

11th & Pike Mixed Use Building

DESIGN REVIEW BOARD MEETING

February 18, 2009



Project Description

PROPERTY ADDRESS

Per City Records, 1419 12th Avenue
 Note that site fronts 11th Avenue.
 See Site Plan

PROPERTY OWNER

Urban Shelter LLC
 Contact: Liz Dunn, of Dunn+Hobbes

CONTACT PERSON

Lesley Bain, AIA
 Weinstein A|U Architects and Urban
 Designers
 121 Stewart Street
 Seattle WA 98101

206-443-8606

LOCATION

The north portion of the property to be developed is identified in the City of Seattle Department of Planning and Development addressing records as 1419 12th Avenue, Building #3, as shown on the adjacent site plan. The south portion of the property to be developed is currently a surface parking lot accessed off of 11th Avenue, and provides access to existing parking. No work is proposed for Buildings #1 and #2. The proposed new building will have frontage off of 11th

Avenue approximately 84 feet south of the intersection of 11th and Pike Street in Seattle's Pike-Pine neighborhood.

EXISTING USES/STRUCTURES

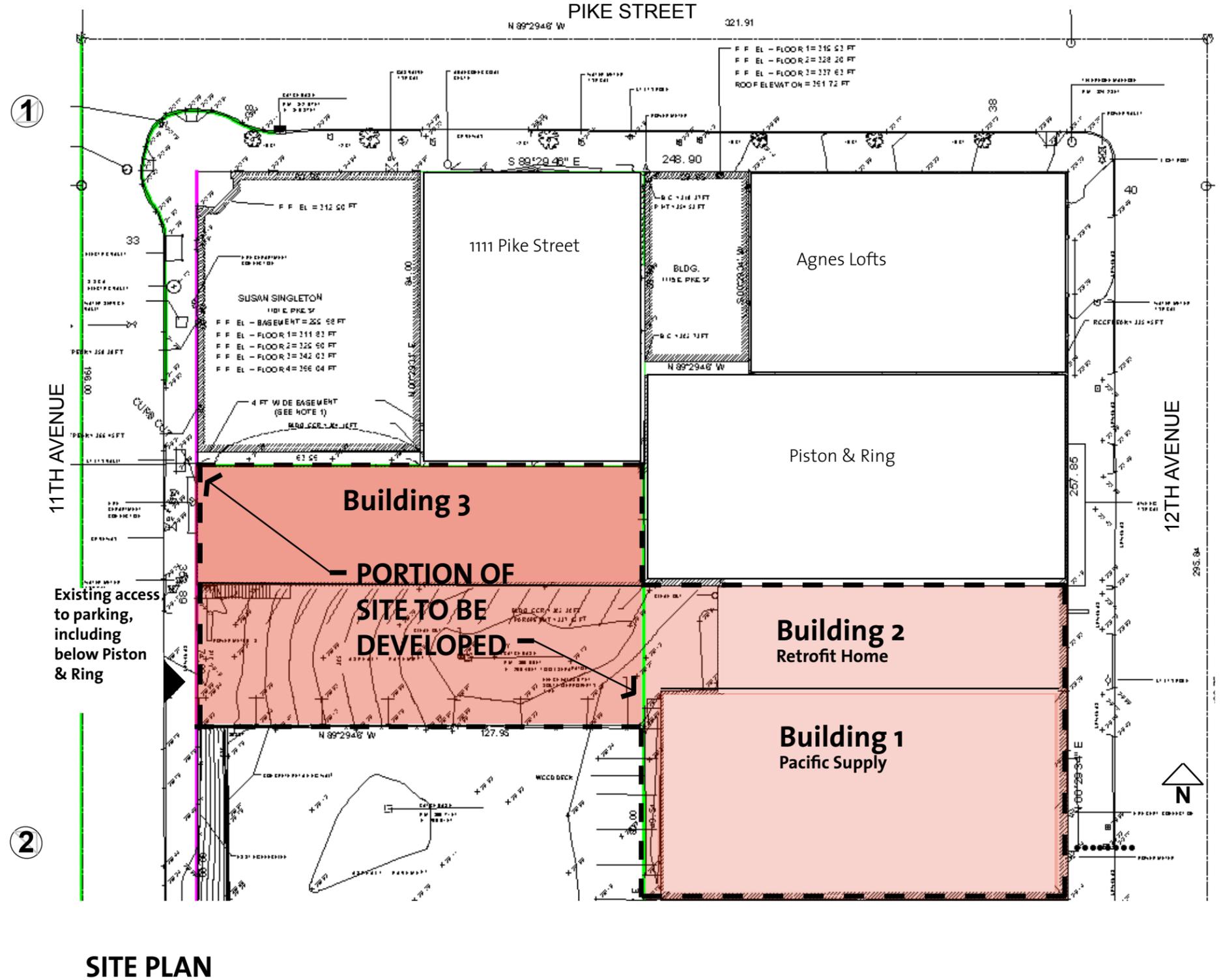
The full site has three existing buildings, as labeled on the Site Plan. Building 1 (Pacific Supply) and Building 2 (Retrofit Home) have had recent upgrades, and will not be altered as part of this project. Building 3, with a basement and two stories, is proposed for demolition. Building 3 currently houses rehearsal studios, with vehicle storage in the basement. South of the building is surface parking and vehicular access to Buildings 1 and 2.

TOPOGRAPHY

The Building #3 portion of the property slopes about 8 feet down from 11th Avenue. There is a minor change in grade along the sidewalk from north to south of less than two feet.

ZONING

The zoning is NC-3 with a 65-foot height limit. The site is within the First Hill Station Area Overlay district. The site is just outside the boundary of the Pike Pine Overlay District, and legislation is pending to expand the district to include the site.



1) Corner of 11th and Pike looking southeast. The corner building, 1101 East Pike Street, anchors the corner of the block.



2) 11th Avenue across from site looking northeast. Smaller existing building to be demolished. Access easement adjacent to 1101 East Pike Street

Permitted Uses:

23.47A.004, Chart A

All uses will be expected to be permitted outright - retail, restaurant, commercial uses at street level and residential units above.

Street Level Development Standards

23.47A.008.A

All uses expected to be pedestrian oriented. Garage entry necessary along 11th Avenue for existing and proposed parking. There will be no blank walls along the street, but there will be a garage door.

Transparency

23.47A.008.B.2

60% of the street-facing facade between 2 and 8 feet above the sidewalk is required to be transparent. The proposed facade is highly glazed, with much of the facade comprised of operable overhead doors.

Structure Height

23.47A.012.A

The current zoning allows 65 feet in height. The Pike Pine overlay allows an extra four feet, however, the property is currently just outside the boundary. There is legislation under consideration to include the property within the overlay, and if so, we would take advantage of the additional height in order to have a higher street level and a better relationship to the adjacent building to the north.

Floor Area Ratio

23.47A.013

The allowable Floor Area Ratio in the station area is 5.75. The project is well below that limit, with a 2.53 FAR if the entire property is used in the calculation, and 4.38 if only the development area is used.

Setback Requirements

23.47.014

With no abutting residential zoning, no setback is required.

Landscaping & Screening Standards

23.47A.016.A

The project is to meet the Green Factor requirement of 0.3. We have worked hard to meet this requirement for the portion of the property being developed. We were directed at EDG to create usable, hardscape space for activities in the preferred plaza option. We have created this usable space, and will provide green walls within the site, overhead trellisses, and planting "sconces". The garage has been configured to allow soil for a significant tree in a planter on the south end of the plaza. We have coordinated with the neighboring property owner to provide green walls along the north edge of the mews, and we have created and received approval from the City for a street concept design on 11th Avenue so that large trees can be planted along our west facade, along with added street plantings. We achieve a 0.3 for the developable square footage of the site.

Departures are being requested for sight triangle, method of calculating green factor, parking standard requirements, residential amenity area for residents only, driveway width, and trash room dimensions. See page 24 with a full explanation of requested departures.

