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OWNER

G & Y CHIN
4630 SOMERSET PL SE
BELLEVUE, WA 98006

ARCHITECT

JOHNSTON ARCHITECTS
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SEATTLE, WA 98105
(206) 523-6150

CIVIL

DAVIDO CONSULTING GROUP, INC
9706 4TH AVE NE, SUITE 300
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LANDSCAPE

KAREN KIEST LANDSCAPE ARCHITECTS
111 W JOHN ST
SEATTLE, WA 98119
(206) 323-6032

DEMOLISH 4-PLEX APARTMENT BUILDING. CONSTRUCT A 5-STORY, 15 UNIT APARTMENT BUILDING WITH 15 PARKING STALLS AND 16 BIKE PARKING STALLS.

PROVIDE ADDITIONAL MULTI-FAMILY HOUSING IN THE EASTLAKE NEIGHBORHOOD NEAR OTHER APARTMENT PROJECTS AND WITHIN A WALKABLE DISTANCE TO NEIGHBORHOOD AMENITIES INCLUDING BARS, RESTAURANTS, AND A GROCERY.

TAKE ADVANTAGE OF SPECTACTULAR VIEWS TO LAKE UNION, DOWNTOWN SEATTLE, THE SPACE NEEDLE, AND THE AURORA BRIDGE.

PROJECT IS PURSUING BUILT GREEN 4-STAR MULTI-FAMILY CERTIFICATION.

- 15 UNITS
- 15 PARKING STALLS
- 15 LONG-TERM BIKE PARKING STALLS; 1 SHORT-TERM BIKE PARKING STALL
 - > LOCATED OFF MINOR IN BELOW-GRADE GARAGE
- NO COMMERCIAL/RETAIL OR LIVE WORK SPACE PROPOSED
- PROPOSED RESIDENTIAL GROSS FLOOR AREA: 20,613 SF
- SHARED TRASH LOCATED OFF ALLEY
- SHARED LOBBY WITH MAIL BOXES
- AMENITY AREA:
 - > EACH UNIT HAS ACCESS TO PRIVATE DECK SPACE
 - > COMMON AMENITY AREA LOCATED ON GRADE AT BUILDING ENTRY
- UTILIZE TOPOGRAPHY CHANGE ON SITE
 - > ALL UNITS HAVE WESTERN VIEW TOWARD LAKE UNION



CURRENT 4-PLEX; VIEW FROM E LYNN ST



CURRENT 4-PLEX; VIEW FROM MINOR AVE E



City of Seattle
 Department of Neighborhoods
 Seattle, WA 98104

July 12, 2021

To Whom It May Concern,

We are submitting the Early Community Outreach Plan for 78 East Lynn Street as a part of the Administrative Design Review.

Project Address: 78 East Lynn Street

Brief Description (2-3 sentences Max. No jargon, please!):
 5-story, 15 unit apartment building with 15 parking stalls and 17 bicycle parking stalls

Developer/Applicant: Y & G Chin

Contact Person: Amber French

Contact Information: lynnstapts@johnstonarchitects.com

Type of building: Mid-rise multi-family

Neighborhood: Eastlake

In Equity area: No

Outreach Methods:

- **Printed outreach (high impact):** Direct mailings to residences and businesses within approximately 500 ft radius of the proposed site
- **Digital outreach (high impact):** online survey
- **Digital outreach (high impact):** call-in hotline

Timeline:

07/21/2021 – direct mailings received by residences and businesses

07/21/2021 – survey and call-in hotline is live

08/11/2021 – survey is taken down; feedback is compiled

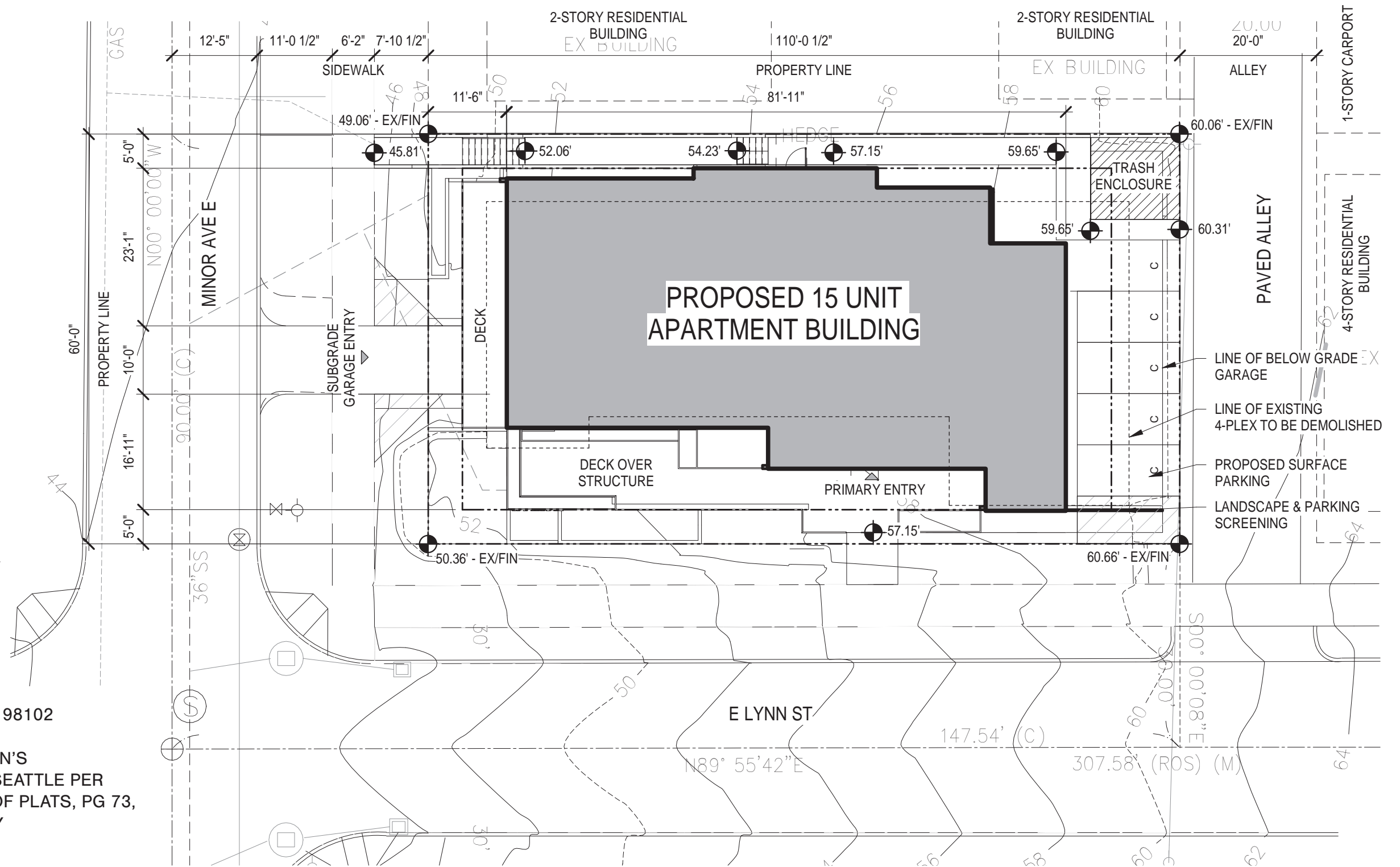
SUMMARY OF FEEDBACK:

- A MAJORITY OF THOSE WHO SUBMITTED FEEDBACK LIVE CLOSE TO THE PROJECT
- BASED ON THE RESPONSES, THE TWO LARGEST PRIORITIES OF THE NEW BUILDING IS THAT IT IS NICE LOOKING AND THAT IT LOOKS UNIQUE AND INTERESTING
- WHEN ASKED WHAT THE MOST IMPORTANT PART OF THE DESIGN OF THE STREET-LEVEL ENVIRONMENT, 85% OF RESPONSES LEANED TOWARD HAVING LOTS OF PLANTS/GREENERY AND USING ATTRACTIVE BUILDING MATERIALS
- THE NUMBER ONE CONCERN FOR RESIDENTS OF THE AREA IS THAT THE NEW PROJECT WILL MAKE DRIVING AND PARKING IN THE NEIGHBORHOOD MORE DIFFICULT
- ADDITIONAL COMMENTS ABOUT THE CURRENT PROPERTY ARE AS FOLLOWS:
 - WE'RE GETTING TO BE UNAFFORDABLE FOR FAMILIES
 - THE TERRACED GARDEN REALLY BRIGHTENS UP LYNN STREET. YOU SHOULD MAKE AN EFFORT TO MAINTAIN THAT DETAIL OF THE PROPERTY
 - A LOT OF THE NEW TOWNHOMES IN THE AREA HAVE LOOKED VERY "COOKIE CUTTER" AND IT WOULD BE GREAT TO MATCH THE OLDER CLOSE KNIT COMMUNITY OF EASTLAKE FEELINGS OF BRICK BUILDINGS AND PEDESTRIAN FRIENDLY
- ADDITIONAL COMMENTS ABOUT THE PROPOSED DEVELOPMENT ARE AS FOLLOWS:
 - HIGH QUALITY, NICE LANDSCAPING, AND NOT TALL OR OUT OF SCALE WITH THE REST OF THE NEIGHBORHOOD. IT ALSO SHOULD NOT BE MODERN AND COLD LOOKING– WE NEED A BUILDING WITH CHARACTER AND CHARM, NOT A MODERN BOX.
 - INVESTMENT IN GREENERY. DON'T ROB THE NEIGHBORHOOD OF ITS GREENERY AND CONNECTION TO THE WATER.
 - IF IT CAN ATTRACT YOUNG FAMILIES AND LOW TO MIDDLE INCOME FOLKS FROM ALL WALKS OF LIFE RATHER THAN NEWLY WEALTHY TECH PROFESSIONALS, THIS BUILDING CAN MAKE A POSITIVE CONTRIBUTION TO THE NEIGHBORHOOD.
 - ENOUGH PARKING SPOTS
 - PLANT BIG TREES, NOT LITTLE SHRUBS

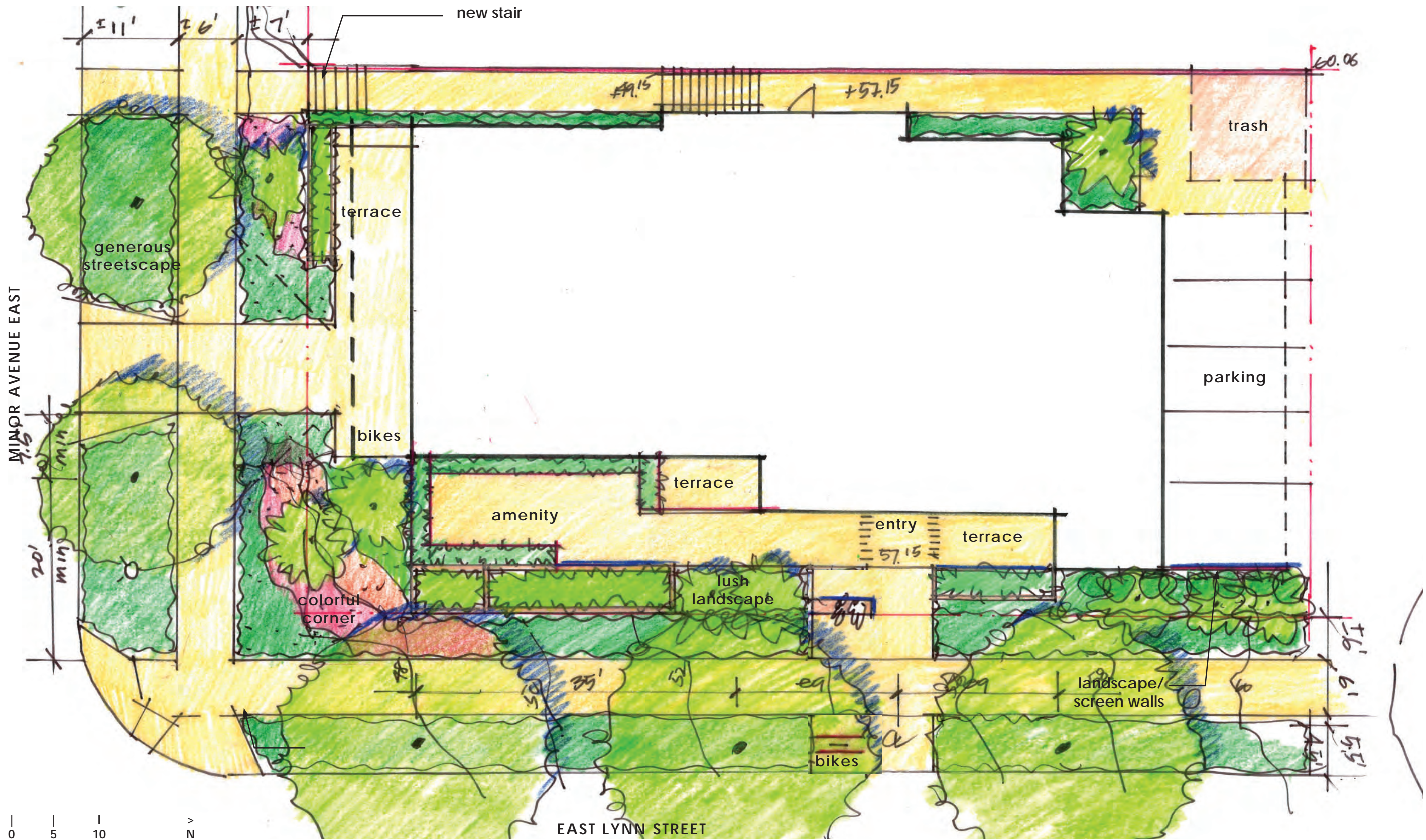
SUMMARY OF EXISTING SITE CONDITIONS:

- CORNER LOT
- STEEPLY SLOPES FROM A HIGH AT THE EAST (ALLEY SIDE) TO A LOW AT THE WEST (MINOR AVE)
- EXISTING APARTMENT BUILDING ON THE SITE HAS PARKING ACCESSED VIA A CURBCUT OFF MINOR AVE
- GRADE DIFFERENCE BETWEEN ALLEY AND MINOR AVE IS 13.5 FT

ADDRESS: 78 E LYNN ST, SEATTLE WA, 98102
 OWNER: G & Y CHIN
 LEGAL: LOT 26, BLOCK 14 OF GREEN'S ADDITION TO THE CITY OF SEATTLE PER PLAT RECORDED IN VOL 2 OF PLATS, PG 73, RECORDS OF KING COUNTY
 PARCEL #: 2902201170



SITE PLAN - 1/8" = 1'-0"





