

## DESIGN GUIDELINES

### CONTEXT AND SITE

#### CS1 Natural Systems and Features

Use natural systems and features of the site and its surroundings as a starting point for project design.

#### RESPONSE:

The proposed design responds to the existing topography, which has a significant grade change between the alley and Aurora Avenue and along the alley itself, in three primary ways. First, service functions, such as parking, storage, and circulation, are “pushed” into the hill to minimize their presence, while loft units are located to the east along the alley on these levels. Second, the common roof open space is positioned to offer views of the lake and mountains to the east above downhill neighbors, while the building massing also screens this space from vehicular traffic noise from the west. Lastly, the grade change north-south along the alley, is used to create separate entrances to the parking levels, with a pedestrian entrance along the alley on the downhill side, for convenient pedestrian and bike access to Dexter and South Lake Union.

The project also features a large vegetated roof, new street trees, and native plantings along Aurora Avenue, which serve to screen the buildings street level spaces and provide habitat. The project also proposes a green wall in the alley, to introduce planting and human-scaled, natural improvements to this otherwise utilitarian public space.

#### CS2 Urban Pattern and Form

Strengthen the most desirable forms, characteristics and patterns of the streets, block faces and open spaces in the surrounding area.

#### RESPONSE:

The project strives to further contribute to the well-defined street wall along Aurora Avenue, while creating inviting pedestrian entrances to the building on the two adjacent public ROW's. The form and character of the building mediate between two dramatically different conditions on the east and west sides. For acoustic reasons on the west, the building presents an inflected, concave volume with an abstract window pattern, to be experienced by pedestrians and vehicles at 45mph, while opening up to the city and lake to the east. Further, the alley side has been designed to be functional for not only vehicles, but also bikes and pedestrians. The pedestrian circulation along Aurora is thought of as a parallel detour off the sidewalk, where pedestrians can flow behind a low site wall and planter, gaining some protection and relief from the noise of Aurora, while experiencing the building lobby and live-work spaces, stopping, or continuing through. Between 11' and 14' of space is provided between the existing residential building to the north, and the proposed building, which does not have windows on the north wall closest to the property line. Also, a 4' x 8' recess in the north wall of the proposed building provides further relief to the neighboring structure, and breaks up the scale of the wall facing the existing structure (refer to site plan for information).

#### CS3 Architectural Context and Character

Contribute to the architectural character of the neighborhood.

#### RESPONSE:

The proposed building is designed to engage the neighborhood at a number of scales and speeds, from vehicles passing by on Aurora, to pedestrians and cyclists accessing the building from the east and west sides.



CS2: Define Street Wall on Aurora Avenue North



PL1-3 / DC2-4: Aurora Live-Work and Lobby

### PUBLIC LIFE

#### PL1 Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

#### RESPONSE:

The improvements along Aurora are designed to promote pedestrian interaction with the building and its street level spaces, by creating an inviting detour along the sidewalk that pedestrians can elect to take. Because of the jog in the existing sidewalk to the north of the site, created by the existing curb edge (refer to pg.7), the detour will be highly visible to people approaching from the north, or continuing in that direction. In the alley, the design of the building back door with convenient bicycle storage inside the structure next to this entry and landscaping, will activate the alley and connect the building to the neighborhood and city.

#### PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

#### RESPONSE:

(Also see response to PL1 above) The project is designed to provide the same access for all visitors whether on foot or in a wheelchair. The transparency of the street level is designed to contrast with the overhanging upper building volume, providing a clearly identifiable entry with well-connected pedestrian circulation routes and entries. Units provide eyes on the street with visual access to both the sidewalk, street, and the alley. Street-level transparency is provided and there is a glass lobby with visibility to and from the sidewalk, creating a safe and inviting experience.

#### PL3 Street-Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

#### RESPONSE:

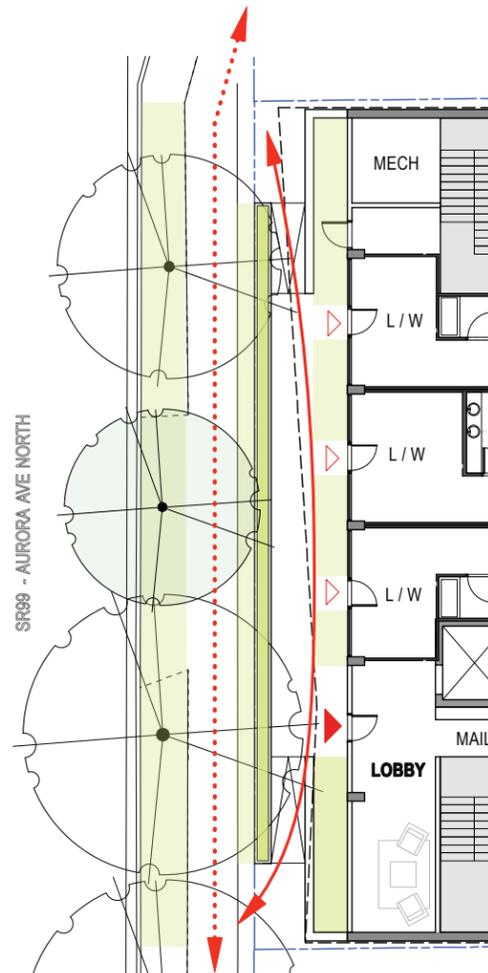
The building includes a lobby and (3) live-work units at street level with clear visual connections to the sidewalk and passing pedestrians. The building lobby and live-work units are slightly elevated from the sidewalk level to differentiate from the public sidewalk, while also providing a welcoming and identifiable entry for visitors, which is protected from weather by the overhanging building volume above. Substantial trees and landscaping provide a layered transition between the public street and the more private realm. Convenient and attractive access to the building ensures comfort and security for the occupants. In addition, the facades of the live-work units are highly transparent and oriented toward the street, and as described in PL1 above, this spaces are positioned as a detour off the main sidewalk.

#### PL4 Active Transportation

Incorporate design features that facilitate active forms of transportation such as walking, bicycling and use of transit.

#### RESPONSE:

Secure bike storage has been created next to the alley entrance, conveniently adjacent to the buildings east entrance or “back door.” This provides easy access to the alley, which is proximate to the bike route along Dexter Avenue, connecting north to Fremont, and south to Downtown and SLU.



PL1 - 3 / DC3: Pedestrian Detour along Aurora



PL1-3/DC3: Alley Entrance and Landscaping

**DESIGN CONCEPT**

**DC1 Project Use and Activities**

*Optimize the arrangement of uses and activities on the site.*

**RESPONSE:**

Vehicular access has been located off the alley, with parking contained in the proposed structure and screened with landscaping and a green wall at the alley. Existing curb cuts along Aurora Avenue will be eliminated, further promoting the sidewalk for use by pedestrians.

