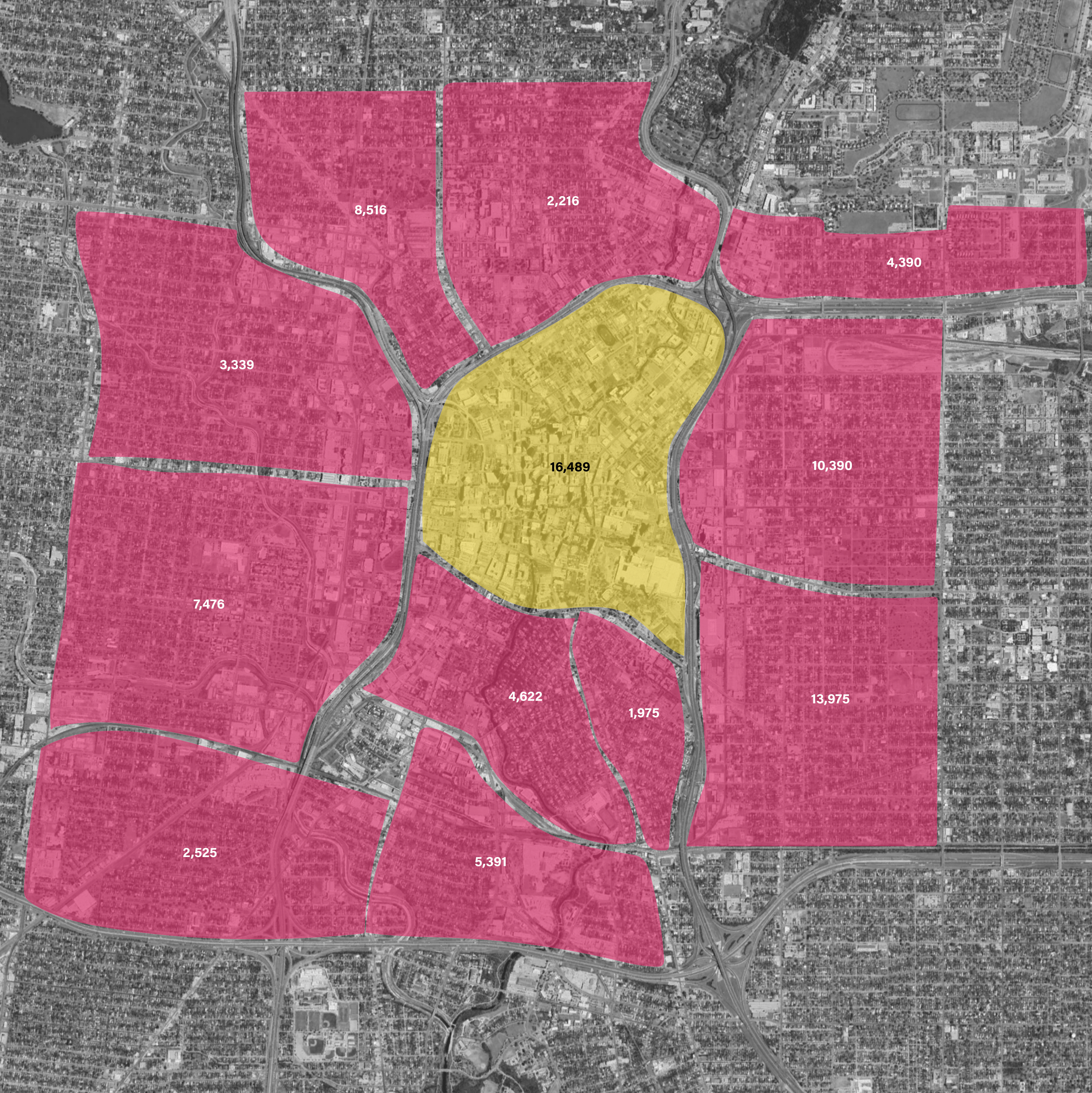




**VERTICAL VILLAGE**  
REIMAGINING THE PROGRAM OF VACANT OFFICE TOWERS

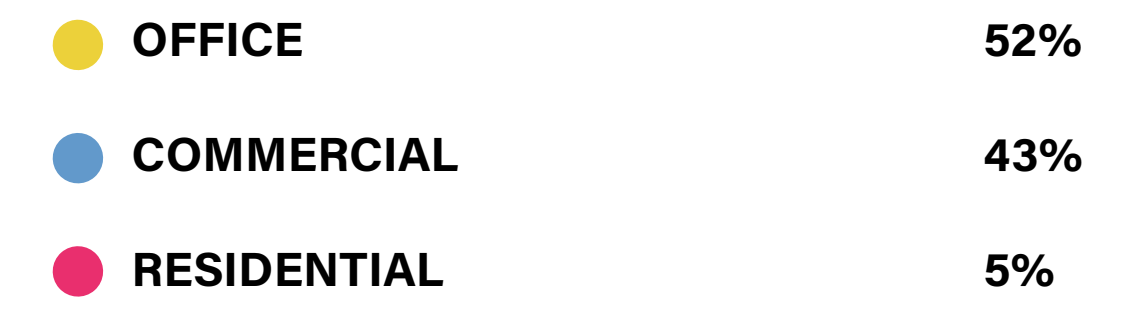


# POPULATION

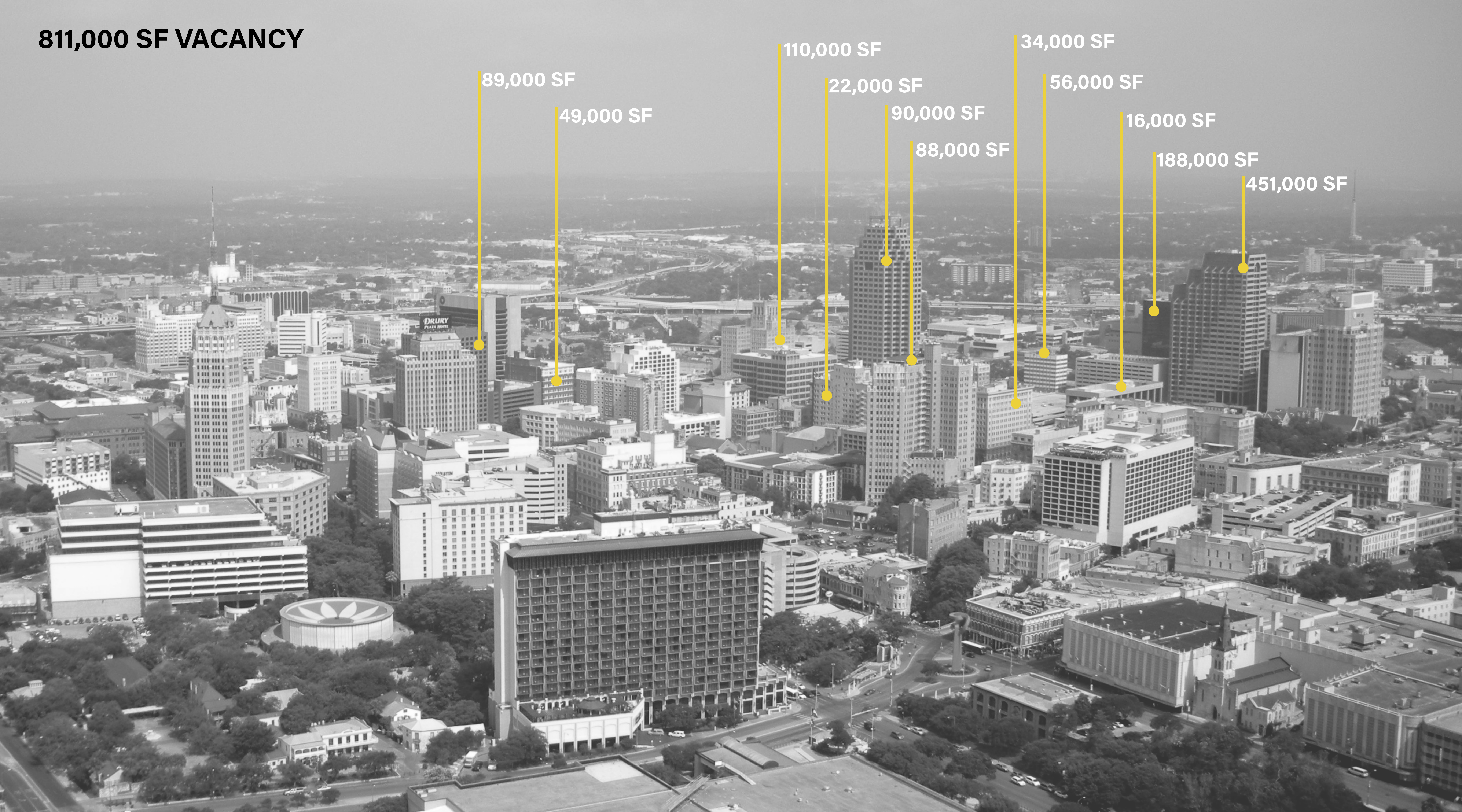
<b>DOWNTOWN</b>	<b>16,489</b>
<b>LAVACA</b>	<b>1,975</b>
<b>KING WILLIAM</b>	<b>4,622</b>
<b>LONESTAR</b>	<b>5,391</b>
<b>COLLINS GARDEN</b>	<b>2,525</b>
<b>AVENDIA GUADALUPE</b>	<b>7,476</b>
<b>GARDENDALE</b>	<b>3,339</b>
<b>ALTA VISTA</b>	<b>8,576</b>
<b>TOBIN HILL</b>	<b>2,216</b>
<b>GOVERNEMNT HILL</b>	<b>4,390</b>
<b>DIGNOWITY HILL</b>	<b>10,390</b>
<b>DENVER HEIGHTS</b>	<b>13,975</b>



