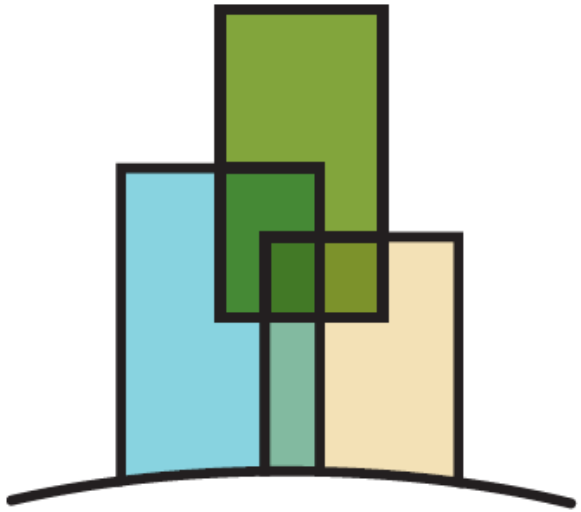


GRAY'S STATION

Project Team

Hubbell

HUBBELL HOMES

CIVIL DESIGN ADVANTAGE

ENGINEERS & SURVEYORS

SIMONSON

PLANNING ▪ ARCHITECTURE ▪ INTERIORS

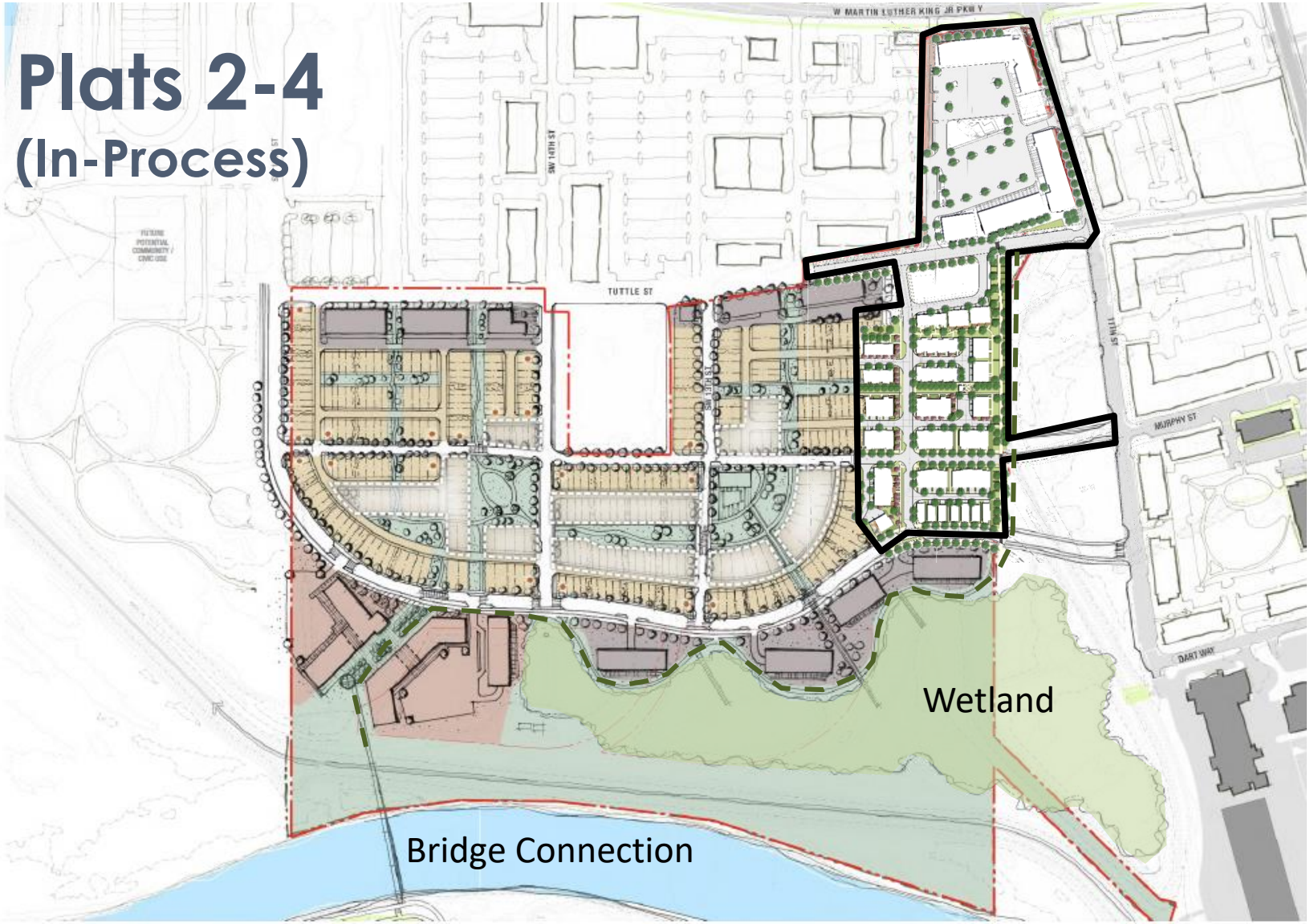
RDg...

PLANNING ● DESIGN

BSB DESIGN

GRAY'S STATION
Plats 2-4

Plats 2-4
(In-Process)



