

GRANDVIEW

Former Public Works Site

Discovery Session

March 11th, 2015

7:00 to 9:00 PM

AGENDA

- 7:00 Purpose and background
- 7:10 Overview of preliminary concepts and ideas
- 7:45 Clarifications; general questions
- 7:55 All stations open for one-on-one questions and comments
- 9:00 Conclusion



CONFLUENCE

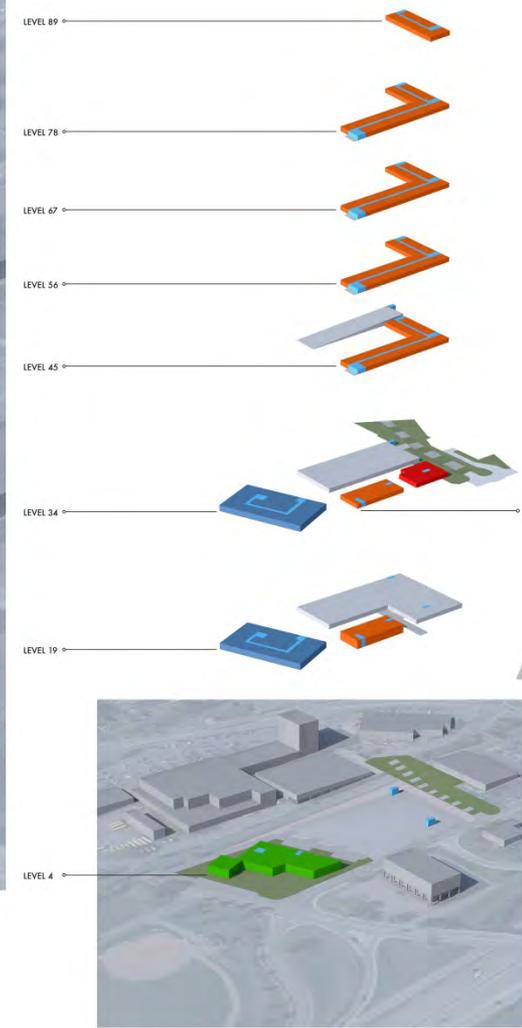
Reynolds
urban
Design



FRAUENSHUH
Commercial Real Estate Group

 **OPUS**
THE OPUS GROUP

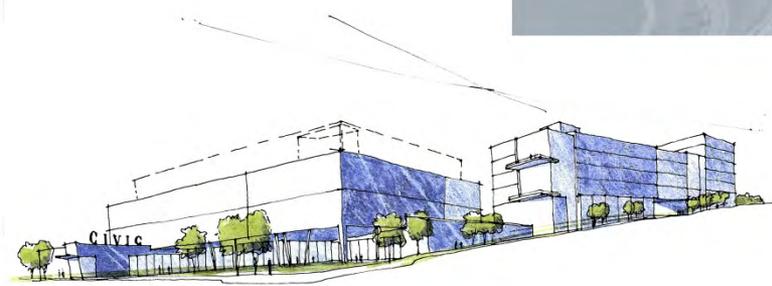
DJR
ARCHITECTURE INC.