# DOWNTOWN USES



# 811,000 SF VACANCY



89,000 SF

49,000 SF

110,000 SF

22,000 SF

90,000 SF

88,000 SF

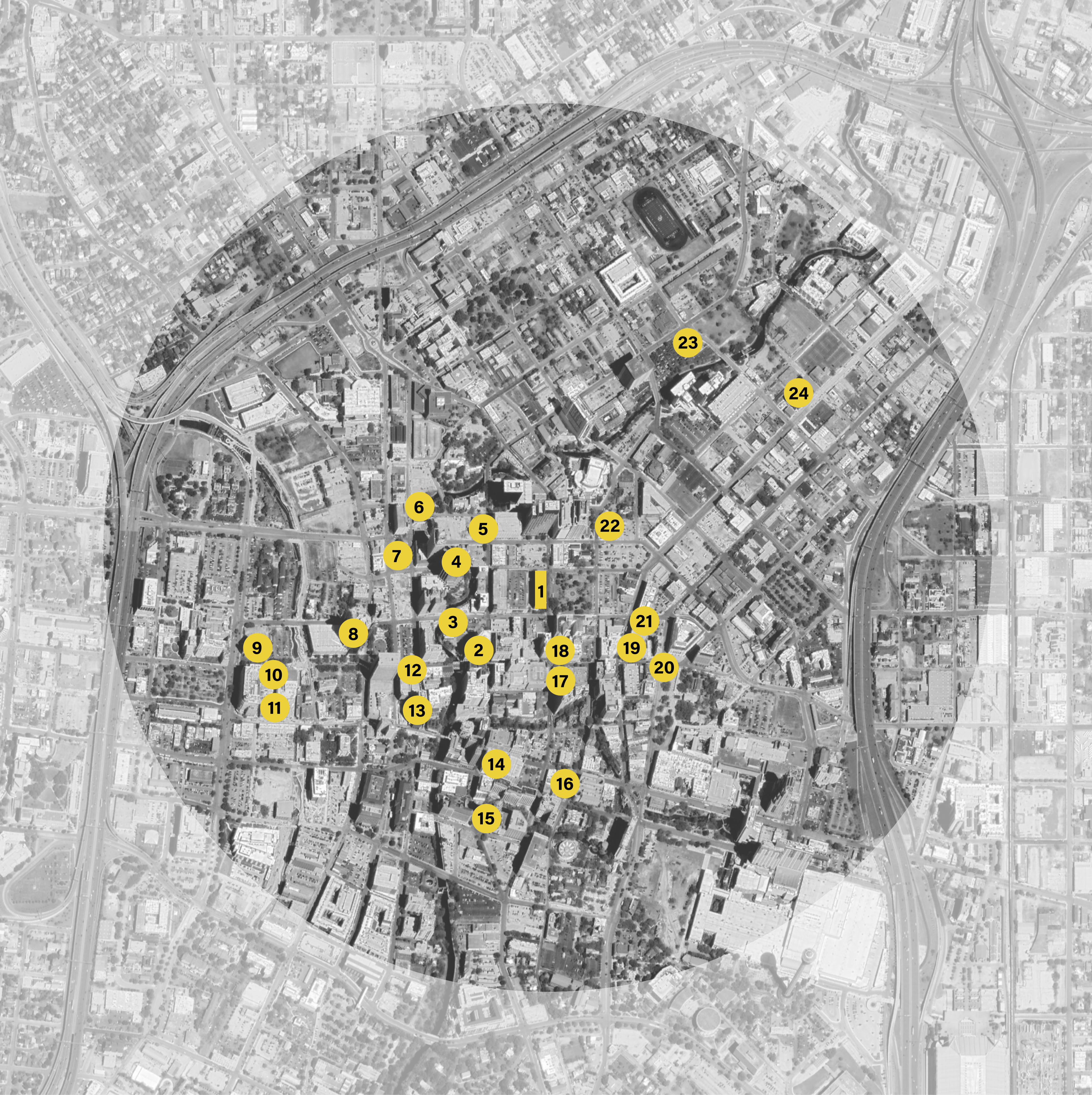
34,000 SF

56,000 SF

16,000 SF

188,000 SF

451,000 SF



# DOWNTOWN VACANCY

1	52,000 SF	13	89,000 SF
2	88,000 SF	14	36,000 SF
3	22,000 SF	15	37,000 SF
4	90,000 SF	16	22,000 SF
5	56,000 SF	17	20,000 SF
6	15,000 SF	18	8,000 SF
7	30,000 SF	19	29,000 SF
8	76,000 SF	20	10,000 SF
9	110,000 SF	21	34,000 SF
10	15,000 SF	22	15,000 SF
11	18,000 SF	23	16,000 SF
12	49,000 SF	24	14,000 SF

