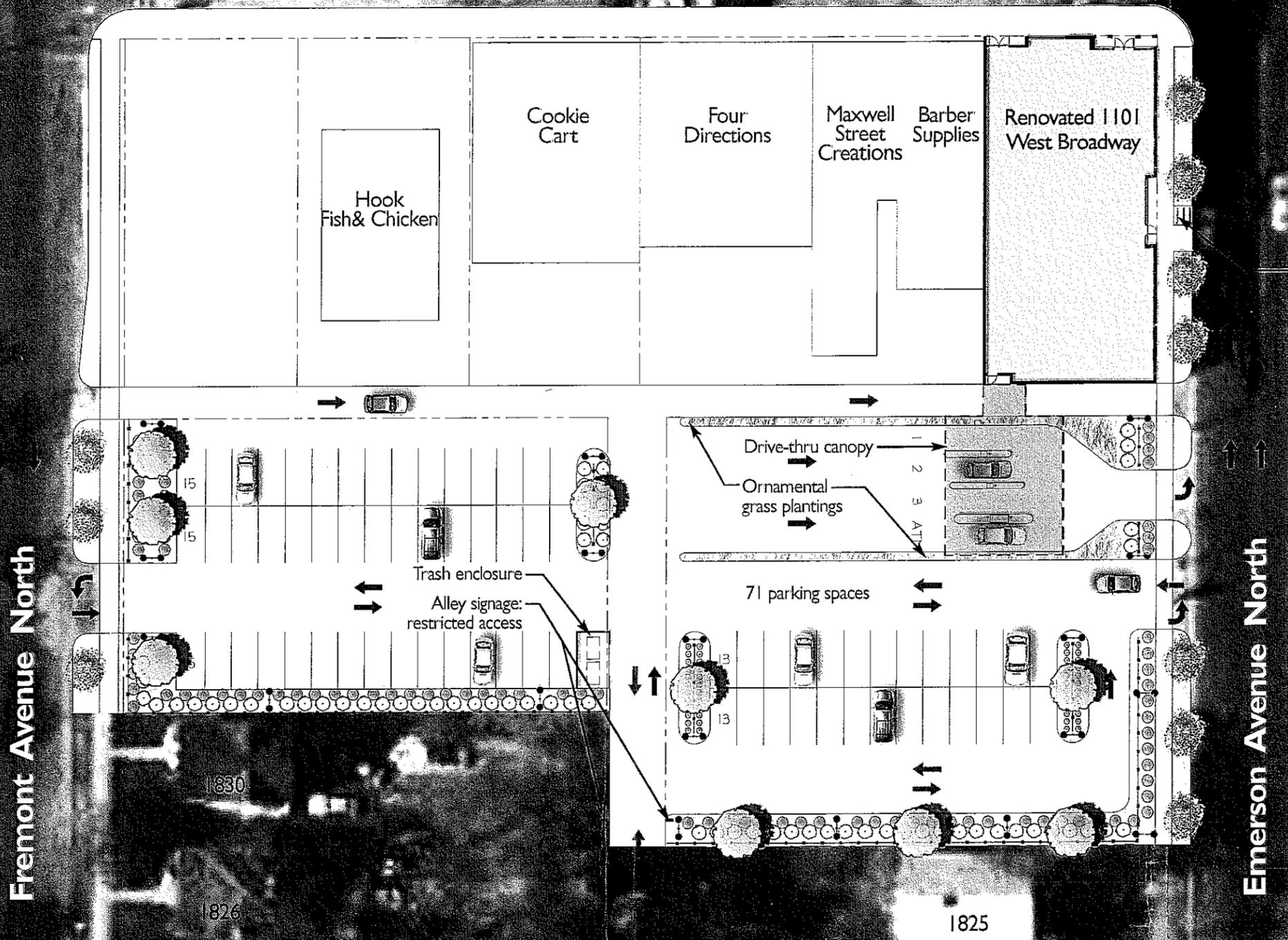


West Broadway Avenue

development master plan
scale = 1:40

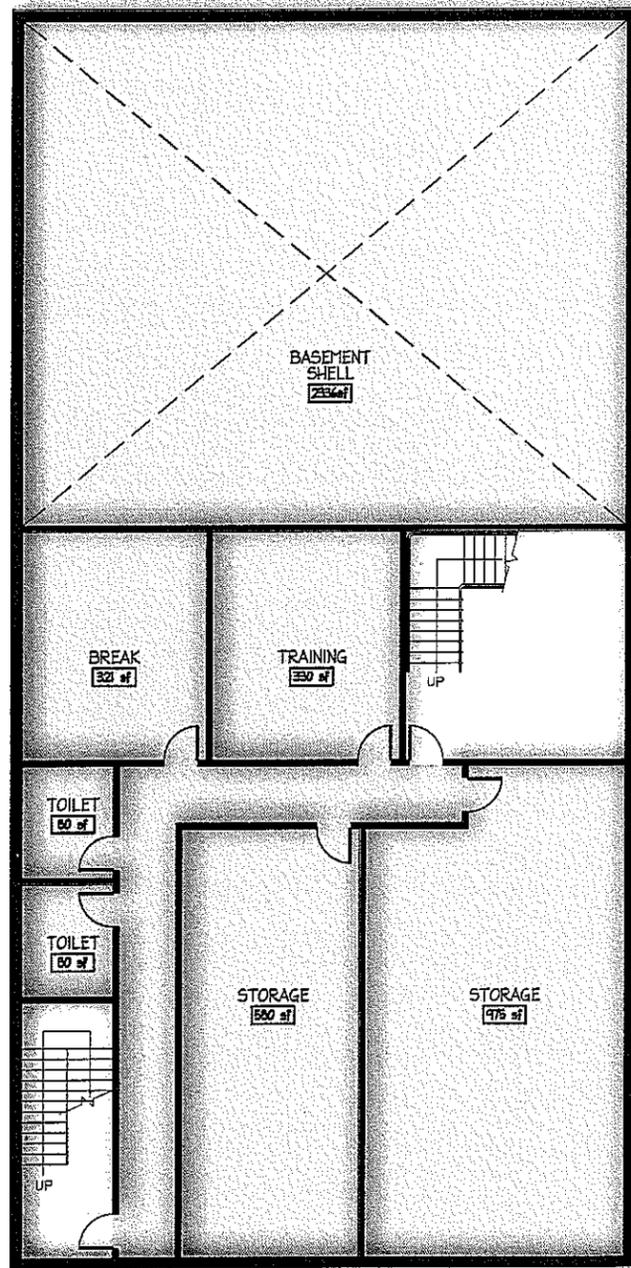


Fremont Avenue North

