THEORY U DISTRICT

DESIGN RECOMMENDATION PACKET #2
AUGUST 21, 2020
#3034632-LU 4731 15TH AVE NE

Theory PEAKCAMPUS FAUL Ankrom Moisan HEWITT

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GUIDANCE THEME	STAFF GUIDANCE	DESIGN RESPONSE	APPLICABLE DESIGN GUIDELINE
1 EDG RESPONSE	**a.** **S**taff acknowledged the quality of the overall packet prepared in response to the Board's guidance at EDG. However there are several items which require further design response before the proposal can be determined to meet the Design Guidelines and Early Design Guidance. As such, a second Recommendation review will be required. The following items need to be further resolved with the goal of mitigating the height, bulk, and scale; legibility of the stoops; buffering of the stoops; addressing the alley facade; and creating a legible main entrance.	The design has been revised to mitigate the height, bulk and scale of the south and west facades; improve legibility of the stoops, and main entry.	DC2-1-b. Large Buildings PL3-B-2. Ground-level Residential DC2-B-1. Facade Composition
	b. **15th Avenue South Massing Volume – Stoops**. Staff echoes the Board's support for the stoops and residential character along the street-level. However, the design response to the Board's guidance regarding legibility and balancing street-level interaction with privacy concerns need to be further developed. Include the following studies with the next submittal: i. Adding canopies at the street level residential units ii. Adding raised planters placed in front of residential windows iii. Further demonstrate how the planting palette will survive long-term under the overhang condition. iv. Use black framed windows at street level	Canopies have been added above each stoop/patio at street level. Planter walls in front of residential windows have been raised. The window frame at street level have been changed to black. The plants under the overhang will receive watering year-round in two ways: runoff from the roof as part of the bioretention system and automatic irrigation. The plants chosen for these planters are appropriate for this specific micro-climate and moisture condition.	PL3-A-1-d. Individual entries to ground-related housing PL3-2. Ensemble of Elements PL3-B-2. Ground-level Residential
	c. **15th Avenue South Massing Volume – Upper-level massing**. Staff remains concerned with the height, bulk, and scale of the south massing volume. Greater recess between the white plane and dark grey is needed to mitigate the long flat facade. Specifically, a 1' recess is not sufficient to mitigate the bulk and scale of this long facade. Include the following studies with the next submittal: i. Drop the parapet height of the white or grey facades ii. Recess the windows within the white areas iii. Increase the recess to min 30" depth iv. Lift the bays up for the four southern bays v. Include vents and down spouts that are integrated into the design	Several steps have been taken to reduce the bulk and scale of the 15th Ave south facade such as dropping the parapet height, adding projected trims around windows and increasing the depth of recesses between the white and grey facade. Some studies on lifting up the southern bays have also been included in this packet.	CS2-D Height, Bulk and Scale DC2-1-b. Large Buildings
	d. **Alley Facade**. As previously commented by Staff, the alley requires further relief beyond one small recess. With the next submittal staff expects to see the alley design resolved in a manner more consistent with the street facing facades. Specifically, resolve the alley to more clearly relate to the established architectural language applied to the south massing structure.	Recesses along the alley facade have been added to match the recess on the south massing along 15th Ave to improve the facade modulation.	DC2-B-1. Facade Composition
	e. **Main Entry**. Staff is concerned with legibility of the main entry due to the combination of entry location (pulled away from the street) and further closing off the entry with the seat wall and landscaping. Revise the entry configuration to improve the legibility of the main entry.	The entry configuration, including the steps, planter and signage has been adjusted to improve the legibility of the main entry.	PL3-1-a. Prominent Design
2 MATERIALS	Overall staff is supportive of the material palette and composition. However, as articulated above, the depth and modulation of the south structure needs to be improved rather than relying solely on material changes to create relief	Noted. The south structure modulation has been improved.	DC4-1 Durable, High-Quality Exterior Materials
3 LANDSCAPING	Overall staff is supportive of the landscaping plan including planted areas within the street-level courtyards and sunken corridor, concrete seat wall, and overall planting palette	Noted.	DC4-D Trees, Landscape, and Hardscape Materials
4 LIGHTING AND SIGNAGE	a. Staff is supportive of the proposed lighting plan which improves the safety and security along the alley and courtyards. b. Staff supports the proposed signage plan and appreciates the appropriately scaled (pedestrian-scaled) signage.	Noted.	PL1-2-d. People-Friendly Spaces; PL2-B-1. Eyes on the Street; University DC1-1-c. Passive Surveillance, DC1-B-1. Access Location and Design; DC4-B Signage

