

# DESIGN REVIEW













# Early Design Guidance

- **Hold Seneca streetwall**

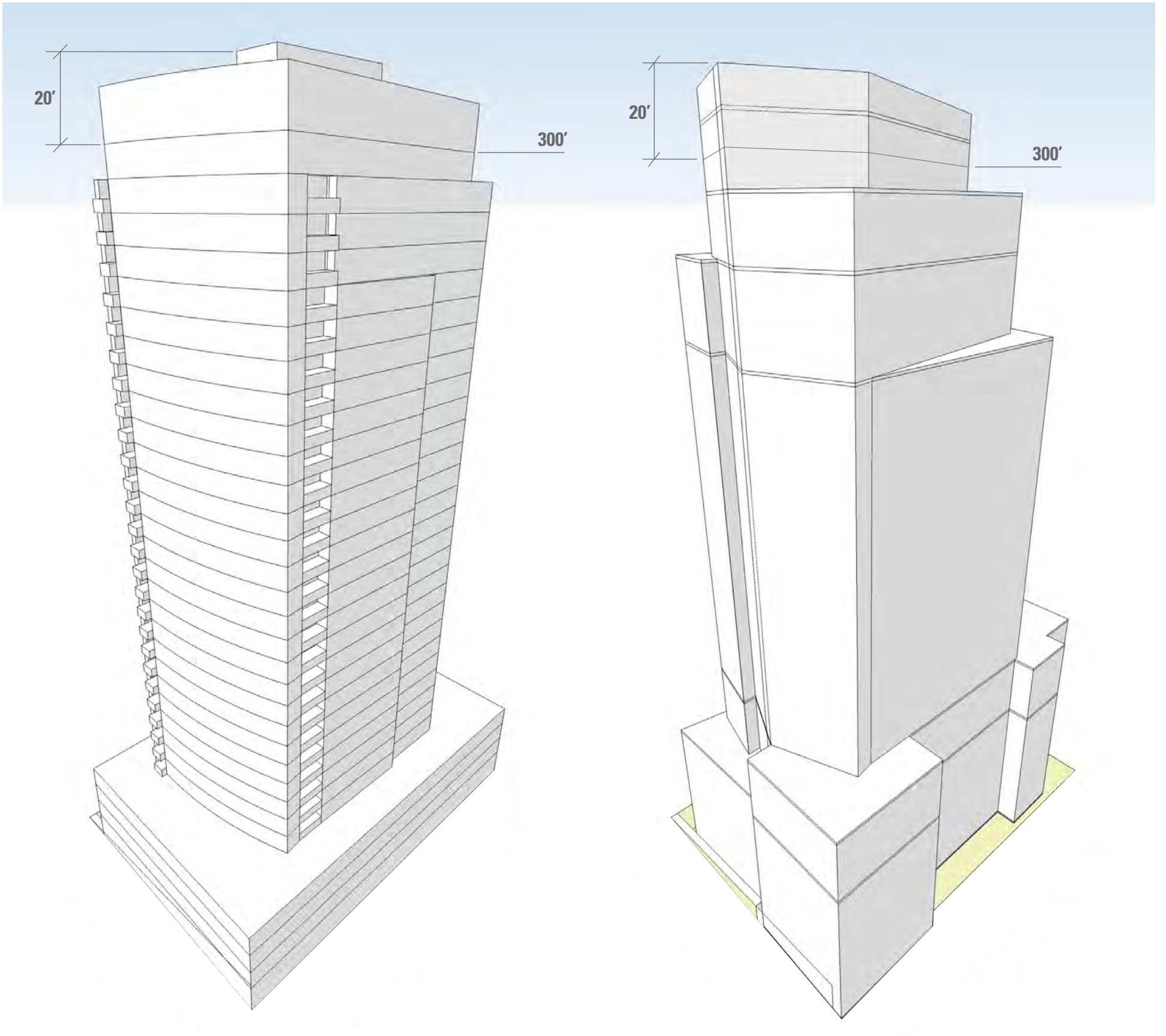
- \* • **Better connection to/from Freeway Park**

- \* • **Sculpt the upper building and meld it into a contextual base**

- \* • **Improve lower 8th Ave. pedestrian experience**

\* = **Board would be supportive of departures**





**Curved Tower**

vs.

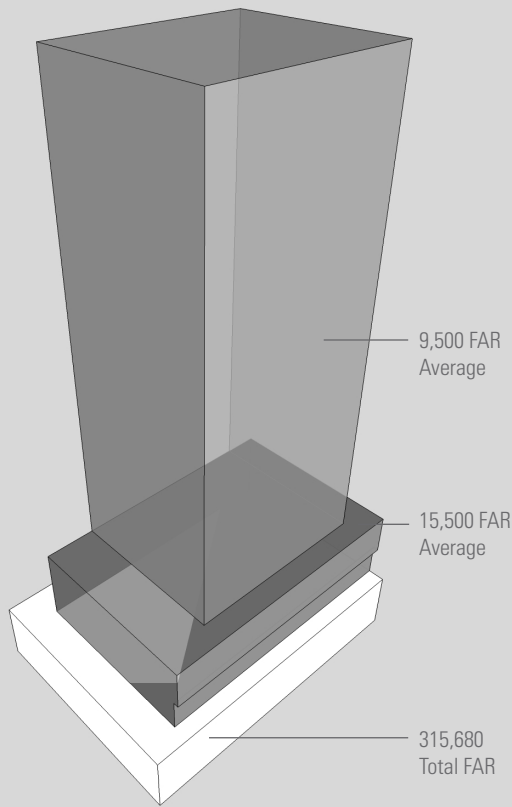
**Faceted Tower**





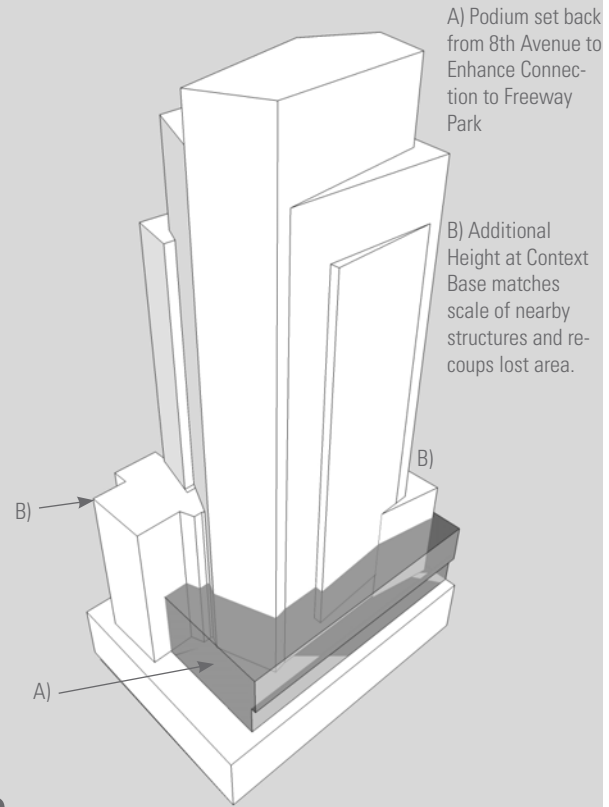
# Conforming

EDG Direction  
(Tower on Podium  
Meeting Streetwall)



1

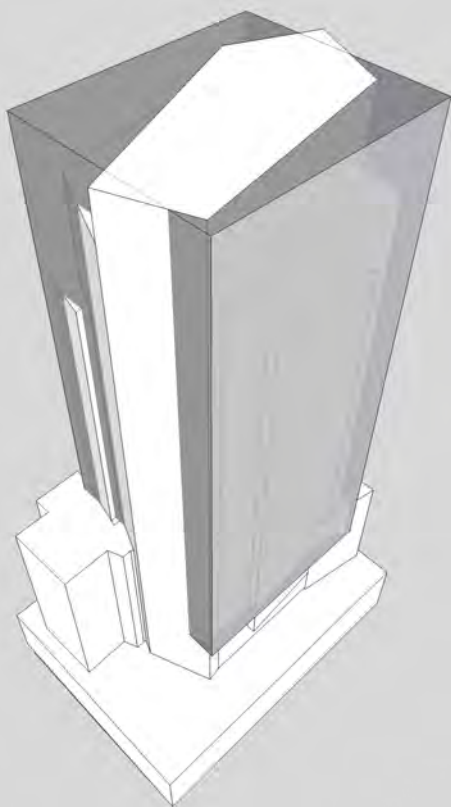
Shaping the Base to Fit Context



2

Sculpting the Tower Form

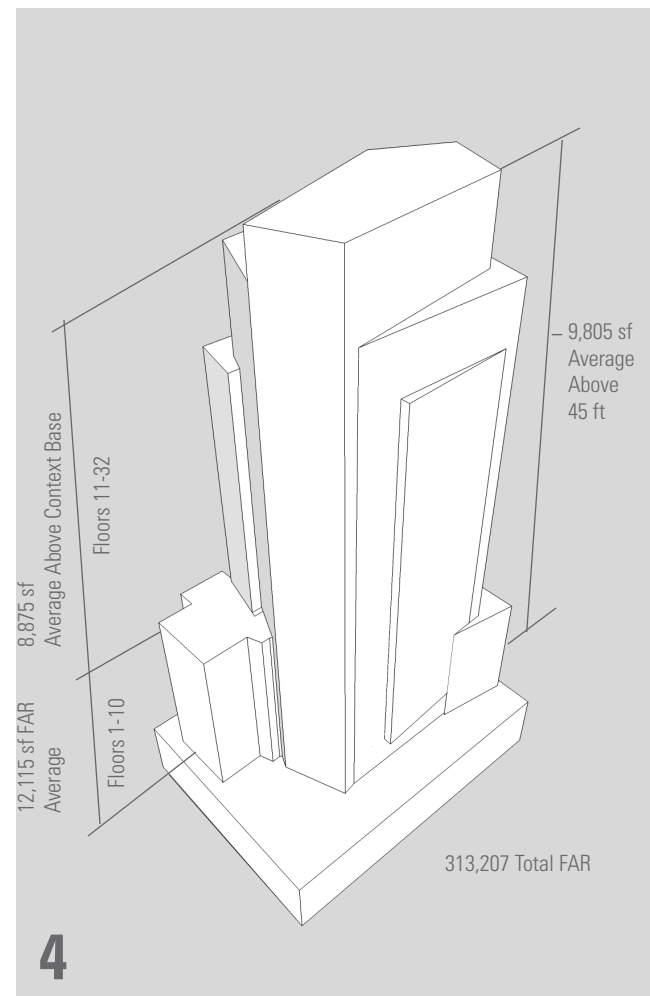
Significant Stepping in Massing Reduces Average FAR



3

## Response to Design Guidance

Single Tower, Podium Meets Street Wall at Seneca



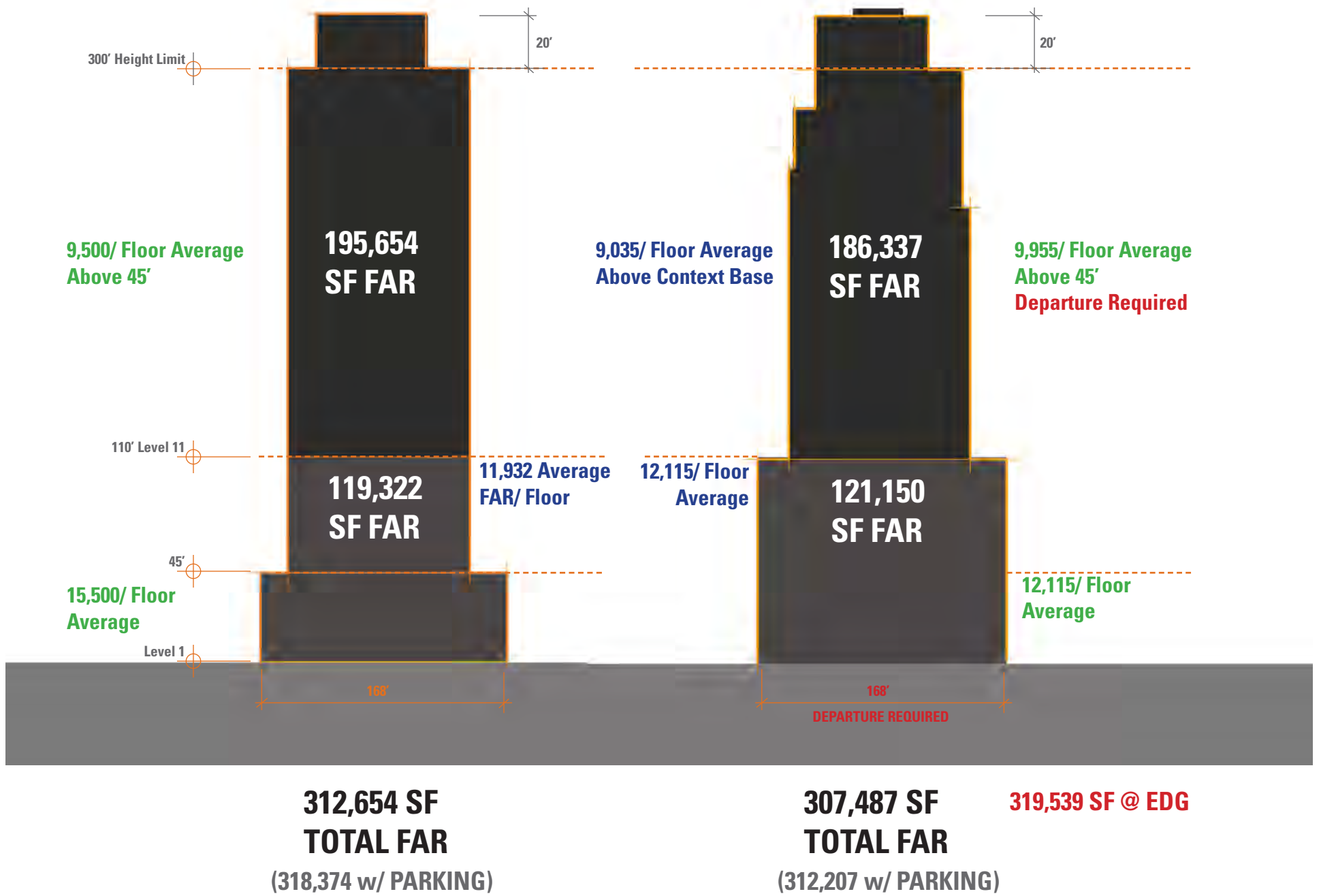
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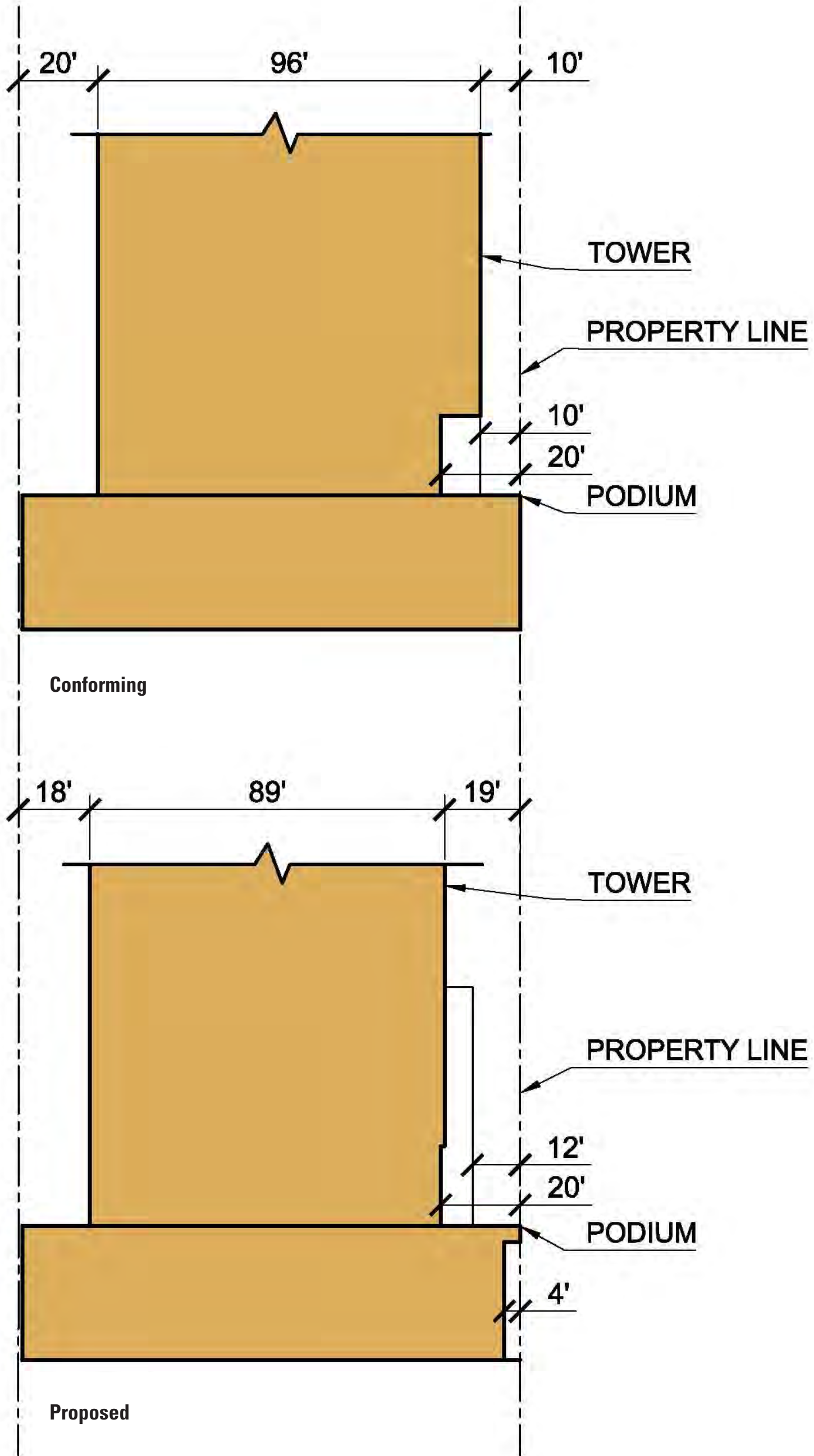
**Faceted tower = More sculpting, better fit in context**