**DC2 Architectural Concept**

*Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.*

**RESPONSE:**

The upper building mass has a continuous material language that wraps the edges, allowing the structure to be understood as a whole. Along Aurora, this volume overhangs the street level lobby and live-work, providing weather protection to these entries and creating depth in the composition. The fenestration along Aurora has been patterned to contribute to a holistic reading of the building, while providing visual interest to the passersby, at any speed. The Alley elevation integrates recessed balconies and secondary elements such as glass guards that allow the units to open up to the exterior, providing texture and depth. The upper volume of the building also overhangs on the alley side, creating space for planting and further defining the secondary pedestrian/bike entrance. The north and south elevations continue the same material language and feature a light well recess which breaks up the scale of these walls. Though neighboring development will eventually conceal the south side, the material language, pattern, and scale wrap these faces as well to further promote a unified composition.

**DC3 Open Space Concept**

*Integrate open space design with the design of the building so that each complements the other.*

**RESPONSE:**

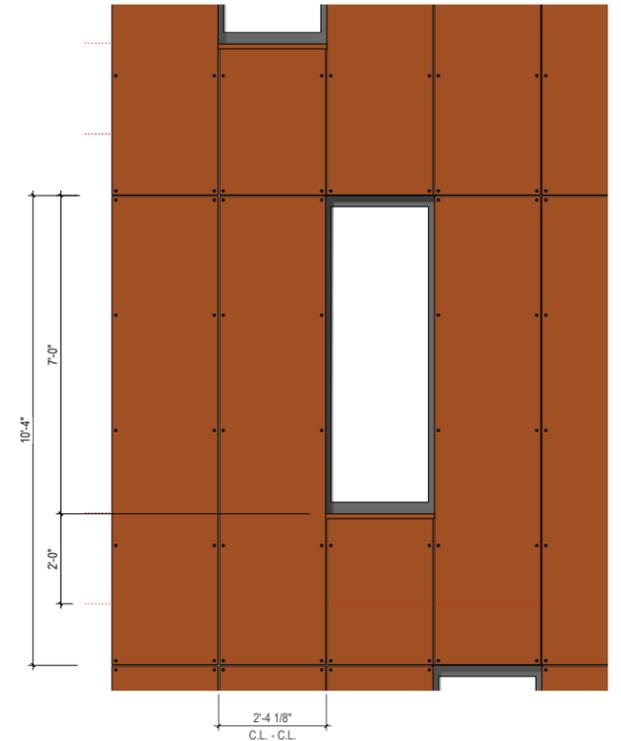
The proposed design creates a linked series of landscaped open spaces along Aurora avenue, that serve to transition from the active street to the interior of the building and live-work units (see also the responses to PL1-3). There will be a large roof deck for active use by the residents, with amenities for community gathering such as barbeques and a rooftop dog area. The landscape and hardscape will compliment the vocabulary of the buildings and integrate planting to promote the development of a single, cohesive design. (refer to pgs. 15 & 16)

**DC4 Exterior Elements and Finishes**

*Use appropriate and high quality elements and finishes for the building and its open space.*

**RESPONSE:**

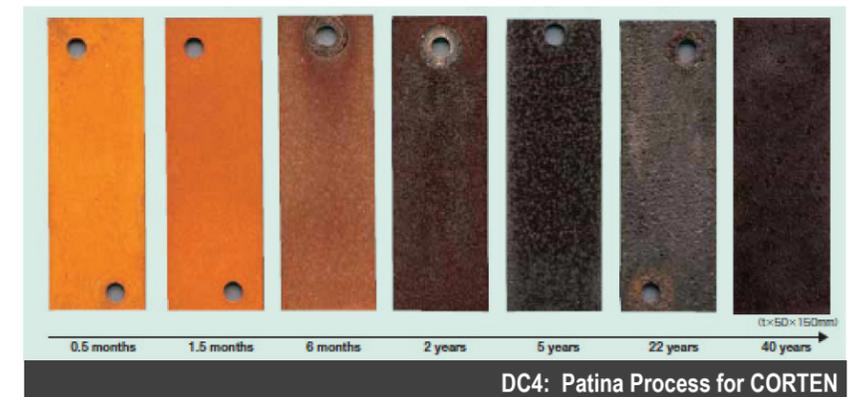
The building will be well-detailed, high quality, and durable. Exterior materials draw inspiration from the adjacent context, and are compatible with surrounding colors, textures, and patterns, while also aging in an interesting manner. The primary exterior material is weathering steel, which develops a rich patina over time, requires no maintenance, and provides a material connection to the neighborhood. Low-level lighting will be used to provide a safe and attractive building entry sequence, while avoiding glare into the units or adjacent properties. Landscaping will include draught-tolerant plants, substantial plantings along Aurora Avenue, and a rooftop green space.



DC2 + 4: Elevation Detail ofCORTEN Cladding



DC4: Nearby use of CORTEN

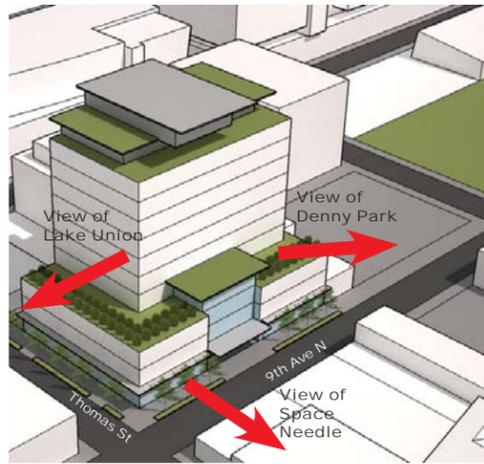


DC4: Patina Process for CORTEN

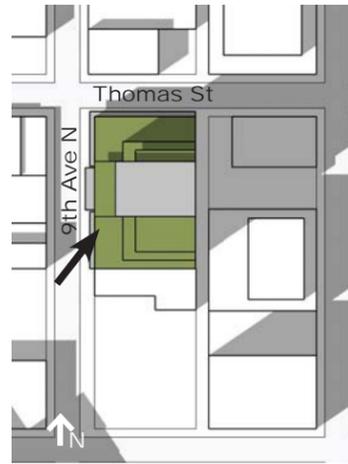
# 4 KEY SOUTH LAKE UNION DESIGN GUIDELINES

The design of the preferred development scheme responds to the following South Lake Union Design Guidelines.

