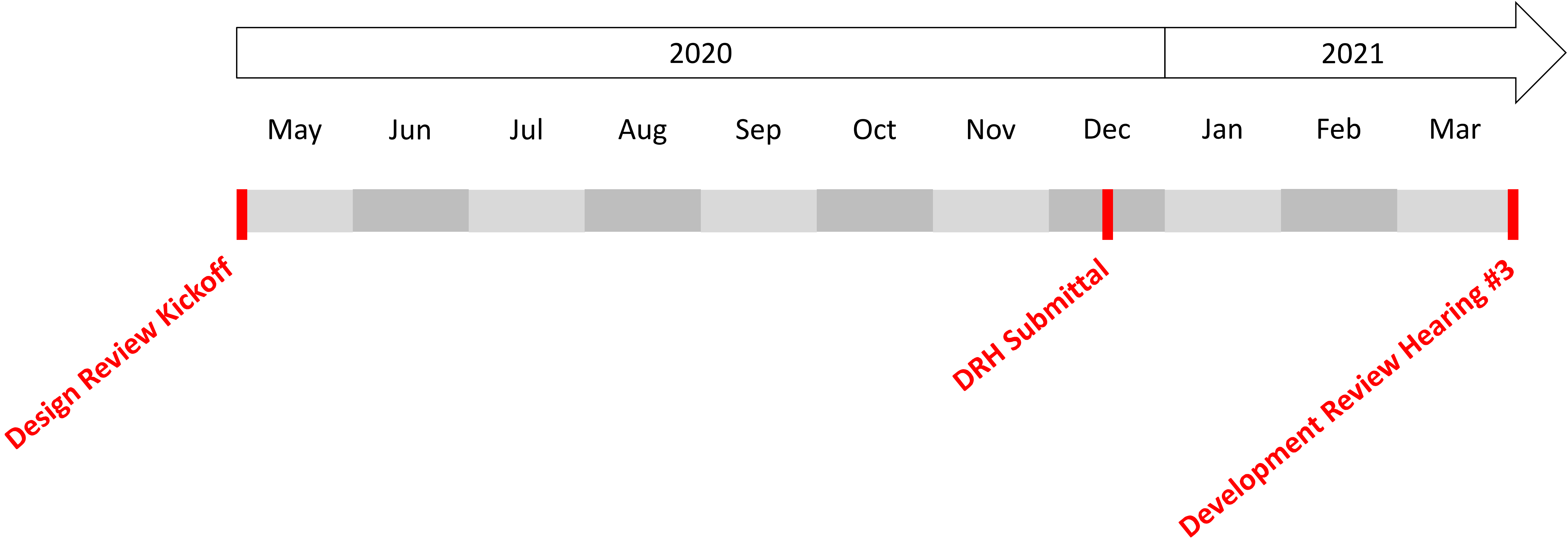


An architectural rendering of a modern urban plaza. The scene is filled with mature trees, people walking, and sitting at outdoor tables. In the background, there are multi-story buildings with large windows and storefronts, including one labeled 'YOGURT'. The overall atmosphere is vibrant and community-oriented.

