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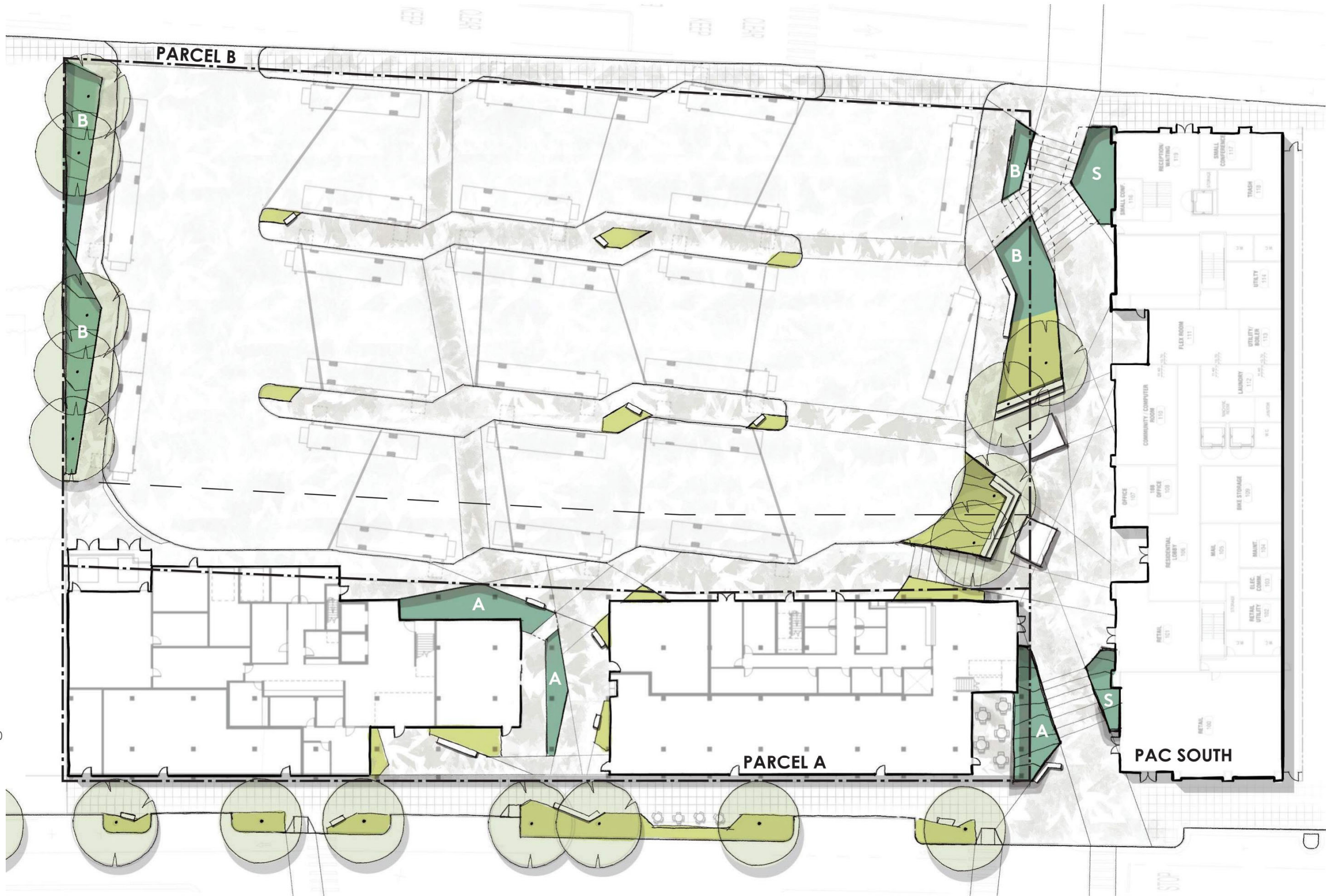