## A. SITE PLANNING



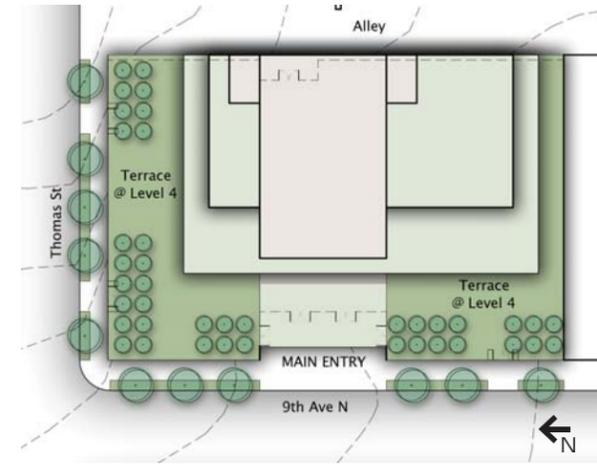
Birds-eye view showing setbacks and views



Solar access from the west and south.



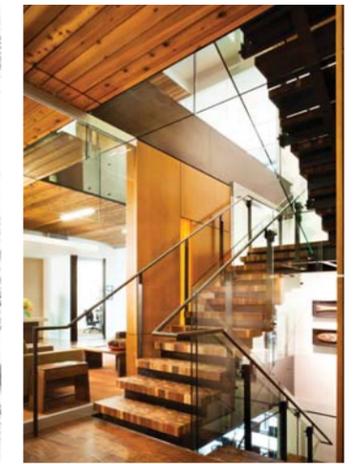
Mid-block connection



Trees at street level; landscaped terrace on top of podium



View of lobby entry at west facade on 9th Ave N



Atrium stairs

### A-1

#### Responding to Site Characteristics:

*"The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features." SLU-Specific supplemental guidance includes: "encourage provision of outlooks and overlooks" for the public to view the lake and cityscapes....changing the form or façade setbacks of the building to enhance opportunities for views...Take advantage of site configuration to accomplish sustainability goals... solar Orientation, storm water run-off, detention and filtration systems, sustainable landscaping, Versatile building design for entire building life cycle"*

#### Response:

In keeping with to SLU-specific guidelines, the upper floors of the building are setback at both street facades. This will provide unique opportunities for an occupiable green roof terrace from which views of nearby Lake Union, Denny Park and the Space Needle are anticipated. Planted roofs will provide opportunities for storm water capture, retention and on-site reuse. The project also respects solar access to low-rise buildings to north.

The upper floors in the preferred scheme are also organized in an elongated north/south axial bar to take advantage of east and west solar orientation, and to provide thin floor plates to maximize daylighting and ventilation.

Designing for flexibility and changes in use to extend the building's life cycle will be central to decisions made in the layout, construction and assembly of the building. Simple 'loft like' floor plate geometries, infill walls separated from structure, and building and glazing systems that can be upgraded with future technological advances will be considered.

While not identified as a 'community gateway' or 'heart location' this property will become an active and identifiable location in the context of an evolving neighborhood.

There is a potential mid-block connection to Westlake Ave N on the east side of the site, which will connect to a secondary lobby entrance.

### A-2

#### Streetscape Compatibility:

*"The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way" SLU-Specific supplemental guidance: The vision for street level uses in South Lake Union is a completed network of sidewalks that successfully accommodate pedestrians.... sidewalk-related spaces should appear safe...tree grates; benches; lighting...weather protection....place retail in areas that are conducive to the use and will be successful...spill out onto sidewalk."*

#### Response:

The proposed project will advance the developing pedestrian character of the immediate site and larger neighborhood. The existing light industrial buildings lack exterior fenestration, and will be replaced by transparent uses (retail and lobby) that will improve the visual quality and street life of both 9th Avenue North and Thomas Street.

Operable street level storefronts are envisioned to blur the boundary between inside and outside, and to allow interior uses to flow to the public right-of-way. And, the expansive recess of the main entry will provide an inviting access point for building occupants and visitors.

### A-3

#### Entrances Visible from Street:

*"Entries should be clearly identifiable and visible from the street"*

#### Response:

Two types of entries will be at the street. There will be numerous entries to a number of retail enterprises along Thomas Street, and the main entry will be located on Ninth Avenue North. This entry point will be visible by a recess in the building façade, and a considerable amount of glazing will offer views of the activities within the building and an interior stair that will lead to the 2nd floor podium.

## B. HEIGHT, BULK AND SCALE



Retail uses wrap around the corners



Parking access from the alley



Overall building height transitions from existing to new



3-story podium fits in with context of smaller buildings

A-4

Human Activity:

*"New development should be sited and designed to encourage human activity on the street" SLU-Specific supplemental guidance includes: "keep neighborhood connections open, discourage closed campuses...design facades to encourage activity to spill out...reinforce pedestrian connections within the neighborhood...create business and community activity clusters through co-location of retail and pedestrian uses...network of safe and well-lit connections to encourage human activity and link existing high activity areas."*

Response:

Retail uses and associated pedestrian amenities (including weather protection, outdoor seating, and street trees) will extend along both building frontages. This will help to extend daytime pedestrian traffic west of the current commercial and retail core on Westlake Avenue North, and support local businesses that exist today on both Thomas Street and Ninth Avenue North. Under consideration is a new mid-block connection from Westlake Avenue via an undeveloped plaza and parking space north of the existing Sellen Construction office building. This connection could provide direct access to the interior lobby of the proposed structure via the alley, and introduce transparency along the alley façade.

A-8

Parking and Vehicle Access:

*"Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety"*

Response:

The existing loading dock on Thomas will be relocated to the alley, and will be co-located with a below-grade parking entry. The entries to both parking and loading will be located on the site's southern edge so as not to interfere with pedestrian activity along Thomas or emanating to the alley from Westlake.

A-10

Corner Lots

*"Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners."*

Response:

We have located retail at the corner to activate and enliven the streetfront. We have also focused retail on the northeast corner near the alley, helping to connect to Westlake Ave N and the mid-block connection. Operable windows will blur the line between interior and exterior, connecting the active interiors to the pedestrian realm.

B-1

Height, Bulk and Scale Compatibility:

*"Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in the perceived height, bulk and scale between the anticipated development potential of the adjacent zones" SLU-Specific supplemental guidance: "encourage stepping back at elevation at upper levels for development taller than 55 feet to take advantage of views and increase sunlight at street level...relate proportions of buildings to width and scale of the street...articulate building facades vertically or horizontally in intervals that relate to...existing patterns of development in the vicinity...using architectural features to reduce building scale such as landscaping, complementary materials, detailing."*

Response:

The site's relatively small size and current zoning regulations will relate in a well-proportioned tower that will effectively function as a transition between smaller buildings in the neighborhood and larger structures under construction or recently proposed.

The building's three-story podium will align with other planned development to create a unified scale and mass within the "pedestrian oriented" realm. The upper floors will be set back from the lower building facades, and modulated to reduce their impact on the streetscape. Within the modulation, vegetated terraces will help soften the impact of the new structure. At the street level, the horizontal and vertical scale of facades will be similar to those historically found in the neighborhood. Building scale will be further reduced through design detailing specific to retail uses, through modulation at retail entries, and the use of material variation.

