

NW 11TH & HOYT

DESIGN REVIEW
HEARING # 02
PRESENTATION

CARROLL
INVESTMENTS

ANKROM MOISAN

OCTOBER 22ND 2015

CASE FILE EA 15-120756

LU 15-169591 DZM AD

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NW 11TH AVENUE

NW HOYT

WEST ELEVATION

SOUTH ELEVATION

ROOFTOP

PUBLIC BENEFIT





PREVIOUS DESIGN

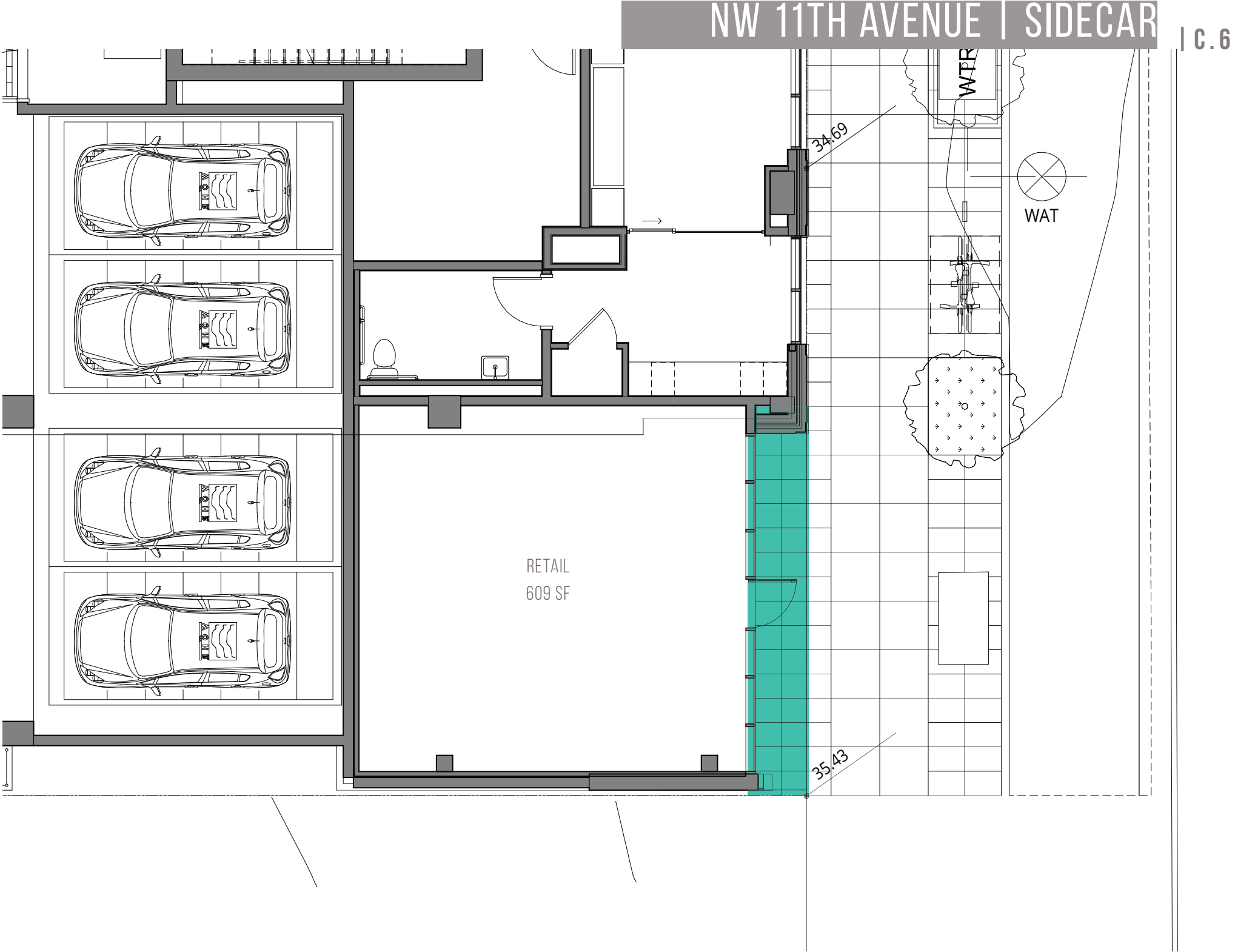


CURRENT DESIGN

- ART PIECE
- GLASS CANOPY
