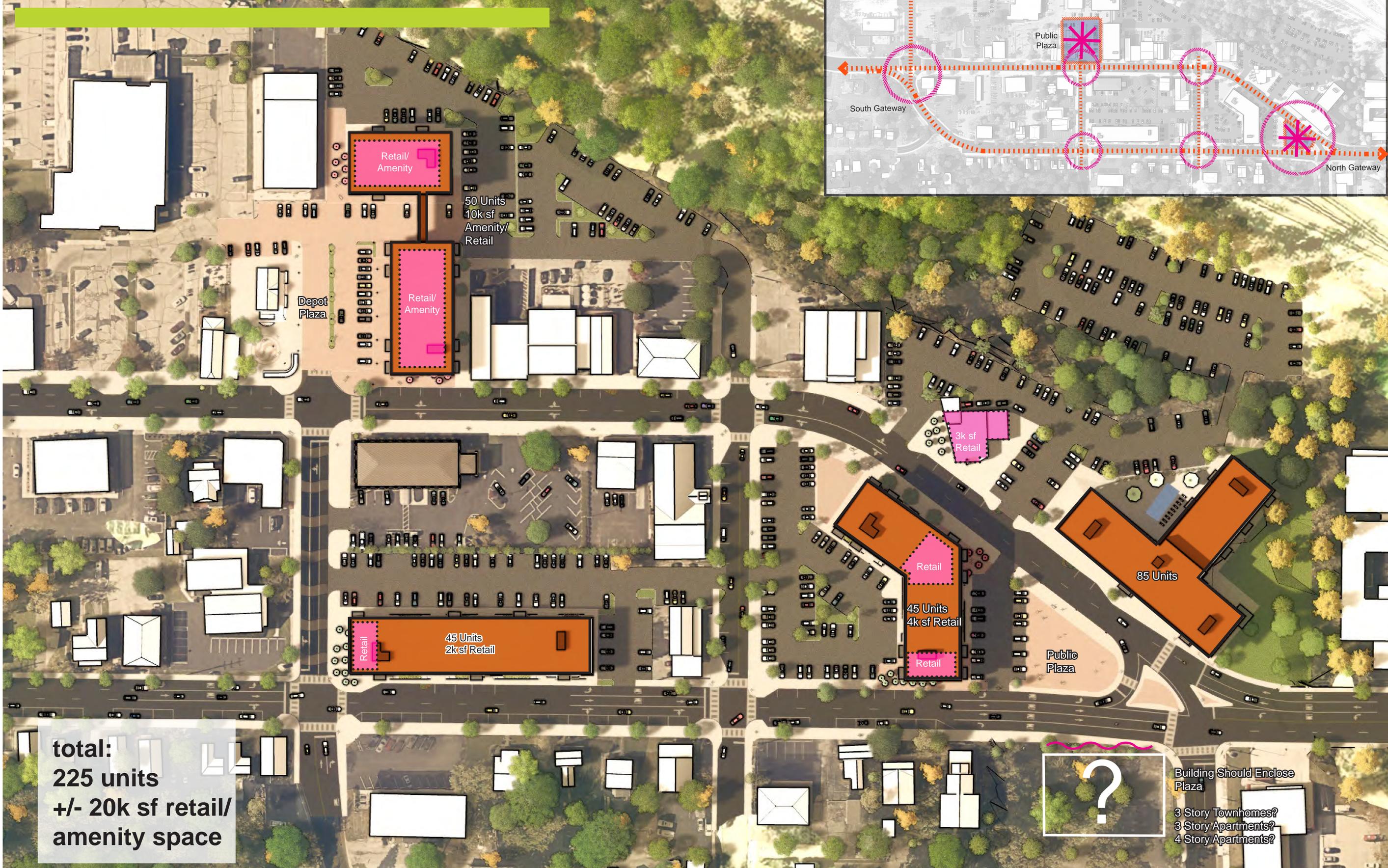
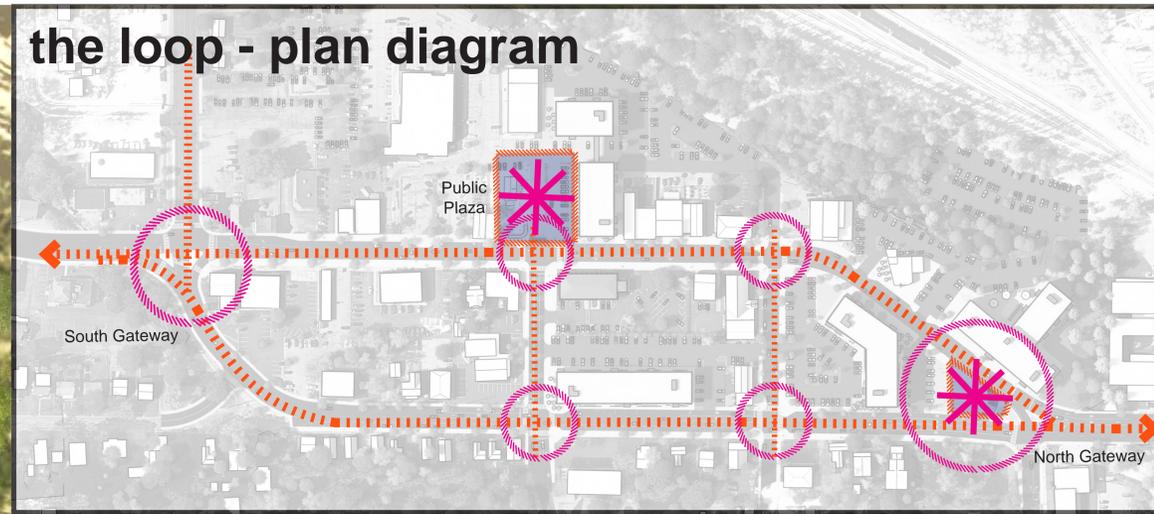


