

# Master Plan

The site design for the 8-acre midtown site includes developing streets, sidewalks, pedestrian connections, amenities and public space.

Signature art installation

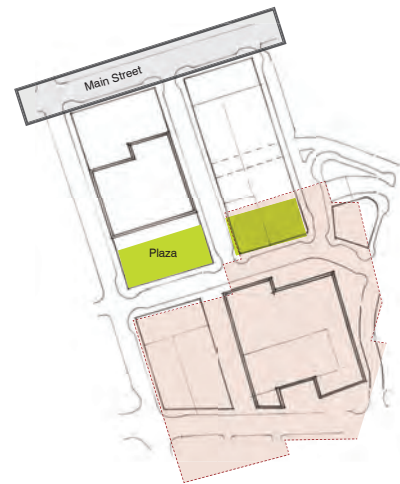


# Main Street

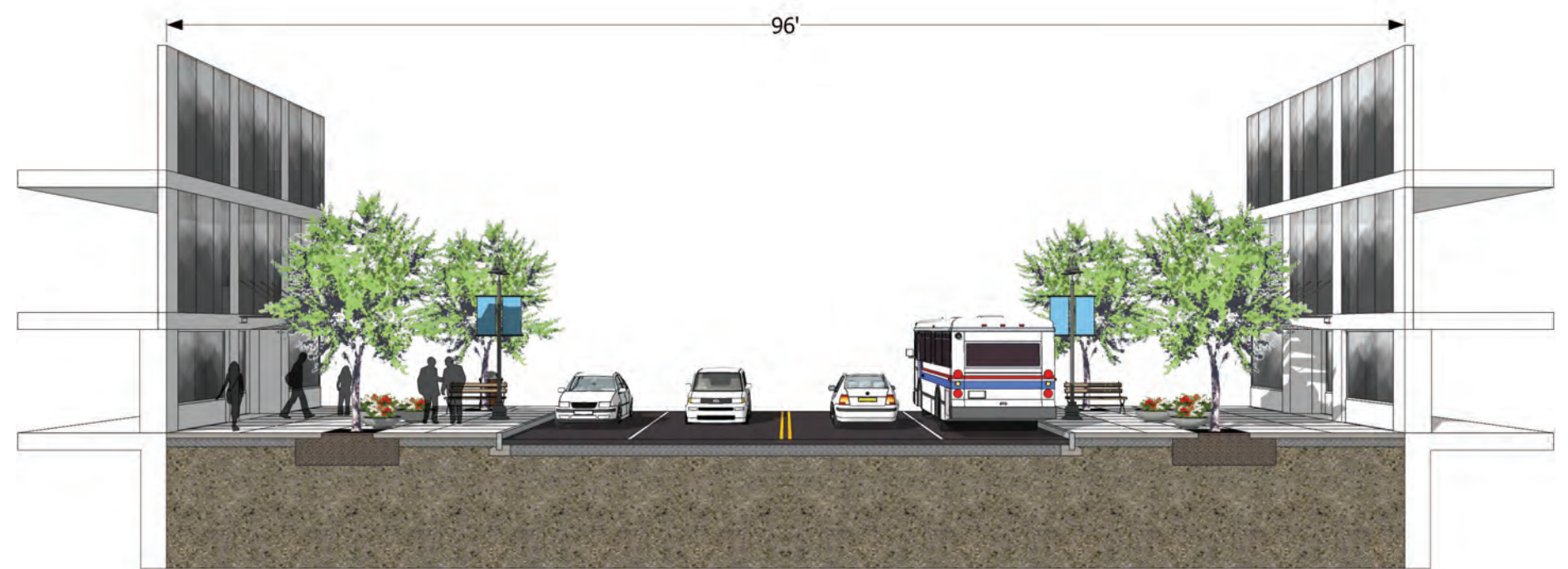
Main Street is the northern border of the project. Main Street has a distinctive and consistent design look. The proposed design along Main Street adds on-street parking. The typical section illustrates a proposed condition mirroring the north side of the street when applicable with tree planting, standard city benches and standard city light fixtures with banners. Updated sidewalk materials, trash receptacles and planters are proposed to complement the existing Main Street city standards.

