

VISTA

JACKSONVILLE, FL

BROOKLYN

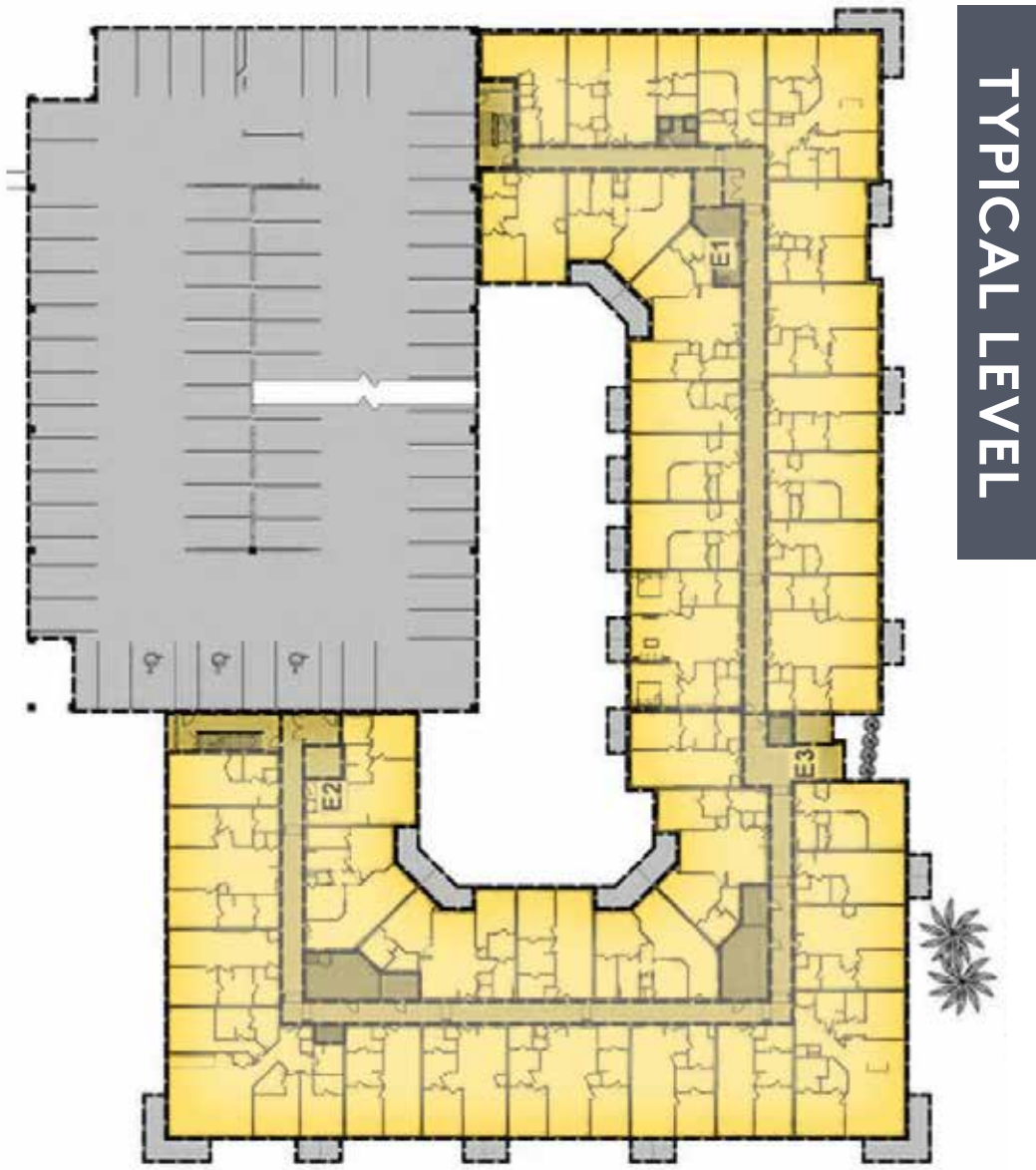


REGIONAL ANALYSIS

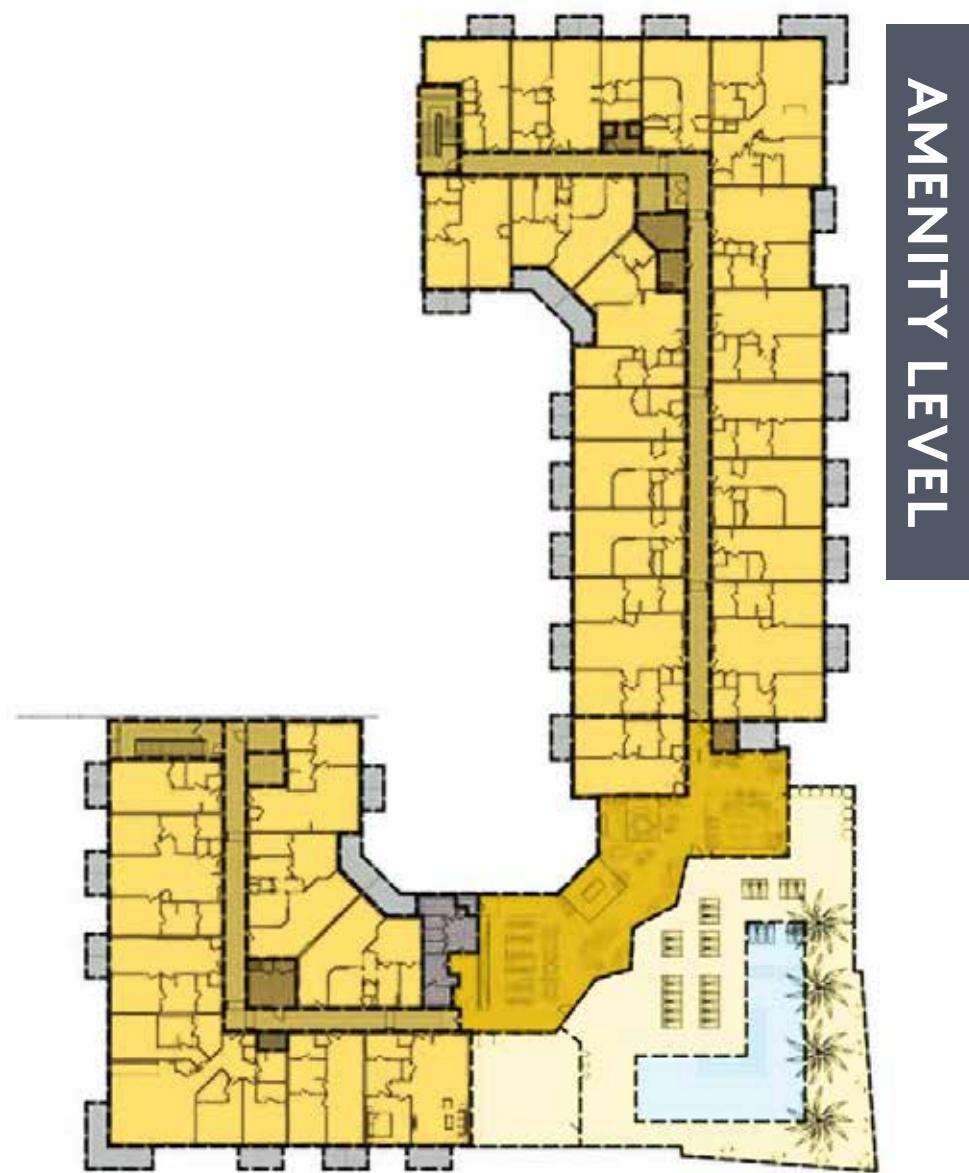


VISTA BROOKLYN

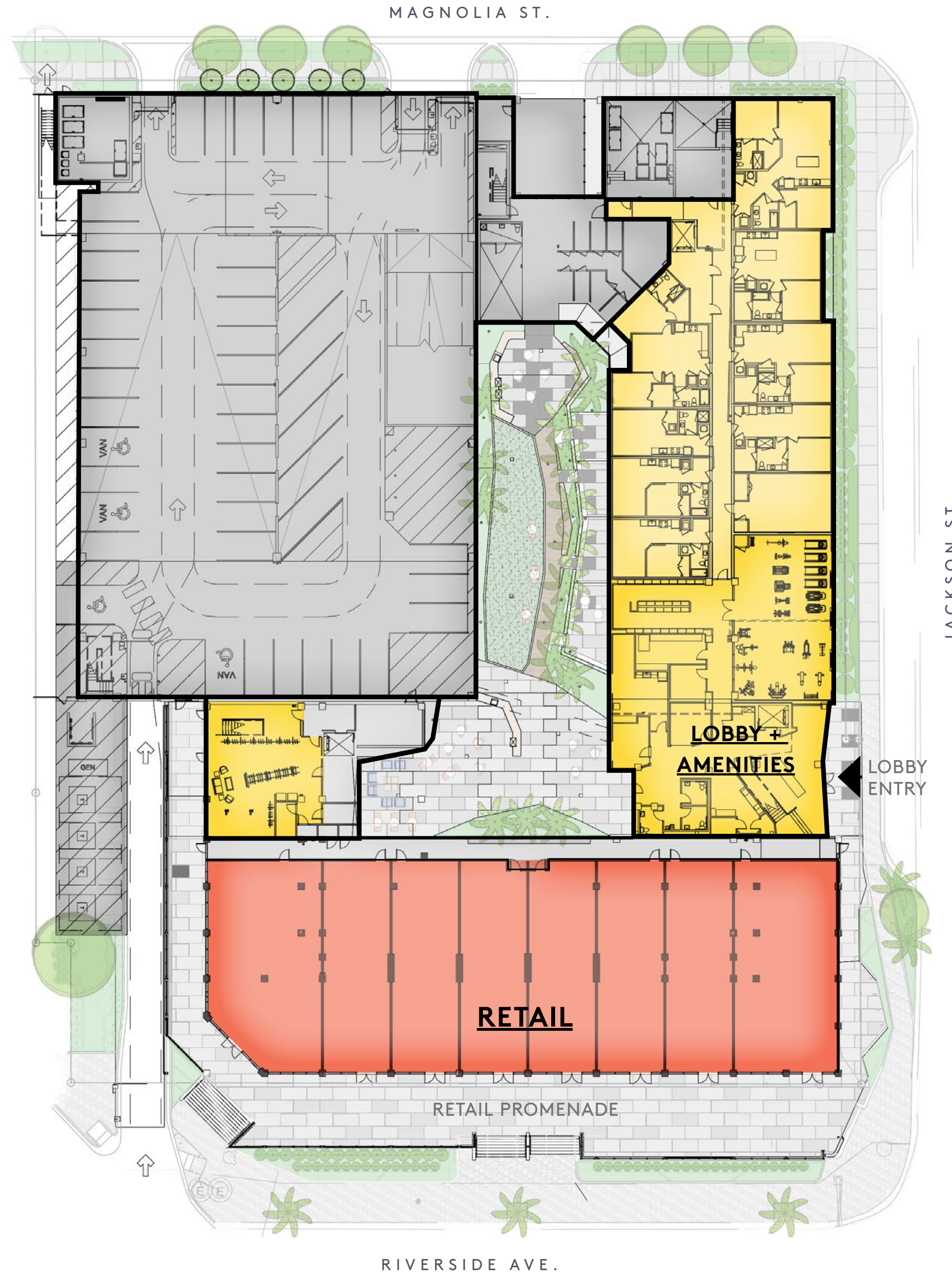
SITE PLAN



TYPICAL LEVEL



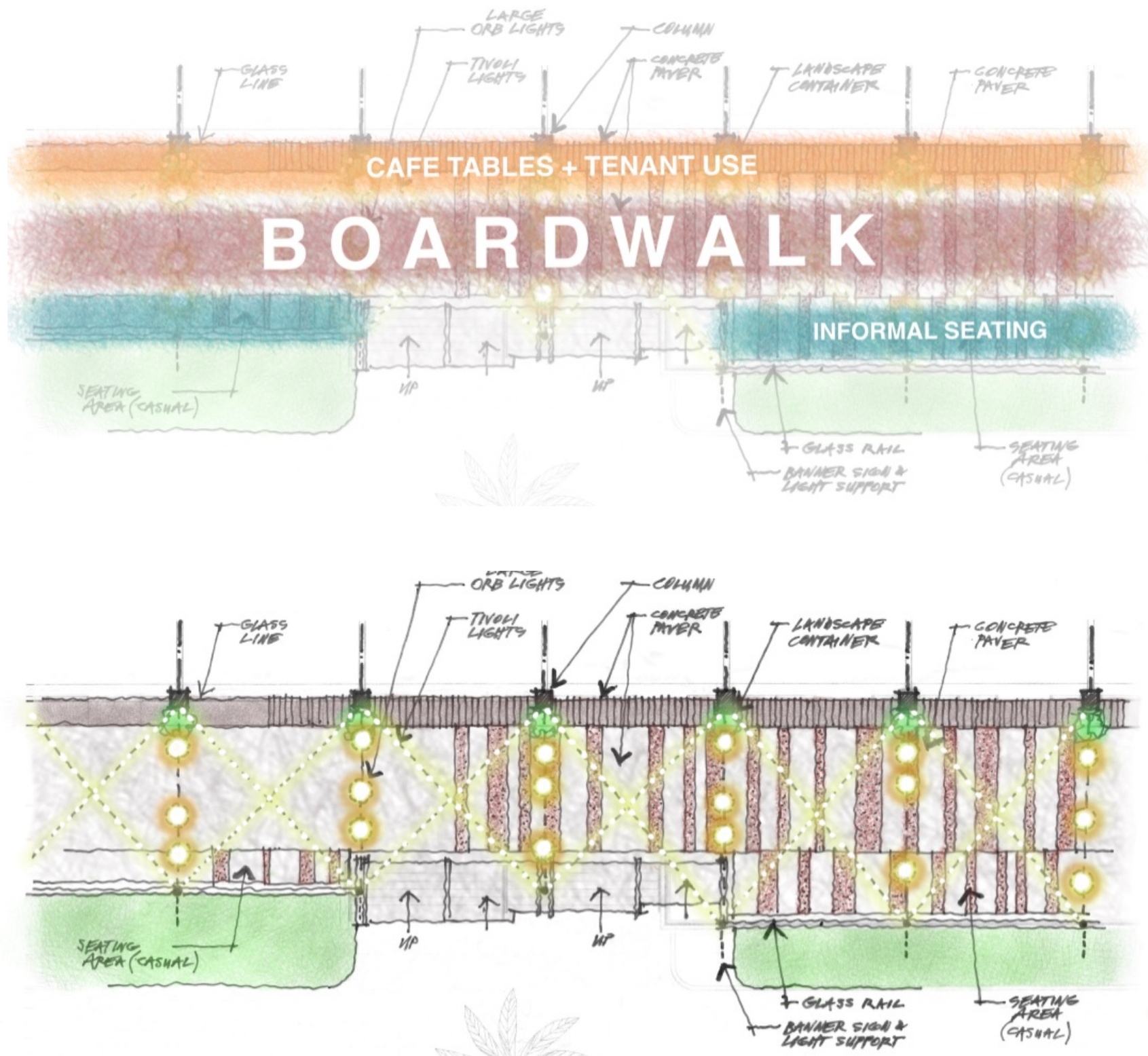
AMENITY LEVEL



DESIGN CONCEPT



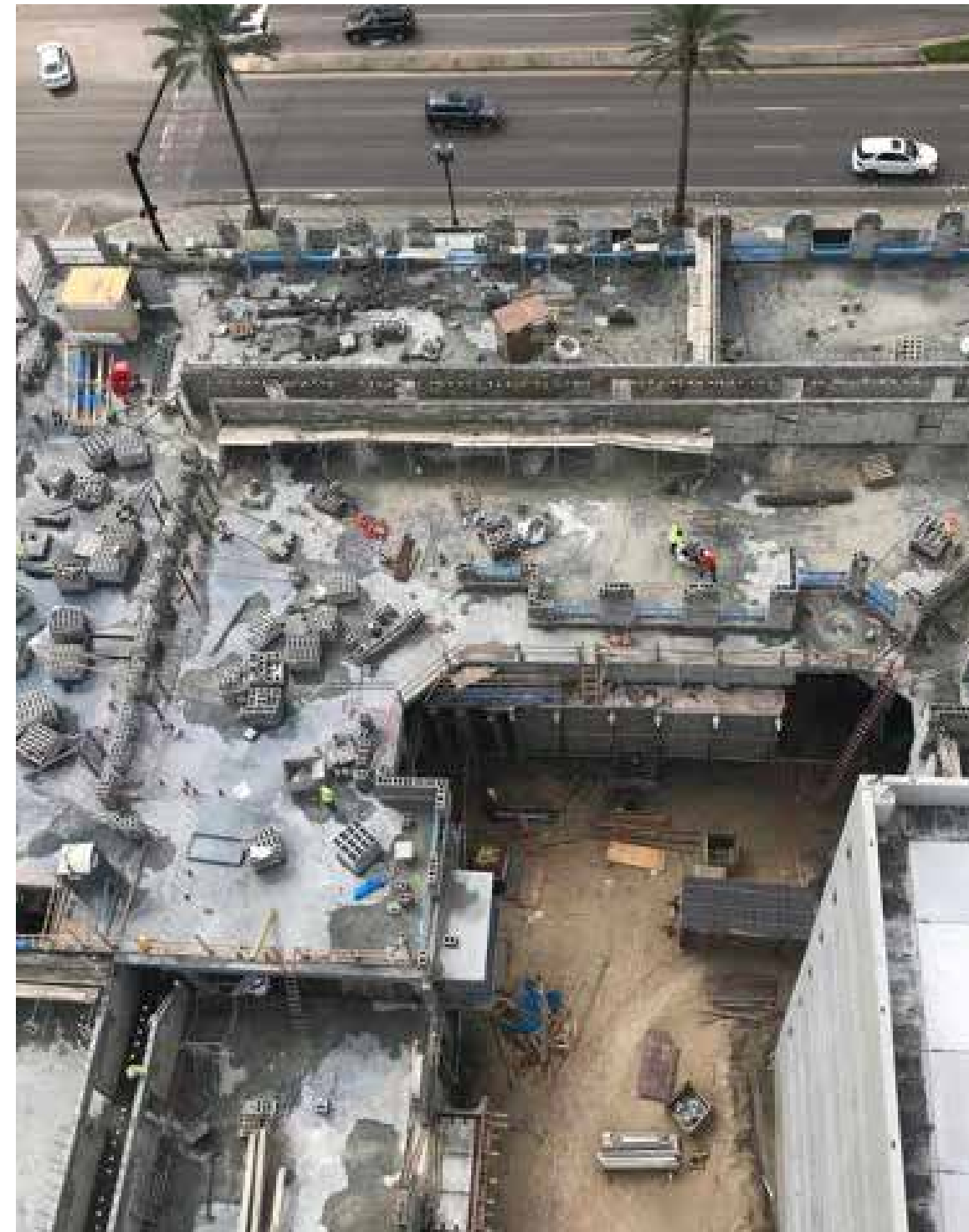
RETAIL PROMENADE



BLOCK & PLANK CONSTRUCTION

Vista Brooklyn was initially conceived of as a typical wood frame, type IIIA building, over a retail podium, which wrapped around a parking structure. This solution, however, was unable to provide a high enough yield to justify the project; so the design and construction team began to cast a wider net, ultimately landing on block-and-plank construction, which is typically used in hotels. In its conventional format, this system provides a block depth much shallower, and more predictable than what is needed for multifamily.

Our design team developed an orientation of the planks and layout of units that overcame these limitations. In addition, we worked closely with acoustical consultant to deliver a building that was significantly quieter than the competition. This construction type enabled us to provide a true roof-top experience, which would not be possible in competing construction types. All this was delivered at a cost significantly lower, on a unit basis, than Type IIIA wood frame would have allowed.