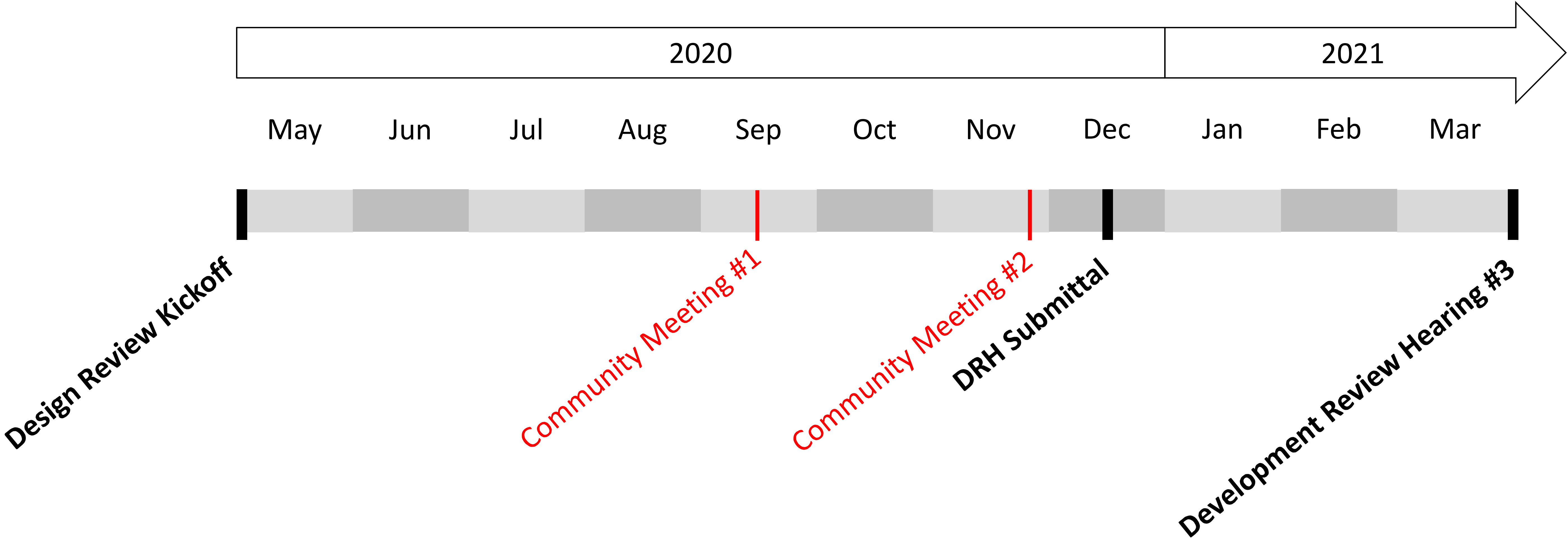
## Agenda

- City and Community Meetings, Working Sessions, and Submittals (May 5th, 2020 to Present)
- Implementation of City and Community Feedback (May 5th, 2020 to Present)

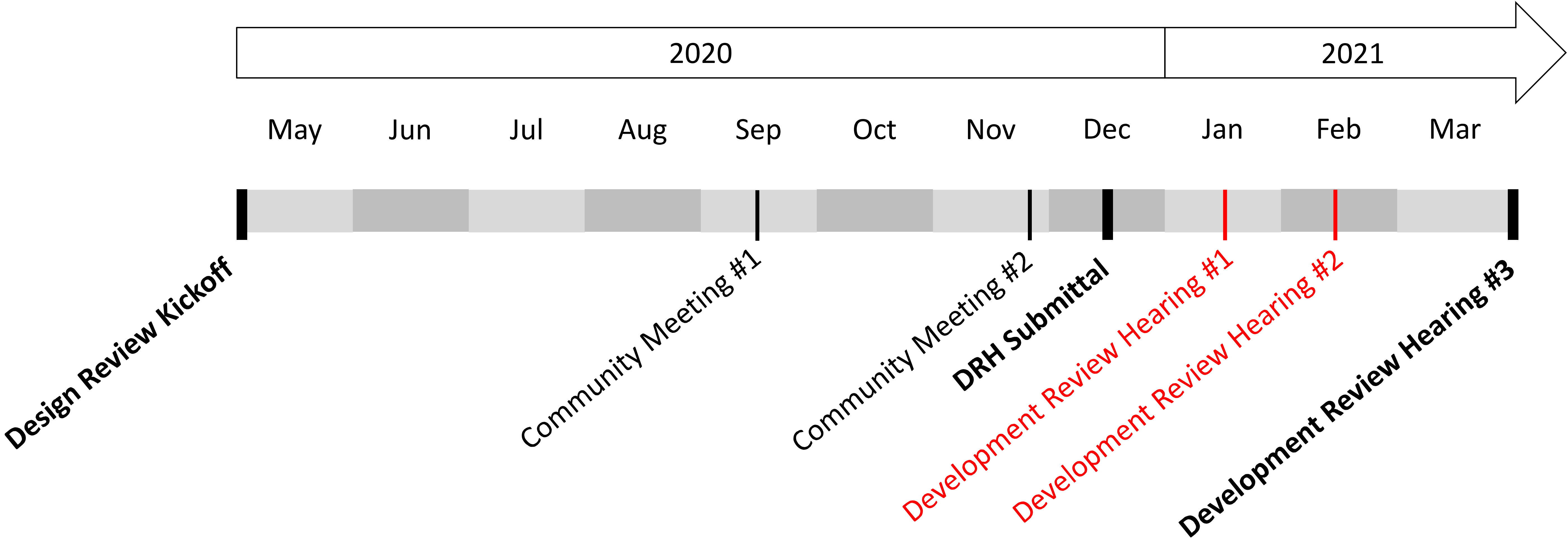
# City and Community Meetings, Working Sessions, and Submittals (May 5th, 2020 to Present)



