ADAPTIVE REUSE CONCEPT

INDUSTRIAL AESTHETIC + INDOOR/OUTDOOR RELATIONSHIP

DROUGHT TOLERANT LANDSCAPING

PARKLETS

HIGH INTERIOR SPACES + RECYCLED MATERIALS

WOOD SLIDING DOORS + OUTDOOR SEATING

ADAPTIVE REUSE ELEMENTS

INSPIRATIONAL DESIGN IMAGES
ADAPTIVE REUSE CONCEPT

2700 LINCOLN - CASE STUDY SITE
AERIAL PHOTO OF EXISTING CONDITIONS
CASE STUDY SITE - EXISTING

OPPORTUNITIES AND CHALLENGES

BUILDING HEIGHT
Industrial or automotive buildings often have high ceilings and exposed structures to accommodate lifts. High interiors are well-suited for retail or restaurant uses.

PARKING LOT
Large parking lots can be reassigned to the project, often recapturing opportunities for billboards for creating unique spaces.

BUILDING DEPTH
The optimal depth of a space varies according to the user. Generally, spaces should be a minimum of 25' deep for small users and deeper (or wider) for larger tenants.

BUILDING 1
(auto-related use)

BUILDING 2
(auto-related use)

BUILDING 3
(auto sales or rental)

BUILDING 2 (auto-related use)

BUILDING 3 (auto sales or rental)

BUILDING 1 (auto-related use)

BULKHEAD WALLS
Prominent bulkhead walls create opportunities for signage and identity.

REGULAR BAYS
A regular module of individual structural bays accommodates different small tenants or allows assembling bays to create space for larger tenants. Bays could also be removed to create passage spaces or breaks in long buildings.

SIDE STREET ACCESS
Vehicular access from side streets allows for the removal of driveway curb cuts from Lincoln Boulevard creating a safer, more cohesive sidewalk environment.

OPEN CORNER
An open corner can allow for project visibility and flexible open space opportunities.

MONUMENT SIGN
Existing monument signs can be retained and rebranded for project identity.

STREET PARKING
Street parking along Lincoln Boulevard can supplement project parking and increase customer convenience.

FENCING
Fences create a barrier between the project and the sidewalk. Fences should be replaced with landscaping where possible to screen parking while enhancing the appearance of the streetscape.

CORNER BUILDING
Buildings at the bend of the street help to bring the project to the bouquet and activate the public realm.

SIDE STREET FRONTAGE
Business fronting side streets create opportunities for high visibility outdoor uses such as parklets, without impacting traffic flow on Lincoln Boulevard.
ADAPTIVE REUSE CONCEPT

$ NEW PAINT
New exterior paint can be used to quickly and economically transform a facade.

$$ - $$$ NEW LIGHTING
Adding new lighting to accentuate building features or signage adds interest and scale to the project.

$$ NEW SIGNAGE
When tenants are of the same or similar nature, consistent tenant signage can create a cohesive project appearance while allowing for individual tenant identity.

BUILDING 1 (auto-related use)

$ BUILDING 2 (auto-related use)

BUILDING 3 (auto sales or rental)

$ $ $$ BUILDING 1
(2) Provide new storefront in and glazing at existing openings.

$ RELOCATE MAILBOXES
Relocate mail service delivery along the street to create opportunities for project identity, landscaping or open space.

$$ SKYLIGHTS
Consider adding skylights to interior spaces to increase light levels and lower energy demands.

$$ WOOD FACADE
A wood facade can create differentiation between buildings and create a character defining element.

$$ RESTRIPE PARKING
Parking can be restriped to be more efficient, often creating opportunities for additional landscaping, open space or whimsical branding.

PHASE 1
SITE AND FACADE IMPROVEMENT WITH EXISTING TENANTS

NEW STOREFRONT

NEW LANDSCAPING
New landscaping can transform the exterior spaces of a project, increase parking lot shading and reduce water use.

NEW LIGHTING

NEW PAINT

NEW SIGNAGE

NEW STOREFRONT

RELOCATE MAILBOXES

SKYLIGHTS

WOOD FACADE

RESTRIPE PARKING
**PHASE 2**

**SITE IMPROVEMENTS WITH ADAPTIVE REUSE IN BUILDING 1 (EXISTING TENANTS IN BUILDINGS 2 AND 3)**

- **PASEO or PATIO**
  - Regular structural bays allow flexibility for their removal, and the creation of paseos or patios that break up the scale of long buildings.

- **SHADE ELEMENTS**
  - Adding new canopies or trellis structures can enhance entries and create shaded spaces.

- **PARKLET**
  - A parklet on the street can provide additional seating, Line 2 and visibility with less cost than a conventional expansion.

- **IDENTITY Signage**
  - Redbrand existing monument signage creates street presence for the project.

- **REDUCE DRIVEWAY WIDTH**
  - Reduce excessively wide driveways to create a stronger identity and improve streetscape.

- **NEW LANDSCAPING**
  - Continue to expand project landscaping to define areas and enhance aesthetics.

- **SITE LIGHTING**
  - Provide site lighting to invite business, expand hours of operations and improve safety.
ADAPTIVE REUSE CONCEPT

SITE IMPROVEMENTS WITH ADAPTIVE REUSE IN BUILDINGS 1 AND 2 (EXISTING TENANT IN BUILDING 3)

PHASE 3

BUILDING 1 (adaptive reuse)

- **FACADE SCREEN**
  Introduce new materials onto facades of existing buildings by building on top of existing facades rather than extensive reconstruction.

BUILDING 2 (adaptive reuse)

- **NEW DOORS**
  High quality roll up or hinged doors can allow tenants to take full advantage of indoor/outdoor relationships and enhance project image.

BUILDING 3 (auto sales or rental)

- **BICYCLE PARKING**
  Encourage the community to visit the project on bike by providing visible and abundant parking.

- **NEW LANDSCAPING**
  Continue to expand project landscaping to define areas and enhance aesthetics.

- **BRANDING ELEMENTS**
  Introduce unique and whimsical branding elements if appropriate (e.g. knit bombing or graphics) to create memorable moments in the project.

- **NEW PAVING**
  As the project develops, consider permeable paving materials for parking and people spaces.

- **TENANT SIGNAGE**
  As the project diversifies into multiple uses, encourage high quality tenant signs to give the project unique character.

- **OUTDOOR SEATING**
  Create enhanced open spaces with abundant seating for dining and gathering.

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ADAPTIVE REUSE CONCEPT

SITE IMPROVEMENTS WITH ADAPTIVE REUSE IN BUILDINGS 1, 2 AND 3 (ALL NEW TENANTS)

$ - $$$
OUTDOOR SEATING
Creates opportunities to accommodate outdoor seating for dining and gathering.

BUILDING 1
(adaptive reuse)

BUILDING 2
(adaptive reuse)

BUILDING 3
(adaptive reuse)

$ - $$$
POP-UP RETAIL
Utilizes highly visible corners and parking to allow use by food trucks or temporary buildings.

$$
NEW LANDSCAPING
Continue to expand project landscaping to define areas and enhance aesthetics.

$$
PEDESTRIAN LINK
Invites people to arrive by foot by providing inviting walkways from the public sidewalk into the project.

$$$
PARKLET
A parklet on the street can provide additional seating area, and visibility with less cost than a conventional expansion.

$$
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