

REFINE FACADES FACING PAGLIACCI: BOARD GUIDANCE (DRB RESPONSE 3)

To better respond to current conditions, the Board requested the facades facing Pagliacci reflect a similar style of modulation and materiality as the public facades for the project. They requested the at grade area closest to NE 70 but facing Pagliacci be treated to eliminate a blank wall condition since the facades was currently in public view.

Design Guidelines: BM-2 Color, PE-10 Blank Walls, S-3 Building Modulation Vertical, BM-3 Street Corners

PROJECT AS PRESENTED AT DRC I



REFINE FACADES FACING PAGLIACCI: UPDATED FACADES (DRB RESPONSE 3)

AT DRC I



PROPOSED

Updated massing with expressed wood-look corner that addresses the corner similarly to other corners around the project.

Updated "saddle" color in infill area beyond Pagliacci.

Added landscaping at grade to address the lower wall near 70th facing Pagliacci.



REFINE FACADES FACING PAGLIACCI: BLANK FACADE (DRB RESPONSE 3)

PEDESTRIAN VIEW AT DRC I



PROPOSED PEDESTRIAN VIEW

Glazing into the at-grade commercial space wraps the corner from NE 70th to the west facade facing Pagliacci. As grade rises and glazing is no longer practical, evergreen trees and shrubs ground the building and obscure the facade behind. **Design Guidelines:** PE-10 Blank Walls



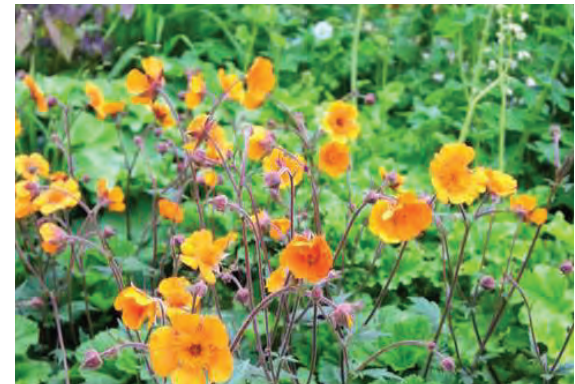
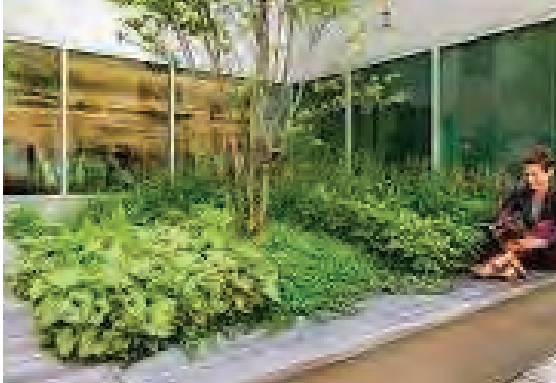
RESPONSE 4: PLANT PALETTE DETAIL

BOARD GUIDANCE

The Board requested more detailed and specific explanation of intent regarding plant palette and placement.

LANDSCAPE CHARACTER – PLANTING

This planting palette is reflective of the Bridal Trails state park with an emphasis on native forest understory and edge plantings. Plants such as salal, sword fern and foam flower create a tapestry with sprinklings of adaptive color. Sunnier spaces are meant to evoke meadows and forest edge habitats with pops of color against a native backdrop. Evergreen plants are emphasized for year round seasonal interest with a variation. Ferns and grasses throughout the project create a sense of movement and texture and catch the light in shady places. Plants are drought tolerant to reduce water use and maintenance.



NE 70TH PUBLIC SPACE – PLANTING

FERNY ISLANDS OF NATIVE PLANTING

This north facing courtyard and frontage offers an opportunity for shade loving northwest natives