EAST ELEVATION (PROPOSED DESIGN)

WEST ELEVATION (PROPOSED DESIGN)

STAFF GUIDANCE

Staff echoes the Board's support for the stoops and residential character along the street-level. However, the design response to the Board's guidance regarding legibility and balancing street-level interaction with privacy concerns need to be further developed. Include the following studies with the next submittal:

i. Adding canopies at the street level residential units
ii. Adding raised planters placed in front of residential windows
iii. Further demonstrate how the planting palette will survive long-term under the overhang condition.
iv. Use black framed windows at street level

RESPONSES

Following the staffs recommendation, steel canopies have been added above each stoop/patio at street level, to improve the legibility of the stoops. In addition, the windows at street level within the brick facade will include black framed windows.

The majority of the planting areas along this facade are bioretention planters. As such, they are frequently wet with rainfall collected from the roof. We propose raising the bioretention planter walls to an average of 12" (previously 6") high along the edge of the sidewalk, in order to discourage anyone from walking into them. This, coupled with the approximately 12" drop to the top of soil within the bioretention planters, provides a good physical separation from the unit windows and improves safety and privacy for street level units. 'Building up' these planters with taller walls would make the sidewalk feel narrower, and could also invite unwanted use in front of the units, both of which we want to avoid. Outdoor seating has been accommodated in the entry court area to the north.

The plants under the overhang will receive watering year-round in two ways: runoff from the roof as part of the bioretention system and automatic irrigation. The plants chosen for these planters are appropriate for this specific micro-climate and moisture condition.

RELEVANT DESIGN GUIDELINES

PL3-A-1-d. Individual entries to ground-related housing
Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

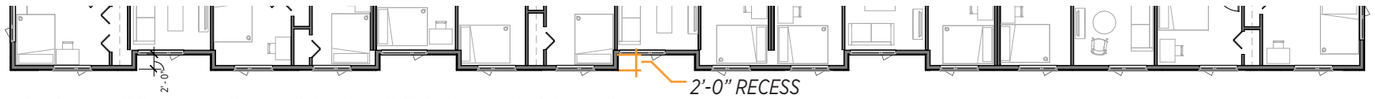
PL3-2. Ensemble of Elements
Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B-1. Security and Privacy
Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential
Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street

VIEW AT ENTRY STOOP (UPDATED)

PARTIAL SOUTHEAST ELEVATION (UPDATED)



PARTIAL SOUTHEAST - UPPER FLOOR PLAN (UPDATED)

INCREASE RECESS DEPTH

A 24" deep recess, which is doubled from previously proposed 12" recess, is proposed between the white and grey facade to improve the south massing modulation.

The design team conducted a three dimensional study of staff recommended 30" recess at grey facades. Our study shows that increasing the recess depth to 30" significantly reduces the unit's floor area and negatively impacts the functionality of the living rooms. In addition, the 6" difference in recess depth is fairly imperceptible from exterior modulation stand point (see diagram on the right).

Therefore, the design team believes that the proposed 24" recess creates a nice balance between improving massing modulation and maintaining the function and livability of the residential units.

12" DEEP RECESS (ADR #1)

30" DEEP RECESS STUDY

24" DEEP RECESS (PROPOSED)

STAFF GUIDANCE

Staff remains concerned with the height, bulk, and scale of the south massing volume. Greater recess between the white plane and dark grey is needed to mitigate the long flat facade. Specifically, a 1' recess is not sufficient to mitigate the bulk and scale of this long facade. Include the following studies with the next submittal:

i. Drop the parapet height of the white or grey facades
ii. Recess the windows within the white areas
iii. Increase the recess to min 30" depth
iv. Lift the bays up for the four southern bays
v. Include vents and down spouts that are integrated into the design

RESPONSES

Following the staffs recommendation, several steps have been taken to reduce the bulk and scale of the 15th Ave south facade.

The parapet height of the grey recessed facades have been dropped 18" to provide massing modulation and break up the long facade.

