



Vertical Framing / Urban Taper - 1-Story



Concept and Design: Framing Downtown

'Visibly Walkable Book-Ends'

Vertical Aspect: Economic stimulation of framing downtown:

- Increased walkable patronage
- Development Infill

Design Critical:

- Vertical Framing / Urban Taper
- Complementary, Cohesive to iconic core

Workplace Component - Office

- Place to be: Visible 'proof' of increasingly viable urban density
- Market demand for 2nd floor office - Existing

Retail Programming & Positioning

Complimentary Era-Appropriate / "Main Street" Design

Street Facing & SouthEast Corner Priority

- Downtown facing - Connecting to existing pedestrian energy

- Complete Streets planning

Ground Floor / Walkable retail

Opportunities of Restricted Plan

Concept integration: Community & Dtown Master Plan components.
Marrying community objectives with market possibilities

Strong option for consideration: Avondale Estate Farmer's Market

- Visible Permanence needed to create destination demand
- Bolstered capability of / and ability to attain Anchor Chef
- Economic agglomeration of Park / Market / Healthy F&B / Market-Inspired retail (e.g. wine, small grocer)

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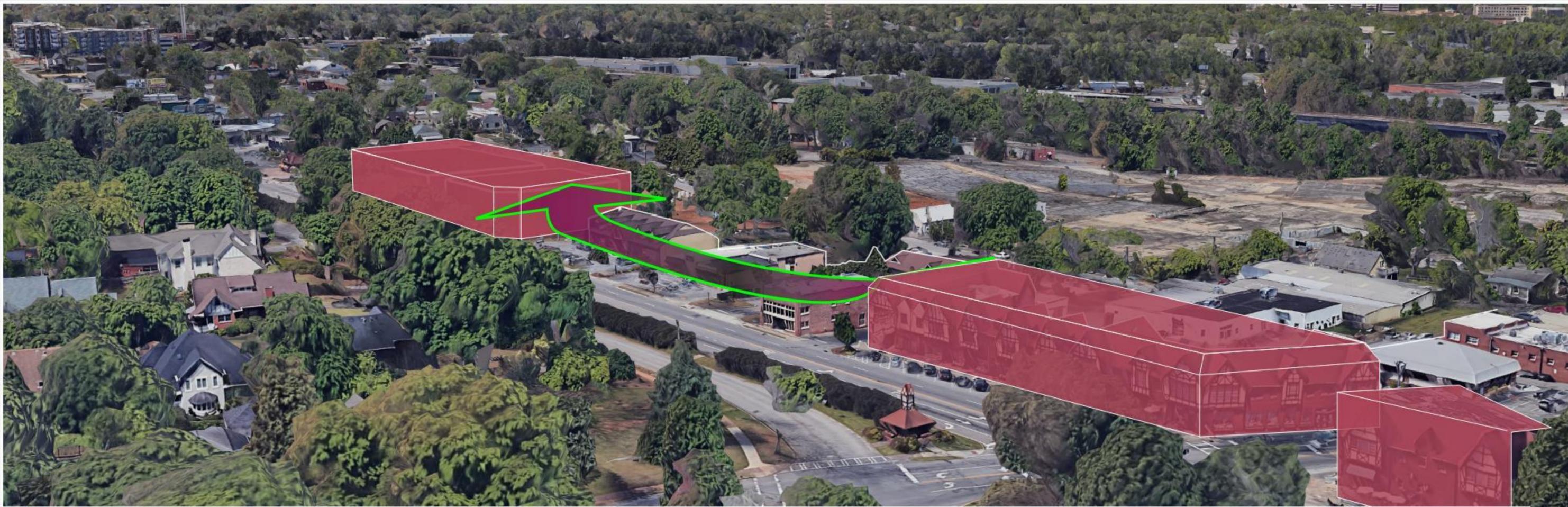
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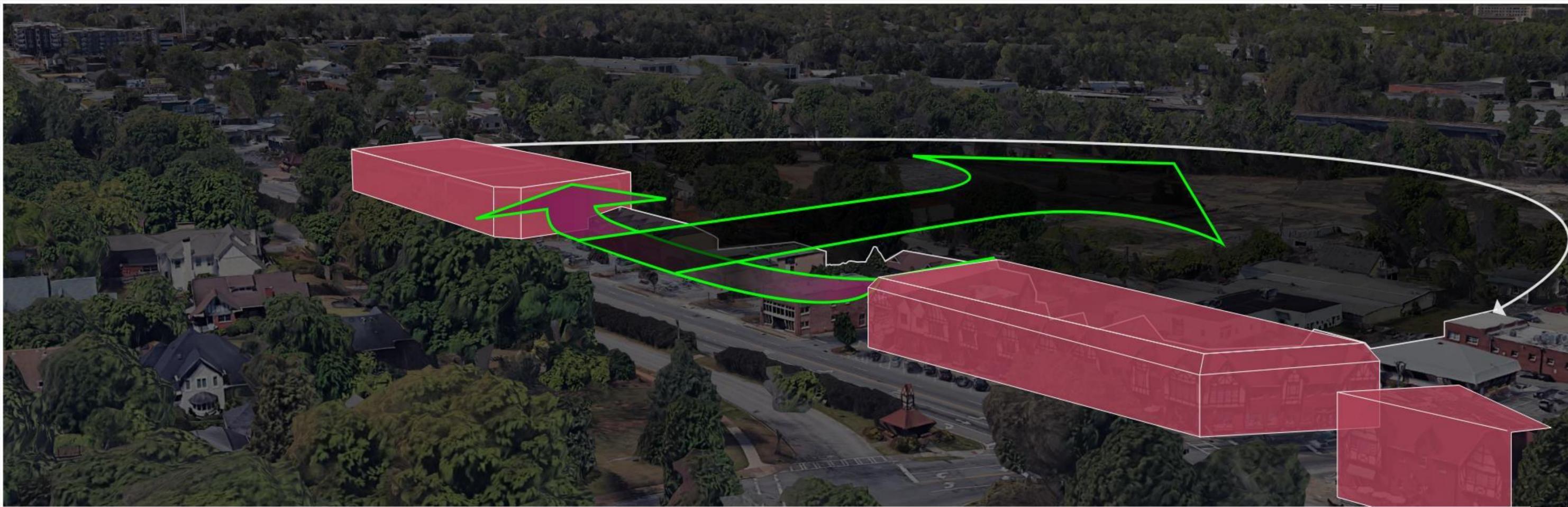
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Ground-Floor Design / Street-Front Retail



