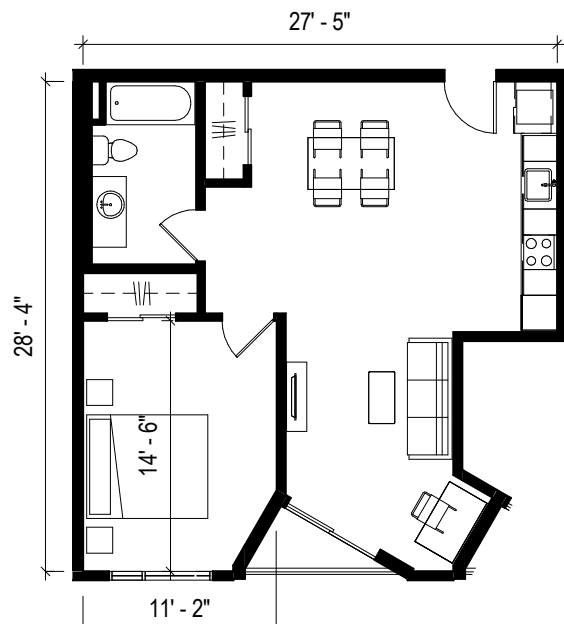


Walk-up Units at the Big Green

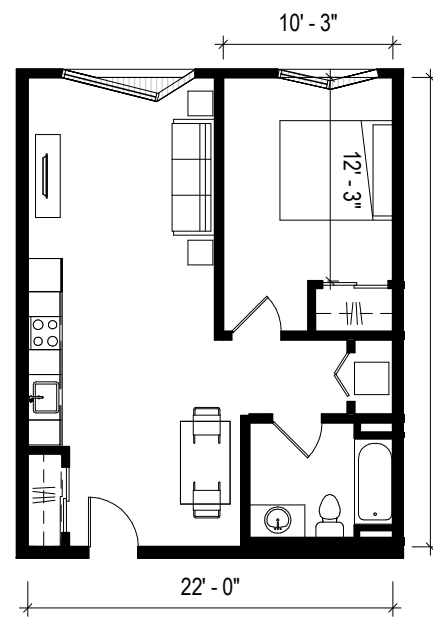


UPPER FLOOR PLAN

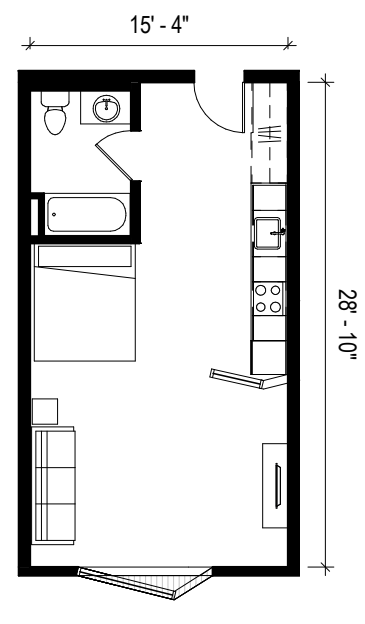
1:40



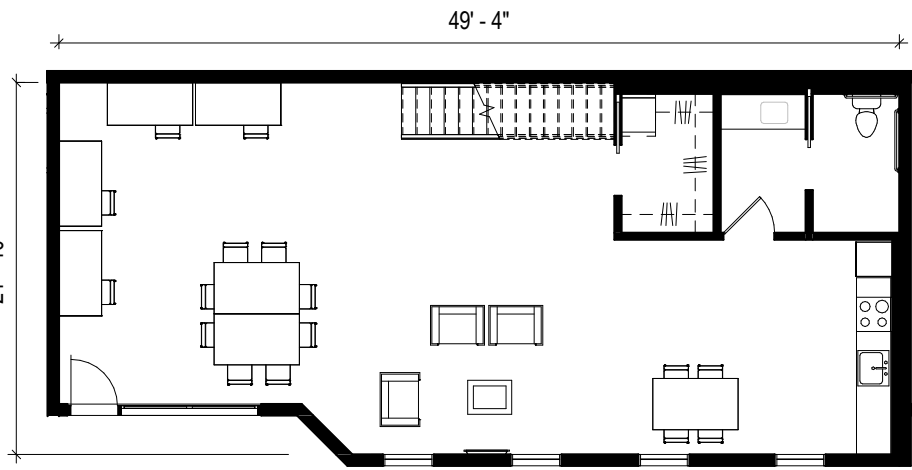
1BR + APARTMENT
3/32" = 1'-0"



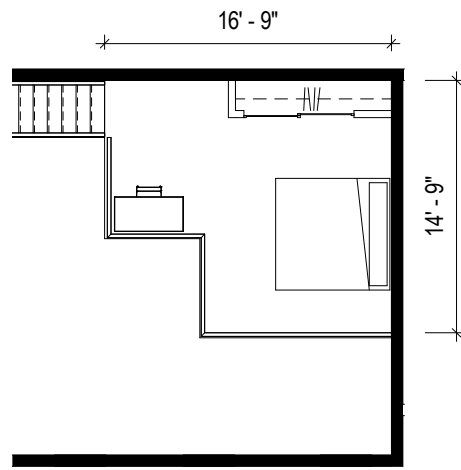
1BR APARTMENT
3/32" = 1'-0"



STUDIO APARTMENT
3/32" = 1'-0"



FLEX RETAIL APARTMENT
3/32" = 1'-0"