- DIFFERENTIATED GLAZING SYSTEM
- SETBACK OF FACADE



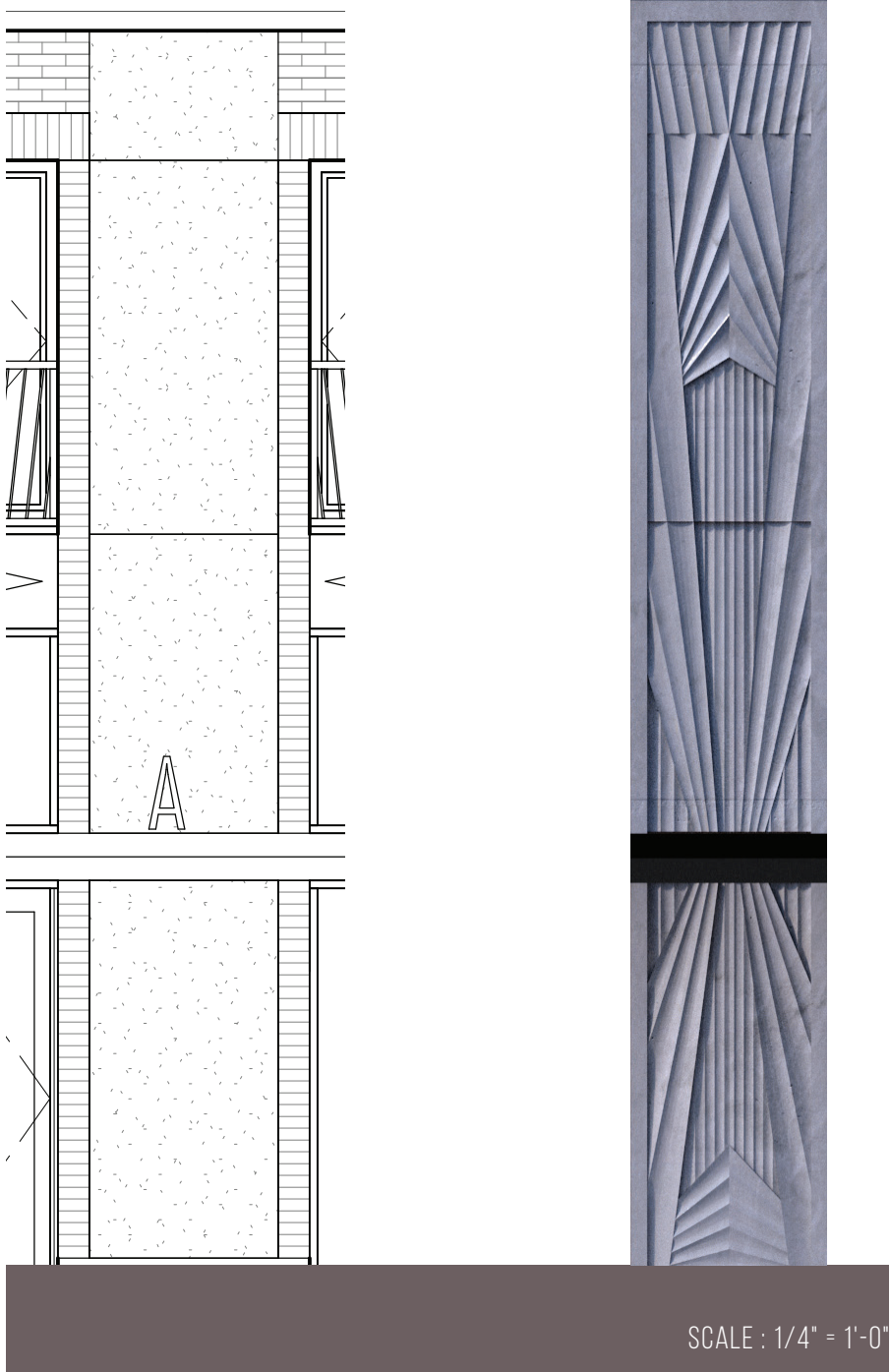
CURRENT DESIGN





PREVIOUS DESIGN







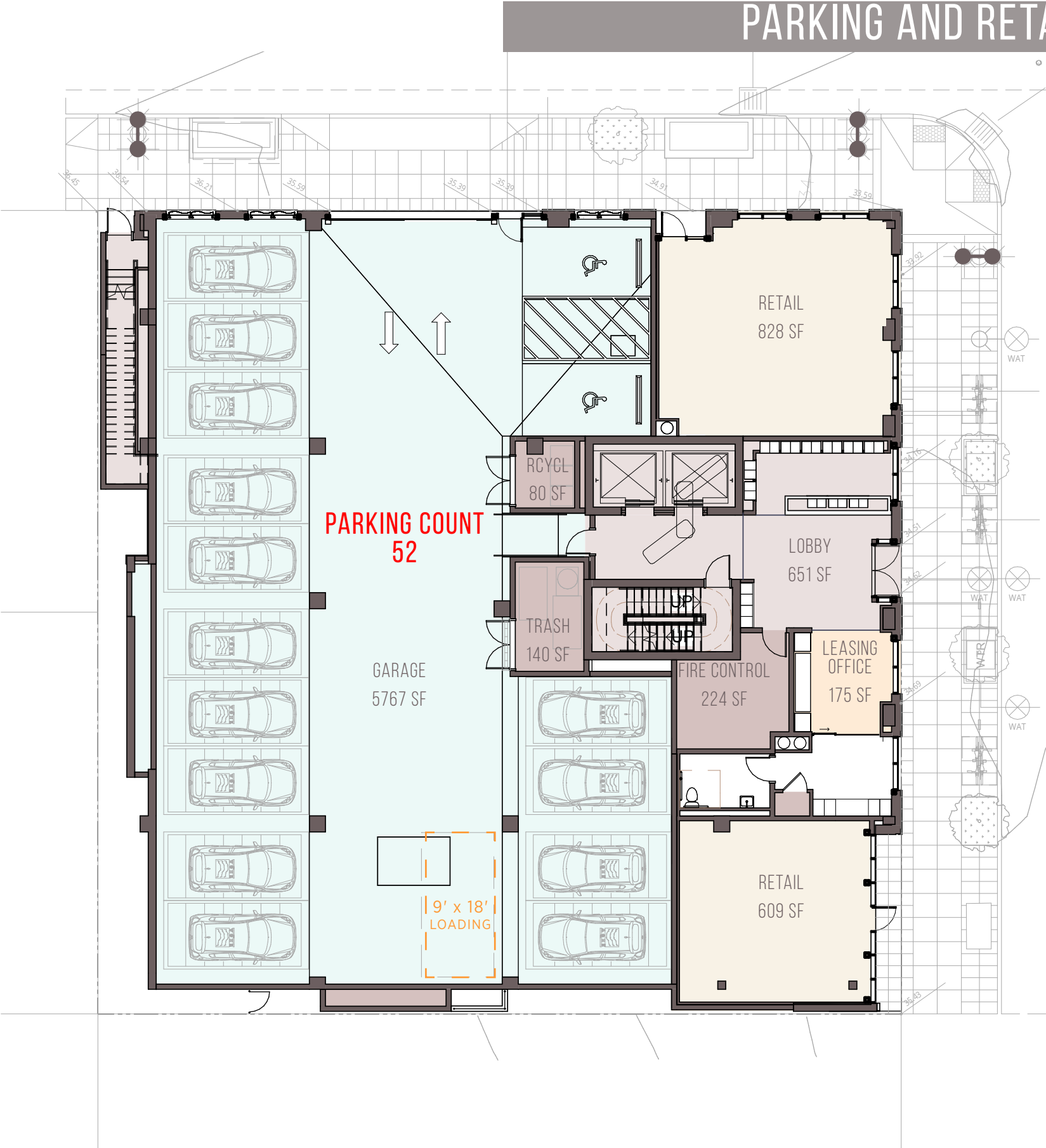
CURRENT DESIGN

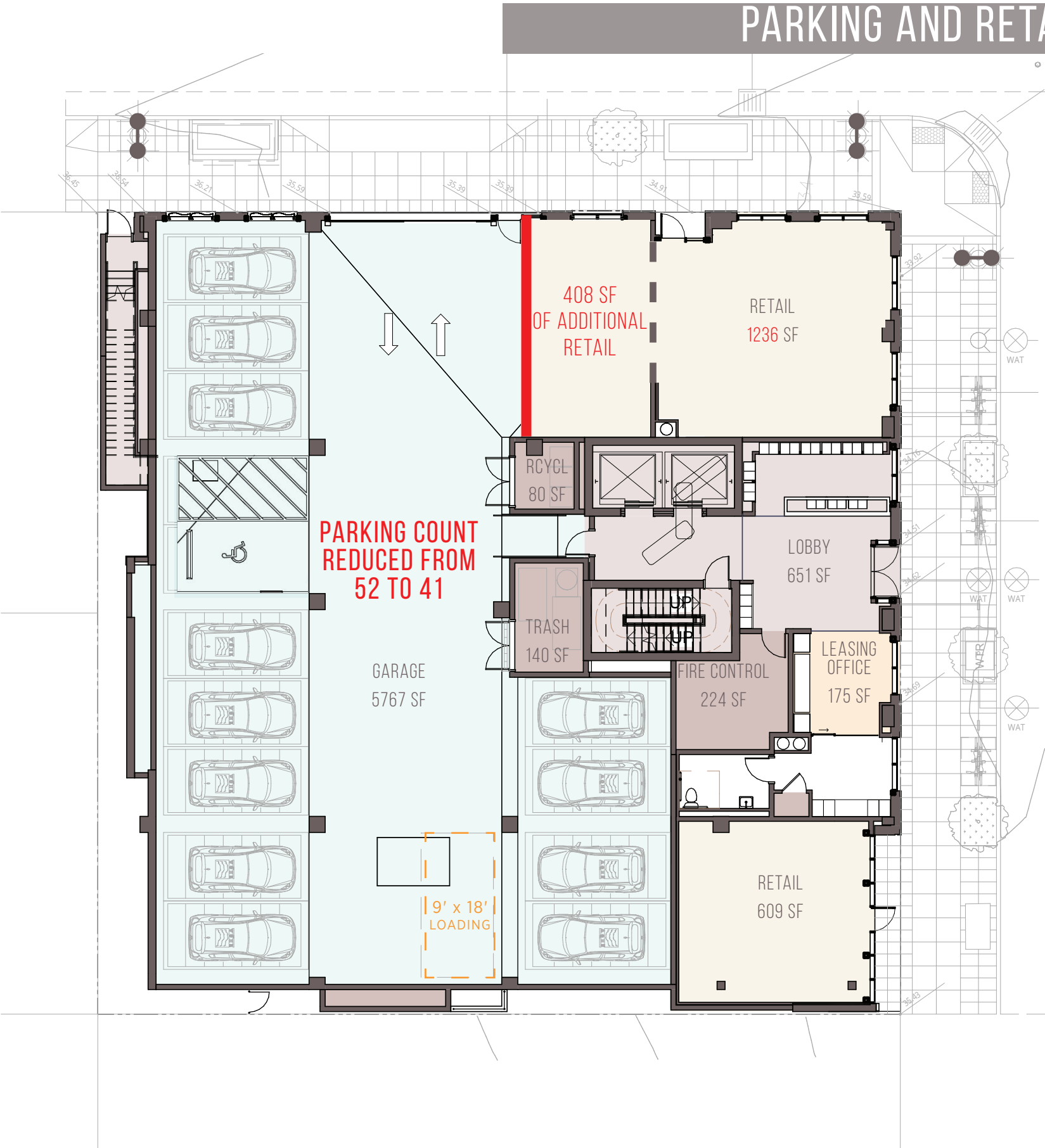