## C. ARCHITECTURAL ELEMENTS AND MATERIALS



Operable elements activate the building and provide visual interest.



Rooftop garden on podium offer view gathering spaces.



24-hour mixed-use buildings will contribute to growing SLU vitality.



Pedestrian scaled storefronts will feature new retail.



Proposed materials: Raw concrete, wood, glass, metal cladding, and brick



### C-1

#### Architectural Context:

"New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighborhood buildings". SLU-specific supplemental guidance includes: support the existing fine-grained character of the neighborhood with a mix of building styles...respond to working class, maritime, commercial and industrial character...include window detail patterns, open bay doors..."

#### Response:

The project will be compatible with neighborhood context and utilize design features that evoke exposed structural framing, warehouse-like windows and functional building elements (e.g. oversized doors and window walls) that are still relevant today. All of these elements will be interpreted in a contemporary way, and designed to a high level of performance in keeping with the over arching sustainability goals for the project.

### C-2

#### Architectural Concept and Consistency:

"Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its façade walls". SLU-specific supplemental guidance: design roofscape...roofs may be viewed from locations outside the neighborhood..."

#### Response:

The building will be a composition of two complementary elements, the podium and the tower. While the entire project is intended as a unified structure, each of these elements will adopt a material language and form expressive of their use and function. The tower element will be lighter and have a more transparent skin and shading system that will modulate light and air within interior spaces. The podium or base will incorporate a mixture of glazed storefronts and solid framing walls, and expressed structural elements to create a strong spatial rhythm and edge definition along the street.

The building program features an accessible green terrace above the podium, creating an attractive and distinct separation (or connection) between the podium and tower elements. The tower's uppermost stories (designed to accommodate residential use) will also feature strong articulation and landscape elements.

### C-3

#### Human Scale:

"The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale."

#### Response:

Architectural features such as canopies/awnings, signage, pedestrian amenities, retail entries, and landscape improvements at street level will provide added detail for visual interest and in support of good urban design.

### C-4

#### Exterior Finish Materials:

"Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern or lend themselves to a high quality of detailing are encouraged."

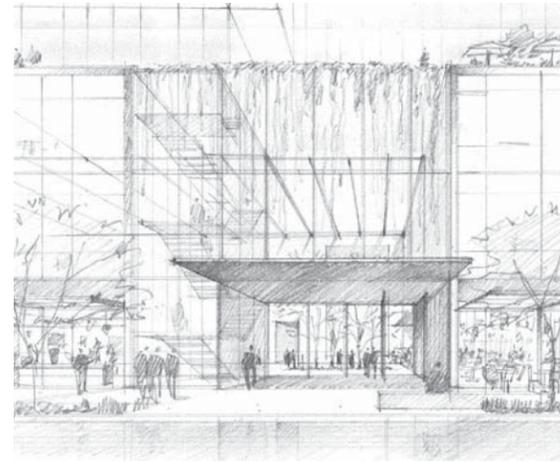
#### Response:

The material palette of the building will feature natural materials that age gracefully and provide a high level of detail and texture. The expression of the buildings structural framework will ground the building in authenticity, while connecting to the neighborhood's warehouse traditions and industrial past. The means and methods of construction apparent in how natural materials are assembled; the joints, reveals, connections, layers and intersections of brick, steel and wood elements used in their optimal ways, will lead to a timeless and high quality design.

## D. PEDESTRIAN ENVIRONMENT



The building will feature operable window walls and doors at retail.



A recessed lobby entry on 9th Ave N will become a new neighborhood gathering place.



New retail will serve residential and office communities.

### D-1

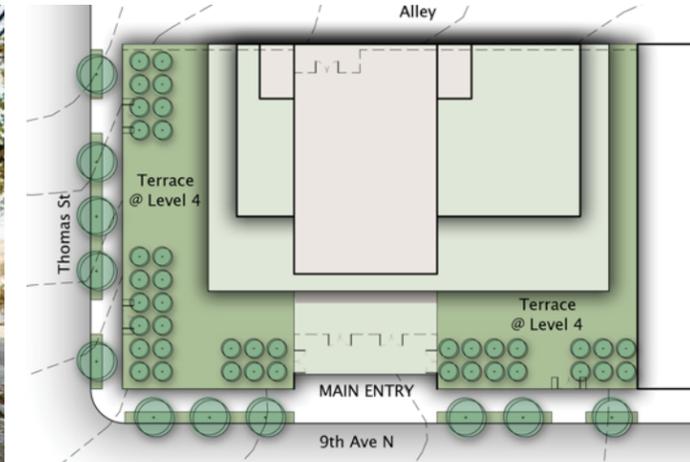
#### Pedestrian Open Spaces and Entrances:

*“Convenient and attractive access to the building’s entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.” SLU-specific supplemental guidance: provide features that enhance...transition zone between private property and public right of way...*

#### Response:

An architectural awning/canopy system will be a major design element and offer protection for people circulating into or by the building. A recessed entry plaza will be designed with seating and vegetation to create an inviting open area for arrival and departure from the building’s main lobby, as well as places for informal gathering and enjoyment for building tenants. Operable window walls and doors in adjacent retail spaces will allow for uses to spill out and further activate the space.

## E. LANDSCAPING



Street trees and planting strips will contribute to neighborhood greening.



Sidewalk plantings will feature seasonal interest and create new habitat.

### E-1

#### Reinforce Existing Character of Neighborhood:

*“Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.” SLU specific guidance: landscaping that meets LEED criteria... indigenous trees and plants....water features.”*

#### Response:

The project’s enhanced landscape edge will provide continuity along both street frontages, and will continue the pattern of landscape improvement desired in the neighborhood including Green Street requirements such as street trees and planting strips.

### E-2

#### Landscaping to Enhance the Building and/or Site:

*“Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.” SLU specific supplemental guidance: ...landscape that evokes a sense of place related to the previous uses of the area...”*

#### Response:

The project will introduce street trees and other planting material to the previously non-vegetated site. Plants will be selected for year-round interest, color, and texture. All plantings will be selected to thrive in xeric conditions, and for long term durability in the urban context. Landscape development will meet high standards for sustainability.

