

2211 SW 4TH

# DESIGN REVIEW SUBMITTAL

abridged revision packet : August 4, 2016



**koz**  
DEVELOPMENT

REVISION PACKET

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**Project Status:**

This packet is in response to comments and recommendations received by the design commission at the hearing conducted July 16, 2016; in concert with subsequent feedback from city staff.

Following the hearing, the following 6 issues were identified that needed additional clarification / study:

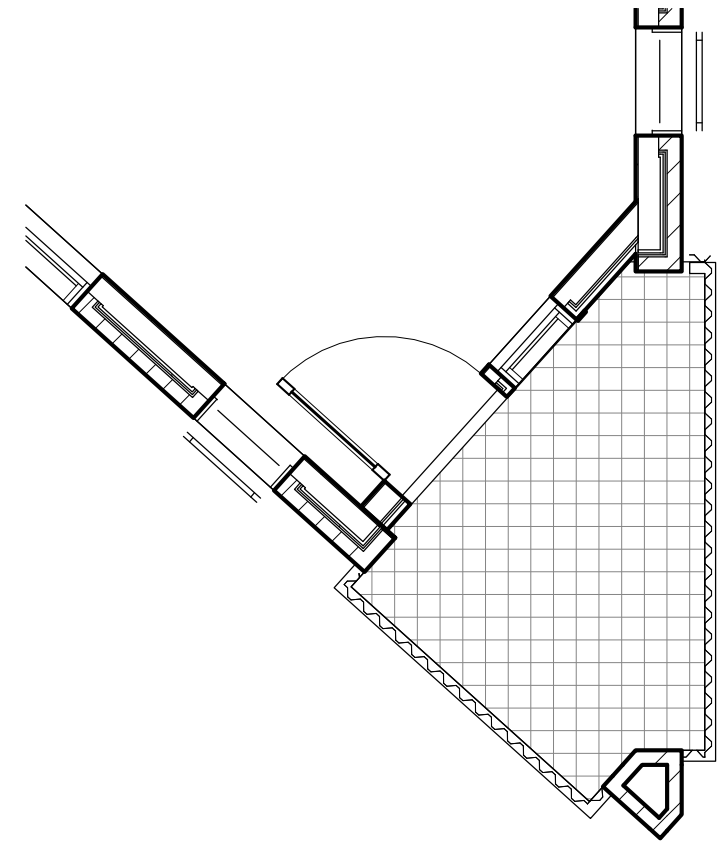
1. Brick corners need further refinement. Bring studies; columns or more dynamic w/o a column.
2. Polycarbonate panel at bike room. Expand on the detailing and whether additional visual glazing would be appropriate.
3. Bike Courtyard landscape plan. This area needs to be designed.
4. Bike entrances and ramp. The gate entry could benefit from additional height for security.
5. Space between 2nd and third floor at NW corner above bike entrance.
6. Pull brick down to grade at SE corner south facing foundation.

All issues have been responded to in this packet.

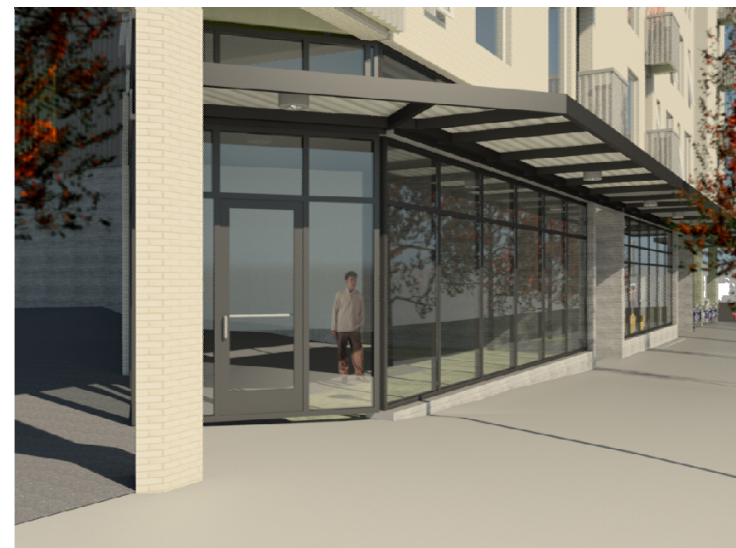


OPTION 1:

Balconies extended to fully express geometry of site and accentuate the dynamic building form. The previously expressed brick column has been greatly reduced in size from the last proposal. The brick connects at each floor level and fully wraps the corner.



