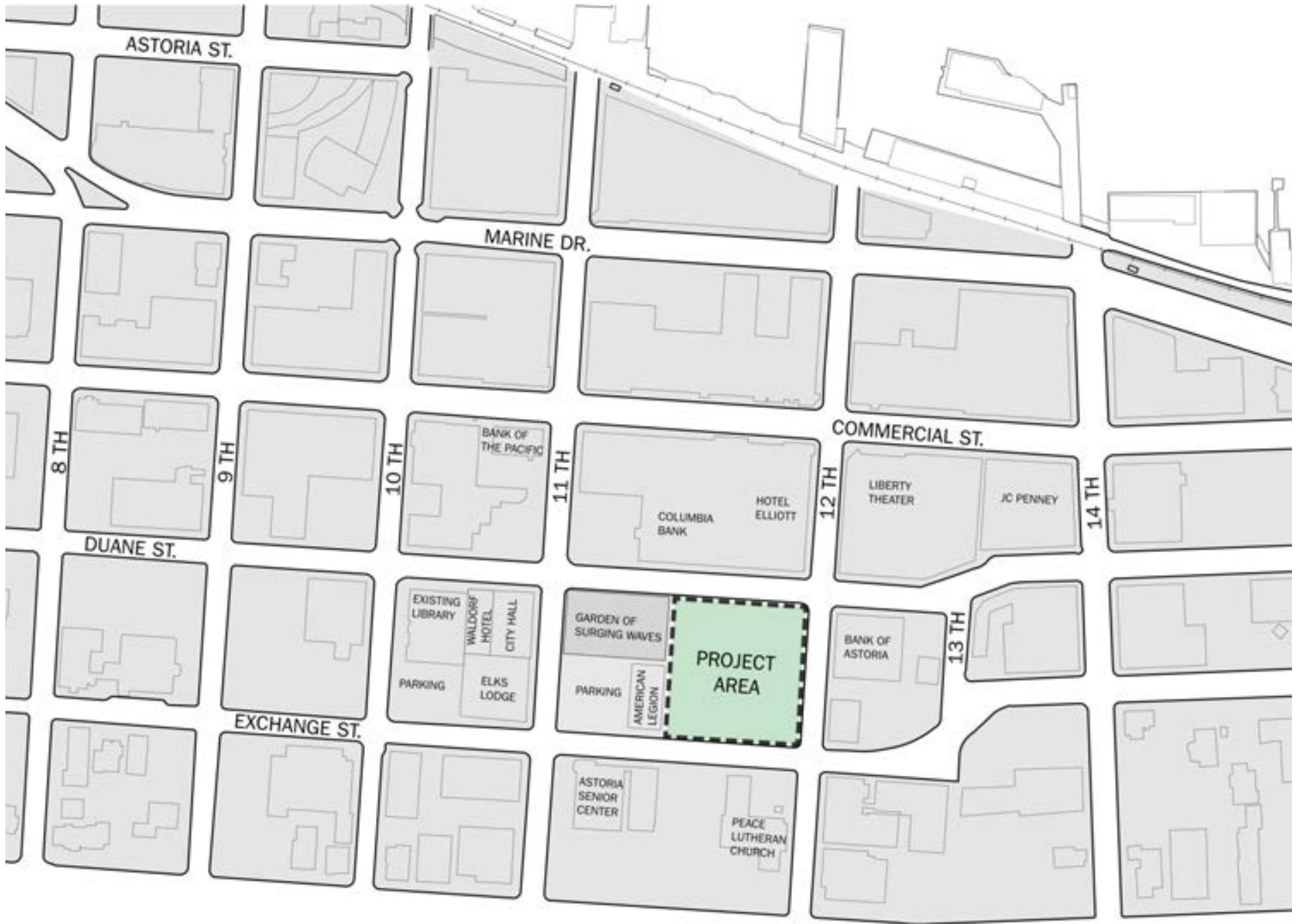




HERITAGE SQUARE

WALKER | MACY

HACKER



ASTORIA ST.

MARINE DR.

COMMERCIAL ST.

8 TH

9 TH

10 TH

11 TH

12 TH

14 TH

13 TH

DUANE ST.

EXCHANGE ST.

BANK OF THE PACIFIC

COLUMBIA BANK

HOTEL ELLIOTT

LIBERTY THEATER

JC PENNEY

EXISTING LIBRARY
WALDOGF HOTEL
CITY HALL
PARKING
ELKS LODGE

GARDEN OF SURGING WAVES
PARKING
AMERICAN LEGION

PROJECT AREA

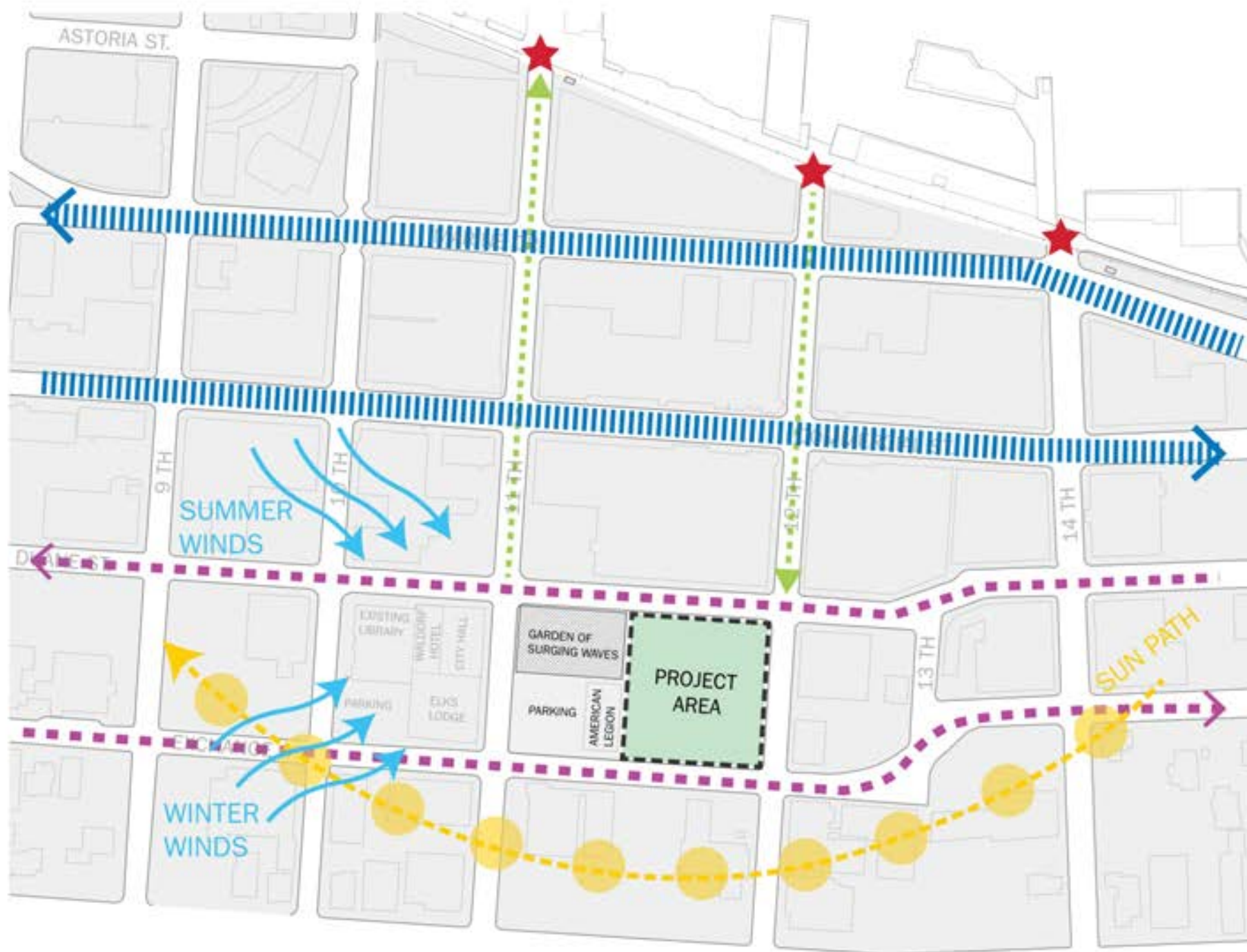
BANK OF ASTORIA

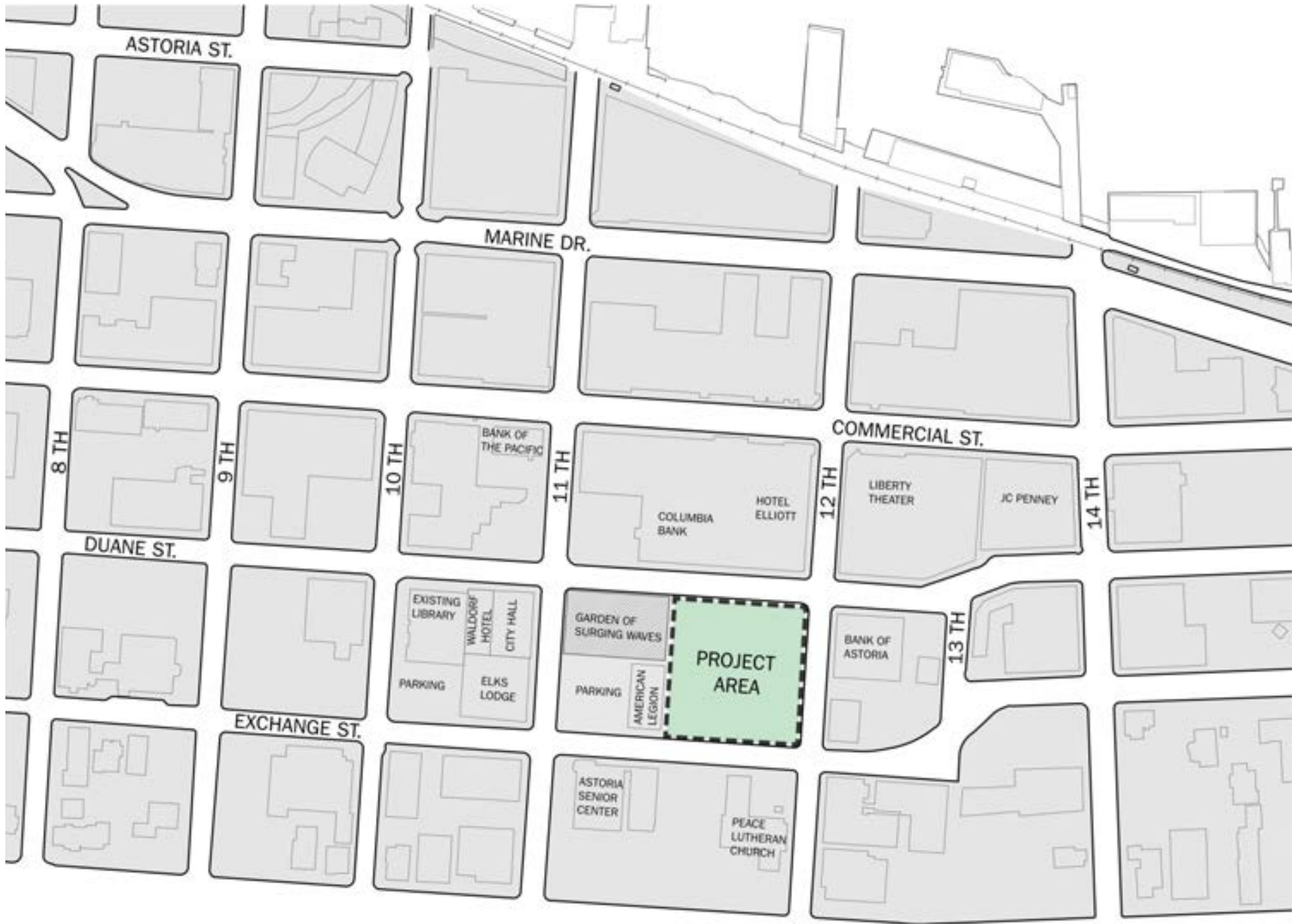
ASTORIA SENIOR CENTER

PEACE LUTHERAN CHURCH

Project Values

- Public Access
- Economic Redevelopment
- Community Focused
- Sustainable
- Innovative
- Adaptability
- Historically Respective and Significant
- Integration





