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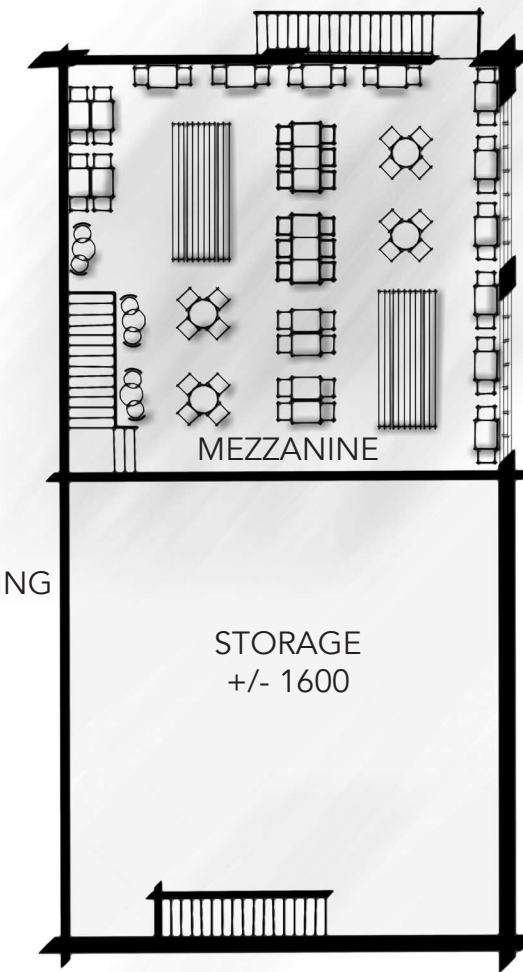
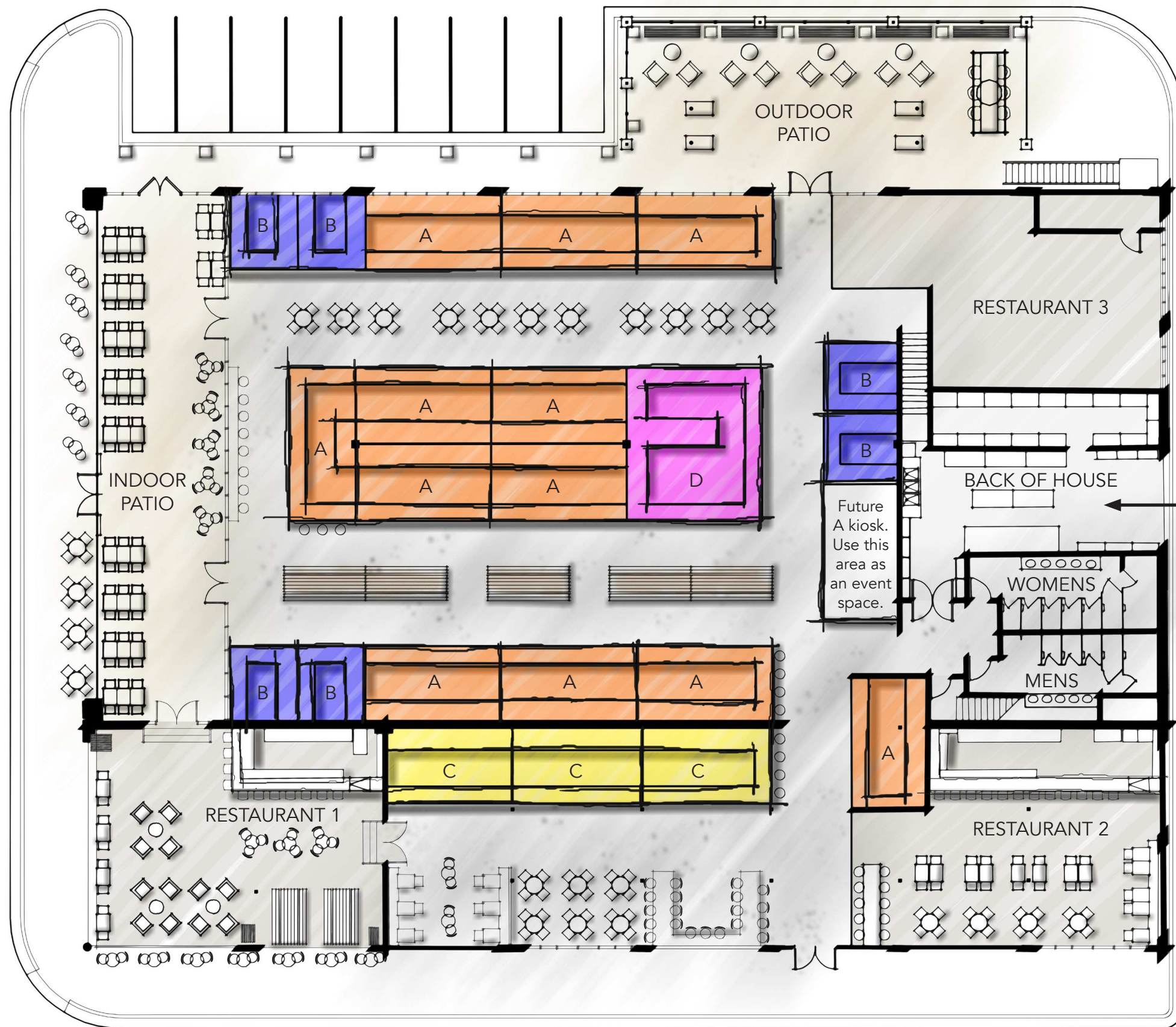
TURNER BEHRINGER
— DEVELOPMENT CO. —

