



ARCHITECT COMMENTS

Numbered Maps

**Activity Centers: Shaw, Shields, Weldon, Olive
(Pages 2-9)**

Antonio Avila, Darden Architects

**Activity Centers: Shaw & Weldon
(Pages 10-20)**

Arthur Dyson, Dyson Janzen Architects

**Activity Centers: Shaw & Olive
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Paul Halajian, Paul Halajian Architects

**Activity Centers: Shaw & Shields
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Shaw - Constrained



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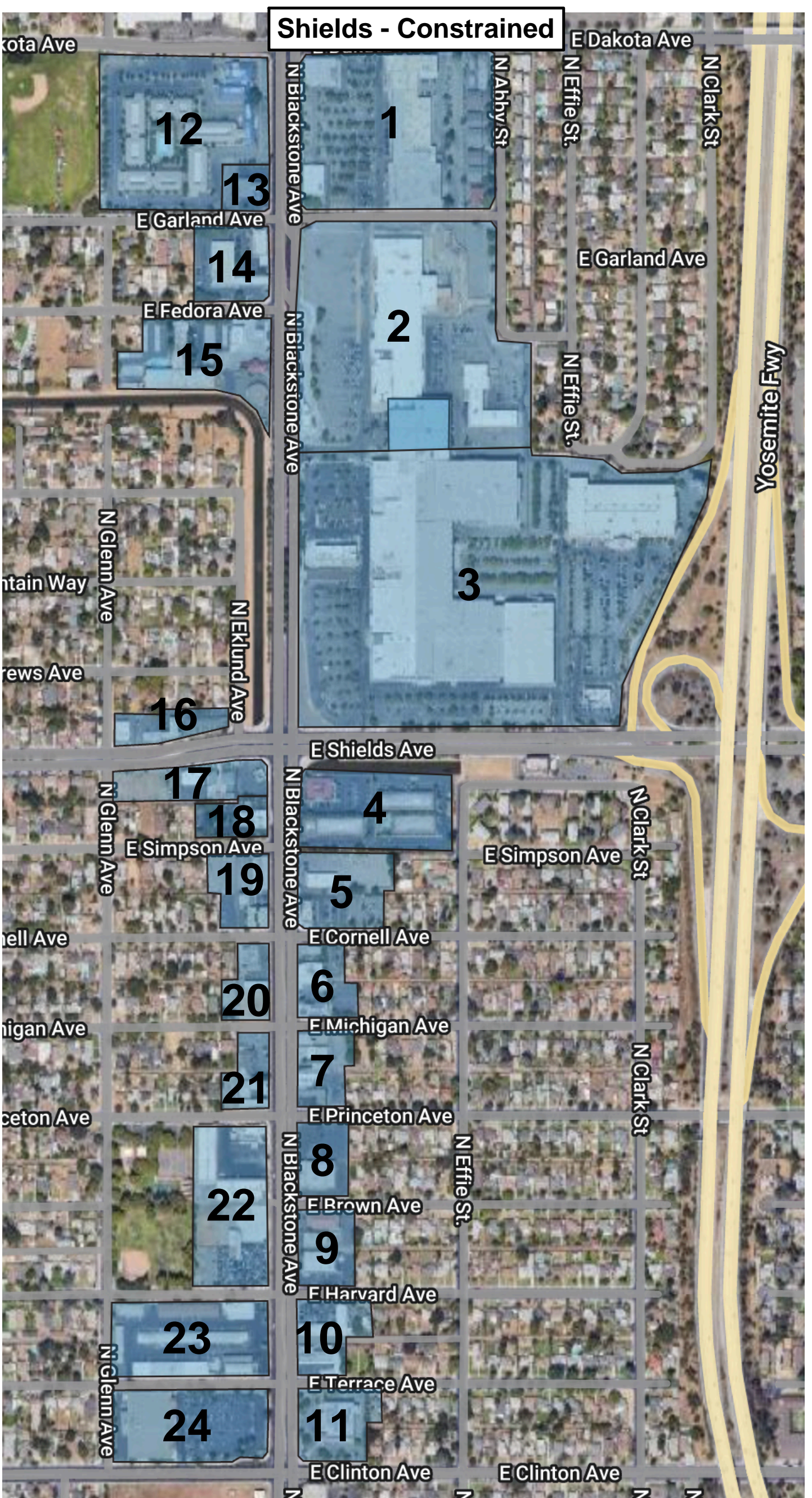
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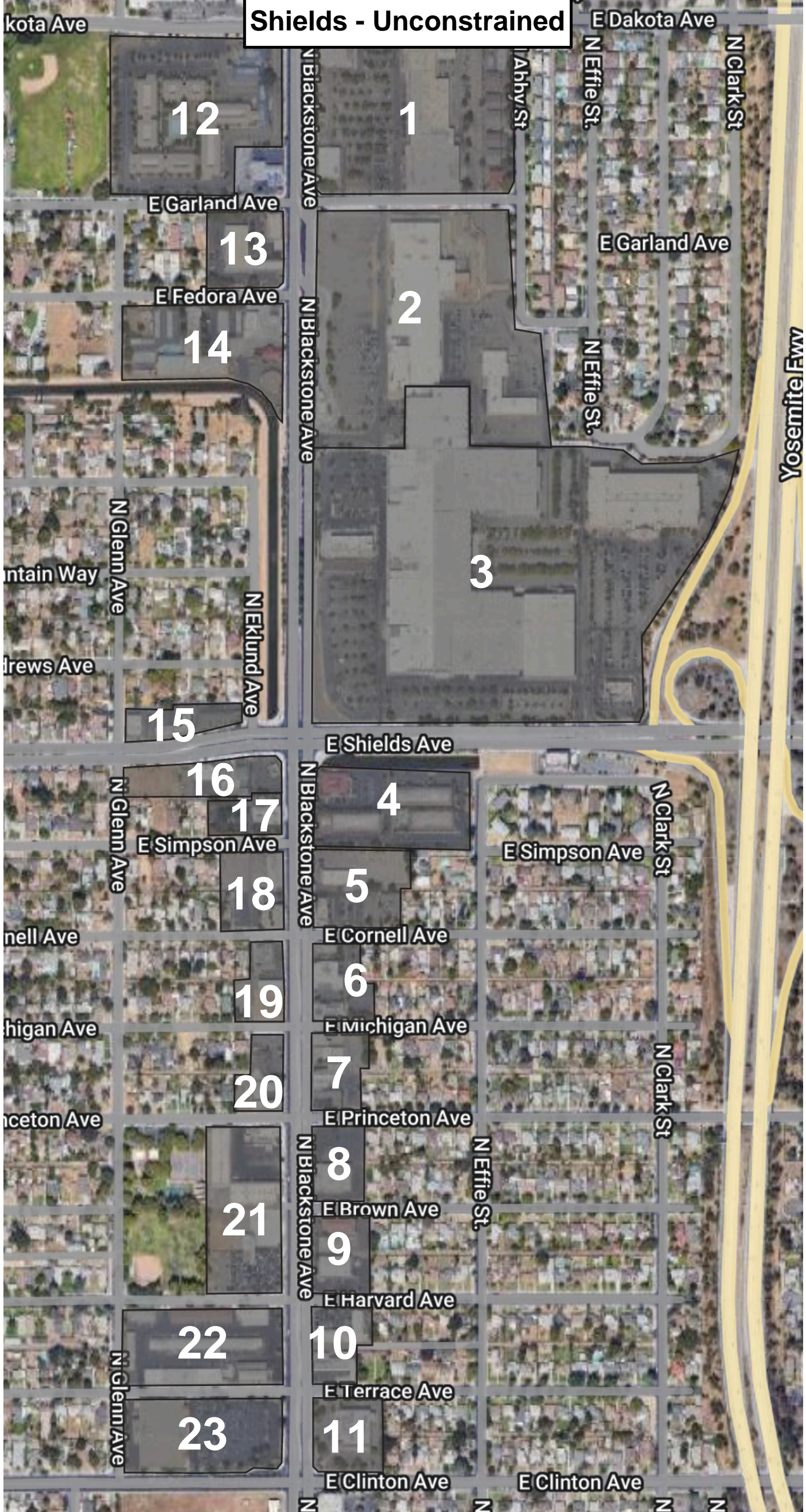
Shaw - Unconstrained



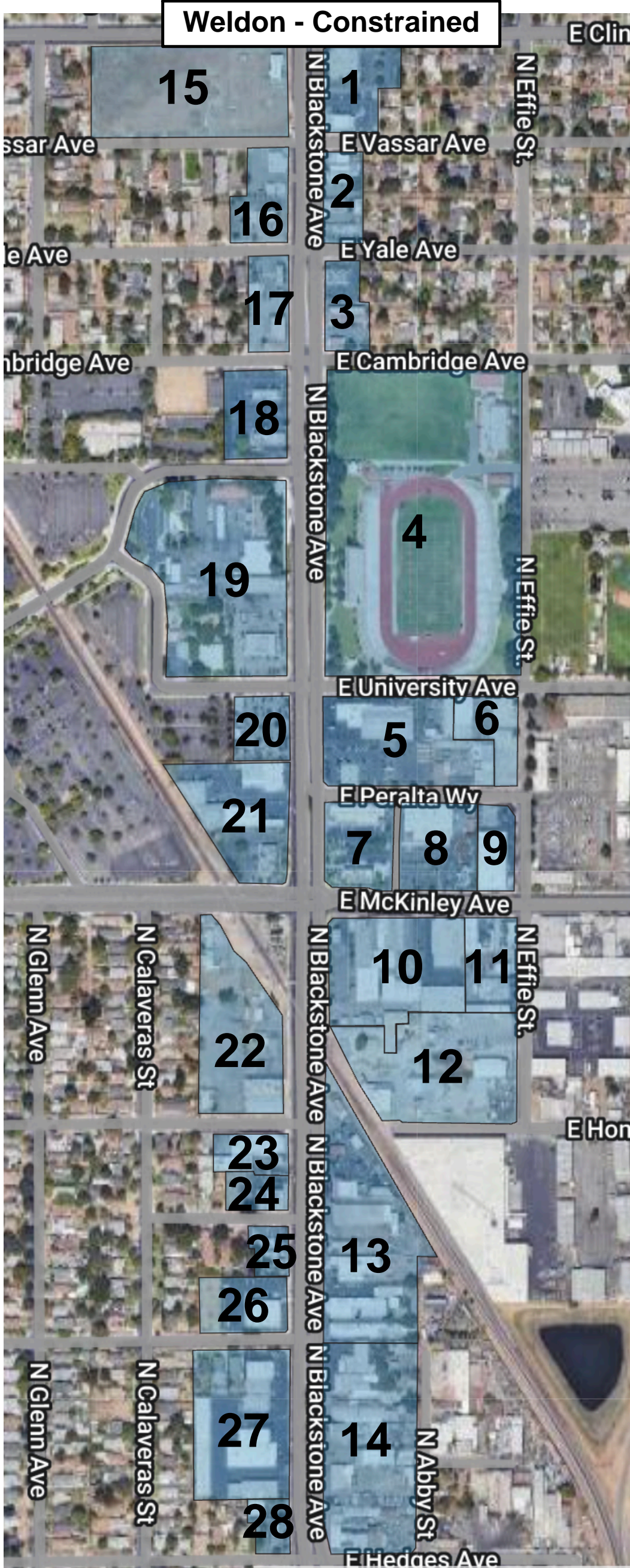
Shields - Constrained



Shields - Unconstrained



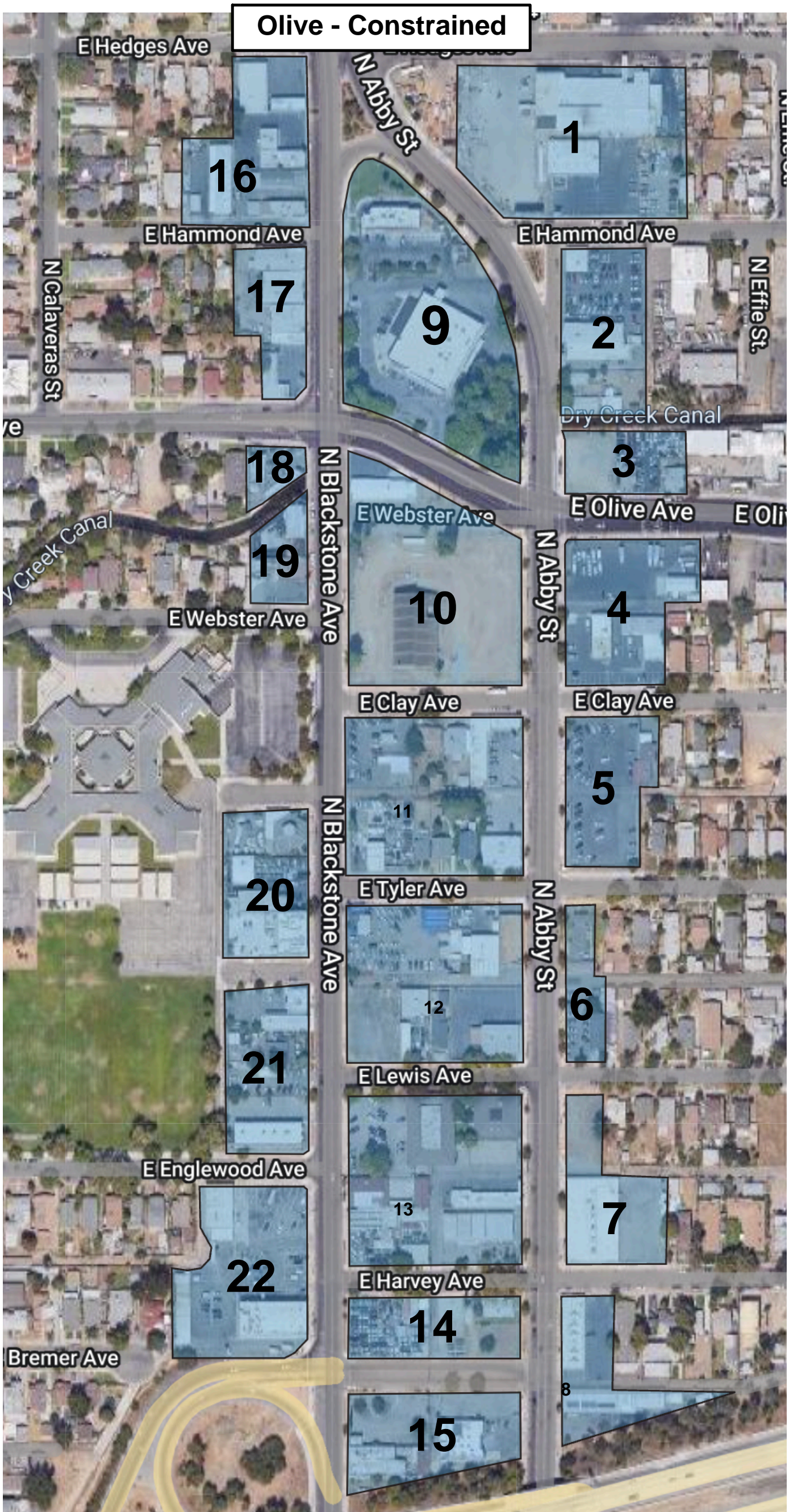
Weldon - Constrained



Weldon - Unconstrained



Olive - Constrained



E Hedges Ave

16

E Hammond Ave

17

N Abby St

1

E Hammond Ave

2

N Effie St

N Calaveras St

Dry Creek Canal

3

18

N Blackstone Ave

E Webster Ave

E Olive Ave

E Oli

19

10

E Webster Ave

N Abby St

4

y Creek Canal

E Clay Ave

E Clay Ave

5

11

20

E Tyler Ave

N Abby St

6

21

12

E Lewis Ave

E Englewood Ave

13

7

22

E Harvey Ave

14

Bremer Ave

15

8

Olive - Unconstrained



BBDC Website - Architect Comments on Constrained and Unconstrained Scenarios – and Renderings – Requested by Monday Sept. 12th COB