GRAY'S STATION

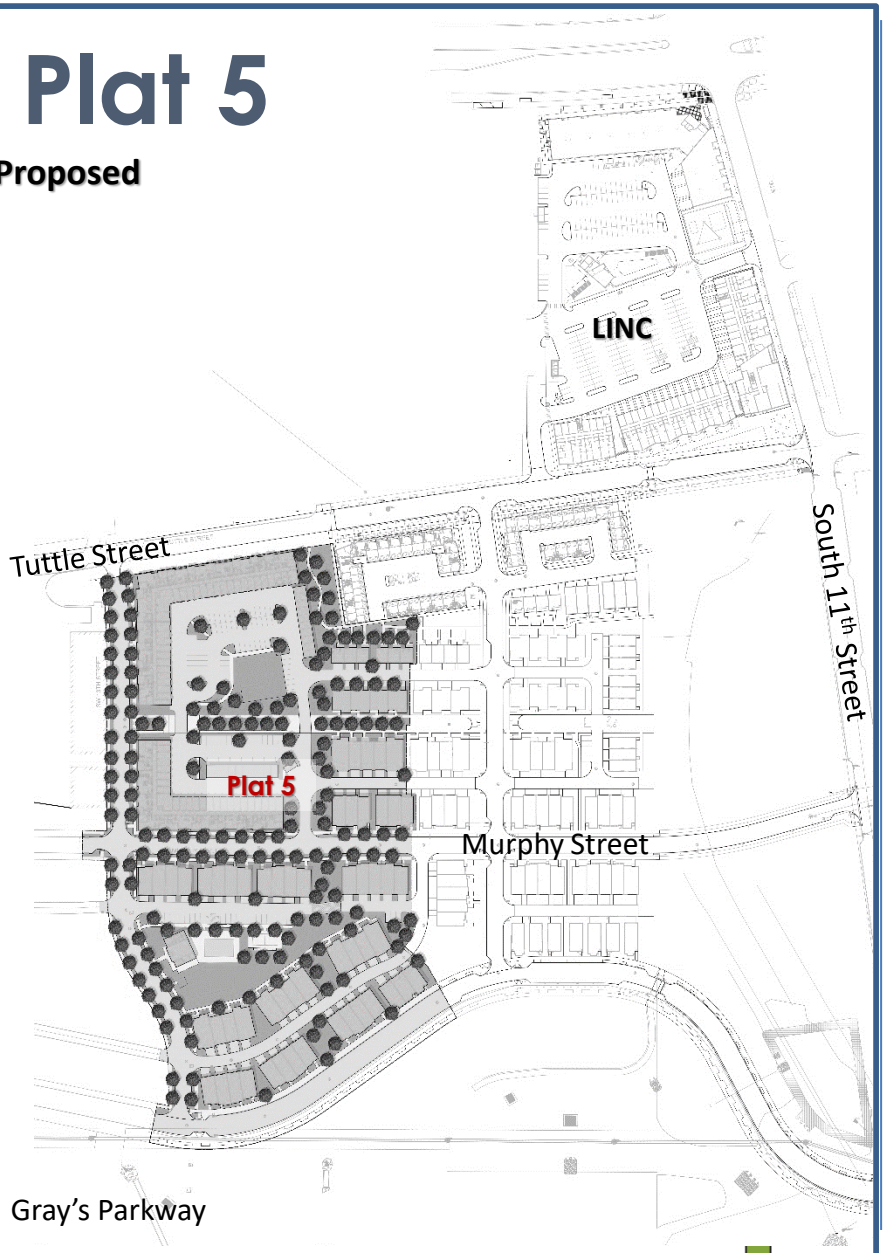
Plats 2-4

In-Process



Plat 5

Proposed



GRAY'S STATION



GRAY'S STATION



GRAY'S STATION





GRAY'S STATION

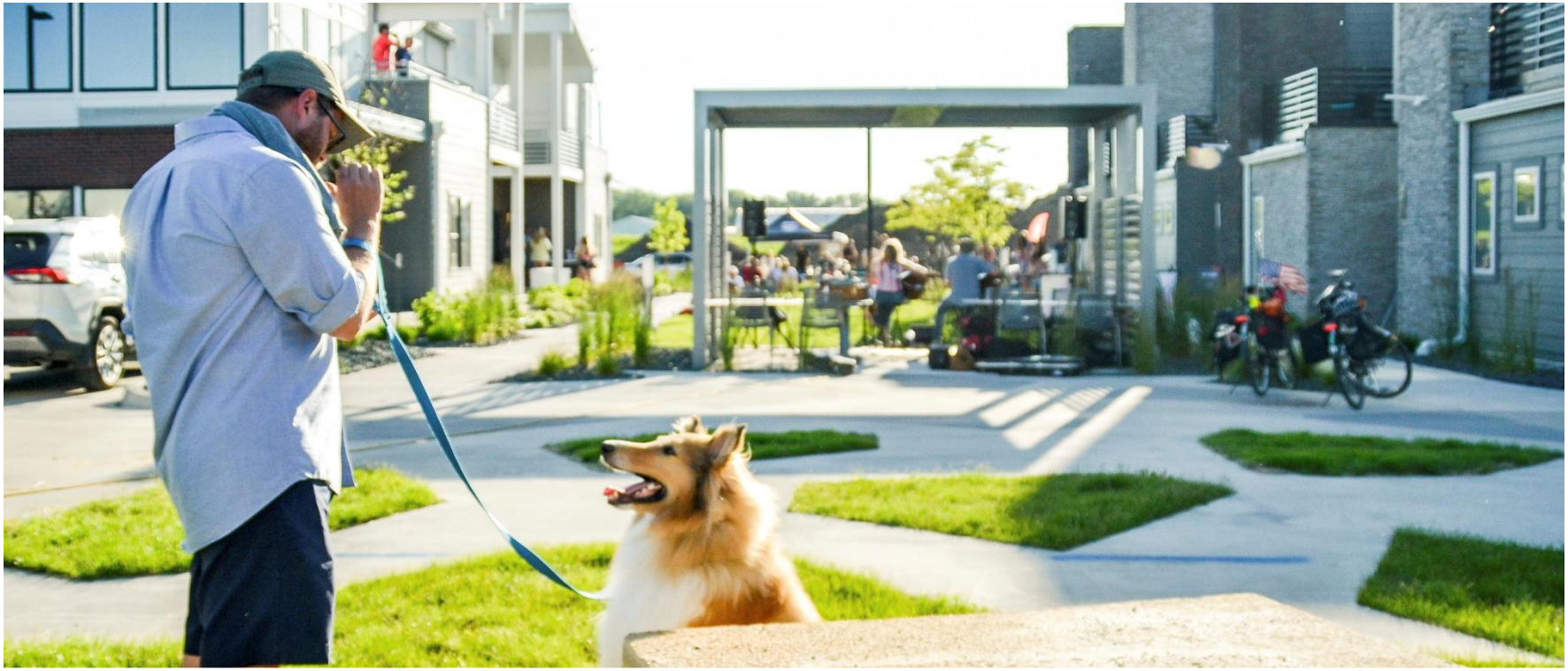








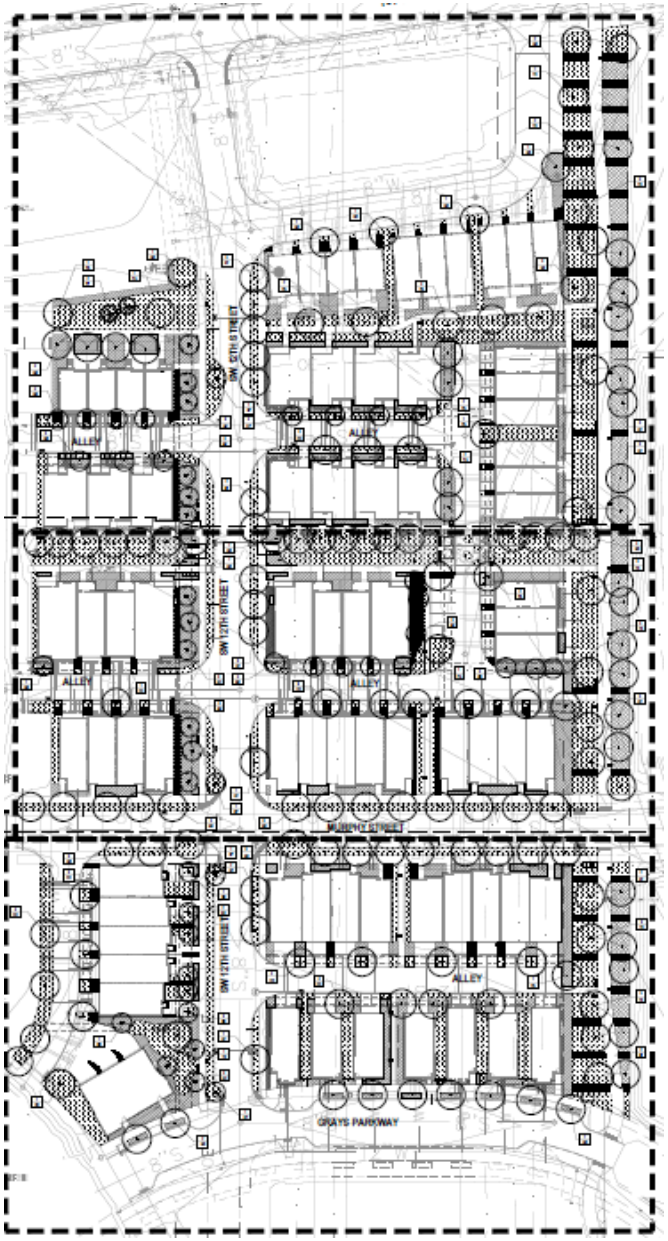
GRAY'S STATION







GRAY'S STATION







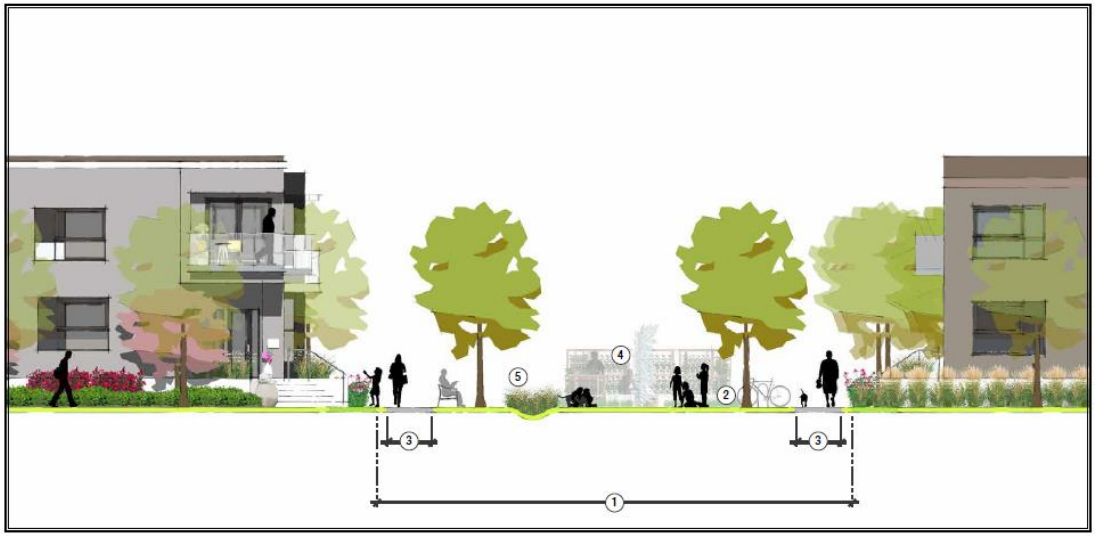








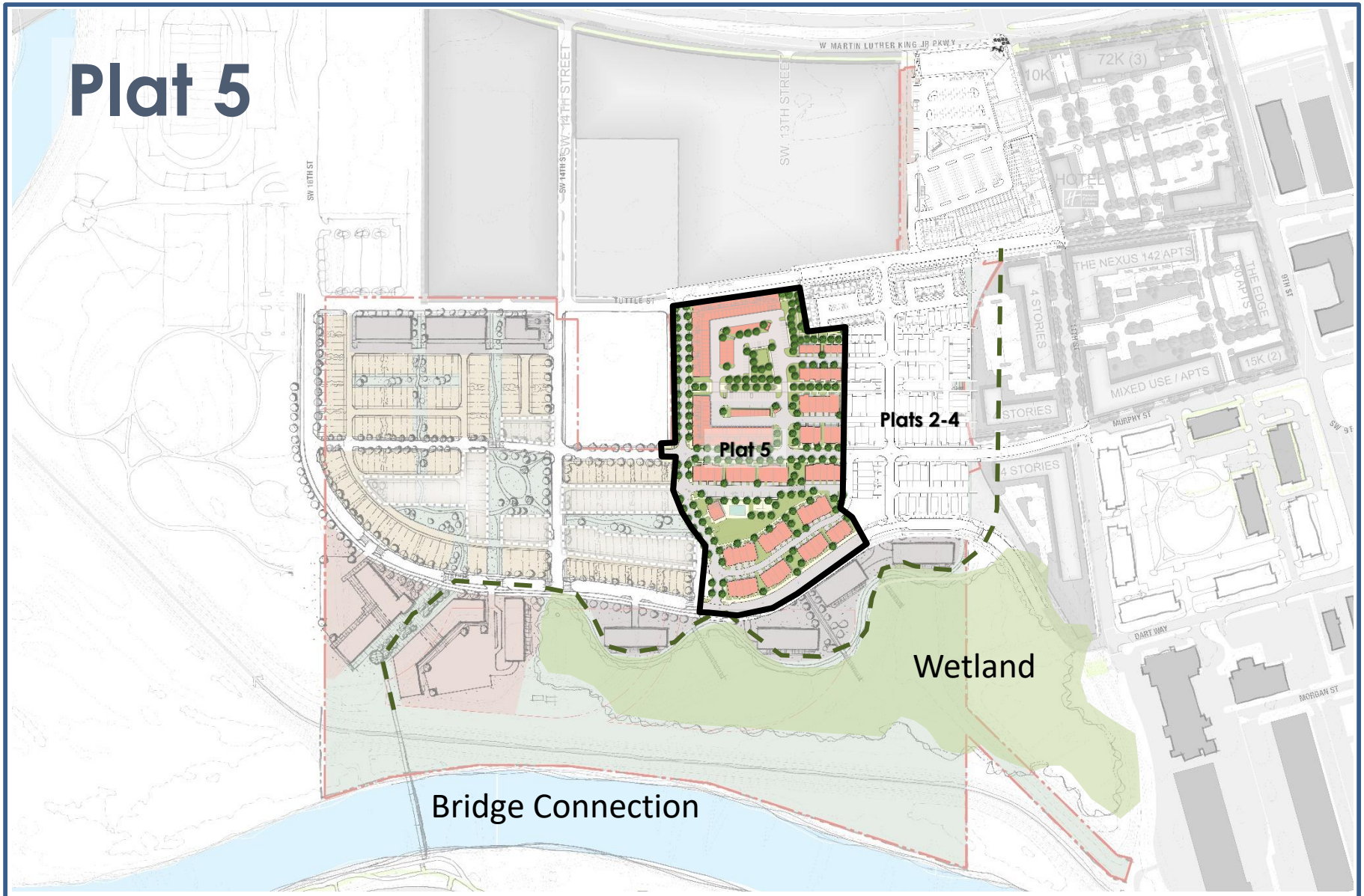




GRAY'S STATION

GRAY'S STATION
Plat 5

Plat 5



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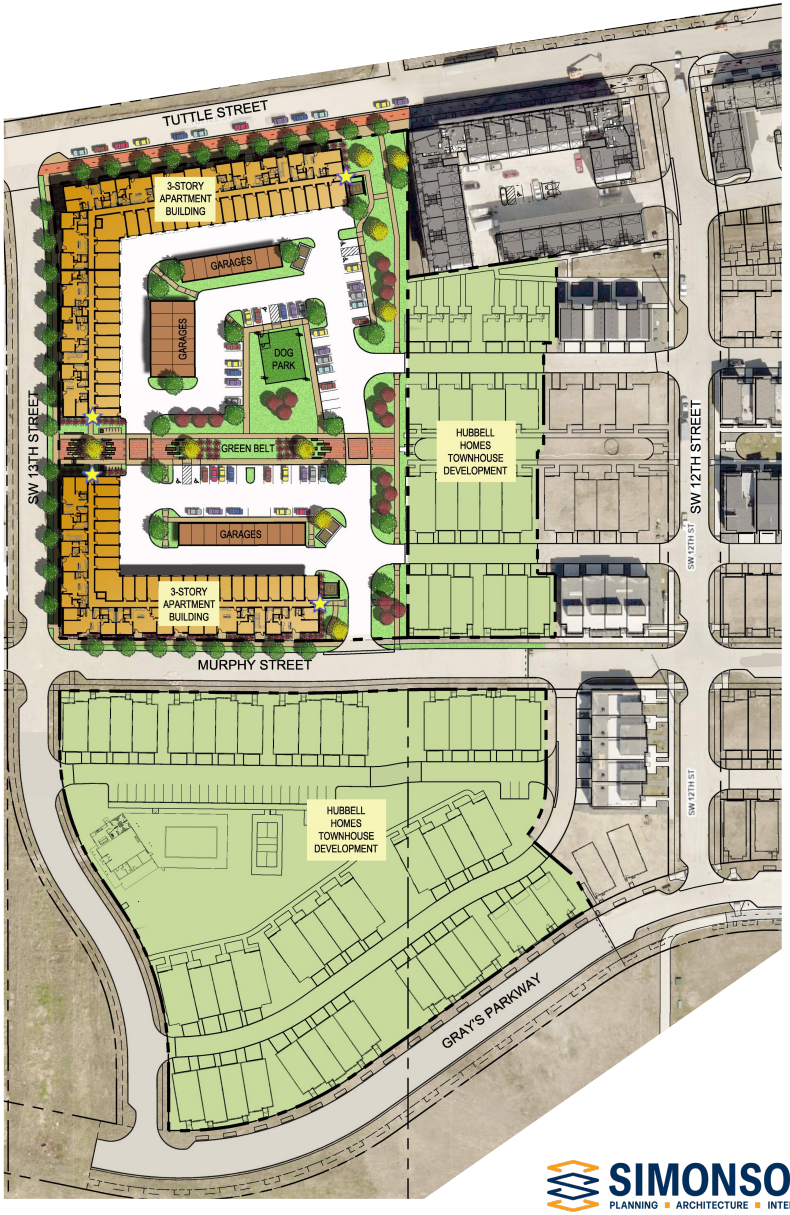
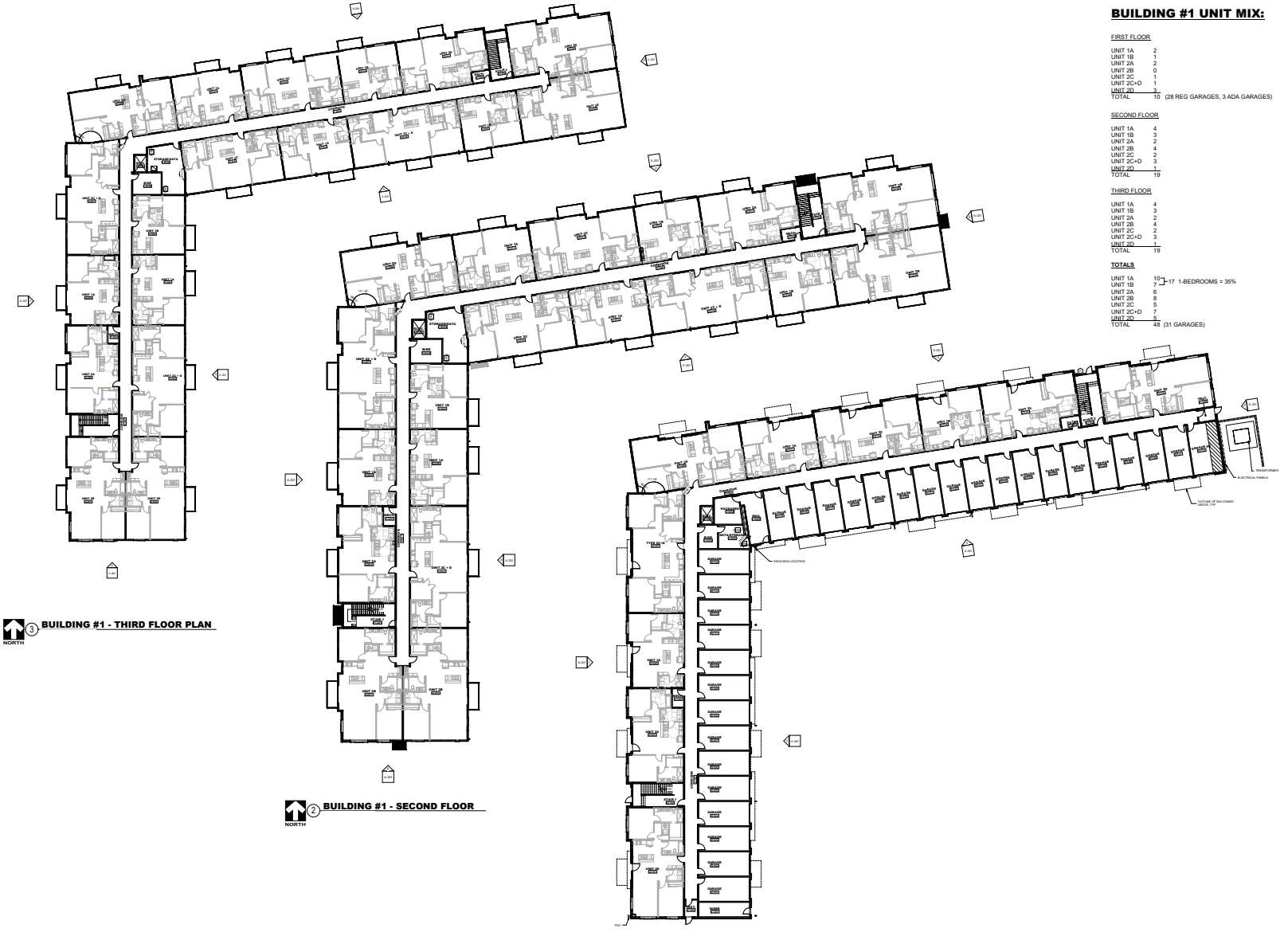


