

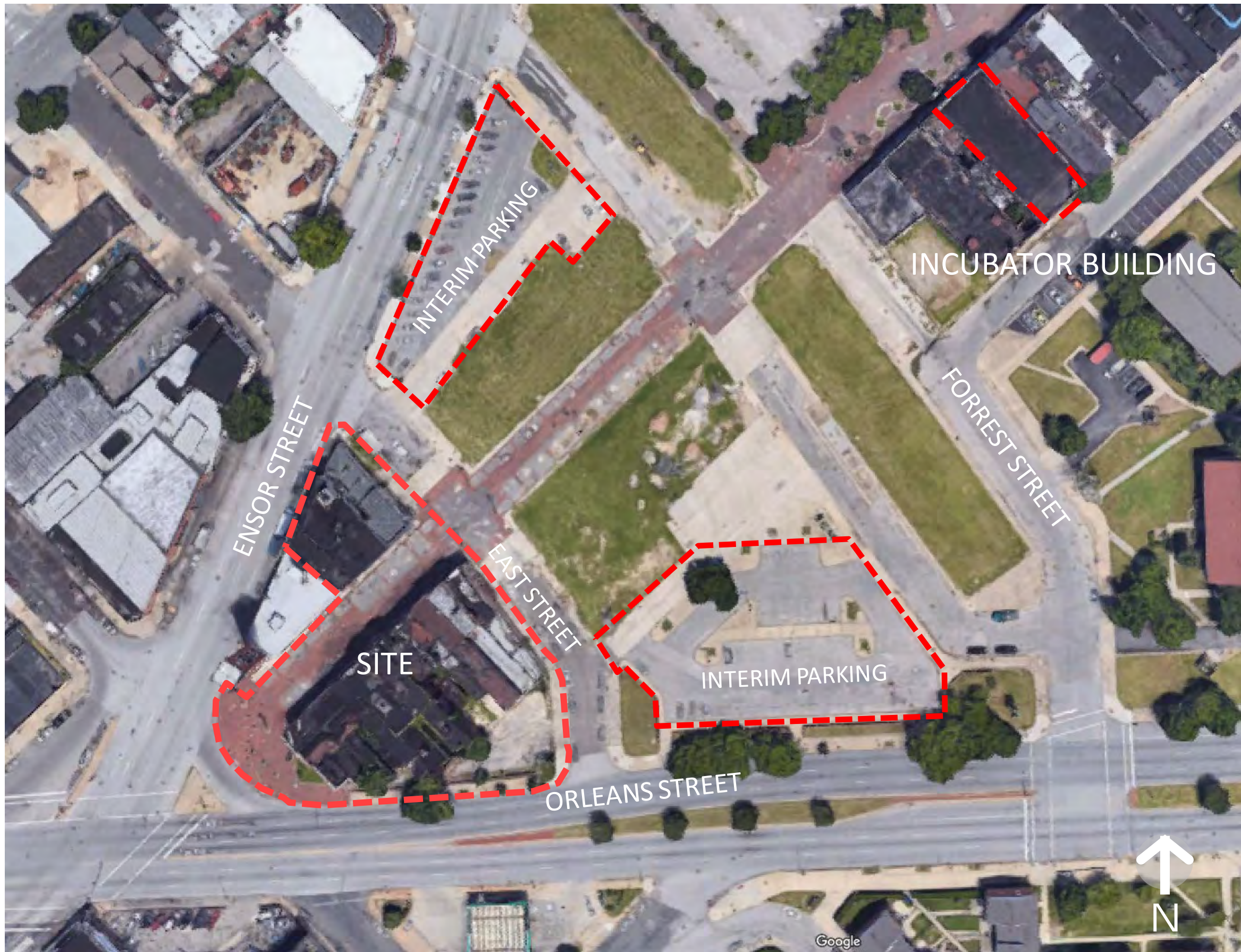
# OLDTOWN MALL REDEVELOPMENT

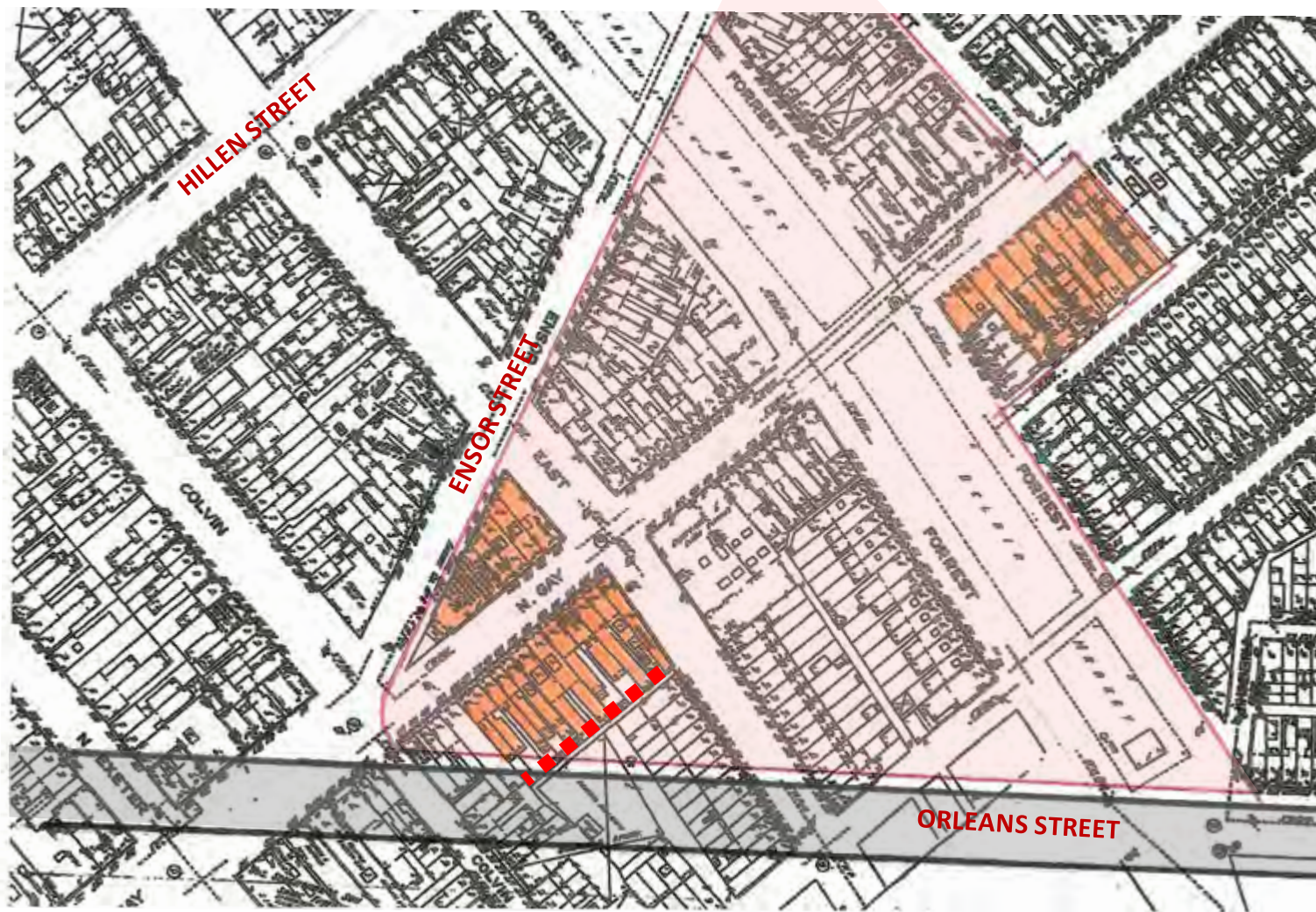
PHASE I UPDATE  
DECEMBER 23, 2021

PRESENTATION TO:  
**URBAN DESIGN &  
ARCHITECTURE  
ADVISORY PANEL**

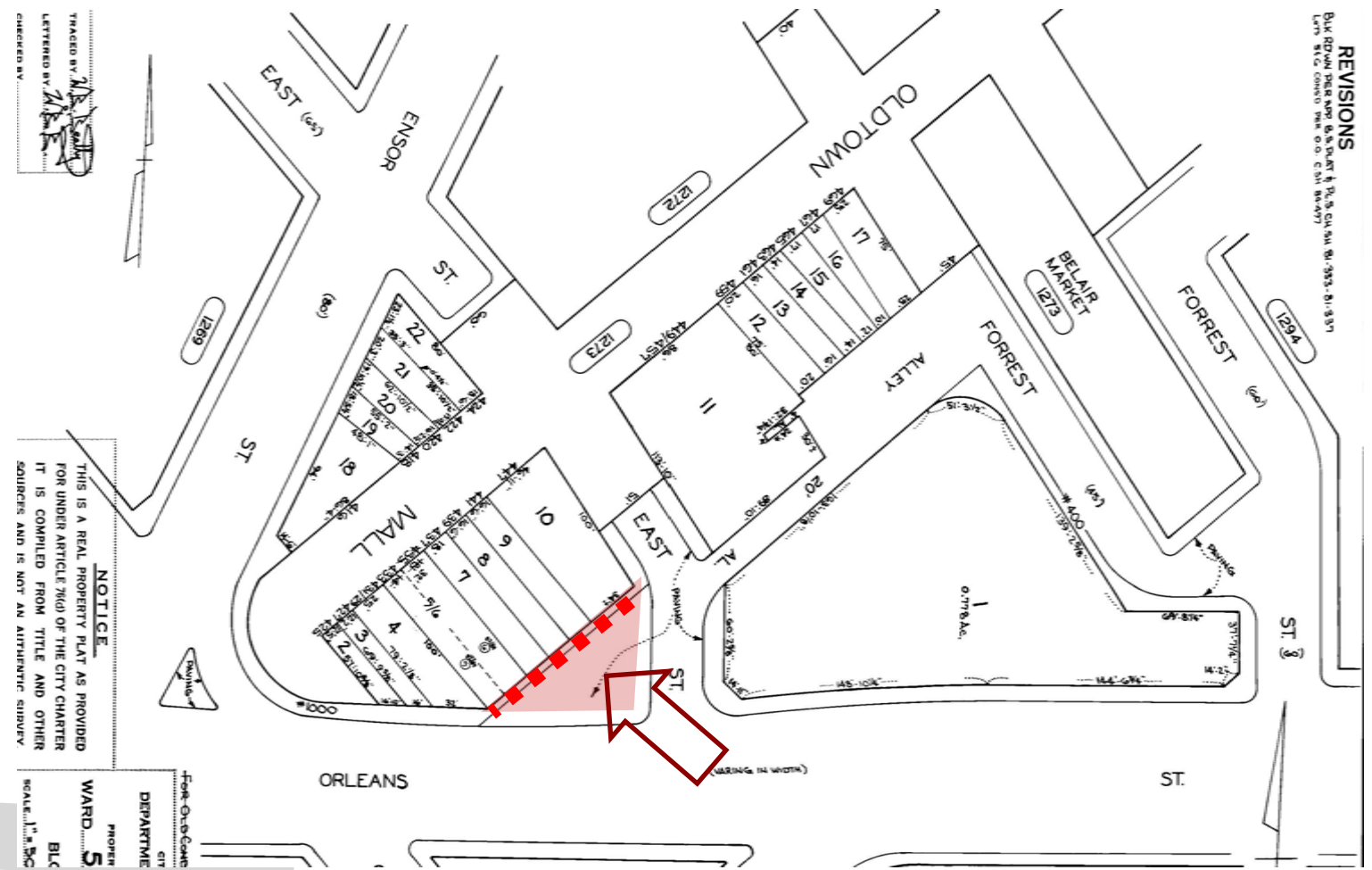
THE HENSON DEVELOPMENT COMPANY  
MISSION FIRST HOUSING DEVELOPMENT  
CORPORATION  
THE TRAN GROUP  
STV INC  
M K CONSULTING ENGINEERS  
WALDON STUDIO ARCHITECTS







Historically, rear facades were oriented internally.



Rear facades are now exposed to Orleans Street.



VIEW LOOKING NORTH



VIEW LOOKING EAST



**GROUND FLOOR PLAN**  
**OLDTOWN MALL REDEVELOPMENT – PHASE I**  
 DECEMBER 23, 2021

## ORLEANS STREET FRONTAGE

"Interesting re-imagining of Orleans, but still awkward transition from existing sawtooth building configuration to the linear frontage of the new building"

"Consider doing a **vegetated buffer on Orleans** along the sawtooth edge that complete the geometry of the new addition"



VIEW LOOKING NORTH  
OLDTOWN MALL REDEVELOPMENT – PHASE I  
DECEMBER 23, 2021





VIEW LOOKING NORTH  
OLDTOWN MALL REDEVELOPMENT – PHASE I  
DECEMBER 23, 2021





## COURTYARD AND EAST STREET ENTRANCE

"Courtyard could be beautiful and **used less as a circulation space and more of a gathering space**"

"Relook at the **space and design as an outdoor room** for residents and not as a pass through"

"Take another look at the **ADA access** off East Street"



