DESIGN RECOMMENDATION PACKET

Greenlake Self Storage
9309 Aurora Ave - DPD 3019569

May 16th 2016

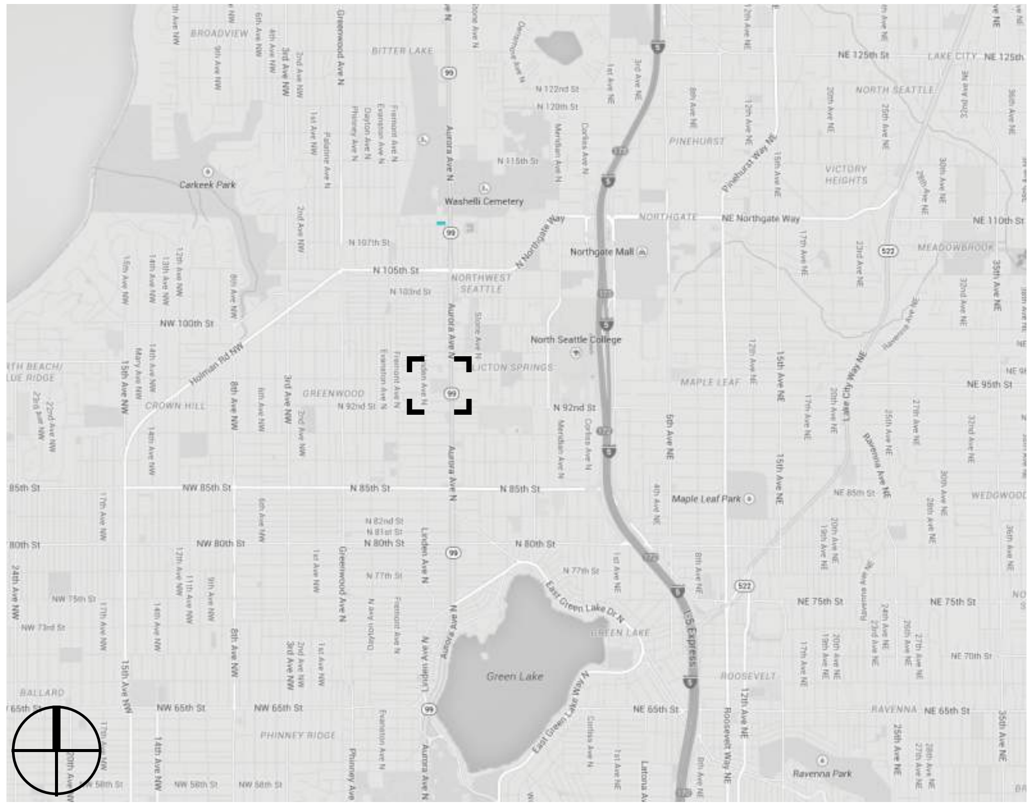
JACKSON | MAIN ARCHITECTURE

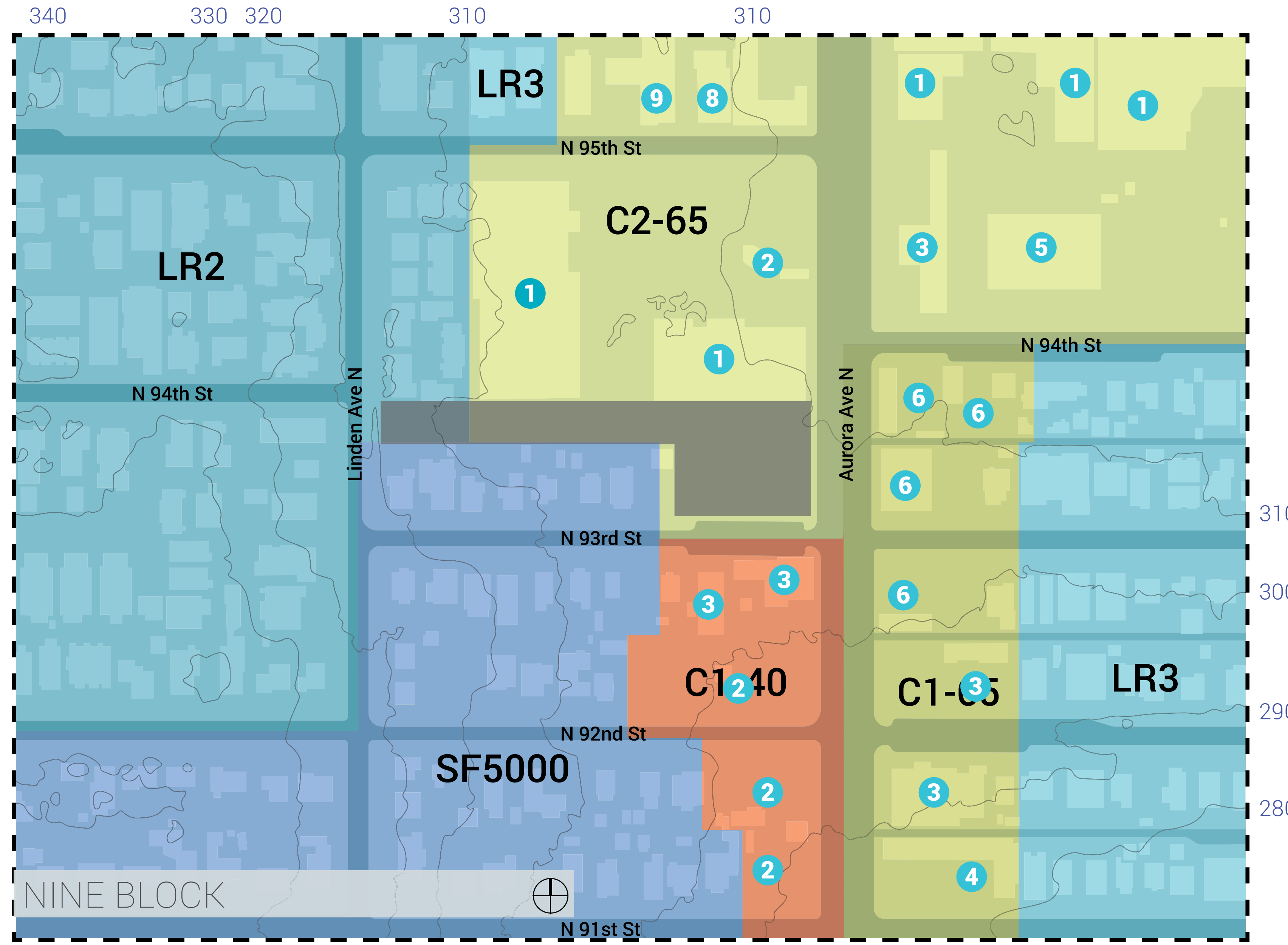
Table of Contents

PROJECT NARRATIVE

Greenlake Self-Storage involves the construction of a new four-story mini-warehouse building at the corner of Aurora Avenue N and N 93rd Street in the Aurora-Liction Springs Urban Village in Seattle.

The project site, which consists of three separate parcels, is divided between two zones: C2-65 for the eastern three quarters of the property, and LR2 for the remaining portion of the property to the West. The site is bounded by Aurora Avenue N to the East, single-family residences to the South, Linden Avenue N to the West, and industrial buildings to the North. All existing structures on the property, which include a motel and an auto wreck garage, will be demolished.





Lot Data

Parcels:	3126049034 1532300095 1532300105
Lot Area:	51,331 SF
Zone:	C2-65 and LR2
Height Limit:	65’
Setbacks:	Per SMC 23.47A.014 Along rear or side lot line abutting a residential zone, 10 feet for portions of structures above 13 feet in height to a maximum of 65 feet.
Parking:	None required, but see options for amount provided.
ECA’s:	None

Proposed Building

Building Area:	147,665 SF
FAR Allowed:	4.25
FAR Proposed:	3.32
Floors:	4
Height:	57’ 9 1/2”
Parking:	14

1. Warehouse
2. Used Car Lot
3. Car Mechanic
4. Days Inn Aurora North
5. Puget Sound Energy
6. Dunn Lumber
7. Crown Inn & Market
8. Northwest Jui-Jitsu Club
9. AAA Spraying

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OPTION #1 *Optimal FAR and Maximum Height - Code Compliant*

Details

DESCRIPTION:
This massing option represents optimal utilization of the FAR and the land use code-prescribed building height limit, creating a massive building with an unmitigated volume. This option is the most profitable and most efficient in terms of number of units and net rentable floor area.

DATA

Floors:	6
Height:	65'
Total SF:	177,492 SF
FAR: *(Maximum/Proposed)*	4.25/3.46
Parking:	20

Pros

- *FAR optimized.*
- *Building height maximized.*
- *Ideal net rentable area.*
- *Main building entry addresses Aurora Avenue, providing opportunities to capitalize on transit and pedestrian-oriented characteristics of the area.*

Cons

- *Massive building bulk/ volume.*
- *Unmitigated scale transition between zones.*
- *Severely utilitarian building envelope .*
- *Problematic internal vehicular circulation with long East-West drive aisle and single entry/exit point.*
- *Six-story option requires construction type to be 2-A, which is problematic from a cost standpoint.*
- *Unarticulated/unmodulated wall on South side facing residential zone.*

OPTION #2 *Colonnaded Frontage - Requires Departure*

DESCRIPTION:
This option has a comparatively lower profile, with four stories instead of six. In order to optimize square footage, the upper floors are projected closer to Aurora Avenue, in the process creating a colonnade at street level. This gives the main façade the appearance of a floating mass, lending a light, airy feel to the street frontage.

DATA

Floors:	4
Height:	48'
Total SF:	129,578 SF
FAR: *(Maximum/Proposed)*	4.25/2.52
Parking:	20

- *Pedestrian oriented frontage.*
- *Building bulk mitigated by colonnade at Aurora Avenue frontage.*
- *Modulated, greenscaped wall on South side facing residential zones reduces perceived bulk.*

- *Stark, utilitarian appearance.*
- *Problematic internal vehicular circulation with only East-West drive aisle and single entry/exit point.*
- *Required zoning departure to recapture rentable area lost due to modulation on South side.*

OPTION #3 *Split Volumes: Past and Present - Requires Departure*

DESCRIPTION:
This option could best be described as an amalgam of the traditional and the modern, with the former represented by the southern block rendered in brick and accent cornices echoing Seattle's landmark buildings, and the latter by the more subdued northern block clad in metal siding. A glazed vertical recess on the Aurora frontage acts as a hinge between these two contrasting volumes.

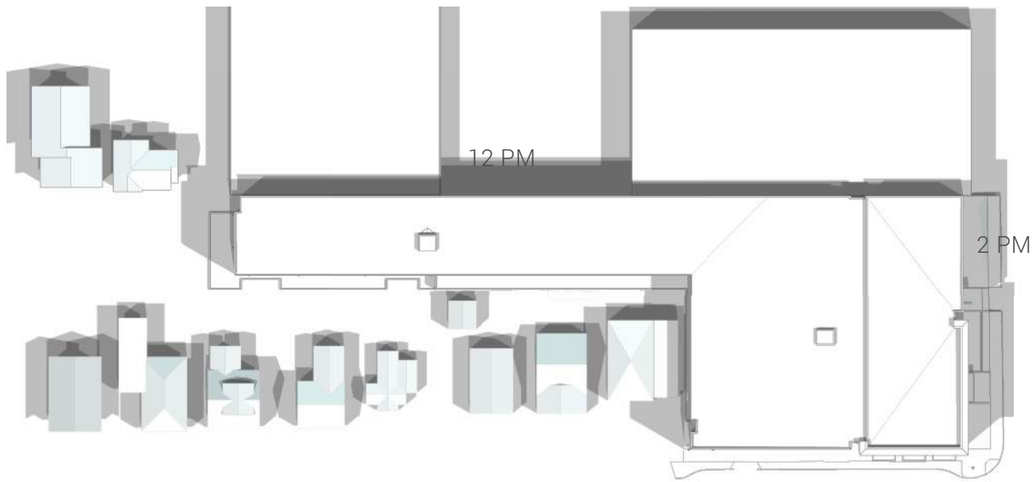
DATA

Floors:	4
Height:	50'
Total SF:	137,604 SF
FAR: *(Maximum/ Proposed)*	4.25/2.68
Parking:	16

- *Modulated, articulated massing for visual interest.*
- *Progressive design juxtaposed with traditional motifs creates a strong architectural presence.*
- *Clear separation of main point of contact for public functions (along Aurora Avenue) and services/ utilities (along 93rd Street).*
- *Generous fenestration at South-East block serves as life-size advertisement of building's inner workings.*
- *Efficient internal vehicular circulation with vehicular entry on Aurora Avenue and exit on 93rd Street.*
- *Modulated, greenscaped wall on South side facing residential zones reducing perceived bulk.*

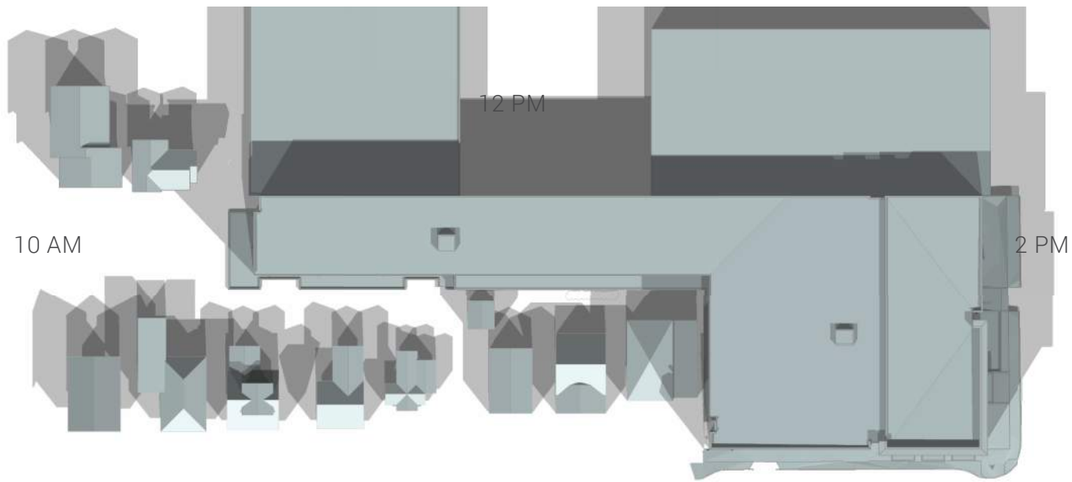
APPROVED PREFERRED OPTION

2 EDG OPTIONS



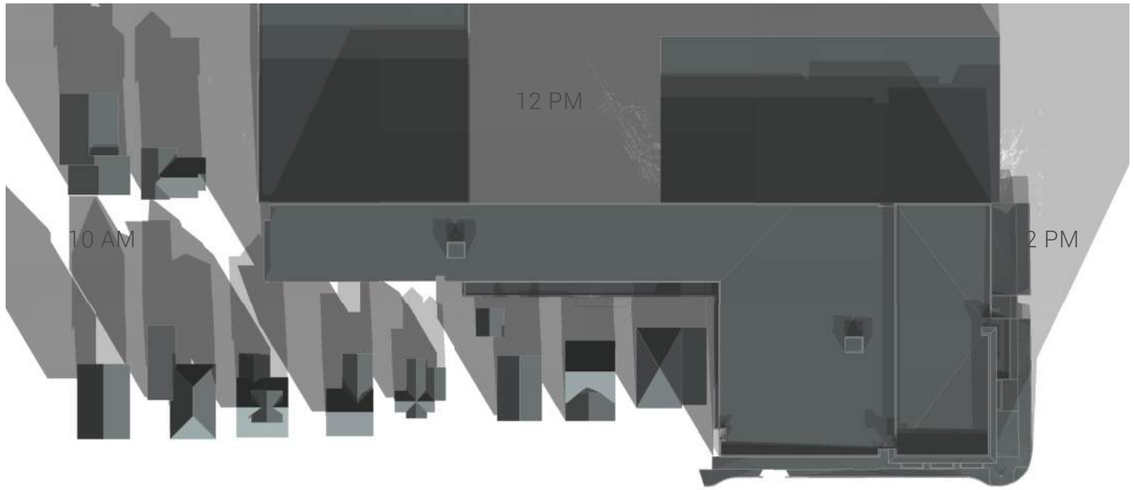
SUMMER SOLSTICE

June 21st



SPRING AND FALL EQUINOXES

The overall solar impact of the project on neighboring buildings is very minimal. There will be shadows cast on the easternmost houses along 93rd in the morning hours. Most of the shadow that is cast by the new building falls on the already blank walls and roof of the commercial/industrial buildings to the North.