Activity Center and Special Number Systems for Constrained Scenarios – See Related Index Maps	CONSTRAINED SCENARIOS: Comments about parcel situation, context, goals, your approach and design thinking for this particular scenario? What would you want to share with visitors to the website looking at this scenario you crafted?	Activity Center and Special Number Systems for UN Constrained Scenarios	UN- CONSTRAINED SCENARIOS: Comments about parcel situation, context, goals, your approach and design thinking for this particular scenario? What would you want to share with visitors to the website looking at this scenario you crafted?
SHAW ACTIVITY CENTER		SHAW ACTIVITY CENTER	
1	This site currently has an existing gas station on the northwest corner as well as existing retail space. It has a large parking lot that has no vegetation. The parking lot seems to be very underutilized. This underutilized real estate could be better used as additional retail space and the parking lot can be redesigned with vegetations and trees. For this scenario, we brought parking closer to the building and propose to give the existing retail space a facelift. On the east side of the site there is a hotel that is under construction. We would leave this development and possibly gear some of the new retail spaces into amenities that could be used by the hotel residents, which could easily walk to these establishments. We widened the sidewalks and brought most of these new retail spaces to the back of sidewalk to help provide a new face along Blackstone and to the community.	1	In this proposed scenario we envisioned inverting existing conditions where all the parking occurs along Blackstone and all the retail is toward the east of the site. This existing condition with vehicular movement happening so close to pedestrian movement on narrow sidewalks make for a very unfriendly pedestrian experience. It also forces you to view existing businesses through a sea of parking and provides very little visual interest along the Blackstone Avenue frontage. This new proposed mixed-use development would provide retail opportunities on the ground floor with residential units above, all occurring along the Blackstone Avenue frontage. Parking is placed in the interior of the development and not along Blackstone Avenue. We would propose to step back the residential units that occur above the retail spaces to provide patio opportunities as well as to lessen the height of the street wall that is created by this proposed development. We have split the buildings at strategic locations to provide for views into and out of the site. This proposed development would widen the sidewalks and make this a much more pedestrian friendly and walkable environment. With businesses toward the street frontage and residential units above, they provide for plenty of eyes on the street which in turn make the environment look and feel safer to be in.
2	<p>We wanted to respect the existing businesses but also try to make this site more pedestrian friendly. We increased the size of the sidewalk and added vegetation where possible. We added a small retail space on the northwest corner to make use of the underutilized parking along Blackstone and brought this new retail space out to the back of sidewalk.</p> <p>This site is currently an existing Subaru Dealership. We proposed to maintain this existing use but redesign the Blackstone Avenue frontage to showcase the new vehicles and make the site more pedestrian friendly. We did this by widening the sidewalk and providing low vegetation and trees that would still allow plenty of views of the vehicles. Overall, this business is successful so we would only look to modernize it a bit and make this site more walkable and pedestrian friendly.</p>	2	In this scenario we completely reimagined the possibilities for this site. Our proposed scenario would provide vehicular access onto the site from Blackstone that could tie across and be coordinated to provide better access for the planned development to the east. This would make both developments more successful and make the overall development feel more congruent and more walkable and bikeable. We incorporated the use of turn circles for vehicular control and visual interest in the layout of possible retail spaces. We have also provided for residential units that could occur at strategically placed locations. These residential units would occur above planned retail spaces. This not only brings much needed residential opportunities to this area but also help to provide varying building heights to add visual interest to the entire development. We opened up the corner at Blackstone and Shaw to provide for pedestrian travel into this space as well as to provide views into and out of this development.
3	This site has existing retail spaces with a large parking lot along Blackstone Avenue. We propose to add new retail space to make better use of the underutilized parking lot and provide businesses along the Blackstone Avenue frontage. We are also proposing to change the existing use of the big box retail into a combination of office space and small retail space. We envision the retail space working as incubator retail space for startup businesses and or eateries etc.	3	
4A	For this scenario we maintained the existing businesses which seem to be successful.	4	
4B	In this scenario we removed the existing businesses and reimagined this site with a mixed-use development. This proposed development would have retail and parking on the ground level with residential units all occurring above the first floor. This provides for separation of retail and residential uses and for a		

	more secure residential environment. It also provides an opportunity for open space to be placed above parking, that can be utilized and accessed by the residents. Retail is placed at back of sidewalk along Blackstone to provide street frontage and work as a buffer to the residential units to the east.		
5	This site has existing retail spaces and is one of the most traveled intersections in Fresno. It has an existing parking lot along Shaw Avenue that is difficult to maneuver in. For this scenario we reimagined the retail space nearest the southwest corner and opened up the corner to provide views into the space. We created a more protected inner core by rerouting of vehicular access to the north and east. We removed the difficult parking lot along Shaw and converted this into possible outdoor patio space that can be used by possible new restaurants/bars that could move into this adjoining retail space. This scenario would provide for a more pedestrian and vehicular friendly site as well as provide for activities and uses along Shaw that could be more vibrant than what currently exists.	5	
6	This site currently has a hotel to the northeast and small retail spaces on southwest. It is currently undergoing a master planning effort to envision development on this site. What is shown is what is currently being proposed for this site by the current property owner.	6	
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Activity Center and Special Number Systems for Constrained Scenarios -- See Related Maps	CONSTRAINED SCENARIOS: Comments about parcel situation, context, goals, your approach and design thinking for this particular scenario? What would you want to share with visitors to the website looking at this scenario you crafted?	Activity Center and Special Number Systems for UN - Constrained Scenarios	UN- CONSTRAINED SCENARIOS: Comments about parcel situation, context, goals, your approach and design thinking for this particular scenario? What would you want to share with visitors to the website looking at this scenario you crafted?
WELDON ACTIVITY CENTER		WELDON ACTIVITY CENTER	
1	This site has an existing retail space (Family Dollar) on the northwest corner of the site and a Laundromat on the southwest corner. In the Constrained Scenario we worked with what was existing and widened the sidewalk. Added more vegetation and added an additional retail space. This new retail space has a potential for an outdoor patio and could be occupied with a service that people would want to use while they wait for their laundry or that could service the surrounding residential neighborhood, such as a coffee shop, café, ice cream parlor, donut/pastry shop etc.	1A	We wanted to provide opportunities not only for rentals but also for home ownership. This helps to build a sense of community and a good mix of uses along Blackstone Avenue. We thought that this would be great site on which to provide housing as townhomes. These homes help to break down the scale of new developments and to provide eyes on the street which in turns makes for a safer feeling environment.
		1B	We wanted to provide opportunities not only for rentals but also for home ownership. This helps to build a sense of community and a good mix of uses along Blackstone Avenue. We thought that this would be great site on which to provide housing as townhomes. These homes help to break down the scale of new developments and to provide eyes on the street which in turns makes for a safer feeling environment. In this option we kept the existing laundromat as this amenity could be used by the residents of the townhomes as well as the surrounding community.

2	This site has existing small businesses that are mainly auto related, such as an auto repair shop and radiator shop. Our thought at this site was to respect the existing small businesses but to make the site more walkable, more bicyclist friendly and more inviting. We widened the sidewalks, added a bike lane and added vegetation along the front. We removed one traffic lane and added street parking to make up for some of the parking that was lost in widening the sidewalk and adding vegetation. The removal of the existing parking directly in front of the businesses makes the site safer and more bicycle and pedestrian friendly so that neither is constantly having to worry about vehicular traffic coming on and off Blackstone Avenue. We would also see a sprucing up of the existing businesses to, at minimum, their west elevation which faces Blackstone Avenue. This would provide a new or more improved face to the community.	2	We wanted to provide opportunities not only for rentals but also for home ownership. This helps to build a sense of community and a good mix of uses along Blackstone Avenue. We thought that this would be great site on which to provide housing as townhomes. These homes help to break down the scale of new developments and to provide eyes on the street which in turns makes for a safer feeling environment. The townhomes would be placed closer to the street with resident and guest parking happening on the east side of the development.
3	This site has an existing Jack in the box, small strip mall, and a restaurant. Our thought at this site was to respect the existing small businesses but to make the site more walkable, more bicyclist friendly and more inviting. We widened the sidewalks, added a bike lane, and added vegetation along the front. We removed one traffic lane and added street parking to make up for some of the parking that was lost in widening the sidewalk and adding vegetation. We also reduced some of the interior site parking to add additional vegetation and possible patio spaces. We would also see a sprucing up of the existing businesses to, at minimum, their west elevation which faces Blackstone Avenue. This would provide a new or more improved face to the community.	3	We wanted to provide opportunities not only for rentals but also for home ownership. This helps to build a sense of community and a good mix of uses along Blackstone Avenue. We thought that this would be great site on which to provide housing as townhomes. These homes help to break down the scale of new developments and to provide eyes on the street which in turns makes for a safer feeling environment. The townhomes would be placed closer to the street with resident and guest parking happening on the east side of the development.
4	This has existing FCC athletic functions as well as Ratcliffe Stadium. It has widened sidewalks and trees along the street frontage. Our thoughts on this site were to leave it as is but to modernize Ratcliffe Stadium. Ratcliffe Stadium has the potential to be a major draw to this area and could work in synergy with other developments that could occur near this underutilized resource. We would also propose to make a better-defined pedestrian walkway and entrance onto FCC campus to the west. There is a bus rapid transit stop at this location and it would be nice to make the signalized intersection at Weldon and Blackstone more prominent, as a major entry onto the FCC campus. In the unconstrained scenario we would also propose a new southern entry/exit to Ratcliffe. This new entry/exit could be utilized by new complimentary developments that could occur to the south.	4	Same as Constrained Scenario except for an added entry and exit on southern edge of Ratcliffe Stadium - This has existing FCC athletic functions as well as Ratcliffe Stadium. It has widened sidewalks and trees along the street frontage. Our thoughts on this site were to leave it as is but to modernize Ratcliffe Stadium. Ratcliffe Stadium has the potential to be a major draw to this area and could work in synergy with other developments that could occur near this underutilized resource. We would also propose to make a better-defined pedestrian walkway and entrance onto FCC campus to the west. There is a bus rapid transit stop at this location and it would be nice to make the signalized intersection at Weldon and Blackstone more prominent, as a major entry onto the FCC campus. In the unconstrained scenario we would also propose a new southern entry/exit to Ratcliffe. This new entry/exit could be utilized by new complimentary developments that could occur to the south.
5	We were respectful of the existing businesses but made the development and street frontage more pedestrian and bicycle friendly. There currently is no real sidewalk here along Blackstone, as it is currently ac paving and very narrow at certain points. We added vegetation where we could, to help provide more greenery and shade both for pedestrians and vehicular parking.	5A	This site is directly south of Ratcliffe Stadium and directly east of the FCC Campus. We felt that this site has a great opportunity to take advantage of both amenities. The mixed-use development we proposed for this site would provide plenty of dining and entertainment opportunities for the residents, students, faculty, staff and surrounding community. On the southeast corner of the site, we placed a parking structure. The thought being that this could provide parking for events that occur at this activity center as well as at Ratcliffe (concerts and athletic events). Folks that park here would have to walk through the development of eating and drinking establishments bringing more foot traffic to these businesses as well as providing opportunities to come here, have dinner and walk over to Ratcliffe for the big game or concert and afterwards come back through for coffee, a pastry before heading home if you don't live here in the residential units above the ground level retails spaces. The retail space on the ground floor on the south is planned as a food market type venue which could be a great incubator for small businesses that want to offer food or drink options. This also helps to provide a great variety of food options. The venue to the north we envision as food and retail

