

Improvements: Public Bike Court

Possible eye-catching
metal sculpture

Bike Court

Proposed 6,000 SF
Restaurant



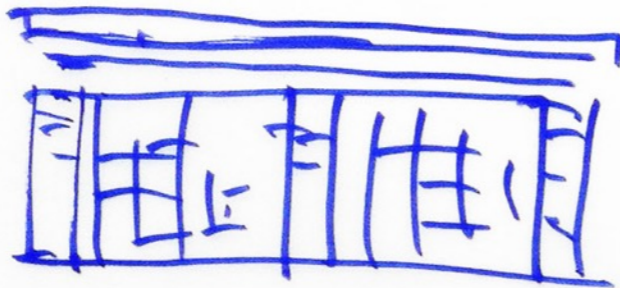
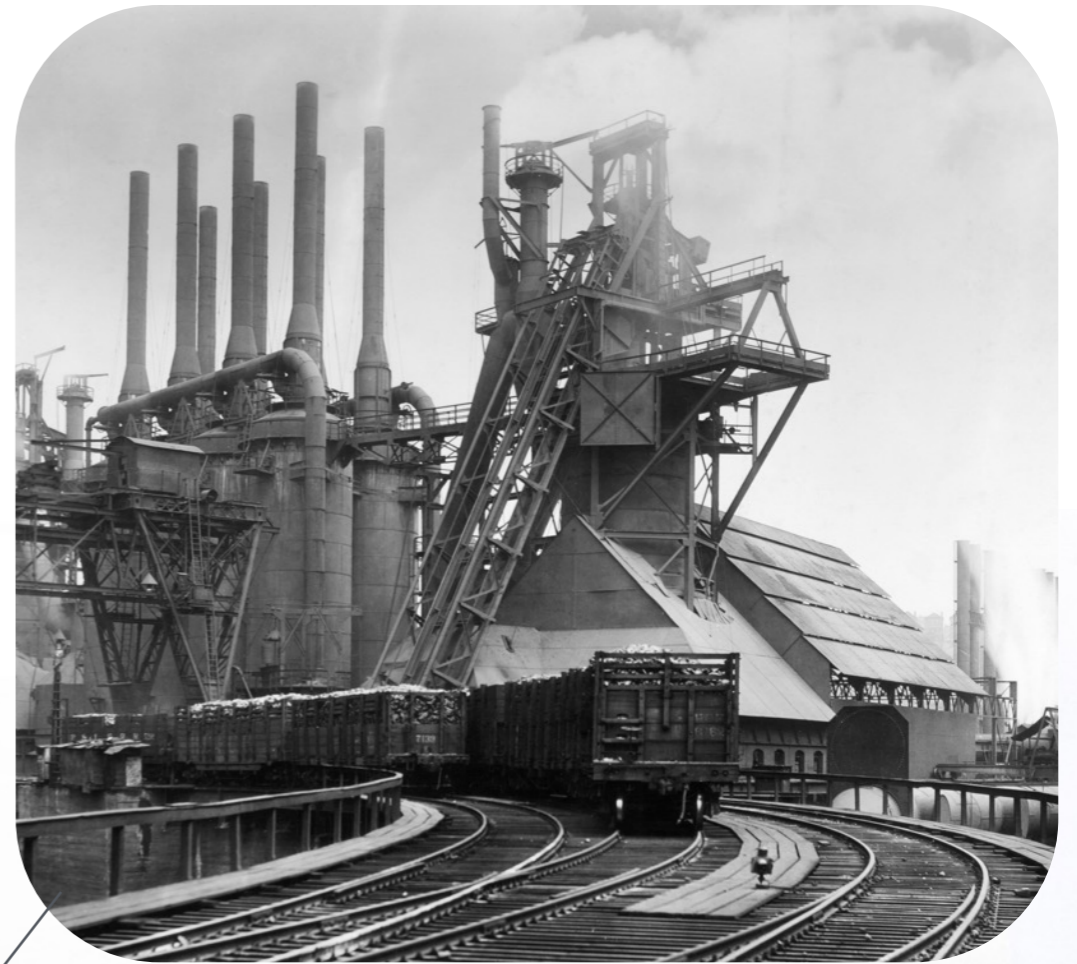
Architectural & Industrial Inspiration

