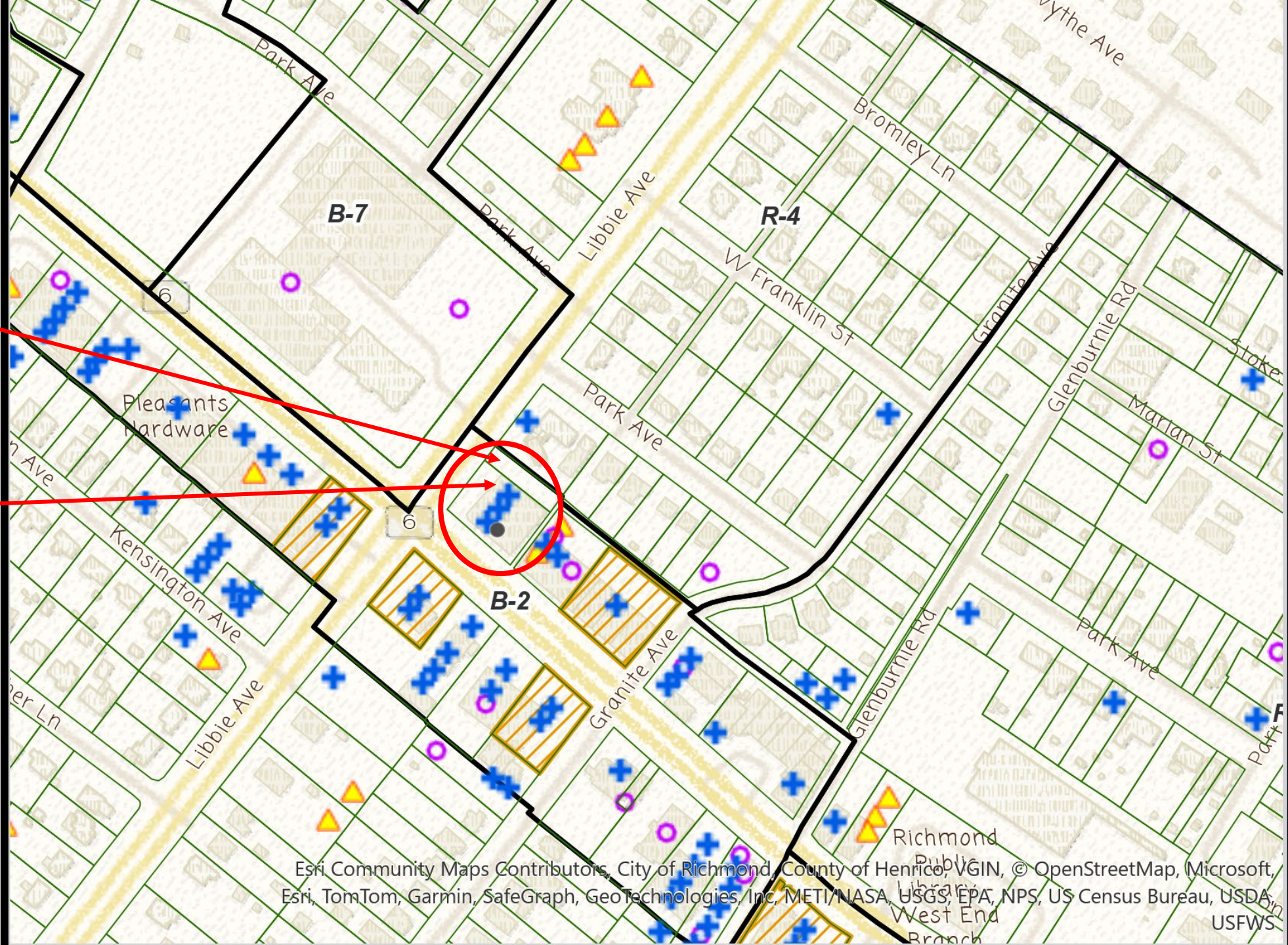



805 Libbie Avenue


5728 Patterson Avenue

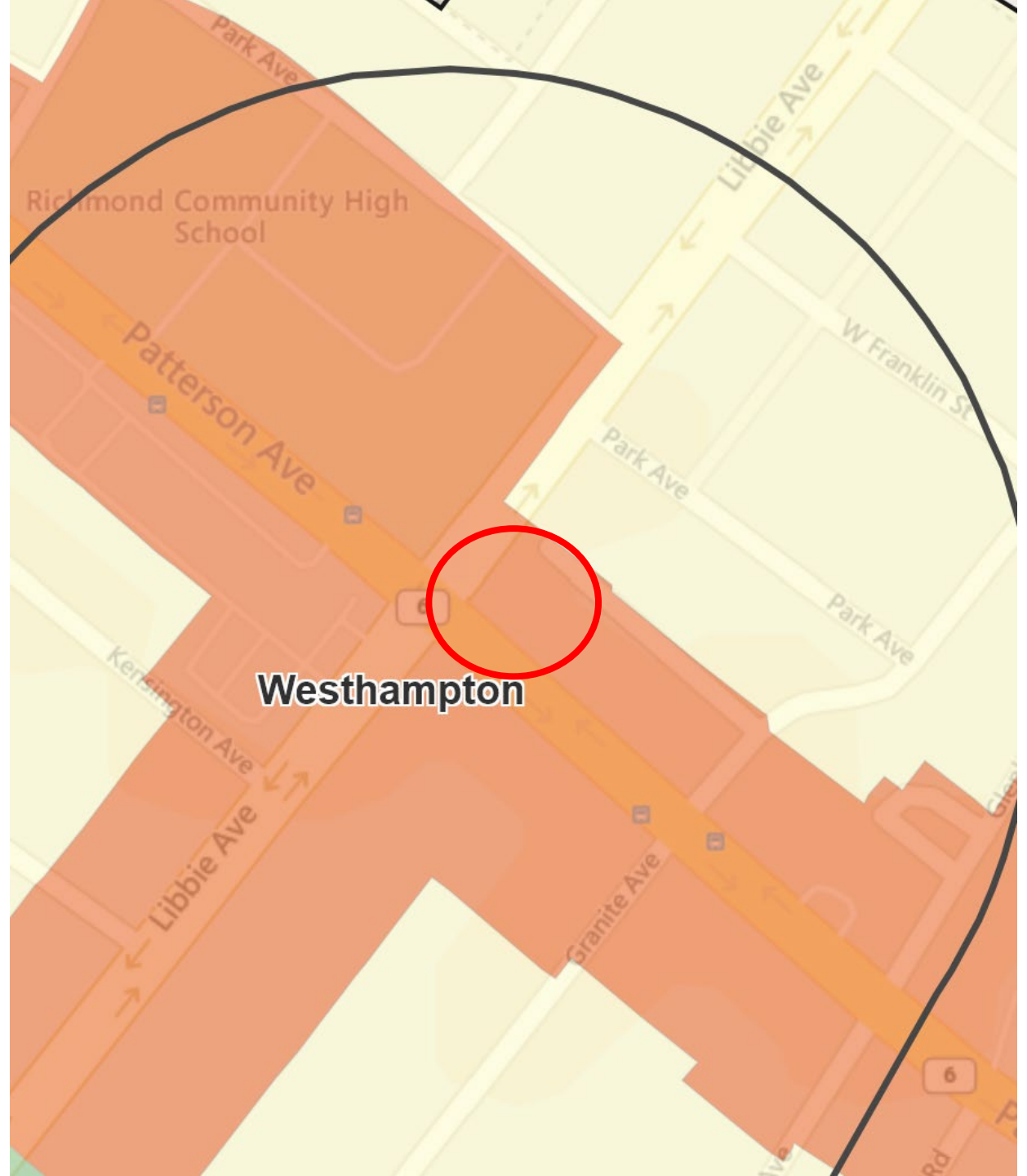


- Great Street
- Major Mixed-Use Street
- Major Residential Street
- Major Industrial Street
- Limited Access Highway



 Community Mixed-Use

 **Neighborhood Node** A local crossroads typically within, or next to, larger residential areas that offers goods and services to nearby residents, employees, and visitors.