			spaces with a roof top patio/bar and a small amphitheater type venue. At larger events Peralta Way could be closed off to allow pedestrian traffic to flow seamlessly across both venues. The upper floors would be housing both for the community as well as students of FCC.
		5B	This scenario is same as 5A but without the parking structure on the southeast corner. This site is directly south of Ratcliffe Stadium and directly east of the FCC Campus. We felt that this site has a great opportunity to take advantage of both amenities. The mixed-use development we planned for this site would provide plenty of dining and entertainment opportunities for the residents, students, faculty, staff and surrounding community. On the southeast corner of the site, we placed parking. The thought being that this could provide parking for events that occur at this development as well as at Ratcliffe (concerts and athletic events). Folks that park here would have to walk through the development of eating and drinking establishments bringing more foot traffic to these businesses as well as providing opportunities to come here, have dinner and walk over to Ratcliffe for the big game or concert and afterwards come back through for coffee, a pastry before heading home if you don't live here in the residential units above the ground level retails spaces. The retail space on the ground floor, on the south, is planned as a food market type venue which could be a great incubator for small businesses that want to offer food or drink options. This also helps to provide a great variety of food options. The venue to the north we envision as food and retail spaces with a roof top patio/bar and a small amphitheater type venue. At larger events Peralta Way could be closed off to allow pedestrian traffic to flow seamlessly across both venues. The upper floors would be housing both for the community as well as students of FCC.
6	We were respectful of the existing businesses. We added vegetation where we could, to help provide more greenery and shade both for pedestrians and vehicular parking. For the most part what exists here works for its existing conditions. We believe that more could be done with this space but for it to be more successful it would need to be part of a bigger overall picture for this entire block. Changing the uses on this space on their own would be difficult to make successful as they are too far from Blackstone for visibility and too far from residential to provide enough foot traffic along its frontage.	6	This site provides a great opportunity to provide alternate residential type units, such as 2 story residential development with garages. This would provide a different residential unit type that could be rentals or condos for FCC students, faculty, staff, or families along a quieter street frontage along Effie Street.
7	Our thought on this site is that the existing Taco Bell works well here as they have a captive audience at FCC that needs a place to grab a quick bite, as does the surrounding neighborhoods. We would propose to remove some parking and add more outdoor patio/eating space and possibly change the uses in the one-story existing retail space to be more geared to services that could benefit from its proximity to Fresno City College. We widened the sidewalks and provided a bike lane to make this site more pedestrian and bicycle friendly. We have also added greenery to the Blackstone Street frontage and eliminated access to Blackstone from this site except off of Peralta Way. This is to accommodate the grade separation that will eliminate all access to this site from Blackstone and from McKinley Avenues. Access to this site would have to happen either off of Peralta Way or through existing adjacent development.	7	Same as Constrained Scenario - Since much of this site will lose access to Blackstone and McKinley Avenues, we proposed to remove most of the existing businesses as they are motor vehicle dependent, i.e., gas station. We would propose to provide housing and ancillary retail space. This housing could be family or student oriented as both types are in high demand in this area. We would propose to access the site from McKinley on an existing driveway entrance and maintain the businesses that exist to the east of the entrance, as they seem to be doing fine and can maintain their access. There would exist the opportunity for these existing businesses to change use type to be more aligned with the needs of the residential units and surrounding community.
8	On this site we kept the existing large retail space and Dutch Brothers Coffee and added a small retail/food service amenity to this site. The thought here is that the existing businesses seem to be doing fine. But since we do not need as much parking, adding a food/beverage retail space with outdoor patio would be a nice amenity to this space that could be used by the thousands of students and faculty at FCC as well as the community. This in conjunction with proper lighting and what we have proposed to the west of this site could really provide a nice	8	This site provides an excellent opportunity to provide much needed housing that could serve students or families or both. Our proposed housing development would be 4 stories with built in amenities for residents. The expectation would be that we could tie this development into the grade separation to be able to provide both pedestrian and bicycle access to FCC and surrounding community. We would buffer the residential units from the train tracks with parking and proposed vegetation alongside the railroad tracks and create a safe sense of community with placement of buildings, views and amenities.

	space for students, faculty, and families to have a nice meal or coffee and be able to hang out for a while and enjoy the outdoors and ambiance.		
9	On this site we maintained what was existing. It has a decent sidewalk along McKinley Avenue, it's just unfortunate that the building finish floor is about 6 inches higher than the sidewalk. This has been currently solved by having to step up to the building entrance making it not very accessible. We would propose to make this as pedestrian and bicycle friendly as possible and possibly make the sidewalk larger by not having this step along the entire McKinley frontage. If this cannot be accomplished, we would then look to make use of this space in some creative way as potentially a patio or provide opportunities to add some vegetation to help spruce up the McKinley frontage.	9	Same as Constrained Scenario - We maintained the existing businesses since they seem to be doing well and they do not lose access to McKinley Avenue with the grade separation project.
10	Since much of this site will lose access to Blackstone and McKinley Avenues, we proposed to remove most of the existing businesses as they are motor vehicle dependent, i.e., gas station. We would propose to provide housing and ancillary retail space. This housing could be family or student oriented as both types are in high demand in this area. We would propose to access the site from McKinley on an existing driveway entrance and maintain the businesses that exist to the east of the entrance, as they seem to be doing fine and can maintain their access. There would exist the opportunity for these existing businesses to change use type, to be more aligned with the needs of the residential units and surrounding community.	10	This site when looked at as a whole, provides an excellent opportunity to provide much needed housing either for students or families or both. It also provides an excellent opportunity to provide amenities that could be used by both resident types as well as the surrounding community. We proposed a 4-story mixed use housing development as well as gym/work out facility and an indoor soccer/athletic space. The gym could be used by FCC students and the surrounding community. Soccer is very popular in this community and providing a state-of-the-art indoor soccer/futsal/athletic facility could provide an amenity that could bring customers to the surrounding businesses as well as providing activity here afterhours and weekend use so that there is activity happening here, providing a safer feeling environment. Our proposed housing development would be 4 stories with built in amenities for residents. The expectation would be that we could tie this development into the grade separation to be able to provide both pedestrian and bicycle access to FCC and surrounding community. We would buffer the residential units from the train tracks with parking and proposed vegetation alongside the railroad tracks.
11	We maintained the existing businesses since they seem to be doing well and they do not lose access to McKinley Avenue with the grade separation project.	11A	For this scenario we provided a mixed-use residential development with some retail/commercial space on the ground floor and 3 upper floors with residential units. The density of 19.13 dwelling units per acre leaves plenty of outdoor open space that can be enjoyed by the residents and the community. We provided the development with wide sidewalks and bike lanes and made this development much more pedestrian and bicycle friendly than what currently exists. The development provides some street wall but then opens up to provide views into the development and to help breakdown the overall building mass.
		11B	For this scenario we provided a more compact residential development. At a density of 40.4 dwelling units per acre we need to provide more parking thereby leaving us with a little less outdoor open space. We provided the development with wide sidewalks and bike lanes and made this development much more pedestrian and bicycle friendly than what currently exists. We again buffer the development from the railroad tracks with parking and vegetation alongside the railroad tracks.
12	We maintained the existing businesses since they seem to be doing well. While this site does lose its access from Blackstone Avenue, they can still be accessed off of Effie Street on its east side of the property and also off of Home Avenue on its south side.	12A	For this scenario we provided a mixed-use residential development with some retail/commercial space on the ground floor that faces Blackstone Avenue. The buildings would all be 3 stories. The upper floors would all be residential units. The density of 18.99 dwelling units per acre leaves plenty of outdoor open space that can be enjoyed by the residents and the community. We placed the building to the edges thereby leaving protecting the outdoor spaces away from the street frontage. We provided the development with wide sidewalks and bike lanes and made this development much more pedestrian and bicycle friendly than what currently exists. The development provides some street wall but then opens up in the center

			and at the corners to provide views into the development and to help breakdown the overall building mass.
		12B	For this scenario we provided more dwellings units per acre than Scenario A. To achieve a density of 40.4 dwelling units per acre we provided a fourth floor and lost some of the outdoor space with the addition of a 4-story residential building to achieve the higher density. We provided the development with wide sidewalks and bike lanes and made this development much more pedestrian and bicycle friendly than what currently exists. We again buffer the development from the railroad tracks with parking and vegetation alongside the railroad tracks.
13	We maintained much of the existing businesses but added some much-needed residential units to the north part of the site. We felt that residential units on the north end of this site worked well with the new residential units that now exist on the west side of Blackstone Avenue. There seem to be an abundant number of smog shops and car dealerships so we thought that residential units in their place would be a better use of this site. We widened and, in some cases, added sidewalks to make this site more pedestrian and bicycle friendly. This site is plagued with power poles and streetlight falling within the pedestrian walkway and needs to be cleaned up to make this more walkable and bicycle friendly.	13	Same as Constrained Scenario - This site has an existing Starbucks Coffee shop on the northeast corner with the rest of the site being vacant and ready for further development. Since this site has a BRT stop directly adjacent to it, this site would be a great opportunity to develop housing and to place an amenity that would be useful to have at a BRT stop (for those that might use the BRT as their primary means of transportation). So, we felt that this would be a great site for a small community grocery store. We developed the site with housing on the west side of the property to act as a buffer between the existing residential neighborhood and the new community Grocery store which we placed at the Southeast corner of the site, directly adjacent to the BRT stop. A community grocery store at the location provides opportunities for community members to ride the BRT, fulfill their grocery needs and be able to travel back to their place of residence without having to walk a long-distance carrying groceries or need of a personal vehicle.
14	We maintained the existing businesses but added a sidewalk and added vegetation wherever possible. This site currently has only an ac paved sidewalk that is plagued with streetlights and power poles all falling within the pedestrian walkway. Since there is no clear definition of a sidewalk, parked vehicles also impede into the pedestrian way. We would propose to clean up as much of this as possible and make this area more walkable and bikeable. We would propose to underground the power poles and give a facelift to the Blackstone Avenue frontage of the existing businesses and better organize parking for these businesses.	14	For this site we proposed a mixed-use development with the ground floor being all commercial and the 2 nd and 3 rd floors being all residential. We designed a breeze way/outdoor patio area that allows visibility into the site. These retail spaces can be tailored to businesses that serve the community and residents. We widened the sidewalks, added street frontage vegetation, provided a bike lane, and converted one traffic lane into on street parking.
15	This site has an existing Starbucks Coffee shop on the northeast corner with the rest of the site being vacant and ready for further development. Since this site has a BRT stop directly adjacent to it, this site would be a great opportunity to develop housing and to place an amenity that would be useful to have at a BRT stop (for those that might use the BRT as their primary means of transportation). So, we felt that this would be a great site for a small community grocery store. We developed the site with housing on the west side of the property to act as a buffer between the existing residential neighborhood and the new community Grocery store which we placed at the Southeast corner of the site, directly adjacent to the BRT stop. A community grocery store at the location provides opportunities for community members to ride the BRT, fulfill their grocery needs and be able to travel back to their place of residence without having to walk a long-distance carrying groceries or need of a personal vehicle.	15A	For this scenario we proposed a mixed-use development with the ground floor being all commercial and the 2 nd and 3 rd floors being all residential. We offset the buildings to again breakup a continuous street wall and provide diversity in the architecture and massing. These retail spaces can be tailored to businesses that serve the community and residents. We widened the sidewalks, added street frontage vegetation, provided a bike lane, and converted one traffic lane into on street parking.
		15B	We wanted to provide opportunities not only for rentals but also for home ownership. This helps to build a sense of community and a good mix of uses along Blackstone Avenue. This would be great site on which to provide housing as townhomes. These homes help to break down the scale of new developments and to provide eyes on the street which in turns makes for a safer feeling environment. The townhomes would be placed closer to the street with resident and guest parking happening on the west side of the development. This development with proposed townhomes across Blackstone Avenue provides a nice break in building massing and development type. This brings variety to development along Blackstone to avoid a constant imposing street wall that could occur if all development is completely pushed to the sidewalk edge and is multiple stories.
16	We wanted to respect the existing businesses on this site, but to make the site more walkable, more bicyclist friendly and more inviting. We widened the	16	We proposed a multi-story mixed unit development with retail on ground floor and 2 stories of residential above. The retail proposed would be the businesses displaced by this development

	sidewalks, added a bike lane and added vegetation along the front. We removed one traffic lane and added street parking. We would also see a sprucing up of the existing businesses to, at minimum to their east elevation, which faces Blackstone Avenue. This would provide a new or more improved face to the community. We could also see these businesses maintain their existing structures but remodel them and change their use to take advantage of their proximity to BRT stop.		(KFC and Wendy's) plus other similar complementary retail businesses such as a bakery/coffee shop or ice cream shop. We provided ample outdoor eating areas and vegetation for scenery and shade. We widened the sidewalk, provided a bike lane, and converted one vehicular lane into on street parking.
17	This site has an existing Gas station and vacant, 1 story retail space. The Gas station seems to be successful but obviously the other existing retail space is vacant. We would propose to make the site more walkable, more bicyclist friendly and more inviting, by widening the sidewalks, adding a bike lane and adding vegetation along its street frontage and parking lot areas. We would also propose that the retail space be converted to a new restaurant with outdoor patio seating.	17	Same as Constrained Scenario - This space has become property of SCCCD. They are currently under construction on a new FCC Science Building and a Child Development Center at this site. This site has a BRT stop along its Blackstone Avenue frontage and it is also a main entry onto the FCC campus.
18	This site has an existing KFC and Wendy's which are undergoing a remodel. These businesses seem to be successful here due their proximity to FCC. We wanted to make the site more walkable, more bicyclist friendly and more inviting, by widening the sidewalks, adding a bike lane and adding vegetation along its street frontage and parking lot areas. We would also like to find a way for the property owners to work together to reduce the number of driveway approaches onto Blackstone Avenue. This would help to make this area safer and more pedestrian and bicycle friendly.	18	Same as Constrained Scenario - This site currently is an existing auto dealership. We believe that this site is better suited for use by FCC or SCCCD or as retail or office space that is more connected to uses by the surrounding college and residential community. Some thoughts could be cafes, ice cream shop, business offices or pediatrician offices due to proximity to Child Development Center. We would propose to widen the sidewalk, add a bike lane, and make this site more pedestrian and bicycle friendly. We would also propose that this site be utilized by FCC and allow it to move some ancillary not educational spaces to this area and possibly free up space on their existing campus for educational needs.
19	This space has become property of SCCCD. They are currently under construction on a new FCC Science Building and a Child Development Center at this site. This site has a BRT stop along its Blackstone Avenue frontage and it is also a main entry onto the FCC campus.	19	Same as Constrained Scenario - This site currently has existing businesses, but most will lose access from Blackstone and McKinley Avenues due to the grade separation. This site is better suited for use by FCC or SCCCD or as retail or office space that is more connected to uses by the surrounding college and residential community. The architecture for this building could serve to brand the College District and could serve as a gateway to this district/activity center.
Activity Center and Special Number Systems for Constrained Scenarios - - See Related Maps	CONSTRAINED SCENARIOS: Comments about parcel situation, context, goals, your approach and design thinking for this particular scenario? What would you want to share with visitors to the website looking at this scenario you crafted?	Activity Center and Special Number Systems for UN- Constrained Scenarios	UN- CONSTRAINED SCENARIOS: Comments about parcel situation, context, goals, your approach and design thinking for this particular scenario? What would you want to share with visitors to the website looking at this scenario you crafted?
WELDON ACTIVITY CENTER		WELDON ACTIVITY CENTER	
20	This site currently is an existing auto dealership. We believe that this site is better suited for use by FCC or SCCCD or as retail or office space that is more connected to uses by the surrounding college and residential community. Some thoughts could be cafes, ice cream shop, business offices or pediatrician offices due to proximity to Child Development Center. We would propose to widen the sidewalk, add a bike lane, and make this site more pedestrian and bicycle friendly. We would also propose that this site be utilized by FCC and allow it to move some ancillary not educational spaces to this area and possibly free up space on their existing campus for educational needs.	20	Same as Constrained Scenario - This is a recently constructed residential/mixed use development. This development brings much needed housing to this area. We would propose to keep this site as is.
21	This site currently has existing businesses, but most will lose access from Blackstone and McKinley Avenues due to the grade separation. This site is better suited for use by FCC or SCCCD or as retail or office space that is more connected to uses by the surrounding college and residential community. The architecture	21A	For this site we felt that a continuation of residential units with some retail on the ground floor would be appropriate. It would bring much needed housing to this area as well as provide opportunities for retail to serve the growing residential population along Blackstone. We widened the sidewalk and provided a bike lane. We would also propose to convert one traffic lane to on street parking. The difference between Unconstrained Scenario A and Unconstrained

