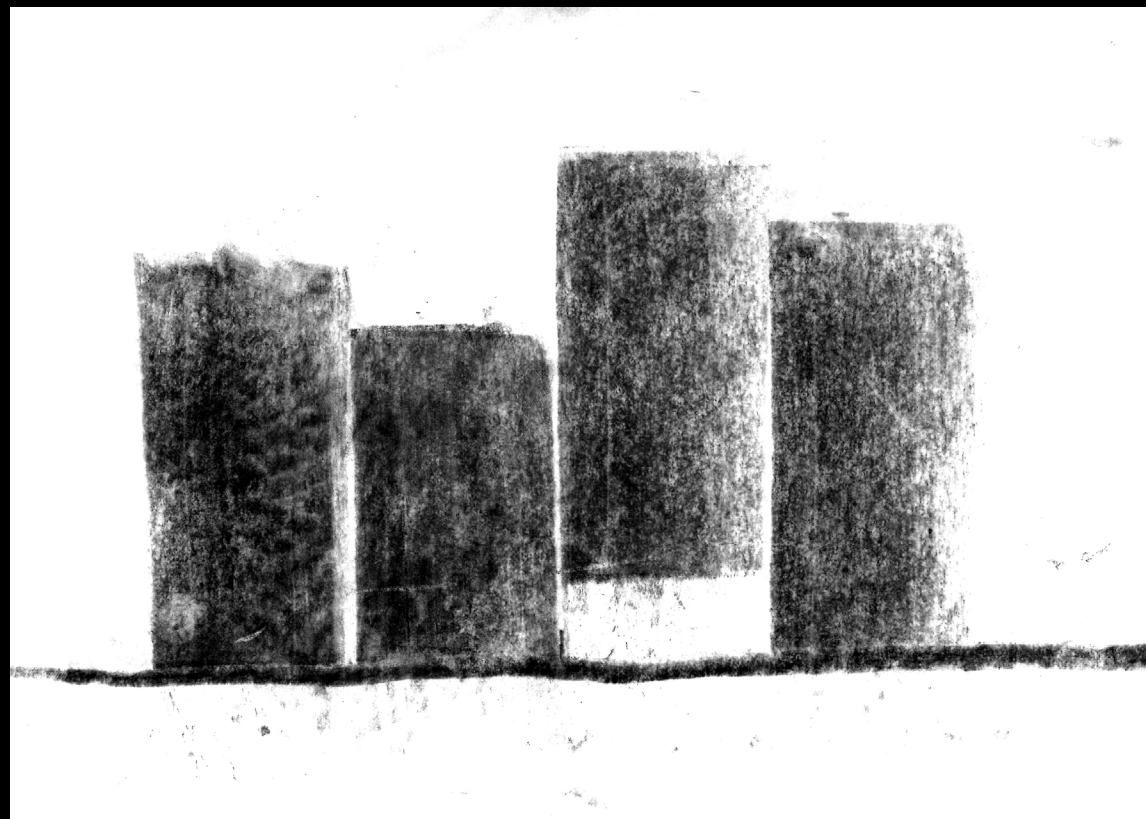


BLOCK 42



250,000 sf

7 stories

200' x 220' block

**200 units of housing with
ground floor retail**

150 parking stalls

**located at SW Bond & SW
Lane**



1. SITE / CONTEXT

2. ANALYSIS / CONCEPTS

3. PLANS / LANDSCAPE

4. FACADE / MATERIALITY

1. SITE / CONTEXT

2. ANALYSIS / CONCEPTS

3. PLANS / LANDSCAPE

4. FACADE / MATERIALITY



CONTEXT: SITE PLAN





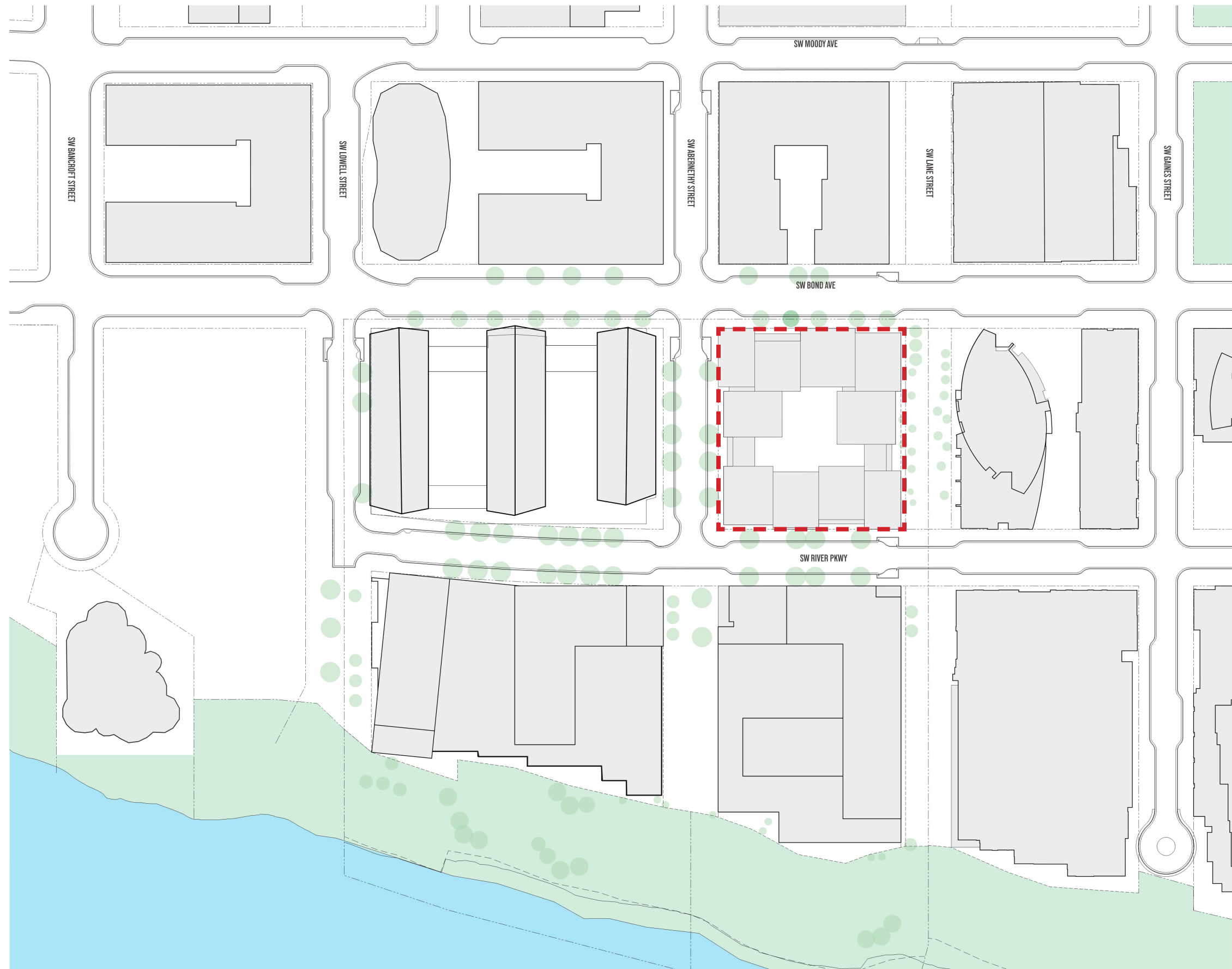