NOT TO SCALE



TREES



OSTRYA VIRGINIANA
AMERICAN HOP HORNBEAM



STEWARTIA PSUEDOCAMELLIA
STEWARTIA

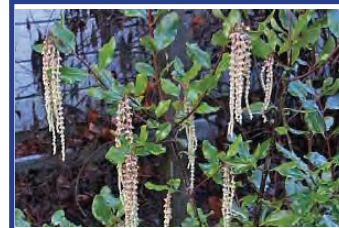
UNDERSTORY



NW NATIVE



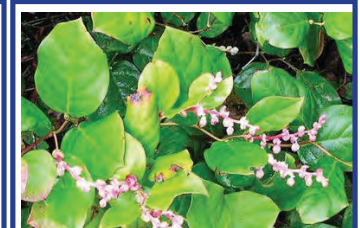
EVERGREEN



GARRUA X ISSAQUAHENSIS
TASSEL BUSH



VACCINUM OVATUM
EVERGREEN HUCKLEBERRY



GAULTEHRIA SHALLON
SALAL



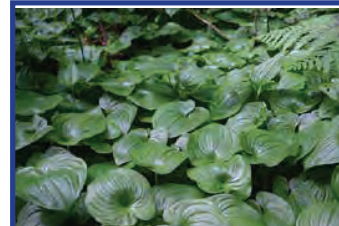
POLYSTICHUM MUNITUM
WESTERN SWORD FERN



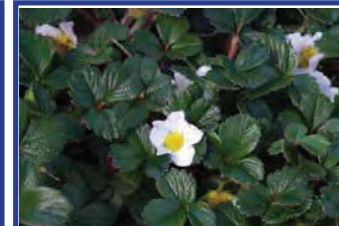
POLYSTICHUM SETIFERUM
ALASKAN FERN



BLECHNUM SPICANT
DEER FERN



MAIANTHEMUM DILATATUM
FALSE LILY



FRAGARIA CHILOENSIS
COASTAL STRAWBERRY



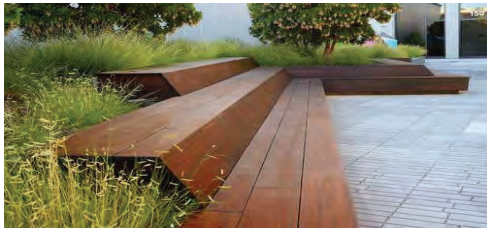
TIARELLA TRIFOLIATA
FOAMFLOWER



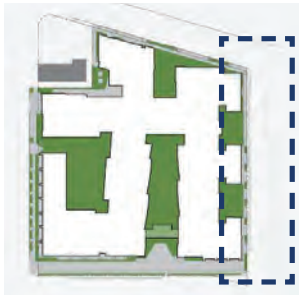
EASTERN THROUGH-BLOCK PEDESTRIAN CONNECTION

SOFT AND AIRY

These east facing courtyards and frontage face the morning sun with a wispy mix of native and adaptive plantings that catch the light and move with the breeze



NOT TO SCALE



TREES



ULMUS PRPRINQUA 'JFS-BIEBERICH'
EMERALD SUNSHINE ELM



STEWARTIA PSEUDOCAMELLIA
STEWARTIA

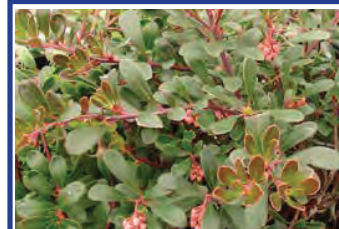
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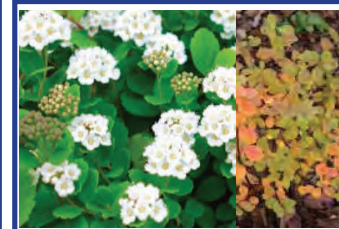
NW NATIVE



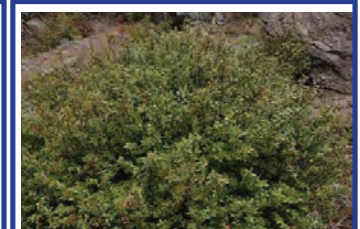
EVERGREEN



ARCTOSTAPHYLOS U.U. 'VANCOUVER JADE'
BEARBERRY



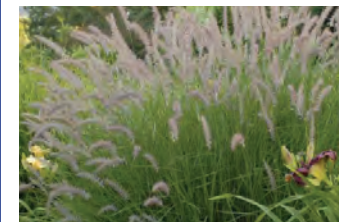
SPIRAEA BETULIFOLIA VAR. LUCIDA
WHITE SPIRAEA