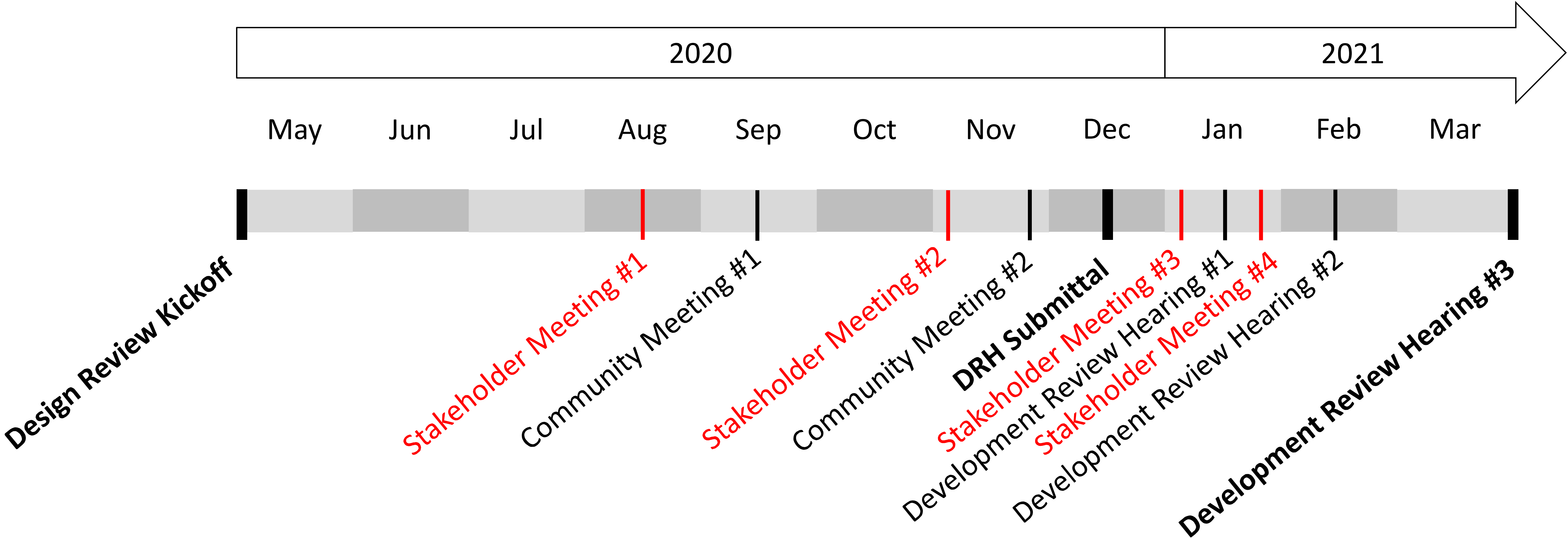
# City and Community Meetings, Working Sessions, and Submittals (May 5th, 2020 to Present)



# City and Community Meetings, Working Sessions, and Submittals (May 5th, 2020 to Present)



# City and Community Meetings, Working Sessions, and Submittals (May 5th, 2020 to Present)



# Implementation of City and Community Feedback (May 5th, 2020 to Present)

## *Response to City Staff Comments (Prior to Public Design Workshops)*

- Lowered the Building 1 garage level to reduce the grade change along the Coleman Avenue Frontage.
- Reduced the Building 1 floor to floor height of the proposed parking levels.
- Incorporated additional “liner” units at Coleman Avenue Building 1 level 2 garage edge to enhance the building facade and provide further “eyes on the street”.
- Activated the Building 1 Coleman Avenue edge through the incorporation of corner entry lobbies and landscape plazas.
- Incorporated a larger building break mid-block along the Building 1 Coleman Avenue frontage to reduce overall massing and further distinguish between the two proposed building components and associated architectural styles.
- Expanded the active uses along the Building 1 Neighborhood Park edge to include the building corner at the project’s entry from Brokaw Road.

## *Response to Community Feedback (Pre-Submittal)*

- Introduced a second architectural style at Building 2 to provide variety and relieve the monotonous feel of the single style of architecture previously proposed.
- Incorporated enhanced ceiling heights to the ground floor retail and amenity spaces at Building 1.
- Adjusted the color warmth of the grey brick at Building 1.
- Incorporated additional window depth at specific and prominent building locations.
- Developed the retail plaza into a pedestrian-oriented “Cross-drive” experience; including the introduction of canopy trees (Chinese Elm) in place of the previously proposed Palms and depiction of enhanced outdoor dining opportunities.
- Removed planter and bench seating from in front of the PAL space at Building 2 and relocated the sculpture from the Neighborhood Park to this location.

## *Response to Community Feedback (Post-Submittal)*

- Additional contemporary style of architecture introduced to the southeast corner of Building 1.
- Additional contemporary style of architecture introduced to the northwest corner of Building 2.
- Wrapped brick cladding to “hold” the southwest corner of Building 1.
- Wrapped plaster frame element to “hold” the southwest corner of Building 2 pool deck (level 2).  
Note: “Wrapping and holding the corner” entails creating architectural continuity on each facade of a building corner in order to create a more cohesive design expression.
- Adjusted background colors to further distinguish between the Building 2 architectural styles.
- Increased width of storefront bay glazing at Building 1 retail.
- Provided flexibility to storefront bays at retail to allow for operable glass partitions as needed for future retail tenants.
- Provided more clear definition of base condition at northwest corner of Building 2.
- Provided additional window depth to the north elevation of the northwest corner of Building 2.

# Implementation of Community Feedback

- Introduced a second architectural style at Building 2 to provide variety and relieve the monotonous feel of the single style of architecture previously proposed.



# Implementation of Community Feedback

- Incorporated enhanced ceiling heights to the ground floor retail and amenity spaces at Building 1.