generous streetscape



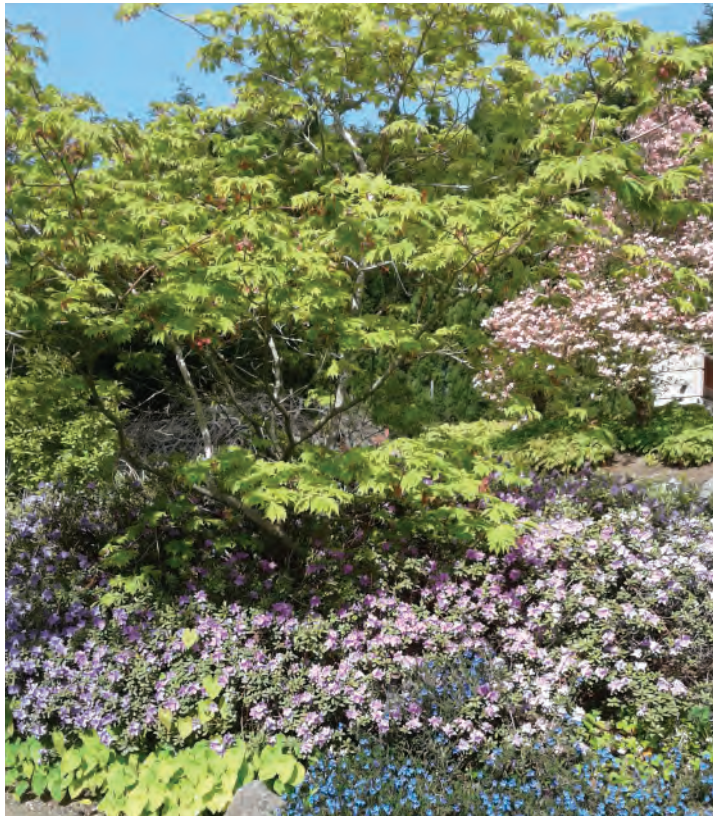
stepped landscape at building



planters at podium



entry seating



colorful corner



lush entry landscape



landscape and careful screening walls



parking, planting and permeable paving

SITE: 78 E LYNN ST



DESIGN REVIEW
DEVELOPMENT: WATERSIDE



SITE: 78 E LYNN ST

SITE: 78 E LYNN ST



SITE:
78 E LYNN ST



SITE: 78 E LYNN ST

DESIGN REVIEW
DEVELOPMENT



EASTLAKE TOWNHOUSES

2236 FAIRVIEW AVE E
2239 MINOR AVE E
2247 MINOR AVE E
67 E LYNN ST

3024310-EG

DESIGN REVIEW RECOMMENDATION MEETING

MEETING DATE
FEBRUARY 20TH, 2019
8 pm

ADDRESS:
QUEEN ANNE COMMUNITY CENTER
1901 1ST AVE W, ROOM 1
SEATTLE, WA 98119

HYBRID

© HYBRID ARCHITECTURE AND ASSEMBLY
1205 E PIKE STREET, SUITE 202, SEATTLE, WA 98102

PH: 206.287.9277

WE: www.hybridco.com



MINOR AVE E

SITE: 78 E LYNN ST



YALE AVE E

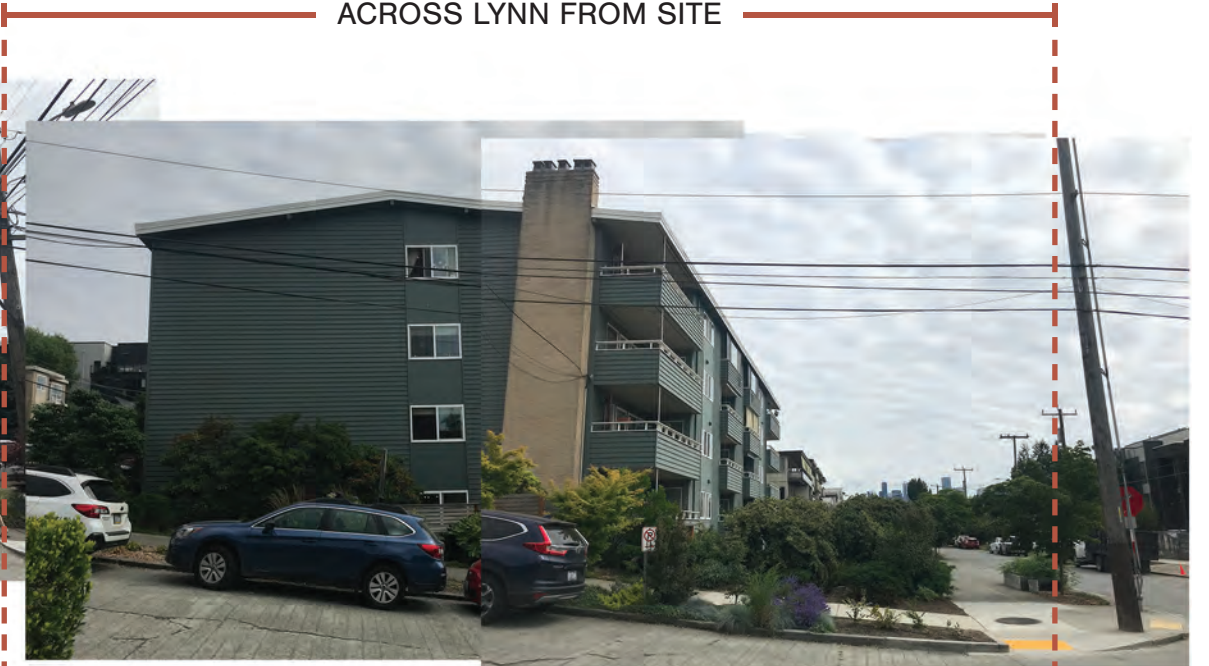
E LYNN ST

YALE AVE E

ACROSS LYNN FROM SITE



E LYNN ST



MINOR AVE E

E LOUSIA ST



MINOR AVE E



E LYNN ST

SITE:
78 E LYNN ST

ACROSS
MINOR FROM
SITE

E LYNN ST

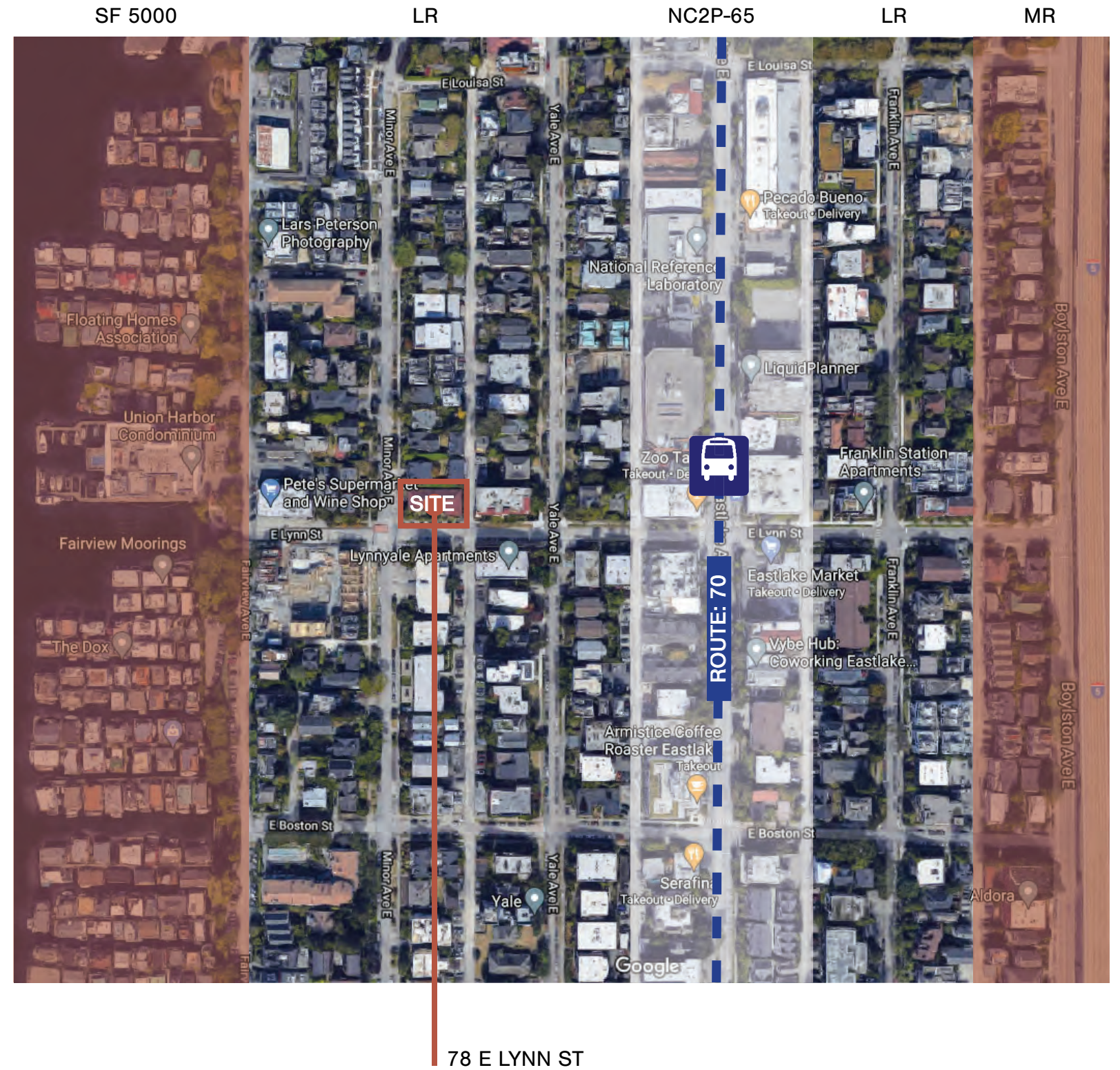


MINOR AVE E



E LOUSIA ST

- LR3(M1)
- FAR: 2.3 FOR APARTMENTS WITHIN AN URBAN VILLAGE, AND BUILT GREEN 4 STAR (TABLE A FOR 23.45.510):
 - > 6,600SF SITE AREA X 2.3 FAR = 15,180SF ALLOWED ABOVE GRADE (MEASURED TO INSIDE NOMINAL DIMENSIONS OF STRUCTURE)
 - > AREAS EXEMPT: PORTIONS OF A PARTIALLY-UNDERGROUND STORY < 4FT ABOVE EXISTING OR FINISHED GRADE, EXCLUDING ACCESS
- STRUCTURE HEIGHT: 50' (TABLE A FOR 23.45.514):
 - > 4 FT BONUS: PARTIALLY BELOW-GRADE STORY, IF STORY ABOVE > 18" ABOVE STREET ELEVATION AND AVG HEIGHT OF EXTERIOR WALLS OF PARTIALLY BELOW-GRADE < 4 FT
- SETBACKS:
 - > FRONT: 5' MIN
 - > REAR: 10' MIN (WITH ALLEY)
 - > SIDES FOR FACADES LESS THAN 40FT LONG: 5' MIN
 - > SIDES FOR FACADES GREATER THAN 40FT LONG: 7' AVG/5' MIN
- AMENITY AREA:
 - > 25% LOT AREA REQ'D; 50% OF THE REQUIRED AREA SHALL BE AT GRADE COMMON SPACE
 - 6,600SF X 25% = 1,650SF TOTAL AMENITY AREA
 - AT GRADE = 825SF MIN
 - > COMMON AMENITY AREA SHALL BE 250SF MIN, 10FT IN PLAN DIMENSION, AND BE 50% LANDSCAPED
- GREEN FACTOR: 0.6 OR GREATER
- FACADE WIDTH: 150FT MAX
- FACADE LENGTH: 65% OF LOT LENGTH ALONG SIDE SETBACKS (WITHIN 15FT OF THE LOT LINE)
- VEHICLE PARKING: NO MIN REQUIREMENT PER TABLE B FOR 23.54.015: FREQUENT TRANSIT ACCESS AND WITHIN AN URBAN VILLAGE:
 - > PARKING ACCESS FROM SMC 23.45.536.C.A: PARKING ACCESS FROM ALLEY REQUIRED UNLESS PROJECT CAN PROVE "INFEASIBLE" DUE TO TOPOGRAPHY. NOTE: THE PROPOSED CONCEPTUAL DESIGN DOES NOT STRICTLY COMPLY AND WILL NEED TO PURSUE THE TOPOGRAPHY EXCEPTION
- BICYCLE PARKING: 1 LONG TERM SPACE PER DWELLING UNIT AND 1 SHORT TERM SPACE PER 20 DWELLING UNITS
- TRASH: 150SF FOR 9-15 DWELLING UNITS, WITH 12FT MIN DIMENSION



PETE'S SUPERMARKET &
WINE SHOP

EASTLAKE
BOULODROME
PARK

ALOHA
CLEANERS

ZOO
TAVERN

EASTLAKE
MARKET

LAKE
UNION
MAIL

ROGERS
PLAYGROUND



DESIGN REVIEW
DEVELOPMENT:
WATERSIDE

SITE:
78 E LYNN ST

NEIGHBORHOOD
COMMERCIAL
DISTRICT

CONTEXT & SITE



CS1-E-2: **ADDING INTEREST WITH PROJECT DRAINAGE**

TREES, LANDSCAPING, AND BIO-RETENTION PLANTERS HAVE BEEN INCORPORATED INTO THE PEDESTRIAN/RESIDENT EXPERIENCE AT THE GROUND LEVEL. THIS IS ESPECIALLY APPARENT AT SW STREET INTERSECTION WHERE WE PLACE SHARED AMENITY AND ALONG THE EXISTING SIDEWALKS.

CS2-A-2: **ARCHITECTURAL PRESENCE**

THIS PROJECT'S LOCATION ON A CORNER LOT GIVES IT A STRONG PRESENCE IN THE NEIGHBORHOOD. TO ENCOURAGE INTERACTION WITH BOTH STREETS AND SIDEWALKS, UNIT BALCONIES FACE BOTH MINOR AVE E AND E LYNN ST.

CS2-B-2: **CONNECTION TO THE STREET**

TO BETTER ENHANCE THE PEDESTRIAN EXPERIENCE AND STREETScape ALONG MINOR, THE AMENITY BIKE ROOM AND RESIDENTIAL UNIT HAVE BEEN PLACED BETWEEN THE PARKING GARAGE AND THE STREET ALONG THE STREET FRONTAGE. THE MAIN LOBBY ENTRY IS CITED ALONG THE MOST ACTIVE STREET FRONTAGE (LYNN ST).

CS2-D-1: **HEIGHT, BULK, AND SCALE**

THE SCALE OF THIS PROJECT IS SIMILAR TO THE ADJACENT PROJECTS TO THE EAST (ACROSS THE ALLEY) AND SOUTH (BOTH MULTI-FAMILY BUILDINGS ACROSS ON LYNN). THE SCALE IS APPROPRIATE AS SUCH TO THIS MULTI-FAMILY NODE OF EASTLAKE. THE MASSING ALSO STEPS DOWN WITH TOPOGRAPHY TO BETTER INTEGRATE INTO THE SITE.

CS2-D-5: **RESPECT FOR ADJACENT SITES**

THE LYNN ST FACADE IS PULLED BACK FROM THE SW CORNER, MAINTAINING VIEW CORRIDORS FOR UPHILL RESIDENCES AND PEDESTRIANS.

PUBLIC LIFE



PL1-C-1: **SELECTING ACTIVITY AREAS**

THE SHARED GROUND RELATED AMENITY SPACE IS ADJACENT TO THE SIDEWALK ALONG E LYNN ST. THIS AREA PROVIDES VIEWS BOTH INTO AND OUT FROM THE SITE TO THE PUBLIC REALM. ITS LOCATION ON THE SOUTH SIDE OF THE SITE ENSURES RESIDENTS WILL ENJOY GOOD ACCESS TO SUNLIGHT.

PL2-A-1: **ACCESS FOR ALL**

THIS PROJECT PROVIDES ADA ACCESSIBLE ROUTES TO THE ENTRY OF THE BUILDING AND ITS AMENITIES. THE BUILDING WILL HAVE AN ELEVATOR WITH ACCESS TO ALL FLOORS AND TYPE A AND B UNITS.

PL2-B-3: **STREET-LEVEL TRANSPARENCY**

UNITS ON THE GROUND LEVEL HAVE LARGE, EXPANSIVE WINDOWS AT THE STREET-FACING FACADES AND STREET ORIENTED PATIO SPACE. THE GROUND LEVEL UNIT LIVING SPACE ENSURES EYES ON THE STREET AND INCREASE THE TRANSPARENCY AT THE STREET-LEVEL.

PL3-A-2: **ENSEMBLE OF ELEMENTS**

SECONDARY ARCHITECTURAL ELEMENTS ARE DESIGNED THROUGHOUT THE SITE INCLUDING: AWNINGS, DECKS, COURTYARDS, LANDSCAPING, SITE SEATING, AND LIGHTING.

DESIGN CONCEPT



DC1-C-1: **BELOW GRADE PARKING**

MOST PARKING IS LOCATED IN A SUBGRADE GARAGE; 5 SURFACE PARKING STALLS ACCESSED FROM THE ALLEY ARE SCREENED WITH LANDSCAPING AND SCREEN WALL; PARKING GARAGE ACCESS IS NOT THE DOMINANT FEATURE ON THE FACADE AND IS RECESSED BACK FROM THE STREET.

DC2-B-1: **FACADE COMPOSITION**

THE BUILDING'S FACADES INCORPORATE HIGH QUALITY MATERIALS THAT WRAP THE BUILDING AND WORK WITH THE MASSING OF THE BUILDING. AMPLE FENESTRATION ENCOURAGES EYES ON THE STREET WHILE CONSIDERING PRIVACY IN AN ARTICULATED PATTERN.

DC4-D-4: **PLACE MAKING**

THE PREFERRED SCHEME MAINTAINS A MORE OPEN SW CORNER AT THE INTERSECTION OF LYNN AND MINOR WITH LUSH LANDSCAPING, MIRRORING A WELL-LIKED AND SUCCESSFUL ELEMENT OF THE EXISTING DEVELOPMENT. THIS CONTINUITY FROM THE EXISTING DEVELOPMENT MAINTAINS AN EXISTING SENSE OF PLACE AT THIS SITE.



