

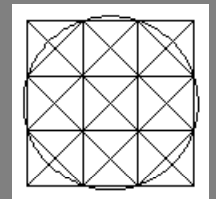


APPENDIX I – Stakeholder and Community Presentation on the preferred Development Scenario

ARCHITECTURAL ANALYSIS

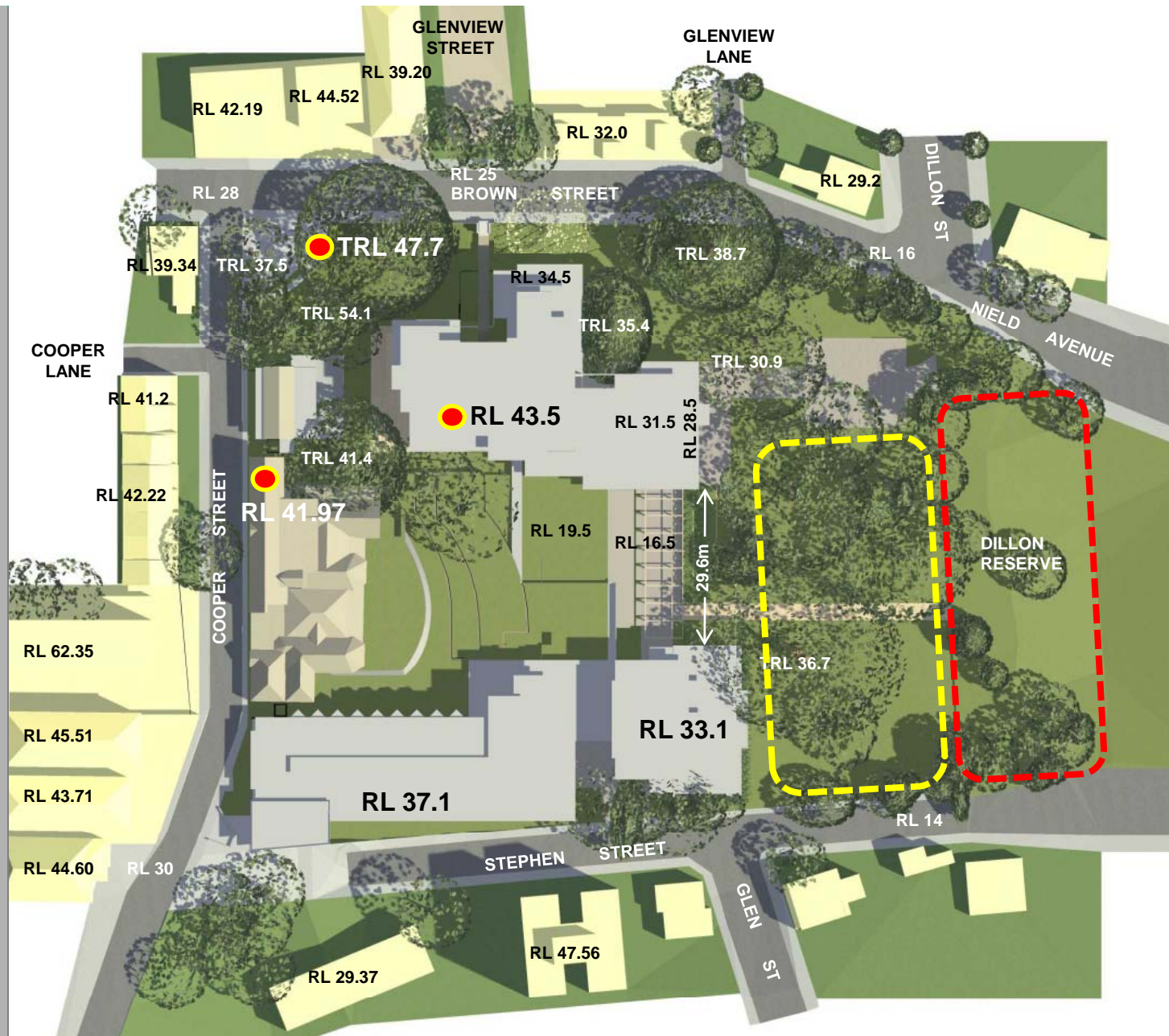
THE TERRACES

SCOTTISH HOSPITAL SITE



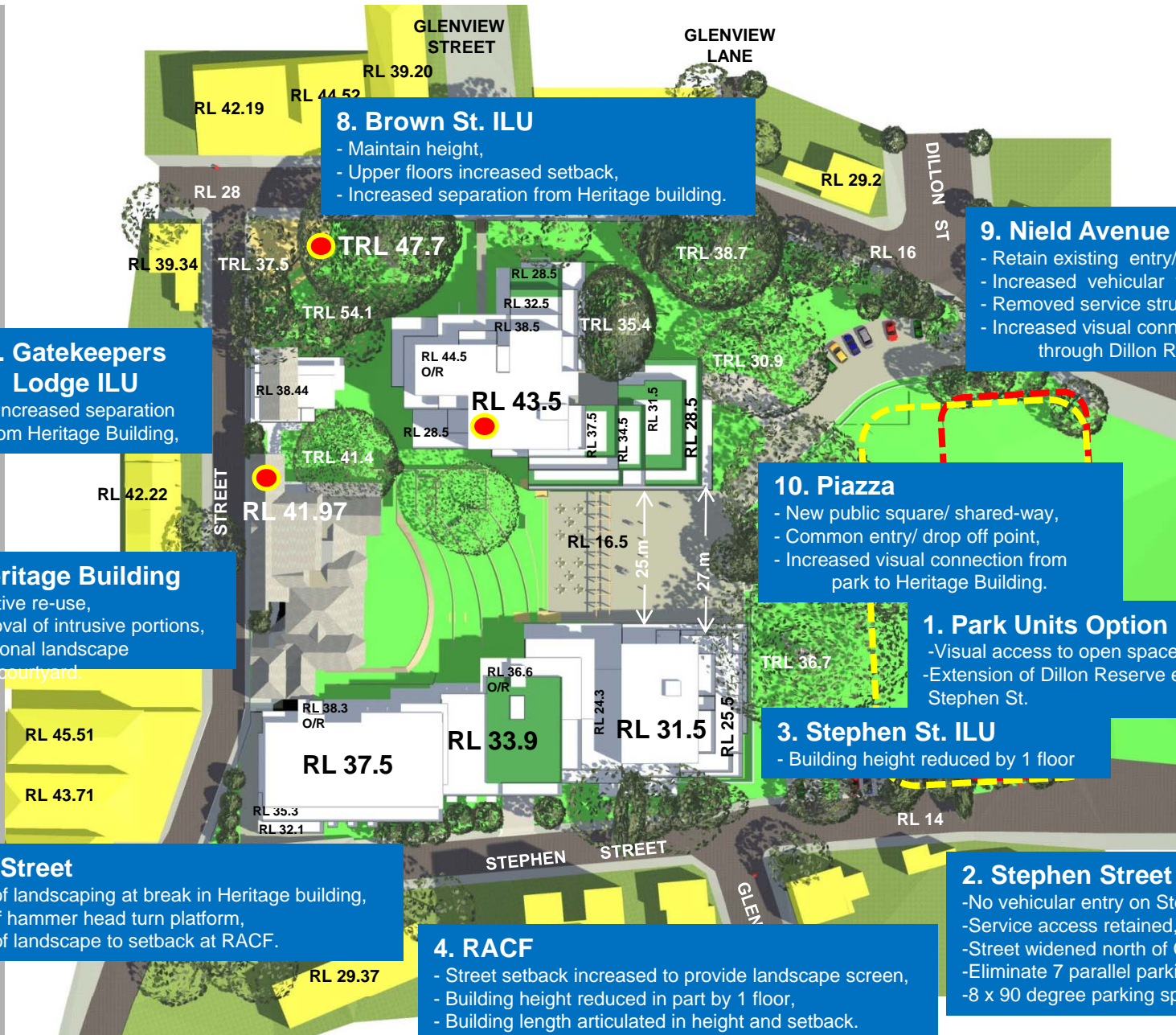
jpr a





PREVIOUS MASTERPLAN (WITHOUT PARK UNITS)

PRESENTED 3RD/4TH MAY, 2010



PREFERRED MASTER PLAN

SUMMARY:

1. **Park Units Option not pursued**
 - Visual access to open space maximized,
 - Extension of Dillon Reserve extends to Stephen St,
2. **Stephen Street**
 - No vehicular entry on Stephen Street,
 - Service access retained,
 - Street widened north of Glen St intersection,
 - Eliminate 7 parallel parking spaces,
 - 8 x 90 degree parking spaces proposed,
3. **Stephen St. ILU**
 - Building height reduced by 1 floor,
4. **RACF**
 - Street setback increased to provide landscape screen,
 - Building height reduced in part by 1 floor,
 - Building length articulated in height and setback,
5. **Cooper Street**
 - Introduction of landscaping at break in Heritage building,
 - Elimination of hammer head turn platform,
 - Introduction of landscape to setback at RACF.
6. **Heritage Building**
 - Adaptive re-use,
 - Removal of intrusive portions,
 - Additional landscape courtyard.
7. **Gatekeepers Lodge ILU**
 - Increased separation from Heritage Building,
8. **Brown St. ILU**
 - Maintain height,
 - Upper floors increased setback,
 - Increased separation from Heritage building,
9. **Nield Avenue Entry**
 - Retain existing entry/exit,
 - Increased vehicular visibility/ safety,
 - Removed service structure,
 - Increased visual connections through Dillon Reserve.
10. **Piazza**
 - New public square/ shared-way,
 - Common entry/ drop off point
 - Increased visual connection from park to Heritage Building.



HOW DOES THIS TRANSLATE IN ELEVATION?



COOPER STREET ELEVATION



PREVIOUS MASTERPLAN (WITHOUT PARK UNITS)

COOPER STREET ELEVATION

PRESENTED 3RD/4TH MAY, 2010



PREFERRED MASTERPLAN

COOPER STREET ELEVATION



STEPHEN STREET ELEVATION



PREVIOUS MASTERPLAN (WITHOUT PARK UNITS)