1. New Downtown Hub—

2. Family Friendly Living—

3. Integrated Sustainable Design—

SITE PLAN

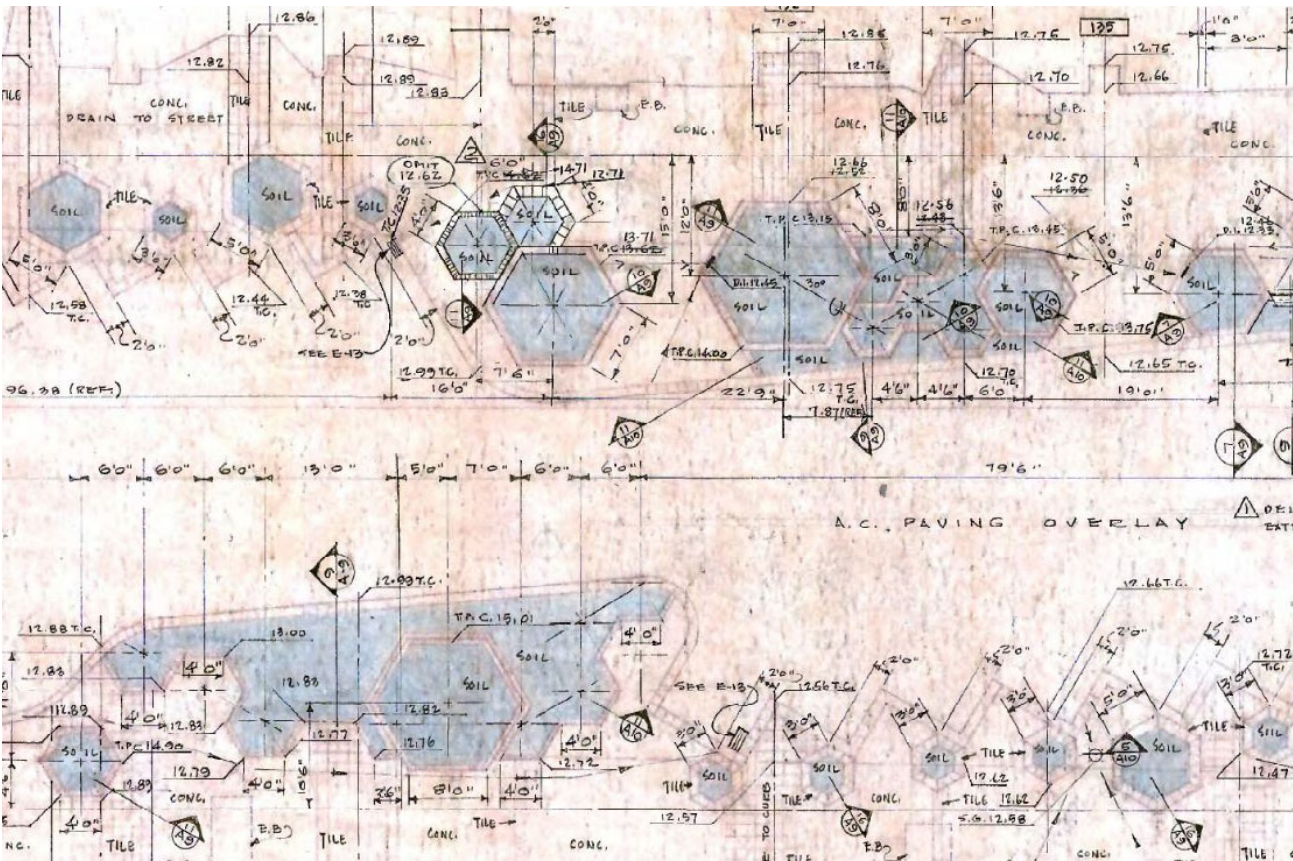
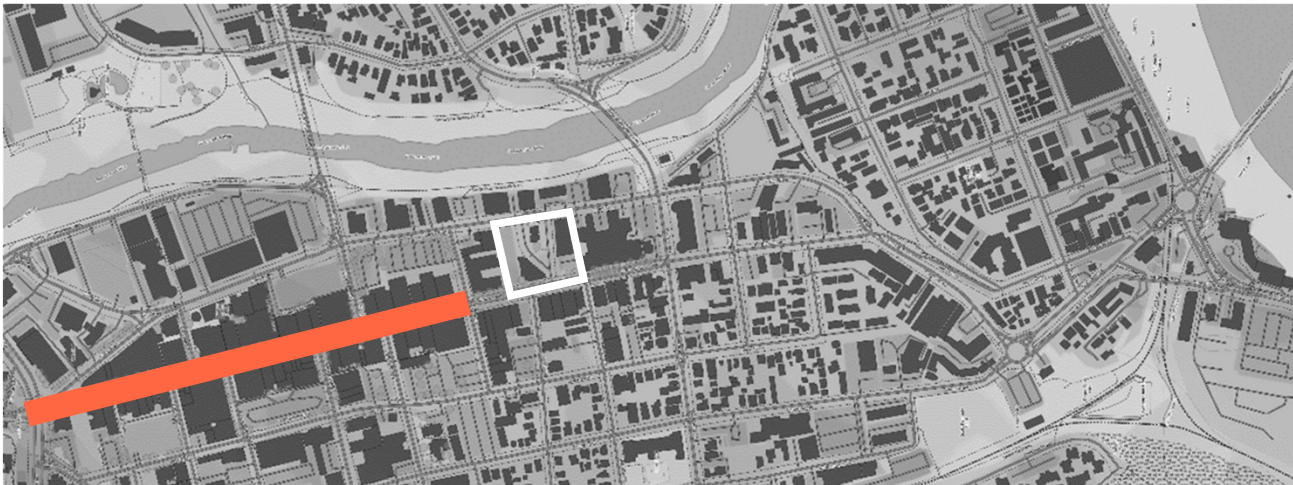


