

GZI Boren LLC

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Developer
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Gensler

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- b. BUILDING ELEVATIONS
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- d. LANDSCAPE
- e. EXTERIOR LIGHTING
- f. SIGNAGE CONCEPT

1.0 Project Proposal

PROJECT DESCRIPTION

Total Area: 658,473 SF Residential Units: 383 Co-living Units: 231 Commercial Area: 40,360 SF (including pro-rated circulation and trash areas at grade) Below Grade Parking: 270 stalls (on five levels)

SITE ADDRESS

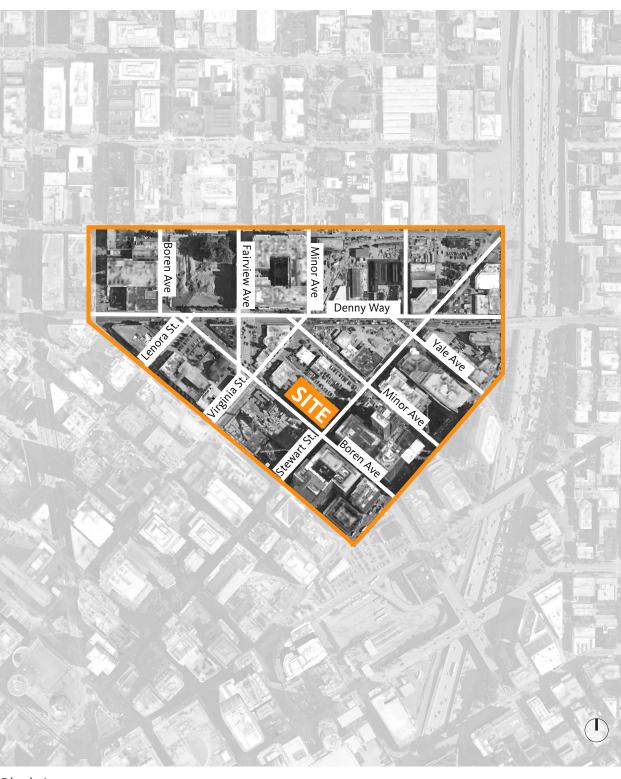
1916 Boren Avenue, Seattle, WA 98101

PARCELS

066000-2170 (1916 Boren Avenue) 066000-2155 (1900 Boren Avenue)

ZONING

DMC 240/290-440



9-Block Area

2.0 Composite Site Plan

LEGAL DESCRIPTION

Lot 1, 2, 3 and 4, block 52, second addition to the town of Seattle as laid off by heir of Sarah H. Bell (deceased), commonly known as heirs of Sarah H. Bell's second addition to the city of Seattle, according to the plat thereof recorded in volume 1 of plats. page 121, records of King County, Washington.

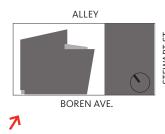
SITE AREA 27,969 sf

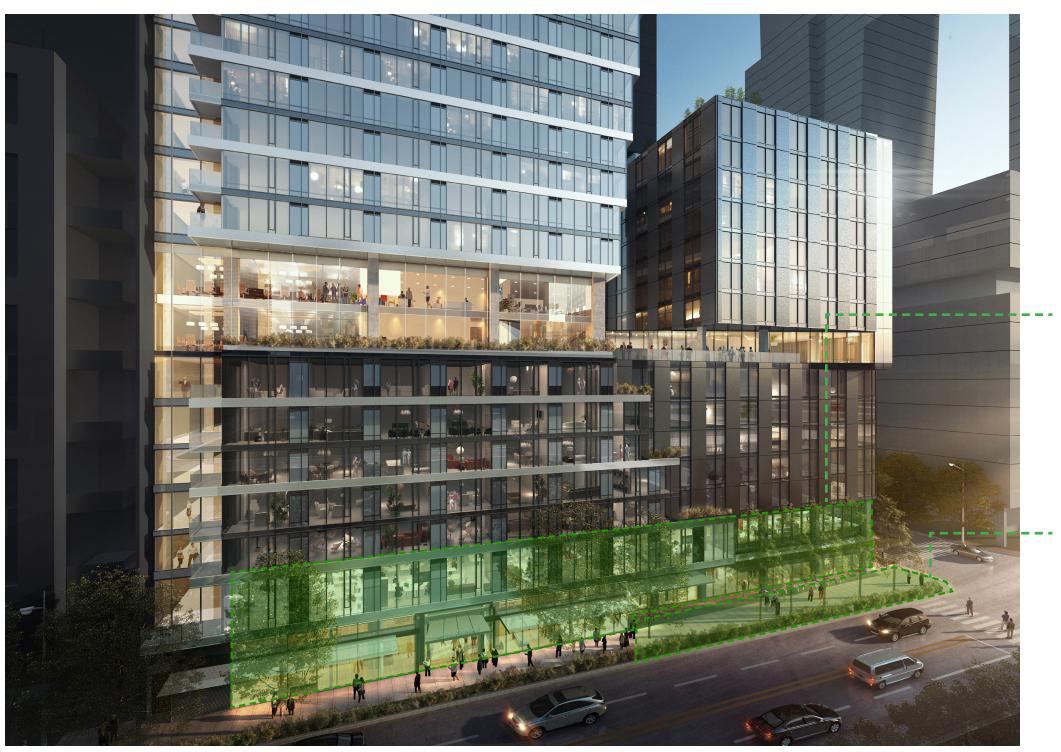
SITE DIMENSIONS 120.08' x 232.92'

CURRENT USE Commercial Office



3.0 SUMMARY OF RECOMMENDATION MEETING 1 COMMENTS





The board supported the two-story expression of this element and agreed that the green roofs at the canopy were compositionally strong and responsive to guidance, bridging and connecting the landscape elements above and below.

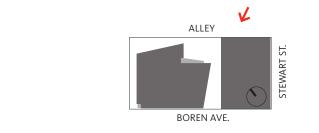
The board expressed general support for the response to guidance on both Stewart street and boren avenue, particularly the increased setbacks and careful articulation of the street edges both architecturally and with landscape



View from West

DRB Recommendation Meeting 2 | SDCI Project 3029383 | 2020 January 21 | Gensler | GZI Boren, LLC.

3.0 Recommendation Comments Summary



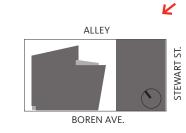


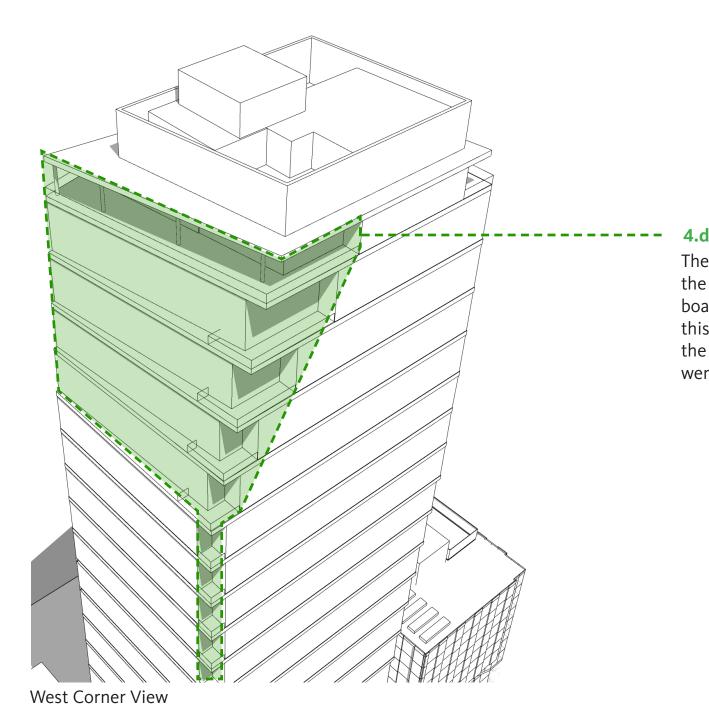
- a. The board agreed that the smoother (vs. Edg-2) steps and twists could be part of an effective strategy but found the limited and discrete application of this move to be unconvincing. The board noted that applying this approach to the whole form could be an effective strategy to create a more coherent design concept that is responsive to their previous
- c. In response to questions from the applicant, the board clarified this issue by noting that while there were two moves employed to create the stepping and twisting tower form at the previous EDG meeting, in that case the two moves were very clearly connected. Moving forward, the board agreed that establishing a clear and legible connection between the moves that generate the twisting and stepping tower form would be essential in creating a coherent design concept and unified expression.
- d. The board recognized the complexity of this design problem, particularly the application of a unified compositional strategy around the four unique sides of the larger tower. The board agreed that a responsive solution would integrate the expression of stepping and twisting on all sides of the building in a cohesive and unified whole.

- b. Other board members found the identical expression of the tower/top and base/podium (split by the double-height amenity expression) to be illogical and not clearly responsive to guidance.
- c. The board discussed the viability of several approaches to this element and agreed that a number of strategies for integrating these elements in a coherent architectural concept could be successful.



View from Northeast





The board supported the erosion of mass on the north of the tower but found the termination of this expression difficult to reconcile with the concept. The board recognized and supported the historical context-generated rationale for this move but found its simplified expression and isolation had compromised the quality ("teetering asymmetry") of the historic spite mounds concept that were identified as its generator.





View from East

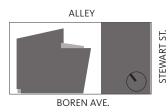
The board did not support the rooftop mechanical screening as currently proposed and provided guidance to explore options that would better integrate this element with the larger composition.

a. The board agreed that the smoother (vs. Edg-2) steps and twists could be part of an effective strategy but found the limited and discrete application of this move to be unconvincing. The board noted that applying this approach to the whole form could be an effective strategy to create a more coherent design concept that is responsive to their previous guidance.

c. In response to questions from the applicant, the board clarified this issue by noting that while there were two moves employed to create the stepping and twisting tower form at the previous EDG meeting, in that case the two moves were very clearly connected. Moving forward, the board agreed that establishing a clear and legible connection between the moves that generate the twisting and stepping tower form would be essential in creating a coherent design concept and unified expression.

d. The board recognized the complexity of this design problem, particularly the application of a unified compositional strategy around the four unique sides of the larger tower. The board agreed that a responsive solution would integrate the expression of stepping and twisting on all sides of the building in a cohesive and unified whole.





4.d

The board supported the erosion of mass on the north of the tower but found the termination of this expression difficult to reconcile with the concept. The board recognized and supported the historical contextgenerated rationale for this move but found its simplified expression and isolation had compromised the quality ("teetering asymmetry") of the historic spite mounds concept that were identified as its generator.

----- 4.a

The board noted that their previous guidance had been to accentuate the sculptural form of the tower and agreed that the proposed assembly of design moves (the stepping at the south and north, the erosion of form, the expression of the additional massing on the alley) seemed to be working at cross-purposes and were not connected in a legible and cohesive manner.

----- 3.a

a. Some board members found the revised design to have effectively developed this element as a standalone, complementary expression, and supported the clear exterior expression of program areas. (A2, B1, B4,C2)

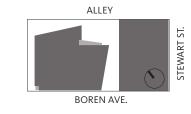
b. Other board members found the identical expression of the tower/top and base/podium (split by the double-height amenity expression) to be illogical and not clearly responsive to guidance.

c. The board discussed the viability of several approaches to this element and agreed that a number of strategies for integrating these elements in a coherent architectural concept could be successful.

The board supported the two-story expression of this element and agreed that the green roofs at the canopy were compositionally strong and responsive to guidance, bridging and connecting the landscape elements above and below.

FURTHER STUDY

3.0 Recommendation Comments Summary





a. Some board members found the revised design to have effectively developed this element as a standalone, complementary expression, and supported the clear exterior expression of program areas. (A2, B1, B4, C2)

b. Other board members found the identical expression of the tower/top and base/podium (split by the double-height amenity expression) to be illogical and not clearly responsive to guidance. (A2, B4)

c. The board discussed the viability of several approaches to this element and agreed that a number of strategies for integrating these elements in a coherent architectural concept could be successful. (A2, B1, B2, B4, C2)

The board supported the two-story expression of this element and agreed that the green roofs at the canopy were compositionally strong and responsive to guidance, bridging and connecting the landscape elements above and below.



View from South

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1901 MINOR AVE LOADING DOCK ALLEY LOADING DOCK LOBBY Alley Floor Plan - Design Response Board supports increased safety and delineation of pedestrian walkway from driveway in alley.

The board supported the creation of a protected pedestrian path at the alley and provided guidance to further develop this area both in the ground plane and with lighting to ensure it is safe and attractive.

1.c

The board recognized the change in program at the alley 'porte cochere' (this term will be used throughout this report for clarity) but agreed that the deletion of the angled walls and the structural reconfiguration had diminished the activation and interest generated by this area. The board provided guidance to make this an attractive and activated space, and asked that the following options be explored in particular:

- I. Extending the illuminated canopy from the porte cochere to the alley edge at Stewart street.
- Ii. Carrying the illuminated split-boulders to the street edge at Stewart street.
- lii. Further development of the porte cochere area in the ground plane using the revised program and layout of columns as organizing elements.
- Iv. Developing the walls of the port cochere to be carefully articulated and attractive elements, particularly the (northwest) wall that will be most visible from the street.



3.0 Recommendation Comments Summary



Alley Entry Perspective



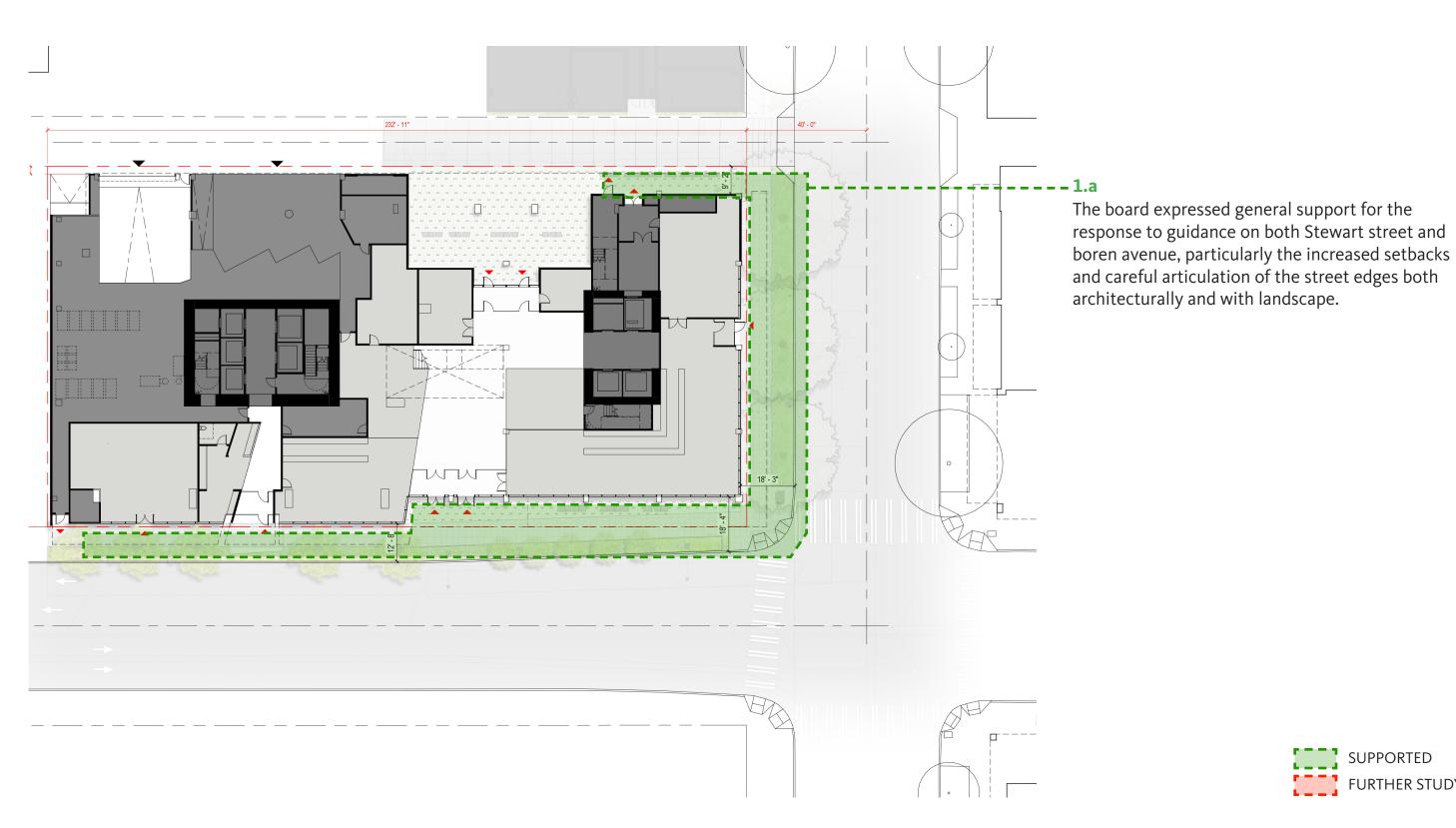
The board supported the creation of a protected pedestrian

path at the alley and provided guidance to further develop

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r----- 1.b



3.0 Recommendation Comments Summary



_____ 1.d

The board encouraged the re-establishment of a strong connection between the street edge lobby and the port cochere area at the alley, noting that relocating intervening program elements could be part of a solution.

