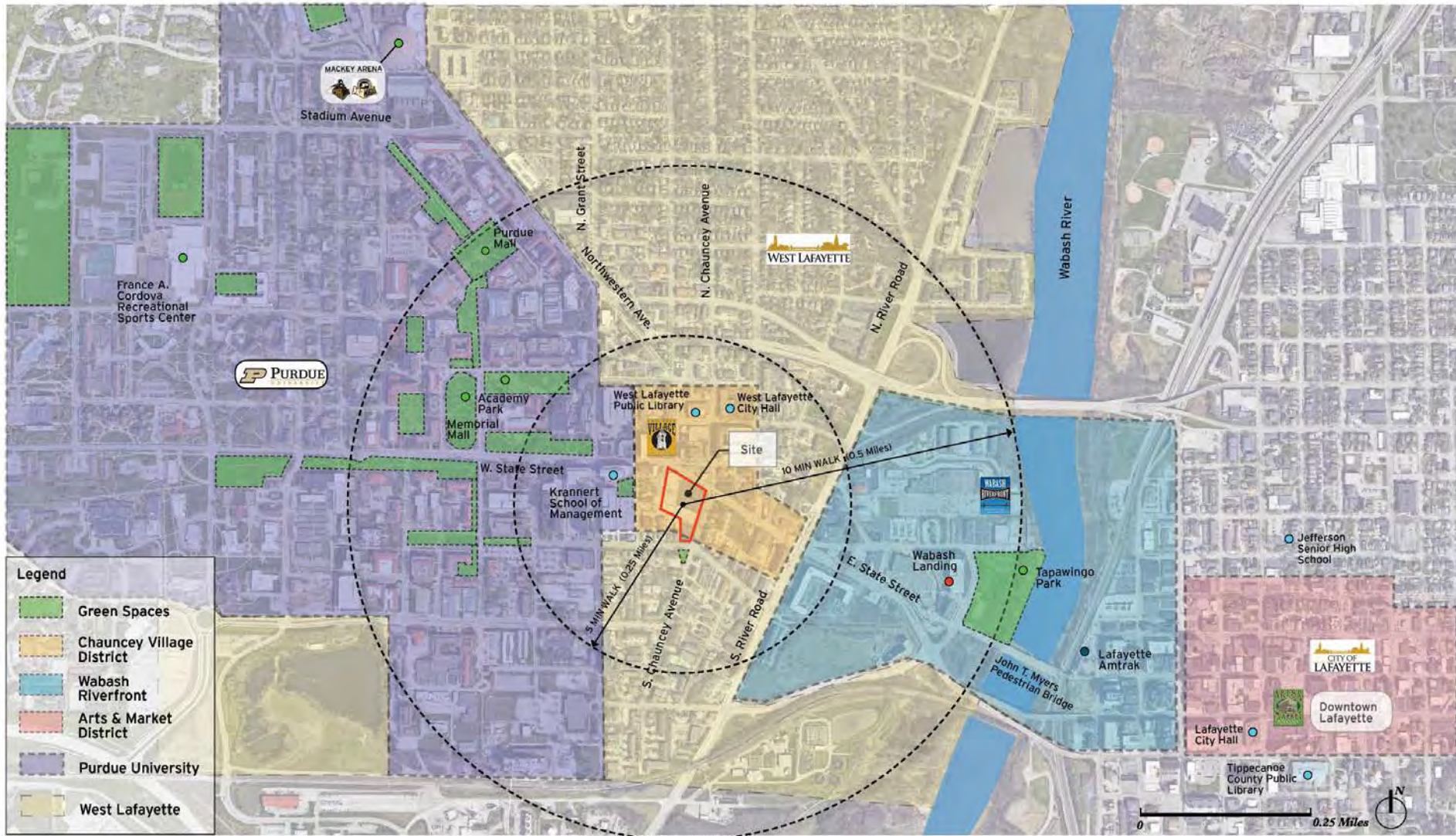




THE DISTRICT at Chauncey Hill

Site Vicinity

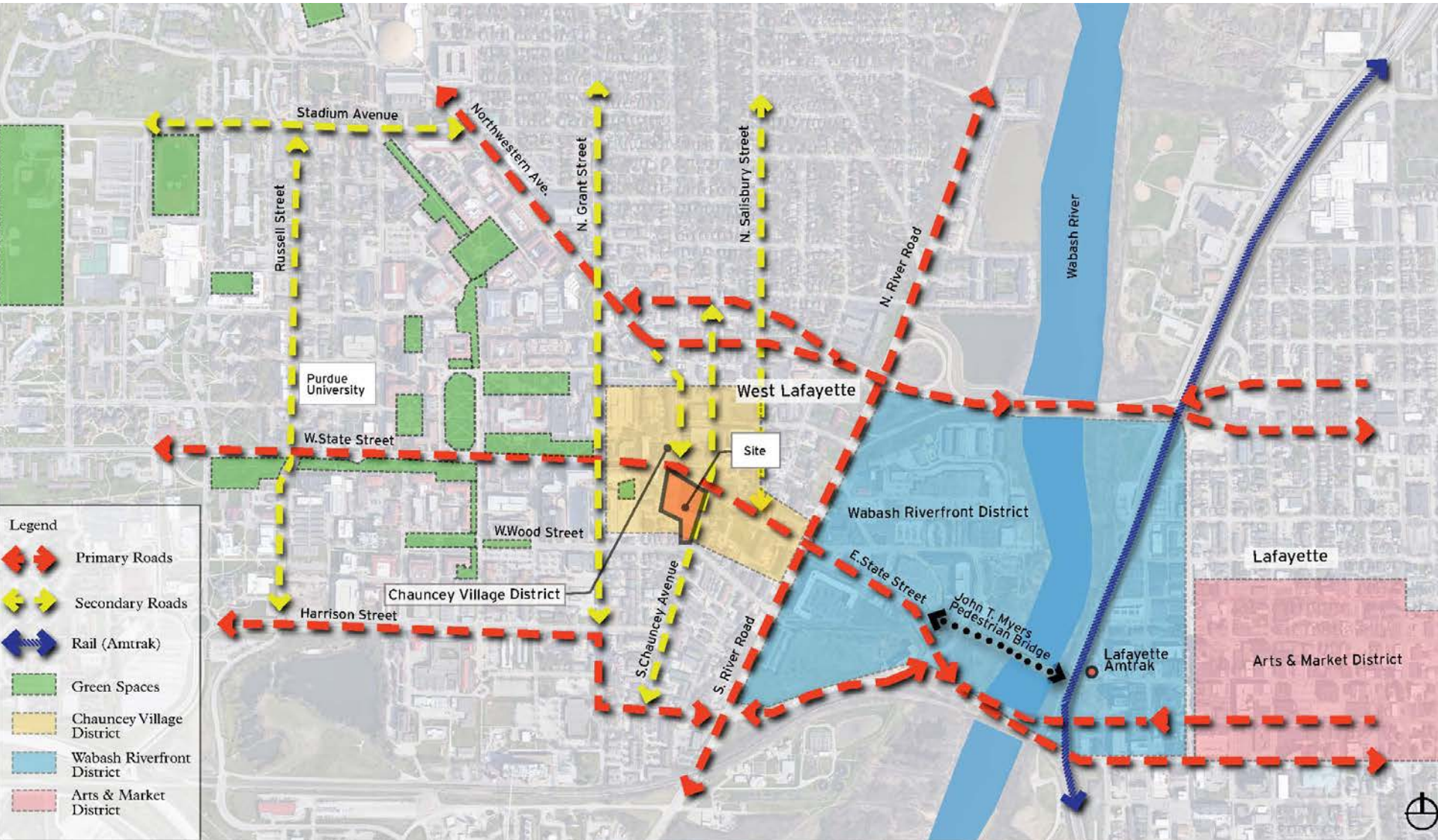


Charrette Schedule

Note: Blue indicates time slots open for stakeholder interviews. Orange indicates public presentations. Purple indicates times not open to public.

Monday, July 8th		Tuesday, July 9th		Wednesday, July 10th		Thursday, July 11th		Friday, July 12th	
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Regional Context

