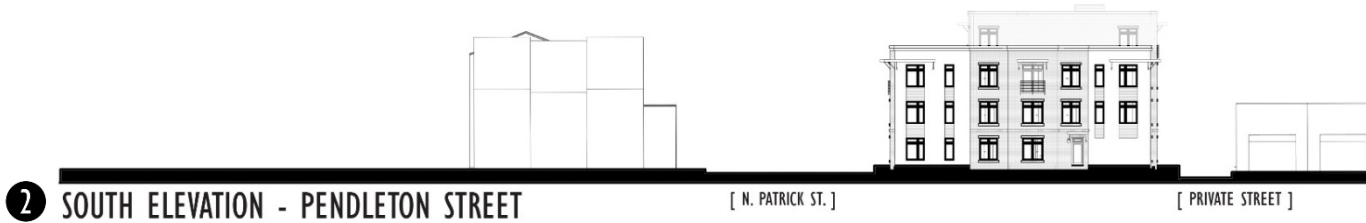
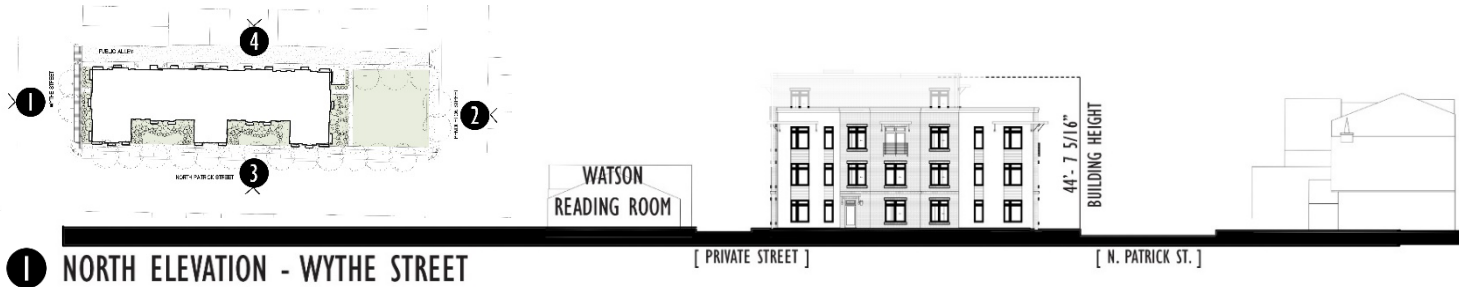


SITE SILHOUETTES



HISTORY: Where We Started



April 22, 2015:

Proposed Design

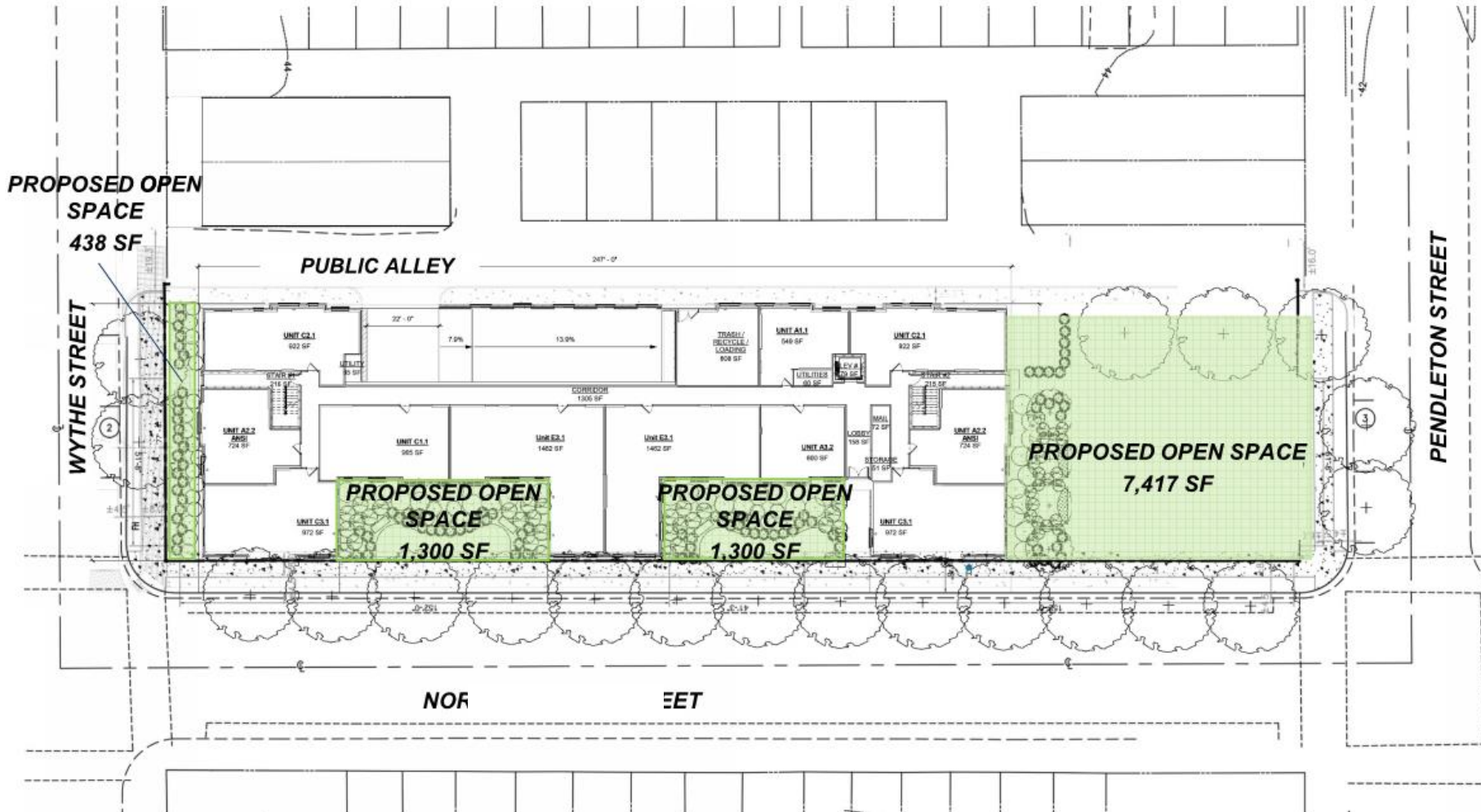
- Two (2) transitional multifamily buildings, 53 units, with parapet and courtyard along N. Patrick
- Reduced the building to 3-stories to address concerns of canyonization
- Added underground parking garage
- Added courtyard along North Patrick to break up massing, increase open space
- Kept townhome rhythm/scale, ground floor entries



Feedback Received

- Increase green open space
- Make ends for prominent
- Enlarge windows
- Elevations are too busy with too many materials
- Clearly articulate building hierarchy

PROPOSED SITE PLAN



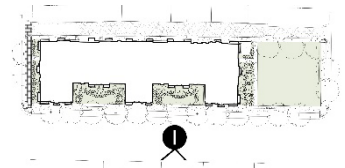
PROPOSED ELEVATION



① NORTH PATRICK STREET ELEVATION

July 7, 2016:

- One (1) multifamily building, 52 units
- Transitional design with clean simple details
- Honest representation of multifamily building with a main building entry
- Simplified architecture with building base, middle, and top tiers
- 3-4 story split with shoulders along Wythe and Pendleton
- 2 courtyards and open space along Pendleton
- Parking underground



