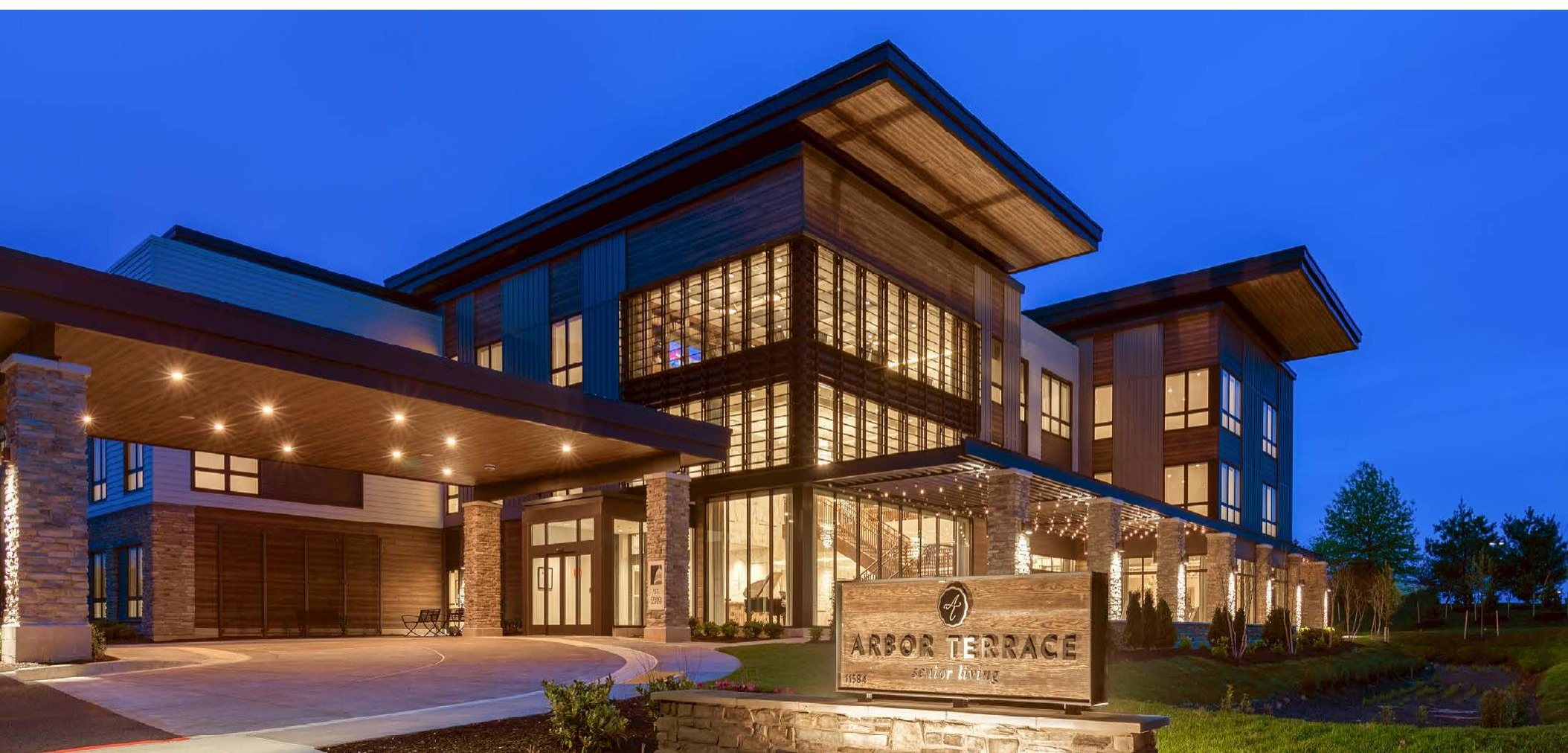
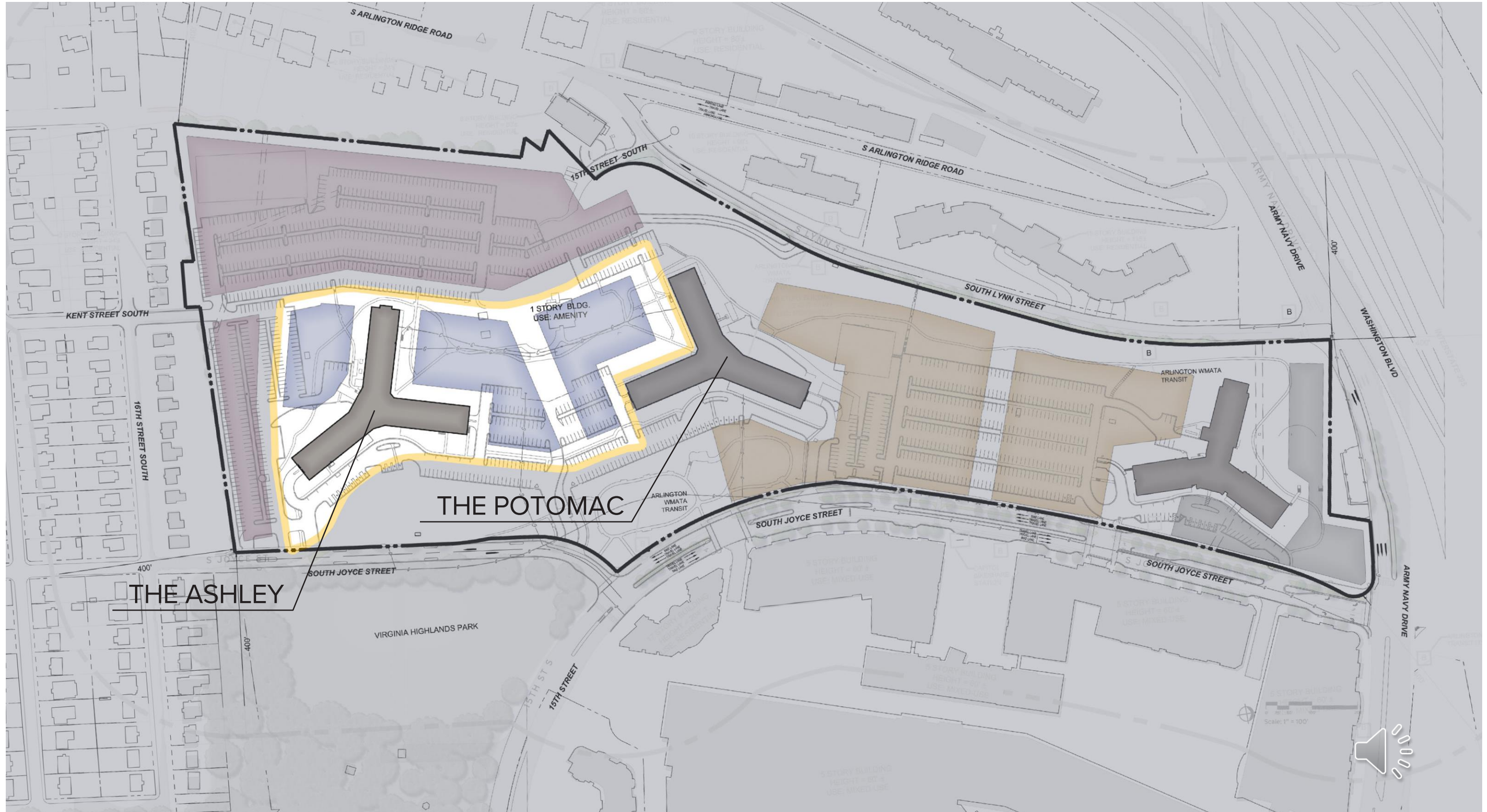