SITE: NW CORNER



SITE: SW CORNER

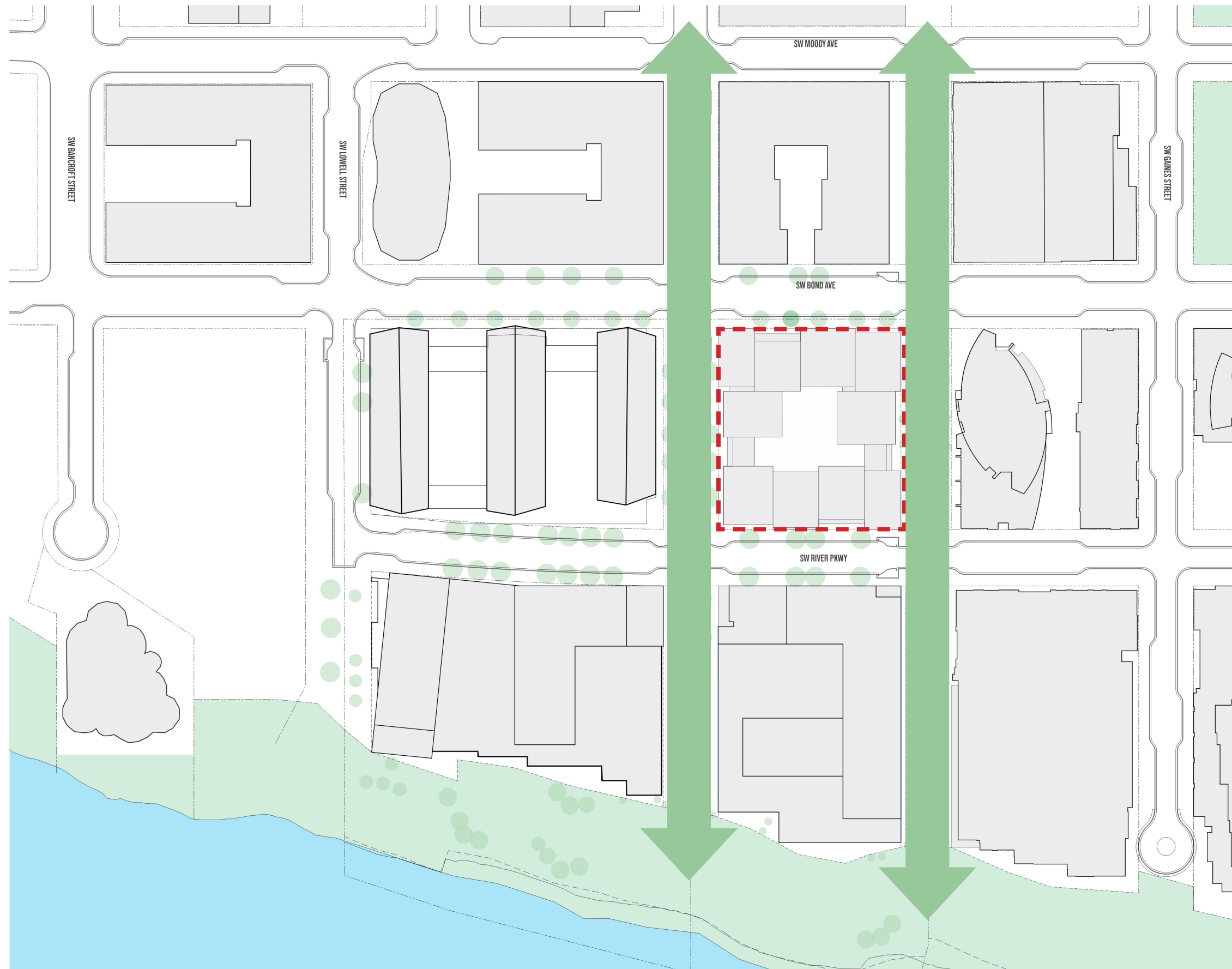


SITE: NE CORNER



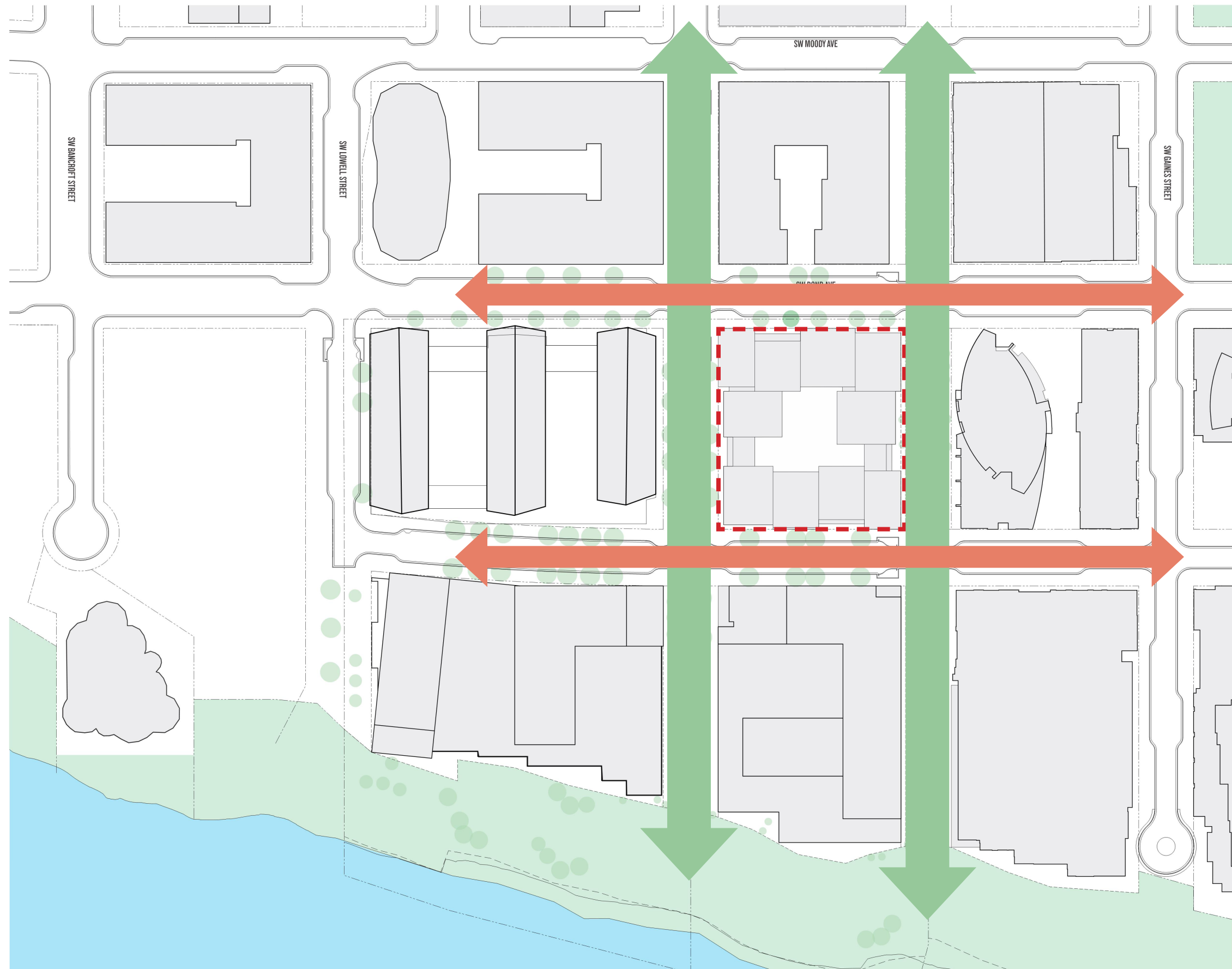
SITE ANALYSIS: GREEN STREETS





SITE ANALYSIS: GREEN STREETS





SITE ANALYSIS: ACTIVE STREETS





SITE ANALYSIS: GROUND FLOOR USE



1. SITE / CONTEXT

2. ANALYSIS / CONCEPT

3. PLANS / SECTIONS

4. FACADE / MATERIALITY



CONTEXT: STREET PROFILE



CONTEXT: SCALE & TEXTURE



