MAY 2019 BCDC COMMENTS:

• HEIGHT AND MASSING CONSIDERATION
  SHEERNESS OF 3RD STREET ELEVATION
  CONSIDER STREET SECTION OF 3RD STREET IN ITS ENTIRETY

• PROJECT IS A “TRANSITION BUILDING”
  BUILDING MASSING SHOULD NEGOTIATE THE TRANSITION OF THE DISTRICTS

• GROUND FLOOR ACTIVATION
  EXPLORE THROUGH BLOCK LOBBY FROM 2ND TO 3RD
  EXPLORE BUILDING LOBBY IN ALTERNATIVE LOCATIONS (MAYBE 3RD STREET)
  EXPLORE PUBLIC REALM ALONG HAUL ROAD
  ACTIVATE MAXIMUM FRONTAGE ALONG 3RD STREET AT GRADE.
Note there is approximately 8 feet of grade change across the project site. Elevations are taken from Project Zero. Average Grade is approximately +4'-0".
*Note there is approximately 8 feet of grade change across the project site. Elevations are taken from Project Zero. Average Grade is approximately +4'-0".*
West Third Street View Looking West

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Grading Concept

FFE 27.50
FFE 25.00
FFE 24.80
FFE 27.30

1.3%
1.8%

Landscape Study | Site Plan

99 A Street
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Overall Plan

Enlargement Plan

Granite Wall
- seating
- grade transition

Planting

Ride-Share / Taxi Drop-Off Zone

Enhanced Paving

Concrete Walk

4.8%

A STREET

99 A Street

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**EXISTING**

- T-2” SIDEWALK
- 7”-2” SIDEWALK
- A STREET

**PROPOSED**

- PLANTING
- GRANITE PLANTER
- SIDEWALK
- FURNISHING ZONE
- RIDESHARE / TAXI DROP-OFF ZONE
- BIKE LANE
- A STREET
- BIKE LANE

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**A Street Enhancements**

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Second Street Node Enlargement

Overall Plan

West Second Street Enlargement
EXISTING

EXISTING PARKING/SIDEWALK  WEST 2ND STREET  SIDEWALK

PROPOSED

SIDEWALK PAVING  FURN ZONE  WEST 2ND STREET
Overall Plan

Third Street Enlargement

- Granite Seat
- Permeable Pavers
- Furnishing Zone
- Concrete Walk
- Treeway / Infiltration
- Neighborhood Parking

West Third Street Enlargement

- 5'5" Tree Way / Seating
- 2' Furnishing Zone

99 A Street

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EXISTING

PROPOSED

West Third Street Enhancements
Overall Plan

99 Promenade Enlargement

- Pedestrian Zone
- Planting Zone
- Guard Rail
- Rain Garden
- Haul Road
- Insulation Board long back of walk

Concrete Pattern Inspiration

Scored Concrete w/ Coal Slag - Pattern responding to Arch. Facade

Planter Area / Infiltration Zone

Promenade Enlargement
EXISTING

18' PARKING
13'-5" PLANTING

HAUL ROAD CONNECTOR

PROPOSED

SIDEWALK
6'-4"
PLANTING
NEW 24" STREAM LINE
NEW 20" GAS LINE

HAUL ROAD CONNECTOR