# bct design group





# CENTRAL PARCEL – LOCATION

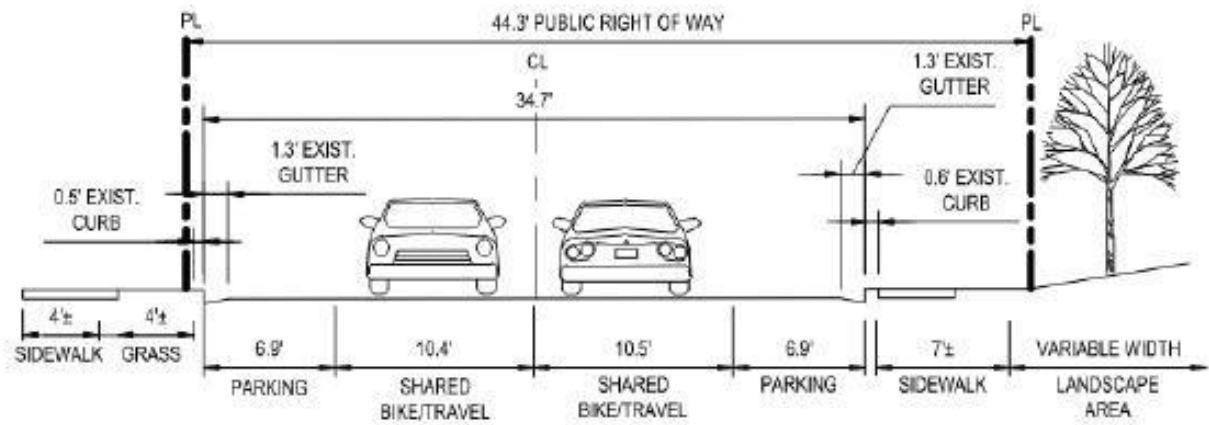




# CENTRAL PARCEL – LITTLE JOYCE REALIGNMENT

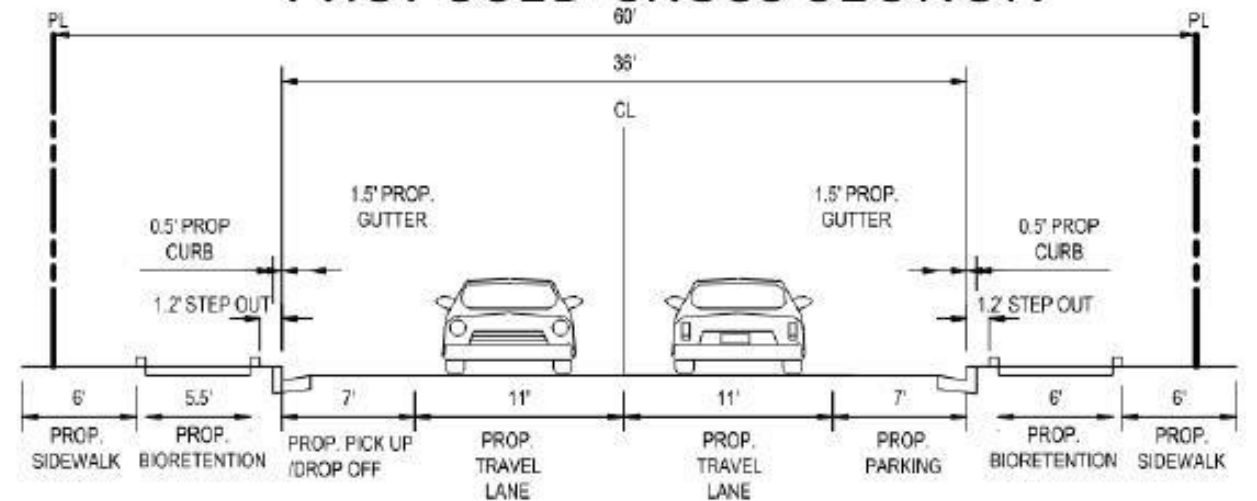


