



WAIVER REQUEST

PROJECT: Johnson County Health Services Building

PERMIT NO: PR24-0021

The exterior design of the Health Service Building is designed to fit into the surrounding natural environment, relate to the existing Sunset Office Building, and other Johnson County Office Buildings on the campus. Because of the sloping site, the building is perceived as a one-story building from the north and a two-story building from the south.

The architectural expression is defined by a fenestration pattern that emphasizes a vertical rhythm that is reminiscent of the wooded areas that surround it. The spacing of the windows within the terracotta panels subtly vary recalling the trunks of the wooded areas that it is nestled in. This change in spacing of the windows gives the façade articulation and visual interest. The long façade is broken down, and tied to the trees planted around it. The layers of trees and textured panels create a condition where the building is tied to the surrounding landscape, and human scaled, and approachable. The verticality and rhythm also relates to the nearby Sunset Office Building, while having a distinct character of its own.

The main entry is defined by higher volume and a glass curtain wall that invites people in. This popped-up volume is expressed in dark metal trim and a textured metal panel. A canopy that extends out to the vehicular drop-off helps to call out the entry and signify this as the heart of the facility.

The south side of the building faces 119th St. Here the site slopes down and creates a two-story expression to the road. Similar to the north elevation, the fenestration is articulated by the vertical rhythm of glass and terracotta. When viewed obliquely from the road as it often will be, this pattern will harmoniously tie it to the wooded areas around it. Where the building becomes two stories, glass is used on the lower level to accommodate the program inside and to let the building sit more lightly on the sloping site. At the base of the two-story portions a precast panel is used to ground the building. The limestone like color of this contrasts with the warmer terracotta, and is a nod to the rock outcroppings common in the area.

A large glazed wall in center of the south bar links this façade to the shared lobby space beyond. Special attention was given to have this break down the façade, while also avoiding this from being confused with an entry.

The selected materials are timeless, of enduring quality, and designed to integrate into the surrounding landscape. The terracotta rainscreen has a natural subtle color variation, playing off of the colors of areas soils and rock. Two surface textures are used to provide added visual interest and variation. When these textures play with the sunlight this will add to the depth of layers that are expressed. Dark metal is used to compliment the warmth of the terracotta and helps to call out special areas. The limestone colored precast brings an added contrasting materiality to the two-story portion of the building.

Overall, the exterior design is intended to comfortably fit in with its natural surroundings. The goal to have a building that is warm and approachable. The strategy of using rhythm and of subtle warm materiality to create a sensitive and cohesive design complimentary to the surrounding nature and architecture and to provide a positive impact to the surrounding community.



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The Canopy columns of the Health Service Building are designed to respond to the Class 1 metal material on the canopy and building copings. The architectural expression is designed to create simplicity and cohesion of building materials. The horizontal canopy edge is clad in the same metal panel that distinguishes the high volume of the lobby. The painted metal columns are designed to be light and thin in appearance in keeping with the rest of the architecture. It is important that views into and out of the interior lobby are maintained. Sightlines from drop-off and pick-up are maintained for visitors and security is improved by not making the columns an obstruction, particularly when viewed obliquely. The columns are intended to not be heavier than the terracotta rainscreen elements of the building. These thin columns are seen as similar to the tree trunks of the landscape and will feel appropriate in keeping an open, light, and inviting environment in front of the main entry.