The Crossing

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PALS- Partnership for Action Learning in Sustainability
An initiative of the National Center for Smart Growth
Gerrit Knapp, NCSG Executive Director
Uri Avin, PALS Director
connection to main street
development opportunity
PARKING
Front/back relationship
TONGUE ROW
Open Plaza Scheme

approach 1
112 units

retail
residential

parking spots

mitigated water
non-mitigated water

approach 1
approach 1
WATER MITIGATION

- typical
- medium storm event
- extreme storm event
Creek Promenade

approach 2
WATER MITIGATION

Typical

Two lower levels of parking flood

Approach 2
Total Parking
255 Existing
120 New Spots
375 Spots

Parking Level 2
110 Spots

Parking Level 1
110 Spots

Parking Level -1
155 Spots
608,000 Cubic Ft Cistern

approach 2
before

after

approach 2
Water Grid

approach 3
WATER MITIGATION

approach 3
Total Parking
255 Existing
145 New Spots
400 Spots

Parking Level 4
100 Spots

Parking Level 3
100 Spots

Parking Level 2
100 Spots

Parking Level 1
100 Spots