

VWF Block 1 Apartments – BOZ Port Block 1 Owner, LLC

LPCWEST
LINCOLN PROPERTY COMPANY



**City Center Redevelopment Authority
Design Review**

Date - September 21, 2023

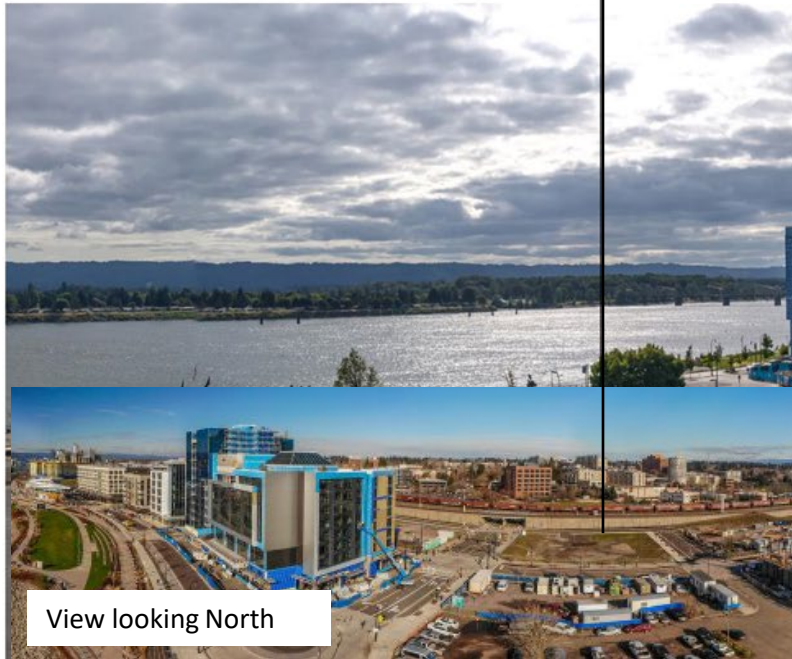
Process Overview

- Date at Subcommittee – September 7, 2023
- Date at Board – September 21, 2023

Recommendation: To Council for MFTE and Design Review

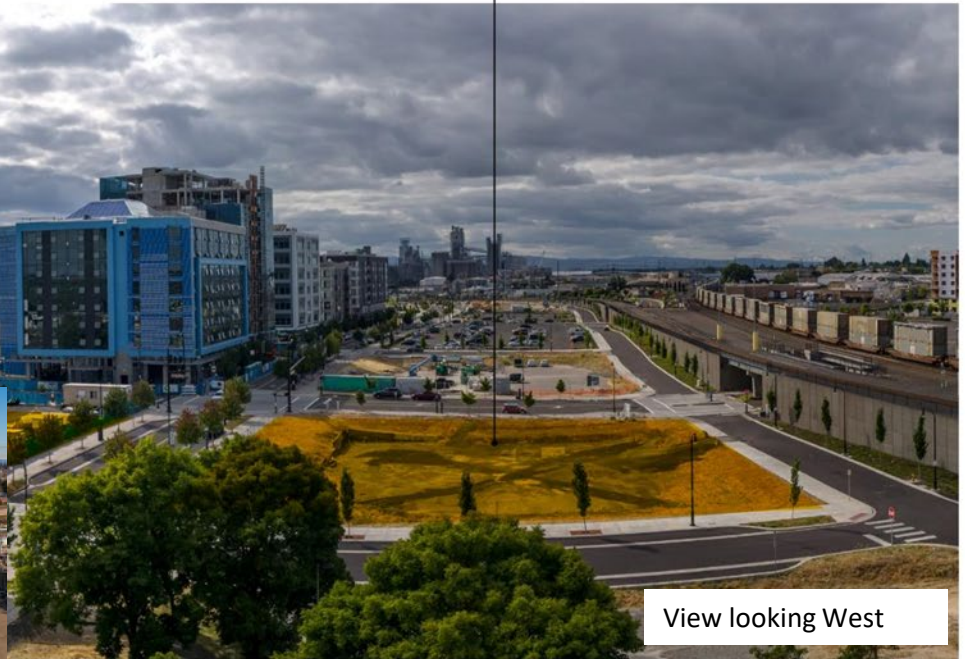
Orienting Perspective

Block 1



View looking North

Block 1



