

BLOCK 136

LAND USE HEARING #2

JANUARY 22, 2015



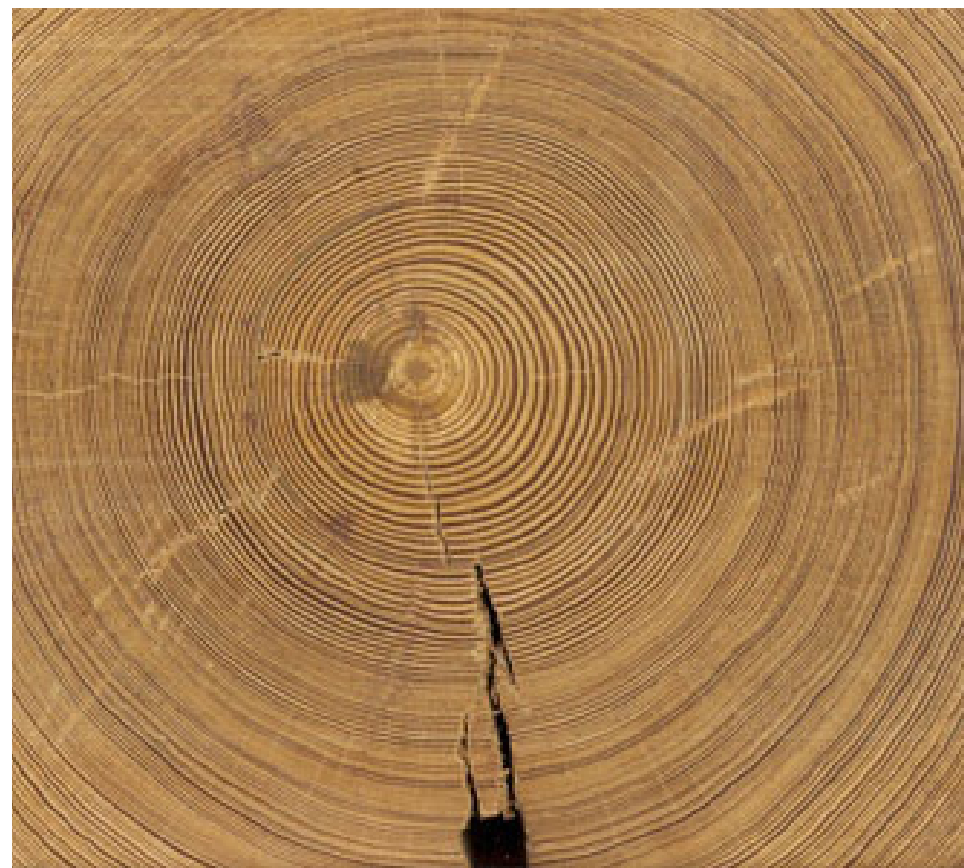
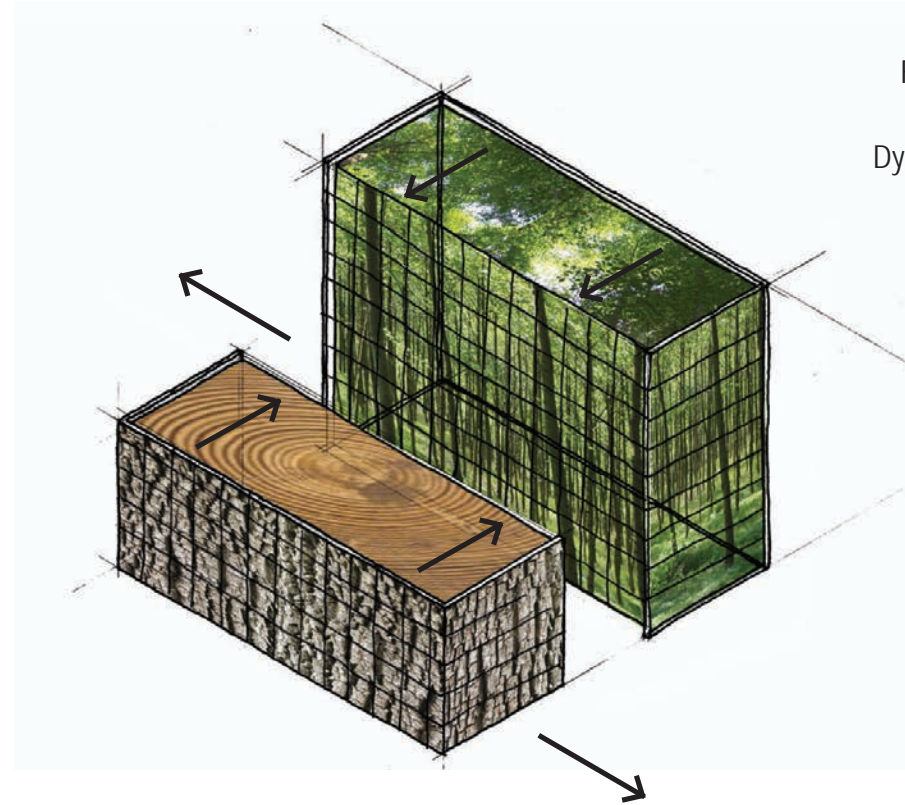
Overall Project

Design Concept

Seedling

a young plant or tree grown from a seed

Live
Habitat
Delicate
Unfolding
Fresh
Future
Light
Dynamic



Heartwood

the dense inner part of a tree trunk, yielding the hardest timber

Work
Layers
Heavy
Solid
History
Durable
Massive
Processed

Overall Project

Project View from Southwest



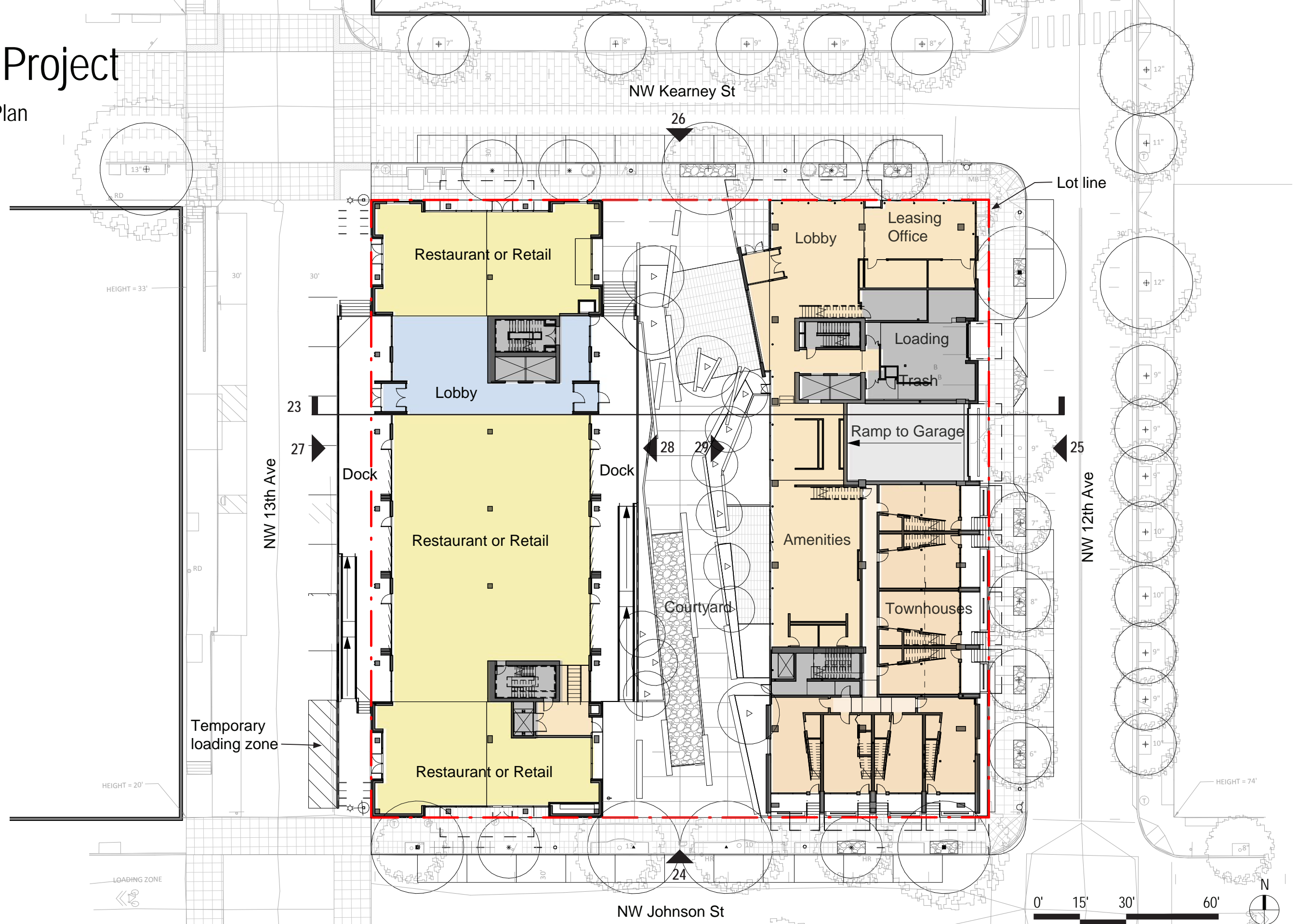
Overall Project

Project View from North



Overall Project

Ground Level Plan



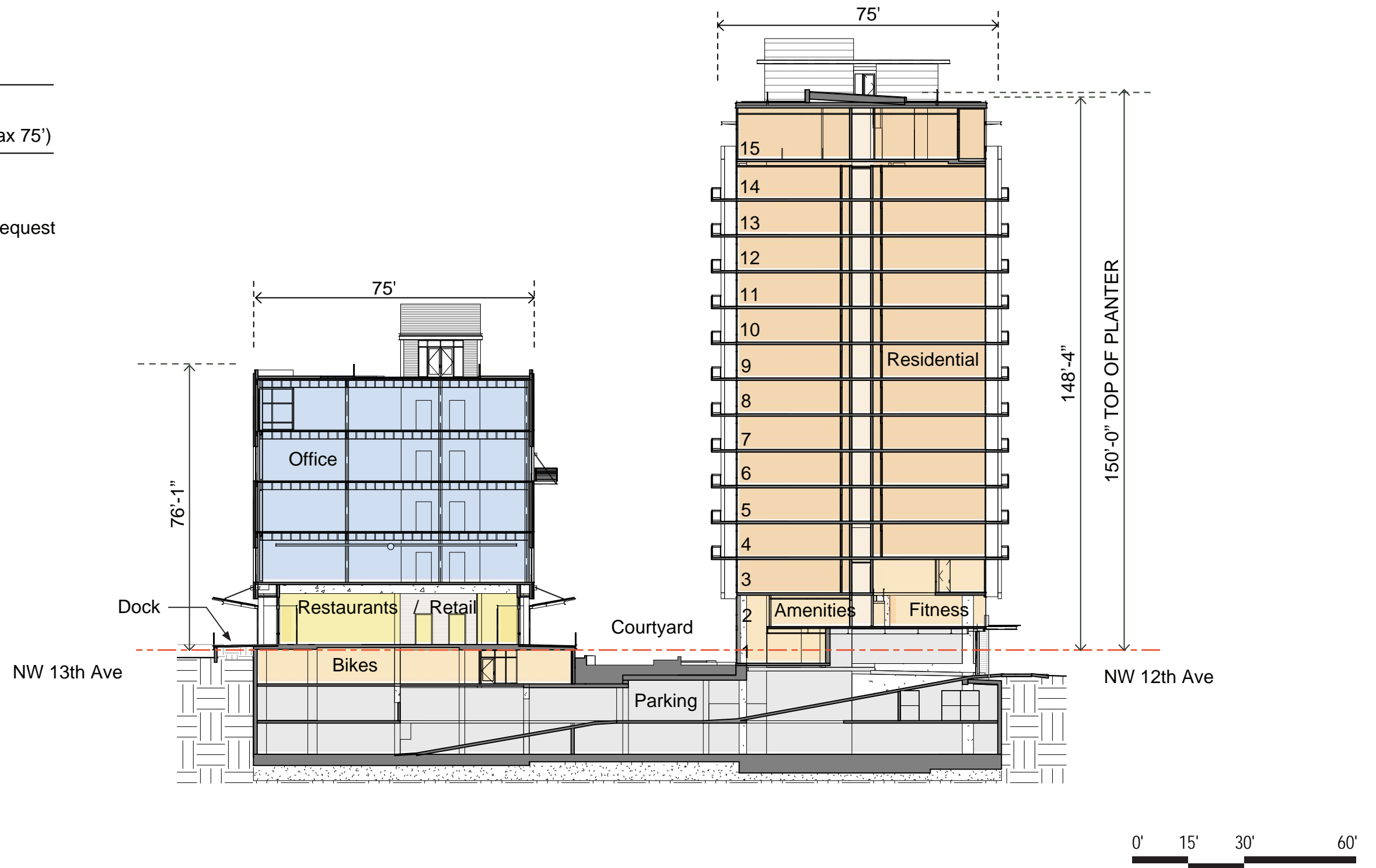
Overall Project

Building Section Looking North

Height Request

Zone Maximum Height:	75'
General Bonus Height:	+45'
Subtotal:	120'
Residential Bonus Request: *	+ 30' (max 75')
Total Request:	150'

* Reference Appendix for detail on height request



Courtyard

What We Heard

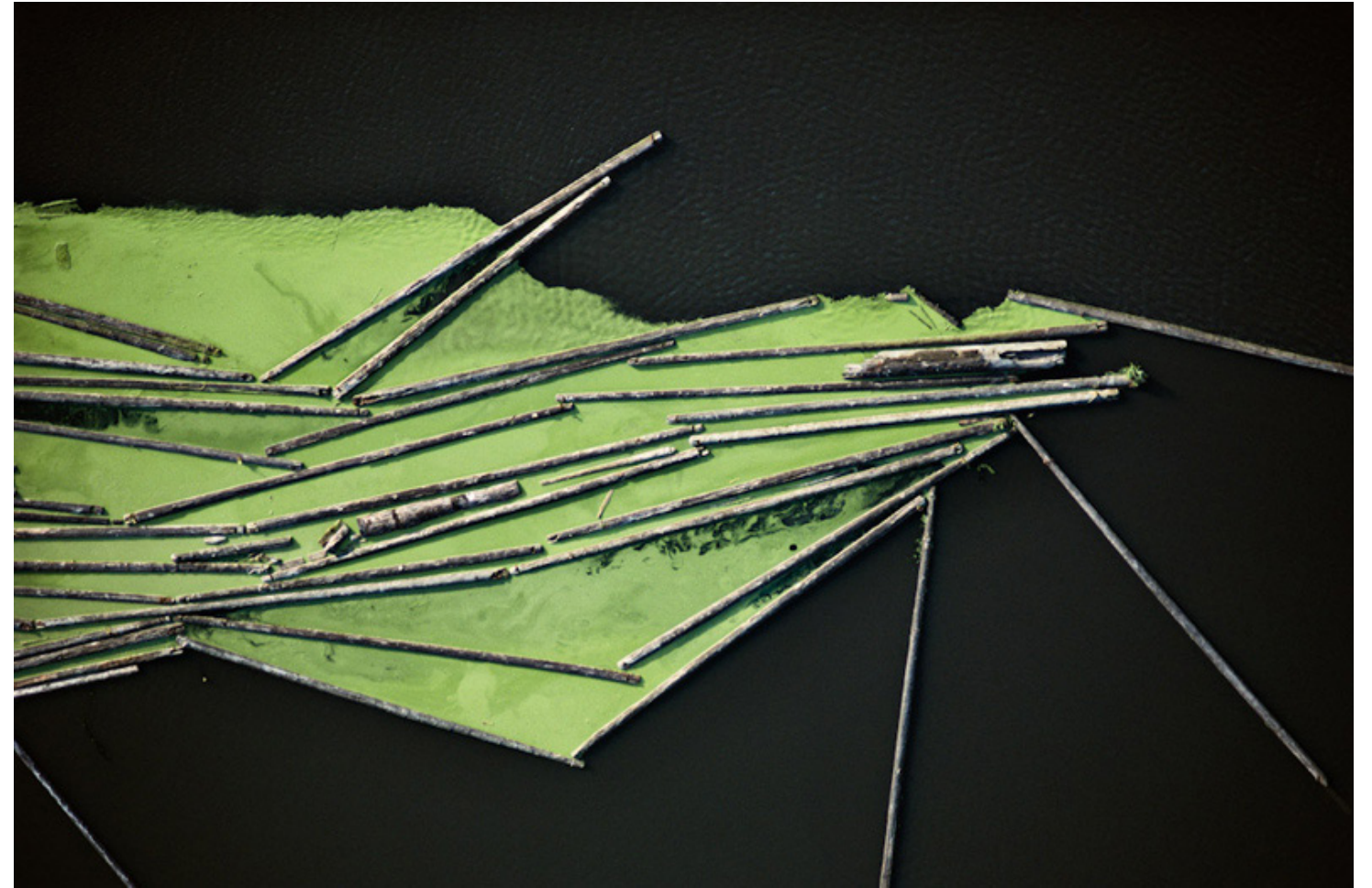
Courtyard Comments:

- Study the pinch point
- Detail the flush log so that it isn't slippery
- Detail the connections of the log benches



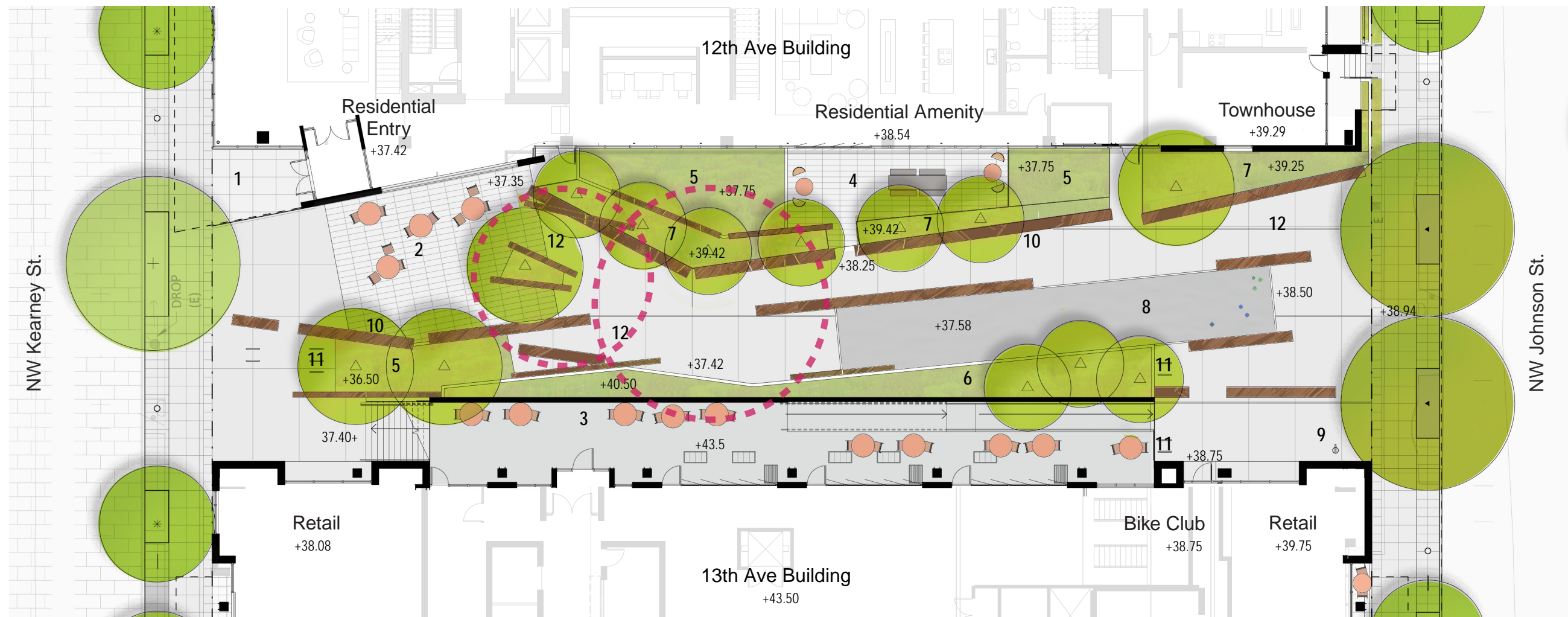
Courtyard

Concept



Courtyard

Plan - Before



- 1 **Entry Plaza**
Sidewalk joint pattern continues to residential entry, scored concrete surface flush with adjacent sidewalk
- 2 **Seating Area with Concrete Pavers**
Mortar set concrete pavers designate zone for movable furniture, event focused space
- 3 **Dock Seating Area**
Overflow from interior program, elevated 5'-6' above courtyard. Accessible from stair at north end, ramp at south end
- 4 **Spillover Amenity Space** Mortar set paver zone spills out from interior common space.
- 5 **Bioretention Planter, Recessed**
Captures water from adjacent pedestrian surface. 9" below adjacent grade. Standard soil and gravel section with 6" ponding.
- 6 **Bioretention Planter, Elevated**
Captures water from adjacent building's roof terrace. Standard soil and gravel section with 6" ponding.

