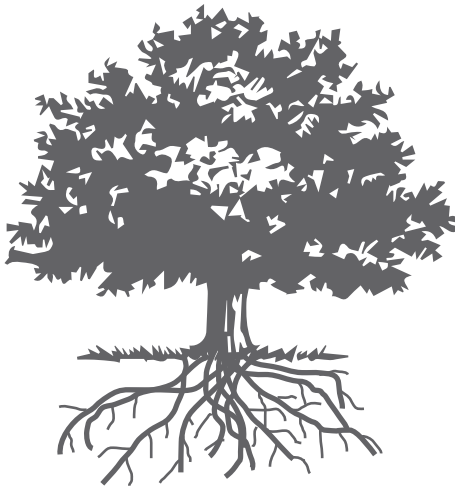


08



ROOT COLLECTIVE DESIGN GUIDELINES

PLANNING AREAS 13-14 AND 19-20

8.1 Introduction

The Root Collective is an approximately 40-acre Community Collective parcel that will serve as the epicenter for daily life and social interaction. Defining the term “Community Collective” means neither urban or suburban horizontal mixed-use district. Where lines between land uses are blurred by a connected and experiential public realm. The Root Collective is envisioned to be an interconnected mingling of diverse activities, serving the 3Roots residential districts, the adjacent Fenton Business Park and Industrial Park to the south, the existing Parkdale residential neighborhood and the regional recreation areas and trails. Acting as the community anchor, the Root Collective will embrace an urban vibe, including vertically-oriented residential living, co-work/creative work places, small-scale shops and restaurants, public spaces, socializing spaces, entertainment areas and other public-oriented areas that celebrate connectivity between people in a fun, dynamic and social way.

Adding to the dynamics will be a mobility hub that provides transportation services offering an alternative to single use occupancy vehicles. Persons living or working nearby will have many

ground transportation opportunities to get somewhere else, including buses, a ride-share zone for persons on foot, by bike or electric vehicle. There will be dedicated areas for private shuttles and other ride-hailing services.

On the north side of this district will be three parcels emphasizing compact homes in a vertical lifestyle. Some will have ground-level shops to further promote street life and social interaction. By concentrating the urban character in the Root Collective, a strong sense of community will flourish, bring dynamic living to a new generation of those seeking a creative lifestyle where living, working, playing and collaborating can happen simultaneously in one vibrant district.

VISION



8.2 Vision

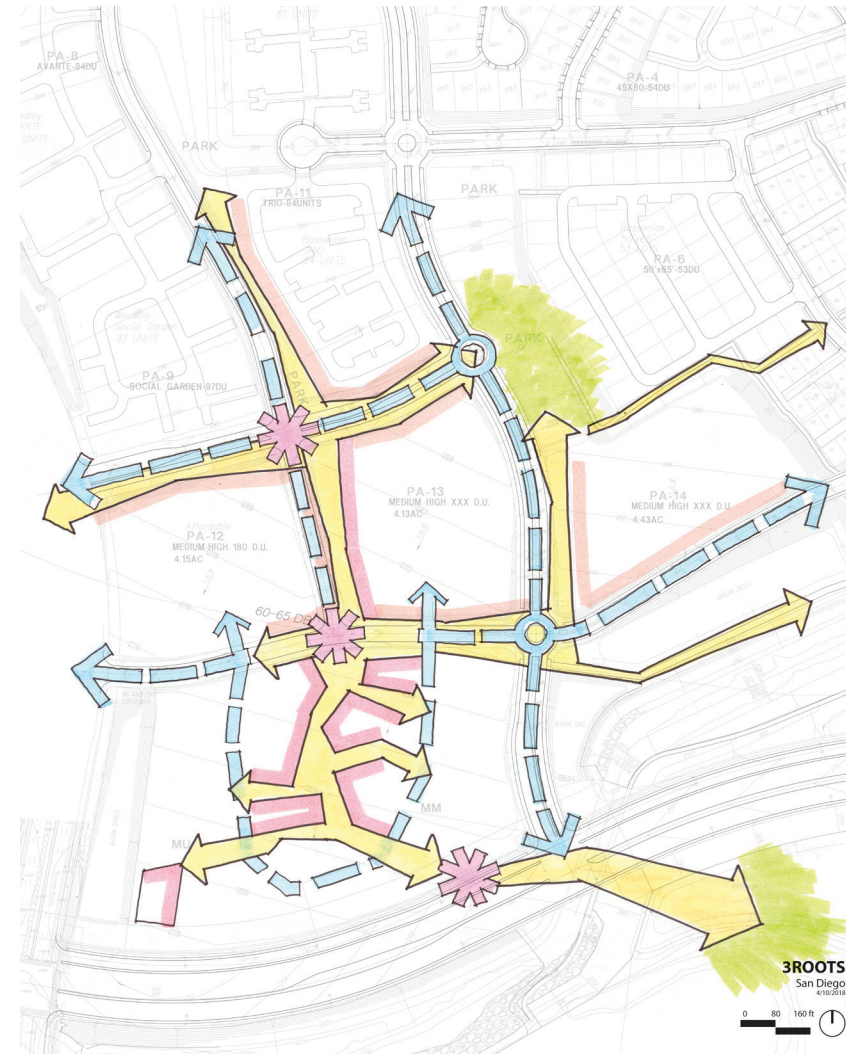
The Community Collective is the heart of the community and in many ways serves as the “downtown” setting for the Community Collective and the overall 3Roots community at large. By being able to attract residents and visitors alike, it will become like other charming districts that have successfully woven together retail shops, outdoor areas, transportation staging and other key features that celebrate lifestyle. The goal is to make the district easily attainable and easily accessible, by weaving trails, transportation routes, walking routes, event gathering spaces and other public realm areas. The Community Collective will serve as the central hub to the community, increasing the compatibility of residents and visitors when they come together in one dynamic place.

MAP KEY

- Pedestrian Circulation
- Vehicular Circulation
- ✱ Key Entry Points
- Urban Edge Conditions

Note: All photographs are for illustrative purposes.

FIGURE 8-1 COMMUNITY COLLECTIVE CONCEPT DIAGRAM



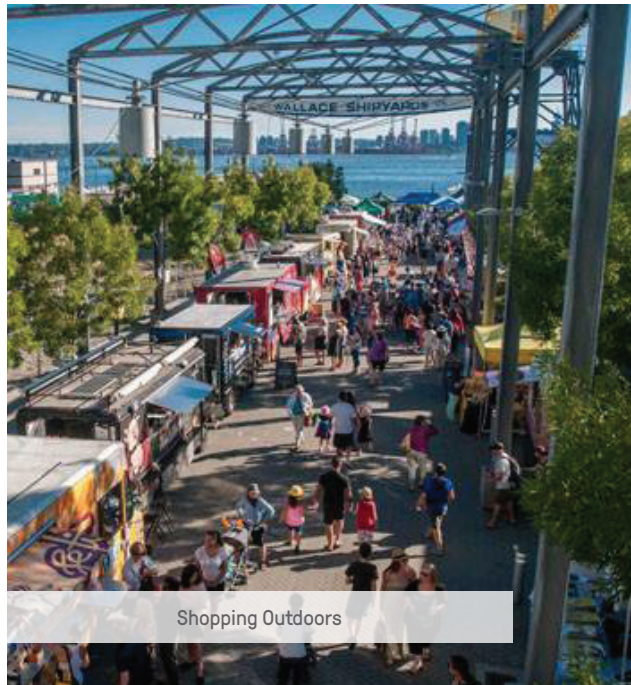
VISION

8.2.1 Lifestyle

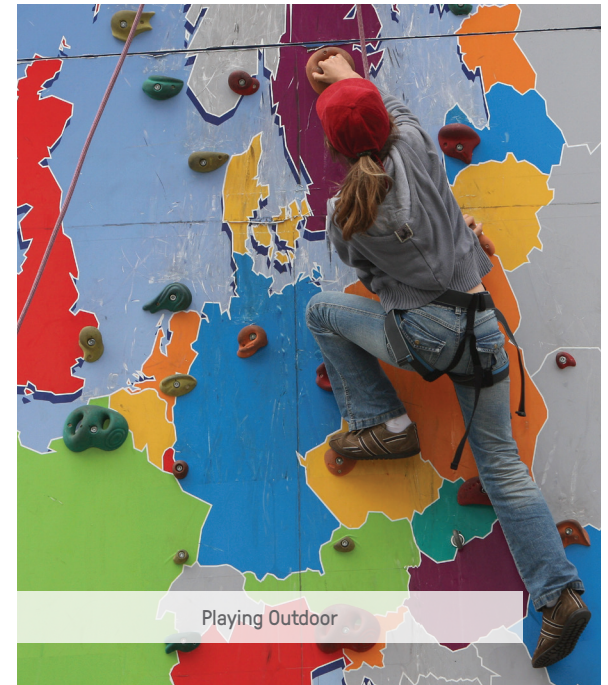
- Outdoor living
- Playing Outdoor
- Drinking and dining outdoors
- Social interaction
- Shopping outdoors
- Networking outdoors
- Casual atmosphere



Drinking and Dining Outdoors



Shopping Outdoors



Playing Outdoor



Social Interaction



Casual Atmosphere

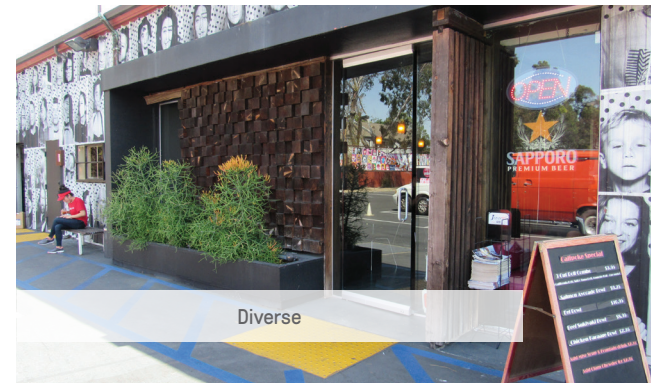
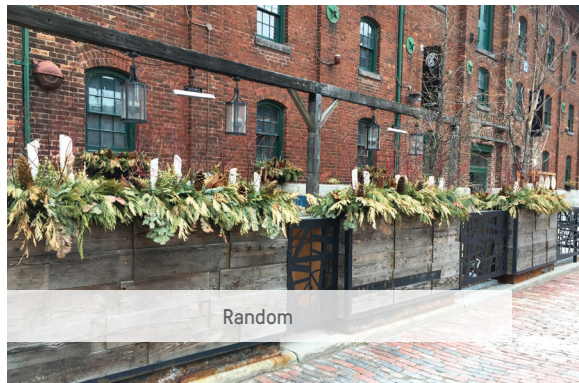


Drinking and Dining Outdoors

VISION

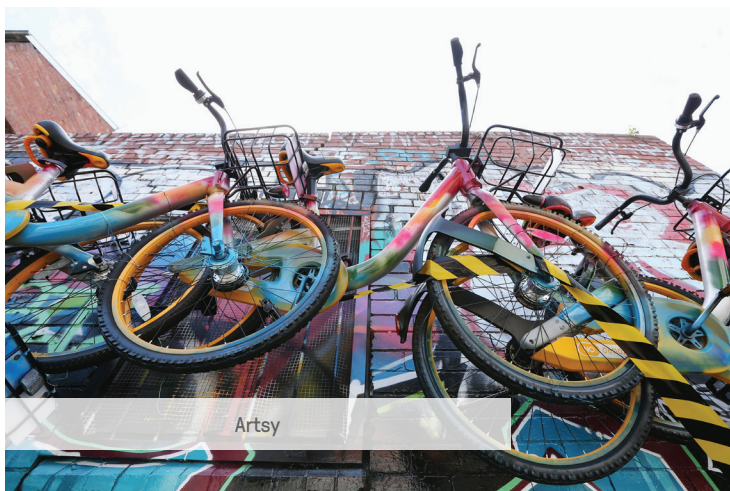
8.2.2 Character

- Industrial
- Urban
- Random
- Dynamic
- Vibrant
- Edgy
- Creative
- Artsy
- Diverse
- Layered materials, textures & colors





Layered Materials, Textures & Colors



Artsy





Creative

PLANNING AREAS

8.3 Planning Areas

The models shown in the Land Use section of these guidelines represent a range of potential design solutions for PA-13, PA-14, PA-19 and PA-20. All diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.

LEGEND

-  Base Zone RM-3-9
-  Base Zone CC-2-4

(see Chapter 5 for zoning information)

FIGURE 8-2 COMMUNITY COLLECTIVE LAND USE PLAN

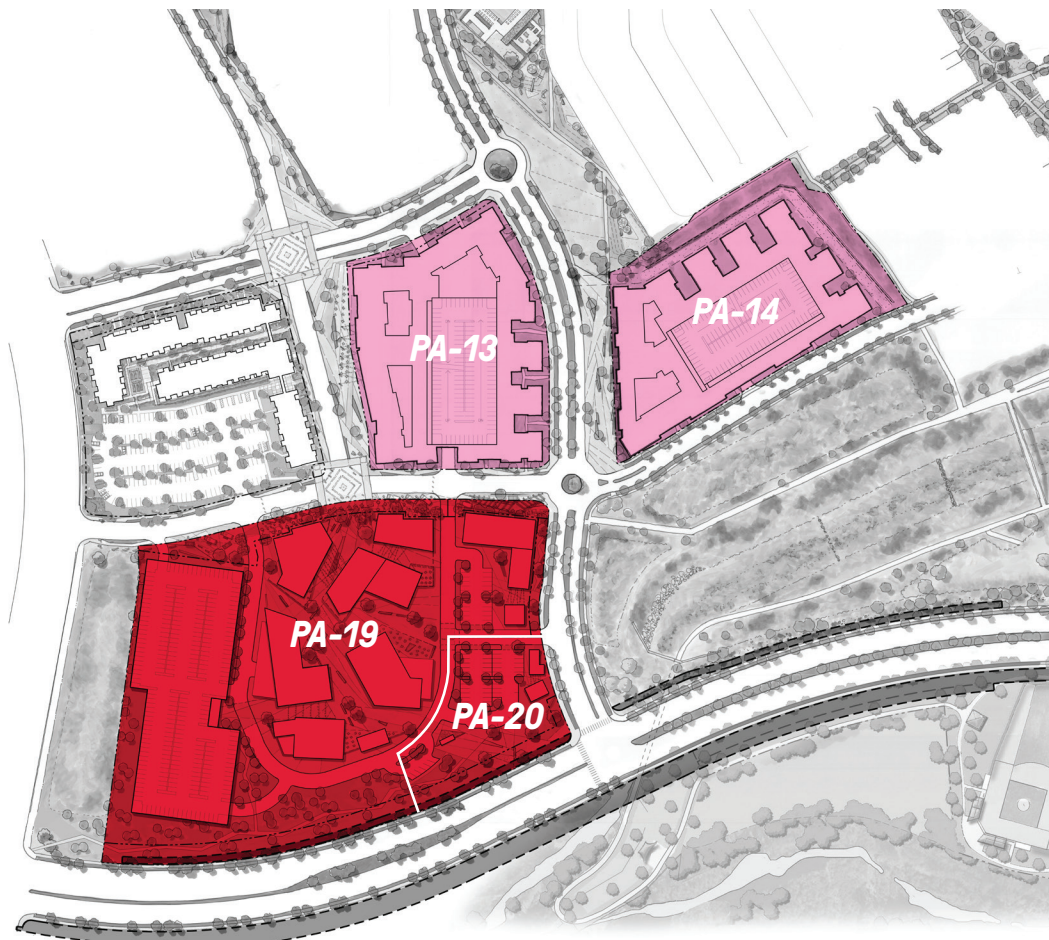


FIGURE 8-3 MIXED-USE PA-13 PLAN

Note: High Density Footprints Shown

MAP KEY

- Ground level retail or live/work required along plaza
- Buildings to encourage pedestrian activity and interest at the ground floor level

Mixed Use PA-13 Stats:
Size: 4.1 Acres
Base Zone: RM-3-9

KEY MAP

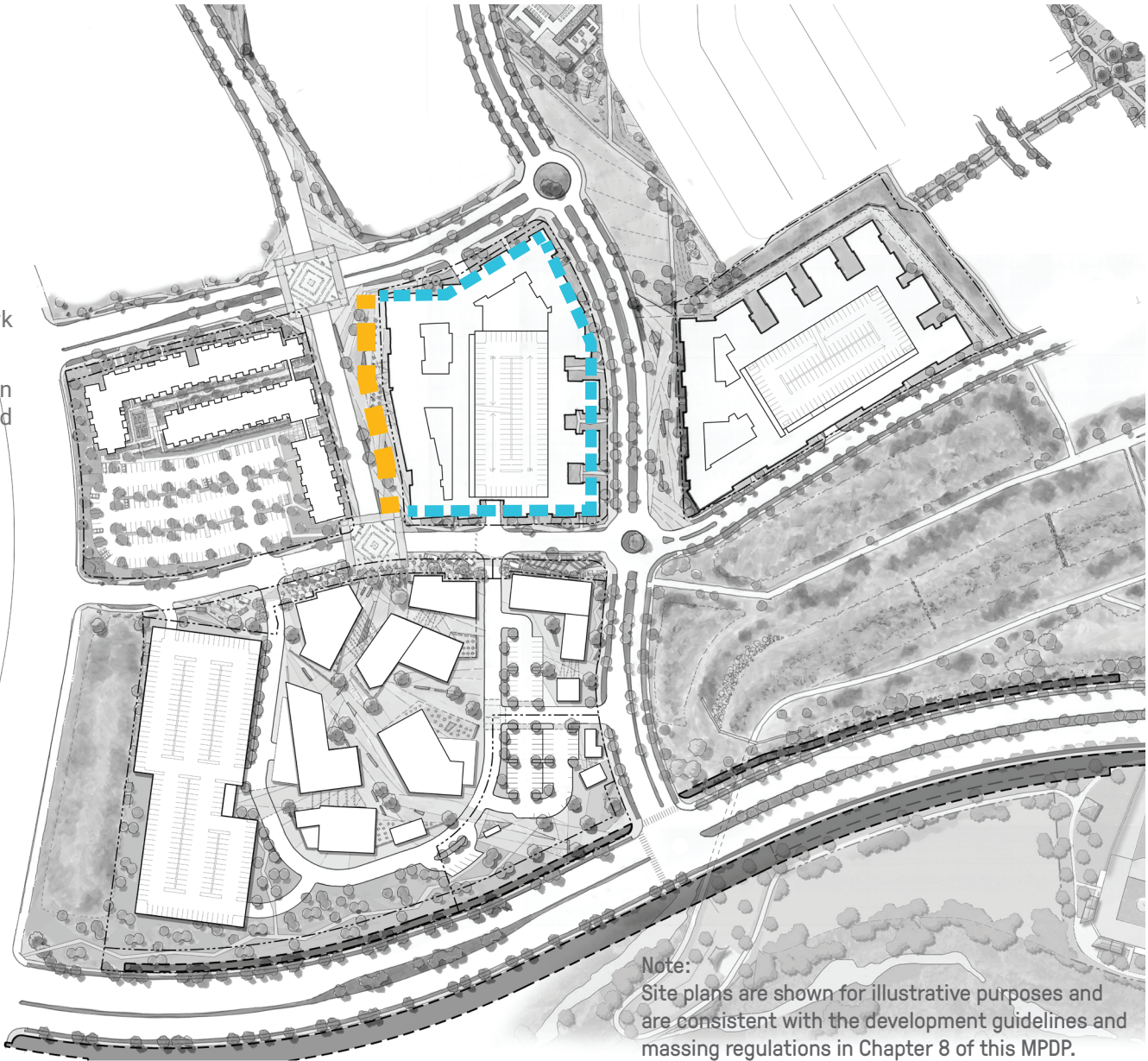
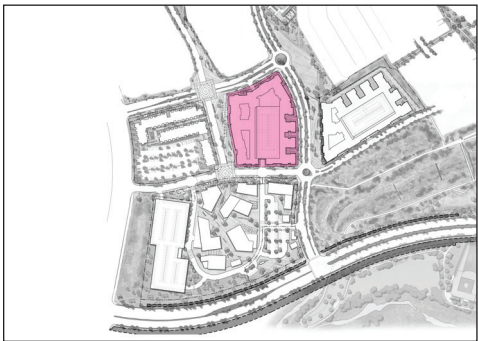




FIGURE 8-4 MIXED-USE PA-13 DIAGRAM

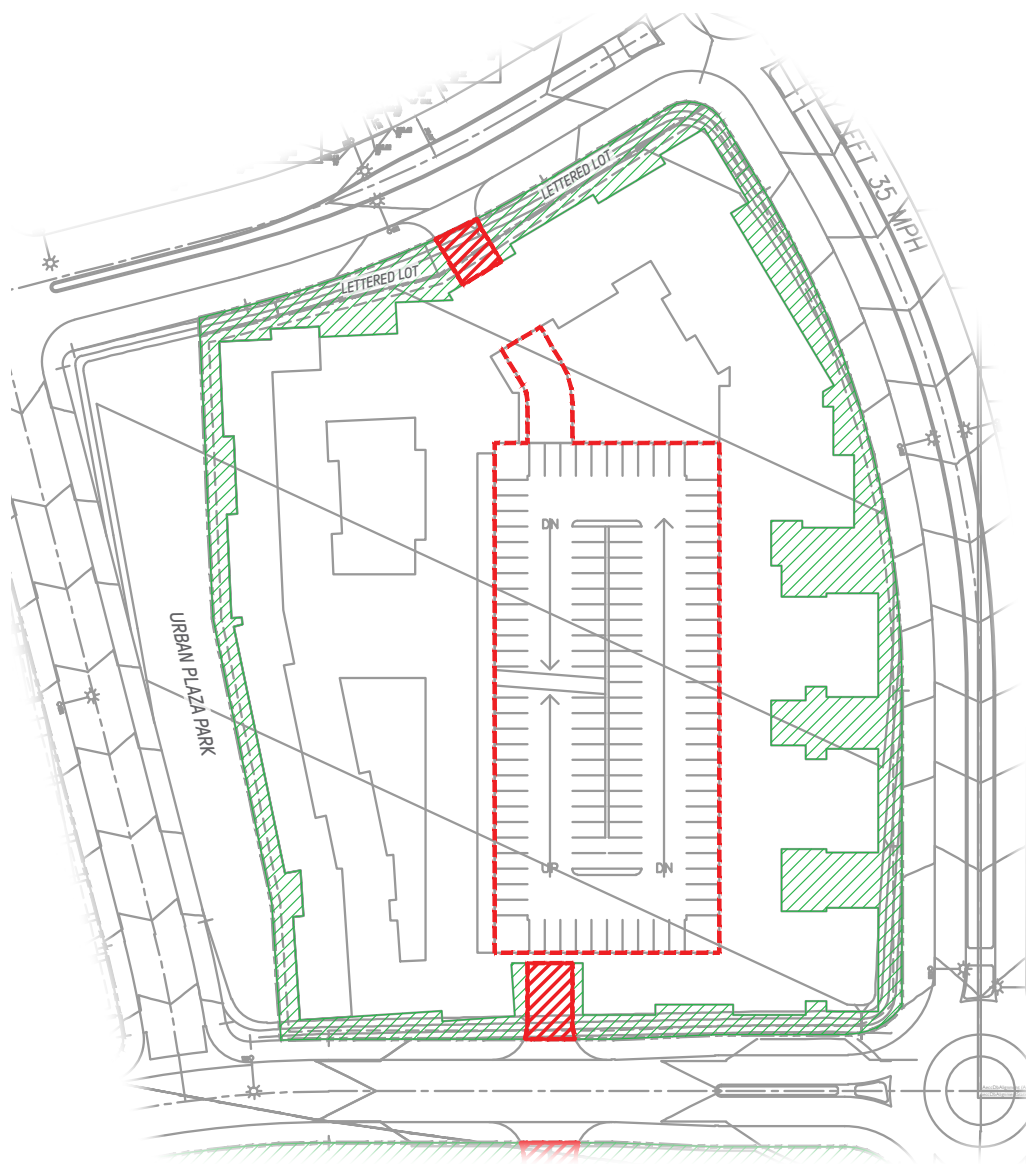
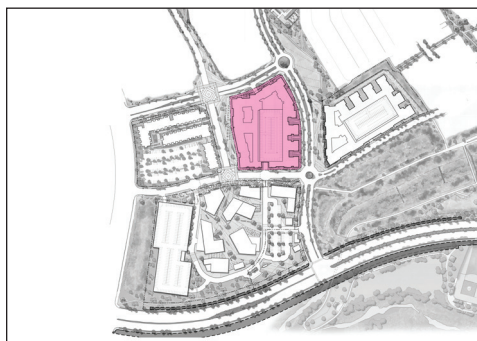
	Sq.ft.	Acres
Site Area	179,303	4.12
Estimated Street Yard	33,148	0.76
Vehicle Use Area (VUA)	41,953	0.96
Planting Area Required	16,574	0.38
Potential Planting Area	31,225	0.72

Note: VUA regulations apply to all parking areas exposed to open sky. On rooftops of parking structures, solar mounted shade structures may be used in lieu of providing tree canopy coverage and may cover a minimum of 50 percent of each exposed rooftop parking space.

