

A photograph of a modern multi-story building. The main facade is clad in copper panels, which have a warm, reddish-brown patina. The building features a series of vertical, rectangular protrusions that create a rhythmic pattern across the facade. Large windows are integrated into the design, some of which are illuminated from within, showing a warm yellow light. Above the copper-clad section, there is a glass-enclosed upper level, possibly a rooftop garden or a skybridge, which is also illuminated. The sky in the background is a clear, pale blue. The overall aesthetic is contemporary and architectural.

32 – 38 Grand Ave S

Refinements For A More Amenable Development

Key Concerns

- Unit mix
 - Significant overabundance of bachelor units
 - Performing poorly in several markets
 - Subpar long-term livability for owners/tenants
 - Lose-lose-lose for City, developer, & residents
- Tower massing changes
 - Unnecessary
 - Looks top-heavy
 - Added construction complexity
 - Need some vertical breaks in the balconies





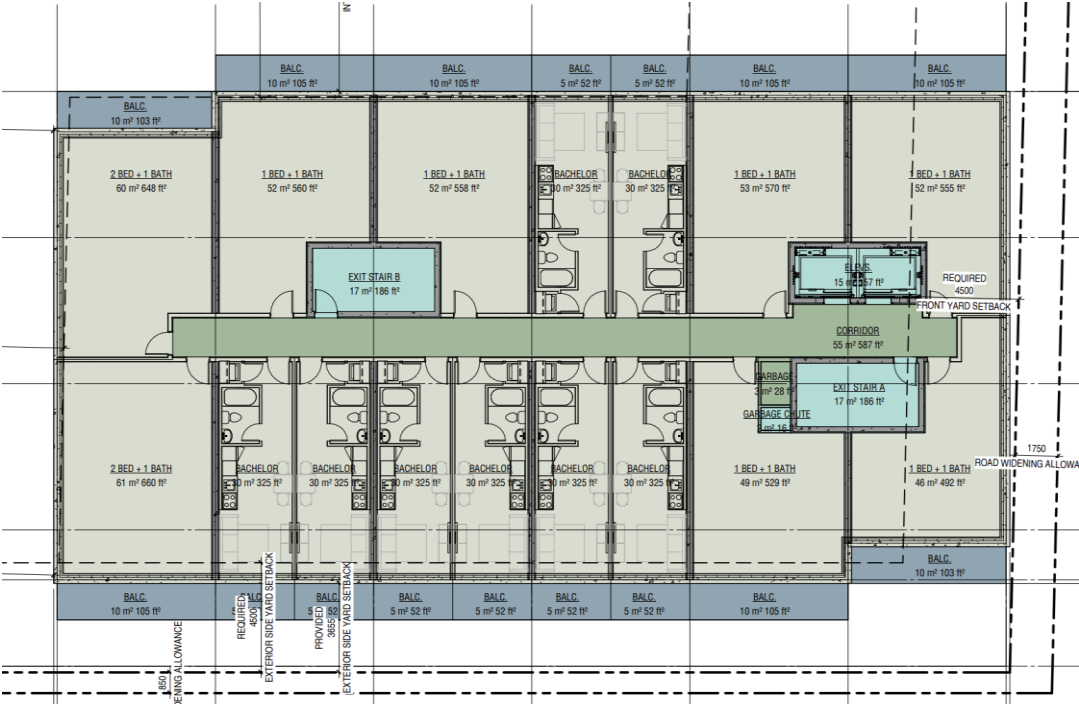
BUT

These are all very simple fixes that create a more livable, marketable, and integrated addition to our downtown.

