

# Parcel 2 Developer Proposals

## Design Comparison & Comments

*Revisions from Original Submission*



Eden



Parent+Diamond / Urban Spaces



Urbanica

# Program Comparison



**Eden Properties**  
*Apartments Over Retail*



**Parent+Diamond / Urban Spaces**  
*Condos Over Retail*



**Urbanica**  
*Apartments Over Retail*

**Developer(s)**  
*Program Description*

		Version	Original	Revised	Original	Revised	Original	Revised
Program Area Breakdown	Total GSF		<b>164,595</b>	-	160,078	-	136,666	134,750
	Residential GSF		<b>156,041</b>	<b>155,095</b>	140,588	-	120,666	119,000
	Retail GSF		8,554	9,500	<b>19,490</b>	-	16,000	15,000
Units	Total Units		163	163	120	-	<b>194</b>	-
	Market-rate Units		163	156	108	-	<b>182</b>	-
	Affordable Units		0	7	<b>12</b>	-	<b>12</b>	-
	Studio		41	-	26	-	<b>147</b>	<b>120</b>
	1 BR		<b>68</b>	-	25	-	5	40
	2 BR		54	-	<b>57</b>	-	42	34
	3 BR		0	-	<b>12</b>	-	0	-
	Avg. Gross Unit Size (SF)		957	994	<b>1,125</b>	-	622	613
	Avg. Net Unit Size (SF)		733	737	<b>849</b>	-	478	466

**Bold numbers** indicate highest numbers in each category.

Yellow highlighted cells have decreased since last submission, green highlighted cells have increased since last submission.

Revised cells with - indicate items that are unchanged from the original proposal.

# Parking Comparison



**Eden Properties**  
*Apartments Over Retail*



**Parent+Diamond / Urban Spaces**  
*Condos Over Retail*



**Urbanica**  
*Apartments Over Retail*

		Version	Original	Revised	Original	Revised	Original	Revised
Vehicle Parking	Structured Parking GSF		20,088	18,355	38,250	-	<b>39,000</b>	-
	Enclosed Parking		52	48	<b>140</b>	-	90	-
Bicycle Parking	Enclosed Bicycle Parking		<b>66</b>	<b>50</b>	24	-	0	-
	Covered Bicycle Parking		0	-	0	-	<b>120</b>	-
	Uncovered Bicycle Parking		<b>23</b>	-	8	-	20	-

**Bold numbers** indicate highest numbers in each category.

Yellow highlighted cells have decreased since last submission, green highlighted cells have increased since last submission.

Revised cells with - indicate items that are unchanged from the original proposal.

**Eden**

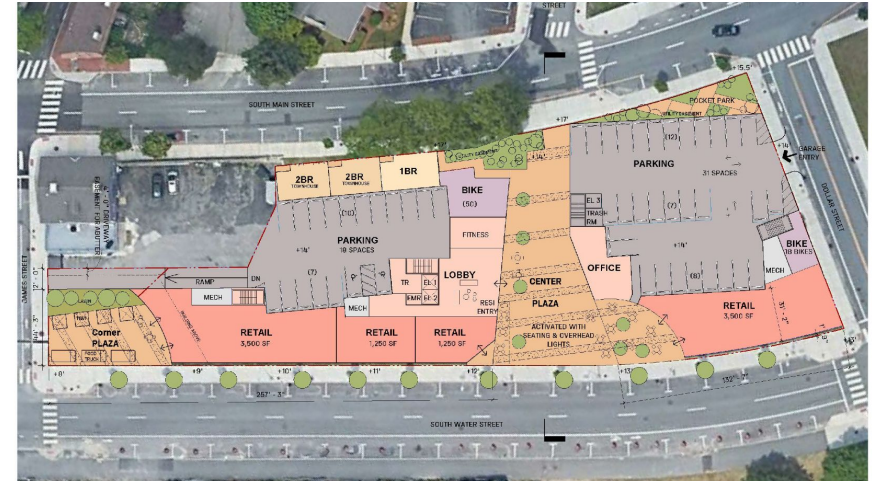


# Ground Floor Comparison

- Addition of townhomes and pocket park on South Main Street.
- Retail space increased along South Water and bordering the center plaza, with two additional retail spaces.
- Revised parking design so that cars no longer cut across plaza.
- Revised plaza design to increase activation with restaurant, office, gym, and lobby.



