



**MKM**

architecture + design

# DECATUR HOUSING STUDY

Initial Development Concept  
June 13, 2024

# EXISTING CONDITION

## PRE-DEVELOPMENT ANALYSIS

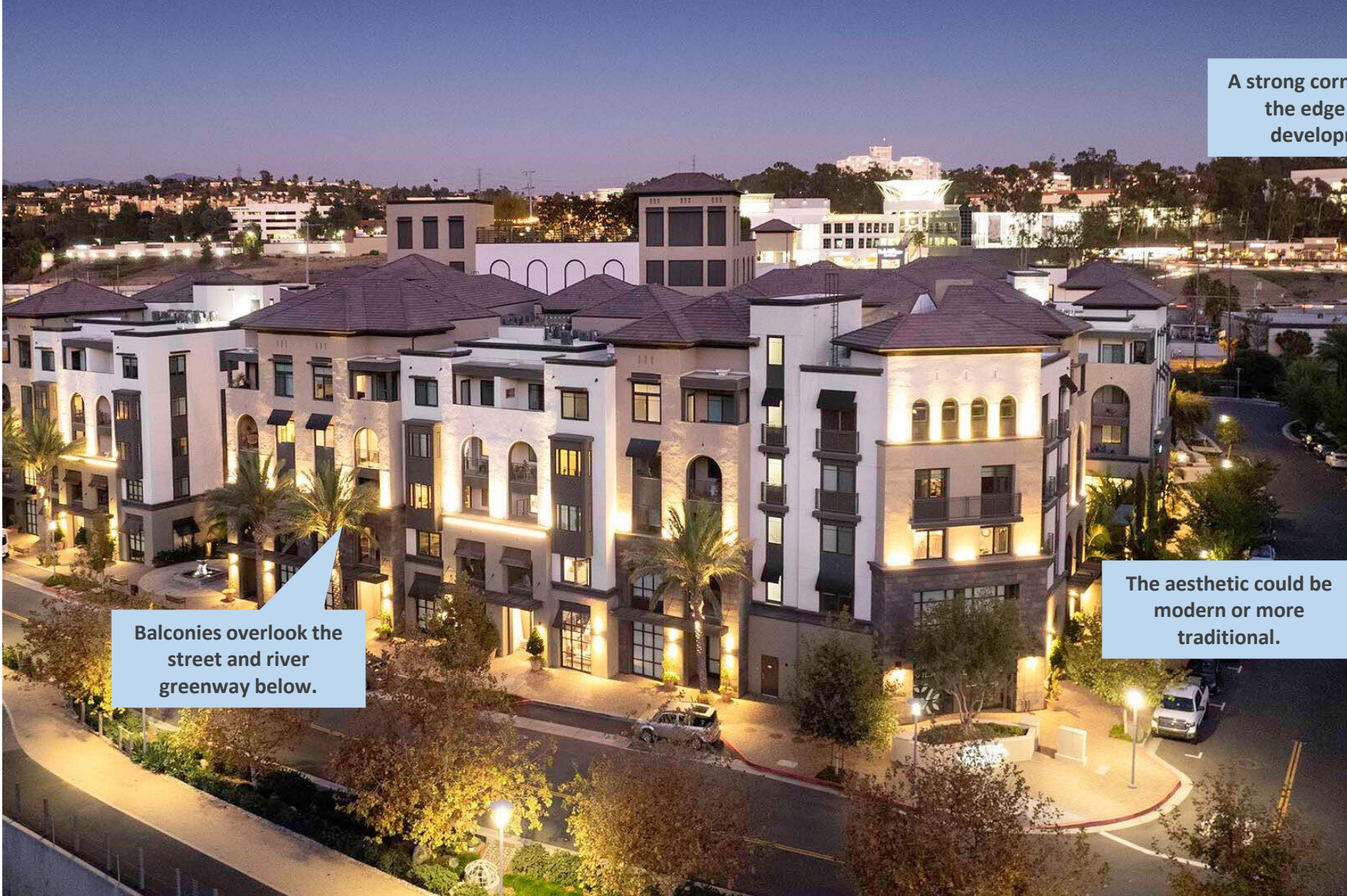


Allocate for future parking to supplement development.

- DEVELOPMENT CONSIDERATIONS:**
1. Proposed development must avoid utility easement along river.
  2. Provide housing to maximize development interest and feasibility.
  3. Consider how multiple developers could be engaged for various components of the development.

