



B 37

BLOCK 37

MACK URBAN

DESIGN REVIEW

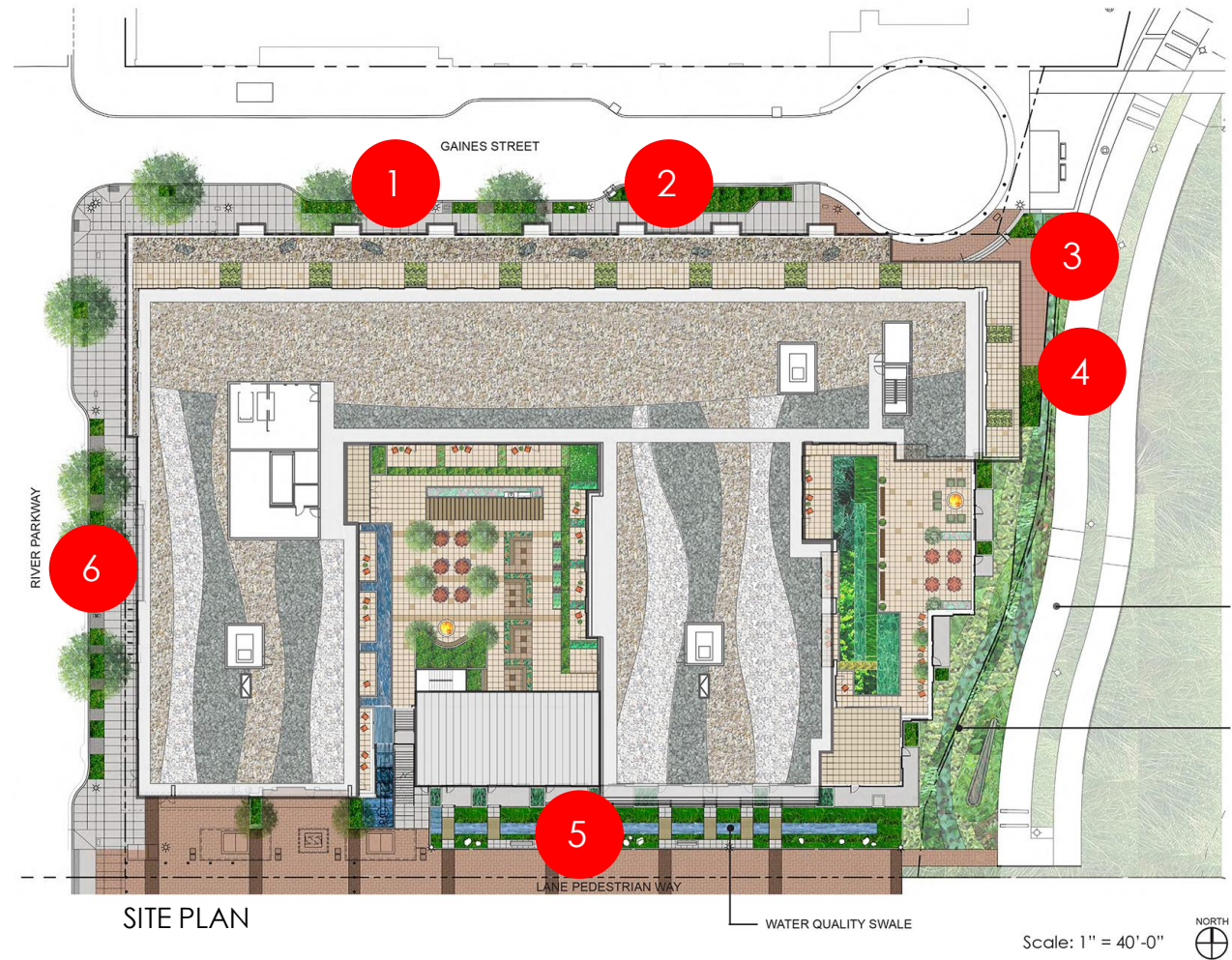
CASE # LU 14-117884 DZM

AUG 21, 2014

BLOCK 37 OVERVIEW

DESIGN REVIEW AUG. 21, 2014

1. REVISE GARAGE ENTRY LOCATION
2. ADD BALCONIES TO THE NORTH ELEVATION. INSET BALCONIES PREFERRED
3. INCREASE SIZE OF RETAIL PATIO ALONG GREENWAY
4. IMPROVE MATERIAL COHERENCY AT THE NORTHEAST CORNER
5. ADD BALCONIES TO THE SOUTH ELEVATION. INSET BALCONIES PREFERRED
6. EXPLORE POTENTIAL FOR ADDITIONAL BALCONIES ALONG WEST FACADE.
7. PROVIDE ADDITIONAL DETAILS FOR LOUVERS, PARKING ENTRY AND BOLLARDS ON LANE ST.



GARAGE ENTRY

[illegible]

GBD RESPONSE

THE ATWATER

PARKING ENTRY
ADDITIONAL RETAIL SF

WALK UP UNIT

RETAIL PATIO
RETAIL 1,500 SF

RETAIL 1 EXHST.
RETAIL 2
RETAIL 3
RETAIL 4

REST. REST. HALL
APT. TRASH
RETAIL TRASH
LEASING
LOADING
STRUCTURED PARKING (65)
DATA/ELEC.
STOR.

11'-4"
7'-7"
16'-3 1/2" F.O. BUILDING TO PATH
4'-3" TERRACE TO PROPERTY LINE
16'-8 1/2" F.O. BUILDING TO PROPERTY LINE
28'-6" F.O. BLD. ABOVE TO PROP. LINE
25'-0" F.O. BLD. TO PROP. LINE
32'-6" F.O. BLD.

1 C11
2 C28
2 C12
6/C43
1/C31
1 C12
1 C28
2 C29
1 C13
2 C11
1 C27

REMOVABLE BOLLARDS
NON-REMOVABLE BOLLARDS
ELECTRICAL VAULT LIDS
REMOVABLE BOLLARDS

NORTH

0 16 32 64

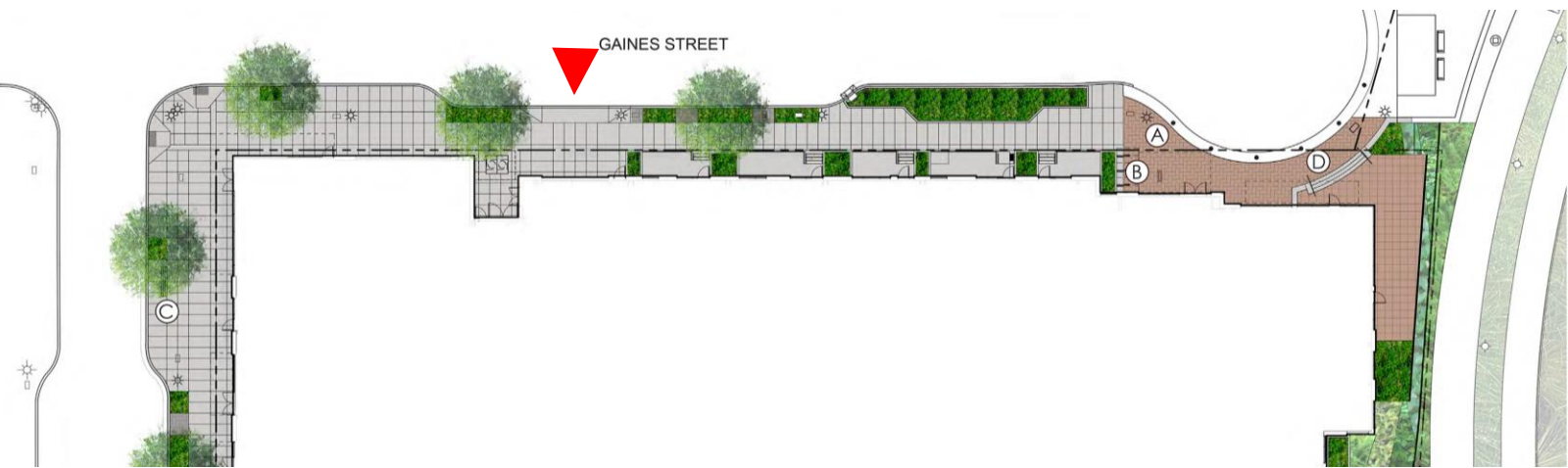
GROUND FLOOR PLAN

BLOCK 37 6/10/2014 Page 4 GBD

{PRESENTED JULY 10, 2014}



REVISED AUG. 21, 2014

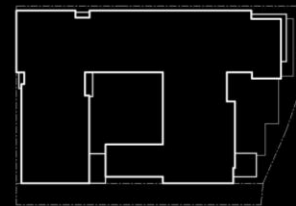


LANDSCAPE PLAN – GROUND FLOOR

GBD RESPONSE



“Orienting active uses toward the greenway and river provide visibility and security and encourage continuous use and public “ownership” of the greenway.”
(Guideline A1-2)



BALCONIES

(NORTH FAÇADE)

GBD RESPONSE



NORTH ELEVATION (Gaines St.)



NORTH ELEVATION (Gaines St.)

GBD RESPONSE

URBAN



NATURE



“A corner element should address and enliven the intersection.”