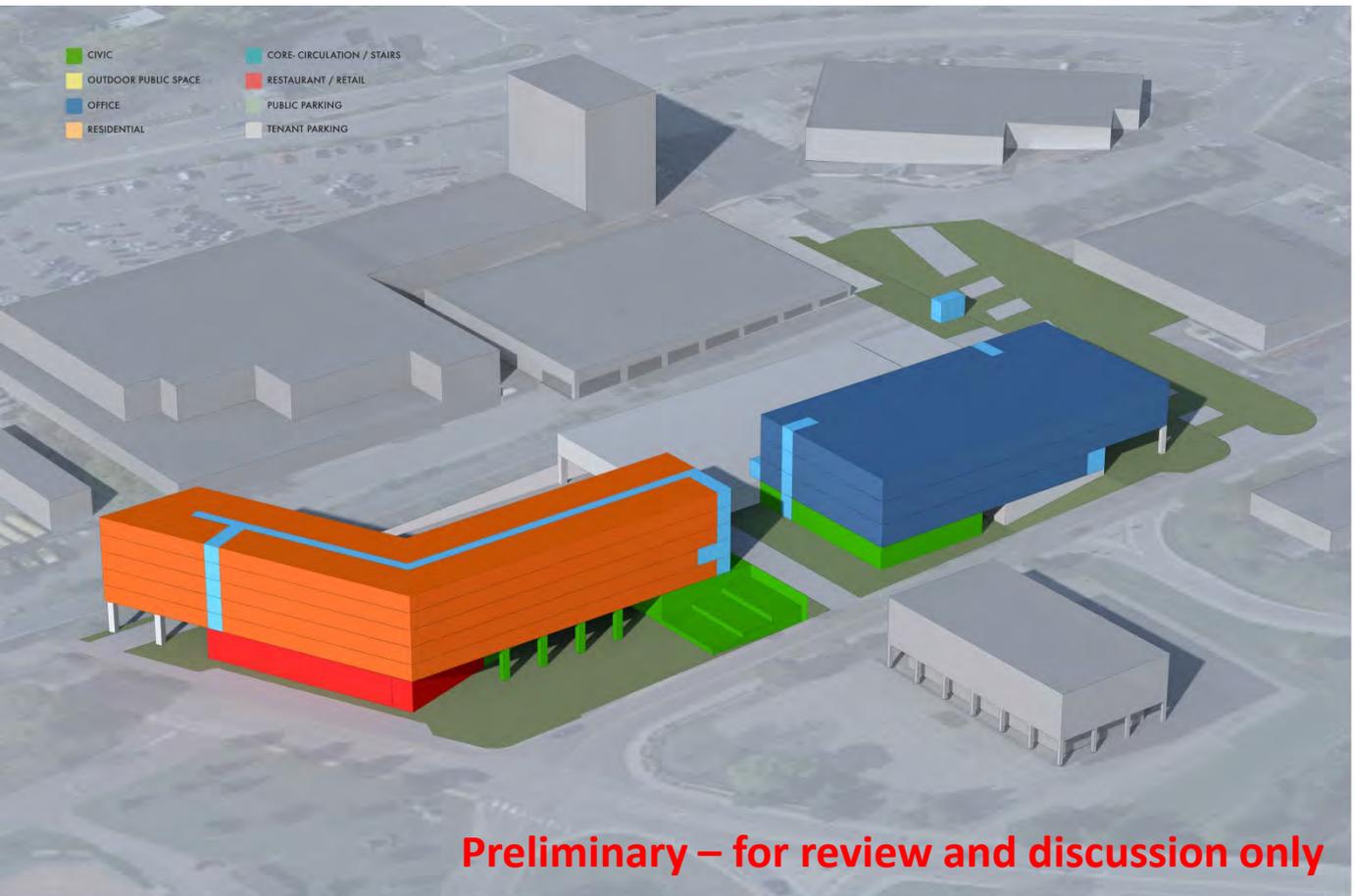
Preliminary – for review and discussion only