① Option 1 - (south corner shown)  
1/4" = 1'-0"

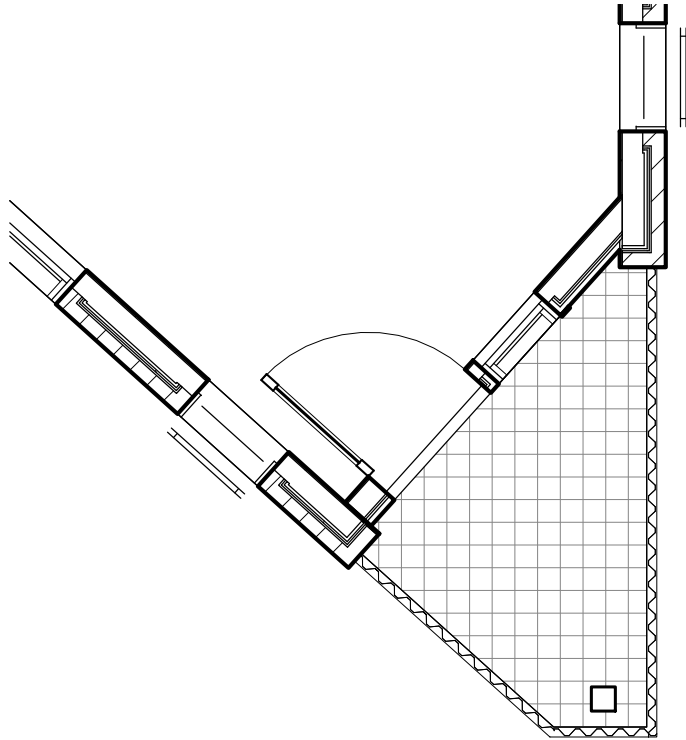


July 16, 2016 version



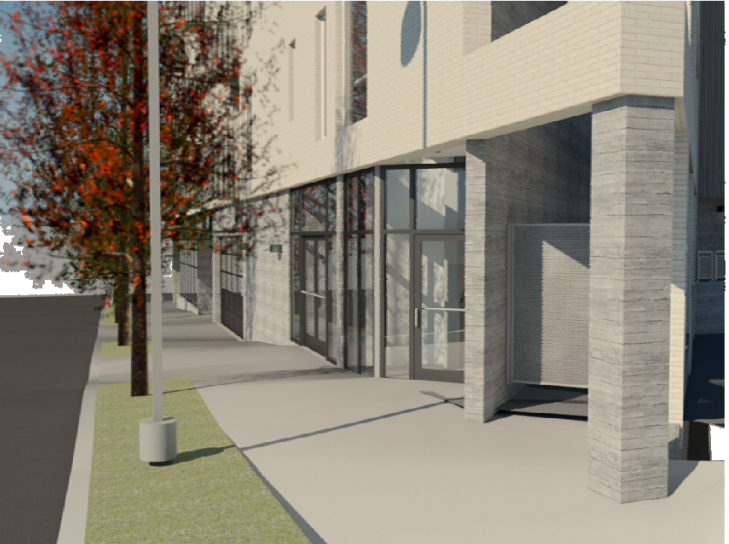
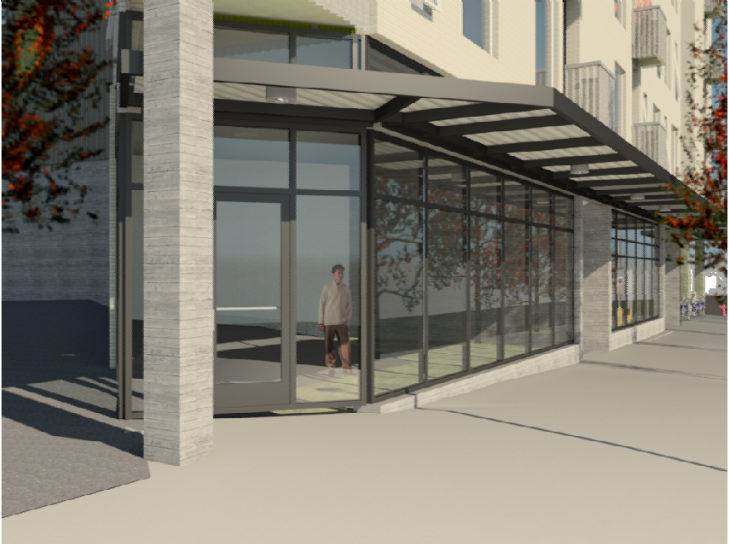
OPTION 2:

Balconies extended to fully express geometry of site and accentuate the dynamic building form. The column at the corner has been replaced by a lighter "guage" column, placed inboard of the corner of the balcony, allowing the railing to fully enclose the space.



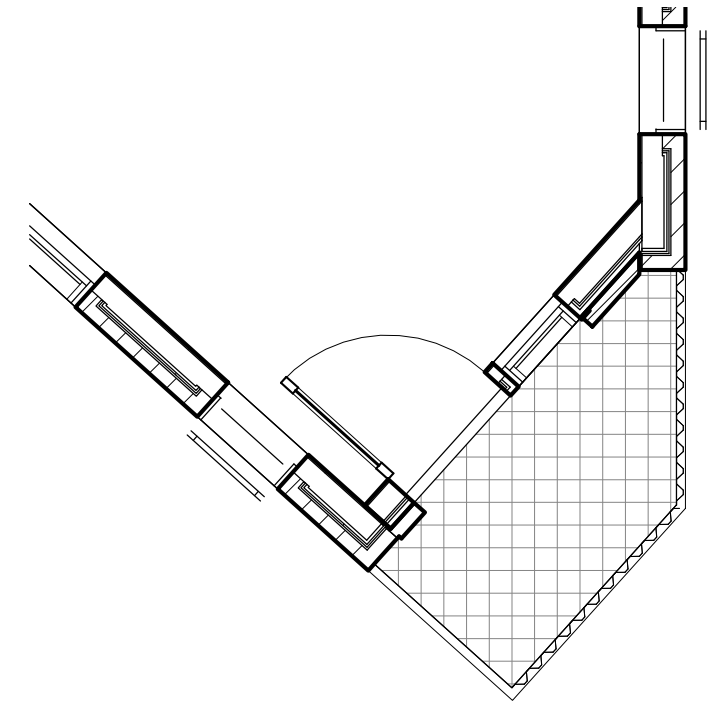
① Option 2 - (south corner shown)  
1/4" = 1'-0"

