

LEGEND

- 1 TRAIN PLATFORM
- 2 LA MEZCLA MIDTOWN STATION
- 3 RESIDENTIAL
- 4 LIFE SCIENCE & TECHNOLOGY
- 5 URBAN AGRICULTURE / FOOD HALL
- 6 NADER LATIN ART MUSEUM
- 7 ELEVATED LATIN SCULPTURE PARK / TRAIN STATION RETAIL
- 8 PARK / OPEN SPACE
- 9 RESTAURANT ROW
- 10 PLAYGROUND
- 11 WATER-RETENTION PLAZA
- 12 HOTEL
- 13 FOOD TRUCK / FARMERS MARKET PLAZA
- 14 RETAIL CORRIDOR
- 15 COMMERCIAL OFFICE TOWER
- 16 LIGHT INDUSTRIAL / MAKER SPACE
- 17 RESILIENT PARK / LINEAR OPEN SPACE
- 18 FUTURE PHASE - RESIDENTIAL
- 19 FUTURE PHASE - LIFE SCIENCE CLUSTER
- 20 FUTURE PHASE - COASTLINE RESILIENCY / FERRY TERMINAL & PIER



PHASE I - PROGRAM
BIRDSYE PERSPECTIVE



THE PALM ALLEE CONNECTS THE RESIDENCES IN PHASE I, PROVIDING RESIDENTS WITH A PREMIERE SIT-DOWN RESTAURANT ROW THAT SPILLS OUT INTO OUTDOOR SEATING AREAS OVERLOOKING THE PEDESTRIAN MALL.



THE RESIDENTIAL AMENITIES ARE SHARED AMONG THE COMMUNITY INCLUDING THE PALM ALLEE WHICH IS BOOKENDED BY THE LINEAR PARK PROVIDING ACCESS TO THE BAY AND A COLLECTION OF PLAYGROUNDS AND FLEXIBLE SEATING AREAS.



THE NORTHBOUND PLATFORM ENTRANCE GUIDES RIDERS PAST THE SERVICE KIOSK AND TERMINAL STATION THROUGH A NATIVE GRASS & SUCCULENT GARDEN. THE BRIDGE OVERHEAD CREATES SHADE AND A SENSE OF GRANDNESS.



THE FOOD HALL'S ROOFTOP BEER GARDEN SERVES LOCAL BREWS AND MAJESTIC VIEWS OF THE BAY ALONG THE LINEAR PARK CREATING A VISUAL & PHYSICAL CONNECTION TO THE WATER AS RESIDENTS ARE PERCHED ABOVE THE STATION



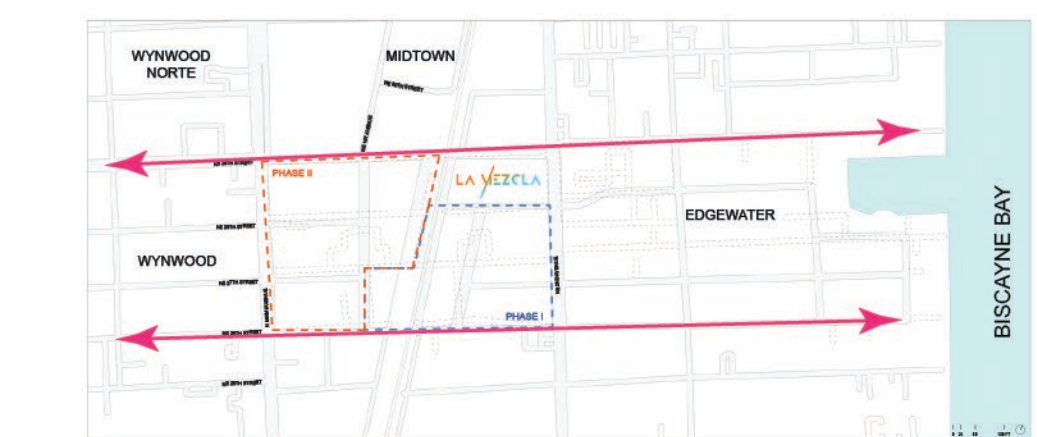
THE LA MEZCLA FOOD HALL OFFERS ON-SITE LOCALLY GROWN PRODUCE FOR ITS VENDORS TO EMBRACE FARM-TO-TABLE DINING, PAIRED WITH A DEMONSTRATION GARDEN AND MYRIAD SOCIAL SEATING OPTIONS FOR CUSTOMERS.



