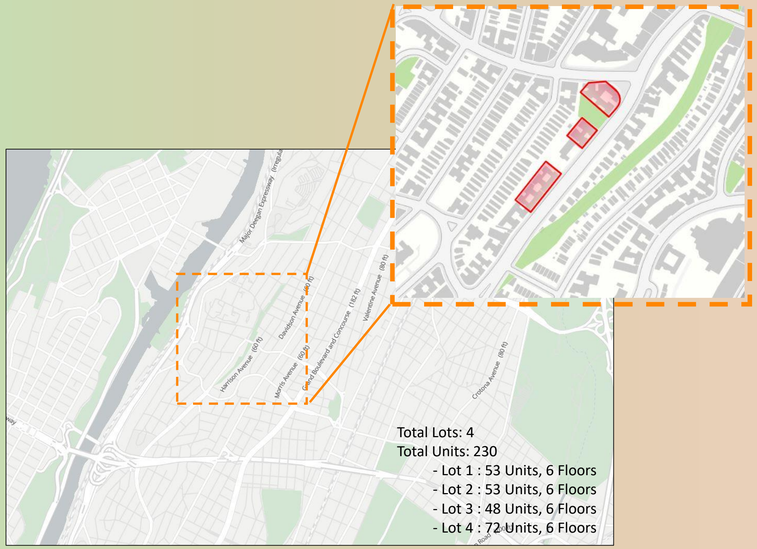
University Complex

The concept for my design is derived from the neighborhood of the site itself, and embodies the context of the area as well the vibrancy and sense of community of the neighborhood. The design incorporates these elements by using the repeating context of the neighborhood such as courtyards, communal spaces and color while simultaneously incorporating sustainable elements such as bio swales, vegetation, reuse of materials from existing buildings and a change of street context. Vast amounts of communal and outdoor spaces decrease the need for private balcony and allows for interaction between residents staying with the idea of community. As result of this, planter boxes are used on the façade of the building allowing the residents to be apart of the design by being able to choose a window planter box for their respective apartment which vary in size as well as color.



Addresses: 1865, 1875, 1895 & 1925 University Ave
4 Lots
Zoning: R7-1
Current FAR: 3.44 (For all Sites)
These buildings are currently built over the existing FAR
FAR ranges between 0.87 - 3.44
Open Space ratio ranges: 15.5% - 25.5%
Sky exposure plane begins at 60 ft above the Street Line
More height may be obtained if more open space is included
Off Street parking is required for 60% of the dwelling unit

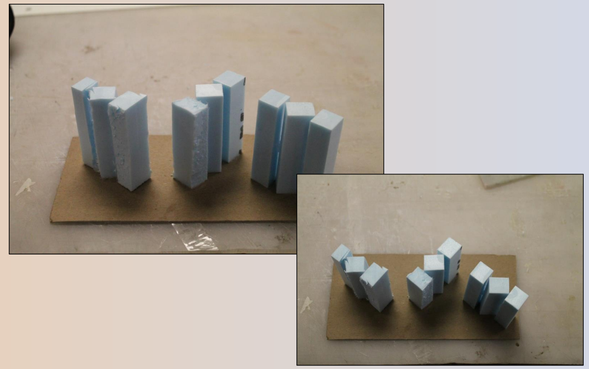
Strengths
- Close proximity to nearby shopping area
- Very diverse area
- Neighborhood pride among residents

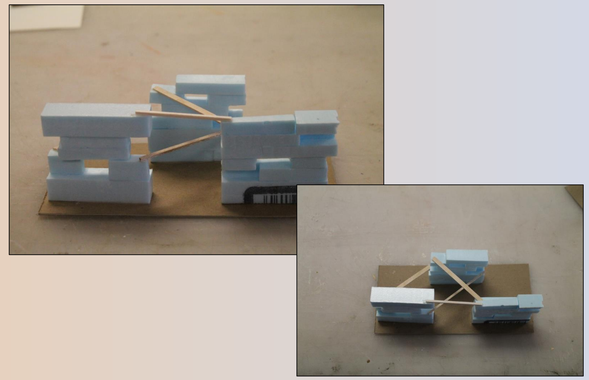
Weaknesses
- Majority of the population of the neighborhood are children
- Move or add bike lane to the walk
- Decrease the risk of heat stroke through incorporate design of cross breezes.