## EXISTING CROSS SECTION



EXISTING "SOUTH-JOYCE STREET" CROSS SECTION F-F  
LOOKING NORTH

## PROPOSED CROSS SECTION



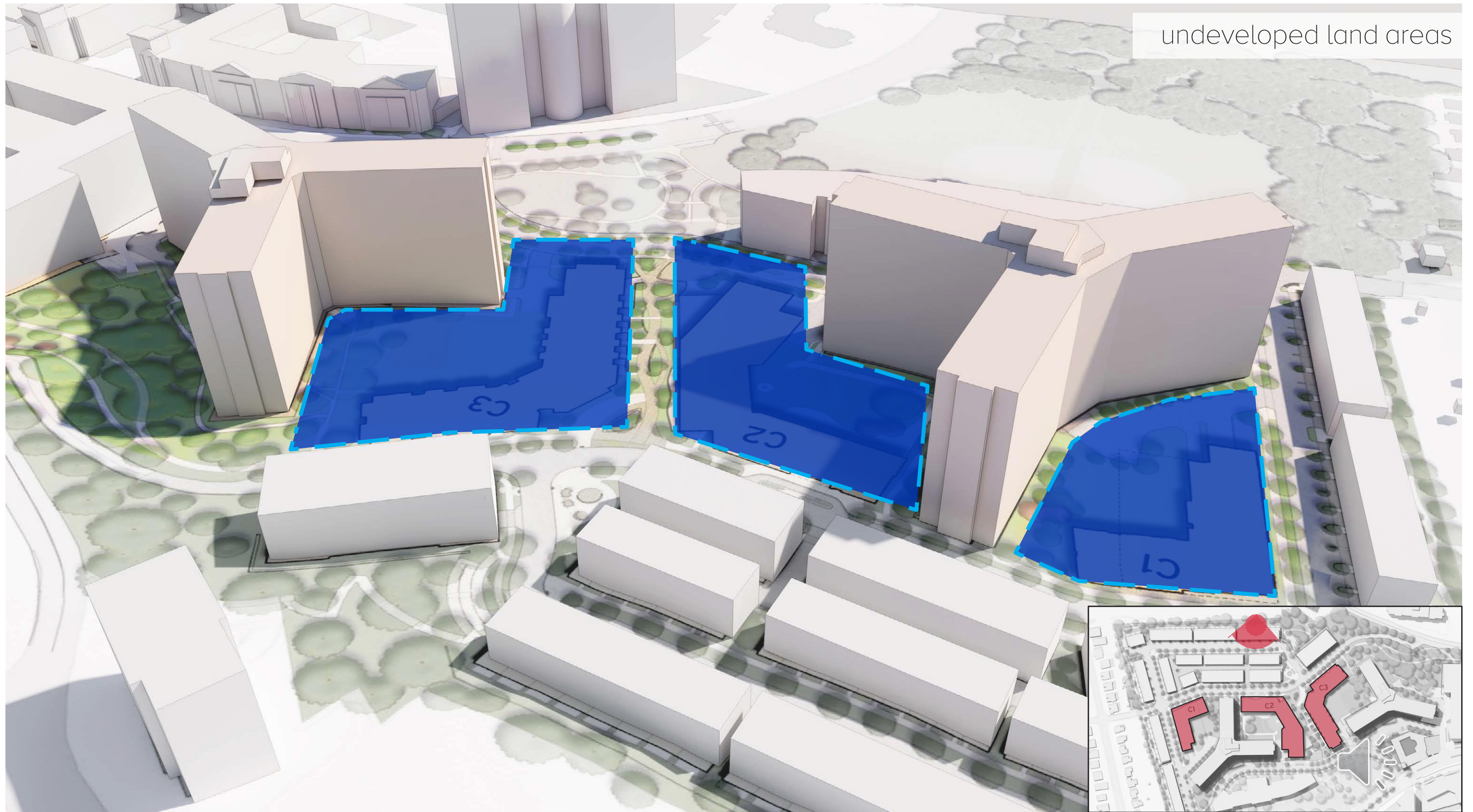
PROPOSED "SOUTH JOYCE STREET" CROSS SECTION J-J  