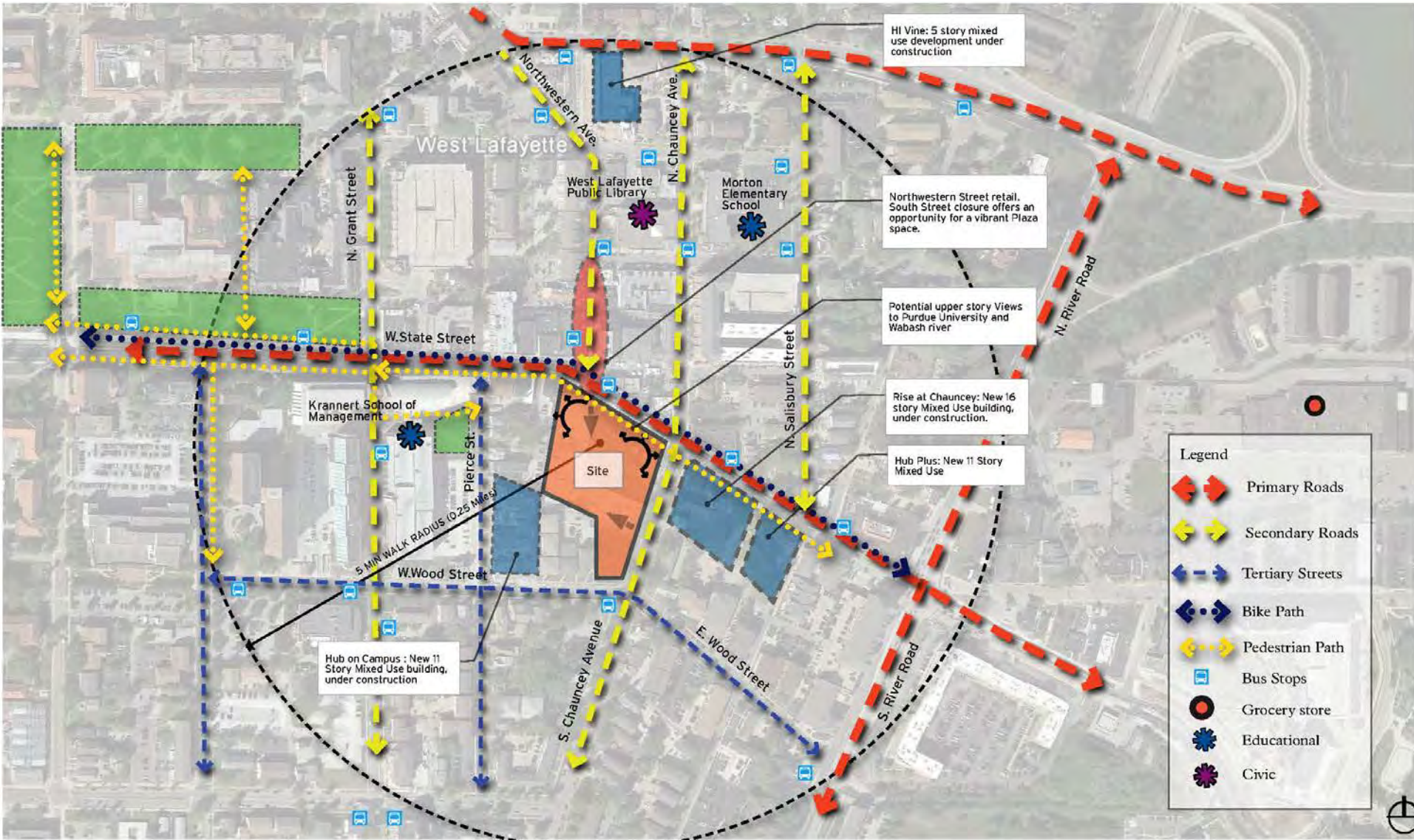


Regional Context

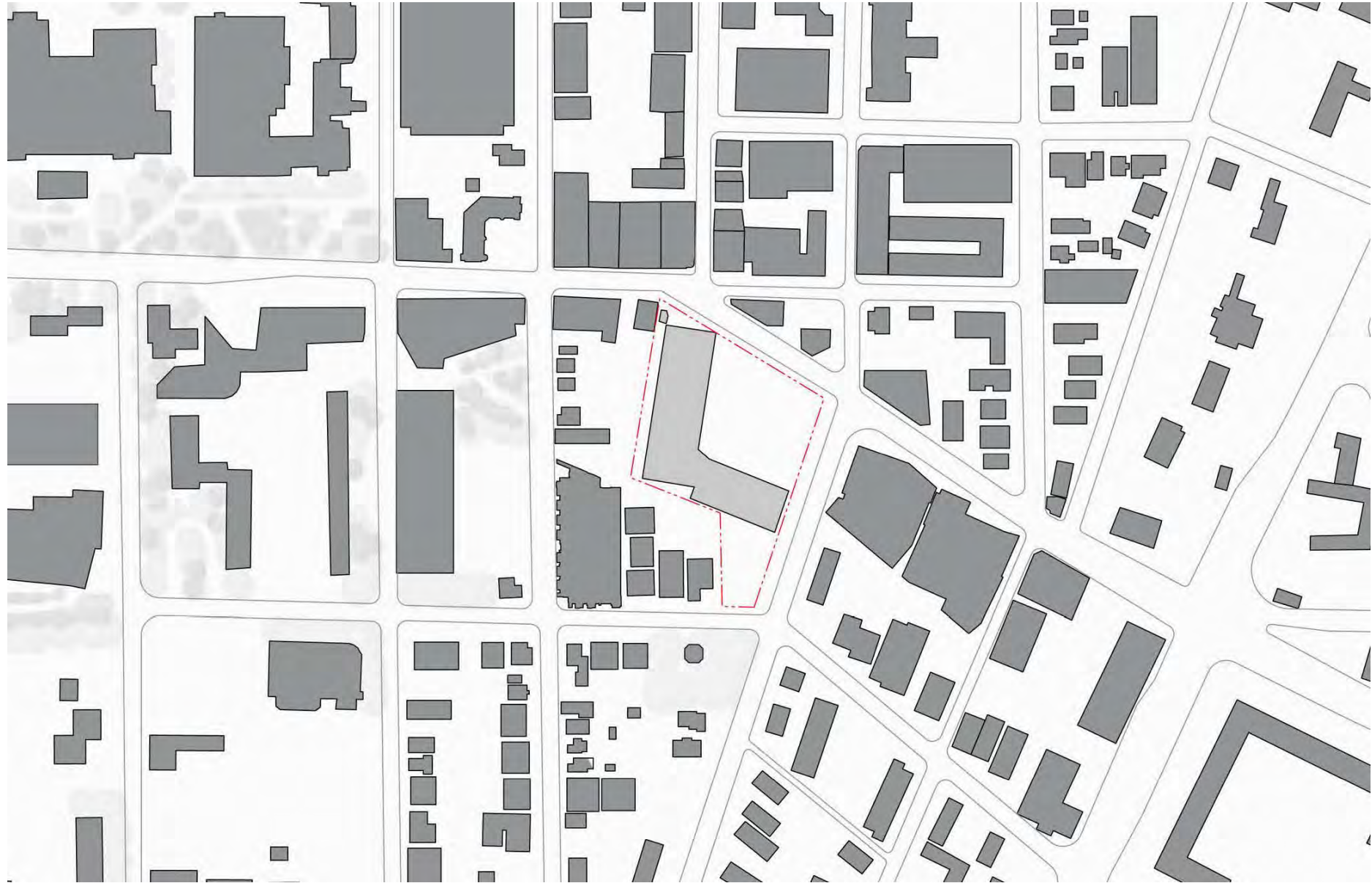


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Local Context



Local Context



