

Phase V of Lion Creek Crossing / Affordable Senior Housing

1. **Description of project:** 128 units of affordable independent-living senior housing apartments. 117 are one-bedroom units; nine are two-bedroom and two are studio units. The building also contains a community room, laundries, fitness space, computer room, lounge, offices, roof deck, bicycle storage, maintenance storage and mechanical/electrical spaces. Thirty-two on-grade parking spaces are provided as well as one loading space. The building is four stories high with Type V on-grade wood-frame construction.
2. **Site context:** the site is a rectangular shape located on the east end of the spacious central park of Lion Creek Crossings. Lion Creek runs in a channelized concrete culvert along the north edge of the park and the site. Acts Christian Academy is located to the east of the site with a blank wall facing the site and set back approximately twenty feet from the property line. Family housing complexes sit to the north and south. Lion Way street runs along the west edge of the site. There is a playground adjoining the southwest corner
3. **Definition of the park:** the buildings defining the park vary in height from two stories at the western edge to four stories along the south and north. The family housing complex at the northern edge is actually three stories but its use of high extended parapet walls results in a four story high mass. This four story vertical plane with bays and slots strongly defines the northern edge and is the most visible and prominent boundary of the park. The three-block long building provides strong horizontal lines of the top of the walls and the lower roofs that define the park as an outdoor room. The new design continues this horizontal expression and utilizes its four story mass to provide a dramatic and elegant eastern edge of the park. At the same time the building is more highly articulated than the northern family housing. Projecting bays, balconies, sunshades and a cantilevered roof/cornice present an active and interesting face to the park. A large vertical window opens and connects the building to the park and provides a nighttime lantern. A roof deck on the southwestern corner allows residents dramatic views of the park and Bay.



Diagram of park definition concept.

4. **Site planning:** the design locates the surface parking lot to the southern edge of the site with the building fronting Lion Way and the park. This building location provides a spacious buffer between the family housing to the south and the new building. The wide right of way of the culvert acts as a buffer to the north. A second important influence is the provision of a 26' wide fire lane around the site. The fire lane will utilize Invisible Structures Grasspave or a similar material that creates areas of turf or natural grasses identical to a lawn.
5. **Building planning:** the building wraps around a lushly landscaped courtyard. This layout maximizes light and air to units and common spaces as well as providing a compact and efficient layout that fits within the required fire lane and ten foot frontyard setback. A curvilinear community room activates the courtyard. The design generally utilizes an efficient double-loaded corridor but provides natural light and views through windows at the ends and an open stair with dramatic views of the park. A single-loaded corridor at the southern edge of the courtyard floods the elevator lobby with natural light and connects the interior to the courtyard. A standard five foot wide corridor with entry niches for the units is used at the east, south and northern wings but like a river that widens as tributaries join the main branch, the corridor widens at the elevator and western wing. Pairs of units step out towards the park and provide a generous "main street" feeling as well as creating a more dynamic facade.
6. **Street edge:** the architects share the city's goal of providing an active street edge but our concern is also creating a sense of safety and security for senior residents on the ground floor only ten feet away from the sidewalk. We asked ourselves, how can we activate the street and simultaneously provide peace of mind for a single elderly woman living on the ground? Our proposal is a pattern of short sections of 2'-6" high concrete masonry walls alternating with planting niches and metal picket fencing. This lively rhythm will help define the edge, keep outsiders away from residential windows and provide a visual base for the building.
7. **Exterior expression:** the building employs a flat roof in order to reinforce and continue the expression of the family housing complex on the north side of the park and to minimize the height of the four story building. A rhythmic pattern of projecting bays finished in smooth cement plaster with recesses of horizontal lap siding create texture and interest. Balconies with composite plastic guardrails provide a further level of detail, color and pattern. On the west side, the bays step out towards the street and create additional depth and interest. Bays and balconies cantilever at the fourth floor providing a dramatic cap to this highly visible façade. The design of the southwest corner of the west face provides a rich play of shapes and materials that announce entry, connect the inside to the park and at night will act as a lantern. A large vertical glass slot opening to the interior and articulated by composite plastic sunshades, an entry canopy and a large glass opening to the community room and through to the courtyard, a richly textured projecting bay and a roof deck with views of the Bay protected from direct sun by a roof extension make the corner a special feature at the bend in the road.
8. **Materials:** materials proposed include cement plaster for the projecting bays of the building, horizontal cementitious board siding for the inset areas (similar to the treatment of the neighboring building to the north), vinyl windows and composite plastic slats used for balcony guardrails, sunshades and as a finish material at the corner bay.



