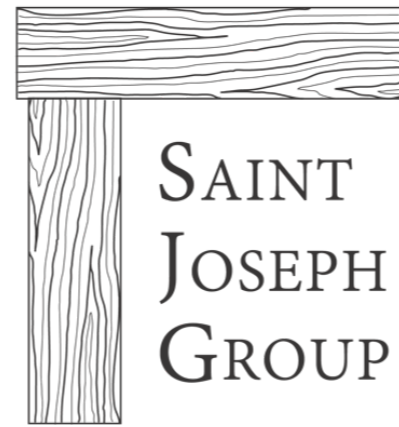




515 TOWER

NEUMANN MONSON ARCHITECTS



TEAM

NEUMANN MONSON ARCHITECTS

515 TOWER

515 Walnut is located on the northwest corner of 5th Ave and Walnut Streets. It is designed as a vibrant and upscale multi-use project. The 340,000 square-foot project includes both commercial retail and rental residential uses. 515 Walnut will be 33 stories tall when complete capping out at over 345 feet above street level. The project is planned to begin construction in July 2023 and be completed around September 2025.

515 Walnut is shaped by the parameters of its program. The layout of the first level creates an open space to the west of the building that is used for many of the building's utility and service needs. The tower's position on the SE corner of the site allows for maximum use of exterior glass by meeting separation requirements from property lines. Each residential floor consists of 13 residential units of various configurations, for a total of 390 units. The highly efficient floorplates maximize living area along the glazed perimeter of the building. Tightly arranging building services around the structure's core allows for a bright and open living arrangement.

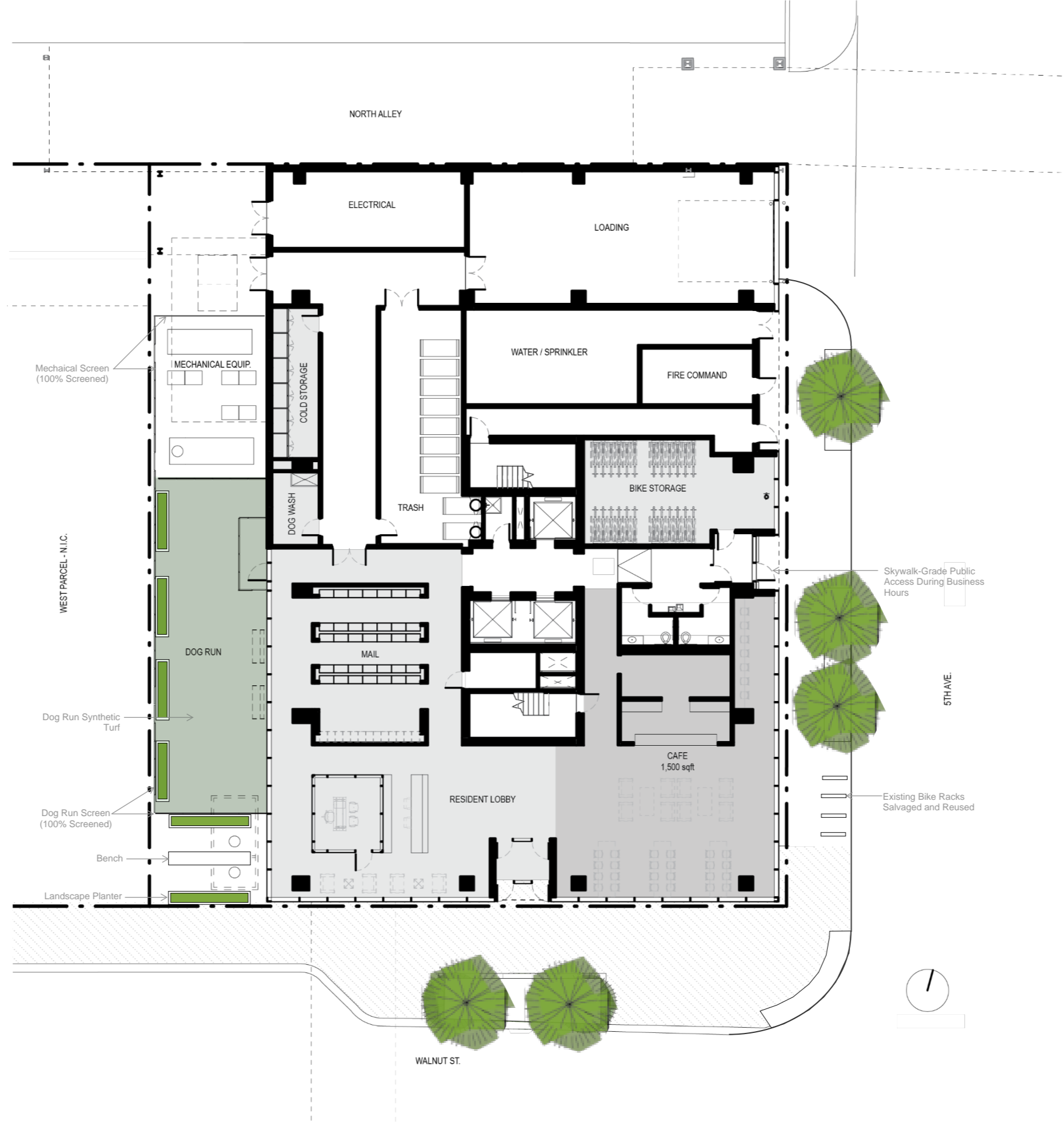
Resident amenities are located at floors 1, 2, and 33. Floor one holds the resident lobby, bike storage, dog run, and a cafe. Floor two houses a leasing and operations office, a fitness room and yoga space. The top floor amenity level provides residents with open plan lounge space and an exterior roof deck with lounging pool, seating, and reservable bbq grille stations.

