GLISAN COMMONS - PHASE II

DESIGN REVIEW 01.09.2014

CARLETON HART ARCHITECTURE

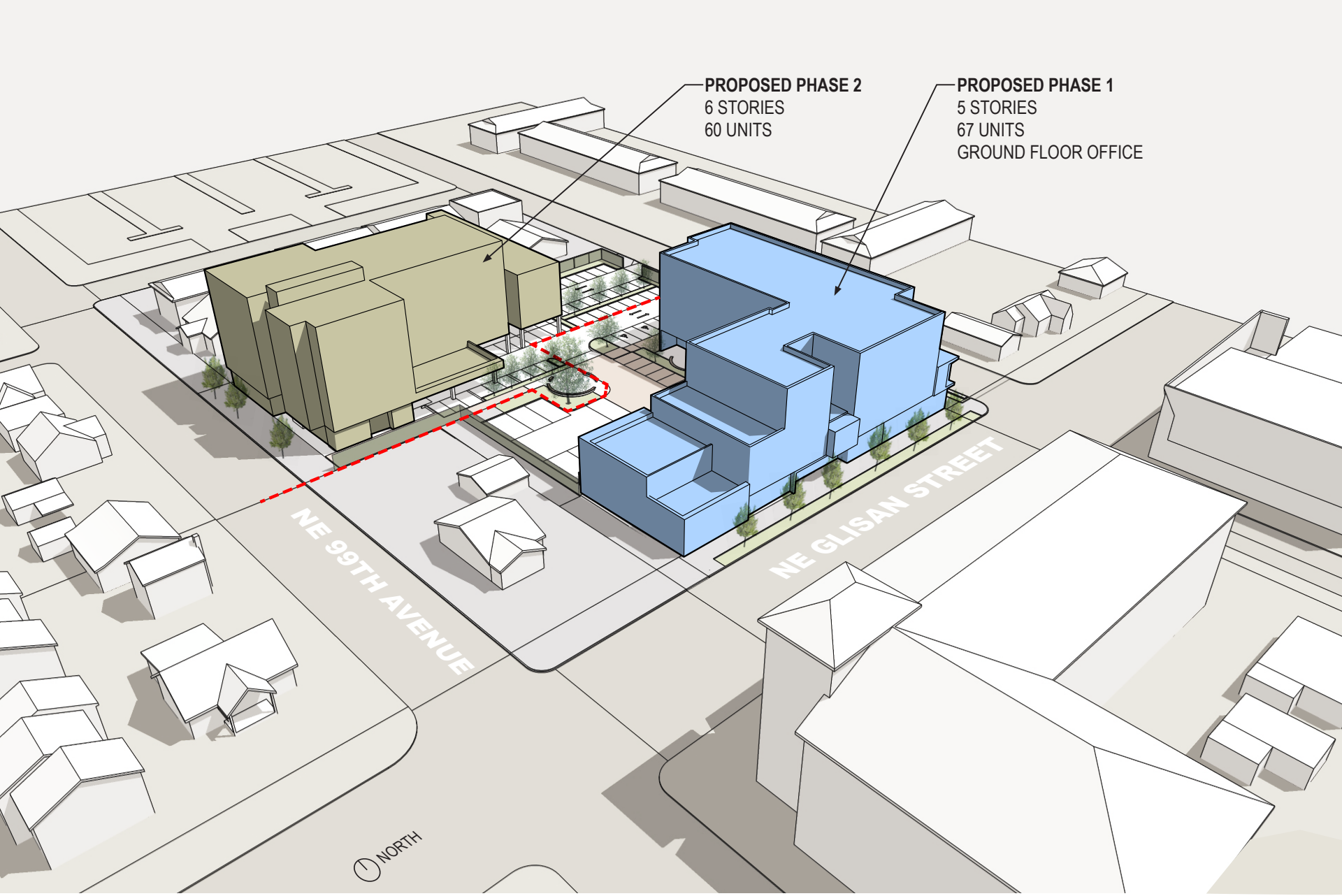
REACH Community Development

DESIGN REVIEW SUMMARY

1. PROJECT REVIEW

2. DESIGN ADVICE SUMMARY & SOLUTIONS

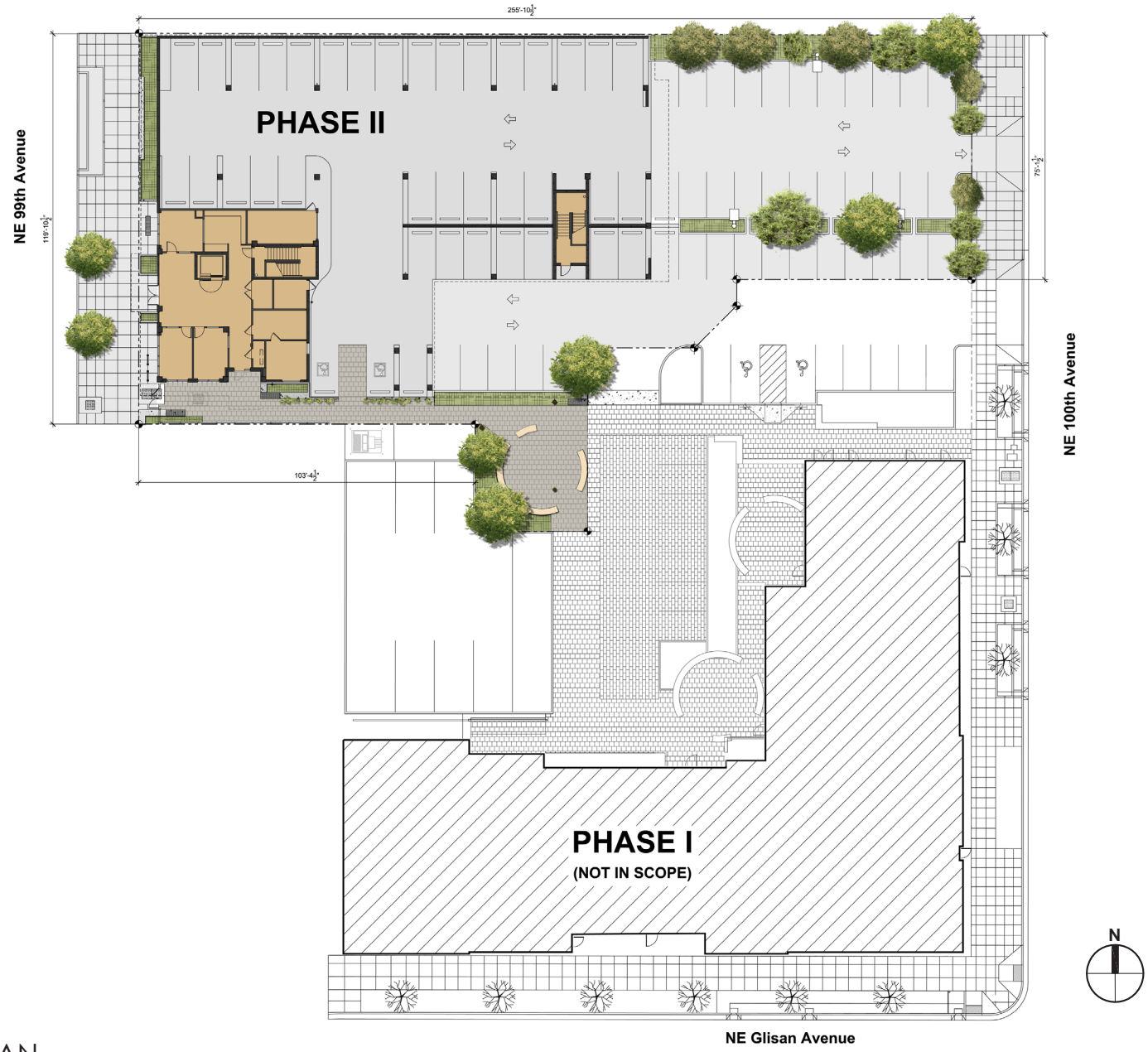
3. MODIFICATION REQUESTS



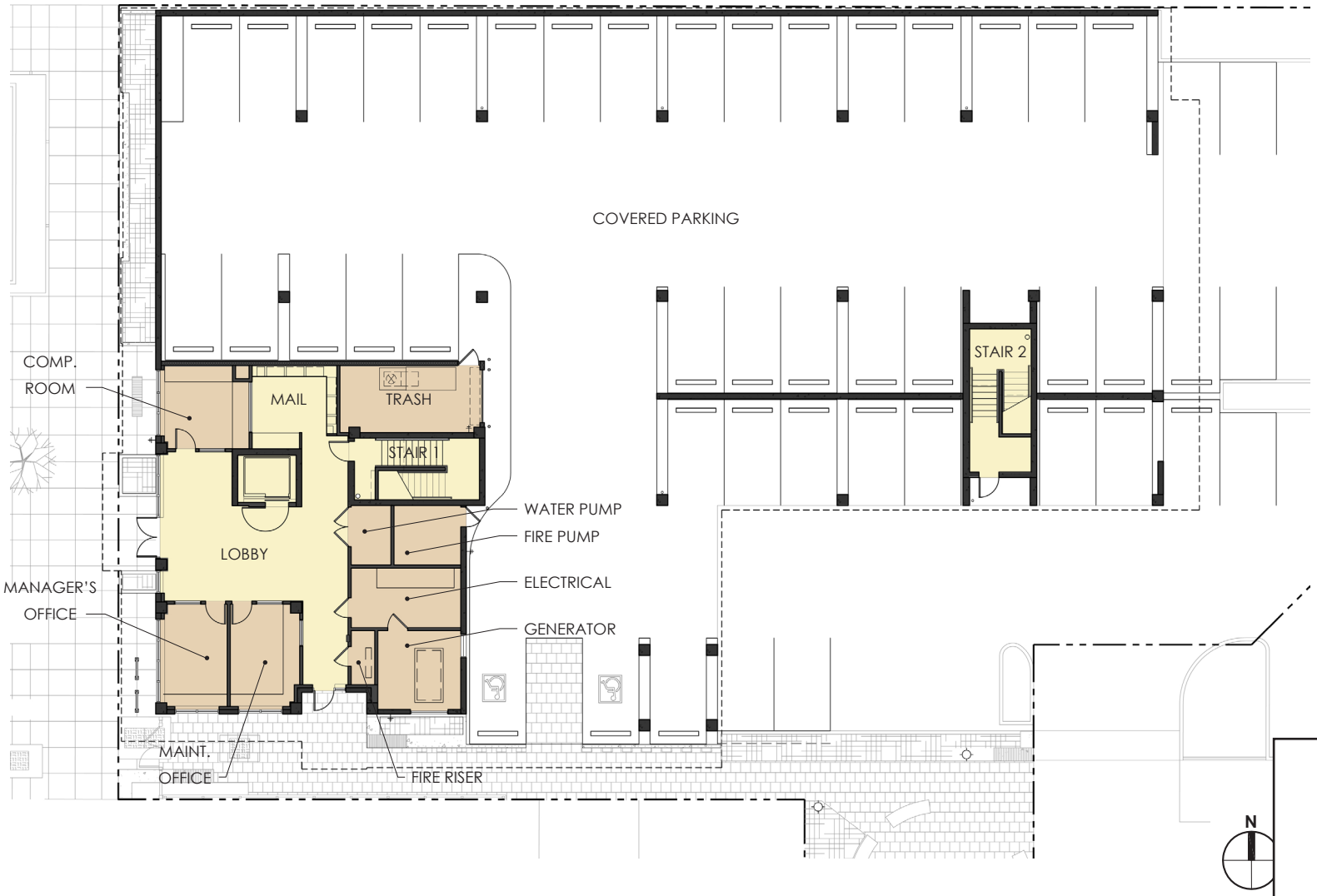
MASTERPLAN DIAGRAM

GLISAN COMMONS - PHASE II