	for this building could serve to brand the College District and could serve as a gateway to this district/activity center.		Scenario B is the development density. Scenario A is at 13.59 Dwelling units per acre while Scenario B is at 20.39.
		21B	For this site we felt that a continuation of residential units with some retail on the ground floor would be appropriate. It would bring much needed housing to this area as well as provide opportunities for retail to serve the growing residential population along Blackstone. We widened the sidewalk and provided a bike lane. We would also propose to convert one traffic lane to on street parking. The difference between Unconstrained Scenario A and Unconstrained Scenario B is the development density. Scenario A is at 13.59 Dwelling units per acre while Scenario B is at 20.39.
22	This is a recently constructed residential/mixed use development. This development brings much needed housing to this area. We would propose to keep this site as is.	22	This site has an existing O'Reilly Auto Parts store on the southeast corner of the site. For this scenario we maintained the auto parts store but added residential units adjacent to it. This maintains a successful business while bringing much needed residential units to this area. We also widened the sidewalks, added a bike lane, and converted one traffic lane into on street parking.
23	This site has existing businesses that seem to be successful, but we believe that these businesses could relocate north or south of this site and that this site would be better suited as a restaurant/bar with exterior patio/beer garden to take advantage of its proximity to housing complex and FCC. The existing building on the corner has a nice character to it which would lend itself well for this proposed new use.	23A	For this scenario we provided a 20.76 dwelling units per acre. We made the entire development residential with no retail component. The shape of the buildings opens up in the center to mimic in some ways what is being proposed to occur across Blackstone Avenue. This provides a sense of a cohesive development and again helps to provide interest as one migrates along Blackstone Avenue. We provided the development with wider sidewalks and bike lanes and made this development much more pedestrian and bicycle friendly than what currently exists.
		23B	For this scenario we provided roughly the same dwelling units per acre as Scenario A but added a small retail space at the corner of Hedges and Blackstone Avenue. A small retail component could make more sense at the corner and provide a buffer from corner traffic. We provided the development with wider sidewalks and bike lanes and made this development much more pedestrian and bicycle friendly than what currently exists.
24	This property has an existing retail space on its southeast corner. The west side of the site is underutilized. We would propose to add an additional retail space on the northeast corner with a patio space or breezeway between it and the existing retail space. The west side of the site could be used for parking. We propose to widen the sidewalks and add a bike lane. Moving parking to the west side of this site would remove an existing driveway approach thereby making the site more pedestrian and bicycle friendly.		
25	This site has an existing auto dealership and an existing church. We would propose to respect the existing uses but to make improvements that would make this site more walkable and bikeable. We would widen the sidewalk, add a bike lane and vegetation along the Blackstone Avenue frontage.		
26	This site currently has an O'Reilly Auto Parts store on the southeast corner of the site. This seems to be a successful business in this location. While we would like to see more transparency to Blackstone Avenue rather than a wall with no openings, we would simply propose to make this site more walkable and bikeable by widening sidewalks and adding a bike lane. The western part of the site is vacant. We believe that this is a good location for a multi-story residential development to bring much needed housing to this area.		
27	This site has existing small businesses. Most seem to be doing well. Our thought at this site was to respect the existing small businesses but to make the site		

	more walkable, more bicyclist friendly and more inviting. We widened the sidewalks, added a bike lane and added vegetation along the front. We removed one traffic lane and added street parking to make up for some of the parking that was lost in widening the sidewalk and adding vegetation. We would also see a sprucing up of the existing businesses to, at minimum, their east elevation which faces Blackstone Avenue. This would provide a new or more improved face to the community.		
28	This site has existing small businesses. Most seem to be doing well. Our thought at this site was to respect the existing small businesses but to make the site more walkable, more bicyclist friendly and more inviting. We widened the sidewalks, added a bike lane and added vegetation along the front. We removed one traffic lane and added street parking. We would also see a sprucing up of the existing businesses to, at minimum, their east elevation which faces Blackstone Avenue. This would provide a new or more improved face to the community. We could also see the existing auto dealership on the southeast corner being converted to a different more pedestrian/community oriented use.		
Activity Center and Special Number Systems for Constrained Scenarios - - See Related Maps	CONSTRAINED SCENARIOS: Comments about parcel situation, context, goals, your approach and design thinking for this particular scenario? What would you want to share with visitors to the website looking at this scenario you crafted?	Activity Center and Special Number Systems for UN - Constrained Scenarios	UN- CONSTRAINED SCENARIOS: Comments about parcel situation, context, goals, your approach and design thinking for this particular scenario? What would you want to share with visitors to the website looking at this scenario you crafted?
SHIELDS ACTIVITY CENTER		SHIELDS ACTIVITY CENTER	
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24			

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OLIVE ACTIVITY CENTER		OLIVE ACTIVITY CENTER	
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Renderings			
Please add any comments you have on renderings you produced			
SHAW			
	<p>Barstow and Blackstone Aerial View – these are views of a possible mixed-use development that would place buildings along Blackstone and move parking to the back. These buildings create a street wall with retail opportunities on the ground floor and residential units above. The site opens up in strategic locations to break up the building mass and street wall and to provide view opportunities into and out of the development.</p> <p>East Side of Blackstone San Jose to Shaw – This perspective view shows the conversion of a big box store into smaller more unique spaces. This development would make use of the existing big box store but break it up into smaller areas some of which could be business offices and the rest could become a small business incubator. The small business incubator could provide a space where many small businesses could be located in close proximity to one another and provide a wide array of products and services. This allows a small business to be able to rent a smaller more manageable space while taking advantage of their shared location with other small businesses.</p> <p>Shaw Activity Center – Eastside Blackstone – This view shows mixed use development with retail interspersed throughout the site and residential units happening on the upper floors. This development has a wide array of building massing and heights. It opens up to the corner of Shaw and Blackstone to provide views and pedestrian access. This development ties into the proposed</p>		

	<p>development to the east and by interspersing the buildings throughout the development it creates a much more walkable environment where you can flow from one retail space to the next without the need to drive from space to space. This also provide opportunities for wonderful outdoor spaces and patios that can be enjoyed by the community.</p>		
SHIELDS			
WELDON			
	<p>Townhouse Concept – This view shows a possible townhouse community that would provide opportunity for home ownership. This concept helps to provide a variety of living options while also providing of building massing and building types. Only providing retail all along Blackstone without interspersing living communities would make it difficult for these retail businesses to thrive. There needs to be a mix and this townhome concept helps to provide these living communities in varying densities.</p>		
	<p>Food Market Concept – This view shows a possible food market concept. A place where there are plenty of dining and entertainment opportunities with spaces that flow from indoors to outdoors and provide a hub where you can come together with friends, enjoy a drink or a meal, listen to live music and possibly head over to Ratcliffe for the big game or just stay here and enjoy the atmosphere.</p>		
	<p>Site B Render – Aerial View – This view shows the mixed-use development that would have residential, retail and food market concept. This horseshoe shape helps to provide great views for the residents above as well as create a focal point toward the interior of the horseshoe where food market and entertainment venues would thrive.</p>		
	<p>Site B – Mixed Use Building Concept – This is a view, looking down Blackstone of a “College Station” mixed-use development with retail space on the ground floor and residential units above. The residential units step back from the street to create outdoor patios for residents to enjoy. This step back also helps to breakdown the scale of the street wall. The strong use of brick harkens back to the FCC Old administration building and the strong use of brick found on the FCC campus. This building material can be used to help brand and give identity to this activity center.</p>		
	<p>Site B Render – Aerial View – This view shows a possible mixed-use development with a rooftop dining area and a band playing in the background in the amphitheater. This would provide for a great atmosphere to get together with friends and family and enjoy all the activity occurring here.</p>		
	<p>Site A Unconstrained – Starbucks, Neighborhood Market and Housing Concept – this is a view of a possible neighborhood market at the BRT stop. This view shows the existing Starbucks on the corner and proposed housing concept in the background. This proposed housing can help support the existing Starbucks and proposed neighborhood market.</p>		

BBDC Website - Architect Comments on Constrained and Unconstrained Scenarios – and Renderings – Requested by Monday Sept. 12th COB

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SHAW ACTIVITY CENTER		SHAW ACTIVITY CENTER	
1		1	
2		2	
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5		5	<p>This N. Blackstone Avenue site located between W. Barstow Avenue and W. San Jose Avenue is known as the Northgate Shopping Center. Five standalone fast food restaurants line Blackstone Avenue, with a massive asphalt paved parking lot between these business, Blackstone Avenue, and the shops on the west side of the property.</p> <p>The unconstrained proposal creates a new roadway parallel to the existing shops. This realigns the parking stalls to allow closer access to the stores and creates landscaped outdoor dining terraces in front of the restaurants. The new parking layout allows for four rows of landscaped parking in close proximity of the shops.</p> <p>Our concept develops the eastern half of the property into two 6-story garden apartments with a total of 148 units. Eight of the units would be 3-bedroom, with the remaining 140 units being 2-bedroom. Each unit would have a large, private terrace. The parking is at ground level under the buildings and allows for 267 parking stalls.</p> <p>The apartment buildings are set back from Blackstone Avenue with landscaped gardens and water features.</p>
6		6	<p>This N. Blackstone Avenue site on the northwest corner of W. Shaw Avenue is bordered by W. San Jose Avenue on the north and abuts the Northgate Shopping Center. The property currently houses 4 large buildings and a relocated residential structure. The businesses are Yosemite Falls Café, Eyeglass World, Ermani Home & Garden Center, and The Vineyard Farmer’s Market, a year-round, twice a week market housed in a 6,000 square foot arched redwood arbor designed by architect Christopher Alexander.</p> <p>The unconstrained concept replaces the three separate building along Blackstone with two new retail buildings on the ground floor and three additional stories of sixty-eight 2-bedroom and six 3-bedroom apartments above. Parking for the apartments rests in a 148-stall subterranean parking garage. Forty perpendicular parking stalls are set directly in front of the new retail spaces. Extensive landscaping separates the new building from Blackstone Avenue.</p> <p>A recent proposal by Richard Erganian would expand the building to 304,050 square feet and parking for 576 stalls including 308 in a new parking structure. In addition to office and retail space, the development would provide 175 living units and a 4,800 square foot Day Care Center. Our proposal would connect sites 10 and 11 with sidewalks and traffic lanes immediately west of Yosemite Falls restaurant.</p>

7		7	
8		8	
9	<p>This N. Blackstone Avenue site located between W. Barstow Avenue and W. San Jose Avenue is known as the Northgate Shopping Center. Five standalone fast food restaurants line Blackstone Avenue, with a massive asphalt paved parking lot between these business, Blackstone Avenue, and the shops on the west side of the property.</p> <p>Our approach to this property converts a few of the parking stalls on Blackstone Avenue and adjacent to the restaurants into outdoor dining terraces with sculptural and colorful triangular shade canopies to provide shaded dining and catch the eyes of passing motorists.</p> <p>We propose expanding the main vehicular entrance. This is lined with trees and colorful plants, and terminated with a tall sculptural light tower to invite and lead shoppers to the center of the complex. Since the center is a long uninterrupted facade of stores and shops, small sculptural shops are created to the east of the existing stores with an inviting and welcoming area containing landscaping, benches, and water elements where patrons can rest between patronizing the various shopping venues. These small shops are spaced to allow visual access to the existing stores.</p> <p>Additional planters are added to the parking lot and perpendicular parking stalls are placed in front of the stores to allow ADA and elderly access without crossing traffic.</p>	9	
10	<p>This site on the west side of N. Blackstone Avenue is bordered by W. San Jose Avenue on the north (Northgate Shopping Center) and The Vineyard Farmers Market property on the south. The site currently houses four buildings: a large L-shaped building on the west half, and three buildings facing N. Blackstone Avenue. Asphalt paved parking surrounds all four buildings. The building furthest south has landscaping between the building and sidewalk, but the others have only asphalt.</p> <p>The three existing buildings along Blackstone Avenue are currently surrounded by asphalt paving. Our concept eliminates the roadways and parking in front of these buildings and replaces these spaces with landscaping. We also proposed to add parking islands at the ends of each row of parking.</p>		
11	<p>This N. Blackstone Avenue site on the northwest corner of W. Shaw Avenue is bordered by W. San Jose Avenue on the north and abuts the Northgate Shopping Center. The property currently houses 4 large buildings and a relocated residential structure. The businesses are Yosemite Falls Café, Eyeglass World, Ermani Home & Garden Center, and The Vineyard Farmer’s Market, a year-round, twice a week market housed in a 6,000 square foot arched redwood arbor designed by architect Christopher Alexander.</p>		

	<p>This 10.39-acre site on the northwest corner of N. Blackstone Avenue and E Shaw Avenue currently houses Yosemite Falls Café, Eyeglass World, Ermani Home & Garden Center, and The Vineyard Farmer’s Market.</p> <p>Our proposal would connect sites 10 and 11 with sidewalks and traffic lanes immediately west of Yosemite Falls restaurant.</p>		
<p>Craftsman Neighborhood</p>			<p>This obscure area of low-income housing consists of many Craftsmen Bungalow houses that can easily be restored into an architecturally historic and viable neighborhood. We propose eliminating the present through traffic configurations of the streets and ending traffic. We create cul de sacs that would terminate in a lineal park to screen the neighborhood from the railroad tracks. This eliminates the danger from passing trains, reduces noise, and provides a safe and secure park-like setting for neighborhood children.</p> <p>Our proposals for the Olive Area remove many of the existing older homes now located in the commercial districts. Rather than destroy these homes, we relocate the Craftsman Bungalow homes to vacant parcels located in the new Craftsman neighborhood.</p> <p>We also propose the creation of a Craftsman style monument pylon at each street entrance to help identify the area. The Craftsman Bungalow design, influenced by the Arts and Crafts Movement, became the most popular home in the US from 1905 through the 1920’s. These houses typically feature detailed wood trim, large covered front porches, and tapering square columns supporting the front portion of the roof.</p> <p>In addition to reclaiming a valuable architectural neighborhood, our goals include assisting the homeowners with grants and financing alternatives to restore and retain ownership in what could become a vigorous and exciting living environment. The relocated structures can be offered to first-time or low-income families.</p>