To improve facade articulation, the design team is proposing adding 2" extruded projected trims around windows on the white facade to provide sense of depth and create shadow lines. Several precedence photos have been included in this packet showing successful application of this strategy. See following page.

A 24" deep recess, which is doubled from previously proposed 12" recess, is proposed between the white and grey facade to improve the south massing modulation. See study on this page. The wood texture cladding at the stoops is being applied to level two facade to create verticality and, along with the added canopies, further accentuates the entries.

The design team conducted studies of lifting the four south white bays up one level to increase facade modulation. See study on the following page.

RELEVANT DESIGN GUIDELINES

University DC2-2-b. Mix Styles
Create a finely-grained mix of complementary buildings and architectural styles on a block, taking cues from established patterns such as frequent entries, the use of brick and other highly-articulated materials.

University DC2-2-c. Cohesive Design
Reinforce the massing and design concept with a deliberate palette that limits the number of materials, colors, and fenestration patterns to achieve design cohesion.

University DC2-1-b. Reduce bulk and scale
A large building should be legible as a series of discrete forms at multiple scales to reduce perceived bulk, create interest, and help users understand how the building is occupied

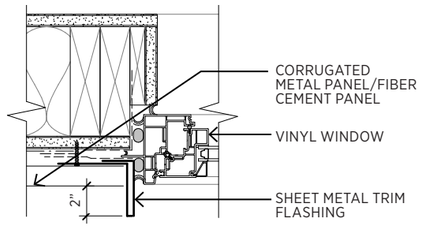
University DC2-2-g. Visual Interest
Break down large masses or facades by usilng material to provide relief and interest

ADR #1 RESPONSE - 15TH AVE SOUTH MASSING VOLUME - UPPER LEVEL MASSING

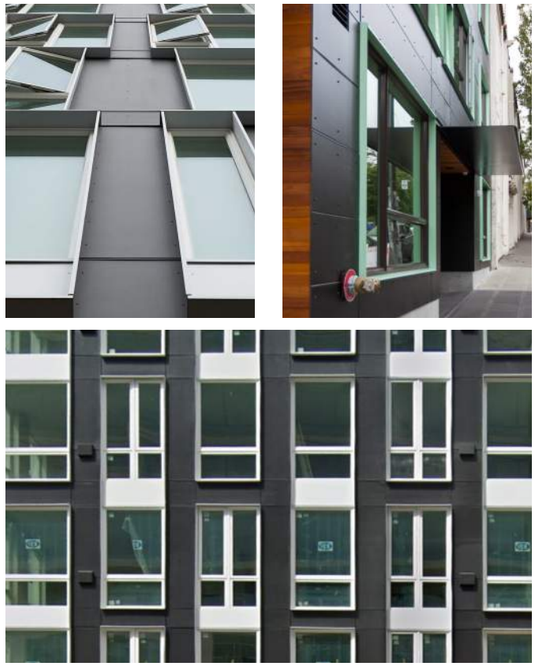
FACADE ARTICULATION (WINDOW TRIM)

To improve facade articulation, the design team is proposing adding 2" extruded projected trims around windows on the white facade to provide sense of depth and interest by creat shadow lines. Several precedence photos are included in this packet showing successful application of this strategy.

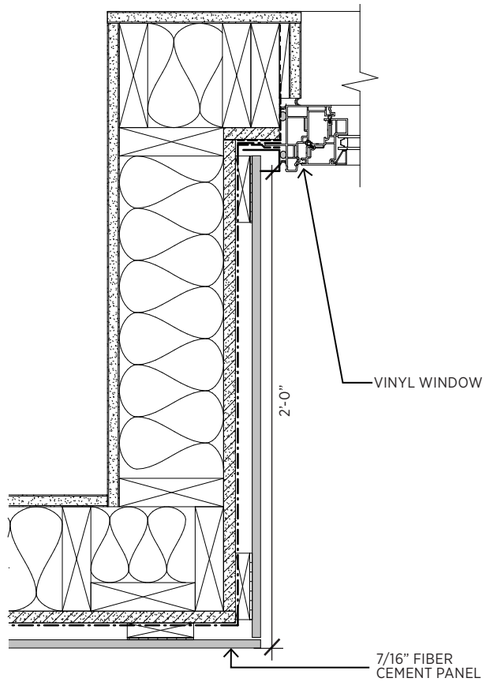
We believe that this strategy, in combination with deeper recesses, successfully articulates the bulk and scale of this long facade.