The tower utilizes a glass and aluminum curtainwall system that maximizes available light and features operable windows. The skin forms a uniform 10'x10' grid across the facades. Within this uniform grid, panels vary between clear glass, reflective glass, and louver based on the use on the interior face of the panels—in many ways akin to the patchwork quilt of the Iowa landscape with its Jeffersonian grid overlay and variation of land use within that gridded organization.

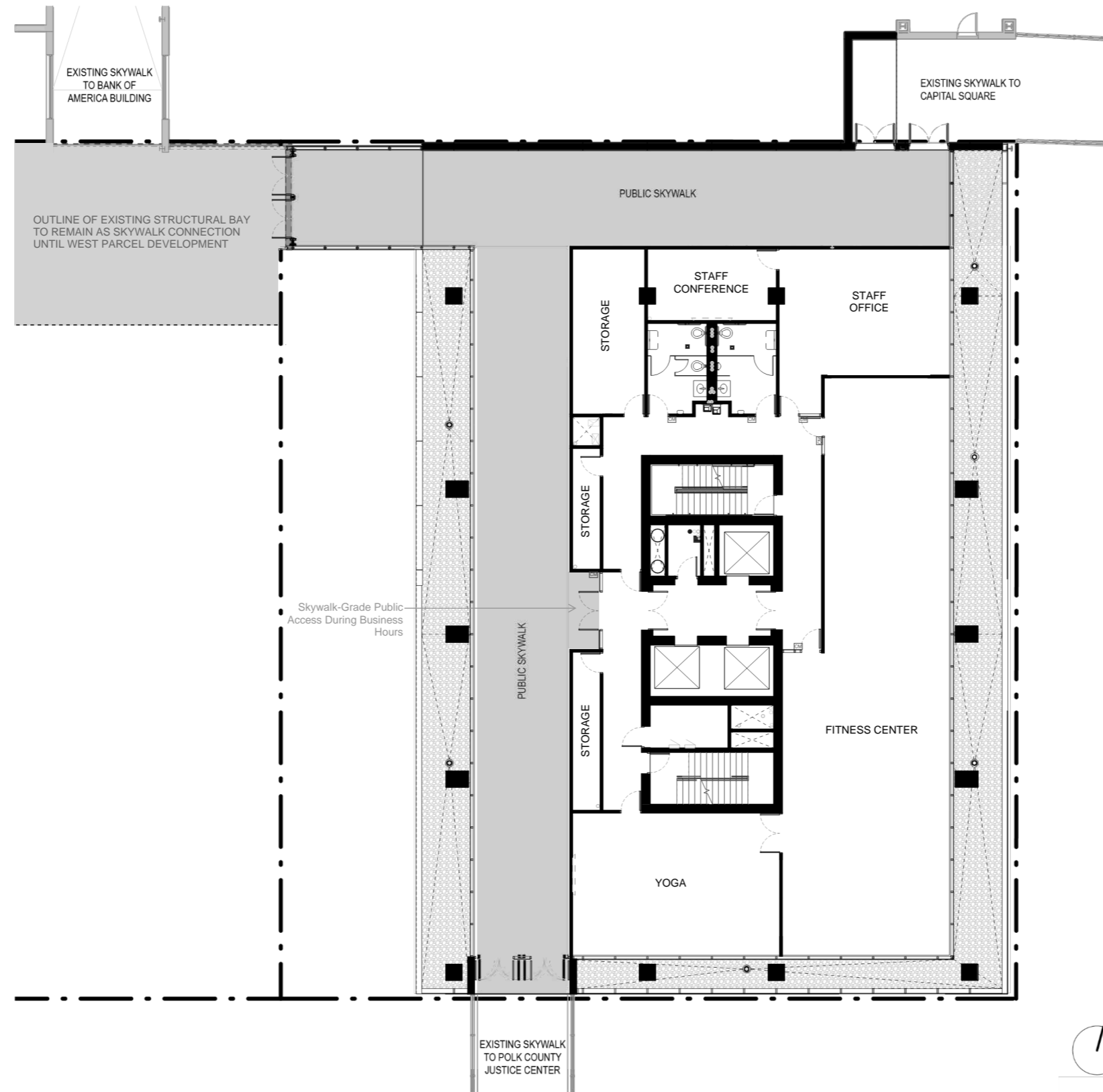
The project team is led by St. Joseph's Group. The project's design direction has been developed by Neumann Monson Architects in concert with Raker Rhodes Engineering and MODUS Engineering. Additional consultants are in the process of being onboarded. Beal Derkenne Construction is the general contractor for the project.



