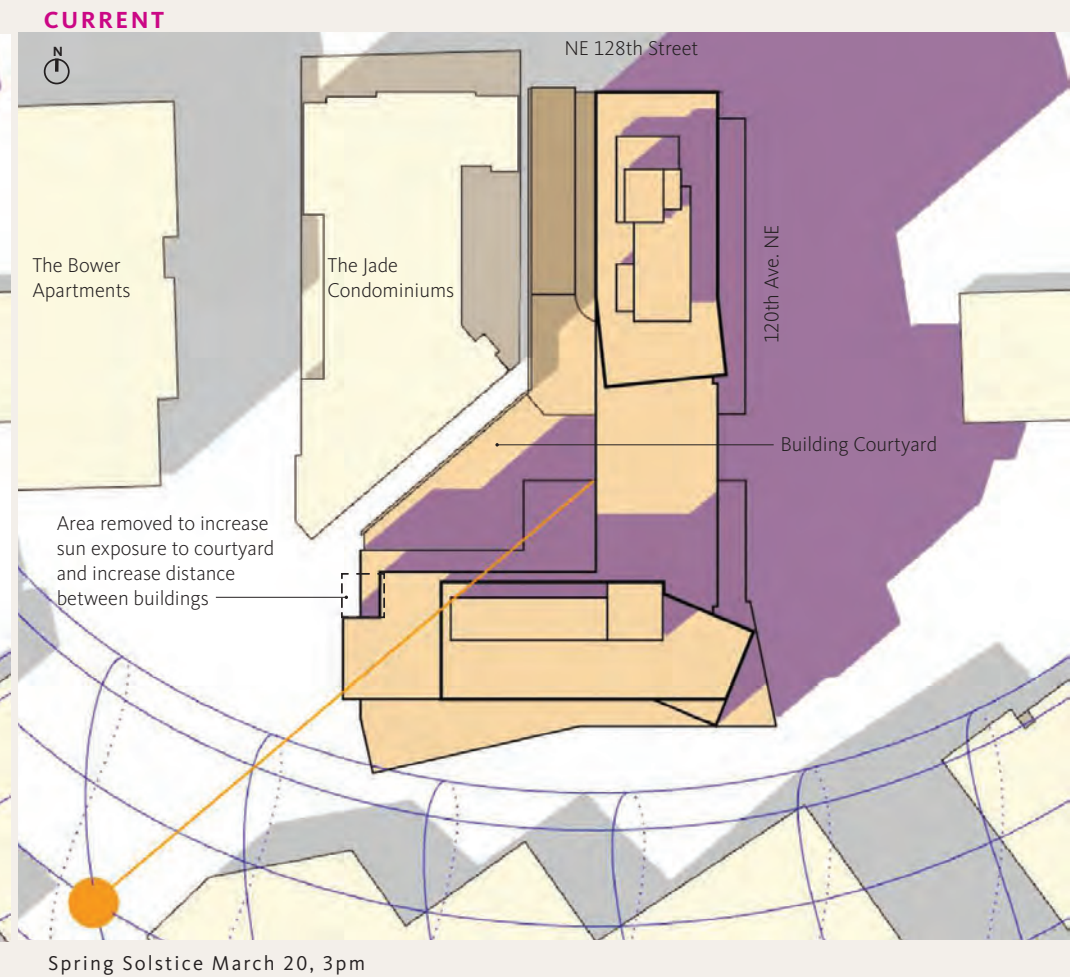
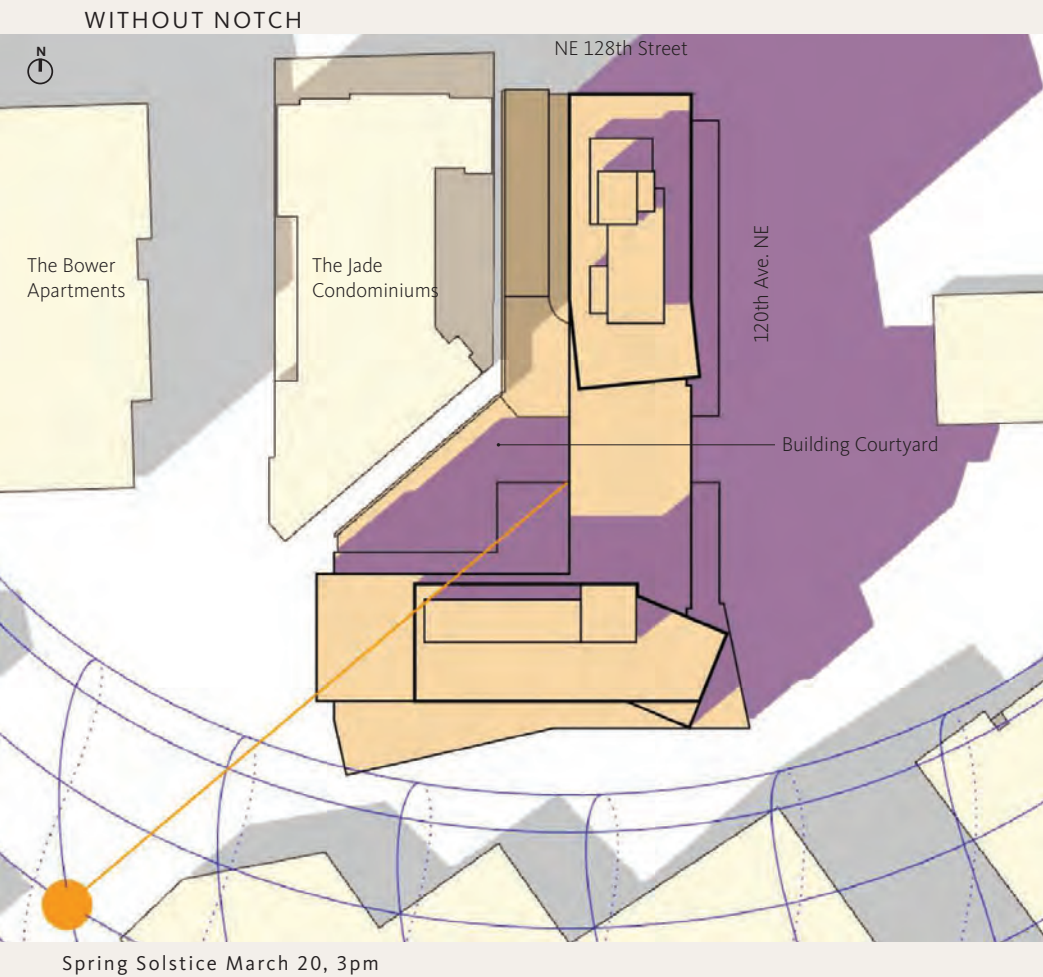