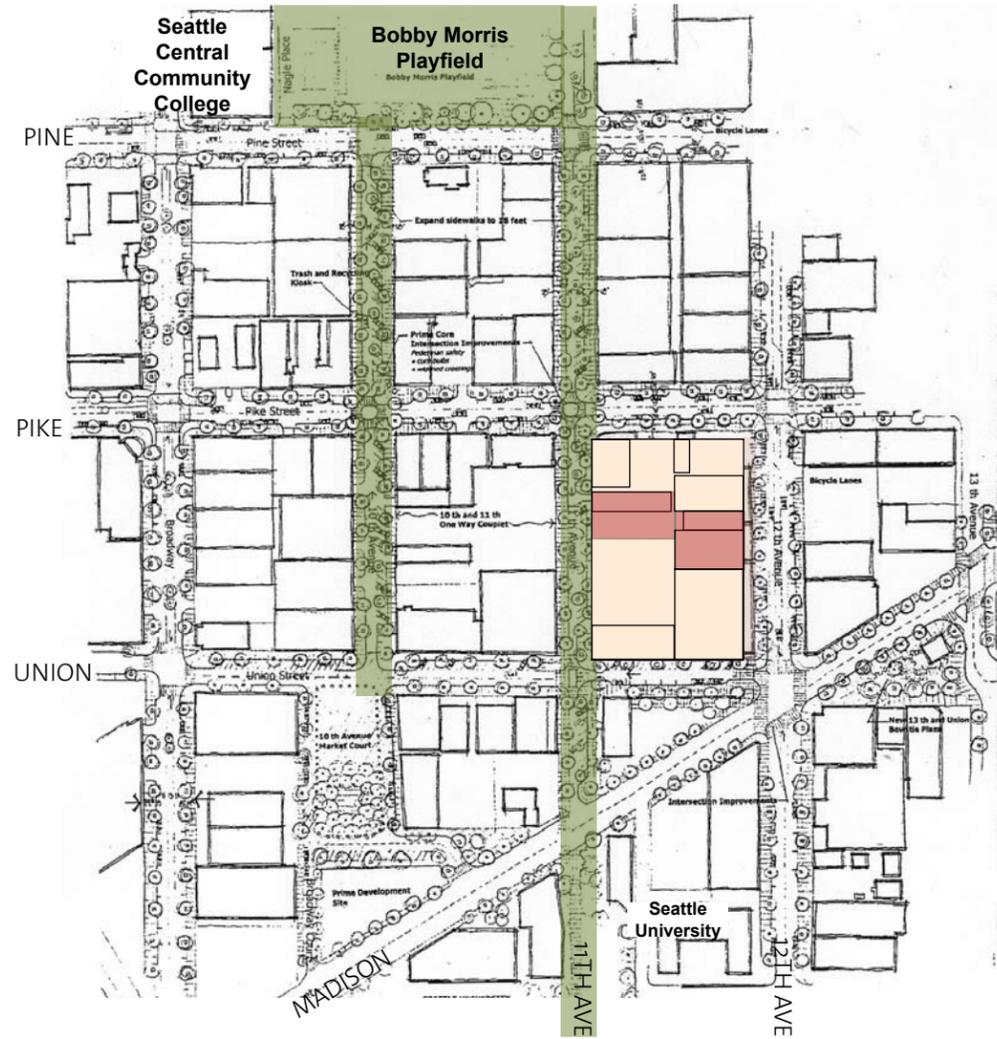


NEIGHBORING ZONING & USES

The Pike-Pine neighborhood is known for its street life. One of the objectives of the project is to add active uses to the site.



Neighborhood Context



Neighborhood Context

The defining architectural characteristic of the Pike-Pine neighborhood is its granular scale, which it derives from a richly textured collection of automotive buildings constructed between 1900 and 1940. The typical width of these buildings is 30 or 60 feet along the street; the largest (such as Oddfellows or the Elysian Brewery) are 120 feet. Typical historic blocks are therefore occupied by four to six buildings; the blocks on Pike Street between Broadway and 12th, and the blocks of 10th and 11th between Pike and Pine, are typical of the predominant neighborhood scale. More recent development has respected this grain to a larger extent than in other urban village neighborhoods because developers coming to the neighborhood have been explicitly encouraged by the public to build “skinny” in order to maintain the grain and preserve the existing building stock. Unfortunately this hasn’t happened in all cases (the Breaburn, the Trace, QFC and 500 E Pine block being key examples), and so at the request of the neighborhood council (PPUNC), the city has drafted a Pike Pine Conservation Overlay which would limit the footprint of future new development to a lot size consistent with the existing pattern.

The neighborhood includes a wide range of retail, office and residential uses. The neighborhood plan describes Pike and Pine as “spine” streets of the neighborhood; Pike Street is mostly intact with mixed-use buildings. 11th Avenue is a quieter, non-arterial street that has surface parking for major portions of the block on both sides of the street. There is a topographic drop toward mid-block both on the east and west sides of 11th Avenue, and several new infill developments nearby.

The entire block and surrounding property are zoned NC3 65. The block is part of the First Hill Station Area Overlay, as are the properties to the west and south. Pike and 11th Avenue are Principal Pedestrian Streets. Seattle University’s Major Institutional Overlay Zone begins on the south side of Madison.

The site is near significant open spaces, with Bobby Morris Playfield to the north and the Seattle University campus to the south. In addition to these green spaces, the streetscape of the Pike-Pine neighborhood is very actively used as public space by the community.



Referenced blocks of 10th, 11th and Pike

Neighborhood Context (continued)

The neighborhood is also unique in that it has discouraged new developments from trying to replicate the details of their historic neighbors. The belief is that pseudo-historic architecture actually “muddies the water”; it is usually poorly executed because the same building materials are no longer available, and more the point it detracts from the integrity and distinctness of the old buildings. This is particularly true when such new buildings are designed to inappropriate scale – since there is simply no historic precedent for monster buildings with these traditional details. As a result of encouraging more fine-grained and more progressive architecture, the neighborhood has been rewarded with award-winning new projects designed by Robin Abrams, Dave Miller, Tom Kundig and Ed Weinstein.

The building we are proposing for 1422-1424 11th Avenue is consistent with this thinking. It is in fact smaller than its flanking historic neighbors, less than 7,000 sf in footprint and 64 feet along the sidewalk. Besides scale, what it also borrows from the neighborhood context is its large window openings, strong horizontal and vertical bones, and tall, glazed retail space and a harmonious palette of real, but muted colors that is intended to complement both the old brick of the two neighbors on 11th (1101 E Pike and the Union Arts building) as well as the new Tom Kundig-designed project that backs onto it from the north.



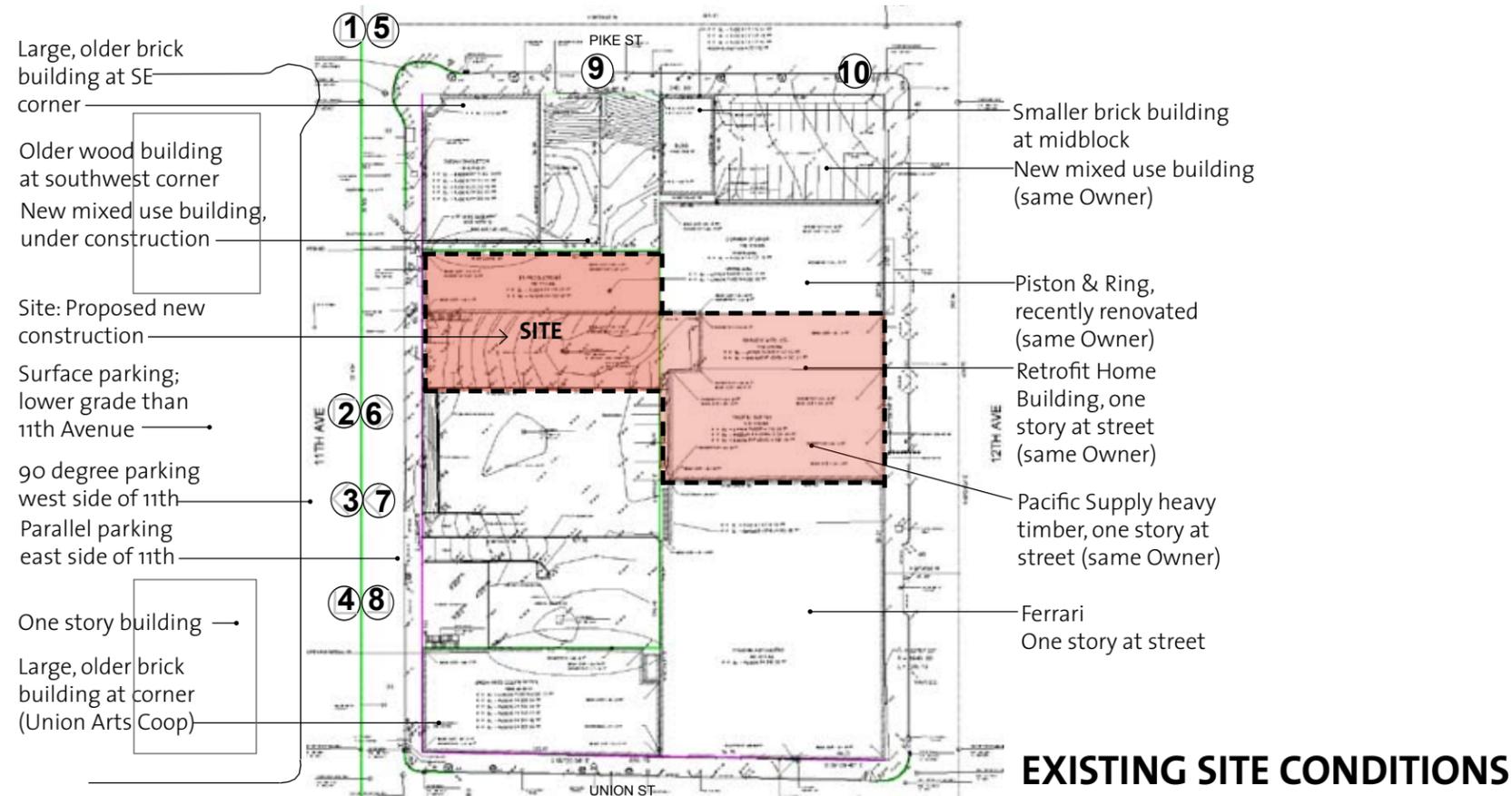
The relationship with the building at 1101 East Pike Street has been given particular consideration. A fourteen foot wide alley has been inserted to create a gasket between the old building and the new one. The retail space has been bumped up to 16 feet in order to match this datum at the 1101 E Pike building, to strengthen this relationship. Like its neighbors, the building has been designed to “float” above a tall fully glazed commercial level and yet displays a consistent vertical “bone structure” that connects it to the ground.