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PROJECT AREA

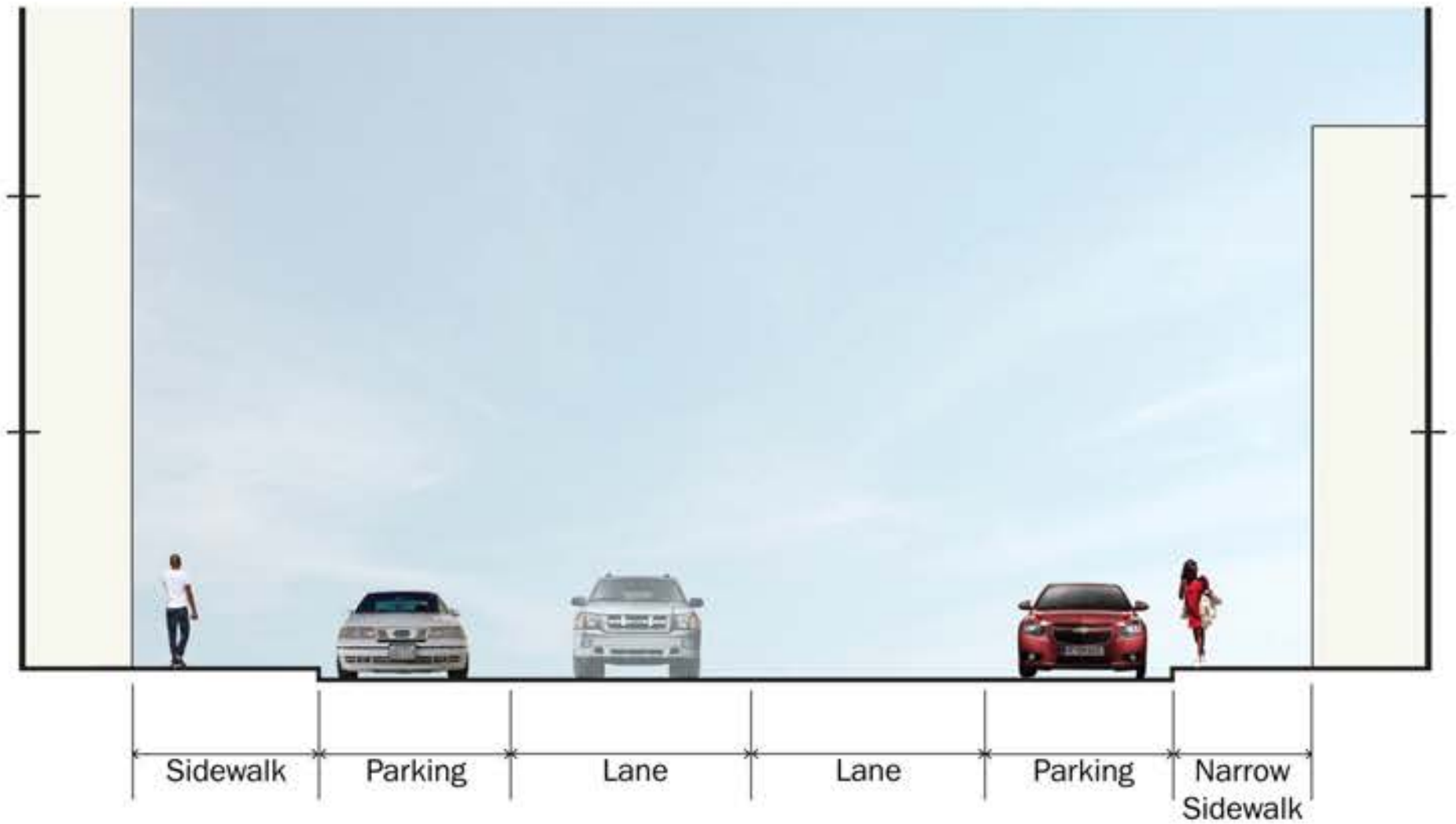
BANK OF ASTORIA

ASTORIA SENIOR CENTER

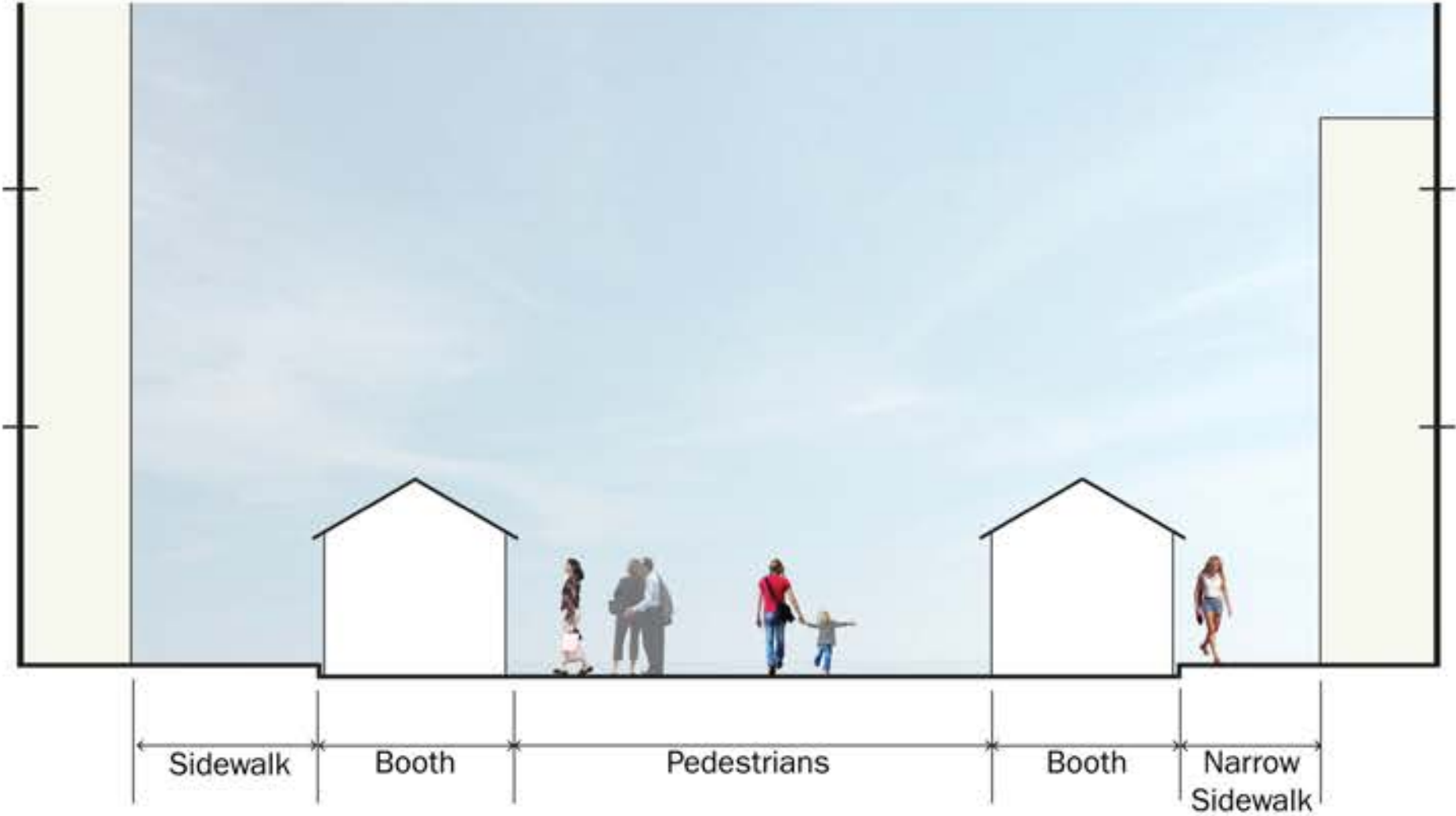
PEACE LUTHERAN CHURCH



Existing Condition -- Typical on 12th