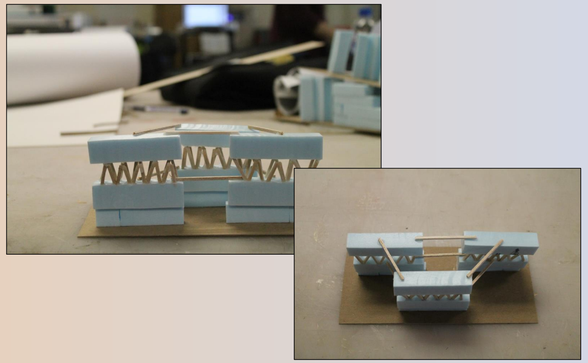
Opportunities
- The site is mainly accessible from one side
- Dense traffic
- No senior development

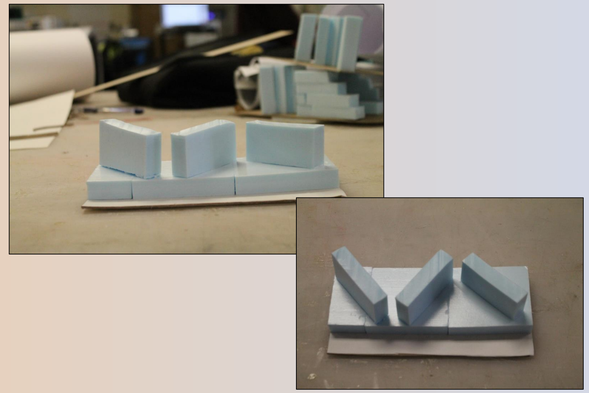
Threats
- Low availability to healthy food
- Pedestrian injury rates high.
- Infrequent bus availability

Study Models



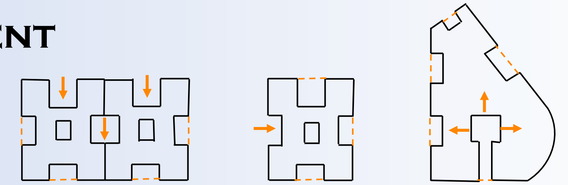




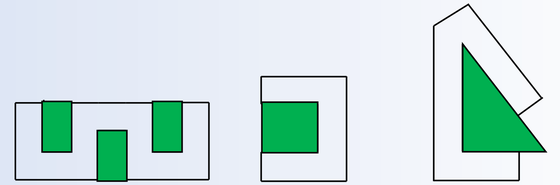


Concept Development

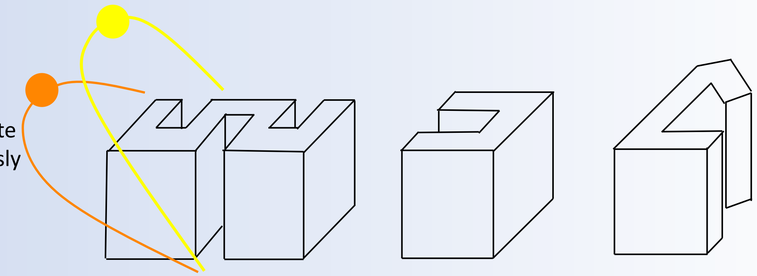
Maximize out door spaces and views by extending interior court yards to the exterior faces



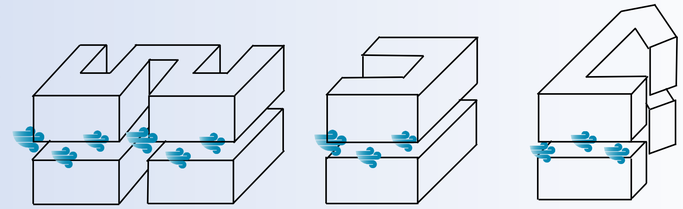
Introduce more green spaces in the courtyards and common areas to increase shading and assist with cooling



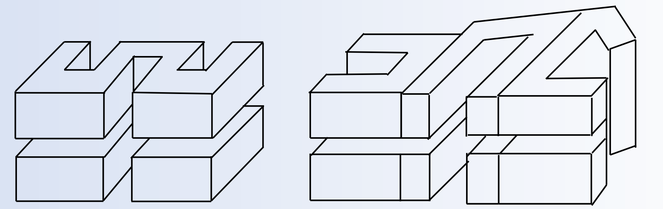
Massing allows for adequate lighting while simultaneously providing shading