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- Family housing complex
- Acts Christian Academy
- New senior housing complex property
- Central park
- Family housing complex

View from the southwest showing overall site

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View of the park and surrounding buildings to the west



Playground to the southwest



Neighboring family housing complex to the south

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View of family housing complex to the north (Phase III)



Detail of cement plaster bays and horizontal siding



View of concrete culvert to the north

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View of the back of the church and existing trees to the east



View of church and fence from church property



CONTEXT ELEVATION

NEW SENIOR HOUSING



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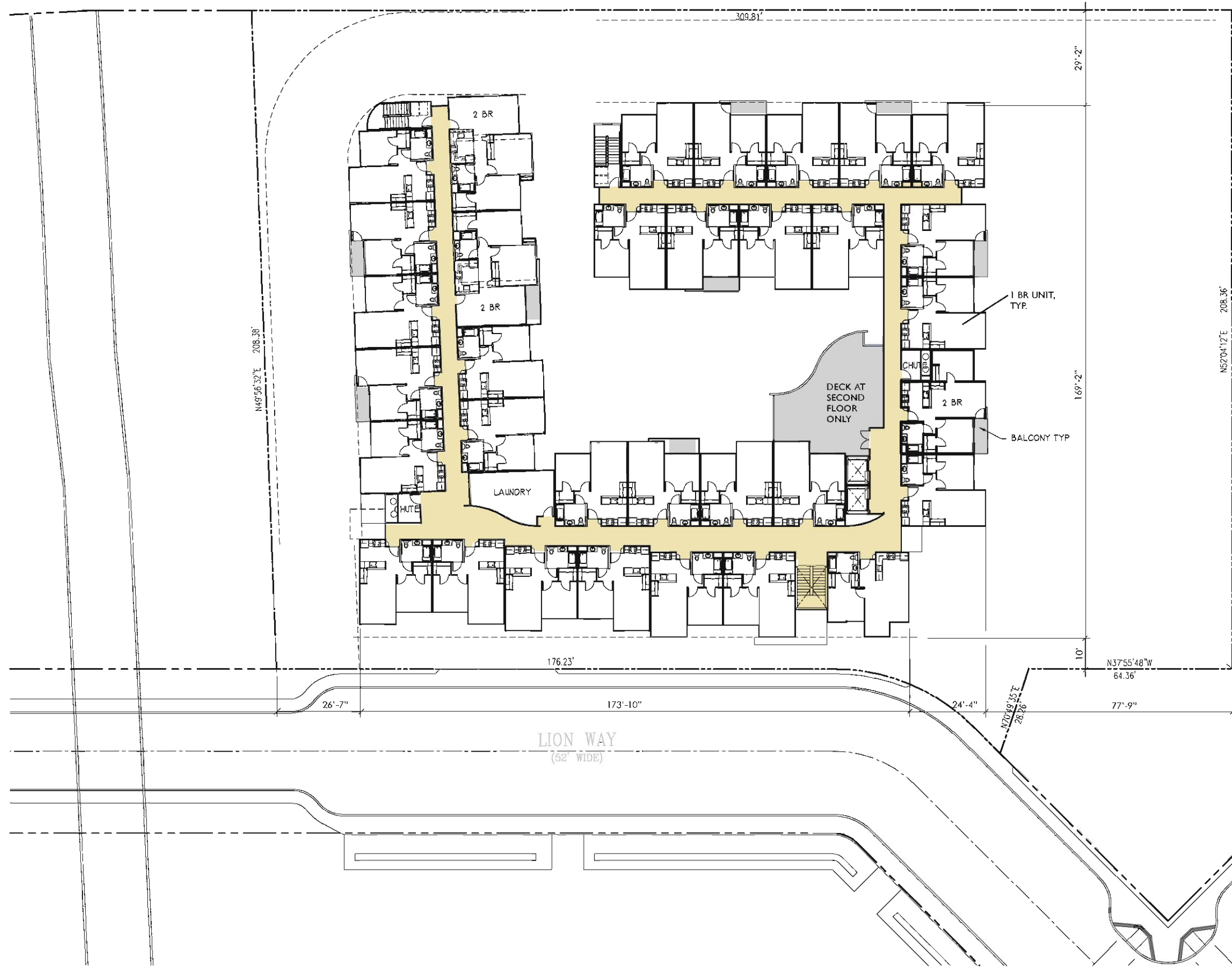


