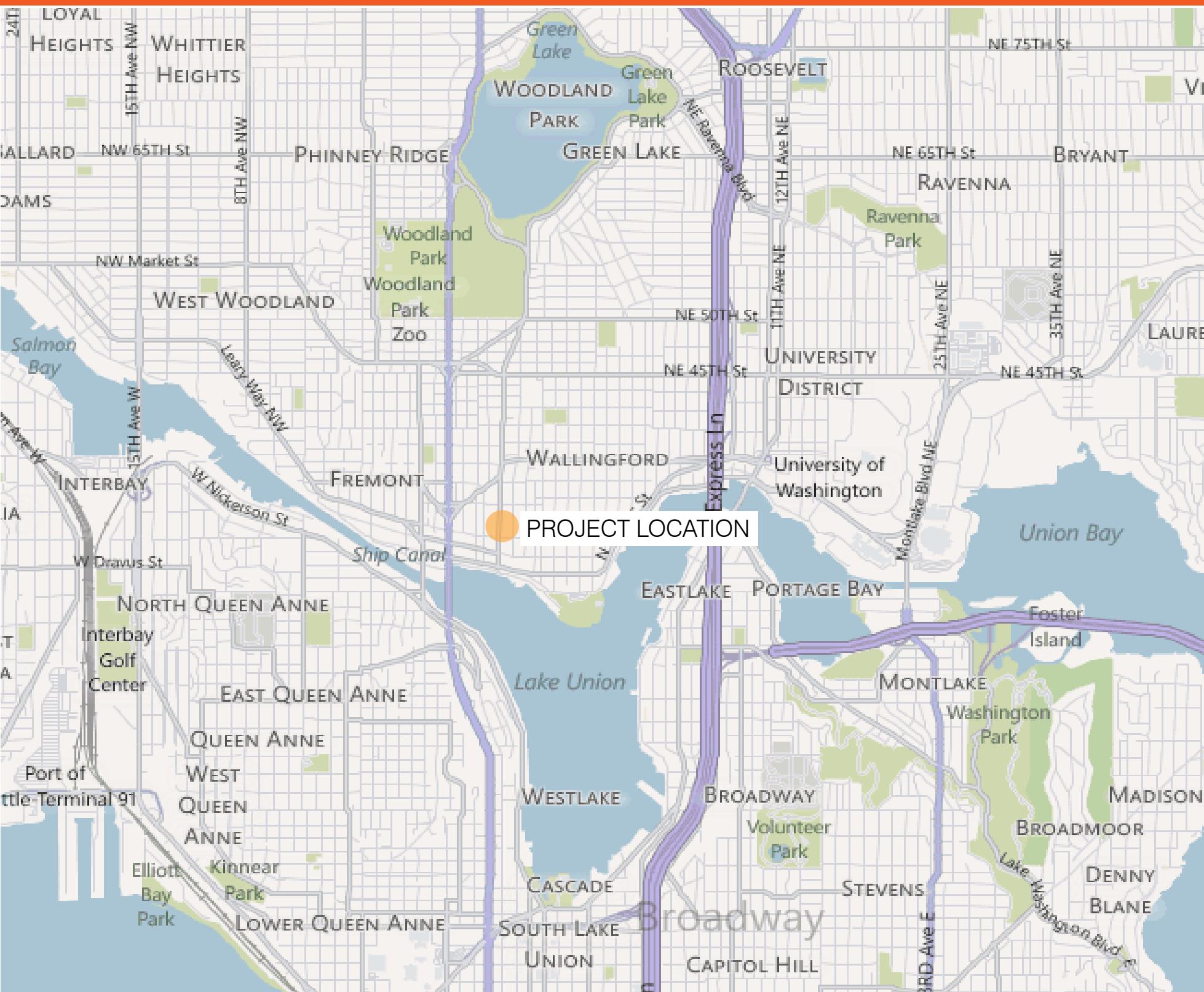


3636 Stone Way North

CITY OF SEATTLE DESIGN REVIEW

EARLY DESIGN GUIDANCE
DECEMBER 5, 2011
DPD PROJECT #3012718



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Area Maps

3636 STONE WAY NORTH



LOCATION WITHIN FREMONT HUB URBAN VILLAGE

SITE



BRIDGE WAY NORTH

NINE BLOCK AREA

SITE

N 38TH STREET

WOODLAWNDPARK AVE N

STONE WAY AVE N

INTERLAKE AVE N

N 36TH STREET



Zoning Requirements

3636 STONE WAY NORTH

Zoning Code Requirements

Address 3636 Stone Way N
Seattle, WA 98103

Parcel Number 8033700215

Zoning C2-40
Fremont Hub Urban Village

Site Area 31,487 sf

Use SMC 23.47A.004

Sales & Services Permitted
Residences Conditional Use
Live Work Permitted

Except where expressly treated as a residential use, live-work units shall be deemed a nonresidential use.