A WINDOW JAMB DETAIL w/ EXTRUDED TRIM FLASHING

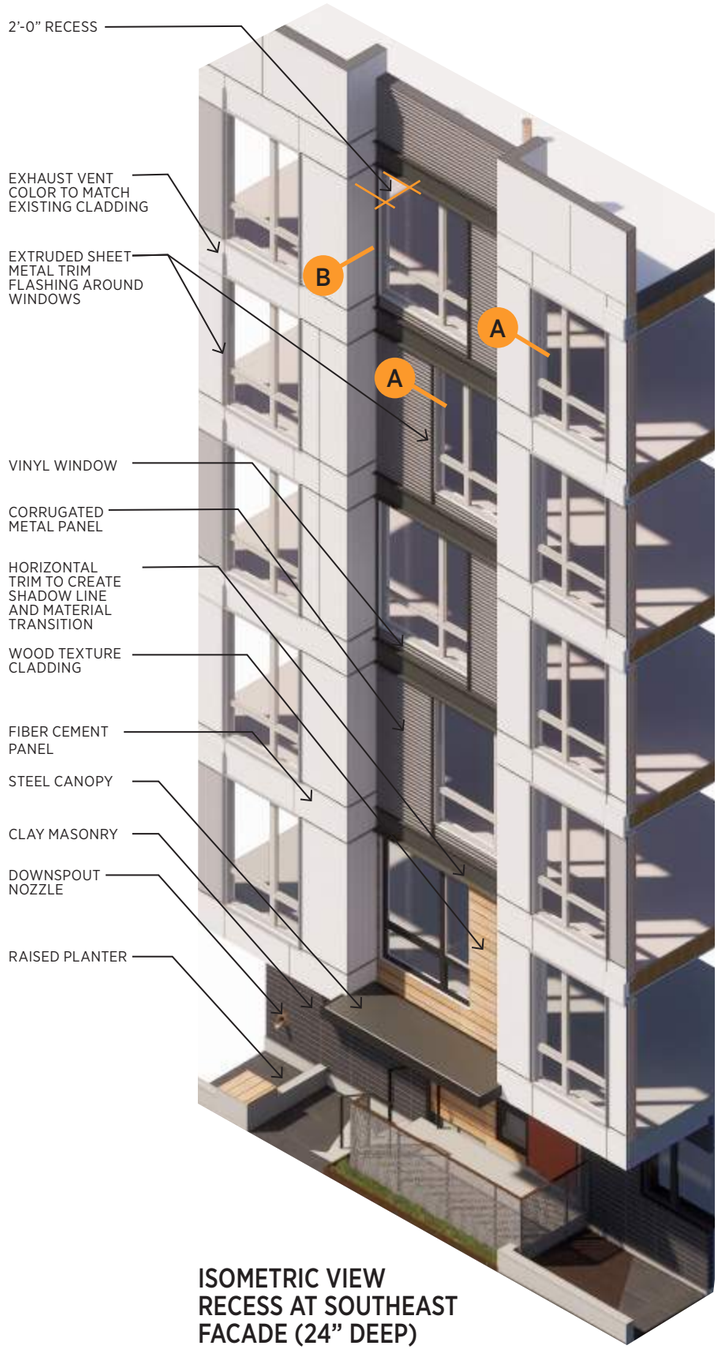


WINDOW TRIM DETAIL - PRECEDENT IMAGES

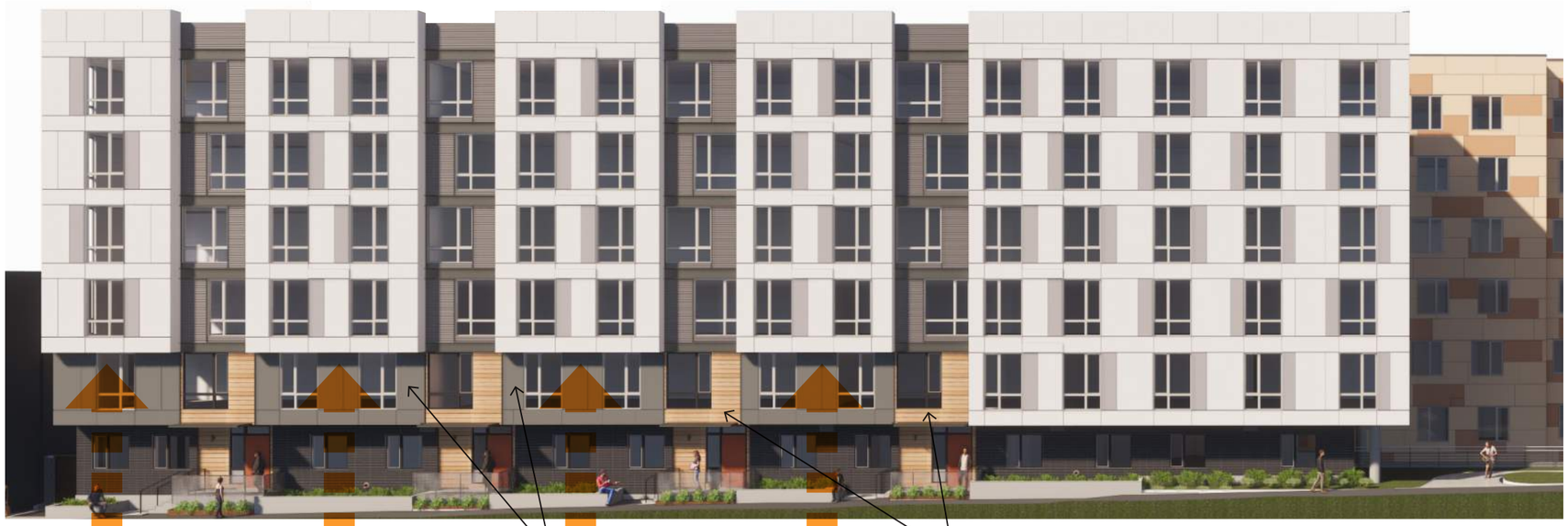


B PLAN DETAIL - RECESS AT EAST FACADE

PARTIAL SOUTHEAST PERSPECTIVE (UPDATED)



ISOMETRIC VIEW RECESS AT SOUTHEAST FACADE (24" DEEP)



PARTIAL SOUTHEAST ELEVATION (STUDY 1)

PARTIAL SOUTHEAST ELEVATION (STUDY 2)

FACADE MODULATION STUDY (LIFTING THE BAYS)

Per staff recommendation, the design team conducted studies of lifting the four south white bays up one level. On both studies, the level 2 facade under these bays are recessed back 24" to align with the gray recesses. The same dark grey color used on west and south facades is proposed for the level 2 facade to accentuate plane change and create a cohesive design language throughout the building.

On Study 1, the wood texture cladding at the stoops on level 2 facade remains to accentuate the entries. On Study 2, the wood texture cladding is applied only on the street level, and dark grey facade is being carried around the corner to the southeast facade to connect the material/color with the rest of the building and creating a horizontal facade modulation.

SOUTHEAST VIEW
LIFT FOUR SOUTH BAYS (STUDY 2)

VIEW AT ENTRY STOOP
LIFT FOUR SOUTH BAYS (STUDY 2)

FACADE MODULATION STUDY (LIFTING THE BAYS) - continued

On ***Study 2,*** the dark color on level 2 maintains the facade modulation and accentuates the plane change. Lifting the bays creates a new datum line that aligns with the north grey mass. The hefty canopies help maintain stoops legibility. However, the recessed level 2 significantly reduced the floor area within the affected units. The cantilever that is created by lifting up the bays above the concrete podium level also adds level of complexity to the structural system.