PROPOSED ELEVATION



2 PUBLIC ALLEY ELEVATION

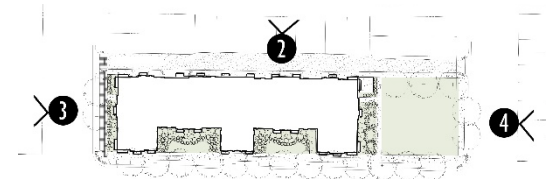


3 WYTHE STREET ELEVATION



4 PENDLETON STREET ELEVATION

- Use of contemporary materials and detailing at the coping, canopy and Juliette balconies
- Simplified color scheme



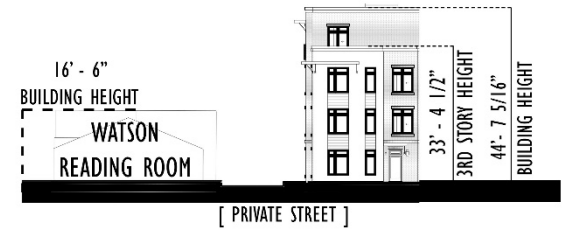
HEIGHT



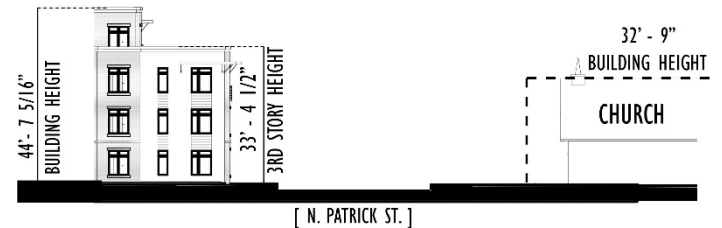
3-4 story split with underground parking

3rd Story: 33'-4 1/2"

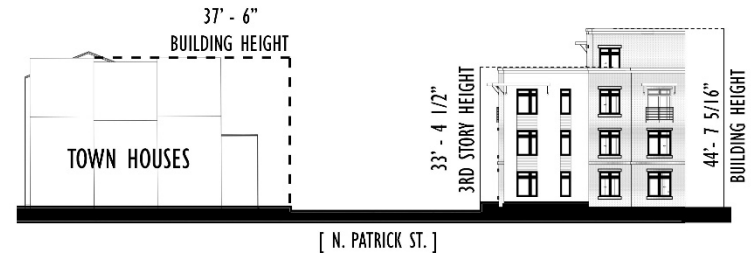
4th Story: 44'-7 5/16"



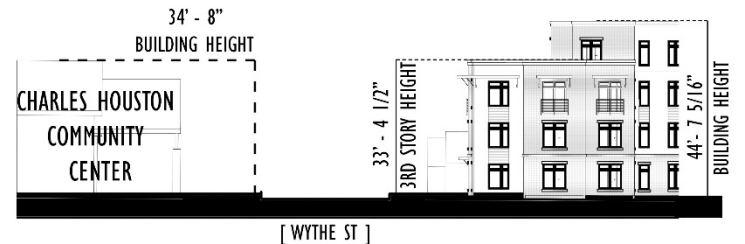
1 WATSON READING ROOM HEIGHT



2 NEIGHBORING CHURCH HEIGHT



3 NEIGHBORING TOWN HOUSE HEIGHT



4 CHARLES HOUSTON COMMUNITY CENTER HEIGHT

SIZE / SCALE



July 7, 2016



Pendleton St and N. Patrick



N. Patrick

7/7/16: 3 - 4 Stories with flat roof adjacent to commercial buildings leaving a setback of 99' - 1 3/4" of open space adjacent to single family townhomes and 2 inset courtyards along North Patrick Street. Shouldering of buildings along North, South, and West Sides of building to relate to adjacent buildings. Reduced entrances to relate to multifamily architecture.