ANALYSIS: LEVELS OF ACCESS TO OUTDOOR SPACE



ANALYSIS: PEDESTRIAN CONNECTIONS



CONTEXT: DISTRICT IN TRANSITION

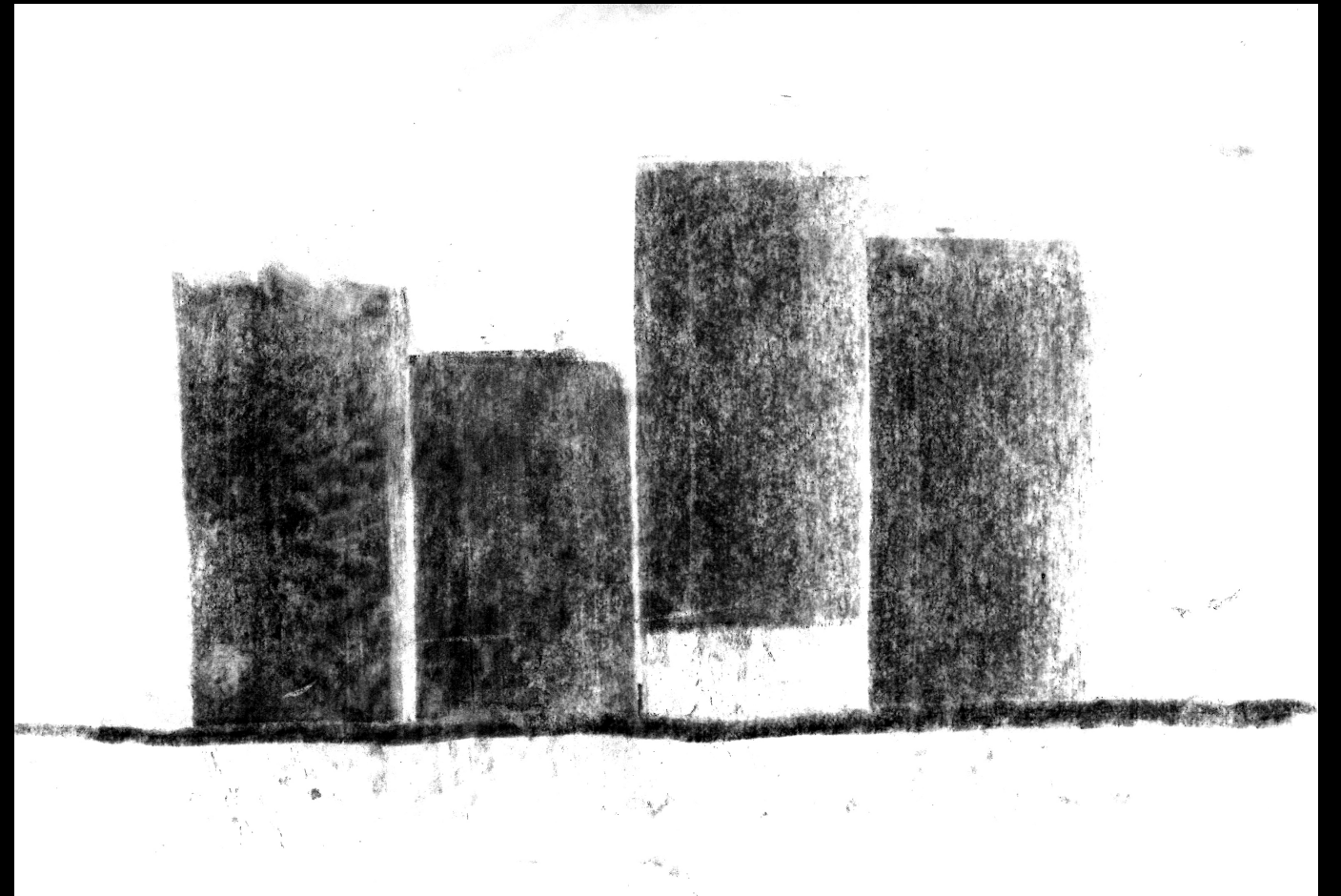




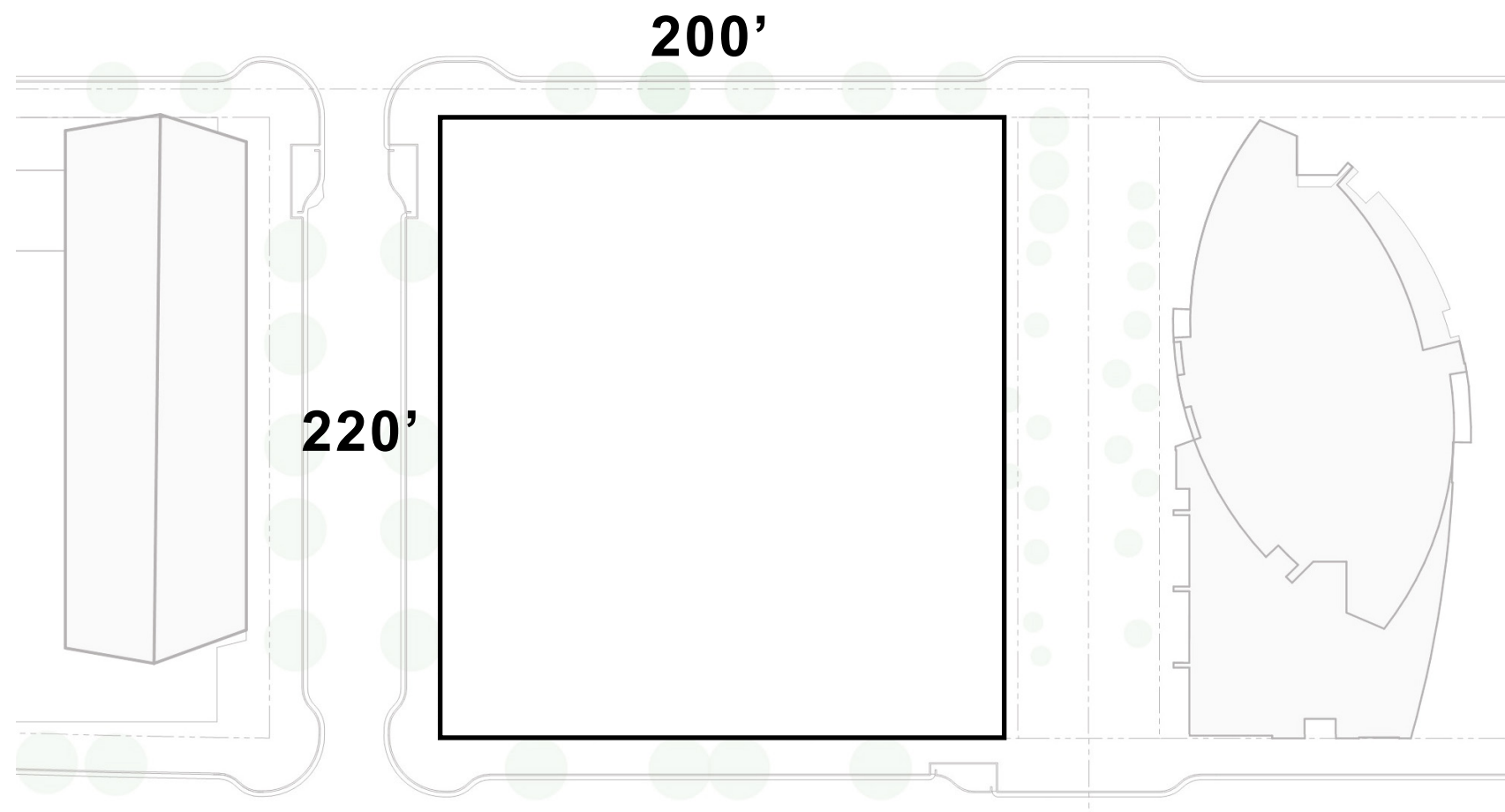
CONTEXT: RIVER'S EDGE

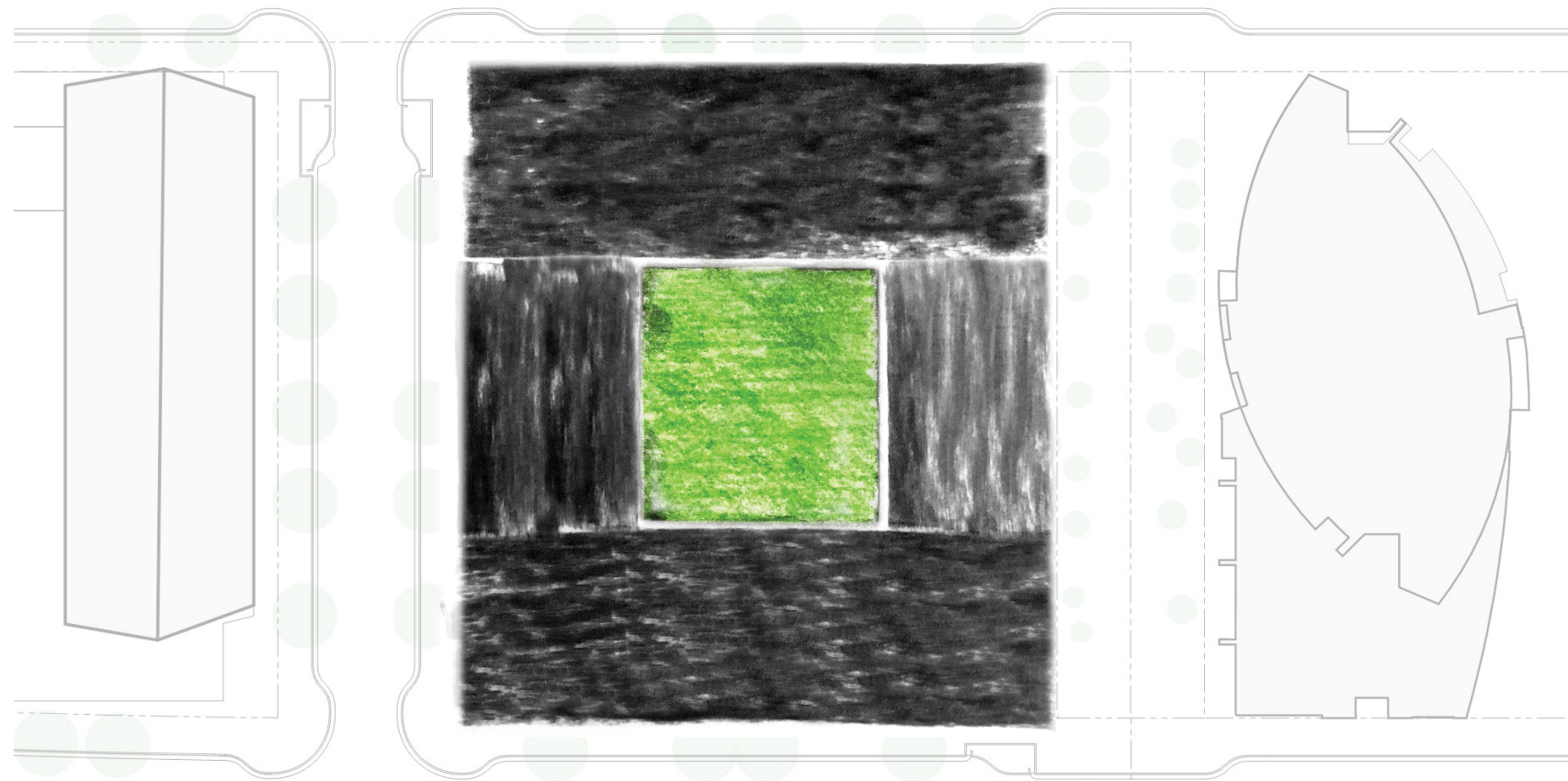
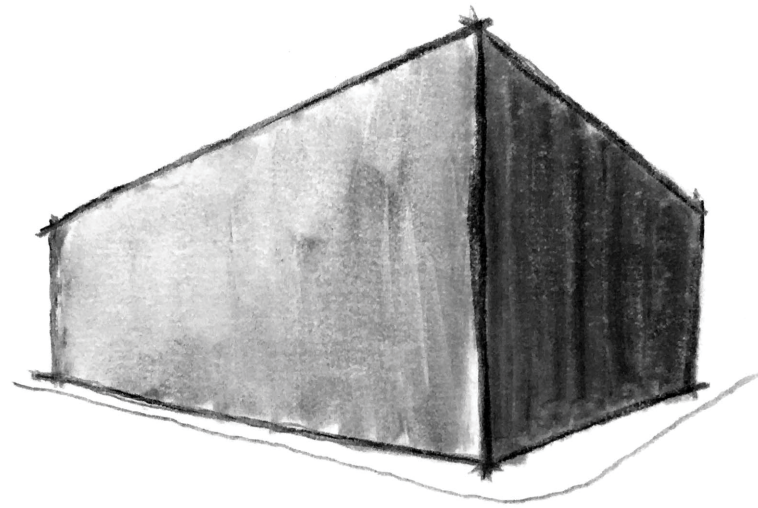


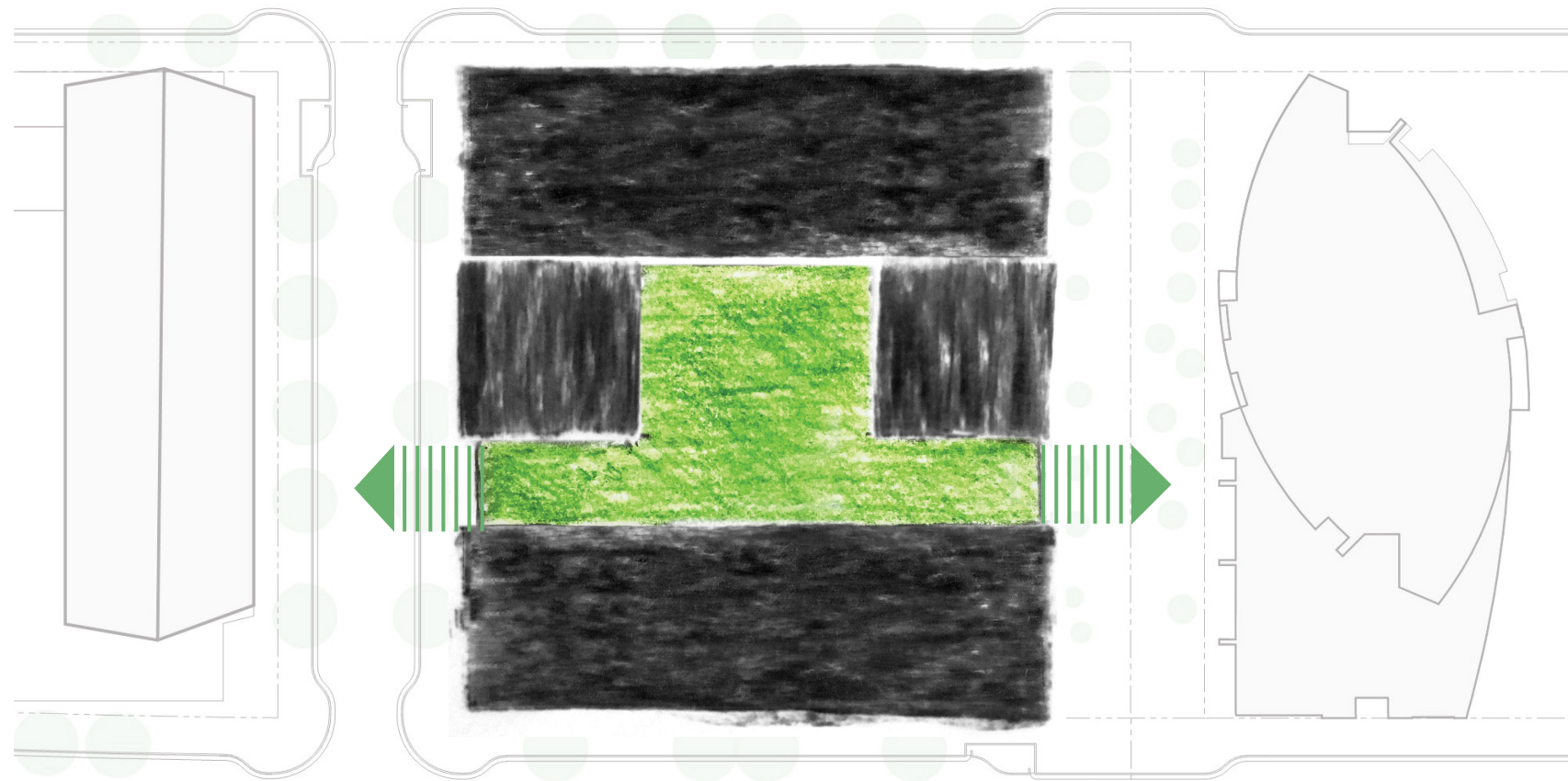
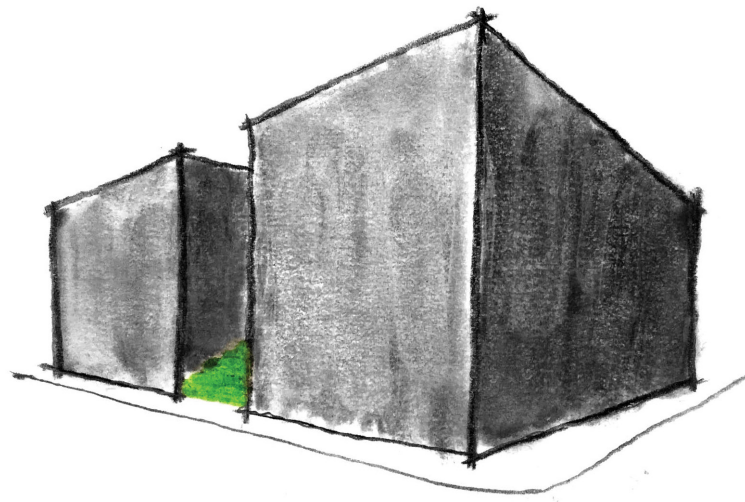
CONTEXT: HISTORIC RIVER'S EDGE

