

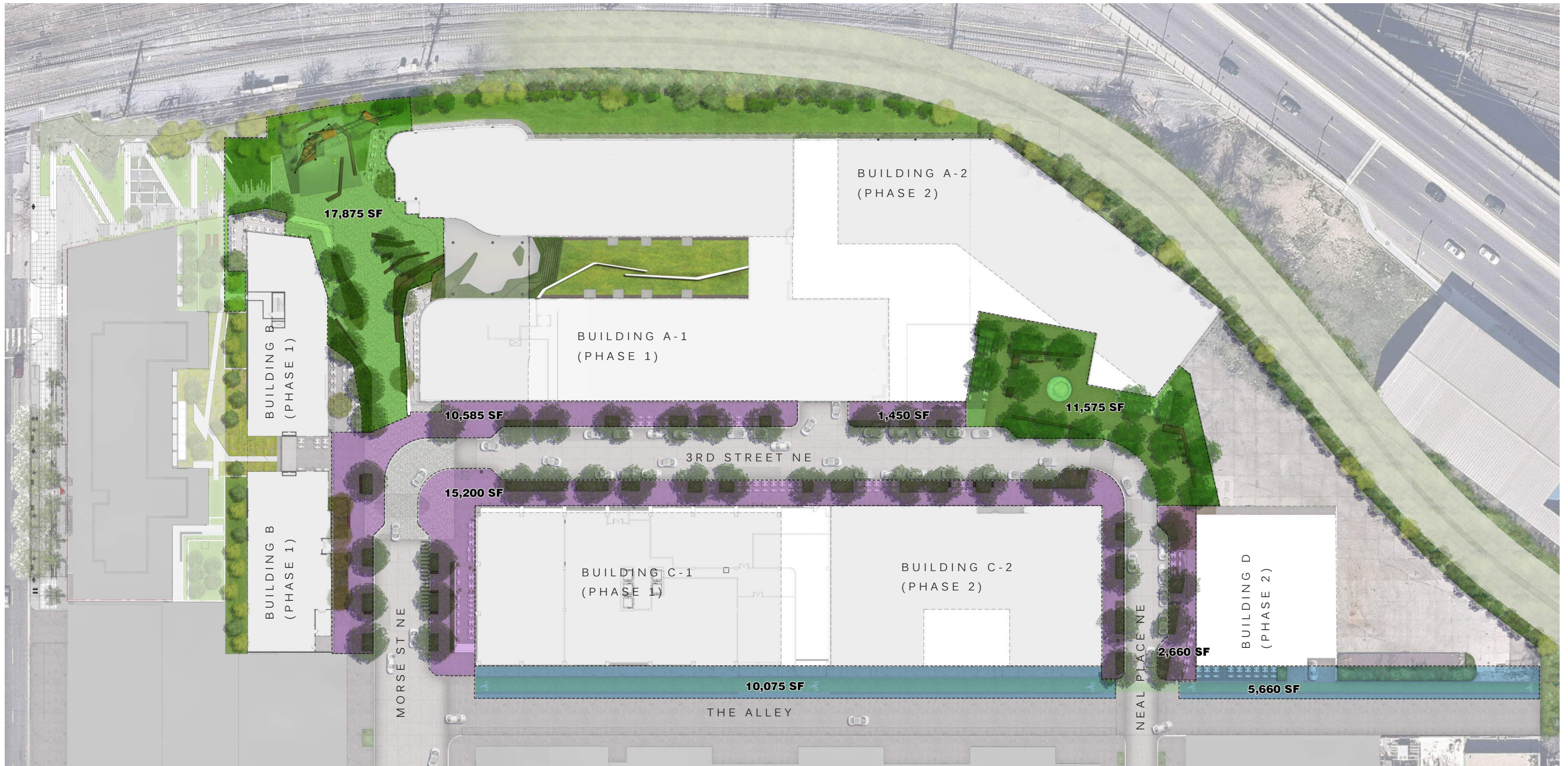


Note: Plan for illustrative purposes only and does not reflect exact design proposed

