

Crescent Heights 1901 Minor Ave

SDCI Project # 3019623

Design Review Board Recommendation Meeting
Downtown Design Review Board

June 14, 2016

1.0 GENERAL

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1.1 PROJECT OVERVIEW

This proposal is for the design and construction of two 40 story towers with an 8 story podium along with 6 floors of below grade parking. The project yields approximately 941 residential apartments, 14,000 sf of ground floor retail and 660 parking stalls

The site is located in the Denny Triangle Urban Center, in zone DMC 240/290-400.

This package will address the following items identified during the June 16, 2015 Early Design Guidance meeting:

- 1. Massing & Program
- 2. Ground Level Uses & Street Activation
- 3. Tower Form & Architectural Expression

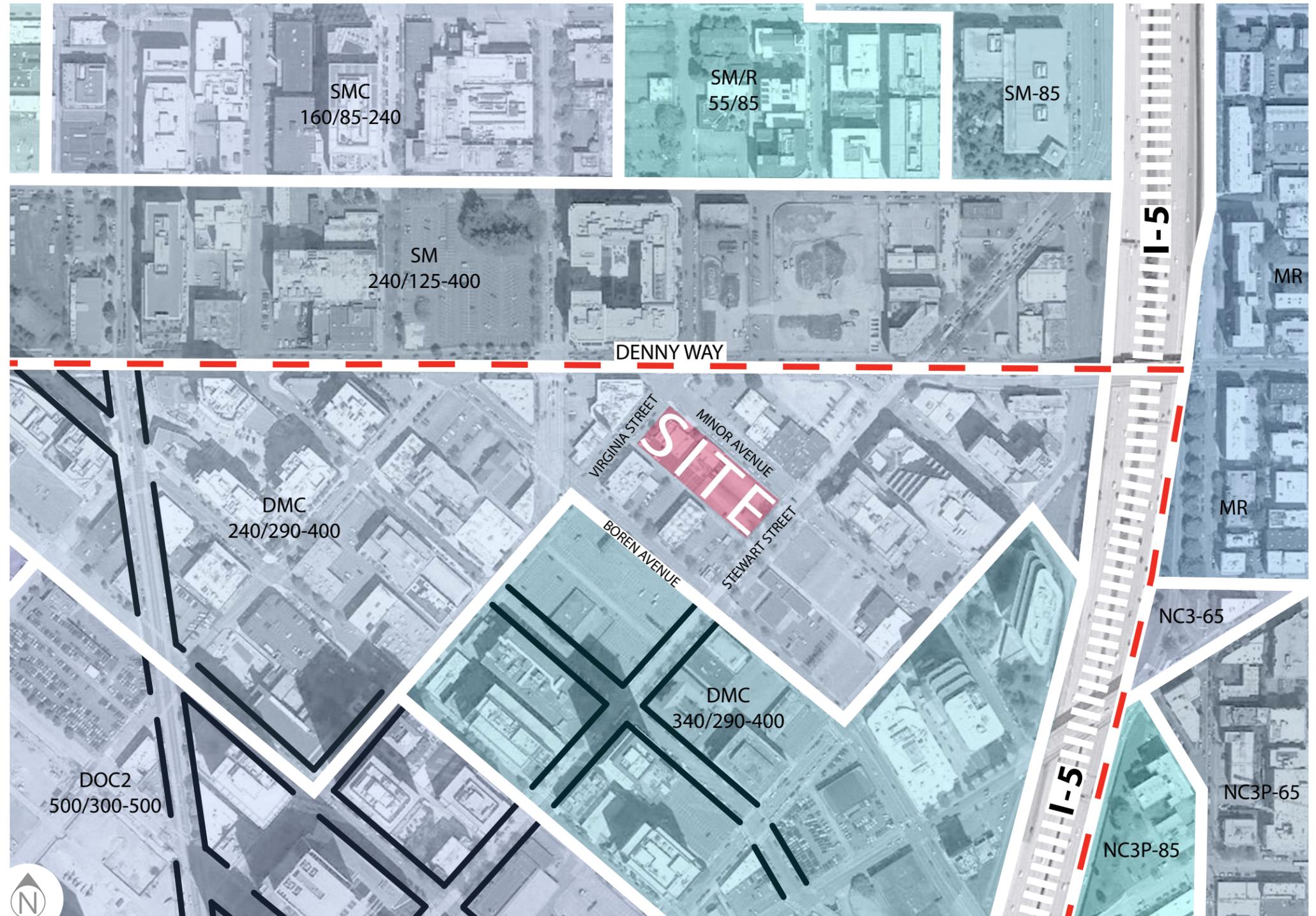


2.0 SITE ANALYSIS

Zoning and Street Level Uses

The site is located within the DMC-240/290-400 (Downtown Mixed Commercial).

While street level uses are required on portions of Stewart Street, they are not required along any of the project's street frontage.



LEGEND

- HIGHWAYS 
- STREET LEVEL USES REQUIRED 
- DENNY TRIANGLE 

2.1 SITE ANALYSIS

Neighborhood Context



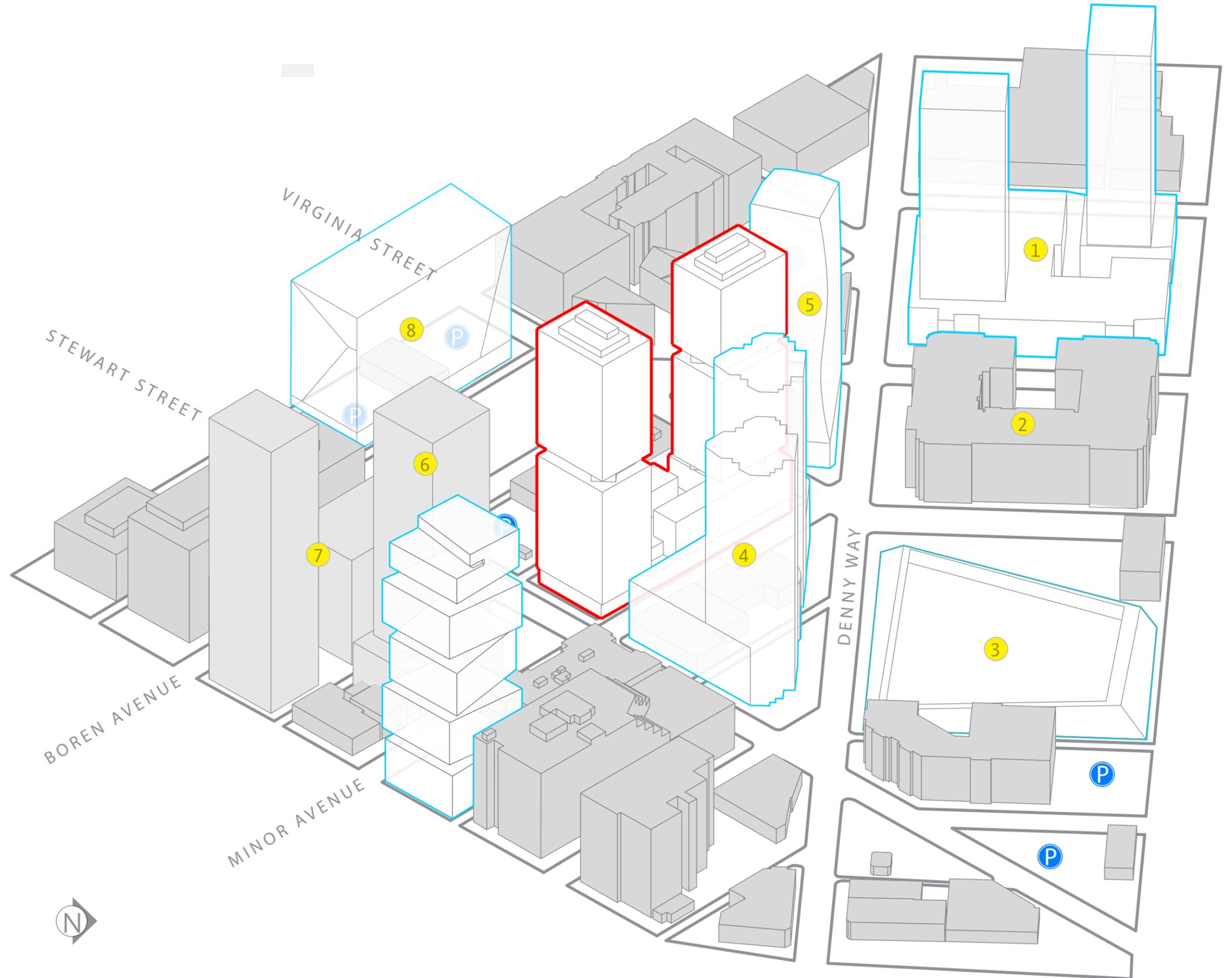
2.2 SITE ANALYSIS

Existing and Proposed Buildings

- 1 1120 John - MUP Application
- 2 116 Fairview - Existing
- 3 1250 Denny - Under construction
- 4 1200 Stewart - MUP issued
- 5 2014 Fairview Ave - EDG
- 6 1823 Minor - Under construction
- 7 1812 Boren - Under construction
- 8 1920 Terry - EDG

LEGEND

- PROPOSED PROJECT 
- PARKING LOT 
- BLOCK 
- EXISTING 
- IN CONSTRUCTION 
- PROPOSED 



2.3 SITE ANALYSIS

Surrounding Buildings (Existing + Proposed)



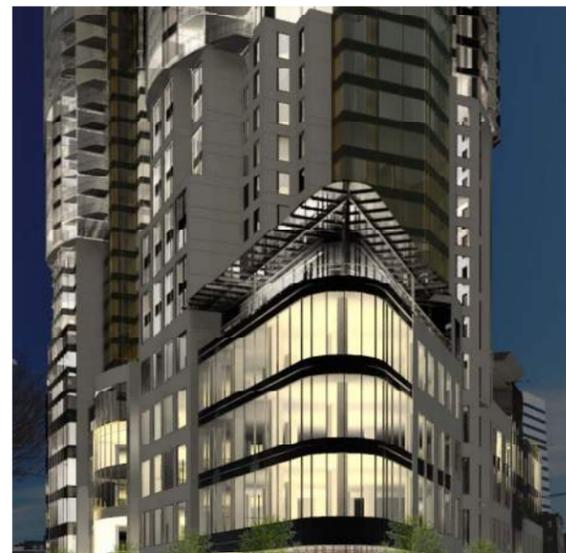
1 1120 John - MUP Application
The proposed project is composed of two city blocks with four residential towers, two 400 feet tall and two 240 feet tall. Two mixed-use podiums will accompany the towers.



2 116 Fairview - Existing
This existing 13-story building consists of retirement apartments along with ground level retail.



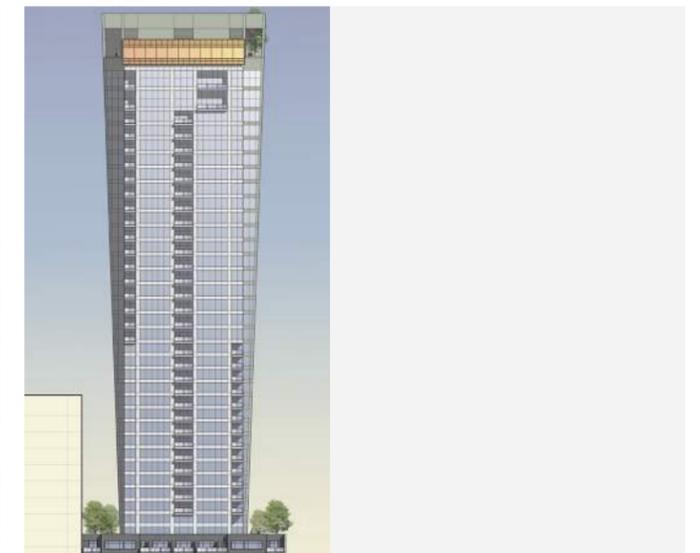
3 1250 Denny - Under construction
The proposed project consists of a new sub-station to service the surrounding area.



4 1200 Stewart - MUP issued
The proposed project consists of two 35-story, mixed use, residential and hotel towers with a 5-story podium.



5 2014 Fairview Ave - EDG
The proposed project consists of 442 residential units and 9,324 sq. ft. of retail space located at ground level. Parking for 308 vehicles to be provided below grade.



6 1823 Minor - Under construction
The proposed project is composed of one 440 foot residential tower with street level retail at the podium.

2.3 SITE ANALYSIS

Surrounding Buildings (Existing + Proposed)



7 1812 Boren - Under Construction
The proposed project consists of a 36-story residential tower along with an 11-story office tower.



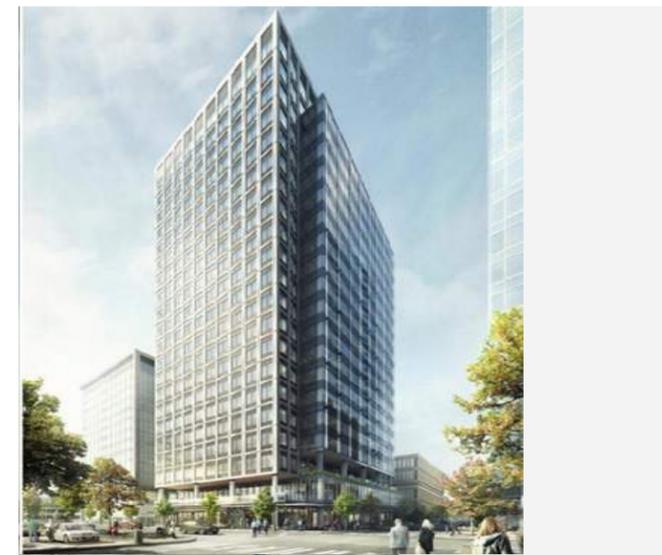
8 1920 Terry - Recommendation meeting
The proposed research building consists of 13 levels along with 5 levels of below grade parking.



9 924 Howell st - MUP application
A 17-story hotel structure (Extended Stay Hotel) containing 309-rooms and ground-level retail and restaurant space.



10 1823 Terry - Existing
This existing project consists of one 37-story residential apartment tower + podium.



11 1007 Stewart - Permit issued
The proposed project is composed of a 21-story office building along with tenant amenity spaces.



12 1821 Boren - The project is composed of an 11-story office building a 13-story hotel building with below grade parking.

2.4 SITE ANALYSIS

Streetscape Photomontage

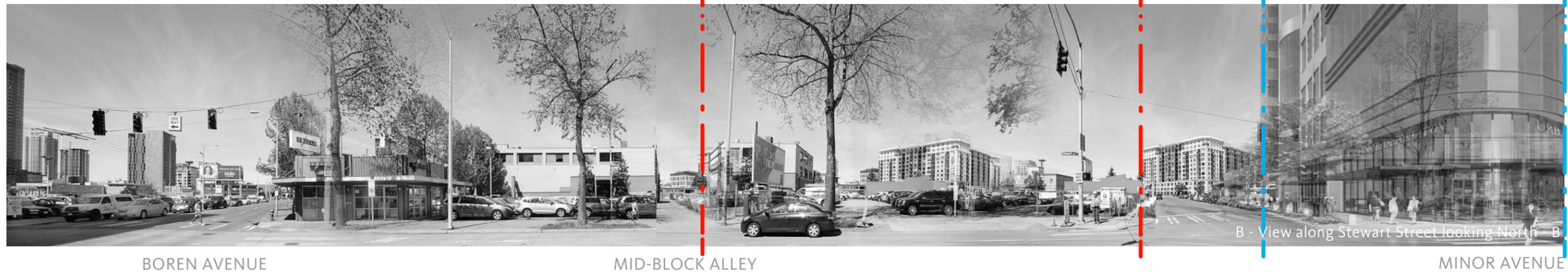
1812 BOREN (PROPOSED)



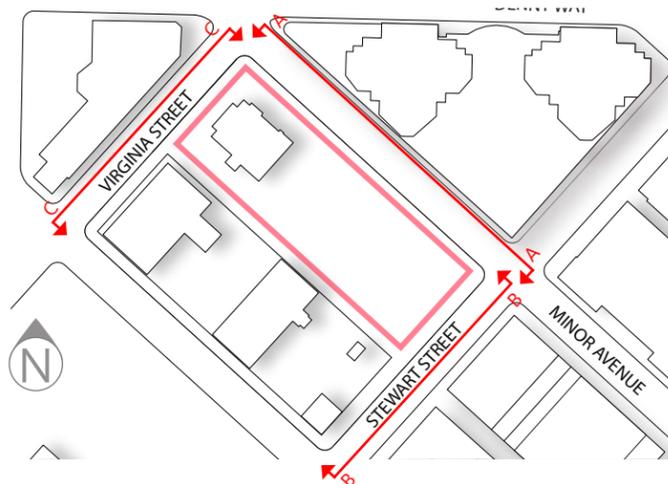
A - View along Minor Avenue looking West - A

PROJECT SITE

1200 STEWART (PROPOSED)



B - View along Stewart Street looking North - B



PROJECT SITE



C - View along Virginia Street looking West - C

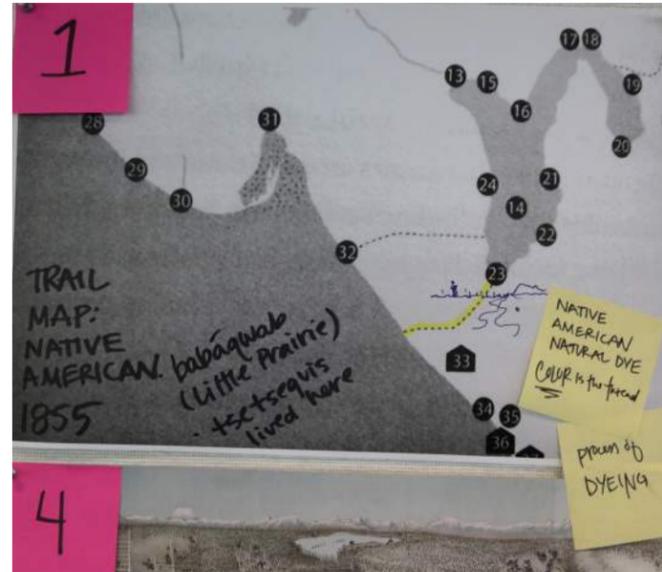
2.5 SITE ANALYSIS

Placemaking

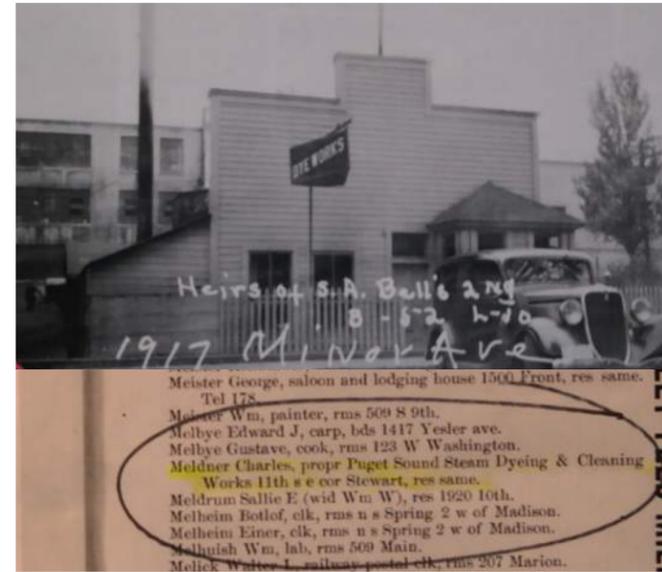
The proposed site has a rich blend of historical uses, including agrarian, civic/community, industrial, retail, and residential. At different points in its history, the site has been home to a fire station, a logging mill, small dwellings, and perhaps most significantly, an industrial dye-works. It is clearly a place of craft and making that has much to offer the community of Seattle's new "working class."

With its prominent location straddling three distinct urban neighborhoods: South Lake Union, Downtown, and Capitol Hill, the site serves as a fixed connection between neighborhood-scale functions and city-scale functions.

Current and projected demographics in the area indicate potential residents are relatively affluent, technologically-minded but seeking authenticity, and hard-working but seeking a fluid work/life balance. They want a variety of options (physical and virtual) for interacting with their neighbors.



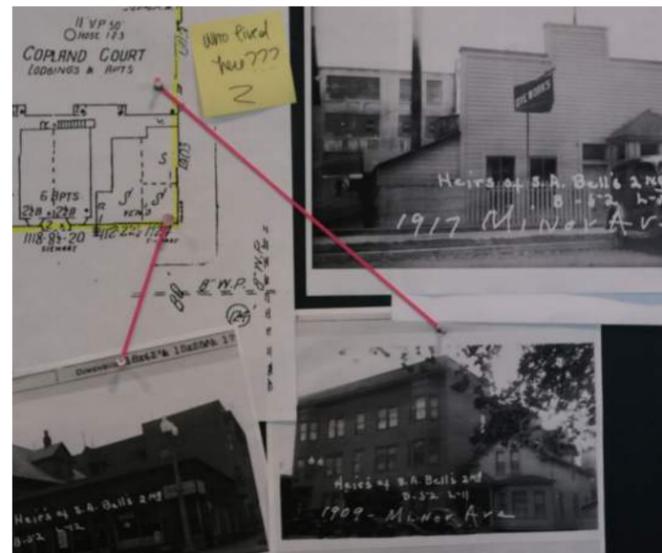
Native American Dwelling



Live/Work



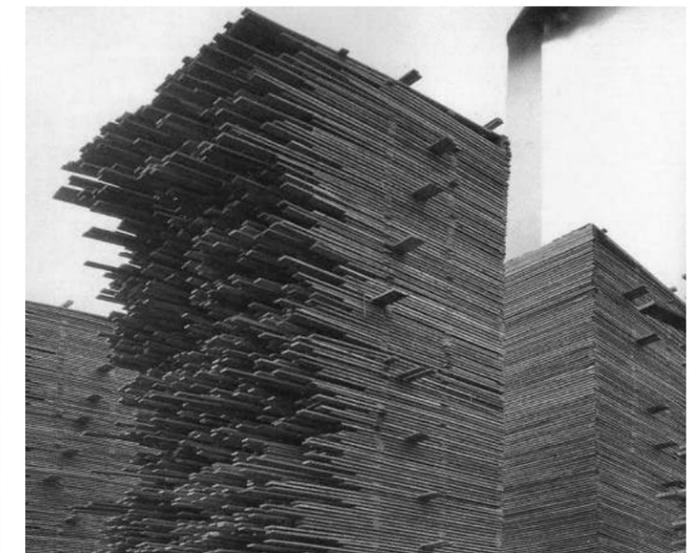
Grid shift



Business: Dye Works, Retail, Radio



Civic Fire Station: Engine Co. #15



Industrial logging area

3.0 EARLY DESIGN GUIDANCE

MASSING & PROGRAM: Comments & Response

GUIDELINES

A-1 - Respond to the physical environment.

A-2 - Enhance the skyline.

B-2 - Create a transition in bulk & scale.

BOARD COMMENTS

"...Option 3 is the most dynamic and breaks the long, tall podium into better scaled components..."

"The Board supported the quantity and distribution of the amenity notches..." especially the notch at the entry

RESPONSE TO BOARD COMMENTS

- The Option 3 massing has been strengthened with all amenity notches expressed on each side of its tower for a presence that addresses the entirety of the skyline.
- The notch between the south tower and the podium at the entry has been widened to two bays. Its articulation matches the mid-tower notches.

GUIDELINES

D-1 - Provide inviting & usable open space.

D-2 - Enhance the building with landscaping.

D-3 - Provide elements that define the place.

BOARD COMMENTS

"...surrounding walls [at the courtyard] should be light color to maximize daylight..." "the south tower should integrate corridors from the core to the top of the podium terraces, so that the tower's residents can access the amenity deck..."

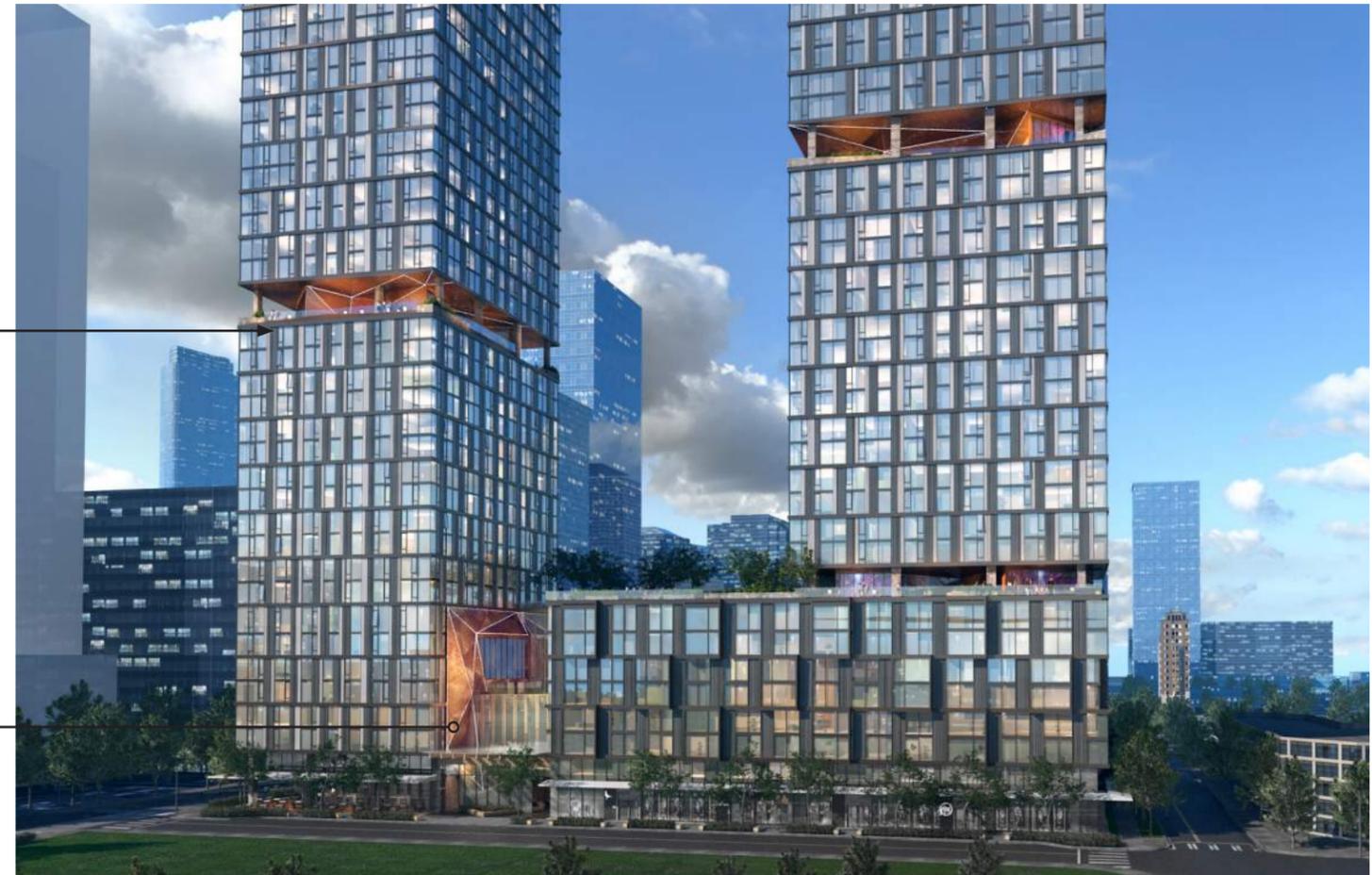
"The Board endorsed the concept landscape plan and program mix for the top...the variety and richness of [the precedent] images must inform..." the design development.

RESPONSE TO BOARD COMMENTS

- The level of the courtyard has been raised one level to enhance daylight penetration. The walls of the courtyard are glazed to help reflection of daylight.
- The notch at the Minor entry has been widened to two bays. There is an additional notch at the alley side.
- Amenities are located at the ends of the courtyard, focusing on exercise and wellness.
- The top of podium and pool deck levels are accessible from each tower. A circulation loop occurs at several levels.
- Several programmatic and planting zones are provided at the top of the podium. These provide rich and varied spaces for the tenants.

Increased amenity setbacks

Podium separation widened



Aerial View to Southwest

Grills, fire rings, and pergolas for entertaining. Horseshoe pit and bocce court

Indoor amenity space, such as a communal kitchen and game/entertainment room

Terrace seating and pet area

Grilling & dining



Podium Aerial View

3.0 EARLY DESIGN GUIDANCE

MASSING & PROGRAM: Comments & Response

GUIDELINES

- B-1 - Respond to the neighborhood context**
- B-4 - Design a well-proportioned & unified building.**
- C-2 - Design facades of many scales.**

BOARD COMMENTS

"The Board strongly supported the full height notch" at the Minor entry "for the podium modulation and streetscape relief..." "The Board suggested...that notch being one bay wider..."

"The Board strongly supported the setback retail at the southeast corner..."

"...the scale of the lobby entry and all the retail does deserve more height...relative to a uniformly tall podium..."

RESPONSE TO BOARD COMMENTS

- The notch at the Minor entry has been widened to two bays. The use of tinted stainless steel cladding differentiates the entry from the adjacent retail areas to the north and south.
- The height of the notch at the Minor entry has been reduced to connect the street with the life of the podium courtyard.
- The retail along Minor and Stewart at the south tower is set back 9' from the face of the tower generous sidewalk space.
- The mass of the podium is lifted up two stories with the lowest two floors expressed as a tall glazed volume at the street.
- The retail storefront wraps the corner from Minor to Virginia.