View looking West

Project Location



Existing Site Conditions



East at Esther Street & Quayside Place



SW from Quayside Place



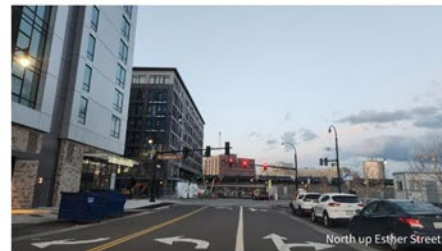
South up Esther Street



West at Cascade Street & Quayside Place



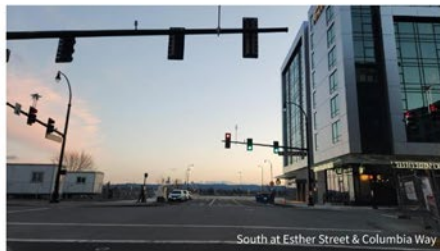
West at Quayside Place



North up Esther Street



South at Quayside Place

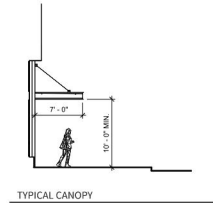
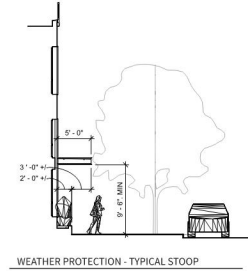
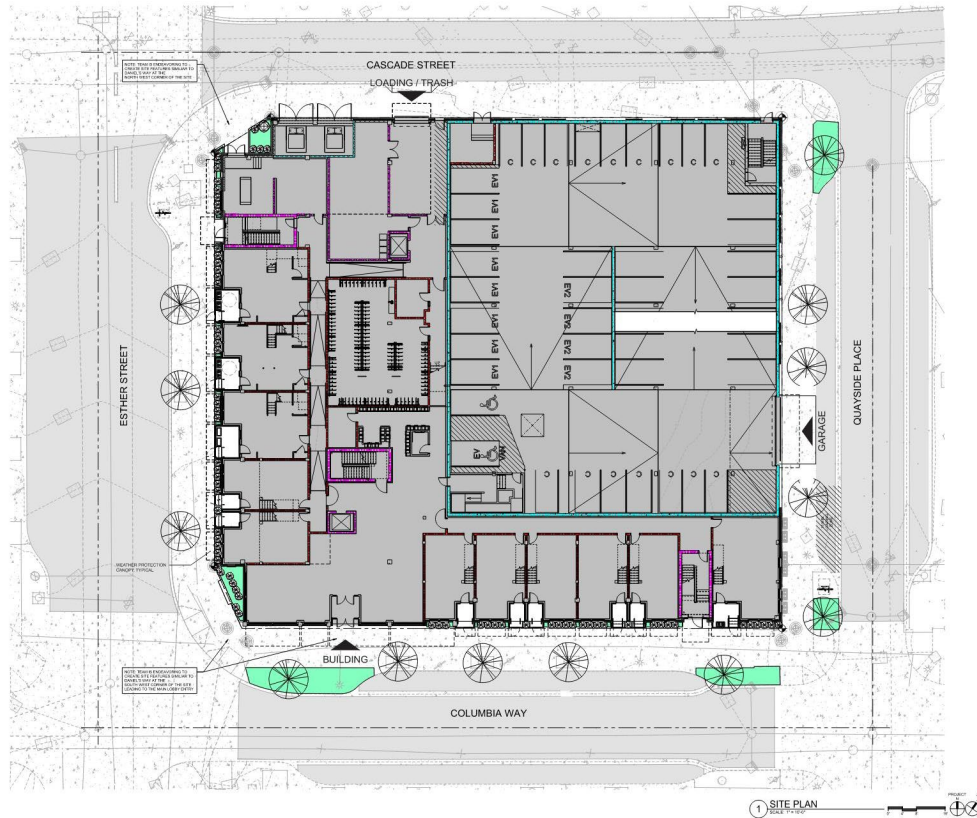