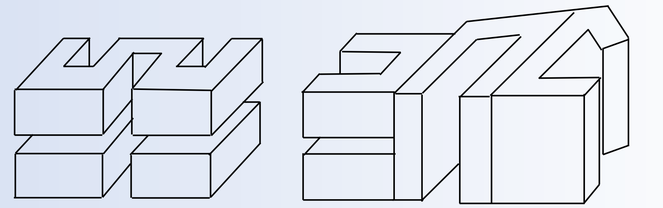
Integrate mid level outdoor spaces for additional indoor activities and to leverage the cross breeze for optimal cooling



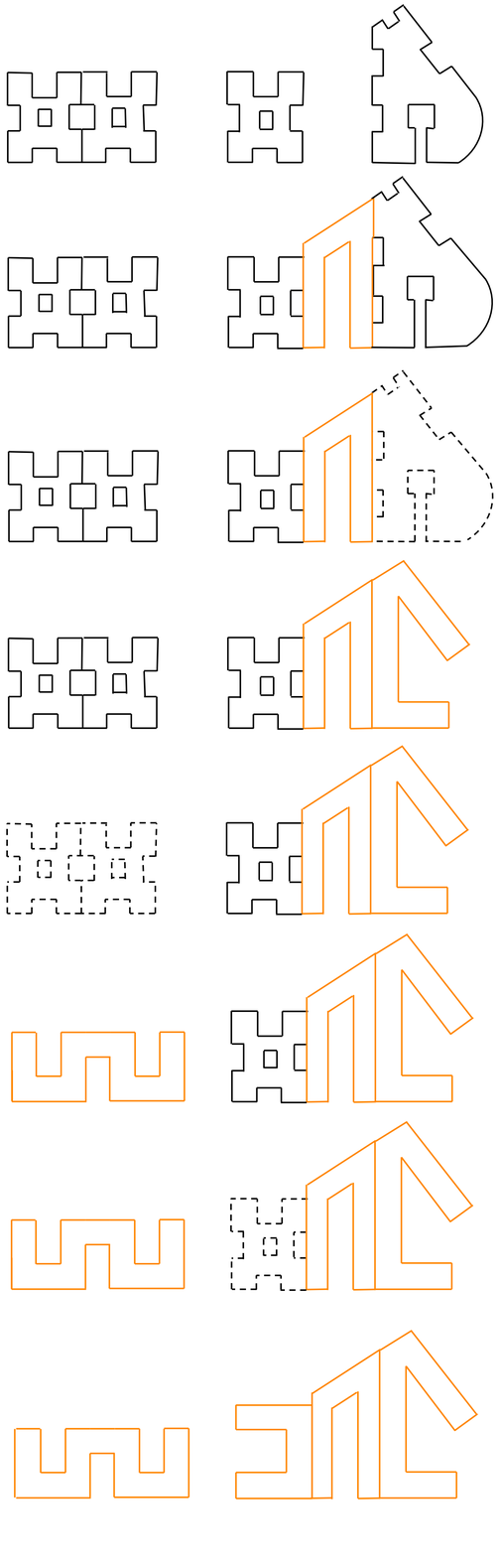
Elevate the structure of its base allowing for additional outdoor space and amenities both indoor and outdoor.