Podium separation widened by one bay

Bridge eliminated, notch a full height expression

Tinted stainless steel cladding differentiates wall from adjacent facades

Lobby height emphasized

Lobby height expressed as two story volume

Lowest two floors expressed as tall glazed volume



Section Perspective through Entry Lobby & Pool Deck

3.1 EARLY DESIGN GUIDANCE

GROUND LEVEL USES & STREET ACTIVATION: Comments & Response

GUIDELINES

A- 1 - Respond to the neighborhood context

C- 1 - Promote pedestrian interaction.

C- 4 - Reinforce building entries.

BOARD COMMENTS

“The Board strongly supported the amount and depth of ground level retail...and about 18 feet clear height at these storefronts.”

“The Board agreed the retail on all frontages needs more regularly spaced doors, and the setbacks...would assist” with the requested increased sidewalk width.”

RESPONSE TO BOARD COMMENTS

- The amount of street-level retail has increased with the relocation of the leasing office. Eclectic mix of small retailers to include services for tenants, artisan food, and bespoke specialties.
- Where possible, retail depth has been retained or increased. Along Stewart, the recessing of the storefront behind the columns and the reconfiguration of the core has reduced the retail depth to 22’.
- The clear floor height at street level is 14’-4”. While less than the requested 18’ clear, it is consistent with the response under the related project #3019625 where the Board requested a clear height of 14’.



Street-level retail
Increased
14'-4" Clear height

Eye-level view at Minor & Virginia

GUIDELINES

C- 2 - Design facades of many scales.

C- 4 - Reinforce building entries.

D- 2. Enhance the building with landscaping.

BOARD COMMENTS

“Lobby Entrance: The Board agreed the corner retail should extend to the east side of the lobby notch, and help activate that recess.”

Additional seating and landscape amenity, and special signage, lighting...would be welcome in this recess.

RESPONSE TO BOARD COMMENTS

- The retail at the corner of Stewart Street and Minor Avenue has been extended to the entry notch with operable glazing strengthening the connection to the entry.



Lobby activated by
lighting and
cladding contrast

Hand-crafted doors
and prominent
modern beams
reference the timber
industry and add
warmth to the entry
experience

Eye-level view at Building Entry

3.1 EARLY DESIGN GUIDANCE

GROUND LEVEL USES & STREET ACTIVATION: Comments & Response

GUIDELINES

C- 1 - Promote pedestrian interaction.

C- 2 - Design facades of many scales.

BOARD COMMENTS

“Retail Height and Transparency: The Board agreed the ground floor retail may be about 18’ but the upper transom should be transparent.”

“...the facade should be composed to create a more vertical, two story reading.”

RESPONSE TO BOARD COMMENTS

- The mass of the podium is lifted up two stories with the lowest two floors expressed as a tall glazed volume at the street.
- The clear floor height at street level is 14’-4”. While less than the requested 18’ clear, it is consistent with the response under the related project #3019625 where the Board requested a clear height of 14’.



Eye-level view at Minor & Virginia

Street-level height expressed as two story volume

GUIDELINES

C- 6 - Develop the alley facade.

E- 2 - Integrate parking facilities.

E- 3. Minimize the presence of service areas.

BOARD COMMENTS

Alley: The Board applauded the intent to upgrade the alley, and supported treatments such as artful garage doors, special lighting and premium wall materials

RESPONSE TO BOARD COMMENTS

- The lowest two levels of the alley-facing façade are clad in the same material panels used at the upper floors.



Detail Elevation at Alley

Alley upgraded with cladding to match tower panels, plantings and feature garage doors

3.1 EARLY DESIGN GUIDANCE

GROUND LEVEL USES & STREET ACTIVATION: Comments & Response

GUIDELINES

C- 5 - Encourage overhead weather protection.

BOARD COMMENTS

"Canopies: The Board supported continuous overhead canopies...and the light, glass expression."

"The Board supported stepping canopy heights...at select focal points to modulate the podium."

RESPONSE TO BOARD COMMENTS

- Canopies are designed as a continuous plane with integrated lighting broken only at the primary entry notch.
- The more solid canopies allow the second floor units to have a degree of privacy from the street below.

GUIDELINES

C- 1 - Promote pedestrian interaction.

C- 2 - Design facades of many scales.

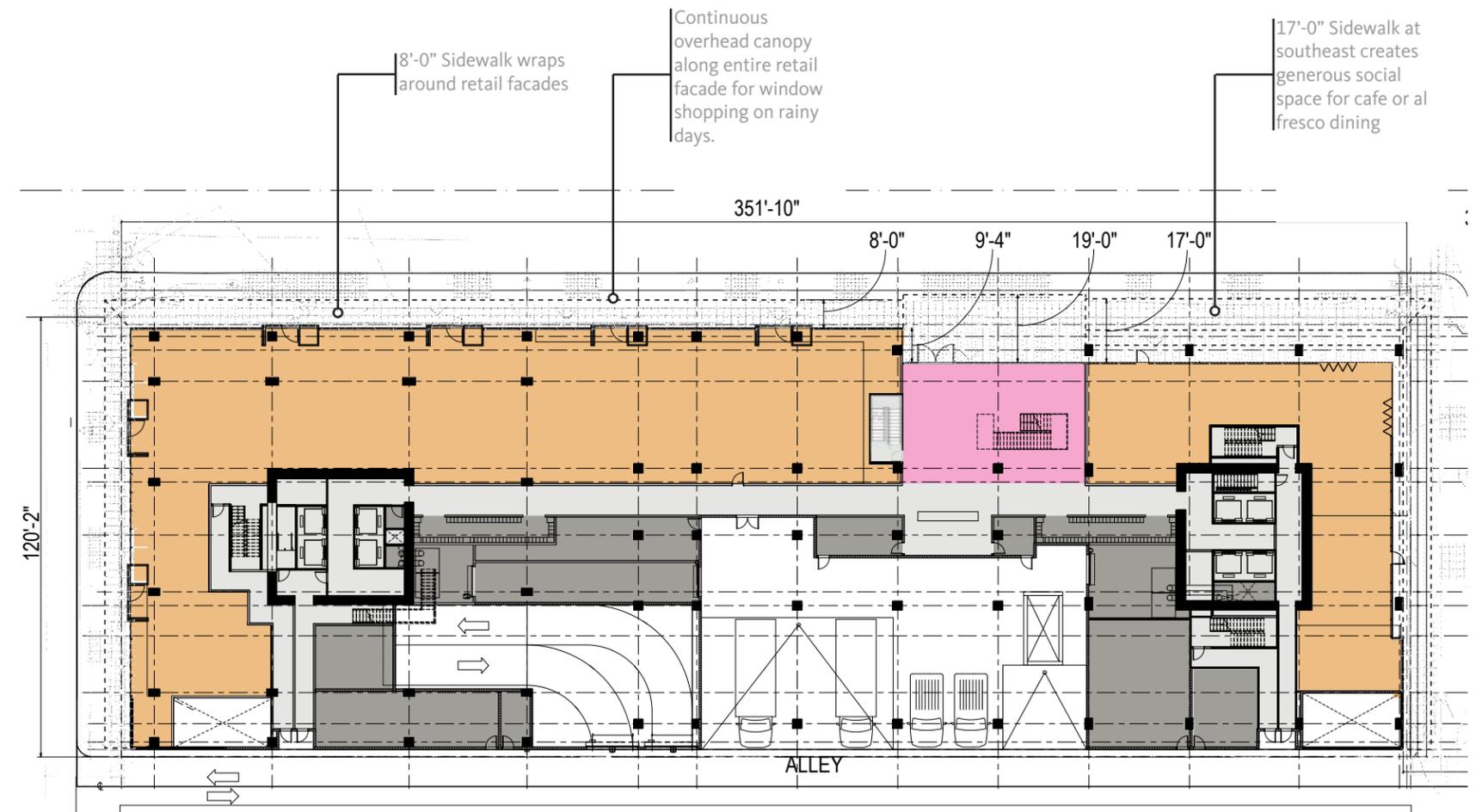
BOARD COMMENTS

"Streetscape Design: The Board supported the 10 ft wide sidewalk along Stewart, and 12' wide sidewalk at the southeast portion of Minor, but agreed the remainder of Minor was too narrow at 6'."

The Board suggested the 8' wide curb-side planter zone be reduced, and/or columns be recessed to achieve an 8' sidewalk.

RESPONSE TO BOARD COMMENTS

- The Southeast sidewalk has been widened to 17'-0", which will open up the corner even further and allow it to become a vibrant social gathering space
- The remainder of the sidewalk on Minor will be at least 8'-0", creating a pleasant and stroll-able promenade along the retail storefront and landscaped zone.



Site Plan

3.2 EARLY DESIGN GUIDANCE

TOWER FORM & ARCHITECTURAL EXPRESSION: Comments & Response

GUIDELINES

B- 4 - Promote pedestrian interaction.

C- 2 - Design facades of many scales.

BOARD COMMENTS

“Tower Materiality: The Board supported the deep and shifting cladding language shown... as promising for the majority of the towers and base, but only if the large notches are tall, deep and legible...”

RESPONSE TO BOARD COMMENTS

- The cladding of the tower and podium changes from the base to the top of the towers becoming more transparent toward the top.
- The cladding is arranged into two story glazed sections with slab edges expressed in between this creates a tower skin articulation that is in proportion to the overall size of each tower.
- Opaque panels shift horizontally from section to section
- Amenity notches wrap all sides of the towers with the mass of the enclosed space set back significantly from the base of the tower. The cladding, landscaping and lighting set the notches apart from the remainder of the building.



Eye-level view at Minor & Virginia

Opaque facade panels alternate in width, color and position

Two-story skin articulation

GUIDELINES

B- 4 - Promote pedestrian interaction.

C- 2 - Design facades of many scales.

BOARD COMMENTS

“Notches and columns: The Board agreed all exterior amenity notches should be 10’ minimum depth, and...be double height”

“To create needed modulation and a legible scale of “notch” on the tall towers, the board agreed that the [notch] should wrap all four sides and be distinctly expressed as a recessed plane of contrasting materiality.”

“...the depth, height and contrast of the banding is the primary objective.”

RESPONSE TO BOARD COMMENTS

- The notches are now amenity-only spaces with units relocated elsewhere.
- Amenity notches wrap all sides of the towers with most of the mass of the enclosed space set back further than 10’ from the face of the tower.
- Amenity space is dynamic, faceted and metal-clad to provide contrast to the remainder of the building.
- The notches have been redesigned to be one taller floor with a 16’ opening expressed at the notch perimeter. Landscape and guardrails set back from the edge to emphasize the break in the tower.



View of Amenity Spaces

Facade transparency increases with height

Deep amenity cuts wrap around all sides of tower for social gathering space with great views

3.2 EARLY DESIGN GUIDANCE

TOWER FORM & ARCHITECTURAL EXPRESSION: Comments & Response

GUIDELINES

B- 4 - Design a well-proportioned & unified building.

C- 2 - Design facades of many scales.

D- 5 - Encourage overhead weather protection.

BOARD COMMENTS

“Notches and Lighting: The Board...agreed that the nighttime legibility of the notches... should be reinforced with a robust lighting scheme that ensures all the notch elements ‘glow’.”

RESPONSE TO BOARD COMMENTS

- Nighttime illumination of the amenity notches with recessed LEDs and LED spotlights will ensure they become a prominent design statement on the building and the surrounding skyline. The recessed LEDs will light the linear vertices of the faceted forms on the soffits and walls, while LED spotlights will be strategically placed to make the notches glow and even sparkle.
- The color of the LED accent lighting will be artfully employed in a way that will enhance the identity of the building and perhaps hearken back to the historical heritage of the site, which once featured an industrial dyeworks. Material selection and lighting design will be closely coordinated to achieve maximum legibility and identity.



3.2 EARLY DESIGN GUIDANCE

TOWER FORM & ARCHITECTURAL EXPRESSION: Comments & Response

GUIDELINES

A- 2 - Promote pedestrian interaction.

D- 1 - Design facades of many scales.

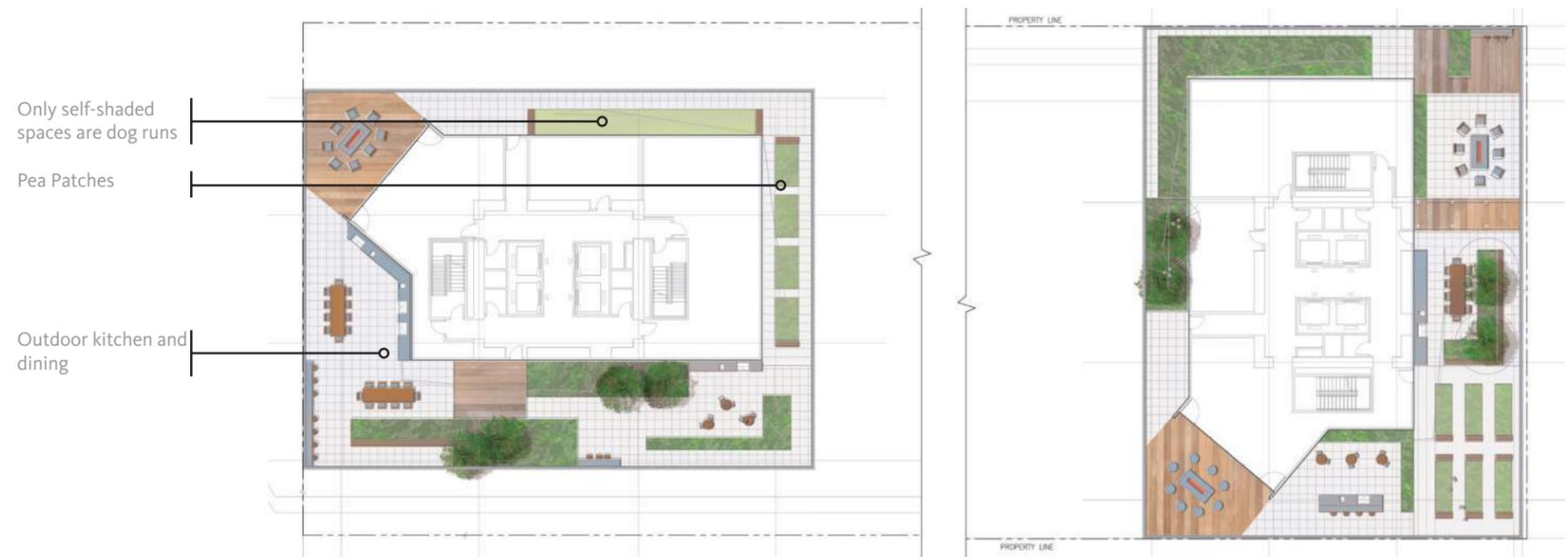
BOARD COMMENTS

“Rooftop:... all penthouse forms should be approximately 10’ setback from all rooftop edges,...”

At least the east tower amenity should shift “to the north and east street sides, to clarify massing and minimize self-shading of the amenity spaces.”

RESPONSE TO BOARD COMMENTS

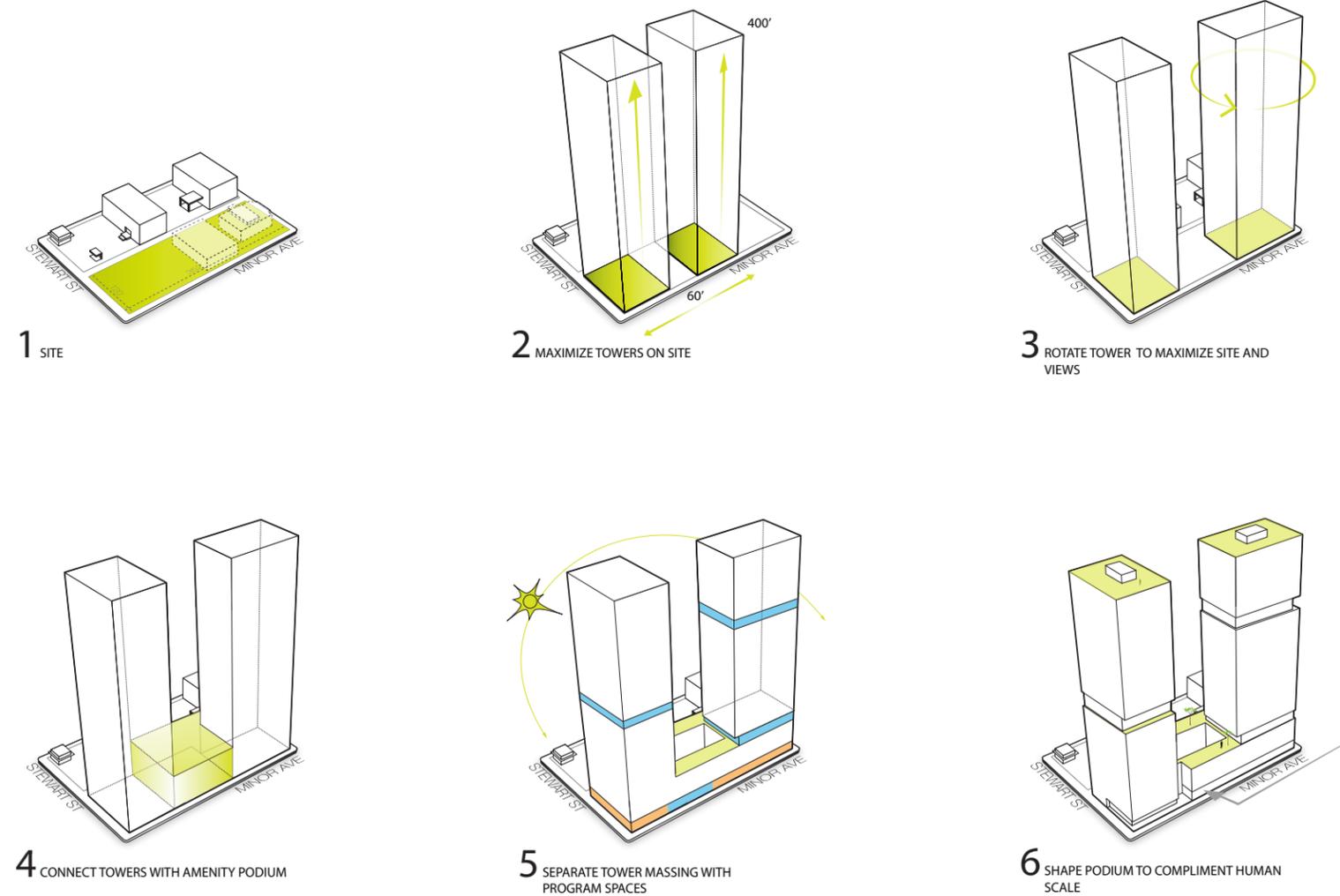
- The form of the rooftop penthouses and amenity spaces relate to the mid-tower notches. These forms are set back with most of the mass of the enclosed space set back further than 10’ from the face of the tower.
- The penthouses are dynamic, faceted and metal-clad to provide contrast to the remainder of the building.
- Dog runs are located at the north sides of each penthouse to reduce self shading at other occupied areas.



4.0 DESIGN

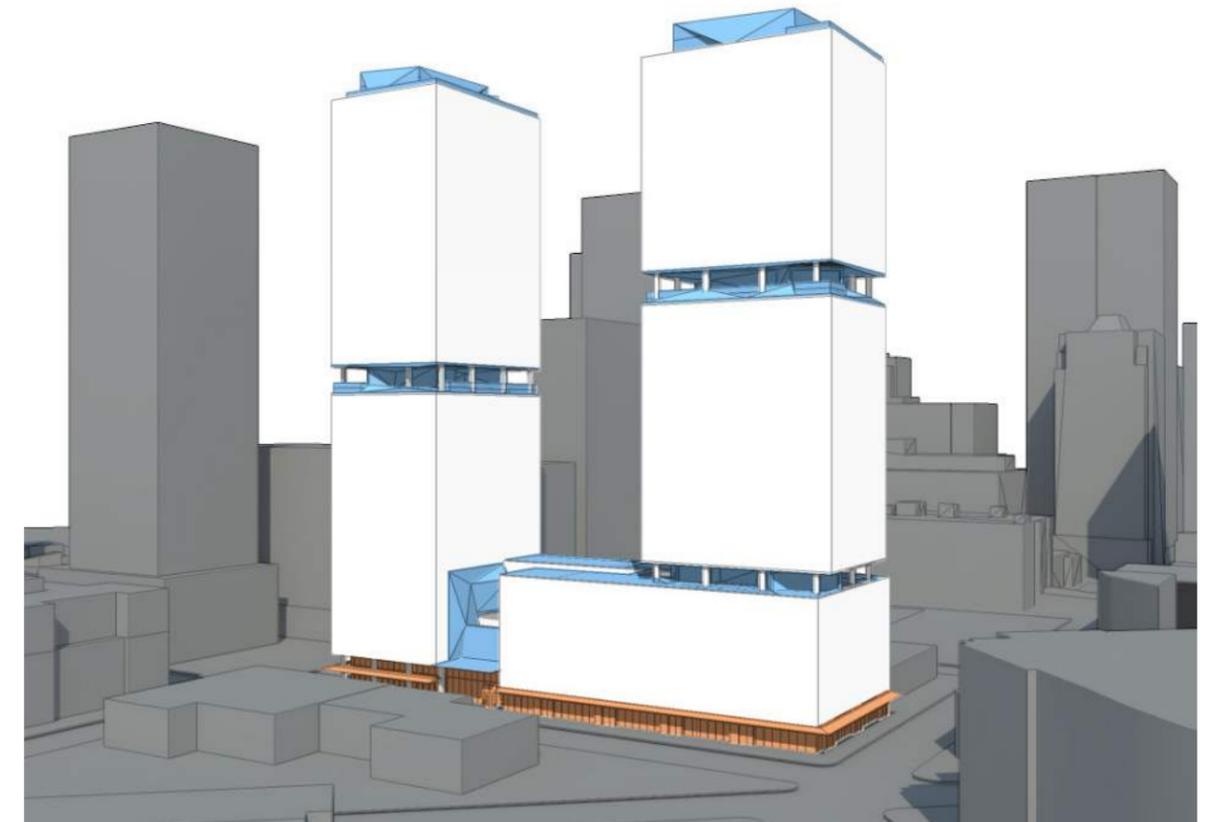
EDG MASSING - PREFERRED SCHEME

- Mid-tower amenity notches provide relief to overall tower form;
- Towers broken down into vertical neighborhoods;
- Shared exterior spaces distributed through out the development;
- Two story street-level expression;

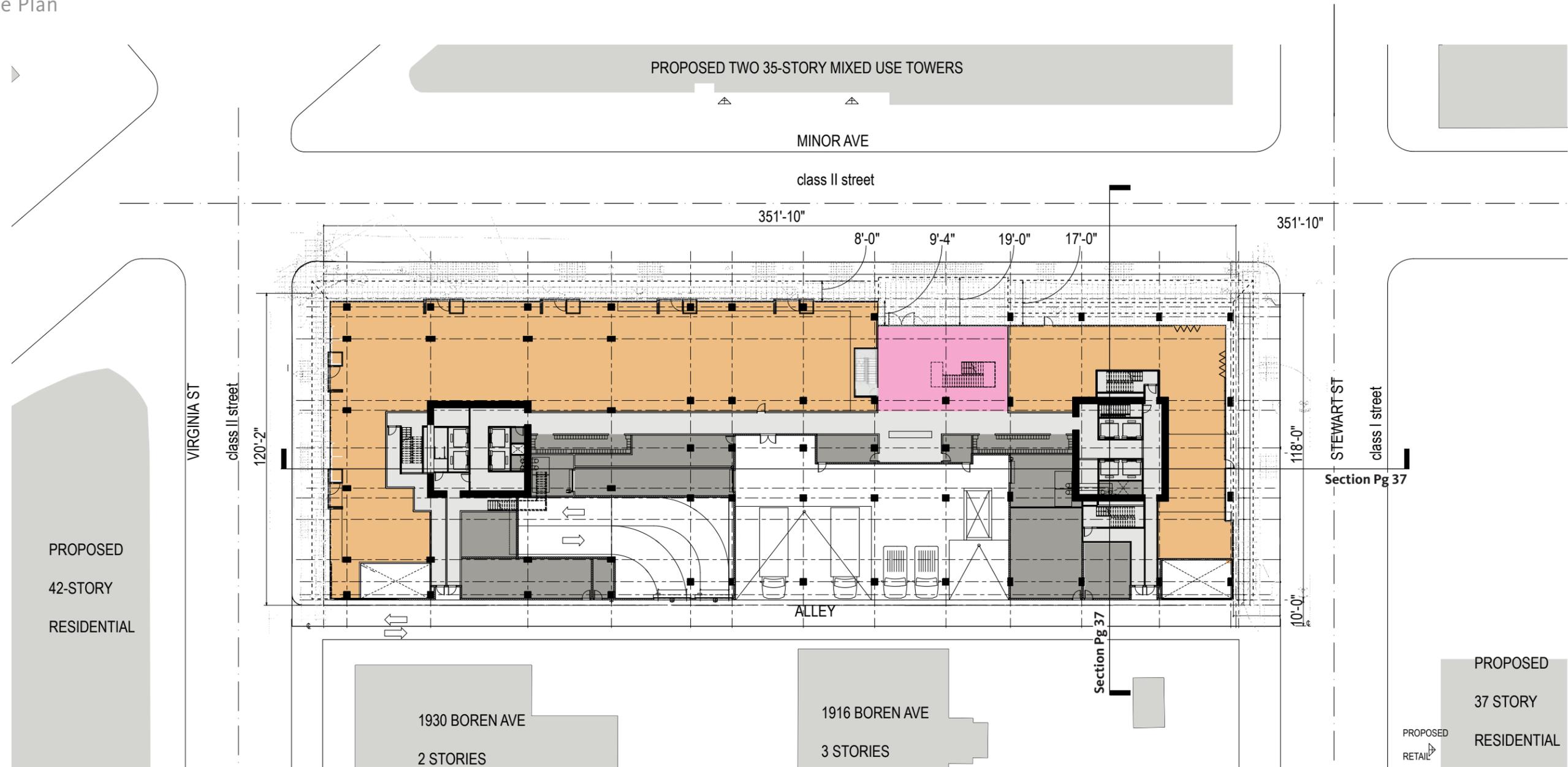


REVISED PROPOSED MASSING

- Setback at notches increased to provide greater differentiation from tower form.
- Notch program simplified to be strictly amenity spaces.
- Vertical cut at main entry enlarged and made clearer.
- Visibility of podium coverages increased from street level.



4.1
DESIGN
Site Plan



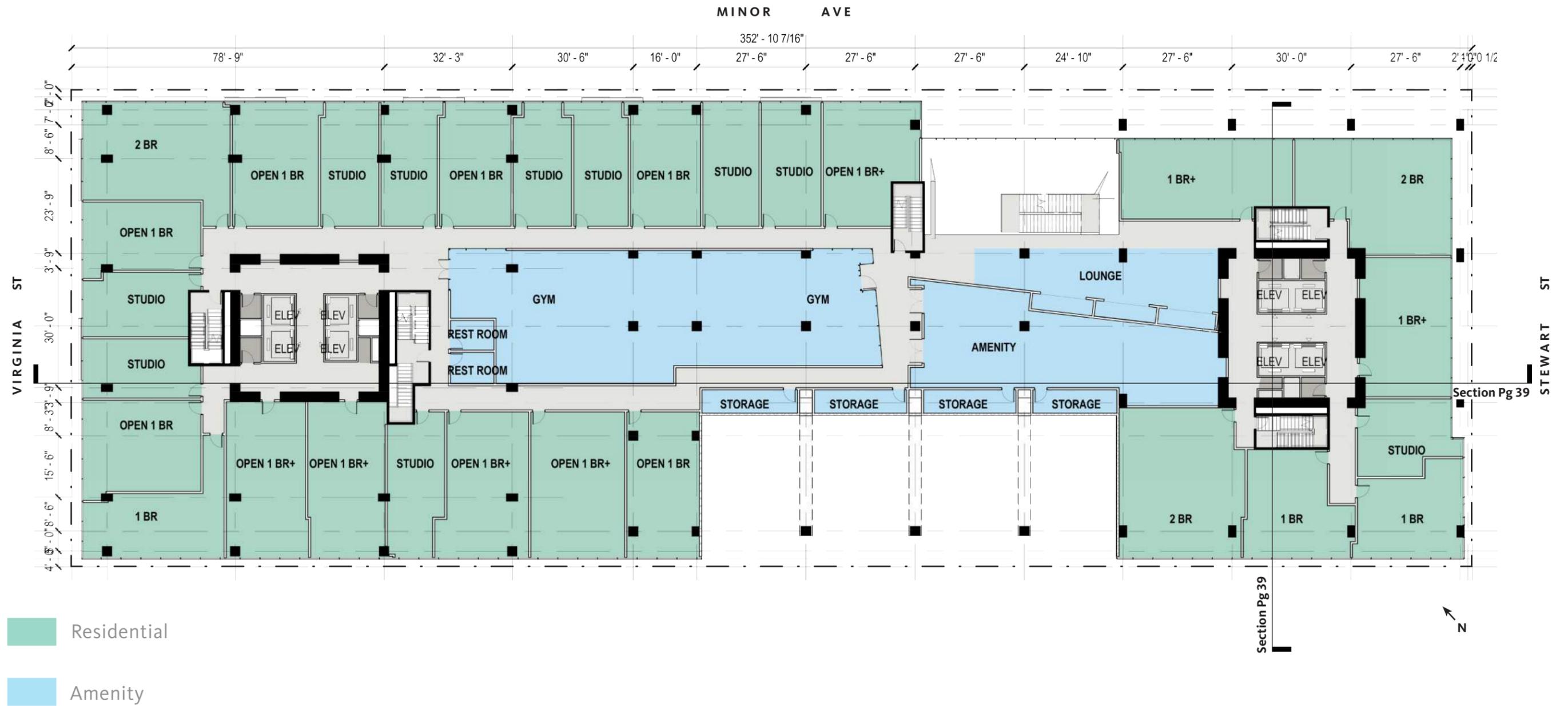
Core/B.O.H.