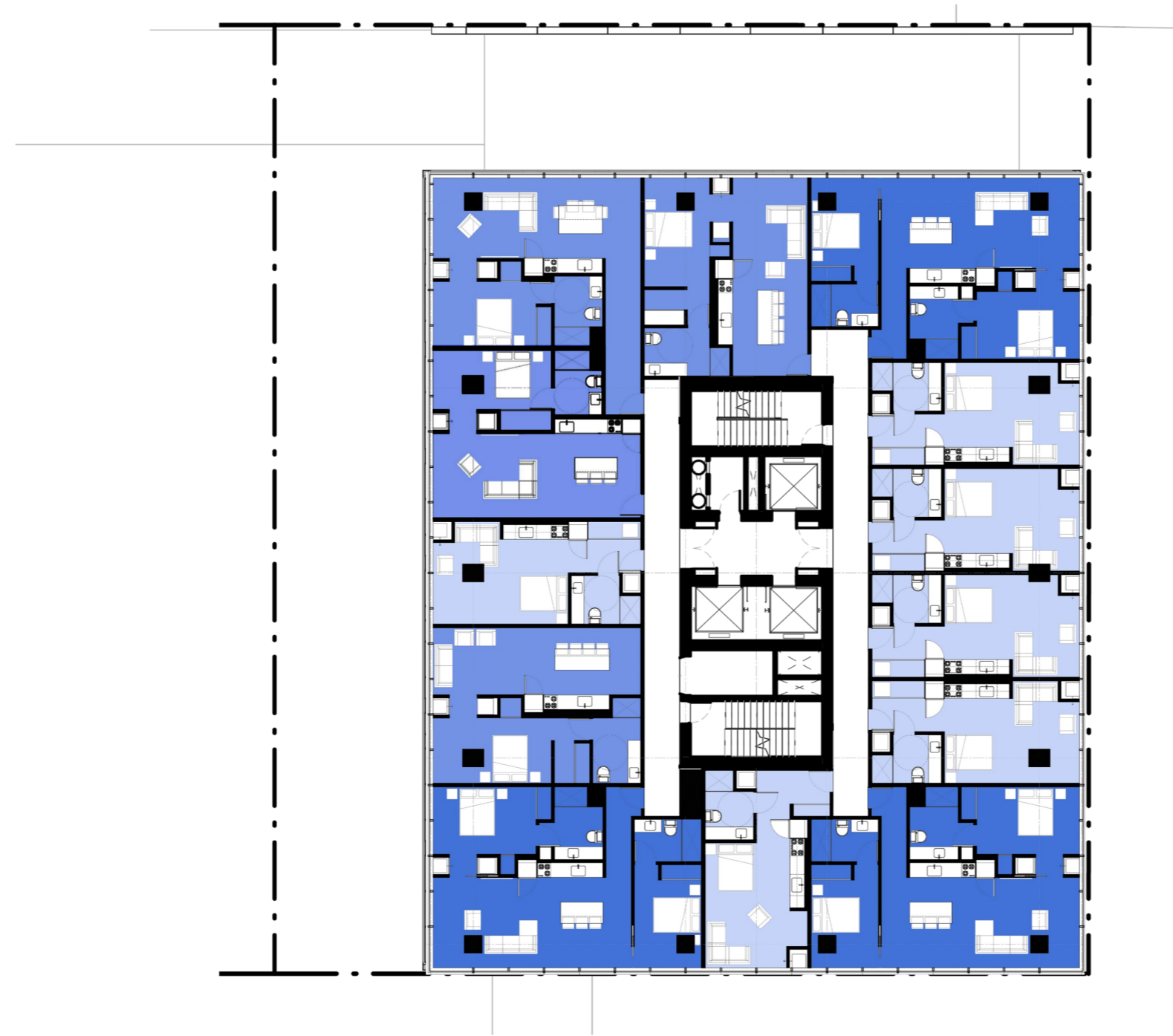
SITE



GROUND LEVEL



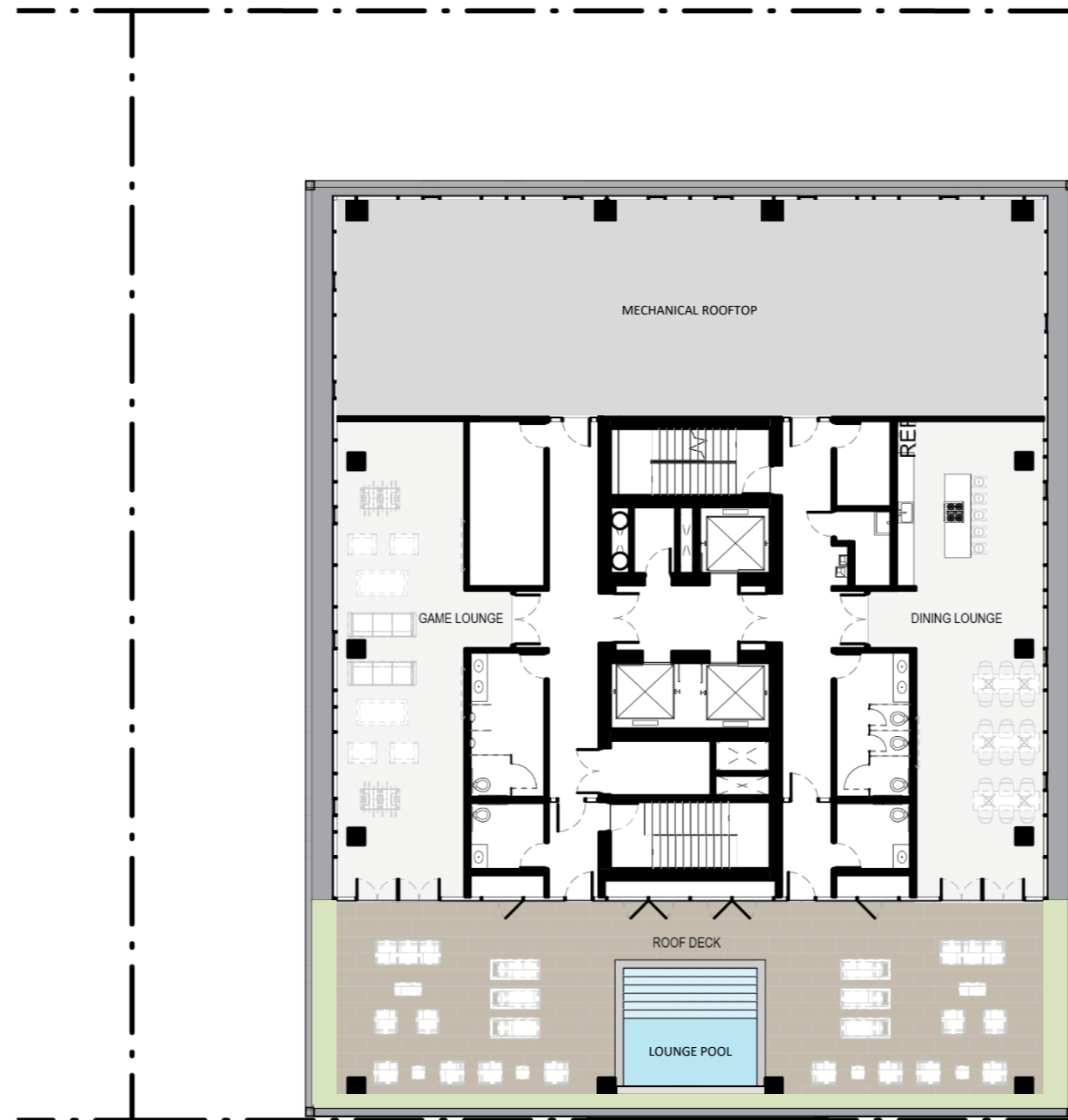
SKYWALK LEVEL



- STUDIO
- 1 BEDROOM
- 2 BEDROOM