- 7 **Elevated Planter** Depth varies 18-30".
- 8 **Bocce Court with Aggregate Surfacing**
Crushed oyster shell playing surface over sand and crushed rock layers with underdrainage. Serves as sand filter for pedestrian zones around court.
- 9 **Public Bicycle Workstation**
Free standing station with hanger arms to support bike. Includes most commonly used tools for simple bike repair and pump, securely attached to station with cables.
- 10 **Log Jam Benches**
Reclaimed timber features, range from flush to high. Primarily serve as benches. Details on page 46.
- 11 **Bike Parking Zones**
- 12 **Log Jam Flow**
Reclaimed timber features direct pedestrian movement, through flows and eddies



Courtyard

Plan - Revised



1 Entry Plaza

Sidewalk joint pattern continues to residential entry, scored concrete surface flush with adjacent sidewalk

2 Seating Area with Concrete Pavers

Mortar set concrete pavers designate zone for movable furniture, event focused space

3 Dock Seating Area

Overflow from interior program, elevated 5'-6' above courtyard. Accessible from stair at north end, ramp at south end

4 Spillover Amenity Space Mortar set paver zone spills out from interior common space.

5 Bioretention Planter, Recessed

Captures water from adjacent pedestrian surface. 9" below adjacent grade. Standard soil and gravel section with 6" ponding.

6 Bioretention Planter, Elevated

Captures water from adjacent building's roof terrace. Standard soil and gravel section with 6" ponding.

7 Elevated Planter Depth varies 18-30".

8 Bocce Court with Aggregate Surfacing

Crushed oyster shell playing surface over sand and crushed rock layers with underdrainage. Serves as sand filter for pedestrian zones around court.

9 Public Bicycle Workstation

Free standing station with hanger arms to support bike. Includes most commonly used tools for simple bike repair and pump, securely attached to station with cables.

10 Log Jam Benches

Reclaimed timber features, range from flush to high. Primarily serve as benches. Details on page 46.

11 Bike Parking Zones

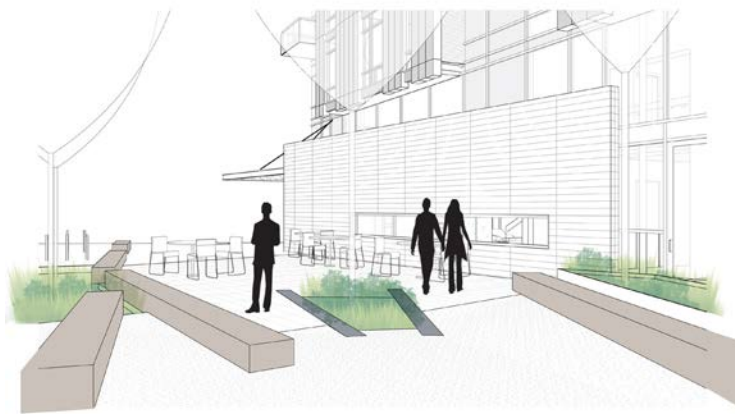
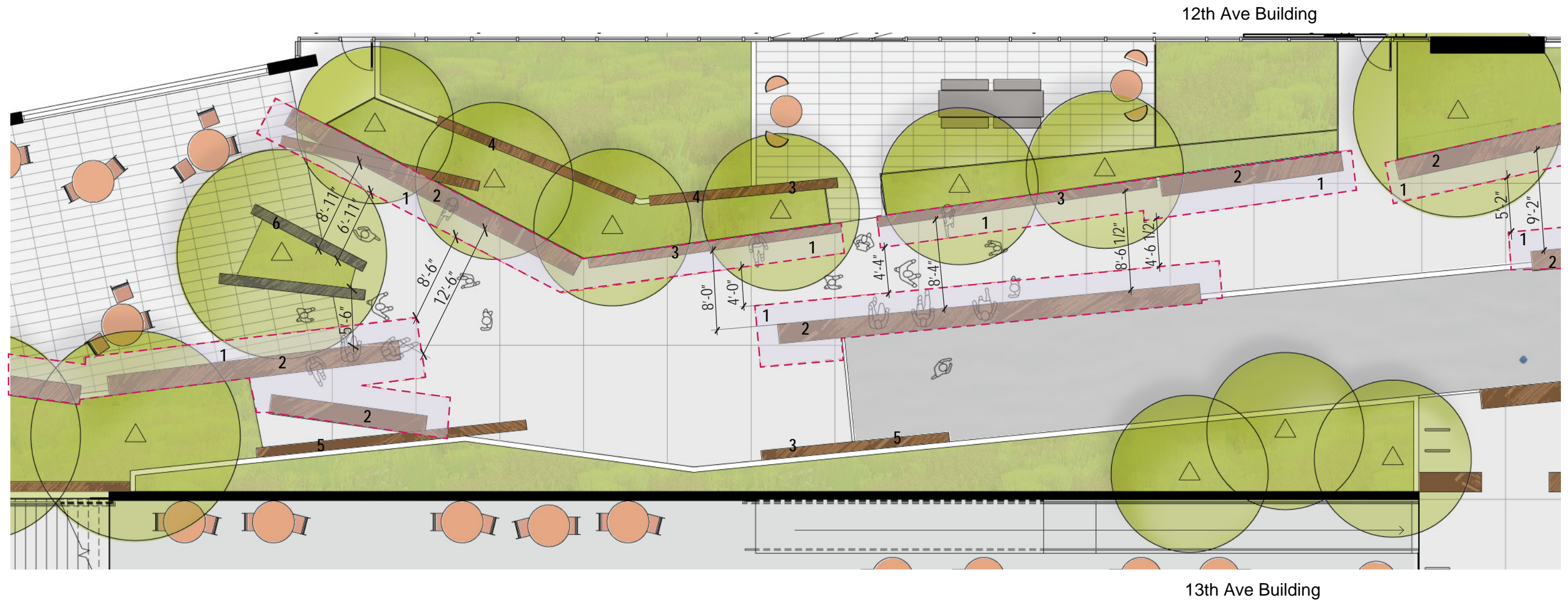
12 Log Jam Flow

Reclaimed timber features direct pedestrian movement, through flows and eddies



Courtyard

Enlarged Plan at Pinch Point - Revised

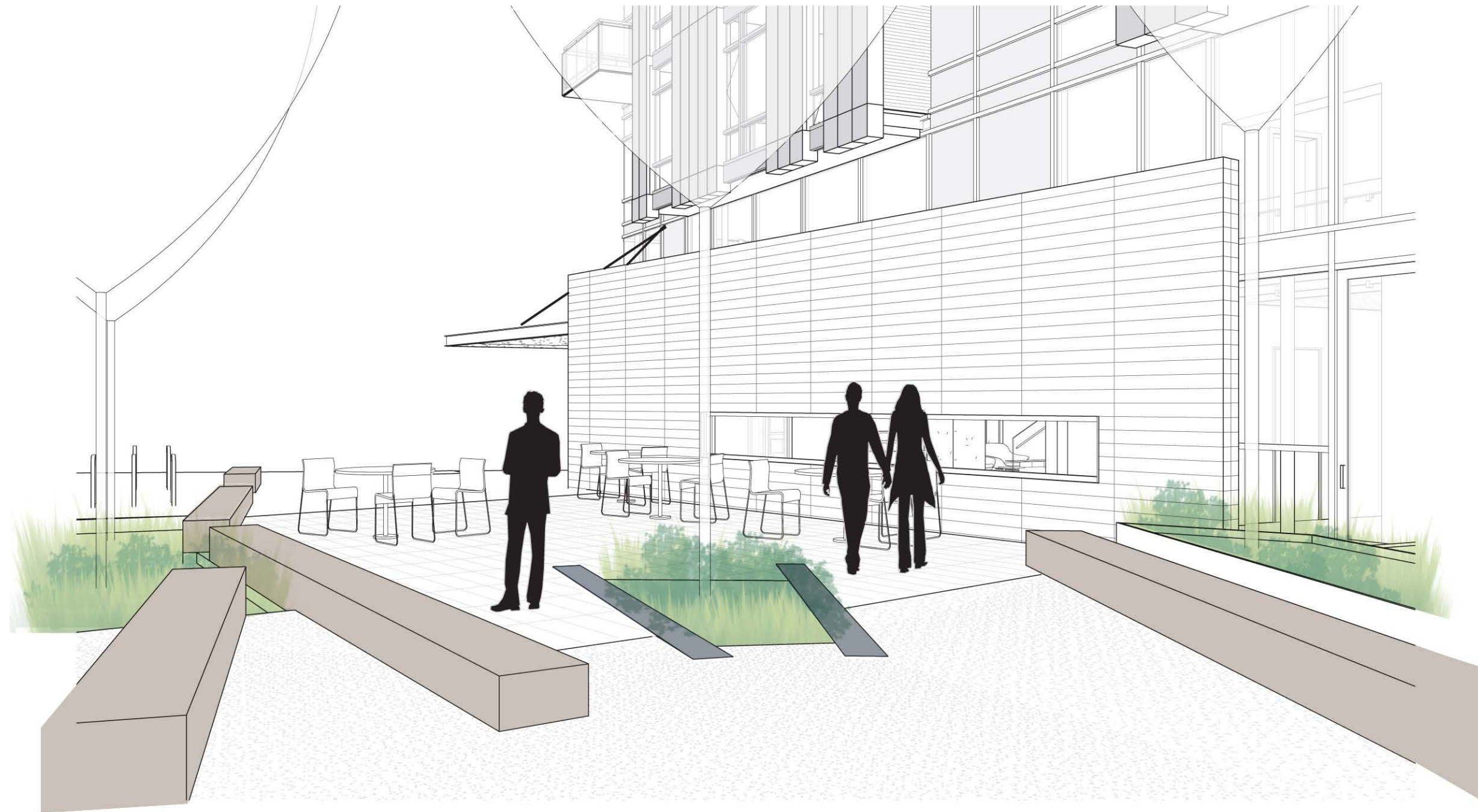


- 1 Bench Access Zone
Allowance of 2'-0" from bench face for access to bench and clear space from pedestrian walkway
- 2 Reclaimed Timber Bench - Typical
Typical Bench consisting of two reclaimed columns for a seat depth of 22'-1/2"
- 3 Reclaimed Timber Bench - Narrow
Bench consisting of one reclaimed timber column for a seat depth of 11"
- 4 Reclaimed Timber Wall Cap
See detail B / page 46
- 5 Timber Wall Hanging
See detail D / page 46
- 6 Flush Paving Accent
See detail C / page 46



Courtyard

Flush Log Studies - Revised



Courtyard

Flush Log Studies - Rejected



Courtyard

Flush Log Studies - Rejected



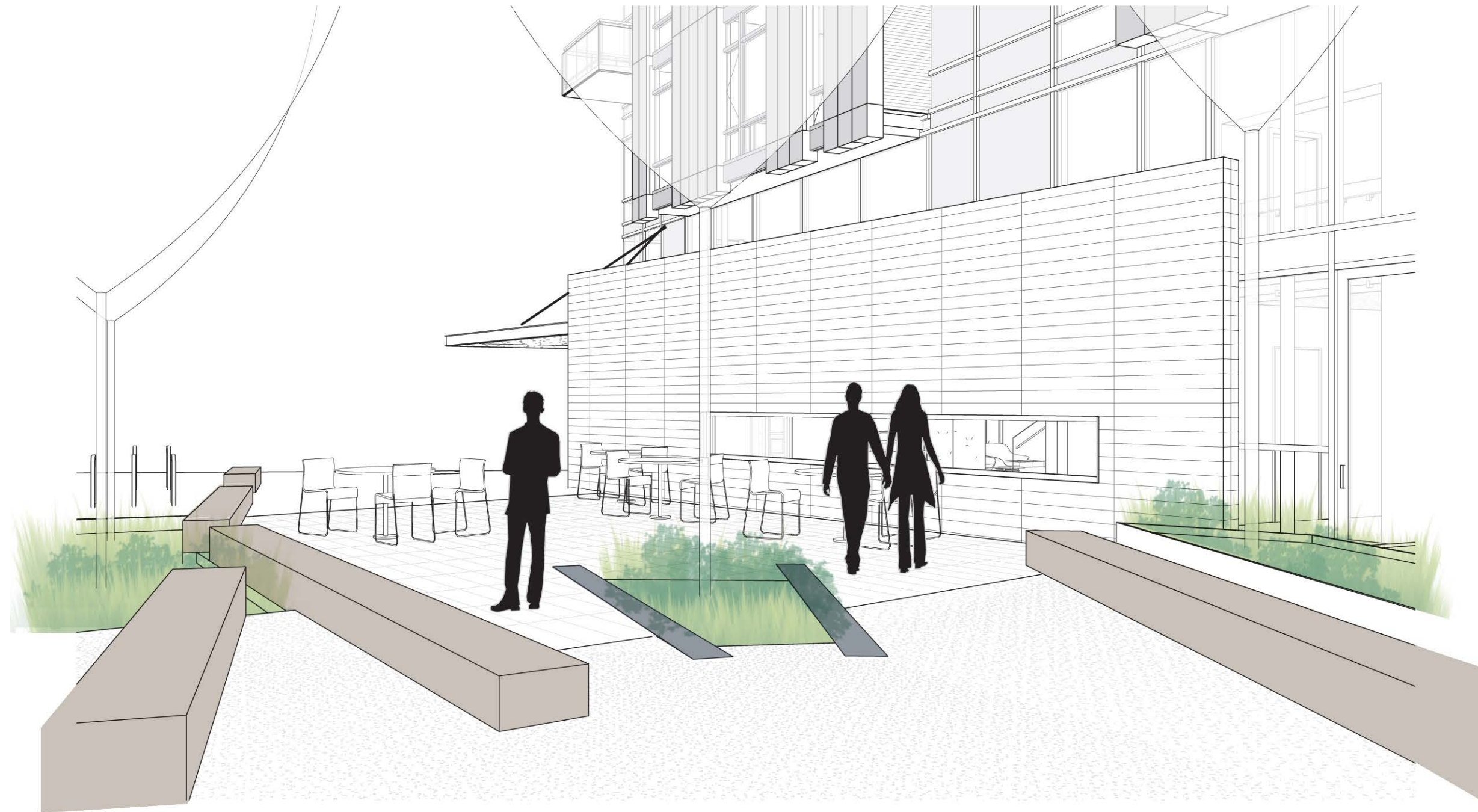
Courtyard

Flush Log Studies - Rejected



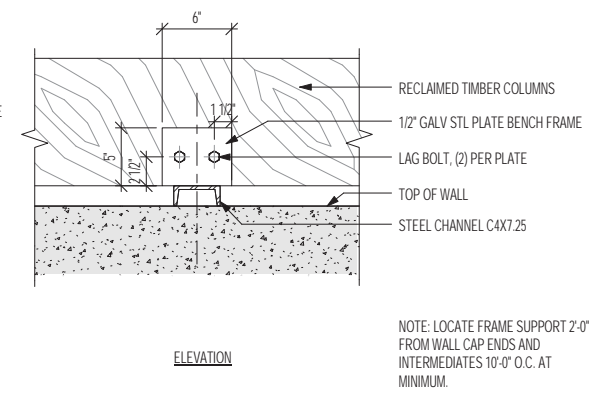
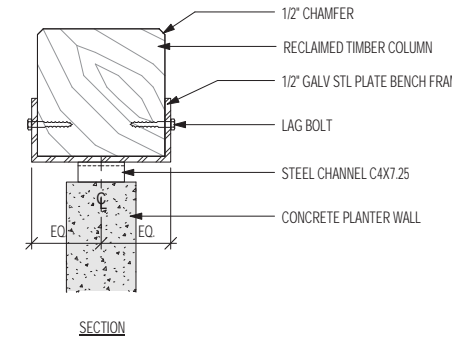
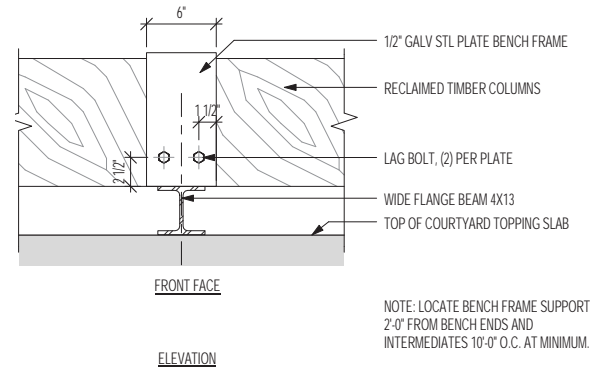
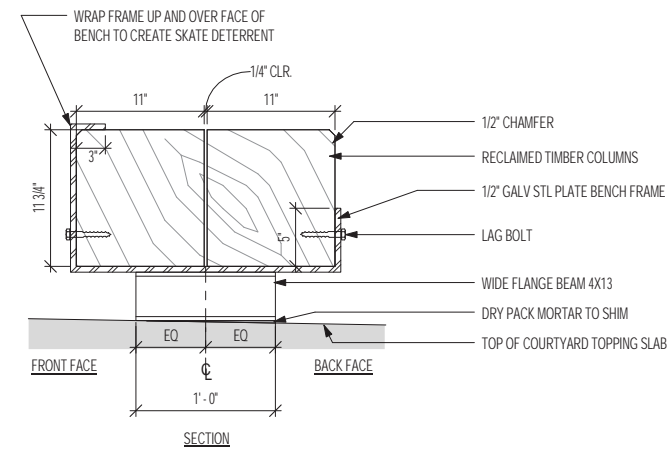
Courtyard