CARLETON HART ARCHITECTURE



PHASE II SITE PLAN

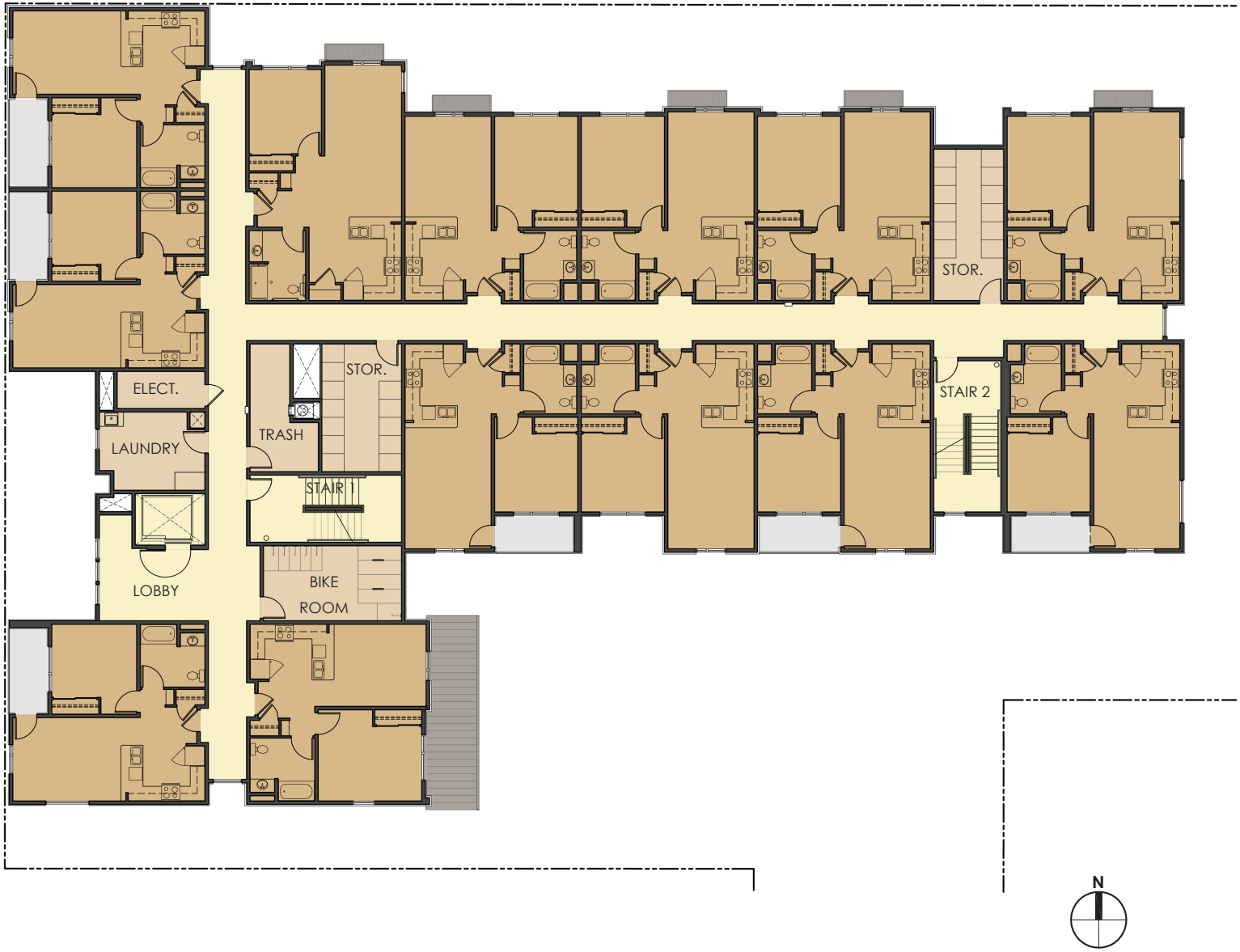


FLOOR PLAN 1

GLISAN COMMONS - PHASE II


UNIT PATIOS
STOR.
PANTRY
BIKE
ROOM
TRASH
STAIR 2
RES. SERVICE
OFFICE
STAIR 1
LOBBY
COMMUNITY
ROOM
RAISED GARDEN
PLAZA
N

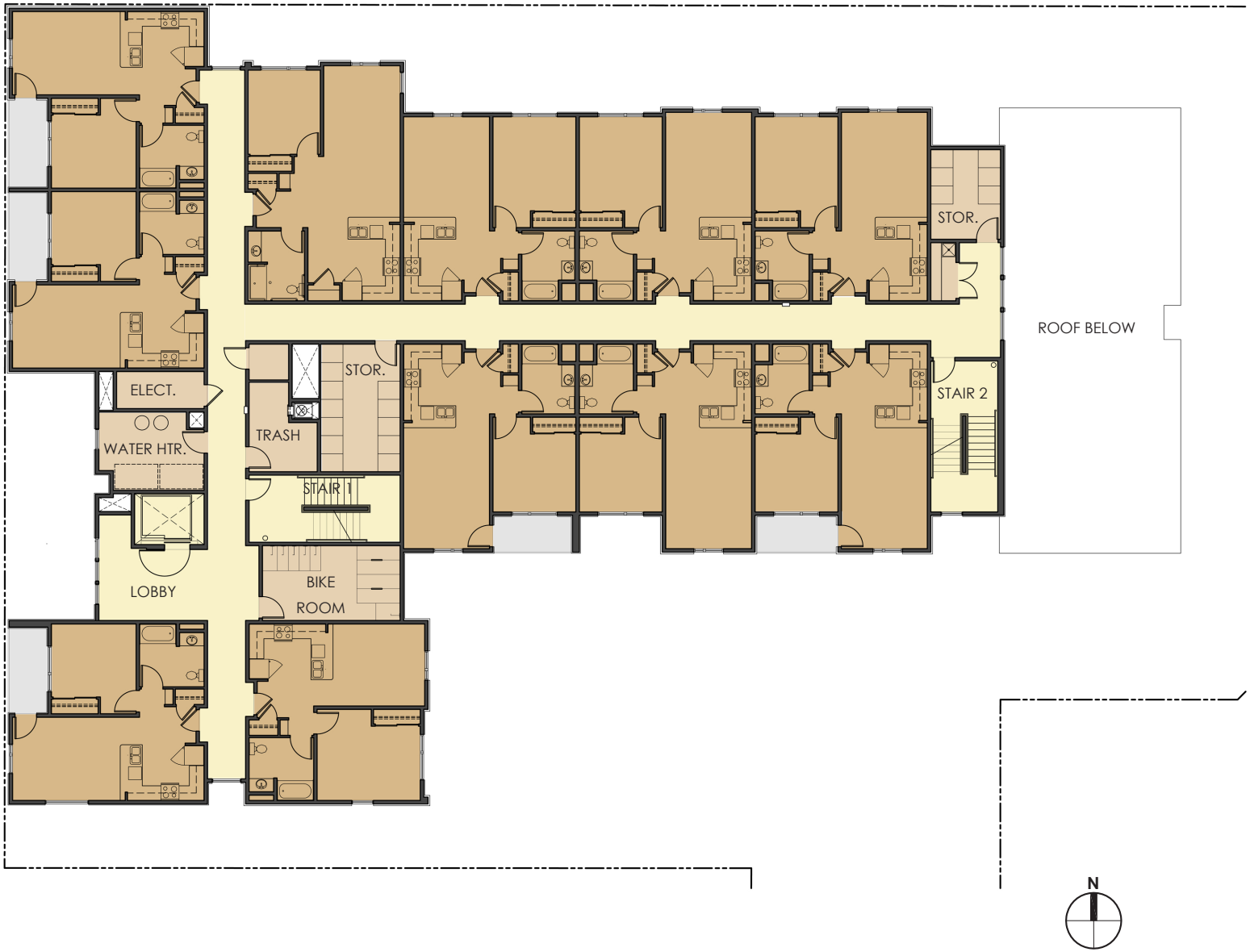
FLOOR PLAN 2



FLOOR PLANS 3-4

GLISAN COMMONS - PHASE II

