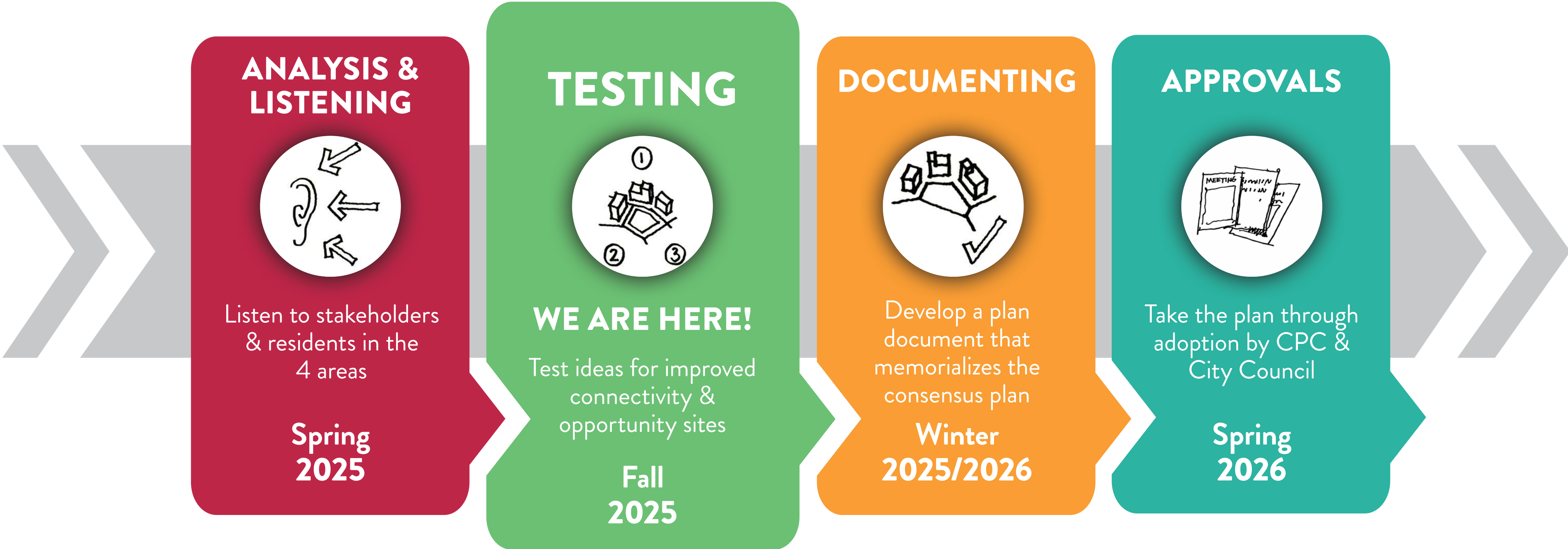


Revive Cincinnati Update

WELCOME!

In 2011, the City of Cincinnati worked with Urban Design Associates (UDA) and a team of consultants on the Revive Cincinnati: Neighborhoods of the Lower Mill Creek Valley plan. This team is here today to update the Revive Plan.



In-Person

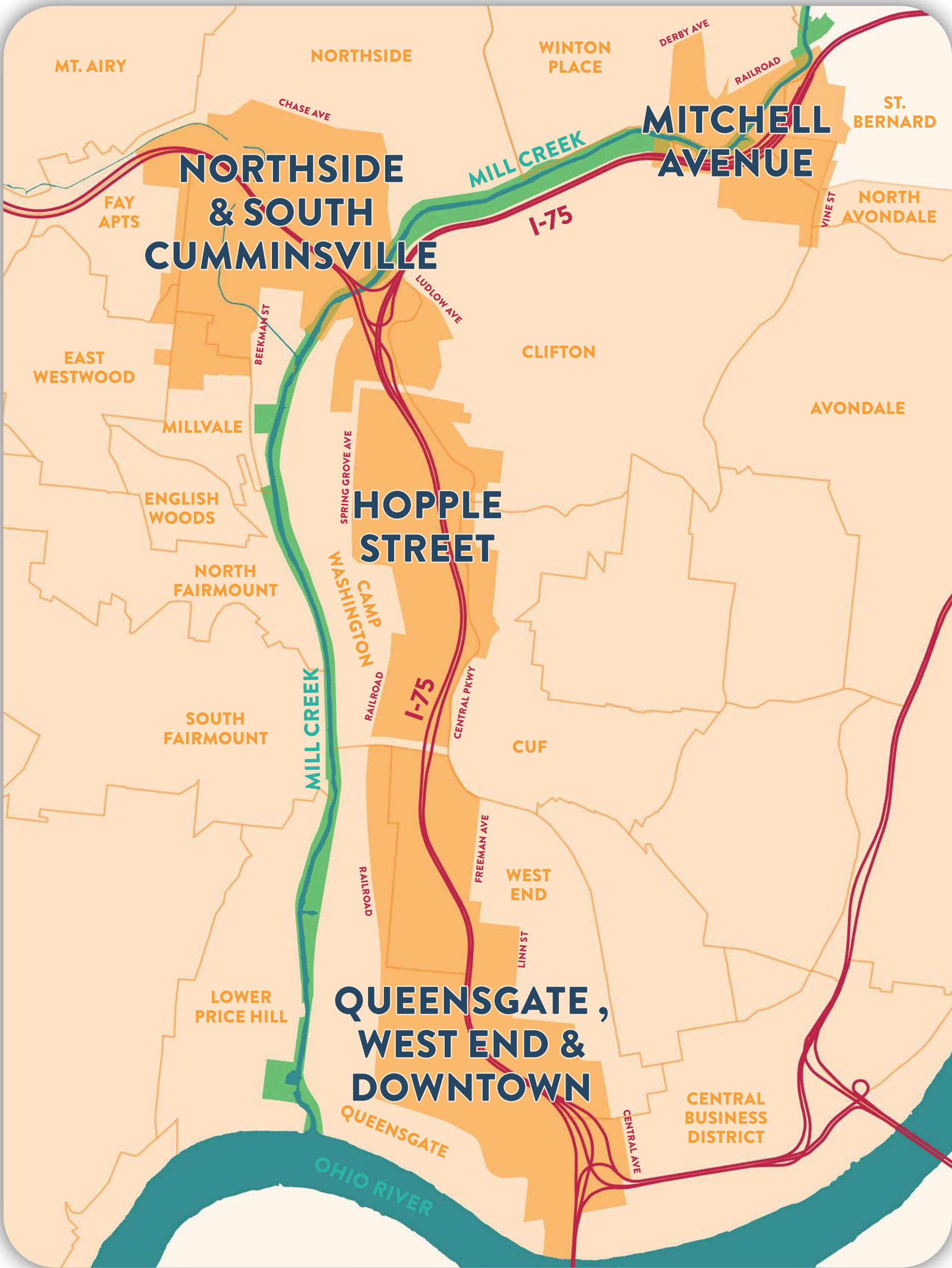
THURSDAY OCT 23
6-7:30 PM
LONGWORTH HALL EVENT CENTER
700 W Pete Rose Way
Provide your input for all of the four study areas!

Virtual

MONDAY OCT 27
6-7:30 PM
Visit the website to register for the zoom meeting!

The Revive Cincinnati Update will focus on:

- Reconnecting walking and biking connections between and within neighborhoods
- Planning for development opportunities on unused or remnant ODOT land
- Bringing positive economic development to the neighborhoods adjacent to I-75 as a result of the improvements
- Identifying priorities for future investments



In-Person, Area-Specific Meetings:

Mitchell Avenue
+
Northside & South Cumminsville
Tuesday, October 21
6:00 to 7:30 PM
Longworth Hall Event Center
700 W Pete Rose Way

Hopple Street
+
Queensgate/Downtown/ West End
Wednesday, October 22
6:00 to 7:30 PM
Longworth Hall Event Center
700 W Pete Rose Way

Learn More:
www.cincinnati-oh.gov/ReviveCincinnatiUpdate

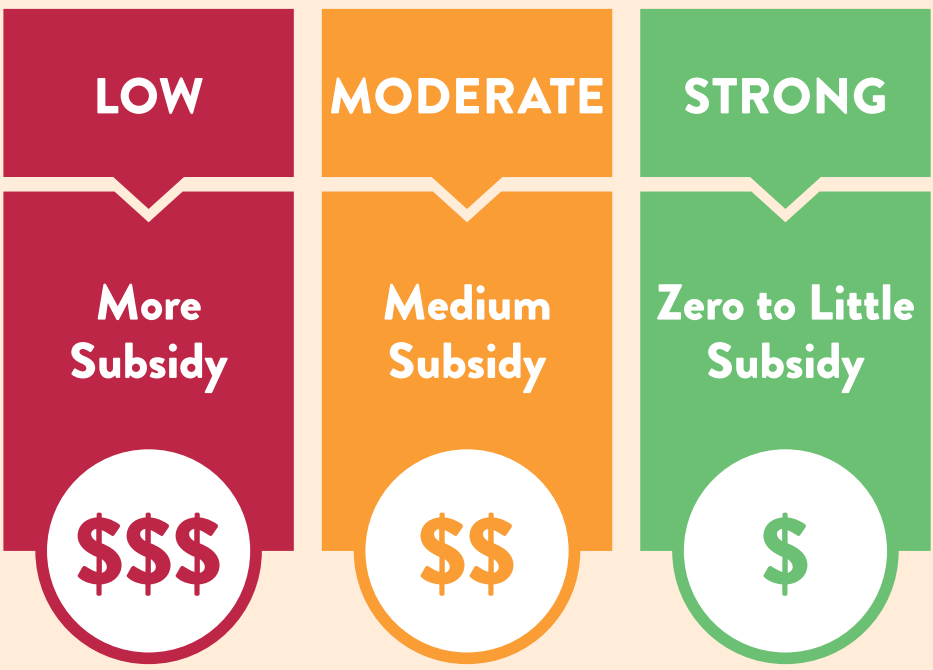


Revive Cincinnati Update

MARKET POTENTIAL

What do Low, Moderate, & Strong Potential Mean?

- These describe the condition of the market and the uses that are feasible today.
- The stronger the market, the less likely a project is to need subsidy.
- The lower the market potential today, the more public subsidy would be needed.



REVIVE CINCINNATI PLAN UPDATE

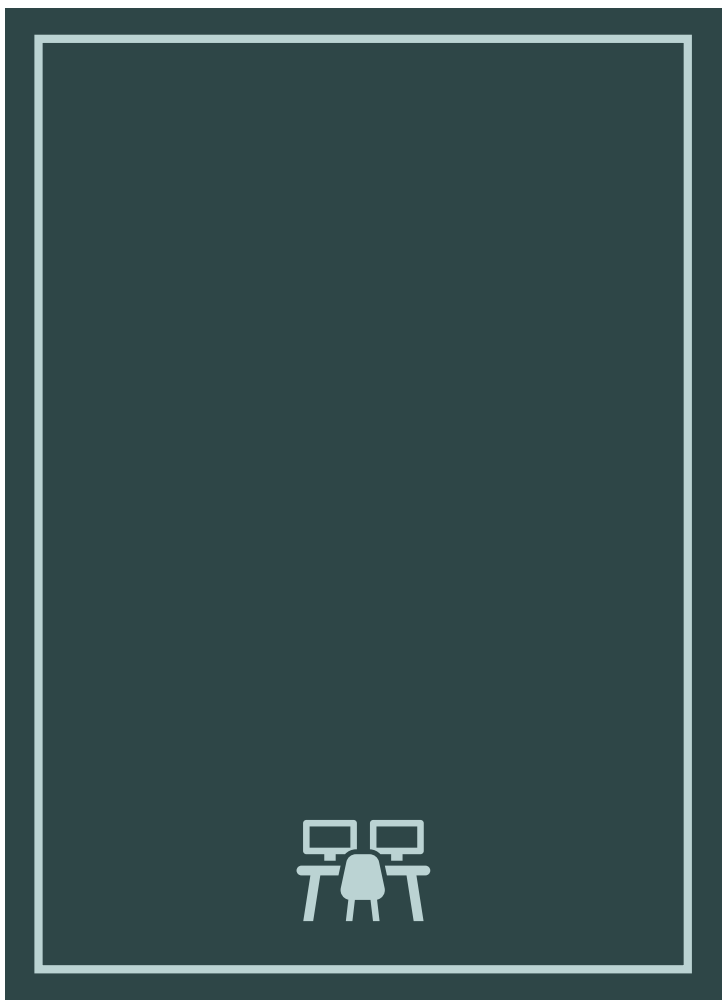


REVIVE CINCINNATI

1

OFFICE POTENTIAL

Demand for new, speculative office development is very limited citywide



REVIVE CINCINNATI

4

HOSPITALITY POTENTIAL

Demand for additional hotel development beyond the existing pipeline is low to moderate