LOCKE AVE
NTS

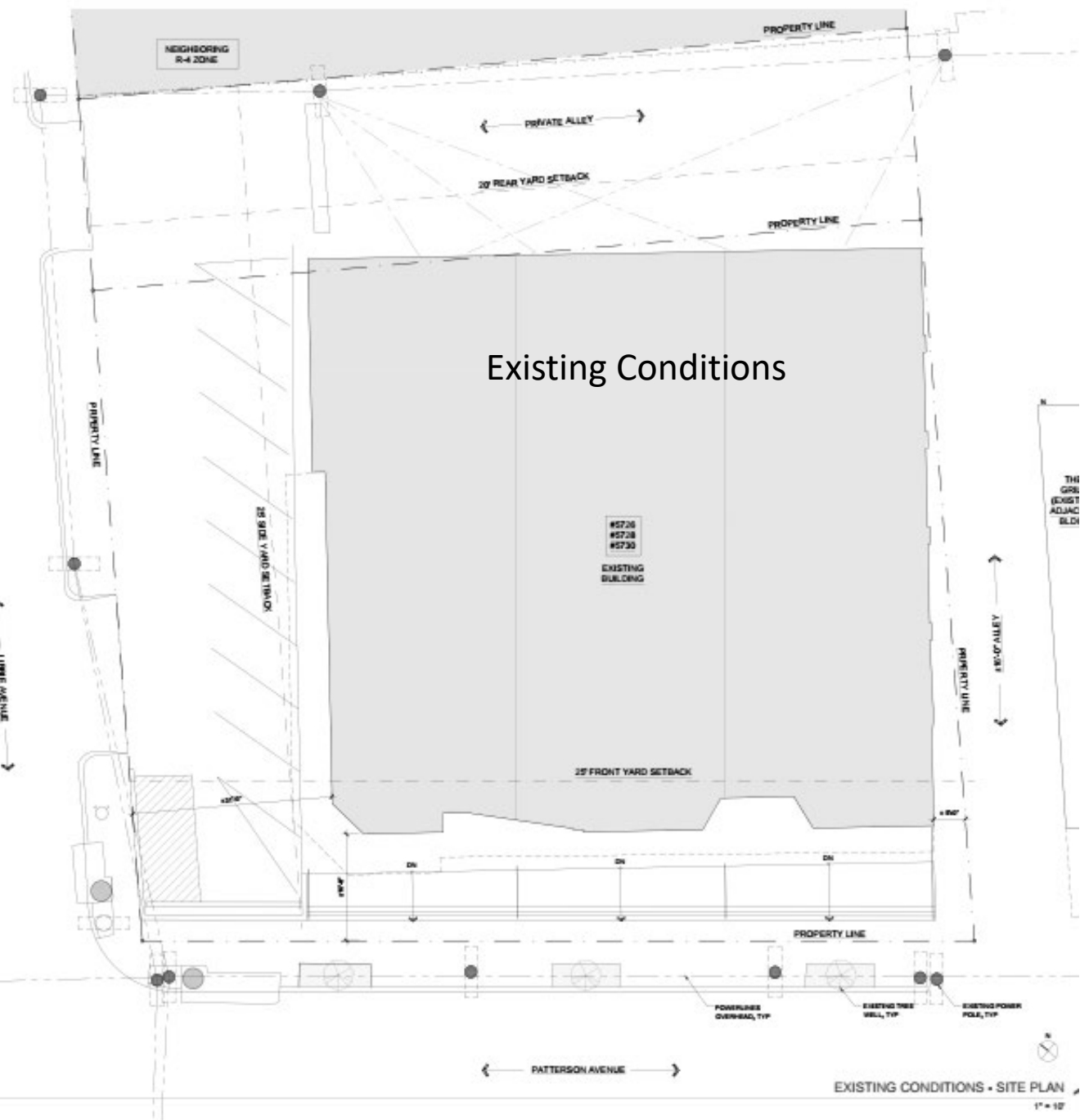


PATTERSON AVE
NTS

B-2 BUILDABLE AREA ELEVATION DIAGRAMS
NTS 3



B-2 BUILDABLE AREA ZONING DIAGRAM
NTS 2



EXISTING CONDITIONS - SITE PLAN
1" = 10'



CONCEPTUAL RENDERINGS - VIEW FROM PATTERSON AVENUE FACING NORTHEAST

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Vision: The Node that stretches from Libbie and Grove to Libbie and Patterson provides retail and services to nearby residents and attracts visitors from across the region to its businesses. Over time, a few underdeveloped parcels redevelop in a manner that complements and enhances the existing village-scale feel of the area. **The Community Mixed-Use future land use designation permits the creation of additional residential units and business, while also ensuring that new buildings are an appropriate scale the existing commercial buildings and promote walkability by placing vehicular access to the rear of the building. The intersection of Libbie and Patterson should be carefully planned and redeveloped to support and increase access to the high-frequency transit planned for Patterson Avenue.**

Growth Potential: Low – While this is an important neighborhood Node in this area of the city, aside from the redevelopment of a handful parcels, this Node will not significantly change over the next 20 years

Primary Next Steps

- Rezone the area to allow for residential uses by-right in the Community Mixed-use area *and* retain a maximum height of three stories (see Goal 1 and Goal 14).
- **Implement design standards to create a high-quality and well-designed neighborhood Node that is consistent with the village-feel of the area, and explore the creation of signature public art (see Goal 4 and Goal 17).**
- **Improve pedestrian and bike infrastructure to/from this Node (see Goal 4 and Goal 8).**
- **Implement high-frequency transit along Patterson Avenue with a transit stop at Patterson Avenue and Libbie (see Goal 8).**



CONCEPTUAL RENDERINGS - ELEVATED PLAZA ON PATTERSON, FACING WEST

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CONCEPTUAL RENDERINGS - CORNER OF LIBBIE AVE AND PATTERSON AVE, FACING NORTH

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GILD AND ASH

5730

WEST HAMPTON PASTRY SHOP

PRIVATE PARKING

GILD AND ASH

GILD AND ASH

BECAUSE

YOU ASK ABOUT IT

WE'LL BE THERE





WESTHAMPTON PASTRY SHOP



BECKON



RELICS TO RHINESTONES



RELICS TO RHINESTONES
HOME GARDEN FASHION

STORE
CLOSING
SALE



WESTHAMPTON PASTRY SHOP

PHOENIX SALE

SPEED LIMIT 25

WEST 6

No Parking



WESTHAMPTON PASTRY SHOP

PHOENIX SALE

GILD AND ASH

5730

GILD AND ASH

Phoenix SALE

H

No Parking

WE'RE OPEN



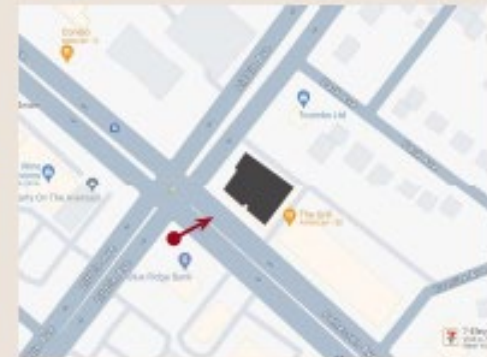
APPROXIMATE HEIGHTS & WIDTHS OF WESTHAMPTON SCHOOL AND MULTIFAMILY REDEVELOPMENT