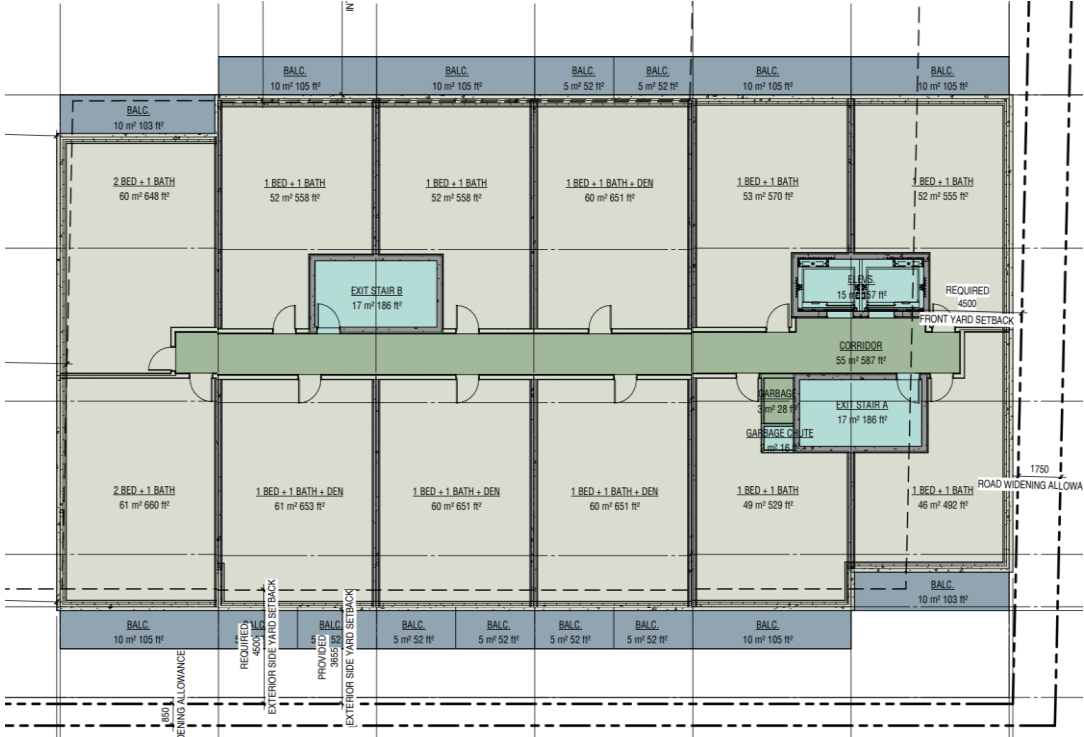
Fix #1 – Improve Unit Mix

- Apply the upper tower floor plate throughout
 - Create 4 new 1B+D units/floor.
 - Remove all bachelor units.
 - Overall unit count becomes 272 (from 328).
 - Parking ratio up to 0.55 (from 0.46).
 - Simplifies construction by losing 22nd floor rotation.