REVIVE CINCINNATI

2

RETAIL POTENTIAL

Citywide demand for new retail development is low to moderate

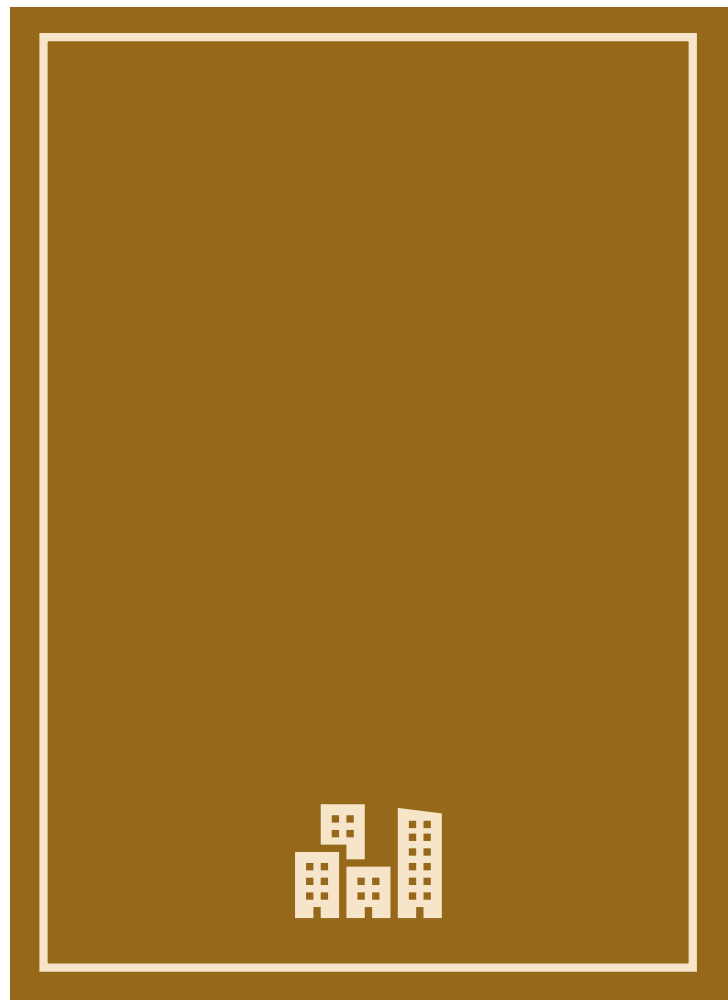


REVIVE CINCINNATI

5

RESIDENTIAL POTENTIAL

Strong demand for additional residential development is likely to continue

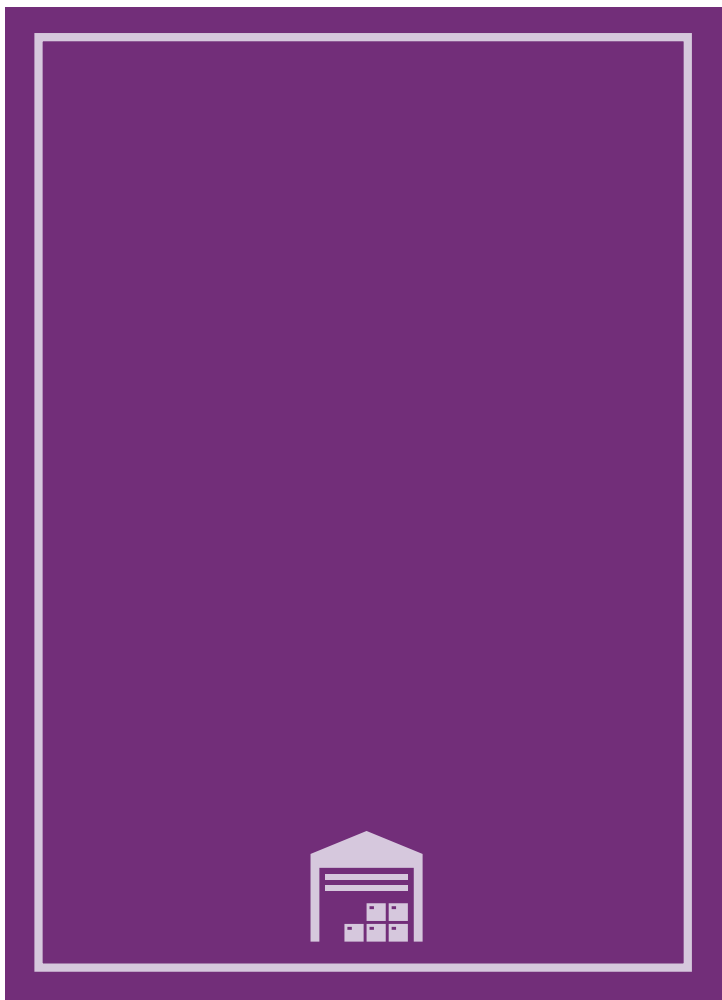


REVIVE CINCINNATI

3

INDUSTRIAL POTENTIAL

Demand for industrial development citywide is moderate

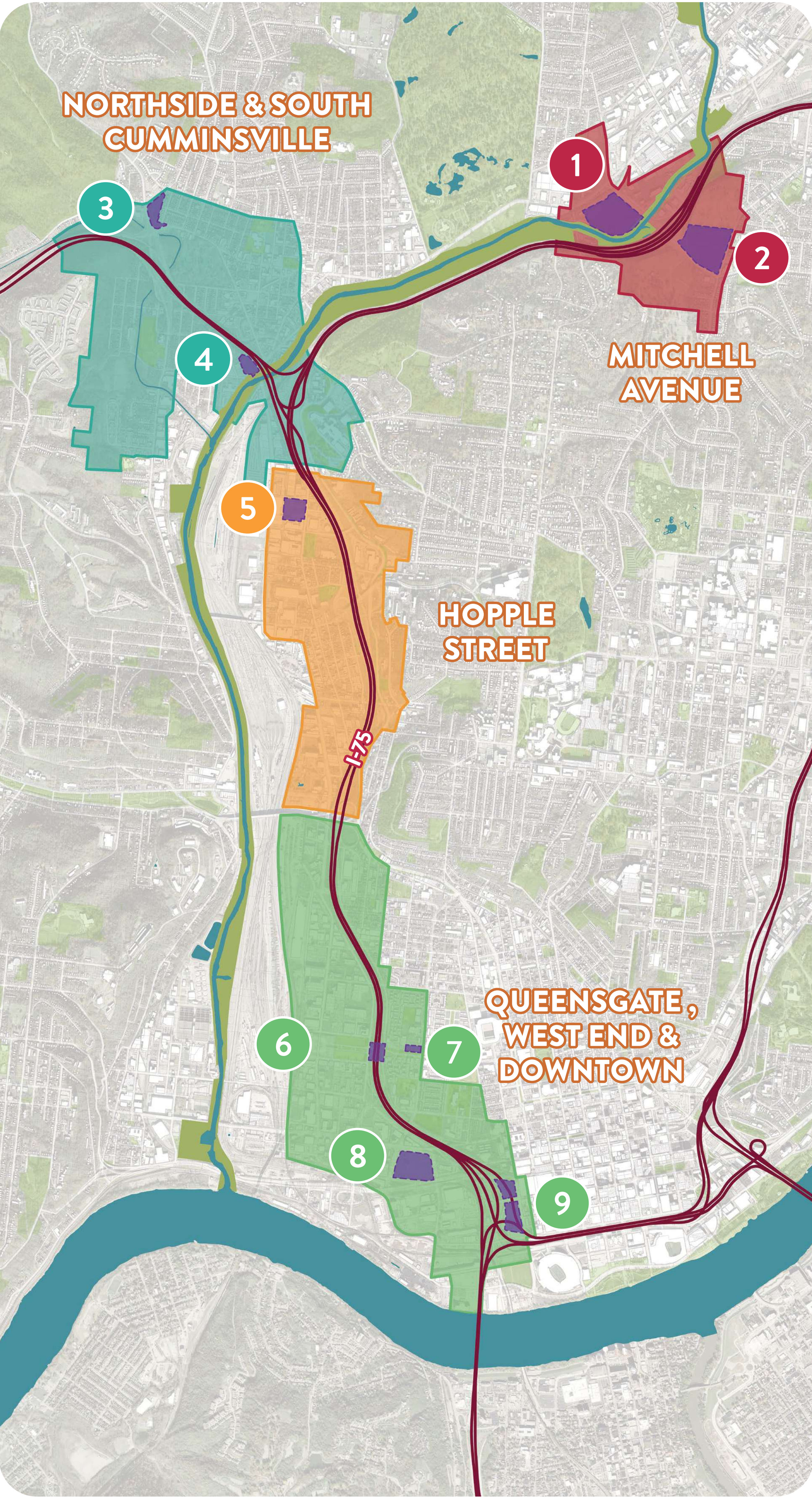


REVIVE CINCINNATI

6

Revive Cincinnati Update

OPPORTUNITY SITES



1 Western Gateway



2 Eastern Gateway



3 Colerain Bypass



4 Dreman Ave ODOT Parcel



5 Crosley Building & Surrounding Parcels



6 Ezzard Charles I-75 Cap



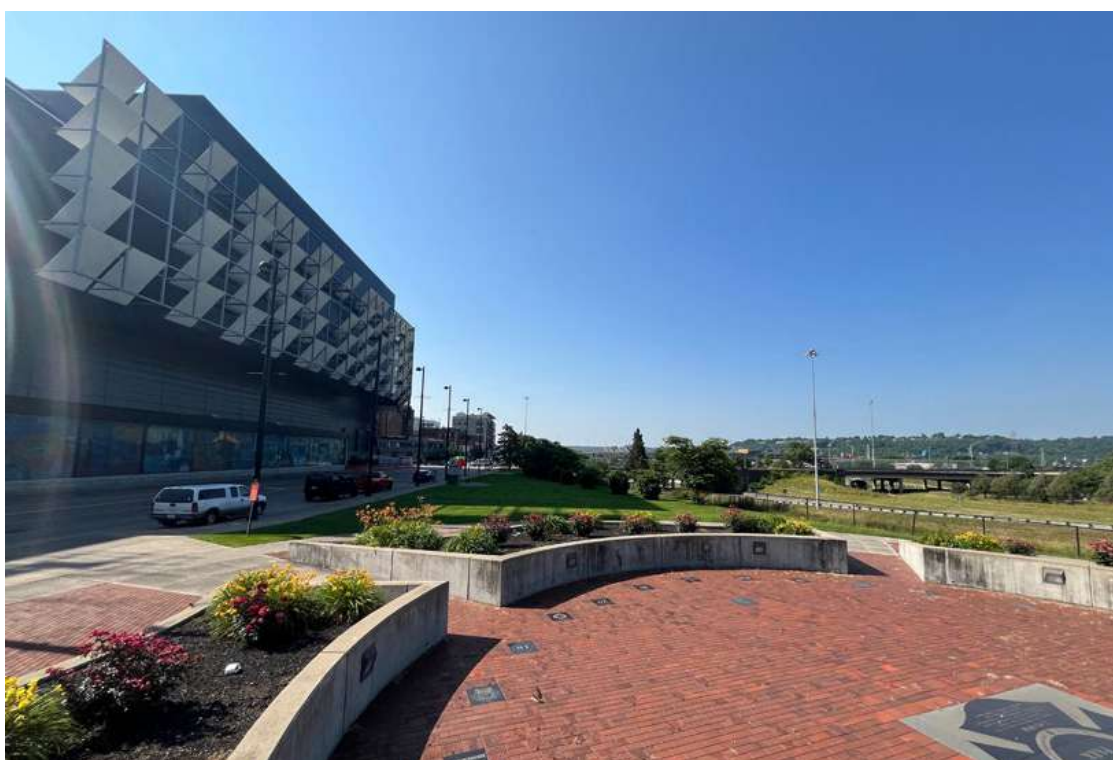
7 Linn & Ezzard Charles



8 Linn & 8th Street Block

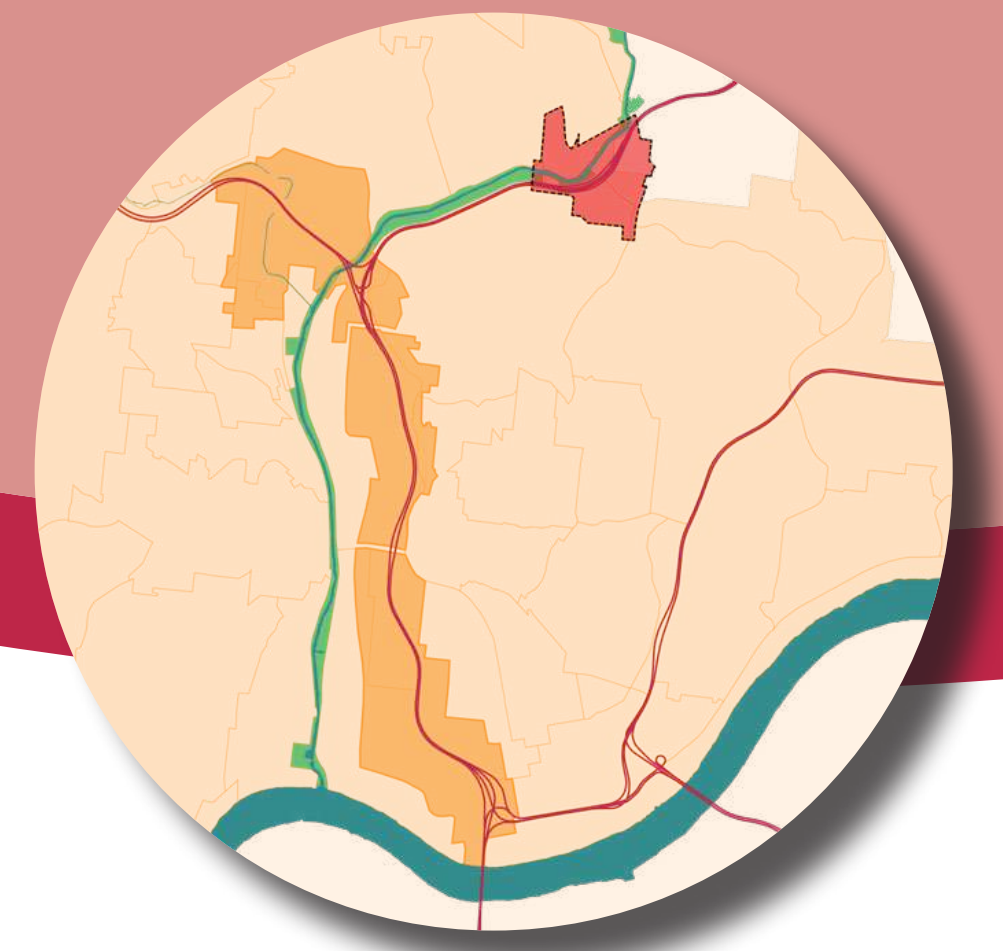


9 Central Avenue Sites



Mitchell Avenue

WHAT DOES THE COMMUNITY WANT TO SEE HAPPEN?



“This location is great — you can get anywhere in 10 minutes, but it looks terrible!”

STREETS & OPEN SPACE

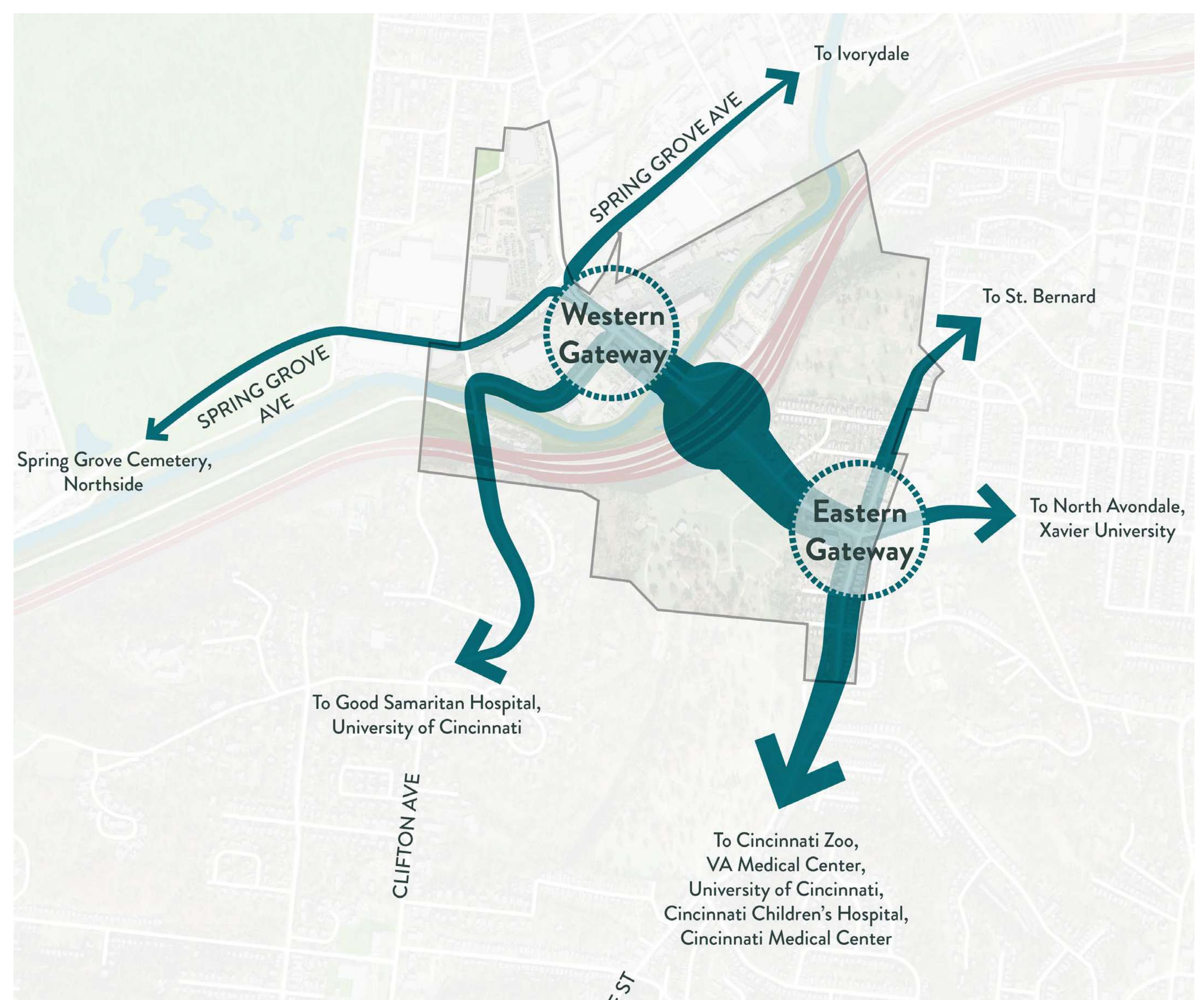
- Fix the Vine and Mitchell intersection (make it safer, better crosswalks, etc.)
- Improve the safety and comfort of Mitchell Avenue and Vine Street for pedestrians with traffic calming and streetscaping (street trees, landscaping, sidewalks, crosswalks, etc.)
- Create pedestrian and bike connections to regional amenities and destinations (universities, hospitals, regional trails, parks, and grocery stores)
- Support the homeless while discouraging panhandling
- Naturalize and provide better access to Mill Creek
- Green the area with more trees and gardens

BUILDINGS & USES

- Incentivize property owners to invest in their properties (maintenance, facade improvements, landscaping, etc.)
- Support small, local businesses, especially retail
- Build rental and for-sale housing
- Develop vacant buildings and lots with mixed-use retail and housing

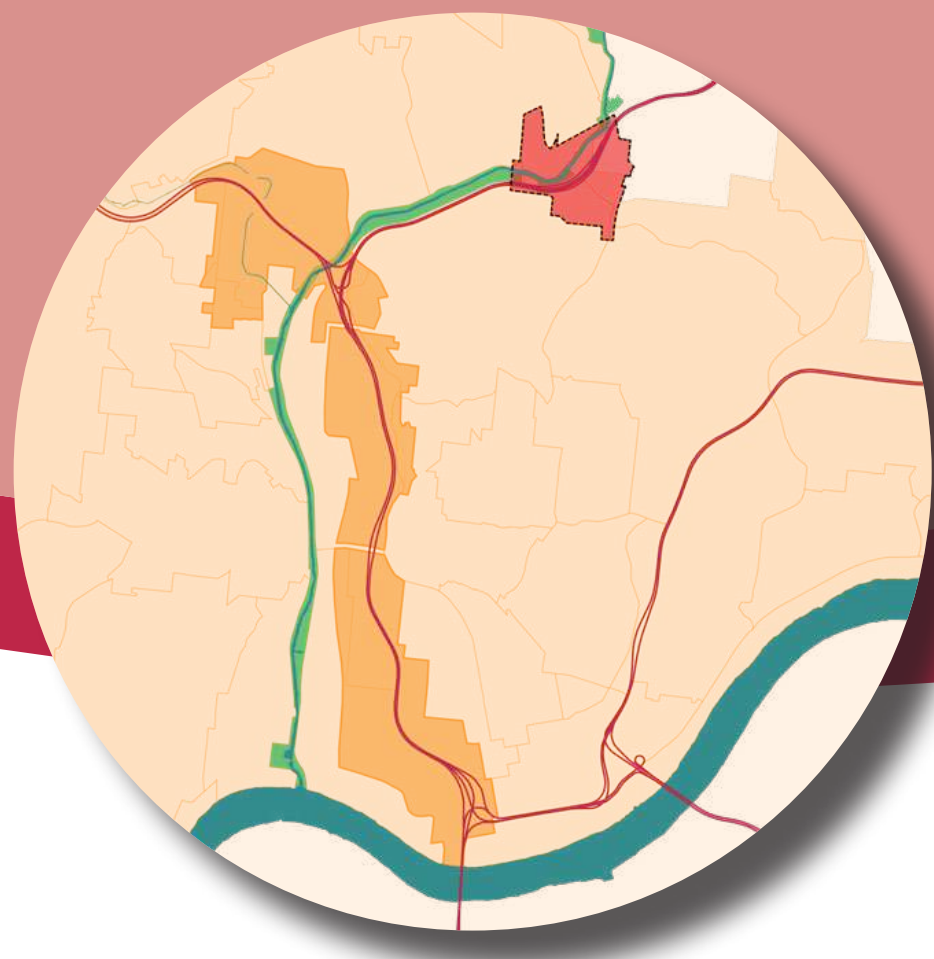
SUMMARY OF OTHER STAKEHOLDER CONVERSATIONS

- The Mitchell Avenue interchange is the entry point to several neighborhoods and regional destinations:
 - St. Bernard
 - Spring Grove Village
 - Avondale
 - North Avondale
 - Clifton Heights, University Heights, and Fairview (CUF)
 - Xavier University
 - University of Cincinnati
 - Hospitals (VA Medical Center, Cincinnati Children's, Cincinnati Medical Center, UC Health, and Good Samaritan)
 - Cincinnati Zoo
- However, no one claims this area as part of their neighborhood.
- As a front door, this area should be act and feel like a gateway:
 - A Western Gateway could be located at Mitchell Avenue and Kenard Avenue.
 - An Eastern Gateway could be located at Mitchell Avenue and Vine Street.
 - Gateways would include improvements to the streets and public realm as well as new development.



Mitchell Avenue

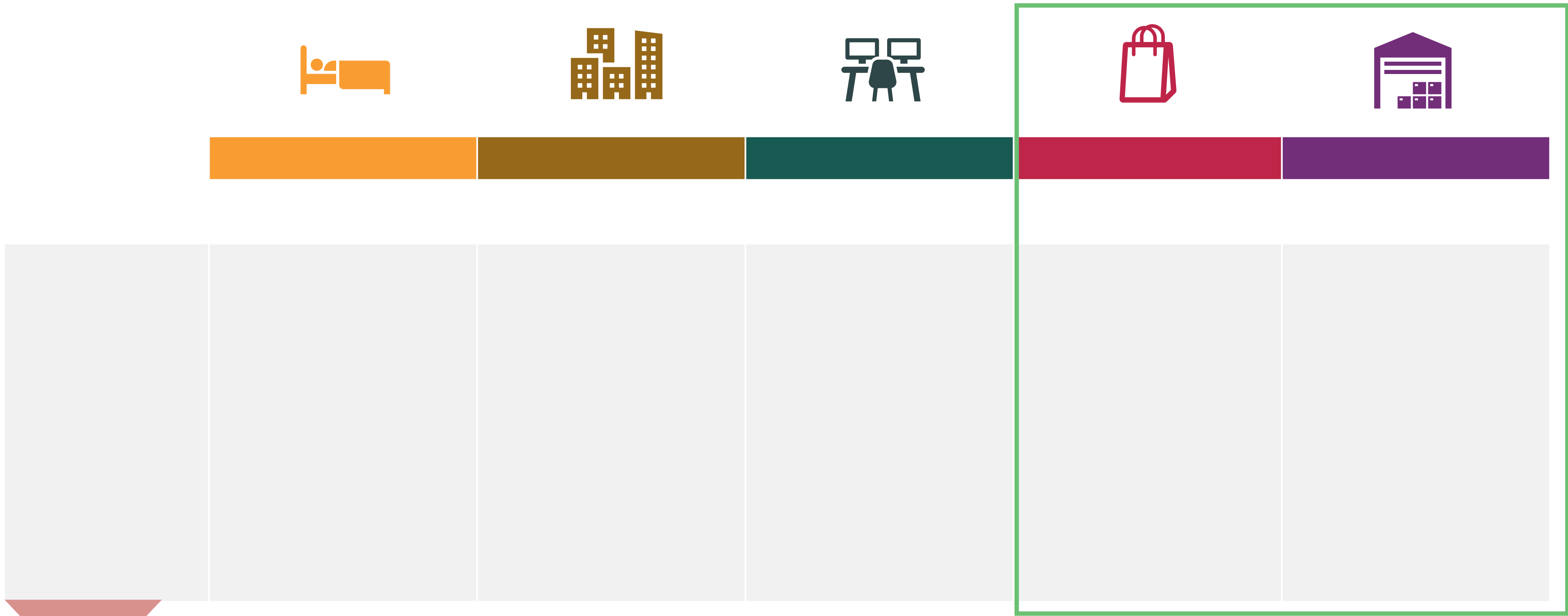
WHAT WILL THE MARKET SUPPORT TODAY?



MITCHELL AVENUE OPPORTUNITY

Retail and industrial have the highest potential in the Study Area

We want to hear your ideas for uses that belong in this area!



What do Low, Moderate, & Strong Potential Mean?

- These describe the condition of the market for each use today, with the current conditions.
- The stronger the market, the less likely a project is to need subsidy to make it feasible.
- The lower the market potential is today, the more public subsidy would be needed to make a project happen.
- Projects could be held back by other constraints in addition to the market (such as the need to assemble land, challenging site conditions, available infrastructure, or lack of political or community support).



What Does This Mean for the Mitchell Area?



These are the uses that the market would support today, without any subsidy (this mirrors what you already see in this area).

What about Housing?

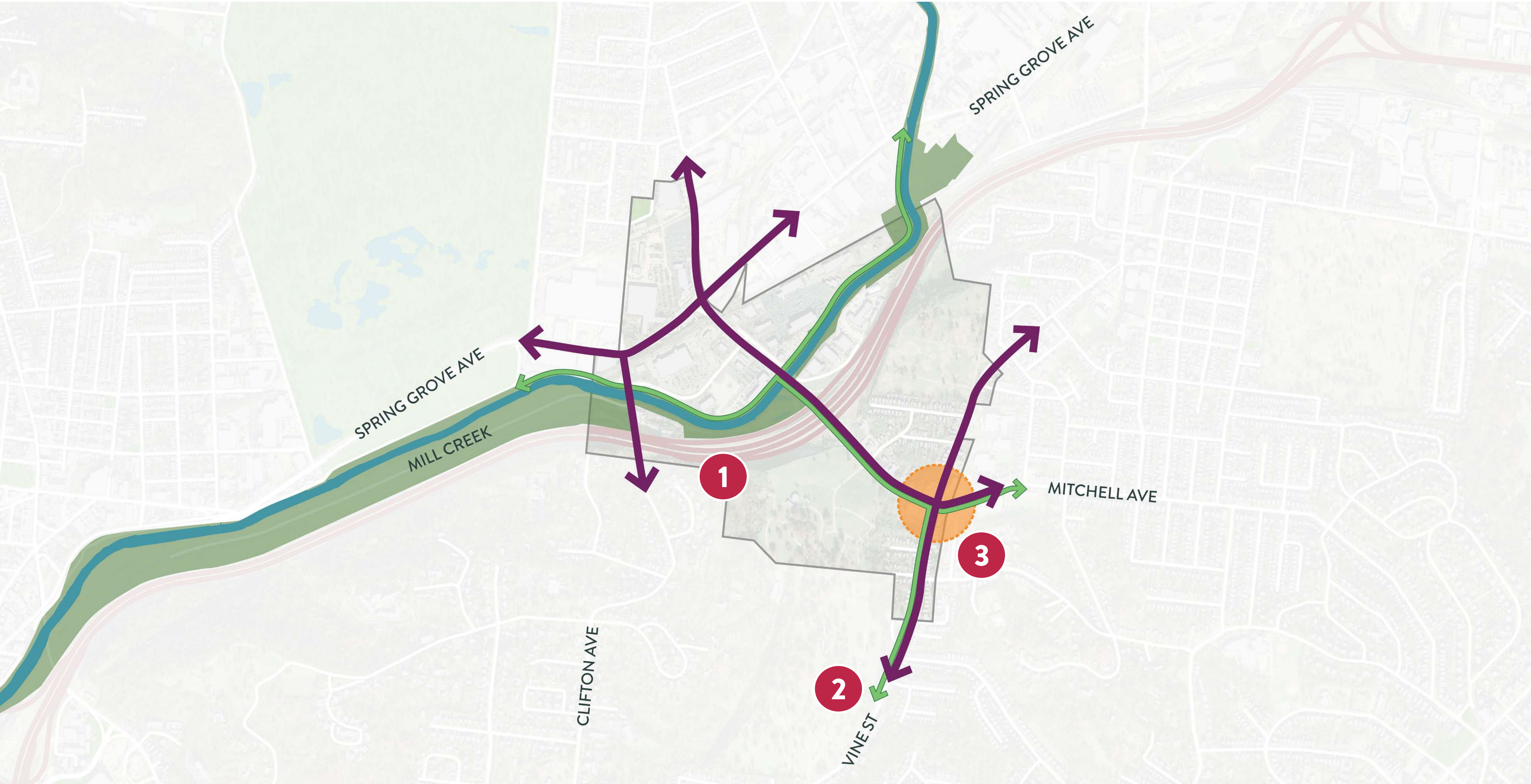
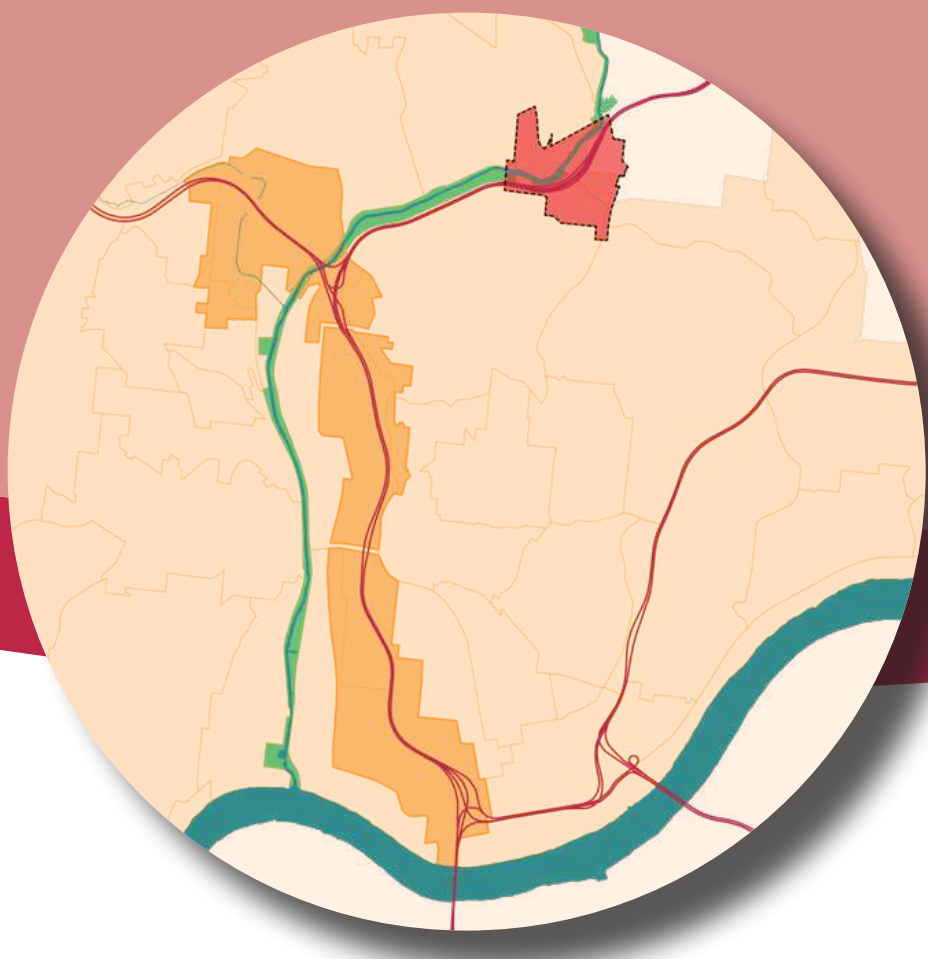
- Housing is needed across the city, but the economics don't work equally in every neighborhood, so subsidy may be needed.
- Over time, the area east of I-75 could transform into a mixed-use area that includes housing.