SOUTHEAST VIEW (PROPOSED)

VIEW AT ENTRY STOOP
(PROPOSED)

PROPOSED DESIGN

The design team believes that the proposed design successfully follows the design guidelines in mitigating the bulk and scale of the building mass by demonstrating the following:

- Emphasizes vertical modulation by applying range of exterior finishes that express the uses and functions within individual unit
- Breaks up larger mass into multiple smaller masses by introducing deeper recesses, awnings, highlighting entry stoops and creating a sense of residential arrival and entry
- Employs different facade treatments at regular intervals to articulate the building facade
- Use projected window trims and belly bands to provide relief and interest by creating shadow lines
- Maintains consistent facade material language throughout the building to create a cohesive design

RELEVANT DESIGN GUIDELINES

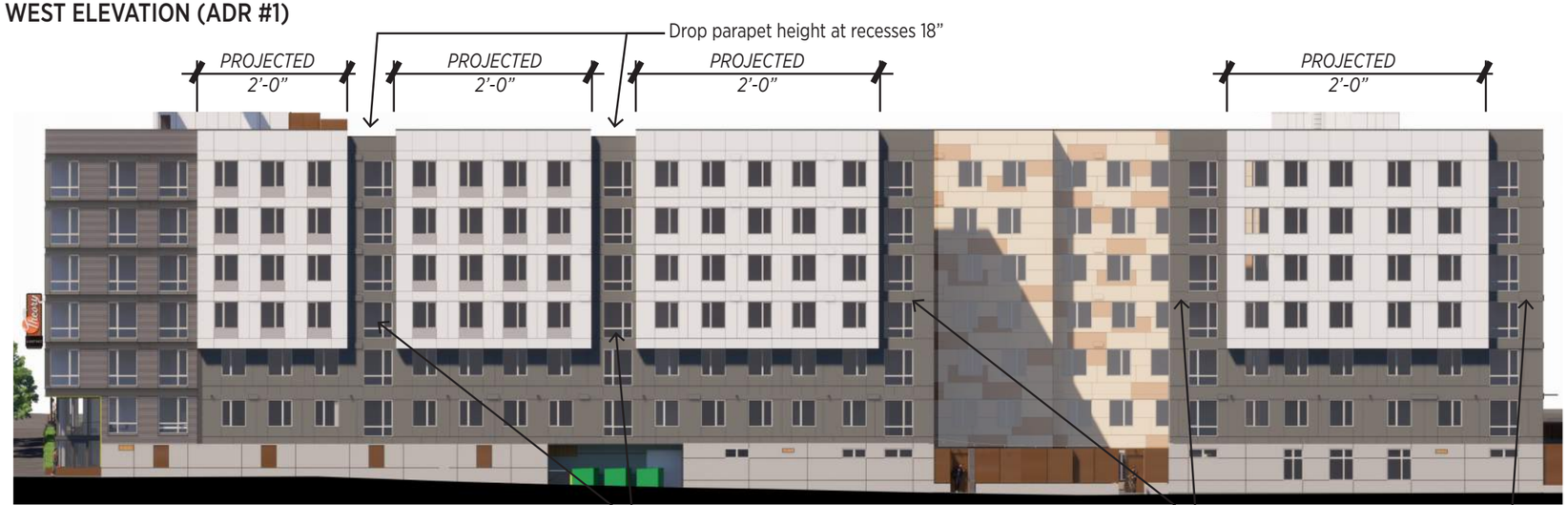
University DC2-1-b. Reduce bulk and scale

University DC2-2-b. Mix Styles

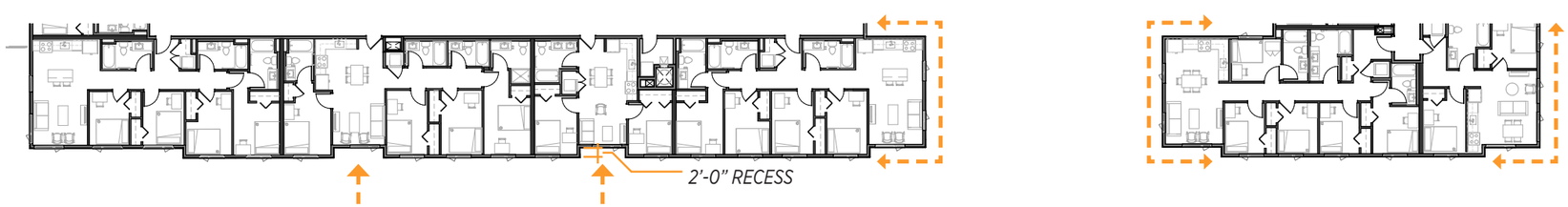
University DC2-2-c. Cohesive Design

University DC2-2-g. Visual Interest

WEST ELEVATION (ADR #1)



WEST ELEVATION (UPDATED)



PARTIAL WEST PLAN (UPDATED)

STAFF GUIDANCE

As previously commented by Staff, the alley requires further relief beyond one small recess. With the next submittal staff expects to see the alley design resolved in a manner more consistent with the street facing facades. Specifically, resolve the alley to more clearly relate to the established architectural language applied to the south massing structure.