Franklin Square | Union Hall

master plan refinement
October 05, 2017

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headstogether. including yours.














FRANKLIN AVENUE



LEGEND			
A	13	220	2860
B	7	110	770
C	3	600	1800
D	1	450	450
R1	1	1390	1390
R2	1	1290	1290
R3	1	1120	1120
Total			9680
Mezzanine			9680

SOUTH 8TH STREET

Food Tenants - exploration

tenant type	peak use	typical purchase	dwell time	qty.	examples	add'l thoughts
treats + treasures	all day	single signature item		2-3	gelato ice cream popcorn gourmet french fries killer brownies doughnuts pretzels	seating - small quantity close proximity
relax	heavy use morning + all day	breakfast + snacks all day	 - 	2-3	coffee bar juice bar	seating - small quantity close proximity
quick bites	lunch dinner	main side drink	 - 	5-6	narrow focus: sandwich burgers tacos pizza BBQ Salad ethnic: asian-greek-mexican etc.	seating: open seating close by - lots of it! variety: large group small group. some tenant may serve beer and wine
cafe	breakfast lunch dinner	main - larger variety + side drink - may have beer + wine	 - 	2-3	large variety - mains salad + soup dessert	seating -contained & defined as part of the unit
social drinks	dinner after event social drinking	drinks apps pub food beer-wine-liquor	 - 	2-3	good bar food signature items signature drinks	known for craft beers craft liquor good wine list elevated pub food - after events in at food hall or in town - happy hour
social	per marketing calendar	benefits the tenants	 - 	1/qtr up to 1/month	charity sports music educational seasonal pop-up entertainment	flexible space inside outside
retail	all day	relatable items to the food hall + local items	 - 	2-3	kitchen retail wine + beer local artisans food retail - market items	no seating required smaller niche spaces throughout the food hall