**Original: Ground Floor**



**Revised: Ground Floor**

# Urban Form & Architectural Expression Comparison

- *A slimmed down building connector over the plaza with lighter material choices allows for maximum transparency through to Transit Street.*
- *Building color altered to be more contextual and 6th floor “fins” brought down to 5th floor, to reduce the massing.*



**Original:** South Water Street



**Revised:** South Water Street



Developer: Eden

# New Ground Level View



*5th and 6th floors now set back on James Street.*

*Revised: South Water Street @ James Street (upper stories set back)*

Developer: Eden

# New Ground Level View



*Addition of townhomes and pocket park on South Main Street.*

**Revised:** South Main Street, Looking Northwest (2-story townhomes)



Developer: Eden

# New Ground Level View



*Addition of townhomes and pocket park on South Main Street.*

**Revised:** Dollar Street @ South Main Street (pocket park)

Developer: Eden

# New Ground Level View



*Addition of townhomes and pocket park on South Main Street.*

**Revised:** Dollar Street @ South Main Street (pocket park)

# Overview of Design Revisions

1. Addition of townhomes and pocket park on South Main Street.
2. Retail space increased along South Water and bordering the center plaza, with two additional retail spaces.
3. Revised parking design so that cars no longer cut across plaza.
4. Revised plaza design to increase activation with restaurant, office, gym, and lobby.
5. A slimmed down building connector over the plaza with lighter material choices allows for maximum transparency through to Transit Street.
6. Building color altered to be more contextual and 6th floor “fins” brought down to 5th floor, to reduce the massing.
7. 5th and 6th floors now set back on James Street.

# Parent+Diamond / Urban Spaces



# Ground Floor Comparison

- *The ground floor has not been revised since the original submission.*
- *The only change not shown is the increased setback from James Street, which would decrease the size of the retail space.*



**Original, No Revisions Made: Ground Floor**

# Urban Form & Architectural Expression Comparison

- *Various gestures made to break-up the facade massing*
- *Facade pushed back from James Street with patio expanded and trellis added to provide a screen between the patio and the garage entry, while still respecting the scale of the historic building behind.*



**Original:** South Water Street



**Revised:** South Water Street

# Ground Level View Comparison

- *Various gestures made to break-up the facade massing*
- *Facade pushed back from James Street with patio expanded and trellis added to provide a screen between the patio and the garage entry, while still respecting the scale of the historic building behind.*



**Original:** South Main Street @ James Street



**Revised:** South Main Street @ James Street

# Urban Form & Architectural Expression Comparison

- *Various gestures made to break-up the facade massing*



**Original:** South Main Street @ Dollar Street



**Revised:** South Main Street @ Dollar Street



# Ground Level View Comparison

- *New renderings show the details of the original design's landscape and public realm relationship between South Water Street and "Exchange Plaza" including the 8-10 foot expansion of the South Water Street sidewalk and grade changes from the sidewalk to the slightly elevated plazas.*



**Original:** South Water Street Looking Northwest



**Revised:** South Water Street Looking Northwest

*Note: the original rendering did not accurately depict the landscape design. The revised renderings more accurately reflect the design. This is more of a representational change than a design change.*

# Ground Level View Comparison

- *New renderings show the details of the original design's landscape and public realm relationship between South Water Street and "Exchange Plaza" including the 8-10 foot expansion of the South Water Street sidewalk and grade changes from the sidewalk to the slightly elevated plazas.*



**Original:** South Water Street @ Dollar Street



**Revised:** South Water Street @ Dollar Street

*Note: the original rendering did not accurately depict the landscape design. The revised renderings more accurately reflect the design. This is more of a representational change than a design change.*



