

# 2115 BROAD MIXED USE SITE DEVELOPMENT



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# GOALS

## Reinforce Existing Site Movements:

After observing the current pedestrian paths through the existing site, we decided to not only maintain the naturally occurring path, but to enhance the experience of walking through it.

## Establish a Downtown Courtyard:

In order to expand the downtown experience, we aim to design a walking style courtyard that exemplifies some of the finer areas of San Luis Obispo.

## Separation of Public/Business + Private/Residential:

The principal goal of the site is to become a collaborative live, work, and retail area. However, in order for all three of these uses to reach their full potential, definitive separations are necessary for efficient design.

## Encourage Public Transit:

Connection to Broad Street and adjacency to downtown SLO will provoke an urge to be connected to the rest of the city. In order to accomplish this, public transportation and bike traffic will be encouraged for patrons to travel to and from the site.

## Sustainable Strategies:

In an effort to comply with the Living Building Challenge, several sustainable practices will be taken into consideration. These facets will include water retainment, solar panels, and low water foliage green roofs.



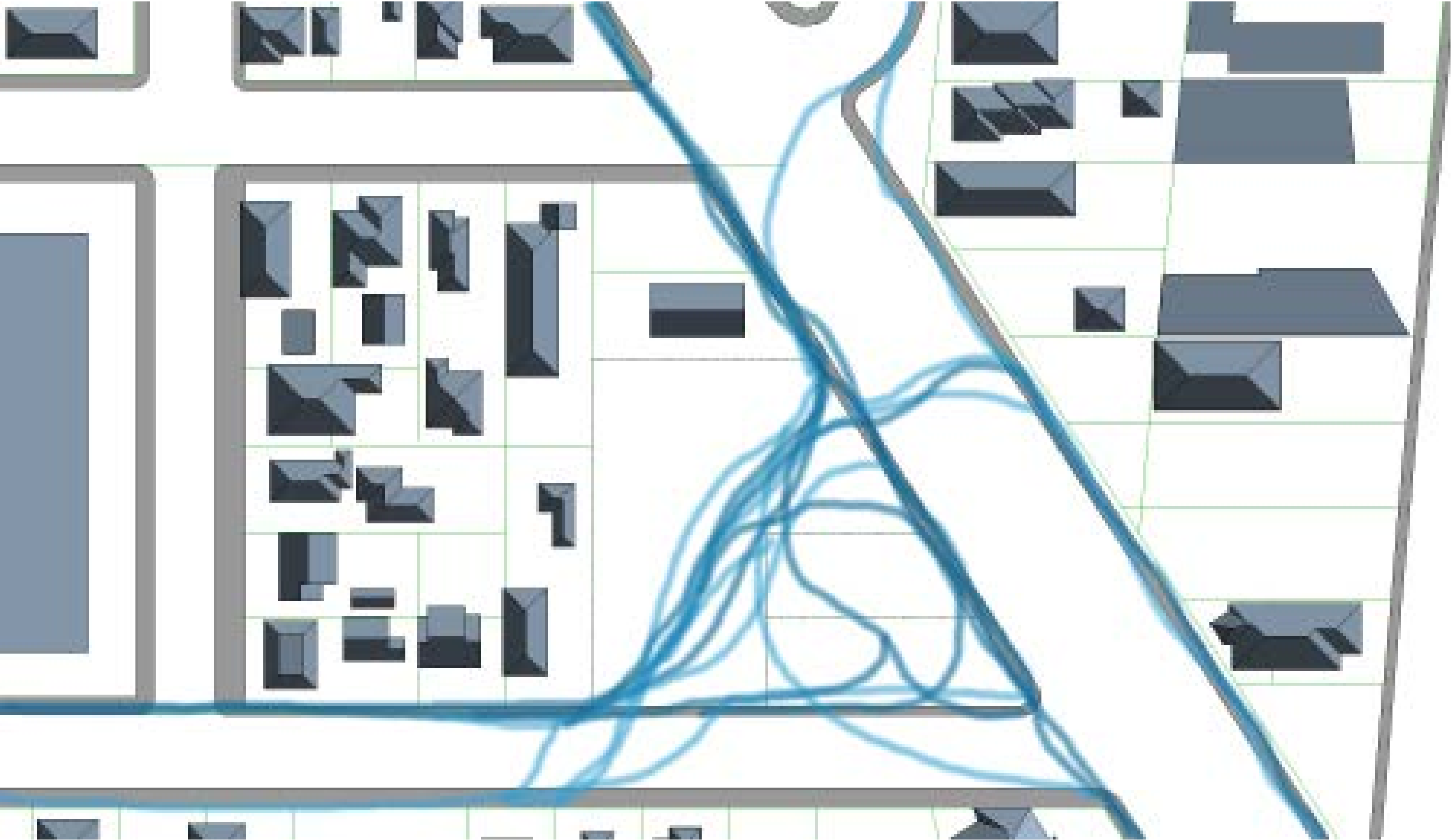


PRESCEDENT STUDIES





SITE CIRCUCATION STUDY DIAGRAM

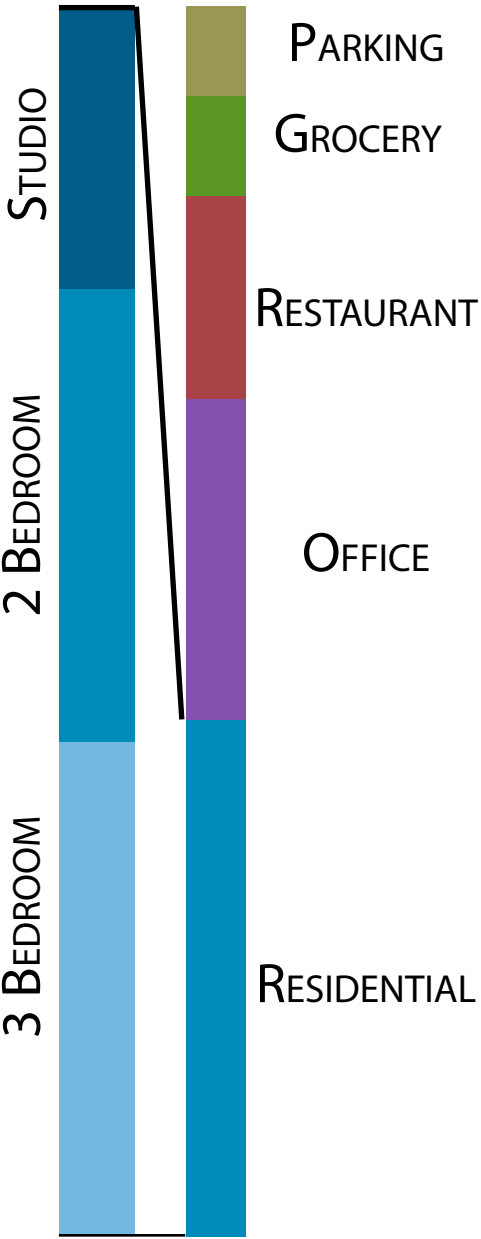
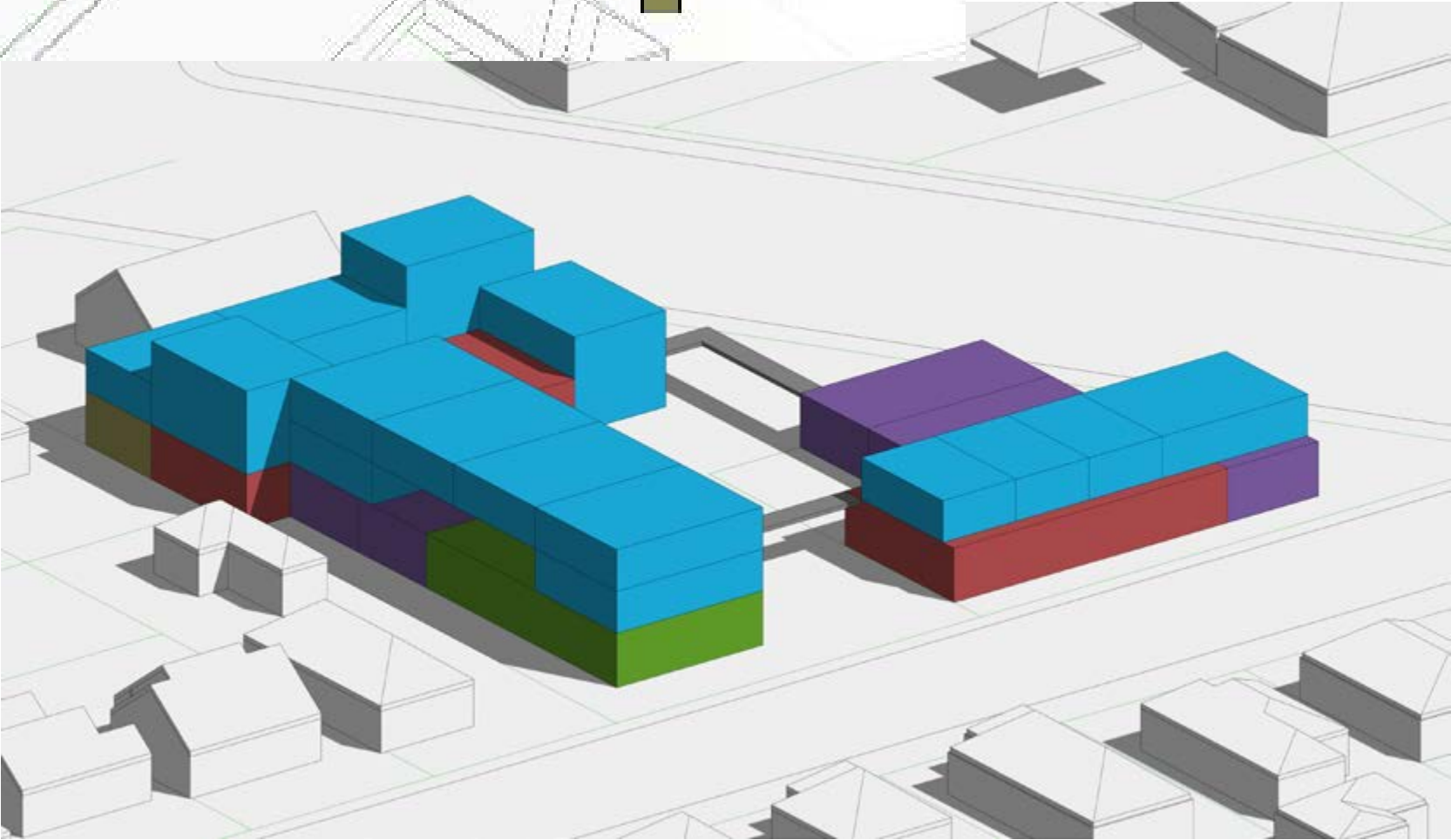




