



Application

Narrative

Cash Transmittal

Development Standards

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Silver King Project Narrative: Design Review Board Submittal

The Silver King project aims to assimilate gently into the surrounding neighborhood, offering a clean contemporary form with native landscaping and opportunities to display public artwork. The site blends landscape and architecture, connecting the public facing band of landscape of the adjacent properties and offering numerous shaded and protected exterior courtyards for gathering and respite for the building's occupants. The project's contemporary and modern form will provide variety to the neighborhood while pulling complementary materials from surrounding properties. Materials and colors chosen correlate to the more recent adjacent projects, such as the white EIFS and grey block from the buildings to the north (APN: 215-44-001K) and the new District Condominium complex on Greenway.

The building is comprised of two main programs: a two-story office space and a single story storage facility. The office space is designed as a clean elevated, white EIFS volume that floats above and protects the smaller, CMU and glass pedestal below. The glazing locations of the EIFS elevated volume are designed to minimize direct solar gain while maximizing natural daylight. Large north facing glazing provides penetrating natural light, and in combination with skylights allows for minimal artificial lighting during daytime use. Similarly, the lower volume's ribbon windows are protected from solar gain while also allowing for a steady stream of natural light and the storage space has translucent panels on the garage doors to reduce artificial light use. The two volumes are tied together with blackened steel exterior circulation protected by large overhangs.

The project design fits into the surrounding vernacular, ordinances, master plans, general plans and standards. The height of the project is consistent with the adjacent property buildings, while providing a complementary material palette to the local contemporary and modern designs. The parking lot is setback from the main road, providing a 15'-0" landscape buffer that will be filled with native, drought tolerant landscape. The tree canopies will provide shade to the parking lot and in combination with the CMU site walls, screen the vehicles. Another 9'-0" ribbon of landscaping is provided between the drive aisle and the building, adding an additional texture and color against the natural CMU block. Visitors are led along a landscaped garden as they arrive, that flows under and through the back of the site. At the rear of the site, several box trees will be kept and maintained, providing flexible layouts of shade and parking.

The pedestrian and vehicular circulation is clearly marked and designed to promote safety and convenience. The main public pedestrian path directs visitors easily to the main entry from the public right of way. Large contrasting striping provides notification for vehicles of the pedestrian crossing, and doubles as the ADA accessible route. Two vehicular entry and exit ways provide easy and clear circulation, and also allows refuse trucks and fire trucks the ability to enter and leave without backing up

or turning around. Vehicular and man gates control access to prevent public from entering beyond controlled points, providing an additional safety barrier.

All mechanical and utility equipment is screened. All mechanical units sit on top of the storage facility's roof behind a screened wall. The electrical utility equipment sits within the landscape and will be surrounded by plants to help further shield from public view.

The project's second story EFIS volume is also intended to be used for a public mural or similar public art installation that would be a part of a differed submittal. As such, the intent is to leave the volume free of any ornamental metal or dissimilar material. Examples of the owner's intent can be provided for reference upon request.

Overall, the project creates a homogenous, heavily landscaped project that will blend effortlessly into the surrounding community.

Thank you and please contact with any questions.

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