TYPICAL RESIDENTIAL LEVEL 3-32



AMENITY LEVEL 33



BUILDING ELEVATIONS

NEUMANN MONSON ARCHITECTS

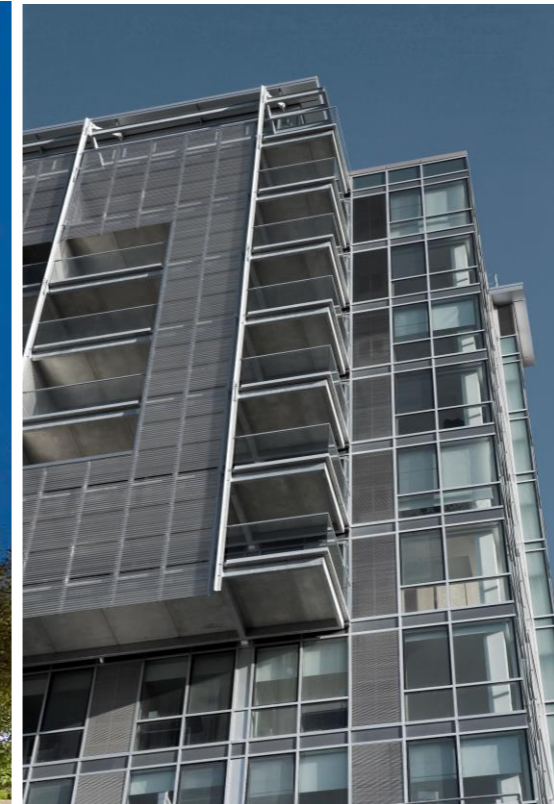
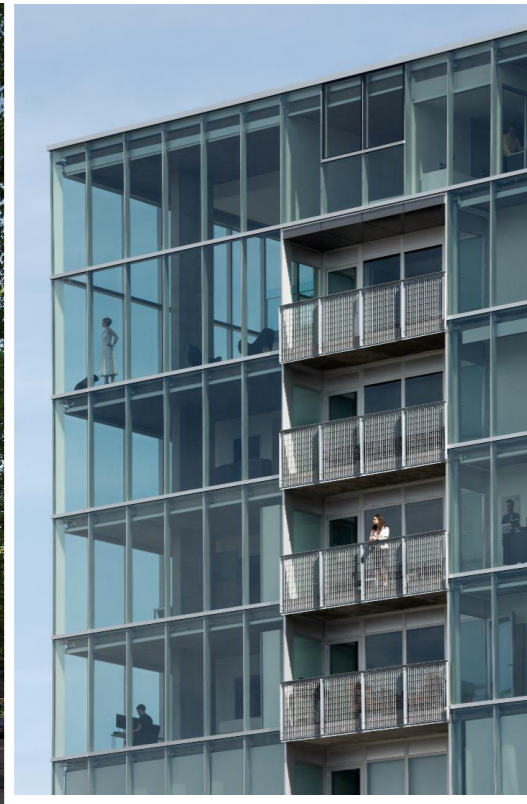
SOUTH

