

TRAILSIDE PHASE 2

4907 25TH AVE NE



DESIGN RECOMMENDATION

ADMINISTRATIVE DESIGN REVIEW - RECOMMENDATION RESPONSE

SDCI #3032268-LU / 6761362-PH



SiteWorkshop
LANDSCAPE ARCHITECTURE



PHOENIX
PROPERTY COMPANY



ITEMS 1 & 2
MASSING & NORTH BUILDING EDGE

MASSING & NORTH BUILDING EDGE

RECOMMENDATION: STAFF WOULD LIKE TO SEE MORE DEPTH ALONG THE NORTH FACADE



DESIGN AT ADR

NORTH FACADE FROM ADJACENT PROPERTY - LOOKING SOUTHWEST



MASSING & NORTH BUILDING EDGE

RESPONSE: PER STAFF GUIDANCE, THE PRIMARY MASSES (I.E. WHITE BOXES) HAVE BEEN PUSHED OUT AN ADDITIONAL 8” TO CREATE MORE DEPTH ALONG THE NORTH FACADE



NORTH FACADE FROM ADJACENT PROPERTY - LOOKING SOUTHWEST





ITEM 3
EAST BUILDING EDGE, RETAIL
FRONTAGE AND LANTERNS

EAST BUILDING EDGE, RETAIL FRONTAGE AND LANTERNS

RECOMMENDATION: DEVELOP A DIFFERENT DESIGN LANGUAGE FOR THE NORTHEAST CORNER THAT DOES NOT FEATURE A FULL-SIZE LANTERN ELEMENT AND DRAW MORE ATTENTION TO SECONDARY RESIDENTIAL ENTRY.

