

**1260 Republican Street**  
Design Review Proposal Packet

Project Number: 3012256

DRB Date: Dec 15, 2011

Owner: Yale Campus, LLC.

Developer: AMLI Residential Partners LLC  
535 Pontius Ave. N, Suite 120  
Seattle, WA 98109



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Architect, Interior Design and Landscape  
Architect:



GGLO, LLC.  
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**Construction Type:**  
(5 Stories) Type III-B wood frame over 2 stories Type I concrete construction at-grade and sub-grade.

**Residential Uses:**  
175 residential market rate apartments, including studios, 1 bedroom and 2 bedroom type units.

**Non-Residential Uses:**  
Approx. 4,000 sf commercial for use as retail or office, in addition to 5 dwelling units accessed at grade.

**Accessory Parking:** Minimum 1 per dwelling unit.  
Minimum 1 per / 500 sf sales,  
Minimum 1 per / 250 sf eatery,  
pre-exceptions for retail

**Use Distribution by Floor:**  
Basement: Parking  
Level 1 (Street Level): Parking / Commercial / (5) Apartments  
Level 2: 27 Apartments  
Level 3: 30 Apartments  
Level 4: 30 Apartments  
Level 5: 30 Apartments  
Level 6: 30 Apartments  
Level 7 (Roof): 23 Apartments

Retail SF 4500 sf  
Leasing SF 3600 sf  
Residential SF 152,000 sf

Zoning - Land Use Summary

Site Address:

- 1260 Republican Street

Site Area:

- 0.71 acres (30,720 sf)

Tax Account #'s:

- 2925049041
- 2925049040
- 2925049042
- 2925049043
- 2925049044
- 2925049045
- 2925049099
- 2925049046

Zoning Designation:

- SM/R-55/75

Applicable Code:

- Seattle Municipal Code, Title 23 Land Use Code

Applicable Design Guidelines:


- City of Seattle Design Guidelines
- South Lake Union Design Guidelines

Overlays:

- South Lake Union Urban Center
- Republican is a Class 2 Pedestrian Street, and a minor arterial street.



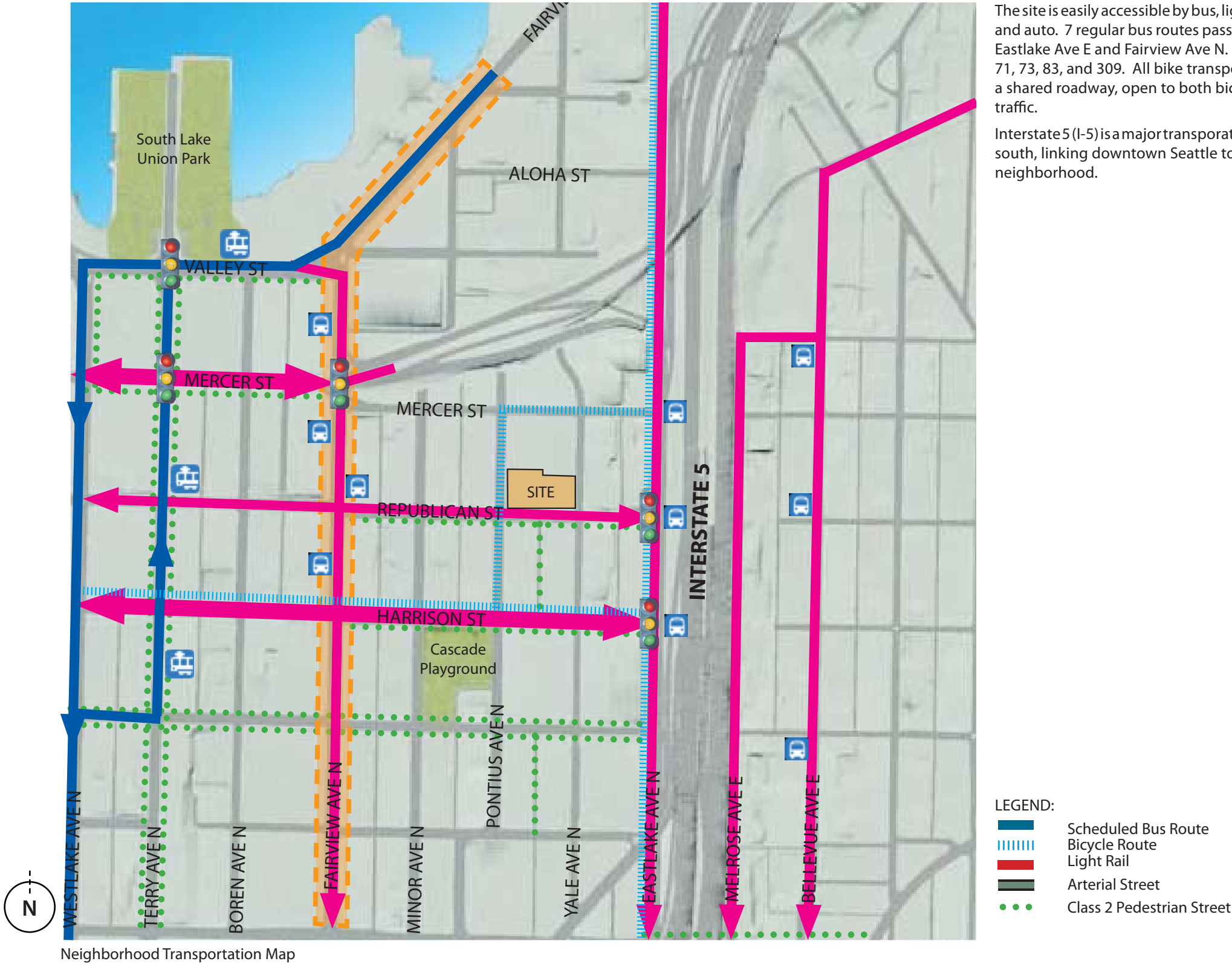
Required/Allowed	Proposed	Required/Allowed	Proposed
<b>23.48.004 Permitted Uses:</b> <ul style="list-style-type: none"><li>Multi-family Residential, Live-work, Retail Sales &amp; Services, Eating &amp; Drinking Establishments and Parking, among others.</li></ul>	<ul style="list-style-type: none"><li>Retail, Residential and Parking (all allowed without exception)</li></ul>	<b>23.48.034 and 23.54.030 Parking Access and Curb Cuts:</b> <ul style="list-style-type: none"><li>Parking access permitted from Republican.</li><li>Max. 2 curb cuts &lt;23’ wide on Republican; max 2 curb cuts &lt;10’ elsewhere, and these two can be combined into one &lt;20’ wide.</li></ul>	<ul style="list-style-type: none"><li>On-street parking provided on Republican</li><li>(1) 22 foot curb cut on Pontius, see landscape plan for width</li></ul>
<b>23.48.010 Structure Height:</b> <ul style="list-style-type: none"><li>85 feet, contingent on meeting the following:<ul style="list-style-type: none"><li>(2) Floors must be a minimum of 14 feet</li><li>Additional height accomodates mechanical equipment</li><li>building limited to 7 floors</li><li>minimum 80% residential use</li></ul></li><li>Railings, planters, parapets, etc. allowed 4 feet above maximum building height.</li><li>Penthouses allowed 15 feet above maximum building height if less than 20 percent of roof area.</li></ul>	<ul style="list-style-type: none"><li>85 feet<ul style="list-style-type: none"><li>Level 1 and Level 7 designed to 14 feet</li><li>Additional Height will accomodate retail/sales mechanical equipment and building conditioning / ventilation equipment</li><li>Building limited to 7 floors</li><li>Over 80% of building is residential</li></ul></li><li>Parapets using 4 foot allowance</li><li>Penthouses using 15 foot allowance, area is less than 20 percent of roof.</li></ul>	<b>23.54.032 Required Parking:</b> <ul style="list-style-type: none"><li>None. Project is located in Urban Center (SMC 23.54.015 Table A and B)</li><li>Bicycle parking: 1 per 4 residential units. After the first 50 spaces, additional spaces are required at 1/2 the ratio shown in Section 23.54, Table E. Non-residential uses such as eating &amp; drinking establishments and retail require 1 space / 4,000 sf of short term bike parking and 1 / 12,000 sf of long term bike parking. Approximately 49 spaces.</li></ul>	<ul style="list-style-type: none"><li>Not applicable</li><li>Bicycle parking provided, see floor plan and landscape plan for locations</li></ul>
<b>23.48.012 Setback Requirements:</b> <ul style="list-style-type: none"><li>None required.</li></ul>	<ul style="list-style-type: none"><li>Not applicable to this site</li></ul>	<b>23.54.035 Loading Berths:</b> <ul style="list-style-type: none"><li>1 loading berth required for 10,000-60,000 sf of medium demand uses such as drinking establishments and retail. For uses w/ less than 16,000 sf which provide a loading space on a street or alley, the loading berth requirements may be waived by the Director.</li></ul>	<ul style="list-style-type: none"><li>1 loading berth provided at street right of way</li></ul>
<b>23.48.014 Facade Height:</b> <ul style="list-style-type: none"><li>25 feet minimum on Class 2 Pedestrian Street (Republican)</li><li>15 feet minimum on all other streets.</li></ul>	<ul style="list-style-type: none"><li>Over 25 feet of facade provided on Republican</li><li>Over 15 feet of facade provided on other streets</li></ul>	<b>23.48.040 Solid Waste and Recycling:</b> <ul style="list-style-type: none"><li>575 sf plus 4 sf for each additional unit over 100 units. 82 sf for gross areas &lt; 5,000 sf. 957 sf base requirment, 785 sf minimum after exceptions.</li></ul>	<ul style="list-style-type: none"><li>986 sf provided</li></ul>
<b>23.48.018.A Facade Transparency:</b> <ul style="list-style-type: none"><li>60% minimum for Class 2 Ped Street; 30% minimum on all other streets.</li><li>Does not apply to residential use.</li></ul>	<ul style="list-style-type: none"><li>Over 60% of facade provided on Republican is transparent, over 30% of facade provided on other streets are transparent</li></ul>	<b>23.53.015 Setback at Right of Way</b> <ul style="list-style-type: none"><li>3’ street setback waved by DPD 9-8-2011 through street use exemption.</li></ul>	<ul style="list-style-type: none"><li>Not applicable</li></ul>
<b>23.48.018.B Blank Facades:</b> <ul style="list-style-type: none"><li>Maximum 15 feet segments for Class 2 Pedestrian Street; maximum 40% of total frontage.</li><li>Maximum 30 feet segments on all other streets, maximum 70% of total frontage.</li><li>No blank facade limit for portions in residential use.</li></ul>	<ul style="list-style-type: none"><li>Less than 15 feet segments provided</li><li>Minimum 2 feet transparent segments to be provided between blank areas</li></ul>	<b>Floor Area Ratio:</b> <ul style="list-style-type: none"><li>None required.</li></ul>	<ul style="list-style-type: none"><li>Not applicable</li></ul>
<b>23.48.019 Street-Level Uses:</b> <ul style="list-style-type: none"><li>No limits (building can be 100% residential)</li></ul>	<ul style="list-style-type: none"><li>Not applicable, no class 1 pedestrian street</li></ul>	<b>Departures:</b> <ul style="list-style-type: none"><li>23.48.024 A2 Quantity of hardscape at setback. Departure for 23.48.014 D1 not required per zoning correction letter.</li></ul>	<ul style="list-style-type: none"><li>See Design Departures (page 41)</li></ul>
<b>23.48.020 Residential Amenity Area:</b> <ul style="list-style-type: none"><li>Minimum of 5% of residential gross floor area, maximum 50% can be enclosed, minimum 15 feet</li></ul>	<ul style="list-style-type: none"><li>Approx . 11,888 SF (5%) of amenity space to be provided, approx. 3,285 SF (28%) enclosed.</li></ul>		
<b>23.48.024 Landscaping:</b> <ul style="list-style-type: none"><li>Green Factor is not required in SM/R zone.</li></ul>	<ul style="list-style-type: none"><li>Not applicable</li></ul>		

