

WE MAKE LIFE BETTER THROUGH DESIGN

BETTER DESIGN
BETTER LIVING™

03/01/2023

5TH AND MAIN - NPD COMMITTEE

KEM STUDIO
a design firm fusing architecture + industrial design

RIVERMARKET



CONTEXT - MAIN STREET



RM- PEDESTRIAN ENTRY

RM-MAIN STREET SOUTHEAST CORNER



RM-MAIN STREET ELEVATION

CONTEXT - ALLEY

RM-ALLEY

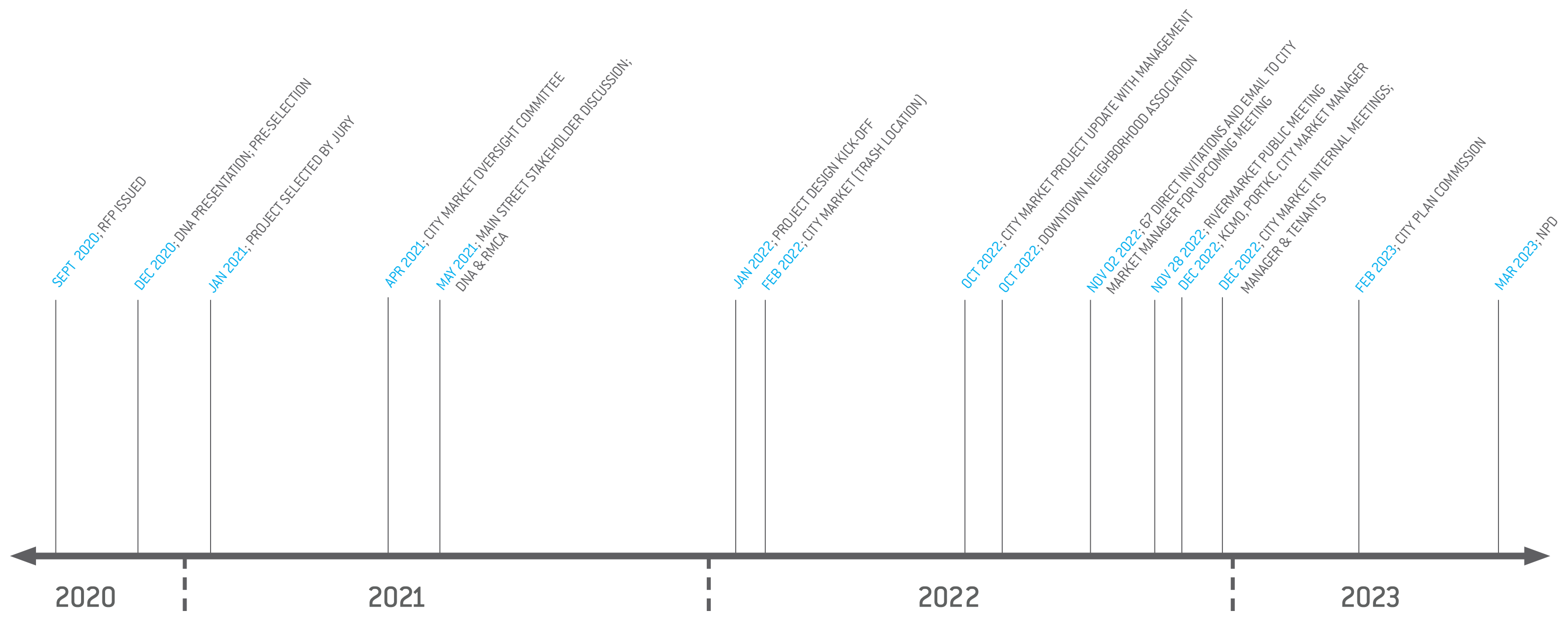


RM-ALLEY ELEVATION

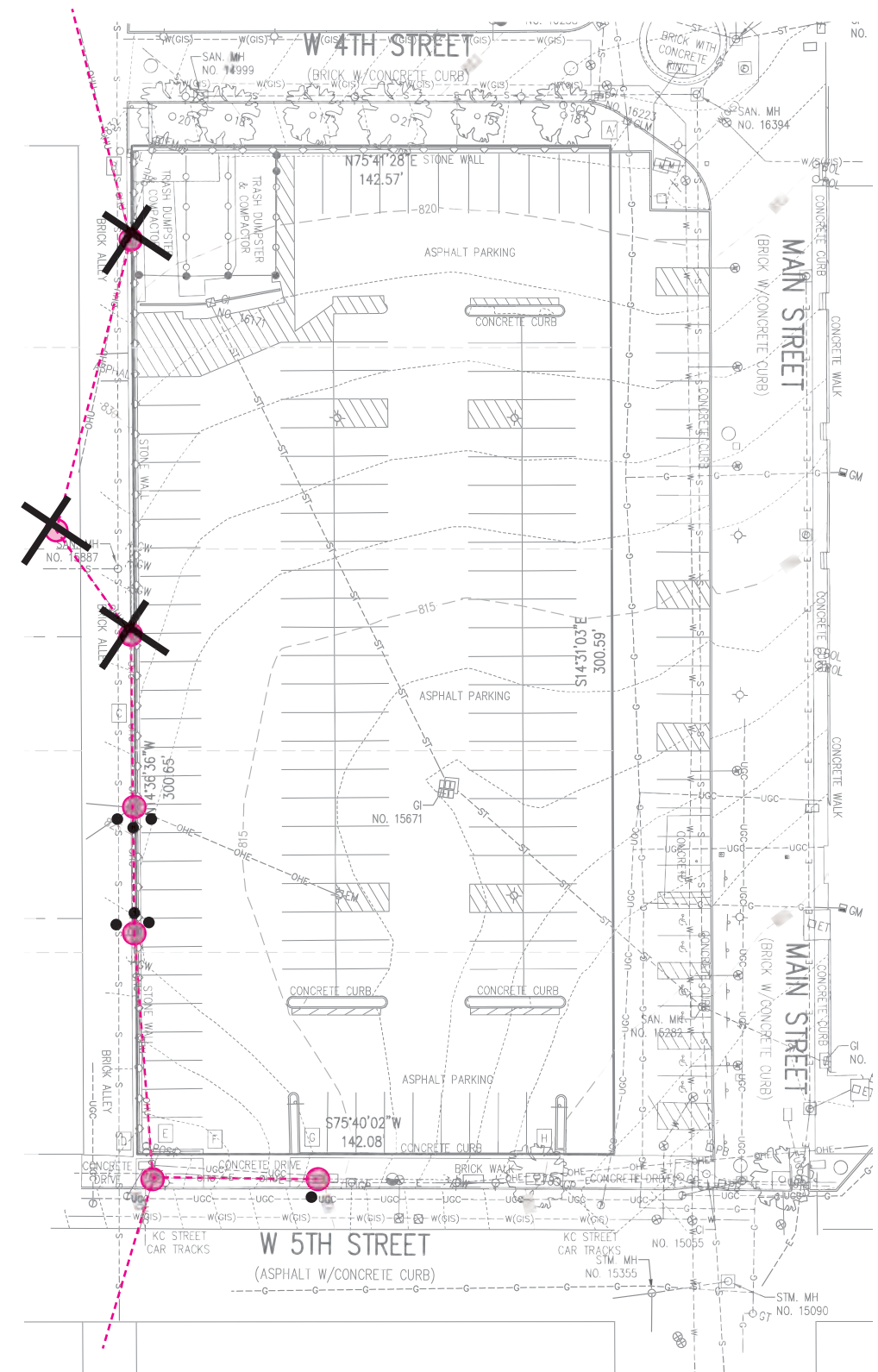


RM-ALLEY SOUTHWEST CORNER

ENGAGEMENT TIMELINE



POWER LINES REMOVAL



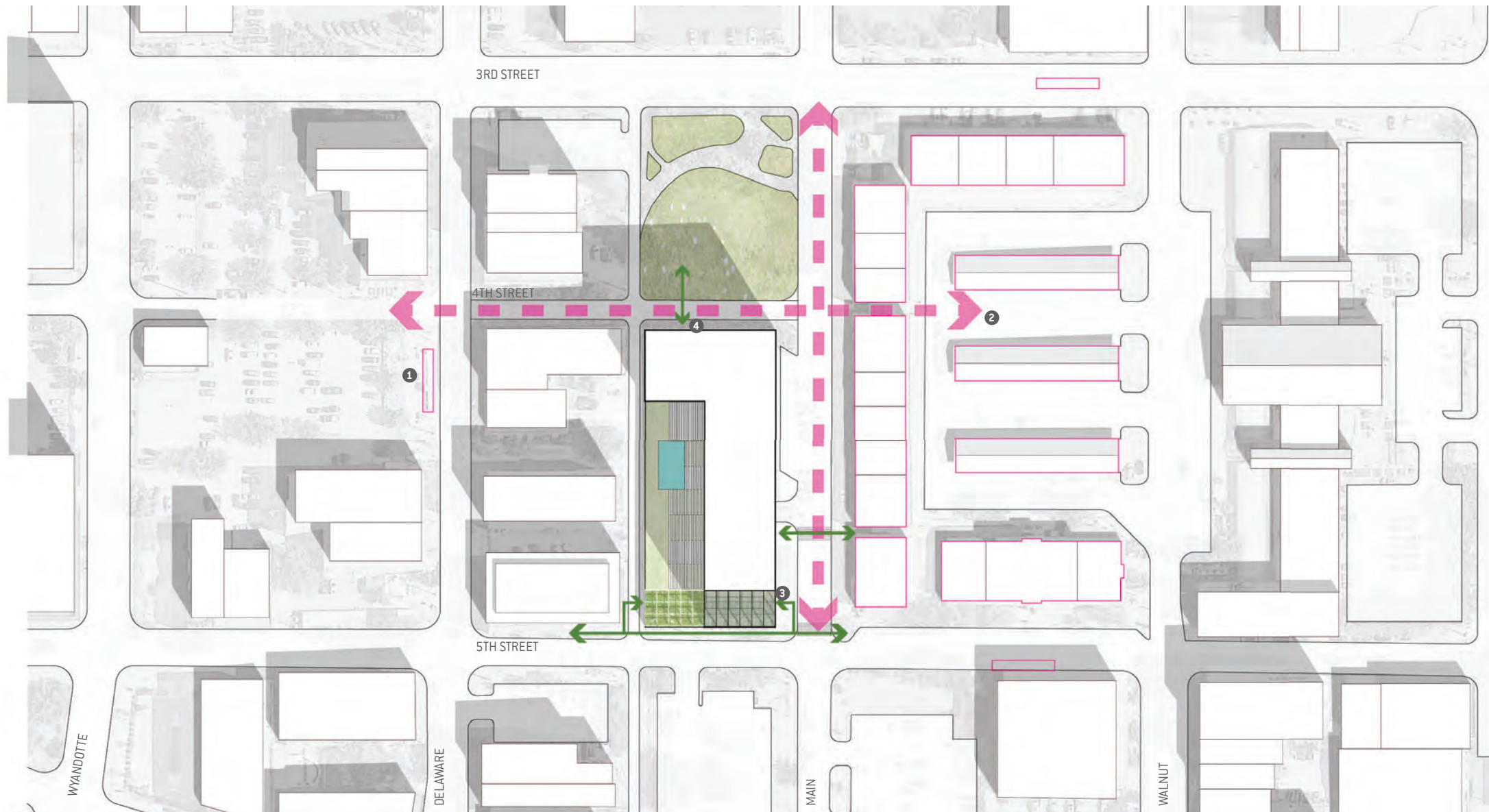
- EXISTING POLE
- X EXISTING POLE TO BE REMOVED
- EXISTING POLE MOUNT TRANSFORMER
- OVERHEAD LINE