UNDERSTANDING PLACE



The city of Santa Cruz and the San Lorenzo River Flood Control Project in 1971. Dashed line delineates the floodplain. Numbers refer to individual bridges—1) Highway 1, 2) Water Street, 3) Soquel Avenue, 4) Riverside Avenue. Arrow indicates point where Branciforte Creek enters San Lorenzo River.

DRAWING FROM NEIGHBORHOOD HISTORY: PACIFIC GARDEN MALL



PACIFIC GARDEN MALL HEXAGONAL PATTERNING



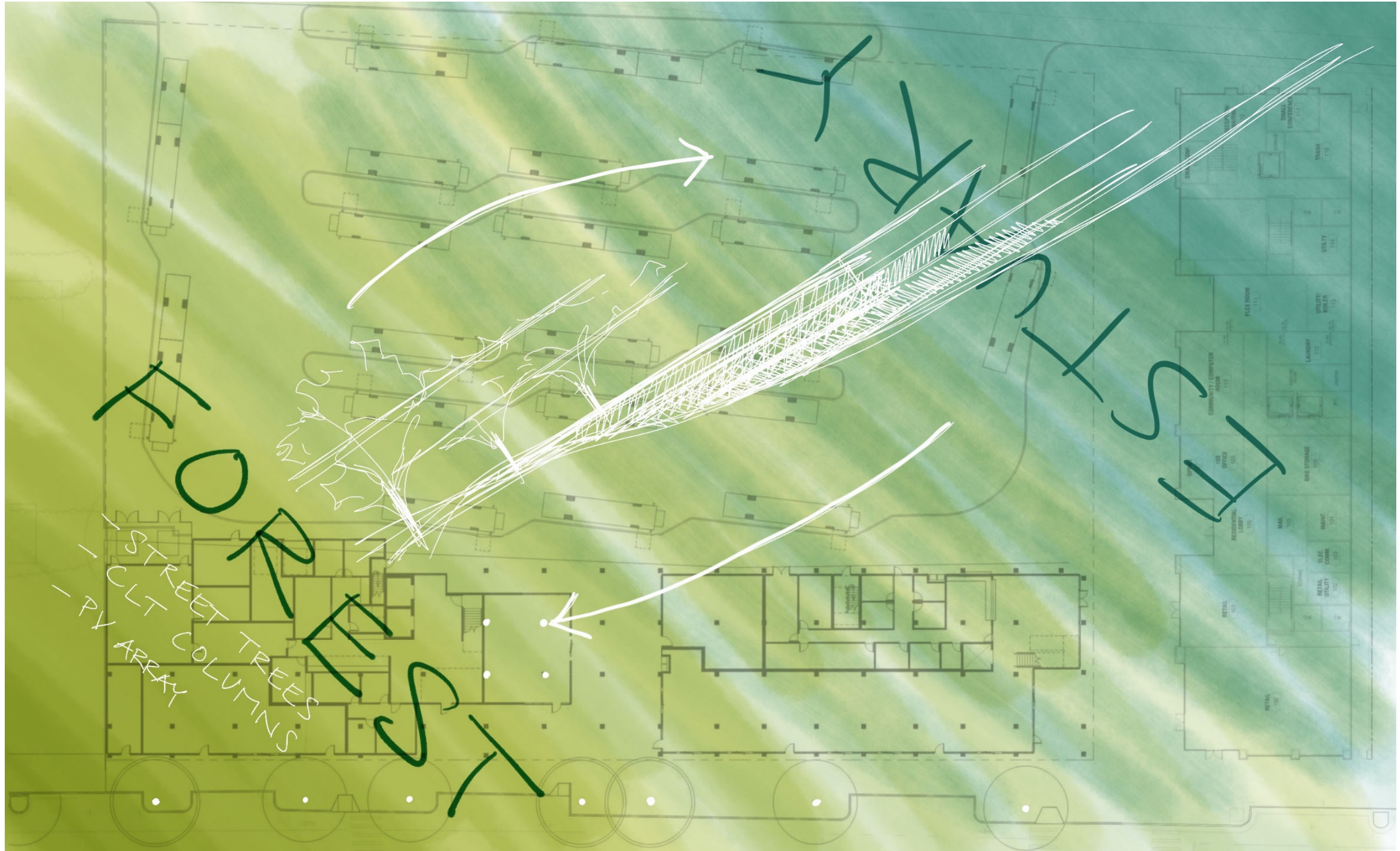
DRAWING FROM NEIGHBORHOOD HISTORY: COOPER HOUSE



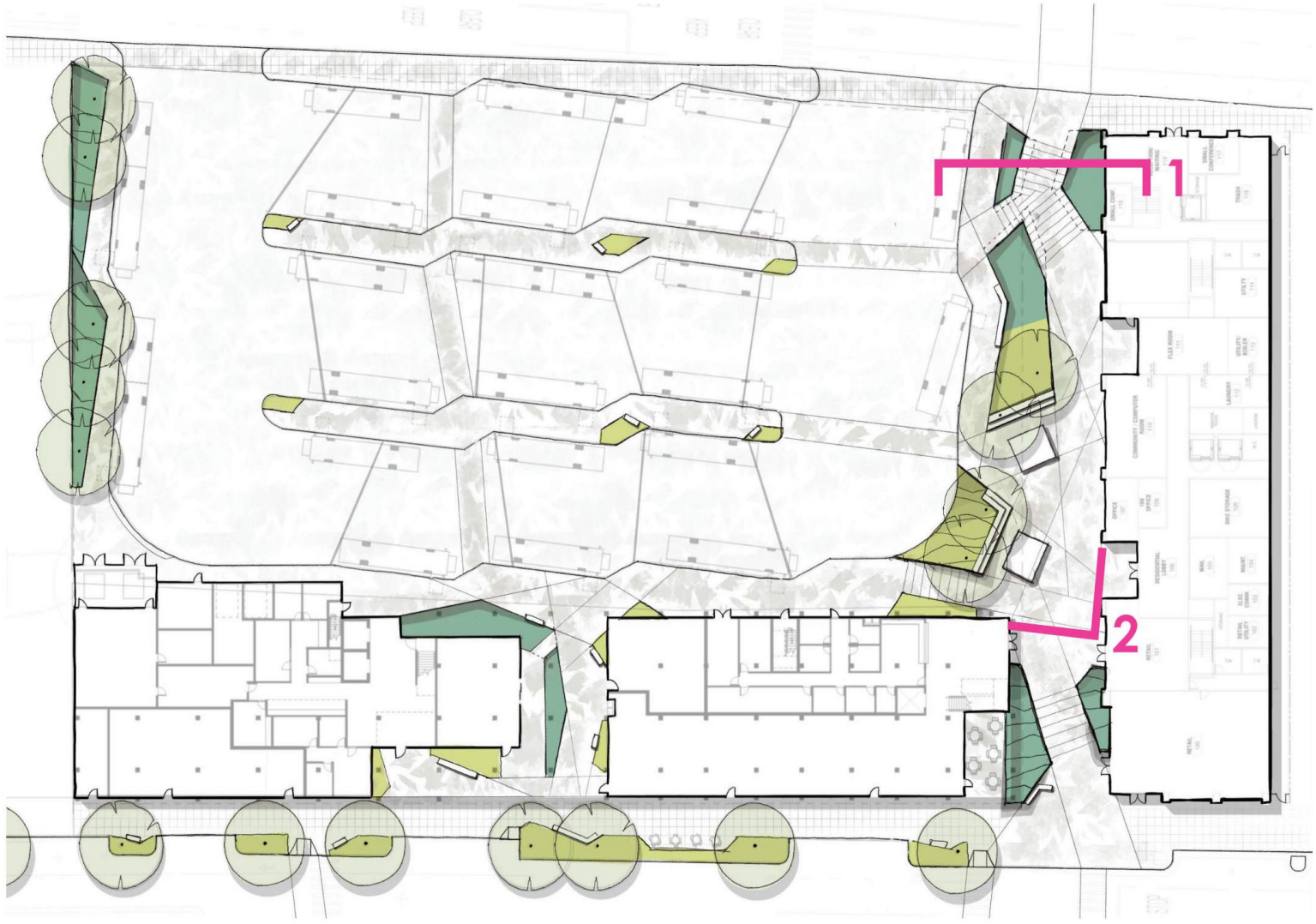
COOPER HOUSE TIMBER DESIGN ELEMENTS & DECKING



