



GLISAN COMMONS - PHASE II

DESIGN REVIEW 12.05.2013

CARLETON HART
ARCHITECTURE



DESIGN REVIEW SUMMARY

1.PROJECT OVERVIEW

2.DESIGN ADVICE REVIEW

3.DESIGN SOLUTIONS

4.MODIFICATION REQUESTS





VICINITY AERIAL

GLISAN COMMONS - PHASE II



SITE AERIAL

GLISAN COMMONS - PHASE II



PRE-DEVELOPMENT SITE PHOTOS

GLISAN COMMONS - PHASE II



SITE VICINITY PHOTOS

GLISAN COMMONS - PHASE II



PHASE II SITE



SE CORNER OF PHASE II SITE



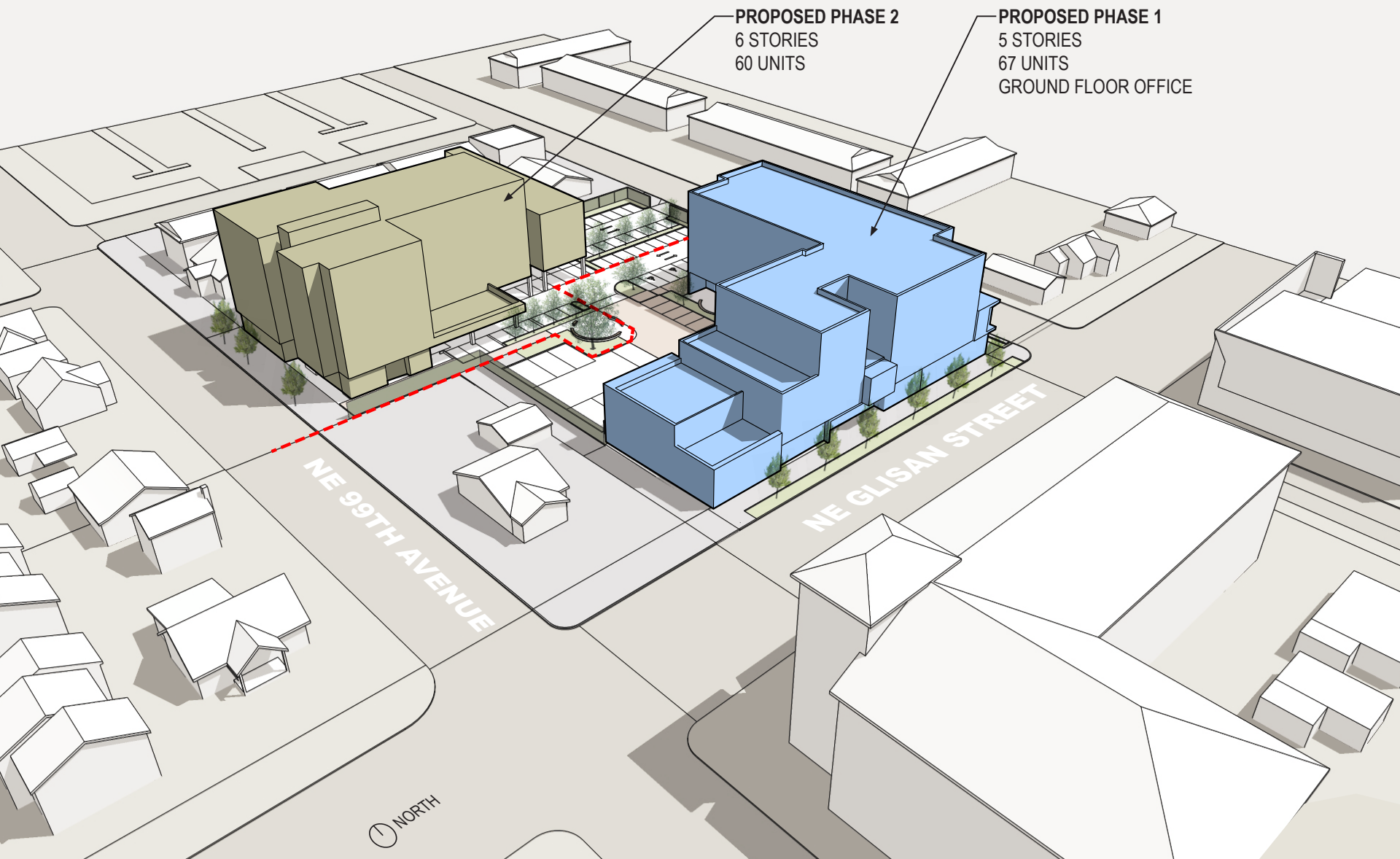
SW LOT ADJACENT TO PHASE II SITE & PHASE I BUILDING



