

1364 GREEN STREET

CONCEPT DESIGN REVIEW

MARCH 2, 2026



Project Location



Existing Site



Adjacent Properties



Design | Neighborhood Context

Soft Edges
Warmer Tones

Strengthen connection to PCC
Sensitive transitions

Modern Architecture
Strong Lines

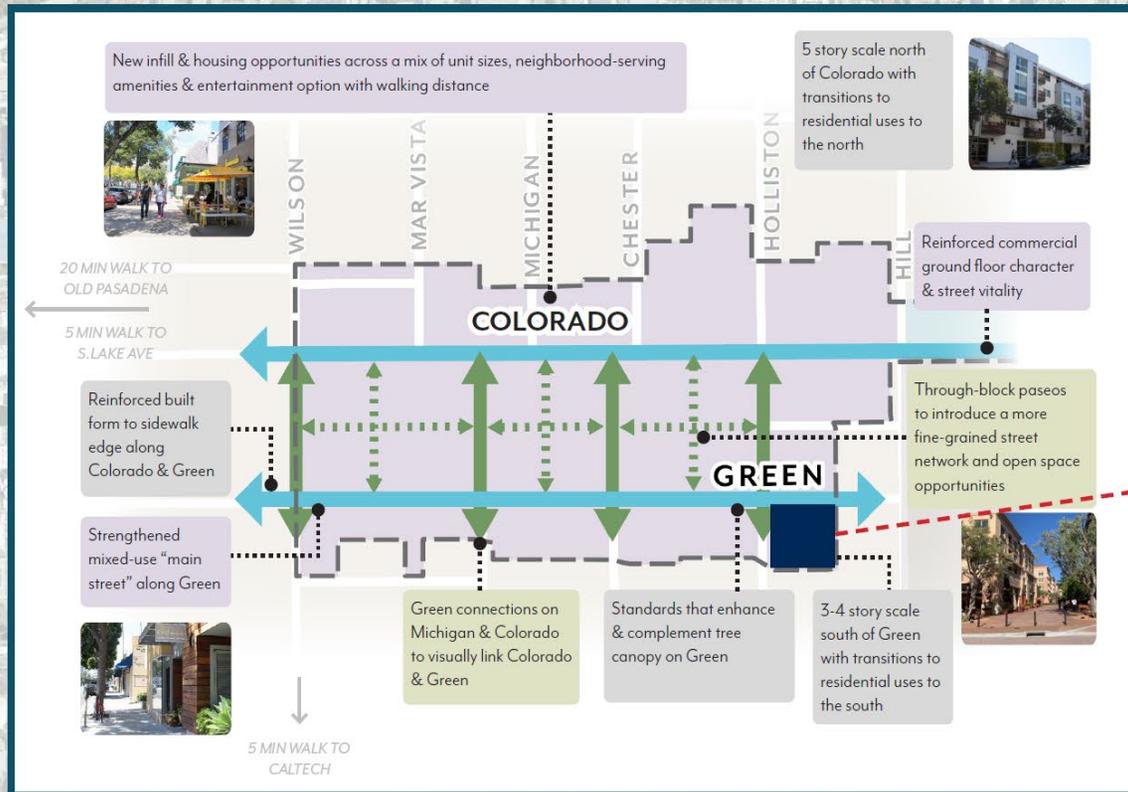


East Colorado Specific Plan

Connect Colorado to Green Street

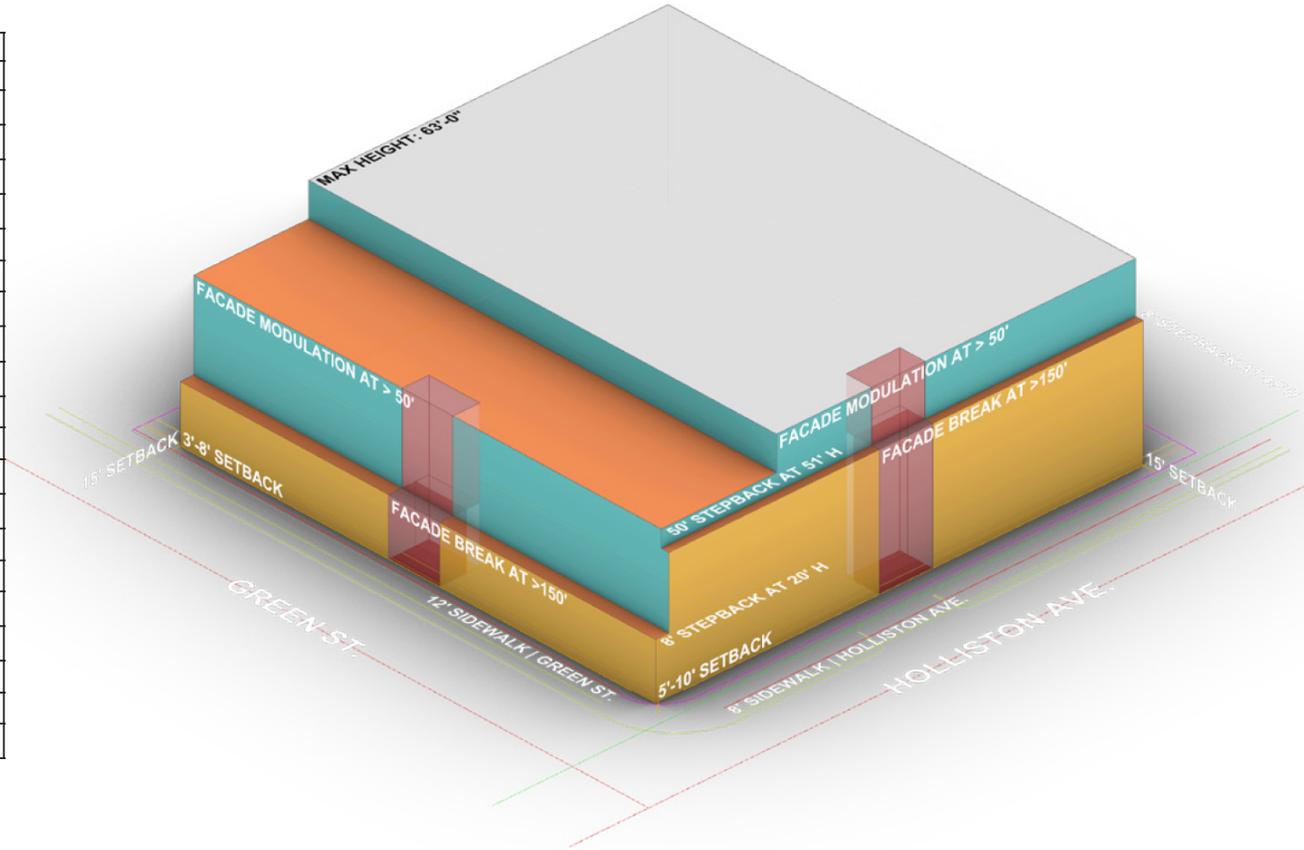
Improve Pedestrian Connectivity

Connection to PCC



Project Design Criteria | Opportunities & Constraints

	REQUIRED	PROVIDED
SETBACKS		
Green Street	3' minimum to 8' maximum	✓
Holliston	5' minimum to 10' maximum	✓
East Elevation	15' minimum	✓
South Elevation	15' minimum	✓
STEPBACKS		
Green Street	at 20' = 8' setback	✓
	at 51' = 50' setback	✓
Holliston	at 45' = 8' setback	✓
HEIGHT		
Building	51' + 12' for RD = 63'	✓
Appurtenance	18'	✓
OPEN SPACE		
Common	5% of GSF, less	✓
Public	2% of GSF less	✓
FACADE BREAK		
	Over 100' in length = 20 x 10 break	✓



