




BUILDING PROGRAM

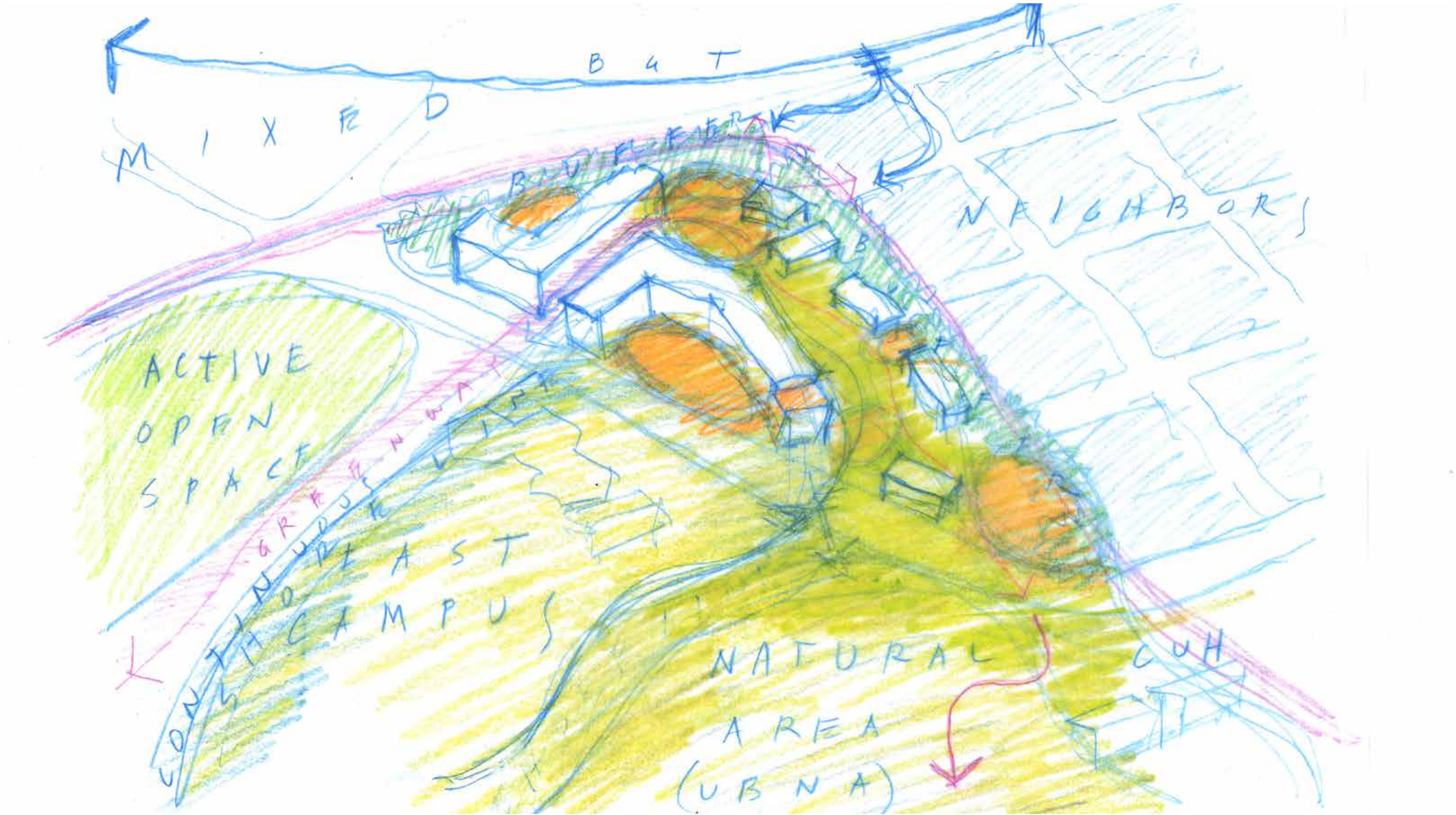
- > **Approximately 341 units**
 - Pursuing 33 units at 50% AMI
 - 571 beds
- > **Approximately 186 parking stalls**
- > **12,000 SF childcare center for approximately 120 children**

PROJECT SCHEDULE

PROJECT DEFINITION	2023 - 2024
DESIGN & PERMITTING	JAN 2024 – DEC 2025
DEMOLITION	DEC 2025
NEW CONSTRUCTION START	DEC 2025
NEW LAUREL VILLAGE OPEN	FALL QUARTER 2028

An architectural rendering of a modern residential courtyard at dusk. The scene features a large, open green lawn area in the foreground and middle ground. To the left, there is a wooden pergola structure with people sitting underneath. In the background, there are modern, multi-story residential buildings with large windows. A paved walkway runs along the right side of the lawn. String lights are strung across the courtyard, and a few people are walking or sitting on the lawn. A dog is also visible. The sky is a mix of blue and purple, indicating twilight.