LOOKING NORTH WEST



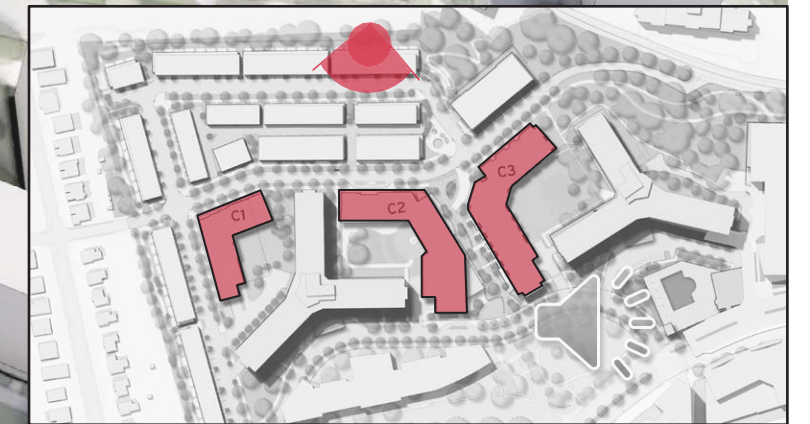




# CENTRAL PARCEL – DEVELOPABLE AREA



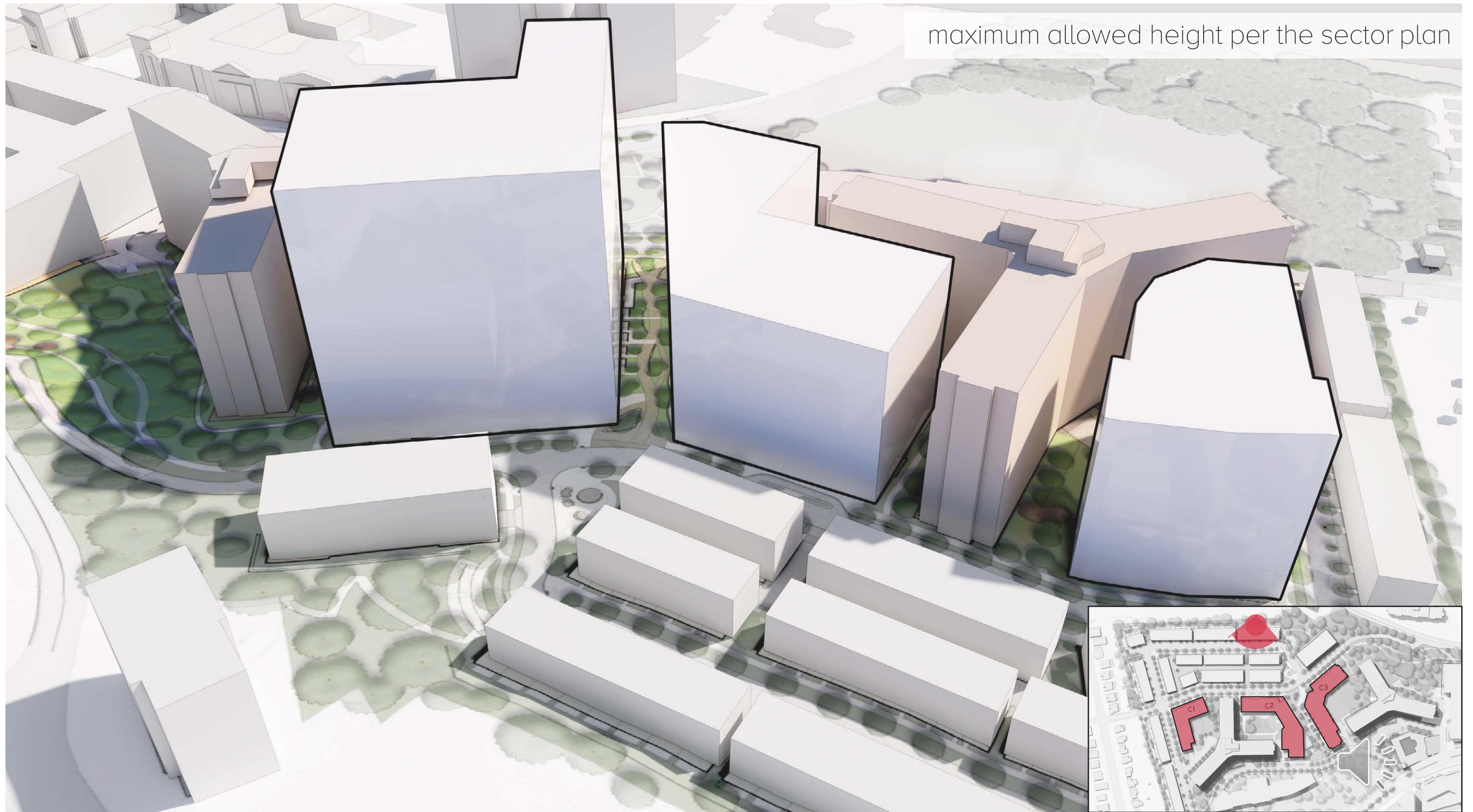
undeveloped land areas



