

GINOSKO DEVELOPMENT  
**LAFAYETTE WEST**  
CBO Presentation

# SITE PLAN

## OVERALL DEVELOPMENT



Lafayette Townhouses

Condos

Condos

Condos

Rivard Street

Horatio Williams Foundation

Private Street

Private Street

Amenity Roof

Park

Woodward Academy

Midrise 1

Highrise

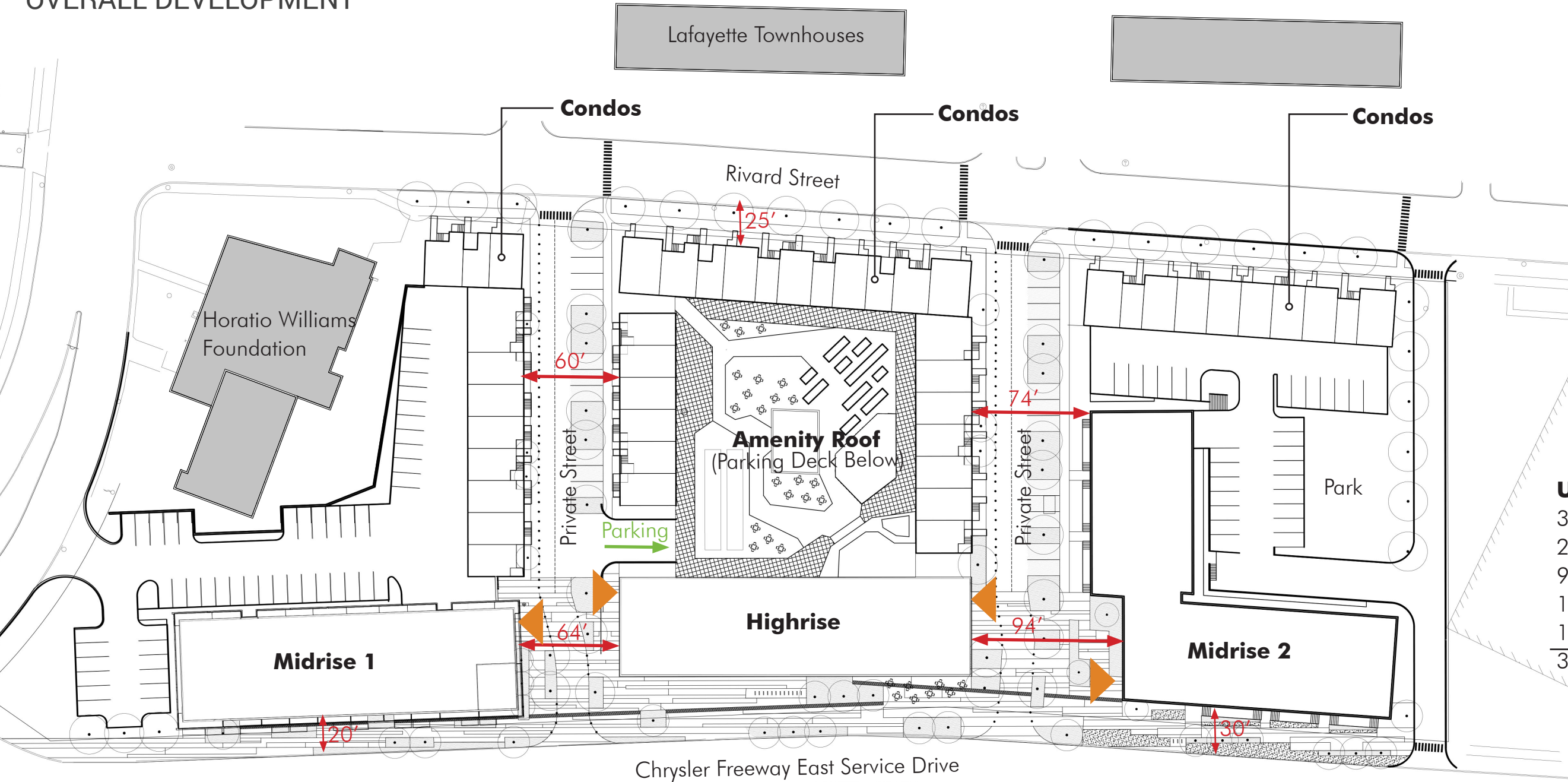
Midrise 2

Chrysler Freeway East Service Drive



