

## Here's how we get "unstuck" at the Junction! Everyone who sees this Alternative Plan finds lots to love.

### PLENTY TO SEE AND DO

**34,000 square feet** (what the City asked for), **two stories**, and a dynamic streetscape. An **optimal height** that is **compatible with the historic district**. **Great retail spaces**, including a generous **front-to-back restaurant space** on the west side. **Office and/or studio space** upstairs. **Eye-catching progressive setbacks** along Carroll Avenue that bring in afternoon light.

### MORE PLEASANT PARKING

**Underground garage** with more spaces than current surface lot and **more natural lighting**. Mid-block entrance with **better sight distance** and **easier left turns in and out**. Potential **connections to Co-op lower level** and Fire Station parking terrace.

### STROLL AROUND THE BACK (AND MAKE DELIVERIES, TOO!)

On the west side, a **pedestrian-friendly "mews"** allows standard trucks to access the rear. This route turns onto a **rear terrace** where tenants' delivery and trash operations can occur. The Co-op can use this same terrace route for deliveries, trash, and recycling. The terrace offers a **lovely woodside connection** between the restaurant and **the piazza**.

### DID YOU SAY "PIAZZA"?

Yes! Between the new building and the Co-op, there's a **40' by 100' multi-use public plaza**. This space can host **vendor events, games, picnicking, movie nights, and beer gardens**. A retractable canopy and a portable **dance floor** provide event space to draw us all together. 4,000 square feet = plenty of room for the **Halloween festival** and holiday tree sales, too! The piazza can have a canopy connecting to expanded Co-op space in the new building.

### A DESIGN THAT DRAWS PEOPLE IN AND KNITS TOGETHER NEIGHBORHOODS

The east front corner is a **focal point** for visitors coming up Grant, Carroll, and Ethan Allen. That focal point entrance leads into a **glass-enclosed gallery space** alongside the piazza. The gallery space connects to a **light-filled central atrium** enlivening the building's interior. The **elevator tower** is just **twenty steps from the Co-op**, at the atrium entrance.

### NO MUSS, NO FUSS

**Construction can be phased**, with initial "Piazza" serving Co-op needs during "Phase Two." The **Grant Avenue crosswalk, bus stop, and bikeshare station** can stay where they are! Pesky **18-wheelers** can be accommodated via a lay-by OR via off-hours use of the piazza. **Win-Win-Win**. City gets real public space, Junction gains vibrancy, NDC gets showcase project.