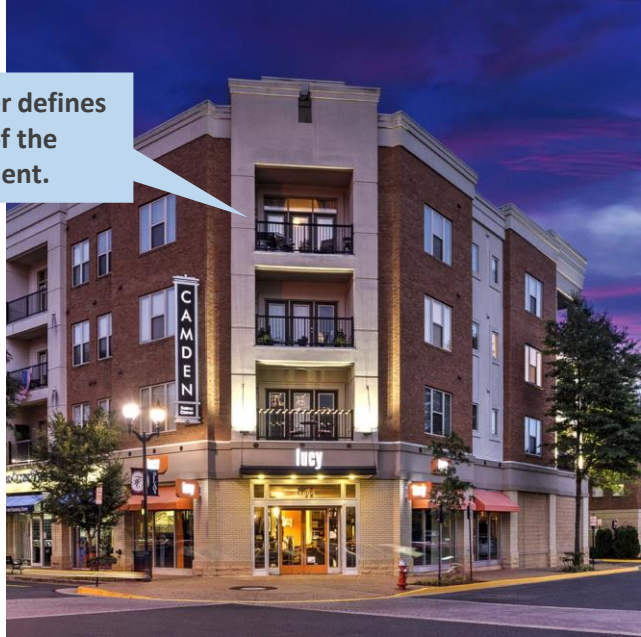
# INITIAL CONCEPT

## EXTERIOR DESIGN INSPIRATION



Balconies overlook the street and river greenway below.

A strong corner defines the edge of the development.



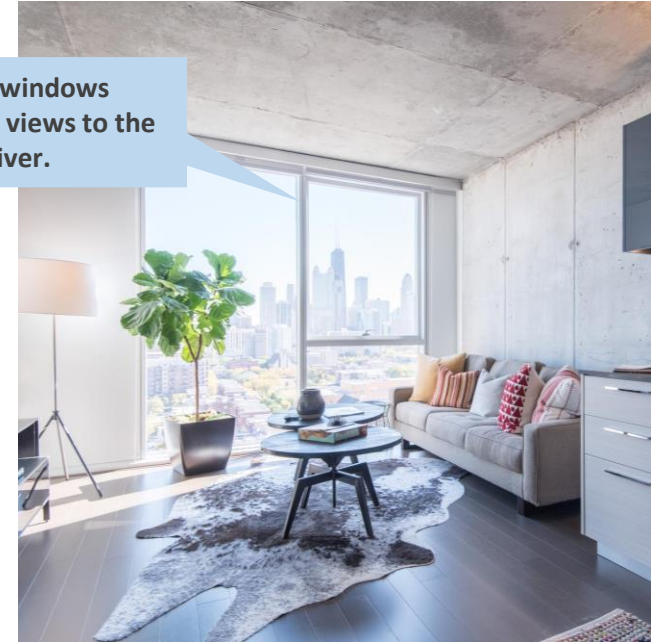
The aesthetic could be modern or more traditional.

# INITIAL CONCEPT

## INTERIOR DESIGN INSPIRATION



Large windows optimizes views to the river.