APPROXIMATE HEIGHTS & WIDTHS OF EXISTING RETAIL

BUILDING MASS & SITE CONTEXT - PATTERSON AVE

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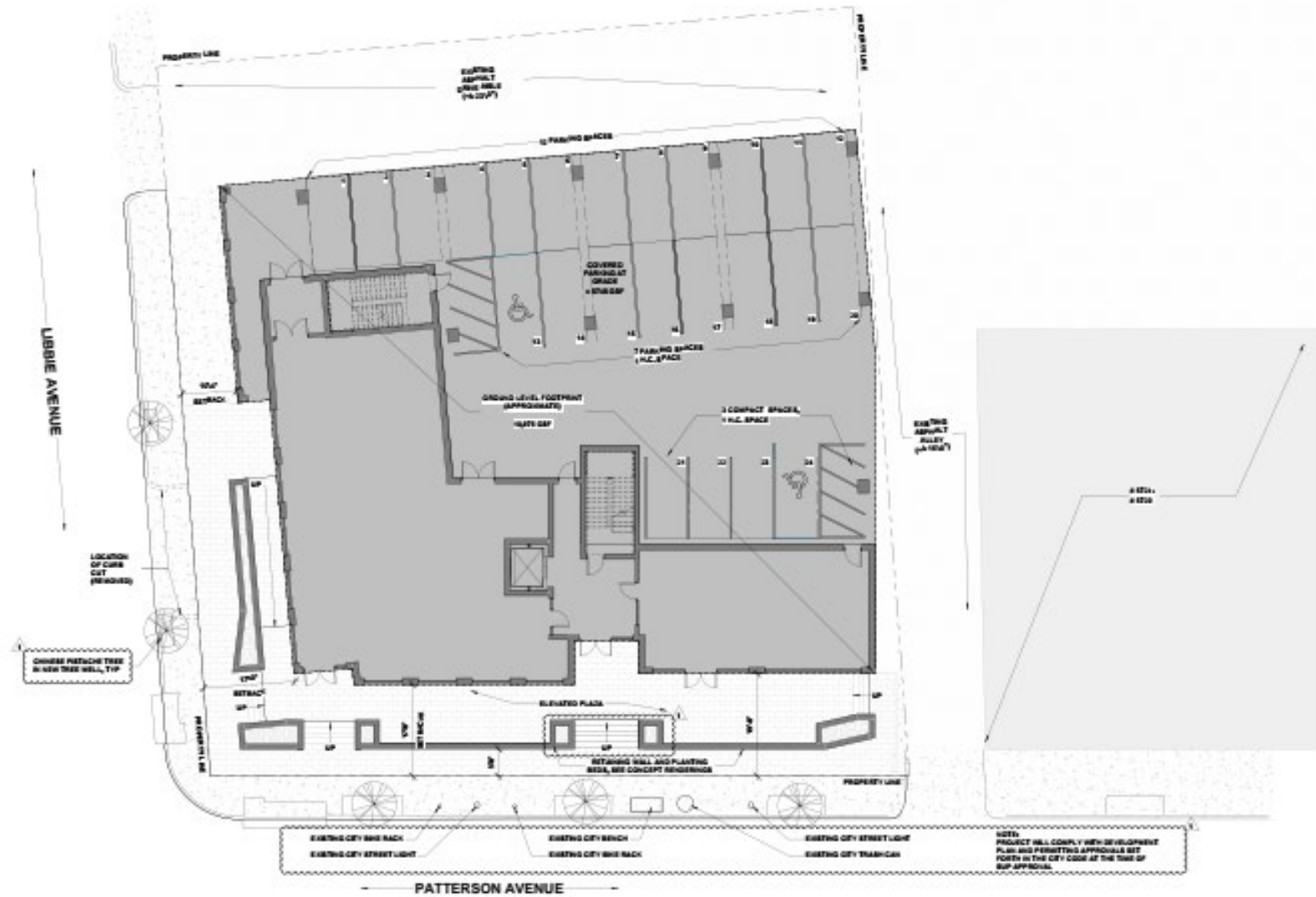




CONCEPTUAL RENDERINGS - VIEW FROM PATTERSON AVENUE FACING NORTHEAST

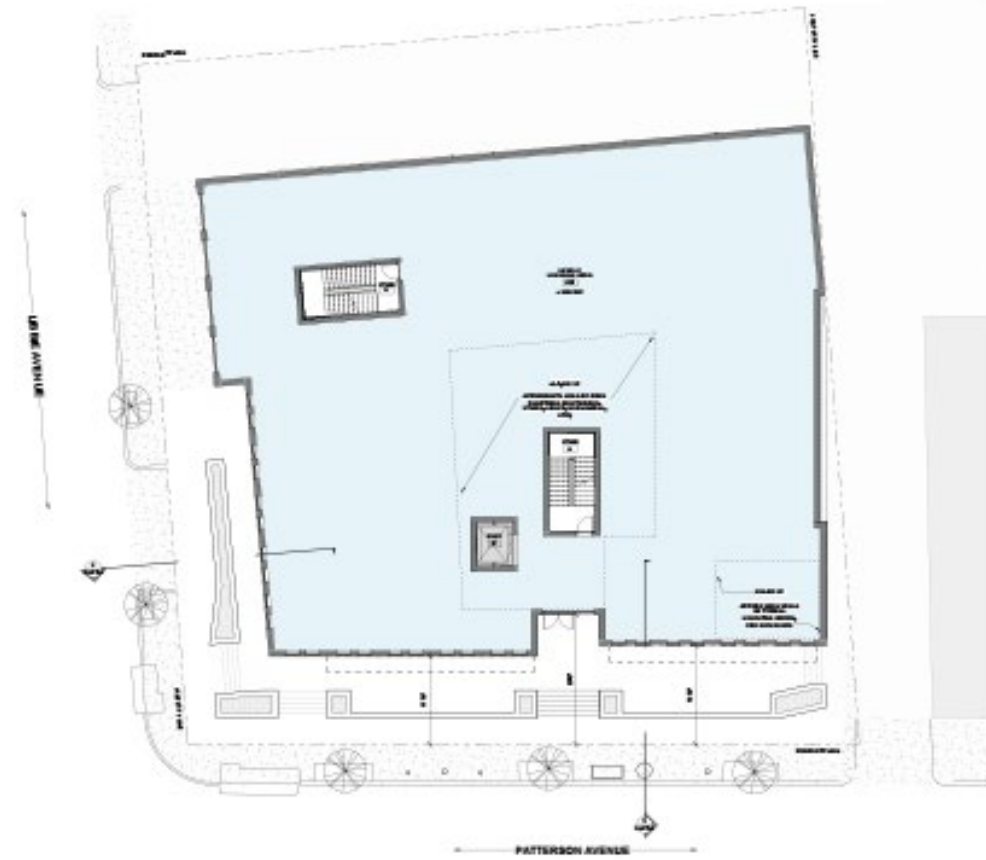
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PROPOSED - ARCHITECTURAL SITE PLAN