WINTER SOLSTICE

December 21st

SOLAR IMPACT

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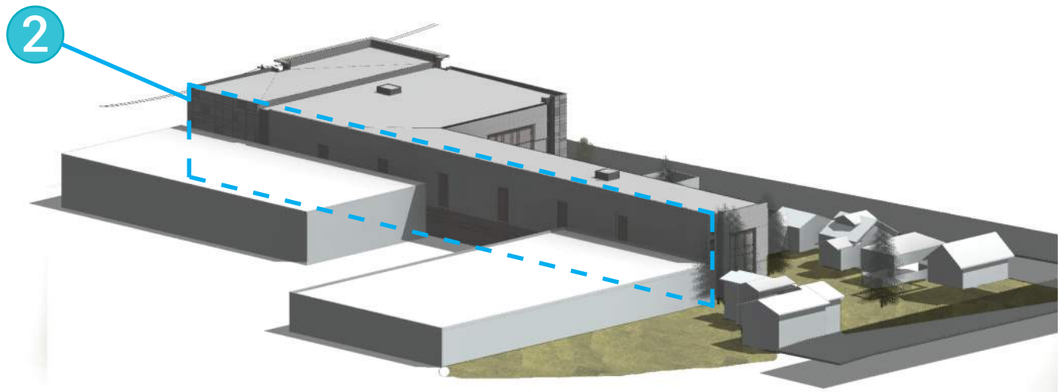
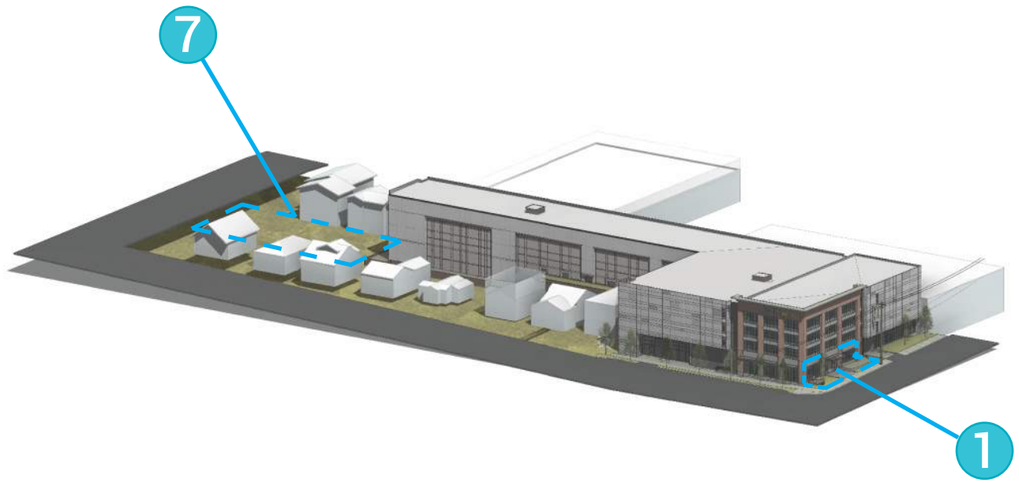
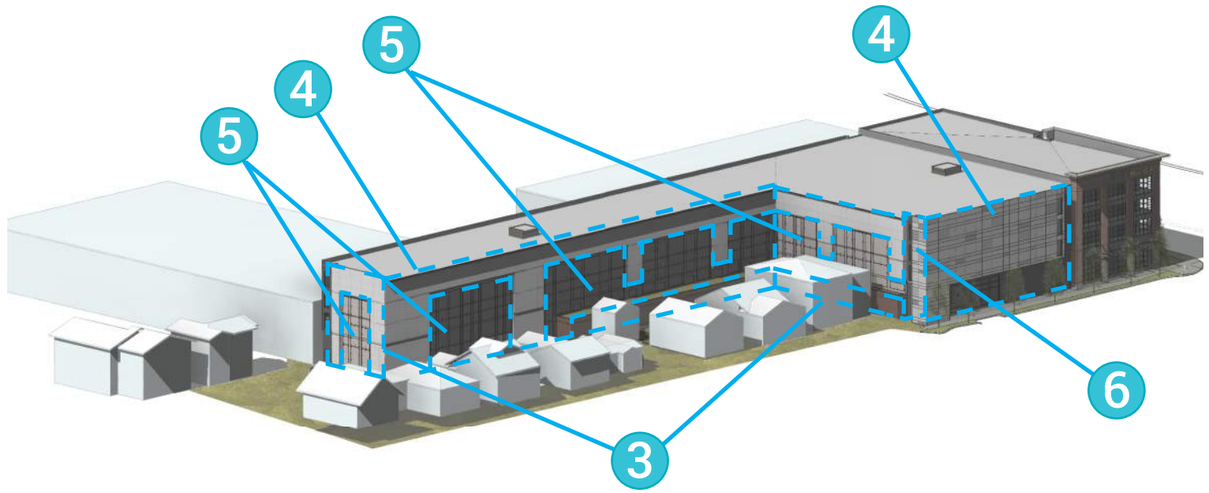
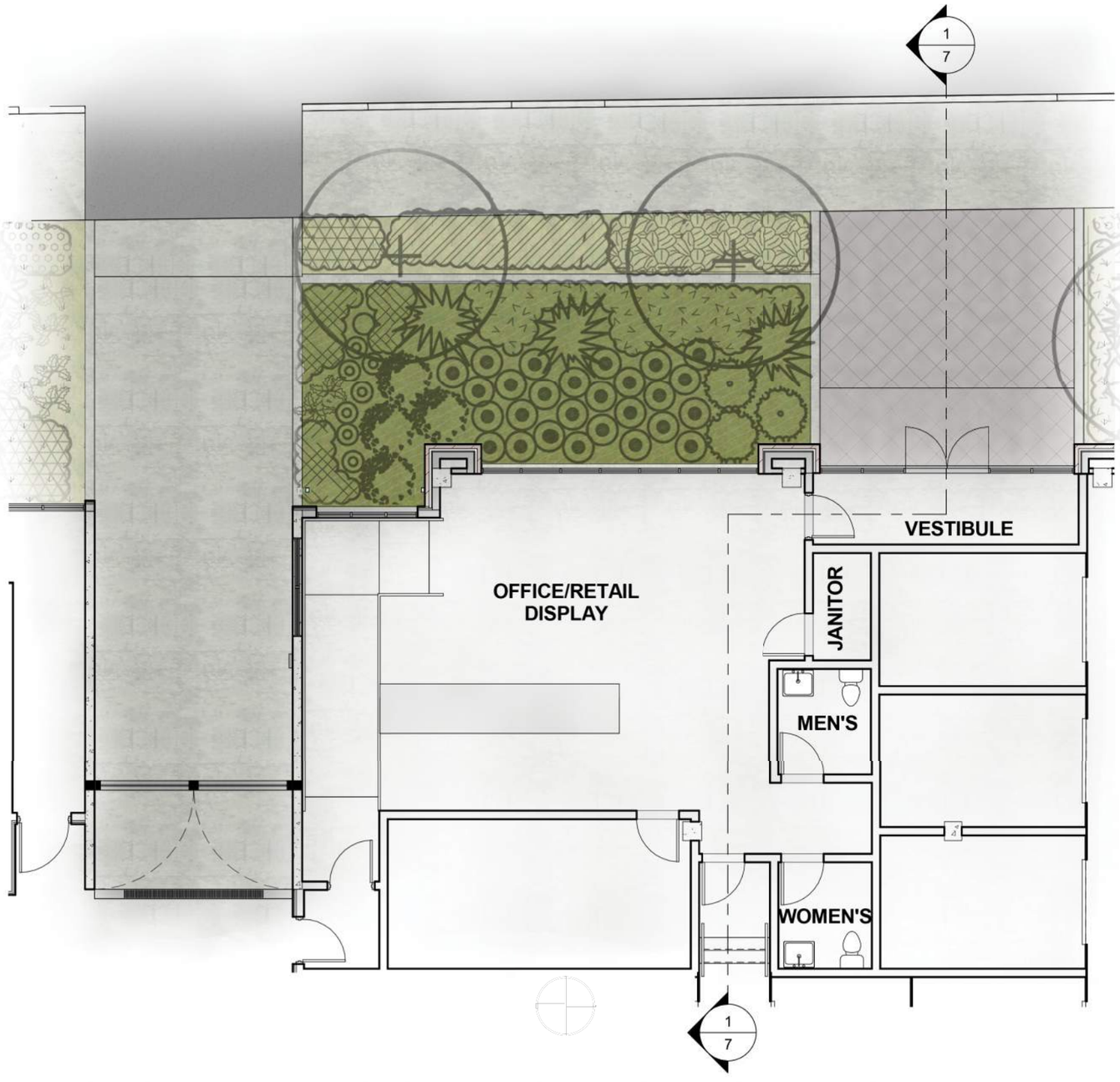
1. OFFICE RELOCATION TO SOUTH-EAST CORNER + HARDSCAPE INCREASE ON AURORA AVENUE
2. NORTH WALL REDESIGN
3. WEST WALL REDESIGN
4. SOUTH WALL REDESIGN
5. GREEN SCREEN SYSTEM
6. 93RD STREET CORNER REVISIONS
7. LR2 ZONE TREATMENT