MAP KEY

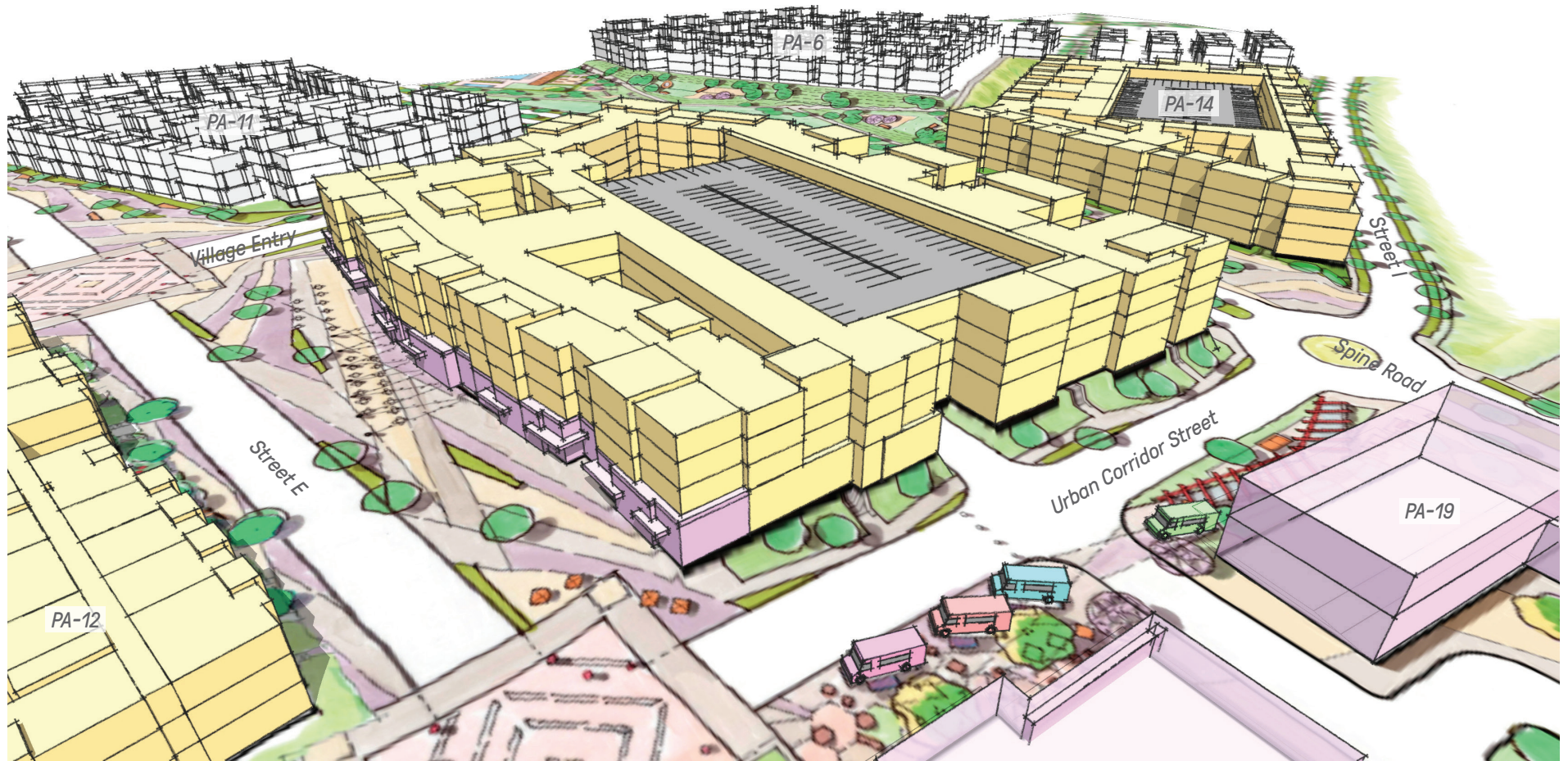
- — — Site Setback
- - - Extended VUA
-  Street Yard (Potential Planting Area)
-  Street Yard (Part of VUA)

KEY MAP



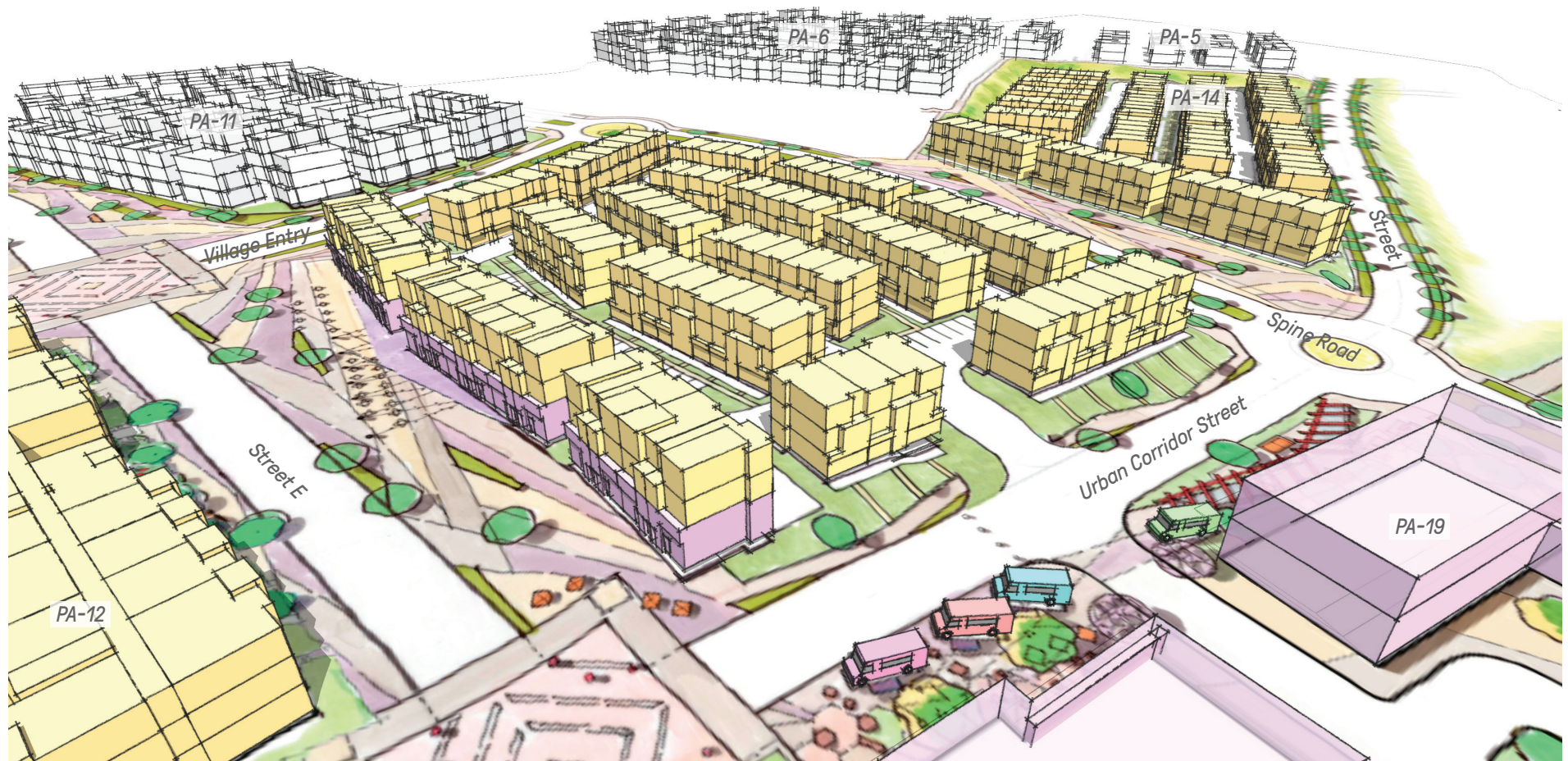
Note:
Site diagram included for reference and to demonstrate conceptual compliance with planting requirements.

FIGURE 8-5 MIXED-USE PA-13 MASSING



Note:
Massing diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.
High density PA-13 & 14 blocks shown

FIGURE 8-6 MIXED-USE PA-13 MASSING



Note:

Massing diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.
Low density PA-13 & 14 blocks shown.

FIGURE 8-7 MIXED-USE PA-13 CONCEPTUAL PLAZA



Urban Plaza Grading Strategy



1. Provide multiple terraces.
2. Divide the building floors into multiple levels.
3. Provide at-grade entry to each store front.
4. Provide through access to the building from the each level of the terrace.
5. Provide ADA access to the terraces from the sidewalk within road ROW.
6. Minimize slope adjacent to store fronts.
7. Utilize planting areas to take up grade difference & minimize warped surfaces.

Note: The exhibit expresses a conceptual design for illustrative purposes. The actual plaza design and planting will be need to be adjusted at a future design stage.

FIGURE 8-8 MIXED-USE PA-14 PLAN

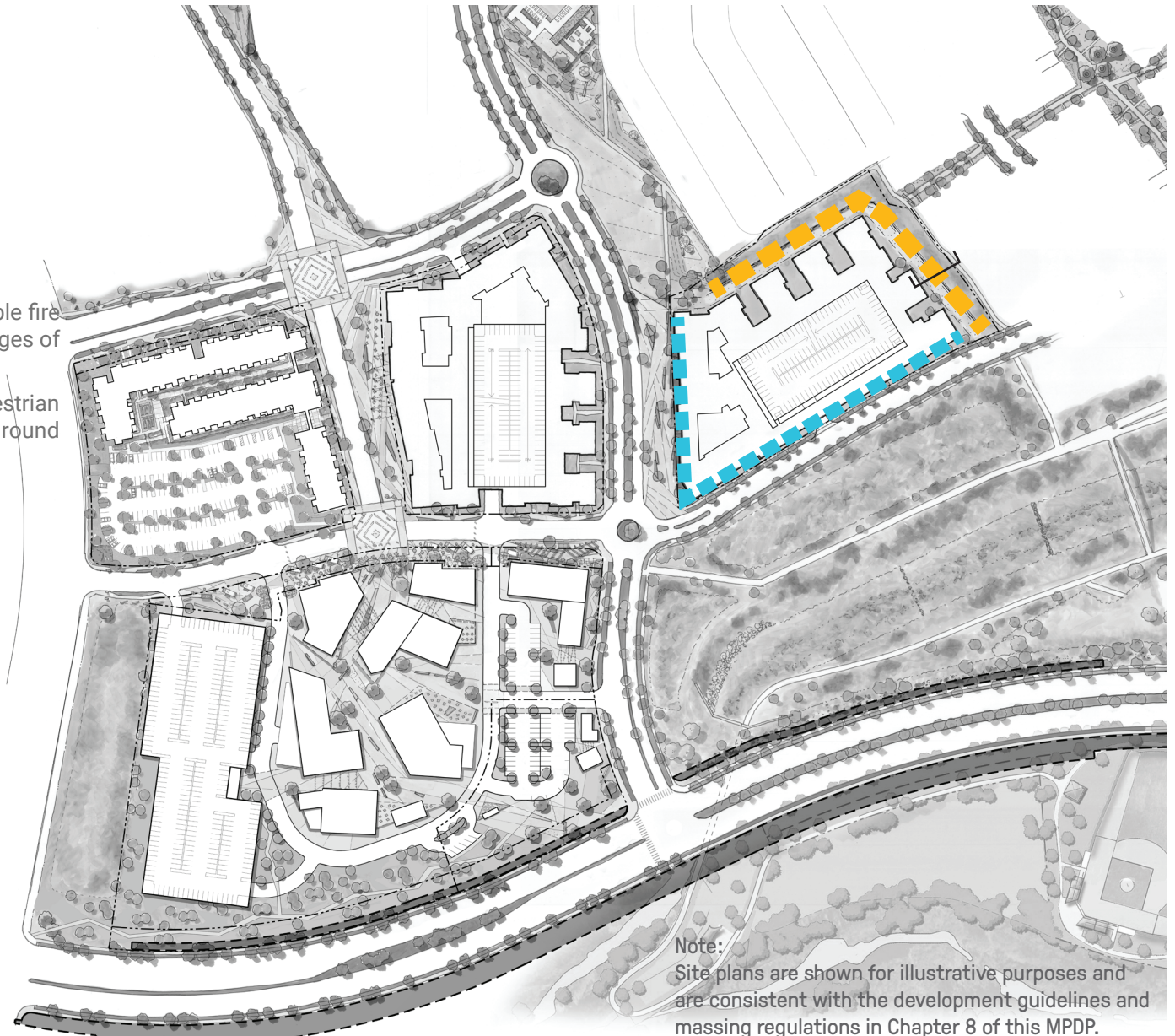
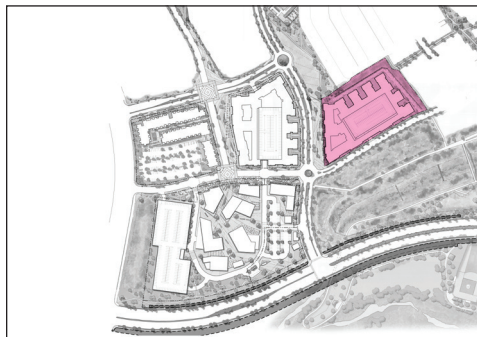
Note: High Density Footprints Shown

MAP KEY

-  Hillside condition and possible fire lane along east and north edges of planning area, see Fig. 8-12
-  Buildings to encourage pedestrian activity and interest at the ground floor level

Mixed Use PA-14 Stats:
 Size: 4.5 Acres
 Base Zone: RM-3-9

KEY MAP



Note:
 Site plans are shown for illustrative purposes and are consistent with the development guidelines and massing regulations in Chapter 8 of this MPDP.

FIGURE 8-9 MIXED-USE PA-14 DIAGRAM

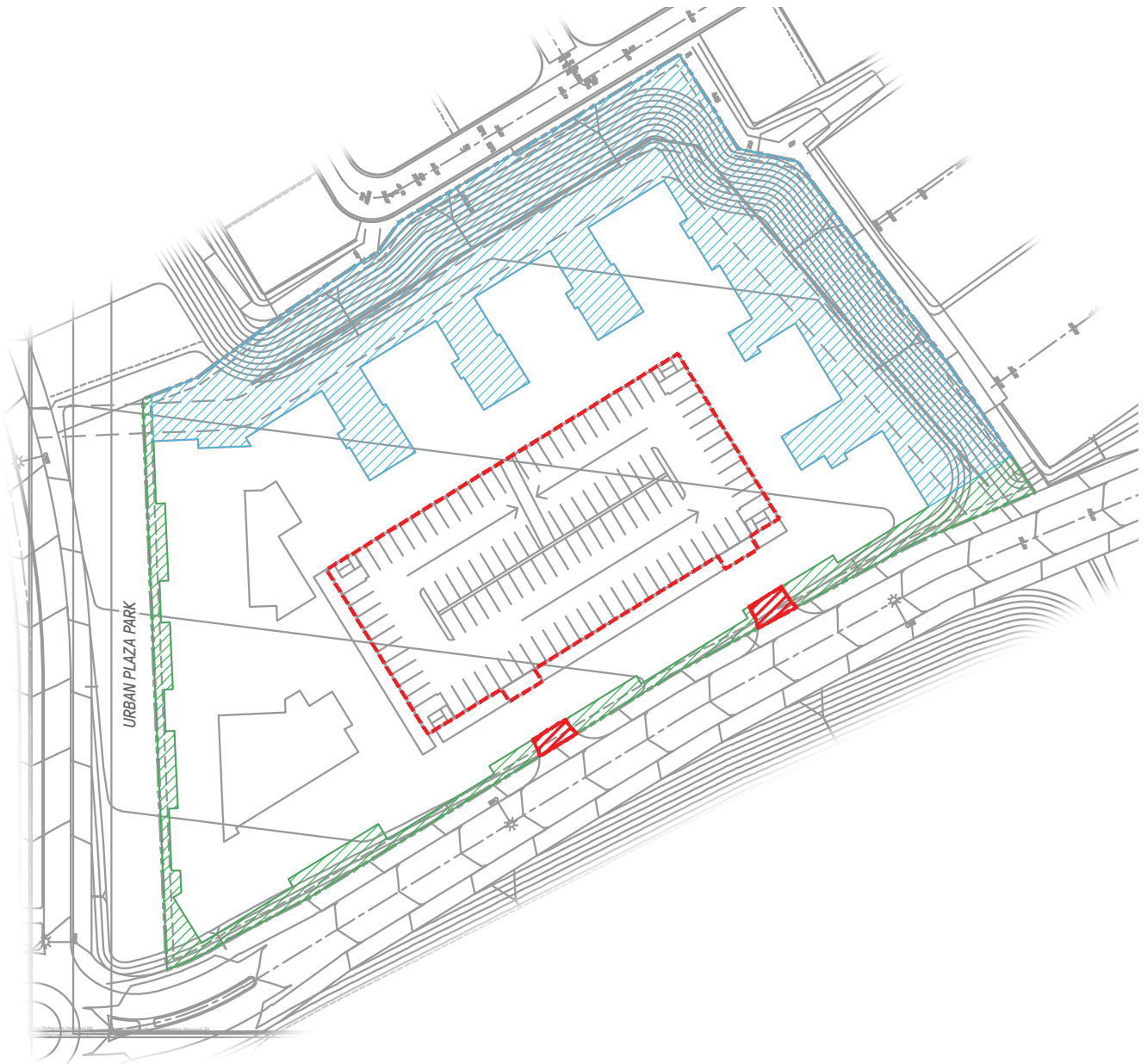
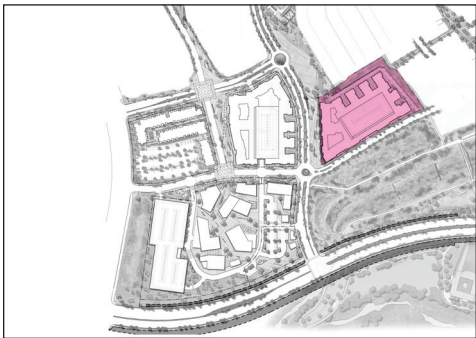
	Sq.ft.	Acres
Site Area	195,006	4.48
Estimated Street Yard	12,132	0.28
Vehicle Use Area (VUA)	37,280	0.86
Planting Area Required	6,066	0.14
Potential Planting Area	11,381	0.26
Estimated Remaining Yard	56,045	1.29

Note: VUA regulations apply to all parking areas exposed to open sky. On rooftops of parking structures, solar mounted shade structures may be used in lieu of providing tree canopy coverage and may cover a minimum of 50 percent of each exposed rooftop parking space.