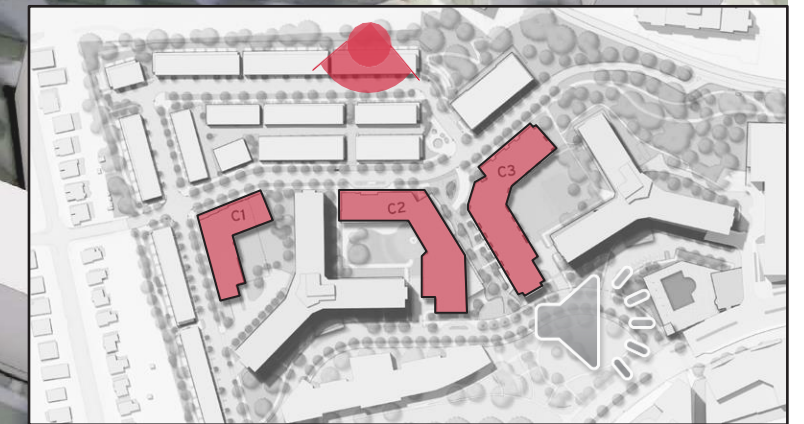
key plan



# CENTRAL PARCEL – ALLOWABLE HEIGHT



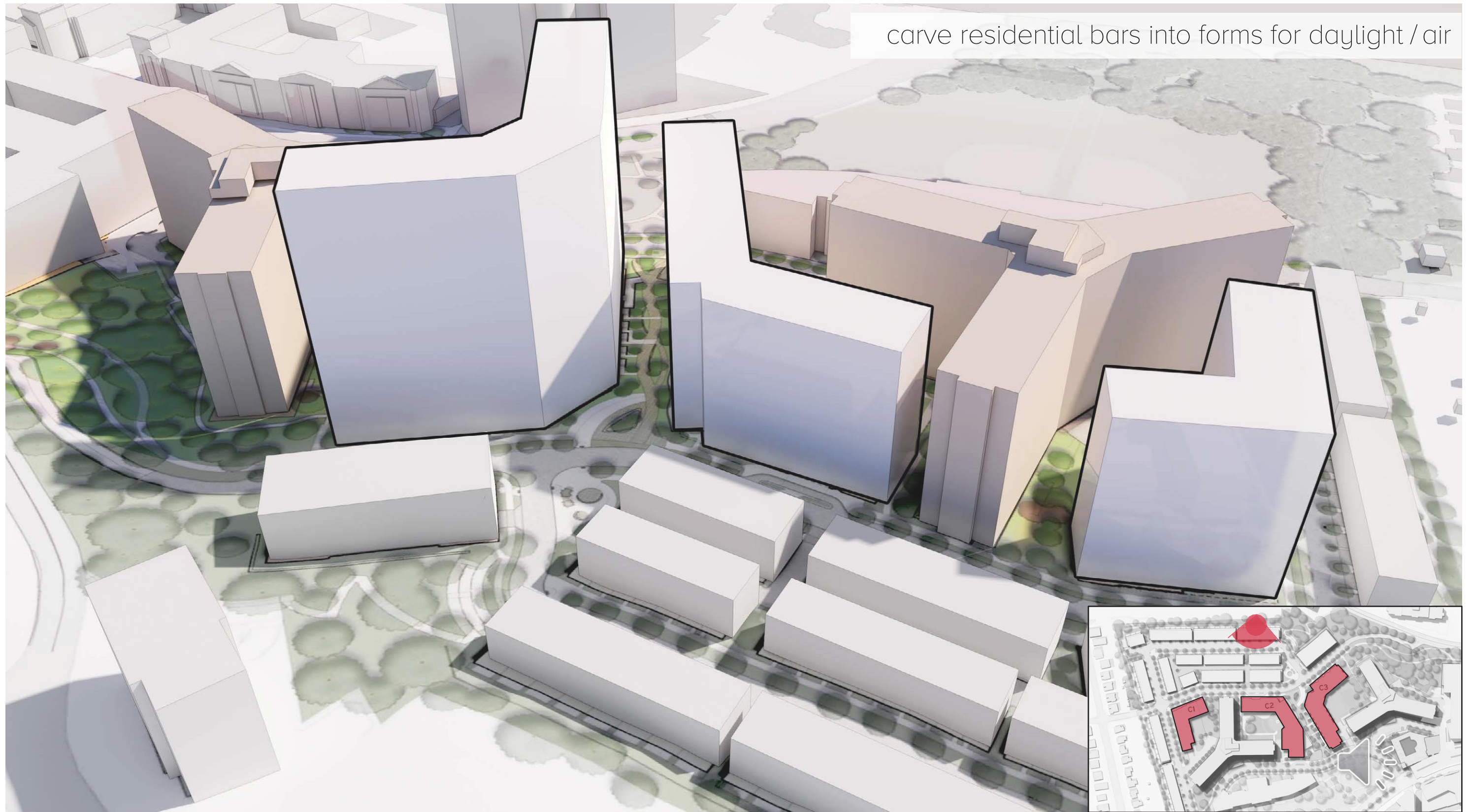
maximum allowed height per the sector plan



