



MKM

architecture + design

HUNTINGTON DOWNTOWN REDEVELOPMENT

Preliminary Design Discussion
August 7, 2024

INITIAL CONCEPT

EXISTING CONDITION: Defining the Context



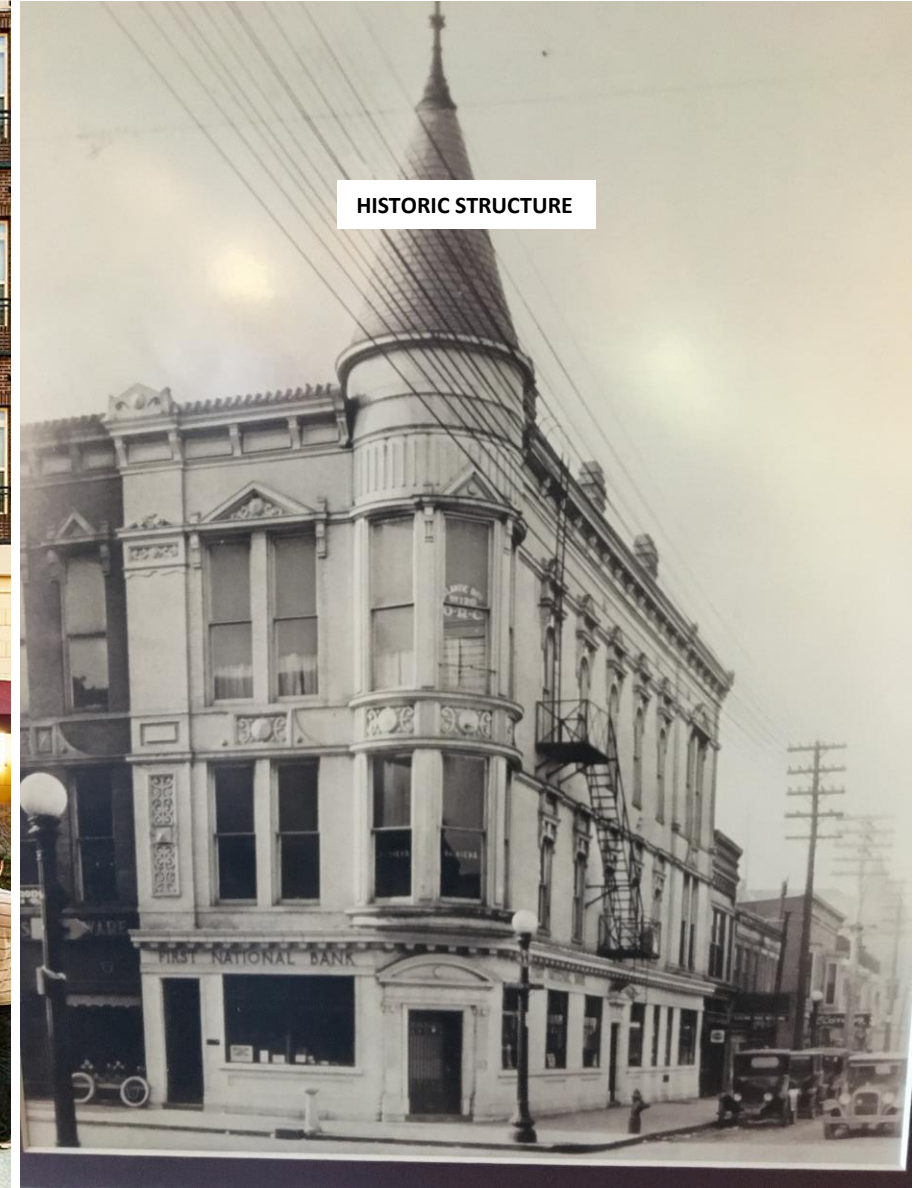
INITIAL CONCEPT

EXISTING CONDITION: Defining the Context



INITIAL CONCEPT

EXTERIOR DESIGN INSPIRATION



INITIAL CONCEPT

PRELIMINARY FLOOR PLAN



UNIT BREAKDOWN:

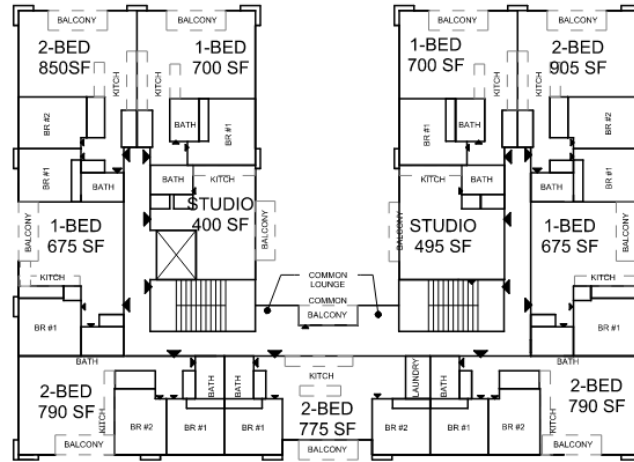
- Studios: 8
- 1-Bed Units: 16
- 2-Bed Units: 20

TOTAL SQUARE FOOTAGE

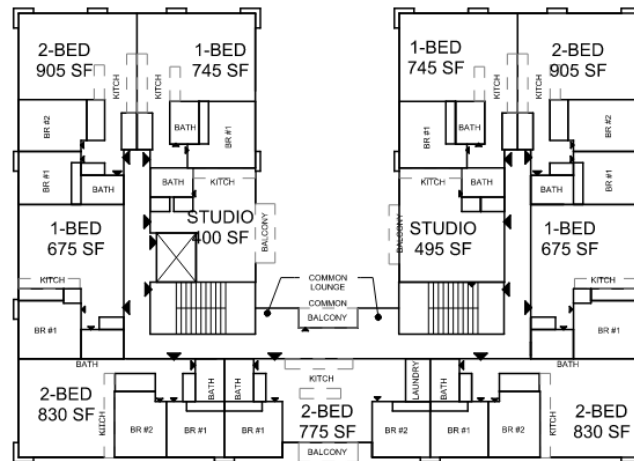
- 47,150 SF (+/-)