Section cut between boren and alley entry points



Visibility of adjacent retail space



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4.0 RESPONSE TO RECOMMENDATION

MEETING 1 COMMENTS

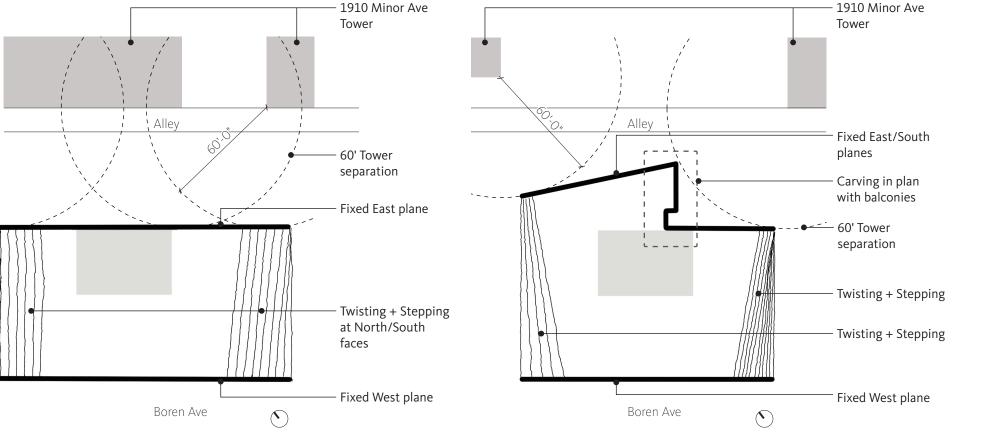
4.0 Primary Board Request

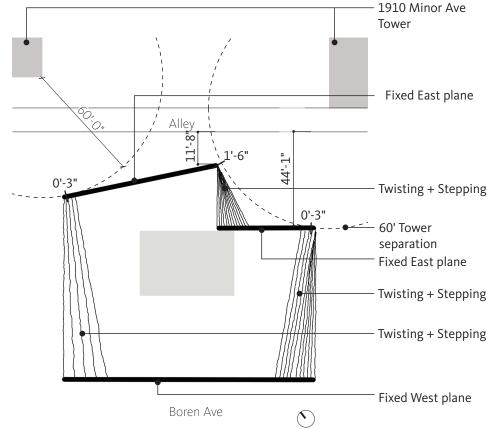
CREATE A COHERENT DESIGN CONCEPT AND UNIFIED EXPRESSION

- 4.b "The Board agreed that the smoother steps and twists could be part of an effective strategy [and] noted that applying this approach to the whole form could be an effective strategy to create a more coherent design concept..."
- 4.c "...Establishing a clear and legible connection between the moves that generate the twisting and stepping tower form would be essential in creating a coherent design concept and unified expression."
- 4.d "...a responsive solution would integrate the expression of stepping and twisting on all sides of the building in a cohesive and unified whole."

4.0 Primary Board Request

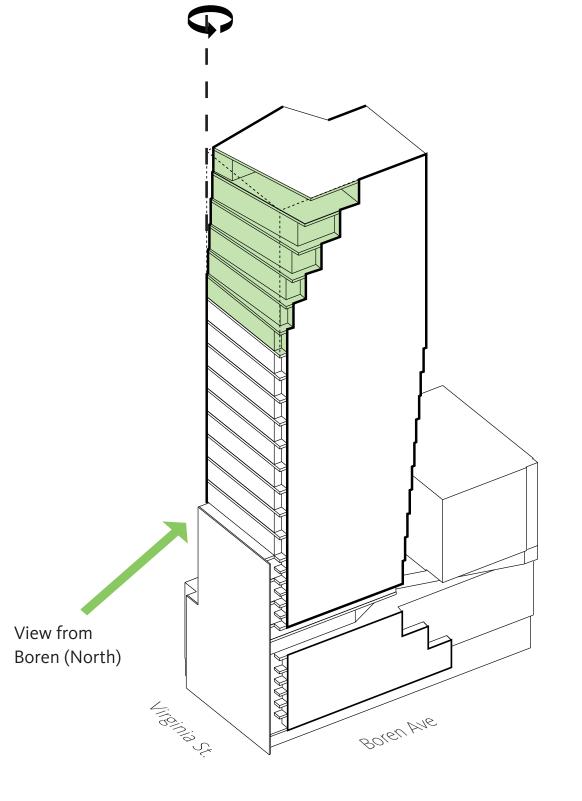
Concept Strategy and Application





EDG 2 Recommendation 1 Recommendation 2 Proposal

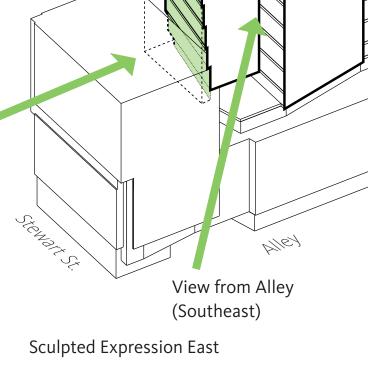
4.0 Primary Board Request Concept Strategy and Application





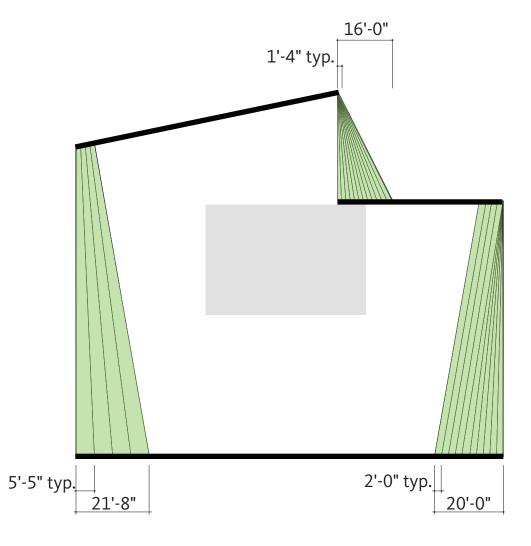




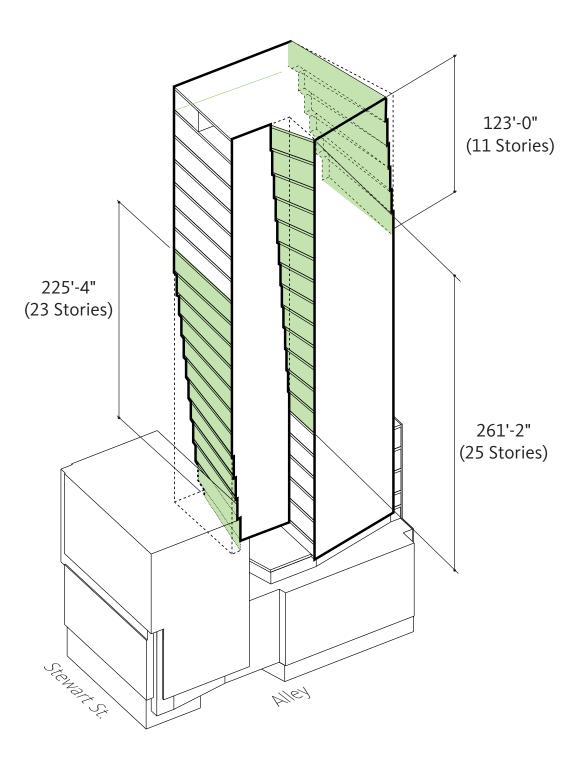


"The Board agreed that the smoother steps and twists could be part of an effective strategy [and] noted that applying this approach to the whole form could be an effective strategy to create a more coherent design concept..."

4.0 Primary Board Request Concept Strategy and Application

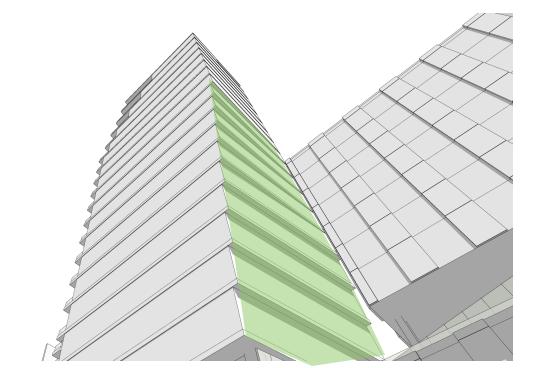


"...establishing a clear and legible connection between the moves that generate the twisting and stepping tower form would be essential in creating a coherent design concept and unified expression."

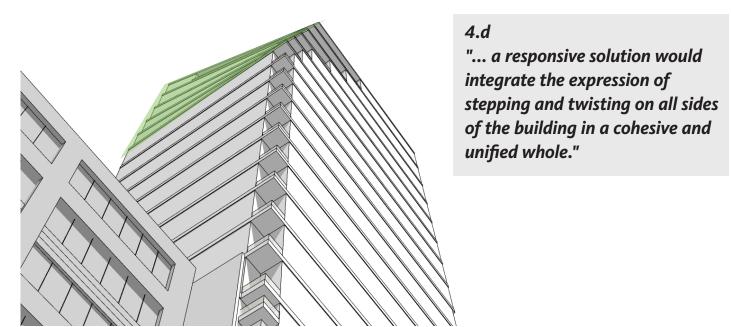


Extent of Expression

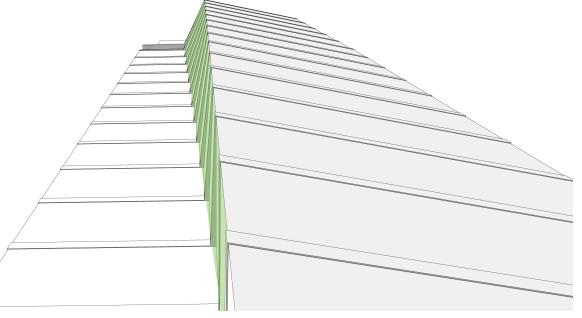
4.0 Primary Board Request Concept Strategy and Application



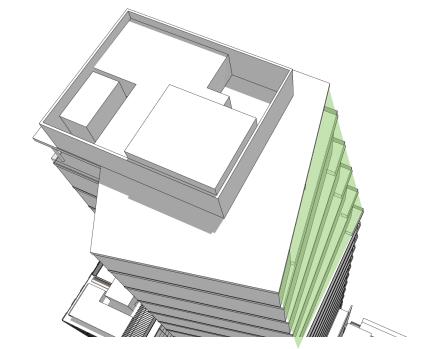
Stepping and twisting on the South facade



Stepping and twisting on the North facade



Stepping and twisting on the East facade



Stepping and twisting bird's eye view

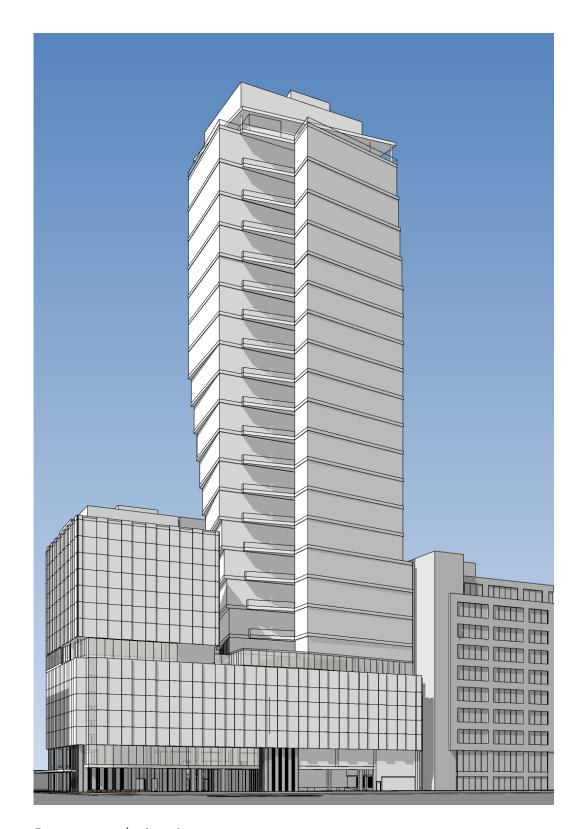
- **4.b** The Board agreed that the smoother (vs. EDG-2) steps and twists could be part of an effective strategy but found the limited and discrete application of this move to be unconvincing. The Board noted that applying this approach to the whole form could be an effective strategy to create a more coherent design concept that is responsive to their previous guidance.
- **4.c** In response to questions from the applicant, the Board clarified this issue by noting that while there were two moves employed to create the stepping and twisting tower form at the previous EDG meeting, in that case the two moves were very clearly connected. Moving forward, the Board agreed that establishing a clear and legible connection between the moves that generate the twisting and stepping tower form would be essential in creating a coherent design concept and unified expression.
- **4.f** The Board recognized the complexity of this design problem, particularly the application of a unified compositional strategy around the four unique sides of the larger tower. The Board agreed that a responsive solution would integrate the expression of stepping and twisting on all sides of the building in a cohesive and unified whole.

RESPONSE

The stepping and twisting at the south face (leaning outward) and the north face (leaning inward) are integrated into the east facade. As the projecting form of the eastern volume rises, the southeastern corner steps and twists toward the top. This is echoed at the top of the northeastern corner. The resulting tower expresses the stepping and twisting of the concept at each face and from top to bottom creating a unified tower.

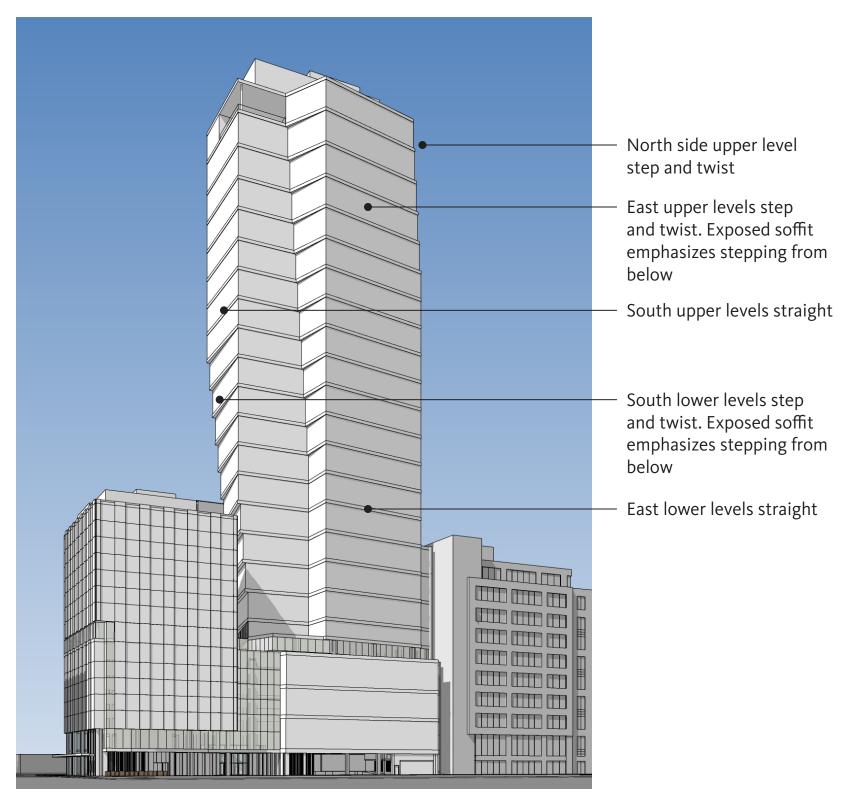
DESIGN GUIDELINES

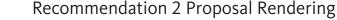
- A1 Respond to the Physical Environment
- A2 Enhance the Skyline
- B4 Design and Well-Proportioned & Unified Building



Recommendation 1

4.1 Response to Recommendation 1 Comments





Recommendation 2 Proposal Recommendation 2 Proposal Rendering

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- **4.d** The Board supported the erosion of mass on the north of the tower but found the termination of this expression difficult to reconcile with the concept. The Board recognized and supported the historical context-generated rationale for this move but found its simplified expression and isolation had compromised the quality ("teetering asymmetry") of the historic spite mounds concept that were identified as its generator.
- **4.e** The Board did not support the rooftop mechanical screening as currently proposed and provided guidance to explore options that would better integrate this element with the larger composition.

RESPONSE

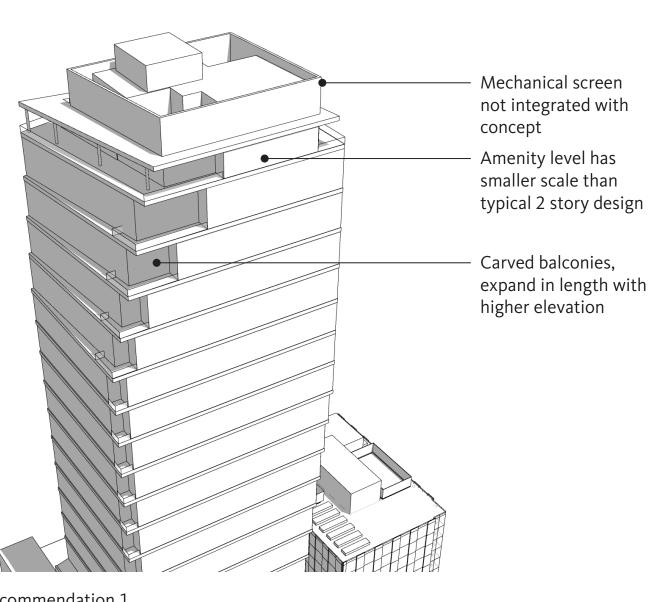
The top of the tower is resolved by creating a two-story expression at the uppermost floors, consistent with those below. The topmost eyebrow expresses the final twist and step of the north facade. The volume of the mechanical penthouse is reduced and the face of the screening is recessed from the face of the tower to provide differentiation.

The carved balconies at the top of the tower at the northwest corner take part in the twostory expression, express the sculpted quality of the tower on the facade and together with the stepping at the base of the tower further create a unified building.

