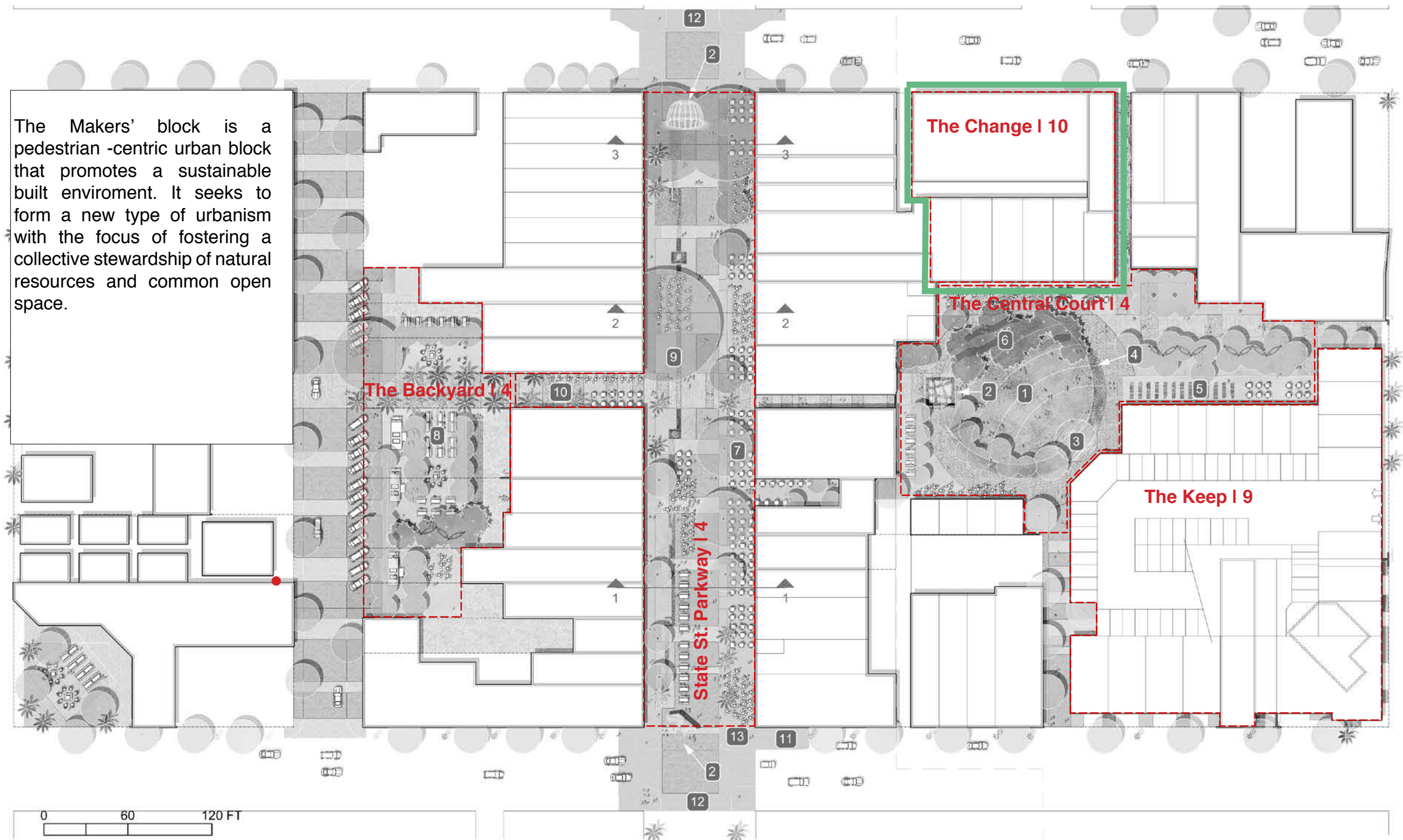


# THE MAKERS' BLOCK

Date: 09/23/2020

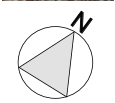
500 BLOCK | MASTER PLAN



Date: 09/23/2020

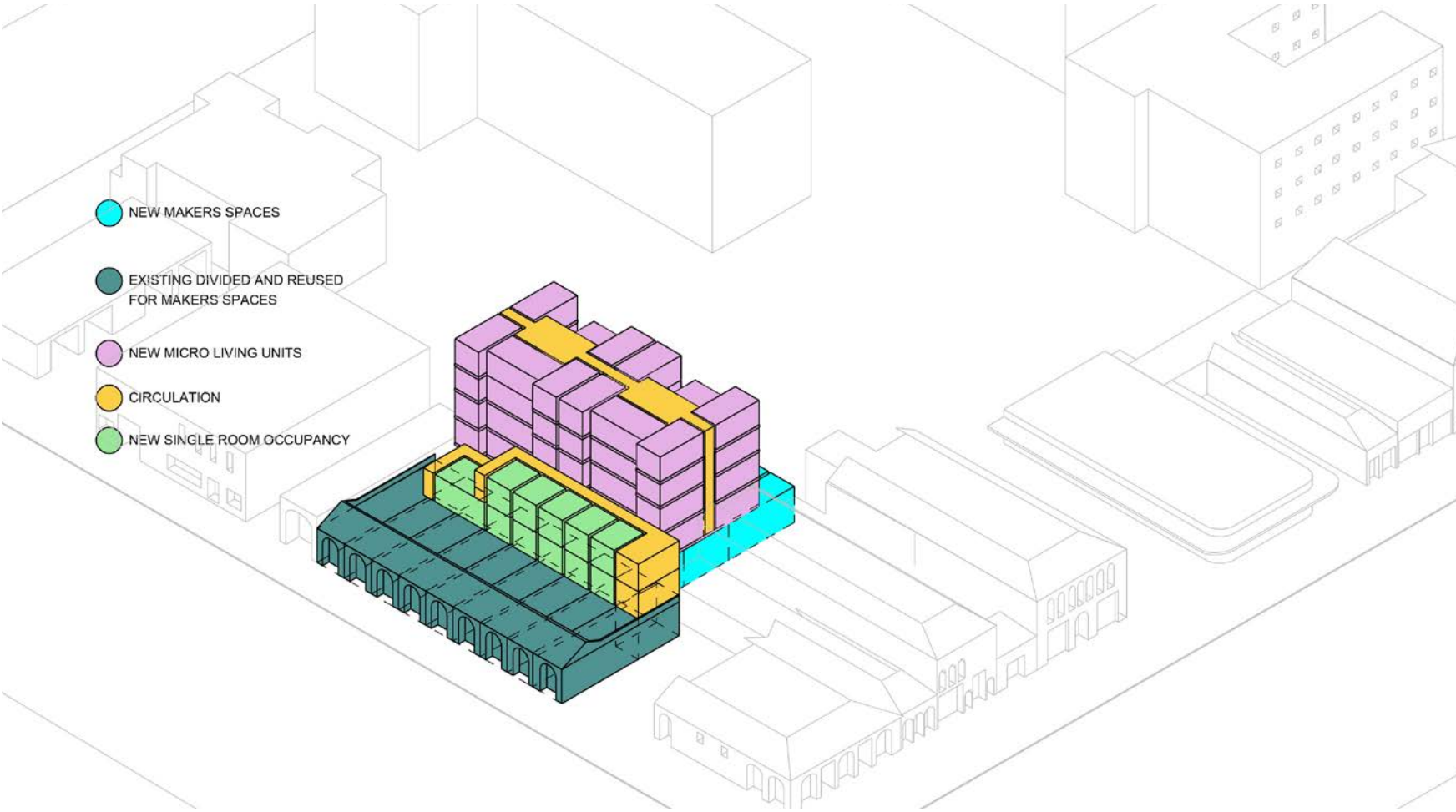


# THE CHANGE | ADAPTIVE REUSE



**THE CHANGE**  
*adaptive reuse*

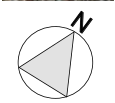
Partially crouched on top of the back half of 8-18 Cota Street building, this adaptive reuse also involves demolishing the building directly behind it, and replacing it with a 5 story multi-family building. The ground-up portion facing the central court consists of (48) 300 sqft micro-units above 3,500 sqft of commercial tenant space. The addition atop the Cota building consists of (10) 1This would provide room and board for students, artists or even young workers/apprentices employed below, or somewhere close by.



Project Title: THE CHANGE							
Select Block Area => Area 2 - 500 Block							
Select Type of Project => Repurposed Building / Infill							
Charette 2020 expert guidance is that <b>Rental Area</b> (Net SF) to the <b>Parcel Size</b> (Gross SF) in the downtown corridor should be approaching a <b>2.00 FAR</b> to justify construction funding.							
ENTER the Parcel Size, Building Size, and Rental Area for your project concept to see the <b>Rental FAR</b> . ENTER the Commercial Use Area and Parking Area for additional context.							
Lot Size (SF)	Bldg Size (Gross SF)	Comm. Use (Gross SF)	Prkg Area (Gross SF)	Rental* Area (Net SF)	Building FAR	Rental % of Building	Rental FAR
15,944	38,878	13,708	0	19,070	2.44	49.1%	1.20
*not to include easements				*residential only - not to include commercial, etc.			
							GOAL for Rental FAR
							2.00