FEBRUARY 5 UWAC - CRITICAL / CONSTRUCTIVE GUIDANCE

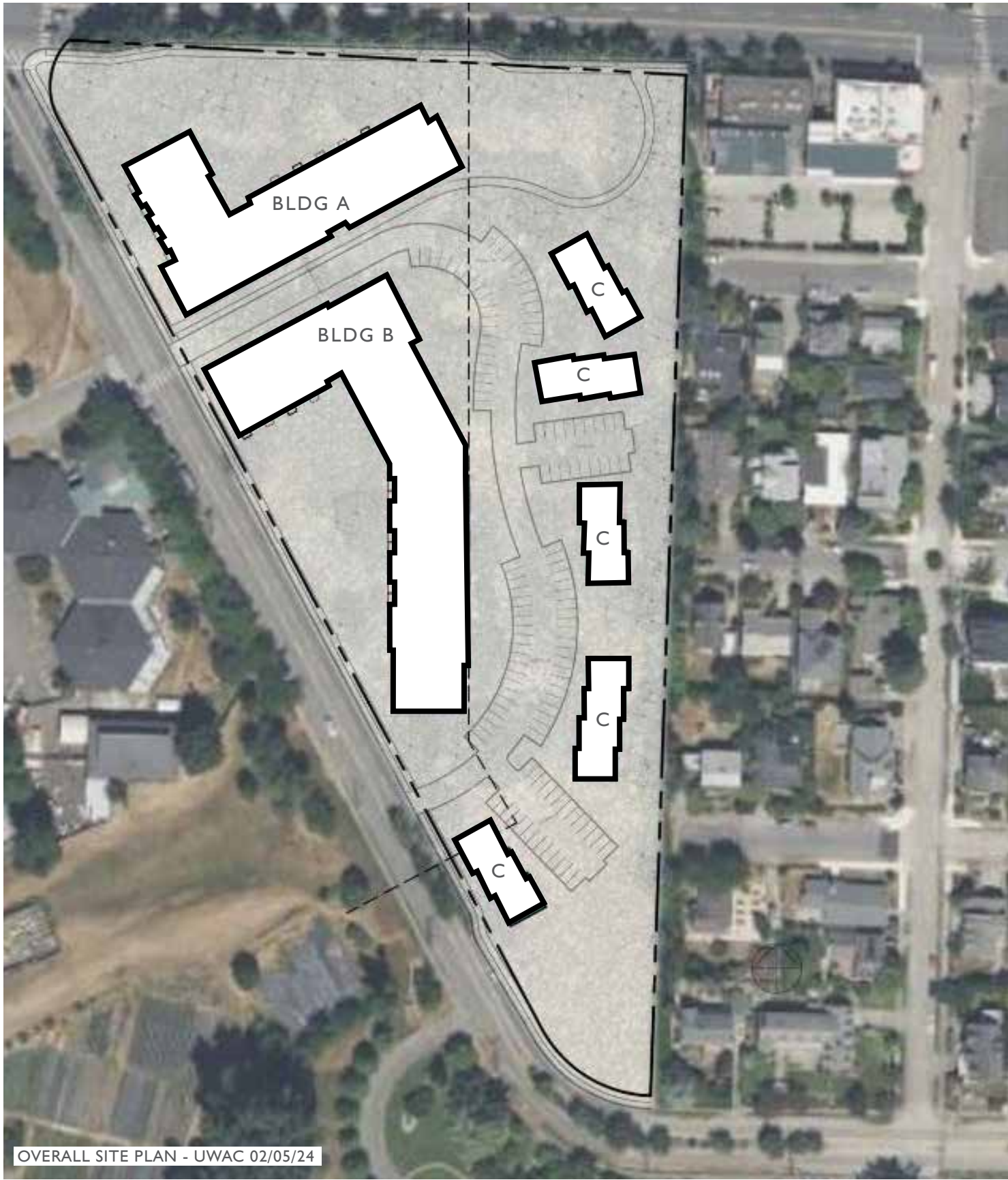




This constructive guidance is paraphrased from UWAC Discussion 2/14:

- Better integrate the entry conditions of all buildings into the concept of a Interior Street. Focus on communal experience with a more neighborhood street feel.
- Interior Street feels parking heavy - more park, less parking.
- Take advantage of the outdoor space north of the north building.
- Southern tip of site underutilized - what goes here?
- The two large buildings are close to each other - explore ways to mitigate this or increase space between them.
- Break down mass of larger buildings
- Strengthen pedestrian connection North to South.
- Explore daycare alternatives
- Describe how the buildings relate to, and take advantage of, topography.

UPDATED SITE PLAN



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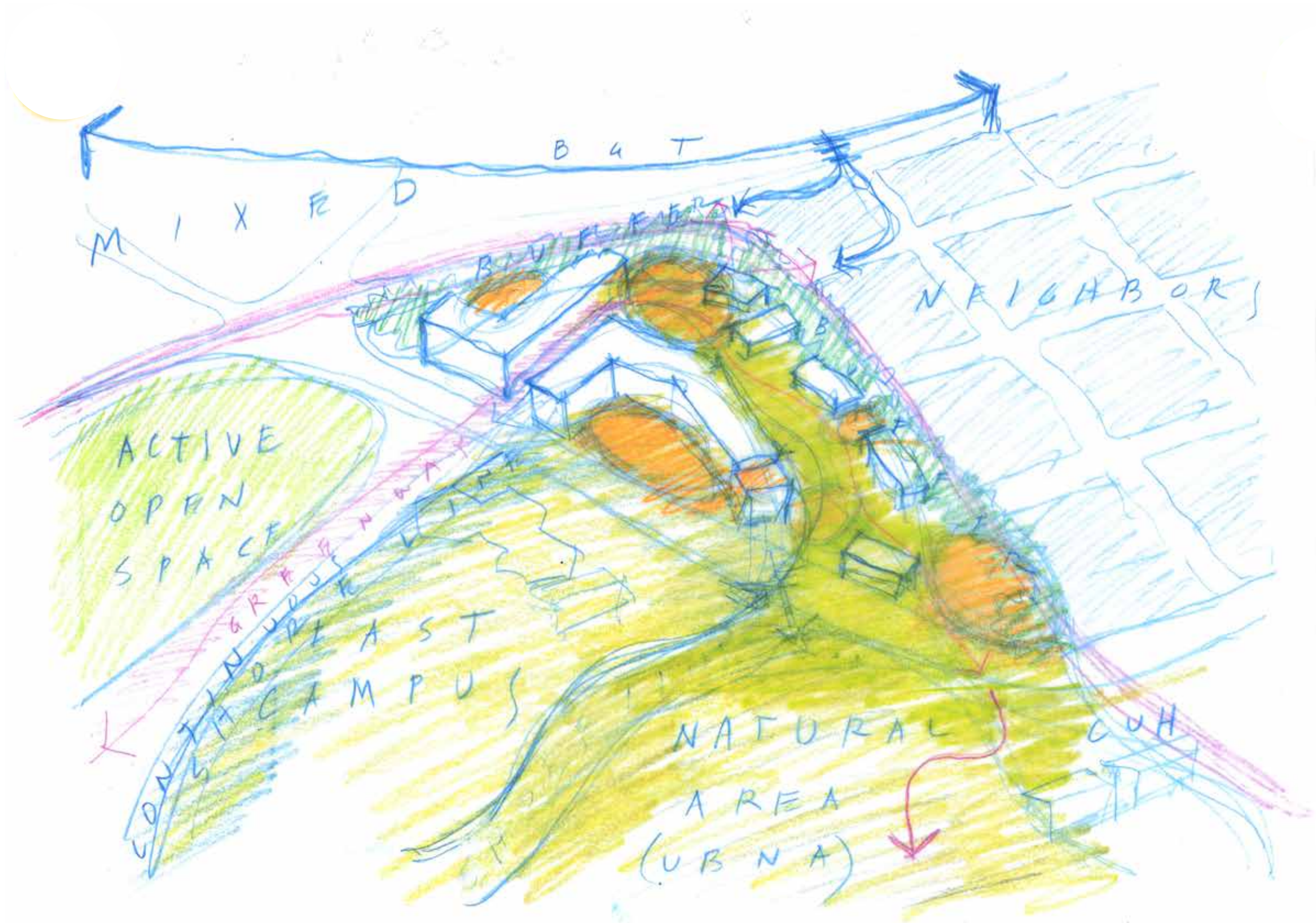
- Building A has been re-designed into a **Bar-shape** in lieu of an L-Shape.
- Building A's new shape and orientation also avoids a Liquifaction-prone area in the NW portion of the site.
- Building A has been **rotated** to provide more space between Buildings A and B.
- Both Buildings A and B incorporate facade articulation in the form of **deep bays along the Village Street and Gateway**. This breaks down the facade length in a meaningful way and provides an intermediate scale that steps up from the smaller buildings to the east.
- The primary **lobby of Building B is oriented towards the interior of the site**.
- Both sides of the Village Street incorporate **dedicated pedestrian sidewalks** which strengthen the connection through the site from North to South.
- The Village Street also incorporates Stormwater Swale areas, Gardens, Lawns, Play spaces, and Plazas to **emphasize a Park-like setting**.