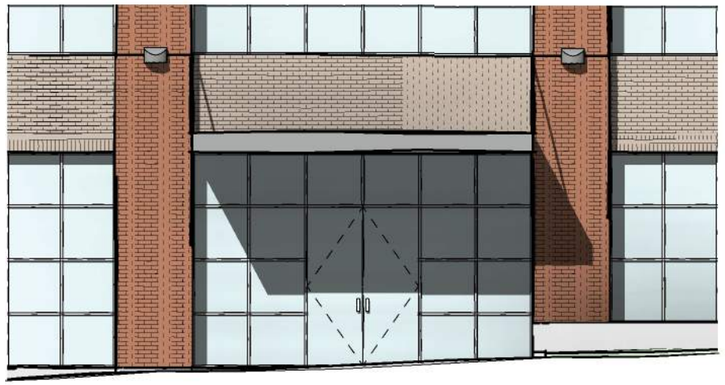




DESIGN REVISIONS



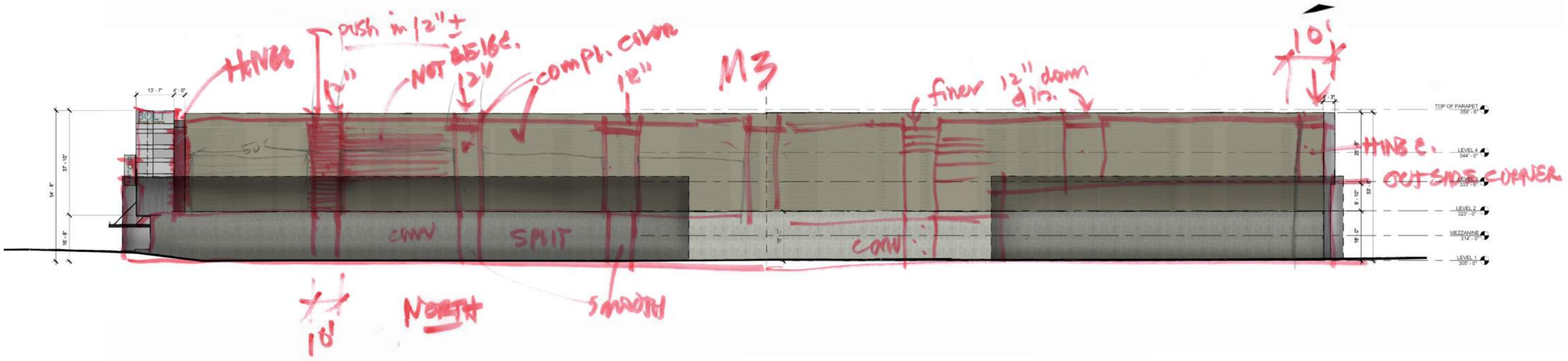
DESIGN REVISION-RELOCATION OF OFFICE



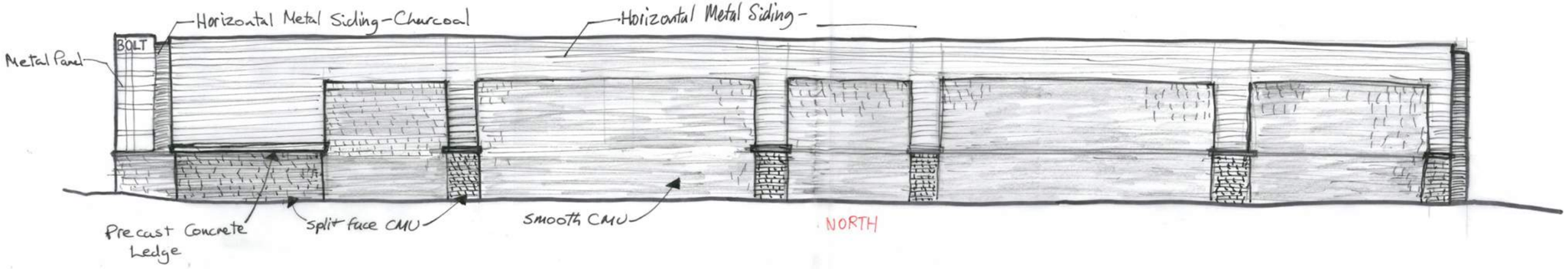
ELEVATION AT OFFICE

SECTION AT OFFICE

DESIGN REVISION-RELOCATION OF OFFICE



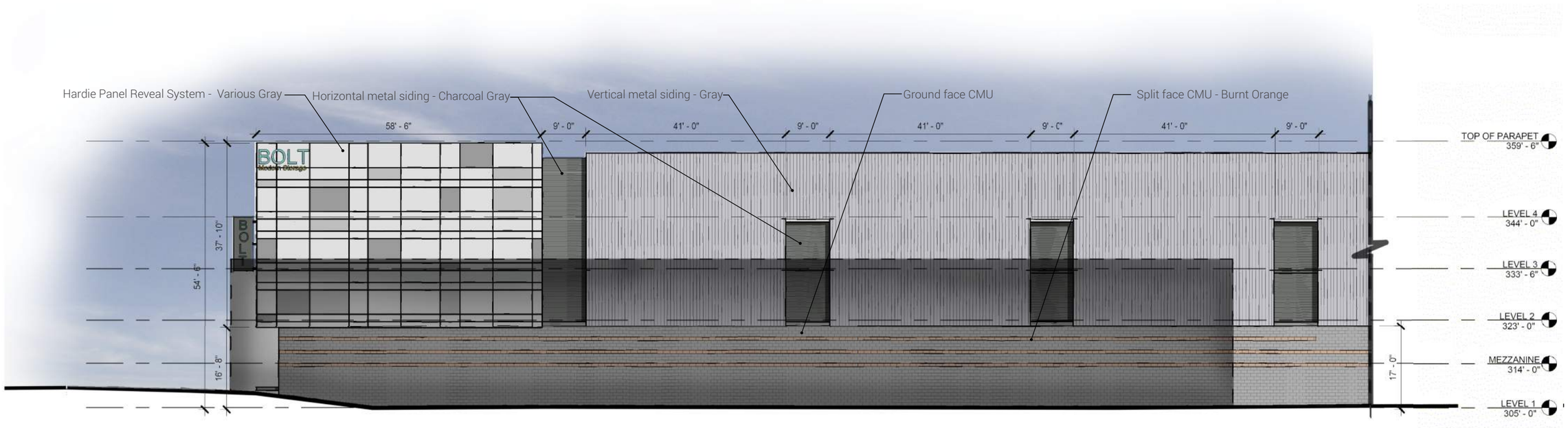
ABOVE, IDEAS SKETCHED OVER THE PREVIOUS DESIGN OF THE NORTH ELEVATION

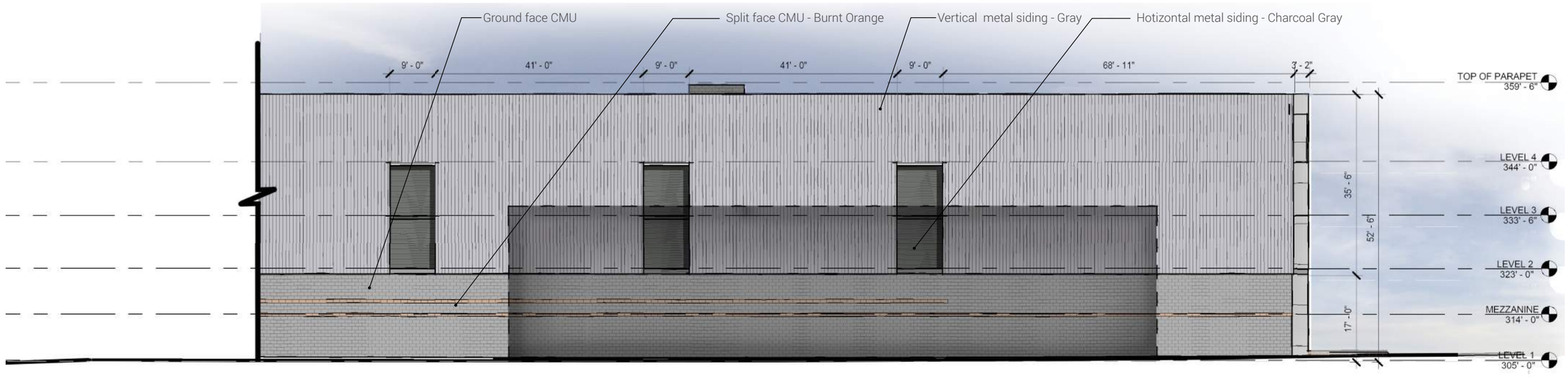


ABOVE, A SKETCH EXPLORING THE DESIGN OF THE NORTH ELEVATION

DESIGN REVISION - NORTH ELEVATION

North Elevation - Previous design and sketches





DESIGN REVISION - NORTH ELEVATION

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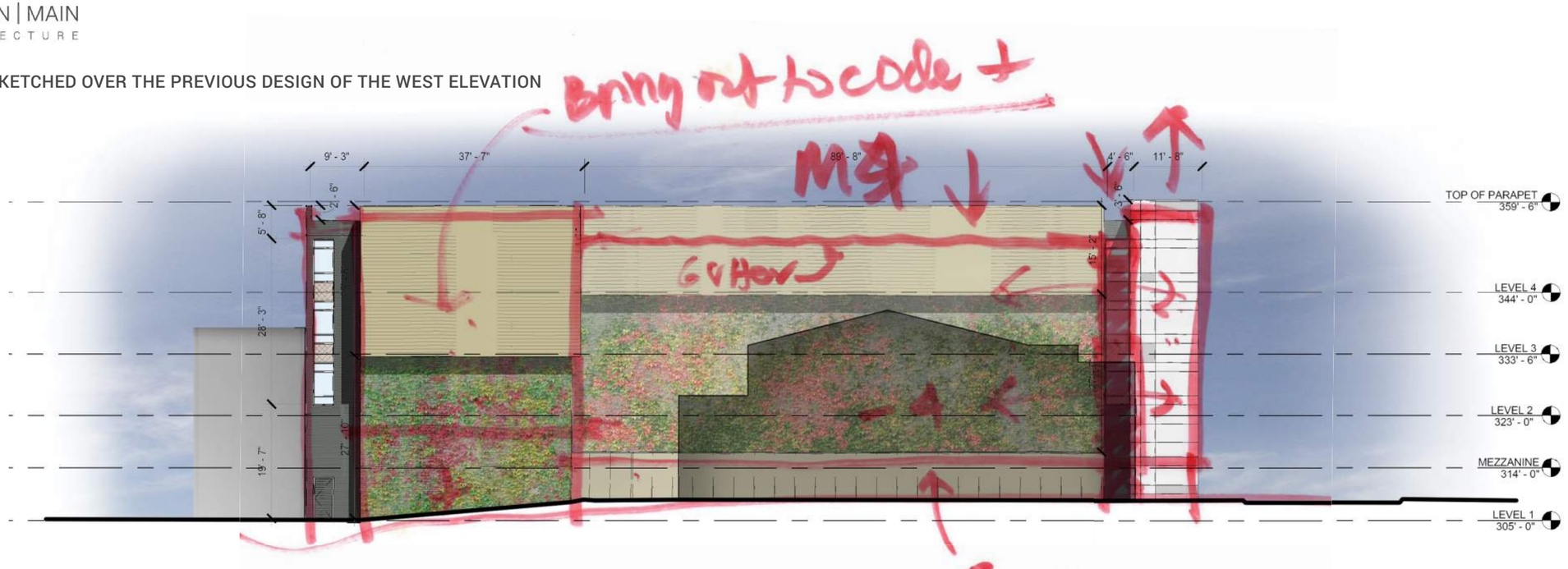
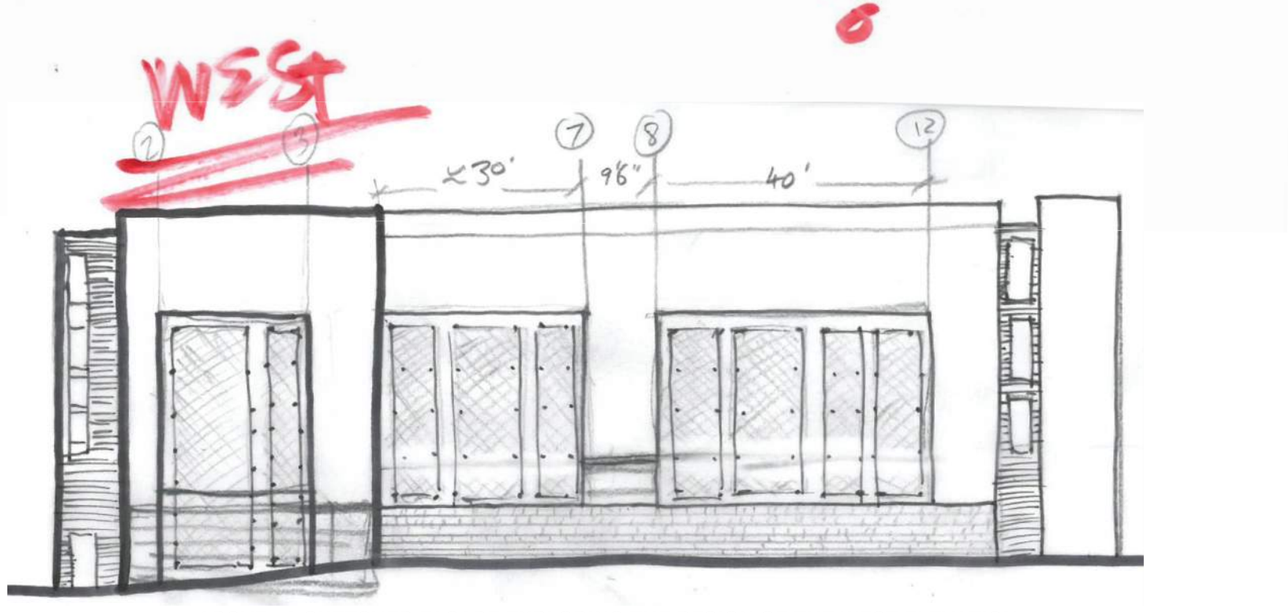
BELOW, IDEAS SKETCHED OVER THE PREVIOUS DESIGN OF THE WEST ELEVATION

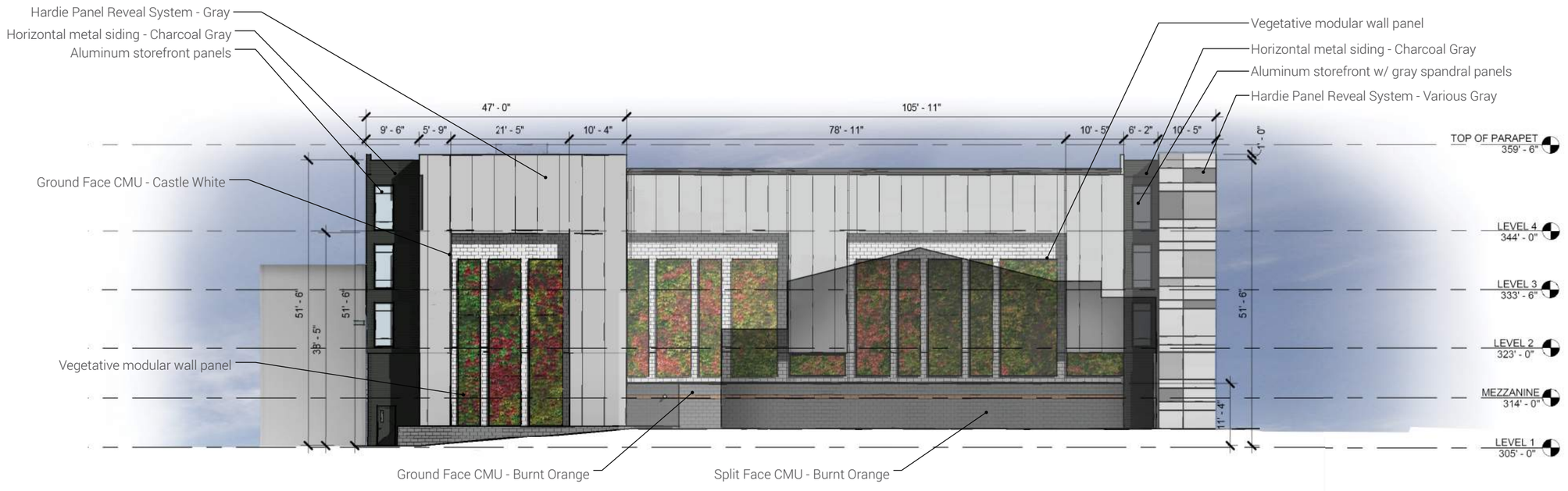


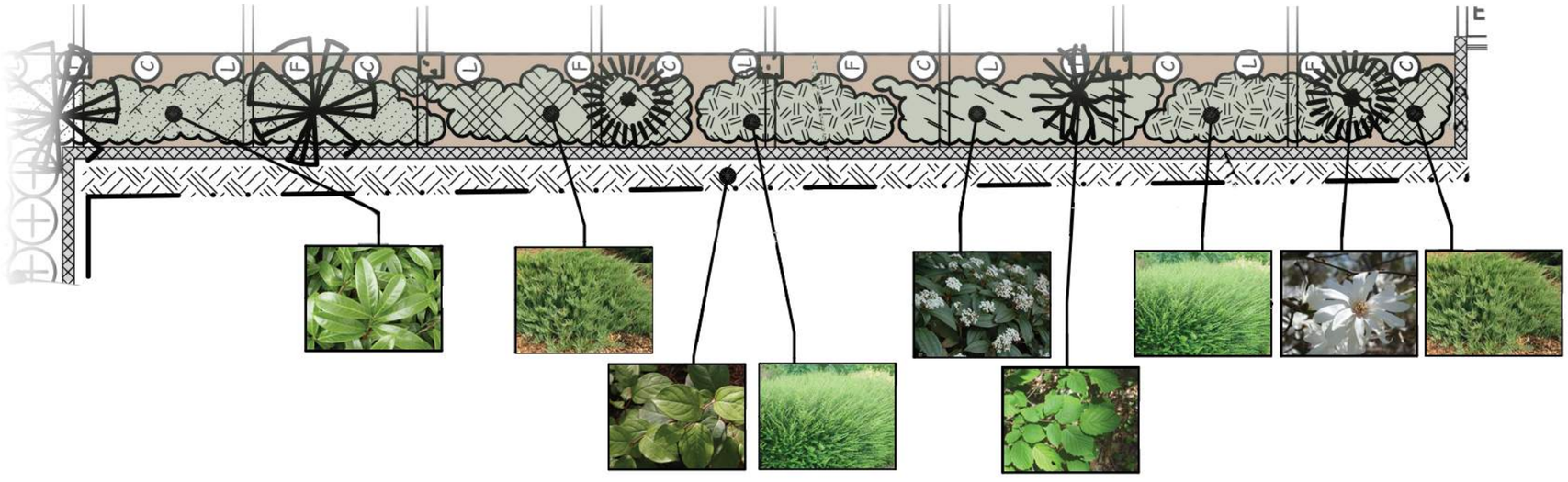


ABOVE, A SKETCHED FACADE EXPLORING THE DESIGN OF THE WEST ELEVATION

10 DESIGN REVISION - WEST ELEVATION

North Elevation - Previous Design and Sketches



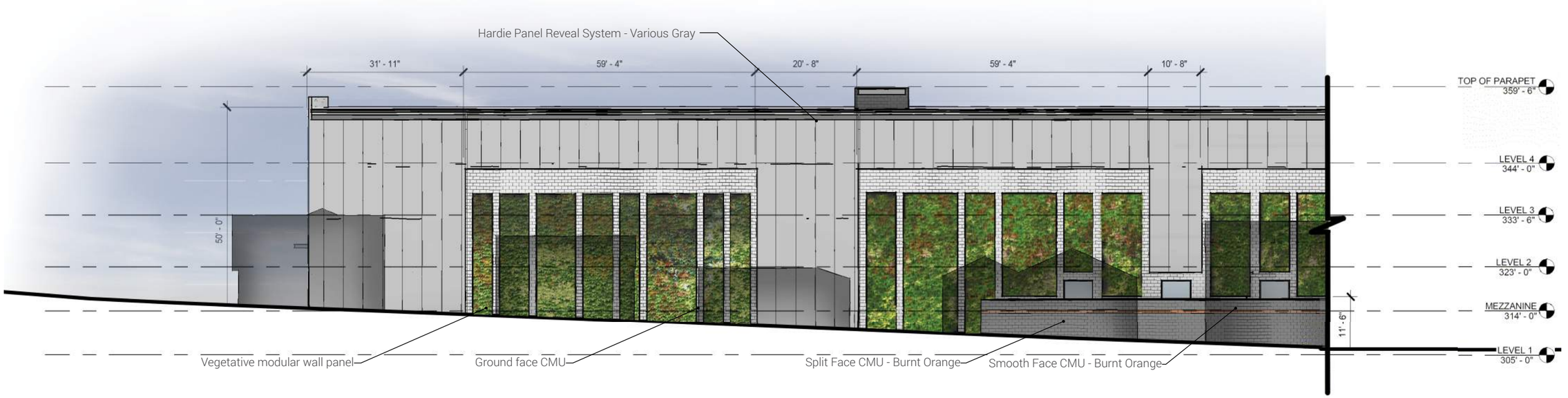


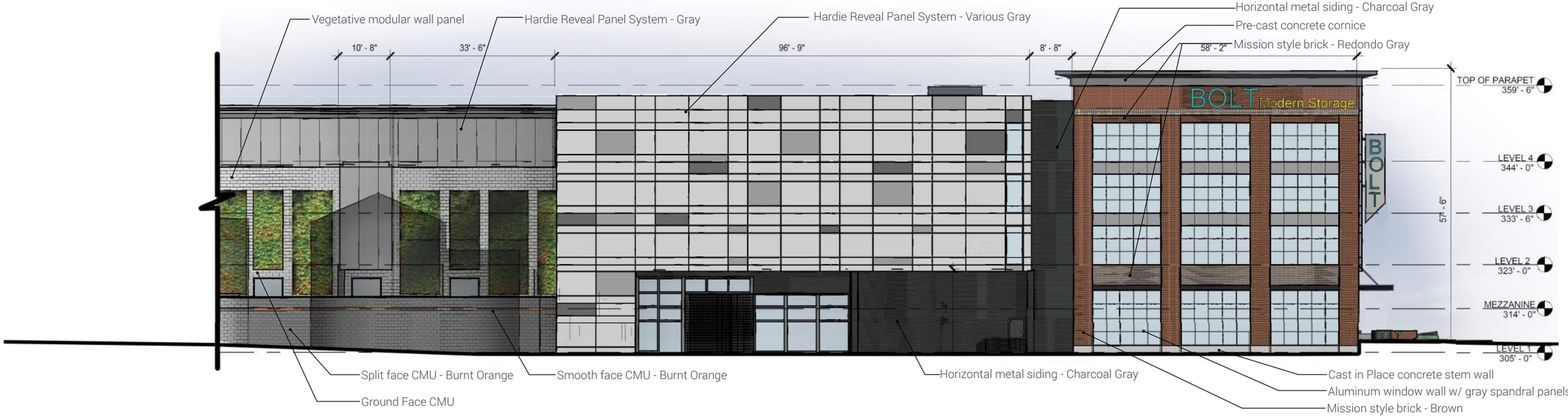
DESIGN REVISION - WEST ELEVATION

BELOW, IDEAS SKETCHED OVER THE PREVIOUS DESIGN OF THE SOUTH ELEVATION

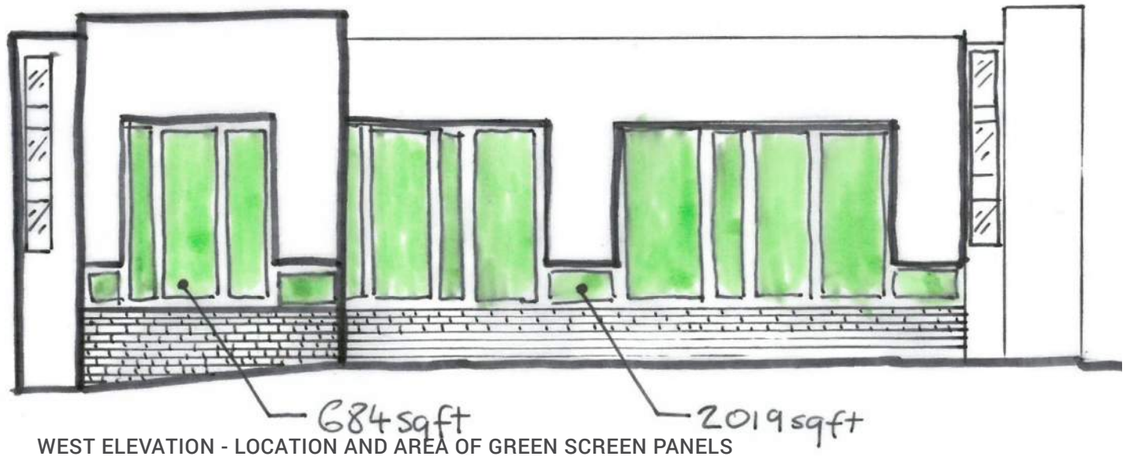
ABOVE, TWO SKETCHES EXPLORING THE DESIGN OF THE SOUTH ELEVATION

DESIGN REVISION - SOUTH ELEVATION



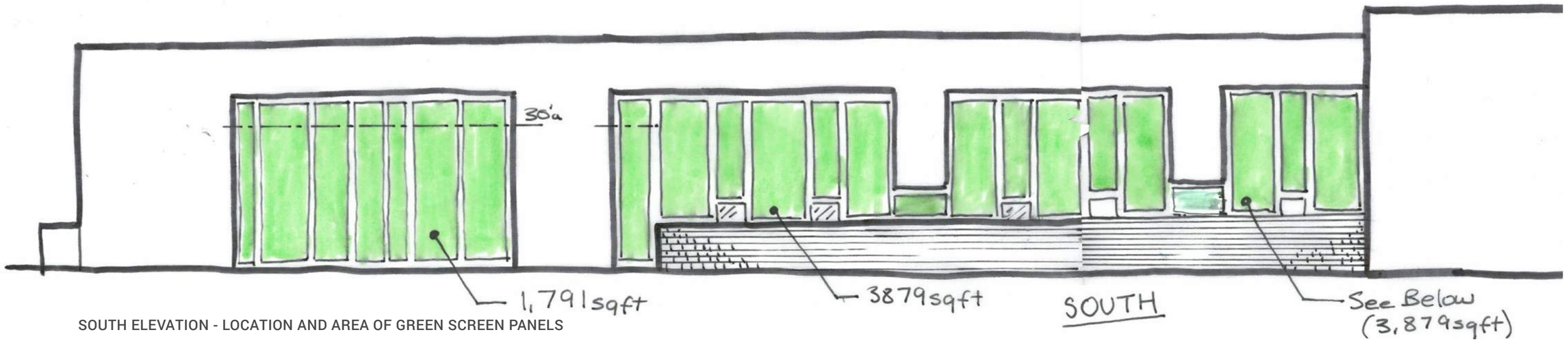


DESIGN REVISION - SOUTH ELEVATION



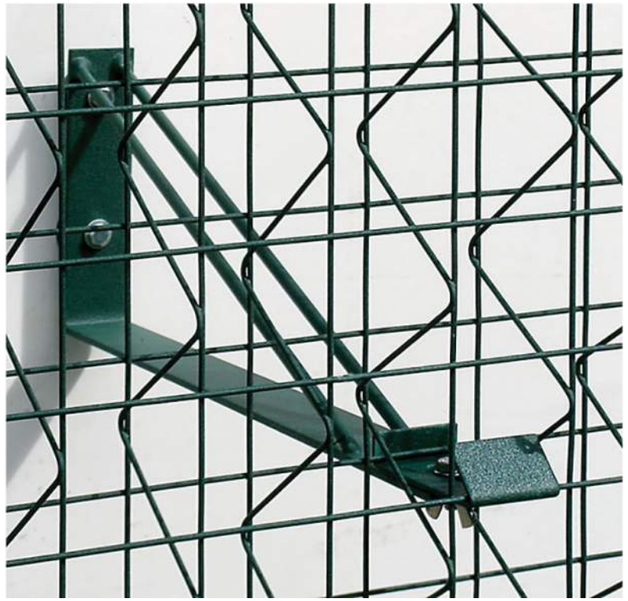
WEST ELEVATION - LOCATION AND AREA OF GREEN SCREEN PANELS