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OLIVE ACTIVITY CENTER		OLIVE ACTIVITY CENTER	
1	<p>The Abby Street property curves to the northwest as it converges into Blackstone Avenue, making the property highly visible for those traveling north on Abby Street. This large parcel contains two existing businesses: Valley Protein (facing East Hedges Avenue) and Dennis’ Auto Repair (facing East Hammond Avenue). The western half of the property is open and currently being used for truck parking.</p> <p>A scenario proposed by a private developer calls for 6,300 square feet of retail/commercial space on the ground floor facing North Abby Street. This building supports three additional stories of apartments above. Immediately to the west and parallel to this structure is placed a 16-stall carport with three stories of apartments above.</p> <p>Additionally, the development has another 4-story apartment building facing East Hedges Avenue. Open parking for thirty-three cars is available on the east and west boundaries of the property. The development further provides twelve studio and twenty-nine 2-bedroom units.</p>	1	<p>Our concept envisions two large structures. On the western portion, we propose a 5-story building with retail and restaurants on the first floor with offices on the 2nd through 5th floors. The building faces a large, landscaped plaza that can be seen by all those traveling along Abby Street. This plaza has extensive landscaping, terraces, benches, and fountains. A 5-story fountain from the 5th floor flowing down to a ground level pool masks traffic sounds from Blackstone Avenue and Abby Street to provide a striking feature from the roads. Open parking is placed on the south portion of the property.</p> <p>The proposed development for the northeast portion of the property contains a 5-level residential complex with secured, covered parking for 121 cars on the ground level. The 2nd through 5th floors have twenty-one 2-bedroom and three 3-bedroom units each. All units are accessed via a central garden court. The second level also supports a large garden terrace with outdoor kitchen facilities, picnic and exercise areas. Each unit possesses a large, exterior private terrace.</p>
2	<p>This 140’ by 300’ site on North Abby Street is bounded by East Hammond Avenue on the north and the 20’ wide Dry Creek Canal on the south. There is a 16’ wide alley on the east. The land is currently occupied by Sam’s Auto Sales offices and sales lot, a 2,528 square foot office building, and two small, wood framed residences.</p> <p>We suggest that the area between the existing buildings along North Abby Street and East Hammond Avenue be landscaped with drought tolerant plants and tree wells be added to the concrete sidewalks.</p>	2	<p>We propose replacing the existing structures with a mixed-use development containing 14,760 square feet of retail and restaurant space, with a garden dining court facing the canal on the ground floor and forty-four parking stalls. The second and third floors would have four 2-bedroom townhouse units.</p>
3	<p>This 215’ by 128’ parcel on the northeast corner of North Abby Street and Olive Avenue is bordered on the north by the Dry Creek Canal and vacant industrial buildings on the east. With the exception of two older residential units now being used as sales offices, the site is undeveloped.</p> <p>Our concept removes the asphalt paving that surrounds the existing house adjacent to the corner. We suggest adding landscaping and a 2-car garage to the house on the eastern portion. The vacant corner lot bordering the canal can make an attractive pocket park. Adding tree wells to the sidewalks on Olive Avenue and Abby Street would also enhance the neighborhood.</p>	3	<p>We propose constructing a mixed-use development of two retail spaces on the ground floor along Olive Avenue with a restaurant and outdoor dining terrace along the canal. A space between the two retail spaces accommodates sixteen open parking stalls with a garage providing an additional twelve parking spots for the apartments. The second and third floors contain townhouse apartments along Olive Avenue with large private terraces above the retail shops.</p>
4	<p>This property on the southeast corner of E. Olive Avenue and N. Abby Street is bounded by E. Clay Avenue on the south and is operated by Enterprise Rent-A-</p>	4	<p>We propose a mixed-use development on this corner consisting of a 6,000 square foot ground level retail building facing Olive Avenue and a 3,060 square foot retail building facing Abby</p>

	<p>Car. The adjoining parcel on E. Clay Avenue is a 1-story, older single-family residence. The adjoining parcel on E. Olive Avenue is the current home of Smog Central.</p> <p>We suggest removing selected areas of parking and infilling with landscaping. Landscaping buffer strips along Olive Avenue and Abby Street can soften the impact of the extensive asphalt paving. Tree wells can be added to the sidewalks along Olive Avenue and Abby Street.</p>		<p>Street. Each unit features a large, covered balcony on the second level. A 22-stall parking lot for patrons would be placed on the east end facing Olive Avenue. Six 2-bedroom townhouse apartments above the Olive Avenue retail shops and five 2-bedroom townhouse units above the Abby Street shops have private covered balconies on both sides. Parking for these units is provided by carports located in the alley.</p>
5	<p>The North Abby Street site located between East Clay Avenue and East Tyler Avenue is currently occupied by Sam's Auto Sales. This property has an 880 square foot sales office with the remainder of the site being an asphalt paved car lot.</p> <p>The constrained scenario adds a 10' wide landscaped buffer between the paved car lots along Abby Street, Clay Avenue, and Tyler Avenue. Additionally, tree wells are placed on the sidewalks for all three streets.</p>	5	<p>Since this property is located at the entry of the newly proposed Craftsman neighborhood, we would create a 10' wide landscaped buffer strip between North Abby Street and the residential neighborhood. Each residential street is marked by a Craftsman style entry monument. Relocated Craftsman Bungalow homes can be placed on three lots along East Tyler Avenue and another three lots along East Clay Avenue. The existing alley is retained and garages are constructed for the newly relocated residences.</p> <p>These measures complete this historic Craftsman neighborhood and create a dynamic and vibrant residential zone in what is now an overlooked and deteriorating area of town.</p>
6	<p>This corner lot on the east side of North Abby Street between East Tyler and East Lewis Avenues currently houses a triplex on Tyler and a 1,524 square foot Craftsman residence on Lewis. The area to the west of the Lewis Avenue house is large enough for another home.</p> <p>Our vision implements a 10' wide landscaped buffer strip along North Abby Street and a receiver site between the new landscaping and the existing residence. There are several smaller Craftsman homes that would fit pleasingly on this site. We propose constructing a garage on the alley behind the relocated residence.</p>	6	<p>We propose modifying the existing 1951 triplex exterior to be more compatible with the surrounding Craftsman Bungalow neighborhood.</p>
7	<p>This corner lot on the east side of North Abby Street between East Lewis and East Harvey Avenues currently houses the J. E. Young Academy Center, a one-story 13,875 square foot building on the corner of Abby Street and East Harvey Avenue. The lot facing East Lewis Avenue is undeveloped.</p> <p>We would create a 10' landscaped buffer on the north end along Abby.</p>	7	<p>Our concept for this site retains the J. E. Young Academy Center, adds tree wells along Lewis Avenue, Abby Street, and Harvey Avenue, and introduces landscape planters into the existing parking lot.</p> <p>We would create a 10' landscaped buffer on the north end along Abby and add a Craftsman style entry monument at the corner. We would move one of the existing Craftsman homes from between Blackstone and Abby and build a compatible garage in the rear facing the alley.</p>
8	<p>This corner lot on the east side of North Abby Street between East Harvey Avenue and Highway 180 currently houses a 1-story, 4,125 square foot building built in 1959 and a 1-story 5,800 square foot building currently occupied by International Torque Converters.</p> <p>Our proposal adds island planters to the existing parking lot behind the office building on East Harvey Avenue and Abby Street. We also add tree well on the sidewalks along Abby Street and Harvey Avenue.</p>	8	<p>We propose renovating the International Torque Converters building into a Senior Center. The existing parking lot between the building and Highway 180 is transformed into an organic garden.</p>

9	<p>This prominent triangular site at the intersection of Abby Street, Blackstone Avenue, and Olive Avenue currently houses a 3,760 square foot McDonald's restaurant and a 16,750 Square foot Rite-Aid Drug store. Much of the site is covered with asphalt parking, driveways, roadways, and loading areas.</p> <p>We feel that this property is currently attractive, well maintained and should remain as is.</p>	9	<p>Our suggested development retains and rebuilds the Rite-Aid store on ground level and adds a restaurant. We are also propose a neighborhood park on the McDonald's current site. A total of eighty-seven surface parking stalls would be available for Rite-Aid patrons. A restaurant, lobby and hotel offices, registration, and elevators are housed on the northwest portion.</p> <p>A subterranean garage supporting the hotel/condominiums accommodates 145 autos.</p> <p>The 2nd floor houses twenty-eight 1-bedroom suites, meeting rooms, and large north and south landscaped terraces. The terraces have amenities as such as swimming pools and outdoor focal points for relaxing, dining and recreation. These activity areas are connected on the east and west sides, and contain a walking and jogging track around the perimeter. A large opening in the north terrace allows sunlight to penetrate the park below.</p> <p>The 3rd floor houses 36 1-bedroom suites. The 4th floor has thirty-two 1-bedroom suites. The 5th floor has twenty-four 1-bedroom suites and four 2-bedroom suites. The 5th floor has twenty 1-bedroom suites and four 2-bedroom suites. The rooftop contains additional gardens, terraces and a pavilion with a kitchen and dining area.</p>
10	<p>This interesting site contains two parcels separated by East Webster Avenue, a small (7,286 square feet) and rarely used street/alley. The smaller triangular portion on the north is the home of Cal-State Muffler and Brake. The southern portion bordering East Webster Avenue on the north and East Clay Avenue on the south is now the new, recently renovated home of United Health Care.</p> <p>The constrained version reduces the parking areas on the north and east and creates two large triangular areas that could become landscaped buffers. We also install tree wells in the sidewalks along Blackstone Avenue and Olive Avenue.</p>	10	<p>Our proposal is to abandon East Webster Avenue, develop the northern portion, and provide much needed day care in the area by the addition of a comprehensive, state-of-the-art Day Care facility buffered from the surrounding traffic by extensive landscaping. The southeast portion, replacing East Webster Avenue, is a secure and pleasant fenced and landscaped outdoor play yard for children. The proposed building is open, inviting and whimsical to appeal to its young patrons.</p>
11	<p>This parcel is bordered by Blackstone Avenue, Abby Street, East Clay Avenue on the north and East Tyler Avenue on the south. There are several businesses in the area including Fast Pass Motors, J & R Auto Services, Tire Guys, H. Markus & Co., and Clay Mix. There are two single-family homes on Clay (1724 & 1750 Clay) and three on Tyler (1723, 1729 & 1735 E. Tyler). All are Craftsman/Bungalow styles that would qualify for relocation, except for the home at 1724 Clay.</p> <p>The constrained scenario retains all the structures in place, introduces tree wells on all four streets, and adds landscaping to all the existing properties.</p>	11	<p>The shortage of low to moderate income housing in this area is addressed by the replacement of industrial enterprises, used auto repair and sales and the relocation of existing small houses with 4-story garden apartments and condominiums. The main structures curve around a landscaped central court.</p> <p>The entire block could house eighty 2-bedroom units, all with private fenced terraces or balconies overlooking private landscaped yards. Rooftop garden and picnic areas are a shared feature on each main building. Entries are all on the street side to maintain the privacy of the court areas for residents. The areas between the street and buildings are heavily landscaped for shading, beauty and privacy.</p>
12	<p>This property is bounded by Blackstone Avenue, East Tyler Avenue, Abby Street, and East Lewis Avenue. The current businesses include Caspian Auto Wholesale, Personal Touch Carwash, High Point Faith Center, Flores Transmissions, and Fresno EOC Health Services. A small single-family Craftsman Bungalow at 1725 E. Lewis would qualify for relocation to the Craftsman Neighborhood.</p>	12	<p>The shortage of low to moderate income housing in this area is addressed by the replacement of industrial enterprises, used auto repair and sales and the relocation of existing small house with 4-story garden apartments and condominiums. The main structures curve around a landscaped central court.</p> <p>The entire block houses eighty 2-bedroom units, all with private fenced terraces or balconies overlooking private landscaped yards. Rooftop garden and picnic areas are a shared feature on</p>

	The constrained scenario would retain all the structures in place, introduce tree wells on all four streets, and add landscaping to all the existing properties.		each main building. Entries are all on the street side to maintain the privacy of the court areas for residents. The areas between the street and buildings are heavily landscaped for shading, beauty and privacy.
13	<p>This property is bordered by Blackstone Avenue, East Lewis Avenue, Abby Street, and East Harvey Avenue. Current businesses are Metro Uniforms & accessories, Priority Registration Services, Christ Temple Worship Center, and J. E. Young Academic Center. There are no residential properties on this block.</p> <p>The constrained scenario would retain all the structures in place, add tree wells on all four streets, and add landscaping to all the existing properties.</p>	13	<p>The shortage of low to moderate income housing in this area is addressed by the replacement of industrial enterprises, used auto repair and sales and the relocation of existing small house with 4-story garden apartments and condominiums. The main structures curve around a landscaped central court.</p> <p>The entire block houses eighty 2-bedroom units, all with private fenced terraces or balconies overlooking private landscaped yards. Rooftop garden and picnic areas are a shared feature on each main building. Entries are all on the street side to maintain the privacy of the court areas for residents. The areas between the street and buildings are heavily landscaped for shading, beauty and privacy.</p>
14	<p>This parcel bounded by North Blackstone Avenue, East Harvey Avenue, North Abby Street, and East Bremer currently houses Larry's Auto Sales office and used car lot on the south facing Blackstone Avenue. A 1,128 square foot Craftsman residence exists on the east side facing North Abby Street. The adjacent parcel to the south of the Craftsman home is a vacant undeveloped lot.</p> <p>We propose adding a 6' wide landscaped strip along Blackstone Avenue and Abby Street and placing tree wells in the sidewalks on all four streets.</p>	14	<p>We propose converting this semi-industrial site into a small neighborhood park designed for community residents living close to the park. The park is free from physical barriers and designed for all ages. The scheme includes extensive landscaping, meandering walking paths, playscapes (appropriate for various ages), benches, signage, lighting, general open spaces, a community pavilion, trash receptacles, and outdoor picnic areas with tables and built-in barbeques.</p> <p>The existing Craftsman house would be relocated to one of the available sites in the new Craftsman neighborhood to the east.</p>
15	<p>This site bounded by North Blackstone, East Bremer Avenue, North Abby Street and Highway 180 currently houses a new 7-Eleven Convenience Store with gas pumps. A 4,296 square foot concrete block building built in 1978 is occupied by Superior Auto Body.</p> <p>The eastern portion on Blackstone Avenue was just completed and needs no additional improvements.</p> <p>Our recommendation for the eastern site facing Abby Street is adding tree wells and a landscaped buffer strip along Abby Street and Bremer Avenue.</p>	15	<p>We propose transforming the existing auto body shop to a youth center and adding a 7,240 square foot gymnasium to the existing building. We suggest creating five parking stalls in the alley, adding a concrete entry walk from Bremer Avenue, and converting the remaining areas around the building into landscaping. We also introduce tree wells along Bremer Avenue and Abby Street.</p>
16	<p>This site on the west side of North Blackstone Avenue is located between East Hedges Avenue on the north and East Hammond Avenue on the south. The west property line abuts existing, older single-family residences. From north to south, the existing businesses are Automatic Transmission Center, Extreme Connections, Suzie's Adult Store, and A & P Auto Detailing.</p>	16	<p>Our proposal retains and renovates the existing buildings, and introduces additional buildings to create a welcoming landscaped plaza to attract new businesses and customers. Parking for customers and employees is landscaped. The existing sidewalks are widened with tree wells for additional landscaping.</p>