1364 E. Green Street

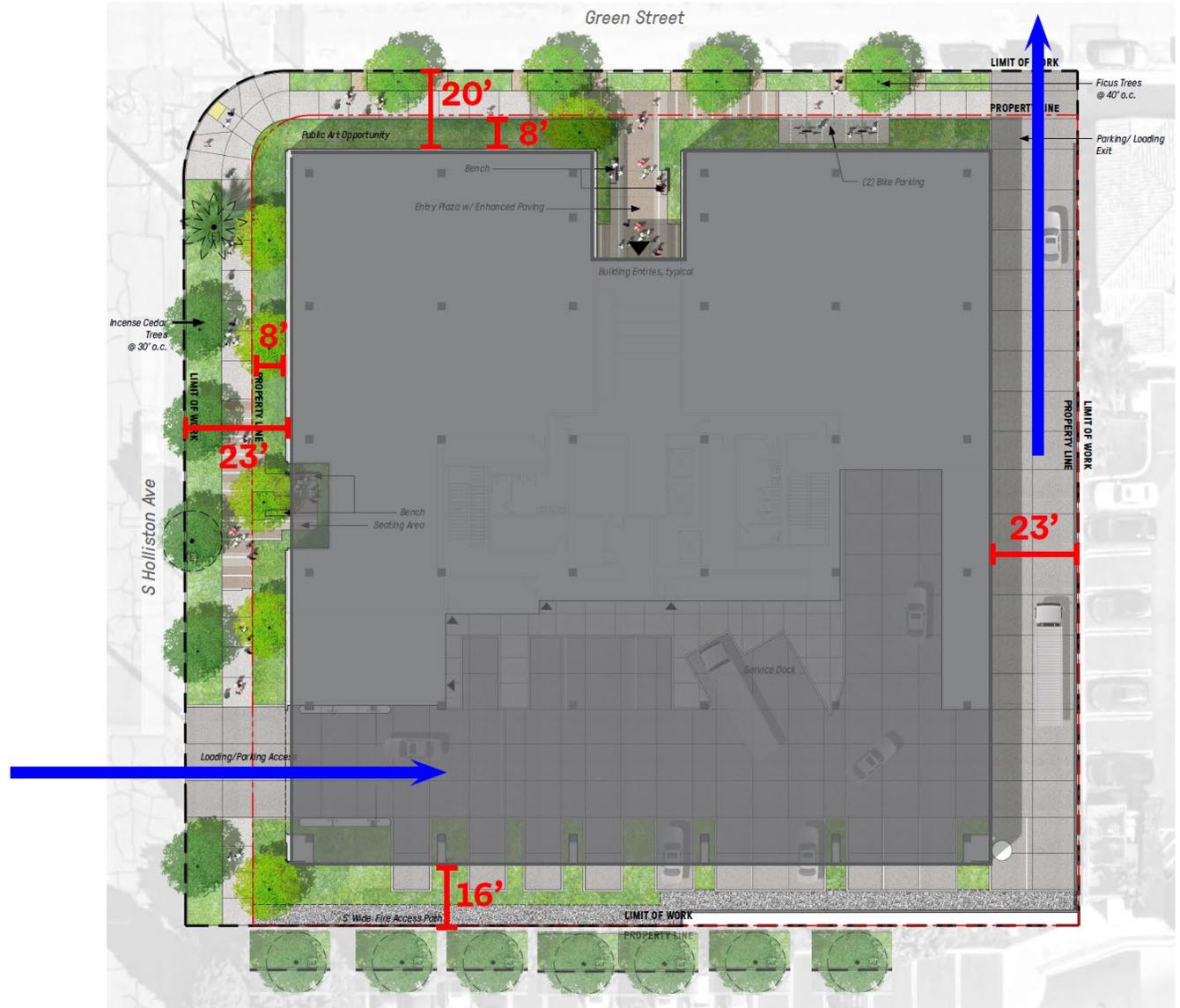


Existing Streetscape & Access



 Existing 2-way driveways
 on Holliston and Green

Proposed Streetscape & Access



➡ **One-way Entry at Holliston**
➡ **One-way Exit at Green**

14 new trees at Ground Floor
6 new trees at Roof Terrace

Existing Streetscape



Sidewalk and Streetscape at E Green Street

Proposed Streetscape



Sidewalk and Streetscape at E Green Street

Existing Streetscape



West Facade at S Holliston Ave

Proposed Streetscape



West Facade at S Holliston Ave

Project Commitments



LEED Silver



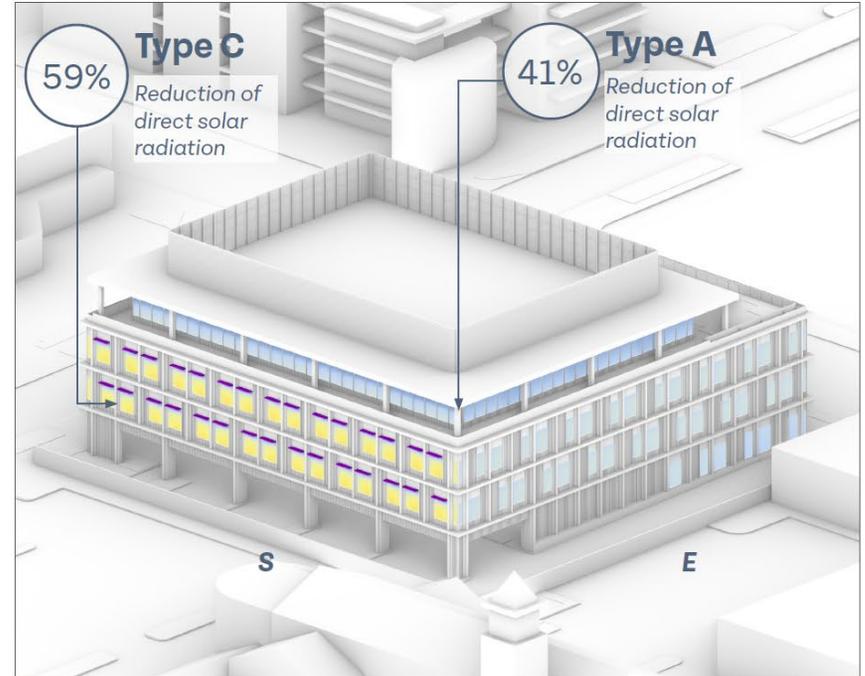
Water & Energy Conservation



Expanded Greenscape



