



3031 Western Avenue : DRB Recommendation Package

April 7, 2009

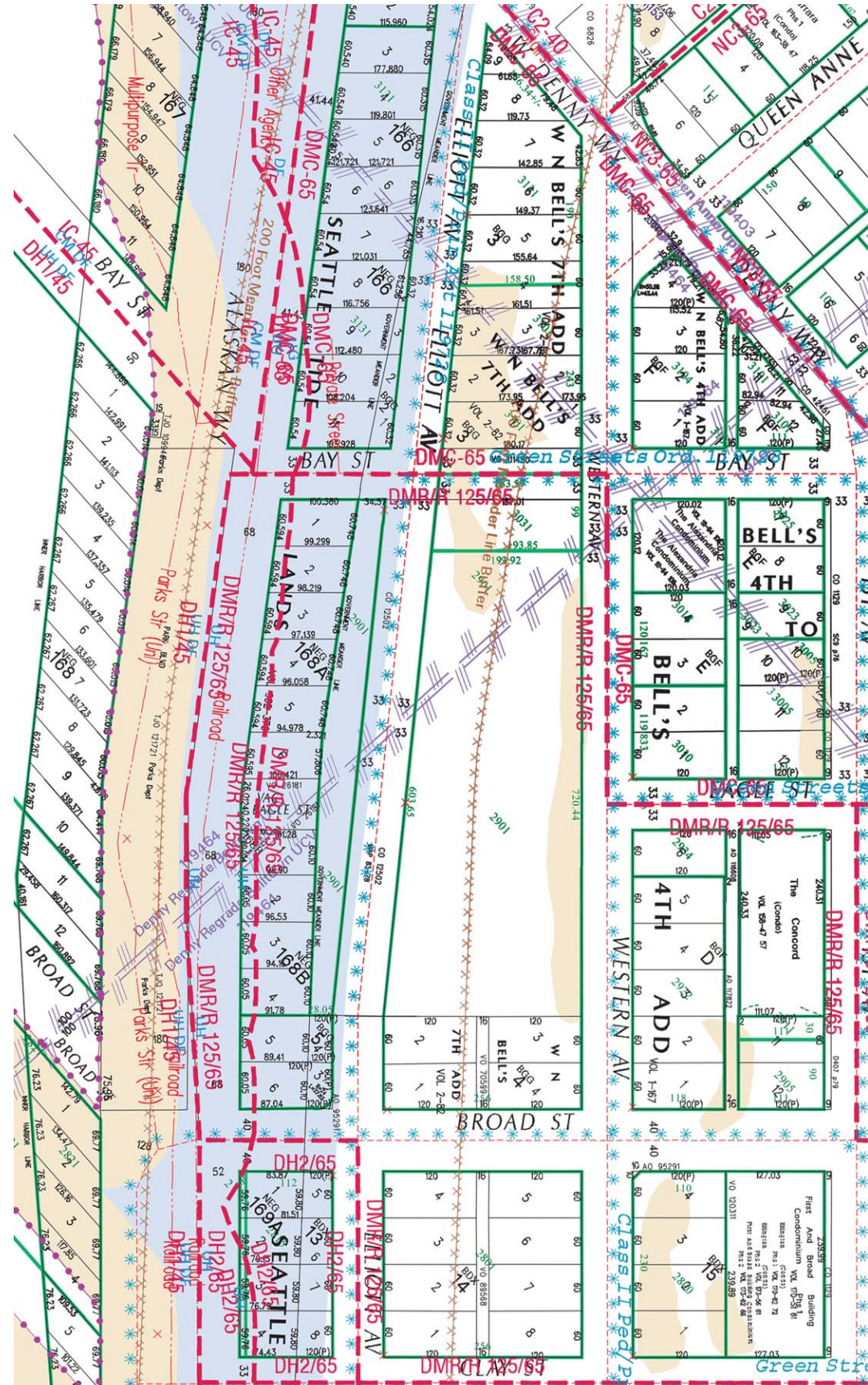
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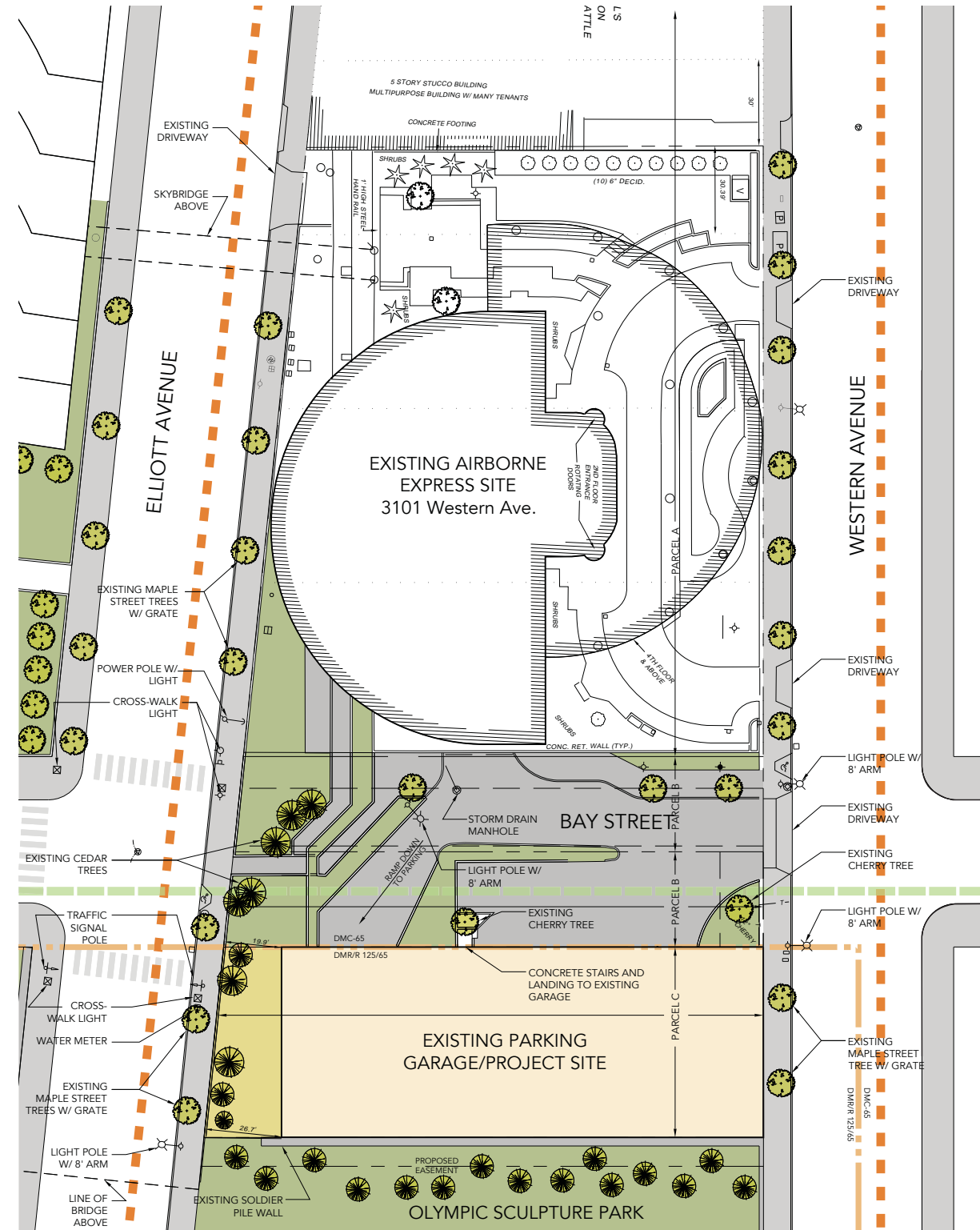
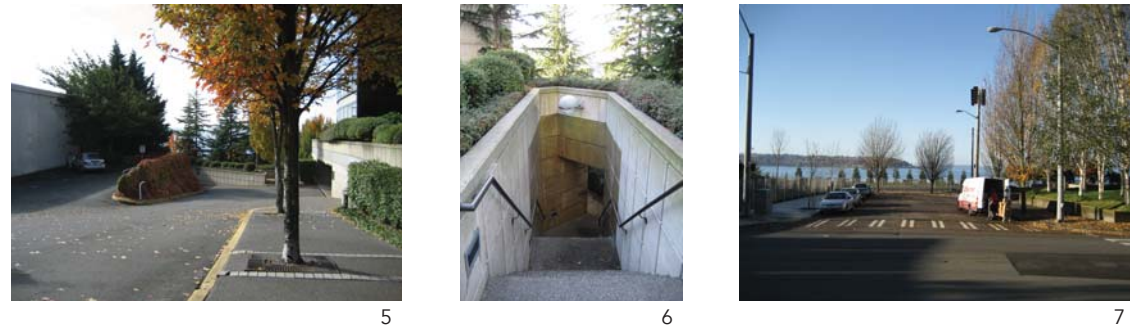
Martin Selig Real Estate

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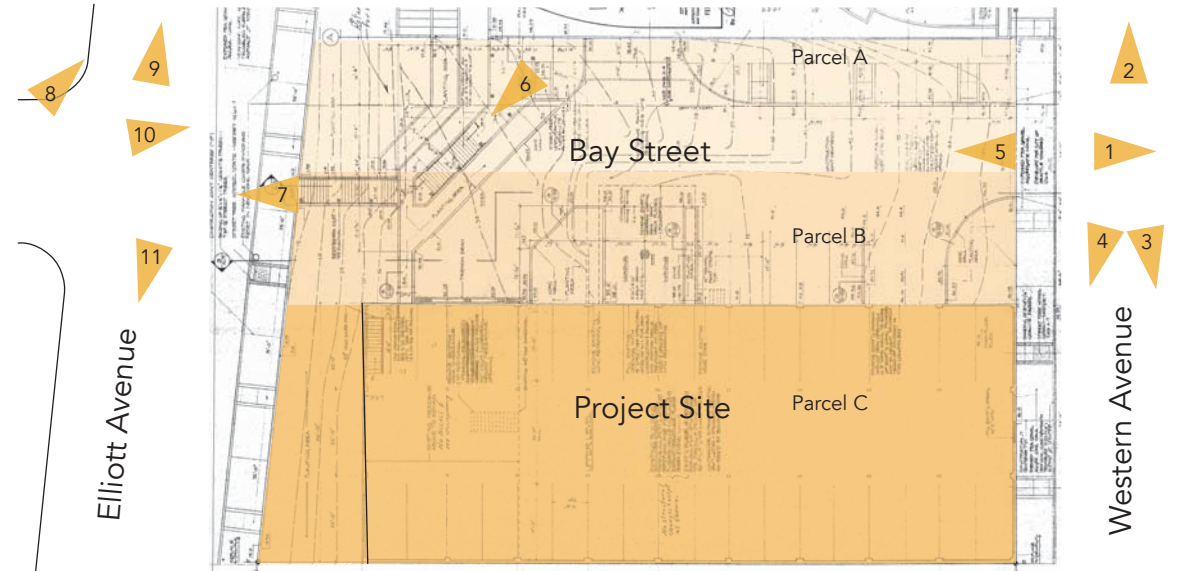
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The zoning boundary between DMR/R 125/65 and DMC 65 occurs along Western Avenue and Bay Street. The zoning review process of the MUP submittal is complete, and approved for the design solution proposed in this document. All zoning standards have been effectively interpreted and conformed with, therefore no departures are needed or requested.





Existing site conditions are illustrated in the adjacent diagrams and photos, for reference with the proposed design transformation of Bay Street, and the project site. Note that Bay Street is privately owned, subject to a Property Use and Development Agreement (PUDA) with the city.



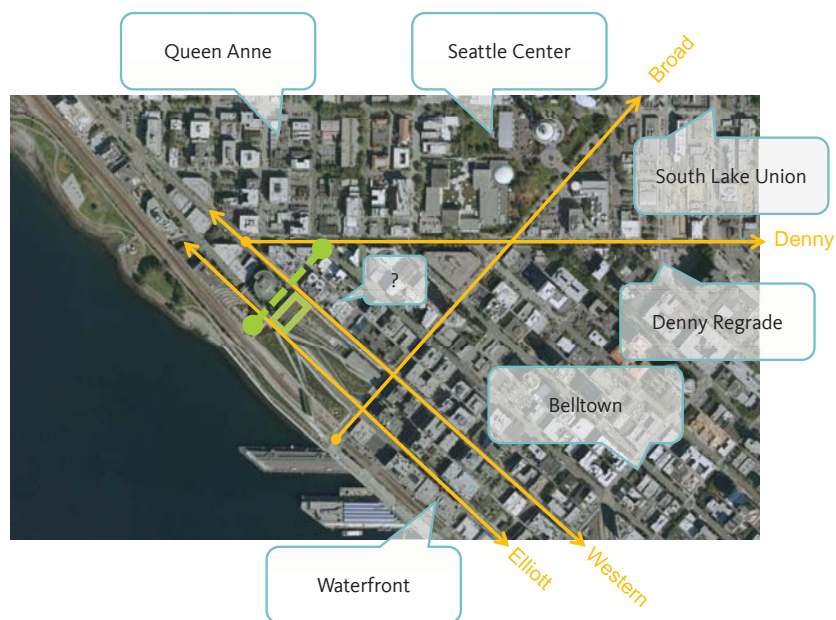
- - - - - Zone Boundary
 - - - - - Class II Pedestrian/ Principal Arterial Street
 - - - - - Green Street

Notes regarding Bay Street:
 • View corridor therefore no setback required, per SMC 23.49.024 and map 1D

PROJECT NORTH TRUE NORTH
 0 5 10 25 50 FT. GRAPHIC SCALE

EXISTING CONDITIONS

The neighborhood immediately surrounding the Olympic Sculpture Park is undergoing a transformation and “re-branding” in response to the Sculpture Park. As a result, the neighborhood within the triangle indicated on the map is emerging with an identity increasingly defined by the Park, while retaining influences from and connections to well established adjacent neighborhoods.



The project site is surrounded by a mix of residential, commercial, and office uses. The site is bounded on three sides by street rights of way, and on the south side by the Olympic Sculpture Park. Elliott and Western are primary vehicle arterials with minimal pedestrian activity and few pedestrian oriented uses fronting the sidewalk, other than the recently completed Park edge. The existing pattern of street level development along Western is a vestige of the derelict UNOCAL site era, and is characterized by blank walls, loading docks, and parking garages.

With the completion of the Park new developments such as the Trio Condos have effectively established street level pedestrian retail and residential uses. This is a pattern of development that will undoubtedly continue over the coming years as other sites along Western are transformed to achieve the highest and best use of the site.

The Bay Street right of way has been vacated and is privately owned, subject to a Property Use and Development Agreement (PUDA), referenced in the MUP submittal documents. Bay Street is not a through street for traffic, but must maintain pedestrian access from Western to Elliott.



NEIGHBORHOOD IDENTITY & SURROUNDING USES



The Olympic Sculpture Park has transformed a nine-acre industrial site into open and vibrant green space for art. This waterfront park gives Seattle residents and visitors the opportunity to experience a variety of sculpture in an outdoor setting, while enjoying the incredible views and beauty of the Olympic Mountains and Puget Sound.

1910 : Union Oil Company of California establishes a petroleum facility on the site.

1975–199 : UNOCAL ceases petroleum operations at the site, closes and spends 10 years on cleanup efforts.

1999 : SAM, in collaboration with the Trust for Public Land, raises private funding for the purchase of the UNOCAL site.

2001 : Weiss/Manfredi unveil the park's design and model on May 14.

2005 : In the summer, construction of the Olympic Sculpture Park begins.

2006 : Park construction and art installation are substantially completed.

2007 : The Olympic Sculpture Park opens to the public on Jan. 20.

PARK HISTORY

Along the Sculpture Park edge, the site is defined by the top of a planted hill descending to the valley floor. Dense plantings occupy the hill, and over time, will form a natural backdrop to the park, and mediate between the park space and the proposed structure.



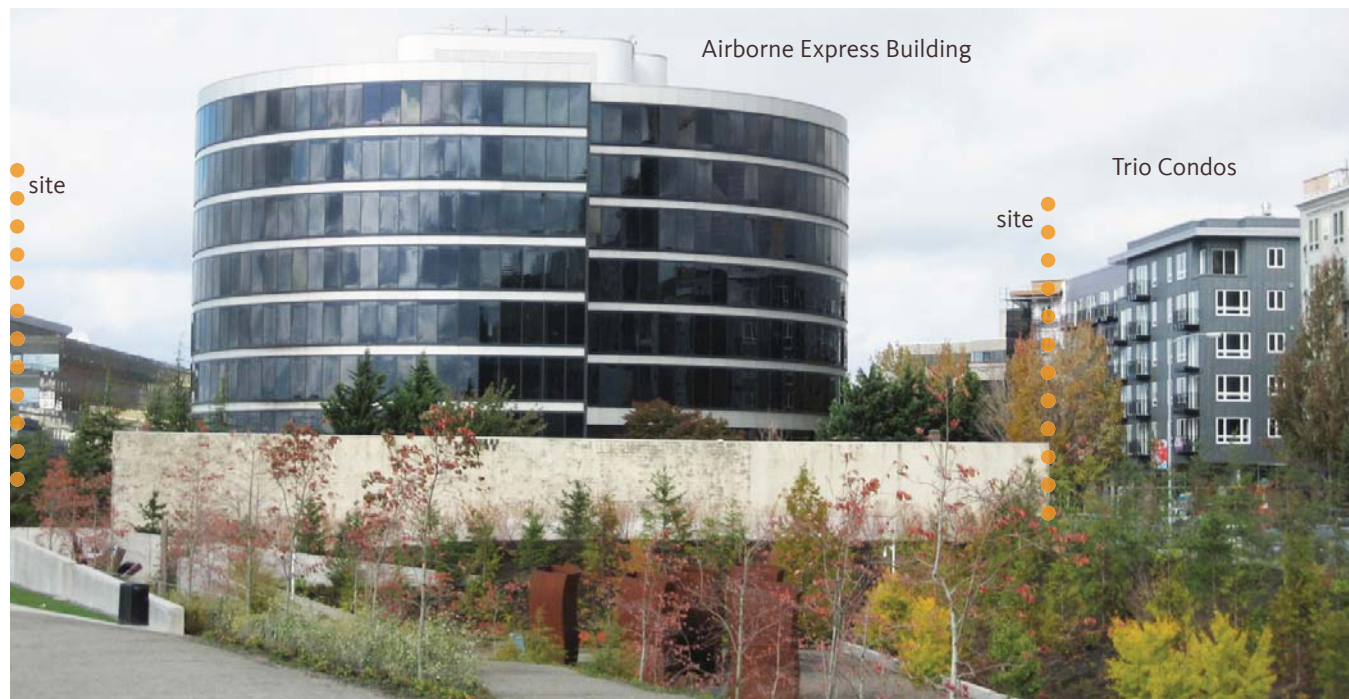
Olympus Condos

Olympic Sculpture Park edge looking south

Along the Elliott Avenue edge, the existing pedestrian stair is a narrow and steep climb to the upper portion of Bay Street. The bridge abutment of the Park's connection across Elliott creates a hard edge to the west of an existing retaining wall in the Park. Across Elliott is a wonderful landscape space with art, trees, and fountains at the terminus of Bay Street, and just north of the Park.