PAXISTIMA MYRSINITES
MOUNTAIN BOXWOOD



CAREX PRAEGRACILIS
CLUSTERED FIELD SEDGE



PENNISETUM ORIENTALE 'KARLEY ROSE'
FOUNTAIN GRASS



CAREX TUMULICOLA 'WILLAMETTE GOLD'
SEDEGE



ARMERIA MARITIMA
SEA THRIFT



GAURA LINDHEIMERI
WHIRLING BUTTERFLIES



ACHILLEA M. 'SALMON BEAUTY'
WILD YARROW

SOUTHERN THROUGH-BLOCK PEDESTRIAN CONNECTION

A SUNNY CLEARING

Plantings in this south facing area provide a welcoming and playful palette of light, texture and color reminiscent of a sunny meadow



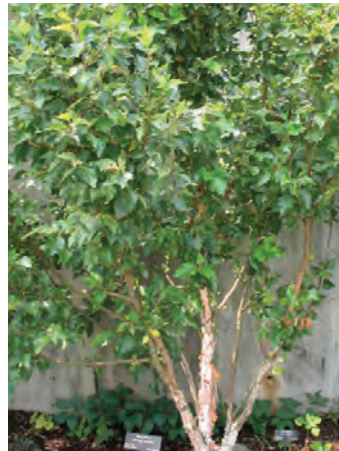
NOT TO SCALE



TREES



ULMUS PRPRINQUA 'JFS-BIEBERICH'
EMERALD SUNSHINE ELM



BETULA NIGRA 'HERITAGE CULLY'
HERITAGE RIVER BIRCH

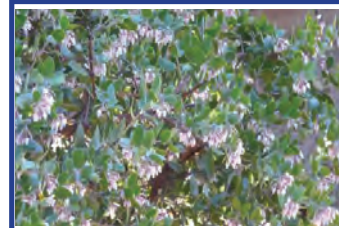
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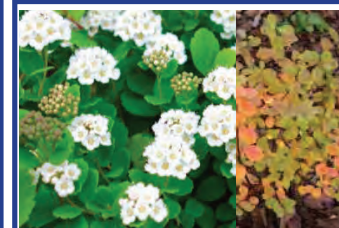
NW NATIVE



EVERGREEN



ARCTOSTAPHYLOS SUNSET
MANZANITA



SPIRAEA BETULIFOLIA VAR. LUCIDA
WHITE SPIRAEA



CALLUNA 'FLAMINGO'
HEATHER



CALAMAGROSTIS 'KARL FOERSTER'
FEATHER REED GRASS



PENNISETUM ORIENTALE 'KARLEY ROSE'
FOUNTAIN GRASS



FESTUCA 'ELIJAH BLUE'
BLUE FESCUE



ACHILLEA M. 'SALMON BEAUTY'
WILD YARROW



ERIGERON X GLAUCUS 'WAYNE'
FLEABANE

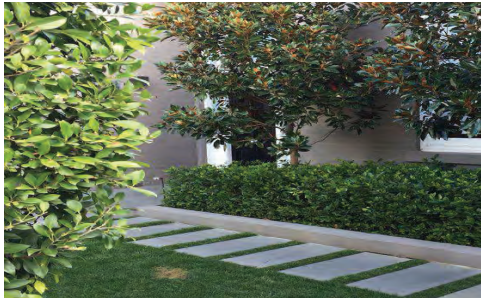


IRIS TENAX
TOUGHLEAF IRIS

130TH AVE NE PEDESTRIAN GREEN STREET

LUSH ISLANDS AND CLEAN CONNECTIONS

A mix of evergreen and native plantings provide an elegant entrance and a sense of comfortable lushness



NOT TO SCALE



TREES

Ulmus propinqua 'JFS-Bieberich'