Reconstruct massing to accommodate program and required units



Phasing Development



Phase 1
Leverage vacant lot to build first tower

Phase 2
Transfer residences from Lot 5 to new build, demolish lot 5

Phase 3
Build on lot 5

Phase 4
Transfer residences from lots 1 and 2 to lot 5, demolish lots 1 and 2

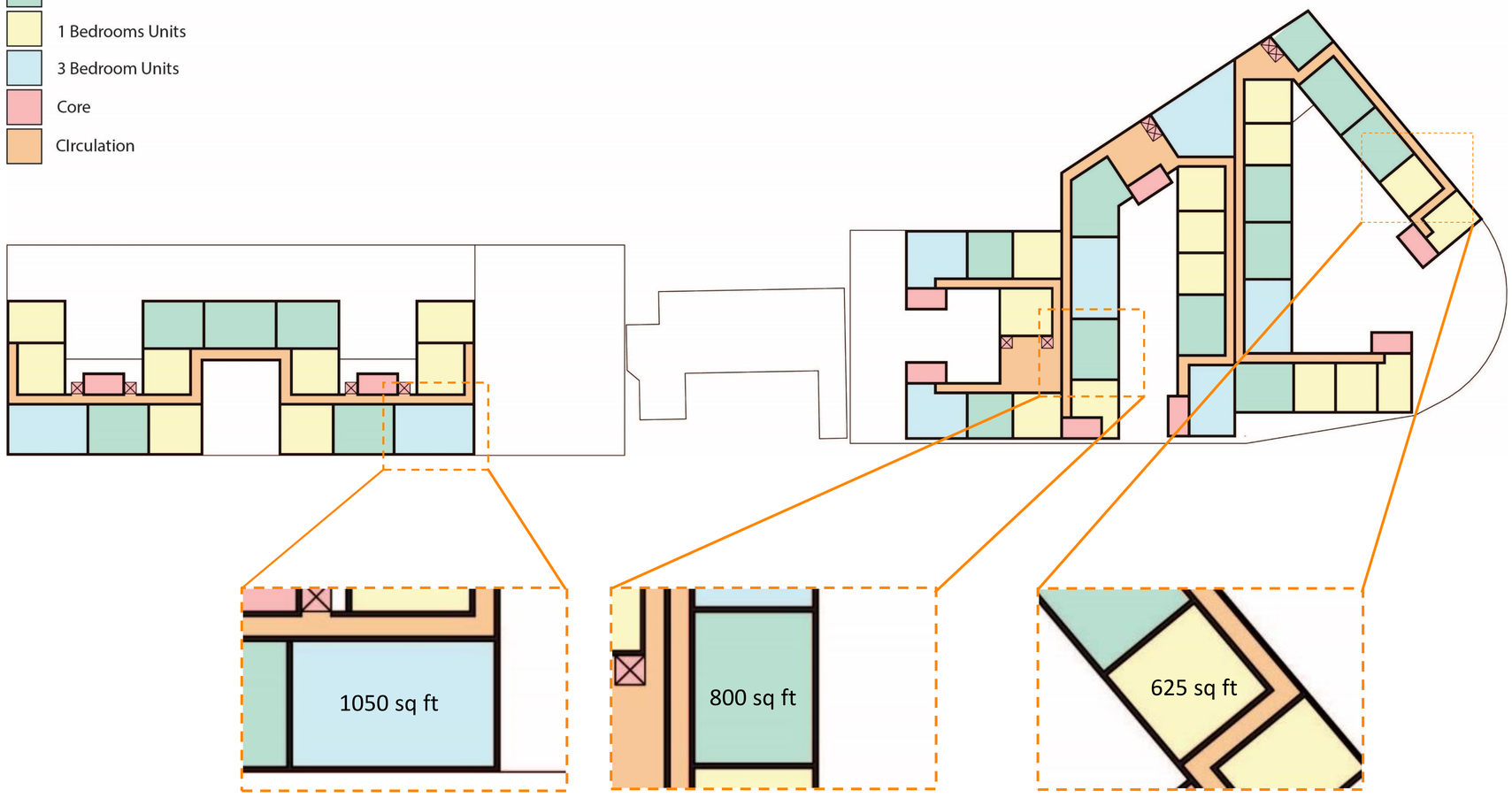
Phase 5
Build on lots 1 and 2

Phase 6
Distribute remaining residences among new builds, demolish lot 3

Phase 6
Build on lot 3

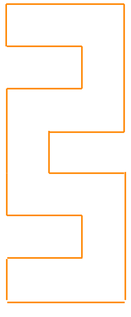
Building and Unit Analysis

- 2 Bedrooms Units
- 1 Bedrooms Units
- 3 Bedroom Units
- Core
- CIrculation



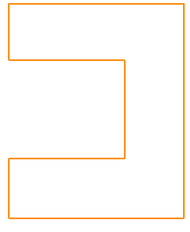
Lot 1 &2

6 Residential Floors
13 Units per floor
1 bedroom units – 48
2 bedroom units – 30
3 bedroom units – 12
Total Units - 90



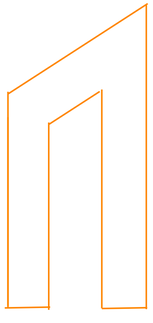
Lot 3

6 Residential Floors
7 Units per floor
1 bedroom units – 18
2 bedroom units – 12
3 bedroom units – 12
Total Units – 42



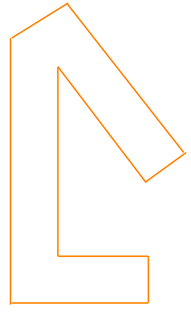
Lot 4

7 Residential Floors
10 Units per floor
1 bedroom units – 28
2 bedroom units – 21
3 bedroom units – 21
Total Units – 70 Units