Residential Lobby

Retail

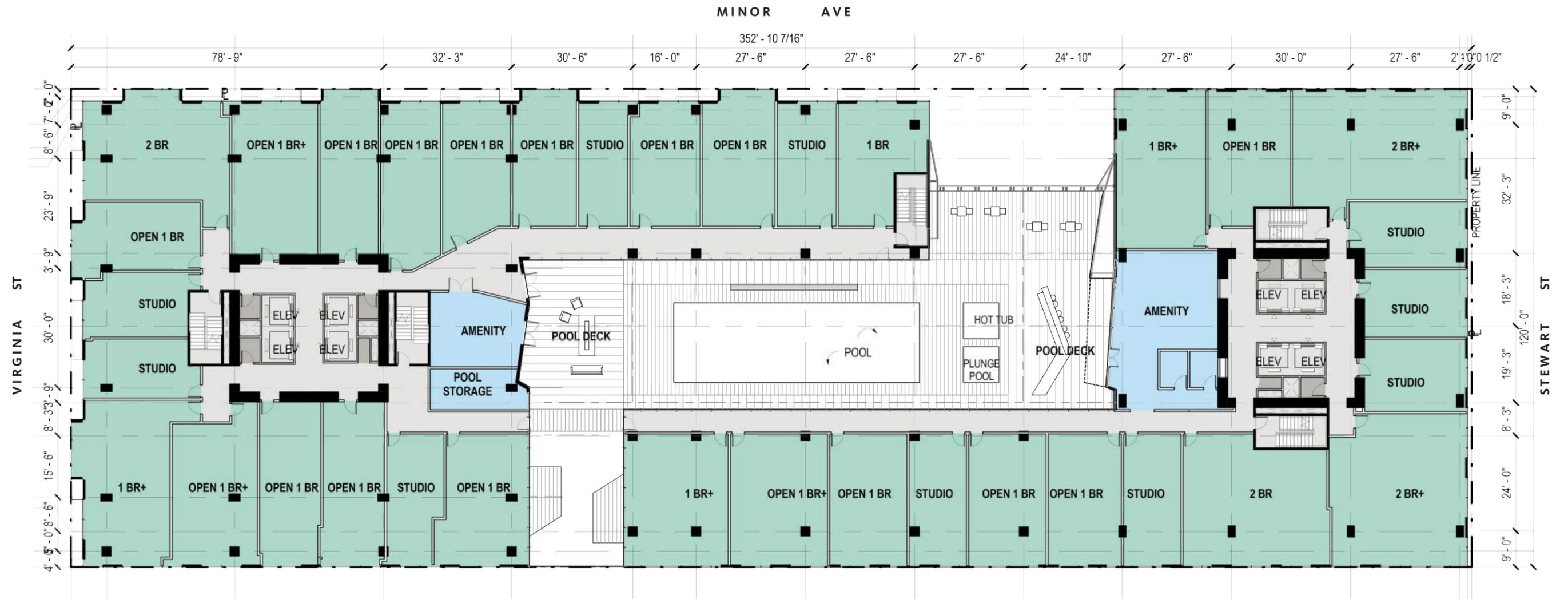
4.2 DESIGN

Level 2 Podium Plan



4.2 DESIGN

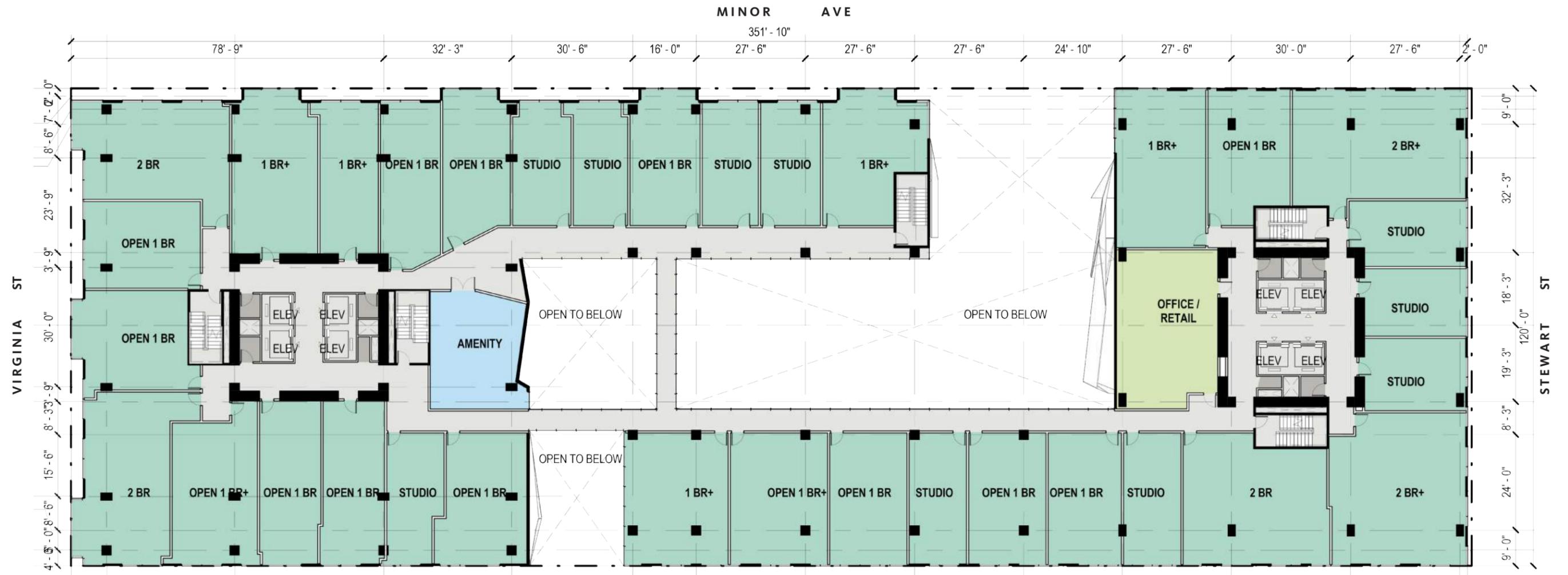
Level 3-6 Podium Plan



- Residential
- Amenity

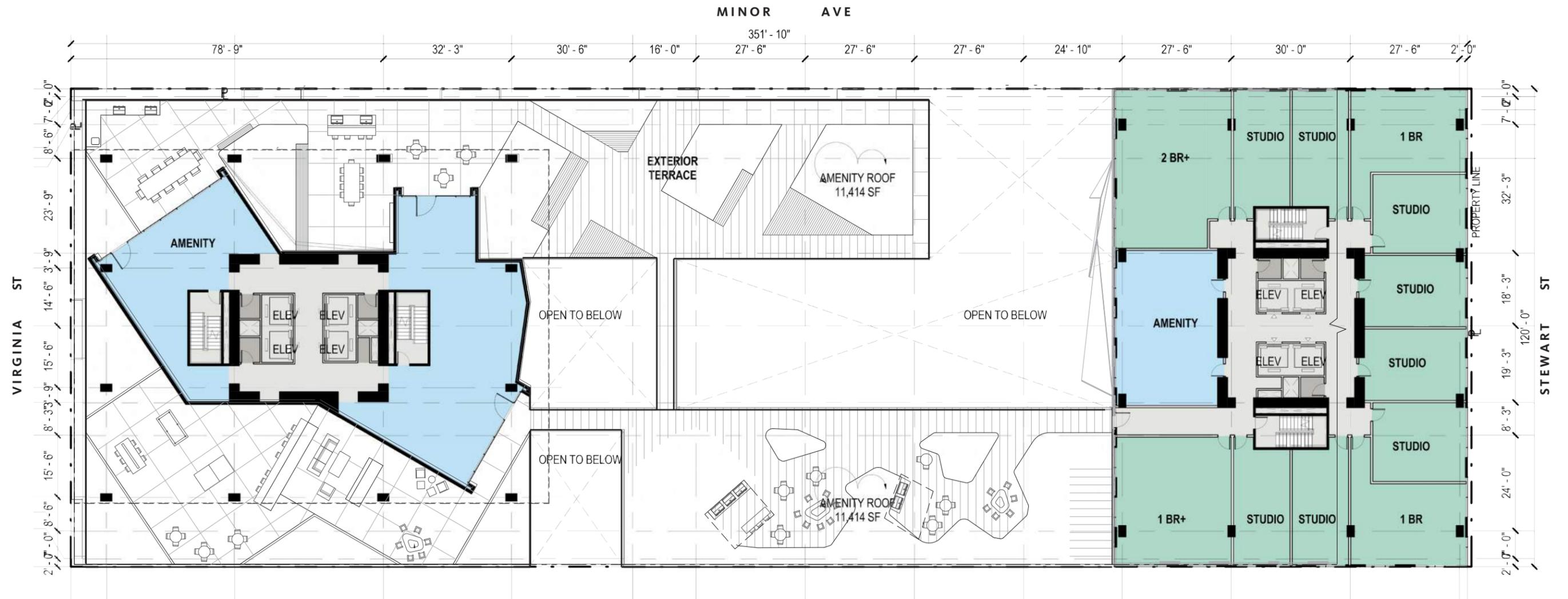
4.2 DESIGN

Level 7-8 Podium Plan



4.2 DESIGN

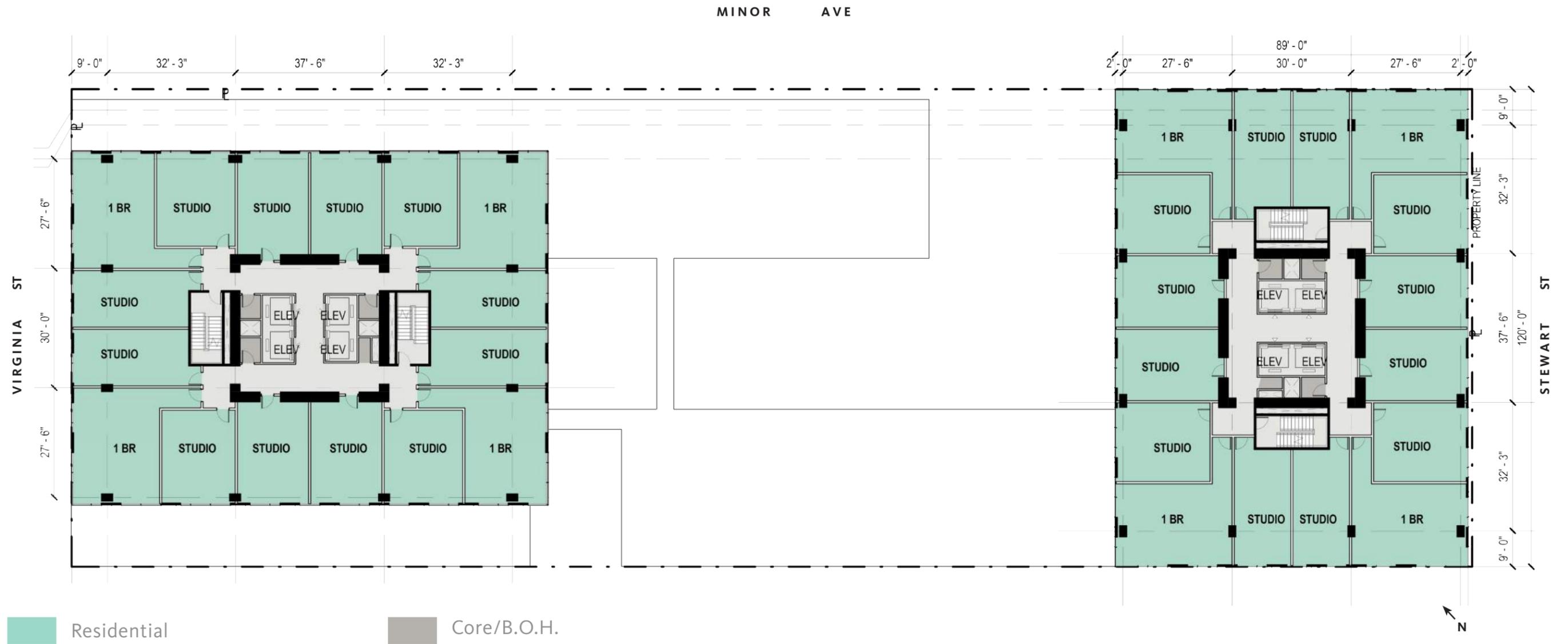
Level 9 Podium Plan



- Residential
- Amenity

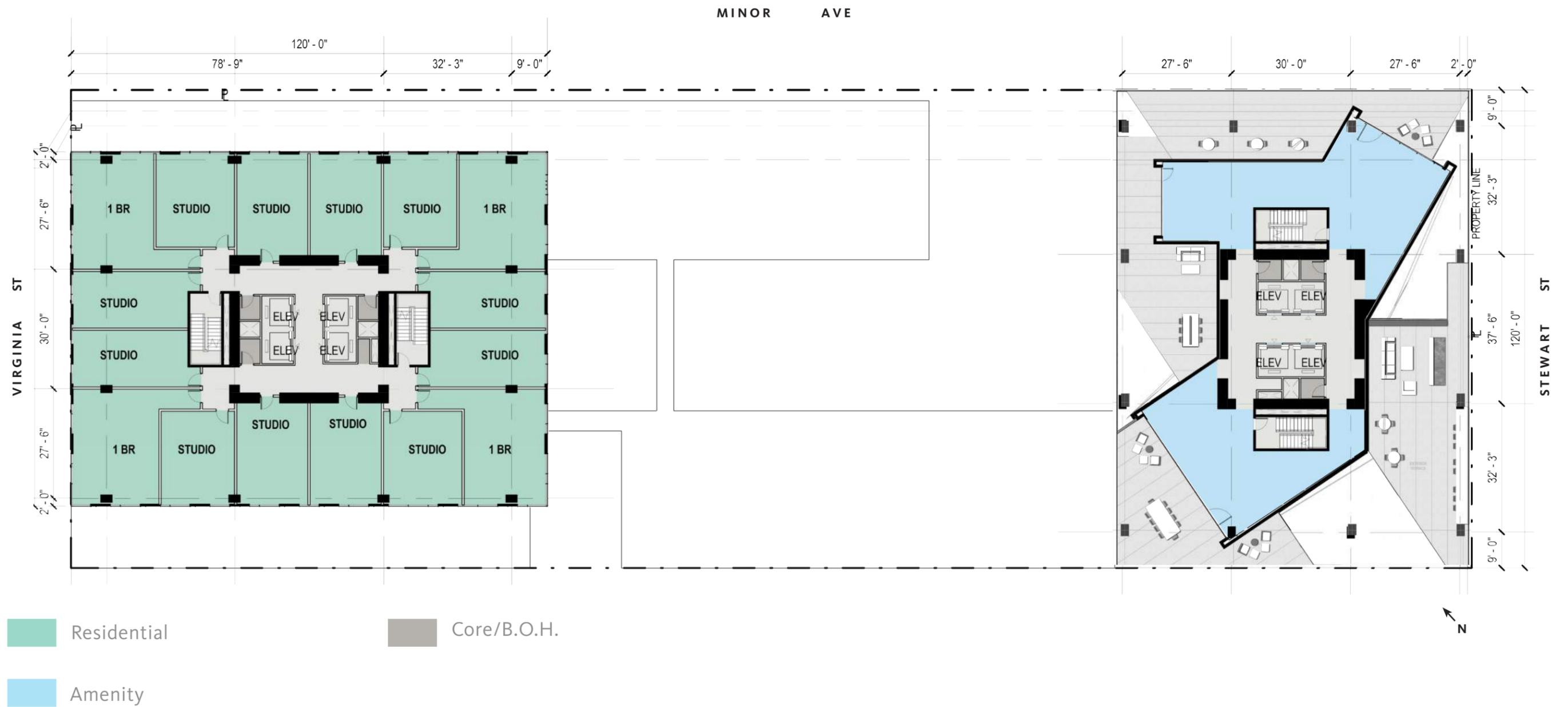
Core/B.O.H.

4.2
DESIGN
Typical Tower Plan



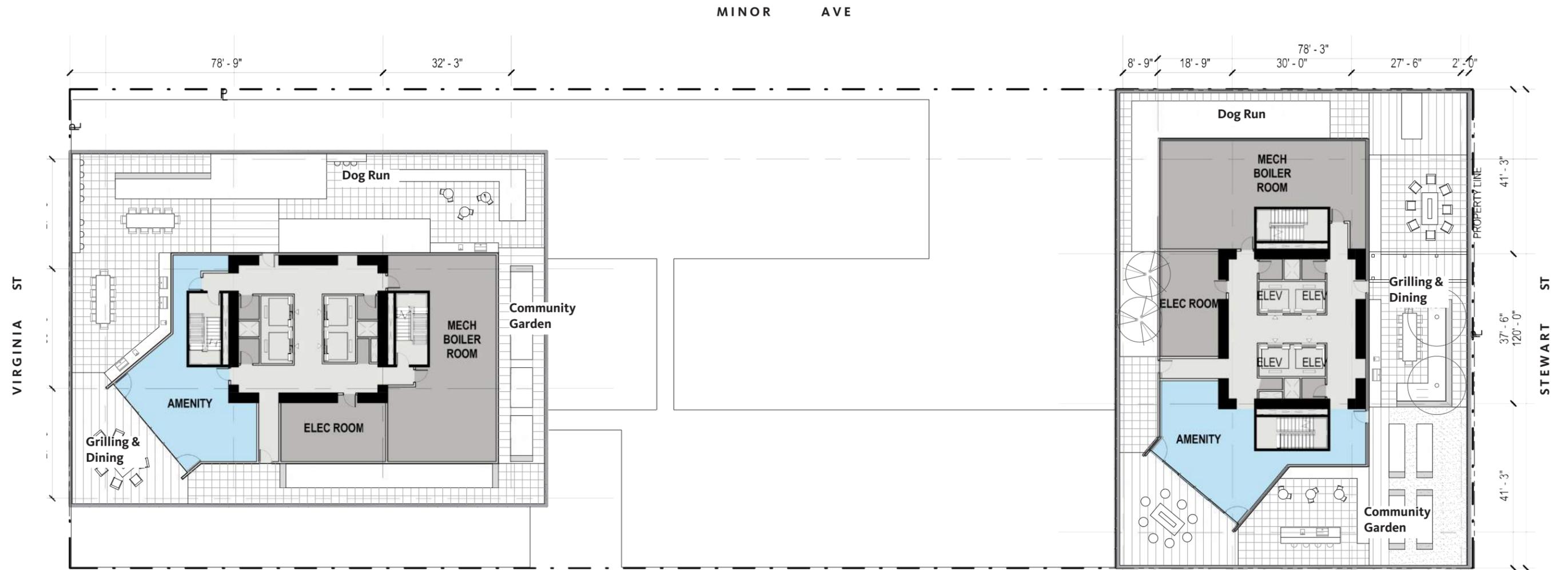
4.2 DESIGN

Typical Amenity Level Plan



4.2 DESIGN

Level 40 Roof Plan



Core/B.O.H.

Amenity

4.3 DESIGN

Building Elevations



Stewart St Elevation (Southeast orientation)

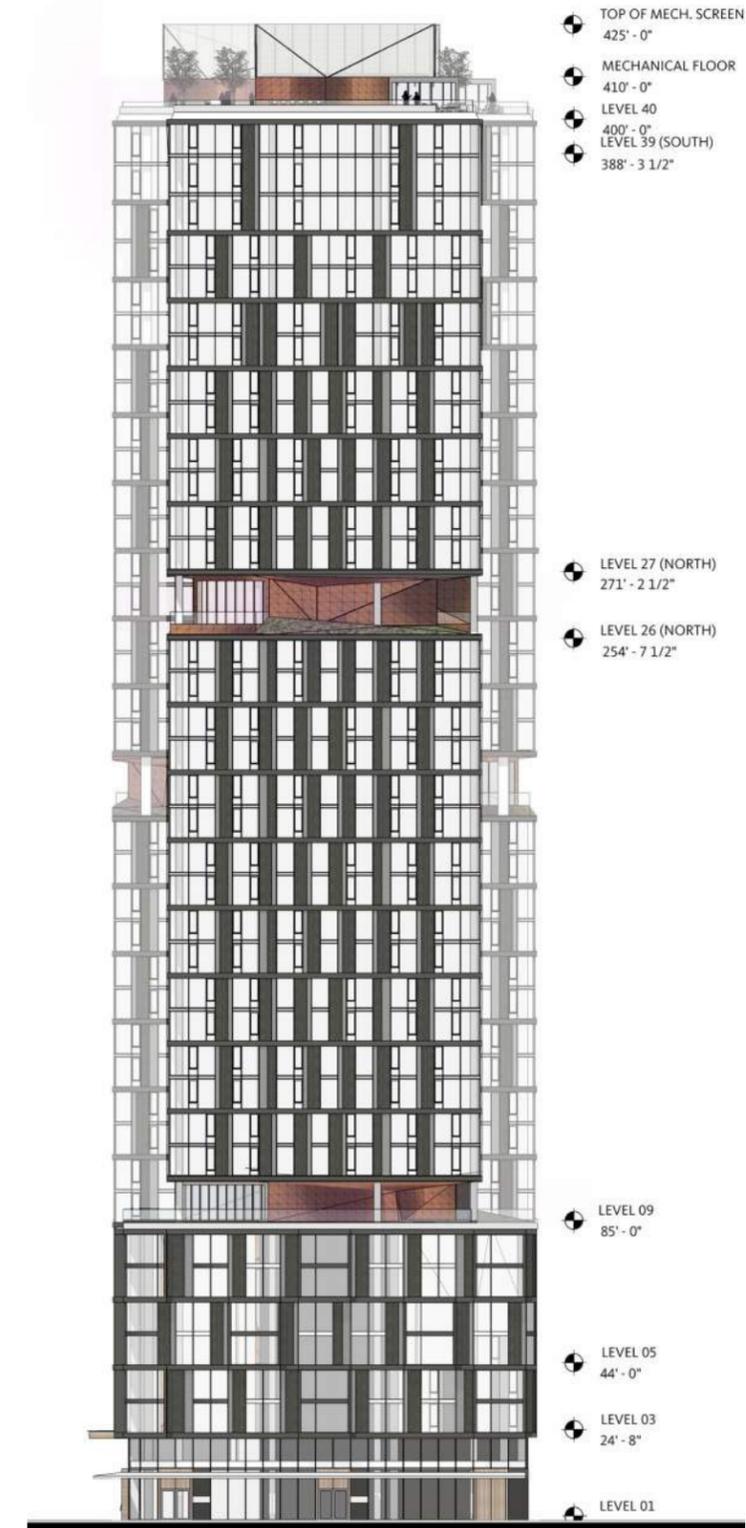


Minor Ave Elevation (Northeast orientation)

4.3 DESIGN Building Elevations



Alley Elevation (Southwest orientation)



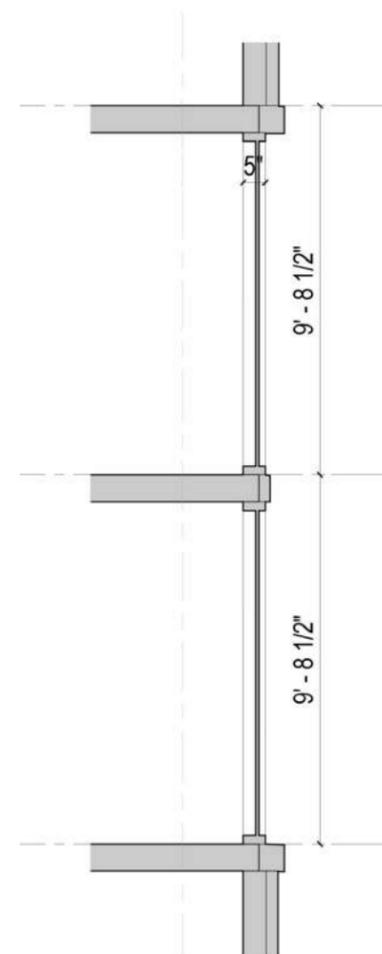
Virginia St Elevation (Northwest orientation)

4.4
DESIGN

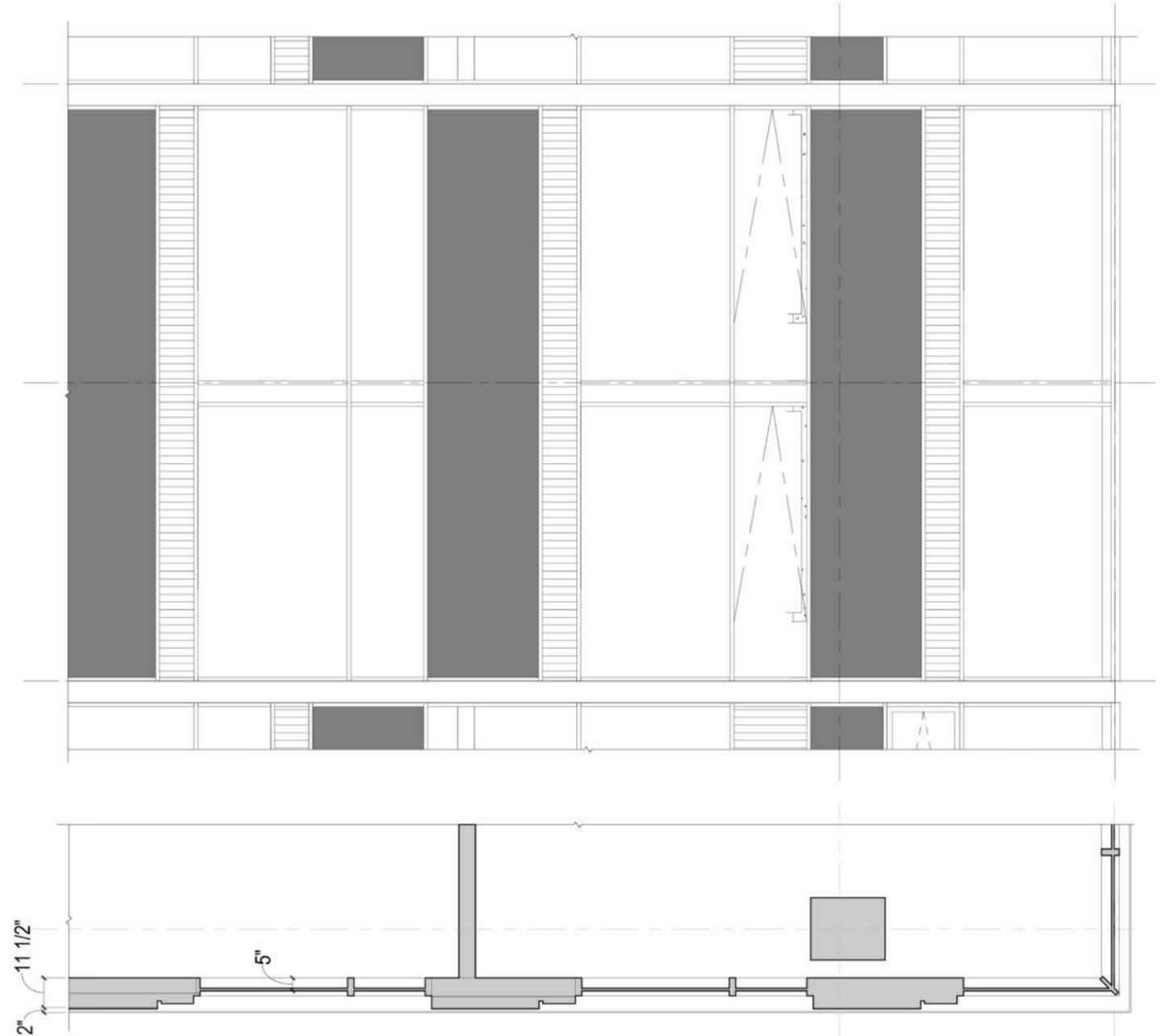
Enlarged Elevations - Tower Facade Detail