DRC // SCALE REFINEMENTS



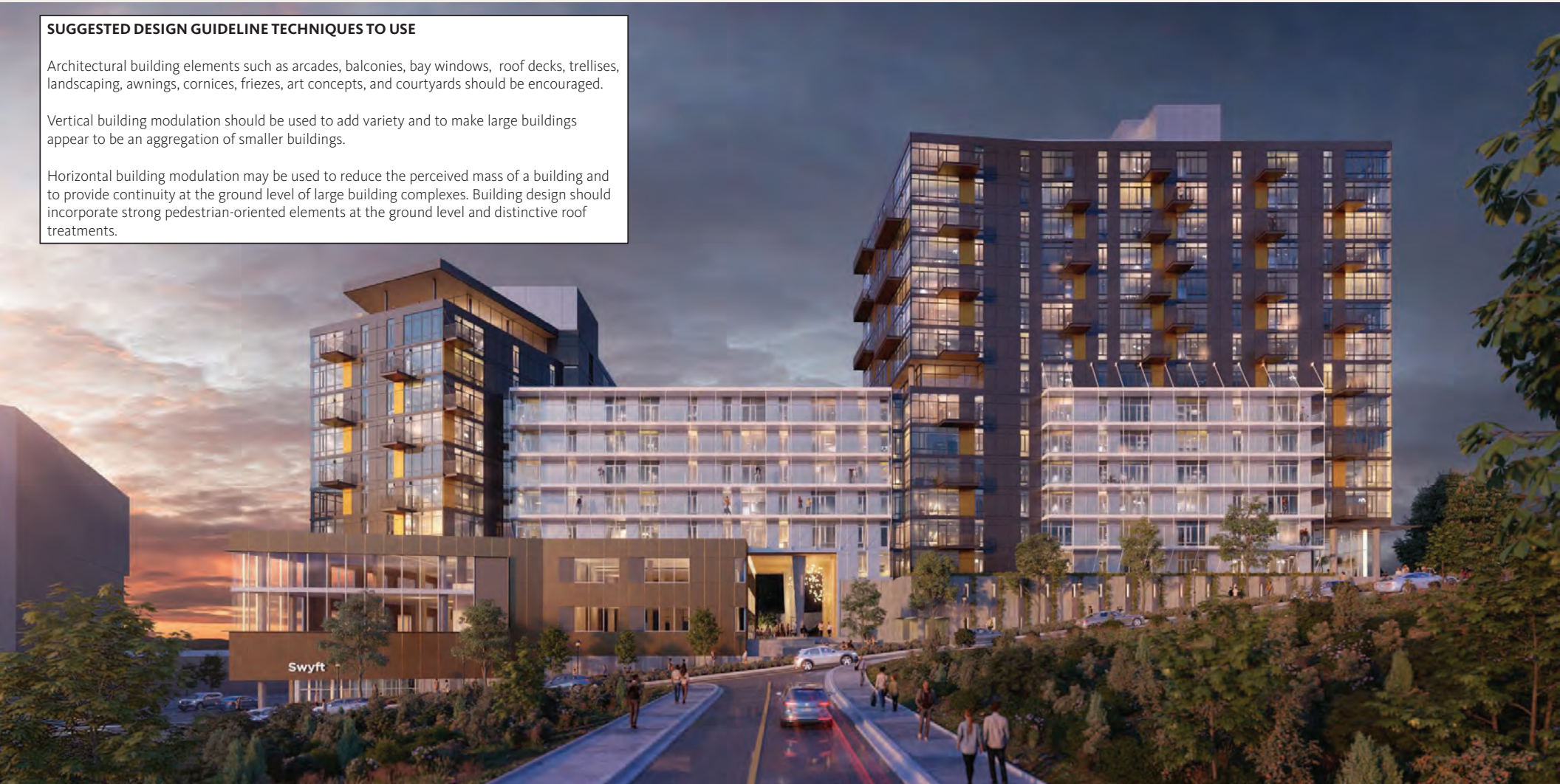
DRC // SCALE REFINEMENT

SUGGESTED DESIGN GUIDELINE TECHNIQUES TO USE

Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged.

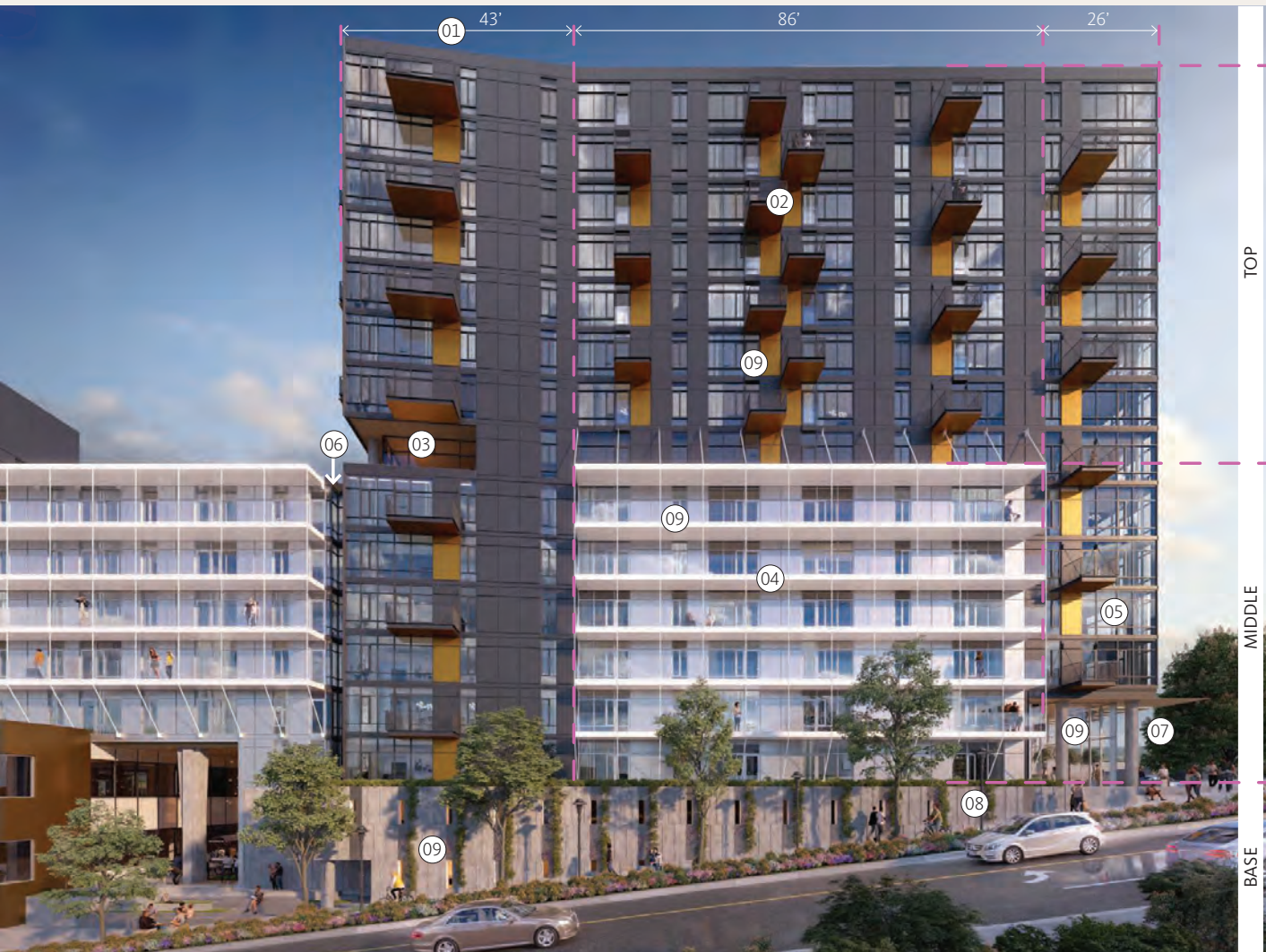
Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings.

Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level of large building complexes. Building design should incorporate strong pedestrian-oriented elements at the ground level and distinctive roof treatments.



1 - Looking West along 120th Avenue NE

DRC // SCALE REFINEMENT



2 - North tower mass and scale // Looking West along 120th Avenue NE

SUGGESTED DESIGN GUIDELINE TECHNIQUES TO USE

Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged.

Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings.

Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level of large building complexes. Building design should incorporate strong pedestrian-oriented elements at the ground level and distinctive roof treatments.

- ① Facade angles out to articulate mass while referencing the contextual street grid shift below
- ② Balconies on all floors, varied in scale and staggered in placement to provide articulation, facade interest and structural detail
- ③ Notch at amenity adjacent to podium roof with warm ceiling material as a visible accent to pedestrians below
- ④ Communal balconies acting as cornices to provide horizontal modulation and articulation at lower levels, emphasizing the middle as vertical relief. Design encourages outdoor access heightening visual activity
- ⑤ Tower corner transitions down to grade, anchoring the tower
- ⑥ Distinct notch provides vertical modulation and tower mass from center band and provide relief through shade and shadow
- ⑦ Entry facade set back, creating a larger public entry plaza, while accentuating the corner
- ⑧ Pedestrian oriented elements at hill climb including art, refer to detailed imagery on Page 24
- ⑨ Material changes to emphasize massing breakdown and provide distinctive, repeating patterns at close intervals

DRC // SCALE REFINEMENT



3 - Center mass and scale // Looking West along 120th Avenue NE

SUGGESTED DESIGN GUIDELINE TECHNIQUES TO USE

Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged.

Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings.

Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level of large building complexes. Building design should incorporate strong pedestrian-oriented elements at the ground level and distinctive roof treatments.