development site plan

the loop - plan diagram



total:
225 units
+/- 20k sf retail/
amenity space

Building Should Enclose
Plaza

3 Story Townhomes?
3 Story Apartments?
4 Story Apartments?

project introduction

Development Scope

Downtown housing isn't just homes -
it's a catalyst for economic Growth!



Project Scope

| | |
|------------------|-------------|
| Apartments | - 225 Units |
| Retail / Amenity | +/- 20 k sf |

Total Project Investment - \$75m

Elevar Design Group



Elevar Design Group is a multidisciplinary firm offering architecture, engineering, interior design, and planning services under one roof. With over 55 years of experience, we bring a deep bench of expertise and a collaborative spirit to every project, whether it's a community hub, corporate headquarters, school, or civic facility. Our integrated approach allows us to see opportunities others might miss and deliver smart, design-forward solutions that enhance performance, experience, and impact.

At Elevar, we believe great design begins with listening. We invest in understanding our clients' goals, challenges, and communities to craft environments that not only meet functional needs but also elevate the everyday. Driven by curiosity and grounded in accountability, our team is committed to doing the work that matters, together.

The Mayerson Company



The Mayerson Company develops real estate investment opportunities as well as providing asset and property management services. Now in its third generation, the Mayerson Company currently focuses on office assets, multifamily real estate acquisitions and development projects.

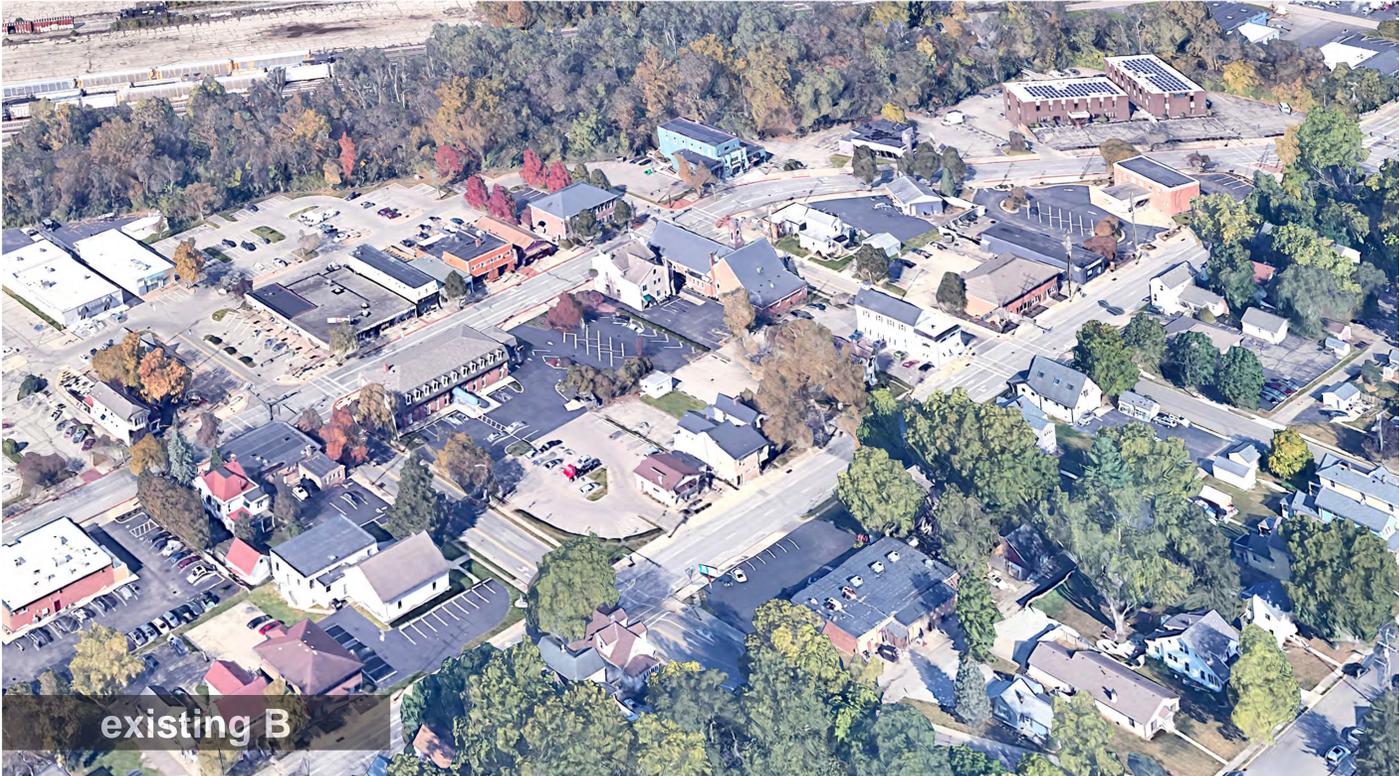
The Mayerson Company quarterbackes the discovery, diligence, development, and financing of real estate opportunities, directly manages and operates real estate and restaurant assets, and offers a full range of business support services for the Mayerson family. From shopping malls to Class A office buildings to multifamily communities to office/warehouse and single-family homes, we have done it all over the past 75 years.