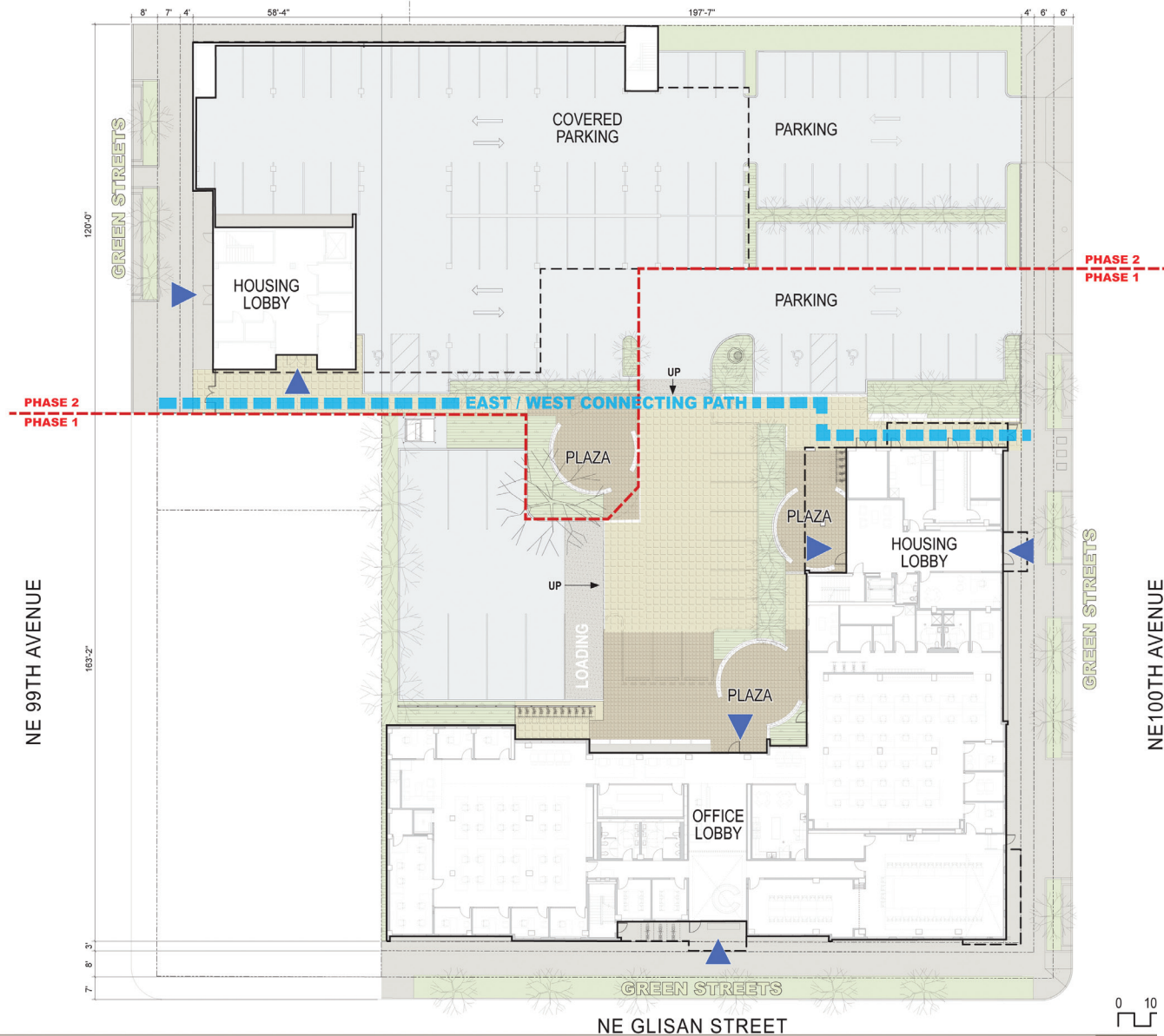
PHASE I BUILDING

CURRENT SITE CONDITIONS

GLISAN COMMONS - PHASE II

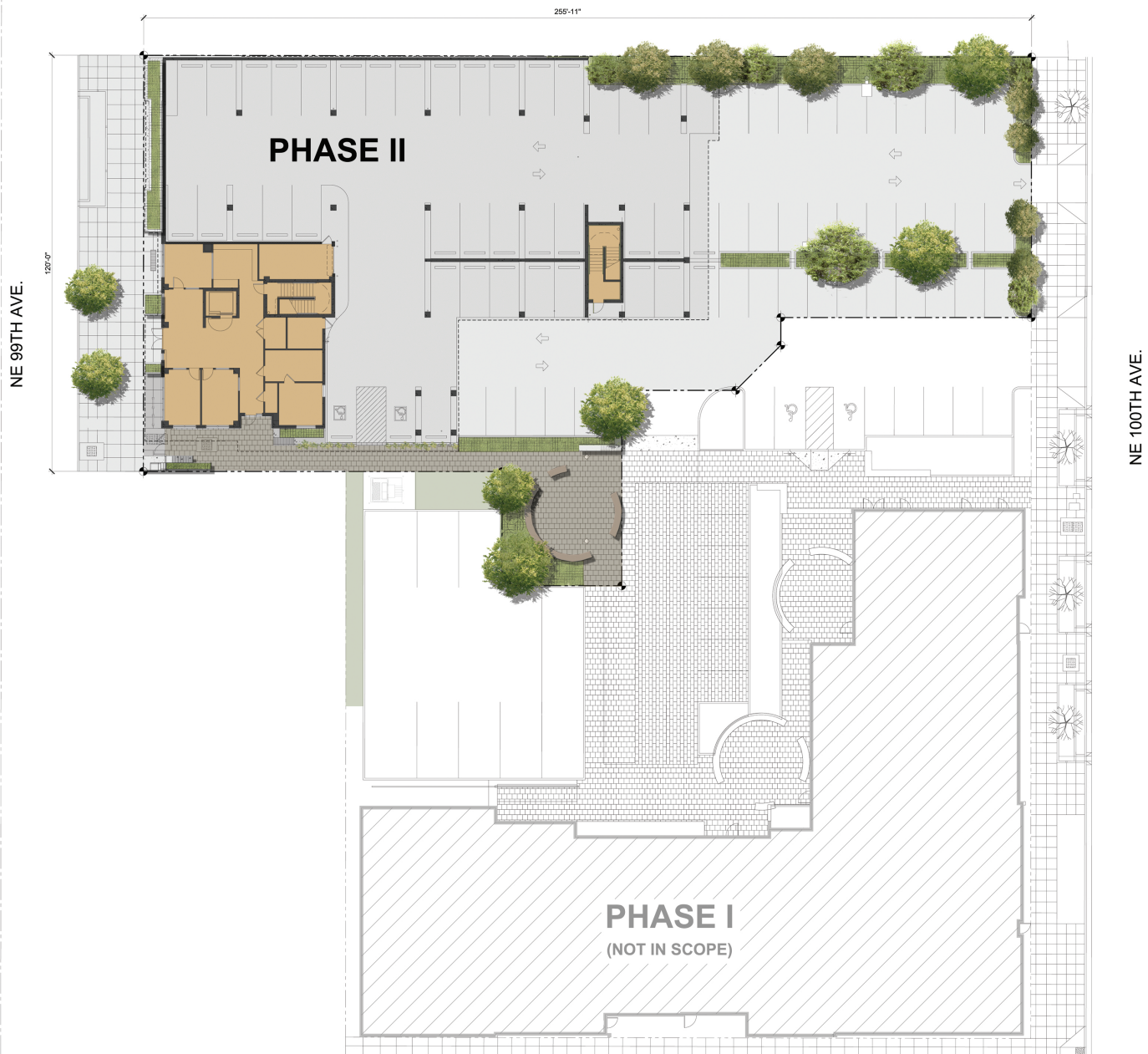


MASTERPLAN DIAGRAM

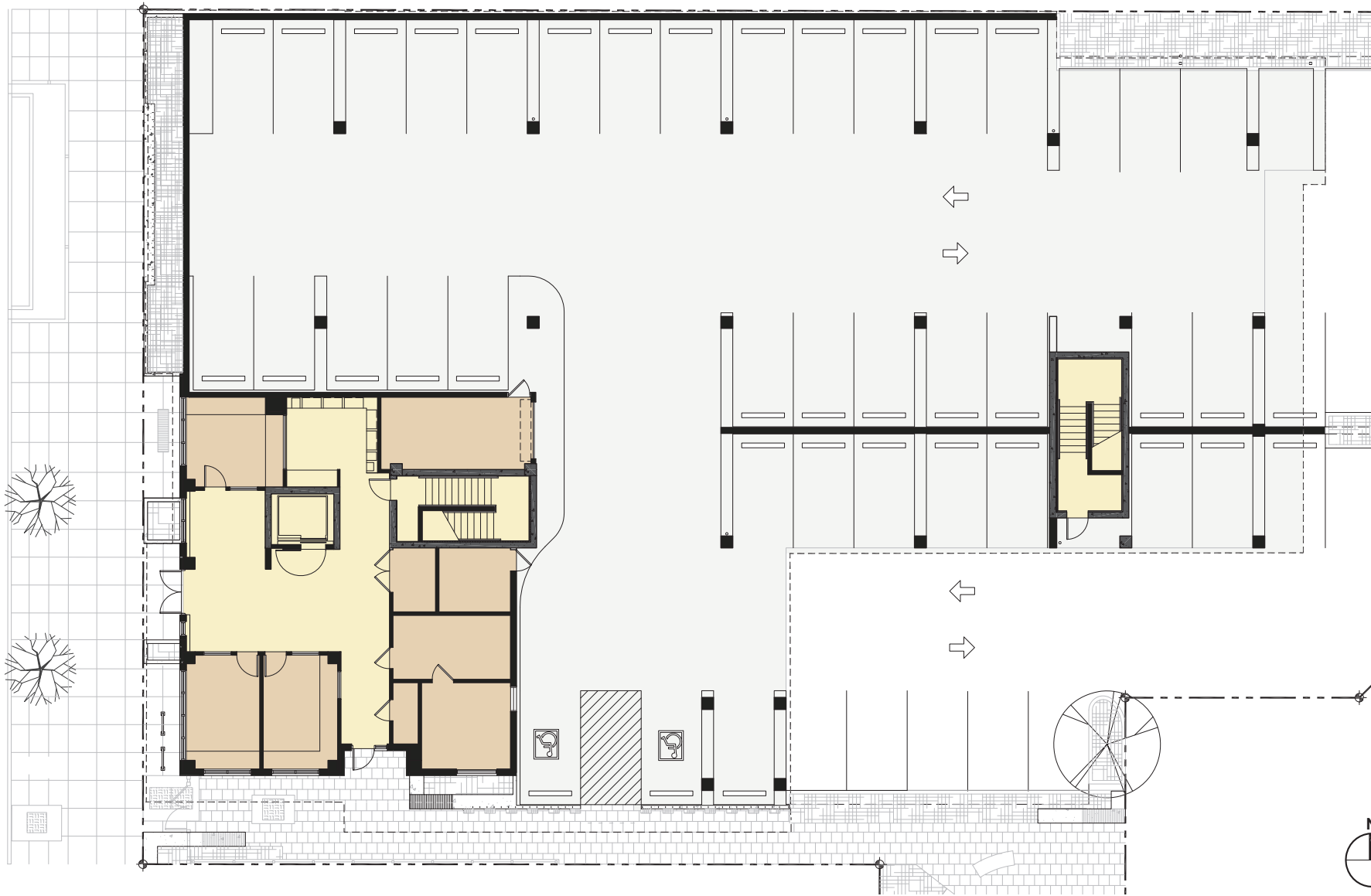


MASTER PLAN SITE PLAN

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PHASE II SITE PLAN



FLOOR PLAN 1



FLOOR PLAN 2



FLOOR PLANS 3-4



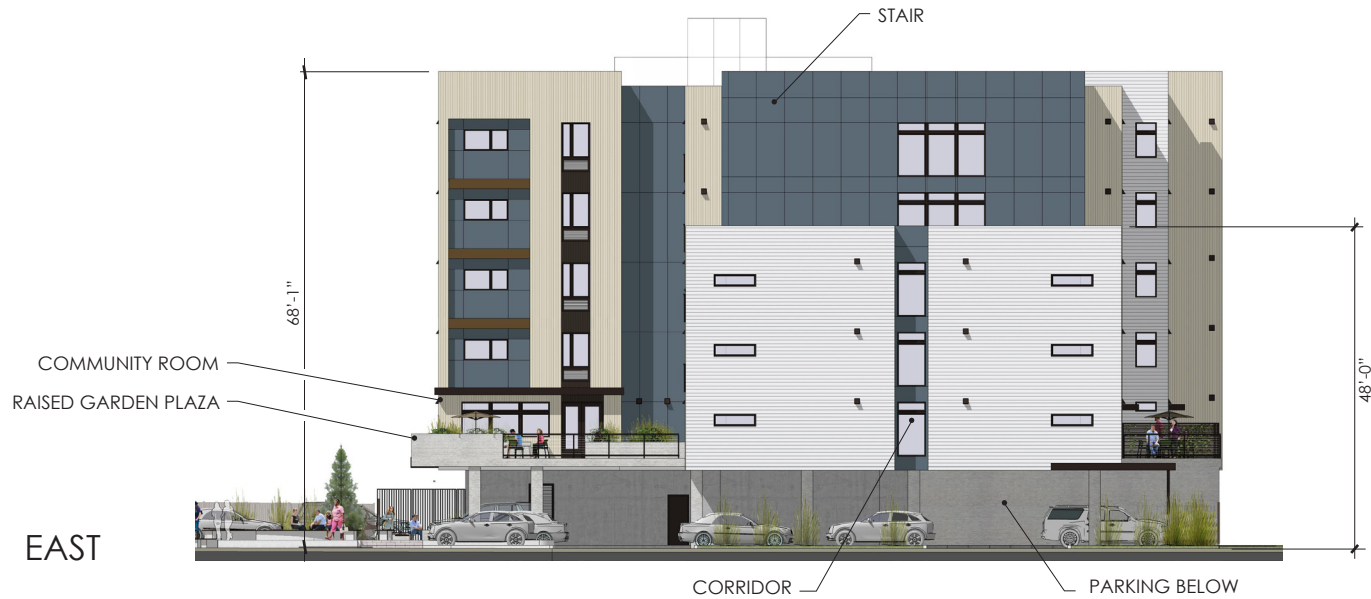