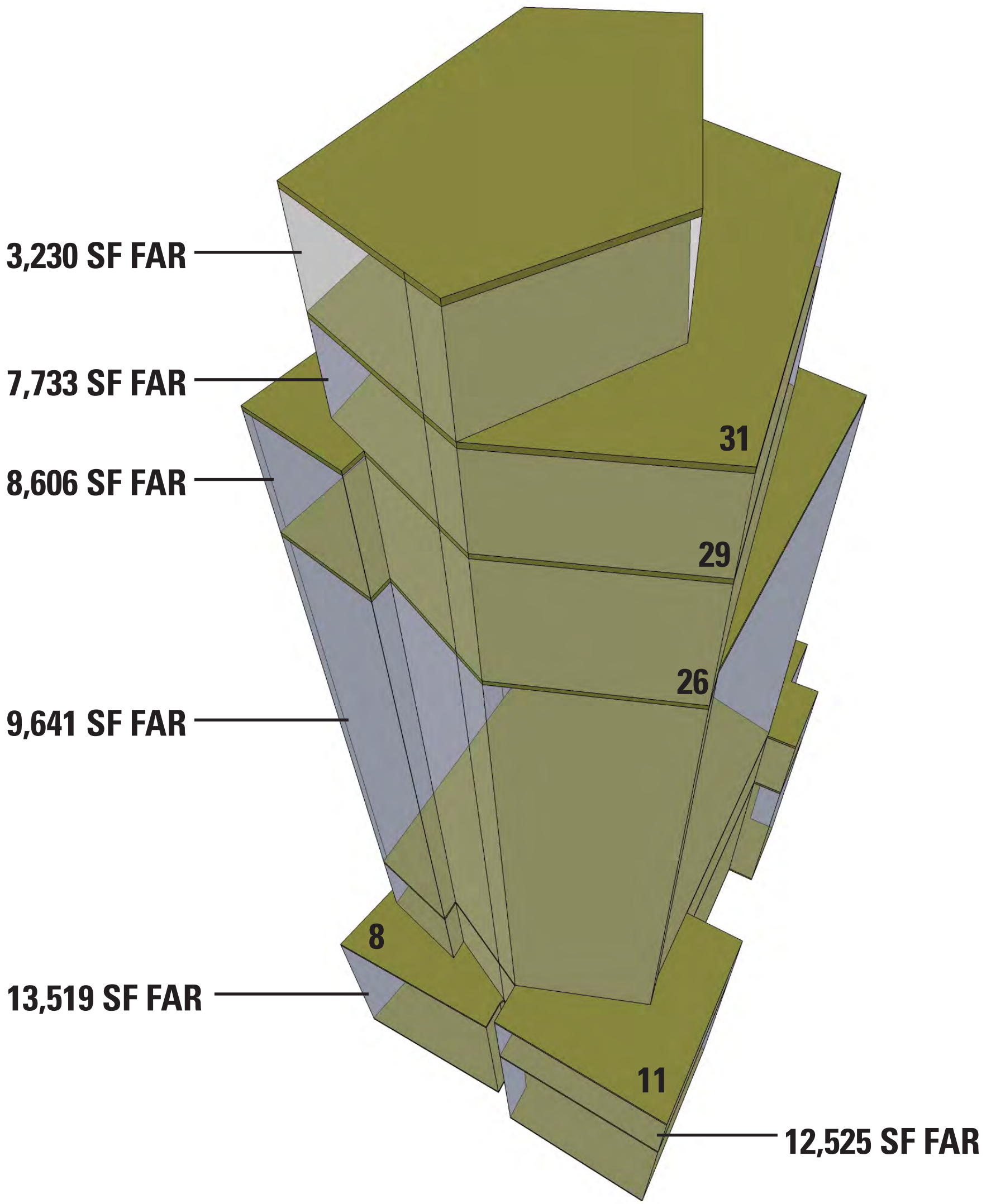


## Conforming Tower

## Proposed Design









# Neighborhood





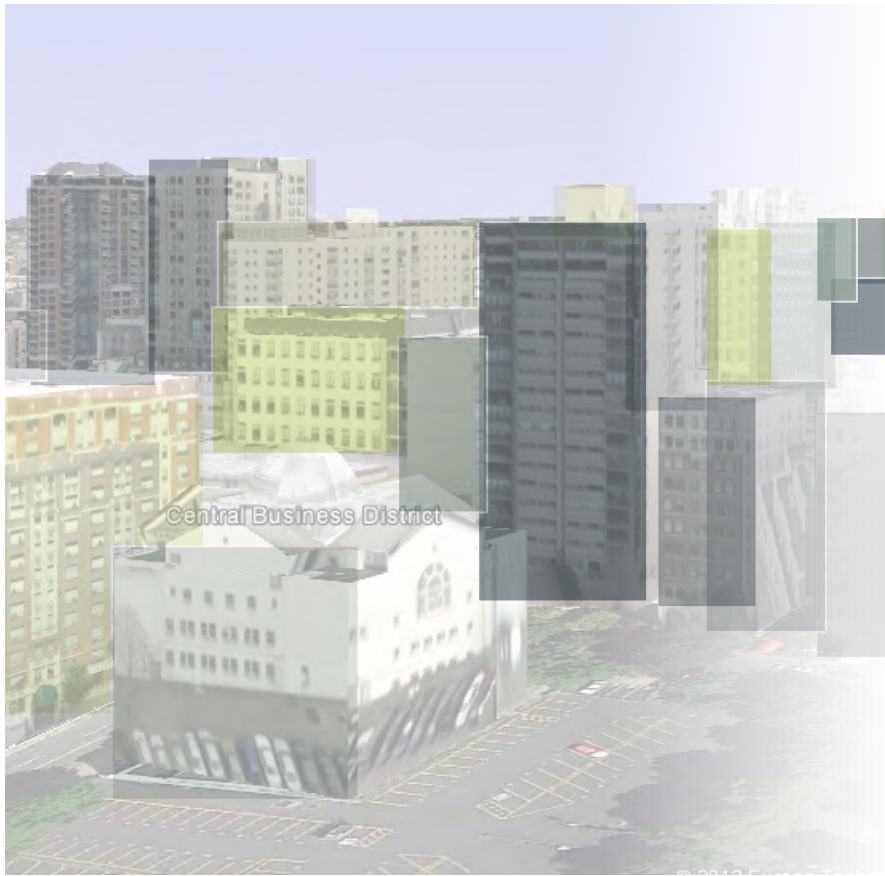
**Scale and Character**



**Street Grid and Nature**

**Edge**





**Hillside**

The patchwork of material, color and proportion of a city hillside breaks down broad expanses of space and offers many different characters as light changes throughout the day. Using material, proportion and splaying surfaces, the building character is dynamic from different vantage points, allowing for appropriate responses to a varied context.

**Hillside**



### Zig-Zag

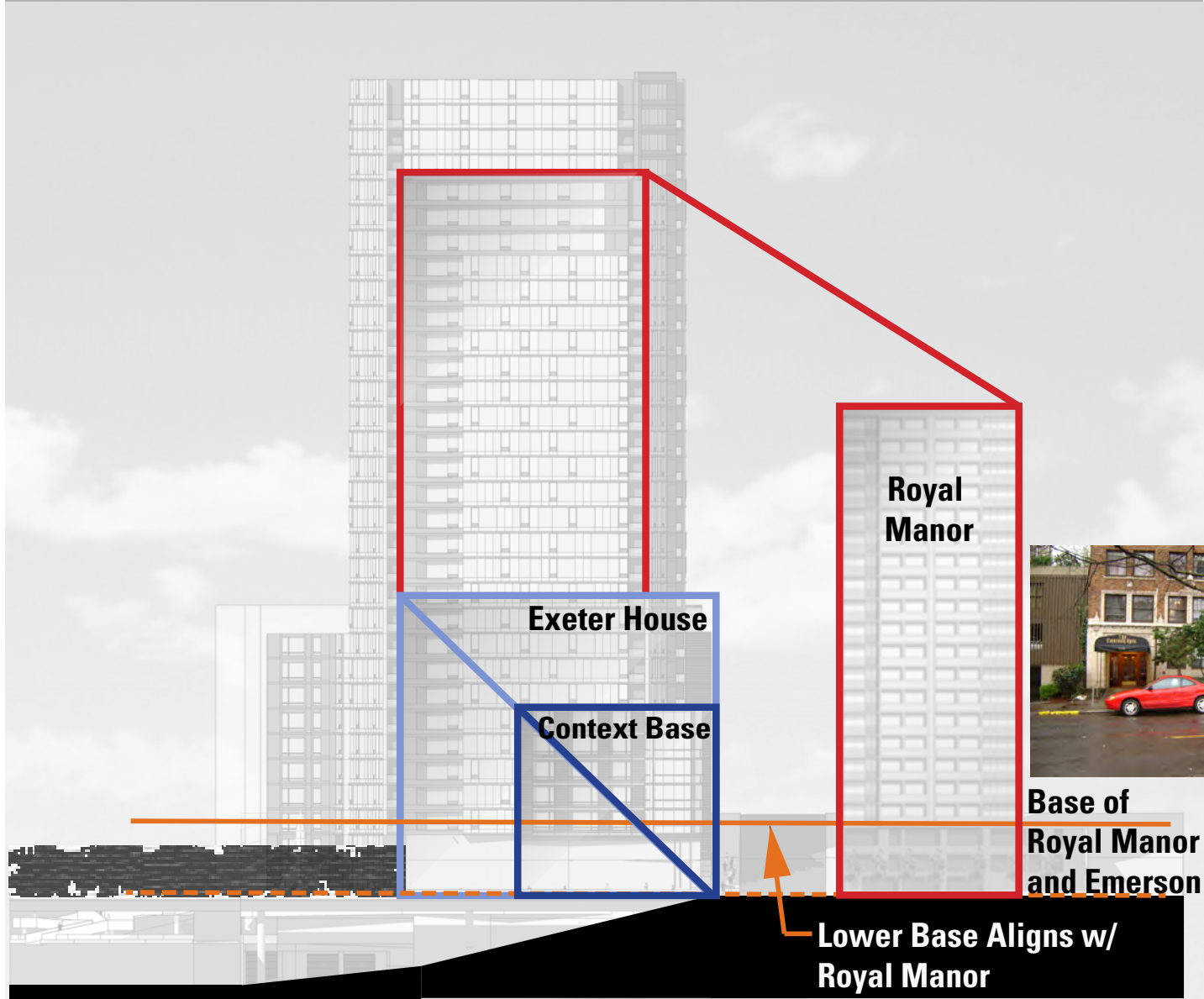
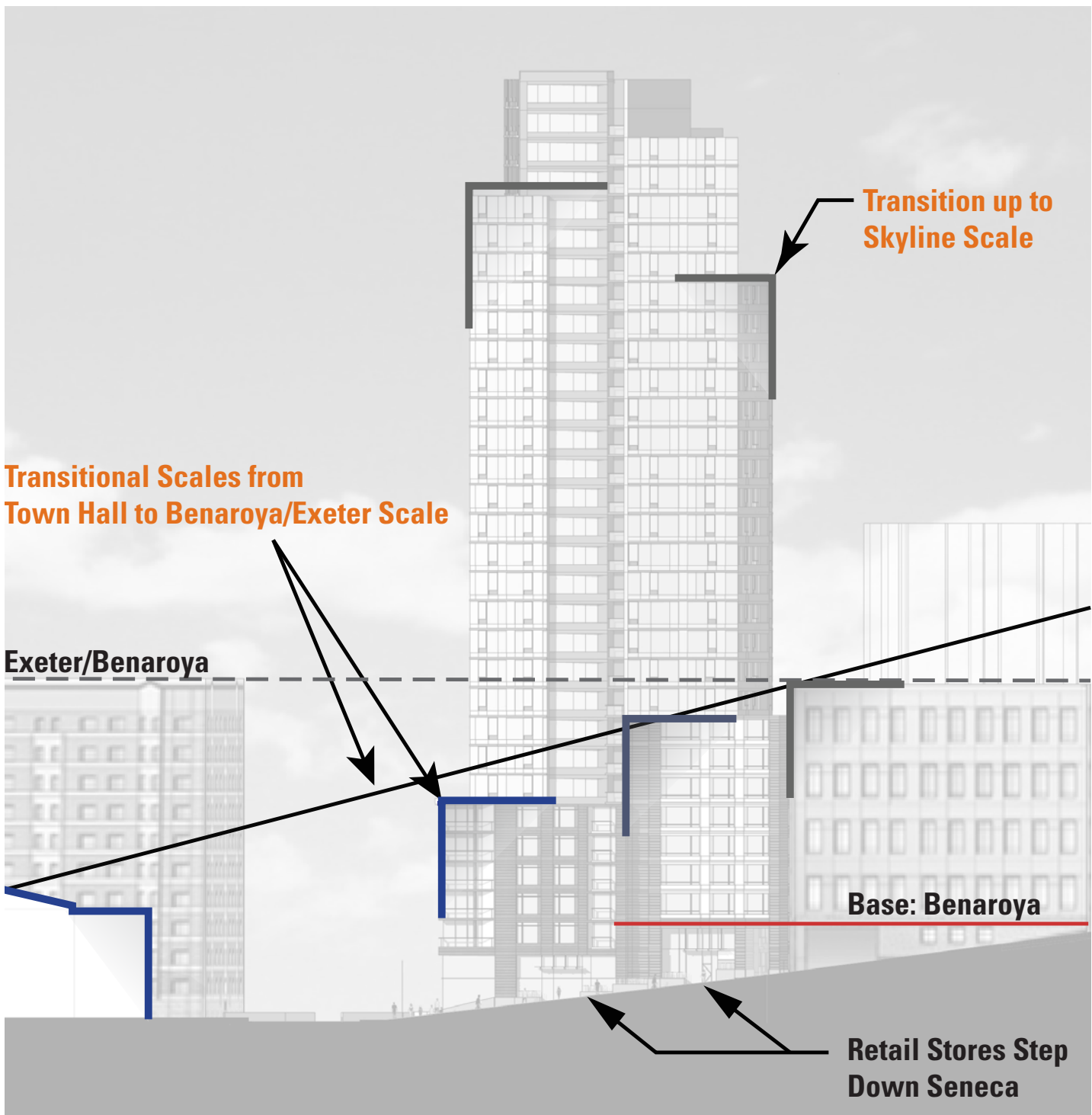
Zig-zag paths through Freeway Park are a natural way to traverse slopes. As splayed surfaces on the building form, they add visual interest and further reduce the scale of this already slender tower.