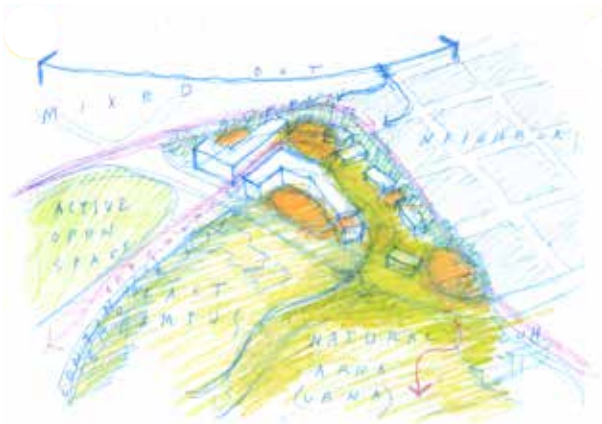
LANDSCAPE DESIGN

concept

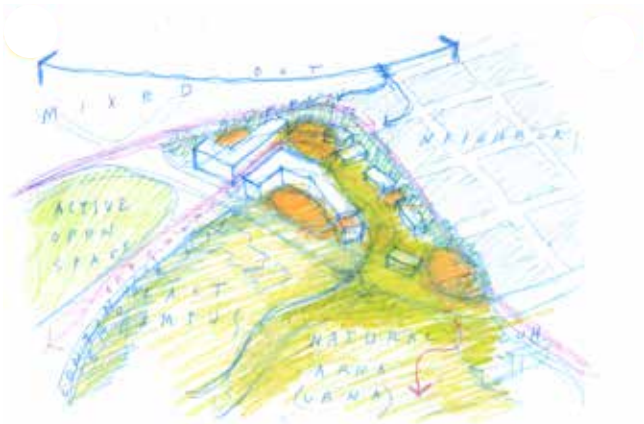


nature
garden
water
connections
gather
play

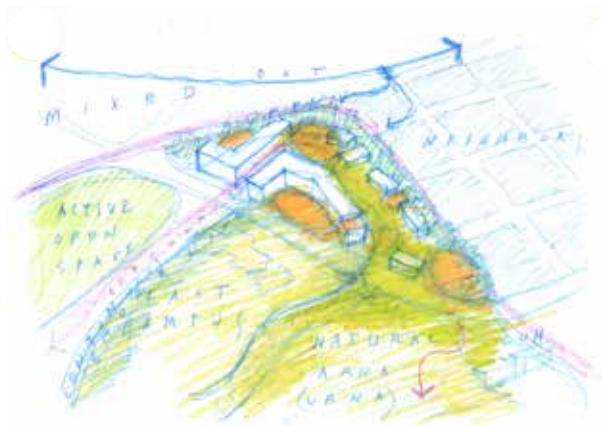
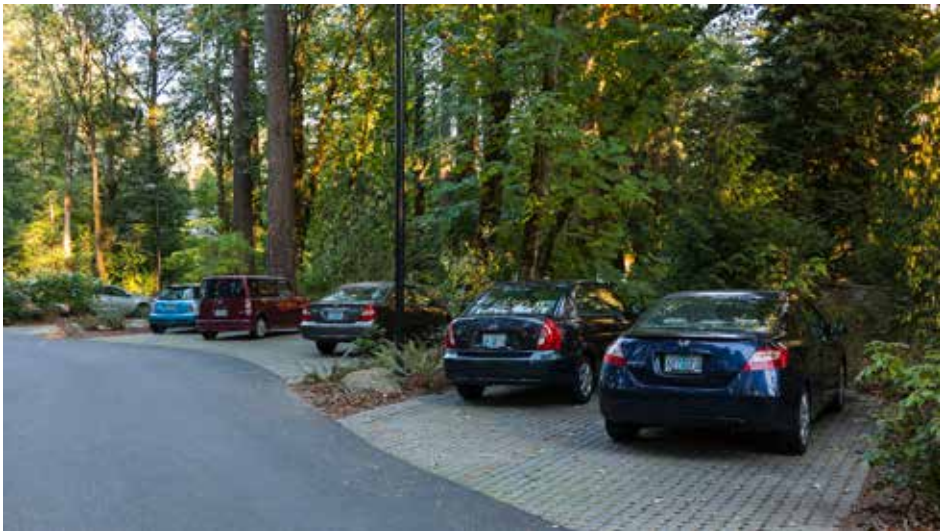
nature



