

# **URBAN DESIGN COMMISSION:**

## **101 King REVIEW**

November 2015



## BUILDING LOCATION

pg: 2.



EXISTING BUILDING

pg: 3\_

Urban Land Interests **OPN**  
ARCHITECTS

date: 11-04-2015



EXISTING BUILDING

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CURRENT CONDITIONS

# WE UNDERSTAND & AGREE WITH YOUR CONCERNS

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- I. NO LARGE BALCONY, IT WEIGHS DOWN THE CORNER OF THE BUILDING AND APPEARS TACKED ON TO FRONT OF THE BUILDING
- II. NO WOOD, THE INTERIOR MATERIAL IS NOT APPROPRIATE ON THE EXTERIOR
- III. INTEGRATE THE CORNER WITH SIDES

PREVIOUS SUBMITTAL:



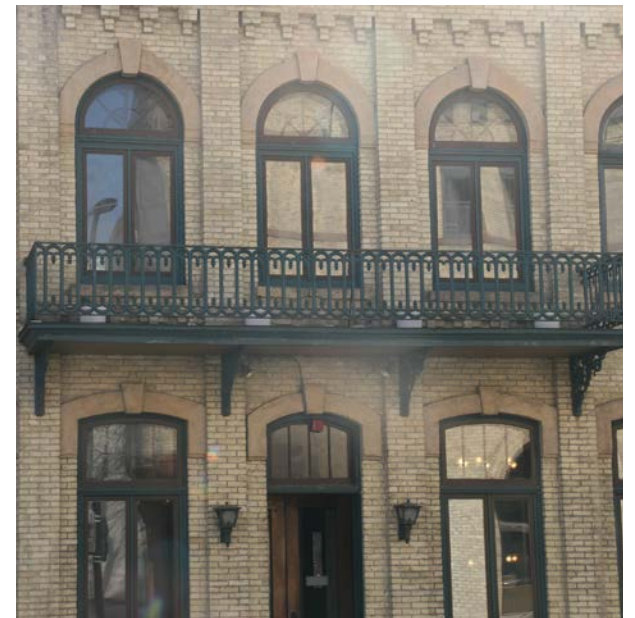
PREVIOUS SUBMITTAL:



# REFINED DESIGN GOALS

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- I. INTEGRATE THE BUILDING INTO THE NEIGHBORHOOD WITH A HISTORICAL PERSPECTIVE
- II. CREATE A CORNER THAT IS A STRONG FOCAL POINT GIVEN THE IMPORTANCE OF A FLAT IRON BUILDING
- III. RESPECT THE HISTORIC ARCHITECTURE OF THE BUILDING AND SURROUNDING PROPERTIES WHILE PORTRAYING OUR OWN IDENTITY
- IV. CREATE A MUCH NEEDED INTERACTION BETWEEN THE BUILDING TO PEDESTRIANS AT STREET LEVEL



SURROUNDING JULIET BALCONIES





PINCKNEY STREET CORNER PERSPECTIVE



PINCKNEY STREET CORNER PERSPECTIVE



KING STREET CORNER PERSPECTIVE



KING STREET CAPITAL PERSPECTIVE