MAP KEY

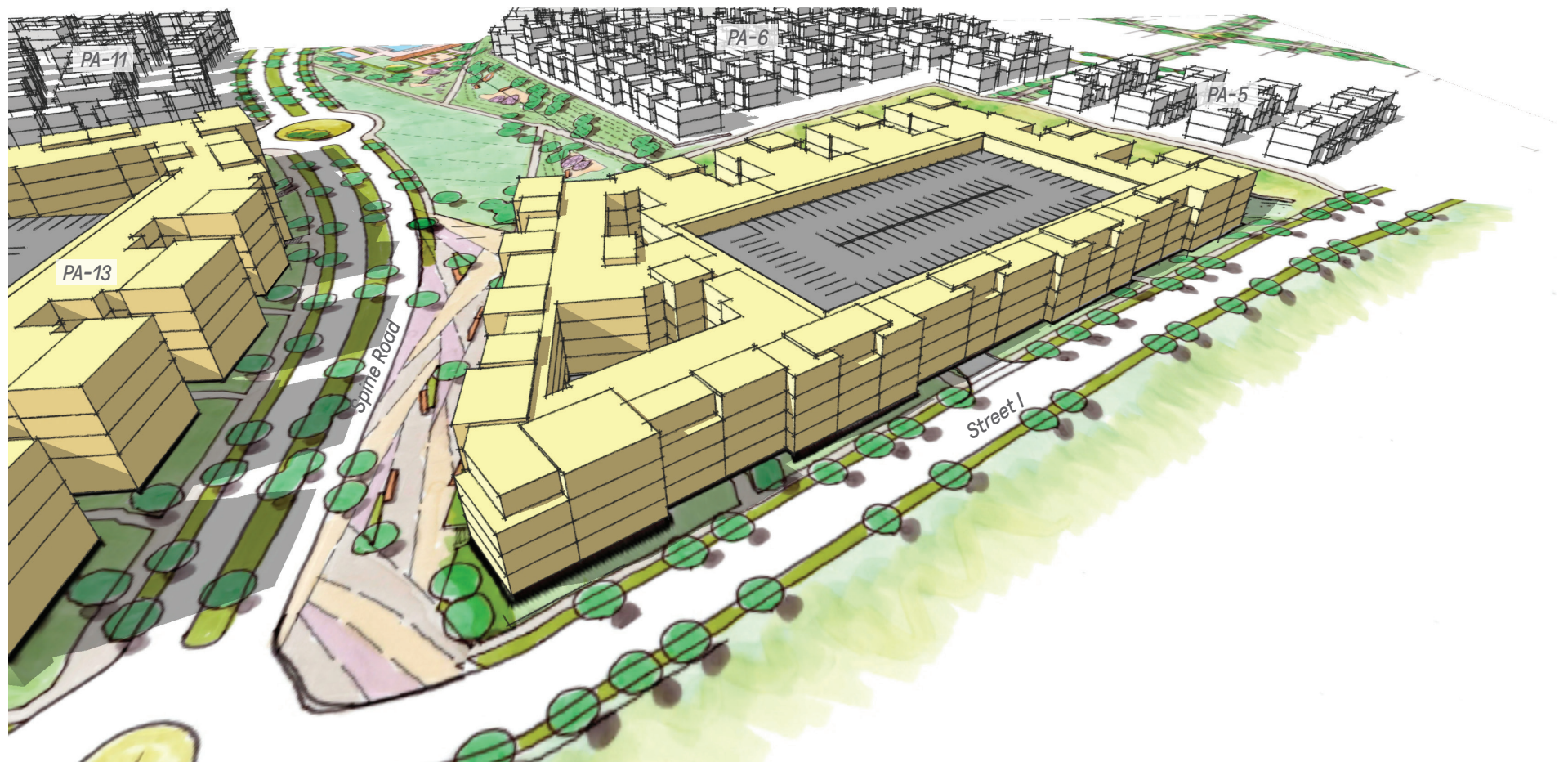
- — — Site Setback
- - - Extended VUA
- ▨ Street Yard (Potential Planting Area)
- ▨ Street Yard (Part of VUA)
- ▨ Remaining Yard

KEY MAP



Note:
Site diagram included for reference and to demonstrate conceptual compliance with planting requirements.

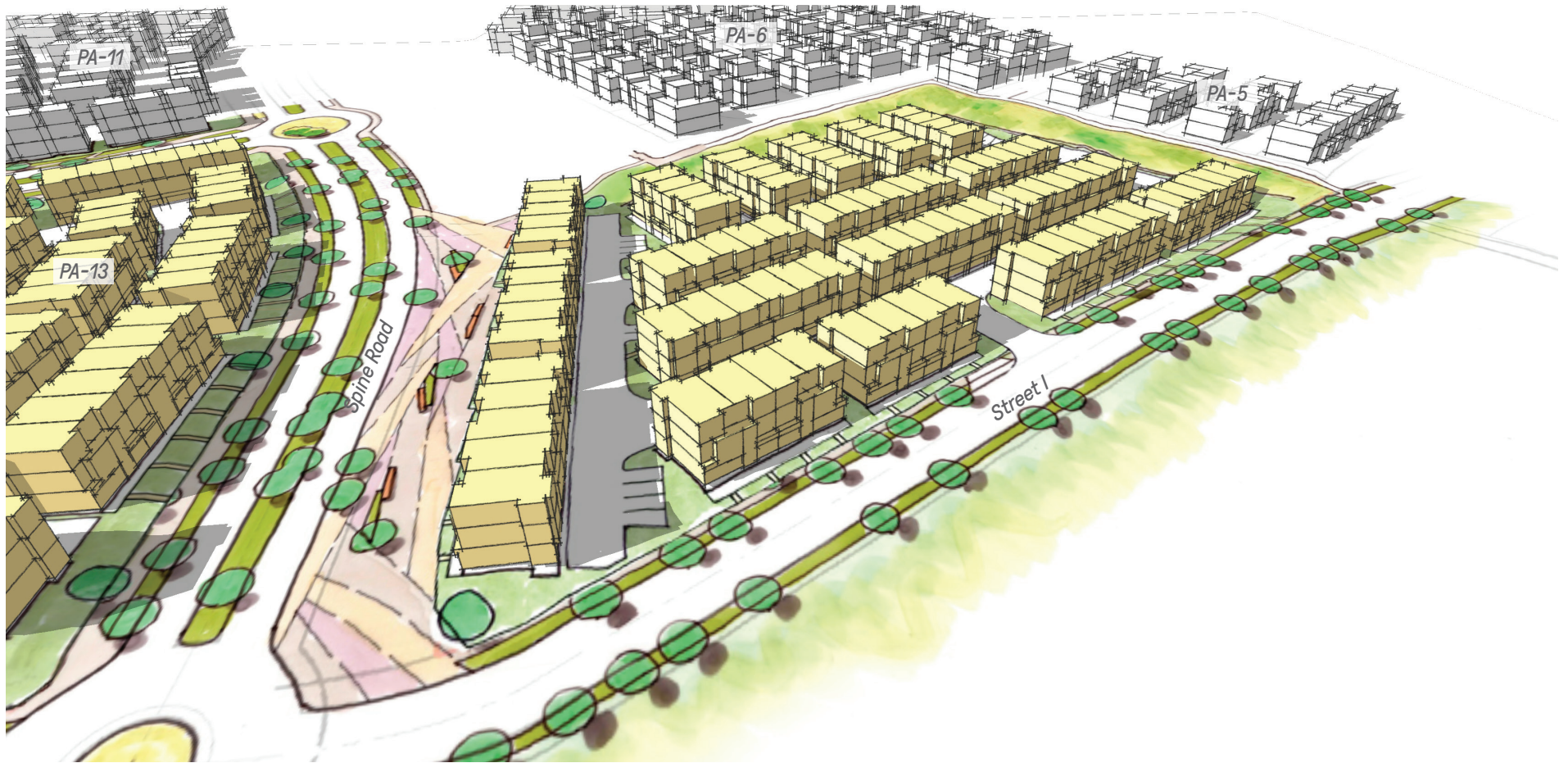
FIGURE 8-10 MIXED-USE PA-14 MASSING



Note:

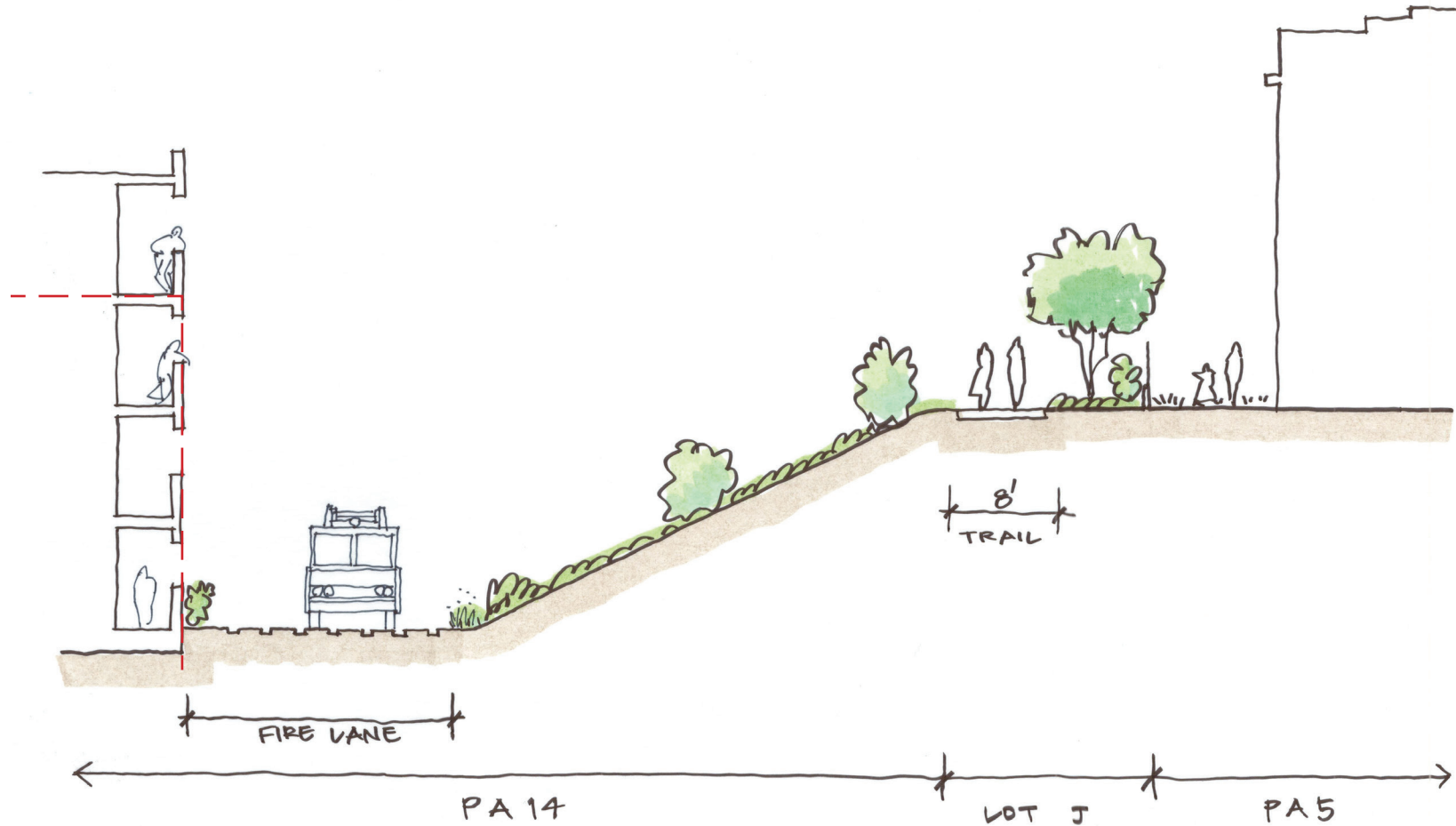
Massing diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.
High density PA-13 & 14 blocks shown

FIGURE 8-11 MIXED-USE PA-14 MASSING



Note:
Massing diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.
Low density PA-13 & 14 blocks shown

FIGURE 8-12 MIXED-USE PA-14 SECTION



--- Low Density Building Massing
(High Density illustrated)

KEY MAP

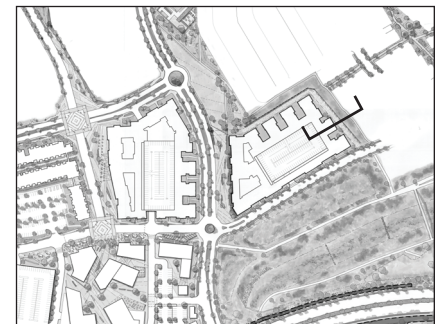


FIGURE 8-13 COMMUNITY COLLECTIVE PA-19 PLAN

The design of PA-19 is to be integrated with PA-20.

See Section 8.4 for more information about mobility hub.

MAP KEY

- Loop access road
- Buildings to encourage pedestrian activity and interest at the ground floor level; buildings provide 64% of street frontage where shown.
- Parking structure located on the west side of PA-19

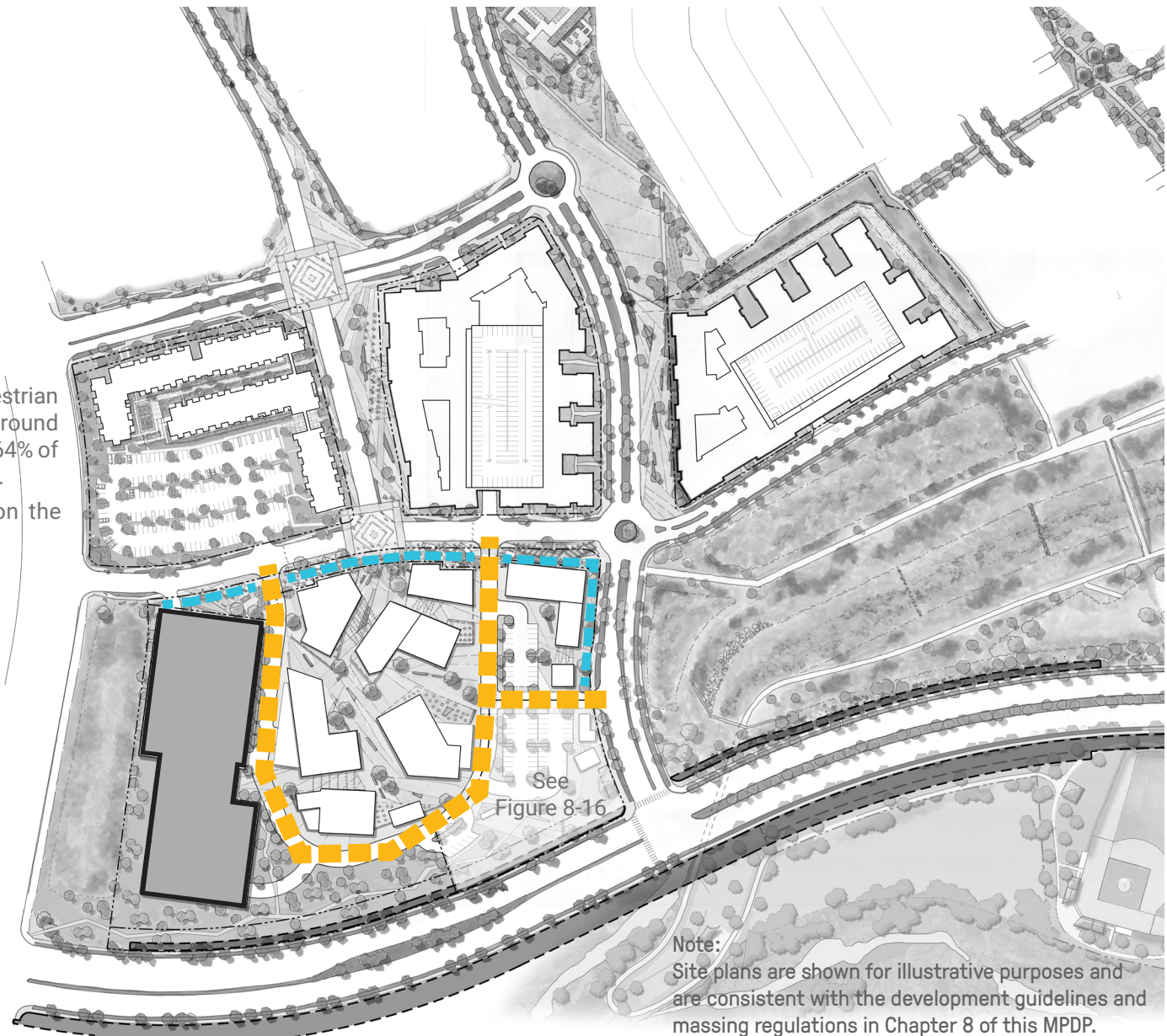
Community Collective Planning Area

PA-19 Stats:

Size: 10.8 Acres

Base Zone: CC-2-4

KEY MAP






Note:
Site plans are shown for illustrative purposes and are consistent with the development guidelines and massing regulations in Chapter 8 of this MPDP.

FIGURE 8-14 COMMUNITY COLLECTIVE PA-19 DIAGRAM

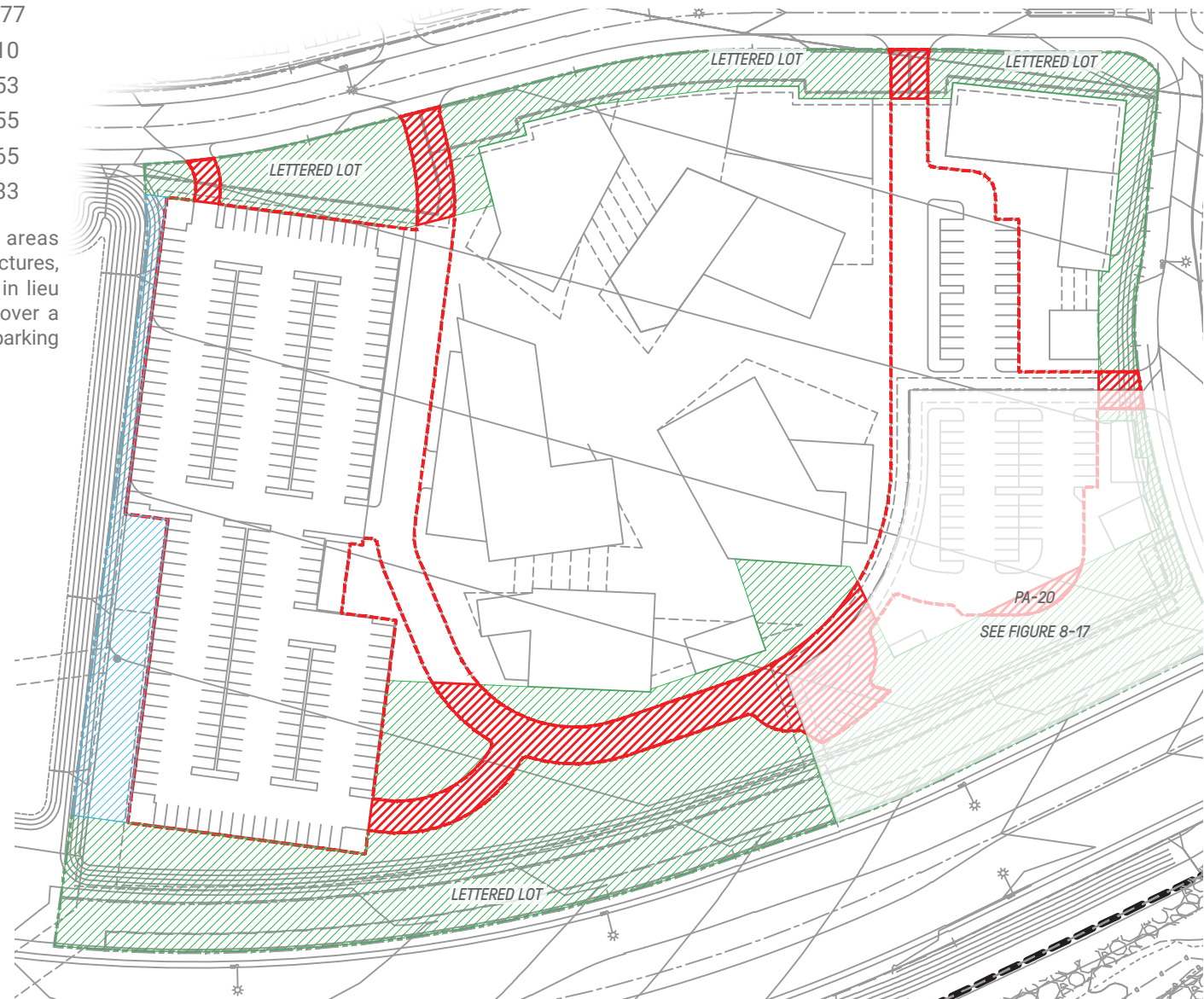
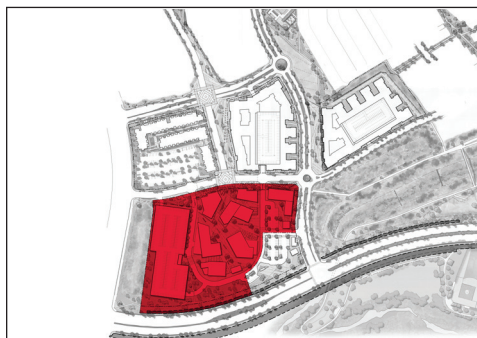
	Sq.ft.	Acres
Site Area	469,054	10.77
Estimated Street Yard	135,240	3.10
Vehicle Use Area (VUA)	153,588	3.53
Planting Area Required	67,620	1.55
Potential Planting Area	115,641	2.65
Estimated Remaining Yard	14,440	0.33

Note: VUA regulations apply to all parking areas exposed to open sky. On rooftops of parking structures, solar mounted shade structures may be used in lieu of providing tree canopy coverage and may cover a minimum of 50 percent of each exposed rooftop parking space.