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New and Proposed Mixed-Use Developments



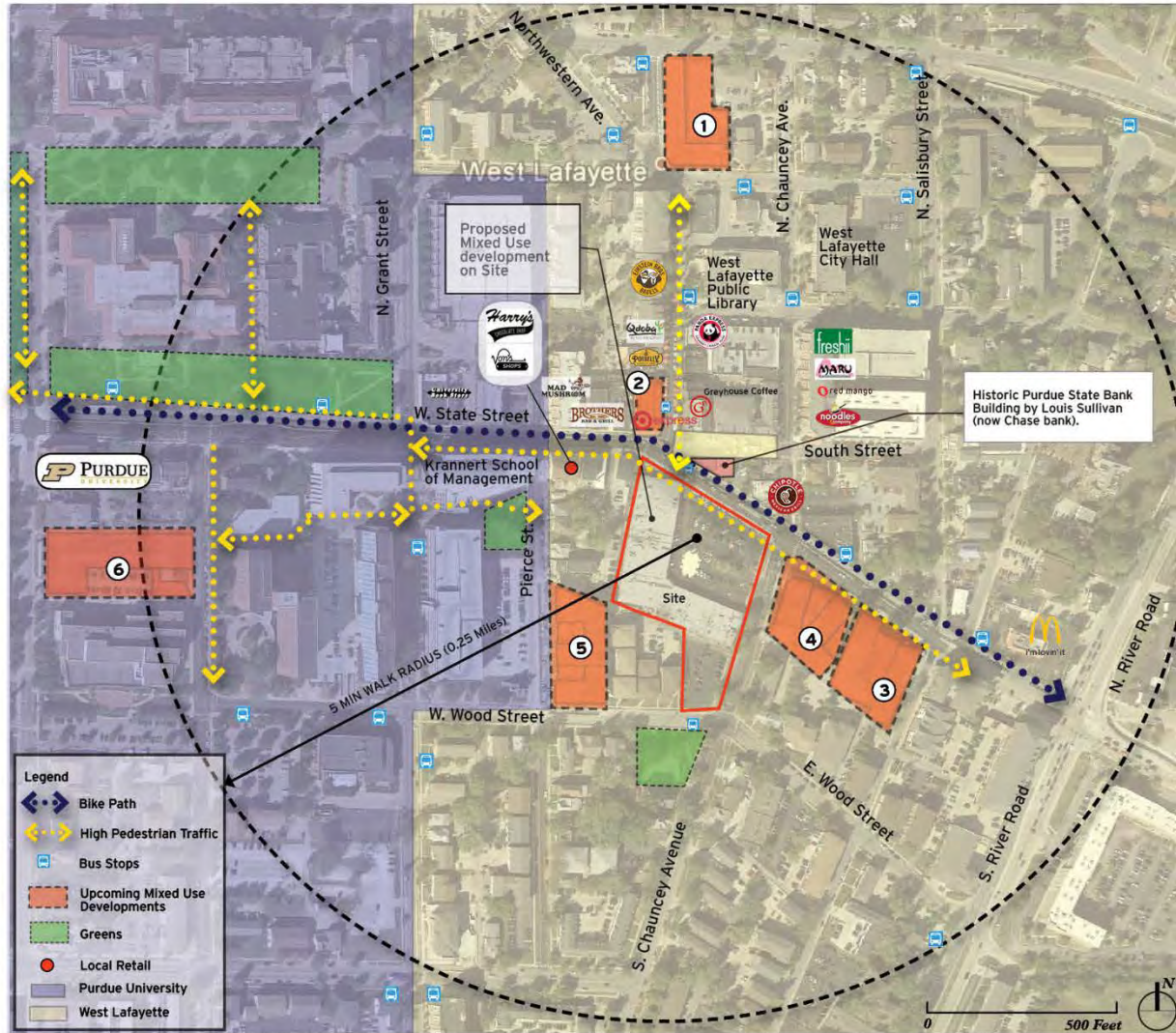
① **HI Vine:**
5 story, under construction, 12,580 SF Retail, 73 Apts, 117 Beds.