City form-based code and guidelines outline the dimensions, standard amenities and treatments along Main Street. Section 120-61 of the zoning regulations states,

*“Main Street is the most important civic/commercial street in the Center City District (CCD) and should be designed as the primary public ceremonial route in the City. Main Street has several design character objectives. The pedestrian zone is envisioned to include the most generous sidewalks and outdoor public gathering/plaza spaces. The pedestrian zone should be well delineated from the vehicular zone. Well-defined pedestrian crossings should be considered a design priority. Special paving design at intersections should be considered to enhance the pedestrian experience and the stature of Main Street. The existing collection of unique street amenities (light standards, benches, bus shelters, banners, etc.) should be maintained to clearly distinguish Main Street from all others in the CCD. Appropriately sized and spaced deciduous street trees should be integrated into the design of the pedestrian zone to enhance separation and provide comfort.”*



Proposed Melville Bench, Lanscapeforms



Main Street typical section



Existing Main Street lighting standard to remain



Sorella Planters, Lanscapeforms



Proposed trash receptacle and bike rack

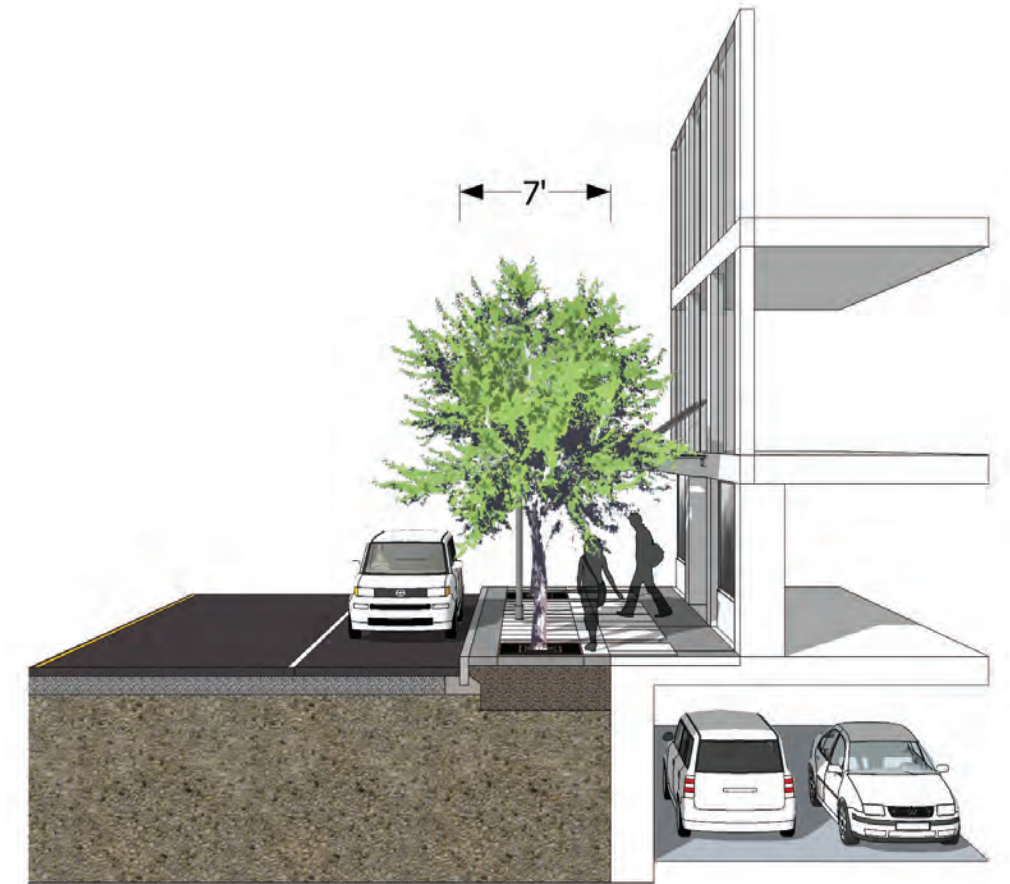
# Clinton Avenue

South Clinton Avenue borders the property along its west side and is categorized as a city street. In the city zoning regulations city streets are characterized as those that “serve as the principal facility for carrying through traffic across the CCD” (section 120-61). The design objectives include “generous sidewalks and delineation of the sidewalk from the vehicular zone with tree lawn ... appropriately sized and spaced deciduous trees should be integrated into the design of the pedestrian zone to enhance separation and comfort” (section 120-61).