DESIGN AT ADR

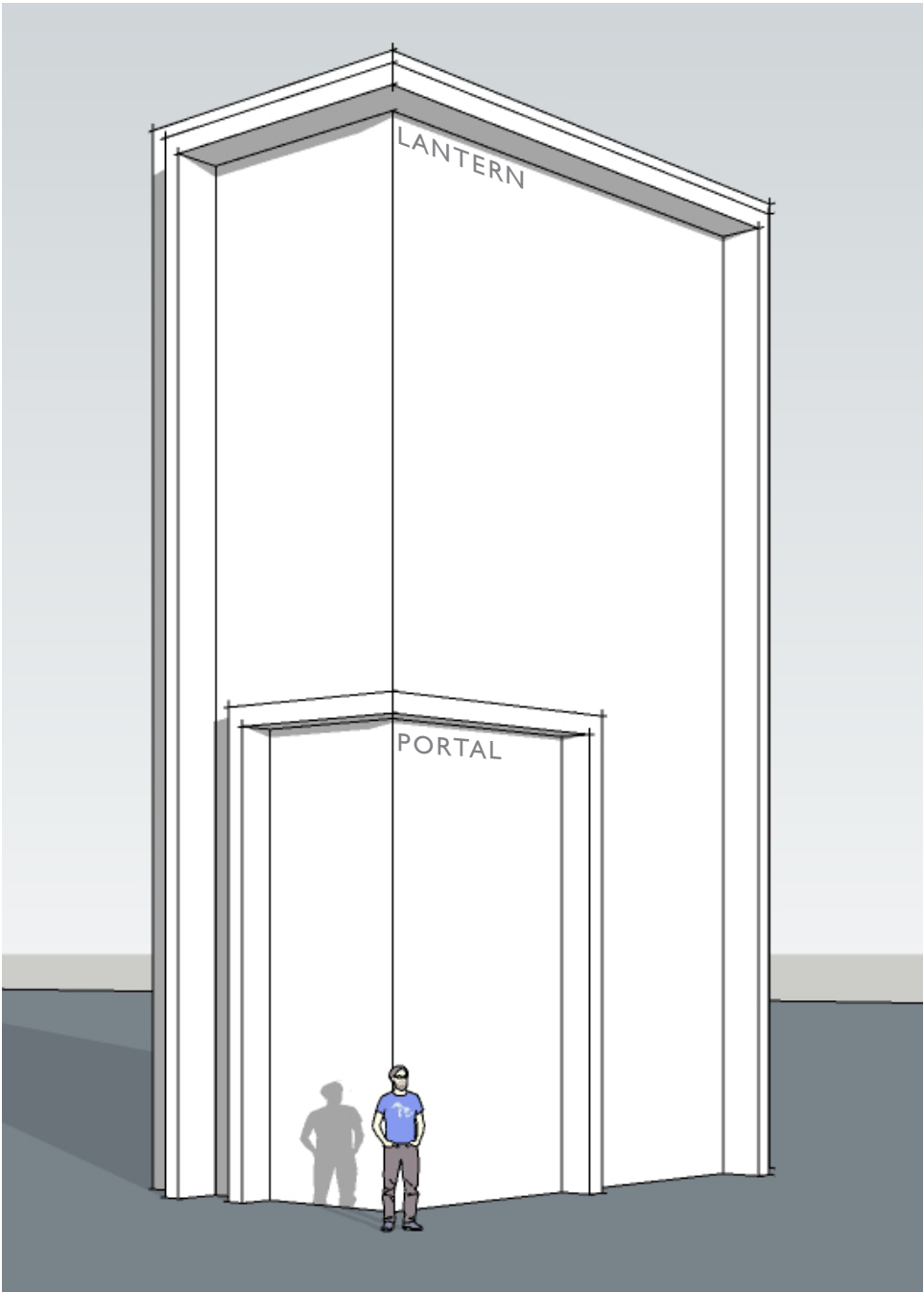


NORTHEAST CORNER FROM 25TH AVE - LOOKING SOUTHWEST



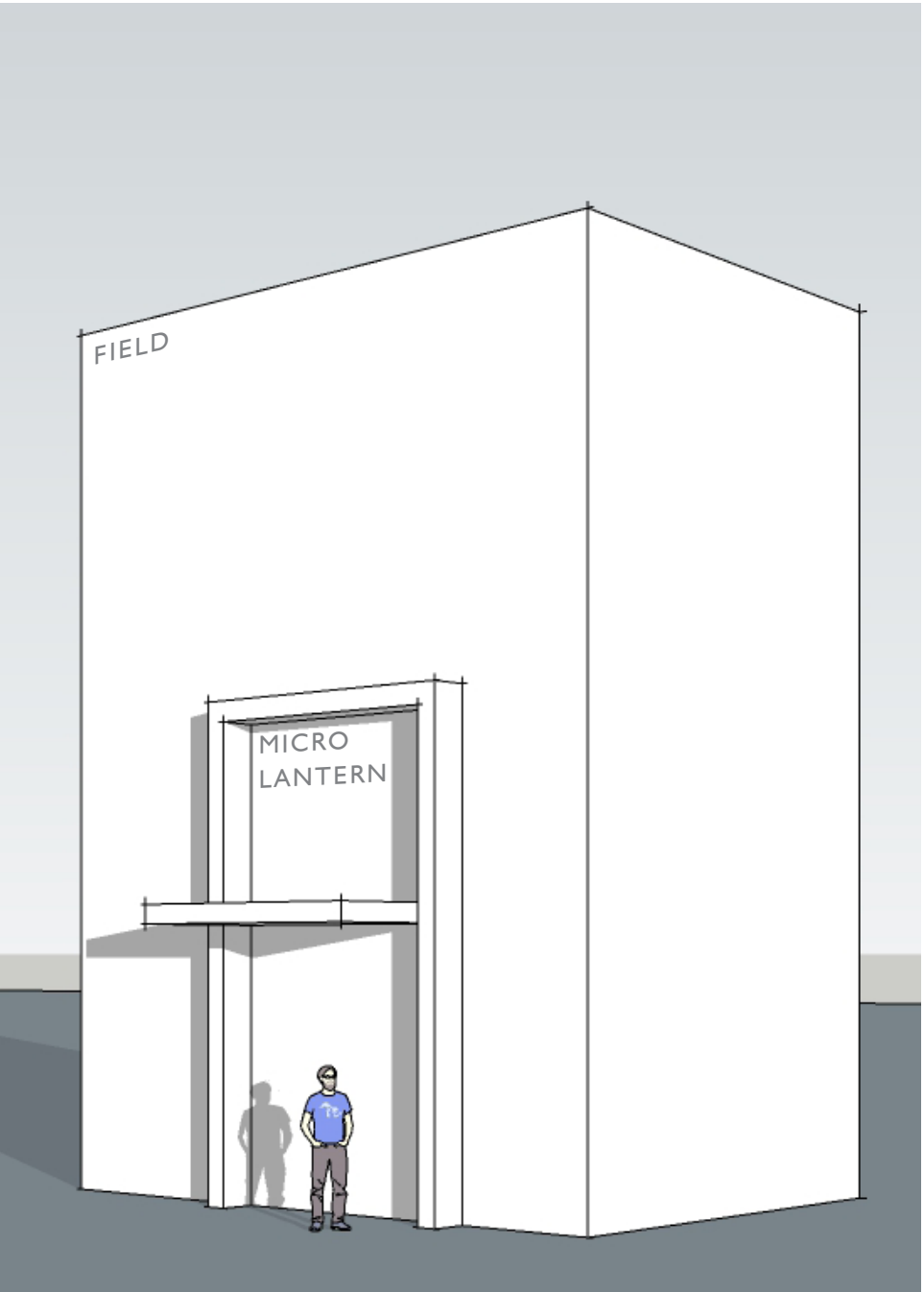
EAST BUILDING EDGE, RETAIL FRONTAGE AND LANTERNS