② **SSC State Northwestern:**
Planned Development : 6 Story, 8000 SF Retail (Target Express Store), 36 DU, 96 beds.



③ **HUB Plus:**
11 Story, under construction, 12200 SF Retail, 340 DU, 608 beds.



④ **Rise at Chauncey:** 16 Story, under construction, 300 DU, 675 beds.



⑤ **HUB on Campus:**
11-stories, under construction, 1800 SF Retail 289 DU, 599 beds.



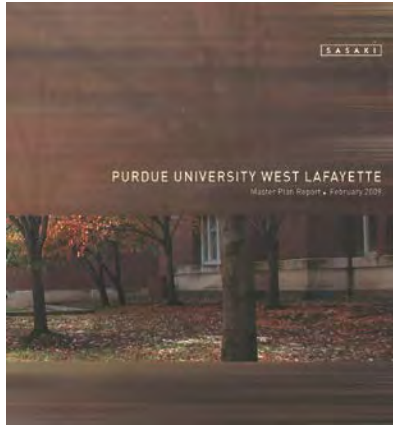
⑥ **St. Thomas Aquinas Housing Complex:**
Planned 6 stories, 117 DU, 330 beds, 164,000 SF Student housing center

Renderings and programming of up coming projects shown on this page are courtesy of others and may not show the latest depictions.

Guiding Plans

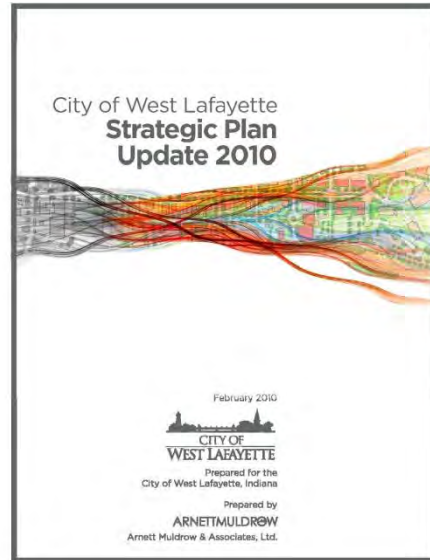
2009

Purdue University
Master Plan



2010

West Lafayette
Strategic Plan



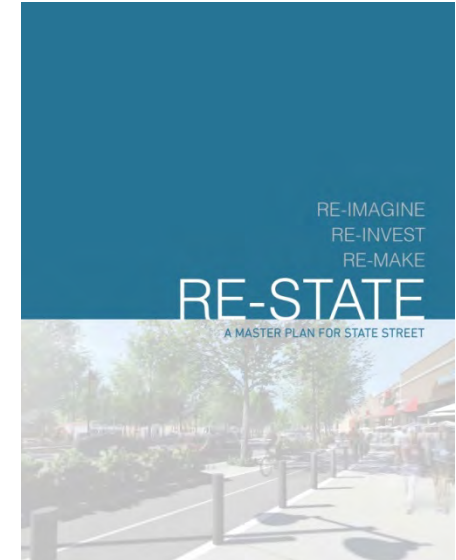
2011

From Good to
Great

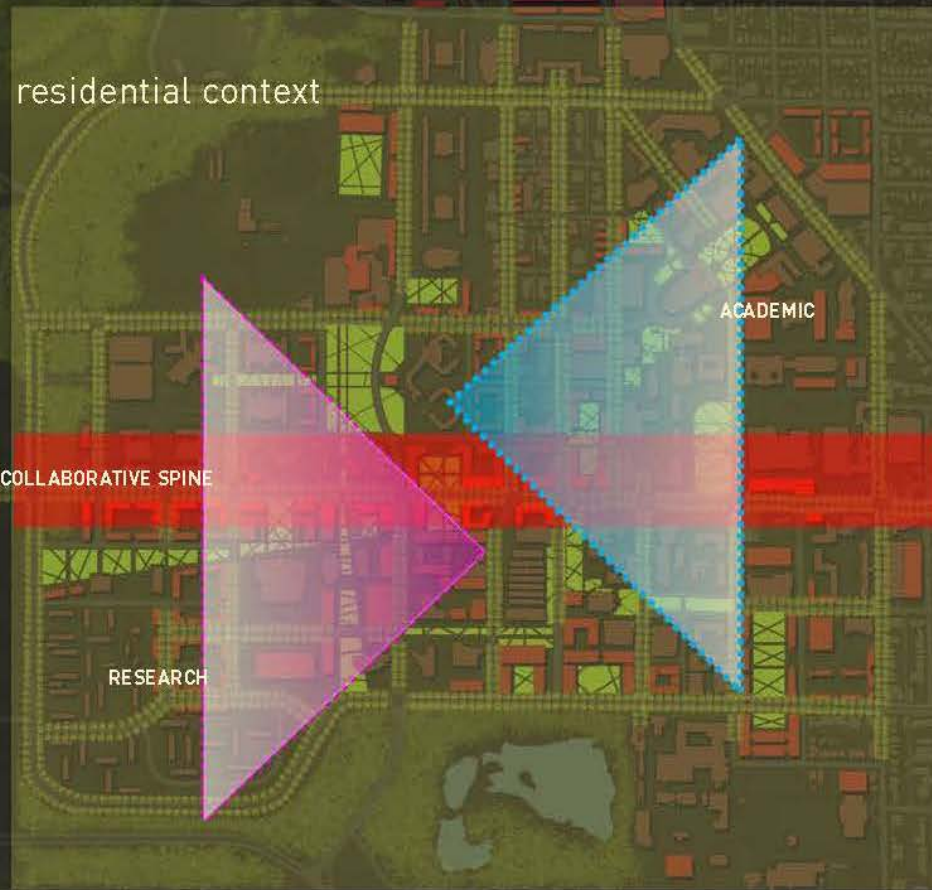


2014

State Street Master
Plan



Guiding Plans – Purdue University Master Plan



Guiding Plans – Strategic Plan and Good to Great



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Mixed-Use – Vibrant and Walkable



NOTE: Photos shown here as precedents and some of these images are courtesy of others.

Mixed-Use – Opportunities to Retain Young Talent



NOTE: Photos shown here as precedents and some of these images are courtesy of others.

Guiding Plans – State Street Master Plan

CHAUNCEY VILLAGE DISTRICT: IDENTITY + PLACEMAKING

Integrated placemaking elements celebrate the wonderful attributes associated with the Village; new gathering spaces invite residents to visit more often and stay longer.

