

# **3300 WHITEHAVEN RESIDENTIAL STUDY OGB PRESENTATION #3**

*February 3, 2022*

# AGENDA

## REVIEW FEEDBACK

## PRELIMINARY LANDSCAPE / PLAZA CONCEPT

## ARCHITECTURAL CONCEPT DIAGRAMS & PRECEDENT IMAGERY

## BUILDING ARTICULATION

Mass A - Whitehaven Building

Building Entry Study

Mass B - Plaza Building

Mass C - Park Building

Mass D - Pavilion

## PROJECT OVERVIEW



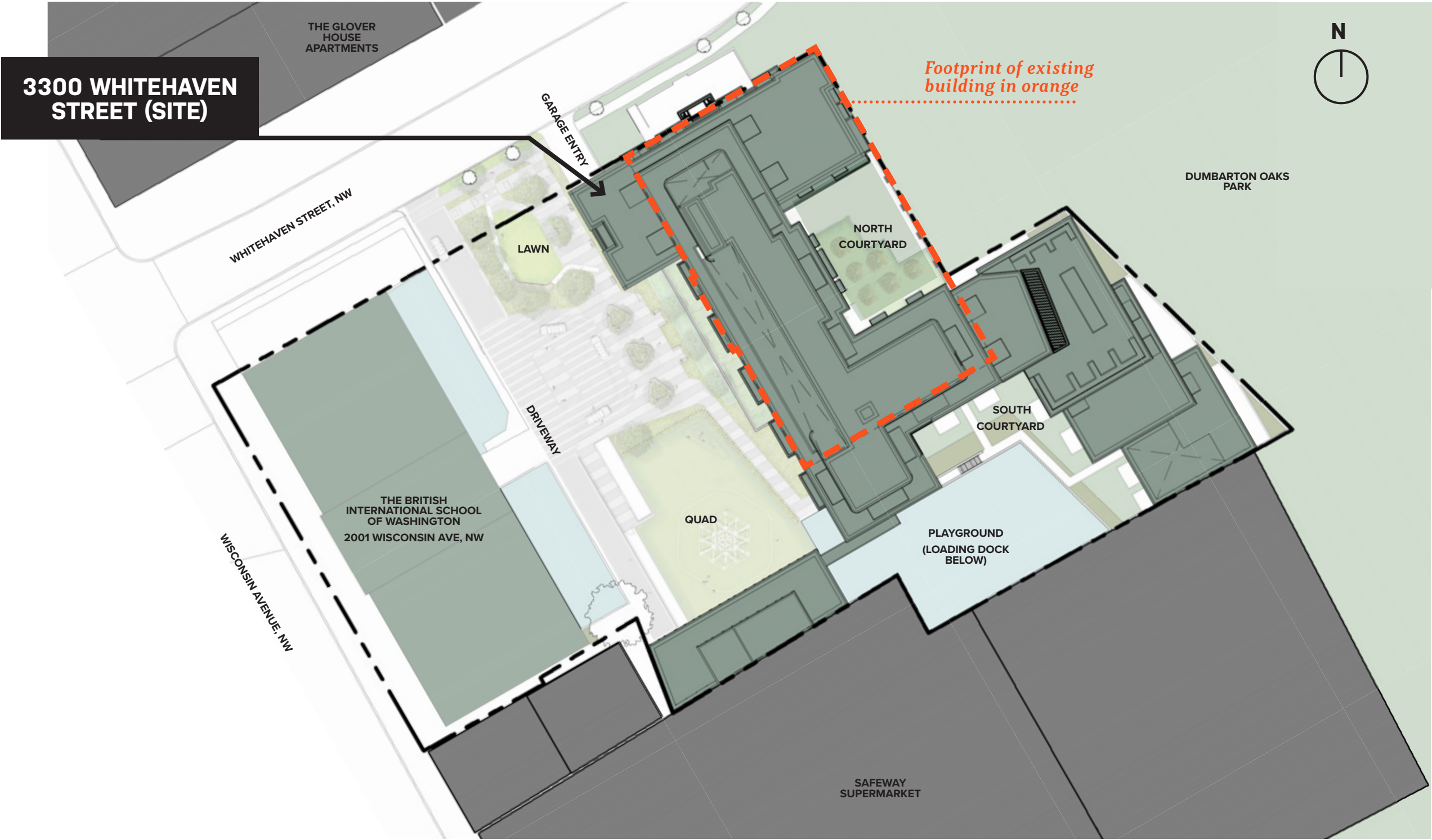
# PROCESS

## *Incorporating feedback from our second OGB hearing*

- **Clarity of concept (General)** The project would benefit from more clarity of concept. More attention is required to enhance overall concepts and how they thread individual buildings together.
- **Cornice line and stone base (Mass A)** Mass A would benefit from further refinement of the cornice line as well as a return of the stone base along the Whitehaven and plaza elevations.
- **Building entrance and landscaping/plaza (Mass A)** Building entrance should have more presence and be scaled for overall size of project rather than specifically to Mass A on Whitehaven. Further development of the landscape / plaza design is integral to the overall composition of building.
- **Penthouse (Mass B)** Mechanical penthouse screen on Mass B articulation is overwrought and should have less presence. A quieter language would be preferred.
- **Residential character/balconies (Masses B and D)** Masses B and D at plaza would benefit from a more residential feel, perhaps through the introduction of balconies.
- **Additional detailing (Masses C and D)** Masses C and D are overly simplified and would benefit from an additional layer of detail to further enhance the quality of the architecture and better integrate the buildings into the overall project language.