# SITE PLAN

## OVERALL DEVELOPMENT

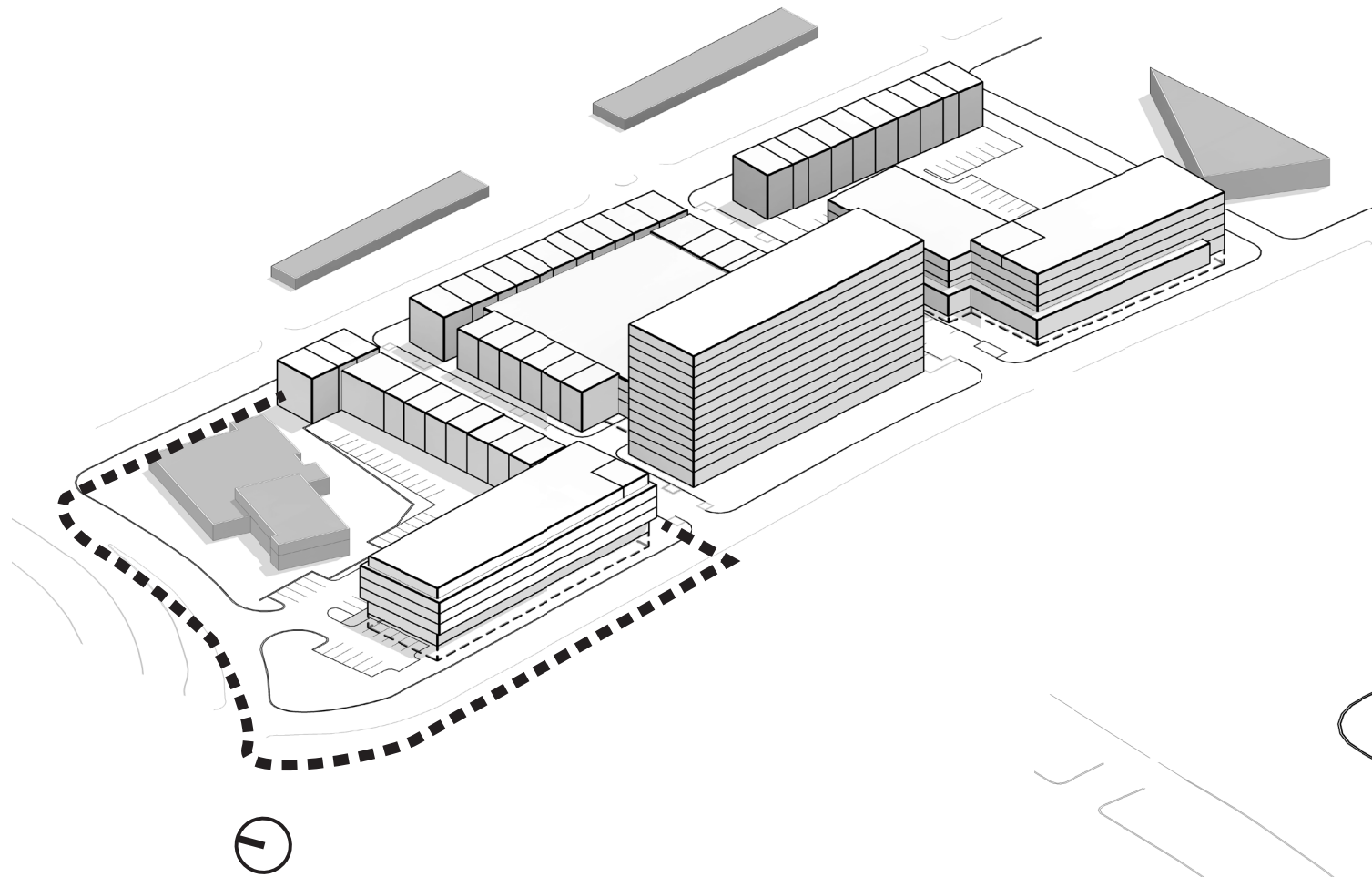


**Unit Summary**

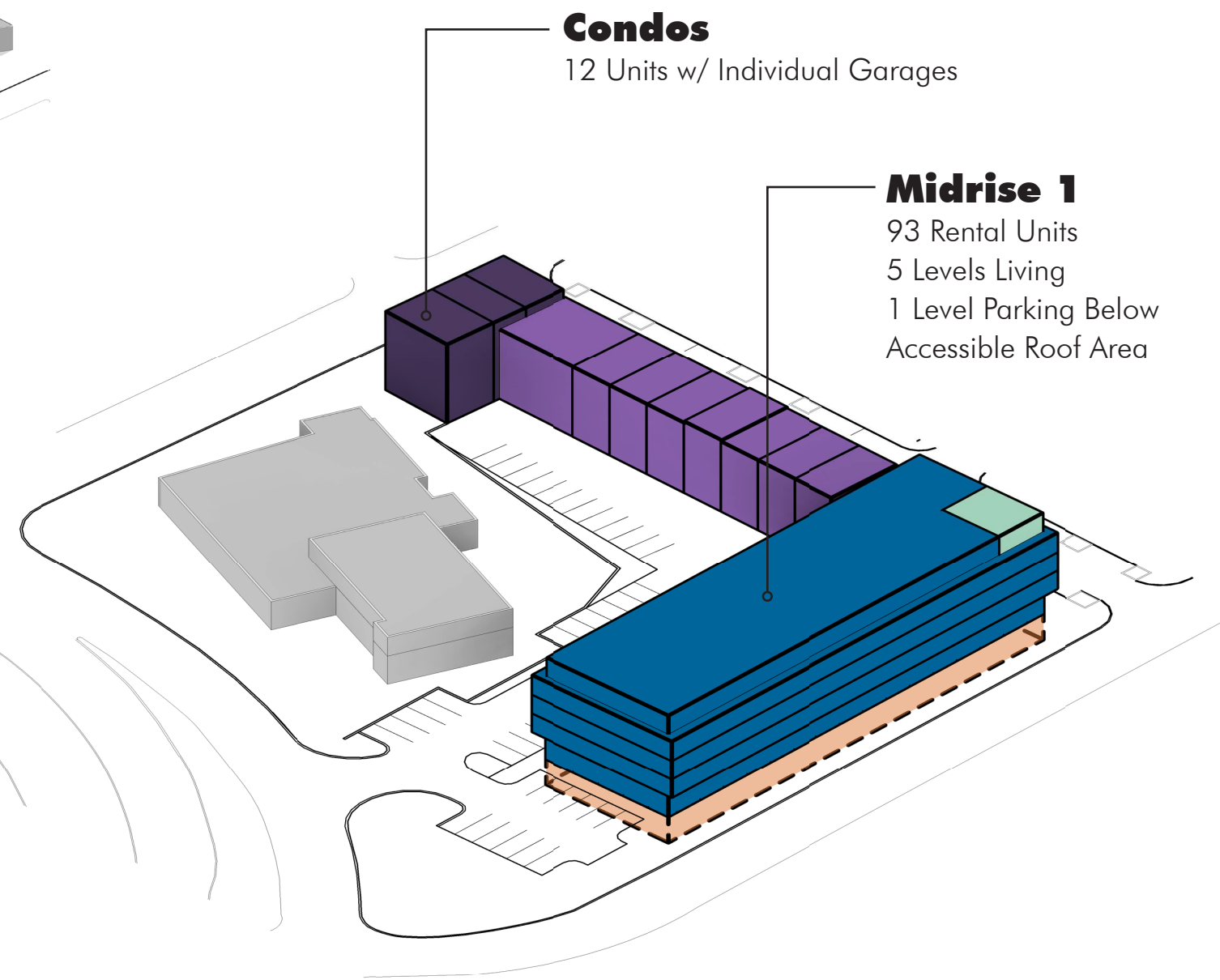
30 Townhouses
22 Carriage Homes
93 Midrise 1 Rentals
111 Midrise 2 Rentals
125 Highrise Rentals
<hr/>
381 Total Dwellings

# NEIGHBORHOOD

## NORTH BLOCK



- Townhouses
- Carriage Homes
- Rental Units
- Rooftop Amenity
- Indoor Amenity
- Parking - Above Ground
- Parking - Below Ground