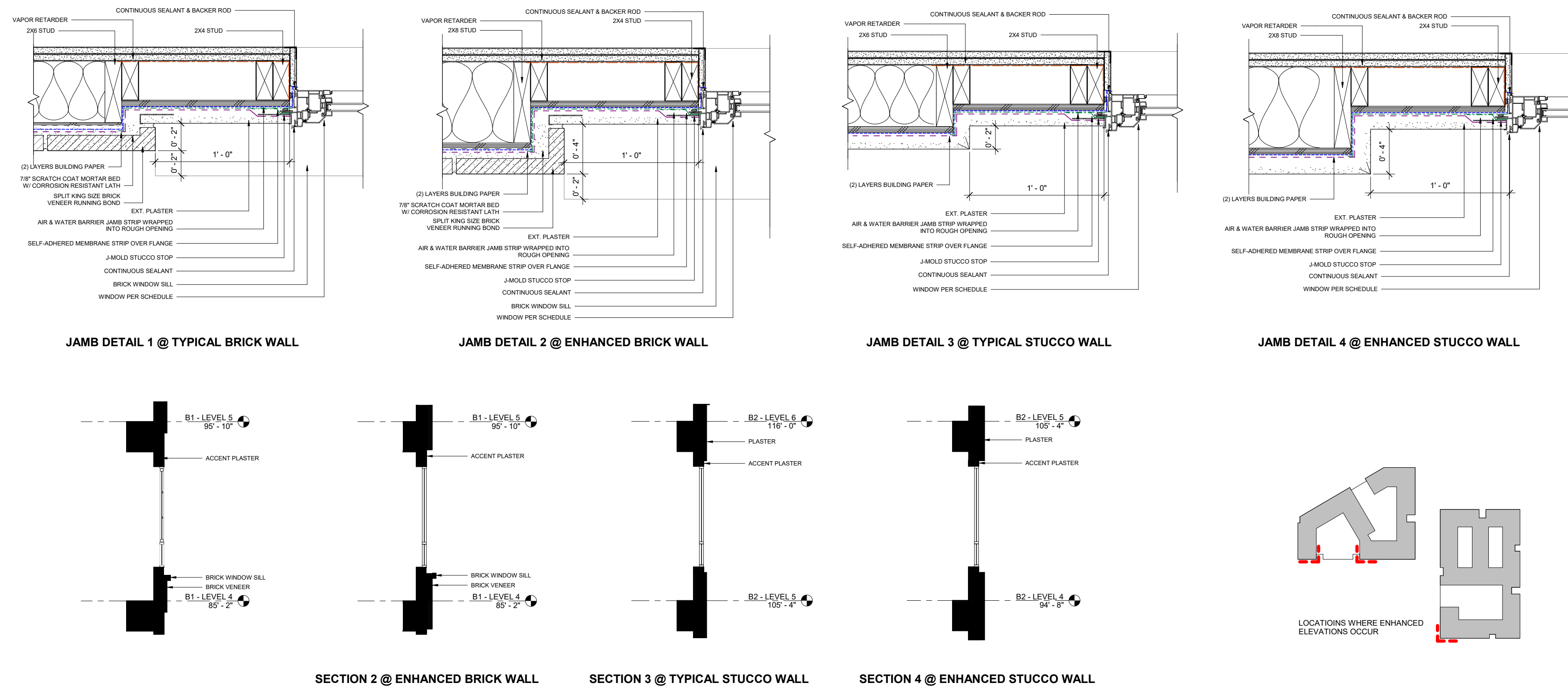
# Implementation of Community Feedback

- Adjusted the color warmth of the grey brick at Building 1.