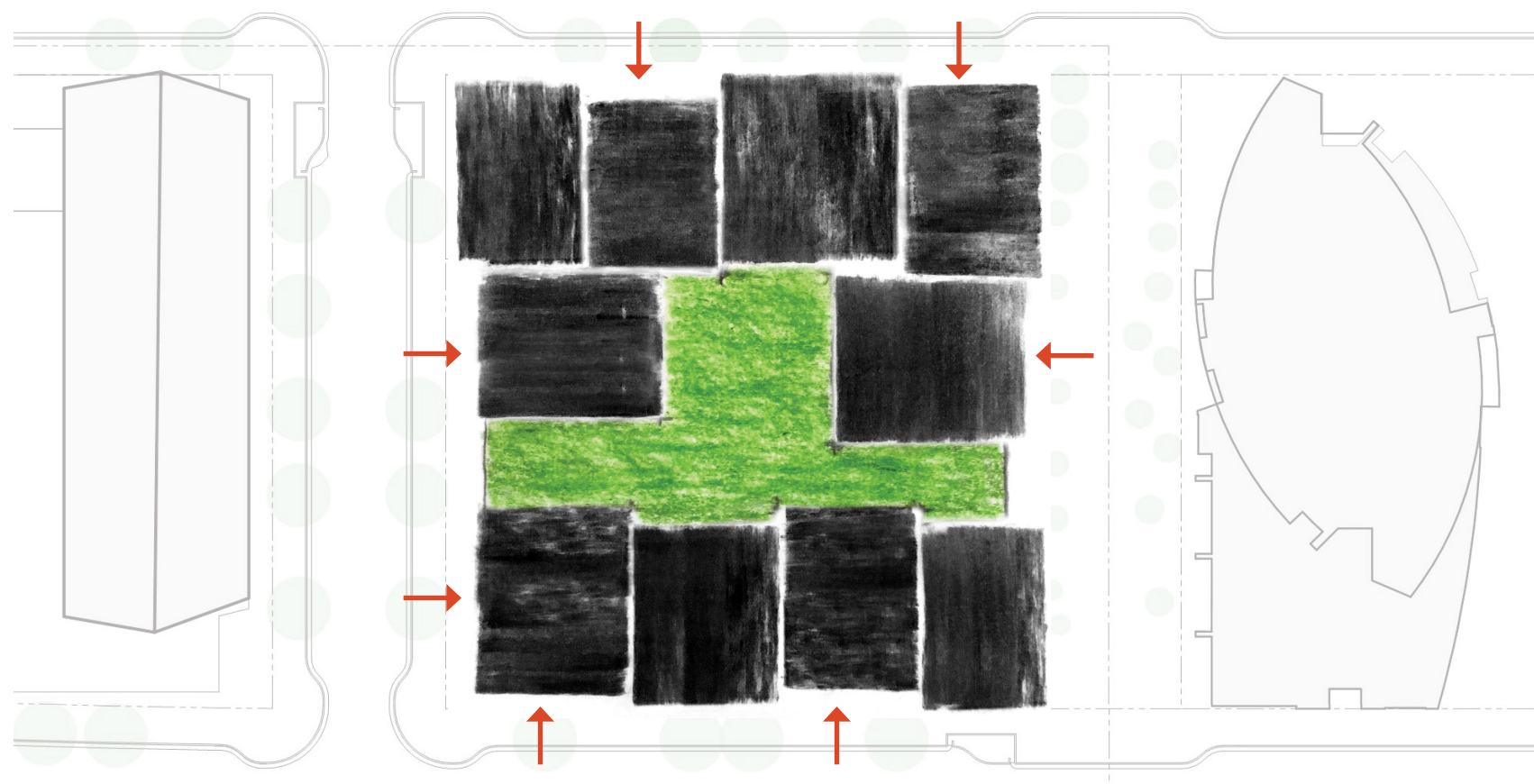
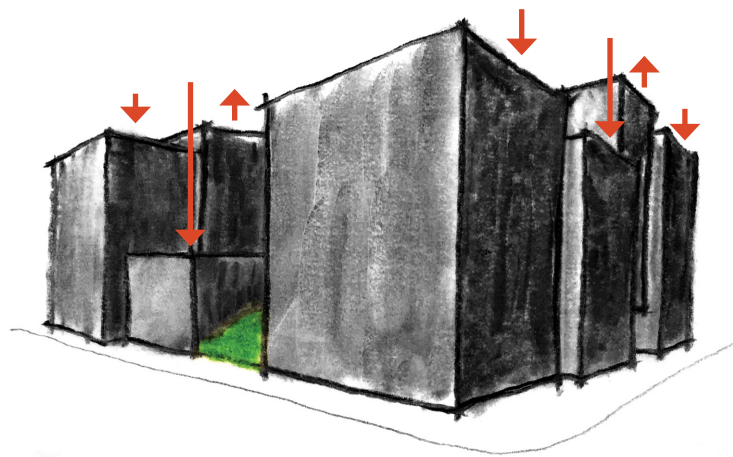


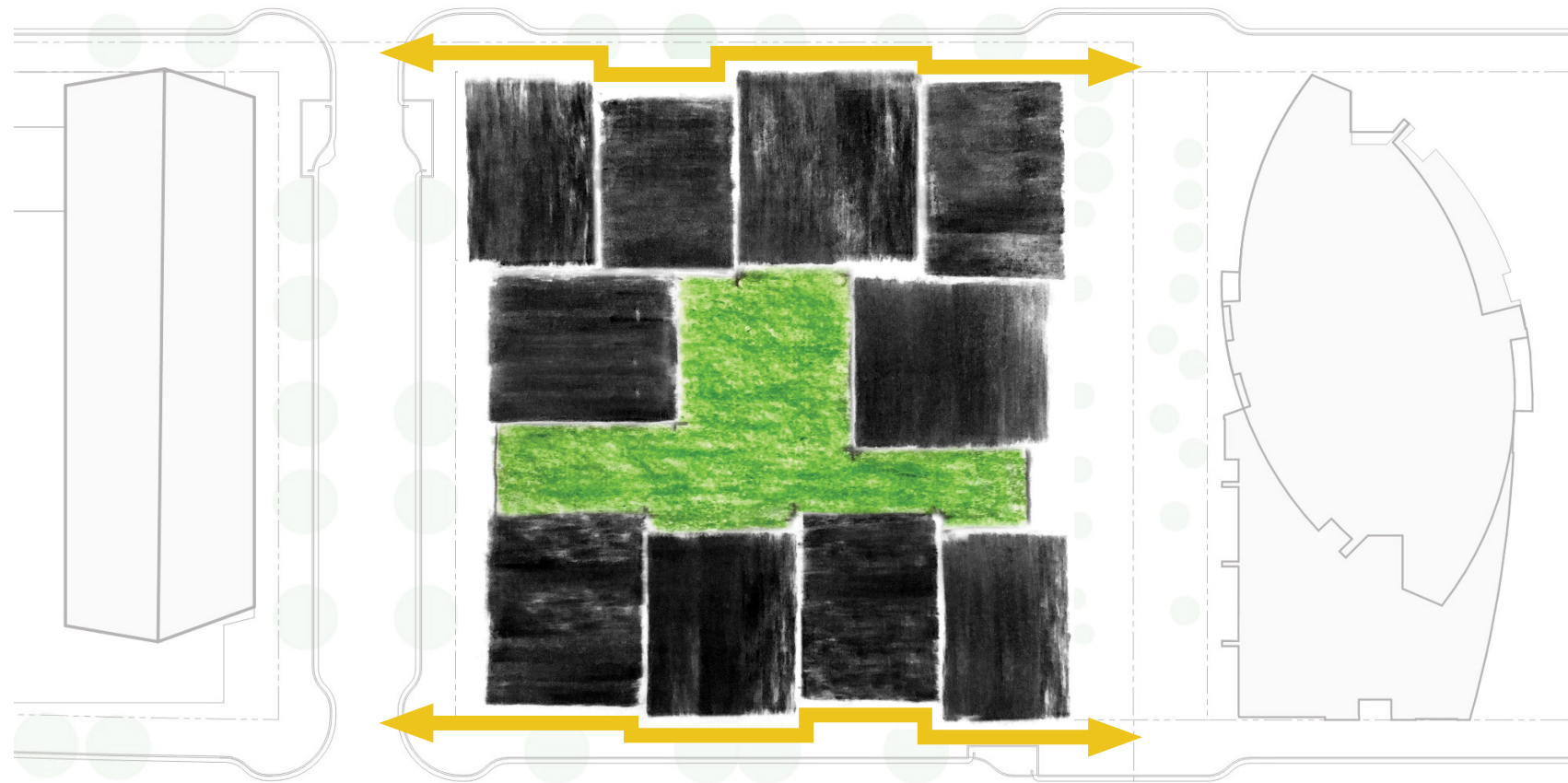
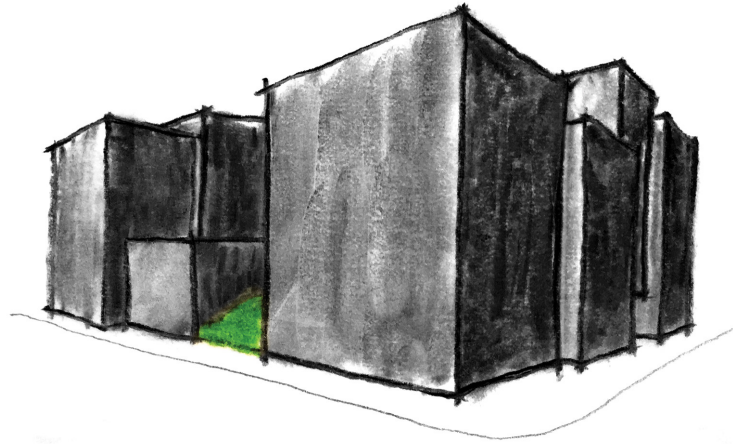
CONCEPT: LUMBER YARDS

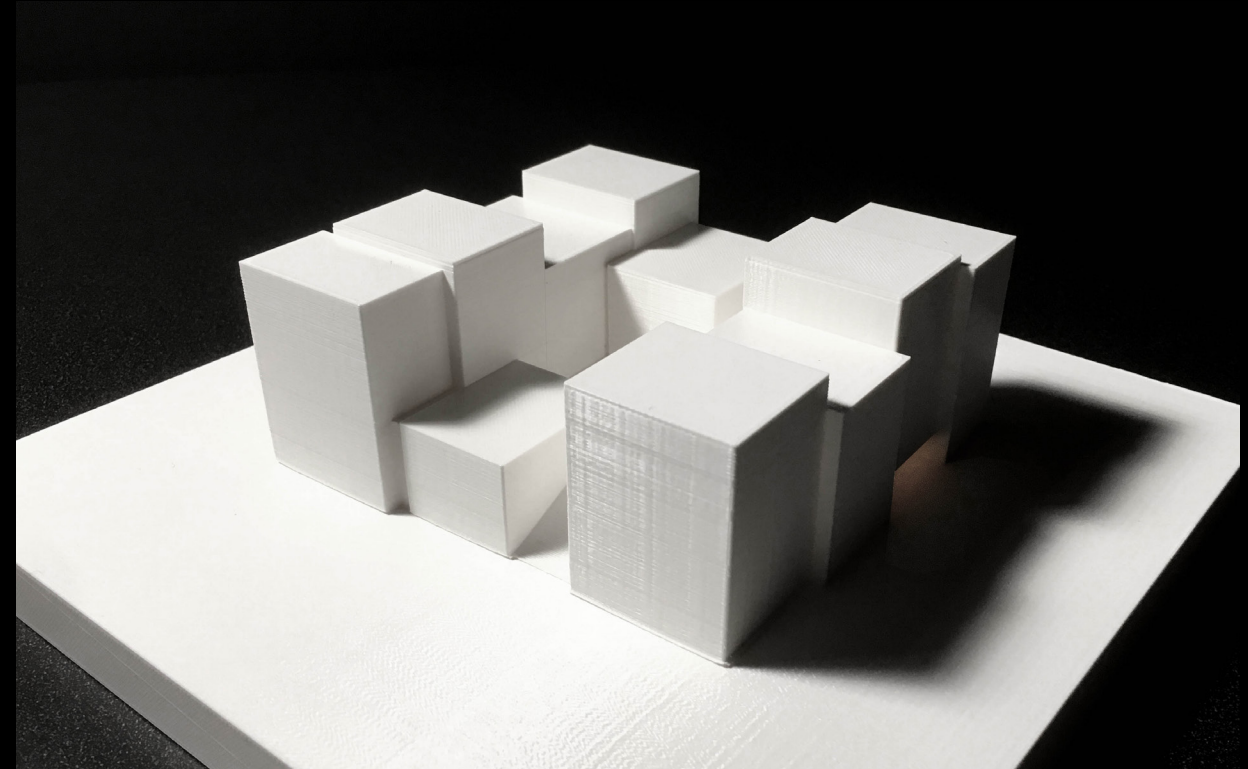
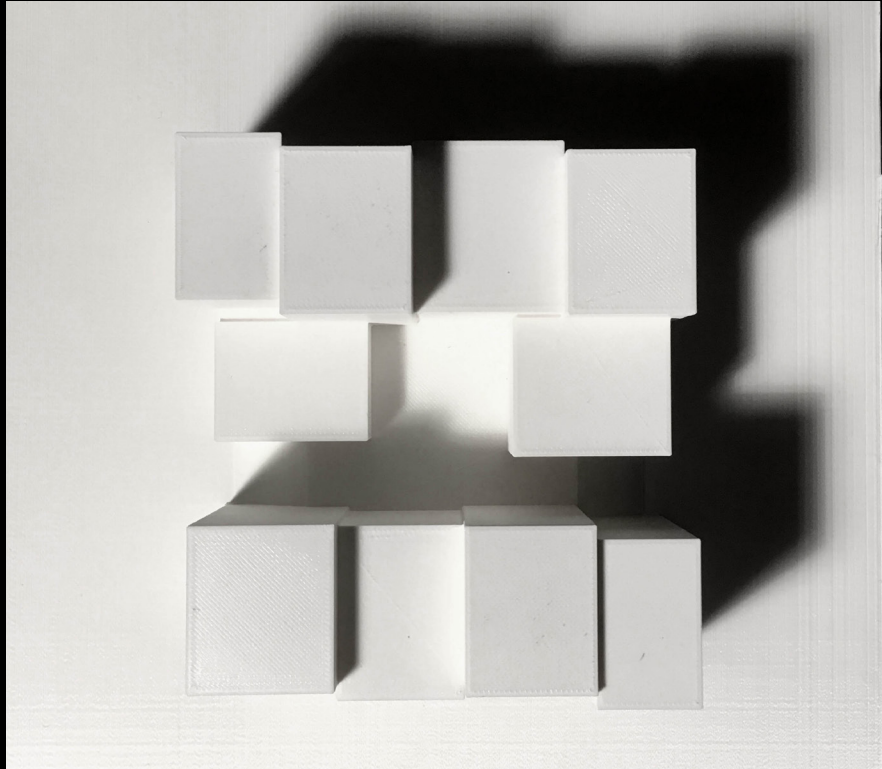