# PROPOSED BUILDING

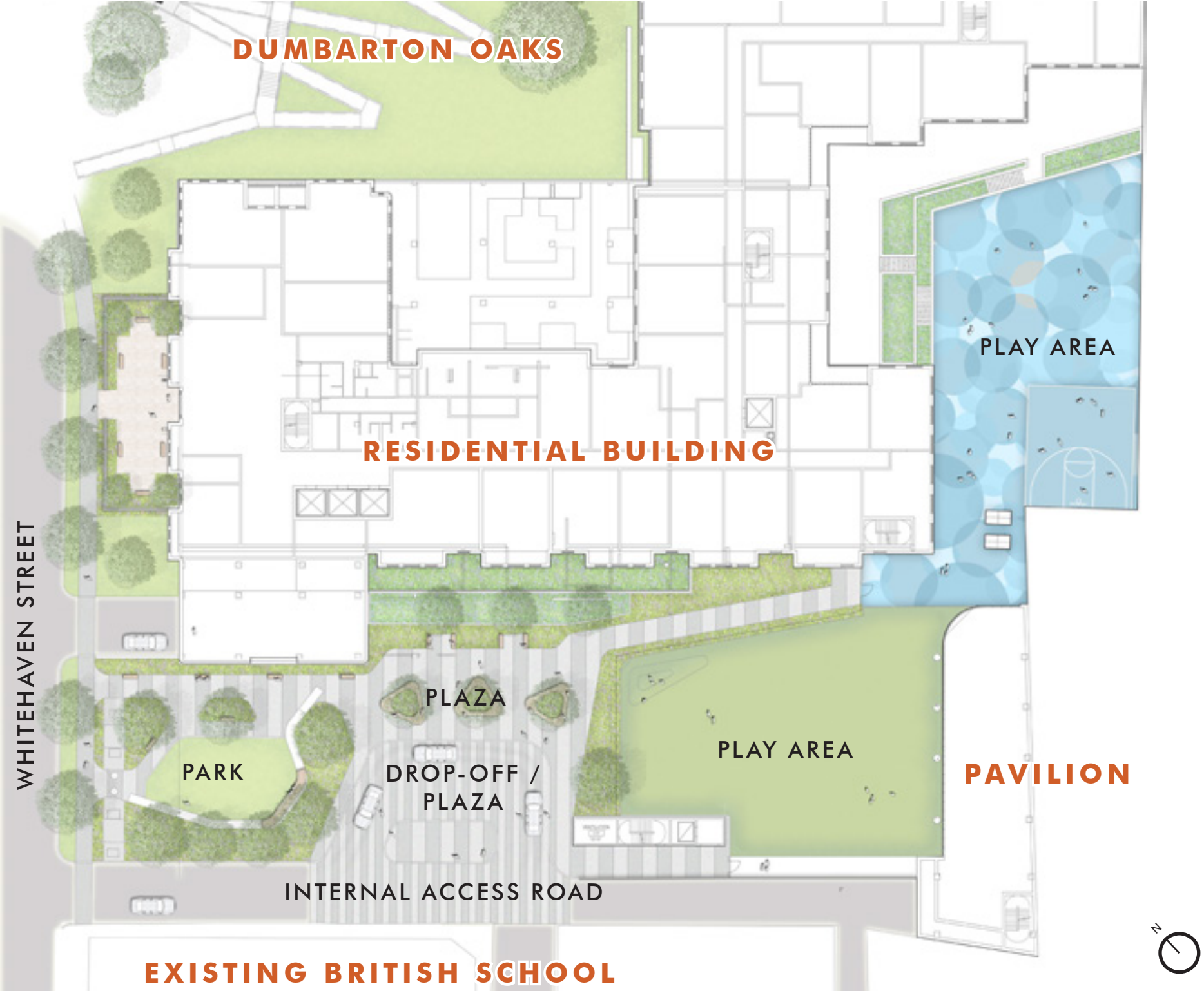
Site Plan





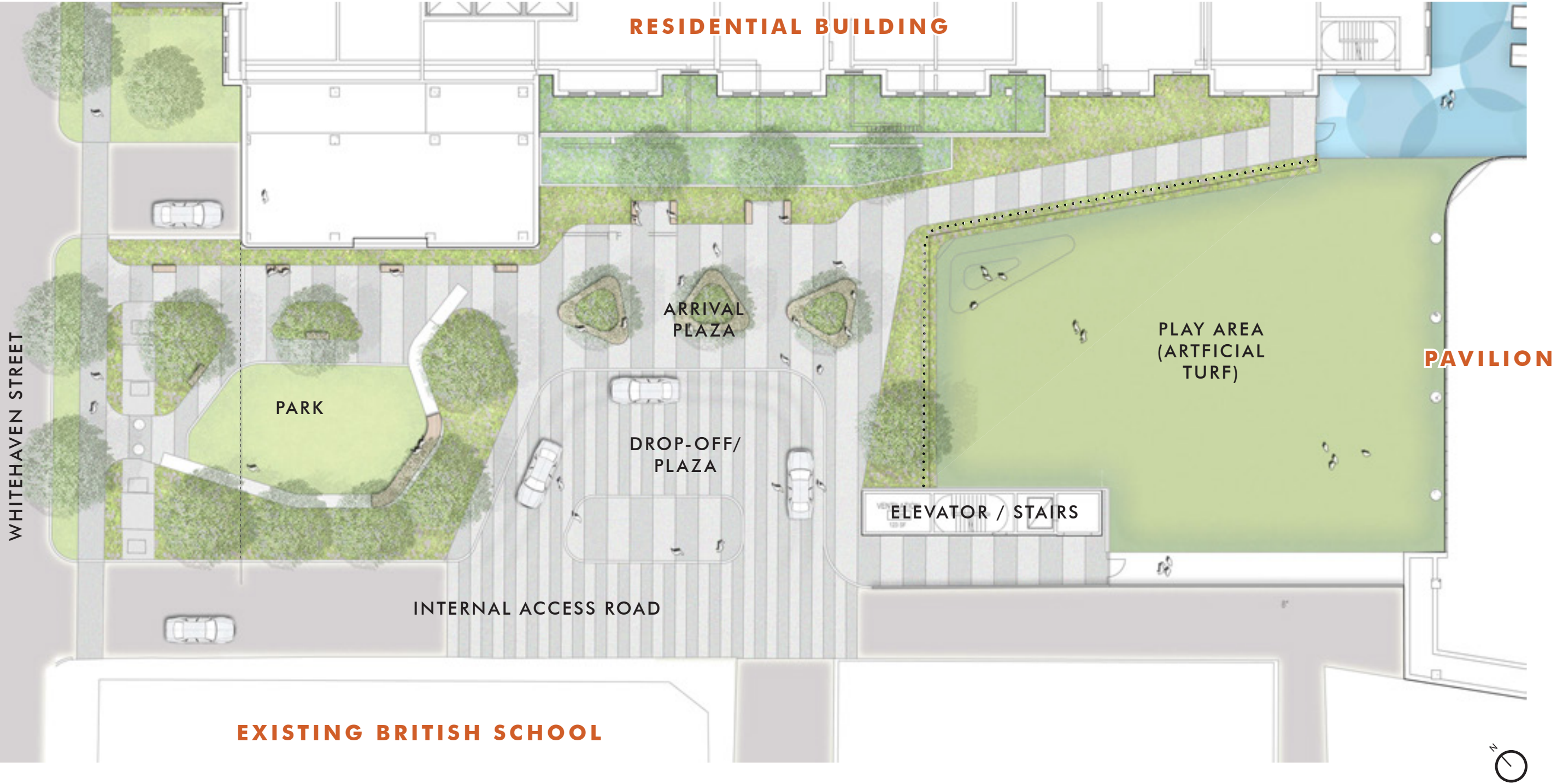
# LANDSCAPE

*Ground Level - Overall Site Landscape Plan*



# LANDSCAPE

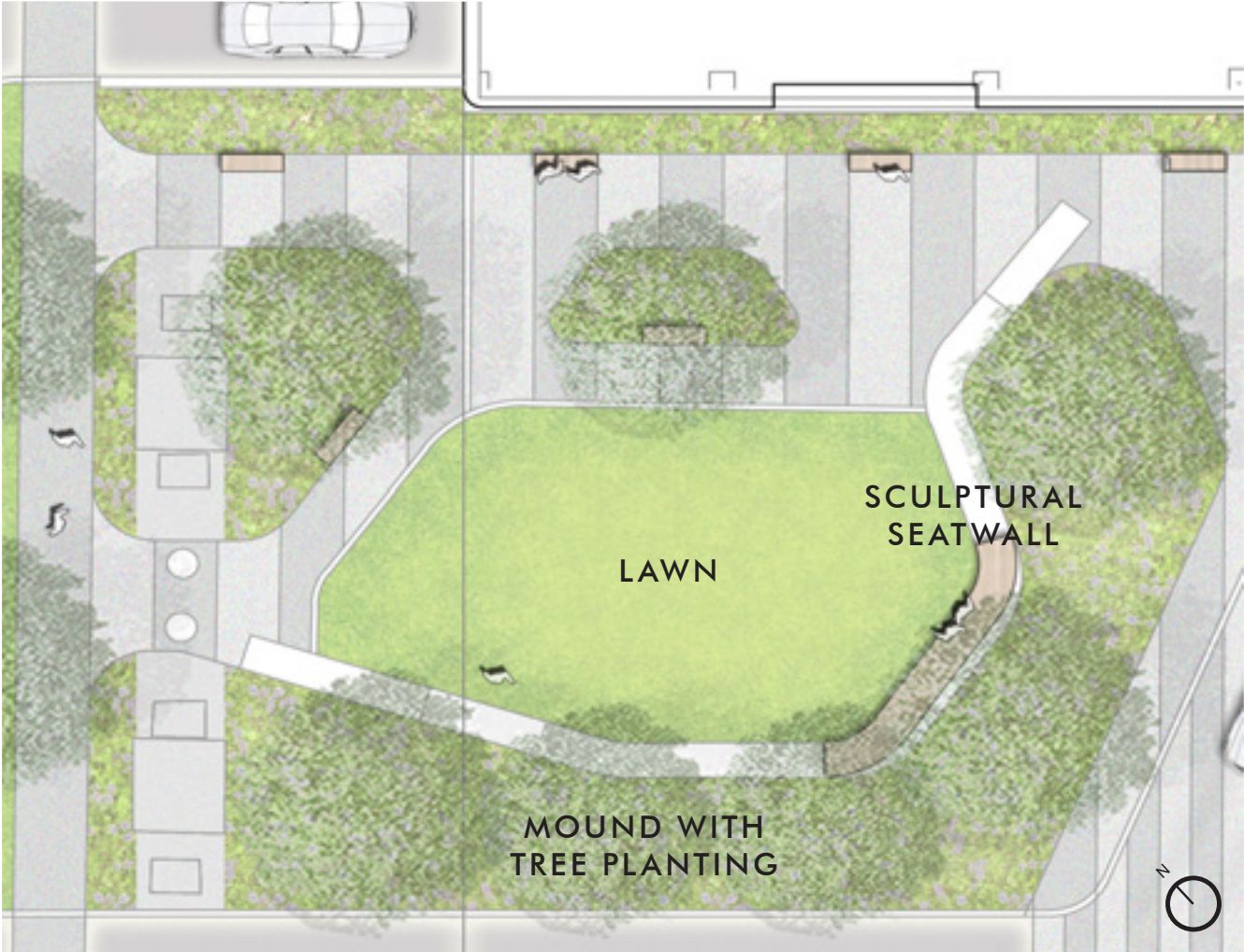
*Ground Level - Pocket park, Drop-off, Play area plan*





# LANDSCAPE

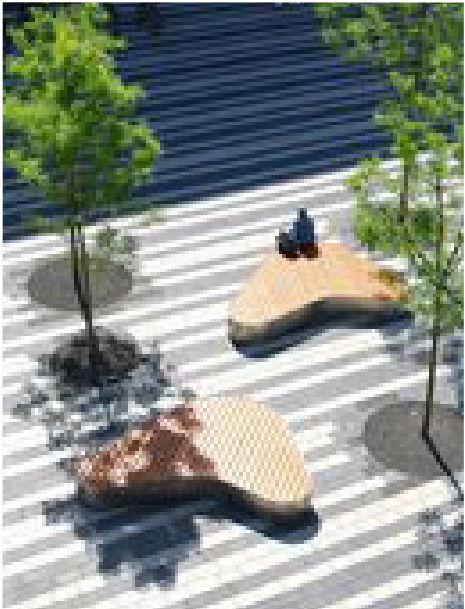
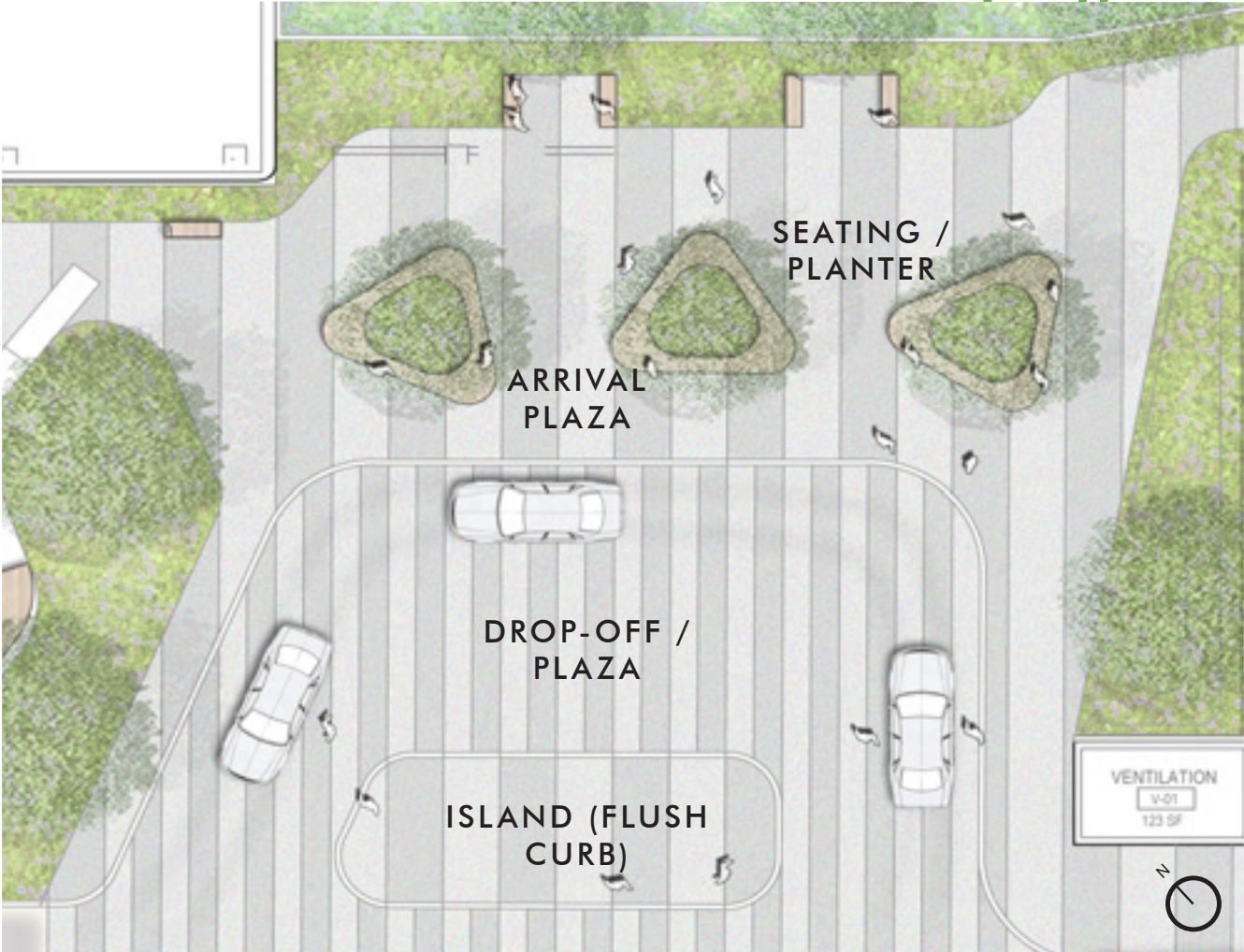
*Ground Level - Park*