July 16, 2016 version



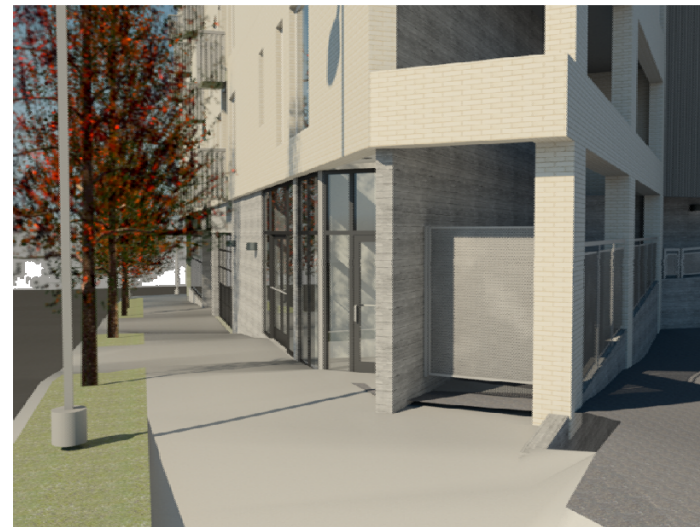
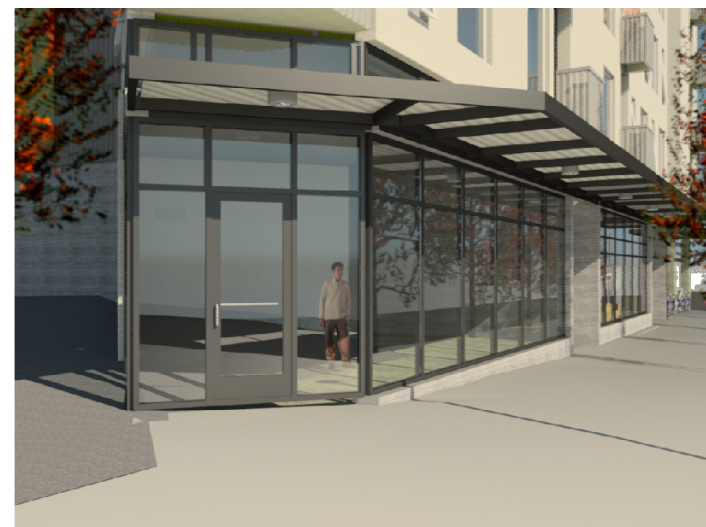
OPTION 3:

Balconies truncated and cantilevered to eliminate all structure within viewshed.



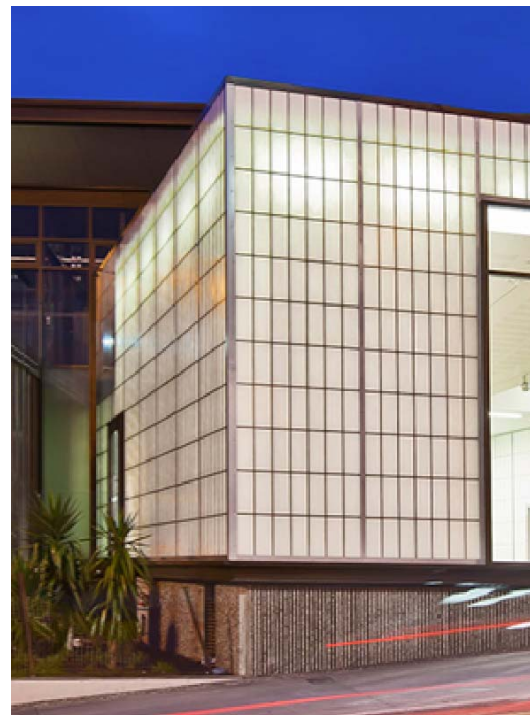
① Option 3 - (south corner shown)  
1/4" = 1'-0"