# DESIGN GUIDELINES & DEVELOPMENT STANDARDS

## A-1 RESPONDING TO SITE CHARACTERISTICS

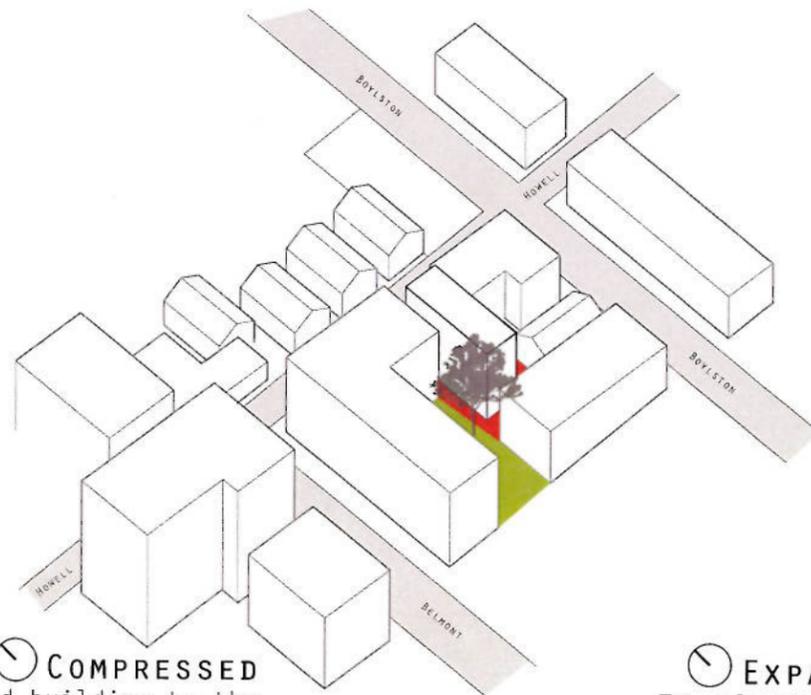
## E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

The proposed project is at 611 E Howell St adjacent to the dense Olive Way corridor and is a midrise 20-unit apartment building replacing a single-family residence. The property is between two beautiful turn of the century midrise masonry apartment buildings and is zoned midrise in Capitol Hill Urban Center Village. The half-block to the west has a large rear courtyard that provides an unusual amount of interior-block open space. The courtyard is anchored by a stunning and mature Grand Maple tree.

The proposed design responds to these site characteristics by **preserving and expanding the open space**. By shifting the building East and North away from the block's interior courtyard, the courtyard's life is preserved and improved. This shift simultaneously provides space for the overhanging Grand Maple in The Granada Courtyard.

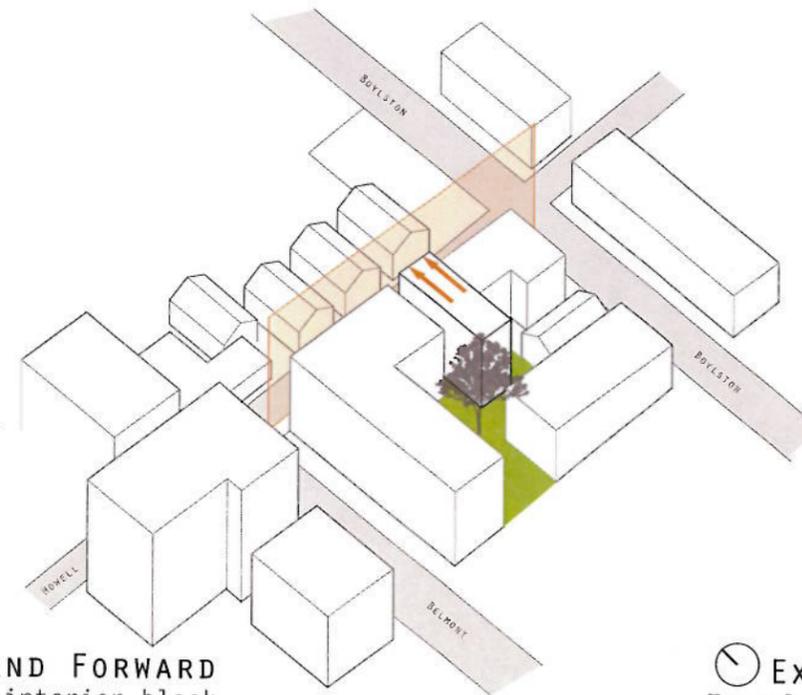


Large adjacent courtyard anchored by Grand Maple tree and providing interior-block open space.



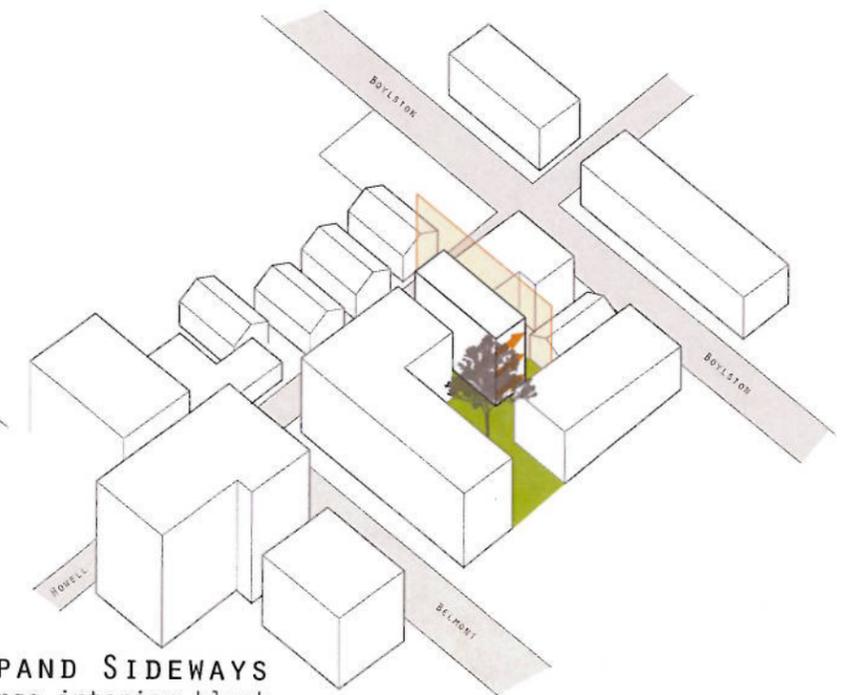
### ⌚ COMPRESSED

Aligning the proposed building to the rear yard setback squeezes life out of the existing interior block open space, leaving little breathing room for the courtyard and the maple tree.



### ⌚ EXPAND FORWARD

To enlarge interior block open space between the proposed building and the neighbor to the South



### ⌚ EXPAND SIDWAYS

To enlarge interior block open space between the proposed building and the neighbor to the North

# DESIGN GUIDELINES & DEVELOPMENT STANDARDS

## A-5 RESPECT FOR ADJACENT SITES

## A-6 TRANSITION BETWEEN RESIDENCE AND STREET

## A-7 RESIDENTIAL OPEN SPACE

## D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

There is fenestration throughout the East-face of The Granada Apartments, meaning it has windows that will face the proposed project. On the other hand the neighbor directly East and abutting the property line has a simple "party-wall" on it's West-façade, meaning it has no windows that will look at the proposed project. The proposed building responds to the East-facing windows of The Granada Apartments by departing from side-yard setback requirements and shifts East and away from the neighbors existing windows, thereby maintaining their access to natural light. The Eastward shift of the proposed building also creates a comfortable space between the proposed building and The Granada Apartments. This space serves as the entry courtyard for the proposed building and will be visible from Howell Street through a transparent gate, adding a sense of openness to the street.