# LANDSCAPE

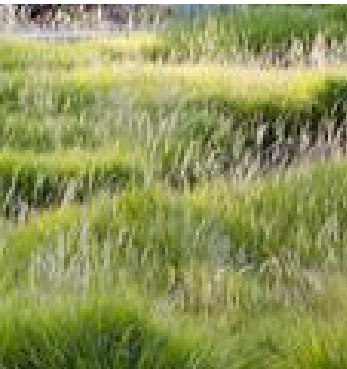
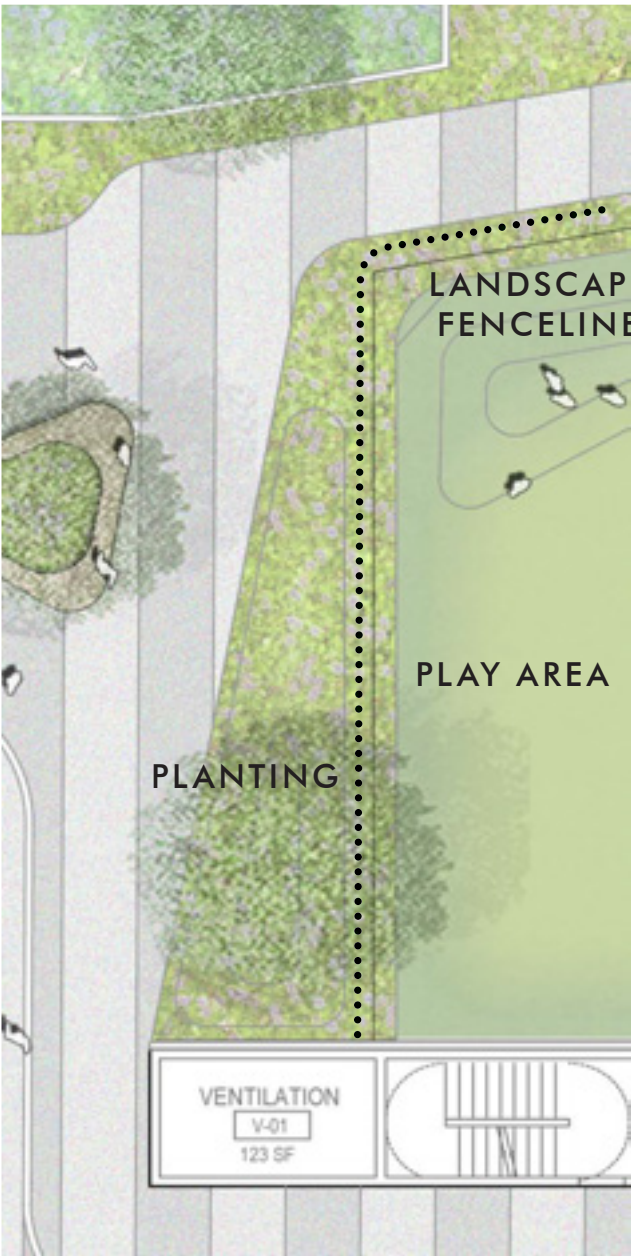
*Ground Level - Shared Plaza & Drop-off*





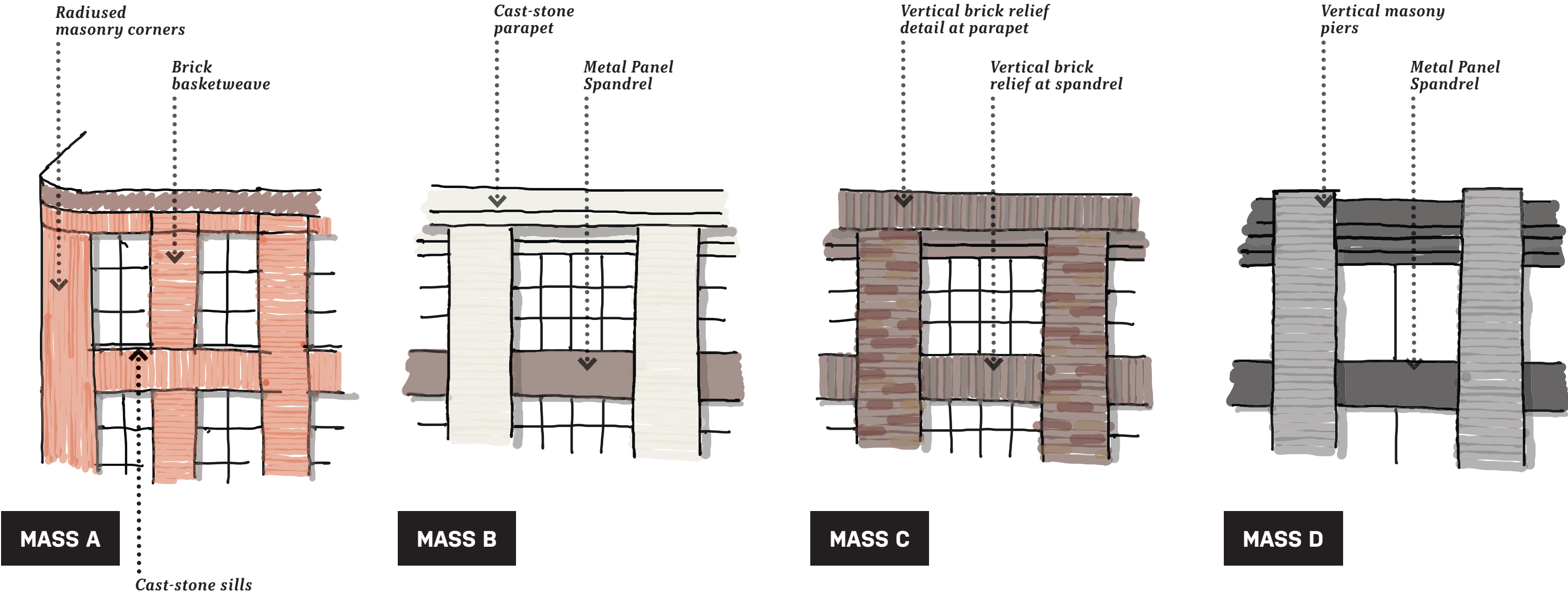
# LANDSCAPE

*Ground Level - Soft Edge / Fence*



# PROCESS

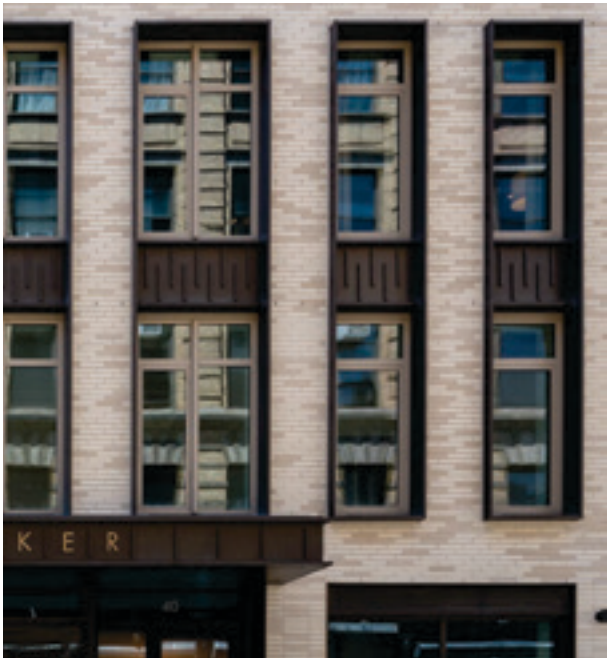
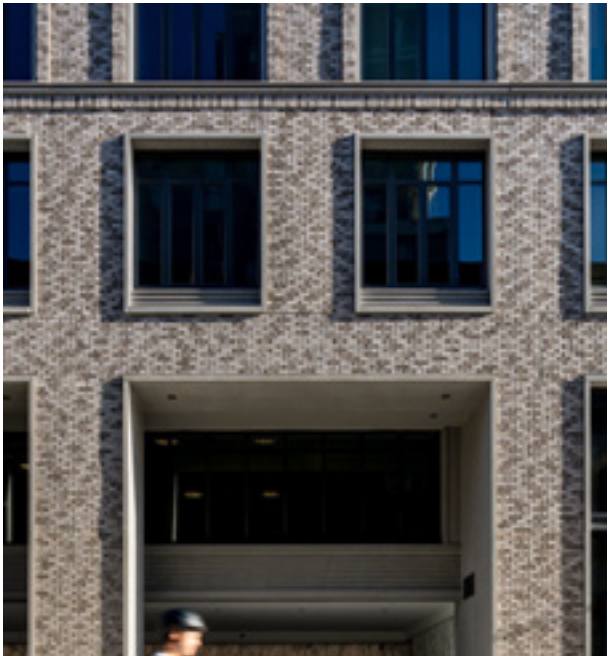
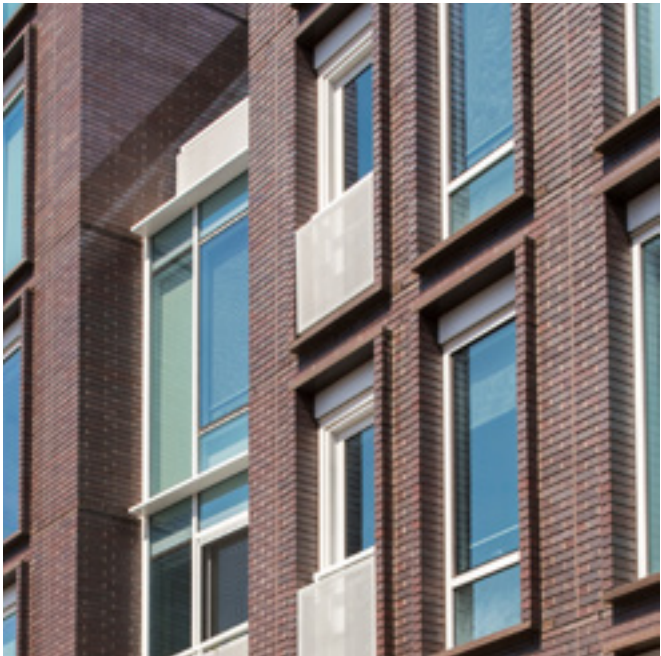
## Preliminary Detailing Concepts