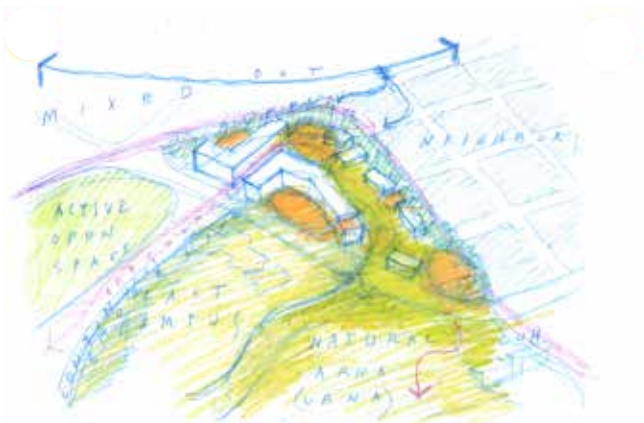
garden



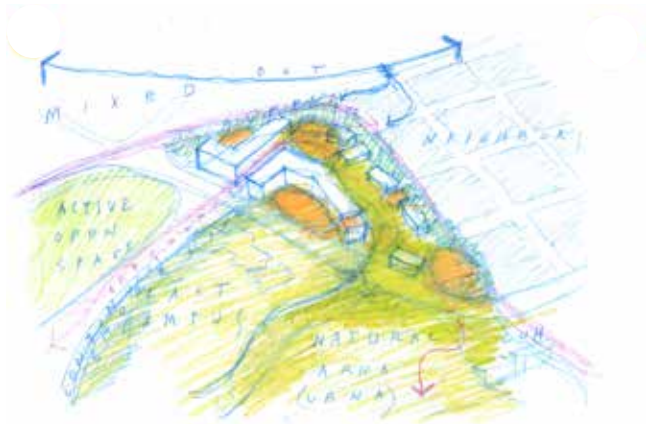
village connections



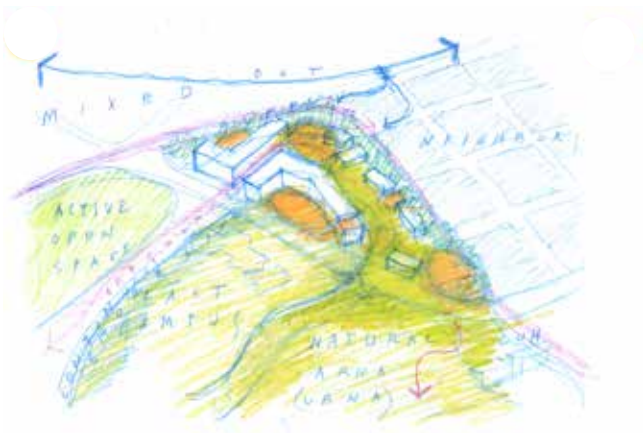
gather



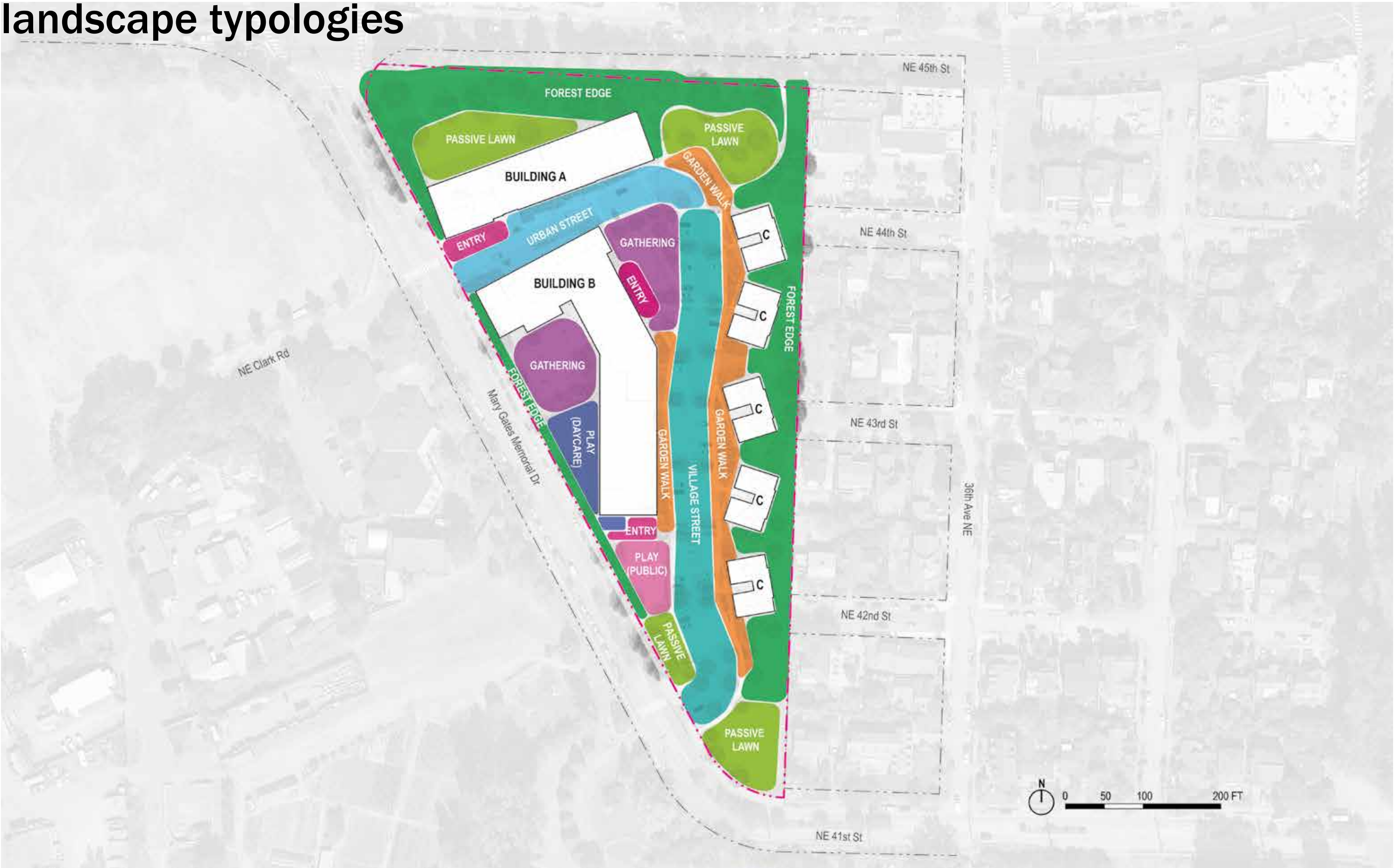
play



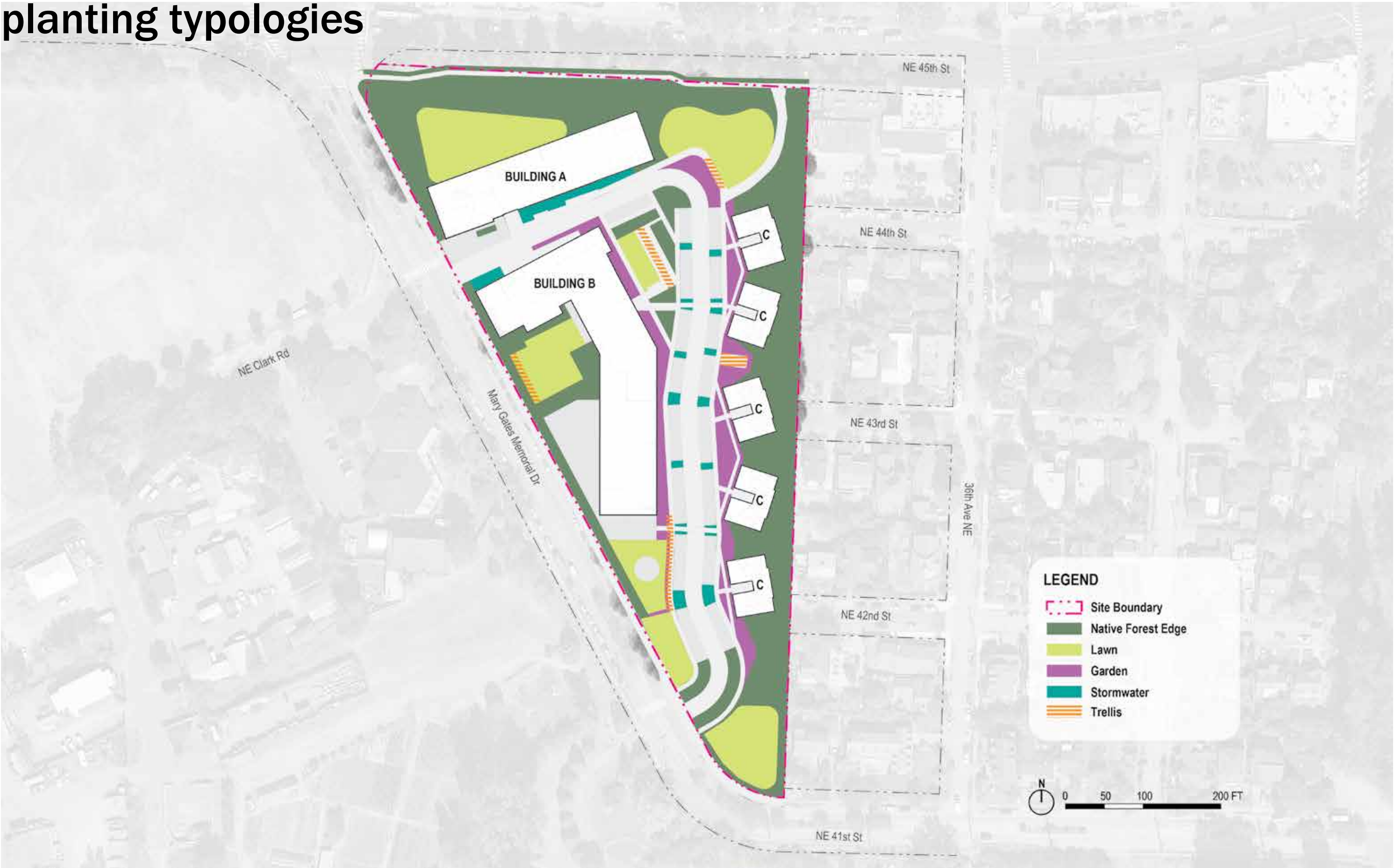
water



landscape typologies



planting typologies