South at Esther Street & Columbia Way



NE at Esther Street & Columbia Way

Site Plan



Level 1 / P1 Floor Plan



Level 1.5 / P2 Floor Plan



Level 2 / P3 Floor Plan



Level 3 Floor Plan



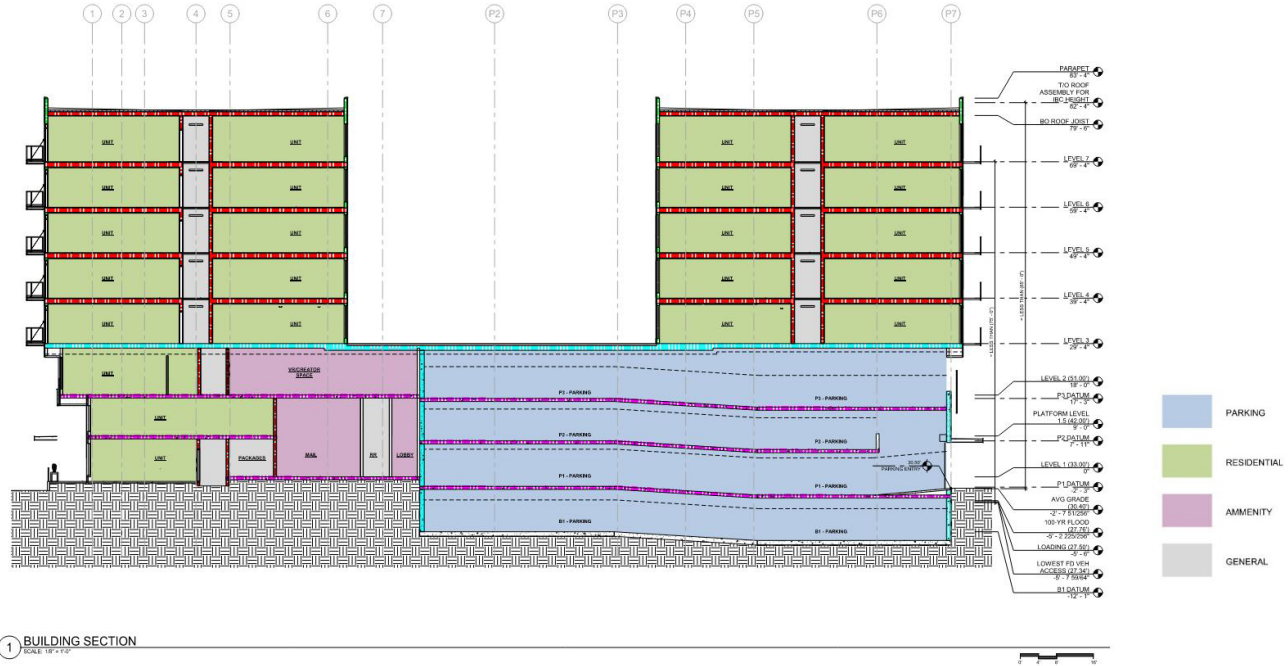
Level 4 Floor Plan



Levels 5-7 Floor Plan



Building Section



Building Perspective – South



Building Perspective – SW Corner



Building Perspectives - Stoops



Design Inspiration - Terminal 1 District



TERMINAL 1 BUILDING - COMMERCIAL/OFFICE

Catalyzing Block 1 as a foundational piece of the urban fabric in Vancouver's rapidly expanding downtown and waterfront cores, this residential community binds together the adjacent critical office and retail uses, alongside outdoor public spaces, cornerstones of a thriving Terminal 1 as one cohesive and distinct urban district.

A nucleus between ZoomInfo's future headquarters and the forthcoming community-defining retail destination at the Port of Vancouver's Terminal 1 marketplace, Block 1 delivers a physical experience expressed through color, tone, and massing that is all at once connected to, yet distinct from, the adjacent office and retail superstructures. Drawing on the Hale navy paneling of the office buildings, the parking garage cladding, and providing an integrated feel in tone and color between the matte black metal paneling and contemporary concrete façade of adjacent buildings, Block 1 offers balance and interconnection through a juxtaposed use of warmer tones and colors at a more human scale that acknowledge the importance of the individual experience for residents. This distinction is achieved through intentional materiality, deploying fiber cement siding and brick on the façade of Block 1, bookending the darker and charcoal tones of the adjacent office buildings while simultaneously creating a sense of warmth and alluring welcomeness that are appropriate for a contemporary urban residential community.