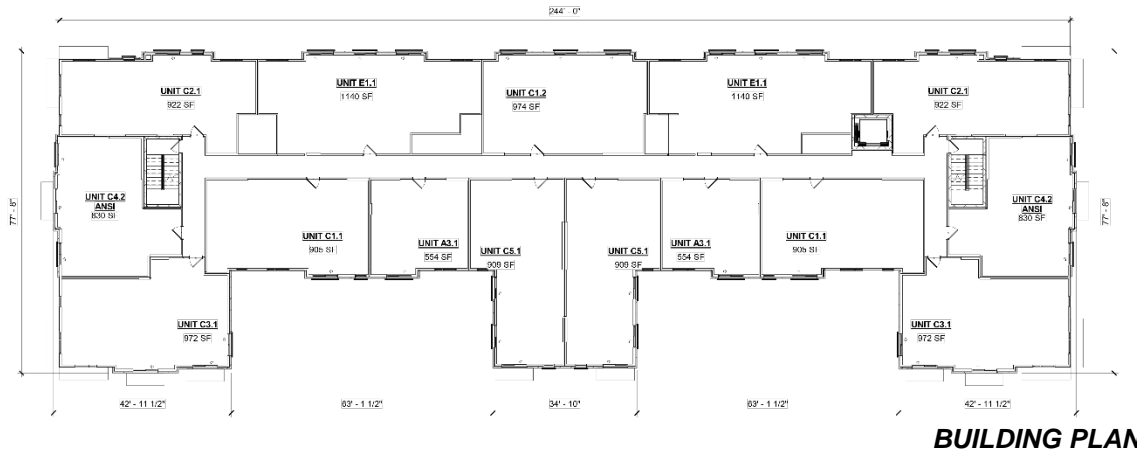
Wythe St



Pendleton St

MASSING

- Flat, continuous wall eliminated along N. Patrick St. by breaking up façade into smaller bays per BAR
- 2 inset courtyards further break up the massing, minimizing the “canyon” effect on Route 1
- Reduced the building height from 4 stories to 3 stories along 3 sides of the building



July 7, 2016

MASSING



WYTHE LOOKING WEST



WYTHE LOOKING EAST



PENDLETON LOOKING WEST

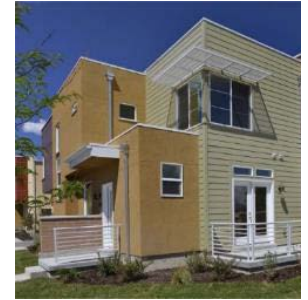


PENDLETON LOOKING EAST

ARCHITECTURE



- Colors & materials compatible with Parker-Gray context.
 - Cementitious Panel
 - Cementitious Siding
 - Brick Veneer
- Responded to input from BAR to create “architecture of its time,” not to mimic historic architecture, but to differentiate new from old.
- Transitional in character, using materials compatible with historic & contemporary details like railings & canopies
- Elevation represents an honest expression of a multifamily building, therefore street level entry doors and base sizing that recalled town homes’ scale were eliminated.
- Increased percentage of brick veneer to cementitious panel
- Simplified colors and material finishes



