

PRECEDENT *Urban Street Scape*

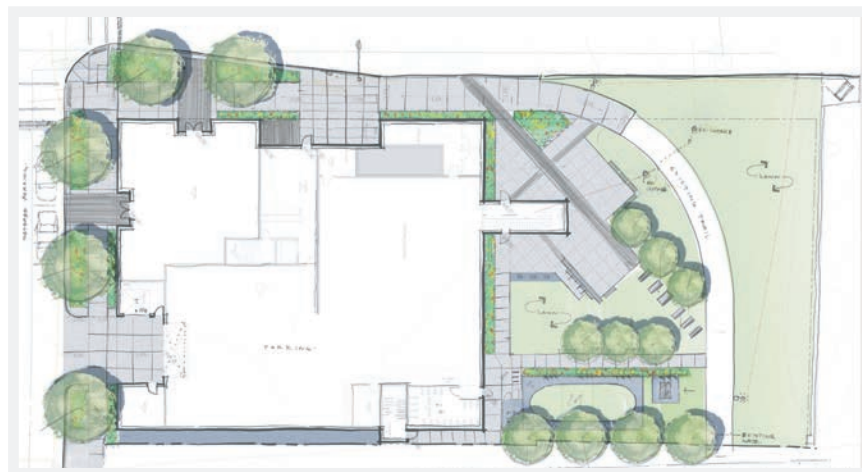


6COM MIXED-USE DEVELOPMENT

6th Street & Commercial Street
Waterloo, Iowa

UNITS: 76 RETAIL: 2,000 sq ft

This project was an open lot with access to the waterfront and proximity to the bike trail. There are many autorelated businesses east and south, while on the west side more banks, restaurants and shops. The goal of the building and its use was to engage the pedestrians along Commercial Street with retail-oriented programs, bring people together at the courtyard level on 2nd floor, and expose residents to amazing city views. The unit mix provides attainable living options for young professionals – small unit scale made comfortable and practical through impeccable design.



PROJECT REFERENCE:

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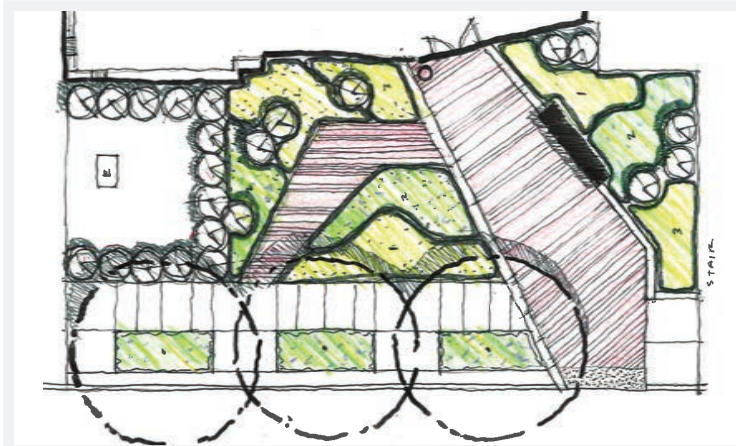


ART BLOC MIXED-USE DEVELOPMENT

Art Bloc
Waterloo, Iowa

UNITS: 70 RETAIL: 1,750-3,099 sq ft

This project was one of the first Opportunity Zone developments to break ground in the nation. The existing site had limited “street frontage” and connectivity to the river due to height of the existing raised plaza. To create an active “first floor”, it was critical to create a form that linked the street plane to the plaza out to the amphitheater – an underutilized community asset. The site includes 70 residential units, each with a river-front view.



PROJECT REFERENCE:

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PRECEDENT *Blending University & Community*



DRAKE NEIGHBORHOOD MIXED-USE DEVELOPMENT

Des Moines, Iowa

UNITS: 320 RETAIL: 23,727 sq ft

The Drake University Dogtown Neighborhood Plan is the result of an exclusive agreement with Drake University to purchase a section of property adjacent to campus. The area is recovering from a history of deterioration of property and violence. The project is synonymous with Drake University taking the lead on blending University with Neighborhood for the greater good. Communications strategy has been of utmost importance as Drake navigates neighborhood, city, and local business through this new narrative. The development also includes a parking structure.



PRECEDENT *Liner Building Attached to City Parking*



PORT OF DUBUQUE MIXED-USE DEVELOPMENT

East 4th / East 5th Street
Dubuque, Iowa

UNITS: 187 RETAIL: 23,727 sq ft

The City of Dubuque spurred local development through their early investment in a district parking strategy. The parking structure is surrounded by a casino, a hotel, office and entertainment uses. The building is designed as a mass timber structure with a brick exterior, honoring the industrial urban fabric of the city with its exterior material and unique window frames.