PARKING

- 28 Surface Lot Spots
- 8 Private garages

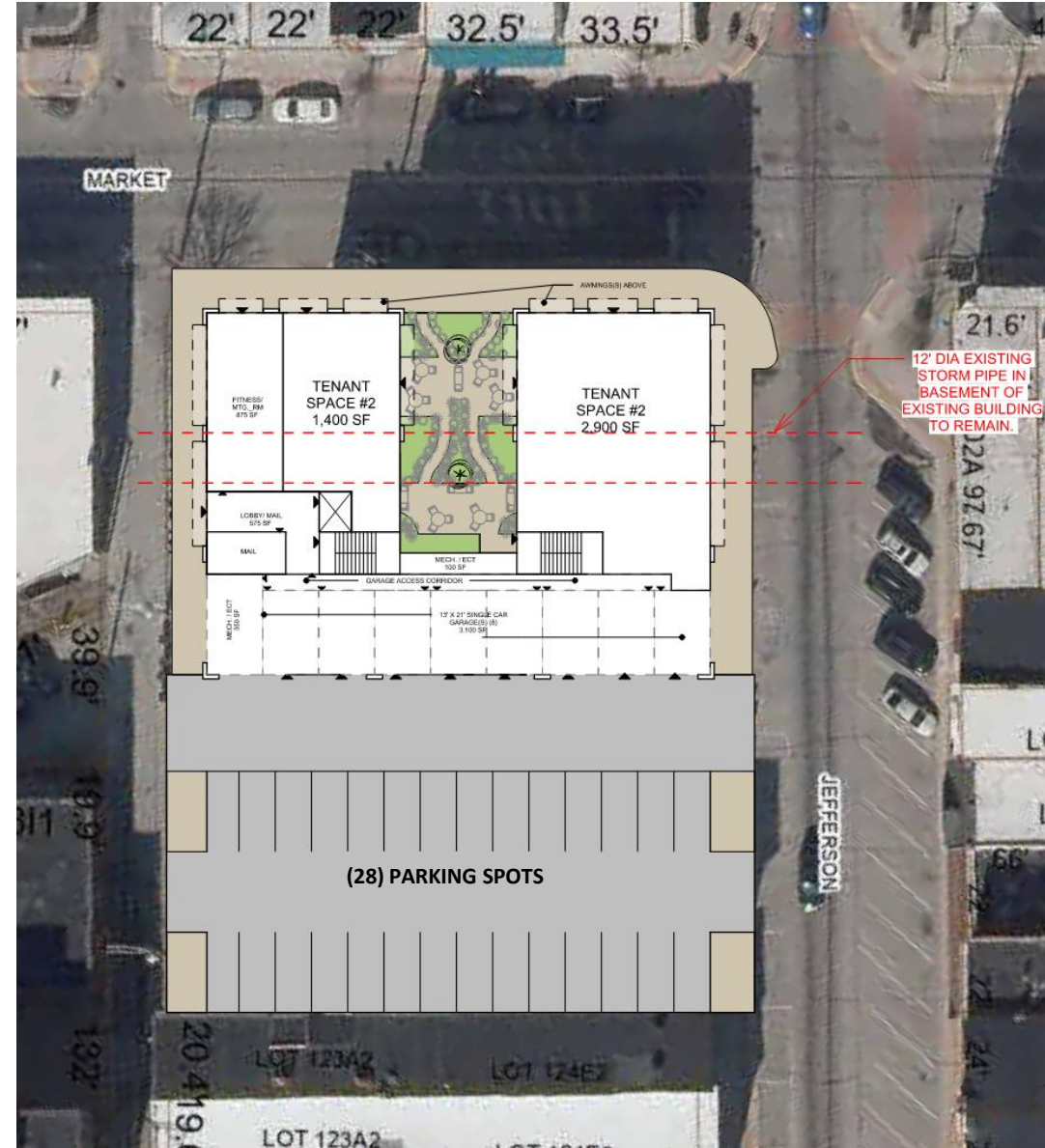


LEVEL 5 FLOOR PLAN



LEVEL 2/ 3/ 4 FLOOR PLANS

DESIGN NOTE: A central, street-level pocket park offers pedestrian activity and a central focus for the interior balconies and terraces.