MASSING RESPONDS TO SITE FOOTPRINT



EACH UNIT HAS BALCONIES



BALCONIES CAPTURE VIEW TO LAKE AND BEYOND



FLOOR TO CEILING WINDOWS



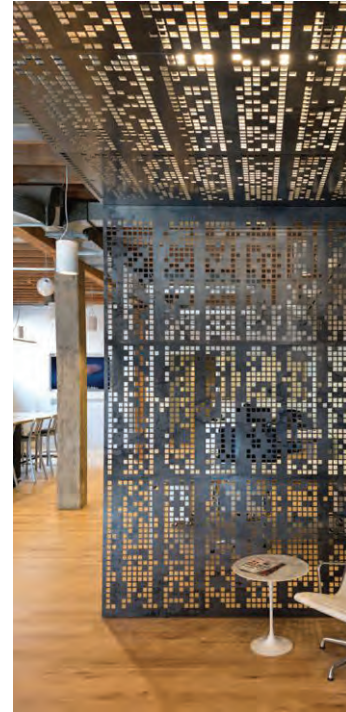
MASSING STEPS DOWN WITH TOPOGRAPHY



EXTERIOR AMENITY ADDS INTEREST TO FACADE



METAL PANELS



PRIVACY SCREENING



SEATTLE HOUSE BOAT



SHINGLE-LIKE SIDING PULLS FROM CEDAR SHAKE



USE OF METAL EVOKES NAUTICAL FEEL

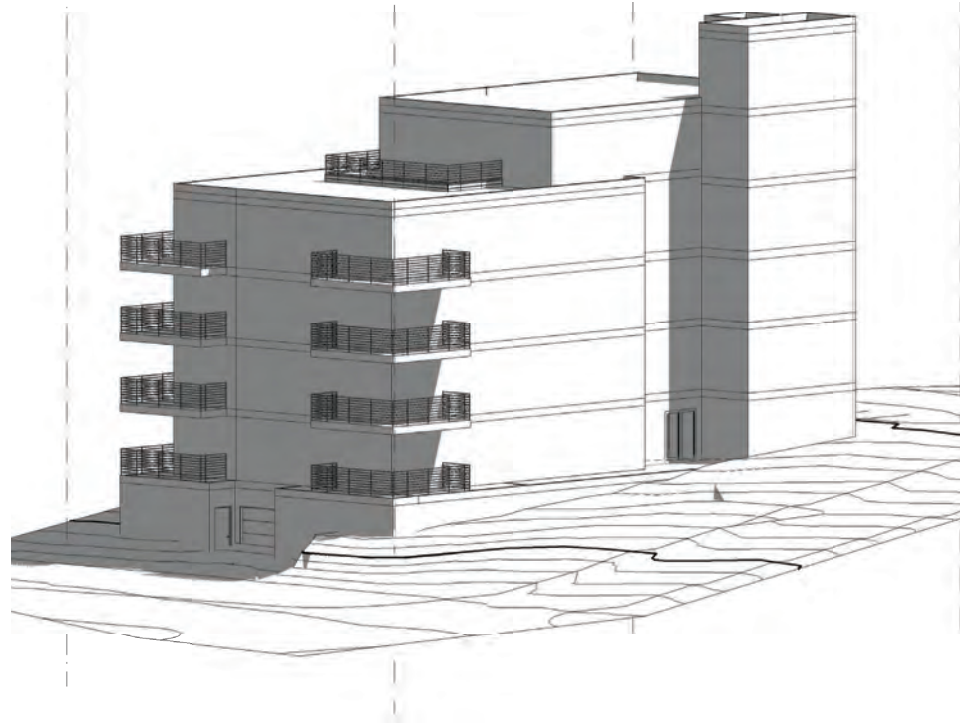


UNIQUE BALCONY RAILING



SEATTLE HOUSE BOAT WITH METAL SIDING

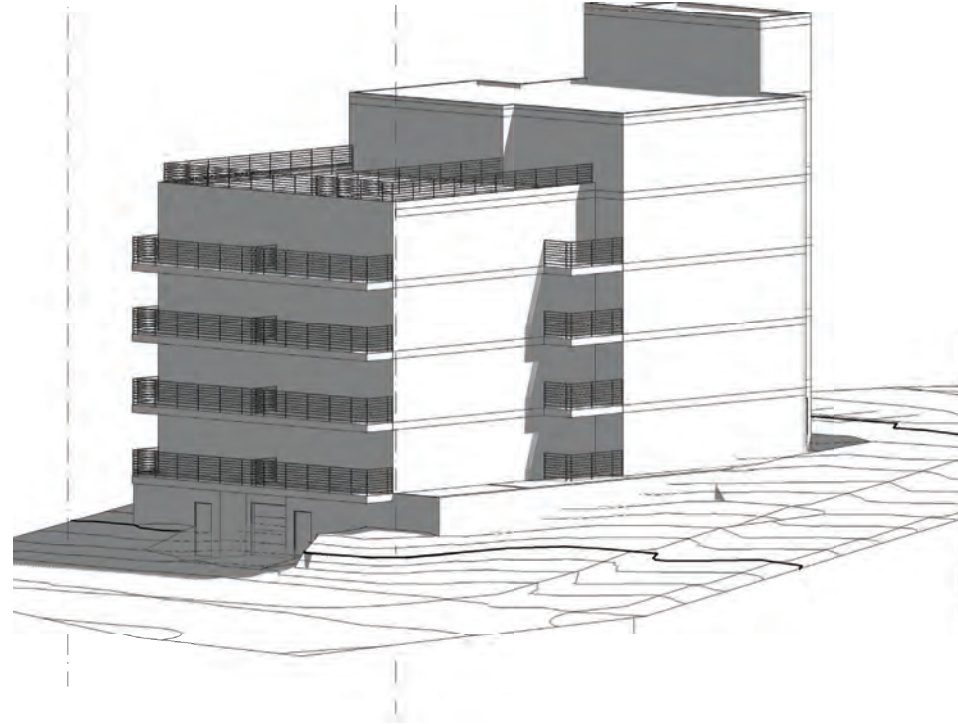
SCHEME 1



VERTICAL CIRCULATION AT SE CORNER

5 STORIES + BASEMENT
15 UNITS
15 PARKING SPACES
ALL FAR USED

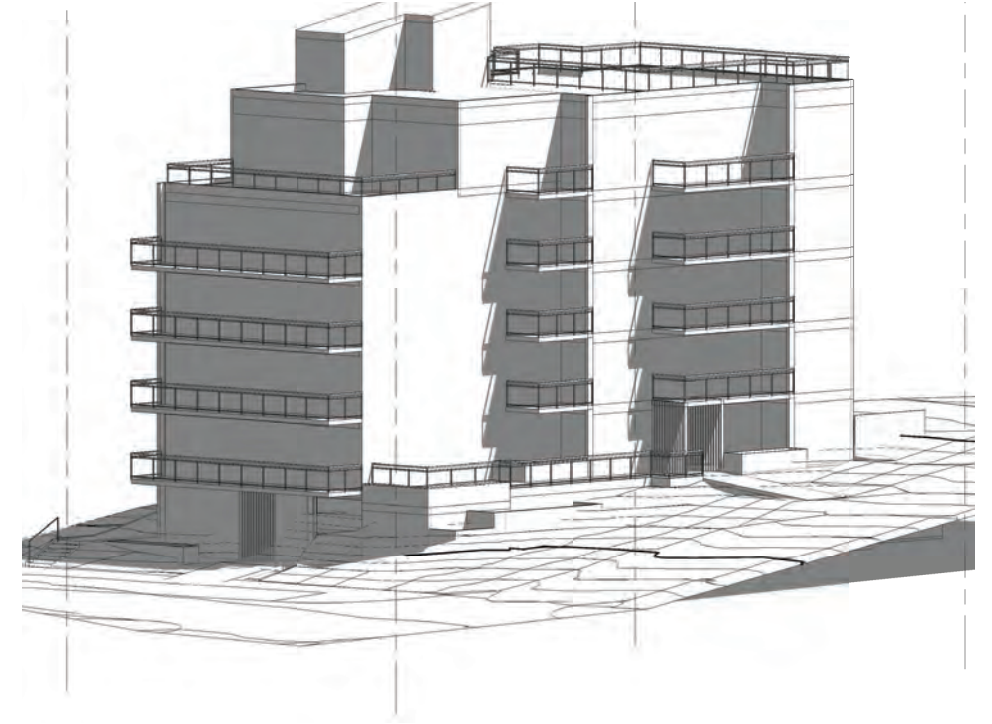
SCHEME 2



VERTICAL CIRCULATION AT EAST EDGE

5 STORIES + BASEMENT
15 UNITS
15 PARKING SPACES
ALL FAR USED

SCHEME 3 - PREFERRED



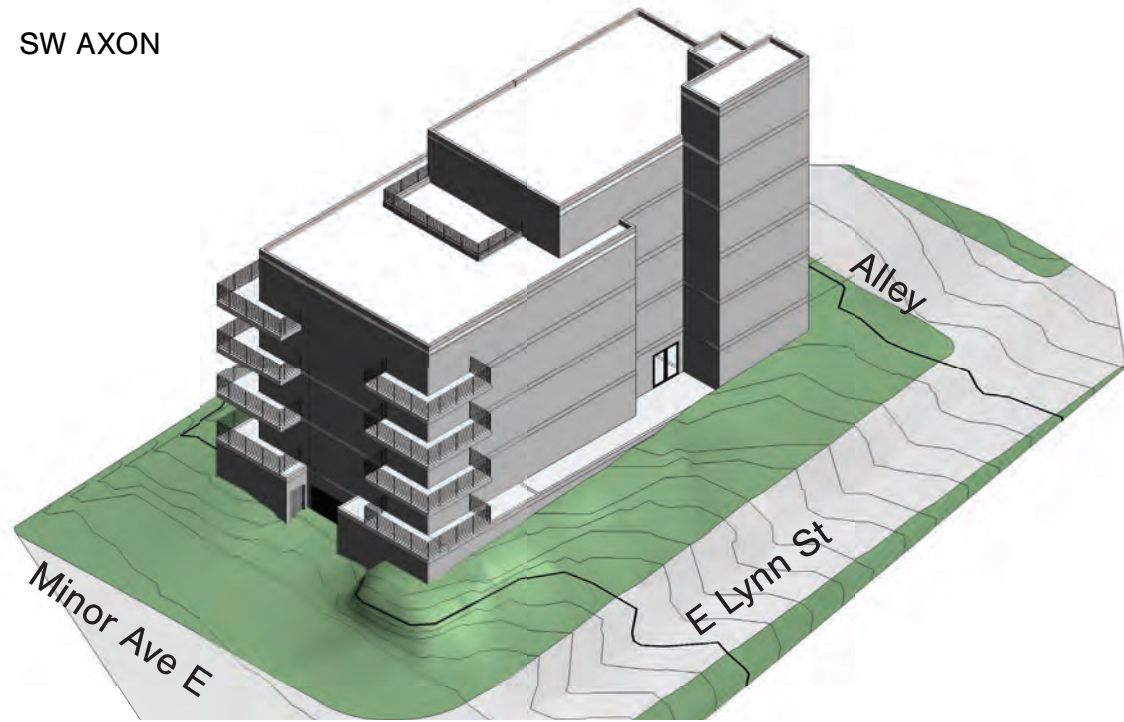
VERTICAL CIRCULATION AT NORTH EDGE

5 STORIES + BASEMENT
15 UNITS
15 PARKING SPACES
ALL FAR USED

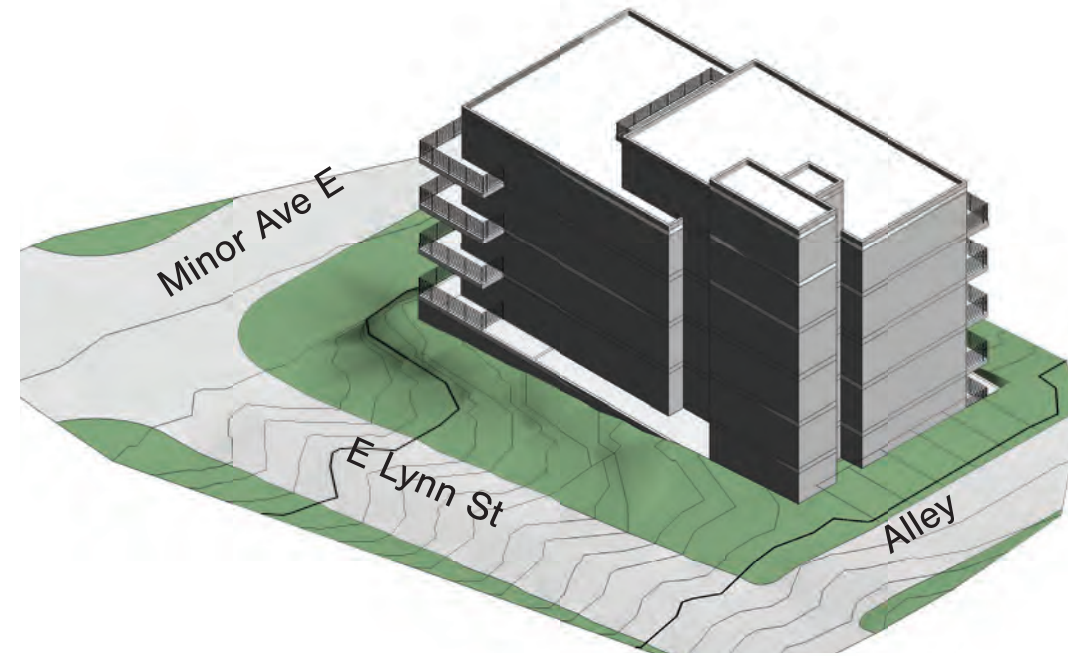
MASSING - SCHEME 1

SUMMARY - SCHEME 1

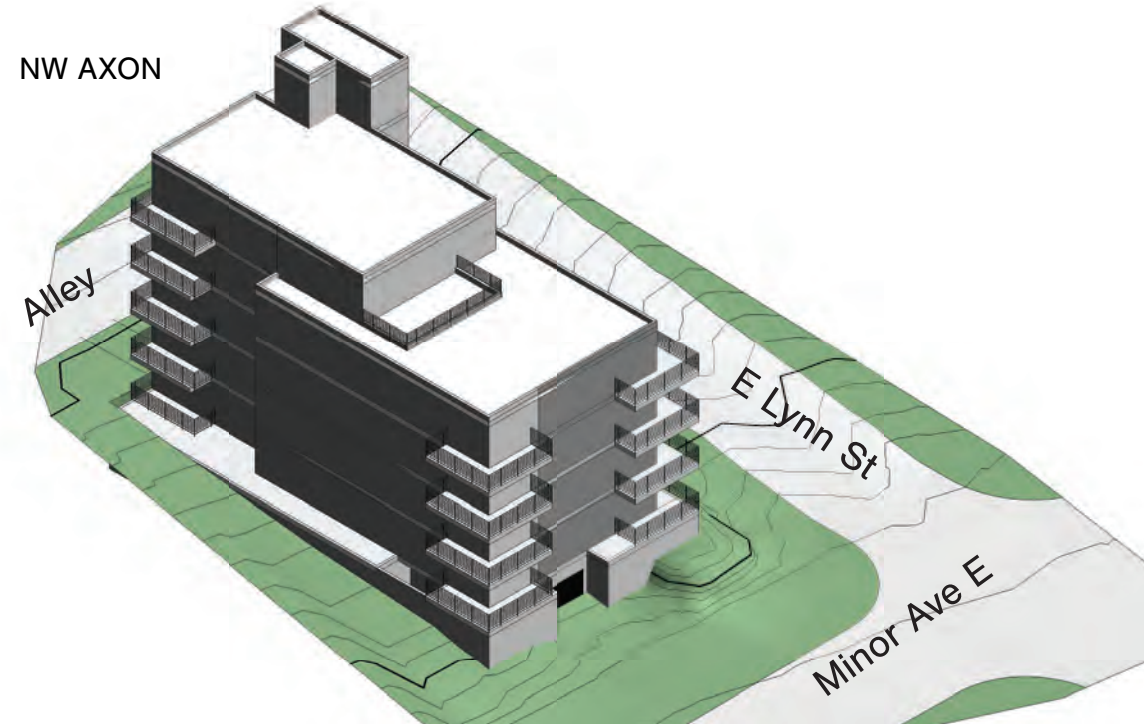
SW AXON



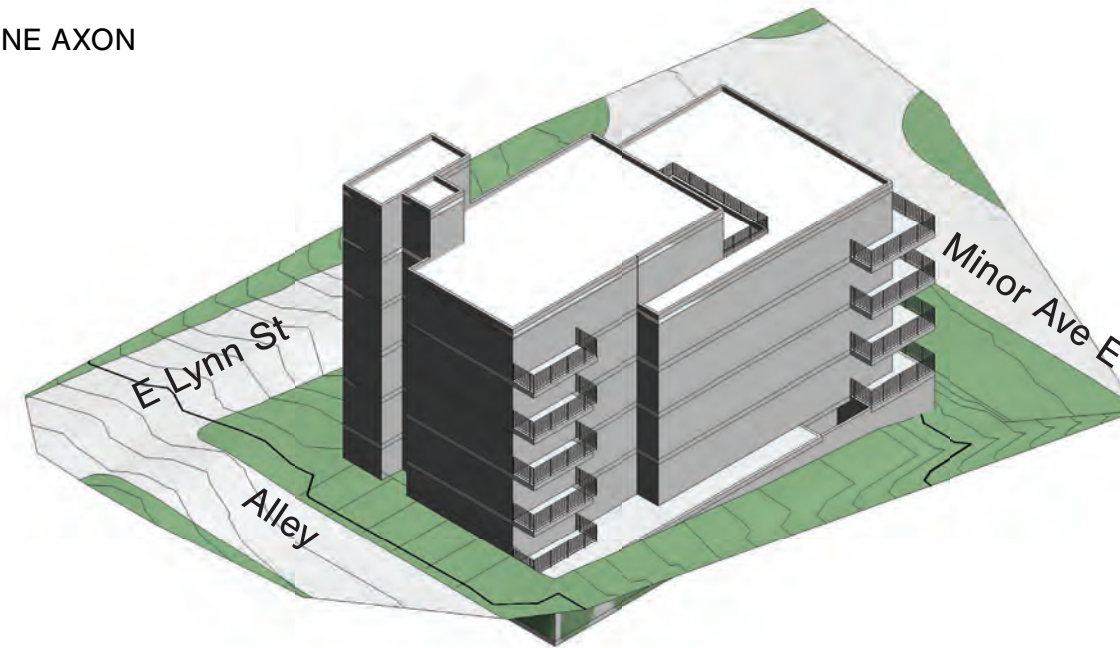
SE AXON



NW AXON



NE AXON



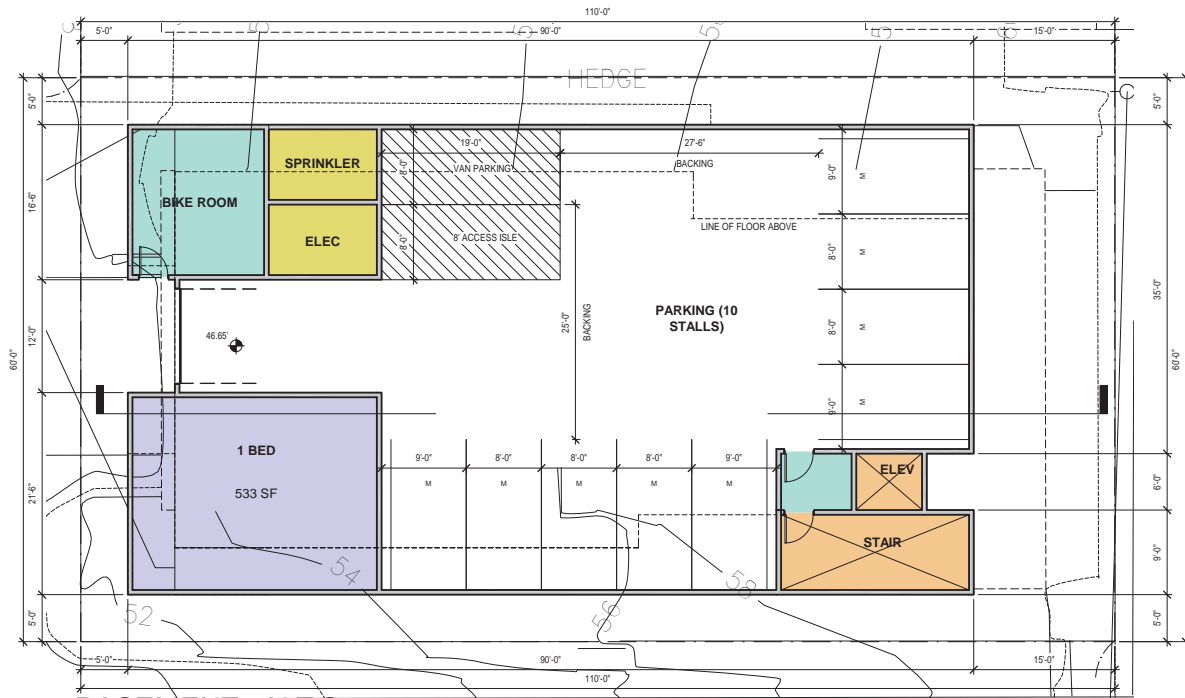
OPPORTUNITIES:

- MASSING STEPS WITH TOPOGRAPHY
- MEETS DEVELOPMENT OBJECTIVES
- NO DEPARTURES REQUIRED

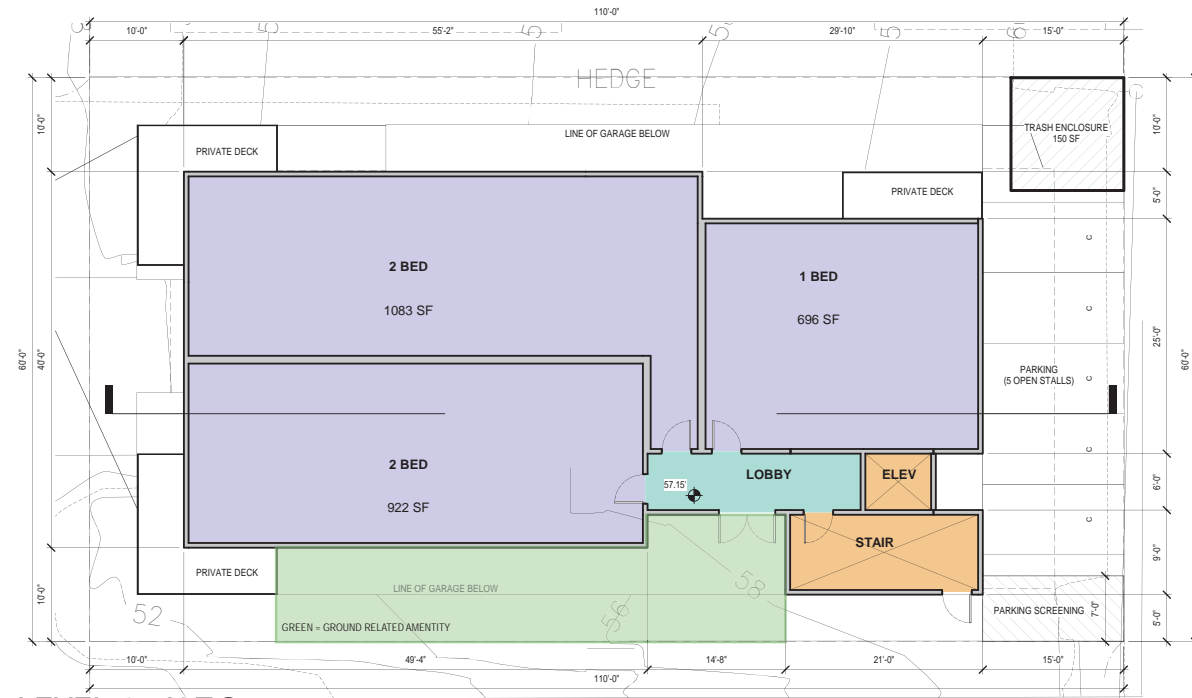
CHALLENGES:

- VERTICAL CIRCULATION ON STREET SIDE
- NE UNIT HAS VIEW TOWARDS NORTHERN RESIDENTIAL NEIGHBORING LOT (NOT LAKE UNION)

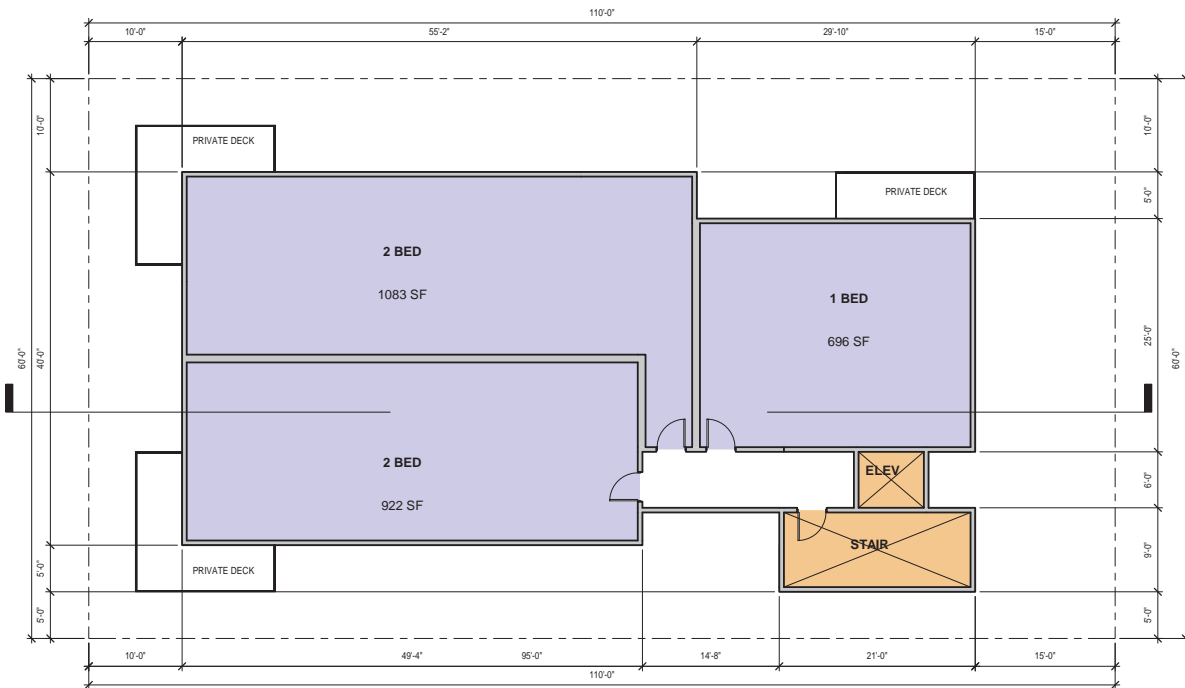
PLAN SUMMARY - SCHEME 1



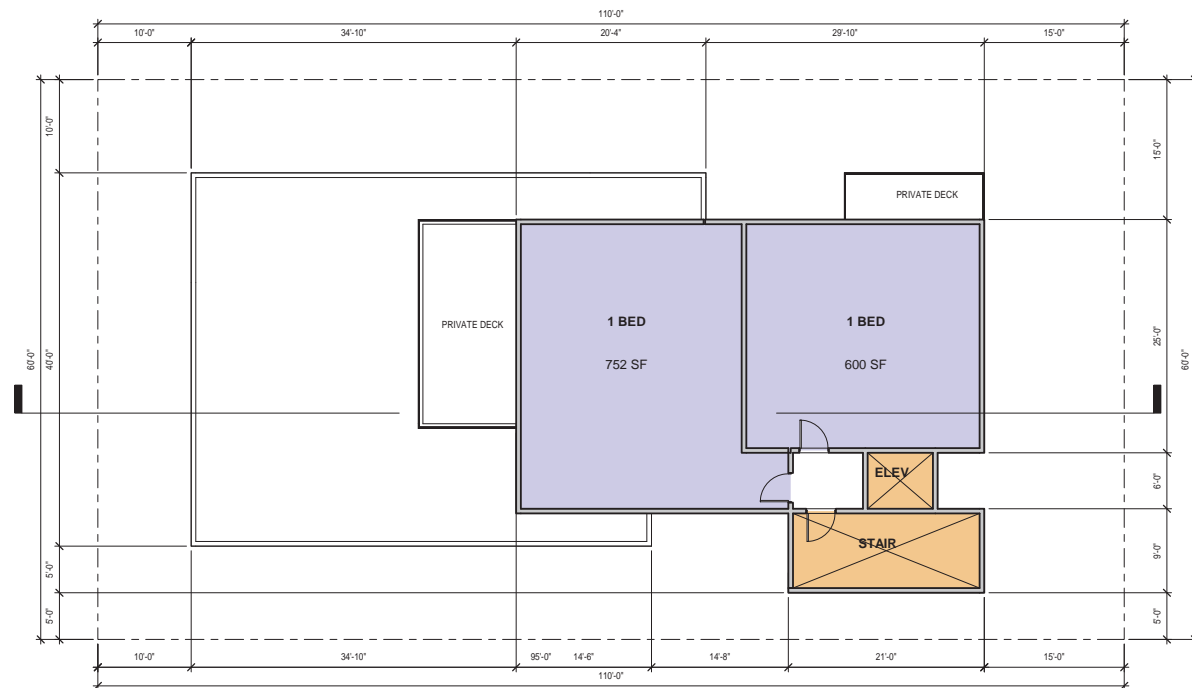
BASEMENT - N.T.S



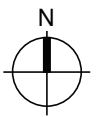
LEVEL 1 - N.T.S



LEVEL 2-4 - N.T.S



LEVEL 5/ROOF DECK - N.T.S





VIEW FROM SW AT INTERSECTION OF MINOR AVE E AND E LYNN ST



VIEW FROM SE AT E LYNN ST AND ALLEY

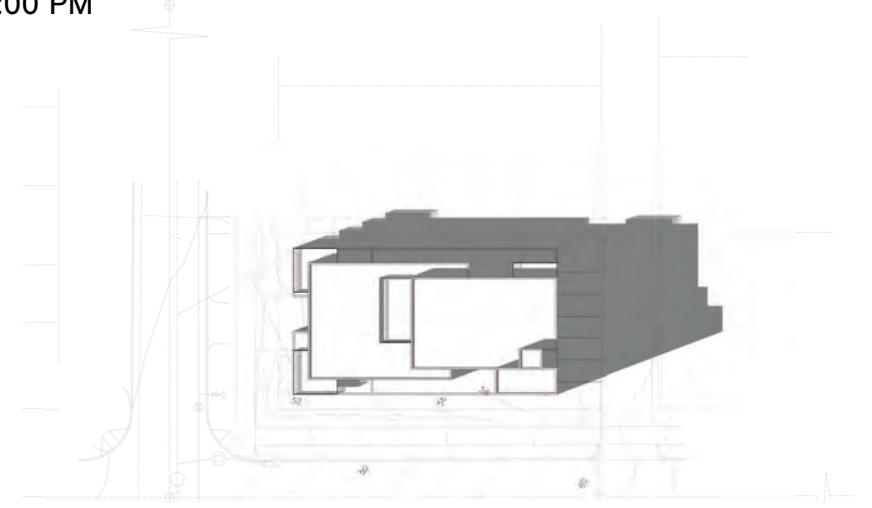
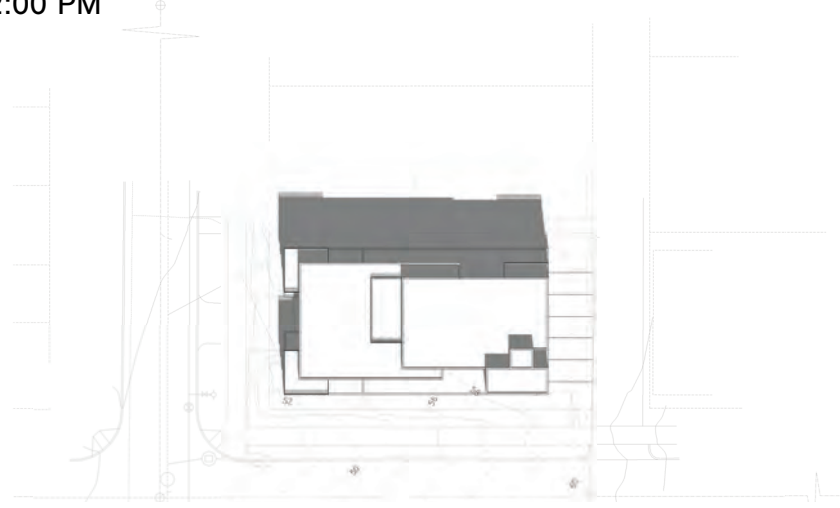
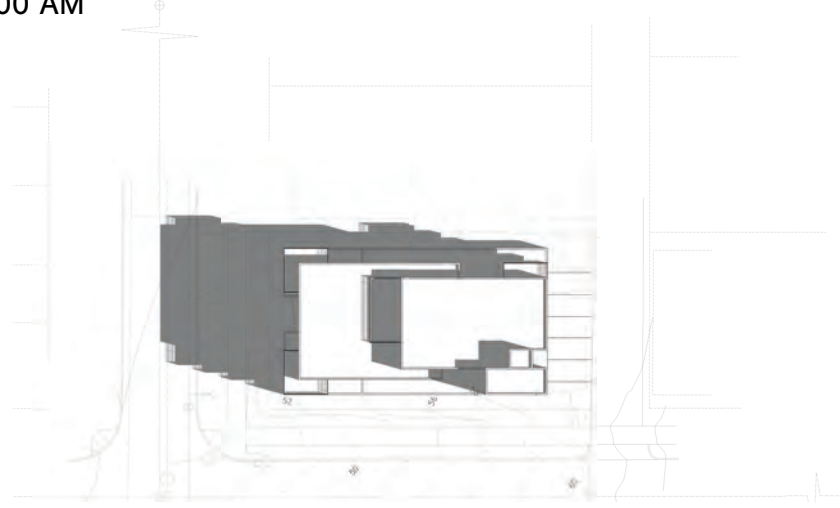
SUN STUDIES - SCHEME 1

9:00 AM

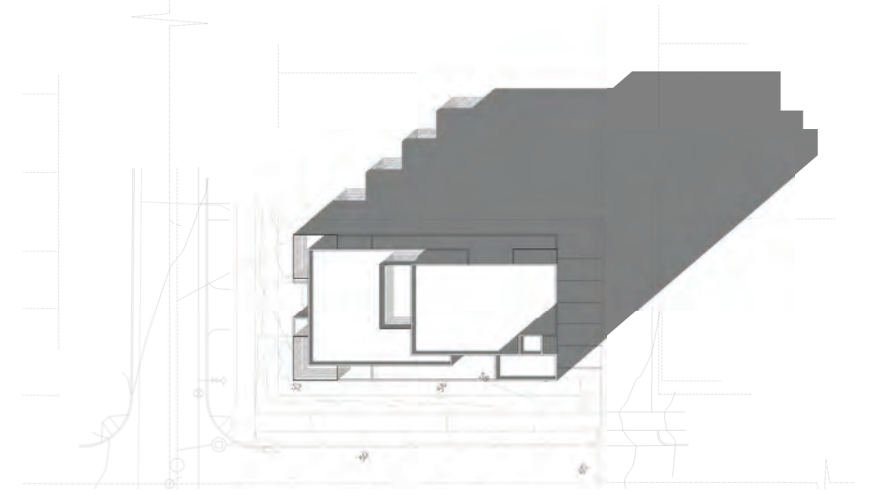
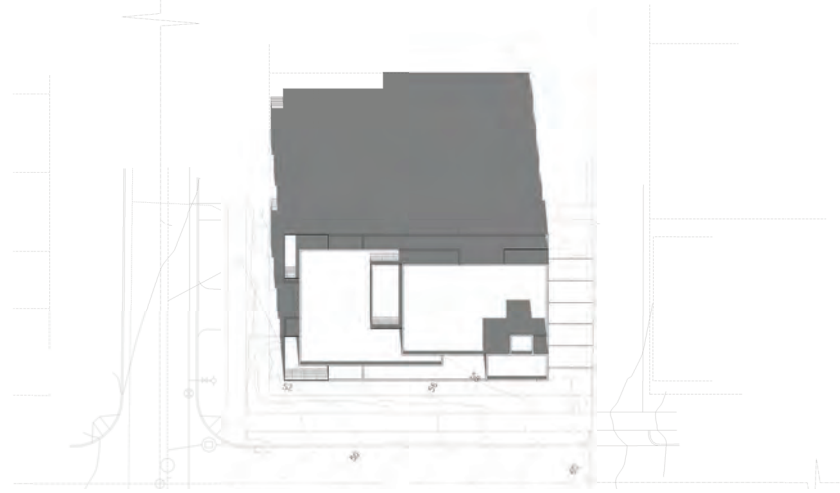
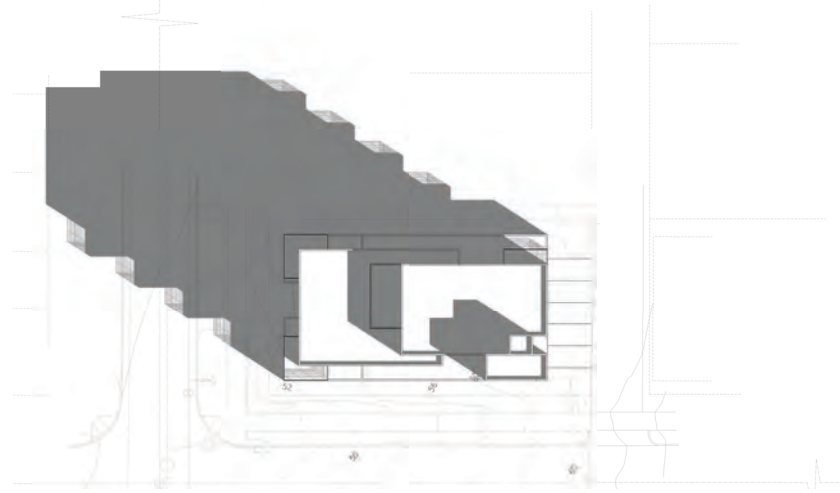
12:00 PM