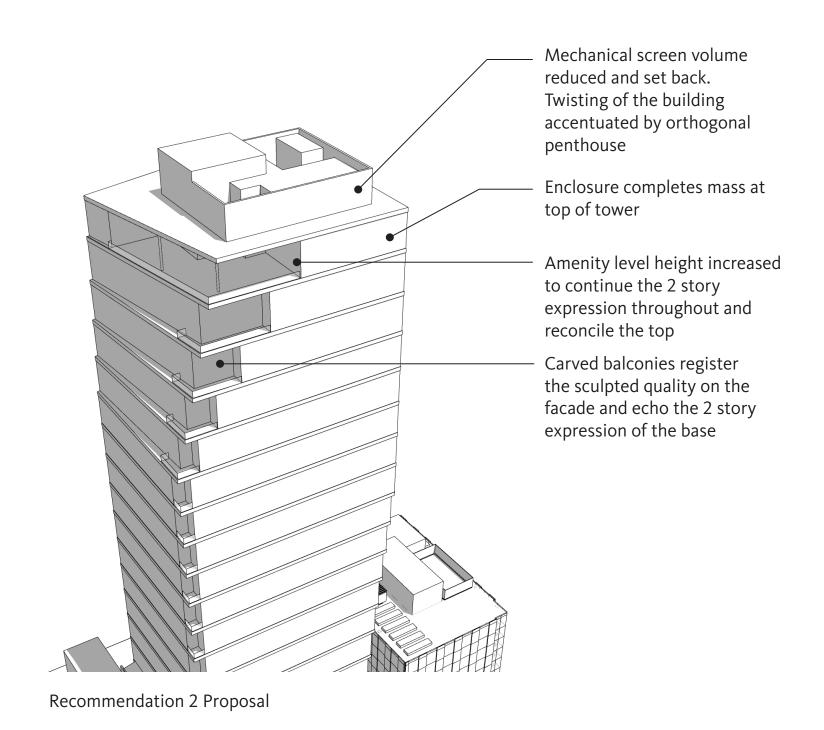
DESIGN GUIDELINES

- A1 Respond to the Physical Environment
- A2 Enhance the Skyline
- A2.1 Desired Architectural Treatments
- A2.2 Rooftop Mechanical Equipment
- B4 Design and Well-Proportioned & Unified Building

4.1 Response to Recommendation 1 Comments

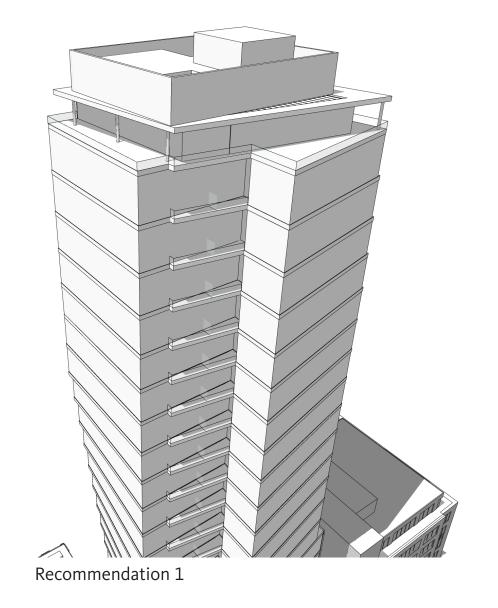


Recommendation 1

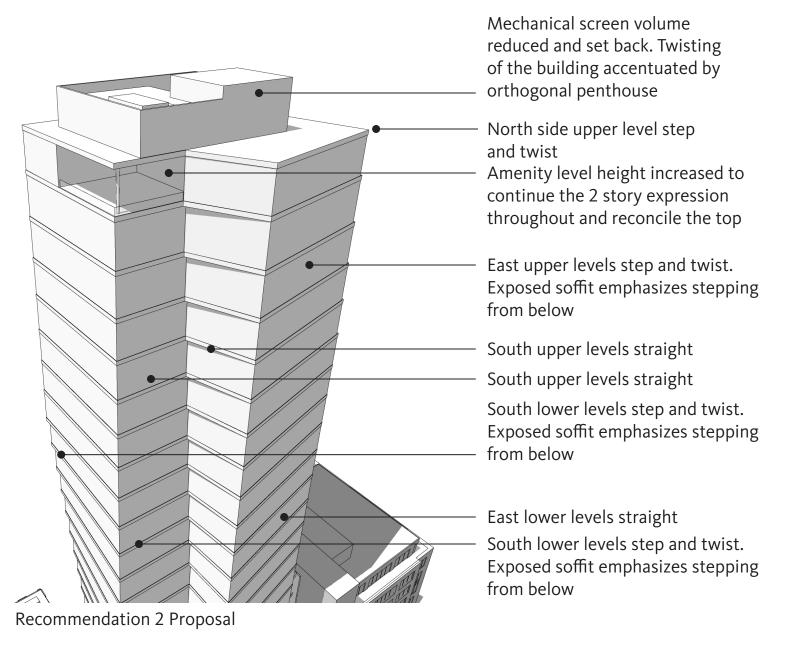


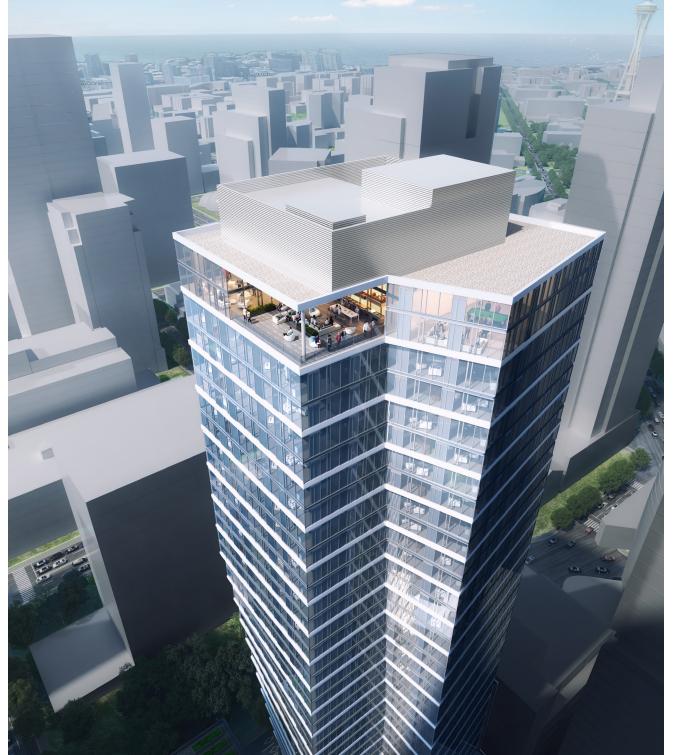


Recommendation 2 Proposal Rendering

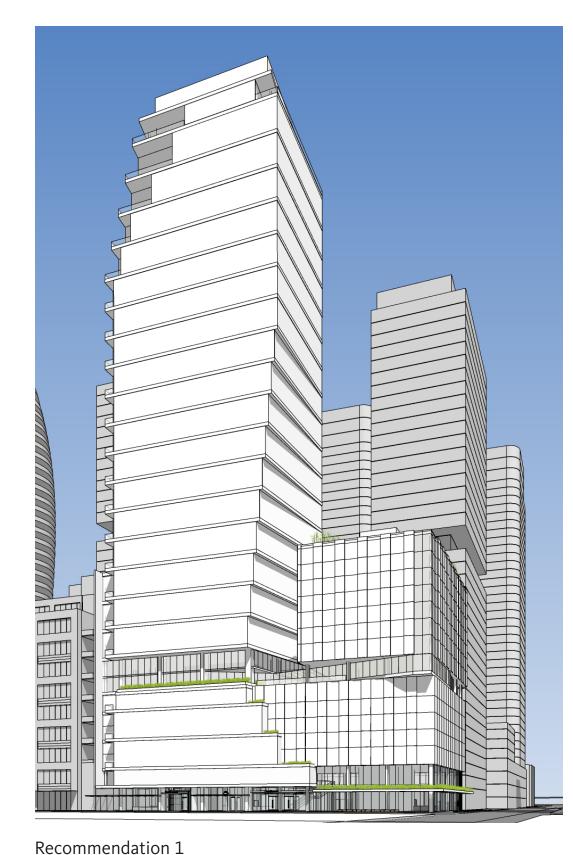


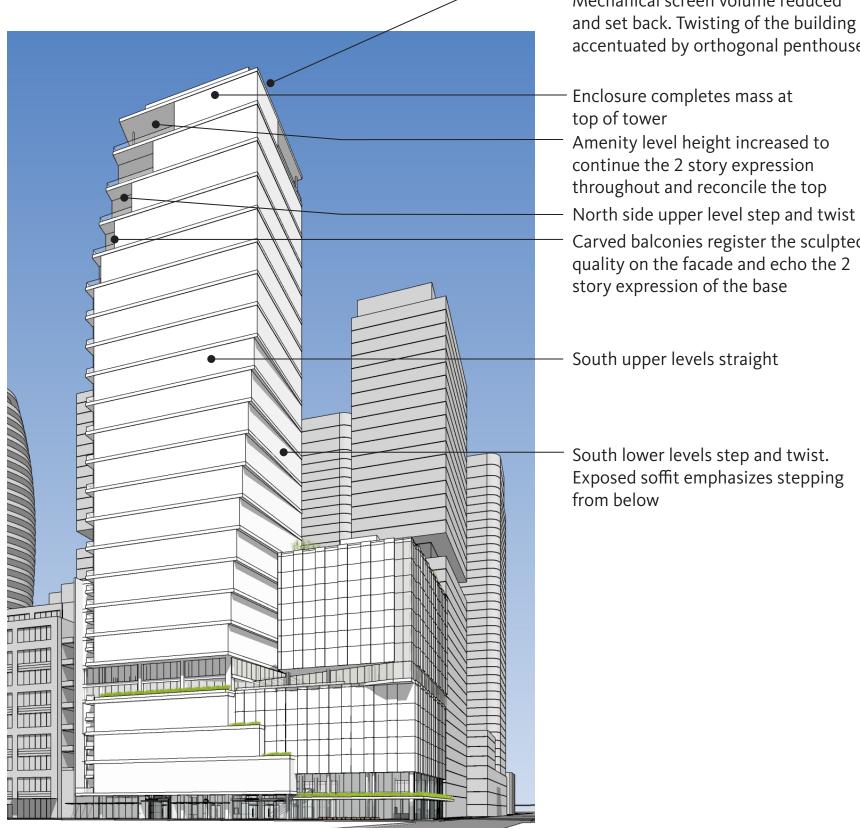
4.1 Response to Recommendation 1 Comments





Recommendation 2 Proposal Rendering





Recommendation 2 Proposal

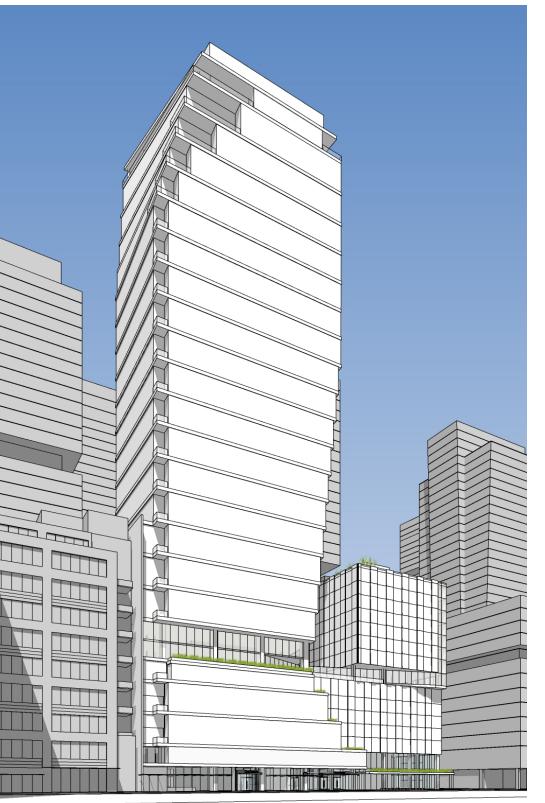
Mechanical screen volume reduced and set back. Twisting of the building accentuated by orthogonal penthouse

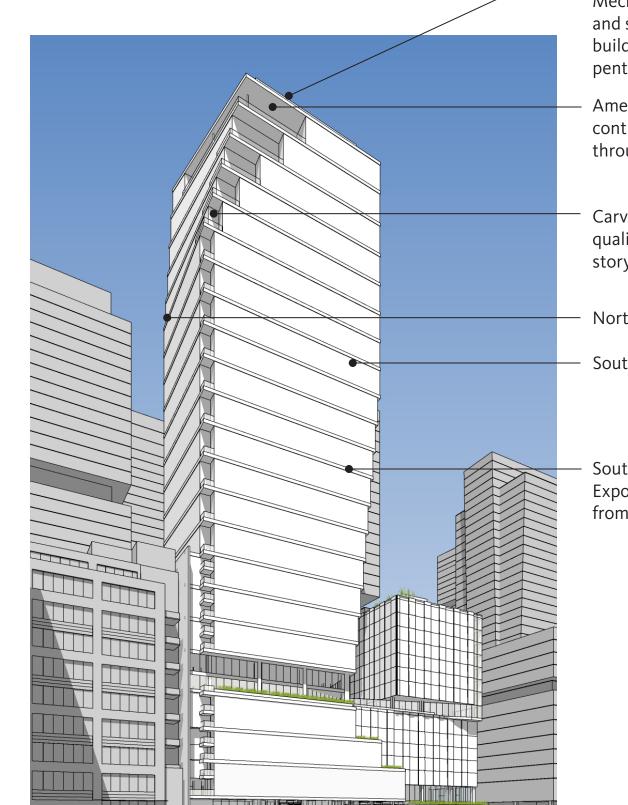
Enclosure completes mass at top of tower Amenity level height increased to continue the 2 story expression throughout and reconcile the top North side upper level step and twist Carved balconies register the sculpted

South upper levels straight

South lower levels step and twist. Exposed soffit emphasizes stepping from below

4.1 Response to Recommendation 1 Comments





Mechanical screen volume reduced and set back. Twisting of the building accentuated by orthogonal penthouse

Amenity level height increased to continue the 2 story expression throughout and reconcile the top

Carved balconies register the sculpted quality on the facade and echo the 2 story expression of the base

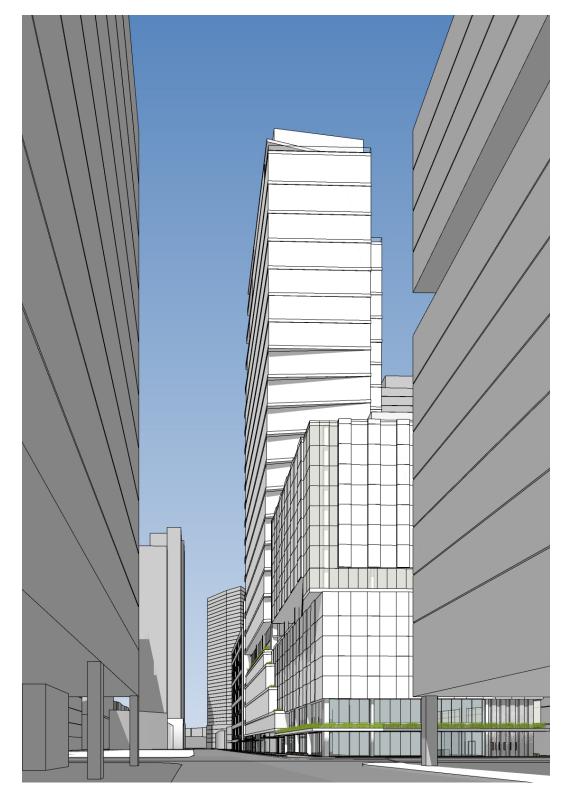
- North side upper level step and twist

South upper levels straight

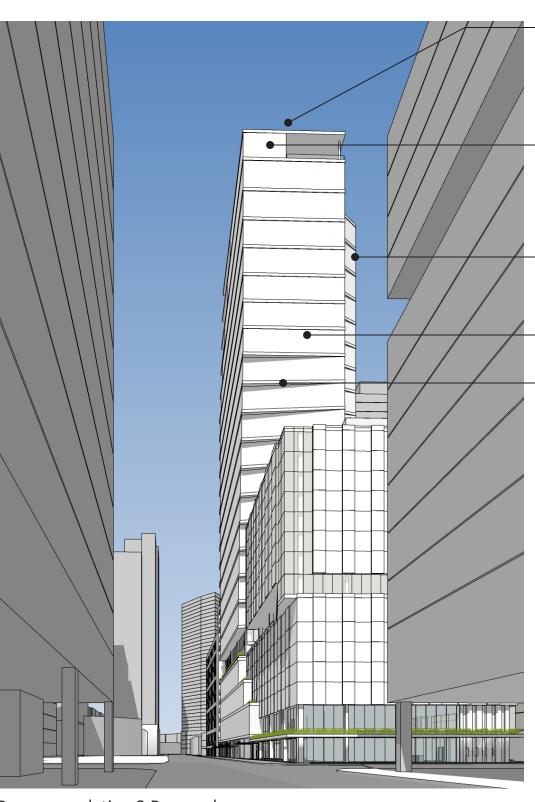
South lower levels step and twist. Exposed soffit emphasizes stepping from below

Recommendation 2 Proposal Recommendation 1

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Recommendation 1



Mechanical screen volume reduced

building accentuated by orthogonal

Amenity level height increased to

continue the 2 story expression throughout and reconcile the top

East upper levels step and twist.