Lot 5

7 Residential Floors
14 Units per floor
1 bedroom units – 49
2 bedroom units – 42
3 bedroom units – 7
Total Units – 98 Units

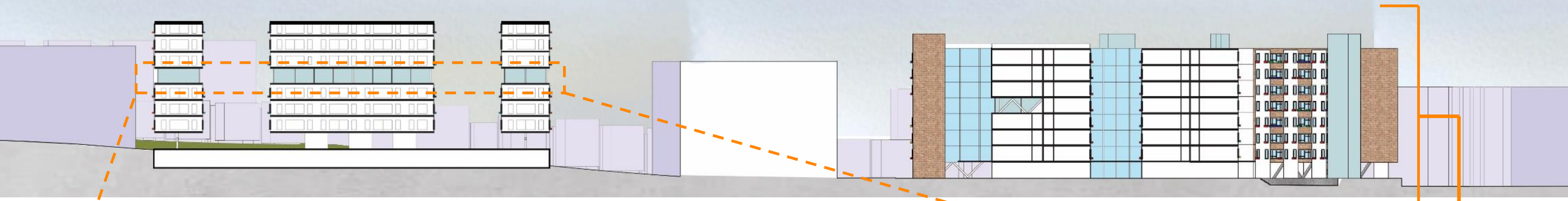


300 Units
1 Bedroom Units – 143
2 Bedroom Units - 105
3 Bedroom Units – 52

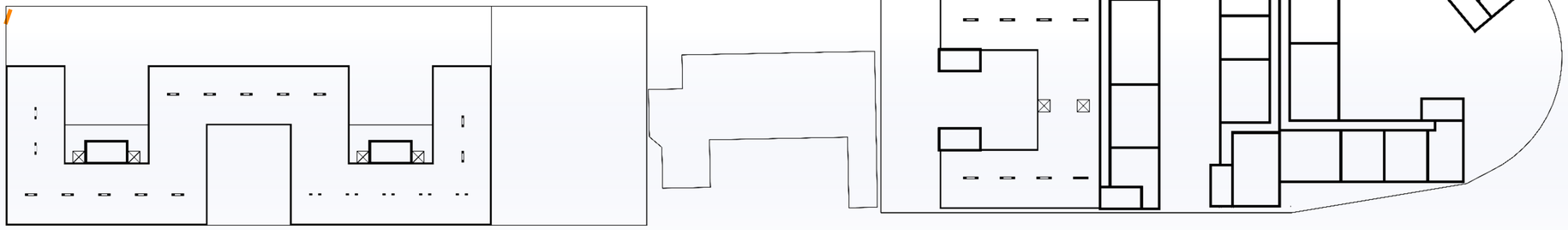
Site Plan

The current condition of the main street on the site consists of 4 driving lanes with integrated bike lanes and on street parking. My proposal reconfigures the street so that a higher level of important is giving to pedestrian and cyclist instead of vehicles. My proposed layout consist of two driving lanes in their respective directions, both sides with on street parking, designated bike lanes and the street lined with trees. In efforts to maximize safety of both pedestrians and cyclists the decision was made to have the trees and parking lanes to be the inner most lanes close to the driving lanes.

