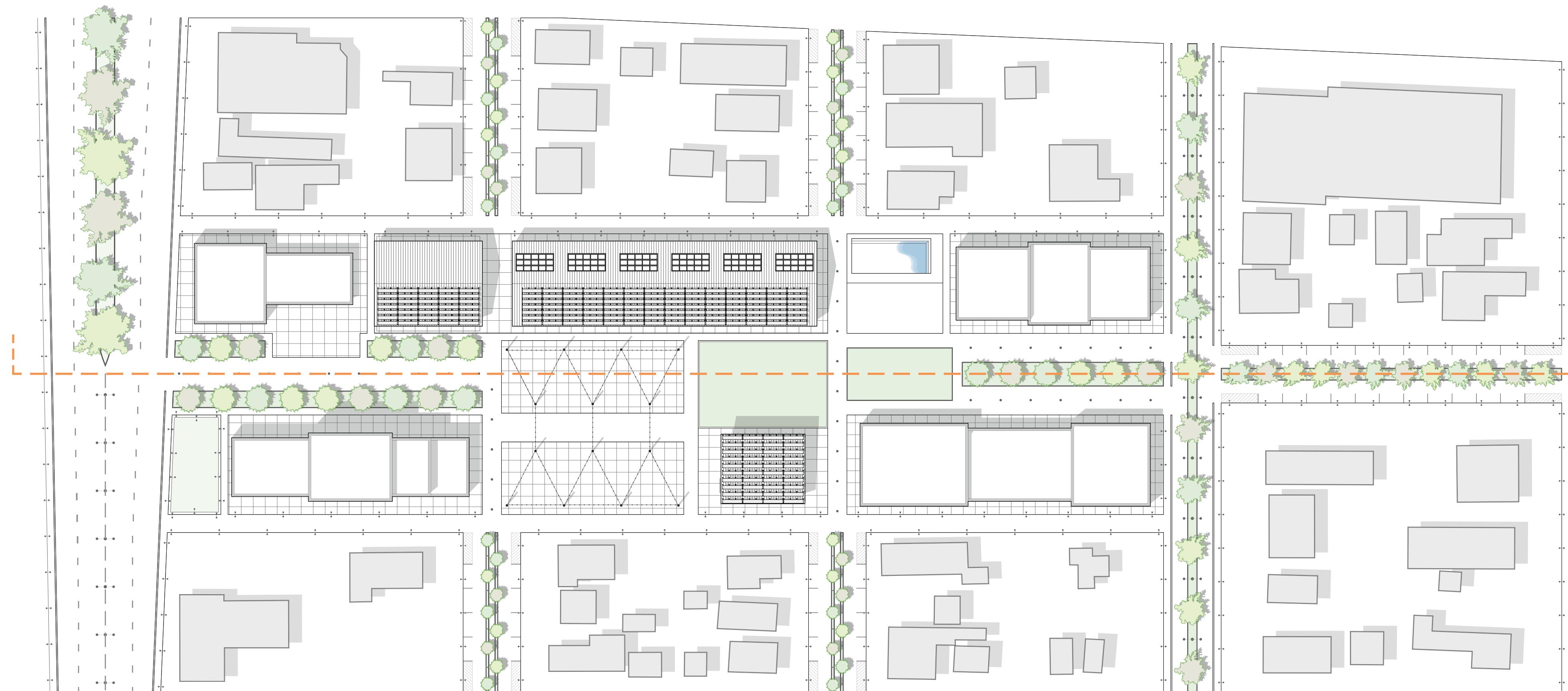
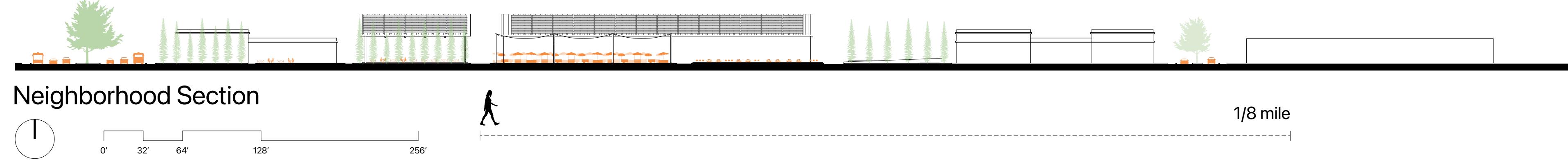