Elliott Avenue looking east



Airborne Express Building

Trio Condos

Olympic Sculpture Park edge looking north



bridge abutment

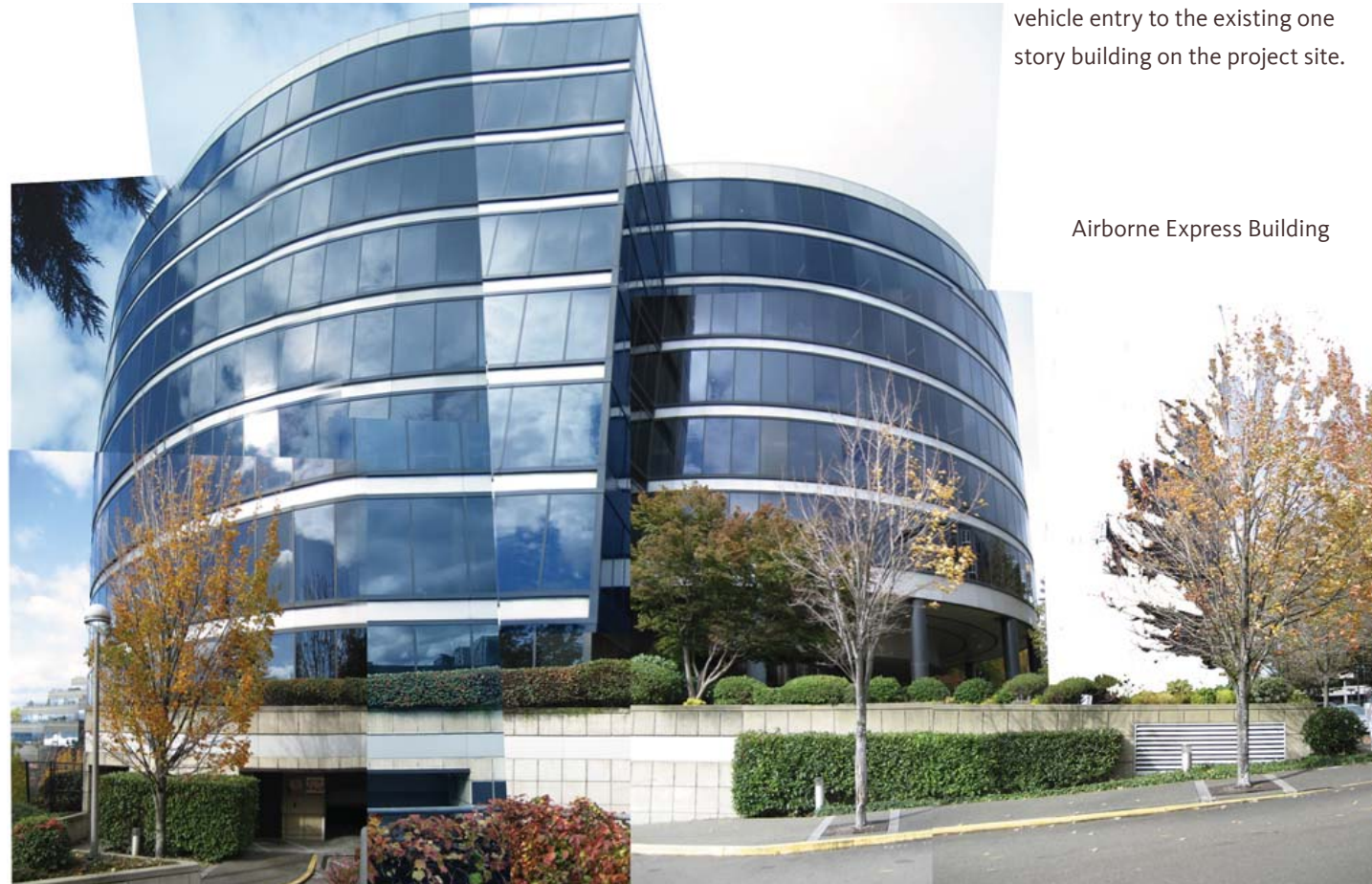
3131 Elliott Building

Elliott Avenue looking west

EXISTING EDGES

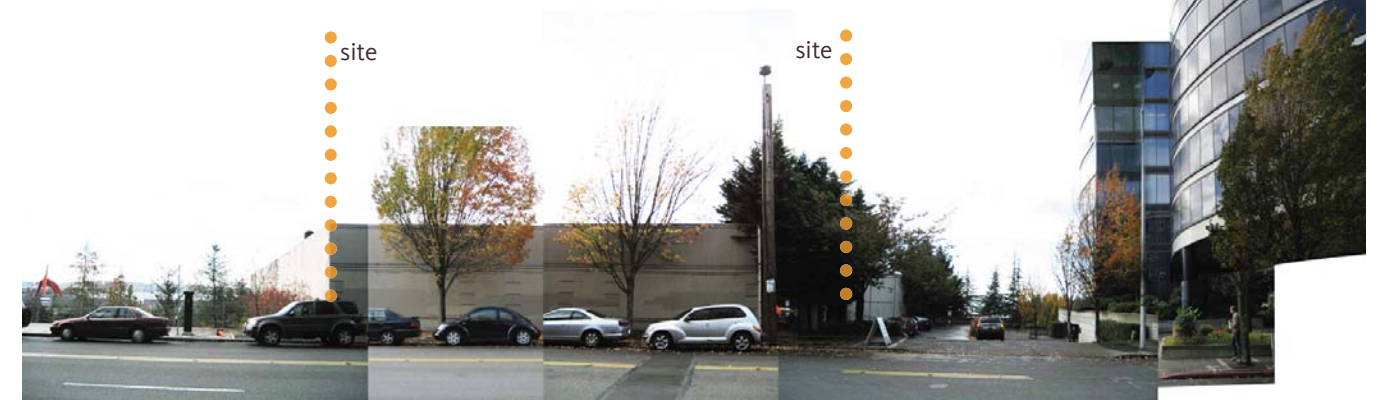
Along the Bay Street edge, the Airborne Express building presents landscaping and retaining walls to the pedestrian, across from the vehicle entry to the existing one story building on the project site.

Along the Western Avenue edge, the site is defined by the transition from the porte cochere of the Airborne Express building to the open space of the Park, while across the street, the 5 and 6 story condominiums front the site directly, with a combination of retail, residential, and parking at grade.



Airborne Express Building

Airborne Express Building



Western Avenue looking west



Bay Street looking south



Western Avenue looking east

EXISTING EDGES

The pedestrian realm along Elliott Avenue for the majority of the frontage along the Park is characterized by a very tall concrete retaining wall which contains the elevated ground of the Park. The retaining walls culminate in the bridge abutment and retaining wall adjacent to the project site at the termination of Bay Street, where a transition to a more landscaped and soft edge occurs along primarily commercial and office ground floor frontage. This is a major vehicle arterial, and pedestrians are few and far between, opting for a route either through the Park, or along the waterfront.



NEIGHBORING PEDESTRIAN REALM



The pedestrian realm along Western Avenue for the majority of the Park frontage is a vestige of the site's former derelict state as the UNOCAL cleanup site. Blank facades, vehicle entries, parking uses, loading docks, and similar service functions comprise the majority of this frontage, elevating most of the architectural and human interest to a zone above the pedestrian. However, the Park development has created a catalyst for the reinterpretation of this realm, and we expect that new developments will effectively create a pedestrian space that takes advantage of the transformation. Western Avenue is a vehicle arterial and pedestrians are naturally inclined to walk along the Park side of the street if traversing the neighborhood north to south.

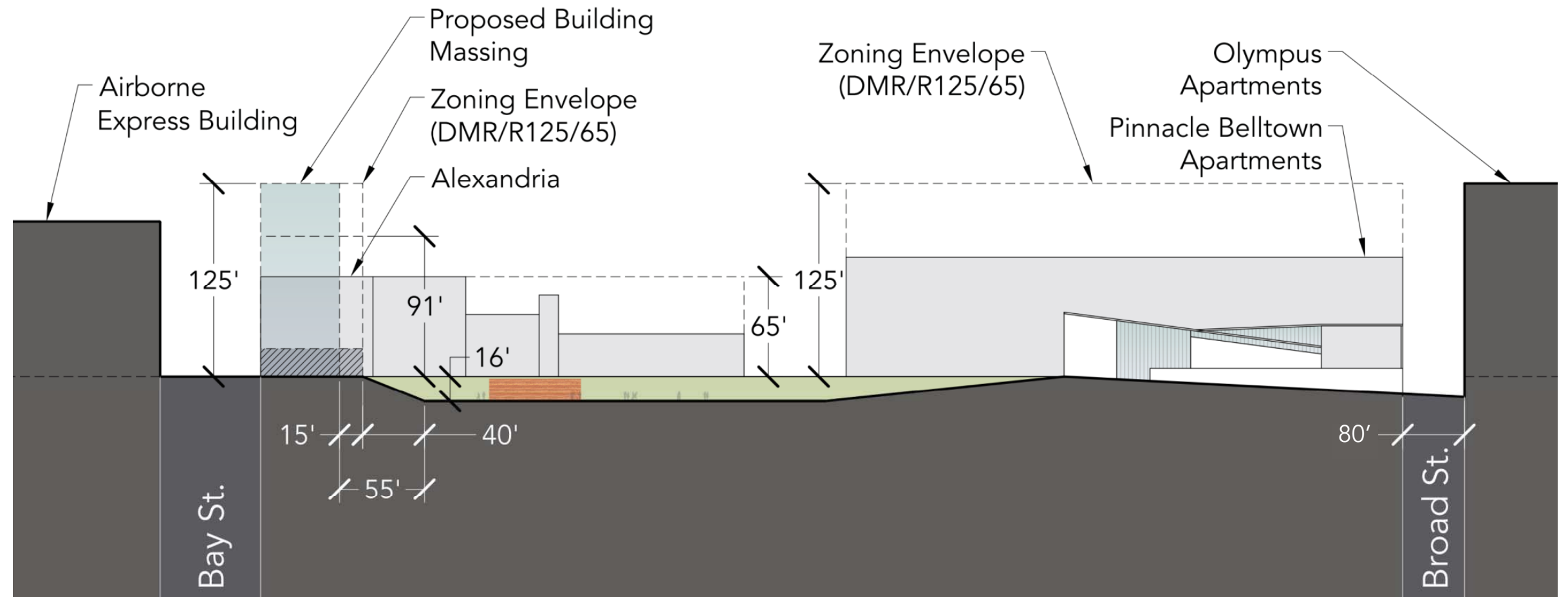


NEIGHBORING PEDESTRIAN REALM

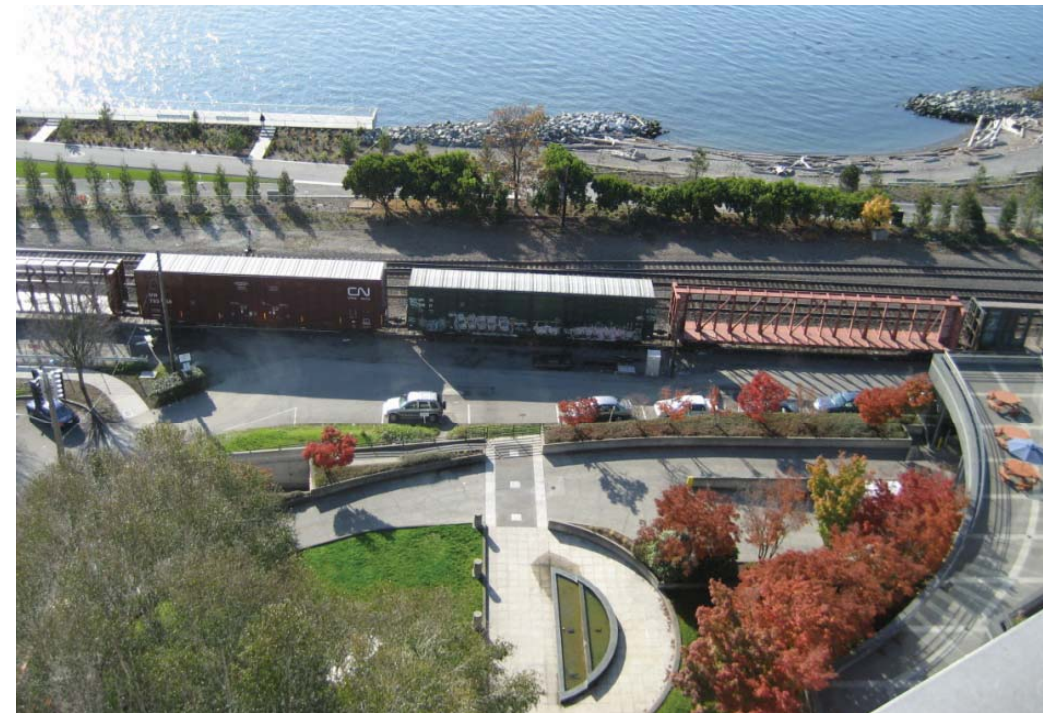
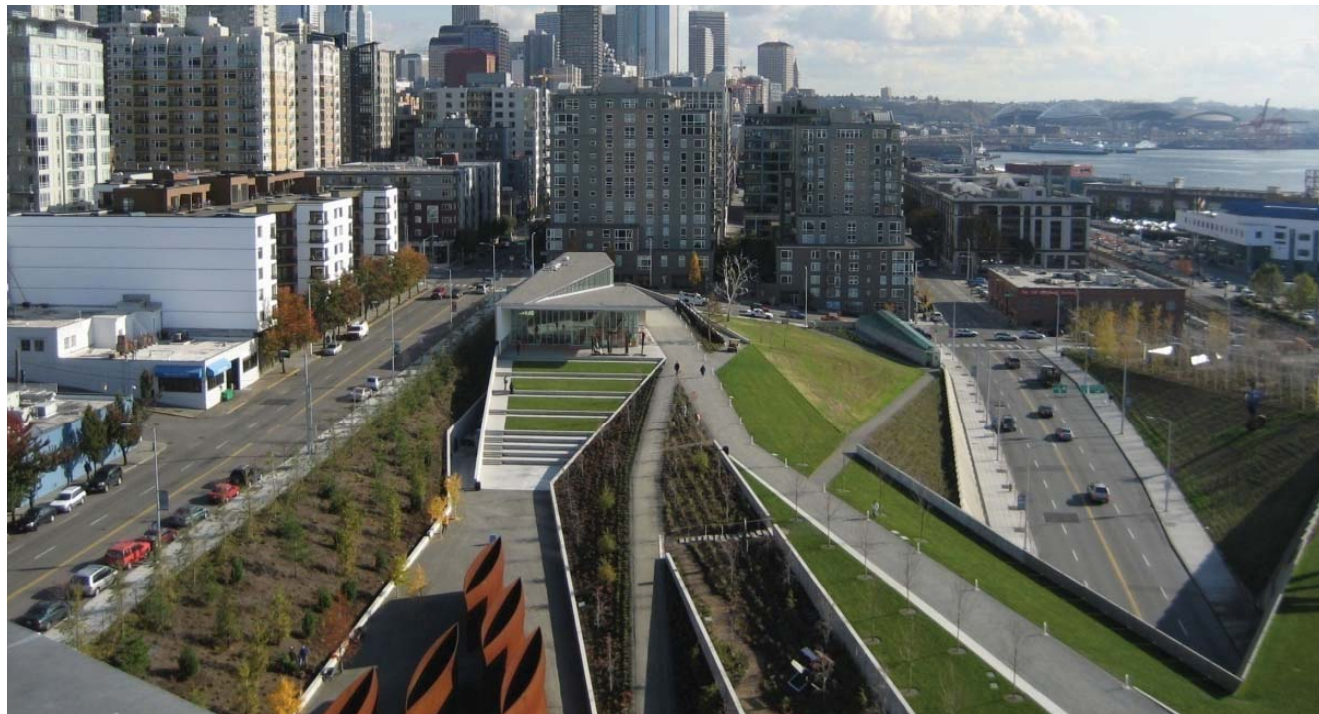
An urban site section through the Sculpture Park illustrates the relationship between the proposed building massing and the Park, and indicates the height and bulk of existing and future surrounding developments.

The proposed building mass steps back from the Sculpture Park property line 15' to establish a buffer of light and air, with a landscaped edge.

The proposed building mass is situated 55' from the northernmost occupiable portion of the Park, a spatial relationship comparable to adjacent building masses across the 66' right of way of Western Avenue.

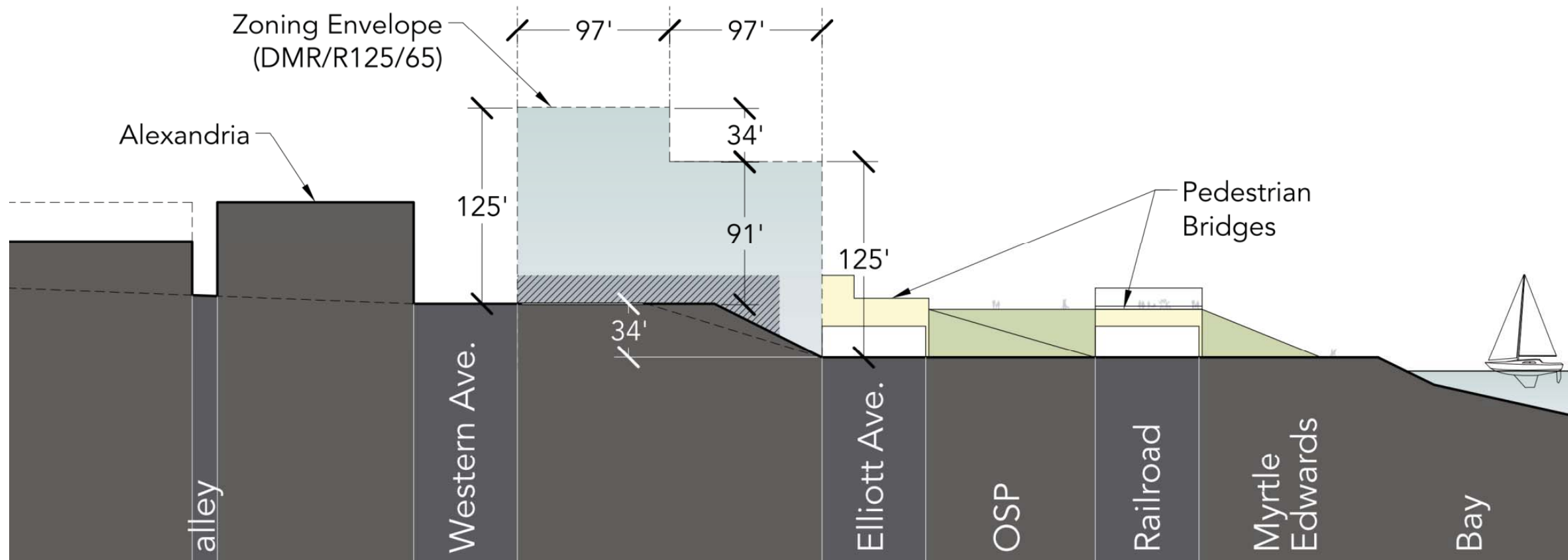


URBAN SITE SECTIONS



An urban site section through Bay Street illustrates the dramatic elevation differential between Western Avenue and Elliott Avenue, and alludes the potential for an significant pedestrian connection to link the adjacent neighborhood to the OSP, Myrtle Edwards, and Elliott Bay.