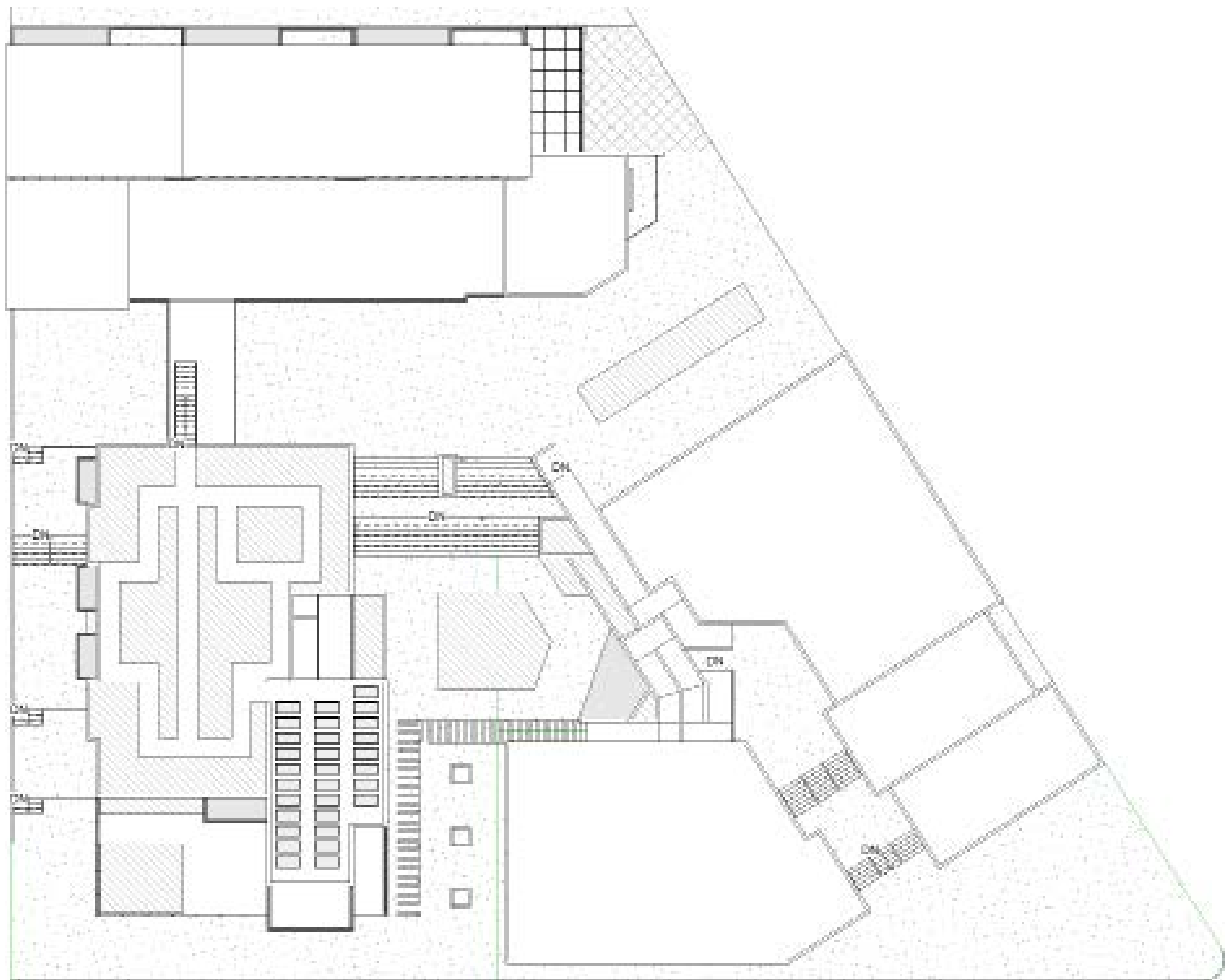
EARLY  
MASSING  
BREAKDOWN

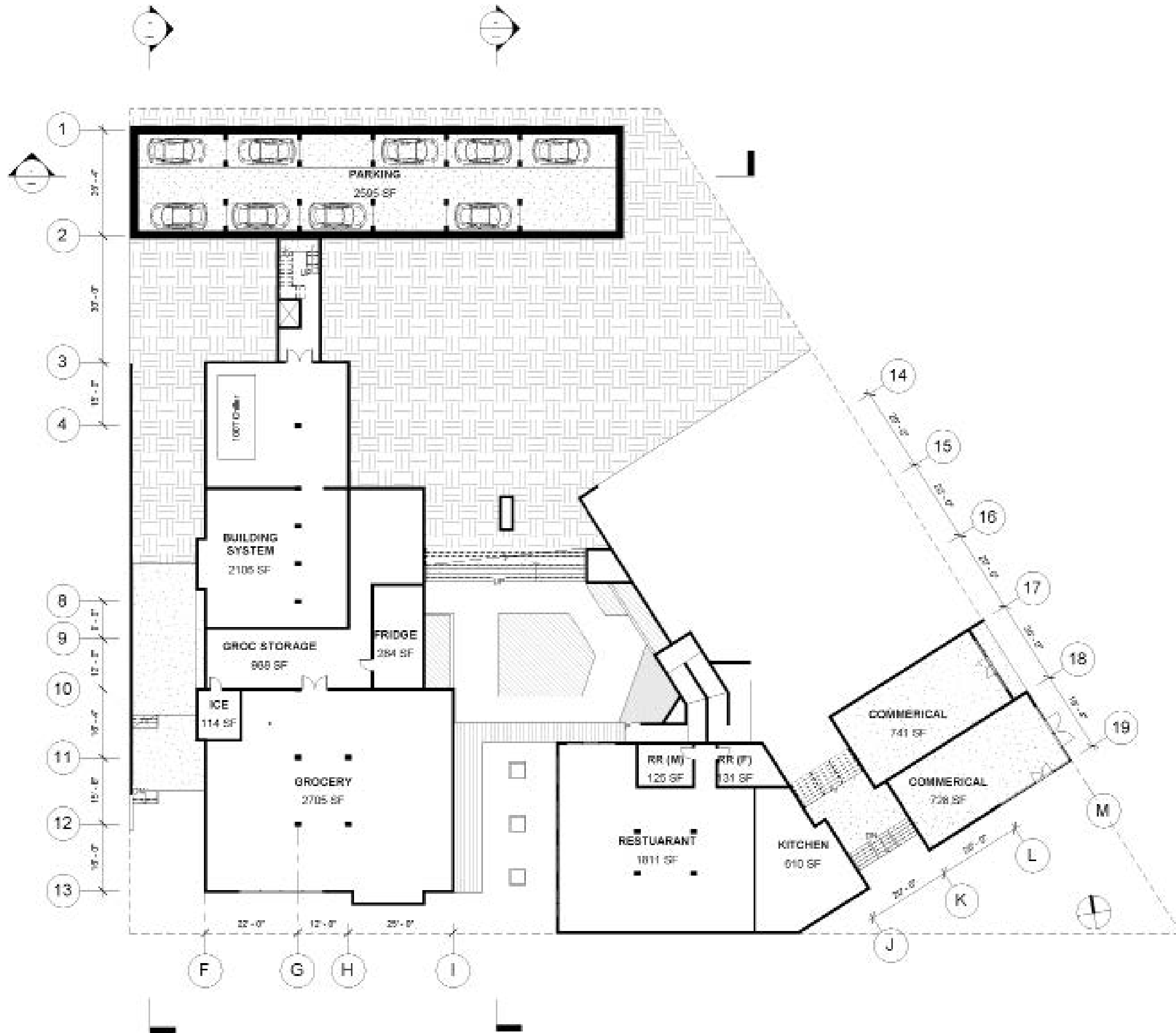
PROGRAM

STUDIO APARTMENT -	7	
2 BED APARTMENT -	4	
3 BED APARTMENT -	3	
COMMON SPACE -		1
PROFFESIONAL OFFICE -		8
SHARED SPACE -		1
RESTAURANT -	2	
GROCERY -		1
TOTAL PARKING STALLS -		46