# Implementation of Community Feedback

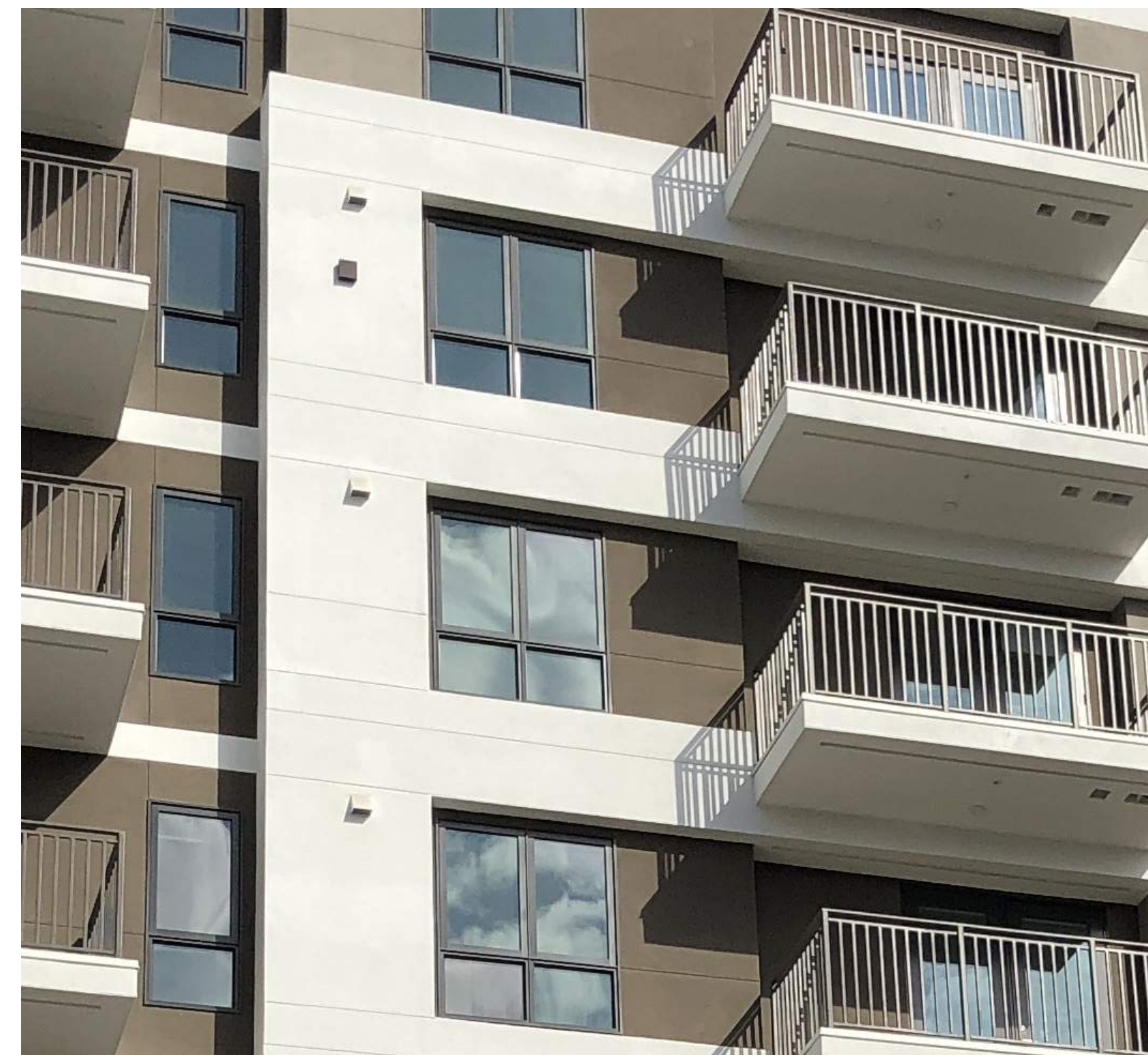
- Incorporated additional window depth at specific and prominent building locations.