STUDY: DESIGN TEAM CREATED A CONCEPTUAL HIERARCHY FOR BUILDING ENTRY CONDITIONS



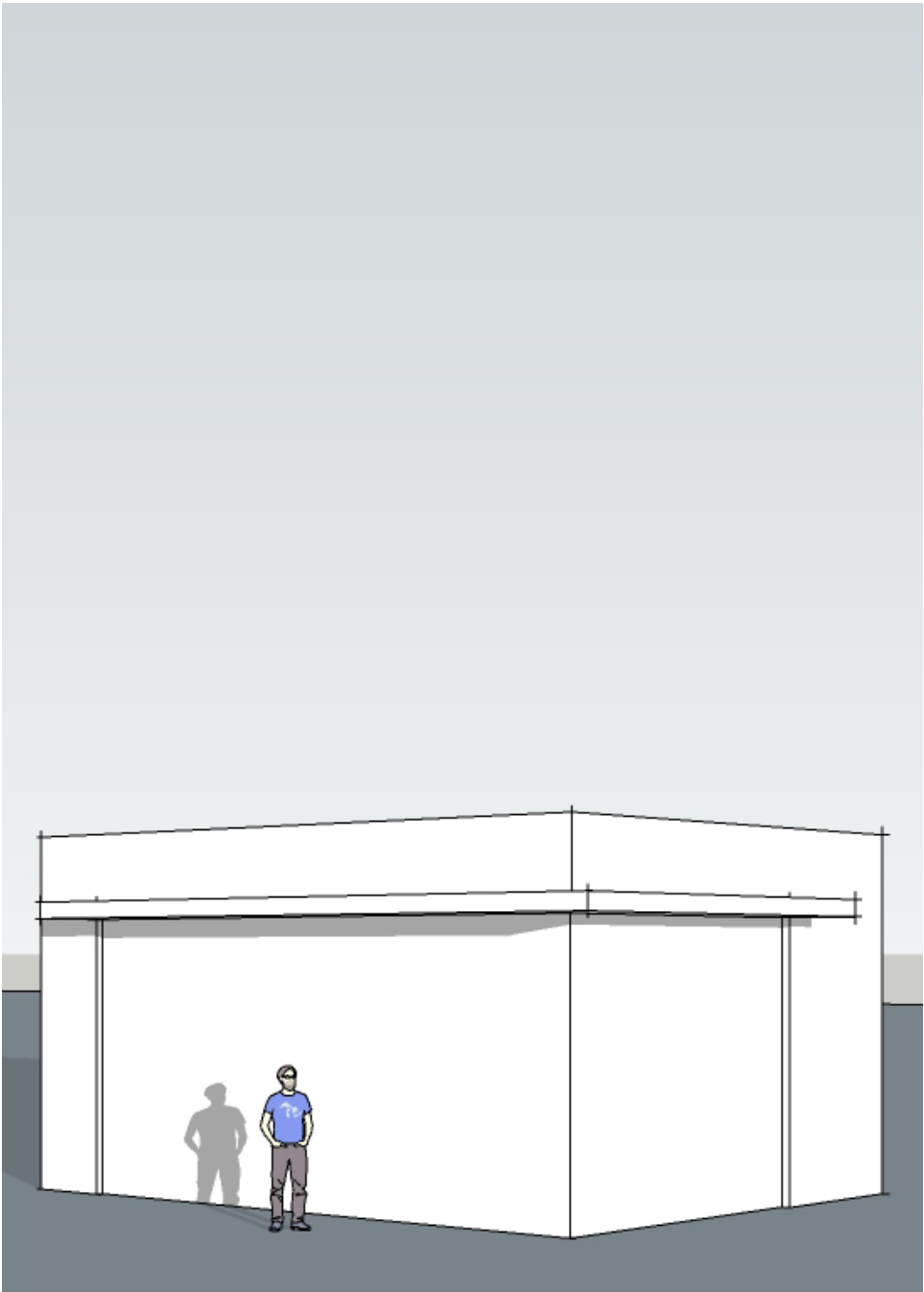
PRIMARY

- LANTERN
- WRAPS A CORNER
- PORTAL SET WITHIN LARGER ELEMENT



SECONDARY

- "MICRO LANTERN"
- SMALLER PORTAL SET WITHIN A LARGER FIELD
- MINOR ENTRIES AND VISUAL CONNECTIONS INTO BUILDING



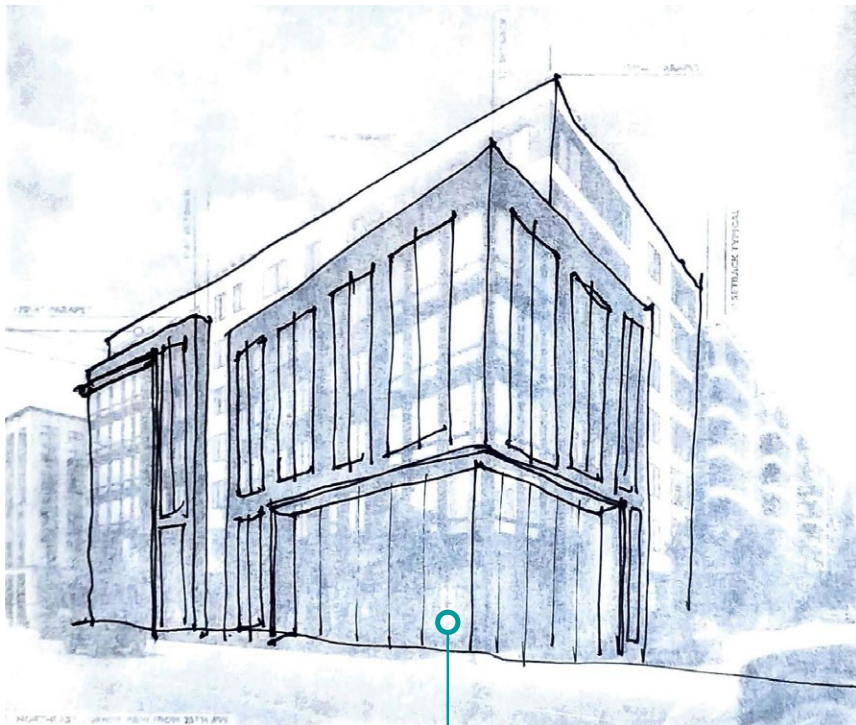
TERTIARY

- BIKE ROOM ENTRY
- NO PORTAL, FLAT FIN CANOPY

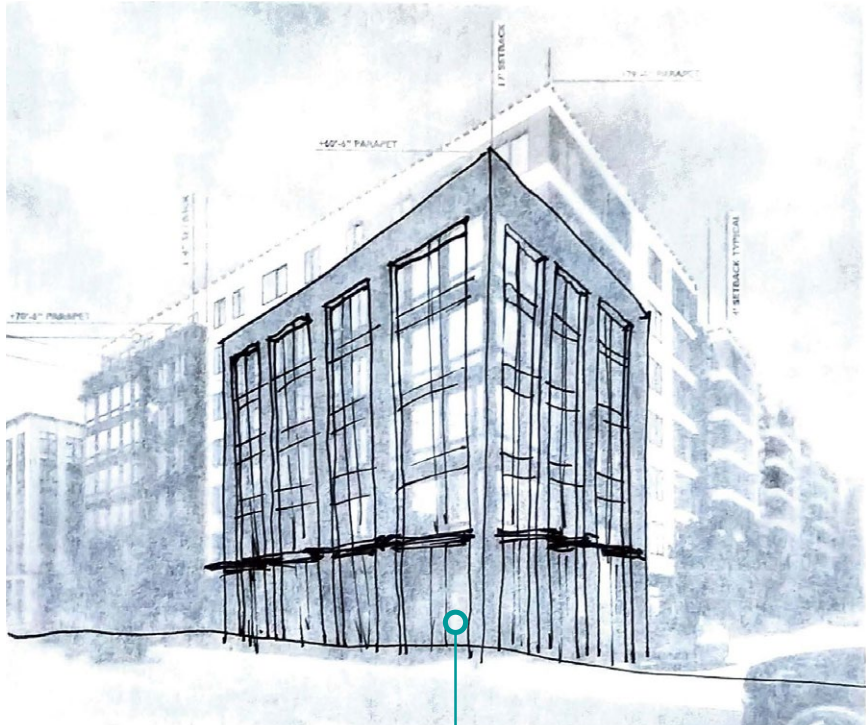


EAST BUILDING EDGE, RETAIL FRONTAGE AND LANTERNS

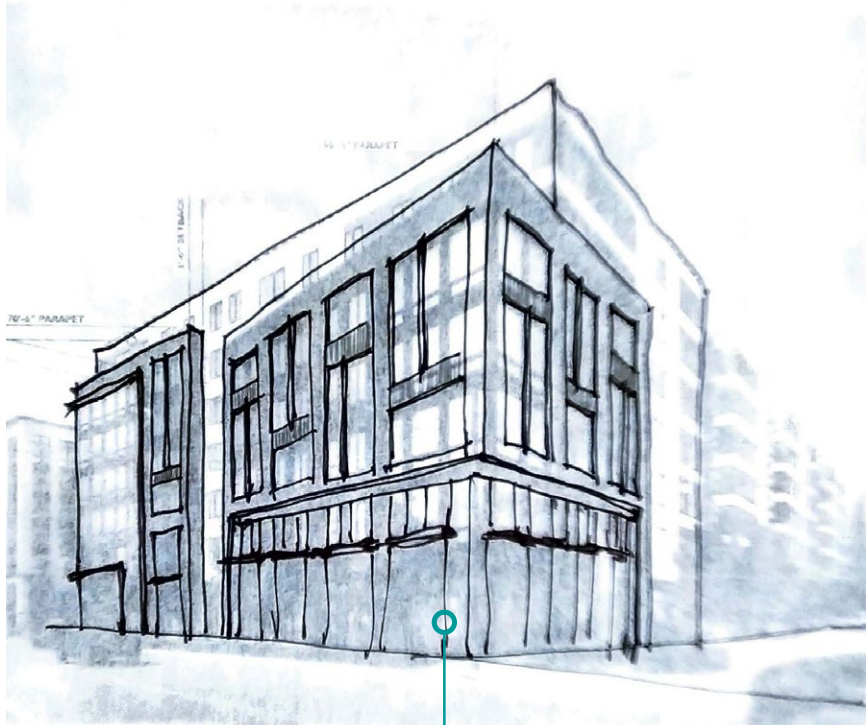
PROCESS IMAGES



Two-story mini-lantern per SDCI guidance



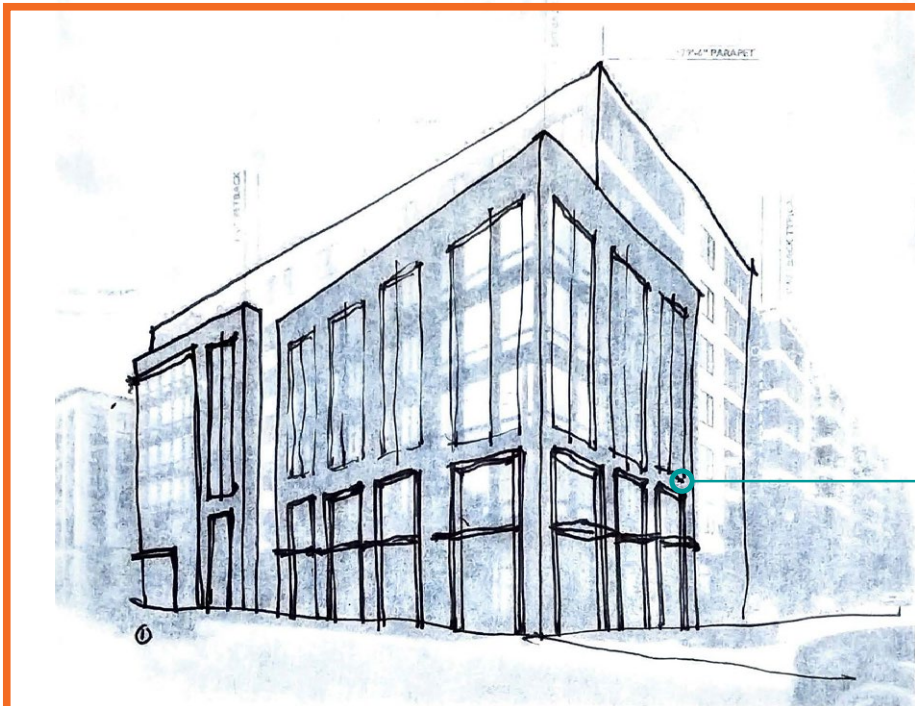
No Lantern - simple masonry with insets and canopies



Two-story Mini-Lantern - 'fun' masonry punches above



Lifted Lantern with masonry insets and canopies below



Two-story Micro Lanterns - upper levels reflect current design

EAST BUILDING EDGE, RETAIL FRONTAGE AND LANTERNS

RESPONSE: LANTERN HAS BEEN REMOVED. TWO STORY “MICRO-LANTERNS” INCORPORATING PORTAL ELEMENTS AND CANOPIES HAVE BEEN ADDED ALONG BOTH SIDES OF THE NORTHEAST BRICK MASSING ELEMENT.



NORTHEAST CORNER FROM 25TH AVE - LOOKING SOUTHWEST



EAST BUILDING EDGE, RETAIL FRONTAGE AND LANTERNS

RESPONSE: MICRO-LANTERNS CONTINUE ALONG PATHWAY TO NORTH RESIDENTIAL ENTRY. LIGHTING AND SIGNAGE HAVE BEEN ADDED AT THE ENTRY, AS WELL AS A SEATING AREA TO MAKE THE SPACE MORE INVITING.



Micro lanterns continue along north facade to lead residents back to the north building entry

Aluminum plank siding matches main lanterns.

Signage and lighting have been added to clarify the north building entry and increase visibility.

Added bench creates a focal point and gathering space outside entry.

Landscaping has been pulled back slightly to widen the path and increase visibility to the entry.