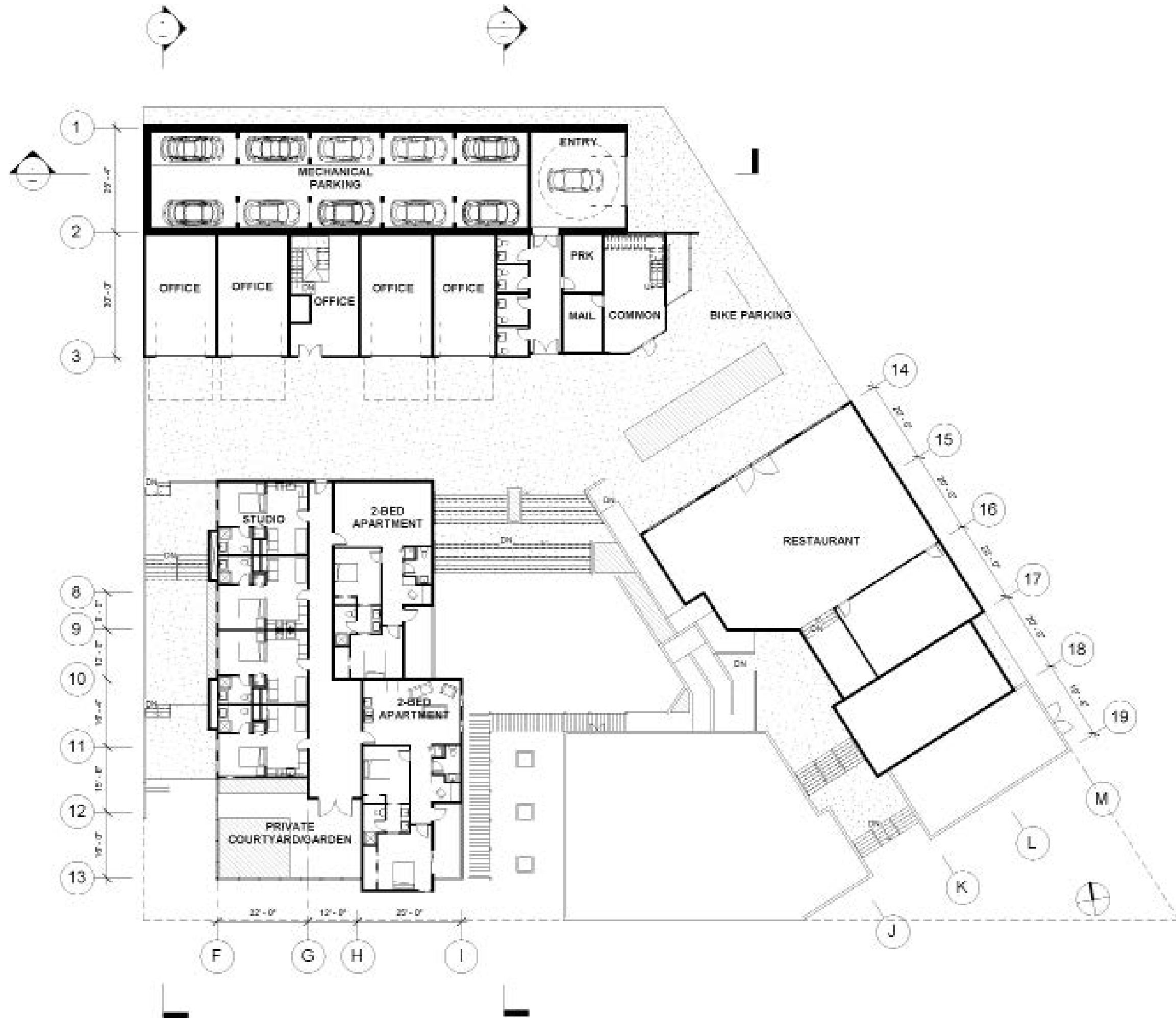


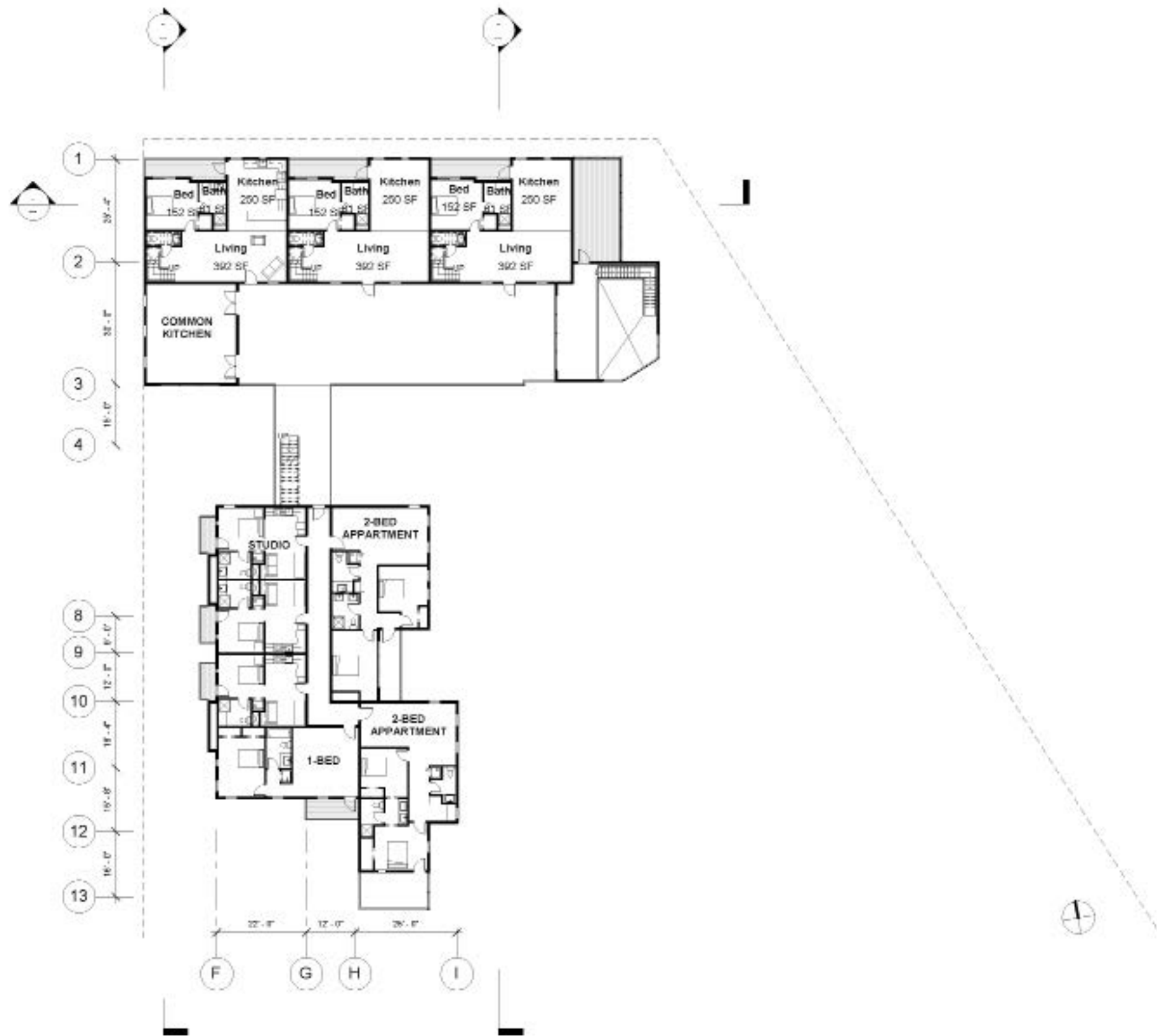