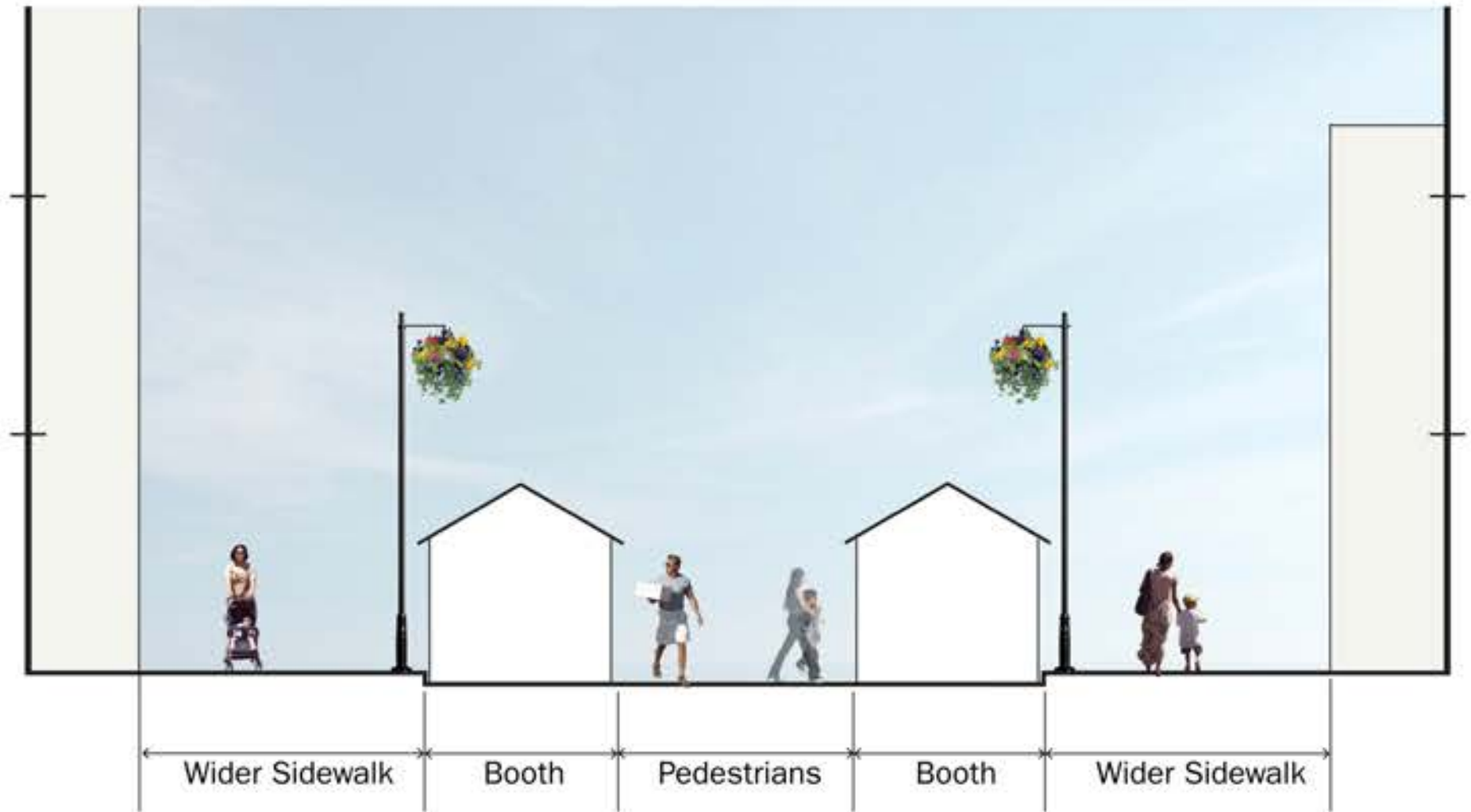
Existing Market

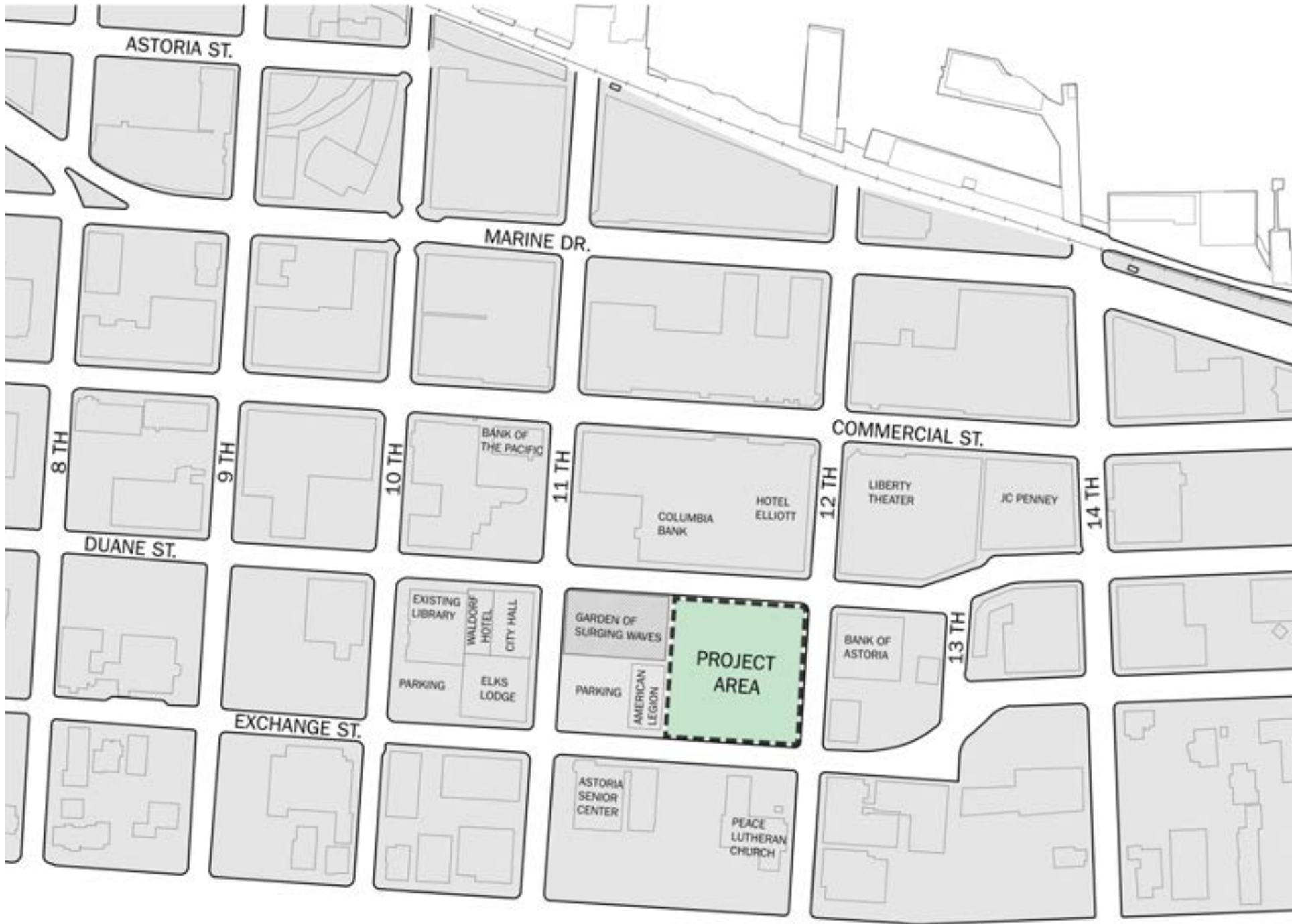


Proposed Condition



Proposed Market





ASTORIA ST.

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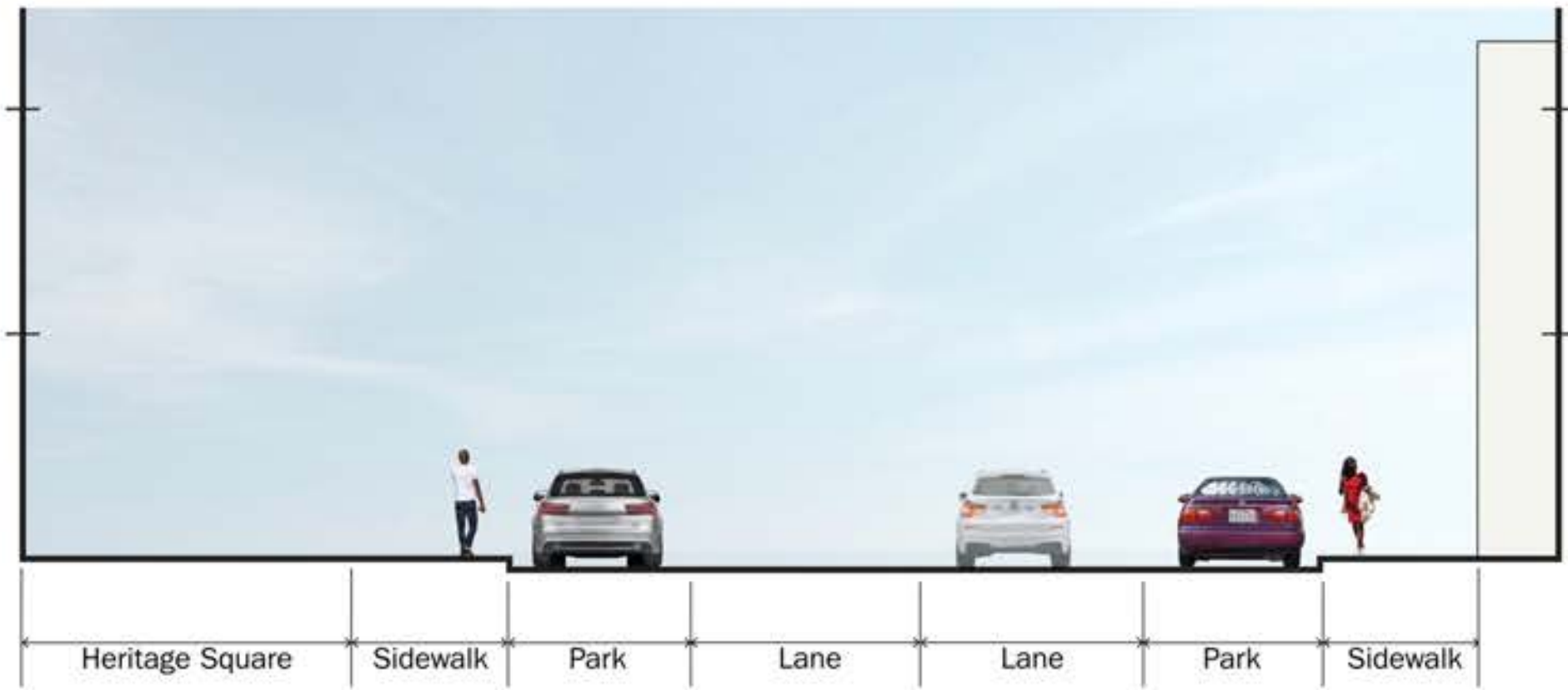
PROJECT AREA

