



AMERICAN EXCHANGE DEVELOPMENT

**VALERIO
DEWALT
TRAIN**

JULY 13, 2020

PROPOSED LAND COMBINATION

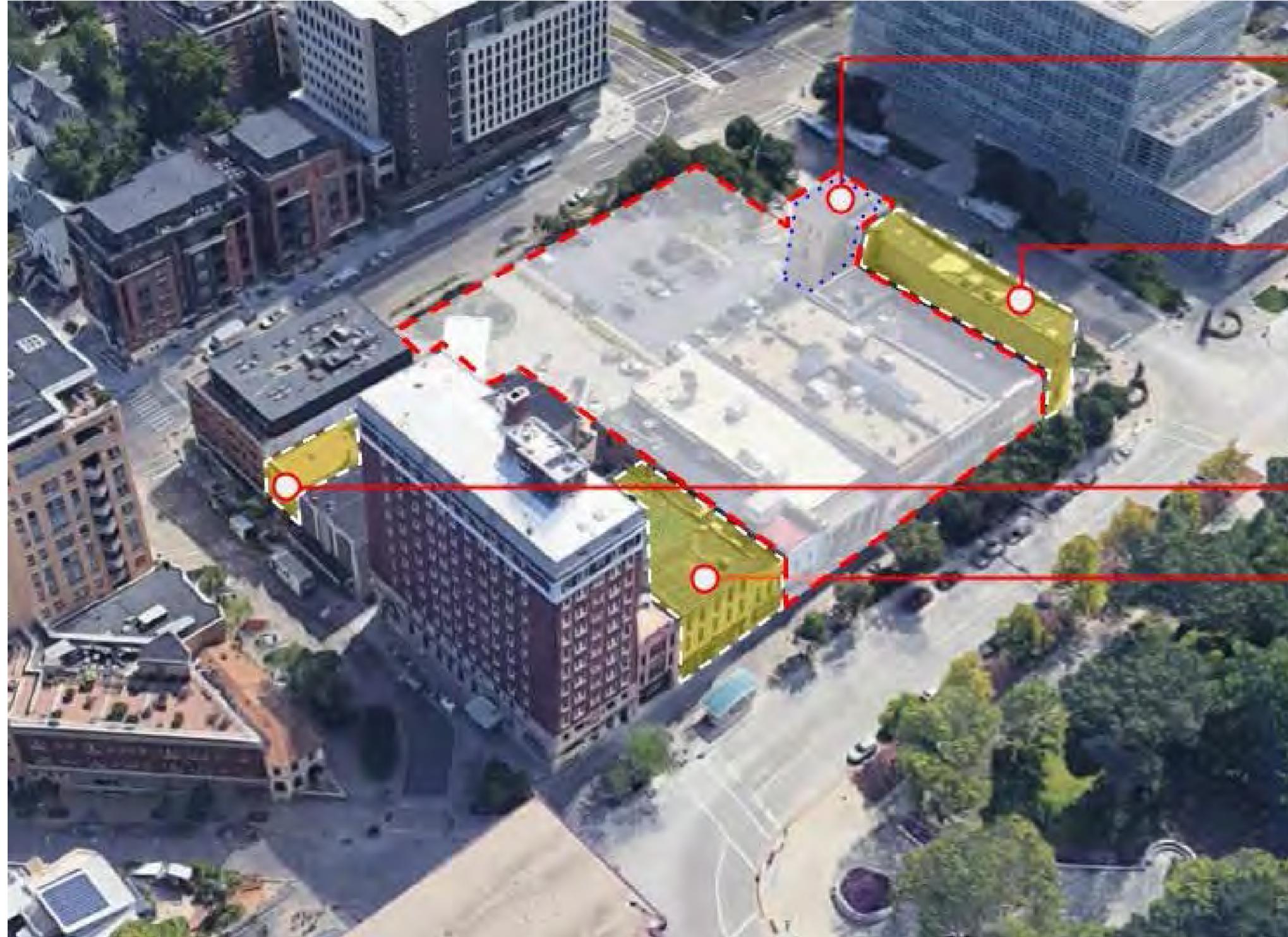
1" = 60'-0"