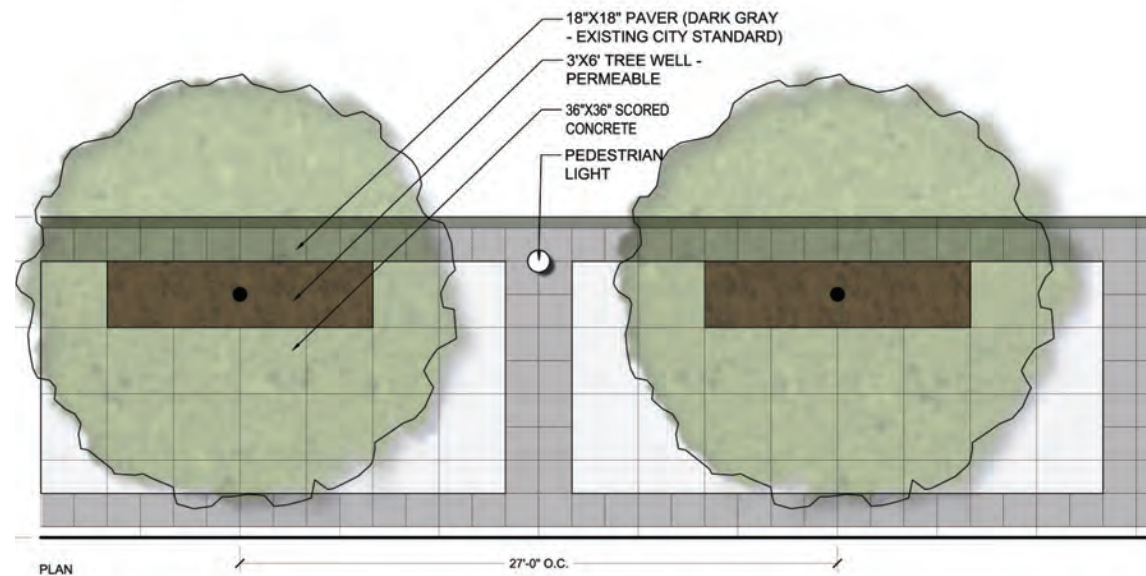
The proposed design for Clinton Avenue incorporates a dark grey paver banding and border with a proposed concrete field. New light fixture and tree well treatment standards are proposed to complement the existing city street standards.



Clinton Avenue typical section



Clinton Avenue typical section at garage



Proposed streetscape standard



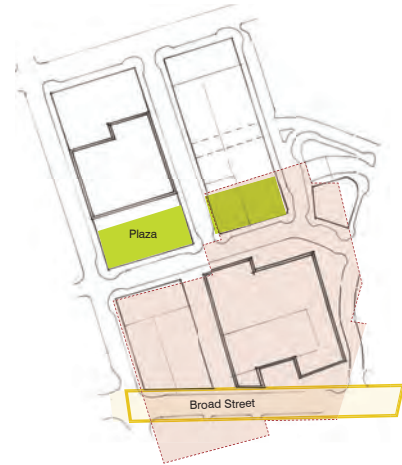
Alcott Pedestrian Light, LandscapeForms

# Broad Street

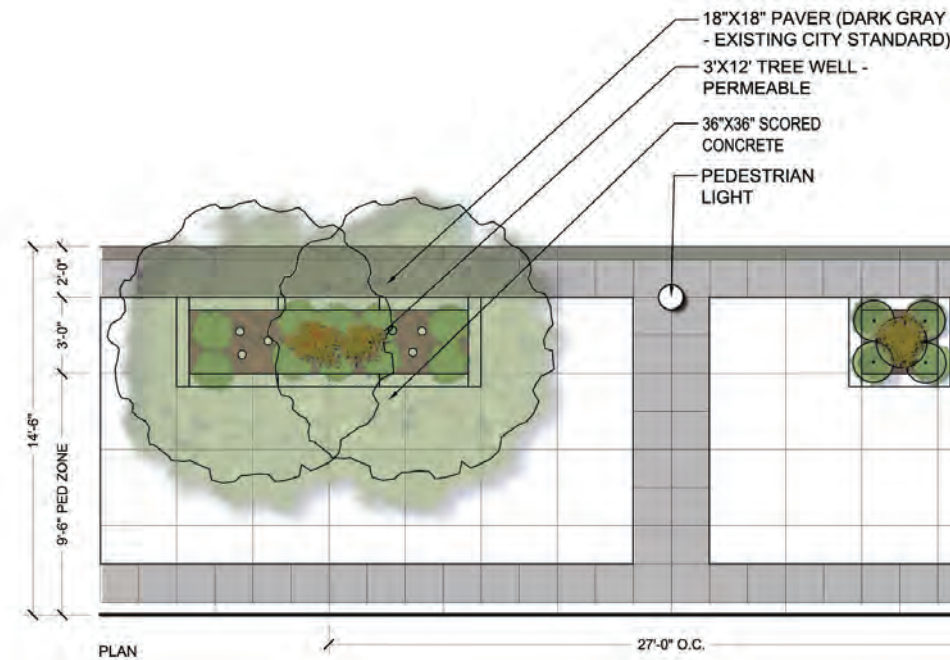
Broad Street borders the property along the south side and is categorized as a city street. In the city zoning regulations city streets are characterized as those that “serve as the principal facility for carrying through traffic across the CCD” (section 120-61). The design objectives include “generous sidewalks and delineation of the sidewalk from the vehicular zone with tree lawn ... should be consistent on all city streets to identify them as such ... appropriately sized and spaced deciduous trees should be integrated into the design of the pedestrian zone to enhance separation and comfort” (section 120-61). As Broad Street is predominantly above the parking structure, planters are proposed to include small multi-stem trees, shrubs and perennial plantings.