## Zig Zag

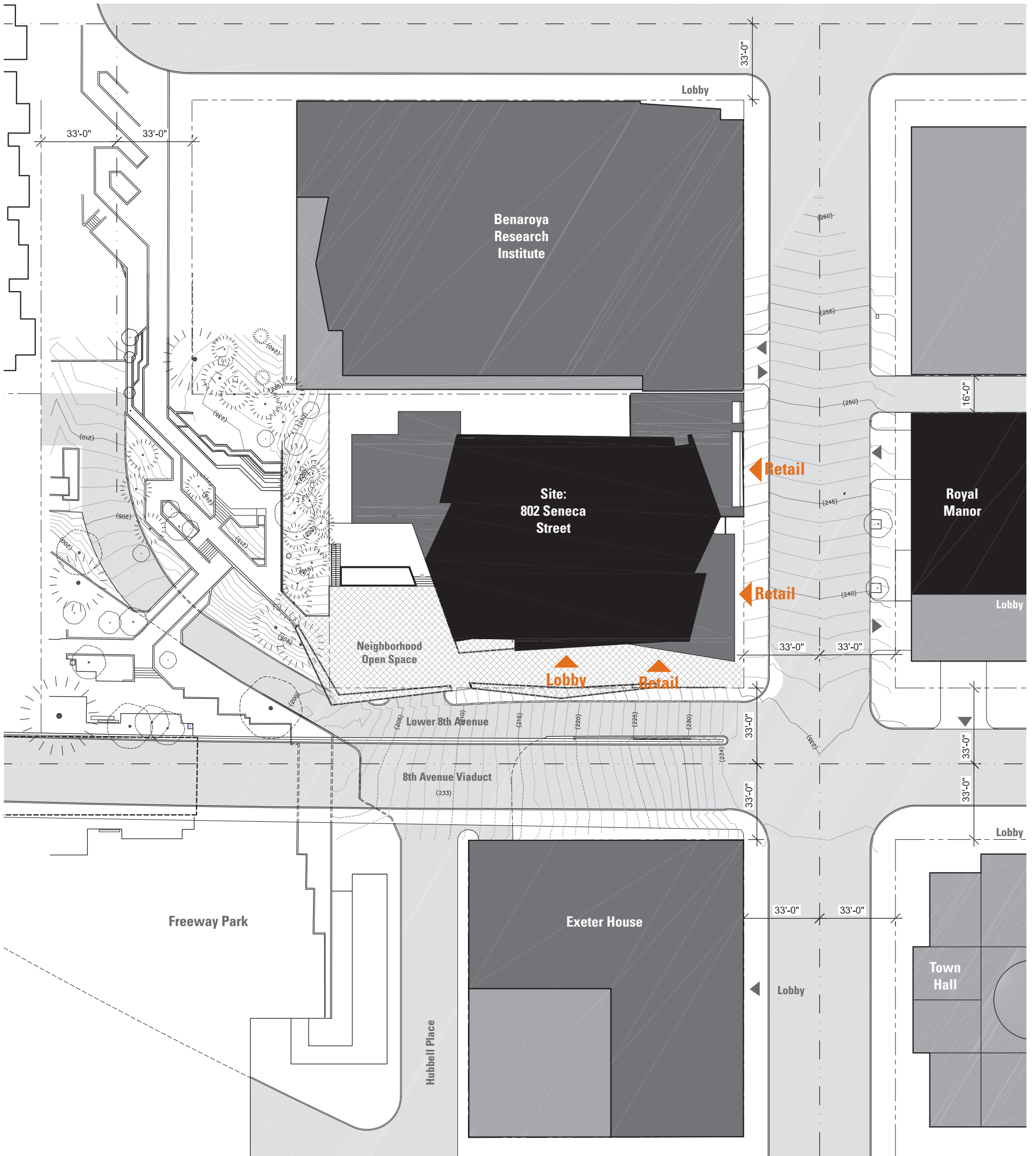






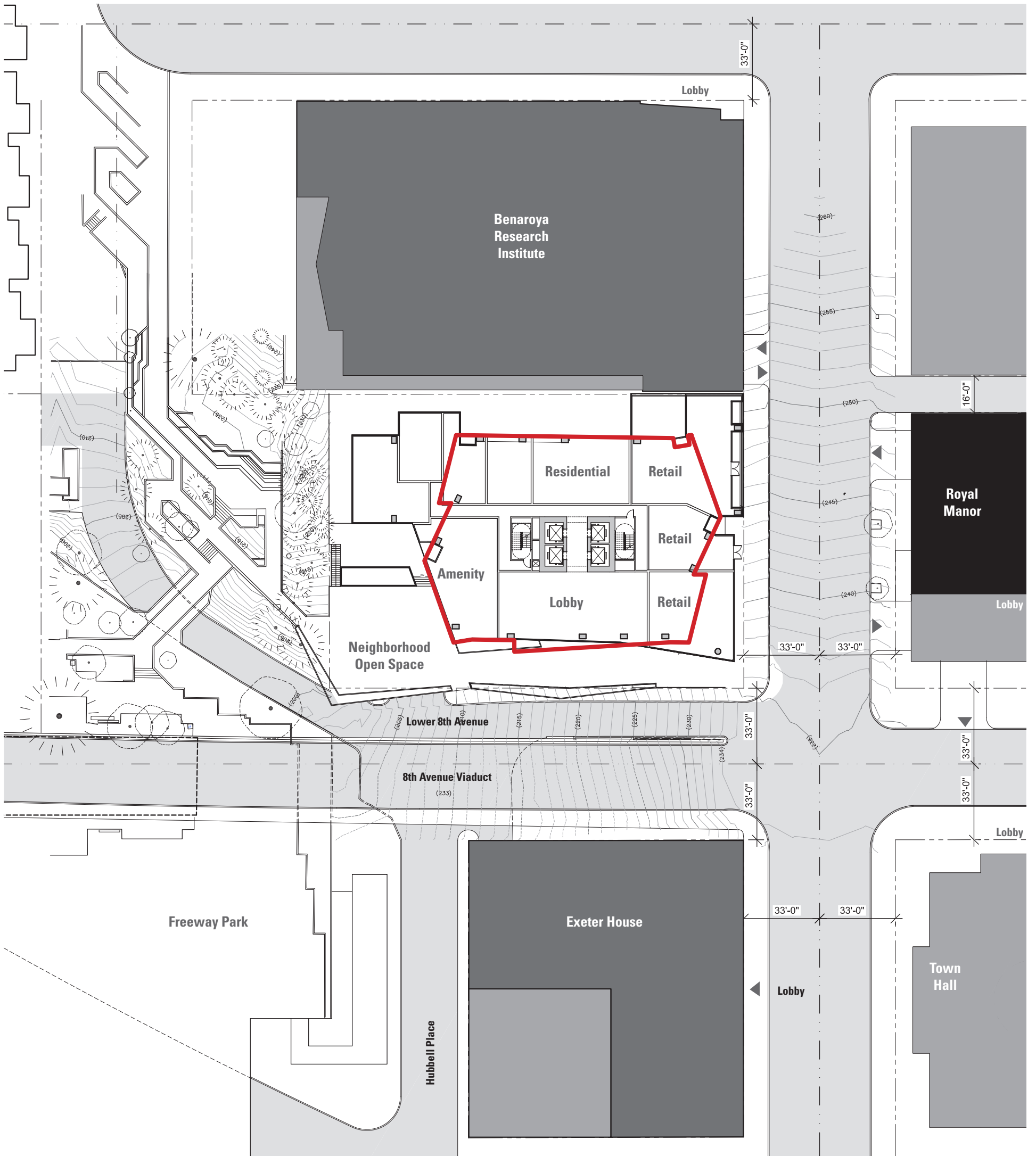
# Stepping Stone





**Upper Site Plan**  
Scale: NTS

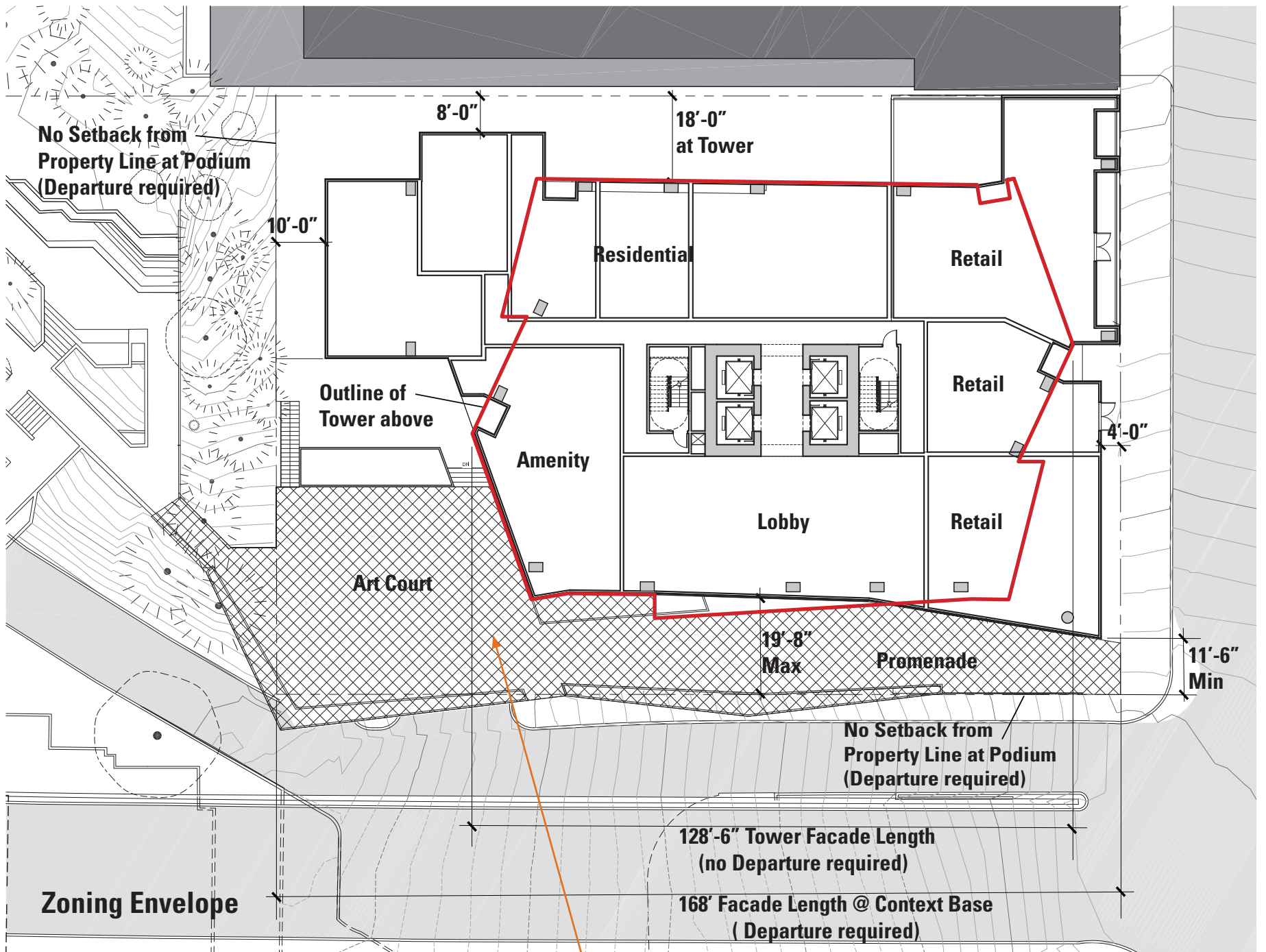




**Ground Floor Plan**

Scale: NTS





**5,526 SF Neighborhood Open Space**















View East



View West





View North



View from Freeway Park





View of Retail/Residential Podium





Section Through Bridge



Freeway Park Connection



Point of Connection





View of Freeway Park Connection



View of Art Court





View of Promenade at corner of 8th & Seneca





View to Lower 8th Avenue



Lower 8th Avenue Streetwall





View of Residential Lobby Entrance on 8th Avenue

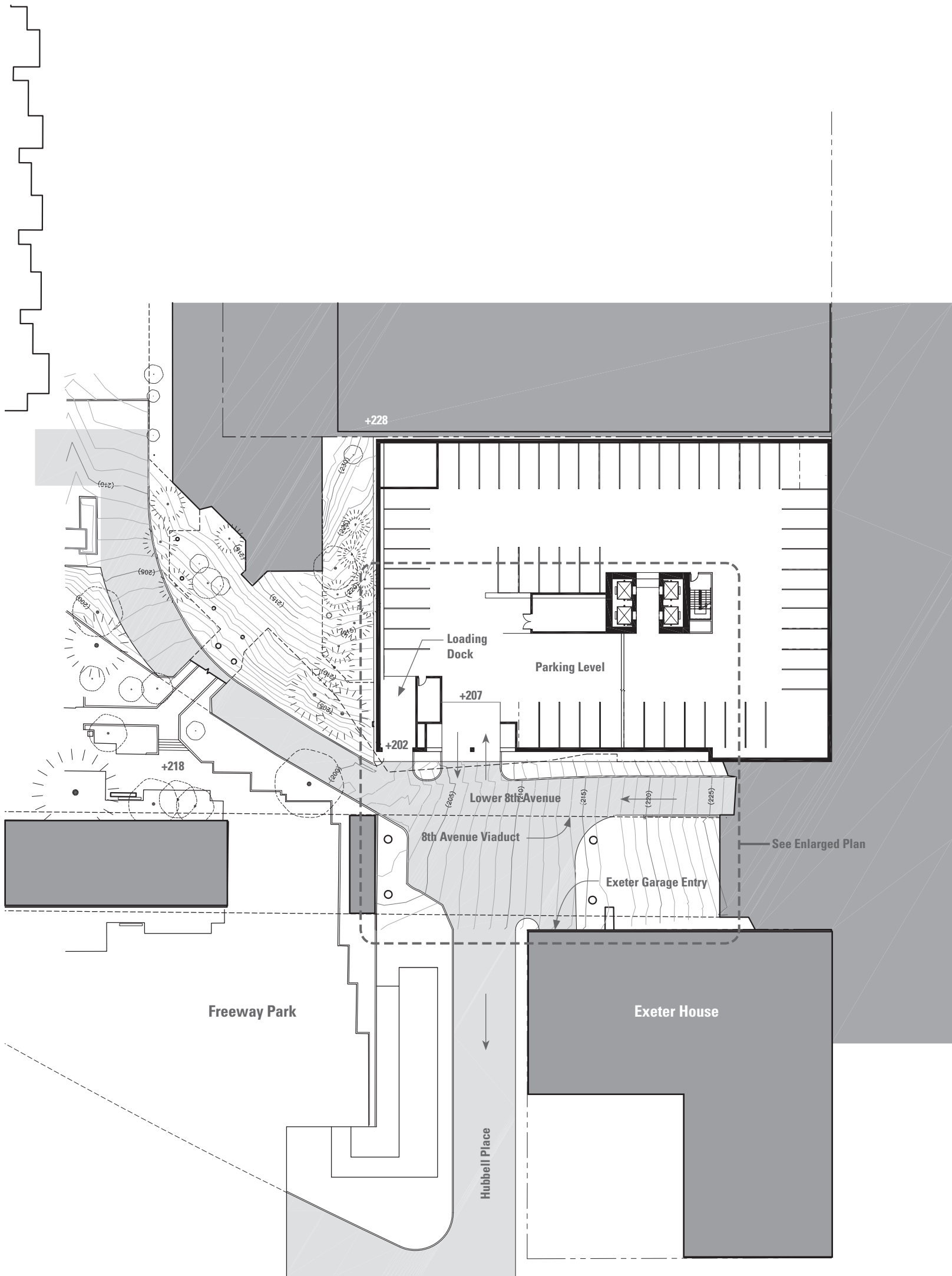






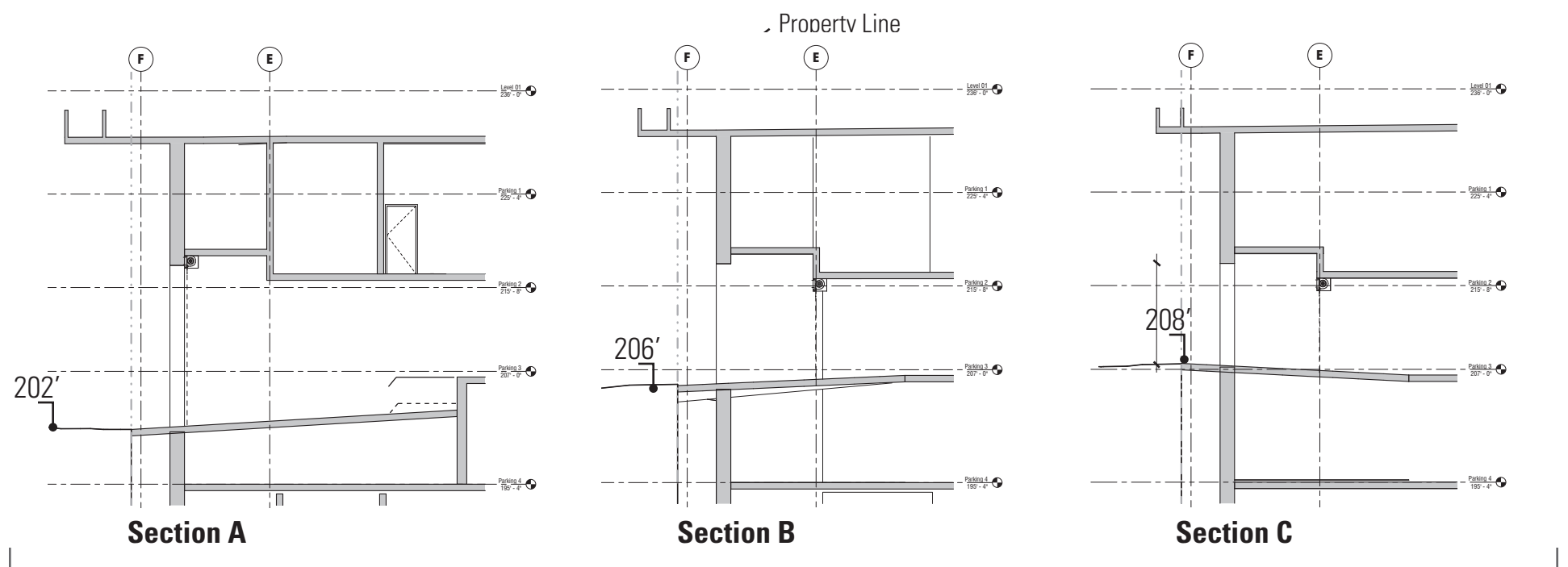
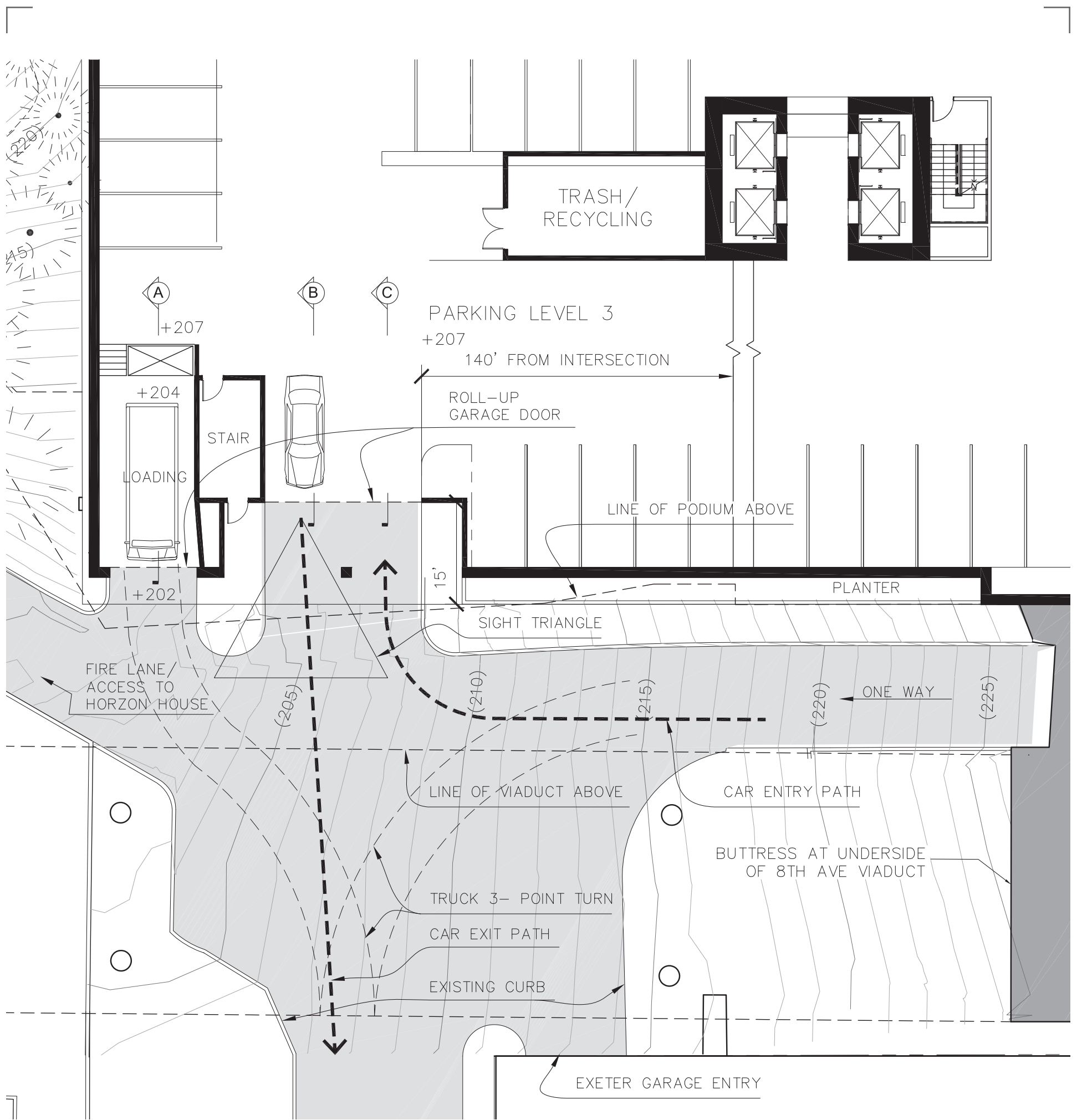
View of Retail Entrance on Seneca