**ILLUSTRATIVE SITE PLAN - CONSOLIDATED AND FIRST STAGE**

December 23, 2016





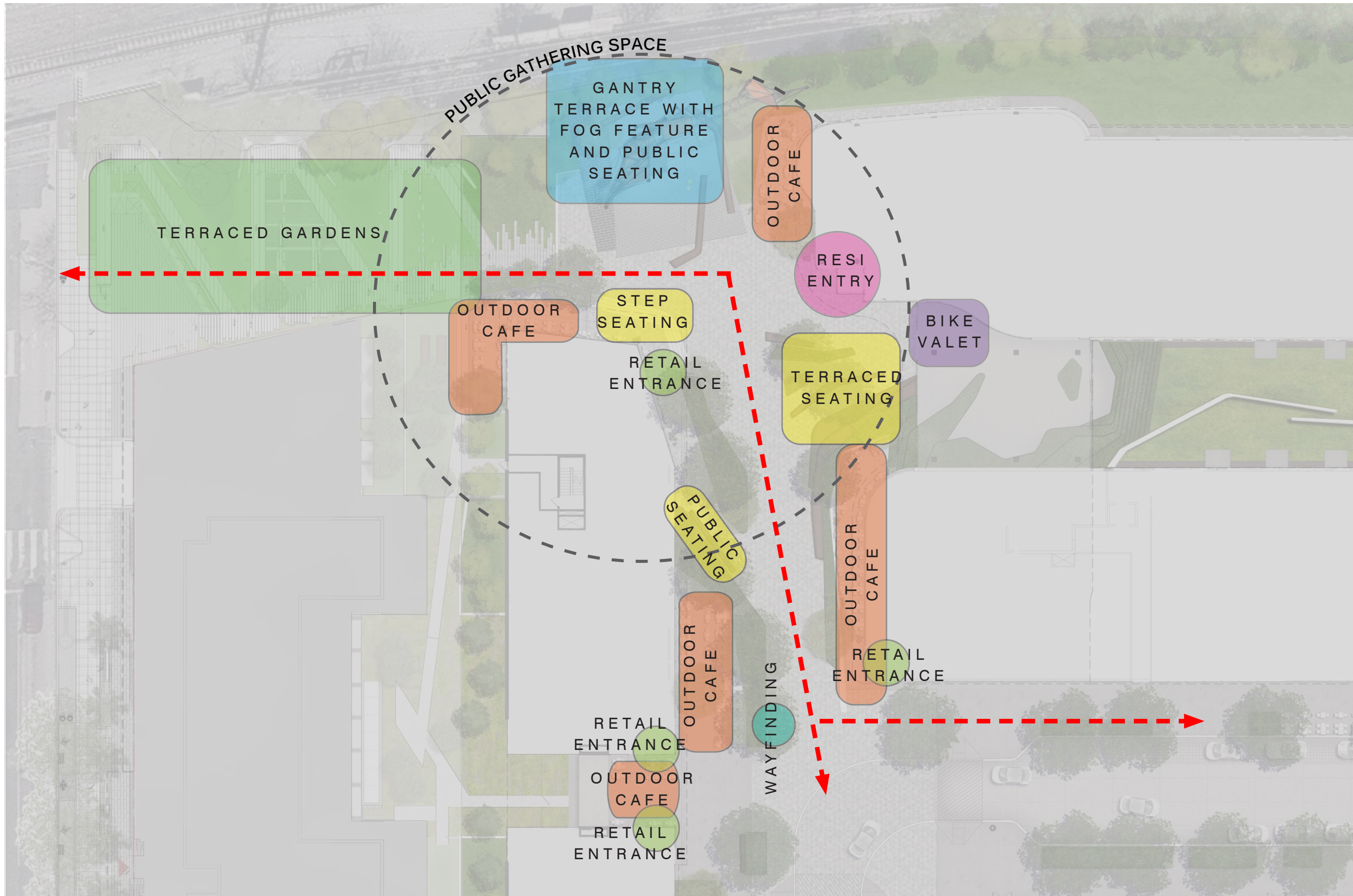
- PARK/ PLAZA OPEN SPACE
- STREETScape
- ALLEY/ BIKE PATH