Street-Level Uses SMC 23.47A.005

Residential uses 20% max of street-level street-facing facade if facing an arterial.
Facade length = 280' x .2 = 56' allowed

Street-Level Standards SMC 23.47A.008

Blank facades: may not exceed 20 ft in width or 40% of facade
Transparency: 60% required
280' x .60 = 168' required

Height and Depth: Nonresidential uses shall extend an avg. of at least 30 ft and a min. of 15 ft in depth from the street-level street-facing facade.
Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.

Lot Line: Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided. (SMC 23.47A.008 A3)

Residential uses: At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry. (SMC 23.47A.008 D2)
The floor of a unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk. (SMC 23.47A.008 D3)

Height Limit SMC 23.47A.012

Base Height: 40 feet
Additional 4 feet height is allowed if a minimum 13' FTF height is provided at ground level non-residential uses, and the additional height would not allow an additional story.

Total Height Allowed: 44 feet

Rooftop features: Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend up to 4 feet above the otherwise applicable height limit.
Mechanical equipment may extend up to 15 feet above the applicable height limit.
Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.

Floor Area Ratio SMC 23.47A.013

Allowed FAR: 3.25 for mixed use
Portions of a story that are completely below grade are exempt (SMC23.86.007).

Total developable area:
31,487 x 3.25 = 102,333 sf allowed

Area Proposed: **102,500 sf**

Setbacks SMC 23.47A.014

Front/Back/Side: None
Alley Dedicaton: 2 ft

Landscaping SMC 23.47A.016

Green Factor .30 or greater.
Street Trees Required

Amenity Area SMC 23.47A.024

Standards: 5% of total gross residential floor area.
All residents shall have access to at least one common or private amenity area
Amenity areas shall not be enclosed
Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size
Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet

Gross floor area in residential use =
109,510 sf x .05 = 5,475 sf required
Provided:
Level 2 256 sf at balconies
Roof 5,333 sf
TOTAL 5,589 sf provided compliant

Required Parking SMC 23.47A.030

Residential: no minimum required in Urban Village with frequent transit service
Sales & Services: no requirement for first 1500 sf of each unit (SMC 23.54.015 D2)
then 1 space/500sf
Live-Work Units no requirements if less than 1500 sf

(3400 – 1500)sf retail/500 sf = 4 spaces required

Parking provided: 105 spaces provided (40% medium spaces) compliant

Bicycle parking

Residential: Long term: 1 spot per 4 units
General Sales & Svcs: Long term: 1 spot / 12,000 sf
Short term: 1 spot / 4,000 sf
Live-Work Units: no minimum required

Notes:
113 units / 4 = 29 long term bicycle parking spaces required

Solid Waste & Recycling Storage SMC 23.54.040

Residential:
For > 100 d.u. 575 sf plus 4 sf for each d.u. above 100
Non-residential:
0 - 5,000 sf 82 sf
Mixed Use: Reqs for residential plus 50% of req for non-residential
Standards: 12' min horizontal dimension
IF 20' min horizontal dimension then reduce required size by 15%
10' wide and 21' overhead clearance required

575 sf + (11 units x 4) + (82 x .5) = 660 sf required

Parking Standards SMC 23.54.030

10' Sight Triangle required on exit side of 22' wide driveway.
In Commercial 2 zone, the sight triangle at a garage exit may be provided by mirrors and/or other approved safety measures. (SMC 23.54.030 G6)

SITE AND DEVELOPMENT INFORMATION

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The site is located on Stone Way North, mid-block between North 36th Street and North 38th Street. The existing structure warehouses the materials for a roofing company. The site slopes downward approximately 15 feet from the northwest corner to the southeast corner. The change in grade is approximately nine feet across the west property line (adjacent to Stone Way N), or about 3.5%.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.