SITE PLANNING: URBAN CONNECTIONS, LOADING, & DELIVERY

←--→ STRENGTHENING 4TH STREET PEDESTRIAN CONNECTION FROM ① STREETCAR STOP TO ② CITY MARKET






←--→ CREATE PEDESTRIAN SCALE MAIN STREET

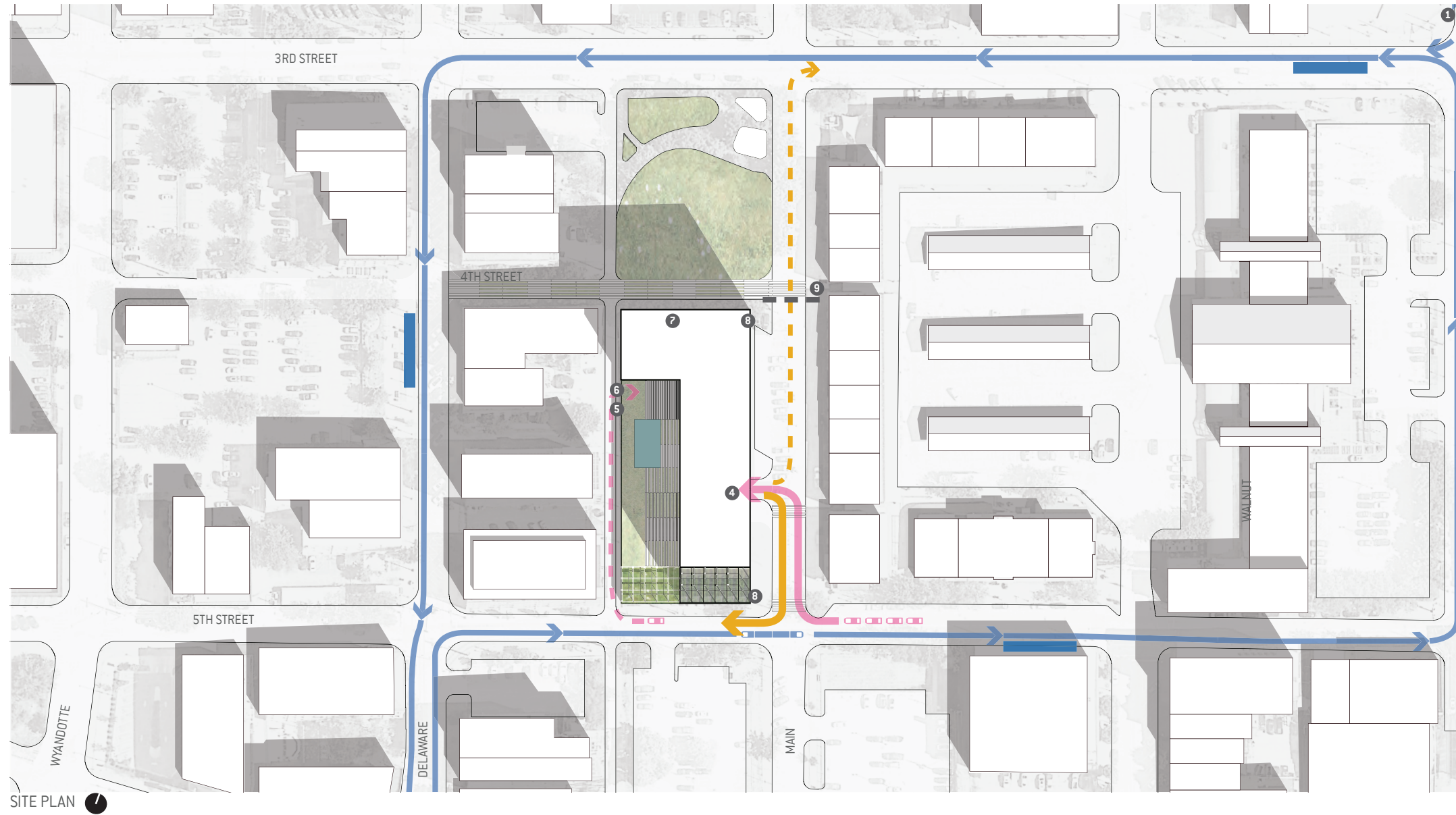
←→→→ CREATING GREEN PEDESTRIAN EXPERIENCES AT ③ PUBLIC AND ④ RESIDENTIAL ENTRY



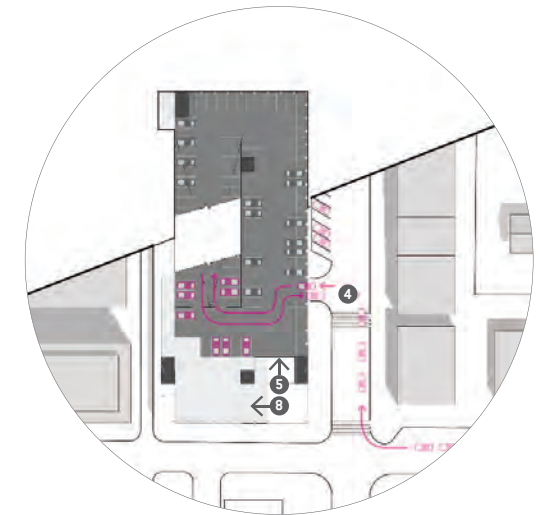
SITE PLAN

SITE PLANNING: NEIGHBORHOOD TRAFFIC, PARKING, AND CIRCULATION

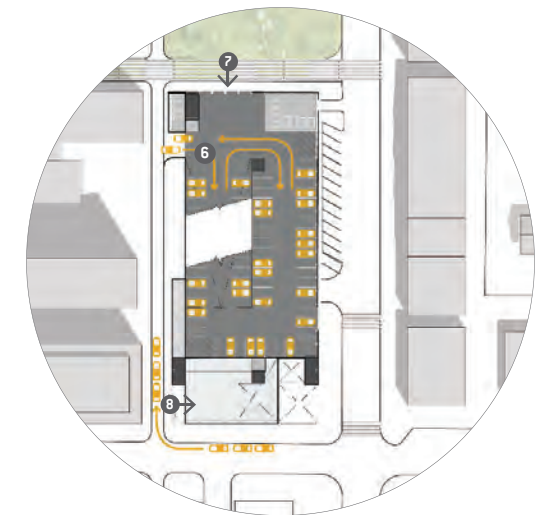
-  STREET CAR STOPS & LOOP + 1 FUTURE ROUTE TO RIVERFRONT
-  PRIMARY &  SECONDARY VEHICULAR ENTRY, PREVENTING STACKING AT STREETCAR PATH
-  PRIMARY &  SECONDARY VEHICULAR EXITS REDUCING STREETCAR CONFLICTS



- 4 PUBLIC PARKING CAR ENTRY
- 5 DELIVERY AND LOADING
- 6 RES PARKING CAR ENTRY
- 7 RESIDENTIAL PEDESTRIAN ENTRY
- 8 RETAIL PEDETRAIN ENTRY
- 9 ONE WAY NORTH BOUND



MAIN STREET PARKING
ENLARGED GROUND LEVEL (5TH STREET ELEVATION)



ALLEY PARKING (RES ONLY)
ENLARGED GROUND LEVEL (ALLEY ELEVATION)

SITE PLAN

- 1 CITY HARVEST DEVELOPMENT (TOWER)
- 2 AMENITY COURTYARD
- 3 MAIN STREET
- 4 SERVICE ALLEY
- 5 PEDESTRIAN ENTRY
- 6 GARAGE ENTRY
- 7 LOADING
- COMMERCIAL
- STREETCAR STOP
- 350' RADIUS FROM TRANSIT STOP
- POTENTIAL CITY MARKET TRASH LOCATION

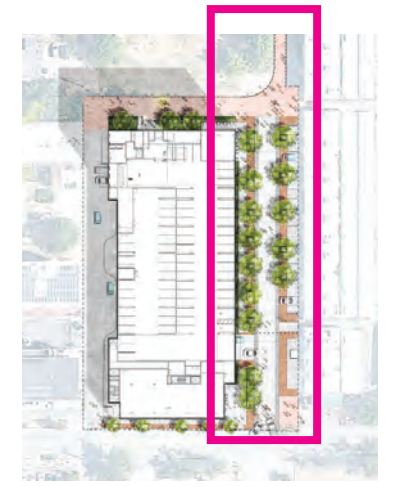
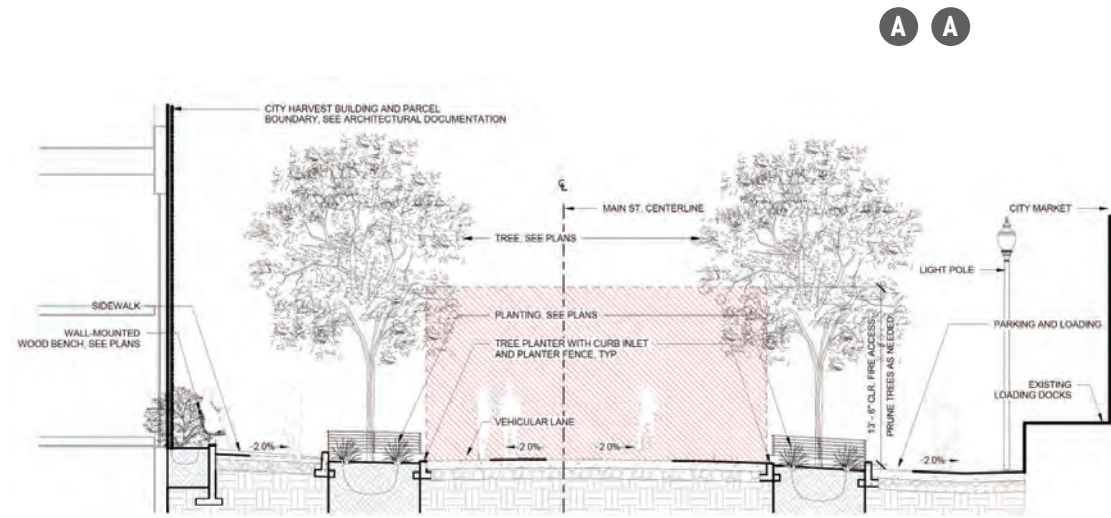
PARKING DISTRIBUTION

GARAGE:	
RESIDENTIAL	238 (.79/UNIT)
PUBLIC	41
TOTAL	279
MAIN ST ROW:	
PUBLIC	28 + 2 LOADING ZONES
TOTAL PARKING CREATED	307
TOTAL PUBLIC PARKING	69