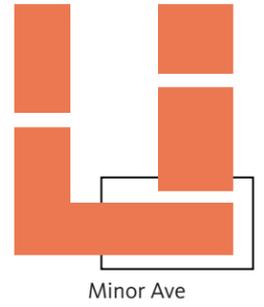
Rendering Detail



Detail Section, Elevation, Plan



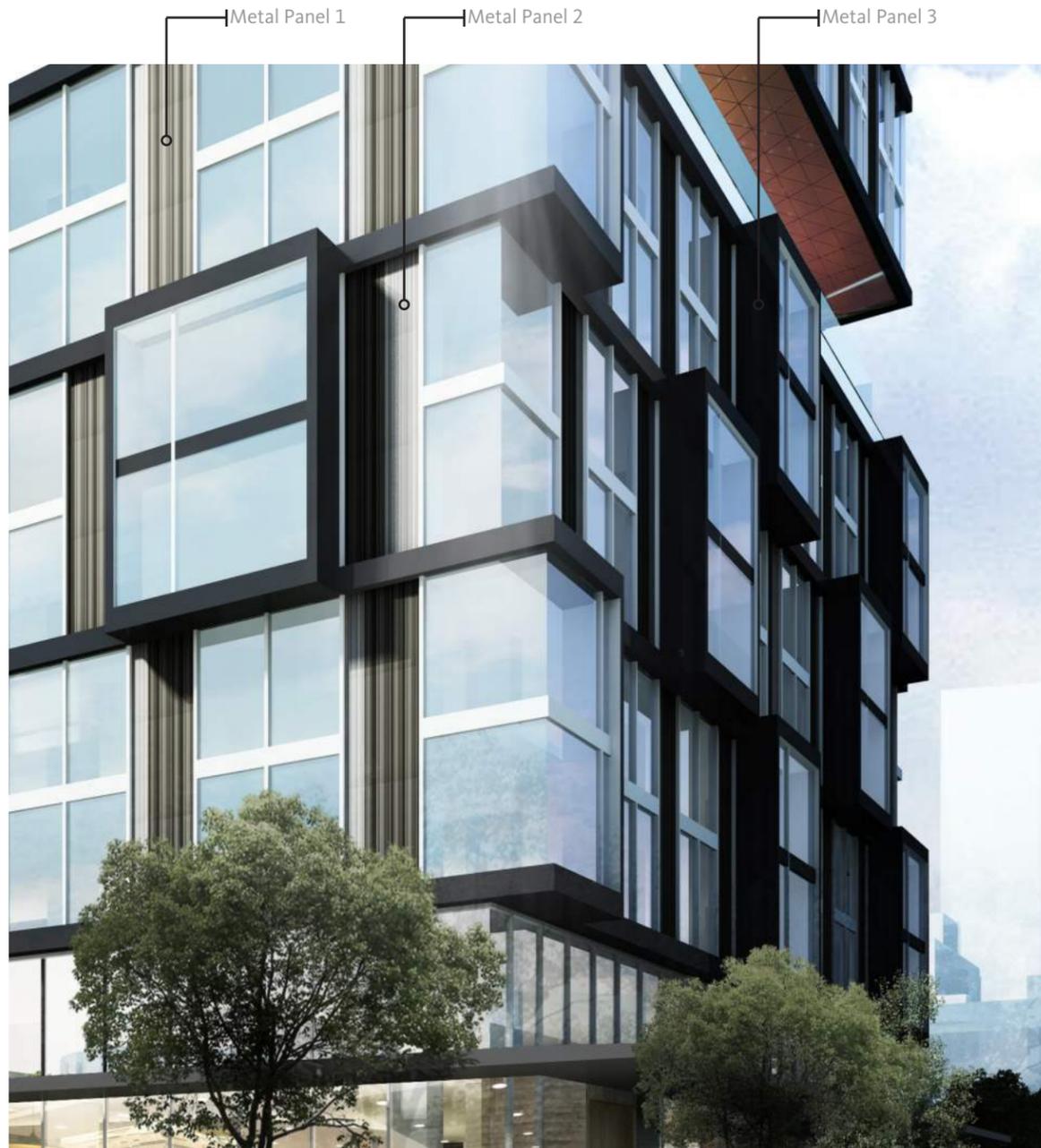
4.4
DESIGN
Enlarged Elevations



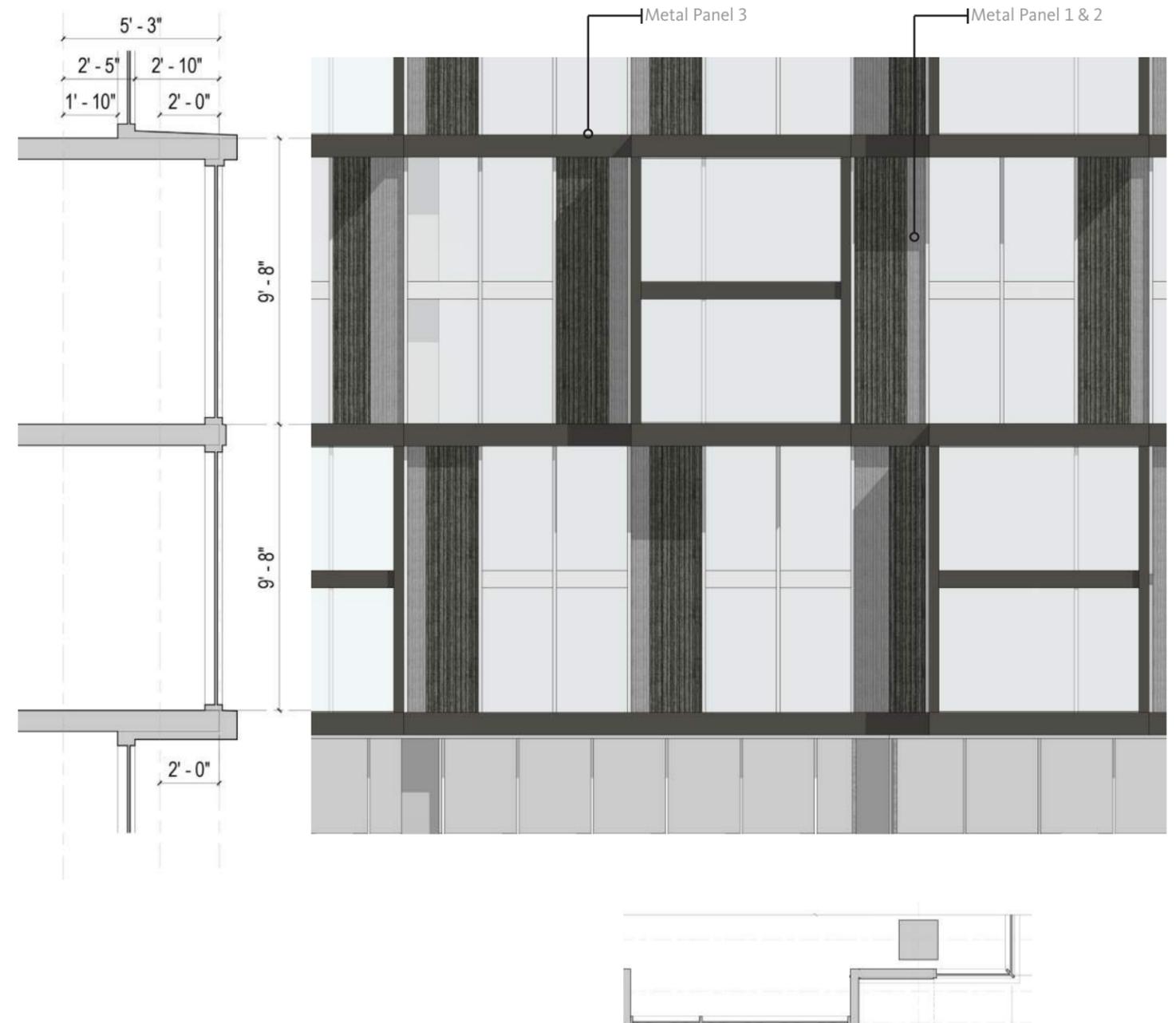
Minor Ave (North) Enlarged Elevation (Northeast orientation)

4.4
DESIGN

Enlarged Elevations - Minor Ave Facade Detail



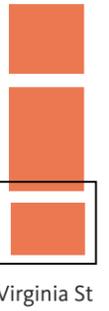
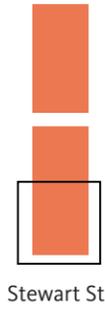
Rendering Detail



Detail Section, Elevation, Plan

4.5
DESIGN

Enlarged Elevations - Stewart St, Virginia St



Stewart St Enlarged Elevation (Southeast orientation)



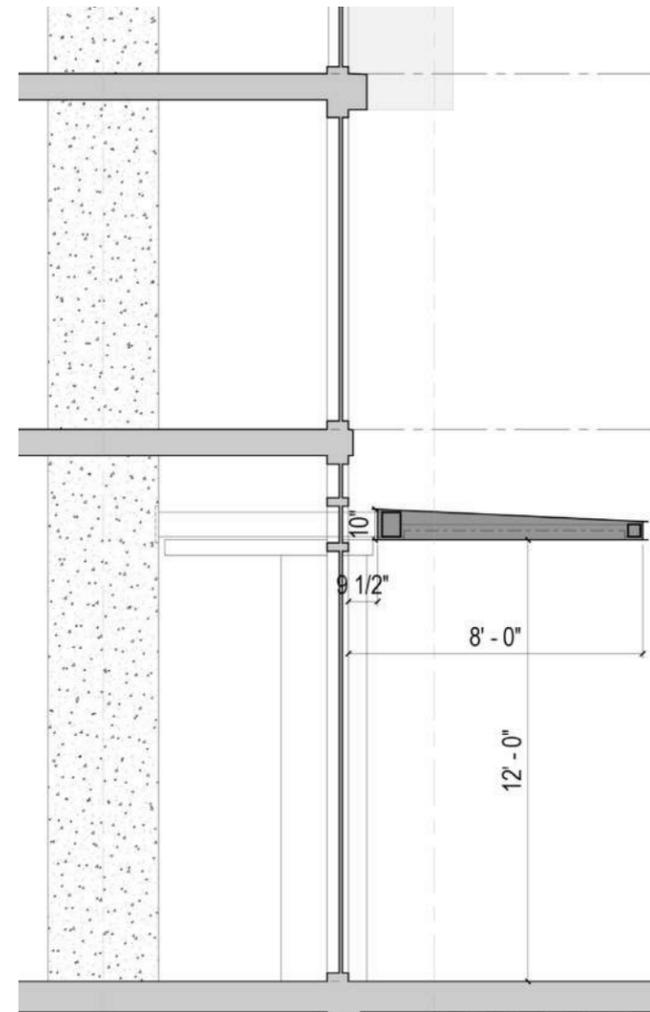
Virginia St Enlarged Elevation (Northwest orientation)

4.4
DESIGN

Enlarged Elevations - Virginia St Storefront Detail



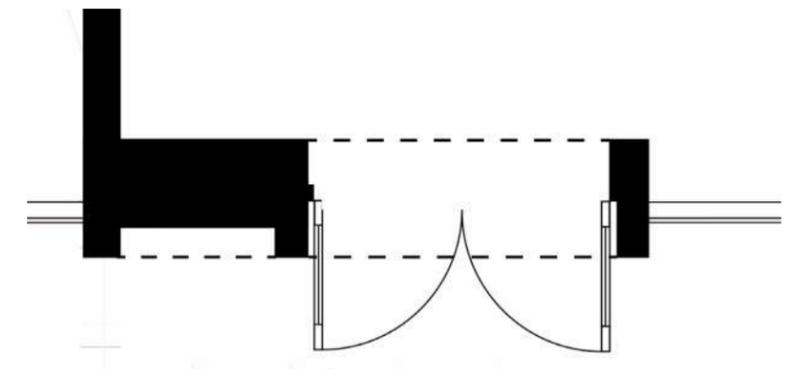
Rendering Detail



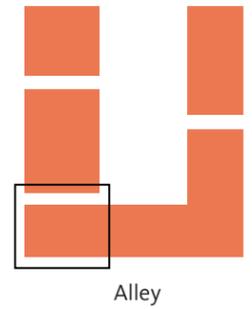
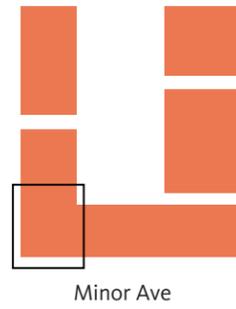
Detail Section, Elevation, Plan



Metal Signage Panel Wood Surround



4.4
DESIGN
Enlarged Elevations



Minor Ave (South) Enlarged Elevation (Southeast orientation)



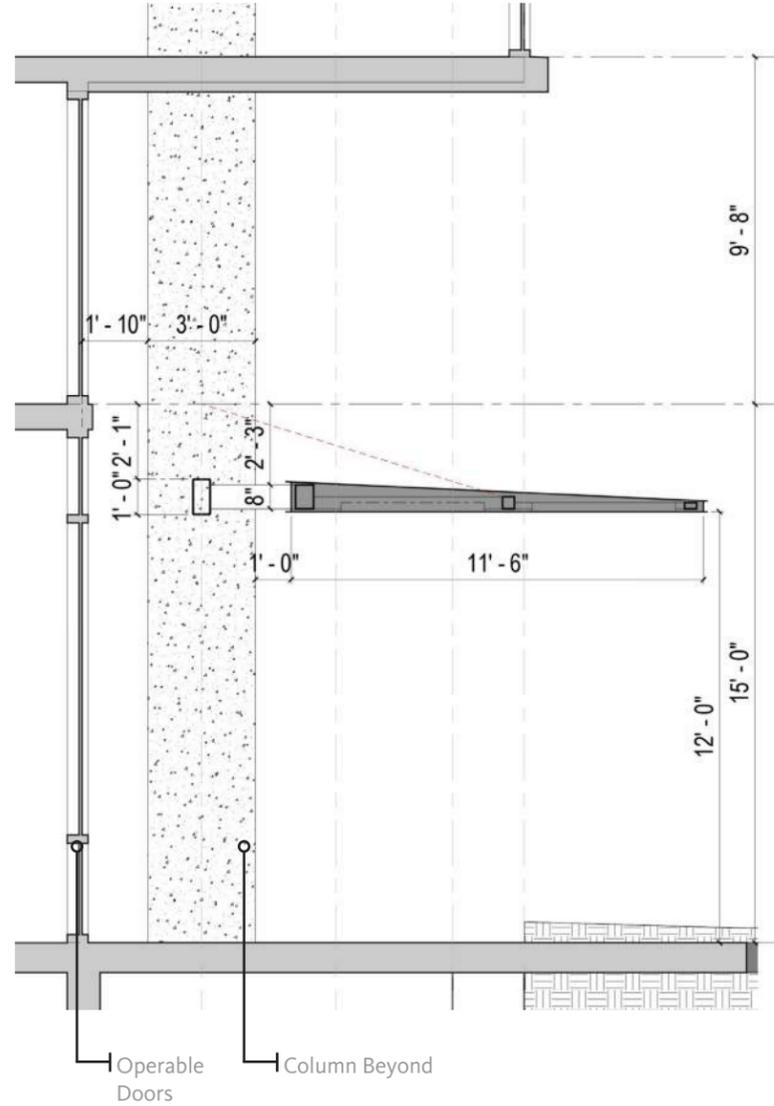
Alley (North) Enlarged Elevation (Southwest orientation)

4.4
DESIGN

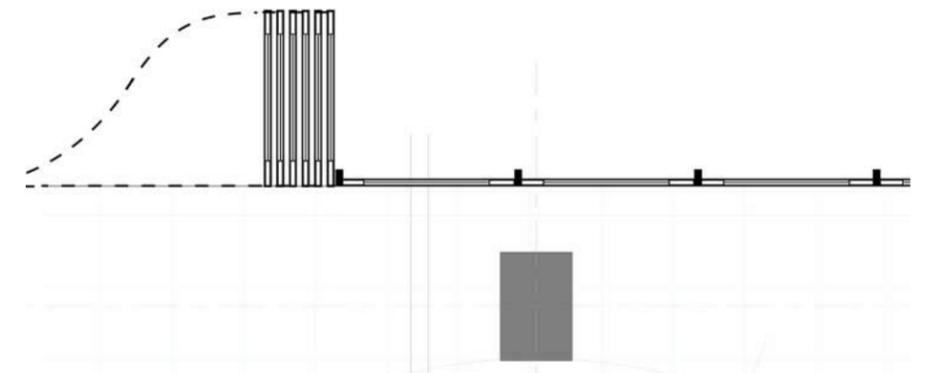
Enlarged Elevations - Minor Ave (South) Storefront Detail



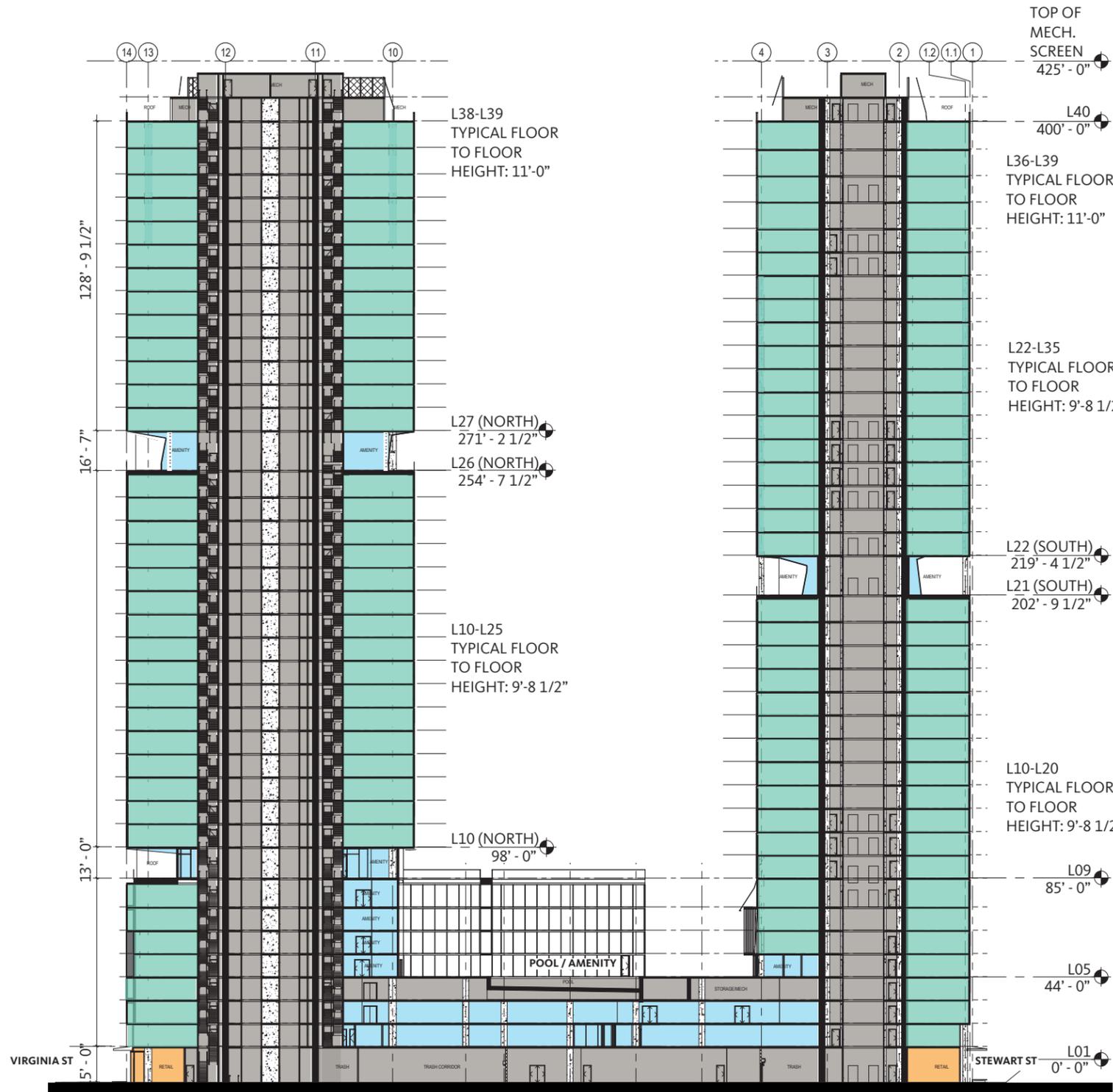
Rendering Detail



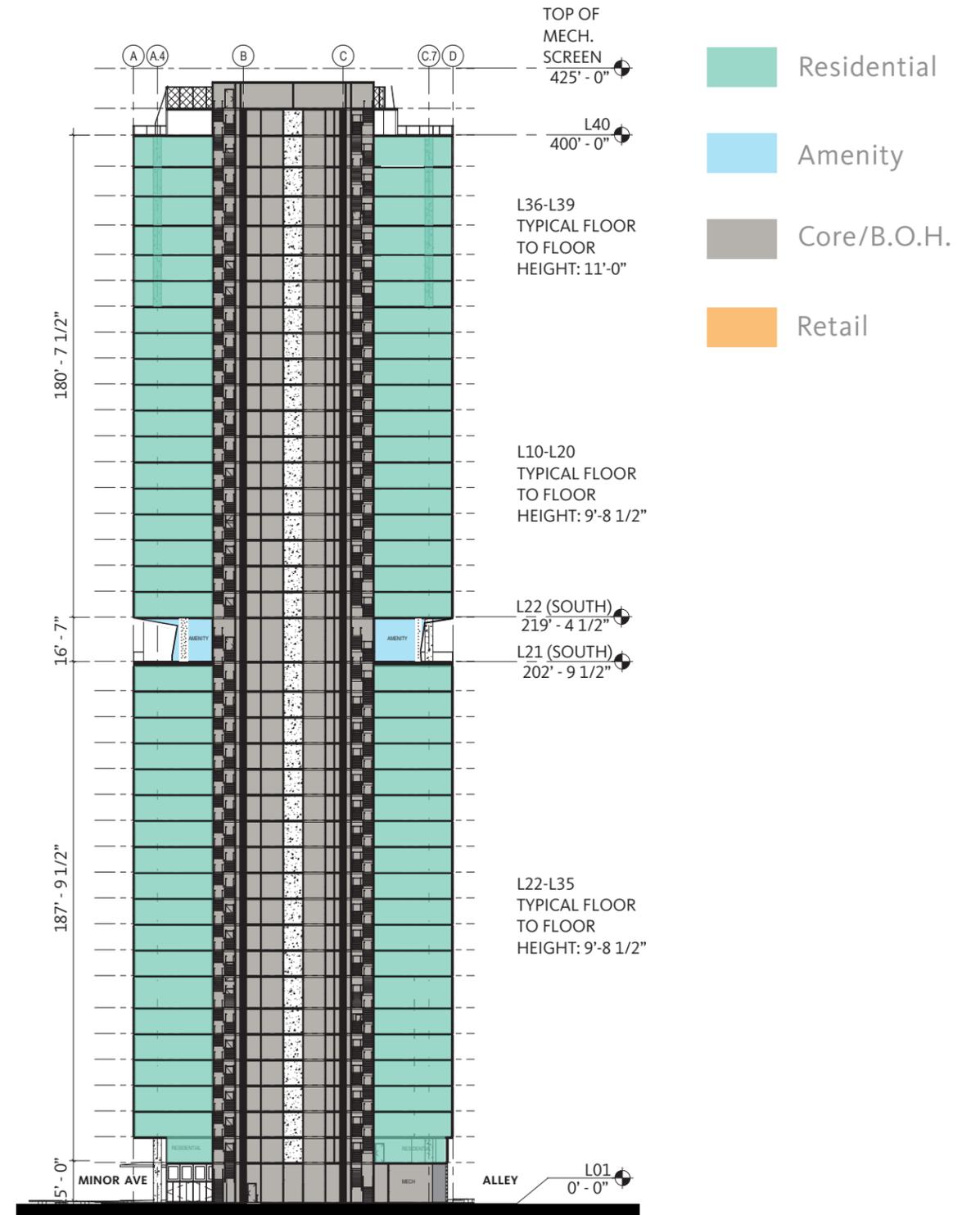
Detail Section, Elevation, Plan



4.5 DESIGN Building Sections



Longitudinal Building Section



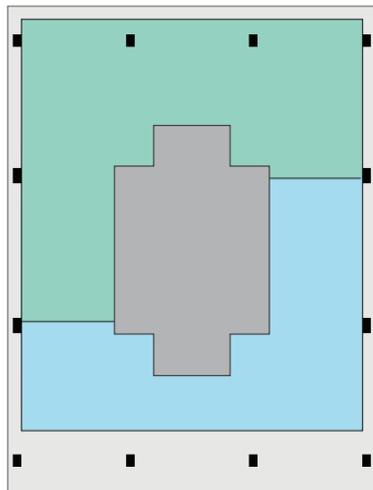
Transverse Building Section

- Residential
- Amenity
- Core/B.O.H.
- Retail

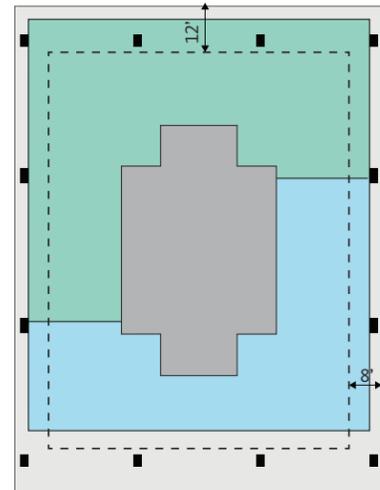
4.6
DESIGN

Amenity Floors - Progression Plans

EDG Plan

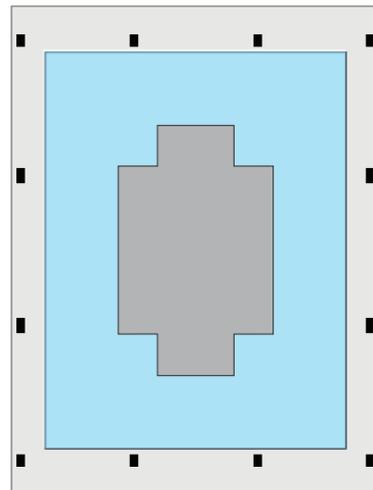


MUP Comments

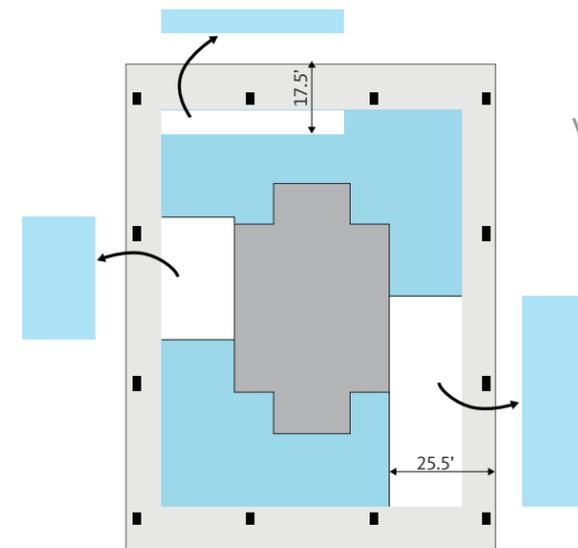


Band should be distinctly expressed
Express the columns
Explore contrast
Avoid visual fill