Broad Street sidewalks are proposed with dark grey paver banding and border with a concrete field. New light fixture and tree well treatment standards are proposed to complement the existing city street standards.

The typical section illustrates a proposed condition with sidewalks with planters where applicable.



Broad Street typical section



Alcott Pedestrian Light, LandscapeForms

# Cortland and Elm Street

Cortland and Elm Streets are proposed as an enhanced District streets. As defined by section 120-61 of the city zoning regulations the streetscape “pedestrian zone should be designed to include adequate space for uninterrupted movement and localized street activities and should be delineated from the vehicular zone with tree lawns. Well-defined pedestrian crossing should be considered a design priority. Street amenities (light standards, benches, trash receptacles, etc.) should be unique to the district and designed/selected to express the character of the district. Appropriately sized and spaced deciduous street trees should be integrated into the design of the pedestrian zone to enhance separation and comfort.”

Proposed design of the streetscape includes consistent, unique and contemporary amenity choices and a delineated splash and tree zone with deciduous tree plantings. Concrete is proposed along the main pedestrian walkway between the tree lawn and the building face with a speciality pavement within the splash zone. Catenary cable lighting is proposed to emphasise the street and better define the district. As Cortland and Elm enter the plaza zone the streets change to the material of the plaza, are raised to the grade of the plaza and bollards define the drive lanes of the street. The typical section illustrates these proposed conditions.

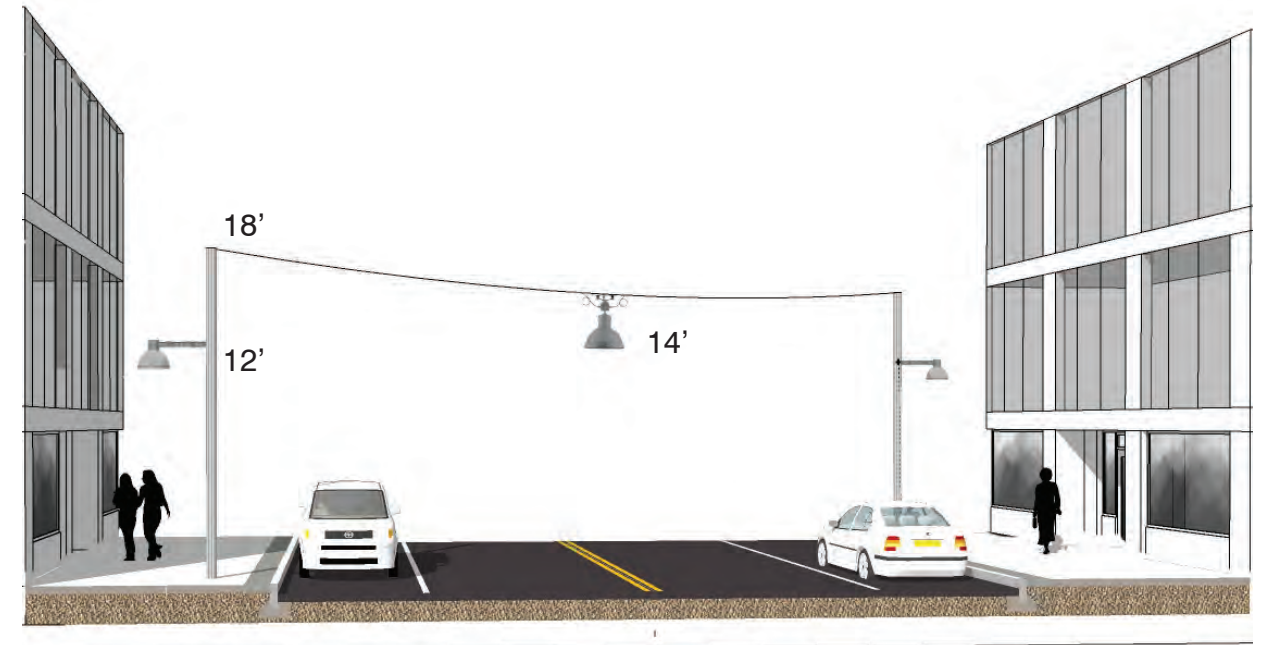
Portions of the proposed streets and sidewalks along Cortland and Elm Street are above the parking garage structure and below grade service tunnels. In some of these areas it is not expected that there will be sufficient soil depth to allow for successful tree plantings. Along the District Streets above the garage, contemporary raised structured planters with greenscreen trellis are proposed.