existing A



rendering A



existing B



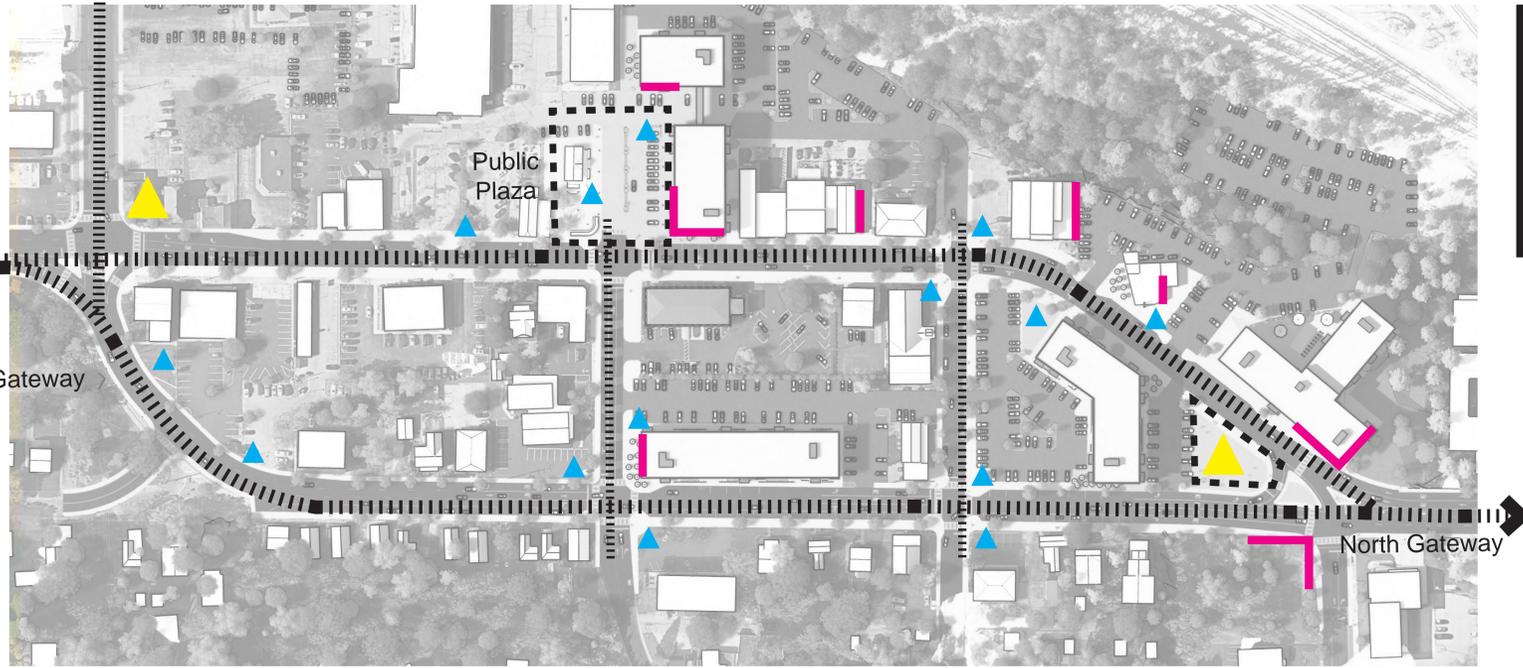
rendering B



sharonville downtown loop development



the loop public artwork options



legend