PRESENTED 3RD/4TH MAY, 2010

STEPHEN STREET ELEVATION

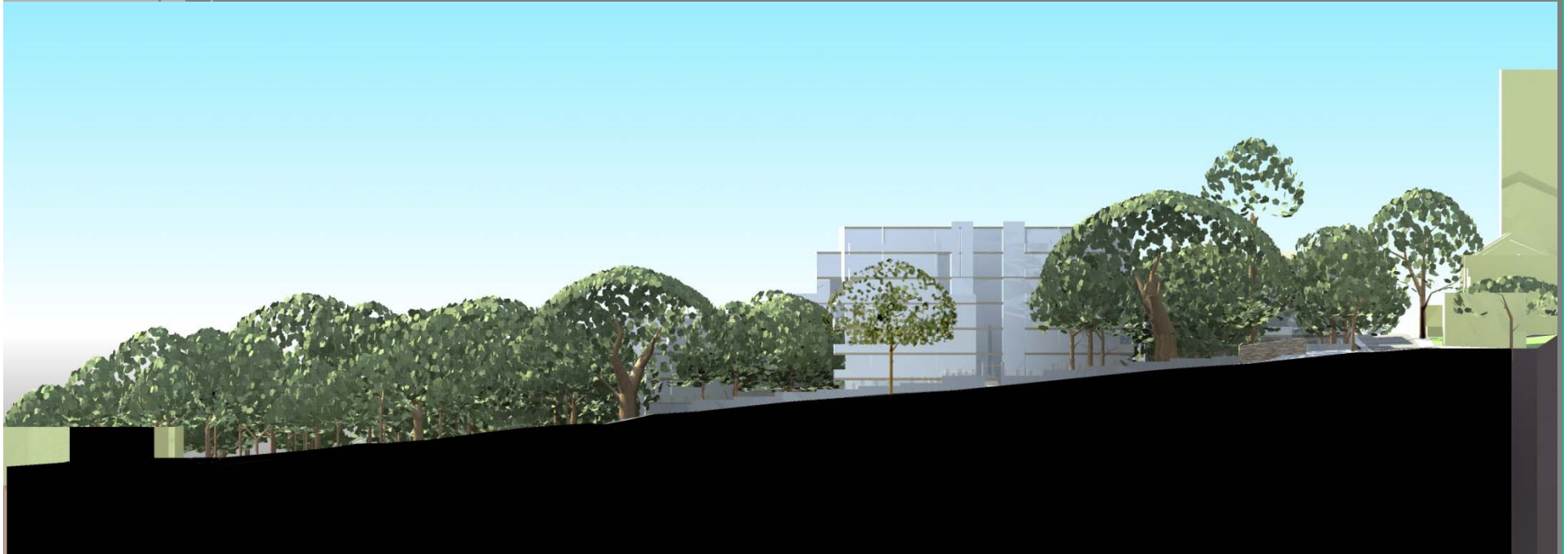


PREFERRED MASTERPLAN

STEPHEN STREET ELEVATION



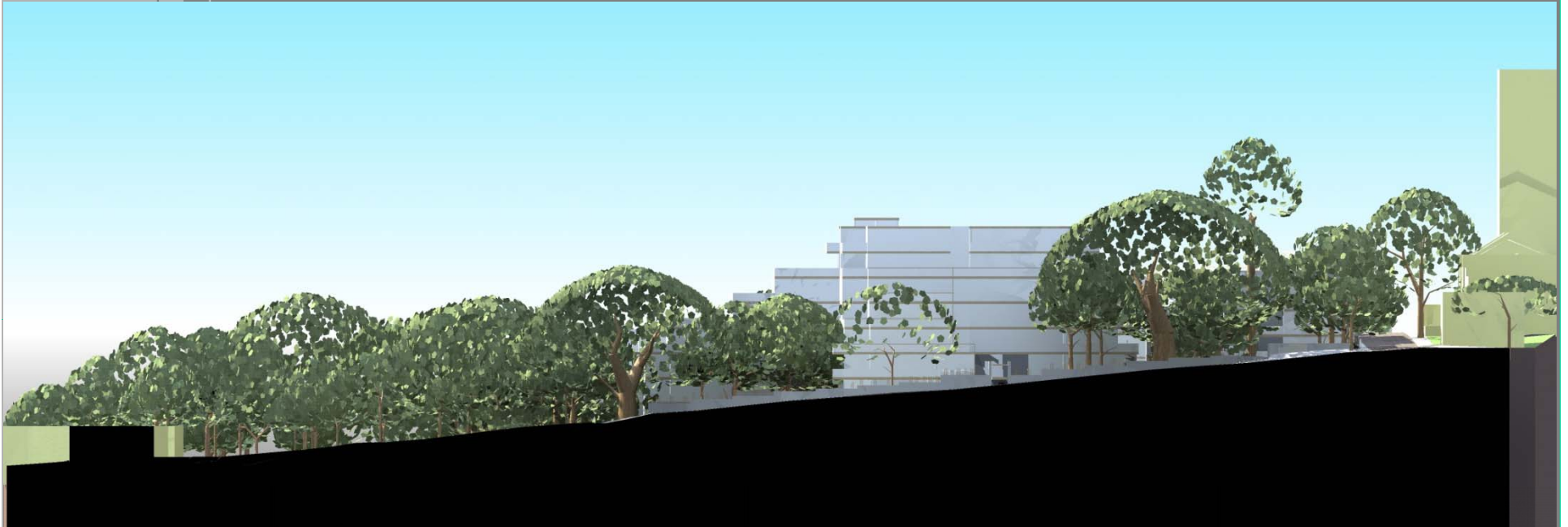
BROWN STREET ELEVATION



PREVIOUS MASTERPLAN (WITHOUT PARK UNITS)

PRESENTED 3RD/4TH MAY, 2010

BROWN STREET ELEVATION

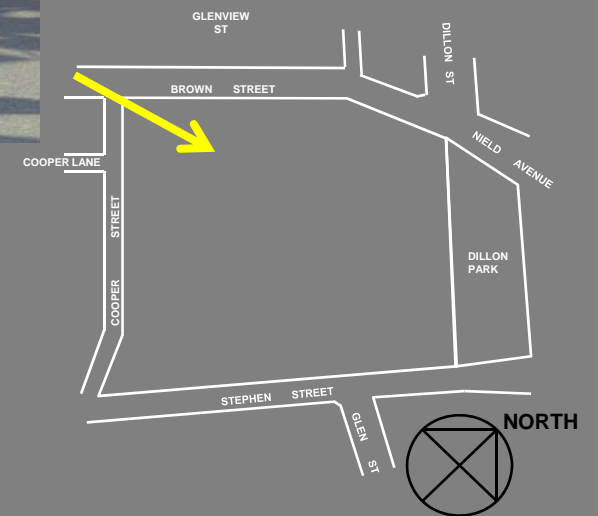


PREFERRED MASTERPLAN

BROWN STREET ELEVATION



WHAT DOES THIS MEAN TO PEDESTRIAN?