**TOTAL: 811,000 SF**

**33% / 52,000 SF VACANCY**

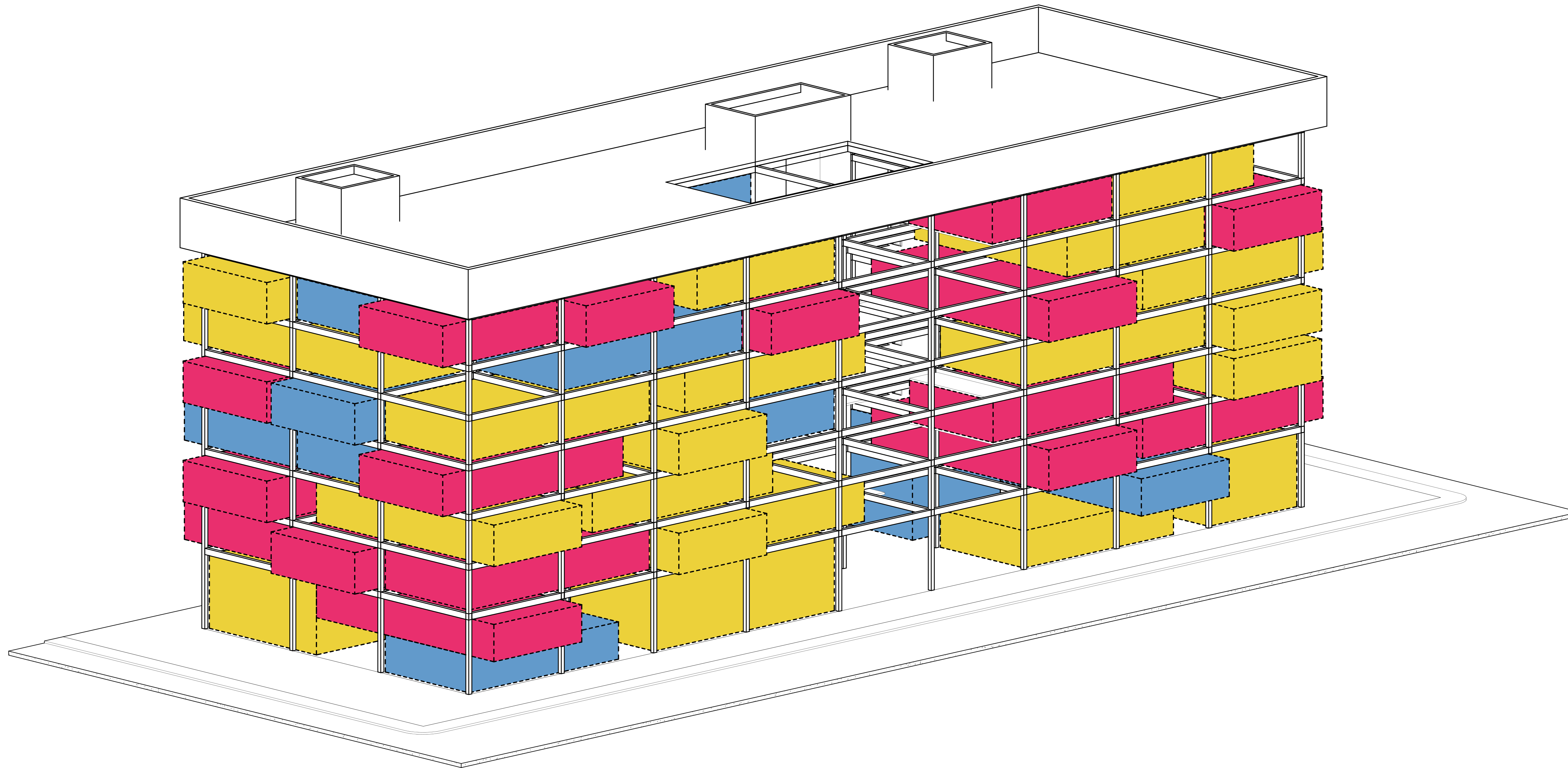
Jefferson Bank





# PROPOSED USES

● OFFICE	66%