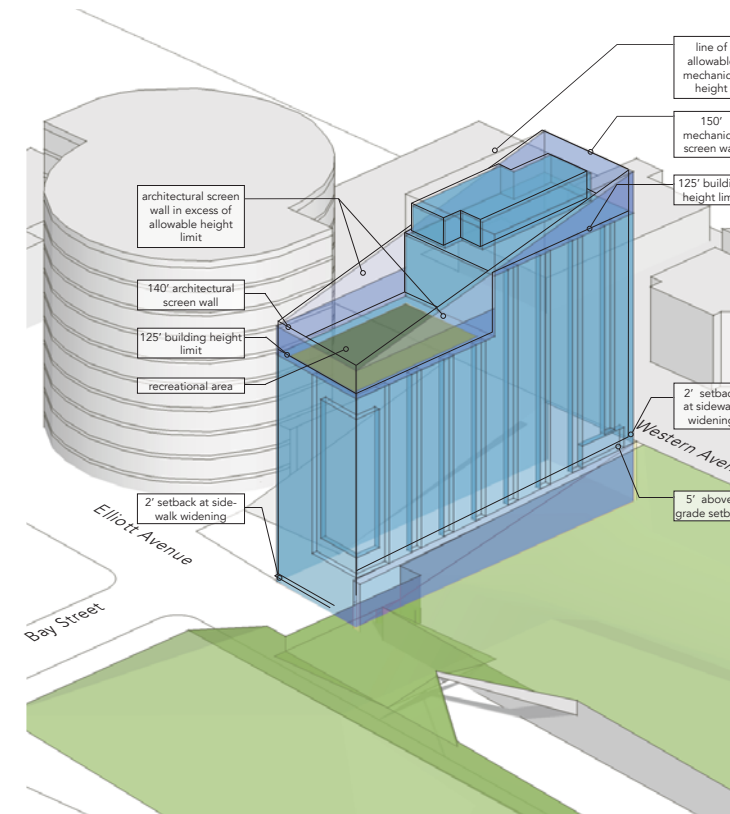
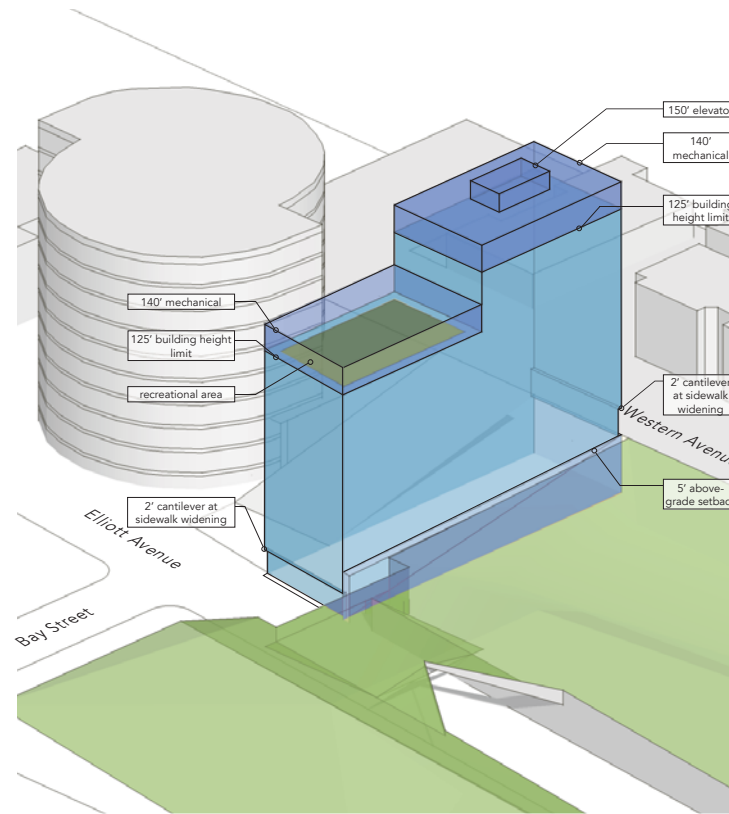
The zoning height envelope steps mid-block, as shown, resulting in a building mass that is effectively only 91' high from grade at the OSP edge for a full 50% of the shared frontage.



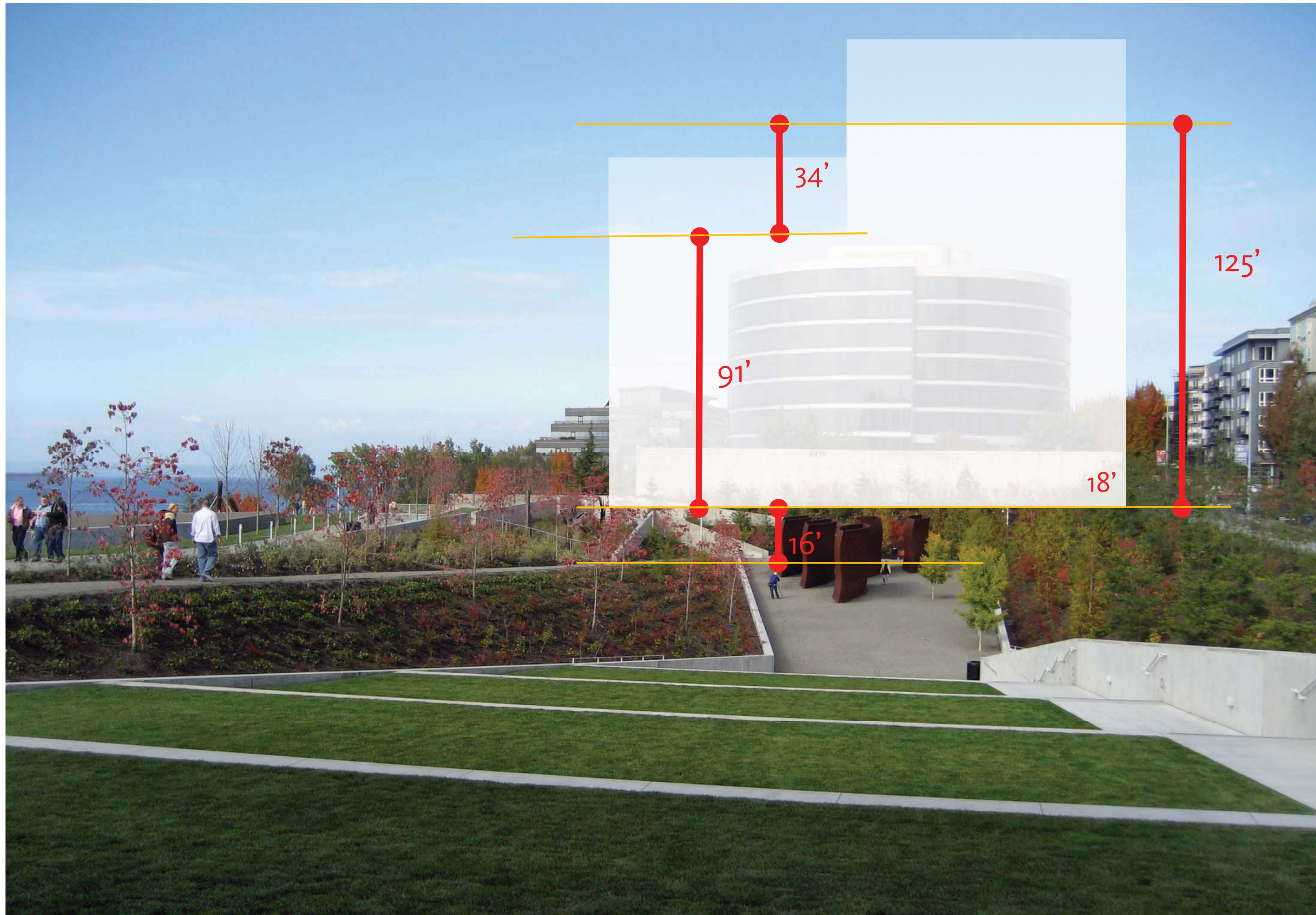
URBAN SITE SECTIONS

Several approaches to the massing and profile of the proposed structure have been explored and discussed with the Board. In the Early Design Guidance meeting, a simple and direct interpretation of the zoning envelope was presented, with an articulated series of bay windows and balconies within an architectural frame and infill, using a simple palette of white glass and vision glass. At this time the building mass was setback 5' from the shared property line with the Park. The board was generally favorable about the building massing, but wished to "quiet" the articulation of the facade. There was also discussion at that meeting which seemed to suggest interest in the sloping profile of an alternative massing that could help ease the abrupt "step" in the building profile.

A design with sloping cornice line which attempted to simplify the building profile was presented and discussed in the following recommendation meeting, along with a simplified facade articulation and an additional setback for a total of 15' from the shared property line, while maintaining the white frame and glass infill concept. There was consensus that the sloping profile was too strong of a gesture for the site, and the simpler profile would be preferred. There was also concern about the use of white being too dominant a color for a backdrop to the park.



DESIGN PROGRESSION



The profile of the zoning envelope and height limit is illustrated in the adjacent diagram. The existing one story masonry structure and Airborne Express buildings are ghosted behind for reference. The 125' height limit as measured from Western Avenue begins at the top of the north valley slope that forms a 40' buffer to the property line. At mid-block between Western and Elliott, the height limit steps down 34' such that the 125' height limit from Elliott is 91' from the top of the valley slope. The lighter tone above the height limit profile indicates the maximum allowable additional height for mechanical screen walls, elevator overruns, and other rooftop appurtenances.



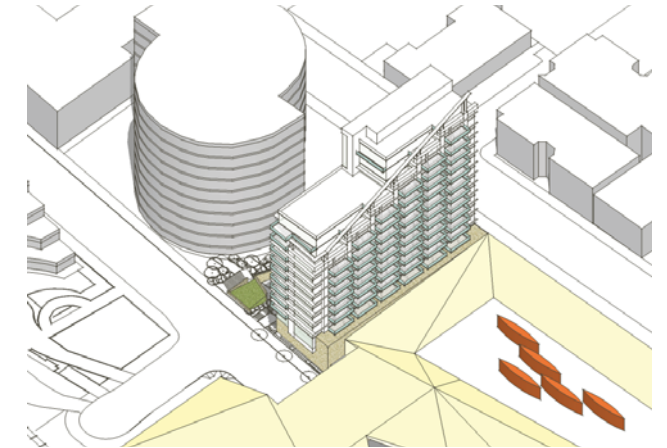
9am



12pm



9am



12pm



3pm



6pm



3pm



6pm

Shadow Study - March 21

The Design Team has carefully considered the movement of light around the building site in determining form, materials, and the proposal's contextual relationships. These shadow studies examine the dynamic light conditions at annual equinoxes and solstices. The proposal is setback 15' from the south property line, reducing the impact

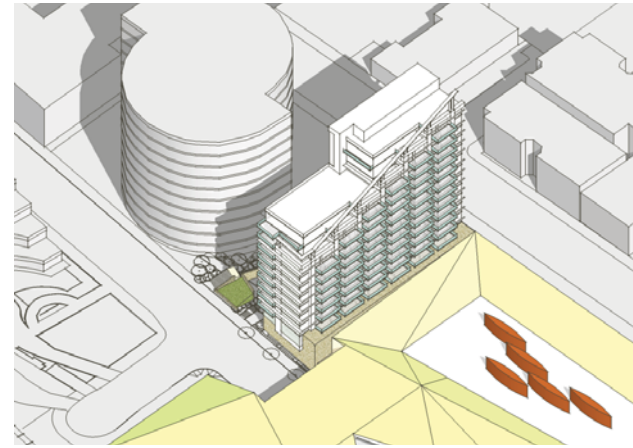
on the neighboring park. The park valley and Serra *Wake* sculpture are able to maintain direct light access during the majority of normal park hours.

Shadow Study - June 21

SHADOW STUDIES



9am



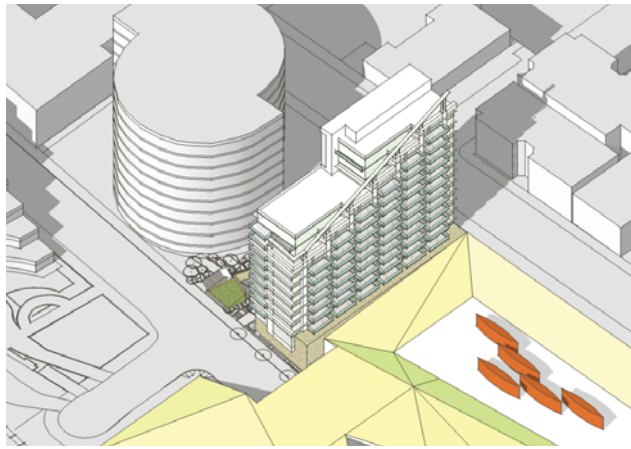
12pm



9am



12pm



3pm

Shadow Study - September 21



6pm



3pm

Shadow Study - December 21

The project site is adjacent to one of the most cherished public landscapes in Seattle, and is at a transition zone between the dense urban neighborhood of Belltown and the less dense recreational and commercial uses along Elliott and the waterfront. The site is further defined by the termination of Bay Street to automobile traffic. The proposed design attempts to add value to its surroundings and coexist in harmony with these unique conditions.

The form of the project is a simple profile created by the zoning envelope but set back 15' from the south property line to form a "mute" backdrop to the Sculpture Park. Within this simple profile, careful architectural modulation, unique details, and well considered materials respond to each public frontage differently, as described through the drawings and narrative in the following document.

The design team has engaged in dialogue with Weiss Manfredi and SAM at various stage in the process, sharing drawings, sketches, and models in order to gather input and feedback, and has worked closely with Charles Anderson, landscape architect of the Park to ensure an appropriate fit and compatible environment for the project. We have strived to create a design that is simple yet nuanced, and sincerely hope that the board will find our proposal worthy of recommendation.

Priority Design Guidelines Identified by the Board

A-1 : Respond to the physical environment

B-1 : Respond to neighborhood context

B-3 : Reinforce positive urban form and attributes of the immediate area

B-4 : Design a well proportioned and unified building

C-1 : Promote pedestrian interaction

C-3 : Provide active, not blank facades

C-5 : Encourage overhead weather protection

D-1 : Provide inviting and usable open space

D-2 : Enhance the building with landscaping

D-6 : Design for personal safety and security

E-2 : Integrate parking facilities

The Design Guidelines for the Belltown Urban Center Village are intended to work in conjunction with the Citywide Design Guidelines and apply to projects in the Belltown area. The guidelines provide recommendations on issues unique to the Belltown neighborhood.

An essential component to the overall design concept is the transformation of Bay Street into a significant “green pedestrian link” that connects the surrounding neighborhoods to the Sculpture Park, the waterfront, Myrtle Edwards Park, and the existing landscape space along Elliott.

Green Streets are street rights-of-way that are enhanced for pedestrian circulation and activity with a variety of pedestrian-oriented features, such as sidewalk widening, landscaping, artwork, and traffic calming. Interesting street-level uses and pedestrian amenities enliven the Green Street and lend special identity to the surrounding area.

Emerging Multi-Use Connector Streets: Western Avenue, Elliott Avenue. These streets offer good connection between Pike Place Market and the Olympic Sculpture Park. The area is experiencing a fair amount of residential growth. These streets are receiving eclectic public art and varied facades, and ultimately will both become promenade-type streets.

Street Edge/Furnishings:
Concentrate pedestrian improvements at intersections with Green Streets (Bay Street)
Pedestrian crossings should be “exaggerated”, that is they should be marked and illuminated in a manner where they will be quickly and clearly seen by motorists



BAY STREET LINK CONCEPT



To create a development and locate a structure on this sensitive site brings change to a newly established and cherished place. While such an intervention cannot be undertaken with no impact, the design team is committed to the notion that it can be done in a manner that creates a positive impact on the space, in the tradition of other cities with substantial public open spaces that are “outdoor rooms” whose spatial definition is the result of urban and density and a geometry that creates a sense of openness, place, and space. Over the past few years as the design concepts have evolved, in dialogue with the parks designers and landscape architects, they have repeatedly embraced this notion. Our goal is to create a simple and elegant backdrop to the wonderful space that they have created.

B-3
Reinforce the positive urban form & architectural attributes of the immediate area-

Consider the predominate attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

OUTDOOR ROOM CONCEPT

D-1
Provide inviting & usable open space.

Design public and open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized

D-2
Enhance the building with landscaping

Enhance the building and site with generous landscaping which includes; special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

Landscape enhancement of the site may include some of the approaches or features listed below, where appropriate:

Emphasize entries with special planting in conjunction with decorative paving and/or lighting.

Use landscaping to make plazas and courtyards comfortable with human activity and social interaction.

Distinctively landscape open areas created by building modulation, such as entry courtyards.

Provide year-round greenery - drought tolerant species are encouraged to promote water conservation and reduce maintenance concerns

Provide opportunities for installation of civic art in the landscape; designer/artist collaborations are encouraged.

Residential buildings should be sited to maximize opportunities for creating usable, attractive, well-integrated open space. In addition, the following should be considered:

Courtyards that organize architectural elements while providing a common garden

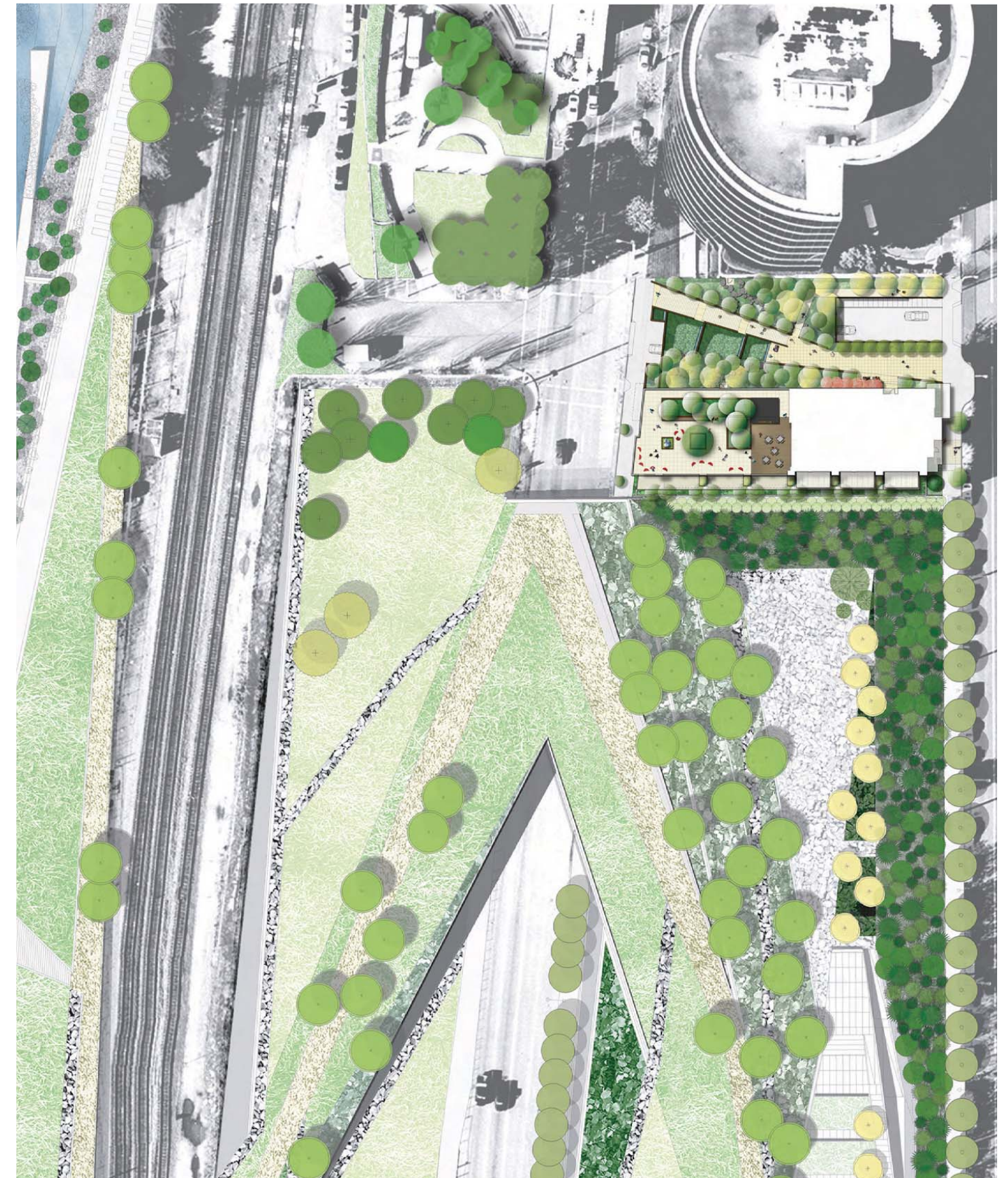
Entry enhancements such as landscaping along a common pathway.