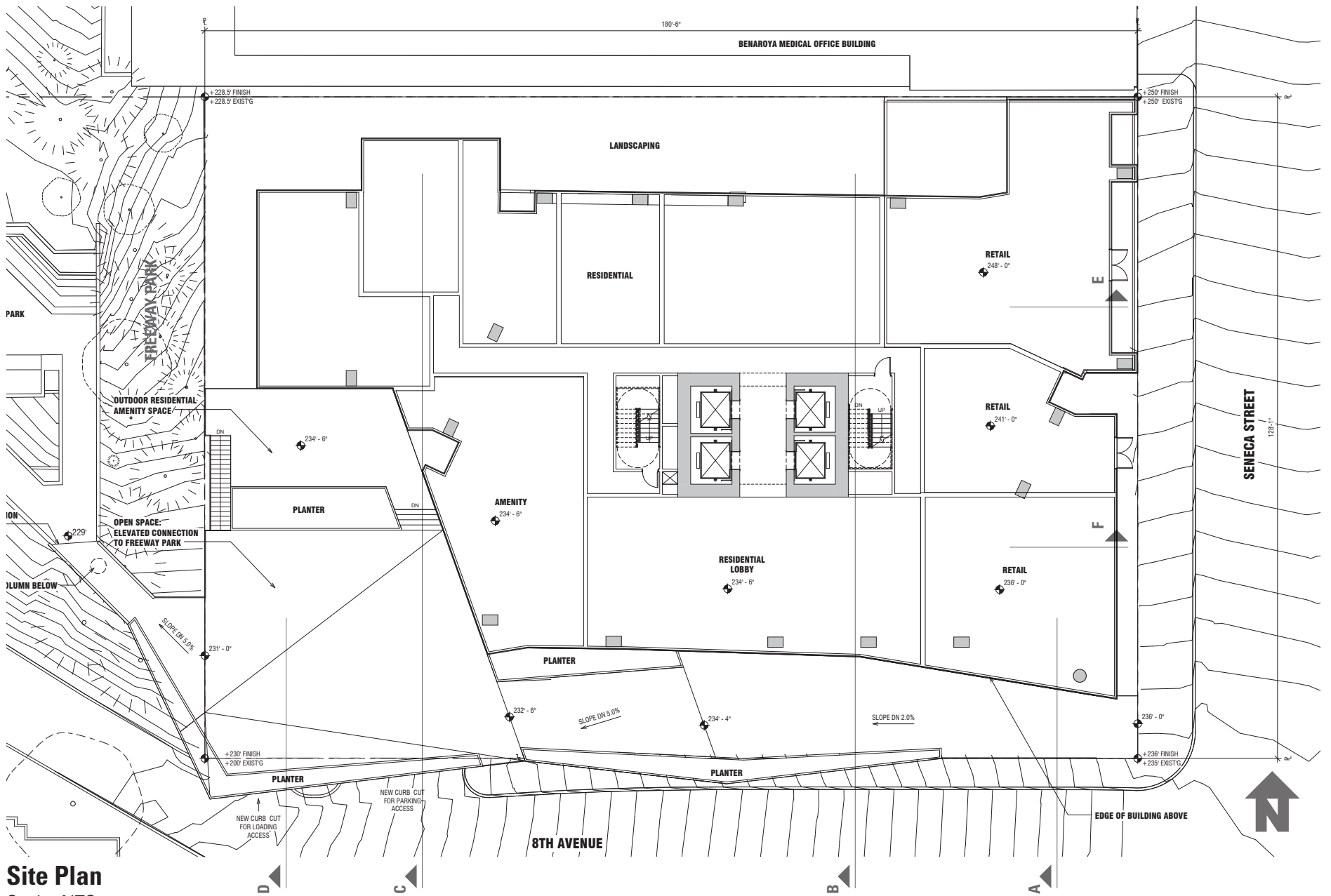




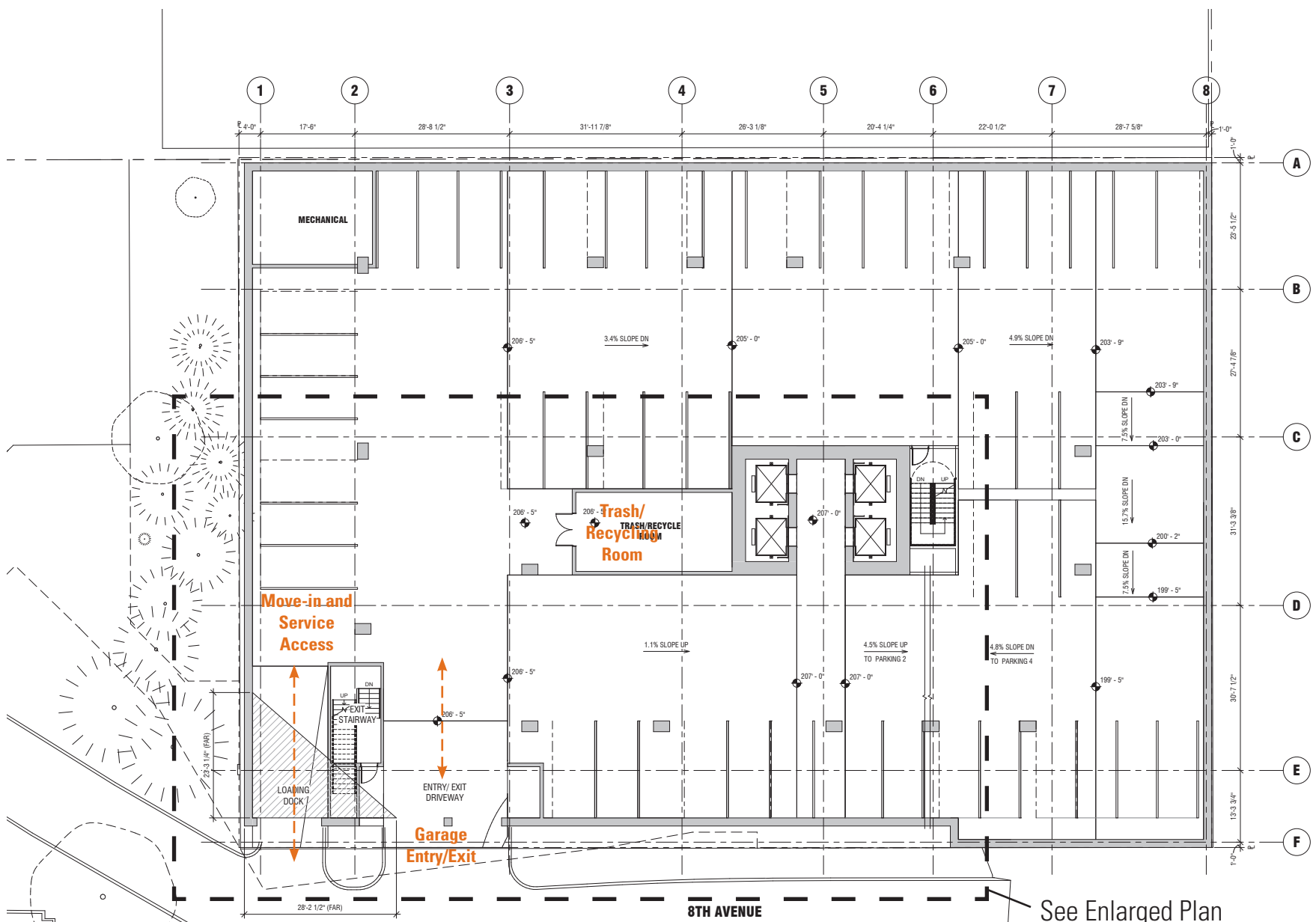
**Lower Site Plan**  
Scale: NTS







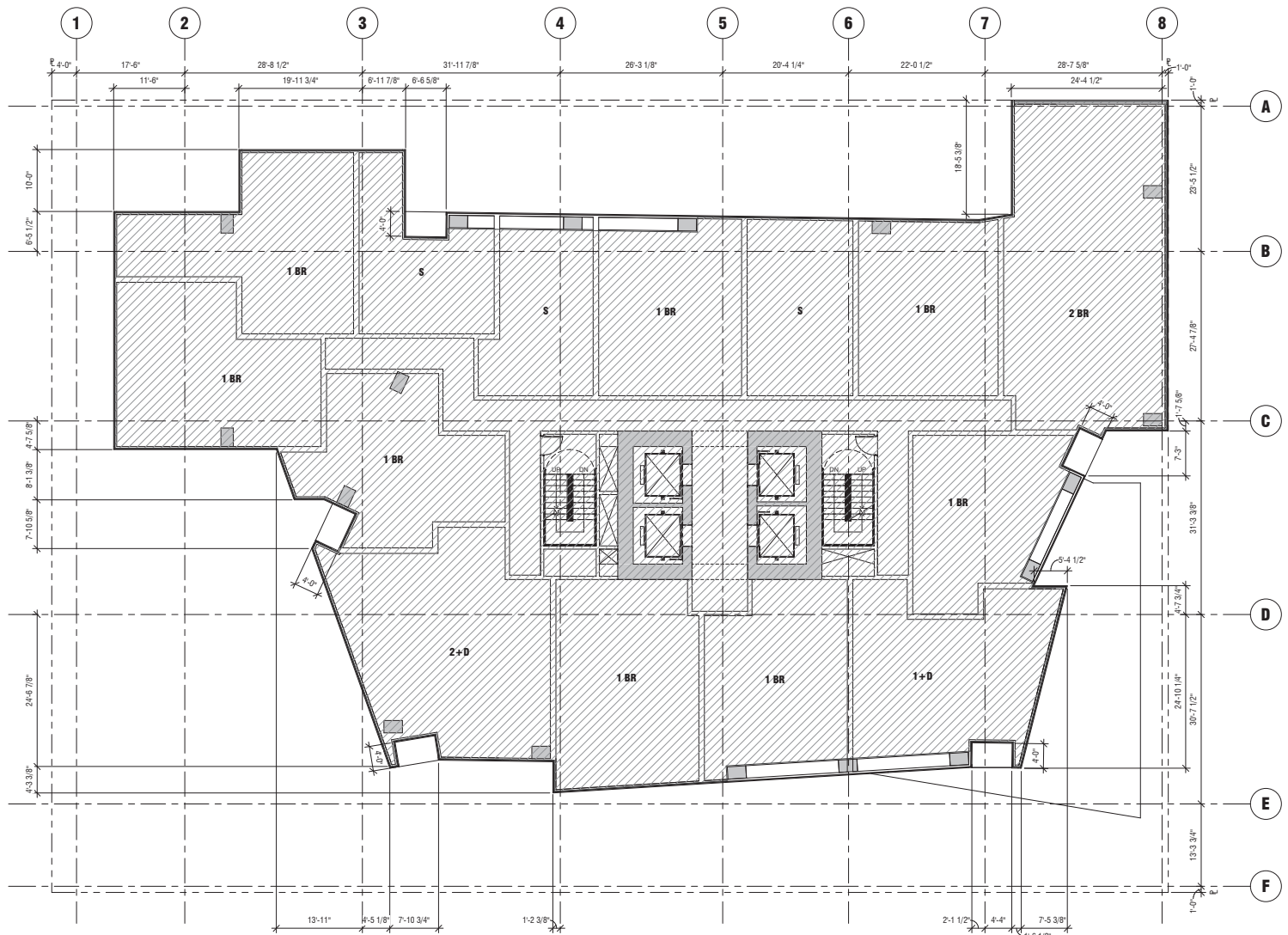
**Site Plan**  
Scale: NTS



**Level P3: Residential Parking**  
Scale: NTS

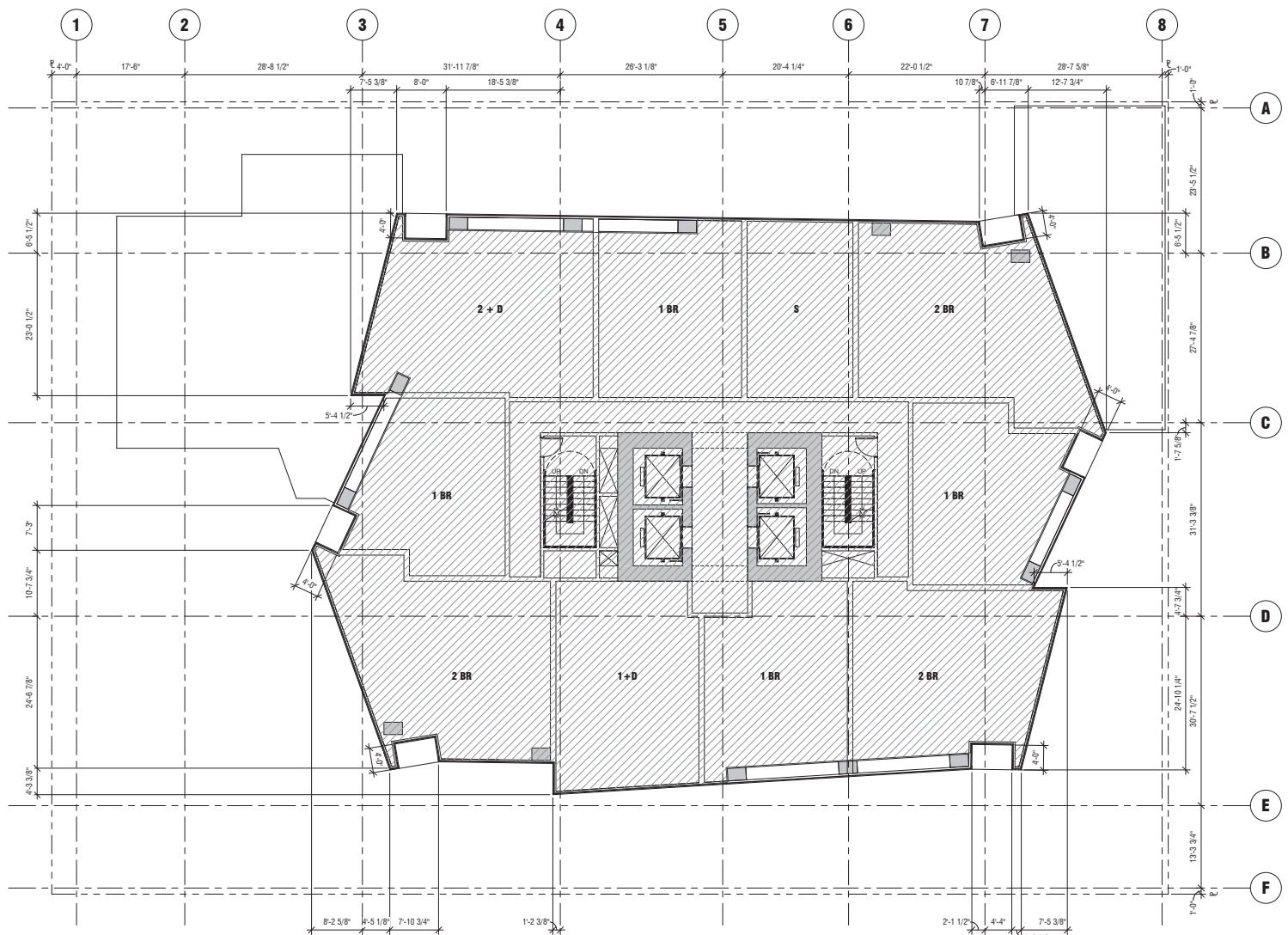
Hatch pattern represents the measured Floor Area (FAR). Floor Area is calculated to the inside face of glazing (2" from exterior building face; 36%), inside face of exterior wall (11" from exterior building face; 36%), or inside face of upturned moment frame beam (30" from exterior building face; 28%). Percentages are approximate.





**Levels 3-10: Residential Levels**

Scale: NTS

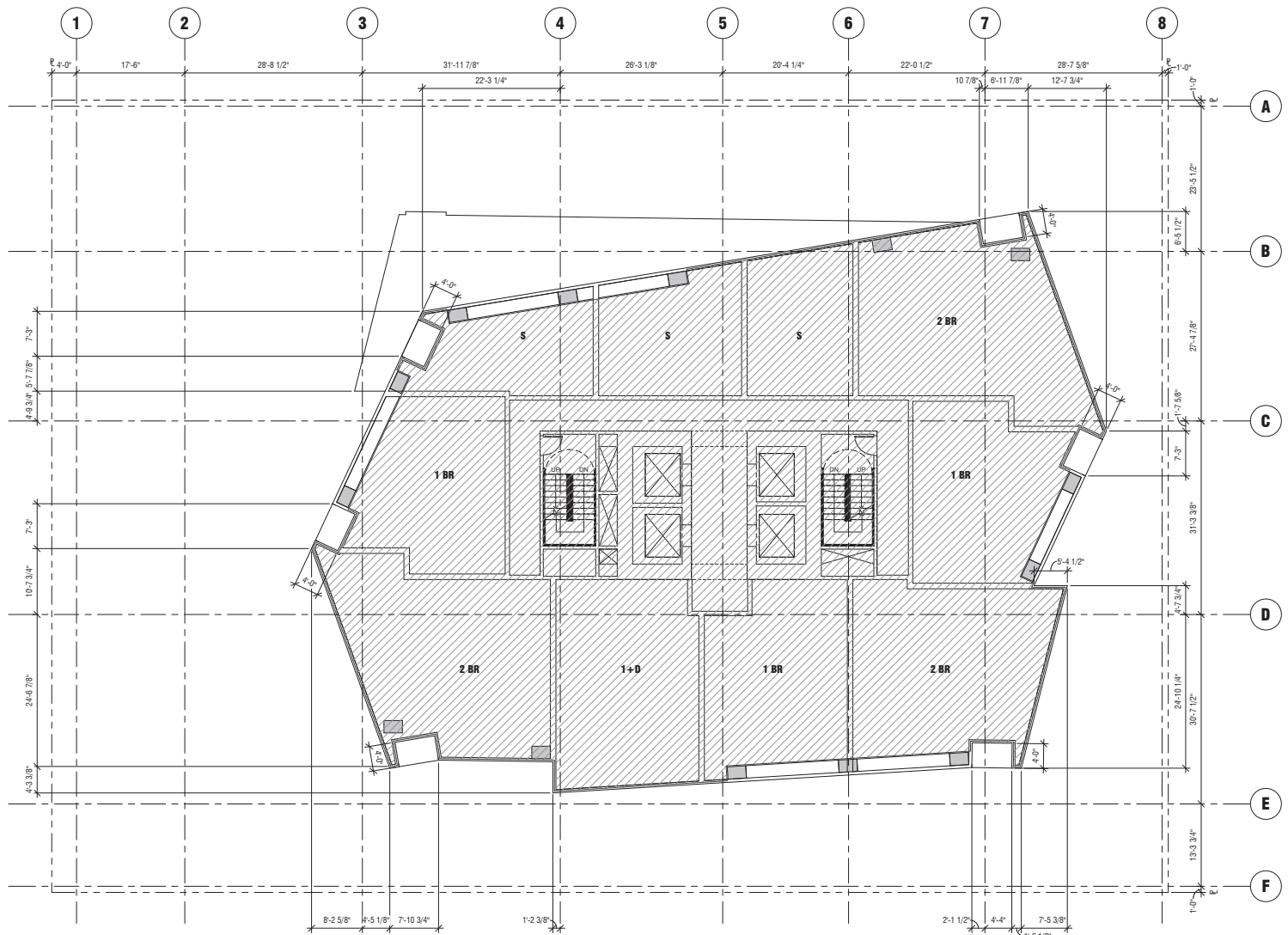


**Levels 11-23: Residential Levels**

Scale: NTS

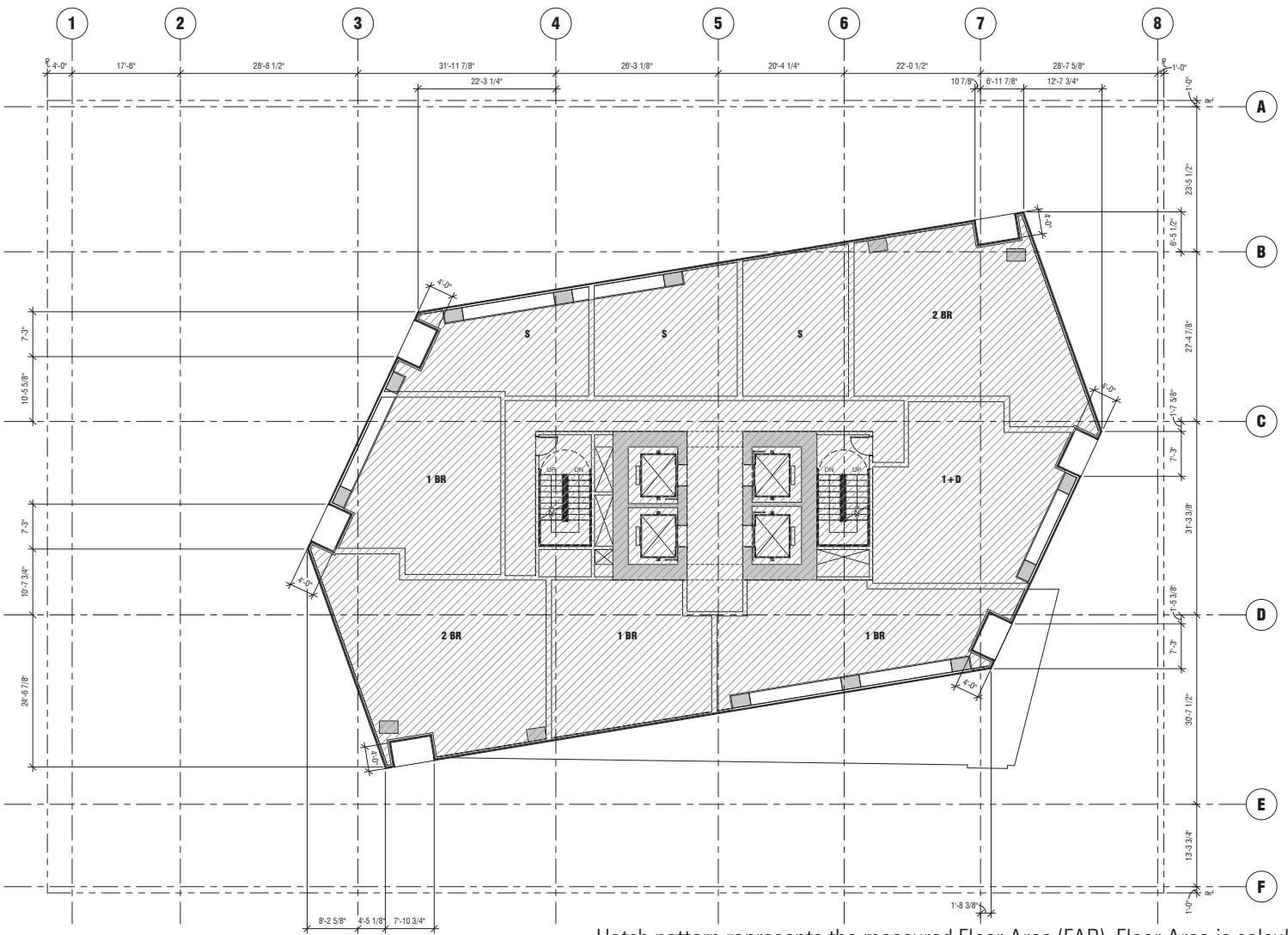
Hatch pattern represents the measured Floor Area (FAR). Floor Area is calculated to the inside face of glazing (2" from exterior building face; 36%), inside face of exterior wall (11" from exterior building face; 36%), or inside face of upturned moment frame beam (30" from exterior building face; 28%). Percentages are approximate.





**Levels 24-28: Residential Levels**

Scale: NTS

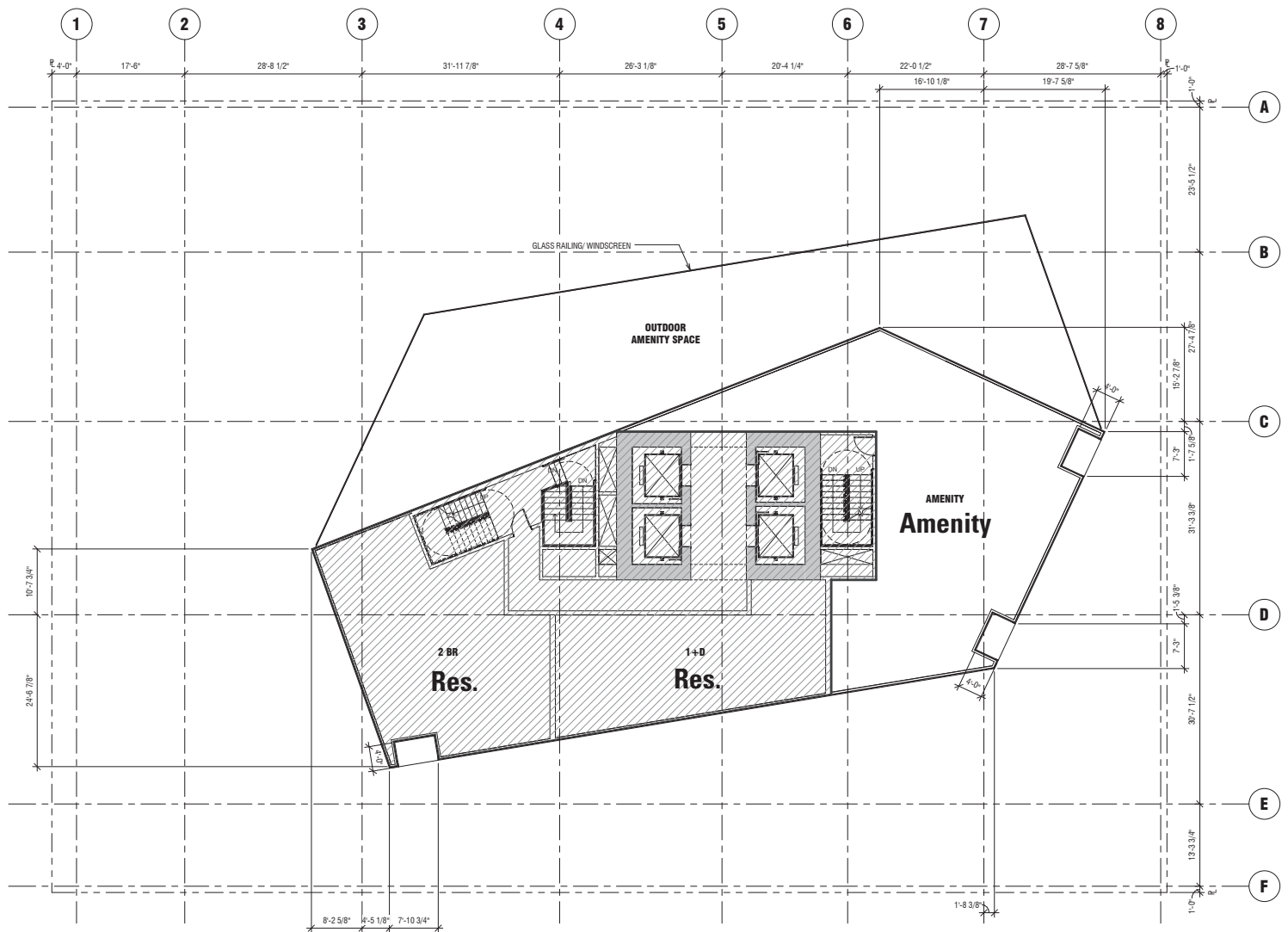


**Levels 29-30: Residential Levels**

Scale: NTS

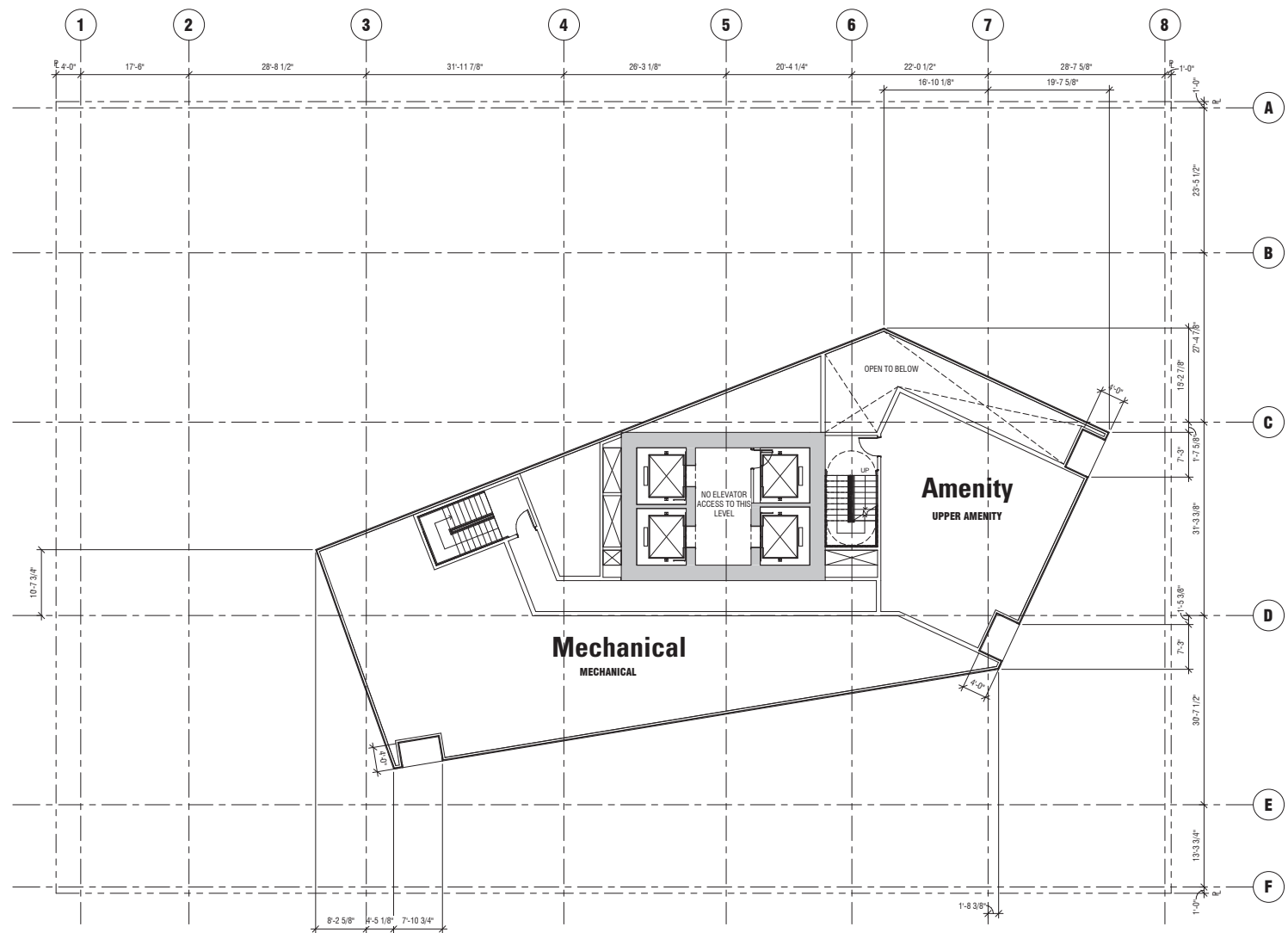
Hatch pattern represents the measured Floor Area (FAR). Floor Area is calculated to the inside face of glazing (2" from exterior building face; 36%), inside face of exterior wall (11" from exterior building face; 36%), or inside face of upturned moment frame beam (30" from exterior building face; 28%). Percentages are approximate.