Can We Explore Other Uses?

- Yes!
- Just because something isn't market feasible today doesn't mean it can't happen, but it might be more difficult:
 - More public subsidy may be needed...OR
 - It might take more time — the physical and economic conditions may need to change before the project makes sense.
- We want to hear your ideas about the uses that belong in this area!

Mitchell Avenue

WHAT ARE THE MOST IMPORTANT STREET & OPEN SPACE IMPROVEMENTS?



1

Naturalize & Improve Access to Mill Creek



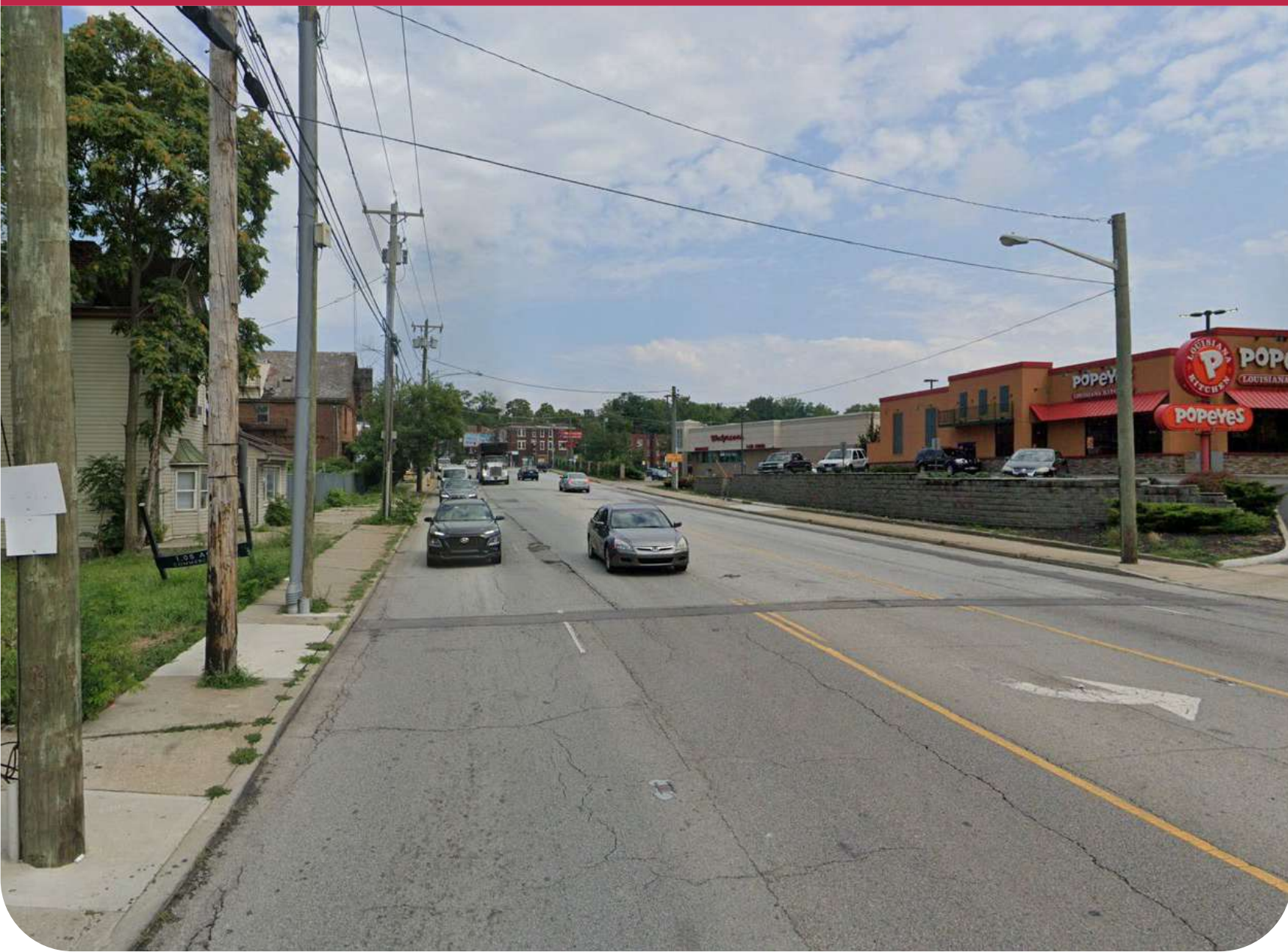
2

Connect the Mitchell Avenue Area to Regional Amenities Through Pedestrian & Bike Connections



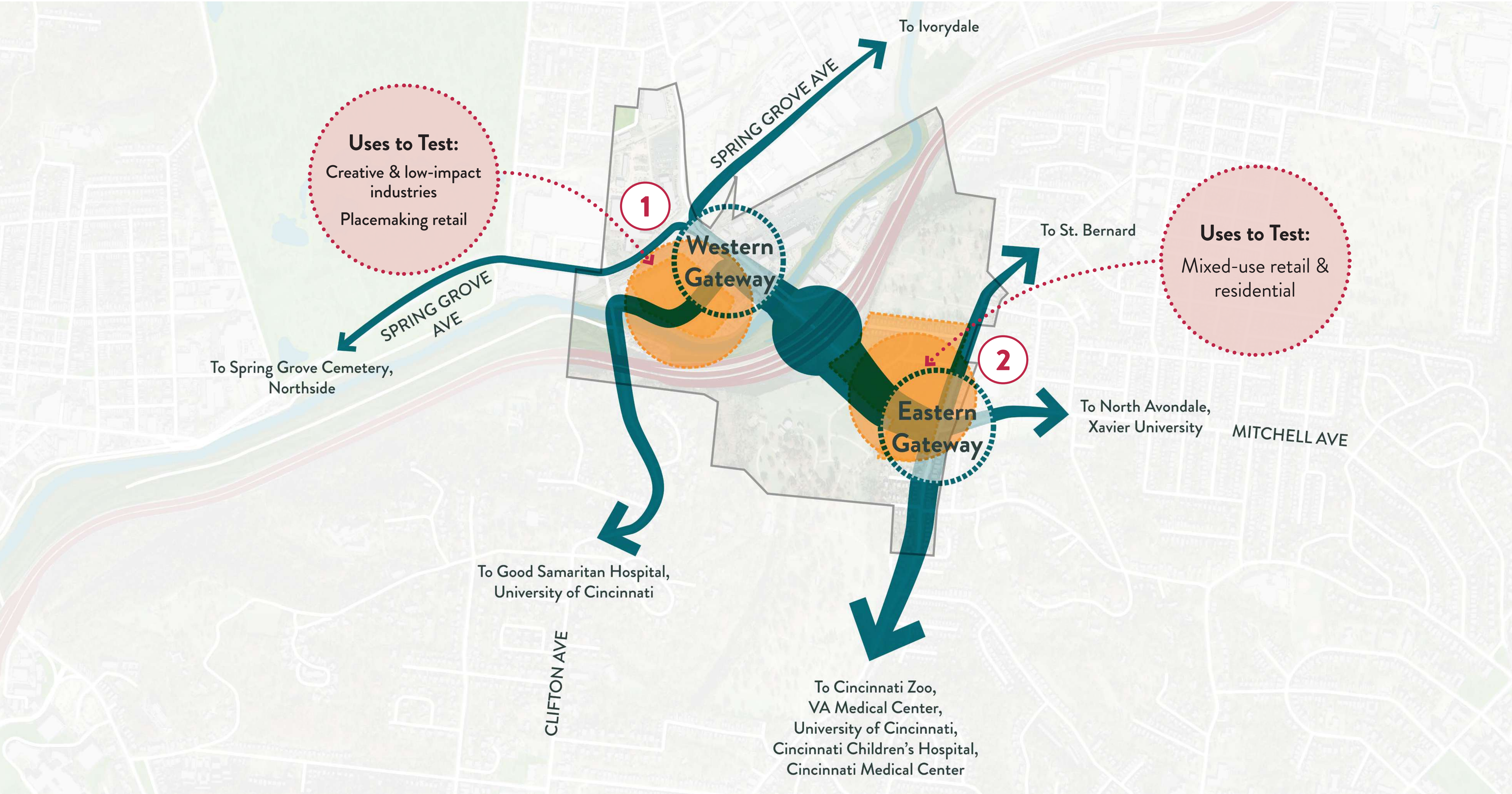
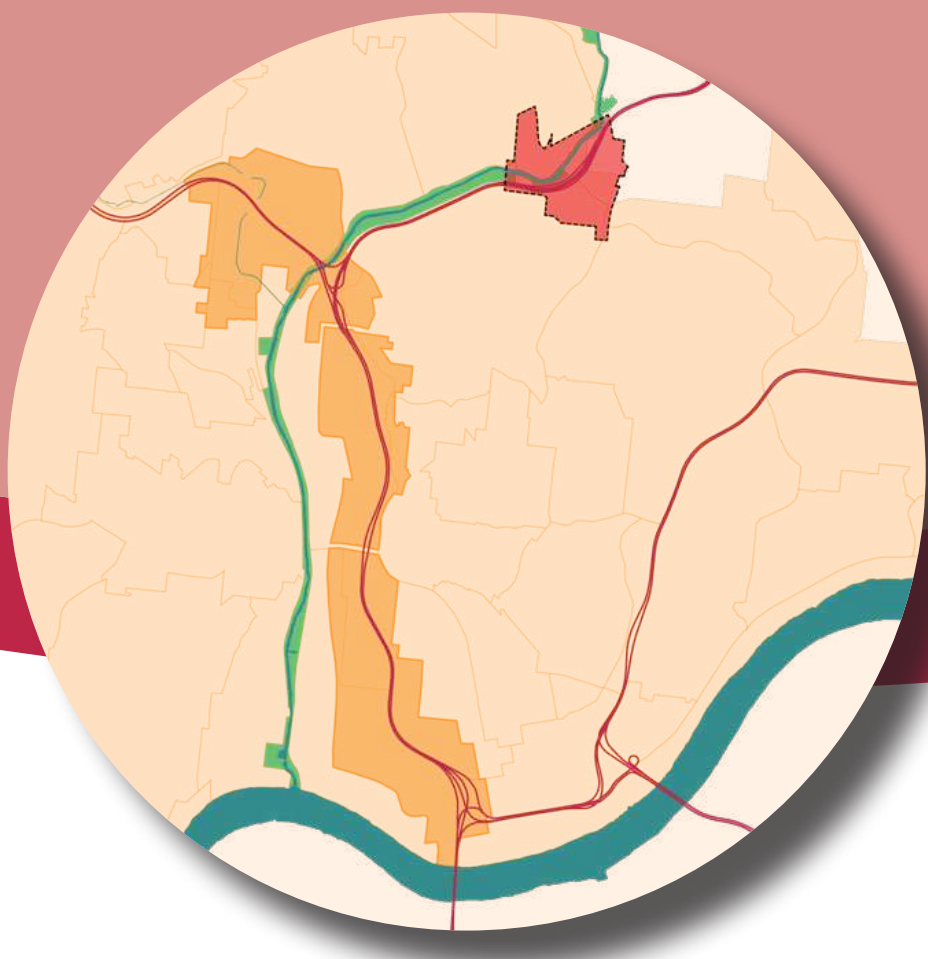
3

Improve Streetscape and Pedestrian Safety at the Vine & Mitchell Intersection



Mitchell Avenue

OPPORTUNITY SITES



1 WESTERN GATEWAY

Uses the Community Would Like to See:

- Small, local businesses
- Mixed-use retail nodes
- Housing

Uses that are Market Viable Today:

- Retail (moderate)
- Industrial (moderate)

Uses to Test:

- Creative & low-impact industries
- Placemaking retail

TIMELINE

Short-Term

- Public-Realm Investments

Mid-Term

- Creative/Low-Impact Industries

COST/GAP

\$\$\$

Low subsidy

2 EASTERN GATEWAY

Uses the Community Would Like to See:

- Small, local businesses
- Mixed-use retail nodes
- Housing

Uses that are Market Viable Today:

- Retail (moderate)
- Industrial (moderate)

Uses to Test:

- Mixed-use retail & residential

TIMELINE

Short-Term

- Public-Realm Investments

Long-Term

- Mixed-Use Retail & Residential

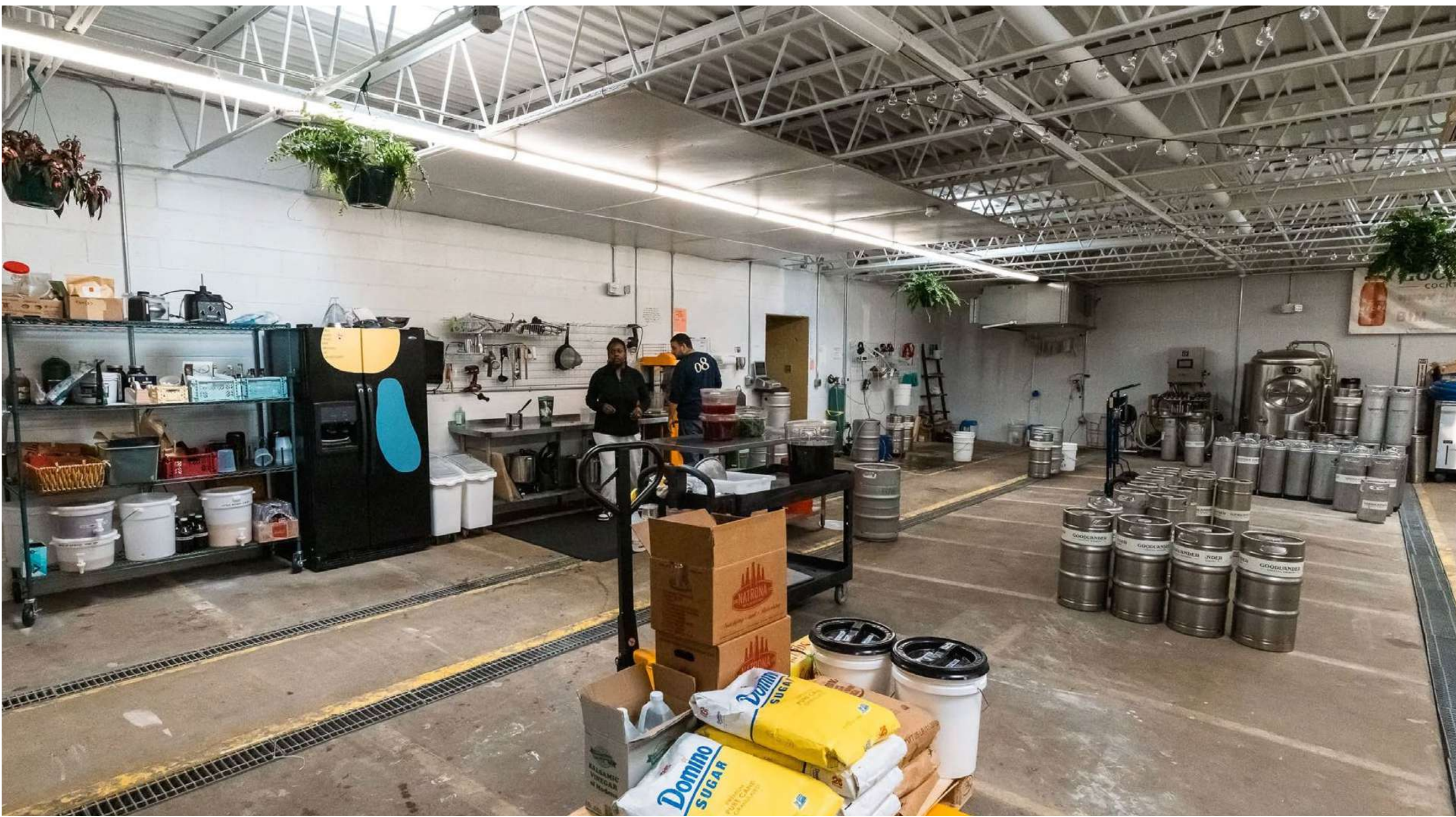
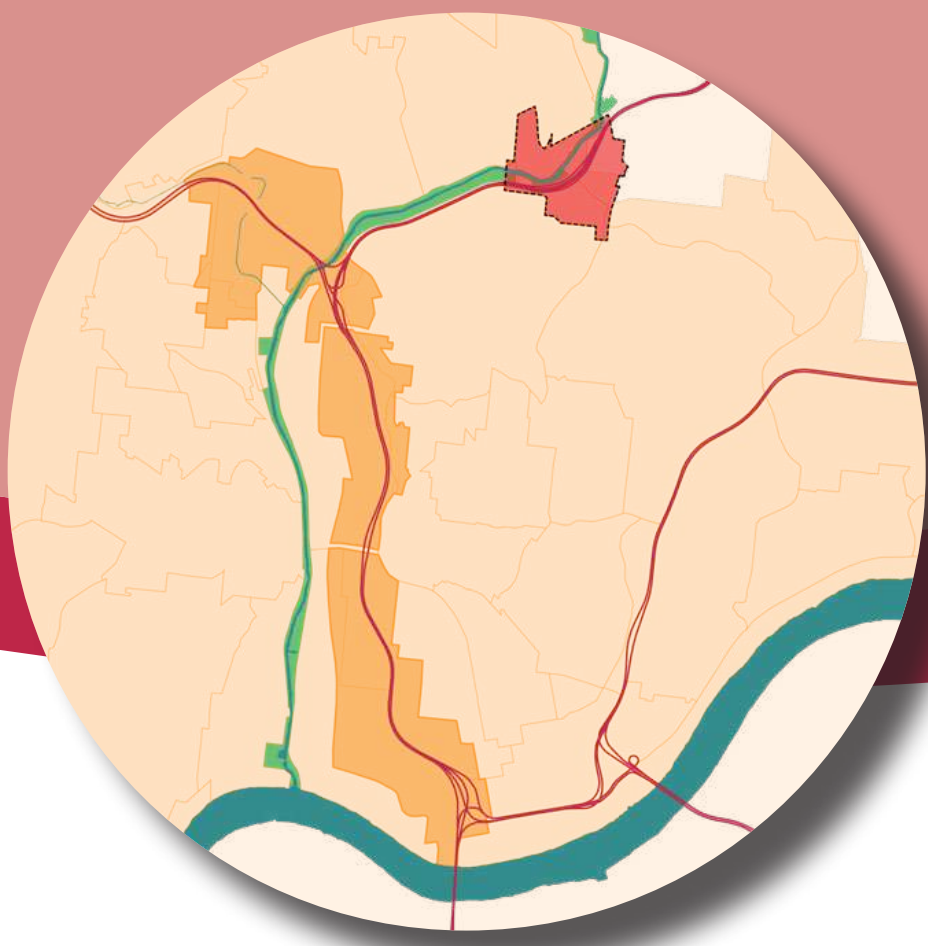
COST/GAP

\$\$\$

Medium subsidy

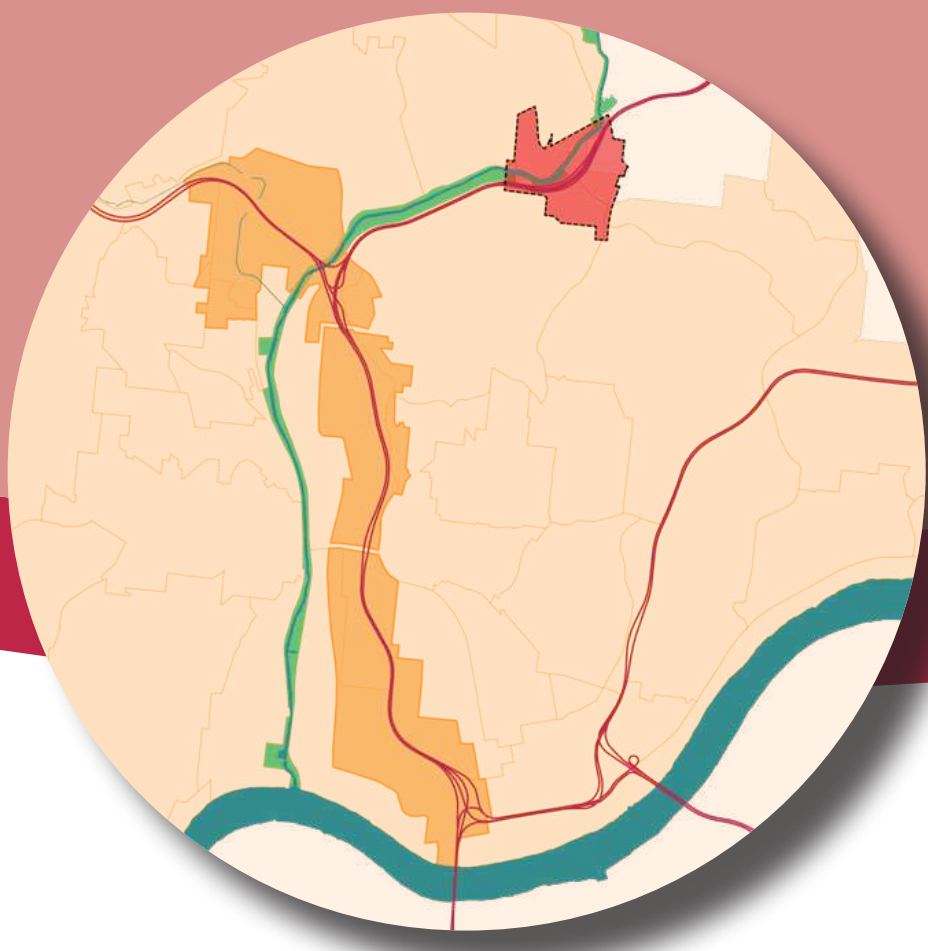
Mitchell Avenue

INSPIRATION IMAGES

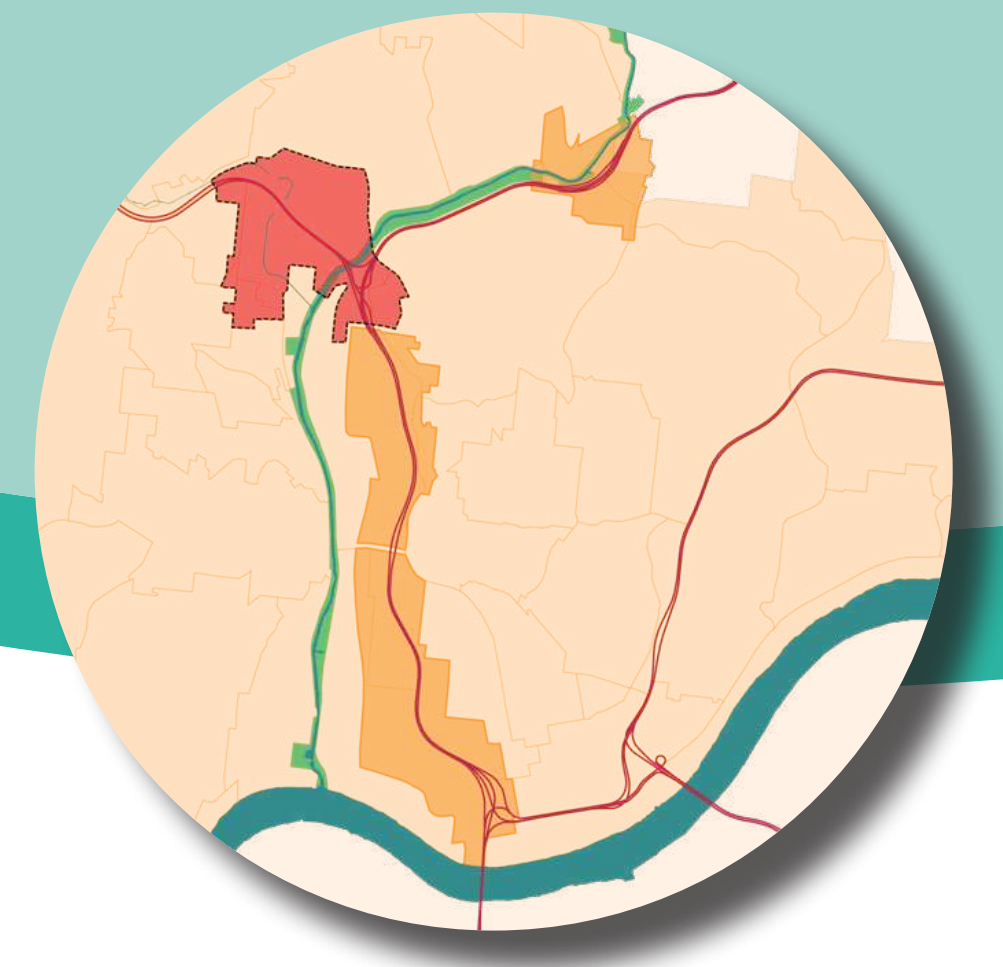


Mitchell Avenue

DESIGN WEEK EXPLORATION



Northside + South Cumminsville



WHAT DOES THE COMMUNITY WANT TO SEE HAPPEN?