FLOOR PLANS 5-6

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BUILDING ELEVATIONS

GLISAN COMMONS - PHASE II



BUILDING ELEVATIONS

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DESIGN ADVICE SUMMARY

1. MATERIALS

- EXECUTE MATERIALS TO MASSING CONCEPT WITH MORE RIGOR
- SIMPLIFY MATERIALS PALETTE

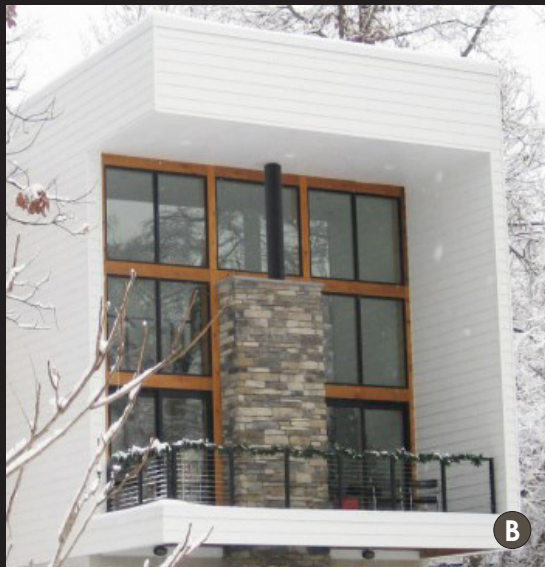
2. DURABILITY

- LIMIT USE OF PANEL TO RECESSED LOCATIONS