GREENWAY PATIO

{PRESENTED JULY 10, 2014}

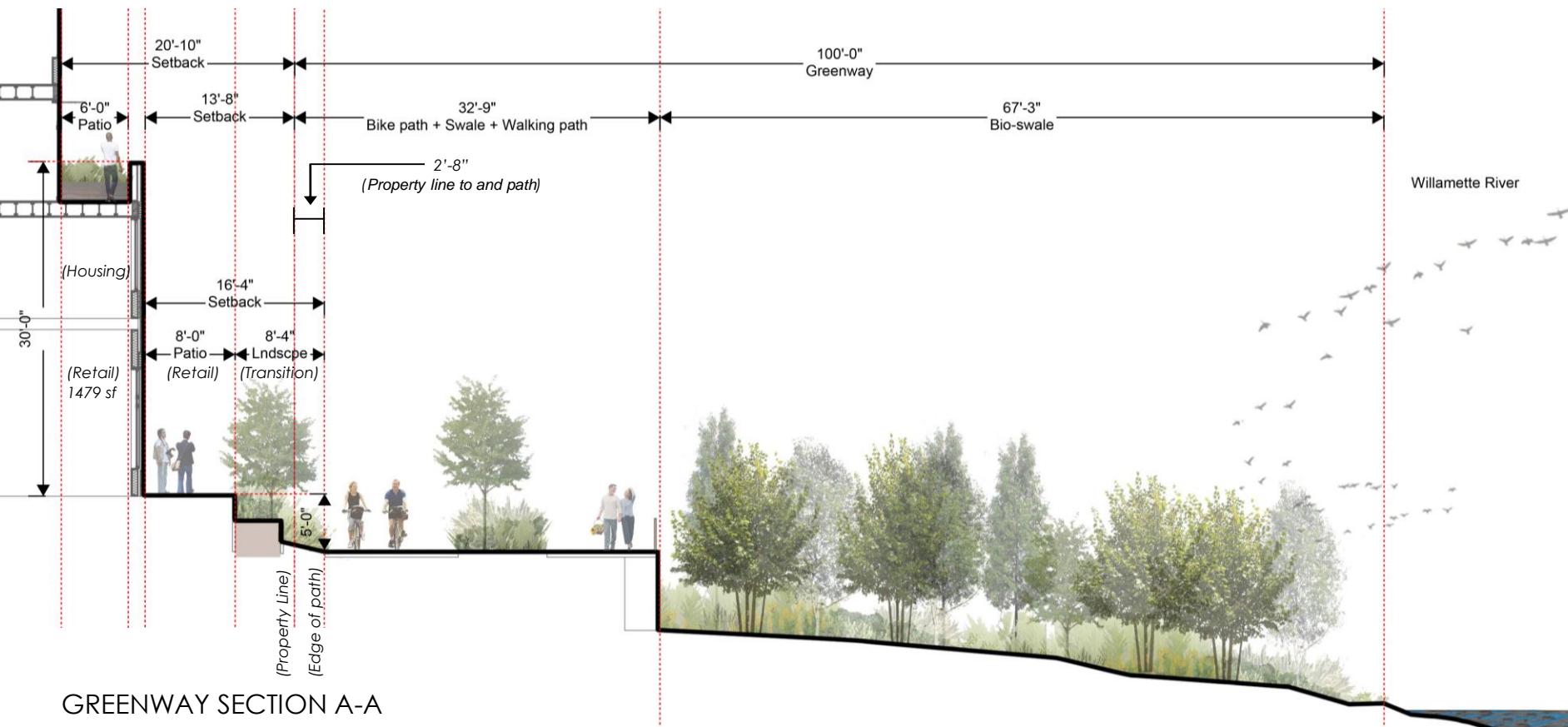


GROUND FLOOR PLAN

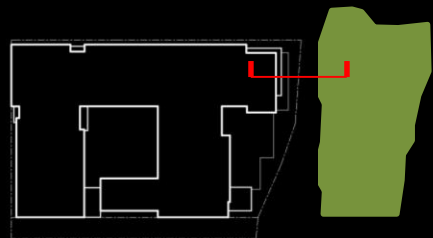
{REVISED AUG. 21, 2014}



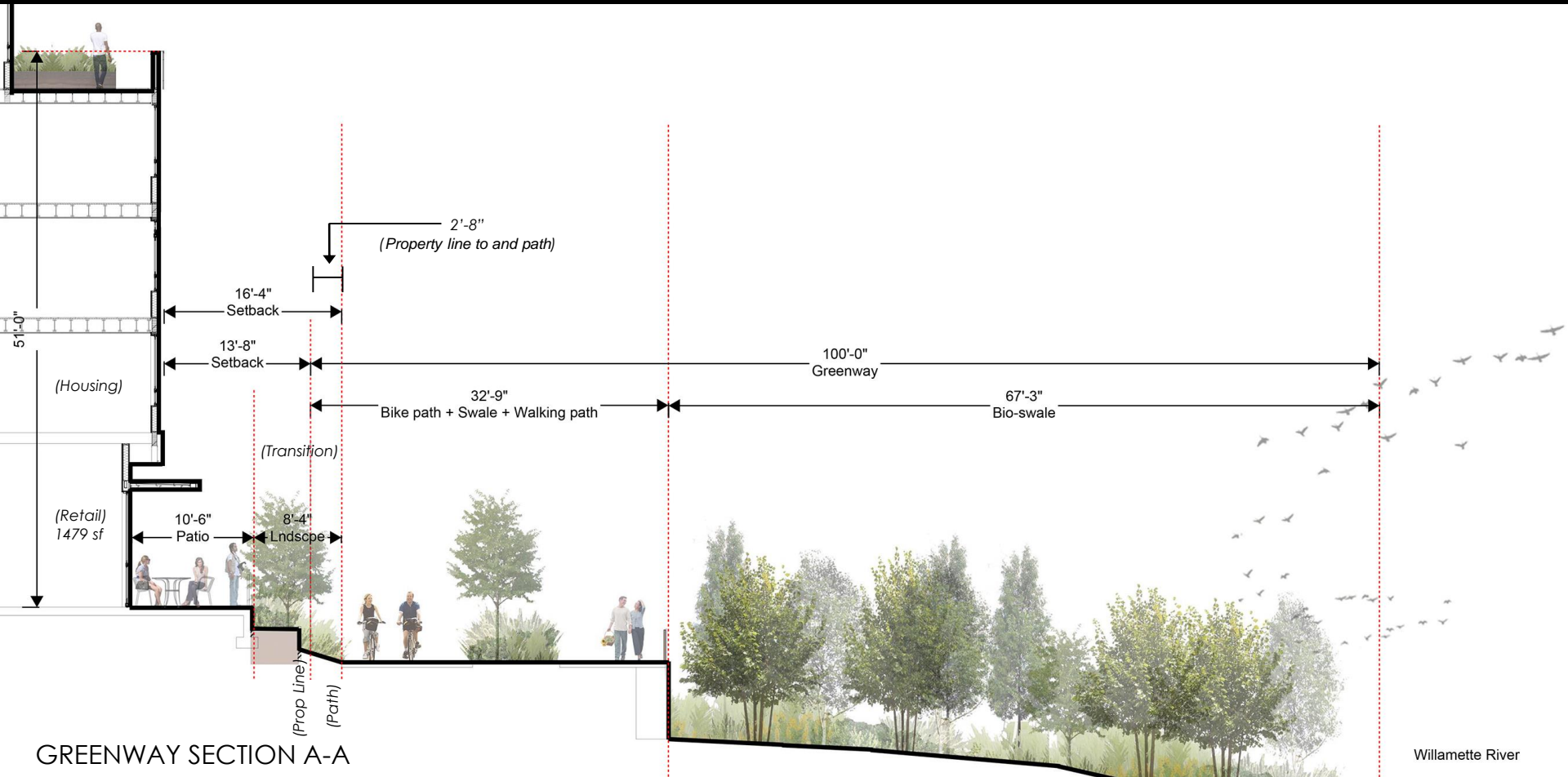
GROUND FLOOR PLAN



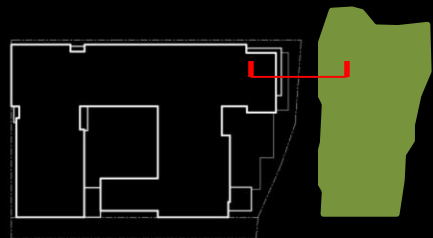
“Develop River Edge Variety by providing stoops, windows, balconies and decks facing the greenway.”
(Guideline A1-1)



GBD RESPONSE



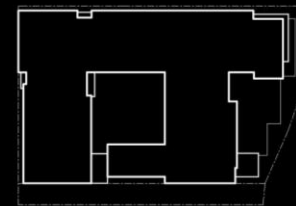
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(Guideline A1-1)



Presented July 10, 2014

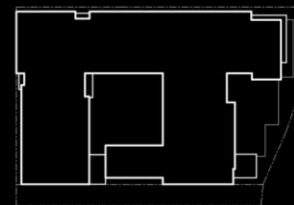


“Orienting active uses toward the greenway and river provide visibility and security and encourage continuous use and public “ownership” of the greenway.”
(Guideline A1-2)