PREVIOUS MASTERPLAN (WITHOUT PARK UNITS)

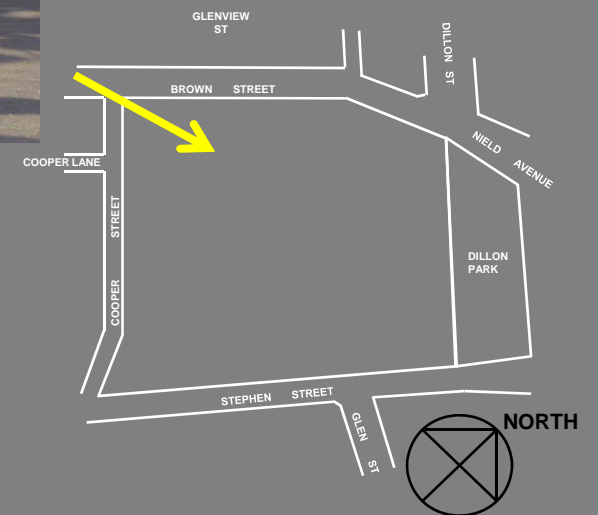
PRESENTED 3RD/4TH MAY, 2010

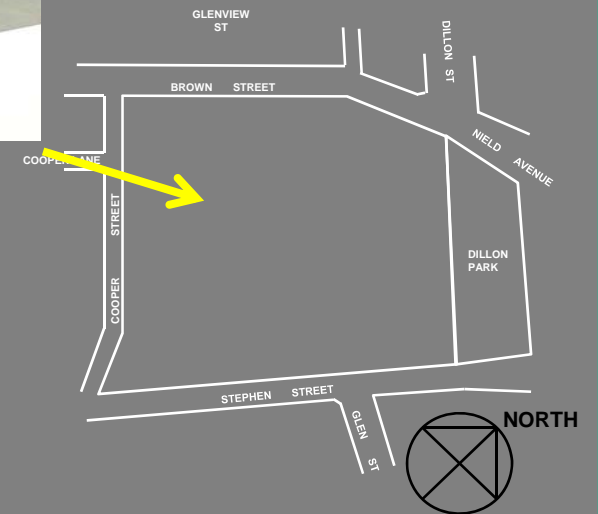
VIEW 1: BROWN ST / COOPER ST



PREFERRED MASTER PLAN

VIEW 1: BROWN ST / COOPER ST





PREVIOUS MASTERPLAN (WITHOUT PARK UNITS)