SIMONSON
PLANNING ▪ ARCHITECTURE ▪ INTERIORS

- Overview
  - Gray's Station neighborhood
  - Approx. 84 condominiums
  - 2 Buildings
  - 65 Townhomes
  - Clubhouse + Pool amenity area
  - Interest for single story for-sale options in the downtown area
- Three-Story Condominium
  - Continue development west along Tuttle Street
  - North-South connector on 13th Street
  - Brick, metal, + hardie siding
  - Compliment existing schemes
  - Front door connections at street level
  - 1 + 2 bedroom units
- Townhomes
  - Echo existing designs
  - Clubhouse + Amenity Area for use by the for-sale owners
  - Compliment existing townhome material schemes
- Landscape
  - RDG to complete neighborhood green space connections
  - Existing east-west green area extended to terminate at 13th Street
  - Seating + gathering areas
  - Compliment existing environment
- Cost + Timeline
  - Estimated $40 million
  - Infrastructure to commence Spring 2023
  - Vertical buildings commence Fall 2023

GRAY'S STATION



BUILDING #1 UNIT MIX:

FIRST FLOOR

UNIT 1A	2
UNIT 1B	1
UNIT 2A	2
UNIT 2B	0
UNIT 2C	1
UNIT 2C+D	1
UNIT 2D	3
TOTAL	10 (28 REG GARAGES, 3 ADA GARAGES)

SECOND FLOOR

UNIT 1A	4
UNIT 1B	3
UNIT 2A	2
UNIT 2B	4
UNIT 2C	2
UNIT 2C+D	3
UNIT 2D	1
TOTAL	19

THIRD FLOOR

UNIT 1A	4
UNIT 1B	3
UNIT 2A	2
UNIT 2B	4
UNIT 2C	2
UNIT 2C+D	3
UNIT 2D	1
TOTAL	19

TOTALS

UNIT 1A	10	17 1-BEDROOMS = 35%
UNIT 1B	7	
UNIT 2A	6	
UNIT 2B	8	
UNIT 2C	5	
UNIT 2C+D	7	
UNIT 2D	5	
TOTAL	48	(31 GARAGES)

NORTH 3 **BUILDING #1 - THIRD FLOOR PLAN**

NORTH 2 **BUILDING #1 - SECOND FLOOR**

NORTH 1 **BUILDING #1 - FIRST FLOOR PLAN**

SIMONSON
PLANNING ▪ ARCHITECTURE ▪ INTERIORS

GRAY'S STATION

SIMONSON
PLANNING ▪ ARCHITECTURE ▪ INTERIORS

BUILDING #2 UNIT MIX:

FIRST FLOOR

UNIT 1A	1
UNIT 1B	2
UNIT 2A	0
UNIT 2B	0
UNIT 2C	1
UNIT 2C+D	1
UNIT 2D	3
TOTAL	8 (22 REG. GARAGES, 1 ADA GARAGES)

SECOND FLOOR

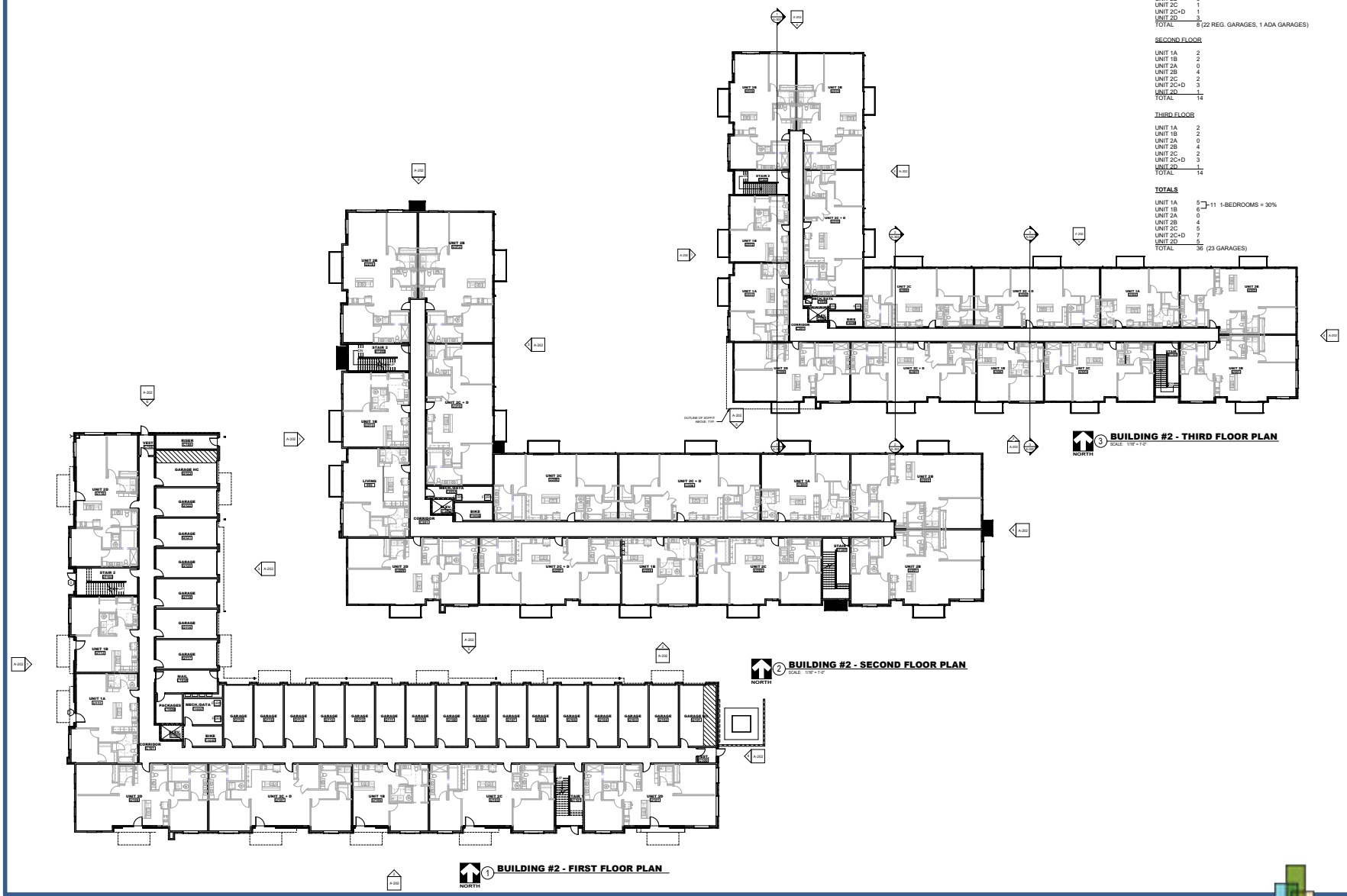
UNIT 1A	2
UNIT 1B	2
UNIT 2A	0
UNIT 2B	4
UNIT 2C	2
UNIT 2C+D	3
UNIT 2D	1
TOTAL	14

THIRD FLOOR

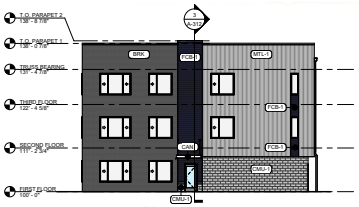
UNIT 1A	2
UNIT 1B	2
UNIT 2A	0
UNIT 2B	4
UNIT 2C	2
UNIT 2C+D	3
UNIT 2D	1
TOTAL	14

TOTALS

UNIT 1A	5	11 1-BEDROOMS = 30%
UNIT 1B	6	
UNIT 2A	0	
UNIT 2B	4	
UNIT 2C	5	
UNIT 2C+D	7	
UNIT 2D	5	
TOTAL	36	(23 GARAGES)



GRAY'S STATION



6 BUILDING #1 - SIDE (GREEN BELT END)



5 BUILDING #1 - SIDE (EAST END)

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BAL	PREFABRICATED BALCONY, CLEAR ANODIZED/GRAY
BRK	FULL DEPTH MODULAR BRICK, NATURAL MORTAR; COLOR - GRAY
CAN	PREFABRICATED CANOPY, MAPES, OR EQUAL, COLOR, CLEAR ANODIZED
CMU-1	4"x8"x16" VENEER CMU BLOCK, NATURAL WITH NATURAL MORTAR
CMU-2	8"x8"x16" CMU BLOCK SCREEN WALL TO MATCH CMU-1, NATURAL WITH NATURAL MORTAR
CMU-3	THIN SET CMU TO MATCH CMU-1 OVER EXPOSED FOUNDATION
COP	PREFINISHED METAL COPING, COLOR TO MATCH MATERIAL BELOW.
DS	PREFINISHED OVERSIZED METAL DOWNSPOUT; COLOR WHITE
FCB-1	FIBER CEMENT LAP, RANDOM REVEALS; COLOR – JAMES HARDIE DEEP OCEAN (OR EQ.)
FCB-2	FIBER CEMENT LAP SIDING, SMOOTH, 6" REVEAL, COLOR - NIGHT GRAY
FCP	FIBER CEMENT PANEL, COLOR MATCH FRY REGLET REVEALS; COLOR – NIGHT GRAY
GUT	PREFINISHED SEAMLESS GUTTERS; COLOR - WHITE
MTL-1	METAL PANEL, EXPOSED FASTENERS WITH COLOR MATCH FASTENERS, COLOR - WHITE
MTL-2	METAL PANEL, EXPOSED FASTENERS WITH COLOR MATCH FASTENERS, COLOR - WHITE
SF	T.S. ALUMINUM STOREFRONT FRAMING; CLEAR ANODIZED FINISH
TRM	FIBER CEMENT TRIM, COLOR - TO MATCH FCP
VIS	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING



FCB-1



MTL-1



MTL-2



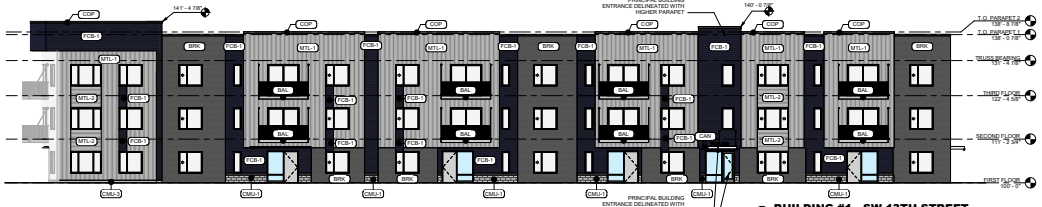
FCP



CMU-1, CMU-2, CMU-3



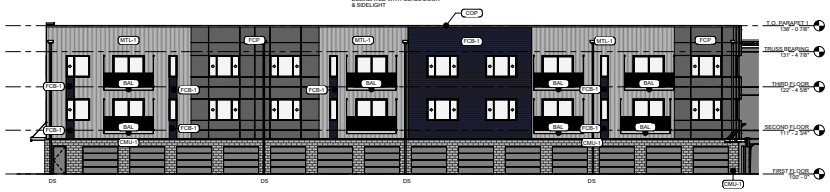
BRK



1 BUILDING #1 - SW 13TH STREET



2 BUILDING #1 - TUTTLE STREET



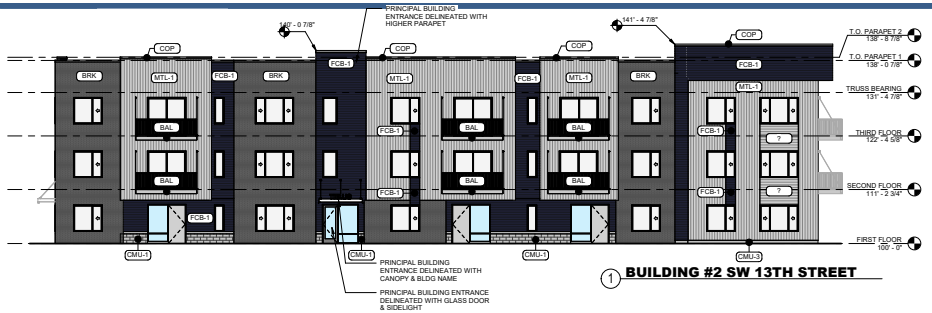
3 BUILDING #1 - INTERNAL ELEVATION (EAST)