# New Ground Level Views



**Revised:** South Main Street @ Transit Street Gateway



**Revised:** South Main Street Townhouse Entryways,  
Looking Southeast

# New Ground Level Views

- *New renderings show the details of the original design's landscape and public realm relationship between South Water Street and "Exchange Plaza" including the 8-10 foot expansion of the South Water Street sidewalk and grade changes from the sidewalk to the slightly elevated plazas.*



**Revised:** South Water Street @ Transit Street Gateway



**Revised:** South Water Street Looking Southeast



# New Ground Level Views

- *New renderings show the details of the original design's landscape and public realm relationship between South Water Street and "Exchange Plaza" including the 8-10 foot expansion of the South Water Street sidewalk and grade changes from the sidewalk to the slightly elevated plazas.*



**Revised:** South Water Street Patio Looking Northwest



**Revised:** South Water Street Patio Looking Southeast

# New Interior Views



**Revised:** Interior Looking Southwest Towards South Water Street & Manchester Street Station



**Revised:** Interior Looking Northwest Towards South Water Street & Downtown

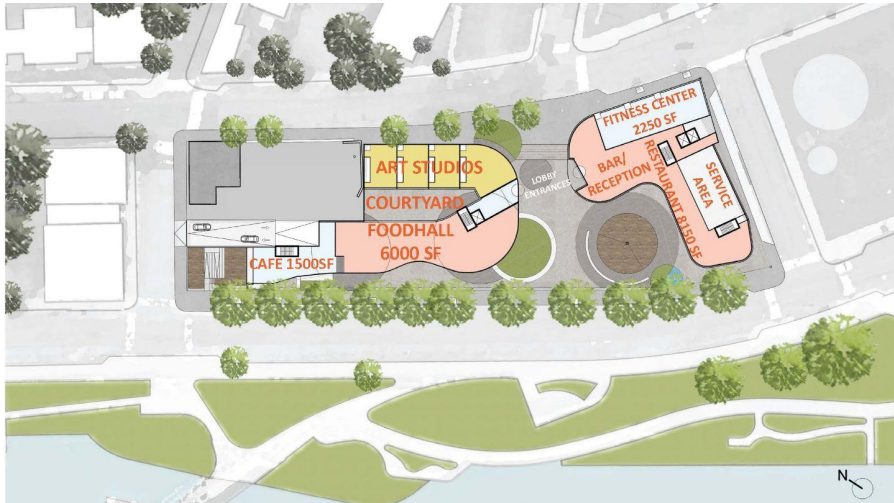
# Overview of Design Revisions

1. Various gestures made to break-up the facade massing
2. Facade pushed back from James Street with patio expanded and trellis added to provide a screen between the patio and the garage entry, while still respecting the scale of the historic building behind.
3. New renderings show the details of the original design's landscape and public realm relationship between South Water Street and "Exchange Plaza" including the 8-10 foot expansion of the South Water Street sidewalk and grade changes from the sidewalk to the slightly elevated plazas.

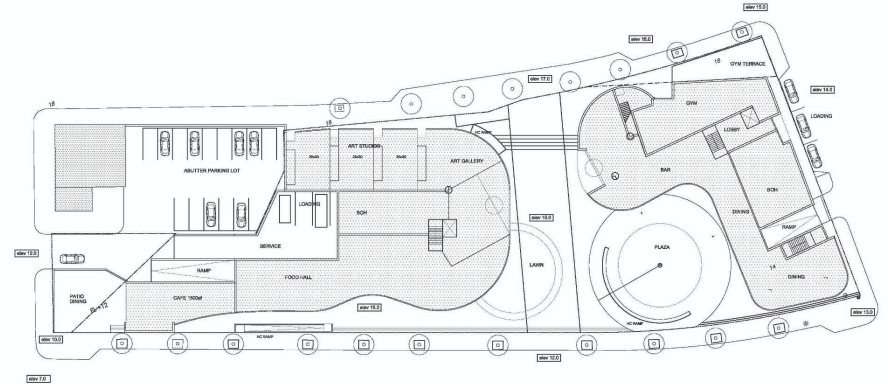
# Urbanica

# Ground Floor Comparison

- *Internal courtyard has been converted into a service yard “back of house” area*
- *Lobby area for northern side of the site has been expanded slightly*
- *Second access to southern underground parking has been added off of Dollar Street*
- *Easement along South Main Street at Corner of Dollar Street has been incorporated*