[illegible]

Transportation and Access

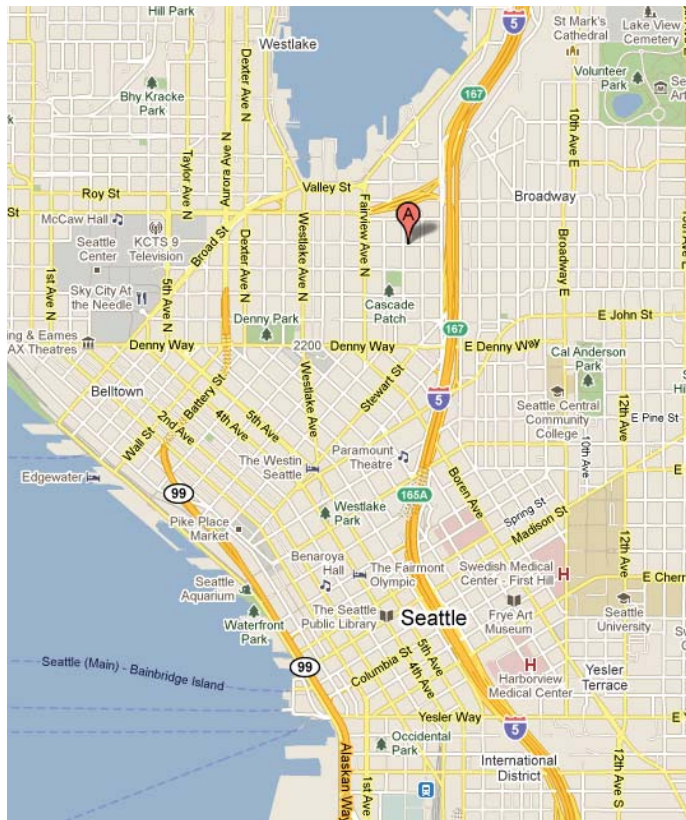
The site is easily accessible by bus, light rail, bicycle, pedestrian and auto. 7 regular bus routes pass by the site by way of both Eastlake Ave E and Fairview Ave N. Bus routes include 25, 70, 71, 73, 83, and 309. All bike transportation shown refers to a shared roadway, open to both bicycle and motor vehicle traffic.

Interstate 5 (I-5) is a major transportation arterial running north/south, linking downtown Seattle to the South Lake Union neighborhood.

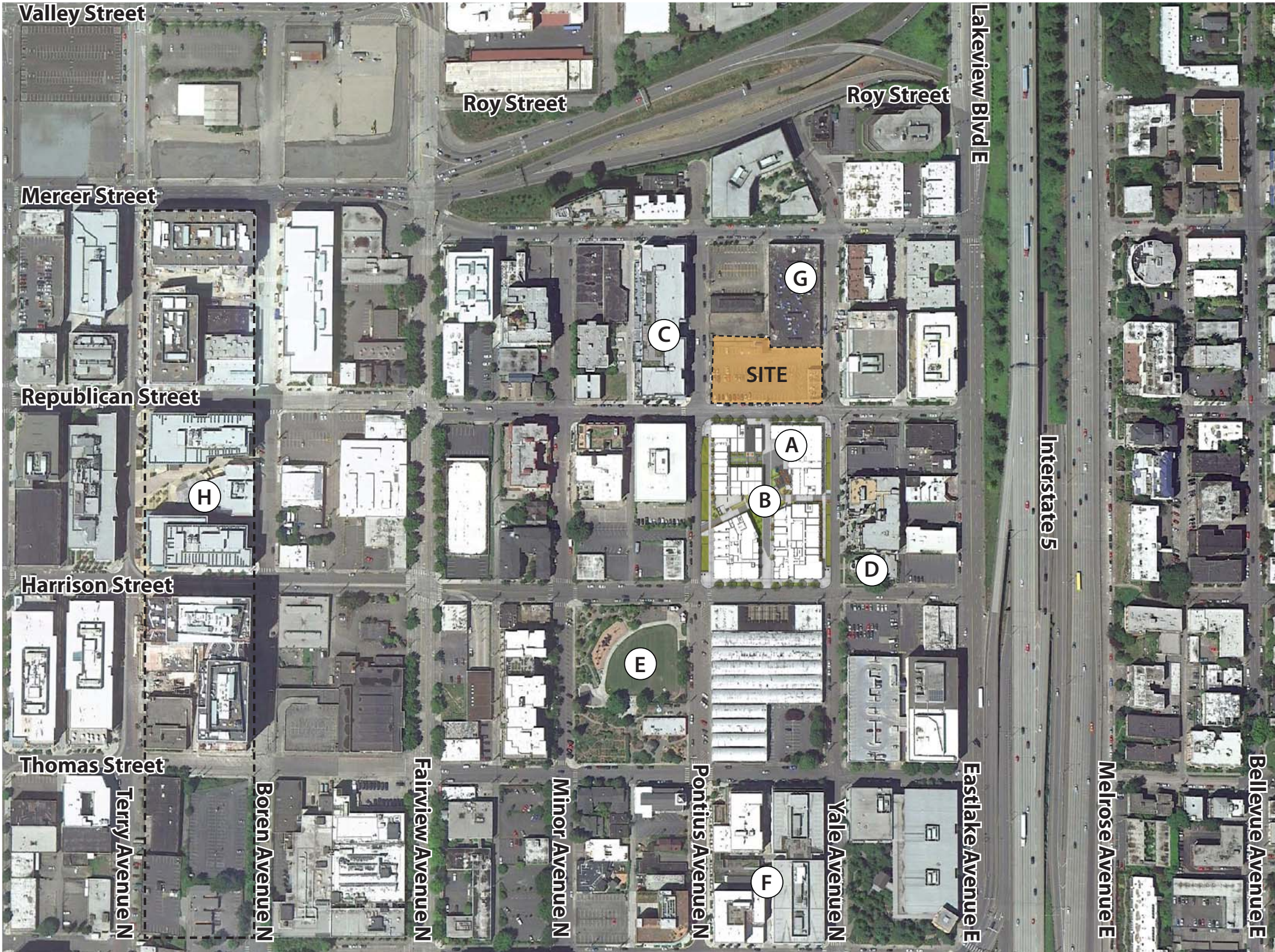




Site and Vicinity Map



Vicinity Map  
The site is located in the “Cascade” area of South Lake Union Hub Urban Village. The site is bounded by Mercer and Republican Streets, and Yale and Pontius Avenues N.



Aerial Photograph





[site photo]

**SUPPLY LAUNDRY BUILDING**

A City of Seattle historic landmark, the Supply Laundry Building’s northern facade is adjacent to the south-eastern corner of the site.