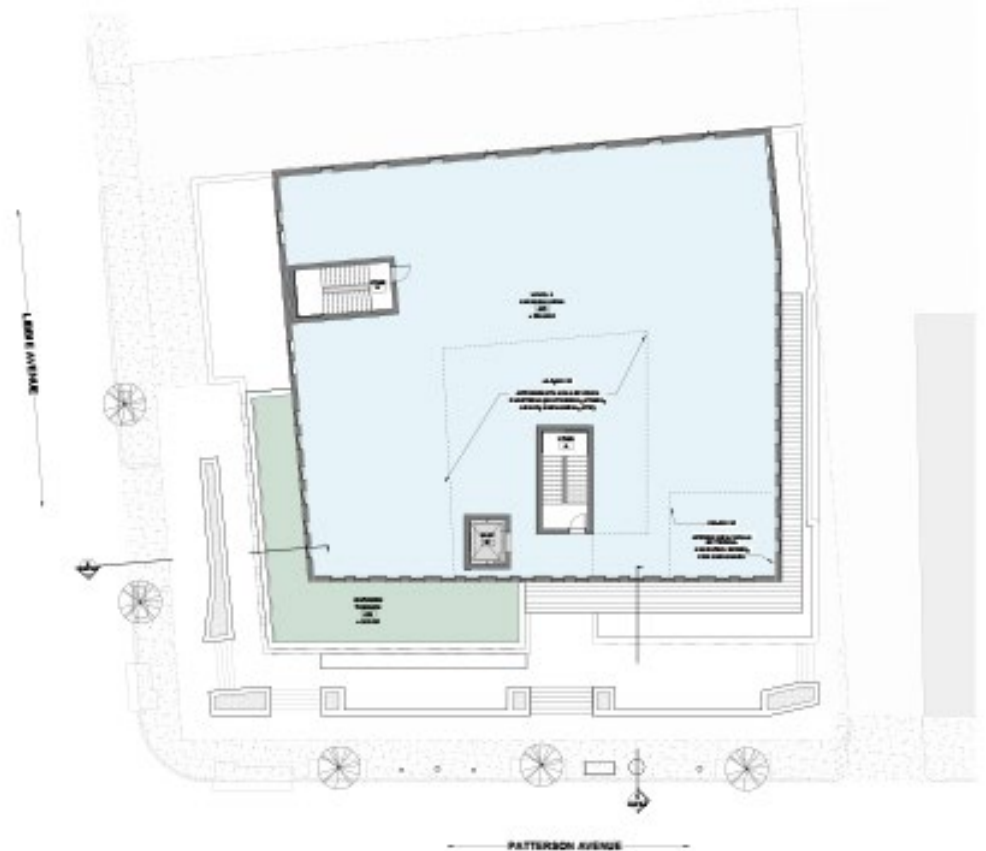
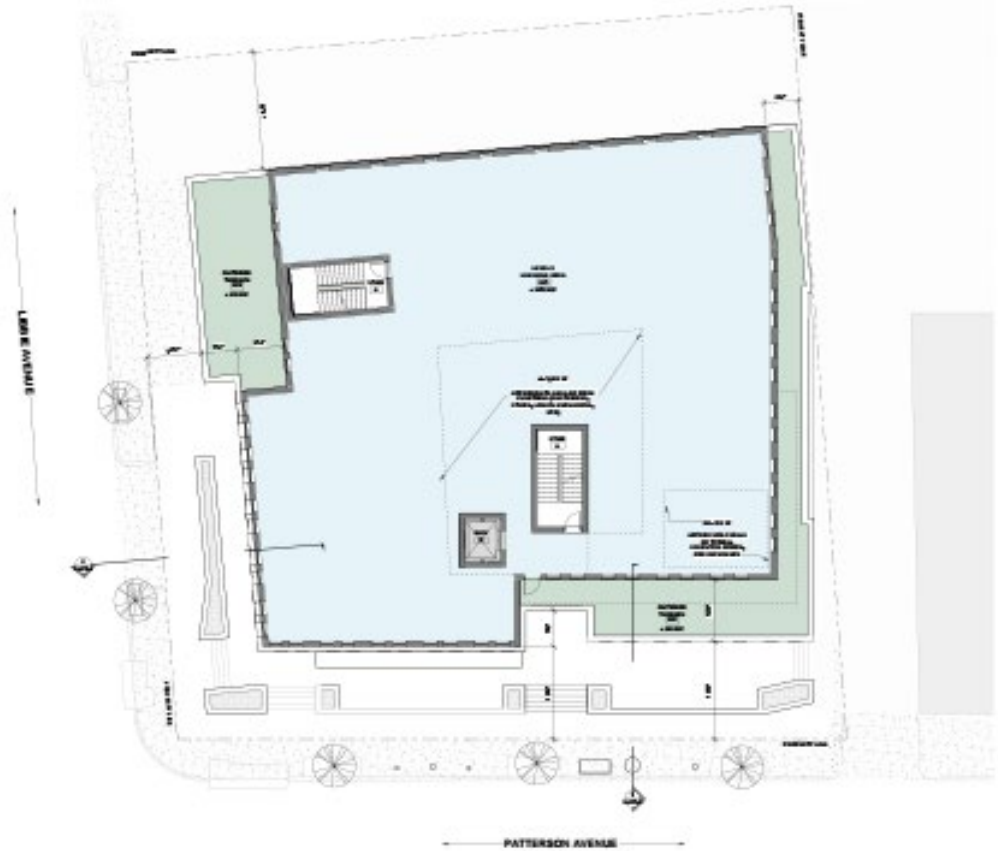
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PROPOSED - LEVEL 1 & 2 FLOOR PLANS