ULMUS PRPRINQUA 'JFS-BIEBERICH'
EMERALD SUNSHINE ELM



MAGNOLIA 'SWEETBAY'
SWEETBAY MAGNOLIA

UNDERSTORY



NW NATIVE



EVERGREEN



PAXISTIMA MYRSINITES
MOUNTAIN BOXWOOD



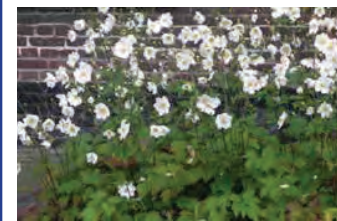
DAPHNE 'ETERNAL FRAGRANCE'
DAPHNE



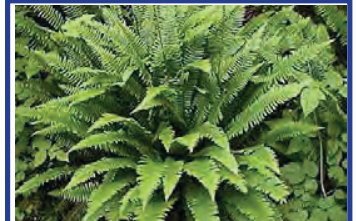
CALLUNA 'FLAMINGO'
HEATHER



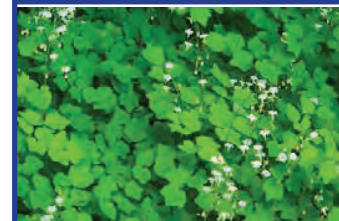
POLYSTICHUM SETIFERUM
ALASKAN FERN



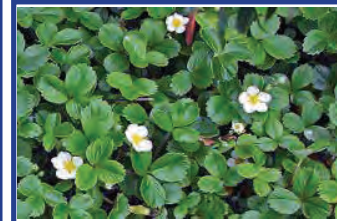
ANEMONE 'HONORINE JOBERT'
JAPANESE ANEMONE



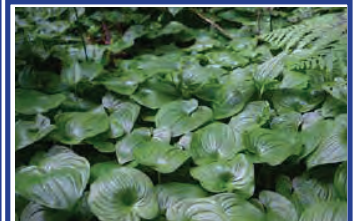
BLECHNUM SPICANT
DEER FERN



VANCOUVERIA HEXANDRA
INSIDE OUT FLOWER



FRAGARIA CHILOENSIS
BEACH STRAWBERRY



MAIANTHEMUM DILATATUM
FALSE LILY

BLANK WALL FACADE SCREENING

VARIED EVERGREEN SCREEN

Tall evergreen shrubs mixed with full understory shrubs and pops of color enliven blank facades



TREES

Ulmus propinqua 'JFS-Bieberich'



CUPRESSUS SEMPERVIRENS
ITALIAN CYPRESS

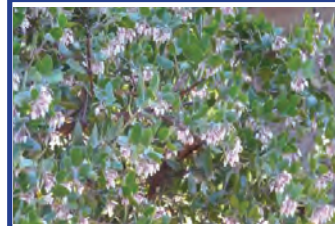
UNDERSTORY



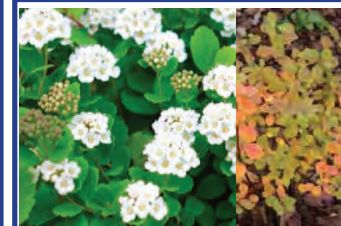
NW NATIVE



EVERGREEN



ARCTOSTAPHYLOS SUNSET
MANZANITA



SPIRAEA BETULIFOLIA VAR. LUCIDA
WHITE SPIRAEA



CALLUNA 'FLAMINGO'
HEATHER



GERANIUM OREGANUM
OREGON GERANIUM



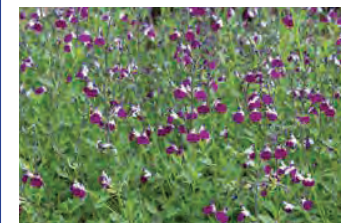
POLEMONIUM CAR. 'APRICOT DELIGHT'
JACOB'S LADDER



FESTUCA 'ELIJAH BLUE'
BLUE FESCUE



ACHILLEA M. 'SALMON BEAUTY'
WILD YARROW



SALVIA 'AMETHYST LIPS'
ORNAMENTAL SAGE



LAVANDULA 'PLATINUM BLONDE'
LAVENDER

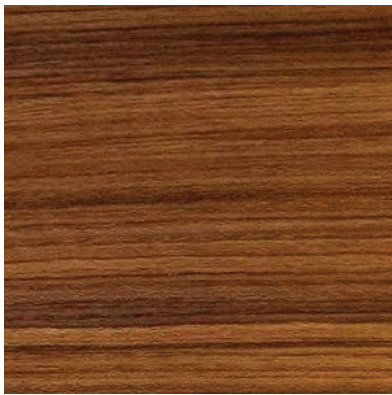
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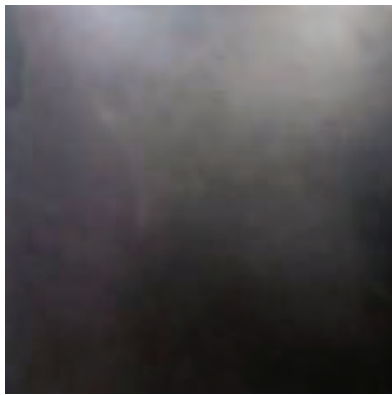
RESPONSE 5: SITE MATERIALS

LANDSCAPE SITE MATERIALS PALETTE

The materials palette is simple, modern, warm, and bright with low maintenance and durable finishes.