The site is zoned C2-40' and is in the Fremont Hub Urban Village (F.H.U.V.) for which there are no formal design guidelines. The Wallingford neighborhood is east of the F.H.U.V. Adjacent zones include C1-30' on the east side of the alley, C1-40' north of 38th and one block west, and IC-45' south of 36th. That IC-45' zone is proposed to be rezoned to IC-65' as a way to transition from the industrial uses to the south and the proposed residential uses to the north.

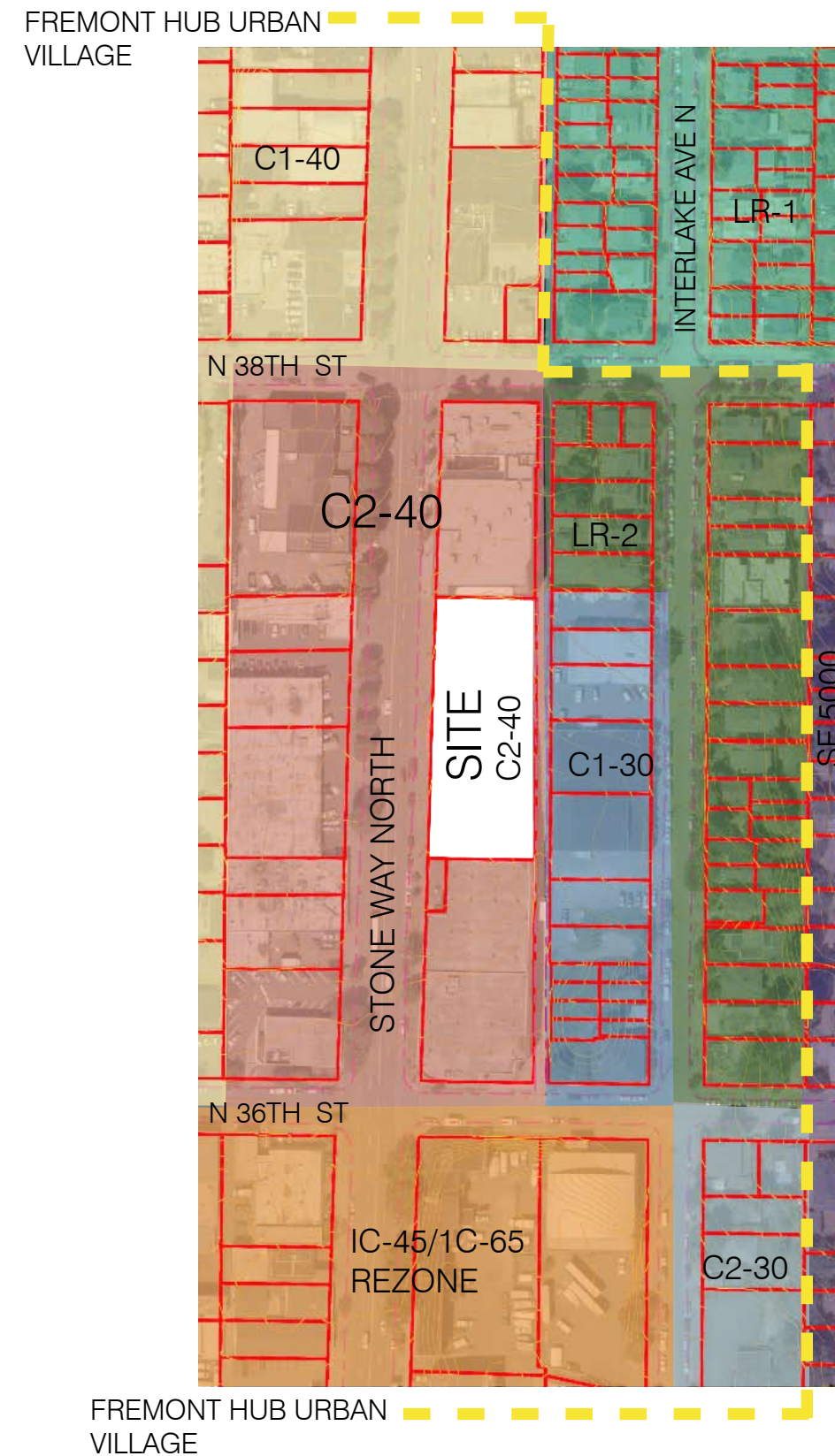
3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The buildings on either side of the project site include a 3-story (approx 40') institutional building to the north, and a single-story neighborhood restaurant tucked in next to a 3-story (approx 40') public storage building to the south. Other nearby uses include single-story commercial buildings with adjacent surface parking lots. The block east of this site contains scattered single-family homes, but recent development trends toward lowrise apartments and duplexes.