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ADJACENT LANDMARKS



1993 ADDITION
TO THE AMEX
BUILDING (TO BE
DEMOLISHED)

AMEX BUILDING
1 N. PINCKNEY

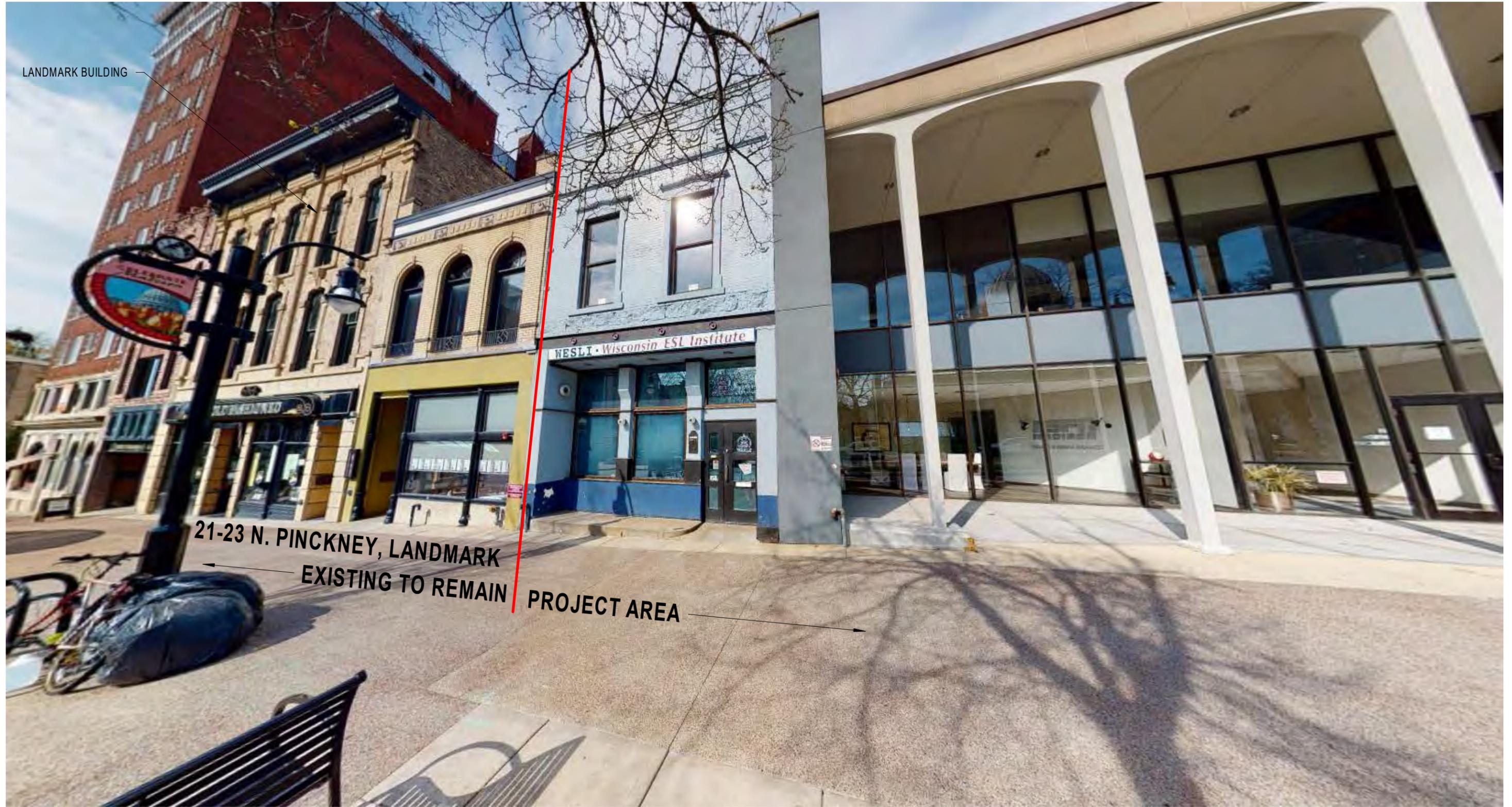
117 E. MIFFLIN

21-23 N. PINCKNEY

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EXISTING CONDITIONS - PINCKNEY STREET