RESPONSES

In response to staff’s comment, the design team has added several strategically placed 24” deep recesses along the alley facade to match the recess on the south massing along 15th Ave. The parapet height of the recesses is also dropped 18” similar to the southwest facade to further improve the facade modulation. These recesses are aligned with level 1 and 2 exterior walls below and are carried around into the courtyard and south facades.

RELEVANT DESIGN GUIDELINES

University DC2-2-b. Mix Styles
Create a finely-grained mix of complementary buildings and architectural styles on a block, taking cues from established patterns such as frequent entries, the use of brick and other highly-articulated materials.

University DC2-2-c. Cohesive Design
Reinforce the massing and design concept with a deliberate palette that limits the number of materials, colors, and fenestration patterns to achieve design cohesion.

ADR #1 RESPONSE - MAIN ENTRY

STAFF GUIDANCE

Staff is concerned with legibility of the main entry due to the combination of entry location (pulled away from the street) and further closing off the entry with the seat wall and landscaping. Revise the entry configuration to improve the legibility of the main entry.

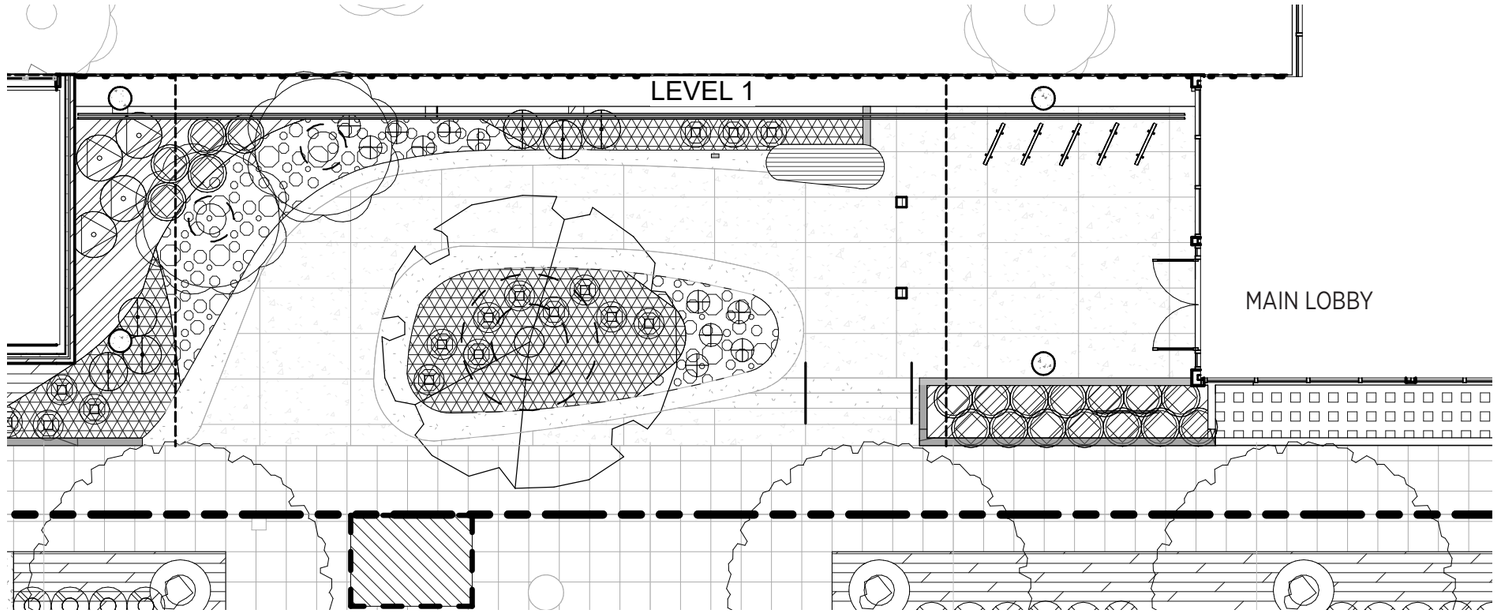
RESPONSES

The main entry is designed to provide a balance between tenants privacy & security, and legibility to the public. The entry is pulled away from the street to provide transition from public sidewalk to the semi private entry area. The double height entry area emphasizes verticality and importance of this main entry. The combination of wood textured ceiling material and lighting provides warmth quality and welcoming experience for tenants and visitor.