- ① Facade angles out to articulate mass while referencing the contextual street grid shift below
- ② Communal balconies acting as cornice lines to provide horizontal modulation and articulation at lower levels, emphasizing the middle as vertical relief. Design encourages outdoor access heightening visual activity to the street
- ③ Distinct vertical notch to modulate tower mass from center band and provide relief through shade and shadow
- ④ Large scale opening reducing base mass and provides visual connection through at the pedestrian level. Sculptural columns provide interest and detail
- ⑤ Material changes to provide emphasize massing breakdown and provide distinctive contrast to adjacent taller volumes
- ⑥ Facade recessed back to provide massing relief and reprieve along the existing steep grade at 120th Avenue
- ⑦ MOB facade with punched openings provides massing and articulation change at lower podium levels

DRC // SCALE REFINEMENT



4 - South tower mass and scale // Looking West along 120th Avenue

SUGGESTED DESIGN GUIDELINE TECHNIQUES TO USE

Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged.

Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings.

Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level of large building complexes. Building design should incorporate strong pedestrian-oriented elements at the ground level and distinctive roof treatments.

- ① Corner base massing angles to follow street edge connecting with existing buildings on the South and to provide scale change and interest at the SW corner
- ② Facade set back at entry level providing pedestrian cover Glazing introduced at pedestrian level to enhance visibility and activate the street front where the steep grade starts to level out at the corner.
- ③ Tower mass recessed from base and angled providing vertical modulation
- ④ Balconies on all floors, varied in scale and staggered in placement to provide articulation, facade interest and structural detail
- ⑤ Strong roof line to accentuate top
- ⑥ Distinct vertical notch to modulate tower mass from center band and provide relief through shade and shadow
- ⑦ Material changes to provide emphasize massing breakdown and provide distinctive, repeating patterns at close intervals

DRC // SCALE REFINEMENT



5 - Swyft mass and scale // Looking Northwest along 120th Avenue

SUGGESTED DESIGN GUIDELINE TECHNIQUES TO USE

Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged.

Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings.

Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level of large building complexes. Building design should incorporate strong pedestrian-oriented elements at the ground level and distinctive roof treatments.

- ① Horizontal modulation through distinct lower office base massing
- ② Clear vertical massing by distinguishing South and North towers from middle massing
- ③ Center massing accentuated through horizontal modulation
- ④ Massing steps up gracefully with hill climb
- ⑤ Continuation of existing, adjacent to the South, street frontage before steep grade begins

DRC // SCALE REFINEMENT



6 - North mass and scale // Looking Southwest along NE 128th Street

SUGGESTED DESIGN GUIDELINE TECHNIQUES TO USE

Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged.

Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings.

Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level of large building complexes. Building design should incorporate strong pedestrian-oriented elements at the ground level and distinctive roof treatments.

- ① Horizontal modulation provided by setting entry facade back at lower levels and providing larger public entry plaza
- ② Edges of communal balconies provide horizontal modulation through variety and detail establishing a distinct middle zone
- ③ Balconies on all floors, varied in scale and staggered in placement to provide articulation, and facade interest
- ④ Material changes to provide emphasize massing breakdown and provide distinctive, repeating patterns at close intervals
- ⑤ Large canopy provides weather protection at building entry
- ⑥ Tower separated to the maximum extent from the adjacent Jade Condominiums

DRC // SCALE REFINEMENT



SUGGESTED DESIGN GUIDELINE TECHNIQUES TO USE

Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged.

Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings.

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- ③ Balconies on all floors, varied in scale and staggered in placement to provide articulation, and facade interest
- ④ Material changes to provide emphasize massing breakdown and provide distinctive, repeating patterns at close intervals
- ⑤ Large canopy provides weather protection at building entry
- ⑥ Tower separated to the maximum extent from the adjacent Jade Condominiums
- ⑦ Landscaping to soften edges
- ⑧ Access drive to garage levels

7 - North mass and scale // Looking Southeast along NE 128th Street

DRC // SCALE REFINEMENT



8 - North mass and scale // Looking East along NE 128th Street

SUGGESTED DESIGN GUIDELINE TECHNIQUES TO USE

Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged.

Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings.

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- ② Balconies on all floors, varied in scale and staggered in placement to provide articulation, and facade interest
- ③ Material changes to provide emphasize massing breakdown and provide distinctive, repeating patterns at close intervals
- ④ Large canopy provides weather protection at building entry
- ⑤ Tower separated to the maximum extent from the adjacent Jade Condominiums
- ⑥ Landscaping at sidewalk to soften edges
- ⑦ Access drive to garage levels
- ⑧ Adjacent residential building (The Jade)

DRC // SCALE REFINEMENT



9 - North mass and scale // Rooftop facing Northwest

SUGGESTED DESIGN GUIDELINE TECHNIQUES TO USE

Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged.

Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings.

Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level of large building complexes. Building design should incorporate strong pedestrian-oriented elements at the ground level and distinctive roof treatments.

- ① Roof top amenity, including a common room, provides distinct change in roof line
- ② Roof edge with contrasting material, acts as a clean cornice line to cap the top of the building
- ③ Vertical roof modulation at building core to conceal accessible machine rooms and elevator overrun
- ④ Clear glass guardrail set back from building perimeter.
- ⑤ Egress stair enclosure and screened mechanical
- ⑥ Open air outdoor seating areas
- ⑦ Integrated landscape at roof perimeter

DRC // SCALE REFINEMENT



10 - South mass and scale // Rooftop facing Northwest

SUGGESTED DESIGN GUIDELINE TECHNIQUES TO USE

Architectural building elements such as arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards should be encouraged.

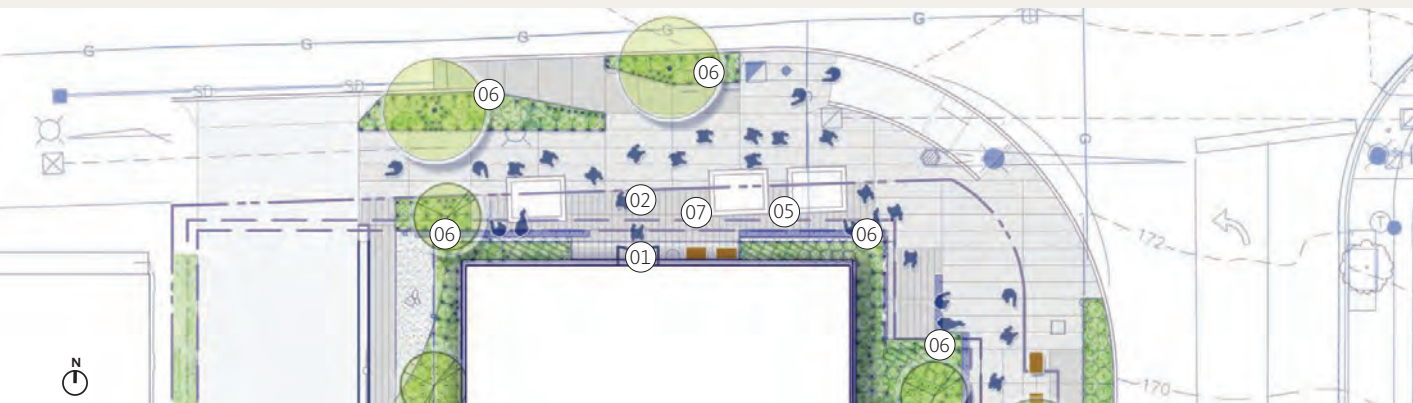
Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings.

Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level of large building complexes. Building design should incorporate strong pedestrian-oriented elements at the ground level and distinctive roof treatments.

- ① Roof top amenity provides distinct change in roof line
- ② Roof edge with contrasting material, acts as a clean cornice line to cap the top of the building
- ③ Vertical roof modulation at building core to conceal mechanical requirements
- ④ Covered outdoor amenity space with perimeter seating to activate the edges
- ⑤ Integrated landscape at roof perimeter
- ⑥ Health and wellness focused podium top with communal gardens
- ⑦ Perimeter walking zone
- ⑧ Pickle ball court

B / **PEDESTRIAN ORIENTED ELEMENTS**

DRC // PEDESTRIAN ORIENTED ELEMENTS



11 - North entry // Looking Southwest along NE 128th Street

SUGGESTED DESIGN GUIDELINE TECHNIQUES TO USE

All building fronts should have pedestrian-friendly features and be well lit.

On pedestrian-oriented streets should be encouraged to have upper-story activities overlooking the street. Successful pedestrian-oriented plazas are generally located in sunny areas along a well-traveled pedestrian route. Plazas must provide plenty of sitting areas and amenities and give people a sense of enclosure and safety.