The proposed new gathering space at the Northwestern Avenue, South Street, and State Street intersection is one such element. It is envisioned that this space will be frequently programmed with live music, dance, and other visual performances that attract a diverse range of people and ages.



State Street Master Plan | Executive Summary 7



FIGHT THEMES

01 **OF THIS PLACE**
CONTEXT-APPROPRIATE SOLUTIONS AND AN INCLUSIVE PROCESS

02 **YOU ARE HERE**
A DOWNTOWN WEST LAFAYETTE EMBRACING, REINFORCING, AND STRENGTHENING DIVERSE DISTRICTS

03 **COLLABORATION**
A COMMON VISION BETWEEN THE CITY, PURDUE, AND PURDUE RESEARCH FOUNDATION

04 **COHESIVENESS**
COMPLEMENTARY TREATMENTS

05 **STREETS FOR ALL**
INTEGRATION OF ALL TRAVEL MODES - PEDESTRIAN, BIKES, CARS AND BUSES

06 **OPEN SPACE & TREE CANOPY**
WELL-CONNECTED SIGNIFICANT OPENS SPACES AND A STRONG URBAN STREET CANOPY

07 **VIBRANCY**
THRIVING AND ECONOMICALLY DIVERSE MIXED-USE DISTRICTS

08 **GOING GREEN**
ENVIRONMENTALLY RESPONSIBLE INFRASTRUCTURE

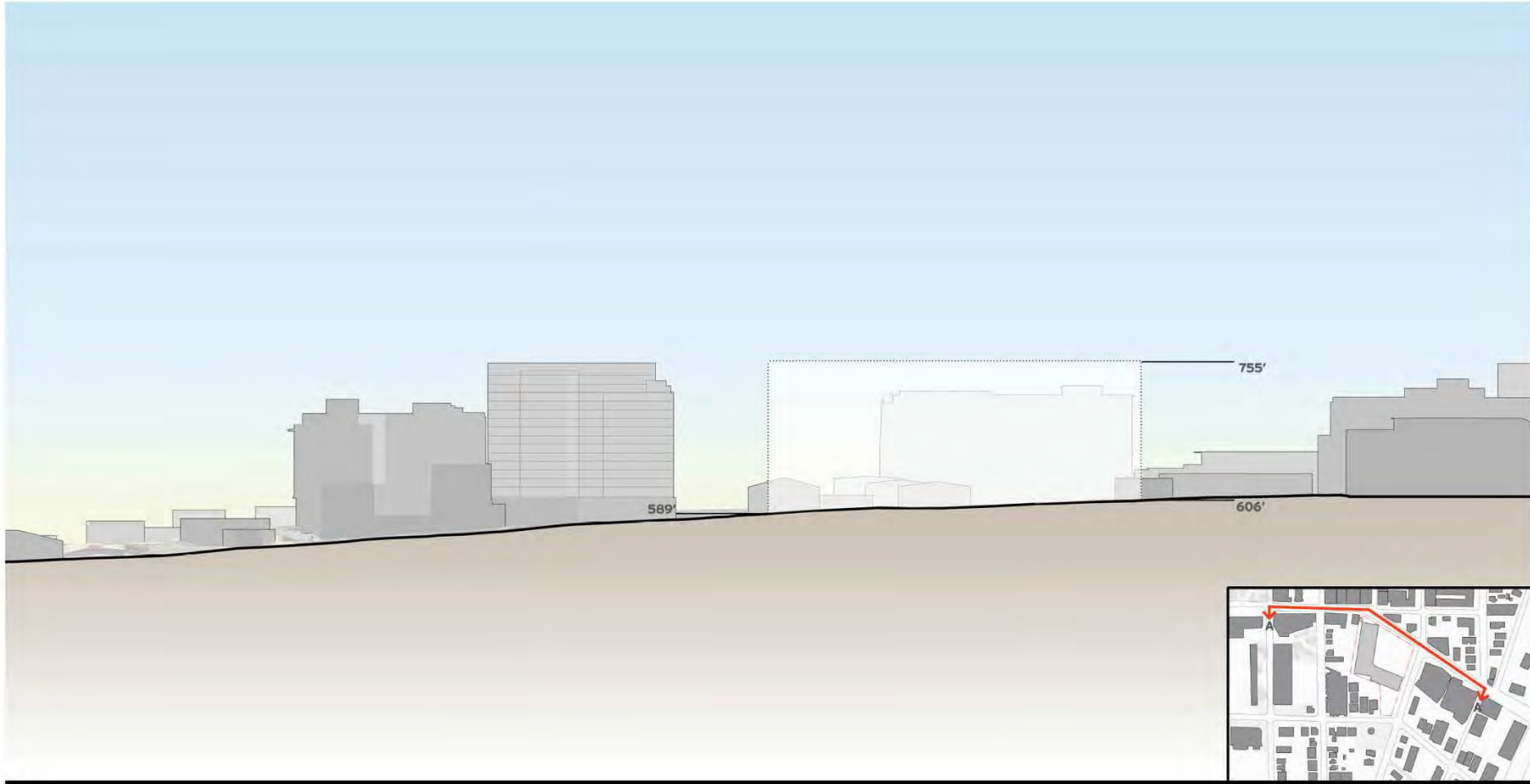
Guiding Plans – State Street Master Plan