4 BUILDING #1 - INTERNAL ELEVATION (NORTH)

SIMONSON
PLANNING ▪ ARCHITECTURE ▪ INTERIORS

GRAY'S STATION



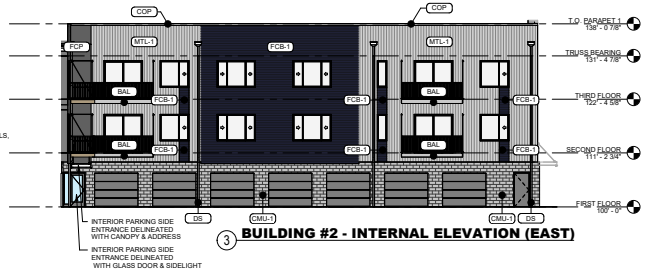
1 **BUILDING #2 SW 13TH STREET**



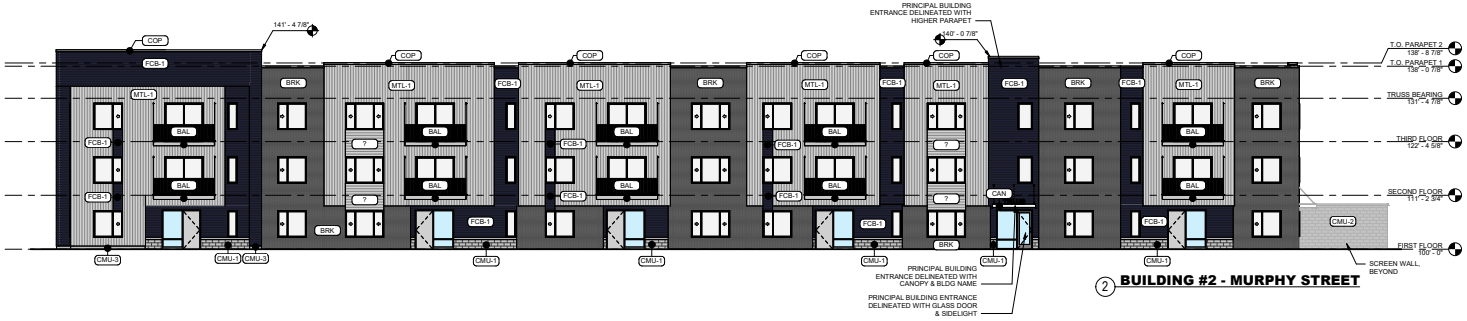
6 **BUILDING #2 - SIDE (GREEN BELT)**



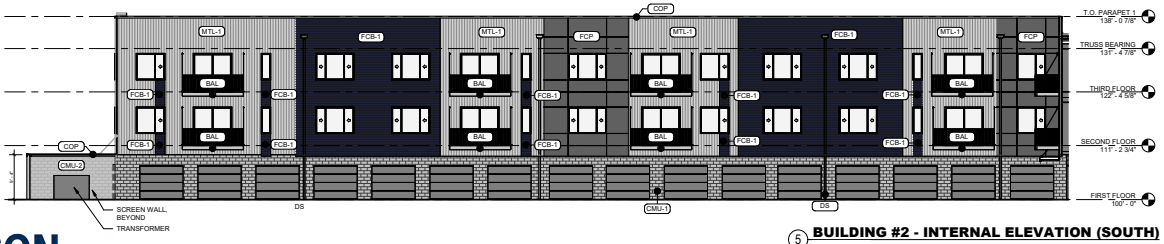
4 **BUILDING #2 SIDE (EAST END)**



3 **BUILDING #2 - INTERNAL ELEVATION (EAST)**



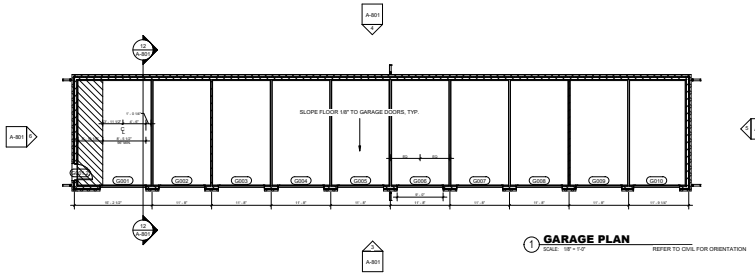
2 **BUILDING #2 - MURPHY STREET**



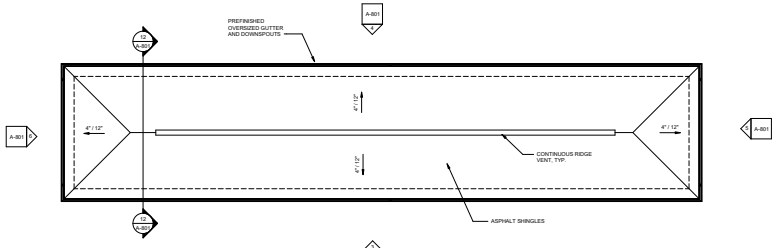
5 **BUILDING #2 - INTERNAL ELEVATION (SOUTH)**

SIMONSON
PLANNING ▪ ARCHITECTURE ▪ INTERIORS

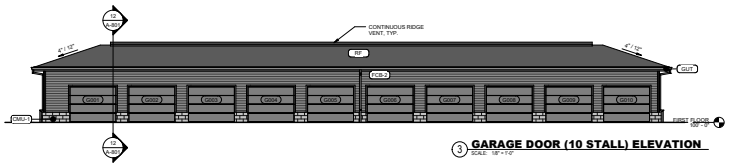
GRAY'S STATION



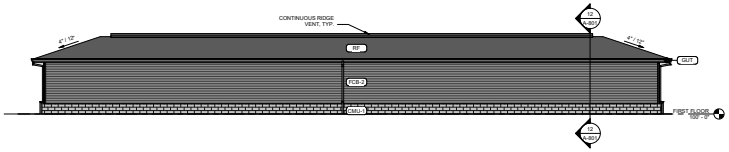
1 **GARAGE PLAN**
SCALE: 1/8" = 1'-0"
REFER TO CIVIL FOR ORIENTATION



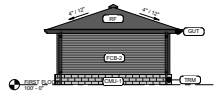
2 **GARAGE ROOF**
SCALE: 1/8" = 1'-0"
REFER TO CIVIL FOR ORIENTATION



3 **GARAGE DOOR (10 STALL) ELEVATION**
SCALE: 1/8" = 1'-0"



4 **GARAGE (10 STALL) ELEVATION**
SCALE: 1/8" = 1'-0"



5 **GARAGE SIDE 1 (10 STALL) ELEVATION**
SCALE: 1/8" = 1'-0"



6 **GARAGE SIDE 2 (10 STALL) ELEVATION**
SCALE: 1/8" = 1'-0"



EXTERIOR MATERIAL LEGEND - GARAGE	
MAT. LABEL	MATERIAL DESCRIPTION
BAL	PREFABRICATED BALCONY, CLEAR ANODIZED/GRAY
BRK	FULL DEPTH MODULAR BRICK, NATURAL MORTAR, COLOR - GRAY
CAN	PREFABRICATED CANOPY, MAPES, OR EQUAL, COLOR, CLEAR ANODIZED
CMU	4"x8"x16" VENEER CMU BLACK, NATURAL WITH NATURAL MORTAR
CMU-1	4"x8"x 16" VENEER CMU BLOCK, NATURAL WITH NATURAL MORTAR
CMU-2	4"x8"x 16" CMU BLOCK SCREEN WALL TO MATCH CMU-1, NATURAL WITH NATURAL MORTAR
CMU-3	THIN SET CMU TO MATCH CMU-1 OVER EXPOSED FOUNDATION
COP	PREFINISHED METAL CORING, COLOR TO MATCH MATERIAL BELOW
DS	PREFINISHED OVERSIZED METAL DOWNSPOUT, COLOR WHITE
FCB	FIBER CEMENT LAP, RANDOM REVEALS, COLOR – JAMES HARDIE DEEP OCEAN (OR EQ.)
FCB-2	FIBER CEMENT LAP SIDING, SMOOTH, 6" REVEAL, COLOR - NIGHT GRAY
FCP	FIBER CEMENT PANEL, COLOR MATCH FRY REGLET REVEALS, COLOR – NIGHT GRAY
GUT	PREFINISHED SEAMLESS GUTTERS, COLOR - WHITE
MTL-1	METAL PANEL, CONCEALED FASTENER WITH VERTICAL REVEAL, COLOR - WHITE
MTL-2	METAL PANEL, CONCEALED FASTENER WITH HORIZONTAL REVEAL, COLOR - WHITE
RF	ARCHITECTURAL ASPHALT SHINGLES, COLOR - CHARCOAL
SF	T.B. ALUMINUM STOREFRONT FRAMING, CLEAR ANODIZED FINISH
TRM	FIBER CEMENT TRIM, COLOR - TO MATCH FCP
VIS	1" INSULATED VISION GLASS, CLEAR W/ LOW E COATING

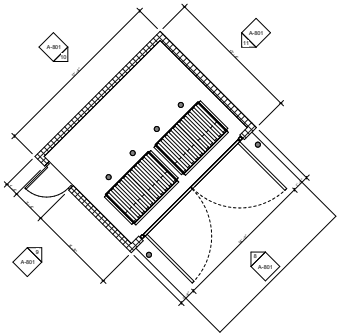
MISC EXTERIOR MATERIAL FINISHES

TYPICAL U.O.N.:

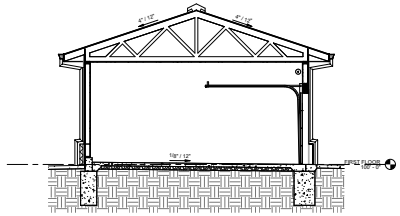
- EXPOSED CONCRETE: GRIND SMOOTH & RUBCOAT WITH CEMENT SLURRY.
- EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE.
- METAL BALCONIES & RAILINGS: GALVANIZED & PAINTED WHITE.
- FASCIA & SOFFIT: METAL PREFINISHED TO MATCH ADJACENT ROOF COLOR.
- SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
- GAS & ELECTRIC METERS: PAINTED TO MATCH ADJACENT MATERIAL.
- HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
- OVERHEAD PANEL DOORS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL.
- LOUVERS: METAL PRE-FINISHED TO MATCH GRAY

- LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.
- MECHANICAL EQUIPMENT: SCREENED BY PARAPET.
- EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.