SITE/ 1ST FLOOR PLAN
October 26, 2011 • Job # 00251

PHASE V OF LION CREEK CROSSING
THE RELATED COMPANIES



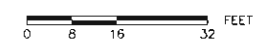
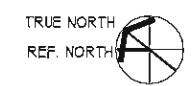
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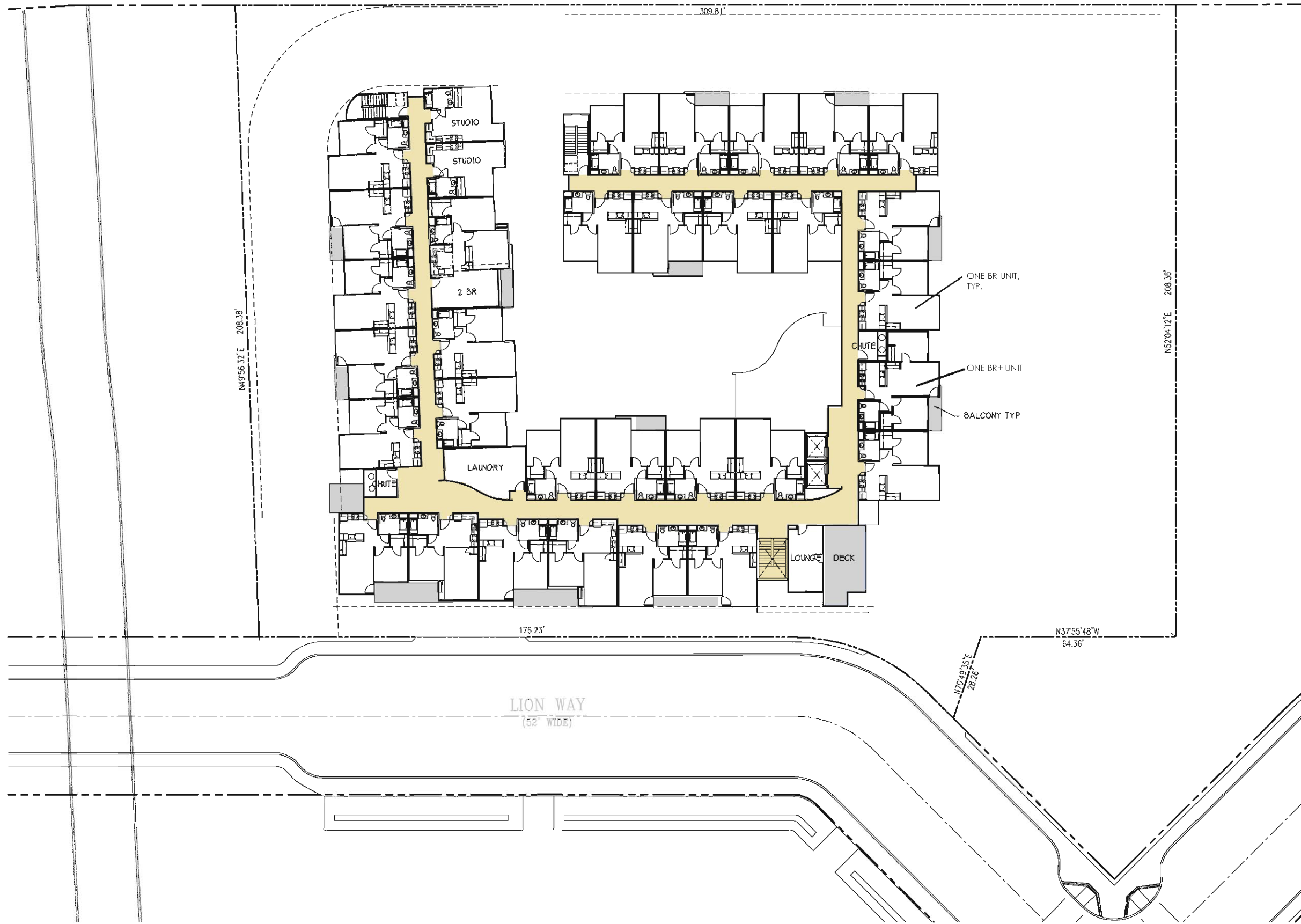
UNIT COUNT