Decks, balconies, and upper level terraces

Location of outdoor spaces to take advantage of sunlight and views

Belltown-specific supplemental guidance

Locate plazas intended for public use at/or near street grade to promote physical and visual connection to the street; on site plazas may serve as a well-defined transition from the street. Take views and sun exposure into account as well.



Define and contain outdoor spaces through a combination of building and landscape, and discourage oversized spaces that lack containment.

The space should be well-buffered from moving cars so that the users can best enjoy the space.

Open spaces can feature art work, street furniture, and landscaping that invite customers to enhance the building's setting. Examples of desirable features are; attractive pavers, pedestrian-scaled lighting, landscaping that enhances the space and architecture, site furniture, art work, or amenities such as fountains, seating and kiosks.

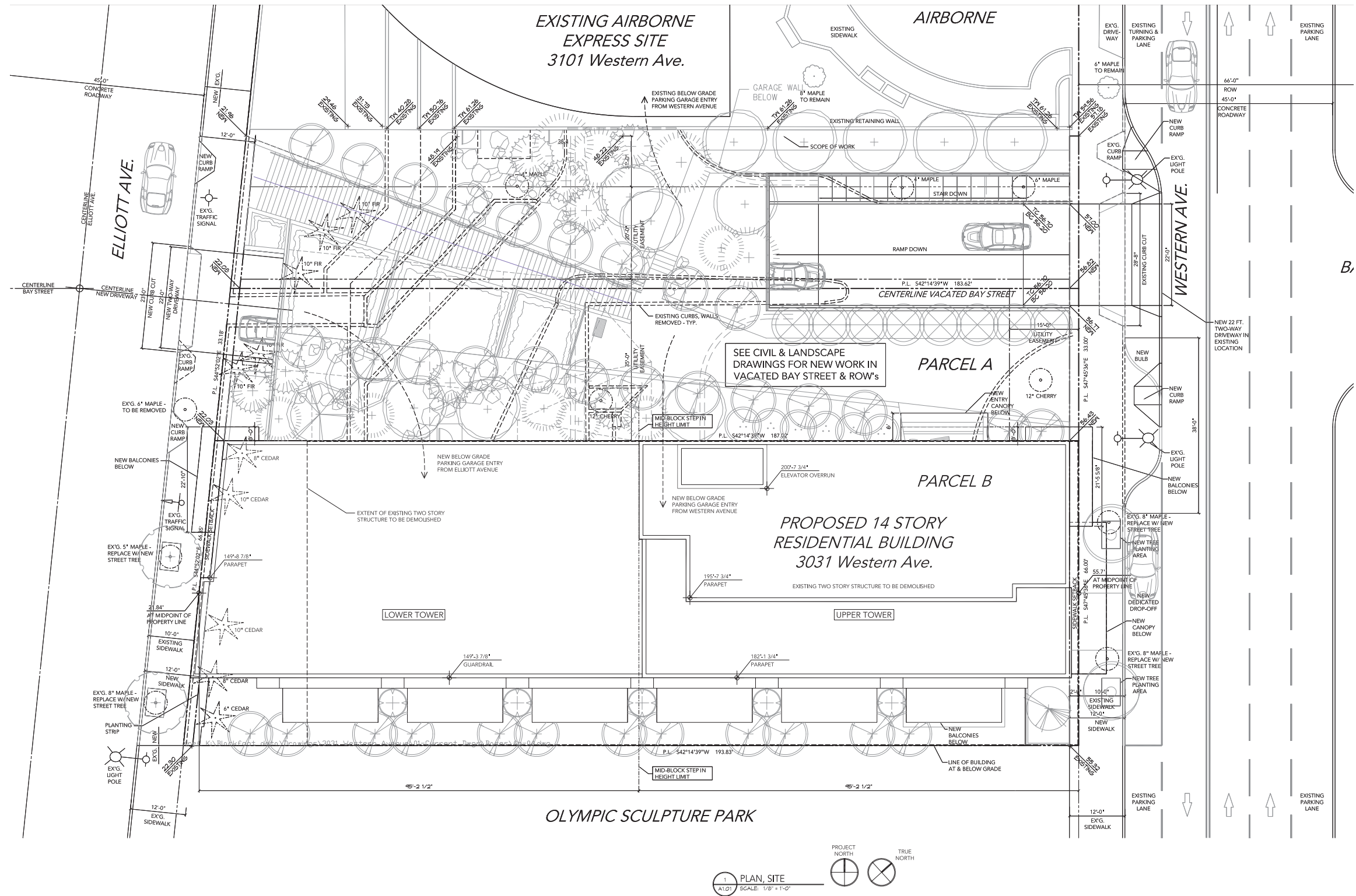
LANDSCAPE CONCEPT



- 1 plaza
- 2 valley slope
- 3 buffer planting
- 4 parking ramp
- 5 parking entry
- 6 terraced landscaping
- 7 rooftop terrace
- 8 dense tree planting
- 9 rockery
- 10 art location
- 11 public bench
- 12 sidewalk
- 13 at grade terraces
- 14 park bridge
- 15 drop off
- 16 entry paving

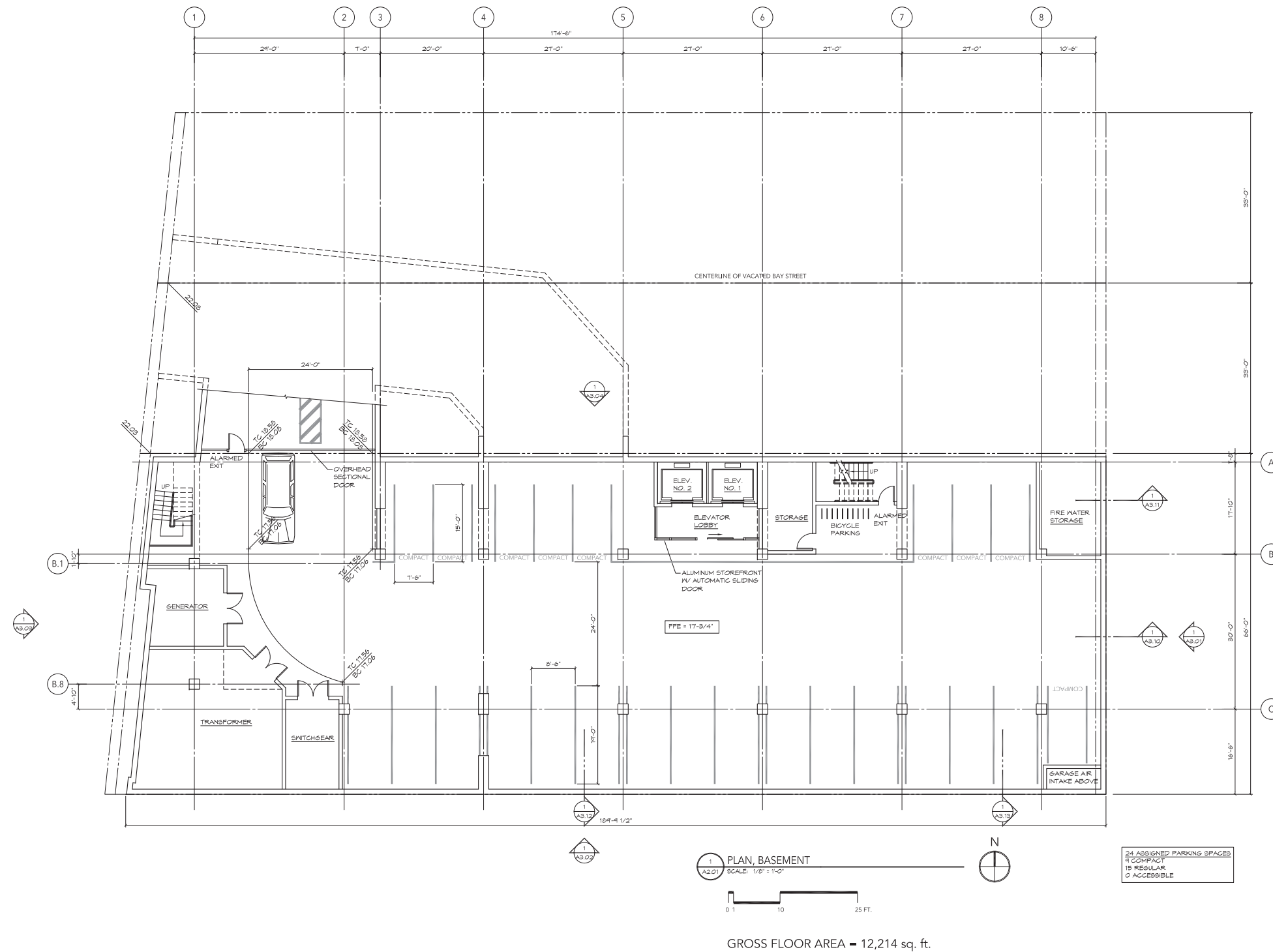
LANDSCAPE CONCEPT

This composite plan illustrates the relationships of the proposed design to the existing conditions at grade along all edges.

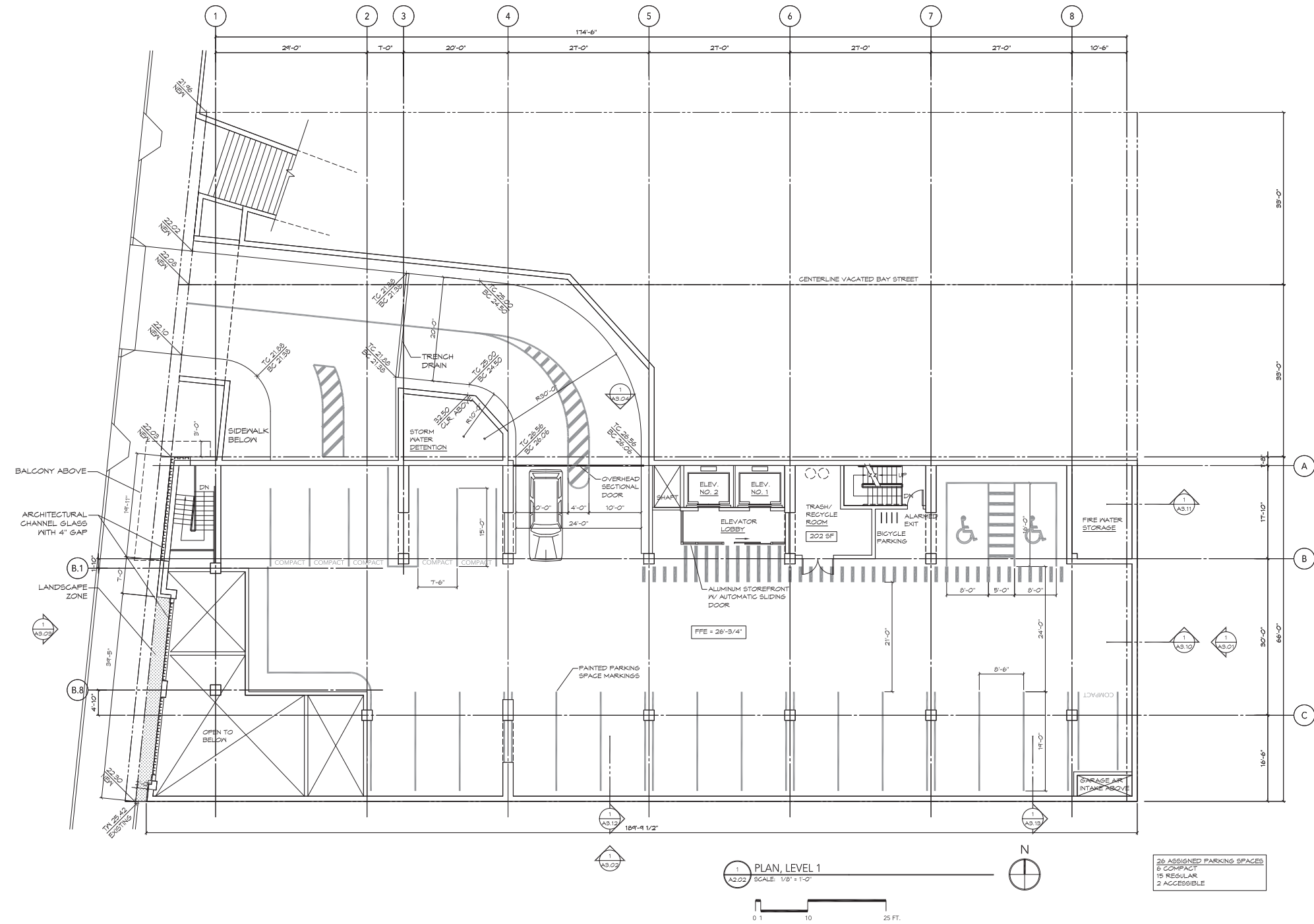


SITE PLAN

The basement parking plan is several feet below the elevation of Elliott Avenue, and accommodates the code required generator, transformer vault, and switch gear rooms. Due to the proposed Bay Street improvements and the front door location on Western Avenue, this is the only viable location for these services, based on their technical requirements. Also note that the parking levels are not interconnected, but are individually served by a split ramp from Elliott Avenue that is underneath the landscape lid above.

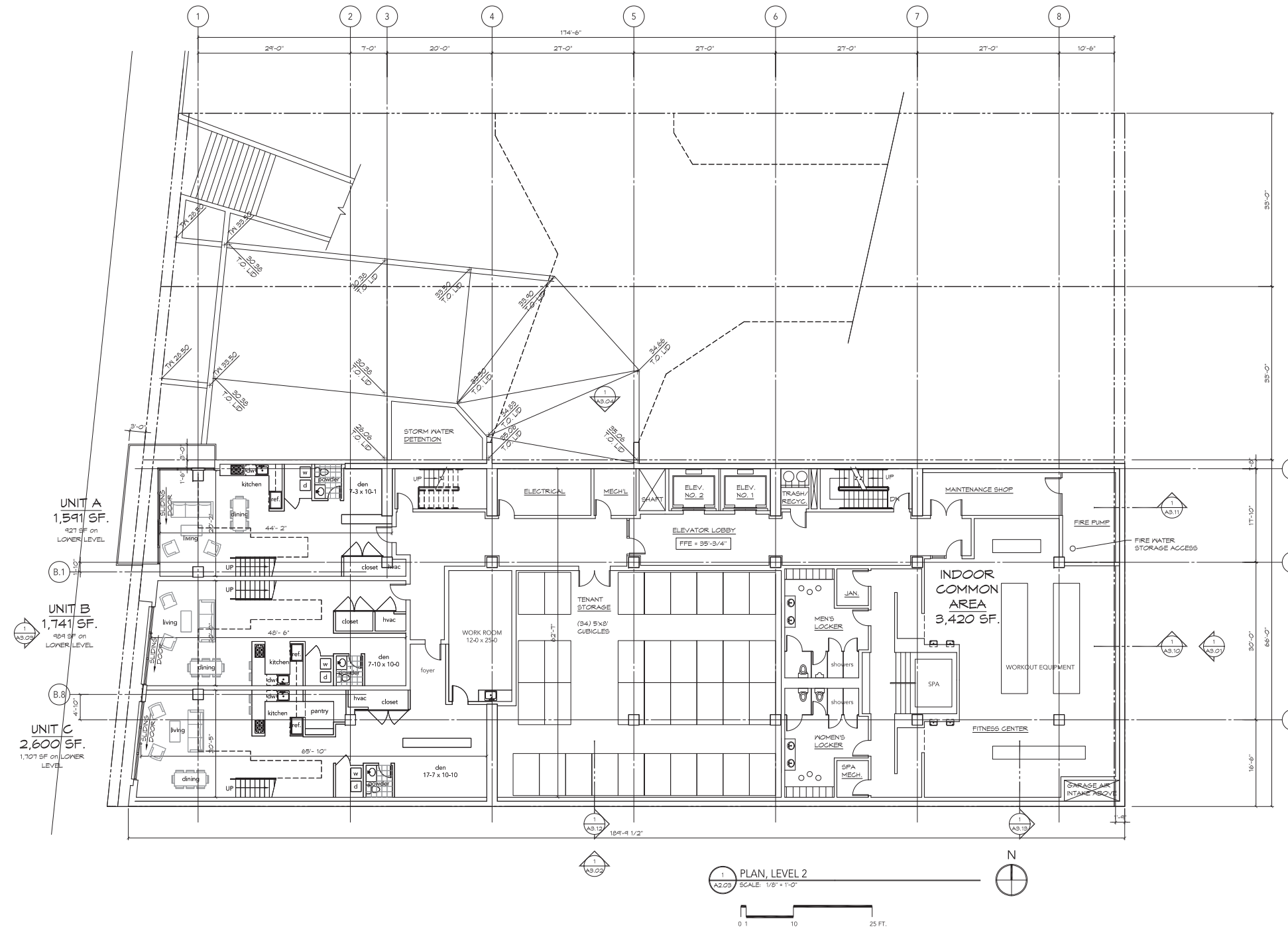


BASEMENT PLAN



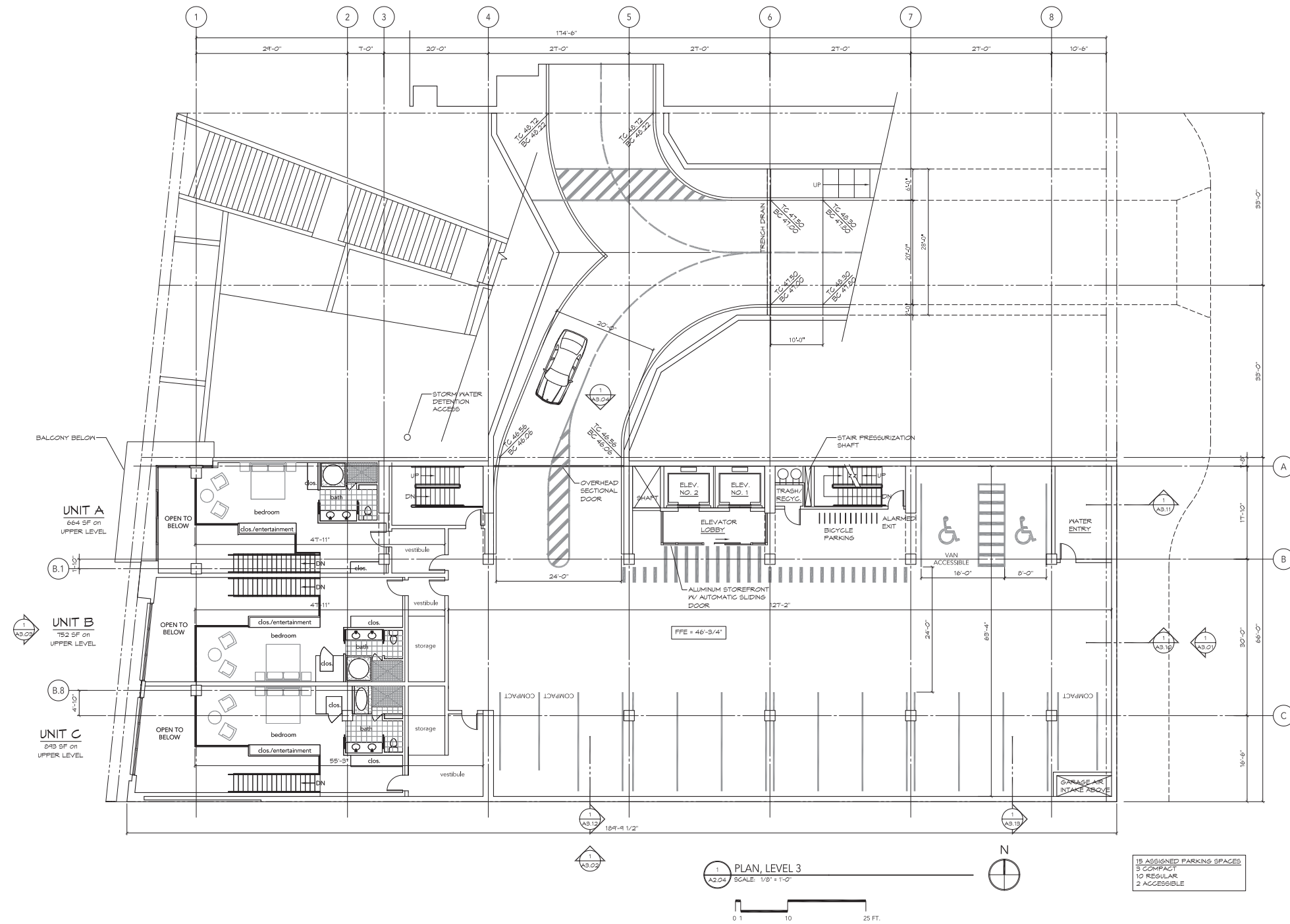
LEVEL 1 PLAN

The level 2 plan accommodates the ground floor of the 2-story apartment units fronting Elliott Avenue, as well as building common amenities.