key plan



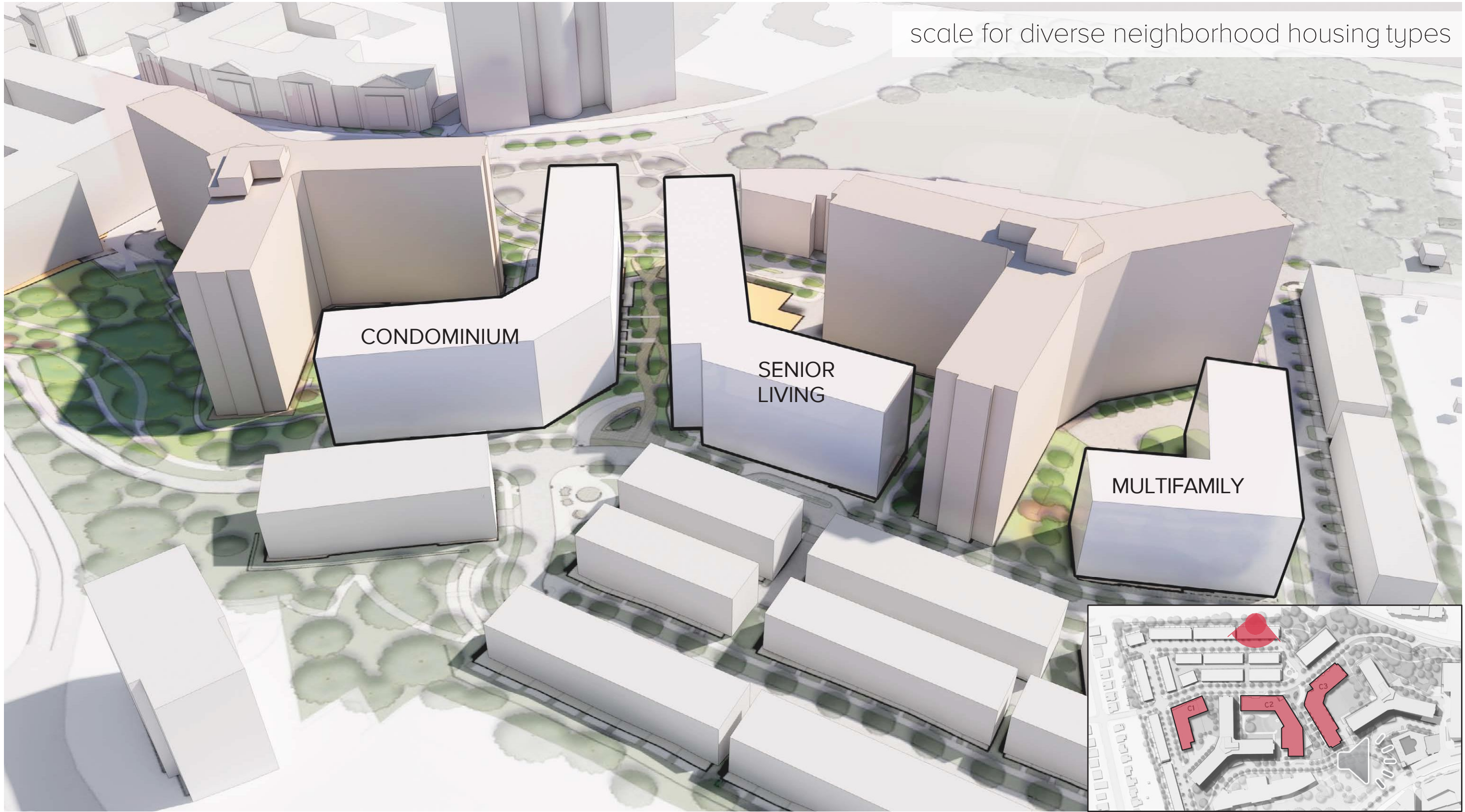
# CENTRAL PARCEL – MASSING DEVELOPMENT



key plan



CENTRAL PARCEL – MASSING REFINEMENT 

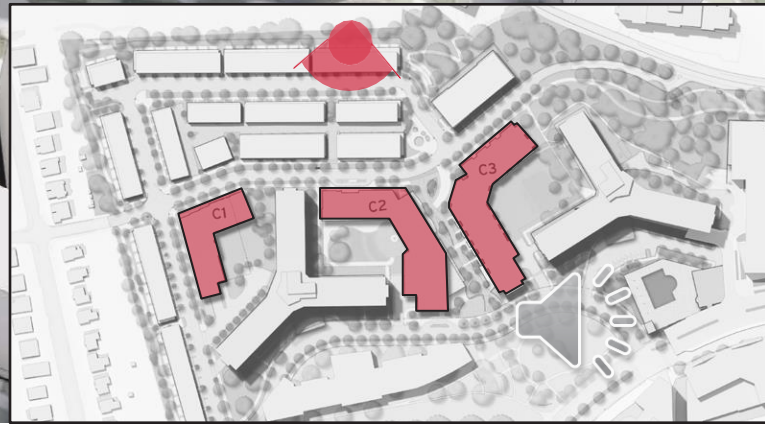


scale for diverse neighborhood housing types

CONDOMINIUM