South upper levels straight

Exposed soffit emphasizes stepping

South lower levels step and twist. Exposed soffit emphasizes stepping

and set back. Twisting of the

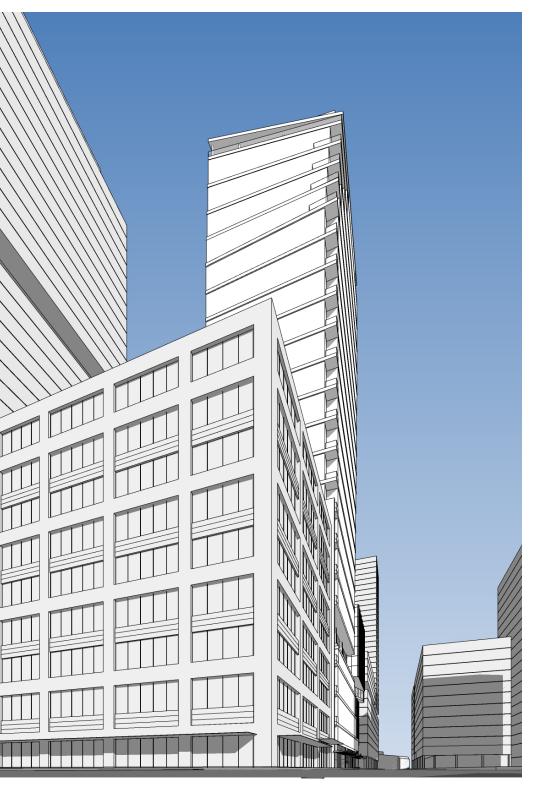
penthouse

from below

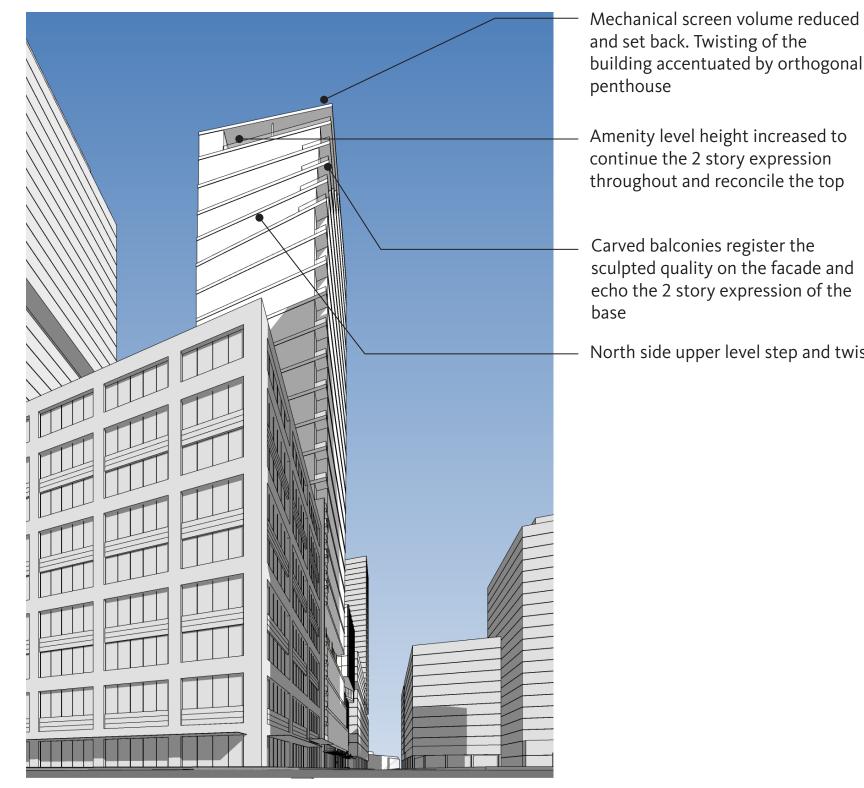
from below

Recommendation 2 Proposal

4.1 Response to Recommendation 1 Comments



Recommendation 1



building accentuated by orthogonal penthouse

Amenity level height increased to continue the 2 story expression throughout and reconcile the top

Carved balconies register the sculpted quality on the facade and echo the 2 story expression of the

- North side upper level step and twist

Recommendation 2 Proposal

- **3.a** Some Board members found the revised design to have effectively developed this element as a standalone, complementary expression, and supported the clear exterior expression of program areas.
- **3.b** Other Board members found the identical expression of the tower/top and base/ podium (split by the double-height amenity expression) to be illogical and not clearly responsive to guidance.
- **3.c** The Board discussed the viability of several approaches to this element and agreed that a number of strategies for integrating these elements in a coherent architectural concept could be successful.

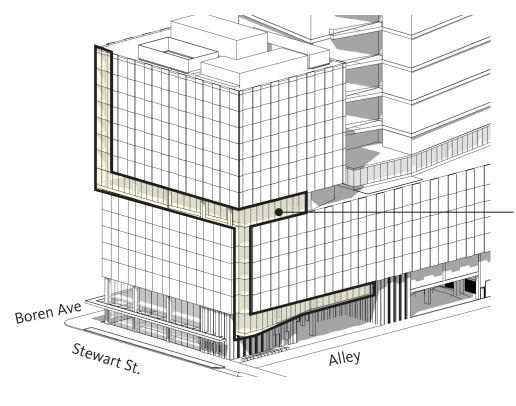
RESPONSE

The design team agrees with the board members' 3a comment. In an effort to strengthen the reading of the tower and sidecar volumes, the expression of the tower has been brought to the ground at both Boren and the alley facades. This allows the sidecar tower, with its vertical articulation to be distinctly expressed.

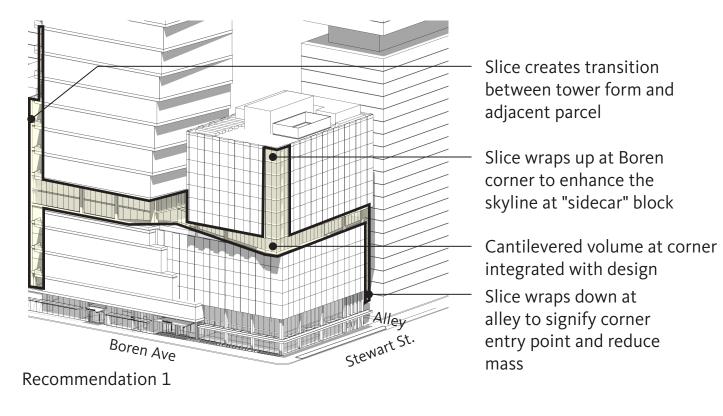
The amenity ribbon continues to express that program at an urban scale. This element has been revised as it transitions at the Stewart Street / alley corner of the building to allow the sidecar volume to be expressed along its full height. That ribbon resolves itself vertically above the porte cochere to both mark the alley entry and allow the tower volume to come down to the ground.

DESIGN GUIDELINES

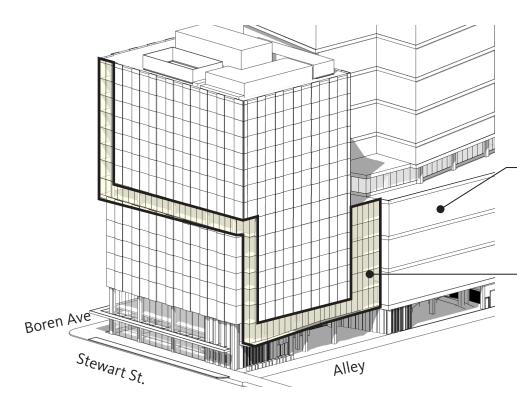
- B2 Create a Transition in Bulk and Scale
- B3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area
- B4 Design and Well-Proportioned & Unified Building



Amenity cut flows through out podium for visual interest and as a stitching element

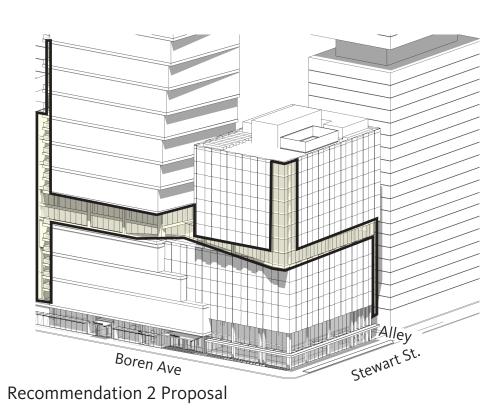


4.1 Response to Recommendation 1 Comments



Podium under tower to reflect tower appearance with horizontal expression

Amenity cut revised to strengthen tower and sidecar standalone facade expression





Recommendation 2 Proposal Rendering

2.a The Board supported the two-story expression of this element and agreed that the green roofs at the canopy were compositionally strong and responsive to guidance, bridging and connecting the landscape elements above and below.

RESPONSE

During the initial Recommendation meeting, the Board noted a preference for a consistent two-story stepping at the base of the tower. To further strengthen the design, the project has been revised to provide two story stepping from street-level up to the top of the podium. This ties the base of the tower into the upper portion with a consistent expression.

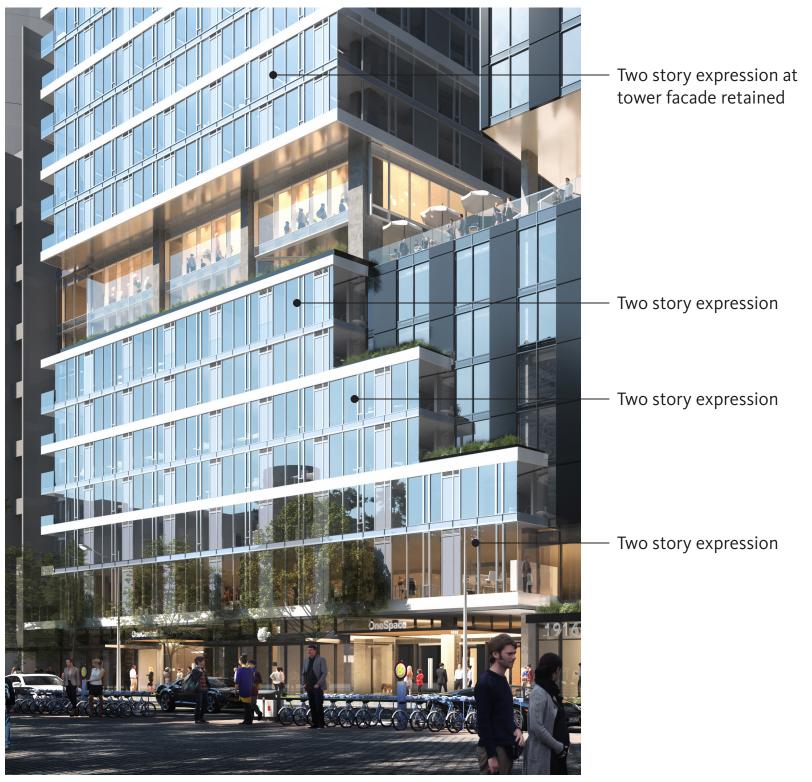
DESIGN GUIDELINES

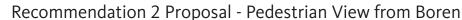
- B1 Respond to the Neighborhood Context
- B2 Create a Transition in Bulk and Scale
- B4 Design and Well-Proportioned & Unified Building



Recommendation 1 - Pedestrian View from Boren

4.1 Response to Recommendation 1 Comments







Recommendation 2 Proposal Rendering

4.1 Response to Recommendation 1 Comments Street Level

- **1.b** The Board supported the creation of a protected pedestrian path at the alley and provided guidance to further develop this area both in the ground plane and with lighting to ensure it is safe and attractive.
- 1.c The Board recognized the change in program at the alley 'porte cochere' (this term will be used throughout this report for clarity) but agreed that the deletion of the angled walls and the structural reconfiguration had diminished the activation and interest generated by this area. The Board provided guidance to make this an attractive and activated space, and asked that the following options be explored in particular:
 - i. Extending the illuminated canopy from the porte cochere to the alley edge at Stewart Street.
 - ii. Carrying the illuminated split-boulders to the street edge at Stewart Street.

RESPONSE

The design has been revised to extend the illuminated ceiling of the porte cochere southward along the alley to the end of the overhang. This provides a safe, illuminated pathway to the porte cochere and resolves the vertical portion of the 'amenity ribbon' at a pedestrian level. The split boulders found along Boren help define the edge of the pedestrian walkway, animate the pathway and provide further illumination.

The walls of the porte cochere have been angled. The angled northern wall is the base of the tower above and helps to differentiate the tower from the sidecar.

DESIGN GUIDELINES

- C5 Encourage Overhead Weather Protection Design Elements
- C6 Develop the Alley Facade
- D5 Provide Adequate Lighting



Recommendation 1

4.1 Response to Recommendation 1 Comments Street Level



to illuminate pedestrian walkway at alley entrance

Lighting integrated at split boulders to unify pedestrian experience between Boren and the Alley



Recommendation 2 Proposal Rendering

DRB Recommendation Meeting 2 | SDCI Project 3029383 | 2020 January 21 | **Gensler** | GZI Boren, LLC. 40 DRB Recommendation Meeting 2 | SDCI Project 3029383 | 2020 January 21 | Gensler | GZI Boren, LLC.

4.1 Response to Recommendation 1 Comments Street Level

- **1.c iii.** Further development of the porte cochere area in the ground plane using revised program and layout of columns as organizing elements
- **1.c iv.** Developing the walls of the porte cochere to be carefully articulated and attractive elements, in particular the (Northwest) wall that will be most visible from the street

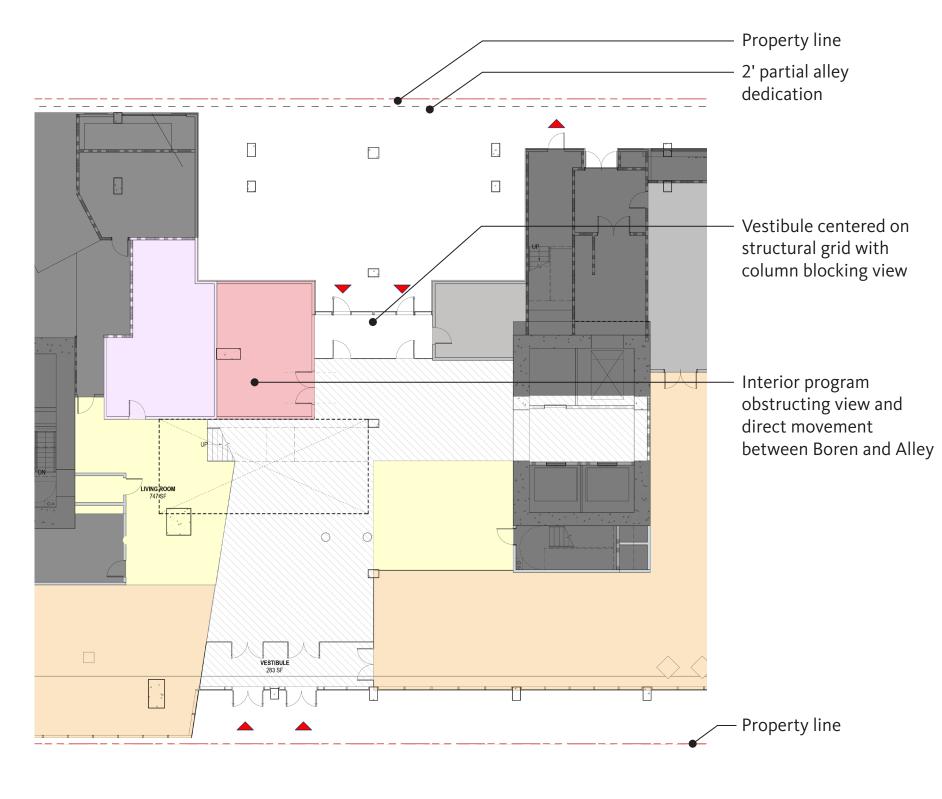
RESPONSE

The direct visual connection from Boren Avenue through the building to the alley porte cochere is strengthened. The alley entry location has shifted to create better alignment through the building while working with building structure.

The angle of the wall immediately adjacent to the main entry is echoed at the alley entry, providing a destination at the entrance to the alley. This angled wall at the northern end of the porte cochere is further integrated into the tower volume above. Articulated precast concrete panels flow from the alley corner through to the porte cochere creating a continuous, attractive pedestrian experience.

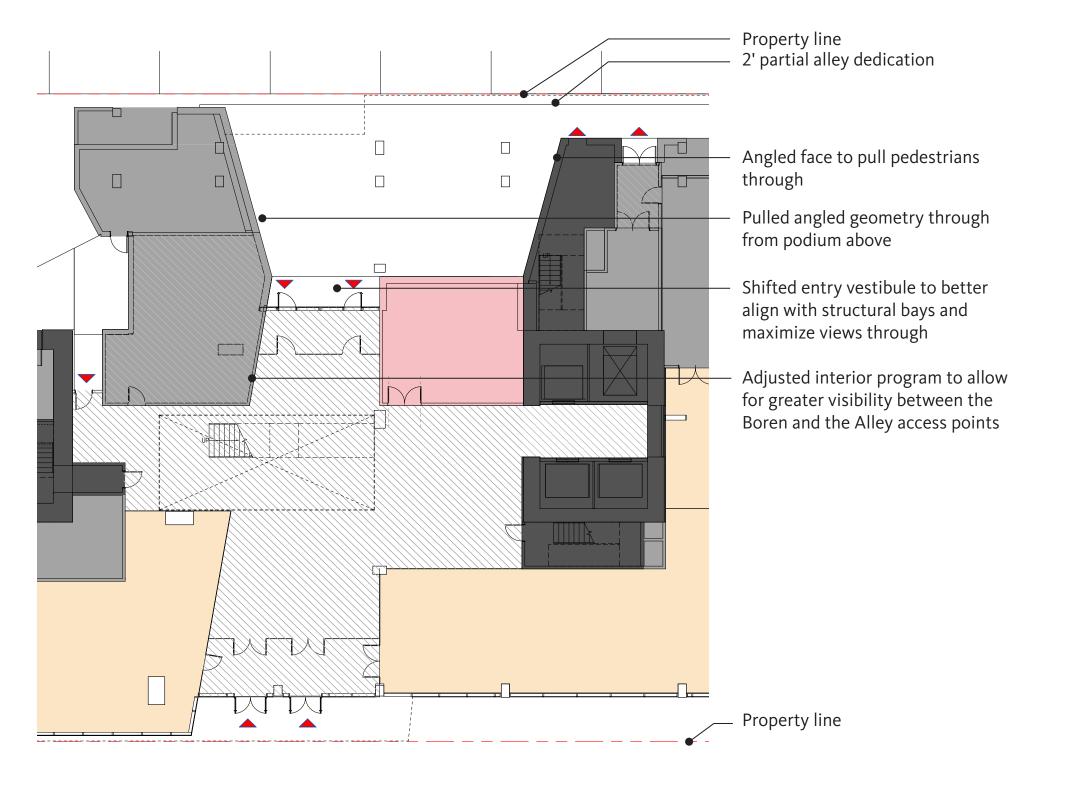
DESIGN GUIDELINES

- C1 Promote Pedestrian Interaction
- C4 Reinforce Building Entries



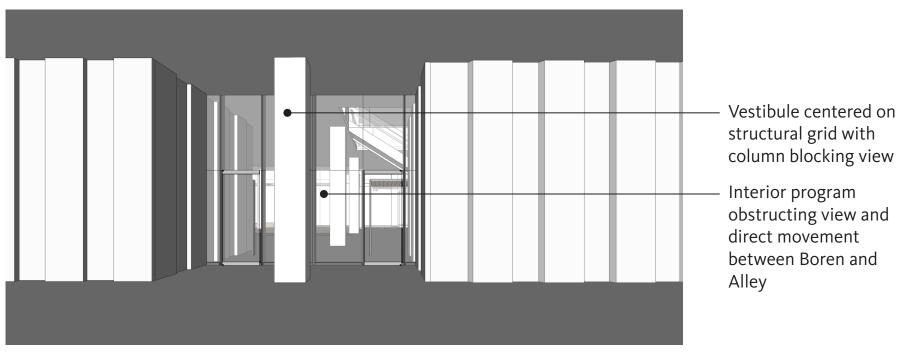
Recommendation 1

4.1 Response to Recommendation 1 Comments Street Level



Recommendation 2 Proposal

4.1 Response to Recommendation 1 Comments Street Level



Recommendation 1 - Pedestrian View from Alley



Recommendation 1 - Pedestrian View from Boren

4.1 Response to Recommendation 1 Comments Street Level



Recommendation 2 Proposal - Pedestrian View from Alley

Illuminated ceiling soffit
 Sculptural blocks to pulled through from alley and Boren entrance