December 23, 2016

PUBLIC SPACE IMPROVEMENTS

Note: Plan for illustrative purposes only and does not reflect exact design proposed





December 23, 2016

MORSE STREET PLAZA SPATIAL DIAGRAM

L1.04



MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD

OCULUS



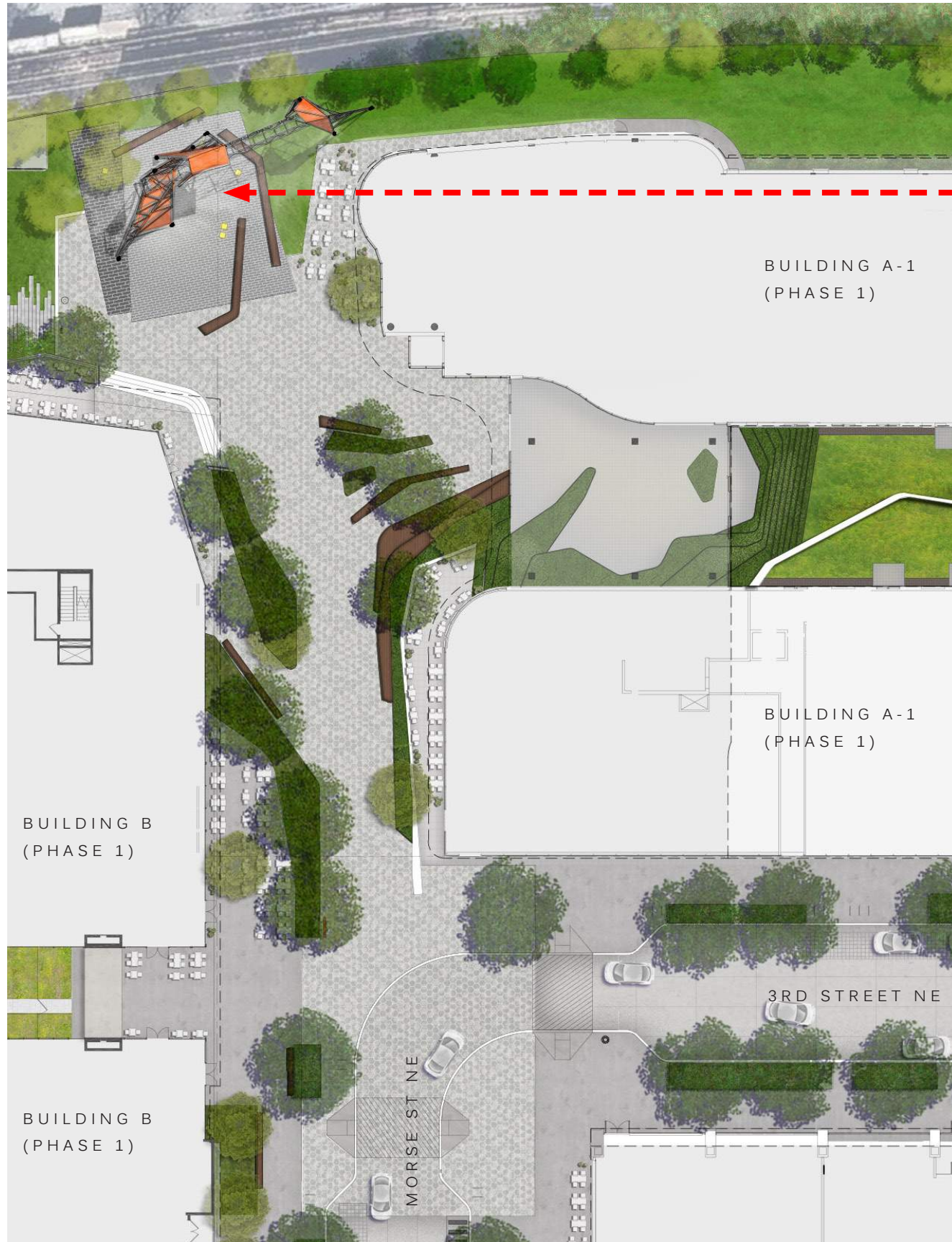
Note: Plan for illustrative purposes only and does not reflect exact design proposed