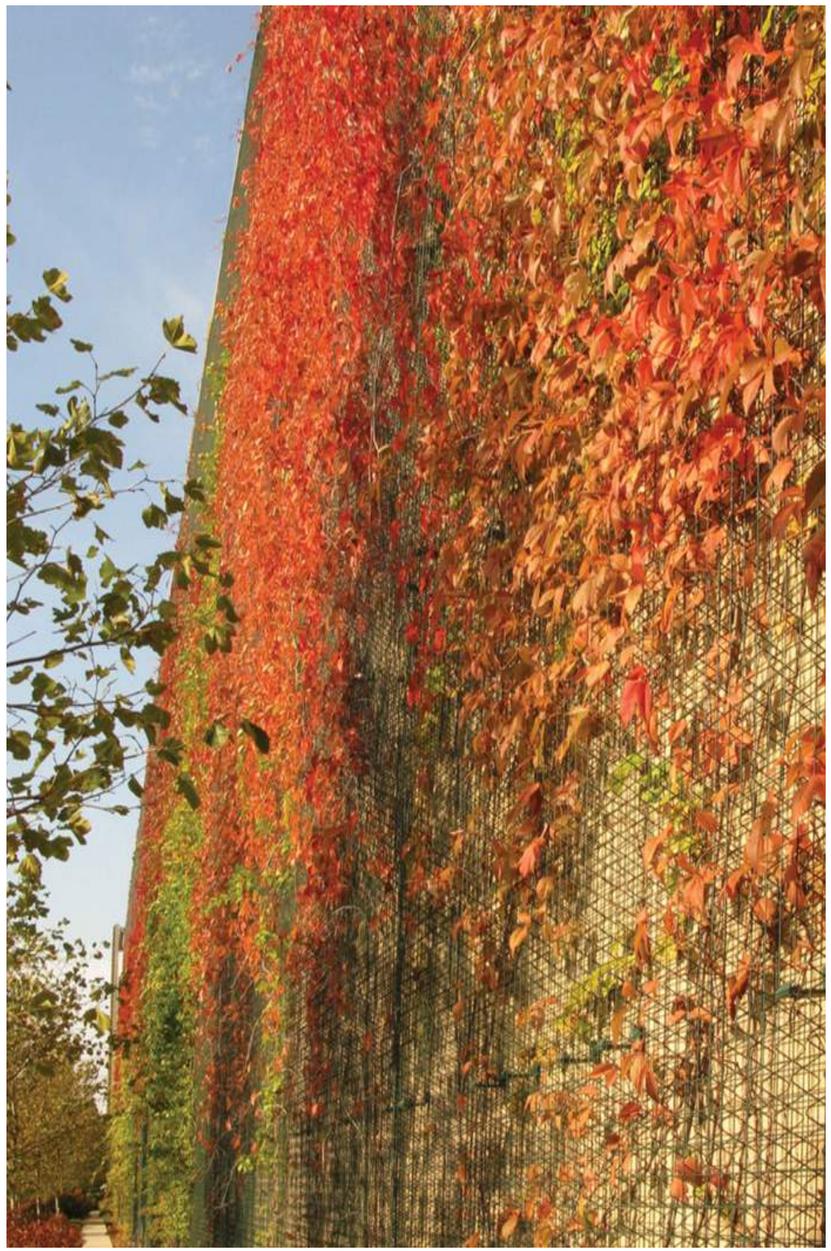
PRECEDENT BUILDING STUDY UTILIZING GREEN SCREEN PANELS ON CMU

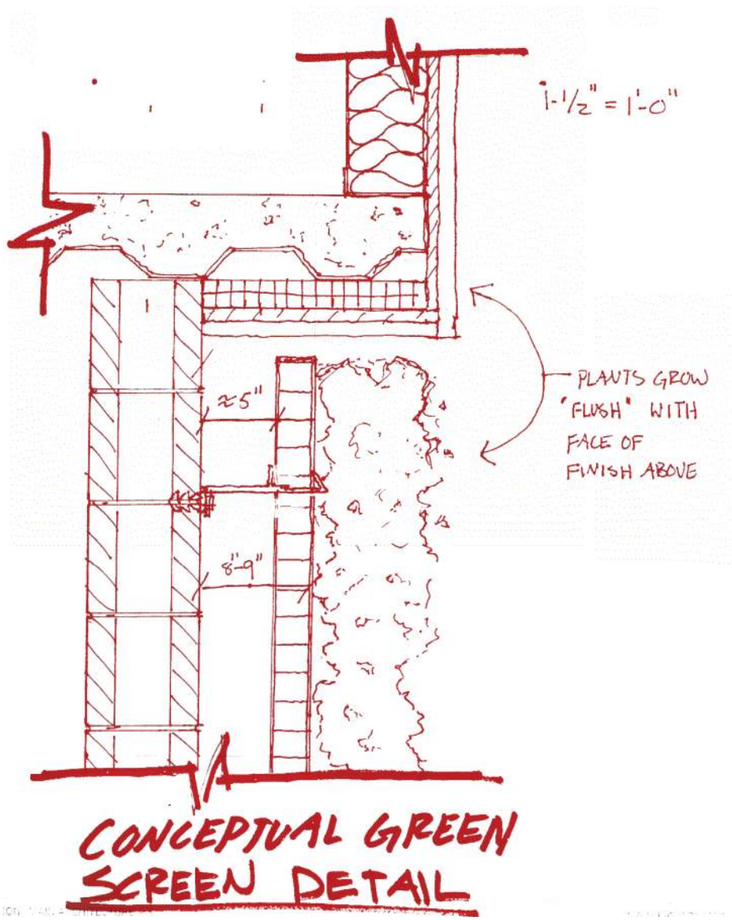


SOUTH ELEVATION - LOCATION AND AREA OF GREEN SCREEN PANELS

DESIGN REVISION - GREEN SCREEN

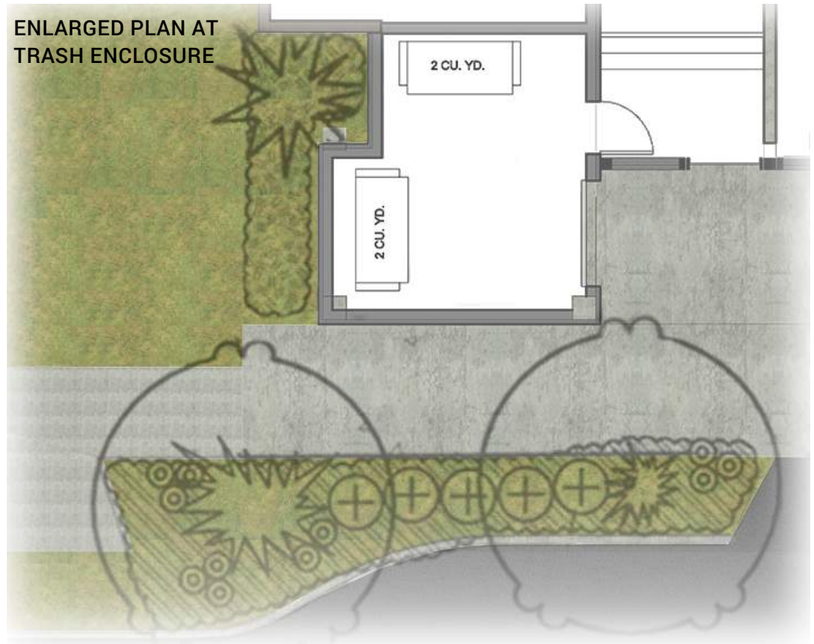




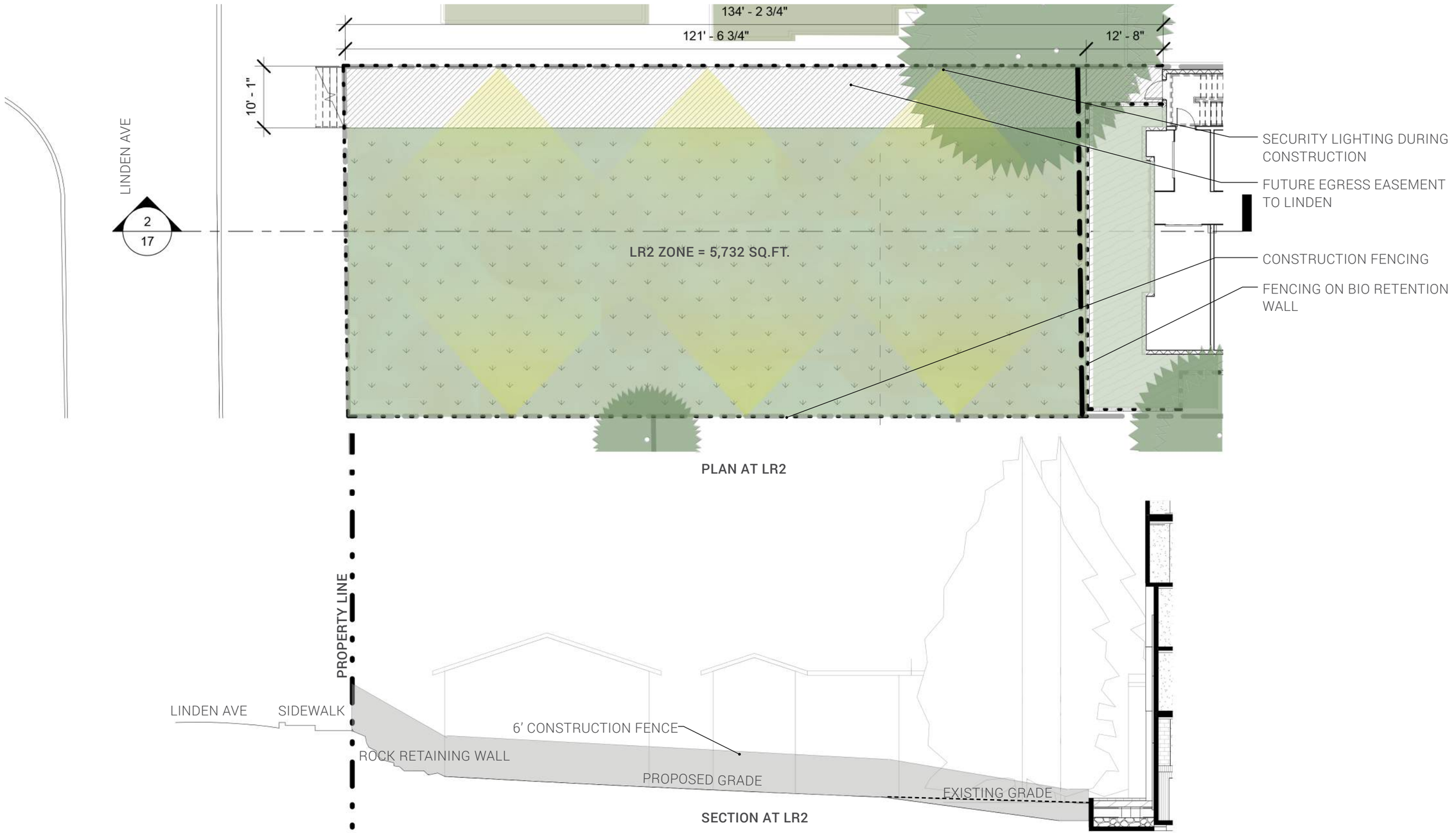


(FROM RIGHT TO LEFT) SKETCH OF GREENSCREEN PANEL AND VEGETATION FLUSH WITH WALL ABOVE, PLANT GROWTH WITHIN PANELS ON TALL WALL, IMAGE SHOWING MOUNTING CLIP DETAILS, CUSTOM PANELS SHAPED TO WORK WITH ARCHITECTURAL CONTEXT

DESIGN REVISION - GREEN SCREEN



DESIGN REVISION - 93RD STREET CORNER REDESIGN



DESIGN REVISION - LR-2 ZONE TREATMENT

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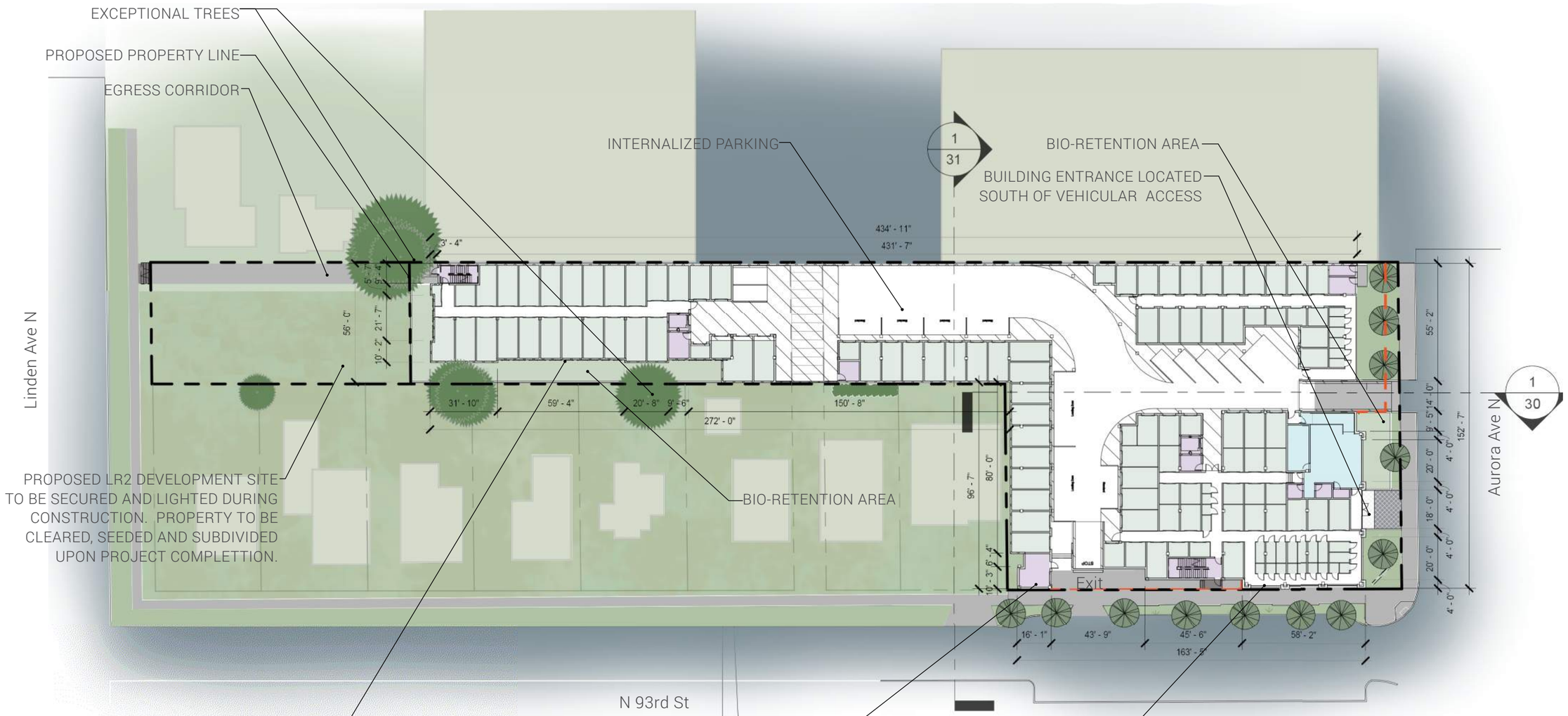
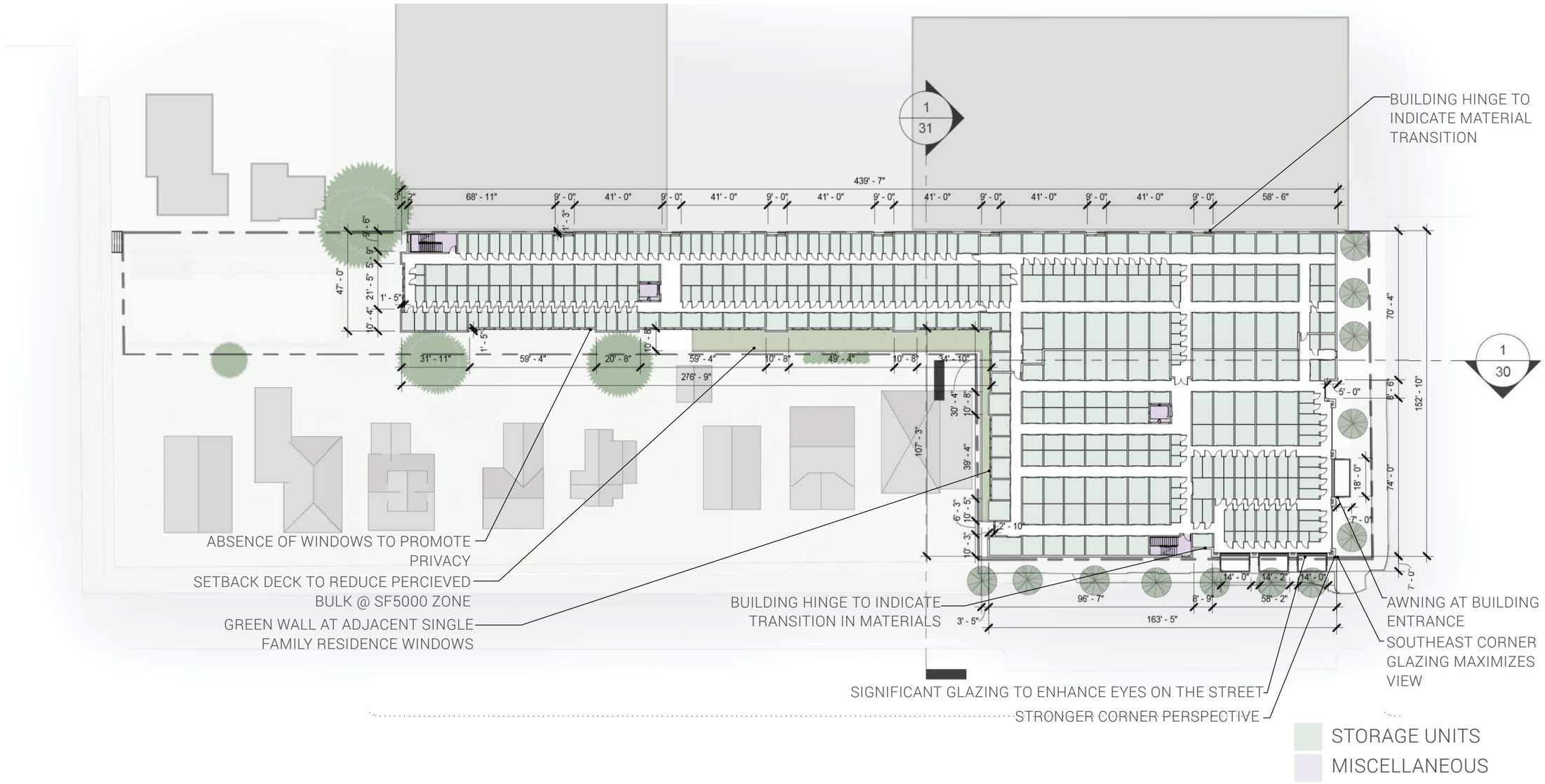