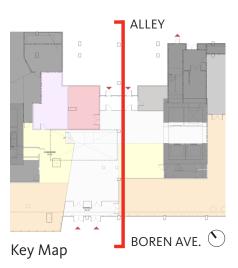
Clear view through lobby without columns obstructing path



Recommendation 2 Proposal - Pedestrian View from Boren

Canopy integrated lighting

Unobstructed view through towards alley
 Highly transparent facade to blur boundary between street and interior experience
 Interior walls shifted to open interior

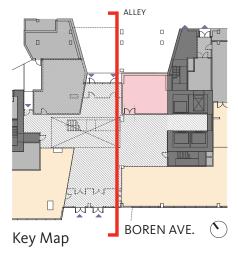


Interior program
obstructing view and
direct movement
between Boren and
Alley

Vestibule centered on structural grid with column blocking view



4.1 Response to Recommendation 1 Comments
Street Level



Highly transparent facade to blur boundary between street and interior experience

Clear view through lobby without columns obstructing path

Interior walls shifted to open interior

Illuminated ceiling soffit

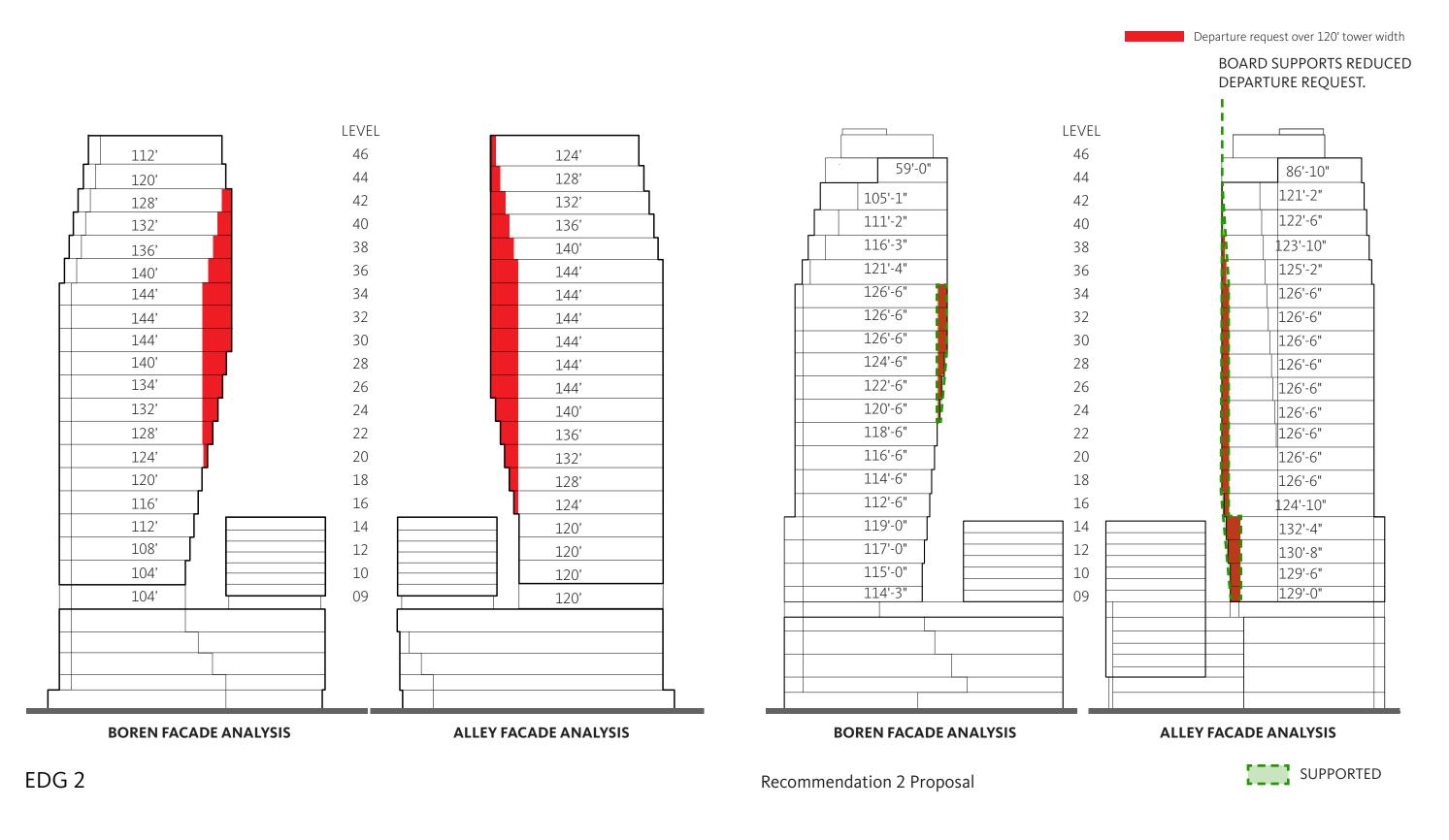
Sculptural blocks to pulled through from alley and Boren entrance



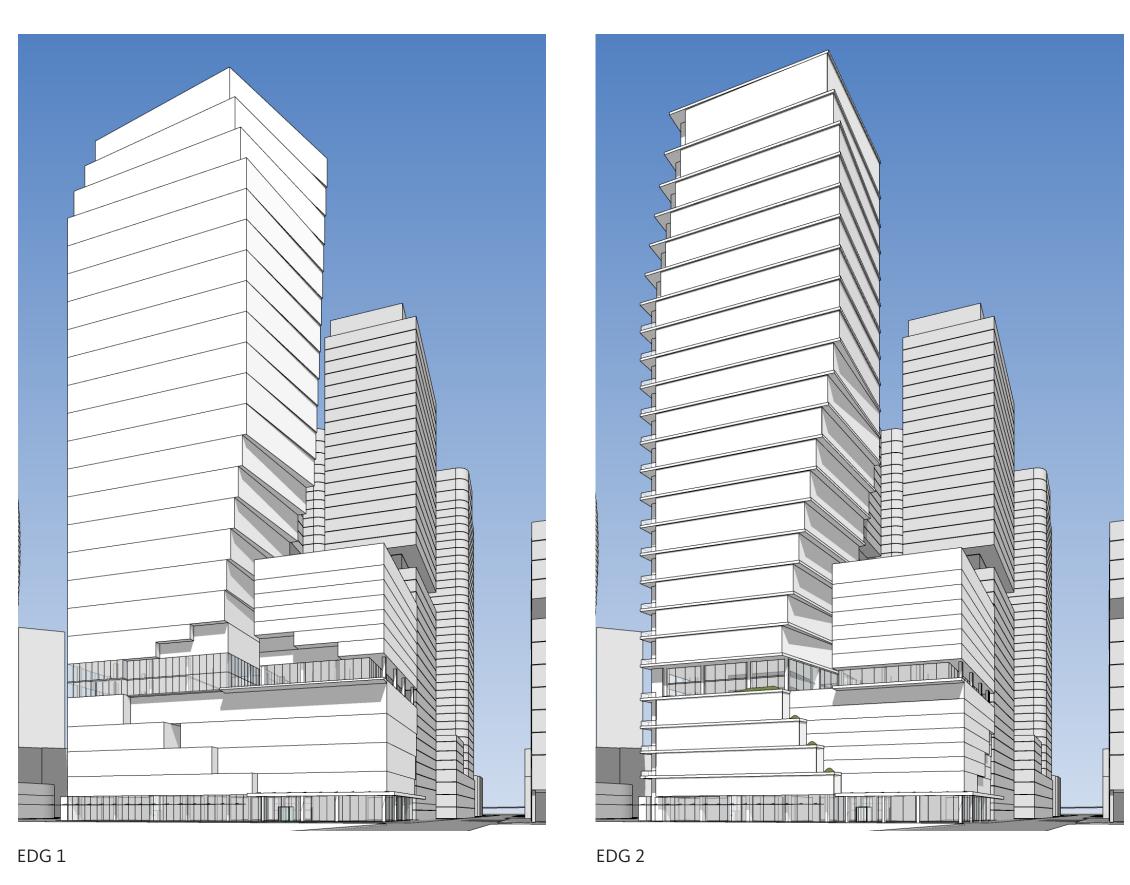
Recommendation 2 Proposal - Section Perspective View