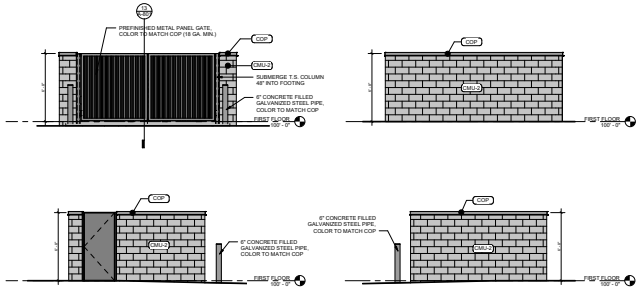
- TRIM SIZES, TYP. U.O.N.:
  WINDOWS & DOORS 5-1/2"
  VERTICAL 5-1/2"
  HORIZONTAL 5-1/4"

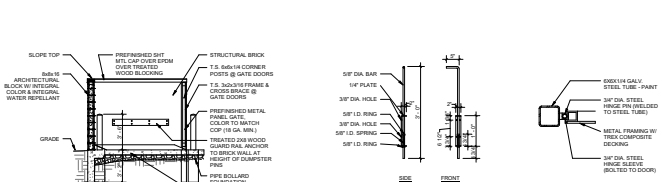


7 **TRASH ENCLOSURE PLAN**
SCALE: 1/4" = 1'-0"



12 **GARAGE SECTION**
SCALE: 1/4" = 1'-0"





13 **TRASH CROSS SECTION**
SCALE: 1/8" = 1'-0"

14 **TRASH PIN**
SCALE: 3/4" = 1'-0"

15 **TRASH HINGE**
SCALE: 1 1/2" = 1'-0"

SIMONSON
PLANNING ■ ARCHITECTURE ■ INTERIORS

GRAY'S STATION



ORIGINAL STREET ENTRY DESIGN



PRINCIPAL BUILDING ENTRANCE DELINEATED WITH HIGHER PARAPET

PRINCIPAL BUILDING ENTRANCE DELINEATED WITH CANOPY & BUILDING NAME

PRINCIPAL BUILDING ENTRANCE DELINEATED WITH GLASS DOOR & SIDELIGHT

PRINCIPAL BUILDING ENTRANCE DELINEATED WITH WIDER SIDEWALK

UPDATED STREET ENTRY DESIGN PER UDRB & STAFF COMMENTS

GRAY'S STATION



strong building statements at the corners to pull people through the site



emphasis on strong street connections

GRAY'S STATION



emphasis on strong street connections

GRAY'S STATION



the Greenbelt is a signature of this walkable neighborhood and a favorite of the existing residents
the strong design will be continued through Phase II

GRAY'S STATION



continued strong relationship to the Greenbelt through drive and street connections

GRAY'S STATION



connections throughout the neighborhood emphasized and continued into Phase II

GRAY'S STATION



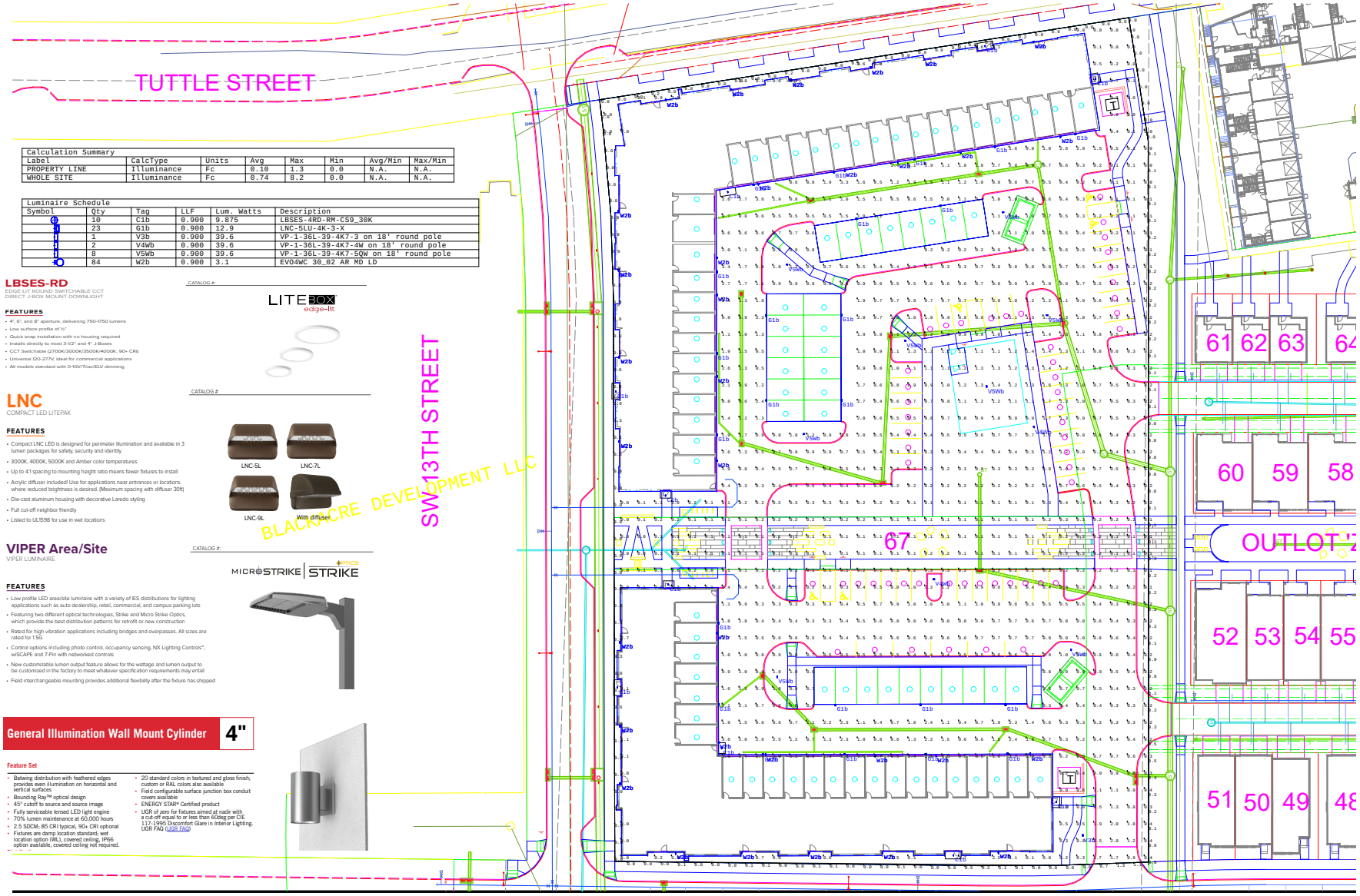
we have tucked the parking to the interior of the site to keep the building connections to the street

GRAY'S STATION



a dog park amenity has been requested by existing residents and will been included in Phase II

GRAY'S STATION



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.10	1.3	0.0	N.A.	N.A.
WHOLE SITE	Illuminance	Fc	0.74	8.2	0.0	N.A.	N.A.

Luminaire Schedule					
Symbol	Qty	Tag	LLF	Lum. Watts	Description
	10	C1b	0.900	9.875	LBSES-4RD-RM-CS9_30K
	23	G1b	0.900	12.9	LNC-5LU-4K-3-X
	1	V3b	0.900	39.6	VP-1-36L-39-4K7-3 on 18' round pole
	2	V4Wb	0.900	39.6	VP-1-36L-39-4K7-4W on 18' round pole
	8	V5Wb	0.900	39.6	VP-1-36L-39-4K7-5QW on 18' round pole
	84	W2b	0.900	3.1	EVO4WC 30_02 AR MD LD

LBSES-RD

EDGE-LIT ROUND SWITCHABLE CCT DIRECT J-BOX MOUNT DOWNLIGHT

CATALOG #:

LITEBOX edge-lit

FEATURES

- 4", 6", and 8" aperture, delivering 750-1750 lumens
- Low surface profile of ½"
- Quick snap installation with no housing required
- Installs directly to most 3-1/2" and 4" J-Boxes
- CCT Switchable (2700K/3000K/3500K/4000K, 90+ CRI)
- Universal 120-277V, ideal for commercial applications
- All models standard with 0-10V/Triac/ELV dimming

LNC

COMPACT LED LITEPAK

CATALOG #:

FEATURES

- Compact LNC LED is designed for perimeter illumination and available in 3 lumen packages for safety, security and identity
- 3000K, 4000K, 5000K and Amber color temperatures
- Up to 4:1 spacing to mounting height ratio means fewer fixtures to install
- Acrylic diffuser included! Use for applications near entrances or locations where reduced brightness is desired. (Maximum spacing with diffuser 3011)
- Die-cast aluminum housing with decorative Laredo styling
- Full cut-off neighbor friendly
- Listed to UL1598 for use in wet locations

VIPER Area/Site

VIPER LUMINAIRE

CATALOG #:

MICROSTRIKE | STRIKE OPTICS

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, wiSCAPE and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

General Illumination Wall Mount Cylinder 4"

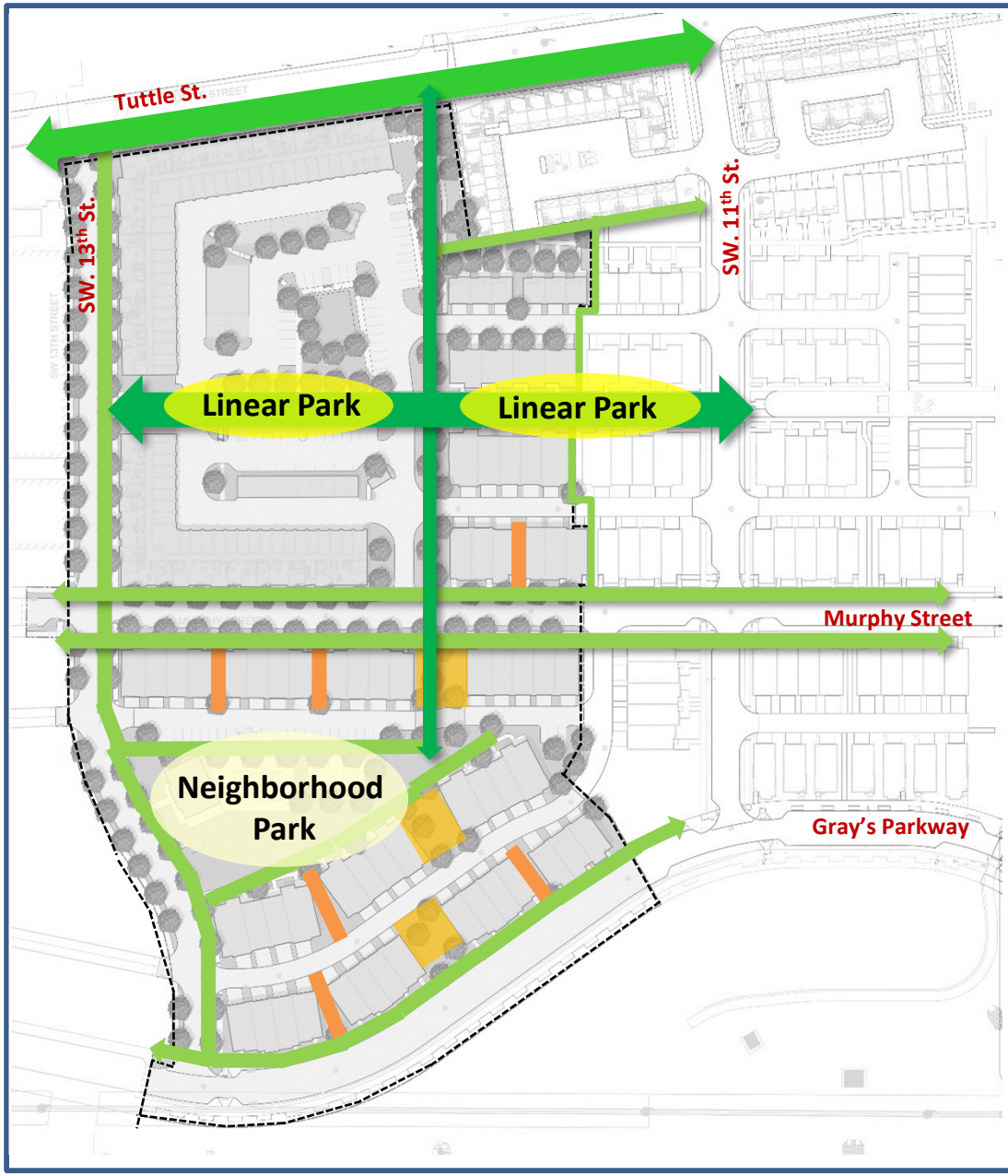
Feature Set

- Batwing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- Bounding Ray™ optical design
- 45° cutoff to source and source image
- Fully serviceable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- Fixtures are damp location standard; wet location option (WL), covered ceiling, IP66 option available, covered ceiling not required.
- 20 standard colors in textured and gloss finish; custom or RAL colors also available
- Field configurable surface junction box conduit covers available
- ENERGY STAR® Certified product
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 600eg per CIE 117:1995 Discomfort Glare in Interior Lighting. UGR FAQ (UGR FAQ)