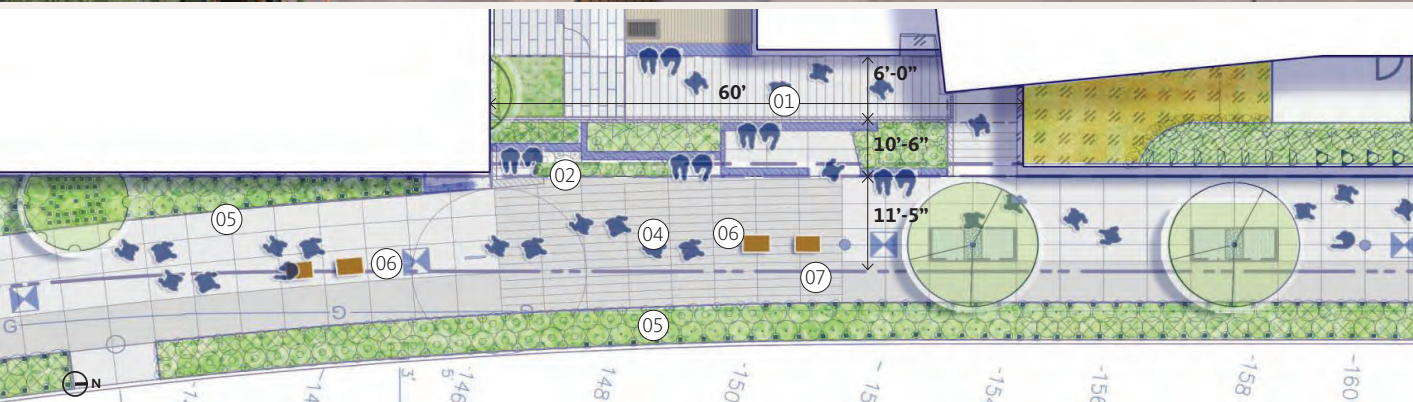
Where unavoidable, blank walls should be treated with landscaping, art, or other architectural treatments.

The intrusive qualities of parking garages must be mitigated. In pedestrian areas, ground-level retail uses, or appropriate pedestrian spaces should be required. Also, extensive landscaping should be required near residential areas and in high visibility locations.

On hillsides and near residential areas the stepping back or terracing of upper stories should be considered to reduce scale

- 01 Facade set back to provide 15' deep pedestrian accessible area along building entry creating larger public entry plaza
- 02 Direct pedestrian access with overhead weather protection and integrated lighting for visibility and security
- 03 Structural columns exposed to provide scale and detail
- 04 Clear glass providing visual connection to interior
- 05 Pedestrian bench seating under cover as an amenity along major access
- 06 Landscaping to soften edges
- 07 Concrete paving with distinctive scoring and scale change on property to highlight entry
- 08 Facade steps back from podium at hill climb
- 09 Podium top includes outdoor resident patios to activities at street level

DRC // PEDESTRIAN ORIENTED ELEMENTS



12 - Pass through // Looking Southwest along 120th Avenue NE

SUGGESTED DESIGN GUIDELINE TECHNIQUES TO USE

All building fronts should have pedestrian-friendly features and be well lit.

On pedestrian-oriented streets should be encouraged to have upper-story activities overlooking the street. Successful pedestrian-oriented plazas are generally located in sunny areas along a well-traveled pedestrian route. Plazas must provide plenty of sitting areas and amenities and give people a sense of enclosure and safety.

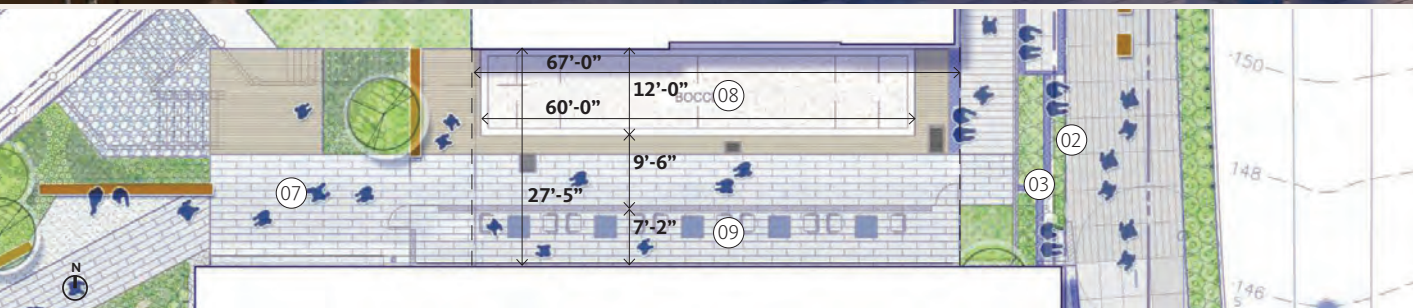
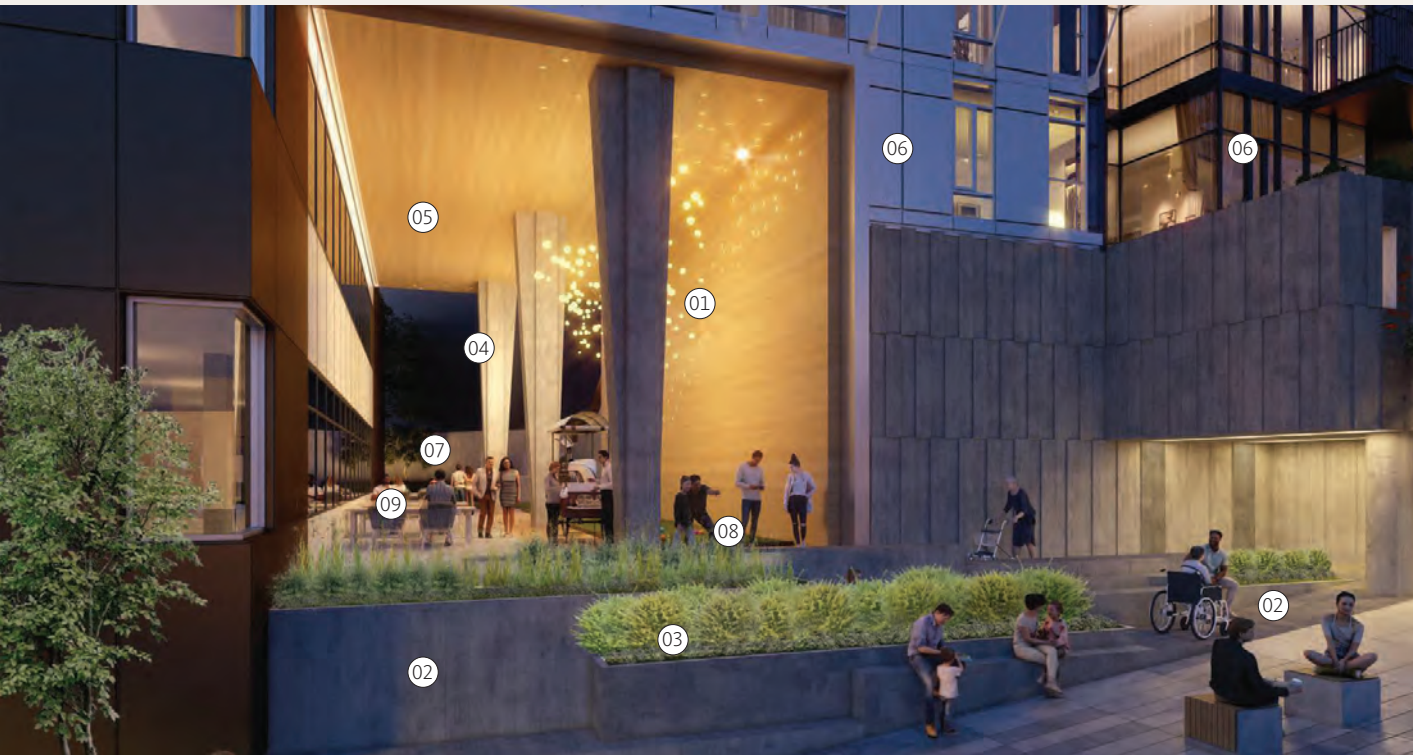
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The intrusive qualities of parking garages must be mitigated. In pedestrian areas, ground-level retail uses, or appropriate pedestrian spaces should be required. Also, extensive landscaping should be required near residential areas and in high visibility locations.