**Level 31: Residential and Amenity Level**  
**(Last Residential Floor Elevation 290'-8")**

Scale: NTS

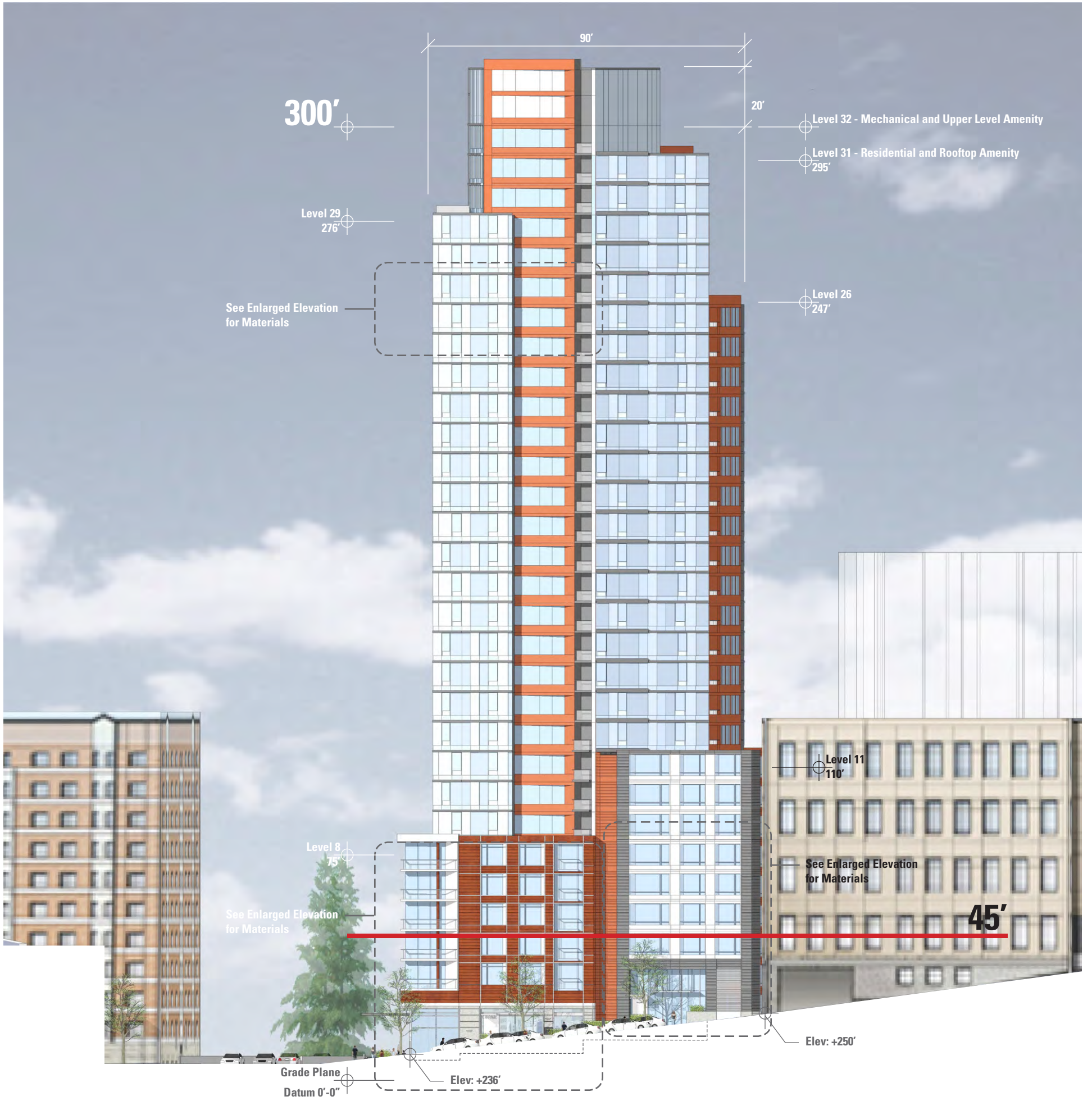


**Levels 32: Amenity/Mechanical Level (Floor Elevation 300')**

Scale: NTS

Hatch pattern represents the measured Floor Area (FAR). Floor Area is calculated to the inside face of glazing (2" from exterior building face; 36%), inside face of exterior wall (11" from exterior building face; 36%), or inside face of upturned moment frame beam (30" from exterior building face; 28%). Percentages are approximate.





**South Elevation- Seneca St**

Scale: NTS



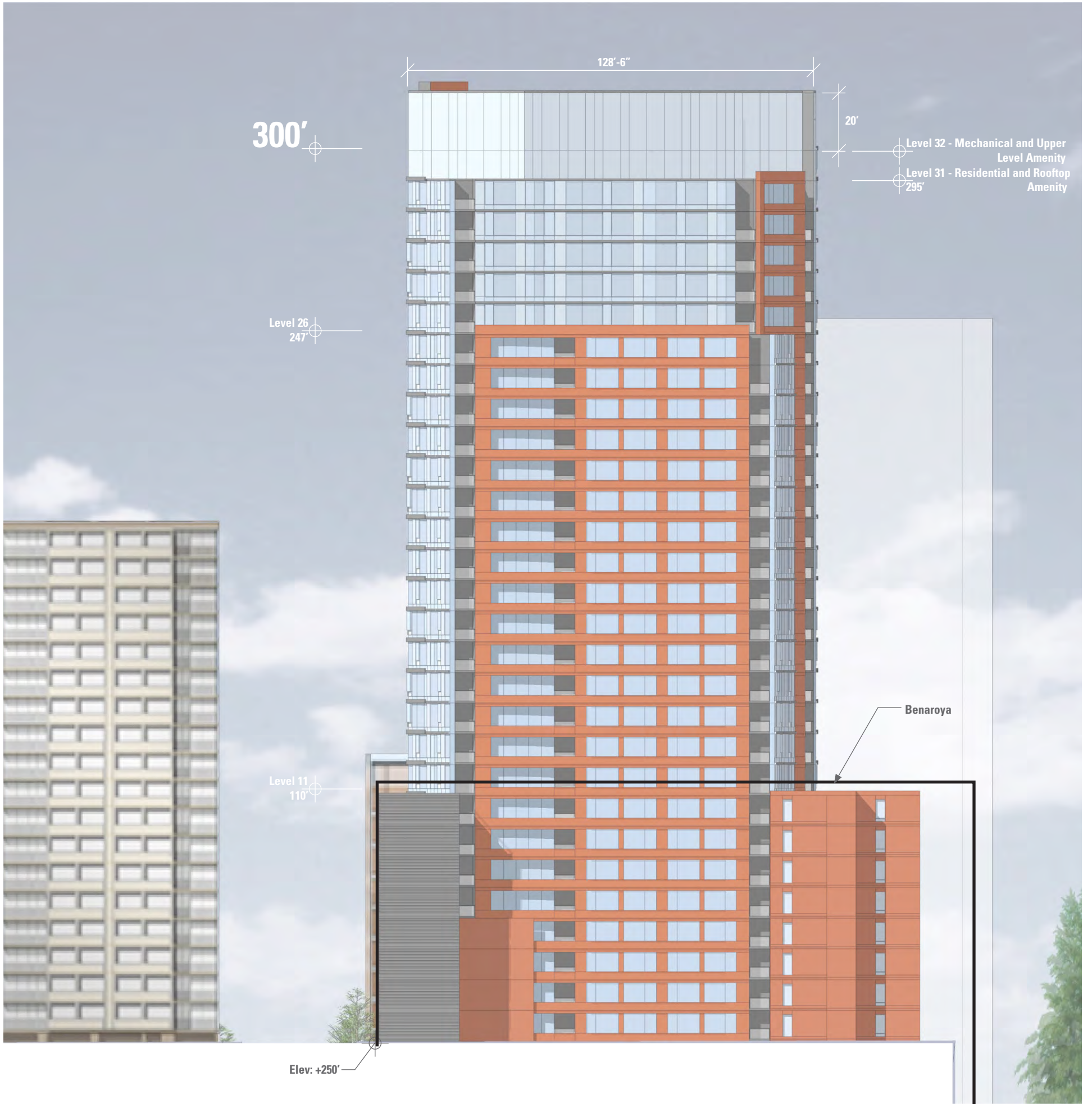




**West Elevation- 8th Avenue**

Scale: NTS





**East Elevation**

Scale: NTS

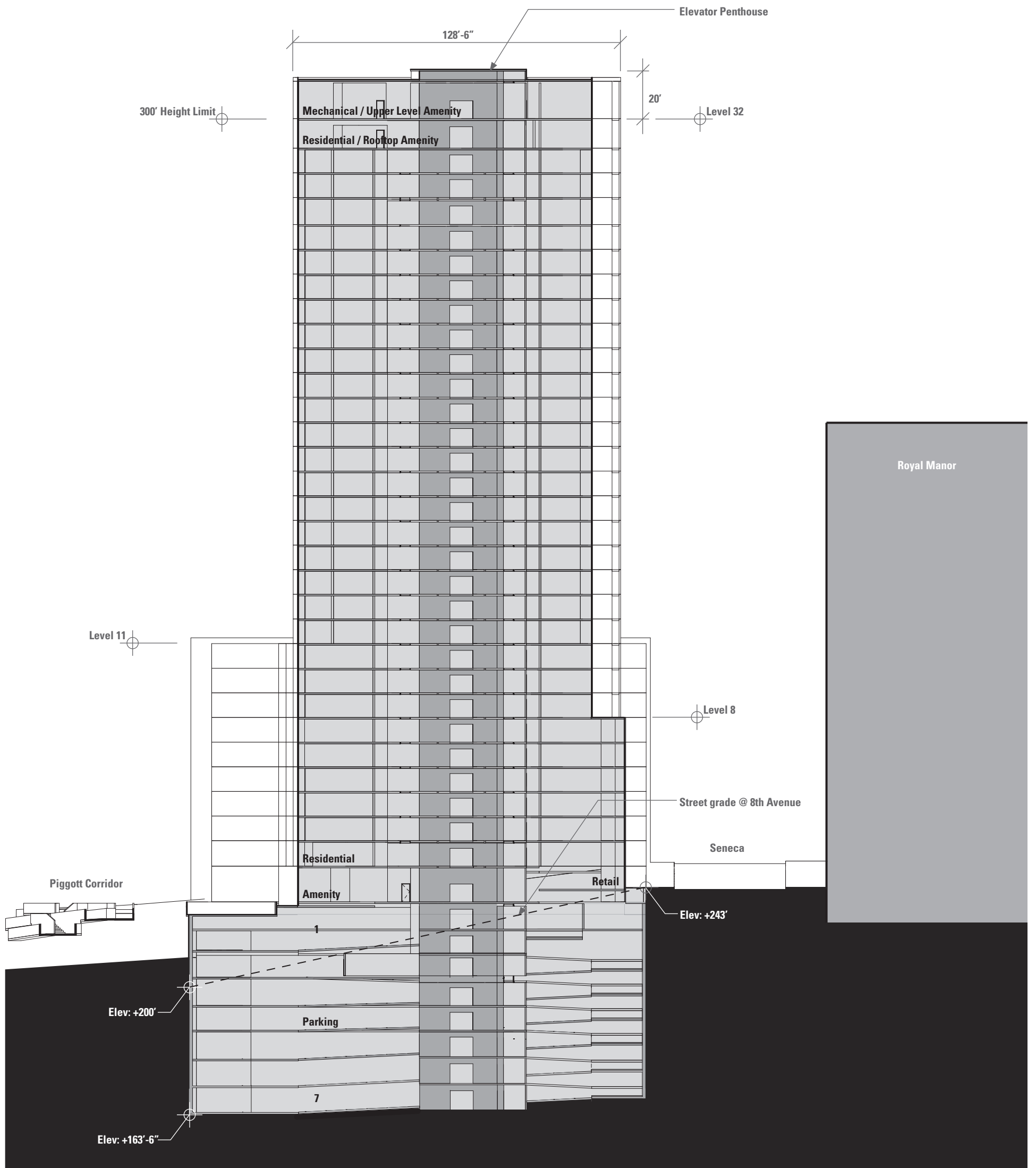




**North Elevation**

Scale: NTS

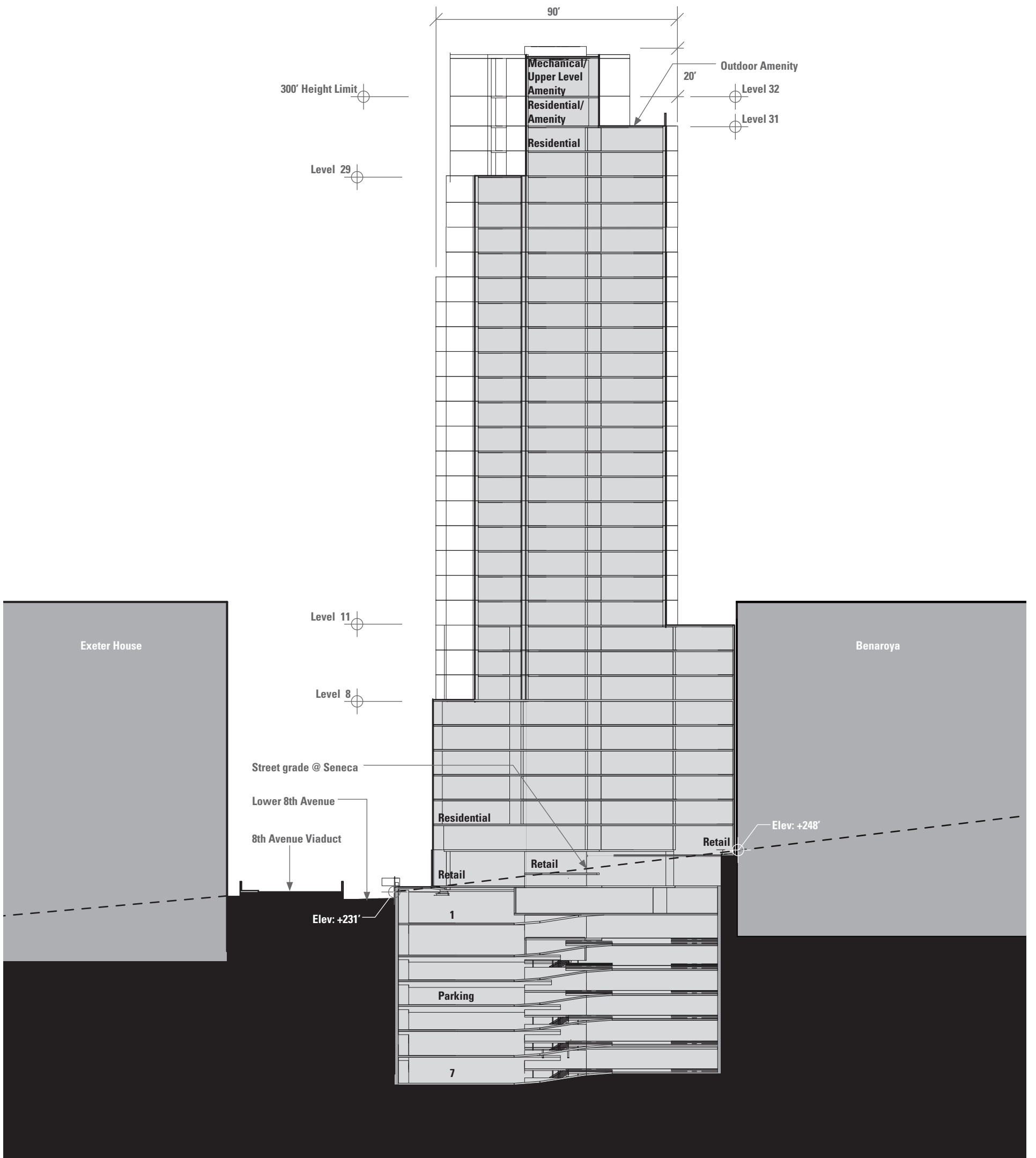




**North-South Building Section**

Scale: NTS

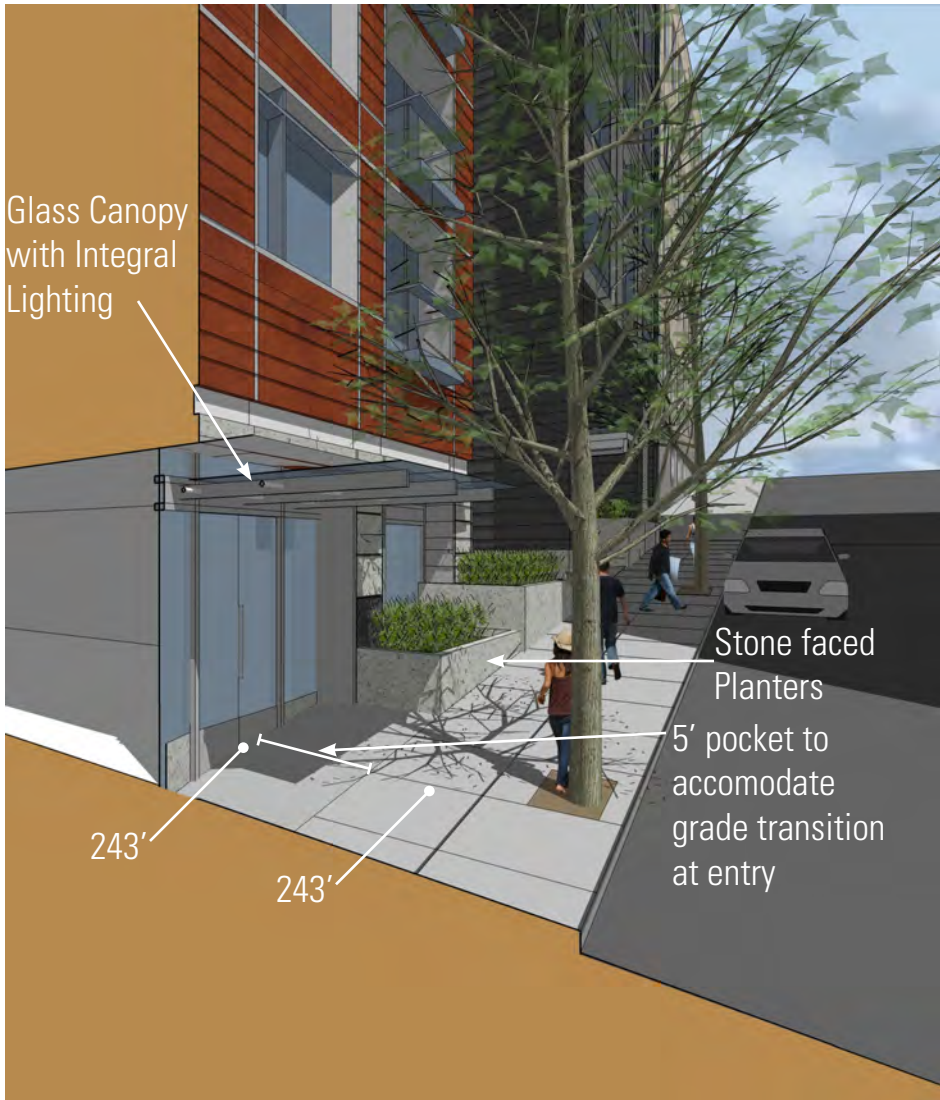




**East-West Building Section A**

Scale: NTS





Retail @ Seneca



8th Ave Parking / Loading Entry



8th Ave / Lobby



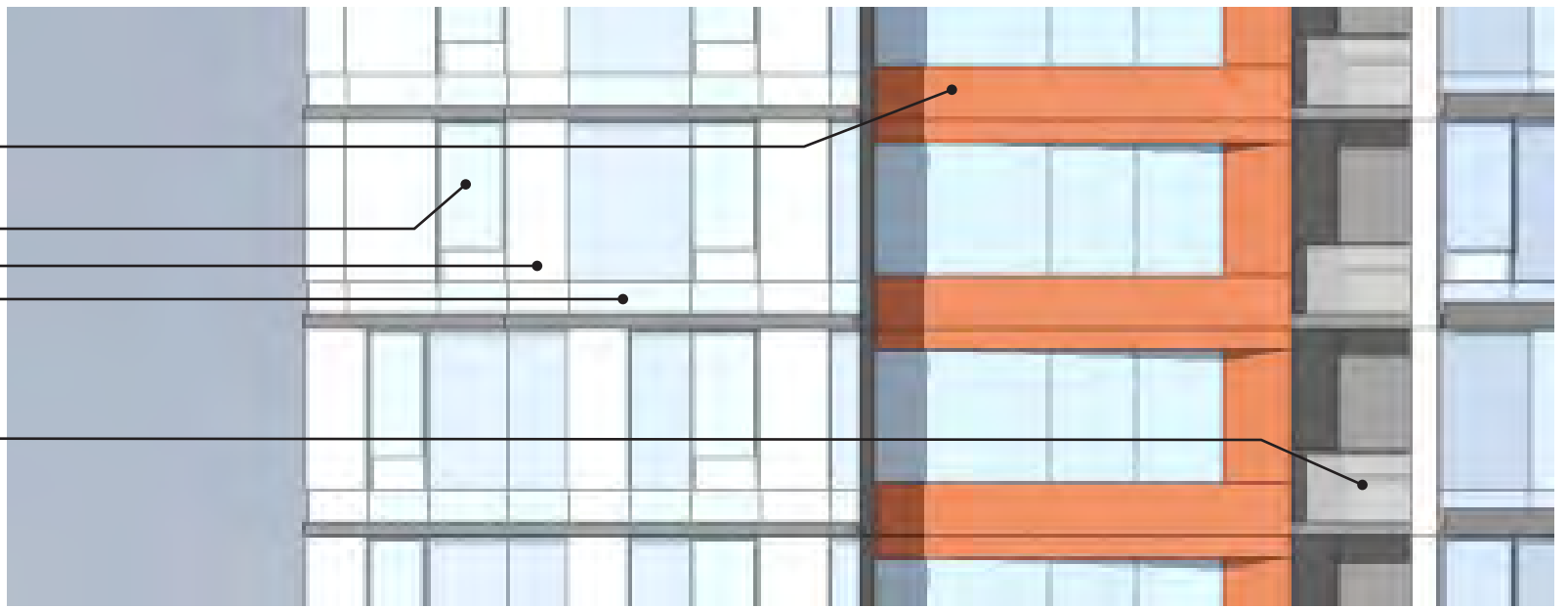
PVDF Coated Metal Panels

Vision Glass

Metal Spandrel Panel

Spandrel Glass (Tinted)