- OMIT PANEL CLAD COLUMNS
- REVISE GROUND FLOOR METAL PANEL SIDING





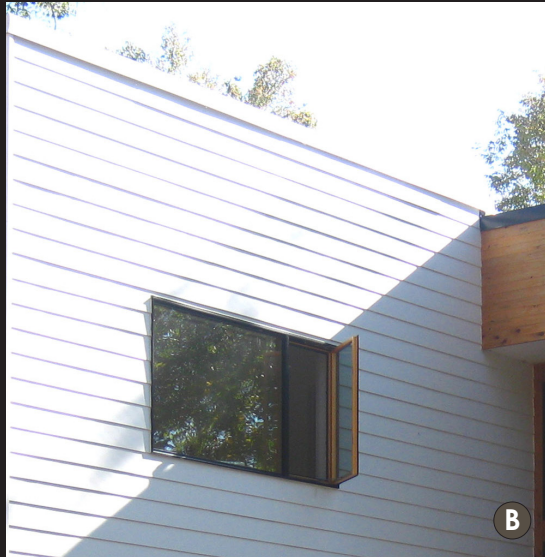
A



B



C



B

- A THINLINE METAL PANEL
- B CEMENT LAP SIDING
- C CEMENT PANEL SIDING
- D CONCRETE COLUMN
- E STAINED CONCRETE CAST W/ BOARD FORM LINER
- F DARK BRONZE ALUMINUM STOREFRONT WINDOWS AND ENTRANCES
- G PTHP WITH ARCHITECTURAL SCREEN
- H BRONZE ALUMINUM RAILING W/ HORIZONTAL S.S. CABLES