BLOCK 1 - MULTIFAMILY RESIDENTIAL

- Main body of the building - dark material (2 textures) similar to Terminal 1 to bookend Terminal District
- Base of the building - grey brick to relate to concrete elements in Terminal 1 and warm contrasting material to add human scale and experience
- Amenity clubhouse - contrasting color/texture
- Balconies - black to relate to Terminal 1 exterior
- Required rain protection - dark steel canopies/parking screens to relate to Terminal 1
- Opportunity for wall mural on south courtyard elevation



Materials



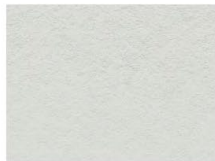
Precedent Image:
Fiber Cement Board & Batten Siding



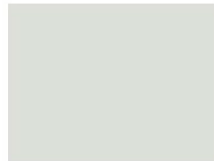
Fiber Cement Panel
Grey



Fiber Cement Board & Batten
Grey



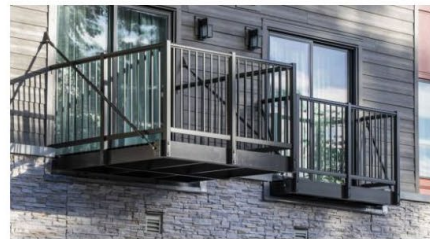
Fiber Cement Panel
Off-White



Metal Wall Panel
Off-White



Fiber Cement Panel
(or FRT Cedar Siding)



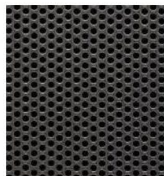
Balcony Guardrails:
Black Metal Vertical