	Our constrained proposal adds landscaped planters between the buildings along Blackstone Avenue and increases the width of the existing sidewalks to provide space for tree wells that provide additional landscaping.		
17	<p>This block on North Blackstone Avenue is bounded on the north by East Hammond Avenue and East Olive Avenue on the south. The western property line abuts residential properties. The four northern buildings are older brick structures dating back to the 1930 and 1940s. The buildings are in need of repair but appear to be structurally stable. If renovated and repurposed to better serve the neighborhood, these structures could be an attractive asset. Currently the tenants include a real estate office, storage warehouse, bail bonds office and a vacant space.</p> <p>Our constrained proposal would be to increase the sidewalk width along Blackstone Avenue and add tree wells along all three streets. A small triangular section of asphalt pavement on the corner of Blackstone Avenue and Olive Avenue should be removed and replaced by a landscaped planter with low foliage to allow an open view corridor for traffic.</p>	17	We propose restoring the original brick facades and adding window areas for better display, more transparency and advertising. Colored canvas canopies augment the brick while providing shade and protection from inclement weather. The sidewalks should be increased in width and tree wells added. This provides an attractive setting for outdoor dining, displays and small gatherings.
18	<p>The small lot located on the southwest corner of North Blackstone Avenue and East Olive Avenue is bordered by the Dry Creek Canal on the south and a single-family residence on the west. Currently, the location is occupied by a used car dealer. The entire site is paved in asphalt and house used cars.</p> <p>Our proposal landscapes the northwest corner of the property between the existing building and sidewalk. We also suggest adding tree wells along both streets.</p>	18	The concept for this small, prominent, yet underutilized lot creates a sculptural restaurant surrounded by landscaping and open towards the Dry Creek Canal. The curvature of the building allows for landscaping between the streets and sidewalks. The southeast facing first floor has a retractable window wall facing the canal and large exterior dining terrace. A second-floor dining terrace also faces the canal and is reached by two circular stairways and a glass elevator.
19	<p>The small lot located on the southwest corner of North Blackstone Avenue and East Olive Avenue is bordered by the Dry Creek Canal on the south and a single-family residence on the west. Currently, the location is occupied by a used car dealer. The entire site is paved in asphalt and house used cars.</p> <p>Our proposal landscapes the northwest corner of the property between the existing building and sidewalk. We also suggest adding tree wells along both streets.</p>	19	The concept for this small, prominent, yet underutilized lot creates a sculptural restaurant surrounded by landscaping and open towards the Dry Creek Canal. The curvature of the building allows for landscaping between the streets and sidewalks. The southeast facing first floor has a retractable window wall facing the canal and large exterior dining terrace. A second-floor dining terrace also faces the canal and is reached by two circular stairways and a glass elevator.
20	<p>This site on the west side of N. Blackstone Avenue is located between East La Salle Avenue & East Patterson Avenue. Current businesses include The Mattress Shop, Plaza Auto Repair, Danian's Auto Repair and the Anzula Office Building (a two-story structure).</p> <p>We propose that the sidewalk be increased in width, existing driveways be eliminated, and tree wells be added.</p>	20	<p>Our proposal for the Anzula office building transforms the second-floor offices into four 2-bedroom apartments. An 8-car garage is added to the rear parking lot. We remove the aluminum grille from the front face of the building, while restoring the original brick exterior and canvas awnings over the windows.</p> <p>We replace the asphalt paving in front of the two auto repair shops with a colored concrete terrace and landscaping. This greets customers with a pleasant and inviting plaza area that could also accommodate exterior merchandise displays. We also suggest adding additional square footage to the existing buildings and converting them to retail spaces.</p>

BBDC Website - Architect Comments on Constrained and Unconstrained Scenarios – and Renderings – Requested by Monday Sept. 12th COB

Activity Center and Special Number Systems for Constrained Scenarios – See Related Index Maps	CONSTRAINED SCENARIOS: Comments about parcel situation, context, goals, your approach and design thinking for this particular scenario? What would you want to share with visitors to the website looking at this scenario you crafted?	Activity Center and Special Number Systems for UN Constrained Scenarios	UN- CONSTRAINED SCENARIOS: Comments about parcel situation, context, goals, your approach and design thinking for this particular scenario? What would you want to share with visitors to the website looking at this scenario you crafted?
SHAW ACTIVITY CENTER		SHAW ACTIVITY CENTER	
1		1	
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3		3	<p>East Side of Blackstone – South Shaw to Fairmont (Parcels 427-051-29, 427-051-32, 427-051-33 & 427-051-34)</p> <p>Unconstrained Scenario A: This scheme proposes to leave the existing 2-story (+/- 60,000 sq ft) retail building and a 2-story (+/- 18,000 sq ft) office building and replacing the existing 1-story (+/- 32,775 sq ft) retail building and the 2-story (+/- 39,500 sq ft) office building on the north side of the site. There would be a 5-story building with the first level providing 382 stalls (8 accessible) of parking space and (+/- 15,000 sq ft) retail space. The upper four levels would provide (+/- 43,500 sq ft) residential space with 181 units.</p> <p>On the south side of the site, this scheme proposes to replace the existing (+/- 34,000 sq ft) buildings with two 1-story buildings for (+/- 28,600 sq ft) commercial space, a 4-story building with 131 units and eighteen 2-story buildings for (+/- 156,580 sq ft) residential space. A parking area with 382 stalls (8 accessible) and (+/- 67,445 sq ft) open space will be provided.</p> <p>Unconstrained Scenario B: This scheme proposes to leave one existing 2-story (+/- 18,000 sq ft) office building in the northeast corner of the site and construct two 1-story buildings for (+/- 28,600 sq ft) commercial space, a 3-story building which will provide a parking area and retail space on the first level and office space on the upper two levels, a 5-story residential building with a parking area and retail space on the first level and (+/- 144,800 sq ft) residential space with 199 units on the upper levels and a 4-story (+/- 134,980 sq ft) residential building with 131 units. A total of 390 parking stalls and (+/- 40,000 sq ft) open space will also be provided.</p>
4		4	<p>East Side of Blackstone – Fairmont to Santa Ana (Parcels 427-081-12, 427-081-19, 427-081-20, 427-081-21 & 427-081-22)</p> <p>Unconstrained Scenario A: This scheme proposes to change the entire existing site to add a 5-story building with (+/- 39,000 sq ft) retail space on the first level and (+/- 195,000 sq ft) residential space on the upper levels, a 1-story (+/- 25,020 sq ft) retail building, a 3-story building with (+/- 3,880 sq ft) retail space on the first level and (+/- 7,780 sq ft) residential space on the upper levels, a 5-story residential building and twenty-six 2-story buildings for (+/- 13,550 sq ft) residential space. This</p>

			<p>will provide a total of 232 residential units. A parking area with 449 stalls (9 accessible) and (+/- 40,000 sq ft) open space will also be provided.</p> <p>Unconstrained Scenario B: This scheme proposes to change the entire existing site to add a 5-story building with (+/- 39,000 sq ft) retail space on the first level and (+/- 156,000 sq ft) residential space on the upper levels and another 5-story building with (+/- 13,550 sq ft) retail space on the first level and (+/- 118,000 sq ft) residential space on the upper levels. This will provide a total of 260 residential units. A parking area with 613 stalls (13 accessible) and (+/- 107,000 sq ft) open space will also be provided.</p>
5		5	
6		6	
7	<p>East Side of Blackstone – South Shaw to Fairmont (Parcels 427-051-29, 427-051-32, 427-051-33 & 427-051-34)</p> <p>Constrained: This scheme proposes to leave the existing four buildings which provide (+/- 92,775 sq ft) retail space and (+/- 57,500 sq ft) office space and the corresponding parking area on the north side of the site. On the south side of the site, this scheme proposes to replace the existing (+/- 34,000 sq ft) buildings with two 1-story buildings for (+/- 28,600 sq ft) commercial space, a 4-story building with 131 units and twenty 2-story buildings for (+/- 158,980 sq ft) residential space. A parking area with 385 stalls (8 accessible) and (+/- 58,000 sq ft) open space will be provided.</p>	7	<p>West Side of Blackstone – South Shaw & Glenn (Parcels 425-091-03 & 425-092-13)</p> <p>Unconstrained: This scheme proposes to repurpose the current empty lots with construction of a 3-story (+/- 31,500 sq ft) office building on the west side of Glen Avenue and a 5-story mixed-use building with (+/- 10,100 sq ft) retail space on the first level and (+/- 101,808 sq ft) residential space with 128 units. A parking area with 127 stalls (5 accessible) and (+/- 23,000 sq ft) open space.</p>
8	<p>East Side of Blackstone – Fairmont to Santa Ana (Parcels 427-081-12, 427-081-19, 427-081-20, 427-081-21 & 427-081-22)</p> <p>Constrained: This scheme proposes to keep all existing with (+/- 83,500 sq ft) retail buildings. A parking area with 535 stalls (9 accessible) and (+/- 43,540 sq ft) open space will be provided.</p>	8	<p>West Side of Blackstone – South Shaw to Fairmont (Parcels 425-092-18 & 425-092-30)</p> <p>Unconstrained Scenario A: This scheme proposes to replace the existing 1-story (+/- 45,000 sq ft) retail building on the north side of the site with a 1-story (+/- 2,825 sq ft) community building and three 5-story mixed-use buildings. The first levels providing (+/- 27,435 sq ft) retail/live workspace and the upper four levels providing (+/- 118,350 sq ft) residential space with 113 units. There would also be 179 stalls (6 accessible) and (+/- 16,000 sq ft) open space provided. On the south side of the site, we propose replacing the existing (+/- 3,200 sq ft) retail building with a 3-story mixed-use building. The first level (+/- 7,300 sq ft) would be dedicated to retail space while to second and third levels would be (+/- 38,200 sq ft) dedicated to residential space with 36 units. A parking area with 55 stalls (3 accessible) will also be provided. The site will include (+/- 4,000 sq ft) of open space.</p> <p>Unconstrained Scenario B: This scheme proposes to replace all existing structures on the site with a 6-story (including a sublevel) mixed-use building. The sub and first level would be dedicated to 657 parking stalls (6</p>

			accessible), (+/- 20,200 sq ft) retail space and (+/- 20,800 sq ft) ballroom/hotel lobby space. The upper levels would be dedicated to (+/- 97,900 sq ft) hotel space, (+/- 75,600 sq ft) office space and (+/- 84,000 sq ft) residential space with 90 units. The site will include (+/- 16,000 sq ft) open space.
9		9	<p>West Side of Blackstone – Fairmont to Santa Ana (Parcels 425-172-02, 425-172-03, 425-172-04, 425-172-05, 425-172-17 & 425-172-18)</p> <p>Unconstrained Scenario A: This scheme proposes demolition and reconstruction of the entire site to add three 4-story buildings with (+/- 17,340 sq ft) retail space on the first level and (+/- 120,400 sq ft) residential space with 131 units on the upper levels. A parking area with 175 stalls (3 accessible) and (+/- 16,000 sq ft) open space will be provided.</p> <p>Unconstrained Scenario B: This scheme proposes demolition and reconstruction of the entire site to add two 4-story buildings with (+/- 28,750 sq ft) retail space and a parking area with 296 stall (7 accessible) on the first level and (+/- 120,400 sq ft) residential space with 171 units on the upper levels parking space on the first levels and a total of 171 residential units on the upper levels. There will also be (+/- 61,500 sq ft) open space provided.</p>
10			
11			
12	<p>West Side of Blackstone – South Shaw & Glenn (Parcels 425-091-03 & 425-092-13)</p> <p>Constrained: This scheme proposes taking the current empty lots and constructing a 2-story building on the west side of Glenn Avenue and a 3-story building on the north side of the site for (+/- 69,825 sq ft) office space. A parking area with 196 stalls (3 accessible) and (+/- 20,015 sq ft) open space will be provided.</p>		
13	<p>West Side of Blackstone – South Shaw to Fairmont (Parcels 425-092-18 & 425-092-30)</p> <p>Constrained: This scheme proposes leaving the existing 1-story (+/- 45,000 sq ft) retail building with the corresponding parking area on the north side of the site. On the south side of the site, we propose replacing the existing (+/- 3,200 sq ft) retail building with a 3-story building mixed-use building. The first level (+/- 7,300 sq ft) would be dedicated to retail space while to second and third levels</p>		

	would be (+/- 38,200 sq ft) dedicated to residential space with 36 units. A parking area with 55 stalls (3 accessible) will also be provided. The site will include (+/- 4,000 sq ft) of open space.		
14	<p>West Side of Blackstone – Santa Ana & Fairmont (Parcels 425-172-02, 425-172-03, 425-172-04, 425-172-05, 425-172-17 & 425-172-18)</p> <p>Constrained: This scheme proposes leaving the existing four 1-story buildings with (+/- 29,600 sq ft) retail space on the north side of the site and construct a 3-story mixed-use building in the empty lot on the south side of the site which will provide (+/- 8,400 sq ft) retail space and (+/- 45,940 sq ft) residential space with 46 units. A parking area with 63 stalls (3 accessible) and (+/- 16,000 sq ft) open space will be provided.</p>		
Activity Center and Special Number Systems for Constrained Scenarios – See Related Maps	CONSTRAINED SCENARIOS: Comments about parcel situation, context, goals, your approach and design thinking for this particular scenario? What would you want to share with visitors to the website looking at this scenario you crafted?	Activity Center and Special Number Systems for UN - Constrained Scenarios	UN- CONSTRAINED SCENARIOS: Comments about parcel situation, context, goals, your approach and design thinking for this particular scenario? What would you want to share with visitors to the website looking at this scenario you crafted?
WELDON ACTIVITY CENTER		WELDON ACTIVITY CENTER	
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19		19	
Activity Center and Special Number Systems	CONSTRAINED SCENARIOS: Comments about parcel situation, context, goals, your approach and design thinking for this particular scenario? What would you want to share with visitors to the website looking at this scenario you crafted?	Activity Center and Special Number Systems for UN - Constrained Scenarios	UN- CONSTRAINED SCENARIOS: Comments about parcel situation, context, goals, your approach and design thinking for this particular scenario? What would you want to share with visitors to the website looking at this scenario you crafted?