NORTHEAST CORNER CLOSEUP - LOOKING SOUTHWEST



EAST BUILDING EDGE, RETAIL FRONTAGE AND LANTERNS



CLOSEUP - NORTH ENTRY INTO AMENITY SPACE



EAST BUILDING EDGE, RETAIL FRONTAGE AND LANTERNS

PLAN DIAGRAM: CONNECTION THROUGH BUILDING TO NORTH ENTRY



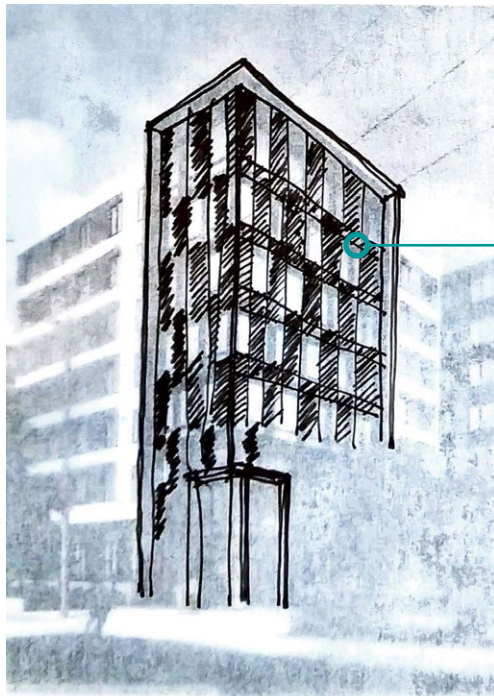
EAST BUILDING EDGE, RETAIL FRONTAGE AND LANTERNS

RECOMMENDATION: DEVELOP A LANTERN DESIGN THAT IS MORE UNIQUE FROM TRAILSIDE PHASE I.

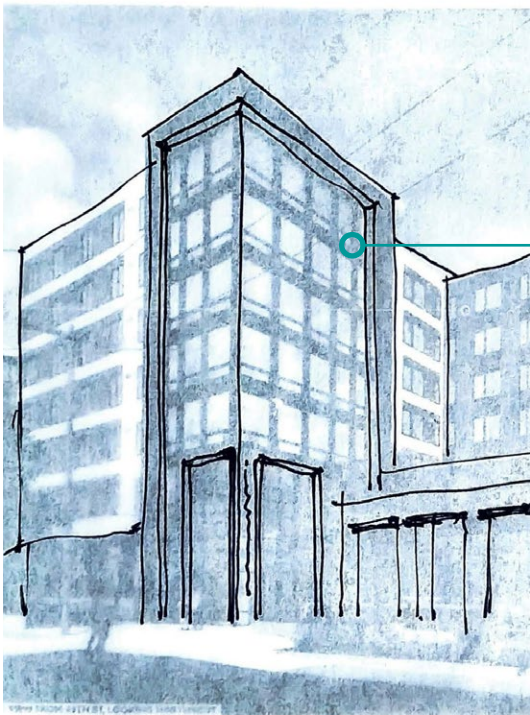


EAST BUILDING EDGE, RETAIL FRONTAGE AND LANTERNS

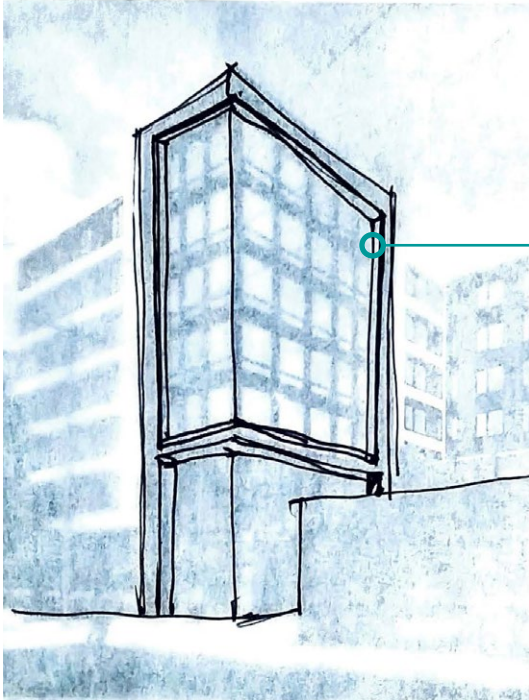
PROCESS IMAGES



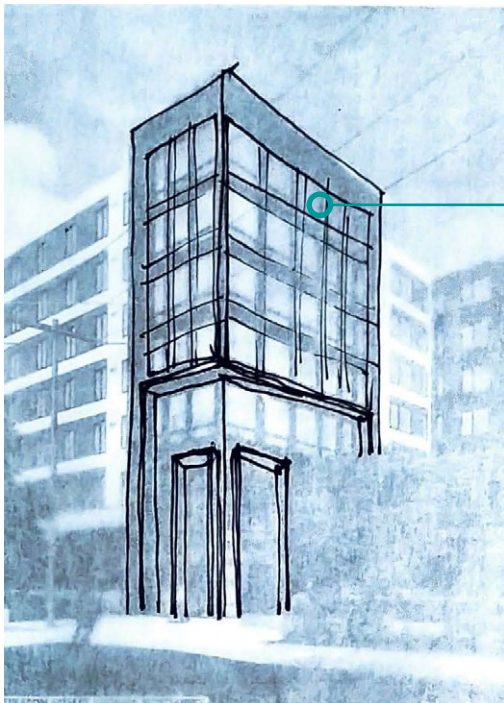
Checkerboard pattern of glazing within lantern



Large lantern as designed, but with two 'portals' indicating entries



Break above L2



Three-story lantern, with masonry punches above



As designed, with improvements to doors, windows, lighting and signage



EAST BUILDING EDGE, RETAIL FRONTAGE AND LANTERNS

PROCESS IMAGES



EAST BUILDING EDGE, RETAIL FRONTAGE AND LANTERNS

RESPONSE: LANTERN WINDOWS HAVE BEEN INCREASED IN SIZE, WITH RANDOMIZED MULLION PATTERNING WITHIN THE WINDOWS TO CREATE A MUCH MORE DYNAMIC FEEL WHILE INCREASING TRANSPARENCY.



Lantern windows have been redesigned to be larger and have a randomized mullion pattern to make the lanterns more dynamic.

Inside faces of lantern fins have been changed to wood-grain plank siding to match the smaller portal elements and to better define the lanterns within the masonry fields.