# PROCESS

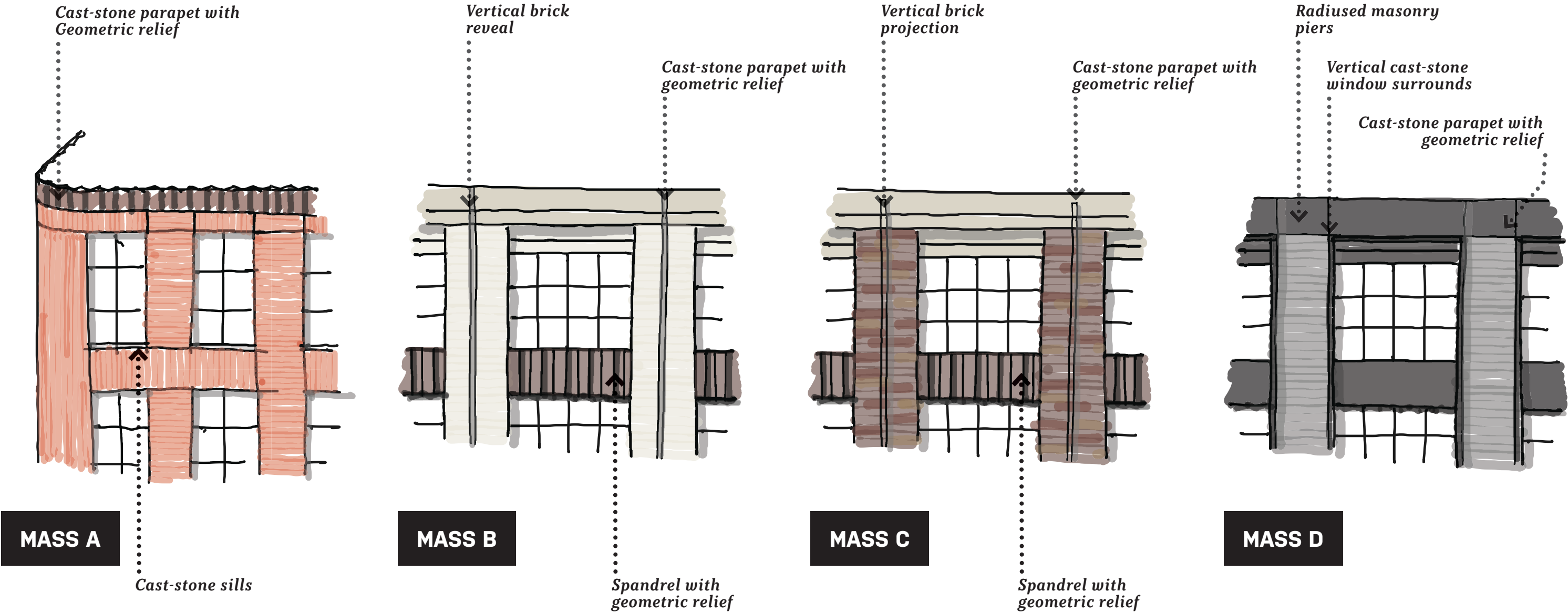
*Revised Detailing Precedents*





# PROCESS

*Revised Detailing Concepts*





# PROCESS

*Detail Development*



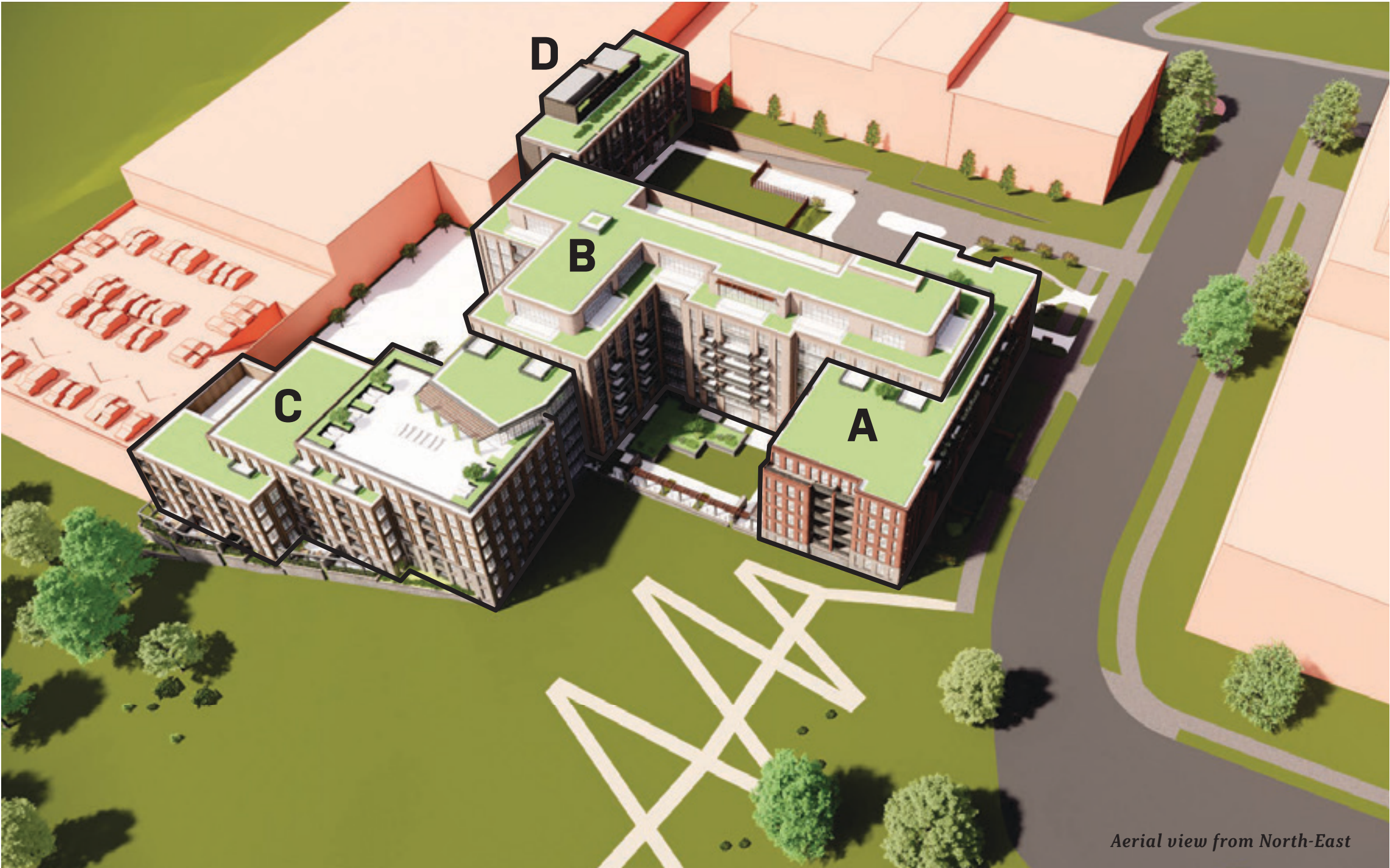
Key Plan



# PROPOSED BUILDING

*Massing refinement*

4 distinct building volumes, each with their own articulation, unique interpretation of details, and material palette provide a more contextually scaled composition of buildings which appear to have developed organically, over time.



*Aerial view from North-East*



# MATERIAL PALETTE

Overview

## REVISIONS

ACCENTS

Cast Stone  
Color: Match  
Terracotta Brick

Metal Panel:  
Charcoal

Cast Stone  
Color: Light Grey

Cast Stone  
Color: Match  
Opal Brick

Metal Panel:  
Vintage Nickel

Cast Stone  
Color: Match  
Opal Brick

Metal Panel:  
Vintage Nickel

Cast Stone  
Color: Light Grey

Metal Panel:  
Vintage Nickel

Wood soffit &  
storefront

FIELD

Elongated Brick  
Color: Terracotta

Elongated Brick  
Color: Opal

Elongated Brick  
Color: Midnight Grey

Elongated Brick  
Color: Obsidian

BASE

Cast Stone

Stone at grade

Cast Stone

Stone at grade

Cast Stone

Stone at grade

Cast Stone

Mass A - Whitehaven Building

Mass B - Plaza Building

Mass C - Park Building

Mass D - Pavilion



# PROPOSED BUILDING

Process

12/2 OGB HEARING #2



2/3 PROPOSED





# PROPOSED BUILDING

## *At Whitehaven*

### *Key Revisions*

- *Simplified mechanical PH articulation*
- *Revised building entrance*
- *Revised Pavilion articulation*
- *Addition of balconies at plaza*
- *Re-introduction of stone base at Mass A*



*From Whitehaven St*



*Key Plan*



# PROPOSED BUILDING

Park side

- Key Revisions
- Revised & added detail elements at Mass A, B, and C
  - Re-introduction of stone base at Mass A and Mass C
  - Added heirarchy to Mass C facades



From East at Whitehaven Trail



Key Plan



# PROPOSED BUILDING

Park side

- Key Revisions
- Revised & added detail elements at Mass A, B, and C
  - Re-introduction of stone base at Mass A and Mass C
  - Added heirarchy to Mass C facades



Key Plan

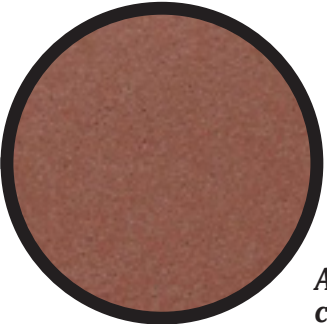


# PROPOSED BUILDING ARTICULATION

## Massing A - Whitehaven Building



Cast-stone cornice with geometric relief



Accents: Cast-stone cladding, sills and lintels

Decorative metal guardrail at top of bay

Inset cast-stone panel



Field: Elongated brick with decorative coursing

Radiused corners at bays and main building corners

Cast-stone sills



Base: Cast Stone



# PROPOSED BUILDING ARTICULATION COMPARISON

## *Massing A - Whitehaven Building*

### *Key Revisions*

- Added heirarchy to Whitehaven elevation by:
  - Grouping bays together at either side of building entrance to enlarge physical presence of entry
  - Enlarged lobby windows on either side of building entry
  - Connecting base of bays with wing walls and raised planters
  - Recessing garage entry
- Re-introduced stone base at plaza



*Key Plan*



# PROPOSED BUILDING ARTICULATION COMPARISON

## Massing A - Whitehaven Building

**Key Revisions**

- Added heirarchy to Whitehaven elevation by:
  - Grouping bays together at either side of building entrance to enlarge physical presence of entry
  - Enlarged lobby windows on either side of building entry
  - Connecting base of bays with wing walls and raised planters
  - Recessed garage bay
- Revised grade at building entry