MATERIALS

GLISAN COMMONS - PHASE II



D



E

- A THINLINE METAL PANEL
- B CEMENT LAP SIDING
- C CEMENT PANEL SIDING
- D CONCRETE COLUMN
- E CONCRETE CAST W/ BOARD FORM LINER
- F DARK BRONZE ALUMINUM STOREFRONT WINDOWS AND ENTRANCES
- G PTHP WITH ARCHITECTURAL SCREEN
- H BRONZE ALUMINUM RAILING W/ HORIZONTAL S.S. CABLES

MATERIALS

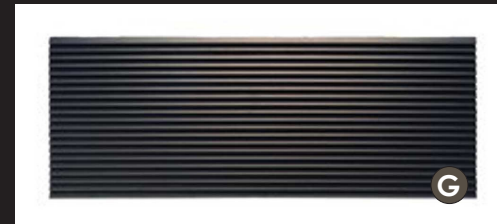
GLISAN COMMONS - PHASE II



F



G



G

- A THIN-LINE METAL PANEL
- B CEMENT LAP SIDING
- C CEMENT PANEL SIDING
- D CONCRETE COLUMN
- E STAINED CONCRETE CAST W/ BOARD FORM LINER
- F DARK BRONZE ALUMINUM STOREFRONT WINDOWS AND ENTRANCES
- G PTHP WITH ARCHITECTURAL SCREEN
- H BRONZE ALUMINUM RAILING W/ HORIZONTAL S.S. CABLES



F



H

MATERIALS

GLISAN COMMONS - PHASE II



PHASE I MATERIALS

GLISAN COMMONS - PHASE II



PREVIOUS MATERIAL PALETTE

GLISAN COMMONS - PHASE II



PREVIOUS MATERIAL PALETTE

GLISAN COMMONS - PHASE II



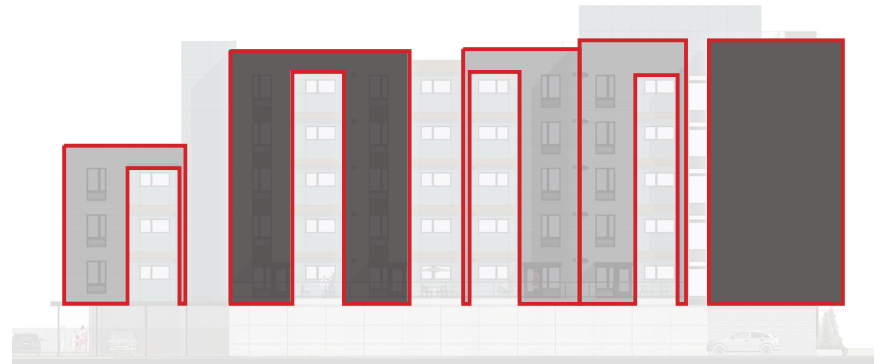
MATERIAL PALETTE REVISIONS

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MATERIAL TO MASSING CONCEPT

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CONSISTENCY AROUND ALL FACADES

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NEW MATERIAL PALETTE

GLISAN COMMONS - PHASE II



NEW MATERIAL PALETTE

GLISAN COMMONS - PHASE II

DESIGN ADVICE SUMMARY

3. 99TH FACADE

- SIMPLIFY RECESSED FORMS & MATERIALS
- RELATE MAIN ENTRY TO MASSING ABOVE
- OMIT CENTER COMMON BALCONIES
- HEIGHTEN PEDESTRIAN EXPERIENCE WITH RAISED PLANTER & SEATING