CURRENT



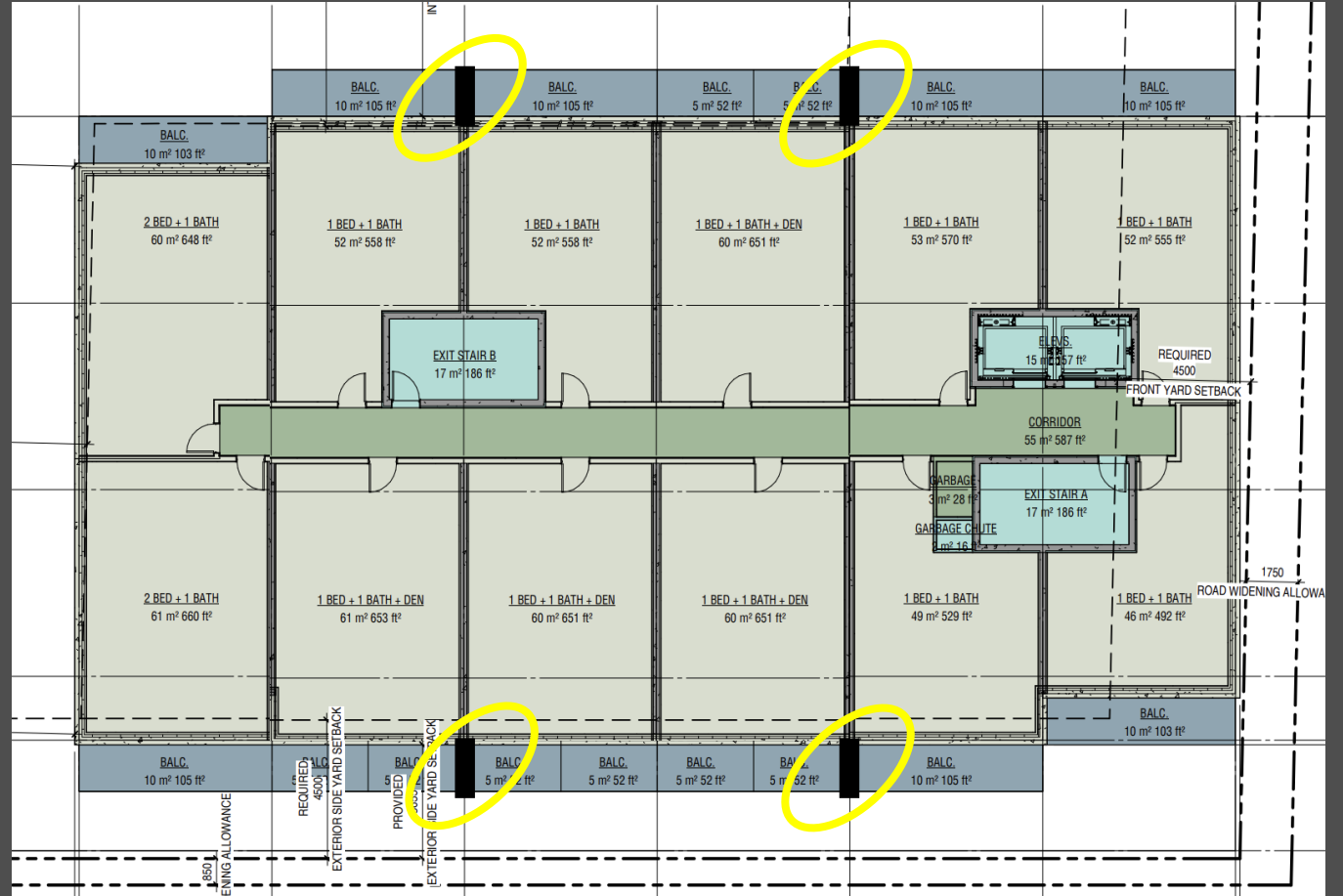
REVISED



Fix #2 – Tower Façade Continuity

- Apply the lower tower balcony layout throughout
 - Creates good-sized balconies for all units.
 - Again, reduces construction complexity.
 - Can also make the tower appear shorter.
- Vertical balcony separation
 - Breaks up the massing/ imposing scale of the longer tower wall.
 - Creates a more visually interesting building near the riverside.
 - Improves resident experience – feeling of hanging off building eliminated.
 - Increased privacy for residents. Views remain intact.
 - Gaslight District tower sections do this reasonably well.

Conceptual Vertical Delineation Positioning



Conceptual Markup

- Definitive vertical separation of balconies every 2 units across longer façade.
 - Less visible partitions between paired balconies.
 - Breaks up horizontal mass of the structure.
- Horizontal emphasis every 2 floors up the tower.
 - Creates the illusion of fewer floors/ a shorter building without height reduction.
 - Vegas utilizes this tactic constantly (Bellagio likely best example).
- Brick detailing on the NE edge - LOVE IT!
 - Consider replicating this look on