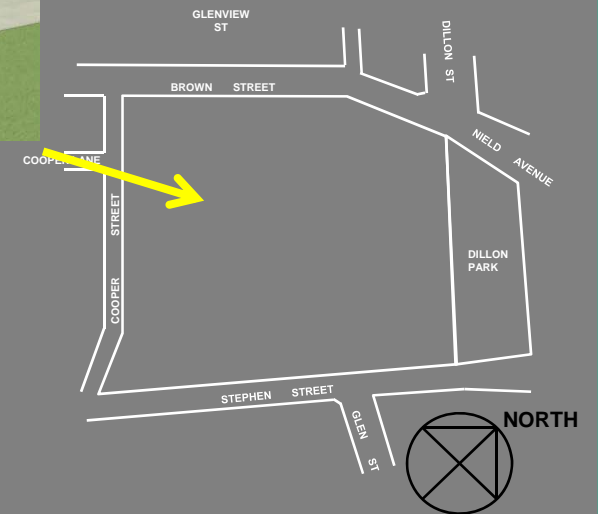
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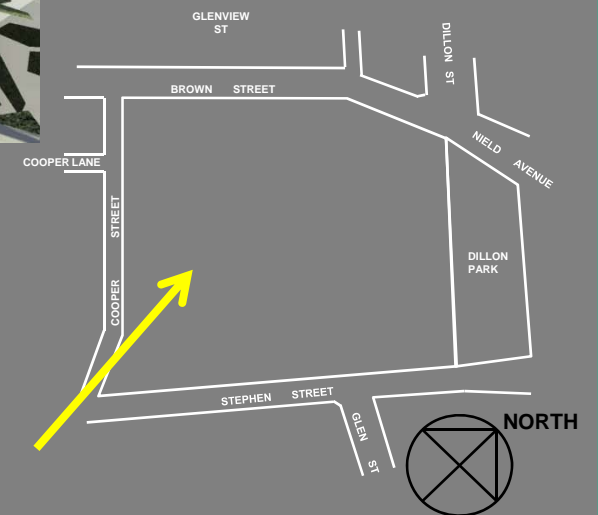
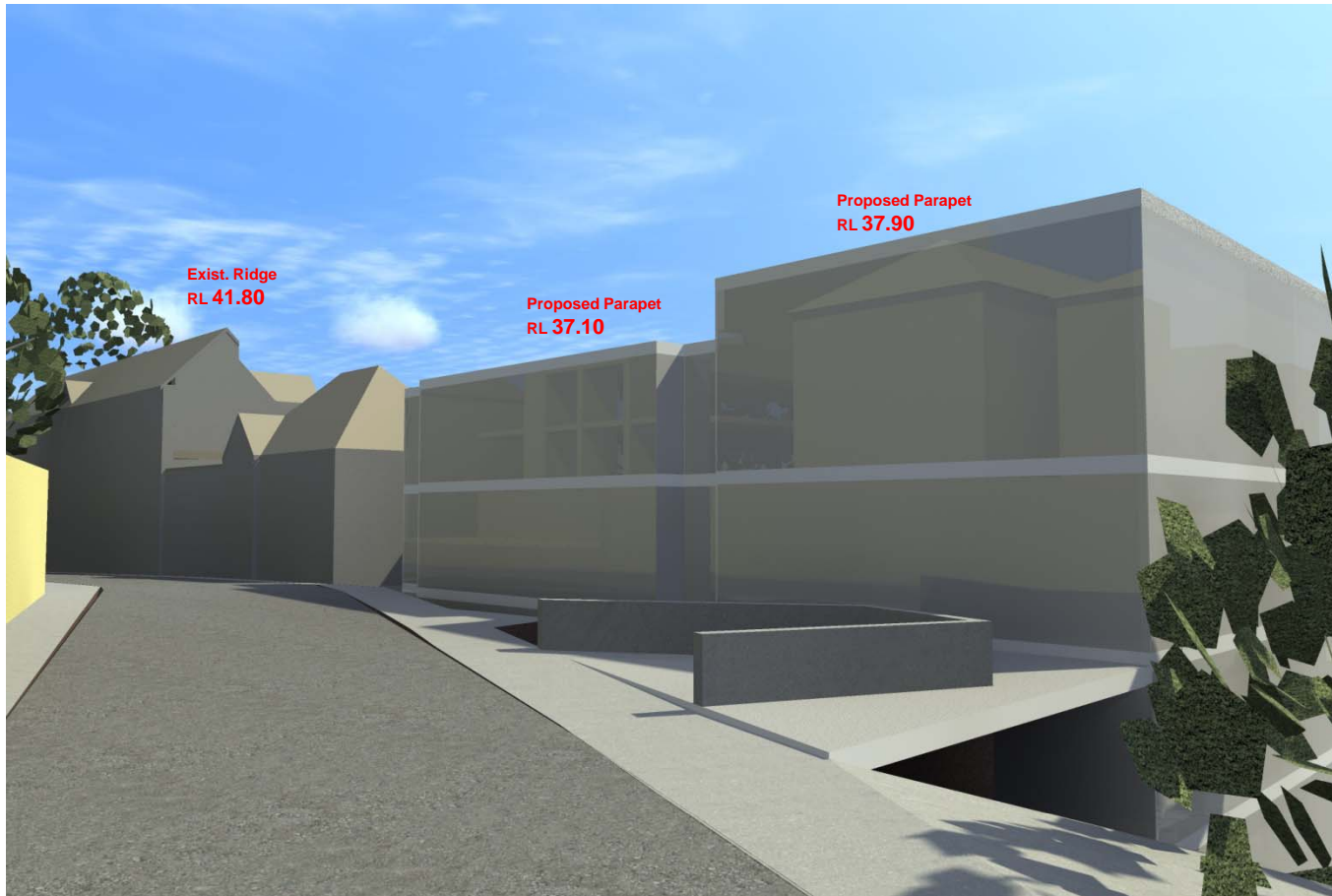
VIEW 2: COOPER LN / COOPER ST



PREFERRED MASTERPLAN

VIEW 2: COOPER LN / COOPER ST





PREVIOUS MASTERPLAN (WITHOUT PARK UNITS)