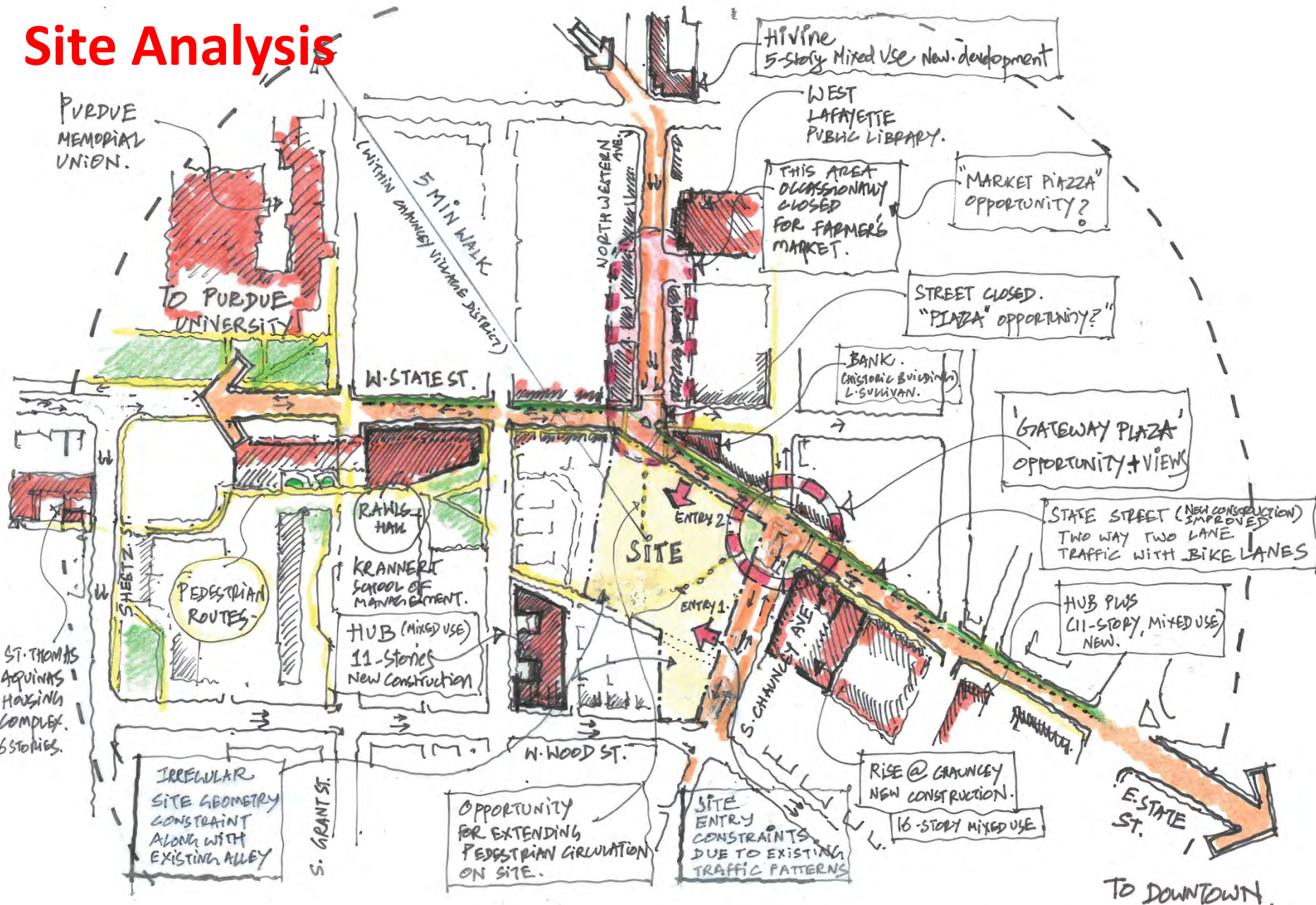
3D Context



FAA Mandated Height Limit



Site Analysis



Potential Themes for Chauncey Hill Redevelopment



CONCEPTUAL VISION THEMES

1. CREATE A VIBRANT GATEWAY TO PURDUE UNIVERSITY.
2. ACHIEVE A GREAT MIX OF HOUSING (MARKET RATE). COMPLIMENT AREA'S STUDENT HOUSING.
3. INTRODUCE NEIGHBORHOOD SERVING RETAIL & MIXED USE TO BUILD ON THE UPCOMING AMBIANCE.
4. BOLSTER THE STATE STREET CORRIDOR WITH LIVELY STREET SCAPE & MAIN SQUARE.
5. LOCATE STRATEGIC TOWERS TO SERVE AS BEACONS AND TAKE ADVANTAGE OF THE VIEWS.
6. BRING STATE OF THE ART AMENITIES TO THIS COMMUNITY & CHAUNCEY HILL DISTRICT.
7. CREATE BUILDING TYPES THAT RESPOND TO MARKET AND CONSTRUCTION ECONOMICS.



July 02, 2018

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Triple Bottom Line Success



Create a Great Place!!!



Parks, Plazas,
Mixed-Use,
Walkable



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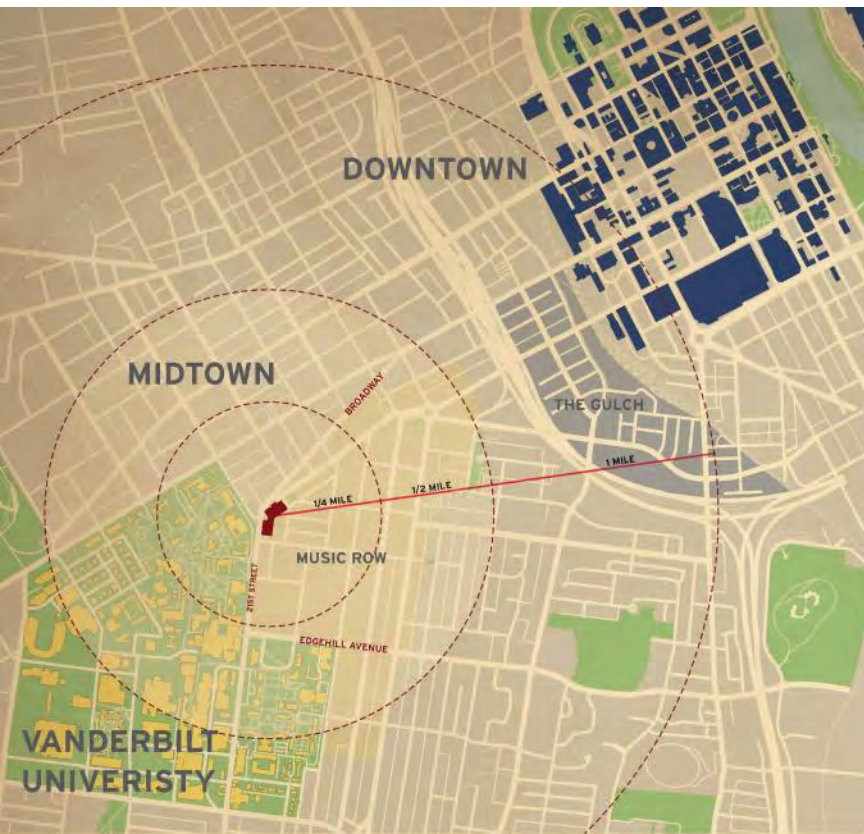
MUSEUM OF
UNNATURAL
HISTORY

Mobile



July 09, 2015 © 2015 The Urban Project 100 West 2nd Street, Suite 900 Los Angeles, California 90012 213.697.0070