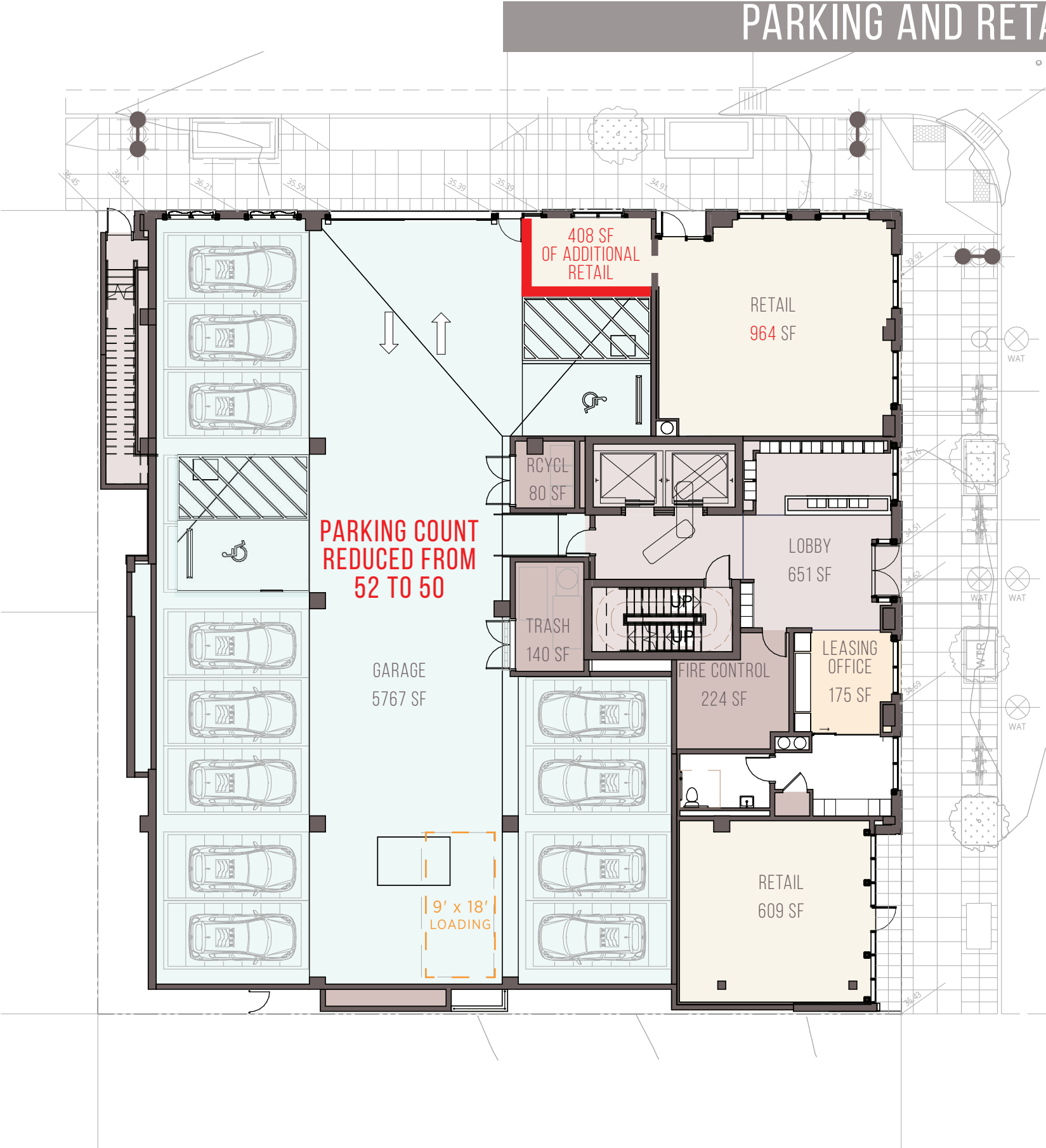


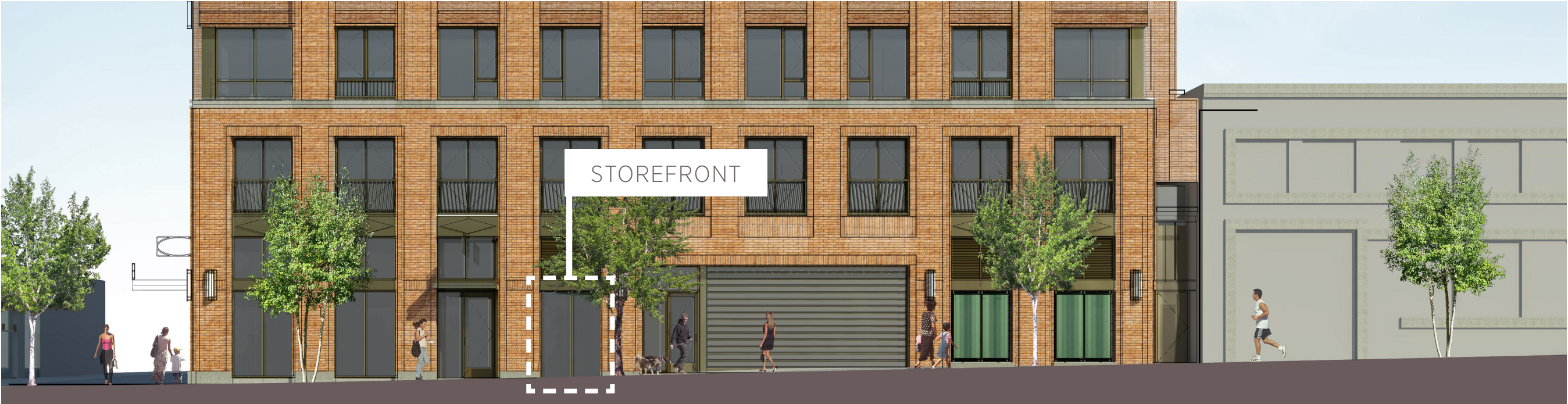




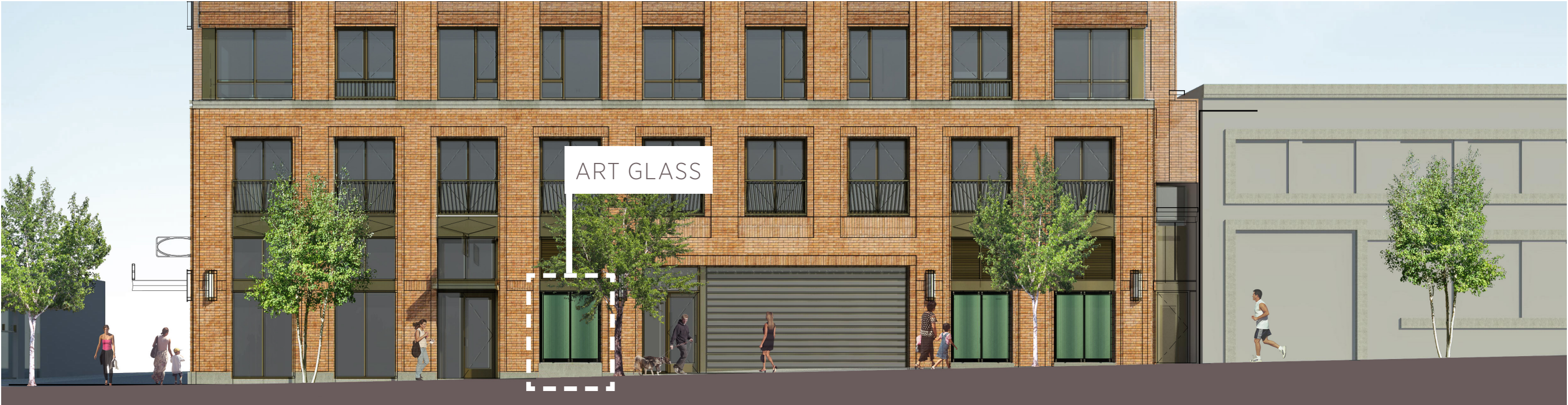








DESIGN ALTERNATE



PROPOSED DESIGN