On hillsides and near residential areas the stepping back or terracing of upper stories should be considered to reduce scale

- ① Frontage carved away to provide for large scale pedestrian friendly respite, positioned mid way along hill climb as an area to pause and stop.
- ② Articulated and terraced planters provide detail and reduce scale through a mixture of seating opportunities flanked by planters
- ③ Visual connection to commercial tenant space beyond engages pedestrians with building interior
- ④ Frontage improvements as per the required Totem Lake roadway enhancements
- ⑤ Continuous perimeter landscaped edge
- ⑥ Intermittent seating as street furniture
- ⑦ Integrated bike lane

DRC // PEDESTRIAN ORIENTED ELEMENTS



13 - Pass through // Looking West along 120th Avenue NE

SUGGESTED DESIGN GUIDELINE TECHNIQUES TO USE

All building fronts should have pedestrian-friendly features and be well lit.

On pedestrian-oriented streets should be encouraged to have upper-story activities overlooking the street. Successful pedestrian-oriented plazas are generally located in sunny areas along a well-traveled pedestrian route. Plazas must provide plenty of sitting areas and amenities and give people a sense of enclosure and safety.

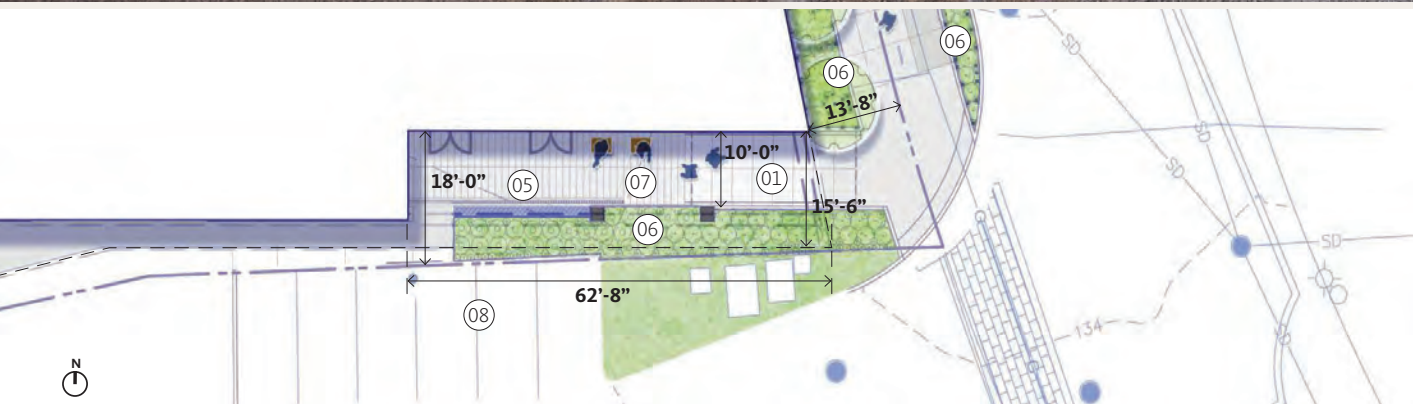
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The intrusive qualities of parking garages must be mitigated. In pedestrian areas, ground-level retail uses, or appropriate pedestrian spaces should be required. Also, extensive landscaping should be required near residential areas and in high visibility locations.

On hillsides and near residential areas the stepping back or terracing of upper stories should be considered to reduce scale

- ① Light sculpture as art, suspended in pass through evoking the murmur of the swift bird. Recessed wall lights to compliment hanging lights
- ② Frontage carved away to provide for large scale pedestrian friendly respite, positioned mid way along hill climb as an area to pause and stop.
- ③ Integrated landscaping
- ④ Sculpted columns providing architectural interest
- ⑤ Covered tenant space providing for street level activity with material change to accentuate void and provide warmth
- ⑥ Upper level terraced back to reduce scale
- ⑦ Building courtyard beyond
- ⑧ Bocce ball court
- ⑨ Outdoor office tenant seating

DRC // PEDESTRIAN ORIENTED ELEMENTS



14 - South entry // Looking Northwest along 120th Avenue NE

SUGGESTED DESIGN GUIDELINE TECHNIQUES TO USE

All building fronts should have pedestrian-friendly features and be well lit.

On pedestrian-oriented streets should be encouraged to have upper-story activities overlooking the street. Successful pedestrian-oriented plazas are generally located in sunny areas along a well-traveled pedestrian route. Plazas must provide plenty of sitting areas and amenities and give people a sense of enclosure and safety.

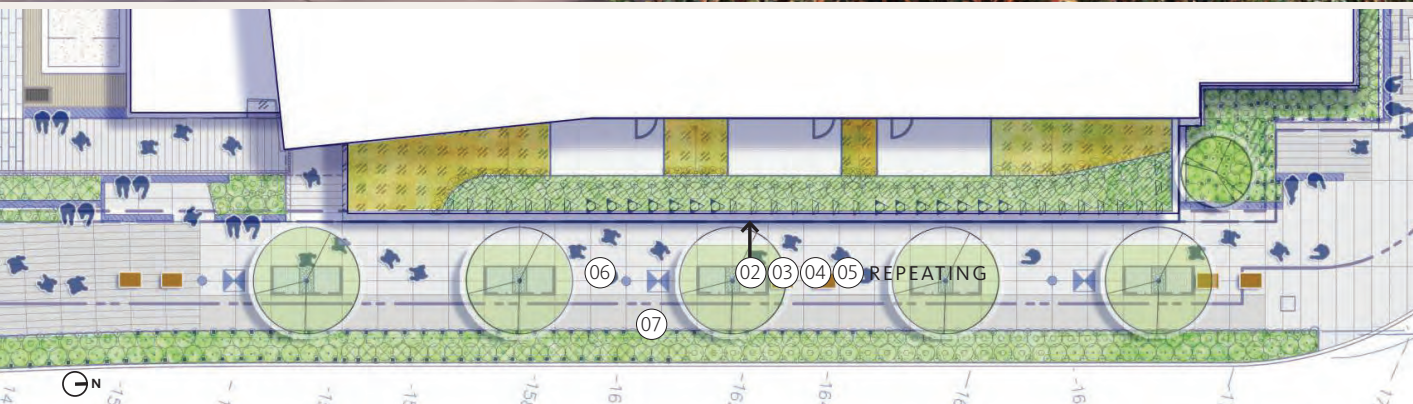
Where unavoidable, blank walls should be treated with landscaping, art, or other architectural treatments.

The intrusive qualities of parking garages must be mitigated. In pedestrian areas, ground-level retail uses, or appropriate pedestrian spaces should be required. Also, extensive landscaping should be required near residential areas and in high visibility locations.

On hillsides and near residential areas the stepping back or terracing of upper stories should be considered to reduce scale

- ① Facade set back to provide 15' deep pedestrian accessible area along building entry, creating larger public entry plaza
- ② Direct pedestrian access with overhead weather protection and integrated lighting for visibility and security
- ③ Structural columns exposed to provide scale and detail
- ④ Clear glass providing visual connection to interior
- ⑤ Pedestrian bench seating under cover as an amenity along major access
- ⑥ Landscaping to soften edges
- ⑦ Concrete paving with distinctive scoring and scale change on property to highlight entry
- ⑧ Convenience parking near entry
- ⑨ Frontage improvements as per the required Totem Lake roadway enhancements

DRC // PEDESTRIAN ORIENTED ELEMENTS



15 - 120th Sidewalk // Looking Northwest along 120th Avenue NE

SUGGESTED DESIGN GUIDELINE TECHNIQUES TO USE

All building fronts should have pedestrian-friendly features and be well lit.

On pedestrian-oriented streets should be encouraged to have upper-story activities overlooking the street. Successful pedestrian-oriented plazas are generally located in sunny areas along a well-traveled pedestrian route. Plazas must provide plenty of sitting areas and amenities and give people a sense of enclosure and safety.

Where unavoidable, blank walls should be treated with landscaping, art, or other architectural treatments.

The intrusive qualities of parking garages must be mitigated. In pedestrian areas, ground-level retail uses, or appropriate pedestrian spaces should be required. Also, extensive landscaping should be required near residential areas and in high visibility locations.