CHARACTERISTICS

BLOCK, STREET AND BUILDING

Project Completion: June 2017

Land Area: 1.77 Acres

Project Cost: \$208 per SF

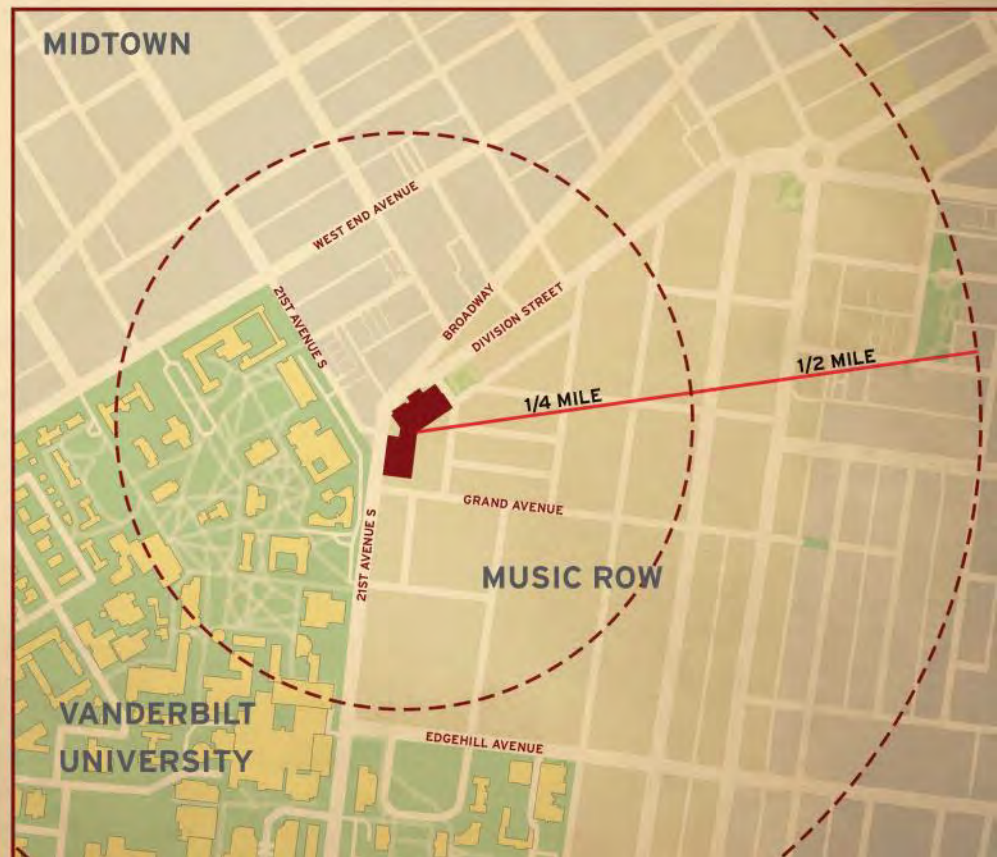
Parks / Open Space: Plaza (6,600 SF)

Residential Units: 350 Residential Units + 180 Hotel Rooms

Residential Units Types: Apartments, Hotel Rooms

Retail Square Footage: Retail 33,000 SF

Transect Zone: T5



"The developer's investment in Nashville is further validation of our city's attractiveness and vibrancy. I commend the company for addressing the sensitivities of neighborhood residents by incorporating design elements that blend with the area."

- Mayor Karl Dean

PROJECT DESCRIPTION

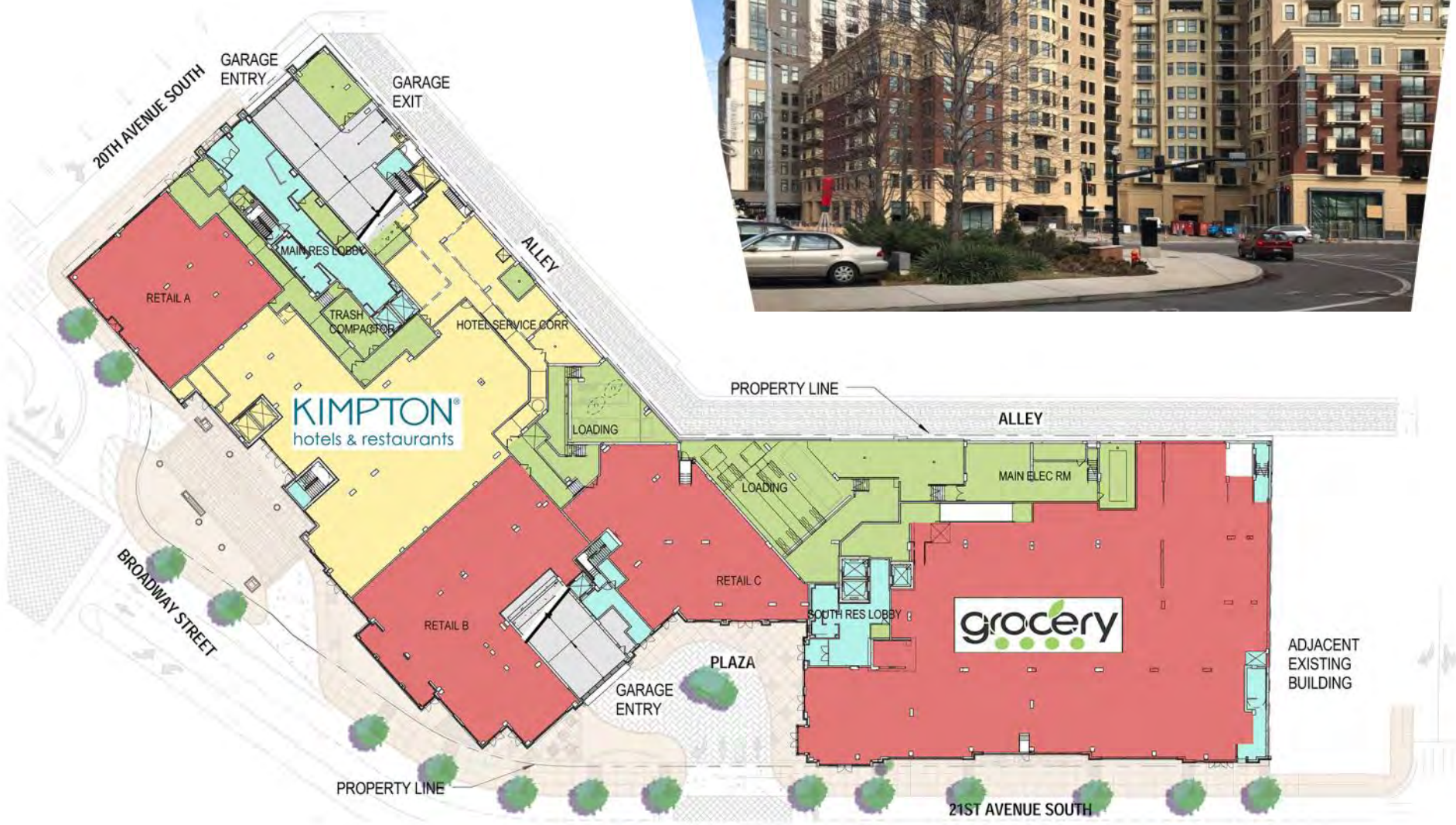
Situated along the sweeping bend of Broadway and 21st Street adjacent to the northeast entrance of Vanderbilt University, the **Aertson Midtown mixed-use project provides a dynamic and vibrant gateway to the 21st Street commercial corridor.** The broader urban design study expands the scope of the site, envisioning a new neighborhood center that utilizes university-owned parking lots for complementary mixed-use buildings and public gathering spaces. The master plan additionally reorients 21st Street South where it crosses in front of the campus to join at a perpendicular to Division Street, **creating a powerful axial alignment that is terminated by a public court on the site.**