Glass Panel Balcony Railing



### Enlarged Elevation - Upper Building / Seneca St

Scale: NTS

Vision Glass

Terracotta Rainscreen with Metal Trim

Glass Panel Balcony Railing



Stone Base  
Clear Vision Glazing  
Glass Canopy

### Enlarged Elevation - Lower Building / Seneca St

Scale: NTS



Vision Glass

Terracotta Rainscreen  
with Metal Trim



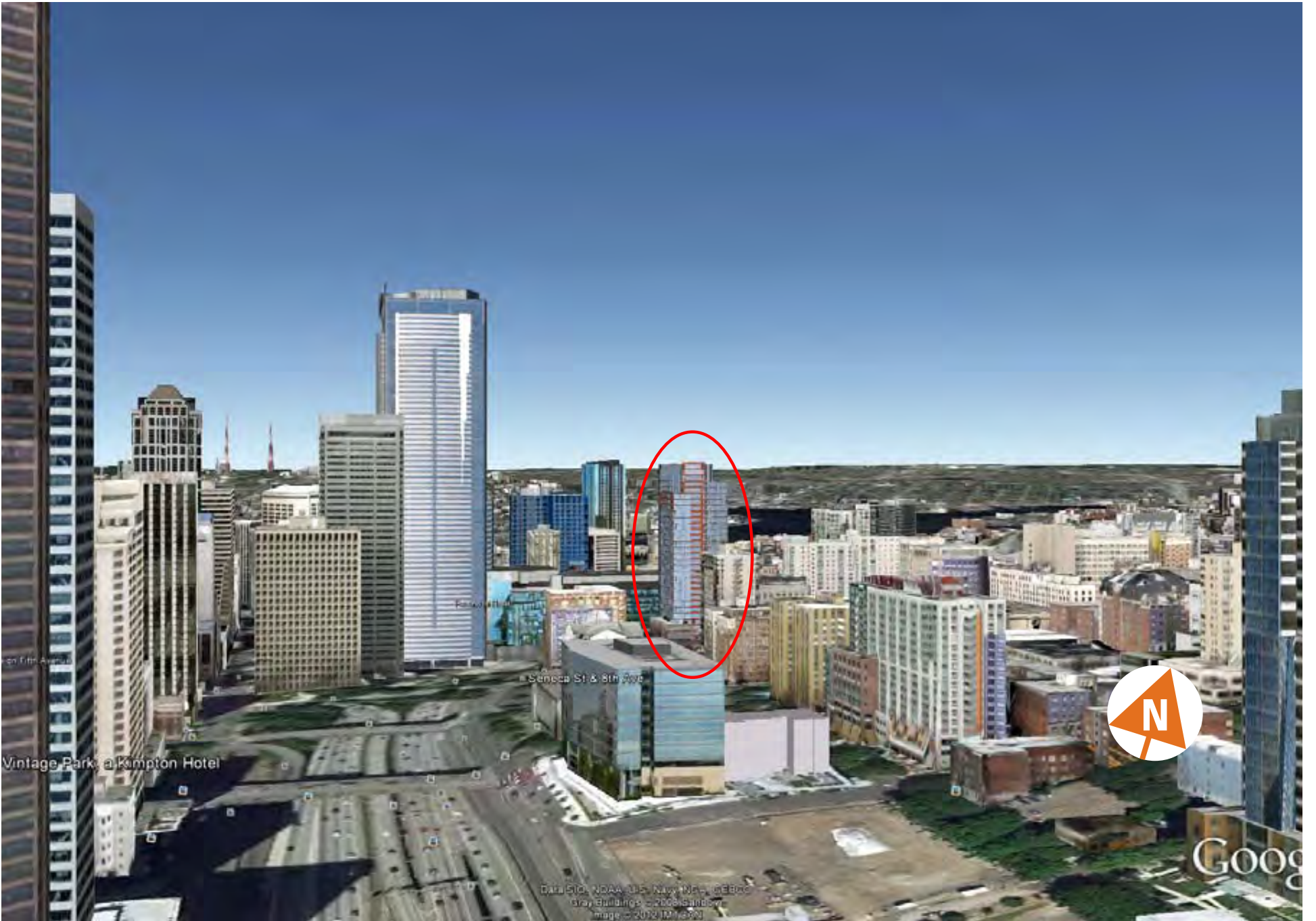
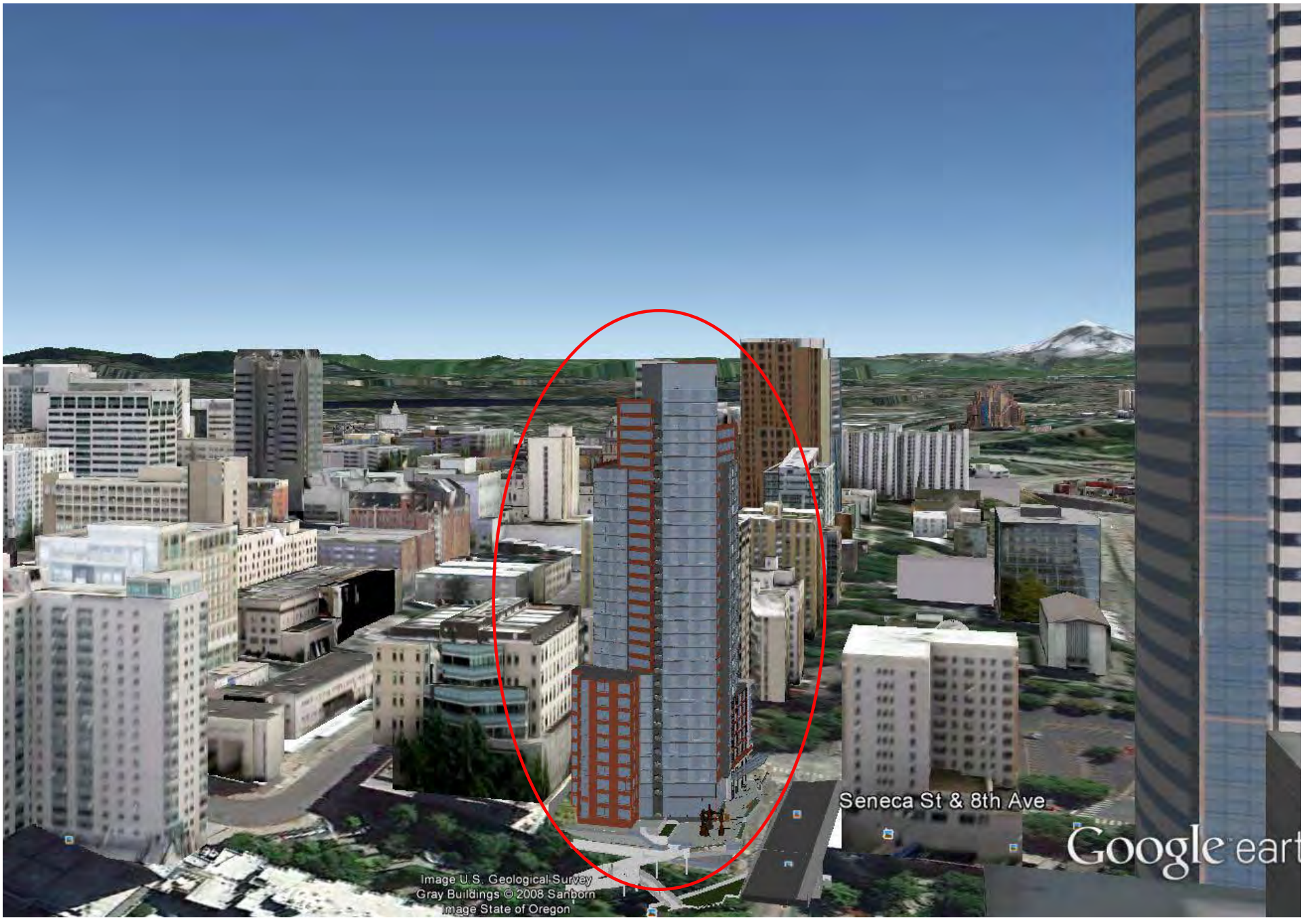
Stone Base  
Clear Vision Glazing  
Glass Canopy

### Enlarged Elevation - Lower Building / Seneca St

Scale: NTS











Acer palmatum  
(Found in Freeway Park)



Liriope muscari 'Silvery Sunproof'  
(Found in Freeway Park)



Polystichum munitum  
(Found in Freeway Park)



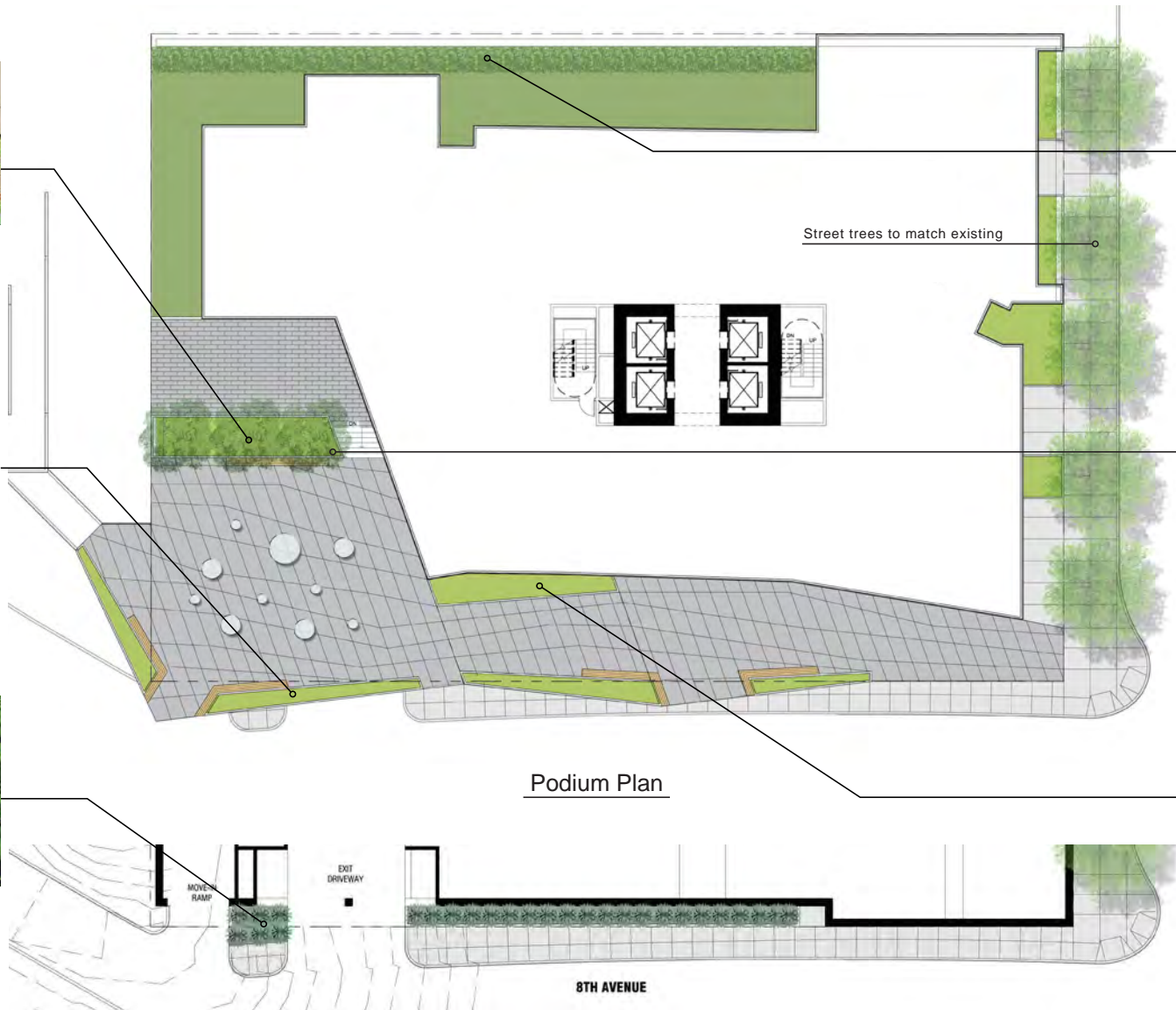
Chimonobambusa quadrangularis



Liriope muscari 'Big Blue'  
(Found in Freeway Park)



Heuchera 'Santa Ana Cardinal'



Podium Plan

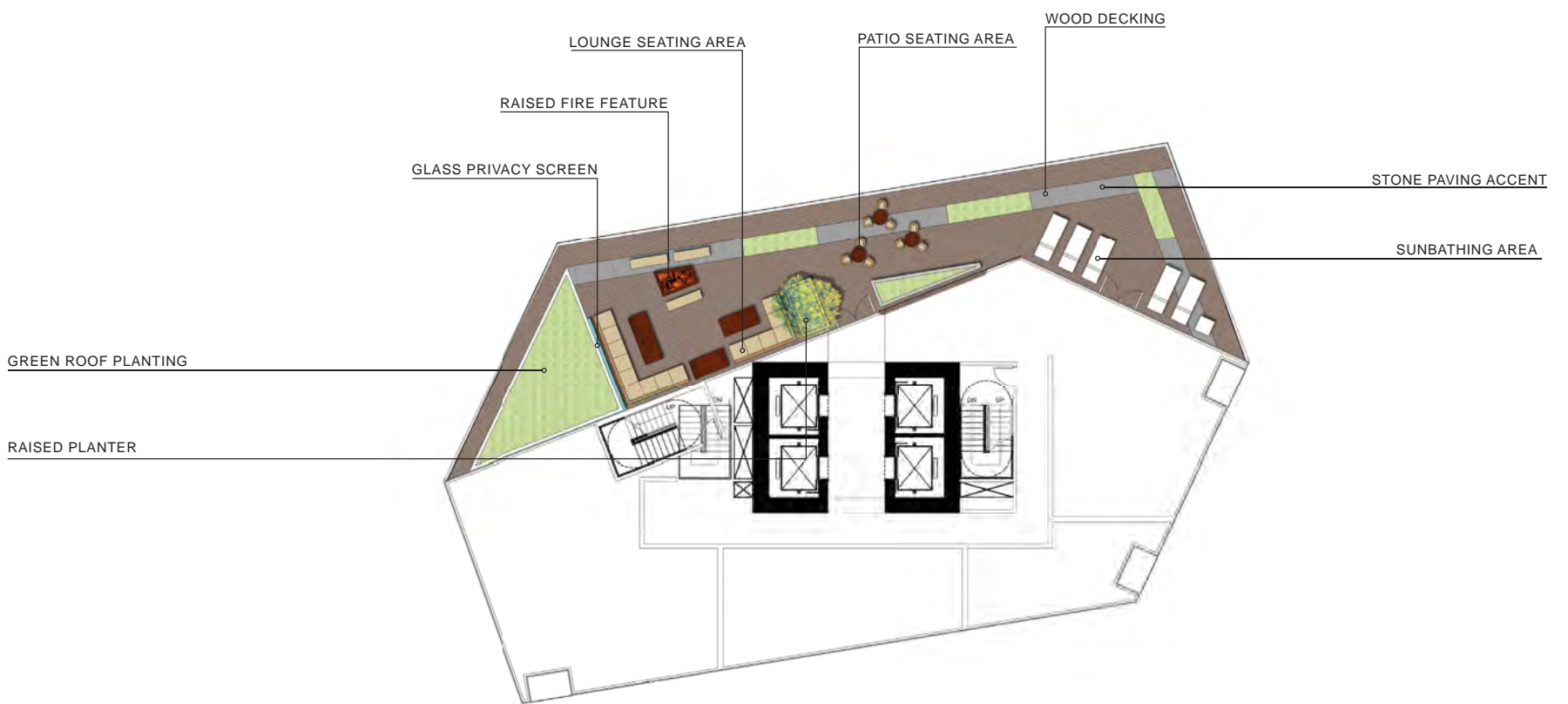
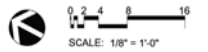
Lower 8th Avenue Plan