In addition to the issues of scale, the Pike-Pine neighborhood plan emphasizes preservation of the physical and social character of the neighborhood. It particularly calls out several elements which our project seeks to emphasize:

- An architectural legacy of auto row loft buildings with tall ceiling heights
- High storefront bays that are full glazed; a fenestration pattern of large loft-style windows with visible mullion and sill relief
- Use of materials appropriate to the neighborhood’s light-industrial vernacular
- Maintenance of its active street life and accommodation for small businesses
- Street landscaping and amenities; the plan specifically discourages rooftop gardens in favor of public amenities; the creation of small gardens and art within the street right-of-way is encouraged



Existing Conditions



EXISTING CONDITIONS

Because this property links 11th and 12th Avenues, it is especially important to understand its context within the block.

This block of 11th Avenue is anchored by two large, older brick buildings on the north (photo 5) and south (photo 8). In between, the block is primarily undeveloped, and is used for surface parking and access to basement levels. 11th Avenue is approximately 11 feet lower than 12th Avenue.

12th Avenue is a fairly heavily traveled arterial. It has been improved south of Madison, with new streetscape elements and activity at the street as it runs through the Seattle University campus.

The west side of 12th Avenue is developed with low commercial buildings built during the 20s and 30s when this area

was part of Seattle's "auto row." The east side has larger scale, recently constructed buildings, and Trace Lofts, which have been recently redone with additional units above the older original building.

Along Pike Street, the west corner (11th and Pike) is anchored by an older, brick building with retail space at the street and office space above. It is approximately 54 feet high, with three tall stories. A new six-story above grade mixed use building is at 1111 Pike Street.

Architecturally, the site's larger context includes a rich mix of building types that work together to form one of the city's most vibrant neighborhoods. In addition to the larger brick buildings described at the corners of Pike and Union on 11th Avenue, there is a smaller older brick building at 1115 Pike Street, and another low "auto row" era building at 1415 12th Avenue.

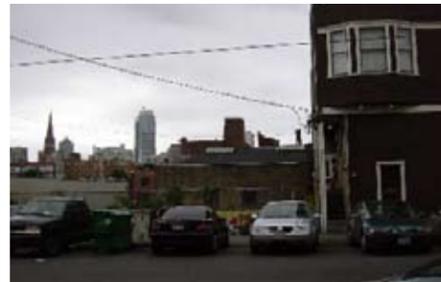
1) 11th and Pike SW corner



2) 11th Avenue west side looking north



3) 11th Avenue west side looking west



4) 11th Avenue west side looking south



9) Corner of 12th Avenue and Pike



5) 11th and Pike SE corner



6) Rear facades of bldgs @ 12th Avenue



7) North facade of artist's co-op



8) 11th Avenue and Union SE corner



10) 12th Avenue and Pike looking West



Urban Design Analysis

EXISTING AND RECENT DEVELOPMENT

The site vicinity is evolving with a very interesting mix of renovated existing buildings and new infill.

Dunn + Hobbes has gone to great effort to enhance the character of the neighborhood, through both preservation, renovation, and new construction. Major upgrades have been made to existing buildings along 12th Avenue, including the Pacific Supply building and Retrofit Home. The Piston & Ring Building has undergone major renovations, retaining the shell and heavy timber construction, adding a new level of retail space and opening up terraces at two levels. The public route through Piston & Ring from 12th Avenue to the lower terrace level will continue on through the open space proposed by this project and connect to 11th Avenue.

The recently completed Agnes Lofts building was also by Dunn + Hobbes and the same design team. Agnes Lofts brings retail space along the full length of the property on 12th Avenue and Pike Street, with parking access off of 11th Avenue (See Plan, page 3). This parking access will be through the new garage entry proposed with the current project.

Dunn + Hobbes has continuously coordinated with the nearby property owners to maximize benefits to the neighborhood. Streetscape improvements were coordinated with the new development on the east side of 12th Avenue. There has been coordination with the developer of 1111 East Pike Street and the owner of the Aria building to make sure that the new open space is an asset to the block, and is activated wherever possible.

New mixed use building at 1111 Pike



12th and Pike: new mixed use building



Piston & Ring: recent renovation



Piston & Ring Building: Terraces



Retrofit Home: recent upgrades



Pacific Supply: recent renovation

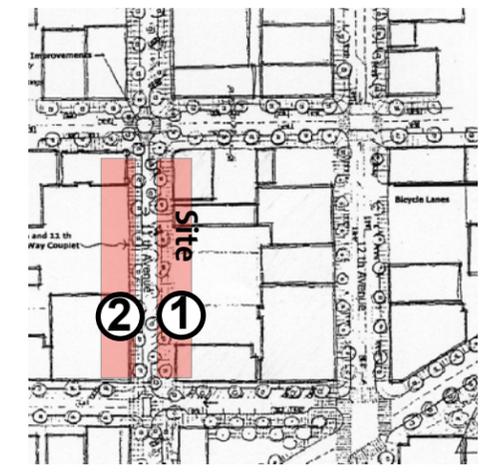
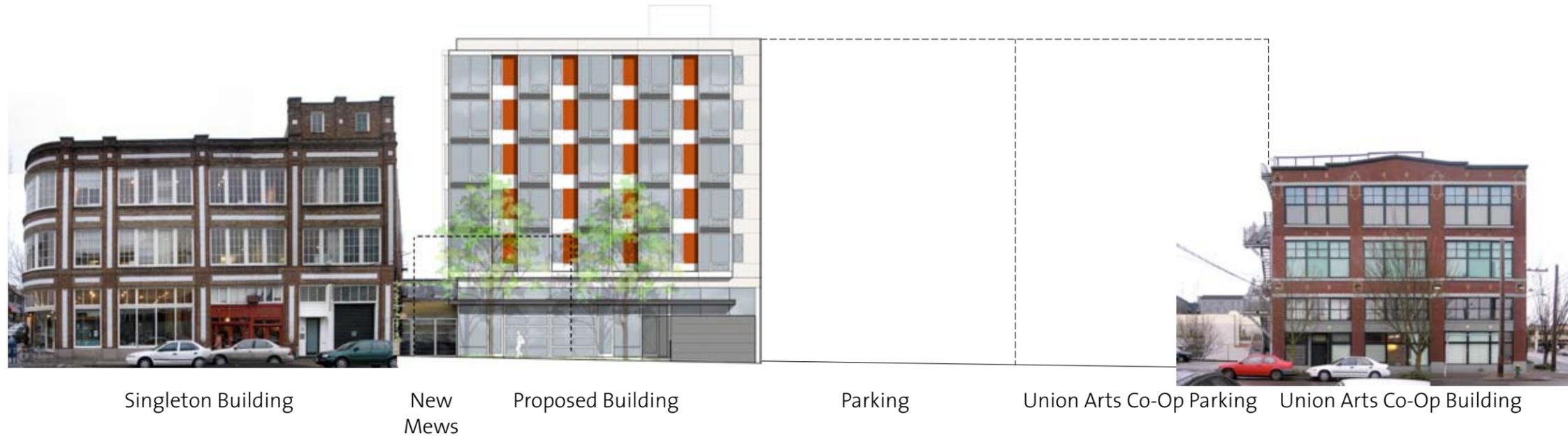


Trace Lofts: renovation and new construction



The site for this project remains as a “missing tooth” in the fabric of the block, on an Avenue that has been identified as an important pedestrian connection in the neighborhood.

RECENT NEARBY DEVELOPMENT



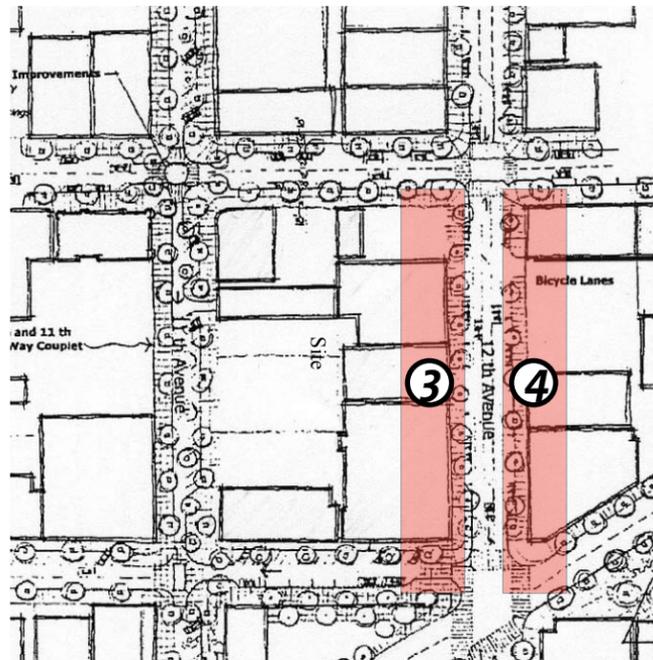
① Elevation along 11th Ave. E looking East