MAP KEY

- — — Site Setback
- - - Extended VUA
-  Street Yard (Potential Planting Area)
-  Street Yard (Part of VUA)
-  Remaining Yard

KEY MAP



Note:
Site diagram included for reference and to demonstrate conceptual compliance with planting requirements.

FIGURE 8-15 COMMUNITY COLLECTIVE PA-19 MASSING





Note:
Massing diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.
See section 8.4 for more information about mobility hub.

FIGURE 8-16 COMMUNITY COLLECTIVE PA-20 PLAN

The design of PA-20 is to be integrated with PA-19.

See Section 8.4 for more information about mobility hub.

MAP KEY

-  Mobility Hub
-  Buildings to encourage pedestrian activity and interest at the ground floor level; buildings provide 67% of street frontage where shown.

Community Collective
PA-20 Stats:
Size: 1.7 Acres
Base Zone: CC-2-4

KEY MAP

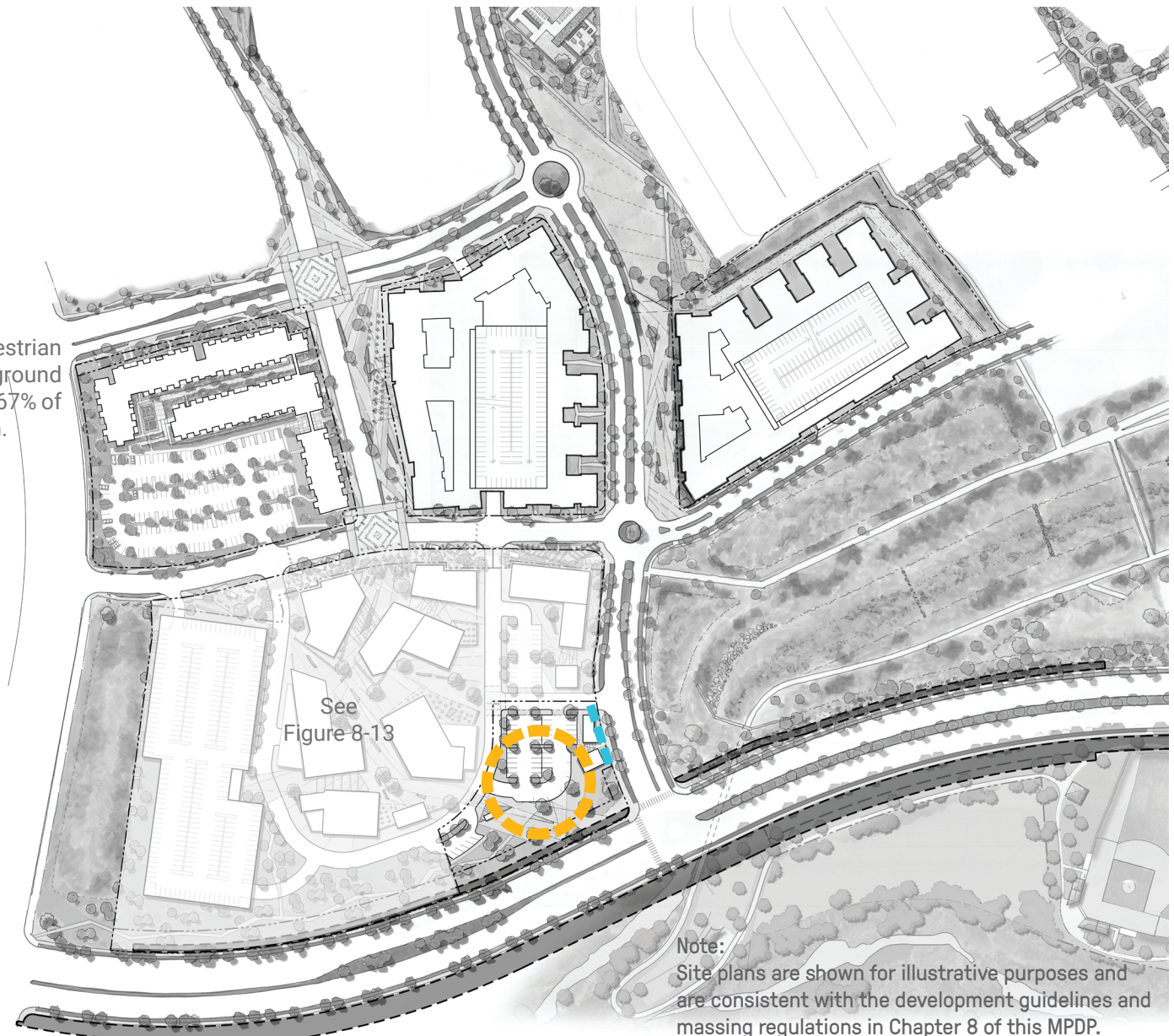


FIGURE 8-17 COMMUNITY COLLECTIVE PA-20 DIAGRAM

	Sq.ft.	Acres
Site Area	73,625	1.69
Estimated Street Yard	40,749	0.94
Vehicle Use Area (VUA)	32,486	0.75
Planting Area Required	20,375	0.47
Potential Planting Area	34,350	0.79

MAP KEY

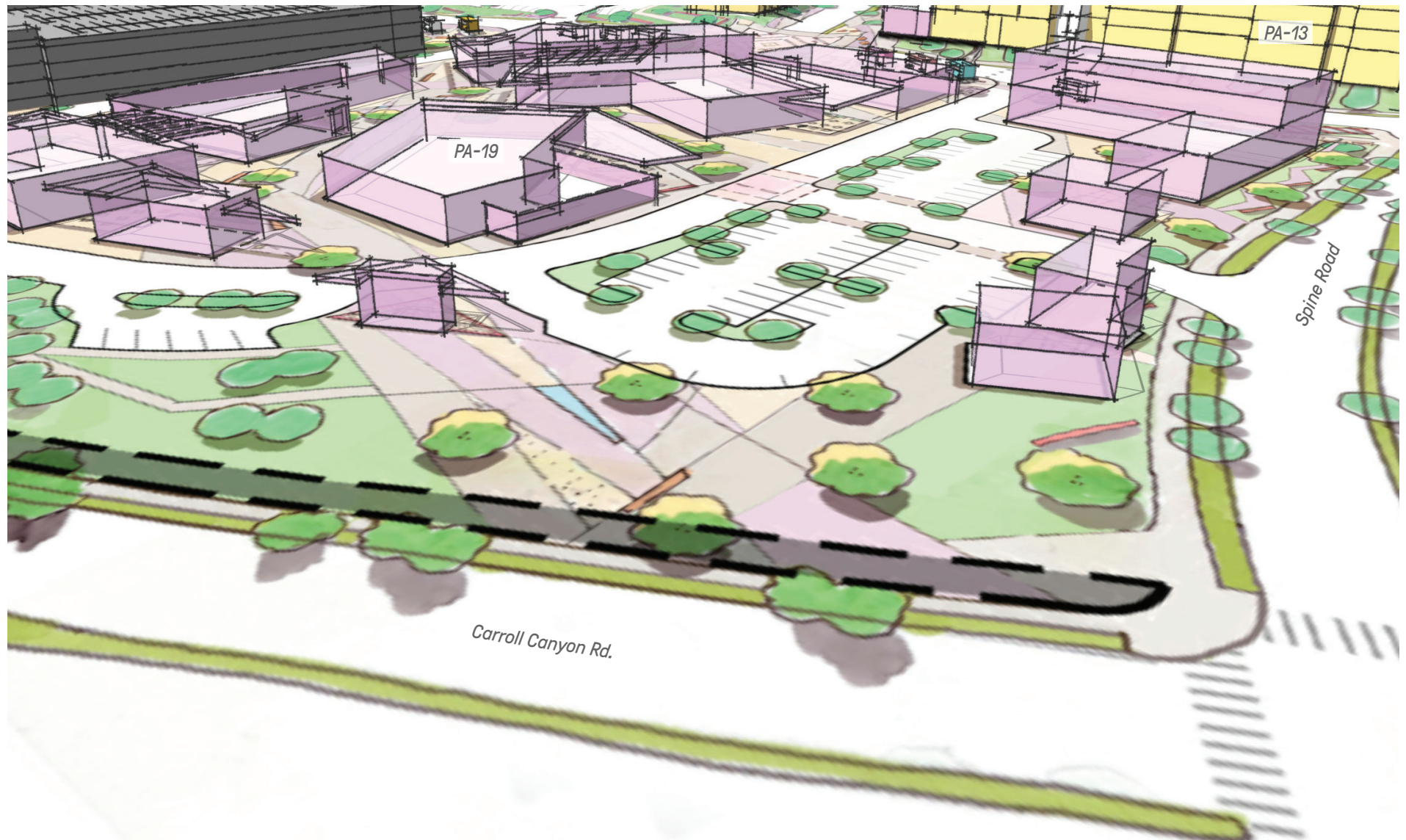
- — — Site Setback
- - - Extended VUA
- Street Yard
(Potential Planting Area)
- Street Yard (Part of VUA)

KEY MAP



Note:
Site diagram included for reference and to demonstrate conceptual compliance with planting requirements.

FIGURE 8-18 COMMUNITY COLLECTIVE PA-20 MASSING



Note:
Massing diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.
Possible future parking structures shown. See section 8.4 for more information about mobility hub.

FIGURE 8-19 LETTERED LOTS

See Chapter 10 for more detailed information regarding lettered lots. The lettered lots are to be maintained by the HOA in order to provide a consistent and comprehensive resident and guest experience along certain streets. PA-13, 19 and 20 all utilize a concept of "lettered lots" along some of the street edges. These lots allow for additional space, outside the public right of way, for landscape and plaza space which help the development maintain key urban design elements. The lots also allow for areas of enhanced activity as shown in Section 8.5. Please note that the lettered lots share their planning area's land use and are also part their planning area's total land area and are part of street yard, vehicle use area and planting area calculations.

LEGEND

 Lettered Lots




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CIRCULATION



8.4 Circulation

The circulation of the Community Collective is pedestrian oriented. The entire district prioritizes pedestrian and bike paths. There is a direct pedestrian link from the community collective to the mobility hub where residents can pick up a ride on a bus, employee shuttles, Uber/Lyft or ride share. The walkable plazas induce the residents to gather along the linear plazas as they make their way to the community collective.

Notes:

All diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.

All photographs are for illustrative purposes.

MOBILITY HUB

8.4.1 Mobility Hub

- Pedestrian link to Community Collective potential features include:
- Large item pick up: Amazon, FedEx , etc.
- Passenger loading for shuttles Uber and ride share
- Passenger loading for employer shuttles
- Neighborhood electric car and car share
- Bike repair and sales
- Bike storage
- Bike sharing port
- Lockers
- Rest station

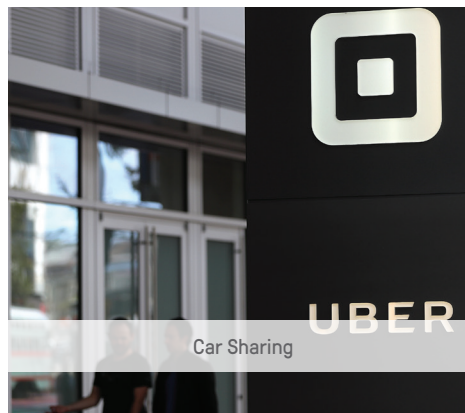
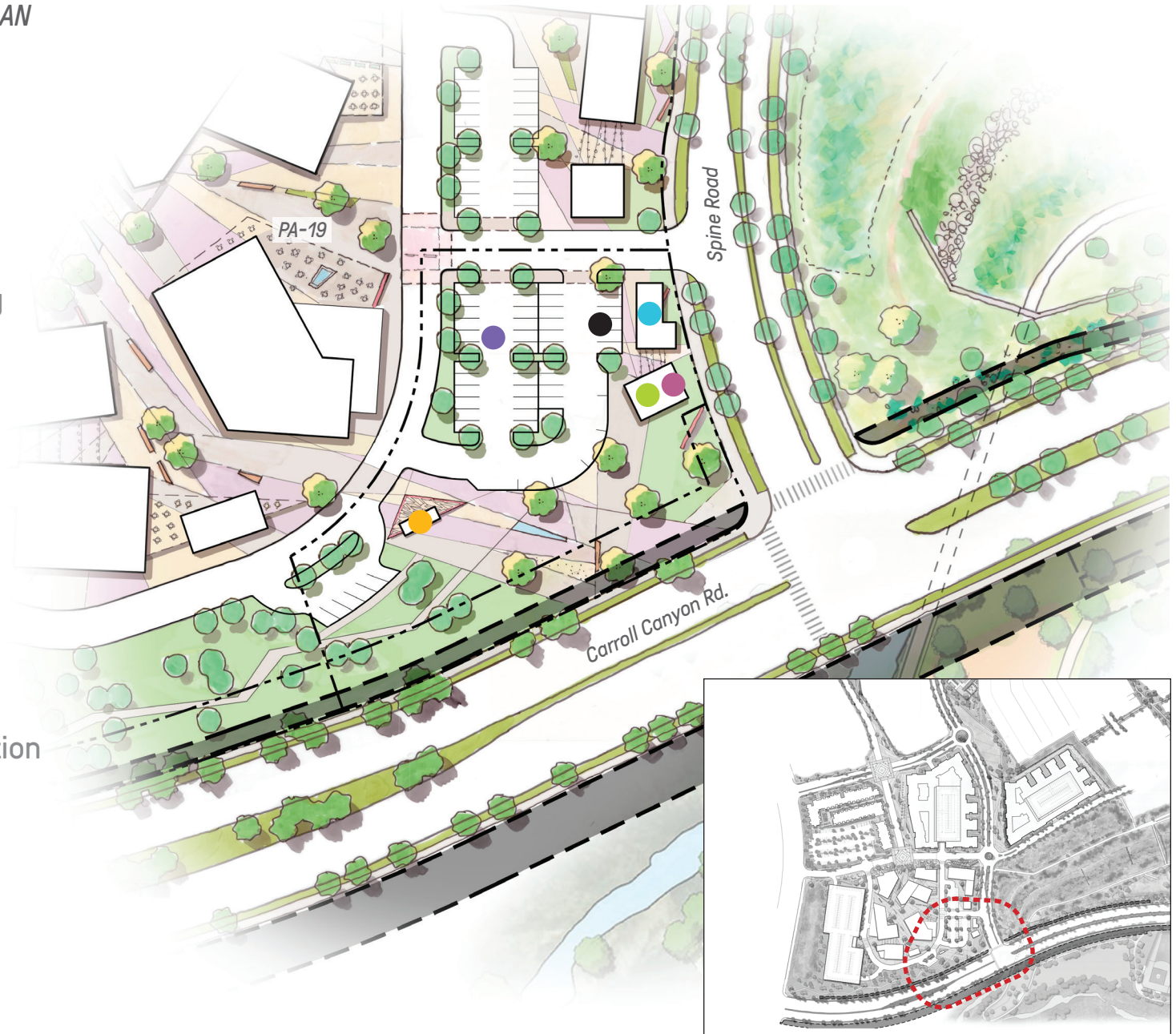


FIGURE 8-20 MOBILITY HUB PLAN

Potential Features

- 01 Passenger Loading
- 02 Vehicle Sharing
- 03 Bike Station
- 04 Bike Storage
- 05 Item Pick Up
- 06 Lockers/Rest Station



Note:
Diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.

KEY MAP

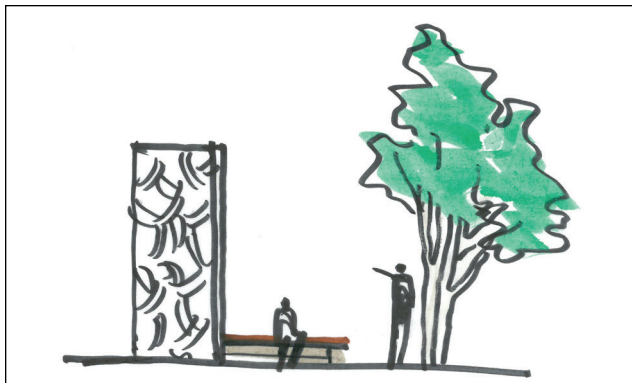
ARRIVAL POINTS

8.4.6 Arrival Points

- Arrival sequence sets tone of district
- Features graphic art walls
- Art walls to be repainted seasonally
- Integrate Art Walls with seating element
- Angle Art Walls to maximize views
- Art wall to be constructed of simple CMU
- Lighting signature illuminate walls
- Accent overhead lighting
- Feature paving



Art Elements and Feature Paving

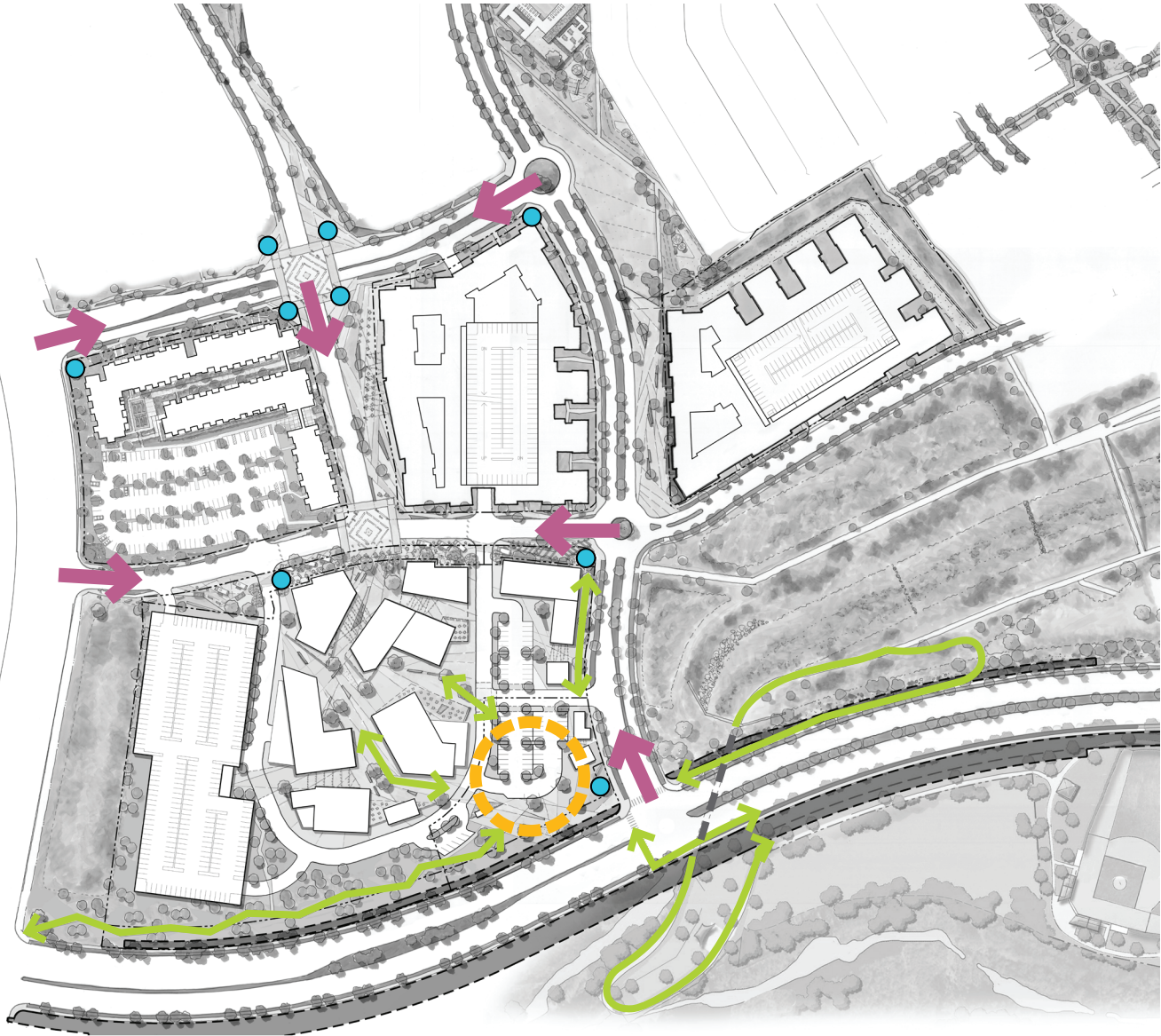


Art Walls

FIGURE 8-21 ARRIVAL POINTS DIAGRAM

MAP KEY

- Mobility Hub
- Pedestrian Arrival Points
- Vehicular Arrival Points
- Pedestrian Paths to/from Mobility Hub
- Trail Undercrossing



Note:
Diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.