Flush Log Studies - Revised



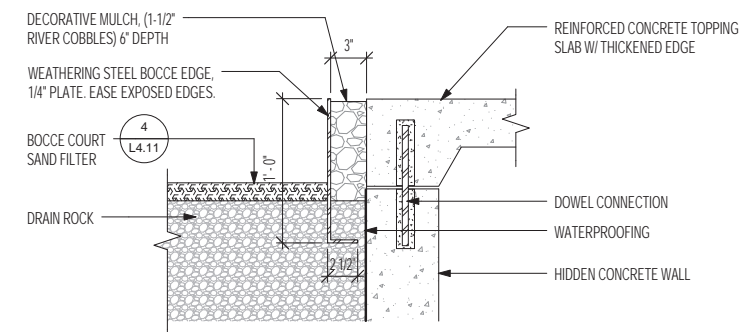
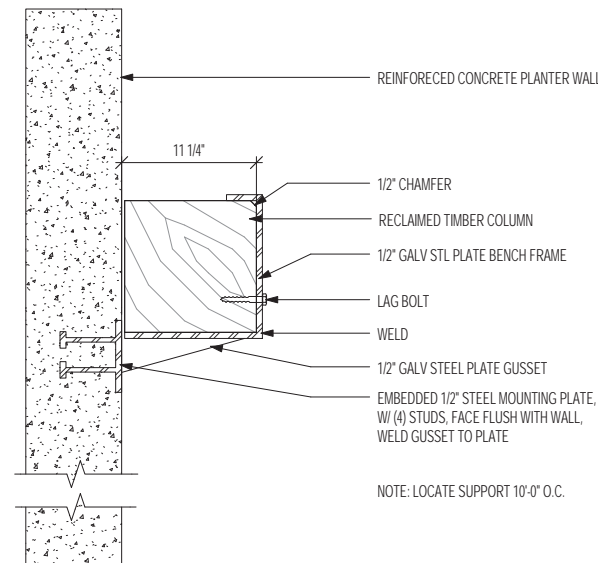
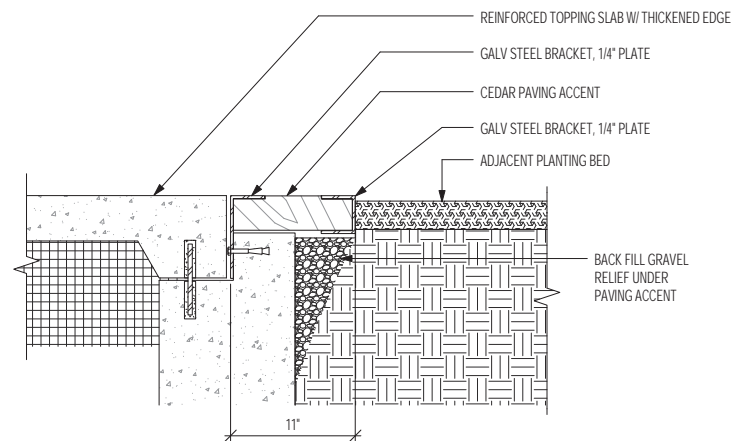
Courtyard

Details - Before



A Reclaimed Timber Bench Frame Detail

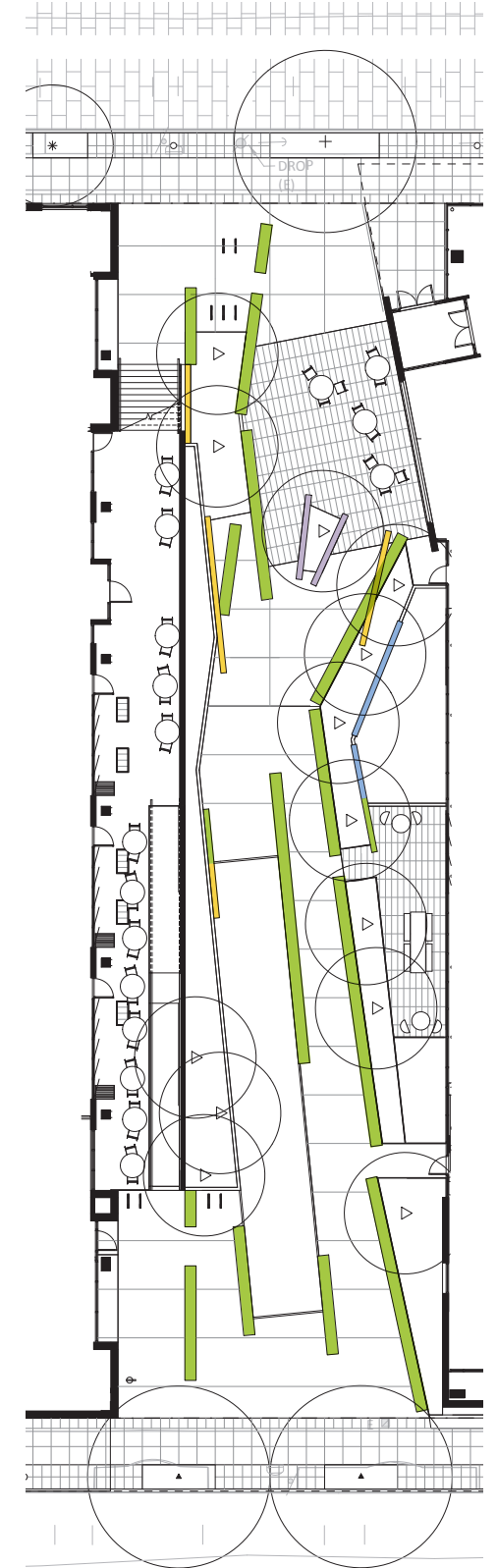
B Reclaimed Timber Wall Cap Detail



C Cedar Paving Accent Detail

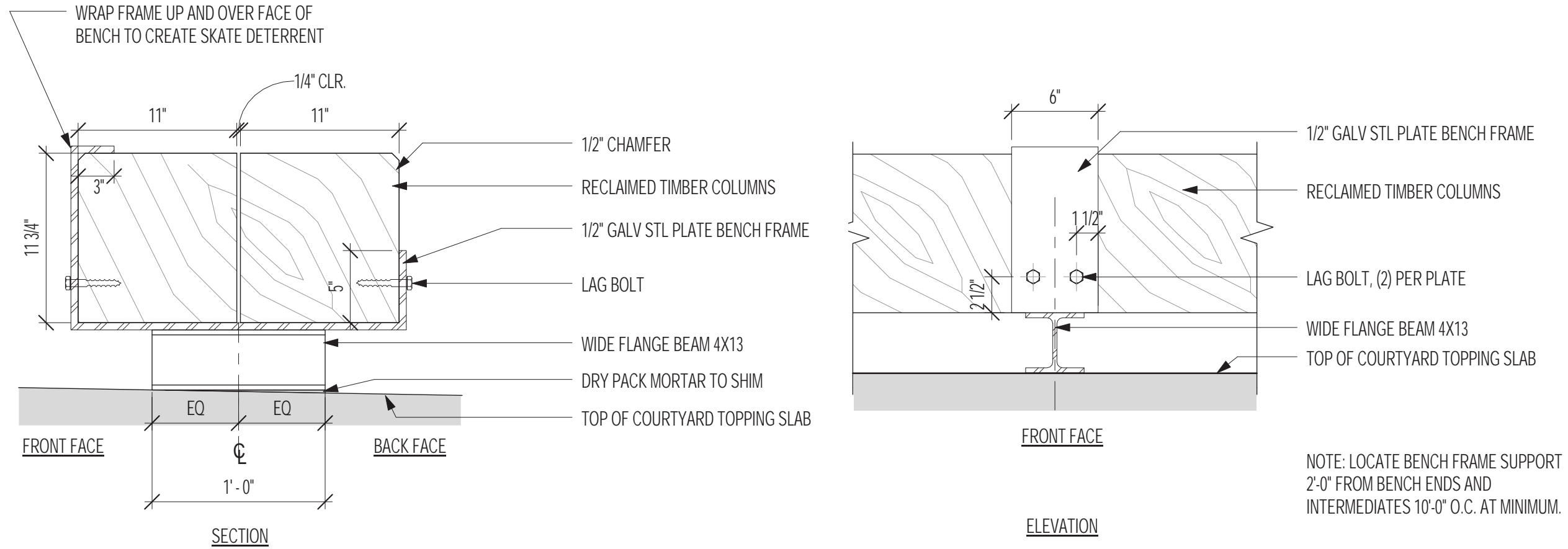
D Timber Wall Hanging

E Exposed Drain at Bocce Court



Courtyard

Details - Before

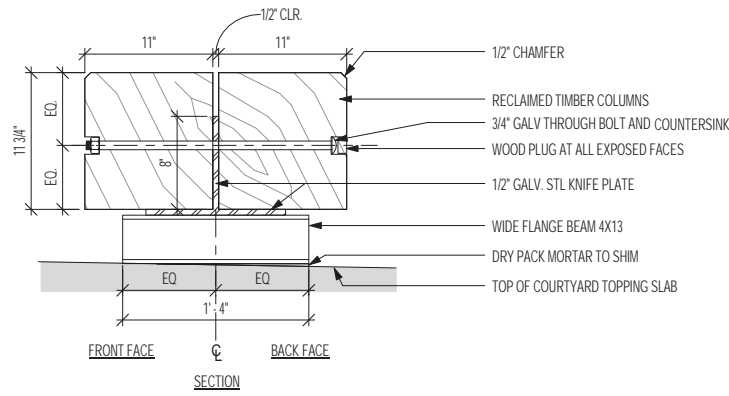


A Reclaimed Timber Bench Frame Detail

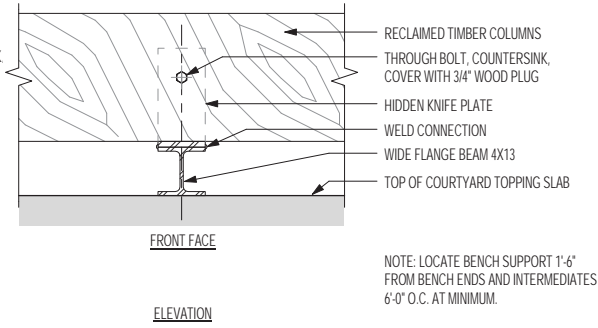


Courtyard

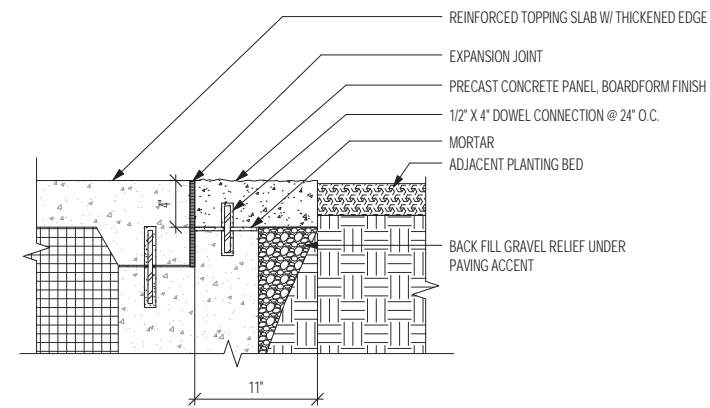
Details - Revised



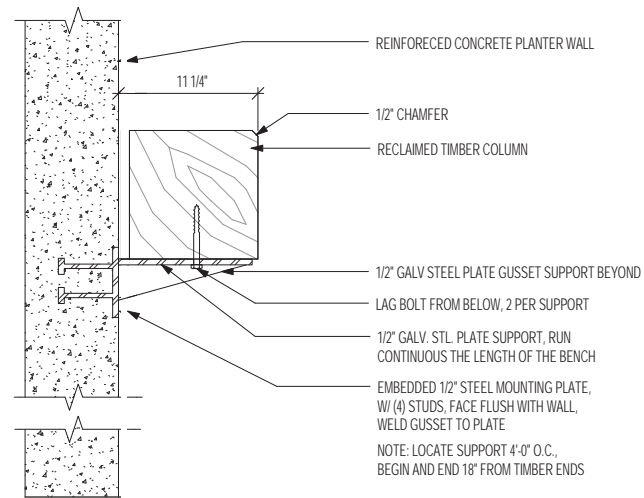
A Reclaimed Timber Bench Frame Detail



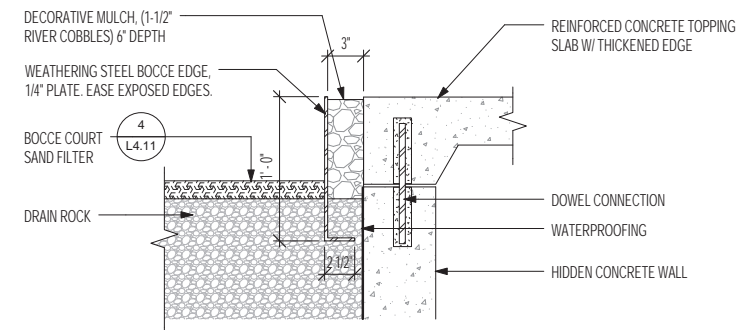
B Reclaimed Timber Wall Cap Detail



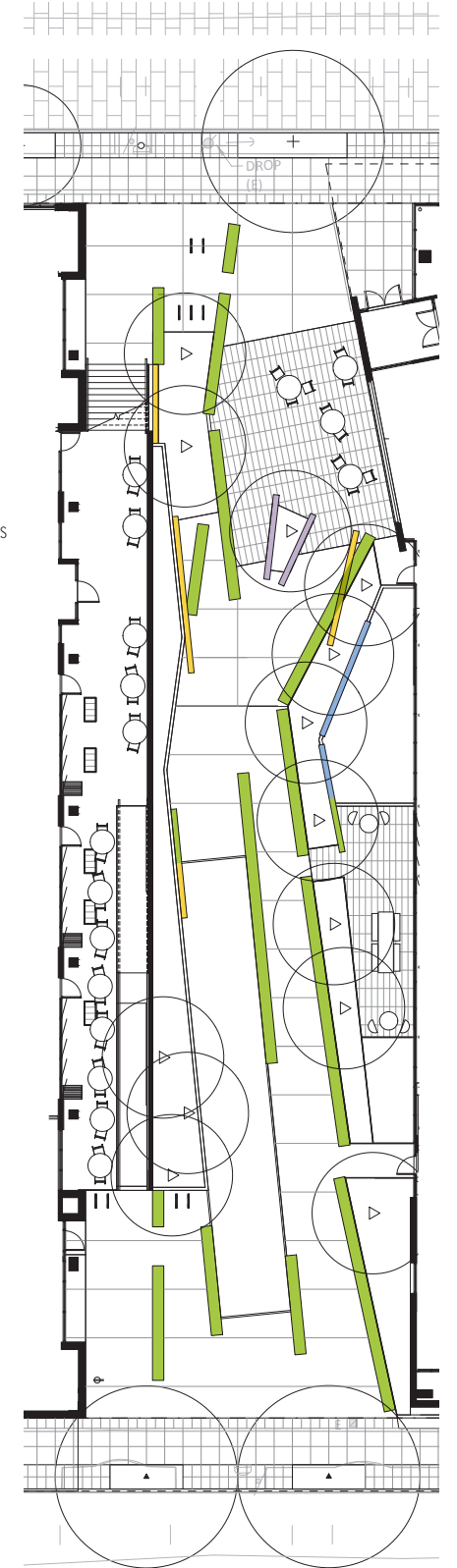
C Flush Paving Accent Detail



D Timber Wall Hanging

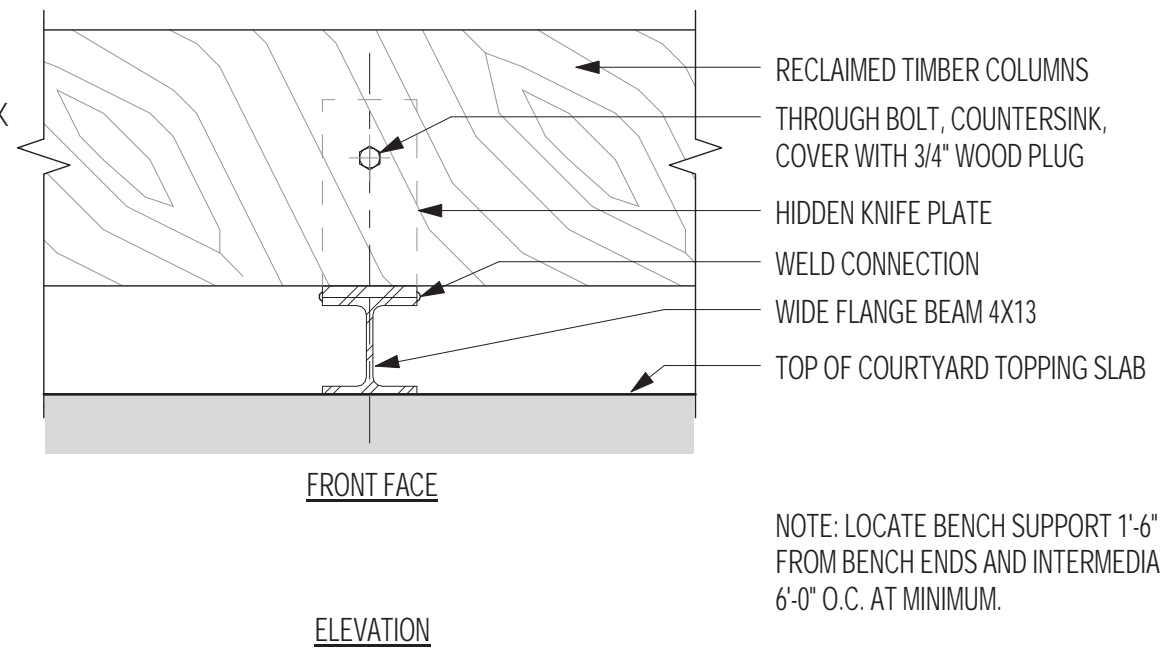
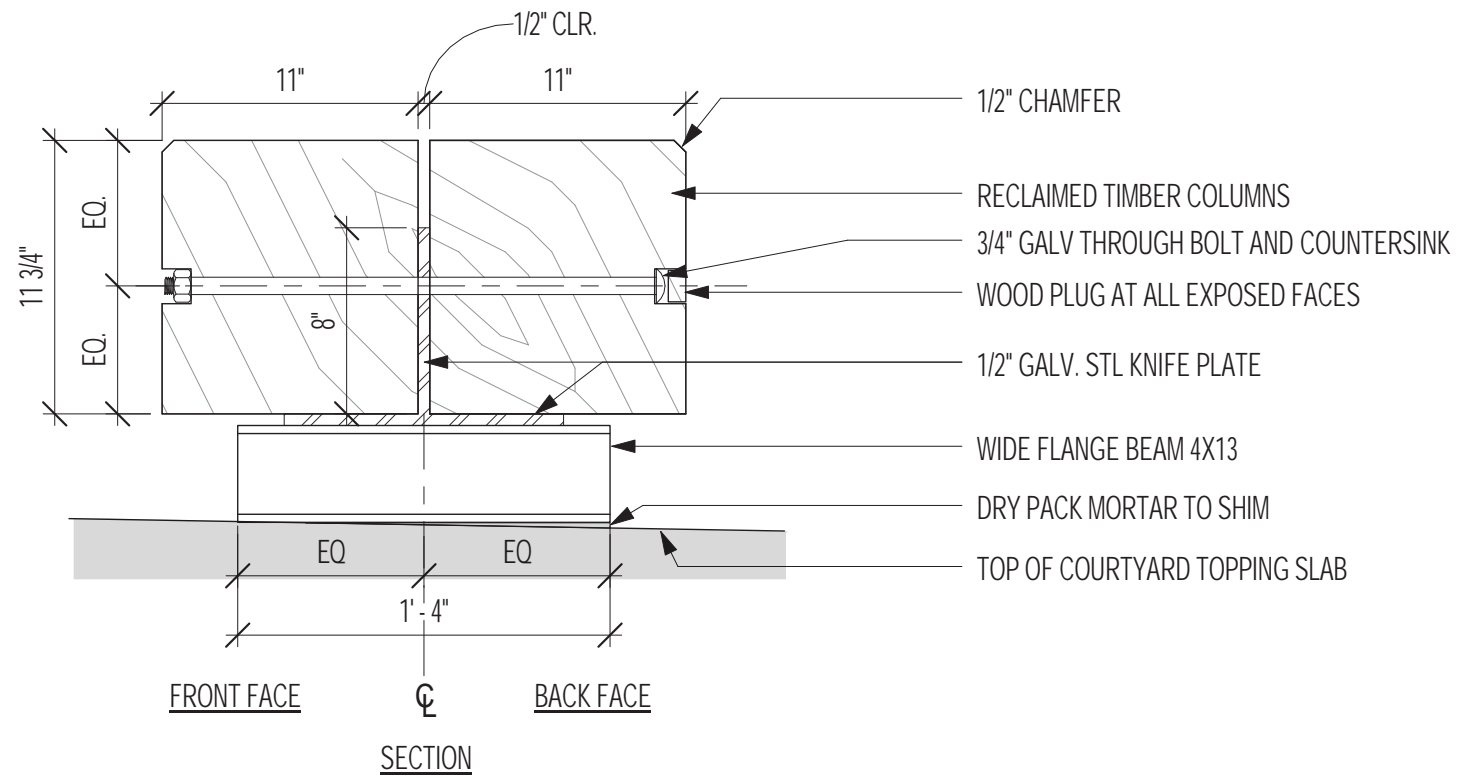