[Vulcan / Runberg Architecture DRB package]

**LAUNDRY BLOCK PROPOSAL**

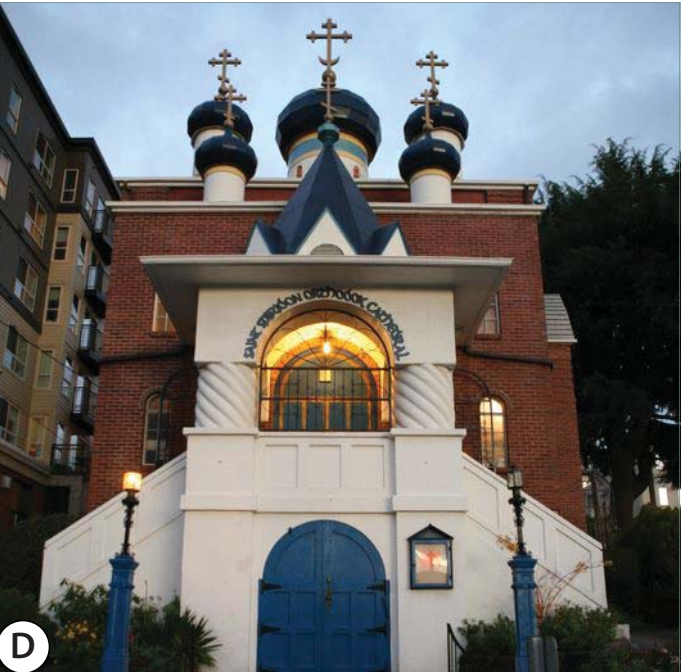
Adjacent to the southern edge of the site is a proposal for a mixed use project. The design has a central corridor extending north to the site across Republic Street.



[www.amli.com]

**AMLI 535 APARTMENT HOMES**

Adjacent to the site’s western edge, AMLI 535 is a 5-story residential structure providing studio, 1-bedroom and 2-bedroom apartments units.



[site photo]

**SAINT SPIRIDON ORTHODOX CATHEDRAL**

Construction was completed and the structure was designated a Cathedral church on December 13, 1941. The cathedral was built in the traditional Russian Church style.



[site photo]

**CASCADE PARK AND PEA PATCH**

Originally the playground of the now-demolished Cascade School. Has two play areas, a wide field, a picnic table, and restrooms.



[wikipedia.org/wiki]

**ALLEY24**

An anchor point for site orientation along the north/south pedestrian corridor.



[site photo]

**1275 MERCER STREET**

Adjacent to the northeast corner of the site, and originally built for the Kenworth Motor Truck Corporation 1928-1929. Used during WWII for production of military aircraft parts.

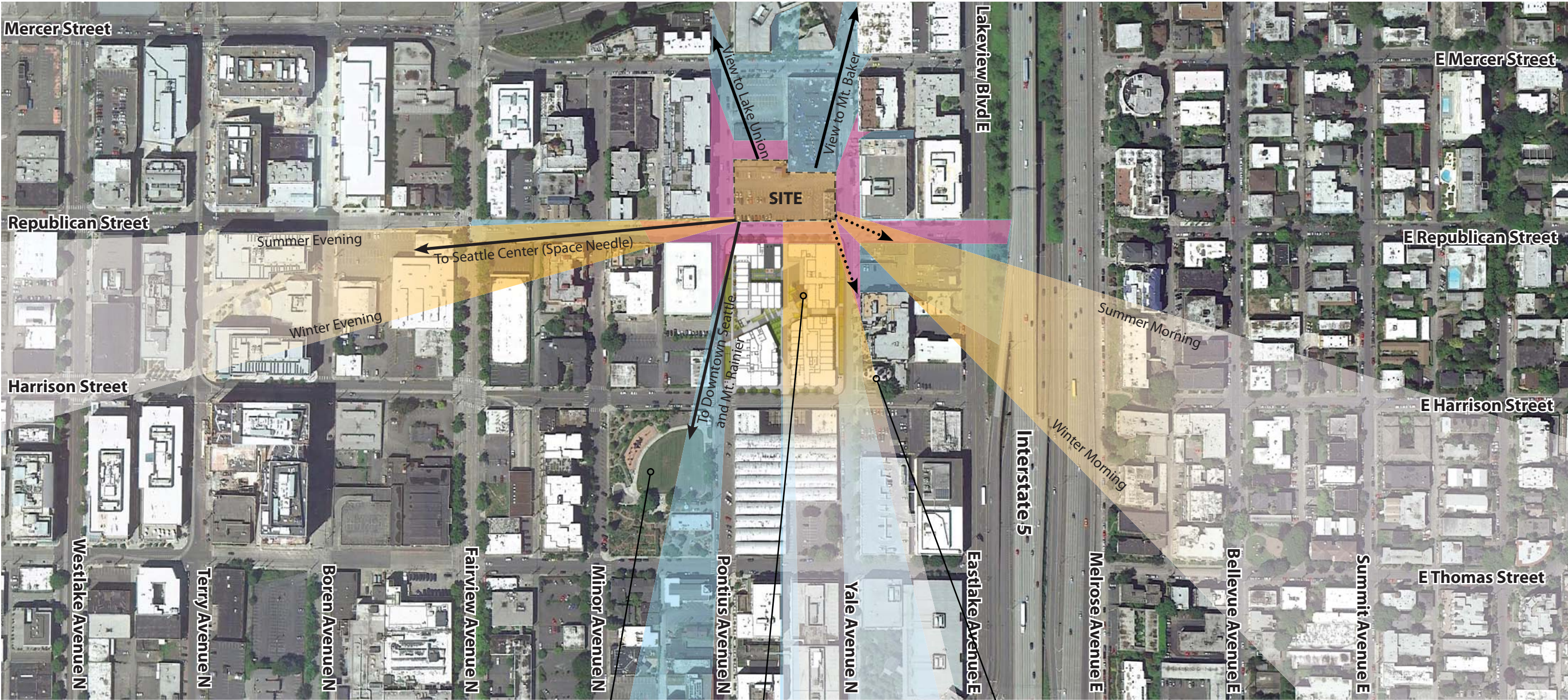


[Elliot Suhr, Seattlepi.com]

**AMAZON HEADQUARTERS CAMPUS [TERRY AVE N]**

A new 1.7 million square foot headquarters campus with 11 buildings. New employees are due to start moving into the new campus April 2011. LEED-Gold certified.





Site Arial with View and Solar Orientation

Cascade Park and Pea Patch

Laundry Block & Supply Laundry Building [Historic: built 1919]

Saint Spiridon Orthodox Cathedral



Views looking South-West toward downtown Seattle and Space Needle

View Orientation

Notable views from levels higher than 20'-0" include Downtown Seattle and Mt. Rainer to the South/Southwest.

Levels 1 & 2 view range

Levels 3-6 view range

Solar Access







# Urban Design Analysis 2

## REPUBLICAN STREET: Photo Vignettes



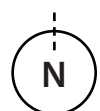
Republican Street: Looking North (towards site)



Republican Street: Aerial View



Republican Street: Looking South (away from site)

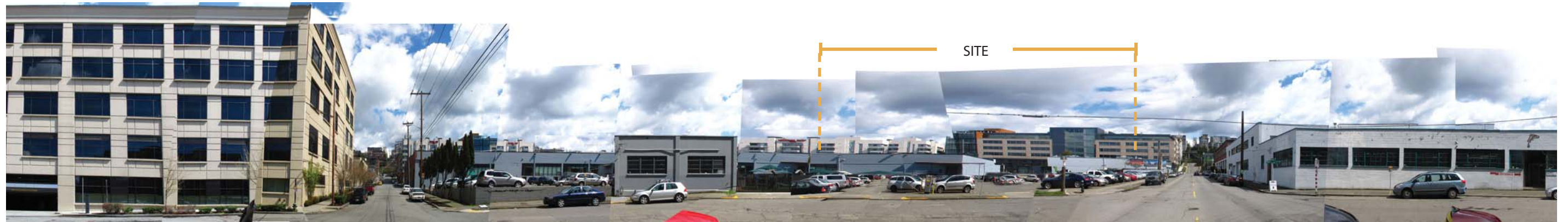






# Urban Design Analysis 2

## PONTIUS AVE N: Photo Vignettes



Pontius Ave N: Looking East (towards site)



Pontius Ave N: Aerial View



Pontius Ave N: Looking West (away from site)





# Urban Design Analysis 2

## Streetscapes : Photo Vignettes



Yale Ave N; looking West (toward site)



Yale Ave N: Aerial View



Yale Ave N: looking East (away from site)



# Site Analysis

## Survey

### Site Area:

Site contains 30,720 SF with 256 feet of frontage on Republican St, 120 feet of frontage on Yale Ave N, 134 feet of frontage on Pontius Ave.

### Topography:

The site slopes from 105'-3" SE to 97'-0" NW with a difference of approximately 8'-3".

### Tree Survey:

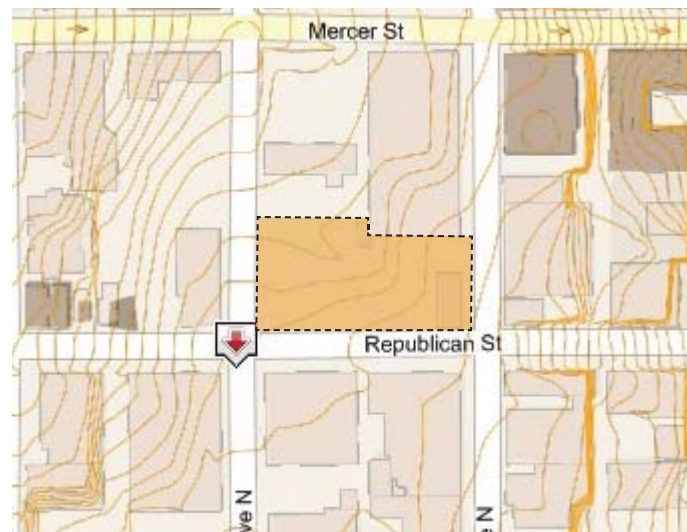
There are no significant trees on site. The (3) existing trees on Yale are located back of sidewalk, within 1" of the existing building and are a mix of species in poor health and with poor form.