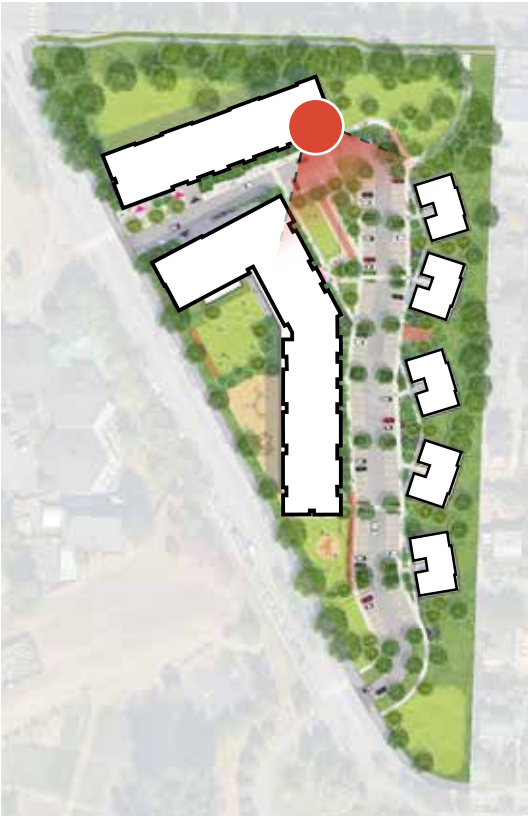
landscape plan



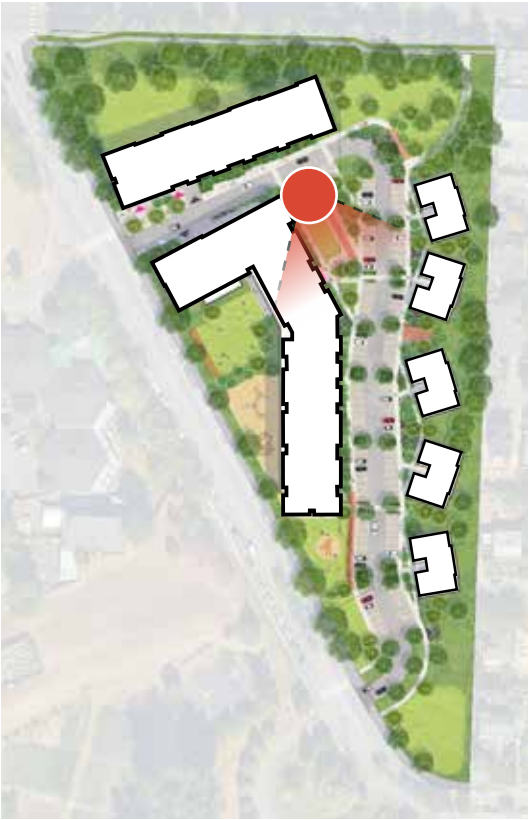


VILLAGE GREEN / VILLAGE STREET

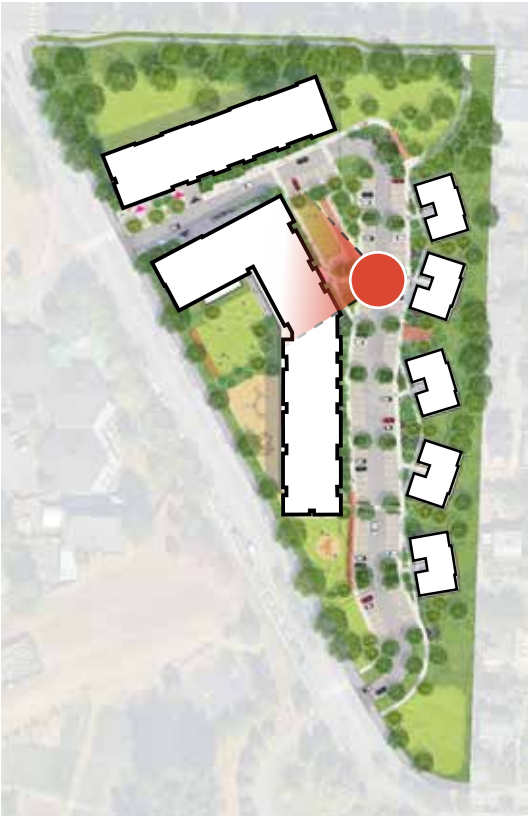
VILLAGE GREEN VIEWED FROM BUILDING A



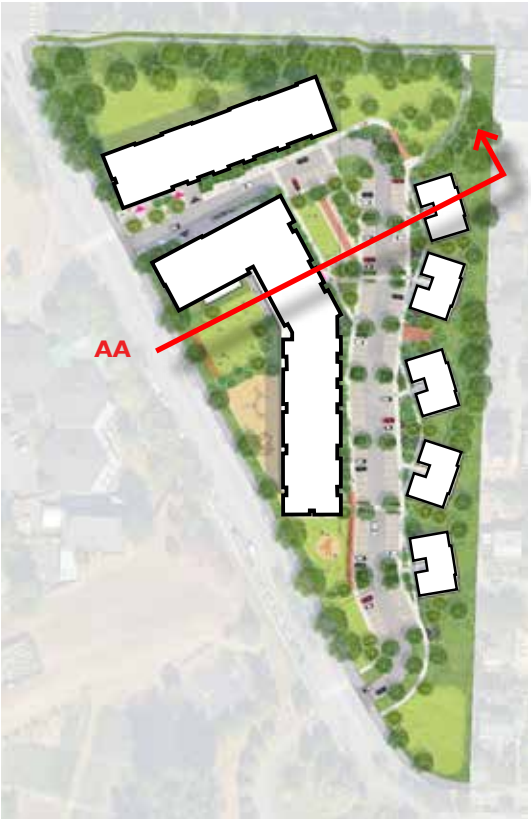
VILLAGE GREEN - EVENING



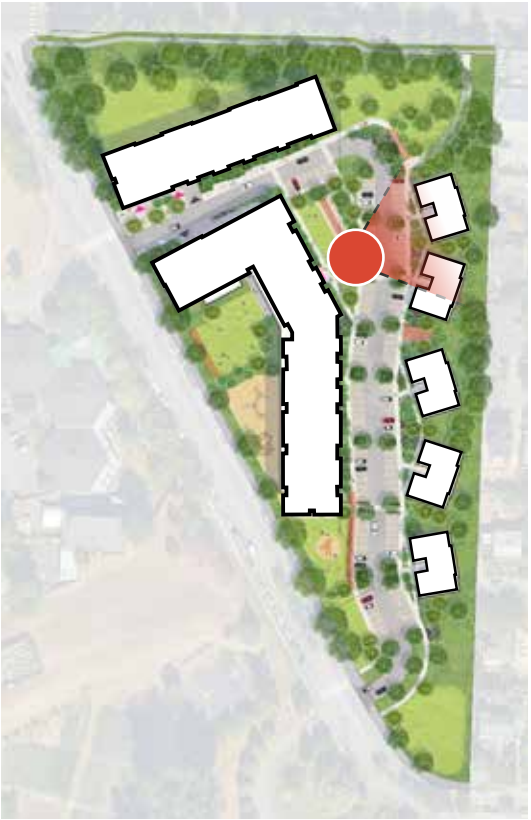