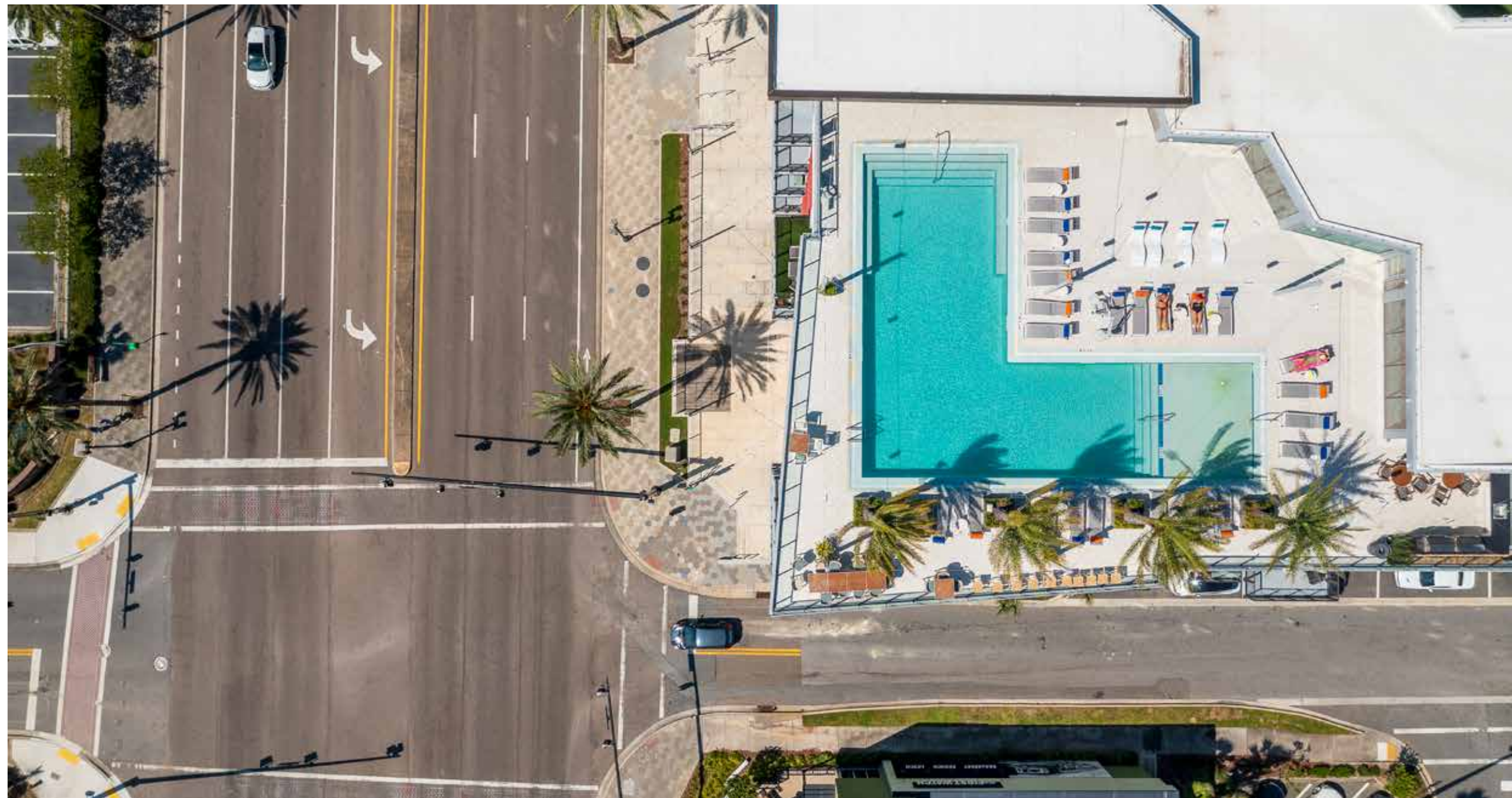
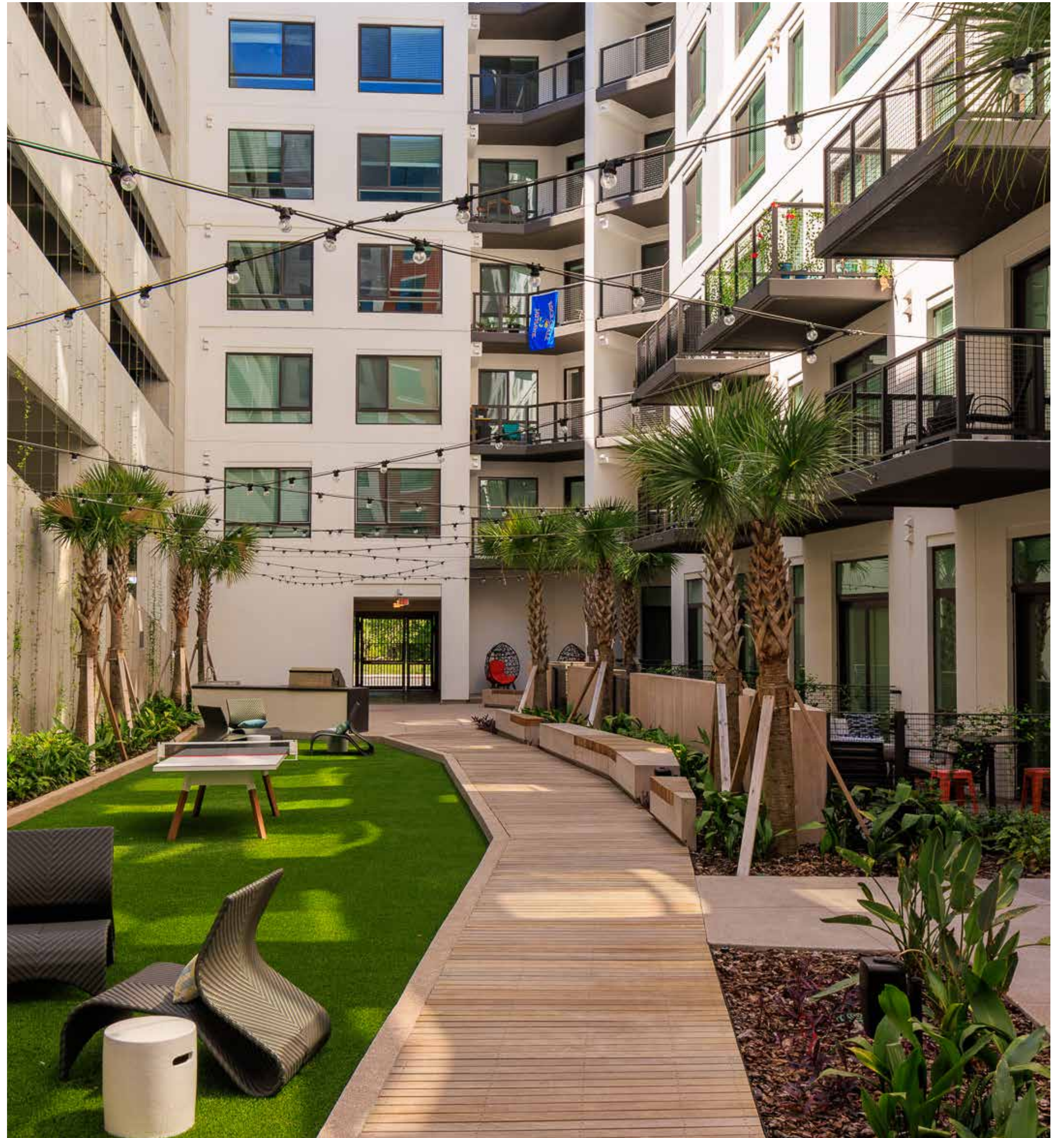
