



「RE:VISION」

CULTIVATING THRIVING,
RESILIENT COMMUNITIES

From Health Disparity to Health Prosperity

Join Re:Vision in Transforming a
Junk Yard into a Hub for Community
Wellness and Ownership



CITY COUNCIL PRESENTATION

- PROJECT OVERVIEW
- PROGRESS TO DATE
- SITE ACTIVATION
- COMMUNITY ENGAGEMENT
- FUTURE PLANS





Quijotes Restaurant & Sportsbr

Revision International

S Newton St

Morrison Rd

West Virginia Ave

Morrison Rd

Westwood Food Cooperative

3738 Morrison Rd

One Stop Bike Shop

S Meade St

S Meade St

Google
W Custer Pl

RE:VISION

W Custer Pl

PROJECT OVERVIEW

- 2013 - Grocery store market feasibility study of food access in Westwood.
- 2014 - April: Incorporation of the Westwood Food Cooperative.
- 2014 - September: Close \$1.2M funding with OED and acquire 1.7 acre property at 3738 Morrison Rd.



PROJECT OVERVIEW (cont)

- 2014 Oct - Dec: completion of tenant relocation
- 2015 Jan - Oct: site cleanup, removing 500,000 tons of trash, metals, and recyclables.
- 2015 - May: Notification of 2nd OED award of \$480,000.
- 2015 June - Oct: RFP and contracting for design/build team to renovate existing building for market



PROJECT OVERVIEW (cont)

- 2015 Oct - December: Initial conversations with funders.
- 2016 January: Conversation with OED about performance of 2nd contract.
- 2016 February: Decision that price tag for renovation is too high for short-term market
- 2016 March - May: Revise project into phases, revision of OED contract.

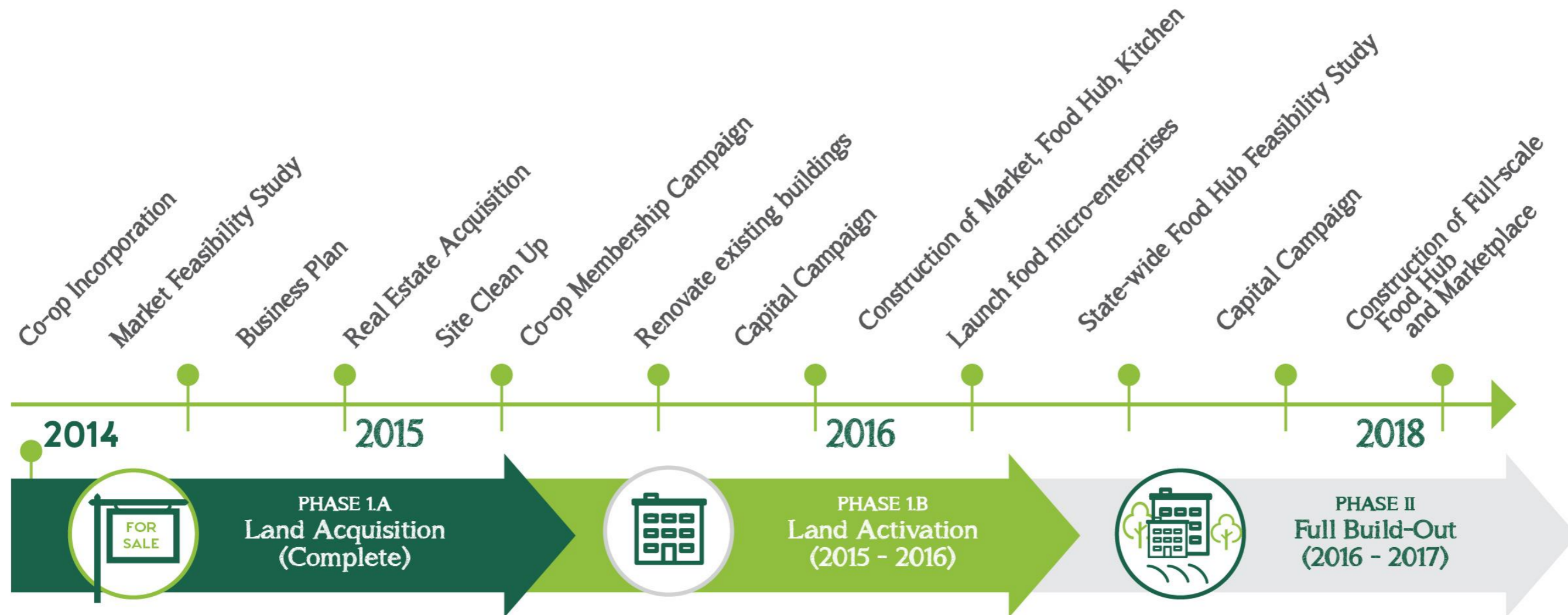


PROJECT OVERVIEW (cont)