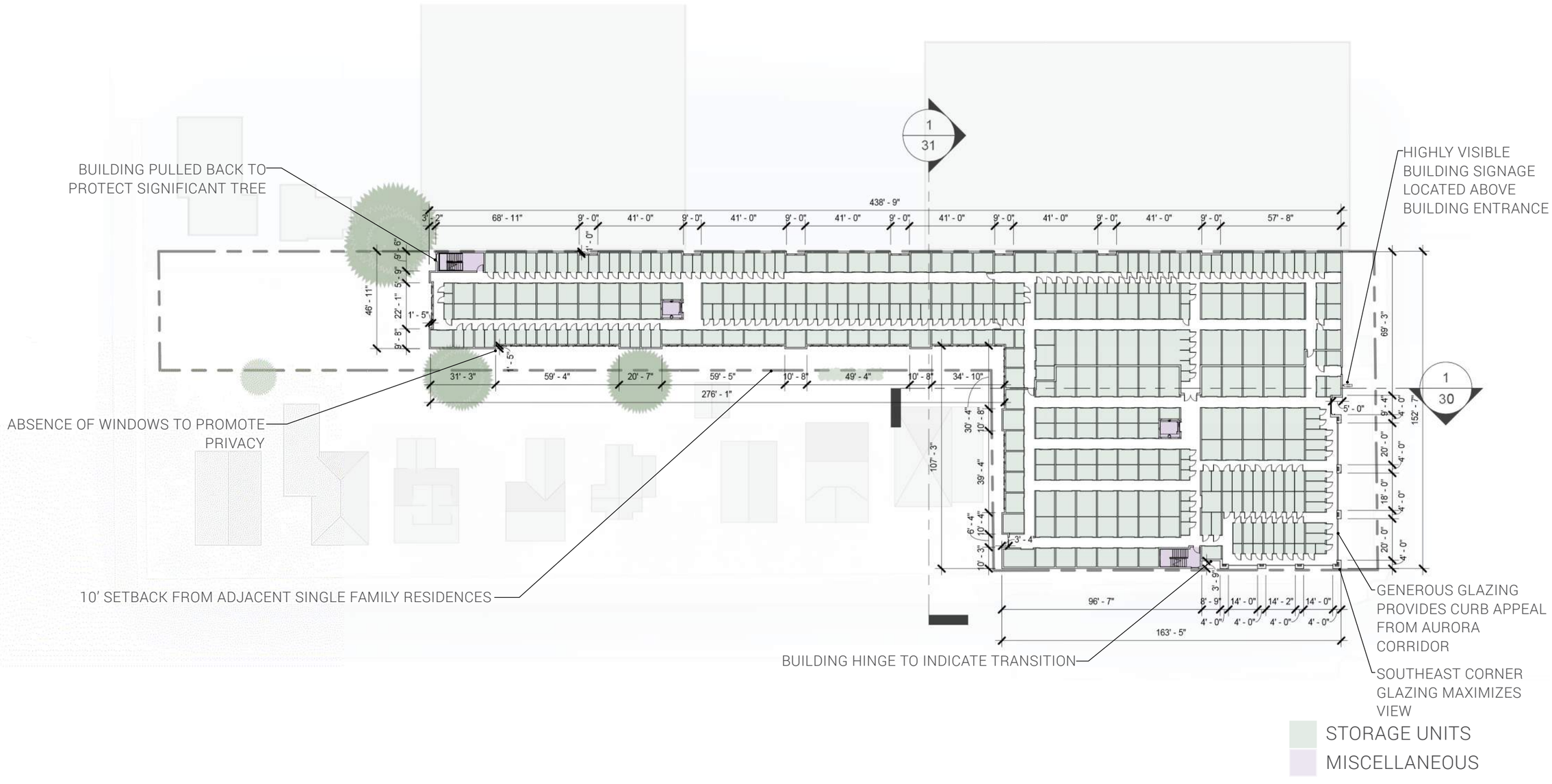
SITE PLAN

Site Plan With Neighborhood Context



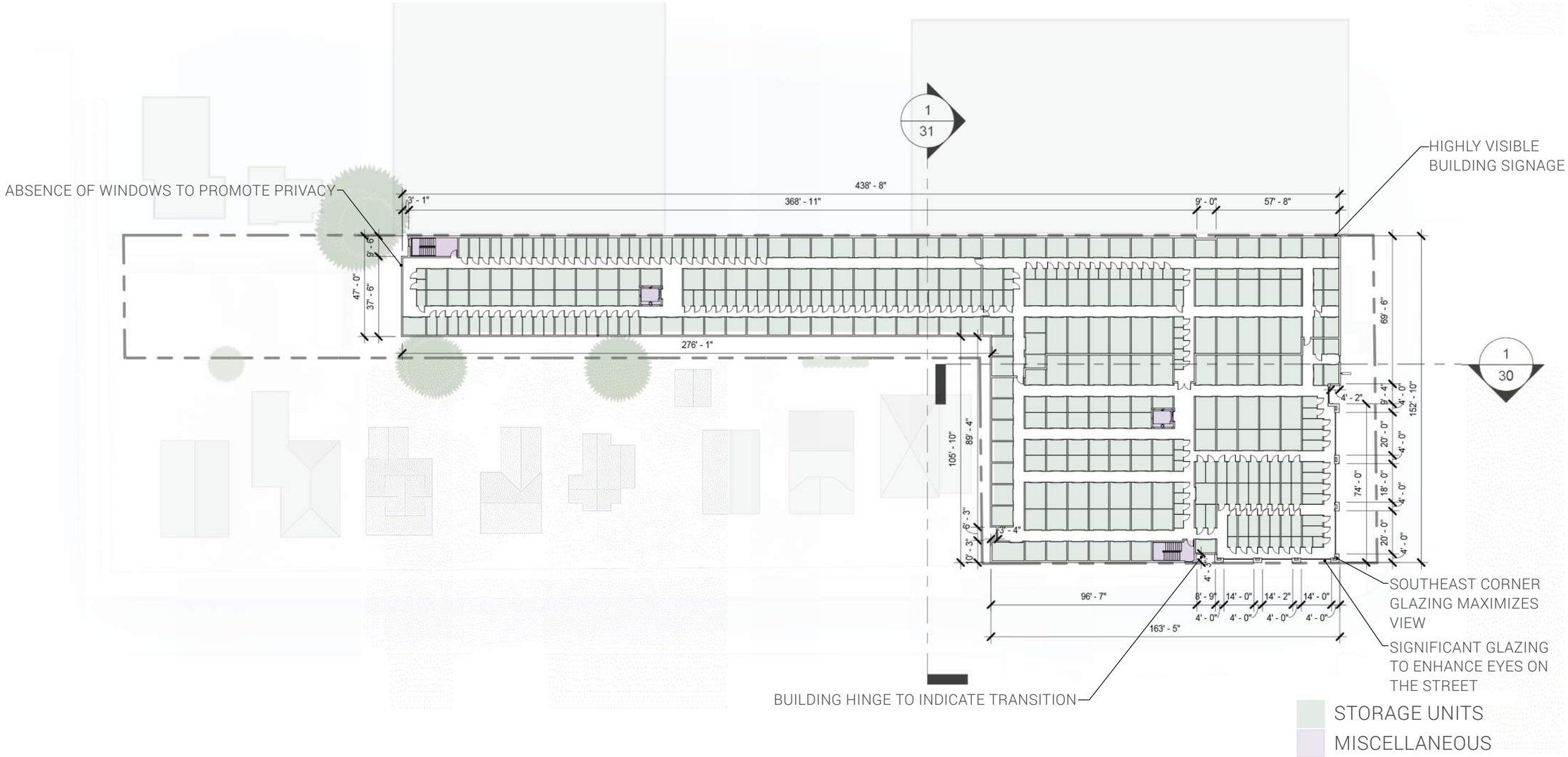
LEVEL 2 FLOOR PLAN

Level 2 Plan with Program



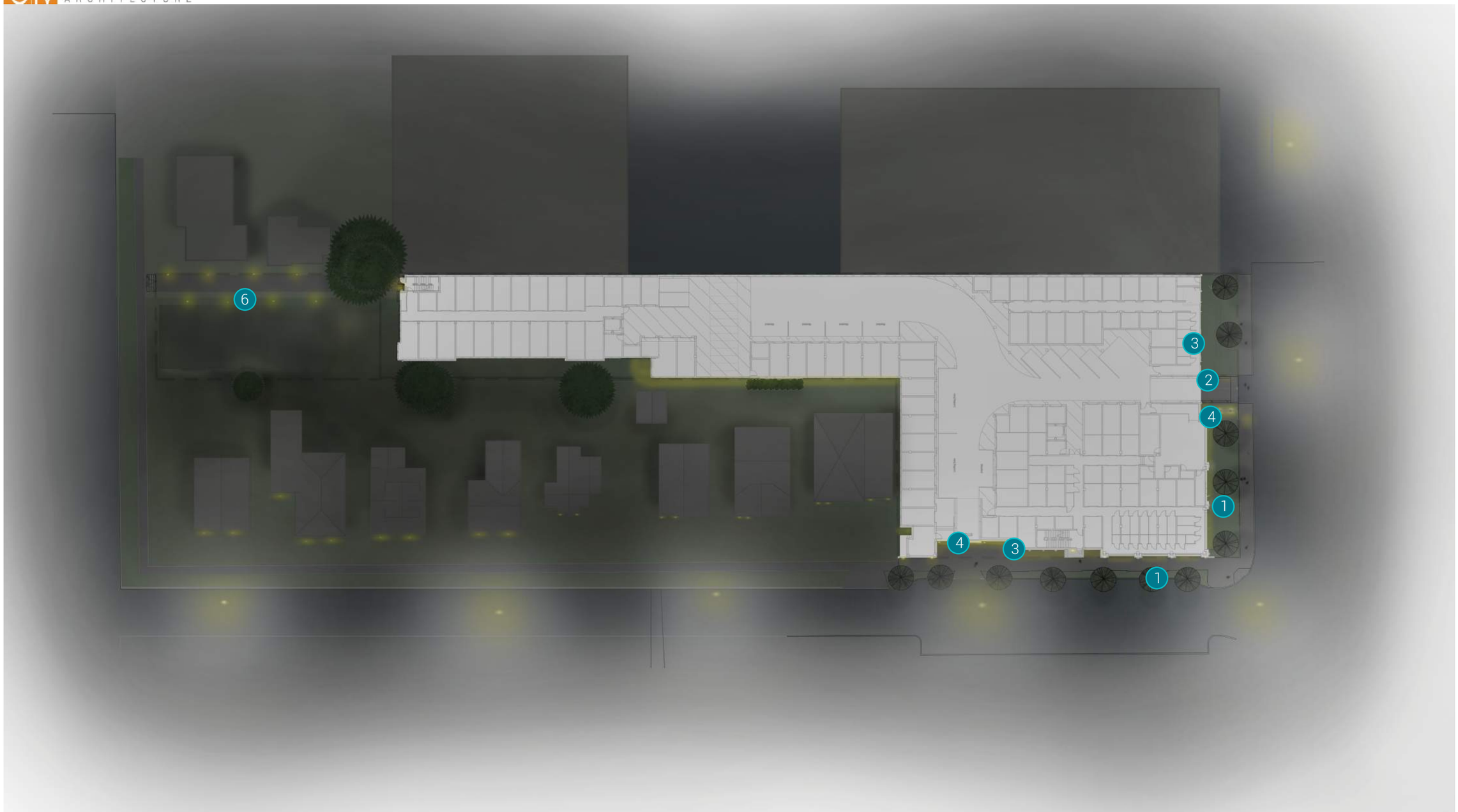
20 LEVEL 3 FLOOR PLAN

LEVEL 3 Floor Plan with Program



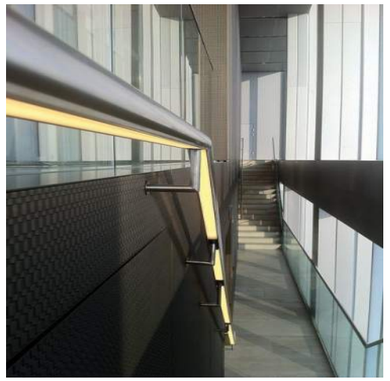
LEVEL 4 FLOOR PLAN

Level 4 Floor Plan With Program



CONCEPTUAL LIGHTING

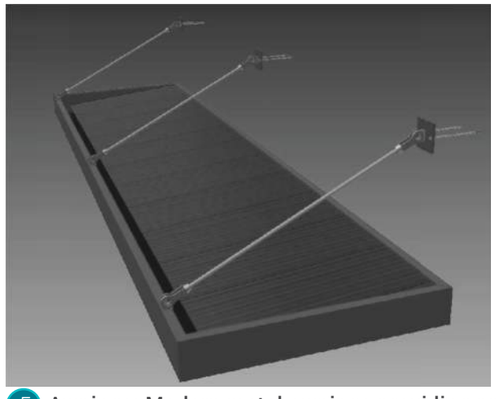
1 Exterior Lighting: Exterior Sconce Illuminating traditional brick



2 Ramp/Stair Lighting: LED strips inserting into guardrail

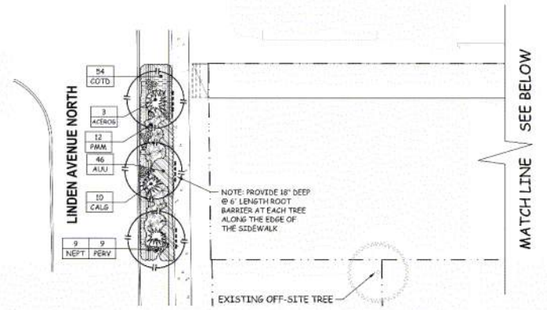
3 Entry Lighting: Concealed lighting near entrance

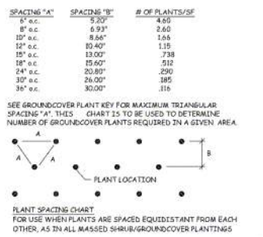
4 Entry Lighting: Modern sconce lighting for vehicle entrance and parking



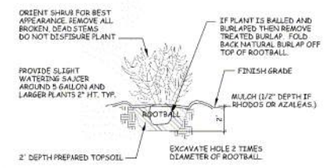
5 Awnings: Modern metal awnings providing protection against adverse weather and as a method of wayfinding for pedestrians

6 Exterior Lighting: Safety Lighting on Egress Corrdior

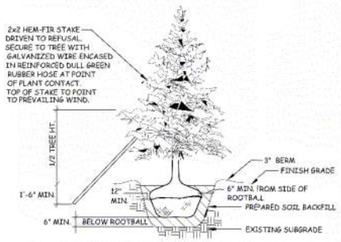




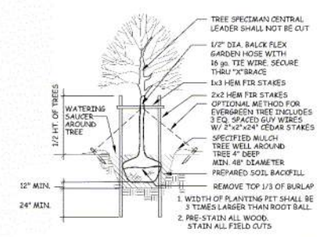
5 L-1 PLANT SPACING CHART
SCALE: N.T.S.