Vinyl Doors & Windows:
Black



Modified 1/3 Running Bond Face Brick:
Color: Pewter | Texture: Smooth



Metal Fabricated Screens:
Painted Black

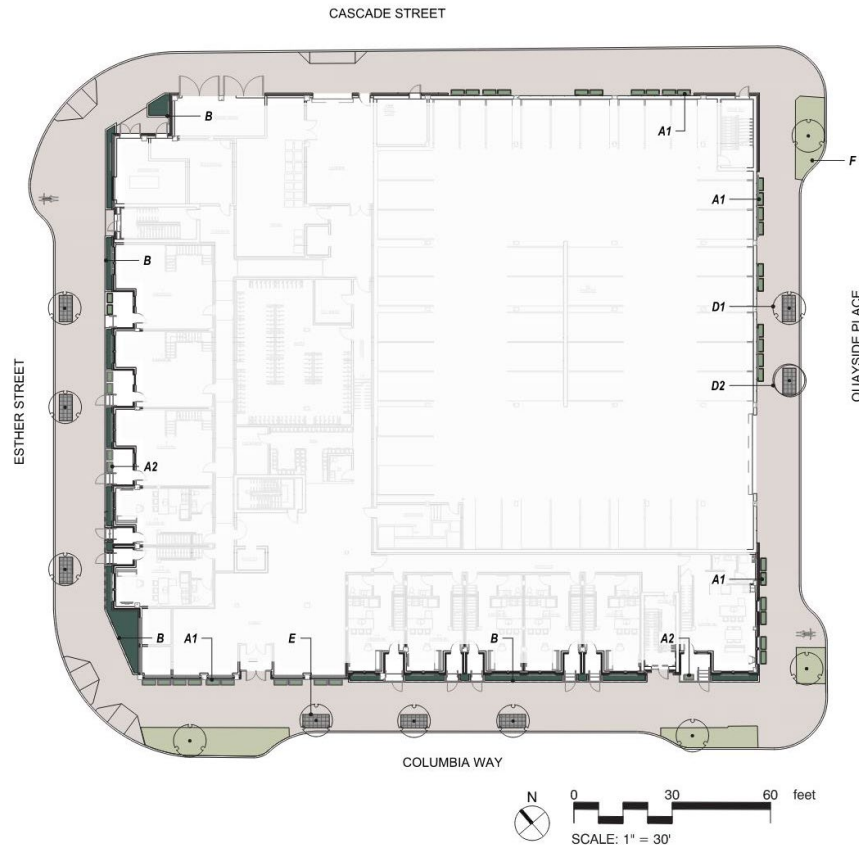


Exposed Concrete:
Smooth Architectural Finish



Aluminum Framed Storefront:
Black Finish

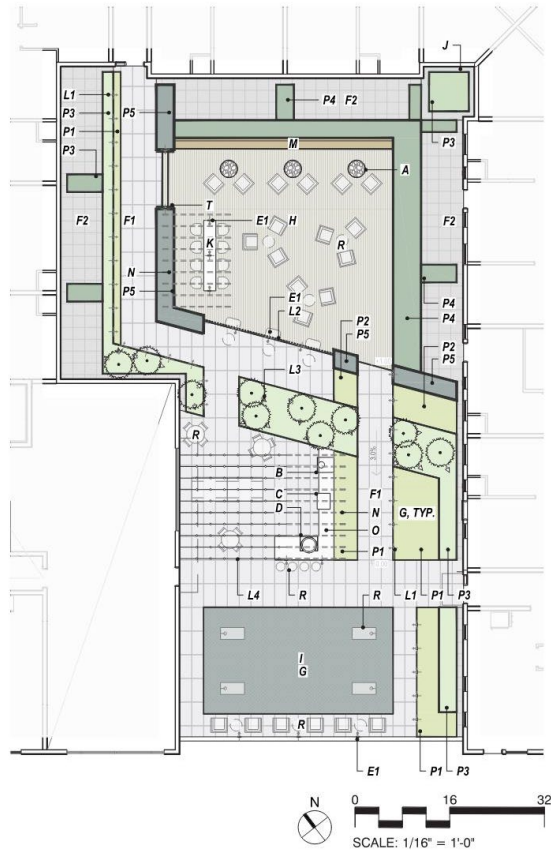
Landscaping / Pedestrian Amenities – Grade Level



KEY

- A1** PREFABRICATED METAL PLANTER TYPE I (36 UNITS +/-)
 - BASIS OF DESIGN: PLANTERS PERFECT ALUMINUM RECTANGULAR PLANTER
 - SIZE: 48W X 20D X 24H
 - COLOR: TBD
 - MEDIA: 21"±- AMENDED TOPSOIL + 3" MULCH LAYER
- A2** PREFABRICATED METAL PLANTER TYPE II (7 UNITS +/-)
 - BASIS OF DESIGN: PLANTERS PERFECT ALUMINUM RECTANGULAR PLANTER
 - SIZE: 36W X 20D X 24H
 - COLOR: TBD
 - MEDIA: 21"±- AMENDED TOPSOIL + 3" MULCH LAYER
- B** CONCRETE PLANTERS TO COORDINATE WITH ARCHITECT
 - SEE ITEM C FOR PLANTING
- C** PLANTING AREA WITH 18"-24" DEPTH AMENDED TOPSOIL + 3" MULCH LAYER
 - GROUNDCOVERS - 1 GAL @ 12"-18" O.C.
 - SMALL SHRUBS - 3 GAL @ 18"-30" O.C.
 - MEDIUM SHRUBS - 5 GAL @ 30"-48" O.C.
- D1** EXISTING RIGHT-OF-WAY TREE (SHOWN FOR REFERENCE ONLY, SEE CIVIL DOCUMENTS FOR ADDITIONAL INFORMATION)
 - LANDSCAPE TO PROVIDE PERMANENT IRRIGATION
- D2** REPLACED RIGHT-OF-WAY TREE (SHOWN FOR REFERENCE ONLY, SEE CIVIL DOCUMENTS FOR ADDITIONAL INFORMATION)
 - LANDSCAPE TO PROVIDE PERMANENT IRRIGATION
- E** STREET TREE GRATES - SEE NOTES
- J** RIGHT OF WAY PLANTING
 - REPLACE OR PROTECT EXISTING VEGETATION

Landscaping Amenities – Level 3



Landscaping Perspectives – Level 3