This block has a pattern of street trees on both sides of the street; however, there are no existing-street trees at this site. There are potential rooftop views southwest toward Queen Anne Hill and south to Downtown.

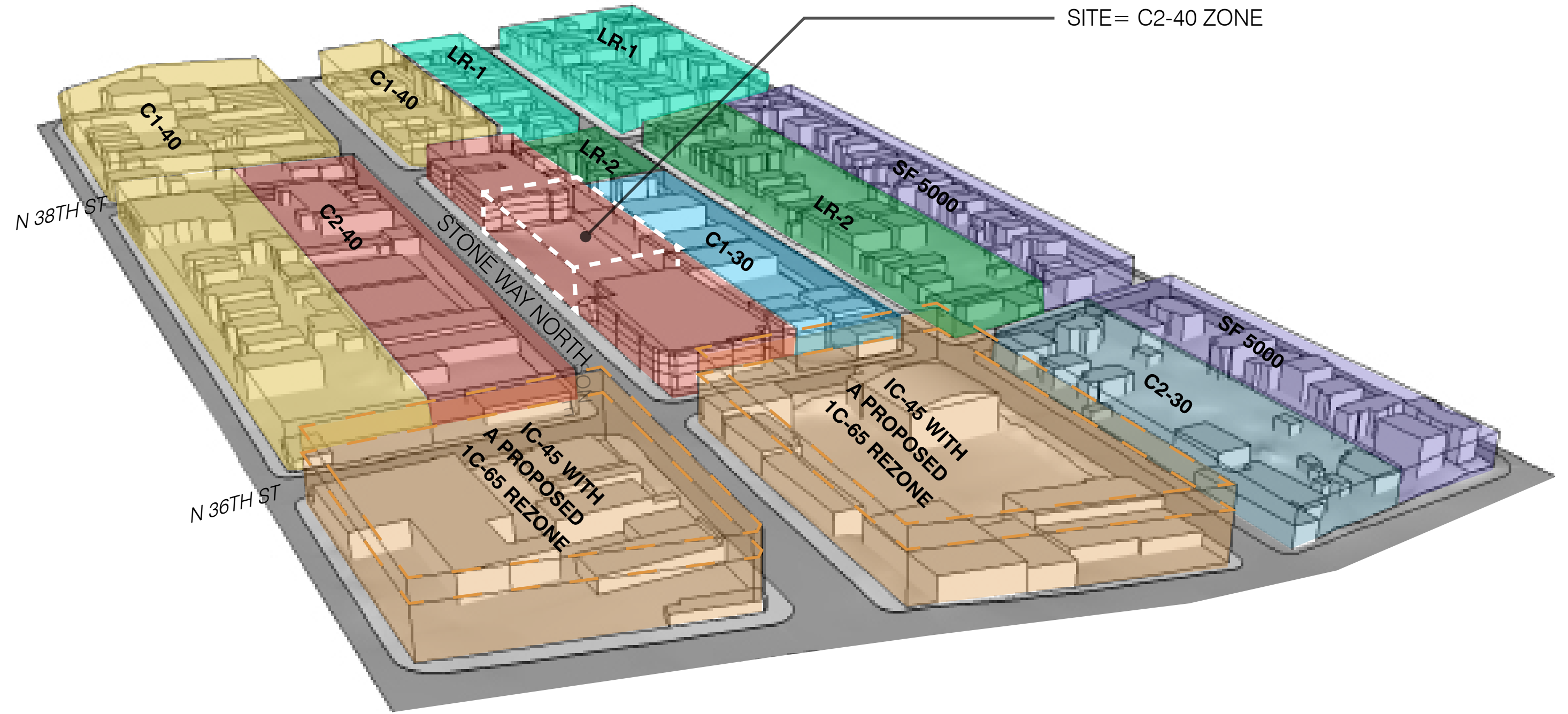
4. Please describe the applicant's development objectives, indicating types of desired uses, structure height, (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also indicate potential requests for departure from development standards.