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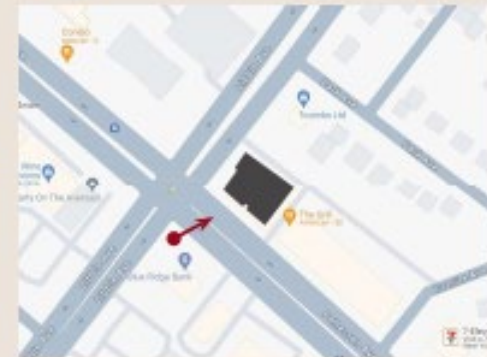
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PROPOSED - LEVEL 3 & 4 FLOOR PLANS

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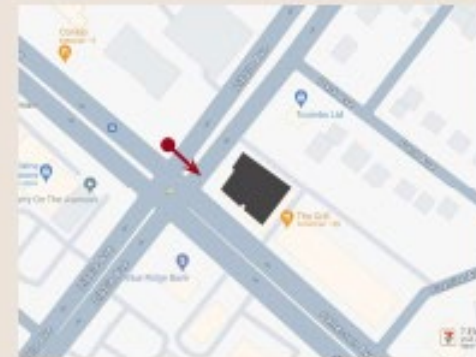
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CONCEPTUAL RENDERINGS - VIEW FROM LIBBIE AVE FACING EAST

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CONCEPTUAL RENDERINGS - ELEVATED PLAZA ON PATTERSON, FACING EAST

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CONCEPTUAL RENDERINGS - CORNER OF LIBBIE AVE AND PATTERSON AVE, FACING NORTH

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PROPOSED EXTERIOR MATERIAL DESCRIPTIONS :

FACADE PALATTE 'A'

- 1A. PREFINISHED METAL PARAPET 'A'
- 2A. FIELD BRICK 'A'
- 3A. PRECAST HEADER 'A'
- 4A. ACCENT BRICK 'A'
- 5A. ARCHITECTURAL CANOPY 'A'
- 6A. ARCHITECTURAL STOREFRONT SYSTEM 'A'
- 7A. ARCHITECTURAL WINDOW SYSTEM 'A'

FACADE PALATTE 'B'