EAST

NORTH

WEST

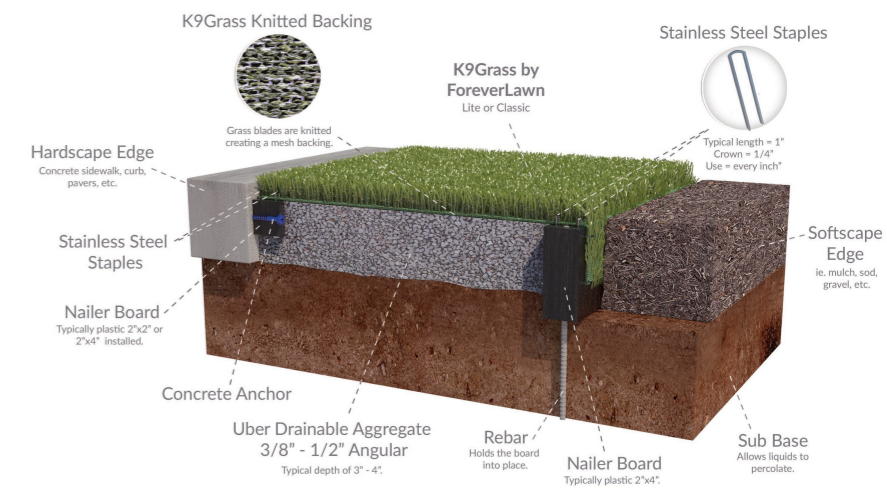
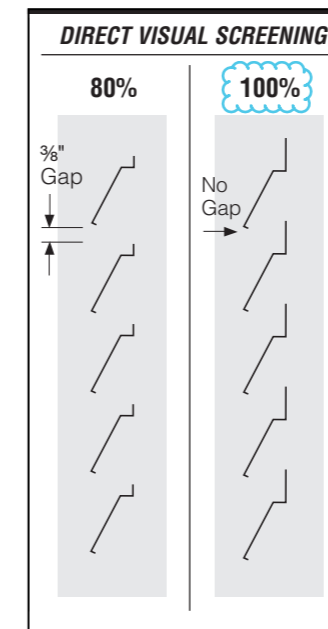
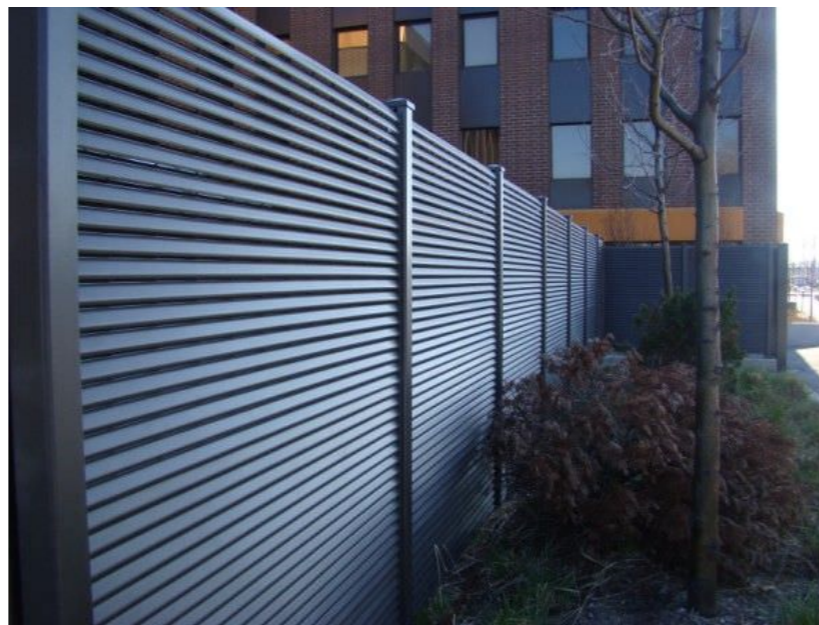
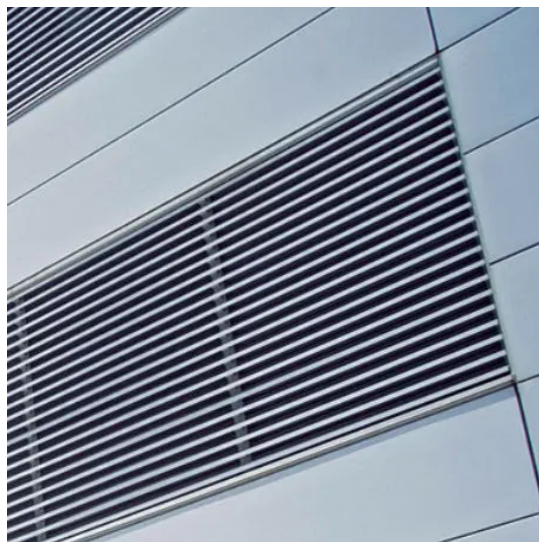
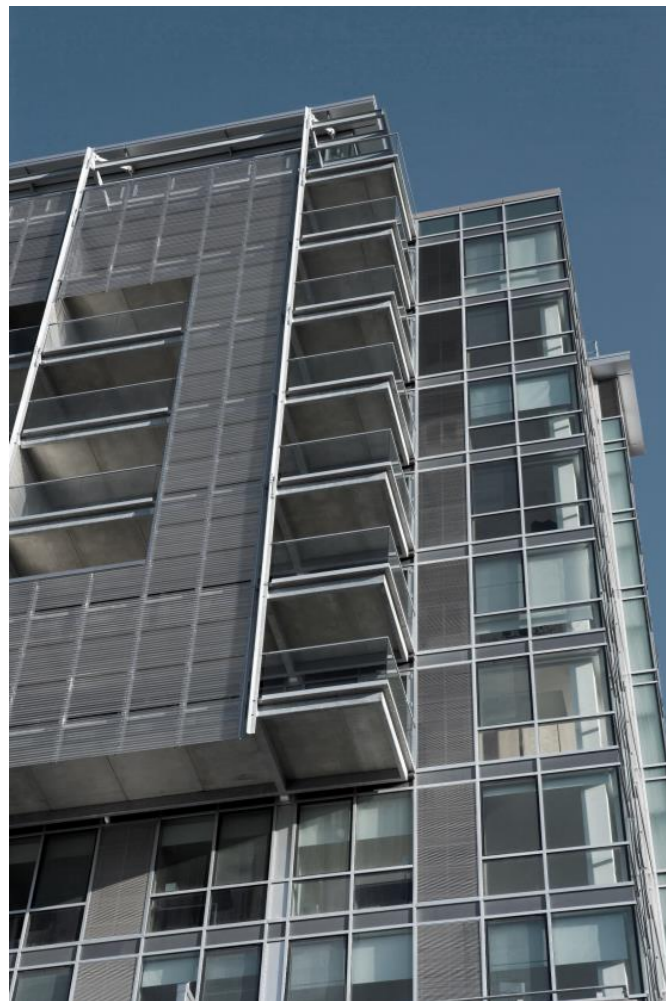
515 TOWER