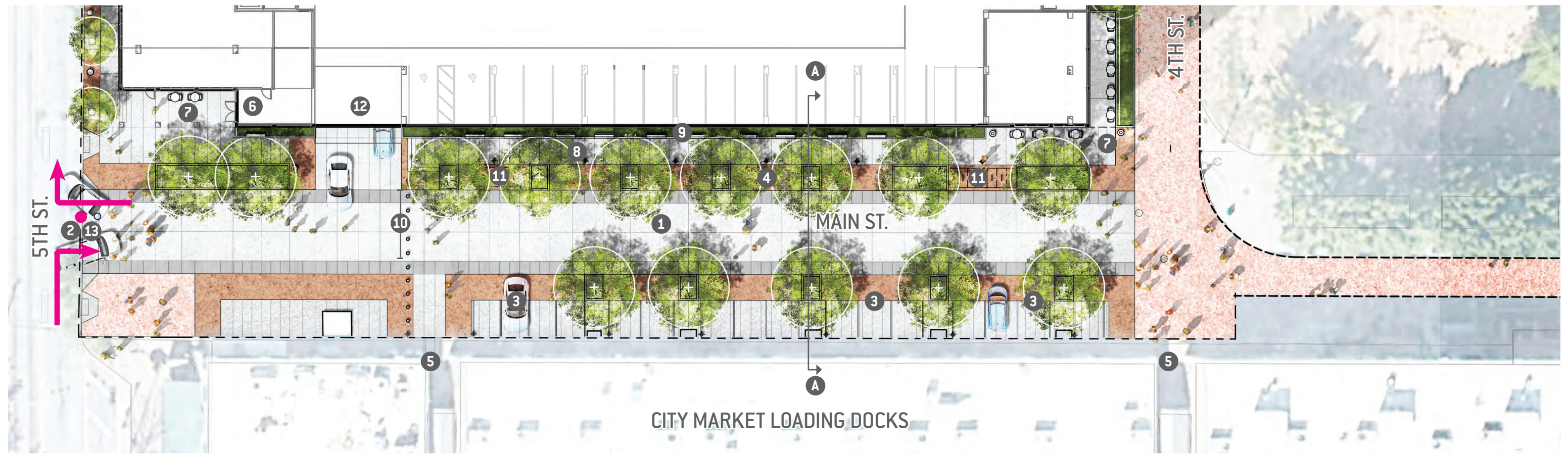


SITE PLAN MAIN STREET

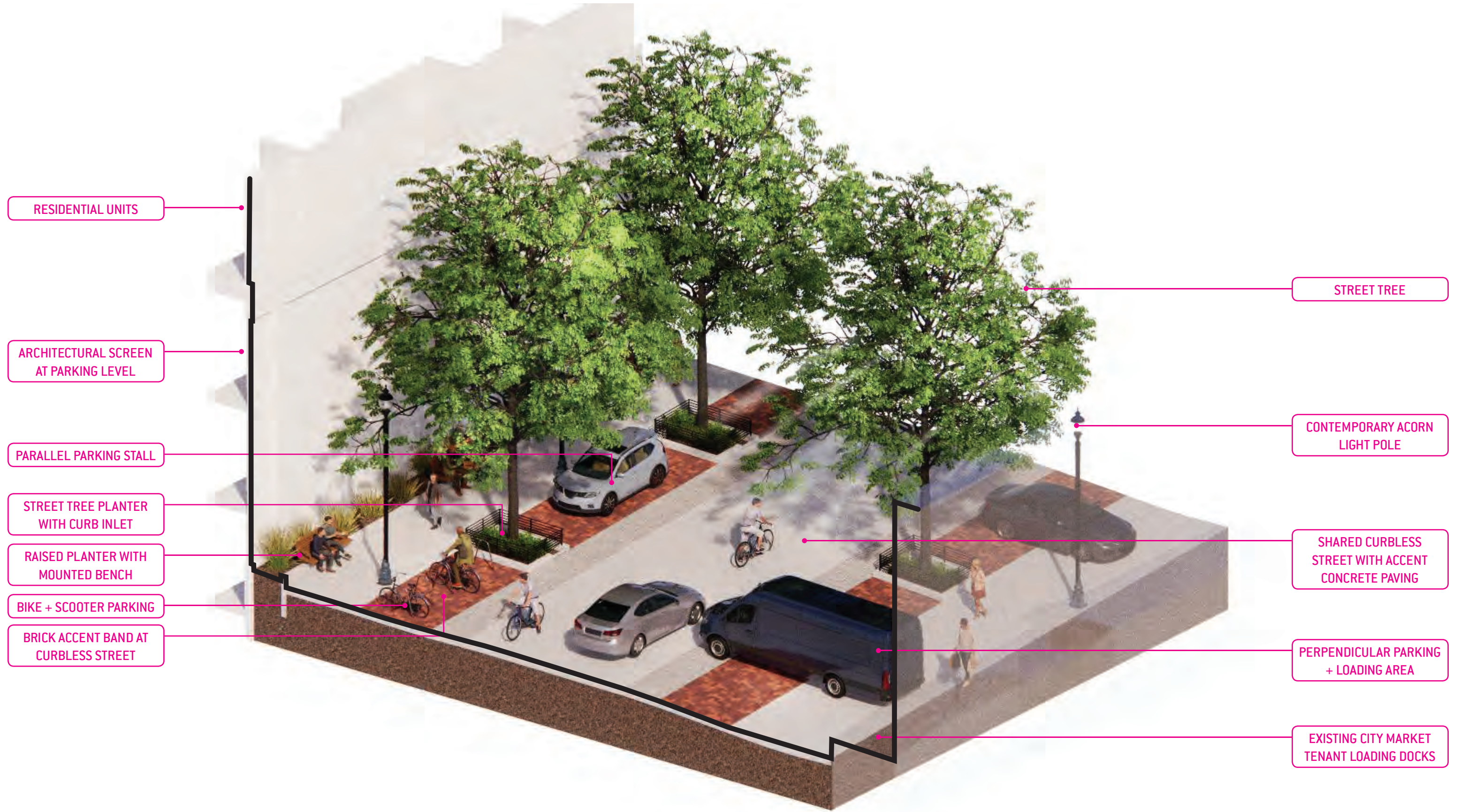
- 1 MAIN ST. SHARED STREET (ONE-WAY BEYOND 4TH)
- 2 RIGHT-IN RIGHT-OUT STREET ENTRY
- 3 90-DEGREE PARKING / LOADING ZONE (24 STALLS W/ ADA)
- 4 PARALLEL PARKING (4 STALLS)
- 5 CITY MARKET ENTRANCE
- 6 RESIDENTIAL ENTRY
- 7 RETAIL PLAZA
- 8 DEDICATED SIDEWALK
- 9 FACADE ACTIVATION: PLANTER, SEATING
- 10 REMOVABLE BOLLARD FOR PEDESTRIAN FAIR
- 11 MICROMOBILITY STATION (13 EA)
- 12 GARAGE ENTRY
- 13 EXISTING STREET CAR POLE & DRAIN INLET