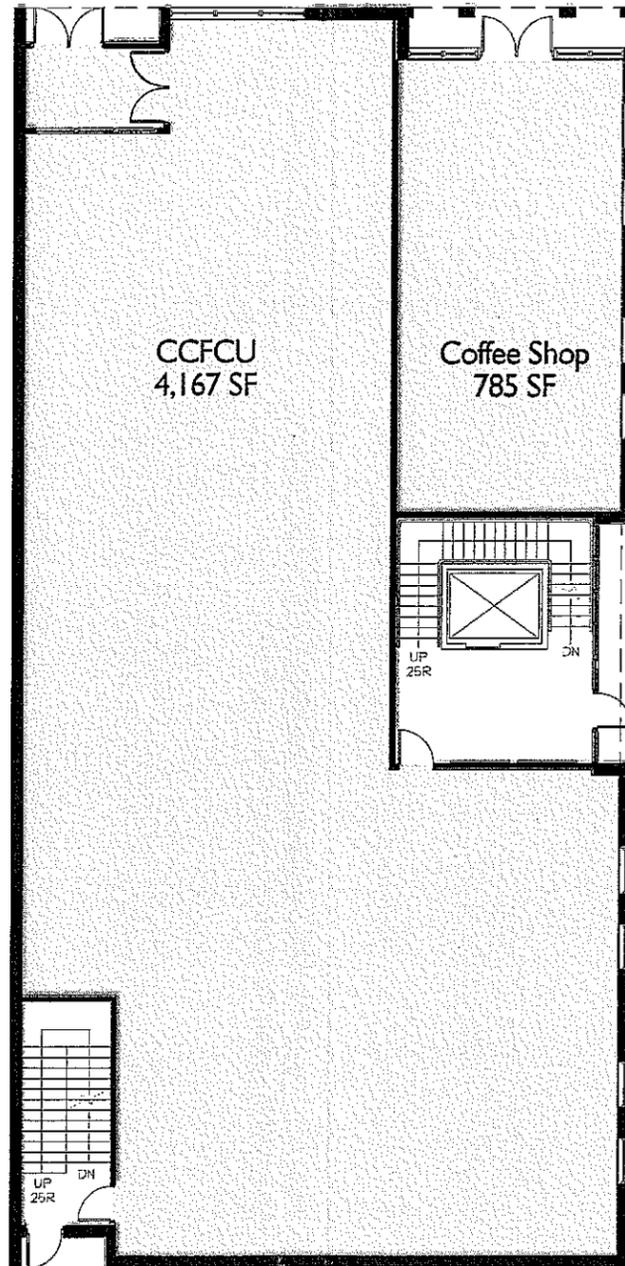
Emerson Avenue North

Pedestrian-scale lighting, decorative fencing, and landscape screening incorporated throughout entire development site