### Condos

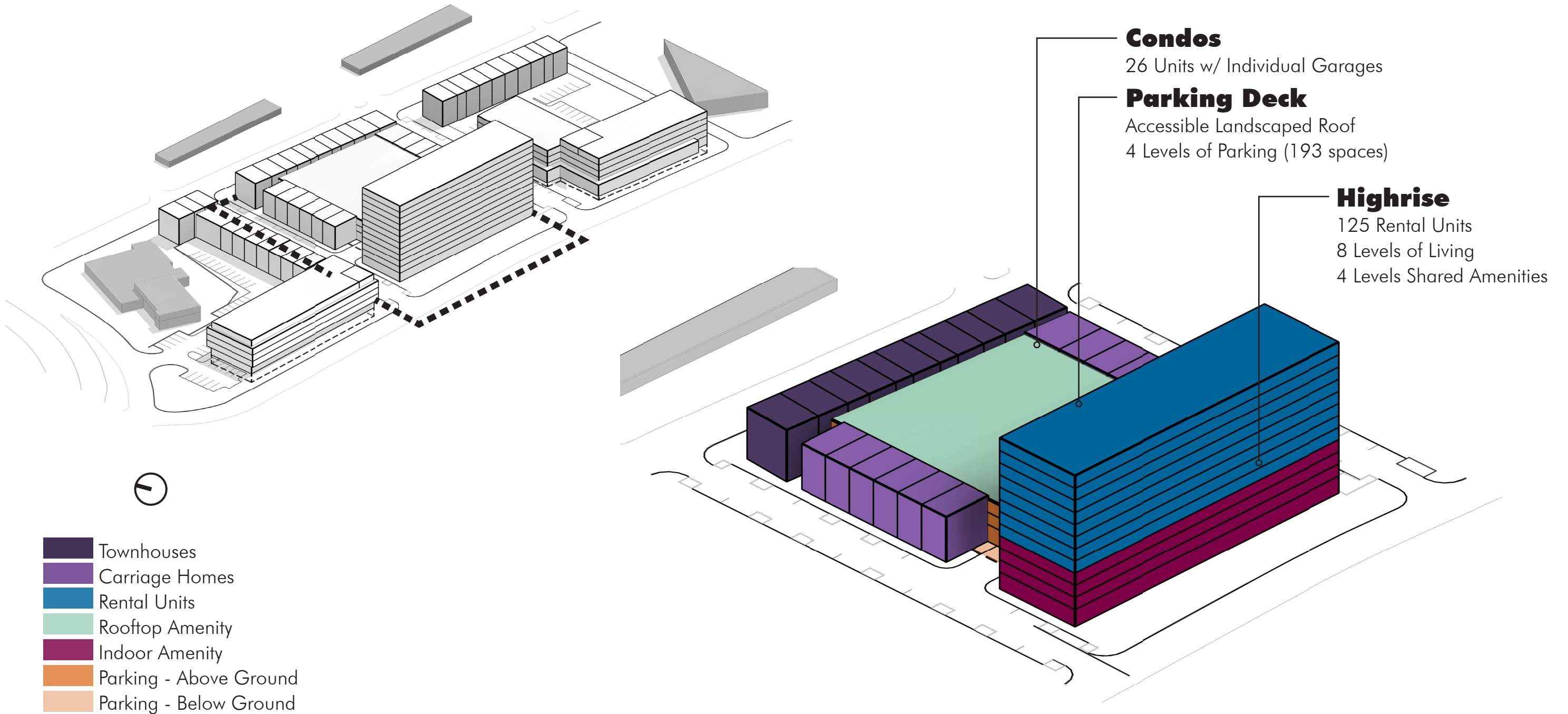
12 Units w/ Individual Garages

### Midrise 1

93 Rental Units  
5 Levels Living  
1 Level Parking Below  
Accessible Roof Area

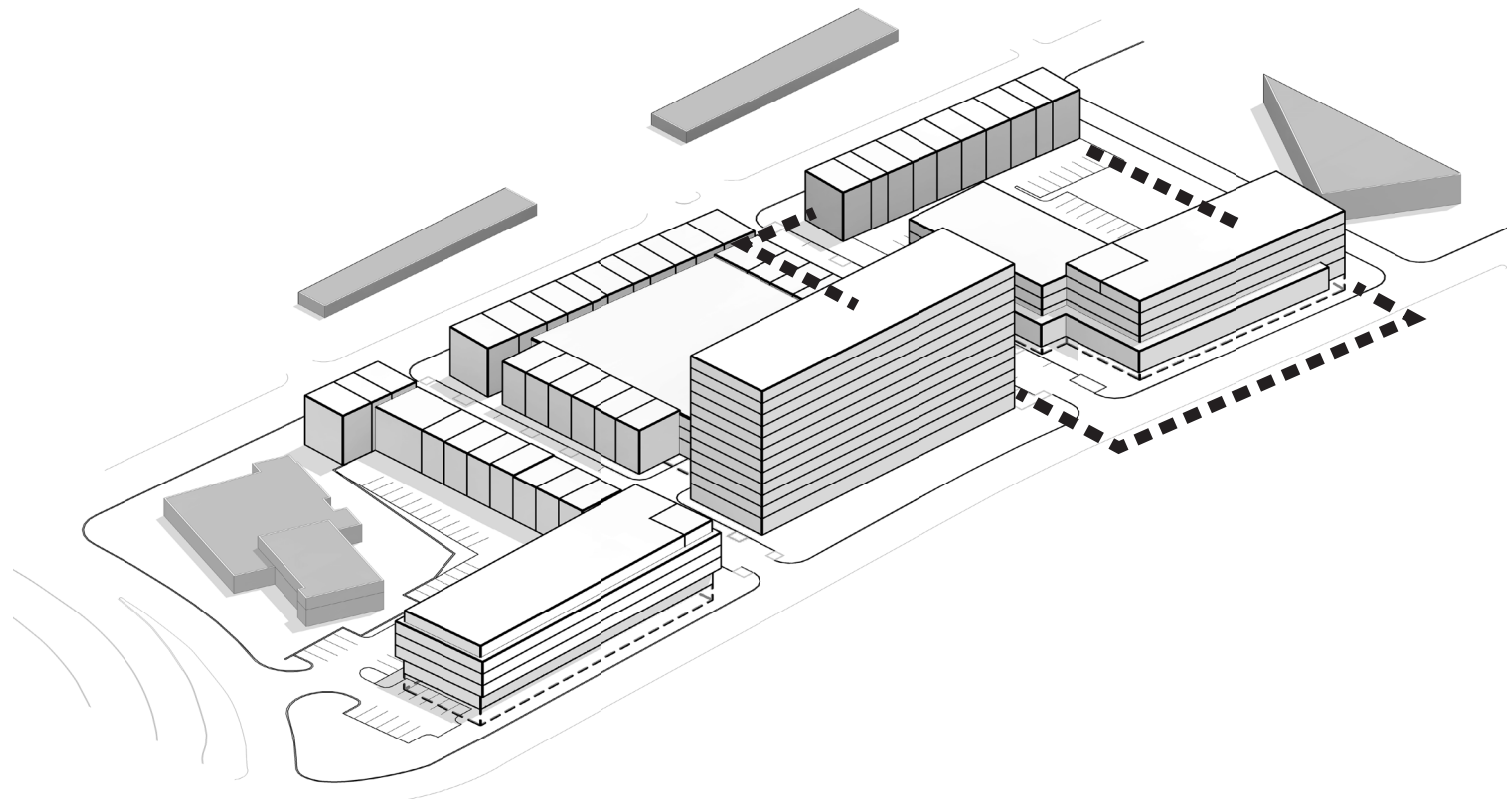