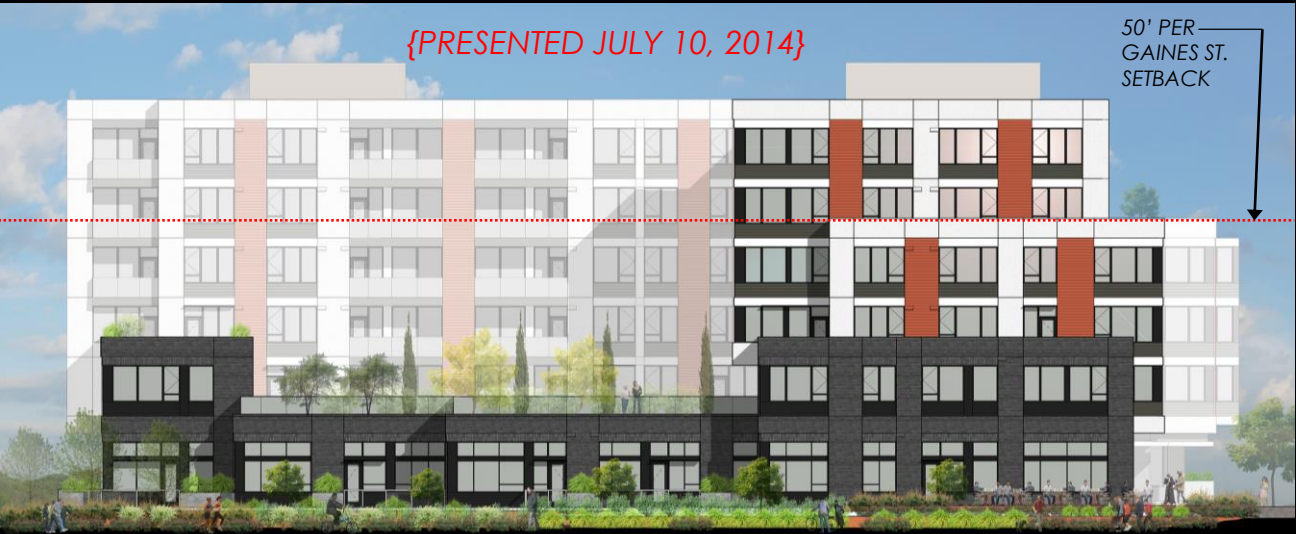
“Orienting active uses toward the greenway and river provide visibility and security and encourage continuous use and public “ownership” of the greenway.”
(Guideline A1-2)



COHERENCY

(NORTHEAST CORNER)

GBD RESPONSE



{PRESENTED JULY 10, 2014}

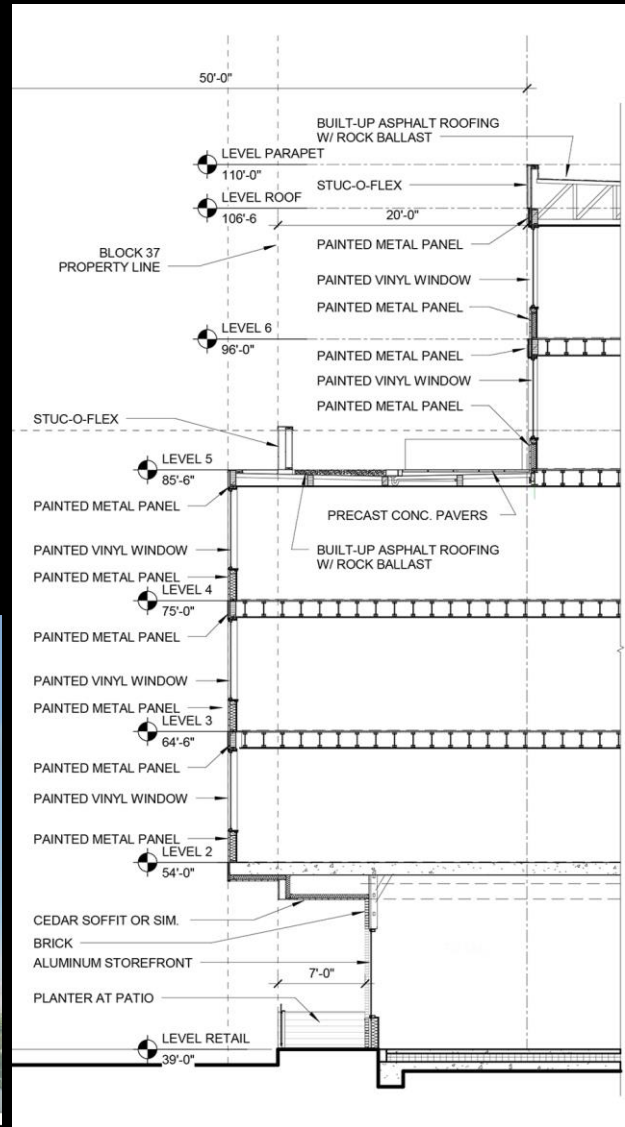
50' PER GAINES ST. SETBACK

EAST ELEVATION (Greenway)



{REVISED AUG. 21, 2014}

EAST ELEVATION (Greenway)



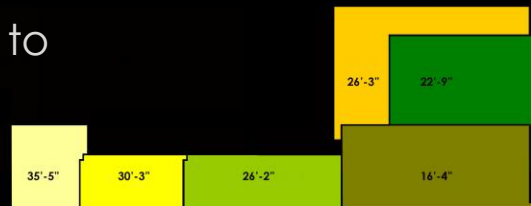
SECTION @ ORIEL WINDOW BAY

Presented July 10, 2014



“Articulate the façade plane to
step down to the greenway.”

(Guideline A1-1)

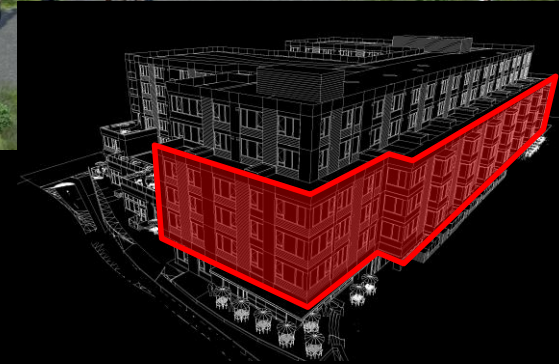


PATH SETBACK DIAGRAM



“Articulate the façade plane to
step down to the greenway.”

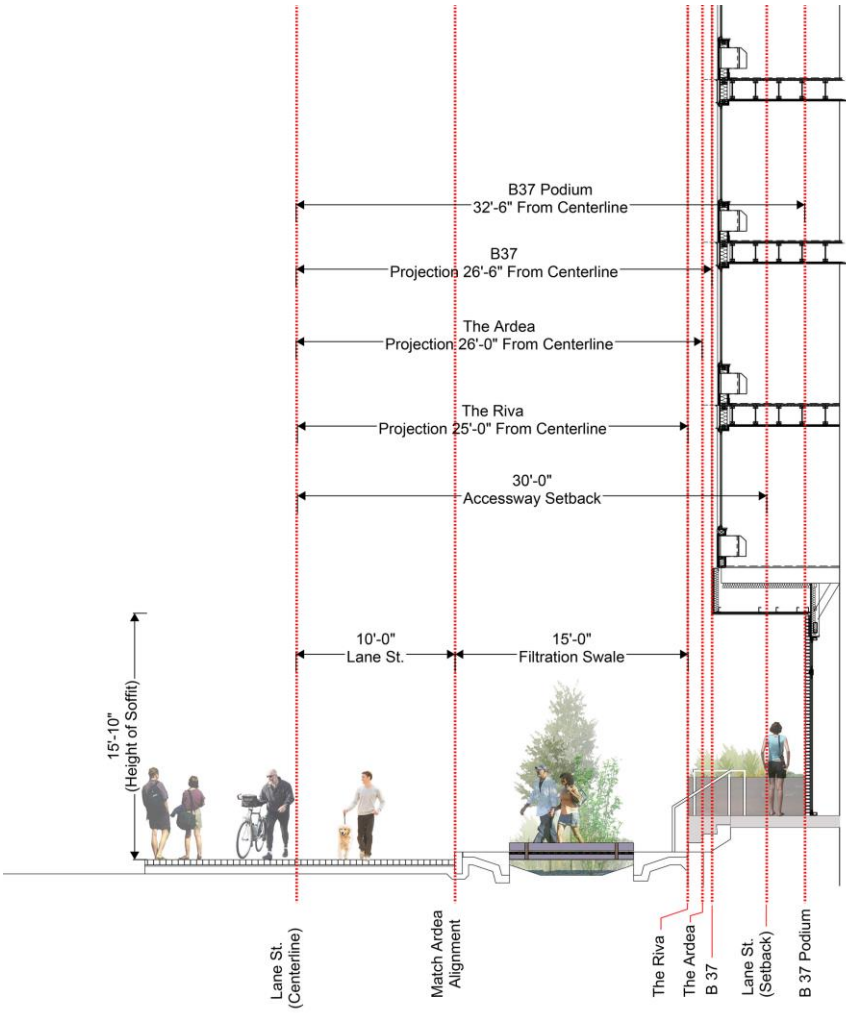
(Guideline A1-1)