PREVIOUS COURTYARD PLAN



CURRENT COURTYARD PLAN

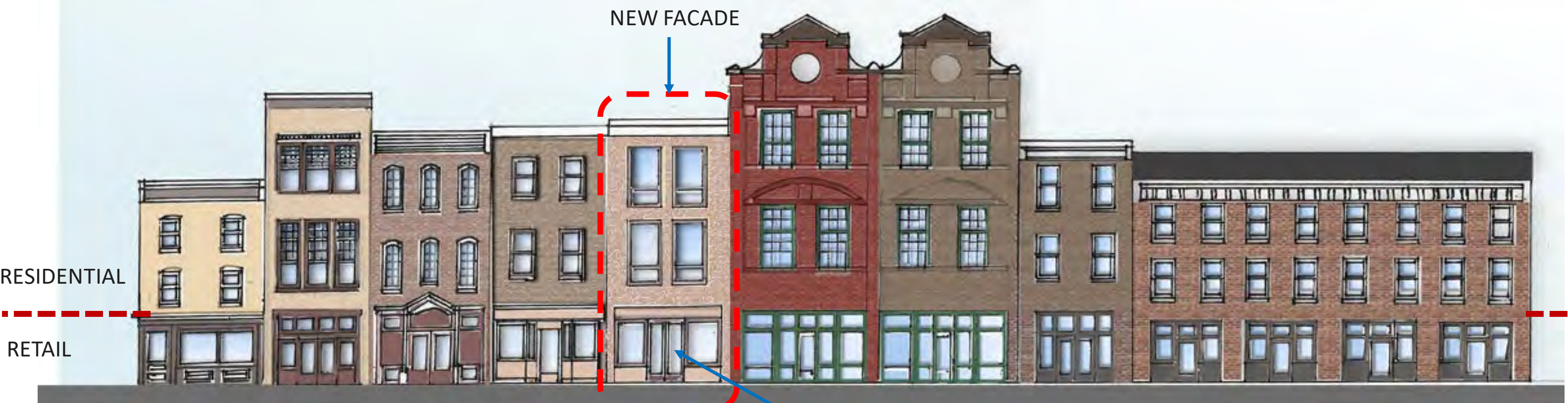




EXISTING BUILDING FACADES - OLDTOWN MALL LOOKING SOUTH



EXISTING BUILDING FACADES - OLDTOWN MALL LOOKING SOUTH



PROPOSED SKETCH BUILDING ELEVATION – OLDTOWN MALL LOOKING SOUTH