COLLINGSWORTH MARKETPLACE

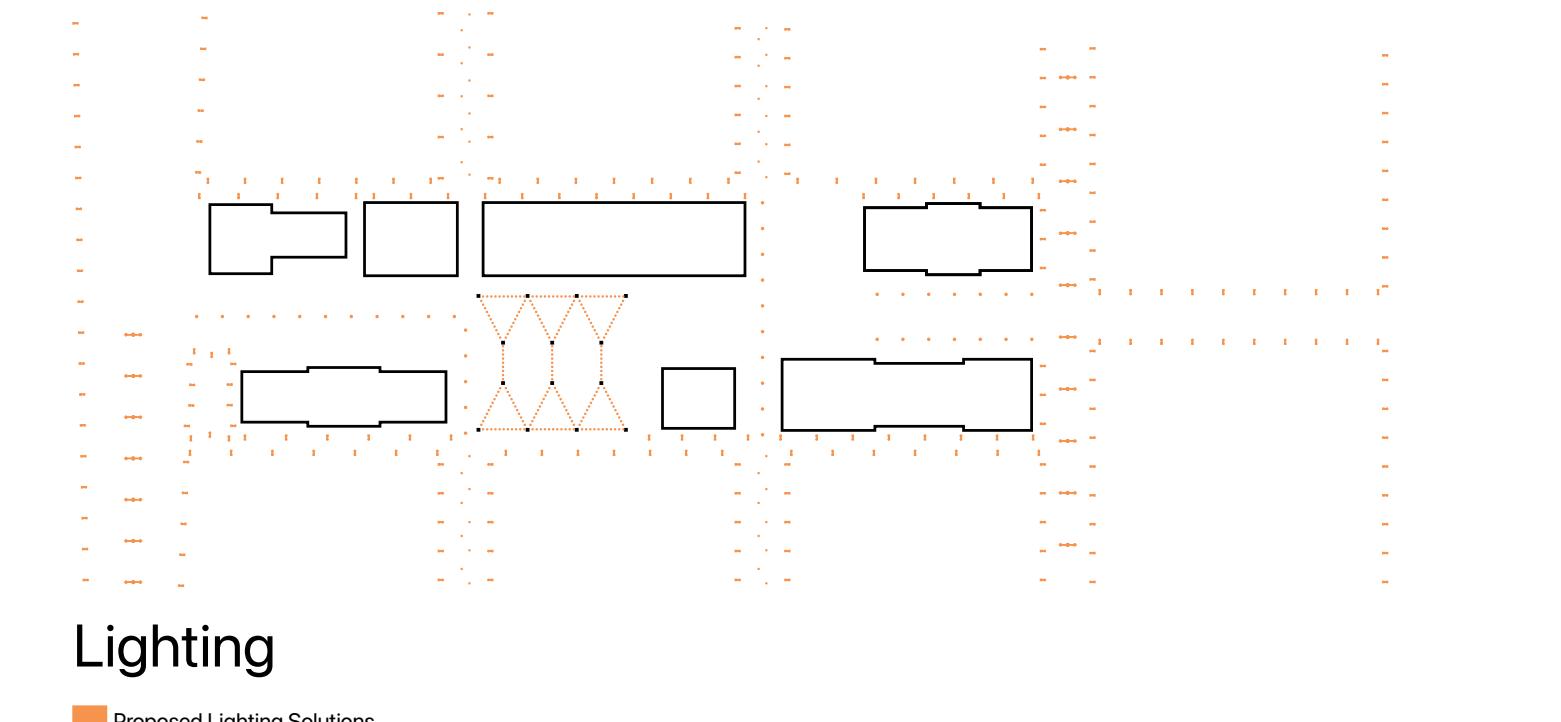


Neighborhood Plan



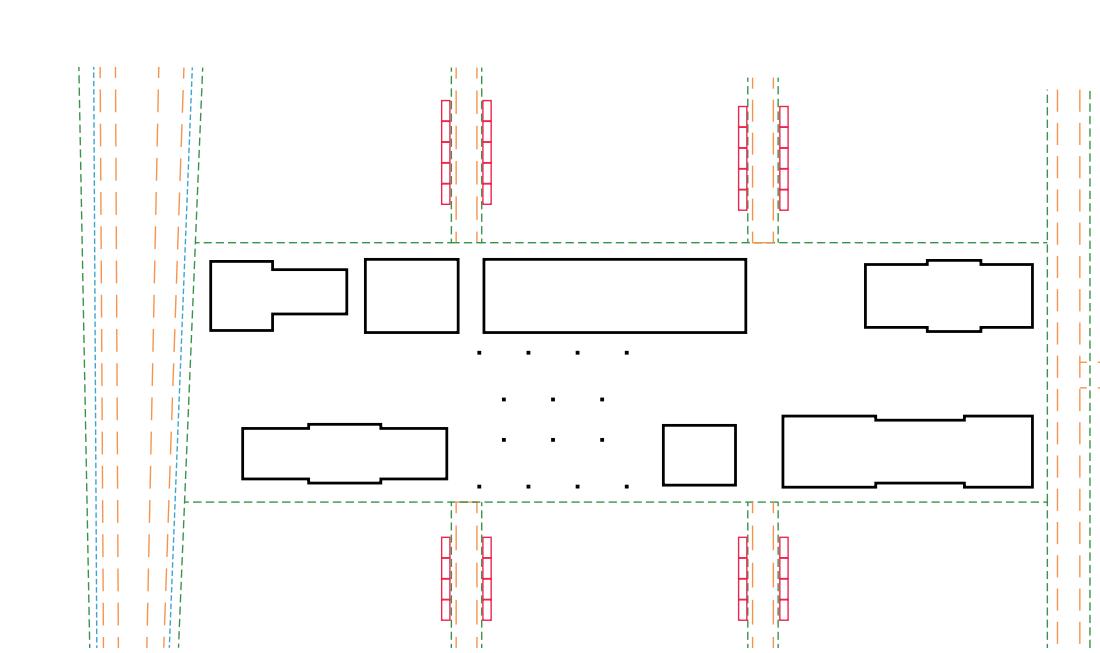
MISSION STATEMENT

COLLINGSWORTH MARKETPLACE BREATHES NEW LIFE INTO A VIBRANT, CULTURALLY RICH COMMUNITY JUST NORTH OF DOWNTOWN HOUSTON. CURRENTLY, HOUSTON'S NEAR NORTHSIDE HAS EXTENSIVE PUBLIC TRANSIT INFRASTRUCTURE, BUT LACKS OTHER MEANS OF MOBILITY SUCH AS WELL-LIT STREETS AND SIDEWALKS. DIVESTMENT FROM THE NEIGHBORHOOD HAS LED TO A LACK OF AMENITIES, ESPECIALLY OUTDOORS, AS WELL AS LIMITED ECONOMIC OPPORTUNITIES FOR EXISTING RESIDENTS. THESE PROBLEMS, WHICH IMPACT THE DAY-TO-DAY LIVES OF ALL OF NEAR NORTHSIDE'S RESIDENTS, CAN AND SHOULD BE RECTIFIED BY A REINVESTMENT IN THE PUBLIC DOMAIN. THE SOLUTION SHOULD CENTER AROUND MOBILITY AND EASE OF ACCESS; COMMUNITY SAFETY; AND SUSTAINABILITY. BY ENSURING RESIDENTS AND VISITORS HAVE SAFE ACCESS TO THEIR COMMUNITY AMENITIES THROUGH VARIOUS MEANS OF TRANSIT (INCLUDING WALKING AND CYCLING), AS WELL AS ENSURING THE COMMUNITY FOCUSES ON SUSTAINABLE GROWTH, WE CAN EXPECT NEAR NORTHSIDE TO BECOME A REVITALIZED CENTER FOR HOUSTON'S EVER-GROWING POPULATION.