South Civic Corner

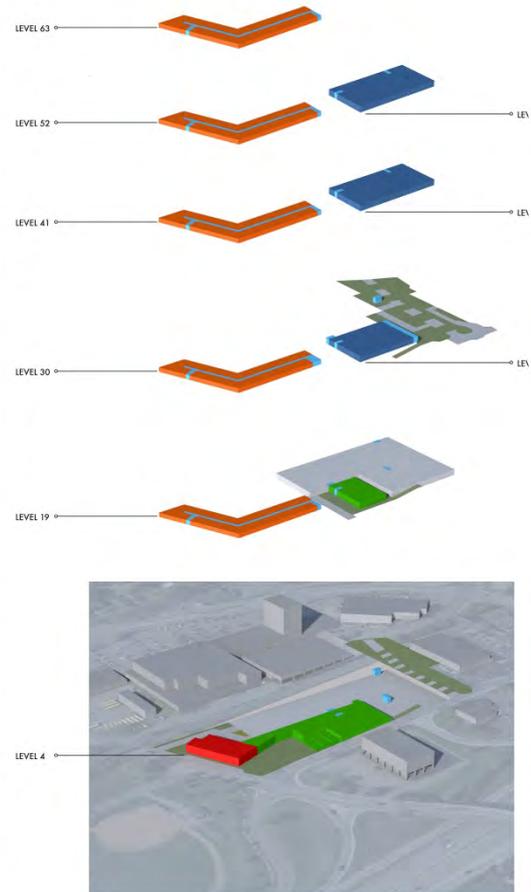
Use		Parking Ratios	Parking Demand
Civic	16,000 sq. ft.	4 spaces/1,000 sq. ft.	64 spaces
Public Place	21,000 sq. ft.		
Public Streetscape	21,000 sq. ft.		
Office	40,000 sq. ft.	5 spaces/1,000 sq. ft.	200
Residential	157 dwelling units	1.25 spaces/ dwelling unit	196
Restaurant/Retail	5,000 sq. ft.	4 spaces/1,000 sq. ft.	20
Park & Ride			100
		Parking Demand	580 spaces
		Shared Parking Efficiency	75%
		Total Parking Demand	435 spaces
Structured Parking			460 spaces
Street Parking			32 spaces
Total Development	218,000 sq. ft.	Total Parking Supply	492 spaces



March 11, 2015

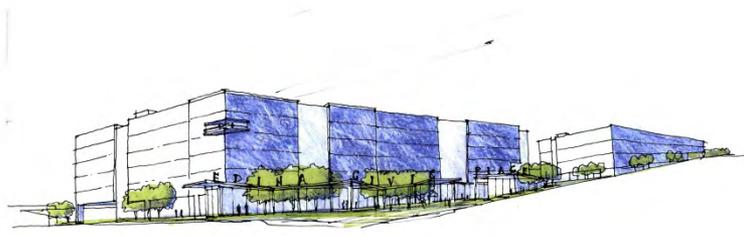


Preliminary – for review and discussion only



Central Civic Cascade

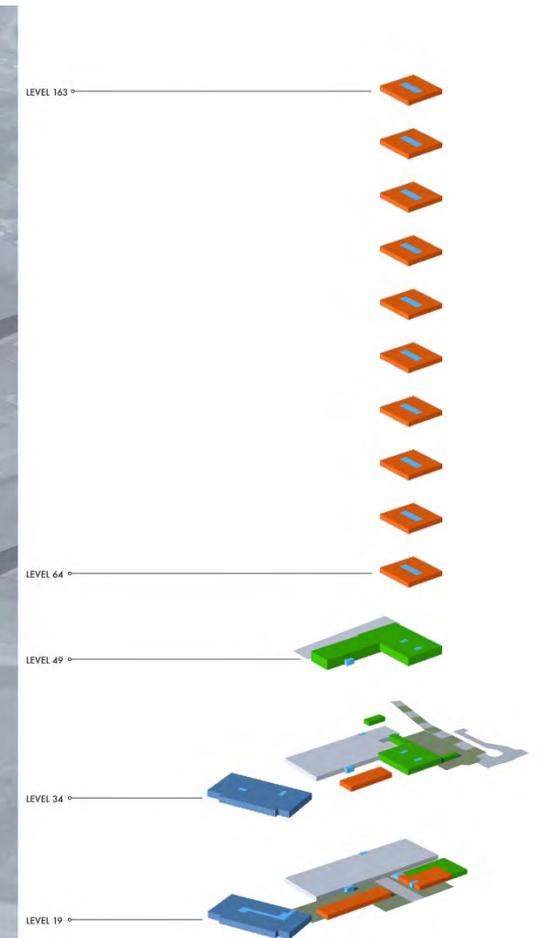
Use		Parking Ratios	Parking Demand
Civic	23,000 sq. ft.	4 spaces/1,000 sq. ft.	92 spaces
Public Place	48,000 sq. ft.		
Public Streetscape	17,000 sq. ft.		
Office	56,000 sq. ft.	5 spaces/1,000 sq. ft.	280
Residential	100 dwelling units	1.25 spaces/ dwelling unit	125
Restaurant/Retail	7,000 sq. ft.	4 spaces/1,000 sq. ft.	28
Park & Ride			100
		Parking Demand	625 spaces
		Shared Parking Efficiency	75%
		Total Parking Demand	469 spaces
Structured Parking			460 spaces
Street Parking			32 spaces
Total Development	186,000 sq. ft.	Total Parking Supply	492 spaces



