

Context Map

Regulating Plan overlaid on aerial showing adjacent campus in green, central business district in red, as well as proximity to significant retail and integration into surrounding development patterns. The 1/4-mile and 1/2-mile rings are oriented from the Market Square.



Aerial View

The aerial photograph shows the two roundabouts, pedestrian tunnel and pedestrian bridge along the improved state highway corridor that now allows connections between the project and the campus for both pedestrians and automobiles. The project area (to the right of the northern roundabout) shows the mixed-use Market Square, flowing into the residential neighborhood, and the completed Corporate Campus, as well as the proximity to the College (south) and existing retail center (north).



Aerial Views

left: View of the project from west with the Corporate Campus to the north (left), residential neighborhood in the center, and Market Square to the south (right).



bottom left: The first two mixed-use buildings in Market Square along with the residential neighborhood.



bottom right: View of the Ecological Restoration Area showing the retention weir, habitat ladders and pools, recreational boardwalks, and the outdoor classroom.



Market Square and Green
Mixed-use buildings front Market Square with ground floor retail and student apartments above. The village green serves as a gathering place for the neighborhood, college, and city with events ranging from the farmers' market, to car shows, to outdoor movies, to symphony concerts.



Market Square

Market Square mixed-use building with ground floor restaurants and shops, and student apartments above. Market Square is a short walk or bike ride from the college and city's central business district.



Residential Character

The project contains a variety of residential options to accommodate people with a range of lifestyles and incomes, including single-family homes, carriage homes, townhomes, live/works, condominiums, and apartments.

left: Single-family
middle: Single-family
right: Carriage home



left: The townhomes illustrated in this rendering are currently under construction.
right: Live/work



left: Condominiums over retail
right: Student apartments over retail



Corporate Campus

The 100,000 square foot office building (LEED Gold) provides an effective transition between the existing retail center to the north and the project's residential neighborhood. The building will house over 400 employees and is connected to the neighborhood by both a pedestrian and a vehicular bridge through the Ecological Restoration Area.

left: Corporate Campus facing the Ecological Restoration Area.



bottom left: View from vehicular bridge to Corporate Campus.

bottom right: View of the Corporate Campus from a neighborhood home.

Ecological Restoration Area

The stream enters the project in the northwest corner sediment forebay, which acts as a sediment collector and aquatic vegetation filter, continues along a meandering base flow channel into the riparian zone with habitat pools and stormwater release controlled by a concrete weir. Residents and visitors can enjoy the area through trails and boardwalks while the outdoor classroom provides educational opportunities. The Ecological Restoration Area is also adjacent to the Corporate Campus' LEED Gold building and the Village Farm.





Ecological Restoration Area

The Ecological Restoration Area is currently under construction and will be completed in the summer of 2011. This image shows habitat pools, the outdoor classroom, and boardwalks in the foreground and the stormwater control weir in the background.



Ecological Restoration Area

This image accurately illustrates the vision for the Ecological Restoration Area along the stream corridor with a vehicular bridge connecting the residential neighborhood and Market Square with the Corporate Campus and existing retail center.



Village Farm

The Village Farm will use bio-waste from the college food service and ground maintenance to serve as compost to grow fresh produce for the college, local residents, and neighborhood restaurants.

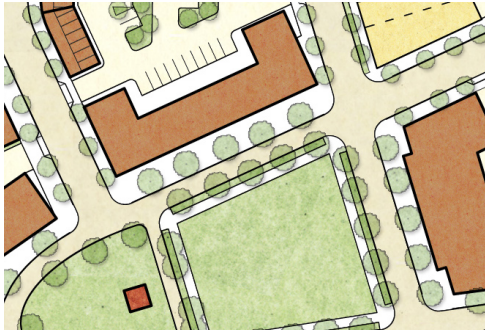
left: Village Farm rendering



bottom left: Photograph showing the vision for the Village Farm



bottom right: Village Farm Plan



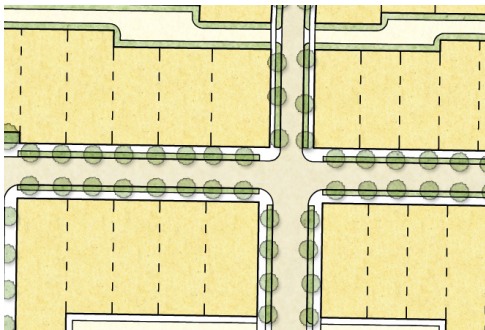
Plan > Vision > Built
Mixed-use building on Market Square with ground floor retail and student apartments above.



Plan > Vision > Built
Market Square surrounded by restaurants, shops, and student apartments, and which hosts numerous community and college events.



Plan > Vision > Built
Live/work units transition the neighborhood between Market Square and the residential homes.



Plan > Vision > Built
Single-family residential homes.