CARLETON HART ARCHITECTURE



FLOOR PLANS 5-6

GLISAN COMMONS - PHASE II

CARLETON HART ARCHITECTURE

REVIEW OF DESIGN COMMENTS

1. MASSING

- SIMPLIFY FORMS

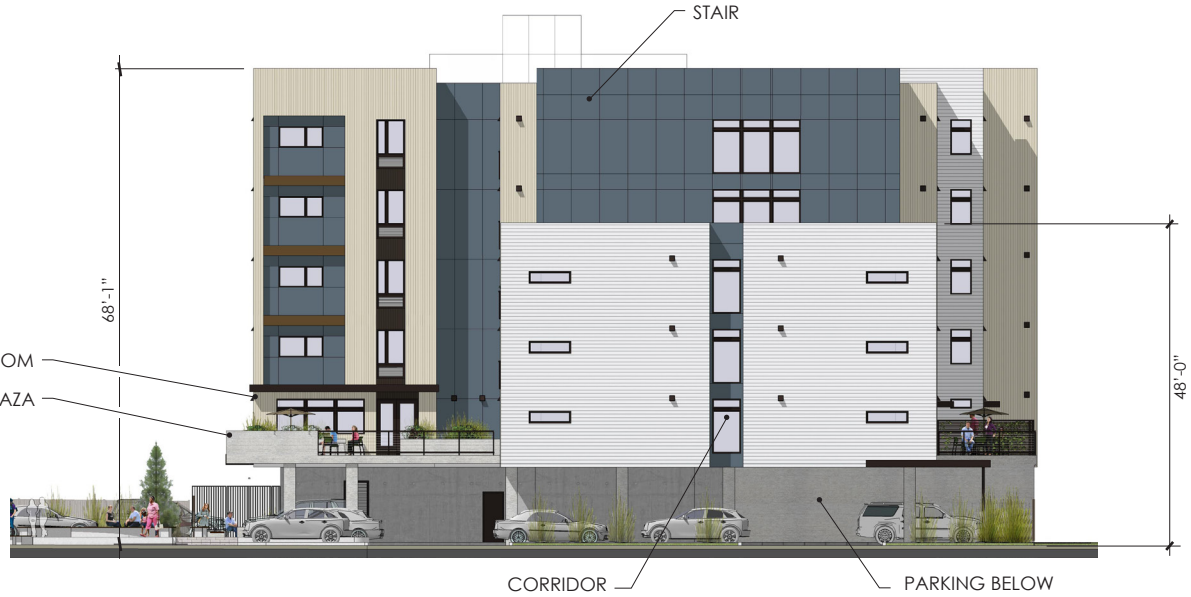
2. MATERIALS

- REDUCE NUMBER OF MATERIALS & COLORS
- SIMPLIFY THE GROUND LEVEL BASE

3. SITE

- REVIEW DESIGN OF COURTYARD ELEMENTS
- LANDSCAPE BUFFER & PLANT MATERIAL REPRESENTATION
- BICYCLE PARKING MODIFICATIONS TO BEST MEET USE

BUILDING ELEVATIONS - DR HEARING 12.04.13



EAST

NORTH

BUILDING ELEVATIONS - DR HEARING 12.04.13

DESIGN REVIEW SUMMARY

MASSING

- SIMPLIFY NUMBER OF FORMS
- APPROACH BOX MASSINGS AS PRIMARY DESIGN CONCEPT
- APPLY RIGOR TO BUILDING HEIGHT AND FORMS
- SIMPLIFY MASSING AT EAST STAIR TOWER
- RELATE WEST GARAGE WALL TO NORTH WALL