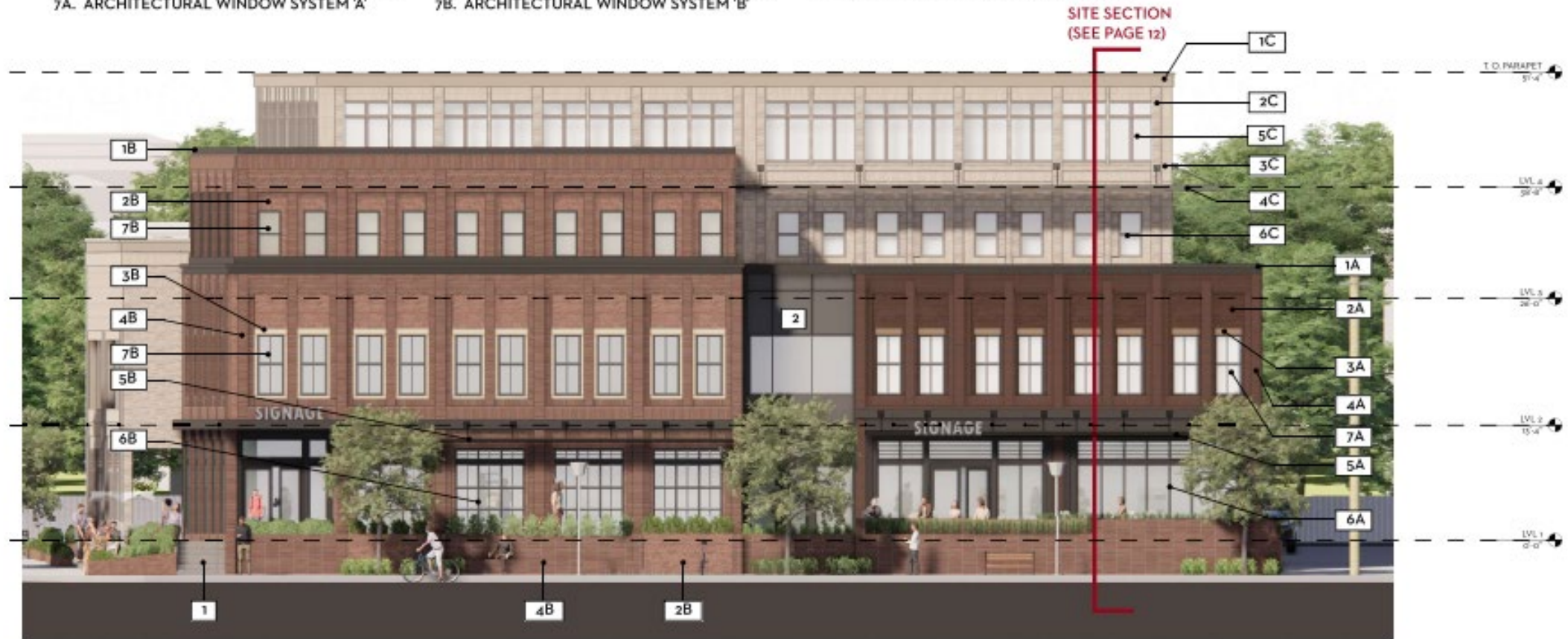
- 1B. PREFINISHED METAL PARAPET 'B'
- 2B. FIELD BRICK 'B'
- 3B. PRECAST HEADER 'B'
- 4B. ACCENT BRICK 'B'
- 5B. ARCHITECTURAL CANOPY 'B'
- 6B. ARCHITECTURAL STOREFRONT SYSTEM 'B'
- 7B. ARCHITECTURAL WINDOW SYSTEM 'B'

FACADE PALATTE 'C'

- 1C. PREFINISHED METAL PARAPET 'C'
- 2C. FIELD BRICK 'C'
- 3C. ACCENT BRICK 'C'
- 4C. ARCHITECTURAL CANOPY 'C'
- 5C. ARCHITECTURAL STOREFRONT SYSTEM 'C'
- 6C. ARCHITECTURAL WINDOW SYSTEM 'C'

ADDITIONAL

- 1. REFINISHED METAL CLADDING
- 2. NATURAL STONE PAVERS