**Original:** Ground Floor



**Revised:** Ground Floor



# Urban Form & Architectural Expression Comparison

- *Various gestures made to break up the facade massing*
- *Rendered terracotta and brick color adjusted to more accurately reflect real-world perception and color balance with context*
- *Used brick materiality consistent with lower-story South Main Street frontage to differentiate James Street corner from the larger terracotta building massing*



**Original:** South Water Street



**Revised:** South Water Street

# Urban Form & Architectural Expression Comparison

- *Various gestures made to break-up the facade massing*
- *Rendered terracotta and brick color adjusted to more accurately reflect real-world perception and color balance with context*
- *Used brick materiality consistent with lower-story South Main Street frontage to differentiate James Street corner from the larger terracotta building massing*
- *Used brick materiality consistent with lower-story South Main Street frontage as well as increased upper story setback and facade massing manipulation to reduce visual impact of scale on Dollar Street.*



**Original:** South Main Street



**Revised:** South Main Street



# New Ground Level Views

- *Used brick materiality consistent with lower-story South Main Street frontage to differentiate James Street corner from the larger terracotta building massing*



*Revised: South Water Street @ James Street*



*Revised: South Water Street @ James Street*



# Ground Level View Comparison

- *Various gestures made to break-up the facade massing*
- *Rendered terracotta and brick color adjusted to more accurately reflect real-world perception and color balance with context*



**Original:** South Water Street Looking Southeast



**Revised:** South Water Street Looking Southeast

# Ground Level View Comparison

- *Various gestures made to break-up the facade massing*
- *Rendered terracotta and brick color adjusted to more accurately reflect real-world perception and color balance with context*



**Original:** South Water Street Looking towards South Main Street



**Revised:** South Water Street Looking towards South Main Street



Developer: Urbanica

# New Ground Level View



*Revised: South Water Street Gateway @ Transit Street (closeup)*

# Ground Level View Comparison

- *Various gestures made to break-up the facade massing*
- *Rendered terracotta and brick color adjusted to more accurately reflect real-world perception and color balance with context*



***Original: South Main Street Gateway @ Transit Street***



***Revised: South Main Street Gateway @ Transit Street***



# Ground Level View Comparison

- *Various gestures made to break-up the facade massing*
- *Rendered terracotta and brick color adjusted to more accurately reflect real-world perception and color balance with context*



***Original: South Main Street Looking Northwest***



***Revised: South Main Street Looking Northwest***

# Ground Level View Comparison

- *Various gestures made to break-up the facade massing*
- *Rendered terracotta and brick color adjusted to more accurately reflect real-world perception and color balance with context*



**Original:** South Main Street Looking Southeast



**Revised:** South Main Street Looking Southeast



# New Aerial View Study

*Used brick materiality consistent with lower-story South Main Street frontage as well as increased upper story setback and facade massing manipulation to reduce visual impact of scale on Dollar Street.*



**Revised:** Dollar Street

Developer: Urbanica

# New Aerial View Studies



*Revised: South Water Street*



*Revised: South Main Street*



# Overview of Design Revisions

1. Various gestures made to break-up the facade massing.
2. Rendered terracotta and brick color adjusted to more accurately reflect real-world perception and color balance with context.
3. To differentiate James Street corner from the larger terracotta building massing, used same brick as lower-story South Main Street frontage.
4. To reduce visual impact of scale on Dollar Street, used same brick as lower-story South Main Street frontage and increased upper story setback and facade massing manipulation.
5. Raised ground level 2' above grade for combined resilience and sub-surface parking benefits. The impact of this on public realm has not yet been explored in detail.

**- end -**