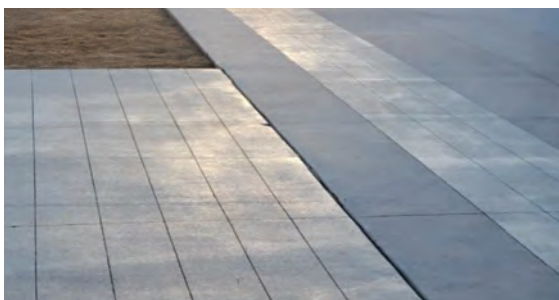
Rich wood finishes



Blackened metal



Stamped concrete brick pattern in Rustic Brown



Cast-in-place concrete sidewalks with select areas of special finish such as integral color or unique finish.



Accent areas of Rustic Brown integral color creates special moments for public engagement with seating or signage.



Horseshoes or horseshoe prints in pavement or walls



LANDSCAPE PUBLIC SITE FURNISHINGS



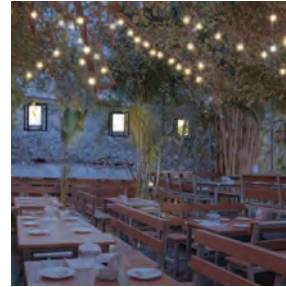
LIGHT FIXTURES



TYPE SA1 - BOLLARD



TYPE SB1 - CATENARY PENDANTS



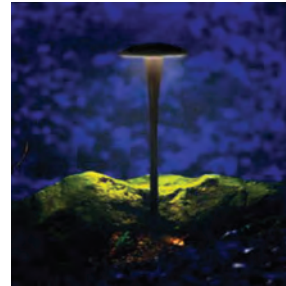
TYPE SC1 - RECESSED STEPLIGHT



TYPE SD1 - RECESSED DOWNLIGHT



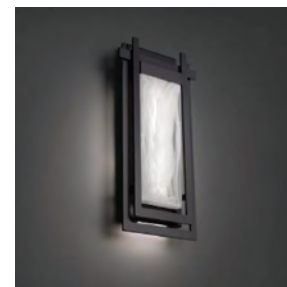
TYPE SF1 - GARDEN/STAKE MOUNTS



TYPE SH1 - PEDESTRIAN POLE



LUMINAIRE SCHEDULE													
TAG	DESCRIPTION	FINISH	LAMP			CCT	MANUFACTURER	MODEL	POWER SUPPLY		VOLTAGE	LOAD	MOUNTING
			TYPE	LUMENS	CRI				DRIVER	DIMMING			
SA1	SHIELDED BOLLARD	BLACK	LED	551	90+	2700K	BEGA	86066	INTEGRAL	0-10V	120V	7.9W	GROUND
SB1	CATENARY LUMINAIRE	BLACK	LED	1500	90+	2700K	VISA LIGHTING	LATERNA	INTEGRAL	0-10V	120V	18.0W	SUSPENDED
SC1	RECTANGULAR STEP LIGHT	BLACK	LED	488	90+	2700K	BEGA	24203	INTEGRAL	0-10V	120V	7.0W	RECESSED
SD1	ROUND RECESSED CEILING LUMINAIRE	BLACK	LED	2310	90+	2700K	BEGA	24820	INTEGRAL	0-10V	120V	20.0W	RECESSED
SF1	STAKE MOUNTED LANDSCAPE LUMINAIRE	BLACK	LED	150	90+	2700K	WAC	6011	INTEGRAL	0-10V	120V	9.8W	STAKE
SG1	LED STRIP LUMINAIRE	N/A	LED	84LM/FT	90+	2700K	QTRAN	ALTA	REMOTE	0-10V	24DC	2.0W/FT	SURFACE
SH1	PEDESTRIAN POLE TOP LUMINAIRE	BLACK	LED	4634	90+	2700K	LANDSCAPE FORMS	ASHBERY	INTEGRAL	0-10V	120V	78.0W	14-FT POLE
SJ1	UNIT PATIO LUMINAIRE	BLACK	LED	623	90+	3000K	MODERN FORMS	HAZE	INTEGRAL	ELV	120V	10.9W	WALL
SK1	EXTERIOR WALL LUMINAIRE	BLACK	LED	1200	90+	3000K	MODERN FORMS	TWO IF BY SEA	INTEGRAL	ELV	120V	15W	WALL