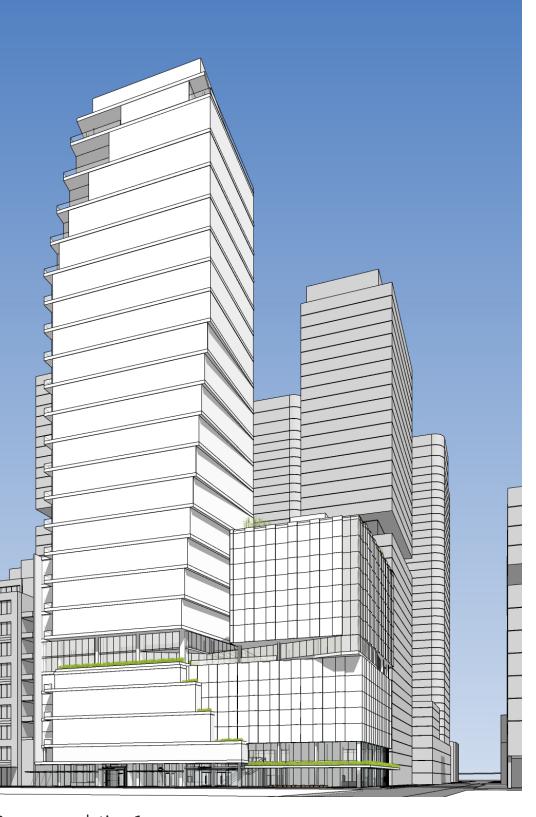
.O DEPARTURE

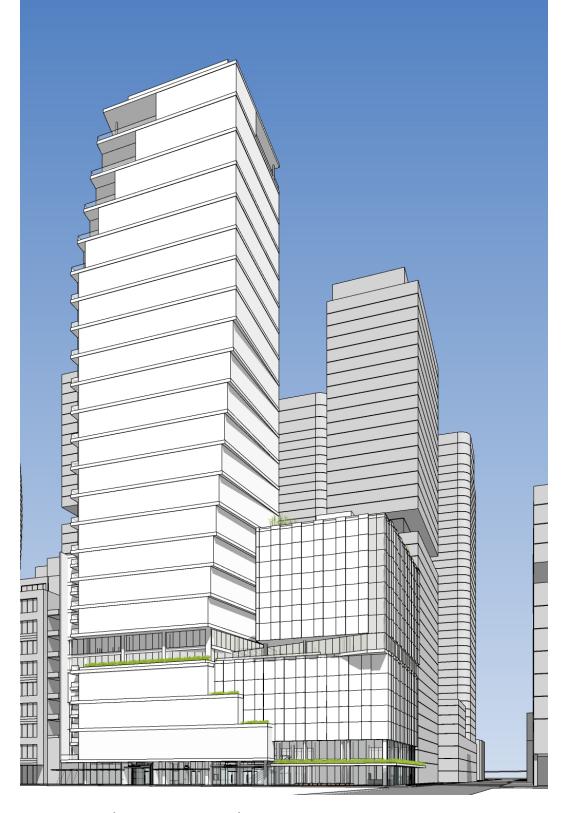
5.0 Departure



APPENDIX

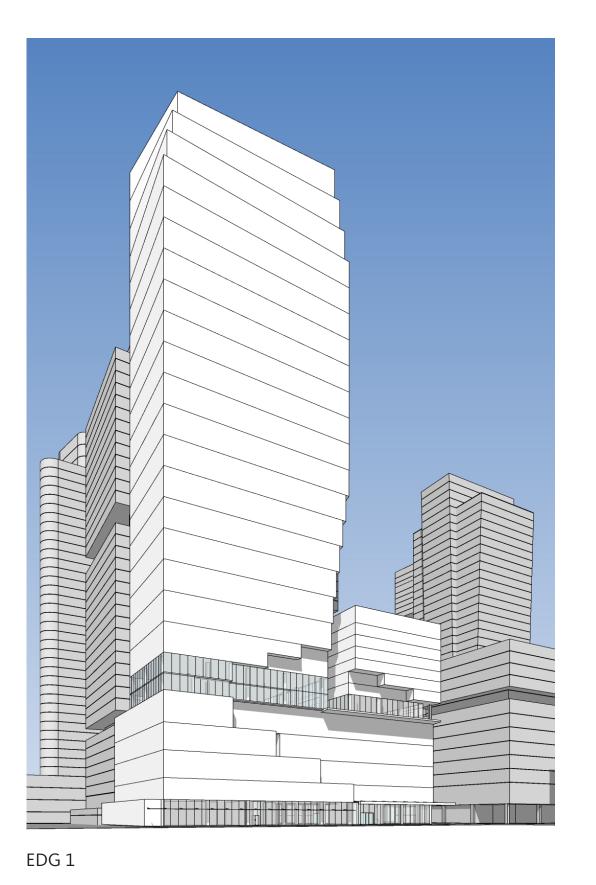


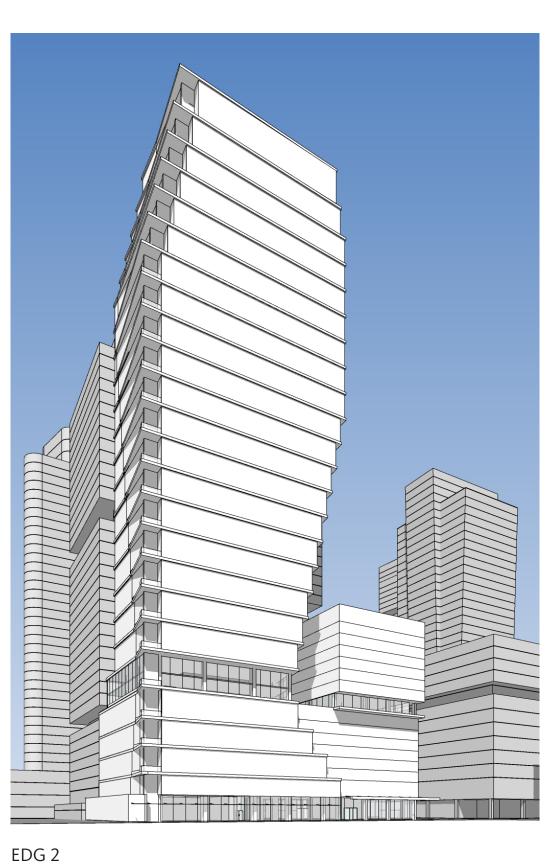


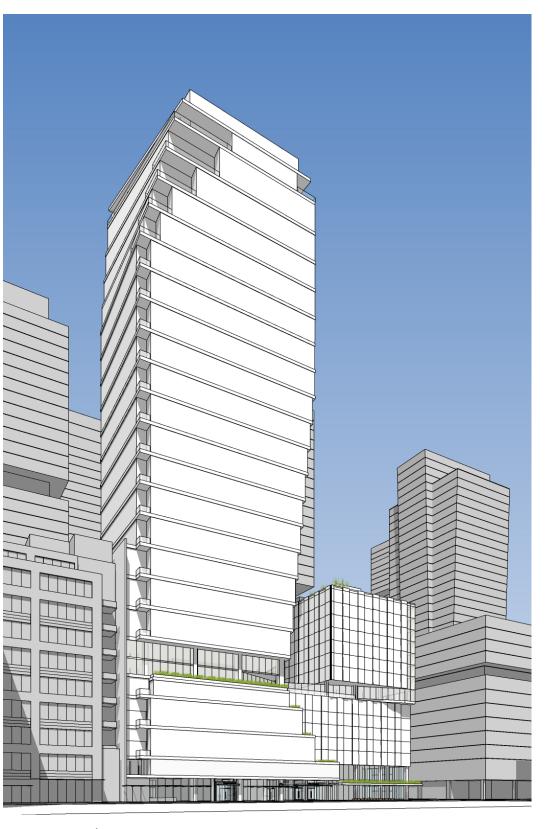


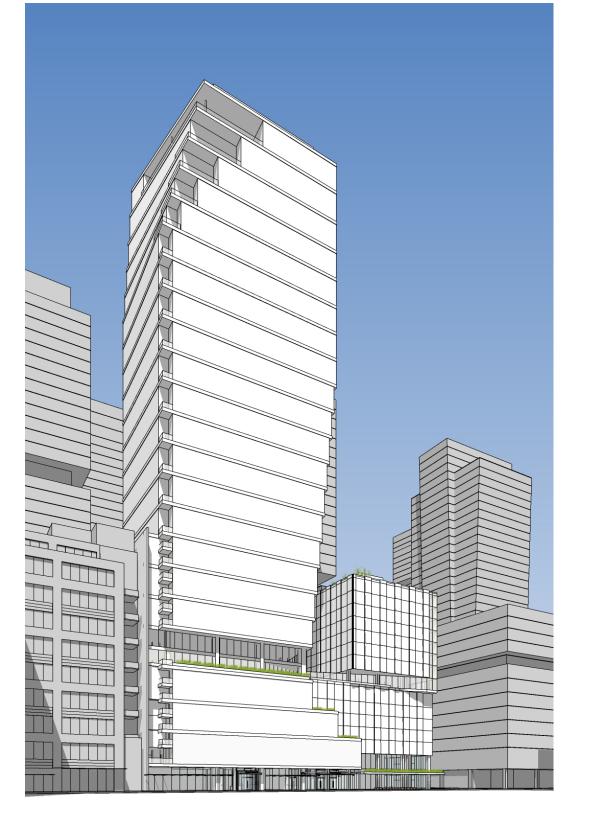
Recommendation 1

Recommendation 2 Proposal



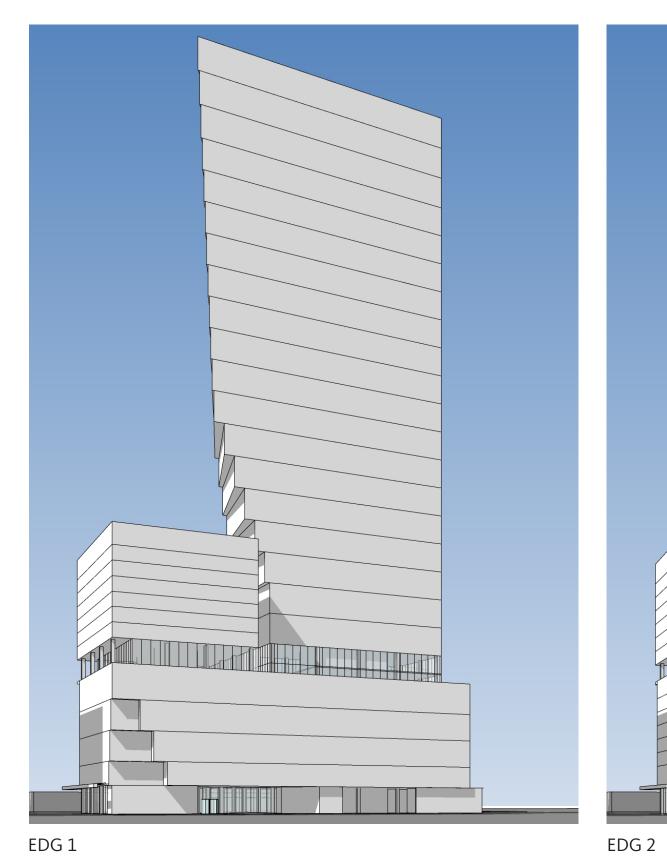


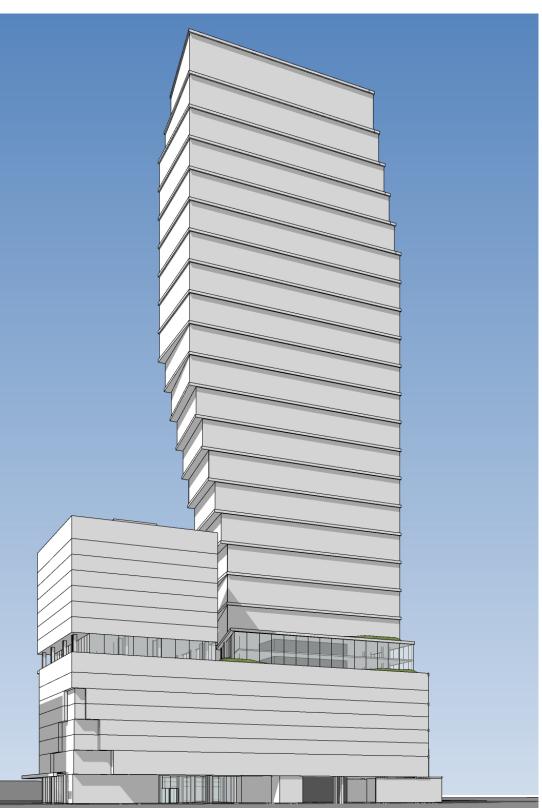


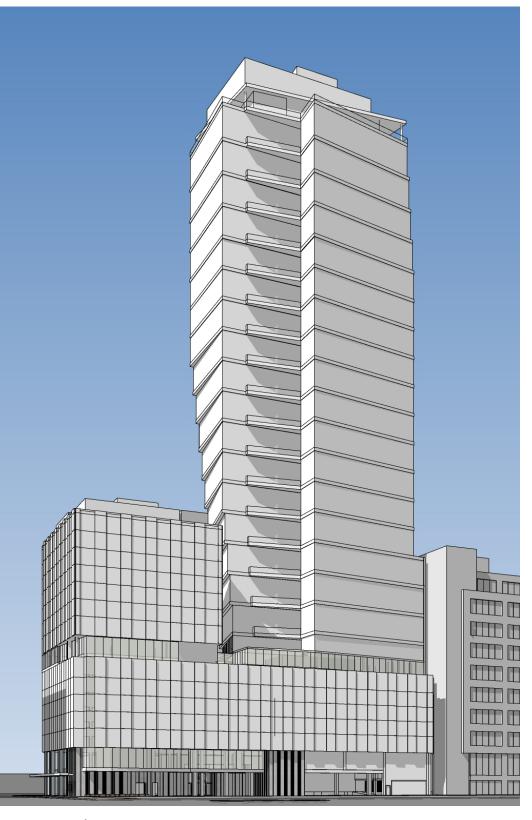


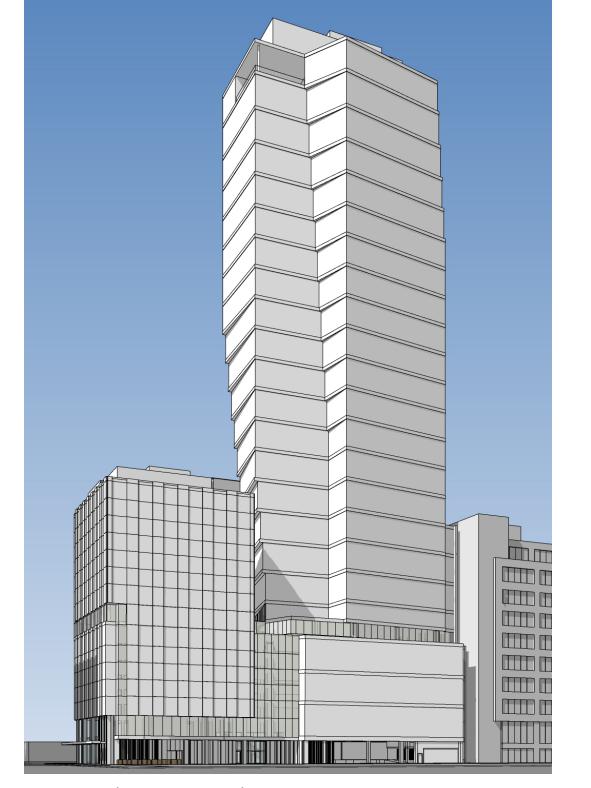
Recommendation 1

Recommendation 2 Proposal



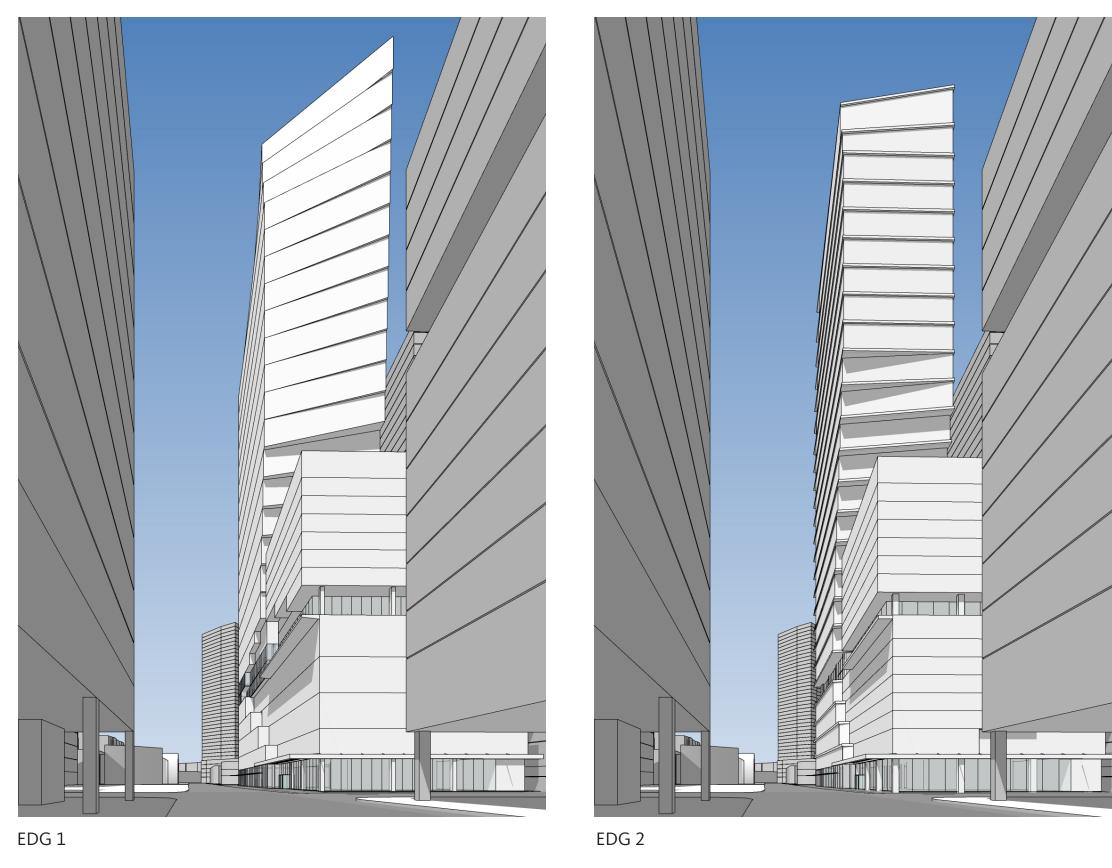


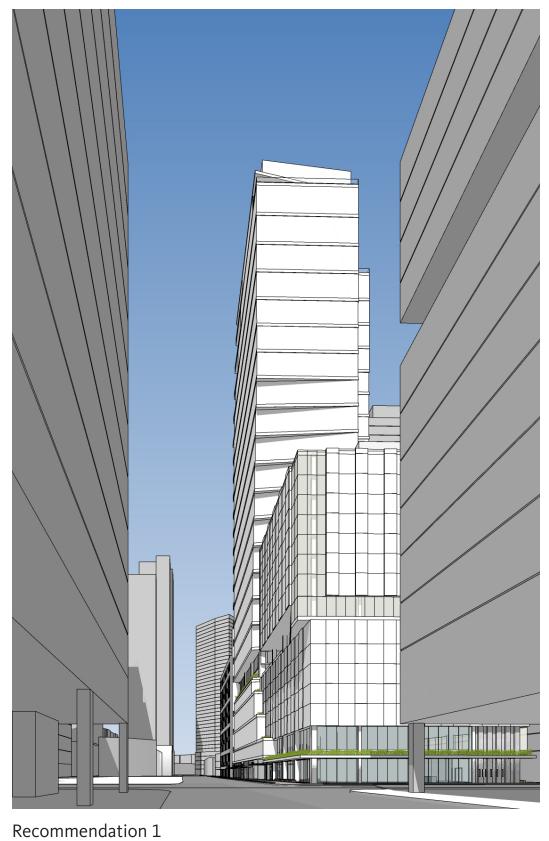


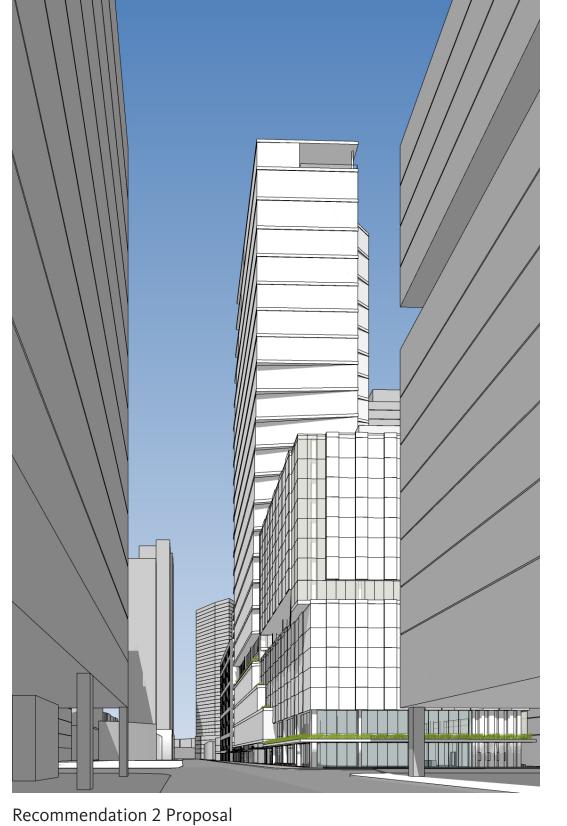


Recommendation 1

Recommendation 2 Proposal



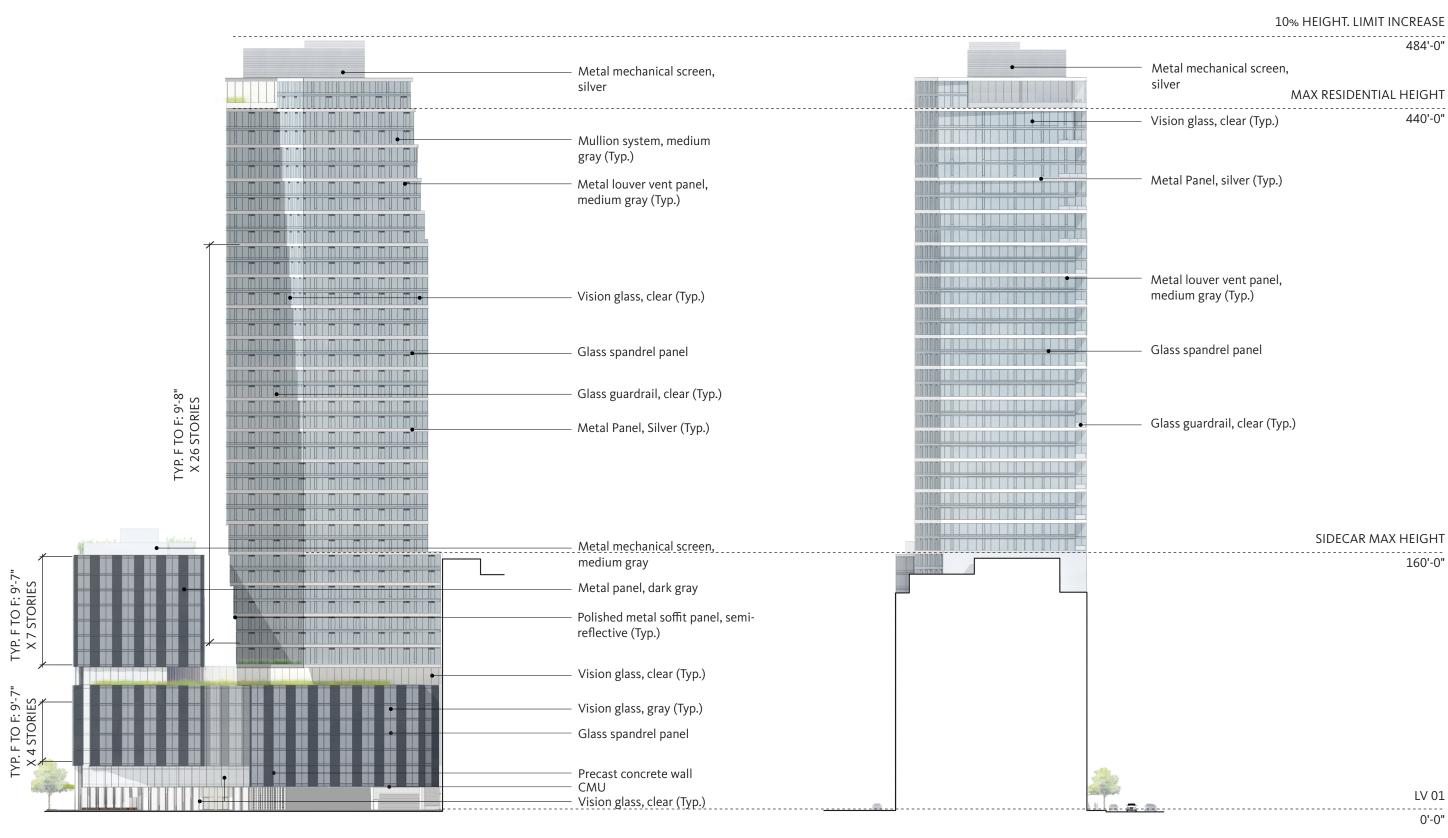




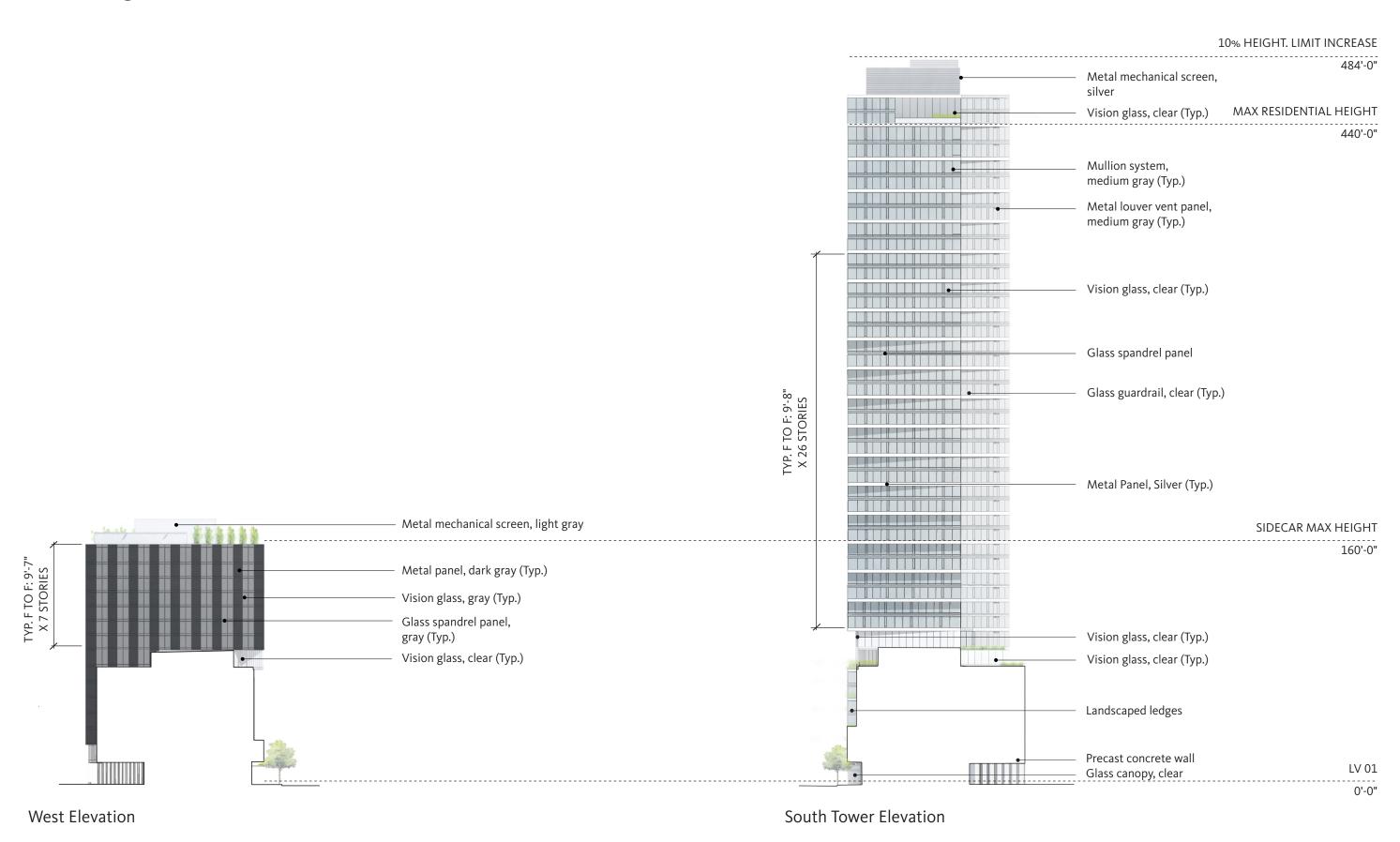
Building Elevations



Building Elevations



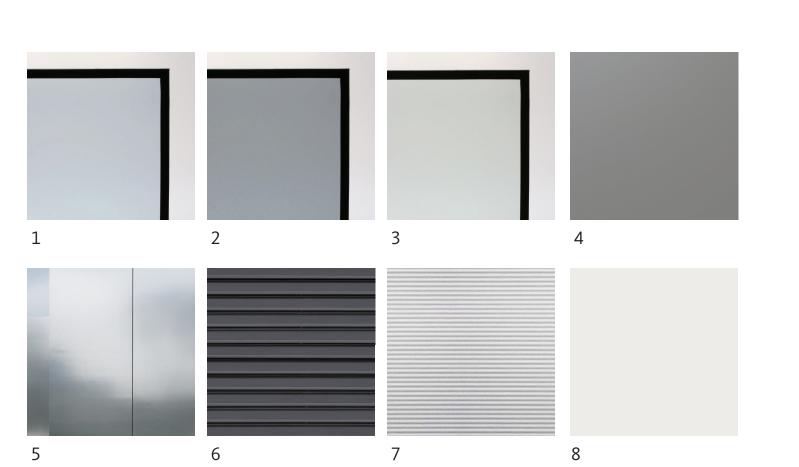
Building Elevations

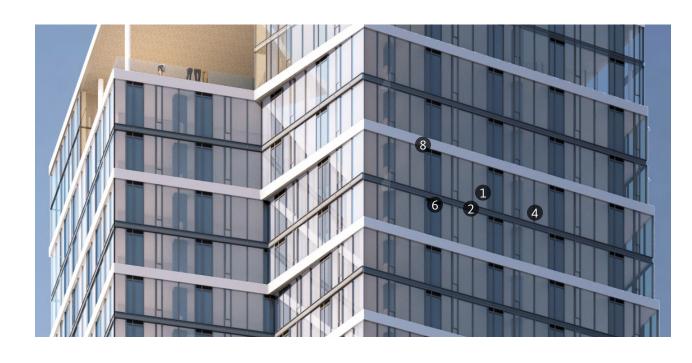


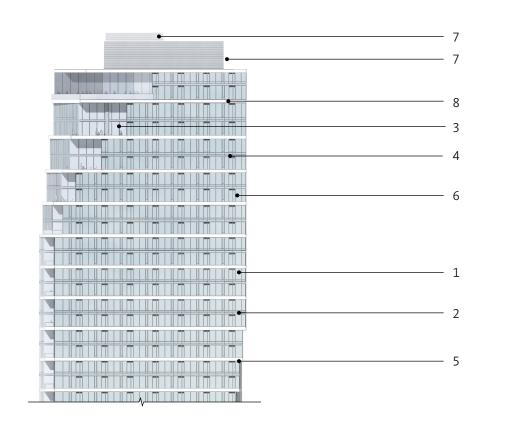
Material & Color Palette

MAIN TOWER

- 1. Vision glass, neutral silver
- 2. Spandrel glass at floor line, blue-gray
- 3. Vision glass at amenities, clear
- 4. Aluminum mullions, medium gray
- 5. Polished metal soffit panel, semi-reflective
- 6. Metal louver panel, medium gray
- 7. Textured mechanical screen, silver
- 8. Horizontal metal panel band, silver





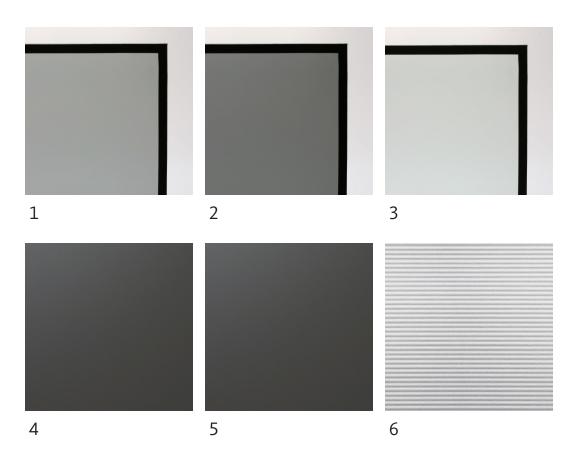


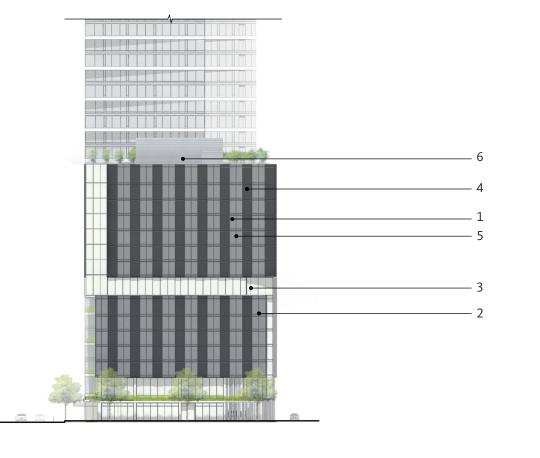
Material & Color Palette

CO-LIVING TOWER

- 1. Vision glass, gray
- 2. Spandrel glass at floor line, gray
- 3. Vision glass at amenities, clear
- 4. Metal panel, dark gray
- 5. Aluminum mullions and canopies, dark gray
- 6. Corrugated mechanical screen, sliver



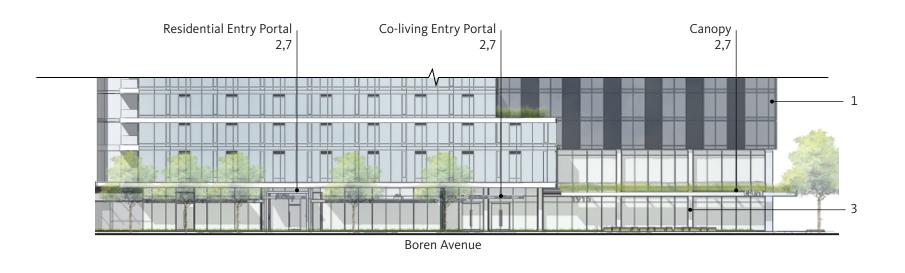




Material & Color Palette