PROPOSED EXTERIOR MATERIAL DESCRIPTIONS :

FACADE PALATTE 'A'

- 1A. PREFINISHED METAL PARAPET 'A'
- 2A. FIELD BRICK 'A'
- 3A. PRECAST HEADER 'A'
- 4A. ACCENT BRICK 'A'
- 5A. ARCHITECTURAL CANOPY 'A'
- 6A. ARCHITECTURAL STOREFRONT SYSTEM 'A'
- 7A. ARCHITECTURAL WINDOW SYSTEM 'A'

FACADE PALATTE 'B'

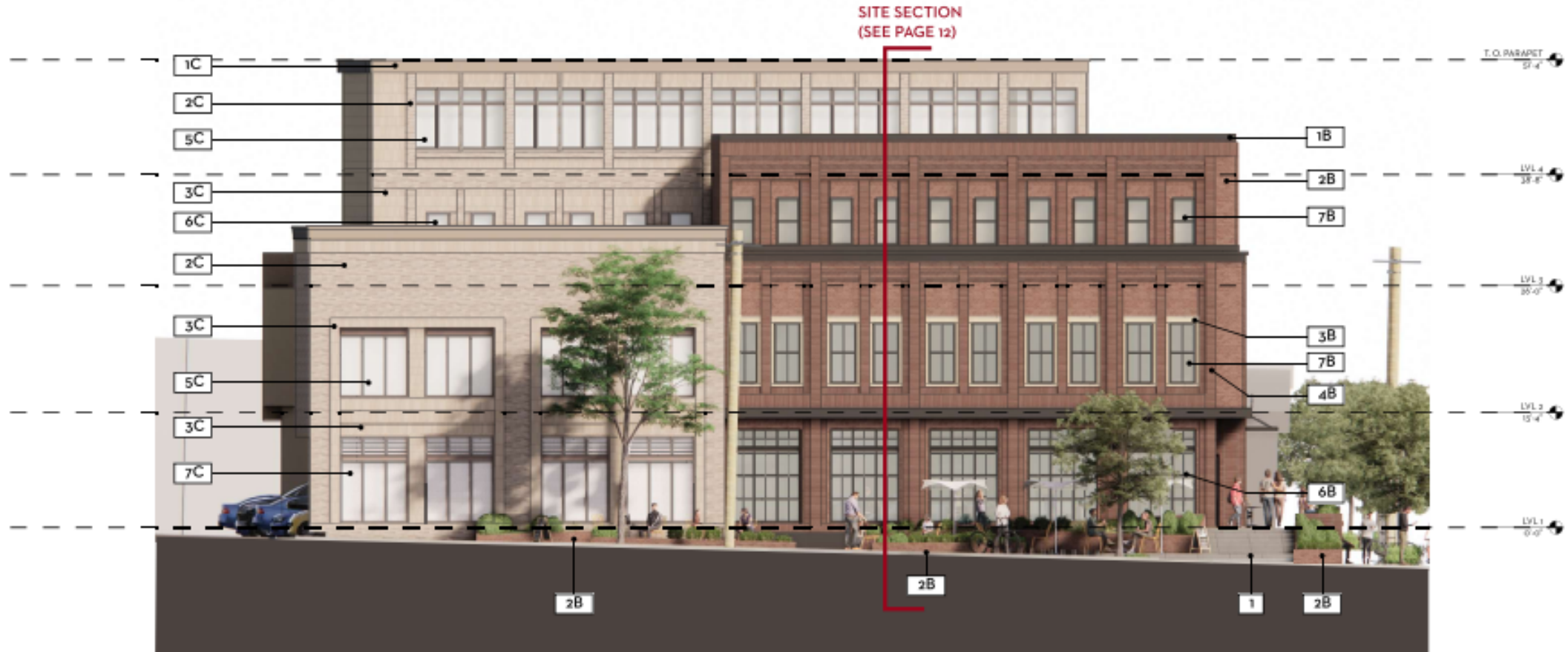
- 1B. PREFINISHED METAL PARAPET 'B'
- 2B. FIELD BRICK 'B'
- 3B. PRECAST HEADER 'B'
- 4B. ACCENT BRICK 'B'
- 5B. ARCHITECTURAL CANOPY 'B'
- 6B. ARCHITECTURAL STOREFRONT SYSTEM 'B'
- 7B. ARCHITECTURAL WINDOW SYSTEM 'B'