4. MASSING

- SIMPLIFY MASSING AT EAST STAIR TOWER / LOWER ROOF
- RELATE WEST GARAGE WALL TO NORTH WALL, PROVIDE INTEREST





RENDERING - 99TH AVE - BEFORE

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DESIGN REVISIONS

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WEST

RENDERING 99TH - CURRENT

GLISAN COMMONS - PHASE II

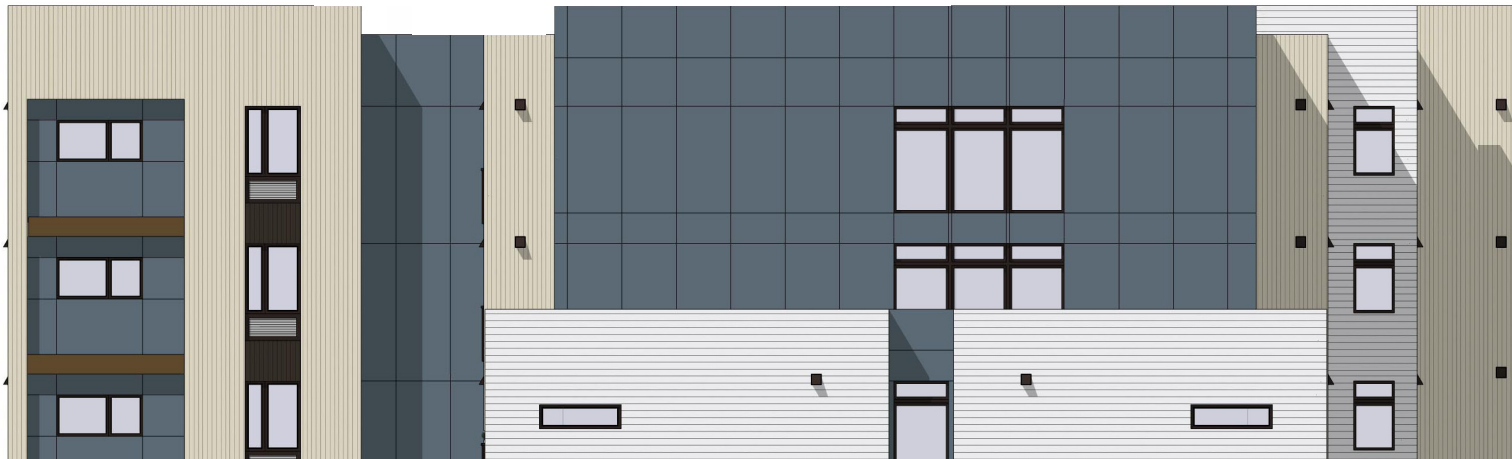


ENLARGED PLANTER BUFFER

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BEFORE



AFTER

STAIR TOWER MASSING

GLISAN COMMONS - PHASE II



BEFORE



AFTER

STAIR TOWER MASSING

GLISAN COMMONS - PHASE II



NW ELEVATION



NW ELEVATION

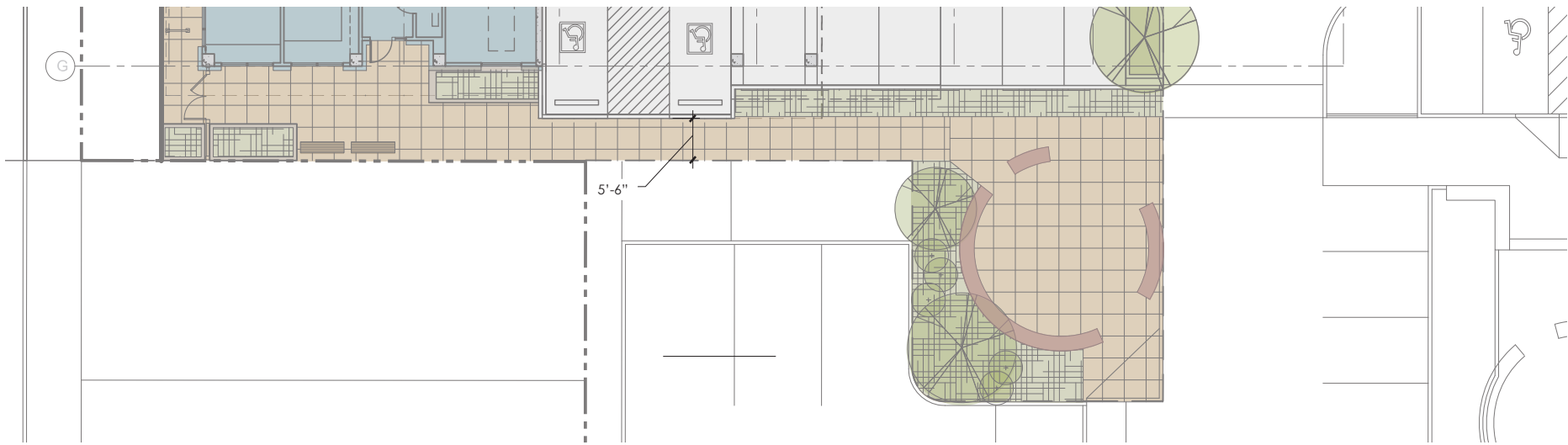
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DESIGN ADVICE SUMMARY

5. EAST-WEST PEDESTRIAN PATH

- INCREASE WALKWAY WIDTH ADJACENT TO ACCESS. PARKING SPACES
- ENHANCE LANDSCAPE SCREENING BETWEEN GARAGE & PATHWAY
- PROVIDE A COVERED CONNECTION FROM PARKING TO LOBBY