PEDESTRIAN

8.4.2 Pedestrian

- Pedestrian linkage throughout
- Pedestrian path
- Enhanced paving
- Painted graphics
- Traffic calming
- 0" curb

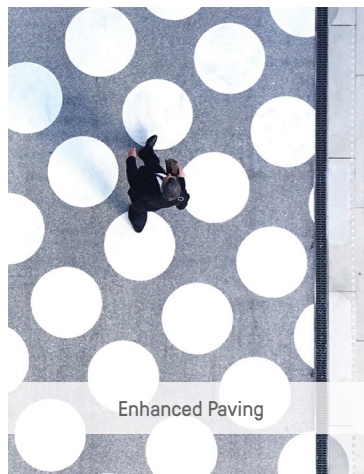
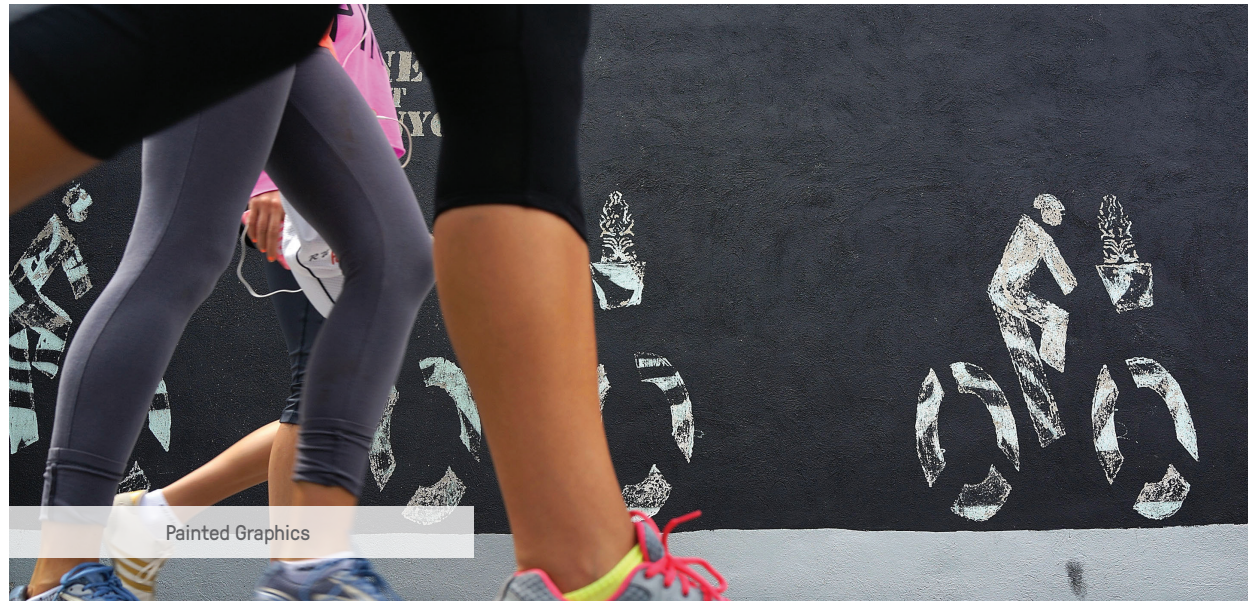


FIGURE 8-22 PEDESTRIAN CIRCULATION DIAGRAM



Note:
Diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.

BIKE








8.4.3 Bike

- Bike friendly environment
- Bike lanes
- Bike racks in colors materials and shape
- Bike repair station
- Air stations
- Bike storage
- Bike sharing



FIGURE 8-23 BIKE CIRCULATION DIAGRAM

MAP KEY

-  Bike Station
-  Bike Racks
-  Off - Street
Bike Lane (Class I)
-  On - Street
Bike Lane (Class II)
-  On - Street Bike Route
(Class III - shared R.O.W)
-  Bike Trail
-  Pedestrian Undercross



Note:
Diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.

VEHICULAR

8.4.4 Vehicular

- Direct traffic off of main pedestrian paths quickly
- Traffic calming
- Electric charging stations
- Ride share



EV Charging Stations







Pedestrian Focused Intersections



FIGURE 8-24 VEHICULAR CIRCULATION DIAGRAM

MAP KEY

-  Primary Vehicular Access Points
-  Secondary Vehicular Access Points (right in / right out only)
-  Emergency Vehicular Access (if required)
-  Loading Docks / Service Areas



Note:
Diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.

PARKING

8.4.5 Parking

Given the disruptive nature of transportation, the proposed parking structure may be reduced or eliminated with the final design without triggering a violation of these design guidelines. At the time of proposed development, structured parking may be financially infeasible and or be less of a market requirement. The proposed scenario offers solutions for maximum massing for the site and is subject to change. See Section 5.5 for more information regarding parking regulations.

PA-13

- Proposed Parking Structure: 4 levels plus roof, approximate capacity 540 cars. Parking structure wrapped by retail/residential use.

PA-14w

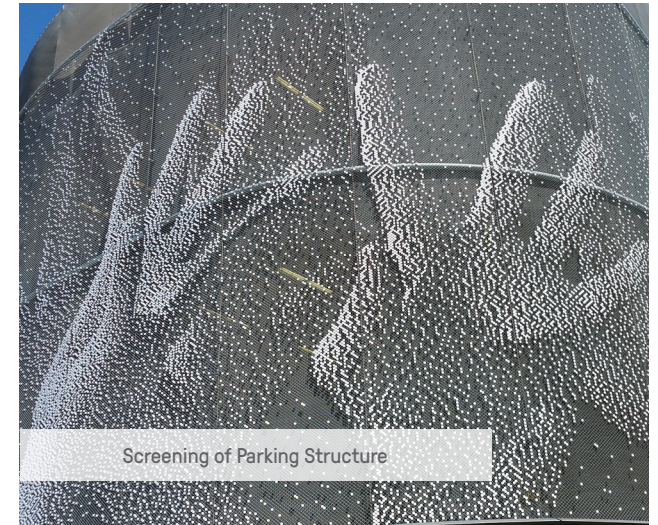
- Proposed Parking Structure: 4 levels plus roof, approximate capacity 400 cars. Parking structure wrapped by retail/residential use.

PA-19 and 20

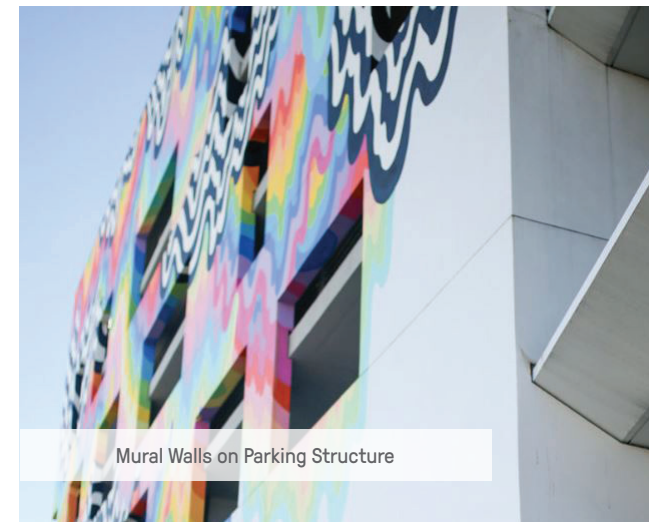
- Proposed Parking Structure: 4 levels plus roof, approximate capacity 1,400 cars.
- Parking Structure Screening: Proposed screening includes applied architectural components such as perforated metal, mesh, vanes, shading devices, murals and other art elements.



Screening of Parking Structure



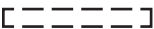




Screening of Parking Structure



Mural Walls on Parking Structure

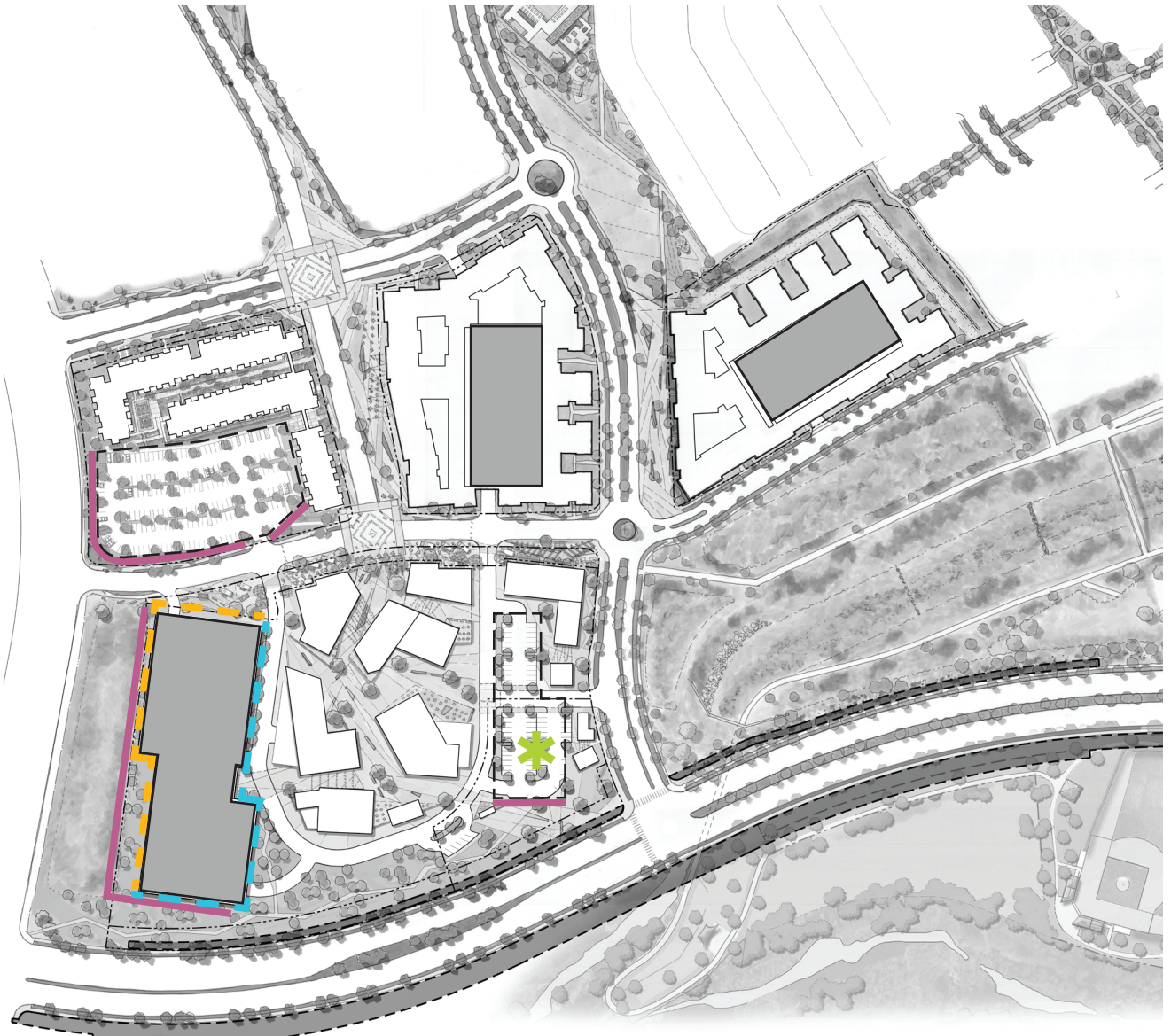
FIGURE 8-25 PARKING DIAGRAM

MAP KEY

-  Surface Parking
-  Parking Structures
-  Screening of Parking Structure
-  Mural Walls on Parking Structure
-  Landscape Screening of Parking Lots or Structures



Mobility hub will include 35 EV charging spaces to satisfy climate action plan CAP for the following multifamily for sale planning areas: PA-1, PA-2, PA-5, PA-7, PA-8, PA-9, PA-10, PA-11, PA-15, PA-16, PA-17 and PA-18.



Note:

Diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.

URBAN DESIGN

8.5 Urban Design

The Urban Design section of the design guidelines is meant to illustrate many of the possible design elements for use in the public realm throughout the Community Collective. The design intent is for the boundary between street rights of way, lettered lots and planning areas to be imperceptible – all part of a cohesively designed environment.

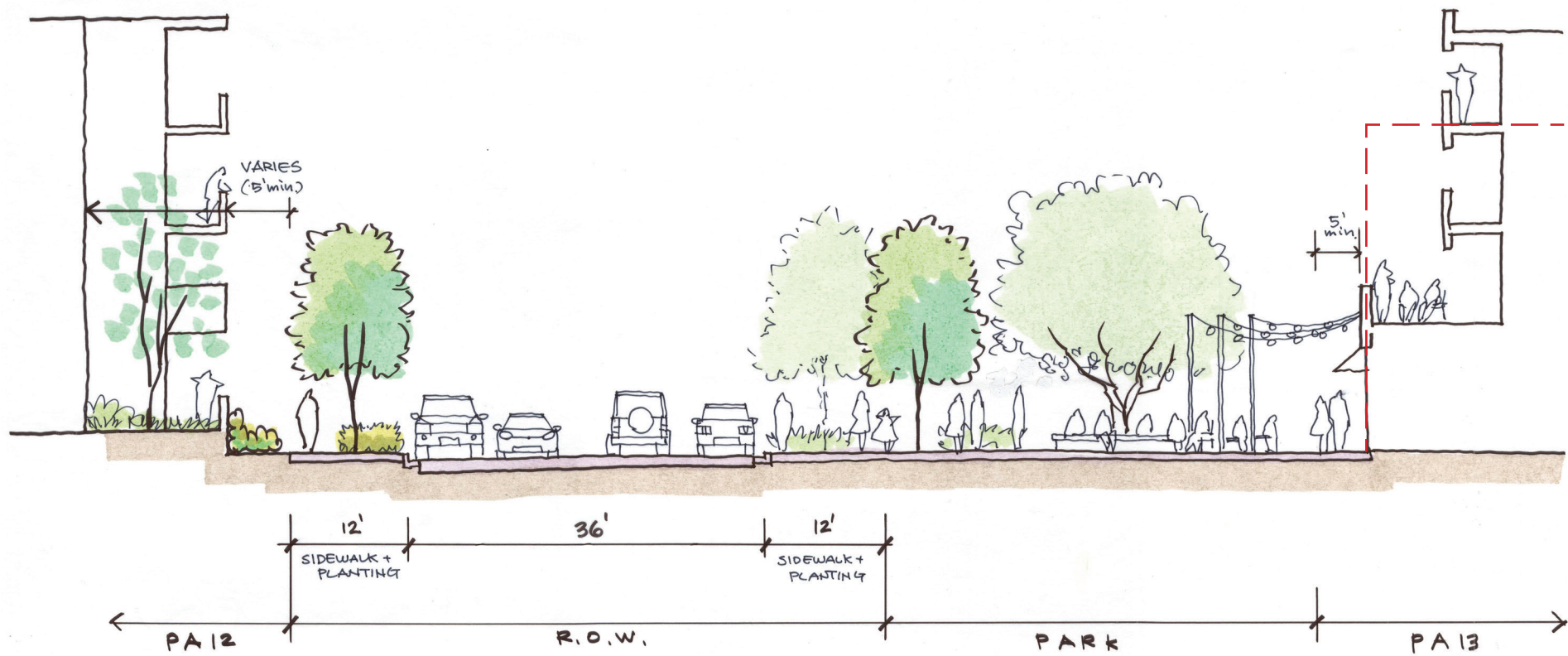
The street sections and enlarged plans provide a general urban design direction. A variety of urban design elements are also presented. The intent is to provide flexibility for future designers that can serve to enhance the sense of place for the Community Collective. The lettered lots allow for more design control in key areas of the community.

Notes:

All diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.

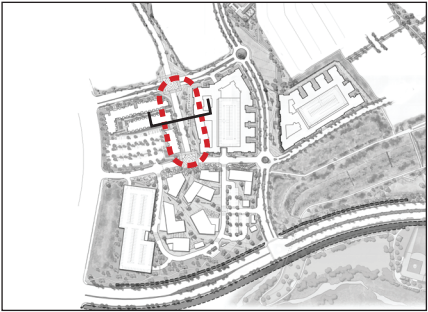
All photographs are for illustrative purposes.

FIGURE 8-26 STREETSCAPE BETWEEN PA-12 & PA-13



--- Low Density Building Massing
(High Density illustrated)

KEY MAP



8.5.1 Street E Between PA-12 & PA-13

- Most urban street
- Retail mixed use on the east side
- Urban plaza adjacent to retail
- Outdoor seating and activity
- Main pedestrian link to Community Collective
- Connector from arrival points to the project to the Community Collective

ENLARGED PLAN

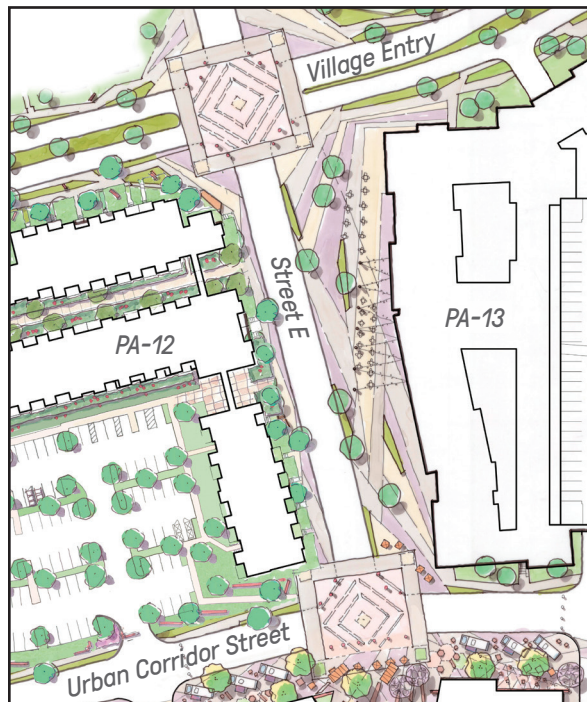
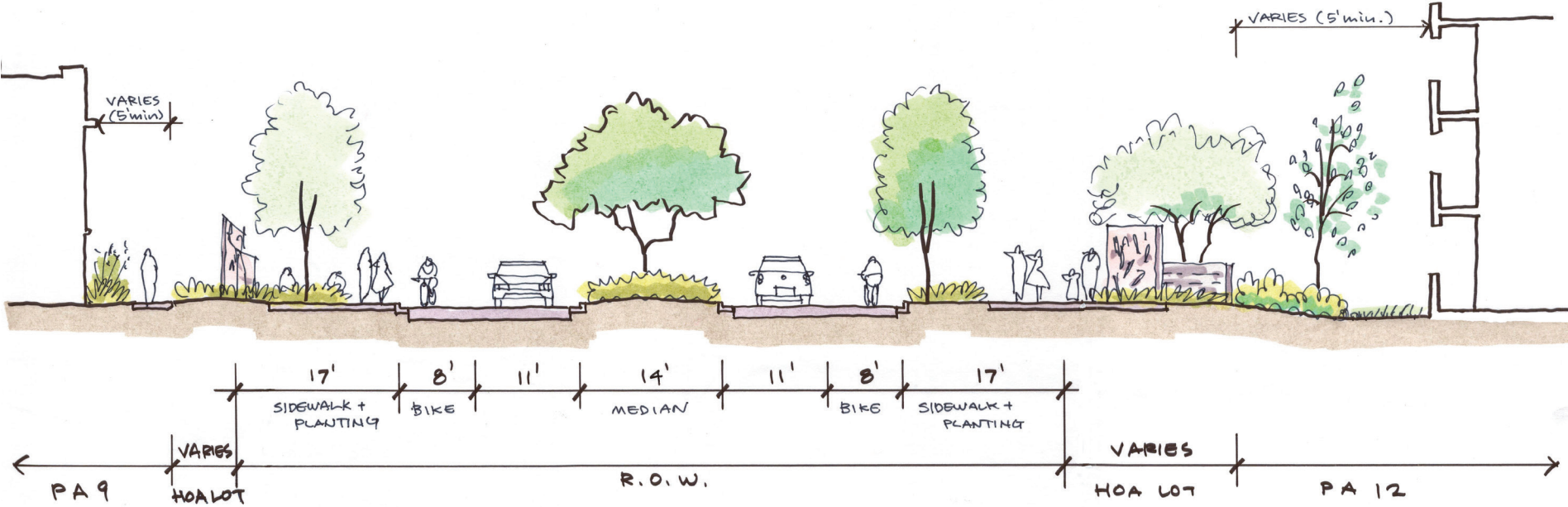
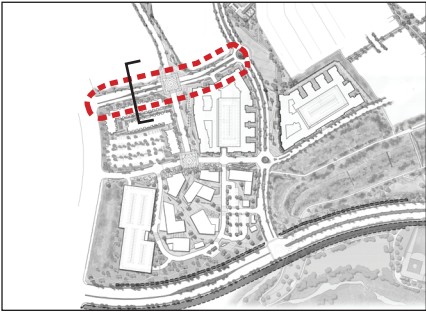


FIGURE 8-27 STREETScape AT NORTH SIDE OF PA-12 & PA-13

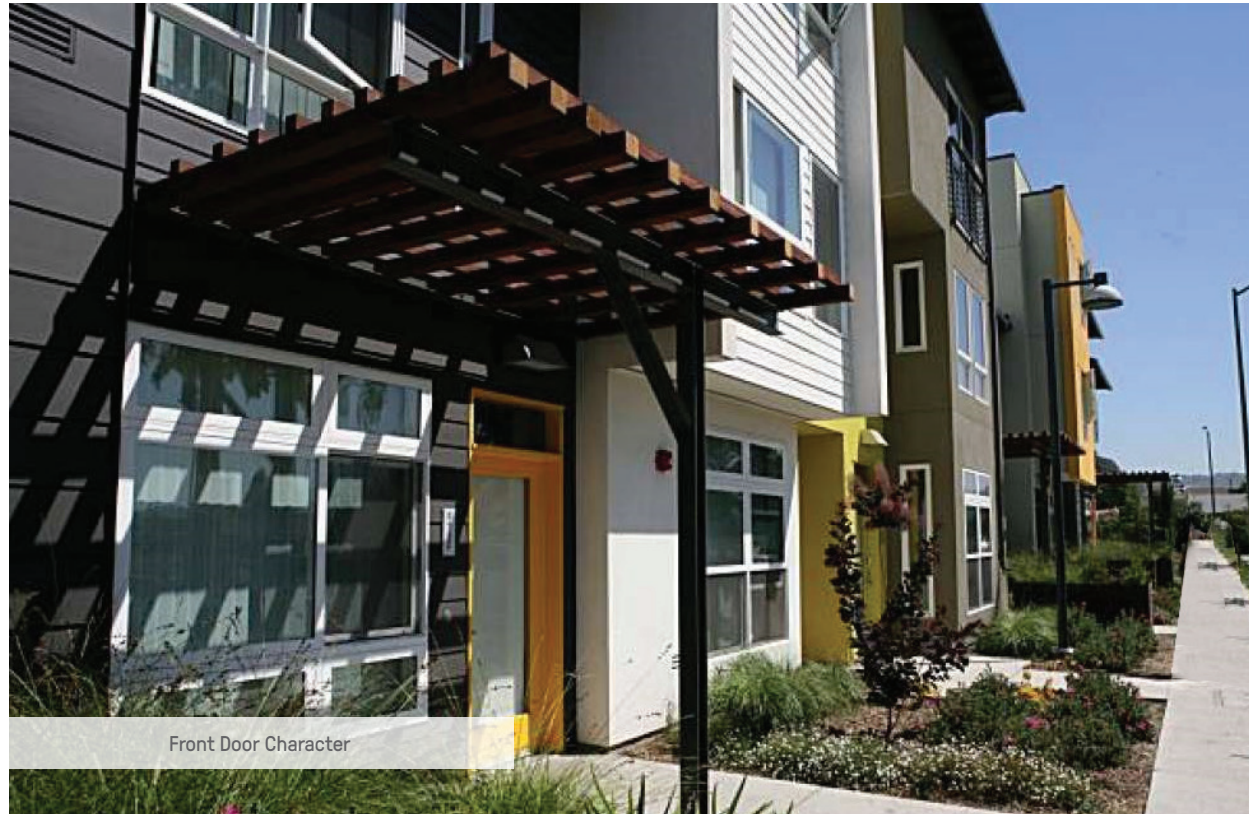


KEY MAP



8.5.2 Village Entry at North Side of PA-12 & PA-13

- Connector from Technology Business park to pedestrian plaza
- Primary pedestrian link to pedestrian plaza
- Transition from Community Collective to residential uses