3:00 PM

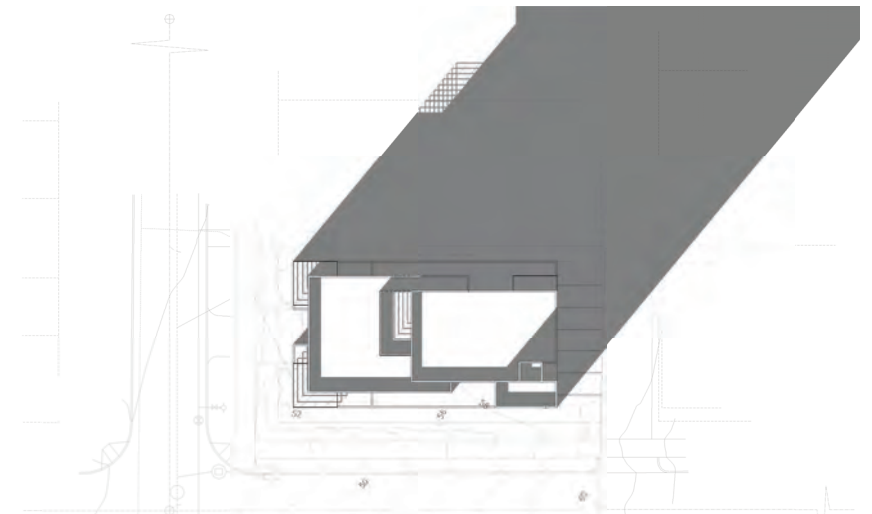
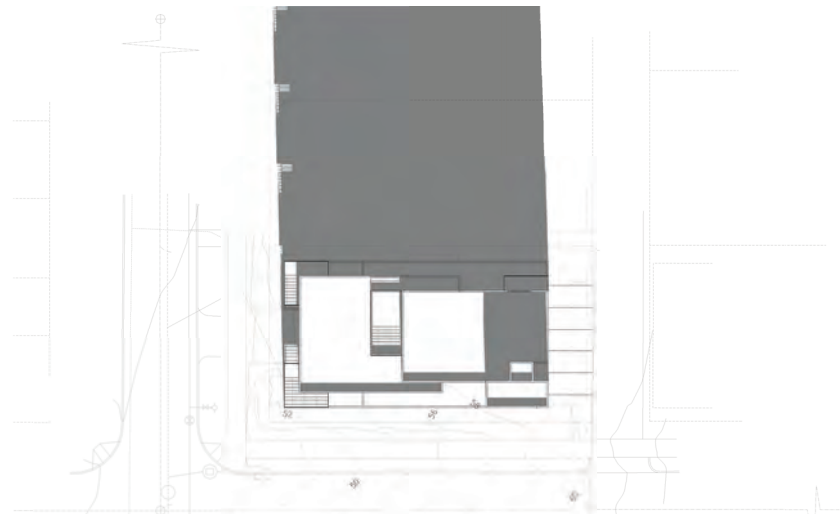
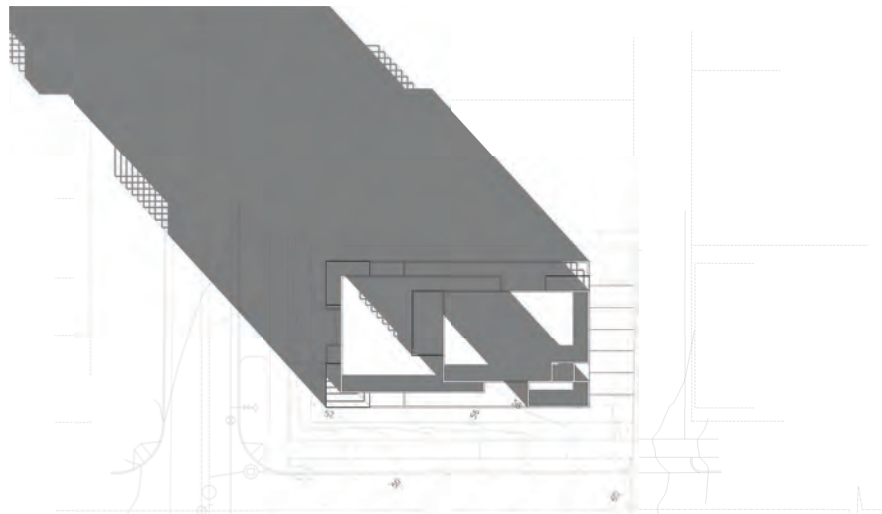
SUMMER SOLSTICE



SPRING/FALL EQUINOX



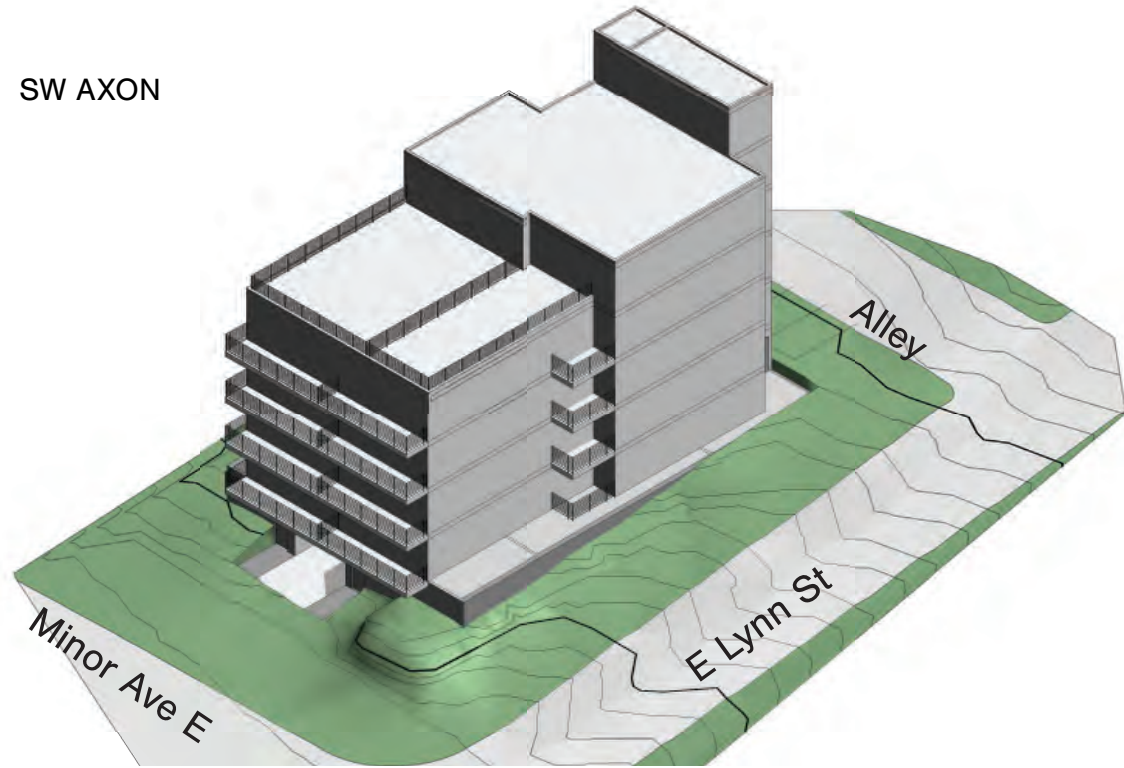
WINTER SOLSTICE



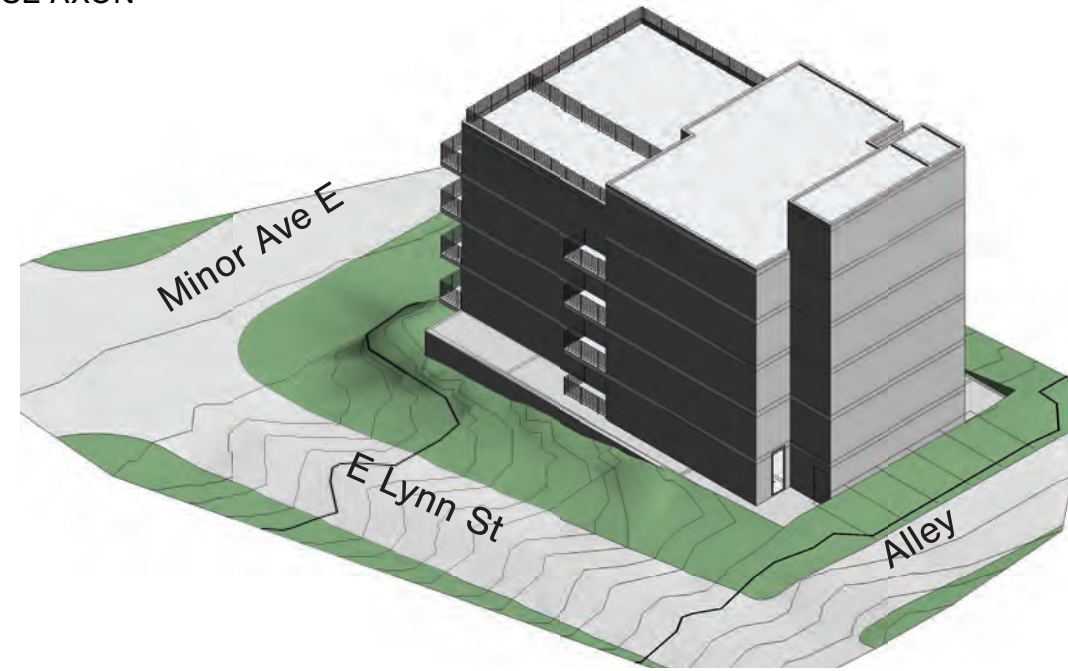
MASSING - SCHEME 2

SUMMARY - SCHEME 2

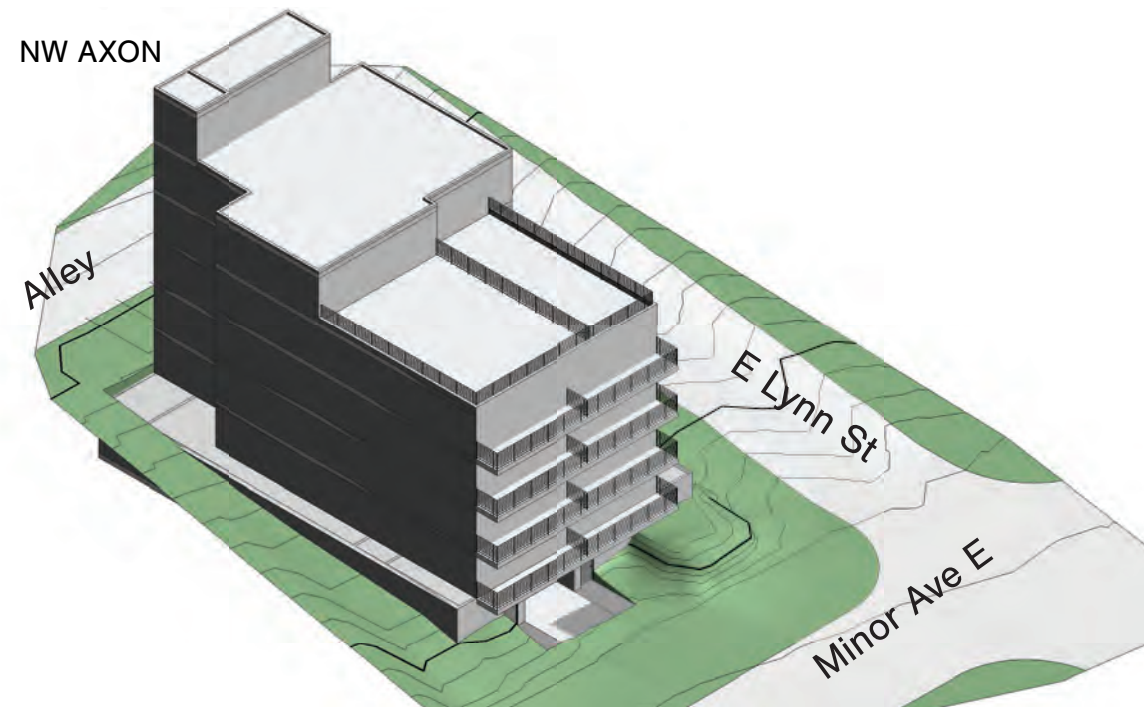
SW AXON



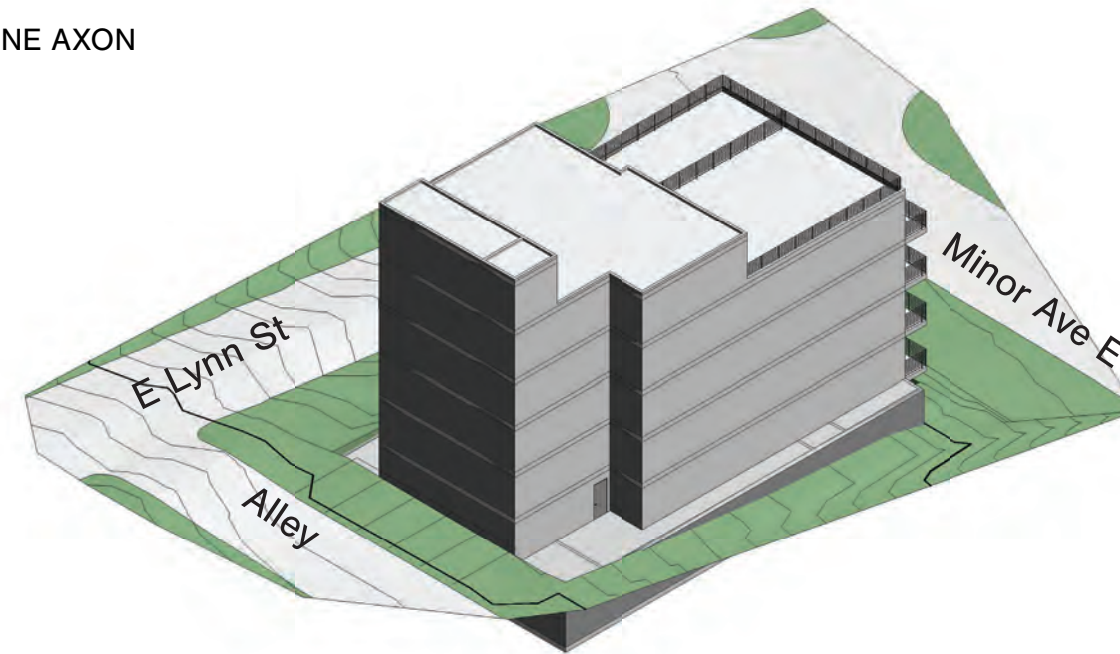
SE AXON



NW AXON



NE AXON



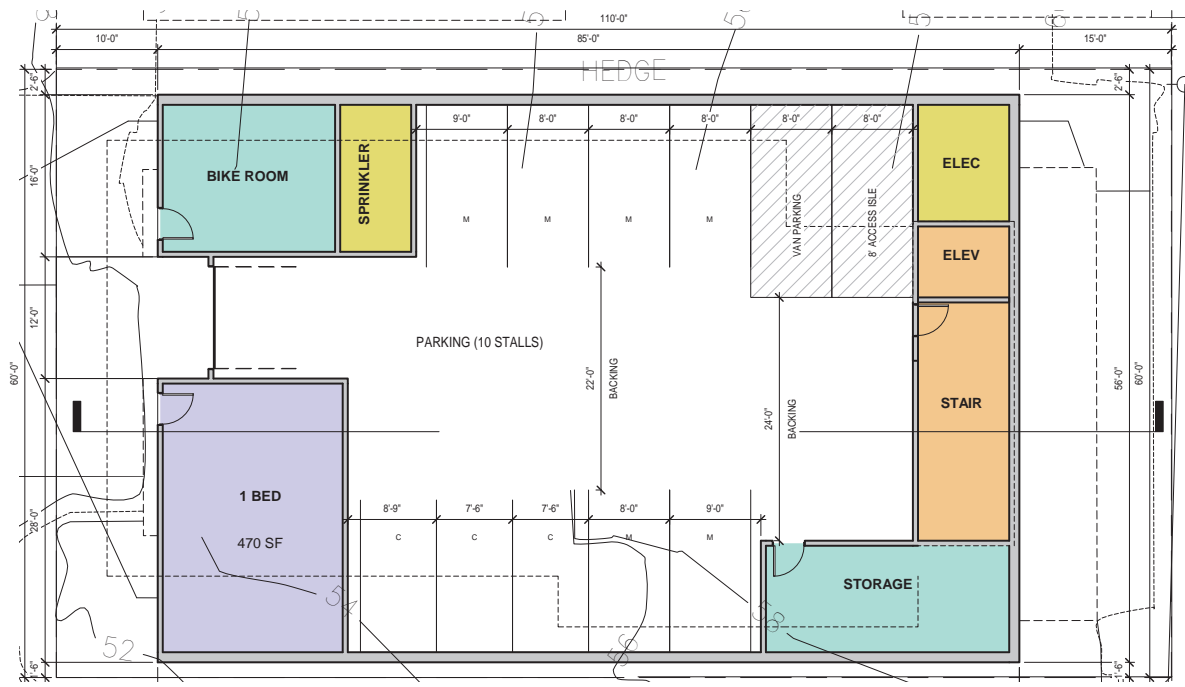
OPPORTUNITIES:

- MASSING STEPS WITH TOPOGRAPHY
- MEETS DEVELOPMENT OBJECTIVES
- ALL UNITS FACE THE STREET
- NO DEPARTURES REQUIRED

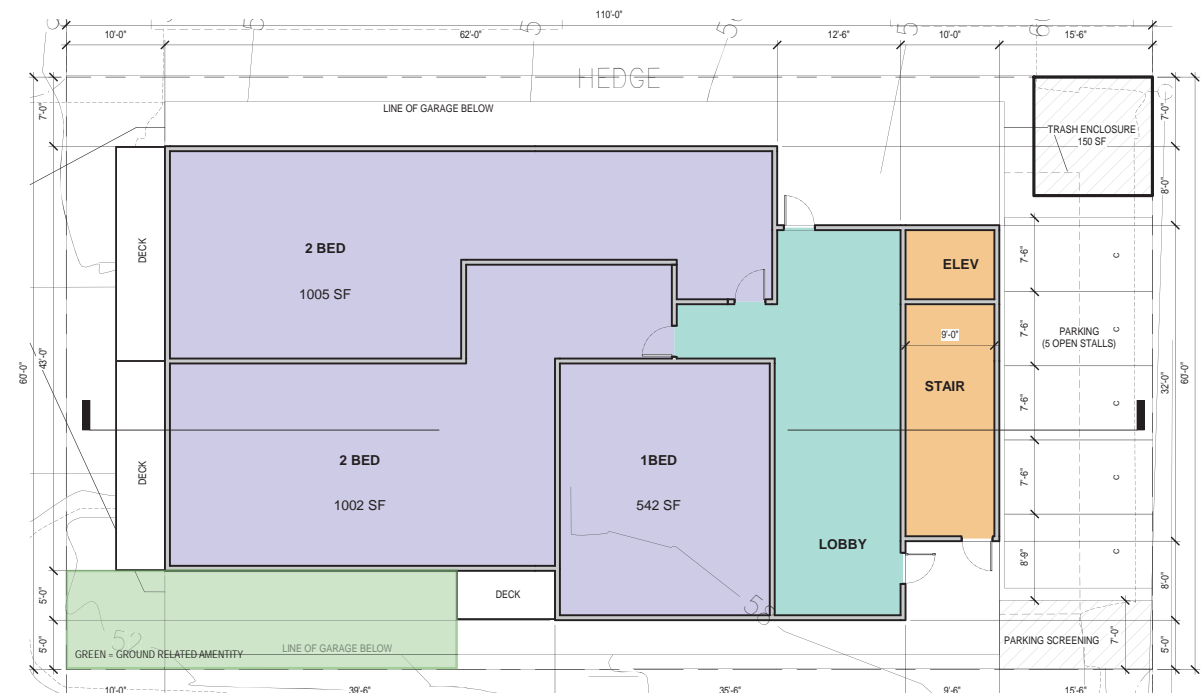
CHALLENGES:

- LOBBY ENTRY ON LYNN NOT ARTICULATED
- LONG, UNBROKEN FACADE MASSING FACING NORTHERN RESIDENTIAL NEIGHBOR

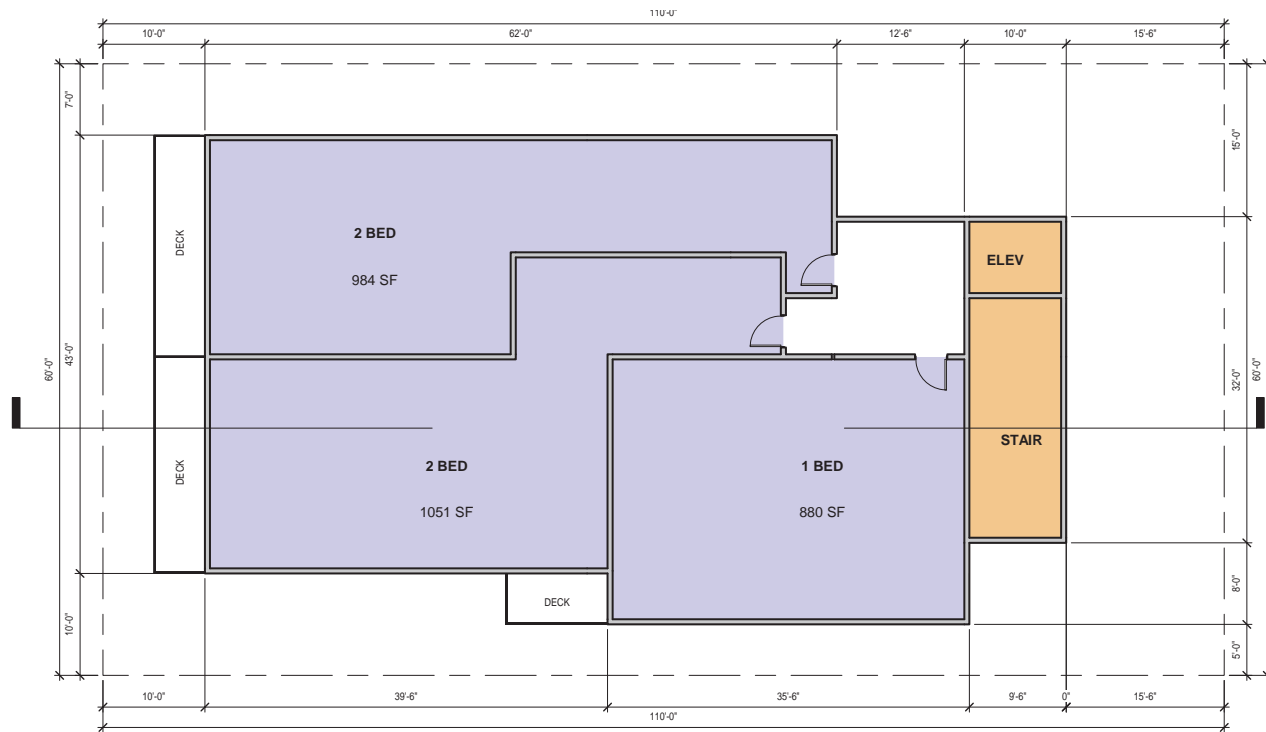
PLAN SUMMARY - SCHEME 2



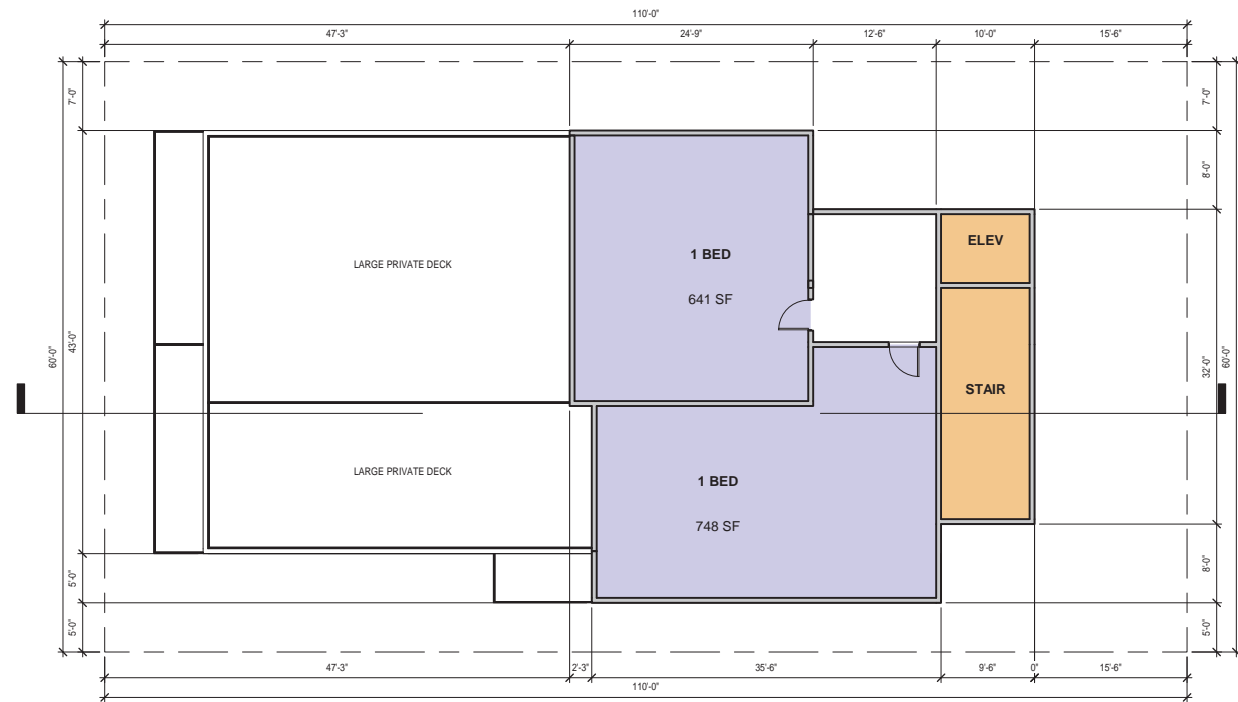
BASEMENT - N.T.S



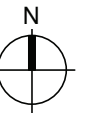
LEVEL 1 - N.T.S



LEVEL 2-4 - N.T.S



LEVEL 5/ROOF DECK - N.T.S





VIEW FROM SW AT INTERSECTION OF MINOR AVE E AND E LYNN ST



VIEW FROM SE AT E LYNN ST AND ALLEY

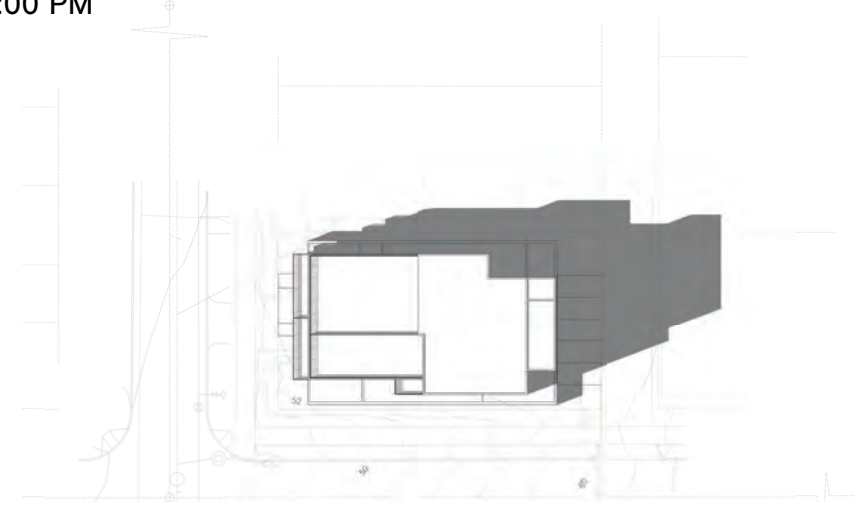
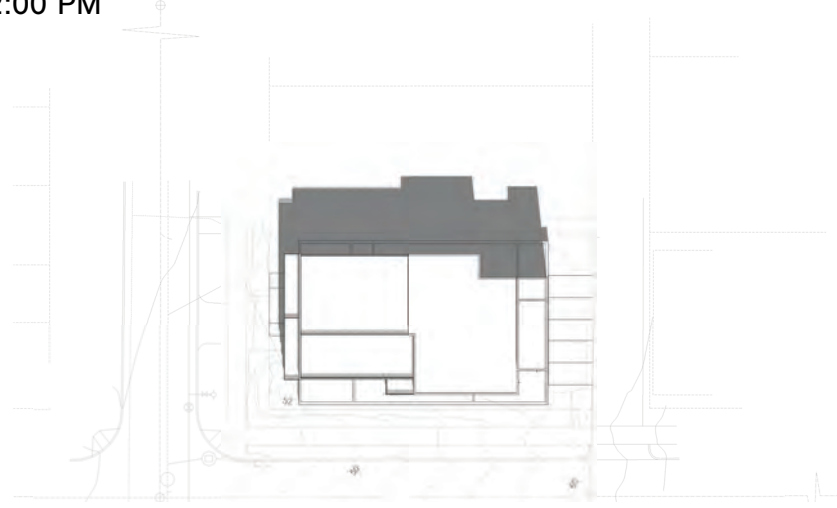
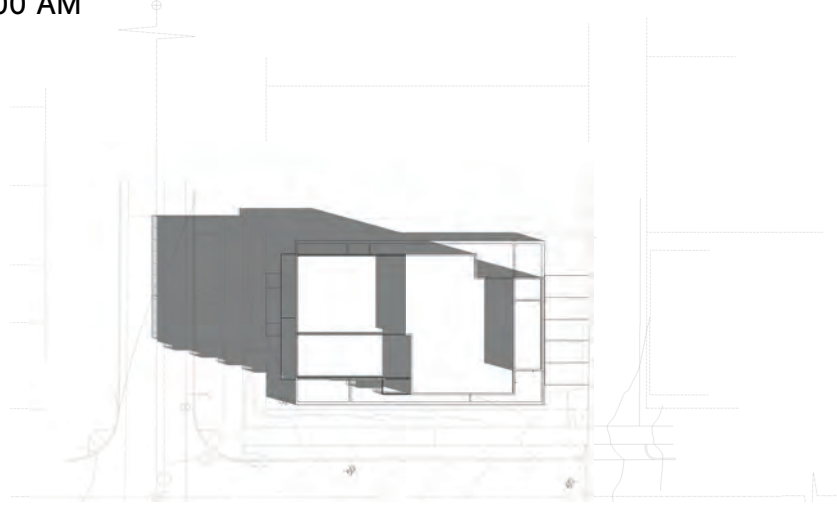
SUN STUDIES - SCHEME 2

9:00 AM

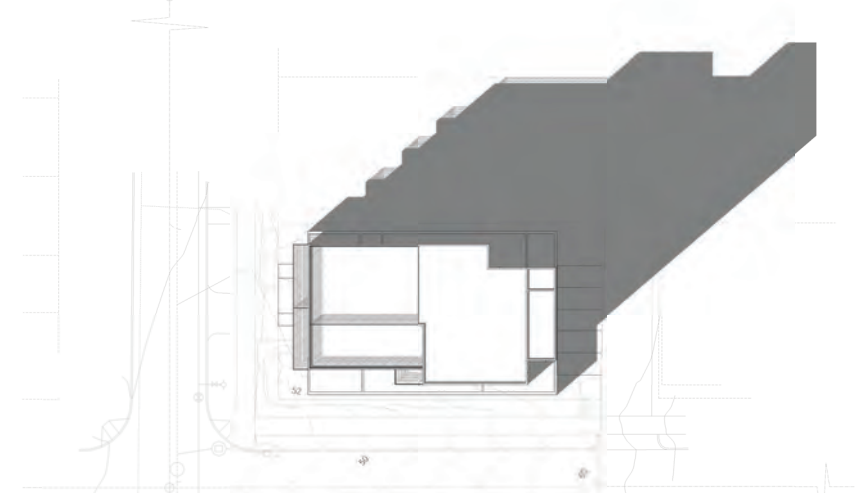
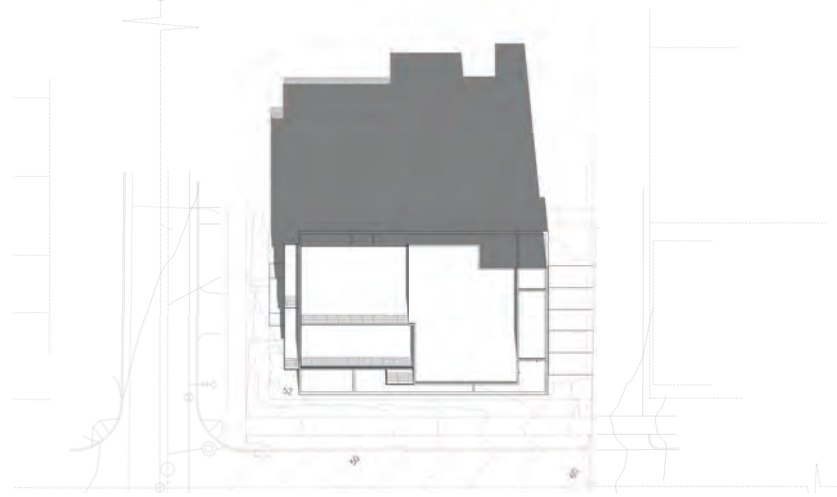
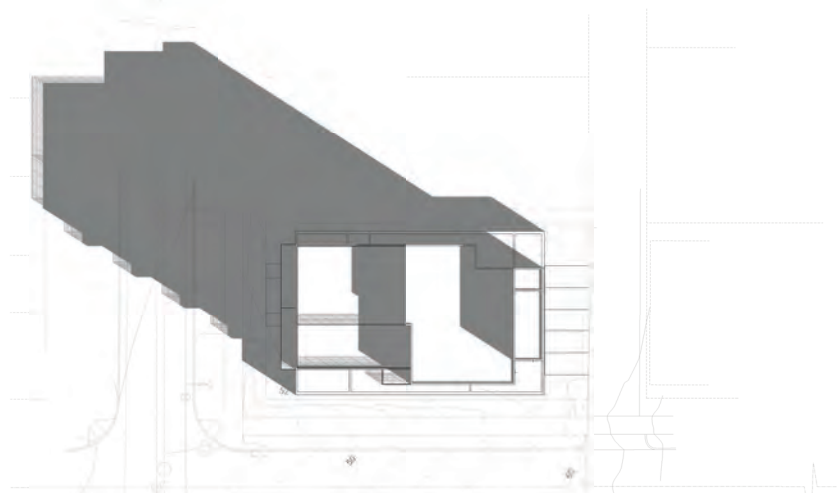
12:00 PM