Also described in A-1, shifting the building NE shows respect for the overhanging Grand Maple in The Granada Courtyard.

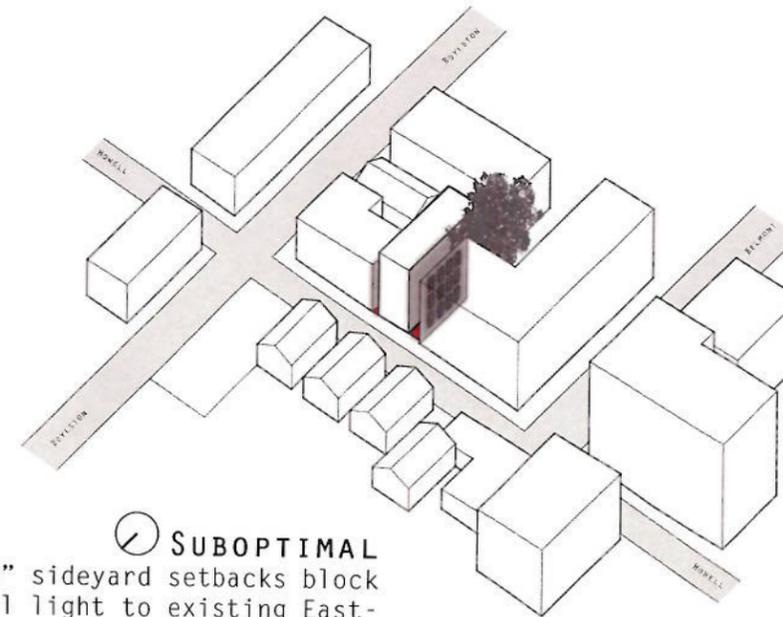


No fenestration on West-face of adjacent building. Highlighted area is blocked off with CMU.

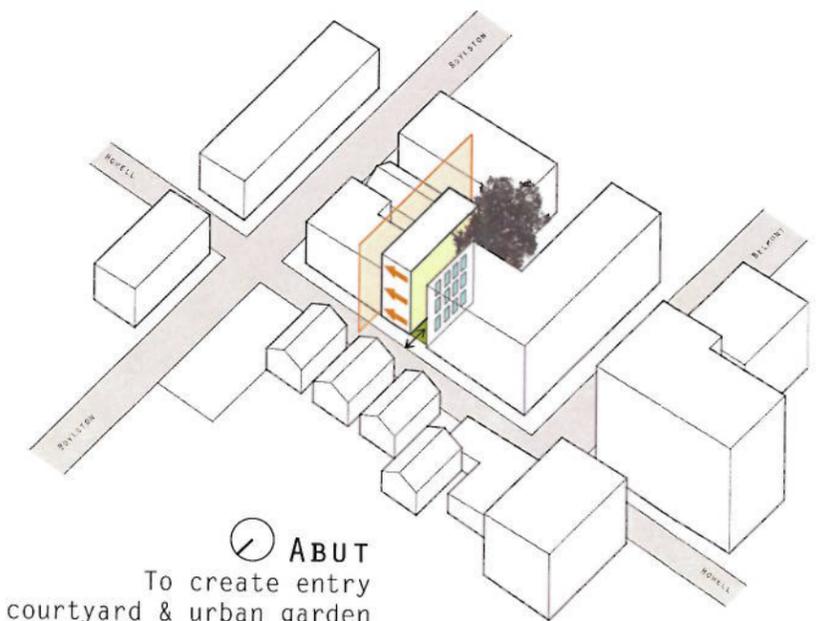
Sideyard setbacks block natural light to existing East-facing granada windows and creates two dark alleyways



Proposed building siting preserves the highlighted fenestration on East-face of the adjacent Granada Apartments by shifting Eastward, abutting the East neighbor.



**⊘ SUBOPTIMAL**  
7'-0" sideyard setbacks block natural light to existing East-facing granada windows and creates two dark alleyways



**⊘ ABUT**  
To create entry courtyard & urban garden

# DESIGN GUIDELINES & DEVELOPMENT STANDARDS

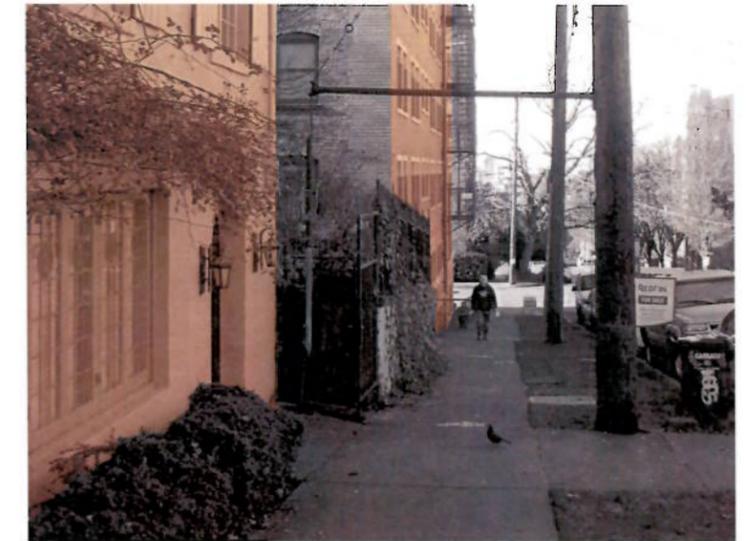
- A-2 STREETScape COMPATIBILITY
- A-3 ENTRANCES VISIBLE FROM THE STREET
- B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY
- D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

The proposed building will sit between two beautiful turn of the century midrise masonry apartment buildings so will utilize the zoning height limit of 60'-0" to fit in with it's neighbors. Both neighbors have a symmetrical facade on E Howell, meaning they have no vertical setbacks. The proposed building matches this precedent. Also both neighbors have "zero front-yard setbacks," meaning both building abut the side walk or the front-yard property line so the proposed building matches this precedent as well.