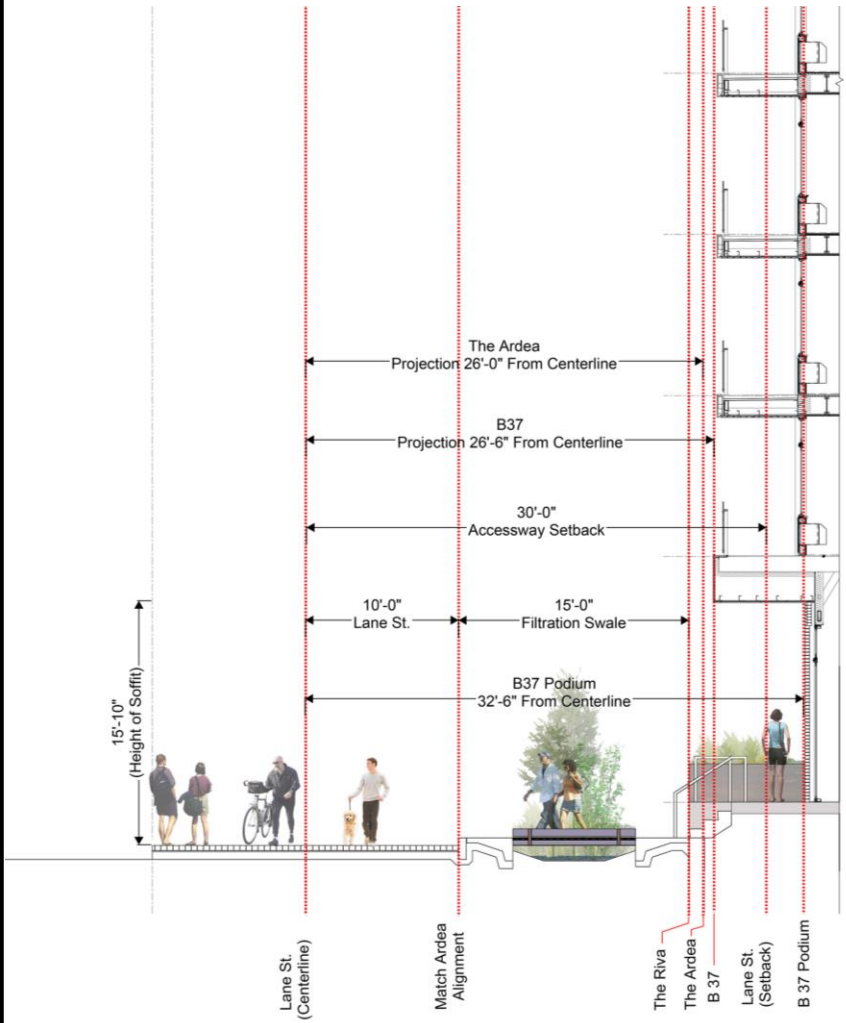
BALCONIES

(SOUTH FAÇADE)

{PRESENTED JULY 10, 2014}



{REVISED AUG. 21, 2014}



{PRESENTED JULY 10, 2014}



SOUTH ELEVATION (*Lane St.*)

{REVISED AUG 21, 2014}



SOUTH ELEVATION (*Lane St.*)

Presented July 10, 2014





LANE PEDESTRIAN WAY



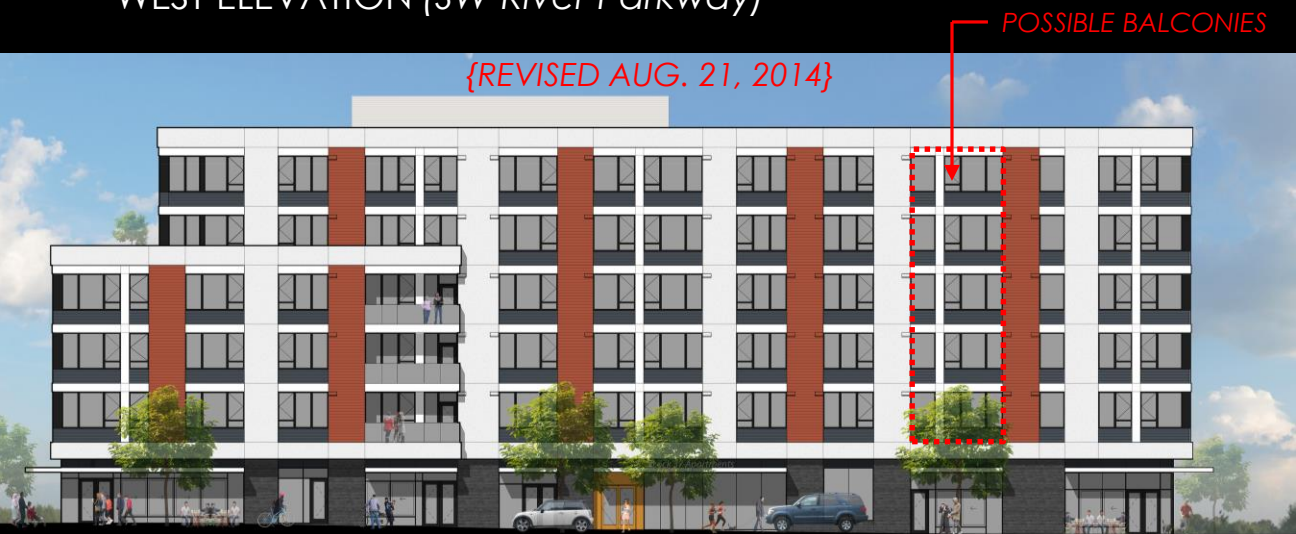
BALCONIES

(WEST FAÇADE)

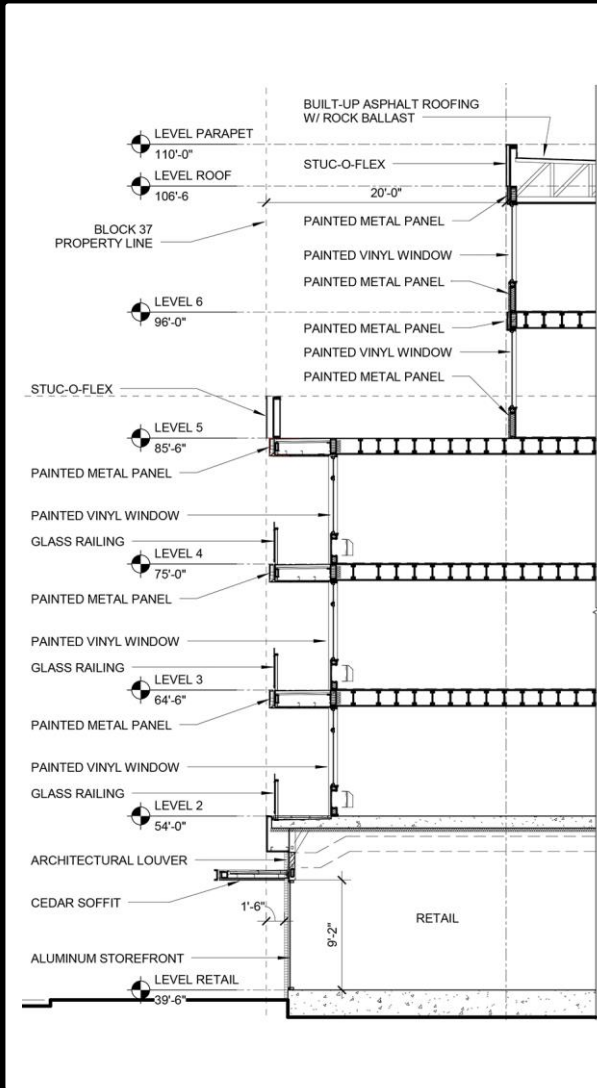
GBD RESPONSE



WEST ELEVATION (SW River Parkway)



WEST ELEVATION (SW River Parkway)