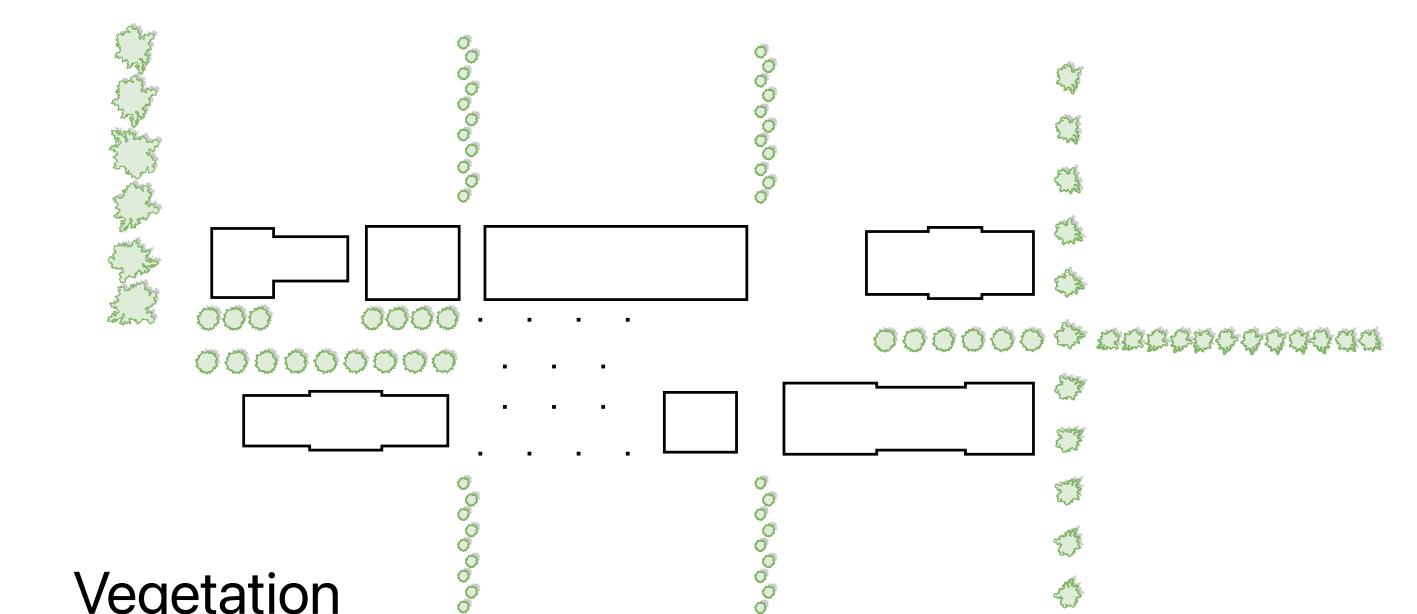
Lighting

Proposed Lighting Solutions



Mobility

Cycling + Walking Transit Personal Vehicles Street Parking



Vegetation

Proposed Vegetation

THE WALKABLE MARKETPLACE
BY FOCUSING ON IMPROVING NEAR NORTHSIDE'S EXISTING CONDITIONS, COLLINGSWORTH MARKETPLACE WILL BECOME A COMMERCIAL, SOCIAL, AND ECONOMIC CENTER FOR RESIDENTS AND VISITORS ALIKE. THIS PROPOSAL FOCUSES ON IMPROVING SAFETY, MOBILITY, ECOLOGY, AND NATURAL BEAUTY THROUGH A VARIETY OF MEANS. FIRST, BY INCREASING THE QUANTITY AND TYPES OF STREET LIGHTING, PEDESTRIANS AND CYCLISTS ARE MORE VISIBLE, AND RESIDENTS CAN MAINTAIN "EYES ON THE STREET." SECONDLY, IMPROVING EXISTING INFRASTRUCTURE AND ENSURING ADEQUATE PEDESTRIAN, CYCLIST, AND MASS TRANSIT ACCESS TO THE SITE, THE NUMBER OF PERSONAL VEHICLES ON THE ROADS ARE REDUCED. PARKING IS ALSO LIMITED TO DISCOURAGE THE USE OF PERSONAL VEHICLES. LASTLY, VEGETATION SUCH AS TREES AND NATIVE GRASSES + SHRUBS HAVE BEEN PLANTED IN AND AROUND COLLINGSWORTH MARKETPLACE TO ADD AESTHETIC VALUE AS WELL AS ECOLOGICAL BENEFIT FOR RESIDENTS AND VISITORS.