RESIDENTIAL ENTRANCE

# PROPOSED SKETCH ELEVATIONS ALONG OLDTOWN MALL

## OLDTOWN MALL REDEVELOPMENT – PHASE I

DECEMBER 23, 2021



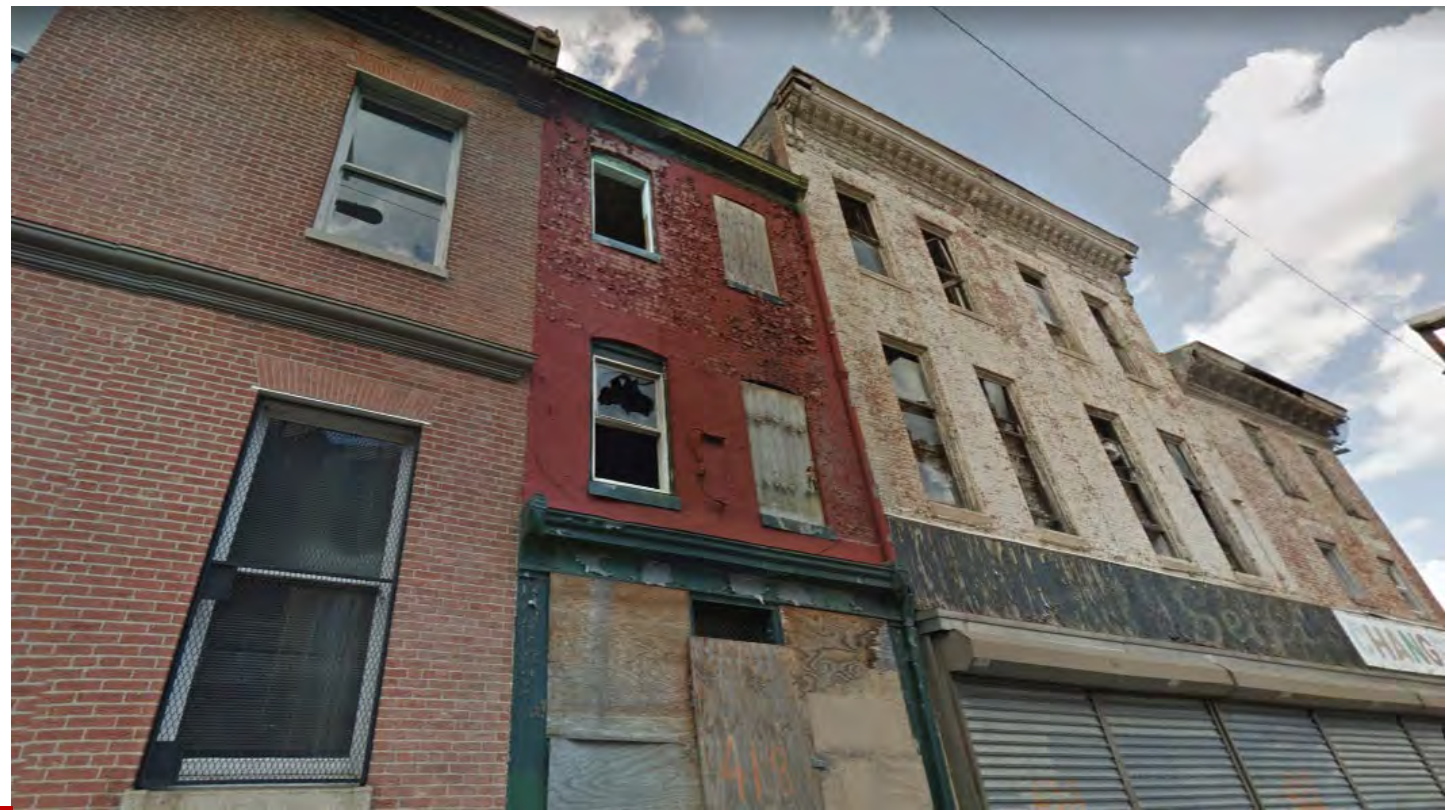


RESIDENTIAL

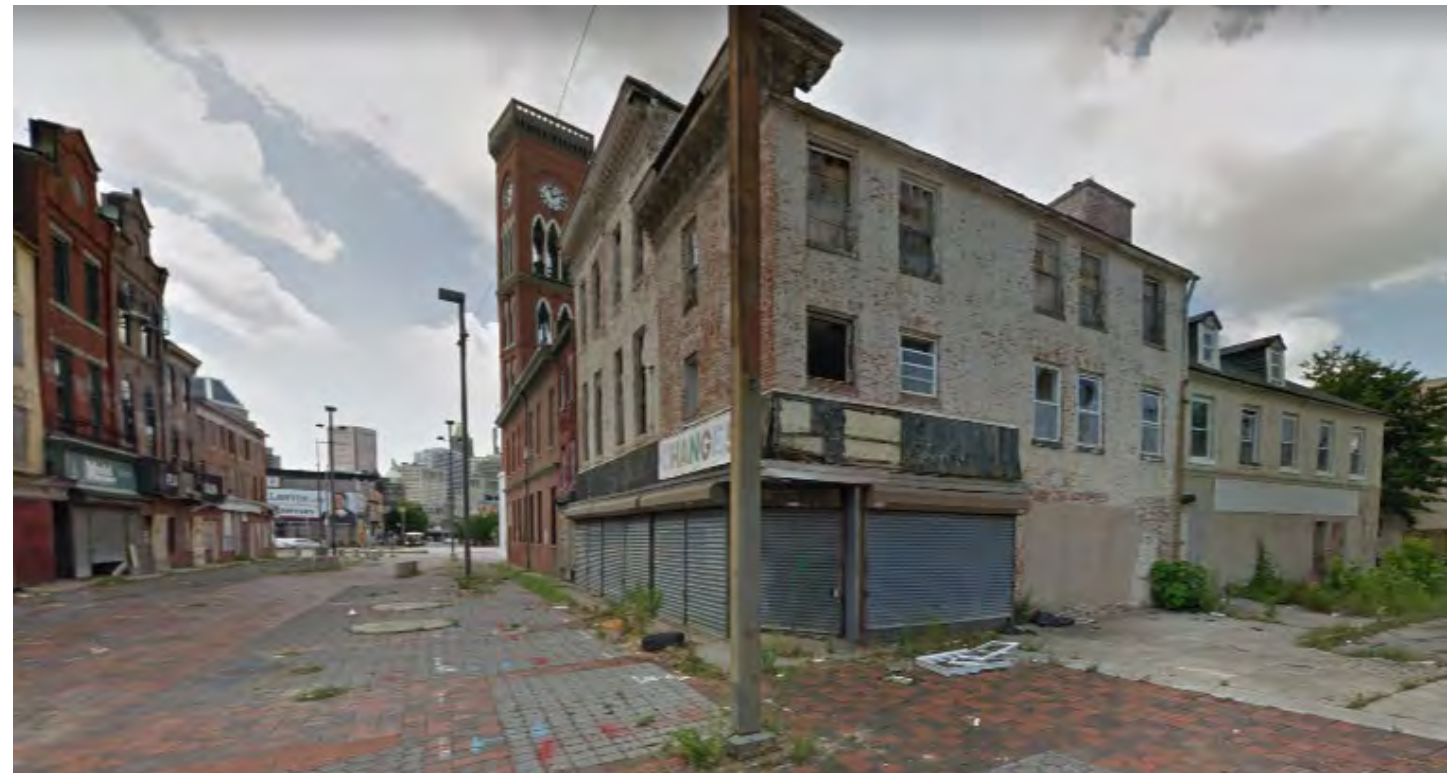
RETAIL

RESIDENTIAL  
ENTRANCE