12/2 - Whitehaven Street elevation perspective



Currently Proposed



Key Plan



# PROPOSED BUILDING ARTICULATION

## *Massing A - Whitehaven Building*

### *Key Revisions*

- *Revised cast-stone cornice with geometric relief & scaled back horizontal projection*
- *Reintroduction of stone base at East and West ends of Mass A*
- *Introduction of glass & metal language at courtyard amenity*



*Nearing trailhead at Whitehaven*



*Key Plan*



# PROPOSED BUILDING ARTICULATION COMPARISON

## Massing A - Whitehaven Building

**Key Revisions**

- Revised cast-stone cornice with geometric relief & scaled back horizontal projection
- Reintroduction of stone base at East and West ends of Mass A
- Introduction of geometric relief at spandrel panels
- Introduction of glass & metal language at courtyard amenity



12/02 - From Southern end of Courtyard



Currently Proposed



Key Plan



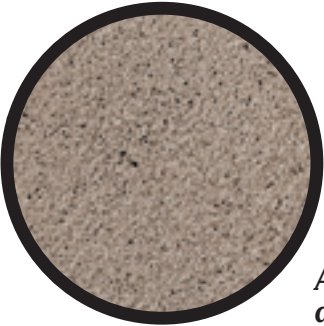
# PROPOSED BUILDING ARTICULATION

## Massing B - Plaza Building



Detail view at Plaza

*Inverted metal louver mechanical screen with decorative vertical elements*



*Accents: Cast-stone lintels and parapet caps*

*Perforated metal panel guardrail at balconies and terraces*

*Metal panel spandrel panels with geometric relief*



*Field: Elongated Brick with decorative coursing*

*Decorative brick coursing at corners*



*Base: Elongated Brick with cast-stone belt course*



# PROPOSED BUILDING ARTICULATION COMPARISON

## *Massing B - Plaza Building*

### *Key Revisions*

- *Revised Mass D articulation concept*
- *Incorporation of balconies into Mass B and Mass D articulation*
- *Elimination of Level 06 trellis atop bays on Mass B and introduction of geometric relief at spandrel panels*
- *Vertical brick reveals at piers*



*Key Plan*



# PROPOSED BUILDING ARTICULATION

## Massing B - Plaza Building

*Key Revisions*

- Revised cast-stone cornice with geometric relief
- Vertical brick reveal at piers
- Introduction of geometric relief at metal spandrel



*Key Plan*



*Balconies at park-facing courtyard*



# PROPOSED BUILDING ARTICULATION

## Massing B - Plaza Building

- Key Revisions*
- Revised cast-stone cornice with geometric relief
  - Vertical brick reveal at piers
  - Introduction of geometric relief at spandrel panel



*Birds-eye view of south courtyard from South-West*



*Birds-eye view of south courtyard from South-East*



*Key Plan*

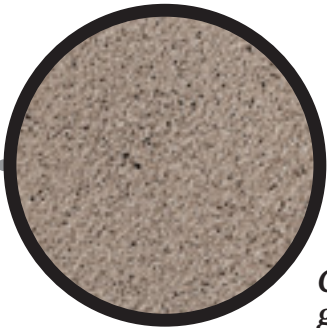


*Key Plan*



# PROPOSED BUILDING ARTICULATION

## Massing C - Park Building



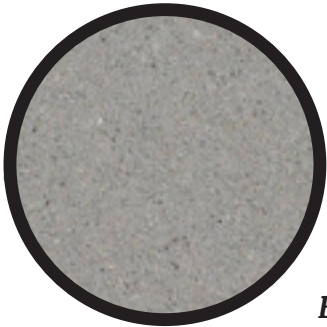
*Cast-stone parapet with geometric relief*



*Field: Elongated brick with decorative coursing and projecting vertical course*

*Cast-stone spandrel panels with geometric relief*

*Perforated metal panel guardrail*



*Base: Cast Stone*



# PROPOSED BUILDING ARTICULATION

## Massing C - Park Building

- Key Revisions*
- Revised cast-stone cornice with geometric relief
  - Vertical brick projection at piers
  - Introduction of geometric relief at metal spandrel

DISENGAGED  
STONE WALLS AT  
UNIT TERRACES

METAL PANEL  
TRELLIS

STONE BASE  
WITH INTEGRATED  
LANDSCAPE PLANTERS



*From Southern end of Courtyard*



# PROPOSED BUILDING ARTICULATION COMPARISON

## Massing C - Park Building

- Key Revisions*
- Revised cast-stone cornice with geometric relief
  - Vertical brick projection at piers
  - Introduction of geometric relief at metal spandrel
  - Re-introduction of stone at base



*11/3 - View from Park*



*Currently Proposed*



*Key Plan*



# PROPOSED BUILDING ARTICULATION

## Massing C - Park Building



*View looking S from trailhead*



*Key Plan*



# PROPOSED BUILDING ARTICULATION

## Massing D - Pavilion Building





# PROPOSED BUILDING ARTICULATION COMPARISON

## *Massing D - Pavilion Building*

### *Key Revisions*

- *Revised articulation concept featuring:*
  - *Replacement of pilotis with concave brick piers as a nod to the radiused corners of Mass A*
  - *Corner detailing found in adjacent Mass B bays*
  - *Juliette balconies for a more residential design language*
  - *Incorporation of wood trellis element at ground level*