Carbon Reduction



Proposed Design - SE Axon



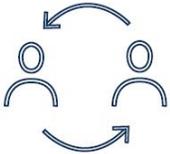
Project Commitments



200+ Construction Jobs



200 Permanent Jobs



Attract and Retain Local Talent



Education for our Future Generation



Design | Symmetry and Rhythm + Overhang and Layering



PCC



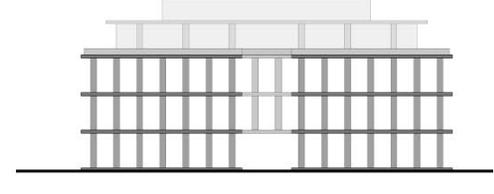
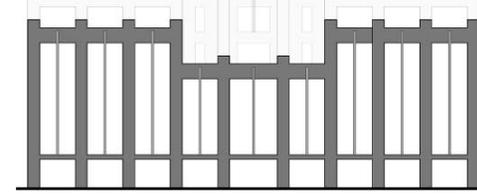
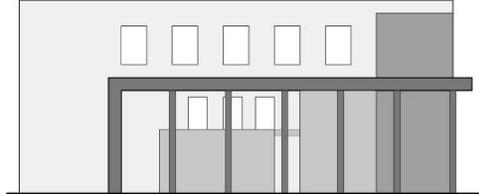
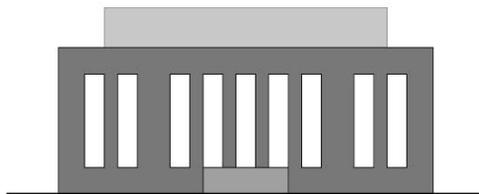
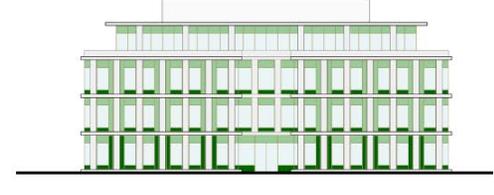
PCC



1336 E. Colorado



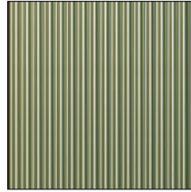
1364 E. Green Street



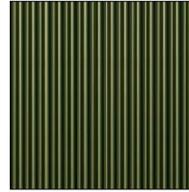
Design | Precedent Warm Tones and Rounded Edges