The applicant proposes to build a mixed-use development that provides quality housing and small-scale retail in a growing neighborhood within the Fremont Hub Urban Village. The proposed project is a 4-story building with approximately 111 apartment units, 10 live/work units, and 4,000 square feet of commercial space. Approximately 105 parking spaces are provided in an underground garage. The applicant is targeting LEED certification at a level to be determined.

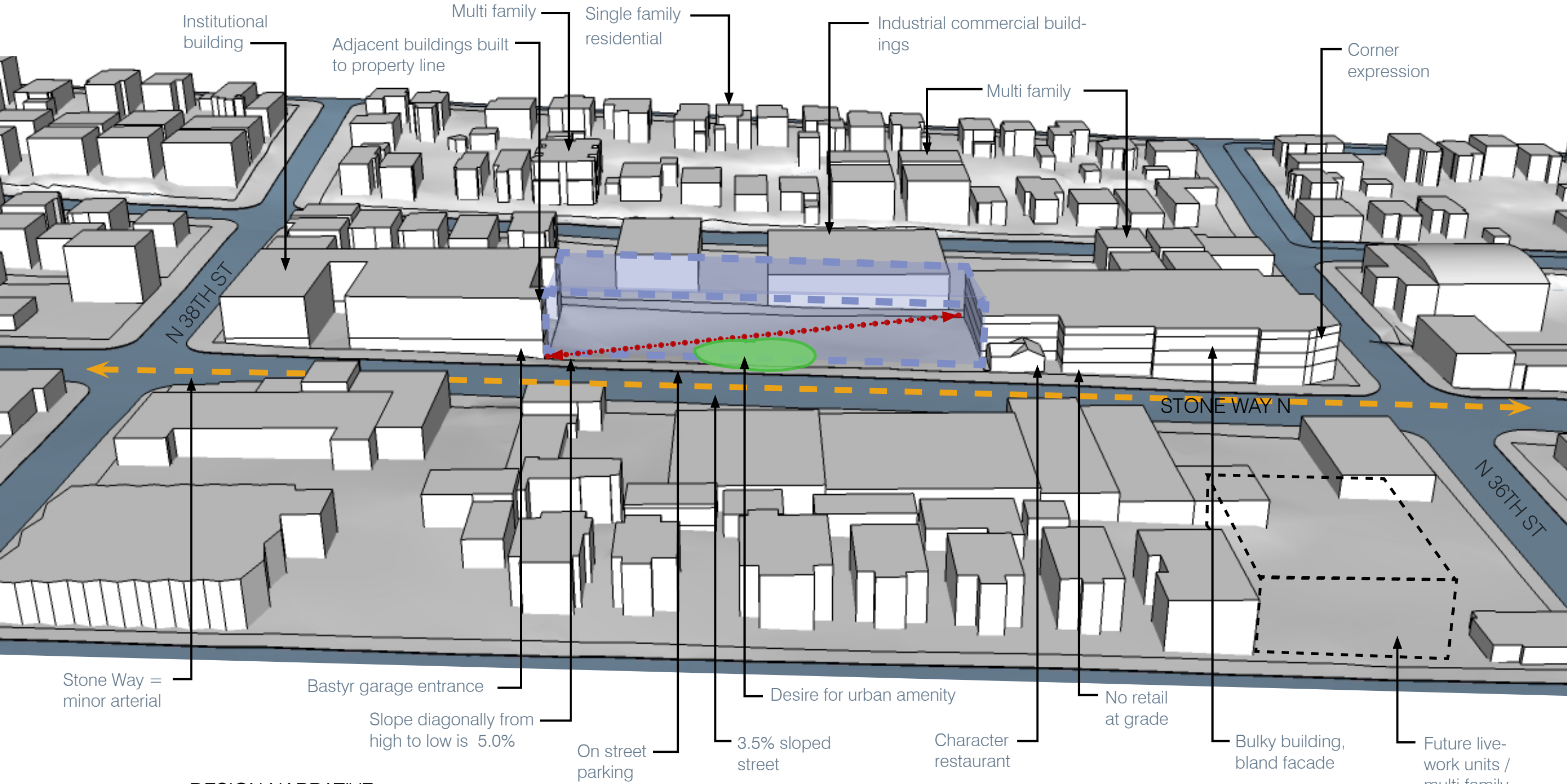


Zoning Envelope

3636 STONE WAY NORTH



NEIGHBORHOOD ZONING WITH BUILDABLE ENVELOPE



DESIGN NARRATIVE

GOALS:

- Meet development objectives by developing site to full potential.
- Respond to Fremont Neighborhood Plan goals to increase housing alternatives and to add housing opportunities in commercial zones.
- Create commercially-viable retail and live/work spaces along Stone Way.
- Provide open space as a pedestrian amenity on Stone Way.
- Provide a quality, mixed-use building in a transitional area.