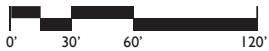
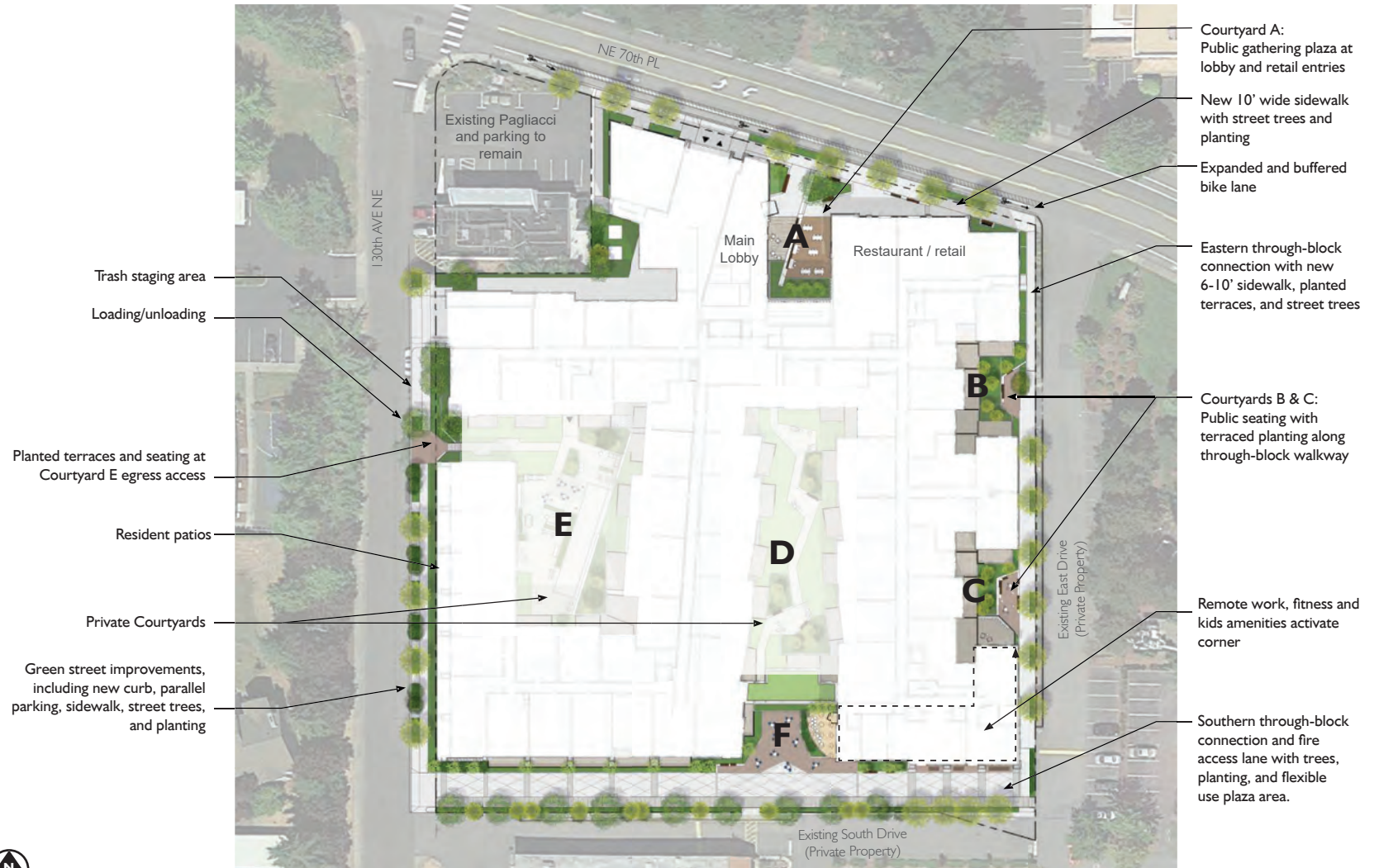


TYPE SJ1 - UNIT PATIO
SCONCE



TYPE SK1 - EXTERIOR
BUILDING SCONCE

LANDSCAPE PLAN AT GRADE (LEVELS PI & LI)