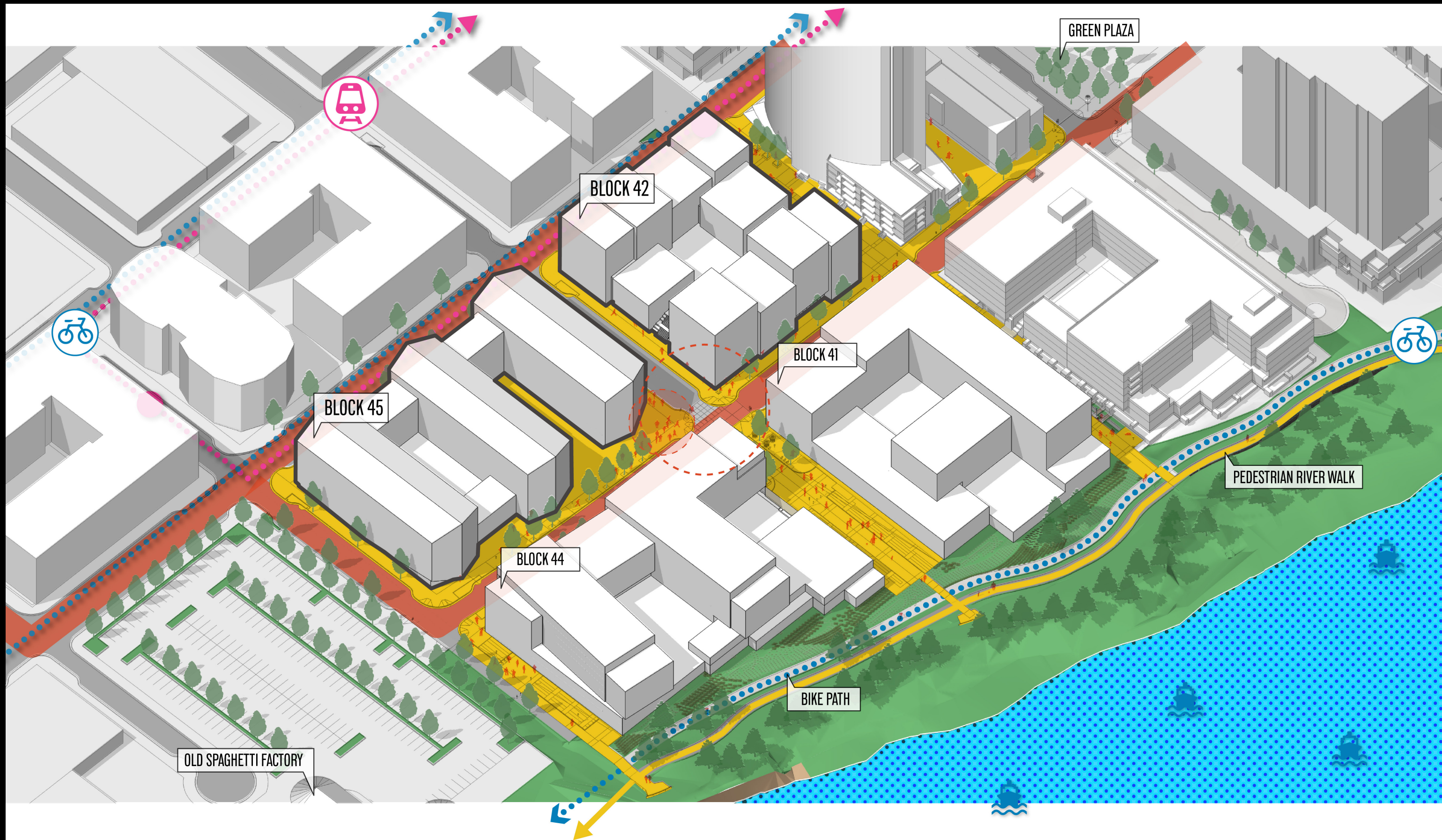












CONTEXT: STREET ACTIVATION





PERSPECTIVE: SE CORNER AT ABERNETHY & RIVER PKWY



PERSPECTIVE: NE CORNER AT LANE & RIVER PKWY



PERSPECTIVE: NW CORNER AT BOND & LANE



PERSPECTIVE: SW CORNER AT BOND & ABERNETHY



PERSPECTIVE: SW CORNER AT BOND & ABERNETHY



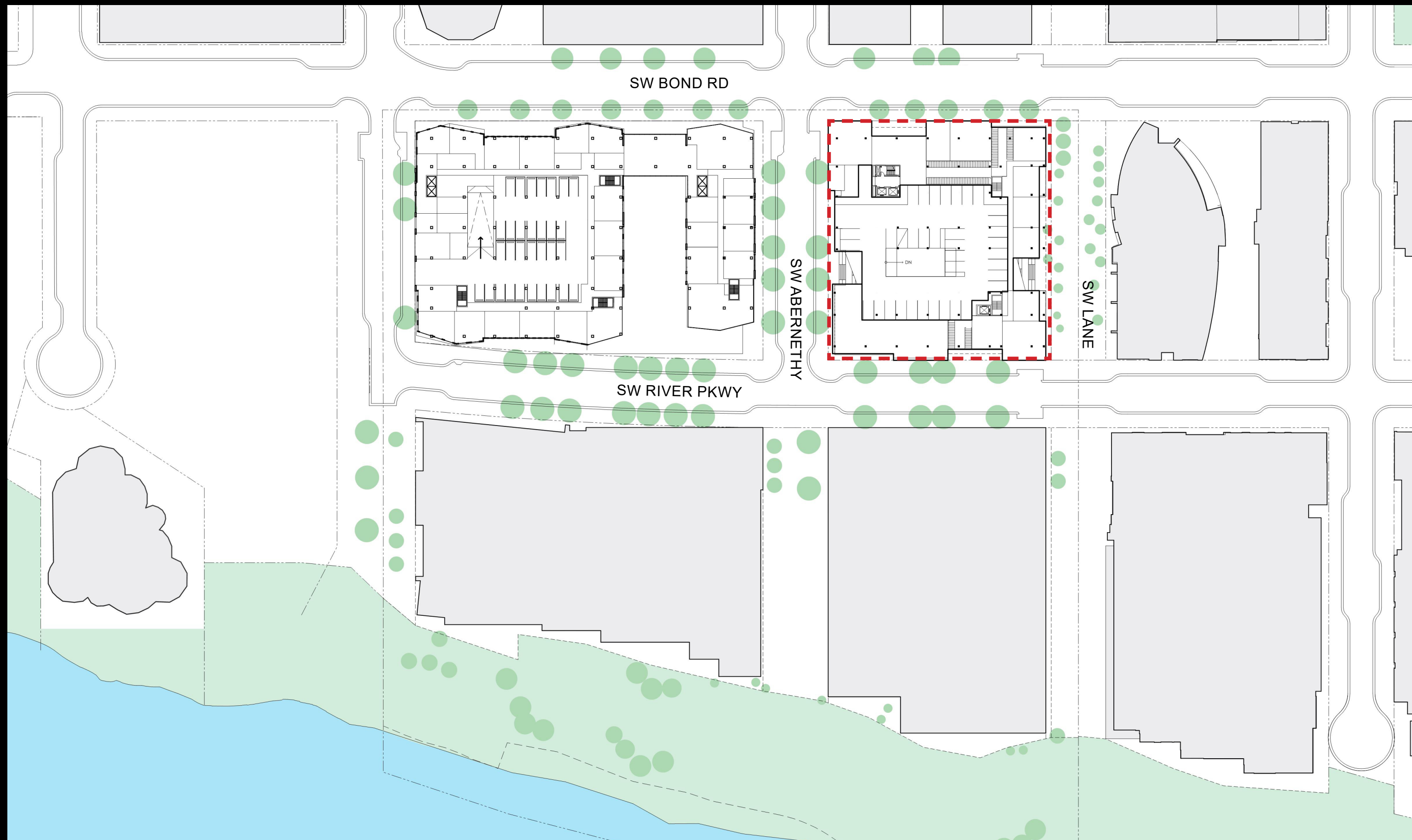
PERSPECTIVE: SE CORNER AT RETAIL INTERSECTION