PROPOSED SKETCH BUILDING ELEVATION – OLDTOWN MALL LOOKING NORTH



OLDTOWN MALL – EXISTING BUILDING FACADE LOOKING NORTH



OLDTOWN MALL – EXISTING BUILDING FACADE LOOKING NORTH

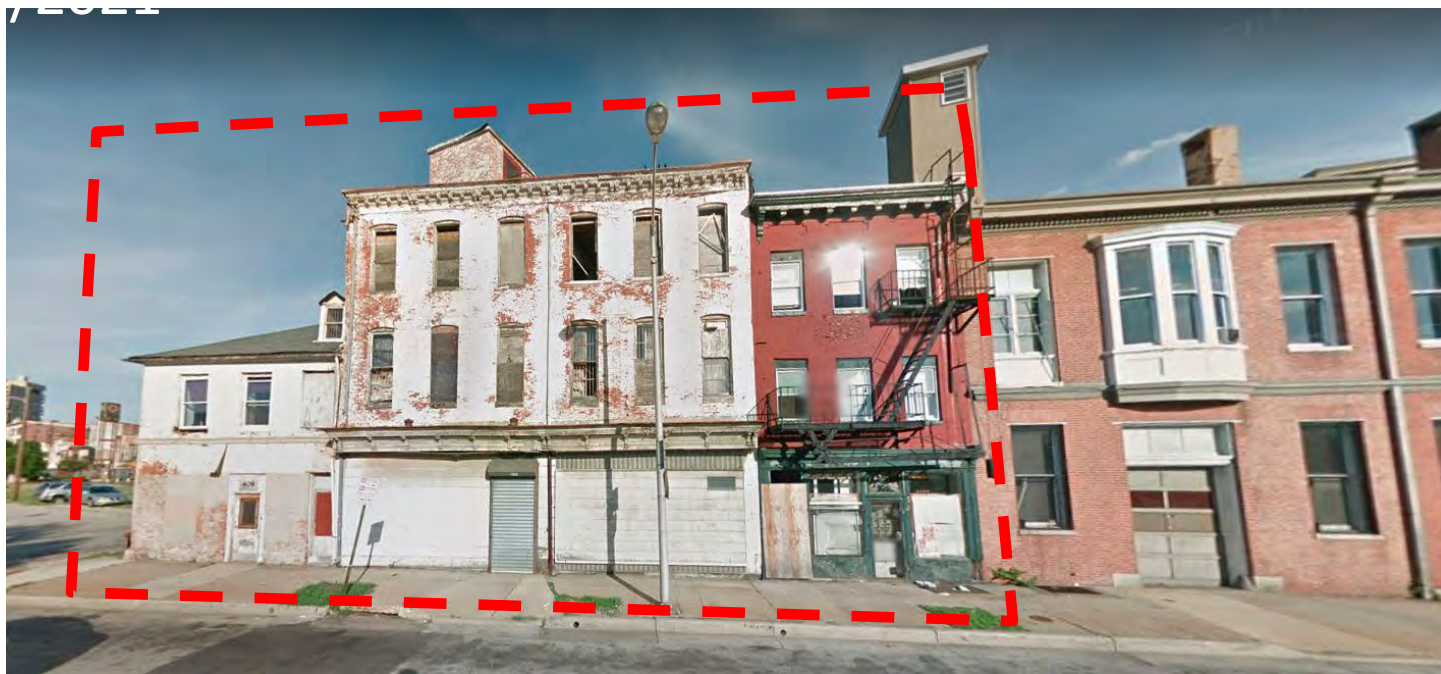


EXISTING BUILDING ELEVATION – OLDTOWN MALL