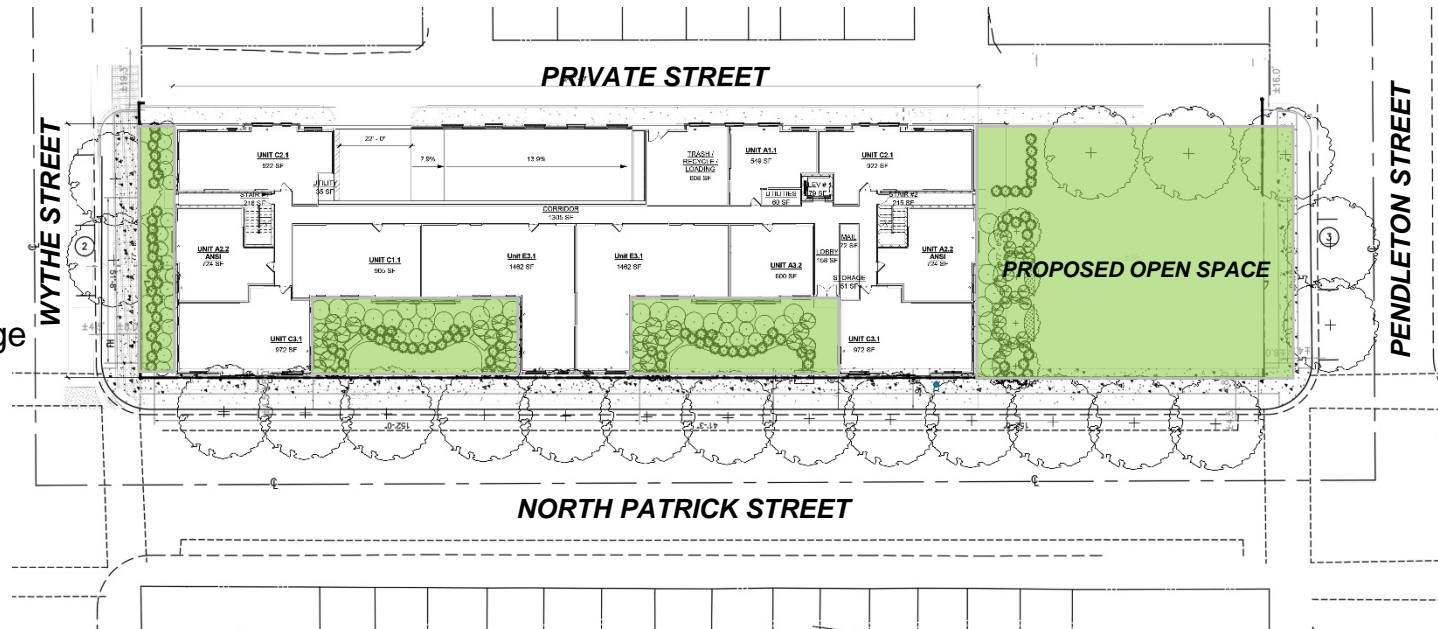
OTHER IMPROVEMENTS

- Removed on-site parking per BEMP. Added below grade parking garage to retain more open space.



April 22, 2015

- Garage entry location allows for better turning movement.
- Conformance with BEMP height recommendations
- Increased percentage of open space from **17% to 35%**
- Building entries further clarified and established.



July 7, 2016

BUILDING ENTRY

- Center building entry in courtyard recess to establish prominence and hierarchy of building entrances.
- Use canopies to frame the entry and create an area representative of a porch
- Add low planters and seat walls on each side of the door to frame the building entry
- Canopies provide an open unrestricted space at building entry



ARCHITECTURE - BAR

Parker-Gray BAR comments on Ramsey at the July 27, 2016 Concept Review Work Session