HOYT STREET LOOKING NORTH



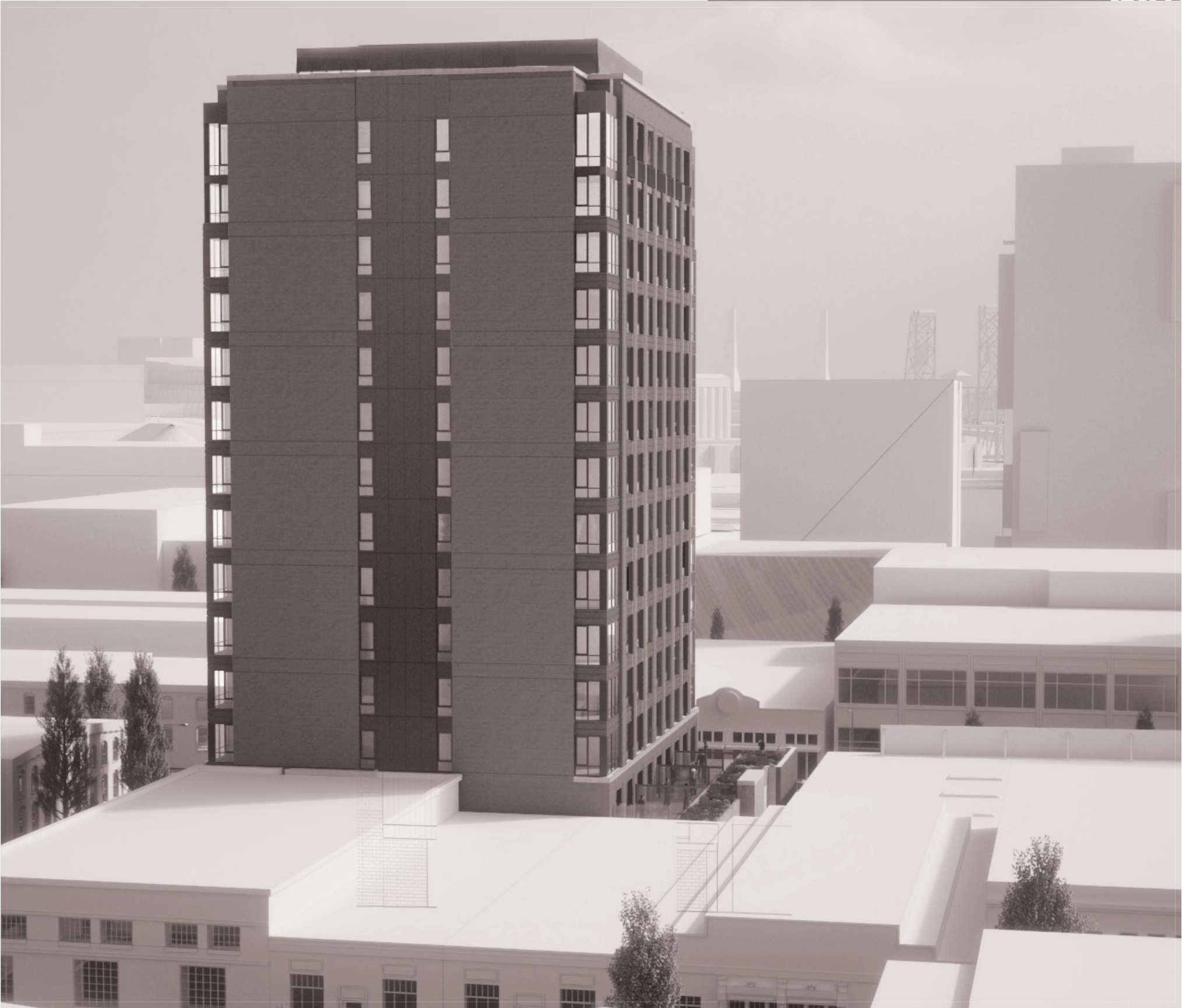
HOYT STREET LOOKING SOUTH



ADDED 6 PRECAST MEDALLIONS

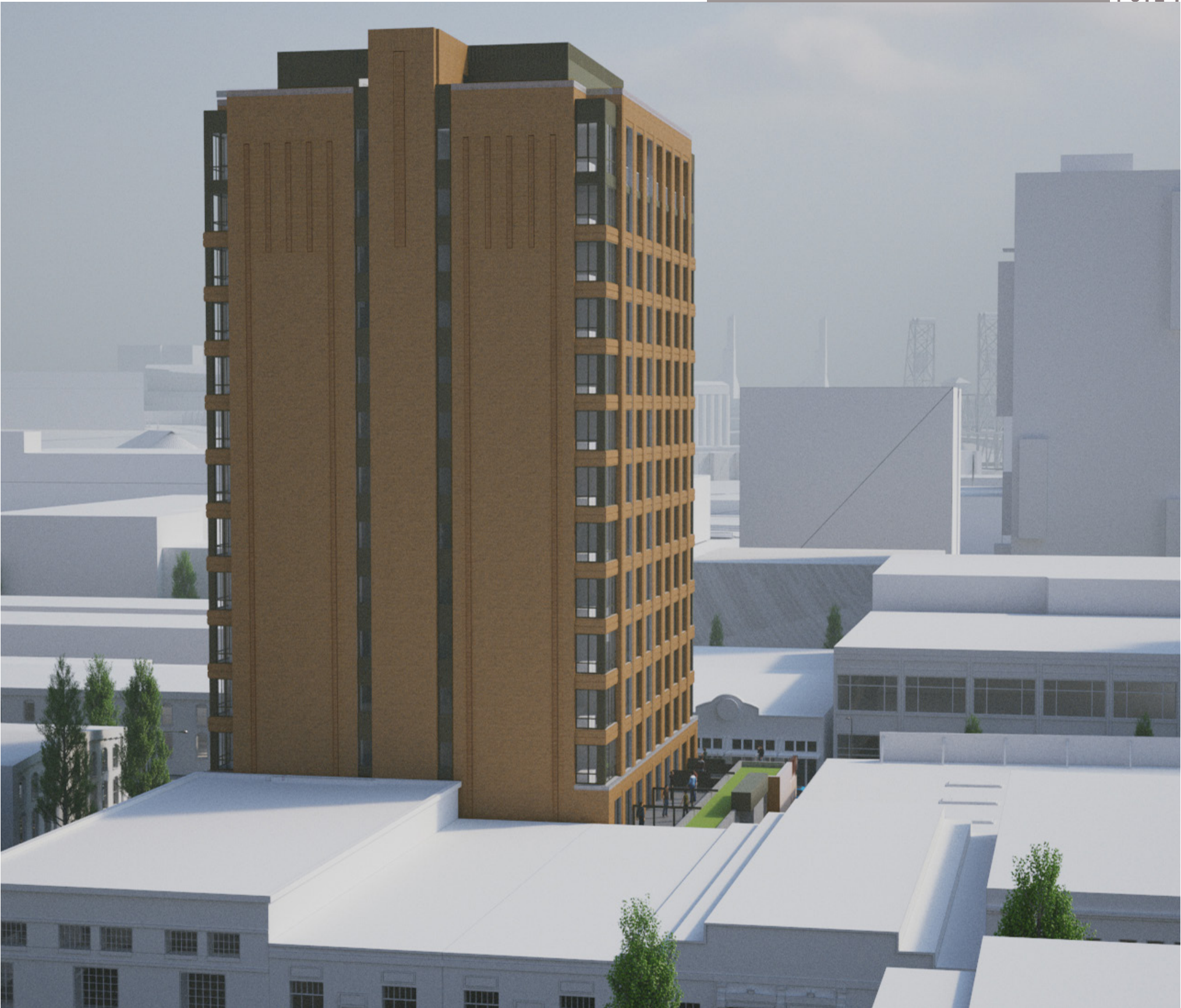
ADDED (22) JULIET BALCONIES AT
3RD-13TH FLOORS