3:00 PM

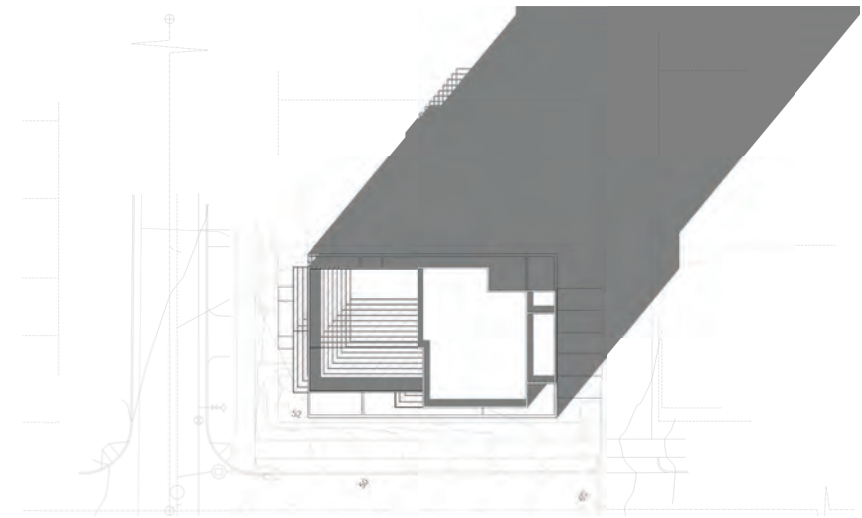
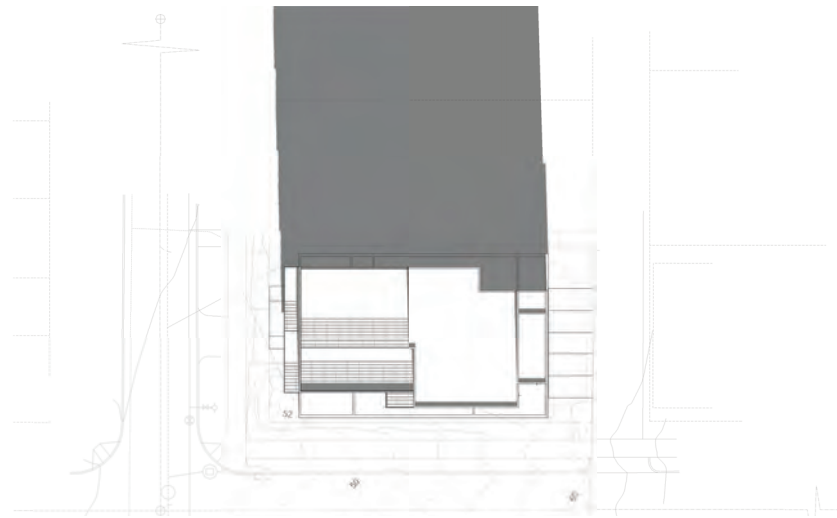
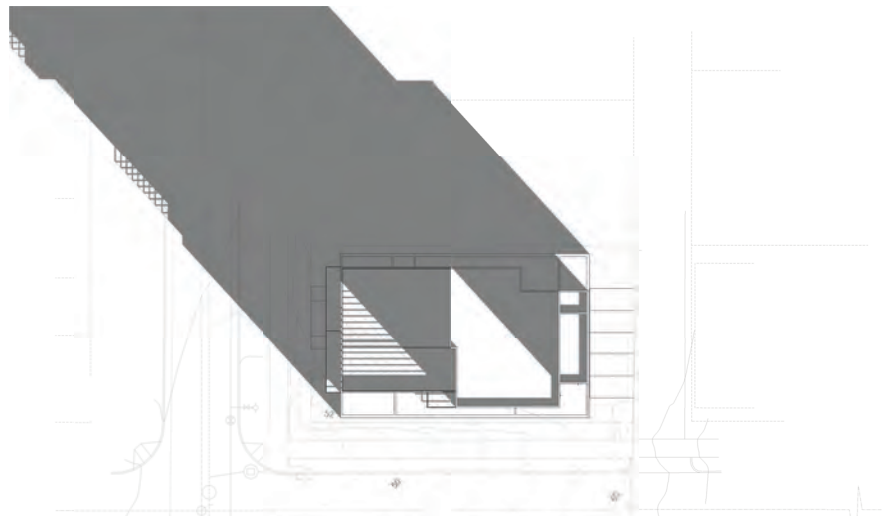
SUMMER SOLSTICE



SPRING/FALL EQUINOX



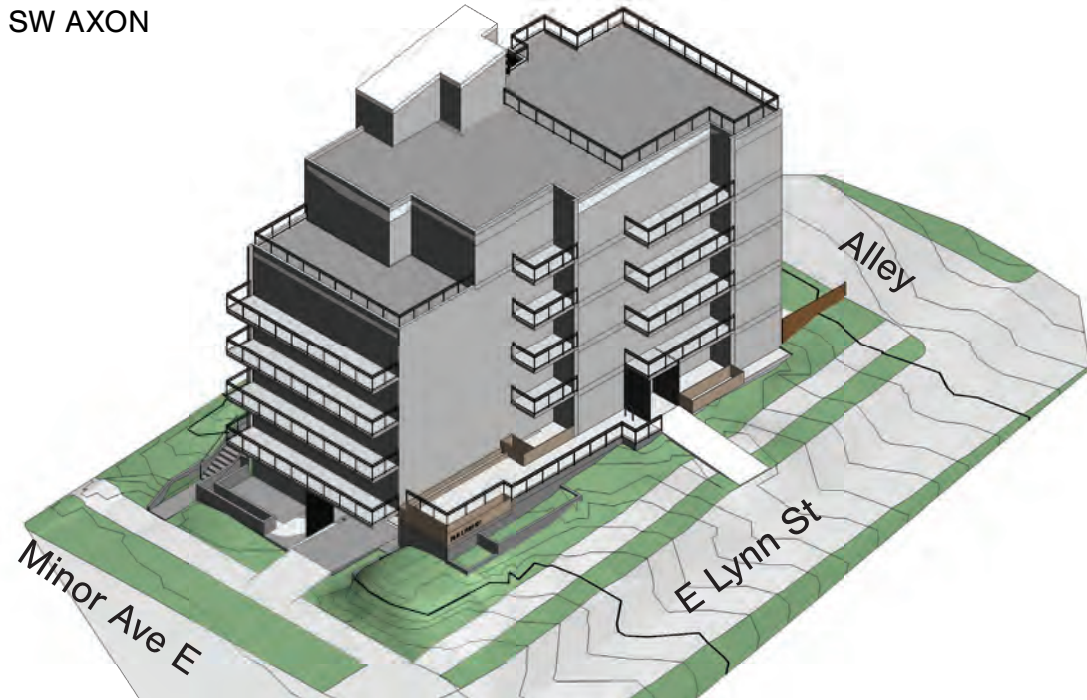
WINTER SOLSTICE



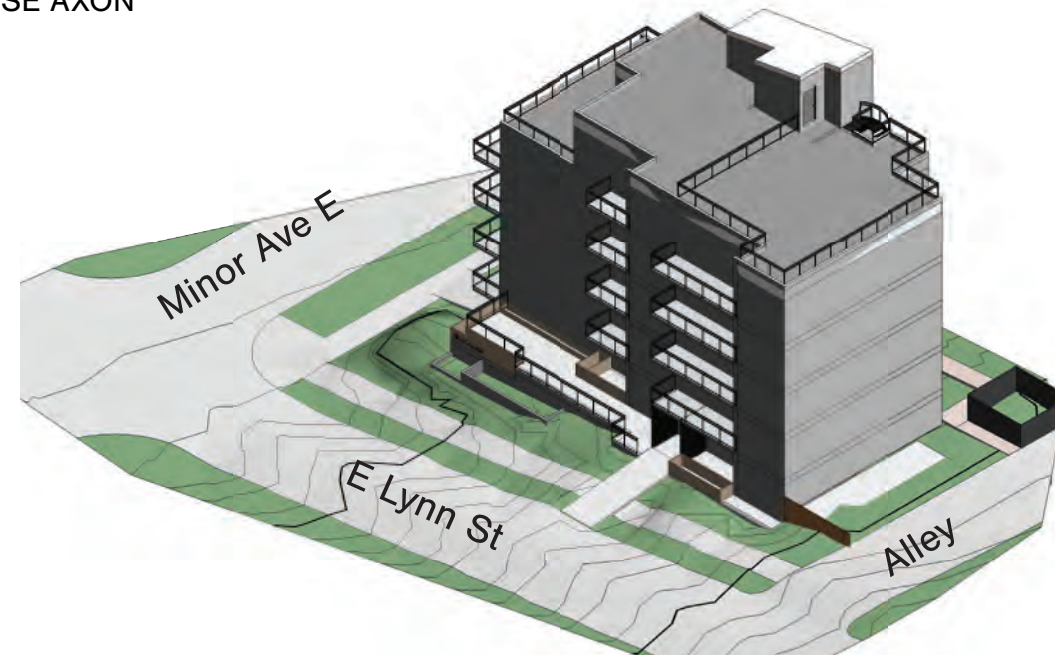
MASSING - SCHEME 3
PREFERRED

SUMMARY - SCHEME 3 (PREFERRED)

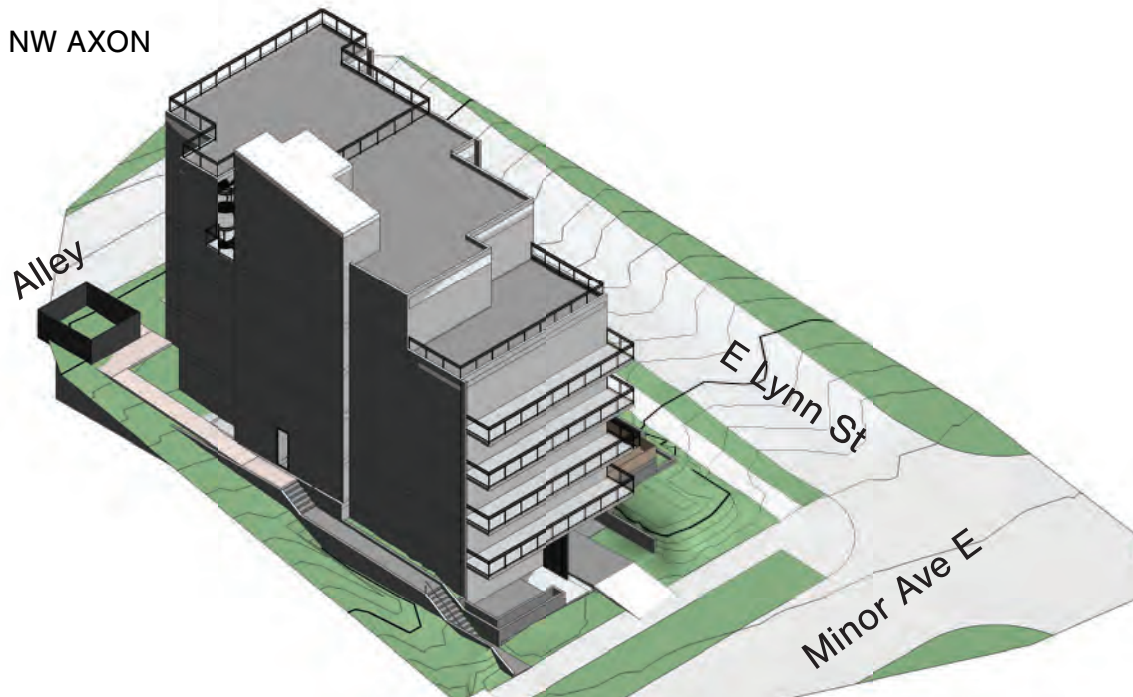
SW AXON



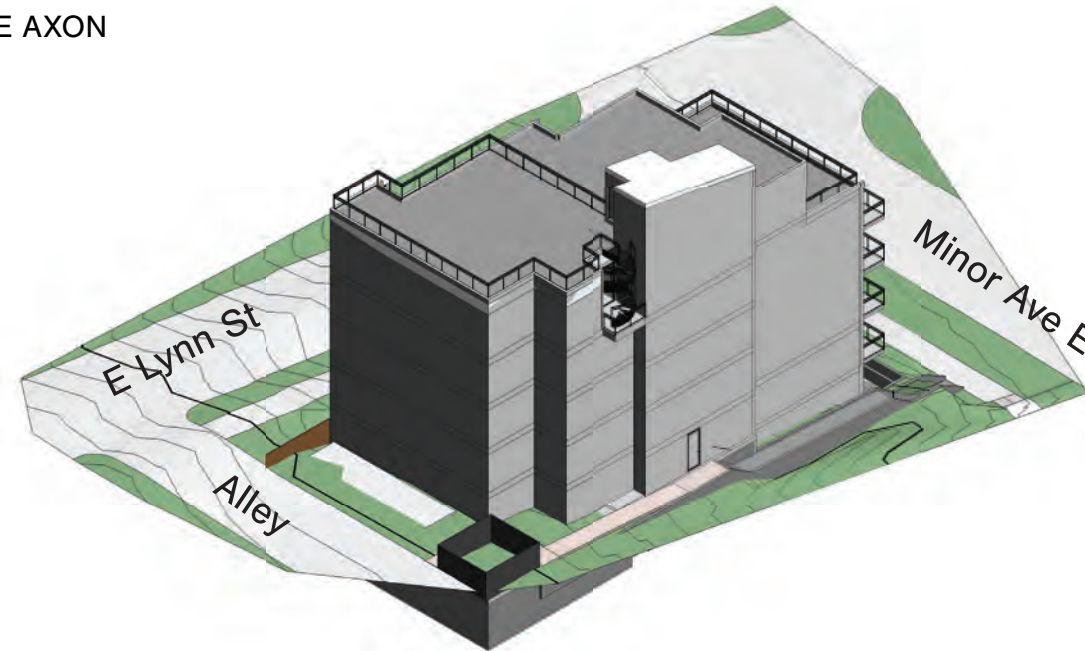
SE AXON



NW AXON



NE AXON



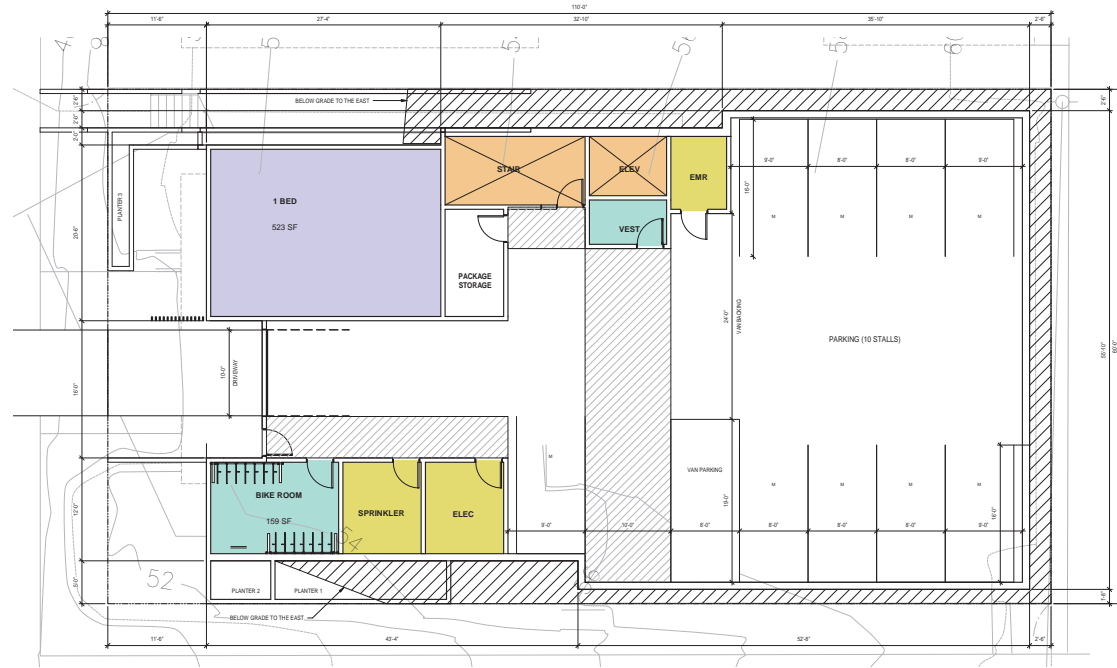
OPPORTUNITIES:

- MASSING STEPS WITH TOPOGRAPHY
- MASSING PULLED BACK FROM SW CORNER, OPENING UP VIEW CORRIDOR ON LYNN STREET
- ALL UNITS FACE STREET
- MEETS DEVELOPMENT OBJECTIVES
- NO DEPARTURES REQUIRED

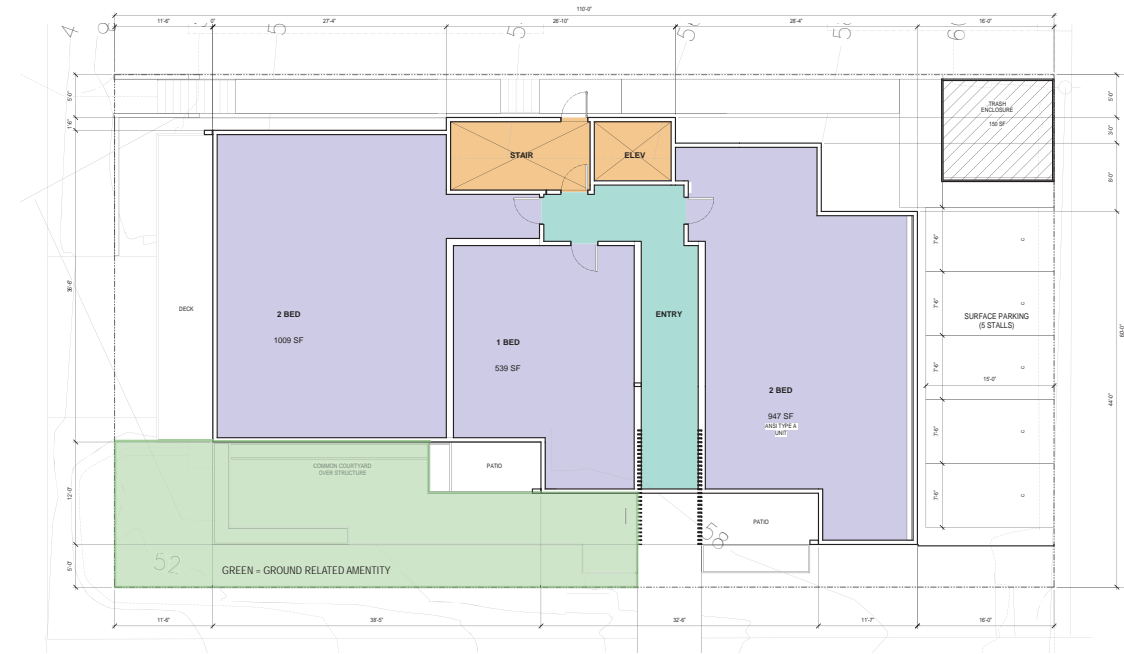
CHALLENGES:

- VERTICAL CIRCULATION ON NORTH SIDE NEAR RESIDENTIAL NEIGHBOR (BUT TUCKED BACK FROM STREET VIEW)
- LOBBY ENTRANCE OFF LYNN WILL NEED CAREFUL ARCHITECTURAL DETAILING TO ARTICULATE