## Typical Depth



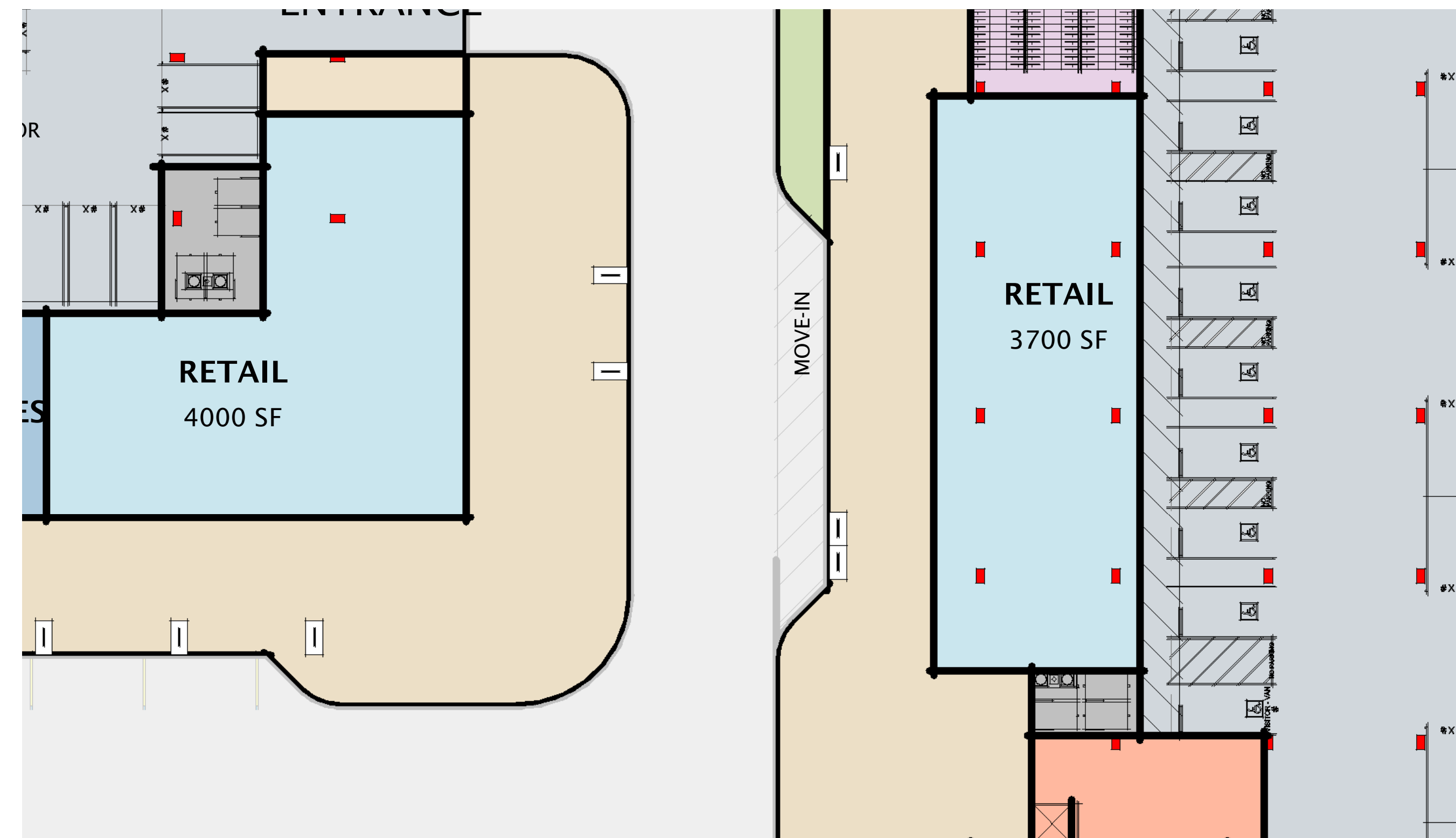
## Enhanced Depth



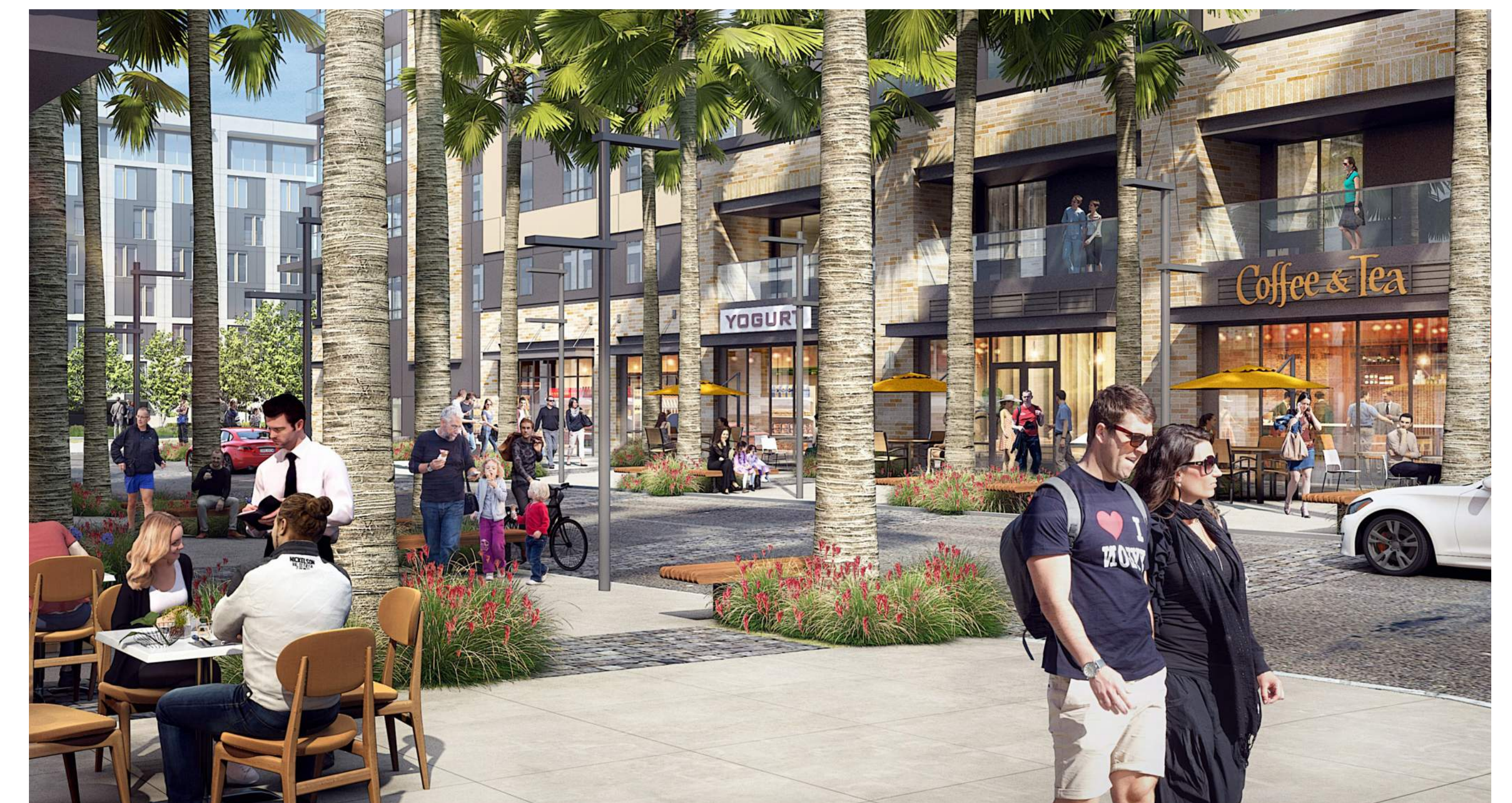
# Implementation of Community Feedback

- Developed the retail plaza into a pedestrian-oriented “Cross-drive” experience; including the introduction of canopy trees (Chinese Elm) in place of the previously proposed Palms and depiction of enhanced outdoor dining opportunities.