BANK OF ASTORIA

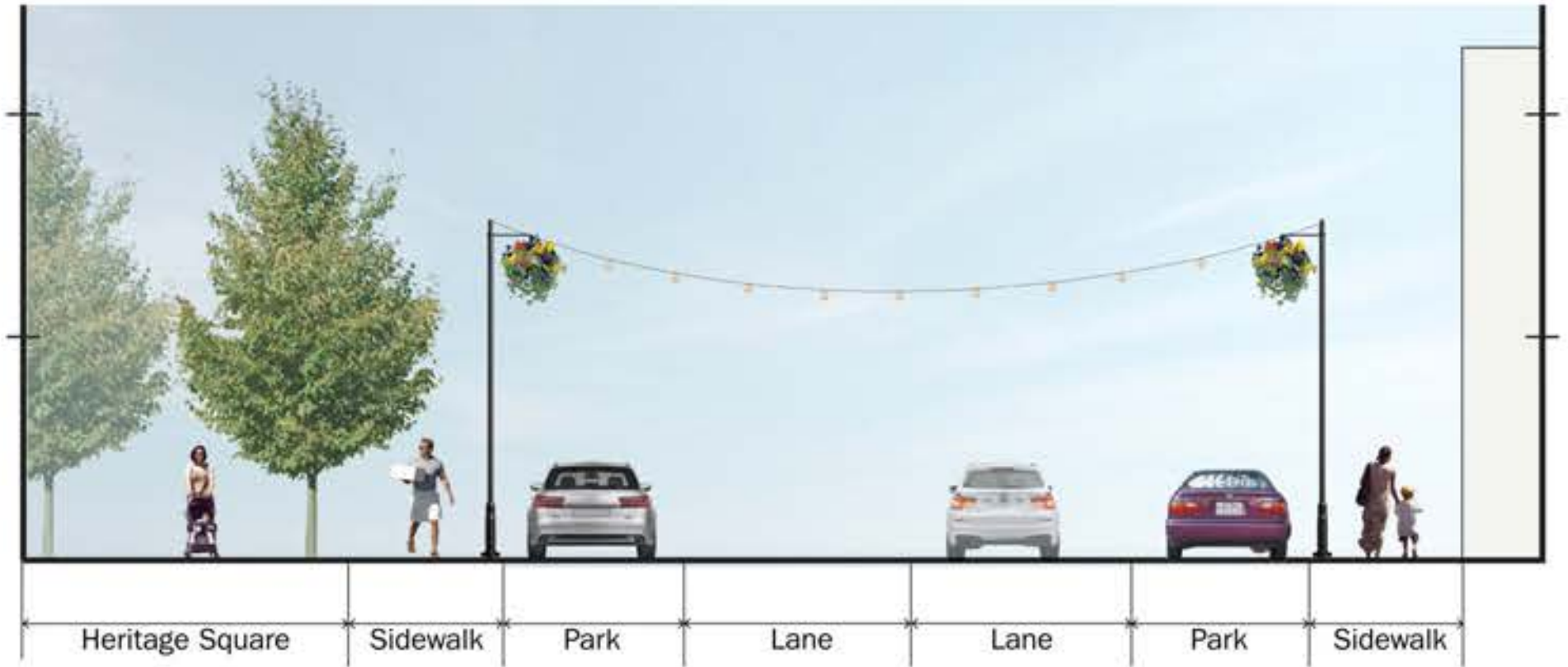
ASTORIA SENIOR CENTER

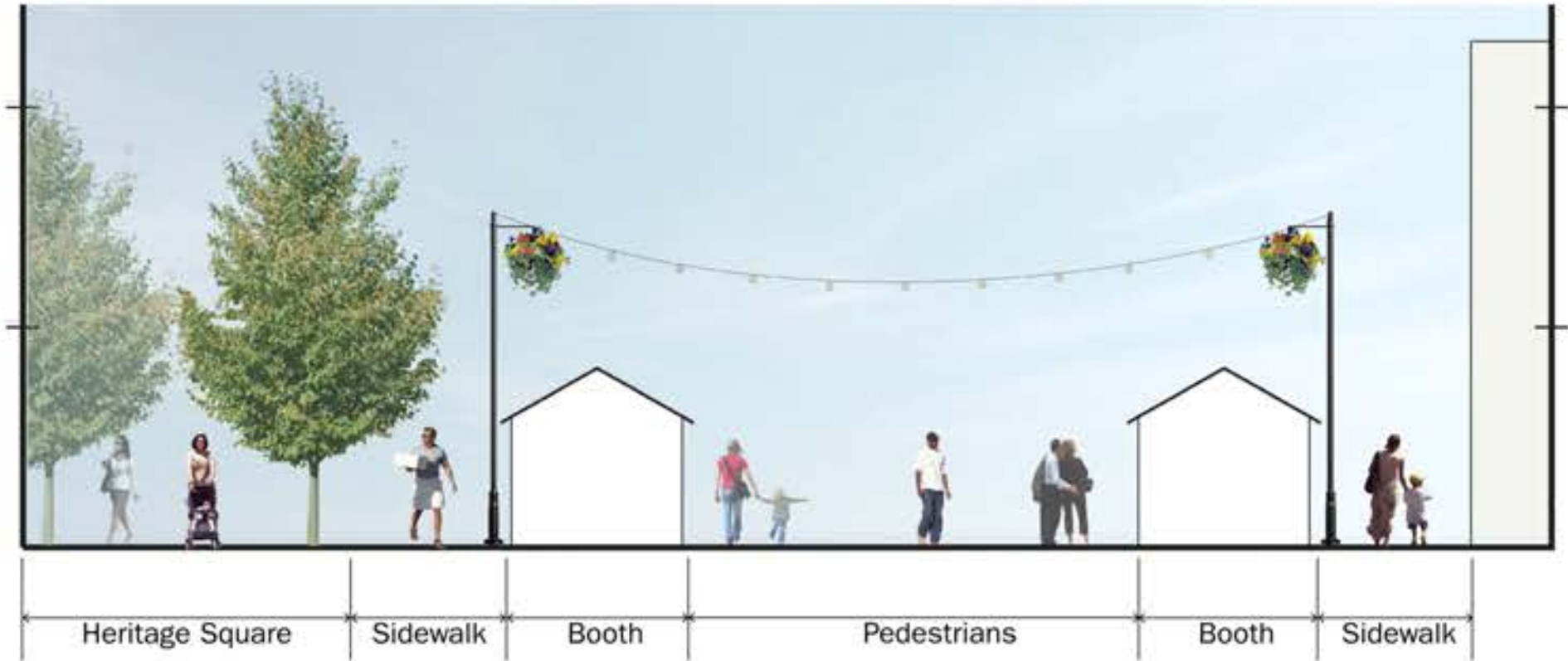
PEACE LUTHERAN CHURCH

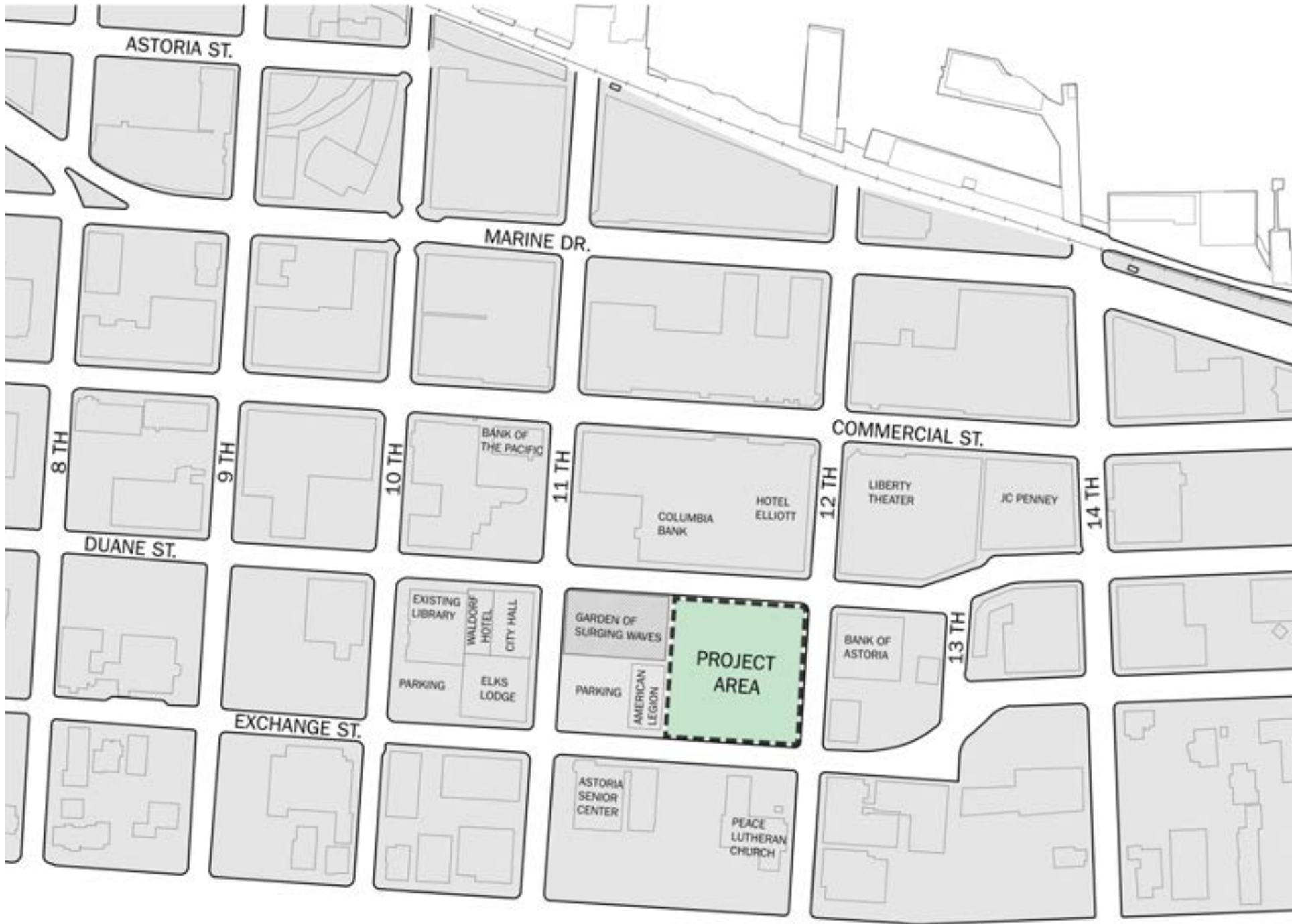












ASTORIA ST.

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AMERICAN LEGION

PROJECT AREA

BANK OF ASTORIA

ASTORIA SENIOR CENTER

PEACE LUTHERAN CHURCH

HERITAGE SQUARE STUDY ASSUMPTIONS

Program:

- 18,200 s.f. Library
- Multi unit housing above Library
- A Public plaza
- Parking

Site:

- 45'-0" height limit
- American Legion remains
- 64 parking spaces currently on the site



LIBRARY



BAYVIEW LIBRARY, CA



BEAVERTON LIBRARY, OR



INSPIRE

"Beauty, light, spaces, and activities to help residents counter the negative side of the prevailing climate."



HILLSDALE LIBRARY, OR



INSPIRE

"Beauty, light, spaces, and activities to help residents counter the negative side of the prevailing climate."

LIBRARY



LOS GATOS LIBRARY, CA



PLAY

"Places for children and families to engage in activities that develop the language and literacy skills of young children so that they can be ready for school."