March 11, 2015



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North Civic Tower

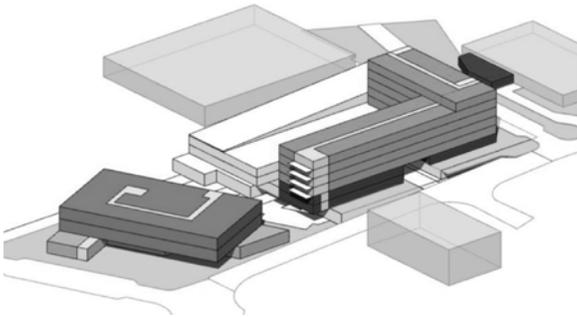
Use		Parking Ratios	Parking Demand
Civic	40,000 sq. ft.	4 spaces/1,000 sq. ft.	160 spaces
Public Place	37,000 sq. ft.		
Public Streetscape	24,000 sq. ft.		
Office	46,000 sq. ft.	5 spaces/1,000 sq. ft.	230
Residential	149 dwelling units	1.25 spaces/ dwelling unit	186
Restaurant/Retail	8,000 sq. ft.	4 spaces/1,000 sq. ft.	32
Park & Ride			0
		Parking Demand	608 spaces
		Shared Parking Efficiency	75%
		Total Parking Demand	456 spaces
Structured Parking			475 spaces
Street Parking			32 spaces
Total Development	247,000 sq. ft.	Total Parking Supply	507 spaces



March 11, 2015

Please leave your thoughts and ideas to help the design team shape this project.

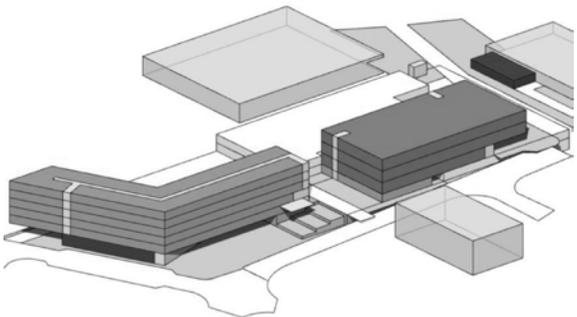
South Civic



What I like about this preliminary scenario ...

What I do not like ...

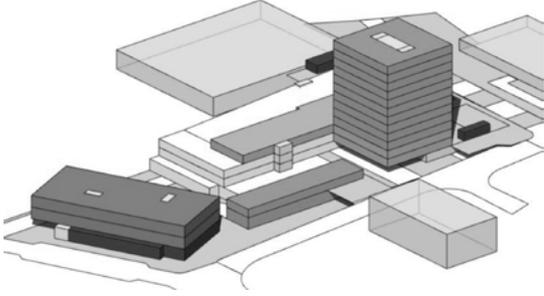
Central Civic



What I like about this preliminary scenario ...

What I do not like ...

North Civic



What I like about this preliminary scenario ...

What I do not like ...

Use of Community Space

Comments regarding the use and programming of the community space ...

Other

Other comments and suggestions ...