July 16, 2016 version





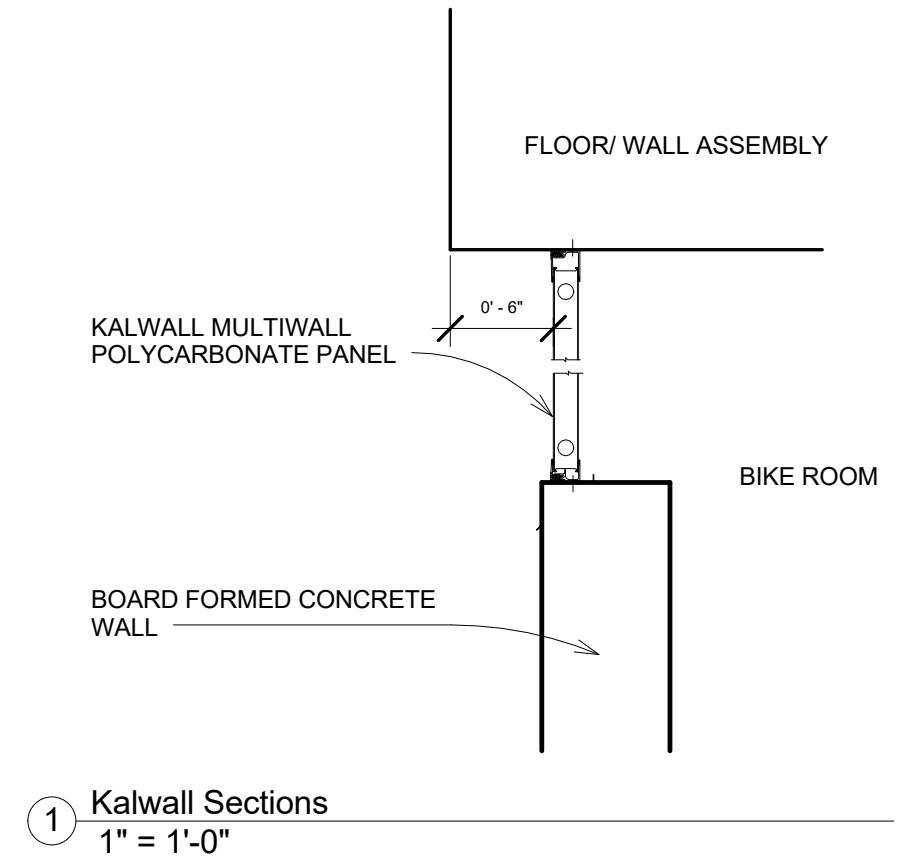
Bike Room Structure - Kalwall Clad



Example of internally lit kalwall structure



Translucent nature of interior

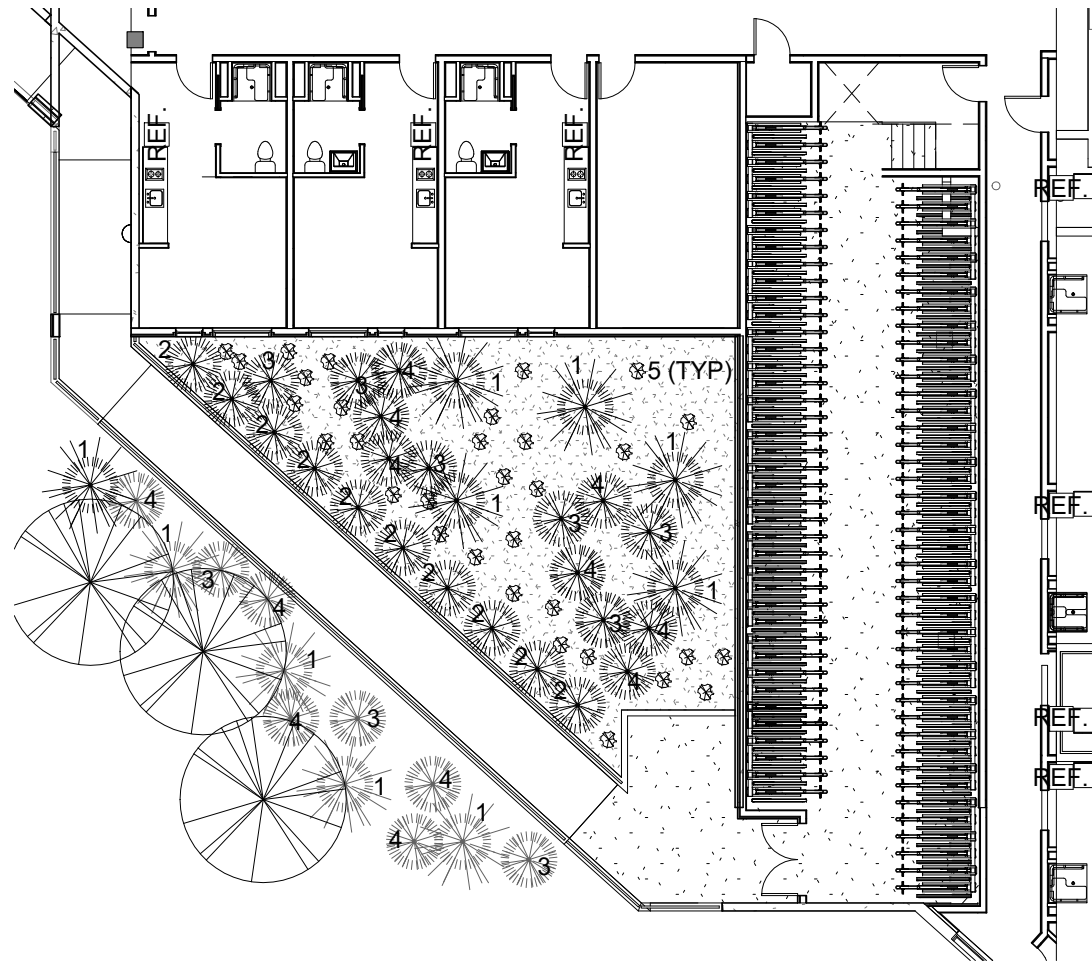


'Dero Decker' Pull-down Tray Bicycle Parking

At the commission hearing on July 16, 2016, questions were raised regarding the detailing of the bicycle storage room.

**Additional clarifications, revisions, and imagery have been provided on this sheet.**





1 - LYNWOOD GOLD FORSYTHIA



2 - FOUNTAIN GRASS

At the commission hearing on July 16, 2016, lack of programmatic detail was seen at the bike plaza area, leading to a concern that the area would not be attractive long term. The rooftop garden area has been expanded and bicycle storage reconfigured to allow all bikes to be housed internally.

The revisions requested have been documented on this sheet.