Date: 09/23/2020

# THE CHANGE | ADAPTIVE REUSE

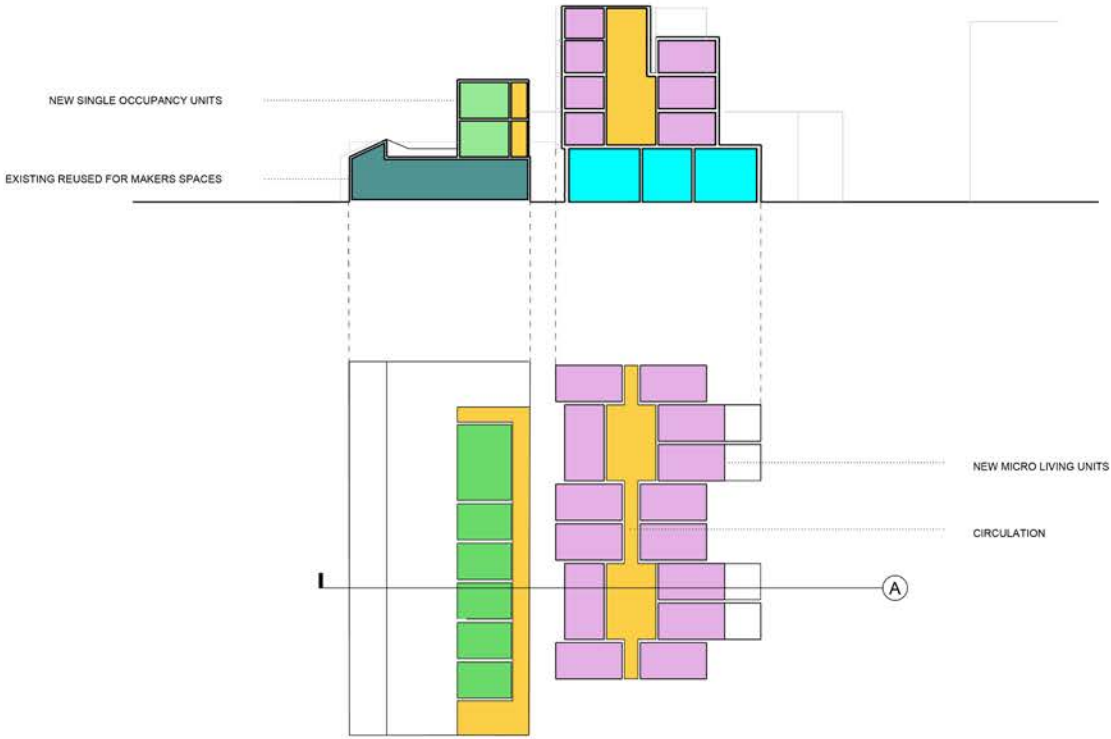
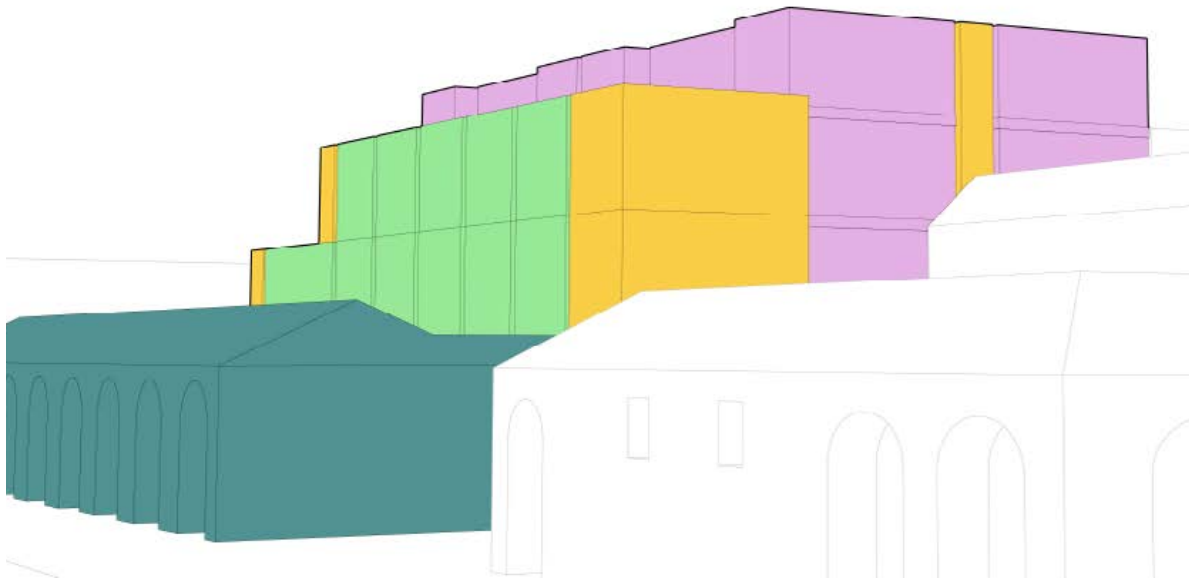


EXISTING DIVIDED AND REUSED  
FOR MAKERS SPACES

NEW MICRO LIVING UNITS

CIRCULATION

NEW SINGLE ROOM OCCUPANCY



BUILDING SIZE	
Number of Floors	5
Maximum Building Height	60'
Bldg Footprint (Gross SF)	14,870

HOUSING DEPENDENCIES	
<input type="checkbox"/>	Multi-Family Building
<input checked="" type="checkbox"/>	Multi-Family part of Mixed Use Bldg.
<input type="checkbox"/>	Apartments (1,2,3 bedrooms)
<input type="checkbox"/>	Studios apartments
<input checked="" type="checkbox"/>	Micro-units
<input checked="" type="checkbox"/>	Single Room Occupancies
<input type="checkbox"/>	Inclusionary

PARKING DEPENDENCIES	
<input type="checkbox"/>	Surface parking
<input type="checkbox"/>	Underground parking
<input type="checkbox"/>	Garage parking under podium
<input type="checkbox"/>	Multi-level parking garage
<input type="checkbox"/>	Stacked car lifts
<input type="checkbox"/>	Includes commercial parking
<input type="checkbox"/>	Includes public parking

Date: 09/23/2020