Smooth Stucco
Light Beige/Ivory



Metal Panel
Light Green



Metal Panel
Dark Green



Glazing System



Concrete Slab Edge
Skim coat
Light Beige/Ivory



Perforated Metal
and Solid Panel
Medium Bronze



Light Green

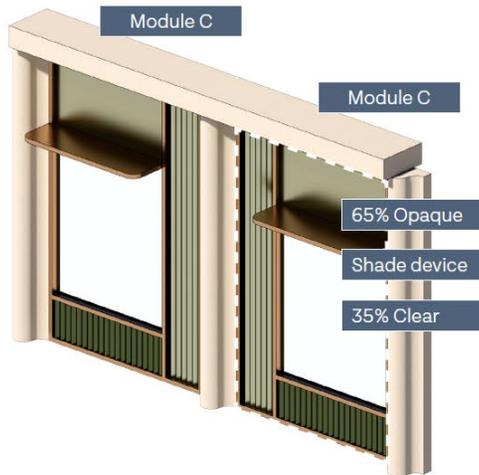
Dark Green Base

West Facade

Neighborhood Engagement



Original South Facade



Enlarged Module - South Facade



Proposed South Facade

UPDATED Neighborhood Engagement | March 2, 2026

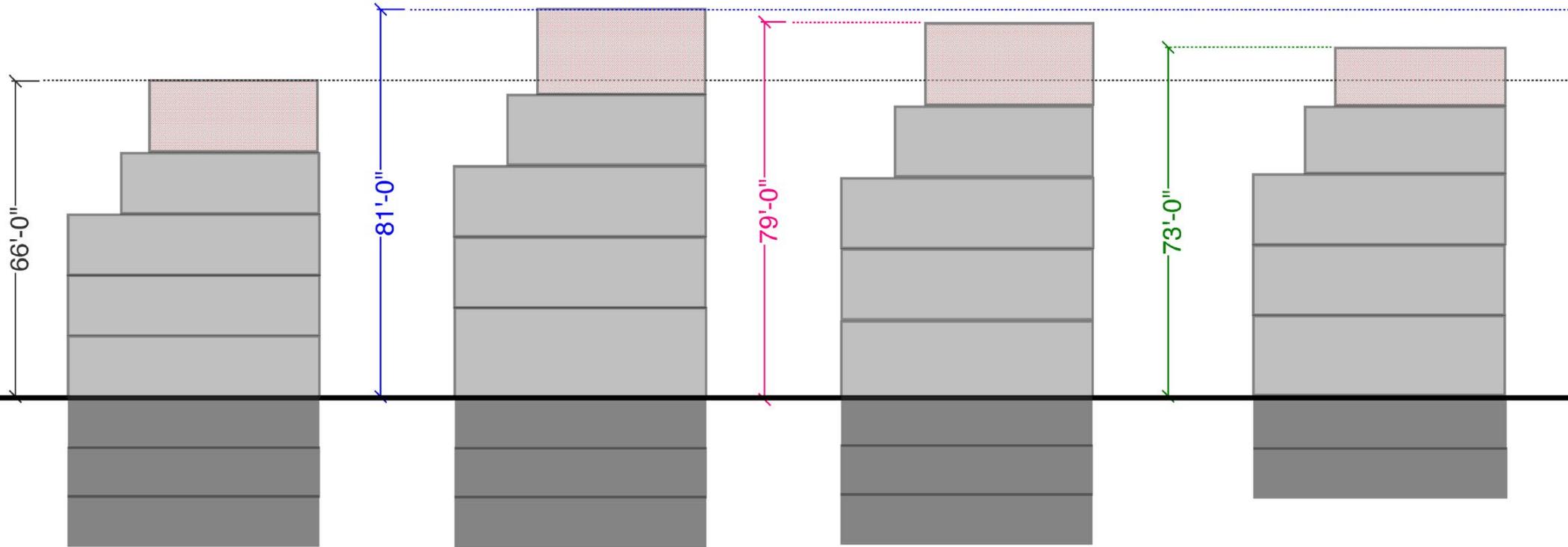
**ECSP
w/o R&D**

**ECSP
w/ R&D**

**Current
Design**

**Revised
Design**

*Sacrifices 53% of height bonus
**Reduces parking by 60 stalls



UPDATED Neighborhood Engagement | March 2, 2026

81'



Original Design

73'



Updated Neighborhood Engagement Design | March 2, 2026

UPDATED Neighborhood Engagement | March 2, 2026

81'



Original South Facade

73'



Updated Neighborhood Engagement Design | March 2, 2026

UPDATED CONCESSION | March 2, 2026



View from Hill Street

1364 E. Green Street



View from Corner of Hill Street and E Green Street