SOUTHEAST PERSPECTIVE

GLISAN COMMONS - PHASE II

CARLETON HART ARCHITECTURE

SOUTH

MASSING CONCEPT

WEST

SOUTH

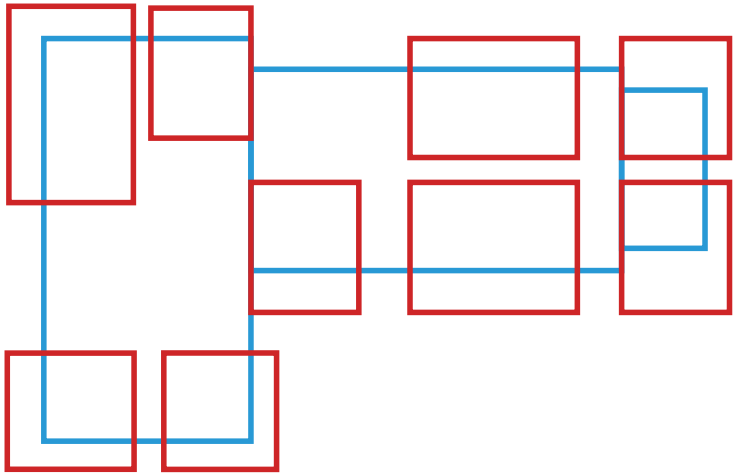
EAST

NORTH

CONSISTENCY AROUND ALL FACADES

WEST

SOUTH

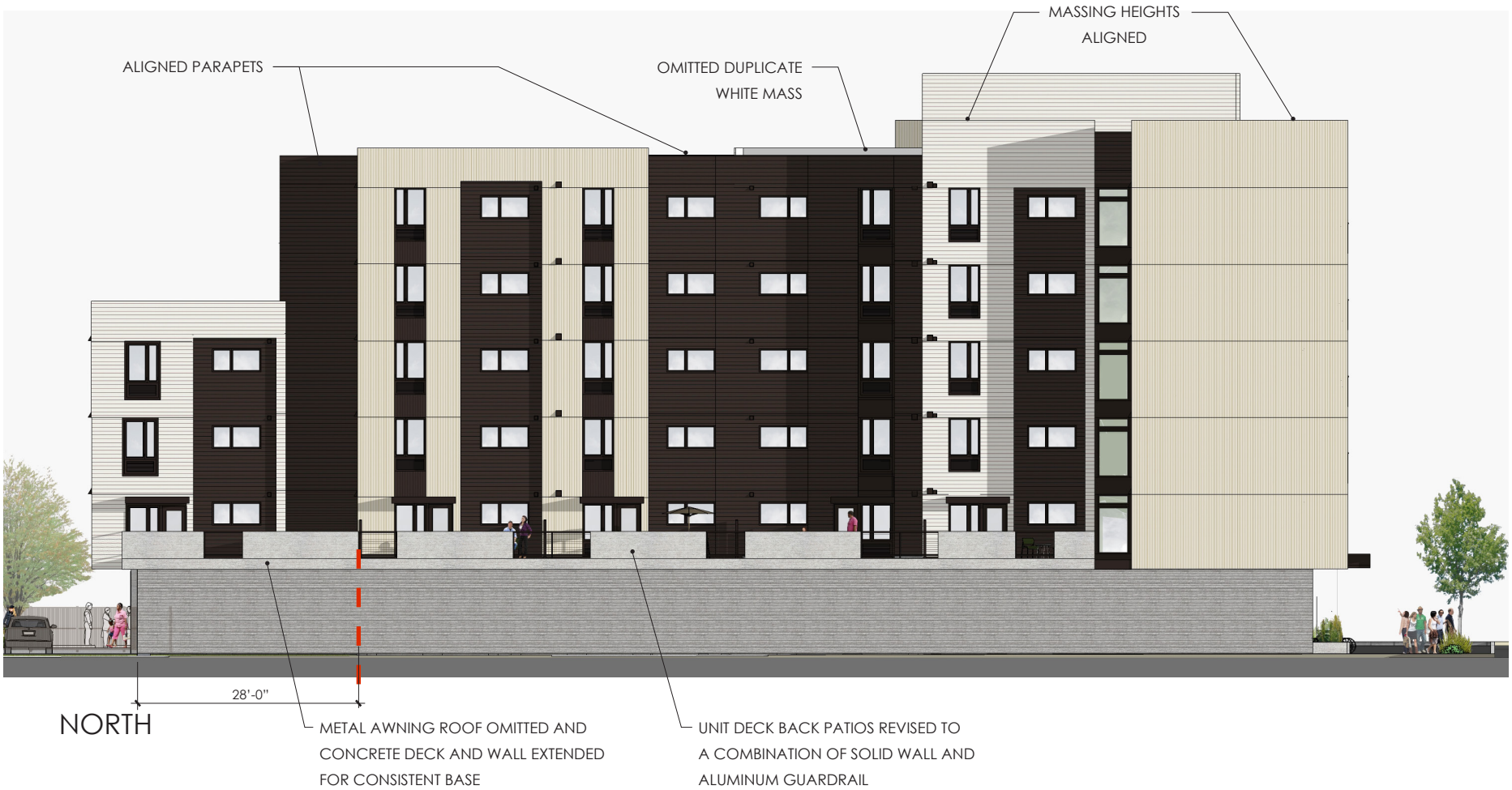


PARTI DIAGRAM

MASSING CONCEPT PARTI

SOUTH

MASSING REVISIONS - CURRENT



MASSING REVISIONS - CURRENT

DESIGN ADVICE SUMMARY

NE 99TH FACADE

- SIMPLIFY RECESSED FORMS & MATERIALS
- RELATE MAIN ENTRY TO MASSING ABOVE
- CLARIFY THE ELEVATION AND BUILDING ENTRY

NE 99TH AVE. WEST ELEVATION - DR HEARING 12.04.13

GLISAN COMMONS - PHASE II