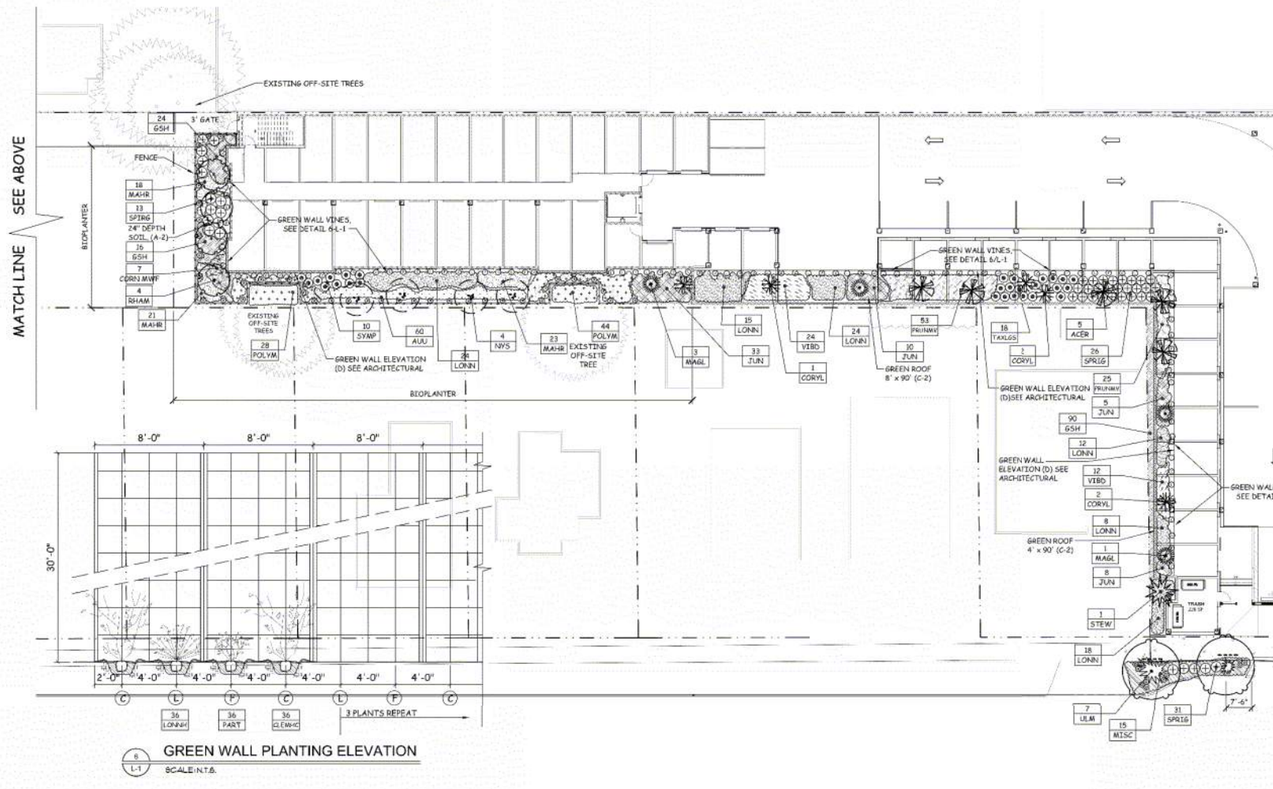
4 L-1 TYPICAL SHRUB PLANTING
SCALE: N.T.S.

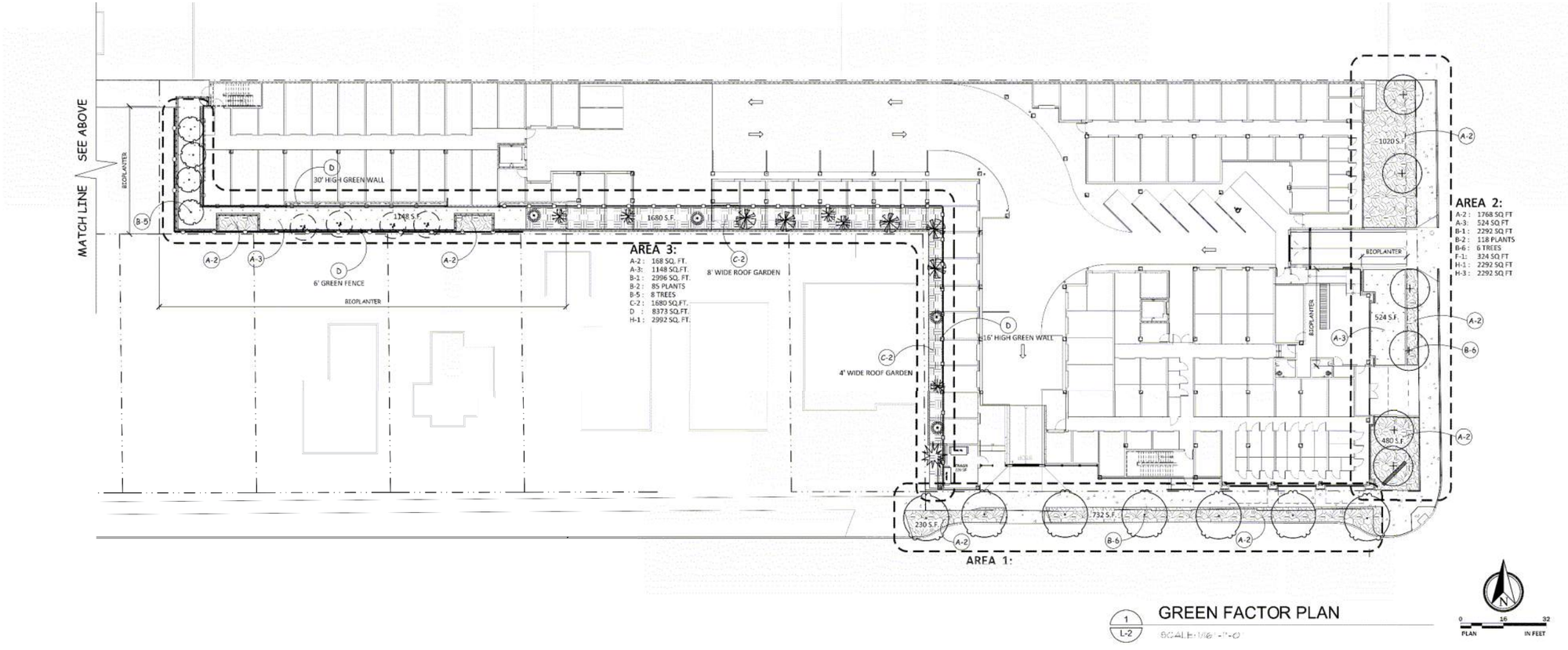


3 L-1 TYP. CONIFEROUS TREE PLANTING
SCALE: N.T.S.



2 L-1 TYPICAL DECIDUOUS TREE PLANTING
SCALE: N.T.S.

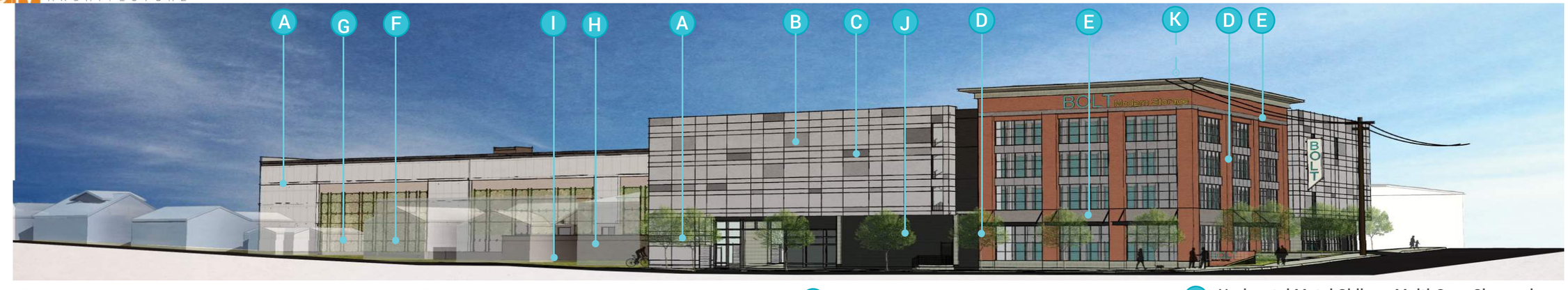




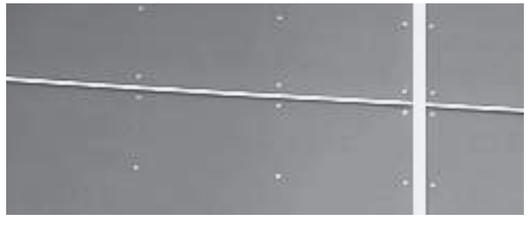
1 L-2 GREEN FACTOR PLAN

SCALE: 1/16" = 1'-0"

GREEN FACTOR PLAN



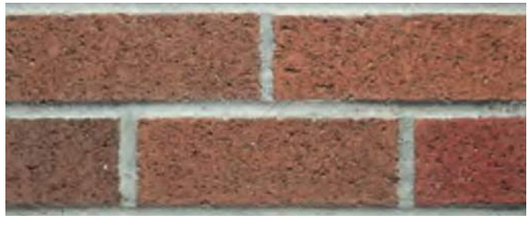
A Hardie Panel Reveal System - Grey 1



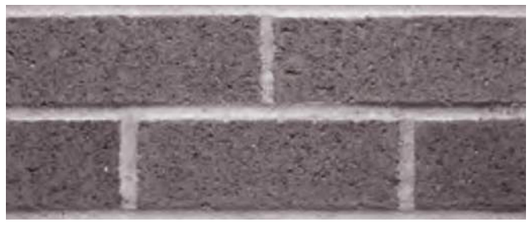
B Hardie Panel Reveal System - Grey 2

C Hardie Panel Reveal System - Grey 3

D Masonry - Mission Style Brick - Red Varitone



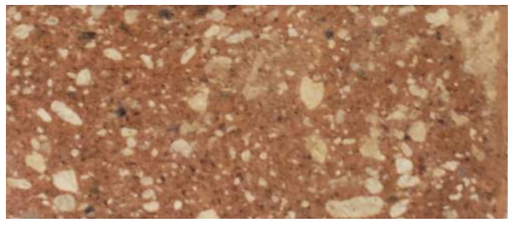
E Masonry - Mission Style Brick - Grey Varitone



F Vegetative Wall

G CMU - Ground Face - Castle White

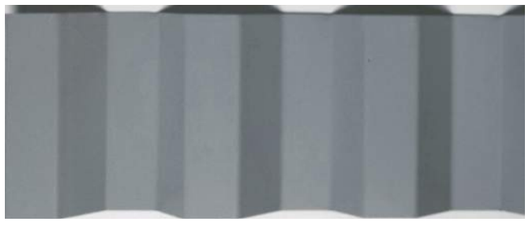
H CMU - Ground Face - Burnt Orange



I CMU - Split Face - Grey

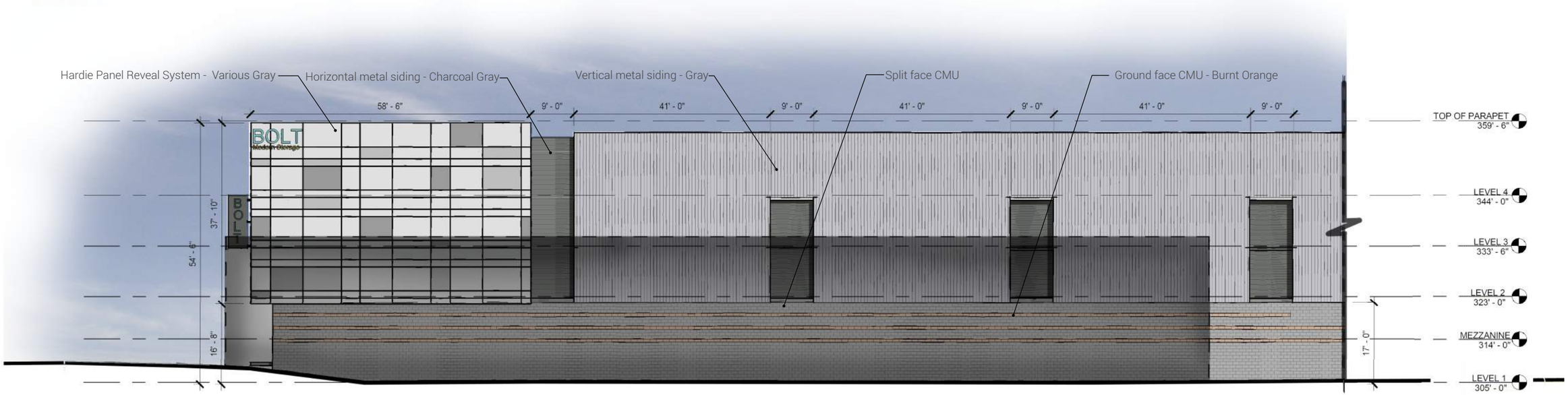
J Horizontal Metal Siding - Multi-Cor - Charcoal

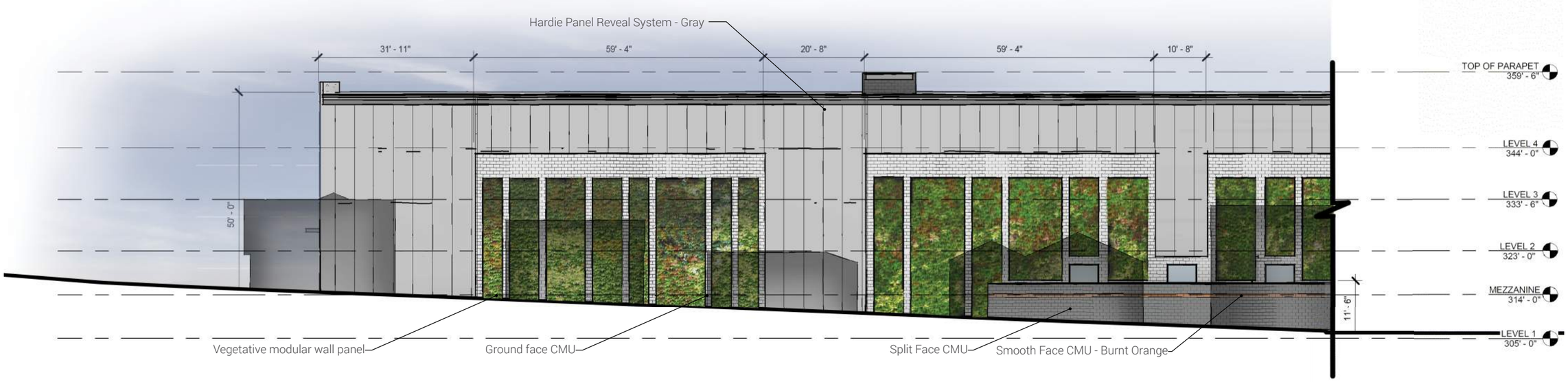
K Horizontal Metal Siding - Mega Rib - Ash Grey