MORE BRICK



VERTICAL SEPARATION



Elevations from Grand Ave S

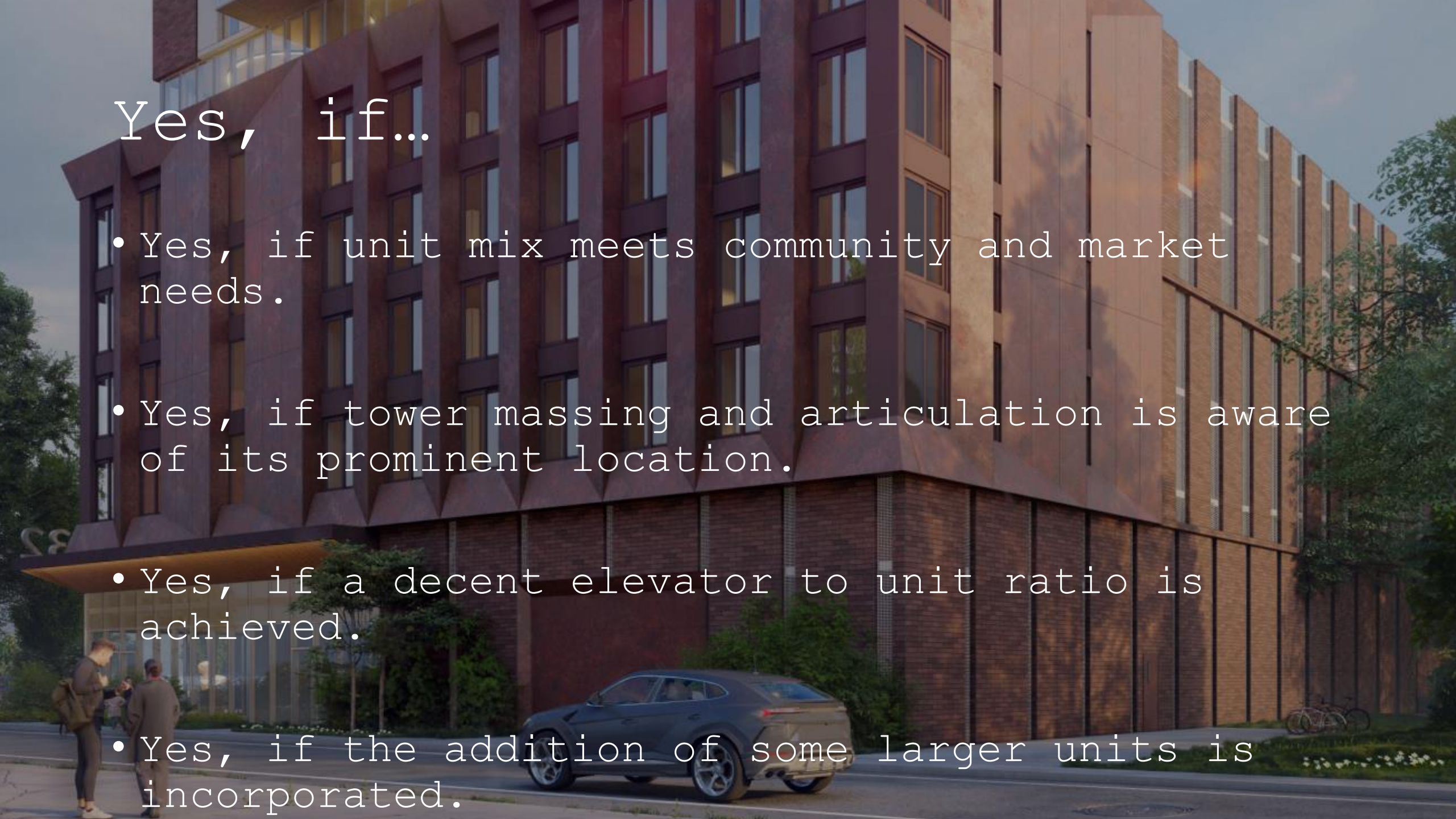
Fix #3 – Elevators

- Unwritten rule:
 - 1 elevator per 90-100 units delivers reasonable response times.
 - Ask: look for ways to increase elevator count.
 - Alternative: reduce unit count to come close to ideal threshold and employ high-speed motors.
 - Using suggestions in this presentation.
 - And/ or more larger units (incl. 3B?).

A rainy street scene with a modern brick building. The building has a red brick facade with large windows and balconies. A sign above the entrance reads "LOGO". In the foreground, a dark car is parked on the left, and a white car is parked on the right. A person with a child and another person with an umbrella are walking on the sidewalk. The ground is wet and reflective. The sky is overcast and rainy.

Yes, if...

We need to stop going straight to the negative, or else we guarantee a poor outcome.

An architectural rendering of a modern multi-story building. The building features a prominent tower section with a copper-clad facade and a base made of brick. Large windows are visible throughout the structure. In the foreground, there is a street with a dark car parked, two people walking, and a bicycle. The scene is set during the day with soft lighting.

Yes, if...

- Yes, if unit mix meets community and market needs.
- Yes, if tower massing and articulation is aware of its prominent location.
- Yes, if a decent elevator to unit ratio is achieved.
- Yes, if the addition of some larger units is incorporated.

A photograph of a modern building with a stone facade and a tall water tower, set in an urban courtyard with outdoor seating.

Thank you

This is a great site, deserving of a great building, for
our great city.