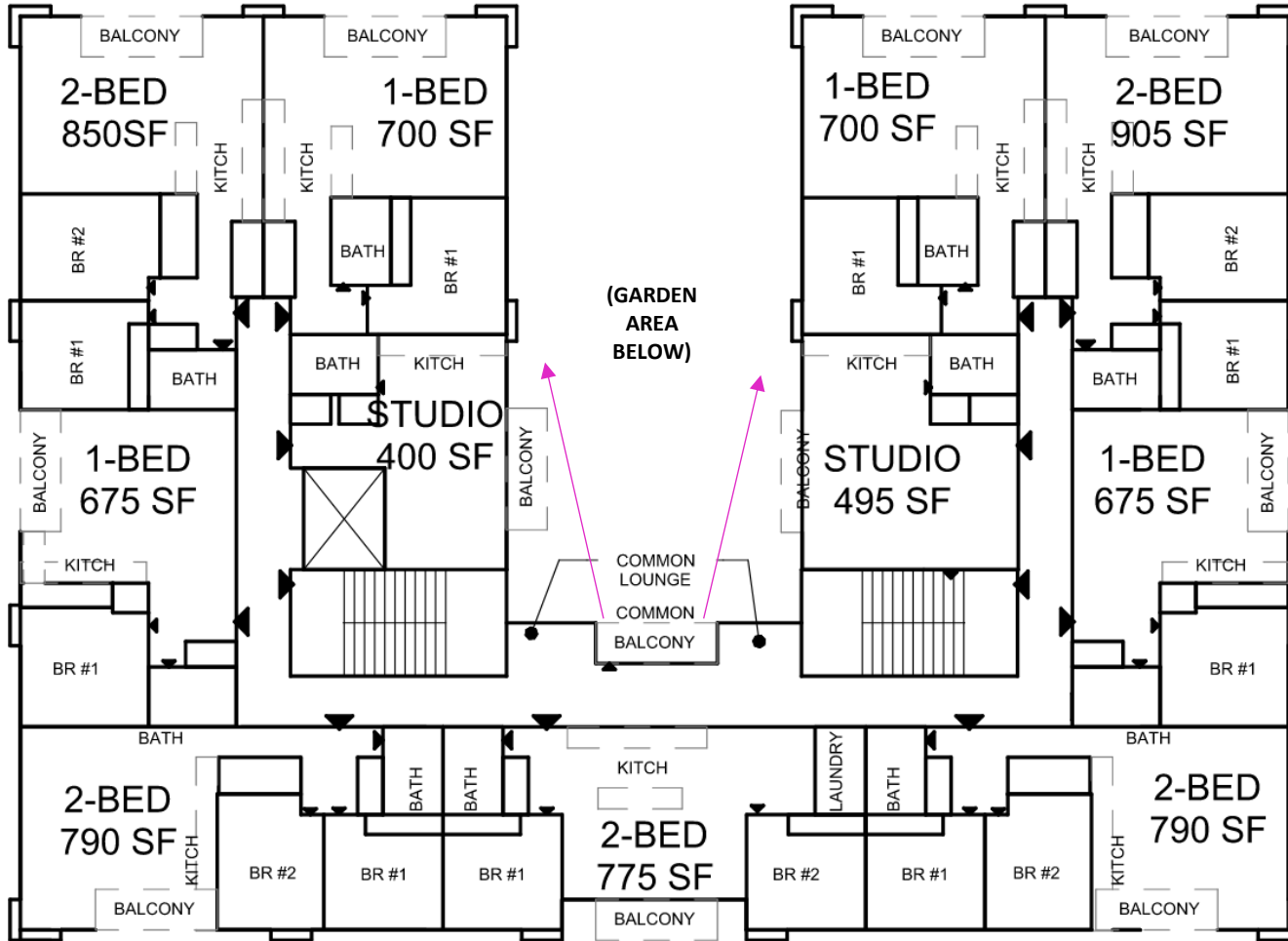


12' DIA EXISTING STORM PIPE IN BASEMENT OF EXISTING BUILDING TO REMAIN.

(28) PARKING SPOTS

INITIAL CONCEPT

PRELIMINARY FLOOR PLAN: Typical Residential Floor



INITIAL CONCEPT

PRELIMINARY DESIGN CONCEPT

DESIGN NOTE: Provide a historically respectful design that offers modern living and street-level activity.

Cantilevered balconied overlook outdoor garden below.

Recessed apartment balconies along fourth-floor units.



NORTH ELEVATION

HUNTINGTON DOWNTOWN REDEVELOPMENT | August 07, 2024

©MKM | 7

INITIAL CONCEPT

PRELIMINARY DESIGN CONCEPT

DESIGN NOTE: The massing of the building looks to utilize historic proportions and materials to provide a balanced and formal presences along the street.

Recessed apartment balconies along fourth-floor units.

Resident parking located on lot south of proposed building.

Main resident entry with shared amenities (fitness, meeting rooms, etc.)

Private garages with internal access to apartment lobby.

INITIAL CONCEPT

PRELIMINARY DESIGN CONCEPT



Recessed apartment balconies along fourth-floor units.

Primary tenant entry of street corner façade.

Private garages with internal access to apartment lobby.

Resident parking located on lot south of proposed building.

INITIAL CONCEPT

PRELIMINARY DESIGN CONCEPT



INITIAL CONCEPT

PRELIMINARY DESIGN CONCEPT

Recessed apartment balconies along fourth-floor units.

Resident parking located on lot south of proposed building.

Main resident entry with shared amenities (fitness, meeting rooms, etc.)

NORTHEAST PERSPECTIVE

HUNTINGTON DOWNTOWN REDEVELOPMENT | August 07, 2024

©MKM | 11