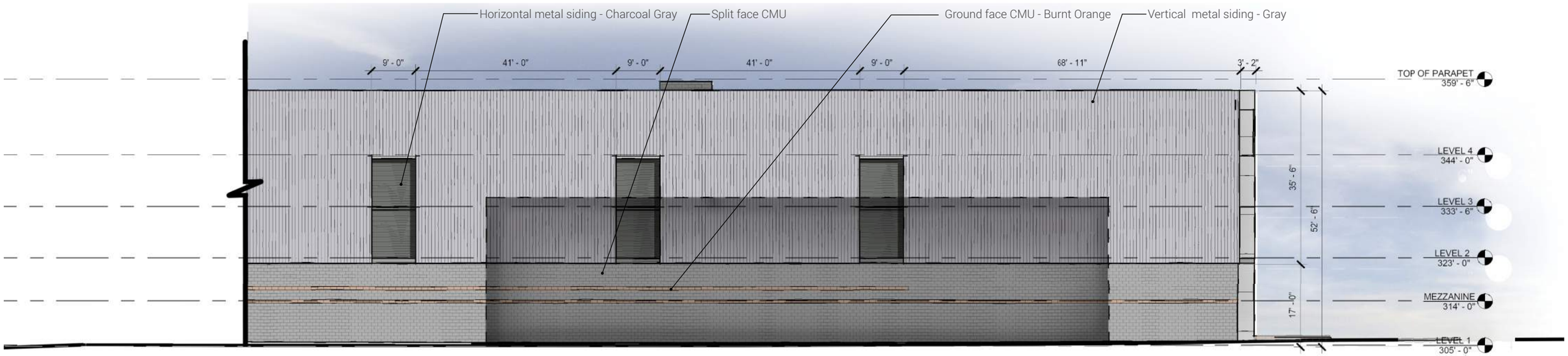
SAMPLE MATERIAL BOARD

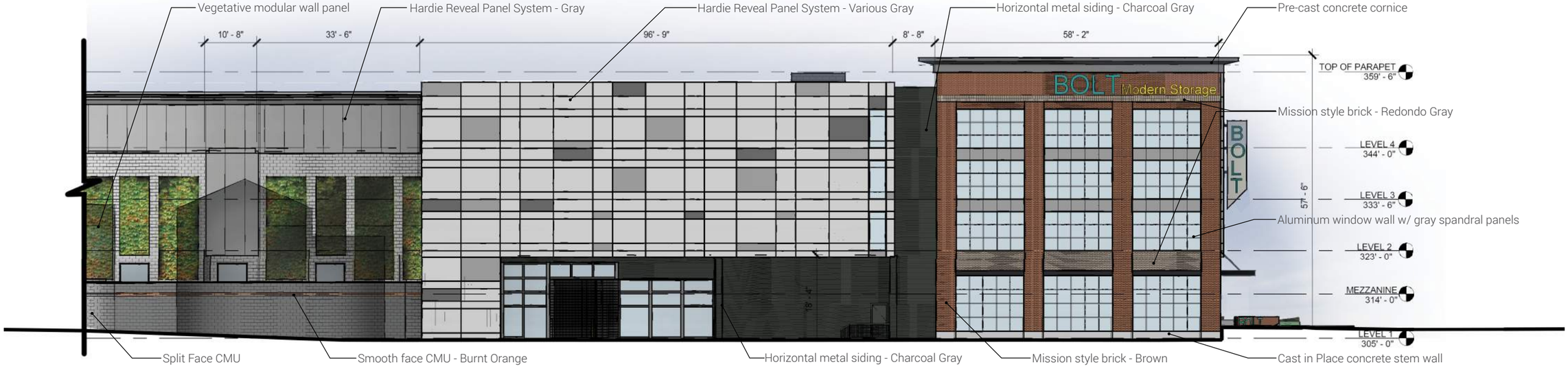
EAST & WEST ELEVATION





NORTH & SOUTH ELEVATIONS

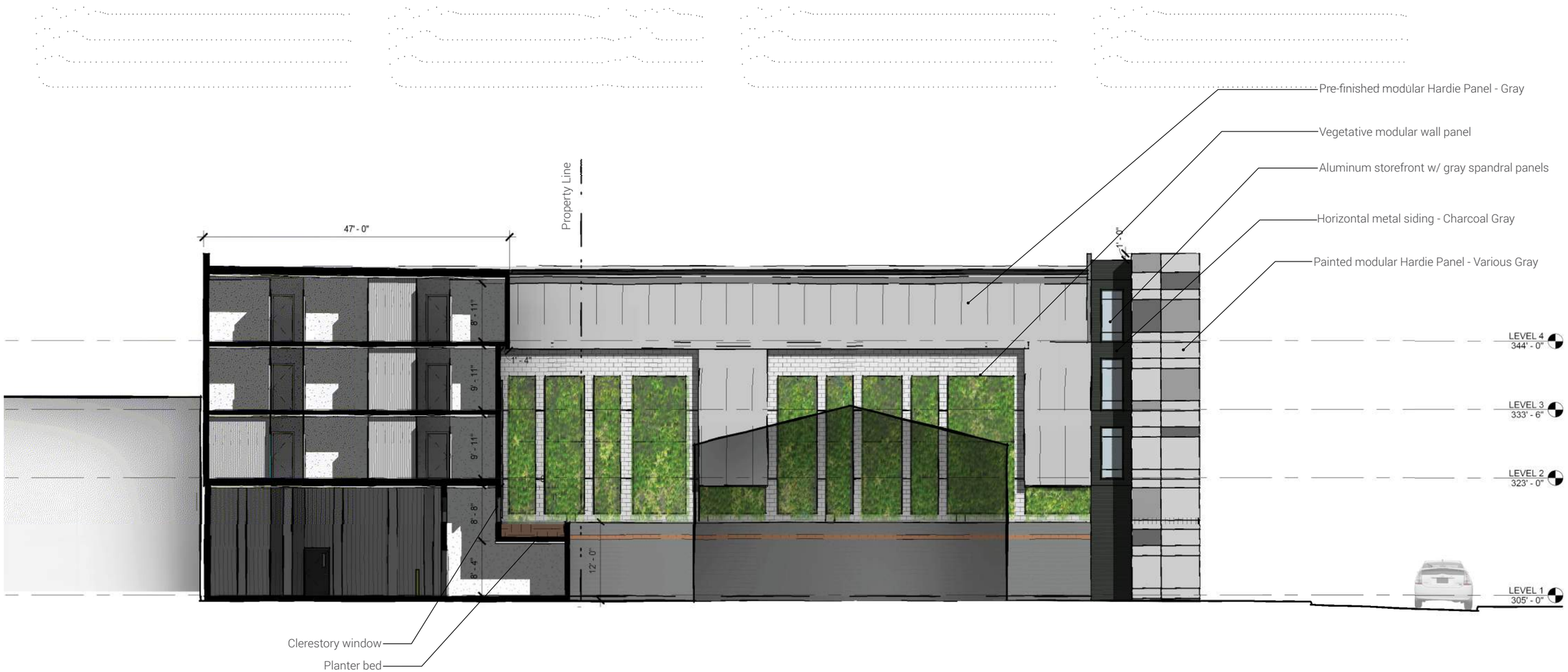




NORTH & SOUTH ELEVATIONS

EAST-WEST SECTION

Architectural Sections



NORTH-SOUTH SECTION

32 SIGNAGE

Conceptual Signage From Aurora Avenue


BOLT
Modern Storage
BOLT

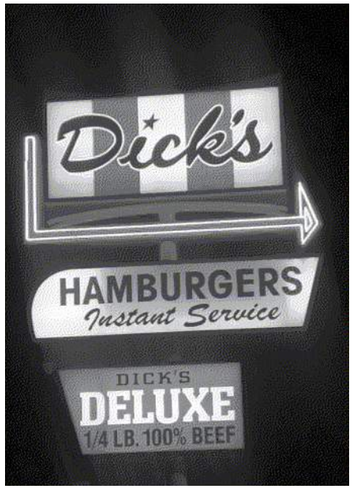
1. Aurora Avenue has a complex history that has driven the economic and social characteristics of its environment.

2. Factors such as the automobile and construction of Interstate 5 have led to the rise and demise of this iconic corridor.

3. For decades, Aurora Avenue has suffered a steep decline from a prominent social artery to a refuge for Seattle's lower class.

4. Characterized by degradation, crime, and the economic underclass, the current state of Aurora Avenue has encouraged the residents of Seattle's northwest neighborhoods to reclaim this iconic corridor.

5. The revitalization effort of Aurora Avenue must not try to recreate the past, but to remember the history as an attempt to generate a new dialog.



1. A strong masonry cornerstone echos the rich architectural heritage on the surrounding neighborhoods.
2. Tall storefront windows further exemplify the importance of the building as a landmark of future development.
3. Diverse use of high quality materials create dynamic elevations that establish design cues for future development in the area.
4. Auto oriented signage pays tribute to the history of Aurora Avenue.
5. A defiant building edge & distinguished landscaping along Aurora contribute to a strong street edge.

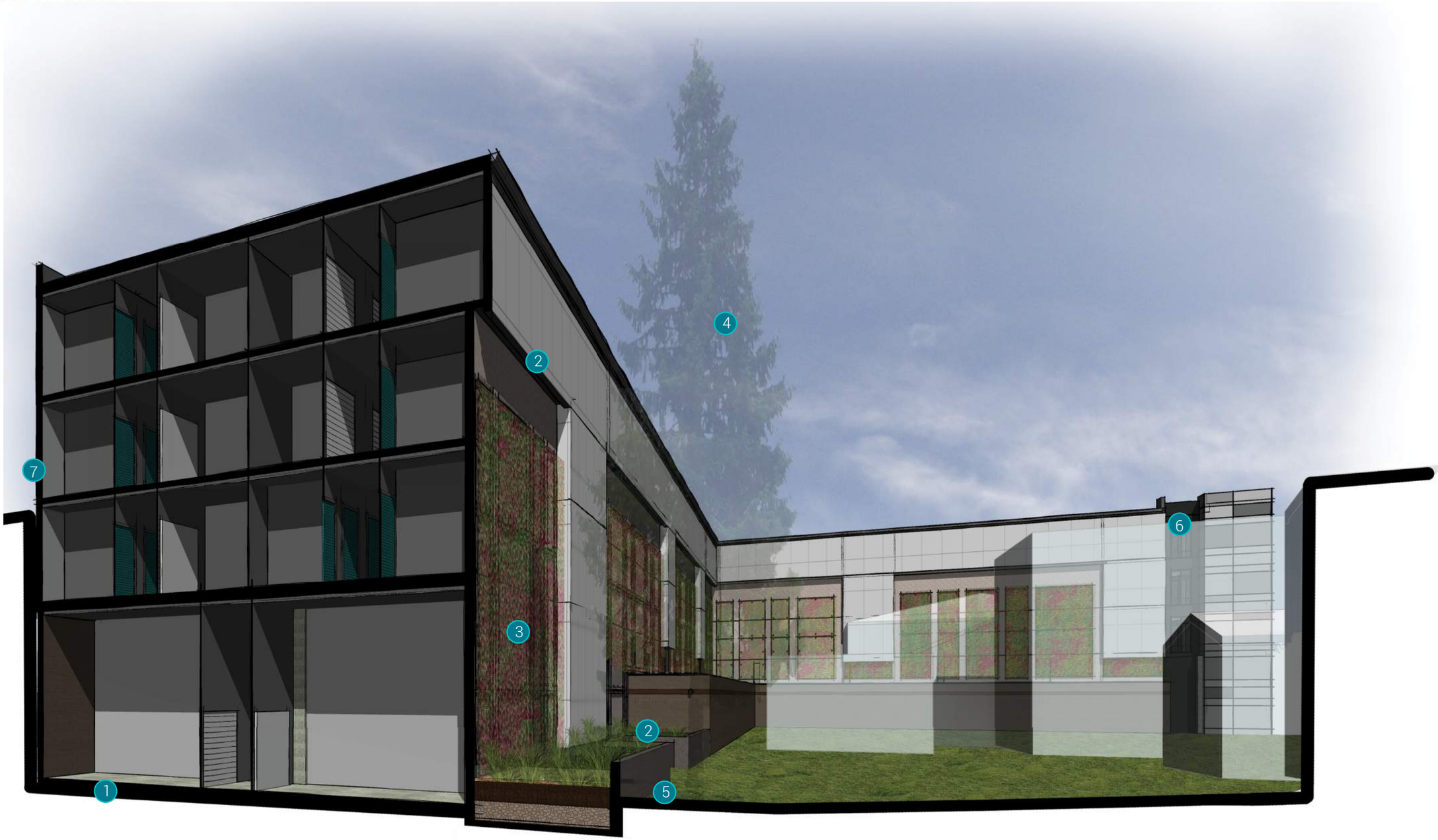
CS2 URBAN PATTERN AND FORM: STRENGTHEN THE MOST DESIRABLE FORMS, CHARACTERISTICS, AND PATTERNS OF THE STREETS, BLOCK FACES, AND OPEN SPACES IN THE SURROUNDING AREA.

CS2-A Location in the City and Neighborhood

CS2-A-1 Sense of Place:
Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.

CS2-A-2 Architectural Presence:
Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a "high-profile" design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incoproate design detail, articulation and quality materials.

LOCATION IN THE CITY AND NEIGHBORHOOD



SECTION PERSPECTIVE

1. The building ground floor has been depressed to help lower the vertical scale of the development.
2. A reduction in perceived height bulk and scale was achieved through modulation that directly corresponds to the adjacent single family zone.
3. The vegetative walls provide a unique visual aesthetic that promotes a more environmentally responsible design approach.
4. Existing factors such as significant trees are maintained and incorporated into the design to provide visual relief.
5. Landscaping and architectural design elements are incorporated into a greater than 10'-0" setback along to the majority of the south to help soften the scale of the more intense C2-65 zone.
6. Building hinges provide relief to the adjacent zones and allow locations for material changes to occur.
7. Although the scale of the proposed project is indicative of future development, particular attention was focused on achieving a successful transition from the current development surrounding the project.

CS2-D HEIGHT, BULK, AND SCALE

CS2-D-1 Existing Development and Zoning:
Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

CS2-D-2 Existing Site Features:
Site shape and vegetation of structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

CS2-D-3 Zone Transitions:
For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factors to consider:
a. Distance to the edge of a less (or more) intensive zone;
b. Differences in development standards between abutting zones;
c. The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change);
d. Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and
e. Shading to or from neighboring properties.

CS2-D-4 Massing Choices:
Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

CS2-D-5 Respect for Adjacent Sites:
Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

CONCEPTUAL LIGHTING

Evening Perspective From Aurora

1. In the interest of safety and transparency, significant glazing has been incorporated along the base level and upper stories to provide a connection between the user and the street.

2. Lighting along the public right of way will provided an additional level of safety for pedestrians and building users during evening hours.

3. By maximizing glazing on the base level, a transparency between building worker and user is established, enhancing the level of security.

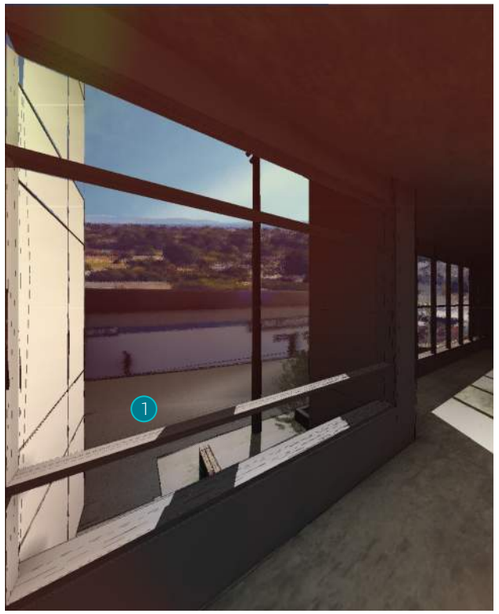
PL2 WALKABILITY: CREATE A SAFE AND COMFORTABLE WALKING ENVIRONMENT THAT IS EASY TO NAVIGATE AND WELL-CONNECTED TO EXISTING PEDESTRIAN WALKWAYS AND FEATURES.

PL2-B Safety and Security

PL2-B-1 Eyes on the Street:
Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

PL2-B-2 Lighting for Safety:
Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3 Street-Level Transparency:
Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.



PL2-D Wayfinding

PL2-D-1 Design as Wayfinding: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

PL3 STREET-LEVEL INTERACTION: ENCOURAGE HUMAN INTERACTION AND ACTIVITY AT THE STREET-LEVEL WITH CLEAR CONNECTIONS TO BUILDING ENTRIES AND EDGES.

PL3-A Entries

PL3-A-1 Design Objectives:
Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

a. Office/commercial lobbies should be visually connected to the street through the primary entry and sized to accommodate the range and volume of foot traffic anticipated.

PL3-A-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. Consider a range of elements such as:

a. overhead shelter: canopies, porches, building extensions;
b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
c. ground surface: seating walls; special paving, landscaping, trees, lighting;
d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

The building employs design cues to encourage human interation at street level and to create clear connections to building entries and edges by employing:

1. Transition in materiality
2. Recessed building entries
3. Awnings
4. Directional signage
5. Street level transparency


1
2
3
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5
BOLT
BOLT

JACKSON | MAIN ARCHITECTURE

PROJECT USES AND ACTIVITIES: OPTIMIZE THE ARRANGEMENT OF USES AND ACTIVITIES ON SITE.

DC1-B Vehicular Access and Circulation

DC1-B-1 1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by:

a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use;
b. where driveways and curb cuts are unavoidable, minimize the number and width as much as possible;
c. employing a multi-sensory approach to areas of potential vehiclepedestrian conflict such as garage exits/entrances. Design features may include contrasting or textured pavement, warning lights and sounds, and similar safety devices.

DC1-B-2 Facilities for Alternative Transportation: Locate any facilities for alternative transportation such as shared vehicles, carpooling and charging stations for electric vehicles in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking And Service Uses

DC1-C-1 Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2 Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/ or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape.

DC1-C-3 Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4 Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

1. Building entries/lobbies are designed to have a direct visual relationship to Aurora Avenue.
2. Building entries are clearly identifiable using canopies, ramping sidewalks, landscaping and signage.
3. The project will only have one curb cut along Aurora Avenue this will minimize conflict and between vehicles and pedestirans entering the building.
4. Building office is located at north side of drive aisle to allow safe pedestrian travel to and from the building office.
5. Parking is effectivley screened by locating all stalls within the building envelope

CS3 ARCHITECTURAL CONTEXT AND CHARACTER: CONTRIBUTE TO THE ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1 Fitting Old and New Together:
Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2 Contemporary Design:
Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS2-A-3 Established Neighborhoods:
In existing neighborhoods with a welldefined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4 Evolving Neighborhoods:
In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

1. The juxtaposition of traditional and modern design elements generates an architectural language that will provide cues for future development in the area.
2. Elements such as roof form, signage, materials, and proportion are derived from the local context and infused with contemporary flare.
3. As contribution to the neighborhood character, materials that promote characteristics of quality, longevity and beauty are utilized on highly visible facades.

EMPHASIZING POSITIVE NEIGHBORHOOD

JACKSON | MAIN ARCHITECTURE

DC2 ARCHITECTURAL CONCEPT: DEVELOP AN ARCHITECTURAL CONCEPT THAT WILL RESULT IN A UNIFIED AND FUNCTIONAL DESIGN THAT FITS WELL ON THE SITE AND WITHIN ITS SURROUNDINGS.

DC2-A Massing

DC2-A-1 Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

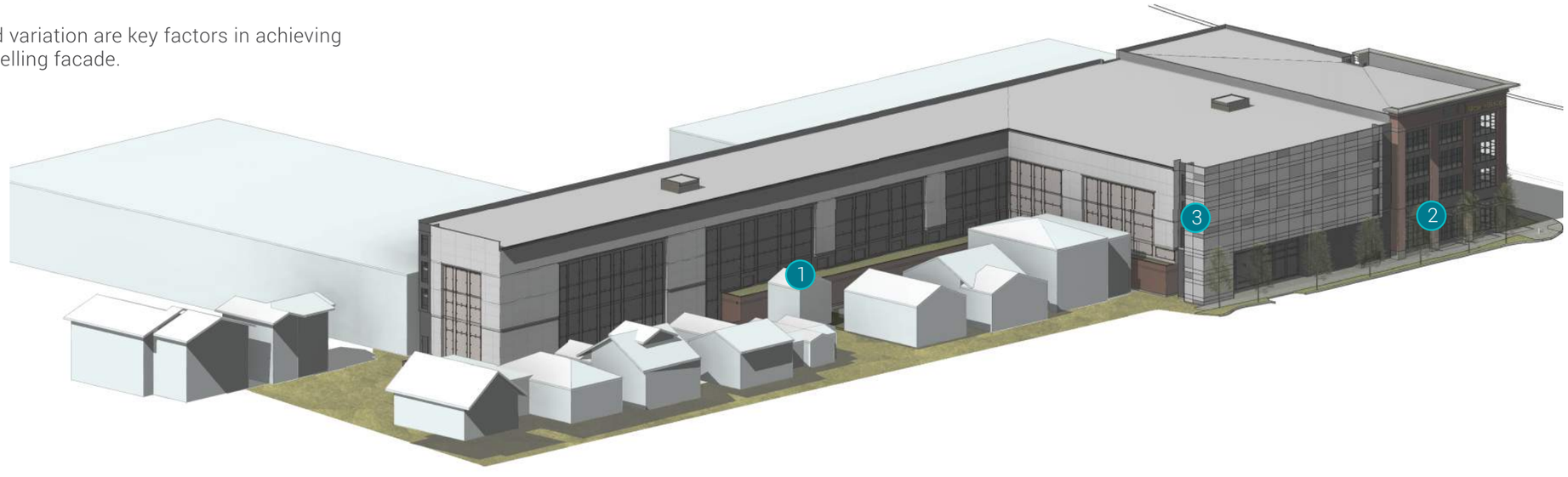
DC2-A-2 Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

DC2-B Architectural and Façade Composition

DC2-B-1 Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole.