On hillsides and near residential areas the stepping back or terracing of upper stories should be considered to reduce scale

- 01 Board-formed concrete wall providing material interest and texture
- 02 Smooth stained concrete at regular intervals adding rhythm to hill side facade
- 03 Steel cables at regular intervals as facade detail and to allow landscaped vines to grow down from podium above
- 04 Openings to provide facade relief and natural ventilation to garage beyond. Aperture to include lighting as accents during night time
- 05 Sculptural art accents secured to concrete referencing the swift flight patterns and providing visual interest and curiosity to pedestrians
- 06 Frontage improvements as per the required Totem Lake roadway enhancements
- 07 Continuous perimeter landscaped edge with Intermittent seating as street furniture

DRC // PEDESTRIAN ORIENTED ELEMENTS



SUGGESTED DESIGN GUIDELINE TECHNIQUES TO USE

All building fronts should have pedestrian-friendly features and be well lit.

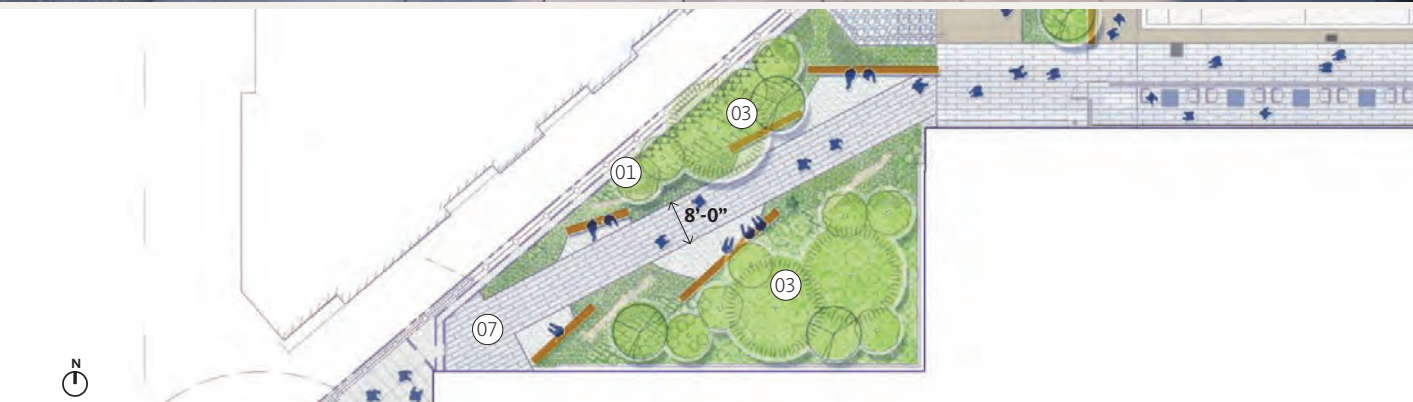
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Where unavoidable, blank walls should be treated with landscaping, art, or other architectural treatments.

The intrusive qualities of parking garages must be mitigated. In pedestrian areas, ground-level retail uses, or appropriate pedestrian spaces should be required. Also, extensive landscaping should be required near residential areas and in high visibility locations.

On hillsides and near residential areas the stepping back or terracing of upper stories should be considered to reduce scale

- ① Board-formed concrete wall providing material interest and texture
- ② Accent logs placed as sculptural seating elements
- ③ Landscaped building courtyard providing visual interest to tenants and adjacent neighboring Jade residences
- ④ Lighting integrated for visibility and safety
- ⑤ Bermed landscaped provides scale and interest
- ⑥ Sculptural stair providing tenant access to courtyard
- ⑦ Path connecting to adjacent dog run and hillside park
- ⑧ Sculpted columns providing architectural interest



16 - Building Courtyard // Looking Northeast

DRC // PEDESTRIAN ORIENTED ELEMENTS



17 - Building Parklet // Looking Northeast

SUGGESTED DESIGN GUIDELINE TECHNIQUES TO USE

All building fronts should have pedestrian-friendly features and be well lit.

On pedestrian-oriented streets should be encouraged to have upper-story activities overlooking the street. Successful pedestrian-oriented plazas are generally located in sunny areas along a well-traveled pedestrian route. Plazas must provide plenty of sitting areas and amenities and give people a sense of enclosure and safety.

Where unavoidable, blank walls should be treated with landscaping, art, or other architectural treatments.

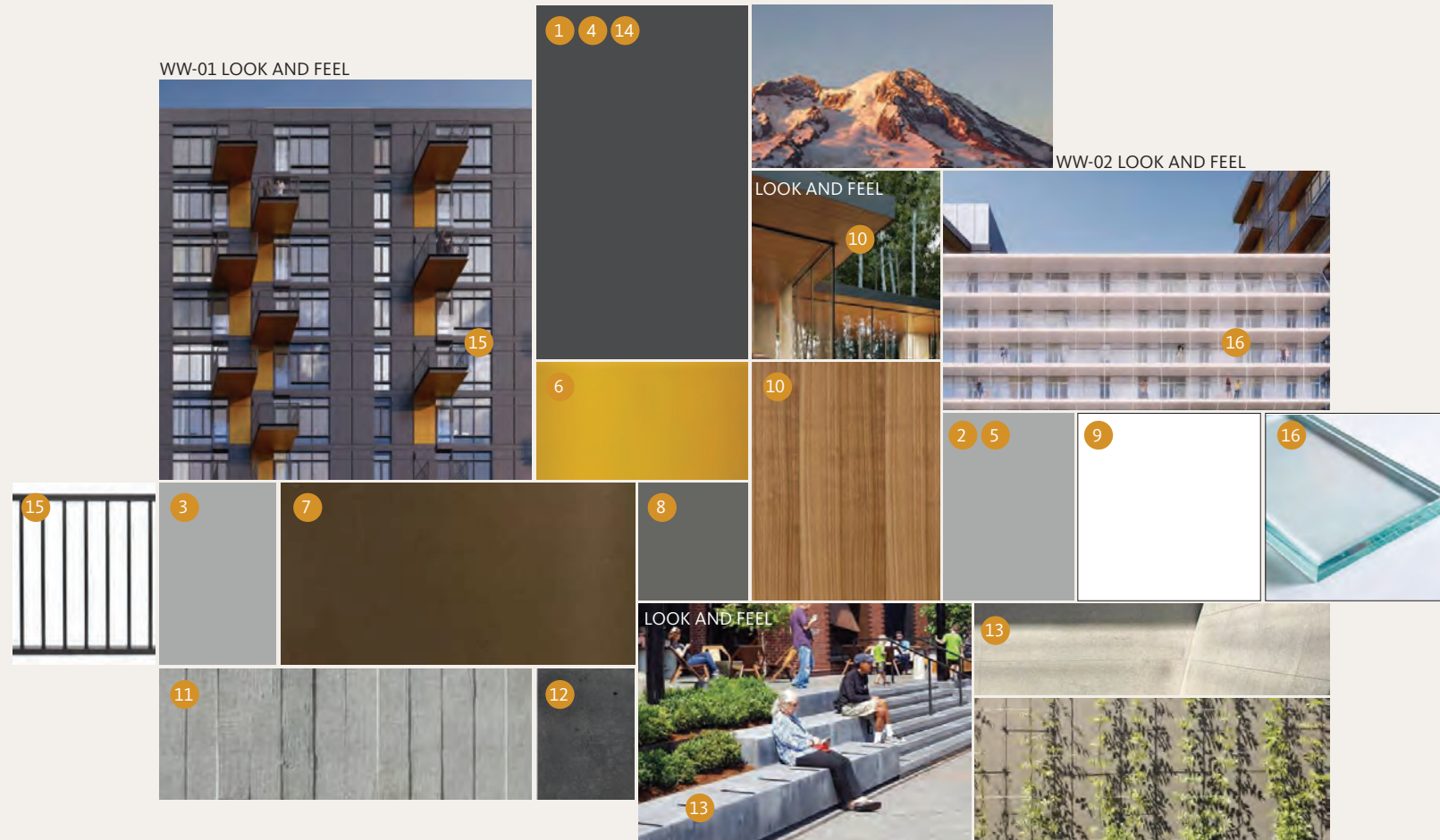
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On hillsides and near residential areas the stepping back or terracing of upper stories should be considered to reduce scale

- ① Enclosed pet area
- ② Walkway to Jade pathway
- ③ Jade pathway connection point (Existing, not in scope)
- ④ Existing trees to remain, refer to landscape plan for more detail
- ⑤ Building courtyard beyond
- ⑥ The jade residences
- ⑦ Swyft beyond courtyard
- ⑧ Office building