② Elevation along 11th Ave. E looking West



Urban Design Analysis



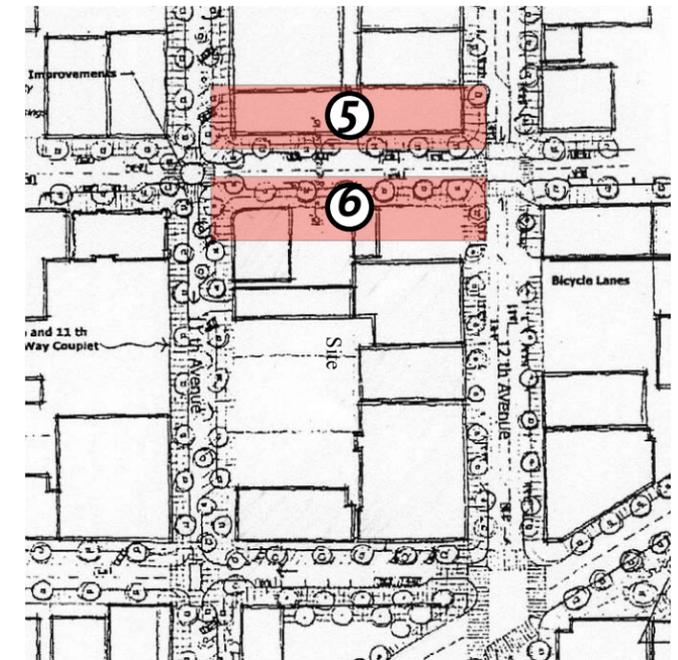
③ *Elevation along 12th Ave. E looking West*



④ *Elevation along 12th Ave. E looking East*



⑤ Elevation along E Pike St. looking North



⑥ Elevation along E Pike St. looking South

Design Proposal

OBJECTIVES

The proponents' development objectives are to create a development that supports and contributes to the unique character of the neighborhood to the maximum extent possible. Specific objectives are:

- Strengthen the streetscape with a well-designed new building.
- Add to the character and activity of the neighborhood and the streetscape.
- Think holistically about the design of the building and its setting, taking advantage of existing assets adjacent to the site, and coordinating with nearby property owners where possible.
- Provide residential units that will serve the Pike-Pine community and will be within the price range of a wide range of potential residents.

PROJECT OBJECTIVES

The intent of this proposal is to contribute to an emerging vibrant mix of older, revitalized existing structures and new, well-designed architecture that complements the neighborhood's physical fabric and activities. The Owner has developed adjacent properties according to a longer-term plan that anticipates creation of a focal point in the form of a public-access street-level plaza in the center of the block and through-block pedestrian connection between 11th and 12th Avenues. This project includes this plaza and completes the through-block connection. In addition, new, affordable units are provided for new residents that will bring increased vibrancy to the neighborhood.

Residential Units:	60
Commercial Area:	6,148 sf
Parking Stalls:	27

URBAN DESIGN OBJECTIVES

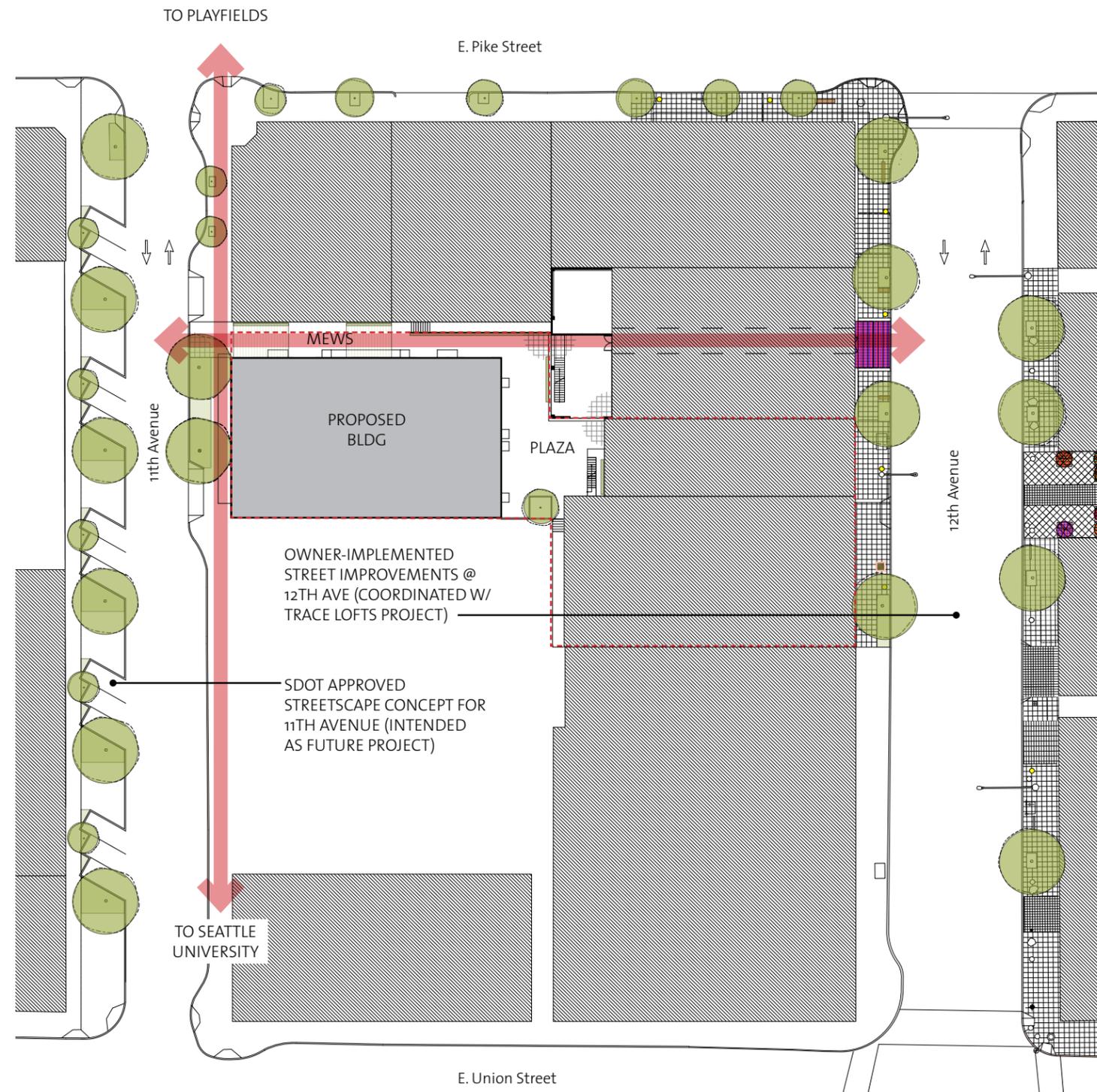
This project is one of a series of remodel, renovation and new construction projects by the Owner that are intended to contribute to the vibrancy of the Pike Pine neighborhood. The Pacific Supply hardware store and the Retrofit Home furniture store have been renovated. The Piston & Ring Building was completely renovated and enlivened with neighborhood retail, restaurants and offices, with outdoor dining space, a public lobby leading to outdoor terrace space, and active street frontage. The Agnes Lofts brought 24 residential units, a new restaurant opening to the sidewalk, and theater space.

This project aims to take advantage not only of the new activities and spaces created by earlier projects, but to tie together the other neighborhood buildings and activities into a unique space that will be an asset to the Pike Pine neighborhood.

The graphic at right shows the full block and the relationship of the project to the public realm. The mews connects from 12th to 11th Avenue in a rich three-dimensional experience. The streetscape along 12th Avenue was improved with the last project, with coordination between the Dunn + Hobbes and other property owners. This project, fronting on 11th Avenue, has spurred a concept plan for 11th Avenue that will increase landscaping while retaining back-in-angle parking. This effort was in response to a neighborhood plan objective to improve pedestrian connections on 10th and 11th Avenues.

The project will need to relocate the curb cut on 11th Avenue near the existing curb cut. When the 12th and Pike Building was in the Early Design Guidance stage, it was agreed to consolidate access points off of 12th Avenue and Pike, and share the curb cut on 11th. This allowed the removal of several curb cuts on 12th Avenue, as indicated.

STREETSCAPE CONNECTIONS



RESPONSE TO PIKE/PINE URBAN CENTER VILLAGE DESIGN GUIDELINES

The project intent is to meet the spirit of the neighborhood design guidelines, contributing to an active, pedestrian-oriented neighborhood that honors the character of the neighborhood, contrasting the best of old and new building fabric. The project responds to the guidelines as follows:

The first neighborhood priority (Site Planning) is to perpetuate the energy of an active commercial street life, both day and night, contributing to the success of small businesses that thrive on foot traffic. This corresponds directly to the project objectives and design.

The second neighborhood priority is the preservation and enhancement of neighborhood character. (Architectural Elements and Materials). This project highlights the older building fabric with pedestrian spaces and activities, and provides an honest, contemporary, well-crafted addition to the collection of architecture and open space.

The new building, as suggested in the guidelines, echoes the floor to ceiling height of the older, auto-row buildings, creating a high retail streetfront with sidewalk to ceiling glazing, and street landscaping.

Item 3, Height, Bulk and Scale suggests that “adaptive re-use and additions are encouraged in order to retain the flavor of the neighborhood. This context can be used to positively and creatively inform new developments.” As part of the whole complex, all of these strategies of reuse and adaptation have been employed to create a complex whole that creatively informs the new development.

The guidelines go on to say, “also important is the preservation of the fragile balance of high-density residential and commercial use with a small-scale, pedestrian oriented scale that lends to a vibrant street life”.