LIBRARY



PHOENIX CENTRAL LIBRARY



MADISON CENTRAL LIBRARY, WI



HAMILTON GRANGE LIBRARY, NY



GUIDE

"Positive options for teens that will spark and nurture their self-development, creativity, and self-esteem"

LIBRARY



BAYVIEW LIBRARY, CA



LEMIEUX LIBRARY, WA



CONNECT

"Spaces and activities that bring people together to help break their isolation"



OAKLEY LIBRARY, OH



WHISTLER LIBRARY, BC, CANADA



LEARN

"Life-long learning opportunities for all ages"



ST HELENA LIBRARY, SC

LIBRARY



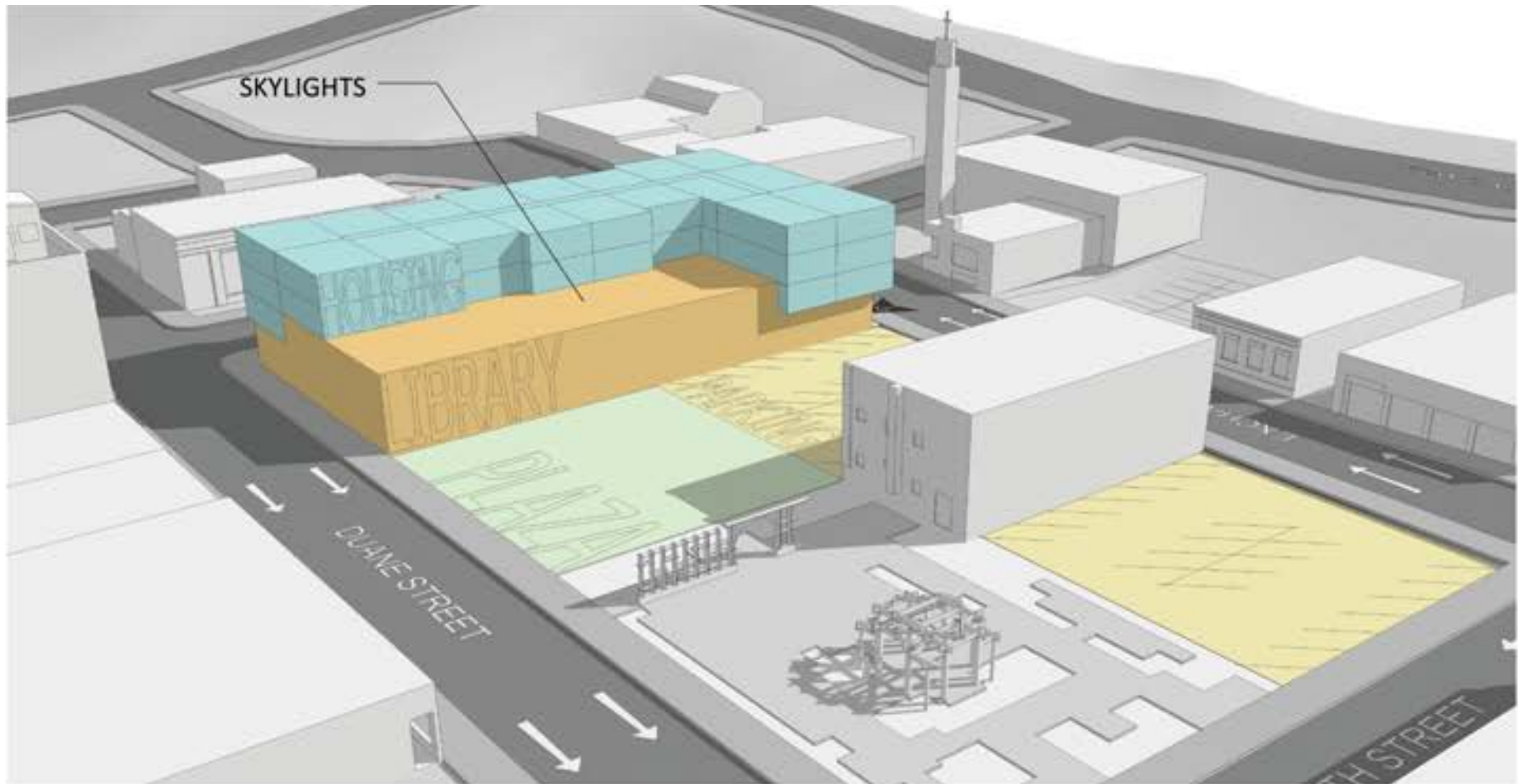
HOLLYWOOD LIBRARY, PORTLAND OR

OPTION A

- Library
- Housing
- Parking
- Plaza



OPTION A



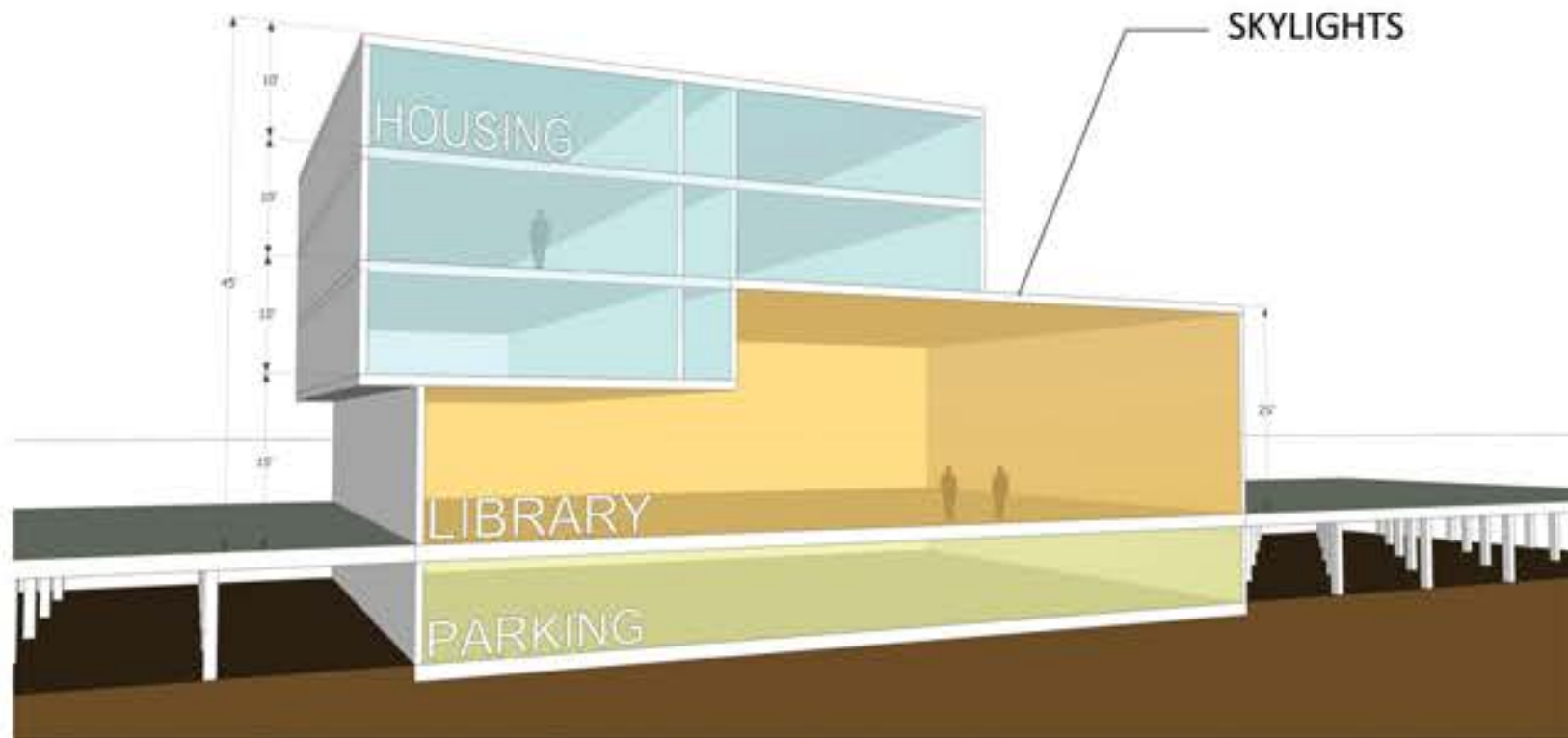
Assumptions:

- 45'-0" height limit - C4 Zone
- Library Single floor for operational efficiency
- American Legion hall to remain
- Approx. 47 (east) + 17 (west) = 64 parking spaces currently on site

Areas:

- Library: 18,200 s.f.
- Housing : 33,675 s,f,
- Parking: 19,556 s.f. (approx 55 spaces below grade)
17 + 17 above grade = 89 spaces total

OPTION A

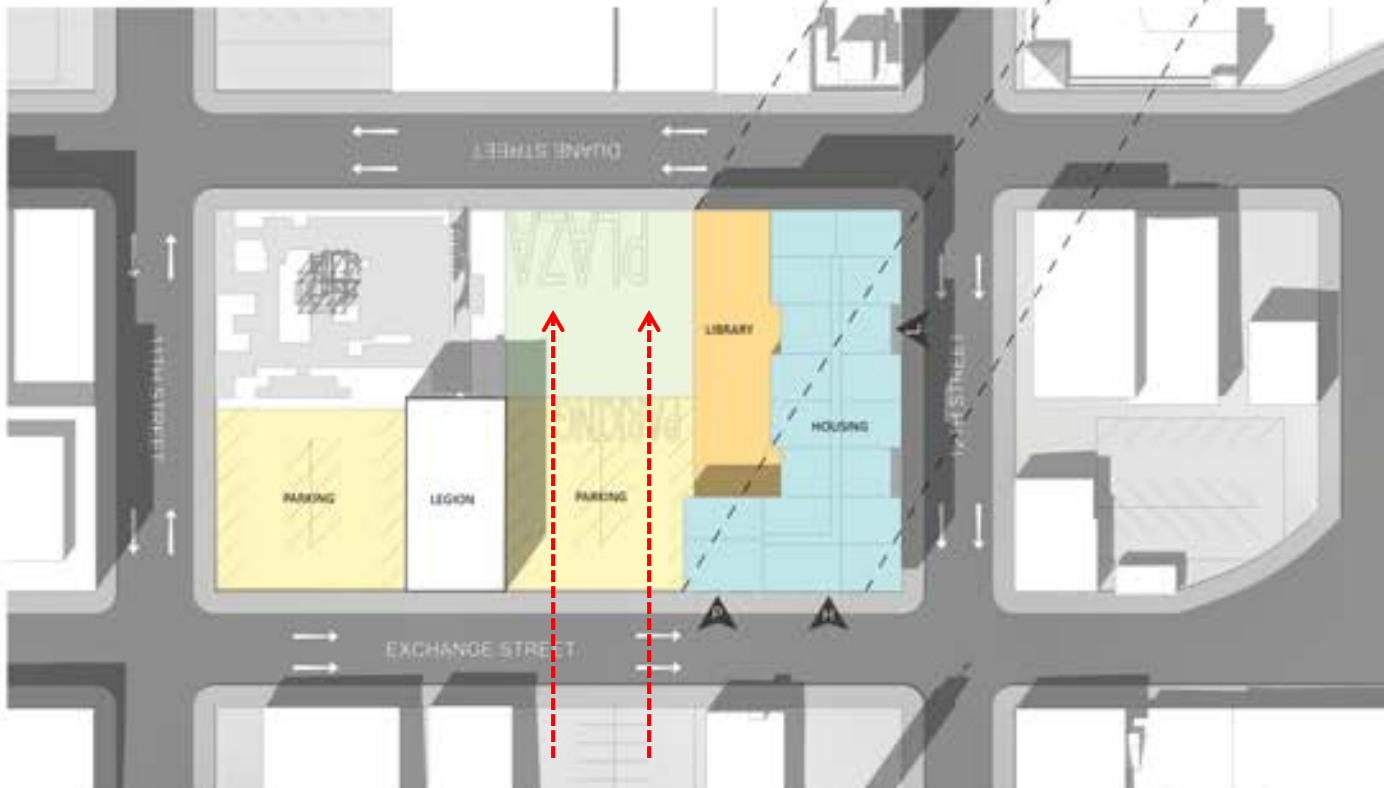
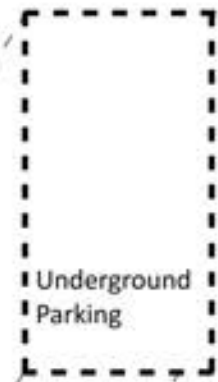
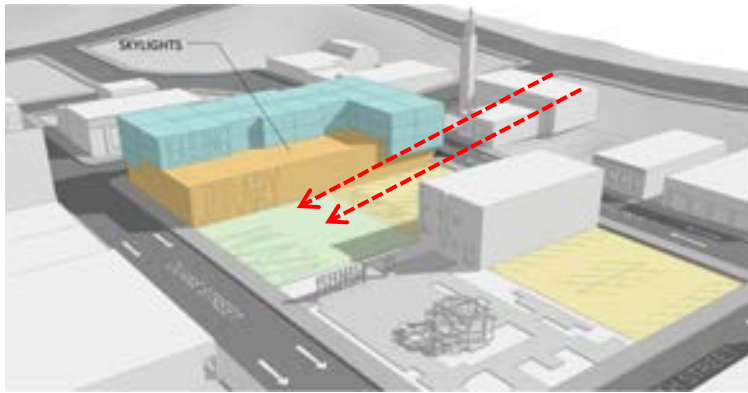