Retail Programming & Positioning

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Concept
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New Opportunities - Concept Integration



Workplace Component - Office

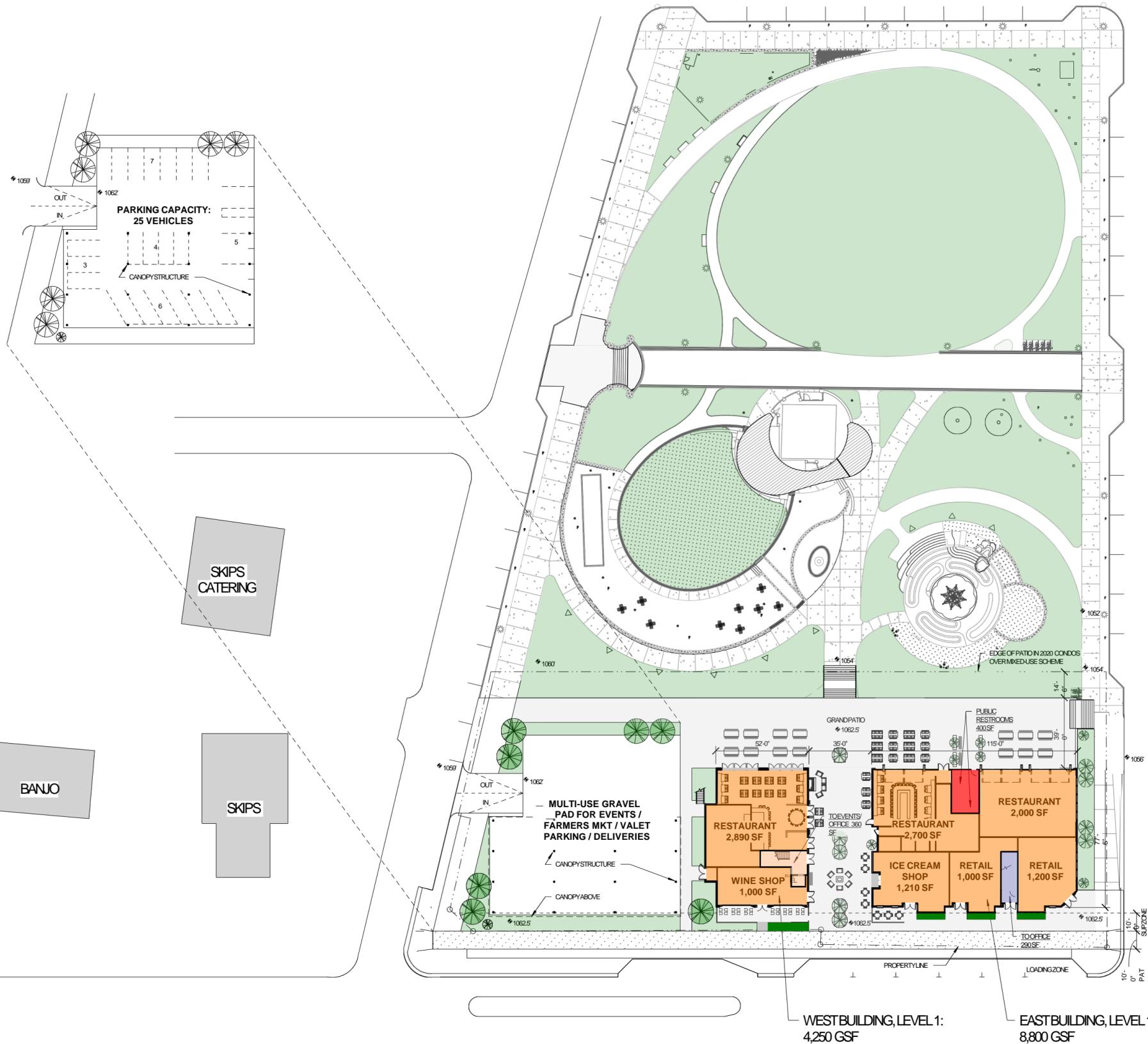
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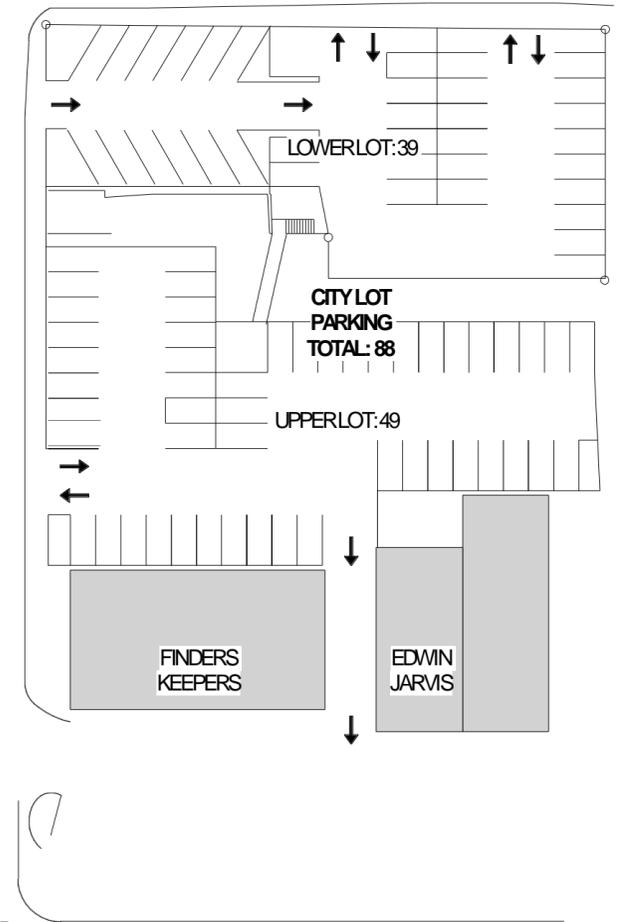
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PHASE 1 DEVELOPMENT