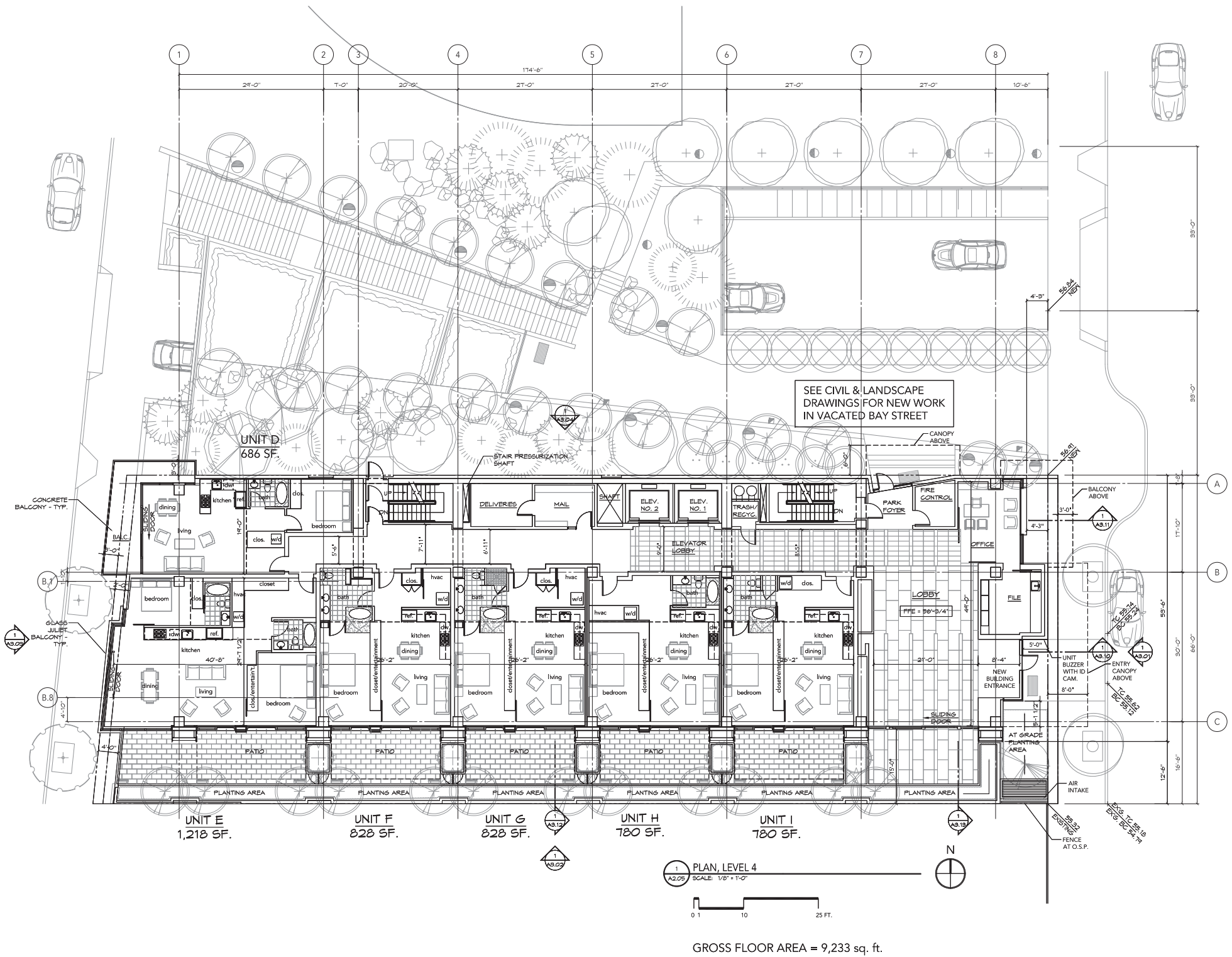


LEVEL 2 PLAN

This plan level accommodates the upper floor of the 2-story apartments fronting Elliott Avenue, as well as additional parking which is accessed via a shared ramp below the landscape lid that also serves the adjacent Airborne Express building.



LEVEL 3 PLAN



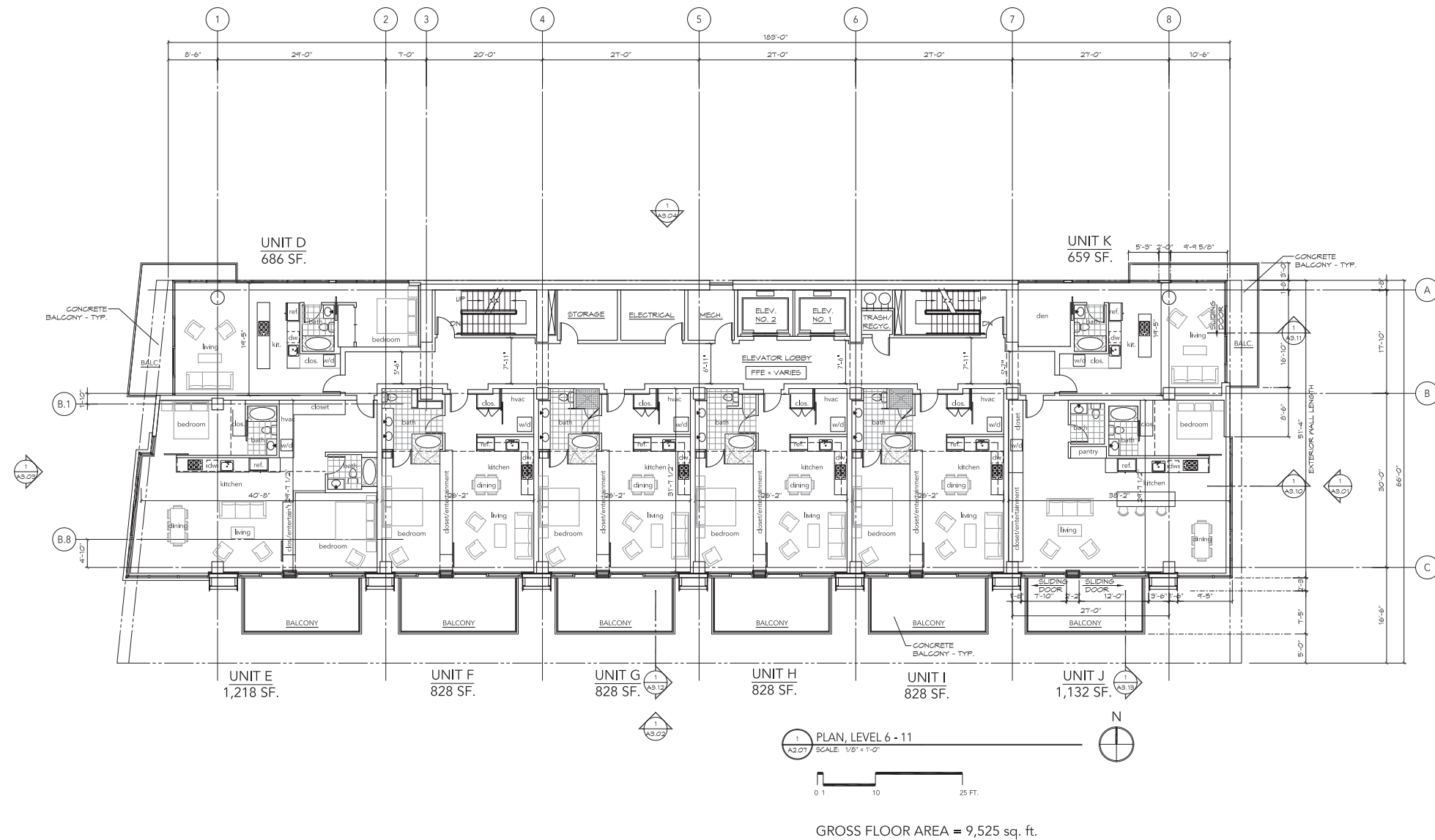
The entry Level plan accommodates a 2-story lobby fronting Western Avenue and building access to the Bay Street plaza and landscape. At this level, the park-facing units enjoy a patio terrace several feet above the top of the highest point of the valley slope. A continuous raised planting zone buffers the private spaces from the public space of the Park, and raised planters define private spaces from one neighbor to another.

At the southeast corner the building steps back dramatically from Western Avenue for the first 2 stories to create more open sight lines to the Park for pedestrians. An at-grade planting area creates a green buffer for clear separation of the sidewalk and the private spaces of the patio terraces, while also screening an at-grade grille for fresh air intake into the garage.

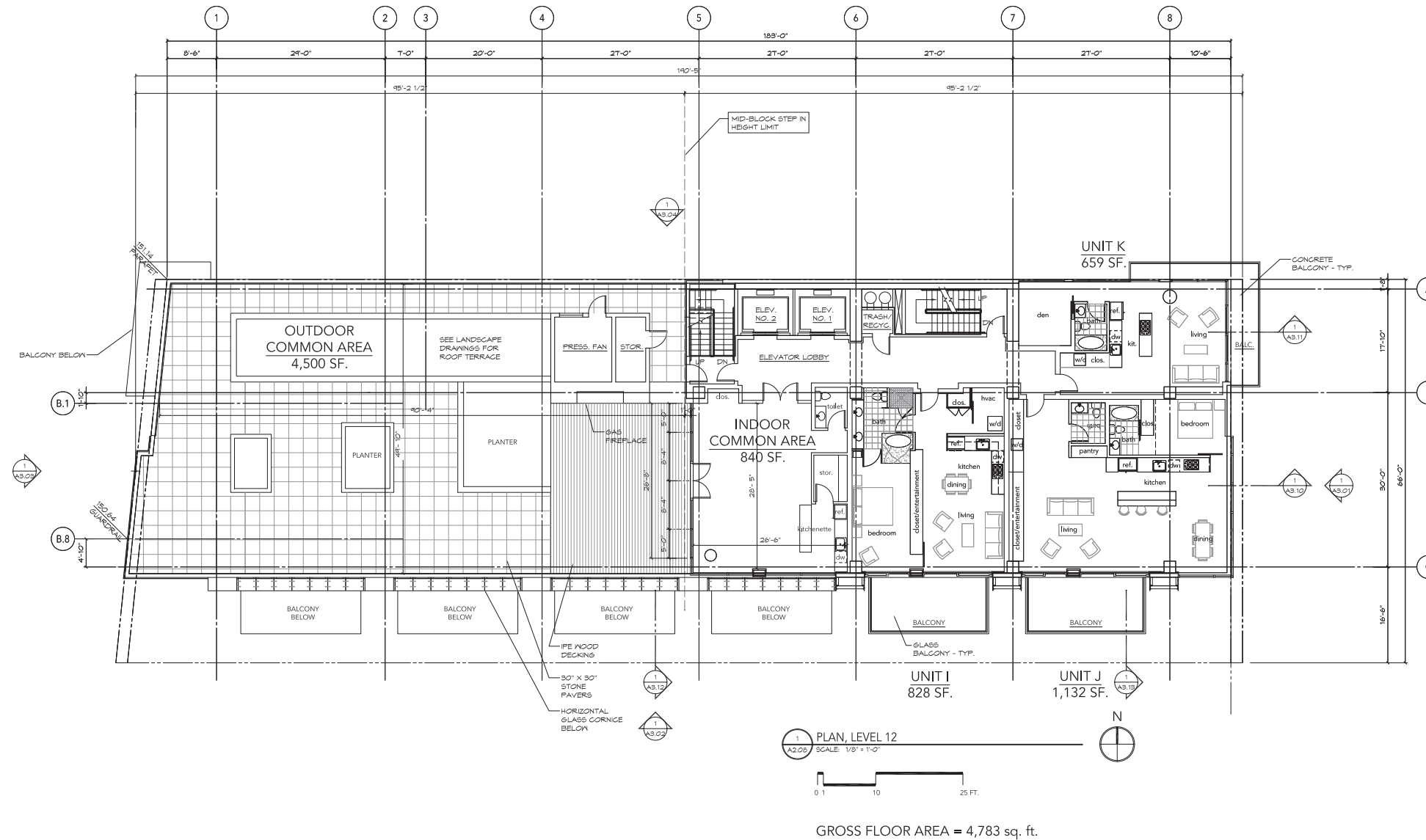
LEVEL 4 PLAN

Due to the narrow site and the 15' setback from the Park, the building plan is single loaded to maximize the number of units facing the Park, and most effectively use the buildable footprint. In order to accommodate unit planning while resisting lateral forces, the long narrow structure requires a substantial shear wall along grid A coupled with orthogonal shear walls on grids 3,4,6,7 and coupler beams to the columns along grid B.

The unit planning for the north units has been revised to take advantage of the opportunity for views and daylight along the northern exposure, and the glazing line now extends to it's maximum possible length on either site of the shear wall configuration.

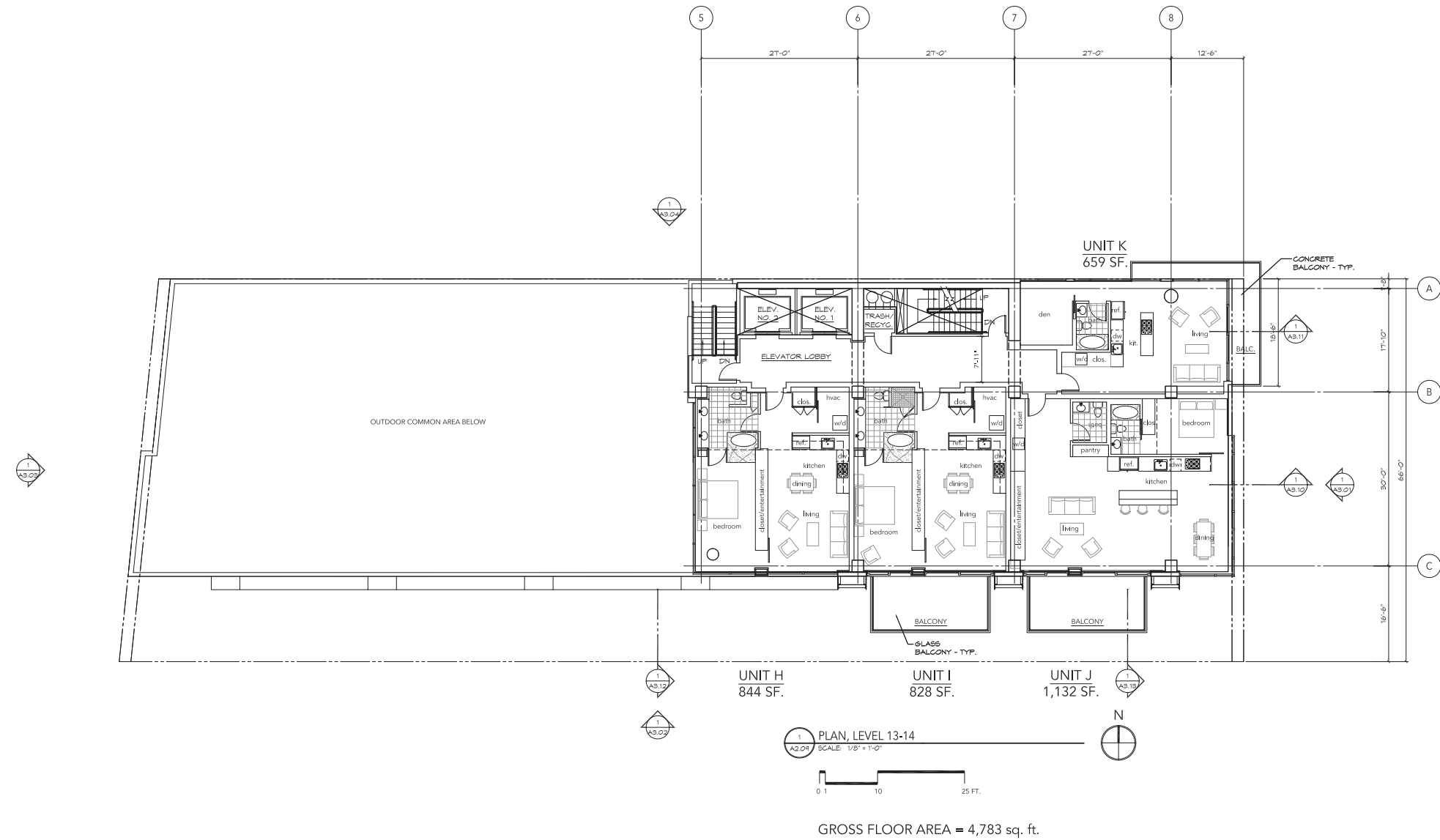


This plan is where the zoning generated step in the height limit occurs, and the western portion of the structure tops out at 125' above Elliott Avenue while the eastern portion extends to 125' above Western Avenue. A building common room is located at this level, adjacent to the shared outdoor common area, which provides space for gathering and recreation among landscape planting, decks, artwork, a fireplace, bar be que area, and of course, view to the Park below.