CHALLENGES:

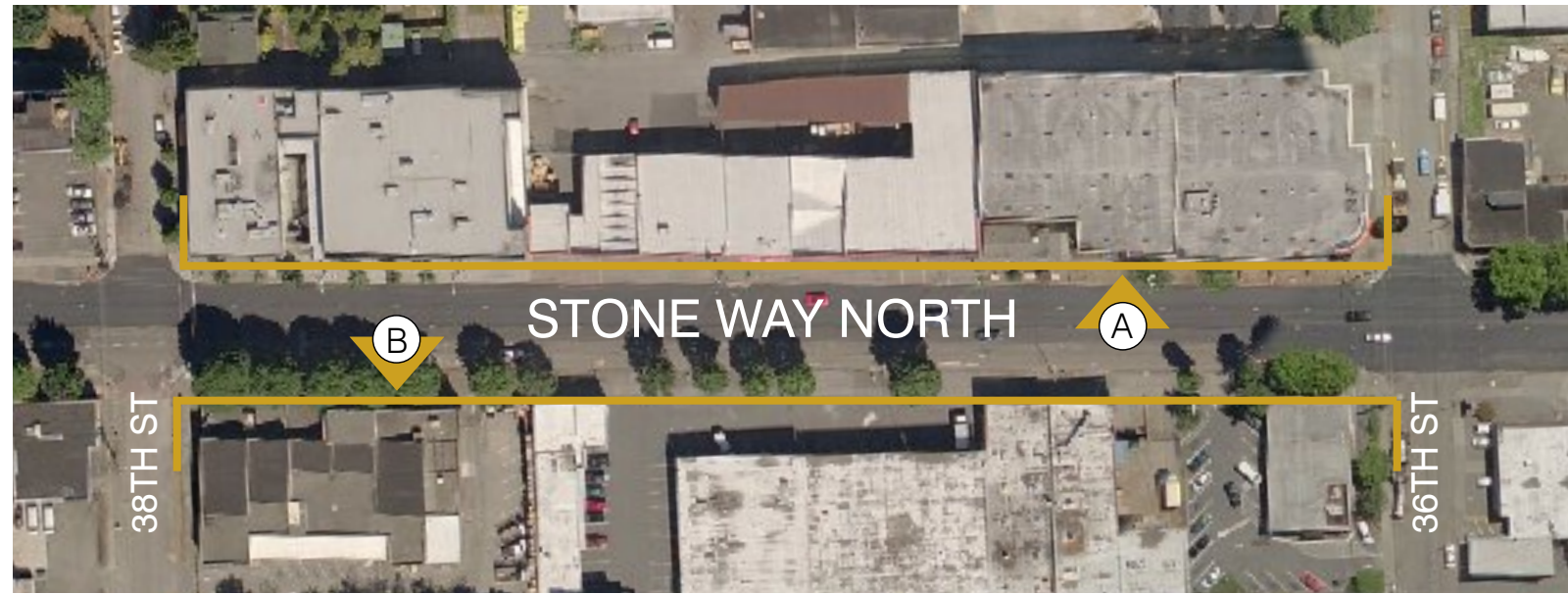
- Sloped site makes ground-level entries difficult.
- Existing patterns of use do not encourage pedestrian traffic.
- Creating open space on Stone Way shifts building mass to the alley.
- The site's low point is at the alley, pushing the average grade plane (and therefore the height limit) down relative to Stone Way.
- Optimizing 3.25 F.A.R. allowed.