STREETS & OPEN SPACE

- Provide traffic calming off of I-74 into South Cumminsville
- Slow traffic and improve safety on Beekman Street, Elmore Street, Spring Grove Avenue, and Hamilton Avenue (with street trees, landscaping, sidewalks, crosswalks, etc.)
- Improve bicycle and pedestrian connections to the Mill Creek Greenway, CROWN, and other regional trails
- Improve connections to the Northside Transit Center
- Increase green in the neighborhood by planting shade trees and natural landscaping
- Implement recommendations from the 2023 AIA Knowlton's Corner Plan (pedestrian connections, Mill Creek riverfront park, parklets, and intersection improvements)
- Improve lighting
- Add mid-block crossings to access Wayne Park
- Connect Dremen Ave. to Spring Grove Ave.

BUILDINGS & USES

- Build affordable homeownership and infill single-family homes in South Cumminsville
- Develop a grocery store or small market to improve food access
- Develop amenities that make these neighborhoods livable (recreation, gathering spaces, public art, mixed-use)
- Explore a range of infill housing options in Northside — small apartment buildings, denser housing types, affordable housing, co-operative housing, rent-to-own, etc.
- Support the existing businesses and attract more local retailers
- Create job opportunities in areas that are not ideal for housing

“Traffic calming is needed — these are neighborhood streets, not a continuation of the highway.”

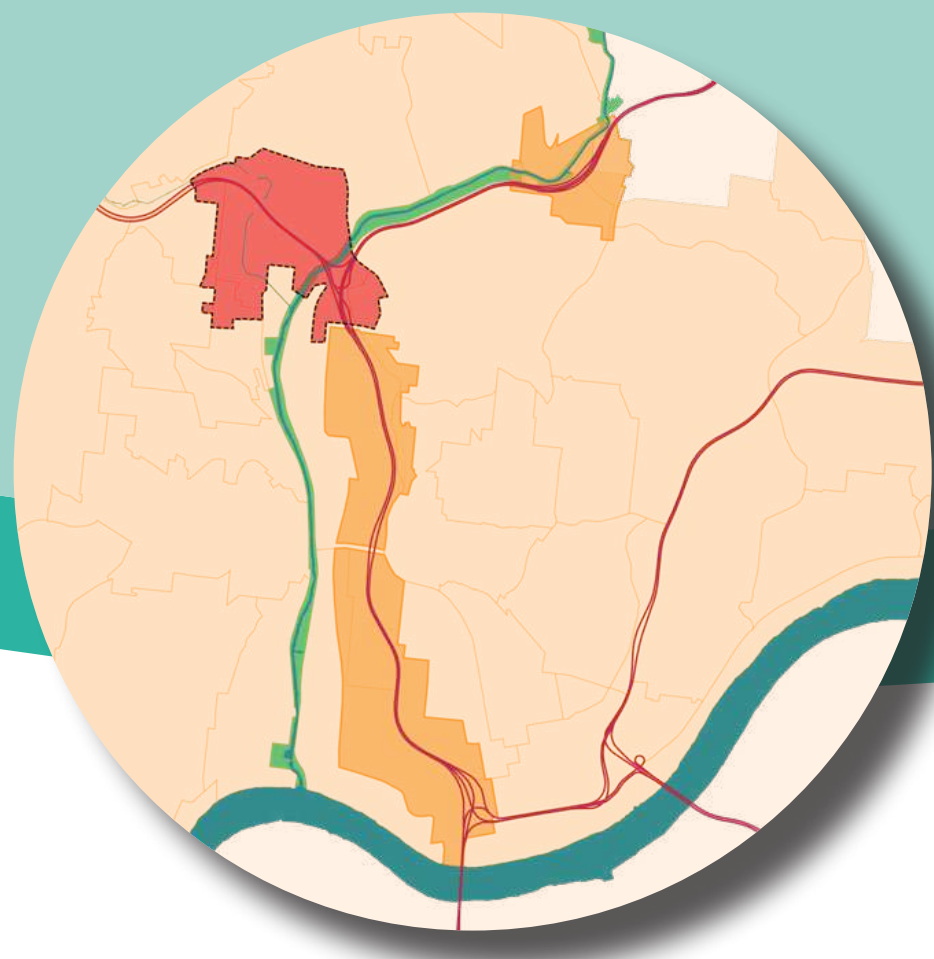
SUMMARY OF OTHER STAKEHOLDER CONVERSATIONS

- Middle-income homeowners could use support for repairs and renovations to ensure that housing maintains its value.
- There are erosion and stormwater management issues, including overland flooding (any funding sources to help stabilize hillsides and repair retaining walls and basement would be helpful)
- Support is needed for businesses on Hamilton during BRT construction.
- Net Zero and environmentally friendly housing is a focus for the South Cumminsville neighborhood.
- Narrow lots can be difficult to redevelop and require someone to assemble and re-subdivide.
- There is some vacant industrial land that is not ideal for housing.
- Food production, community gardens, and a permanent home for the Farmers Market would increase food access for these neighborhoods.



Northside + South Cumminsville

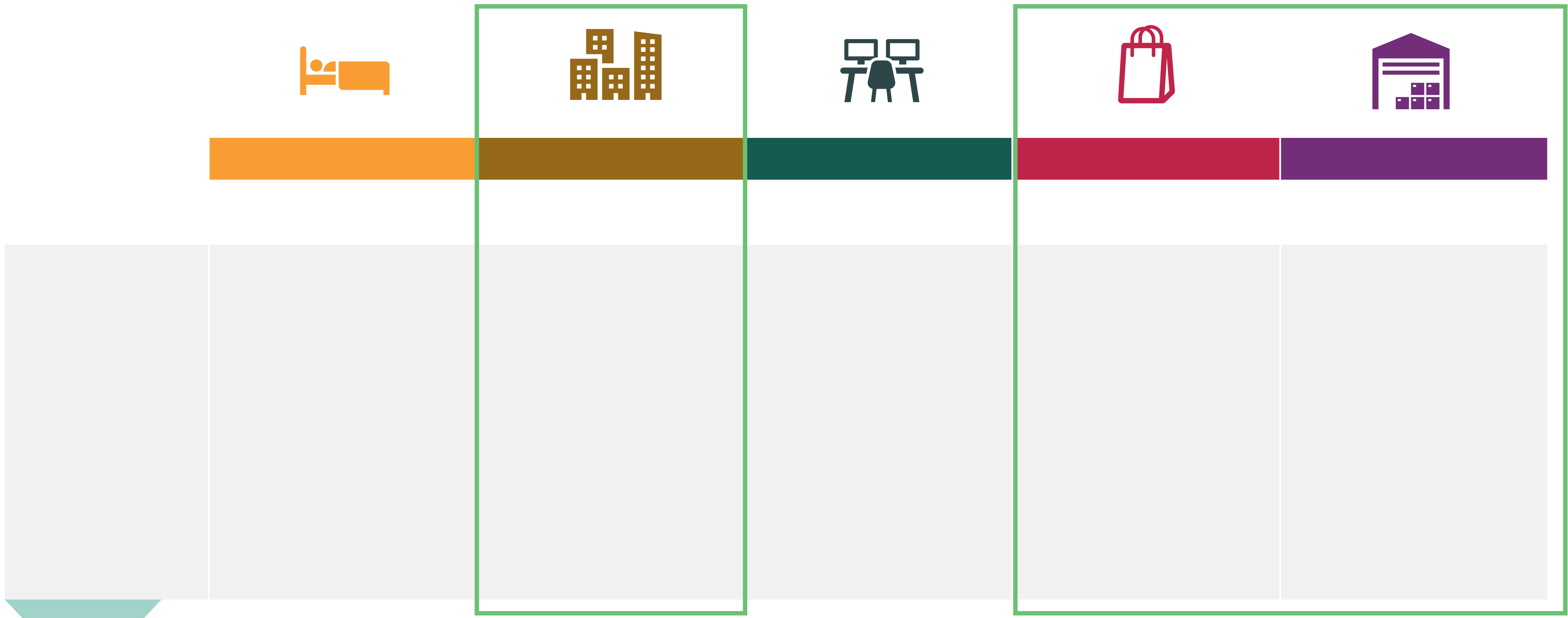
WHAT WILL THE MARKET SUPPORT TODAY?



NORTHSIDE & SOUTH CUMMINSVILLE OPPORTUNITY

New residential, retail and industrial projects are likely to follow existing development patterns

We want to hear your ideas for uses that belong in this area!



What do Low, Moderate, & Strong Potential Mean?

- These describe the condition of the market for each use today, with the current conditions.
- The stronger the market, the less likely a project is to need subsidy to make it feasible.
- The lower the market potential is today, the more public subsidy would be needed to make a project happen.
- Projects could be held back by other constraints in addition to the market (such as the need to assemble land, challenging site conditions, available infrastructure, or lack of political or community support).



What Does This Mean for Northside and South Cumminsville?



These are the uses that the market would support today, without any subsidy (this mirrors what you already see in this area).

What about Housing?

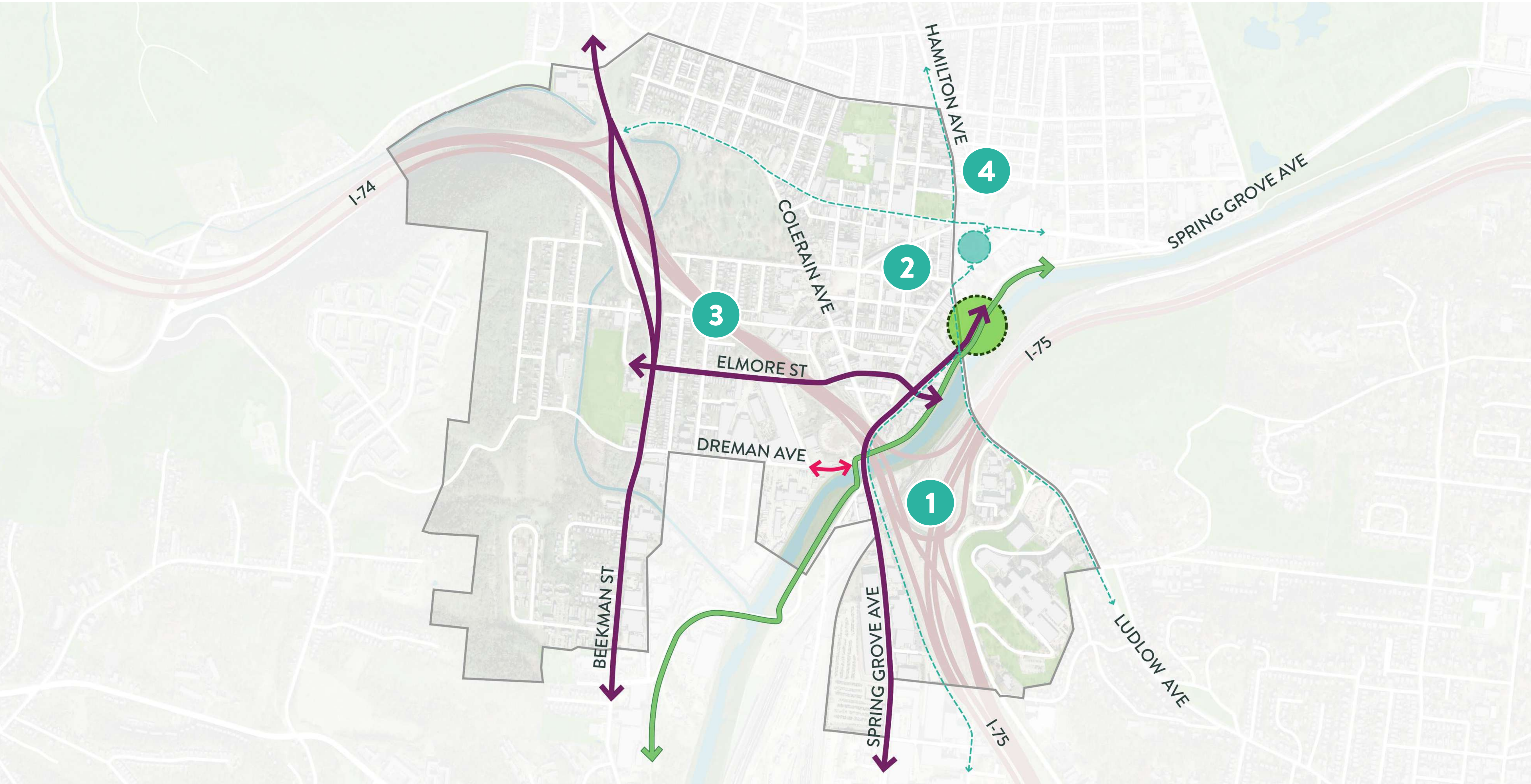
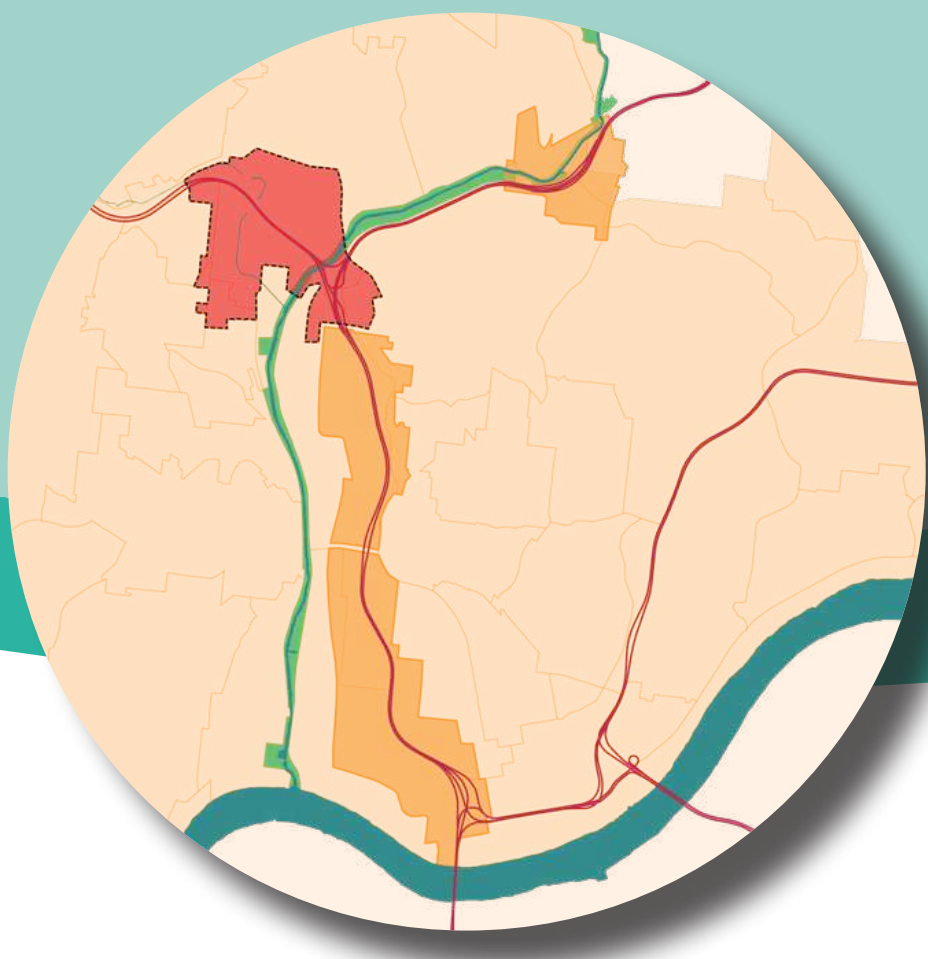
- Both Northside and South Cumminsville are residential neighborhoods and it makes sense to preserve and build more housing in these areas.
- However, some areas are industrial in nature or have environmental concerns and may not be ideal places for housing, but they could be sites for amenities that serve the neighborhoods.

Can We Explore Other Uses?

- Yes!
- Just because something isn't market feasible today doesn't mean it can't happen, but it might be more difficult:
 - More public subsidy may be needed...OR
 - It might take more time — the physical and economic conditions may need to change before the project makes sense.
- We want to hear your ideas about the uses that belong in this area!

Northside + South Cumminsville

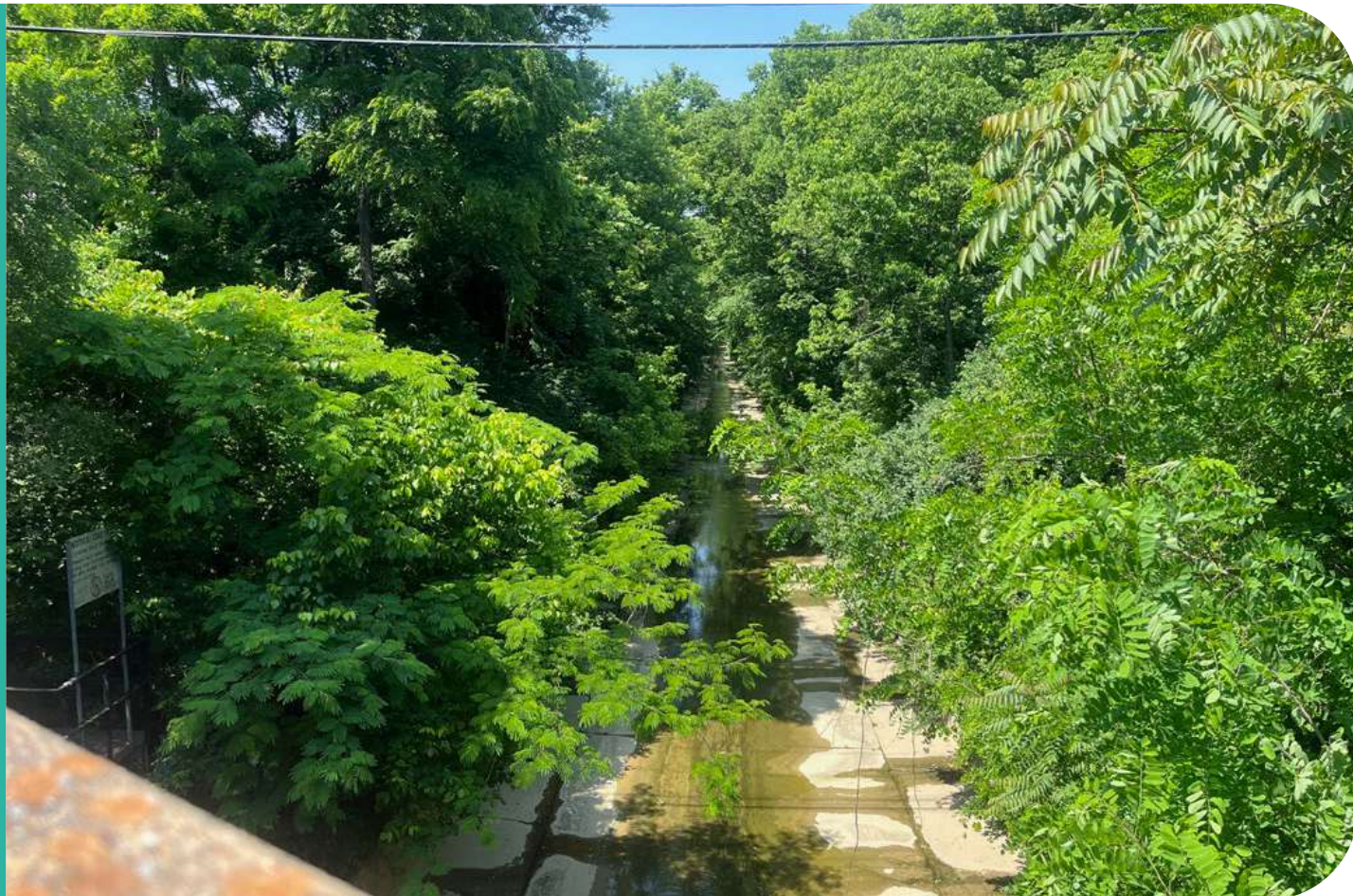
WHAT ARE THE MOST
IMPORTANT STREET & OPEN
SPACE IMPROVEMENTS?