# NEIGHBORHOOD CENTER BLOCK

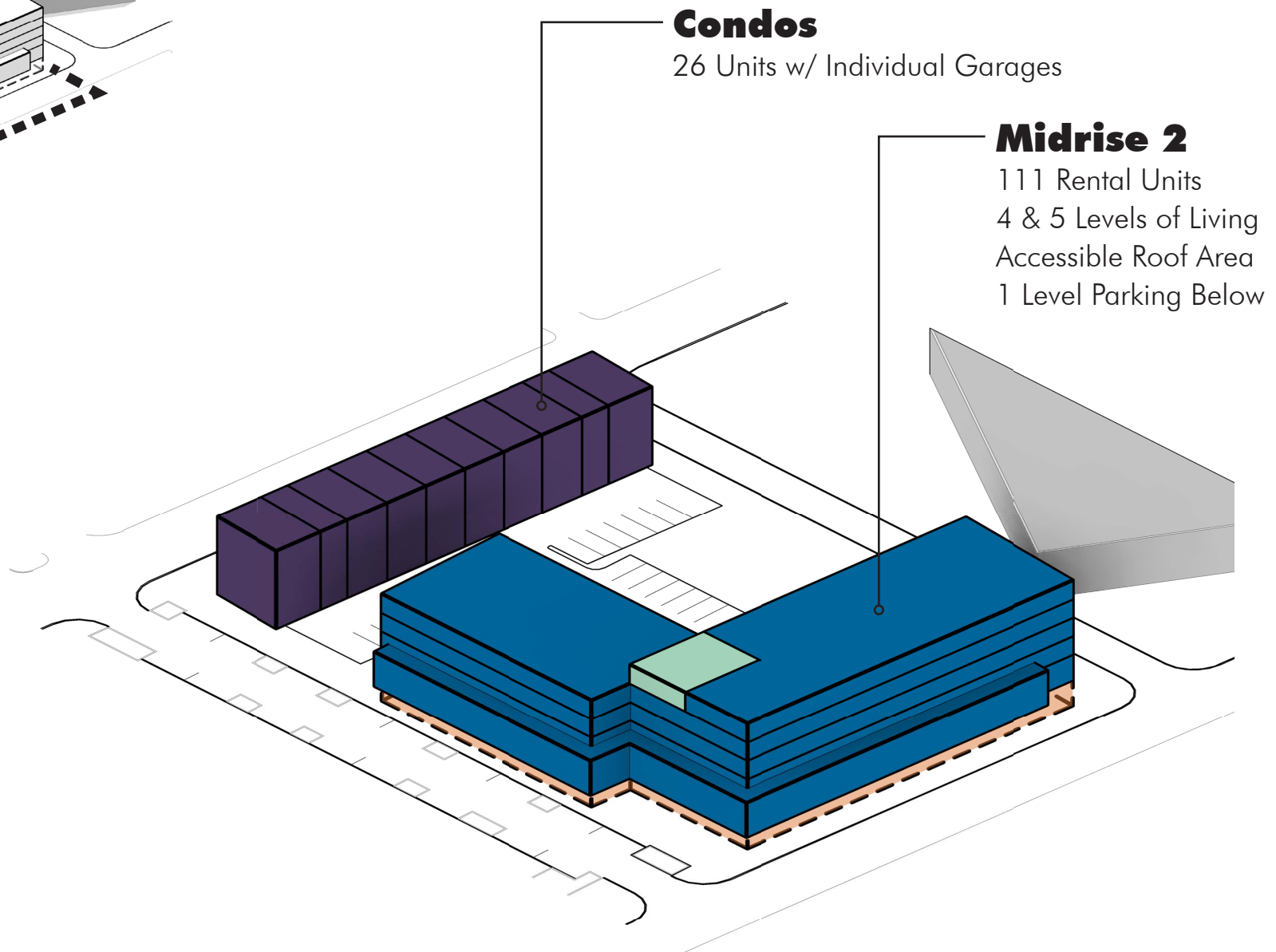


# NEIGHBORHOOD

## SOUTH BLOCK



- Townhouses
- Carriage Homes
- Rental Units
- Rooftop Amenity
- Indoor Amenity
- Parking - Above Ground
- Parking - Below Ground