Simply detailed warehouse buildings adapted to urban lifestyles

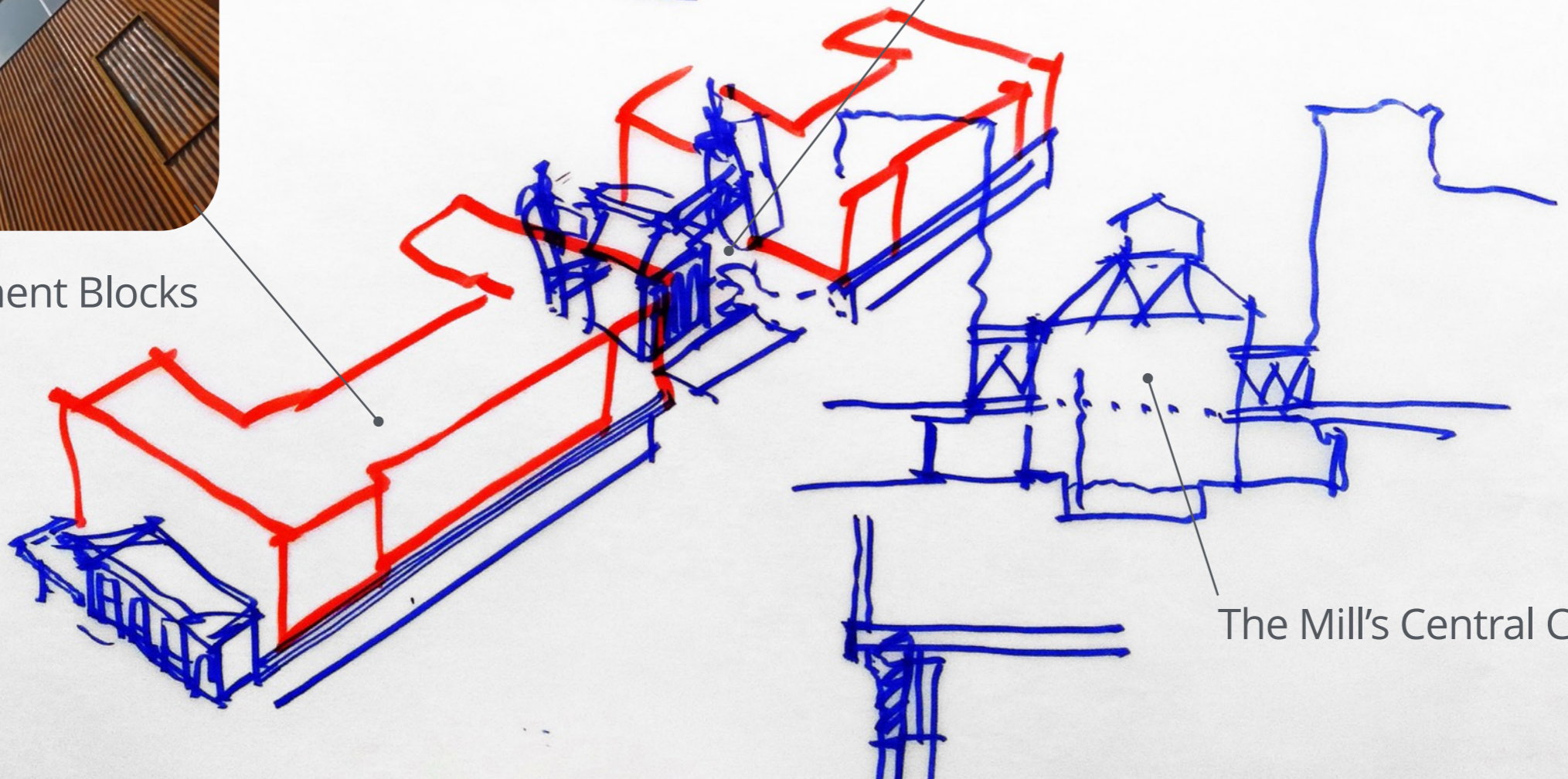
Blended with an Industrial “machine” aesthetic