# PROPOSED SKETCH ELEVATIONS ALONG OLDTOWN MALL

## OLDTOWN MALL REDEVELOPMENT – PHASE I

DECEMBER 23, 2021



EXISTING BUILDING FACADES ALONG ENSOR STREET

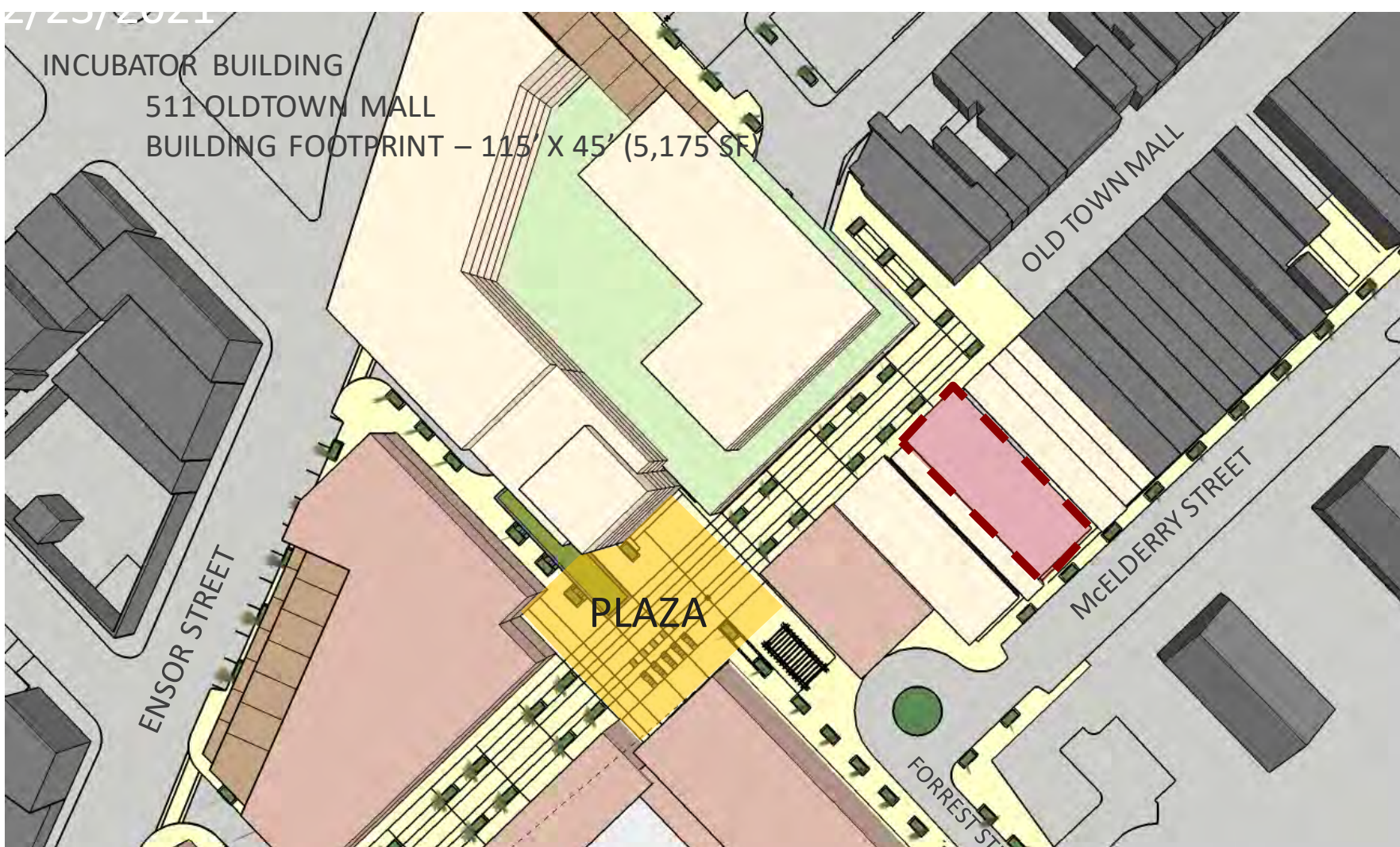


PROPOSED BUILDING ELEVATION – ENSOR STREET

RESIDENTIAL ENTRANCE