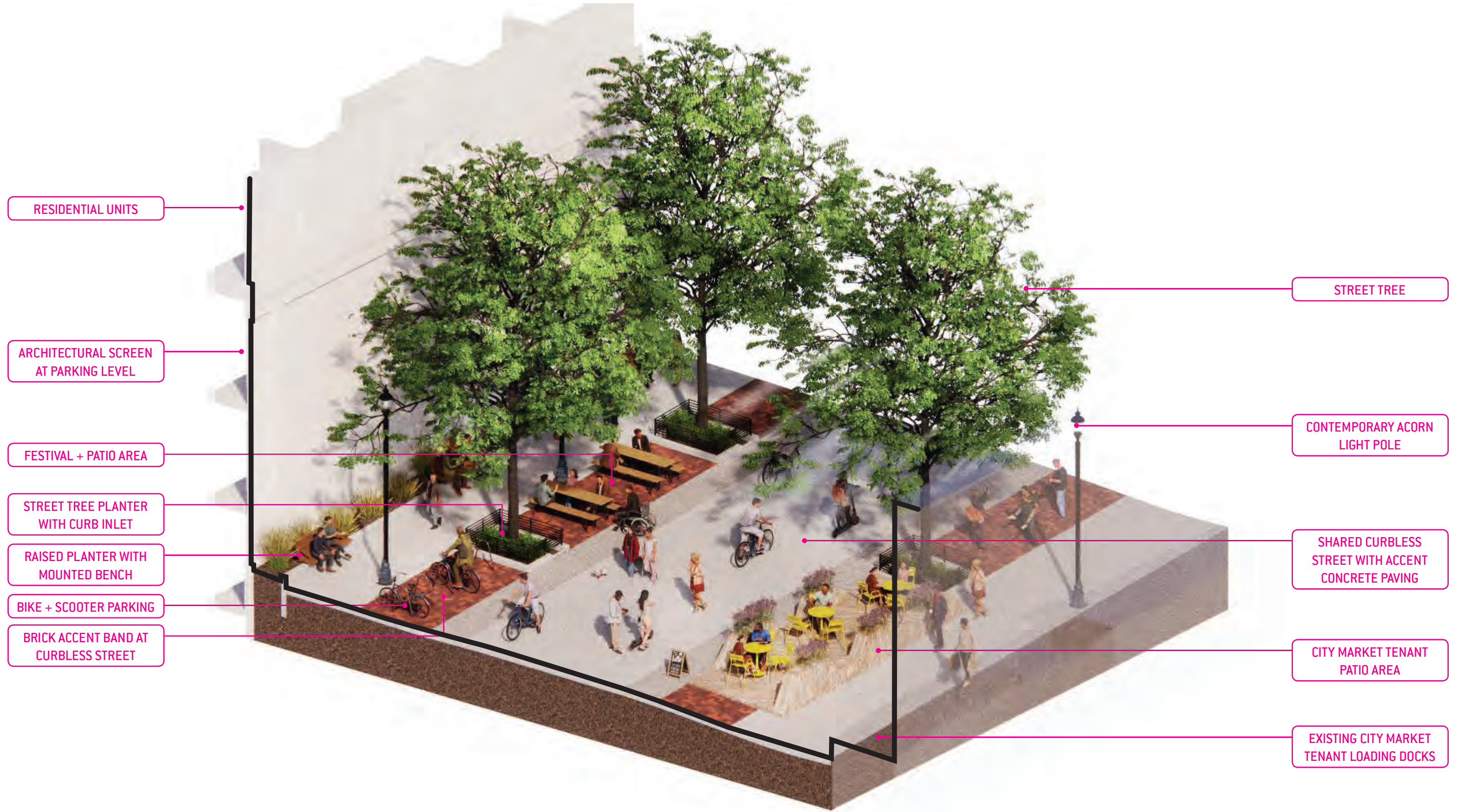
KEY PLAN - NTS



MAIN STREET TENANT LOADING



MAIN STREET PROMENADE



RESIDENTIAL UNITS

ARCHITECTURAL SCREEN
AT PARKING LEVEL

FESTIVAL + PATIO AREA

STREET TREE PLANTER
WITH CURB INLET

RAISED PLANTER WITH
MOUNTED BENCH

BIKE + SCOOTER PARKING

BRICK ACCENT BAND AT
CURBLESS STREET

STREET TREE

CONTEMPORARY ACORN
LIGHT POLE

SHARED CURBLESS
STREET WITH ACCENT
CONCRETE PAVING

CITY MARKET TENANT
PATIO AREA

EXISTING CITY MARKET
TENANT LOADING DOCKS

SITE PLAN AMENITY COURTYARD

*schematic design scheme shown for illustrative purposes

- 1 POOL DECK
- 2 POOL W/ BUBBLER SHELF AND SEAT LEDGE
- 3 OUTDOOR KITCHEN (2 GRILLS)
- 4 PET ACTIVITY LAWN (SYN. TURF)



KEY PLAN - NTS



EXTERIOR MATERIALS AND SYSTEMS

EXPRESSED GRID - METAL PANEL
WARM GREY - (TUBELITE OR SIMILAR)



WINDOW WALL SYSTEM
INTEGRATED OPERABLE WINDOWS / DOORS



EXTERIOR METAL PANEL INFILL
TERRACOTTA - MORIN PULSE SERIES



TOWER

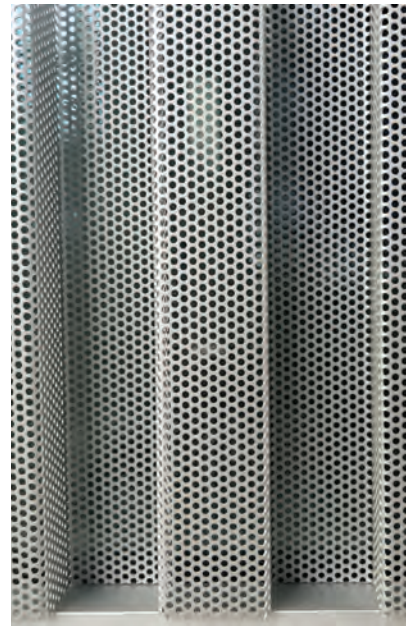
PODIUM



ARCHITECTURAL C.I.P CONCRETE
WARM GREY



STOREFRONT
GLAZED INFILL 10' - 15' TALL



GARAGE SCREENING - CORRUGATED METAL PERF PANEL
MORIN MX 1.0 PERF

RENDERINGS - PERSPECTIVE LOOKING NORTHWEST



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RENDERINGS - BIRDSEYE LOOKING NORTHEAST

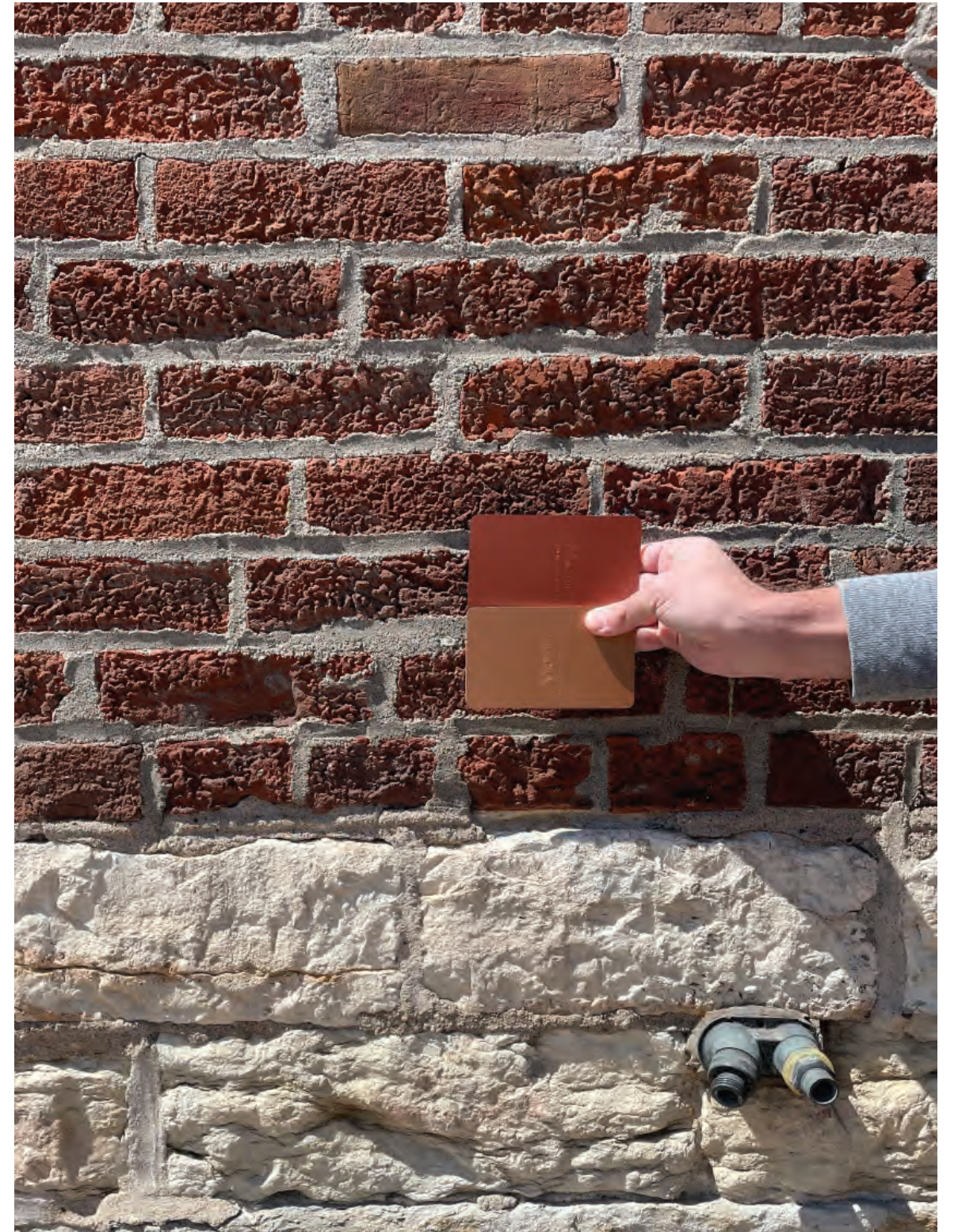


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RENDERINGS - PERSPECTIVE LOOKING SOUTH