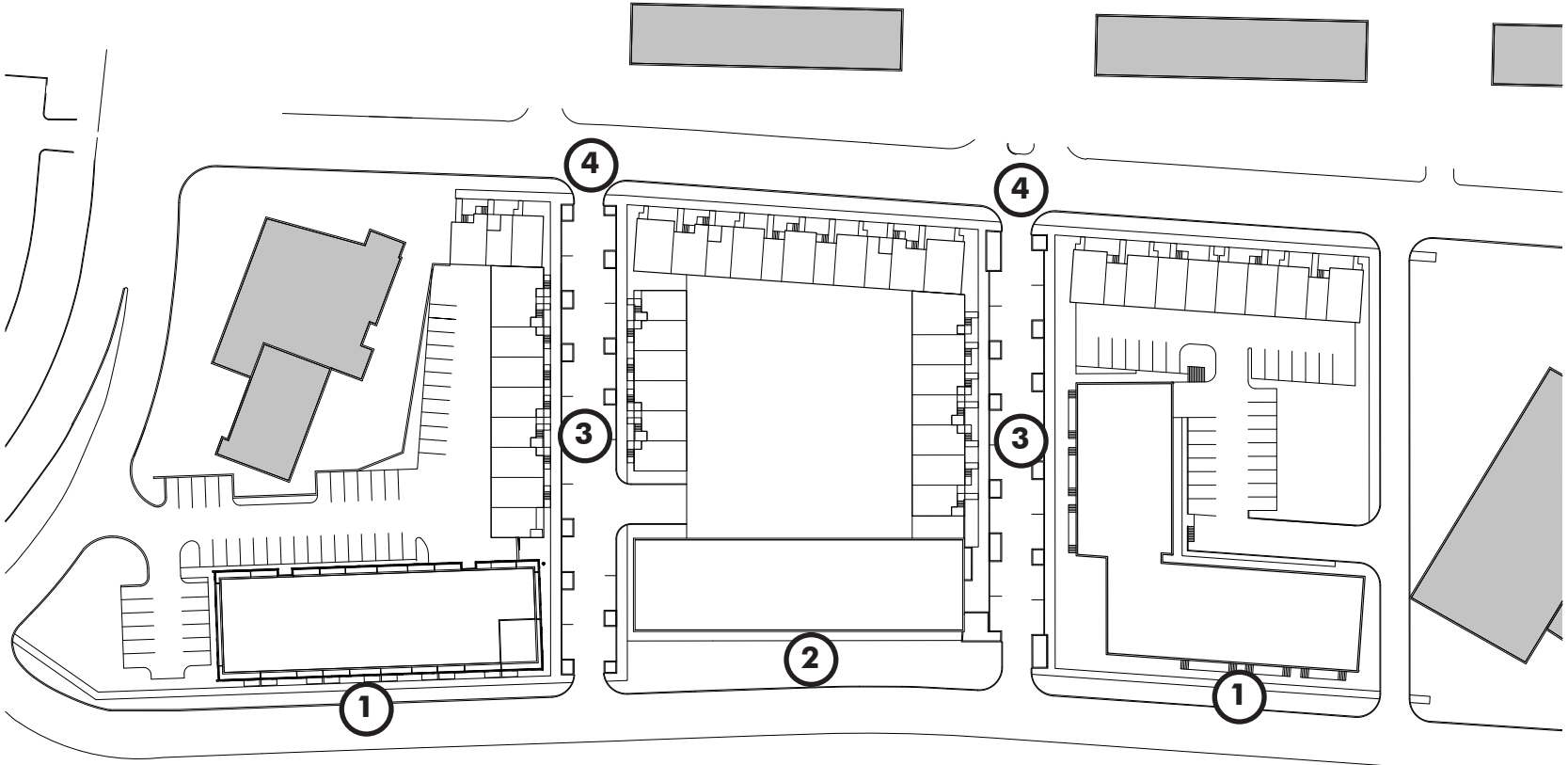


**Condos**  
26 Units w/ Individual Garages

**Midrise 2**  
111 Rental Units  
4 & 5 Levels of Living  
Accessible Roof Area  
1 Level Parking Below



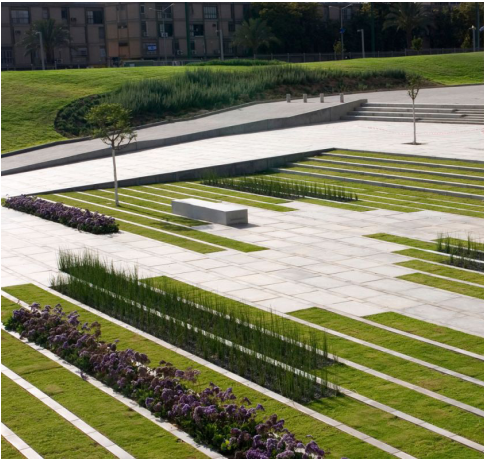
# CONNECTIONS & LANDSCAPE



**① Walkup Entries**  
Steps that incorporate planting at ground floor units



**② Elevated plaza**  
Signifies entry point into each building  
Traffic calming into private streets  
Safe pedestrian crossing to and from amenities in center block



**④ Rivard Frontage**  
Respect the neighborhood across street  
Raised planters and trees lining street



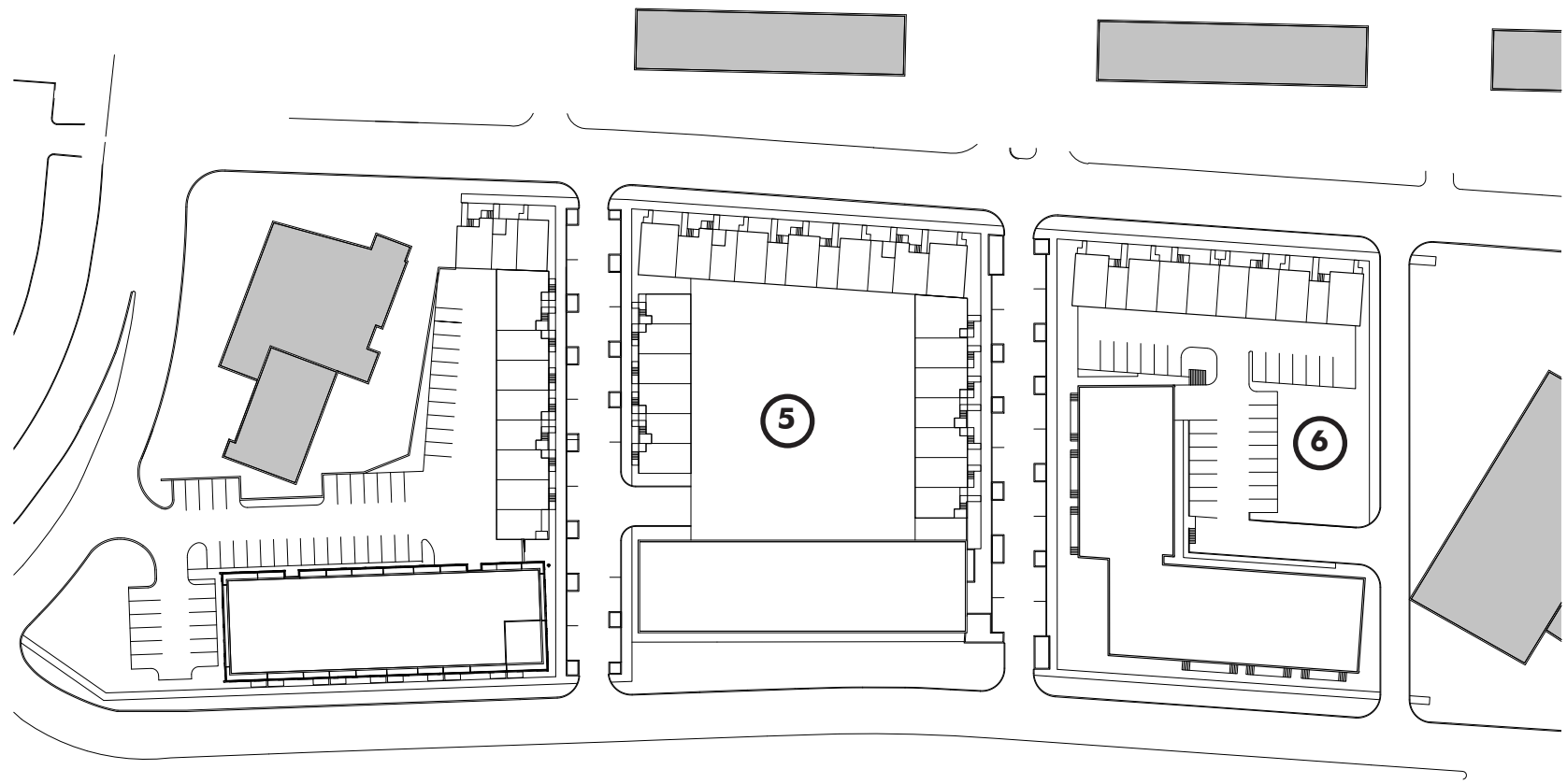
**③ Private Streets**  
Elevated planters and at grade plantings to manage street run-off and provide screening