for Constrained Scenarios -- See Related Maps			
WELDON ACTIVITY CENTER		WELDON ACTIVITY CENTER	
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21		21	
22		22	
23		23	
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Activity Center and Special Number Systems for Constrained Scenarios -- See Related Maps	CONSTRAINED SCENARIOS: Comments about parcel situation, context, goals, your approach and design thinking for this particular scenario? What would you want to share with visitors to the website looking at this scenario you crafted?	Activity Center and Special Number Systems for UN - Constrained Scenarios	UN- CONSTRAINED SCENARIOS: Comments about parcel situation, context, goals, your approach and design thinking for this particular scenario? What would you want to share with visitors to the website looking at this scenario you crafted?
SHIELDS ACTIVITY CENTER		SHIELDS ACTIVITY CENTER	
1	<p>East Side of Blackstone – Dakota to Garland (Parcel 437-041-11)</p> <p>Constrained: This scheme proposes leaving the three existing 1-story buildings that provide (+/- 106,000 sq ft) retail and clinic space and adding a 1-story (+/- 9,728 sq ft) retail building on the west side of the site. It is also proposed to improve the façade of the 1-story retail building on the southwest corner of the site. A parking area with 336 stalls (10 accessible) and (+/- 31,492 sq ft) open space will be provided.</p>	1	<p>East Side of Blackstone – Dakota to Garland (Parcel 437-041-11)</p> <p>Unconstrained: This scheme proposes leaving the three existing 1-story buildings that provide (+/- 106,000 sq ft) retail and clinic space and adding a 1-story (+/- 9,728 sq ft) retail building on the west side of the site. It is also proposed to improve the façade of the 1-story retail building on the southwest corner of the site. A parking area with 336 stalls (10 accessible) and (+/- 31,492 sq ft) open space will be provided.</p>
2	<p>East Side of Blackstone – Garland to Dayton (Parcel 437-030-11)</p> <p>Constrained: This scheme proposes leaving the existing two buildings with (+/- 121,400 sq ft) retail and commercial space, the (+/- 2,528 sq ft) transit center and the northern most part of the Manchester mall on site. We propose improving the façade on the north most retail and commercial building on the site while providing a parking area with 500 stalls (14 accessible) and (+/- 31,921 sq ft) open space.</p>	2	<p>East Side of Blackstone – Garland to Dayton (Parcel 437-030-11)</p> <p>Unconstrained: This scheme proposes to only leave the (+/- 2,528 sq ft) transit center while replacing the rest of the existing structures including the northern most part of the Manchester mall on site to construct a 2-story (+/- 72,552 sq ft) building on the northwest corner of the site for use of a clinic, day care, and senior center, a 1-story (+/- 5,751 sq ft) retail building on the southwest corner of the site to use for a bike storage hub, a 5-story (+/- 605,961 sq ft) mixed-use building with the first level used for retail and the upper levels used for senior housing, and a (+/- 28,620 sq ft) building made up of 2-story townhouses. This site would provide 501 residential units, a parking area with 523 stalls (14 accessible), and (+/- 119,725 sq ft) open space.</p>

3	<p>East Side of Blackstone – Manchester Phase 1 (Parcels 437-181-13, 437-181-17, 437-181-18 & 437-181-20)</p> <p>Constrained – PHASE 1: The first phase of this multi-phased scheme proposes to leave the existing (+/- 12,968 sq ft) two retail buildings on the west and south of the site along with the (+/- 70,700 sq ft) Regal Theaters on the northwest of the site. The current 2-story construction in the center of the site will receive façade improvements and be converted into (+/- 449,519 sq ft) retail and office space on the first level and (+/- 449,519 sq ft) residential space on the second level which will provide 432 units. This site will also provide a parking area with 1,320 stalls (24 accessible) and (+/- 139,582 sq ft) open space.</p>	3	<p>East Side of Blackstone – Manchester (Parcels 437-181-13, 437-181-17, 437-181-18 & 437-181-20)</p> <p>Unconstrained Phase Two: This scheme proposes to leave the existing (+/- 70,700 sq ft) Regal Theaters on the northwest of the site. The current 2-story construction in the center of the site will receive façade improvements, have the north most (+/- 100,000 sq ft) part demolished, and be converted into (+/- 399,519 sq ft) retail and office space on the first level and (+/- 399,519 sq ft) residential space on the second level which will provide 396 units. On the west and south sides of the site, this scheme proposes construction of five 2 and 3-story buildings which would provide (+/- 299,148 sq ft) retail and office space. This site will also provide a parking area above and below grade with 1,572 stalls (25 accessible) and (+/- 163,460 sq ft) open space.</p> <p>Unconstrained Phase Three: This scheme proposes to leave the existing (+/- 70,700 sq ft) Regal Theaters on the northwest of the site. The current 2-story construction in the center of the site will receive façade improvements, have the north most (+/- 100,000 sq ft) part demolished, and be converted into (+/- 399,519 sq ft) retail and office space on the first level and (+/- 399,519 sq ft) residential space on the second level which will provide 396 units. On the west and south sides of the site, the scheme proposes construction of four 2 and 3-story buildings which would provide (+/- 285,554 sq ft) retail and office space. On the southeast corner of the site, this scheme proposes construction of an 8-story building (two parking levels below grade level) building which will provide (+/- 13,600 sq ft) retail space, (+/- 306,800 sq ft) residential space which will provide 216 units, and parking areas. This site will provide a total parking area above and below ground with 1,572 stalls (25 accessible) and (+/- 163,460 sq ft) open space.</p>
4	<p>East Side of Blackstone – Shields & Simpson (Parcels 445-031-18 & 445-031-24)</p> <p>Constrained: This scheme proposes to leave the existing four 1 and 2-story buildings which provide (+/- 6,000 sq ft) retail space and (+/- 79,315 sq ft) hotel space. The site will also provide parking areas with 177 stalls (6 accessible) and (+/- 23,000 sq ft) open space.</p>	4	<p>East Side of Blackstone – Shields & Simpson (Parcels 445-031-18 & 445-031-24)</p> <p>Unconstrained: This scheme proposes to leave the existing four 1 and 2-story buildings which provide (+/- 6,000 sq ft) retail space and (+/- 79,315 sq ft) hotel space. The site will also provide parking areas with 177 stalls (6 accessible) and (+/- 23,000 sq ft) open space.</p>
5	<p>East Side of Blackstone – Simpson to Cornell (Parcels 445-031-14, 445-031-22 & 445-031-36)</p> <p>Constrained: This scheme proposes to leave the existing three 1-story buildings on the west and south sides of the site which provides (+/- 8,250 sq ft) commercial/retail space and (+/- 5,100 sq ft) residential space with 6 units while adding four 1-story buildings on the northeast corner of the site to provide (+/- 17,600 sq ft)</p>	5	<p>East Side of Blackstone – Simpson to Cornell (Parcels 445-031-14, 445-031-22 & 445-031-36)</p> <p>Unconstrained: This scheme proposes replacing all existing structures with three 3-story buildings on the west and south sides of the site which will provide (+/- 23,260 sq ft) retail space on the first two floors and (+/- 11,630 sq ft) residential space on the third floor, and four 1-story buildings on the east side of the site which will provide (+/- 19,160 sq ft) residential space. These new</p>

	residential space with 4 units. The site will also provide parking areas with 103 stalls (5 accessible) and (+/- 15,000 sq ft) open space.		structures will provide 32 residential units. The site will provide a parking area with 71 stalls (3 accessible) and (+/- 15,000 sq ft) open space.
6	<p>East Side of Blackstone – Cornell to Michigan (Parcels 445-101-20, 445-101-22, 445-101-23, 445-101-26, 445-101-29, 445-101-30, 445-101-31 & 445-101-32)</p> <p>Constrained: This scheme proposes to leave the existing 2-story structure on the southwest corner of the site which provides (+/- 3,010 sq ft) retail space on the first level and (+/- 3,545 sq ft) residential space on the second level while adding three 3-story buildings on the west side of the site which will provide (+/- 14,172 sq ft) retail space on the first levels and (+/- 28,344 sq ft) residential space on the upper levels. The site will provide a total of 34 residential units, a parking area with 62 stalls (3 accessible) and (+/- 8,000 sq ft) open space.</p>	6	<p>East Side of Blackstone – Cornell to Michigan (Parcels 445-101-20, 445-101-22, 445-101-23, 445-101-26, 445-101-29, 445-101-30, 445-101-31 & 445-101-32)</p> <p>Unconstrained: This scheme proposes to leave the existing 2-story structure on the southwest corner of the site which provides (+/- 3,010 sq ft) retail space on the first level and (+/- 3,545 sq ft) residential space on the second level while adding a 4-story building along the west and north side of the site which will provide (+/- 11,400 sq ft) retail space on the first level and (+/- 34,200 sq ft) residential space on the upper levels. The site will provide a total of 60 residential units, a parking area of 101 stalls (5 accessible) and (+/- 8,000 sq ft) open space.</p>
7	<p>East Side of Blackstone – Michigan to Princeton (Parcels 445-103-01, 445-103-19, 445-103-22 & 445-103-23)</p> <p>Constrained: This scheme proposes to construct two 2-story buildings connected by a bridge on the second floor which will provide (+/- 20,540 sq ft) retail space on the first level and (+/- 15,430 sq ft) office space on the second level. The site will also provide a parking area with 45 stalls (2 accessible) and (+/- 8,200 sq ft) open space.</p>	7	<p>East Side of Blackstone – Michigan to Princeton (Parcels 445-103-01, 445-103-19, 445-103-22 & 445-103-23)</p> <p>Unconstrained: This scheme proposes to construct three 2-story buildings on the west side of the site which would provide (+/- 20,250 sq ft) retail space on the first levels and (+/- 20,250 sq ft) residential space with 9 units on the second levels. The site will also provide a parking area with 45 stalls (2 accessible) and (+/- 10,080 sq ft) open space.</p>
8	<p>East Side of Blackstone – Princeton to Harvard (Parcels 445-181-18, 445-181-19, 445-183-18, 445-183-19 & 445-183-20)</p> <p>Constrained: This scheme proposes demolition and replacement of all existing structures with five 2-story mixed use buildings along the west and south sides of the site with (+/- 12,300 sq ft) commercial space on the ground levels and (+/- 15,100 sq ft) residential space on the upper level, four 2-story buildings in the center of the site which will provide (+/- 20,000 sq ft) residential space, and four 2-story buildings on the east side of the site which will provide (+/- 4,000 sq ft) residential space. The site will provide a total of 44 residential units, 100 parking stalls (4 accessible) and (+/- 30,086 sq ft) open space.</p>	8	<p>East Side of Blackstone – Princeton to Harvard (Parcels 445-181-18, 445-181-19, 445-183-18, 445-183-19 & 445-183-20)</p> <p>Unconstrained: This scheme proposes demolition and replacement of all existing structures with a 3-story mixed use building along the west and south sides of the site with (+/- 9,683 sq ft) retail/commercial space on the ground level and (+/- 39,907 sq ft) residential space on the upper levels, four 2-story buildings in the center of the site which will provide (+/- 20,000 sq ft) residential space, and four 2-story buildings on the east side of the site which will provide (+/- 4,000 sq ft) residential space. The site will provide a total of 49 residential units, 100 parking stalls (4 accessible) and (+/- 27,987 sq ft) open space.</p>

9	<p>East Side of Blackstone – Princeton to Harvard (Parcels 445-181-18, 445-181-19, 445-183-18, 445-183-19 & 445-183-20)</p> <p>Constrained: This scheme proposes demolition and replacement of all existing structures with five 2-story mixed use buildings along the west and south sides of the site with (+/- 12,300 sq ft) commercial space on the ground levels and (+/- 15,100 sq ft) residential space on the upper level, four 2-story buildings in the center of the site which will provide (+/- 20,000 sq ft) residential space, and four 2-story buildings on the east side of the site which will provide (+/- 4,000 sq ft) residential space. The site will provide a total of 44 residential units, 100 parking stalls (4 accessible) and (+/- 30,086 sq ft) open space.</p>	9	<p>East Side of Blackstone – Princeton to Harvard (Parcels 445-181-18, 445-181-19, 445-183-18, 445-183-19 & 445-183-20)</p> <p>Unconstrained: This scheme proposes demolition and replacement of all existing structures with a 3-story mixed use building along the west and south sides of the site with (+/- 9,683 sq ft) retail/commercial space on the ground level and (+/- 39,907 sq ft) residential space on the upper levels, four 2-story buildings in the center of the site which will provide (+/- 20,000 sq ft) residential space, and four 2-story buildings on the east side of the site which will provide (+/- 4,000 sq ft) residential space. The site will provide a total of 49 residential units, 100 parking stalls (4 accessible) and (+/- 27,987 sq ft) open space.</p>
10	<p>East Side of Blackstone – Harvard to Terrace (Parcels 445-251-16, 445-251-17 & 445-251-22)</p> <p>Constrained: This scheme proposes to leave the existing 1-story (+/- 9,510 sq ft) retail building on the southwest corner of the site and constructing a 2-story mixed-use building on the northwest corner of the site which will provide (+/- 10,170 sq ft) retail space on the first level and (+/- 10,170 sq ft) office space on the second level. The site will also provide 40 parking stalls (2 accessible) and (+/- 6,000 sq ft) open space including a roof terrace.</p>	10	<p>East Side of Blackstone – Harvard to Terrace (Parcels 445-251-16, 445-251-17 & 445-251-22)</p> <p>Unconstrained: This scheme proposes demolition and replacement of all existing structures with three 2-story multi-use buildings on the west side of the site which will provide (+/- 6,705 sq ft) retail space on the first levels and (+/- 6,705 sq ft) residential space on the upper level, and eight 2-story buildings for (+/- 9,320 sq ft) residential space. The site will provide a total of 17 residential units, 30 parking stalls (2 accessible) and (+/- 6,000 sq ft) open space.</p>
11	<p>East Side of Blackstone – Terrace to Clinton (Parcels 445-253-20 & 445-253-21)</p> <p>Constrained: This scheme proposes that the existing 1-story (+/- 43,800 sq ft) retail space remain and with landscape and parking lot improvements. The site will provide 58 stalls (4 accessible) and (+/- 9,250 sq ft) open space.</p>	11	<p>East Side of Blackstone – Terrace to Clinton (Parcels 445-253-20 & 445-253-21)</p> <p>Unconstrained: This scheme proposes that the existing 1-story (+/- 43,800 sq ft) retail space remain and with landscape and parking lot improvements. The site will provide 58 stalls (4 accessible) and (+/- 9,250 sq ft) open space.</p>
12	<p>West Side of Blackstone – Dakota to Garland (Parcel 435-020-06)</p> <p>Constrained: This scheme proposes to leave the existing buildings on site which provide (+/- 142,036 sq ft) residential space with 164 units and (+/- 17,980 sq ft) commercial space. A parking area with 330 stalls (8 accessible) and (+/- 55,325 sq ft) open space will be provided.</p>	12	<p>West Side of Blackstone – Dakota to Garland (Parcel 435-020-06)</p> <p>Unconstrained: This scheme proposes to leave the 2-story (+/- 145,735 sq ft) residential building with 164 units and replacing the 1-story (+/- 17,980 sq ft) commercial building on the northeast corner of the site with a 4-story building with (+/- 8,000 sq ft) commercial space and (+/- 11,040 sq ft) community/circulation space on the first level and (+/- 67,880 sq ft) residential space with 80</p>

