

29TH AVE APARTMENTS

PREPARED FOR:

SPOKANE HISTORICAL PRESERVATION PROGRAM

PREPARED BY:

OLSON PROJECTS



LETTER OF COMMENT

ATTENTION:

MEGAN DUVALL

HISTORIC PRESERVATION OFFICER

808 W. SPOKANE FALLS BLVD.
SPOKANE, WA 99201

Dear Committee,

Thank you for your time and energy to review this project.

Our goal is to provide a well-designed residential community that both the residents and the neighborhood can be proud of.

The proposed project provides 21 residential units in a 3-story building with tuck-under and surface parking totaling 19 stalls.

This presentation has been formatted using the "Compatibility of Design Rating" score sheet.

We look forward to meeting the committee and any comments to help us in this process.

Thank you,

Dane Knudson
Project Manager
Olson Projects

SECTION 01

CONTEXT SENSITIVE DESIGN AND URBAN FORM

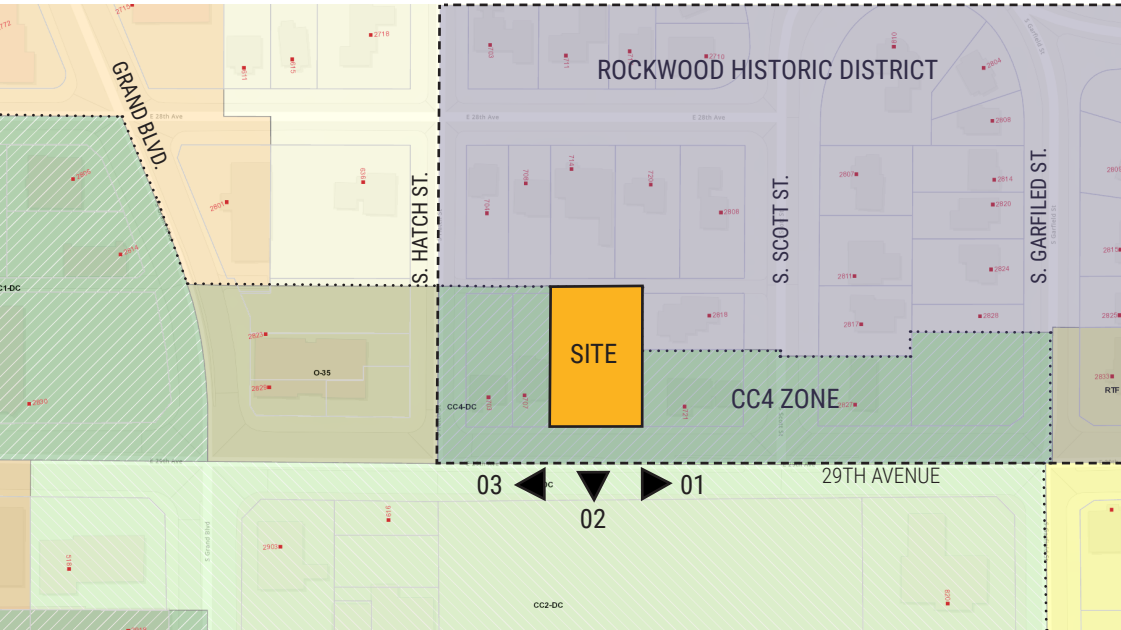
CONTEXT COMPATIBILITY

Facing Block Fronts:

The proposed building faces 29th Avenue and provides primary pedestrian access along this frontage.

Adjacent Buildings:

The proposed building is on the South boundary line of Rockwood Historic District and also lies within the Centers and Corridors CC4 zone. The adjacent buildings create an eclectic architectural language and therefore an opportunity for a transitional aesthetic.



SECTION 01

CONTEXT SENSITIVE DESIGN AND URBAN FORM

SCALE / MASSING / HEIGHT

SCALE

The proposed building provides a scale that responds to the surrounding district and to humans. The CC4 zone in conjunction with BOCA standards allows for a larger and more dominant scale, however we feel that a responsible design should relate to its surroundings.

MASSING

The proposed building massing provides nods to the surrounding context. The decision to provide multiple gable roof forms surrounding a central flat roof portion, (intended for building mechanical) pays tribute to the single family zone to the North and East of our proposed project. The massing also provides a combination of recessed and projected balconies which provides a more pedestrian/human scale.

HEIGHT

The proposed building height is less than the 55ft allowed by BOCA standards in this CC4 zone. The overall design decision to limit this structure to 3 stories and approximately 42ft high provides a coherent response to the adjacent buildings and surrounding neighborhood.

AUTOMOBILES

The proposed building provides a similar pattern/layout for the storage and use of vehicles. Parking is provided at the rear of the project with direct access to the alley. Furthermore, the proposed project provides tuck-under parking to help obscure direct sight lines to parked vehicles.





COMPATIBLE ORIENTATION, DESIGN QUALITY AND PRESENCE

Primary Building Entrance:

The proposed primary building entrance is oriented to the street frontage along 29th Avenue.

360-Degree Design:

The proposed project provides key design elements on all sides of the building. Identical detailing at the street frontage happens at the rear, alley facing, facade as well.



USE OF FACADE MATERIAL

District Materiality:

The materials proposed for this project hint at secondary and tertiary materials used throughout the Rockwood Historic District. Lap siding will be used as the base element while shake siding will be used as the primary cladding material. Composite asphalt roofing is being proposed not only due to cost but as another way to help provide compatibility with the surrounding Historic District.



USE OF SECONDARY FACADE AND ACCENT MATERIALS

Materials Changed at Vertical Plane, Story Breaks, Bays:

The proposed building provides material breaks in both the vertical and horizontal planes. The vertical modulation helps to further break-down the building facade and creates the appearance of two smaller buildings along the front and rear building facades. The horizontal modulation/material change helps to provide a stronger base or grounding element on the project.



USE OF COLOR

One Color or Limited Range of Color:

The proposed building provides a limited number of colors that intend to be "true" to their character and placement.



Secondary Colors Compatible Contrast:

The proposed project provides a secondary color palette that compliments the surrounding neighborhood. The limited use of this contrasting color helps provide contrast to the primary material/color scheme while still providing an effective way finding element at the primary building entrance and subsequent unit entries.



FACADE DESIGN

Has Elements of Similar Scale as Context:

The most recognizable design element that provides compatibility to the surrounding District is the gabled roof form. While a flat roof is often celebrated more in today's architectural fashion the choice was made to provide a gabled roof form. We feel that this decision helps with the transition of the architectural language along the 29th Avenue corridor.

Designed to be a Contemporary Version of the Building Type:

The proposed building utilizes massing and other design elements to provide a more contemporary architectural aesthetic.



INCENTIVIZED ASPECT OF THE DESIGN

Balance of Comparability and Differentiation:

We feel that due to the location of the proposed project within the confines of the Rockwood Historic District in comparison to the eclectic nature of surrounding architecture that we provide an appropriate design balance.

Uses High Quality Windows and Doors:

The proposed building provides high quality windows and doors with upgraded STC ratings along the East, South and West facades of the building. In addition to the upgraded sound requirements we propose to provide dark bronze/black exterior frames to add to the architectural character of the building.

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PROJECT MANAGER

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