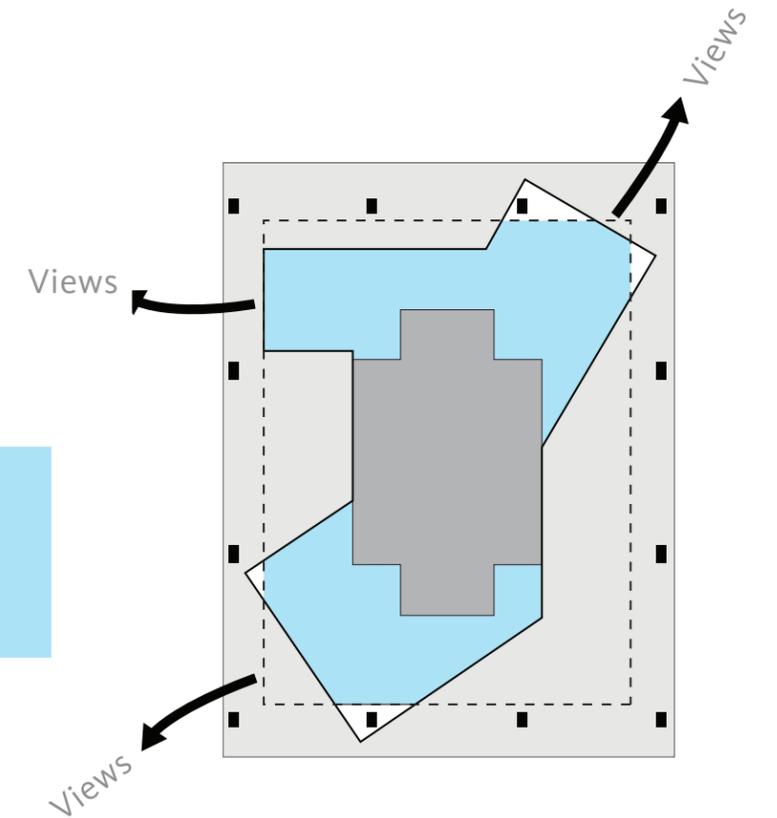
Solution



Relocated residential to allow for greater setbacks

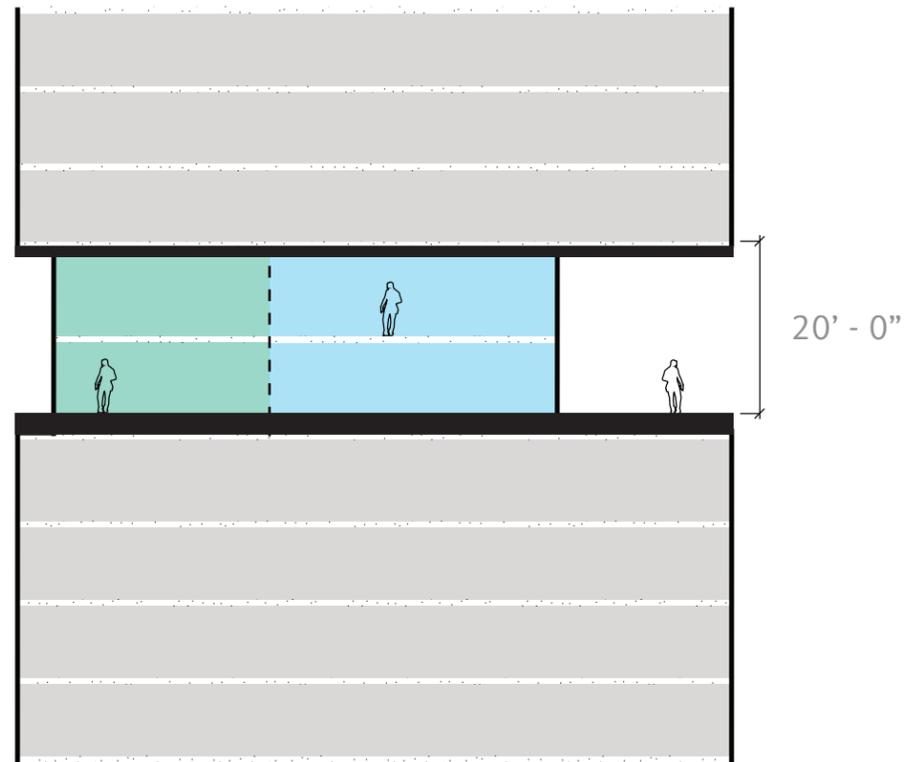


Express columns by increasing depth strategically



4.6
DESIGN

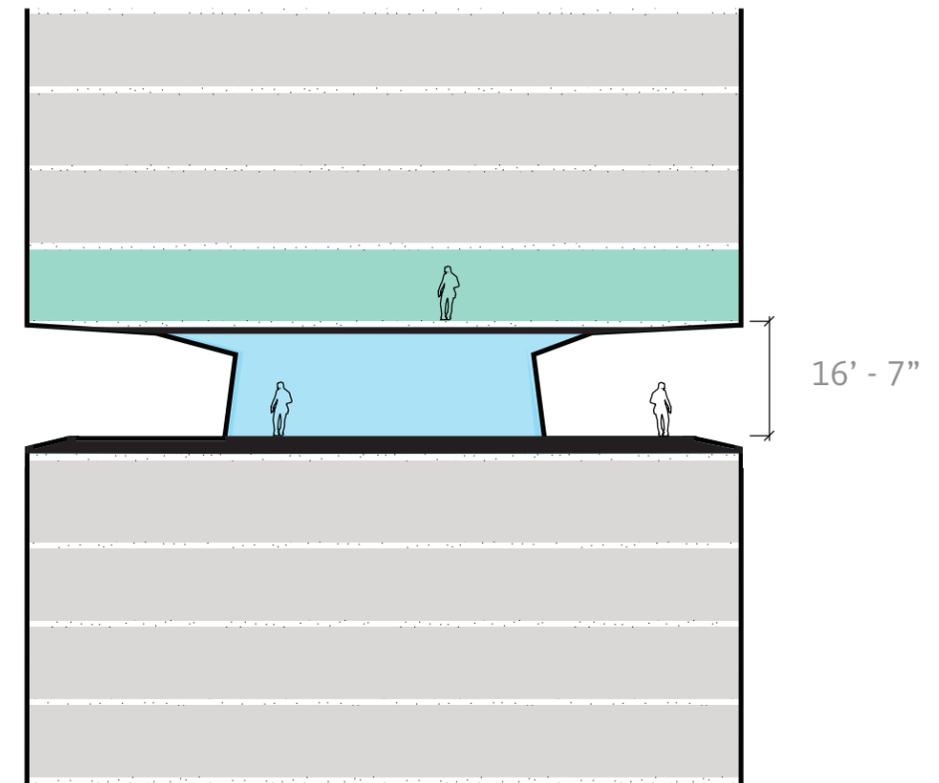
Amenity Floors - Progression Section



- Mixed program
- Residential located at perimeter for daylight

EDG Section

-  Residential
-  Amenity

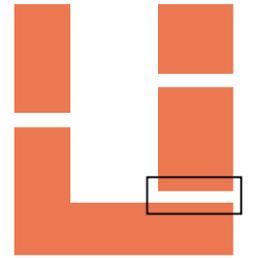


- Amenity-only band
- Usable height with a highly articulated cut

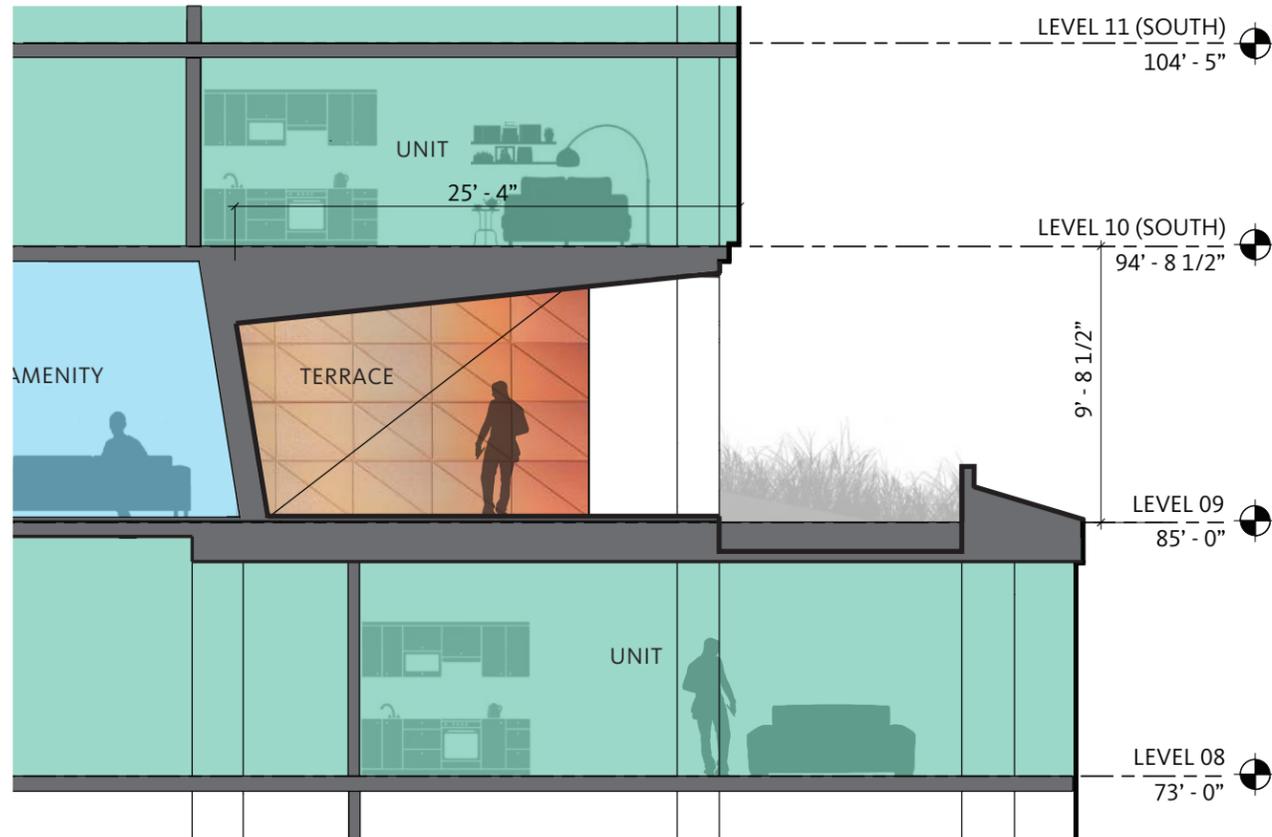
Proposed Section

4.6 DESIGN

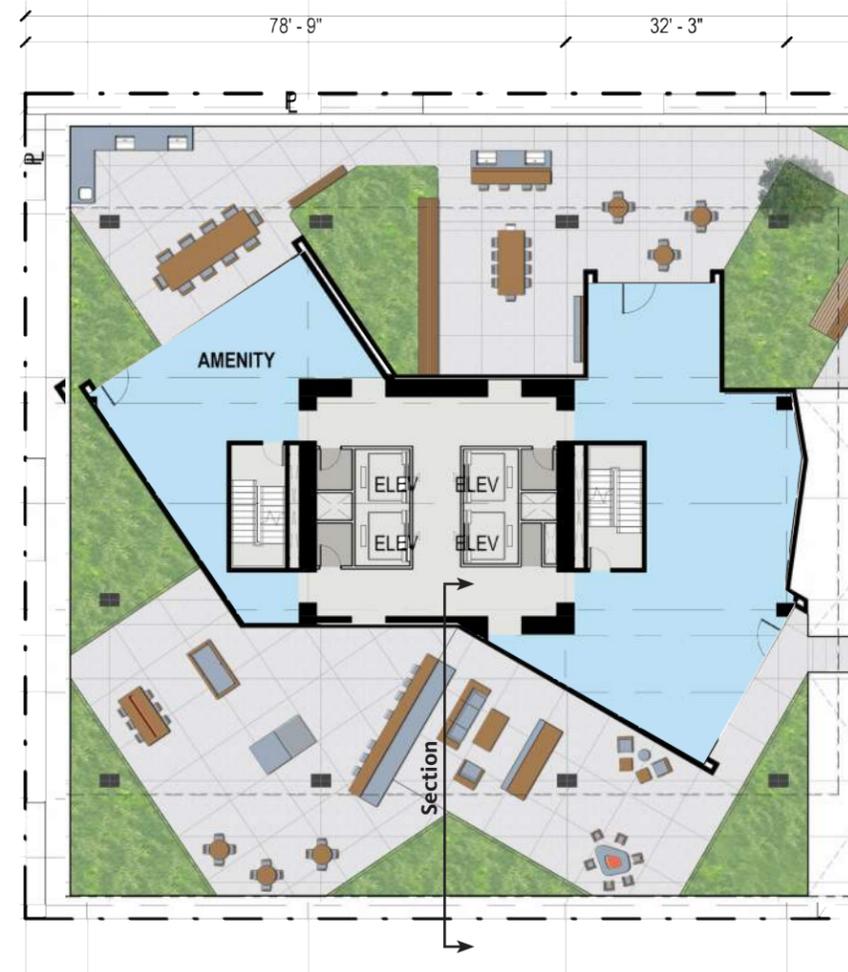
Amenity Floors - Top of Podium, Level 09



Minor Ave



Schematic Section



Level 09 Floor Plan

EDG COMMENTS

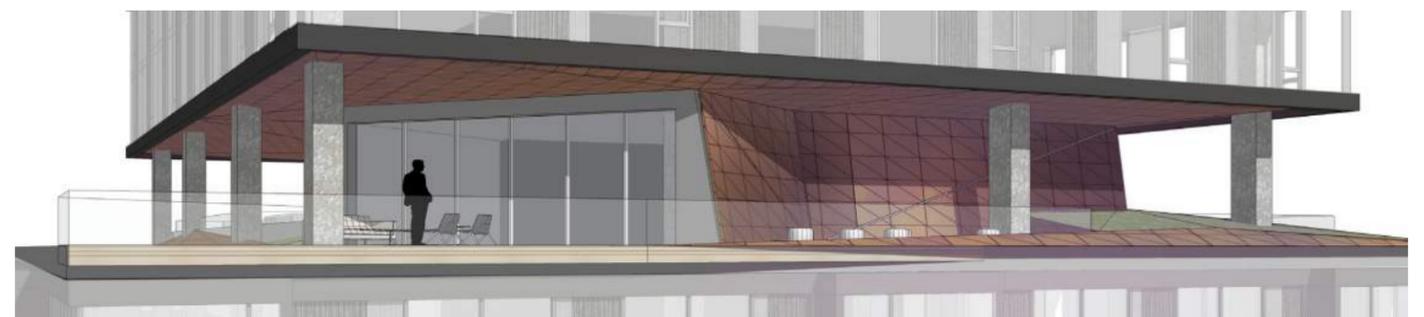
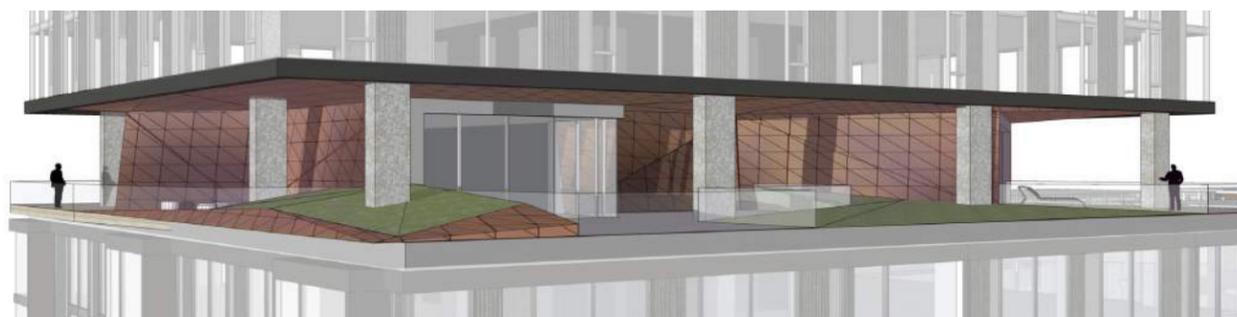
"Notches and columns: The Board agreed all exterior amenity notches should be 10' minimum depth, and...be double height"

"To create needed modulation and a legible scale of "notch" on the tall towers, the board agreed that the [notch] should wrap all four sides and be distinctly expressed as a recessed plane of contrasting materiality."

"...the depth, height and contrast of the banding is the primary objective."

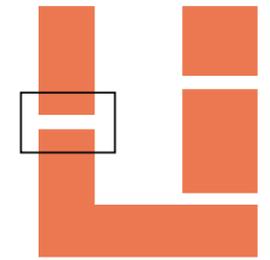
RESPONSE TO EDG COMMENTS

- The notches are now amenity-only spaces with units relocated elsewhere.
- Amenity notches wrap all sides of the towers with most of the mass of the enclosed space set back further than 10' from the face of the tower.
- Amenity space is dynamic, faceted and metal-clad to provide contrast to the remainder of the building.
- The notches have been redesigned to be one taller floor with a 16' opening expressed at the notch perimeter. Landscape and guardrails set back from the edge to emphasize the break in the tower.

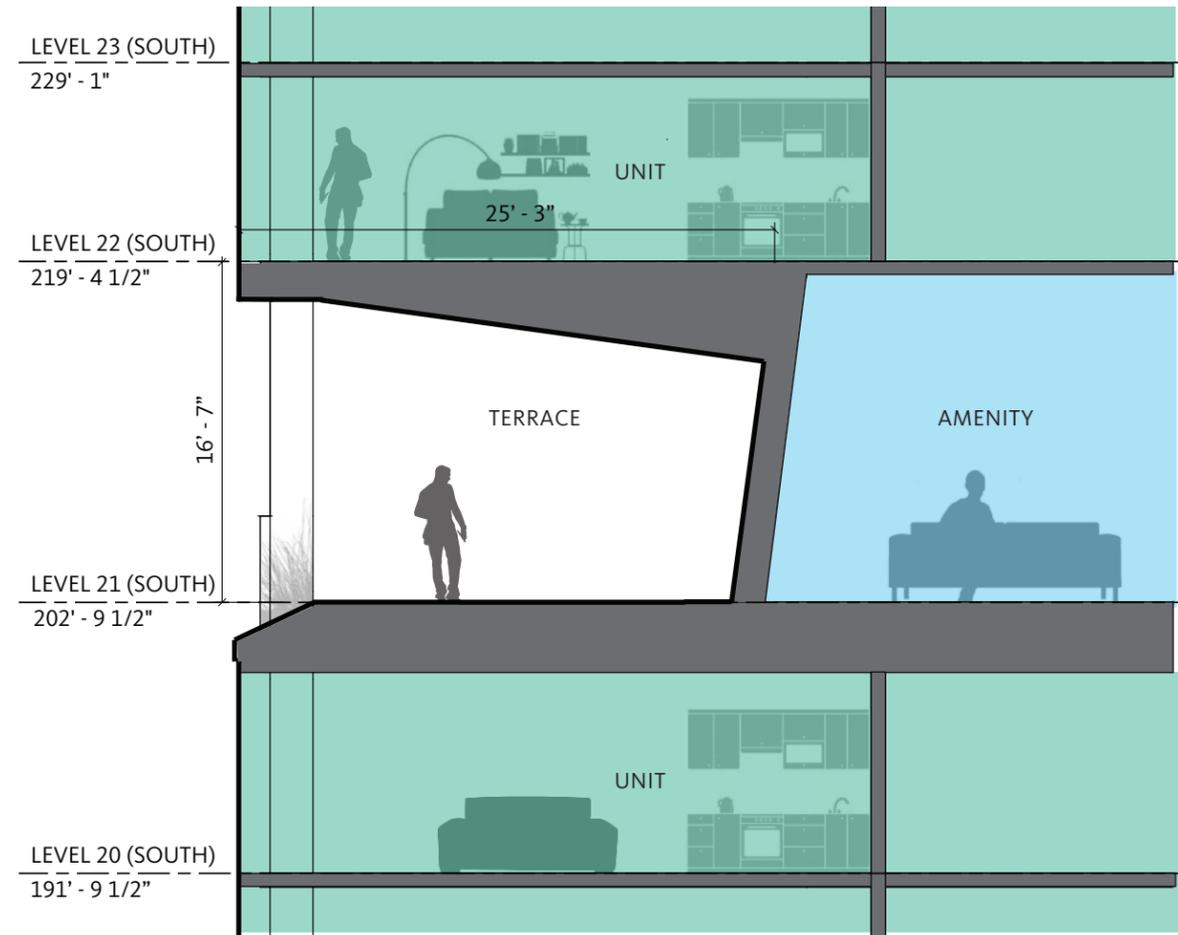


4.6 DESIGN

Amenity Floors - South Tower, Floor 21; North Tower, Floor 26



Minor Ave



Schematic Section



Level 21 Floor Plan

EDG COMMENTS

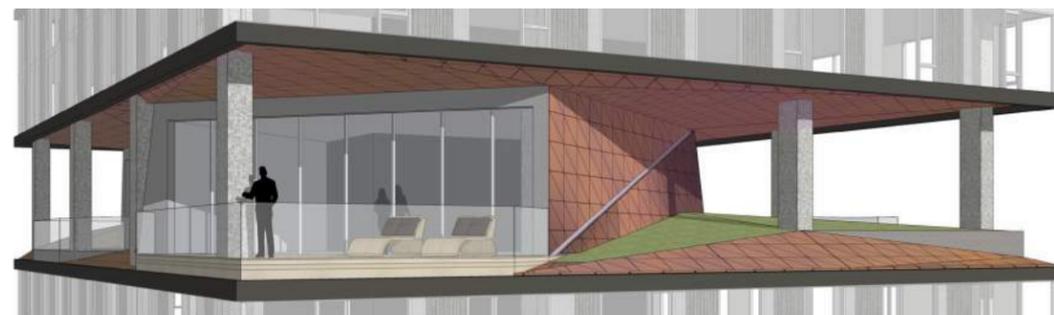
"Notches and columns: The Board agreed all exterior amenity notches should be 10' minimum depth, and...be double height"

"To create needed modulation and a legible scale of "notch" on the tall towers, the board agreed that the [notch] should wrap all four sides and be distinctly expressed as a recessed plane of contrasting materiality."

"...the depth, height and contrast of the banding is the primary objective."

RESPONSE TO EDG COMMENTS

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- The notches have been redesigned to be one taller floor with a 16' opening expressed at the notch perimeter. Landscape and guardrails set back from the edge to emphasize the break in the tower.