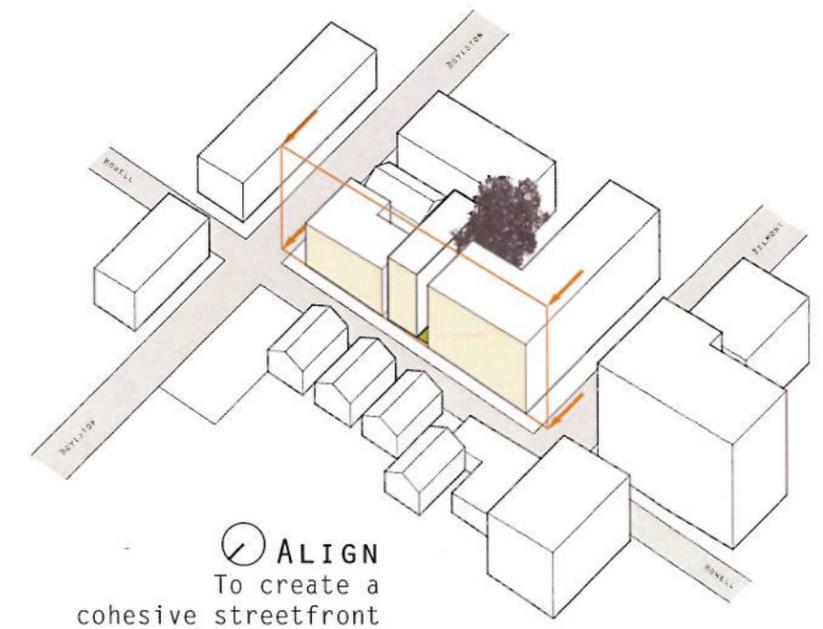
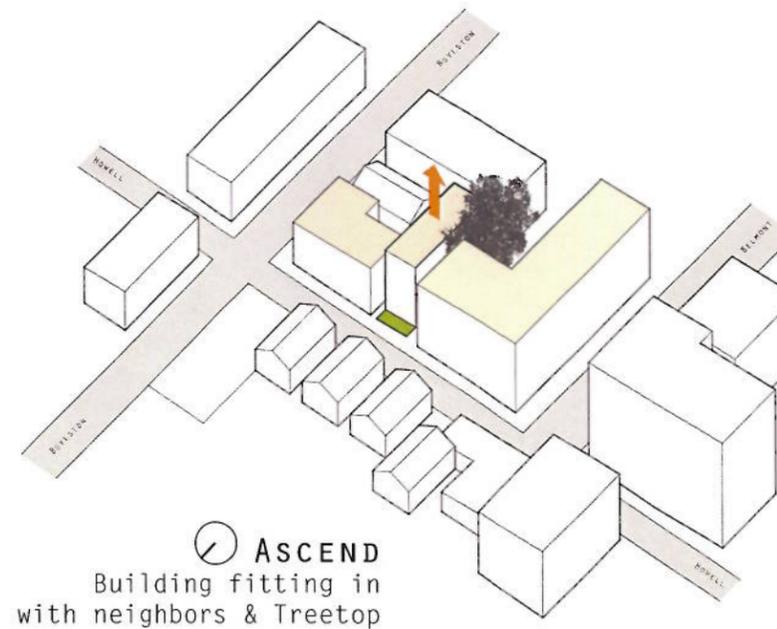
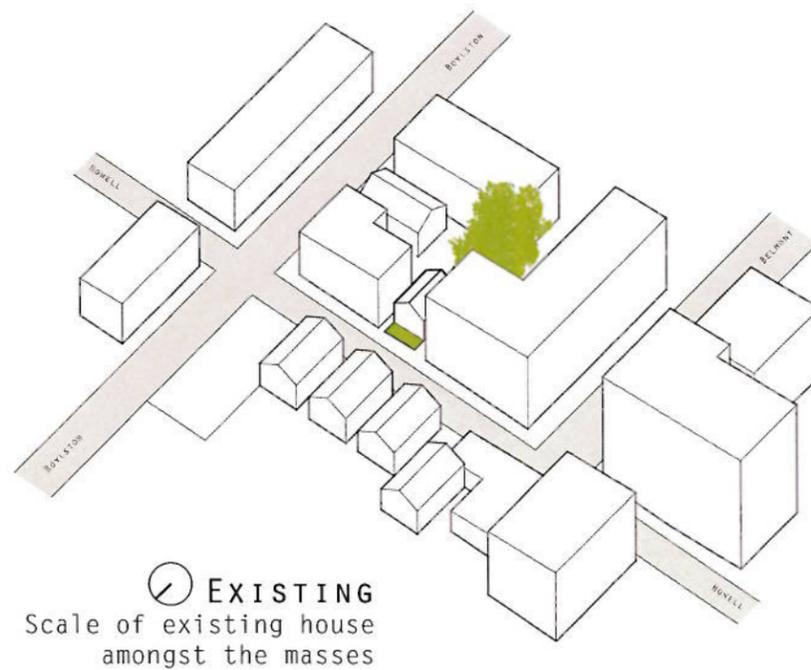
Furthermore the proposed project plans to create a landscaped entry courtyard that will be visible from Howell Street through a secure, transparent entry gate as described in A-1 and A-5.



The proposed building utilizes the zoning height limit of 60'-0" to fit in with neighbors.



The proposed building aligns to the "zero-setback" urban edge-condition on E Howell





## A. Site Planning

### A-1 Respond to Site Characteristics

- Public and private open/outdoor space will be used, as well as building form reflecting view opportunities to nearby features such as Denny Park and Lake Union.
- Massing position allows more solar access to public open space.

### A-2 Streetscape Compatibility

- Massing position reinforces the "heart location" at Harrison St.
- 9th Ave facade is positioned near the property line to enhance the future urban edge.

## B. Height, Bulk and Scale

### B-1 Height, bulk, and scale compatibility:

- In anticipation for nearby future development the massing is pushed toward the north portion of the site allowing for air and light between a future same-block residential tower. The massing terraces down to the park side of the site allowing a breakdown in scale toward the more human scaled open space.
- Clear delineation of the podium provides architectural reference and transition to adjacent low-rise structures.