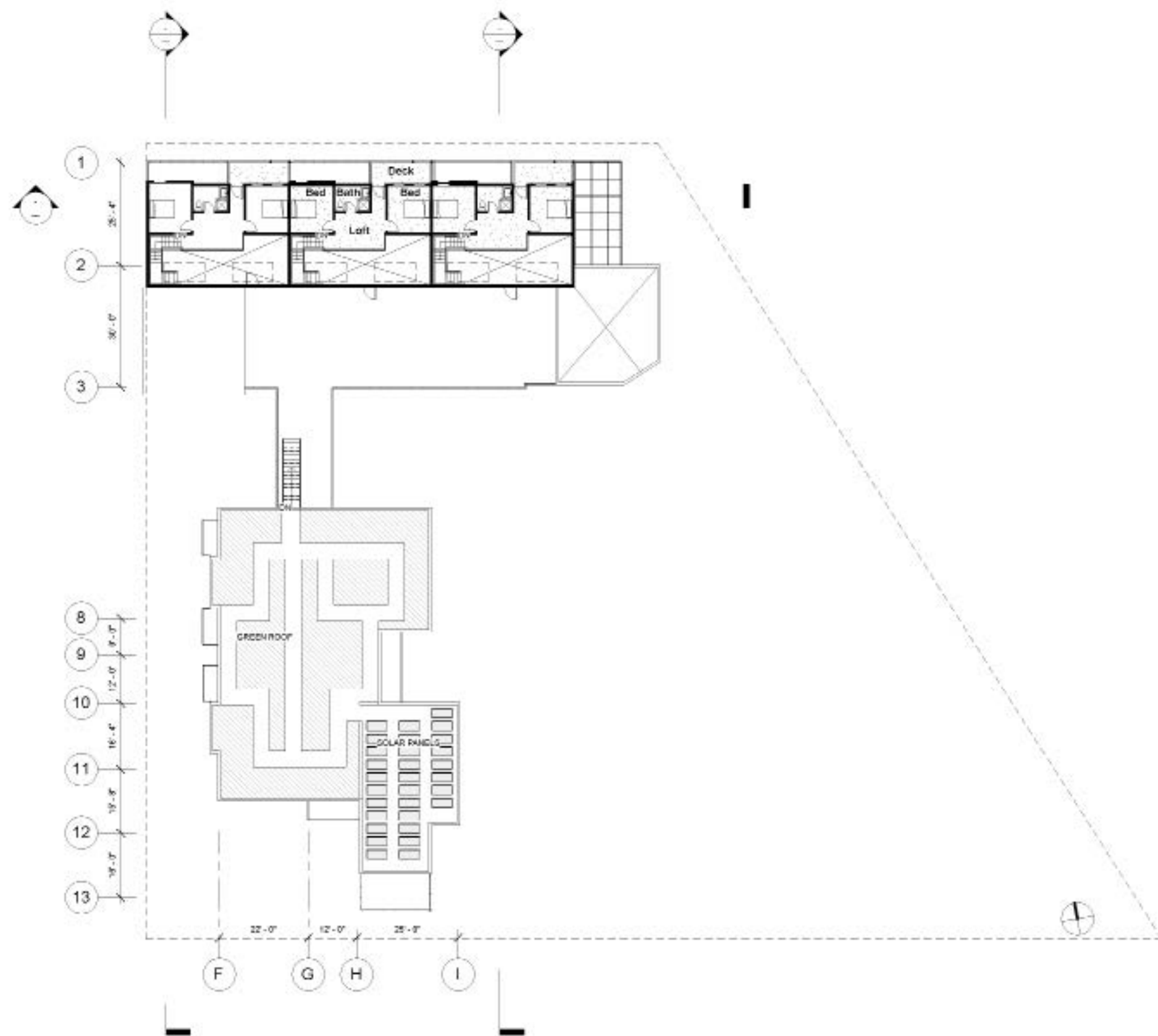