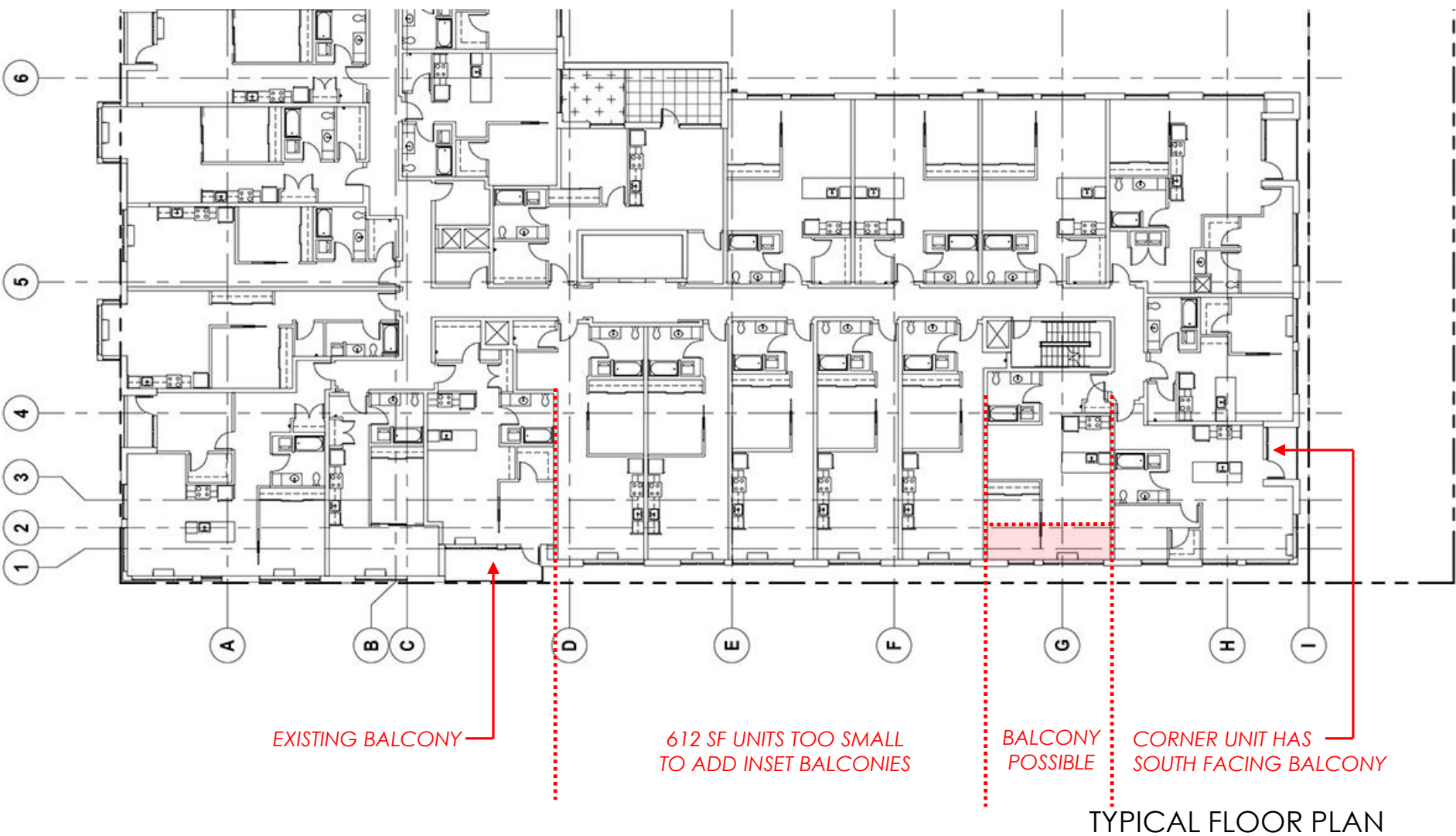


SECTION (Gaines St.)



LANE ST. AND SW RIVER PARKWAY

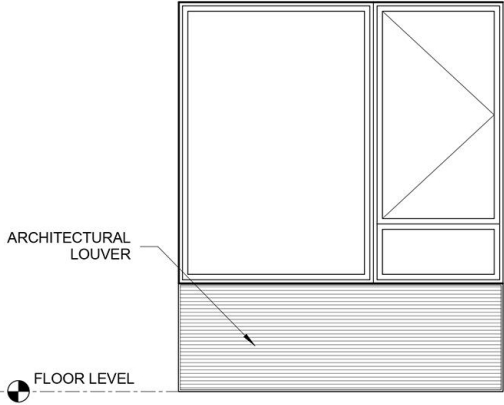
Purpose Statement:
Accessways provide physical access and connections to the greenway trail that promote safe and convenient bike and pedestrian access to and from the greenway while contributing to the overall stormwater management in the subdistrict. They also provide visual connections to the river and a transition from the natural emphasis of the greenway to the urban emphasis of the rest of the neighborhood.





SKETCH – WEST FAÇADE W/ ADDED BALCONY

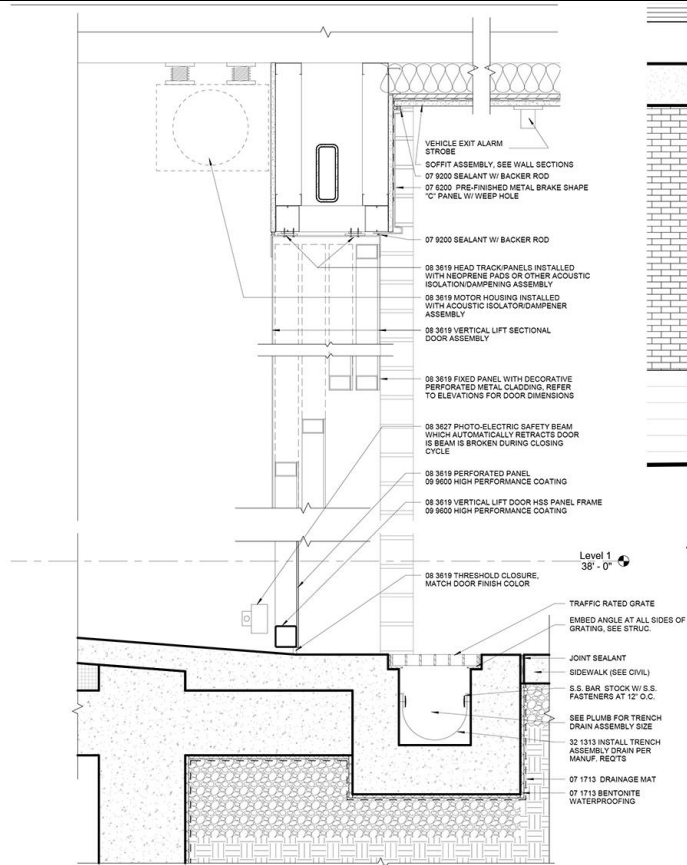
DETAILS



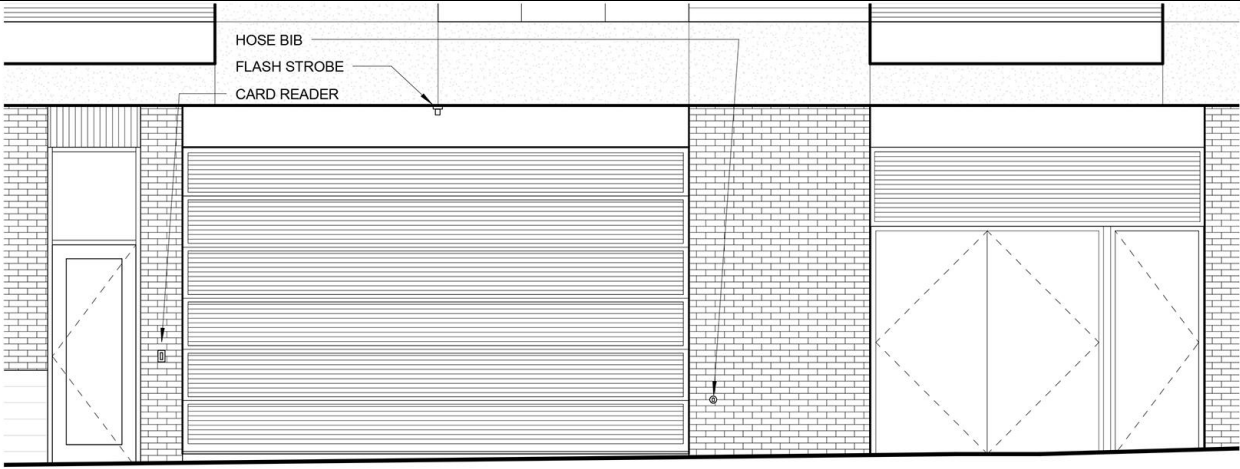
2 TYPICAL PTAC LOUVER
3/8" = 1'-0"



DETAILS



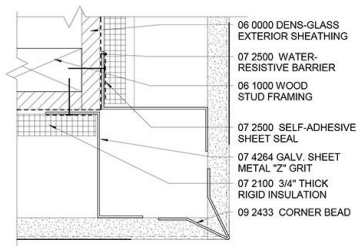
4 VERTICAL LIFT GARAGE DOOR SECTION @ PARKING ENTRANCE
1/2" = 1'-0"



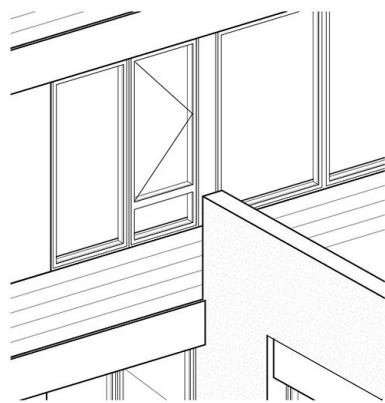
1 Garage Lift Door Elevation
1/4" = 1'-0"