E Exposed Drain at Bocce Court



Courtyard

Details - Revised



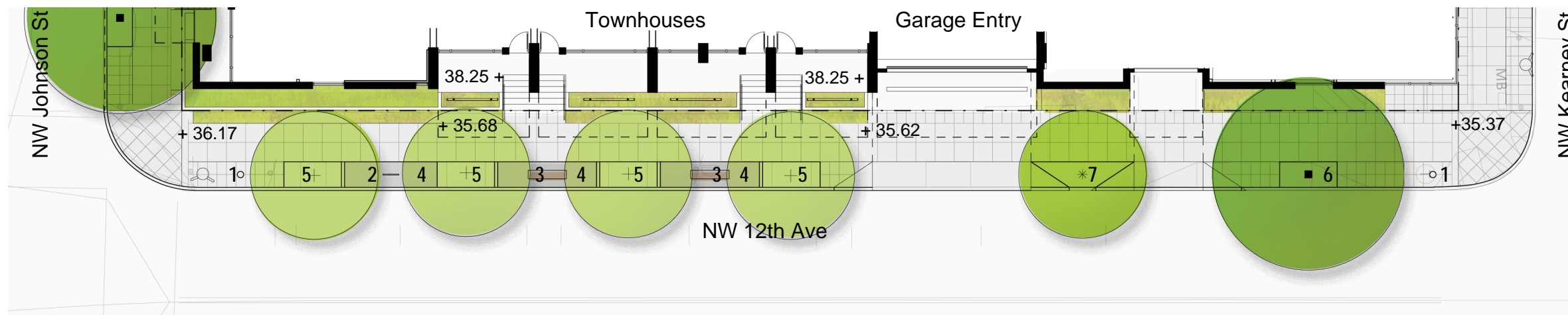
NOTE: LOCATE BENCH SUPPORT 1'-6" FROM BENCH ENDS AND INTERMEDIATES 6'-0" O.C. AT MINIMUM.

A Reclaimed Timber Bench Frame Detail



Streetscape

NW 12th Avenue - Before



A NW 12th Avenue Plan



B NW 12th Avenue Elevation

- 1 Twin Fixture Historic Streetlight
- 2 Bicycle Rack in Furnishing Zone (1)
Horseshoe Rack, Surface Mount, Stainless steel finish



- 3 Benches in Furnishing Zone (2)
Forms + Surfaces, Knight Bench, Reclaimed Teak with aluminum frame, 6' L



- 4 Permeable Concrete Unit Pavers
Mutual Materials, Eco-Priora, 4" x 8"



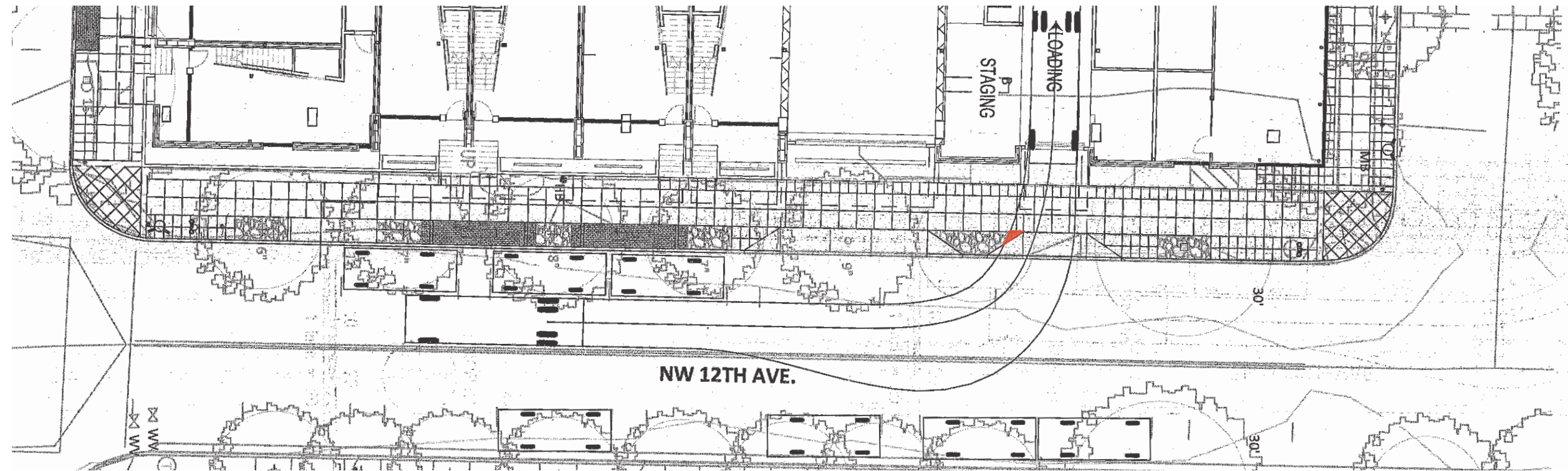
Trees

- 5 Existing Maple, 7-8" Caliper
- 6 Patmore Ash,
Fraxinus pennsylvanica 'Patmore'
- 7 American Hophornbeam,
Ostrya virginiana

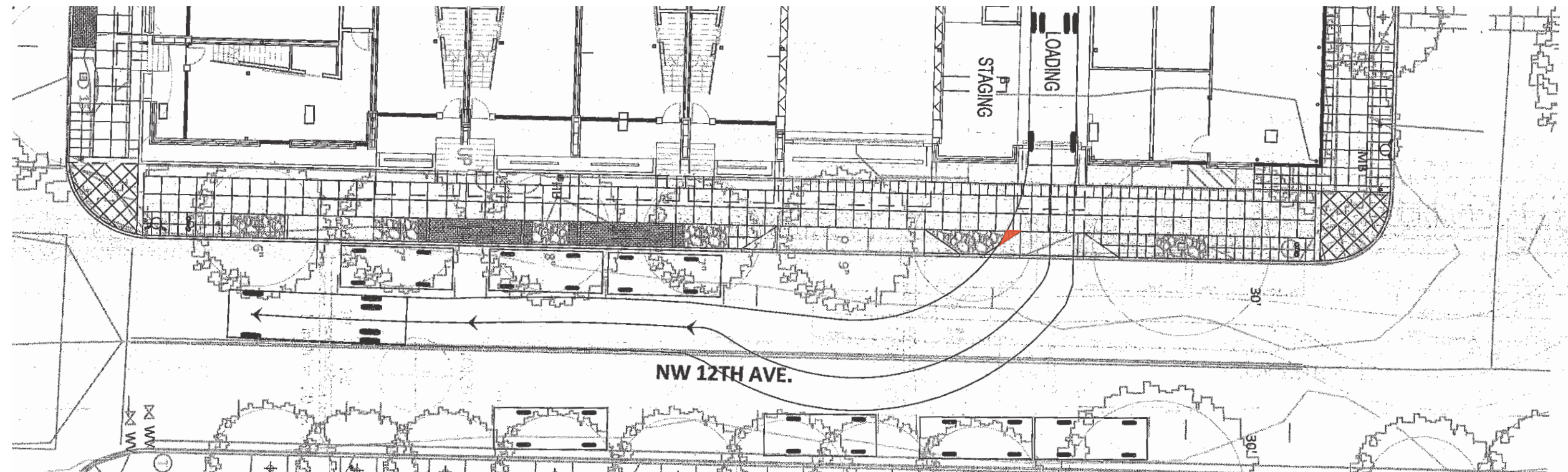


Streetscape

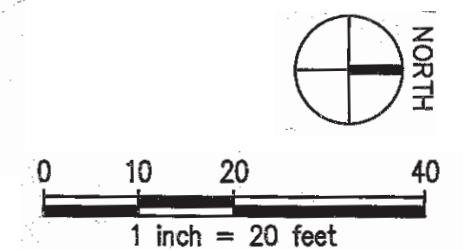
NW 12th Avenue Loading Turning Clearances



Exiting Southbound, 30' Truck

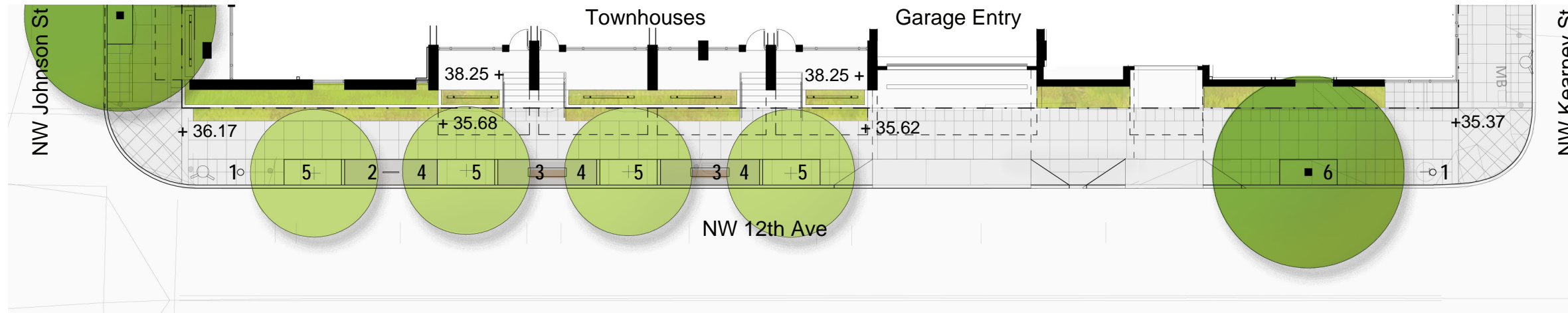


Backing in from the South, 30' Truck



Streetscape

NW 12th Avenue - Revised



A NW 12th Avenue Plan

- 1 Twin Fixture Historic Streetlight
- 2 Bicycle Rack in Furnishing Zone (1)
Horseshoe Rack, Surface Mount, Stainless steel finish



- 3 Benches in Furnishing Zone (2)
Forms + Surfaces, Knight Bench, Reclaimed Teak with aluminum frame, 6' L



- 4 Permeable Concrete Unit Pavers
Mutual Materials, Eco-Priora, 4" x 8"



Trees

- 5 Existing Maple, 7-8" Caliper
- 6 Patmore Ash,
Fraxinus pennsylvanica 'Patmore'



B NW 12th Avenue Elevation

12th Avenue Building

What We Heard

12th Avenue Building Comments:

- Study corners at the southeast and southwest
- Add glass to townhouse canopies
- Describe board-formed concrete finish
- Study if residential entry canopy is too low
- Consider increasing the depth of the northern balconies



12th Avenue Building

SE Corner of 12th Avenue - Before



12th Avenue Building

SE Corner of 12th Avenue - Revised

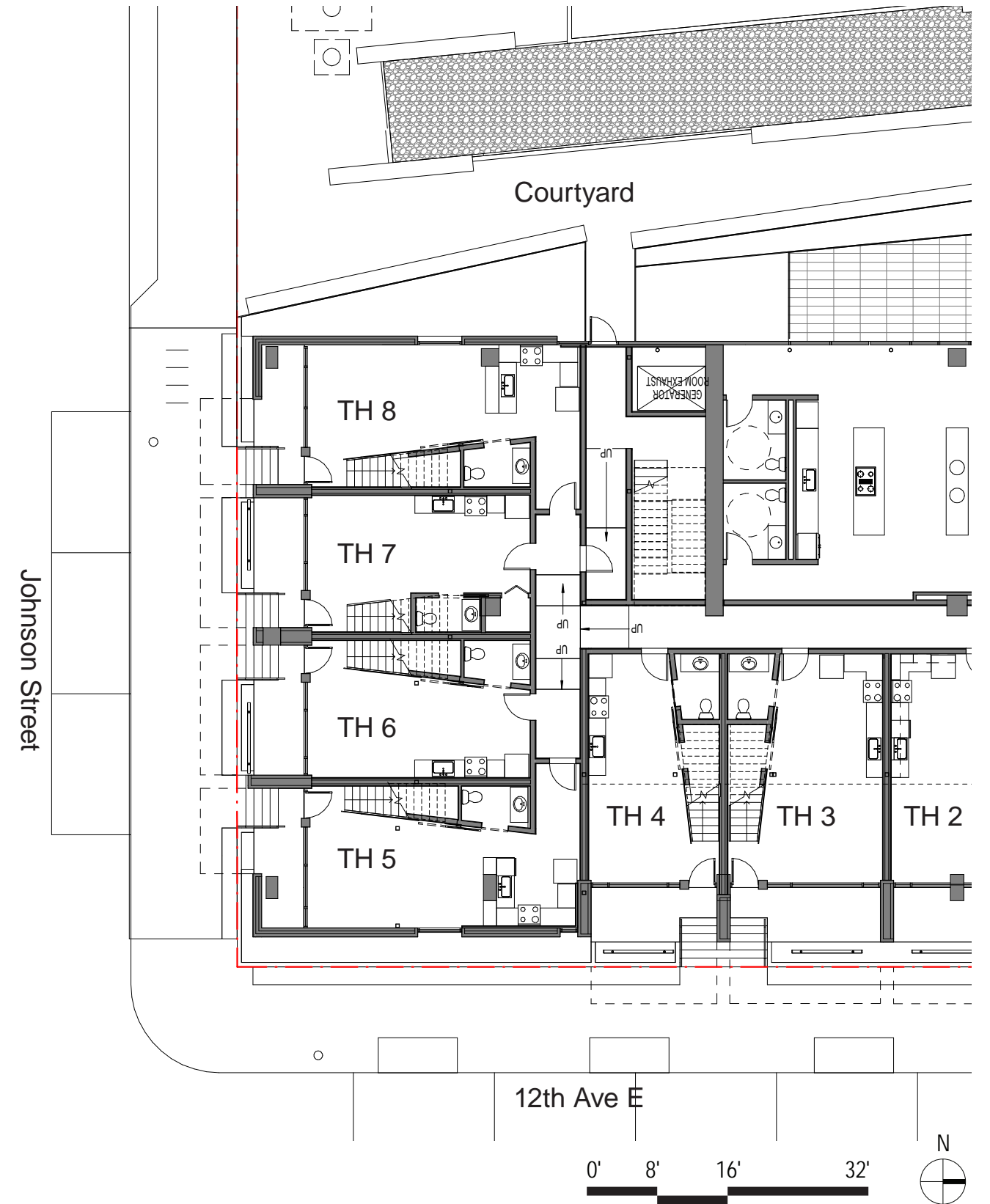


12th Avenue Building

SE Corner of 12th Avenue - Before



A Rendering at 12th Ave E

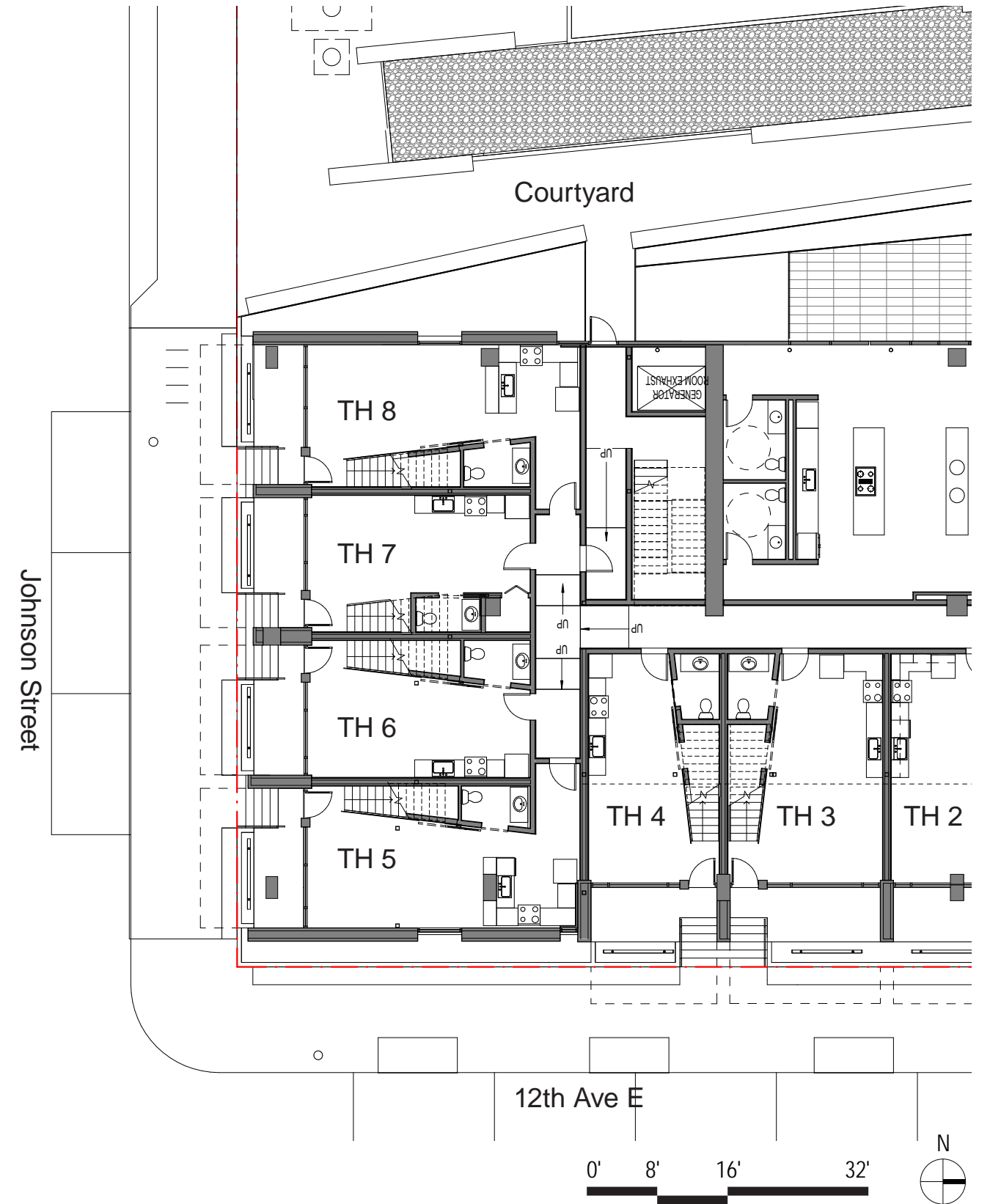


12th Avenue Building

SE Corner of 12th Avenue - Revised



A Rendering at 12th Ave E



12th Avenue Building

SW Corner of 12th Avenue - Revised



12th Avenue Building

Board-Formed Concrete - Revised

Board-Formed Strategy:

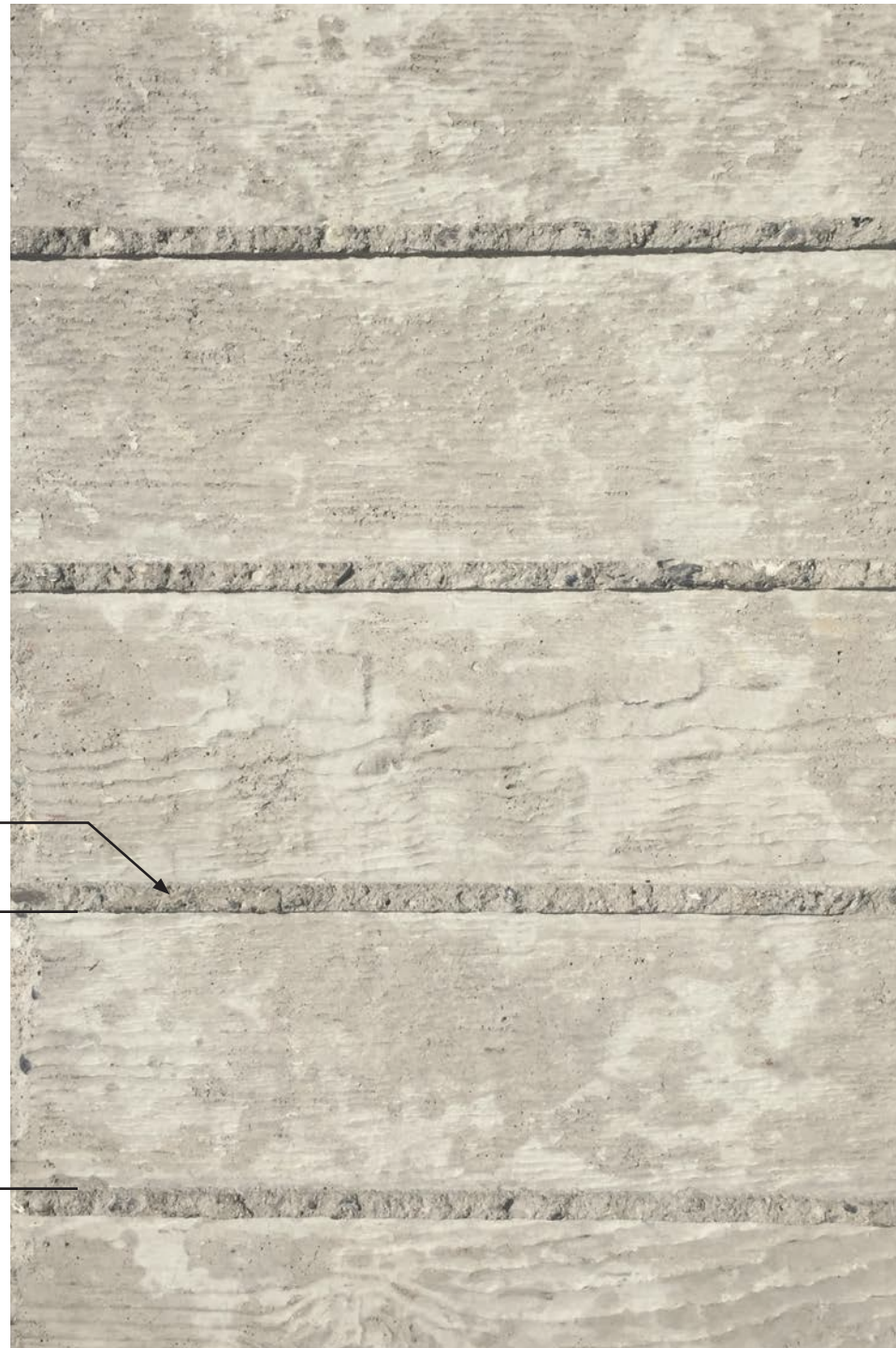
- Formed with highly-textured salvaged lumber (no formliner)
- 2x6 boards, horizontally laid
- Gaps between boards to achieve raw horizontal lines
- Mock-up using garage walls until desired look is achieved



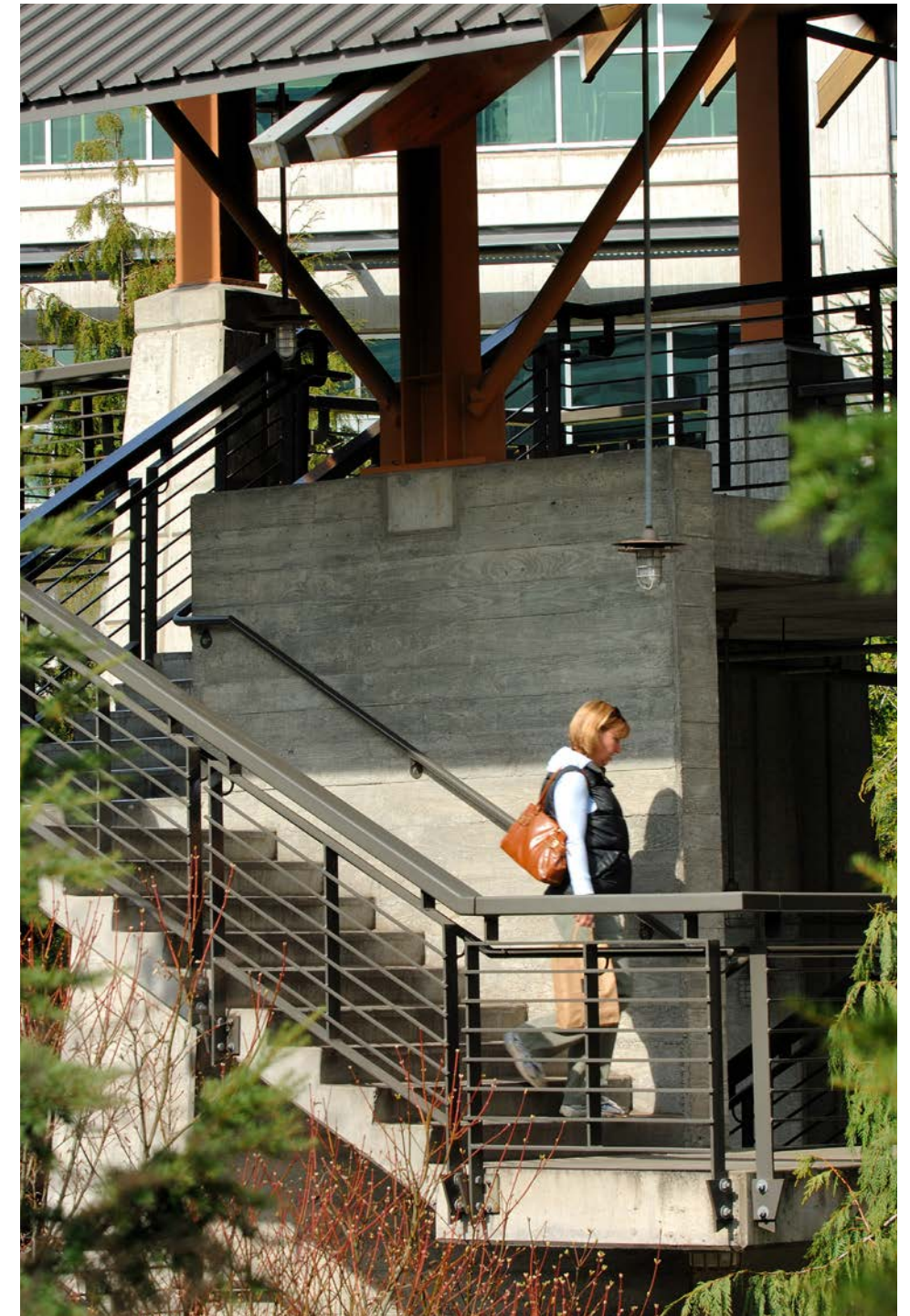
Existing PNCA painted concrete

1/4" gaps between form boards to create rough, protruding ribs

Salvaged form boards:
2x4 shown
2x6 proposed



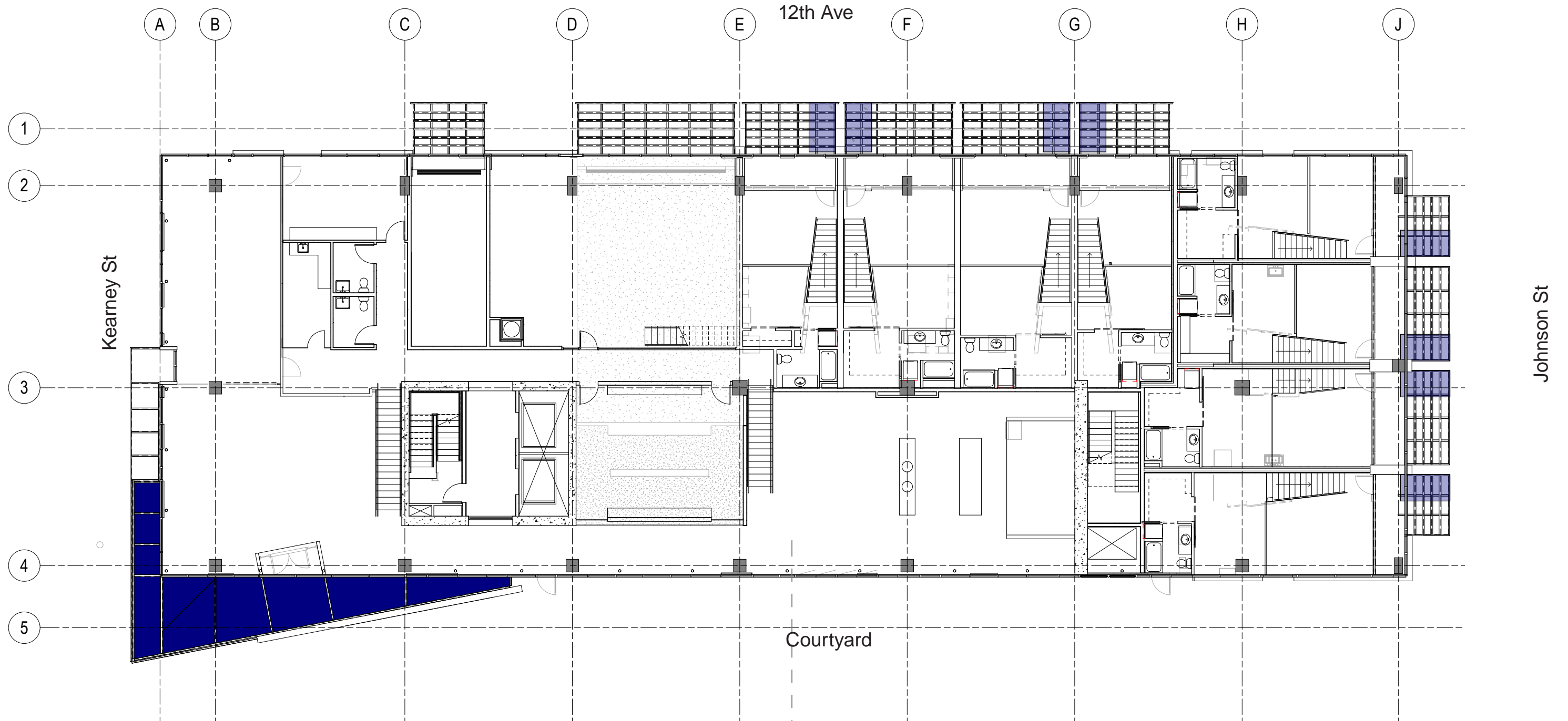
Sample of proposed board-formed concrete (REI Flagship store by Mithun)



Precedent of proposed board-formed concrete (REI Flagship store by Mithun)