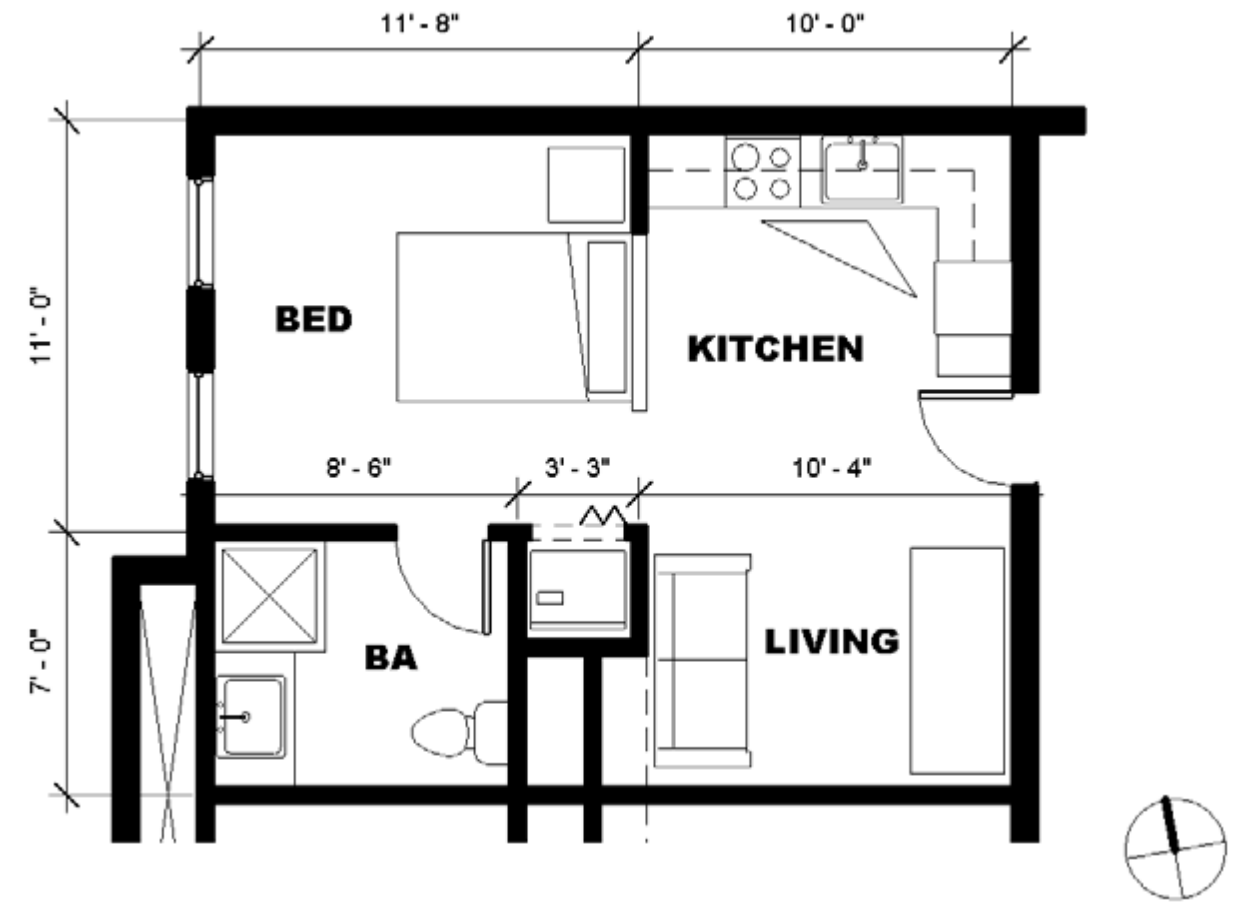
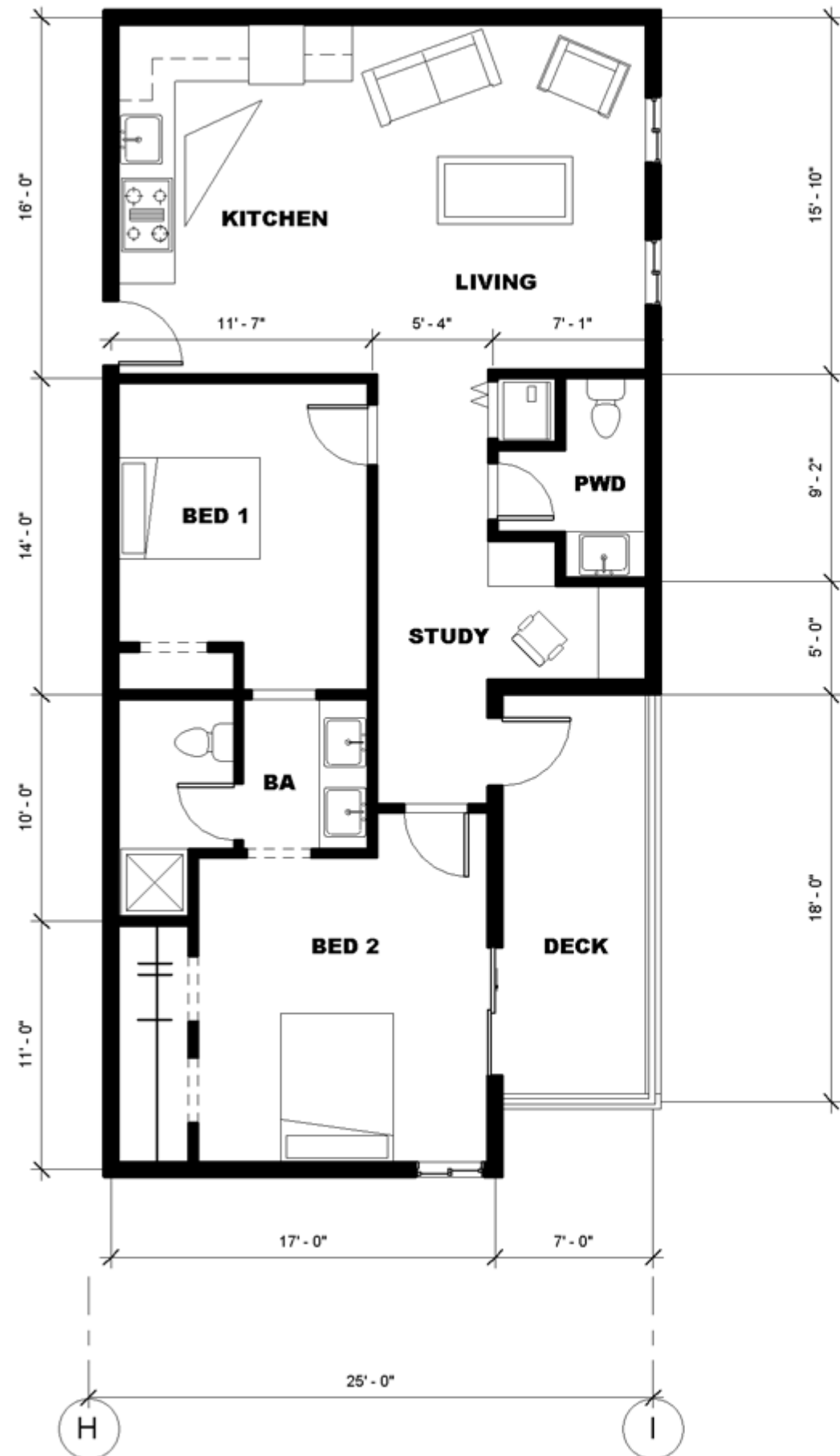