UNDERSTANDING SITE ECOLOGY



SITE CONCEPT



MAPLE ALLEY: ESTUARY + FOREST



STORMWATER PLANTERS & "BOARDWALK"

PACIFIC AVENUE: LIVELY PUBLIC STREETSCAPE





NEW DOWNTOWN HUB



NEW DOWNTOWN HUB



LIVELY PUBLIC STREETSCAPE —



ACTIVE RETAIL AT ELM PASEO —

GROUND FLOOR PLAN—



A2.1

FAMILY-FRIENDLY LIVING

2ND LEVEL PLAN



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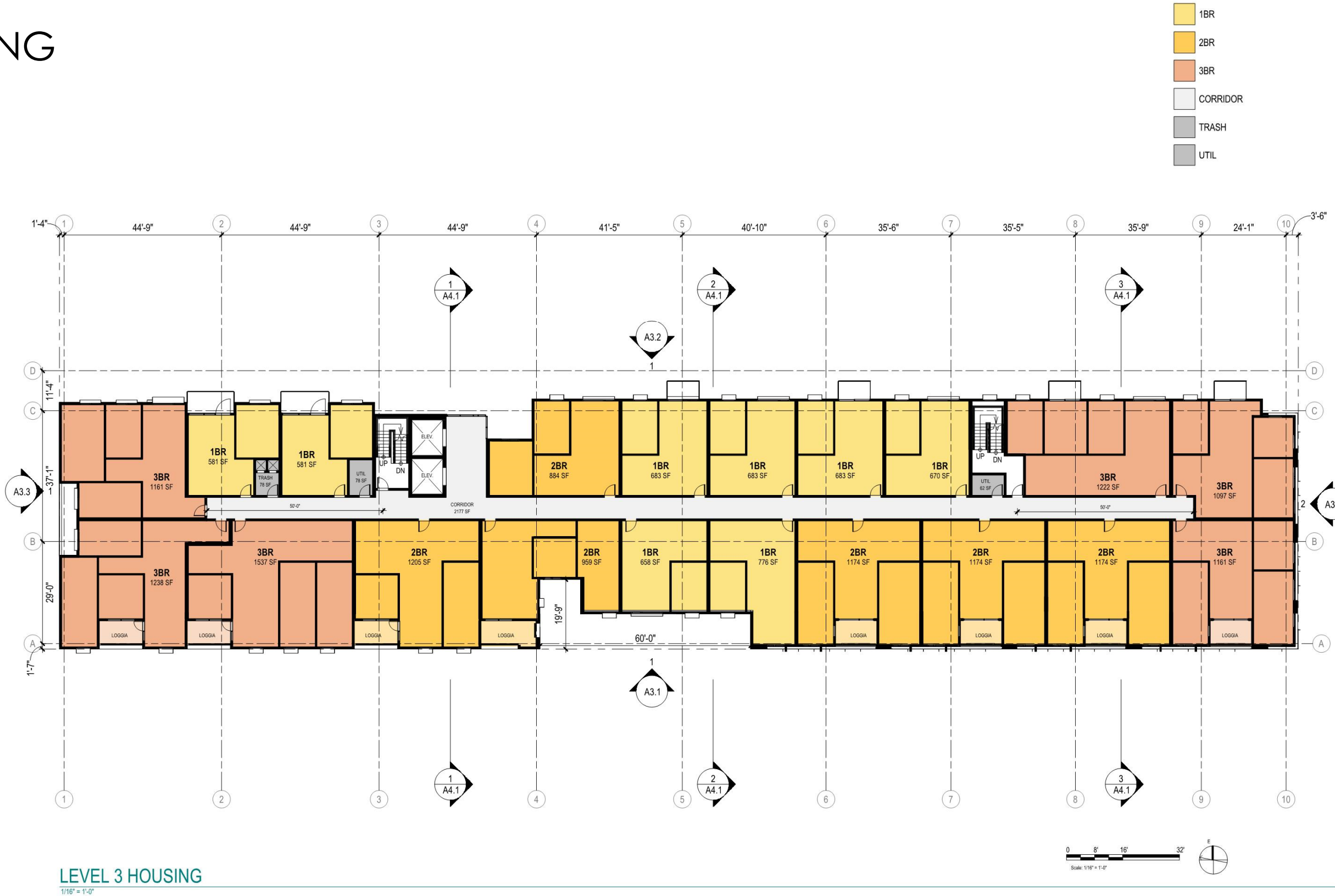
PACIFIC STATION NORTH | LEVEL 2