*12/02 View from quad*



*View from quad*



# PROPOSED BUILDING ARTICULATION

## Massing D - Pavilion Building



Key Plan



View looking SE from Plaza



# PROPOSED BUILDING ARTICULATION

## Massing D - Pavilion Building



View looking SW from Plaza



Key Plan



# PROPOSED BUILDING ARTICULATION

## *Massing D - Pavilion Building*



*View looking W from South courtyard*



*Key Plan*



# PROPOSED BUILDING ARTICULATION

*Overview*



*From Whitehaven St*



*From East at Whitehaven Trail*



*From South East at Whitehaven Trail*



*Aerial view from North-East*





**THANK YOU**



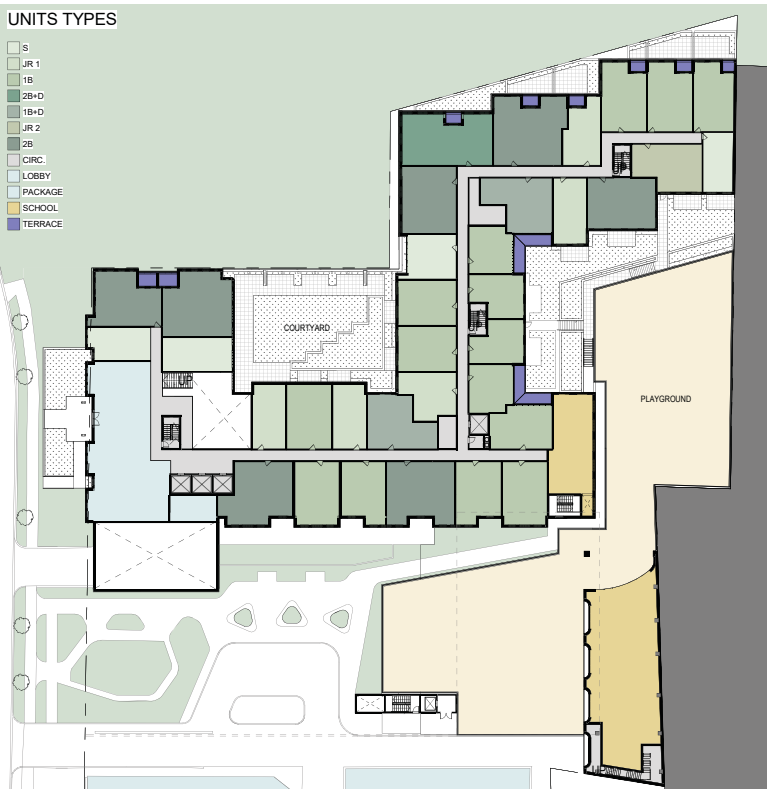
# APPENDIX

## Amenity plans

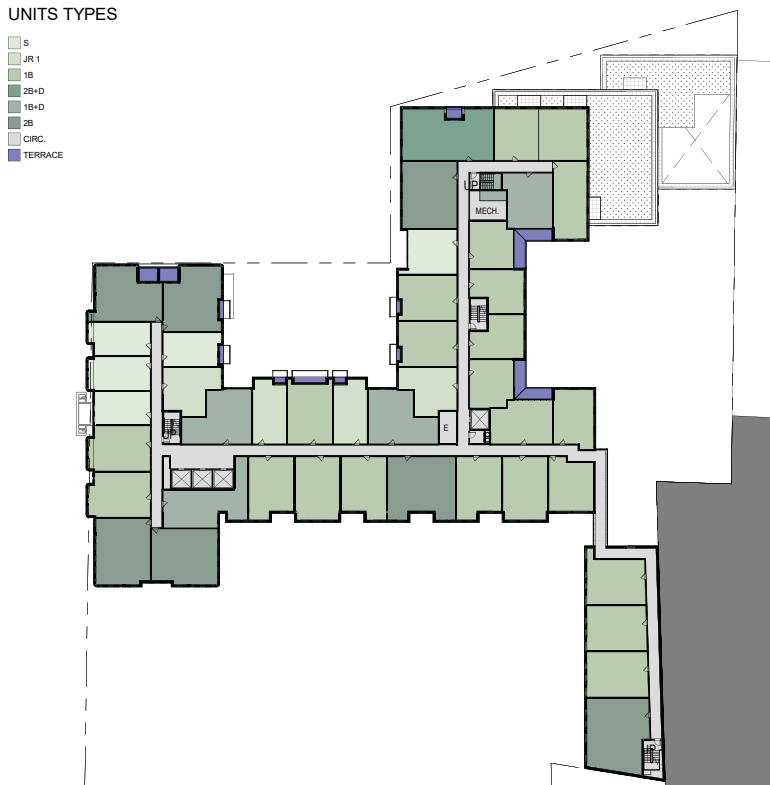
B2 Level



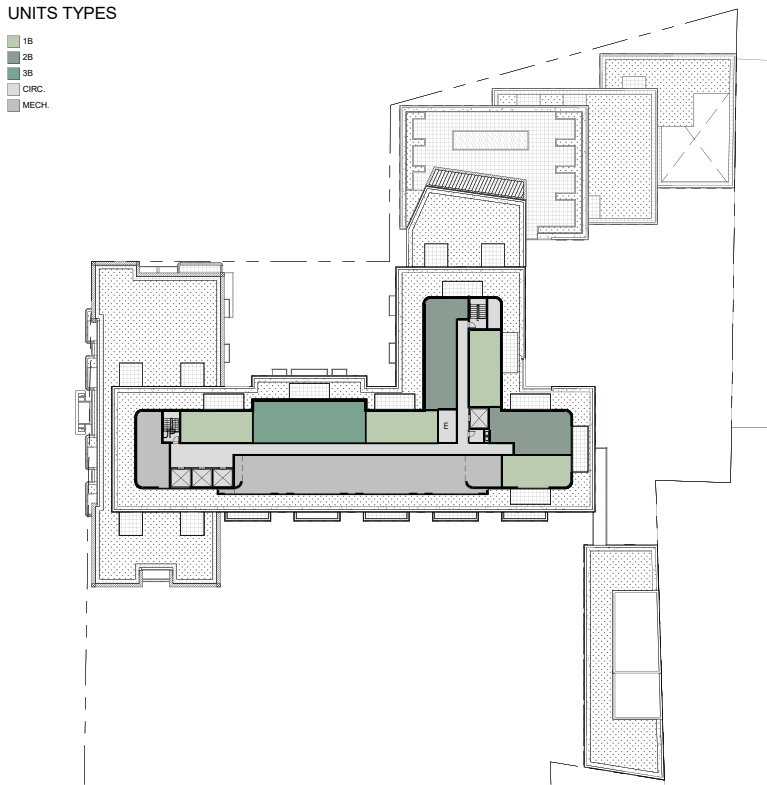
Level 1



Level 4



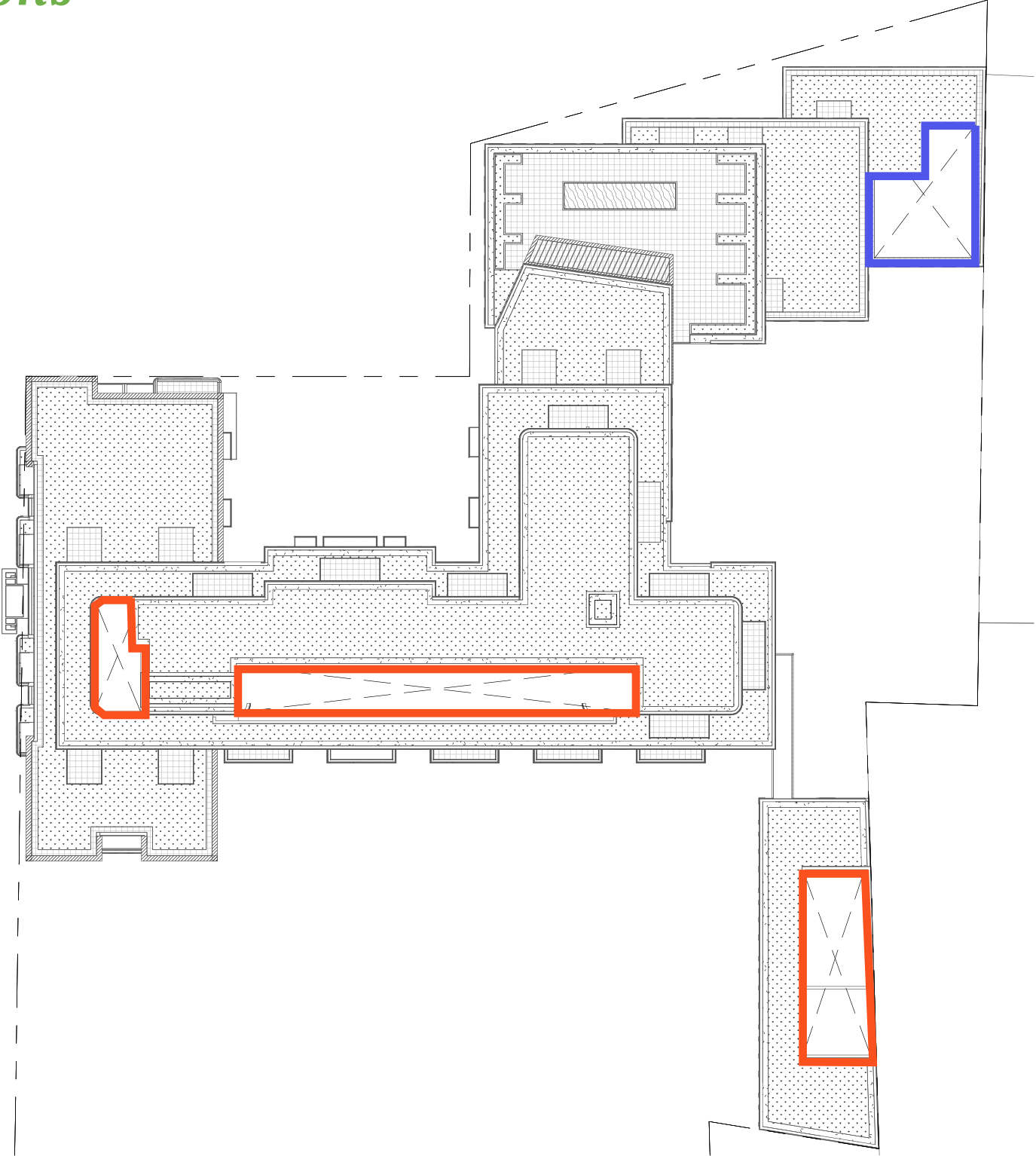
PH Level







# APPENDIX

## *Rooftop Mechanical Locations*



- LEGEND**
-  SUNKEN MECHANICAL AREA
  -  SCREENED ROOFTOP MECHANICAL LOCATIONS

*Roof Plan*



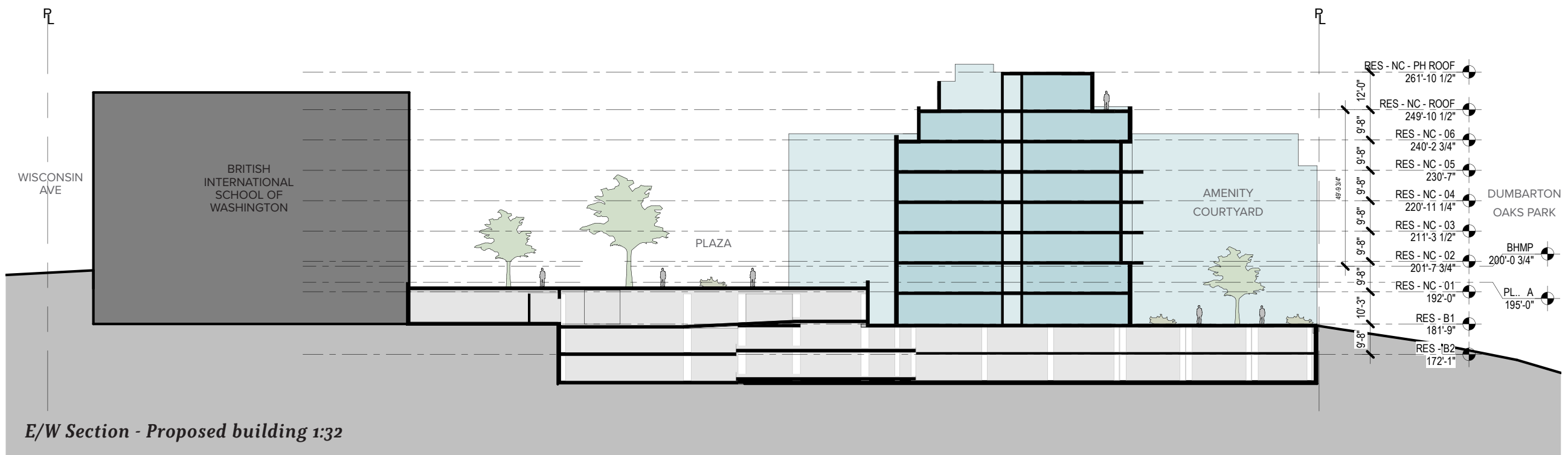
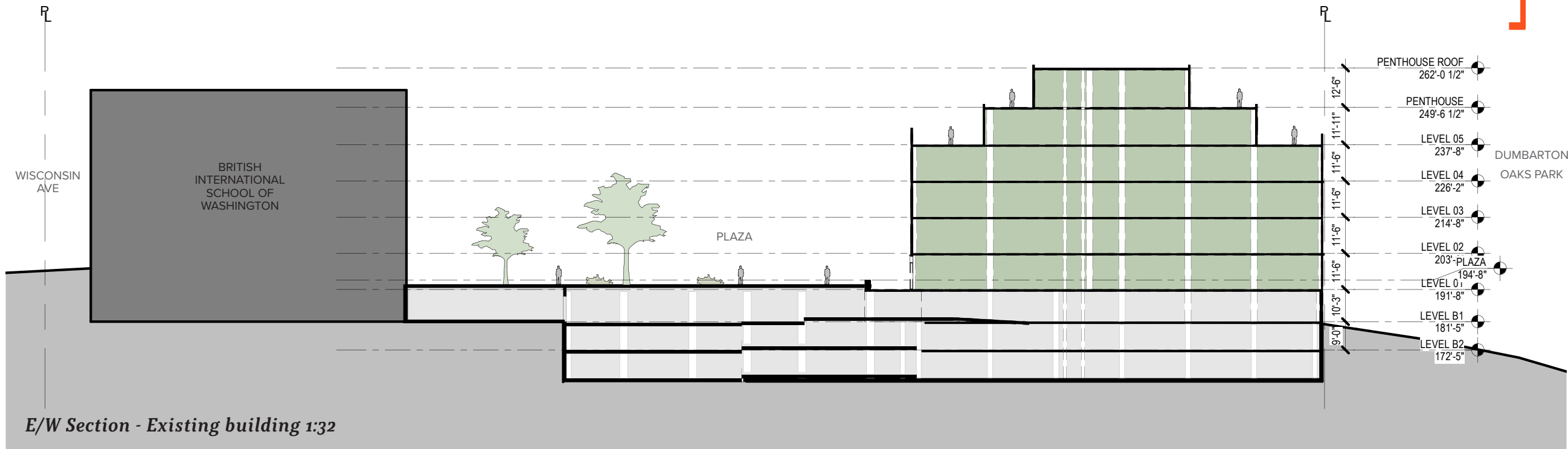