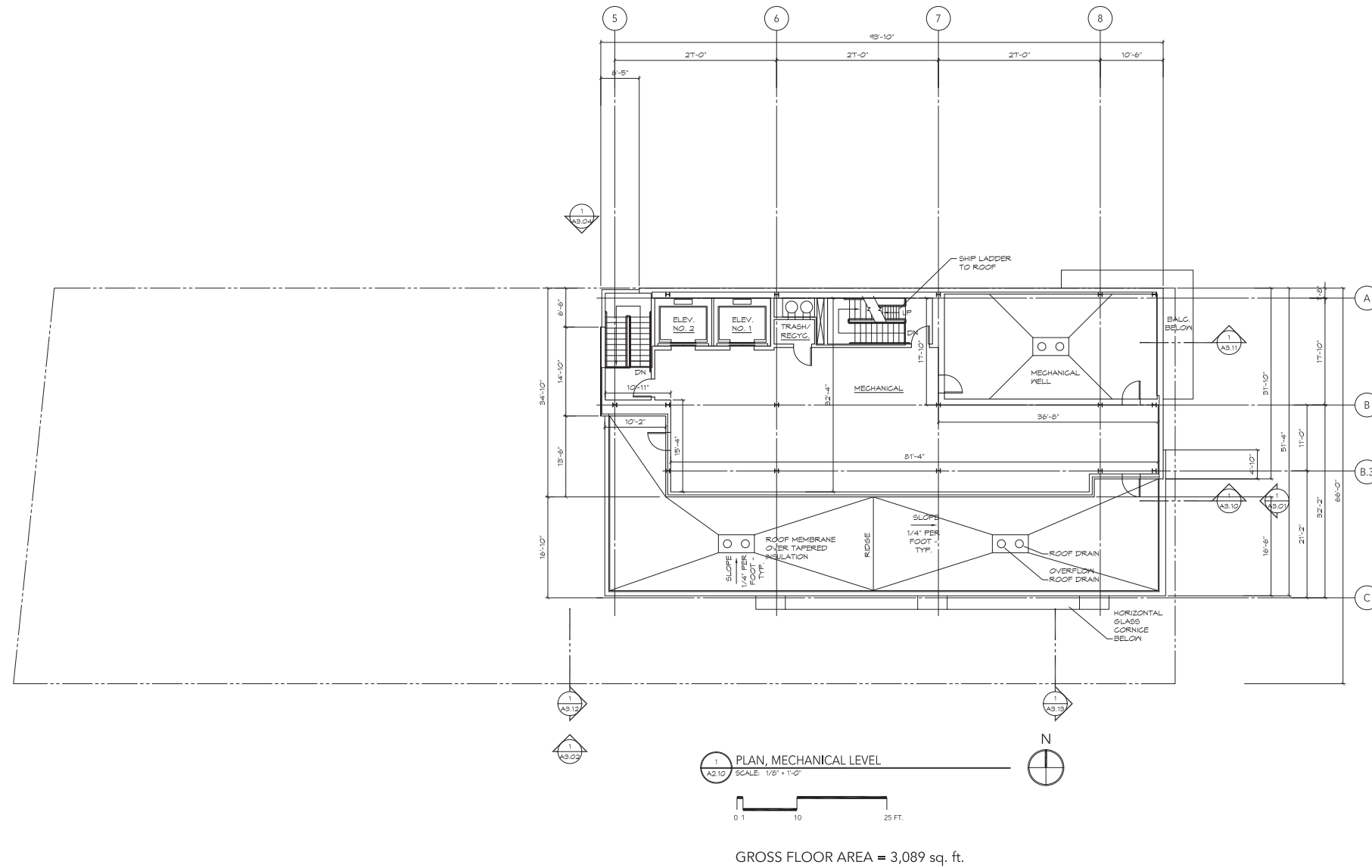
LEVEL 12 PLAN

This smaller footprint plan occurs in the 'tower' portion of the building that extends to 125' above Western Avenue, accommodating 4 residential units, and a compacted core area. The egress stair at the northeast corner transfers at level 11 to its more typical location.



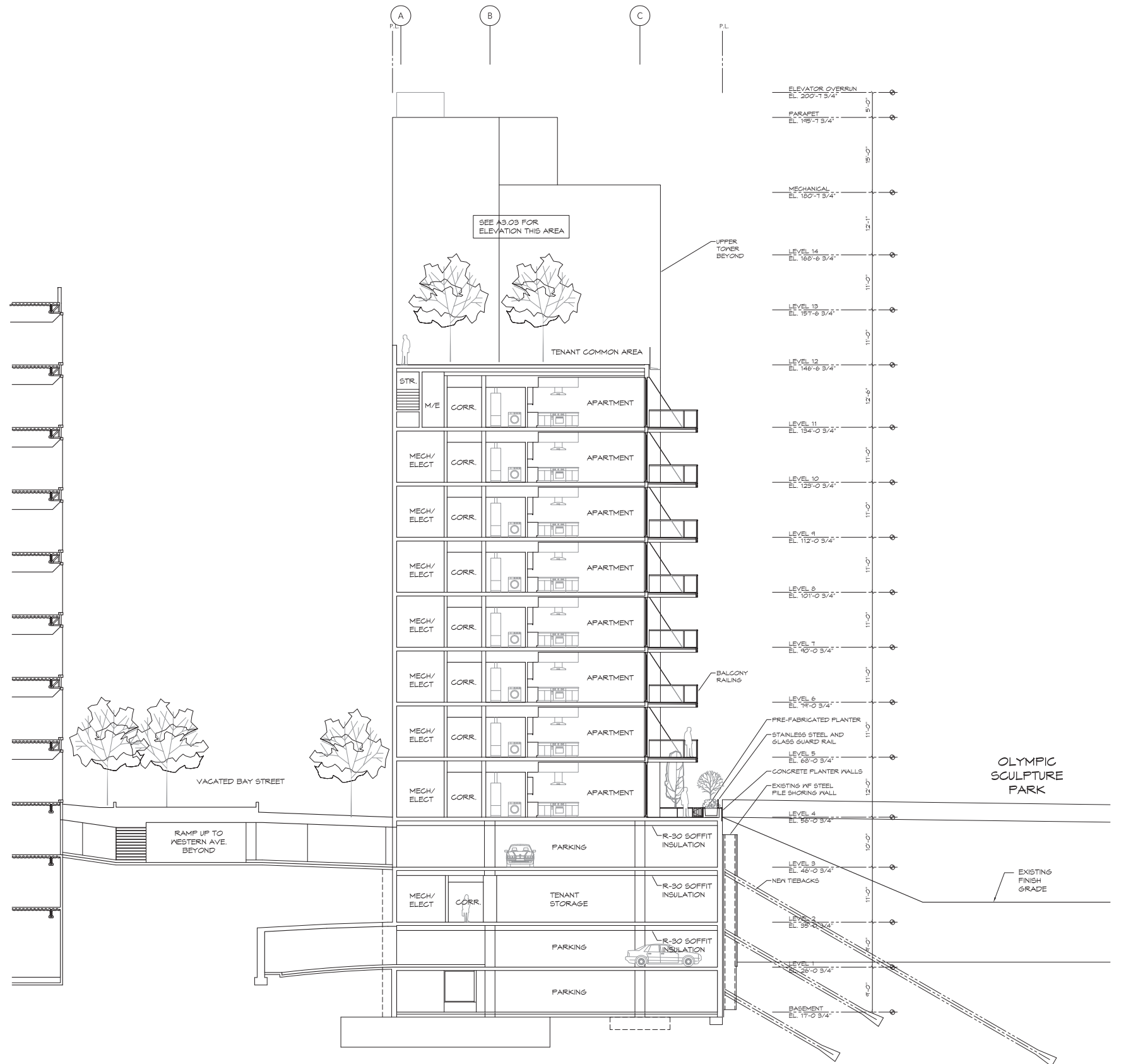
LEVEL 13 & 14 PLAN

The rooftop mechanical space establishes a minimal footprint required to accommodate the anticipated equipment sizes for chillers, boilers, fans, and other systems. The plan is set back substantially from the Park facing edge, to minimize the apparent height of the Park.

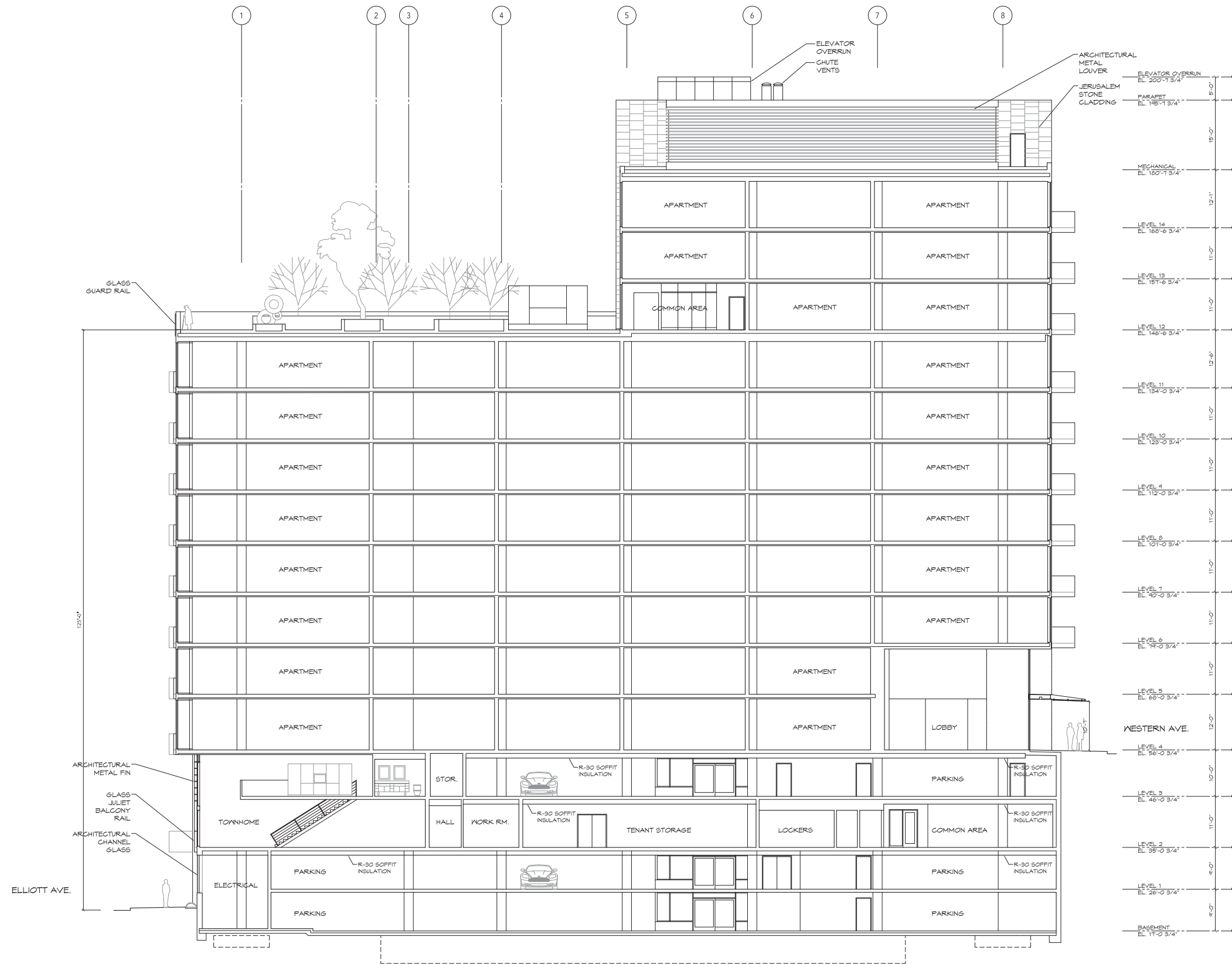


ROOFTOP MECHANICAL PLAN

The transverse section reveals the relationship of the building to grade along Bay Street and the Park edge, indicating the relative height of the eastern portion of the proposed massing to the existing Airborne Express structure.



TRANSVERSE SECTION



The longitudinal section reveals the relationship of the building to grade conditions at Western and Elliott Avenues, as well as the below grade parking and amenity levels.

LONGITUDINAL SECTION



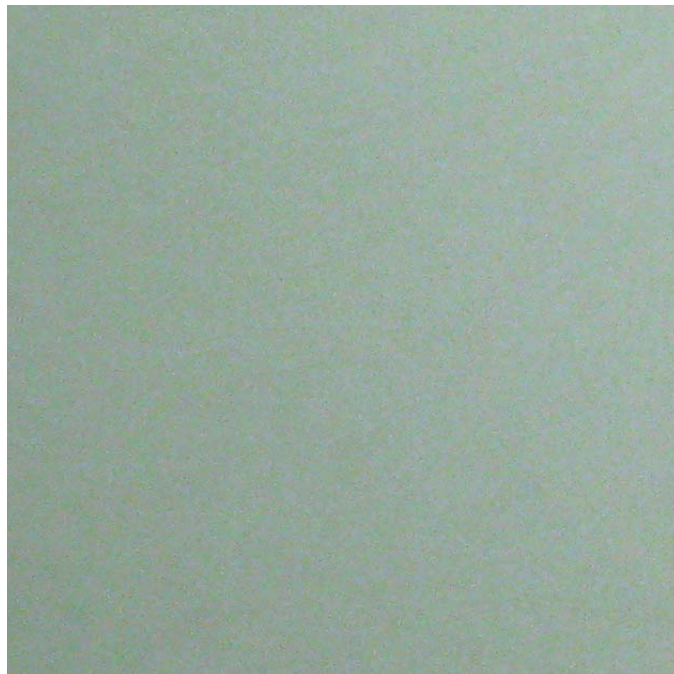
attachment hardware



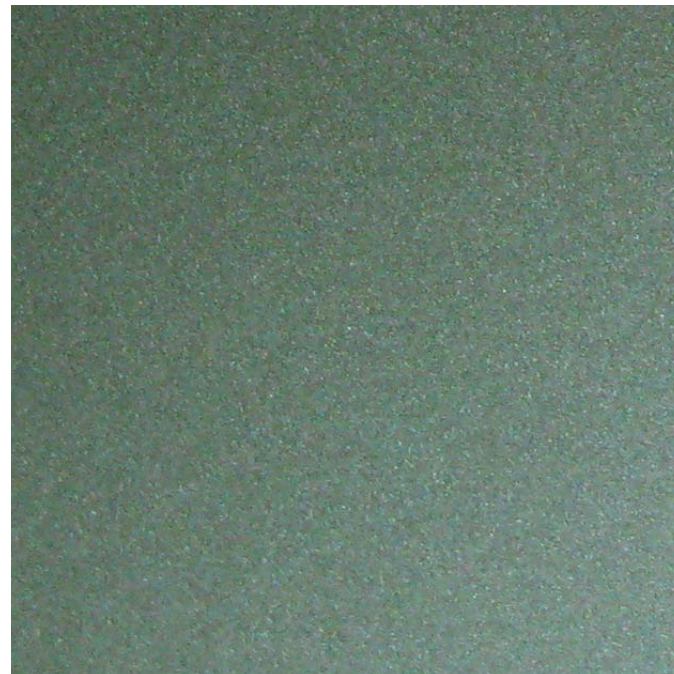
stainless steel rail



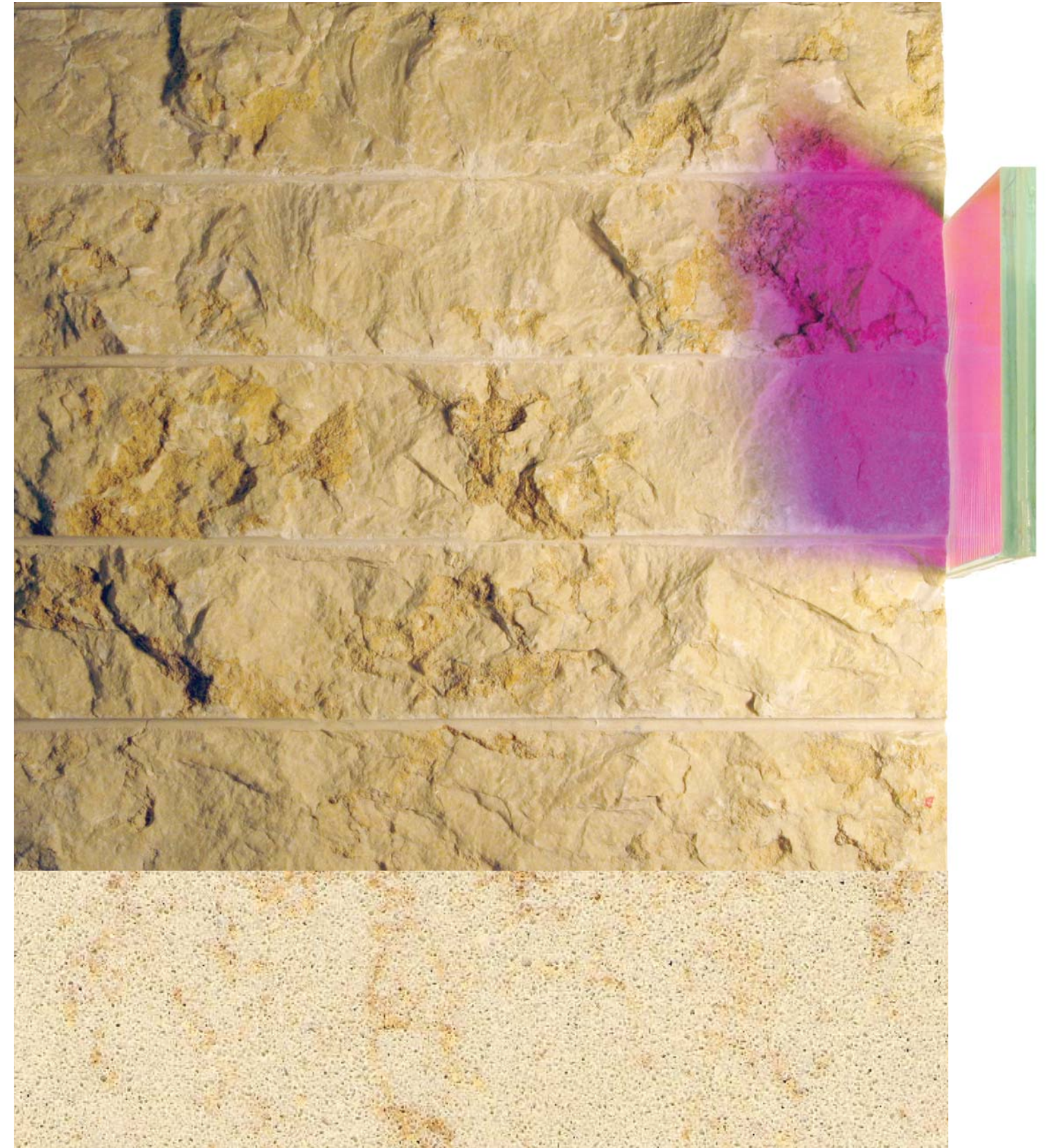
channel glass plank



vision glass



spandrel glass - metallic



Jerusalem stone, smooth and textured, with dichroic fin detail

MATERIALS PALETTE

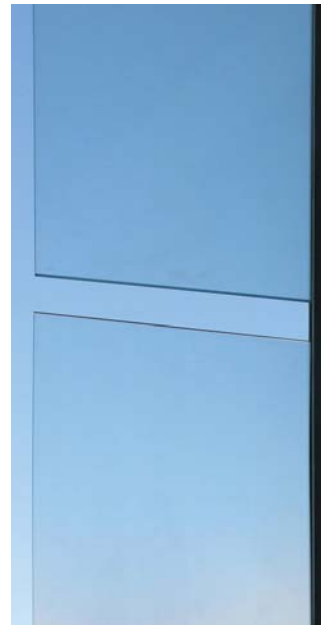


dichroic color saturation

dichroic projections and reflections



vision glass with fritted glass "ghost surface"



translucent glass fin



light effect on translucent glass fin



channel glass light effect

The exterior enclosure concept seeks to respond effectively to a unique context by proposing a distinctly different material palette and expression on Bay Street and the Park face, with the east and west facade mediating between the two. Simplicity with nuanced expression and precise details are guiding design principles for the exterior enclosure. Great care has been taken to compose not only forms, surfaces, regulating lines, proportions, and systems, but also to create deliberate effects of shade, shadow, texture, cast light, and reflection, in order to create a building that is not static or singular in its reading, but takes on many and varied readings depending on conditions of the light. A combination of warm stone, precise technical elements in stainless steel, and various types of glass form the basic palette, whose deployment on the facades is elaborated in the elevations and view to follow.