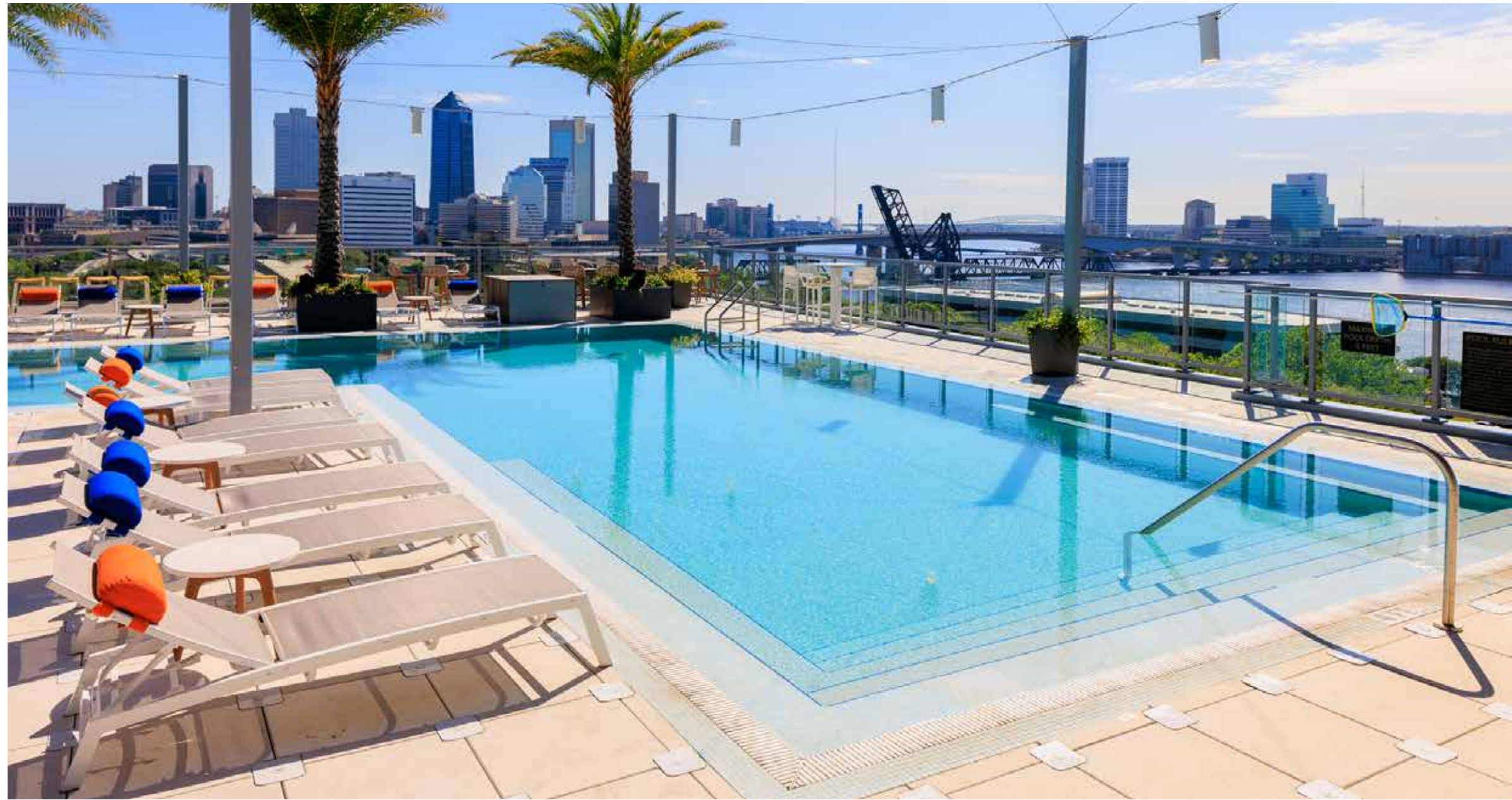