Site Section

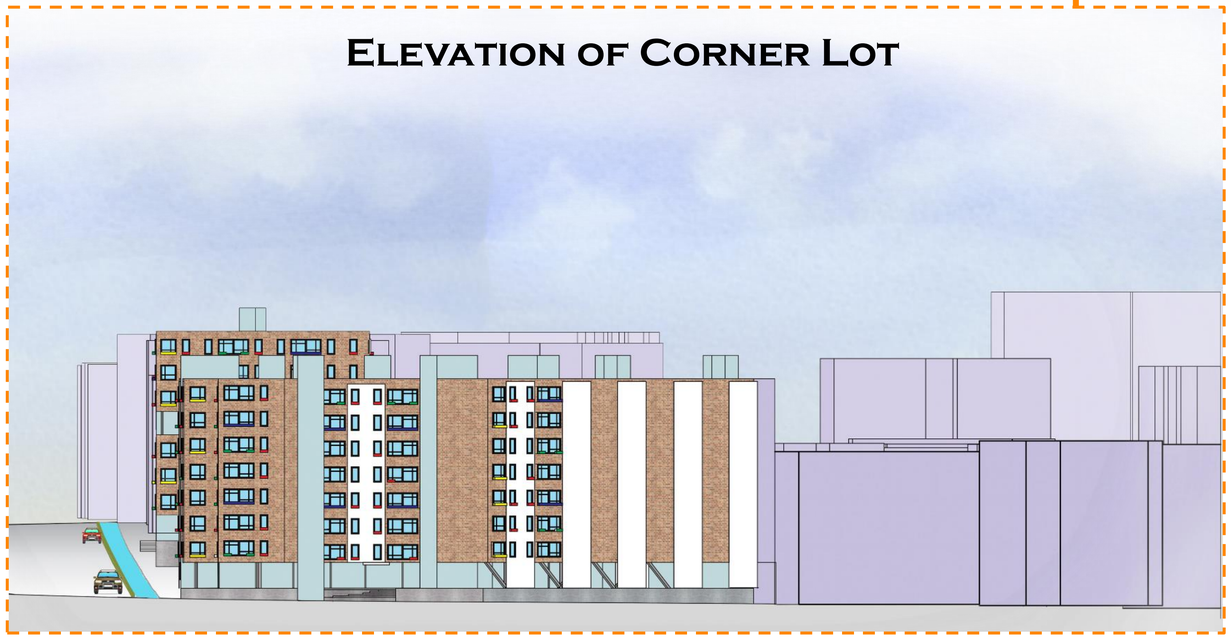


Mid Level Floor Plan



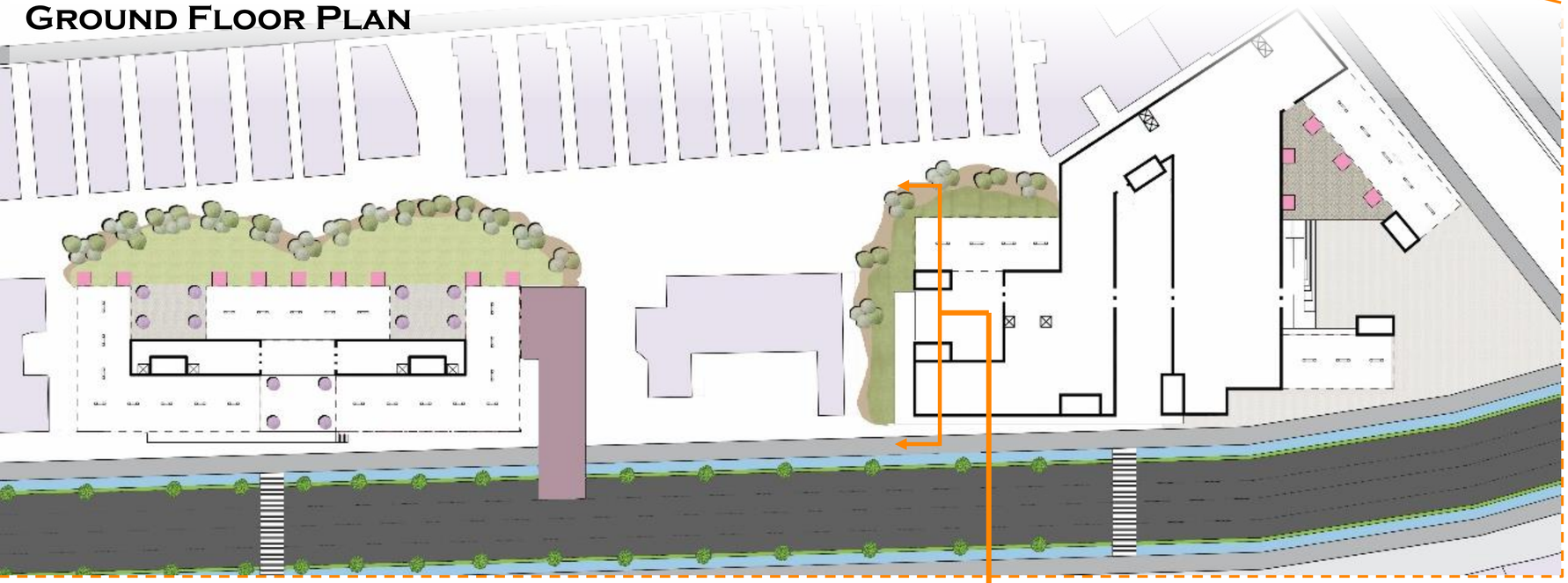
Perspective View From W Burnside Ave

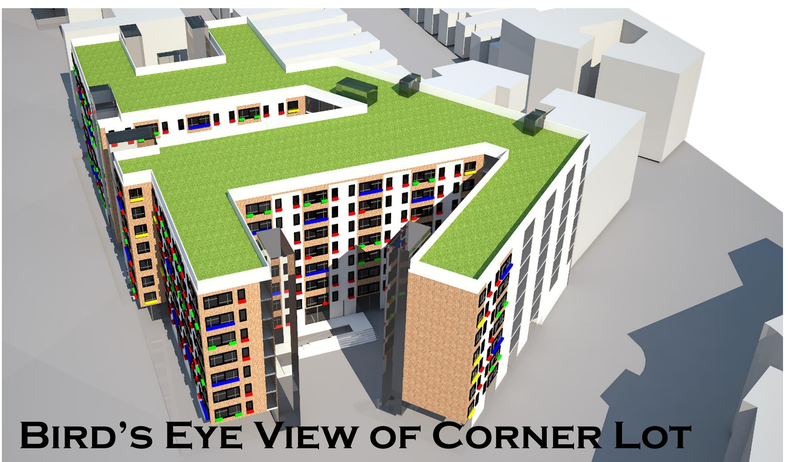
Elevation of Corner Lot



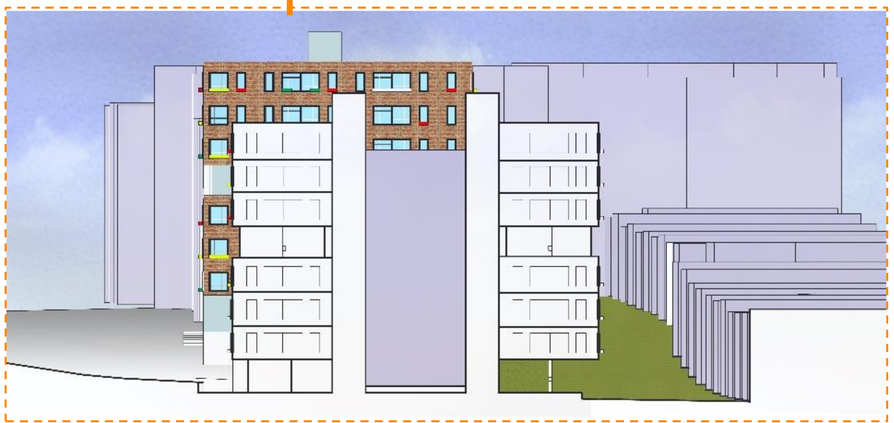
Site Elevation

Ground Floor Plan





Bird's Eye View of Corner Lot

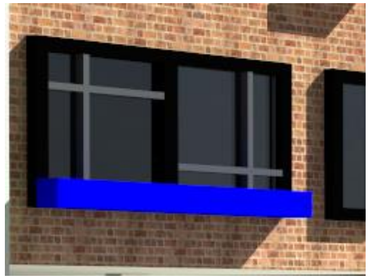


Façade Design

The design of the façade is development from personal choice of the residence. The residence have a choice of a planter box which varies in size and color. Small planters are red, Medium Planters are yellow, large planters are blue and double planter are green. The assembly of colors echo the vibrancy of the neighborhood and community across the façade. Brick were used as the main material of the façade in efforts to stay with the context of the neighbor and give the residences a sense of familiarity.