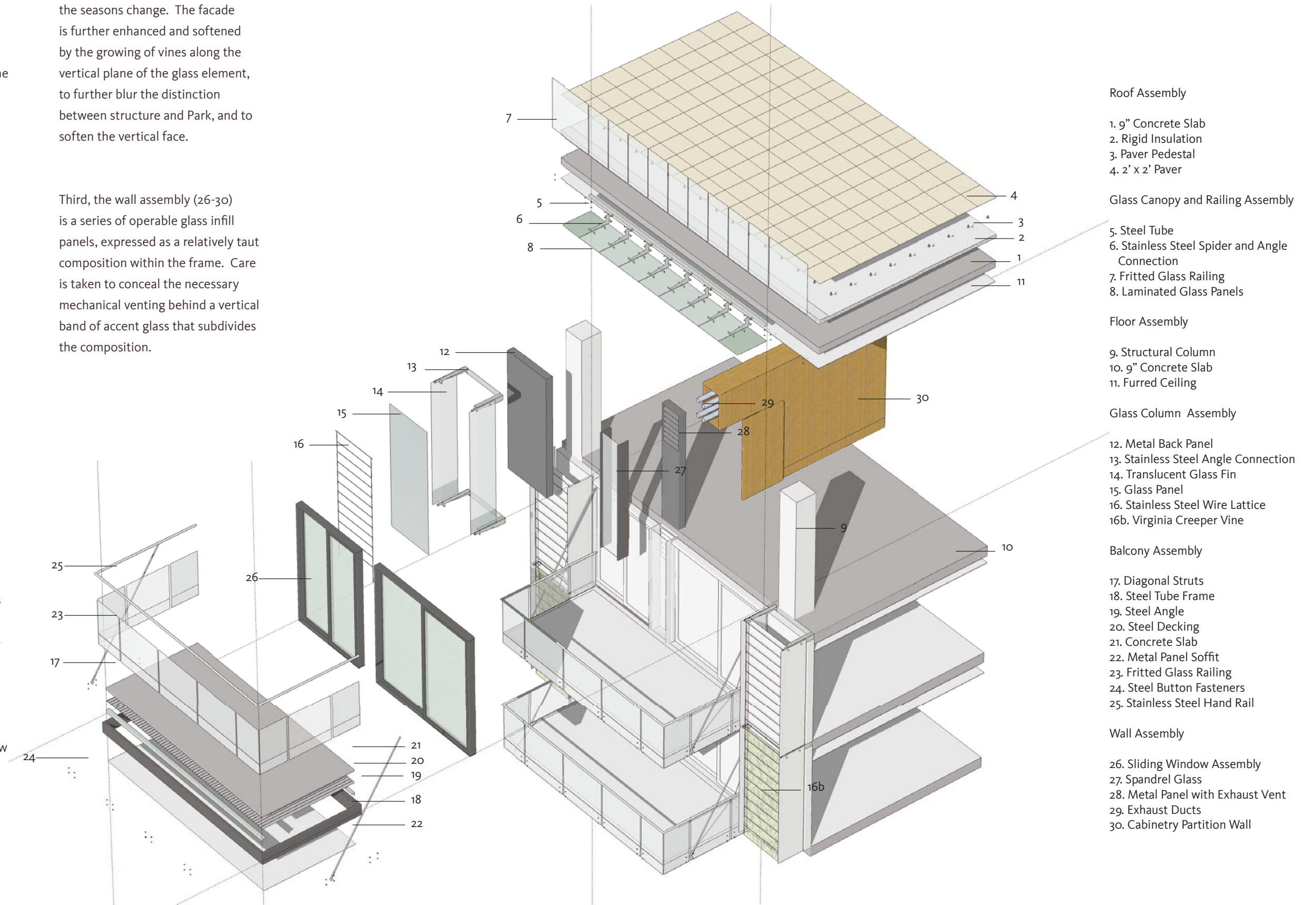
The Park facing facade materials and assembly are illustrated in the adjacent diagram. This facade is conceived as a 'tapestry of glass', the intent of which is to dematerialize the structure from the Park observers perspective, rendering a softer and indeterminate boundary to the building created by the interplay of color, reflection, light, and shadow. Layers of glass planes and forms create three distinct geometric elements that lend compositional order to the facade:

First, the balconies (17-25), are assembled as a pre-fabricated steel frame attached by a visually light stainless steel rod. The railing glass extends in front of the steel frame with a frit band to mask the structure behind and enhance the reading of a "glass box". The underside of the deck is sheathed with a painted perforated steel sheet to provide a smooth plane visible from below.

Second, a "frame" of glass columns and cornice that organizes the facade into vertical bays in cadence with the structure and dwelling partitions (12-16, 5-8). This element creates a sense of privacy and separation between residences while producing a shade and shadow to modulate the facade and temper the light. The planar and three dimensional assemblage of these components will produce many variations of effects with light and shadow throughout the day and as

the seasons change. The facade is further enhanced and softened by the growing of vines along the vertical plane of the glass element, to further blur the distinction between structure and Park, and to soften the vertical face.

Third, the wall assembly (26-30) is a series of operable glass infill panels, expressed as a relatively taut composition within the frame. Care is taken to conceal the necessary mechanical venting behind a vertical band of accent glass that subdivides the composition.



Roof Assembly

- 1. 9" Concrete Slab
- 2. Rigid Insulation
- 3. Paver Pedestal
- 4. 2' x 2' Paver

Glass Canopy and Railing Assembly

- 5. Steel Tube
- 6. Stainless Steel Spider and Angle Connection
- 7. Fritted Glass Railing
- 8. Laminated Glass Panels

Floor Assembly

- 9. Structural Column
- 10. 9" Concrete Slab
- 11. Furred Ceiling

Glass Column Assembly

- 12. Metal Back Panel
- 13. Stainless Steel Angle Connection
- 14. Translucent Glass Fin
- 15. Glass Panel
- 16. Stainless Steel Wire Lattice
- 16b. Virginia Creeper Vine

Balcony Assembly

- 17. Diagonal Struts
- 18. Steel Tube Frame
- 19. Steel Angle
- 20. Steel Decking
- 21. Concrete Slab
- 22. Metal Panel Soffit
- 23. Fritted Glass Railing
- 24. Steel Button Fasteners
- 25. Stainless Steel Hand Rail

Wall Assembly

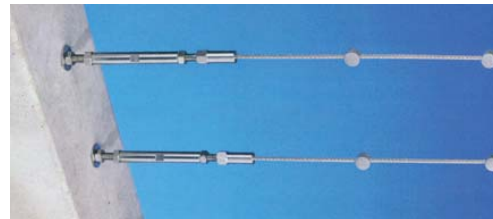
- 26. Sliding Window Assembly
- 27. Spandrel Glass
- 28. Metal Panel with Exhaust Vent
- 29. Exhaust Ducts
- 30. Cabinetry Partition Wall

A three dimensional “tapestry of glass” addresses the Olympic Sculpture Park. A highly disciplined and simple compositional system creates a uniform and “background” expression within the profile established by the zoning envelope. Every surface from this view is clad with glass, projecting various dimensions from the reference plane of the exterior wall which is set back 15’ from the top of the valley slope. The structural frame and dwelling demising walls are expressed by a “glass column assembly” which creates shadow, reflected light, and geometric modulation to the simple facade. These “glass columns” are connected at each bay with a thin glass “eyebrow cornice” to gather the composition as a series of bays. The intent of this facade is to exploit the southern exposure by using light, shade, shadow, and reflection to animate the various glass planes and forms throughout the day and the seasons, forming an ever changing and more “ephemeral edge” to the Park space.



SOUTH ELEVATION

An additional layer in the Park facing exterior assembly is system for allowing vines to be integrated with the “glass columns”, allowing for a softening of the facade, and an acknowledgment of the Park, through the inclusion of natural plant material in the vertical surface of the building. The species is carefully selected to be appropriate to the exposure, anticipated height, and maintenance issues associated with building integrated planting. This green layer will add another element to the design that changes over time as the vines grow, and as seasons change.



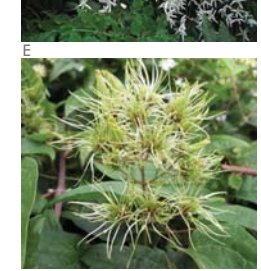
A



B



C



D

E

F

- A. Virginia Creeper - *Parthenocissus quinquefolia*
- B. Climbing Hydrangea - *Hydrangea anomala petiolaris*
- C. Orange Honeysuckle - *Lonicera ciliosa*
- D. Pink Honeysuckle - *Lonicera hispidula*
- E. Evergreen Clematis - *Clematis armandii*
- F. Wild Clematis - *Clematis vitalba*

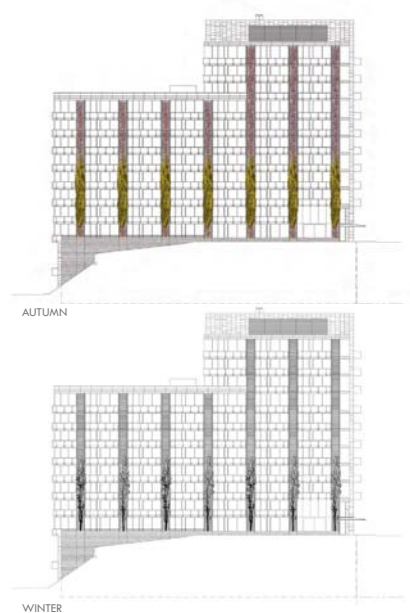


SUMMER

Park Elevation: SEASONS

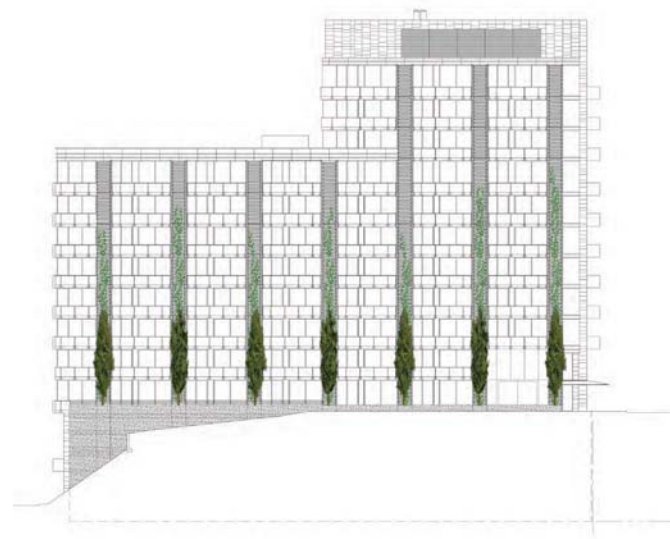
3031 WESTERN AVE.: GREEN WALL

Charles Anderson Landscape Architecture | January 19, 2009

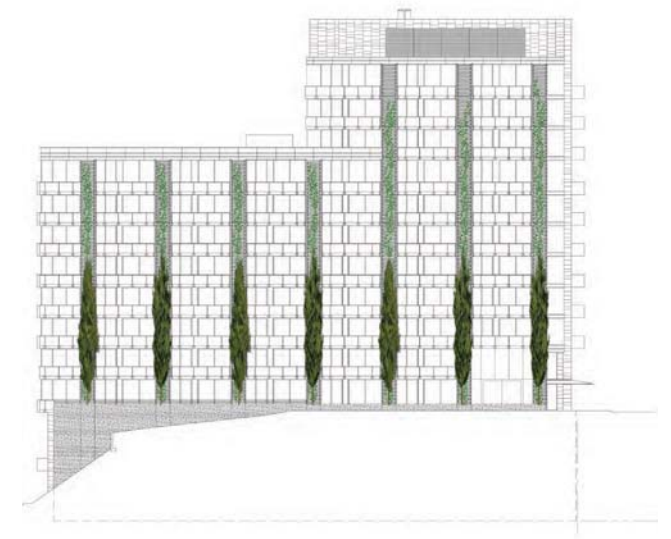


AUTUMN

WINTER



Park Elevation: YEAR FIVE



Park Elevation: YEAR TEN

GREEN SCREEN CONCEPT



VIEW ALONG WESTERN



EXISTING VIEW FROM PARK



DESIGN FROM PARK

The view from the valley at Wake.



VIEW FROM VALLEY

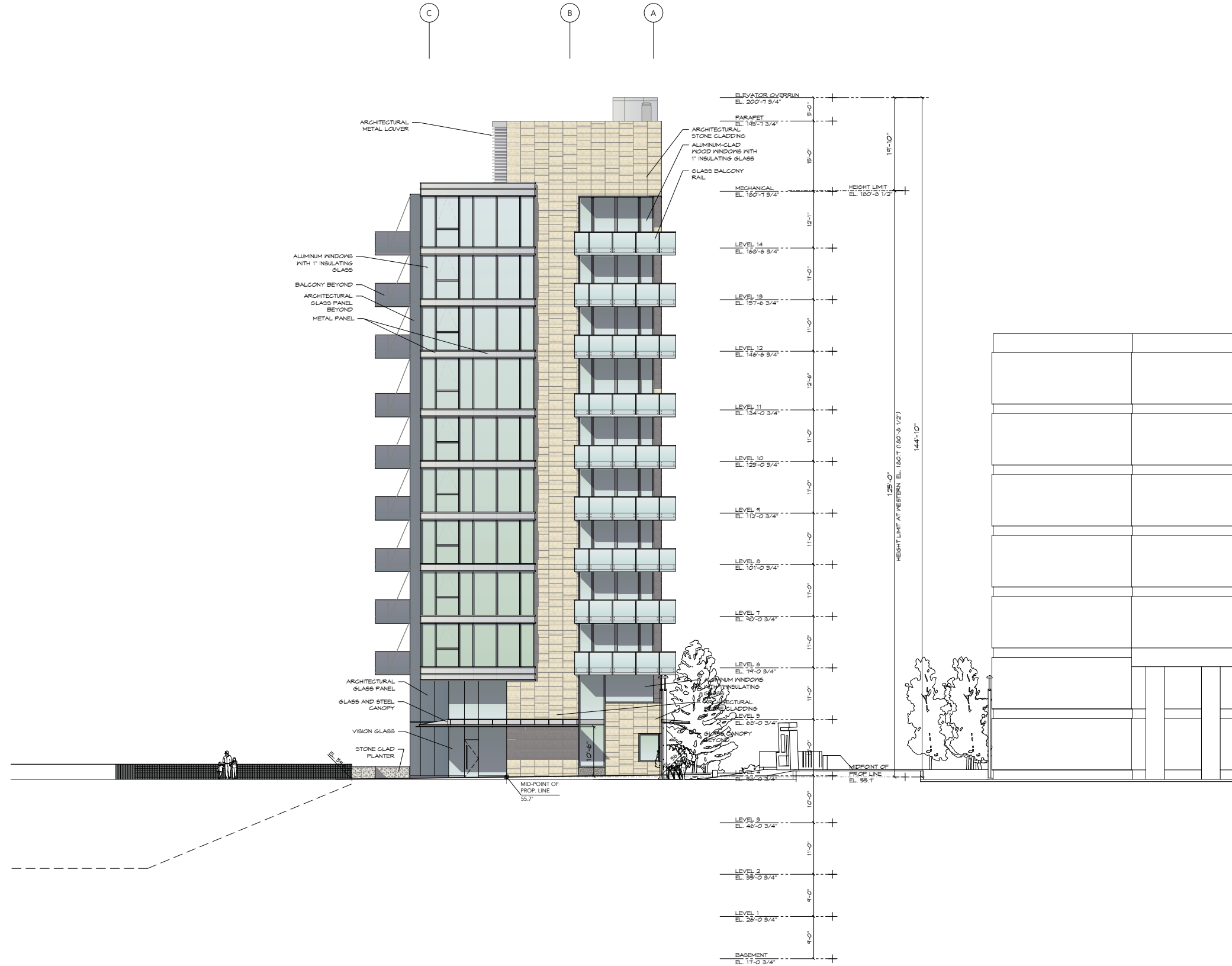


The “tapestry of glass” will create dynamic conditions of light, shadow, and color at the south facade. The effect will enhance the depth within the facade and augment the transition between public and private realms.

LIGHT AND REFLECTIVITY



VIEW APPROACHING WESTERN

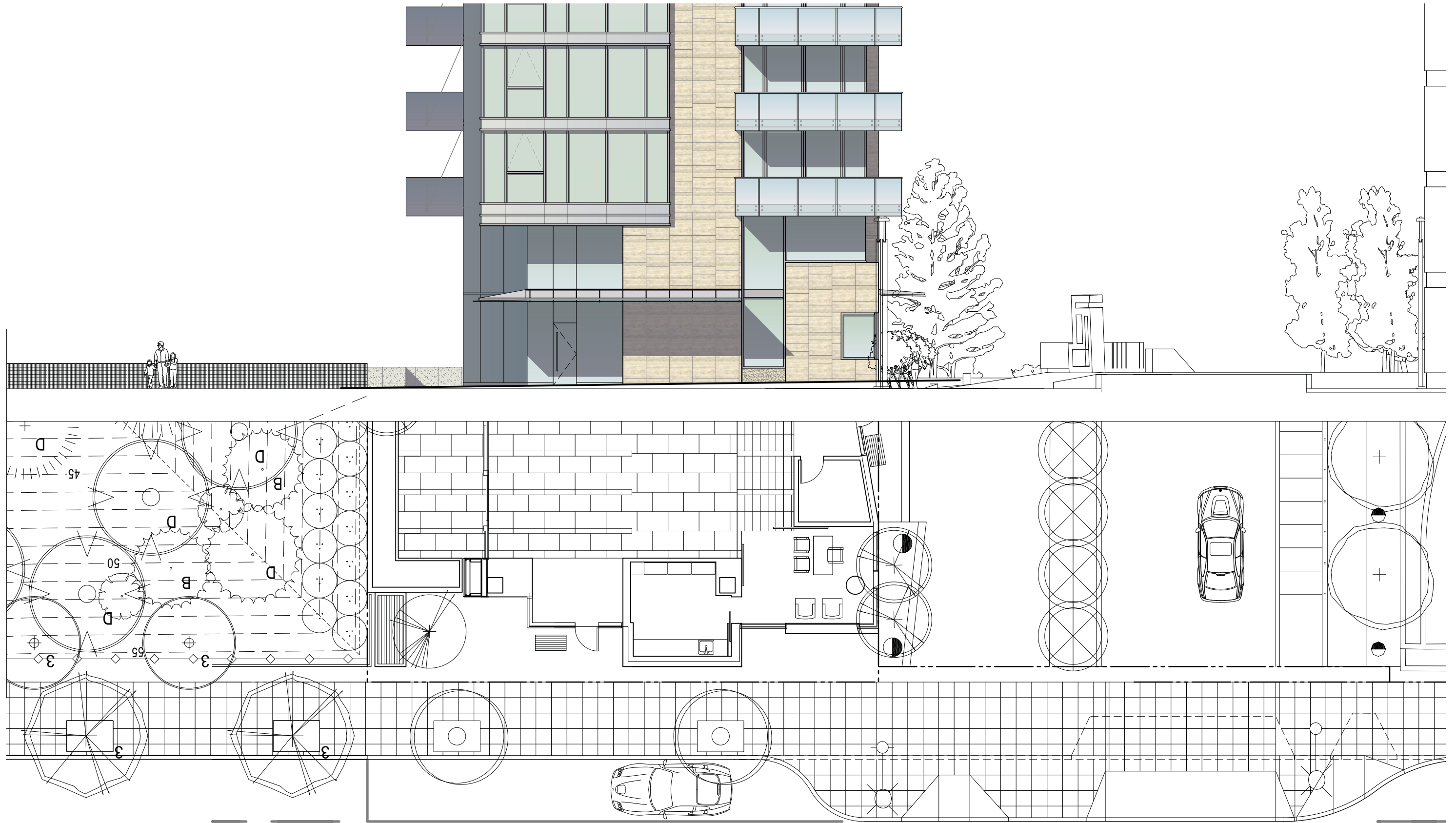


EAST ELEVATION

The front door and two story lobby occupy the Western Avenue frontage. The structure is setback to allow for sidewalk widening, and for additional planting between the building and the widened sidewalk. A generous and streamlined glass canopy is provided at the front door. The building mass is set back significantly at the southeast corner to open up sight lines to the Park for pedestrians walking along Western, and to create a landscape buffer space that introduces the Park while establishing the private space of the projects ground floor terraces. The existing fence defining the Park edge is returned along the shared property line until it meets the low planter wall of the patio terrace, to create a clear and secure boundary between public and private. The two story lobby is fully glazed facing the street and the Park, to strong visual connections. A curb bump out is proposed as a traffic mitigation and to shorten the street crosswalk length at Bay Street and encourage pedestrian use of the proposed Bay Street plaza and stair. The northeast corner of the structure at grade steps back to ease the transition to and create sight lines to the Bay Street promenade beyond.