12th Avenue Building

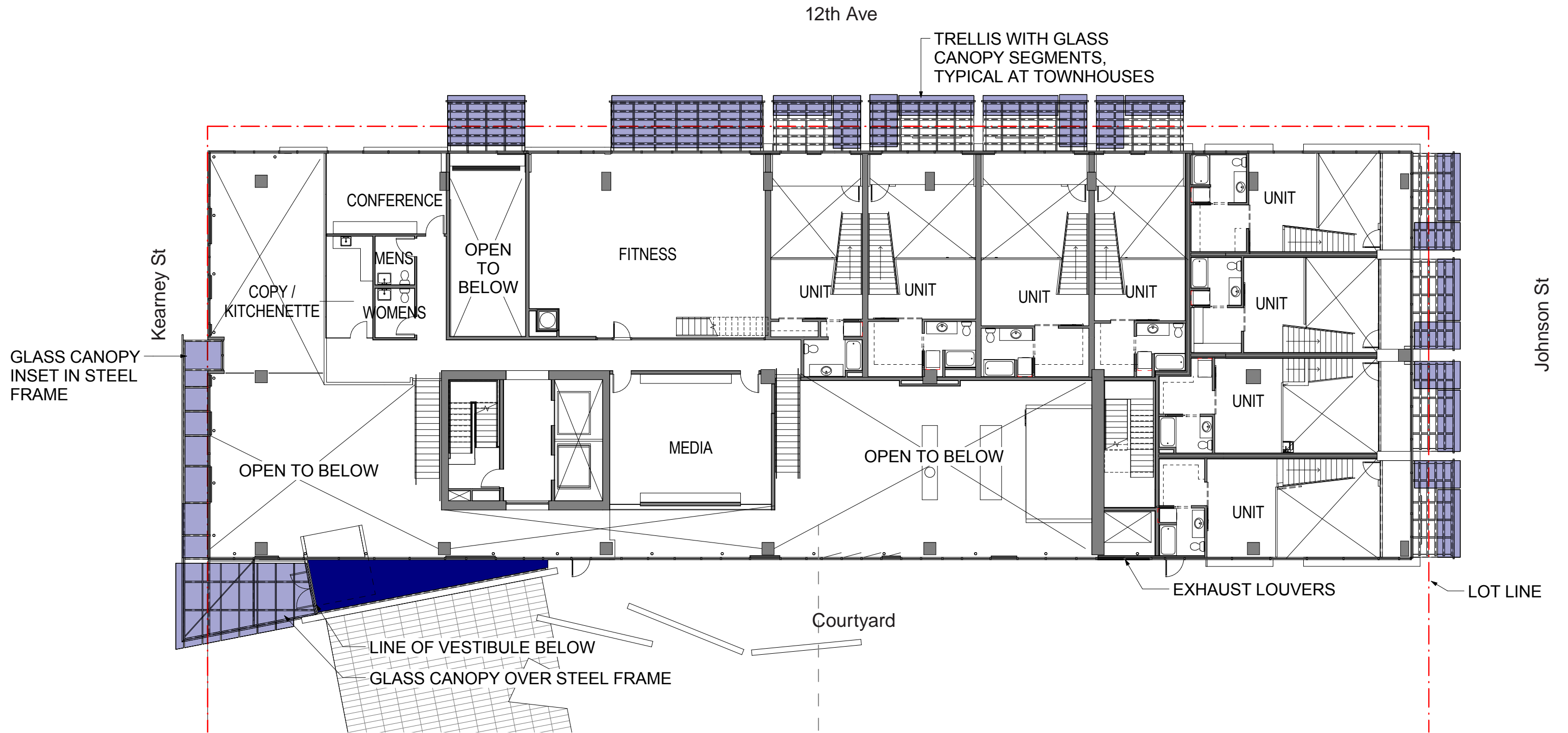
Ground Level Canopies - Before



A Level 2 Plan

12th Avenue Building

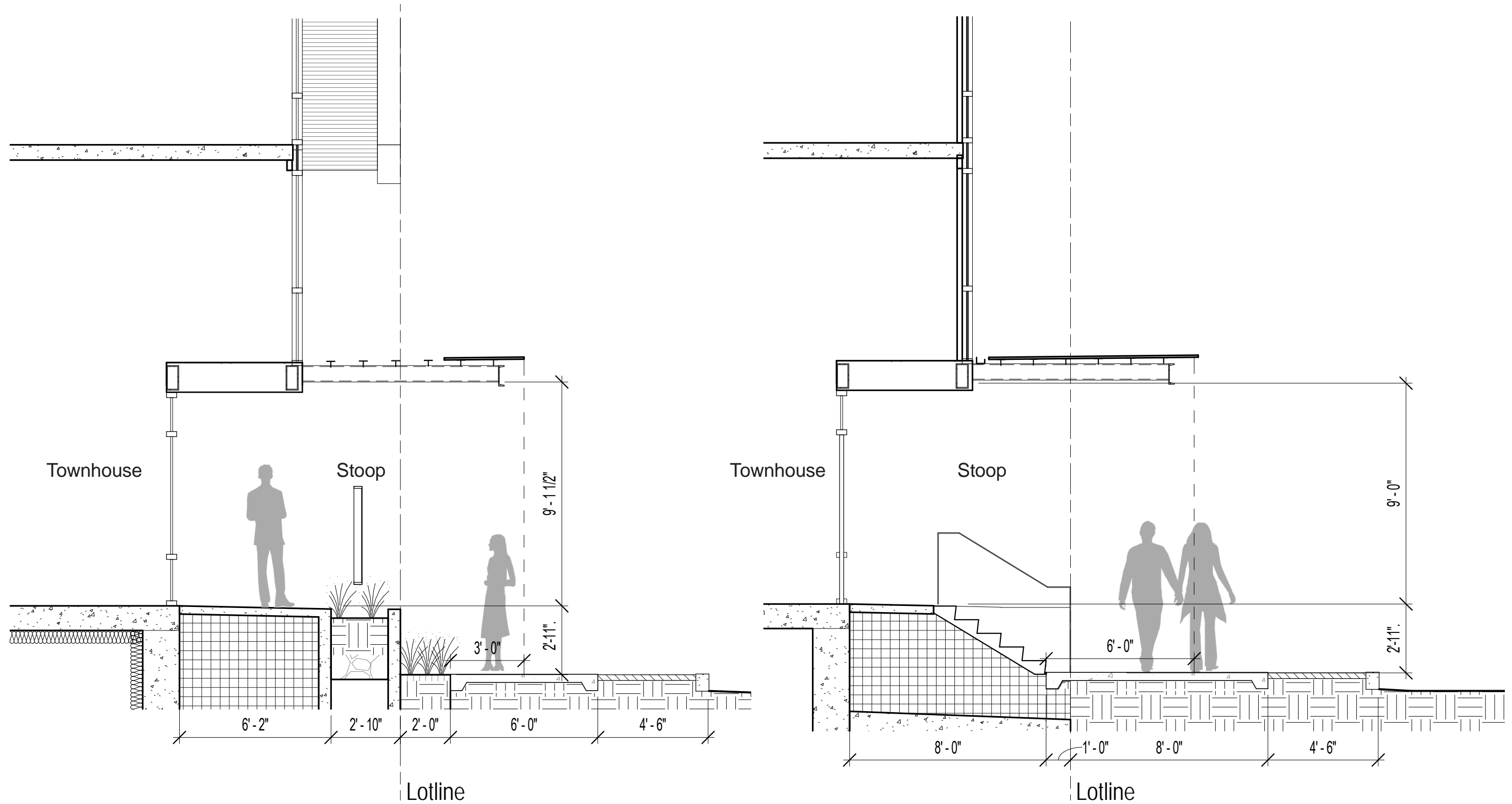
Ground Level Canopies - Revised



A Level 2 Plan

12th Avenue Building

Ground Level Canopies - Revised



A Section through TH Stoop at Planter

B Section through TH Stoop at Stair

12th Avenue Building

Ground Level Canopies - Revised



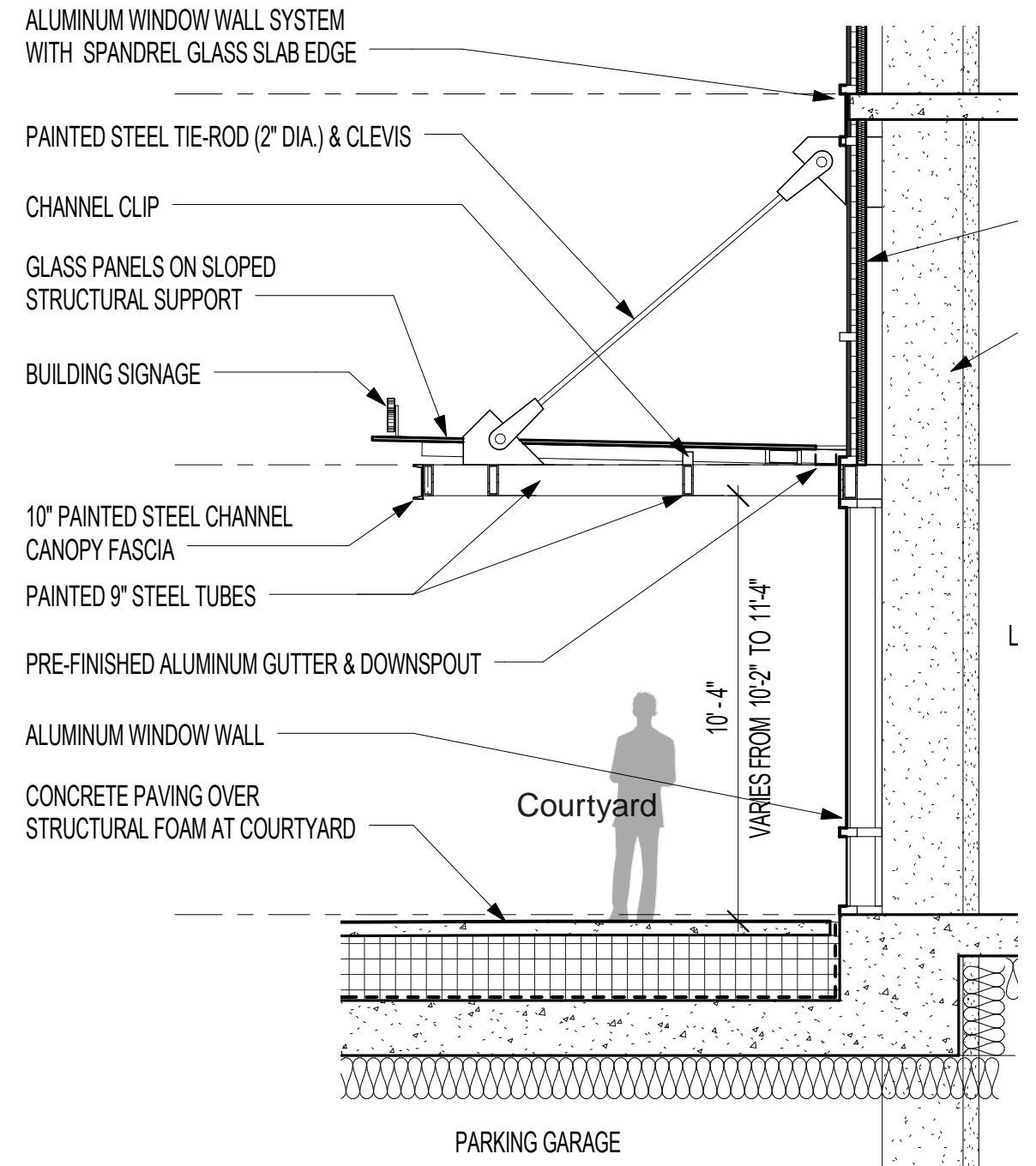
12th Avenue Building

Residential Entry - Before



12th Avenue Building

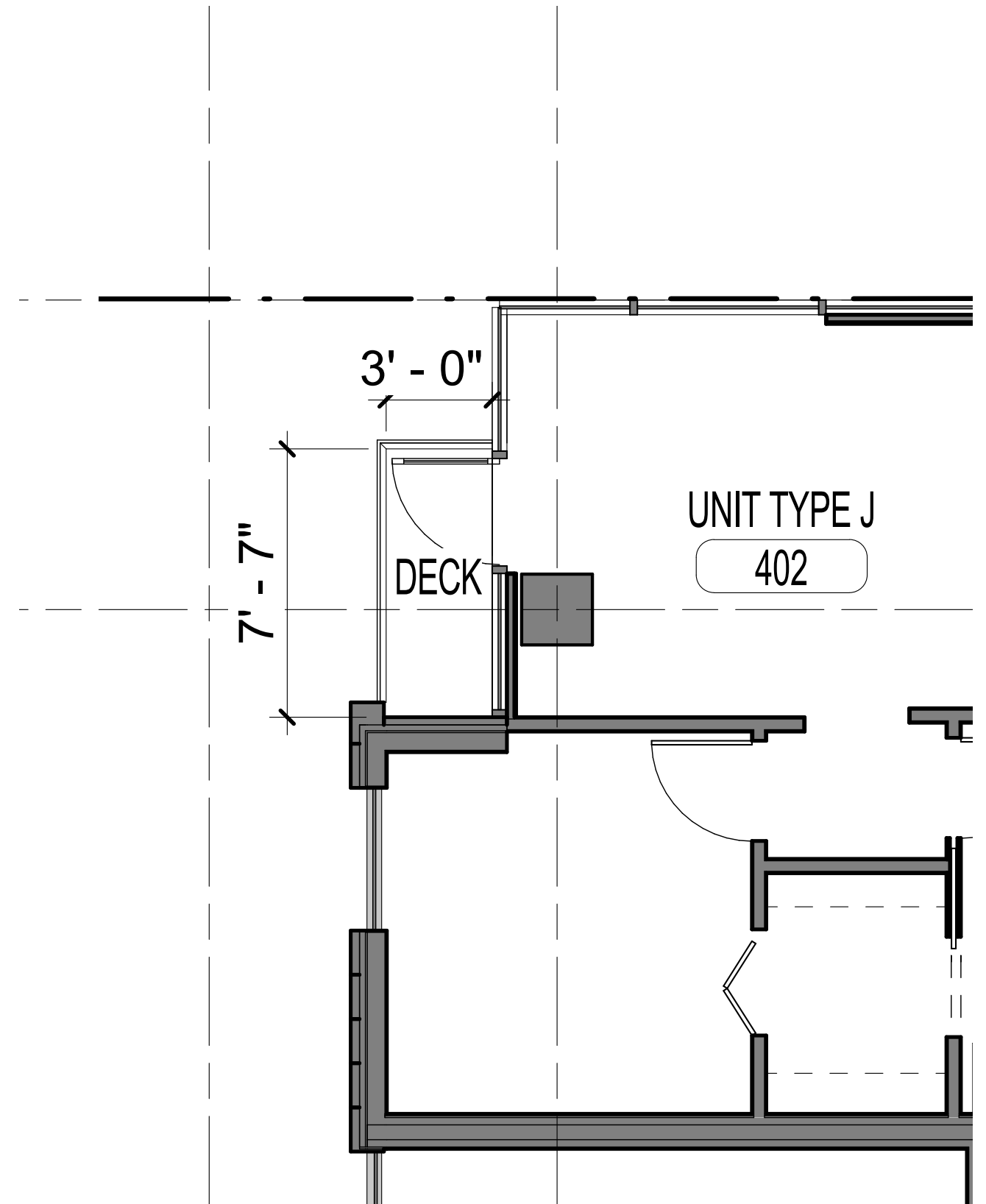
Residential Entry - Revised



A Section Looking South at Entry Canopy

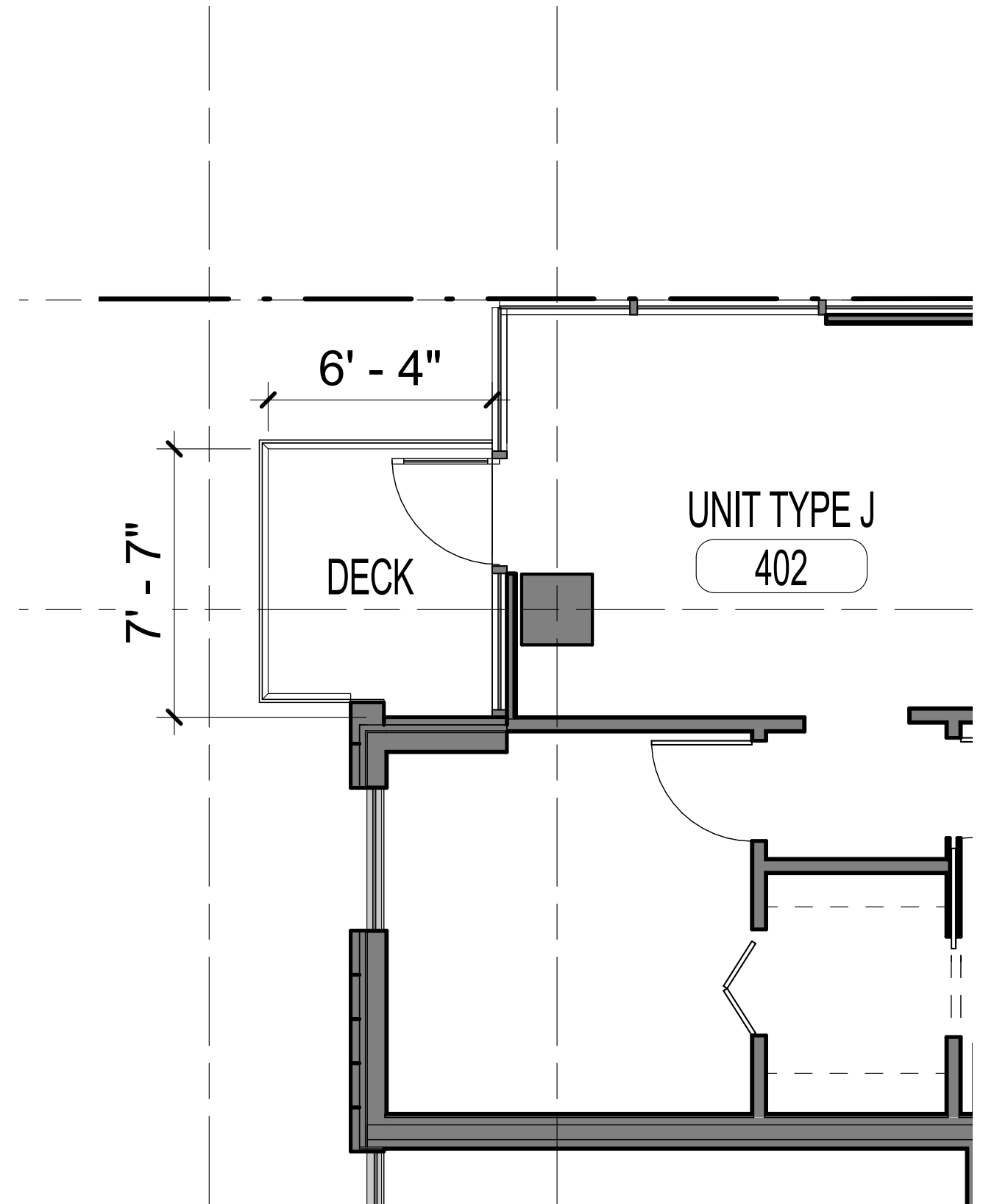
12th Avenue Building

North Unit Balconies - Before



12th Avenue Building

North Unit Balconies - Revised



12th Avenue Building

North Unit Balconies - Before



12th Avenue Building

North Unit Balconies - Revised

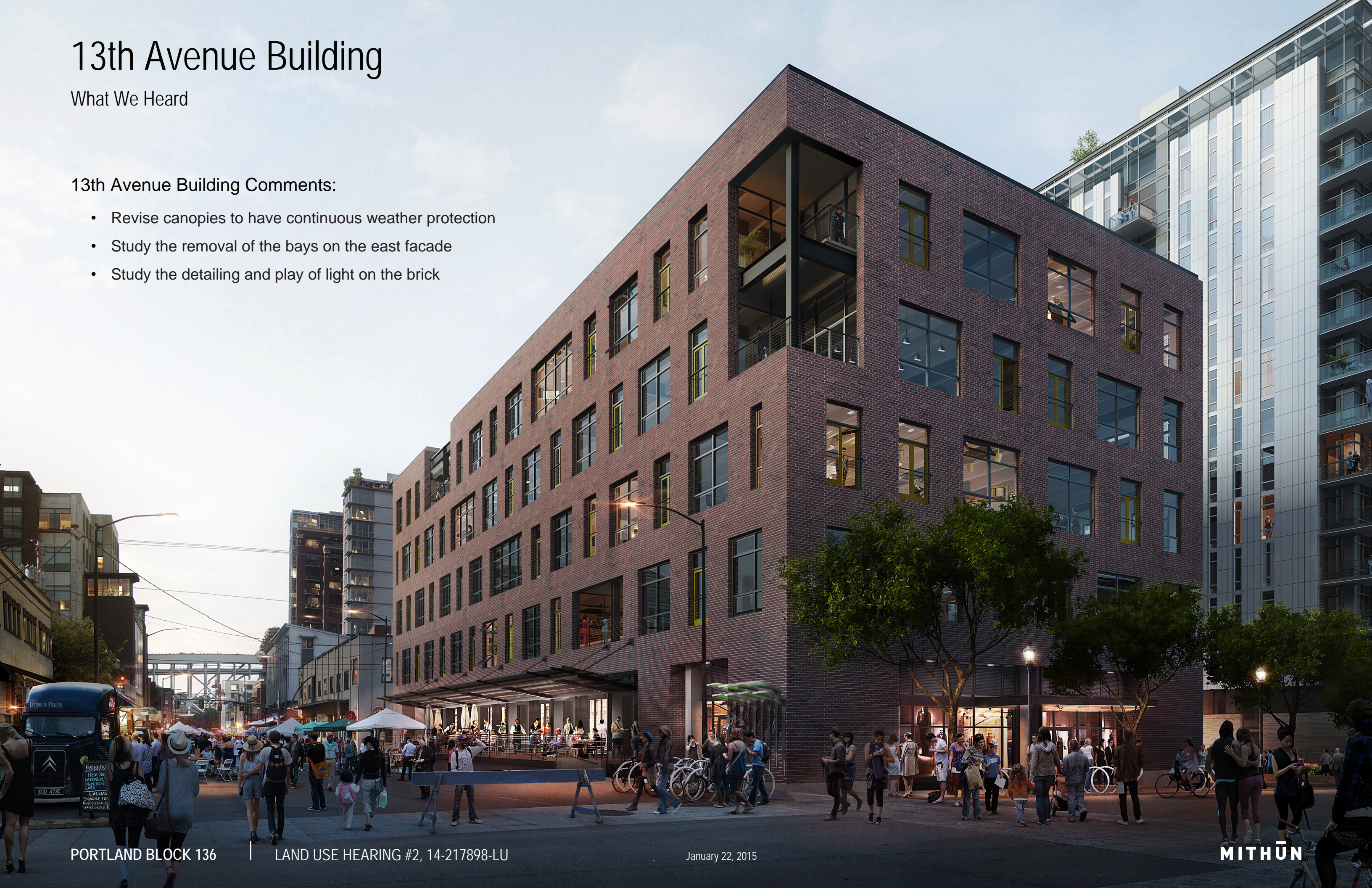


13th Avenue Building

What We Heard

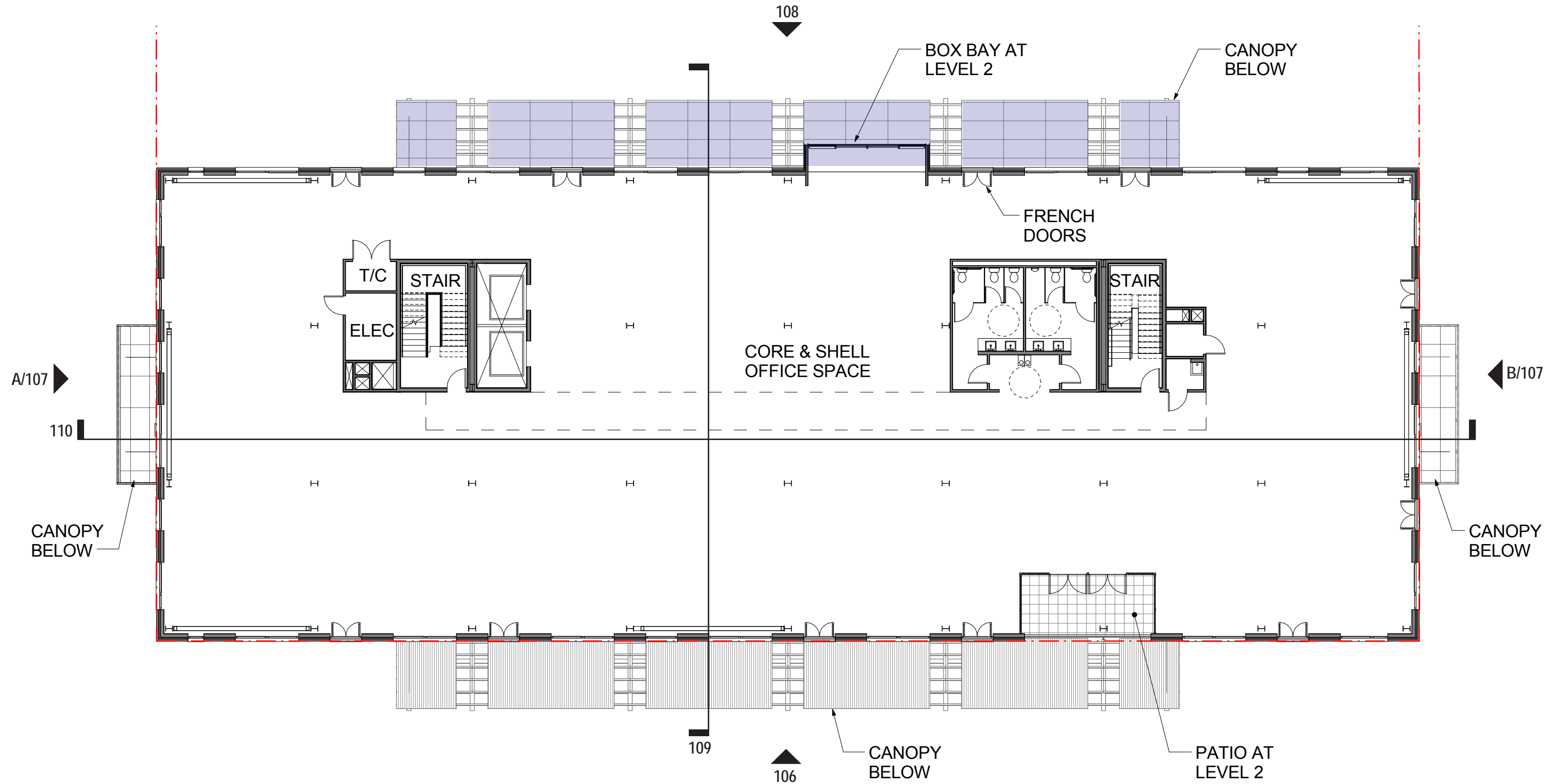
13th Avenue Building Comments:

- Revise canopies to have continuous weather protection
- Study the removal of the bays on the east facade
- Study the detailing and play of light on the brick