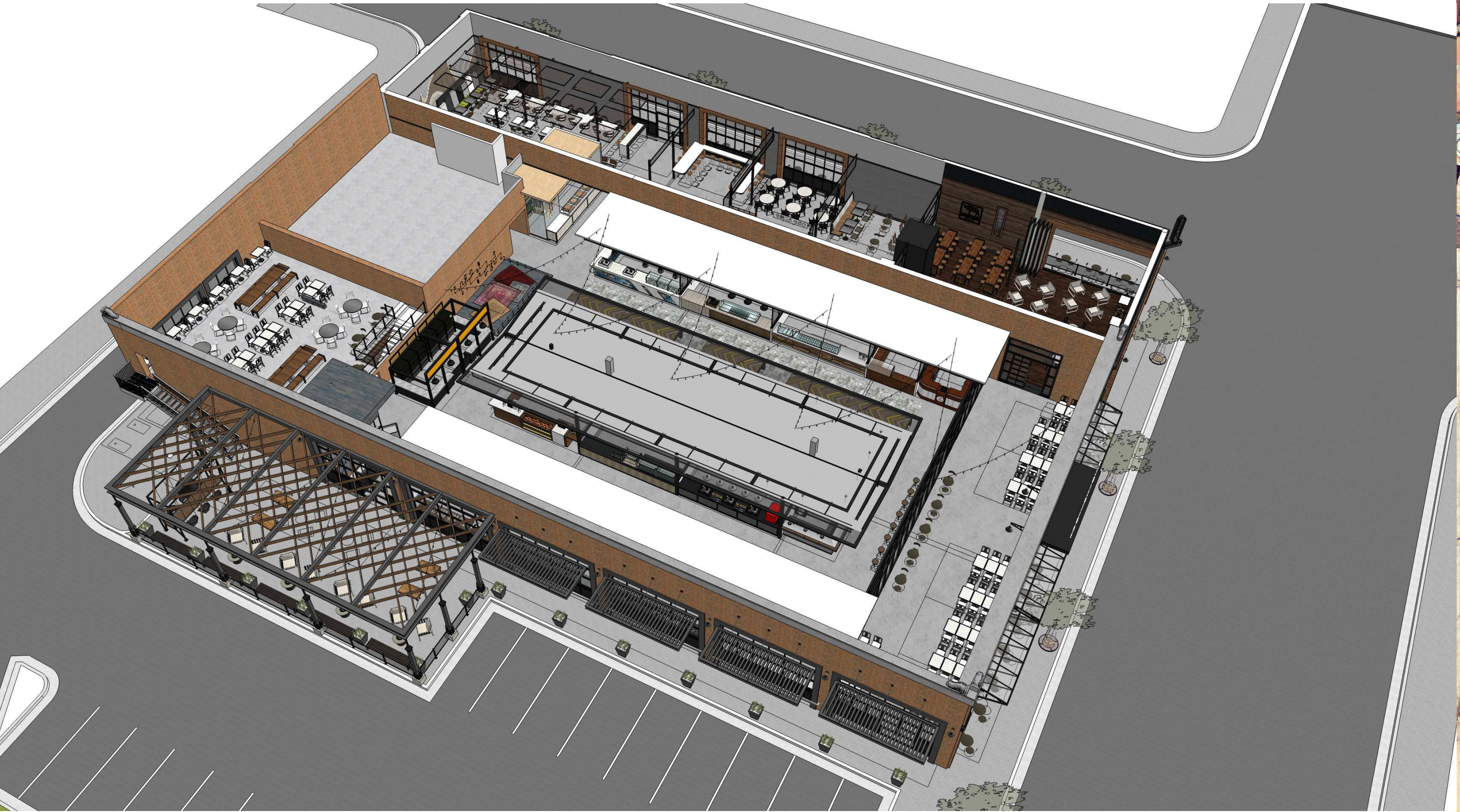
total number of tenants/venues = 15-21

Isometric View A



Isometric View A





Isometric View B



Isometric View B



Isometric View B



Exterior View



Exterior View



Interior View



Interior View



Interior View



Interior View



Interior View



Interior View



Interior View



Interior View



Interior View



Interior View

Thank You.

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