SENIOR LIVING

MULTIFAMILY

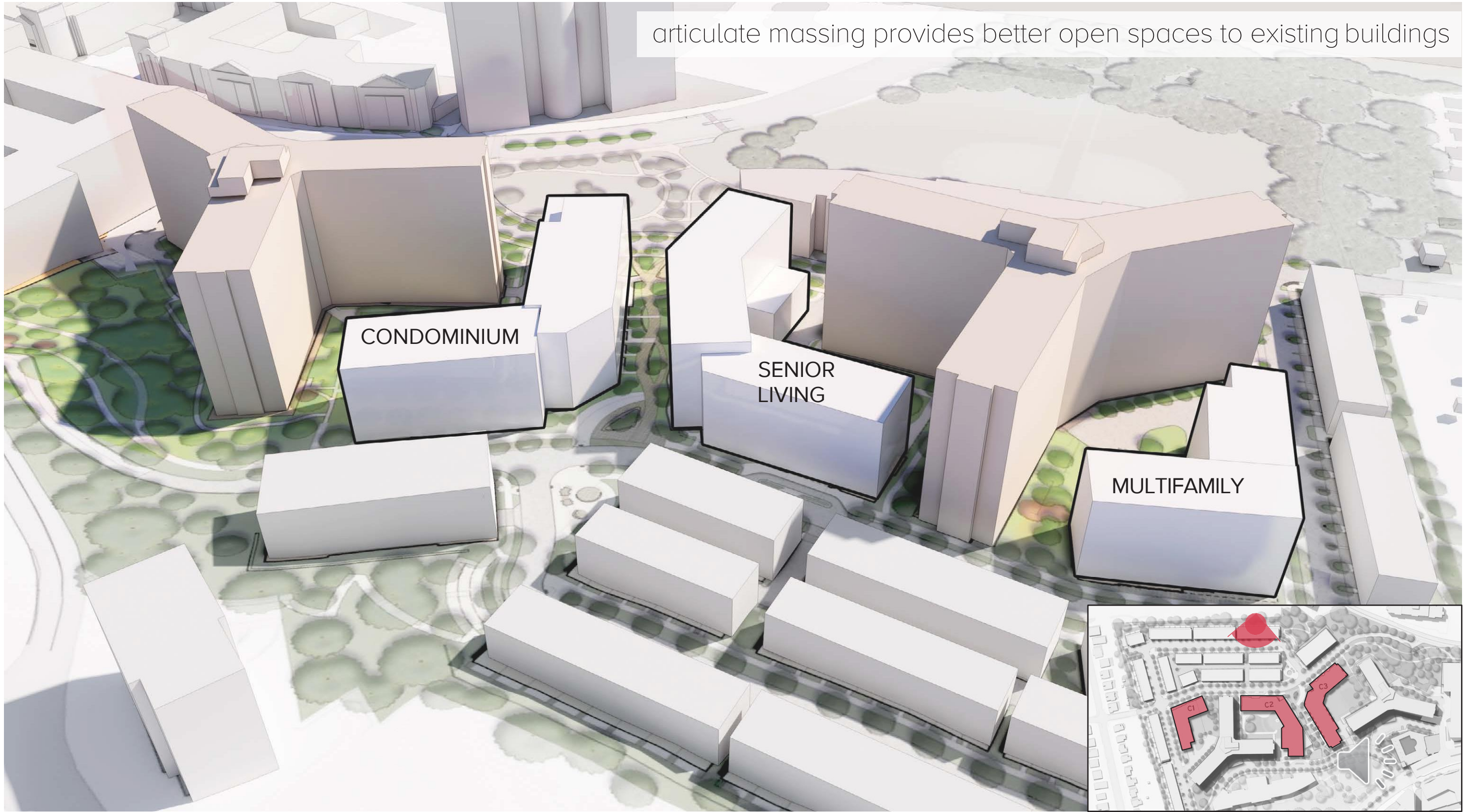


key plan



# CENTRAL PARCEL – MASSING REFINEMENT

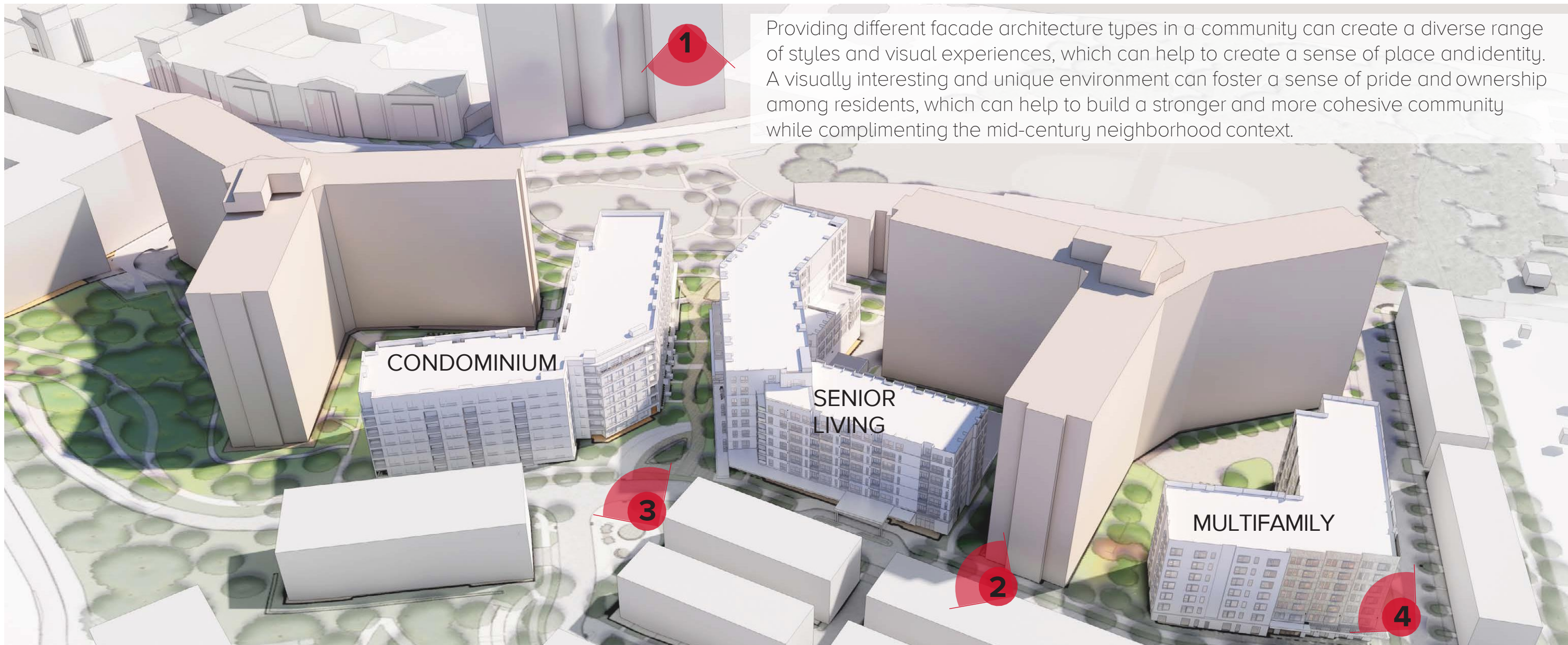
articulate massing provides better open spaces to existing buildings