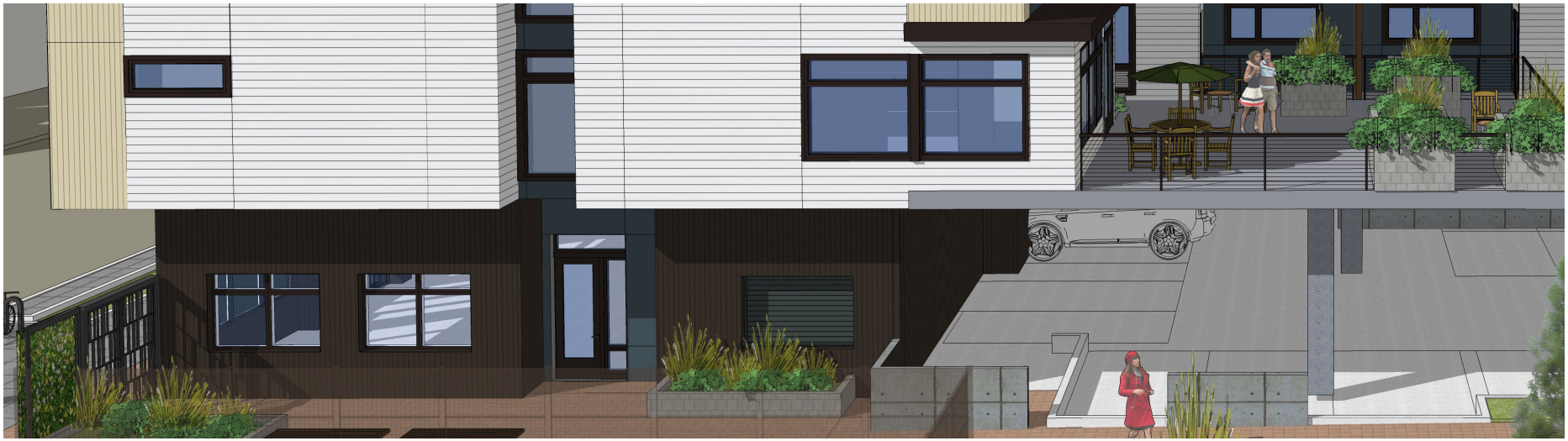
BEFORE



AFTER

PEDESTRIAN PATH

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BEFORE



AFTER

PEDESTRIAN PATH

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WEST RENDERING

GLISAN COMMONS - PHASE II



SOUTH RENDERING

GLISAN COMMONS - PHASE II



SOUTHEAST RENDERING

GLISAN COMMONS - PHASE II



NORTH RENDERING

GLISAN COMMONS - PHASE II



NORTHWEST RENDERING

GLISAN COMMONS - PHASE II



COURTYARD PHASE I

GLISAN COMMONS - PHASE II



COURTYARD RENDERING PHASE II

GLISAN COMMONS - PHASE II



MODIFICATIONS

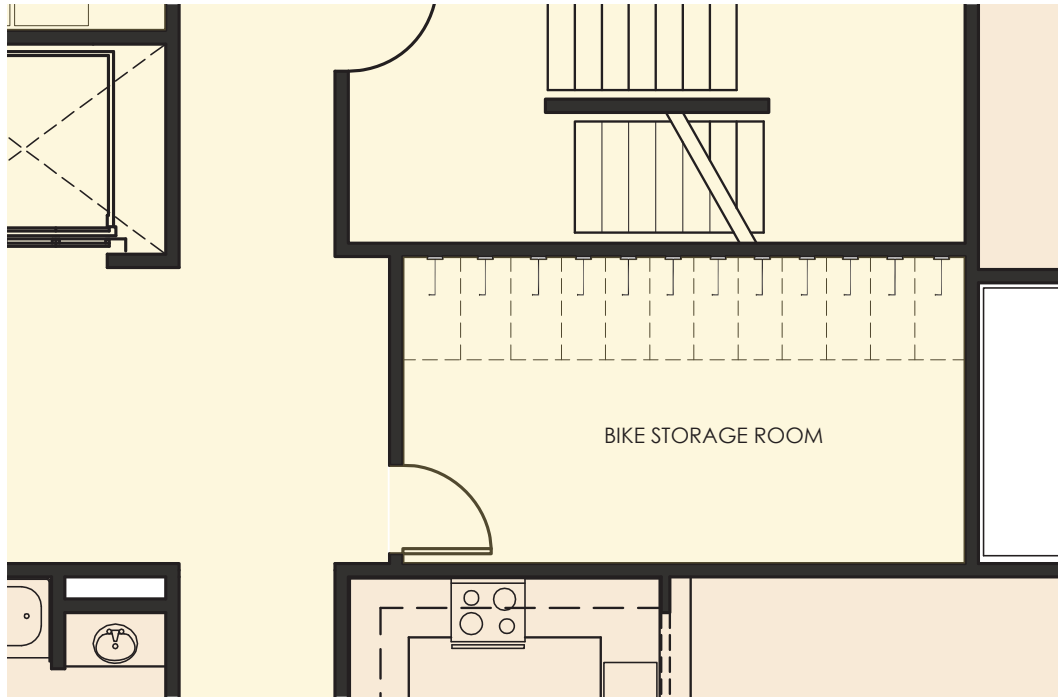
1. PROVIDE LANDSCAPING IN LIEU OF PAVING TO BUFFER GARAGE, NOT INCLUDING TREES PER L2 STANDARD.
2. PROVIDE STAGGERED WALL MOUNT BIKE RACKS AT 1'-6" SPACING INSTEAD OF 2'-0"
3. PROVIDE ALTERNATE LANDSCAPING WIDTHS AND MATERIALS ALONG SOUTH PARKING STALLS IN PLACE OF 5'-0" BUFFER



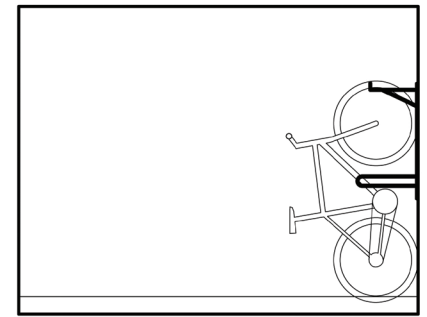
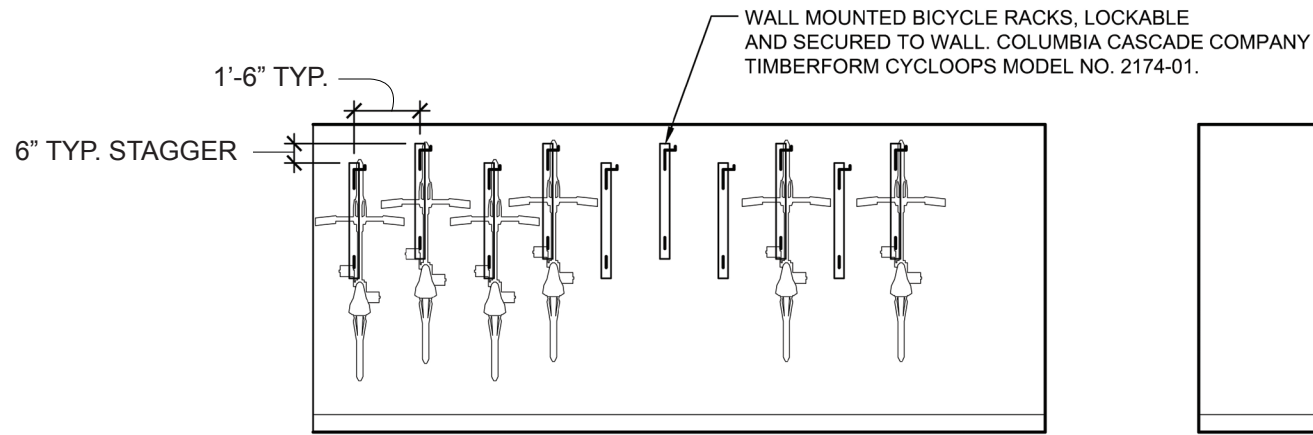