1 Improve Bike
Connections to the
Mill Creek Greenway
& CROWN



2 Implement the AIA
Knowlton's Corner Plan
(pedestrian
connections, parks,
and intersection
improvements)



3 Traffic Calming,
Streetscape, and
Lighting on
Beekman, Elmore,
and Spring Grove
Avenue

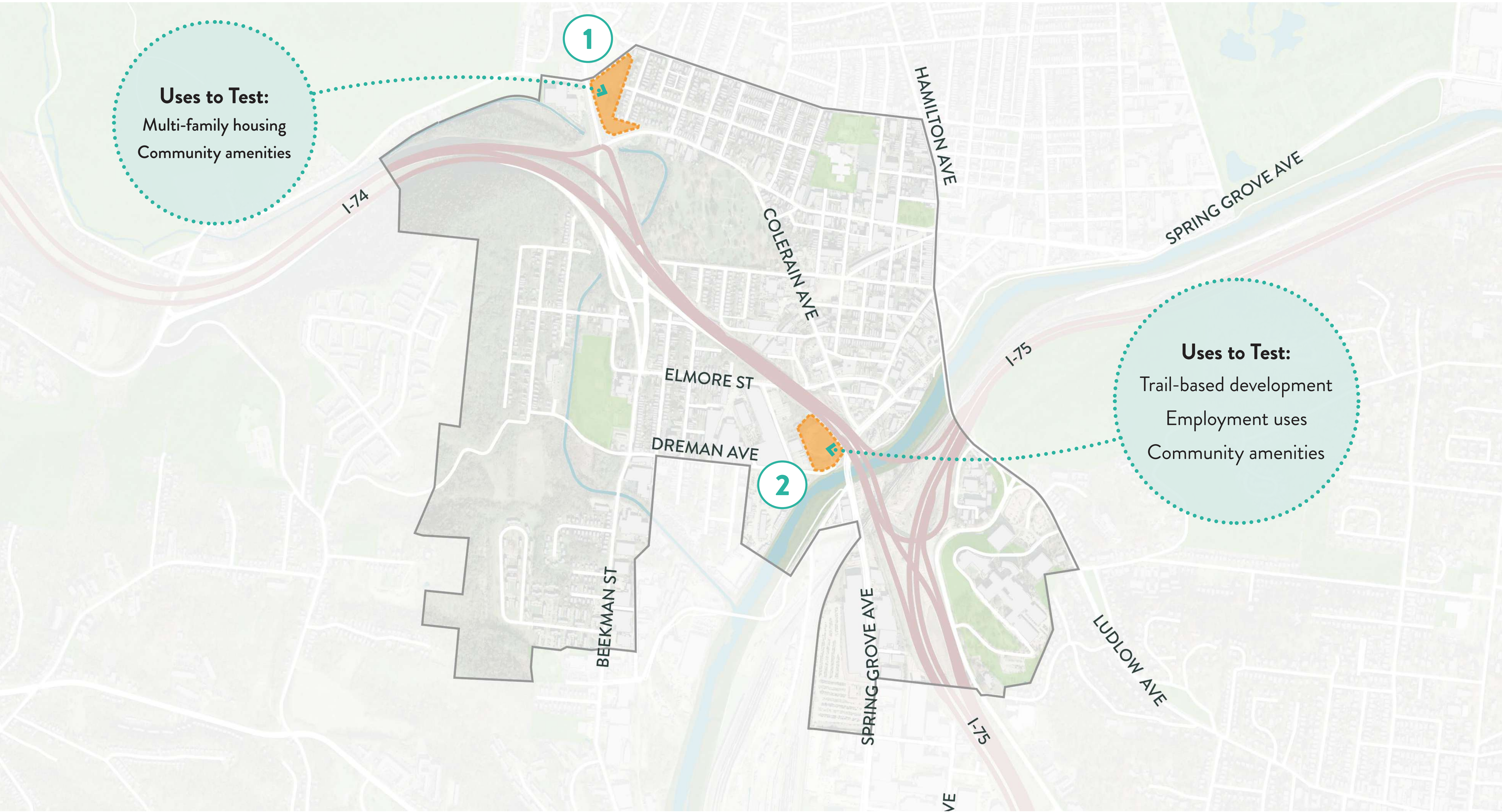
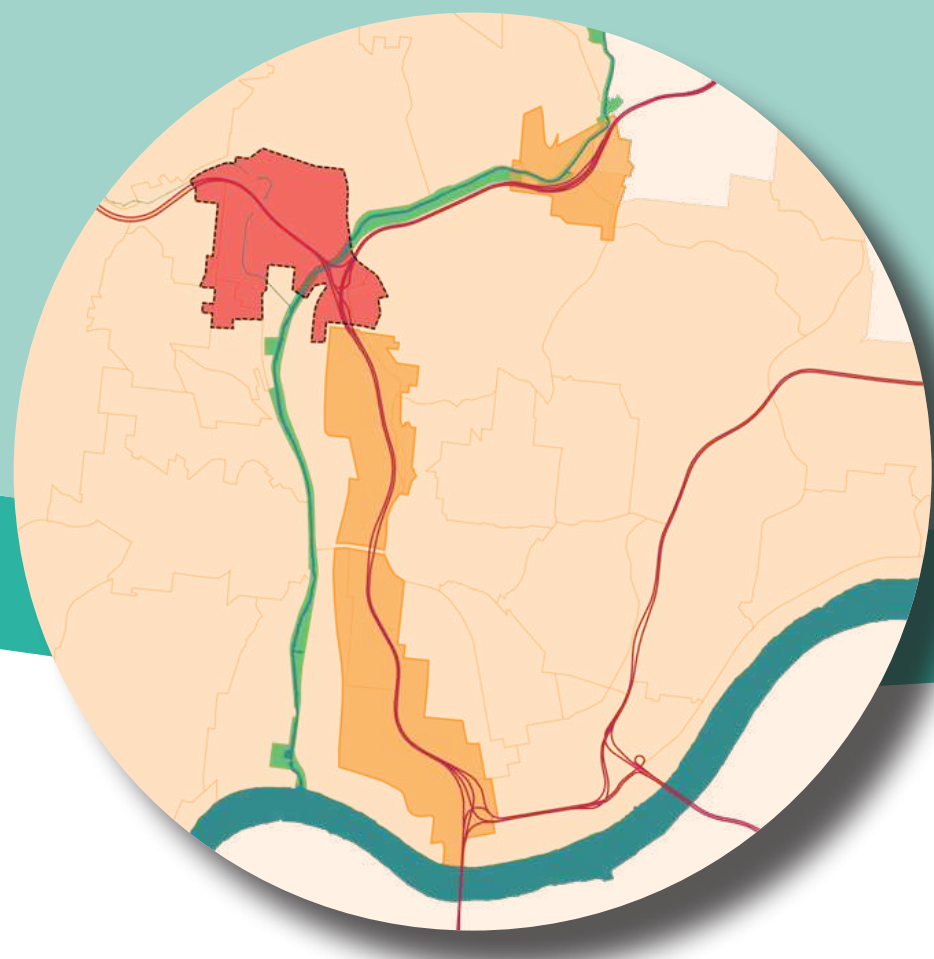


4 Improve Connectivity
to Transit Stops



Northside + South Cumminsville

OPPORTUNITY SITES



1 COLERAIN BYPASS

Uses the Community Would Like to See:
Denser housing typologies
Mixed-use housing development

Uses that are Market Viable Today:
Industrial
Residential & retail

Uses to Test:
Multi-family housing
Community amenities

TIMELINE
Short to Medium Term

COST/GAP
\$\$\$ - \$\$\$
Low to Medium Subsidy

2 DREMEN AVE ODOT PARCEL

Uses the Community Would Like to See:
Neighborhood grocery store
New businesses
Attainable housing solutions

Uses that are Market Viable Today:
Industrial
Residential & retail

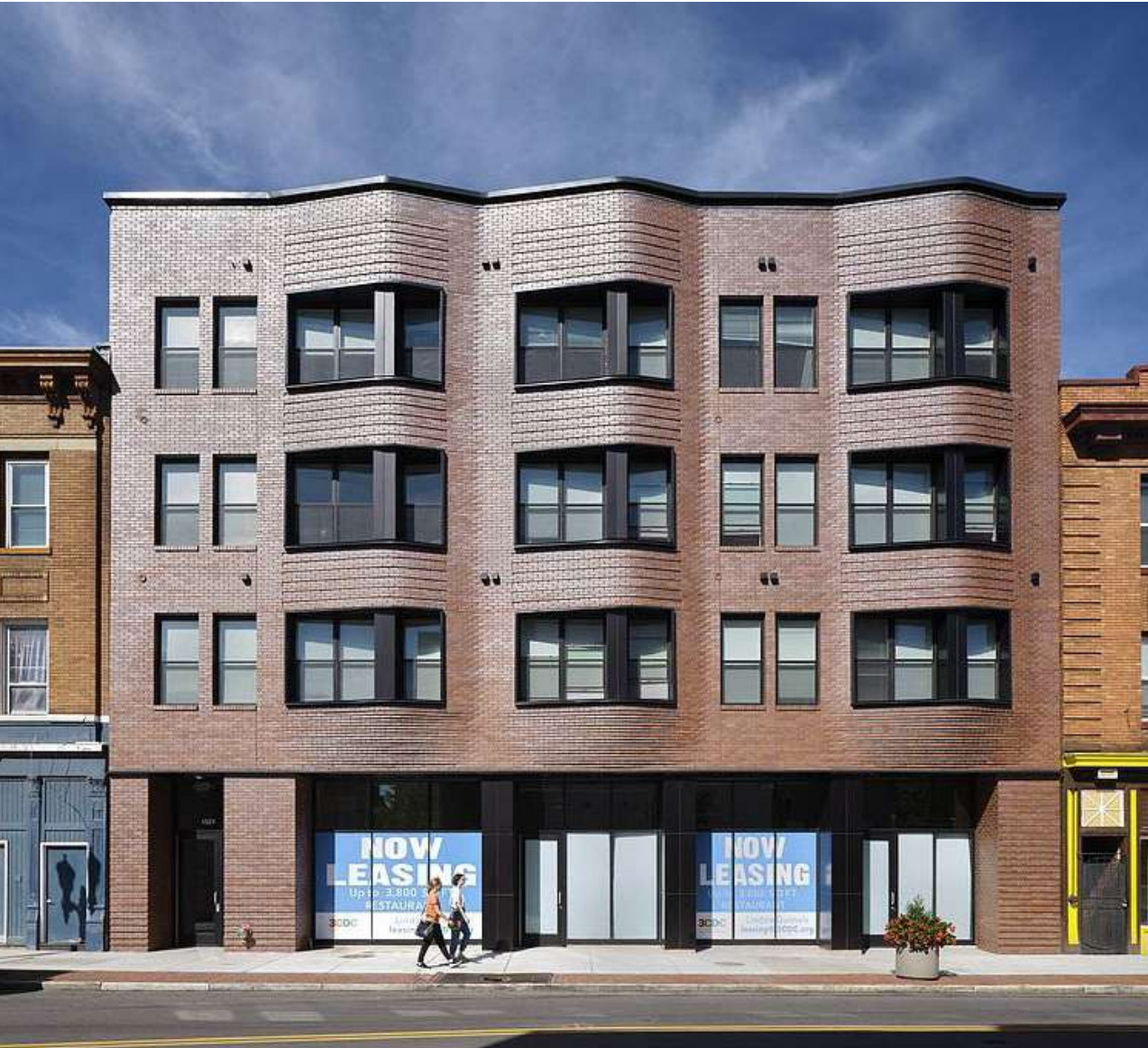
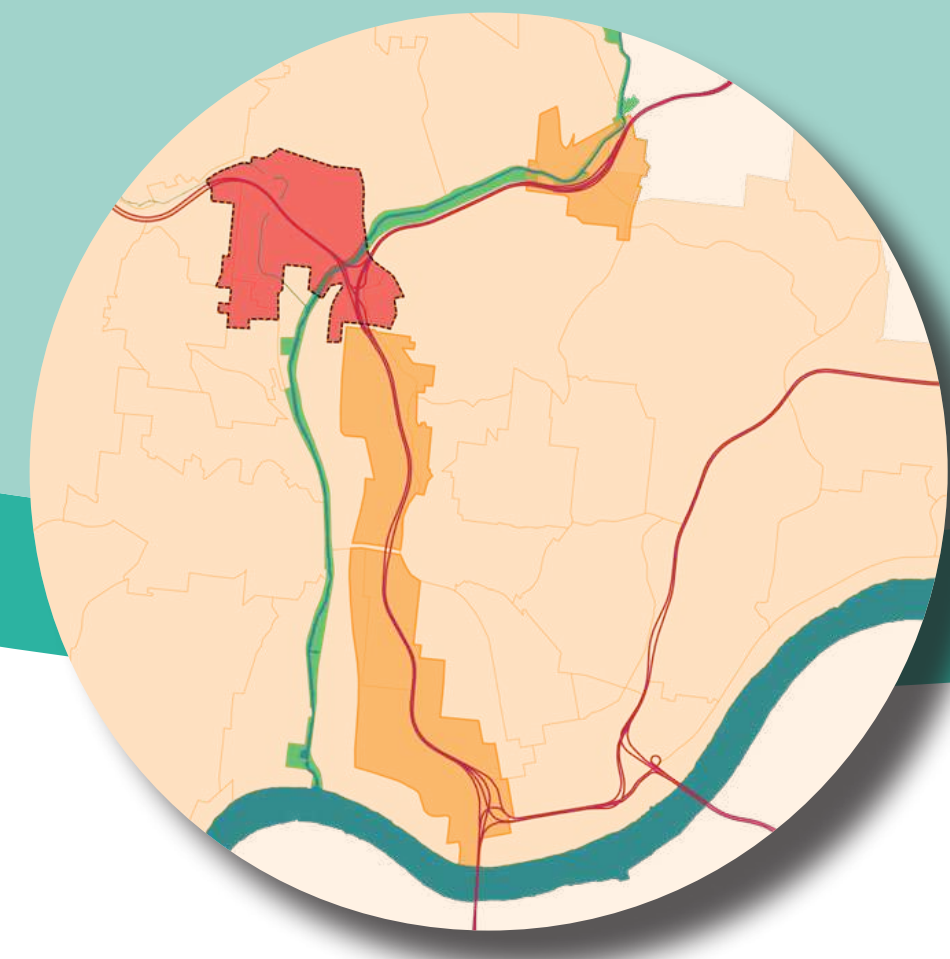
Uses to Test:
Trail-based development
Employment uses
Community amenities

TIMELINE
Short to Medium Term

COST/GAP
\$\$\$ - \$\$\$
Low to Medium Subsidy

Northside + South Cumminsville

INSPIRATION IMAGES

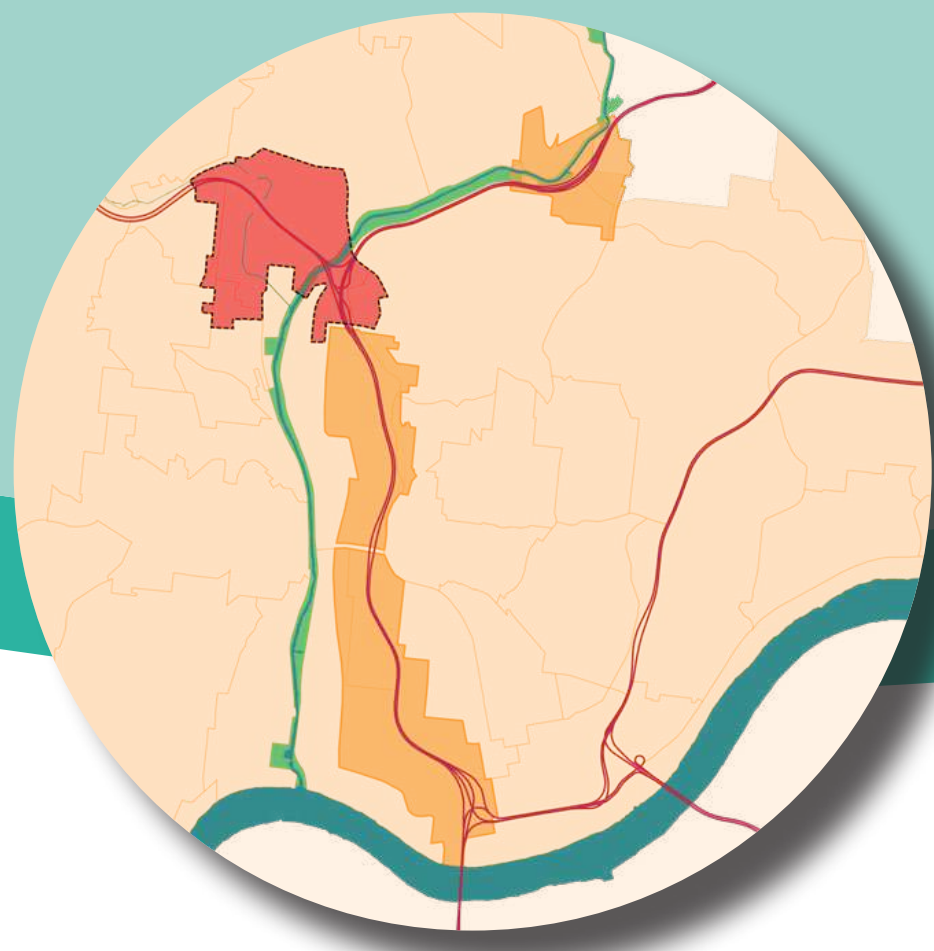


Potentially replace with photos of WIN new construction or renovations

Potentially replace with photos of WIN new construction or renovations

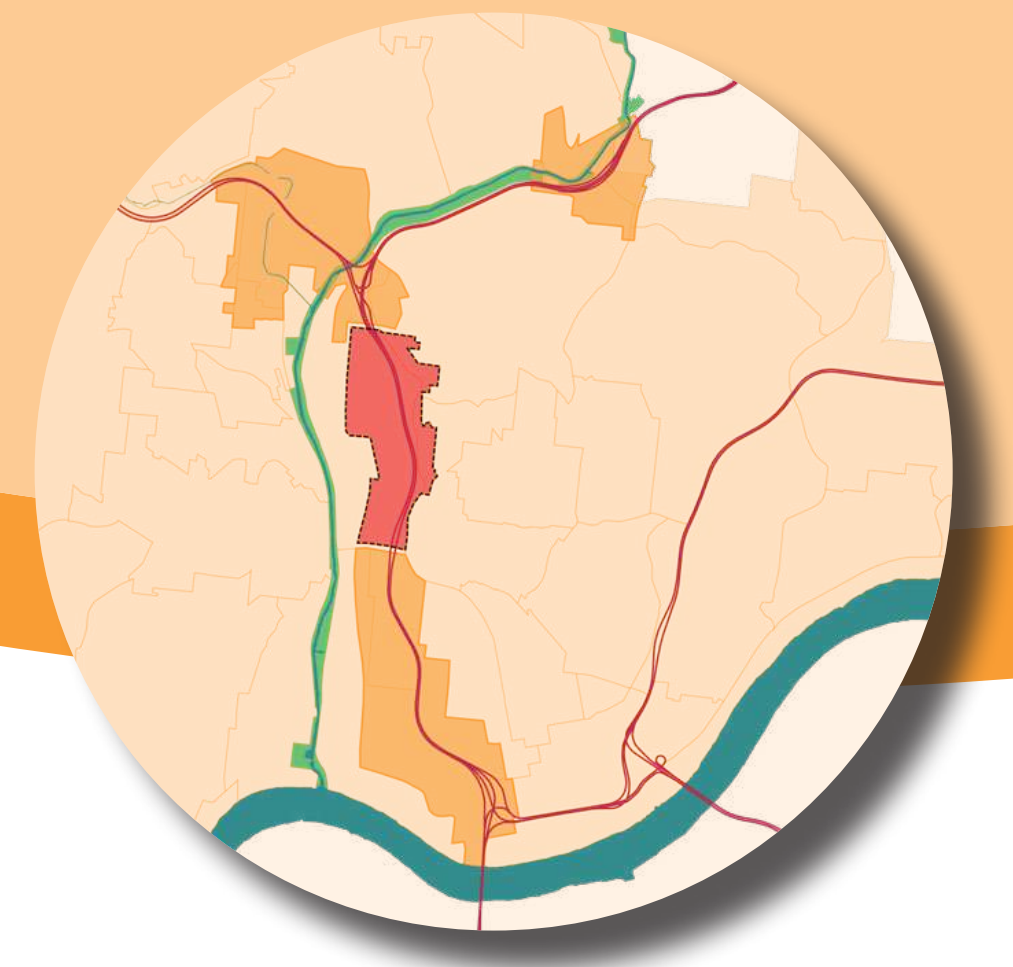
Northside + South Cumminsville

DESIGN WEEK EXPLORATION



Hopple Street

WHAT DOES THE COMMUNITY WANT TO SEE HAPPEN?



STREETS & OPEN SPACE

- Improve the safety and comfort of Colerain and Hopple, Spring Grove Avenue, and Monmouth Avenue with traffic calming and streetscaping (street trees, landscaping, sidewalks, crosswalks, etc.)
- Create sound and pollution barriers and more landscaping along I-75 on the eastern edge of the neighborhood
- Improve pedestrian connections to Valley Park and activate the park (CNU 32 Legacy Charrette Plan recommendations)
- Increase green in the neighborhood by adding more trees, shade, and natural landscaping
- Beautify and improve amenities at the Camp Washington Recreation Area (indoor and outdoor)
- Add Red Bike stations in the neighborhood
- Address the homeless encampments
- Increase frequency of transit and provide better north-south connectivity
- Use the subway tunnels for transit to West End, OTR, and Downtown

BUILDINGS & USES

- Repurpose underutilized buildings and vacant land for mixed-use development, including the Crosley Building and properties along Spring Grove Avenue
- Build denser housing and diversify the housing options in the neighborhood
- Support local property owners and businesses; consider incentives to attract more businesses
- Preserve the Salt Dome and celebrate it by offering tours, adding a signature mural, or developing complementary uses around it
- Improve food access by developing a grocery store or farmers market

“I want to see a landscaping and sound buffer along the highway, especially along Massachusetts Ave.”