This corresponds directly to the intent and design of the project, offering new residential units and a fine-grained pedestrian scale public realm where none currently exists.

A-6, Transition Between Residence and Street, encourages a link to surrounding streetscape. In this design, we do not propose borrowing stylistic elements from other construction methods, but we provide a creative transition from streetscape to residential entry along a landscaped mews.

A-7, Residential Open Space, encourages street level open space; the proposed open space is activated by both residents and neighbors.

C-1, Architectural Context, notes that the auto-row and warehouse industrial buildings have high ground floor ceilings and strong cornice lines. We have a high ground floor, similar to the neighboring building. Our cornice line is more in keeping with the simple strength of the warehouse style, echoed by more recent, well-received designs of Agnes Lofts and 1111 Pike.

C-3 Human Scale, asks projects to contribute to the vitality of the street level and pedestrian scale relationships to the right-of-way, with high-bays and glazing at the ground floor. The proposed design is very consistent with adding to street vitality and high-bay space.

E-2, Landscaping to Enhance the Building and/or Site, suggests landscaping in the right of way in order to enhance and energize the pedestrian experience. Vertical landscaping, trellises, and window boxes are also deemed desirable. Street greening is specifically recommended along Avenues between Union and Pike Streets. The Owner has gone beyond just the obvious measures for enhancing the

streetscape, taking the initiative to create and receive approval for a street concept design for 11th Avenue so that significant trees and landscaping can be added. This project aims to become a model for contributing vitality and human scale through thoughtful urban infill.

RESPONSE TO EARLY DESIGN GUIDANCE

The Early Design Guidance for this project was held on August 16, 2006. The scheme below was supported by the Design Review Board. The Board indicated that the following Design Guidelines merited attention in the development of the project:

Creating usable ground-related open space (A - Site Planning)

We have created unusual, active ground related open space with usable hardscape area, landscaping and furnishing.

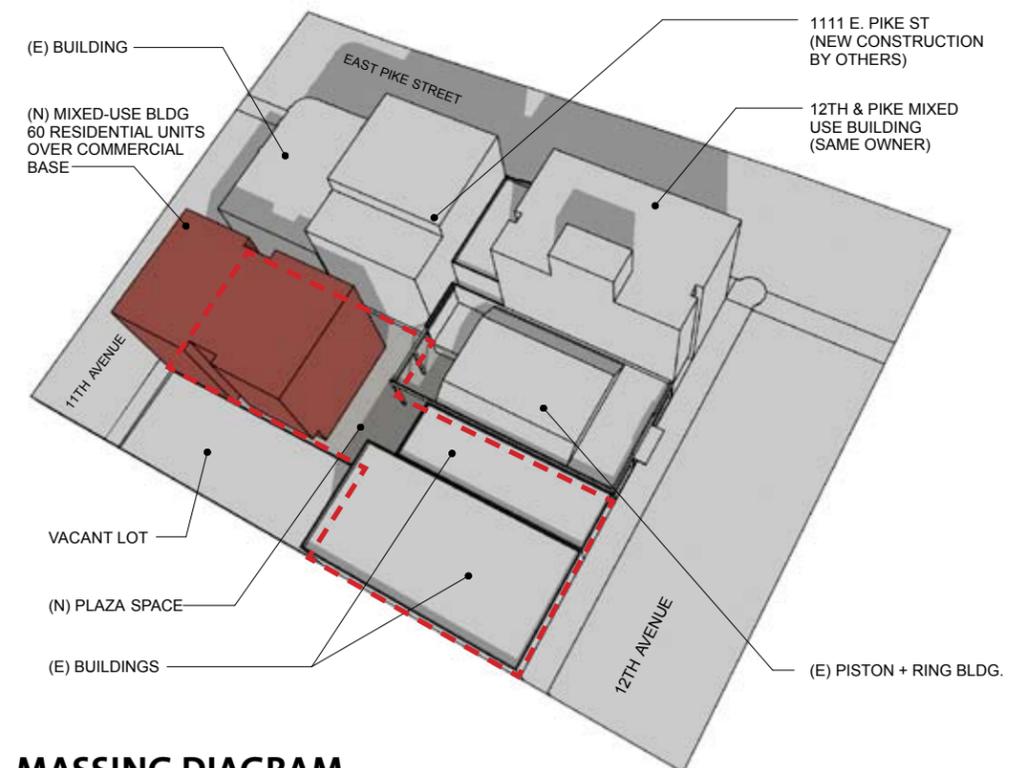
Attention to the design of the west facade, since there are proposed retail and pedestrian open spaces at the abutting structure (D-Pedestrian Environment)

The west facade has received attention both at the street level and at the residential units above. The units benefit from large areas of glass and large trees at the street. The facade is not meant to distract from its historic neighbors, but as a proud complement and true to its era and construction.

Landscape to provide transition from neighboring lots and street Maintenance considerations and quality (E - Landscaping)

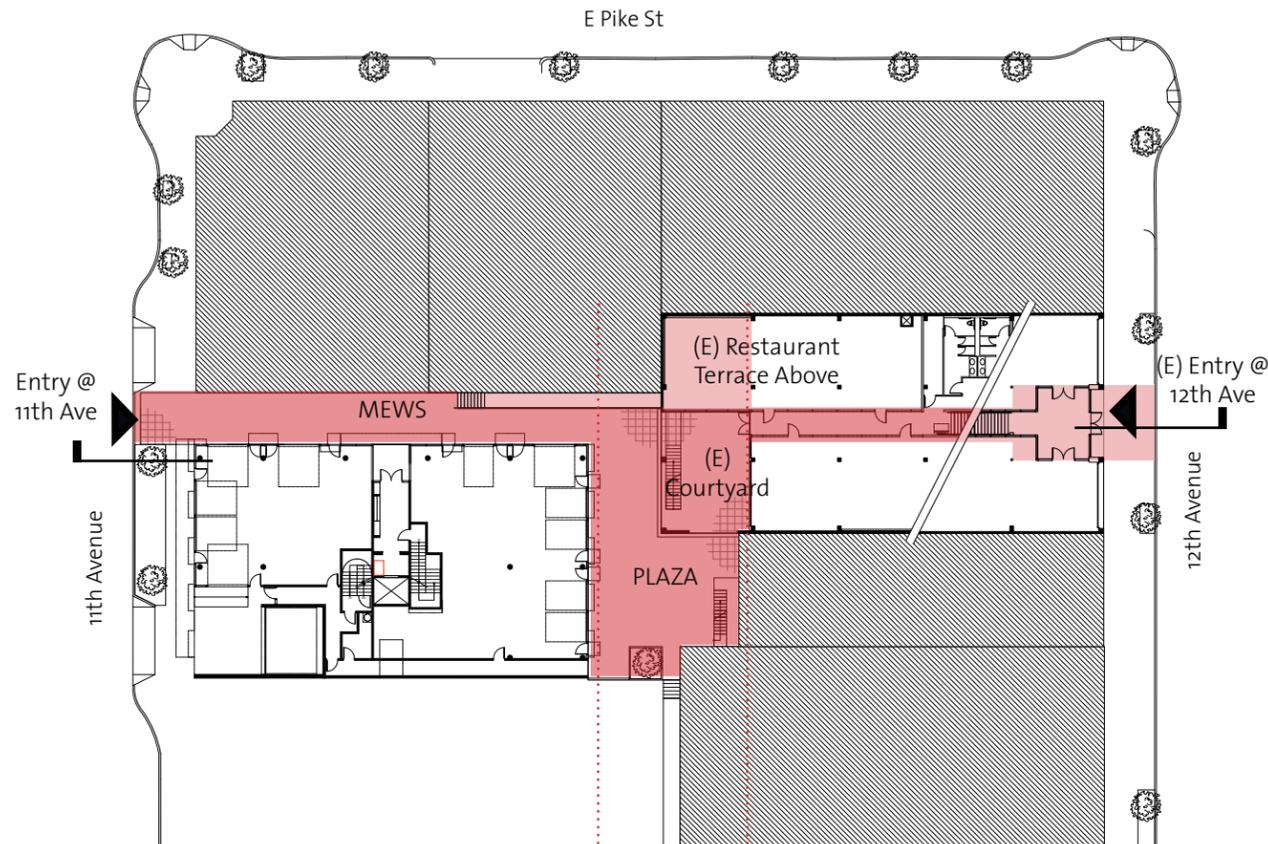
The landscape design is done by Gustafson Guthrie Nichol, a landscape firm known world-wide for creative design. The design team has collaborated to create a green, humane space that changes with seasons and provides a variety of

visual interest. There will be trellises to create a green “ceiling” and give the mews a comfortable scale; plant “sconces” at a level below the trellis; green walls to help enclose the spaces, and a sizeable tree to create a backdrop to the south end of the plaza. Furnishings will add seating and quality space for residents and their neighbors.