CARLETON HART ARCHITECTURE

NE 99TH ELEVATION DESIGN REVISIONS - CURRENT

NE 99TH AVE. WEST ELEVATION - CURRENT

GLISAN COMMONS - PHASE II

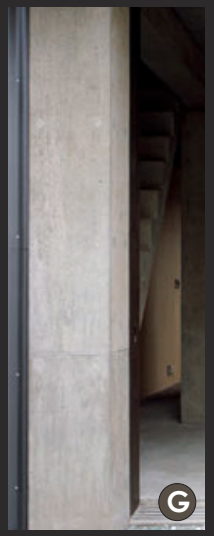
CARLETON HART ARCHITECTURE

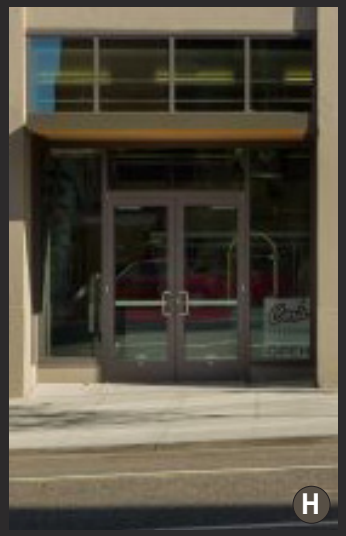
DESIGN REVIEW SUMMARY

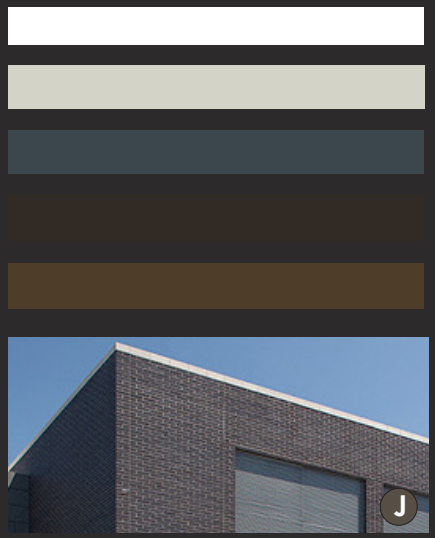
MATERIALS

- SIMPLIFY MATERIAL AND COLOR PALETTE
- APPLY RIGOR TO COLOR APPLICATION AND RELATIONSHIP TO MASSINGS
- USE BOARD FORM CONCRETE FOR ENTIRE BASE OF BUILDING
- USE SOLID WALLS AT NORTH UNIT PATIOS FOR GREATER PRIVACY
- CLARIFY THE ENTRY AND ELEVATION AT NE 99TH AVE.