SUMMARY OF OTHER STAKEHOLDER CONVERSATIONS

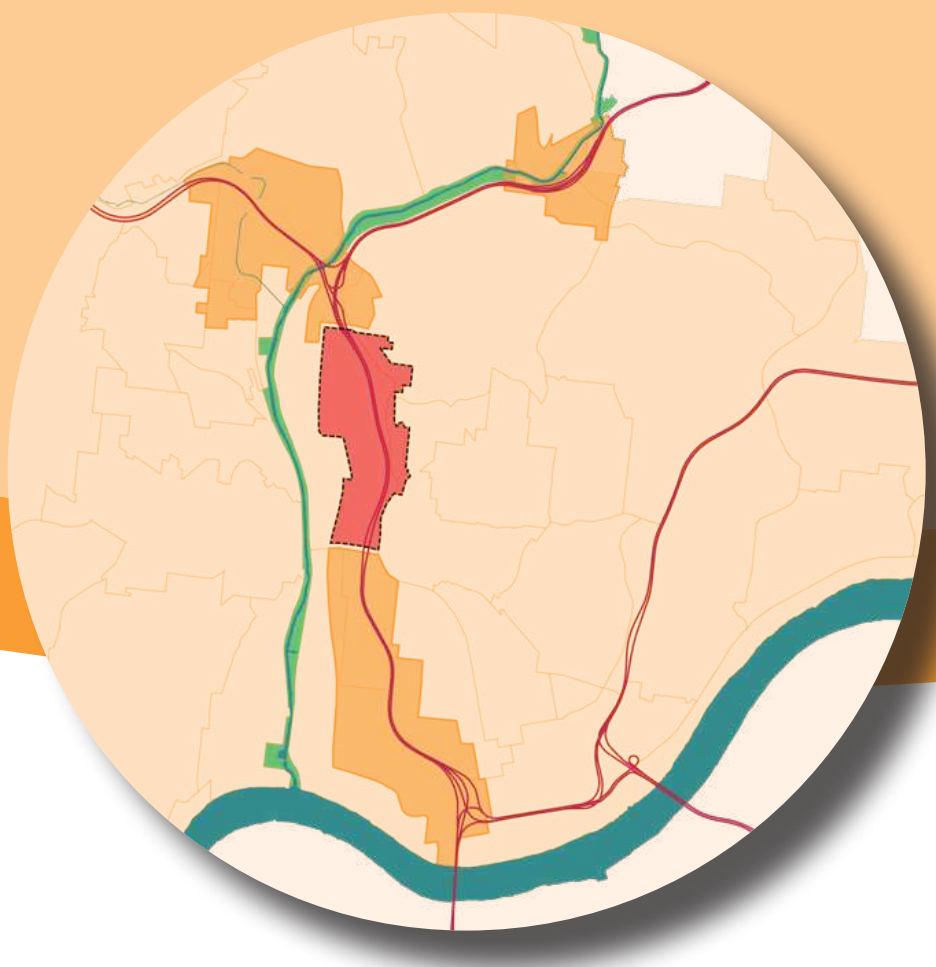
- The Hopple Street area is a gateway to the institutions (University of Cincinnati, Children’s Hospital) and students live in Camp Washington.
- There is an interest from several stakeholders (including the Port and the Camp Washington Business Association) to bring more jobs, advanced manufacturing, and small business incubation to the area, especially in the redevelopment of the Crosley Building.
- It’s important to explore ways that the residential and employment uses can co-exist (for example, how can businesses maintain truck access, while making the neighborhood safe and comfortable for pedestrians and bicyclists?)
- Safety at the Hopple and Colerain intersection is a major concern.
- Safety and landscaping along I-75 are a priority for neighborhood stakeholders.
- There aren’t sufficient park spaces or recreation amenities.
- Streets need to be repaired from any damage caused by the I-75 construction.
- Camp Washington has a unified vision; now they need funding to implement the ideas.

“This area needs trees! It has the lowest tree canopy in the whole city.”



Hopple Street

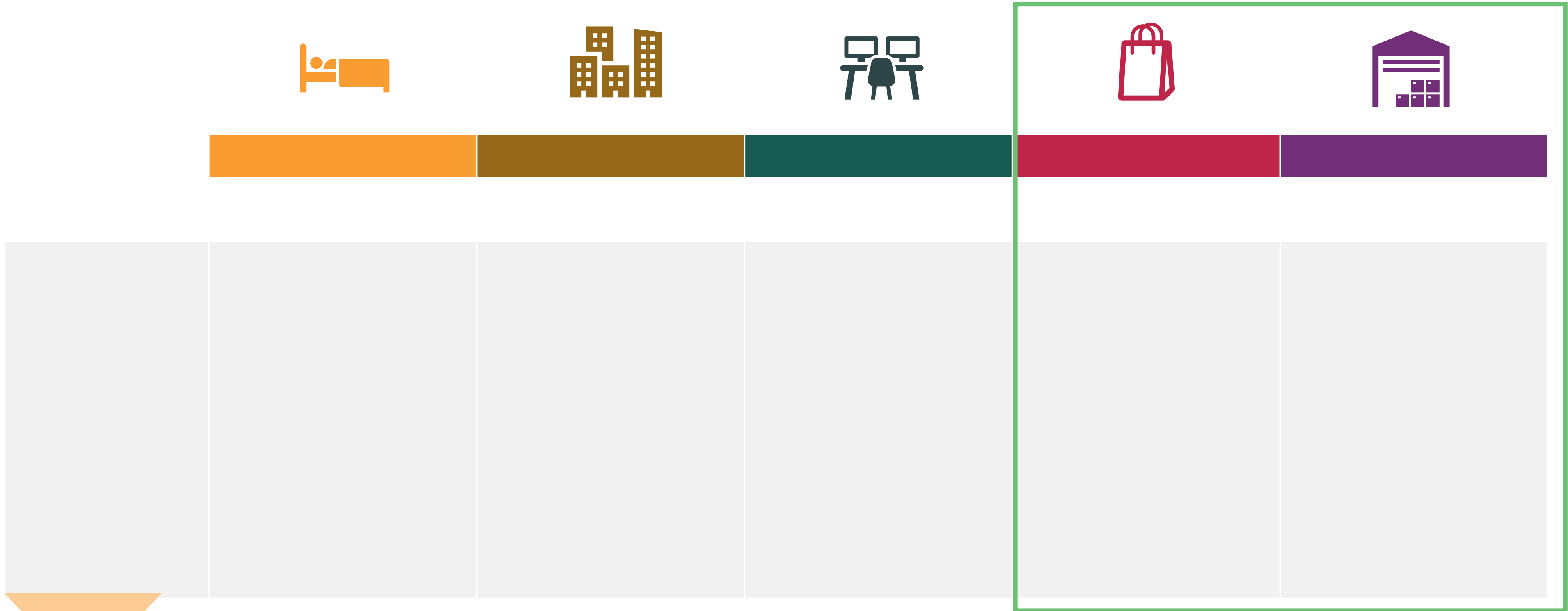
WHAT WILL THE MARKET SUPPORT TODAY?



HOPPLE STREET OPPORTUNITY

There is moderate to strong potential for additional industrial uses in the Study Area

We want to hear your ideas for uses that belong in this area!

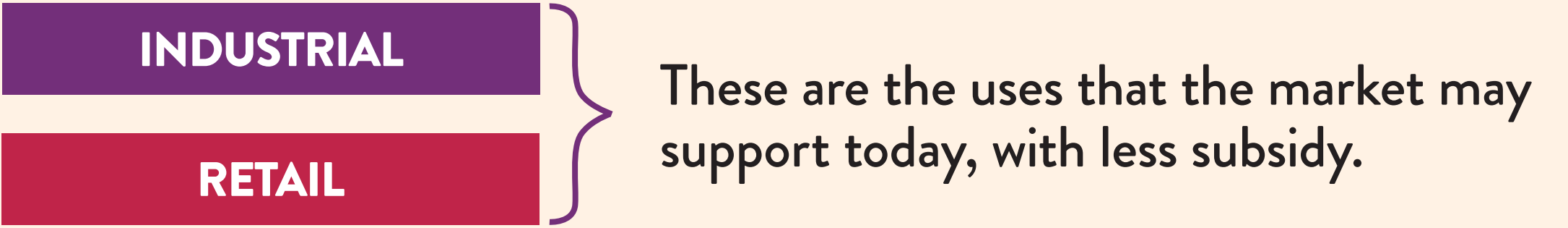


What do Low, Moderate, & Strong Potential Mean?

- These describe the condition of the market for each use today, with the current conditions.
- The stronger the market, the less likely a project is to need subsidy to make it feasible.
- The lower the market potential is today, the more public subsidy would be needed to make a project happen.
- Projects could be held back by other constraints in addition to the market (such as the need to assemble land, challenging site conditions, available infrastructure, or lack of political or community support).



What Does This Mean for the Hopple Street Area?



What about Housing?

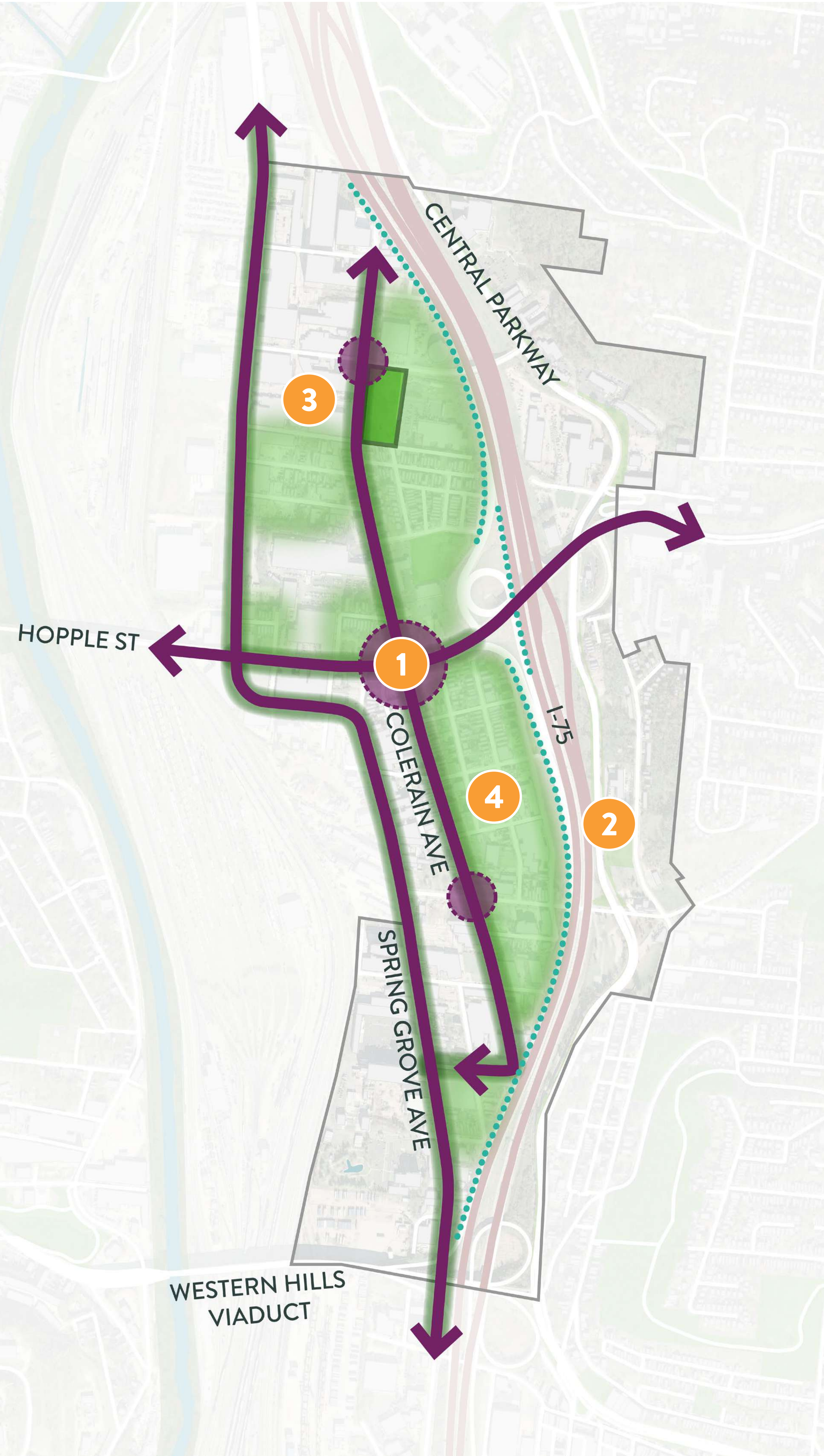
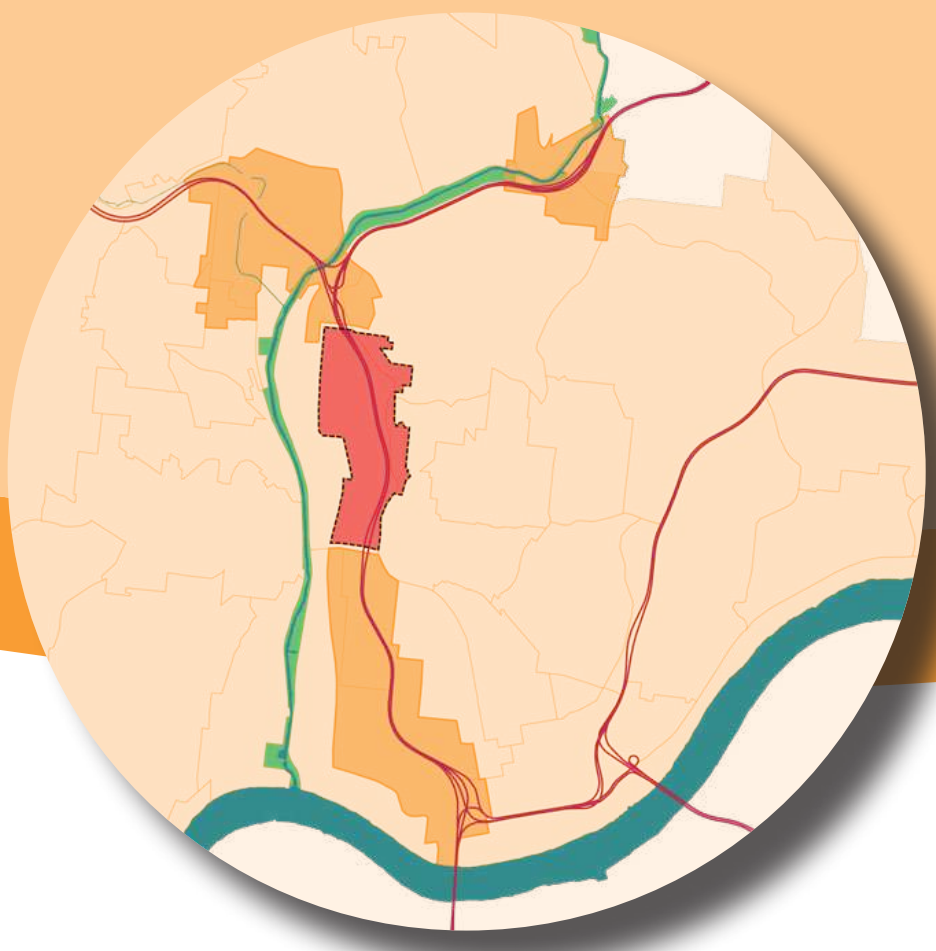
- The Camp Washington neighborhood has a unique blend of industrial, residential, and retail uses, all in close proximity to one another.
- The 2024 CNU Legacy Charrette Plan envisions a mixed-use neighborhood that includes housing, light manufacturing, and affordable creative spaces for makers and artists. This plan recommends increasing residential density and mixed-use. As the area grows, the residential market potential should strengthen over time.

Can We Explore Other Uses?

- Yes!
- Just because something isn't market feasible today doesn't mean it can't happen, but it might be more difficult:
 - More public subsidy may be needed...OR
 - It might take more time — the physical and economic conditions may need to change before the project makes sense.
- We want to hear your ideas about the uses that belong in this area!

Hopple Street

WHAT ARE THE MOST IMPORTANT STREET & OPEN SPACE IMPROVEMENTS?



1

Traffic Calming,
Pedestrian/Bike
Improvements at
Colerain and Hopple and
on Spring Grove Ave.



2

Sound Barriers
and Landscaping
along I-75 at
Massachusetts Ave.



3

Activation of
Valley Park



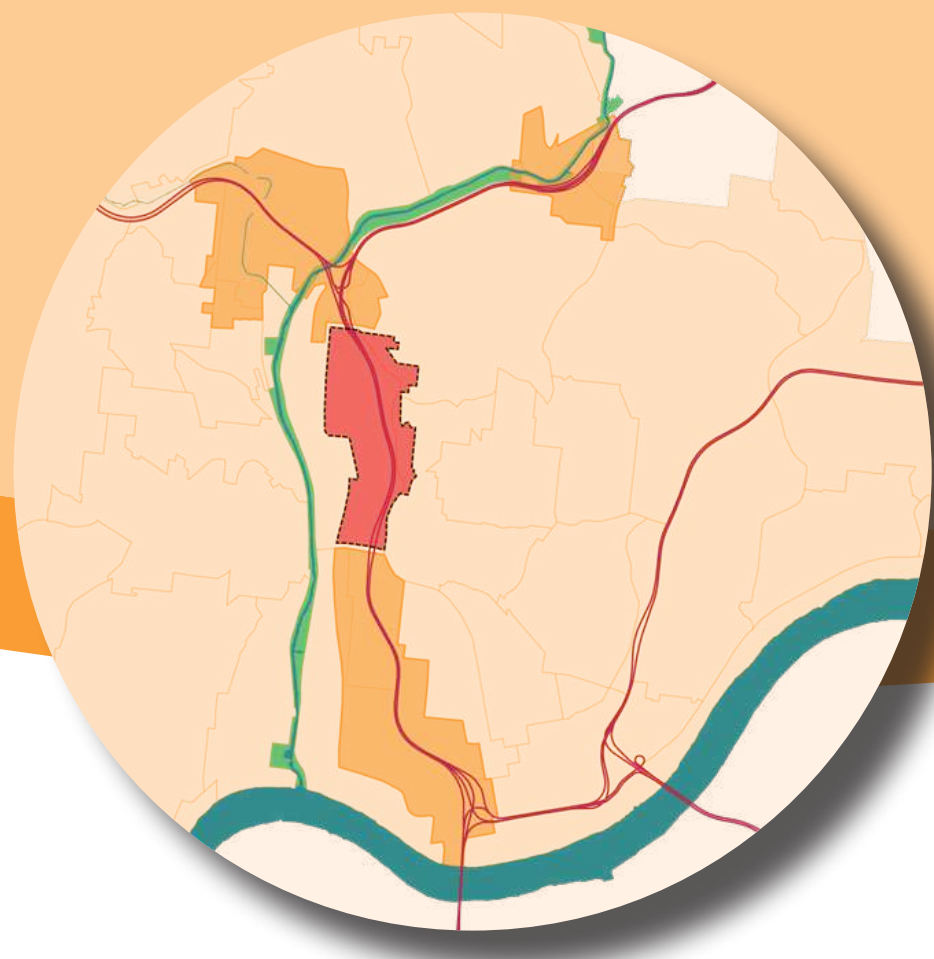
4

Trees, Shade,
and Landscaping



Hopple Street

OPPORTUNITY SITES



1 CROSLY BUILDING & SURROUNDING PARCELS

Uses the Community Would Like to See:

- Housing & mixed-use
- Grocery store
- Climbing gym
- Office
- Advanced manufacturing
- Small business incubator

Uses that are Market Viable Today:

- Industrial
- Retail

Uses to Test:

- Advanced manufacturing & small business incubator
- Mixed-use residential
- Community amenities