- FRONTAGE REQUIRED TO MEET 'GROUND FLOOR WINDOW' STANDARD OF CX ZONE
- LOBBY/OFFICE MEETS WINDOW AREA REQUIREMENT (50%) AND PARKING GARAGE WALL IS SET BACK THE MIN. 5' WITH LANDSCAPE BUFFER (50%) TO MEET STANDARD
- PEDESTRIAN STANDARDS REQUIRE 75% OF FACADE TO BE AT LOT LINE OR WITHIN 12' & DESIGNED AS A SIDEWALK EXTENSION
- BUILDING DOES NOT MEET BOTH REQUIREMENTS SIMULTANEOUSLY, REQUEST A MODIFICATION TO 'BUILDING LINES' STANDARD

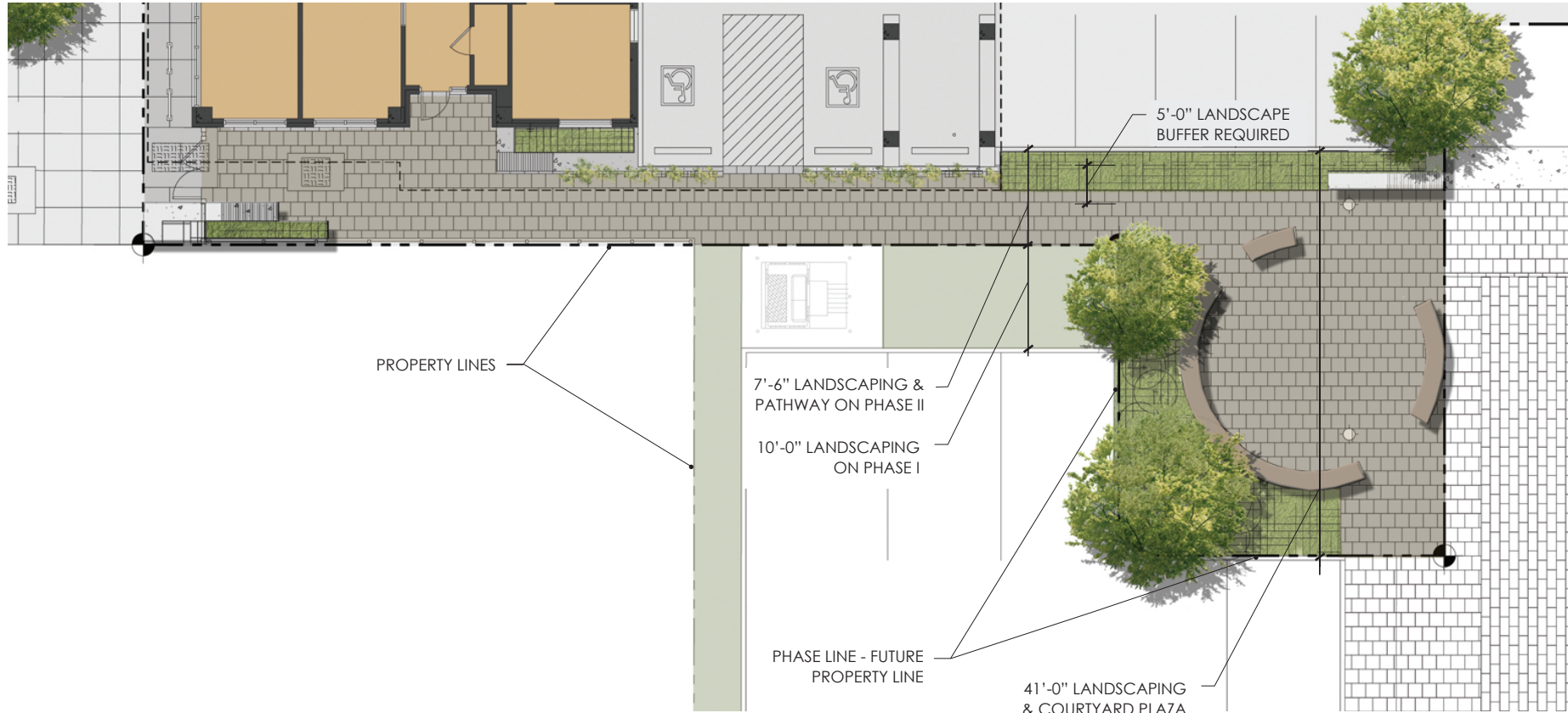
MODIFICATIONS - ENHANCED PEDESTRIAN STREET STANDARDS



- BICYCLE STORAGE ROOM ON ALL 5 RESIDENTIAL FLOORS
- ADJACENT TO ELEVATOR
- TOTAL OF 70 SPACES
- 66 (1.1 PER UNIT) LONG TERM REQUIRED PER ZONING
- REQUEST A MODIFICATION TO REQUIRED SPACING TO PROVIDE THE REQUIRED NUMBER OF BIKE SPACES IN WALL RACKS



MODIFICATIONS - BICYCLE STORAGE



MODIFICATIONS - PARKING LANDSCAPE BUFFER

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