BUILDING ELEVATIONS

NEUMANN MONSON ARCHITECTS

515 TOWER



MECHANICAL LOUVERS ON FACADE PRECEDENTS

DOG RUN & MECHANICAL SCREENING PRECEDENTS

DOG RUN PRECEDENTS

ELEMENT PRECENTS



INSPIRATION AND MATERIALITY



SKIN CONFIGURATION AND MATERIALITY



SKIN CONFIGURATION AND MATERIALITY



CONTEXT FROM SOUTHEAST



CONTEXT FROM SOUTH



AERIAL CONTEXT FROM SOUTHEAST



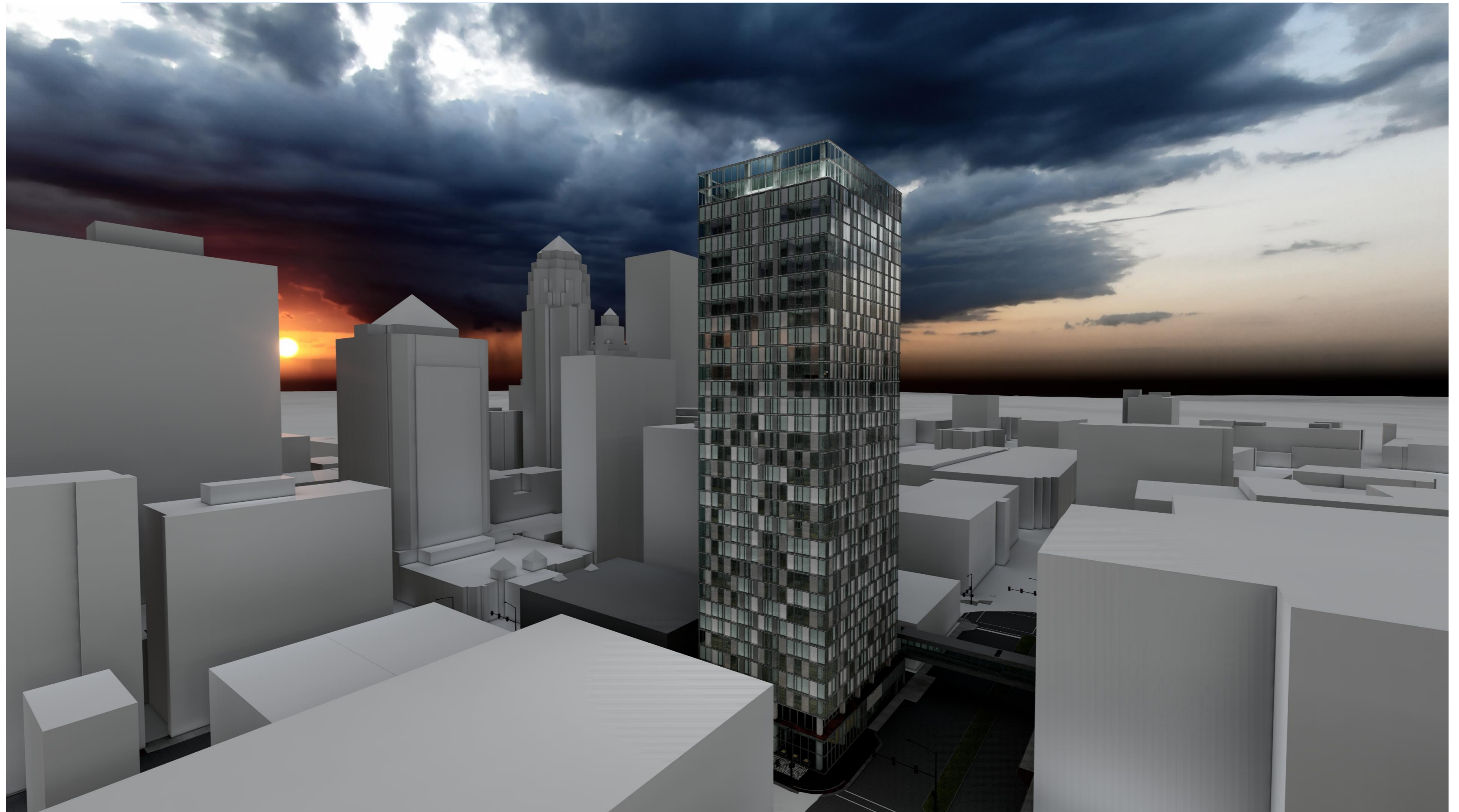
CONTEXT FROM SOUTHEAST

NEUMANN MONSON ARCHITECTS

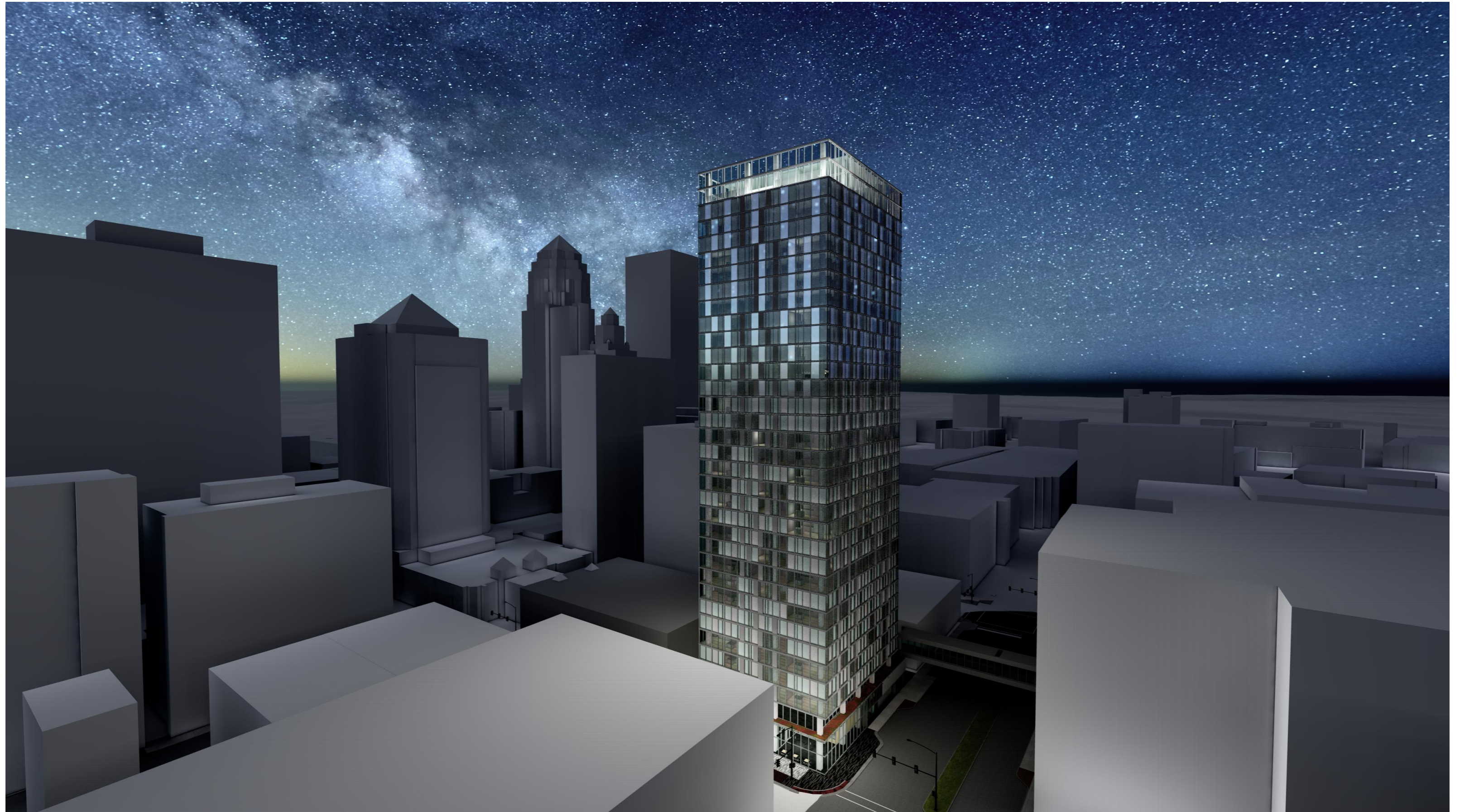
515 TOWER



DAYTIME FROM SOUTHEAST



EVENING FROM SOUTHEAST



NIGHT FROM SOUTHEAST



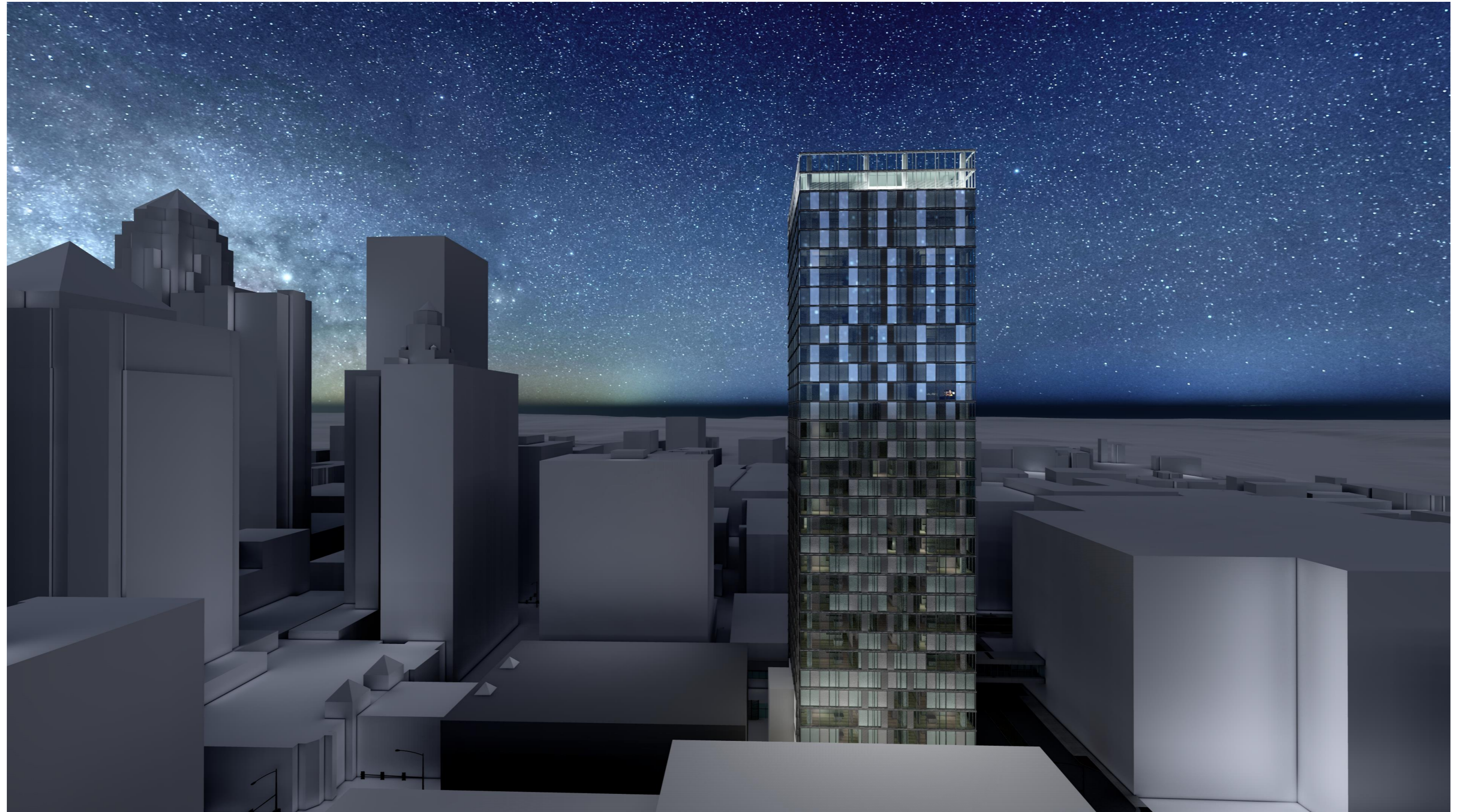
DAYTIME FROM SOUTH



EVENING FROM SOUTH

NEUMANN MONSON ARCHITECTS

515 TOWER



NIGHT FROM SOUTH

NEUMANN MONSON ARCHITECTS

515 TOWER



LOOKING UP FROM WALNUT-DAYTIME

NEUMANN MONSON ARCHITECTS

515 TOWER



LOOKING UP FROM WALNUT-EVENING



LOOKING UP FROM 5TH & WALNUT

NEUMANN MONSON ARCHITECTS

515 TOWER



LOOKING UP FROM 5TH & WALNUT



VIEW FROM WALNUT



VIEW FROM WALNUT



VIEW FROM THE CROSSWALK



515 TOWER