The site could become a connector, activating Tolson Alley and C Street and providing a pedestrian link to the Riverfront Park trails.

Alleys enhance walkability, provide intimate and personal spaces removed from traffic, create additional storefront spaces, and are great sites for festivals and cultural activities.

**Urban Connections**

Drive way and drive aisle locations minimize visual impact of parking from right-of-ways and from pedestrian walkways.

Non-residential uses are organized around public space in order to further activate the courtyard and Tolson Alley.

**Site Strategy**

**Future**

**Existing**

**Future Urban Connections**

**Future Site Strategy**

**Building Types**

**Multi-Family Elevator**

- **Building Number**
- **Unit Type**
- **Quantity**
- **Area**
  - Loft: 6 units, 6,260 GSF
  - Flat: 30 units, 26,020 GSF
  - Amenity: - 1,990 GSF

**Multi-Family Walk-Up**

- **Building Number**
- **Unit Type**
- **Quantity**
- **Area**
  - Flat: 10 units, 9,230 GSF
  - Flat: 9 units, 9,590 GSF
  - Amenity: - 1,310 GSF
  - Flat: 9 units, 9,760 GSF
  - Amenity: - 1,530 GSF

**Mezzanine Units**

- **Building Number**
- **Unit Type**
- **Quantity**
- **Area**
  - Mezzanine 1: 5,500 GSF
  - Mezzanine 2: 7,200 GSF

Total: 73 units, 70,200 GSF

Parking: 72 spaces (3 ADA spaces)

Non-residential uses are organized around public space in order to further activate the courtyard and Tolson Alley.