8th and Seneca: Landscape Concept Plan  
CLIFF LOWE ASSOCIATES

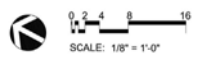


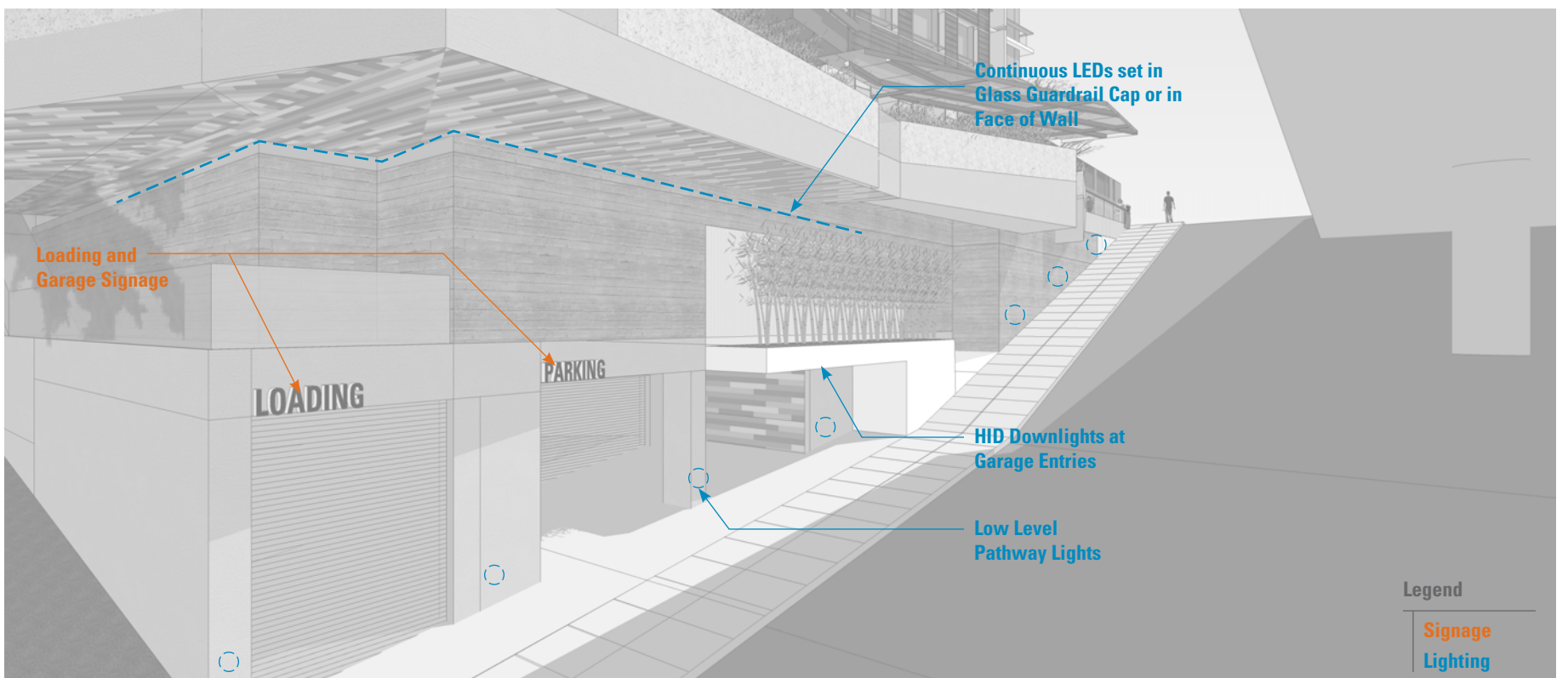
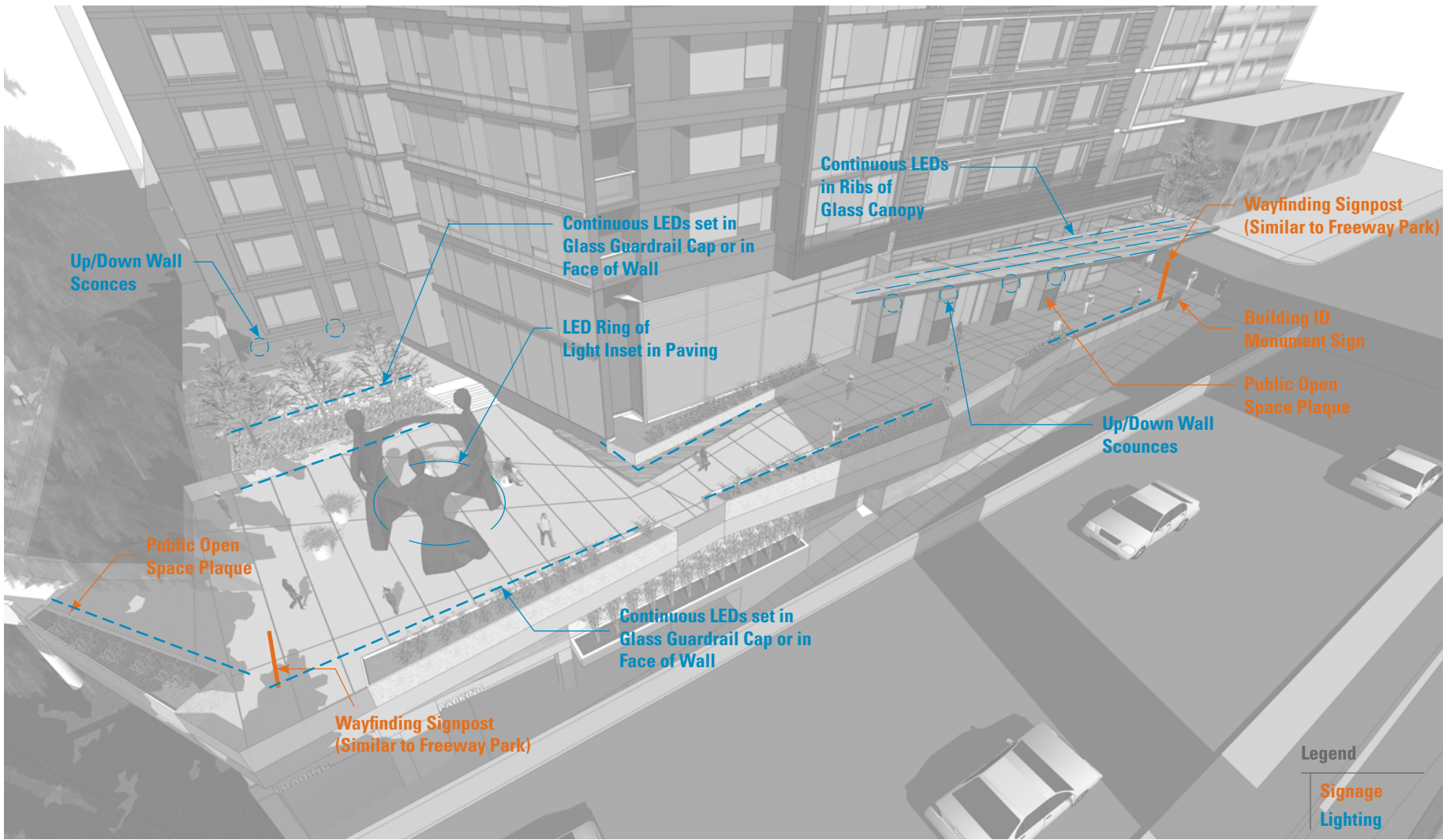