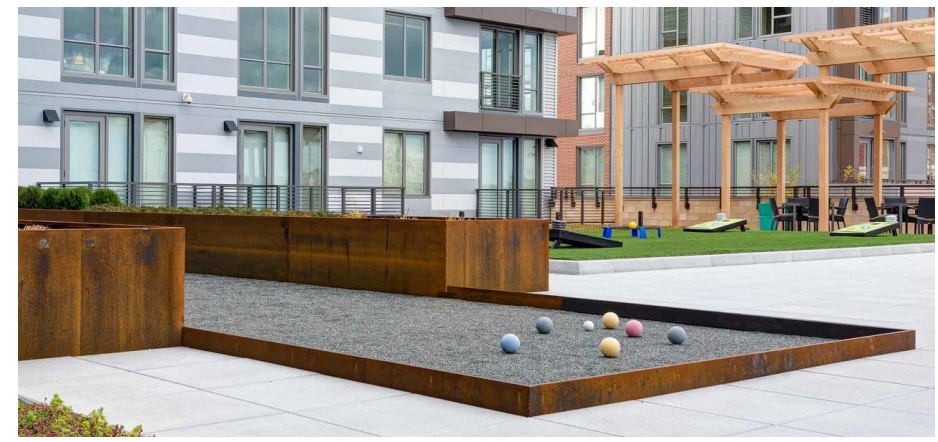
# OUTDOOR RECREATION

## PROPOSED AMENITIES



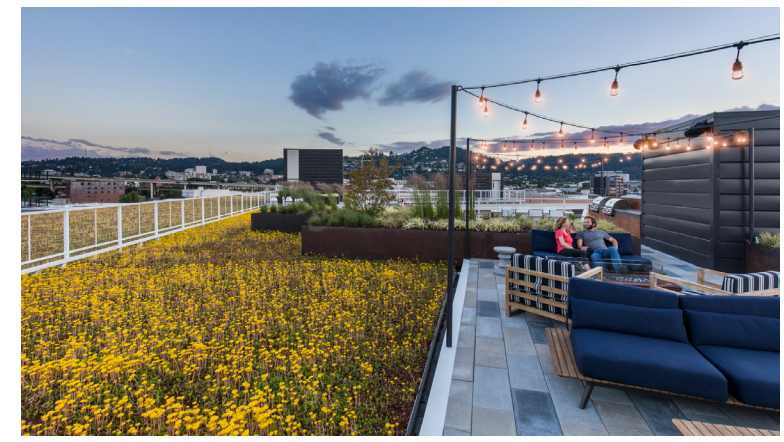
### ⑤ Accessible Rooftop

Open to all residents of Lafayette West  
Entirely conceals parking deck below



### ⑥ Pocket Park

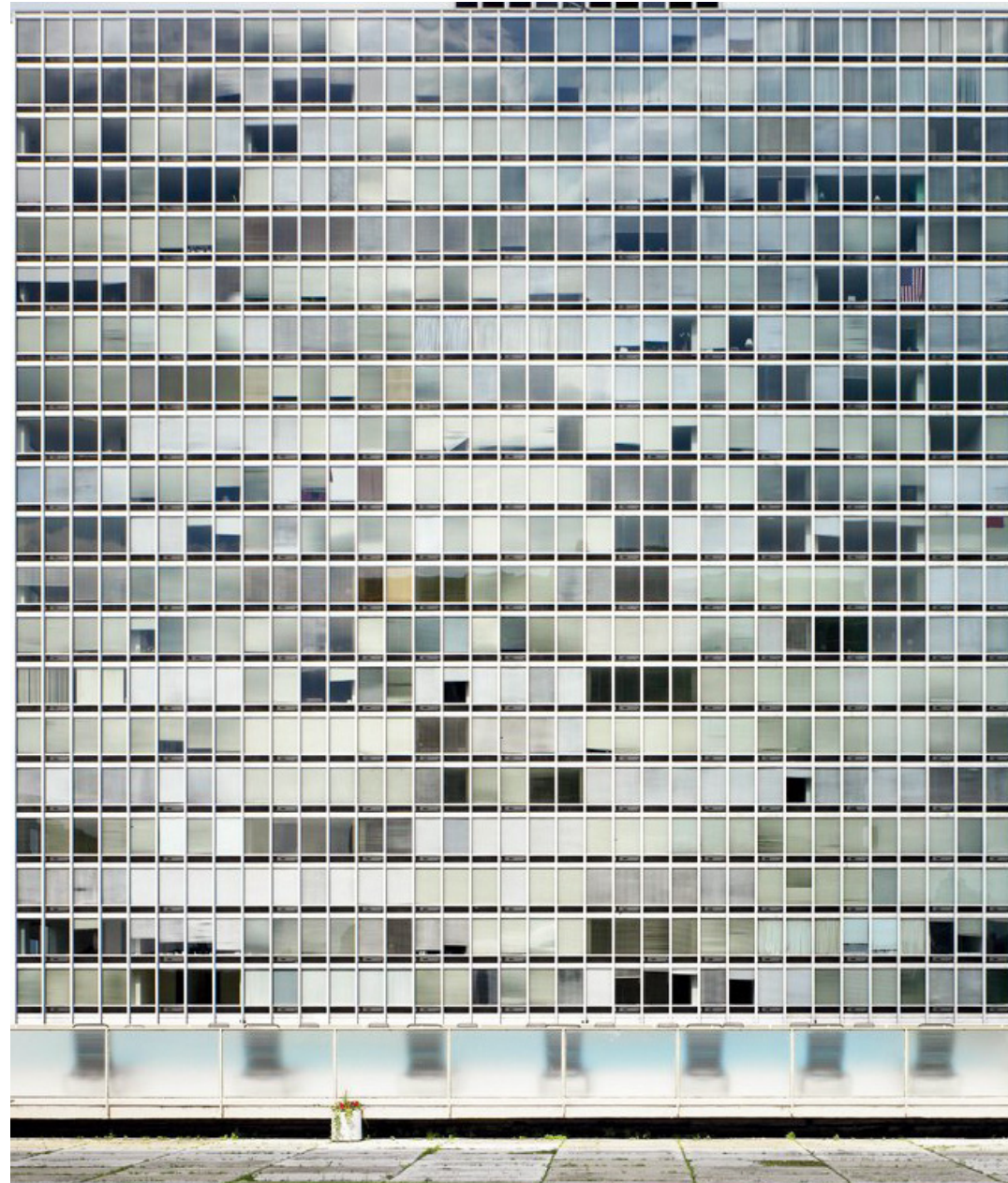
Accessible to public  
Play structures and green space