13th Avenue Building

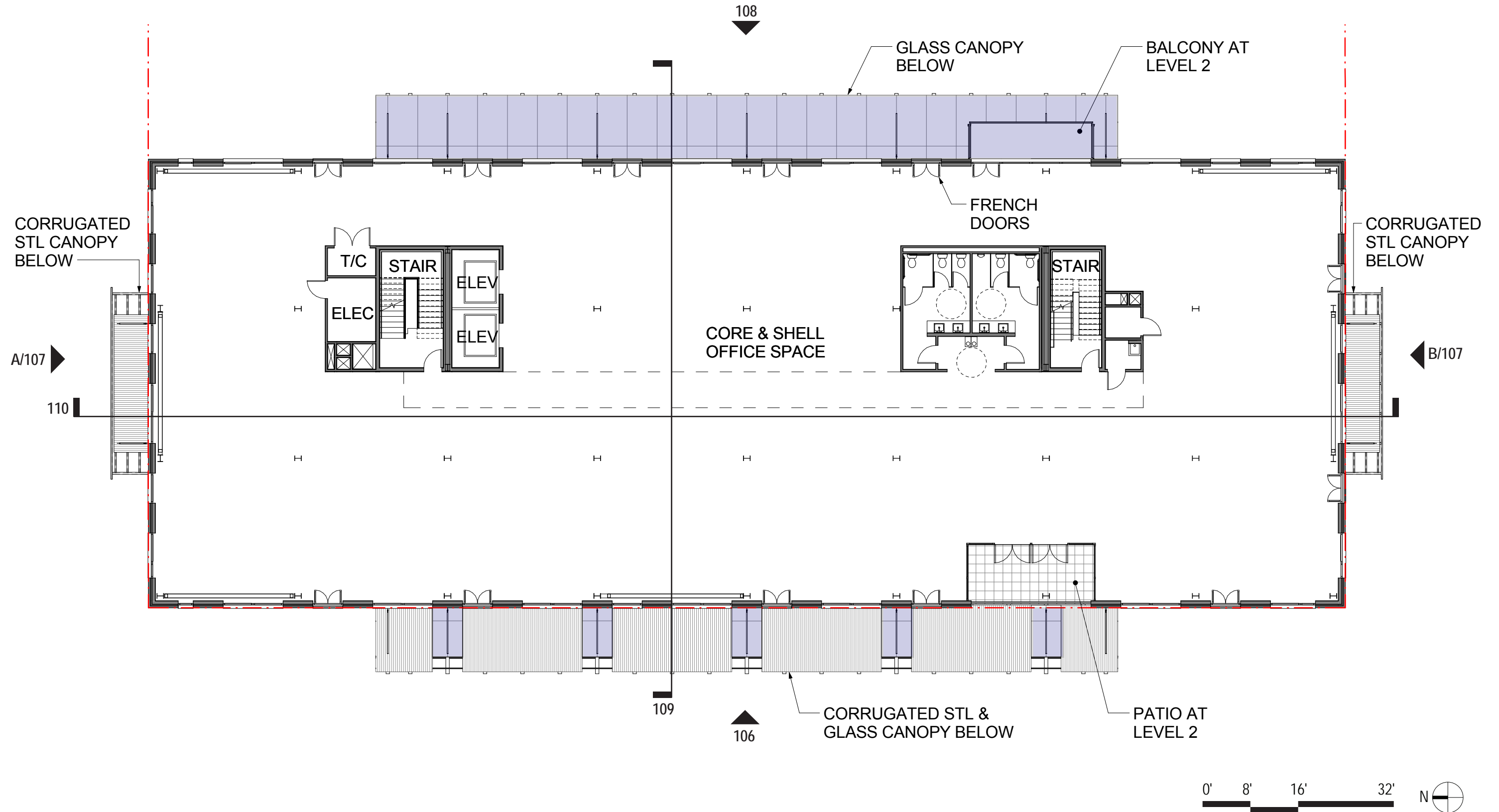
Dock Canopies - Before



Level 2 Floor Plan

13th Avenue Building

Dock Canopies - Revised

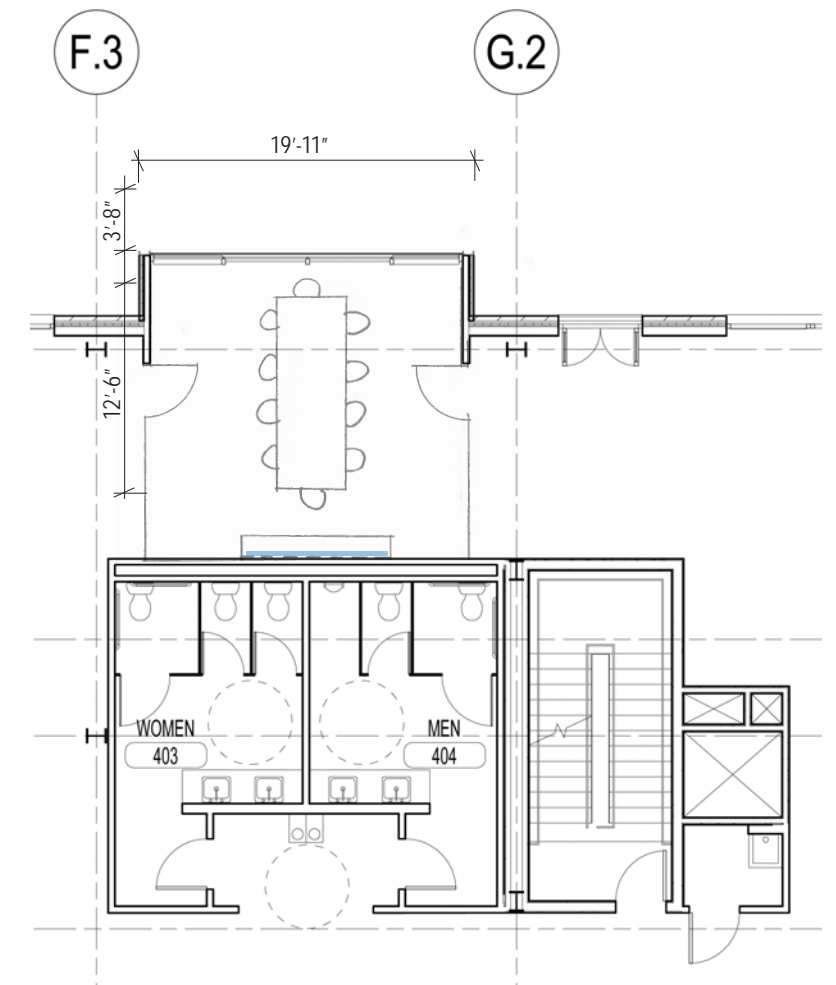


13th Avenue Building

East Facade Bay Scheme - Before



Courtyard View



Potential Conference Rm Layout

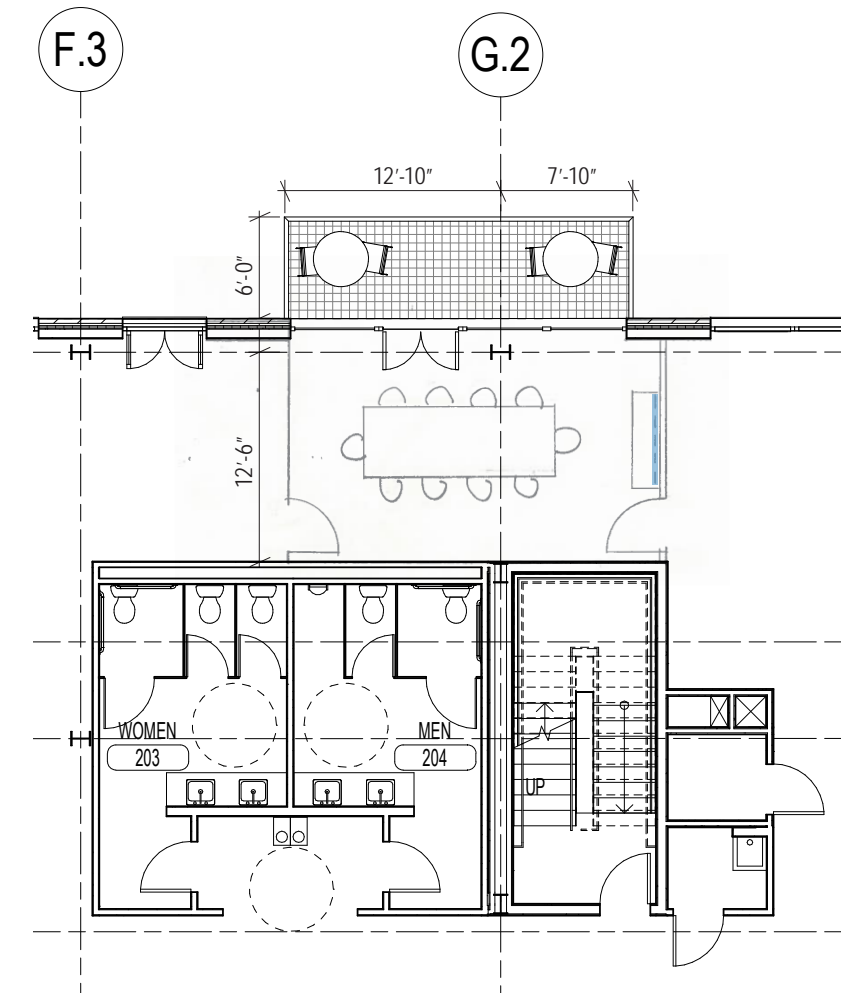
- 75 sf bay X (4) = 300 sf

13th Avenue Building

East Facade Balcony Scheme - Revised



Courtyard View



Potential Conference Rm Layout

- 130 sf deck X (4) = 520 sf

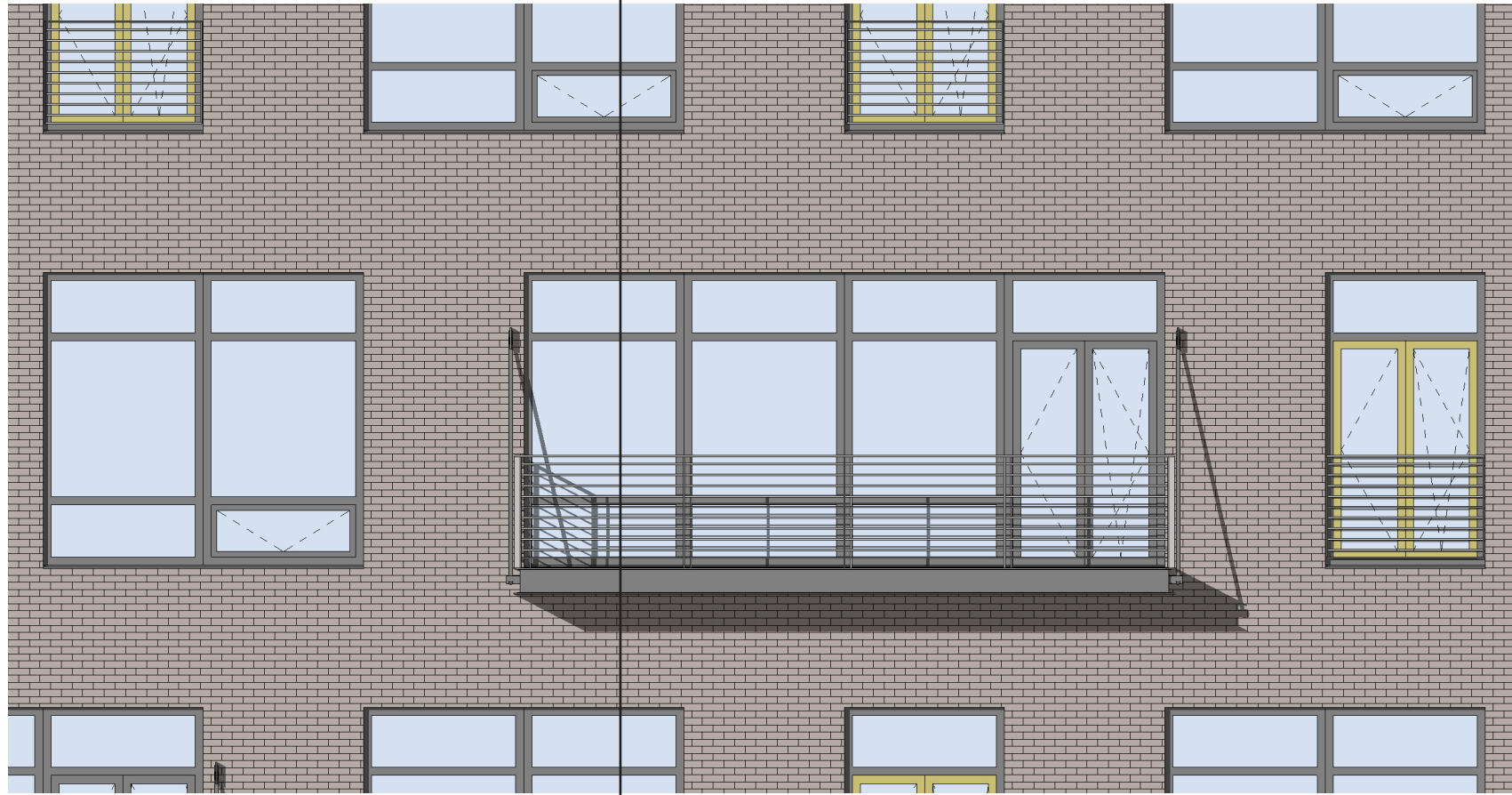
13th Avenue Building

East Facade Balcony Scheme - Revised

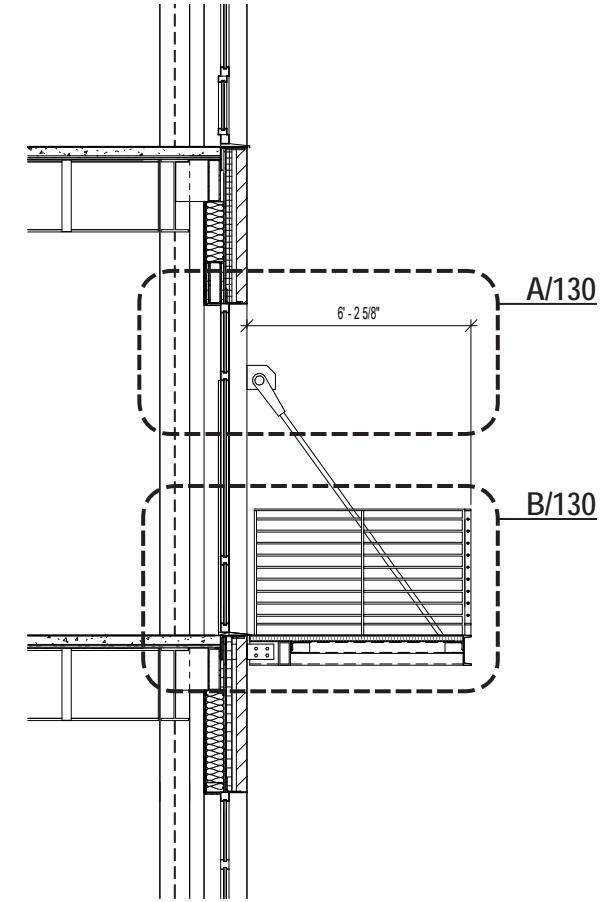


13th Avenue Building

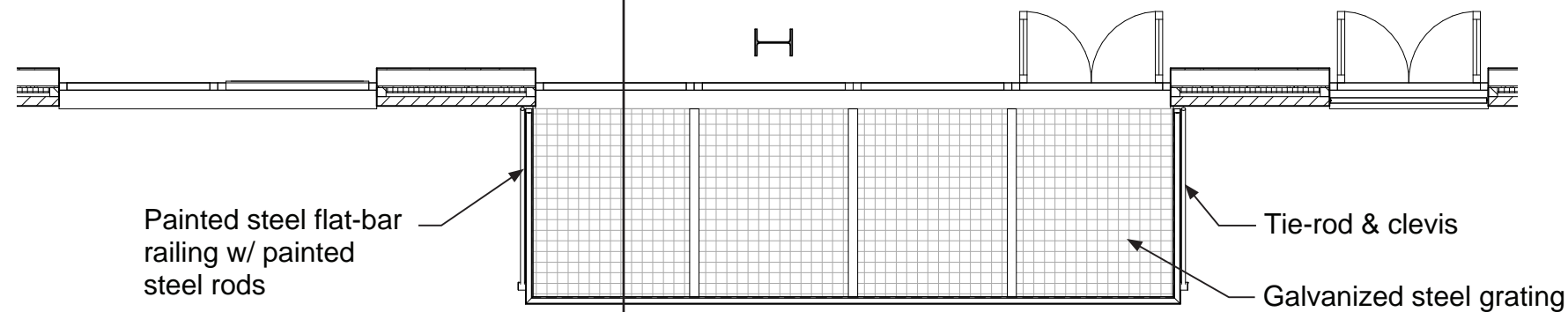
Balcony at Courtyard - Revised



A Elevation



C Section



B Plan

13th Avenue Building Details

Balcony at Courtyard - Revised



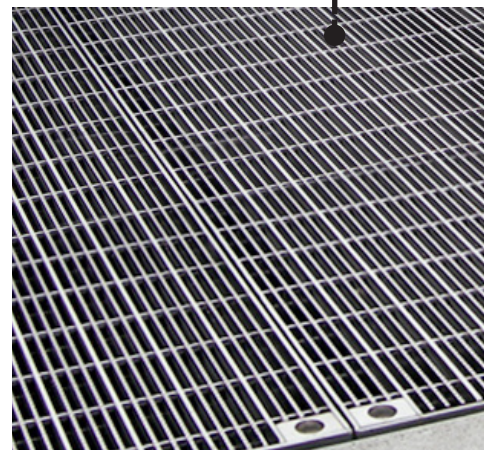
Rendering at Courtyard