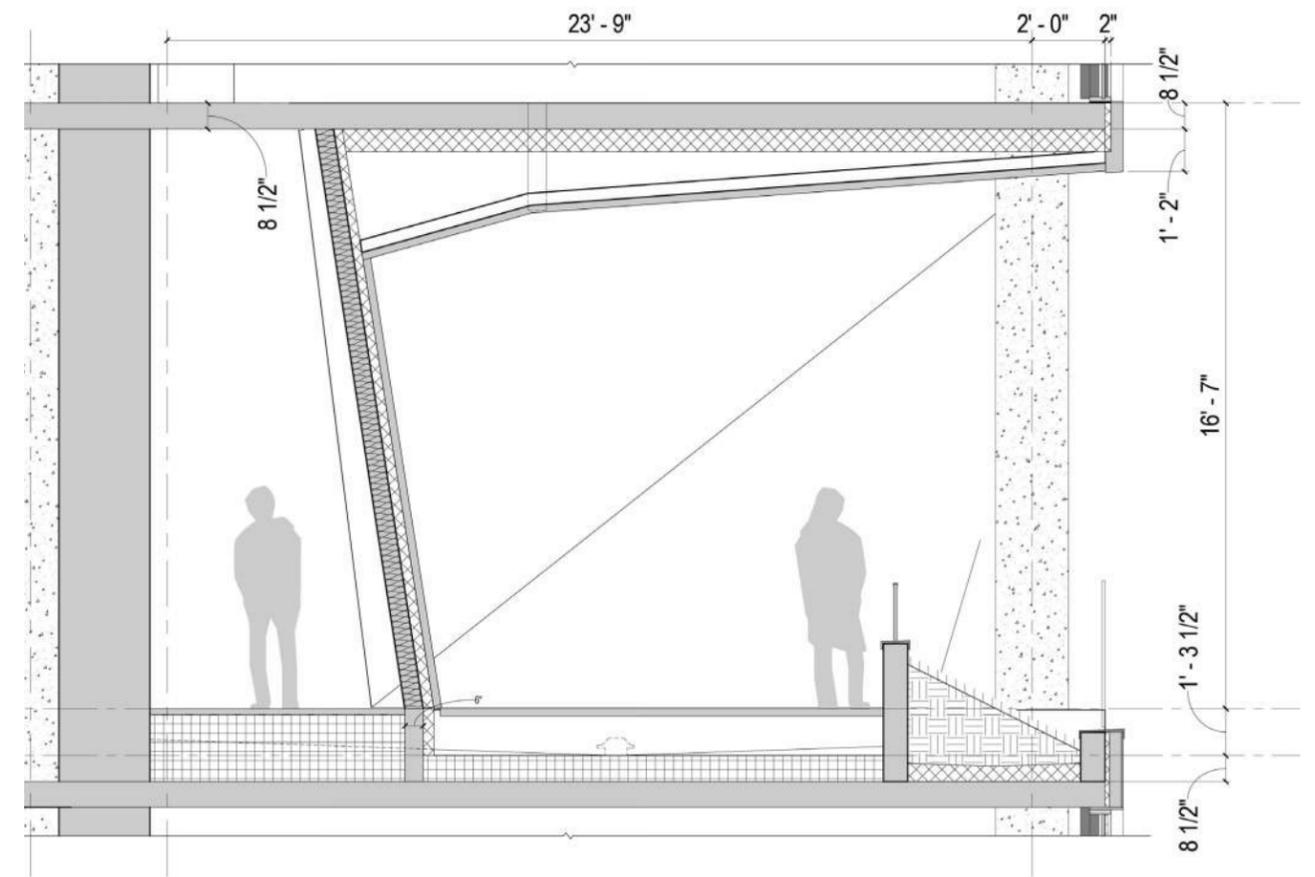


4.6
DESIGN

Amenity Floors - Detail



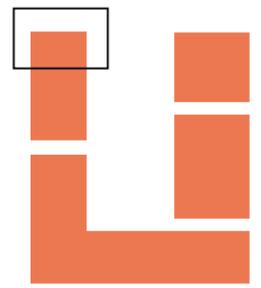
Rendering Detail



Detail Section

4.7
DESIGN

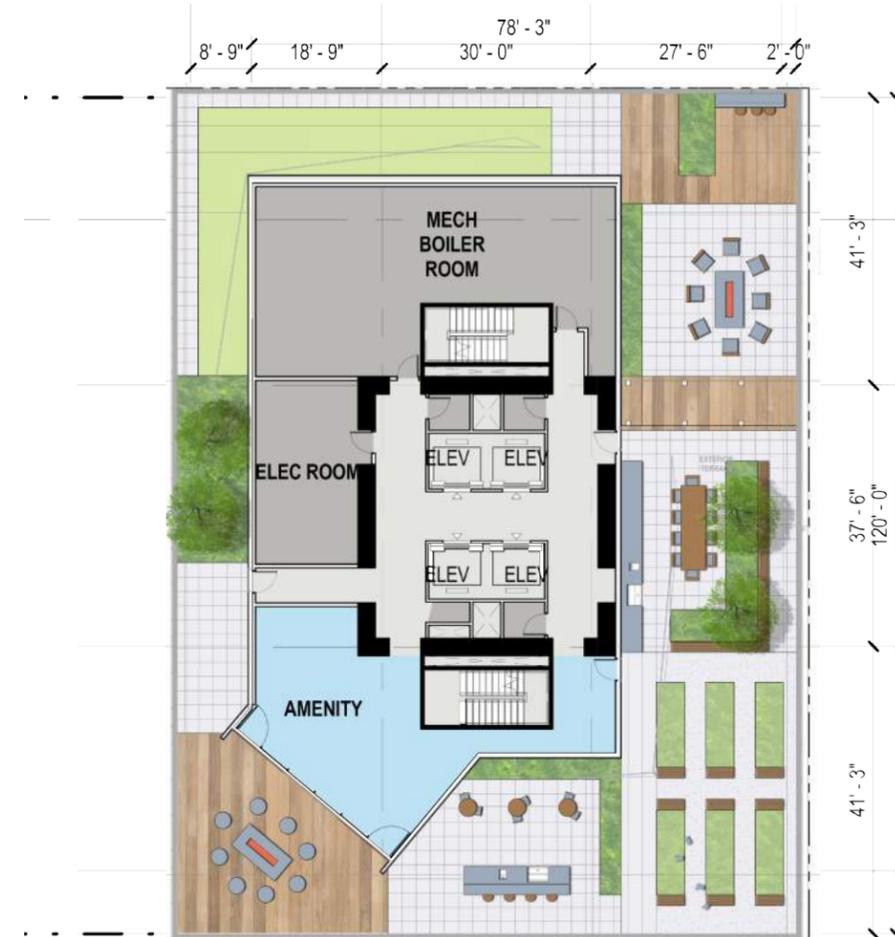
Roof Top - South Tower



Minor Ave



South Tower Roof View

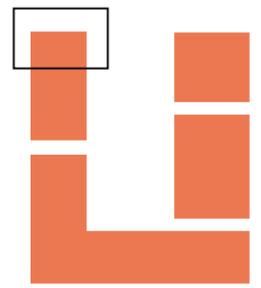


South Tower Roof Plan



4.7
DESIGN

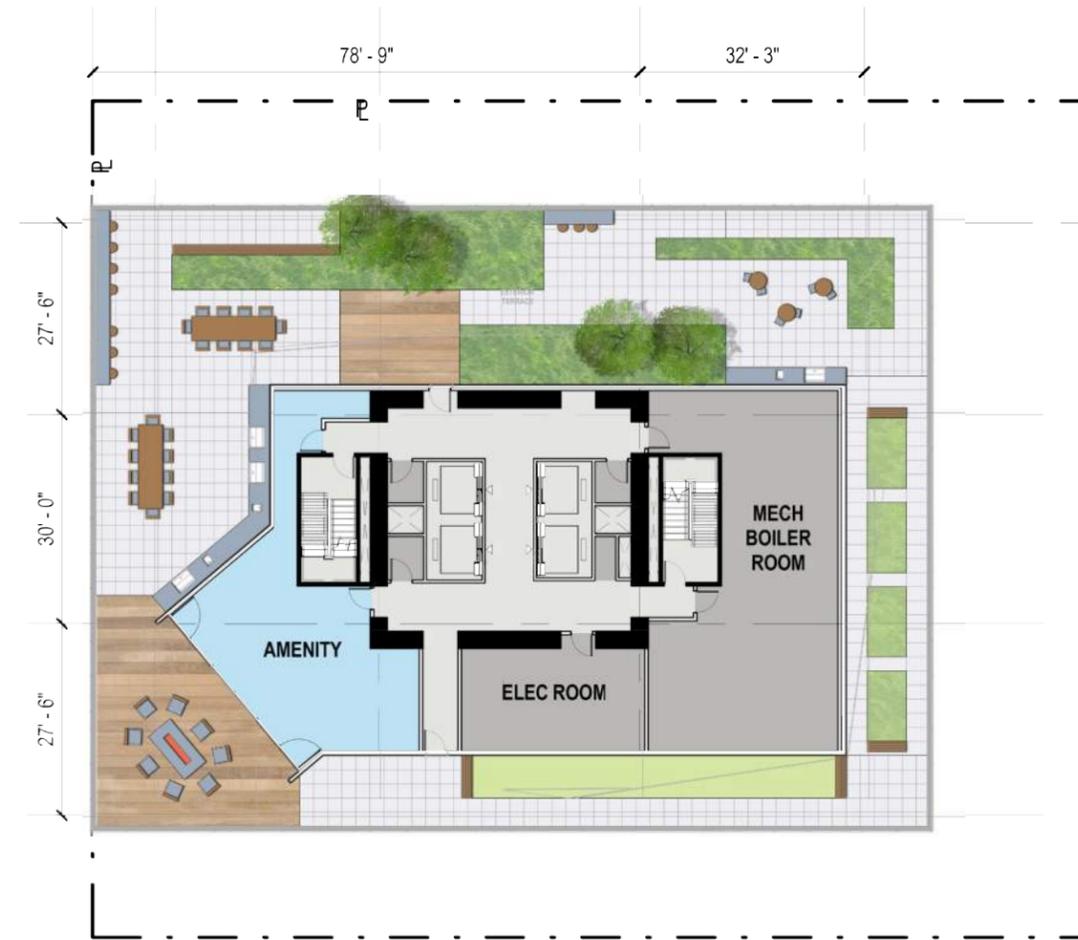
Roof Top - North Tower



Minor Ave



North Tower Roof View



North Tower Roof Plan



4.8
DESIGN

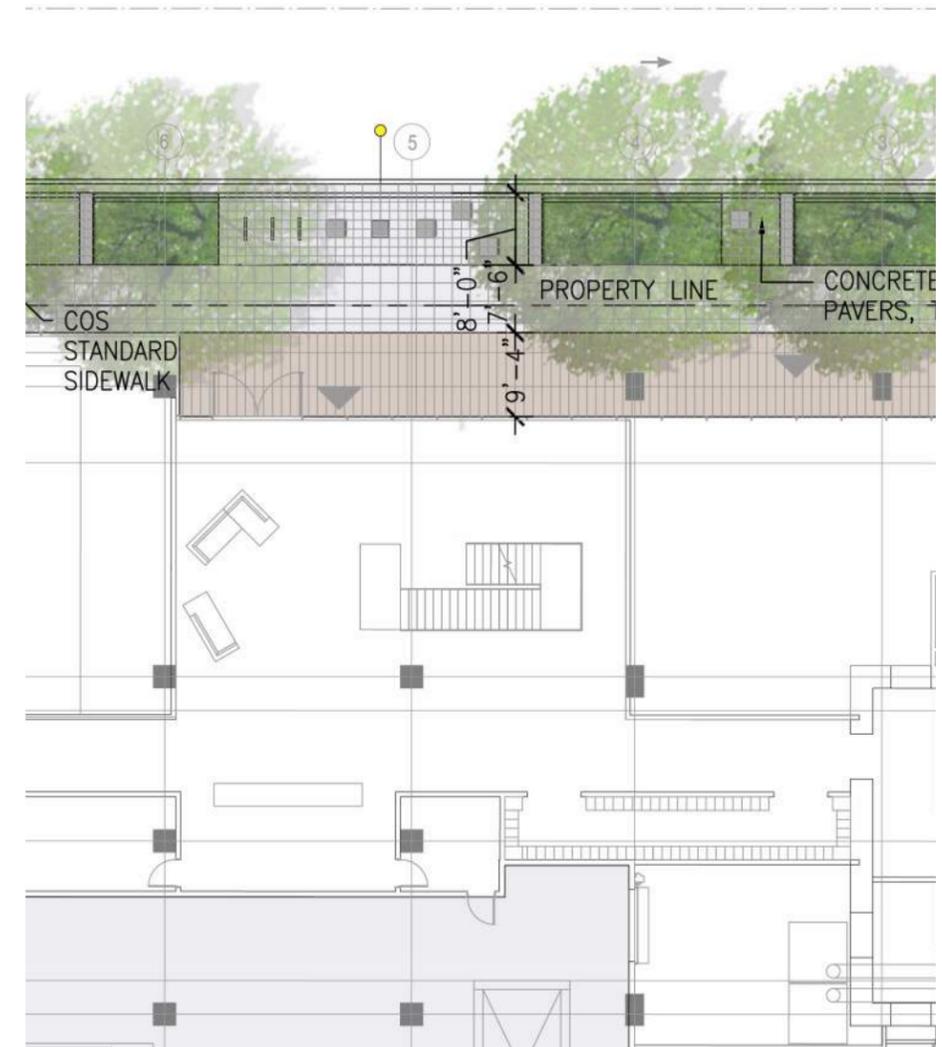
Building Entry - Minor Ave



Rendered Perspective



Section Perspective



Building Entry Detail Plan

4.9
DESIGN

Minor Ave Rendering



4.9
DESIGN

Minor & Virginia Street-Level Rendering



4.9
DESIGN

Minor & Stewart Street-Level Rendering



4.9
DESIGN

Minor Ave Entry Rendering



4.9
DESIGN

Minor Ave Elevation Rendering



4.9
DESIGN

Tower Amenity Floors Rendering



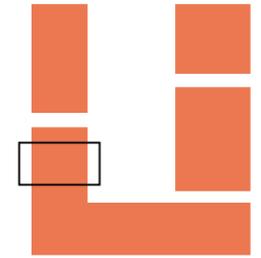
4.9
DESIGN

Minor Ave Dusk Aerial View Rendering



5.0
MATERIALS

Materials - Tower



Minor Ave



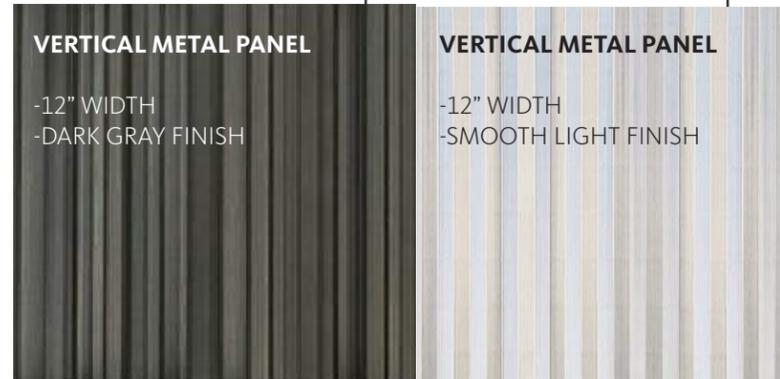
MT-1
Vertical Panel

MT-2
Vertical Panel

MT-3
Mullions & Slab Edge

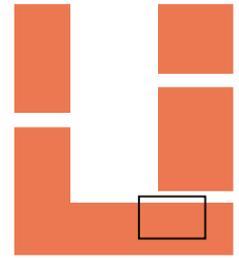
GL-1
Vision Glass

MT-4
Mullions



5.1
MATERIALS

Materials - Podium



Minor Ave



MT-1
Vertical Panel



VERTICAL METAL PANEL
-12" WIDTH
-DARK GRAY FINISH

MT-2
Vertical Panel



VERTICAL METAL PANEL
-12" WIDTH
-SMOOTH LIGHT FINISH

MT-3
Mullions & Slab Edge



DARK GRAY METAL

GL-1
Vision Glass



COLOR MATCH VISION

MT-4
Mullions

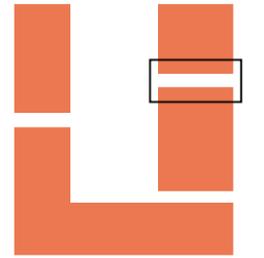
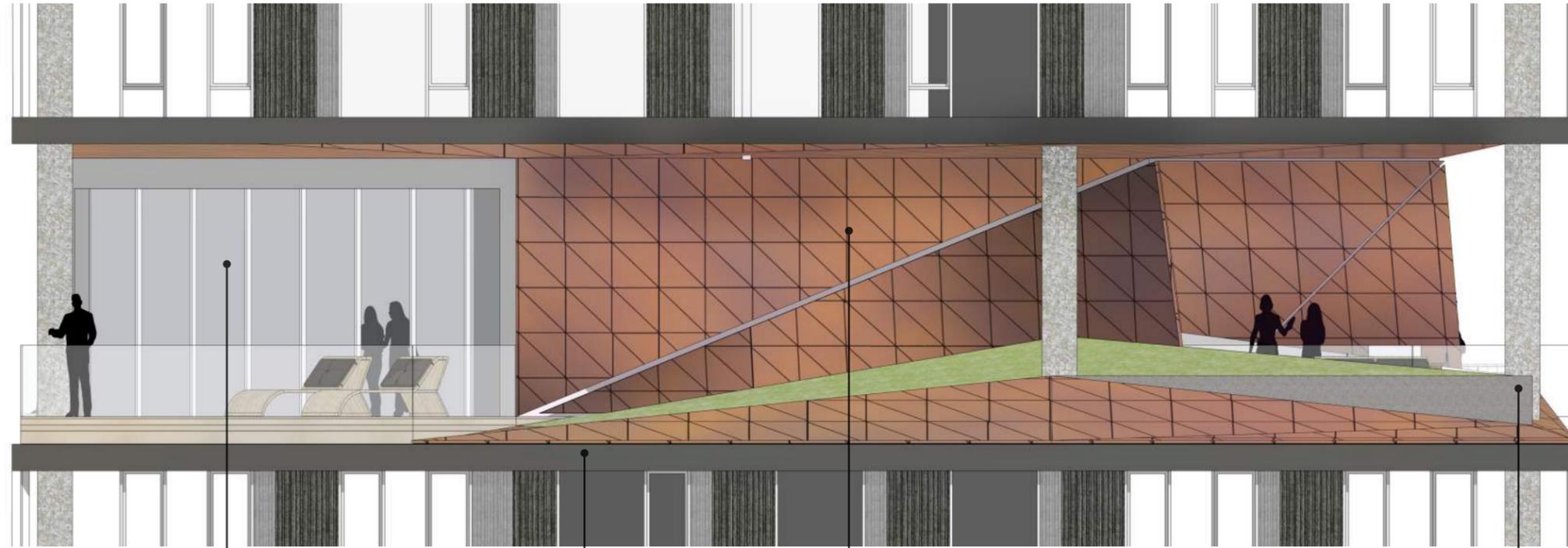


CLEAR ANODIZED ALUMINUM



5.2
MATERIALS

Materials - Amenity Floors



Minor Ave

GL-1
Vision Glass, Guardrail

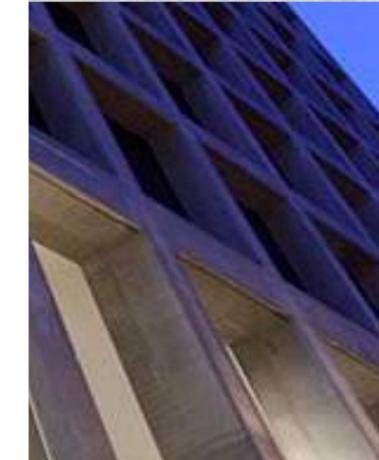
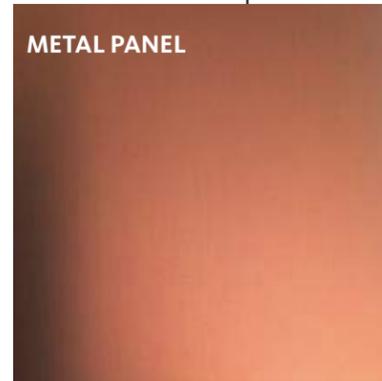


MT-3
Mullions & Slab Edge

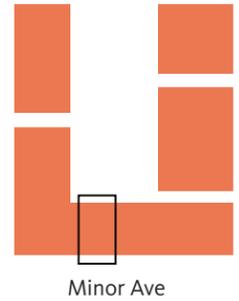
MT-5
Walls & Soffit

C-2 (ALTERNATE)
Walls & Soffit

C-1
Columns



5.3
MATERIALS
Materials - Building Entry



C-1
Columns



CONCRETE
-SMOOTH & EXPOSED
-ARCHITECTURAL FINISH



GL-1
Vision Glass



COLOR MATCH VISION



MT-4
Mullions



CLEAR ANODIZED ALUMINUM

WD-3
Beams



GLU-LAM BEAM



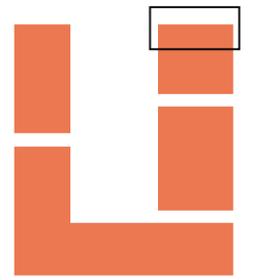
C-2
Portals



CEMENTITIOUS PANEL



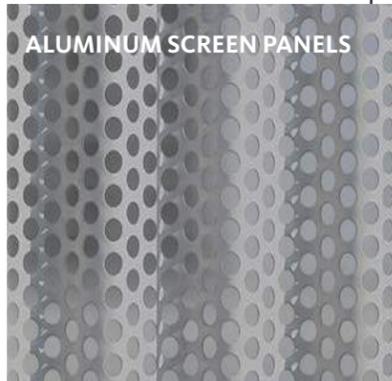
5.4
MATERIALS
Materials - Rooftop



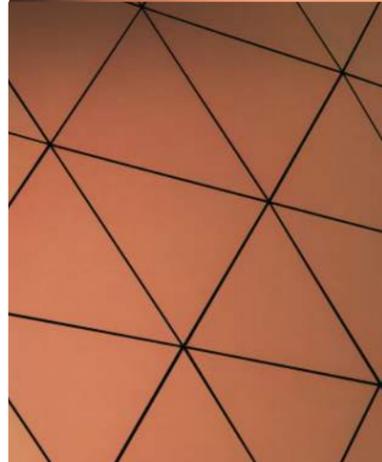
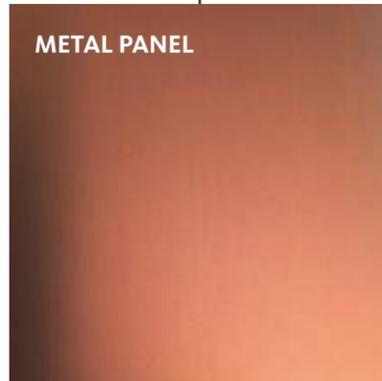
Minor Ave



MT-6
Walls



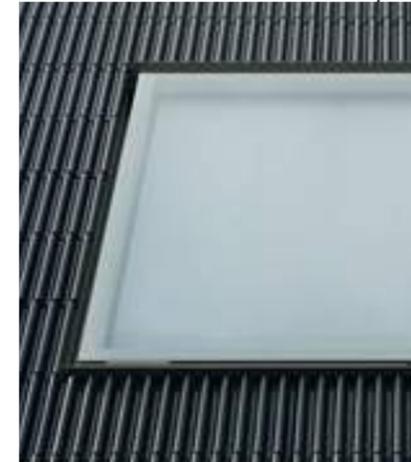
MT-5
Walls & Soffit



C-1 (ALTERNATE)
Walls & Soffit



GL-1
Vision Glass, Guardrail

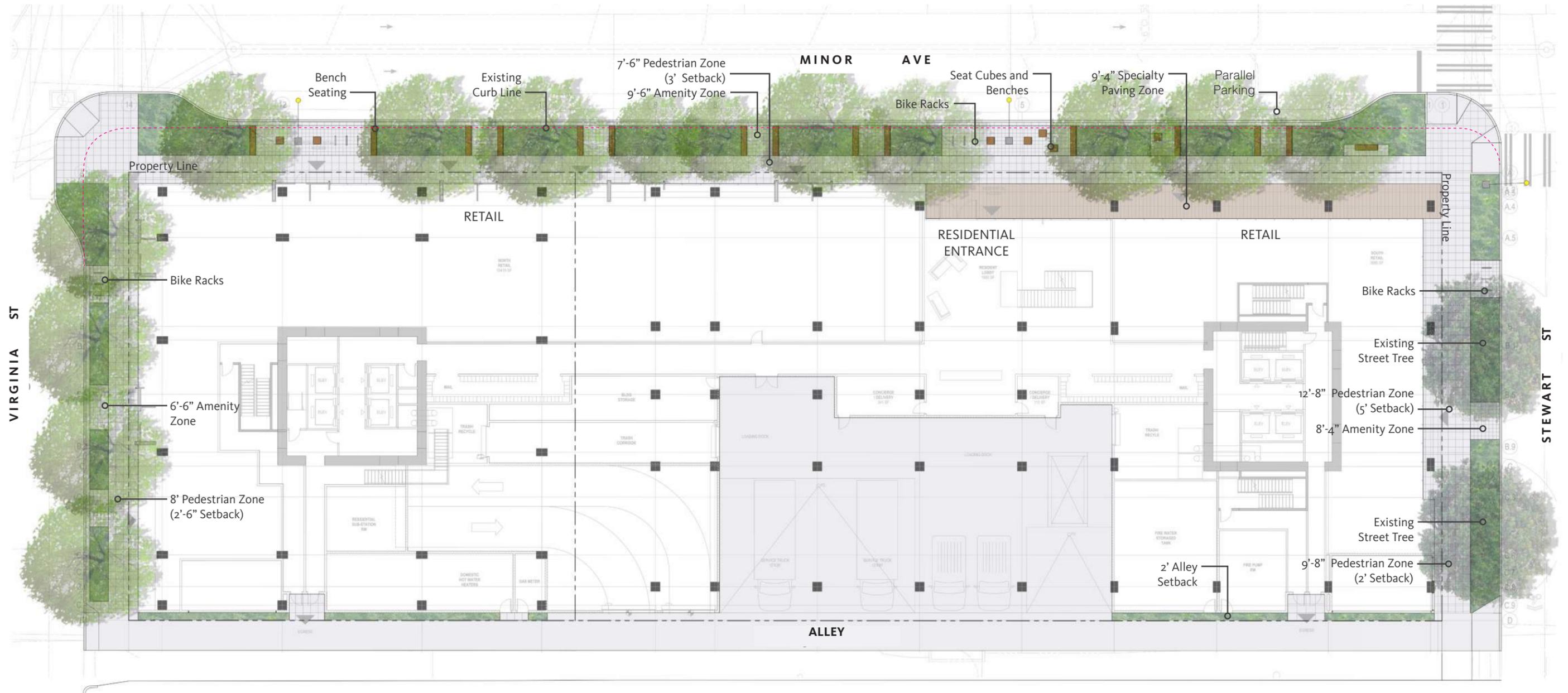


MT-3
Mullions & Slab Edge

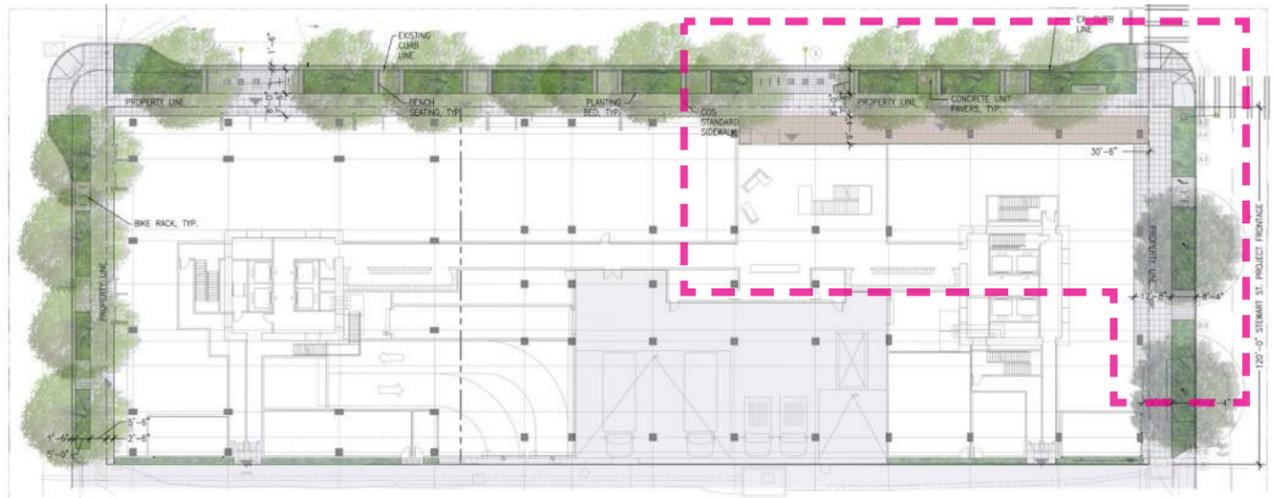
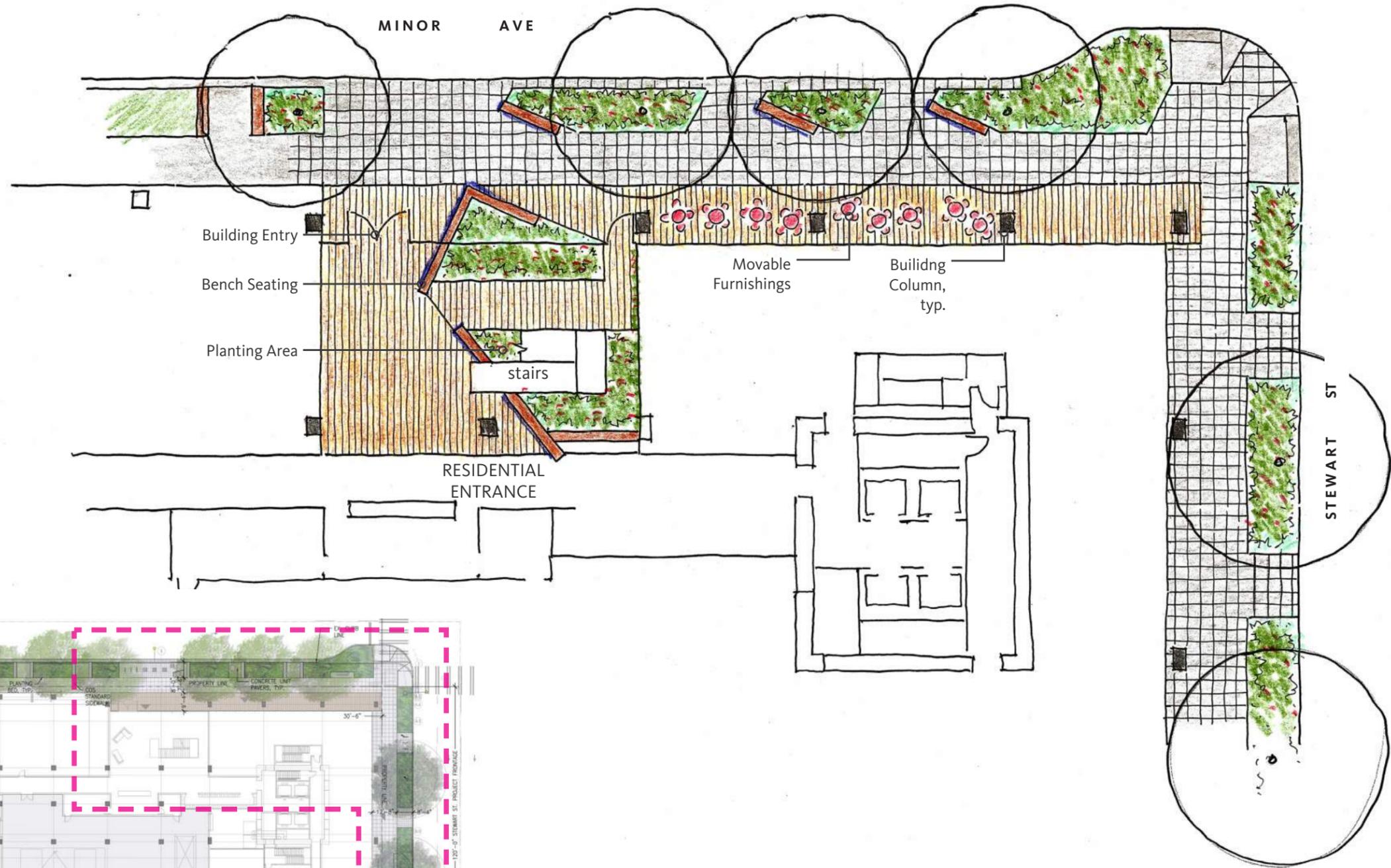