Icon Mini and Maxi light fixtures, Louis Poulsen



Cortland Street typical section



Catenary cable hung light fixture

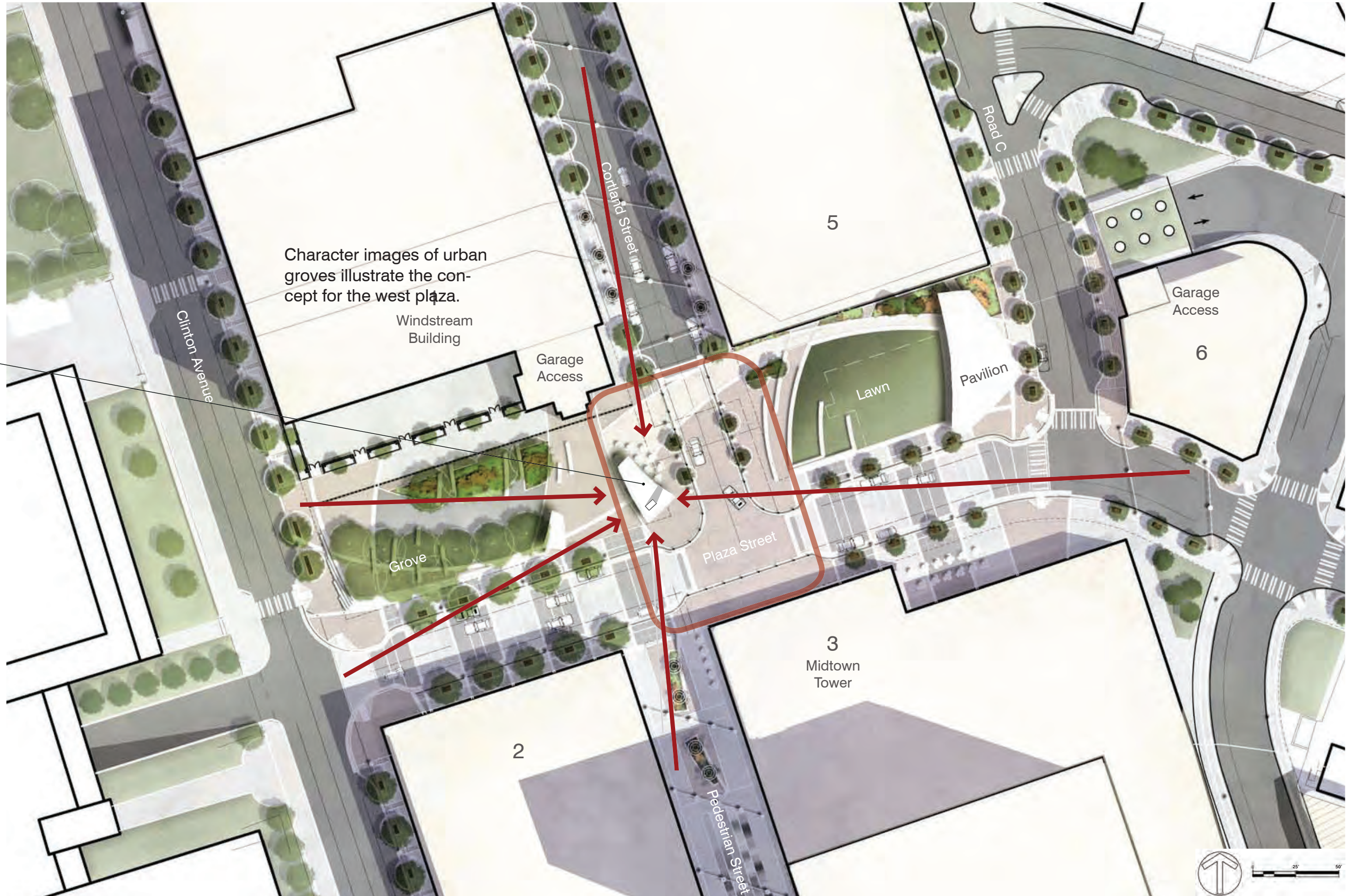
# Focal Point

A signature art installation is proposed as a focal point at the heart of the Midtown site.