key plan



# CENTRAL PARCEL – BUILDING ARCHITECTURE



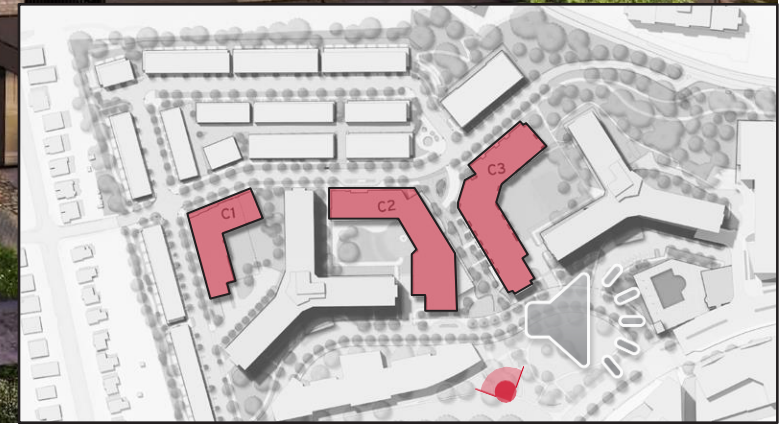


CENTRAL PARCEL – VIEW LOOKING WEST



SENIOR LIVING

CONDOMINIUM



key plan



CENTRAL PARCEL – VIEW LOOKING NORTH



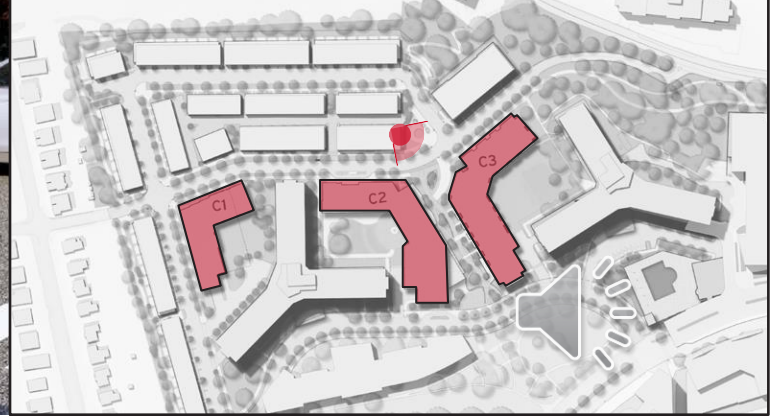
key plan



CENTRAL PARCEL – VIEW LOOKING NORTHEAST



CONDOMINIUM



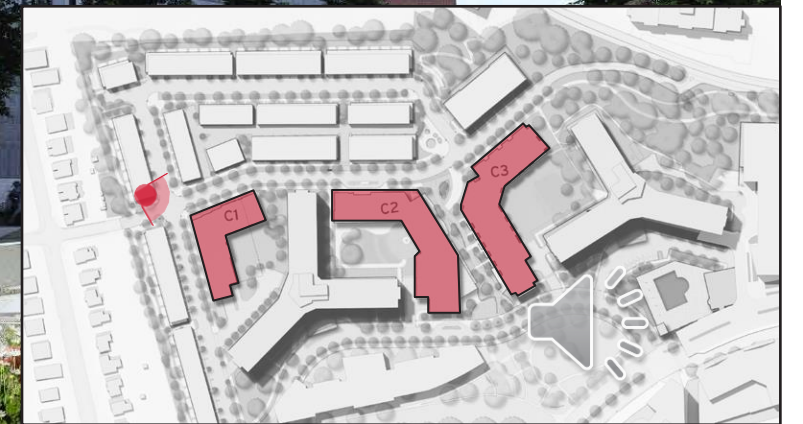
key plan



# RIVERHOUSE – VIEW LOOKING NORTHEAST



MULTIFAMILY



key plan