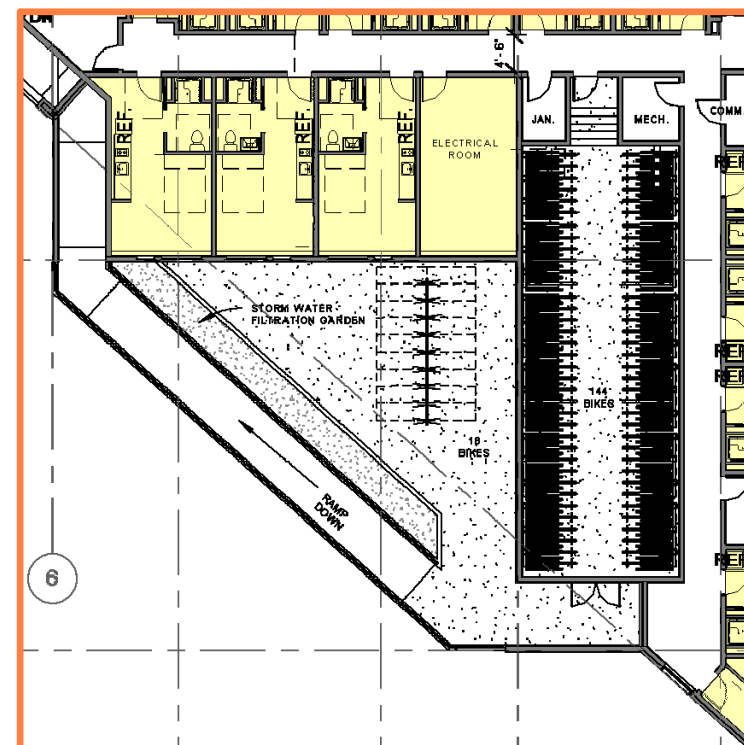
3 - BURNING BUSH

1 Bike plaza  
1/16" = 1'-0"



Landscaped rooftop terrace

Bicycle Plaza from 7.16.16 presentation



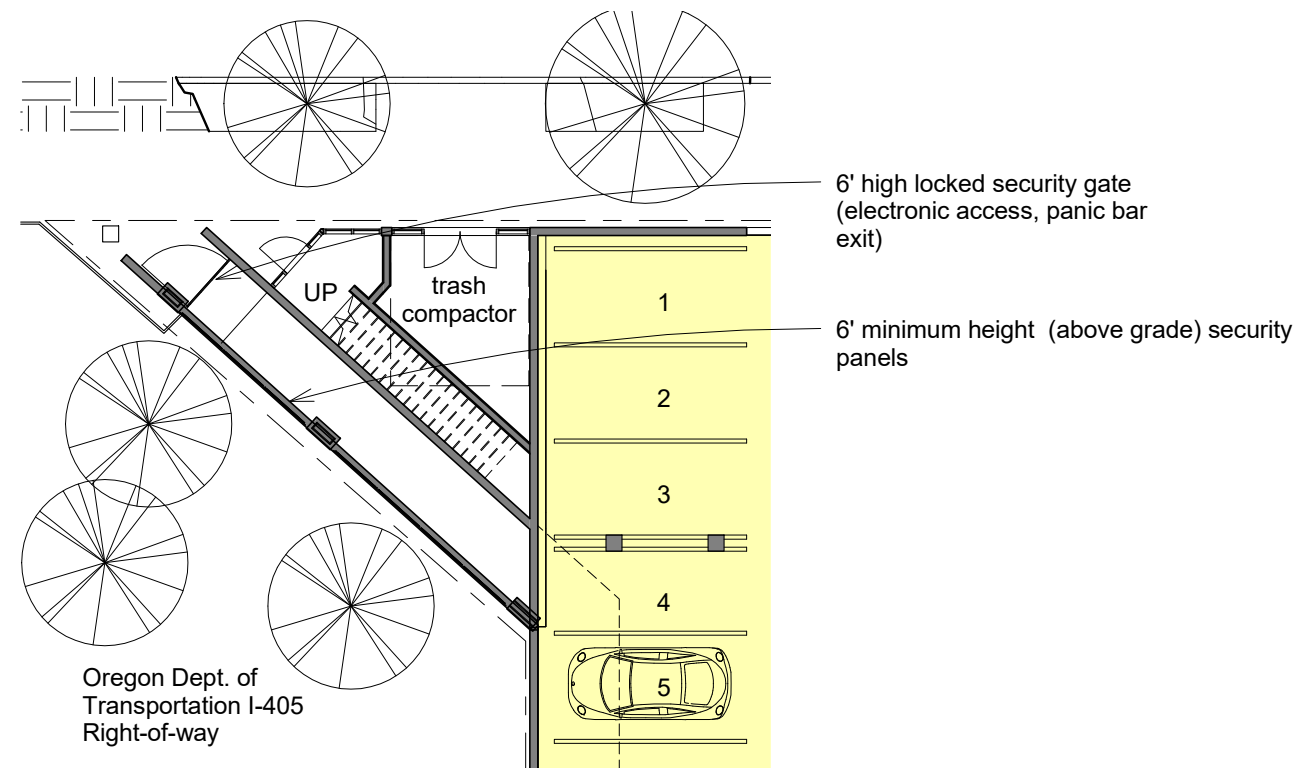
4 - BARBERRY



5 - YUCCA ALOIFOLIA



① Security fence at bike ramp  
1/8" = 1'-0"



② Security provisions at bike ramp  
1/16" = 1'-0"

At the commission hearing on July 16, 2016, concern was raised about the security provisions at the bike ramp area. Specifically, the height of barriers and access control was asked to be clarified.

**The clarifications requested have been provided on this sheet.**





① Elevation at added brick veneer  
1/16" = 1'-0"

At the commission hearing on July 16, 2016, a suggestion was offered to expand the brick veneer down to ground level immediately west of the new commercial storefront at the southeast corner.

**The suggestion has been incorporated into the design as demonstrated on this sheet.**