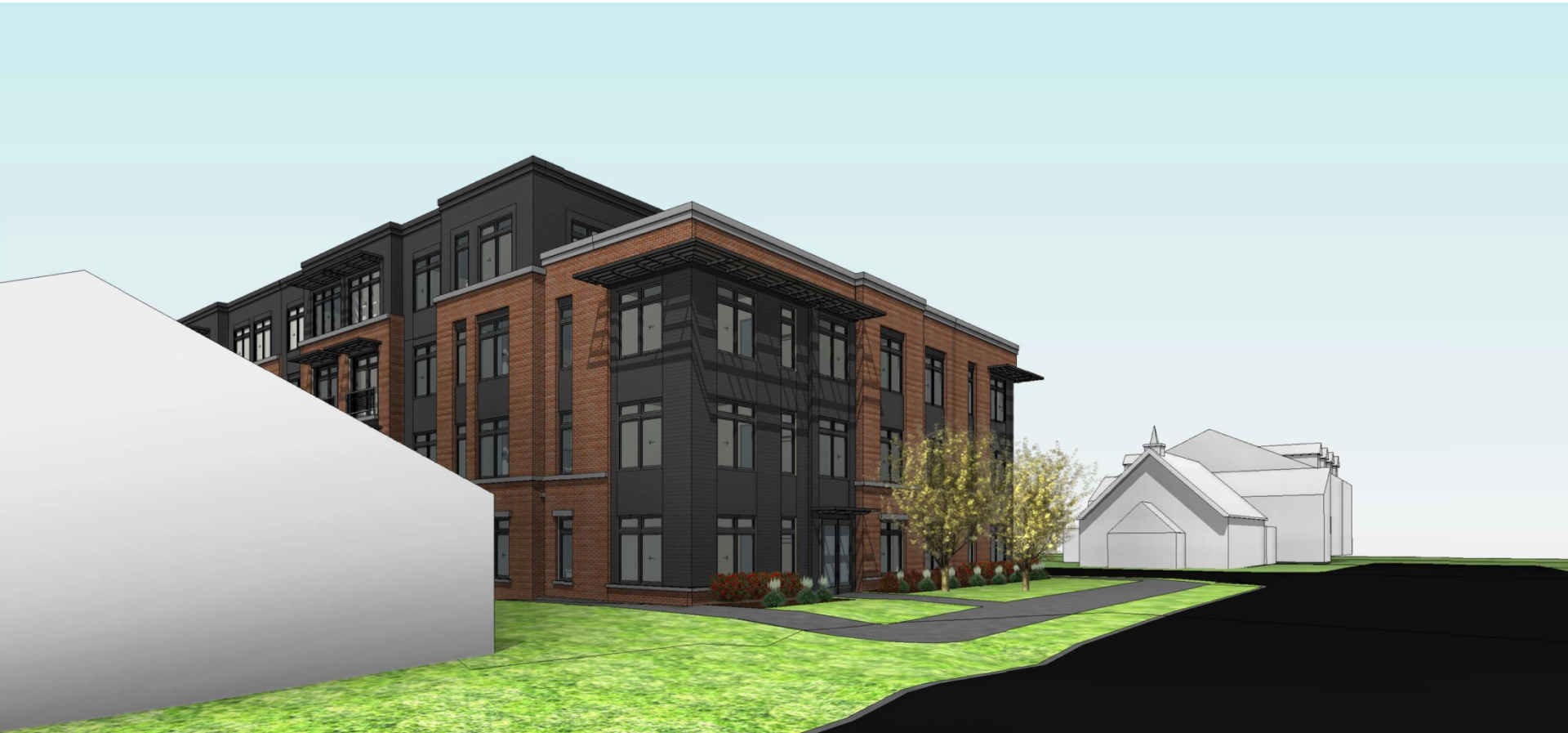
The BAR accepted the scale, mass and general location on the site that was selected by City Council. The discussion was primarily about architectural character in the context of the historic district.

- Make the building entrances prominent and inviting architectural focal points.
- Set the building back 10' to 15' farther from Wythe Street and provide porches or pergolas at ground level to create a gathering space and an architectural dialogue with the recreation center and museum buildings.
- Restudy the overall building composition, particularly the size, shape, color and grouping of the fenestration. Consider corner windows.
- Restudy and enhance the canopies over the windows and particularly around the entrances.
- Enhance the depth of the balconies, either inset or projecting, and the design of the railings.
- Study patterns and textures for the wall surfaces. Consider accent colors for details and brick bands.
- Study the additional use of brick and other durable wall materials besides fiber cement panels. Use secondary materials in the recessed bays and at higher elevations.
- Reduce the floor-to-floor height and eliminate the parapets to reduce the building's scale.
- Group the rooftop mechanical equipment in the center of the fourth floor roof so that the rooftop mechanical screening may be minimized or eliminated.

PROGRESS - ARCHITECTURE



PROGRESS - ARCHITECTURE



PROGRESS - ARCHITECTURE