BUILDING COMMUNITY



WORK + SOCIAL

- 01 Boomtown Coffee Co.
- 02 Pet Supply Plus
- 03 WorkLodge
- 04 Shared Outdoor Dining
- 05 Moore St. Dog Park

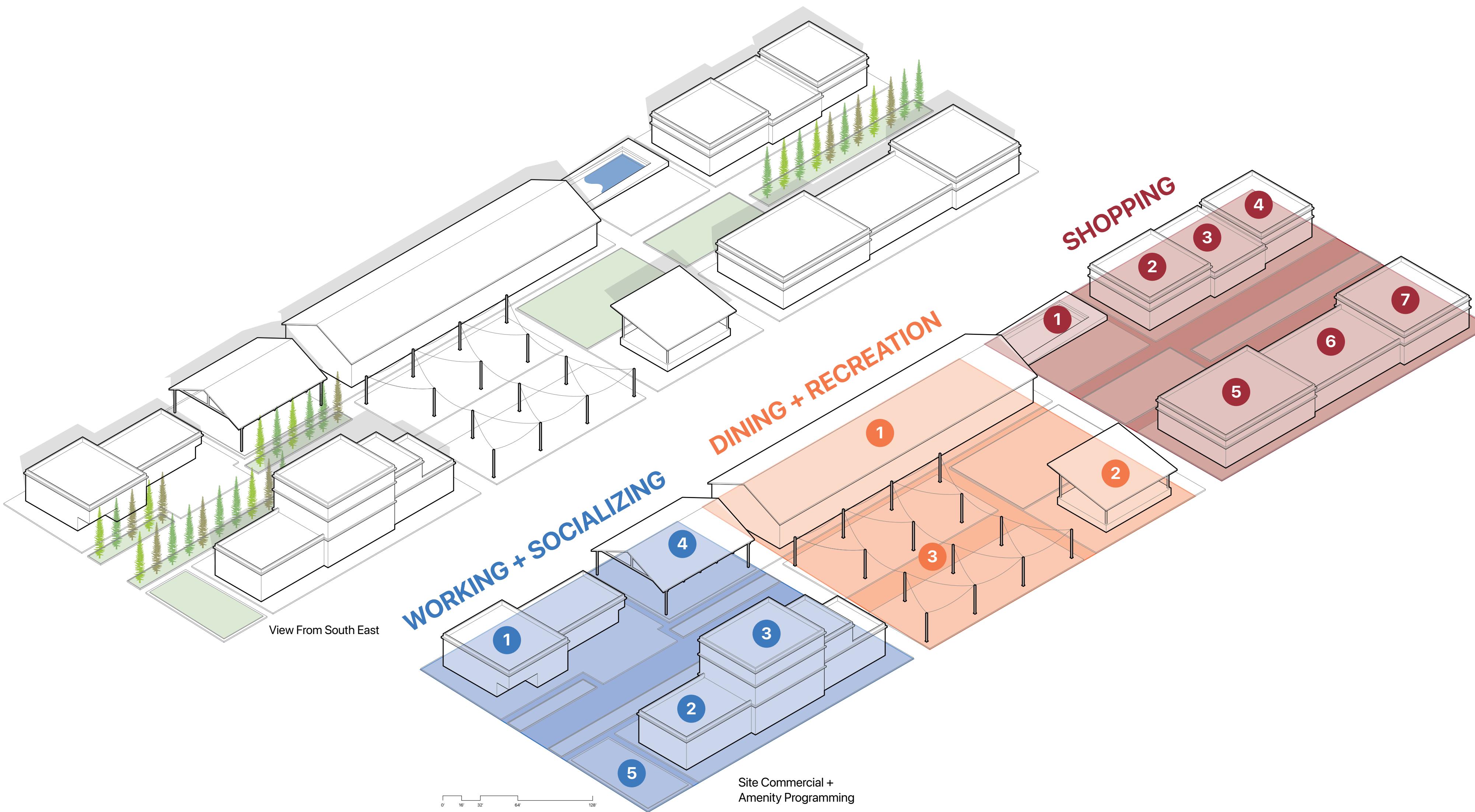
DINE + REC

- 01 Collingsworth Market
- 02 Boswell Greens + Stage
- 03 Artisan Market

SHOPPING

- 01 Northside Springs
- 02 Boomtown Coffee
- 03 Luke's Locker
- 04 Forth & Nomad
- 05 Kaboom Books
- 06 Central Market (mini)
- 07 Bike Barn

WORK + SOCIAL	DINE + REC	SHOPPING
01 Boomtown Coffee Co. 02 Pet Supply Plus 03 WorkLodge	04 Shared Outdoor Dining 05 Moore St. Dog Park	01 Northside Springs 02 Boomtown Coffee 03 Luke's Locker 04 Forth & Nomad 05 Kaboom Books 06 Central Market (mini) 07 Bike Barn