6.0
LANDSCAPE

Site Plan



6.1
LANDSCAPE
Building Entry Detail

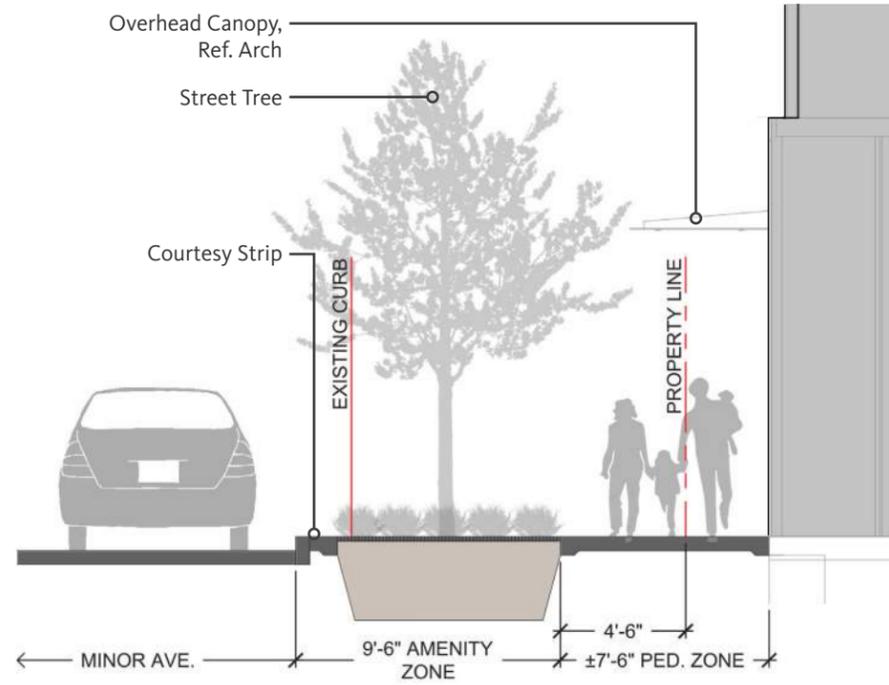


6.2
LANDSCAPE
Precedents

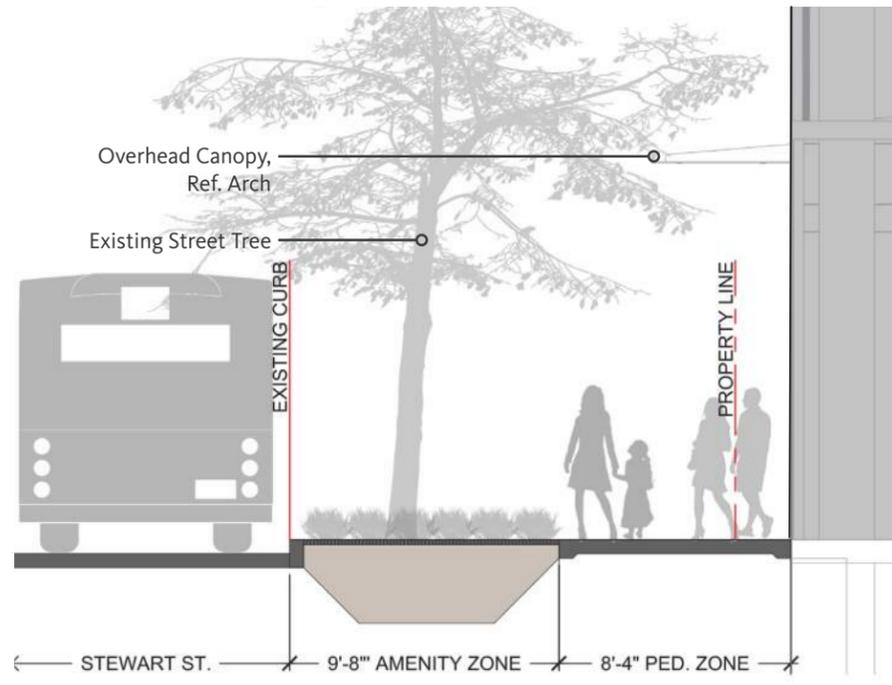


6.3 LANDSCAPE

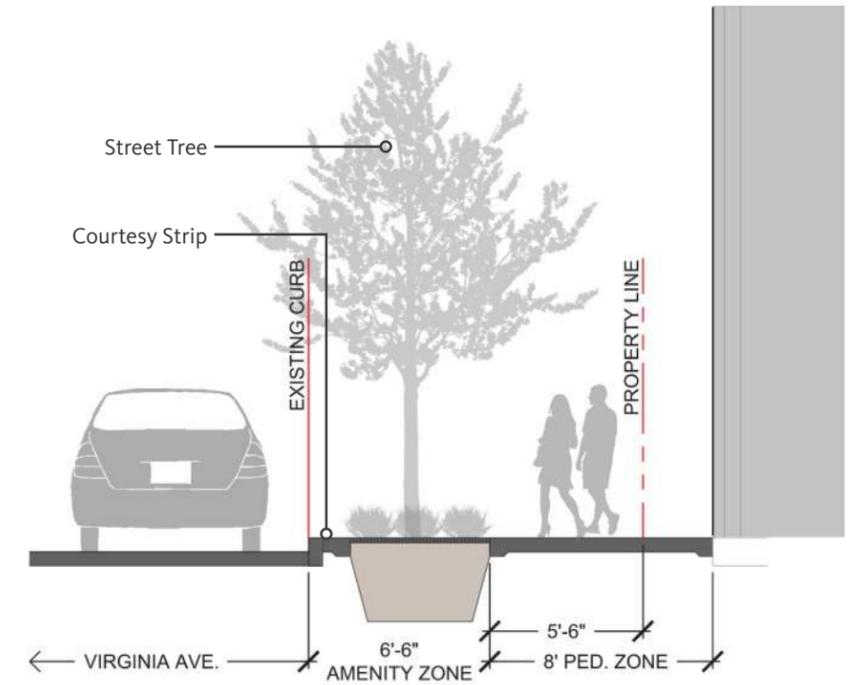
Sections



MINOR AVE - PROPOSED CONDITIONS @ RETAIL



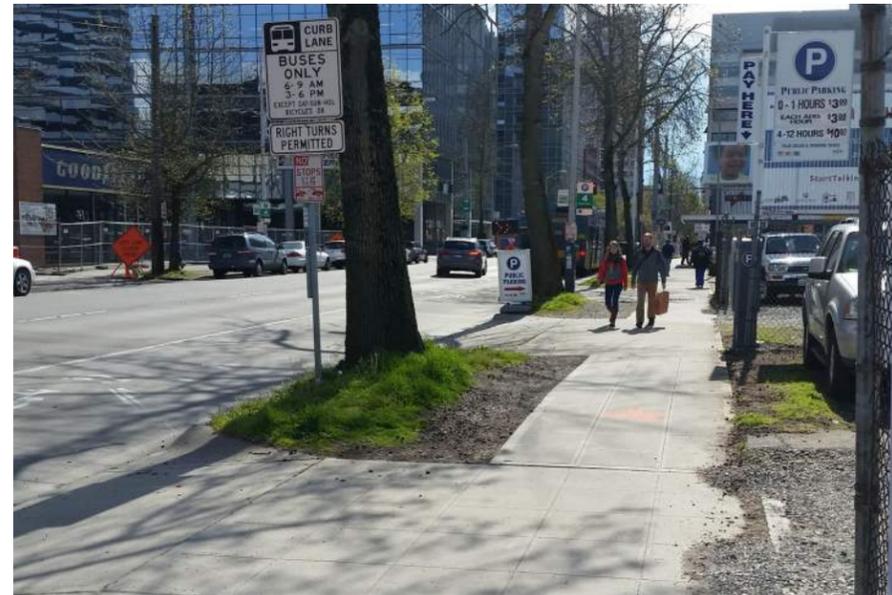
STEWART STREET - PROPOSED CONDITIONS



VIRGINIA STREET - PROPOSED CONDITIONS



MINOR AVE - EXISTING CONDITIONS

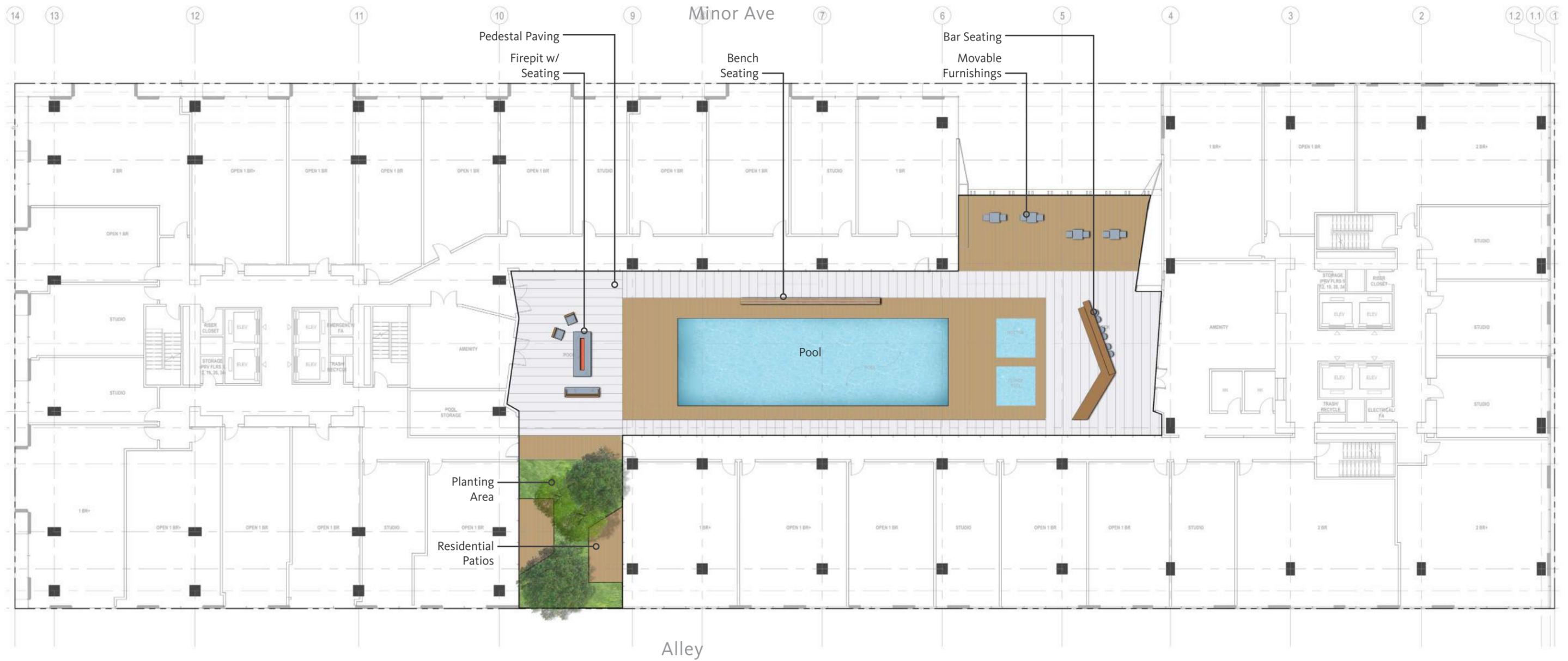


STEWART STREET - EXISTING CONDITIONS



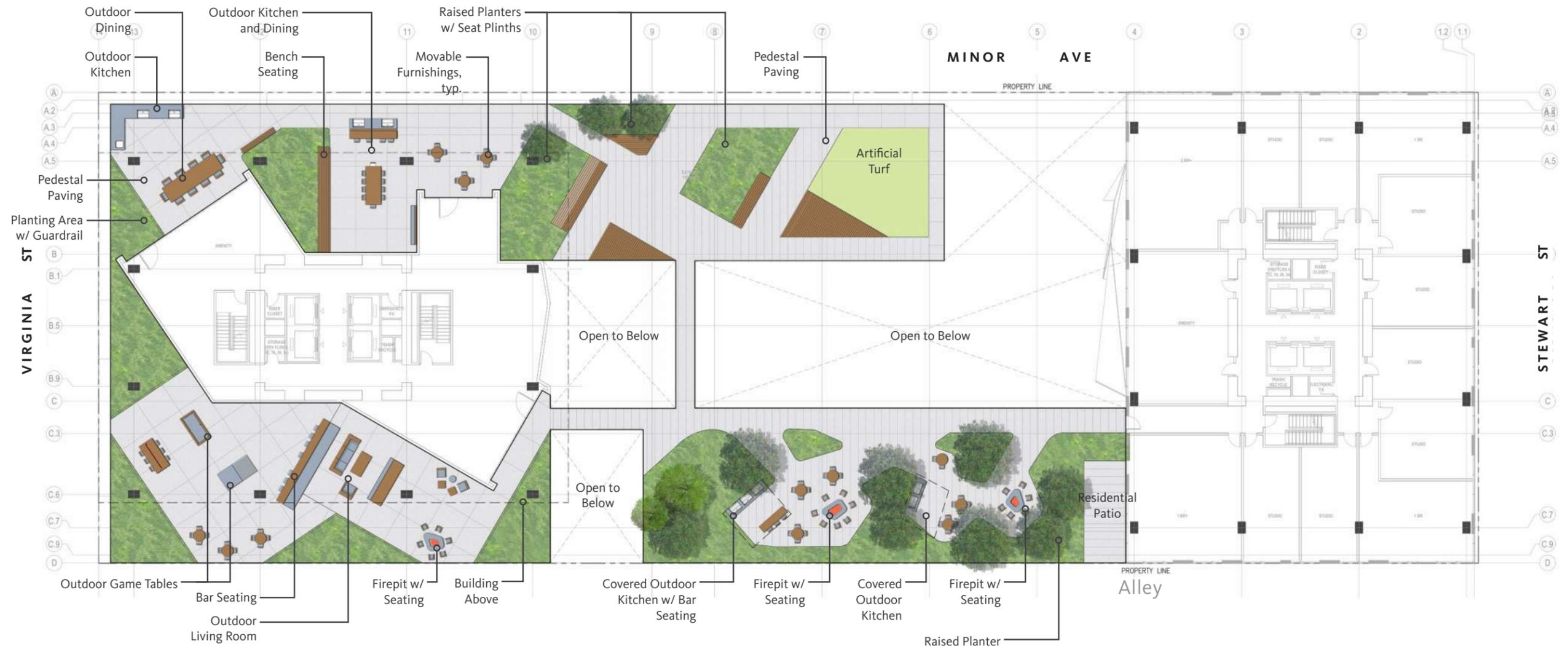
VIRGINIA STREET - EXISTING CONDITIONS

6.4
LANDSCAPE
Level 5 Plan



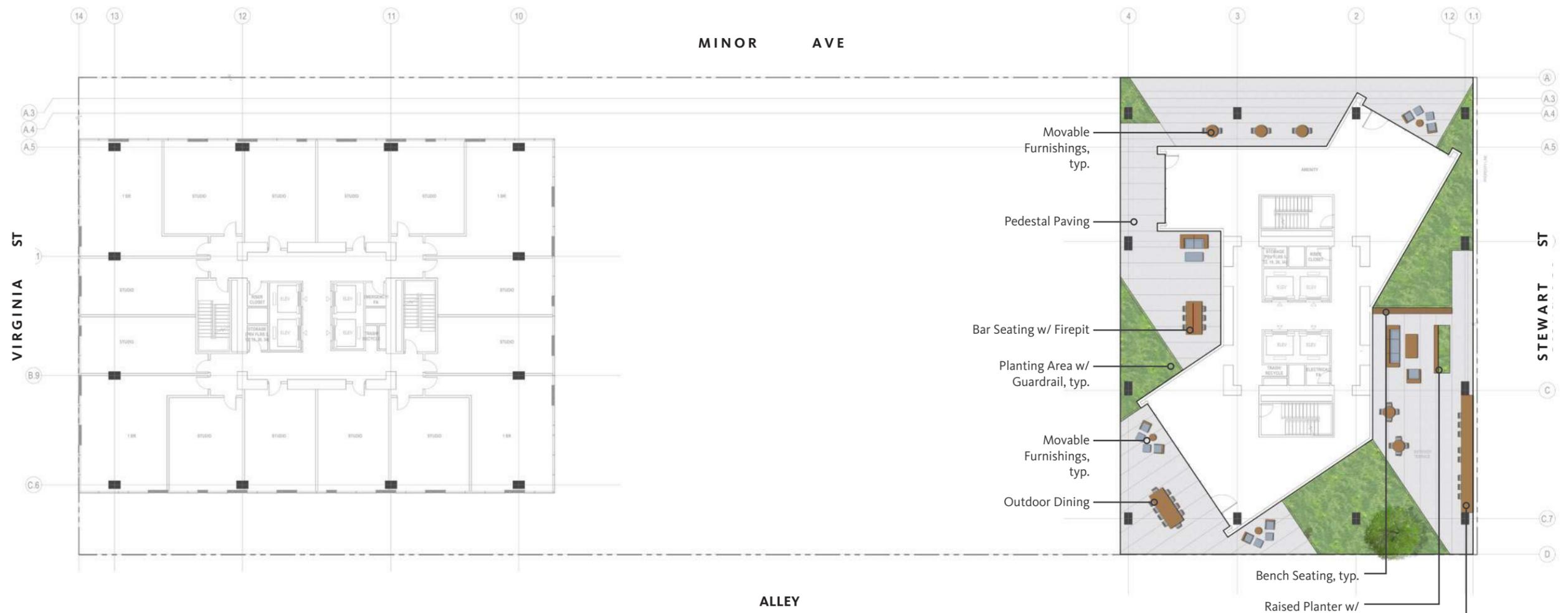
6.5 LANDSCAPE

Level 9 Podium Amenity Plan



6.6 LANDSCAPE

Level 21 Amenity Plan

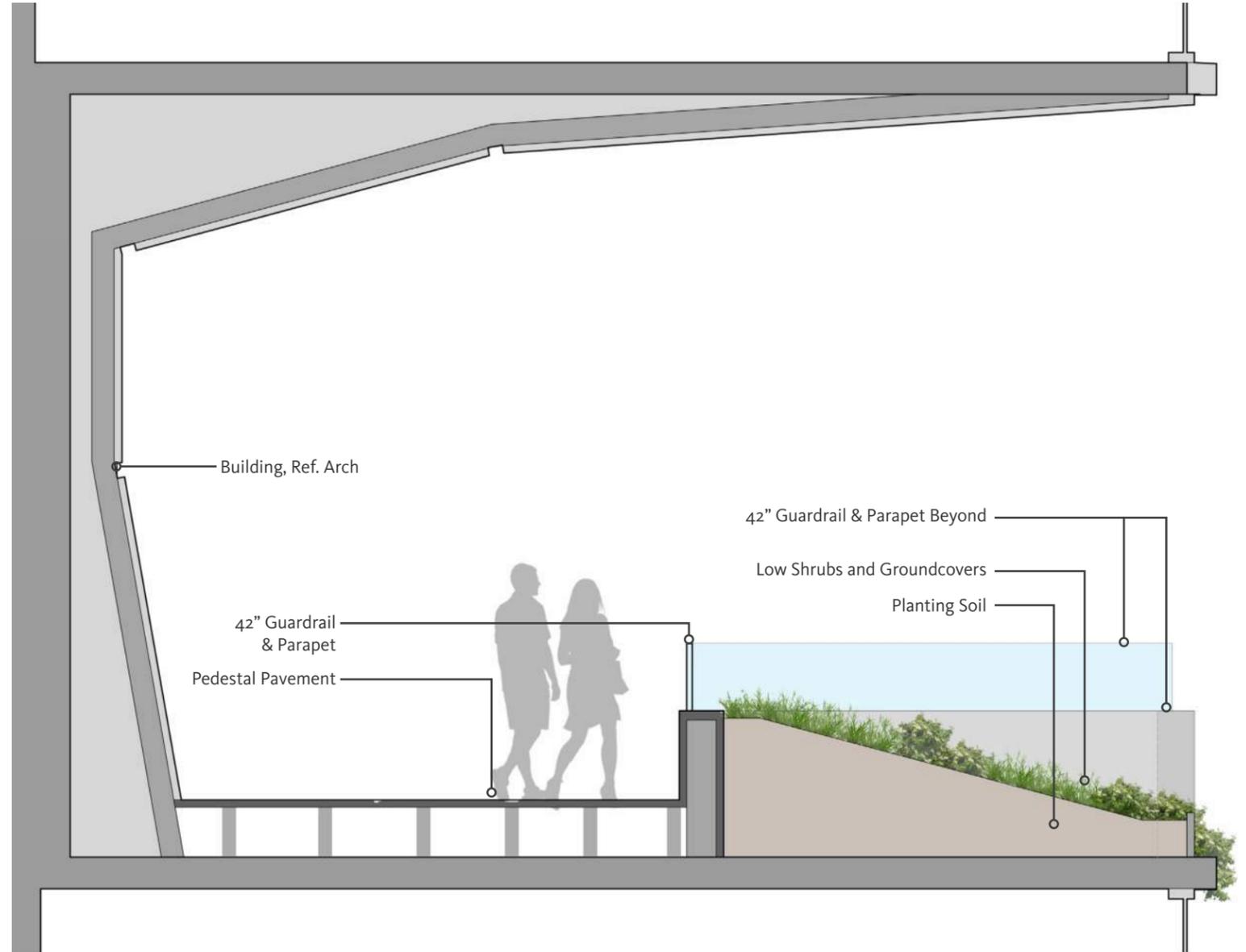


6.8 LANDSCAPE

Level 26 Amenity Plan

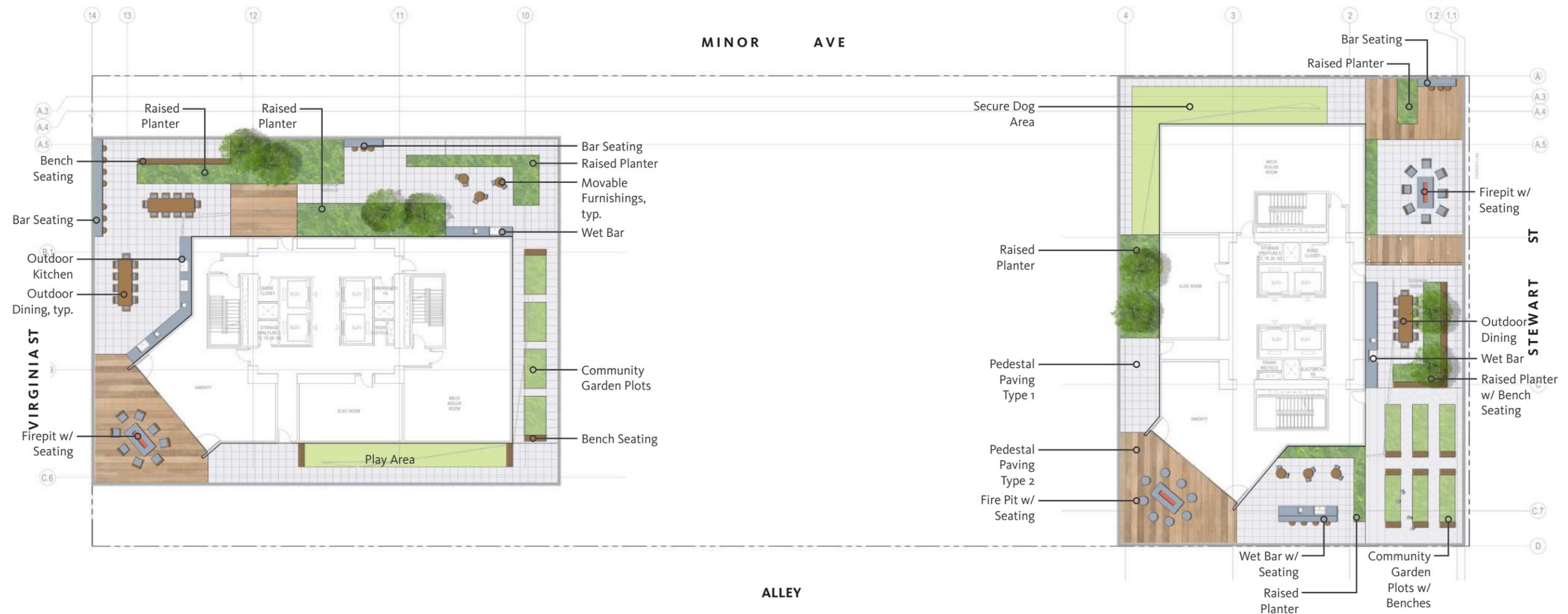


6.8
LANDSCAPE
Amenity Section



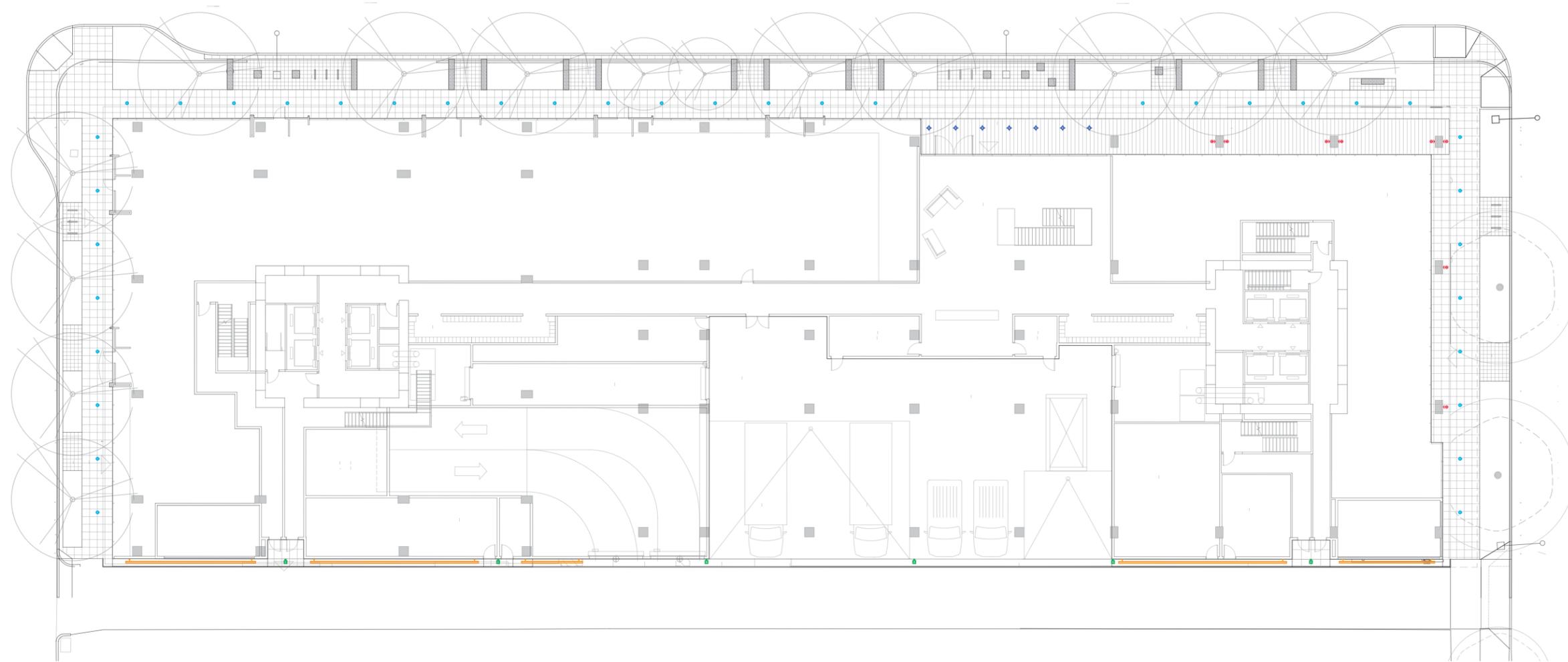
6.9
LANDSCAPE

Roof Amenity Plan



7.0 LIGHTING

Street-Level Lighting plan



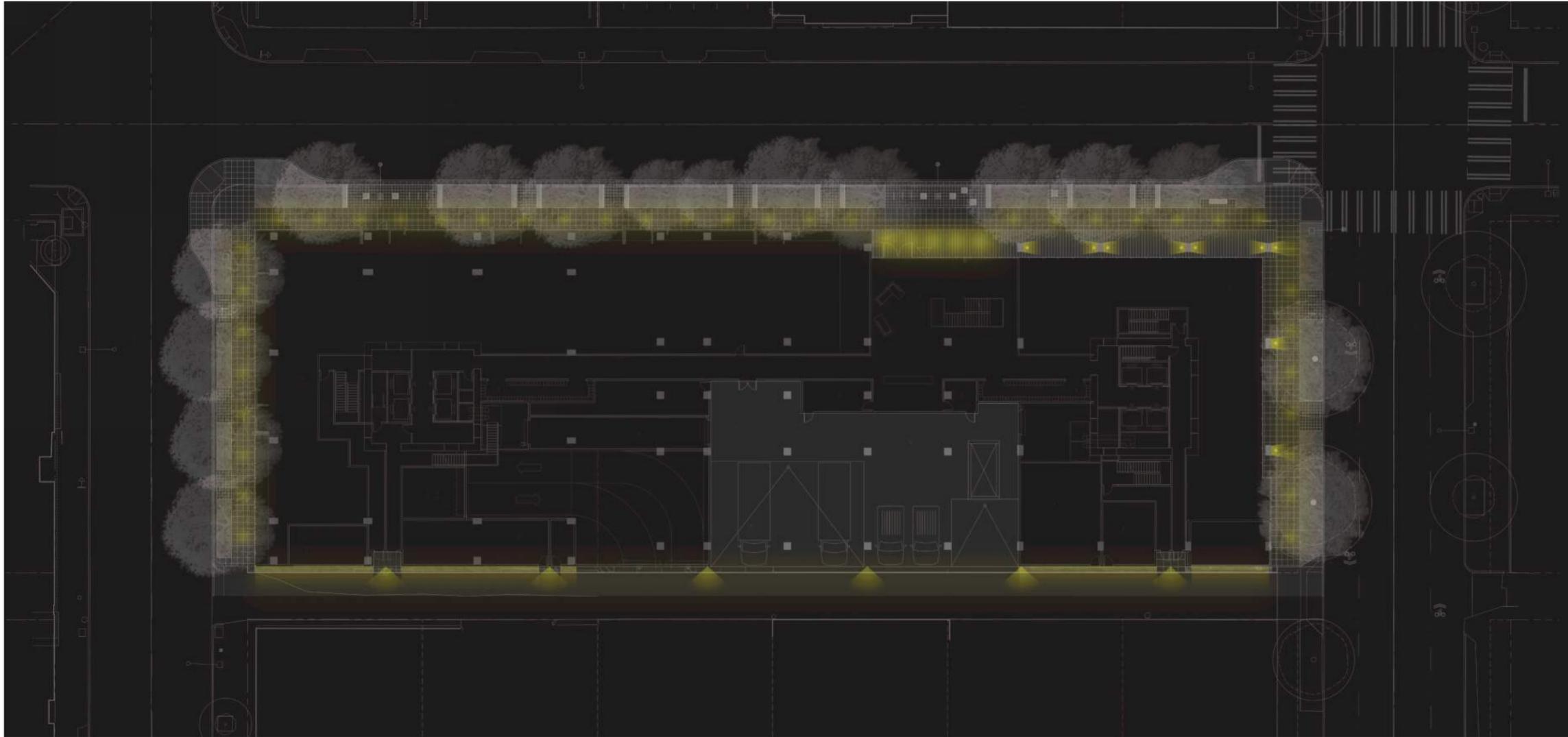
STREET LEVEL LIGHTING PLAN 
SCALE: 1/32" = 1'-0"

FIXTURE TYPES

- recessed wet rated LED downlight
- small-scale LED floodlight
- in-grade LED uplight flanking structural columns
- exterior LED wallwasher
- wall-mounted LED area light