PREVIOUS DESIGN



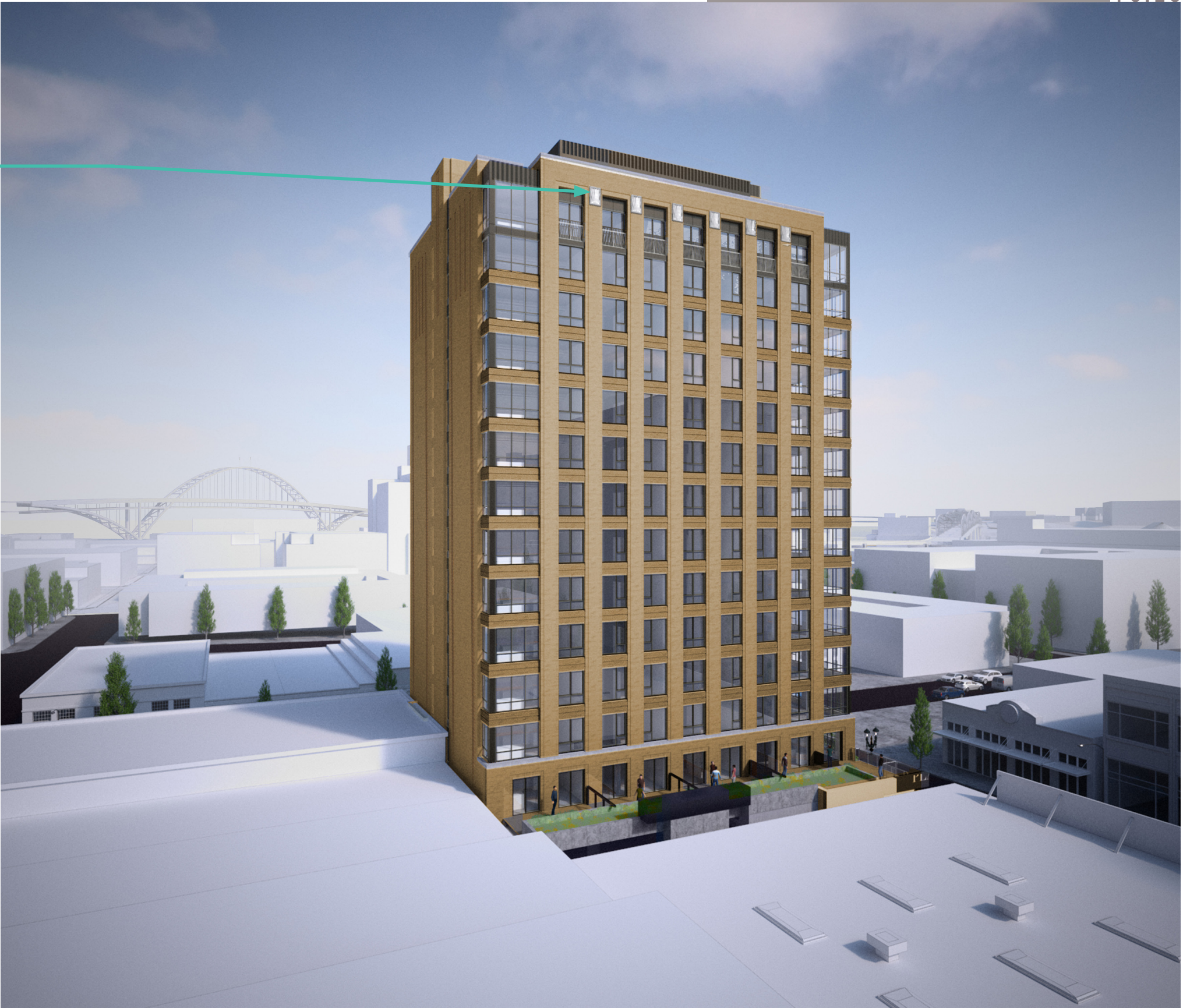


CURRENT DESIGN

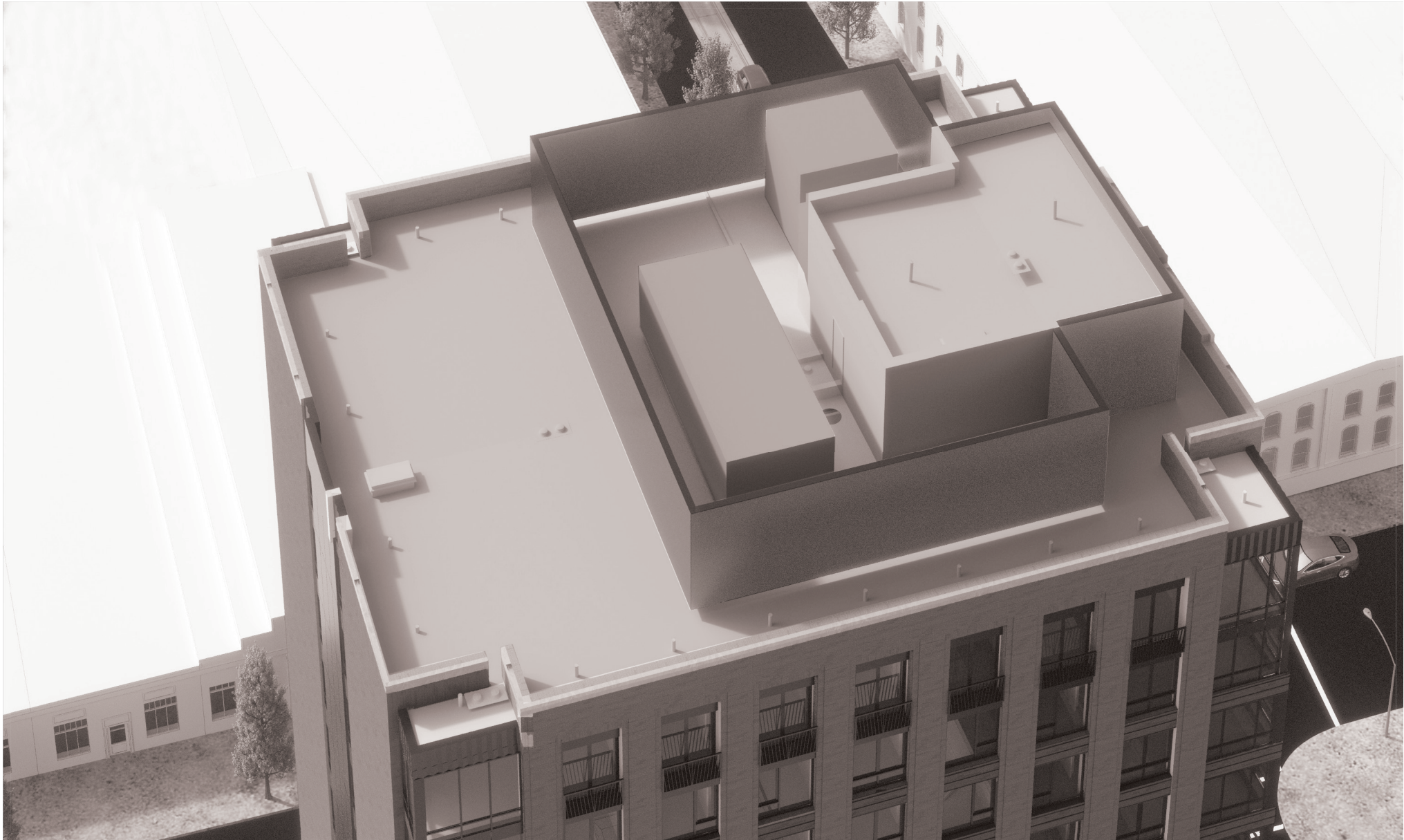


PREVIOUS DESIGN

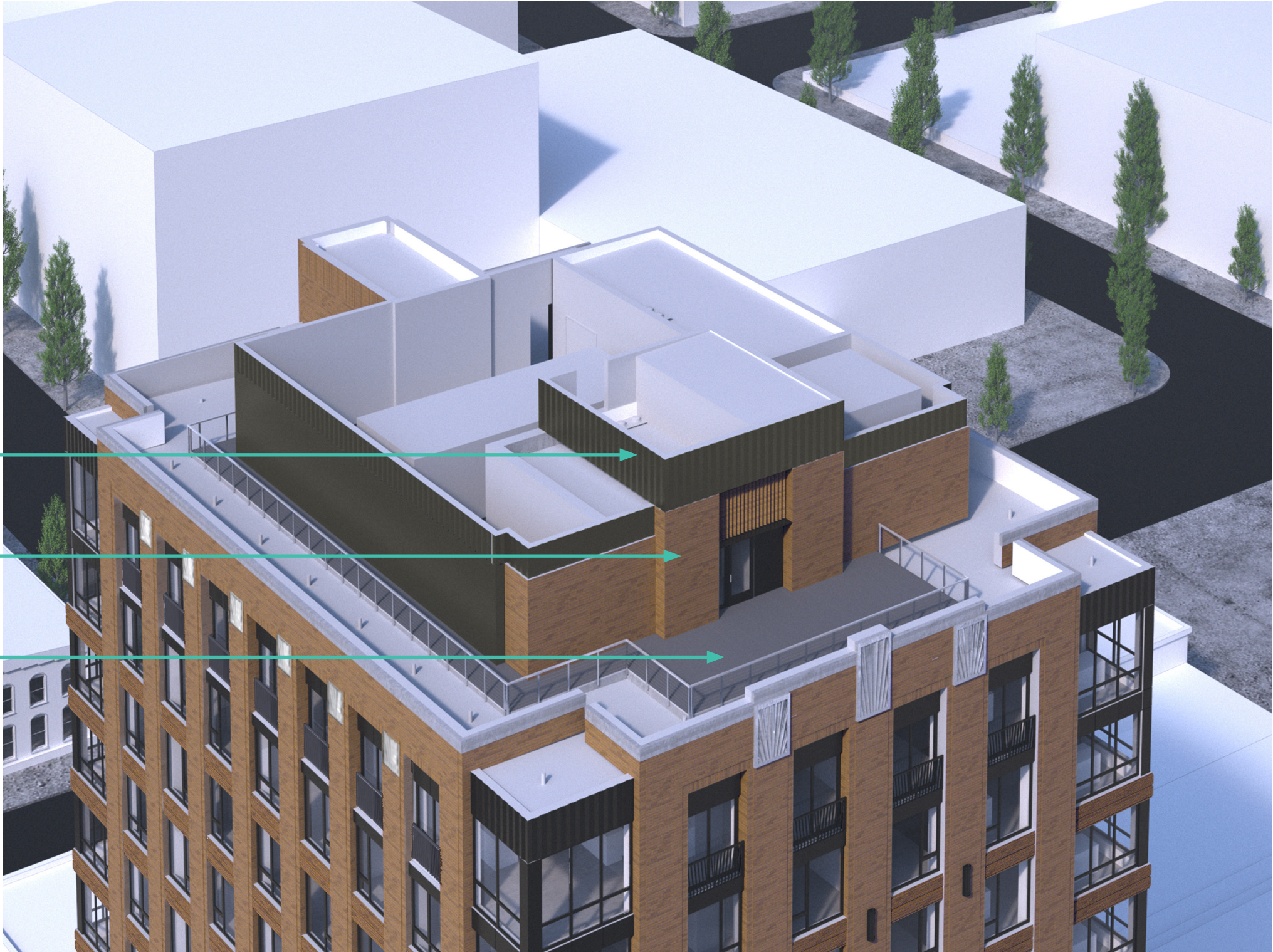
ADDED 6 PRECAST MEDALLIONS