● COMMERCIAL	13%
● RESIDENTIAL	20%



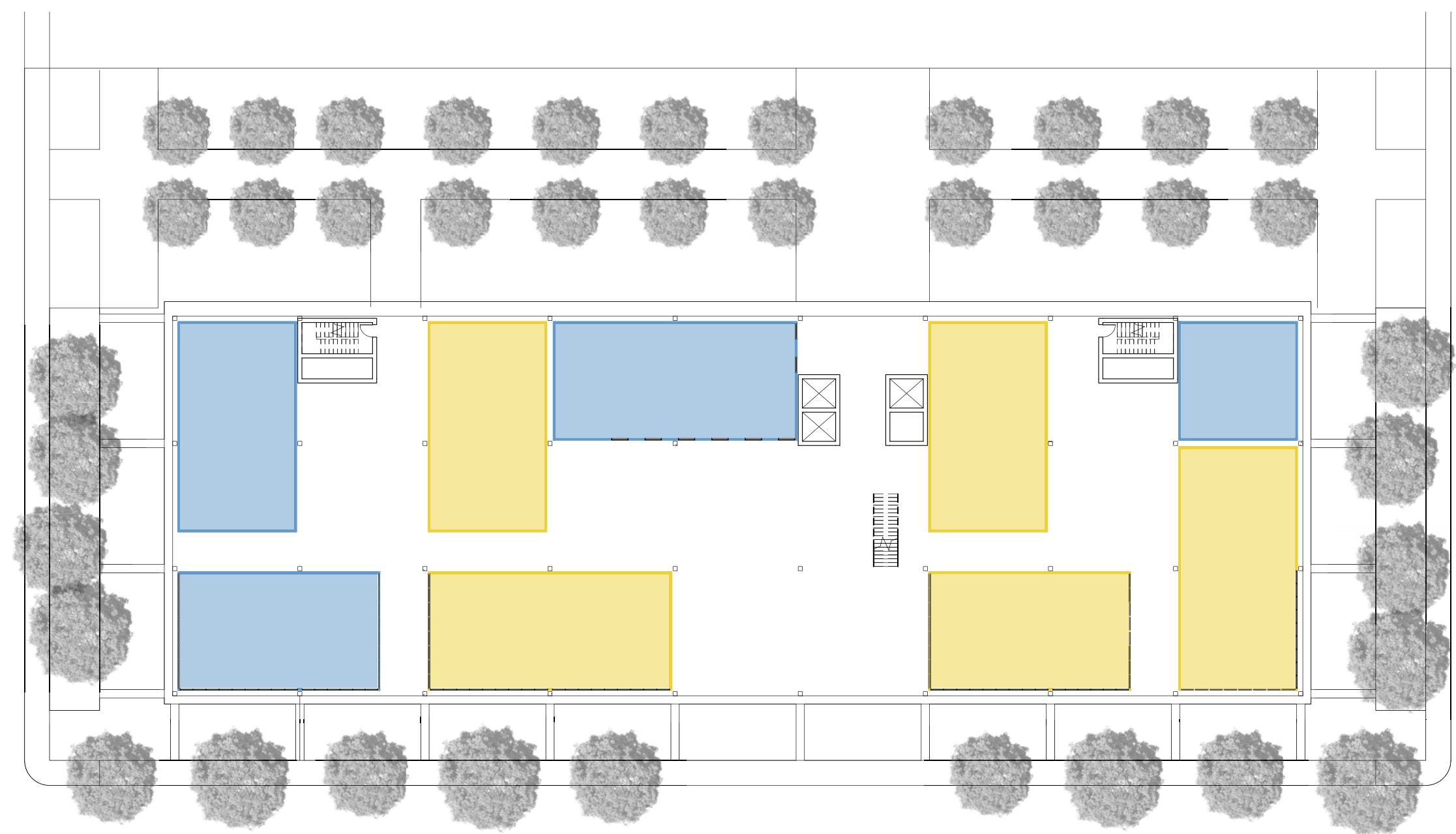




SECTION



LEVEL 4  
N▶



E TRAVIS ST.

E PECAN ST.

NAVARRO ST.