MATERIAL STUDIES

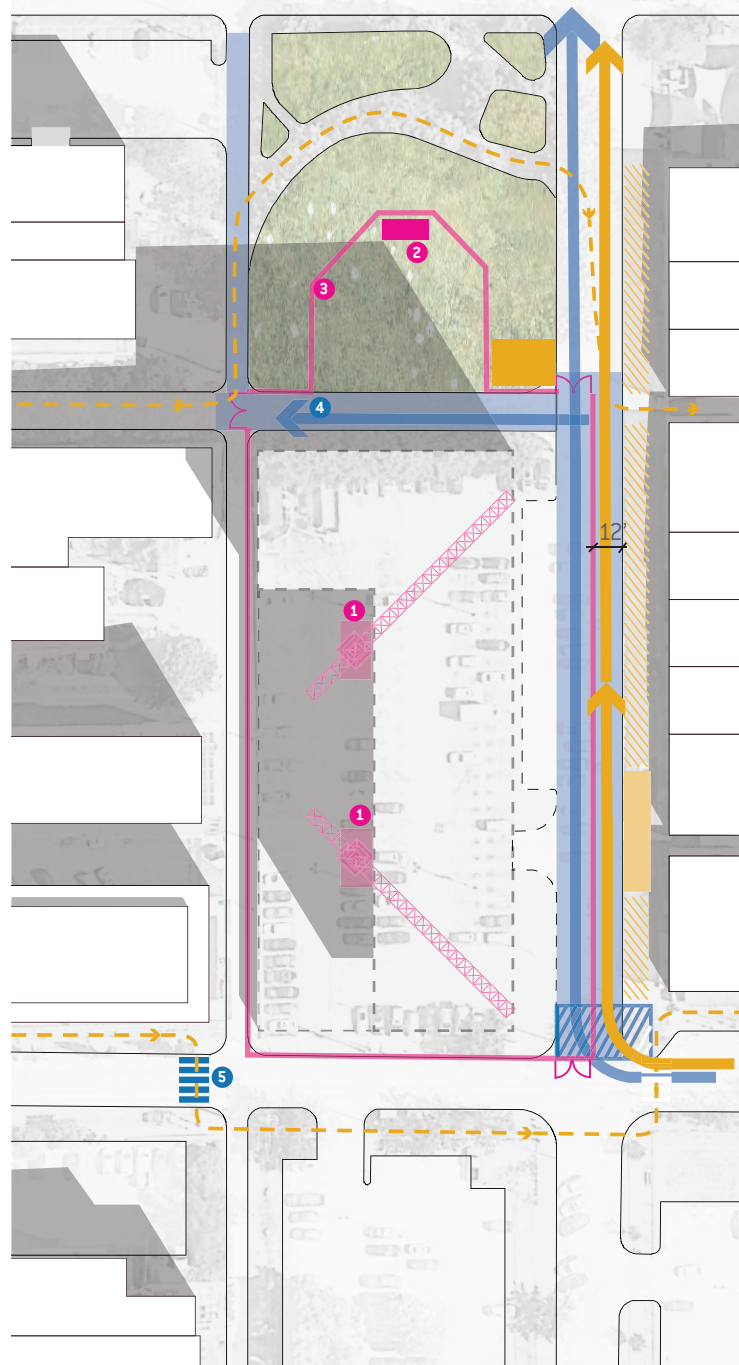


PANEL COLOR SELECTION

CONSTRUCTION

STAGING: THE DEVELOPMENT TEAM PROPOSES A PLAN THAT STRATEGICALLY:

- A. LOCATES APPROPRIATE **JOB SITE EXTENTS, BARRIERS, AND OPERATIONS** TO PROVIDE SECURITY AND SAFETY.
- B. REDUCES THE **IMPACT OF CONSTRUCTION TRAFFIC** ON CITY STREET IMPROVEMENTS AND LOCAL TRAFFIC.
- C. LIMITS DISRUPTION TO THE **ONGOING OPERATION OF TENANTS** AT THE CITY MARKET THROUGH COOPERATION WITH STAKEHOLDERS.



- SECURE SITE FENCE
- M ACCESS GATE
- 1 TOWER CRANE
- 2 CONSTRUCTION FIELD OFFICE
- 3 SITE FENCE OUTSIDE DRIPLINE OF RIVER MARKET PARK TREES
- 4 AFFECTED STREET LIGHTS, TREES, OR OTHER EXISTING IMPROVEMENTS TO BE REPLACED AS PART OF A COMPREHENSIVE LANDSCAPE PLAN
- ← CONSTRUCTION TRAFFIC (1 WAY)
- TEMPORARY EXPANDED CURB CUT FOR MACHINERY ACCESS
- 5 TEMPORARY CROSSWALK DURING 5TH STREET NORTH SIDEWALK CLOSURE
- ← TENANT DELIVERY & TRASH PICK-UP TRAFFIC (1 WAY, 12' MIN WIDTH)
- DEDICATED TENANT LOADING
- ← ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION
- TEMPORARY CITY MARKET TRASH/RECYCLING LOCATION

SITE PLAN

TREE PROTECTION: PRESERVATION AND PROTECTION OF TREE CANOPY:

- APPROX. BUILDING FOOTPRINT
- TREE PROTECTION FENCING
- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMOVE
- EXISTING TREES BEYOND SURVEY
- CONSTRUCTION STAGING AREA (ADHERE TO TREE PROTECTION SPECIFICATIONS)



CONSTRUCTION PARKING

- 1 PROJECT SITE; CONSTRUCTION PERSONNEL TO PARK AFTER PODIUM CONSTRUCTION
- 2 3RD AND OAK; LEASED FOR CONSTRUCTION PERSONNEL
- 3 5TH AND MAIN - SOUTH; CITY CONTROLLED LOT, NEGOTIATIONS ONGOING
- 4 3Y; CITY OWNED GARAGE, PRIVATELY CONTROLLED, NEGOTIATIONS ONGOING



THANK YOU!



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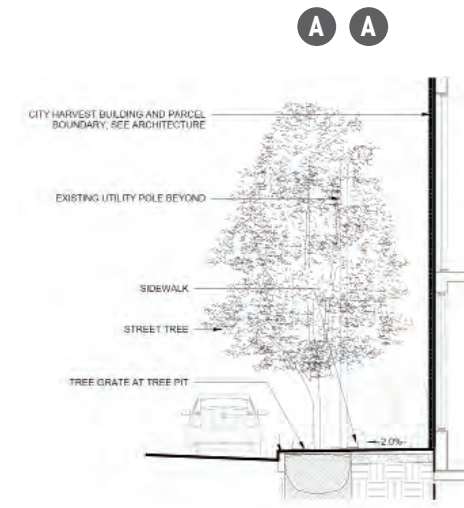
APPENDIX



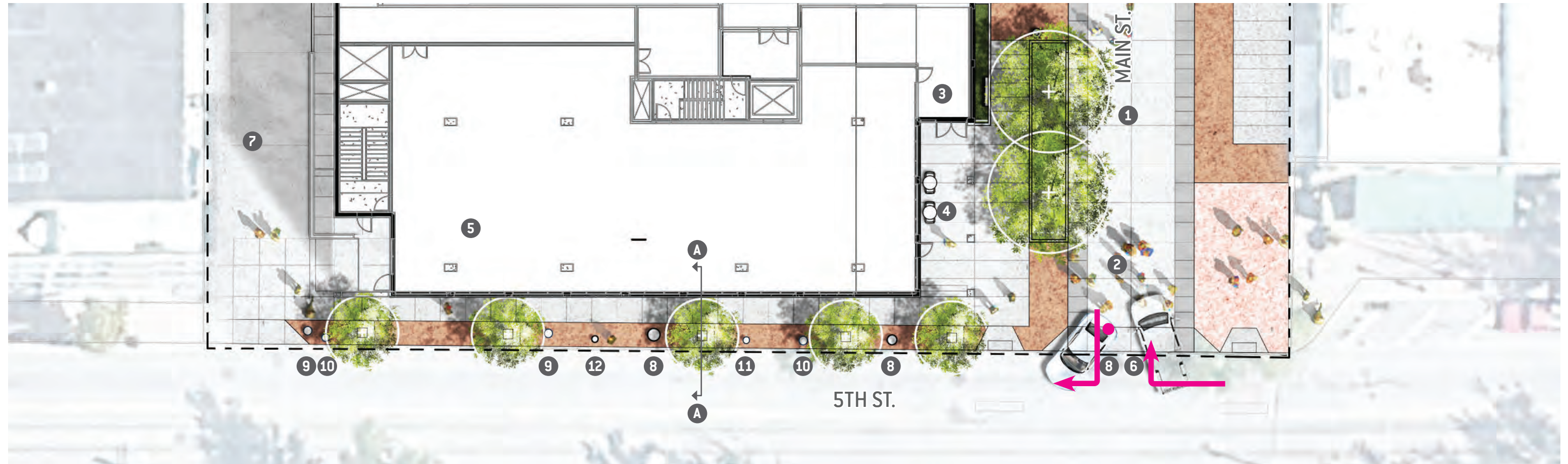
SITE PLAN 5TH STREET

- 1 MAIN ST. SHARED STREET (ONE OR TWO-WAY)
- 2 RIGHT-IN RIGHT-OUT STREET ENTRY
- 3 RESIDENTIAL ENTRY
- 4 RETAIL PLAZA
- 5 AMENITY COURTYARD (ABOVE)
- 6 EXISTING DRAIN INLET
- 7 ALLEY ACCESS FOR SERVICE & RES. LOADING