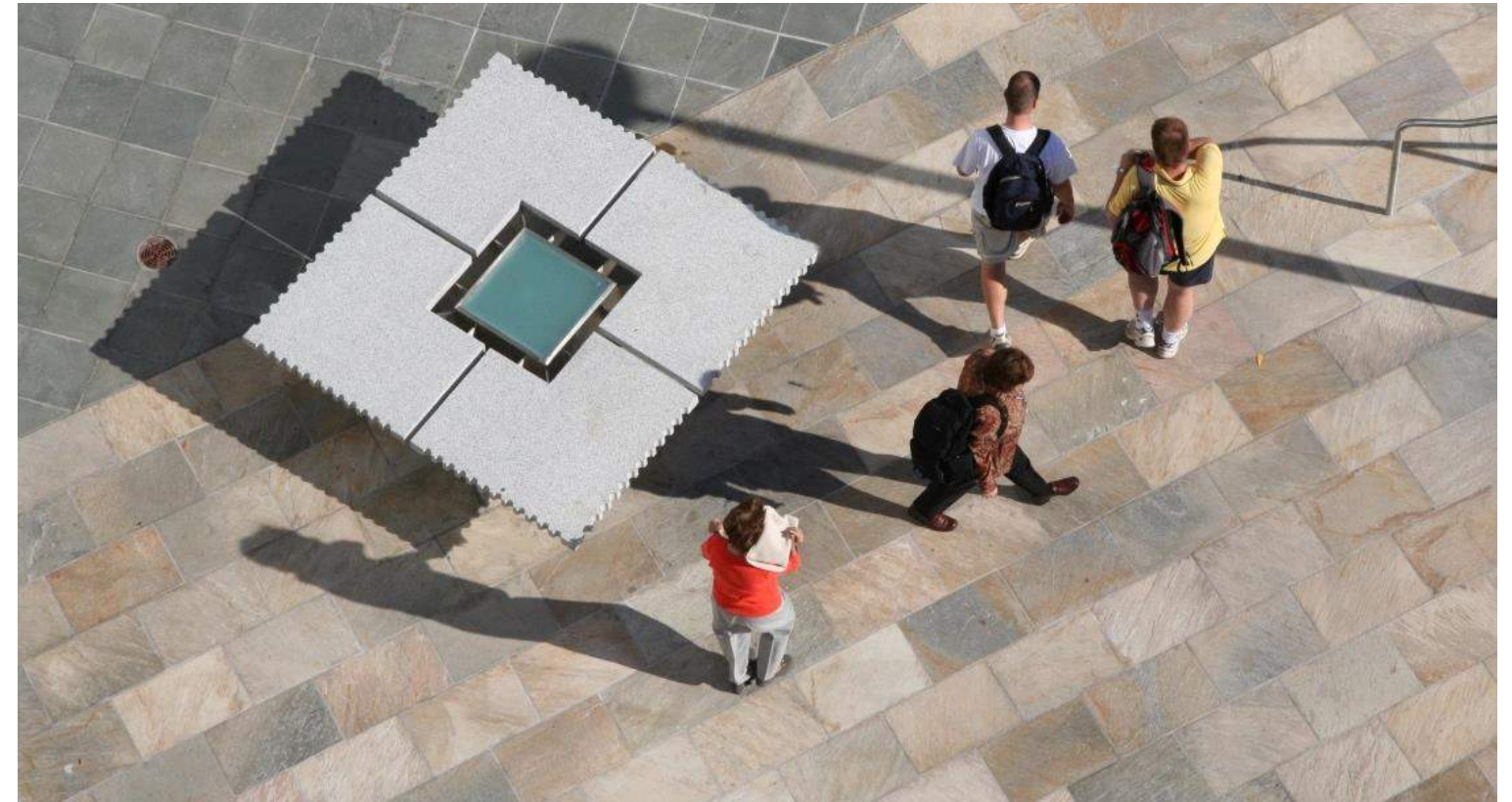
- ① STONE PAVERS
- ② UNIT PAVERS (BRICK, CONCRETE, ASPHALT)
- ③ CONCRETE PAVEMENT
- ④ PARK PAVERS (MATCH LEVEL 2 PARK PAVERS)
- ⑤ TERRACED SEATING
- ⑥ COMMUNAL SEATING
- ⑦ STEP SEATING
- ⑧ BENCH SEATING
- ⑨ CAFE SEATING
- ⑩ GANTRY STRUCTURE WITH FOG FEATURE
- ⑪ WAYFINDING