LEVEL 1  
N▶

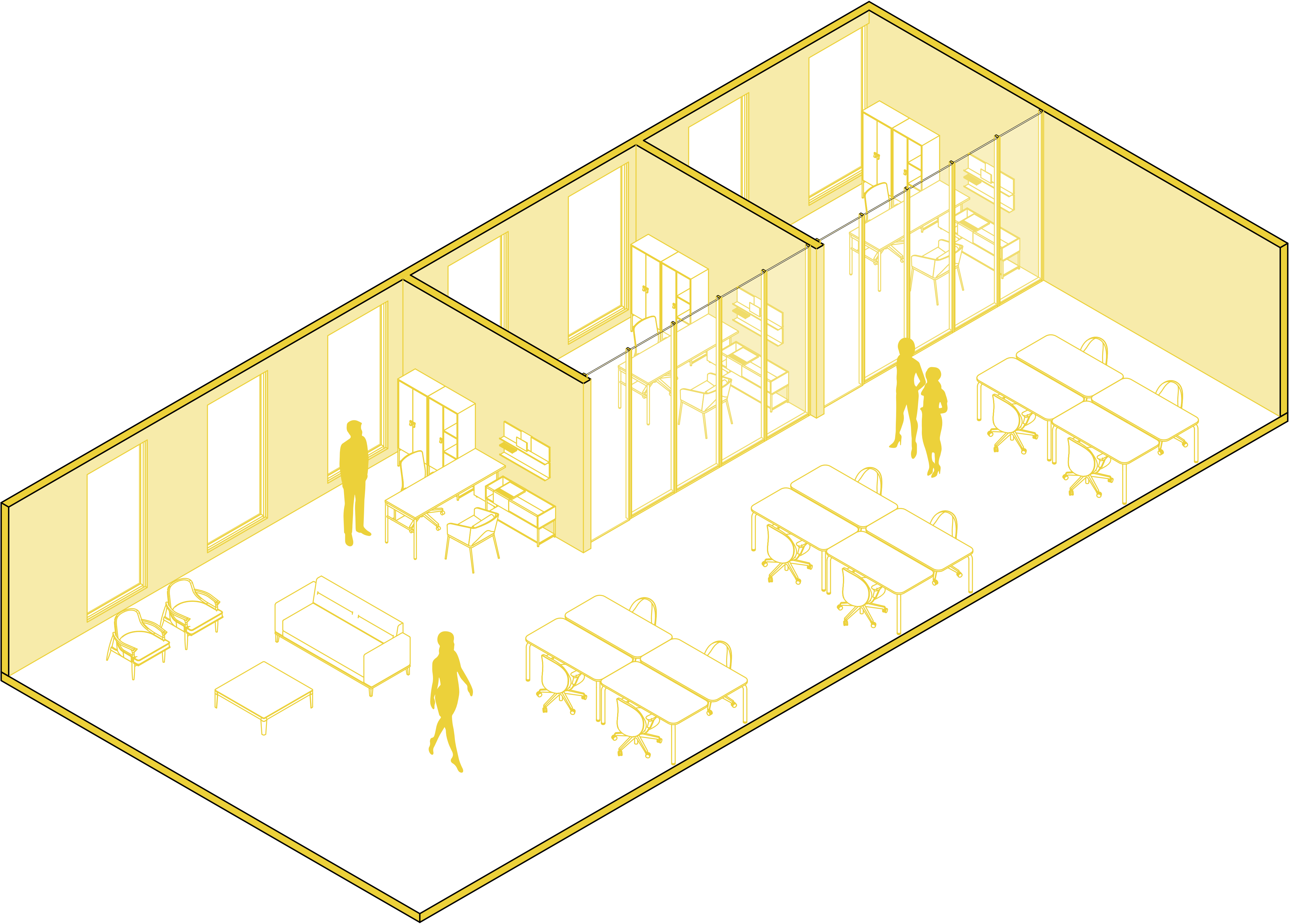


COFFEE

# OFFICE MODULE

1,800 SF

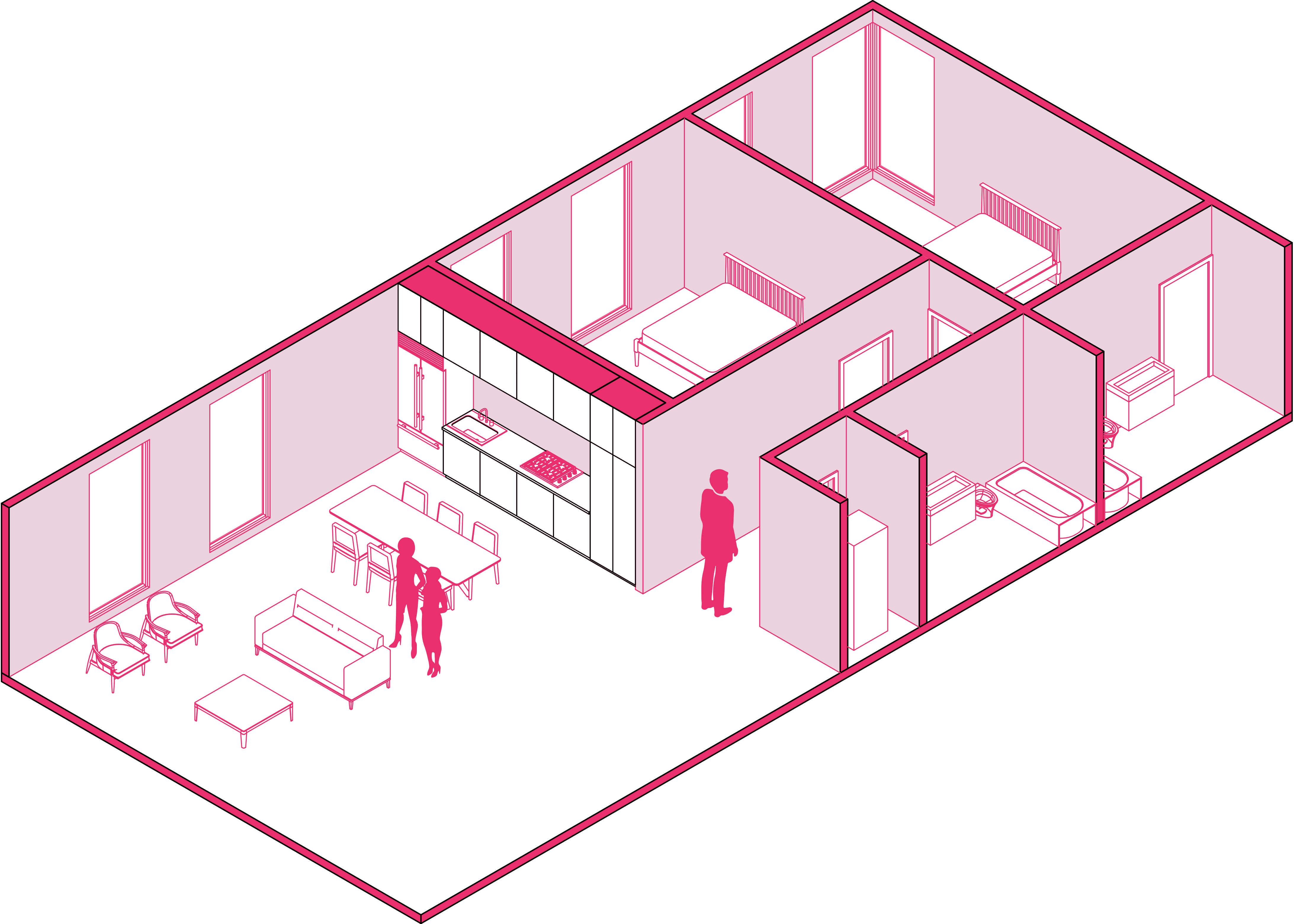
≈ 15 EMPLOYEES



# RESIDENTIAL MODULE

1,800 SF

2-3 BEDROOM



# COMMERCIAL MODULE

1,800 SF

COFFEE SHOP OR SMALL CAFE