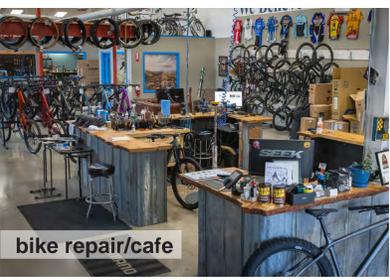
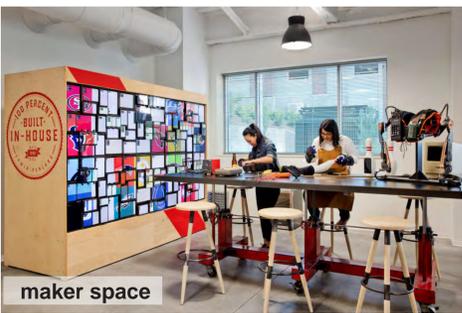
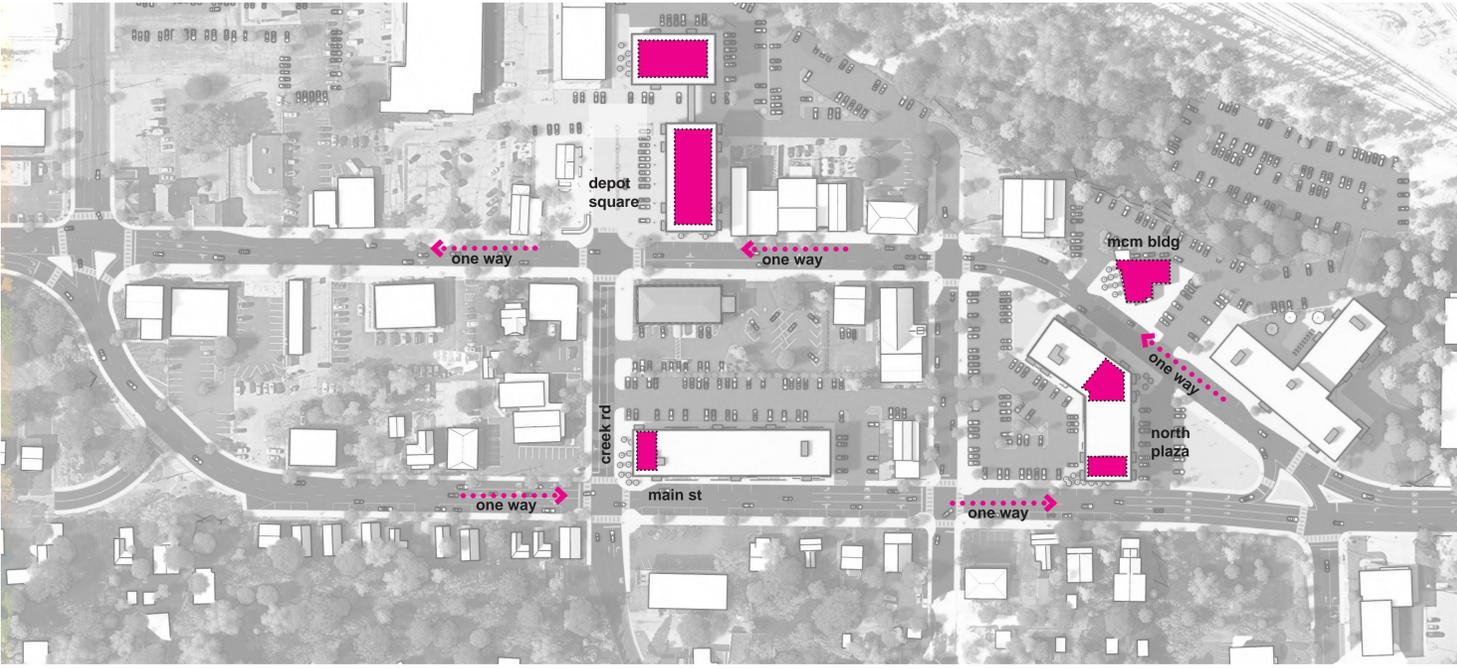
- ▲ large-scale civic sculpture
- ▲ small pedestrian sculpture
- wall mural / art display