## Concept –

- Signature art installation visible from Main Street and Clinton Ave.
- “meet me at the ....”
- Flexible seating
- Interactive space
- Utility bollards for flexible vendor stations

Signature art installation



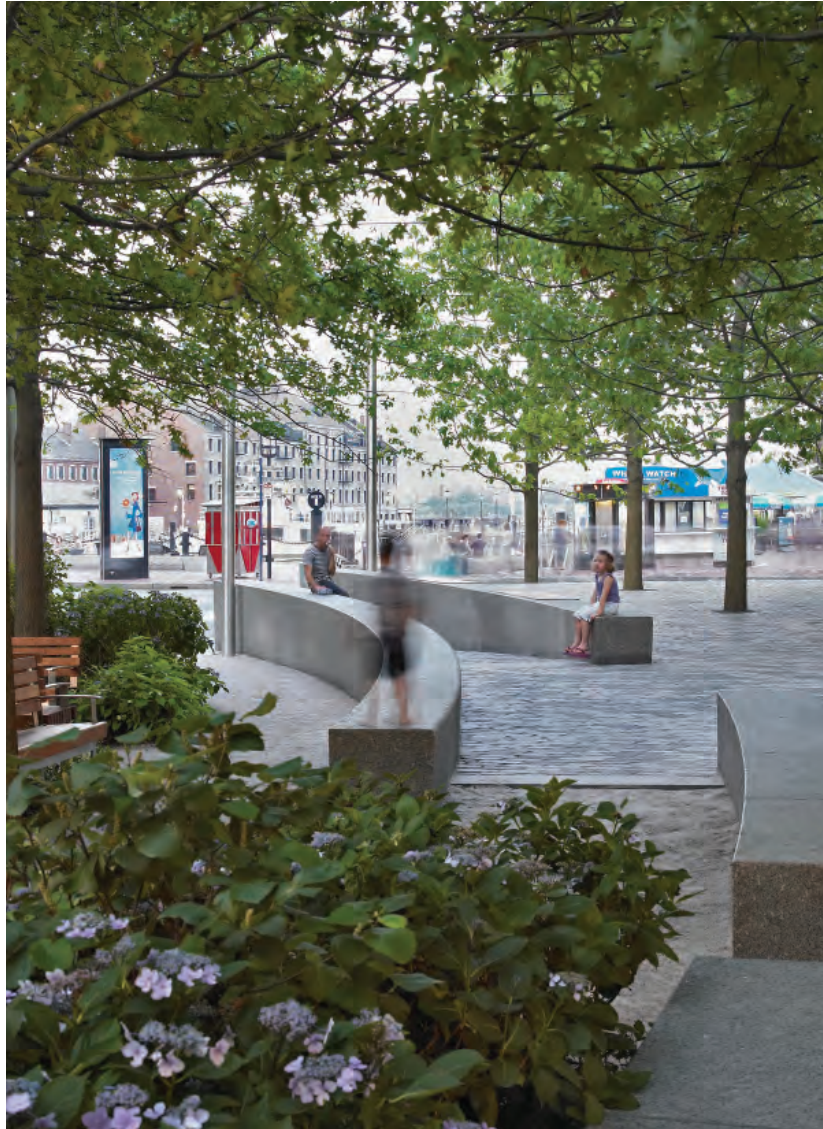
# Aerial Perspective



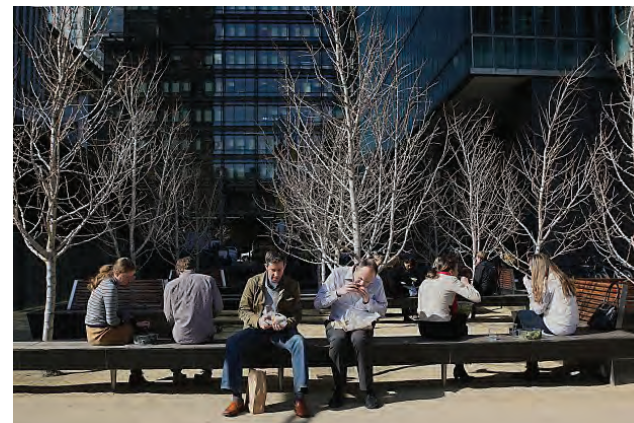
Aerial Perspective of proposed Midtown open space. View from corner of Elm and Atlas looking west.

# “Grove” - Character Images

Character images of urban groves illustrate the concept for the west plaza.