# APPENDIX

## E/W Sections



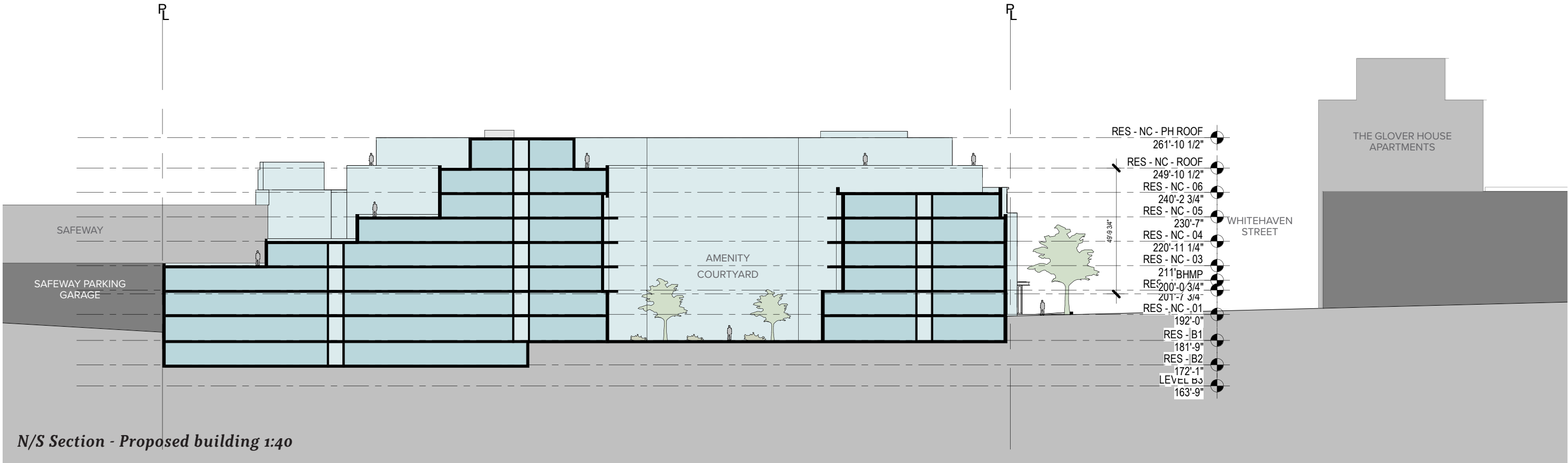
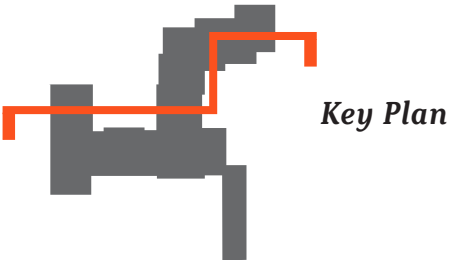
Key Plan





# APPENDIX

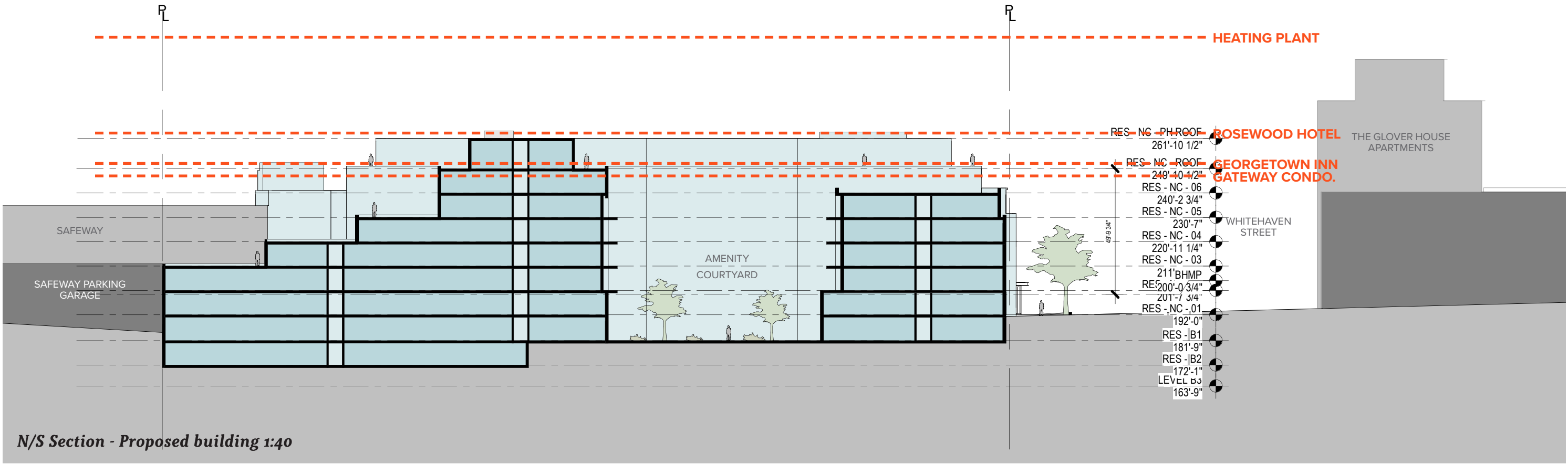
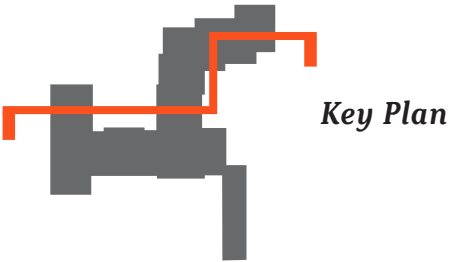
## N/S Section





# APPENDIX

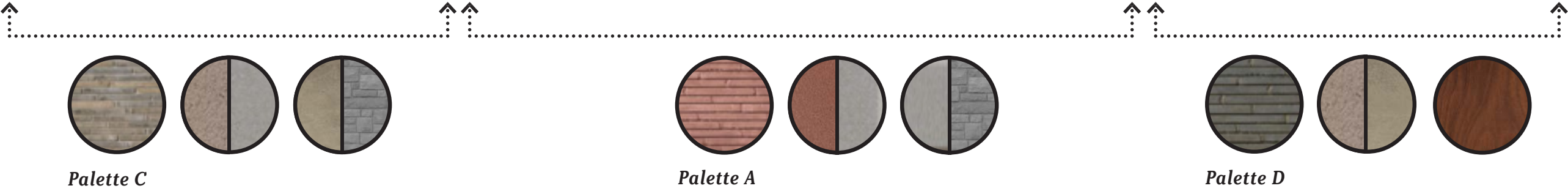
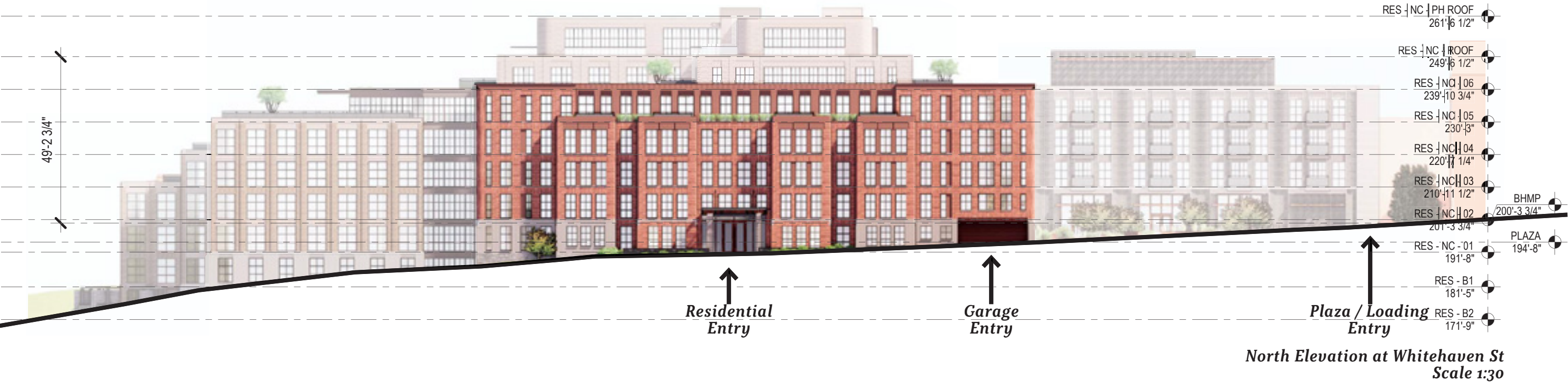
## N/S Sections - Height comparison





# ELEVATION

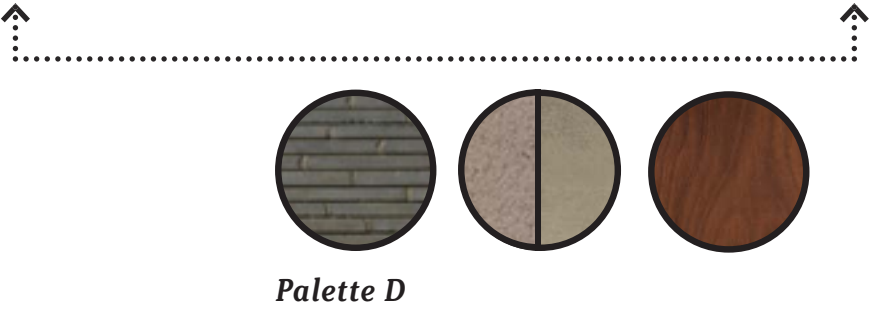
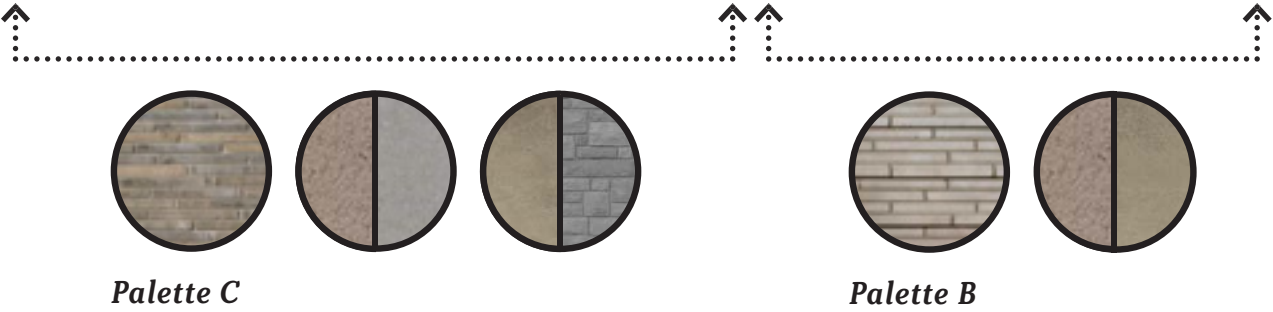
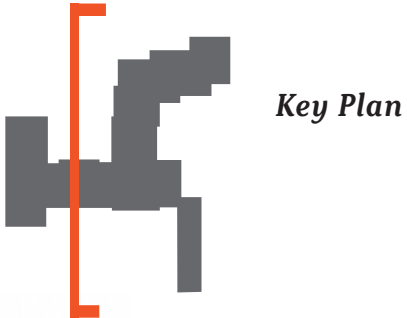
## North