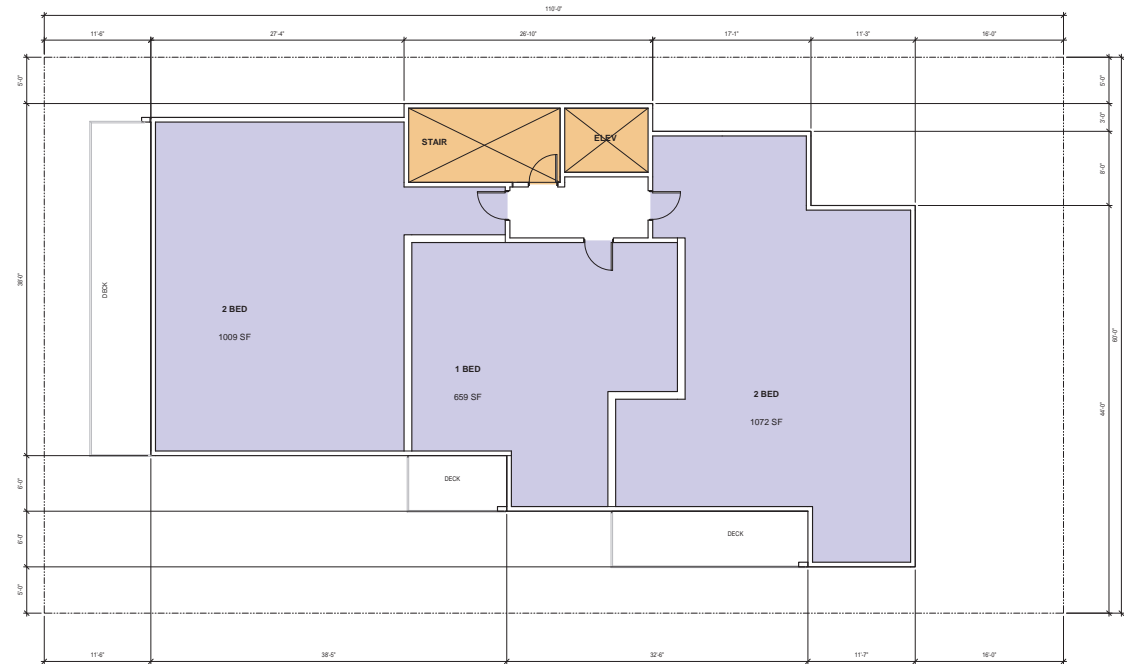
PLAN SUMMARY - SCHEME 3 (PREFERRED)



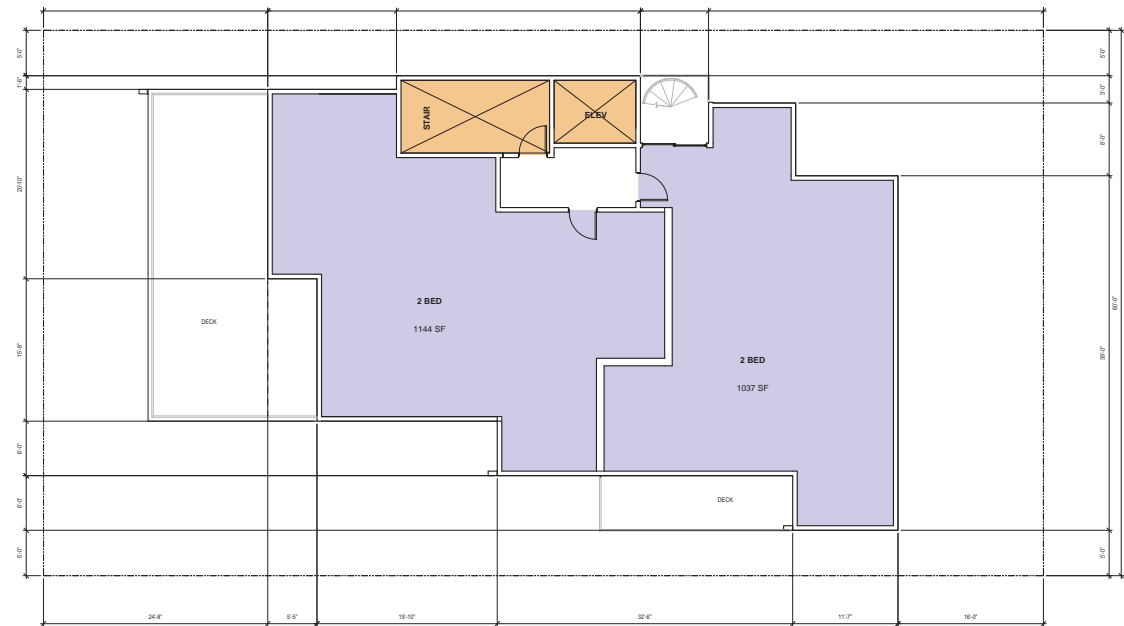
BASEMENT - N.T.S



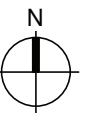
LEVEL 1 - N.T.S



LEVEL 2-4 - N.T.S



LEVEL 5/ROOF DECK - N.T.S





VIEW FROM SW AT INTERSECTION OF MINOR AVE E AND E LYNN ST



VIEW FROM SE AT E LYNN ST AND ALLEY

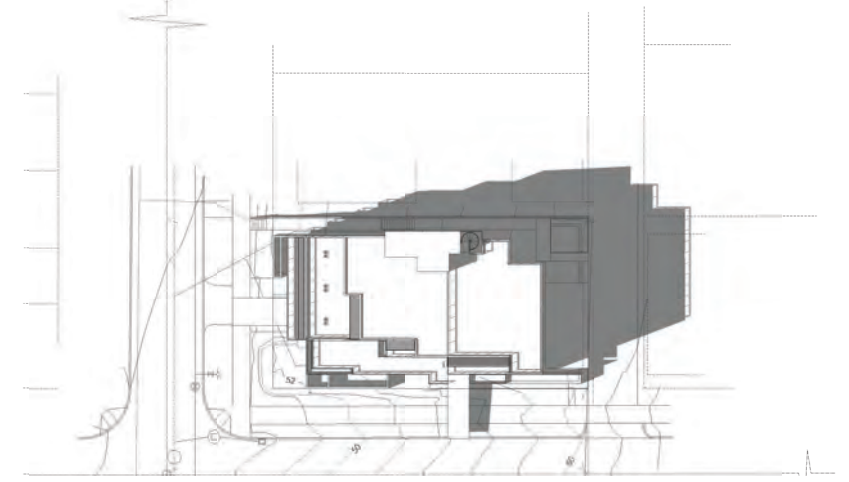
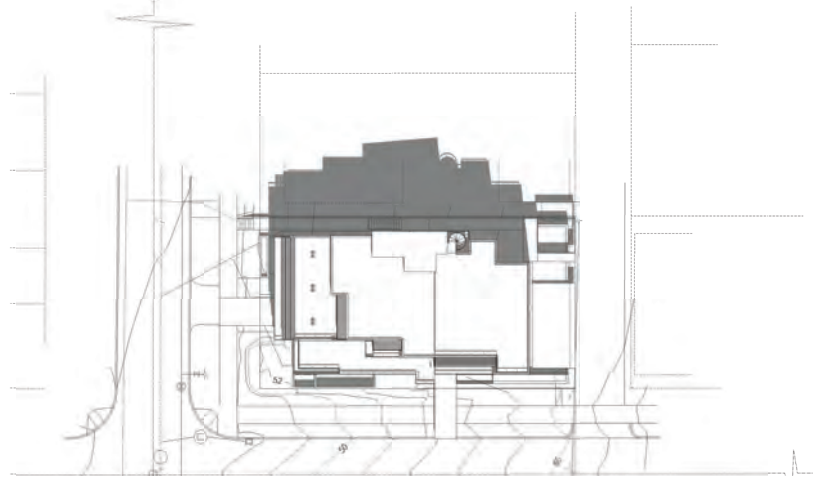
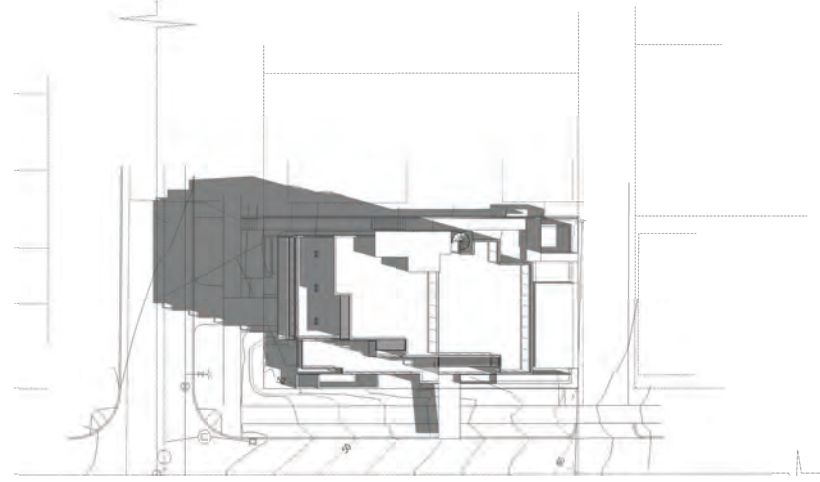
SUN STUDIES - SCHEME 3 (PREFERRED)

9:00 AM

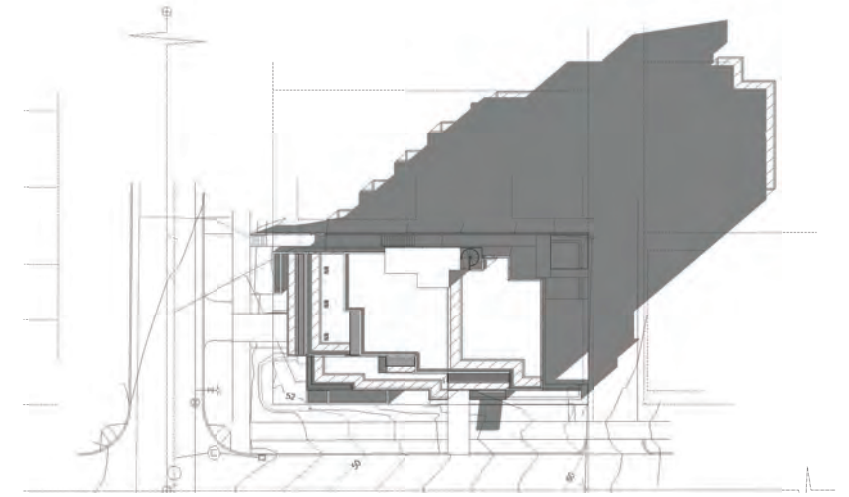
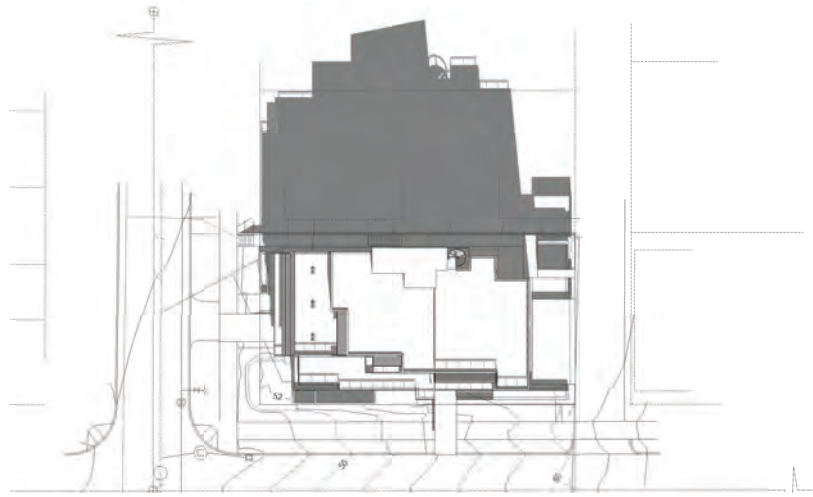
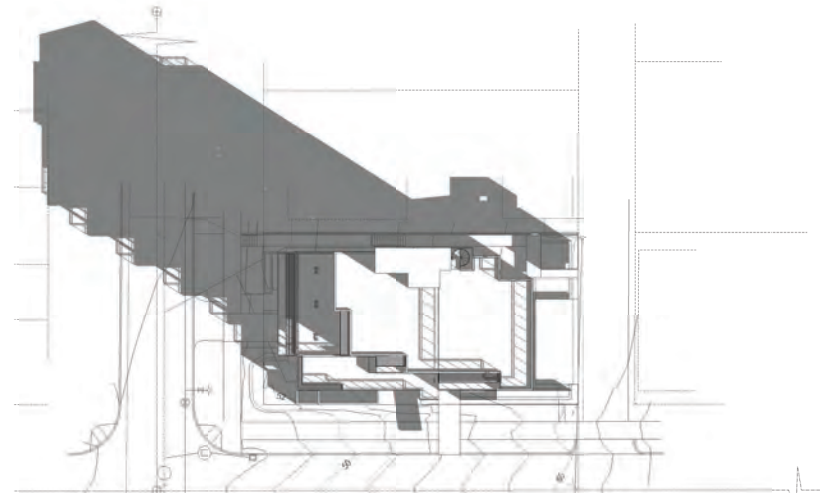
12:00 PM

3:00 PM

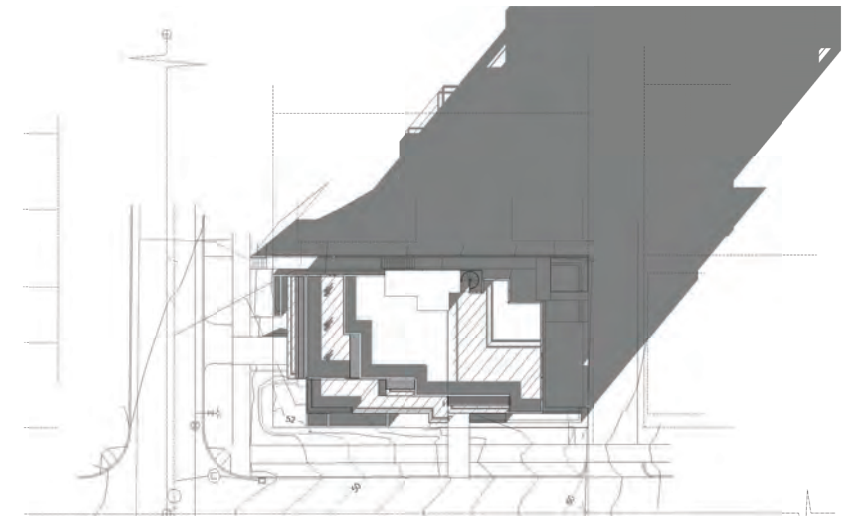
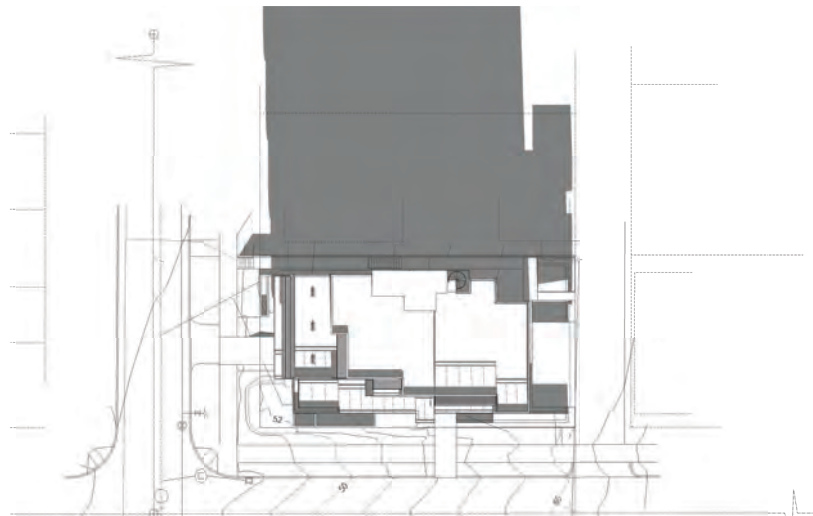
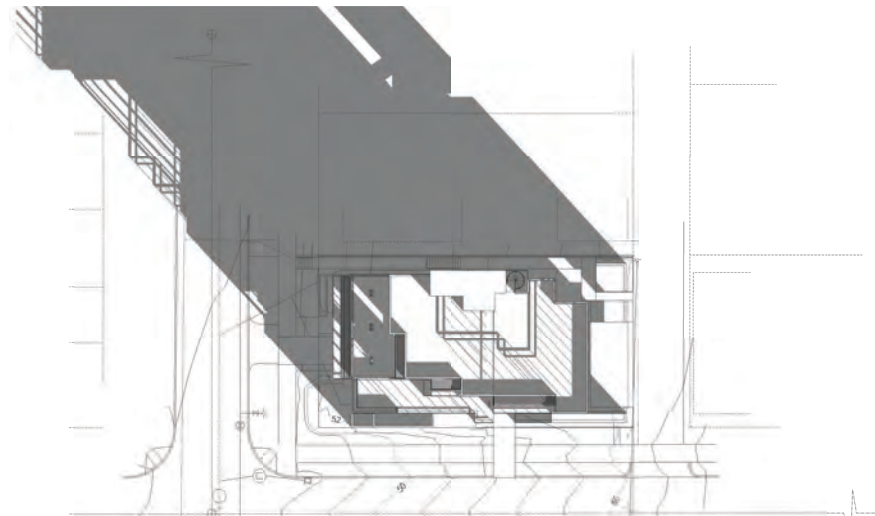
SUMMER SOLSTICE



SPRING/FALL EQUINOX



WINTER SOLSTICE





ARTICULATED COLORS / MATERIALS



DESIGN WITH TOPOGRAPHY



TACTILE MATERIALS



CREATIVE SITE DESIGN



LUSH LANDSCAPING



STREET-LEVEL ENGAGEMENT



LIVABLE COMMUNAL SPACE



FENESTRATION / MATERIAL PATTERNING



FENESTRATION / MATERIAL PATTERNING



STREET-LEVEL ENGAGEMENT



ARTICULATION OF MASSING



ARTICULATION OF MASSING