Central Wharf Plaza, Boston, MA





# Signature Art Installation



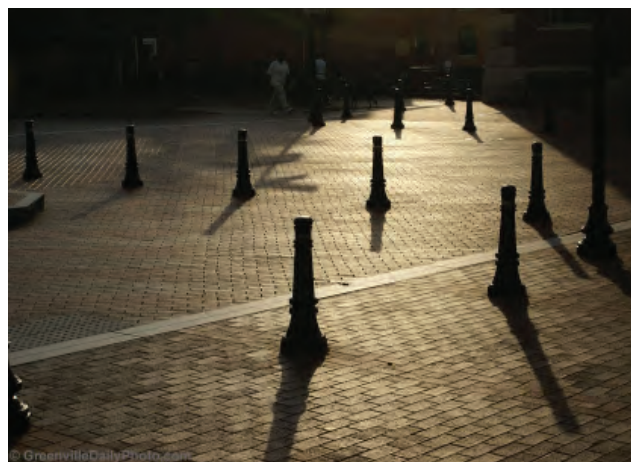
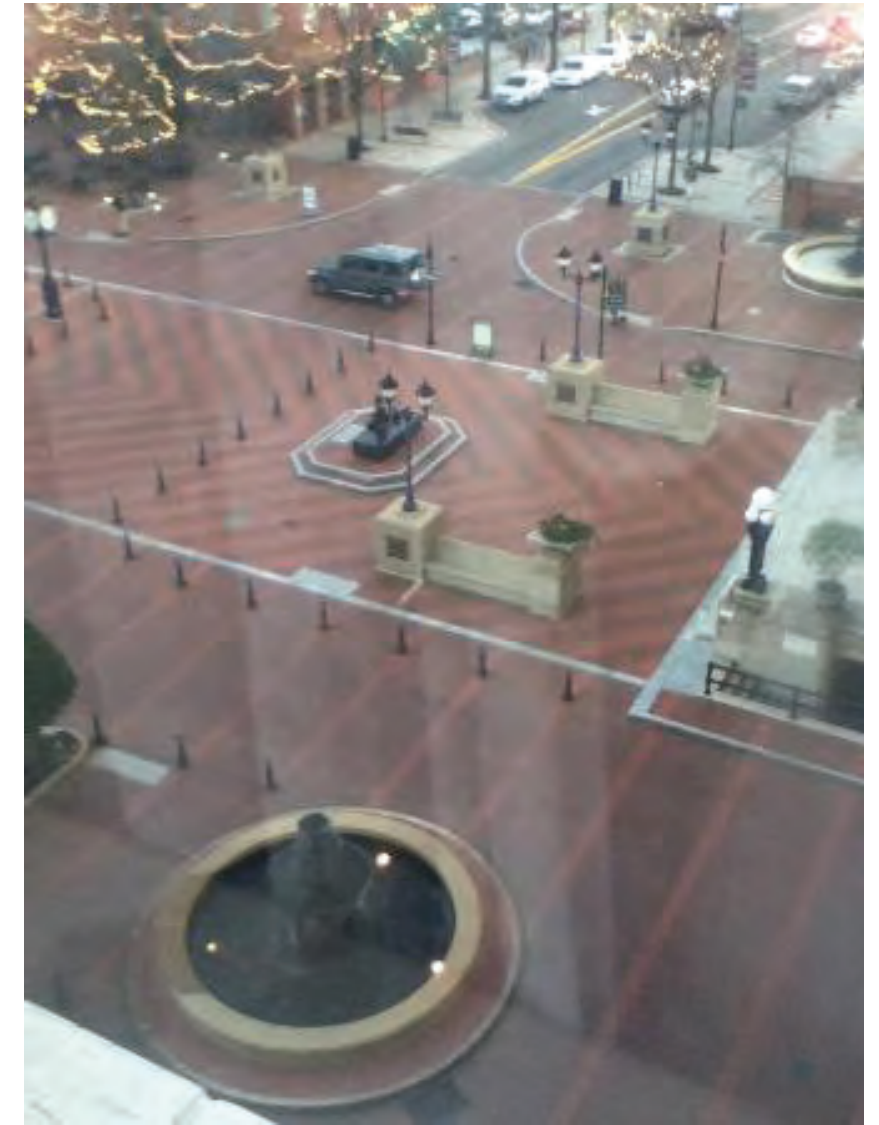
Perspective view of Midtown west plaza from the intersection of Elm and Cortland looking west. Art installation location is seen in the foreground.

# Plaza Street - Character Images

Character images of urban streets treated with plaza materials illustrate the concept proposed for the streets adjacent to the Midtown open space.