- Library
- Housing
- Parking
- Plaza

OPTION A



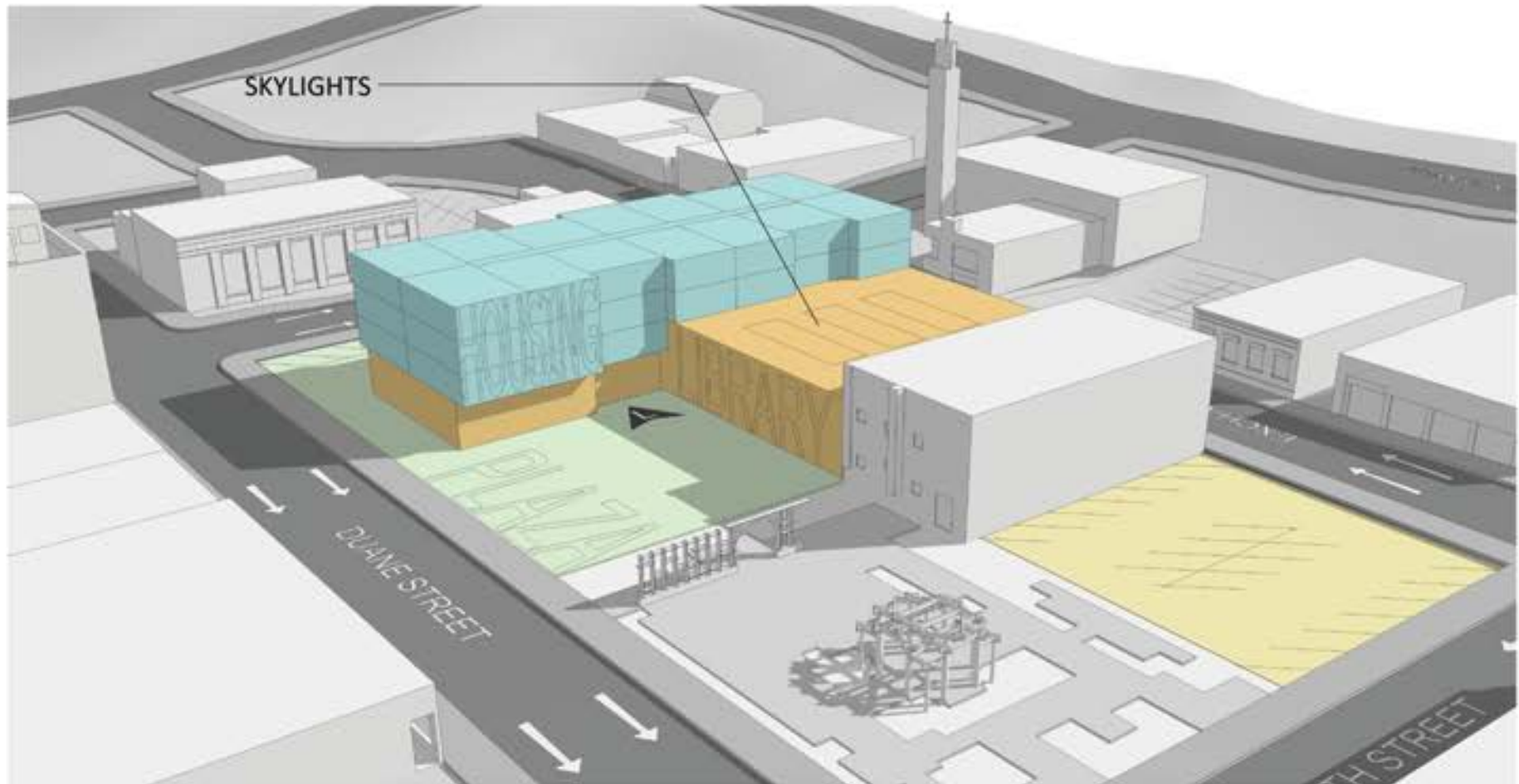
OPTION A



OPTION B



OPTION B



Assumptions:

45'-0" height limit - C4 Zone

Library Single floor for operational efficiency

American Legion hall to remain

Approx. 47 (east) + 17 (west) = 64 parking spaces currently on site

Areas:

Library: 18,200 s.f.

Housing: 28,648 s.f.