FACADE PALATTE 'C'

- 1C. PREFINISHED METAL PARAPET 'C'
- 2C. FIELD BRICK 'C'
- 3C. ACCENT BRICK 'C'
- 4C. ARCHITECTURAL CANOPY 'C'
- 5C. ARCHITECTURAL STOREFRONT SYSTEM 'C'
- 6C. ARCHITECTURAL WINDOW SYSTEM 'C'
- 7C. PERFORATED POWDER COATED DECORATIVE SCREEN

ADDITIONAL

- 1. PREFINISHED METAL CLADDING
- 2. NATURAL STONE PAVERS



CONCEPTUAL RENDERINGS - PRINCIPAL ELEVATION - LIBBIE AVENUE

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APPROXIMATE HEIGHTS & WIDTHS OF WESTHAMPTON SCHOOL AND MULTIFAMILY REDEVELOPMENT

APPROXIMATE HEIGHTS & WIDTHS OF EXISTING RETAIL

BUILDING MASS & SITE CONTEXT - PATTERSON AVE

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APPROXIMATE HEIGHTS & WIDTHS OF EXISTING RESIDENTIAL

± 65' - 0" APPROXIMATE CURB TO CURB WIDTH OF LIBBIE AVENUE

APPROXIMATE HEIGHTS & WIDTHS OF EXISTING RETAIL

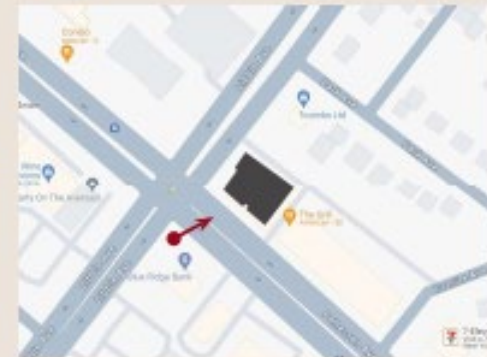
LIBBIE AVE ELEVATION



APPROXIMATE HEIGHTS & WIDTHS OF WESTHAMPTON SCHOOL AND MULTIFAMILY REDEVELOPMENT

± 65' - 0" APPROXIMATE CURB TO CURB

APPROXIMATE HEIGHTS & WIDTHS OF EXISTING RETAIL



CONCEPTUAL RENDERINGS - VIEW FROM PATTERSON AVENUE FACING NORTHEAST

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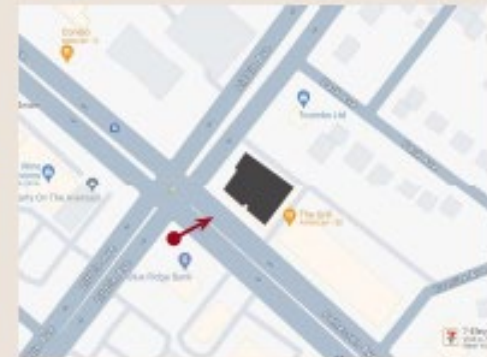




BUILDING NAME

SIGNAGE

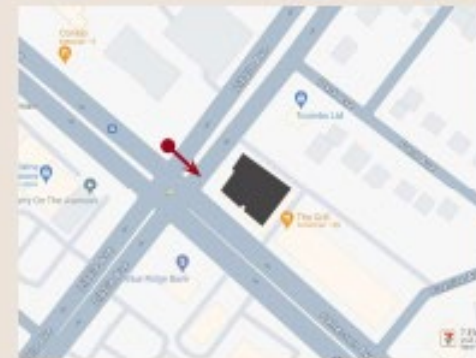
PIZZA NAME



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