Exterior Look & Feel Concepts

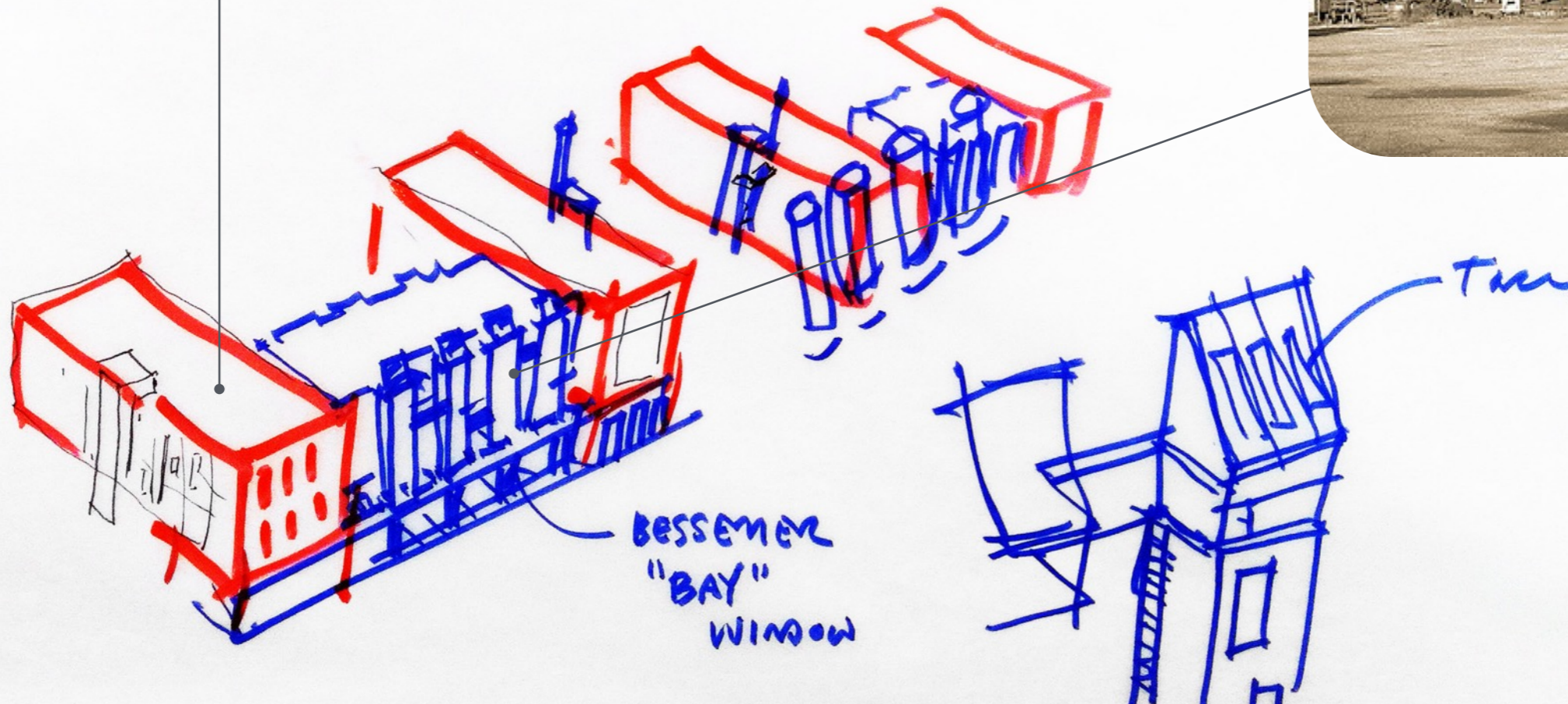
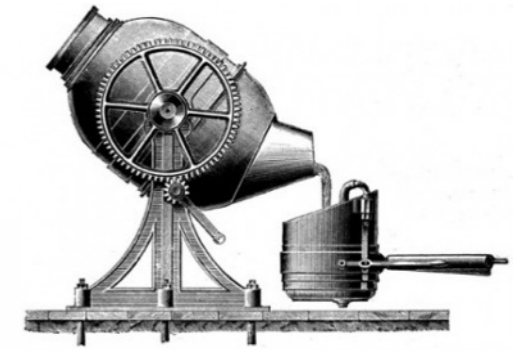
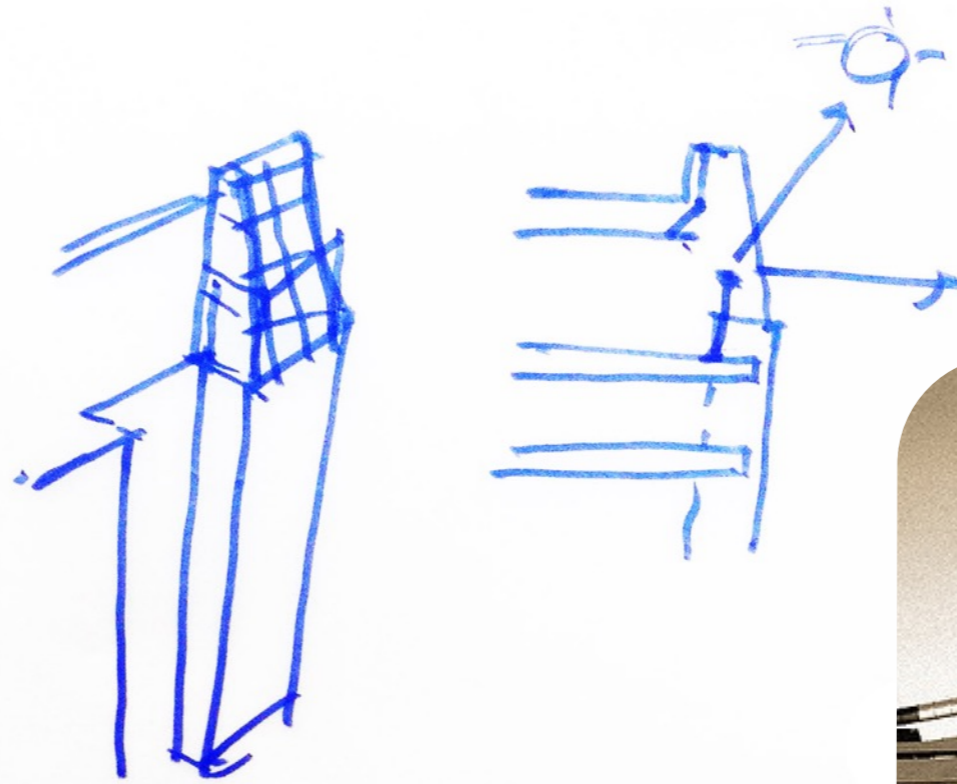