GROUND LEVEL

- 1. Vision glass, clear
- 2. Metal panel, dark gray
- 3. Exposed architectural concrete
- 4. Ground face CMU at alley
- 5. Textured white precast at co-living port cochere
- 6. Stone paving
- 7. Various plantings, see Landscape in appendix
- 8. Wood at residential entry portals



Stewart Street

⁻ 6 Stone paving

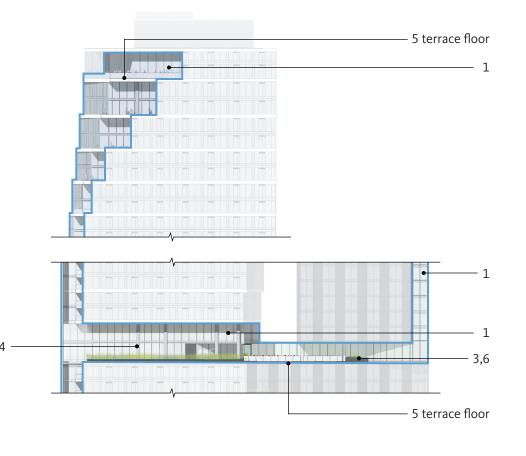


Material & Color Palette

UPPER LEVEL AMENITIES

- 1. Vision glass, clear
- 2. Aluminum mullions, medium gray
- 3. Metal panel, dark gray
- 4. Exposed concrete
- 5. Unit paving on pedestal
- 6. Various plantings, see Landscape in appendix



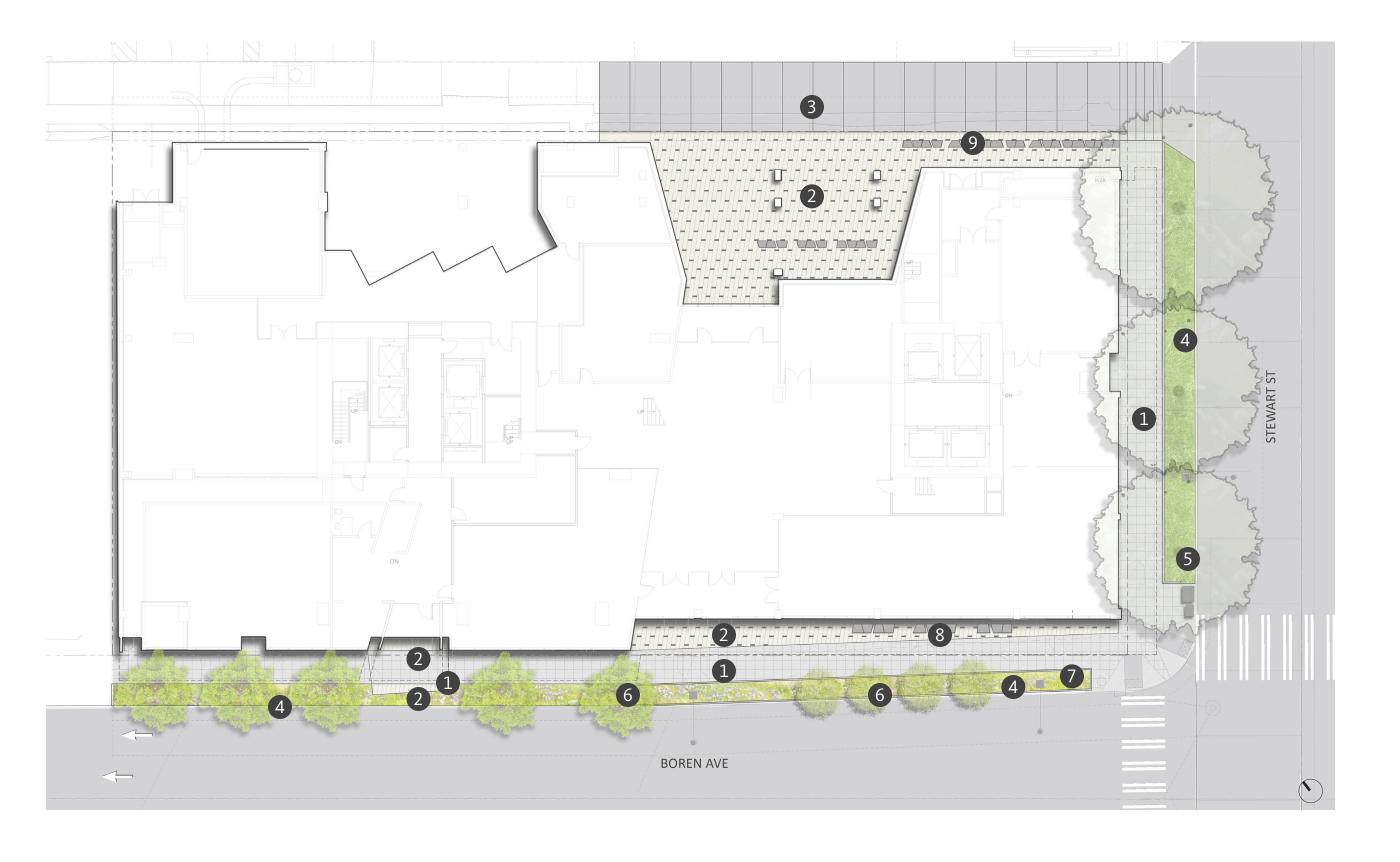


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GROUND LEVEL

- 1. Concrete paving, Seattle standard sidewalk
- 2. Plank paving Pedestrian, sandblast finish with 1' jointing
- 3. Concrete paving at alley, tine finish
- 4. Right-of-way planting
- 5. Existing trees to remain
- 6. Proposed trees, Japanese Stewart
- 7. Planters in right of way (metal), 18" high, vertical sides
- 8. Street sculpture / seating, stone or similar
- 9. Vertical split stones up to 36" tall





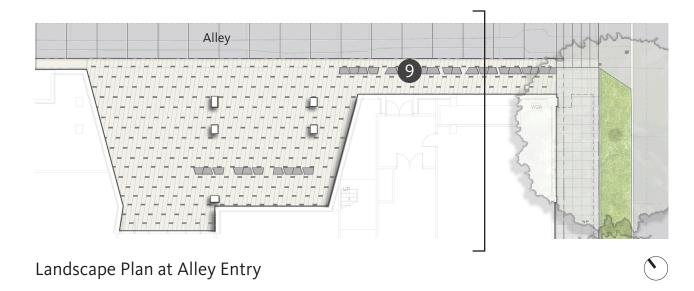




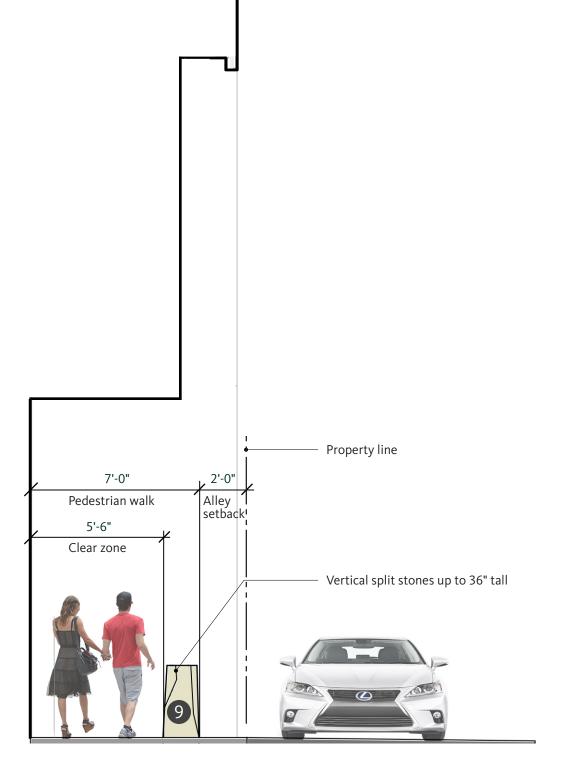
Street canopy and planting — Property line Boren Ave R.O.W. Planting Sidewalk Building entry

Sidewalk Section at Boren Avenue

Landscape







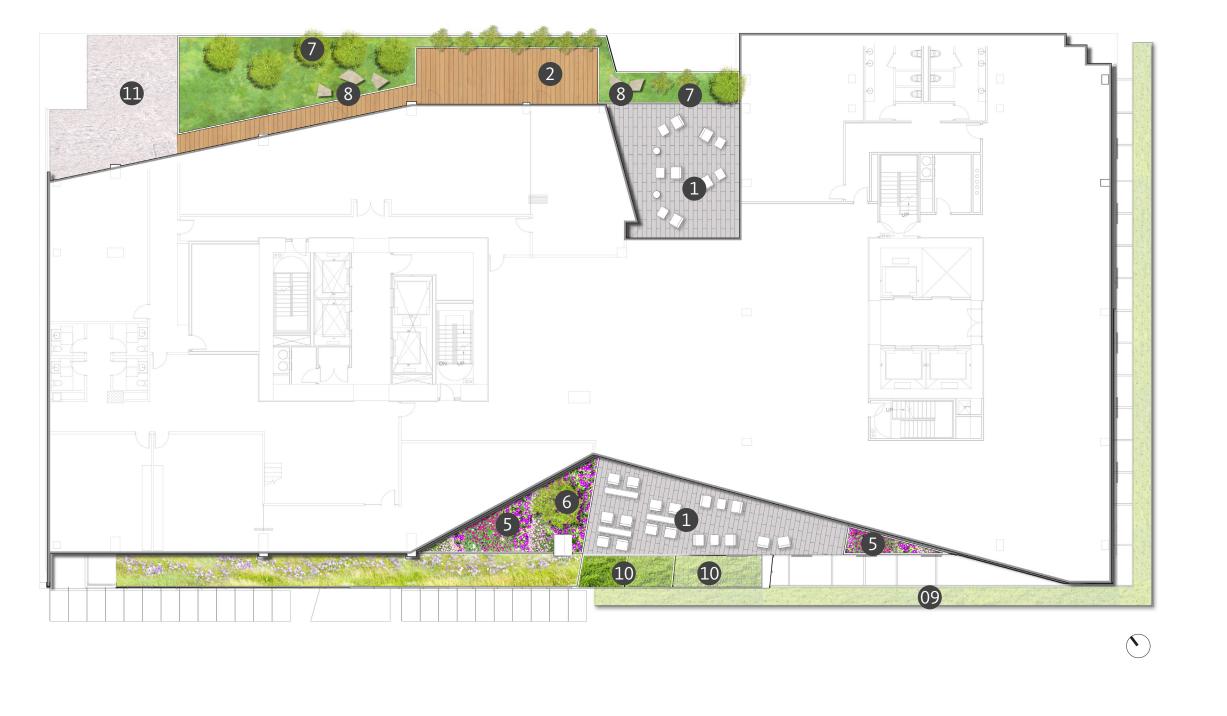
Sidewalk Section at Alley

LEVEL 08 TERRACE

- 1. Unit paving, concrete pavers on pedestal
- 2. Wood decking, black locust on pedestal
- 3. Terrace / Overlook
- 4. Bioretention
- 5. Ornamental planting on terraces (not shown)
- 6. Signature tree

- 7. Screen planting
- 8. Cut stone boulders
- 9. Green canopy
- 10. Landscape terraces (not for occupying)
- 11. Dog run