## C. Architectural Elements and Materials

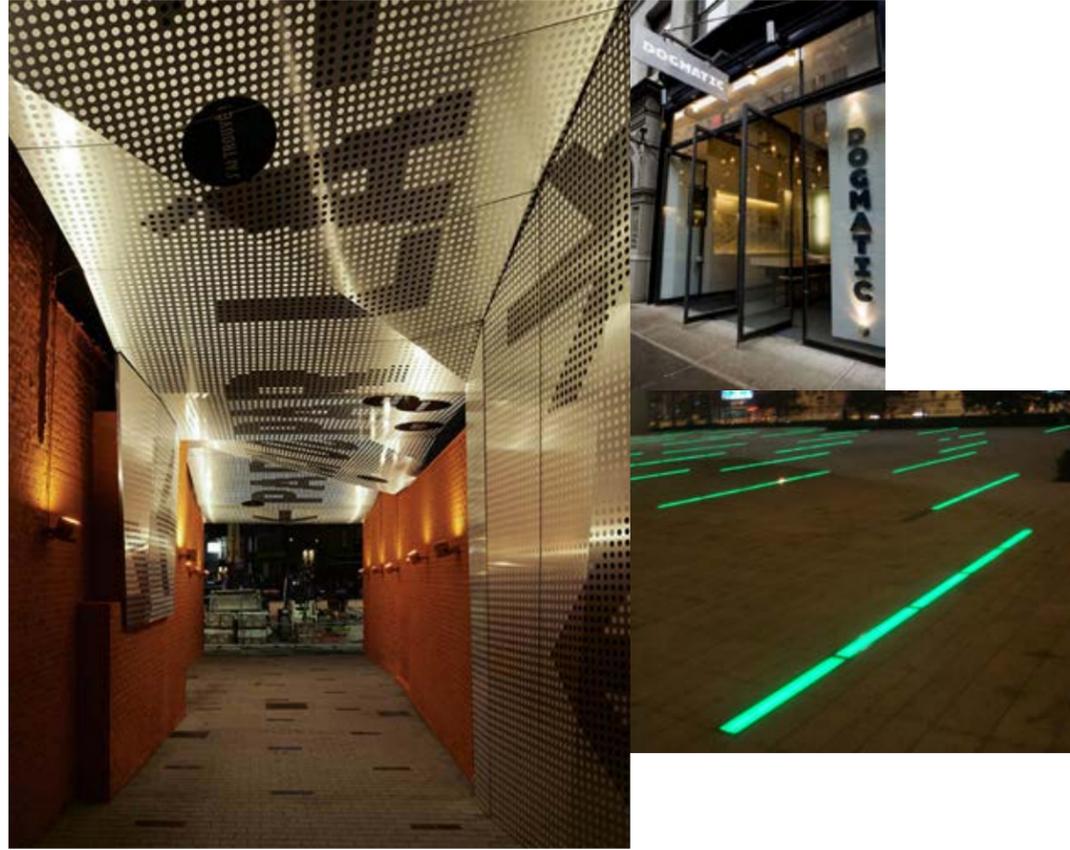
### C-1 Architectural Context:

- Reference and consideration of new projects as well as historically relevant buildings will be used when designing architectural elements and materials.

### C-2 Architectural Concept & Consistency:

- The cohesiveness of the whole and its direct relation to the parts is a core value in our proposal. Due to the valley like topography of the area the rooftop "5th elevation" is an important feature and will be enhanced with terraces, landscape, and formal/spatial responses accordingly.

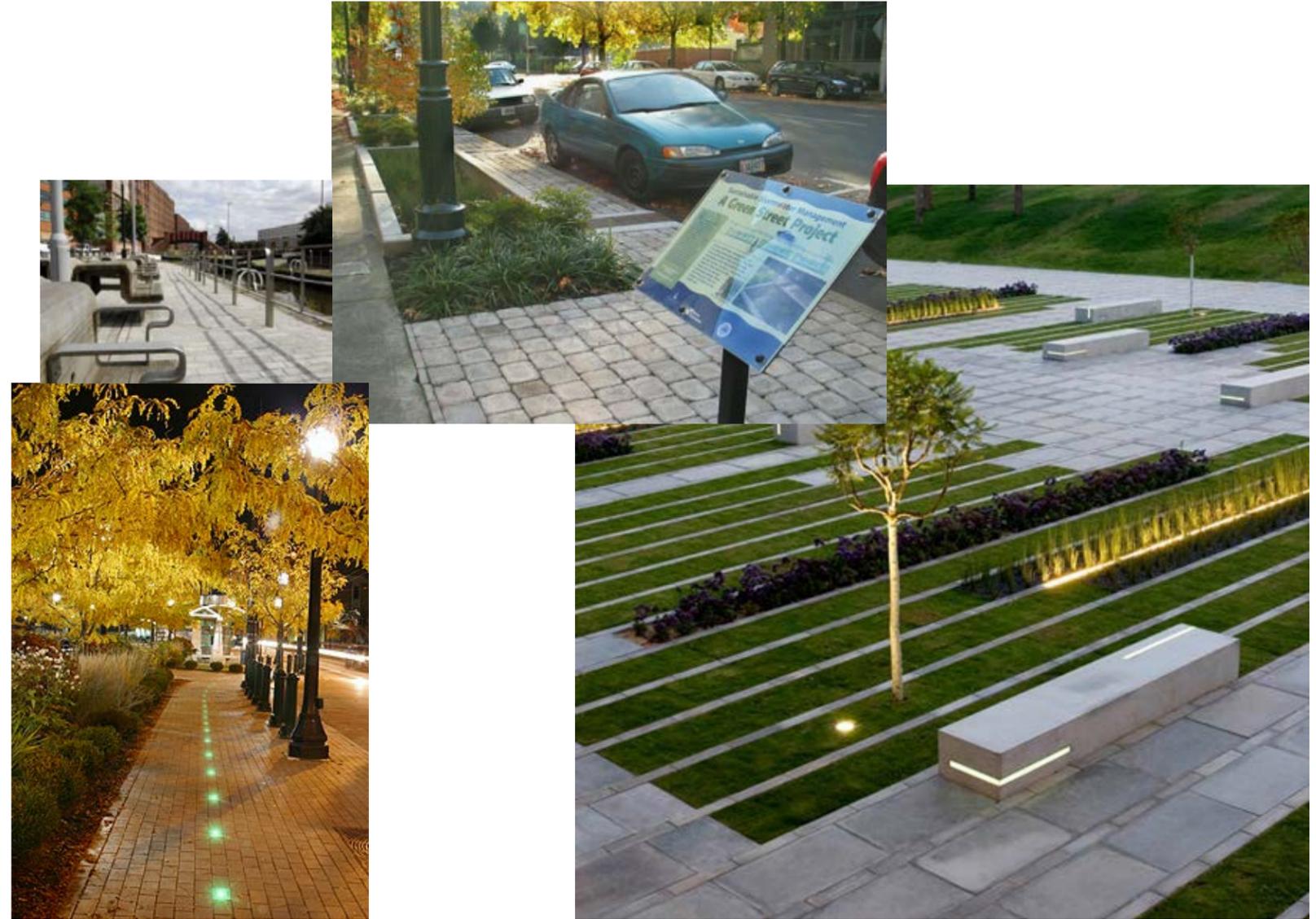




#### D. Pedestrian Environment

##### D-1 Pedestrian Open Spaces and Entrances:

-Pedestrian-oriented street lighting, overhead weather protection, street furniture, public art and publicly accessible open space will be employed to enhance the public realm and distinguish entrances.



#### E. Landscaping

##### E-1 Reinforce Existing Landscape Character of Neighborhood:

-By thinking of this project as an integrated proposal there is open space provided at both the NE and SE corners of the property. Curb bulbs that mirror those across Harrison are proposed on the NE.

##### E-2 Landscaping to Enhance the Building and/or Site

-The building will support/ enhance the open space and landscape while the landscape will support and enhance the building. The two entities are strengthened by the presence of the other.