Painted steel structure



Painted steel railing



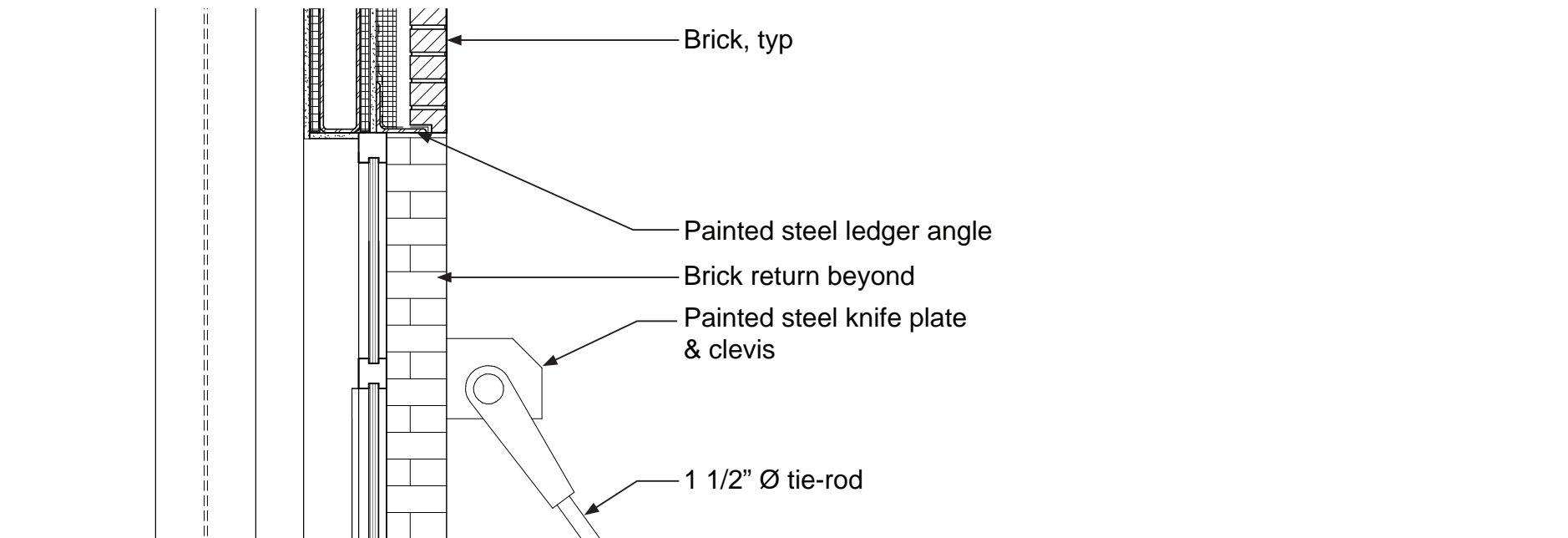
Galvanized steel grating



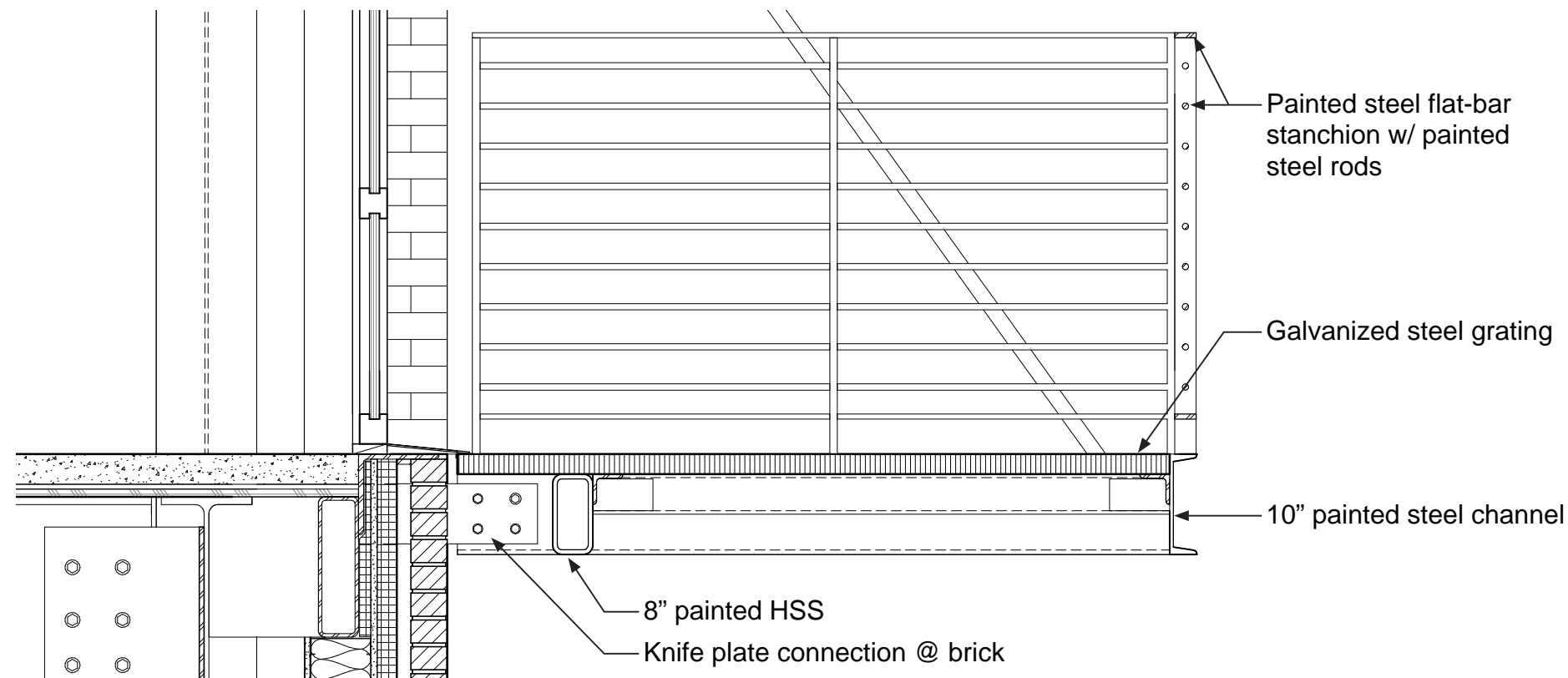
Brick

13th Avenue Building

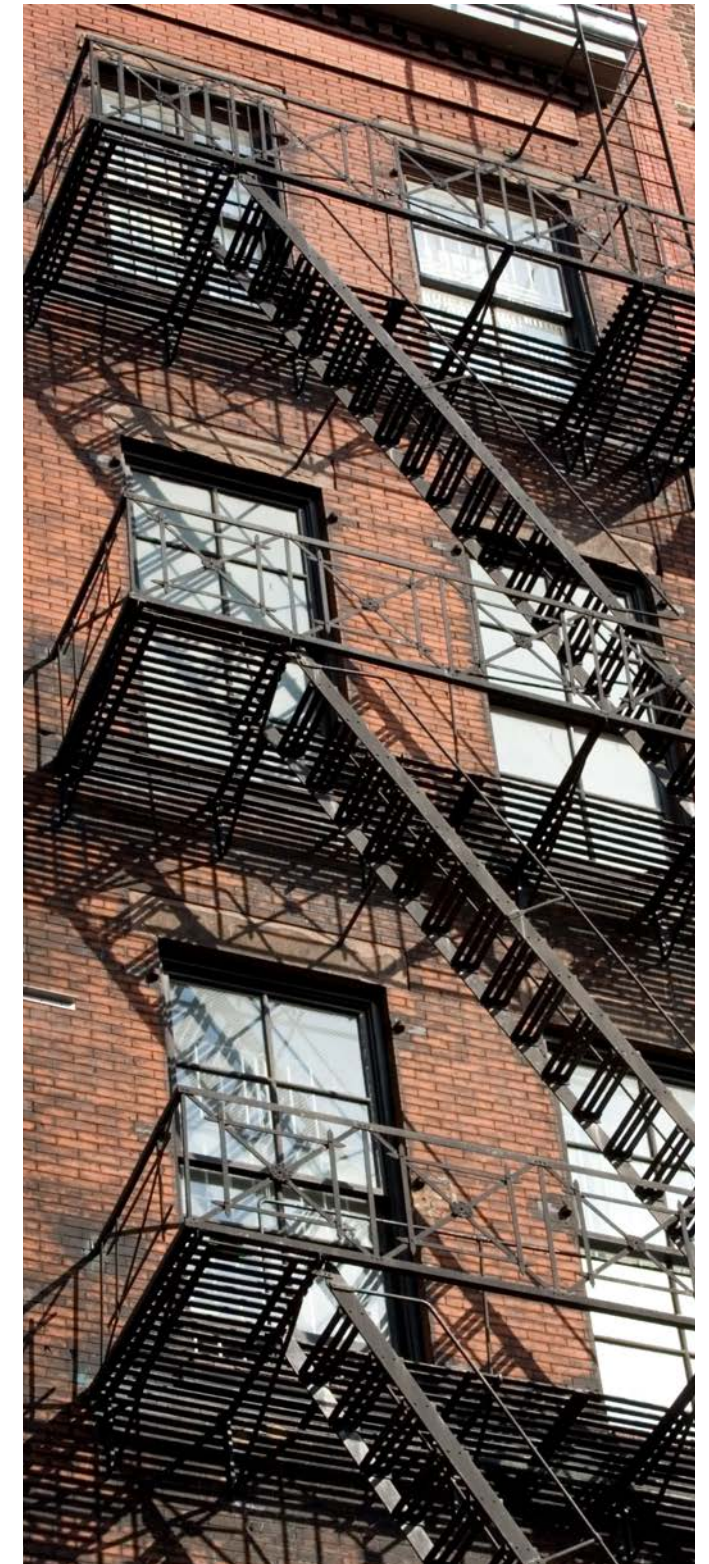
Balcony at Courtyard - Revised



A Head at Balcony



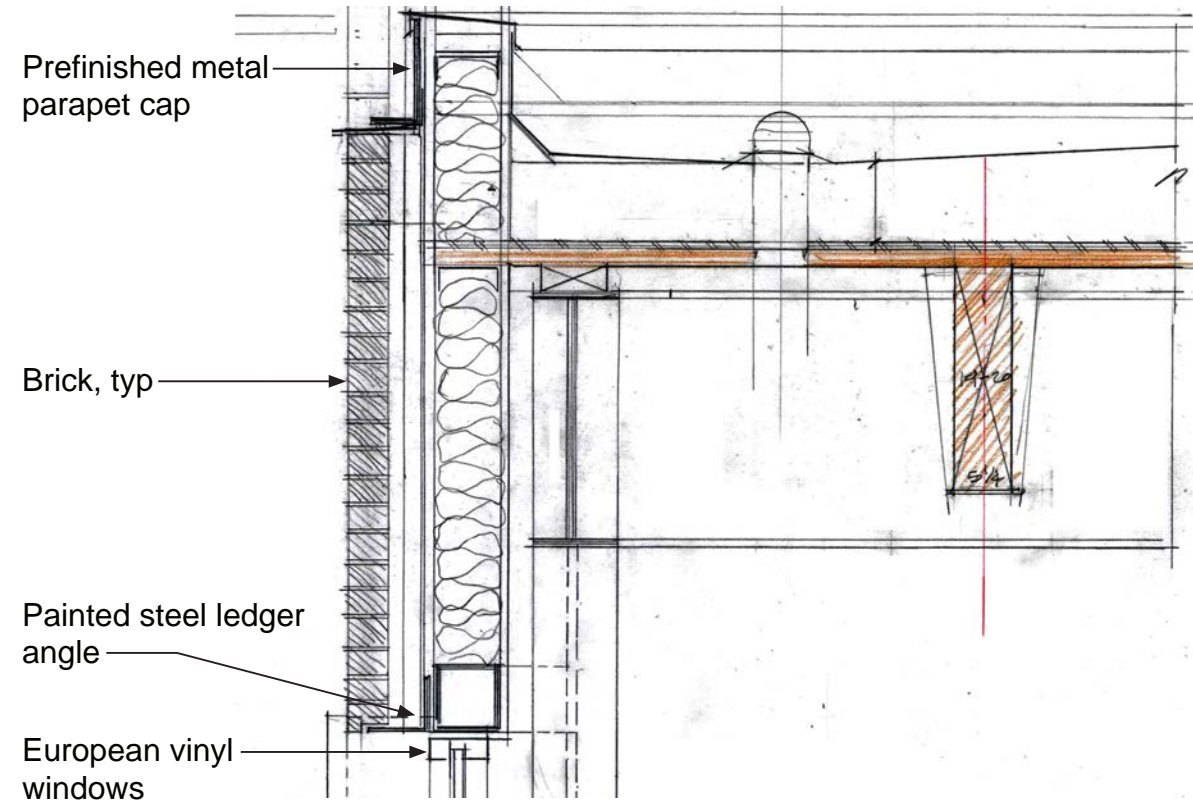
B Floor at Balcony



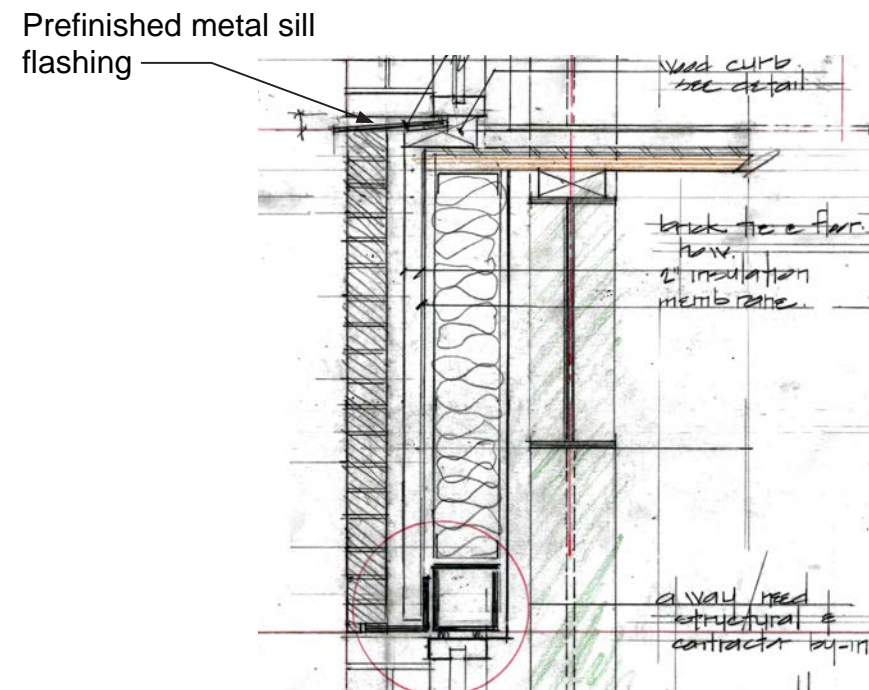
Industrial appurtenance

13th Avenue Building

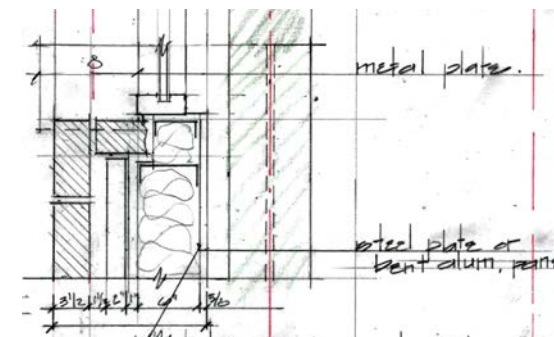
Brick Return Details - Before



A Typical Wall Section - Before



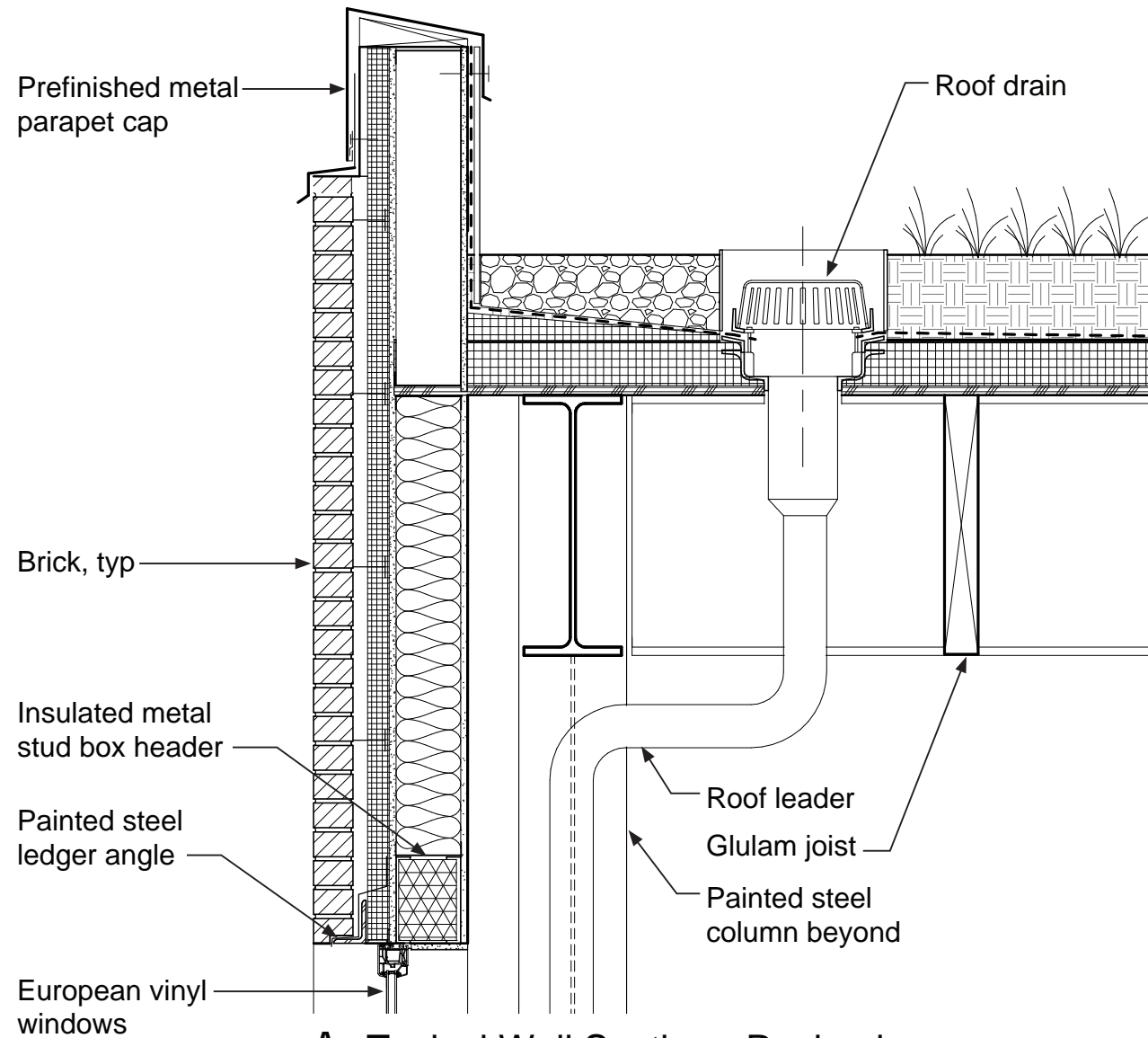
B Typical Wall Section - Before



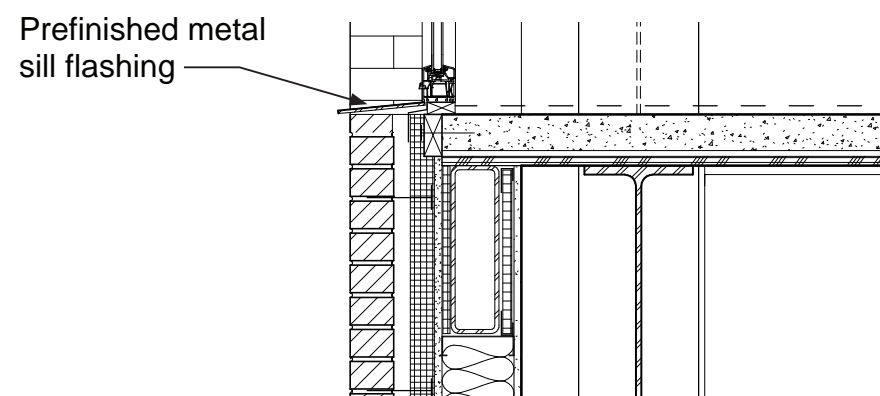
D Jamb Detail - Before

13th Avenue Building

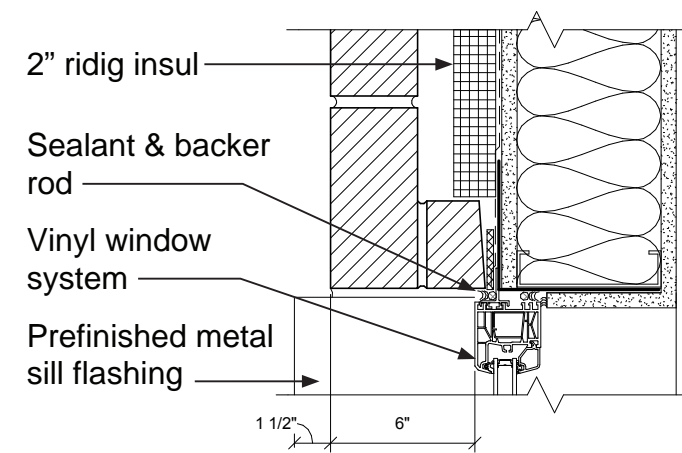
Brick Return Details - Revised



A Typical Wall Section - Revised



B Typical Wall Section - Revised



C Jamb Detail - Revised

BLOCK 136

LAND USE HEARING #2

JANUARY 22, 2015