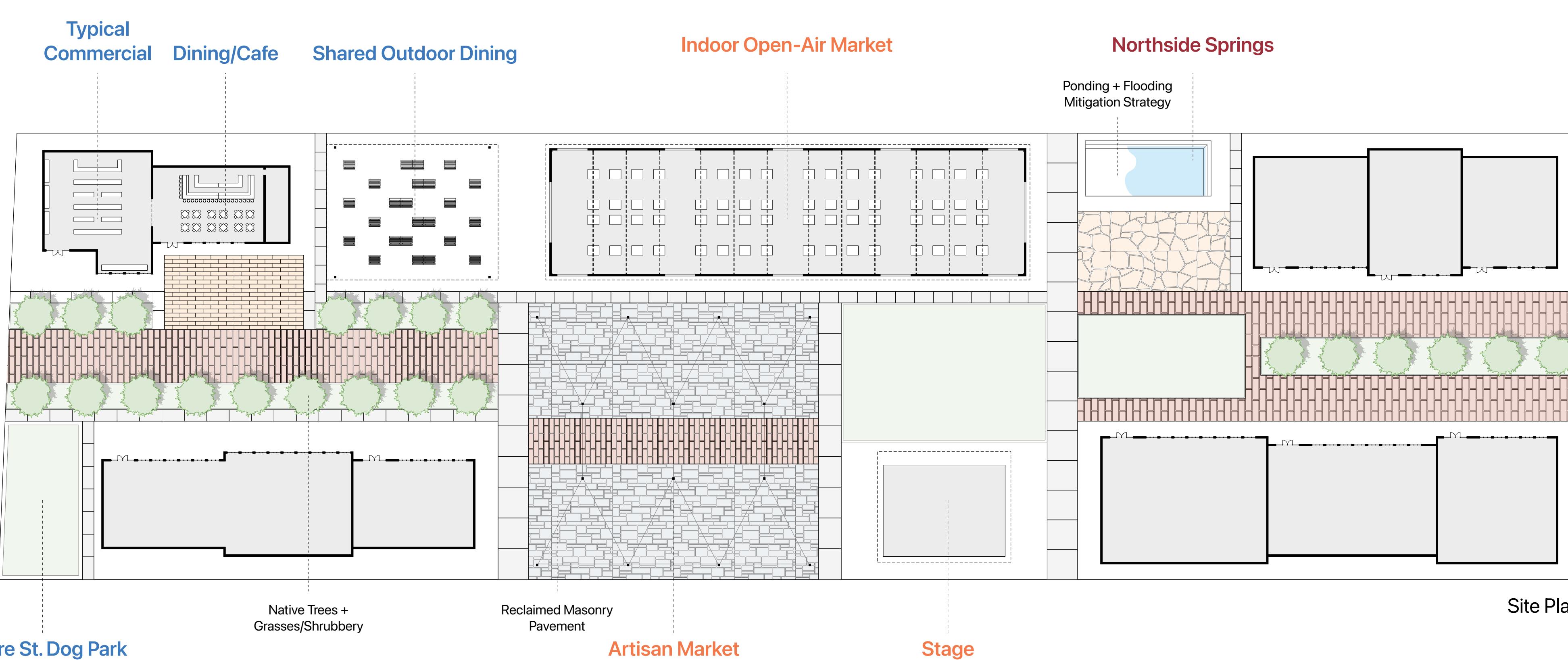
COLLINGSWORTH ZONING PLAN

THE THREE BLOCKS WITHIN COLLINGSWORTH MARKETPLACE OFFER DISTINCT YET INTERCONNECTED EXPERIENCES FOR VISITORS. EACH SEEKS TO SERVE A CERTAIN PURPOSE, AND ADDRESS A COMMUNITY NEED.

FIRST, RESIDENTS (AND COMMUTERS) WILL BE ABLE TO WORK AND SOCIALIZE IN COWORKING SPACES AND AN INDOOR-OUTDOOR CAFE/RESTAURANT.

VISITORS AND RESIDENTS WILL BE ABLE TO SHOP FOR LOCAL GOODS AND DINE AT THE MARKETPLACE, WHERE FARMERS MARKETS AND CRAFT FAIRS WILL BE HELD ON WEEKENDS. THE STAGE PROVIDES A SPACE FOR COMMUNITY MEETINGS, CONCERTS, POLITICAL RALLIE, AND PERFORMANCES.

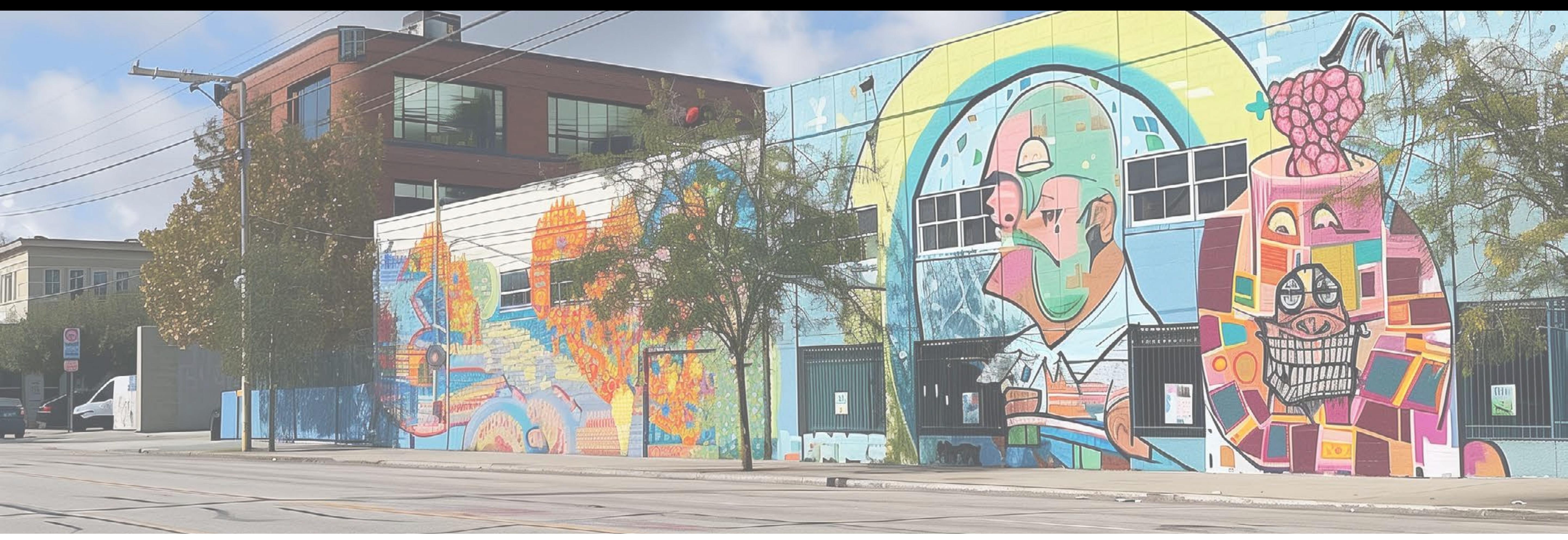
FINALLY, THE COMMERCIAL BLOCK WILL FEATURE A VARIETY OF LOCAL STORES WHICH WILL PROVIDE RESIDENTS WITH NECESSITIES AS WELL AS ENCOURAGE OUTSIDERS TO VISIT AND IN TURN GROW THE ECONOMY OF NEAR NORTHSIDE.