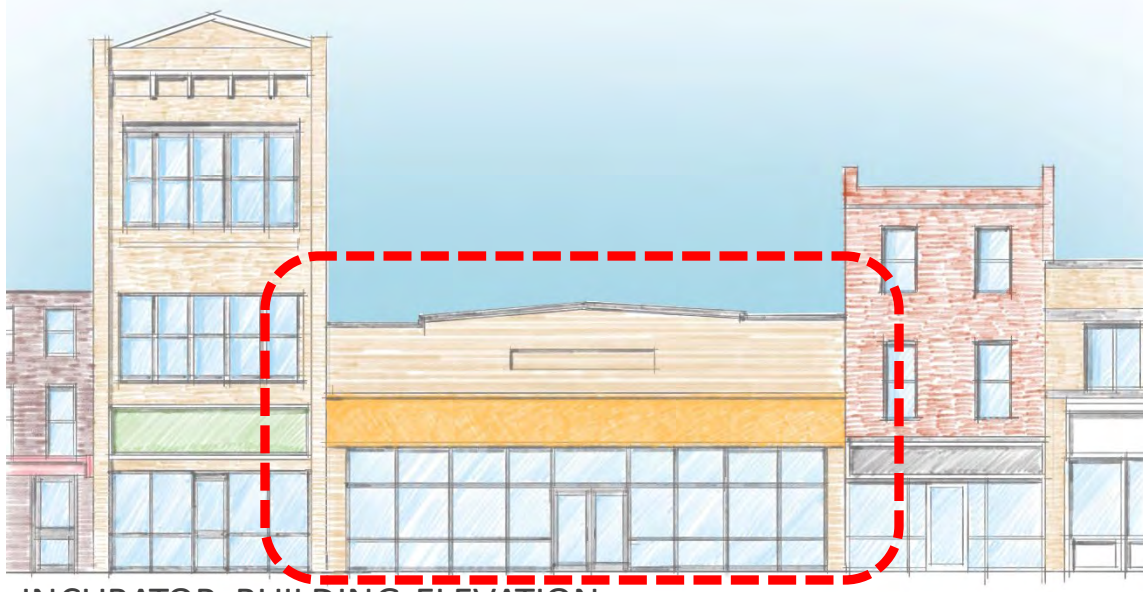
VIEW LOOKING NORTH EAST



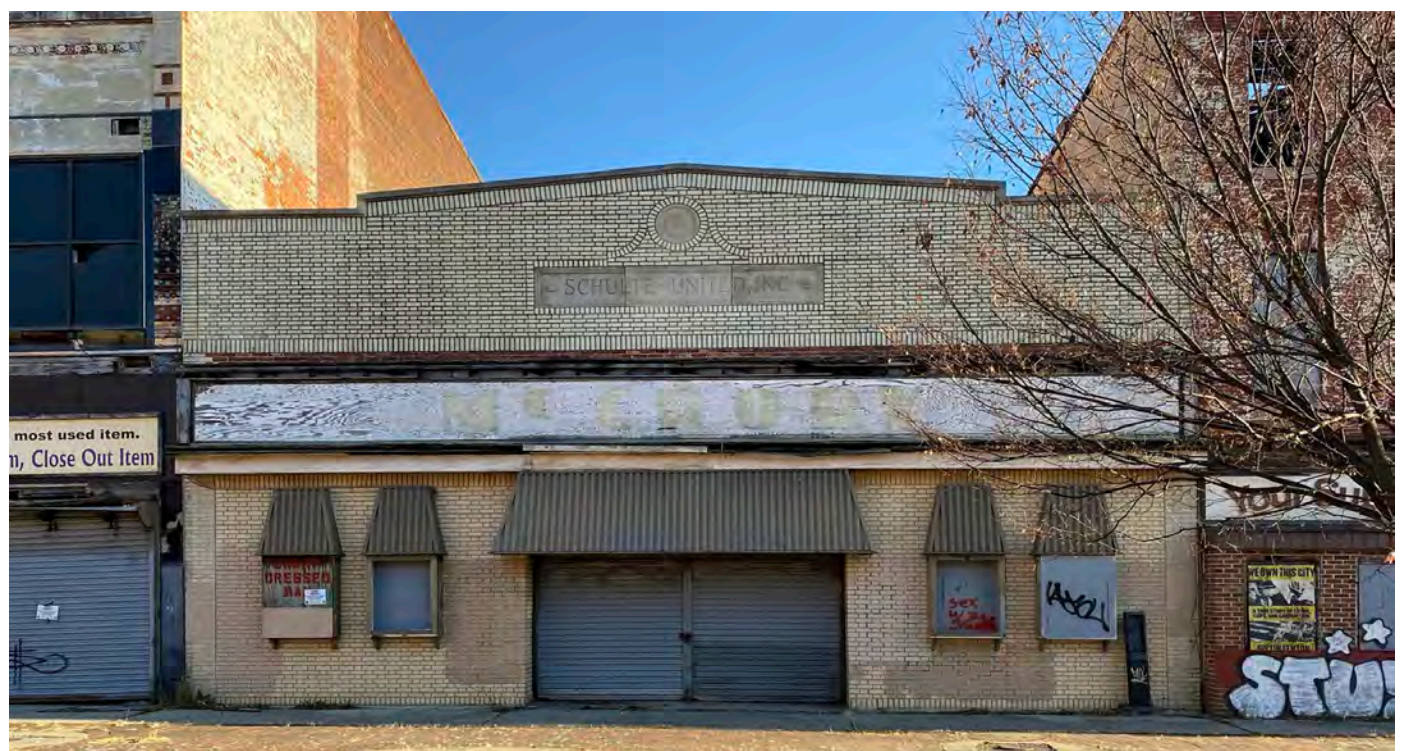
PROPOSED MASTER PLAN



INCUBATOR BUILDING ALONG OLDTOWN MALL



INCUBATOR BUILDING ELEVATION



OLDTOWN MALL STREET VIEW - INCUBATOR BUILDING





Thank you!