PROGRAM TOTAL	23,400 GSF
GROUND FLOOR COMMERCIAL RETAIL: 13,050 GSF	
SECOND FLOOR EVENT SPACE / OFFICE: 10,350 GSF	
PROGRAM PER BUILDING	
WEST BUILDING, LEVEL 1: 4,250 GSF	
RESTAURANT:	2,890 SF
WINE SHOP:	1,000 SF
EVENT SPACE ACCESS:	360 SF
WEST BUILDING, LEVEL 2: 2,150 GSF	
EVENT SPACE / LOFT OFFICE:	2,000 SF
OFFICE ELEVATOR LOBBY:	150 SF
EAST BUILDING, LEVEL 1: 8,800 GSF	
RESTAURANT:	2,700 SF
RESTAURANT:	2,000 SF
RETAIL:	1,210 SF
RETAIL:	1,000 SF
RETAIL:	1,200 SF
PUBLIC RESTROOMS:	400 SF
OFFICE ACCESS: EAST	290 SF
BUILDING, LEVEL 2: 8,200 GSF	
OFFICE:	7,300 SF



1 GROUND LEVEL PLAN
1" = 30'-0"



AVONDALE TOWN GREEN MIXED-USE
04.15.2021

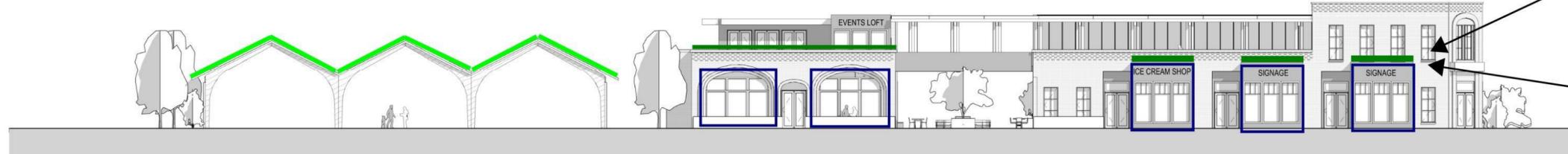
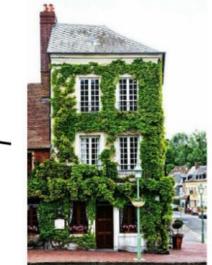
FABRIC DEVELOPERS

13,050 GSF GROUND LEVEL WITH PATIO, PROMENADE AND PARTIALLY COVERED MULTI-USE PAD



STEVENS & WILKINSON

DESIGN DIAGRAMS

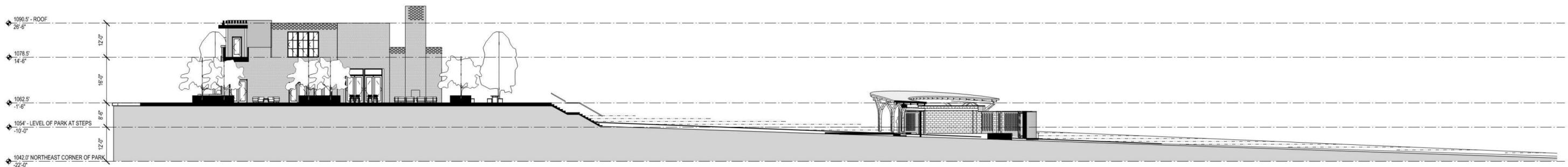


ELEVATION ALONG N. AVONDALE RD.

ELEVATION AND SECTION



ELEVATION ALONG N. AVONDALE RD.



SECTION THROUGH PROMENADE AND PARK



AVONDALE TOWN GREEN MIXED-USE
04.15.2021
FABRIC DEVELOPERS























**TOWN GREEN MARKET CENTER
FINANCIAL STRUCTURE**

FABRIC DEVELOPERS, LLC

TOTAL ESTIMATED DEVELOPMENT COSTS	100%	\$8,154,079
FINANCING SOURCES		
DEVELOPER EQUITY	20%	\$1,630,816
PRIVATELY SOURCED DEBT	40%	\$3,261,631
DDA/CITY SUBORDINATED LOAN	40%	\$3,261,631
TOTAL SOURCES	100%	\$8,154,079