- 8 STREETCAR POLE
- 9 ELECTRICAL POLE
- 10 STREET LAMP
- 11 FIRE HYDRANT
- 12 TELECOM VAULT



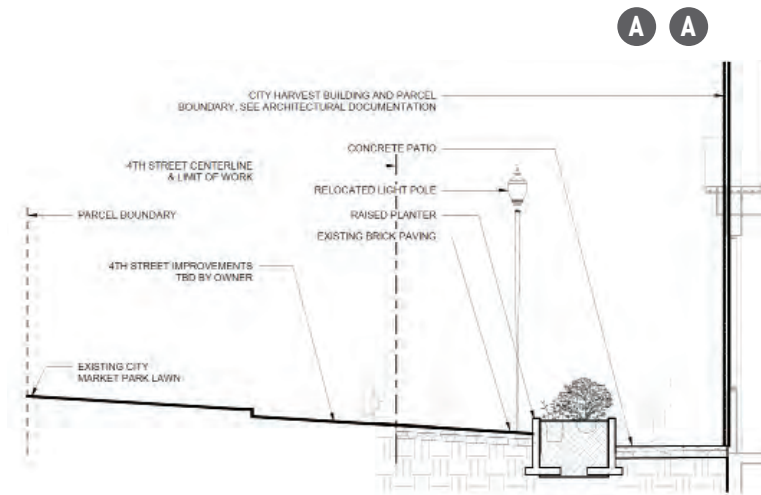
KEY PLAN - NTS



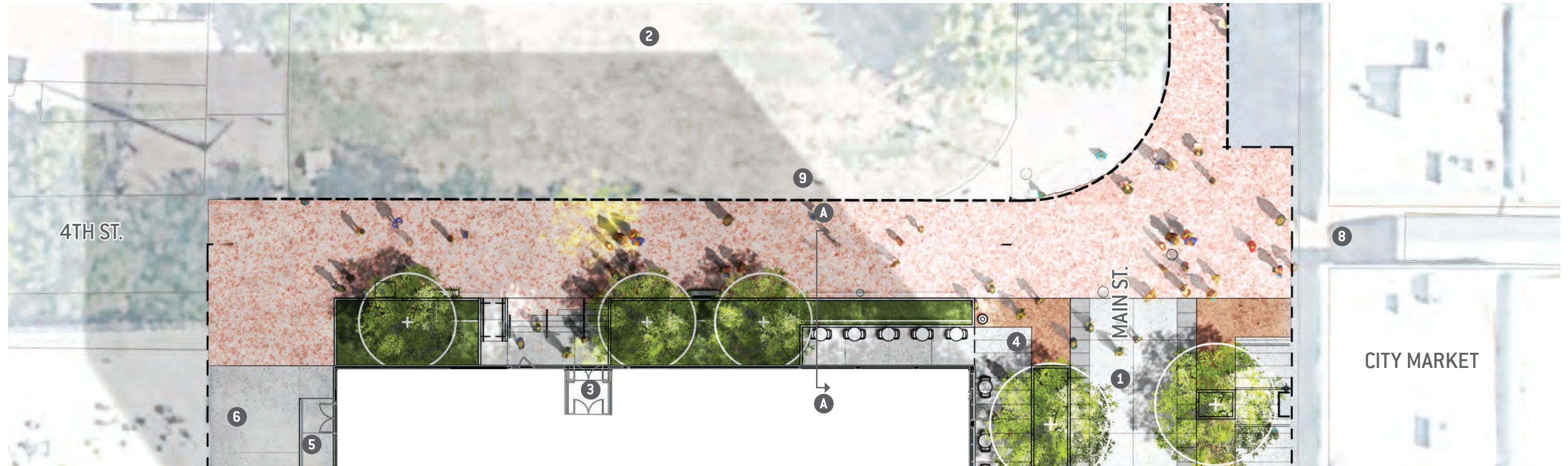
SITE PLAN 4TH STREET

- 1 MAIN ST. SHARED STREET (ONE OR TWO-WAY)
- 2 CITY MARKET PARK
- 3 RESIDENTIAL ENTRY
- 4 RETAIL PLAZA
- 5 TRASH ROOM ACCESS
- 6 ALLEY ACCESS FOR SERVICE & RES. LOADING

- 8 CITY MARKET ENTRANCE
- 9 EXISTING PARK LAWN



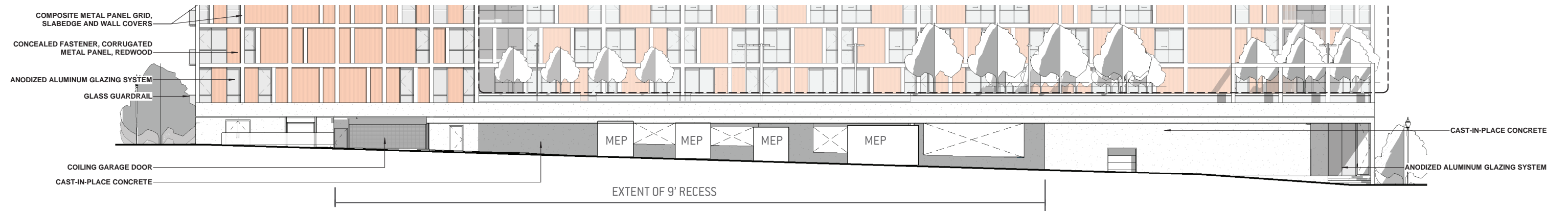
KEY PLAN - NTS



MATERIAL STUDY

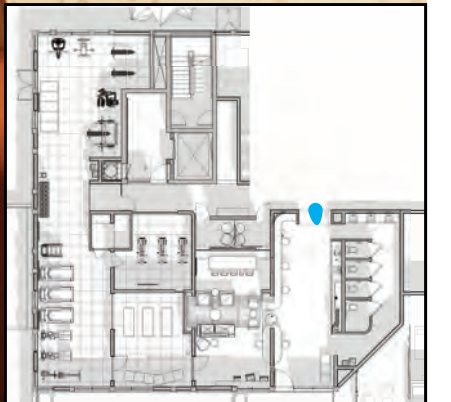


NORTH ELEVATION (4TH ST)



WEST ELEVATION (ALLEY)