DC2-B-2 Blank Walls: Avoid large blank walls along visible façades wherever possible.

1. To reduce the bulk of the proposed building to adjacent buildings a 10’ setback has been used.
2. Secondary architectural features such as awnings and exterior light fixtures help reduce the bulk of the proposed structure.
3. A combination of repetition and variation are key factors in achieving a visually interesting and compelling facade.



MASSING AND FAÇADE COMPOSITION

1. Walkways and other paved surfaces at street level will be finished in distinctive colors and textures in order to enhance the visual amenity of the pedestrian environment along Aurora Avenue.

2. Plant selection provides a diverse range of vegetation that will provide a dynamic natural landscape to complimnet the building through the life of the project.

3. Street trees establish a visual delineation and natural relief between the project and the busy streetscapes of Aurora Avenue and 93rd Street

DC4 EXTERIOR ELEMENTS AND FINISHES: USE APPROPRIATE AND HIGH QUALITY ELEMENTS AND FINISHES FOR THE BUILDING AND ITS OPEN SPACES.

DC4-D Trees, Landscape and Hardscape Materials

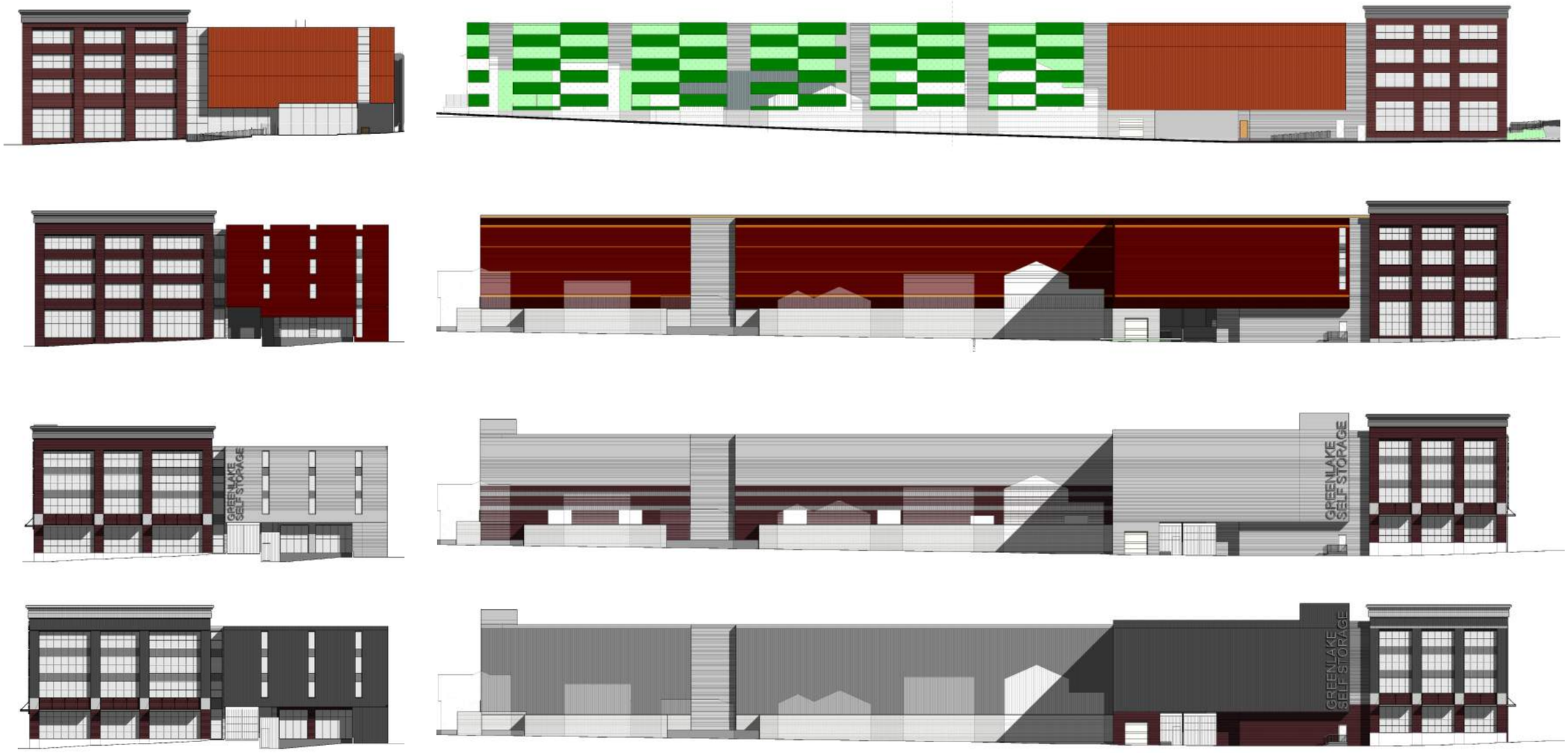
DC4-D-1 Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2 Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials

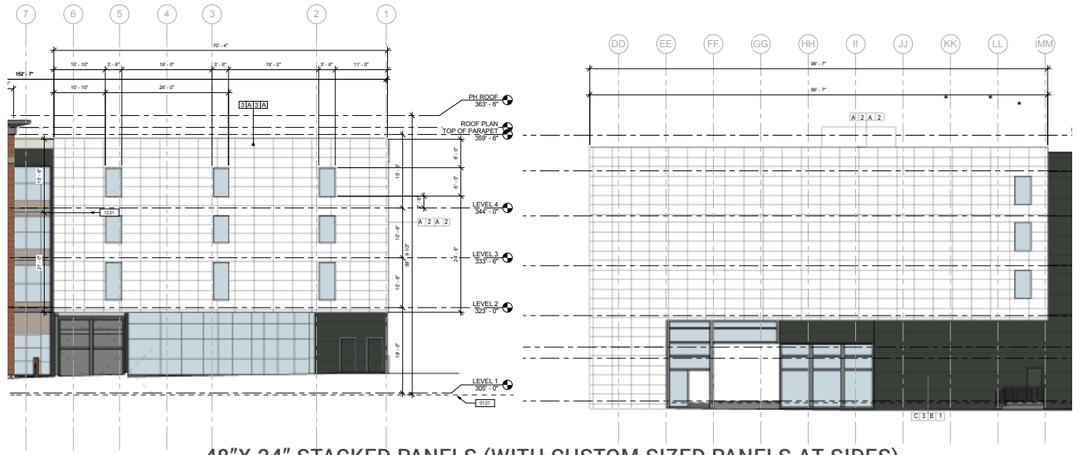
DC4-D-3 Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4 Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

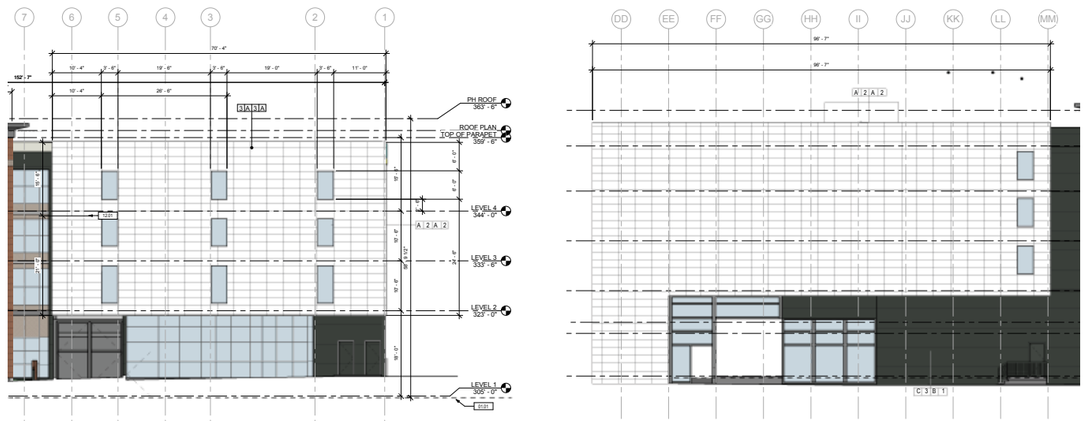
TREES, LANDSCAPE & HARDSCAPE MATERIALS



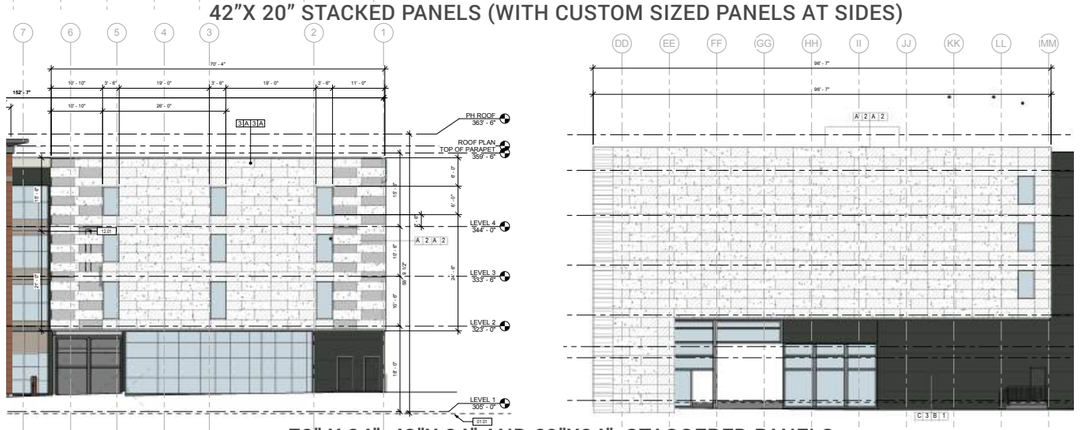
ELEVATION STUDIES



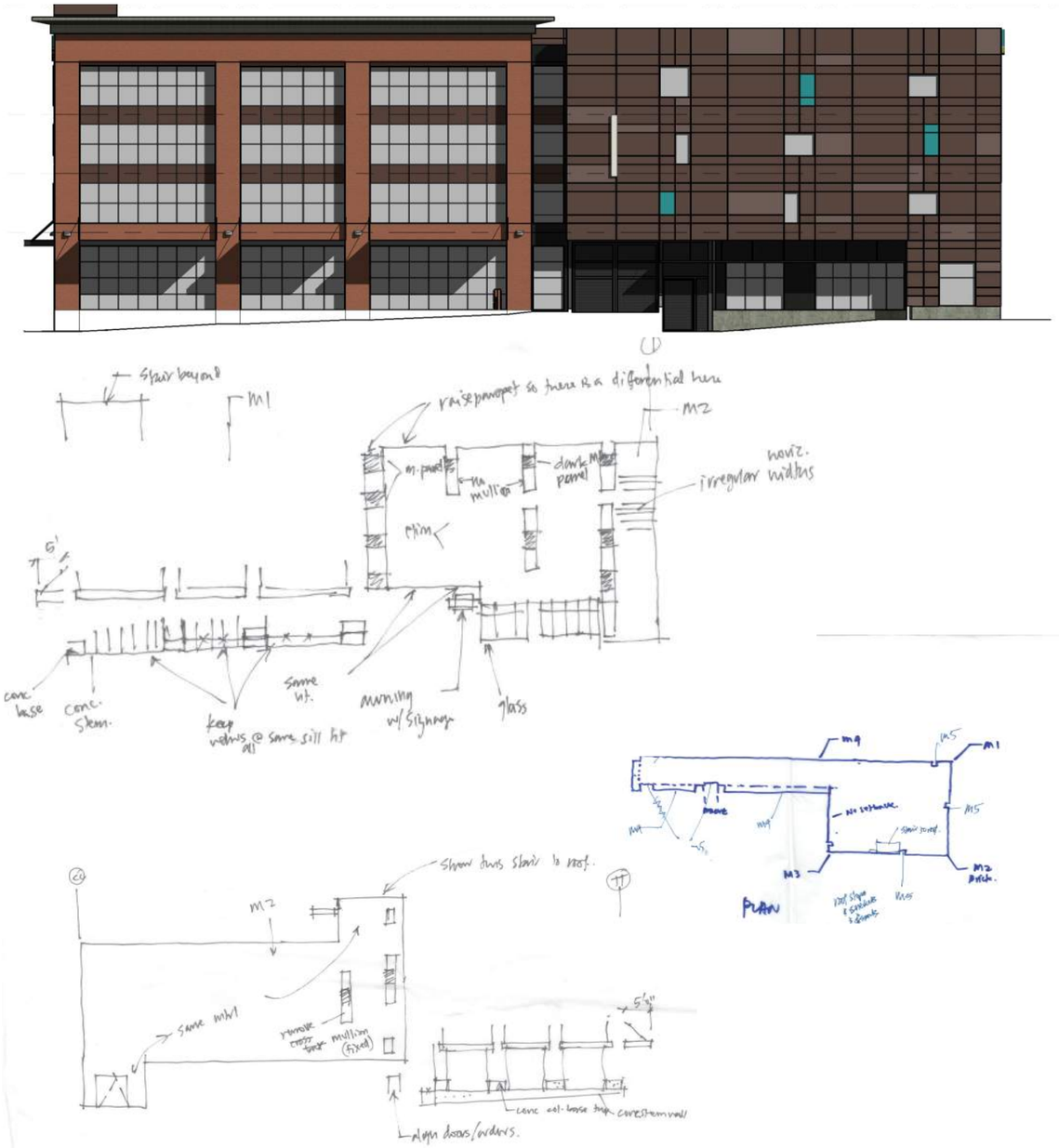
48"X 24" STACKED PANELS (WITH CUSTOM SIZED PANELS AT SIDES)



42"X 20" STACKED PANELS (WITH CUSTOM SIZED PANELS AT SIDES)



72" X 24", 42"X 24" AND 60"X24" STAGGERED PANELS



CONCEPTUAL SKETCHES

VINCA MINOR BOWLES/BLUE PERIWINKLE

A trailing, viny subshrub, spreading along the ground and rooting along the stems to form large clonal colonies and occasionally scrambling up to 40 centimetres high but never twining or climbing.

ABELIA ED GOUCHER

Easily grown in average, medium, well-drained soil in full sun to part shade. Best flowering in full sun.

ACER RUBRUM “OCTOBER GLORY” MAPLE

It is a medium to large sized tree, reaching heights of 60’ to 90’.

ARCTOSTAPHYLOS UVA URSI

It is a small procumbent woody groundcover shrub.

BUDDLEIA LO AND BEHOLD

This plant grows in manageable, well-branched mounds to only 2’ tall and feature intense blue flowers in spike-like terminal and axillary clusters.

MISCANTHUS RUBRA

It is a compact, upright, warm season, clump-forming ornamental grass which typically grows to 3-4’ (infrequently to 5’) tall.

CALMAGROSTIS X KARL FOERSTER/FEATHER REED GRASS

Feather reed grass cultivar which is valued for its early bloom, vertical lines and ability to grow in wet soils.

COTONEASTER DAMMERI

It is a fast-growing evergreen low shrub with creeping branches. It reaches 30–40 centimetres in height.

CROCOSMIA LUCIFER

A clump-forming plant that features tubular, nodding, scarlet red, one-sided flowers borne along the upper portions of stiffly arching.

EPIMEDIUM GRANDIFLORA LILAFEE/BARRENWORT

A dense, rhizomatous, clump-forming, usually deciduous perennial that typically grows 10-15″ tall with a spread to 18-20″.

EUPHORBIA WULFENII

It typically grows on erect, woody-based, green stems to 2-3’ tall and to 2’ wide.

MAHONIA CHARITY

Has dramatic, frond-like leaves that grow in whorls along its coarsely branched stems.

NEPTETA CATARIA WALKERS LOW CATNIP

Has dramatic, frond-like leaves that grow in whorls along its coarsely branched stems.

PARTHENOCISSUS TRICUSPIDATA/BOSTON IVY

It is a deciduous woody vine growing to 30 m tall or more given suitable support, attaching itself by means of numerous small branched tendrils tipped with sticky disks.

PERVOSKIA ATRIPLIFOLIA RUSSIAN SAGE

A flowering herbaceous perennial plant and subshrub.

GAULTHERIA SHALLON/SALAL

Is a leathery-leaved shrub in the heather family. Its thick, tough, egg-shaped leaves are shiny and dark green on the upper surface, and rough and lighter green on the lower.

SPIRAEA GOLDMOUND

Is a dense, upright, mounded, deciduous shrub that typically grows 4-6' tall with a slightly larger spread.

STEWARTIA PSEUDOCAMELIA/JAPANSES STEWARTIA

It is a small to medium sized deciduous tree, growing to 10–15 m tall often with multiple stems and/or low branching trunks.

TAXUS CUSPIDATA NANA AUREA

It is a broad-columnar needled evergreen tree or multistemmed shrub.

TAXUS LOW GREEN SPREADER

It is a compact, dense, spreading Japanese yew cultivar that typically matures very slowly over 20 years to 2 1/2' tall by as much as 9' wide.

ULMUS PARVIFLORA EMERALD II/CHINESE ELM

A small to medium deciduous, semi-deciduous tree growing to 10–18 m tall and 15–20 m wide with a slender trunk and crown.

PINUS PUMILO

It is a coniferous evergreen shrub.