BUILDING B LOBBY AT THE VILLAGE GREEN



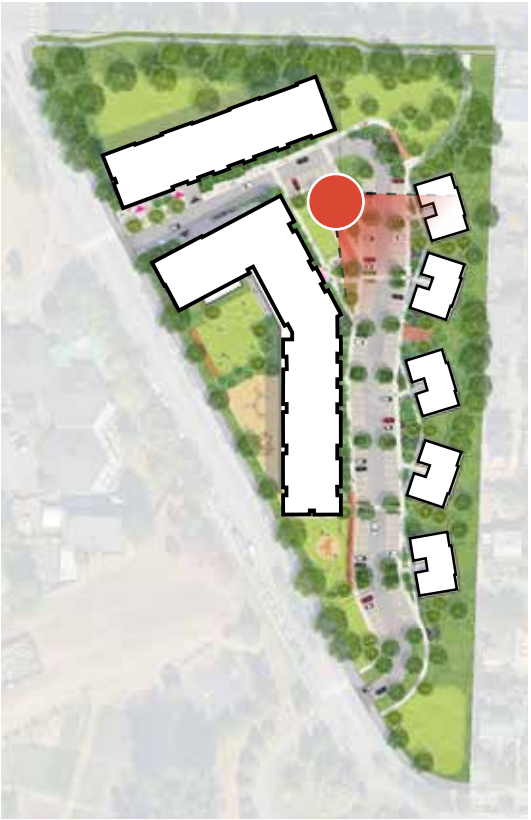
OVERALL SITE SECTIONS



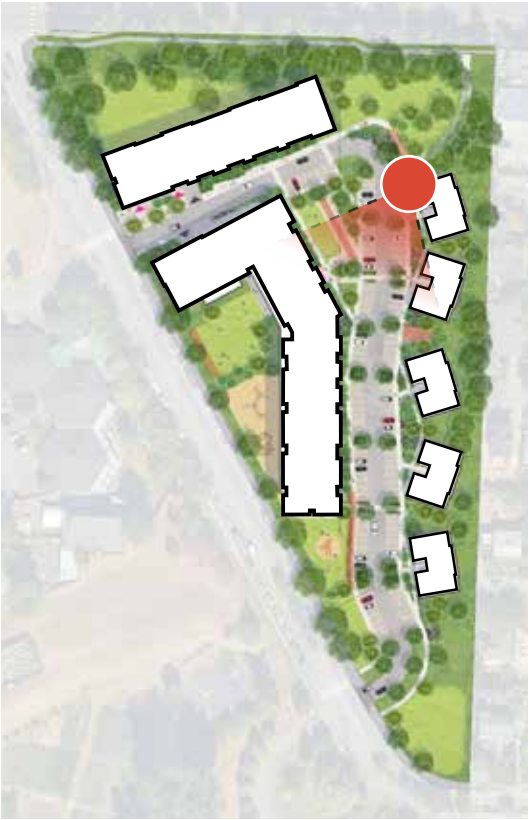
BUILDING C TYPOLOGIES AT EASTERN PORTION OF SITE



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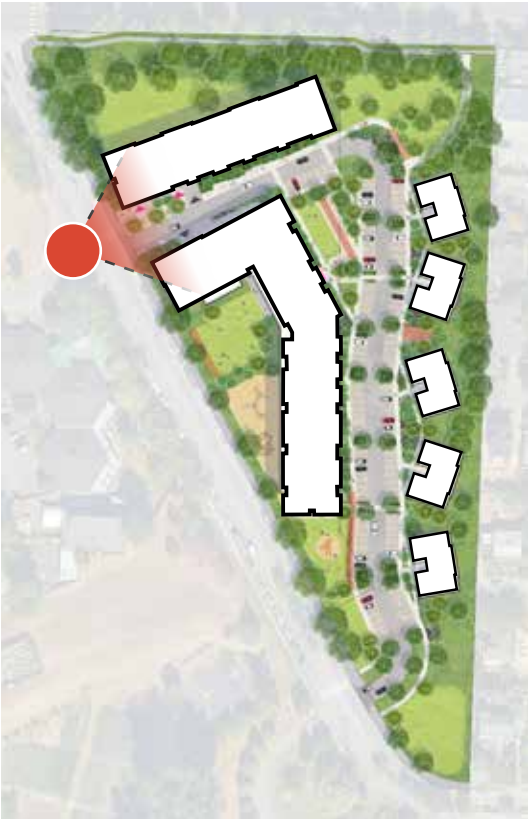
VILLAGE STREET AS VIEWED FROM NORTH