1. SITE / CONTEXT

2. ANALYSIS / CONCEPTS

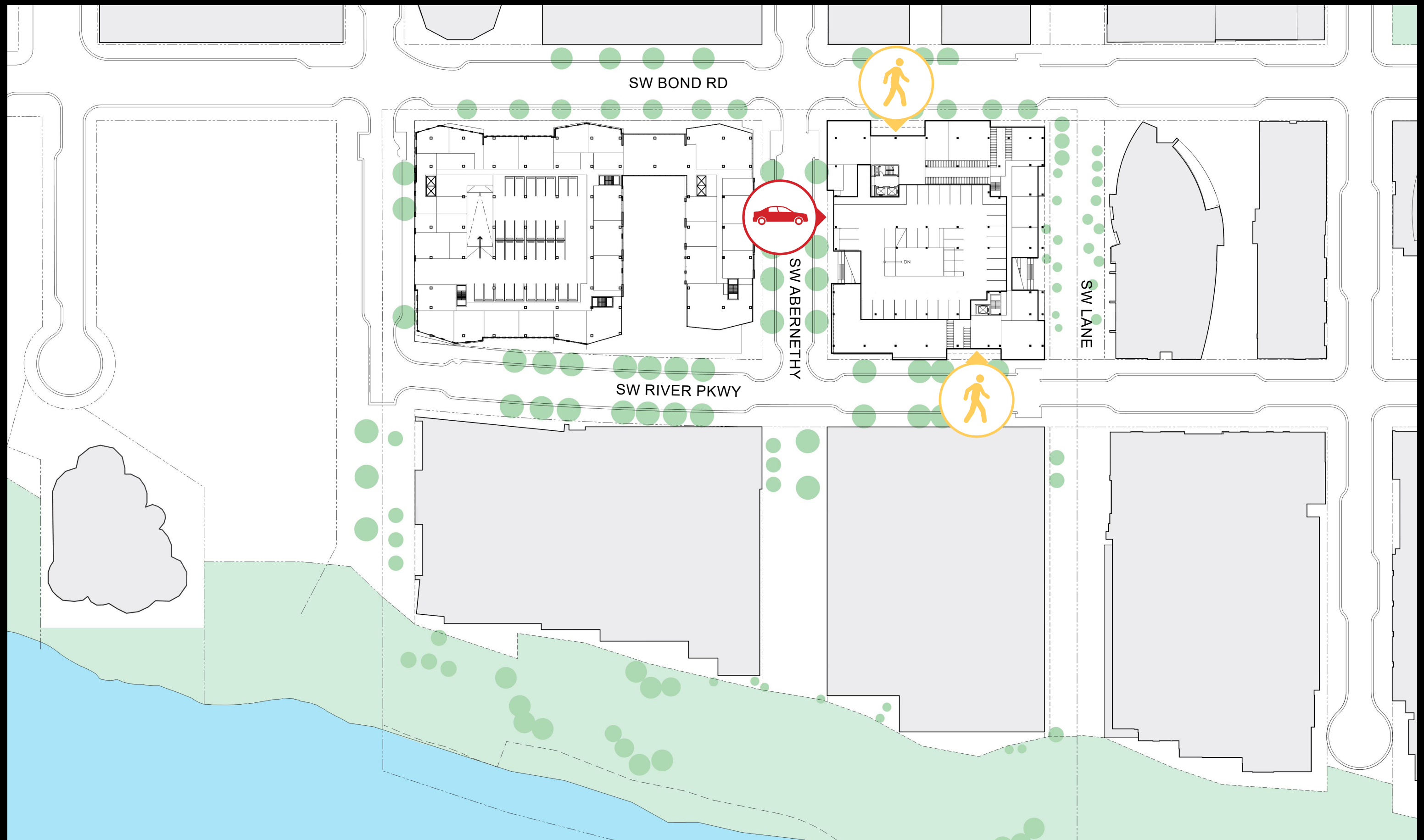
3. PLANS / LANDSCAPE

4. FACADE / MATERIALITY



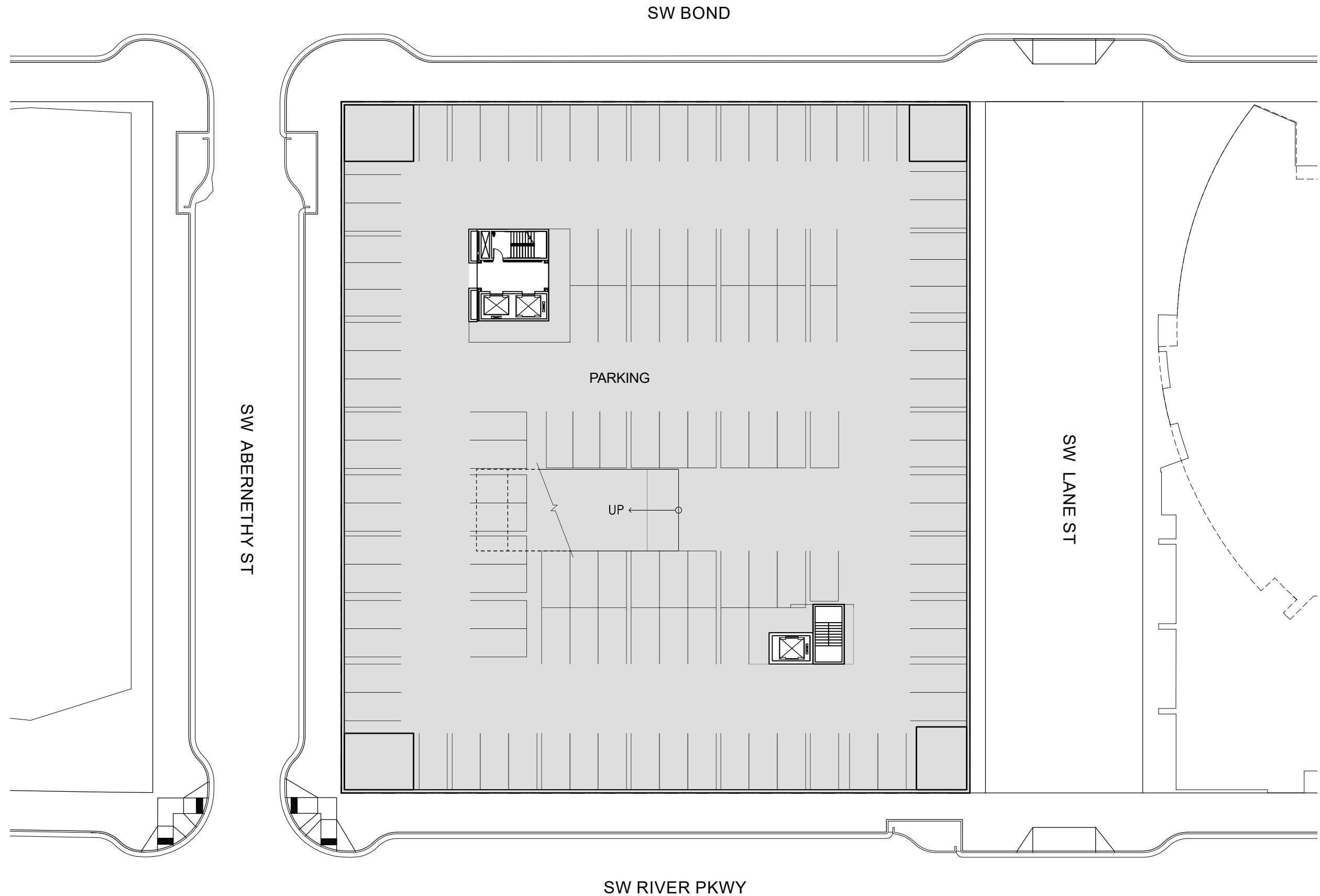
SITE PLAN: GROUND FLOOR





SITE PLAN: GROUND FLOOR

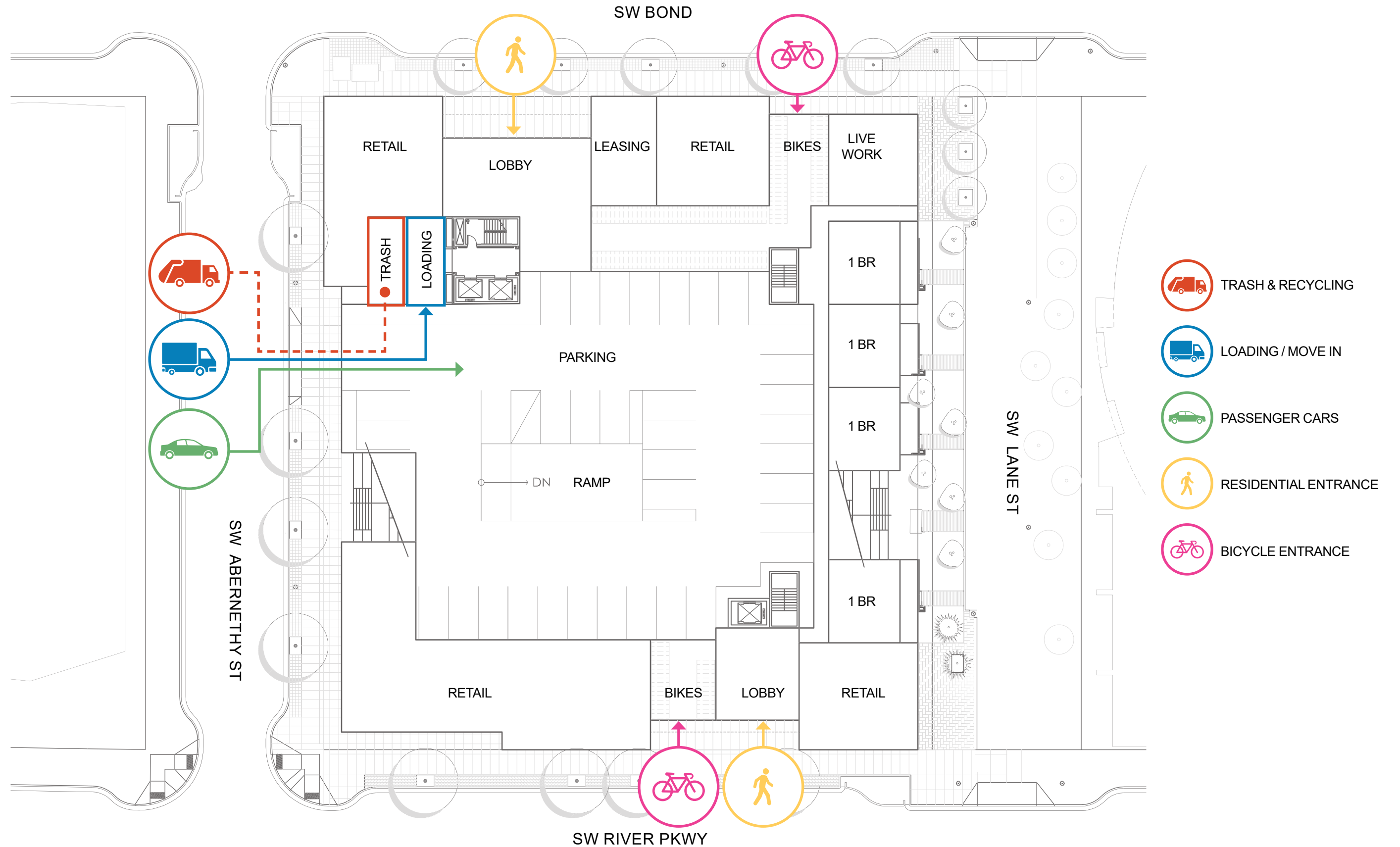




- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT
- PARKING

FLOOR PLAN: P1 - PARKING





FLOOR PLAN: GROUND FLOOR ACCESS





FLOOR PLAN: LEVEL 1 - GROUND



FLOOR PLAN: LEVEL 3





FLOOR PLAN: LEVEL 04 - 05

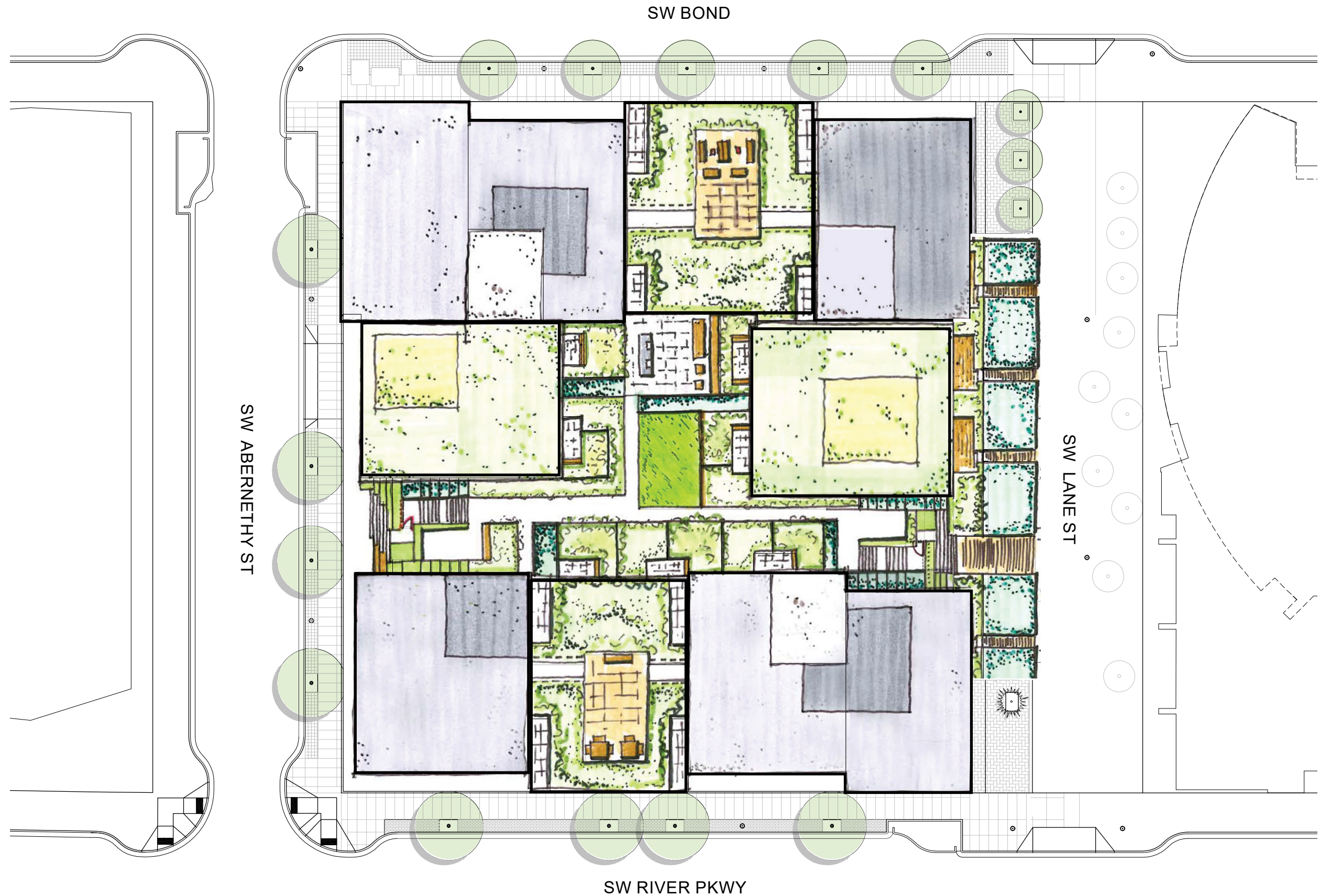




- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT
- PARKING

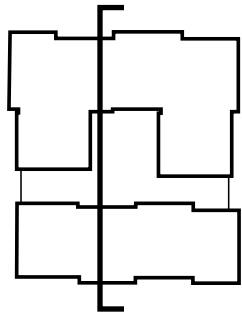
FLOOR PLAN: LEVEL 06



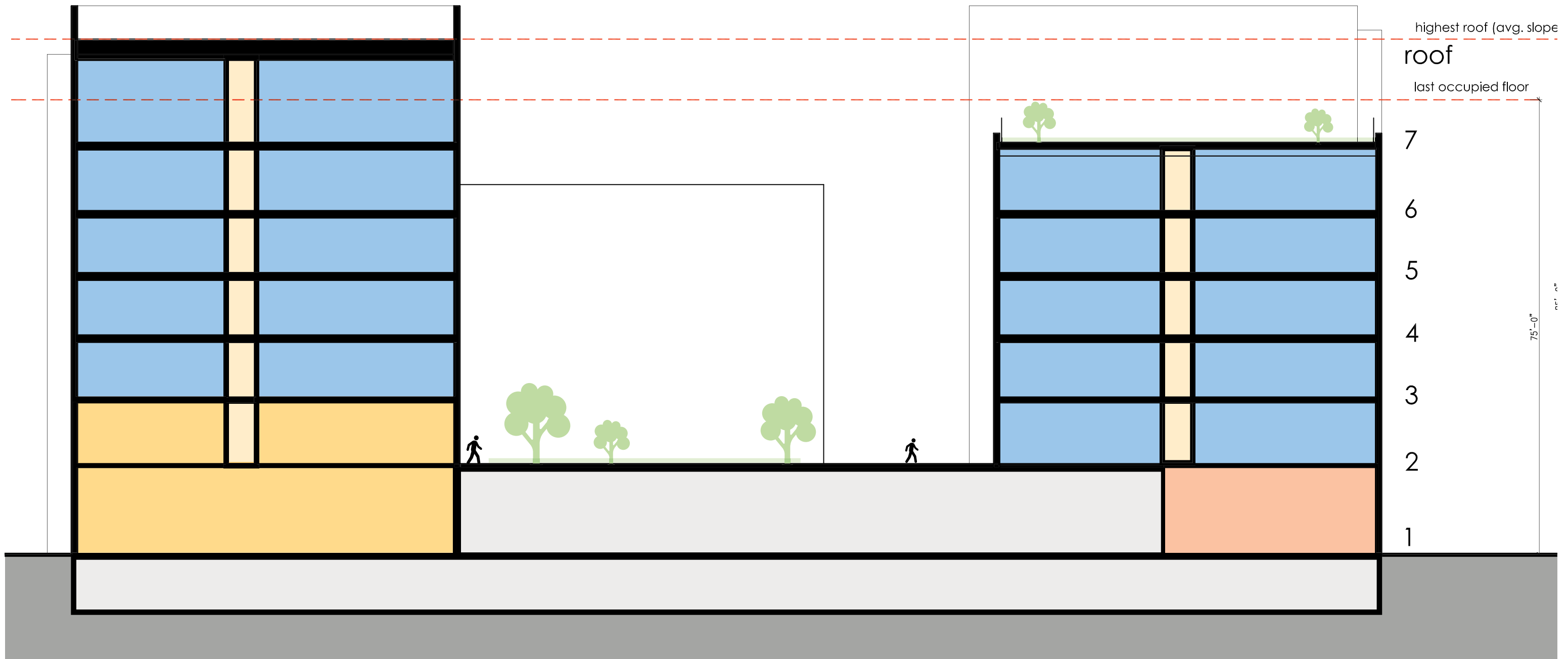


FLOOR PLAN: ROOF

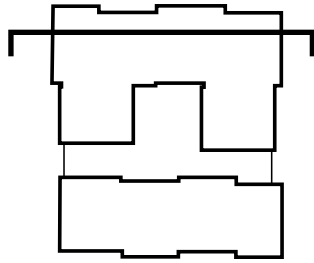




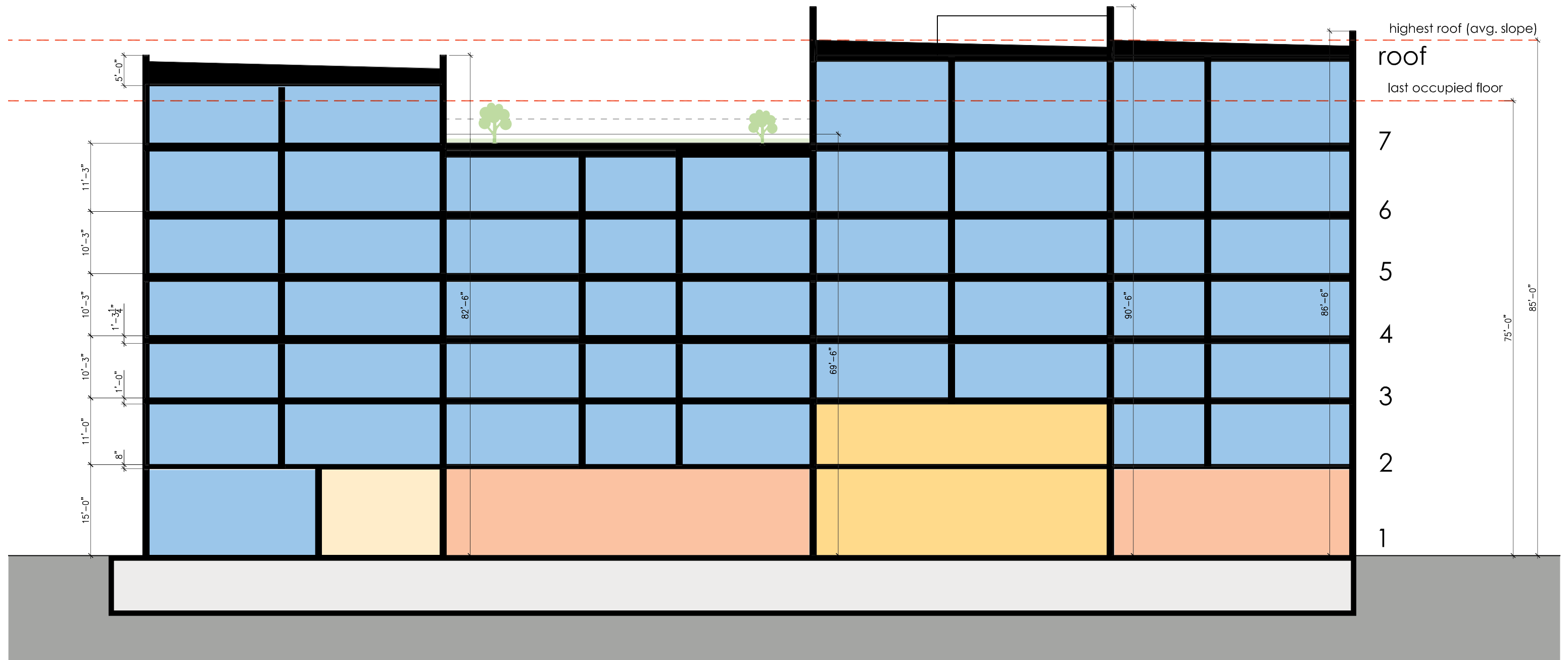
- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT
- PARKING



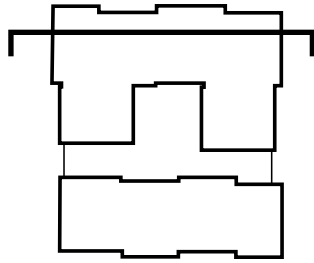
SECTION: EAST - WEST



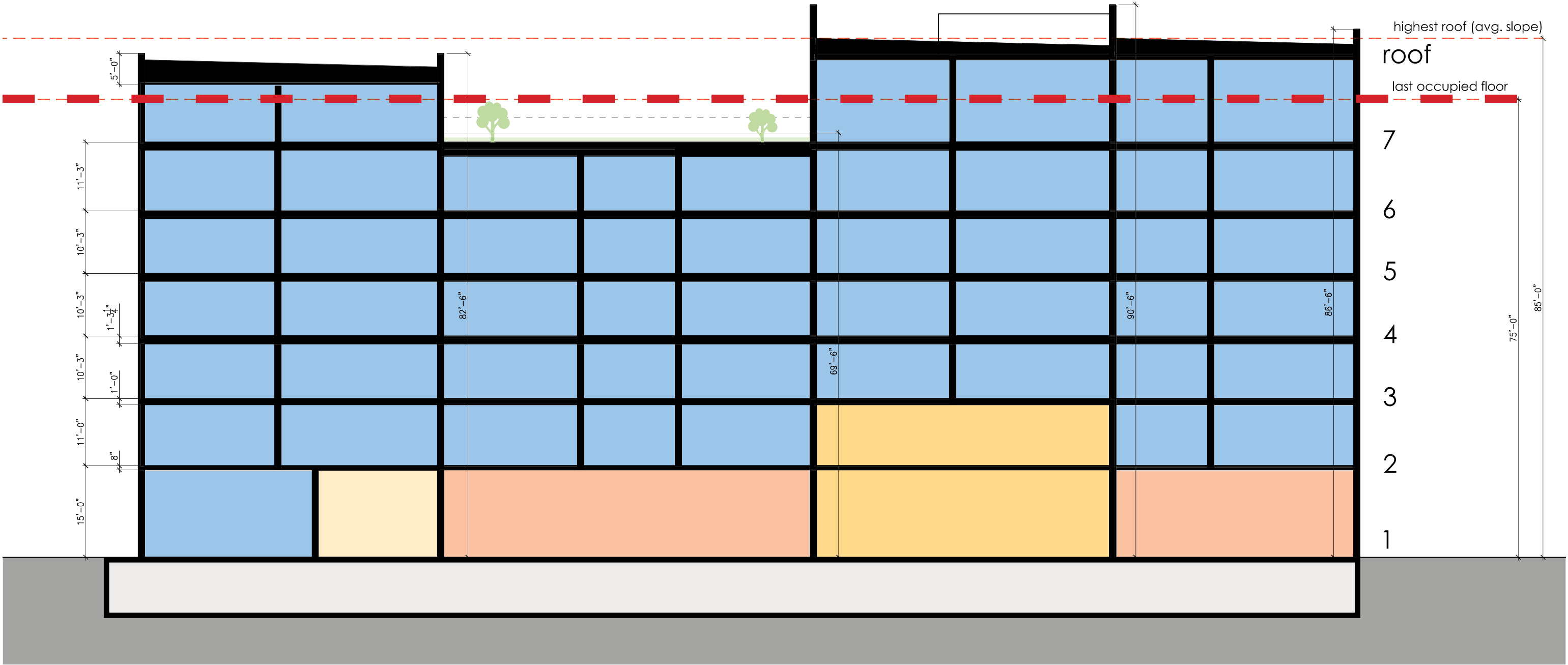
- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT
- PARKING