7.0
LIGHTING

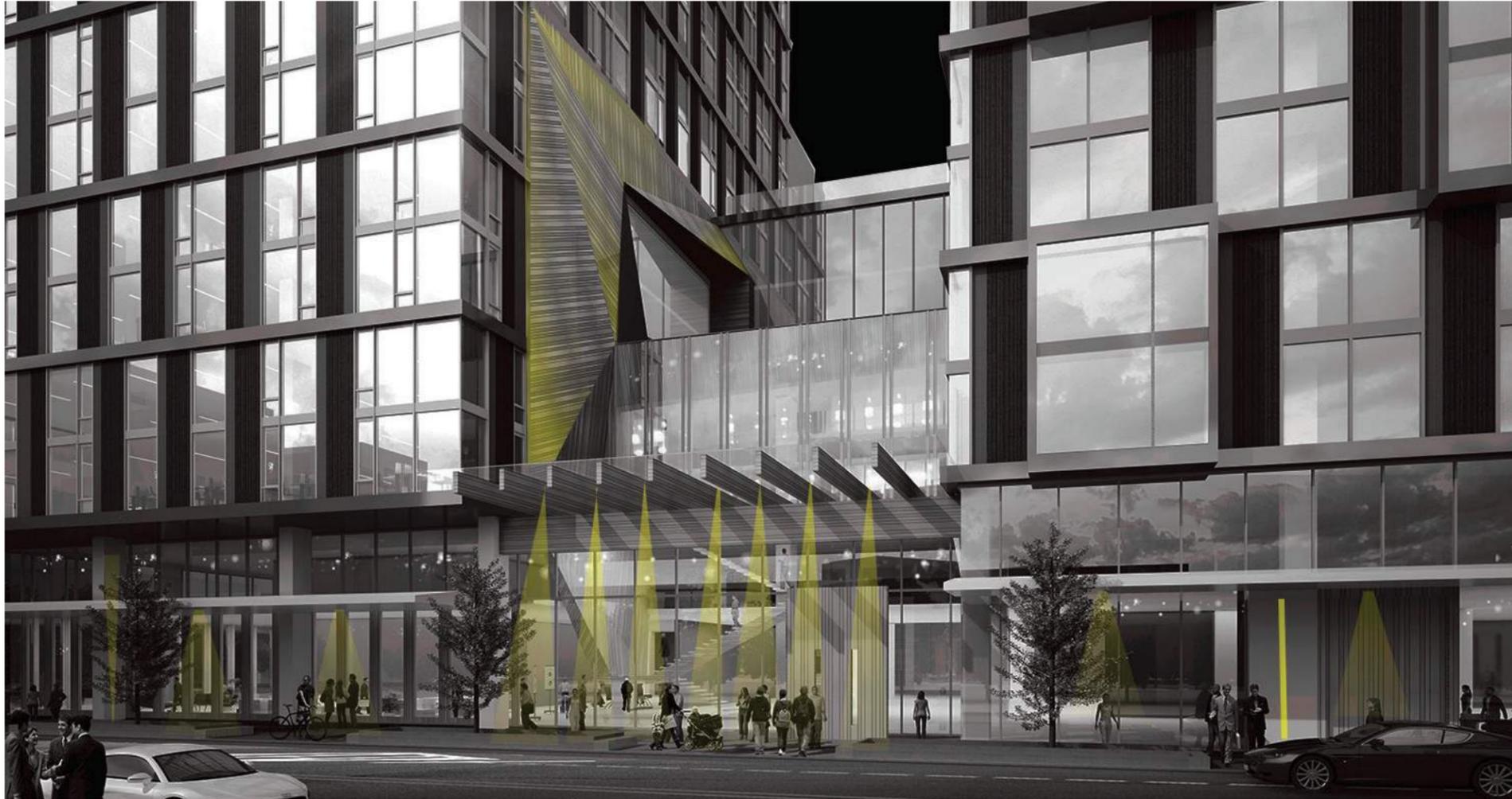
Street-Level Lighting Plan



STREET LEVEL ILLUMINATION MAP

7.1
LIGHTING

Entry Canopy & Feature Wall



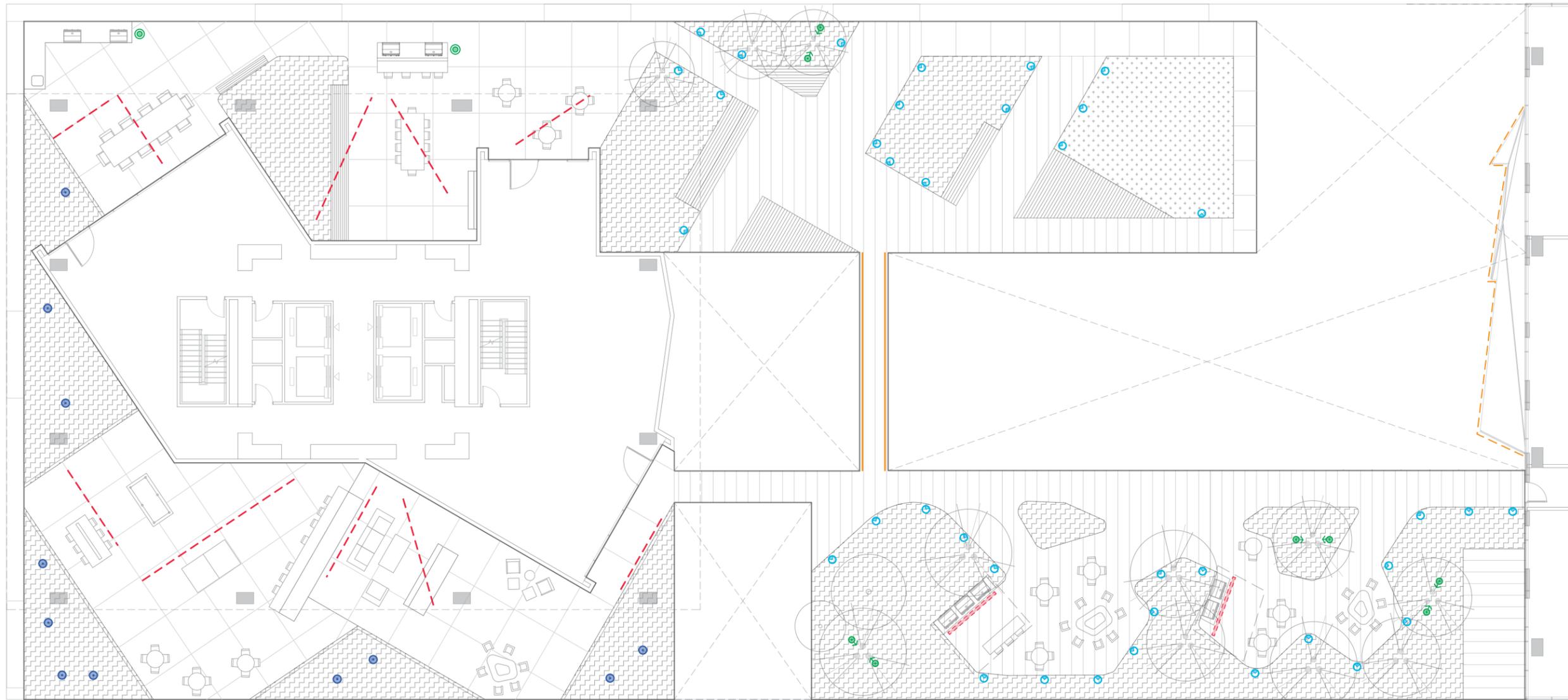
LIGHT RENDERING FROM MINOR AVENUE



PRECEDENT IMAGERY

7.3 LIGHTING

Level 9 Podium Amenity Plan



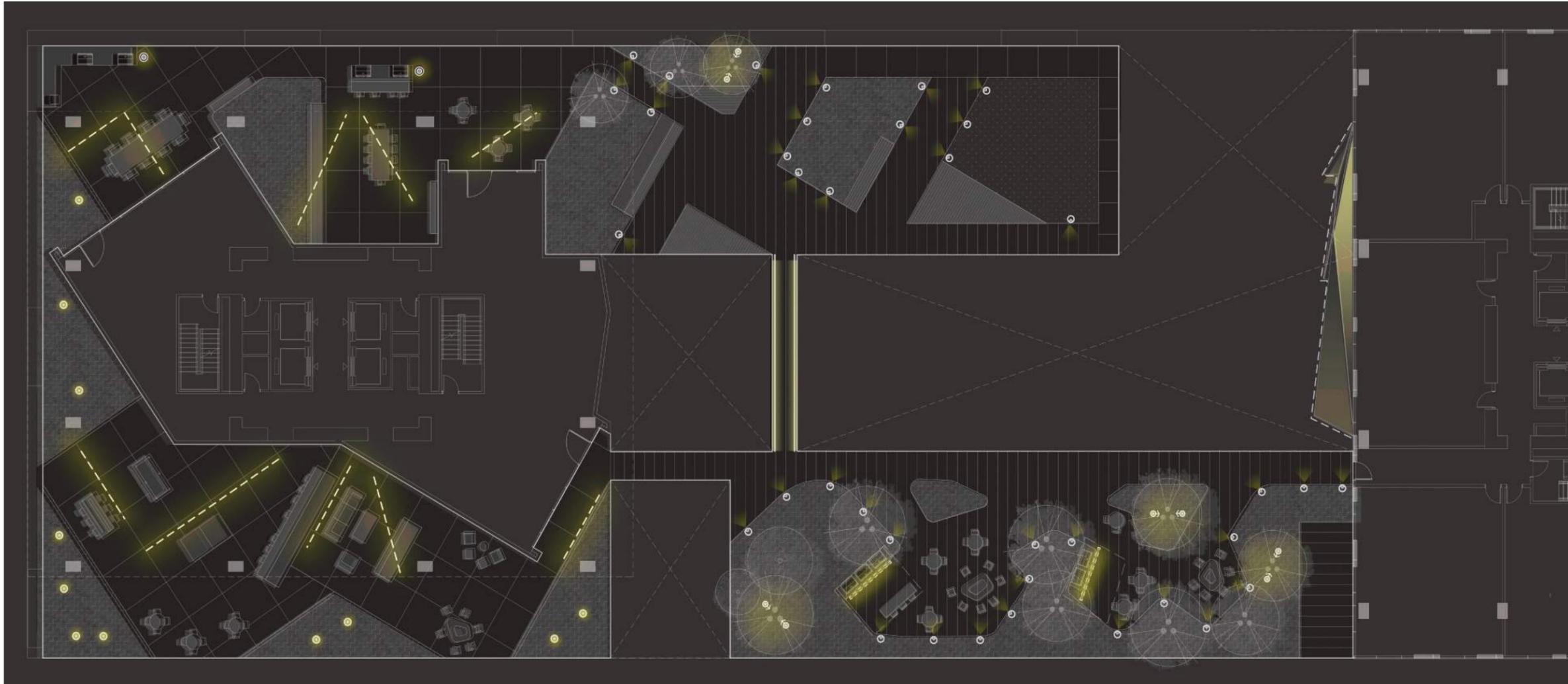
LEVEL 9 PODIUM LIGHTING PLAN
SCALE: 1" = 20'-0"

FIXTURE TYPES

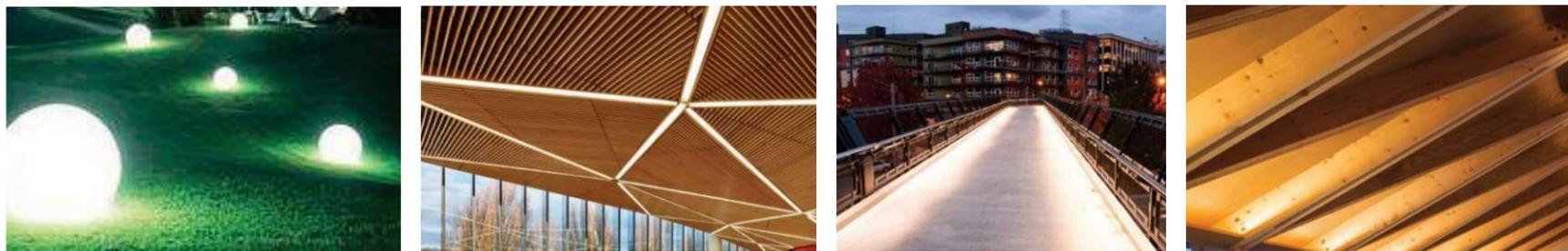
	 directional LED landscape bollard at planter edges		 concealed LED wall grazer highlights faceted wood wall
	 luminous LED landscape bollard at low level planting areas		 recessed linear LED light at ceiling facet joints
	 low wattage LED stake mounted floodlight at select trees		 surface mounted linear LED light at covered grill cooking stations
	 illuminated LED handrail at connector bridge		 outdoor wet rated LED floor lamps at uncovered grill cooking stations

7.3 LIGHTING

Level 9 Podium Amenity Plan



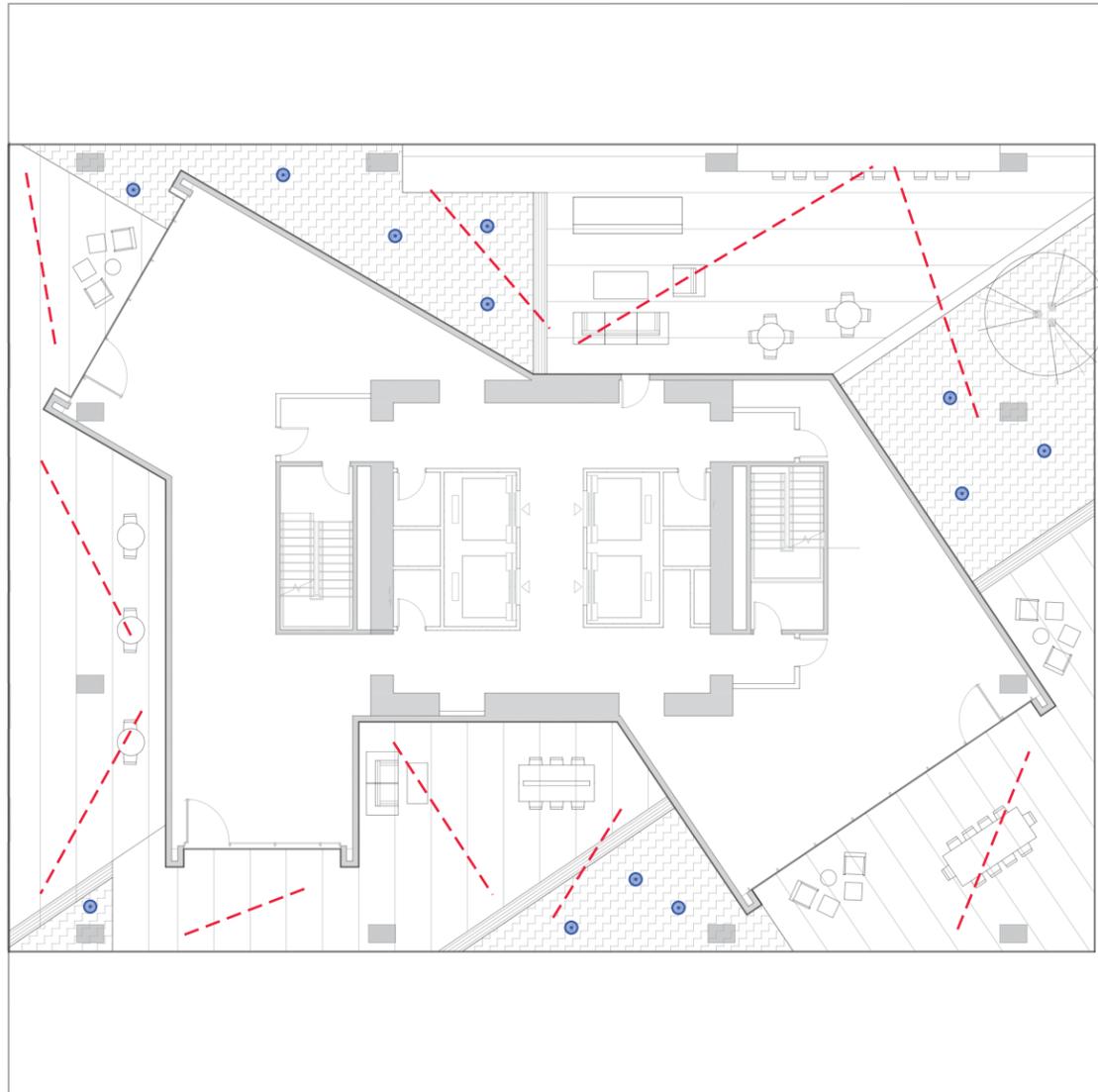
PODIUM ILLUMINATION MAP



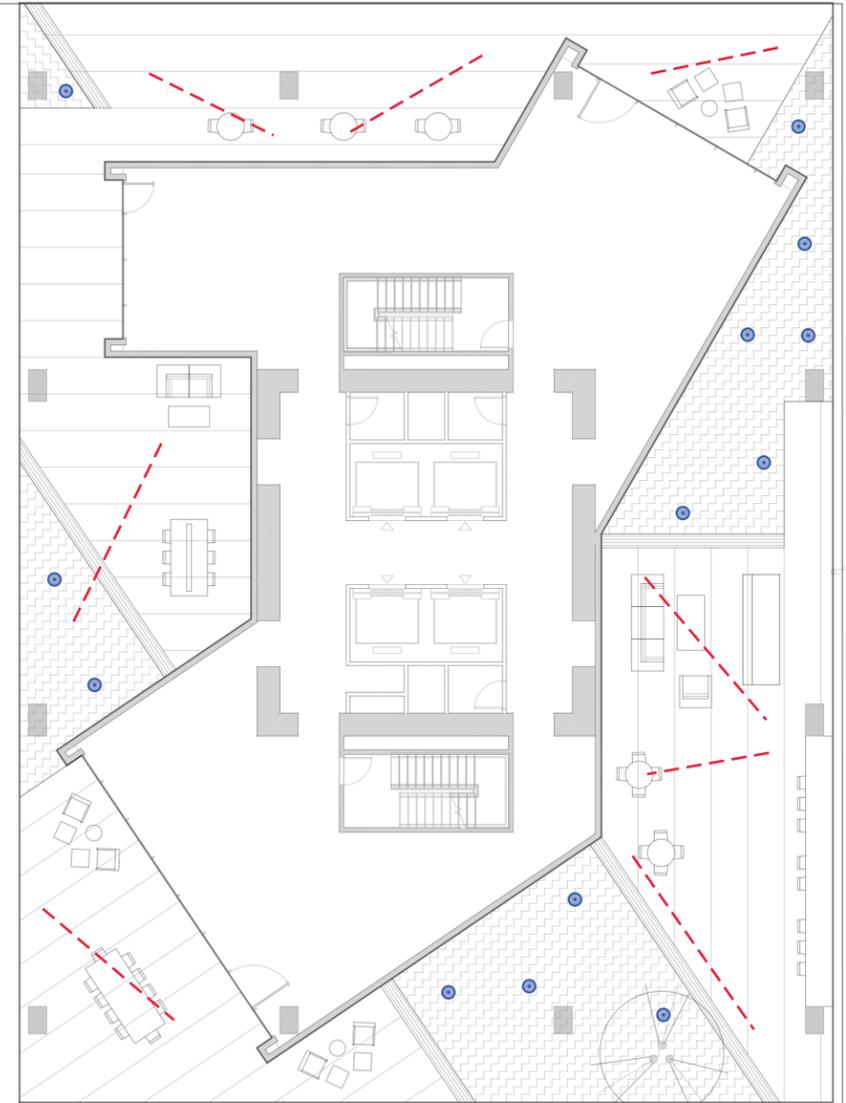
PRECEDENT IMAGERY

7.4 LIGHTING

Level 21 & 26 Amenity Areas



LEVEL 26 AMENITY AREA LIGHTING PLAN
SCALE: 1" = 20'-0"



LEVEL 21 AMENITY AREA LIGHTING PLAN
SCALE: 1" = 20'-0"

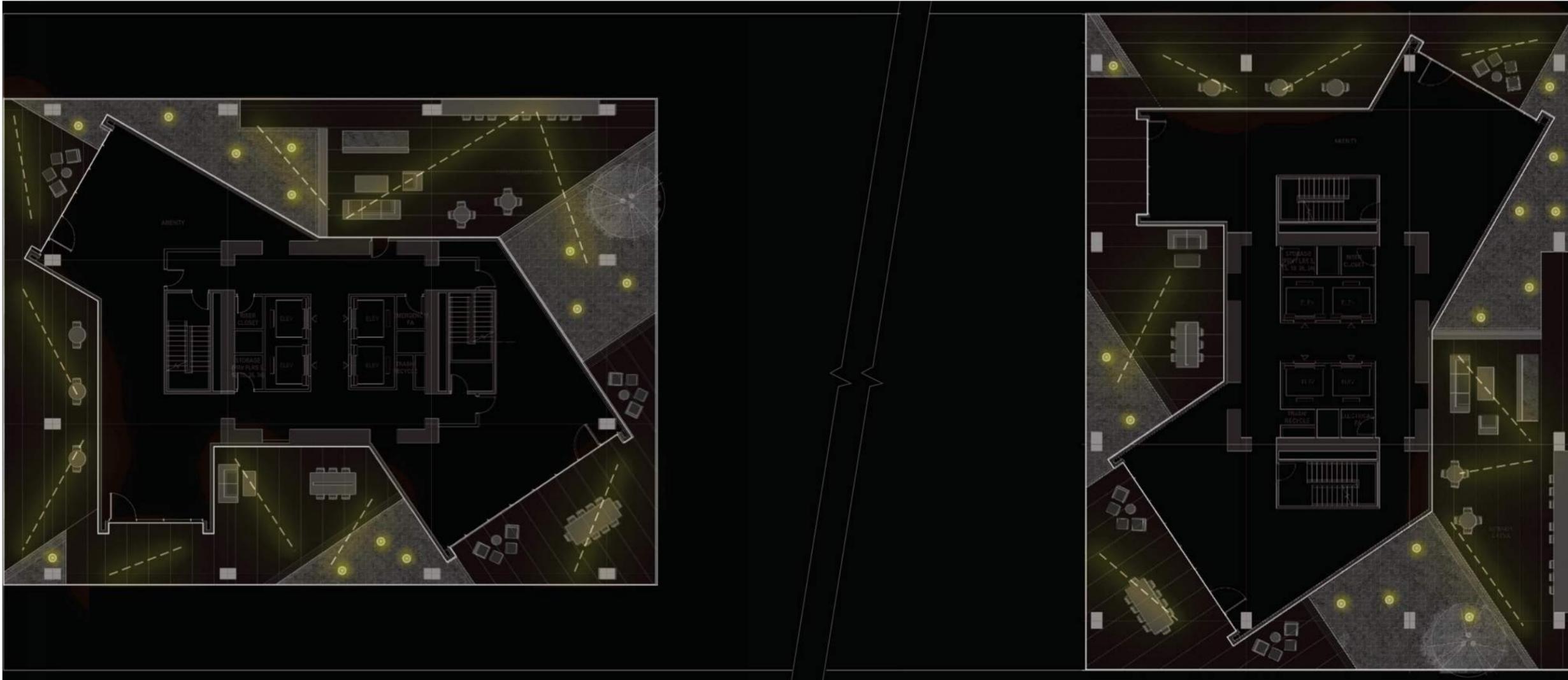


FIXTURE TYPES

- 
recessed linear LED light at ceiling facet joints
- 
luminous LED landscape bollard at low level planting areas

7.4 LIGHTING

Level 21 & 26 Amenity Areas



LEVEL 26 AMENITY ILLUMINATION MAP

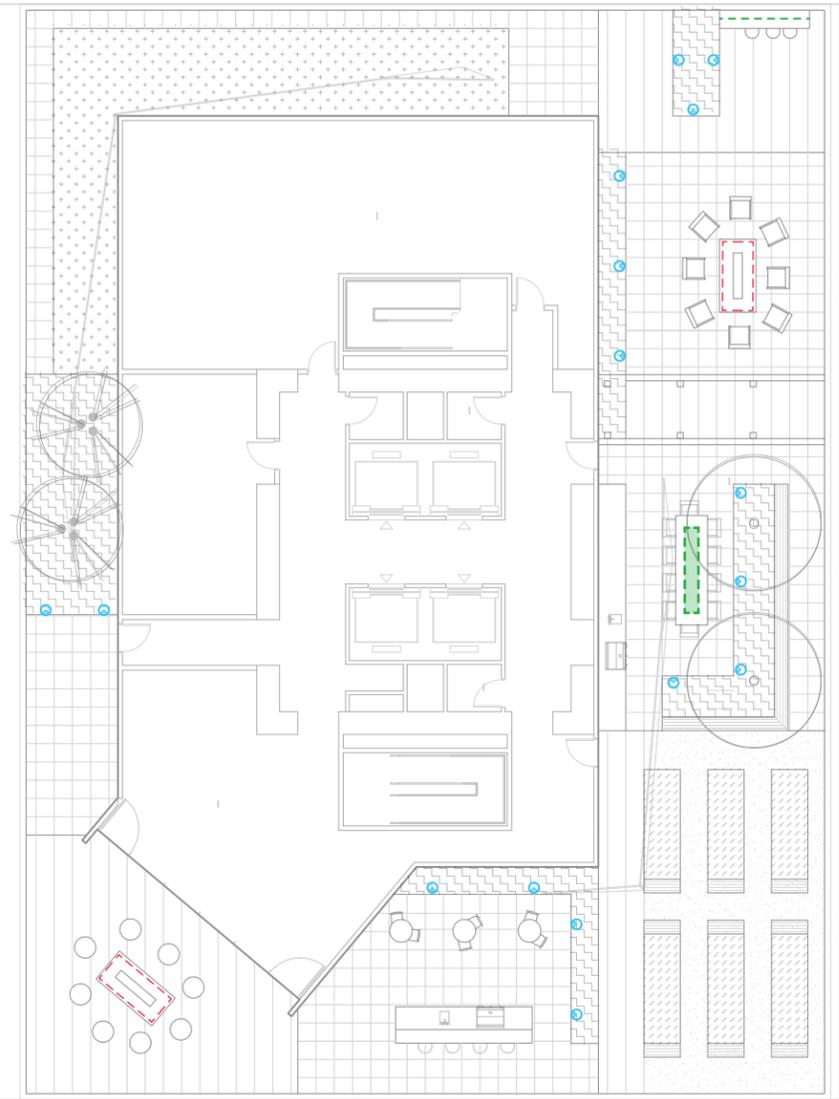
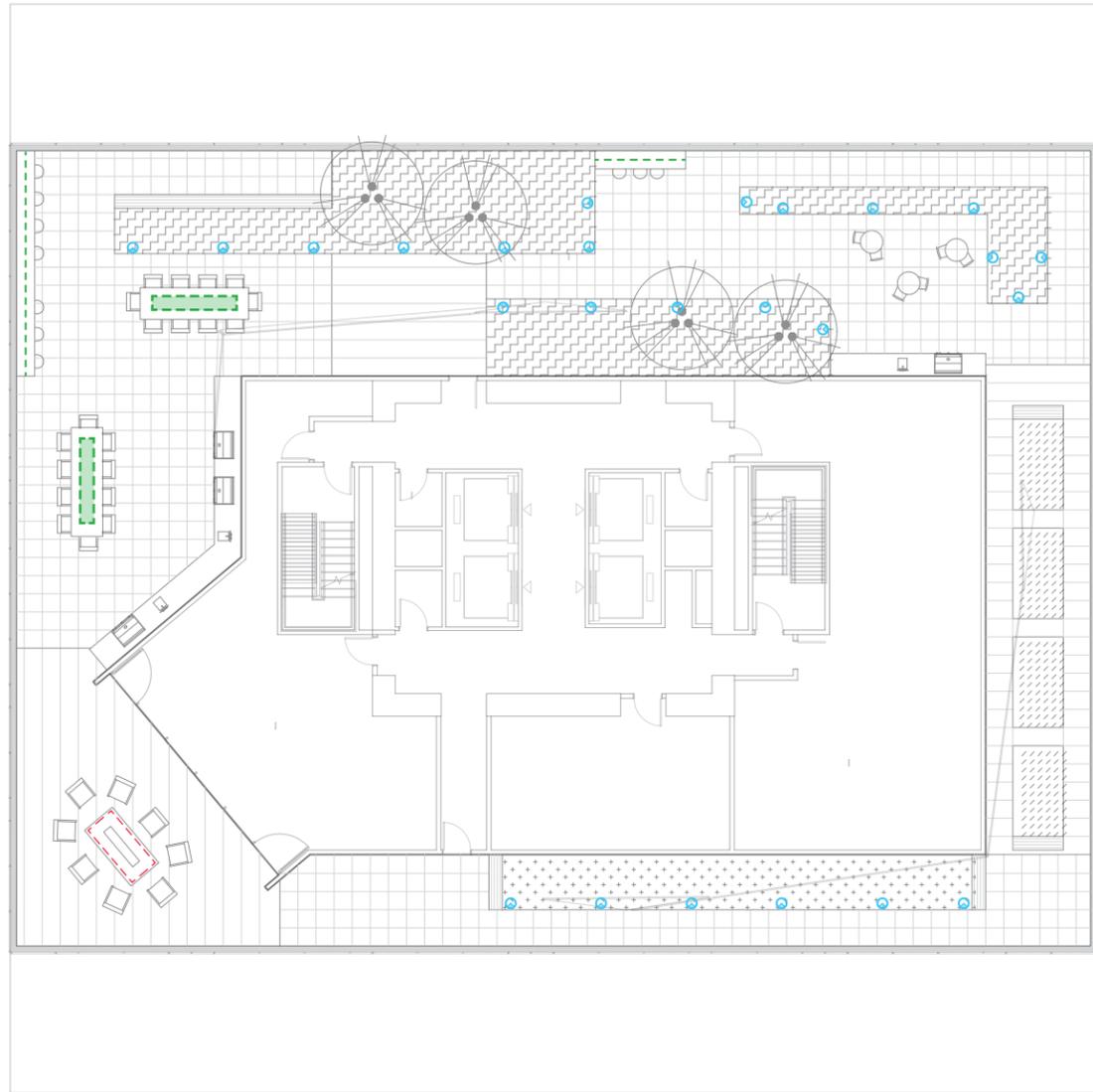
LEVEL 21 AMENITY ILLUMINATION MAP



PRECEDENT IMAGERY

7.5 LIGHTING

Roof Plan



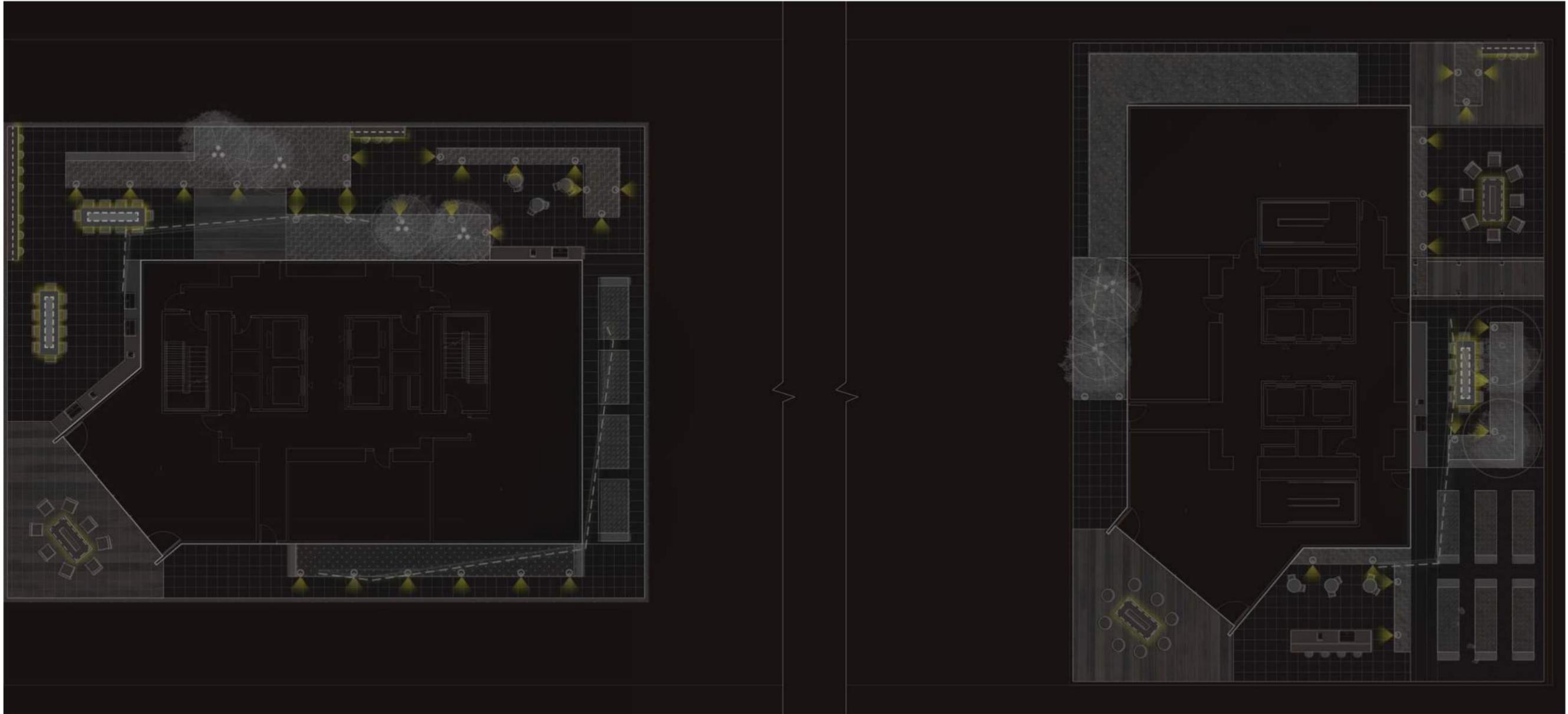
LEVEL 39 ROOF DECK LIGHTING PLAN
SCALE: 1" = 20'-0"

FIXTURE TYPES

- 
- 
- 
- 

7.5
LIGHTING

Roof Plan



LEVEL 39 ROOF DECK ILLUMINATION MAP

8.0
SIGNAGE

Signage



S-1
POTENTIAL RETAIL
STOREFRONT SIGNAGE

S-2
POTENTIAL
FEATURE
SIGNAGE

S-3
POTENTIAL
ADDRESS
NUMBER

S-4
POTENTIAL RETAIL
STOREFRONT SIGNAGE



S-1
Retail Signage



S-2
Feature Signage



S-3
Address Signage



S-4
Retail Signage

Signage design will promote a sculptural, eclectic, hand-crafted, and unique look. Even major brands will be required to adopt special standards.

Thank You!