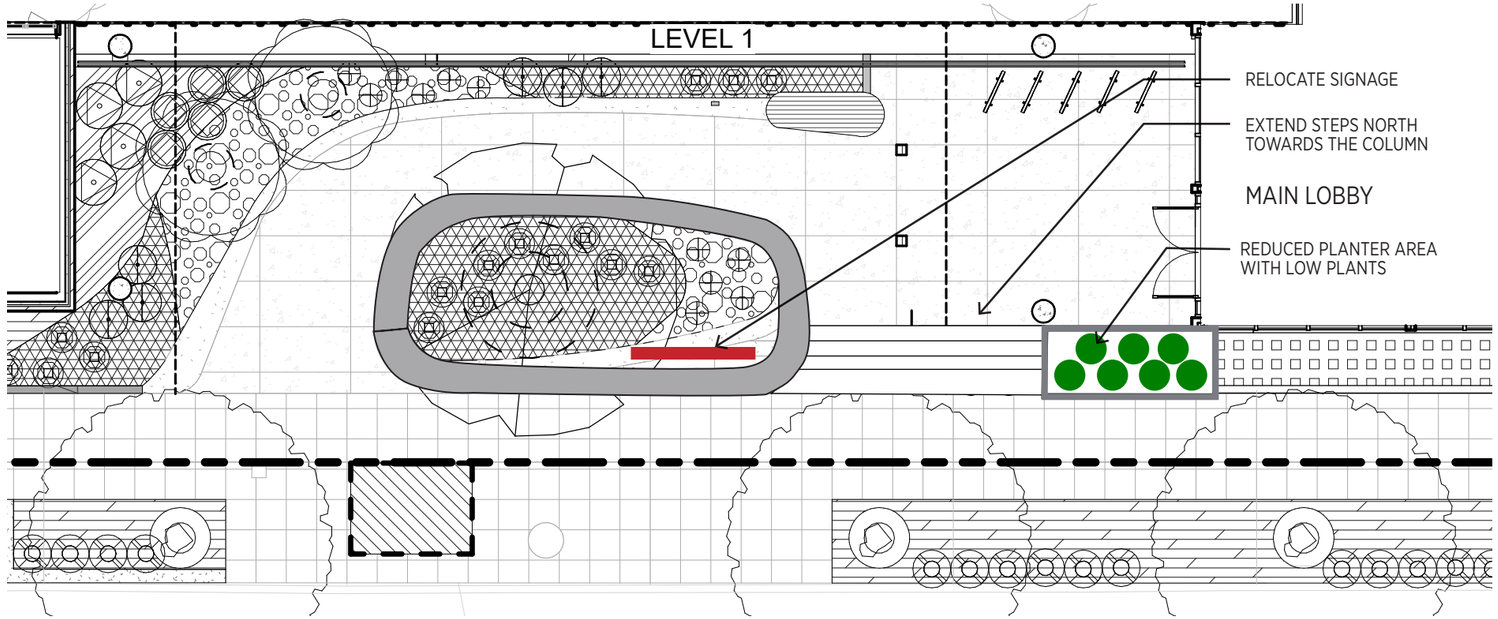
To address staffs concern, we propose extending the steps further to the north, reducing the size of planter area next to the main entry door, and relocate the signage in order to improve the visual connection and visibility of the main entry.

RELEVANT DESIGN GUIDELINES

PL3-1-c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.



PARTIAL PLAN - MAIN ENTRY (ADR #1)



PARTIAL PLAN - MAIN ENTRY (UPDATED)

MAIN ENTRY (ADR #1)

MAIN ENTRY (UPDATED)

There is approximately 22" grade differential between the sidewalk and the finish floor of the lobby. The reduced planter area with low planting can still accommodate the grade transition while allowing better visibility to the entry. Extending the steps to the north to be approximately 14' wide improves visual and physical relationship between sidewalk and the lobby entrance.

THANK YOU