VIEW FROM 25TH AVE & 49TH ST - LOOKING NORTHWEST



EAST BUILDING EDGE, RETAIL FRONTAGE AND LANTERNS



VIEW FROM 25TH AVE & 49TH ST - EVENING





ITEMS 4 & 5
PLAZA ENTRY AND PEDESTRIAN REALM
& LEVEL 2 TERRACE

PLAZA ENTRY AND PEDESTRIAN REALM & LEVEL 2 TERRACE

RECOMMENDATION: REDESIGN ENTRY PLAZA AND ENTRY TO INCREASE CONNECTION TO INDOOR SPACE, PROVIDE A STRONGER CONNECTION TO THE LEVEL 2 TERRACE , AND CREATE A MORE PRONOUNCED MAIN ENTRY.

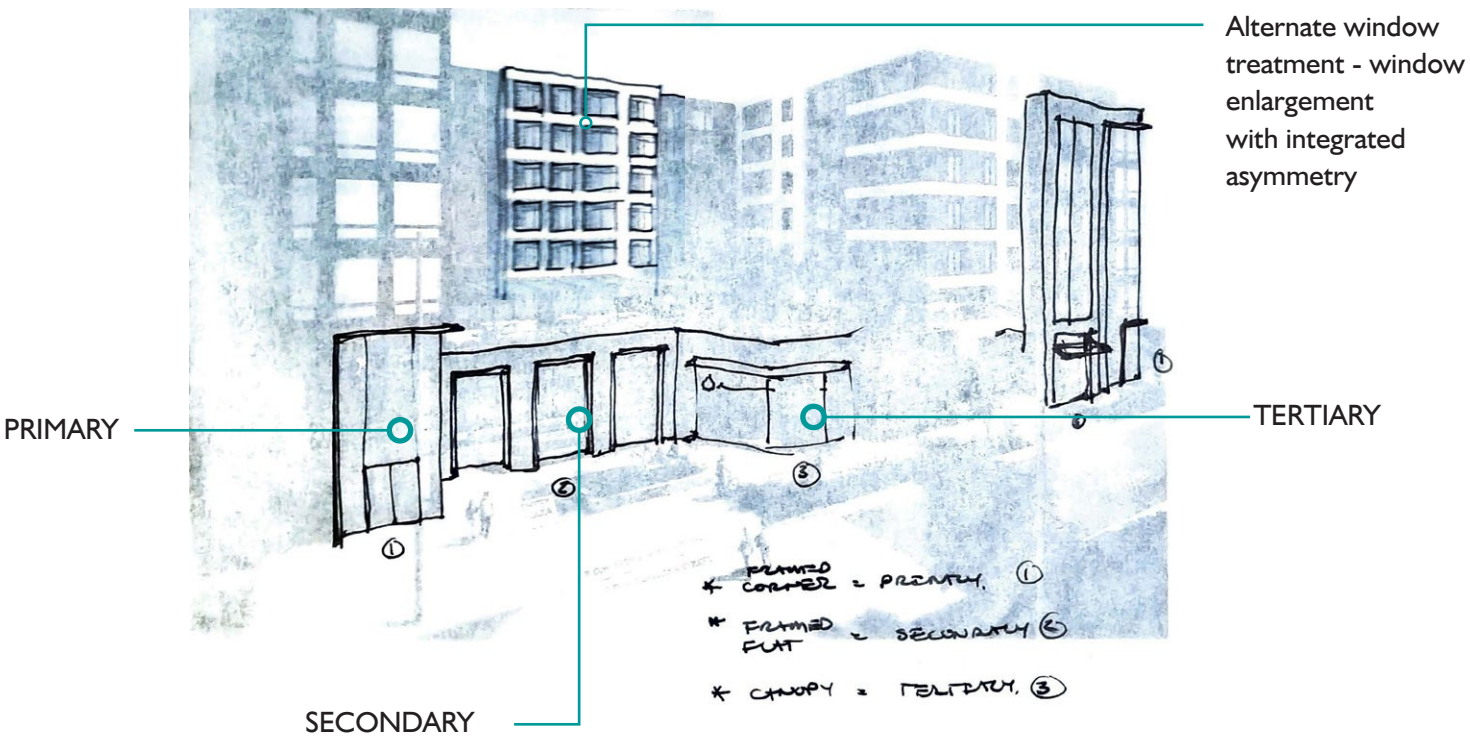


MAIN ENTRY LANTERN AND PLAZA - LOOKING NORTHWEST



PLAZA ENTRY AND PEDESTRIAN REALM & LEVEL 2 TERRACE

PROCESS IMAGES



PLAZA ENTRY AND PEDESTRIAN REALM & LEVEL 2 TERRACE

RESPONSE: THE MAIN ENTRY PORTAL HAS BEEN EXTENDED TO ENGAGE THE LEVEL 2 TERRACE AND INCREASE TRANSPARENCY INTO THE AMENITY SPACE AND INTERIOR FEATURE STAIR TO LEVEL 2.



MAIN ENTRY LANTERN AND PLAZA - LOOKING NORTHWEST



PLAZA ENTRY AND PEDESTRIAN REALM & LEVEL 2 TERRACE



MAIN ENTRY LANTERN AND PLAZA - EVENING



PLAZA ENTRY AND PEDESTRIAN REALM & LEVEL 2 TERRACE

RESPONSE: MICRO LANTERNS HAVE BEEN ADDED TO THE SOUTH FACADE TO CONTINUE THE SECONDARY PORTAL LANGUAGE, BRING DOWN THE GLAZING SILL, AND REDUCE THE BRICK “FOREHEAD”.



PLAZA ENTRY AND PEDESTRIAN REALM & LEVEL 2 TERRACE

RESPONSE: “TRAILSIDE” SIGNAGE HAS BEEN MOVED FROM THE BIKE ENTRY WALL TO THE MAIN ENTRY CANOPY AND LED STRIPS HAVE BEEN REMOVED FROM BIKE ENTRY CANOPY TO REINFORCE THIS AREA AS A NON-PRIMARY ENTRY.