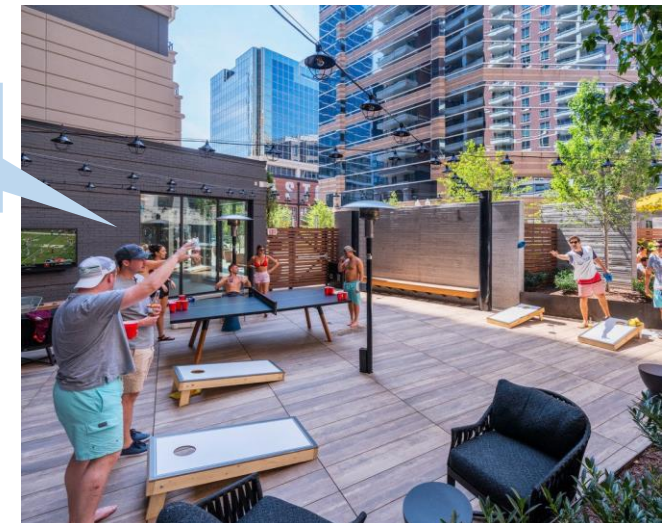
# INITIAL CONCEPT

## INTERIOR DESIGN INSPIRATION



# INITIAL CONCEPT

## SITE DESIGN INSPIRATION



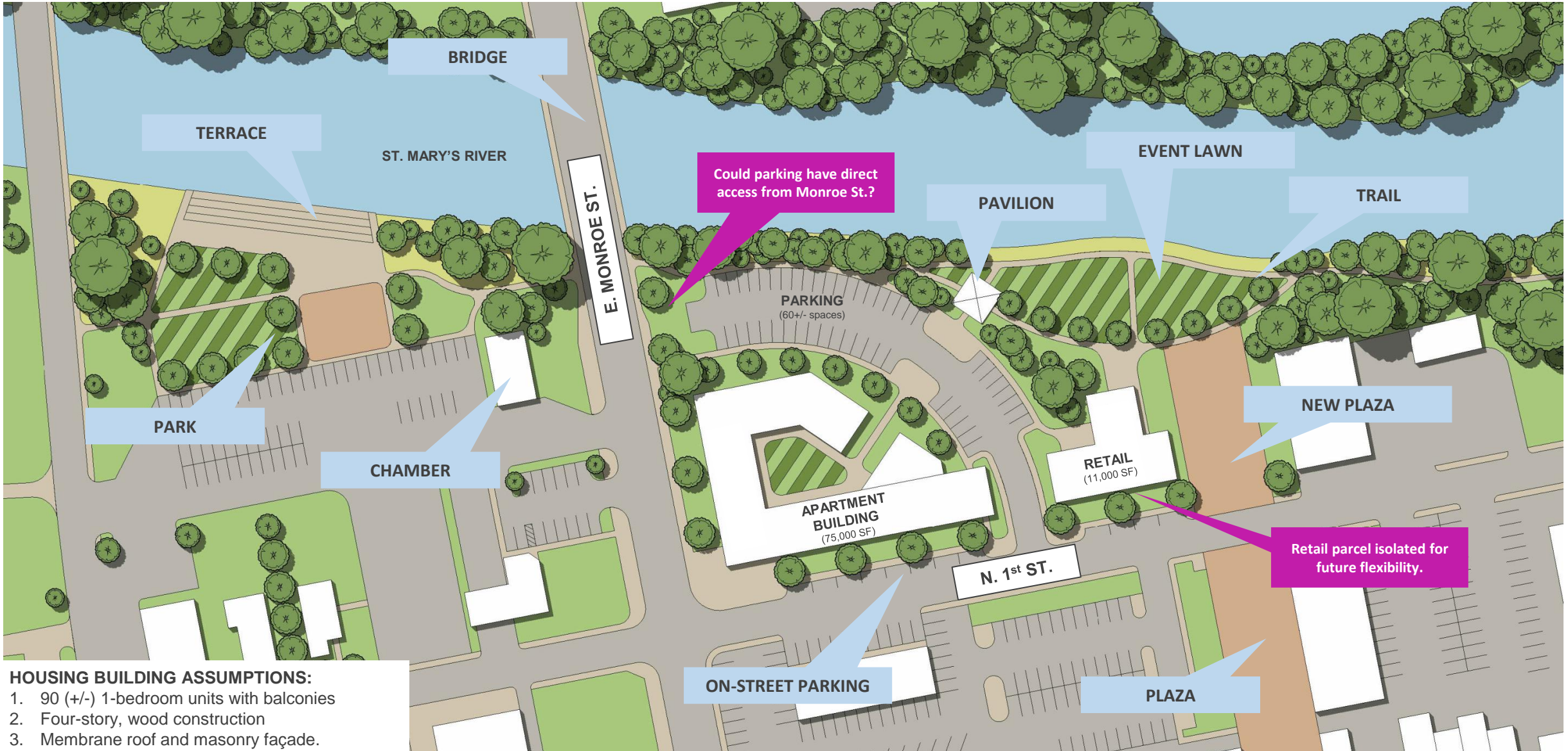
# INITIAL CONCEPT

## RETAIL DESIGN INSPIRATION



# INITIAL CONCEPT

## PROPOSED DEVELOPMENT: Site plan





# INITIAL CONCEPT

## PRELIMINARY DEVELOPMENT CONCEPT



# INITIAL CONCEPT

## PRELIMINARY DEVELOPMENT CONCEPT



Rooftop plaza overlooks downtown and the streetscape below.

Building position screens parking beyond.

Retail address the street and buffer seating beyond.

# INITIAL CONCEPT

## PRELIMINARY DEVELOPMENT CONCEPT



Rooftop plaza overlooks downtown and the streetscape below.

Balconies overlook the streetscape below.

Strong corner anchors development and resident entrance.

# INITIAL CONCEPT

## PRELIMINARY DEVELOPMENT CONCEPT



Rooftop plaza overlooks downtown and the streetscape below.

Balconies overlook the streetscape below.

Building position screens parking beyond.

On-street parking buffers pedestrian activity at sidewalk.

SOUTHWEST PERSPECTIVE

# INITIAL CONCEPT

## PRELIMINARY DEVELOPMENT CONCEPT



Existing street plaza can extend into the development.

Balconies overlook the river below.

Plaza nestled within an interior courtyard.

Rooftop patio overlooks adjacent river and plaza.

River greenway trail meanders through the development.

Pavilion can host small gatherings or entertainment.

SOUTHEAST AERIAL

# INITIAL CONCEPT

## PRELIMINARY DEVELOPMENT CONCEPT



Existing street plaza can extend into the development.

Rooftop patio overlooks adjacent river and plaza.

Splashpad located at the end of plaza adjacent to river.

Outdoor seating overlooks plaza and river.