	STUDIO	1 BR	1BR +	2 BR	TOTAL
1ST FLOOR	0	27	0	2	29
2ND FLOOR	0	30	0	3	33
3RD FLOOR	0	30	0	3	33
4TH FLOOR	2	29	1	1	33
TOTAL	2	116	1	9	128

AREA: 24,397 SF



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AREA: 24,142 SF



0 8 16 32 FEET

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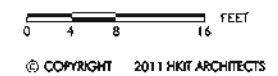


South Elevation



West Elevation

- Cement Plaster
- Vinyl Windows
- Composite Plastic Guard Rail Members
- Horizontal Cementitious Board Lap Siding
- Porcelain Ceramic Tile
- Cement Plaster
- Translucent Glass
- Aluminum Storefront
- Metal Picket Security Fence





North Elevation



East Elevation

- Cement Plaster
- Horizontal Cementitious Board Lap Siding
- Vinyl Windows
- Aluminum Storefront
- Composite Plastic Guard Rail Members
- Cement Plaster
- Metal Picket Security Fence

0 4 8 16 FEET
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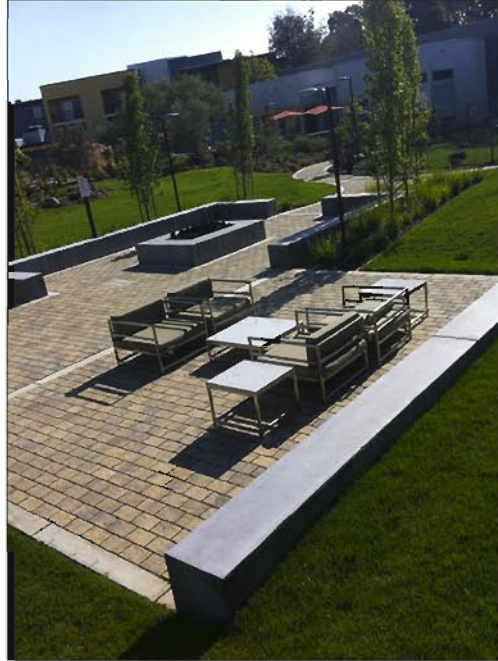


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COLISEUM GARDENS
SITE FURNISHINGS



SHADE SAIL



OUTDOOR SEATING GROUPS



OUTDOOR GAME TABLE



BIKE RACK



OUTDOOR DINING TABLES



BENCH SEATING



ANIMAL GARDEN SCUPTURE



OUTDOOR FITNESS EQUIPMENT



PARKING LOT LIGHTING



BOLLARD LIGHTING

GENERAL PLANT PALETTE

TREES



ACER PALMATUM 'SANGO KAKU' - MAPLE TREE



TRISTANIA LAURINA - BRISBANE BOX



LAGERSTROMIA INDICA - CREPE MYRTLE



CELTIS SINENSIS - CHINESE HACKBERRY



HYMENOSPORUM FLAVUM - NATIVE FRANGIPANI

FIRELANE PLANTING



NO MOW FESCUE



CAREX BEATLES



CAREX CONICA 'SNOWLINE'