ENLARGED PLAN

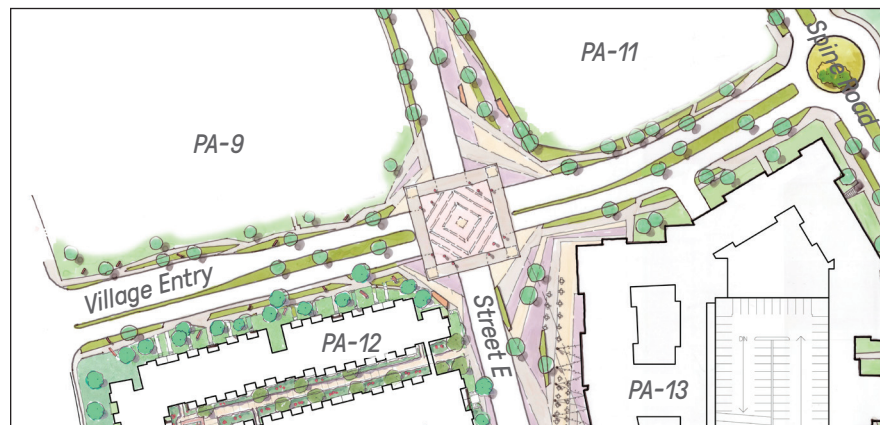
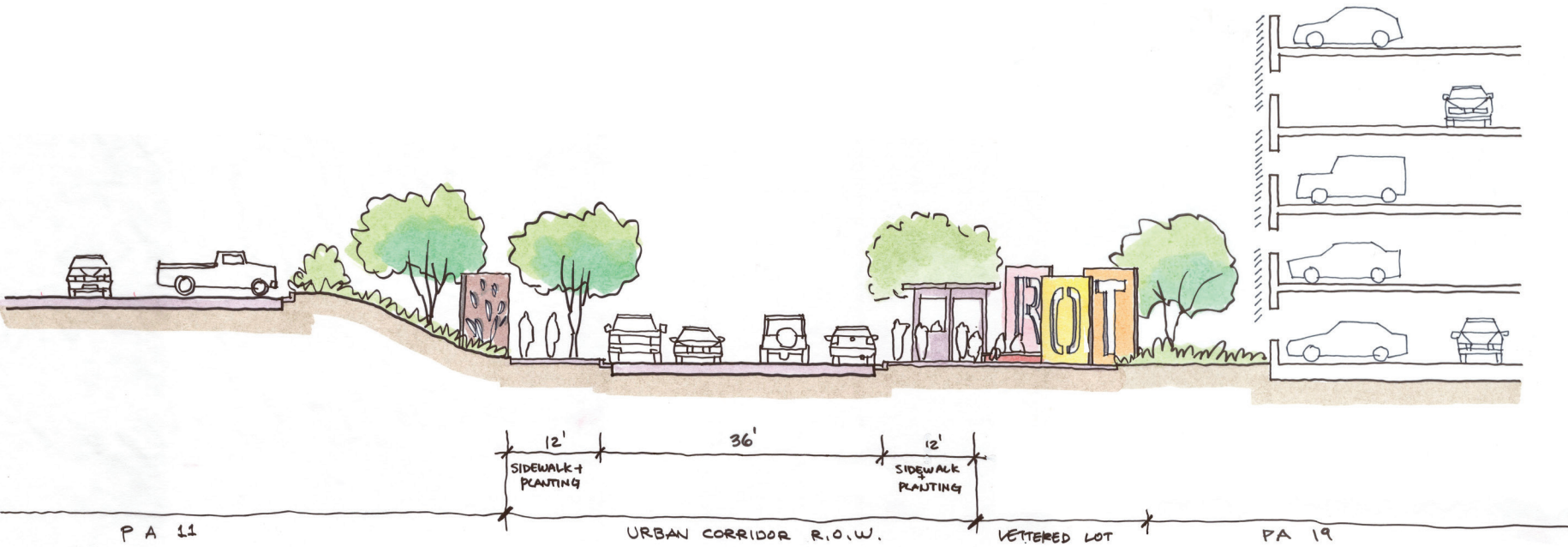


FIGURE 8-28 STREETScape BETWEEN PA-12 & PA-19



KEY MAP



8.5.3 Urban Corridor Street Between PA-12 & PA-19

- Entry to Community Collective
- Vehicular access to Community Collective
- Secondary pedestrian entry
- Transition for grade change
- Parking lot or parking structure screening



Food Trucks

ENLARGED PLAN

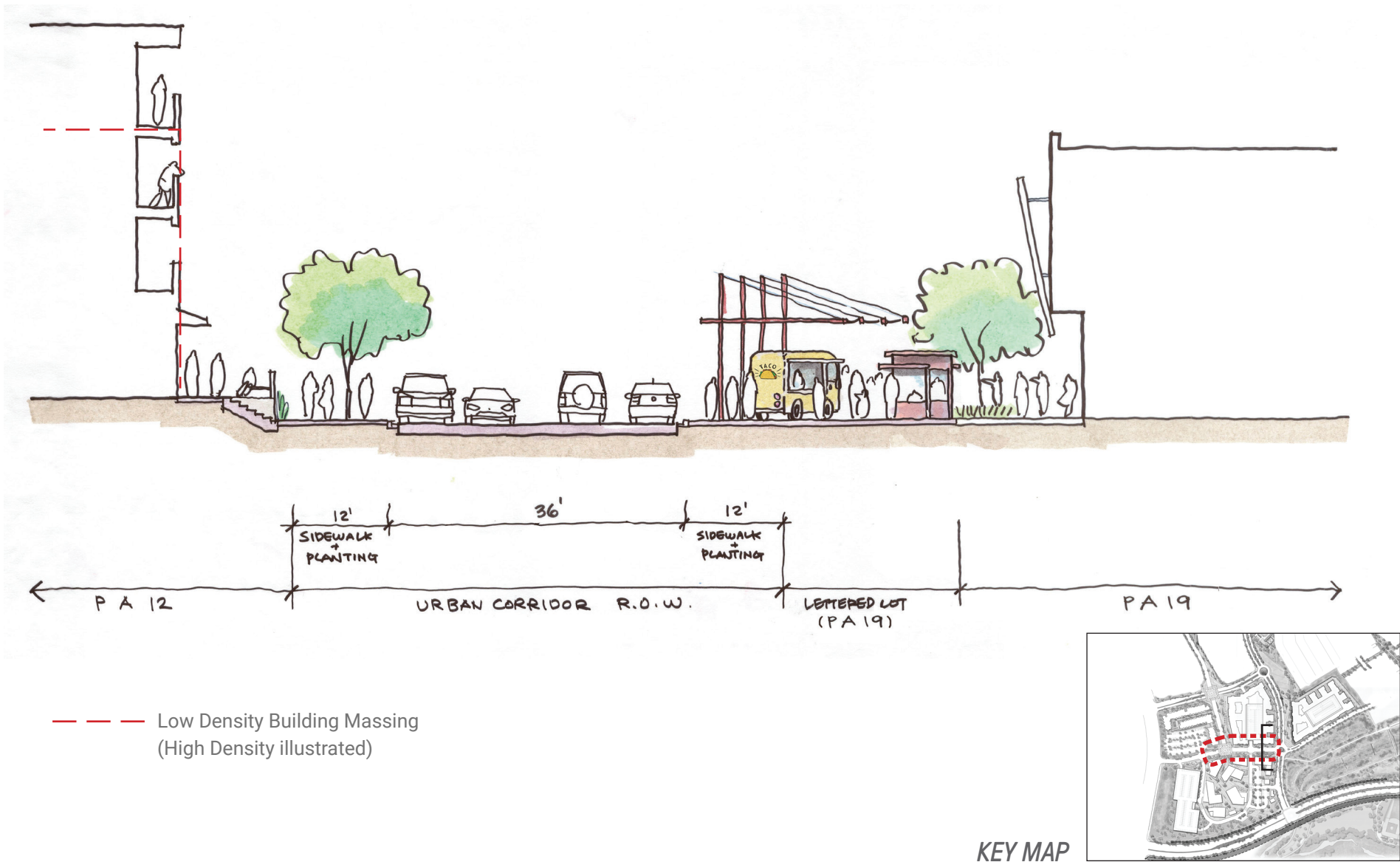


Art Walls



Pop-Up Retail

FIGURE 8-29 STREETSCAPE BETWEEN PA-13 & PA-19



8.5.4 Urban Corridor Street Between PA-13 & PA-19

- Entry to Community Collective
- Continuation of pedestrian plaza at intersection
- Transition for grade change
- Stoops for residential



ENLARGED PLAN

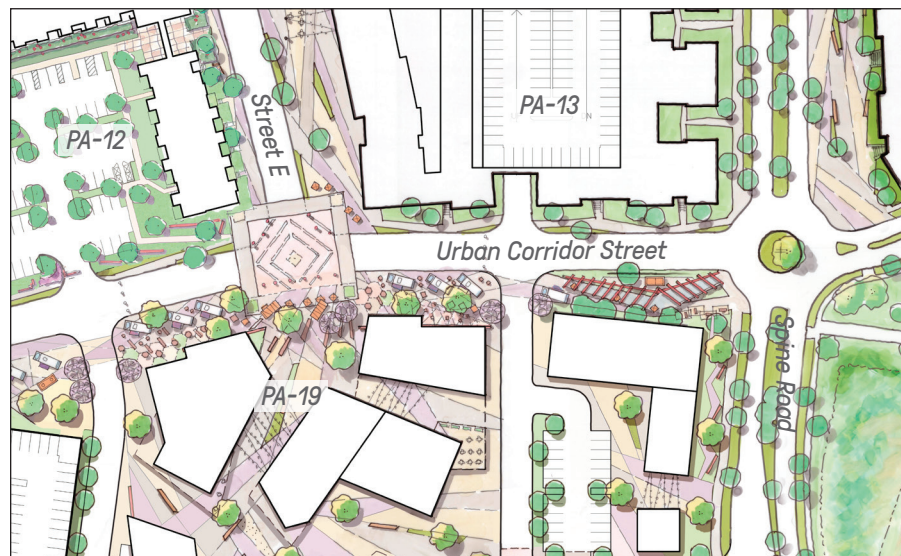
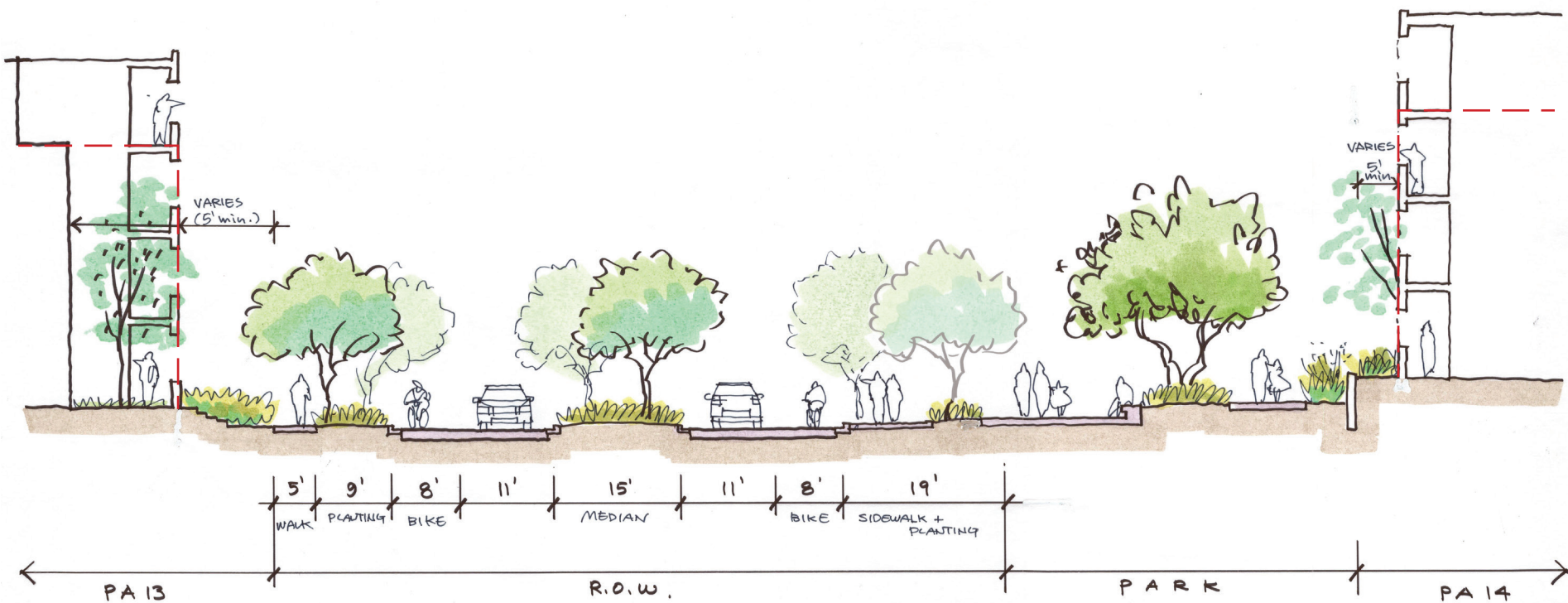
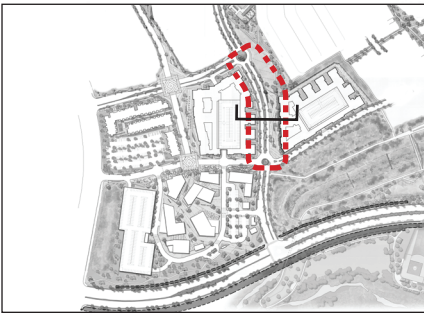


FIGURE 8-30 STREETSCAPE BETWEEN PA-13 & PA-14



--- Low Density Building Massing
(High Density illustrated)

KEY MAP



8.5.5 Spine Road Between PA-13 & PA-14

- Pedestrian route to Community Collective linear plaza transitions to parks

ENLARGED PLAN

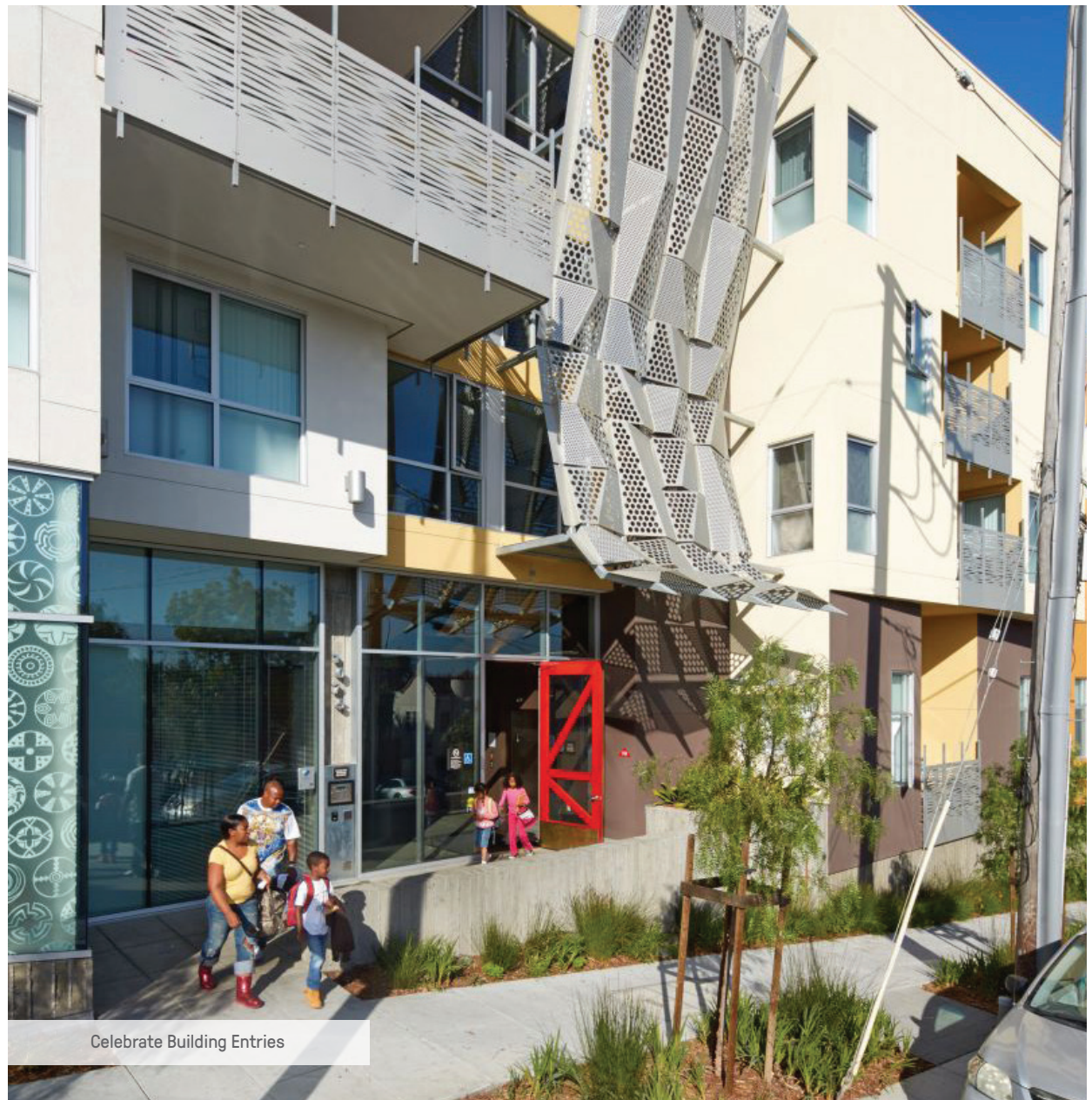
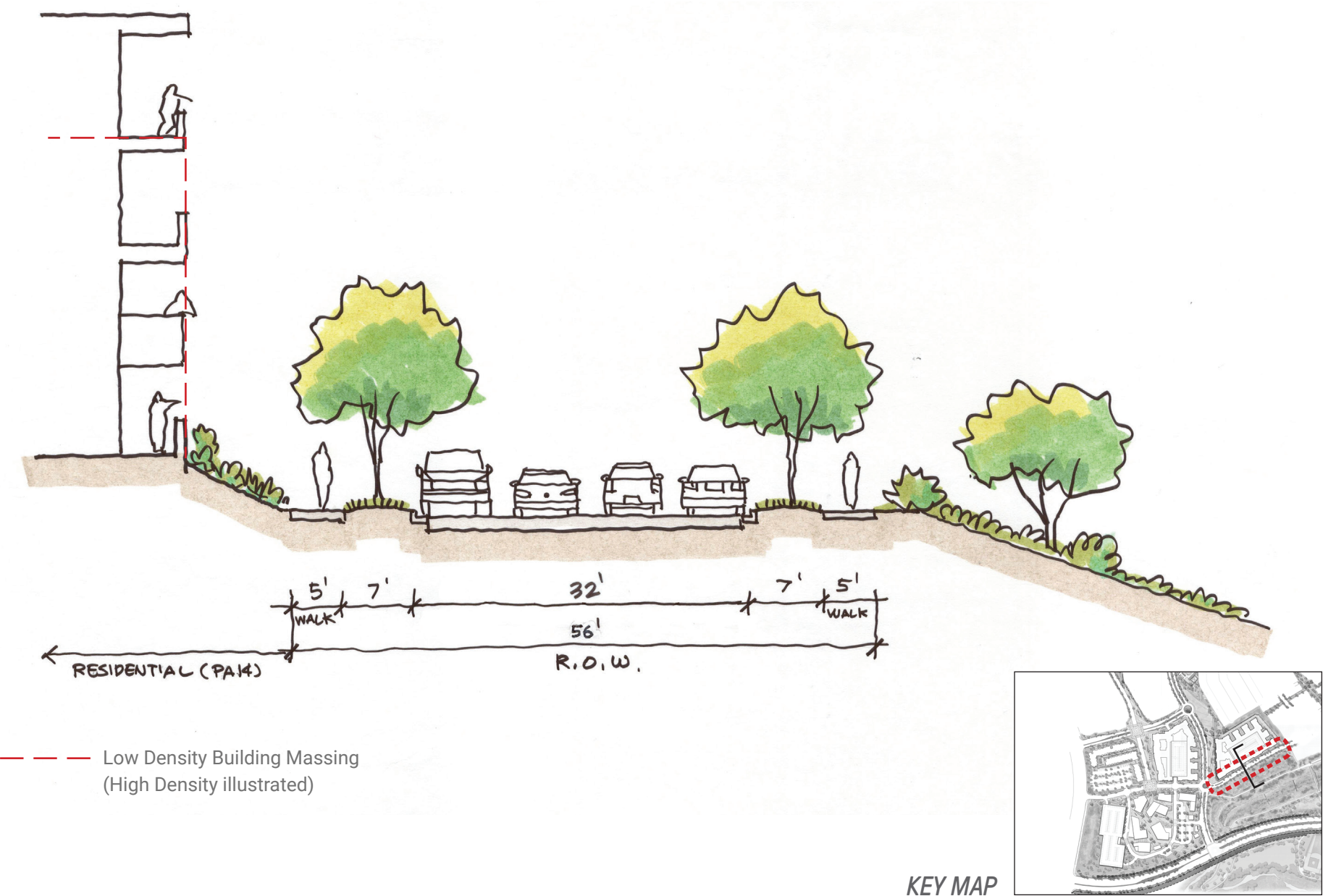