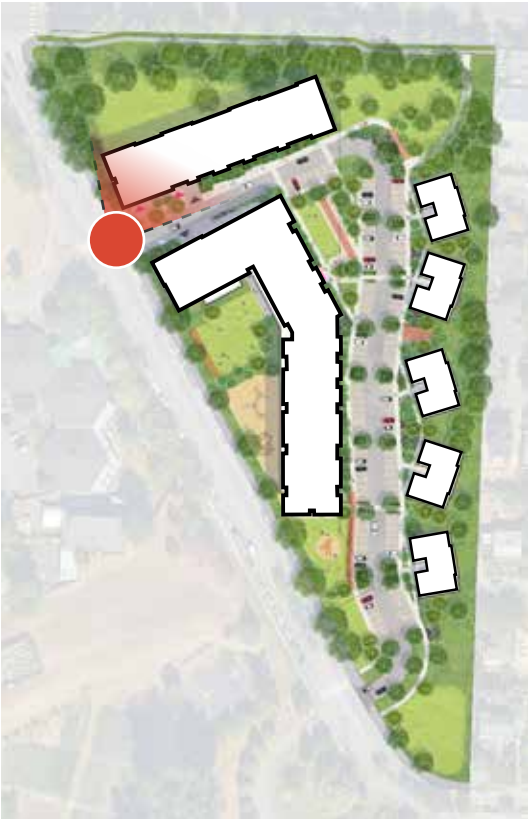


URBAN STREET

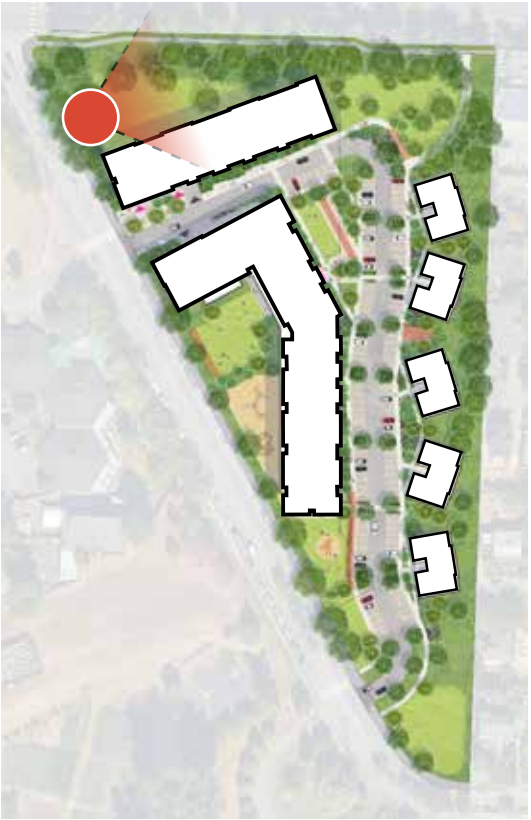
VIEW FROM NE CLARK ROAD



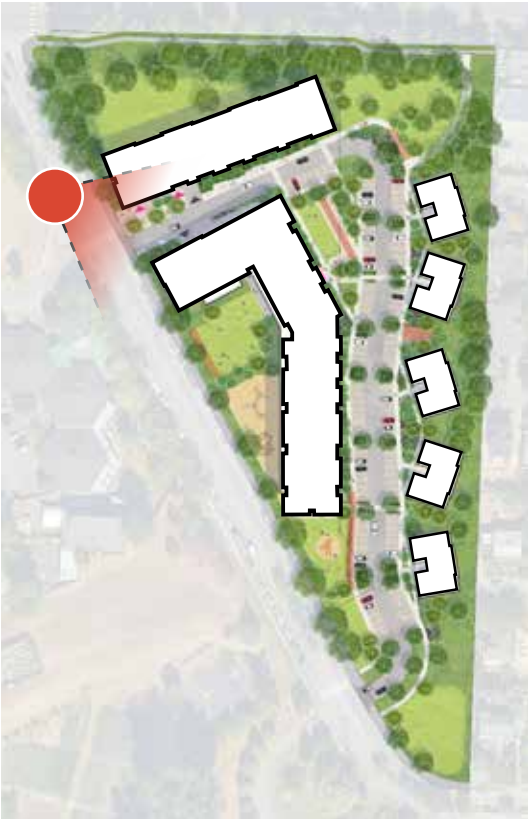
PLAZA AT BUILDING A LOBBY



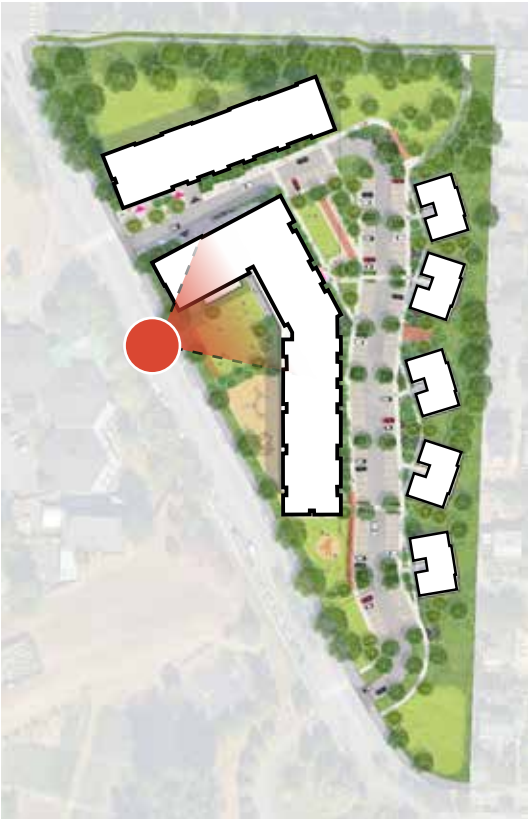
VIEW OF NORTH LAWN



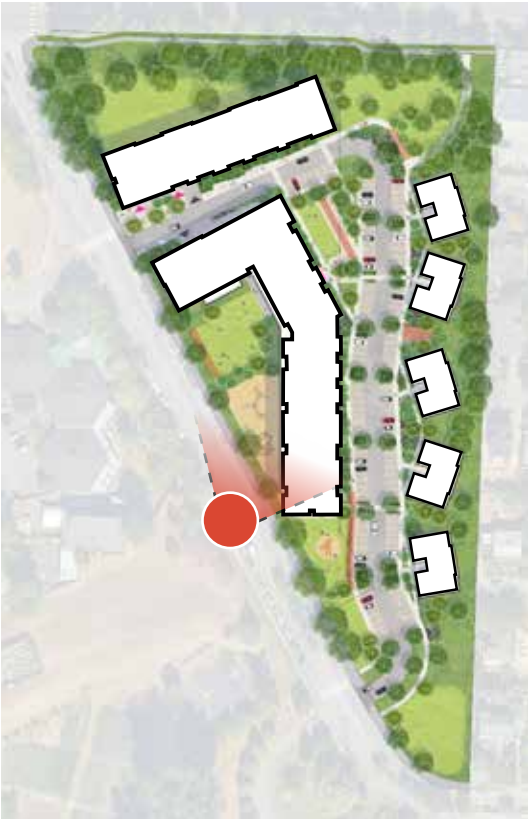
LOOKING UP URBAN STREET / BUILDING B AMENITY



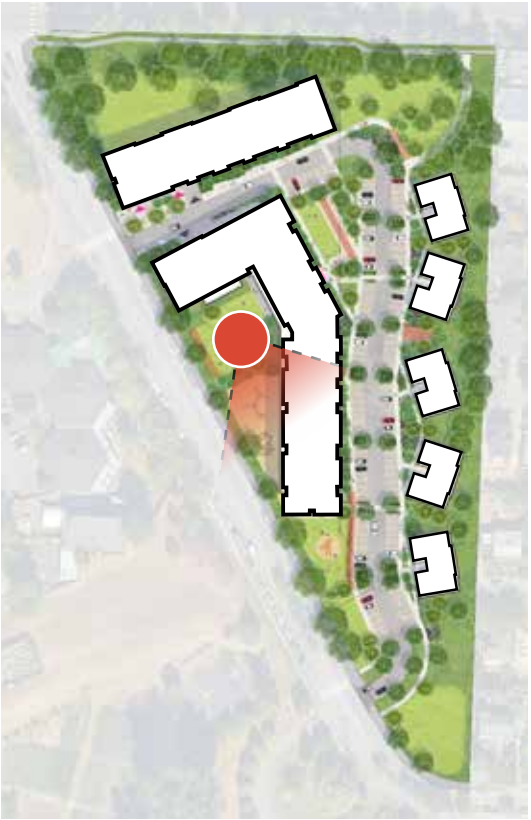
LAWN AND PORCH AS VIEWED FROM MARY GATES MEMORIAL DRIVE



CHILDCARE FACADE AT MARY GATES MEMORIAL DRIVE



CHILDCARE FACADE AT MARY GATES MEMORIAL DRIVE