CAREX PANSA - LAWN



SHRUBS



KANGEROO PAW RED



SULFUR FLOWER



ASPARAGUS MEYERS



AZALEAS



CHONDROPETALUM TECTORUM



PHORMIUM TINY TIGER



ECHEVERIA IMBRICATA



ERIOGONUM UMBELLATUM



FESTUCA ELIJA 'BLUE'



LIRIOPE



MUHLENBERGIA RIGENS



HEBE

PLANT SCHEDULE

TREES	CODE	BOTANICAL	COMMON
	ACE SAN	ACER PALMATUM 'SANGO KAKU'	SANGO KAKU MAPLE
	CEL SIS	CELTIS SINENSIS	CHINESE HACKBERRY
	HYM FLA	HYMENOSPORUM FLAVUM	NATIVE FRANGIPANI
	LAG MUS	LAGERSTROEMIA INDICA 'MUSKOGEE'	CREPE MYRTLE STANDARD
	TRI LAU	TRISTANIA LAURINA	WATER GUM TREE
SHRUBS	CODE	BOTANICAL	COMMON
	ANI RED	ANIGOZANTHOS 'BIG RED'	RED KANGEROO PAW
	ASP MEY	ASPARAGUS DENSIFLORAS 'MEYERS'	PLUME ASPARAGUS
	AZA SPP	AZALEAS SP	AZALEA MIX
	CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH
	ECH IMB	ECHEVERIA 'IMBRICATA'	HENS AND CHICKS
	ERI UMB	ERIOGONUM UMBELLATUM	SULFUR FLOWER
	FES BLU	FESTUCA GLAUCA 'ELIJA BLUE'	BLUE FESCUE
	GRE NDE	GREVILLEA HYBRID 'NOELLII'	GREVILLEA
	HEB SPP	HEBE SPECIES	HEBE
	LAN WHI	LANTANA MONTEVIDENSIS 'WHITE LIGHTNING'	TRAILING LANTANA
	LIR SPP	LIRIOPE SPP	LIRIOPE
	SAL LEU	SALVIA LEUCANTHA	MEXICAN BUSH SAGE
	WES FRU	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY
VINE/ESPALIER	CODE	BOTANICAL	COMMON
	MAC UNG	MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE
	PAS SPP	PASSIFLORA	PASSION VINE
GROUNDCOVER	CODE	BOTANICAL	COMMON
	CAR BEA	CAREX BEATLES	SPRING SEDGE (SOLID COLOR)
	CAR SHO	CAREX CONICA 'SNOWLINE'	SNOWLINE SEDGE (VARIEGATED COLOR)
	CAR PAN	CAREX PANSA	DUNE SEDGE
	FRA CHI	FRAGERIA CHILOENSIS	BEACH STRAWBERRY
	NEP FAA	NEPETA X FAASSENII	CATMINT
	NO MOW	NO MOW FESCUE	

IRRIGATION SYSTEM DESIGN INTENT

All planting areas will be irrigated with a fully automatic irrigation system utilizing pop-up spray heads adjacent to all walkways. The spray system will be an efficient low precipitation rate overhead spray system, utilizing matched precipitation rate spray heads. The spray system will be designed provide head to head coverage with minimal overspray onto non-irrigated areas. Separate valve circuits will be used for the turf areas and the water conserving trees, shrub, ground cover areas.

A fully automatic ET weather based controller will be used to provide precise scheduled watering times. ET based irrigation controllers automatically optimize irrigation watering based upon the project sites local climatic conditions, type of plant materials, soil types and other microclimatic factors