# BUILDING INSPIRATION

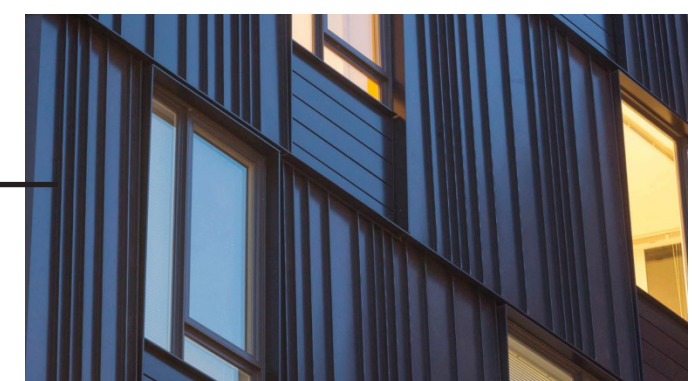
## MATERIALS





# MIDRISE 1

CONCEPT DEVELOPMENT





# HIGHRISE

CONCEPT DEVELOPMENT



— Glass and Metal Facade

— Publicly accessible lobby first floor

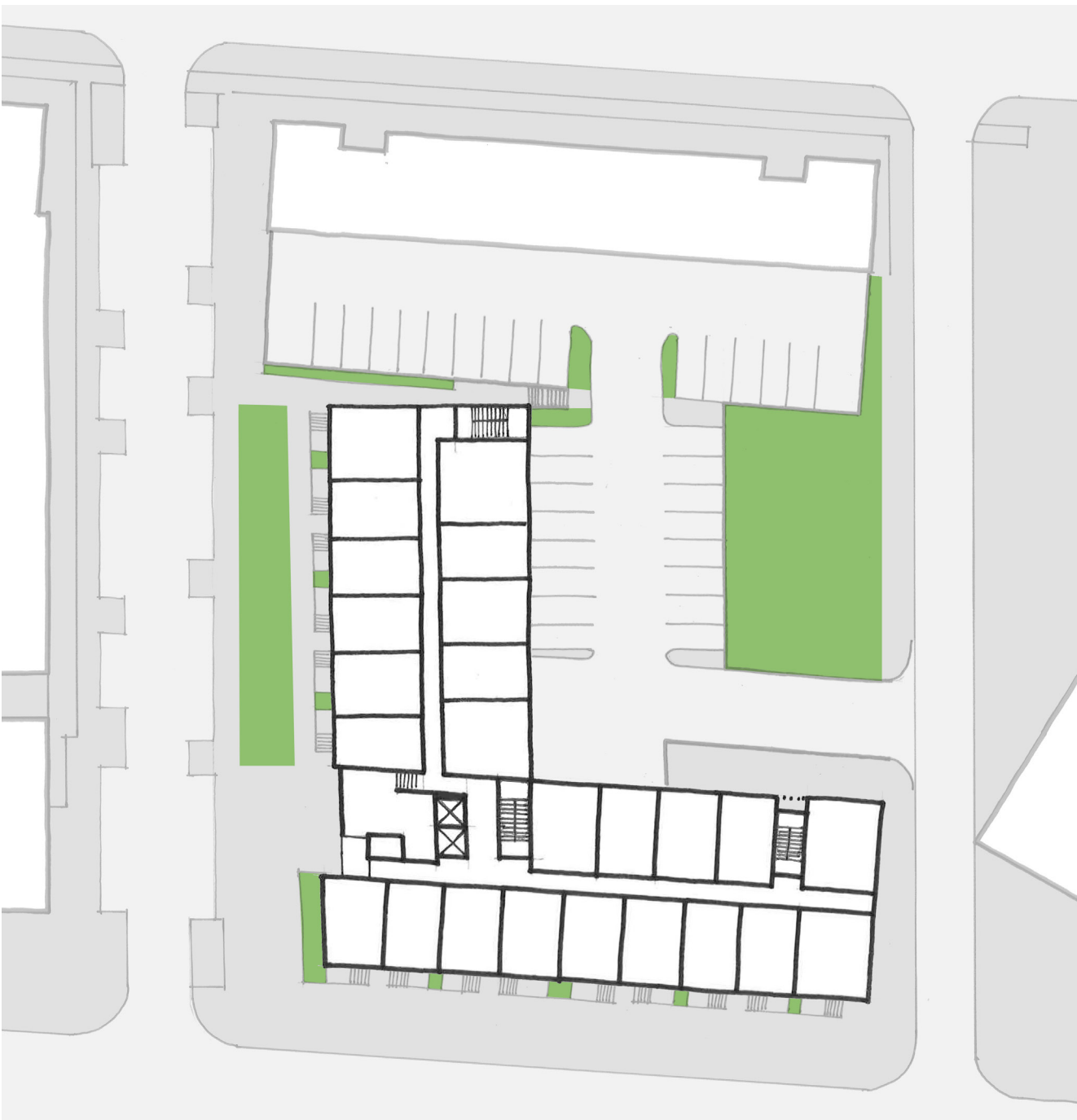


# MIDRISE 2

## CONCEPT DEVELOPMENT

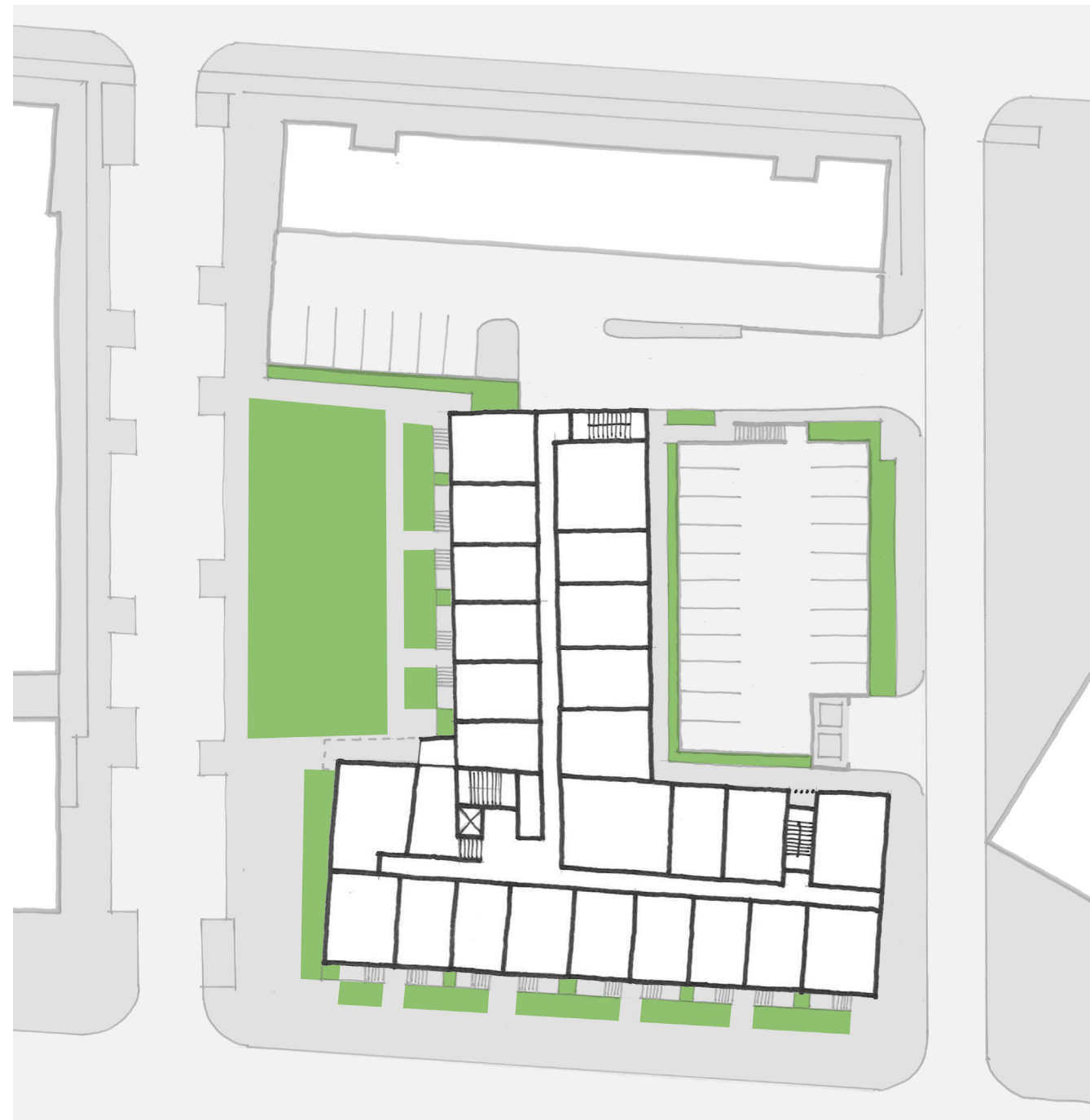
### Option 1: L-Shaped

- Pocket Park activates perimeter
- Parking concealed from street
- Does not allow for contiguous parking below building