- A THIN-LINE METAL PANEL SIDING
- B FIBER-CEMENT LAP SIDING
- C FIBERGLASS WINDOWS
- D ALUMINUM GUARDRAIL W/ SS STEEL CABLES
- E PTHP WITH ARCHITECTURURAL SCREEN
- F BOARD FORM TEXTURE CONCRETE
- G CONCRETE COLUMNS
- H BRONZE ALUMINUM STOREFRONT
- I FIBER-CEMENT PANEL SIDING
- J DARK NORMAN BRICK







MATERIALS - DR HEARING 12.04.13

GLISAN COMMONS - PHASE II

CARLETON HART ARCHITECTURE

WEST

MATERIAL PALETTE - DR HEARING 12.04.13

GLISAN COMMONS - PHASE II

CARLETON HART ARCHITECTURE

SOUTH

SOUTHEAST

MATERIAL PALETTE - DR HEARING 12.04.13

REVISED ALL BACKGROUND MASSES TO DARK BROWN LAP SIDING

REVISED COLOR OF FASCIA TO GRAY TO CORRESPOND WITH 2ND FLOOR CONCRETE PLANE

OLD

BOARD FORM TEXTURE

CONCRETE AT ENTIRE BASE

NEW

REVISIONS - SOUTH

REVISED ALL BACKGROUND MASS TO LAP SIDING

ELIMINATED BROWN BANDS

OLD

EXTENDED BOARD FORM TEXTURE THROUGHOUT CONCRETE BASE

NEW

REVISIONS - NORTH

ELIMINATED BLUE PANEL

ELIMINATED BRICK AND CONTINUED CONCRETE BOARD FORM AT BASE

OLD

NEW

REVISIONS - WEST

PHASE I MATERIALS

GLISAN COMMONS - PHASE II

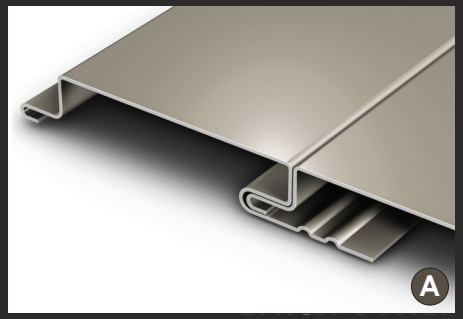
CARLETON HART ARCHITECTURE

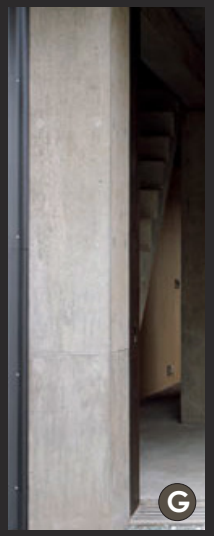
PHASE II MATERIALS

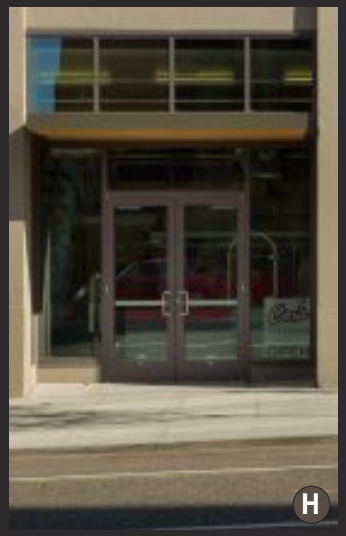
SOUTHEAST

GLISAN COMMONS - PHASE II

CARLETON HART ARCHITECTURE







- A VERTICAL METAL PANEL
- B FIBER-CEMENT LAP SIDING
- C FIBERGLASS WINDOWS
- D ALUMINUM GUARDRAIL W/ SS STEEL CABLES
- E PTHP WITH ARCHITECTURURAL SCREEN
- F BOARD FORM TEXTURE CONCRETE
- G CONCRETE COLUMNS
- H BRONZE ALUMINUM STOREFRONT

FIBER-CEMENT LAP SIDING - 'HORIZON'

FIBER-CEMENT LAP SIDING - 'NIGHT HORIZON'

VERTICAL METAL PANEL SIDING - 'SANDSTONE'

VERTICAL METAL PANEL SIDING - 'DARK BRONZE'

FASCIA PANEL - 'HALF MOON CREST'

MATERIALS - CURRENT

WEST

MATERIAL PALETTE - CURRENT

GLISAN COMMONS - PHASE II

CARLETON HART ARCHITECTURE

SOUTH

SOUTHEAST

MATERIAL PALETTE - CURRENT

DESIGN REVIEW SUMMARY

PEDESTRIAN PATH & COURTYARD

- MOVED COURTYARD BENCH FROM OBSTRUCTING WALKWAY
- REVIEWED PAVING MATERIALS & STRENGTHEN CONNECTION BETWEEN GARAGE ENTRY AND EAST-WEST PATH
- CONCERN FOR ADJACENCY OF PRIVATE UNIT PATIOS TO RAISED GARDEN PLAZA