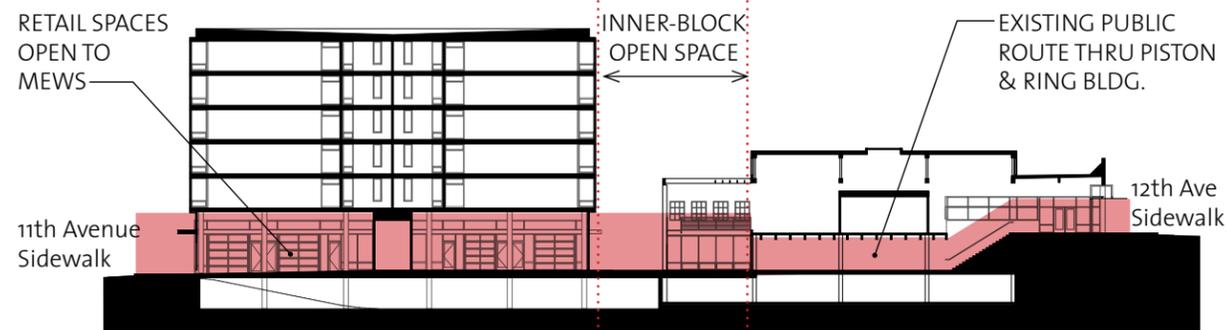


MASSING DIAGRAM

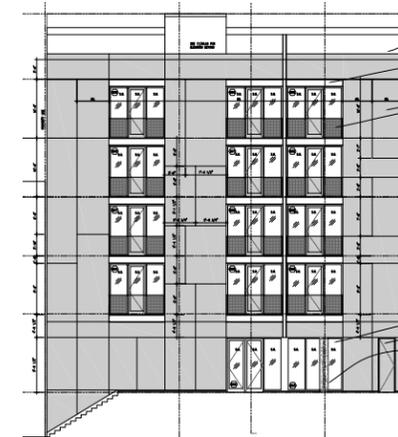
Design Proposal



THROUGH-BLOCK CONNECTION: PLAN



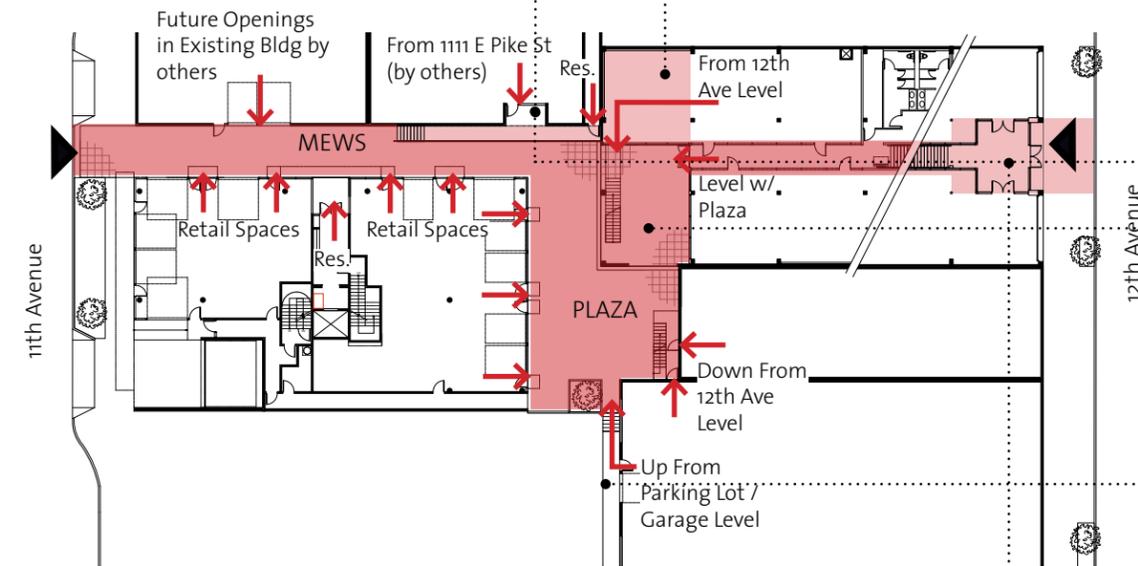
THROUGH-BLOCK CONNECTION: SECTION



South Elevation of 1111 E Pike St (OSKA)



Restaurant Terrace @ Piston & Ring Building (12th Ave Level)



PLAZA CONNECTIONS



Piston & Ring entry welcomes the public



Piston & Ring lobby and stair lead to the lower terrace

The plan and section at left illustrate the interesting mix of older buildings and new architecture that create a unique new piece of the public realm. The design work done to date is intended to invite people into the public through-route. The proposed design will bring people through into the plaza space and the mews.

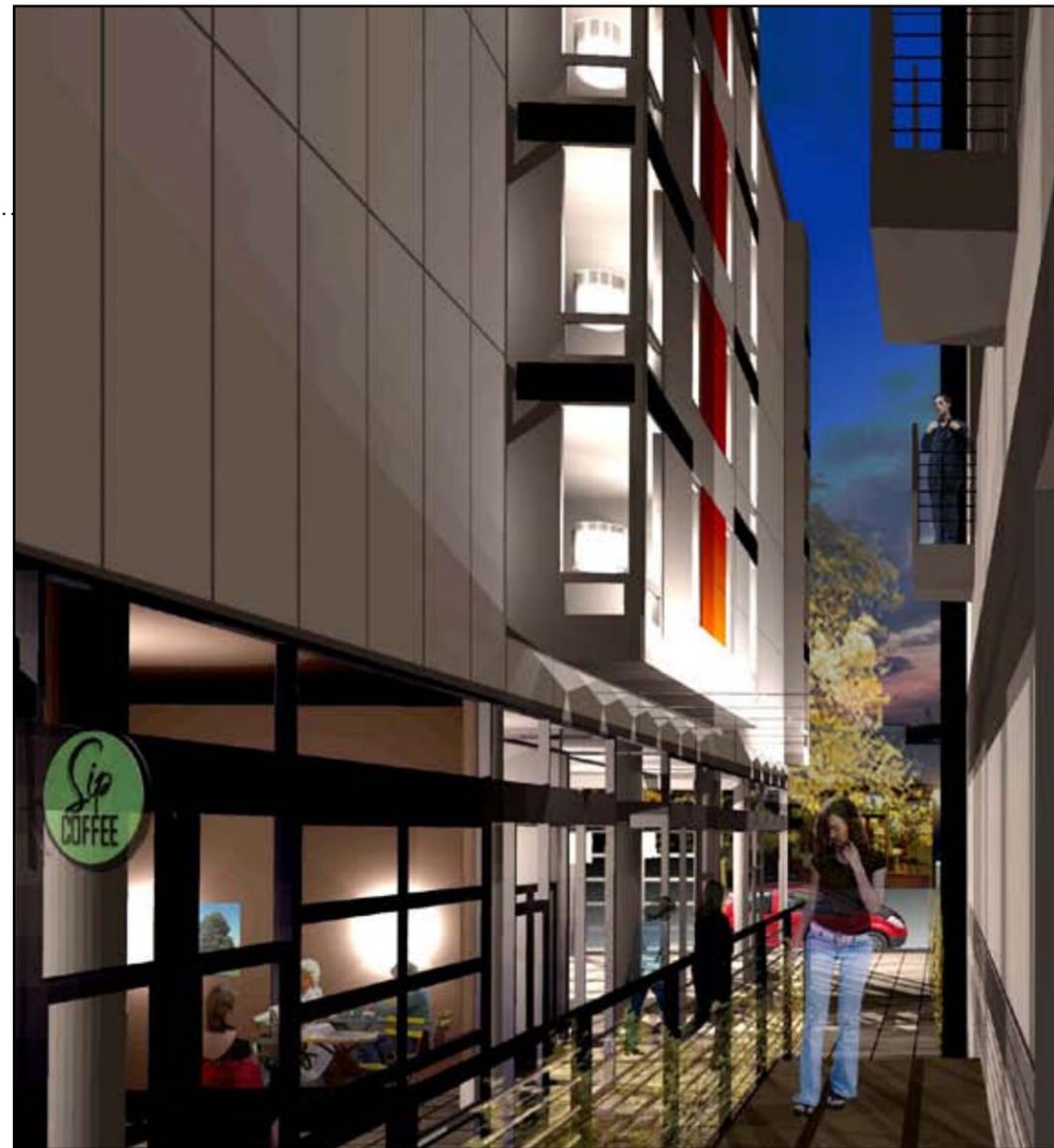
In addition, the entry to the mews will be a welcome addition to the 11th Avenue streetscape as it fills in further in the future, better connecting the granular retail realm as well as the nearby anchors of Bobby Morris Playfield and the Seattle University campus.



Existing stairs to Retrofit Home and Pacific Supply Co. looking from patio level.



West elevation of Pacific Supply building. Plaza connects to garage level entries.



View of "mews" from entry to building at 1111 E. Pike Street, looking towards proposed building and 11th Avenue.