### Existing Buildings:

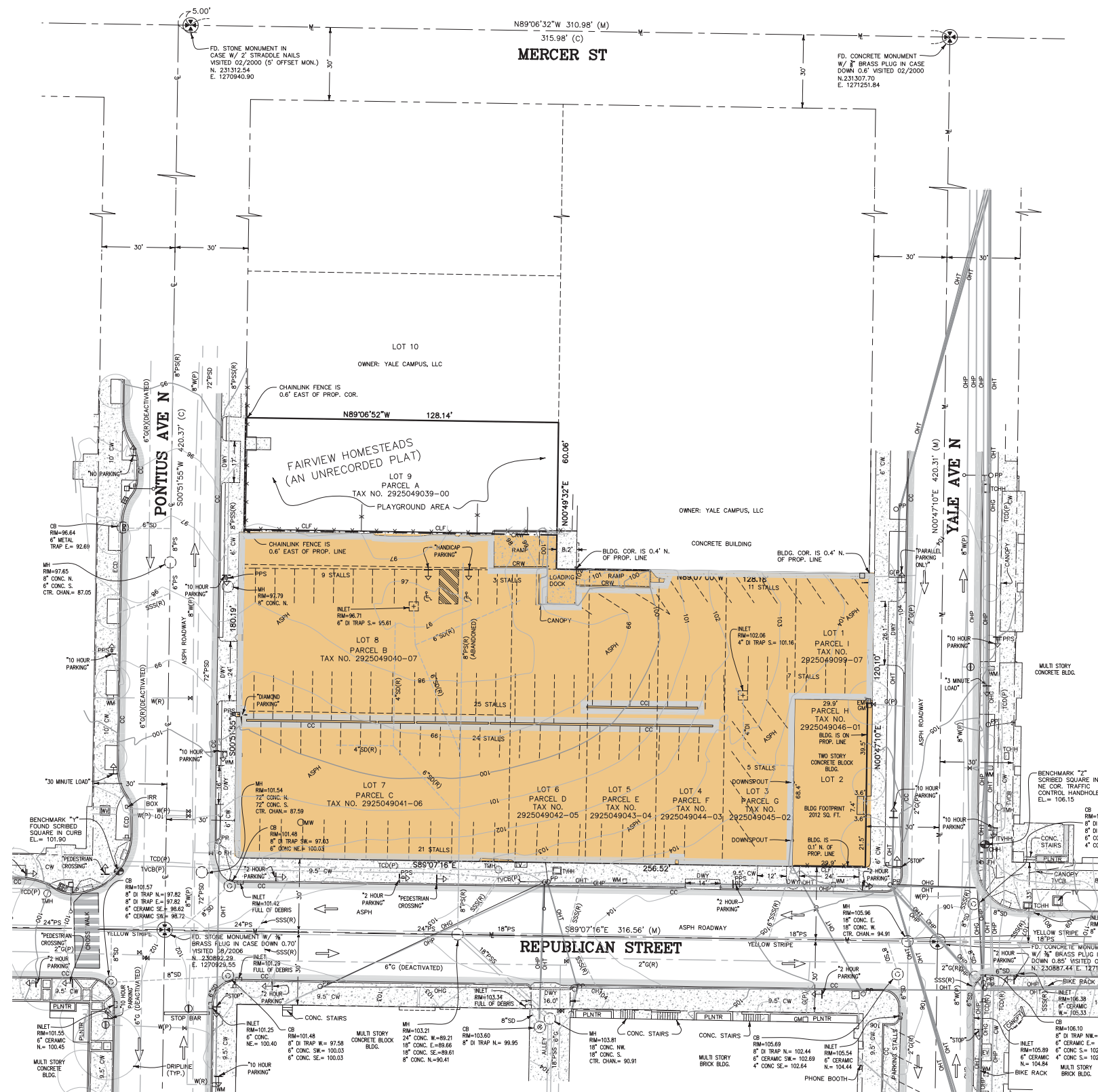
One two-story building to be demolished.

### Utilities:

Site has access to all utilities on Republican Street and Yale Ave N.



DPD Contour Map



Site Survey



# Site Analysis

## Allowable Zoning Envelope



Site Axonometric View

Allowable Development

Proposed Future Development by Others

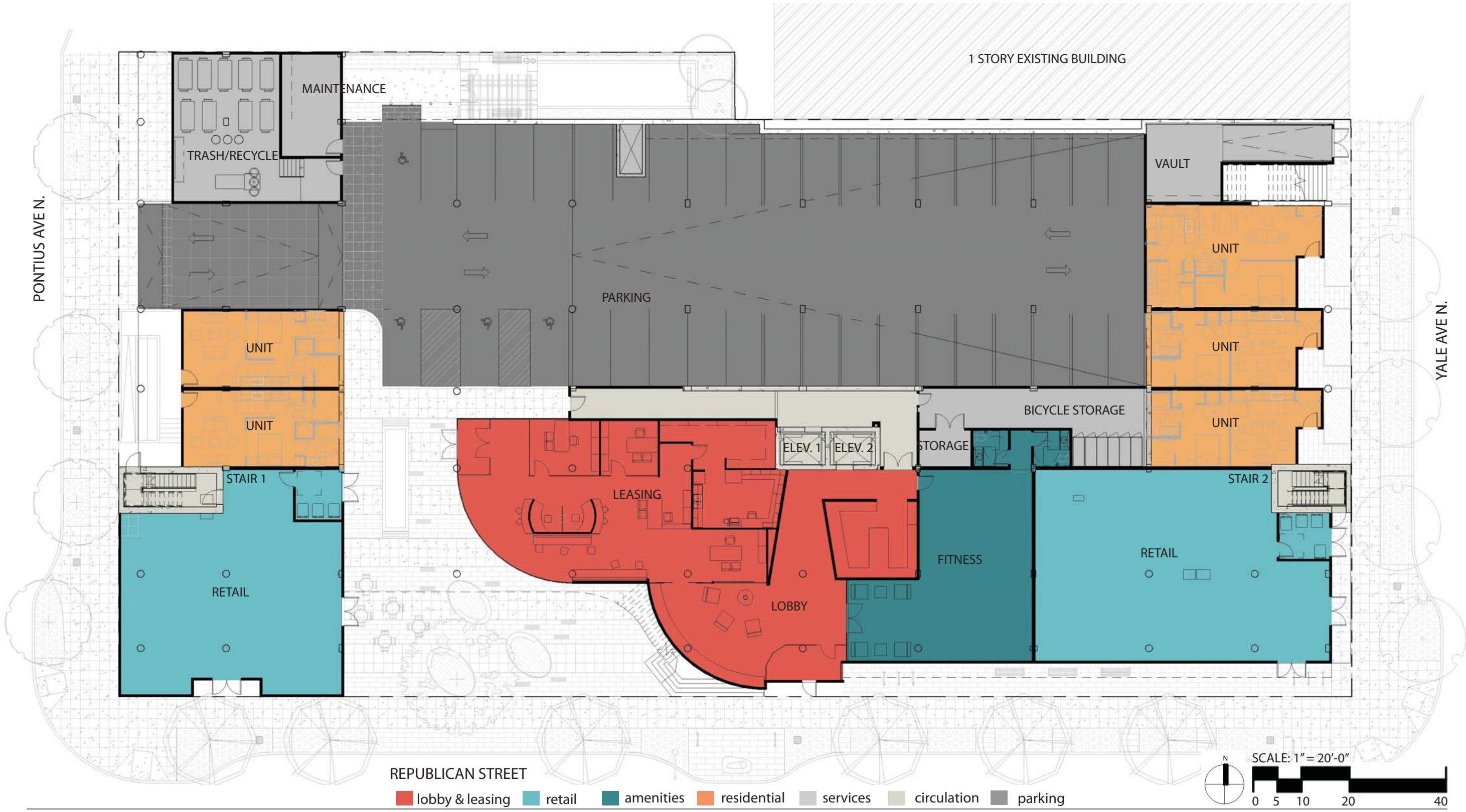
Average Grade Plane: 102'-1 1/2"

Maximum Allowable Height: 85'-0"