C / **MATERIAL, COLOR AND DETAIL**

DRC // MATERIAL, COLOR AND DETAIL



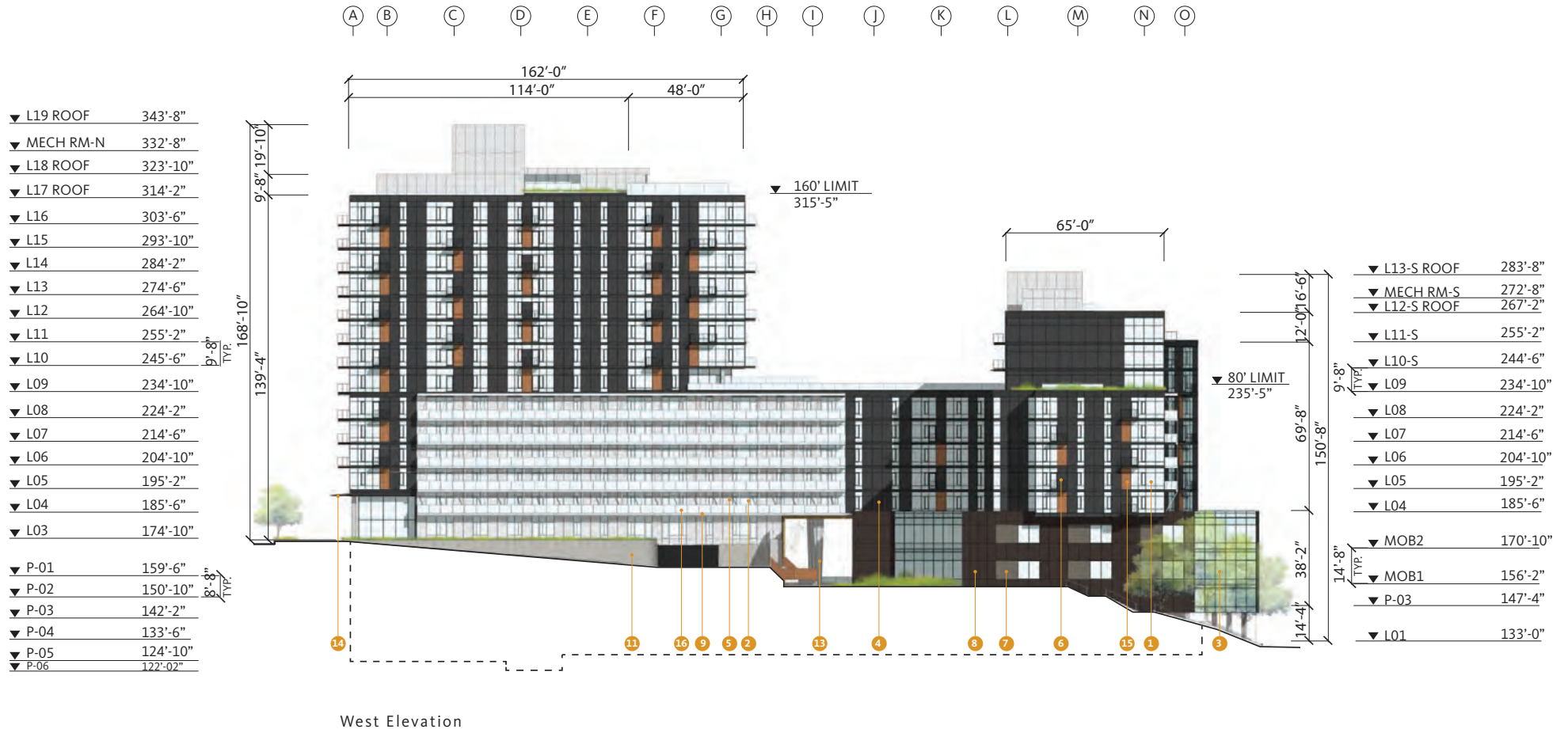
MATERIAL LEGEND

- | | | | |
|---|----------------------------------|--|---|
| 1 Window wall with clear insulated glass - Black charcoal | 5 Metal panel - Silver | 9 Exposed steel painted white | 13 Exposed structural concrete |
| 2 Window wall with clear insulated glass - Silver | 6 Metal panel - Copper Penny | 10 Phenolic wood panels | 14 Exposed structural steel painted to match 01 |
| 3 Storefront with clear insulated glass - Light Sequin | 7 Metal wall panel - Dark Bronze | 11 Cast in place concrete / Vertical board formed finish | 15 Metal picket railing to match 01 |
| 4 Metal panel - Black charcoal | 8 Metal wall panel - Zinc Grey | 12 Concrete stained dark | 16 Clear laminated glass guardrail |