# ELEVATION

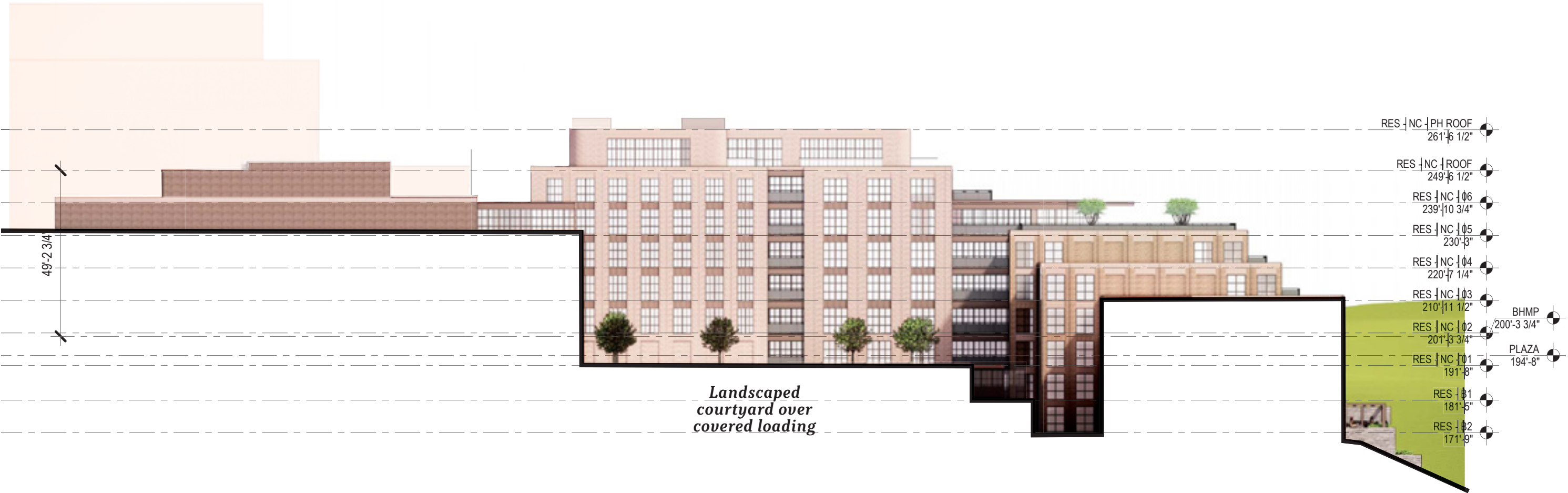
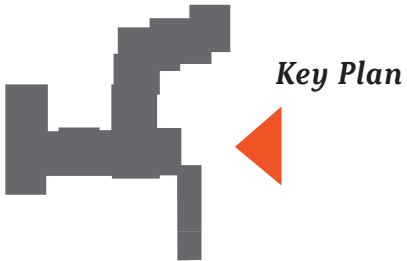
## North





# ELEVATION

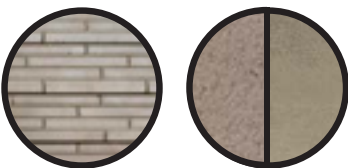
## South



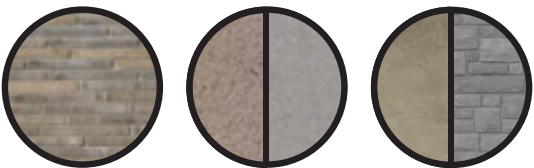
South Elevation at Courtyard  
Scale 1:30



Palette D



Palette B

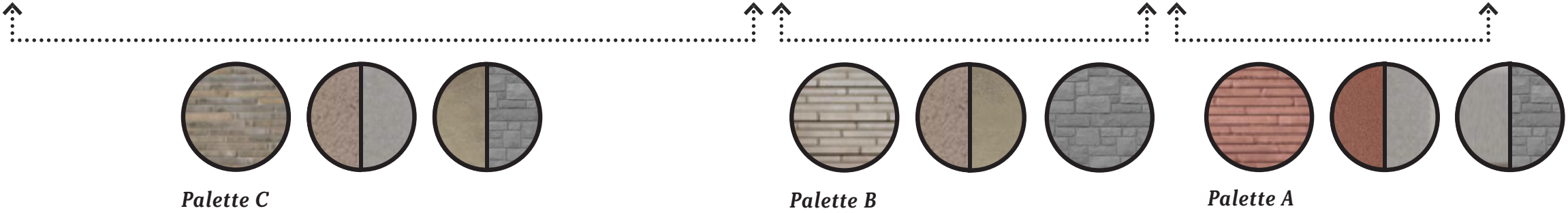


Palette C



# ELEVATION

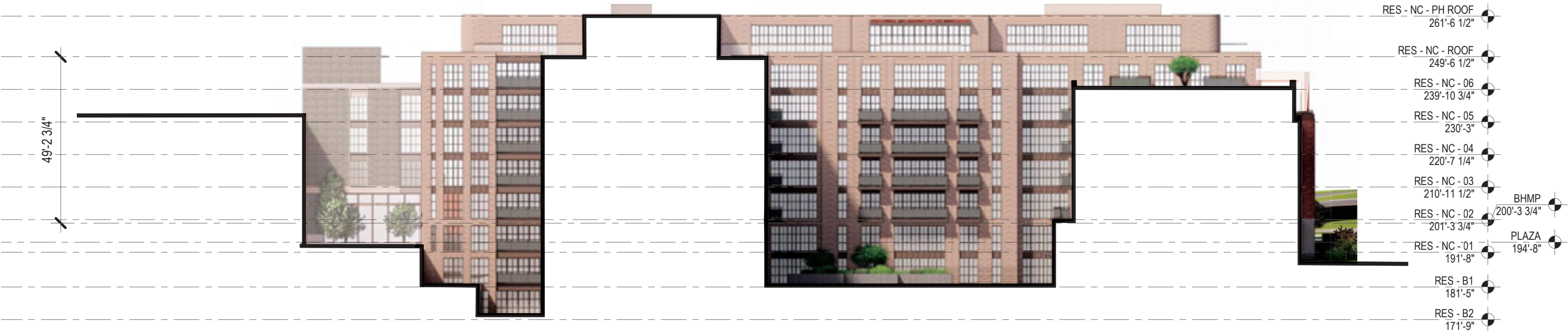
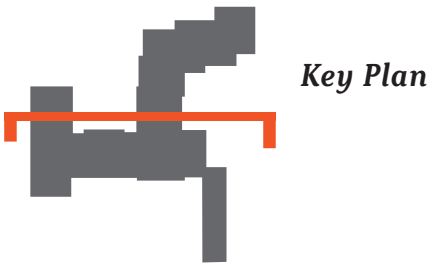
## East



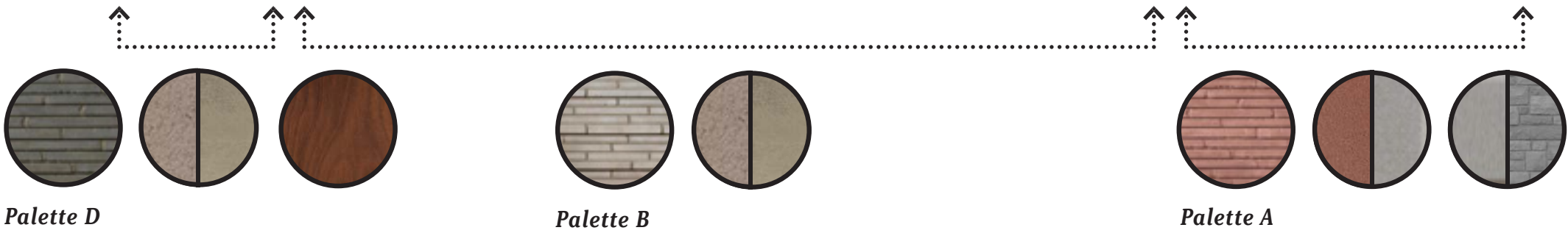


# ELEVATION

East



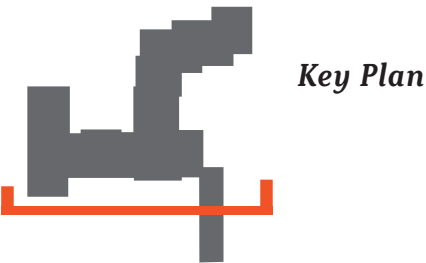
East Elevation at Courtyard  
Scale 1:30



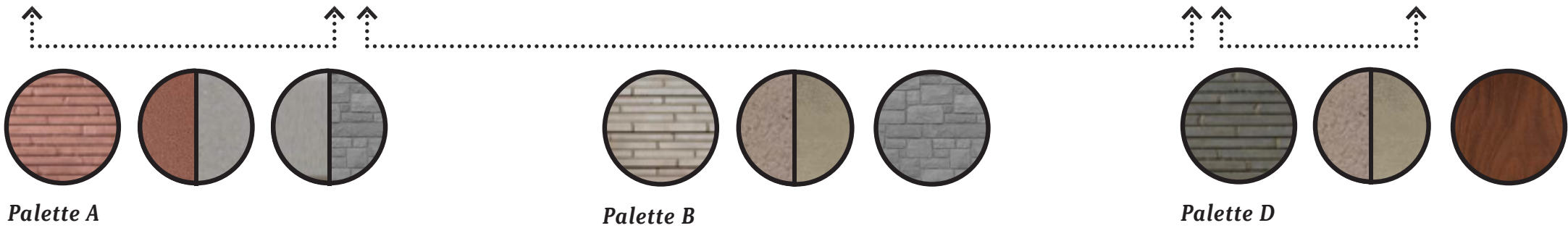


# ELEVATION

## West



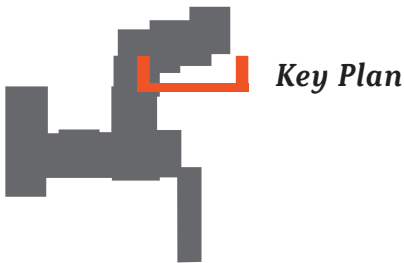
West Elevation at Plaza  
Scale 1:30



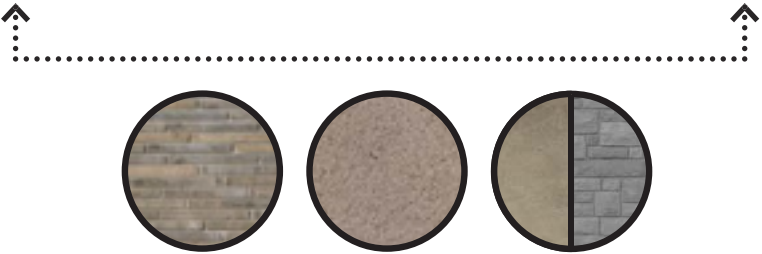


# ELEVATION

West



West Elevation at Courtyard  
Scale 1:30



Palette C