Floor Plan Level 1

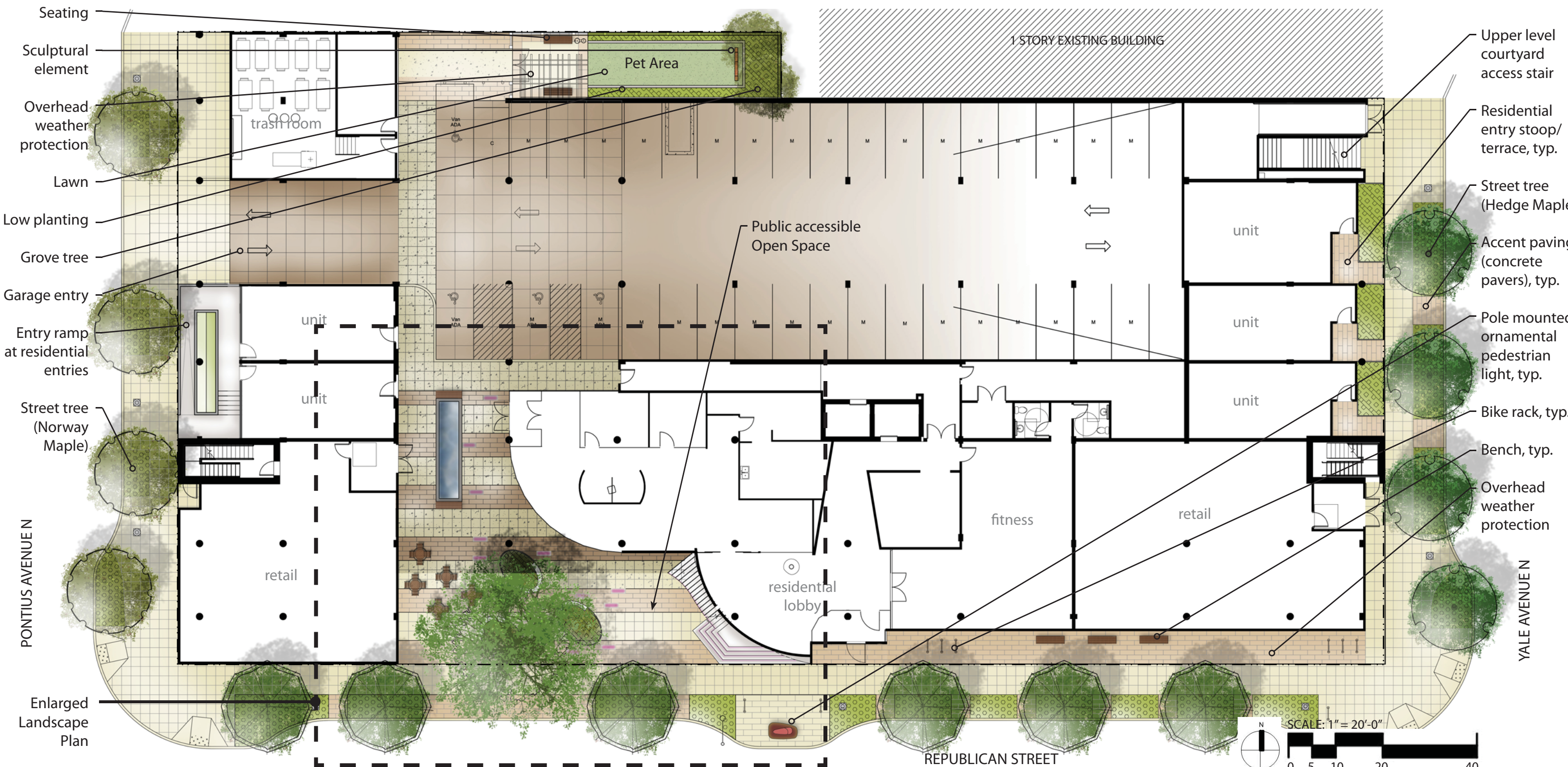




Landscape Plan

Level 1

4





## Landscape Plan

## Level 1 Plant Material

## Trees

Republican St.



*Quercus virginiana*  
Live Oak

Pontius Ave. N



*Acer campestre*  
Hedge Maple

Yale Ave. N



*Acer platanoides*  
Norway Maple

Courtyards



*Acer circinatum*  
Vine Maple



*Acer palmatum*  
Japanese Maple

## Streetscape Plants

*Mahonia nervosa*  
Oregon Grape



*Salvia nemorosa*  
Perennial Salvia



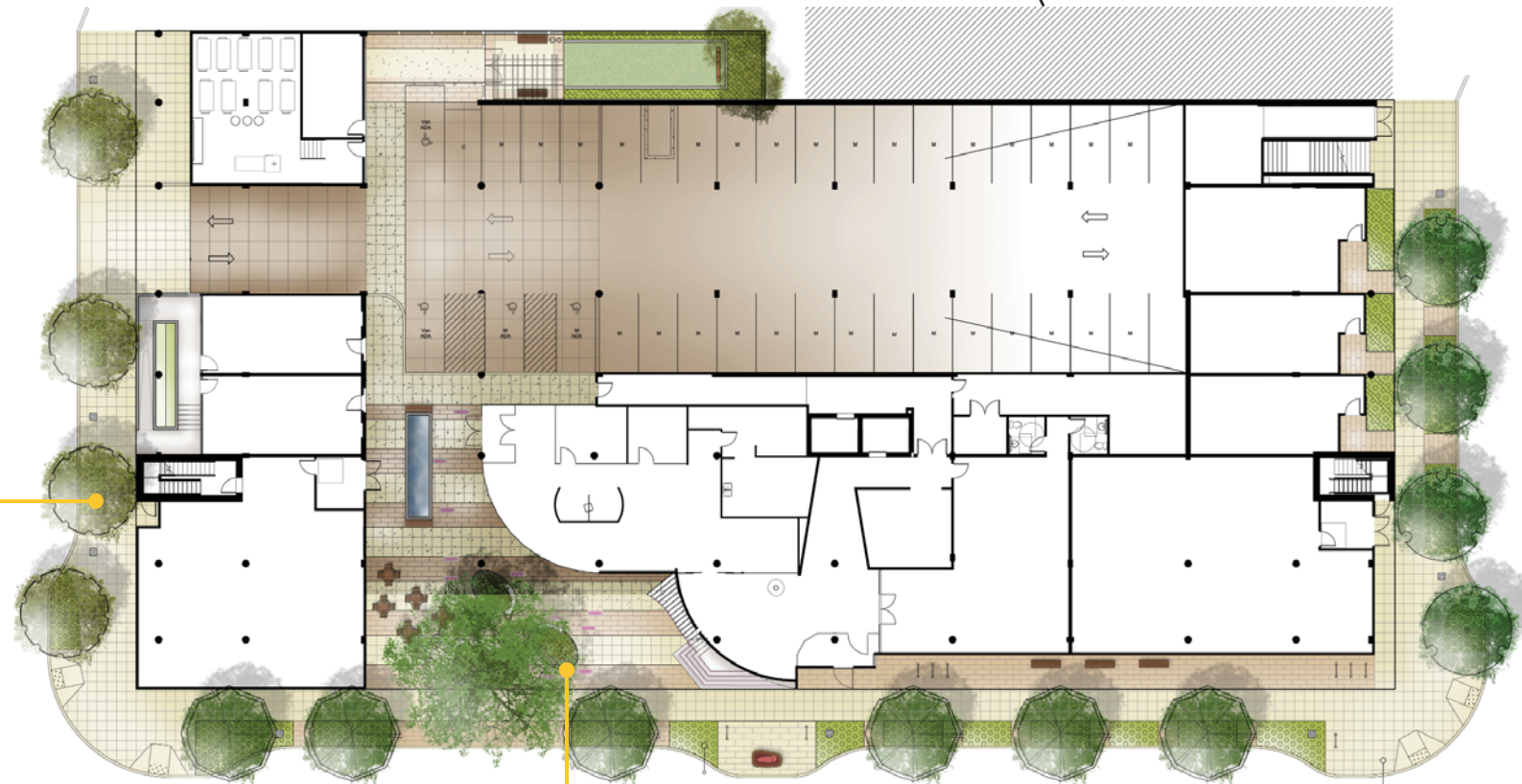
*Calluna vulgaris* 'Firefly'  
Heather



*Liriope muscari*  
Lily Turf



*Taxus baccata* 'Repapandens'  
Spreading Yew



## Courtyard Plants



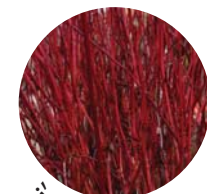
*Stipa tenacissima*  
Mexican Feather Grass



*Rudbeckia fulgida* 'Goldstrum'  
Goldstrum Black-eyed Susan



*Sarcococca ruscifolia*  
Fragrant Sarcococca



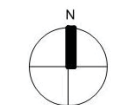
*Cornus sericea* 'Kelsey'  
Kelsey Dogwood