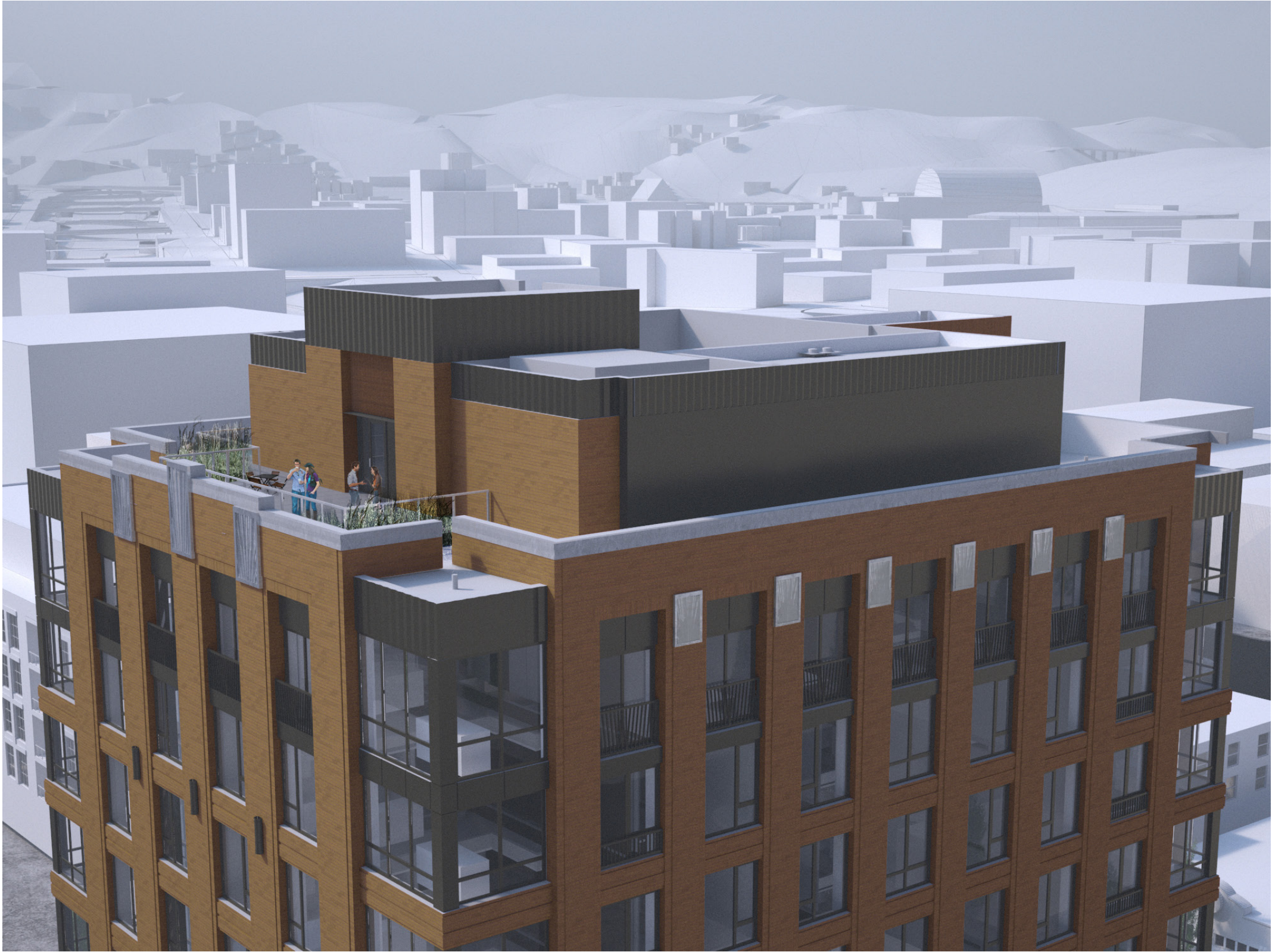


CURRENT DESIGN



- STEPPED MASSING
- METAL PANEL DETAIL AT UPPER BAND
- BRICK ON OUTER FACADES
- ROOF TERRACE





PROJECT FEATURES THAT PROVIDE PUBLIC BENEFIT

PRESERVATION OF EXISTING LOWER SCALE BUILDING IN THE NEIGHBORHOOD

ENHANCED PRECAST AT BUILDING ENTRANCE

BIKE RACKS AT 11TH AVENUE

SETBACK OF SOUTH RETAIL FACADE

ARTWORK AT SOUTH FACADE







