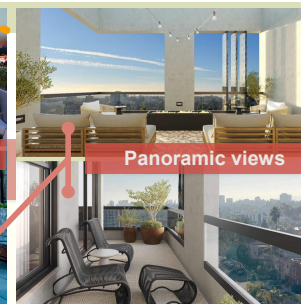
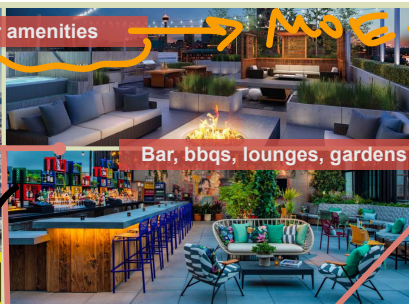


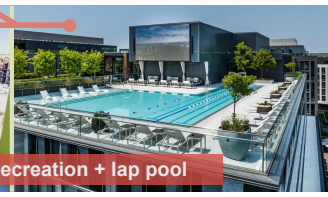
H2

HILLCREST

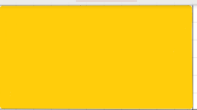
Vision In Progress
OK
Add Views to downtown
great view
LOVE this
Add street NAMES



Ground floor - 24,812 Sq. Ft.



Floor 2 - 24,961 Sq. Ft.



Floor 3 - 16,526 Sq. Ft.



Floors 4 - 11 - 16,526 Sq. Ft.



Floor 12 - 12,126 Sq. Ft.



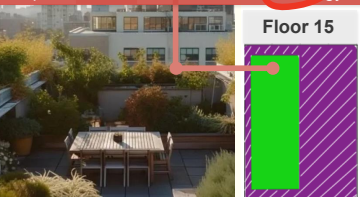
Floor 13 - 16,526 Sq. Ft.



Floor 14 - 8,460 Sq. Ft.



Rooftop gardens + reflective materials to regulate heat absorption, increase insulation, lower energy use



Residential	206,407 Sq. Ft. ✓
Live-work / Microunits	30
Studio	45
1-bedroom	60
2-bedroom	105
3-bedroom	15
Penthouse	3
Total Units	258 ✓
Affordable	?
Natural	5
Deed-restricted	25

Commercial	~20,000 Sq. Ft.
Better Buzz	
Mini-Target	
Tea & Pastries	
Bakeries & Sweets	
Casual Dining/Eateries	
Specialty Boutiques	
Convenience Store	
Pet Services	

Amenities	
→ Fitness Center	
→ Co-working space	
→ Recreation + lap pool	
Sky - (12th floor & up)	
→ 4,400 ft ² outdoor community space	
→ Cardio gym & spa	
→ HIIT, Dance Studios	
Rooftop -	
→ Skydeck & Bar	
→ BBQs + lounge	
→ Community gardens	

Open/Green Space	
→ Over 30% open space	
→ Fully publicly-accessible	
Attractions -	
→ Pocket park at Sixth & Pennsylvania	
→ The PASEO	
→ Bespoke spiral staircase	
→ Pride flag ground décor	
→ An iconic mural	
→ Lounging area	

Parking entrance

Outdoor amenities

Fitness center

Pool

Co-working space

Terraces

Excited

LOVE THIS

SHOW SITE plan

Circulation. SketchUp Views, more inspiration photos, and ~~prelim pro forma~~ In Progress

NOT need \$

SHOW this view! Large in poster.



Phm -

19/20

Excellent!

- Love inserting the SketchUP model into the Aerial
- great details
- write-up. Missing Vision Statement.
- See my edits to the rooftop view / inspo pic.
- Missing Site Plan
- Love the "cut out" terrace with Palm trees. Blow this up large on

Postn to show your
design ideas -

- No proforma is this
class. You may do
it separately but don't
need an postn.
- MISSING YOUR PASSED.
- * Look forward to see
your final postn.