Parking: 19,189 s.f. (approx. 54 spaces below grade)
+ 17 at grade = 71 spaces

OPTION B

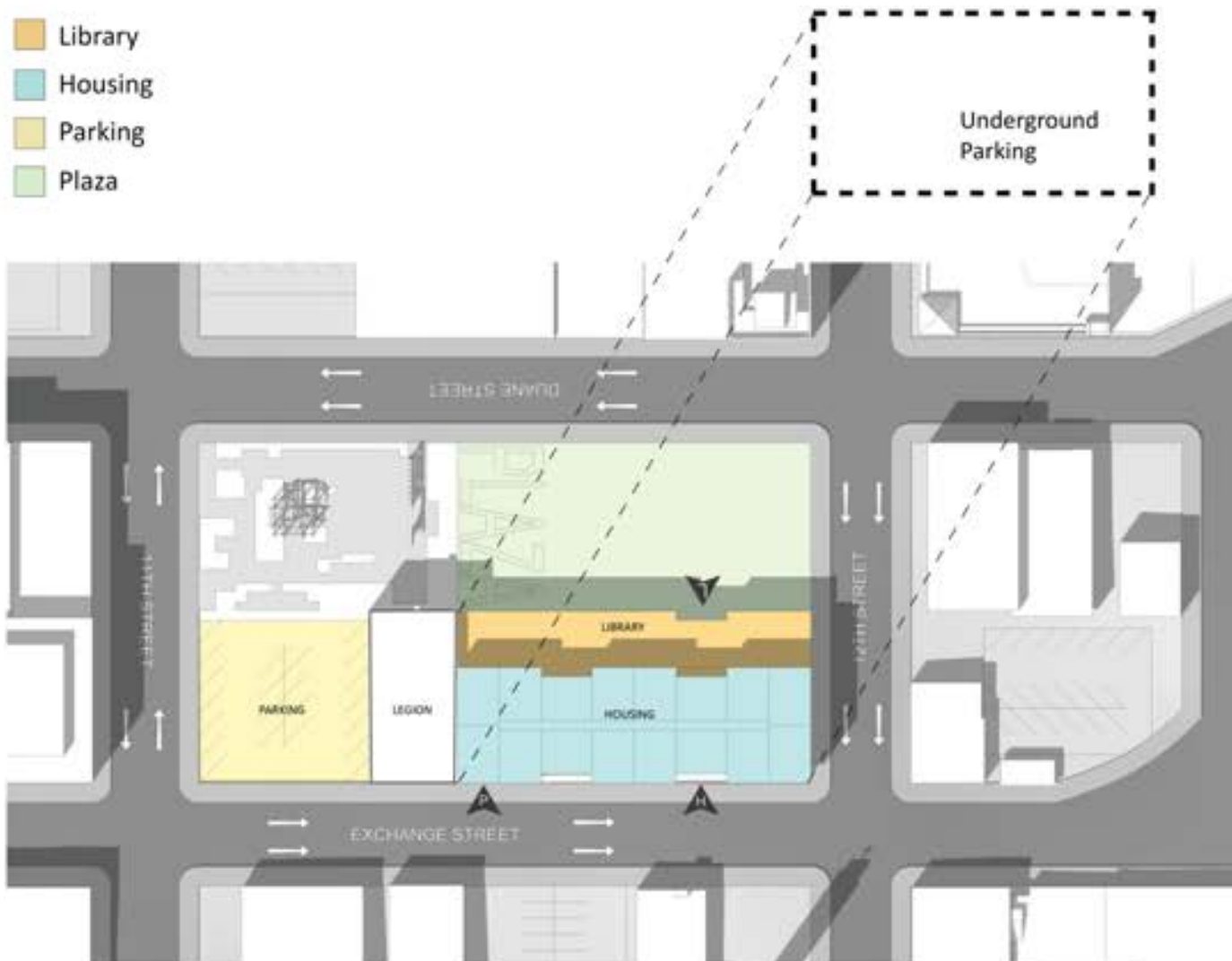


OPTION B



OPTION C

- Library
- Housing
- Parking
- Plaza



OPTION C



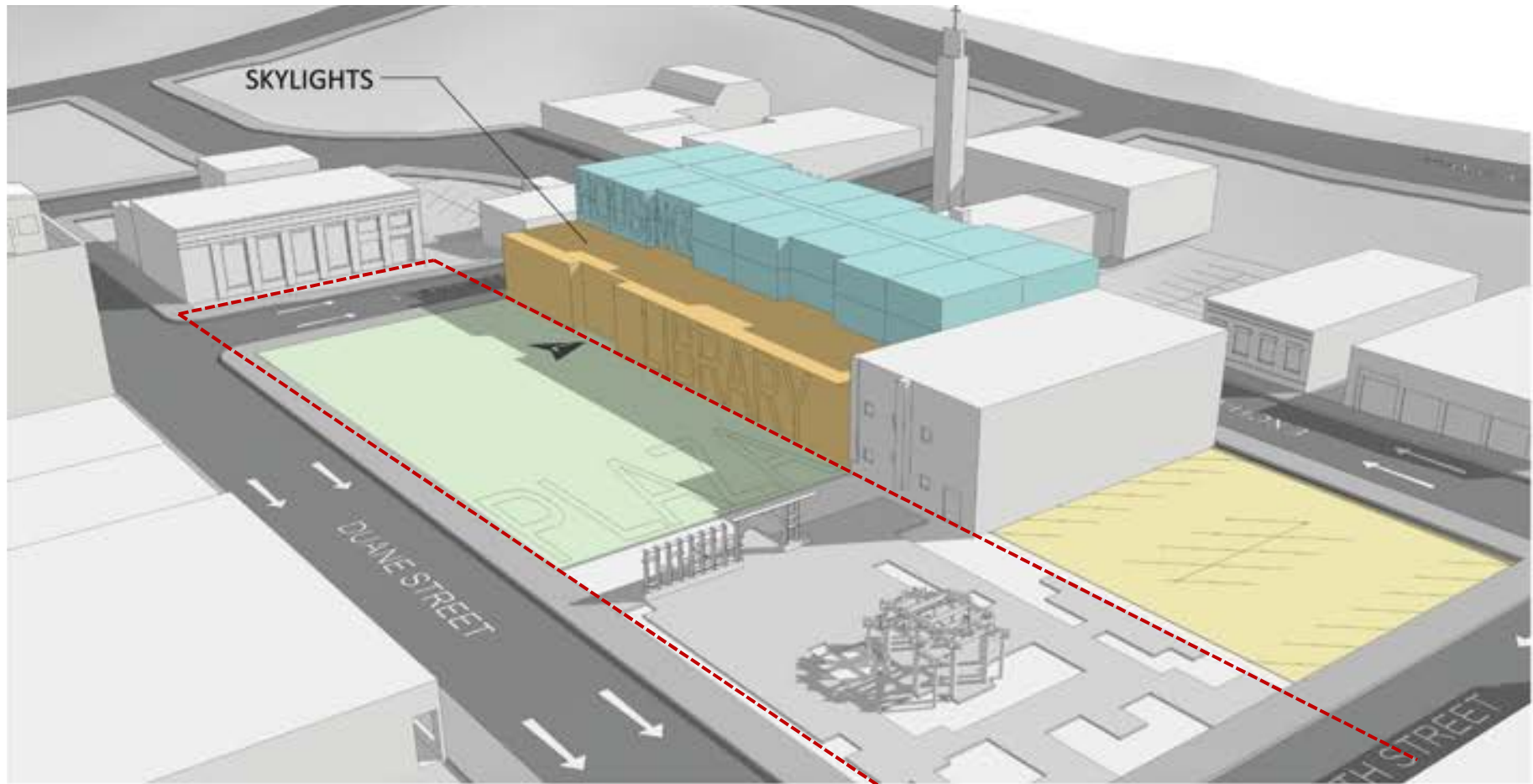
Assumptions:

- 45'-0" height limit - C4 Zone
- Library Single floor for operational efficiency
- American Legion hall to remain
- Approx. 47 (east) + 17 (west) = 64 parking spaces currently on site

Areas:

- Library: 18,200 s.f.
- Housing: 20,328 s.f.
- Parking: 18,875 s.f. (approx 53 spaces below grade)
+ 17 above grade = 70 spaces

OPTION C



Assumptions:

- 45'-0" height limit - C4 Zone
- Library Single floor for operational efficiency
- American Legion hall to remain
- Approx. 47 (east) + 17 (west) = 64 parking spaces currently on site

Areas:

- Library: 18,200 s.f.
- Housing: 20,328 s.f.
- Parking: 18,875 s.f. (approx 53 spaces below grade)
+ 17 above grade = 70 spaces

OPTION C

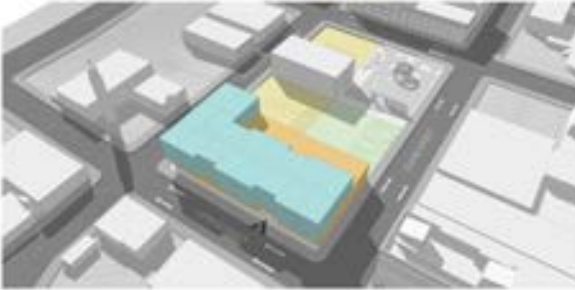


OPTION C

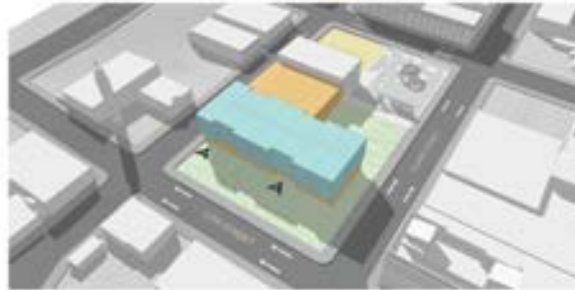


SUMMARY

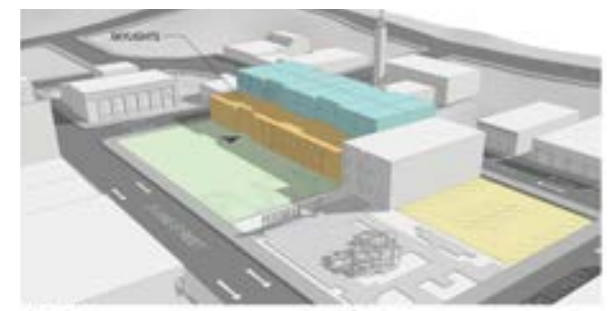
Option A



Option B



Option C



Areas:

Library: 18,200 s.f.
Housing : 33,675 s.f.,
Parking: 19,556 s.f. (approx 55 spaces below grade)
17 + 17 above grade = 89 spaces total

Areas:

Library: 18,200 s.f.
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Areas:

Library: 18,200 s.f.
Housing: 20,328 s.f.
Parking: 18,875 s.f. (approx 53 spaces below grade)
+ 17 above grade = 70 spaces

LIBRARY SITE



OPTION 3

- Library Relocated to Heritage Square

- A. The existing Library renovated to a new use.
- B. Sell to private party to renovate to new use.
- C. Sell to private party to demolish and rebuild a new use on the site.

LIBRARY SITE

OPTION 2

- Existing Library renovated
- New Library addition built over existing parking lot, approx 6800 sf.



LIBRARY SITE



OPTION 1

- Existing Library demolished
- New library built on its site (18,000 sf)
- New underground Parking Lot

LIBRARY PROGRAM



MEETING ROOMS



MEETING ROOMS



MEETING ROOMS



DIGITAL LEARNING



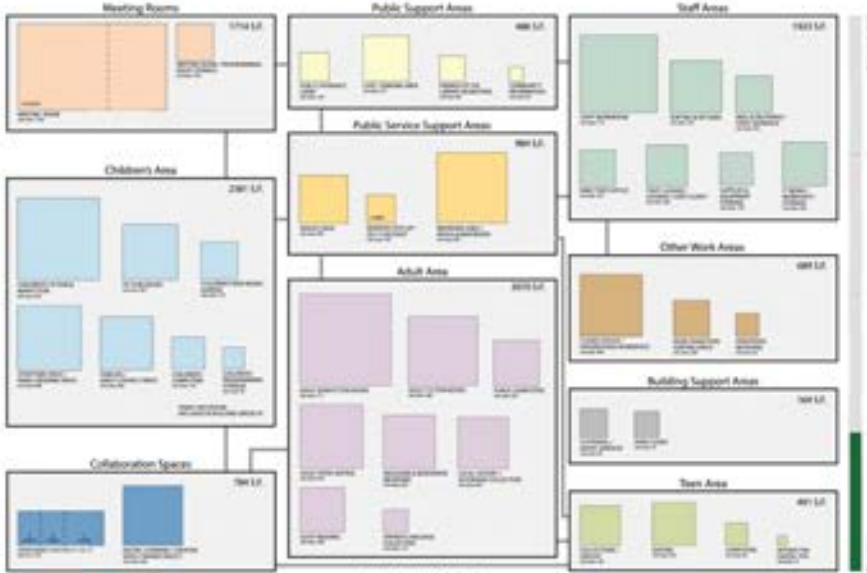
COLLABORATION/MAKING



CHILDREN'S AREA



ADULT AREAS



COLLECTIONS



ENTRY



CAFE



COLLABORATION

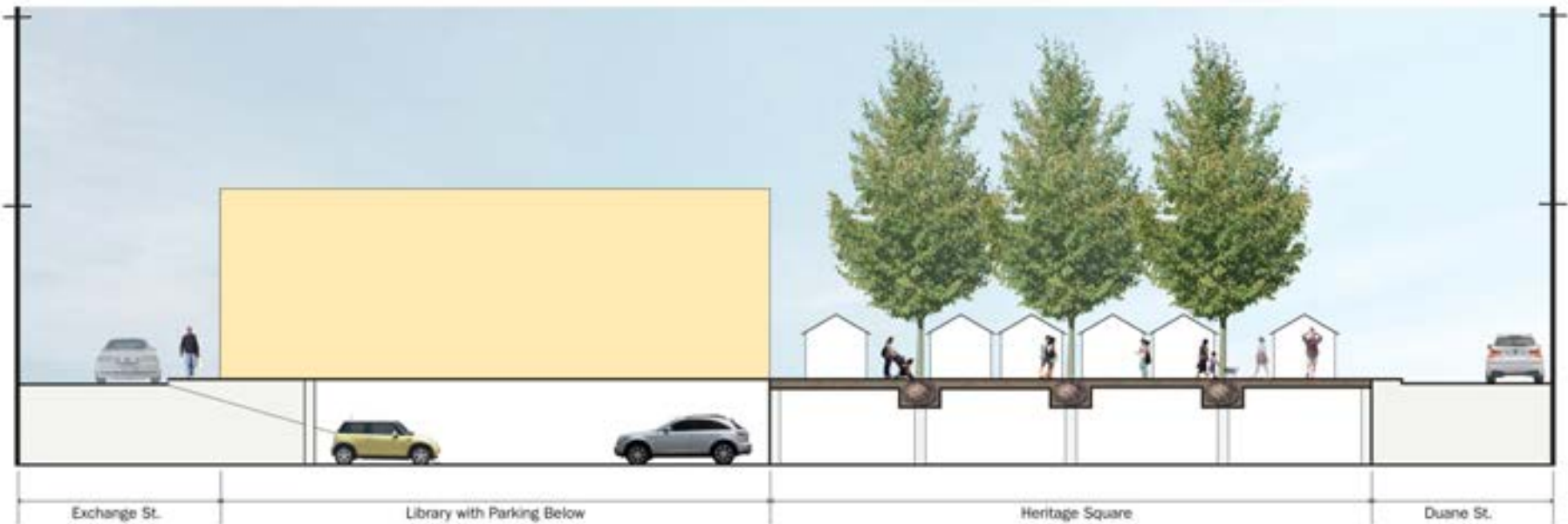


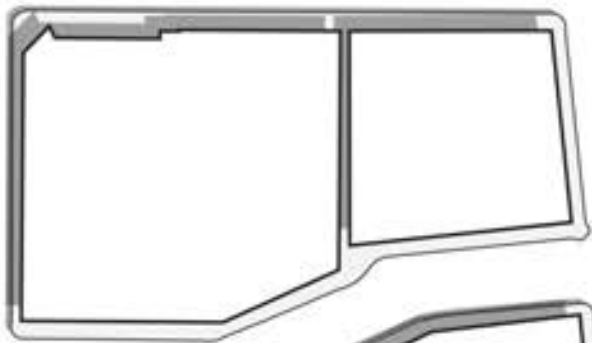
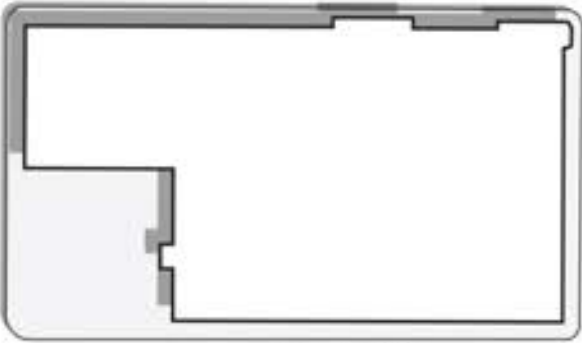
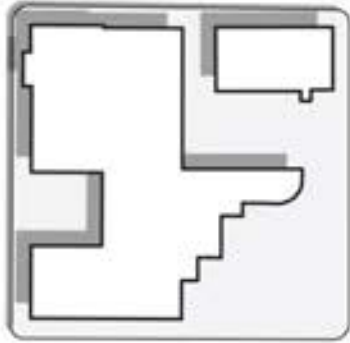
TEEN AREA

Proposed Heritage Square



Proposed Market on Heritage Square





DUANE ST.