PEDESTRIAN VIEW AT WESTERN

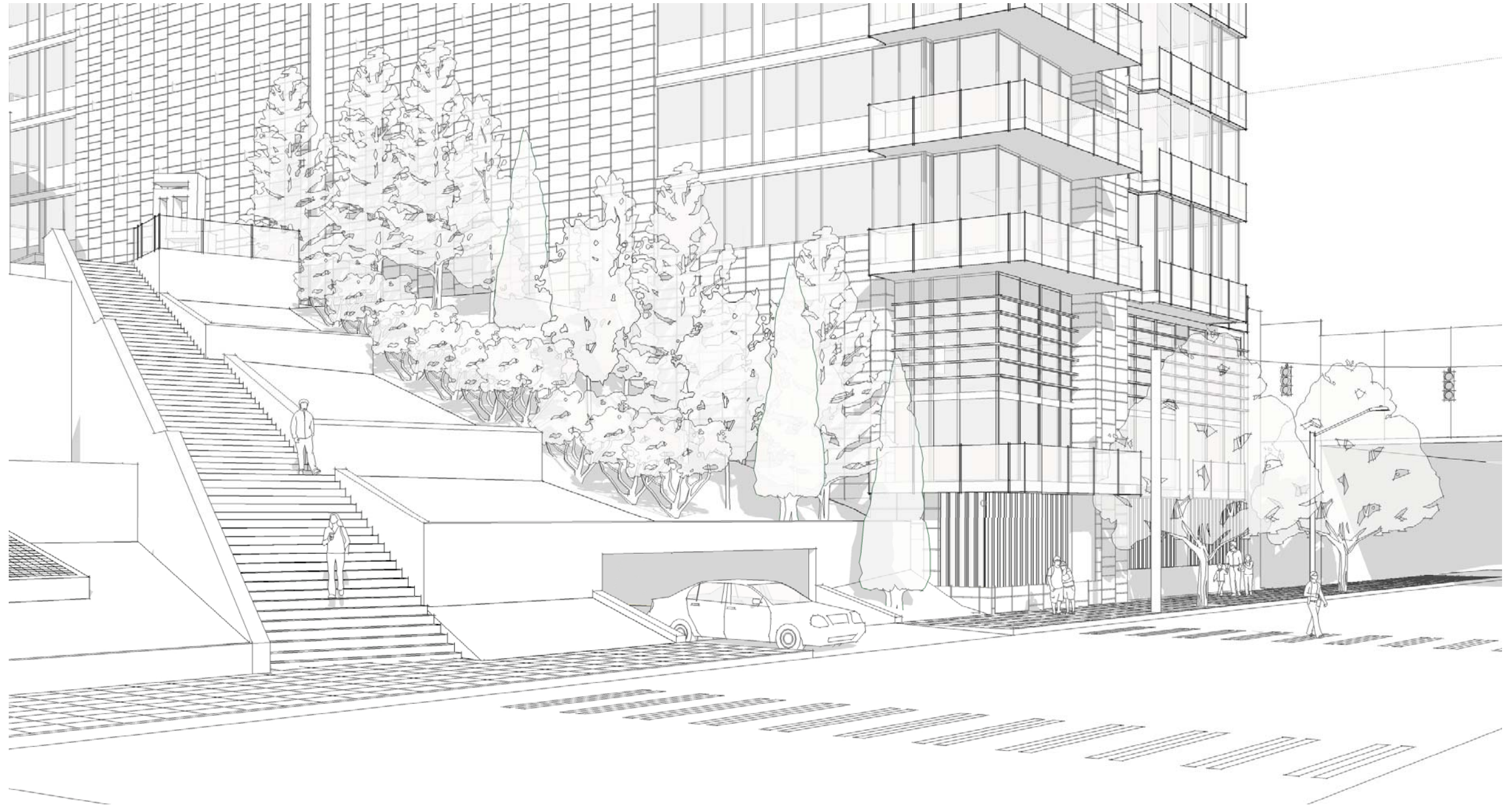


ENLARGED PLAN AND ELEVATION AT WESTERN

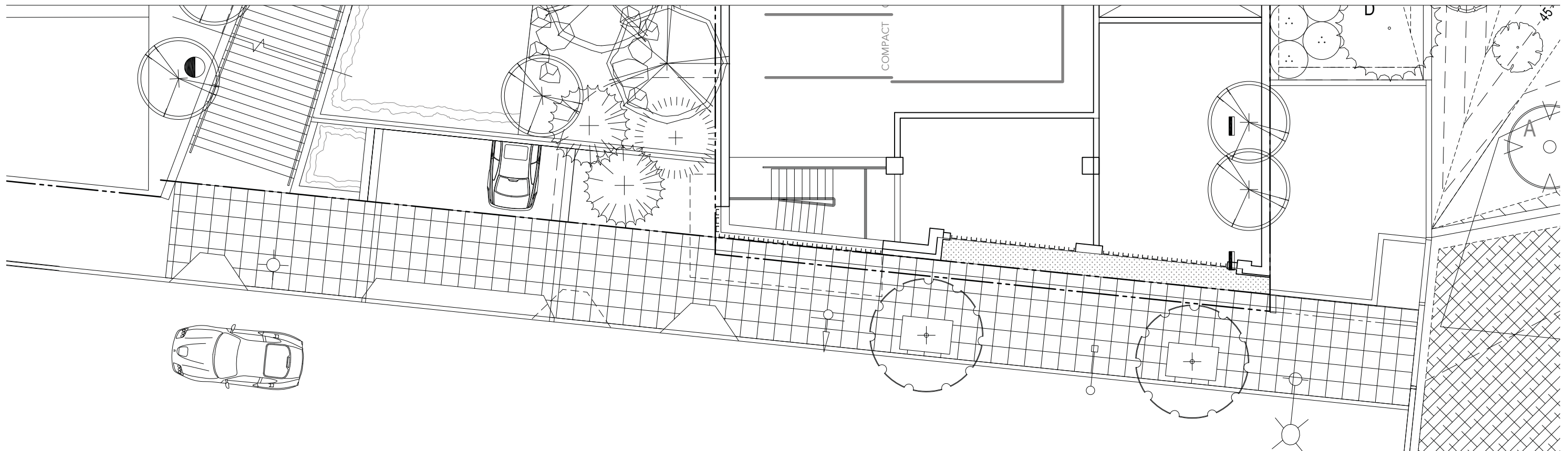


VIEW ALONG ELLIOTT

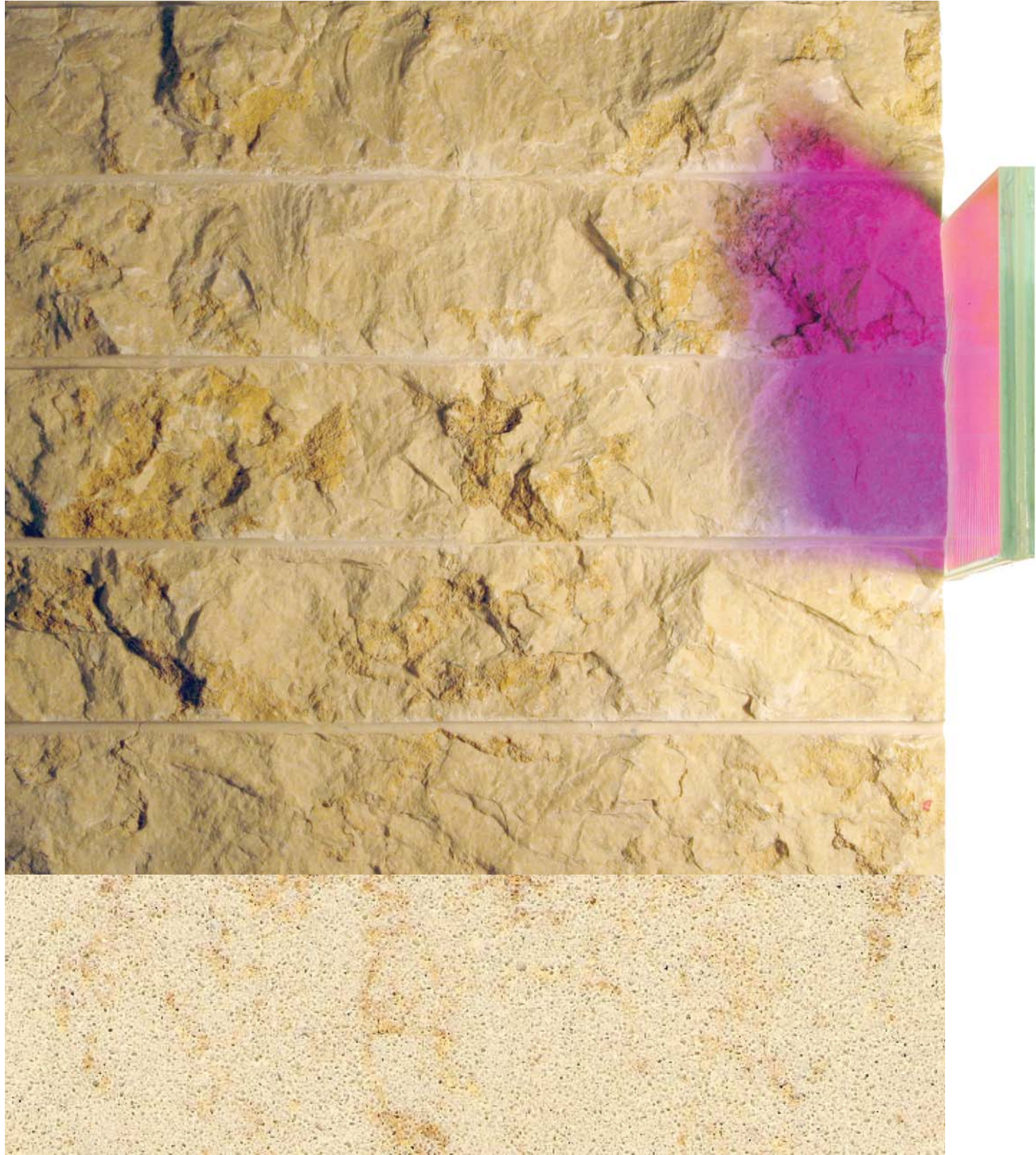
The Bay Street landscape, stair, and art improvements provide an inviting, convenient, and safe means of connecting the waterfront to Western avenue. Care has been taken to separate pedestrian and vehicle activity, while providing a place that is defined by nature, art, and opportunities for rest and reflection. Over time, the proposed plantings will create a unique and memorable place that is appropriate in its context.



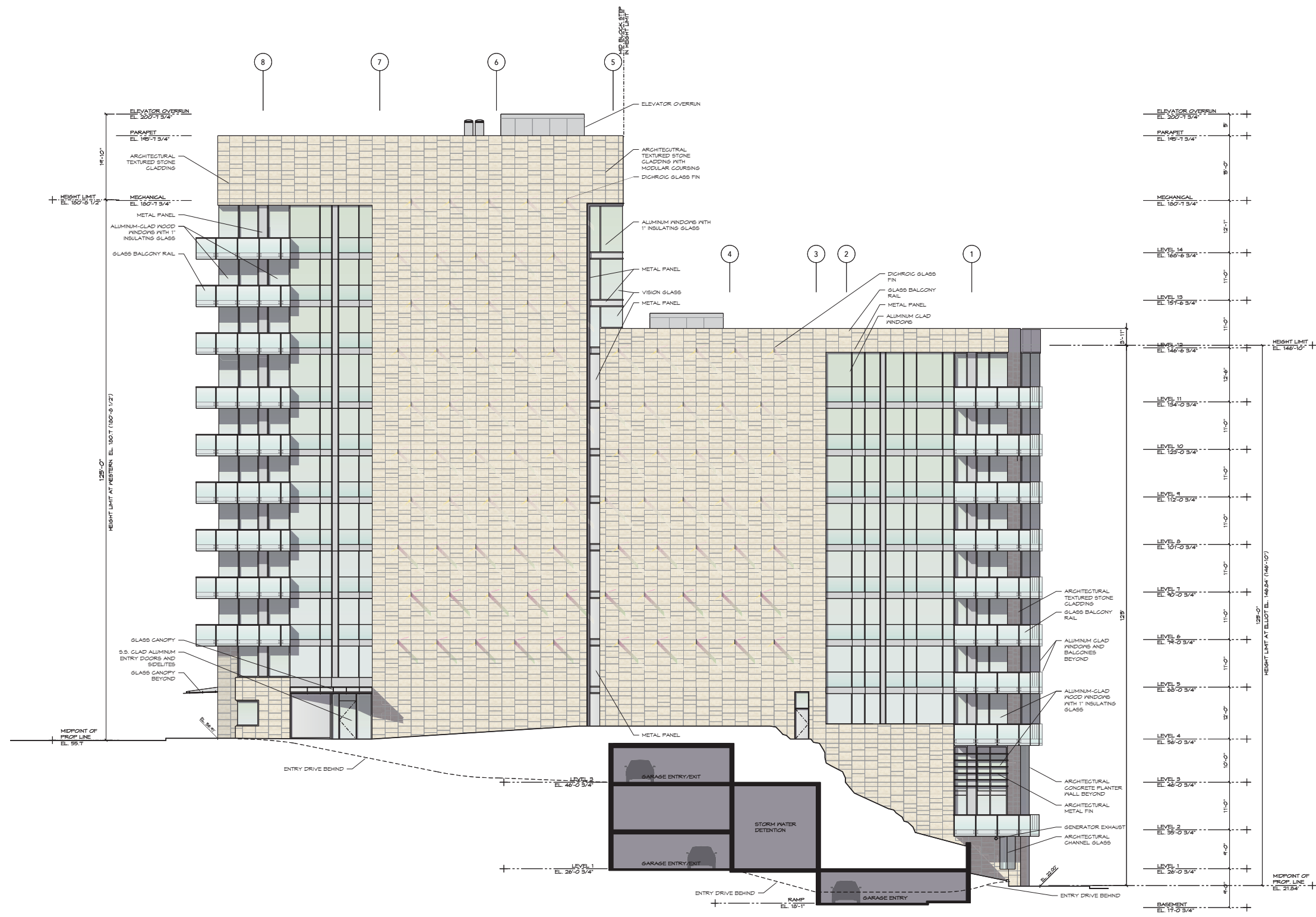
PEDESTRIAN VIEW ALONG ELLIOTT



ENLARGED PLAN AND ELEVATION ALONG ELLIOTT



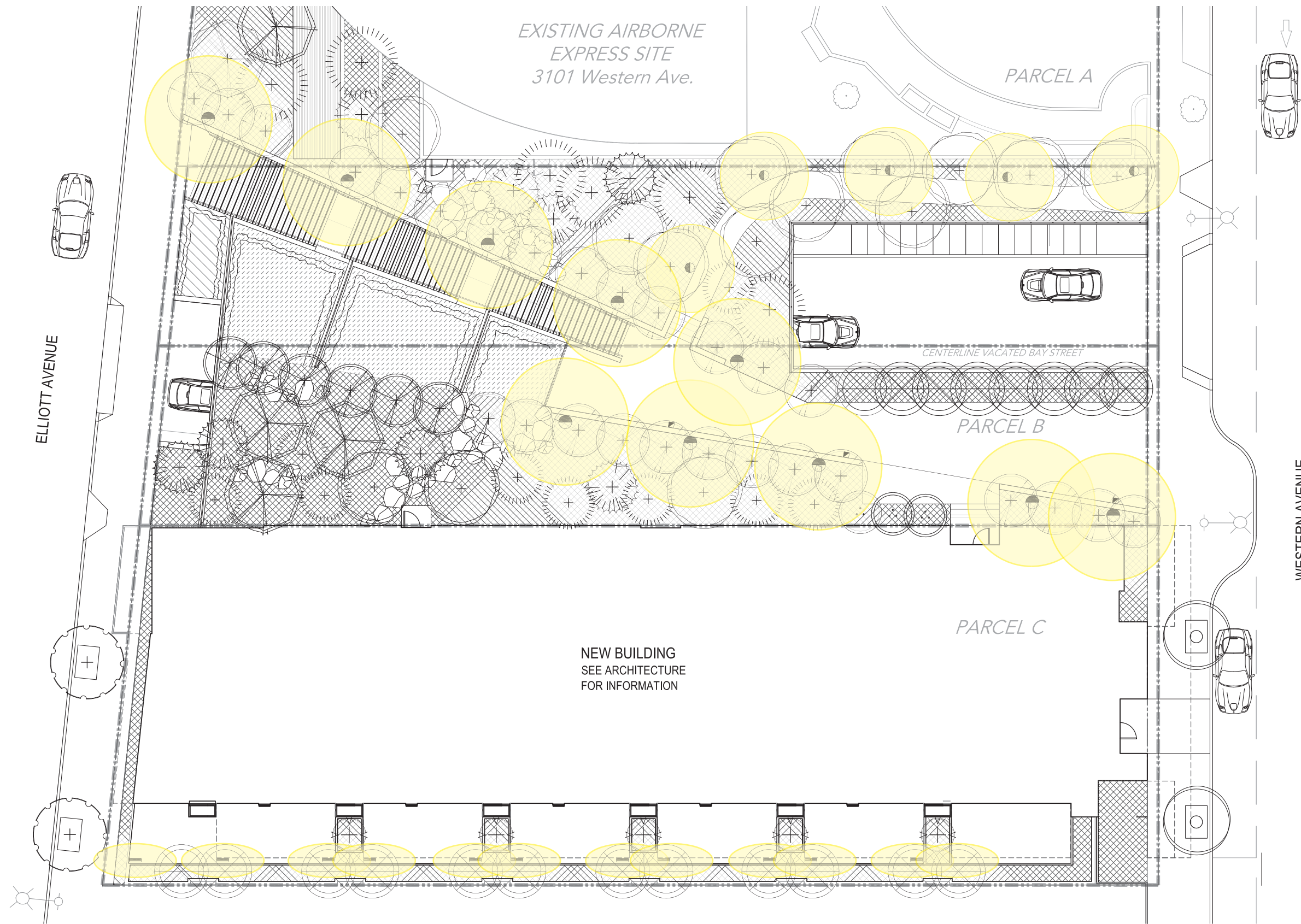
VIEW AND DETAILS ALONG BAY STREET



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The Bay Street exterior is conceived as a “light mural”, in which the opaque portions of the facade form a textured surface for the play of light and color produced by a pattern of integrated dichroic glass fins. The orientation of the urban grid at the site means that the north facade will enjoy substantial afternoon light throughout the year, and morning and afternoon light in the summer. These low angles of strong light will create an ever changing mural of light in which colored “banners” of transmitted and reflected colored light move across the textured stone surface in an ever changing series of patterns.

Additionally, the residential units have been planned such that a maximum of vision glass is oriented toward the Bay Street landscape, limited only by the required shear wall between grids 7 and 3. The textured Jerusalem stone is carefully composed with a consistent vertical joint that regulates a looser composition of vertical dimensional formats. Threaded through this composition are belt courses that express the floor locations, and articulate another scale within the overall composition.



Building and site lighting fixtures and locations are carefully composed to ensure a safe pedestrian experience without negatively impacting neighboring properties. Pedestrian-level fixtures are provided at the north plaza and stair. These fixtures will be fully shielded to direct light toward the pedestrian paths and away from adjacent sites.

NIGHT-TIME ILLUMINATION