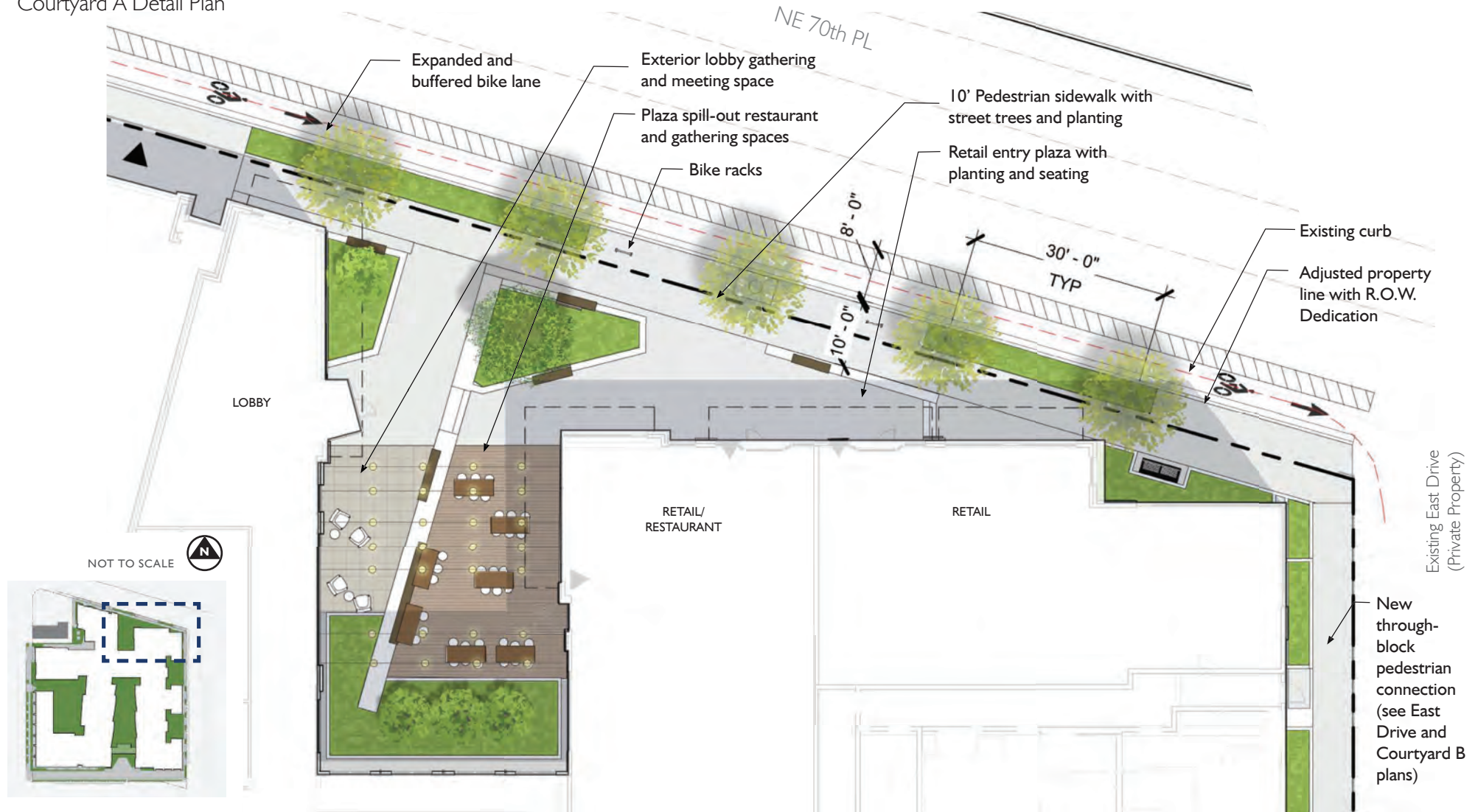


NE 70TH PUBLIC SPACE



NE 70TH PUBLIC SPACE

Courtyard A Detail Plan



EASTERN COURTYARDS



EASTERN THROUGH-BLOCK PEDESTRIAN CONNECTION

Courtyard B Detail Plan



EASTERN THROUGH-BLOCK PEDESTRIAN CONNECTION



EASTERN THROUGH-BLOCK PEDESTRIAN CONNECTION

Courtyard C Detail Plan