Apartment Blocks



The Mill's Central Commons

Composition: Bookends and Bessemer "Bay" Windows



Massing & Building Articulation



Birdseye Perspective from Second Avenue with Proposed Restaurant



Phase 1

Proposed 6,000 SF
Restaurant & Outdoor Seating

The Mill's Central
Commons

Phase 2

Resident only access
stair to podium
Sport Court

Public Bike Court

Birdseye Perspective from Second Avenue without Proposed Restaurant



Phase 1

The Mill's Central
Commons

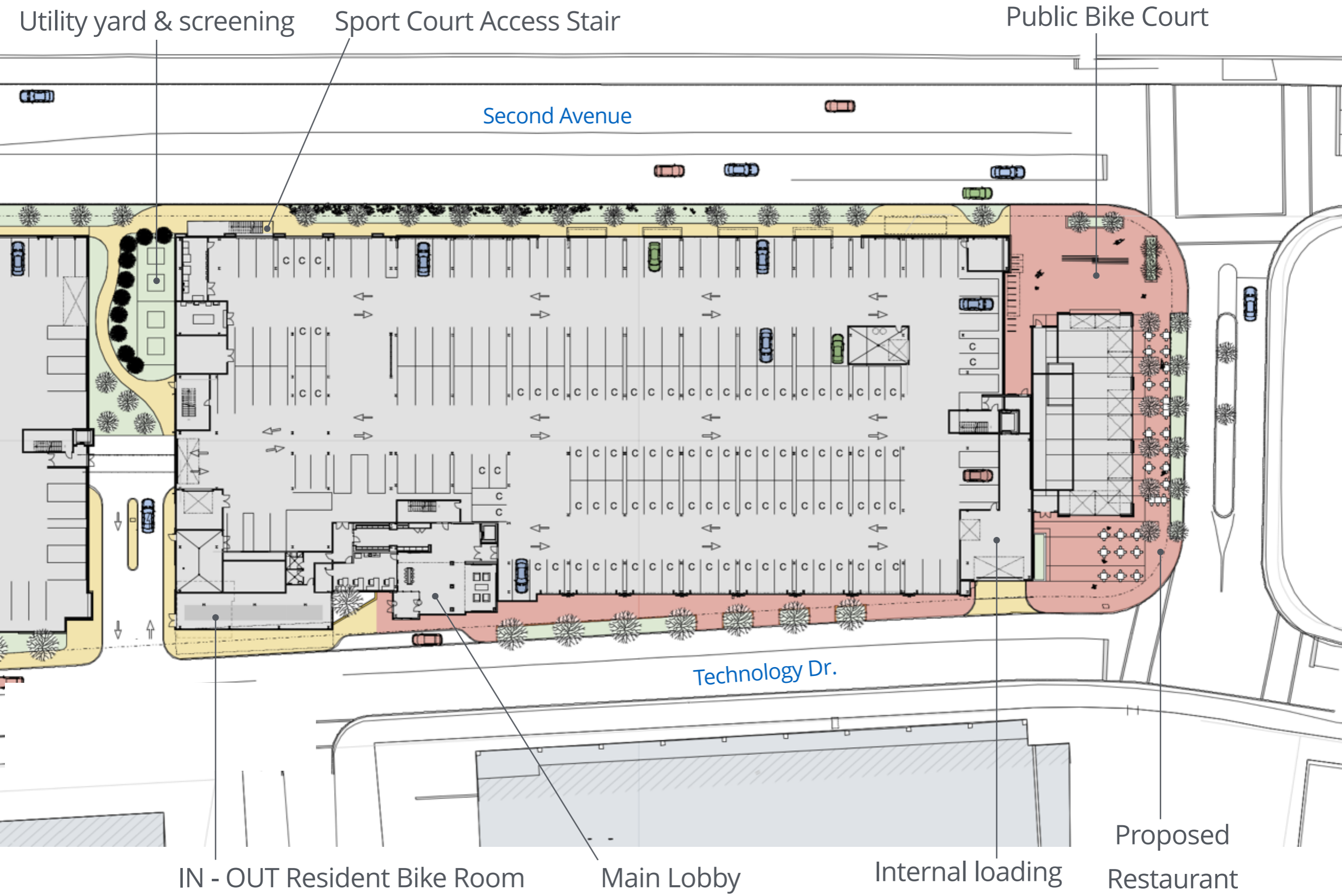
Phase 2

Proposed Park-Plaza

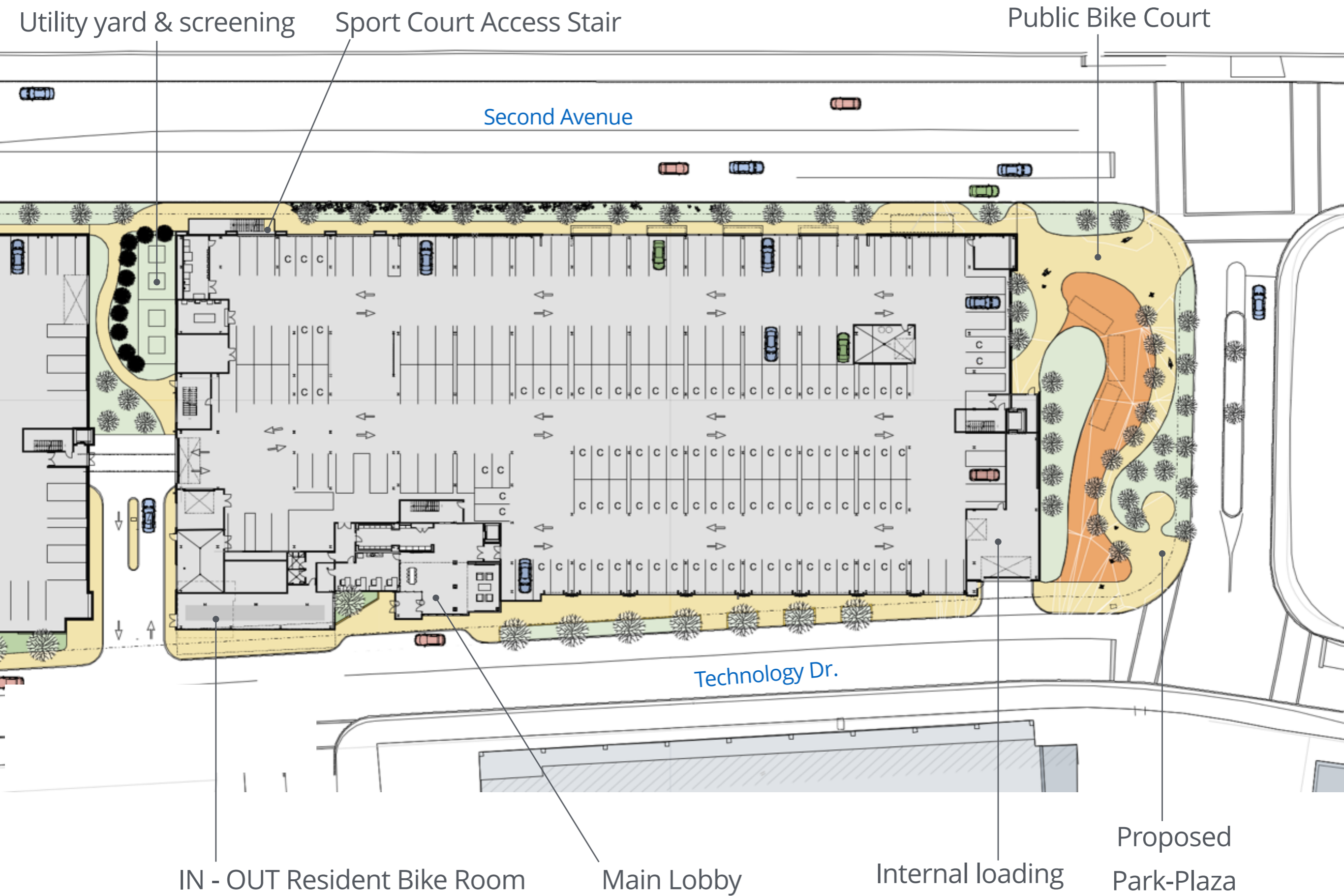
Resident only access
stair to podium
Sport Court