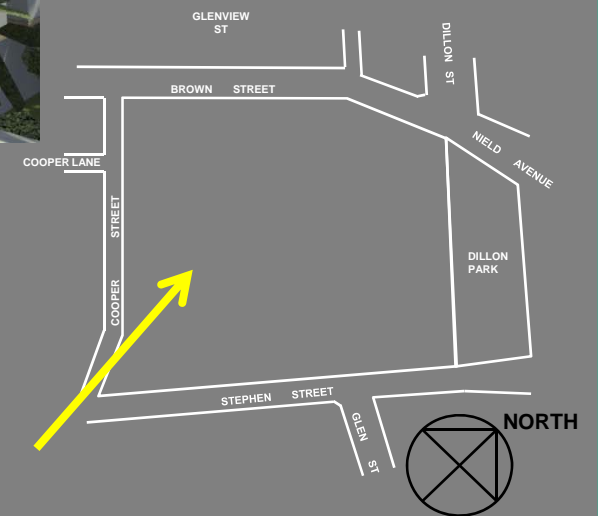
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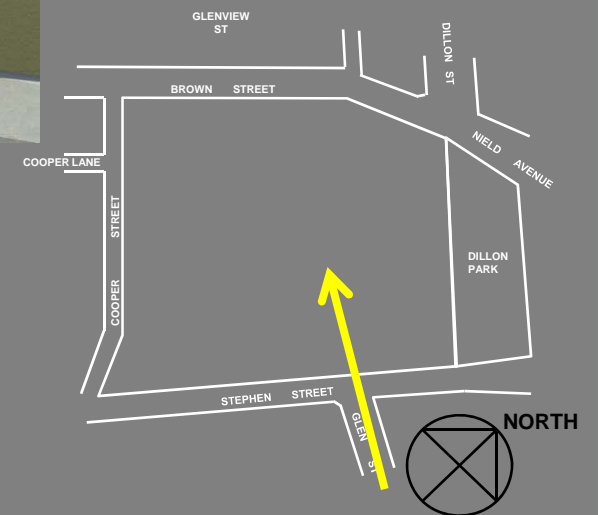
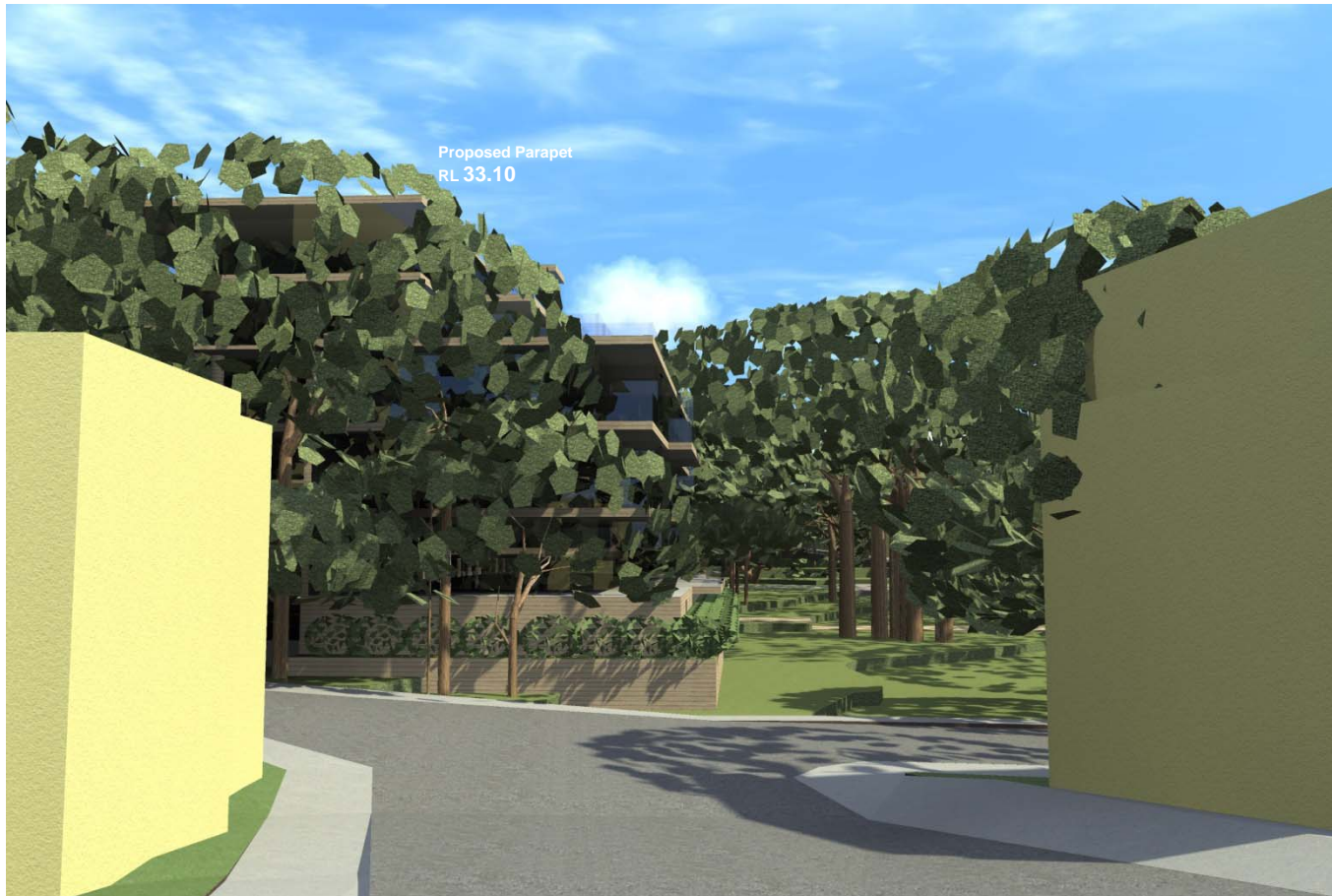
VIEW 3: COOPER ST / STEPHEN ST