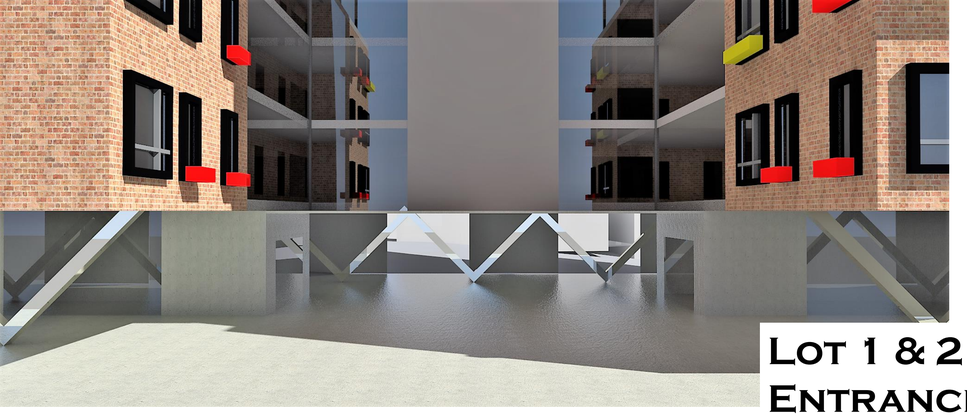
Small Planter

Large Planter



Medium Planter

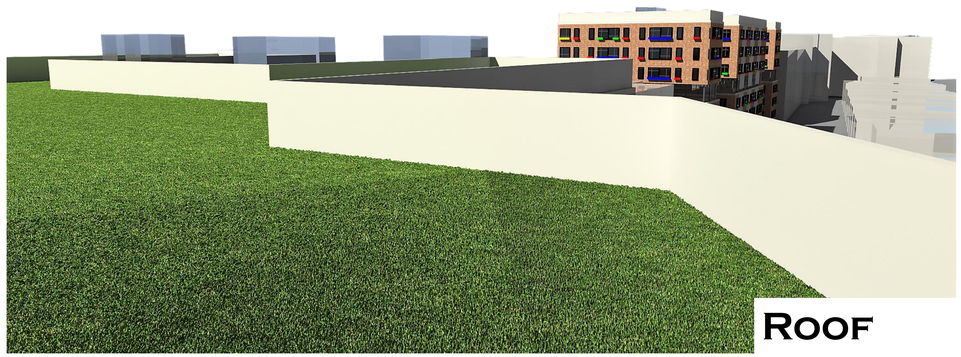
Double Planter



Lot 1 & 2 Lobby and Entrance

Lot 1 & 2 Lobby and Entrance

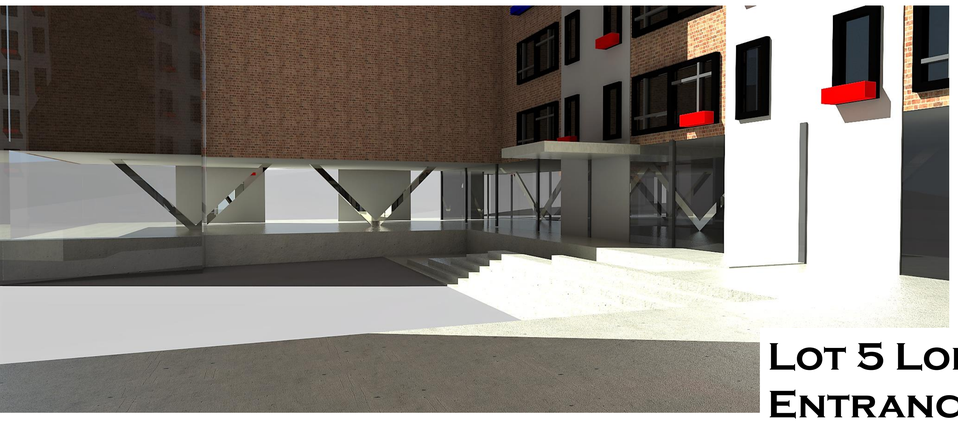
Lot 3 Lobby and Entrance



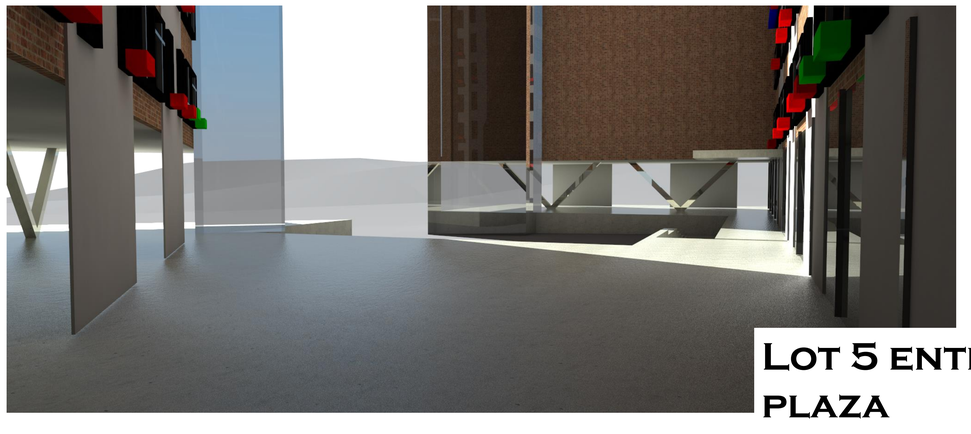
Roof

Lot 4 Lobby and Entrance

Lot 4 entrance to plaza



Lot 5 Lobby and Entrance



Lot 5 entrance to plaza