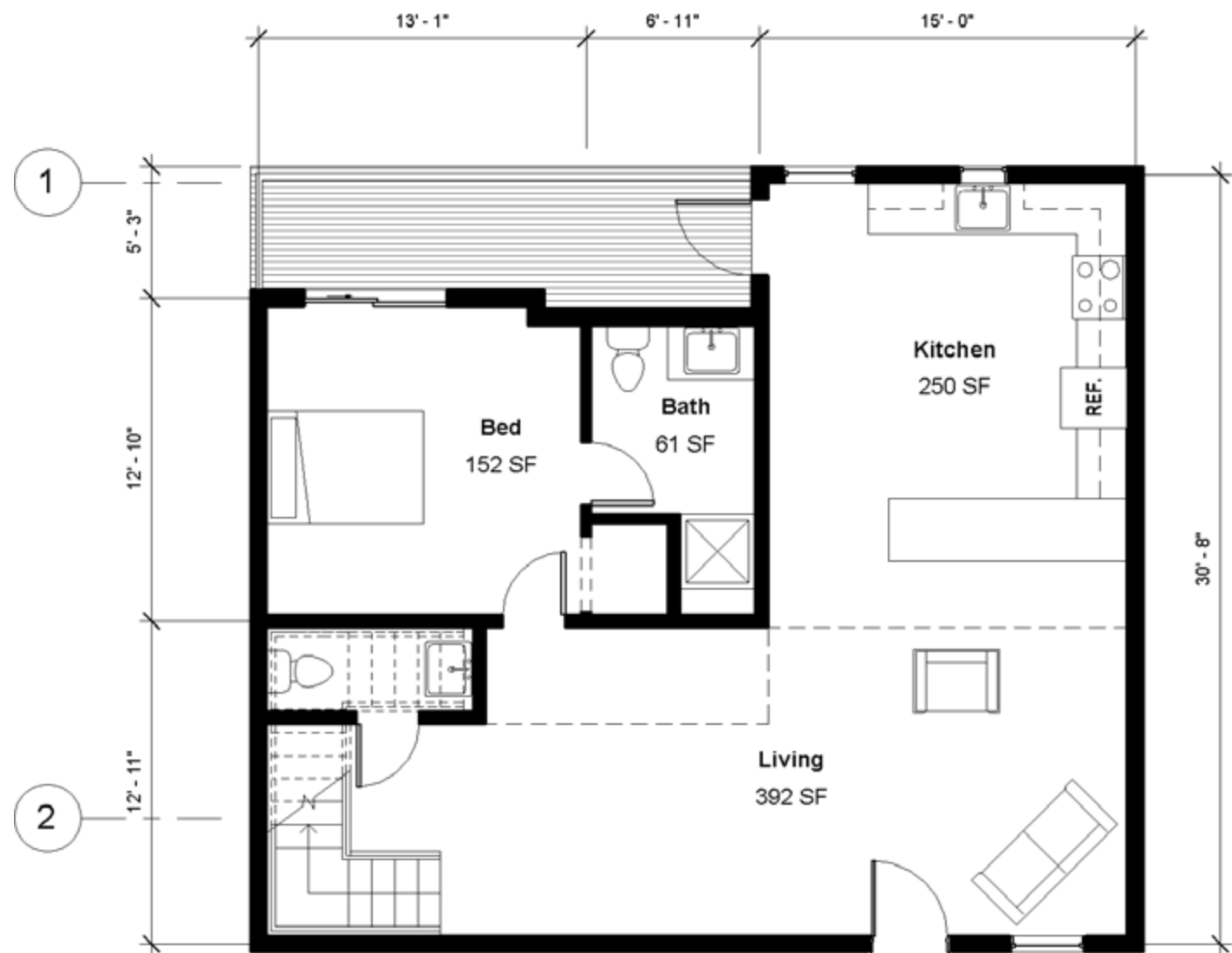




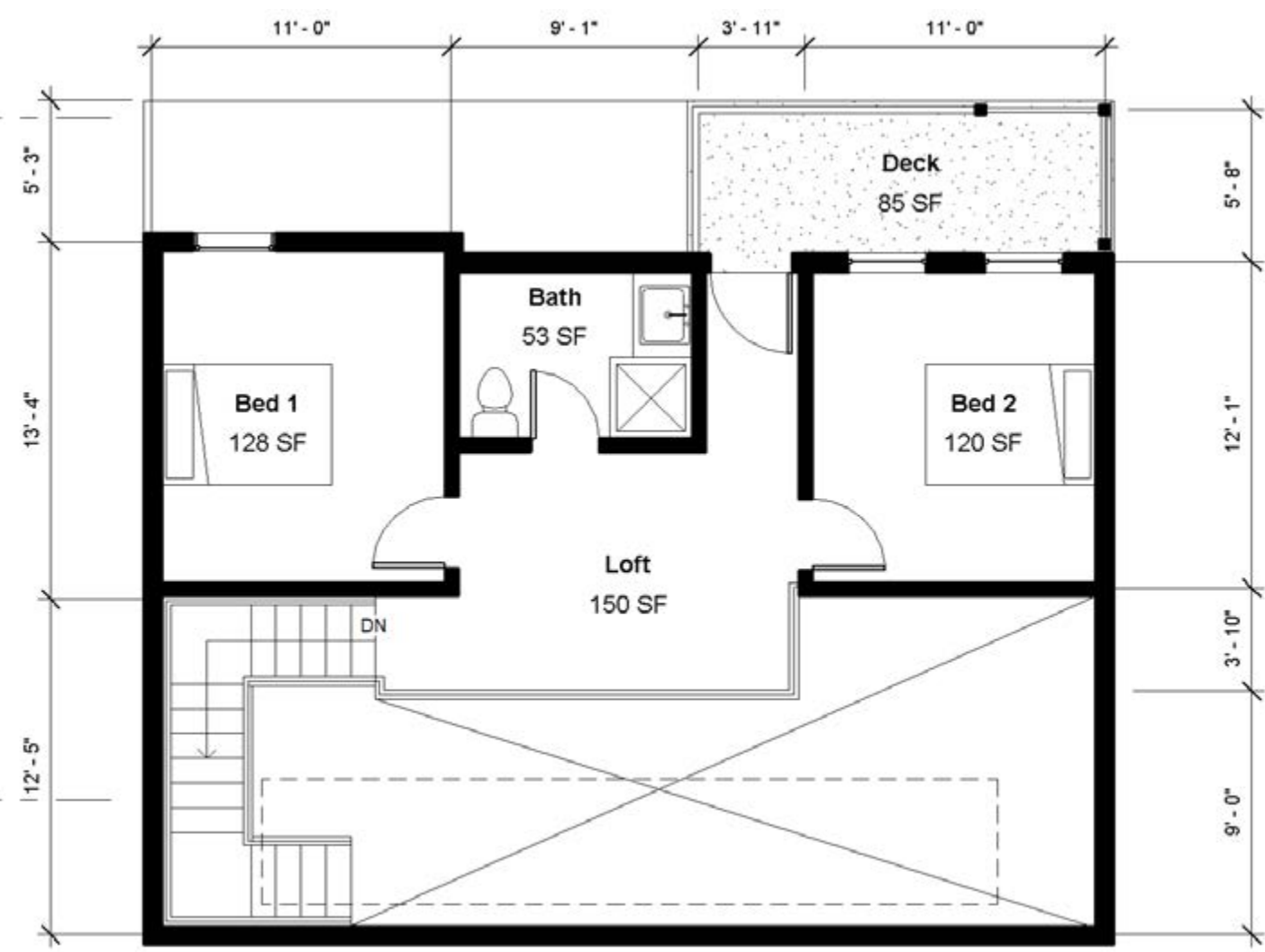


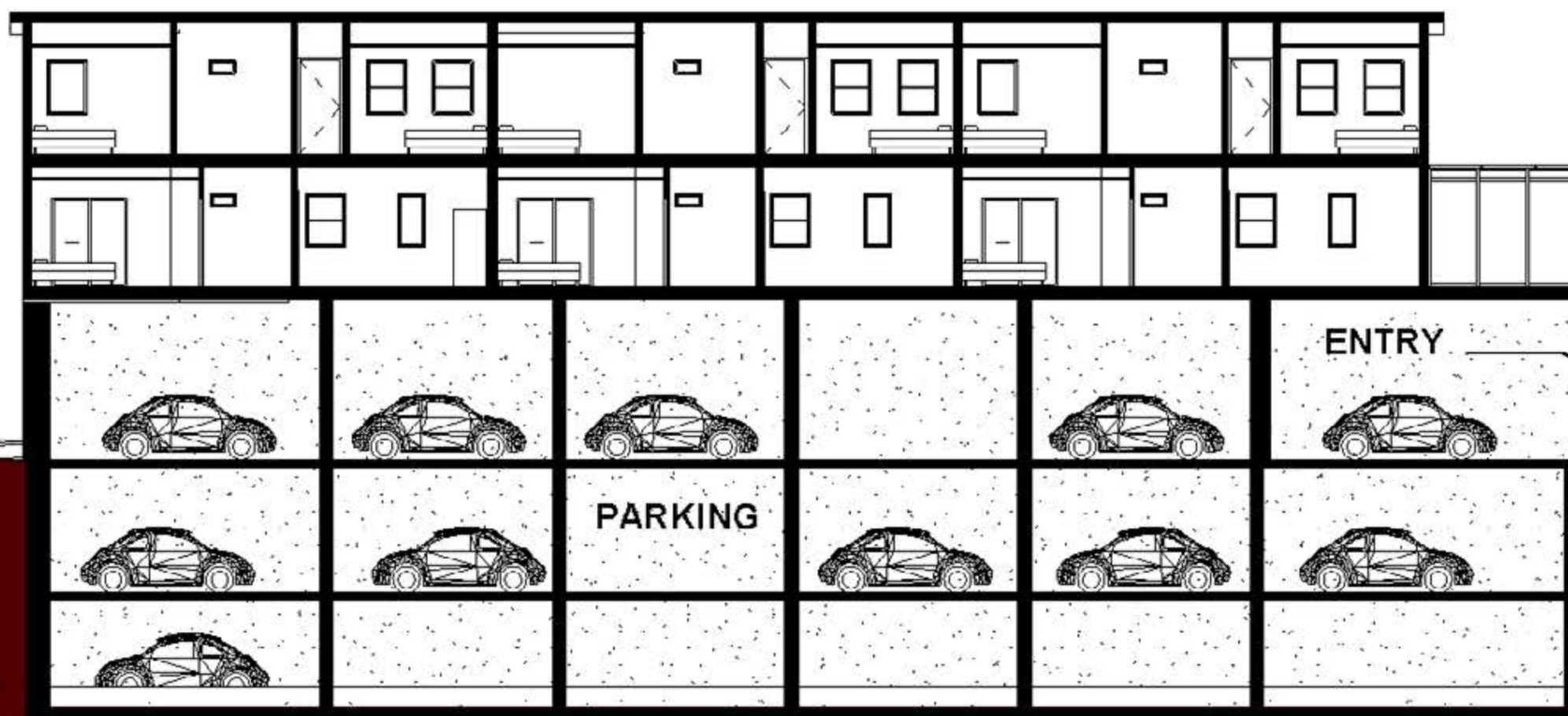
**2 BEDROOM LAYOUT**  
 FOCUSES ON A LONG NARROW CONFIGURATION  
 THAT USES LARGE PORTIONS OF THE EASTERN AND  
 SOUTHERN FACE FOR BEDROOMS AND LIVING SPAC-  
 ES





2





Level Roof  
42' - 0"

Level 4  
33' - 0"

Level 3  
23' - 0"

Level 2  
10' - 0"

Level 1  
0' - 0"

Level 0  
-7' - 0"