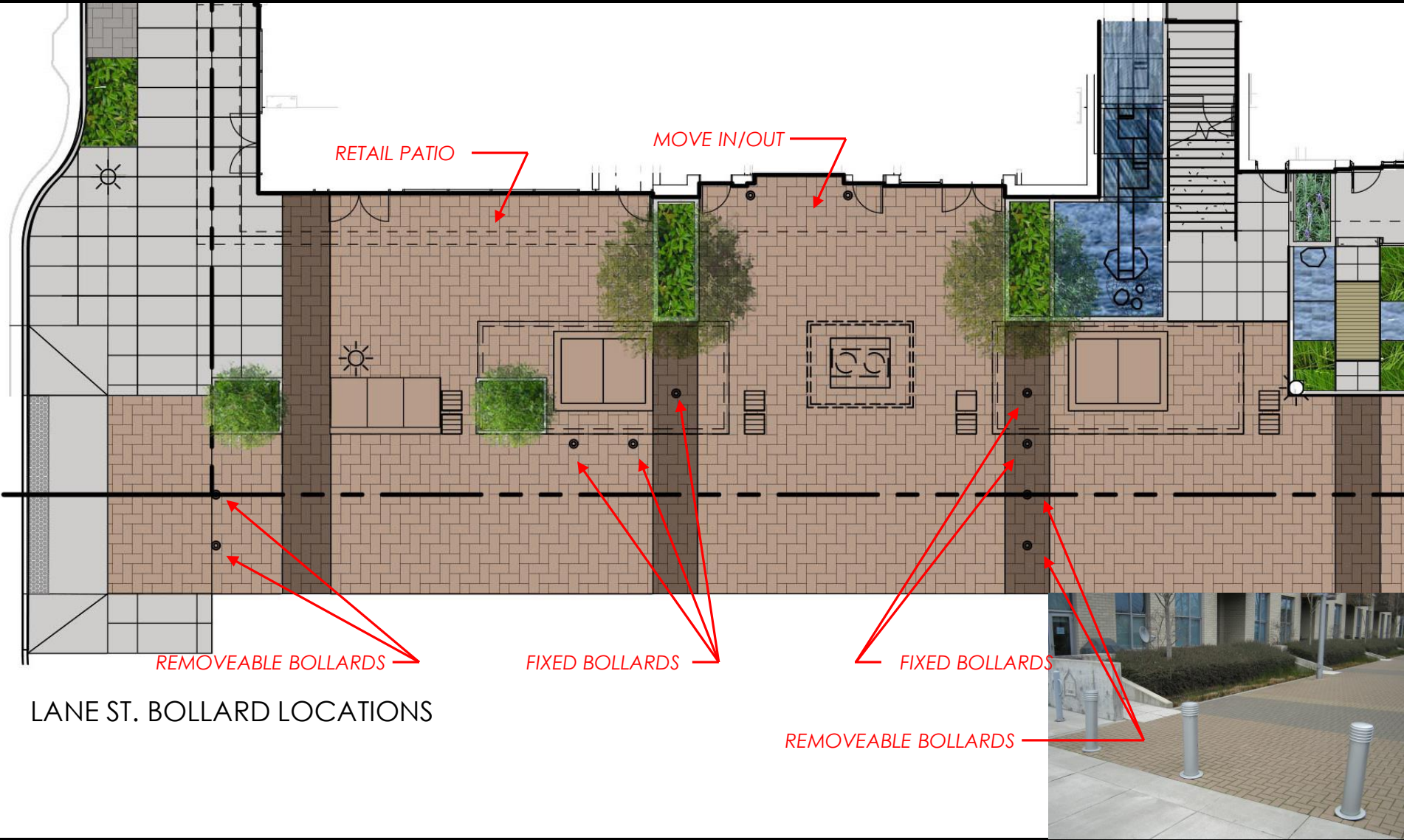
DETAILS



4 STUCCO OUTSIDE CORNER
0' = 1'-0"



DETAILS

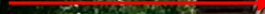




Q&A

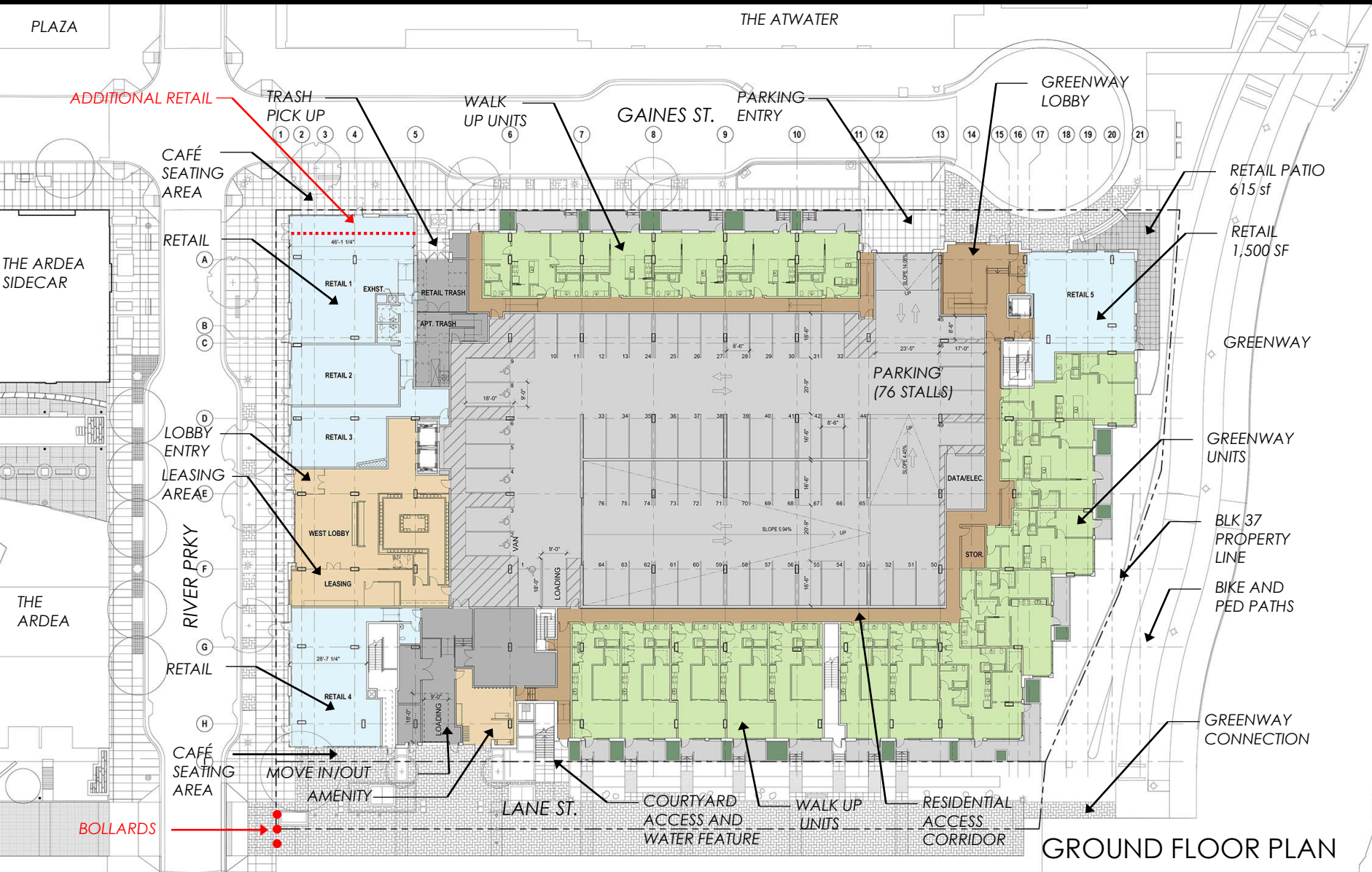
Riva Mechanical Projections

5'-0"
(PROJECTION)



The Ardea Balcony Projections





GROUND FLOOR PLAN



“A corner element should address and enliven the intersection.”

DESIGN GUIDELINES

A1 - Orient elements (lobbies, terraces and outdoor areas) toward the river.

A1-1 - Vary the footprint, include elements that activate the façade

A1-1 – Articulate the façade plane to step down to the greenway.

A1-2 - Activate and connect to the greenway

B1-2 - Activate and expand the public realm with entries, stoops and integrate landscape areas in the setback.

B3 – Bridge pedestrian barriers

D2 – Develop pedestrian circulation that facilitates movement through the neighborhood



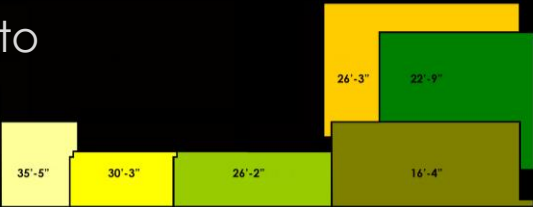
GREENWAY GUIDELINES

2-1 – Provide clear connection to the greenway.

2-2 – Ensure continuity of design and movement between greenway and project – cohesive planting

2-3 – Incorporate gathering spaces

“Articulate the façade plane to step down to the greenway.”
(Guideline A1-1)