04/09/2021

A2.2

FAMILY-FRIENDLY LIVING

TYPICAL RESIDENTIAL LEVEL PLAN



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PACIFIC STATION NORTH | LEVEL 3

04/09/2021

A2.3

FAMILY-FRIENDLY LIVING

- 1BR

3BR

COMMUNITY ROOM

COMPUTER ROOM

CORRIDOR

LAUNDRY
- RESTROOM

ROOF DECK

STORAGE

TRASH

UTILITY



ROOF DECK & 7 LEVEL PLAN

LEVEL 7 HOUSING
1/16" = 1'-0"



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PACIFIC STATION NORTH | LEVEL 7

04/09/2021

A2.7

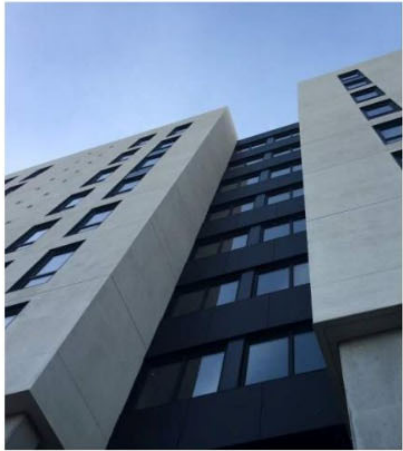


INTEGRATED SUSTAINABLE DESIGN—

FACADE REFINEMENT AND DETAILS



1. PROJECTING WINDOW SHROUDS



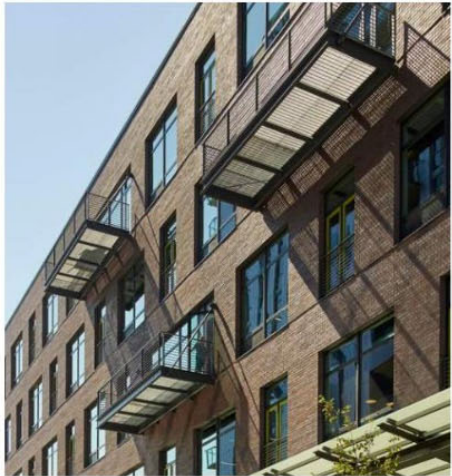
2. GATHERED WINDOWS IN RECESSED NOTCH



3. RECESSED WINDOWS AND LOGGIAS



4. EXPOSED MASS TIMBER COLUMNS



5. EXPRESSED BALCONIES



6. STOREFRONT WITH CANOPY



PACIFIC AVENUE RENDERING (VIEW FROM ELM STREET)

PACIFIC AVENUE PRECEDENT



BUILDING MASSING AND RHYTHMS ON PACIFIC AVENUE



GROUND FLOOR RETAIL STRIP WITH DEEP OPENINGS ABOVE



PUBLIC OPEN SPACES



PEDESTRIAN ALLEYS



CLOCK TOWER TO SIGNIFY CIVIC AND TRANSIT FUNCTIONS