TIMELINE

Medium to Long Term

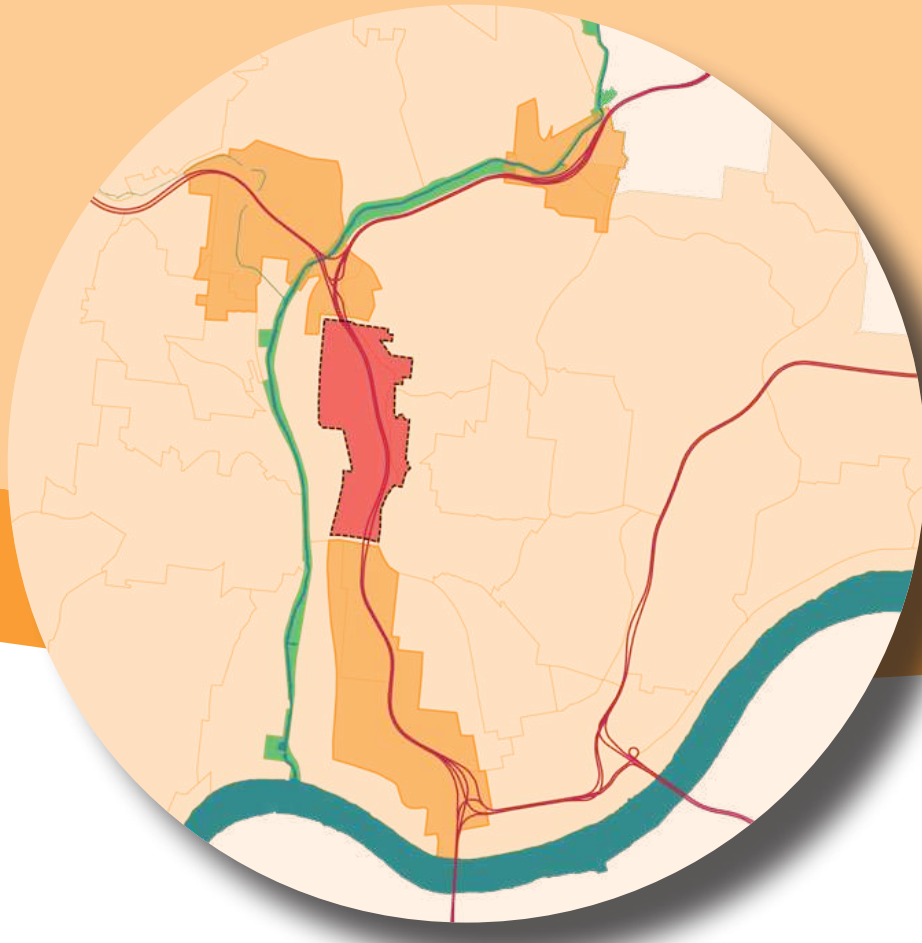
COST/GAP

\$\$\$
High Subsidy



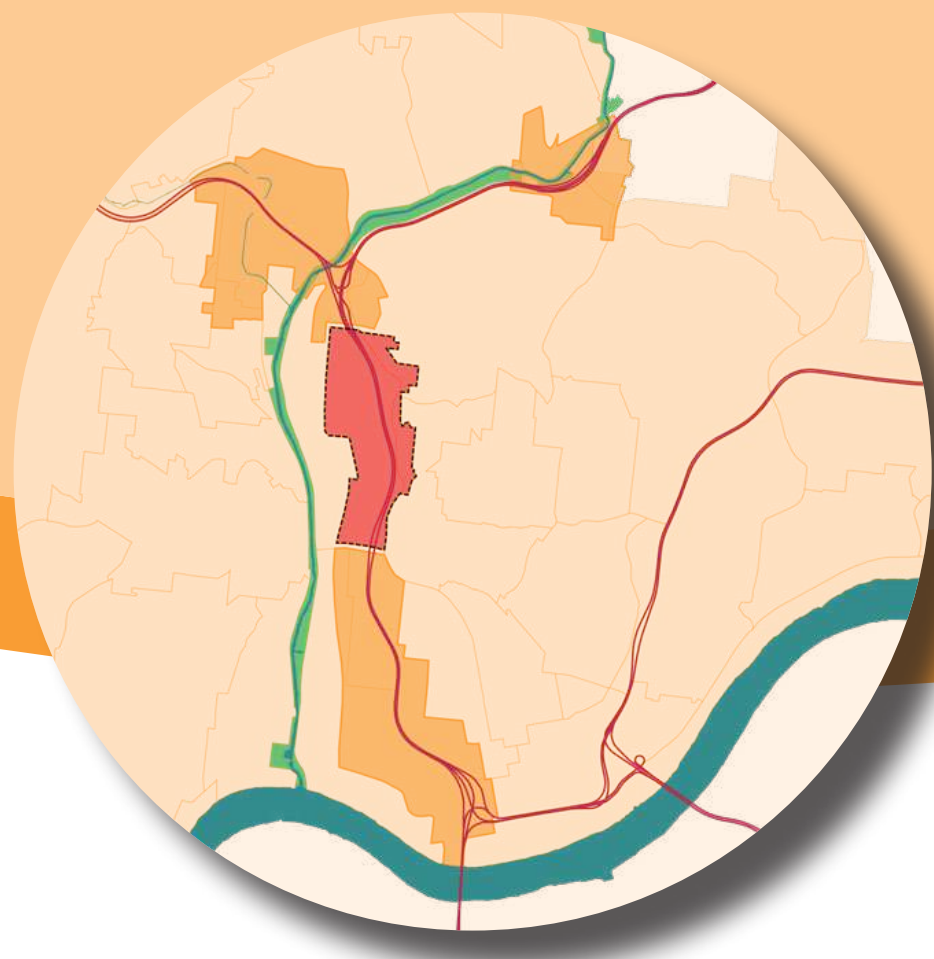
Hopple Street

INSPIRATION IMAGES



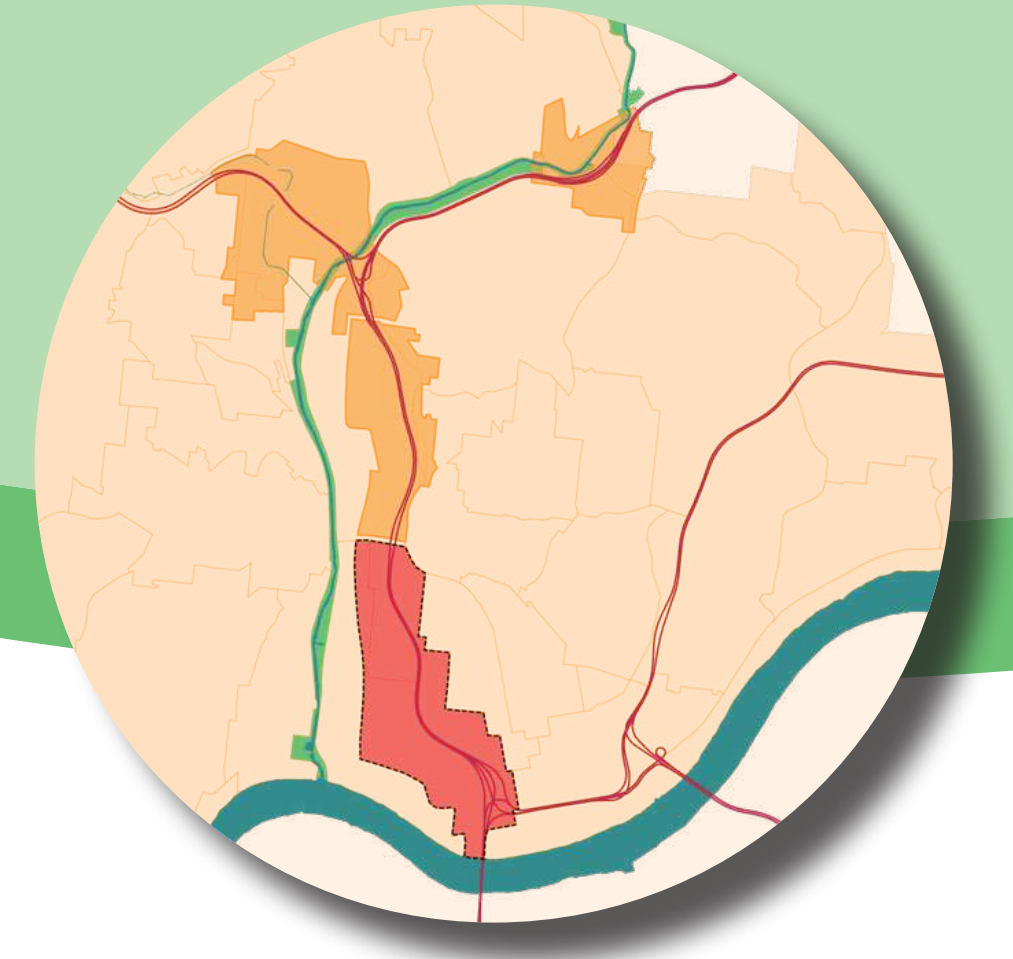
Hopple Street

DESIGN WEEK EXPLORATION



Queensgate + West End + Downtown

WHAT DOES THE COMMUNITY WANT TO SEE HAPPEN?



STREETS & OPEN SPACE

- Design the Ezzard Charles Highway cap with on-street parking and bike- and pedestrian-friendly infrastructure to support retail tenants
- Connect 5th Street to Gest Street and convert 5th to a two-way street
- Add trees, green, shade, and natural landscaping
- Connect Union Terminal and the Cincinnati Museum Center to Music Hall and Over-the-Rhine through a streetcar
- Improve safety through the Dalton Tunnel (with lighting inside and traffic signals at either end)
- Improve regional transit connections (passenger rail and light rail to the airport)
- Improve existing parks and green spaces in the West End
- Create bike and pedestrian connections to the Ohio River
- Minimize the impact of I-75 construction on existing businesses and residents
- Convert the 6th Street Bypass to an urban boulevard and reclaim the ramps for development
- Address semi-truck congestion and parking near freight rail entrances (8th Street and Bank Street)

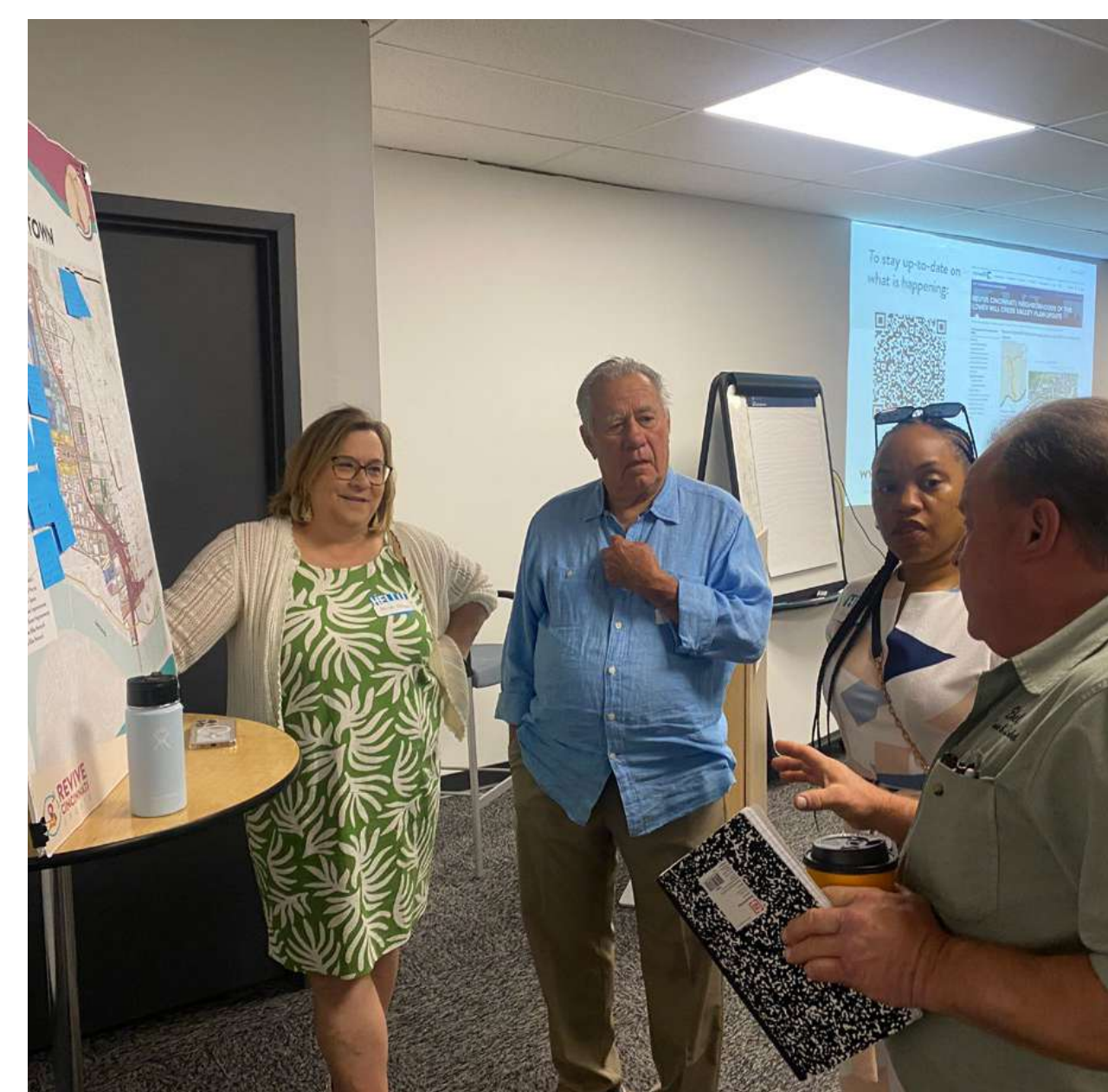
BUILDINGS & USES

- Develop an architecturally sensitive mixed-use district around the Cincinnati Museum Center with destination entertainment uses, housing, and retail
- Develop amenities such as a grocery store, pharmacy, retail, and dining (especially lunchtime dining options in Queensgate and more dining overall in West End)
- Repurpose underutilized buildings and lots
- Support small businesses and long-time residents
- Preserve and reactivate local historical landmarks (ROMAC, First German Reform Church)
- Prevent gentrification and displacement
- Create an identifiable gateway at the Linn and Ezzard Charles intersection
- Develop the 10 acres adjacent to downtown with high-density, taxable development
- Improve the quality of life for current residents and employees

“We need trees and shade along Ezzard Charles connecting the Museum Center!”

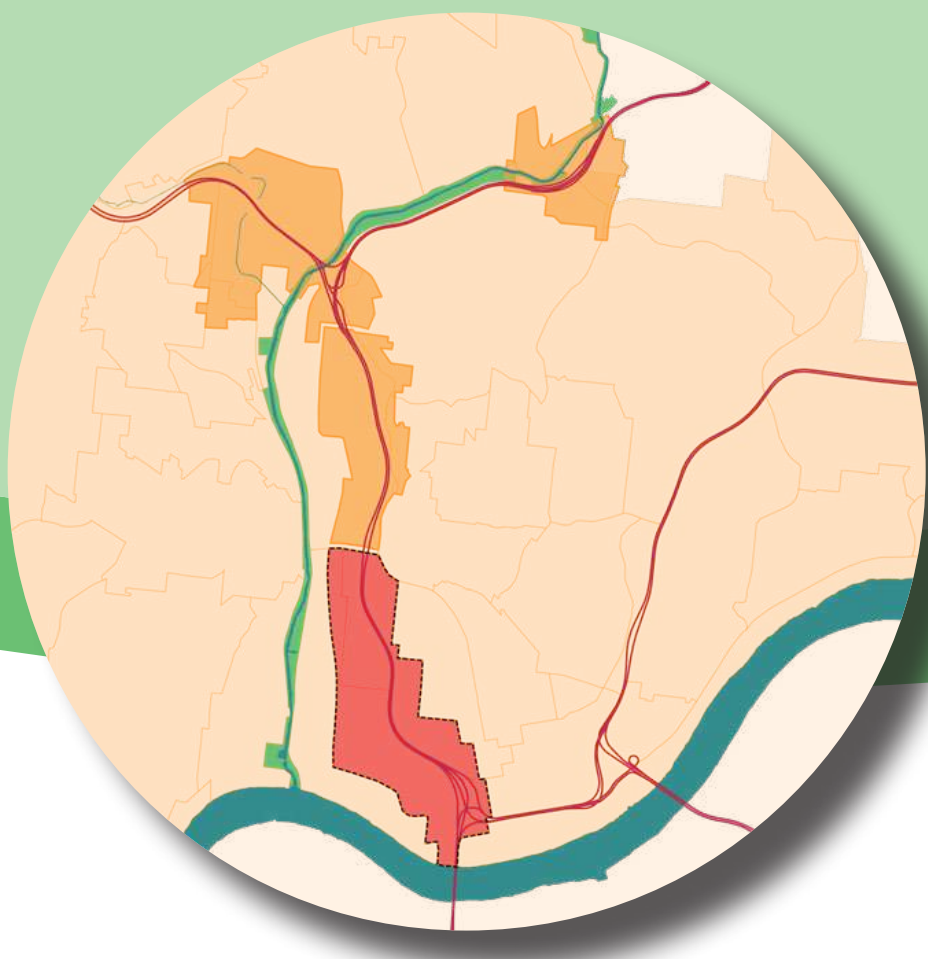
SUMMARY OF OTHER STAKEHOLDER CONVERSATIONS

- Most of the businesses in Queensgate are family-owned and have been a part of the community for decades — they want to stay and continue operating their businesses for the long term.
- There are two visions for what the area immediately west of I-75 in Queensgate becomes:
 - One is a walkable mixed-use district with residential and retail that extends and connects to downtown.
 - The other is to expand jobs, advanced manufacturing, and light industrial uses.
- The Cincinnati Museum Center is opposed to any development on their parking lots.
- There are a lack of places to eat in Queensgate and West End
- The West End would like to see more amenities that attract people to the neighborhood (restaurants, retail, and entertainment) and market-rate housing.



Queensgate + West End + Downtown

WHAT WILL THE MARKET SUPPORT TODAY?



QUEENSGATE & WEST END OPPORTUNITY

Development potential is largely influenced by downtown development patterns



We want to hear your ideas for uses that belong in this area!

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What do Low, Moderate, & Strong Potential Mean?

- These describe the condition of the market for each use today, with the current conditions.
- The stronger the market, the less likely a project is to need subsidy to make it feasible.
- The lower the market potential is today, the more public subsidy would be needed to make a project happen.
- Projects could be held back by other constraints in addition to the market (such as the need to assemble land, challenging site conditions, available infrastructure, or lack of political or community support).



What does this mean for West End?

- West End is primarily a residential neighborhood
- Linn Street is the historic retail corridor, but many spaces are vacant
- In the near-term, moderate density housing and small-format retail could be built (but would require subsidy)
- FC Cincinnati's large-scale development could help prove the market and encourage future residential and commercial growth

What does this mean for Downtown?

- The Downtown portion of the study area is most suited for office, hotel, or denser residential development

Can We Explore Other Uses?

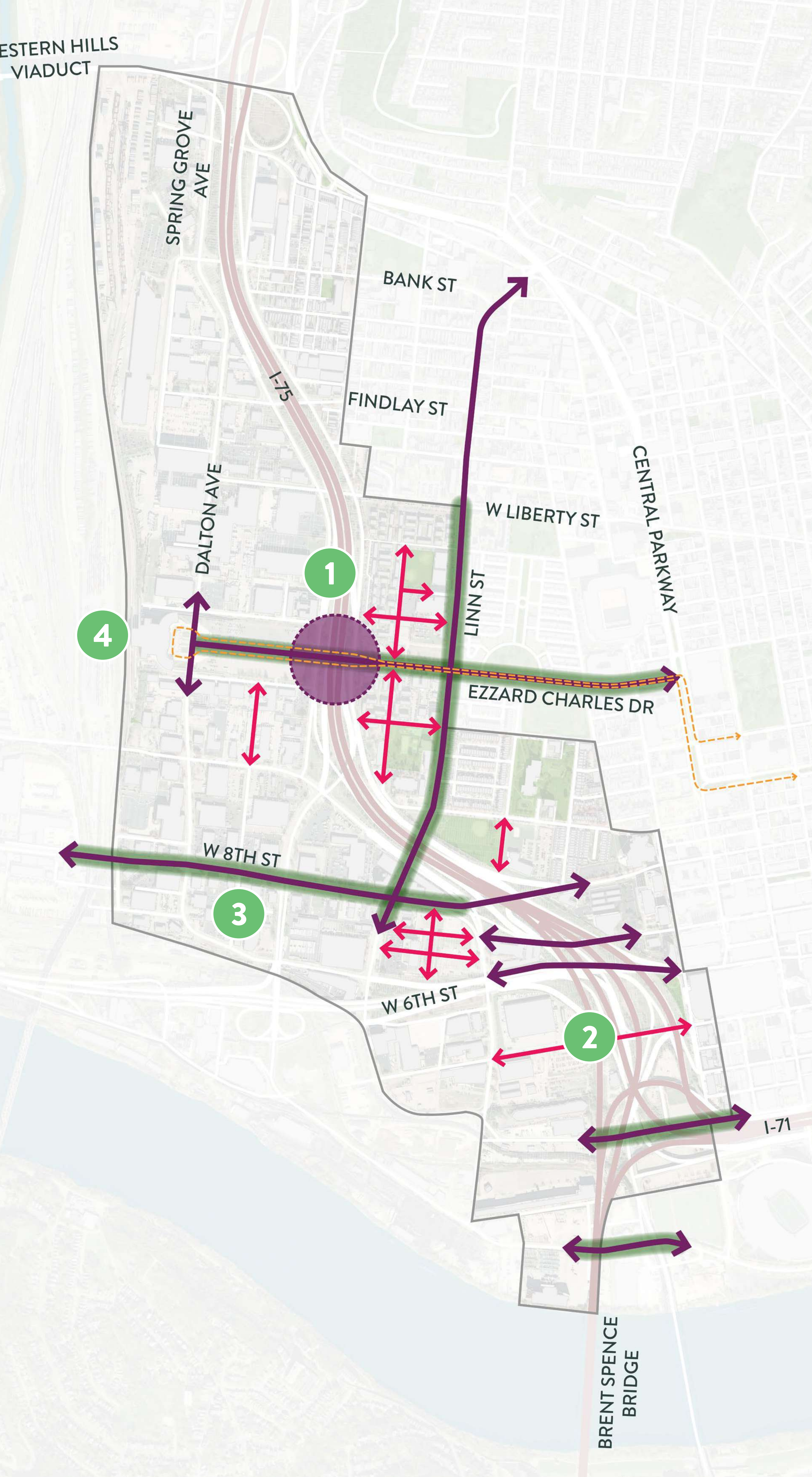
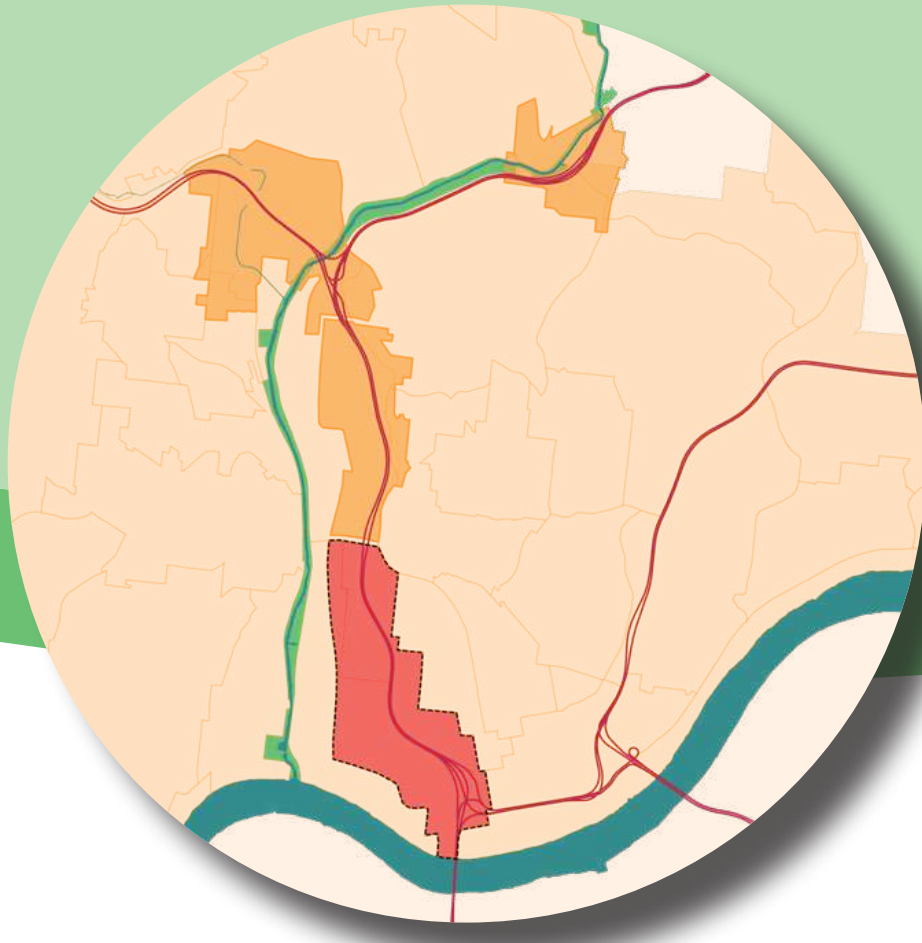
- Yes! Just because something isn't market feasible today doesn't mean it can't happen, but it might be more difficult:
 - More public subsidy may be needed...OR
 - It might take more time — the physical and economic conditions may need to change before the project makes sense.
- We want to hear your ideas about the uses that belong in this area!

What does this mean for Queensgate?

- Queensgate is predominately an industrial neighborhood — it has excellent transportation access and the existing businesses perform well
- In the near-term, this area is best suited to capture additional industrial and distribution uses
- In the long-term, citywide growth could increase demand for residential development in this area, but it would need to be accompanied by broader transformation into a mixed-use district

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WHAT ARE THE MOST IMPORTANT STREET & OPEN SPACE IMPROVEMENTS?