LEVEL 3 LOUNGE / COFFEE



LEVEL 3 LOUNGE / COFFEE



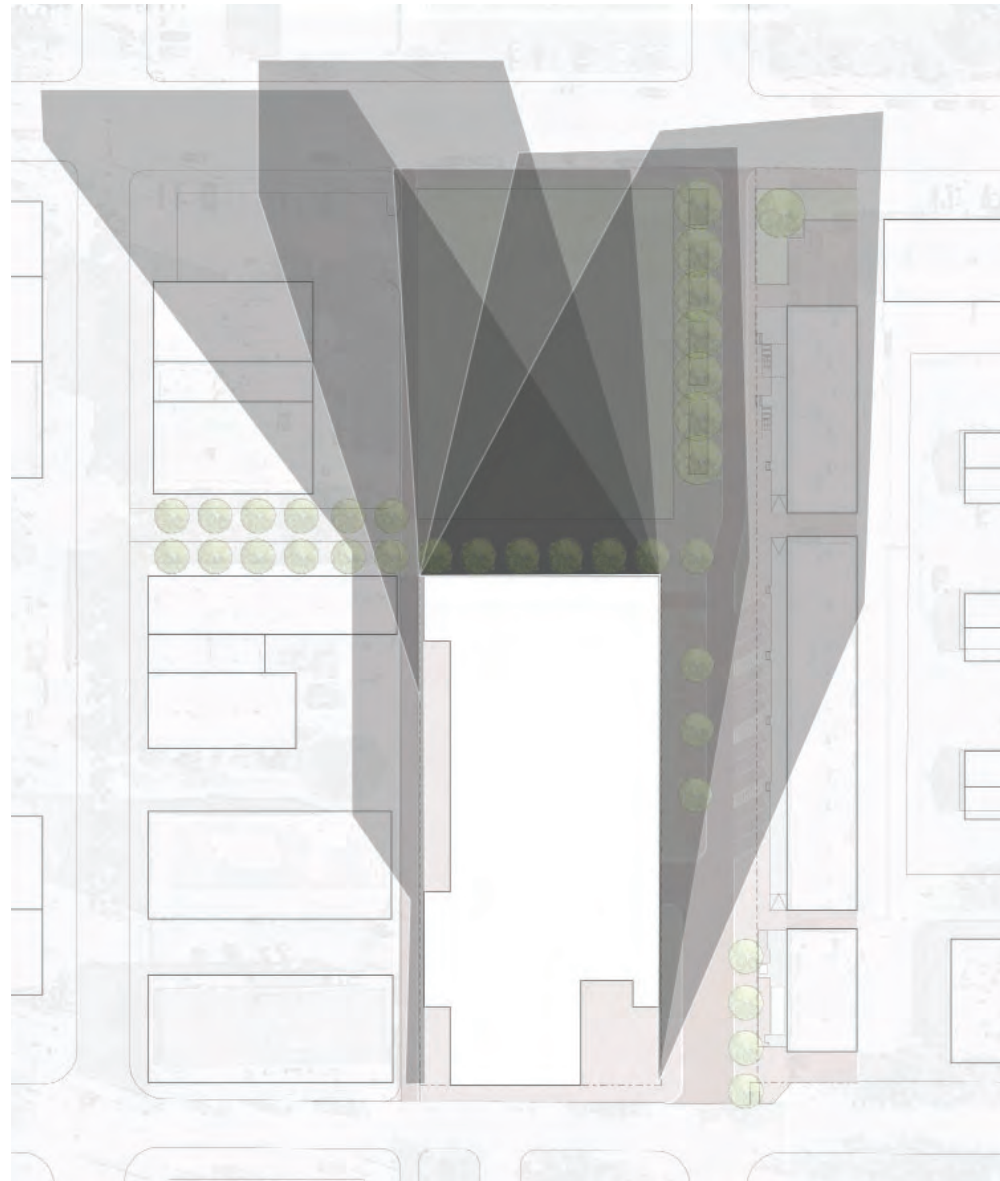
LEVEL 3 LOUNGE



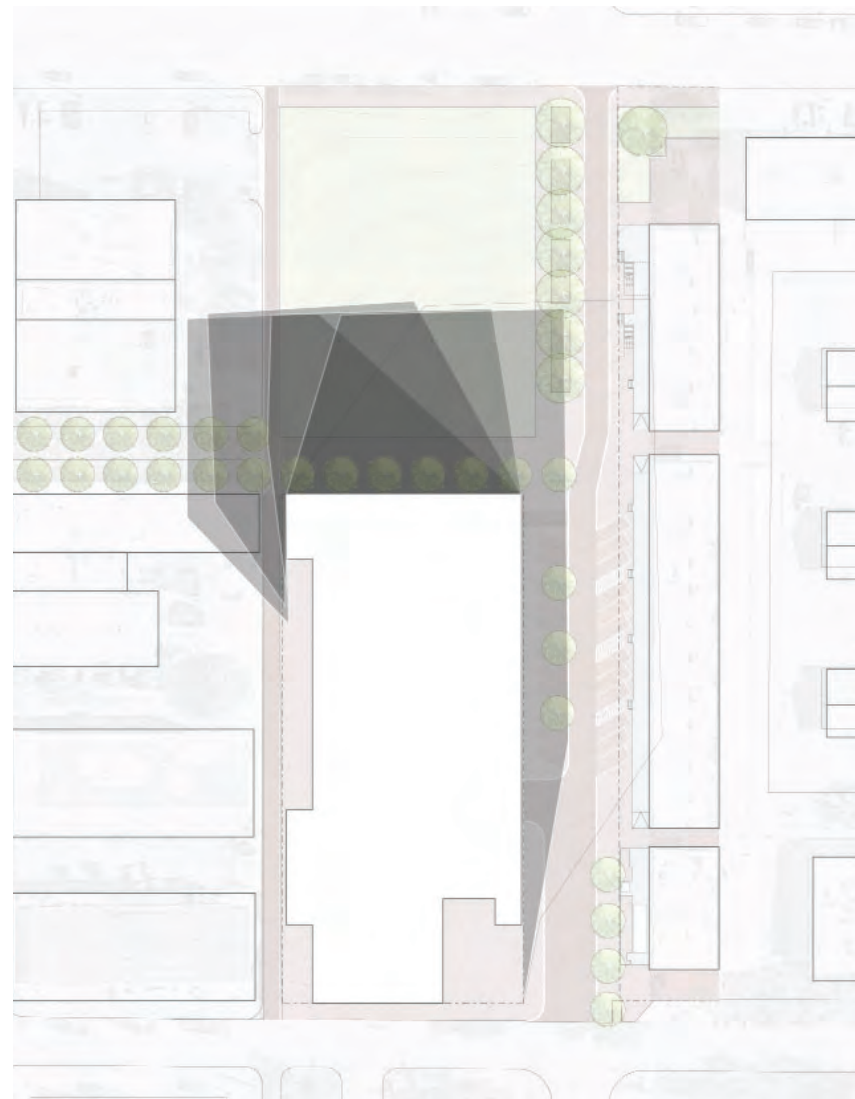
LEVEL 3 LOUNGE / COFFEE



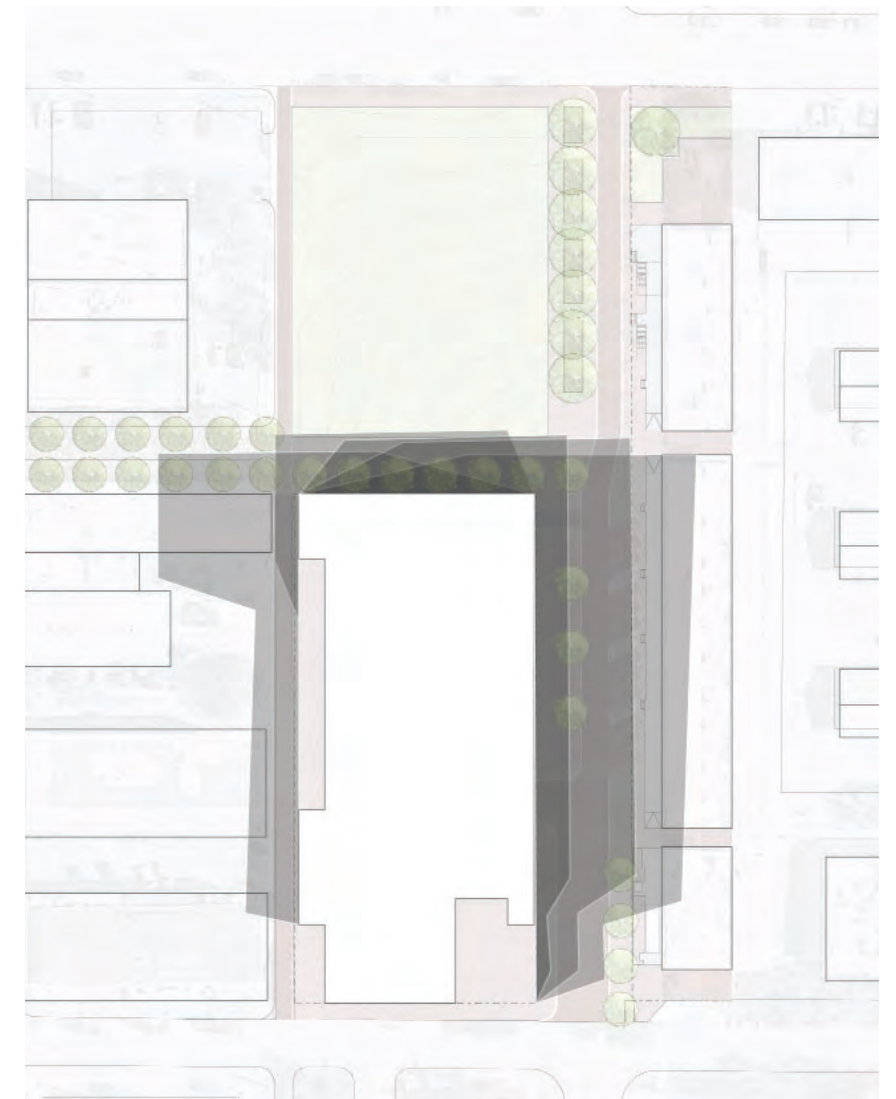
SHADE STUDY



WINTER SOLSTICE (12/21)



EQUINOX (9/21 & 3/21)



SUMMER SOLSTICE (6/21)