SECTION: NORTH - SOUTH



- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT
- PARKING



SECTION: NORTH - SOUTH

1. SITE / CONTEXT

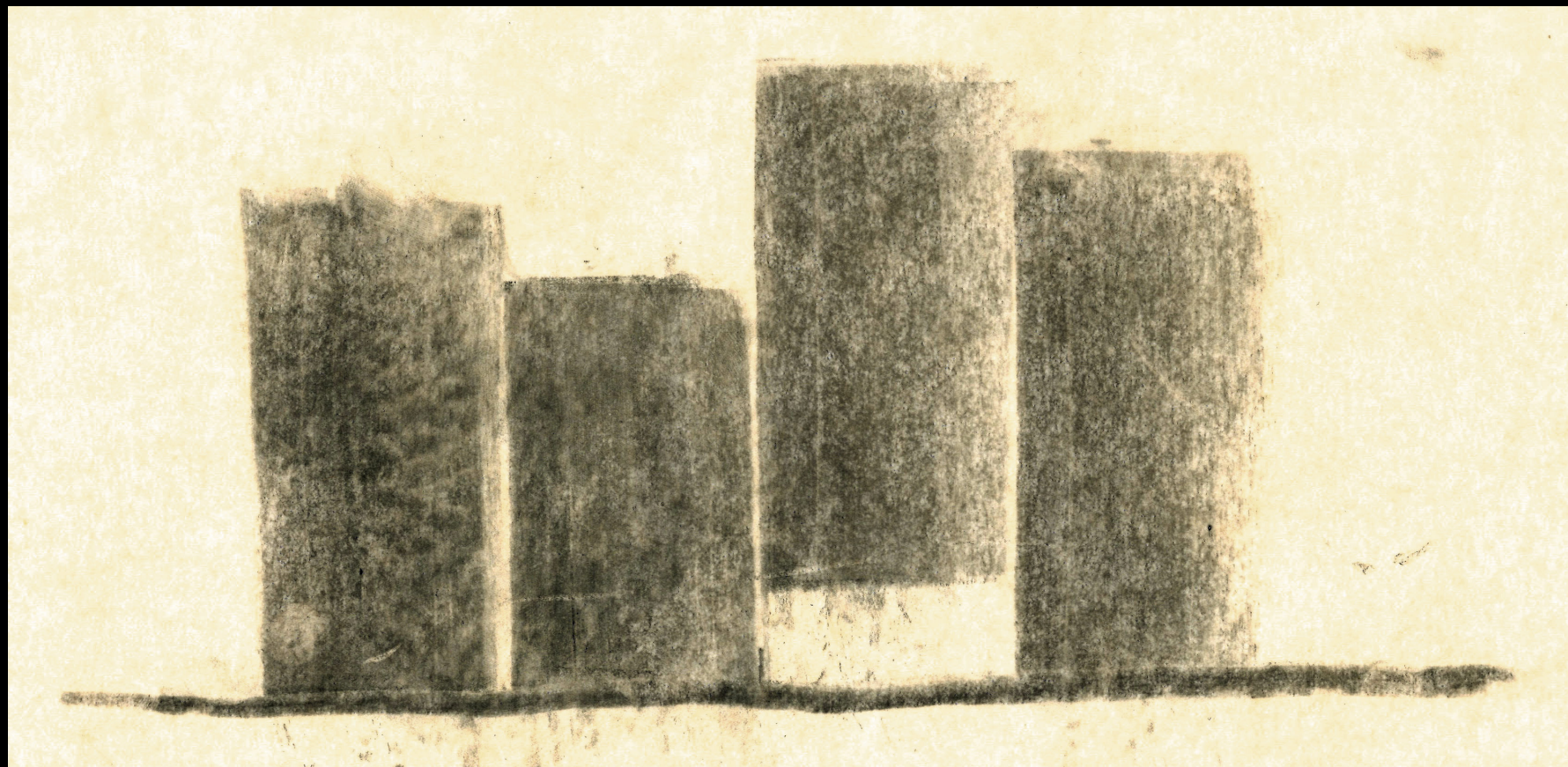
2. ANALYSIS / CONCEPTS

3. PLANS / LANDSCAPE

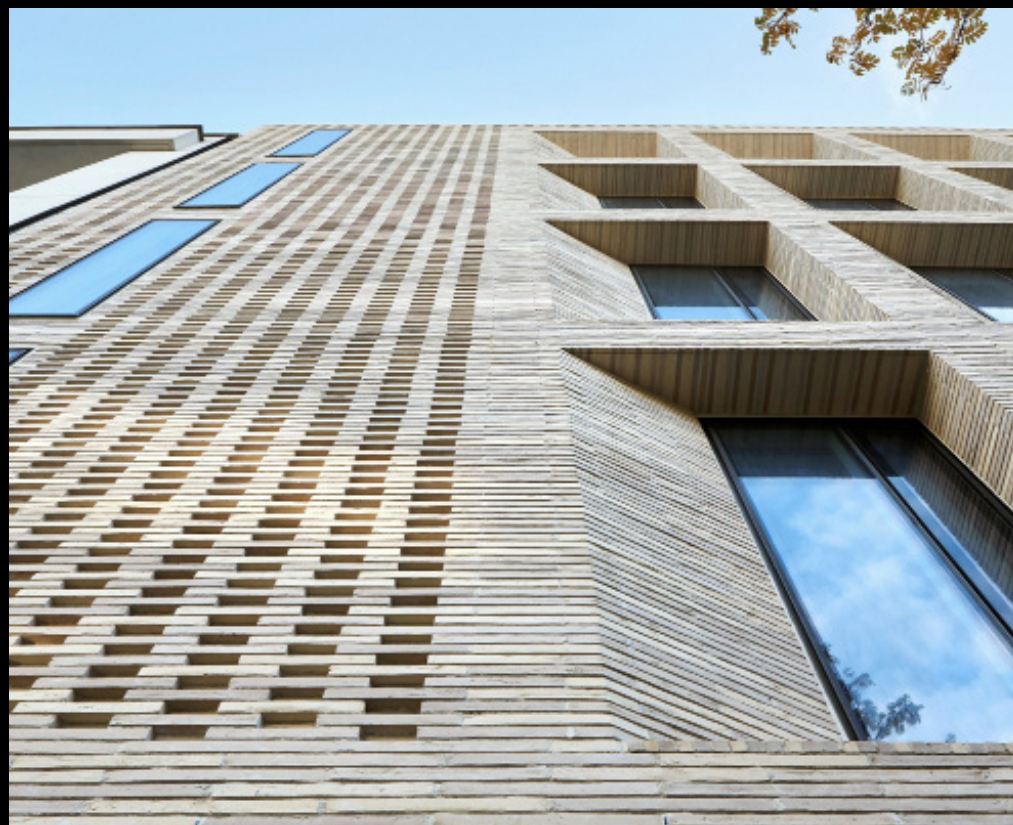
4. FACADE / MATERIALITY



MATERIAL: CONTEXT

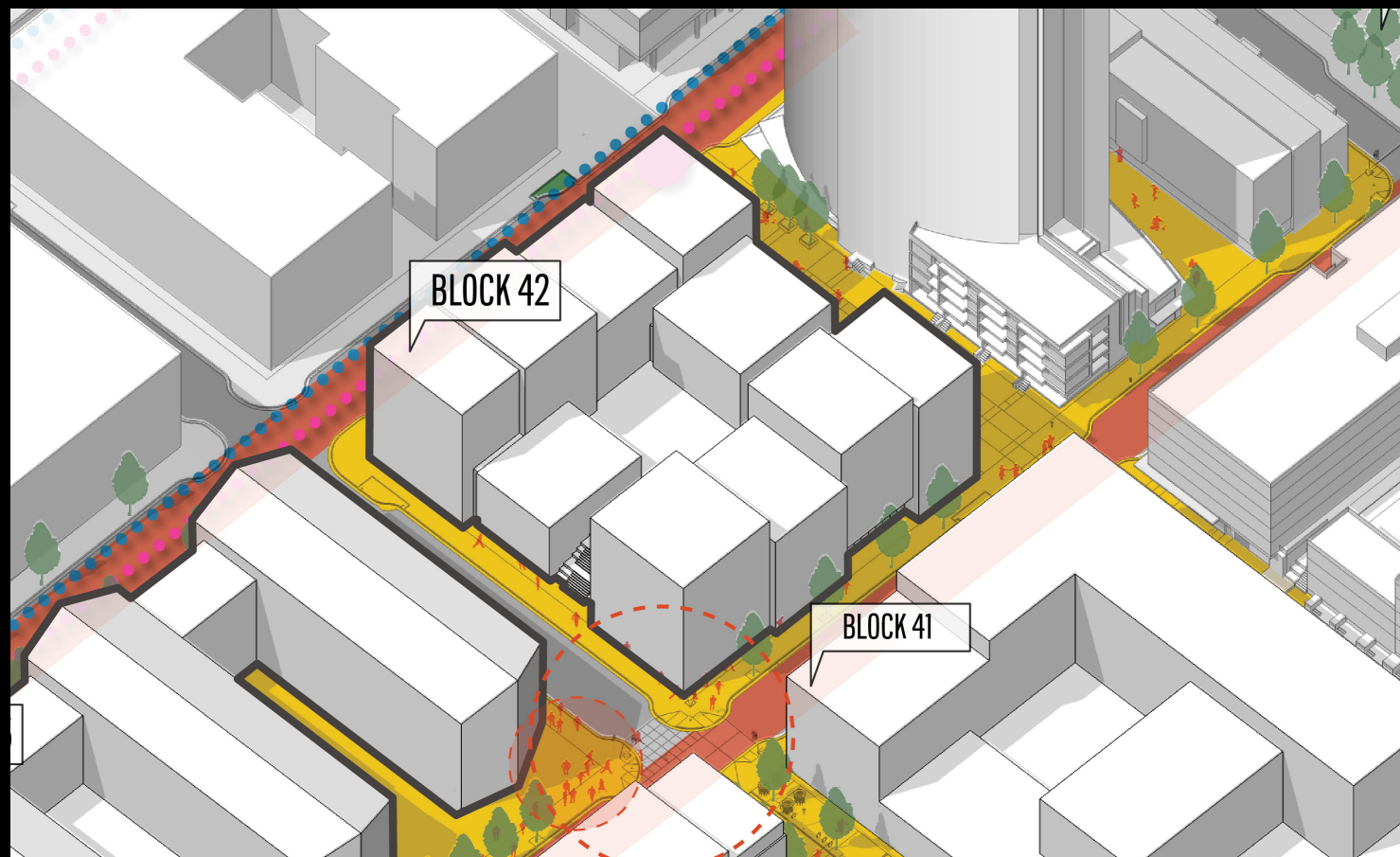


MATERIAL: TEXTURE



MATERIAL: PRECEDENTS

BLOCK 42



NO ANTICIPATED MODIFICATIONS

THANK YOU

BLOCK 42

QUESTIONS / COMMENTS

SPECIFIC ITEMS TO ADDRESS:

- **MASSING STRATEGY**
- **MATERIAL APPROACH**
- **GROUND LEVEL ORGANIZATION**
- **PARKING LOADING**