### Option 2: T-Shaped

- Sets building further back from street
- On-grade parking off public street
- Inner corners of building limit daylight into units above



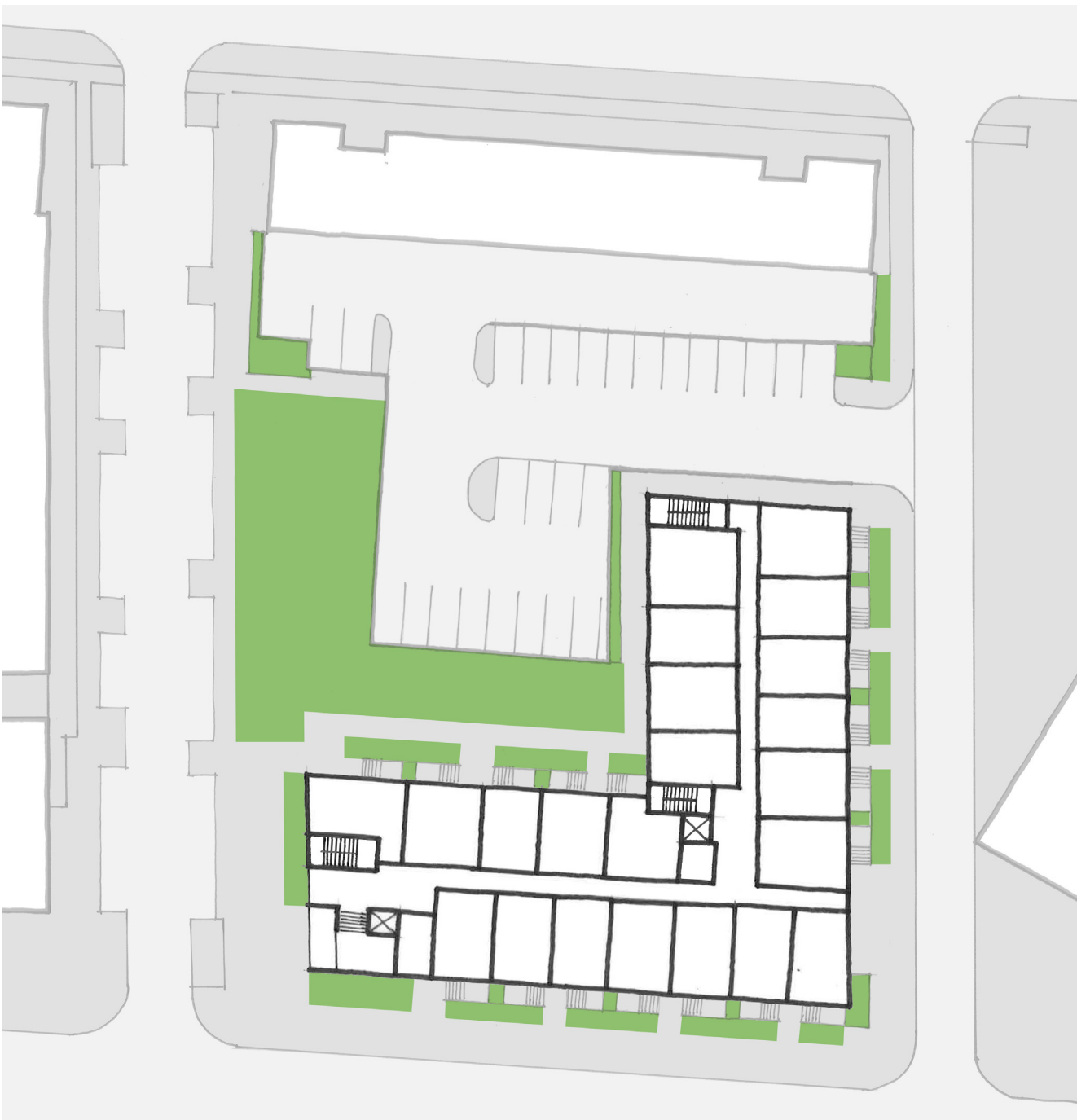


# MIDRISE 2

## CONCEPT DEVELOPMENT

### Option 3: L-Reverse

- Pocket Park facing development
- sets building back from private street
- Entry into building less centralized



### Option 4: L-Offset

- Pocket Park on public street
- Contiguous parking below
- Offset provides daylight into inner corner unit above