THE WALKABLE MARKETPLACE

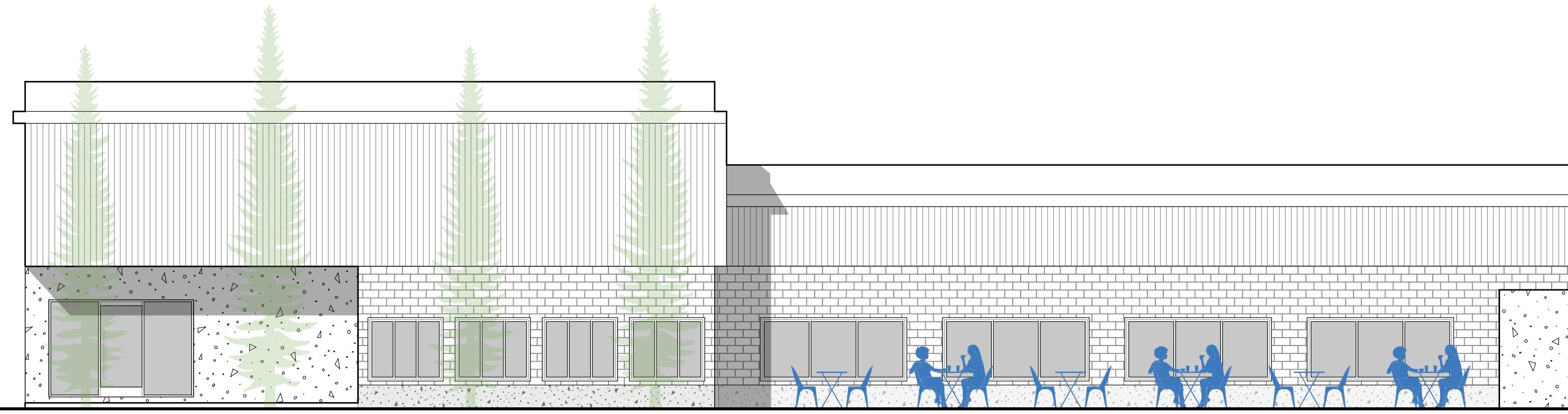
EACH BLOCK OF COLLINGSWORTH FEATURES A DIFFERENT BUILDING TYPE AND OUTDOOR RECREATION SPACE. IN THE WORK + SOCIAL AREA, THERE ARE TWO OUTDOOR DINING AREAS AS WELL AS A DOG PARK FOR ADJACENT THE COWORKING + COMMERCIAL SPACES. DINING + RECREATION FEATURE AN INDOOR/OUTDOOR MARKETPLACE AS WELL AS A LAWN AND STAGE. FINALLY, THE SHOPPING BLOCK INCLUDES A FAMILY-FRIENDLY PARK AND WATER-FEATURE, WHICH RECLAIMS GROUNDWATER AND STORMWATER TO CREATE A PLEASANT ENVIRONMENT FOR CHILDREN AND ADULTS ALIKE. EACH OF THE BLOCKS ARE CONSTRUCTED IN PART USING RECLAIMED/RECYCLED MATERIALS, BUILDINGS FEATURE SOLAR PANELS, AND EXTERIOR WALKING PATHS HAVE NATIVE TREES, SHRUBS, AND GRASSES.