FLEX RETAIL MEZZANINE

SITE

EXTENDED NORTH

PRIMARY

EXTENDED EAST

DENSITY

| SITE | LOT SIZE | ALLOWED DENSITY | ALLOWED TOTAL UNITS | ACTUAL TOTAL UNITS | DIFFERENCE |
|-------------------------|----------|----------------------|---------------------|--------------------|------------|
| PRIMARY & EXTENDED EAST | 0.26 | 48 DU/AC & 282 UNITS | 284 UNITS | -2 UNITS | |

UNIT MIX

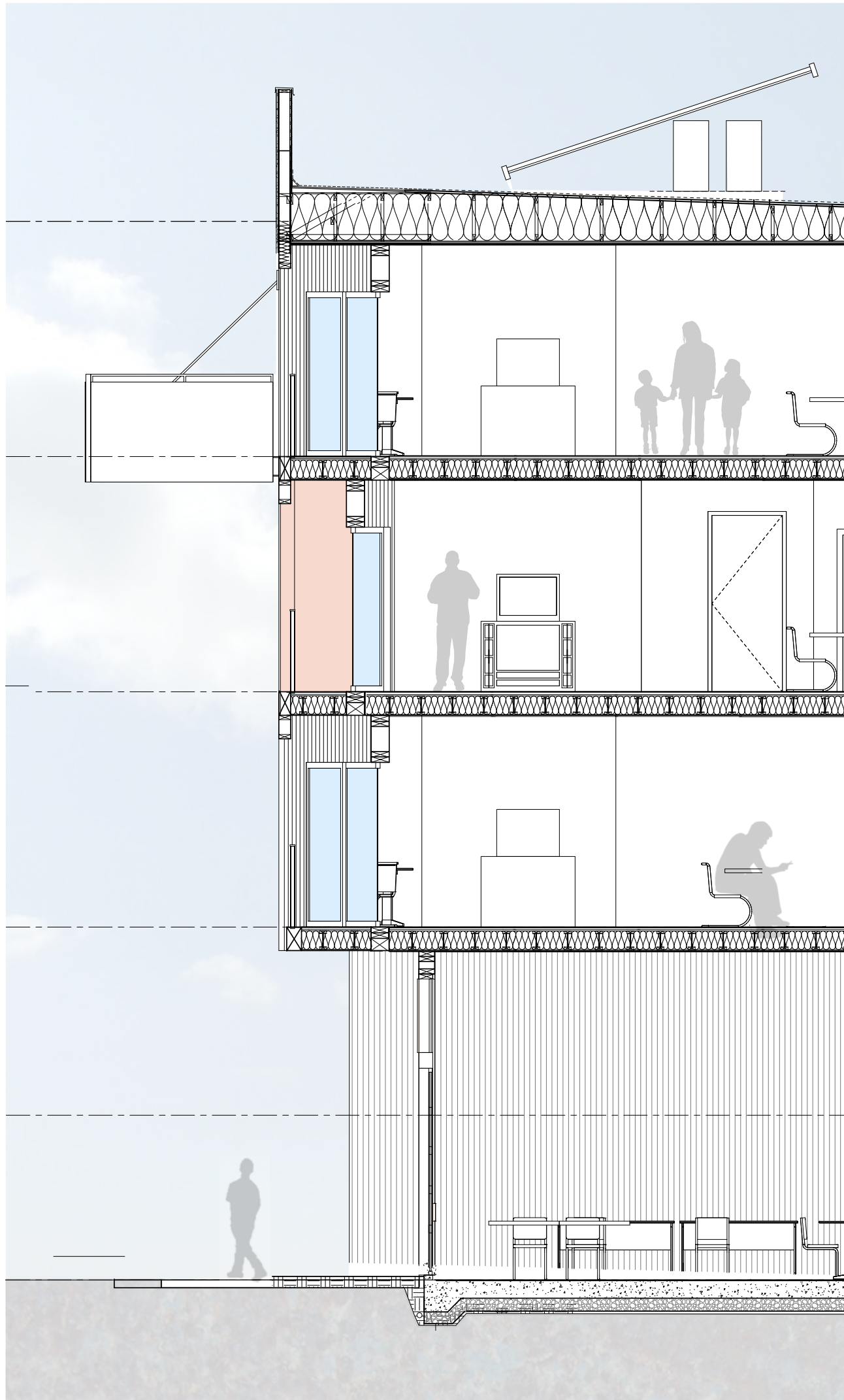
| UNIT TYPE | ACTUAL UNIT COUNT | % OF TOTAL | TARGET | DIFFERENCE |
|-----------|-------------------|------------|--------|------------|
| S | 15 | 5% | 5% | - |
| 1BR | 96 | 34% | 25% | +9% |
| 1+BR | 70 | 26% | 42% | -14% |
| 2BR | 78 | 27% | 20% | +7% |
| 3BR | 25 | 8% | 10% | -2% |

AUTO & BIKE PARKING

| TYPE | ACTUAL TOTAL | REQUIRED RATIO | REQUIRED TOTAL | DIFFERENCE |
|----------------------------|--------------|---------------------|----------------|------------|
| PRIMARY & EXTENDED EAST | 285 | 1 UNIT: 1.5 PARKING | 426 | -141 |
| Bike | 284 | | - | |
| EXTENDED NORTH ALL PARKING | 286 | 1 UNIT: 1.5 PARKING | - | +286 |
| AUTO | | | | |

PROGRAM CROSSWALK

PROGRAM CROSSWALK



TYPICAL WALL SECTION
3/16" = 1'-0"



SOUTH ELEVATION

1:30



SECTION BB

1:30