1

Design the Ezzard Charles Highway Cap with On-Street Parking, Pedestrian and Bike Infrastructure to Better Support Retail

2

Connect Streets Through Queensgate Over Time as Properties Transition to Improve the Pedestrian Environment

3

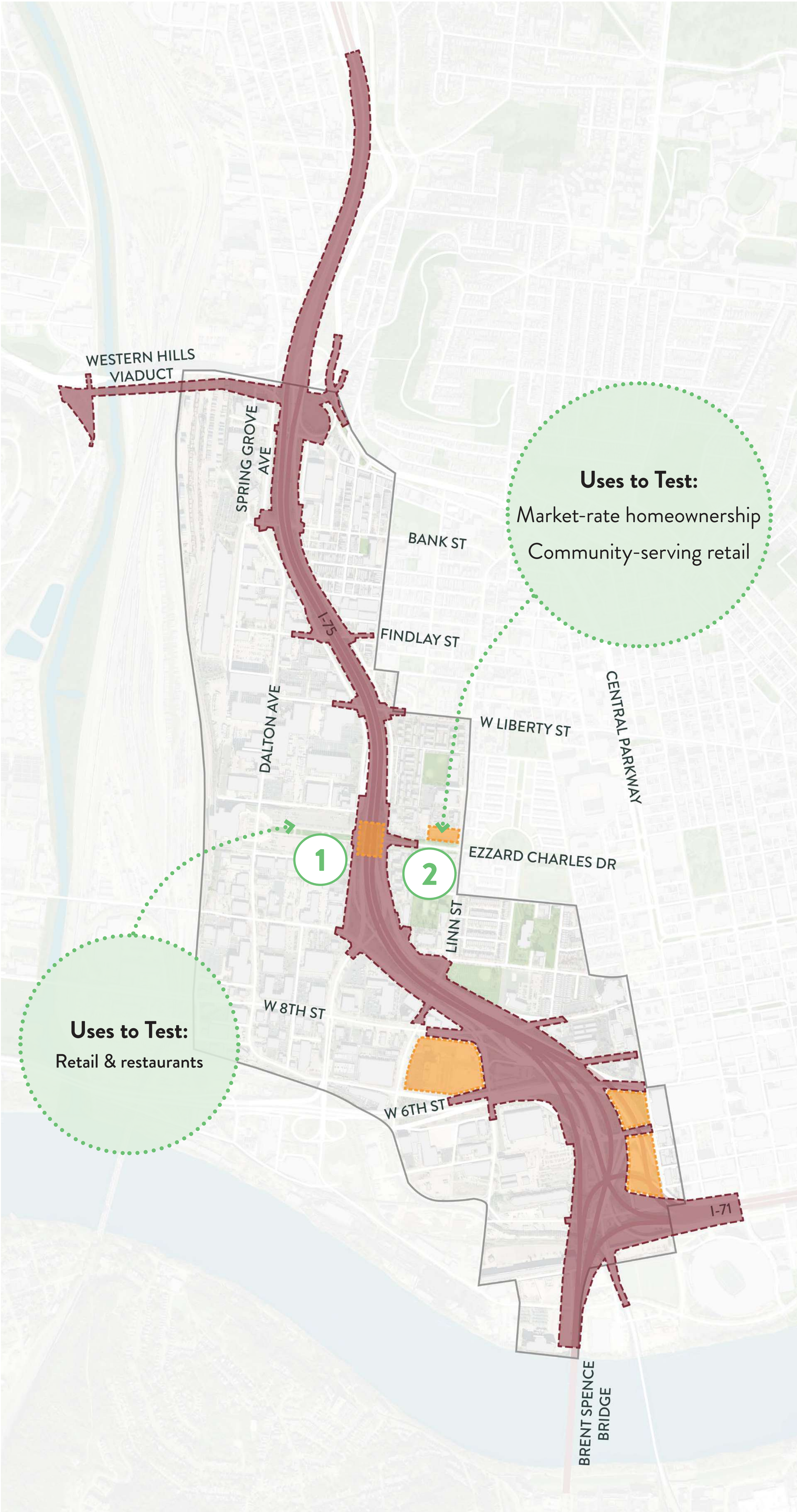
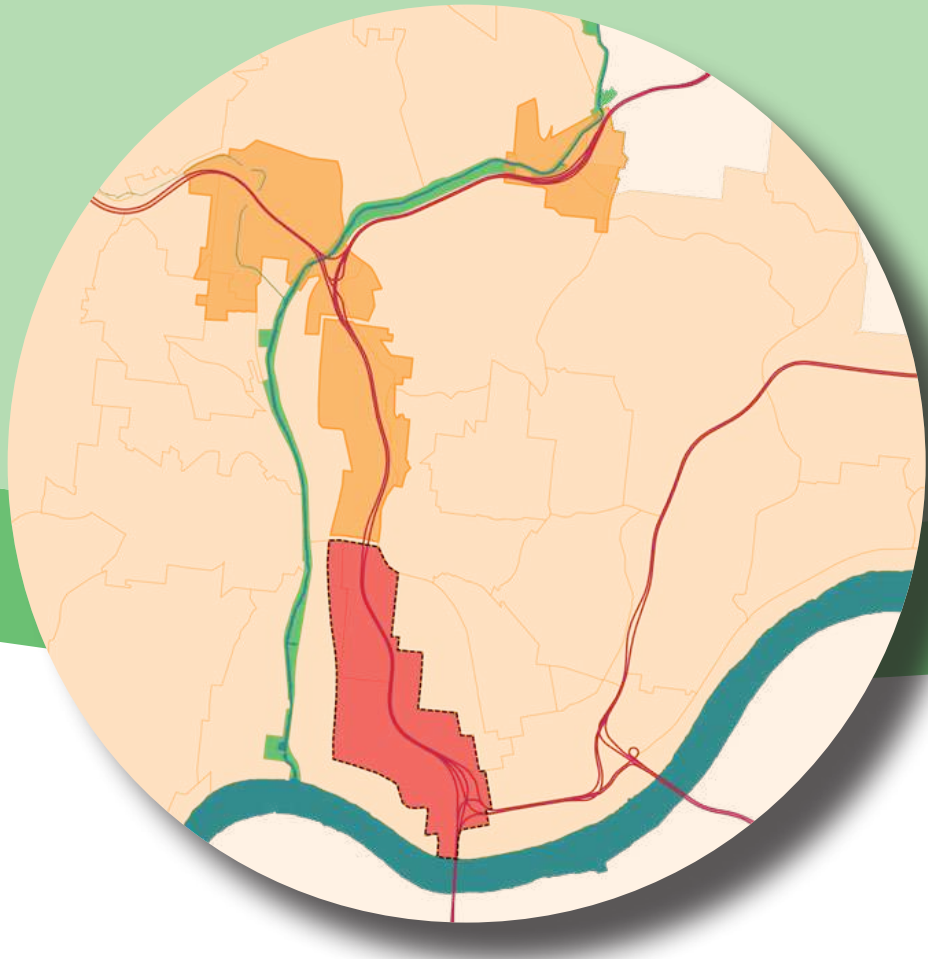
Plant More Trees, Natural Landscaping, and Reduce the Amount of Pavement

4

Connect Union Terminal/Cincinnati Museum Center with Music Hall (through streetscape and a future streetcar)

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OPPORTUNITY SITES



1

EZZARD CHARLES I-75 CAP

Uses the Community Would Like to See:

Housing, retail, and public amenities to activate the museum area
Grocery store & pharmacy
Entertainment destinations

Uses that are Market Viable Today:

Industrial & hospitality
Office & retail

Uses to Test:

Retail & restaurants



TIMELINE

Long Term



COST/GAP

\$\$\$ - \$\$\$

Medium to High Subsidy

2

LINN & EZZARD CHARLES

Uses the Community Would Like to See:

Market-rate housing & mixed-use
Practical retail & services to serve the West End
String of activation from CMC to Music Hall

Uses that are Market Viable Today:

Industrial & hospitality
Office & retail

Uses to Test:

Market-rate homeownership
Community-serving retail



TIMELINE

Short Term



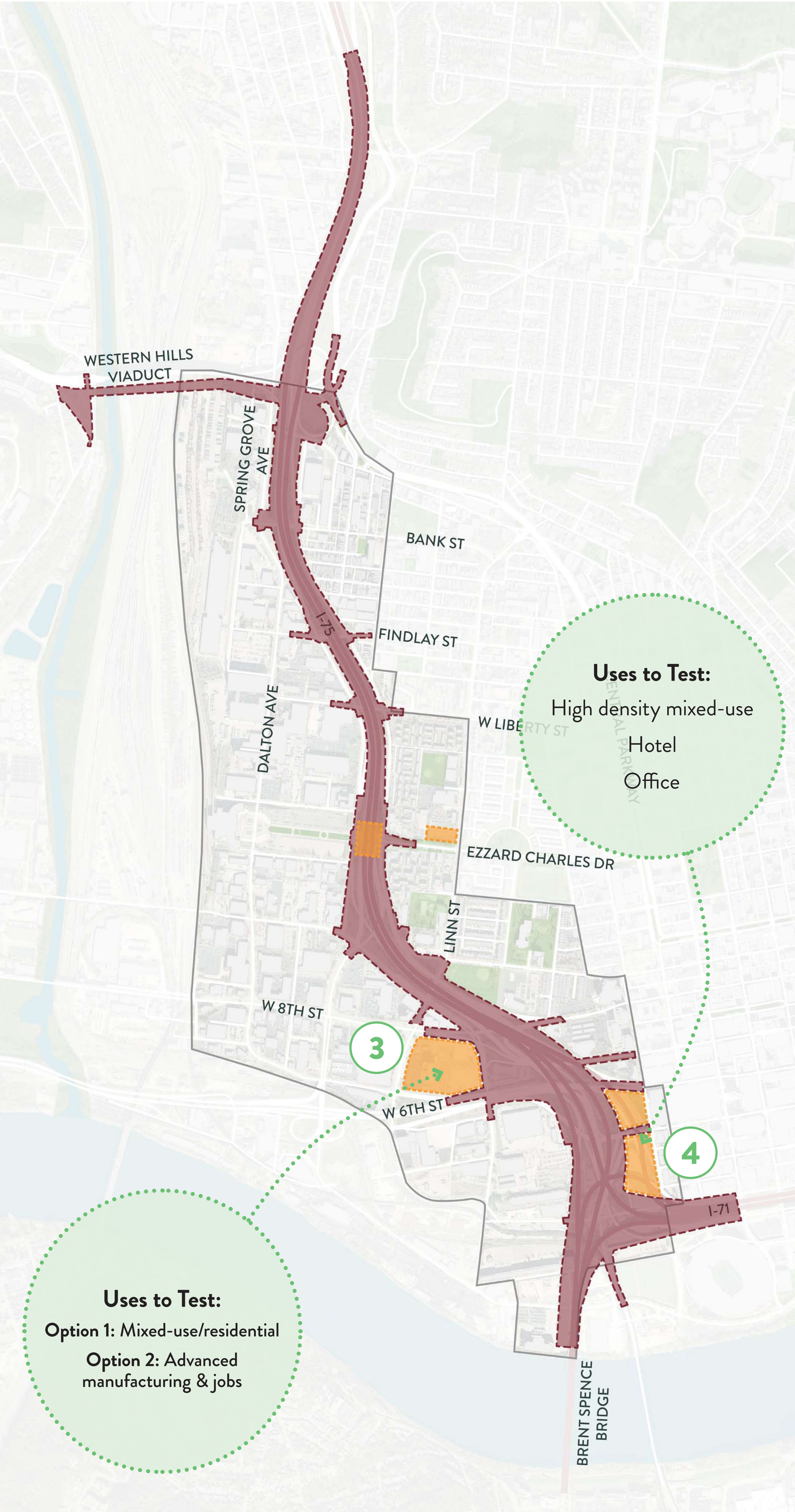
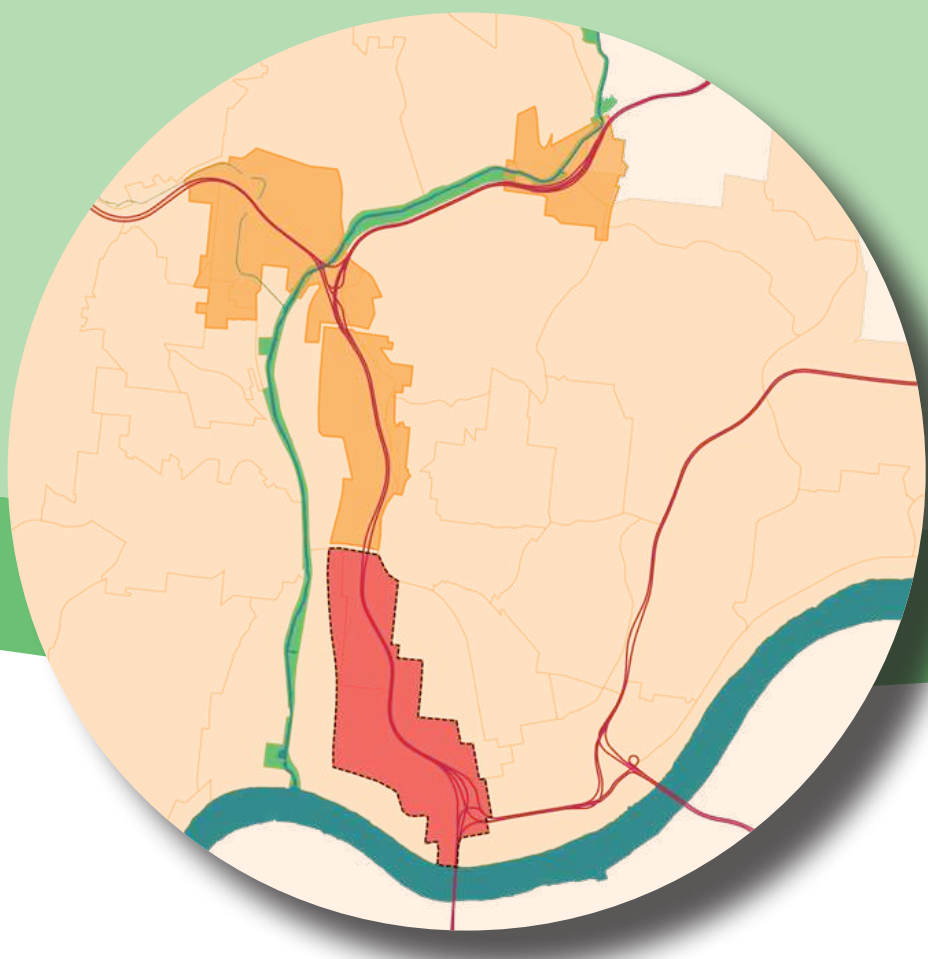
COST/GAP

\$\$\$

Medium Subsidy

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OPPORTUNITY SITES



3 LINN & 8TH STREET BLOCK

Uses the Community Would Like to See:

Housing & mixed-use neighborhood center
More green — a destination people want to visit instead of just driving past

Uses that are Market Viable Today:

Industrial & hospitality
Office & retail

Uses to Test:

Option 1: Mixed-use/residential
Option 2: Advanced manufacturing & jobs



TIMELINE

Long Term



COST/GAP

\$\$\$

High Subsidy

4 CENTRAL AVENUE SITES

Uses the Community Would Like to See:

High density housing & mixed-use
Public park
Arena

Uses that are Market Viable Today:

Industrial & hospitality
Office & retail
Signature use (arena)

Uses to Test:

High density mixed-use
Hotel
Office



TIMELINE

Long Term



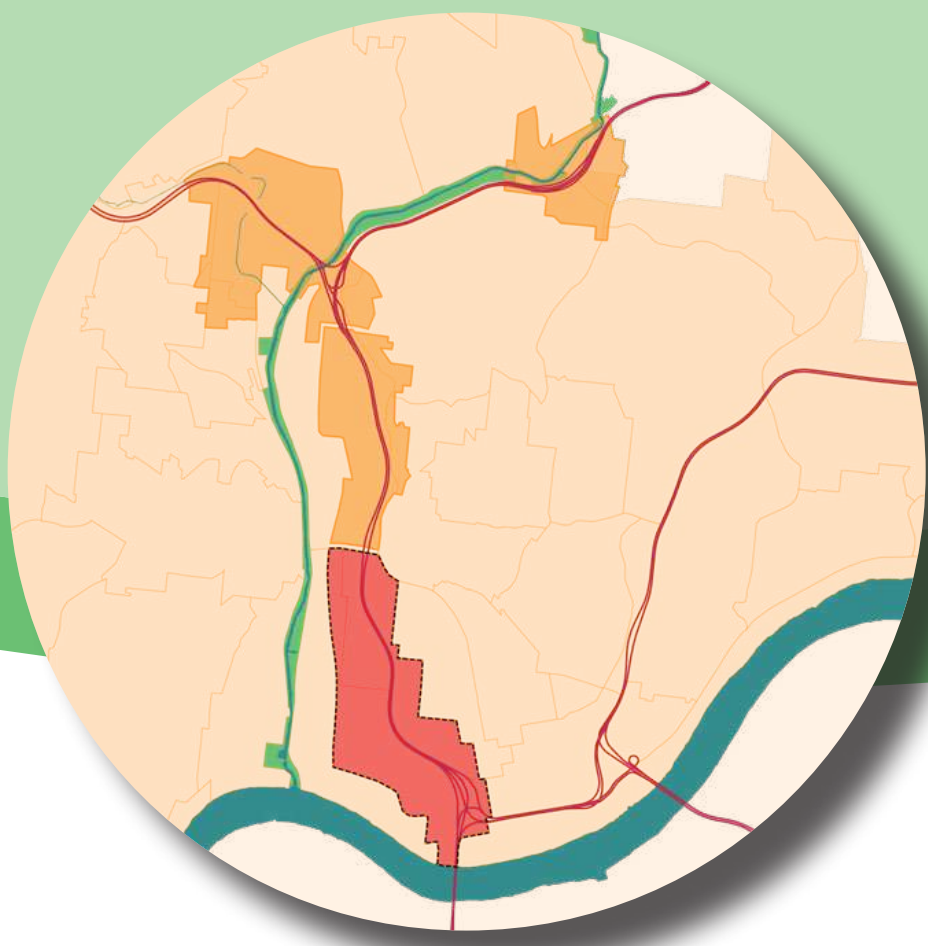
COST/GAP

\$\$\$

High Subsidy

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INSPIRATION IMAGES



HIGHWAY CAP INSPIRATION

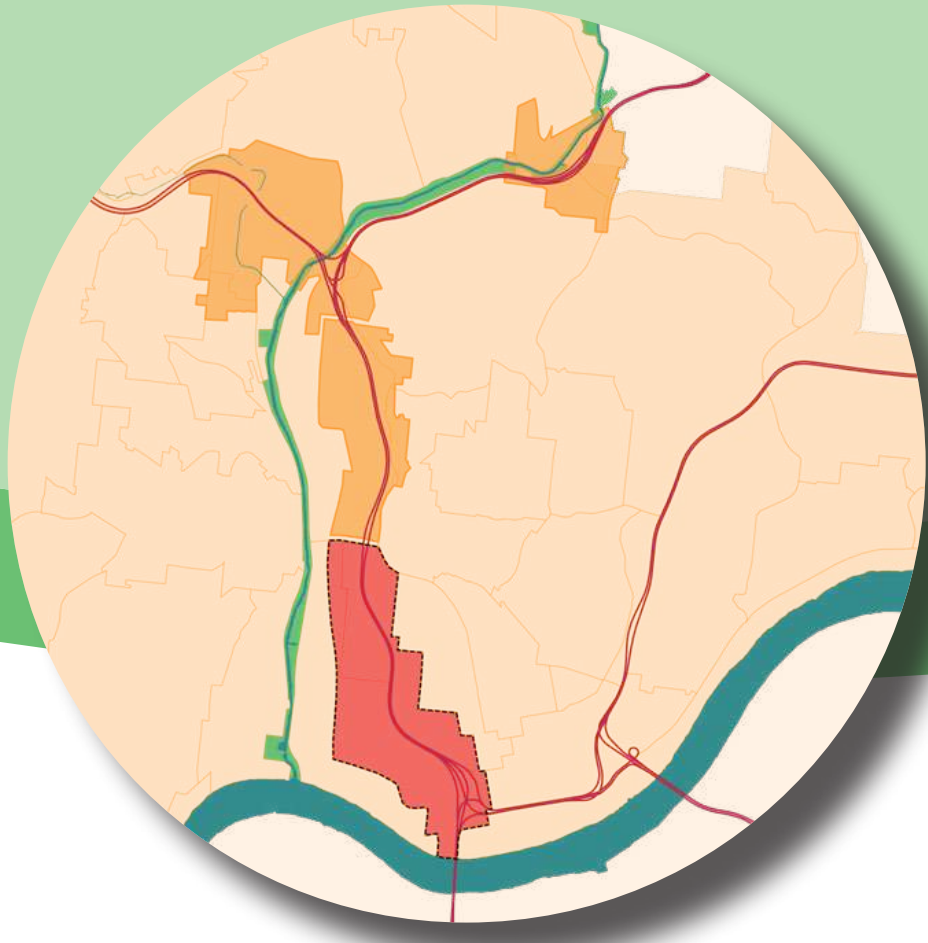


LINN & EZZARD CHARLES INSPIRATION

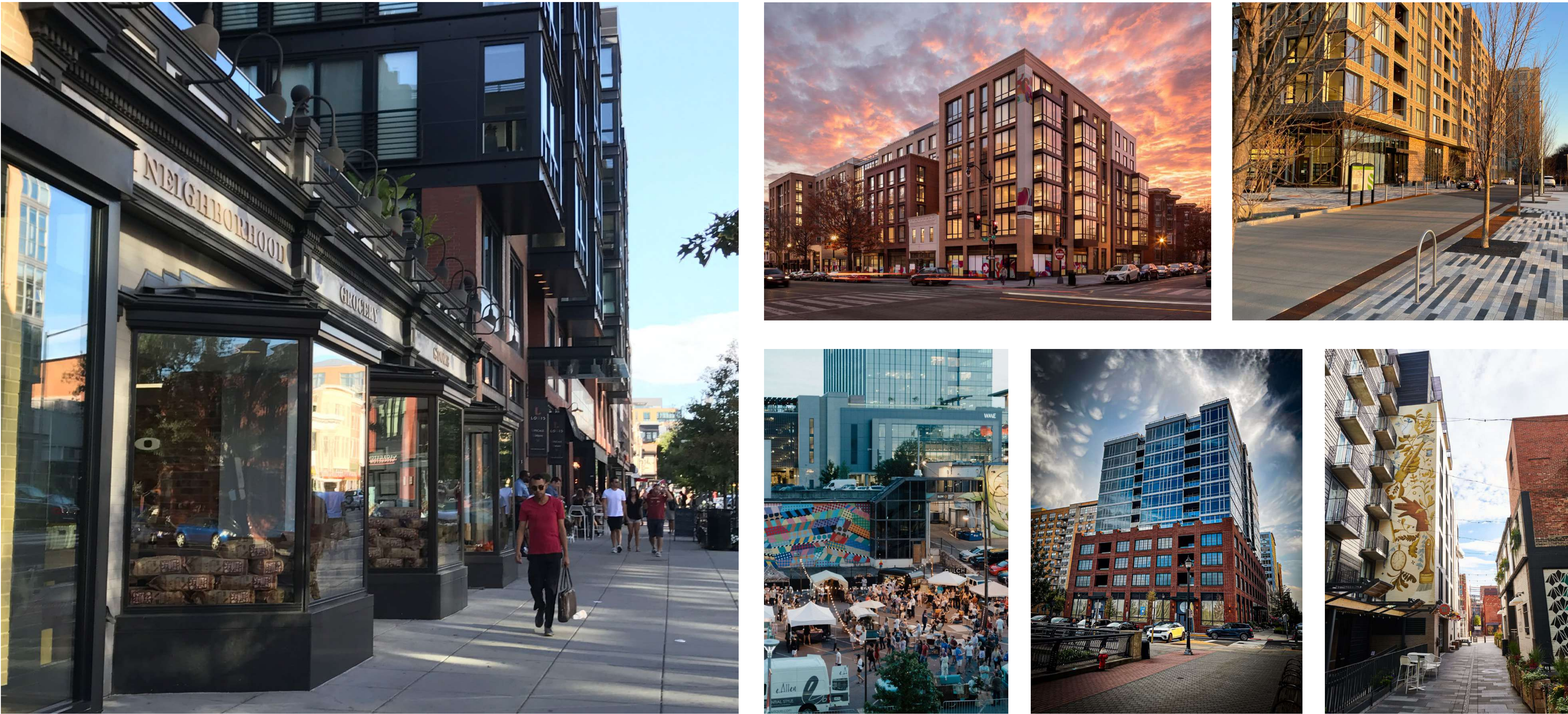


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INSPIRATION IMAGES



HIGH DENSITY MIXED-USE INSPIRATION



ADVANCED MANUFACTURING INSPIRATION



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DESIGN WEEK EXPLORATION