BIKE ROOM ENTRY - LOOKING NORTH



PLAZA ENTRY AND PEDESTRIAN REALM & LEVEL 2 TERRACE



Tall micro lantern elements reduce the heaviness of the brick above.

Plaza seating has been redesigned to create smaller scale, more intimate seating areas that promote sitting face-to-face.

BIKE ROOM ENTRY - LOOKING NORTHWEST



PLAZA ENTRY AND PEDESTRIAN REALM & LEVEL 2 TERRACE



Lower glazing sills allow for a much more direct visual connection between the plaza and the interior amenity space.

ENTRY PLAZA - LOOKING WEST



PLAZA ENTRY AND PEDESTRIAN REALM & LEVEL 2 TERRACE



Extended portal element grabs the level 2 terrace and creates a more grand entry sequence.

Back-lit signage draws attention to the main entry.

Additional seating area brings down the scale of the plaza to create opportunities for closer interaction.

ENTRY PLAZA - LOOKING WEST



PLAZA ENTRY AND PEDESTRIAN REALM & LEVEL 2 TERRACE



MAIN ENTRY - EVENING





ITEM 6
MATERIALS

MATERIALS

RECOMMENDATION: DEVELOP A MORE UNIQUE APPROACH TO THE FACADE PATTERNING, MATERIALS, AND WINDOW GROUPING TO FURTHER DISTINGUISH PHASE II FROM PHASE I.



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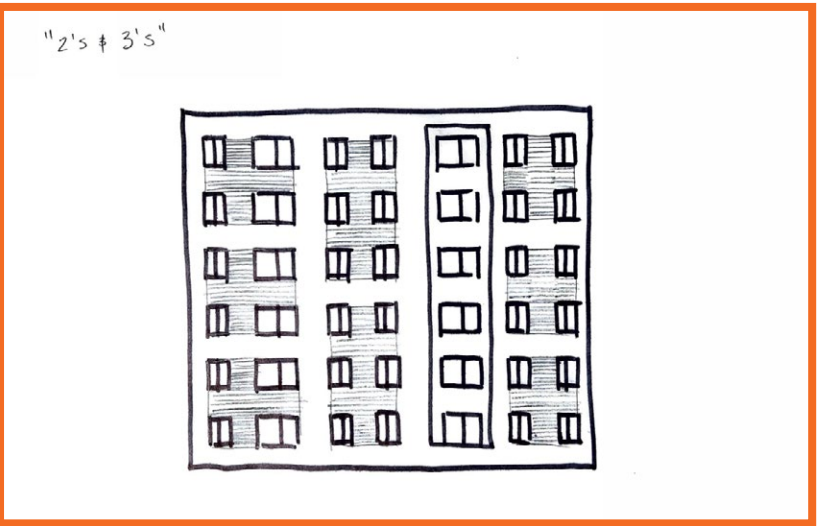
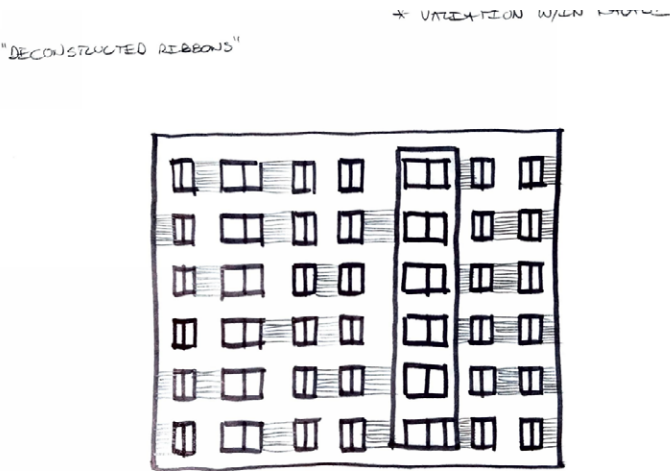
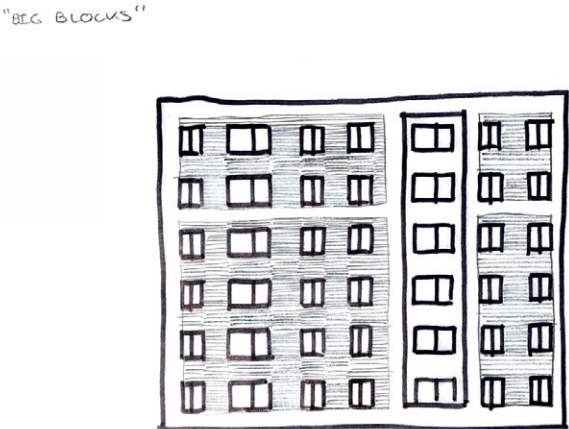
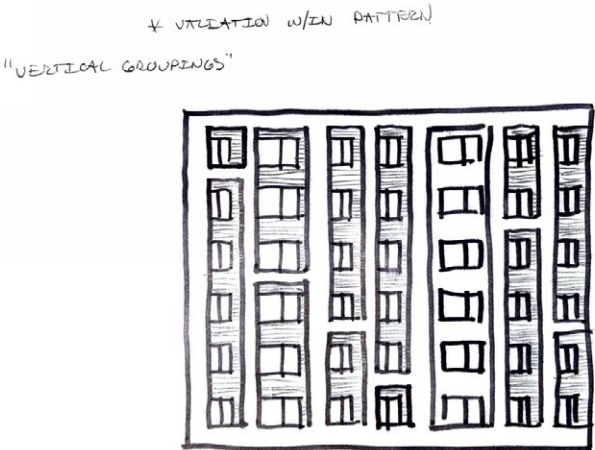
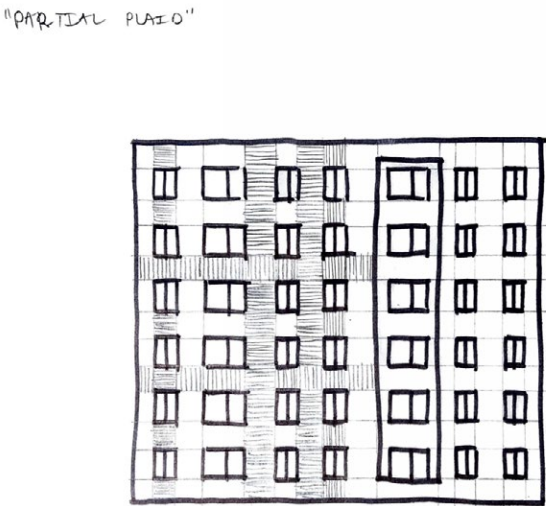
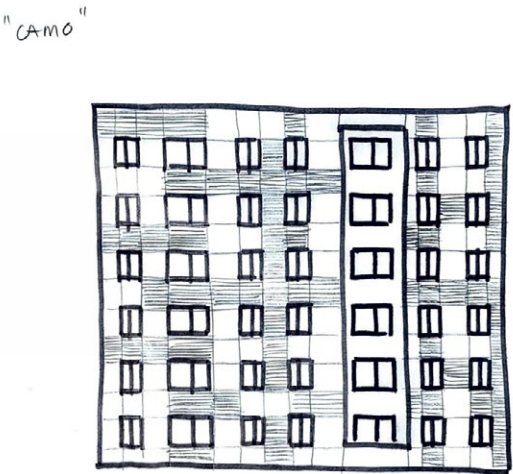
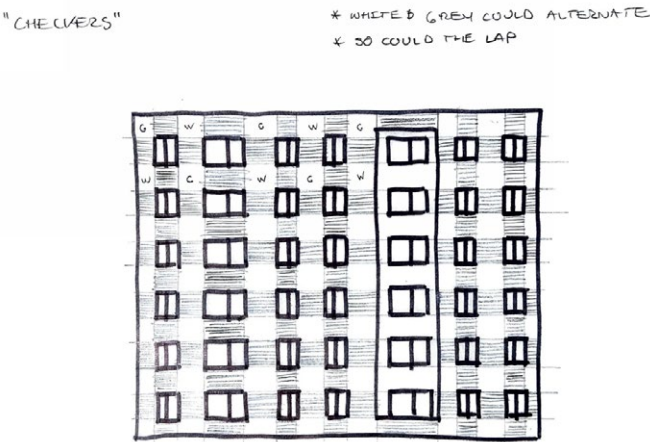
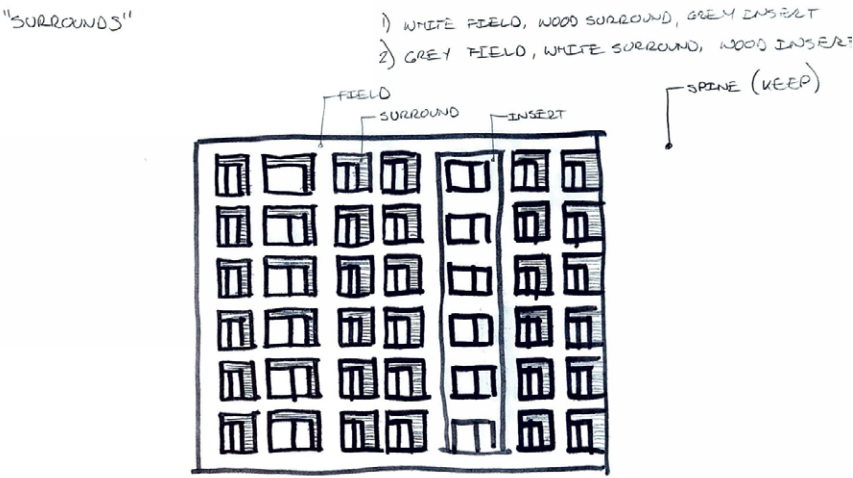