Design Proposal: Perspectives



DAYTIME VIEW

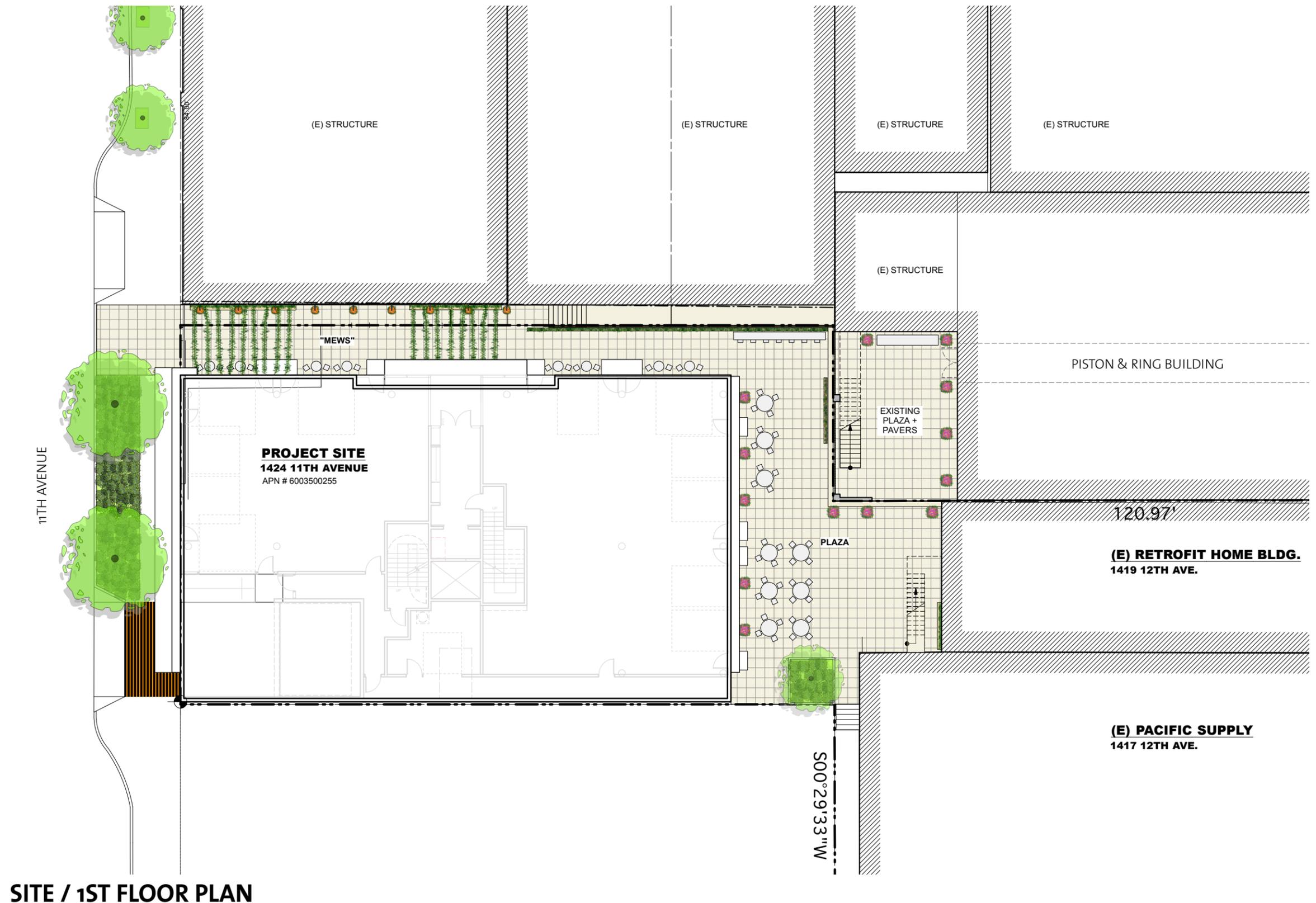
ARCHITECTURAL DESIGN INTENT

Our intent is to design a simple, elegant structure that fits well within the Pike / Pine neighborhood. With large windows and simple massing, the proposed building takes its cue from the neighboring early twentieth century merchantile structures. Conceptually, the building is a simple box with 5 bays joined at the top and bottom to form a single element on the west facade. This element also projects over the mews slightly to accentuate the affect. By joining the bays we attempt to avoid the perception of over-articulation that individual bays might have and to better match the scale of the neighboring commercial structures.

The base of the box (the double height retail space) is composed of storefront glass windows and roll-up glass panel garage doors. The intention is to create an open feeling to the street and to the surrounding buildings with their existing courtyards and walkways. By placing glass and large operable doors along the relatively narrow mews to the north, the apparent width is much greater than the actual width. Similarly, by placing glass and doors along the retail level street facade the building's retail spaces can spill onto the sidewalk thereby enlivening it.

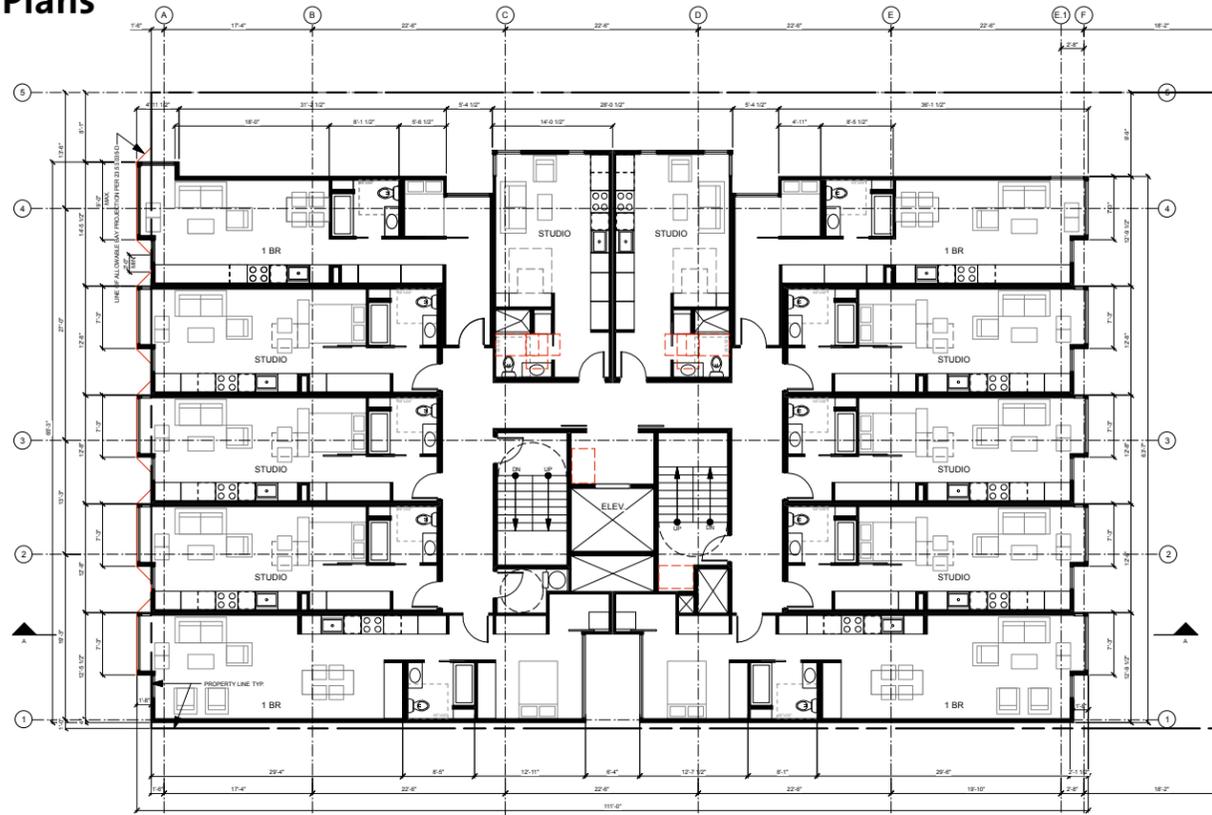
The colors are selected to fit in with the adjacent fabric, compatible with the various masonry colors. With vinyl windows a given for the need to keep units affordable, the white of the windows is integraed with light colored cement board. Interest can be added to the south facing party wall, or kept more straight-forward as shown in elevation options that follow.

With its mews on the north and courtyard to the east, the building will be an asset to the neighborhood by completing the pedestrian link with the commercial spaces in the existing Piston and Ring building on 12th. The honest, simple expression of materials and massing of the proposed building will work well against the backdrop of the existing buildings and makes a meaningful urban gesture on a relatively small site.