Public Bike Court

PHASE I - 1st Floor Street Level Master Plan with Restaurant



PHASE I - 1st Floor Street Level Master Plan without Restaurant



Potential Restaurant Experience

Abundant Outdoor Cafe Seating

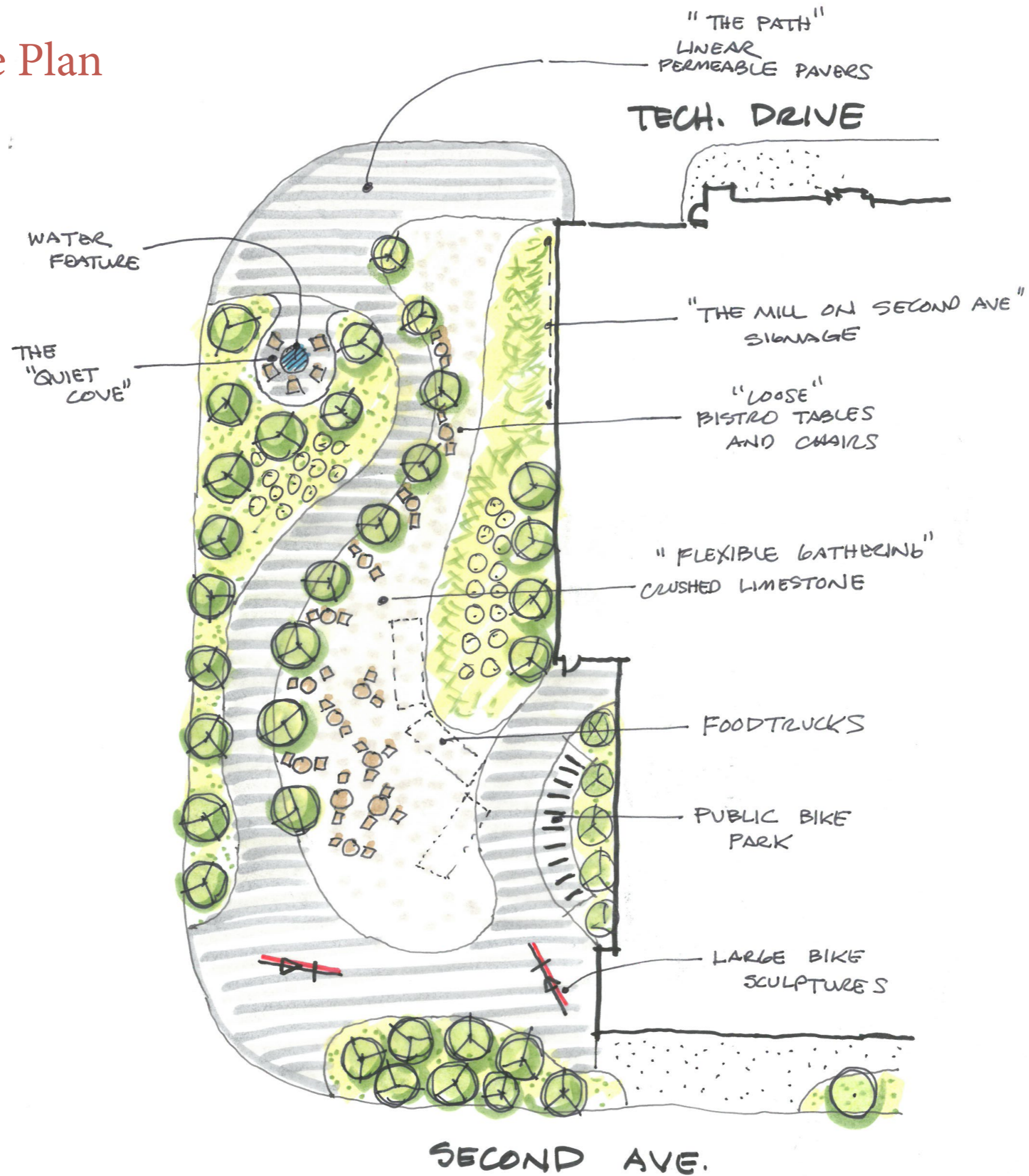
Operable facade



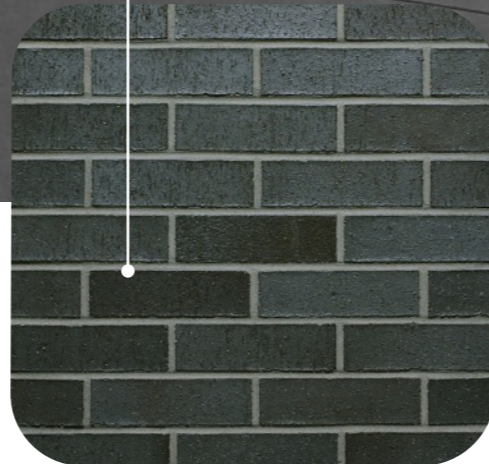
Alternative Design (without restaurant) = Park-Plaza