			units. A parking area with 273 stalls (7 accessible) and (+/- 60,080 sq ft) open space will be provided.
13		13	<p>West Side of Blackstone – Garland to Fedora (Parcels 435-172-09 & 435-172-27)</p> <p>Unconstrained: This scheme proposes to leave the existing two 1-story buildings that provide (+/- 26,300 sq ft) retail and commercial space. A parking area with 77 stalls (8 accessible) will be provided.</p>
14	<p>West Side of Blackstone – Garland to Fedora (Parcels 435-172-09 & 435-172-27)</p> <p>Constrained: This scheme proposes to leave the existing two 1-story buildings that provide (+/- 26,300 sq ft) retail and commercial space. A parking area with 77 stalls (8 accessible) will be provided.</p>	14	<p>West Side of Blackstone – Fedora to Canal (Parcels 435-174-22, 435-174-26, 435-174-28 & 435-174-34)</p> <p>Unconstrained Scenario: This scheme proposed to only leave the existing 1-story (+/- 2,900 sq ft) pavilion on the southeast corner of the site and improving its façade while also adding a 3-story mixed-use building with (+/- 5,300 sq ft) retail space on the first level and (+/- 10,600 sq ft) office space on the upper levels and a 4-story (+/- 139,200 sq ft) residential building with 140 units. Parking areas with 148 stalls (6 accessible) and (+/- 20,376 sq ft) open space will also be provided.</p>
15	<p>West Side of Blackstone – Fedora to Canal (Parcels 435-174-22, 435-174-26, 435-174-28 & 435-174-34)</p> <p>Constrained: This scheme proposes to leave the existing 3-story (+/- 60,450 sq ft) residential building with 93 units and the 1-story (+/- 2,900 sq ft) pavilion and adding a 3-story mixed-use building with (+/- 5,300 sq ft) retail space on the first level and (+/- 10,600 sq ft) office space on the upper levels. It is also proposed to improve the façades of the existing buildings. Parking areas with 100 stalls (4 accessible) and (+/- 20,376 sq ft) open space will also be provided.</p>	15	<p>West Side of Blackstone – Andrews to Shields (Parcels 435-334-10, 435-334-13, 435-334-22 & 435-334-33)</p> <p>Unconstrained Scenario A: This scheme proposes to leave the existing 2-story (+/- 3,970 sq ft) commercial building in the center of the site while replacing the remaining existing structures with a 3-story building on the west side of the site which will provide (+/- 2,040 sq ft) live/work space on the first level and (+/- 10,320 sq ft) residential space on the upper levels, and a 2-story building on the east side of the site which will provide (+/- 1,200 sq ft) live/work space on the first level and (+/- 3,840 sq ft) residential space on the upper level. These additions will provide 18 residential units. The site will also provide parking areas with 47 stalls (2 accessible) and (+/- 9,595 sq ft) open space.</p> <p>Unconstrained Scenario B: This scheme proposes demolition of all existing structures and construction of a new 3-story (+/- 57,793 sq ft) residential building which will provide 76 units. The site will also provide a parking area with 68 stalls (3 accessible) and (+/- 17,775 sq ft) open space.</p>
16	<p>West Side of Blackstone – Andrews to Shields (Parcels 435-334-10, 435-334-13, 435-334-22 & 435-334-33)</p> <p>Constrained:</p>	16	<p>West Side of Blackstone – Shields to Alley (Parcels 443-102-01, 443-102-02, 443-102-03, 443-102-04, 443-102-05, 443-102-06, 443-102-07, 443-102-08 & 443-102-09)</p> <p>Unconstrained:</p>

	<p>This scheme proposes to leave the existing (+/- 12,060 sq ft) four 1 and 2-story commercial buildings while improving the surrounding landscaping of the site. The site will provide a parking area with 32 stalls (6 accessible) and (+/- 8,275 sq ft) open space.</p>		<p>This scheme proposes replacement of all existing construction with a 2-story building on the west side of the site for (+/- 7,800 sq ft) commercial space, a 2-story building on the center north side of the site for (+/- 7,675 sq ft) office space on the first level and (+/- 7,675 sq ft) retail space on the second level, and a 3-story building on the east side of the site for (+/- 27,000 sq ft) office space. The site will also provide parking areas with 93 stalls (4 accessible) and (+/- 11,576 sq ft) open space.</p>
17	<p>West Side of Blackstone – Shields to Alley (Parcels 443-102-01, 443-102-02, 443-102-03, 443-102-04, 443-102-05, 443-102-06, 443-102-07, 443-102-08 & 443-102-09)</p> <p>Constrained: This scheme proposes that the existing (+/- 3,950 sq ft) 1-story commercial building in the center of the site will remain while replacing the other existing structures with a 3-story mixed-use building on the west side of the site which will provide (+/- 7,200 sq ft) retail space on the first level and (+/- 14,400 sq ft) residential space on the upper levels with 16 units, and a 3-story building with (+/- 18,255 sq ft) office space on the east side of the site. The site will also provide parking areas with 74 stalls (3 accessible) and (+/- 10,807 sq ft) open space.</p>	17	<p>West Side of Blackstone – Alley to Simpson (Parcels 443-102-13 & 443-102-20)</p> <p>Unconstrained: This scheme proposes that the existing 1-story (+/- 5,500 sq ft) restaurant will remain. The site will provide parking areas with 44 stalls (2 accessible) and (+/- 9,000 sq ft) open space.</p>
18	<p>West Side of Blackstone – Alley to Simpson (Parcels 443-102-13 & 443-102-20)</p> <p>Constrained: This scheme proposes that the existing 1-story (+/- 5,500 sq ft) restaurant will remain. The site will provide parking areas with 44 stalls (2 accessible) and (+/- 9,000 sq ft) open space.</p>	18	<p>West Side of Blackstone – Simpson to Cornell (Parcels 443-104-08T, 443-104-10, 443-104-23 & 443-104-25)</p> <p>Unconstrained: This scheme proposes replacement of most of the existing structures with a 3-story (+/- 20,184 sq ft) residential building on the northwest side of the site, a 3-story mixed-use building which will provide (+/- 1,000 sq ft) retail space and (+/- 23,300 sq ft) residential space on the south side of the site, a 3-story mixed-use building with (+/- 1,875 sq ft) retail space and (+/- 3,750 sq ft) residential space on the center east side of the site, and repurposing the existing 2-story building on the northeast side of the site into (+/- 7,300 sq ft) retail space on the first level and (+/- 7,825 sq ft) residential space on the second level. These constructions will provide a total of 66 residential units. The site will also provide a parking area with 57 stalls (3 accessible) and (+/- 7,500 sq ft) open space.</p>
19	<p>West Side of Blackstone – Simpson to Cornell (Parcels 443-104-08T, 443-104-10, 443-104-23 & 443-104-25)</p> <p>Constrained: This scheme proposes replacement of most of the existing structures with a 3-story (+/- 20,184 sq ft) residential building on the northwest side of the site, a 3-</p>	19	<p>West Side of Blackstone – Cornell to Michigan (Parcels 443-182-10, 443-182-11, 443-182-12 & 443-182-22)</p> <p>Unconstrained: This scheme proposes that the existing 2-story (+/- 5,744 sq ft) residential building in the center of the site will remain while building three more 2-story buildings which will provide (+/- 13,620</p>

	<p>story mixed-use building which will provide (+/- 1,000 sq ft) retail space and (+/- 23,300 sq ft) residential space on the south side of the site, a 3-story mixed-use building with (+/- 1,875 sq ft) retail space and (+/- 3,750 sq ft) residential space on the center east side of the site, and repurposing the existing 2-story building on the northeast side of the site into (+/- 7,300 sq ft) retail space on the first level and (+/- 7,825 sq ft) residential space on the second level. These constructions will provide a total of 66 residential units. The site will also provide a parking area with 57 stalls (3 accessible) and (+/- 7,500 sq ft) open space.</p>		<p>sq ft) residential space. The four buildings will provide a total of 60 residential units. The site will also provide parking areas with 28 stalls (2 accessible) and (+/- 7,000 sq ft) open space including a second level terrace.</p>
20	<p>West Side of Blackstone – Cornell to Michigan (Parcels 443-182-10, 443-182-11, 443-182-12 & 443-182-22)</p> <p>Constrained: This scheme proposes that the existing 2-story (+/- 5,744 sq ft) residential building in the center of the site will remain while building three more 2-story buildings which will provide (+/- 13,620 sq ft) residential space. The four buildings will provide a total of 60 residential units. The site will also provide parking areas with 28 stalls (2 accessible) and (+/- 7,000 sq ft) open space including a second level terrace.</p>	20	<p>West Side of Blackstone – Michigan to Princeton (Parcels 443-184-09 & 443-184-20)</p> <p>Unconstrained: This scheme proposes that the two existing 1-story buildings which provide (+/- 5,000 sq ft) restaurant space and (+/- 12,800 sq ft) commercial space will remain with upgrades to the parking lot to create 50 stalls (2 accessible) and (+/- 2,000 sq ft) open space area with enhanced landscaping.</p>
21	<p>West Side of Blackstone – Michigan to Princeton (Parcels 443-184-09 & 443-184-20)</p> <p>Constrained: This scheme proposes that the two existing 1-story buildings which provide (+/- 5,000 sq ft) restaurant space and (+/- 12,800 sq ft) commercial space will remain with upgrades to the parking lot to create 50 stalls (2 accessible) and (+/- 2,000 sq ft) open space area with enhanced landscaping.</p>	21	<p>West Side of Blackstone – Princeton to Harvard (Parcels 443-262-06 & 443-262-08)</p> <p>Unconstrained Scenario A: This scheme proposes construction of a 4-story mixed-use building with the ground floor being used as covered parking and (+/- 24,440 sq ft) retail space and the rest of the ground floor and the upper levels will provide (+/- 216,496 sq ft) residential space with 247 units. The site will provide 238 parking stalls (7 accessible) on the ground floor and (+/- 79,690 sq ft) open space on the second level terrace.</p> <p>Unconstrained Scenario B: This scheme proposes construction of two 1-story buildings for a (+/- 27,253 sq ft) cultural arts center. The site would also provide parking areas with 153 stalls (6 accessible) and (+/- 14,000 sq ft) open space.</p>
22	<p>West Side of Blackstone – Princeton to Harvard (Parcels 443-262-06 & 443-262-08)</p> <p>Constrained: This scheme proposed construction of two 2-story buildings on the east side of the site which will provide (+/- 18,834 sq ft) retail space on the ground floor and (+/- 19,580 sq ft) residential space on the upper floor and eight 2-story buildings on the west side and center of the site which will provide (+/- 75,880 sq ft)</p>	22	<p>West Side of Blackstone – Harvard to Terrace (Parcel 443-342-01)</p> <p>Unconstrained: This scheme proposes demolition of all existing structures and construction of thirty-three 2-story buildings, each with (+/- 2,050 sq ft) residential space. The site will provide a total of 99</p>

	residential space. This site will provide 116 residential units, parking areas with 156 stalls (5 accessible) and (+/- 13,653 sq ft) open space.		residential units, 105 parking stalls (6 parallel and 4 accessible) and (+/- 24,090 sq ft) open space.
23	<p>West Side of Blackstone – Harvard to Terrace (Parcel 443-342-01)</p> <p>Constrained: This scheme proposes demolition of all existing structures and construction of eight 3-story buildings, each with (+/- 18,000 sq ft) residential space. The site will provide a total of 56 residential units, 56 parking stalls (4 accessible) and (+/- 78,509 sq ft) open space.</p>	23	<p>West Side of Blackstone – Terrace to Clinton (Parcel 443-344-09)</p> <p>Unconstrained: This scheme proposes that the existing 1-story (+/- 43,800 sq ft) retail space on the west side of the site remains while improving the surrounding parking and landscaping areas. The site will provide 167 parking stalls (3 accessible) and (+/- 22,000 sq ft) open space.</p>
24	<p>West Side of Blackstone – Terrace to Clinton (Parcel 443-344-09)</p> <p>Constrained: This scheme proposes that the existing 1-story (+/- 43,800 sq ft) retail space on the west side of the site remains while improving the surrounding parking and landscaping areas. The site will provide 167 parking stalls (3 accessible) and (+/- 22,000 sq ft) open space.</p>	24	
Activity Center and Special Number Systems for Constrained Scenarios – See Related Maps	CONSTRAINED SCENARIOS: Comments about parcel situation, context, goals, your approach and design thinking for this particular scenario? What would you want to share with visitors to the website looking at this scenario you crafted?	Activity Center and Special Number Systems for UN- Constrained Scenarios	UN- CONSTRAINED SCENARIOS: Comments about parcel situation, context, goals, your approach and design thinking for this particular scenario? What would you want to share with visitors to the website looking at this scenario you crafted?
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