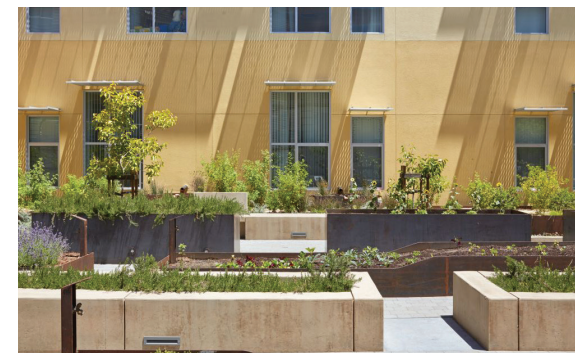
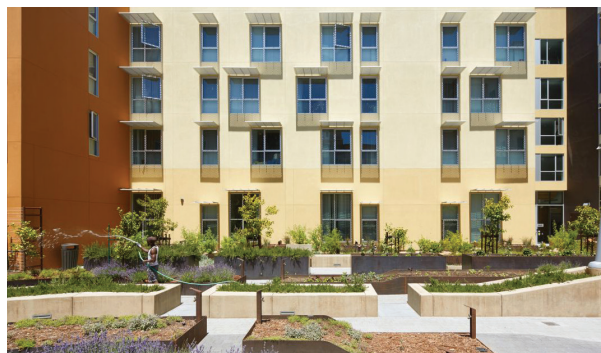
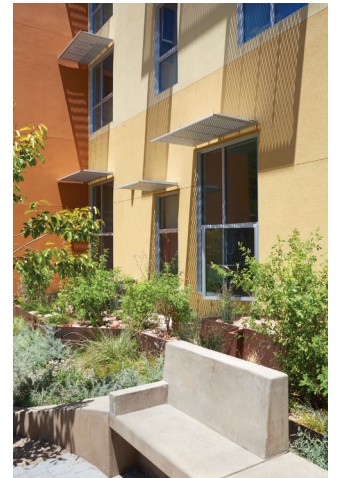
FIGURE 8-31 STREETSCAPE AT SOUTH SIDE OF PA-14



8.5.6 Street I At South Side of PA-14

- Residential fronting park
- Transition between Community Collective and residential uses

ENLARGED PLAN



TABLETOP INTERSECTIONS

8.5.7 Tabletop Intersections

- Critical to link pedestrian realm
- Raised portion consists of cast in place concrete
- Bold paint graphics on top of cast in place concrete
- Brightly colored bollards for safety
- Graphics to relate to one another
- After paint wears off, new graphic design to be implemented

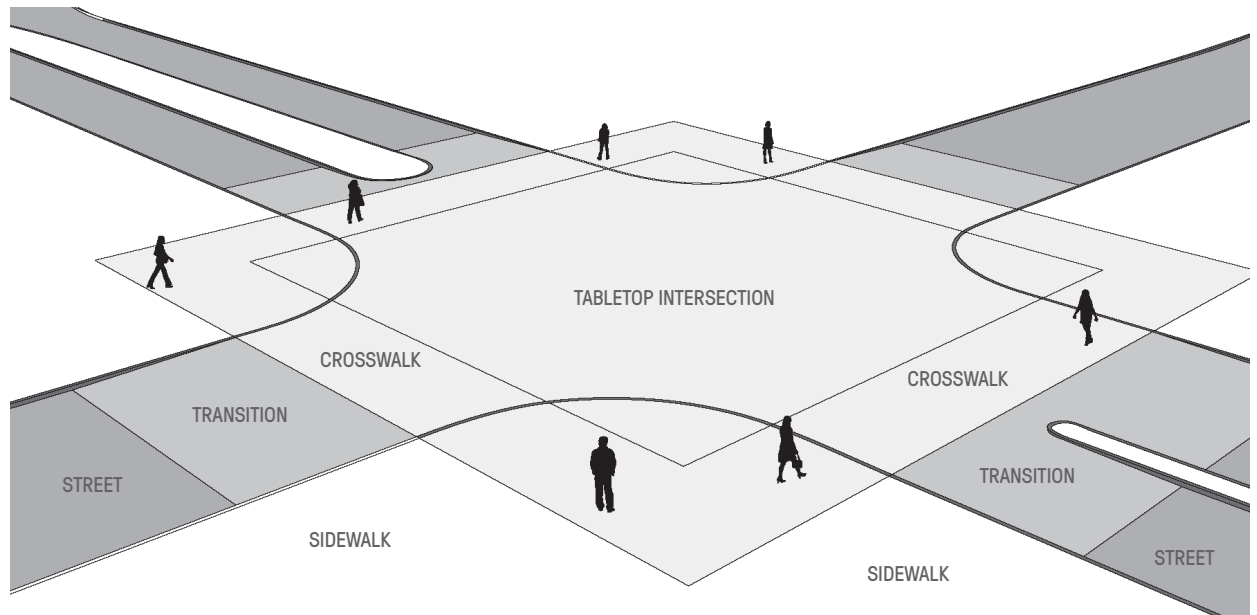
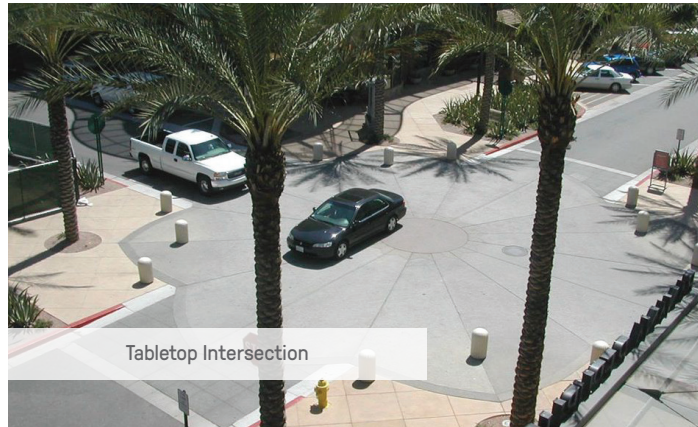
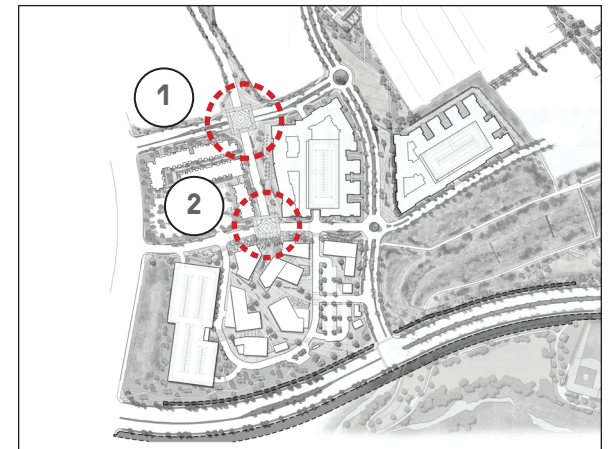
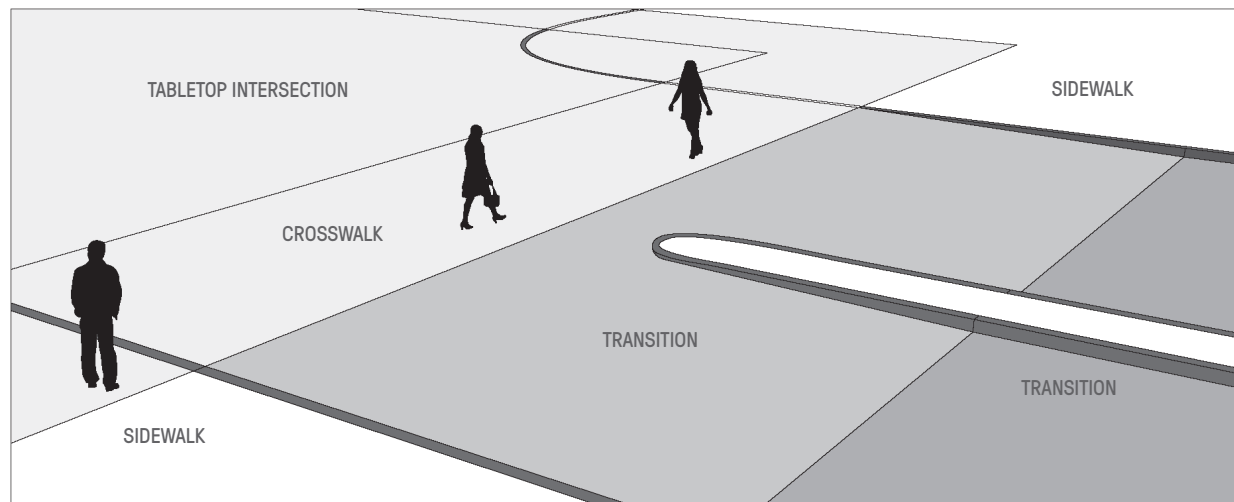
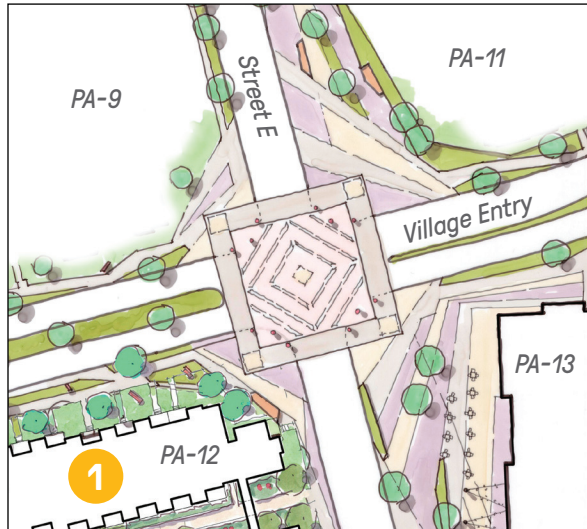


FIGURE 8-32 TABLETOP INTERSECTIONS ENLARGED PLANS



KEY MAP

COMMUNITY COLLECTIVE

8.5.8 Community Collective

- Pop-Up Retail Leading into Community Collective and Heart of the Community - Most Diveristy in Character
- Most Active Section of the Site
- Dynamic Indoor and Outdoor Spaces
- Building Frame Outdoor to Create Gathering Spaces
- Walkable
- Diversity of Shapes, Materials and Facades
- Art Walls
- Interactive Spaces
- Central Core links Pedestrian Paths
- Place to Gather, Socialize, Eat and Drink
- Urban Agriculture Vibe

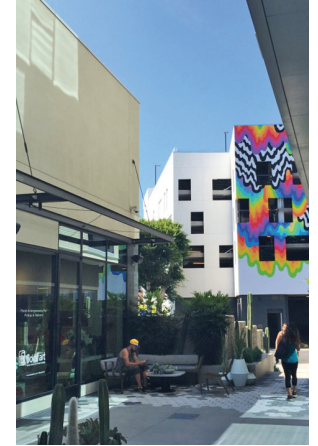


FIGURE 8-33 URBAN DESIGN ELEMENTS

8.5.8 Community Collective

- 01 Art Wall
- 02 Urban Art
- 03 Urban Art/on building wall
- 04 Urban Illumination
- 05 Celebration Spaces
- 06 Interactive
- 07 Food Truck
- 08 Pop-Up Retail

Note: The proposed vision for Community Collective urban design components is to be consistent with Placemaking Regulations - SDMC Section 141.0421.



ART WALL

8.5.9 Community Collective - Art Wall

- Artsy
- Colorful
- Urban
- Social interaction
- Interactive
- Inspiring
- Positive & fun
- Freestanding
- Screen Parking

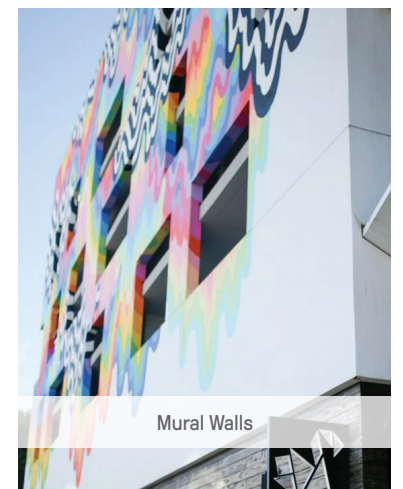
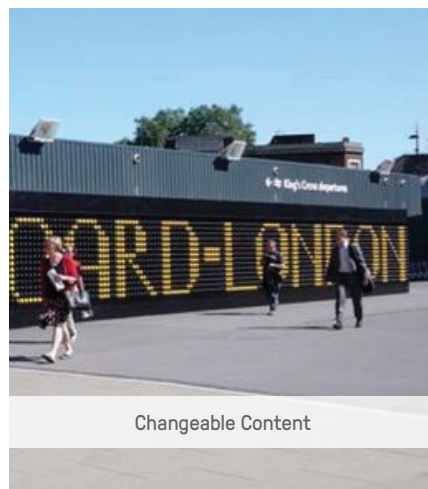
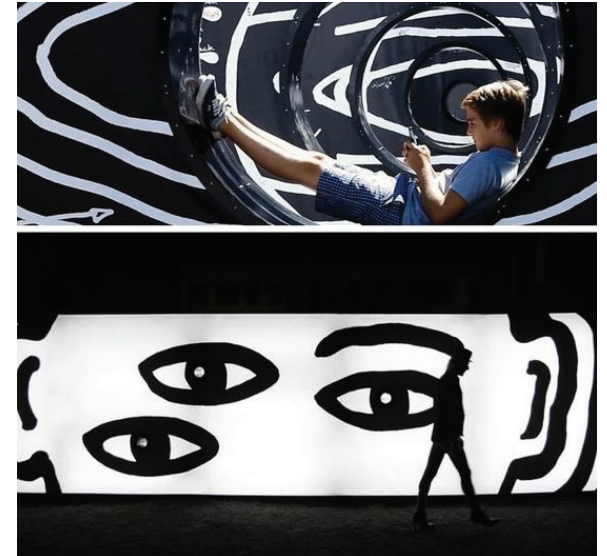
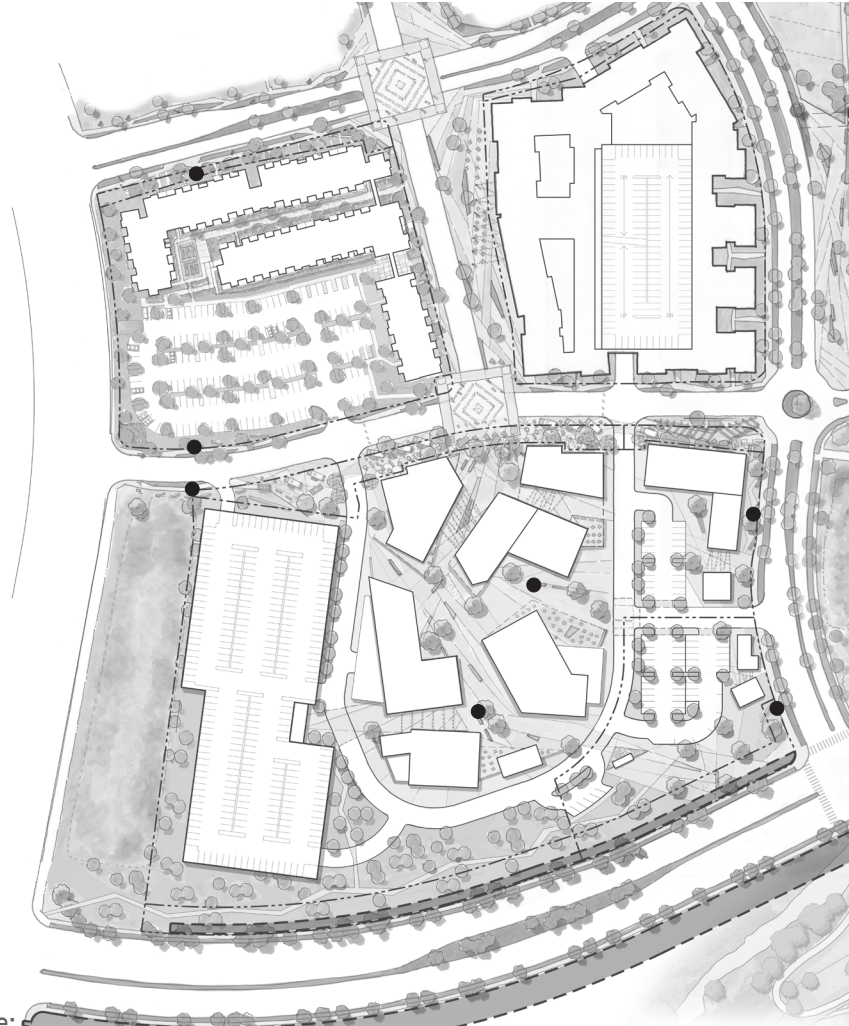




FIGURE 8-34 COMMUNITY COLLECTIVE - ART WALL DIAGRAM

● 01 ART WALL



Note:
Diagrams show a possible design solution for visualization purposes, multiple solutions are possible.

URBAN ART

8.5.10 Community Collective - Urban Art

- Outdoor art
- Playful
- Colorful
- Social interaction
- Inspiring
- Positive & fun
- Sculptural

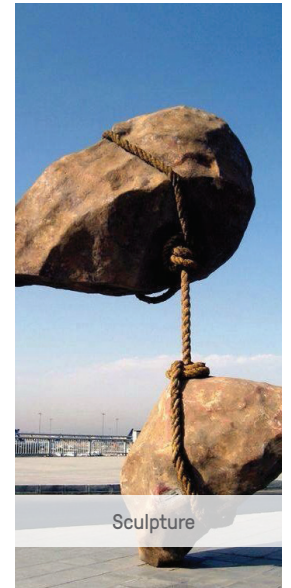


FIGURE 8-35 COMMUNITY COLLECTIVE - URBAN ART DIAGRAM

02 URBAN ART



Note:
Diagrams show a possible design solution for visualization purposes, multiple solutions are possible.

URBAN ART: ON BUILDING WALLS

8.5.11 Community Collective - Urban Art: On Building Walls

- Colorful
- Playful
- Artsy
- Social interaction
- Networking outdoors
- Inspiring
- Reduces Blank Walls
- Activity Spaces
- Ever changing
- Painted walls graphics
- Thought Provoking
- Diversity of Shapes, Colors, Materials

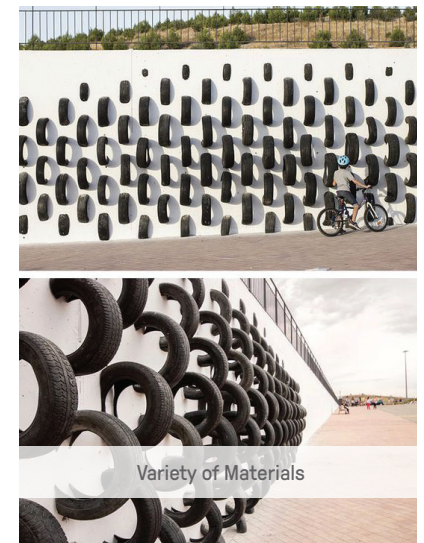
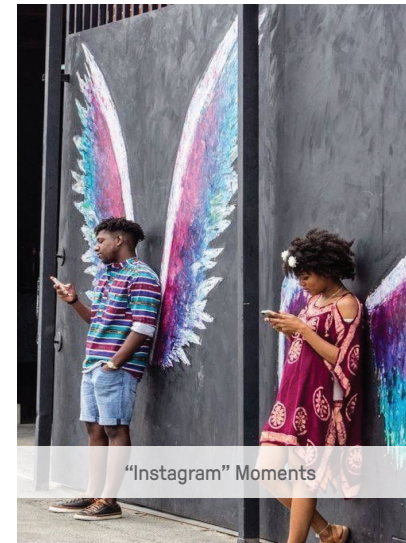
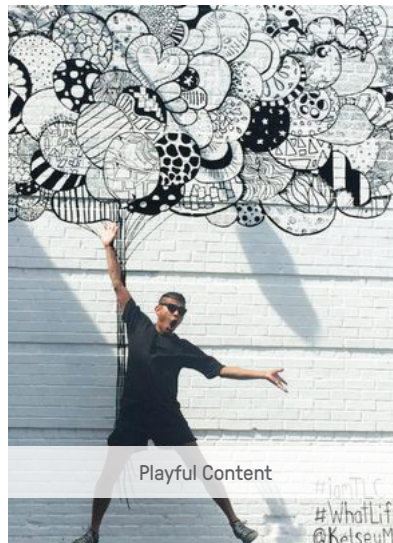
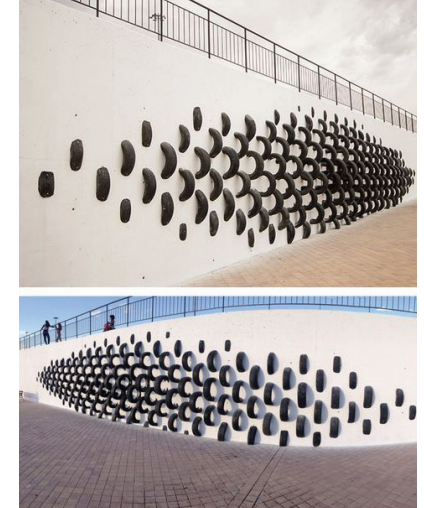
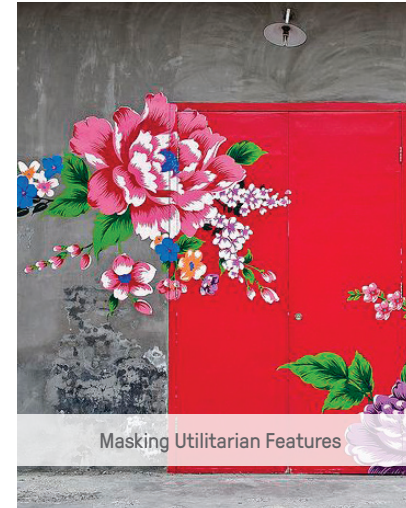
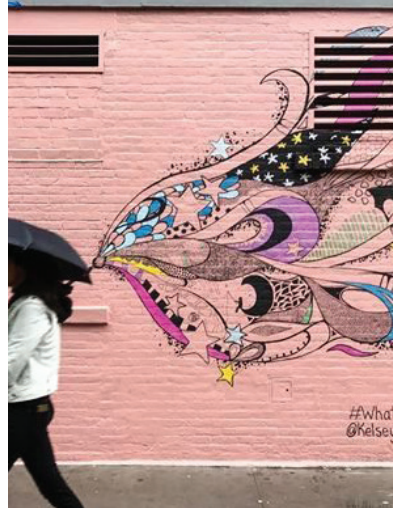
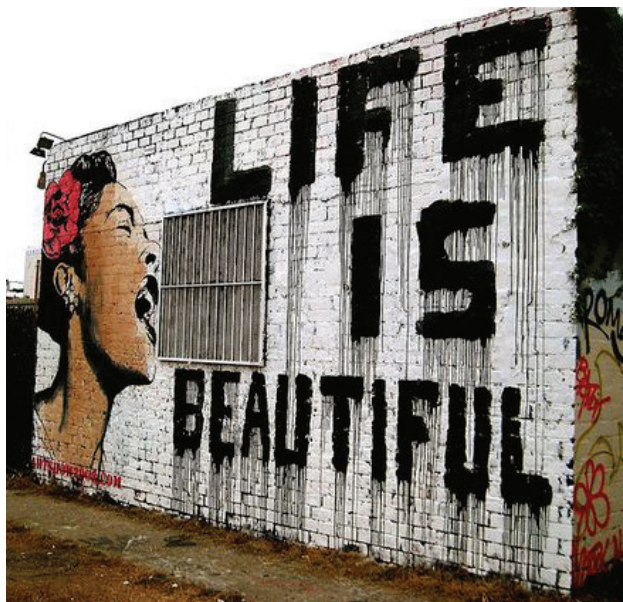


FIGURE 8-36 COMMUNITY COLLECTIVE - URBAN ART : ON BUILDING WALLS DIAGRAM

03 URBAN ART: ON BUILDING WALLS



Repurposed Materials



Note:

Diagrams show a possible design solution for visualization purposes, multiple solutions are possible.