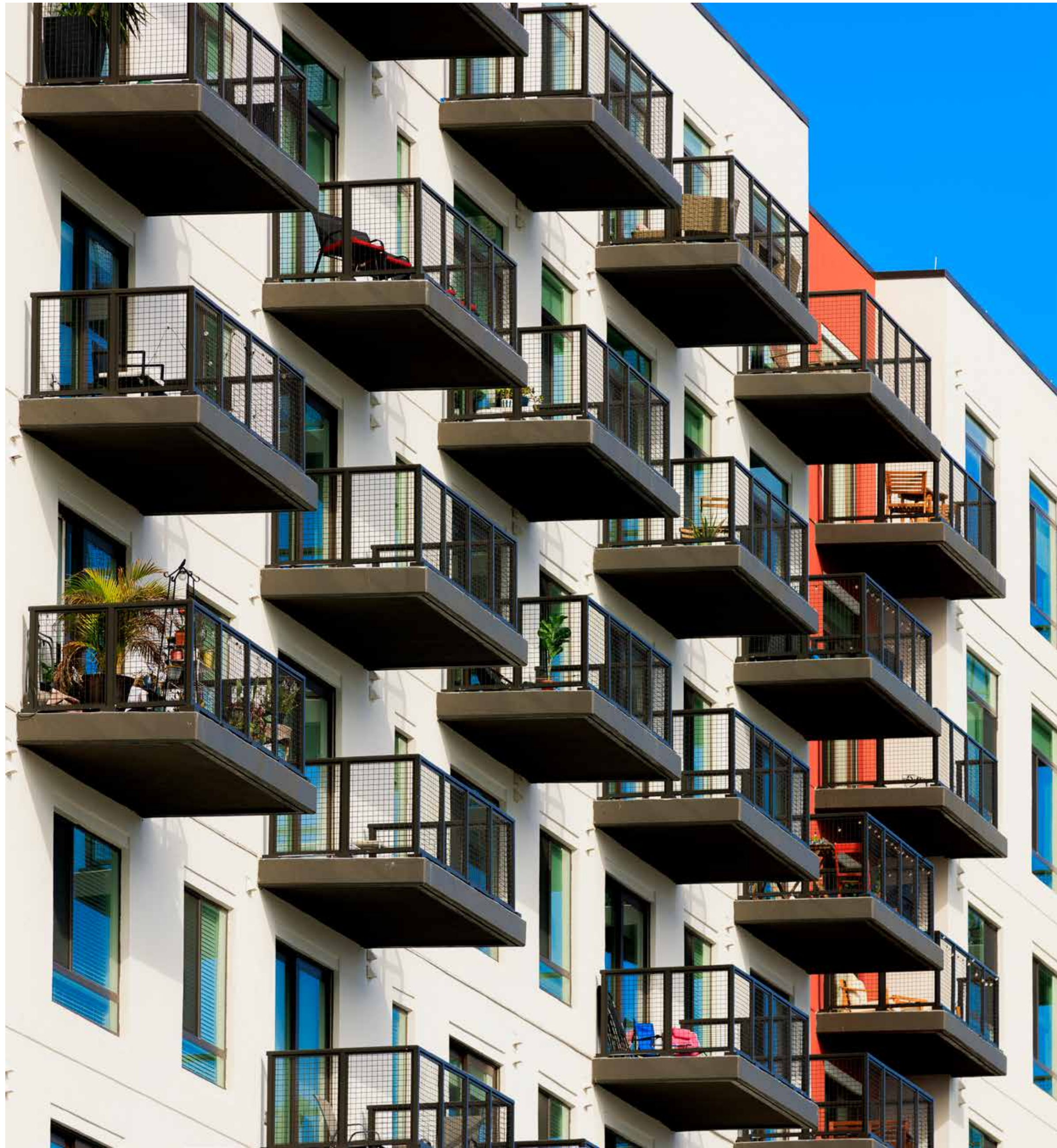


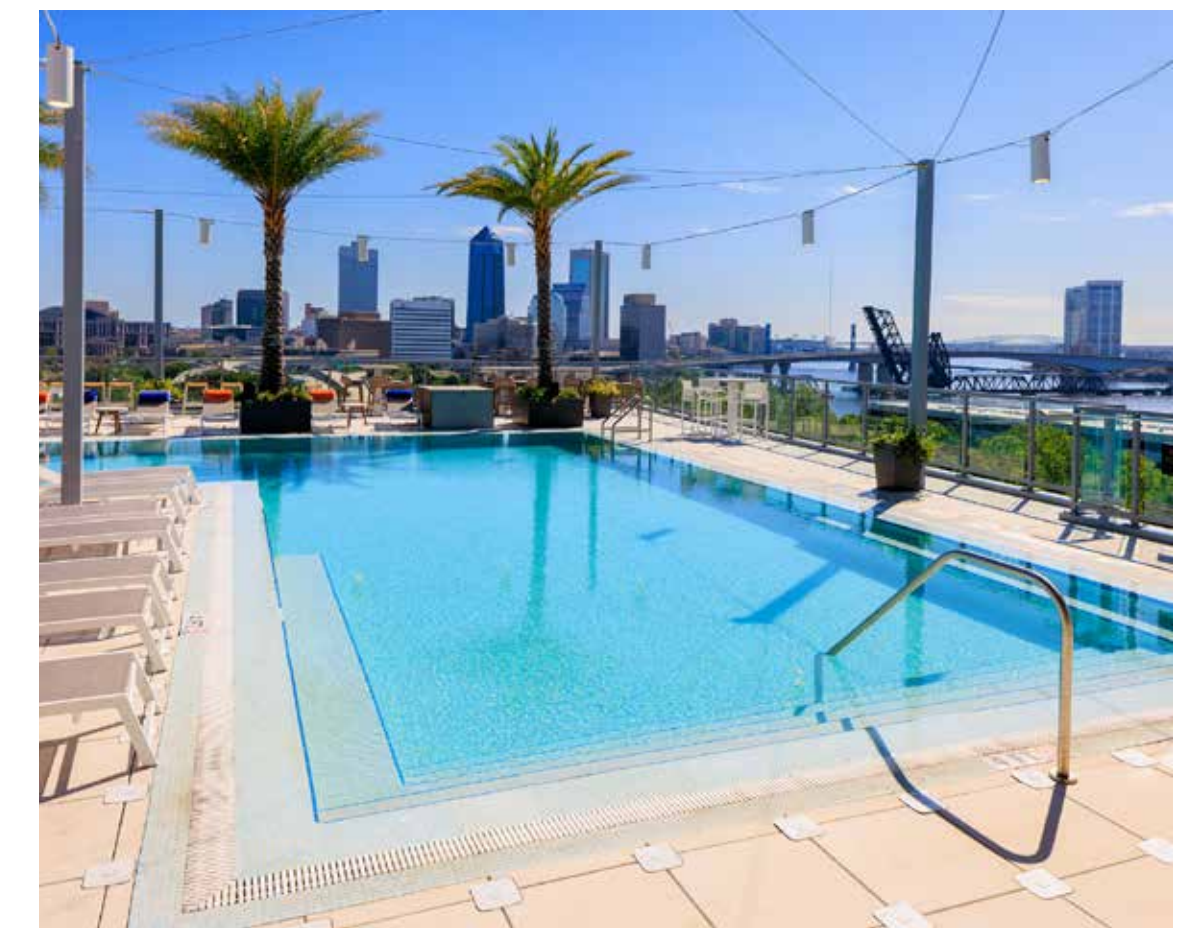
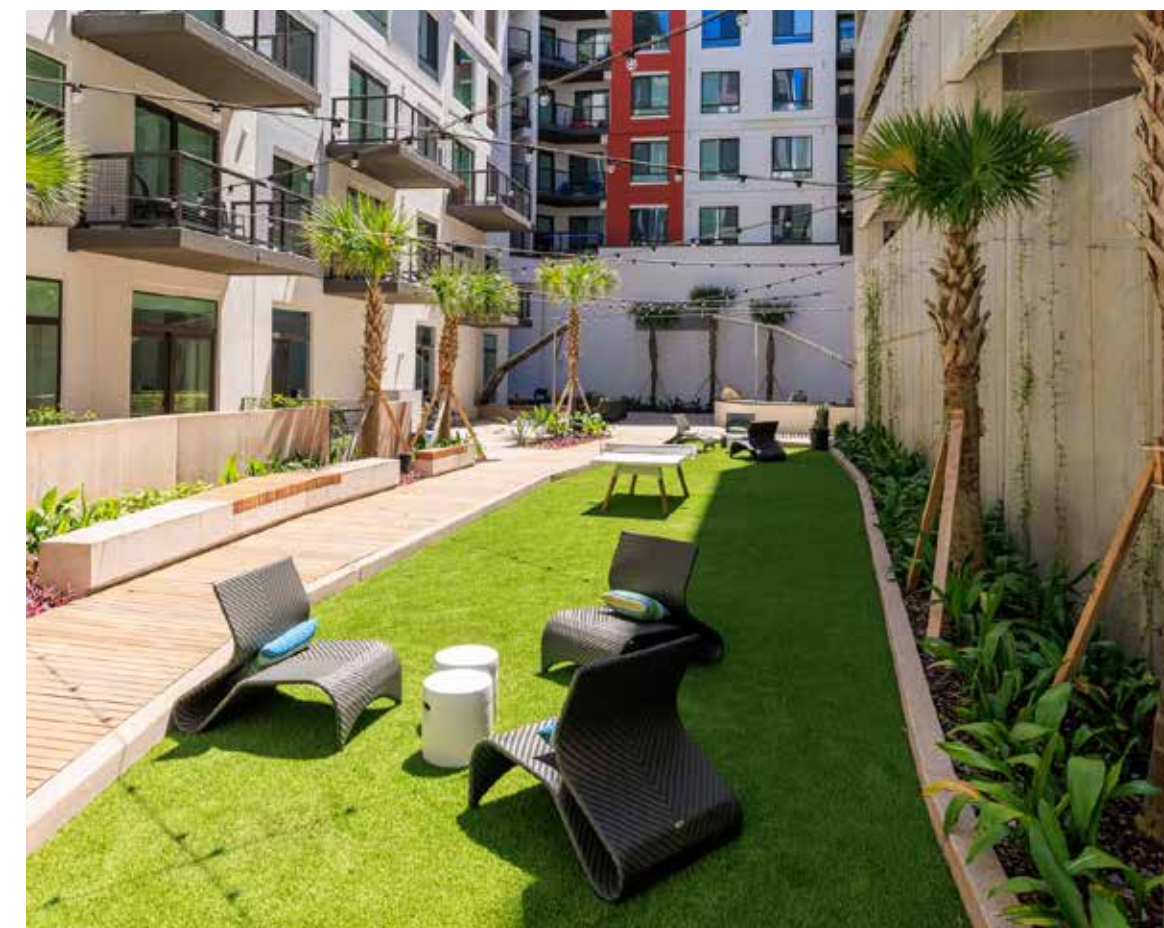
BROOKLYN

LEASING

STOP







VISTA BROOKLYN

JACKSONVILLE, FL

CLIENT
Bristol Development Group

USE
Mixed-Use
Multifamily/Retail

DETAILS
307 Units

SERVICES
Architecture

COMPLETION
2021