PATH SETBACK DIAGRAM



SECOND FLOOR PLAN



SECOND FLOOR PLAN

MATERIALS



A. Metal Planter



B. Wood Trellis



C. Fire Pit



D. Outdoor Kitchen



E. Wood Decking



F. Garden Planters



G. Movable Furniture

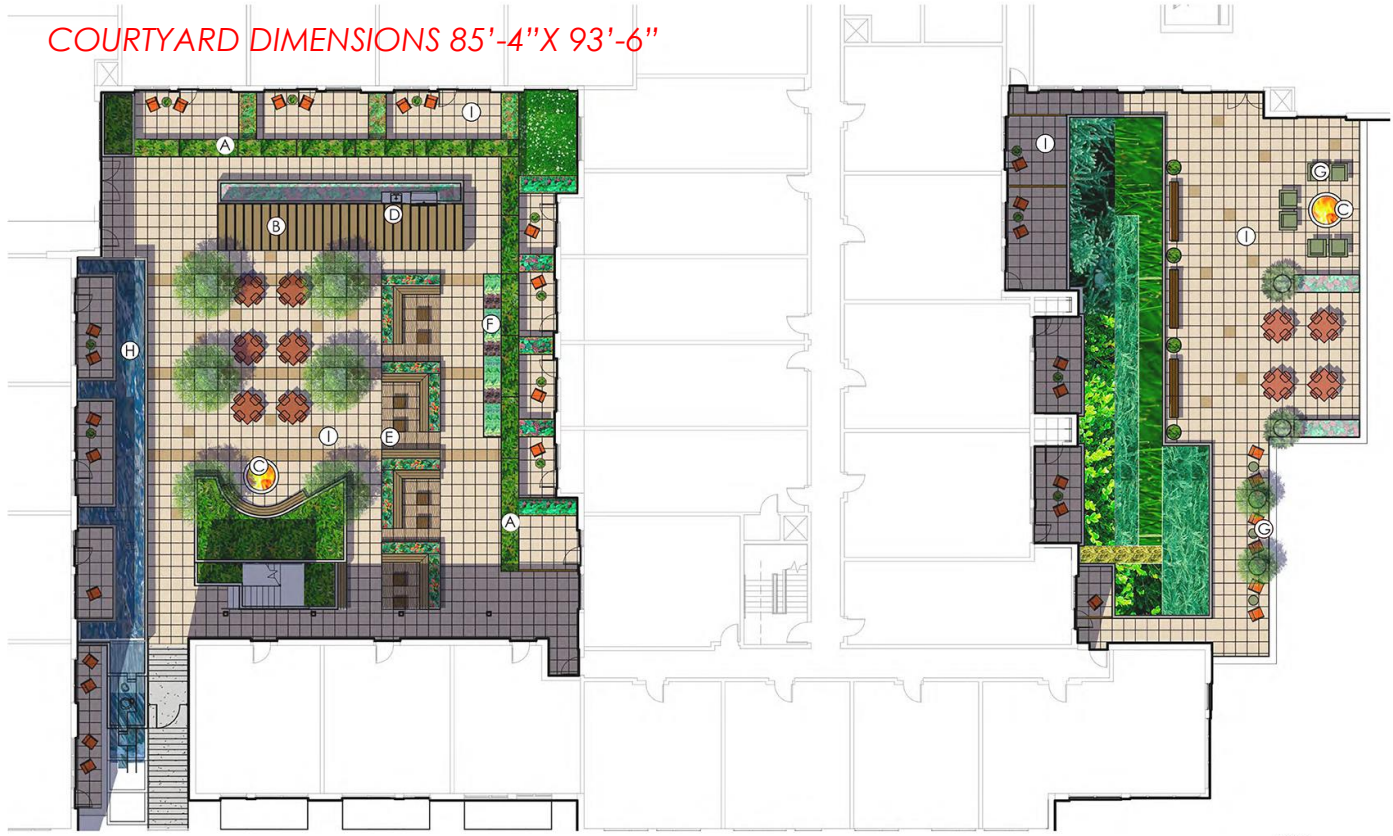


H. Flow Through Planter



I. 24"x24" Pedestal Paver

COURTYARD DIMENSIONS 85'-4"X 93'-6"