Park-Plaza Site Plan



Exterior Building Material's



Copper-bronze
corrugated metal panel

Smooth-Black metal
panels

Ironspot Charcoal
Brick

Silver lap-seam
metal panels

Red blend utility
size brick

Elevations & Sections

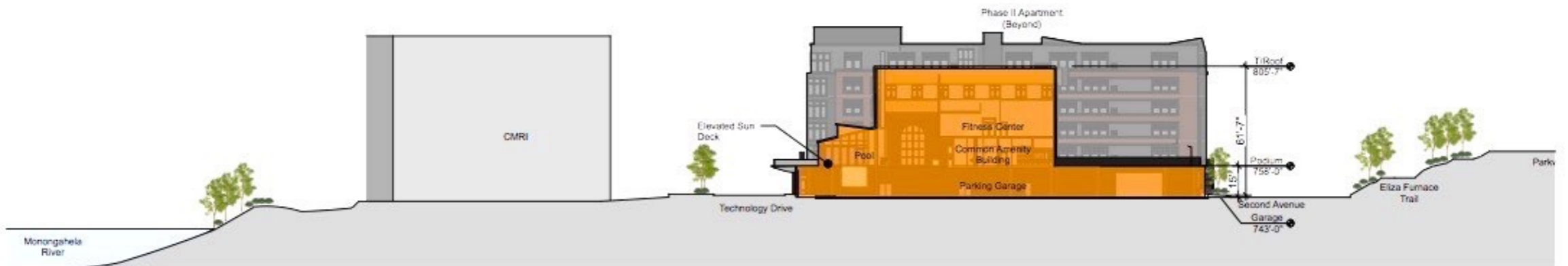
Phase 1 | Phase 2



A North Elevation Second Avenue
SCALE: 1:646.59

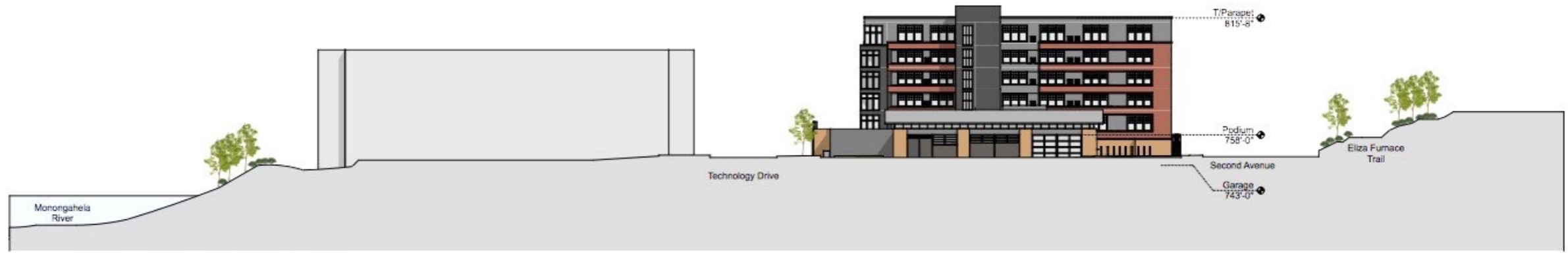


B Site Section
SCALE: 1:646.59



C Site Section
SCALE: 1:646.59

Elevations



1 East Elevation
SCALE: 1:645



2 West Elevation
SCALE: 1" = 40'



3 South Elevation Technology Drive
SCALE: 1:645

Phase 2 | Phase 1

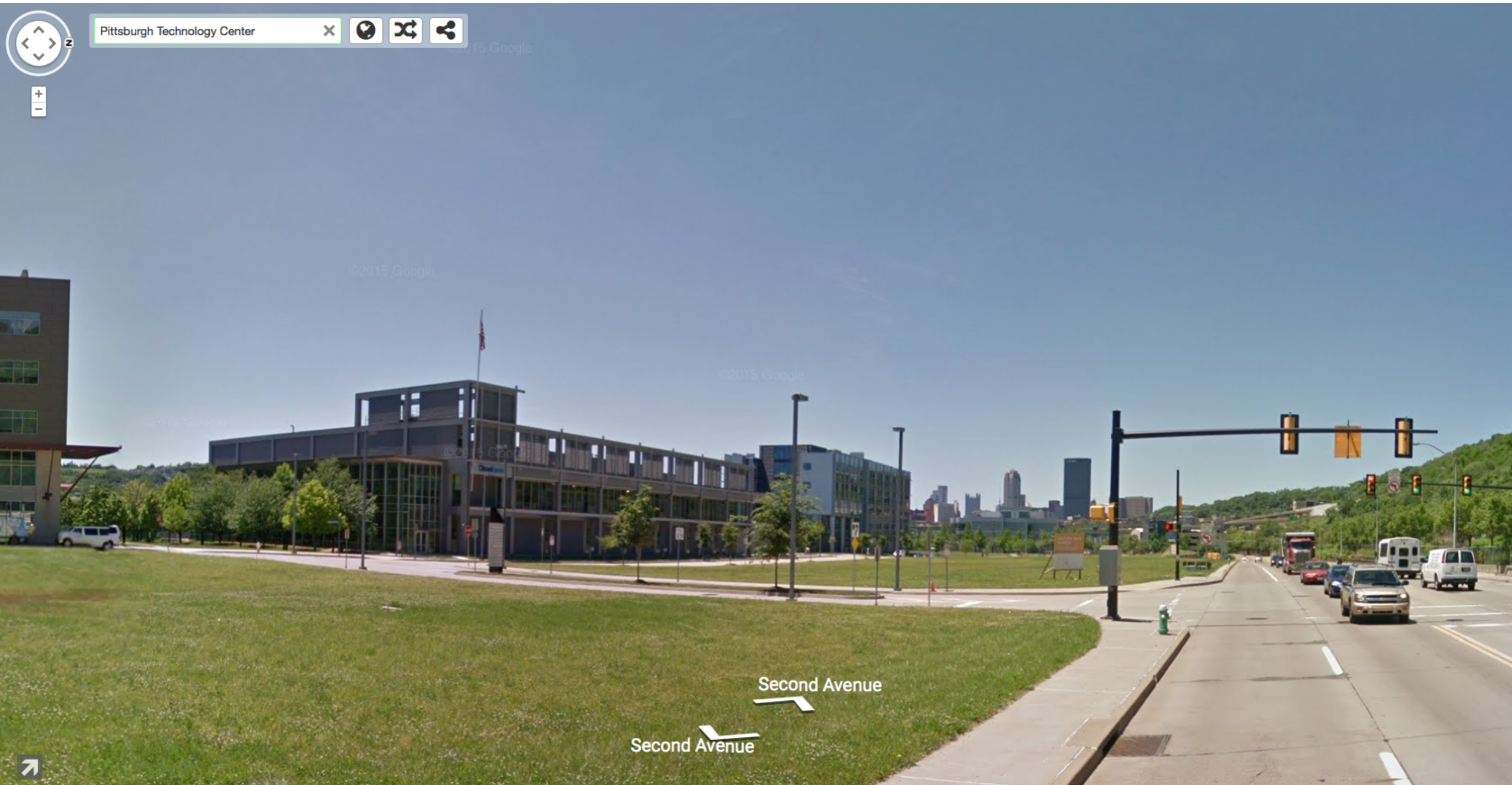
Visual Impact - view from I-376 - making a statement