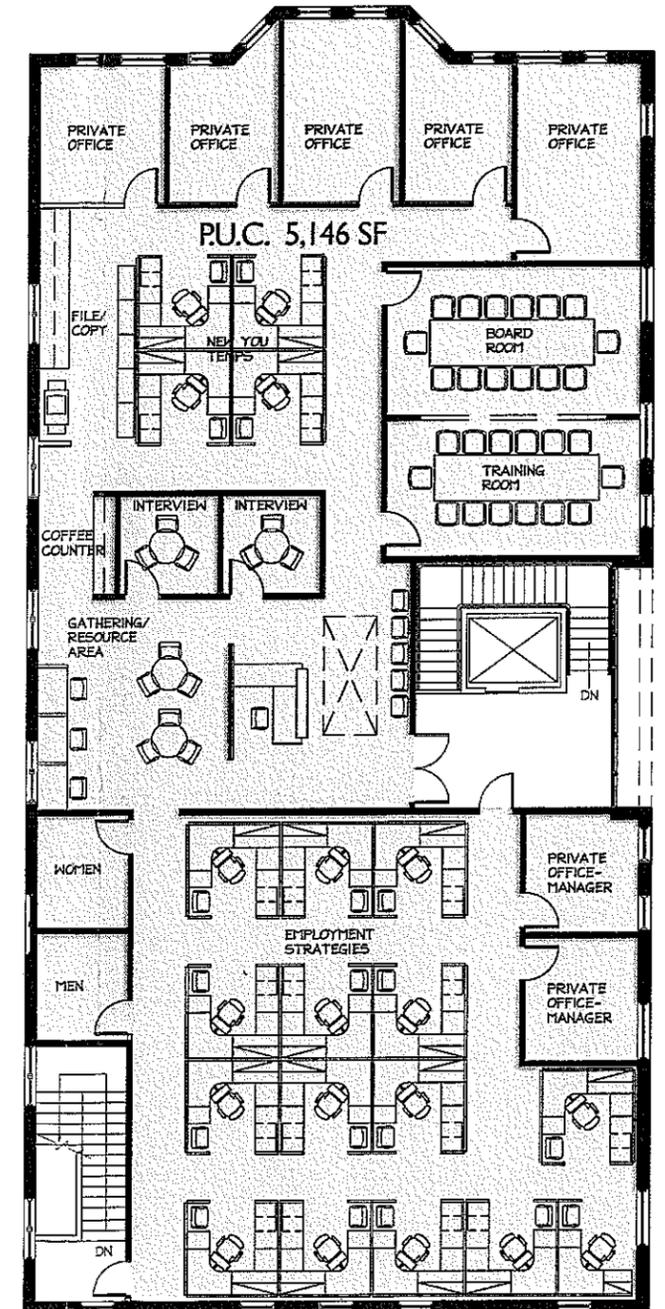
basement floor plan



first floor plan



second floor plan



scale: 1/16"=1'-0"



Opportunity Area A:

The redevelopment of the 1101 West Broadway Building and site may provide for further redevelopment opportunities along Emerson. The opportunities may provide for further streetscape improvements and continued improvement to a "pedestrian friendly" street frontage by exploring the potential of infill development along the street frontage. The residential property immediately to the south of the site, and adjacent to the church property further South, may provide an opportunity to include that property owner in discussions for re-development opportunities along Emerson.

Opportunities which may be explored with the neighborhood and adjacent property owners may include commercial / retail uses with 8,000 to 12,000 square feet of floor area, or potentially mixed use including residential units.

Opportunity Area B:

The redevelopment of the 1101 West Broadway Building and site provides for improved shared parking opportunities on the block between Emerson and Fremont. This shared parking may provide an opportunity to enhance pedestrian street level landscaping, plaza, and streetscape developments to serve all commercial properties facing West Broadway.

Opportunities which may be explored with the neighborhood and adjacent property owners may include the development of a pedestrian oriented shared plaza and landscape development serving all commercial uses on the block, and connecting the shared parking with each commercial use as well as West Broadway, establishing a stronger pedestrian amenity throughout the block.

Opportunity Area C:

As with Opportunity Area A, the re-development activities and enhanced shared parking potential of the 1101 West Broadway site may provide support for the investigation of additional re-development along Fremont. The opportunities may provide for further streetscape improvements and continued improvement to a "pedestrian friendly" street frontage by exploring the potential of infill development along the street frontage. The commercial property immediately to the North of the site may provide an opportunity to include that property owner in discussions for streetscape / re-development opportunities along Fremont.

Opportunities which may be explored with the neighborhood and adjacent property owners may include commercial / retail uses with 5,000 to 9,000 square feet of floor area, or potentially mixed use including residential units in a townhouse or condominium format