PATH/COURTYARD - DR HEARING 12.04.13

GLISAN COMMONS - PHASE II

CARLETON HART ARCHITECTURE

PATH/COURTYARD DESIGN REVISIONS

GLISAN COMMONS - PHASE II

CARLETON HART ARCHITECTURE

LANDSCAPING

SOUTHEAST

GLISAN COMMONS - PHASE II

CARLETON HART ARCHITECTURE

LANDSCAPING - EXISTING HEDGE

GLISAN COMMONS - PHASE II

CARLETON HART ARCHITECTURE

NW ELEVATION

GLISAN COMMONS - PHASE II

CARLETON HART ARCHITECTURE

WEST

MATERIAL PALETTE - CURRENT

GLISAN COMMONS - PHASE II

CARLETON HART ARCHITECTURE

SOUTH RENDERING

GLISAN COMMONS - PHASE II

CARLETON HART ARCHITECTURE

SOUTHEAST RENDERING

GLISAN COMMONS - PHASE II

CARLETON HART ARCHITECTURE

NORTH RENDERING

GLISAN COMMONS - PHASE II

CARLETON HART ARCHITECTURE

NORTHWEST RENDERING

GLISAN COMMONS - PHASE II

CARLETON HART ARCHITECTURE

COURTYARD PHASE I

GLISAN COMMONS - PHASE II

CARLETON HART ARCHITECTURE

COURTYARD RENDERING PHASE II

GLISAN COMMONS - PHASE II

CARLETON HART ARCHITECTURE

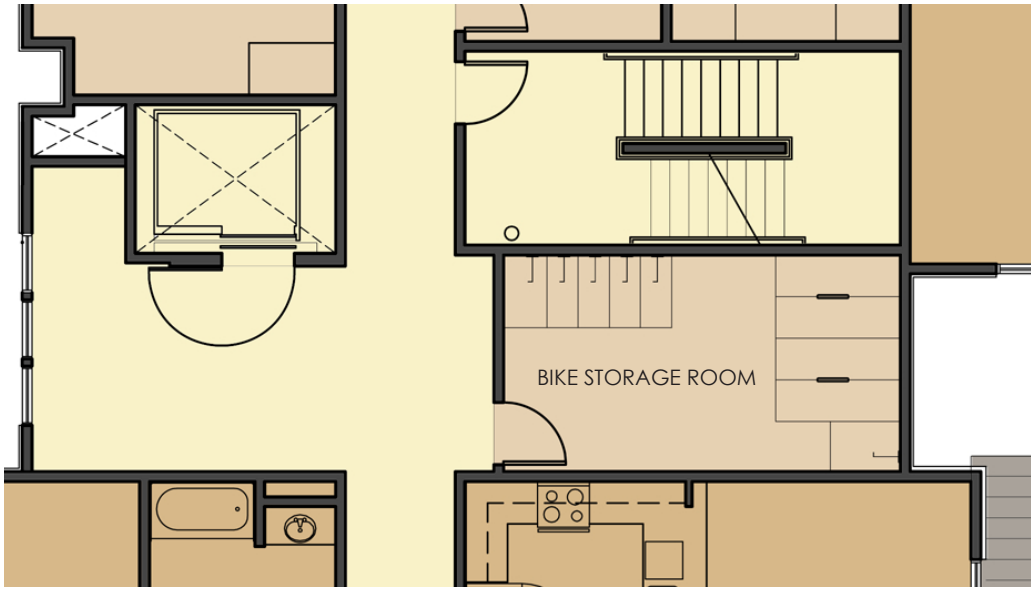
MODIFICATIONS

1. ALLOW 50 % INSTEAD OF 75% OF THE NE 99TH AVE. STREET FRONTAGE TO MEET THE ENHANCED PEDESTRIAN STREET STANDARDS.

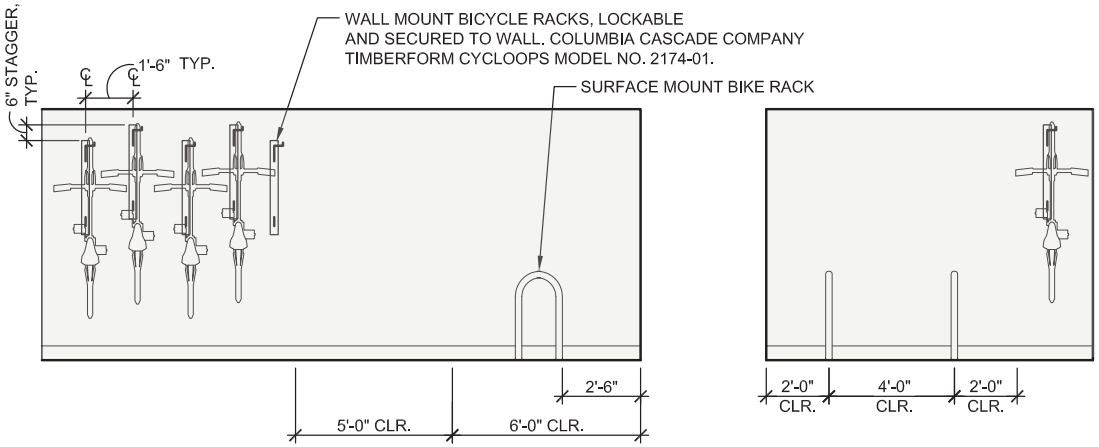
2. PROVIDE LANDSCAPING IN LIEU OF PAVING TO BUFFER GARAGE, NOT INCLUDING TREES PER L2 STANDARD.

3. PROVIDE ALTERNATE LANDSCAPING WIDTHS AND MATERIALS ALONG SOUTH PARKING STALLS IN PLACE OF 5'-0" BUFFER

4. PROVIDE STAGGERED WALL MOUNT BIKE RACKS AT 1'-6" SPACING INSTEAD OF 2'-0" AND PROVIDE 50 LONG-TERM BIKE SPACES INSTEAD OF 66.



- BICYCLE STORAGE ROOM ON ALL 5 RESIDENTIAL FLOORS
- ADJACENT TO ELEVATOR
- TOTAL OF 50 SPACES
- 66 (1.1 PER UNIT) LONG TERM REQUIRED PER ZONING
- REQUEST A MODIFICATION TO REQUIRED SPACING TO PROVIDE MORE BIKE RACKS
- REQUEST A MODIFICATION TO REQUIRED NUMBER OF BIKE SPACES TO PROVIDE COMBINATION OF WALL MOUNT AND SURFACE MOUNT RACKS



BIKE STORAGE ROOM ELEVATION

MODIFICATIONS - BICYCLE STORAGE

GLISAN COMMONS - PHASE II

DESIGN REVIEW 01.09.2014

CARLETON HART ARCHITECTURE

REACH Community Development