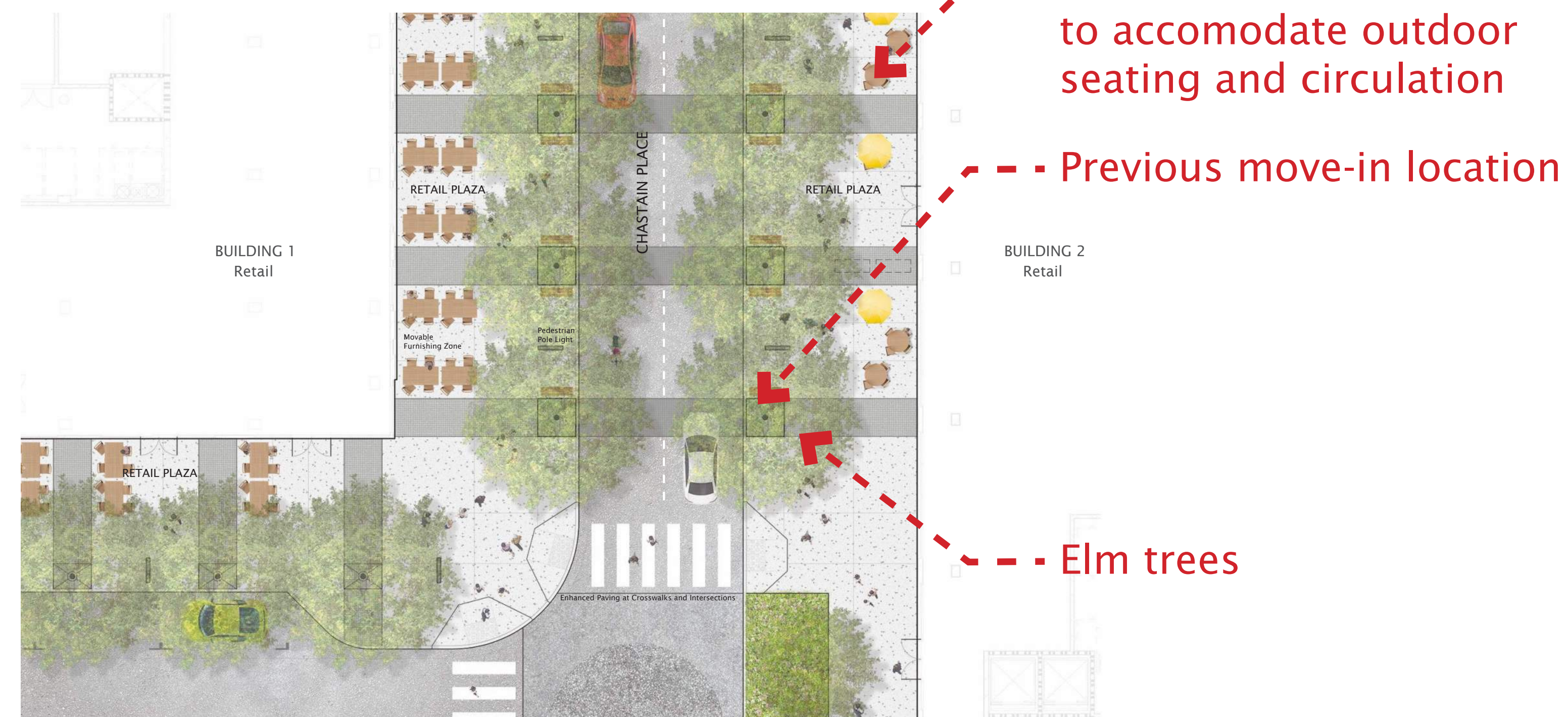
Before



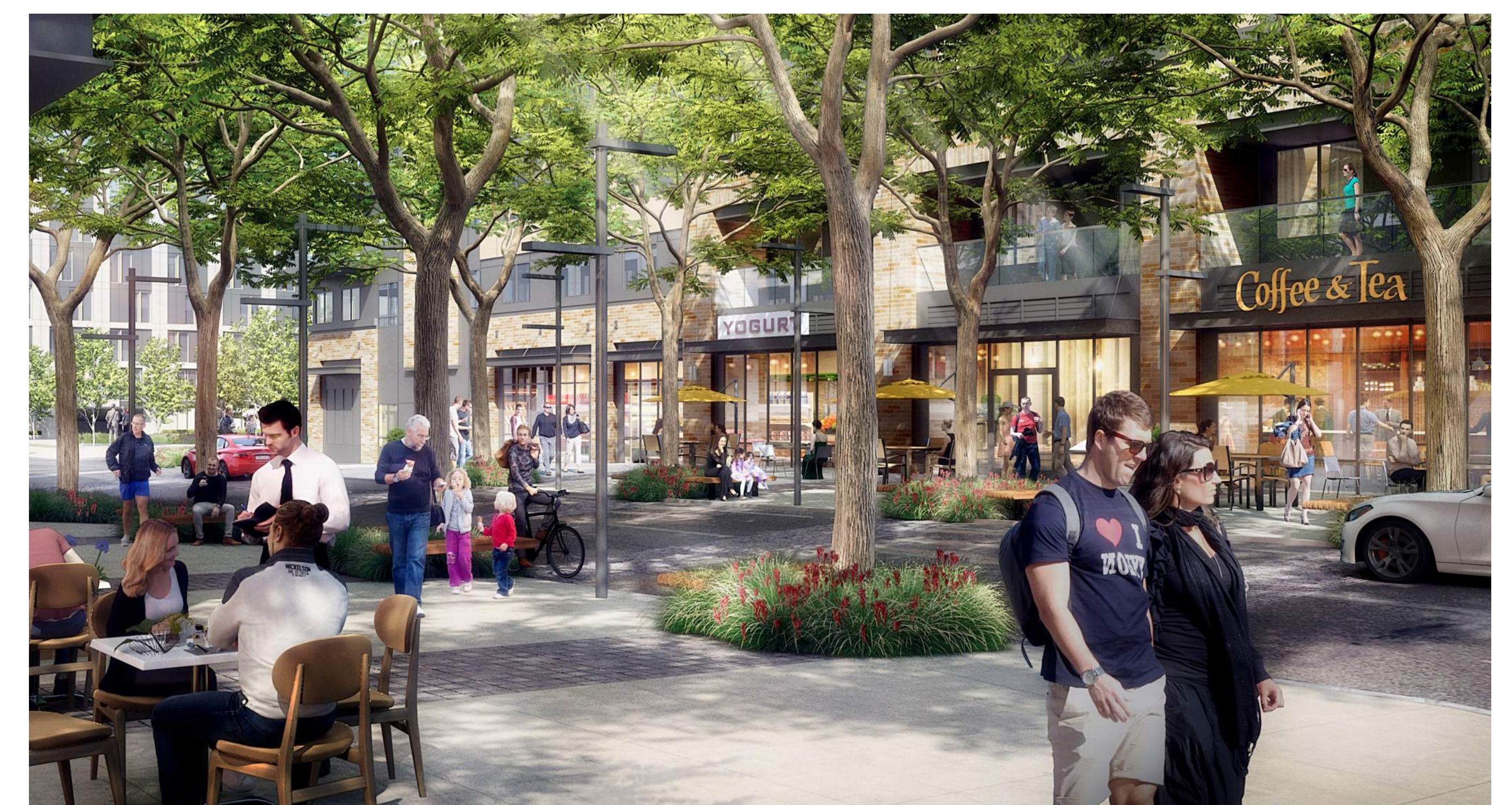
Before



After



After



# Implementation of Community Feedback

- Removed planter and bench seating from in front of the PAL space at Building 2 and relocated the sculpture from the Neighborhood Park to this location.



# Implementation of Community Feedback

- Additional contemporary style of architecture introduced to the southeast corner of Building 1.



# Implementation of Community Feedback

- Additional contemporary style of architecture introduced to the northwest corner of Building 2.

Adjacent Coleman Highline Project



Before



After



# Implementation of Community Feedback

- Wrapped brick cladding to “hold” the southwest corner of Building 1.



Before



After

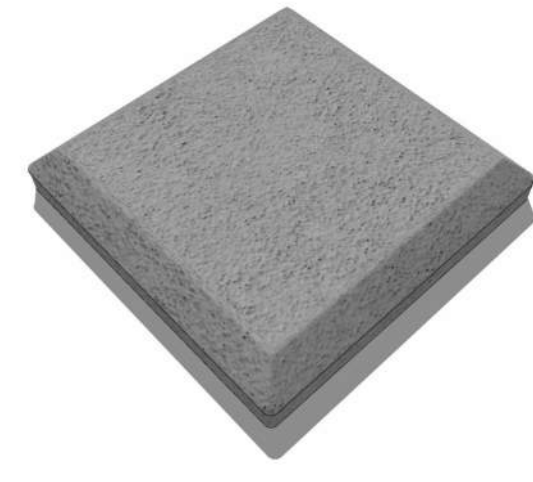
# Implementation of Community Feedback

- Wrapped plaster frame element to “hold” the southwest corner of Building 2 pool deck (level 2).
- Adjusted background colors to further distinguish between the Building 2 architectural styles.

Building 2 Style A



STUCCO (FIELD). SMOOTH FINISH  
COLOR: TBD, CUSTOM MATCH BEIGE BRICK



STUCCO (ACCENT). SMOOTH FINISH  
COLOR: DE6369, LEGENDARY GRAY

Building 2 Style B



STUCCO (FIELD). SMOOTH FINISH  
COLOR: TBD, CUSTOM MATCH BROWN BRICK



STUCCO (ACCENT). SMOOTH FINISH  
COLOR: DE6369, LEGENDARY GRAY

Before



After





# Implementation of Community Feedback

- Increased width of storefront bay glazing at Building 1 retail.
- Provided flexibility to storefront bays at retail to allow for operable glass partitions as needed for future retail tenants.



# Implementation of Community Feedback

- Provided more clear definition of base condition at northwest corner of Building 2.
- Provided additional window depth to the north elevation of the northwest corner of Building 2.