URBAN ILLUMINATION

8.5.12 Community Collective - Urban Illumination

- Outdoor Illumination
- Art Illumination
- Social interaction
- Unique experience
- Casual atmosphere
- Colorful
- Ever changing

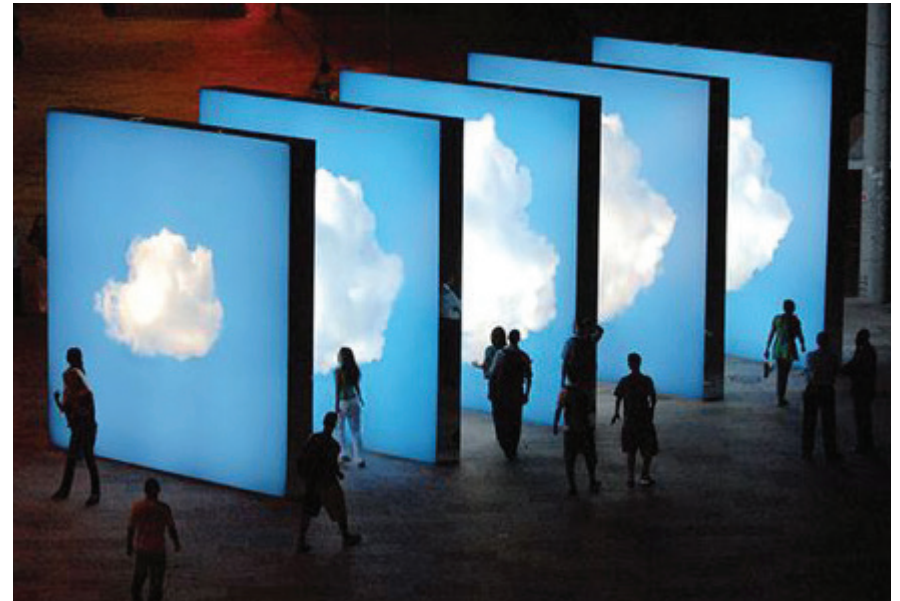
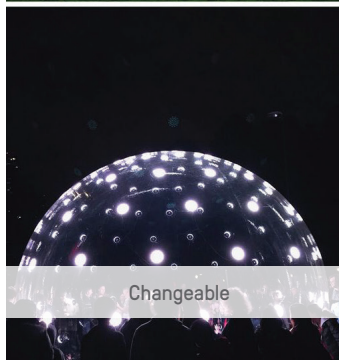
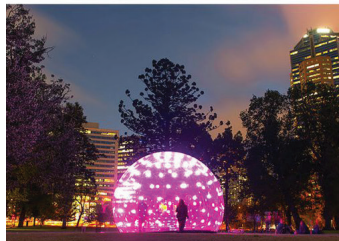
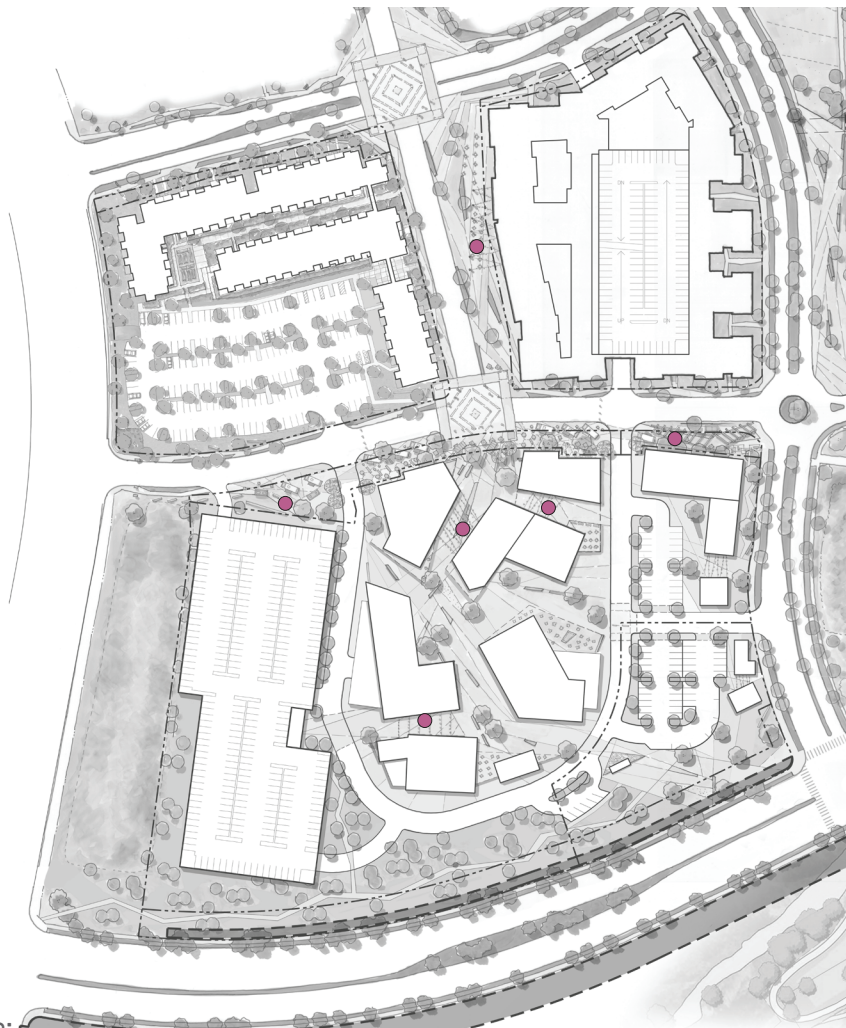
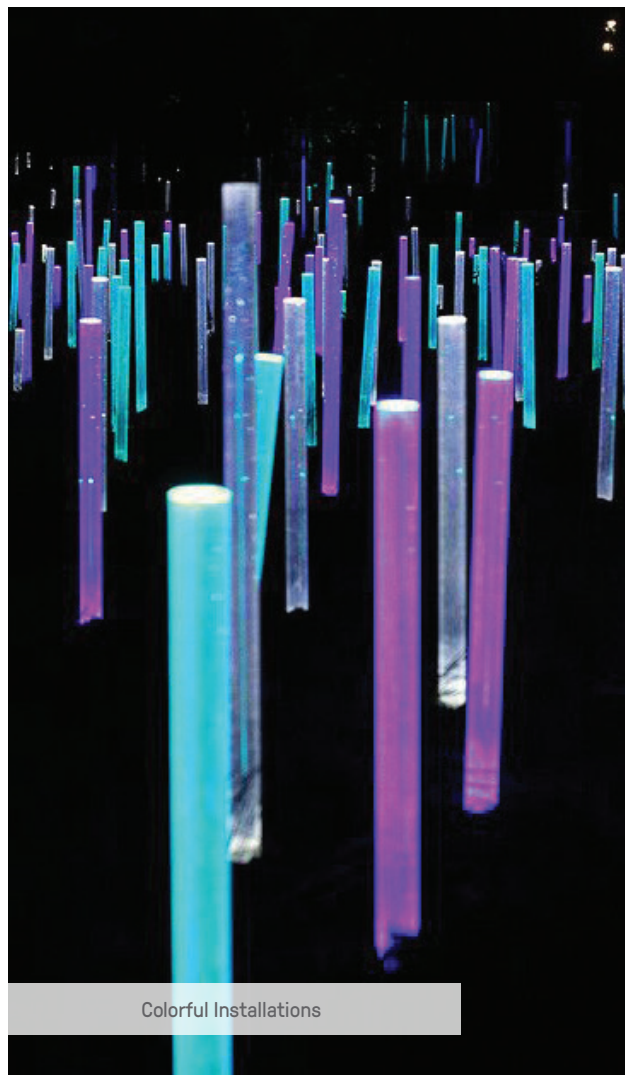


FIGURE 8-37 COMMUNITY COLLECTIVE - URBAN ILLUMINATION DIAGRAM

04 URBAN ILLUMINATION

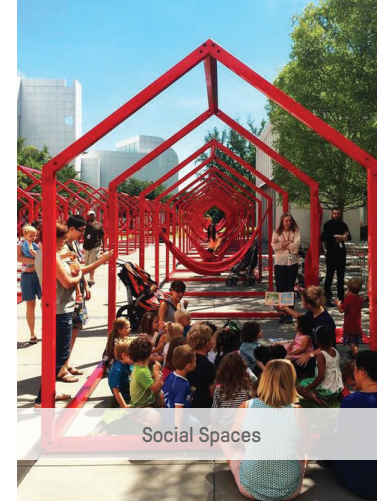


Note:
Diagrams show a possible design solution for visualization purposes, multiple solutions are possible.

URBAN PLAZAS

8.5.13 Community Collective - Urban Plazas

- Social interaction
- interactive urban art
- Casual atmosphere
- Playful & fun



Social Spaces



Inventive Materials



Interactive Spaces

FIGURE 8-38 COMMUNITY COLLECTIVE - URBAN PLAZAS DIAGRAM

05 URBAN PLAZAS



Note:

Diagrams show a possible design solution for visualization purposes, multiple solutions are possible.

INTERACTIVE - PEOPLE + SPACES

8.5.14 Community Collective - Interactive - People + Spaces

- Urban art
- Social interaction
- Outdoor activities
- Casual atmosphere
- Outdoor Illumination

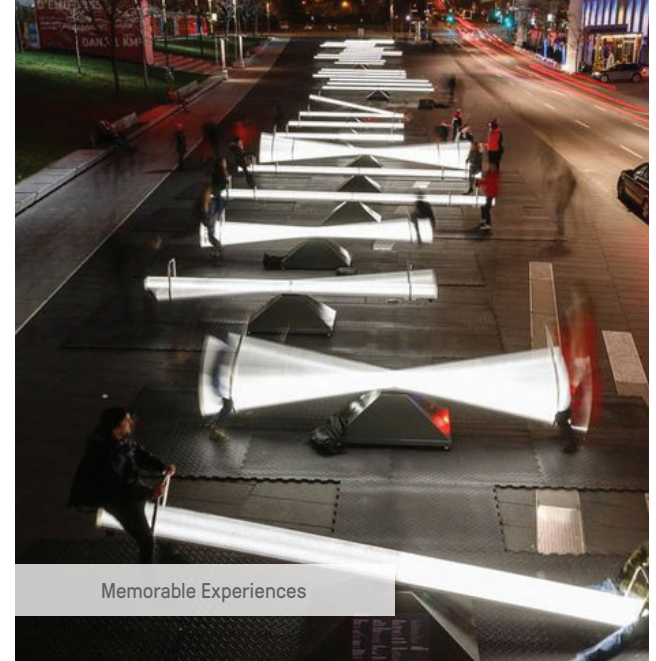
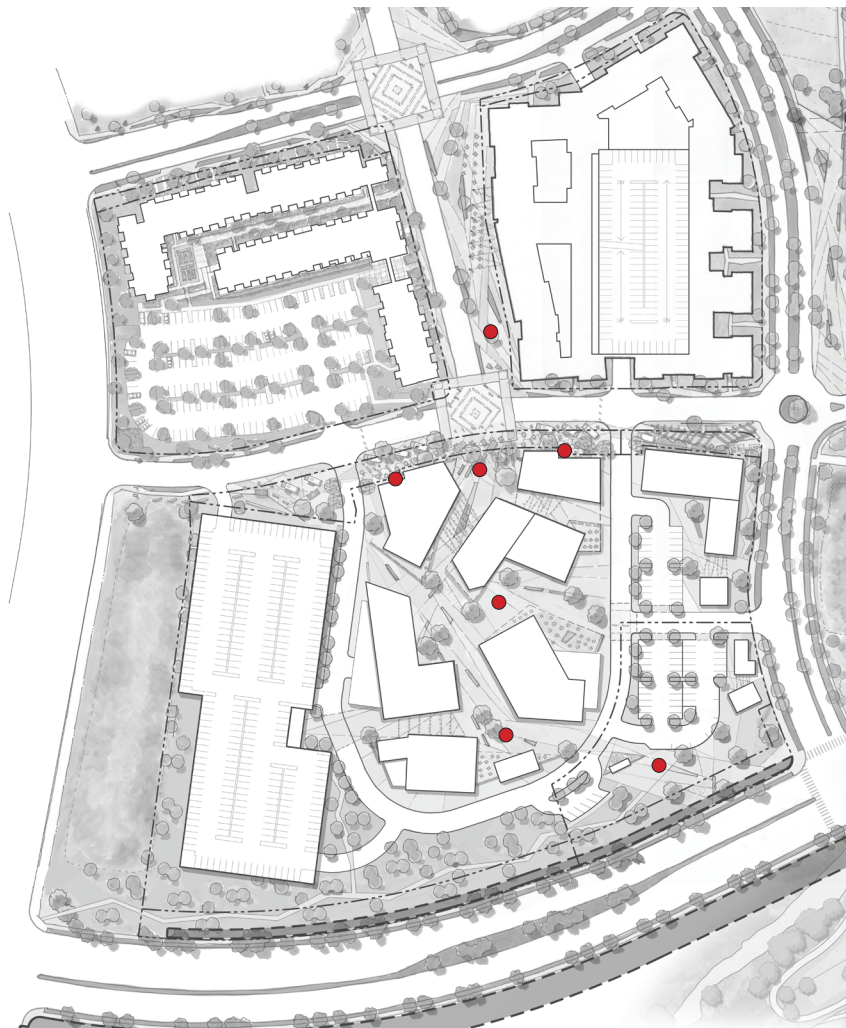
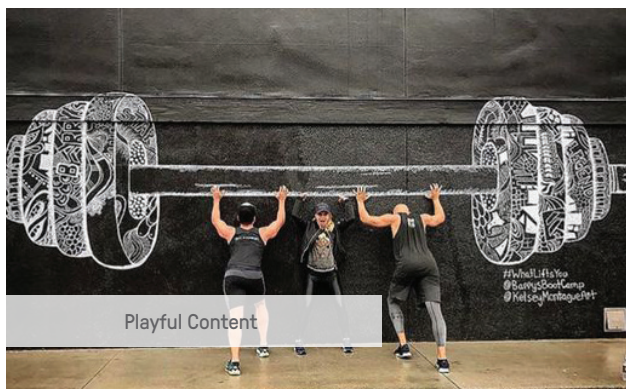


FIGURE 8-39 COMMUNITY COLLECTIVE - INTERACTIVE - PEOPLE + SPACES DIAGRAM

● 06 INTERACTIVE



Note:

Diagrams show a possible design solution for visualization purposes, multiple solutions are possible.

FOOD TRUCK

8.5.15 Community Collective - Food Truck

- Drinking and dining outdoors
- Social interaction
- Shopping outdoors
- Networking outdoors
- Casual atmosphere



Social Interaction



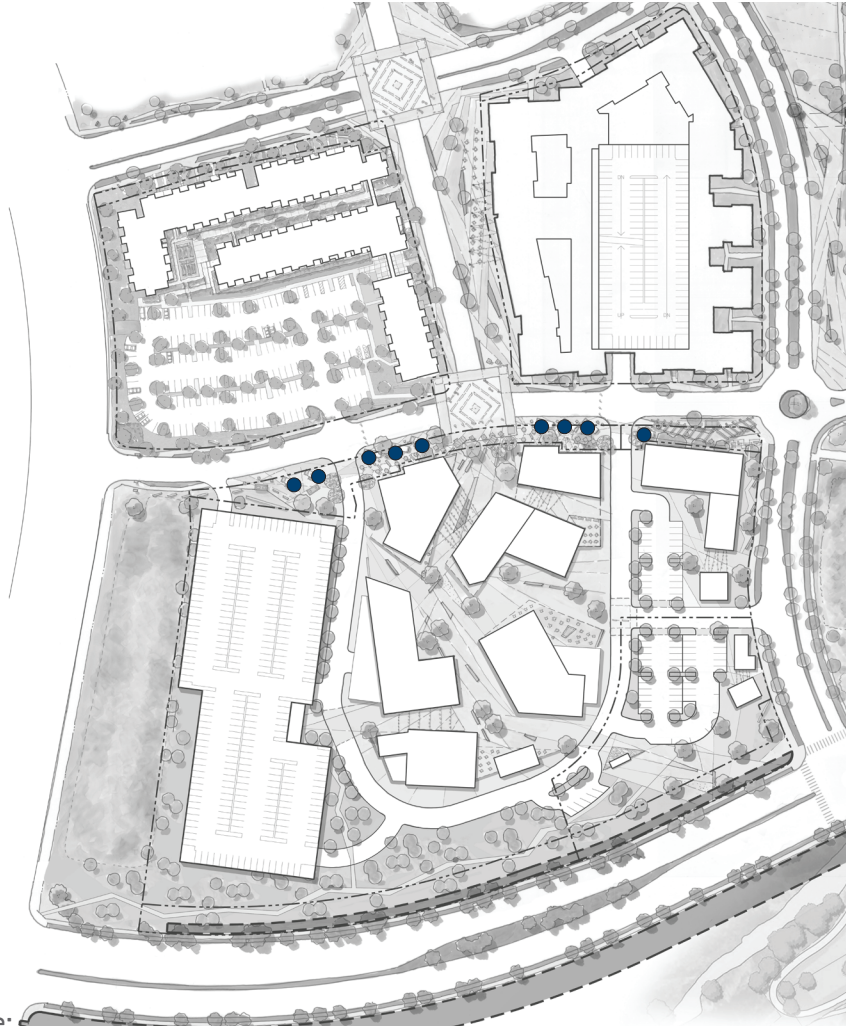
Social Interaction



Constantly Changing Trucks

FIGURE 8-40 COMMUNITY COLLECTIVE - FOOD TRUCK DIAGRAM

07 FOOD TRUCK



Note:
Diagrams show a possible design solution for visualization purposes, multiple solutions are possible.

POP-UP RETAIL

8.5.16 Community Collective - Pop-Up Retail

- Drinking and dining outdoors
- Social interaction
- Shopping outdoors
- Networking outdoors
- Casual atmosphere
- Refer to section 6.7 for more information

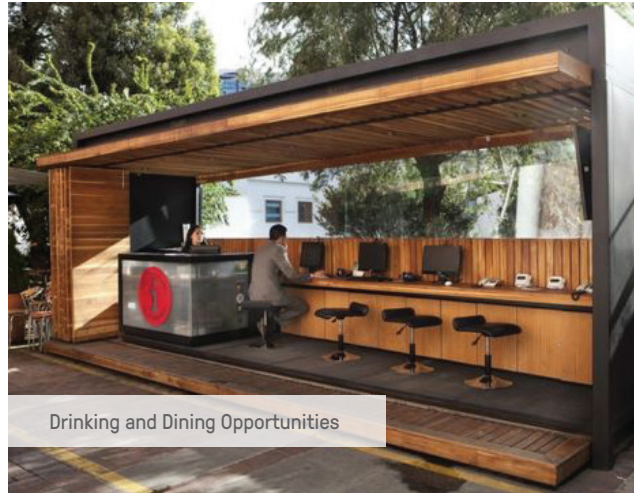


FIGURE 8-41 COMMUNITY COLLECTIVE - POP-UP RETAIL DIAGRAM

08 POP-UP RETAIL



Note:
Diagrams show a possible design solution for visualization purposes, multiple solutions are possible.