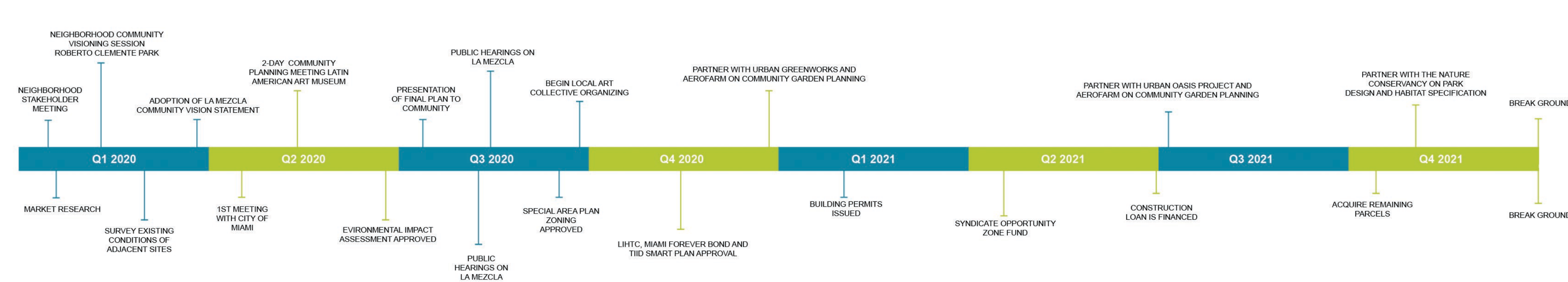
THE LA MEZCLA FOOD HALL INCORPORATES A VERTICAL FARM ON UPPER FLOORS THAT OVERLOOK THE DINING ATRIUM BELOW THAT IS NATURALLY LIT THROUGH SKY-LIGHTS AND ACCESSED THROUGH A SERIES OF HYDRAULIC-LIFTED GARAGE DOORS.