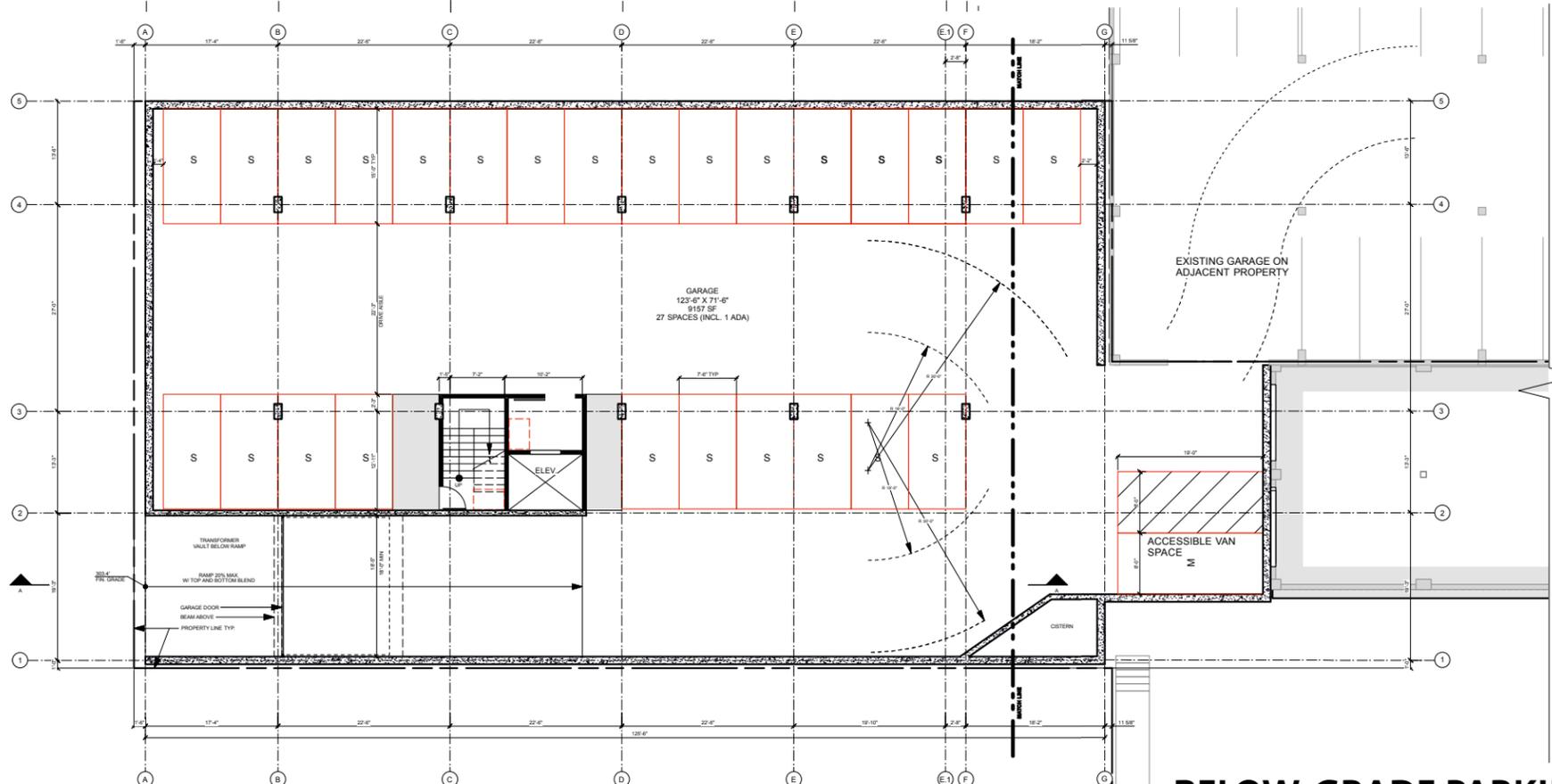


SITE / 1ST FLOOR PLAN

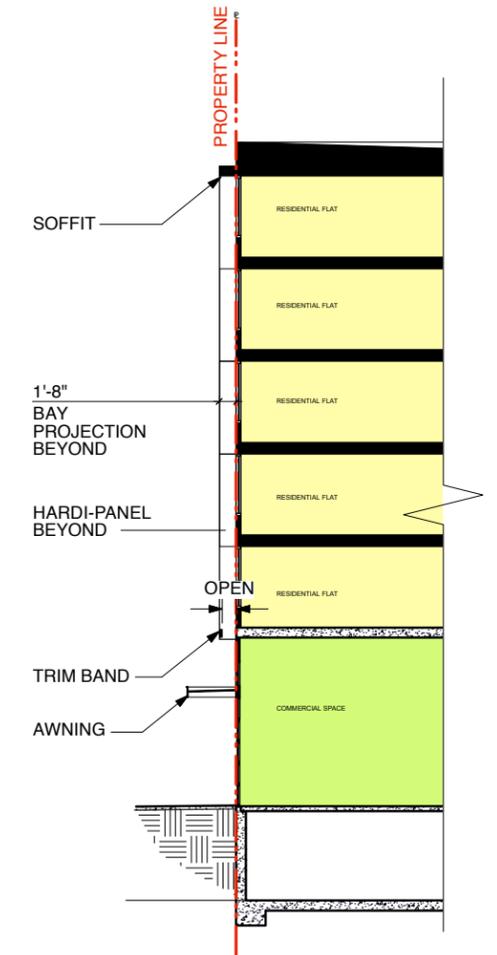
Design Proposal: Plans



TYPICAL RESIDENTIAL FLOOR PLAN



BELOW-GRADE PARKING PLAN



SECTION B



**WEST ELEVATION
(11th Avenue)**



**NORTH ELEVATION
(Pedestrian Walkway)**

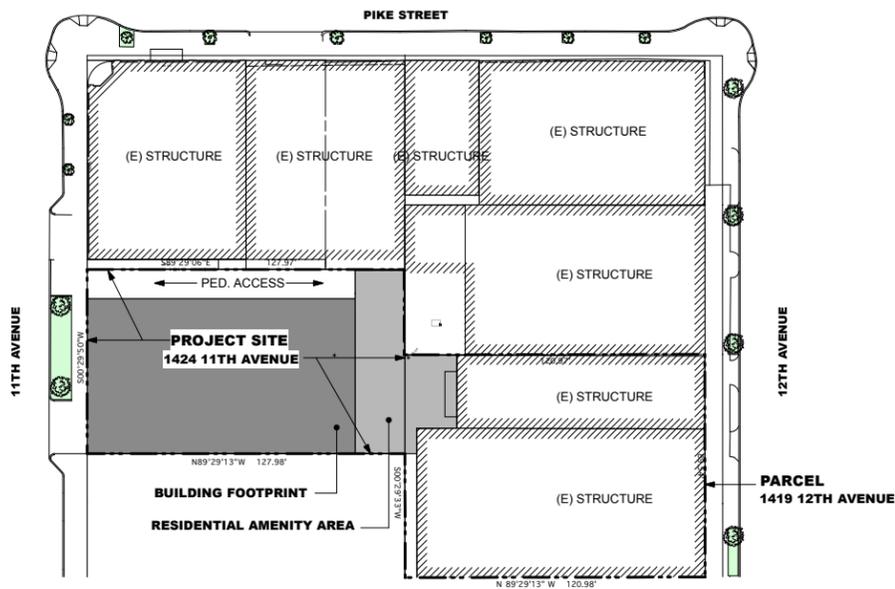


NIGHTTIME VIEW

Design Proposal: Perspective



MEWS VIEW



1 SITE DIAGRAM
130017 NONE

DEPARTURE REQUEST #1: FEWER MEDIUM SIZE PARKING STALLS
23.54.030.B.1B Parking Space Requirements

Because parking spaces are being located in an infill site that must also provide access to existing parking on an adjacent site, the geometry of the parking area allows little flexibility for layout. The site must accommodate a ramp and double loaded parking plus structural walls within the 74' site width. We are requesting a departure from striping 60% of the stalls as medium. Our garage accommodates 26 small spaces and one medium stall that will be used for the accessible van space.

PROPOSED: 96% small spaces; 4% medium

DEPARTURE REQUEST #2: NARROWER DRIVEWAY WIDTH
23.54.030.D.1e Residential Driveways

Because parking spaces are being located in an infill site that must also provide access to existing parking on an adjacent site, the geometry of the parking area allows little flexibility for layout. The site must accommodate a ramp and double loaded parking plus structural walls within the 74' site width. We are requesting a departure from striping 60% of the stalls as medium. Our garage accommodates 26 small spaces and one medium stall that will be used for the accessible van space.

PROPOSED: 18 ft. driveway width

DEPARTURE REQUEST #3: SIGHT TRIANGLES

We are requesting relief from the sight triangle on the south and requesting a 5' by 5' sight triangle on the north. Due to the location on the property line on the south, we cannot locate a sight triangle on the south side of the garage entry. For the more important north side, we have pulled the enclosed area of the building over by 5 feet, and will be able to provide a 5' by 5' sight triangle. The building at that corner will be glazed in order to help visibility for drivers pulling out of the garage.

PROPOSED: 5 ft triangle on the north side, with glazed corner on building.

DEPARTURE REQUEST #4: RESIDENTIAL AMENITY AREA

5% of the gross floor area (34,865 sq-ft) is 1,743 square feet. The project proposes a 2,174 sq-ft courtyard that takes advantage of existing adjacent terraces to create a larger open space that will benefit all users of the adjacent buildings as well as the proposed building. The proposal meets all requirements of SMC 23.47A.024, however, DR 13-92 (A-8) states that required open space for this type of project "is intended for use by the residents of the project, not the employees or customers of the nonresidential space." Residents will have full access to this courtyard at all times, and it is further activated by the commercial users accessing it. We believe it meets the spirit of the code to provide a valuable outdoor space to the residents of the building, but a departure is required to meet the technicalities of the interpretation of the Director's Rule.

PROPOSED: Departure from the Residential Amenity Area requirements, providing 0 sf of resident-only space. Provide 2,174 square feet of resident space with public access allowed.

DEPARTURE REQUEST #5: LANDSCAPING REQUIREMENTS

We are requesting the reduction of lot area to include in Green Factor. Our full property parcel includes two existing buildings along 12th Avenue in addition to the building site. We are doing everything possible to create green space, while still providing open space that is hardscape for a variety of activities, as called for in the Early Design Guidance. We are adding green walls, even on properties adjacent to the open space being provided, and have actively pursued "bulbing" into the street for additional green space. We can meet the 0.3 requirement for the portion of the site that is being developed (9,472 sf) but we cannot meet the .3 if the full 20,303 sf parcel, including two existing buildings, is included in the calculation.

PROPOSED: The ability to use the building site to determine the Green Factor. See G101 for calculations.