DESIGN AT ADR

MAIN ENTRY LANTERN AND PLAZA - LOOKING NORTHWEST

MATERIALS

PATTERN STUDIES



MATERIALS
PATTERN STUDIES



MATERIALS

RESPONSE: HORIZONTAL BANDING HAS BEEN ELIMINATED. WOOD SIDING HAS BEEN GROUPED IN BLOCKS AROUND WINDOWS AND A SMALLER DARK BLOCK OF COLOR HAS BEEN ADDED OVER WINDOWS FOR ADDITIONAL CONTRAST.



MAIN ENTRY LANTERN AND PLAZA - LOOKING NORTHWEST



MATERIALS

RESPONSE: MINOR INSETS WITHIN THE PRIMARY MASSES HAVE BEEN GIVEN A DARKER COLOR TO INCREASE CONTRAST ON THE OVERALL FACADE AND FURTHER DISTINGUISH PHASE II FROM PHASE I.



MAIN ENTRY LANTERN AND PLAZA - LOOKING NORTHEAST



MATERIALS

RESPONSE: A NEW MATERIAL - VERTICAL BOX-RIB METAL PANEL - HAS BEEN INTRODUCED ON THE “SPINE” ELEMENTS TO CONVEY VERTICALITY ON THE FACADES AND ADD A MATERIAL THAT IS UNIQUE TO PHASE II.



MATERIALS



WEST FACADE FROM THE BURKE-GILMAN TRAIL - LOOKING SOUTHEAST



MATERIALS



WEST FACADE VIGNETTE - LOOKING SOUTH



MATERIALS



NORTH FACADE FROM ADJACENT PROPERTY - LOOKING SOUTHWEST



MATERIALS



VIEW FROM LEVEL 2 TERRACE - LOOKING SOUTHWEST



MATERIALS





ITEM 7

TRASH STAGING

TRASH STAGING

RECOMMENDATION: PUSH THE TRASH ROOM FURTHER INTO THE BUILDING IN ORDER TO OPEN UP SIGHTLINES TO THE MAIN ENTRY AND AVOID CREATING A SIGHT TRIANGLE ISSUE FROM THE GARAGE.



TRASH STAGING

RESPONSE: THE TRASH ROOM HAS BEEN PUSHED BACK TO BE FLUSH WITH THE ADJACENT WALL TO IMPROVE SIGHTLINES AND SIMPLIFY THE MASSING OF THE BUILDING BASE.



TRASH STAGING



TRASH STAGING



TRAILSIDE PHASE II