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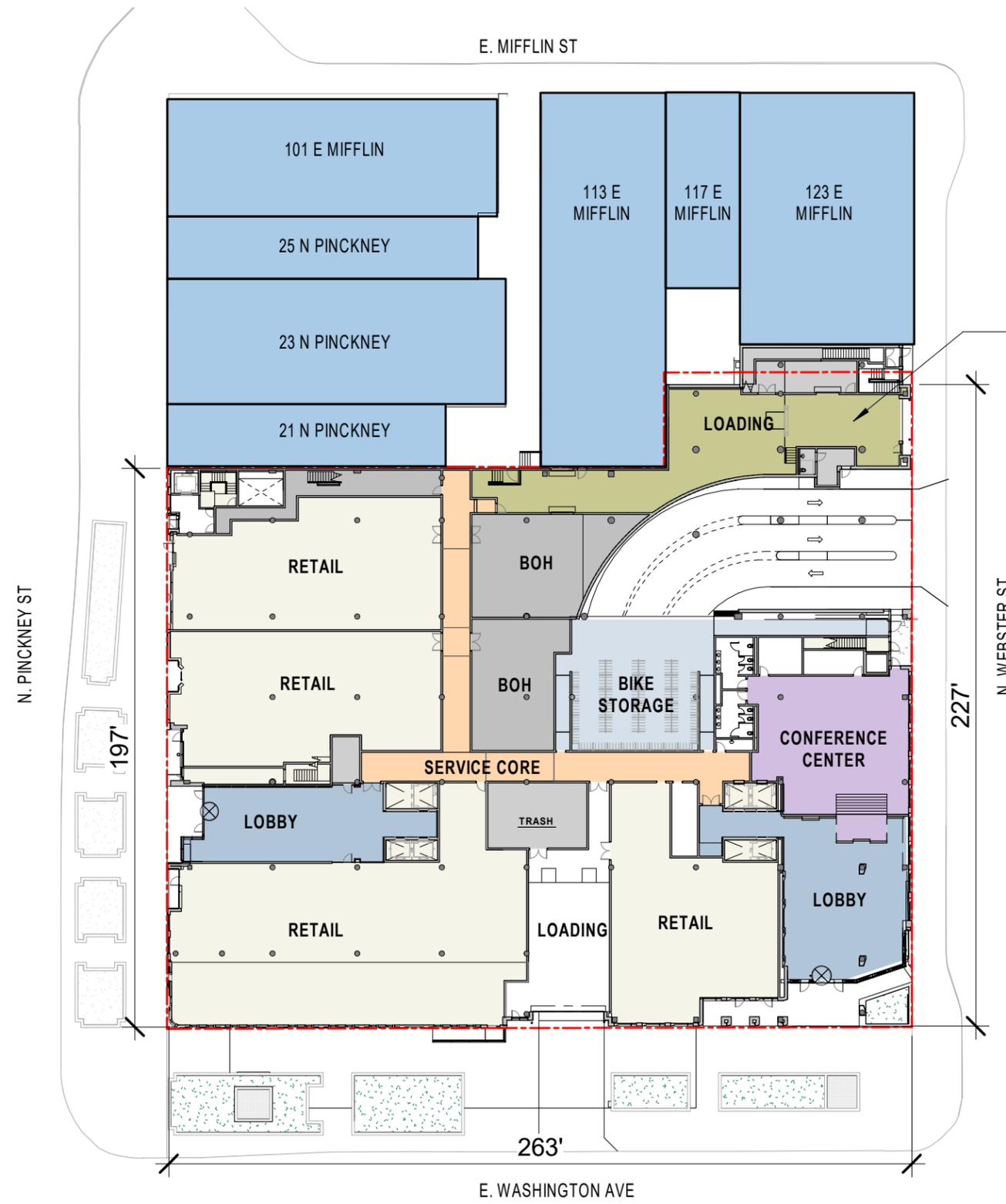
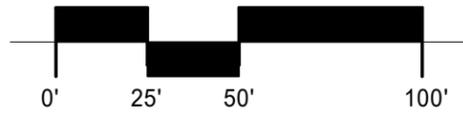


Urban Land Interests

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GROUND FLOOR - RETAIL REVITALIZATION

1" = 50'-0"



A NEW LOADING DOCK ACCESSED FROM WEBSTER STREET WILL DRAMATICALLY ENHANCE THE SERVICE ACCESS AND TRASH STORAGE FOR NEIGHBORING PROPERTY OWNERS. TALKS ARE ONGOING WITH THE OWNERS OF THE BARTELL THEATRE AND THE OLD FASHIONED TO OPTIMIZE THE NEW DOCK TO BEST SUIT THEIR NEEDS AND TO HELP CLEAN UP THE EXISTING ALLEY

22,000 SQUARE FEET OF NEW RETAIL SPACE CAN BE CREATED ON THE GROUND FLOOR, WITH FRONTAGE ON BOTH PINCKNEY AND EAST WASHINGTON. THE RETAIL SPACE WILL BE SITUATED BEHIND INDIVIDUAL STOREFRONTS IN BUILDINGS THAT RESPECT THE HISTORIC SCALE OF CAPITOL SQUARE.

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FOOTPRINT COMPARISON

1/32" = 1'-0"

N. PINKNEY ST



OUTLINE OF PREVIOUS TOWER DESIGN

N. WEBSTER ST

E. WASHINGTON AVE

THE BUILDING'S TOWER WAS RECONFIGURED TO FURTHER STEP BACK FROM THE PROPERTY LINES AND SHIFT TOWARDS THE CENTER OF THE BLOCK.

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PROJECT RENDERING - VIEW OF PINCKNEY FACADE



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PROJECT RENDERING - VIEW FROM PINCKNEY LOOKING SOUTH



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PROJECT RENDERING - PINCKNEY FACADE



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PROJECT RENDERING - EAST WASHINGTON



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PROJECT RENDERING - VIEW FROM WEBSTER LOOKING SOUTH



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PROJECT RENDERING - PINCKNEY BLOCK ELEVATION



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PROJECT RENDERING - MIFFLIN ELEVATION



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PROJECT RENDERING - MIFFLIN AND WEBSTER



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PROJECT RENDERING - MIFFLIN PERSPECTIVE



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