CULTURAL INSIGHTS

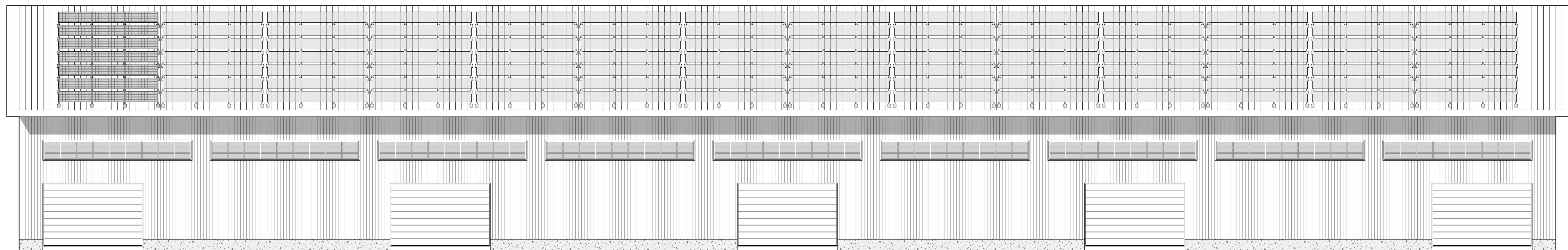


PRESERVING COMMUNITY AESTHETICS

NEAR NORTHSIDE HAS A RICH HISTORY AND CULTURAL BACKGROUND. WITH THAT IN MIND, COLLINGSWORTH MARKETPLACE PRESERVES THE VISUAL LANGUAGE OF THE NEIGHBORHOOD WHILE SIMULTANEOUSLY BRINGING IN NEW BUSINESS, AMENITIES, AND ECOLOGICAL BEAUTY. LOW-LYING BRICK AND CONCRETE BUILDINGS ARE COMMON IN NEAR NORTHSIDE, AS ARE INDUSTRIAL "WAREHOUSE" STYLE BUILDINGS. BY ADOPTING THOSE STYLES, AS OPPOSED TO CREATING A DISJOINTED AREA, THE PROJECT WILL BLEND MORE SEAMLESSLY INTO THE EXISTING FABRIC AND CONTEXT OF ITS SURROUNDINGS. FURTHERMORE, THIS WILL ENSURE RESIDENTS ARE MORE COMFORTABLE AND EXCITED FOR THE DEVELOPMENT, INSTEAD OF WORRYING ABOUT WHAT IT MIGHT DO TO THEIR HERITAGE. CAREFUL CONSIDERATION MUST BE TAKEN TO ENSURE THAT A PROPOSAL IS ACTUALLY ACCEPTED BY ITS USERS, AND NOT MERELY BY A DEVELOPER SEEKING RETURN ON INVESTMENT.



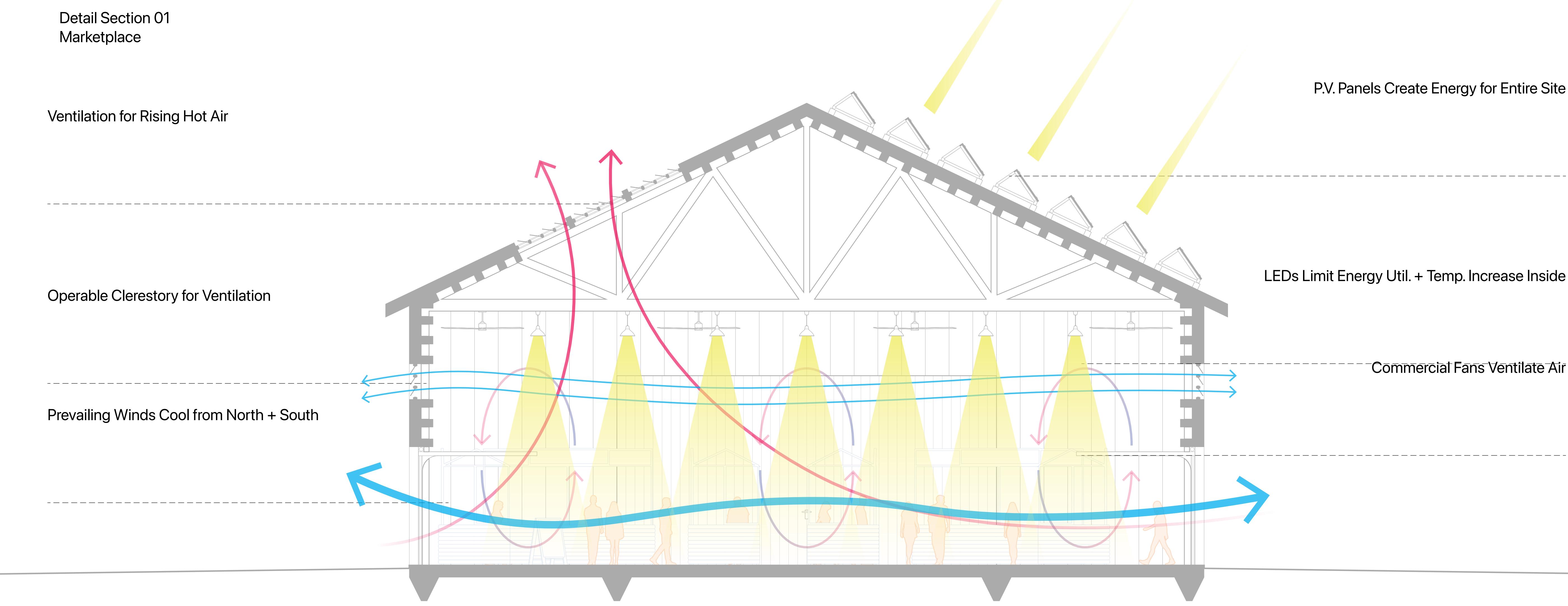
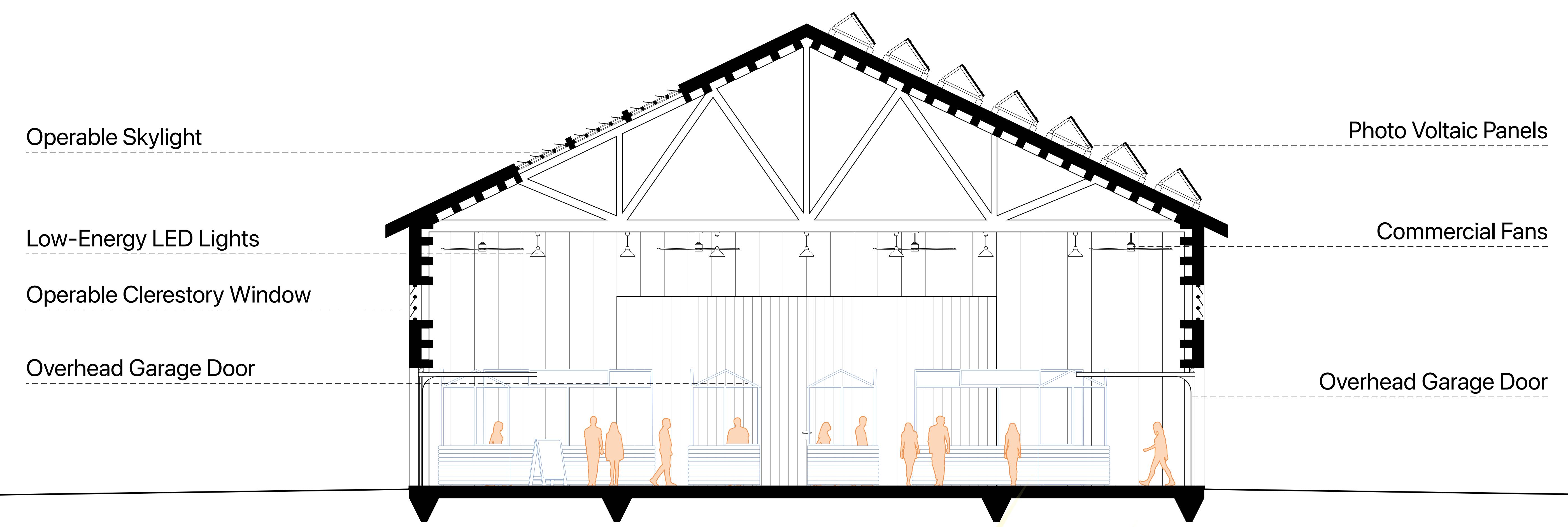
Elevation 01
Dining + Retail