DRC // BUILDING ELEVATIONS & FINISHES



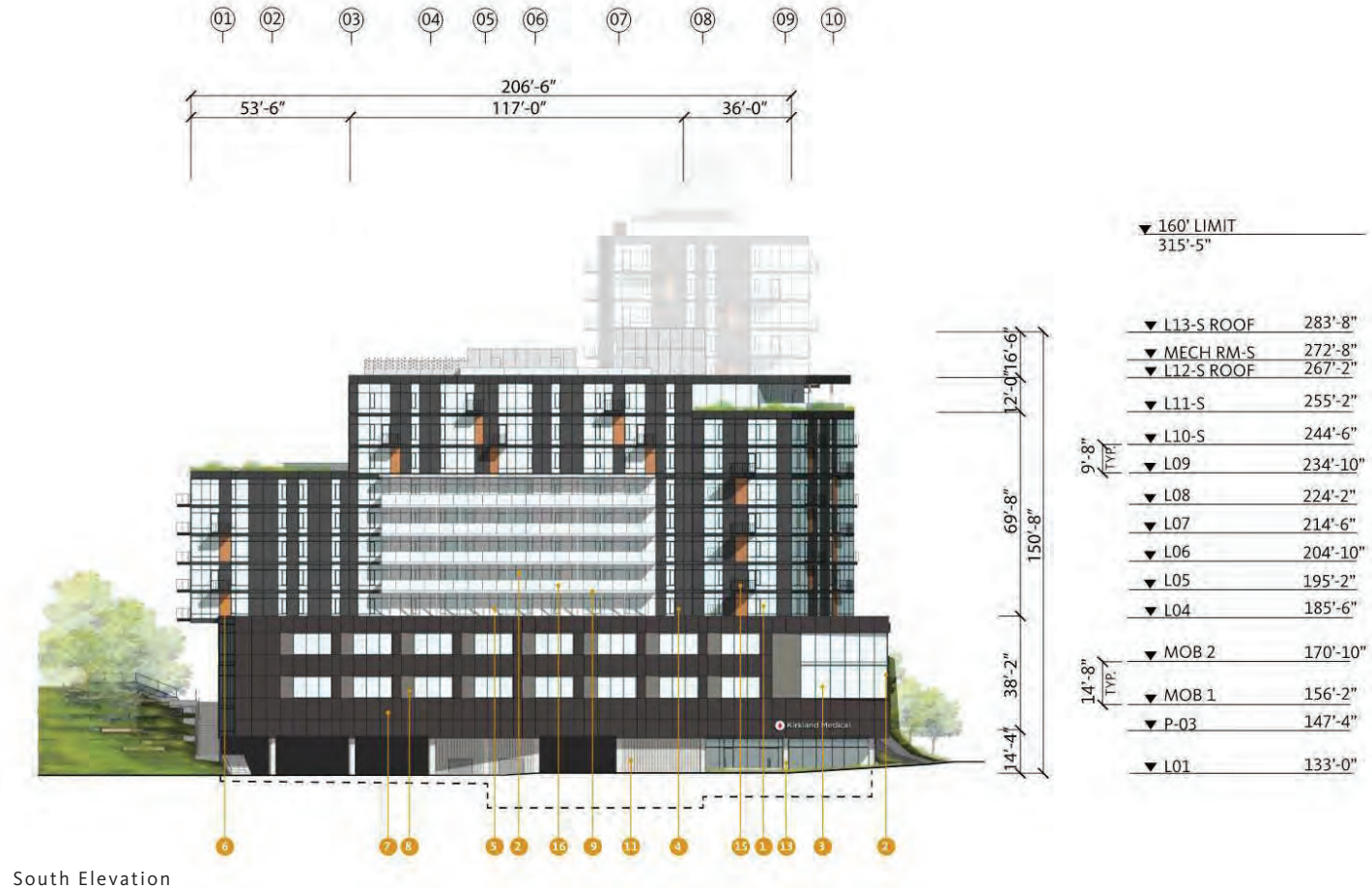
DRC // BUILDING ELEVATIONS & FINISHES



DRC // BUILDING ELEVATIONS & FINISHES



DRC // BUILDING ELEVATIONS & FINISHES



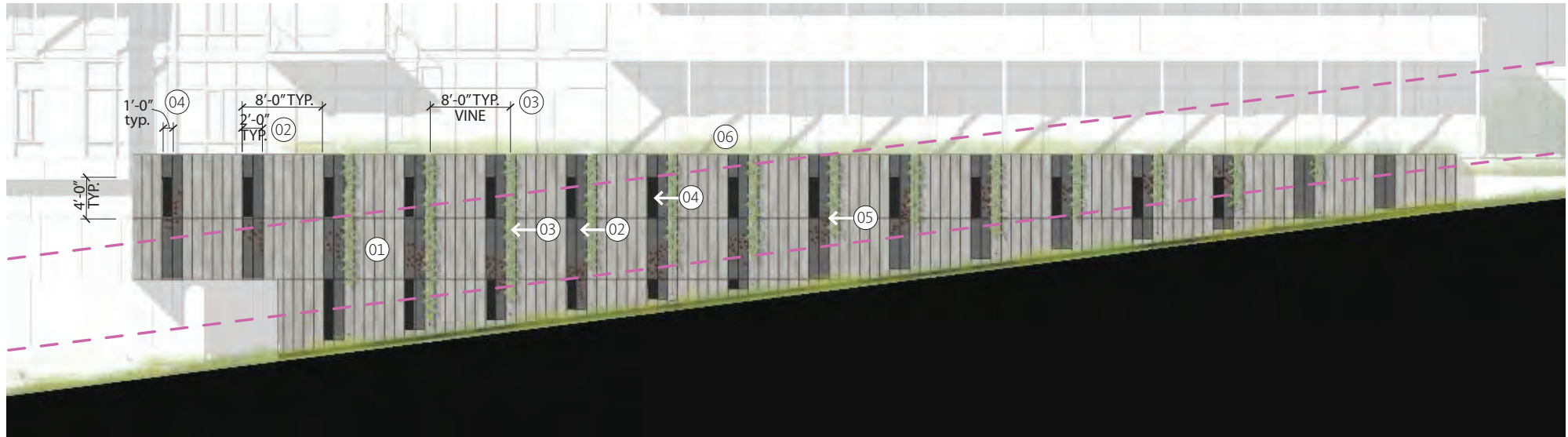
DRC // BUILDING ELEVATIONS & FINISHES



MATERIAL LEGEND

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| 4 Metal panel - Black charcoal | 8 Metal wall panel - Zinc Grey | 12 Concrete stained dark | 16 Clear laminated glass guardrail |

DRC // BUILDING ELEVATIONS & FINISHES



Enlarged East Elevation at Hill Climb

— Zone between 4' and 13' above grade

- ① Board-formed concrete wall providing material interest and texture
- ② Smooth stained concrete at regular intervals adding rhythm to hill side facade
- ③ Steel cables at regular intervals as facade detail and to allow landscaped vines to grow down from podium above
- ④ Openings to provide facade relief and natural ventilation to garage beyond. Aperture to include lighting as accents during night time
- ⑤ Sculptural art accents secured to concrete referencing the swift flight patterns and providing visual interest and curiosity to pedestrians
- ⑥ Landscape podium top

DRC // ROOF TOP DESIGN OPTION



North mass and scale // Rooftop facing Northwest

SUGGESTED DESIGN GUIDELINE TECHNIQUES TO USE

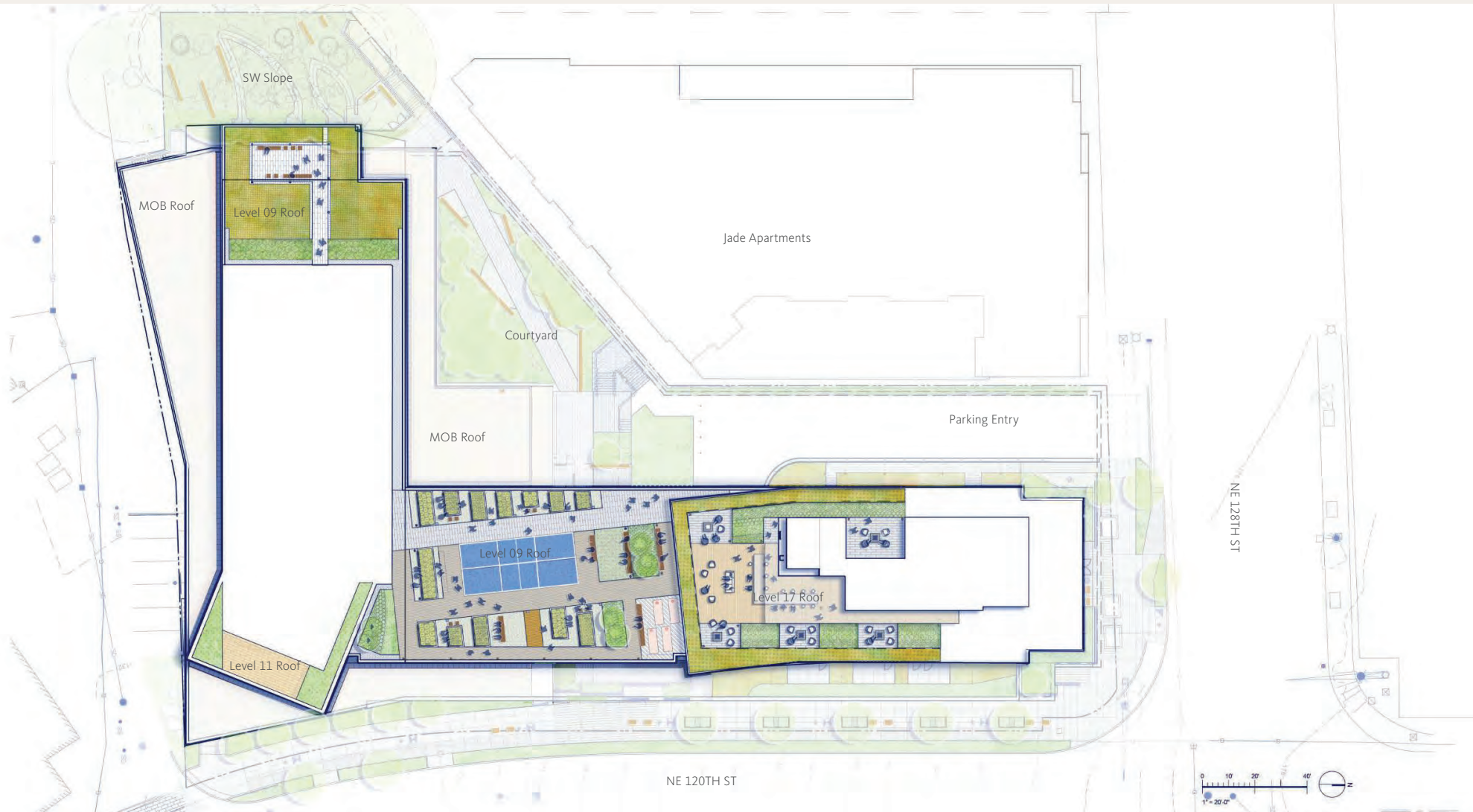
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Vertical building modulation should be used to add variety and to make large buildings appear to be an aggregation of smaller buildings.

Horizontal building modulation may be used to reduce the perceived mass of a building and to provide continuity at the ground level of large building complexes. Building design should incorporate strong pedestrian-oriented elements at the ground level and distinctive roof treatments.

- ① Roof top amenity, including a common room, provides distinct change in roof line
- ② Extended roof cover with contrasting material, acts as a clean cornice line to cap the top of the building
- ③ Vertical roof modulation at building core to conceal accessible machine rooms and elevator overrun
- ④ Clear glass, 6 foot tall, windscreen to ensure upper level is usable through out the year, increasing activity. Windscreen set back from building perimeter.
- ⑤ Covered outdoor amenity space
- ⑥ Open air outdoor seating areas
- ⑦ Integrated landscape at roof perimeter

DRC // OVERVIEW PLAN



DRC // SITE PLAN

