

Liner Site Remnant

Merge Urban Development Proposal

Liner Site Remnant-Remnant of Liner site-former Monarch Ventures Proposal Site



Merge concept



Mixed-use Development

- 5-story with ground floor commercial
 - 5600 square feet total
- 52-units of studio, 1 bedroom, 2 bedroom apartments
 - 52,000 square feet total
- \$8 million minimum tax value

Liner Site Remnant-preliminary site plan

LINER SITE /// EAU CLAIRE, WI

MERGE URBAN DEVELOPMENT GROUP

5 STORY CONCEPT + ROOF DECK

52,000 GSF Total
5,600 NSF Commercial
750 SF Roof Deck

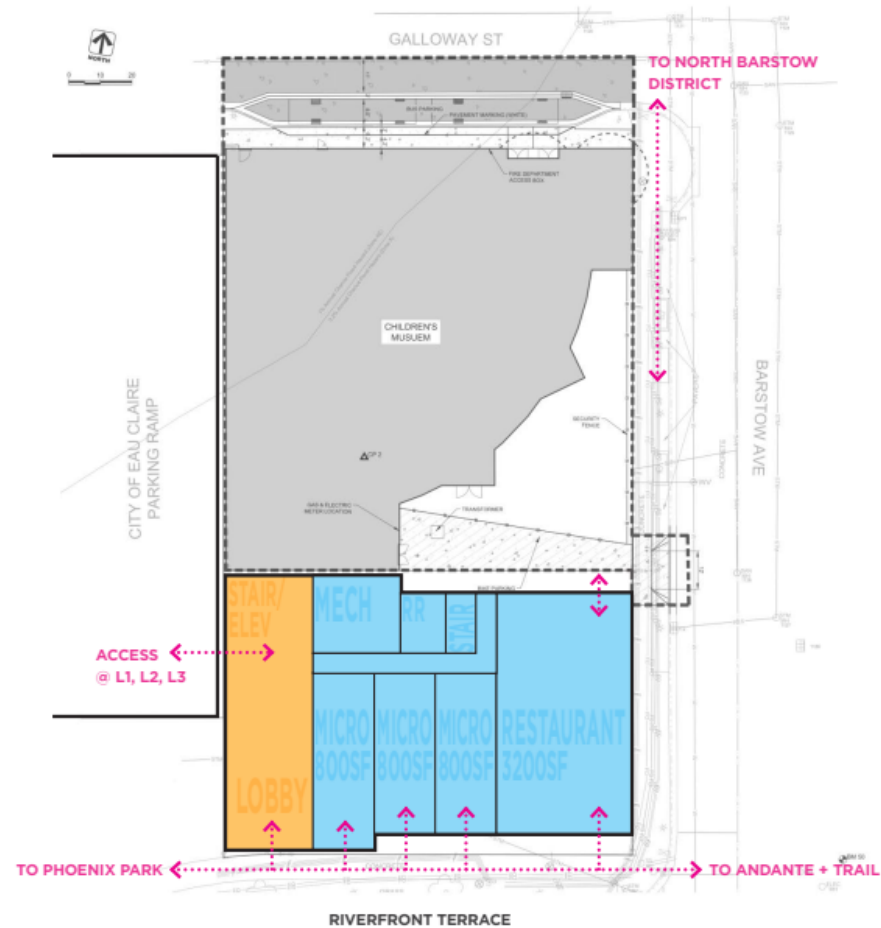
52 Dwelling Units @ 600 SF avg

20% Studio
20% Studio+
20% 1 Bedroom
20% 1 Bedroom+
20% 2 Bedroom

Parking at connected parking garage

GROUND PLANE DIAGRAM

NTS



Liner Site Remnant-Scale perspective

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HISTORIC DATUM

PROPOSED HISTORIC ZONE

The brick base of each of the buildings will relate to the established height datum set by the surrounding context. Similar to the historic buildings, this datum will shift, both in height and depth, to create an activated edge condition. By creating a street scape that all types of users enjoy, it ensures an active and lively site.

PROPOSED COMMERCIAL ZONE

This portion of each building is designed to be secondary to the experience of the pedestrian. Each building changes its typology once it passes the historic zone and fades from notice when experiencing the edges of the buildings. The balconies + window placement above the proposed historic zone will relate to the playful and rhythmic experience of music. Each building will have a different placement of the windows and balconies, but will relate to one another, similar to music.

N. Barstow Street Section

Scale: Not to Scale

Q-ZONE

The Q-Zone is the area adjacent to the building that activates the streetscape. This area is devoted to allowing the building to interact with the pedestrians. This can happen in a variety of ways, such as spill out areas for commercial spaces, planters that soften the hard edges of the building, excentuated entryways that guide the experience, or bicycle parking.