Fillmore Plaza, Denver, CO



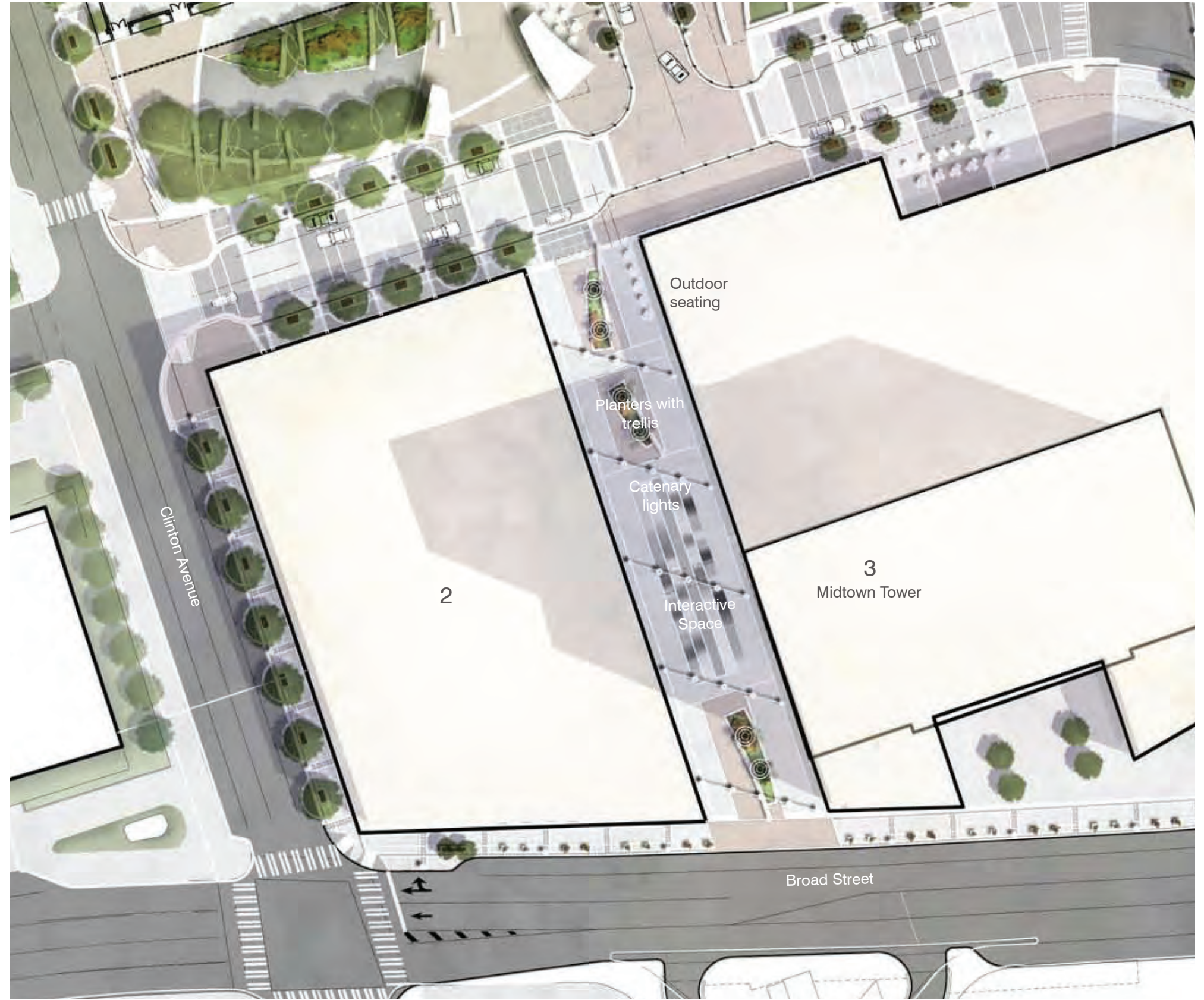
Main Street, Greenville, SC



High Falls, Rochester, NY

# Pedestrian Street

Cortland Street extension is proposed as a pedestrian only right of way. The Pedestrian Street will be flanked by two new parcels, one of which has already committed to providing ground-floor retail experiences. Directly off Broad Street, and leading to the interior of the site, this has the potential to be an active and programmed outdoor space. Events, sidewalk sales, outdoor dining, and other street activity could occur in this zone. Site design for a pedestrian street along this corridor suggests a flexible arrangement with wide sidewalks along the building face with room for both programming and pedestrian movement, center unit paving with movable seating. Due to minimal soil depth over the garage, sculptural vine trellises replace the use of trees. An playful interactive space is proposed for central area of the pedestrian street.



# Pedestrian Street - Character Images

Character images of pedestrian streets and trellises that illustrate the concept proposed for the Midtown Pedestrian Street.



Pedestrian Street typical section



Mint Plaza, San Francisco, CA



Soudscape, Miami, FL