SIMONSON
PLANNING ■ ARCHITECTURE ■ INTERIORS

GRAY'S STATION

PARKS & GREENWAYS

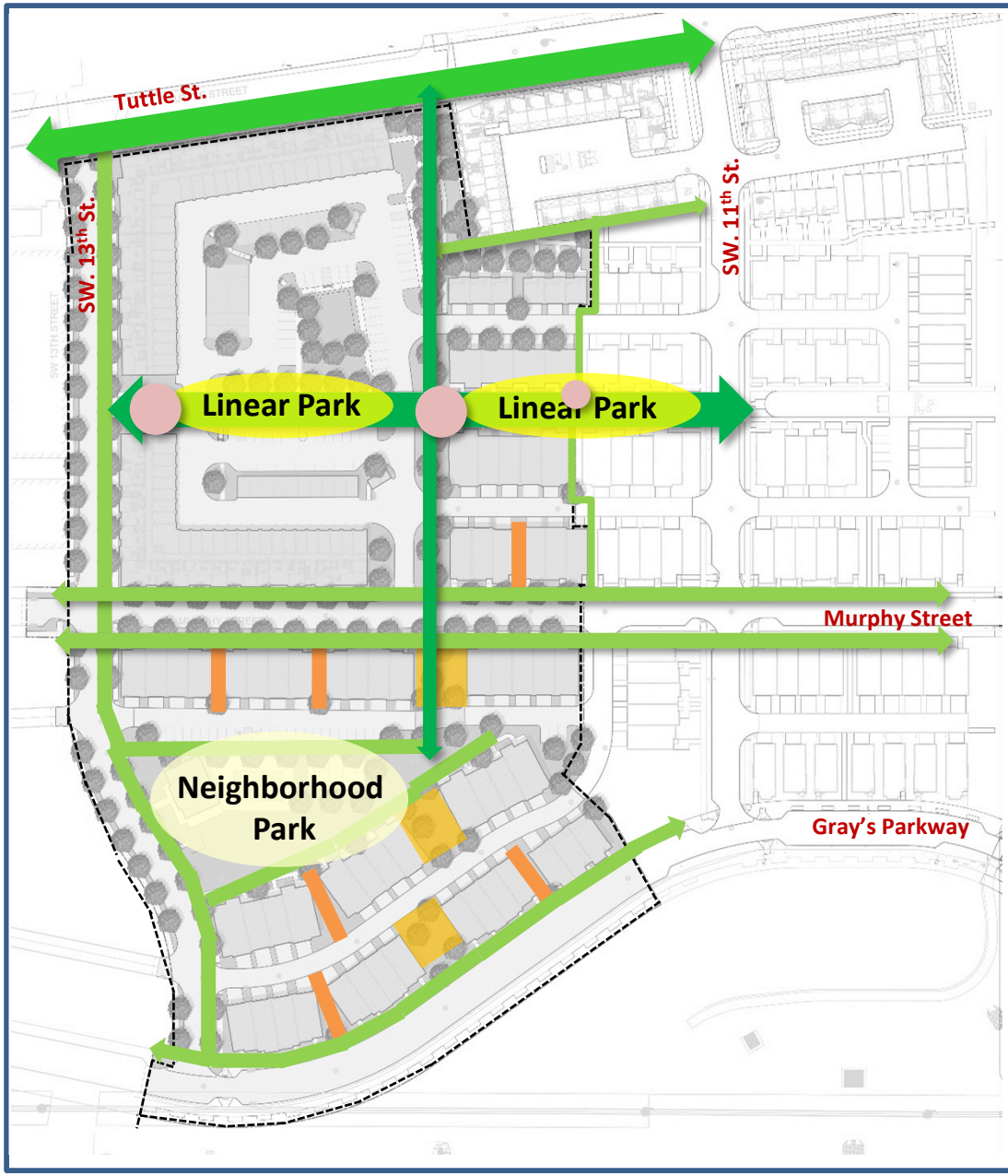




NETWORK OF GREEN – Design Guidelines

- Linear Park
- Neighborhood Park
- The Commons
- Private Courtyards
- Trails
- Sidewalks & Pathways