11 TH

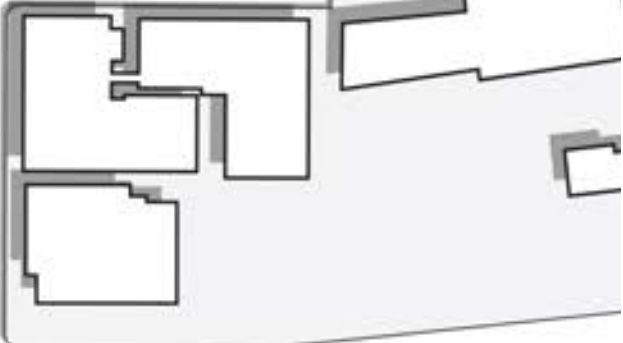
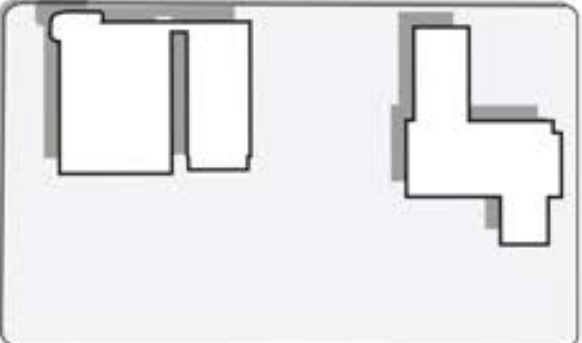
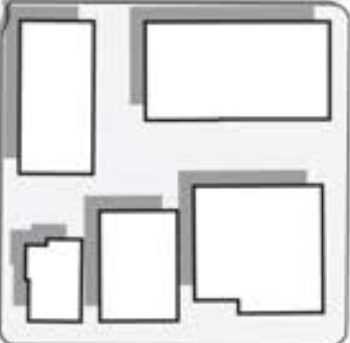


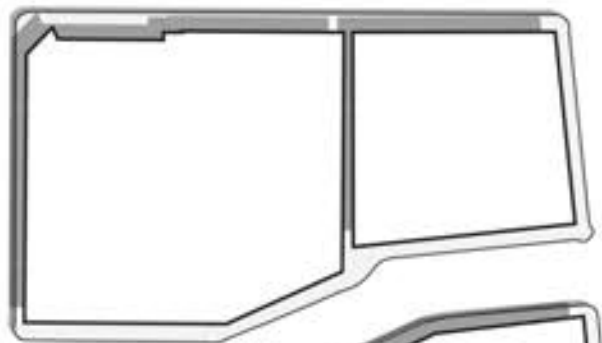
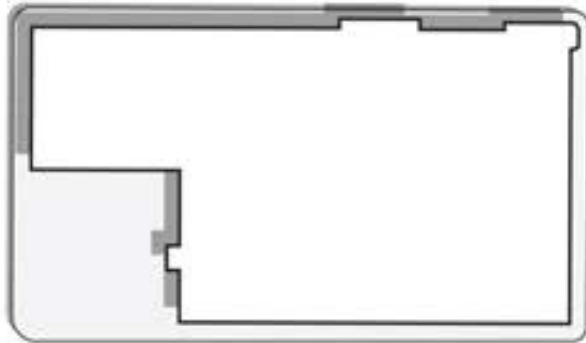
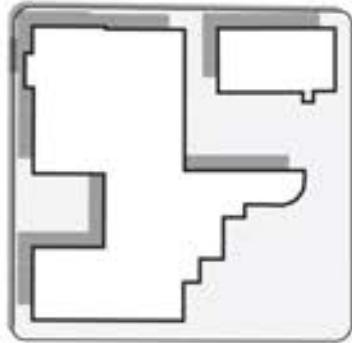
12 TH

13 TH

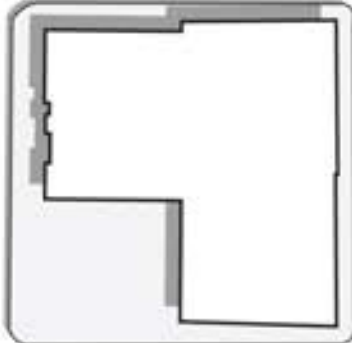


EXCHANGE ST.





DUANE ST.



13 TH

12 TH

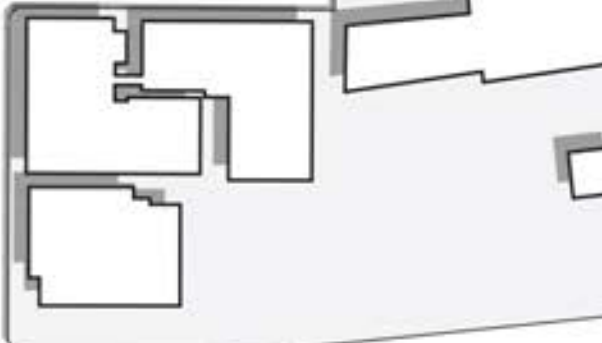
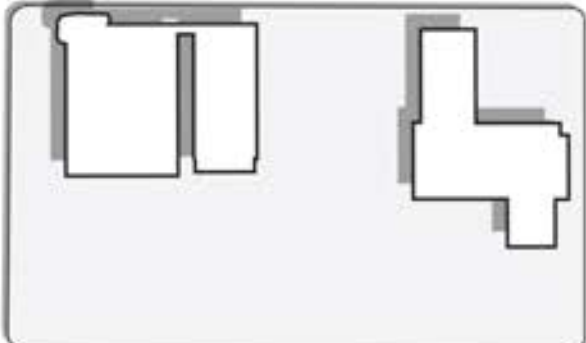
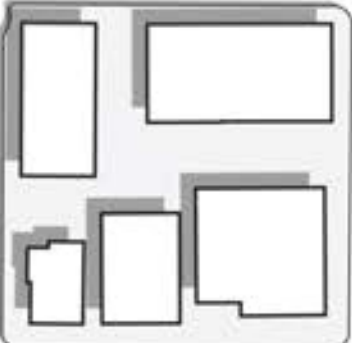
Garden

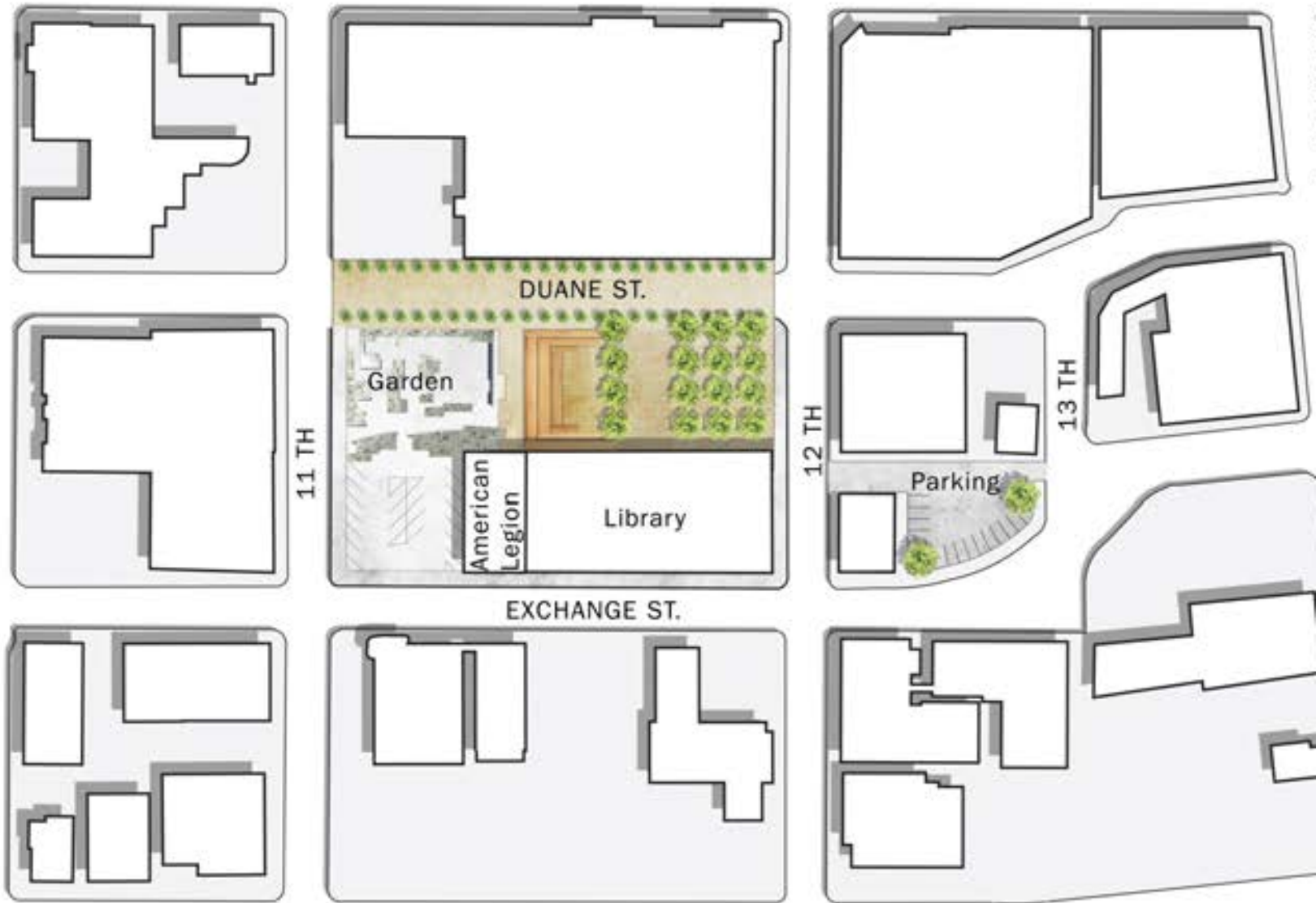
American Legion

Library

Parking

EXCHANGE ST.







HERITAGE SQUARE

WALKER | MACY

HACKER