SIDECAR ROOF TERRACE

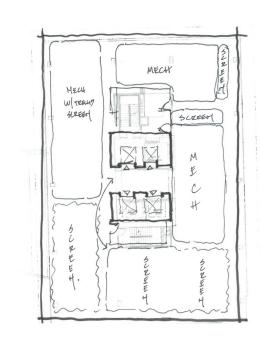
- 1. Screening planter with bamboo
- 2. Trellis with planting









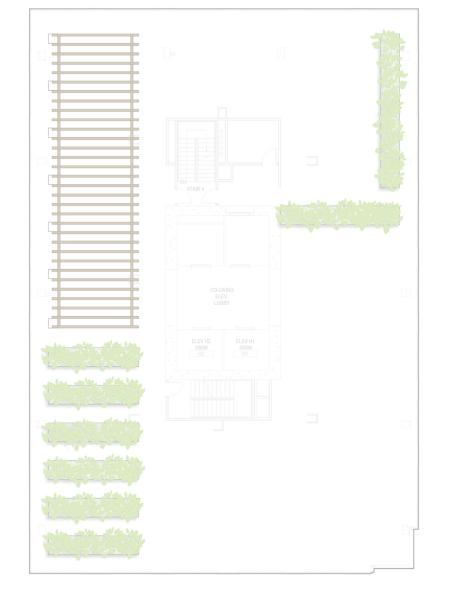


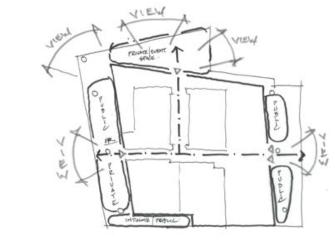
LEVEL 44 TERRACE

- 1. Unit paving, Concrete pavers on pedestal
- 2. Wood decking, Black locust on pedestal
- 3. Architectural wind screen
- 4. View terrace / Overlook

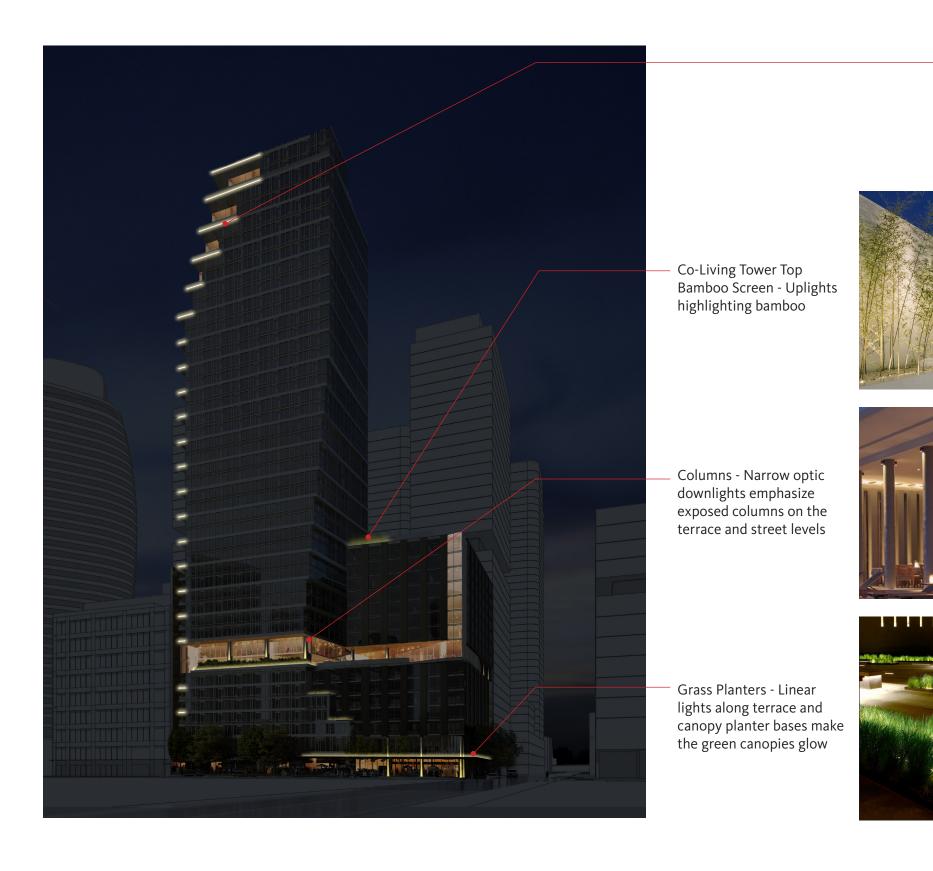








Exterior Lighting







Balconies - Direct-view

Exterior Lighting



optic downlights emphasize exposed columns along the street front and alley drop-off.



- Canopies - Linear direct-view down lights provide general illumination along sidewalks



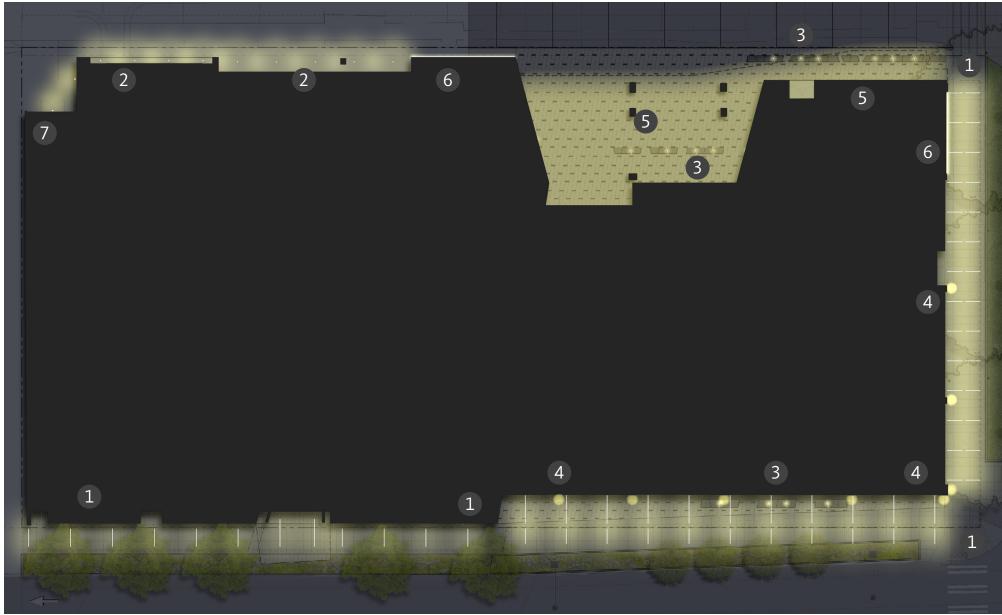
Luminous Ceiling -Back lit glass ceiling over the drop off creates a bright, safe alley-side presence.



Textured Wall -Linear ingrade grazers accentuate the textured wall, pulling pedestrians from the street into the alley.



Exterior Lighting Plan



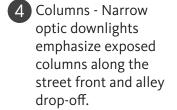
1 Canopies - Linear direct-view down lights provide general illumination along sidewalks on both glass and solid canopies.

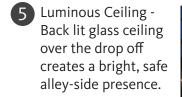


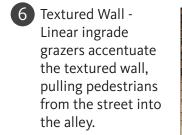
2 Soffit Downlights -Round downlights illuminate from soffits in front of the garage, loading dock, and exit doors.

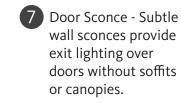


Split Rocks Boulders split in two
glow from within
using an ingrade
uplight.











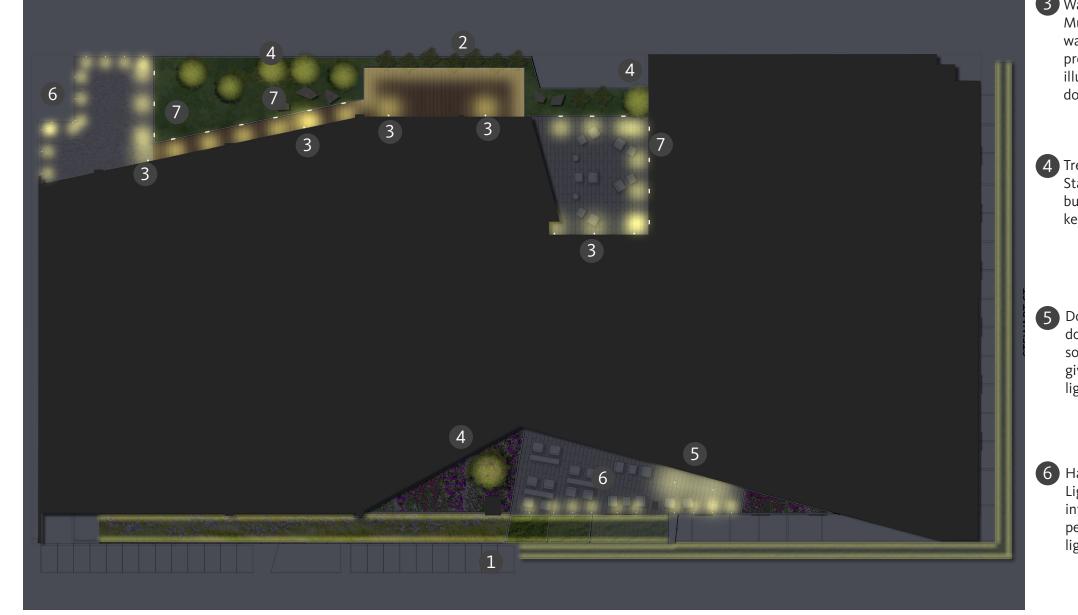








Exterior Lighting Plan



Grass Planters -Linear lights along terrace and canopy planter bases make the green canopies glow



Toe Kick Lighting - Toe kick lights around the perimeter of the Yoga Deck provide mood lighting.



Wall Sconce -Mullion-integrated wall sconces provided egress illumination at doors.



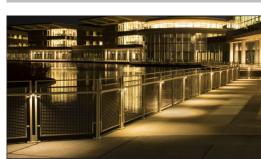
Tree Uplights Stake-mounted
bullet lights uplight
key trees.



Downlight - Small downlight in the soffit over the door gives egress exit light.



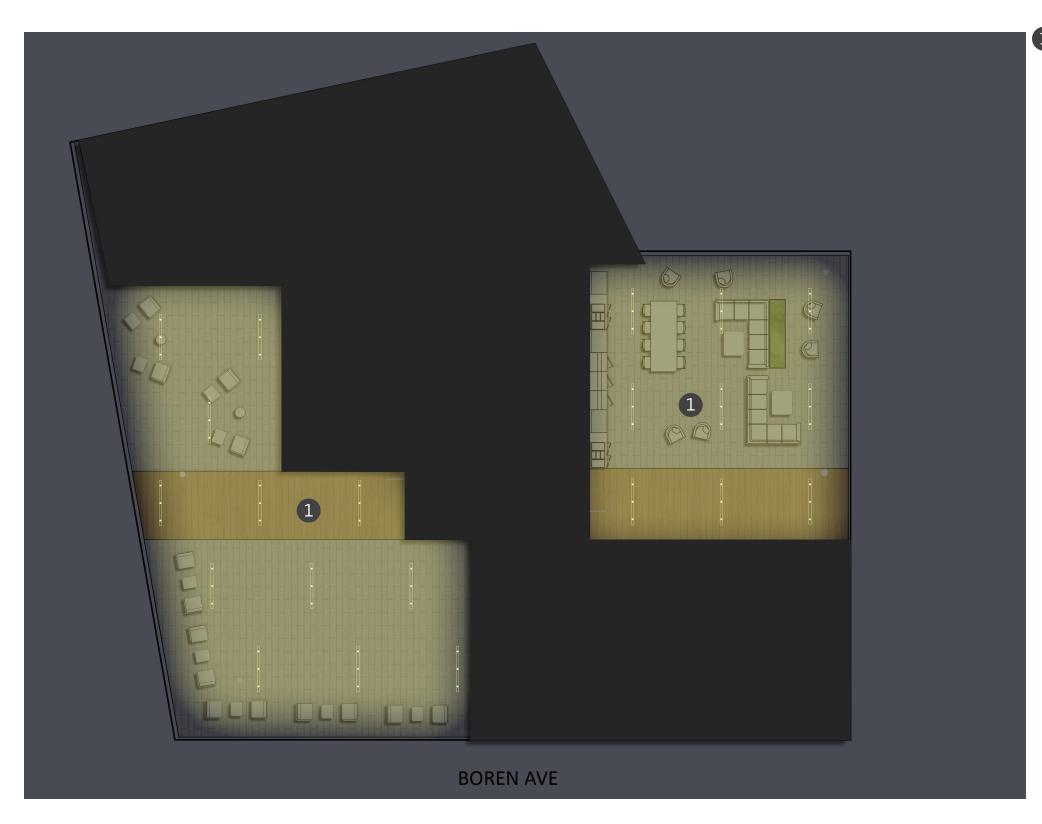
6 Handrail Light -Lights integrated into handrails cast perimeter deck lighting.



7 Steplights Steplights mounted
in solid walls and
planters provide low
level deck lighting.



Exterior Lighting Plan



downlights in linear channels recessed in the overhead canopy provide general illumination on the roof terraces.



Signage Concept Boren Facade





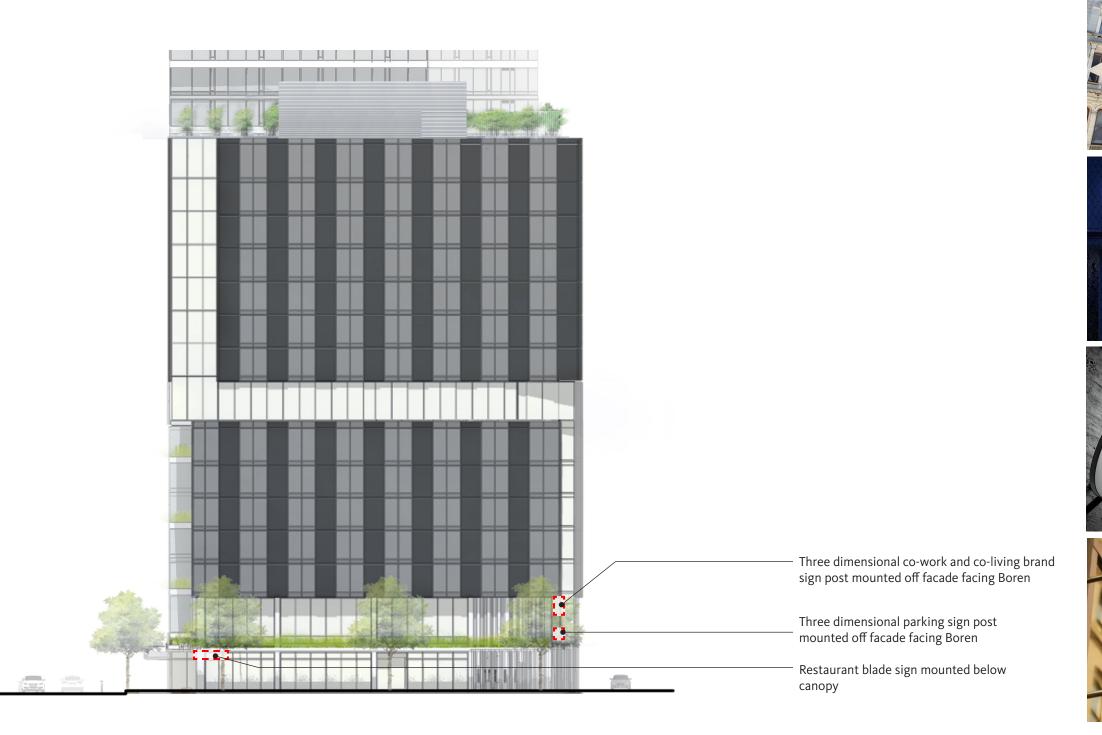
Inspiration







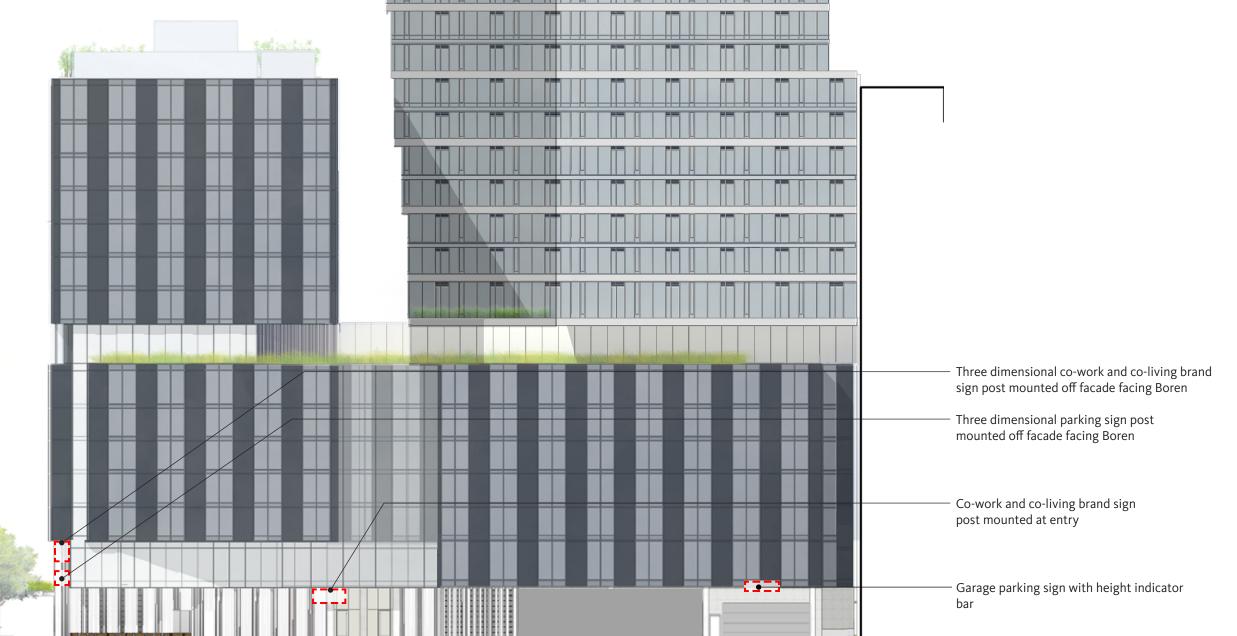
Signage Concept Alley Facade











Inspiration







