SITE LOCATION

- **304 JUMONVILLE STREET**
- **PARCEL NOS.11-K-276 AND 11-J-236**
- **UPR-B ZONING DISTRICT**
- **BLOCKS TO MERCY HOSPITAL**
- **APPROX. 62,940 GSF +/-**
**Project Scope**

**Proposed Use**
- Privately adaptive reuse of former vacant commercial laundry facility into a tech-flex office space – privately funded

**Target Work**
- Clean existing brick
- New windows and doors
- New ADA front entry and curtainwall
- Improvements to existing parking areas
- New landscaping & exterior LED lighting
- Interior bicycle and car parking
- Restoring existing loading docks
- Interior fit-out for new spec tenant
EXISTING PROPERTY

Tustin Street Facade

Existing Jumonville Street Loading Dock

Existing Jumonville Street Front Entry
EXISTING PROPERTY CONT.
**PROPOSED SITE & LANDSCAPE PLAN**

- **Existing Curb Cut**
- **Proposed Curb Cut**
- **Concrete Paving**
- **Pervious Bituminous Paving**
- **Bench – Multiplicity by Landscape Forms**
- **Trash Receptacle – Multiplicity by Landscape Forms**
- **Existing Planter Wall to Remain**
- **Decorative Metal Screen**
- **Ornamental Grasses**
- **Shrubs**
- **Street Trees**
- **Flexi-Pave Tree Surround Paving (Typ)**
- **Existing Loading Dock**
- **Multiplicity Path Light by Landscape Forms**
- **Slope Light by Landscape Forms**

**Property Line**

**Landscape Requirements:**
- Linear Feet of Frontage: 331
- Street Trees Required: 17 Provided: 17
- Parking Lot Trees: 10 Spaces=2 Trees or 6 Inches
- Trees Provided: 2 Trees or 6 Inches
- Required Landscape (25SF/Space): 250SF
- Provided Landscape: 280SF

*Products are subject to change upon availability, cost, and lead time*
PROPOSED PARKING PLAN

(21) Spaces
(10) Standard
(9) Compact
(1) ADA
(1) Van

(18) Spaces
(9) Standard
(9) Compact

(10) Standard Spaces

(12) Interior Bicycle Spaces

Bike Entrance Route

Tustin Street

Jumonville Street
ACCESSIBILITY & UNIVERSAL DESIGN

- Full accessibility to the main building entrance and surrounding sidewalks.
- New ADA entry which will include a ramp from the street level up to the first floor.
- New 2-stop elevator.
- New ADA restrooms on each floor for tenant fit out(s).
- New interior parking at first floor level, for better accessibility into tenant spaces.
- Removal of second curb cut on Jumonville for reduced traffic impact at intersection.
**SITE MATERIALS**

- Exterior Seating
- Exterior Recycling and Refuse Collection
- Decorative Screen (TBD by local artist)
- Decorative Screen (TBD by local artist)
- Architectural LED Lighting

- Exterior Path Lighting
- Flexi-Pave Tree Surround
- Flexi-Pave Tree Surround
- Flexi-Pave Color Options
- PerVIOUS BITUMINOUS

*Products are subject to change upon availability, cost, and lead time*
LANDSCAPE MATERIALS

REGAL PRINCE OAK

BETTY MAGNOLIA

DUKE GARDENS JAPANESE PLUM YEW

HEAVY METAL SWITCHGRASS
LED LIGHT FIXTURES & LOW-FLOW FAUCETS AND TOILETS

ELIMINATED APPROX. 6,200 SQ. FT. OF EXISTING IMPERVIOUS SURFACE

PROPOSED EST. 3,720CF (ACCOUNTS FOR 40% VOID) OF STORMWATER STORAGE VIA DRY WELL STORAGE BMP
BUILDING FACADE MATERIALS

Existing Brick to be Cleaned

New Curtainwall and Storefront
[Color - Champagne]

New Limestone Veneer
[Color - Ivory]

Insulated Metal Panels
[Color - Weathered Copper]
BUILDING ELEVATIONS

REAR PARKING (GIST STREET) ELEVATION

FRONT (JUMONVILLE STREET) ELEVATION

New Glazing
Existing Brick
New Metal Panel
Existing Brick
New Glazing
New Limestone
Building Elevations Cont.

Side (Blvd. of the Allies) Elevation

- Existing Brick
- New Metal Panel
- New Glazing in Existing Openings
- Existing Brick

Side (Tustin Street) Elevation

- Existing Brick
- New Metal Panel
- New Limestone
- New Doors
- New Glass Block Infill
- New Lighting
COMMUNITY & BUSINESS ENGAGEMENT

REGISTERED COMMUNITY ORGANIZATIONS & DAM MEETING

• UPTOWN PARTNERS
  • MTGS. - DEC. 19, 2019 AND JAN. 30, 2020
  • LETTER OF SUPPORT - FEB. 25, 2020

• DAM MTG. - JULY 16, 2020

• HILL CDC
  • JULY 21, 2020 - ZOOM MTG. [FELICITY & JORDAN]
  • JULY 30, 2020 - DRP SUBMISSION

• ARTSInHD - AUG. 14, 24 & 26, 2020 AND SEPT. 14, 2020 EMAIL COMMUNICATION SEEKING ON-SITE MTG.

MBE, WBE and VOSB

• MBE - REED BLDG. SUPPLY

• WBE
  • A-1 HAULING [NOW JUNK JOEYS LLC]
  • KLVON DESIGN ASSOC. INC.
  • MAKAROV CONSTRUCTION

• VSOB - WARRIOR WELDING
CONSTRUCTION MANAGEMENT PLAN

• On-site Superintendent

• Dedicated Project Manager

• Realtime Construction Mgmt. Software

• Compliance w/Industry Best Practices

• Safety Compliance; incl. Adaptation for COVID-19

• Site Inspections and Testing

• Community Engagement

• Substantial Completion and Final Certificate of Occupancy
JUMONVILLE ST. PROPOSED IMPROVEMENTS
BLVD. OF ALLIES PROPOSED IMPROVEMENTS
Tustin Street Proposed Improvements
THANK YOU FOR YOUR TIME!

QUESTIONS?