Covering 1.77 acres, the expansive project includes several mixed-use components that create **a destination within the neighborhood.** A 180 key, seven-story hotel wraps the parking garage on the lower levels. 350 residential multi-family apartments sit above the parking garage and hotel. The **retail is a critical aspect of enlivening 21st Street** and encouraging an inviting pedestrian environment. The majority of the ground floor is occupied by 33,000 sf retail, including a much desired urban market and several restaurants.

The massing and architectural language of the project sensitively breaks down the expansive length of the site into a contextually appropriate scale, giving the appearance of multiple buildings composing one block. The North Building's orientation takes advantage of the views of the Nashville skyline, relates architecturally to the contemporary downtown high rises, and **provides a physical announcement of the transition to the university neighborhood.** The South Buildings massing is lower and more spread out, and further steps down along the street facing the university, creating a comfortable urban edge. The South Building's architecture **strengthens the sense of character and local identity of the place.**

A goal of the project was to create an **authentic "community within the community"** which captures the eclectic and vibrant nature of Nashville itself. The mix of uses - hotel, residential, and retail - complement each other and serve to address needs of a variety of people. The residential units feature a range of sizes from studios to three bedroom units, providing housing for students, young professionals, university staff, and empty nesters. The project's namesake is Jan Aertson, the great-great-grandfather of railroad tycoon Cornelius Vanderbilt who founded the university in 1873. Artwork in both the residential building and the hotel pay homage to the history and the **creative vibe of the overall city.**





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Aertson

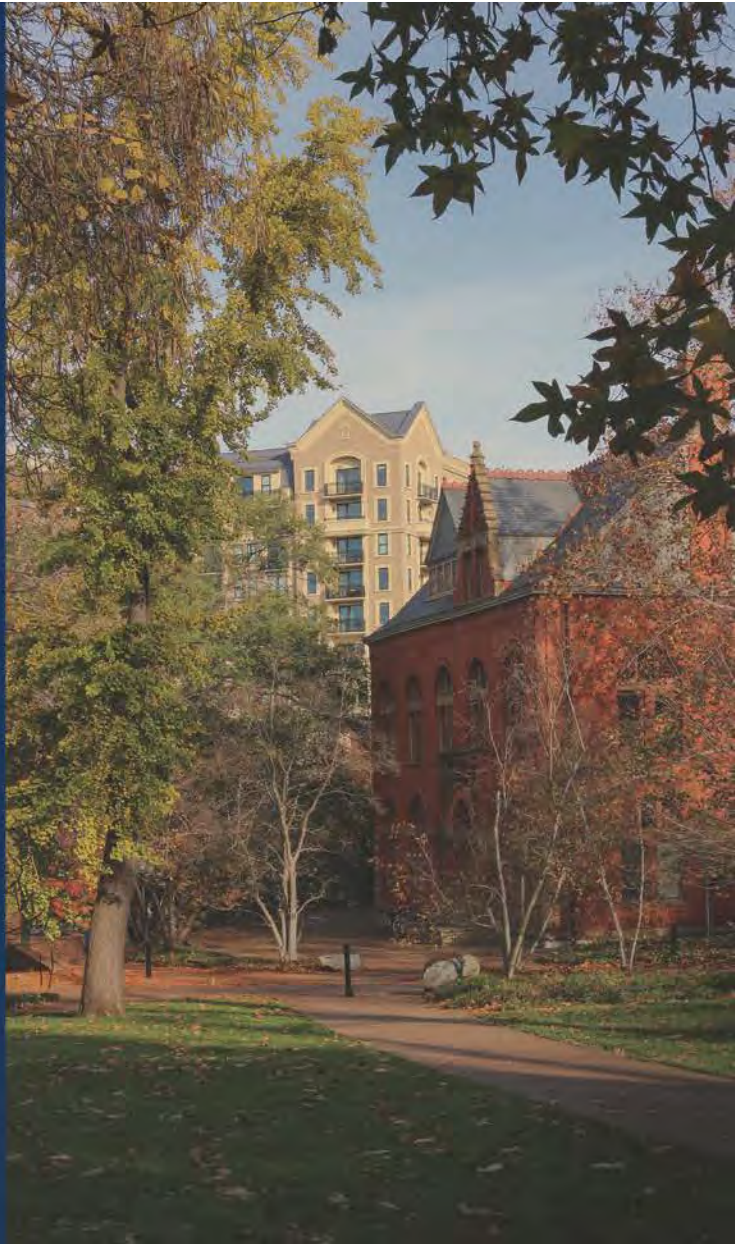


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Aertson

GATEWAY TO CAMPUS



How can I stay involved?

- Visit us online: www.courb.co/chauncey

The screenshot shows a web browser displaying the Courb website. The URL in the address bar is <https://courbanize.com/projects/trinitas-chauncey/information>. The page features the Courb logo at the top left and navigation links for 'Explore Projects', 'Invite Neighbors', and 'LOG IN'. The main content area is titled 'The District at Chauncey Hill' and is located in 'WEST LAFAYETTE, IN'. It includes a map with a yellow highlighted area representing the project site. Below the map, there is a 'Comment on this project' button and 'Follow' and 'Share' buttons. The page also indicates the developer is 'TRINITAS' and lists 'PHASE COMMUNITY REVIEW' and 'MIXED-USE DEVELOPMENT' as project features. At the bottom, there are tabs for 'INFO', 'UPDATES', 'TIMELINE', and 'COMMENTS'.

- Join us for the Design Charrette this week

Charrette Schedule

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