*Festuca idahoensis* 'Siskiyou Blue'  
Siskiyou Blue Fescue



*Verbena bonariensis*  
Brazilian Verbena



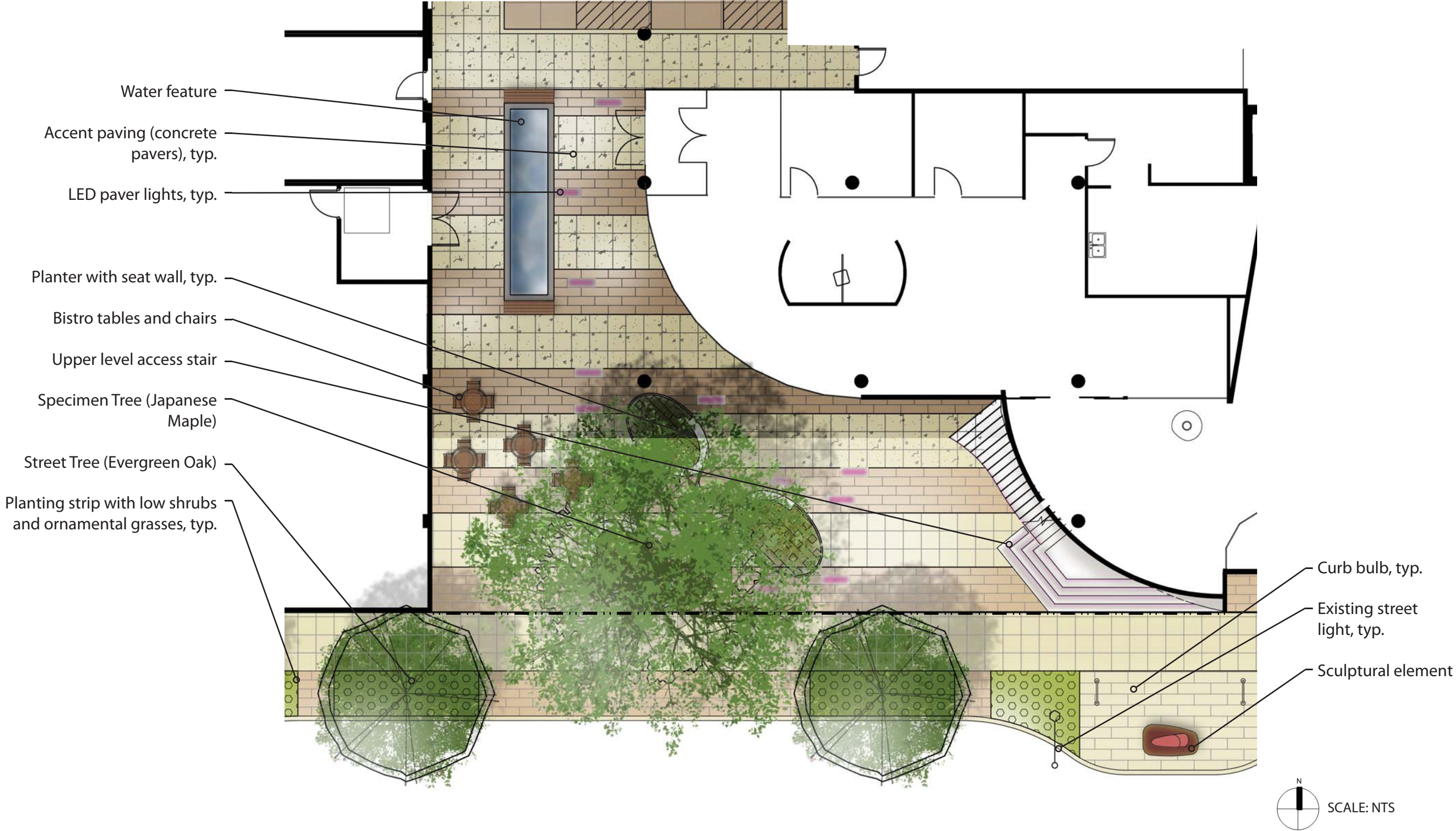
SCALE: NTS



Enlarged Landscape Plan

4

Level 1 Courtyard





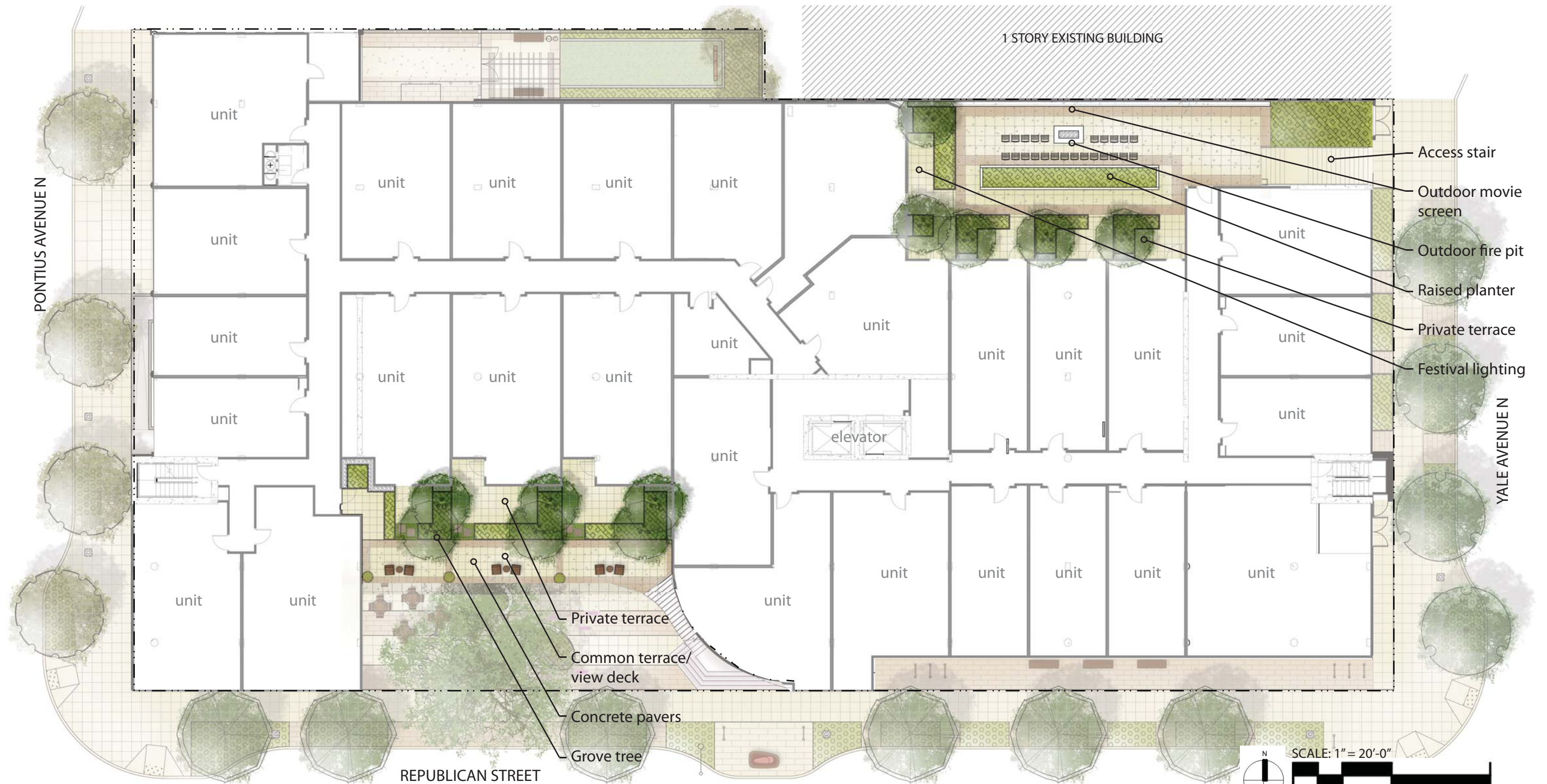
PONTIUS AVE N.