MORSE STREET PLAZA

December 23, 2016

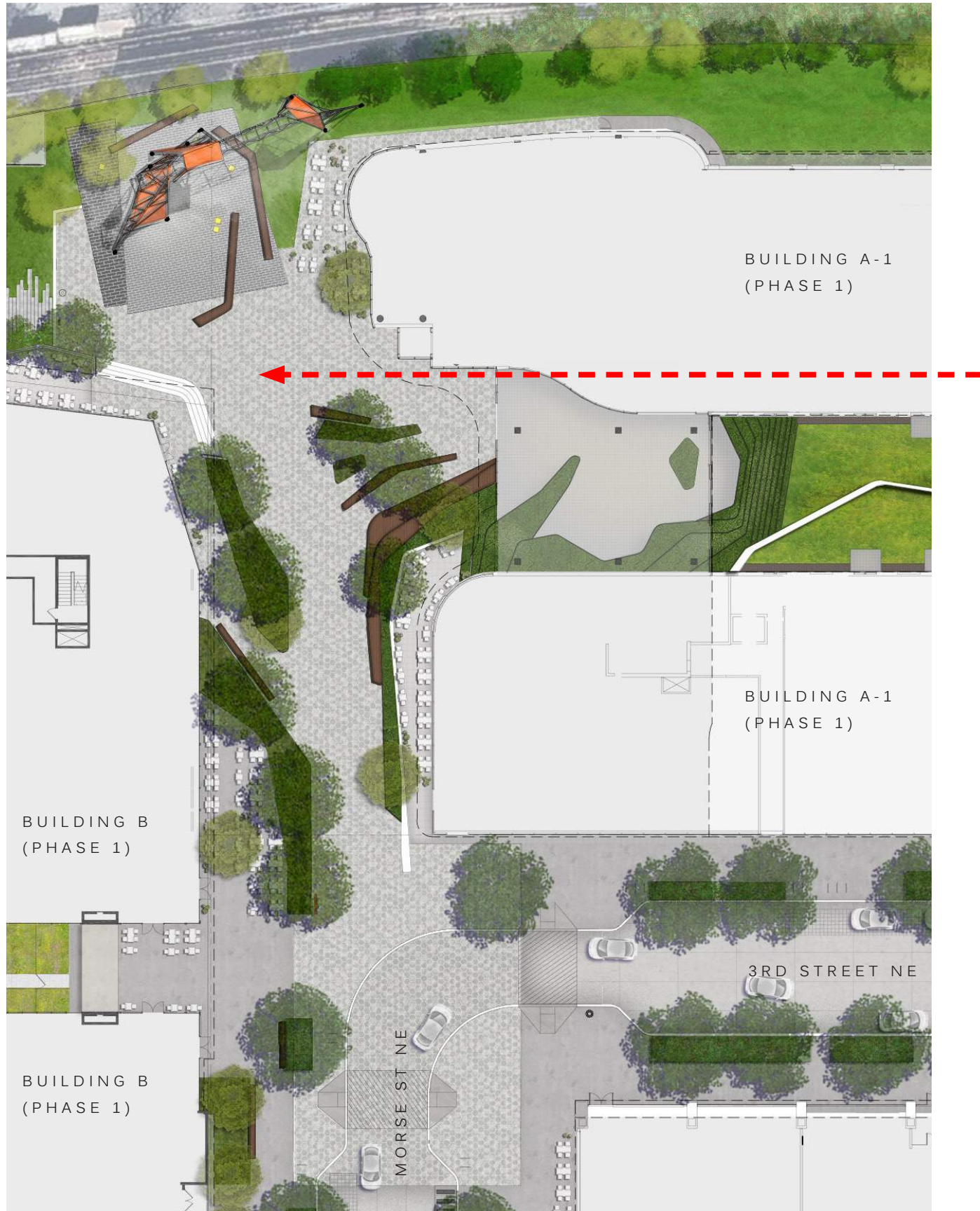


STONE PAVERS



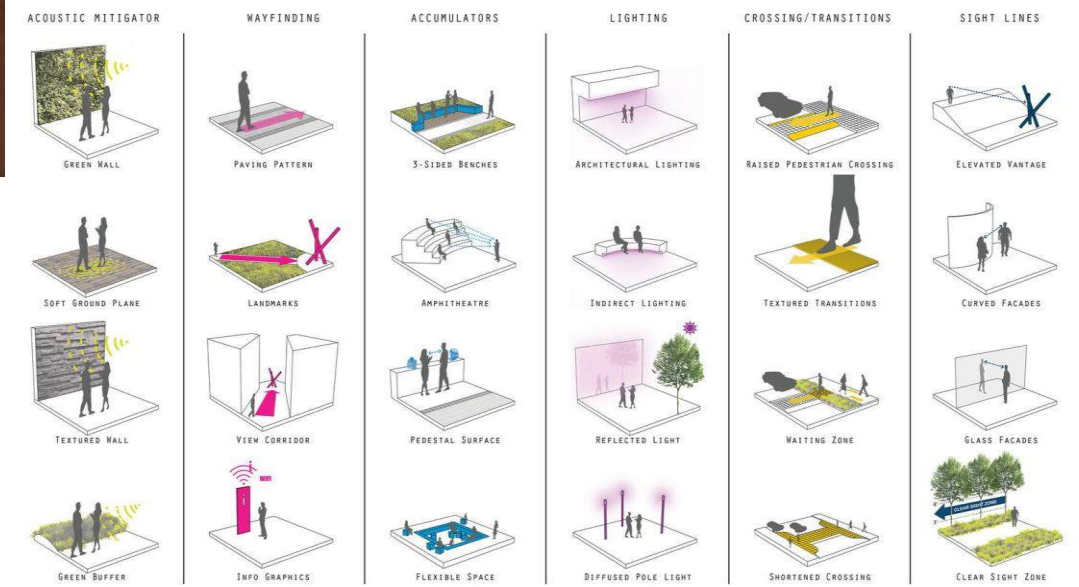
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MORSE STREET PLAZA CHARACTER IMAGES



UNIT PAVERS - CONCRETE, ASPHALT, BRICK





DEAF DESIGN STRATEGY - GUIDELINES MATRIX



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MORSE STREET PLAZA CHARACTER IMAGES