8th and Seneca: Landscape Concept- Level 11 Roof Plan  
CLIFF LOWE ASSOCIATES



8th and Seneca: Landscape Concept- Level 30 Roof Plan  
CLIFF LOWE ASSOCIATES







**ARMET OUTDOOR SCONCE**  
T5



**VODE 100 SERIES MODULAR LIGHTRAIL**  
LED



**BEGA RECESS WALL LUMINAIRE**  
LED



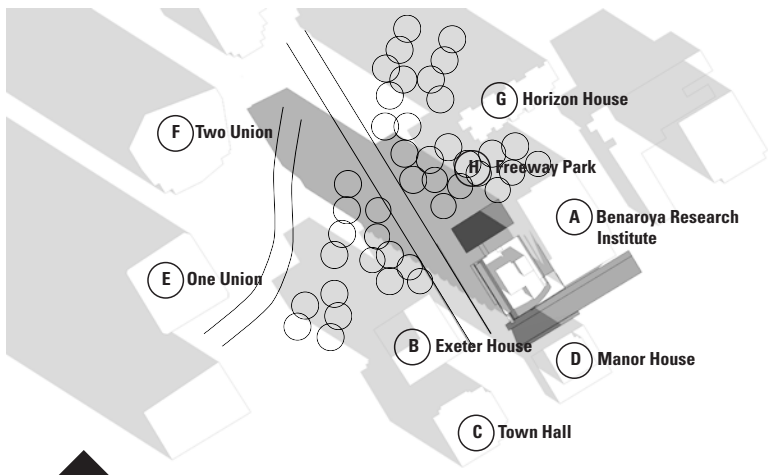
**BEGA LIGHT BUILDING ELEMENTS**  
COMPACT FLUORESCENT



**BEGA SS UNSHIELDED BOLLARDS**  
COMPACT FLUORESCENT

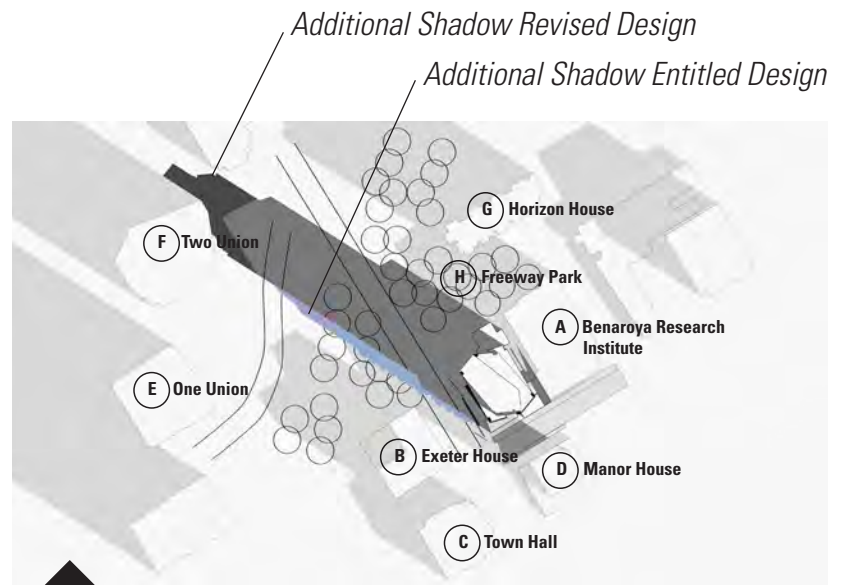


ENTITLED DESIGN



9AM

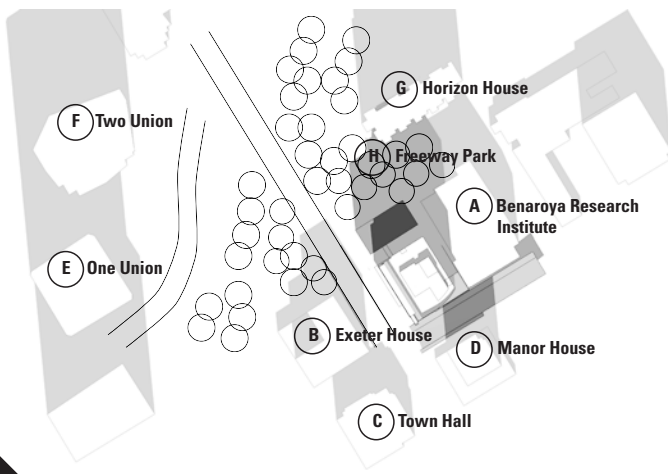
REVISED DESIGN



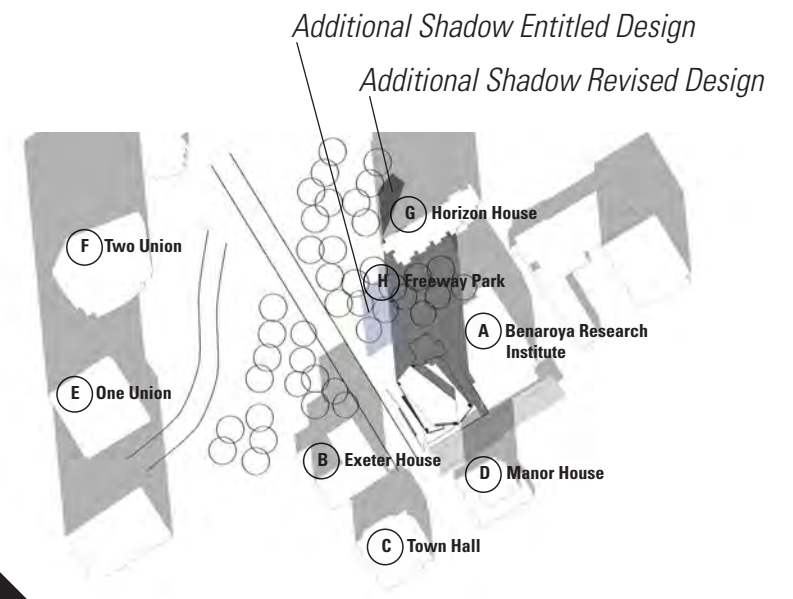
More Shadow on Park

**+3,200 SF**

9AM



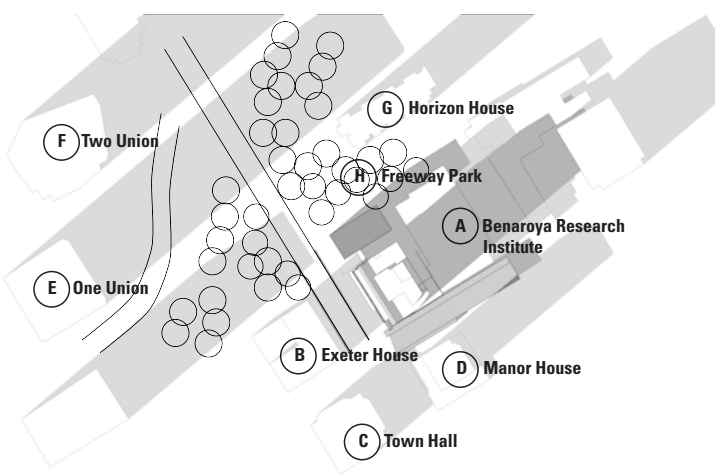
NOON



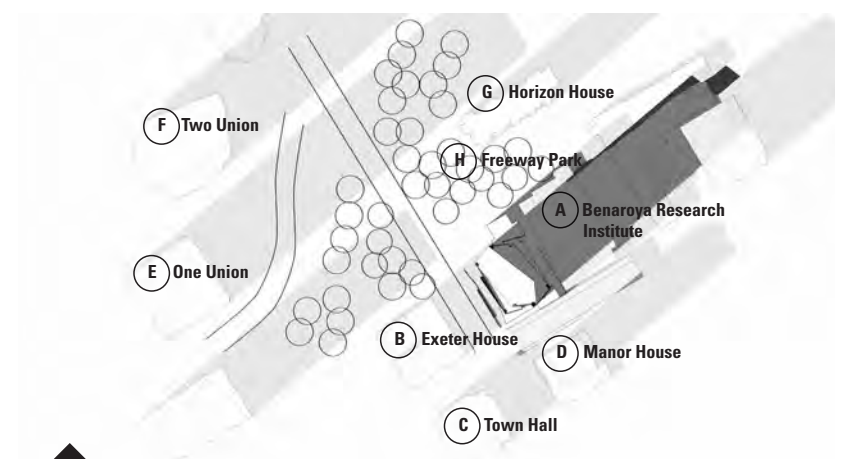
Narrower Shadow on Park

**-3,080 SF**

NOON



3PM



No Shadow on Park

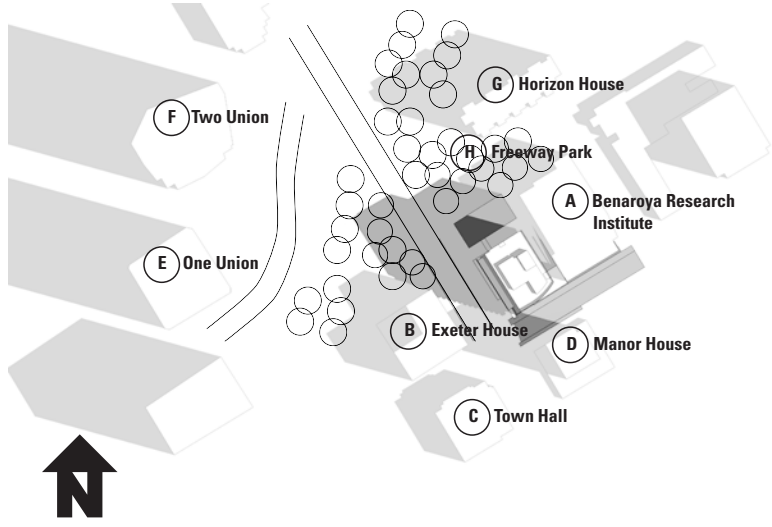
**NO**

3PM

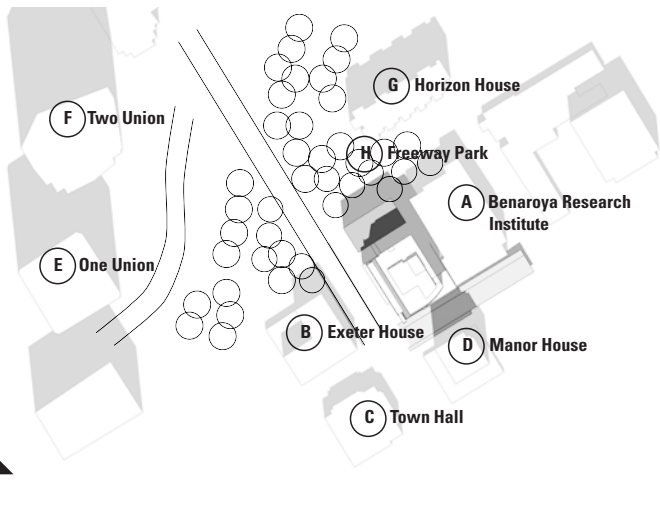
Time/Date: **Mar 21**



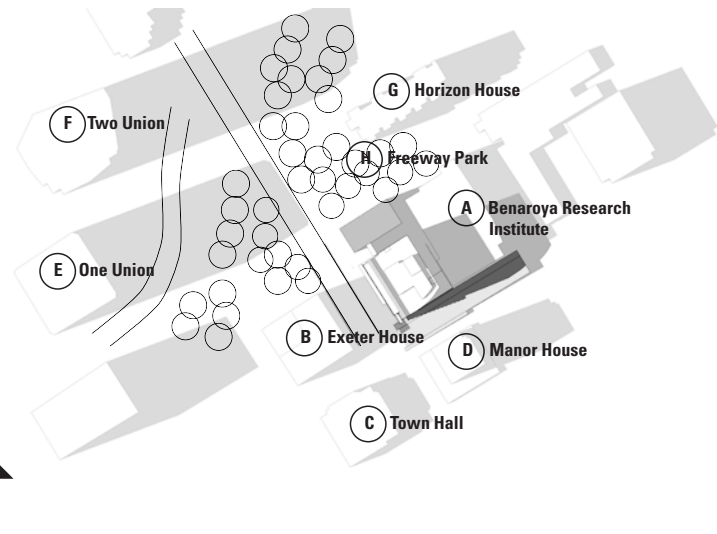
ENTITLED DESIGN



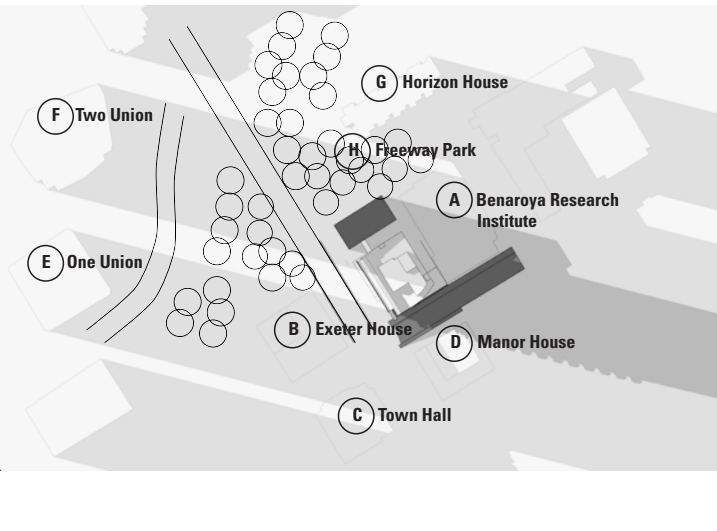
9AM



NOON

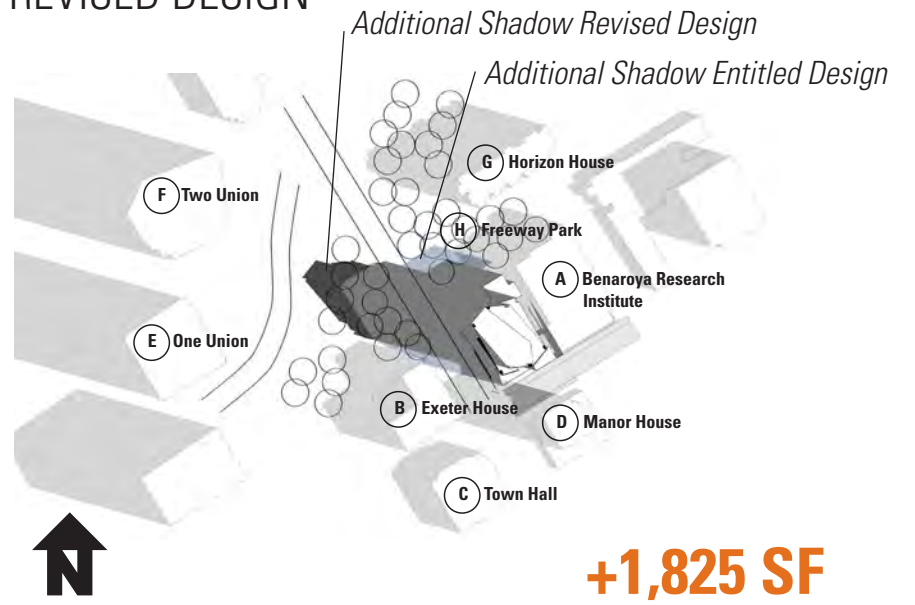


3PM



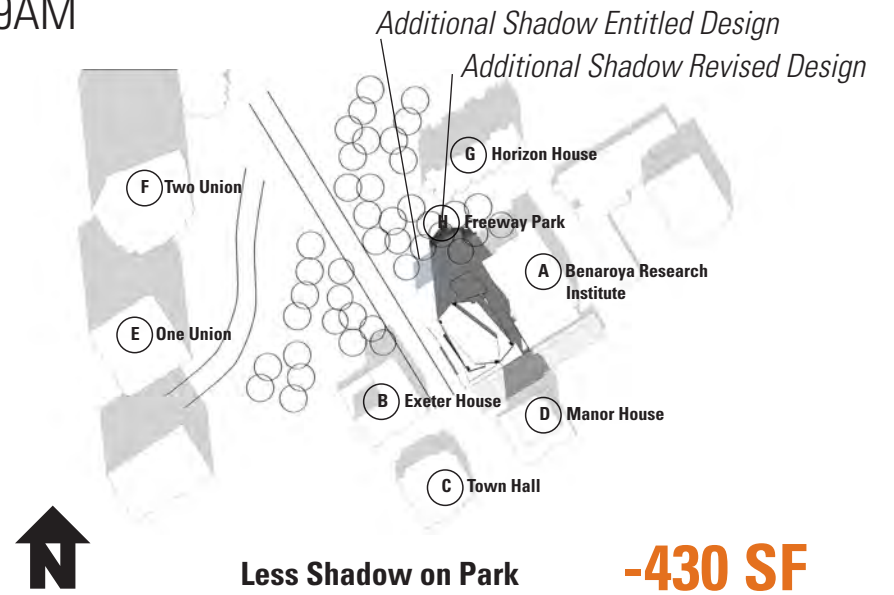
6PM

REVISED DESIGN



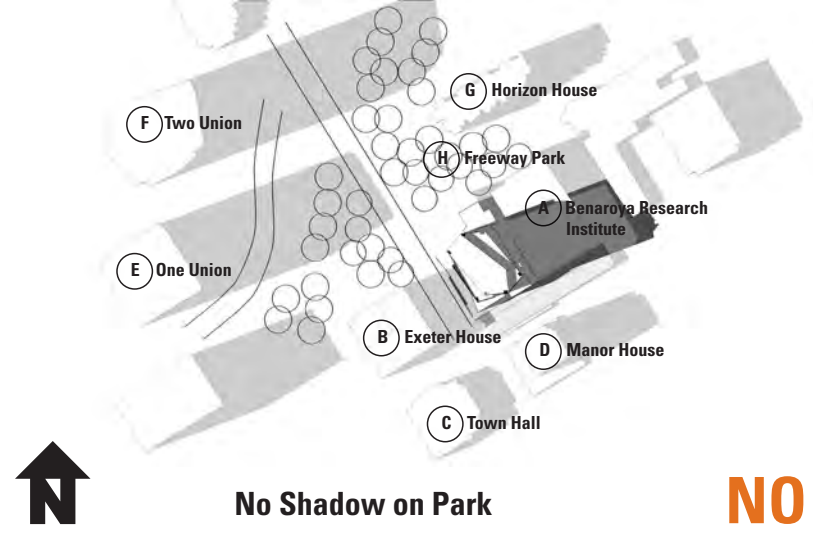
**+1,825 SF**

9AM



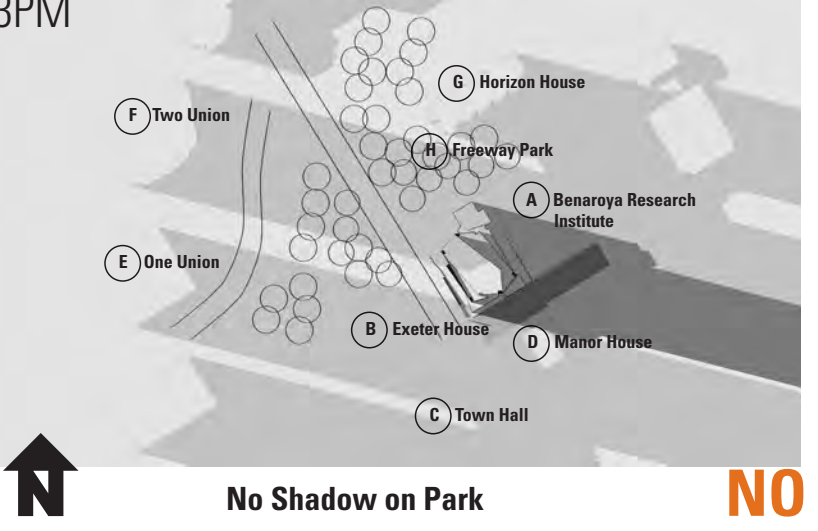
**Less Shadow on Park -430 SF**

NOON



**No Shadow on Park NO**

3PM



**No Shadow on Park NO**

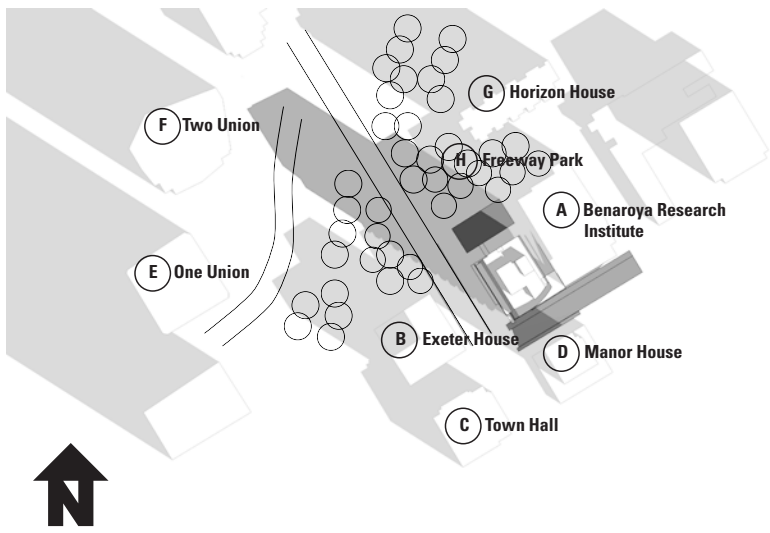
6PM

Time/Date: **June 21**



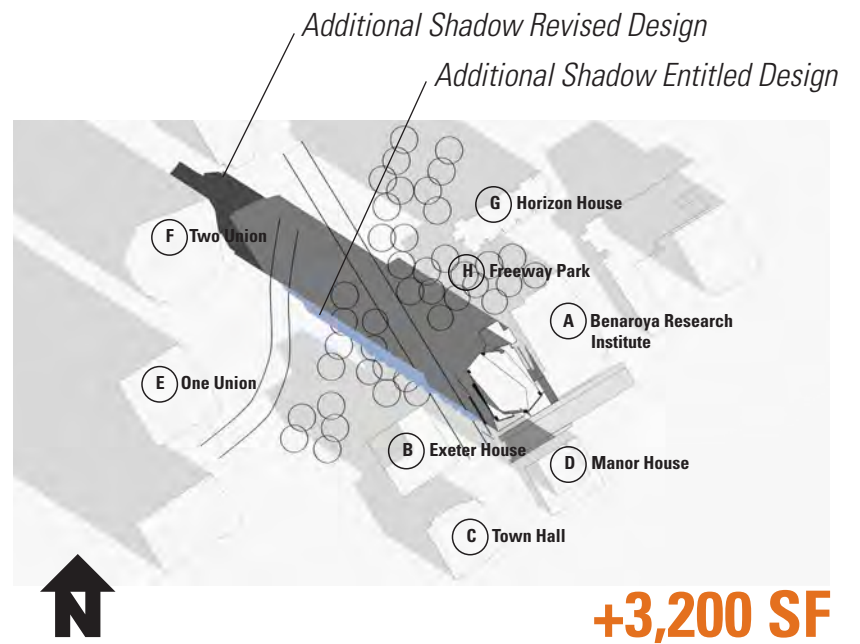


ENTITLED DESIGN



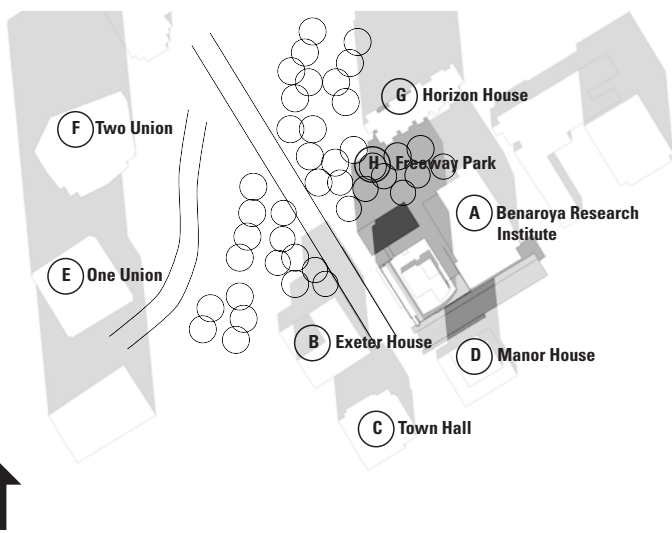
9AM

REVISED DESIGN

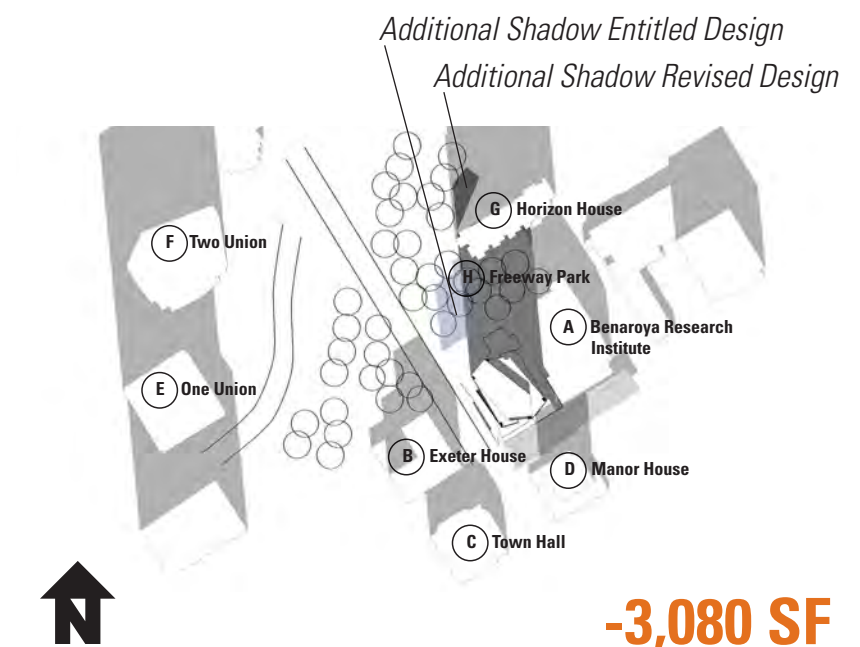


**+3,200 SF**

9AM

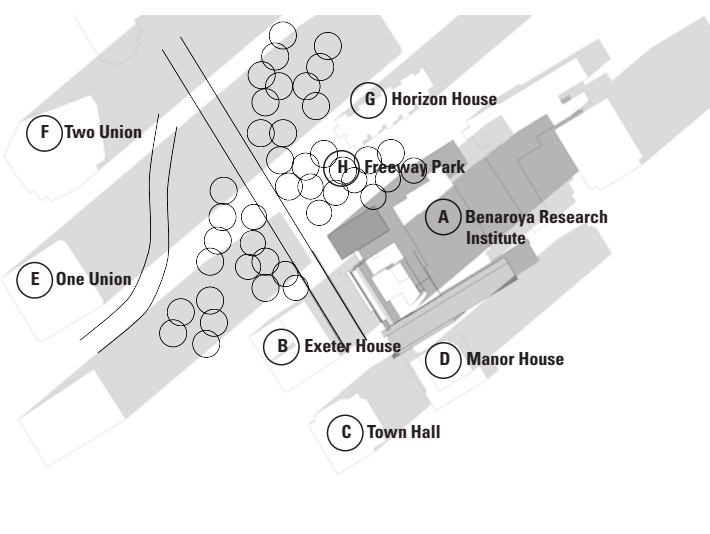


NOON

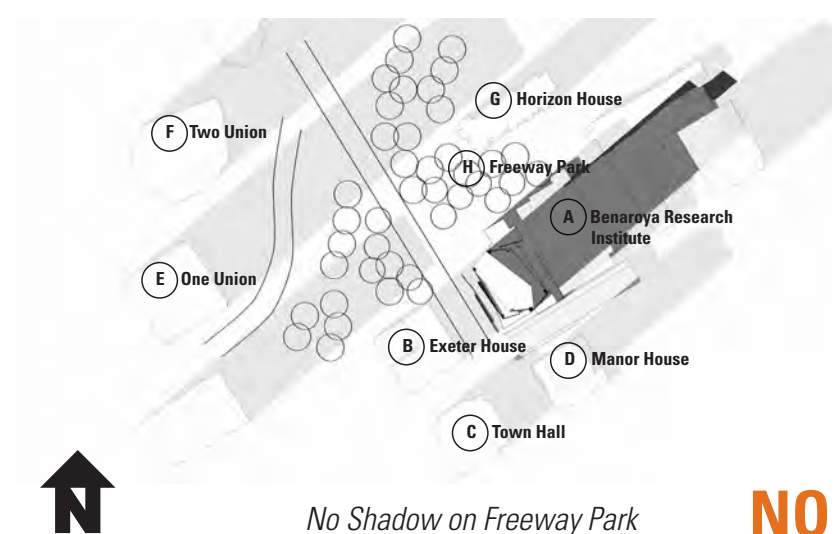


**-3,080 SF**

NOON



3PM



No Shadow on Freeway Park

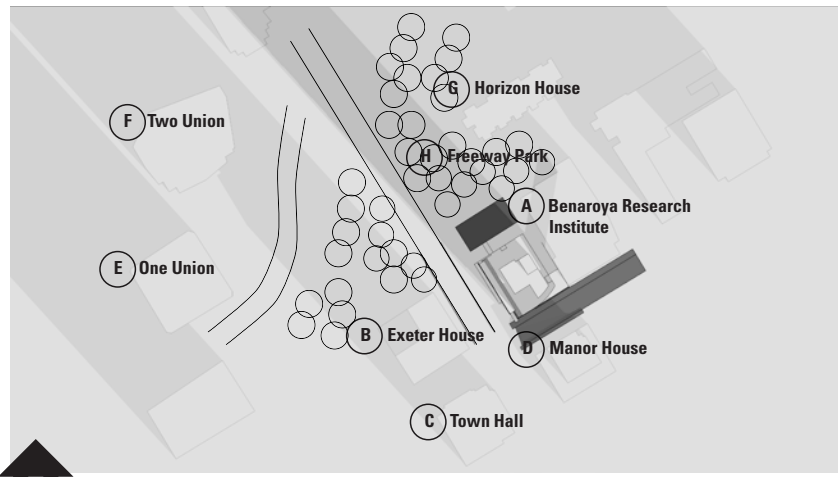
**NO**

3PM

Time/Date: **September 21**

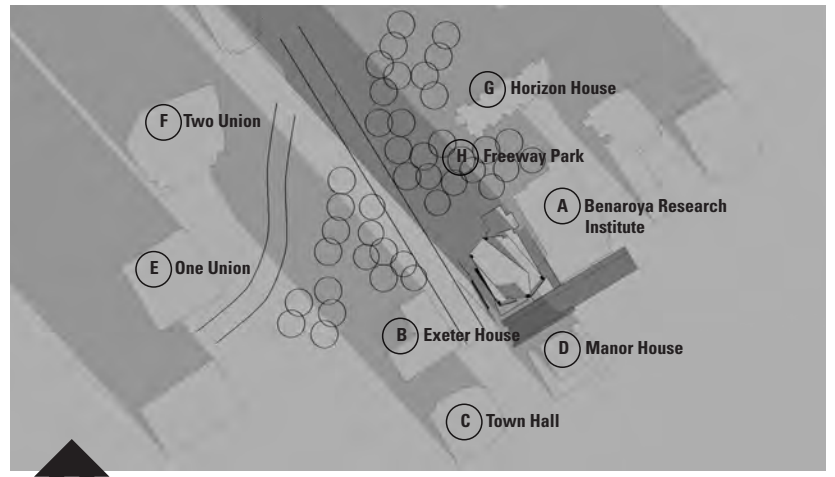


ENTITLED DESIGN

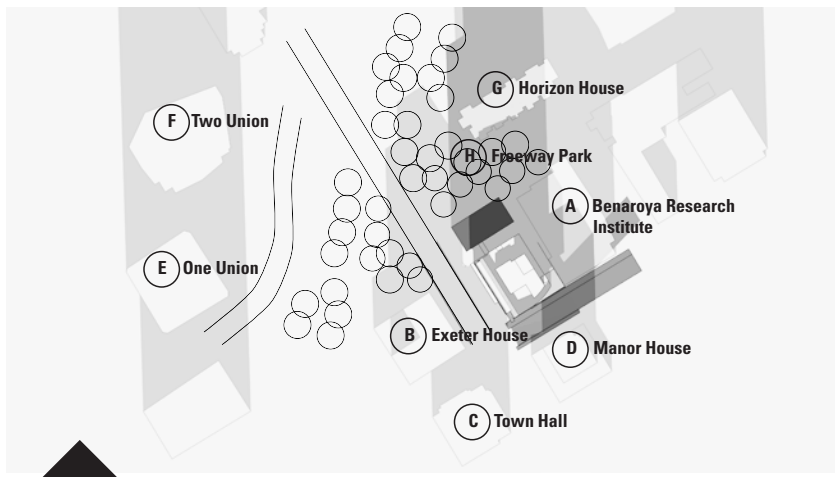


9AM

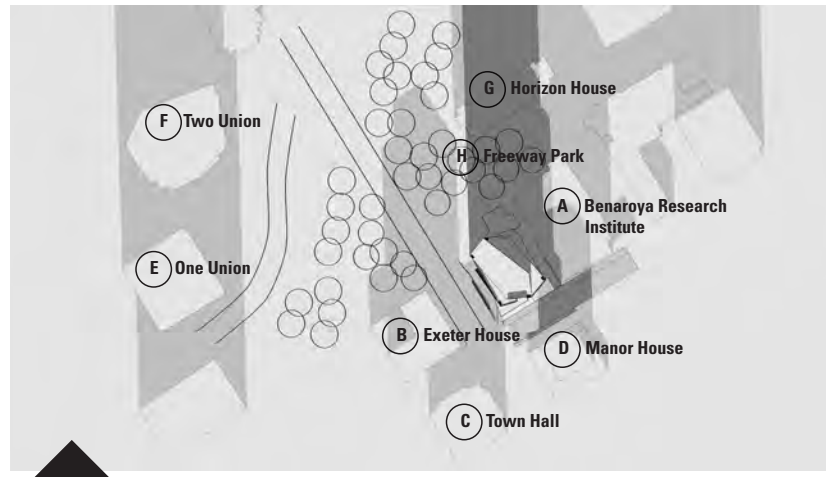
REVISED DESIGN



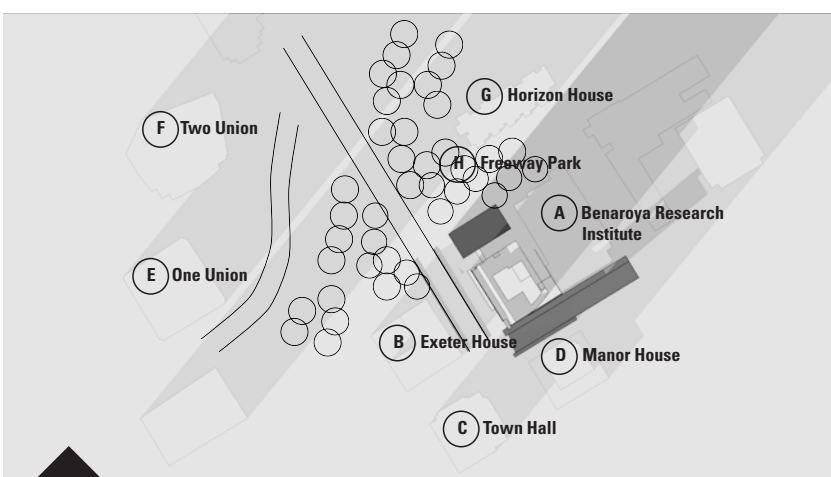
9AM



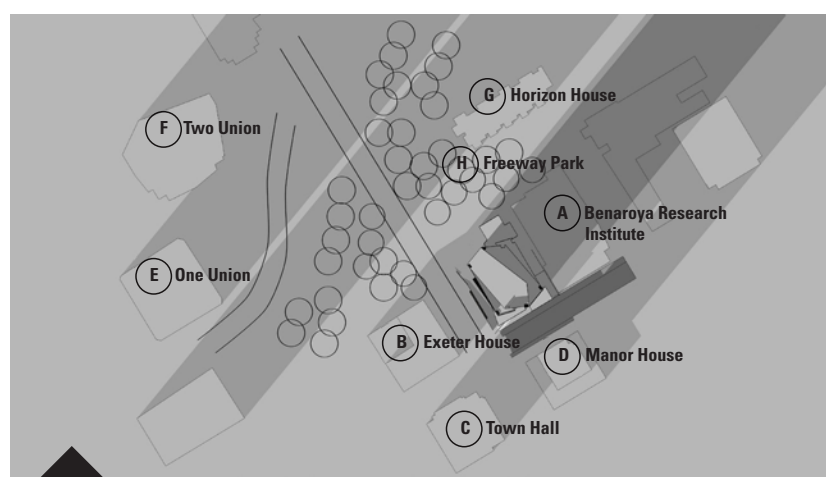
NOON



NOON



3PM



3PM

Time/Date: **December 21**