MATERIALS PALETTE

OVERALL MATERIAL PALETTE

BUILDING A



FIBER CEMENT - WALNUT PALETTE



BOARD & BATTEN

BUILDING C



LIGHT WOOD PLANK | SHINGLE



DARK WOOD PLANK | SHINGLE



BOARD & BATTEN



STANDING SEAM

BUILDING B



FIBER CEMENT - IVORY PALETTE



FIBER CEMENT - DARK PALETTE



METAL PANEL W/ VARIED PATTERN - CHAMPAGNE



BRICK



WOOD GRAIN - DRIFTWOOD



BOARD & BATTEN



FLOOR PLANS / SECTIONS

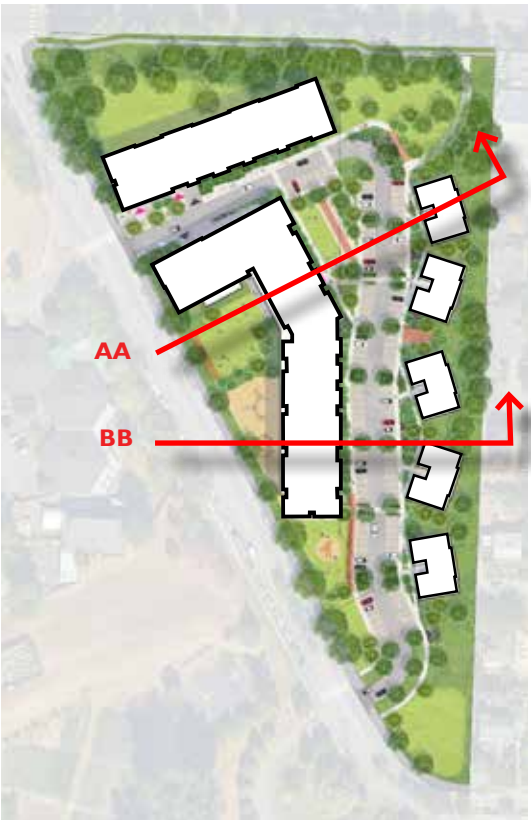
COMPOSITE FLOOR PLANS



COMPOSITE FLOOR PLANS



OVERALL SITE SECTIONS





THANK YOU