# Landscape Plan

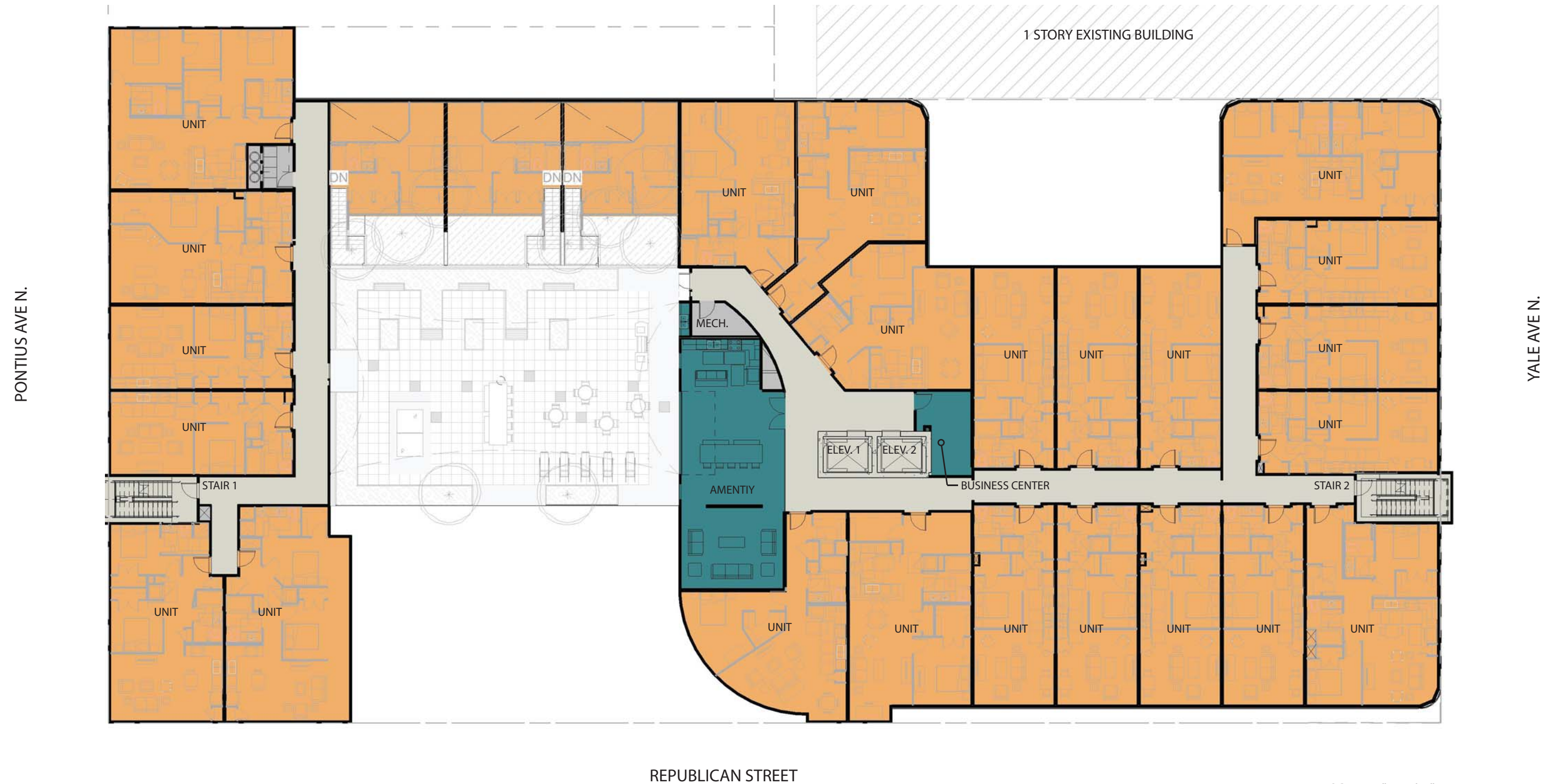
Level 2





# Building Plan

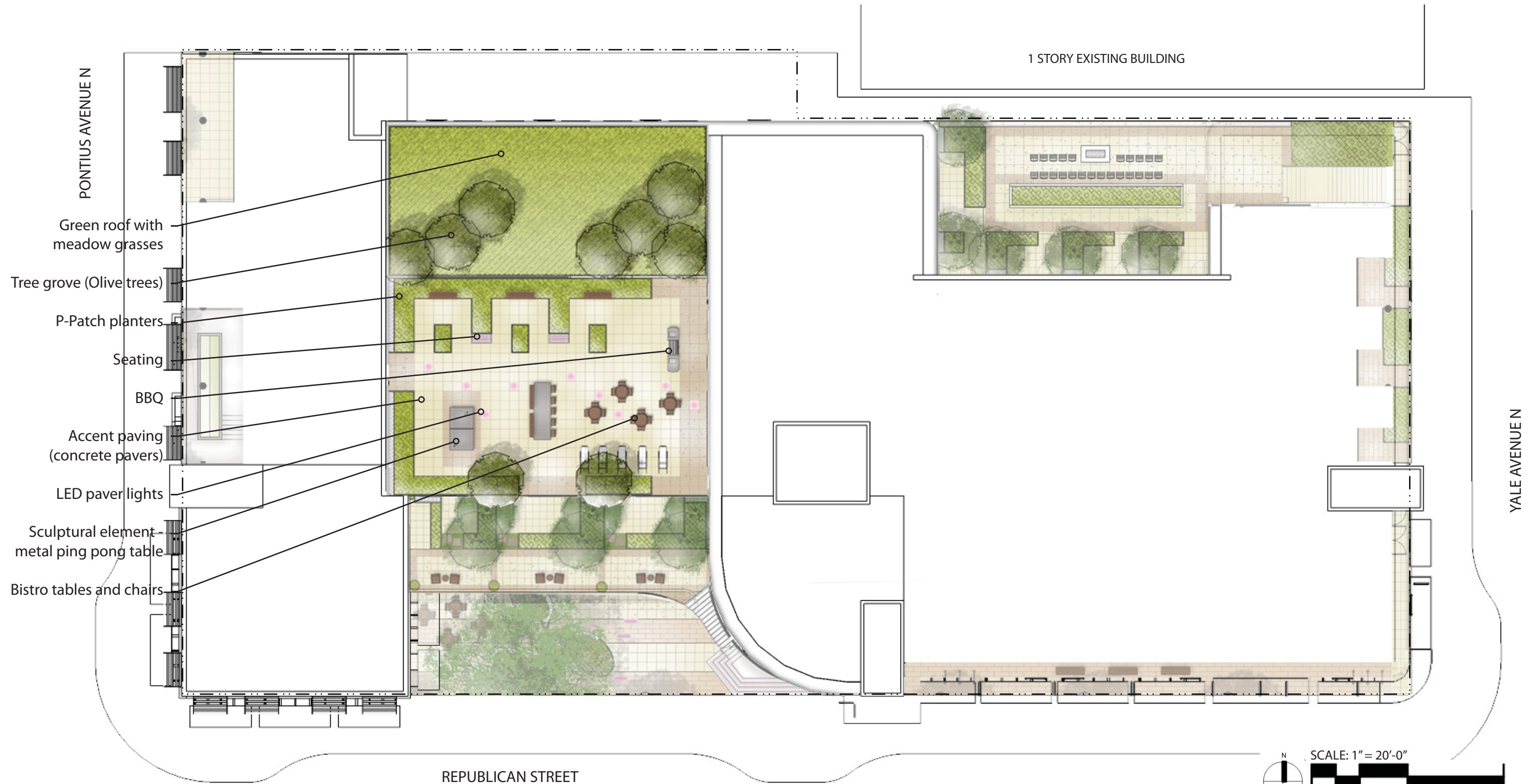
Level 7





# Landscape Plan

View from Roof



## Levels 2-7 Plant Material

## Terrace Plants



## Rooftop Plants



## Trees



level 2



level 7

SCALE: NTS





South Elevation





West Elevation



East Elevation



North Elevation





Light Brick



Dark Brick



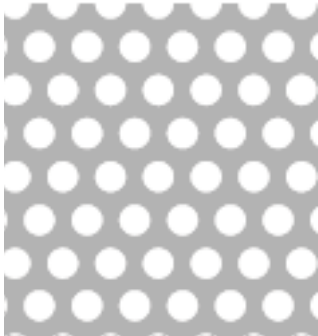
Translucent Panel



Translucent Panel



Translucent Panel



Perforated Metal Panel



Cementitious Wall Panel



Cementitious Wall Panel



12" Prefinished Horizontal Metal Panel



12" Horizontal Metal Panel



Vinyl Windows



Aluminum Storefront





Festival Lighting



Trellis



Pavers



Seat Wall



Pedestrian Lighting



Light Box



Metal Planter



Bench



Trash/Recycle Receptical



Bike Rack



Solar Access

Preferred scheme allows for sunlight in south facing courtyard during the summer months.

Preferred scheme provides only minimal shading of adjacent sites through between spring and fall. Due to low sun angles any development on this site will impact site to the north in winter.

South facing retail and leasing areas will have full access to sunlight, even when development occurs across Republican St.

Upper level roof decks will have year round solar access.

Level 7 roof deck and setback of east portion of building limit shading on adjacent site to north.







Building Section Looking East 9



lobby & leasing retail amenities residential services circulation parking

G G L O

architecture | interior design | landscape architecture | planning & urban design

1260 Republican Street  
Design Review

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032  
December 15, 2011



Building Section Looking West 9



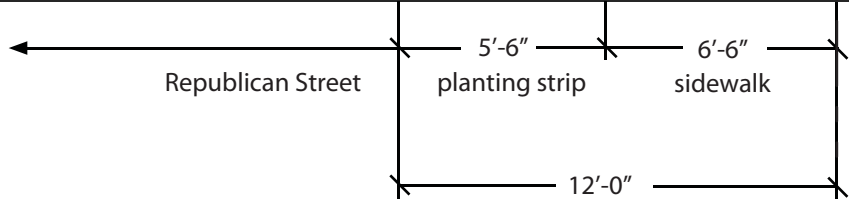


Looking Along Republican



SCALE: NTS





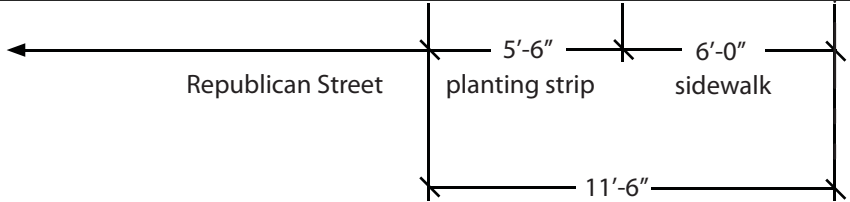
Perspective Rendering



SCALE: NTS



Pontius Avenue N.



Perspective Rendering

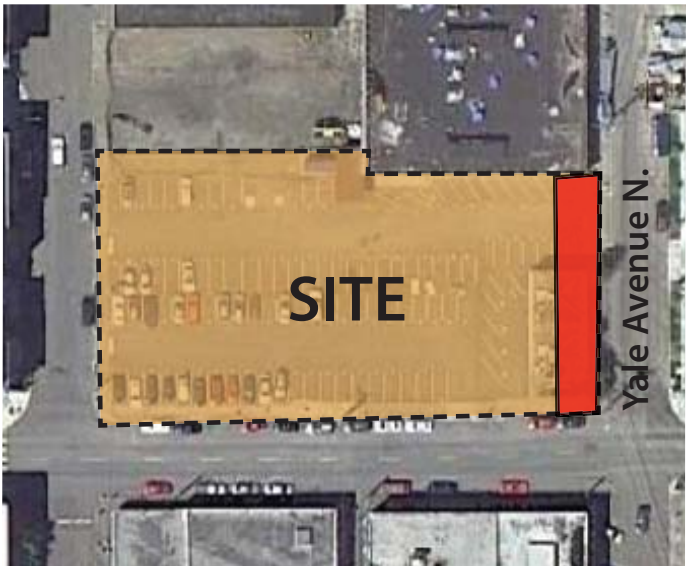


SCALE: NTS





Perspective Rendering



SCALE: NTS



06/03/11 Design Guideline Priorities & Recommendations

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance and identified by letter

and number those siting and design guidelines found in the City of Seattle's *Design Review: Guidelines for Multifamily and Commercial Buildings* of highest priority to this project. The site is also subject to the *South Lake Union Design Guidelines*.

A. SITE PLANNING	
<div>A-1</div> <div>Responding to Site Characteristics</div> <div>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.</div> <div>The Board noted that development should respond to adjacent and future developments.</div>	<div>Response</div> <div>The development responds to the alley to the south with a visually prominent elevation and artwork to add interest and draw people towards the building. The two story retail portion of the southeast facade responds to the historic laundry building across the street with similar massing and materials. The 7 story SW portion responds to the 7 story building across the street to the south.</div>
<div>A-2</div> <div>Streetscape Compatibility</div> <div>The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.</div> <div>This was one of the highest priority items. The board noted that the development should respond to the north / south alley on the block to the south. That response could be architectural and not necessarily open space. The Board noted that equal attention needed to be devoted to each of the three streets abutting the project. Further development of proposal along Yale Ave was recommended for compatibility with proposed and existing developments.</div>	<div>Response</div> <div>Stoop entries for units along Yale and Pontius provide visual interest continuity with existing developments and semi-private space to differentiate between public and private realms. Character of sidewalks and landscaping along each of those streets is different relating to the context. Yale continues the planting palette and wide sidewalks from further south, while Pontius is narrower, but still providing a buffer between street and unit. Republican streetscape is different with more retail emphasis on corners with public open space at ground level courtyard. Each portion of the south facade directly responds to the building to the south.</div>
<div>A-3</div> <div>Entrances Visible from the Street</div> <div>Entries should be clearly identifiable and visible from the street.</div> <div>The Board recommended clarification of the entry sequence for the residential uses. The board recommended further clarification and definition of pedestrian access from northeast courtyard to Yale Ave N.</div>	<div>Response</div> <div>Main residential entry will be from Republican. Stoops will access individual units from Pontius and Yale. Private residential access through a gate will provide access to upper level courtyard from Yale at northeast corner of building.</div>