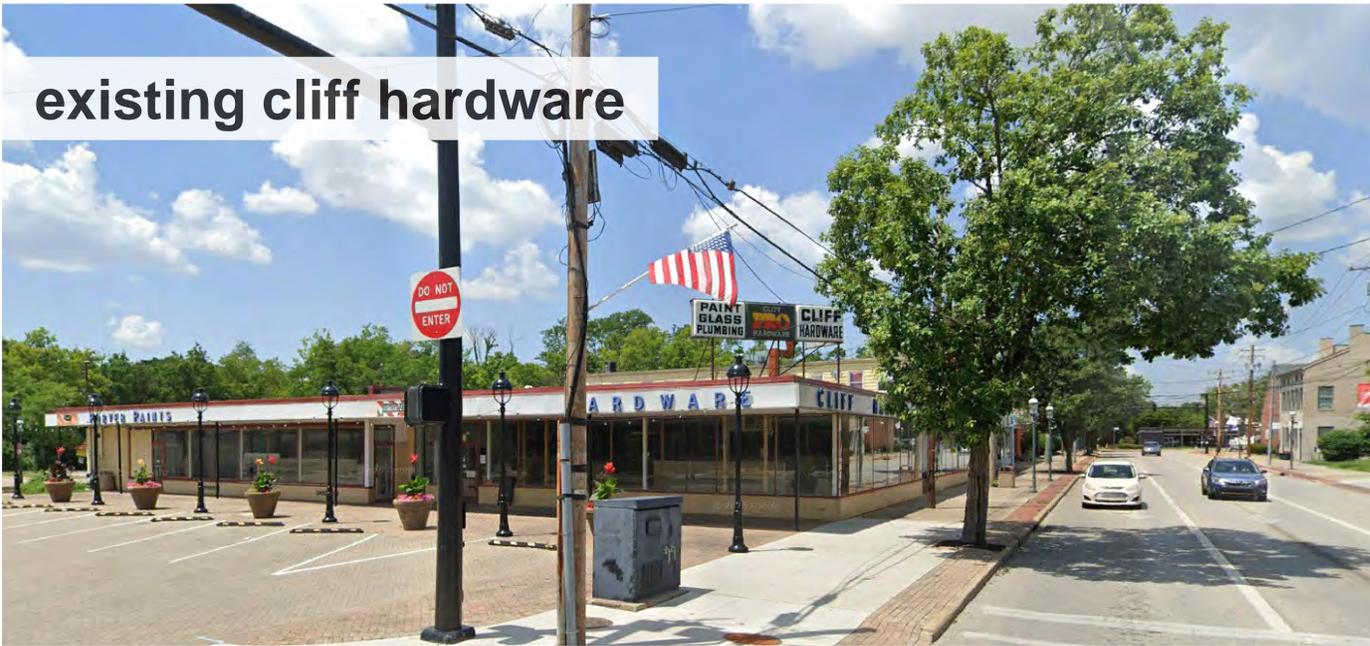
the gateway civic artwork ideas



community retail & amenity space



depot square - cliff hardware - how to pay homage?



existing cliff hardware



depot square - programming space



outdoor classroom



community art event



pop-up food truck



urban beach



ice skating



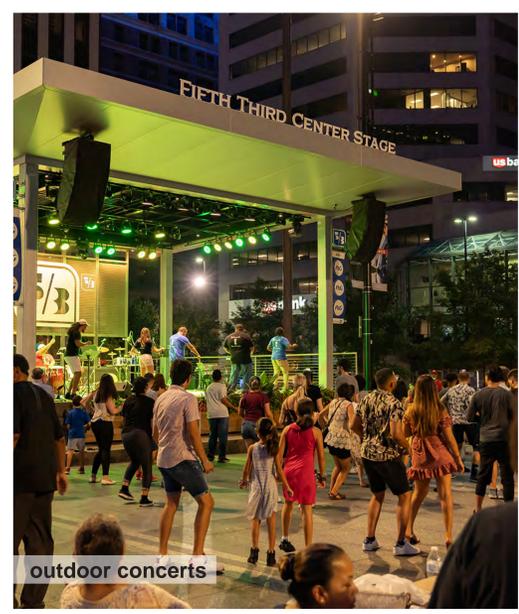
wine walk



car show



movie night



outdoor concerts



coffee shop



farmers market



yoga in the plaza



covered plaza