Proposed Parapet
RL 37.50

PREFERRED MASTERPLAN

VIEW 3: COOPER ST / STEPHEN ST

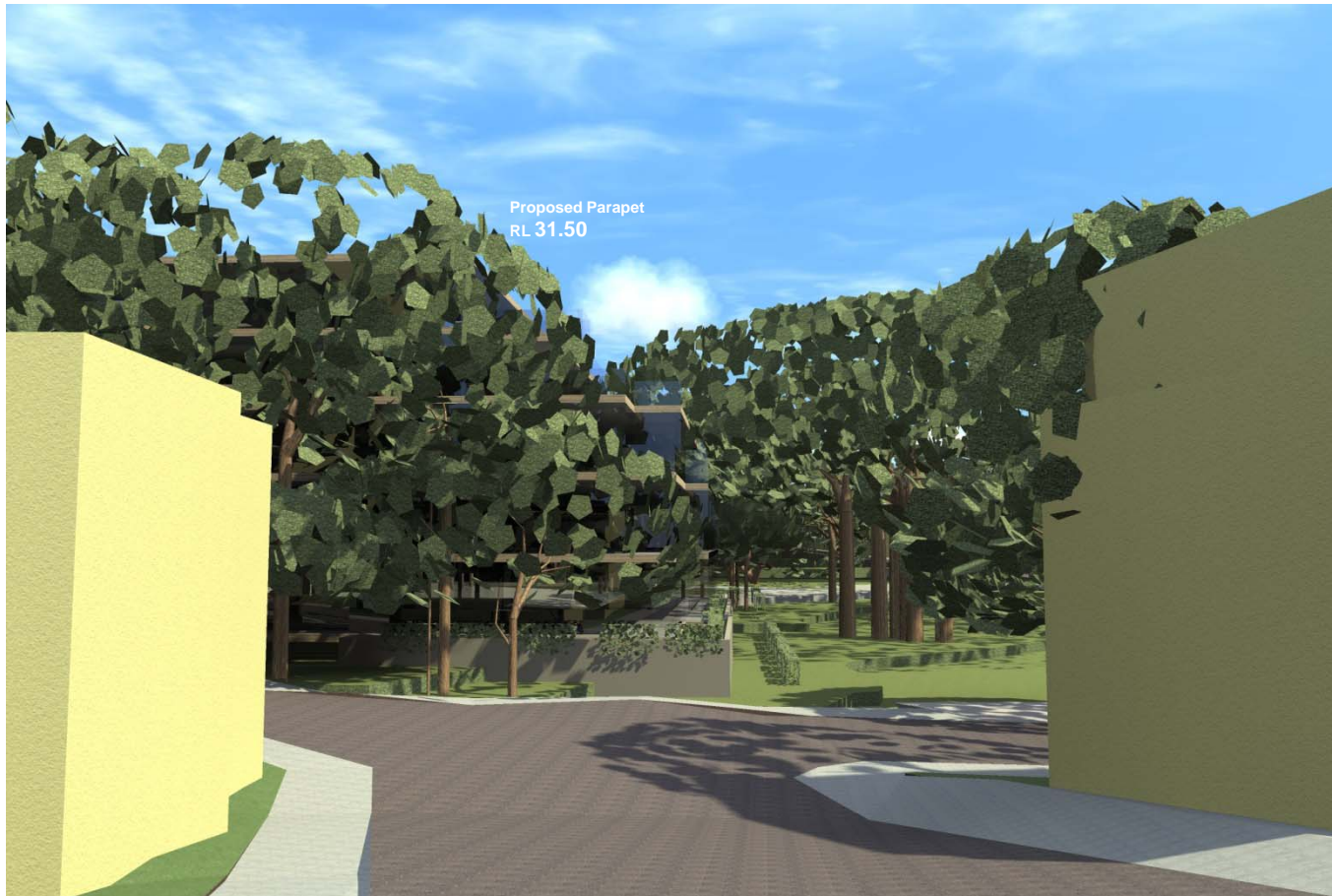




PREVIOUS MASTERPLAN (WITHOUT PARK UNITS)

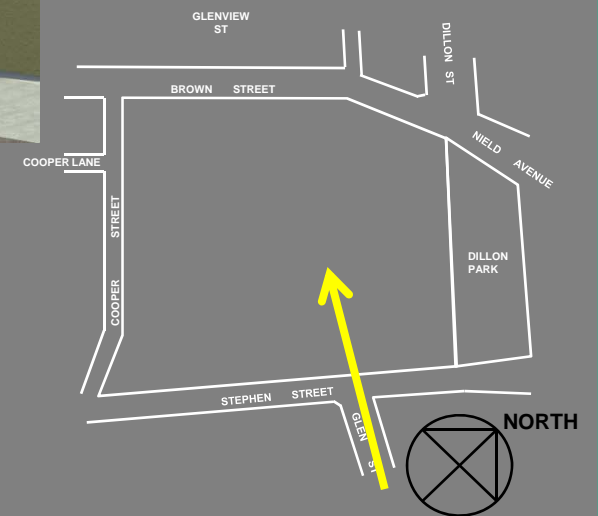
PRESENTED 3RD/4TH MAY, 2010

VIEW 4: GLEN ST / STEPHEN ST



PREFERRED MASTERPLAN

VIEW 4: GLEN ST / STEPHEN ST

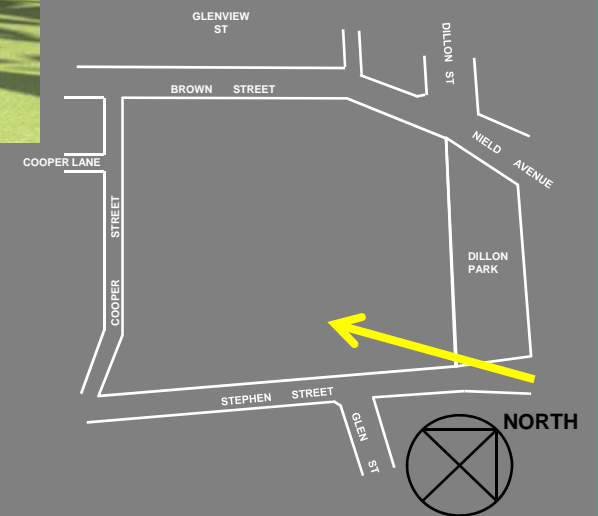




PREVIOUS MASTERPLAN (WITHOUT PARK UNITS)