<div>A-4</div> <div>Human Activity</div> <div>New development should be sited and designed to encourage human activity on the street.</div> <div>This was one of the highest priority items. The Board asked that additional street level open space be considered in favor of all open space at upper levels.</div>	<div>Response</div> <div>Design has been revised from EDG application to provide significant ground level publicly accessible courtyard open space in southwest corner of site.</div>
<div>A-5</div> <div>Respect for Adjacent Sites</div> <div>Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.</div> <div>The Board linked this to the A1 and A2 guidelines and the importance of addressing the interface of the proposed structure and the existing building to the north along Yale Ave N.</div>	<div>Response</div> <div>Proposed building sets back from building to the north with courtyard on that side of the building.</div>
<div>A-6</div> <div>Transition Between Residence and Street</div> <div>For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.</div> <div>The Board recommended to further address the zone between sidewalk and street as transition for live-work units on Yale and Pontius.</div>	<div>Response</div> <div>These units have additional setbacks which have lush landscaping, stoops and gates to provide visual privacy and areas for outdoor seating under cover to provide connections to the neighborhood.</div>
<div>A-8</div> <div>Parking and Vehicle Access</div> <div>Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.</div> <div>The Board noted that access from Pontius should achieve this guideline.</div>	<div>Response</div> <div>Access will be from Pontius.</div>



Summary of Early Design Guidance

12

Design Guideline Priorities & Recommendations (Cont.d)

B. HEIGHT, BULK, AND SCALE	
<div><div>B-1Height, Bulk, and Scale Compatability</div><div>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 near-by, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.</div><div>The Board noted this guideline to consider modulation at different levels both vertically and horizontally.</div><div>B-1, South Lake Union...Guidelines, calls for articulation of building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity. The applicant should be prepared to show how the design responds to this guideline.</div></div>	<div><div>Response</div><div>The building breaks down in scale with modulation and changes in material to create a series of components which change in character as one moves around this building, responding to the neighborhood context. The stairwells with perforated metal panels serve to break up the building into different segments. Canopies at the ground level provide break up as well as the setback and cantilevers at upper levels. The courtyards and upper levelroof terrace futher break up the modulation of the building. The applicaiton proposes different exterior materials and colors associated with the building components.</div></div>
C. ARCHITECTURAL ELEMENTS	
<div><div>C-1Architectural Context</div><div>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 neighboring buildings.</div><div>The Board gave the general directive that the project should “fit in.” The applicant should be able to explain how the design, once developed, fits in.</div></div>	<div><div>Response</div><div>The southwest elevation responds to the historic laundry building. The overall character of the building with a blend of contemporary metal and historic masonry detailing echoes the South Lake Union neighborhood aesthetic of transition, technology, artistic expression and sustainability.</div></div>
<div><div>C-2Architectural Concept and Consistency</div><div>Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural context.</div><div>This guideline was selected for the project, without further specificity.</div></div>	<div><div>Response</div><div>The detailing as described in the C1 guideline responds to the neighborhood context while creating a distinctive addition to the community. The courtyard with significant tree, and landscape “waterfall” down the building divides the contemporary eastern half of the building from the more traditional western facades.</div></div>

<div><div>C-3Human Scale</div><div>The design of new buildings should incorporate architectural features, element and details to achieve a good human scale.</div><div>Related to this guideline was the Board’s desire to see details of how the ground level units to achieve a good human scale as well as to promote values of security and comfort.</div></div>	<div><div>Response</div><div>See A2 and A3 response for stoops along Yale and Pontius provide privacy and security for residents, while also providing public connections for those residents. The canopies, masonry detailing, art, landscape, and seating along Republican further provide elements of human scale at this elevation.</div></div>
<div><div>C-4Exterior Finish Materials</div><div>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.</div><div>The Board reminded the development team the importance of choosing materials that would be attractive to both dwellers and neighbors and that could be well maintained by the owners. The Board would like to see a materials board presented at the Recommendation meeting which illustrates both the materials and colors proposed.</div></div>	<div><div>Response</div><div>Masonry, metal siding, concrete, and cementitious lap and panel siding as well as storefront glazing will compose the materials for this development. Samples will be provided at the public meeting. Translucent panels with special lighting, and layered planting including sedges and ornamental grasses.</div></div>
D. PEDESTRIAN ENVIRONMENT	
<div><div>D-1Pedestrian Open Spaces and Entrances</div><div>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.</div><div>The Board noted that they would like additional consideration to be given to adding more street level open space instead of all spaces at upper levels as shown in preferred alternate.</div></div>	<div><div>Response</div><div>The revised courtyard at street level along Republican provides for this board recommendation. Pedestrian amenitites include street trees, planting, fixed and moveable seating, ornamental lighting, and bike racks. Entries are accentuated with accent paving.</div></div>



Design Guideline Priorities & Recommendations (Cont.d)

<div>D-5</div> <div>Visual Impacts of Parking Structures</div> <div>The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.</div> <div>The Board's guidance was that the parking should be well screened.</div>	<div>Response</div> <div>Parking with the exception of the entry door on Pontius Ave N will be completely screened by residential units, retail or other habitable spaces on all street facades.</div>
<div>D-6</div> <div>Screening of Dumpsters, Utilities and Service Areas</div> <div>Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.</div> <div>While important, the Board thought that this would be taken care of by thoughtful design. The Board presumed that all garbage, utility and service areas would be screened or located within the proposed structure.</div>	<div>Response</div> <div>Trash, recycling, and service areas will all be internal to the building screened from view by habitable space.</div>
<div>D-11</div> <div>Commercial Transparency</div> <div>Commercial Storefronts should be transparent....</div> <div>The Board noted that was important for the success of the project.</div>	<div>Response</div> <div>Storefronts are transparent at all street level retail and lobby spaces.</div>
<div>D-12</div> <div>Residential Entries and Transitions</div> <div>Should provide ...security and privacy...and be visually interesting for residents and pedestrians.</div> <div>The Board noted once again the importance of providing intelligent and well-designed entries and transitions and that these were especially important details for live/work or townhouse units and for the main plaza.</div>	<div>Response</div> <div>See A2 and A3 responses for entry elements.</div>

E. LANDSCAPING		
<div>E-1</div> <div>Landscaping to Rienforce Design Continuity with Adjacent Sites</div> <div>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.</div>	<div>E-2</div> <div>Landscaping to Enhance the Building and/or Site</div> <div>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.</div>	<div>Response</div> <div>Landscape plans show comprehensive landscape concept from street level, through plaza to upper level terrace, reflecting character of the building and neighborhood.</div> <ul style="list-style-type: none"><li>Weather protection, accent paving, and pedestrian amenities have been included at or adjacent to entries.</li><li>Layered plant material and site furnishings have been included at each street and open space.</li><li>Street improvements have been targeted to fit the character and quantity of the neighborhood.</li></ul>
<div>E-1</div> <div>Landscaping Design to Address Special Site Conditions</div> <div>The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.</div> <div>The Board feels that the project should demonstrate a comprehensive and coordinated landscaping plan and street improvement effort.</div>		



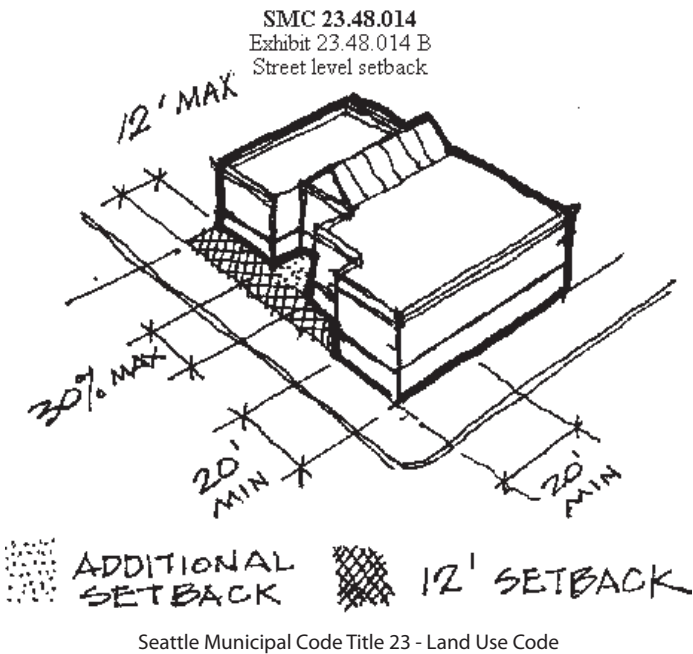
CODE	DEPARTURE REQUEST	RATIONALE
23.48.014 D1	Quantity of Hardscape in Setback	The DRB requested additional plaza space to enhance the pedestrian experience. A significant portion is under cover such that landscape would not fare well, therefore, the design provides additonal landscape at levels 2, 7 and the sloping roof up from Level 7.
23.48.024 A2	Quantity of Hardscape in Setback	

**SMC 23.48.014 D1** Street-level Setback. Except on Class 1 Pedestrian Streets, as shown on Map B, structures may be set back up to twelve (12) feet from the property line subject to the following:

1. The setback area shall be landscaped according to the provisions of Section 23.48.024.

2. Additional setbacks shall be permitted for up to thirty (30) percent of the length of the set-back street wall, provided that the additional setback is located a distance of twenty (20) feet or greater from any street corner.

**SMC 23.48.024 A2** Landscaping for Setback Areas and Berms. Each setback area or berm required shall be planted with trees, shrubs, and grass or evergreen groundcover. Features such as pedestrian access meeting the Washington State Rules and Regulations for Barrier-Free Design, decorative pavers, sculptures or fountains may cover a maximum of thirty (30) percent of each required landscaped area or berm. Landscaping shall be provided according to standards promulgated by the Director. Landscaping designed to provide treatment for storm water runoff qualifies as required landscaping.





South Courtyard



Early Design Guidance



Proposed