Rendering - view from I-376 - making a statement



Attraction - view looking west along Second Avenue



Rendering - view looking west along Second Avenue



Streetlevel View from Second Ave & Middle Access Drive

Proposed 6,000 SF
Restaurant

"Book-ends"

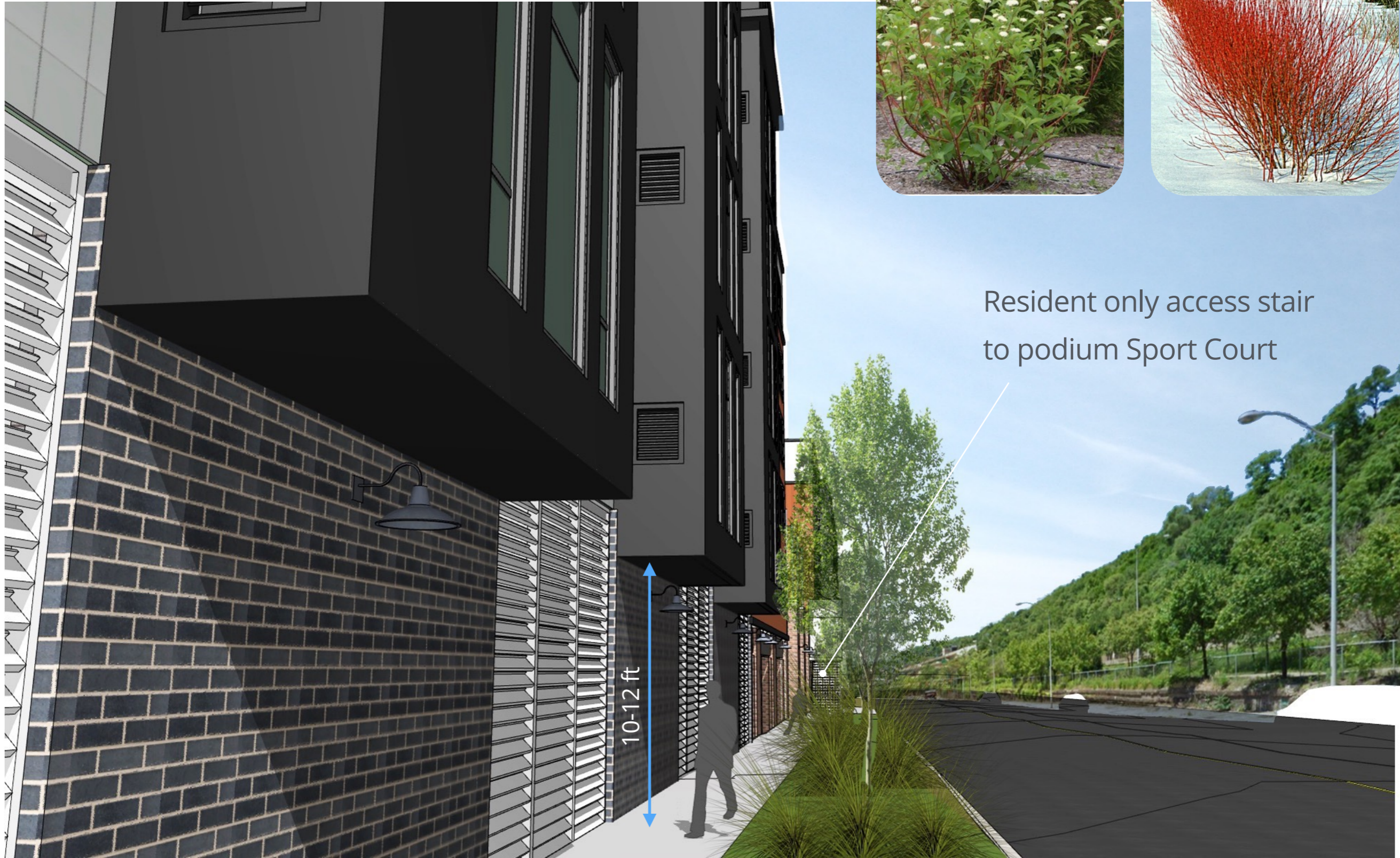
"Bessemer Bay-
Windows"

The Mill's Central
Commons



Streetlevel View along Second Avenue

Red Twig Dogwood - summer & winter



Resident only access stair
to podium Sport Court

10-12 ft

6 ft

9 ft

Sidewalk

Landscaped Buffer Strip