PRESENTED 3RD/4TH MAY, 2010

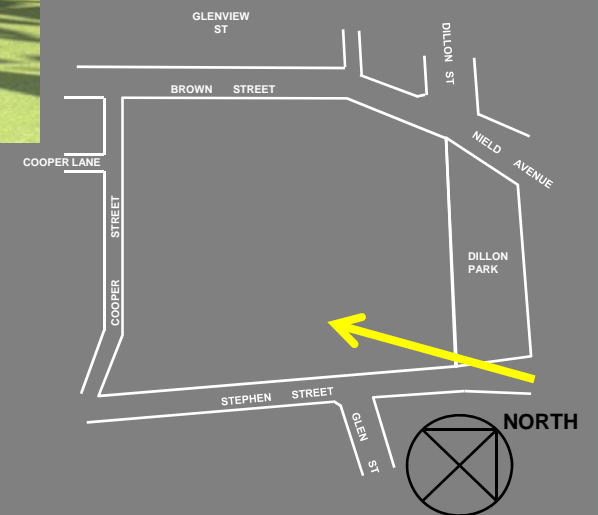
VIEW 5: STEPHEN ST / DILLON PARK

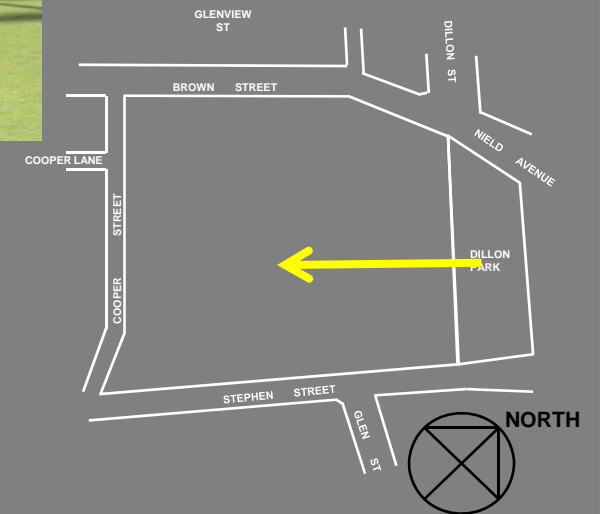




PREFERRED MASTERPLAN

VIEW 5: STEPHEN ST / DILLON PARK

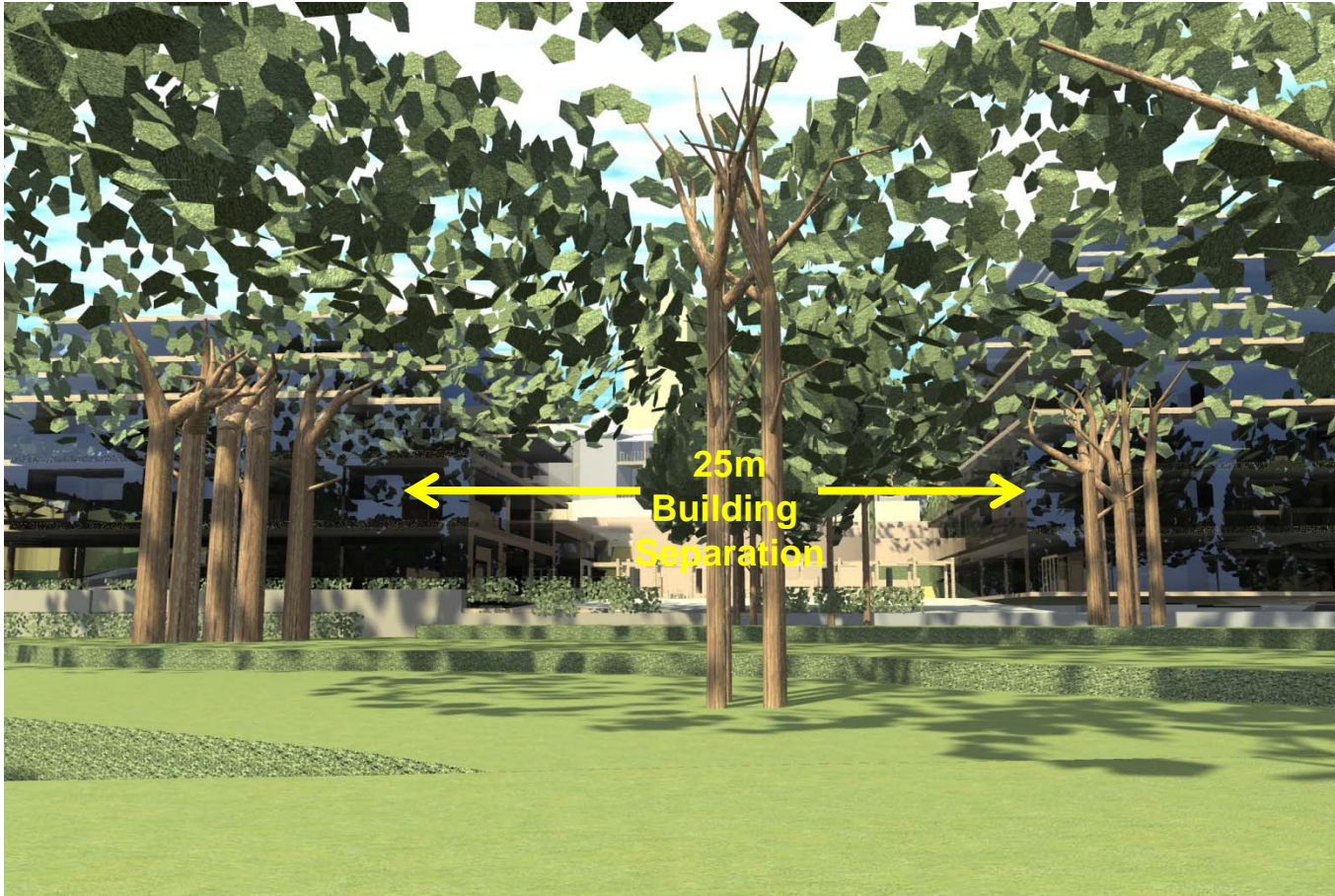




PREVIOUS MASTERPLAN (WITHOUT PARK UNITS)

PRESENTED 3RD/4TH MAY, 2010

VIEW 6: DILLON PARK



PREFERRED MASTERPLAN

VIEW 6: DILLON PARK