GRAY'S STATION





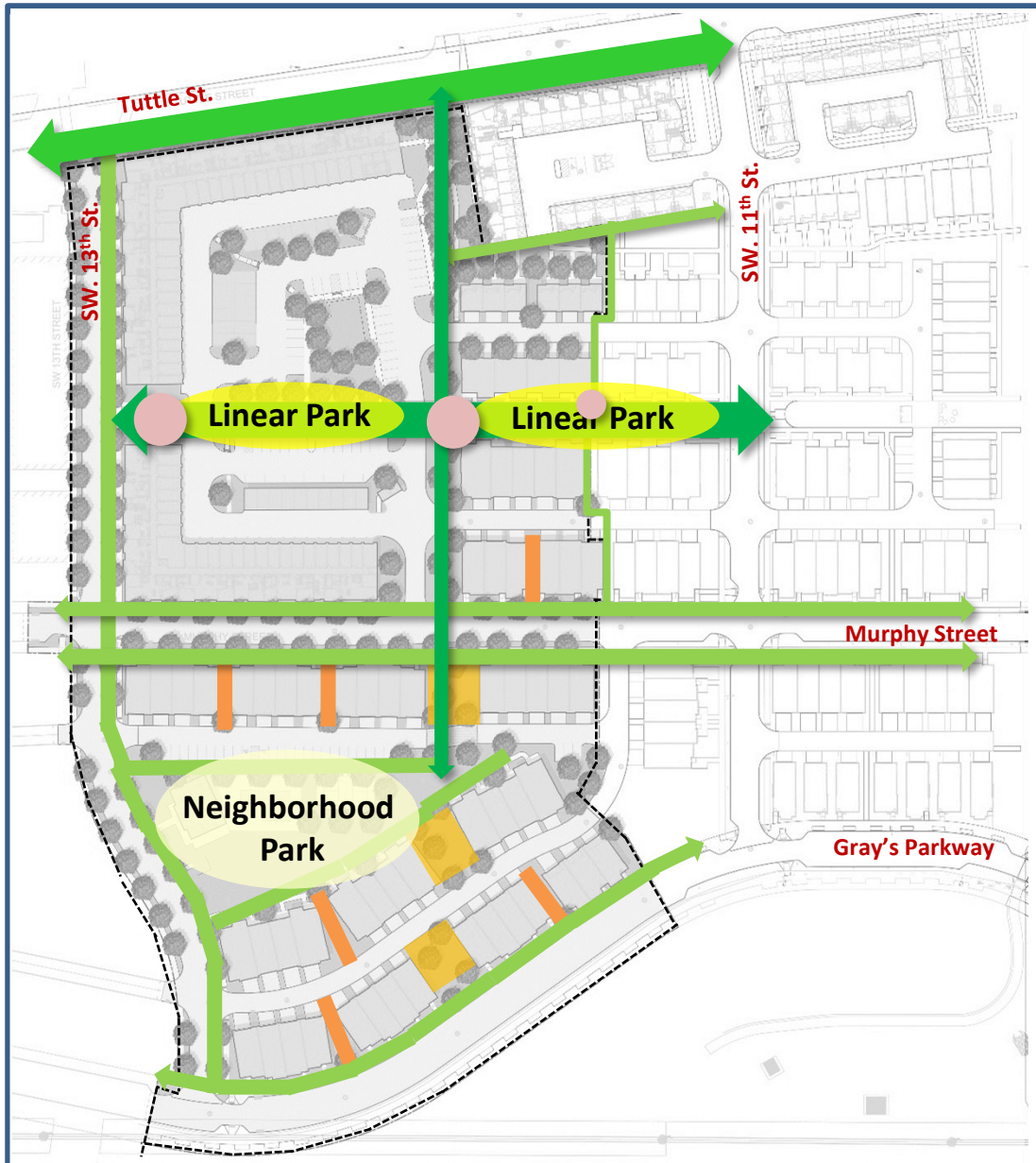


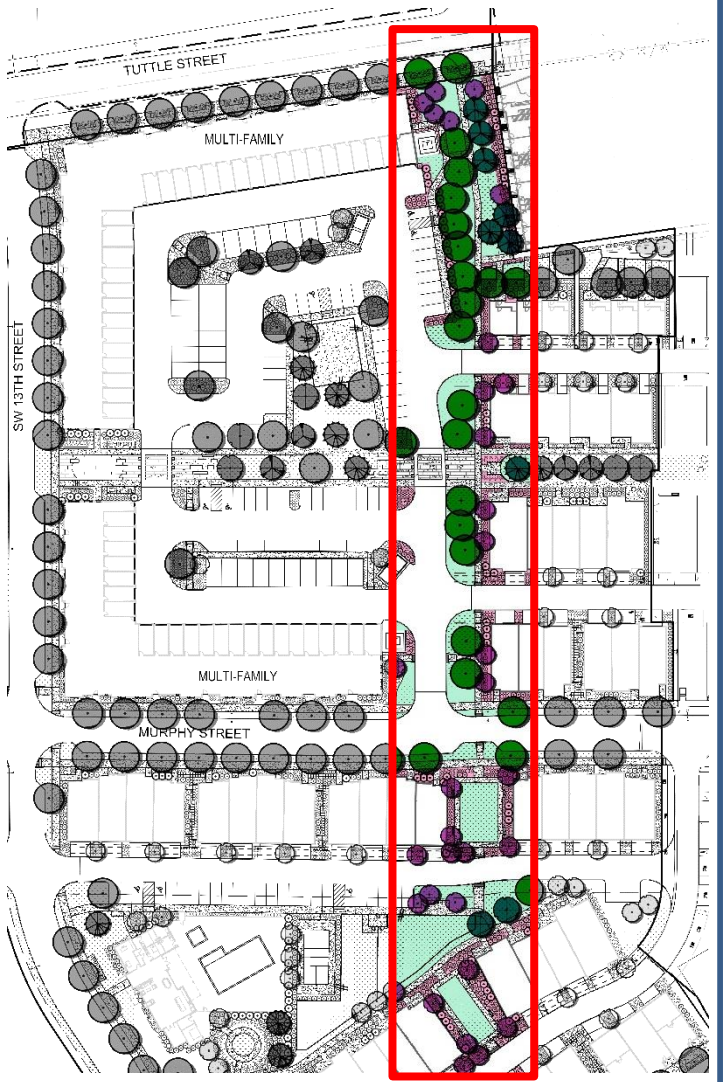
NETWORK OF GREEN – Design Guidelines

Linear Park

Gathering Spaces

GRAY'S STATION



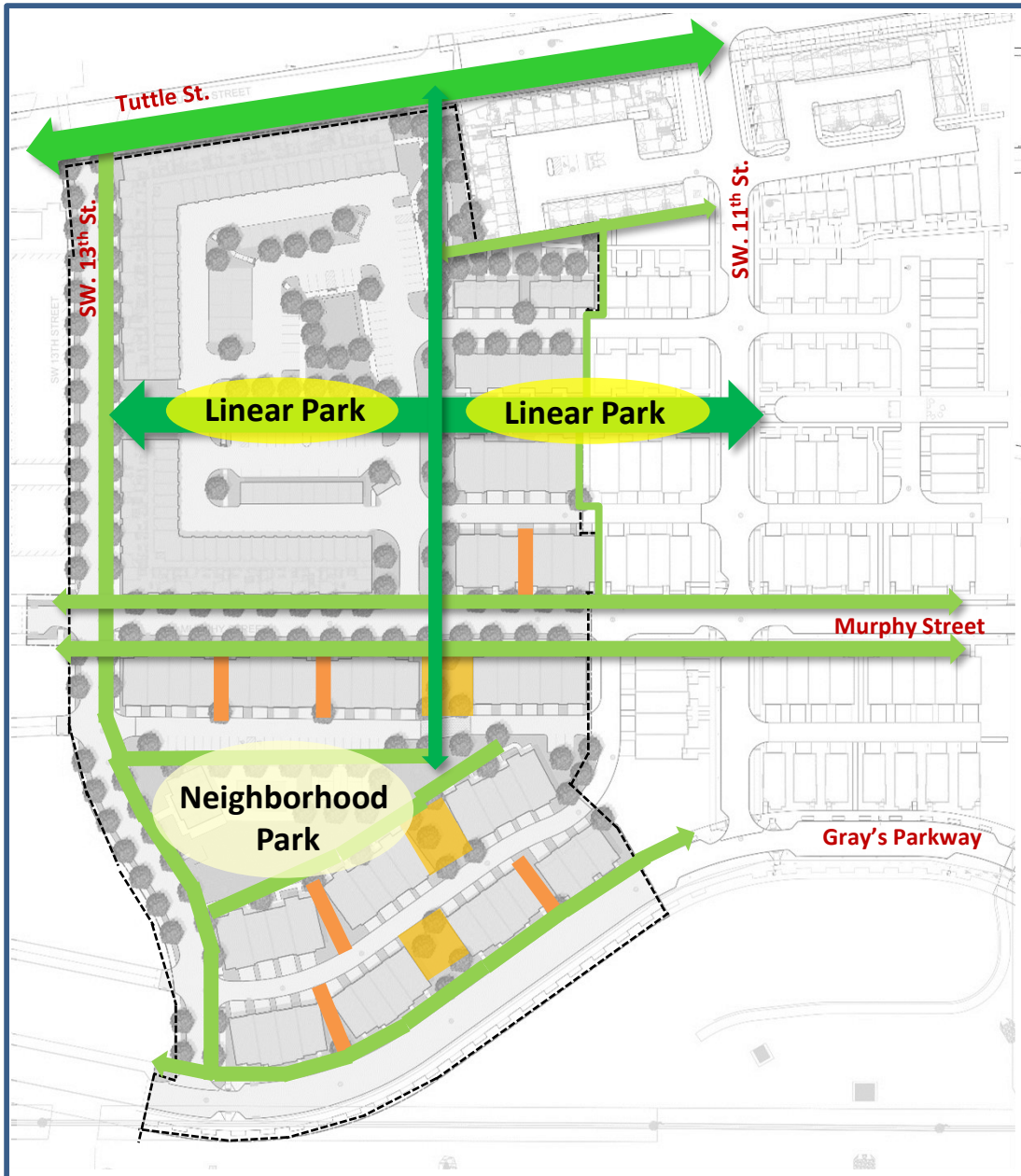


NETWORK OF GREEN – Design Guidelines

Pathway &

Linear Landscape

GRAY'S STATION





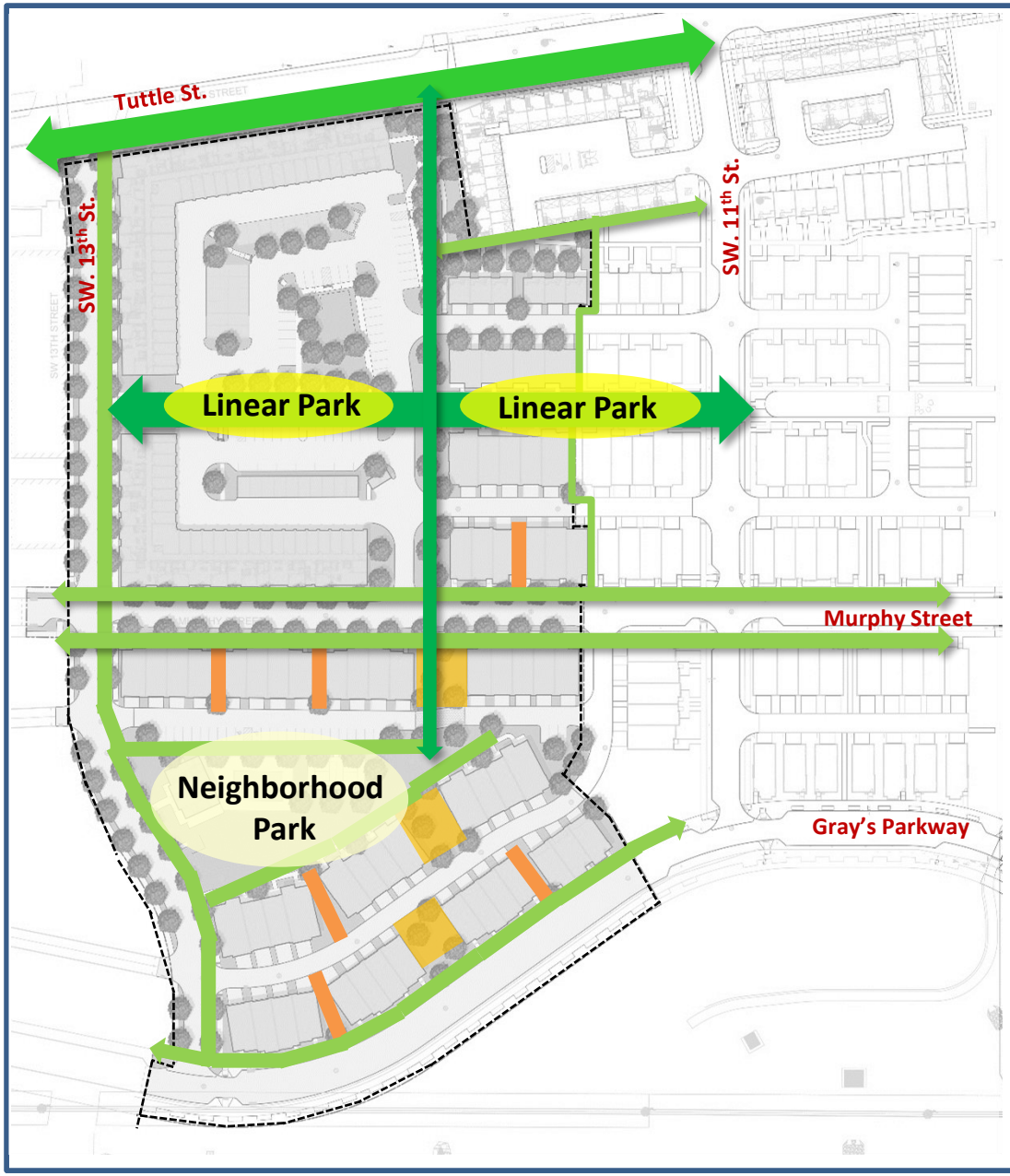
FACILITIES:

- Pool
- Pool House
- Terrace
- Pickleball Court
- Lighting
- Art
- Open Lawn
- Landscape

NETWORK OF GREEN – Design Guidelines

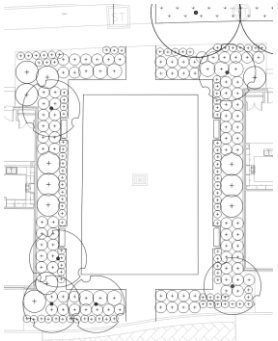
Neighborhood Park

GRAY'S STATION









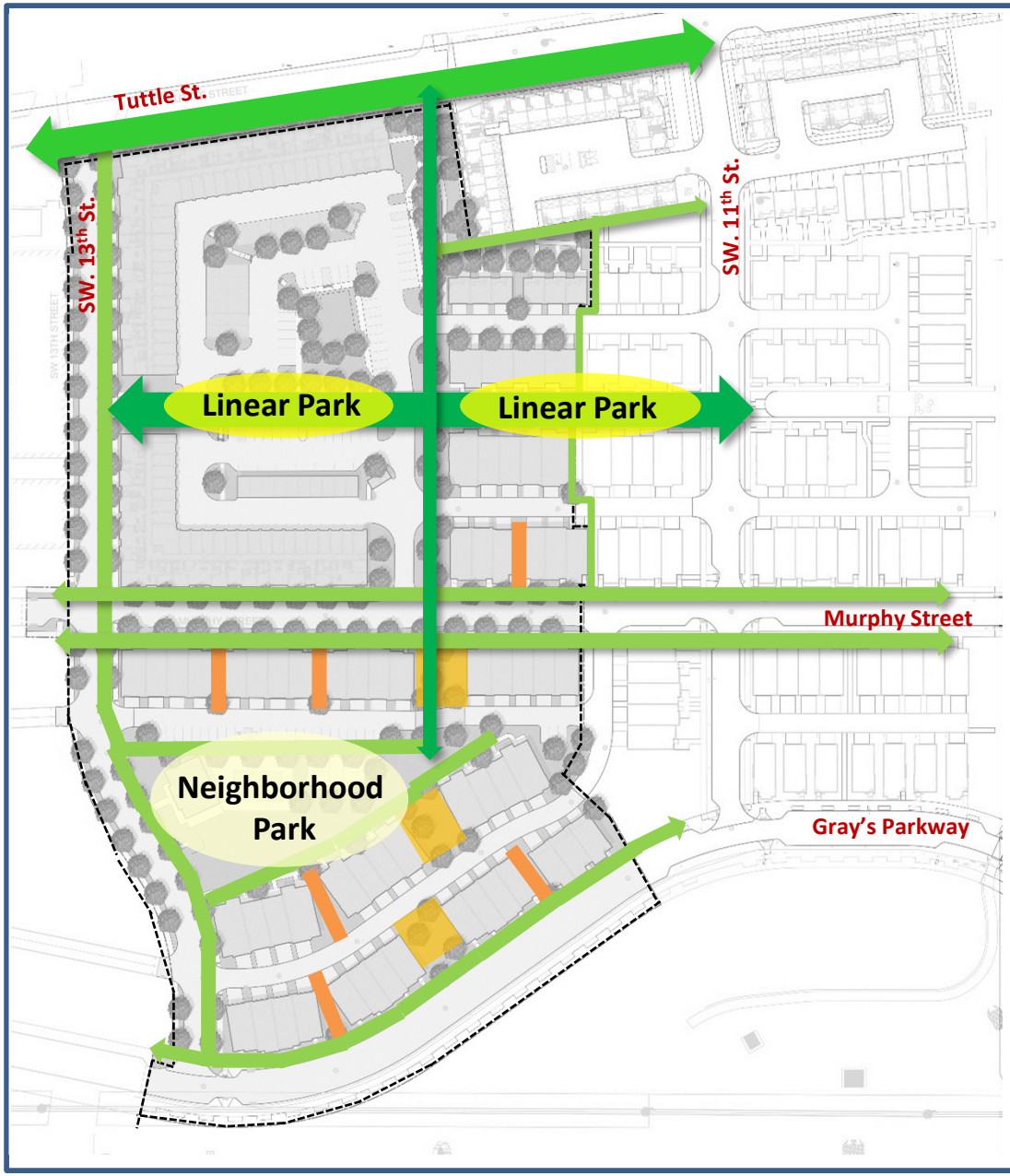
FACILITIES:

- Pathway
- Art
- Seating
- Open Lawn
- Landscape

NETWORK OF GREEN – Design Guidelines

The Commons

GRAY'S STATION







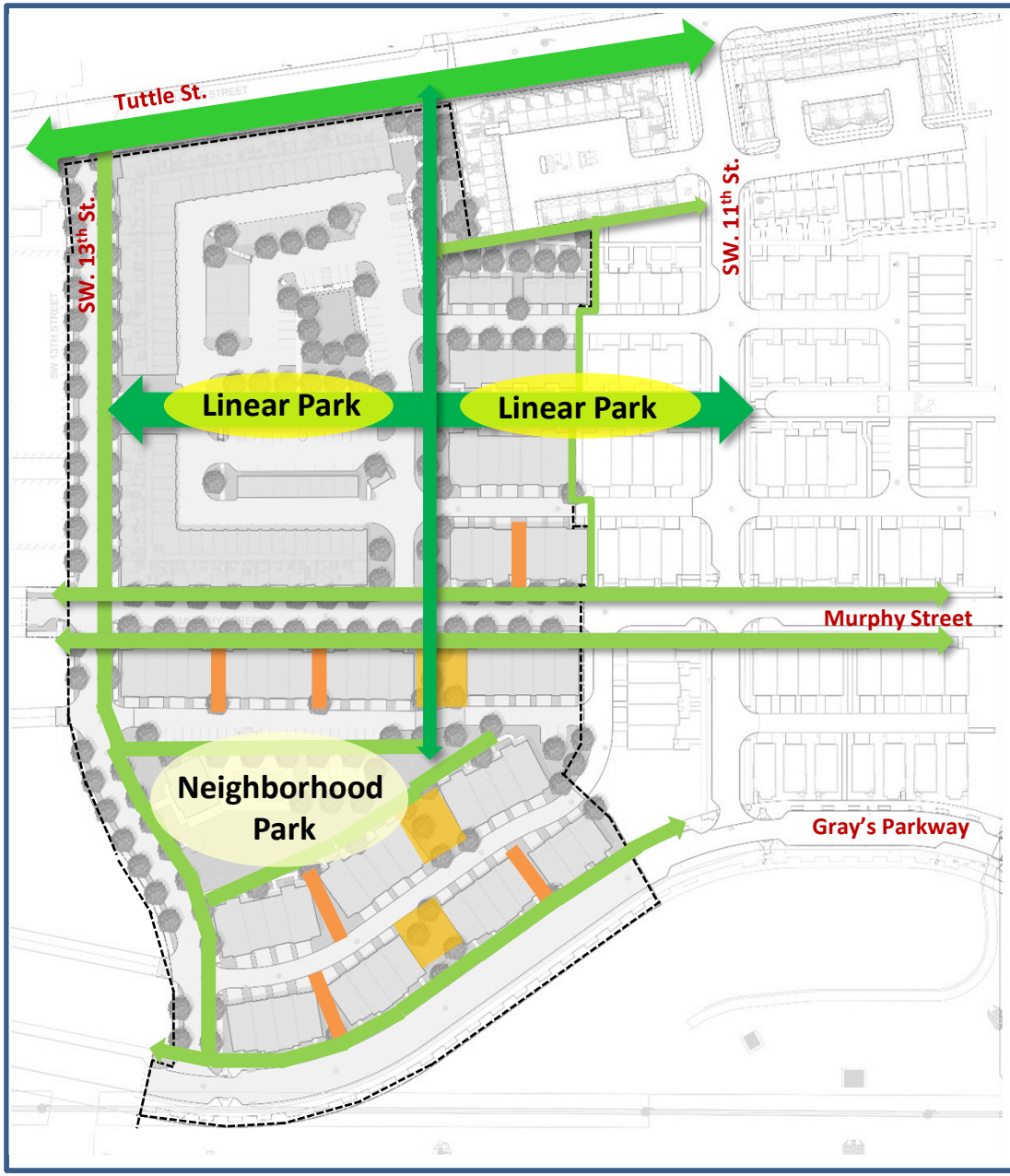
FACILITIES:

- Pathway
- Lighting
- Landscape

NETWORK OF GREEN – Design Guidelines

Private Courtyards

GRAY'S STATION





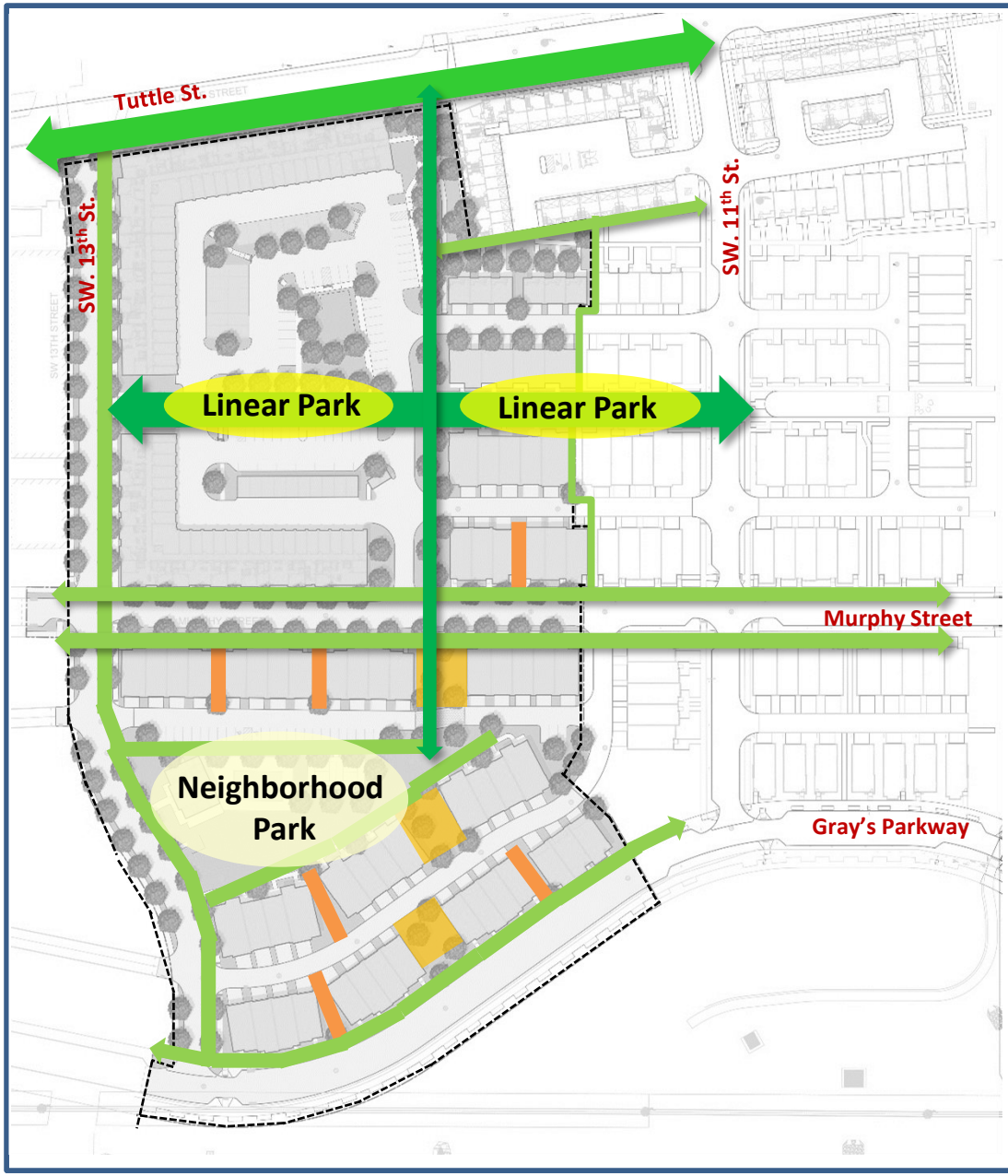
Trail on Tuttle Street



NETWORK OF GREEN – Design Guidelines

Trail

GRAY'S STATION









NETWORK OF GREEN – Design Guidelines

Pathways & Sidewalks

GRAY'S STATION

LANDSCAPE



PLANT SCHEDULE

QTY.	ABBR.	COMMON NAME	BOTANICAL NAME	SIZE
OVERSTORY TREES				
12	CO	Hackberry	Celtis occidentalis	2"
13	GB	Maidenhair Tree	Ginkgo biloba 'Golden Collonade'	2"
12	GD	Kentucky Coffeetree	Gymnocladus dioicus 'Espresso'	2"
11	GT	Skyline Honeylocust	Gleditisia triancanthos 'Streetkeeper'	2"
13	PA	London Planetree	Platanus x acerifolia 'Exclamation'	2"
13	TD	Bald Cypress	Taxodium distichum	2"
15	QR	Red Oak	Quercus rubra	2"
12	QM	Bur Oak	Quercus macrocarpa	2"
11	AR	Red Maple	Acer rubrum	2"
112				
UNDERSTORY TREES				
9	CF	Flowering Dogwood	Cornus flordia	1.5"
15	CA	Pagoda Dogwood	Cornus alternifolia	1.5"
8	CC	Eastern Redbud	Cercis canadensis	1.5"
8	MI	Prairie Crabapple	Malus ioensis	1.5"
15	AC	Shadblow Serviceberry	Amelanchier canadensis	1.5"
17	AG	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	6'
7	KP	Goldenrain Tree	Koelreuteria paniculata	1.5"
9	SR	Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	1.5"
88				
EVERGREEN TREES				
9	PB	Norway Spruce	Picea abies	6'
12	PS	White Pine	Pinus strobus	6"
7	PF	Limber Pine	Pinus flexilis 'Vanderwolf's Pyramid'	6'
28				
228				
TYPE ONE MIX				
460	IV	Little Henry Sweetspire Shrub	Itea virginica 'Little Henry'	5 gal
340	JS	Calgary Carpet Juniper	Juniperus sabina 'Monna'	5 gal
403	SO	Indiancurrant Coralberry	Symphoricarpus orbiculatus 'Indiancurrant'	5 gal.
400	BG	Blue grama	Bouteloua gracilic	1 gal.
350	CA	Karl Foerster Feathereed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal.
450	SH	Prairie Dropseed	Sporobolus heterolepsis	1 gal.
430	AM	Moonshine yarrow	Achillea 'Moonshine'	1 gal.
365	HO	Francee Hosta	Hosta sp. 'Francee'	1 gal.
360	VM	Periwinkle	Vinca Minor 'Bowles'	1 gal.
TYPE TWO MIX				
360	SSB	Little Bluestem 'The Blues'	Schizachyrium scoparium 'Blues'	1 gal.
440	HS	Happy Returns Dailily	Hemerocalis 'Happy Returns'	1 gal.
375	NR	Walkers Low Catmint	Nepeta racemosa 'Walkers Low'	1 gal.
415	SB	Blue Hill Salvia	Salvia x sylvestris 'Blue Hill'	1 gal.
TYPE THREE MIX				
380	BC	Side Oats Grama	Bouteloua curtipendula	1 gal.
450	CL	Northern Sea Oats Grama	Chasmanthium latifolium	1 gal.
450	MS	Maiden Grass	Miscanthus sinensis 'Gracillimus'	1 gal.
430	PV	Shendoah Switchgrass	Panicum virgatum 'Shenandoah'	1 gal.
TYPE FOUR MIX				
59	CS	Red Twig Dogwood	Cornus sericea 'Isanti'	5 gal.
59	RA	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	5 gal.
59	VC	Koreanspice Viburnum	Viburnum carlesii 'Judd'	5 gal.
	SOD/SEED	Turf Type Fescue	Festuca sp.	

GRAY'S STATION

TREES



Hackberry



Maidenhair Tree



Kentucky Coffeetree



Skyline Honeylocust



Exclamation London Planetree



Bald Cyrpress



Red Oak



Bur Oak

GRAY'S STATION

TREES



Red Maple



Norway Spruce



White Pine



Limber Pine

GRAY'S STATION

TREES



Flowering Dogwood



Pagoda Dogwood



Eastern Redbud



Prairie Crabapple



Shadblow Serviceberry



Autumn Brilliance Serviceberry



Japanese Tree Lilac



Golden Rain Tree

GRAY'S STATION

TYPE ONE MIX



Little Henry Sweetspire



Calgary Carpet Juniper



Coralberry



Blue Grama



Karl Foerster Feathered Grass



Prairie Dropseed



Moonshine Yarrow



Francee Hosta



Periwinkle

GRAY'S STATION

TYPE TWO MIX



The Blues Little Bluestem



Blue Hill Salvia



Walkers Low Catmint



Happy Returns Daylily

GRAY'S STATION

TYPE THREE MIX



Side Oats Grama



Northern Sea Oats



Maiden Grass



Shenandoah Switchgrass

GRAY'S STATION

TYPE FOUR MIX



Red Twig
Dogwood



Grow-Low Sumac



Korean Spice
Viburnum

GRAY'S STATION

GREENWAYS

Selectively expand the network of parks, conservation areas, open space, and trails to build a fully-connected system of natural resource areas.

CONNECTED GREENWAY SYSTEMS





FLEXIBLE LAWN FOR FAMILY GATHERINGS OR SPECIAL EVENTS



LIGHT COLUMN BALLARDS



GOBO PROJECTOR



STRUCTURE - RDG





STONE BOULDERS AS SEATING ELEMENTS



GRAY'S STATION

CONNECTED GREENWAY SYSTEMS



BENCH & TRASH RECEPTACLE – FORMS & SURFACES



DUO BENCH – FORMS & SURFACES



BIKE RACK – Site Source (Sterling Finish)



RECEPTACLE – FORMS & SURFACES

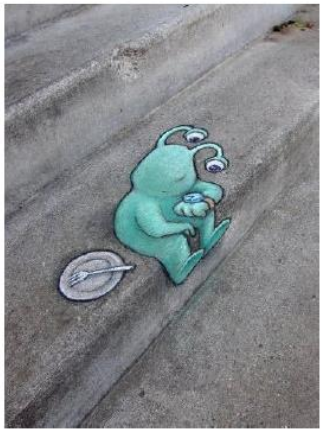


GRAY'S STATION

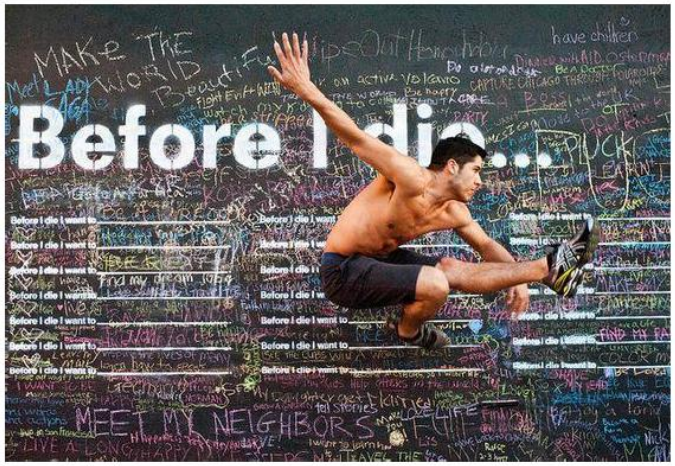


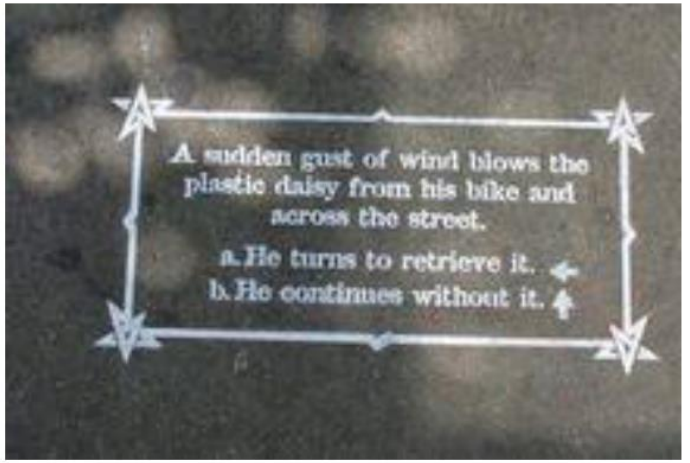












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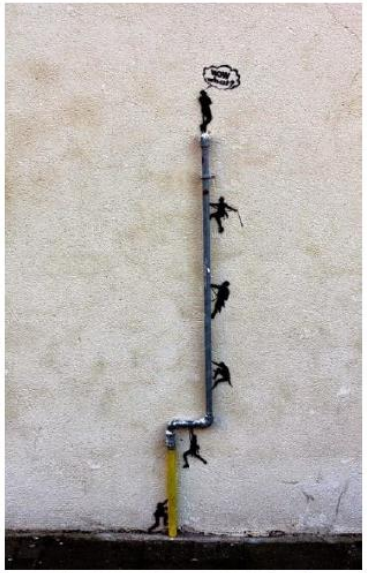











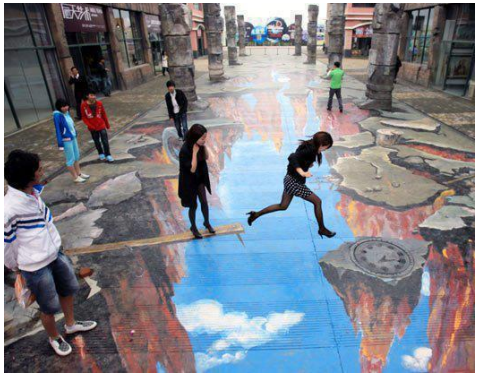







GRAY'S STATION













GRAY'S STATION



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