- 2016 June: complete co-op proforma with CDS Consulting
- 2016 July - Nov: discussion with developers and funders on mixed use development opportunities to meet need of community.



Timeline





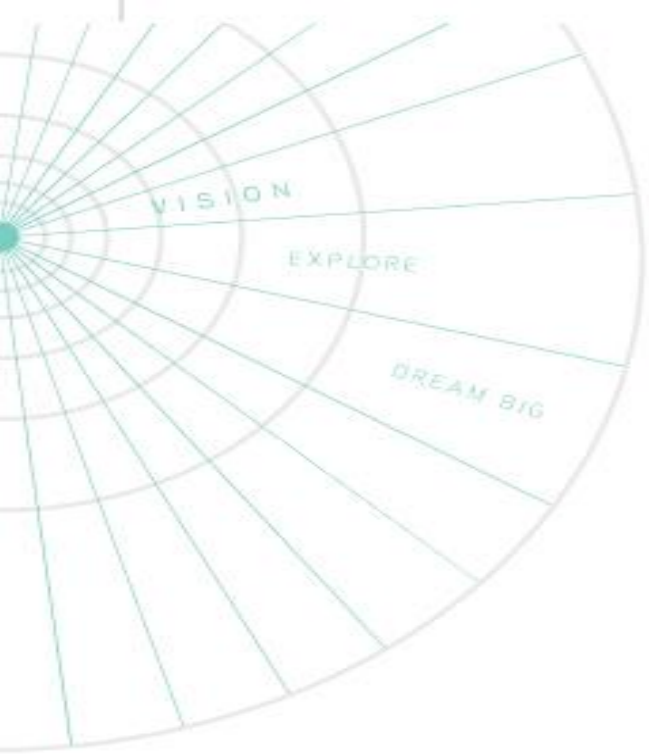












PAISAJE LANDSCAPE



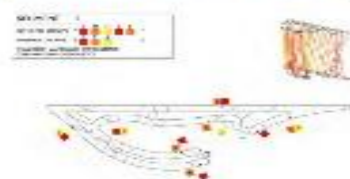
SOMBRA SUN SHADE



ZONA EXTERIOR FEXIBLE FEXIBLE OUTDOOR AREA



PARA EVENTOS EVENT SPACE



ARTE ART





LEGEND

A	COMMUNITY
B	OFFICES
C	FOOD HALL / COMMISSARY
D	GROCERY STORE (1ST FLOOR)
E	RESIDENTIAL (32 UNITS; 2 ND & 3 RD FLOOR)
E	URBAN FRUIT ORCHARD
G	DEMONSTRATION GARDEN
H	GREENHOUSE

AREA	RATIO	REQ'D PARKING
1,200 SF	0.5	0.6
2,700 SF	2.0	5.4
3,300 SF	4.5	14.9
17,800 SF	2.5	44.5
32,200 SF	1.0	32.2
6,800 SF	0.0	0.0
2,200 SF	0.0	0.0
16,000 SF	0.5	8.0

105.6 (98 PROVIDED)

10.4.5.4 ← <5.4>

CAR SHARE
OFF & HOUSING

100.2

Δ 2 CARS
OR

10.4.5.3.B ← 1 SHARED CAR

10.4.5.3.A.4 - Parking spaces shall not be reduced by more than 50%
10.4.5.3.A.5 - Informational notice required for parking reduction request exceeding 25% required



1ST FLOOR
RESIDENTIAL
LOBBY

EXTENT OF
1ST FLOOR
GROCERY

2ND FLOOR
RESIDENTIAL
TERRACE

RESIDENTIAL
UNITS OVERHEAD



CONCEPT
SCALE - 1/8"



THANK YOU!!
eric@REVISION.coop