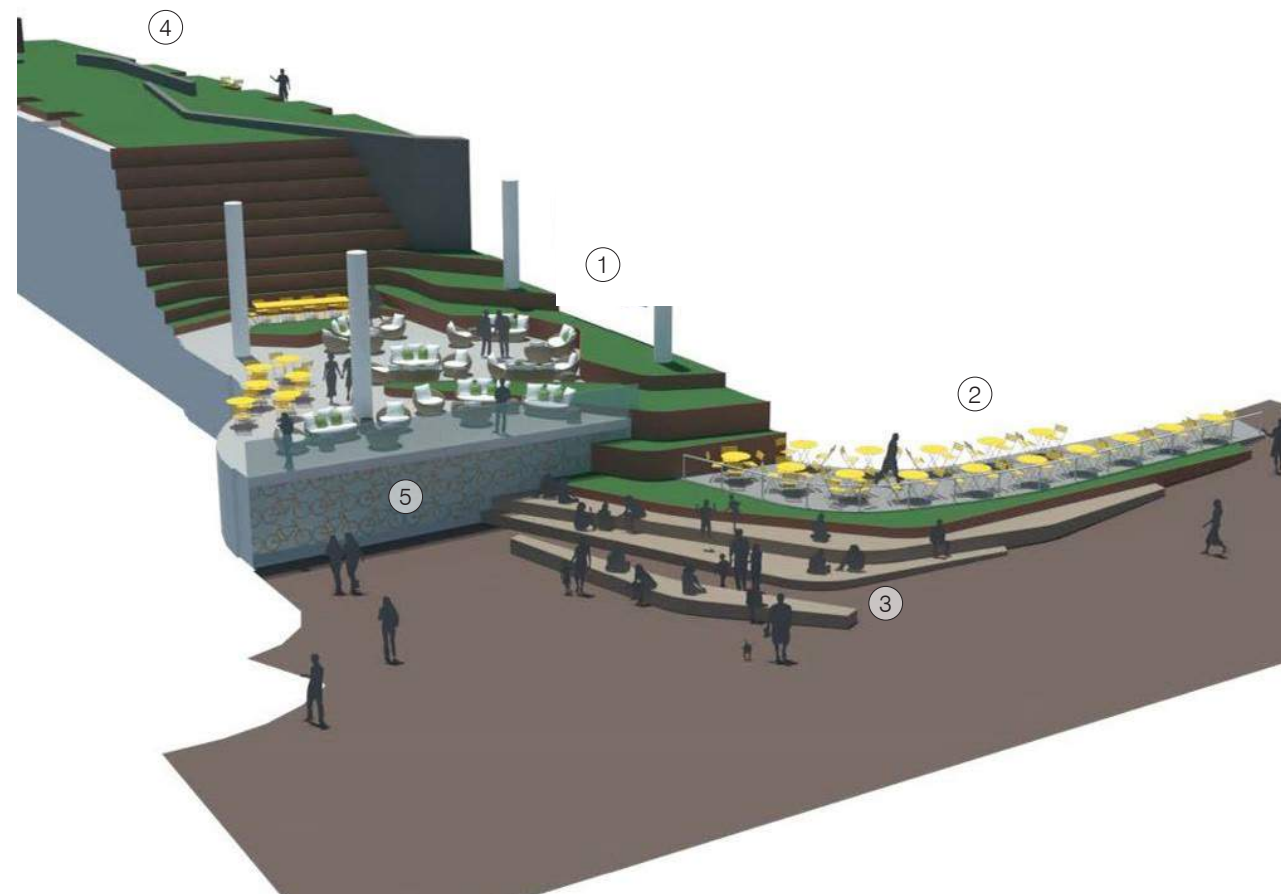


PUBLIC SEATING



MORSE STREET PLAZA CHARACTER IMAGES

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- ① AMENITY TERRACE
- ② OUTDOOR CAFE
- ③ PUBLIC TERRACED SEATING
- ④ RESIDENTIAL COURTYARD
- ⑤ BIKE VALET



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MORSE STREET PLAZA

L1.10



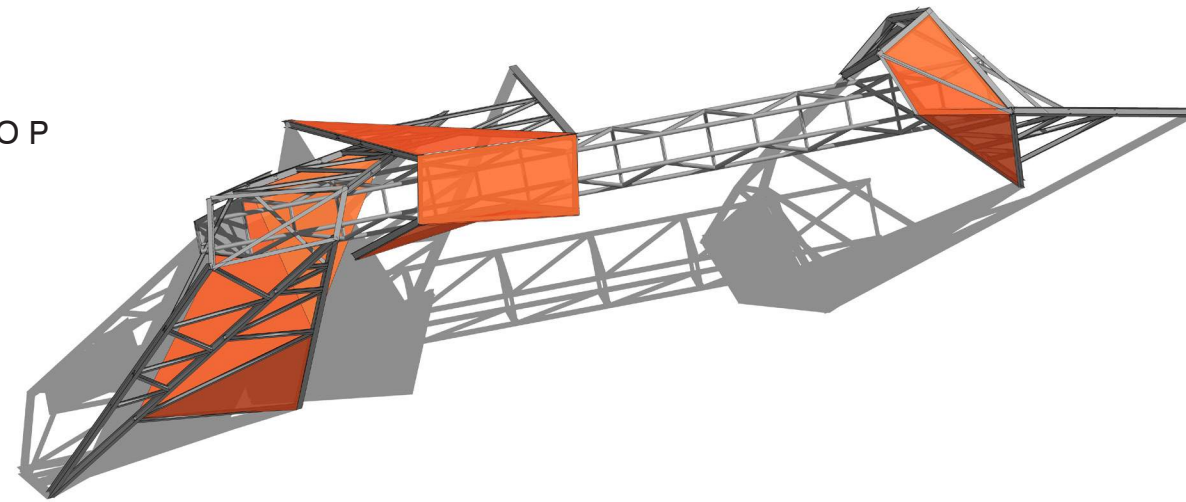
MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD

O C U L U S



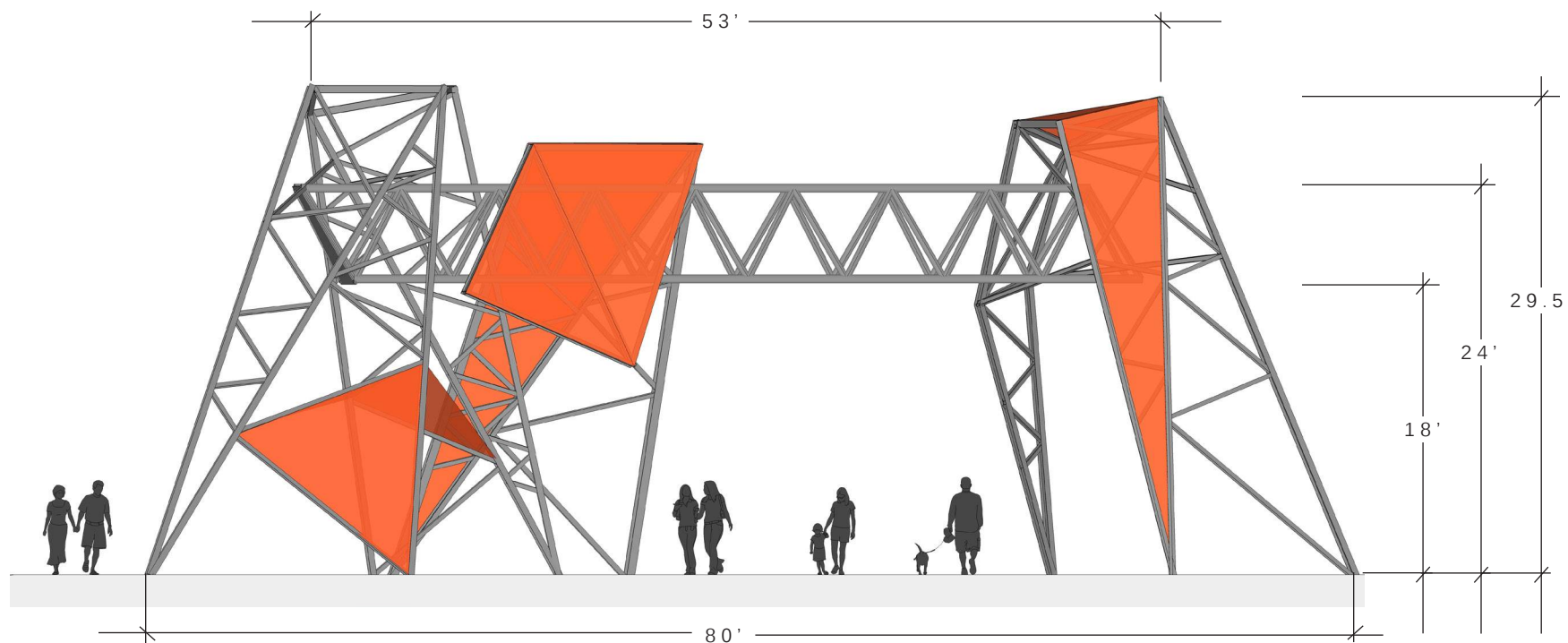
**FUNCTION:**

- NEIGHBORHOOD BEACON
- FILM / PERFORMANCE BACKDROP
- FRAME VIEWS OF TRAINS
- DEFINES OUTDOOR ROOM
- INTEGRATED FOG FEATURE



**MATERIALITY:**

- STEEL STRUCTURE WITH FABRIC
- SCRIM PANELS AND ACCENT
- LIGHTING



MORSE STREET PLAZA GANTRY

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