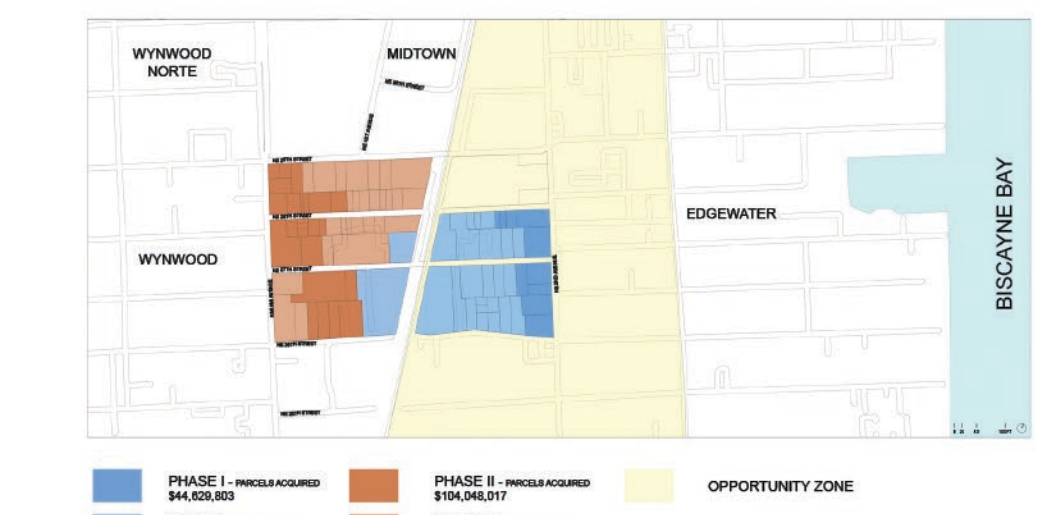
GRID REALIGNMENT
ENFORCE EAST/WEST STREET GRID CONNECTION



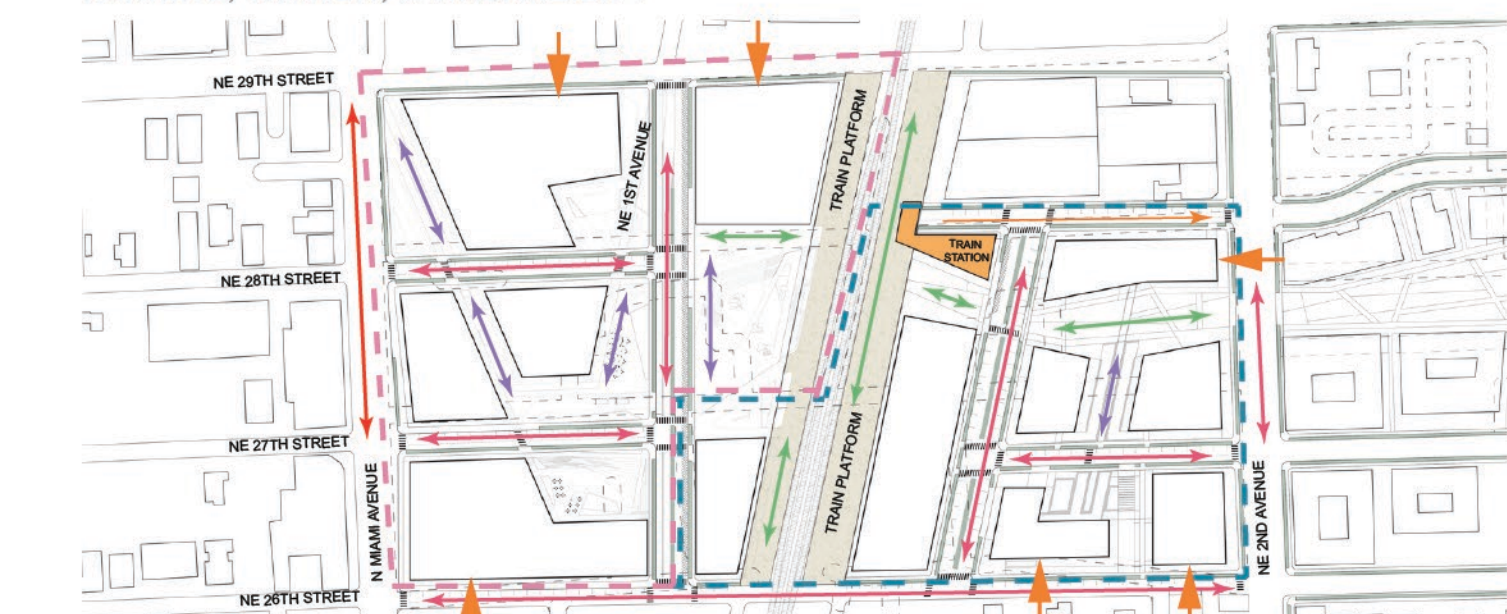
PREDEVELOPMENT TIMELINE
COMMUNITY AND FINANCIAL DUE DILIGENCE



DEVELOPMENT SITE
STRATEGIC SITE ACQUISITION & PHASING STRATEGY



SITE CIRCULATION
PARKING, TRANSIT, & WALKABILITY



PARTNERSHIPS
COMMUNITY, ENVIRONMENTAL, & ENVIRONMENTAL ENGAGEMENT



SITE SECTION 3
NORTH / SOUTH ORIENTED SECTION THROUGH PHASE 1