Elevation 02
Marketplace

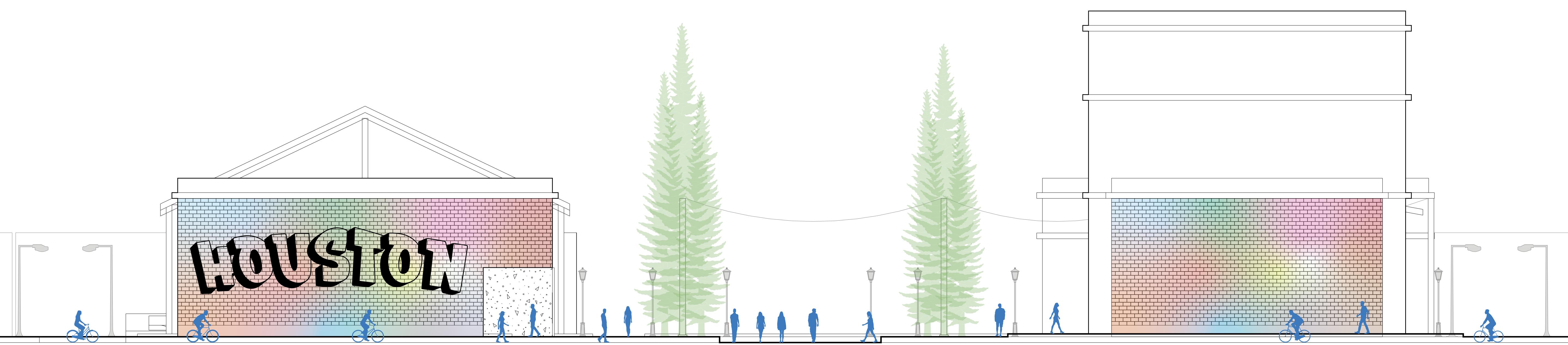


ENVIRONMENT AND ECOLOGY

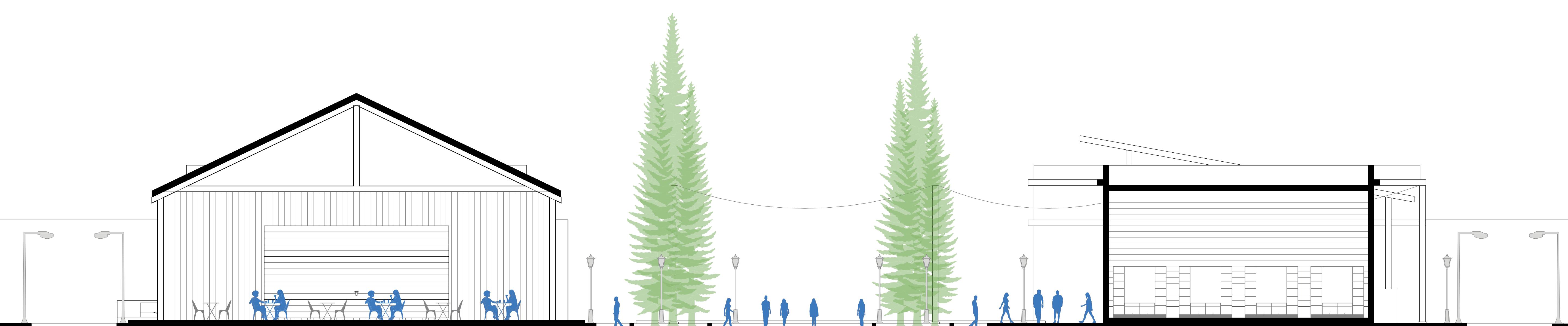


Environmental Section 01
Marketplace

EXPERIENCING THE MARKETPLACE



Progression Section 01
View from Irvington St.



Progression Section 02
Commercial + Dining



Progression Section 03
Marketplaces + Stage



Progression Section 04
Northside Springs + Bike Shop