Scale: 1" = 20'-0" NORTH

PLANT LIST



Japanese Maple



Italian Cypress



Boxleaf Hebe



Nandina



Lavender

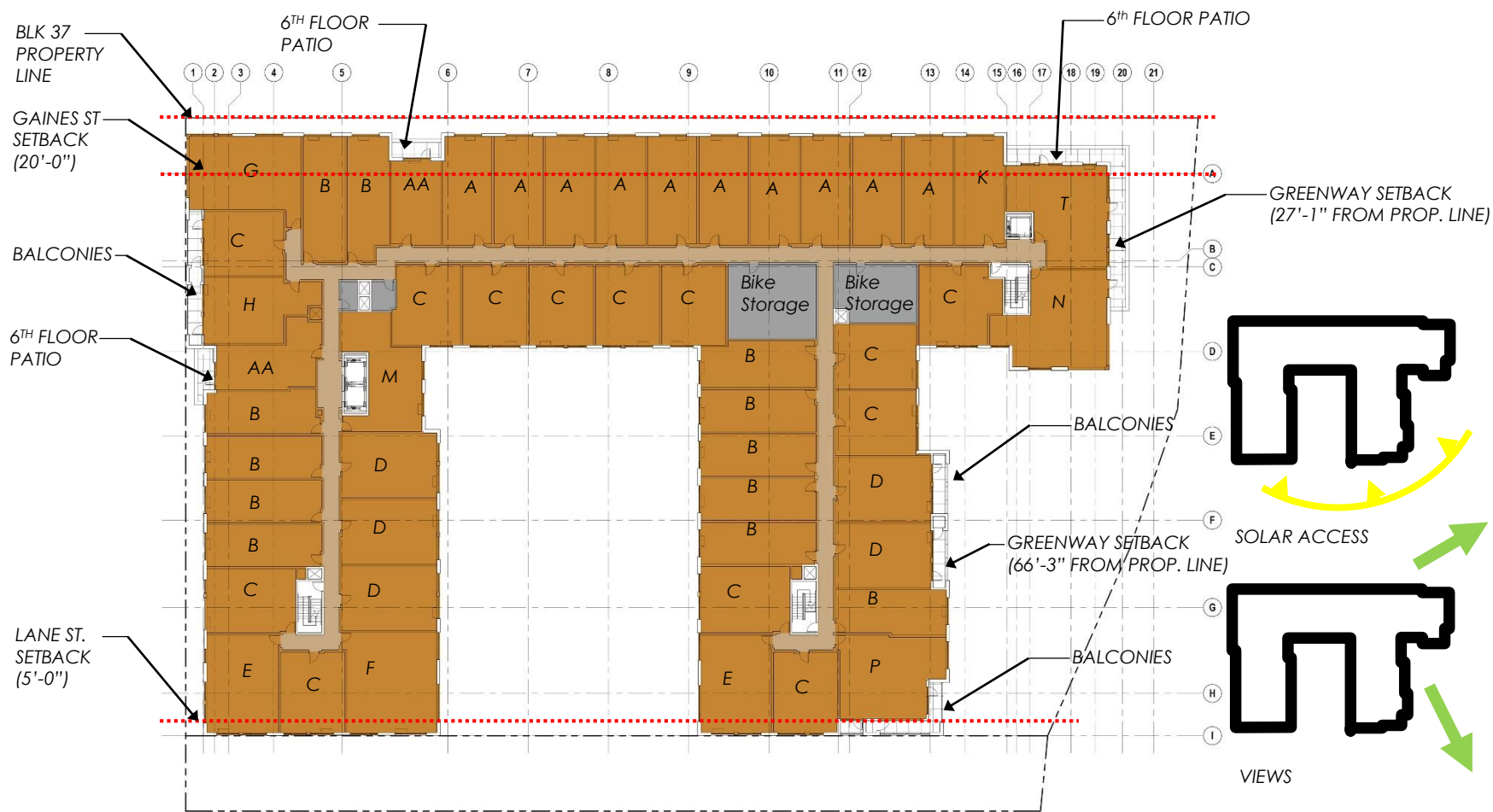


Dwarf Fountain Grass

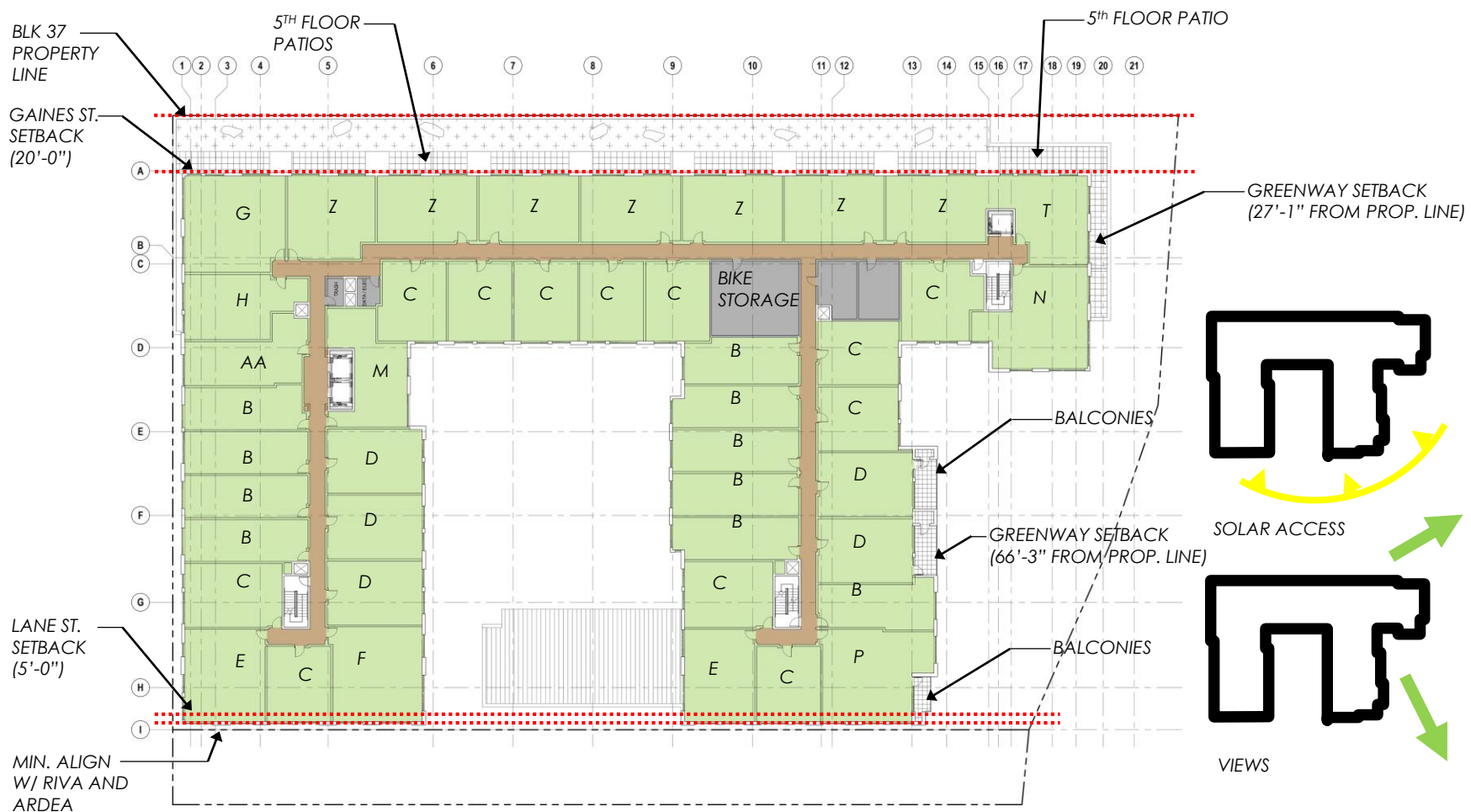


Blue Fescue

LEVEL 2 TERRACES

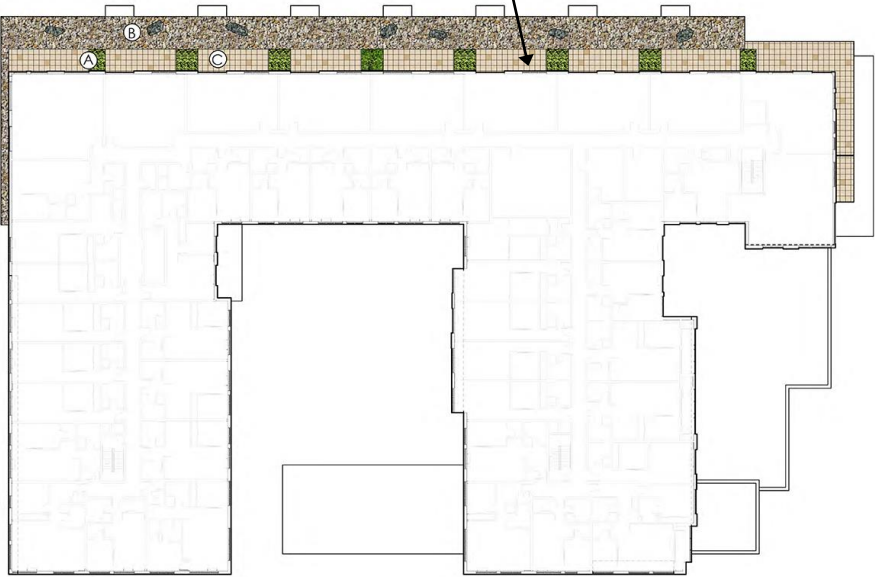


6TH FLOOR PLAN

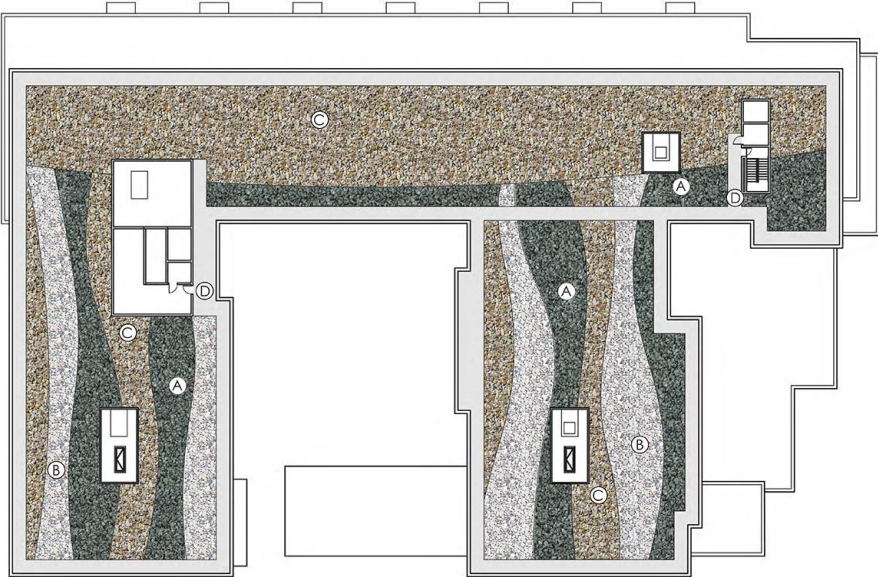


5th-6th FLOOR PLAN

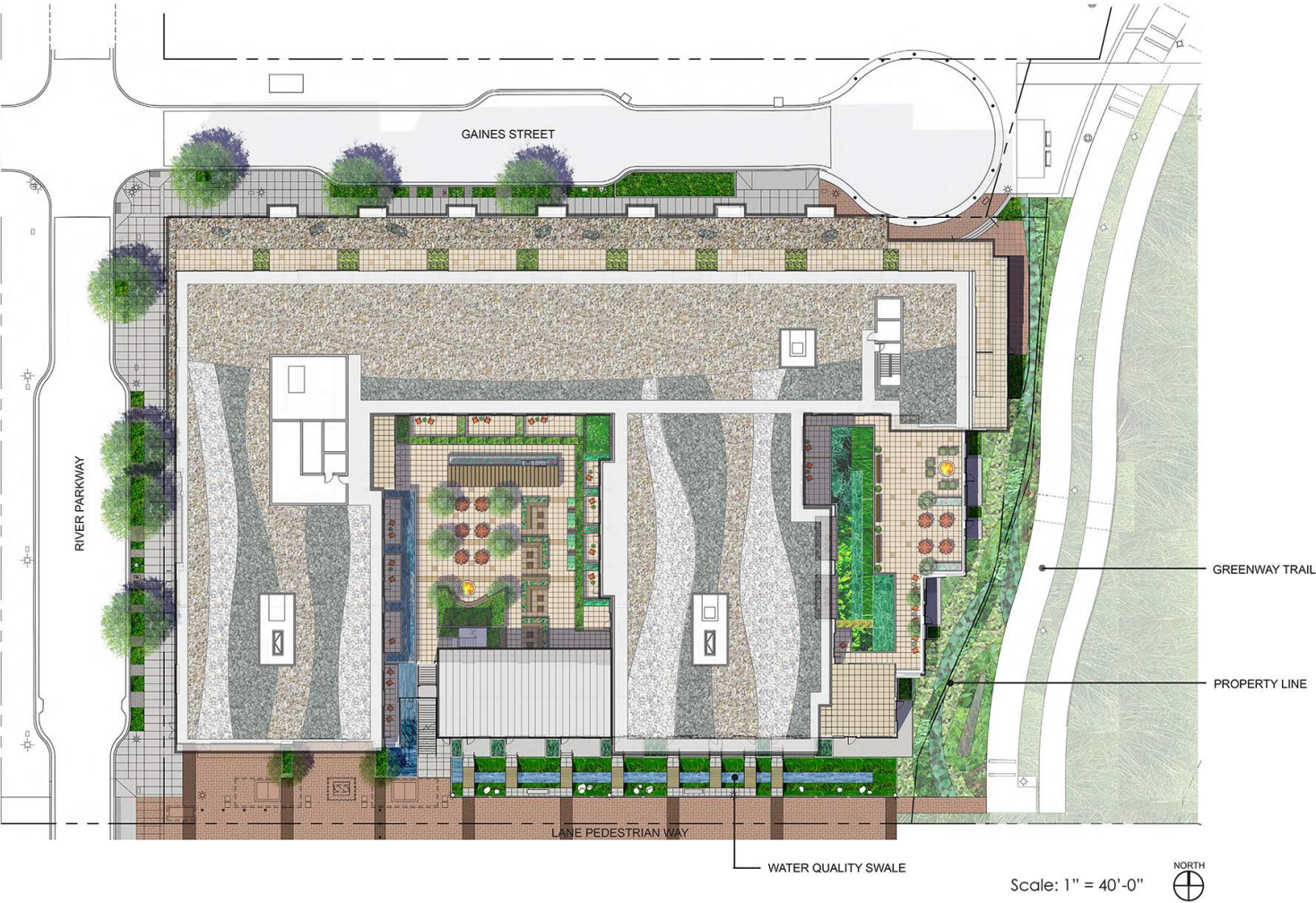
5TH FLOOR
PATIOS
(7'-0"X25'-0")



5th FLOOR TERRACES



ROOF PLAN

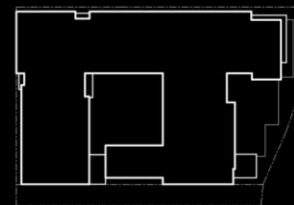


OVERALL SITE PLAN

GBD RESPONSE



“Orienting active uses toward the greenway and river provide visibility and security and encourage continuous use and public “ownership” of the greenway.”
(Guideline A1-2)



GBD