Site Photos

3636 STONE WAY NORTH



A STONE WAY LOOKING EAST



B STONE WAY LOOKING WEST



BANK OF AMERICA CENTRAL FABRICATORS INC. MORGAN'S ELECTRICAL AND PLUMBING RODDA PAINT SIEU LOCAL 925 STONEWAY ELECTRIC SUPPLY

RESIDENTIAL



F NORTH-EAST OF SITE ACROSS ALLEY FROM BASTYR CENTER

WAREHOUSE

WAREHOUSE



G ALLEY LOOKING EAST FROM SITE

RESIDENTIAL



E ENTERING ALLEY FROM 38TH STREET HEADING SOUTH



STORAGE FACILITY MULTI-FAMILY



J ENTERING ALLEY FROM 36TH STREET HEADING NORTH

ROOFING SUPPLY/PROJECT SITE BASTYR CENTER

WAREHOUSE



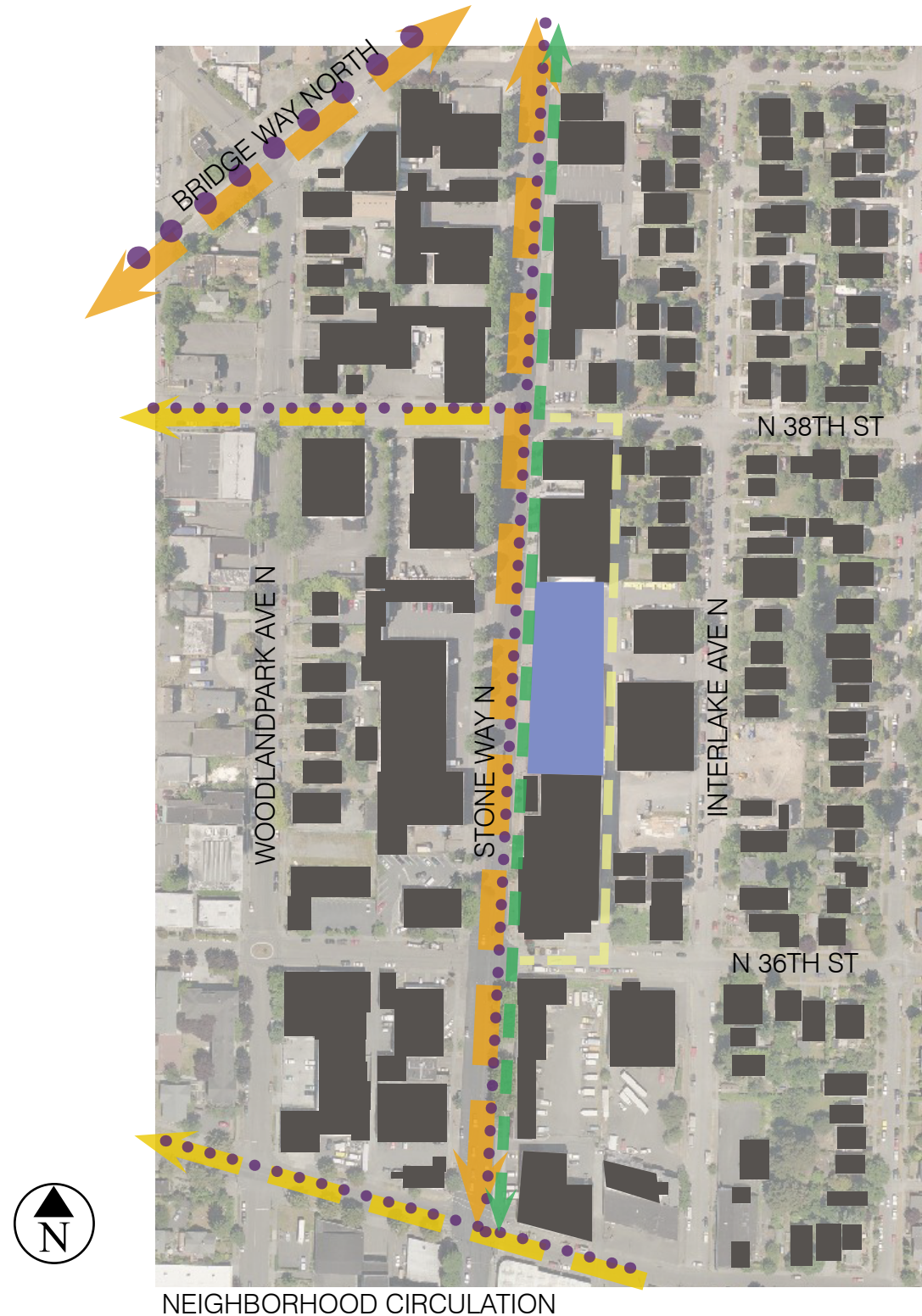
H LOOKING NORTH FROM MID-ALLEY AT CENTER OF SITE



I ALLEY LOOKING SOUTH

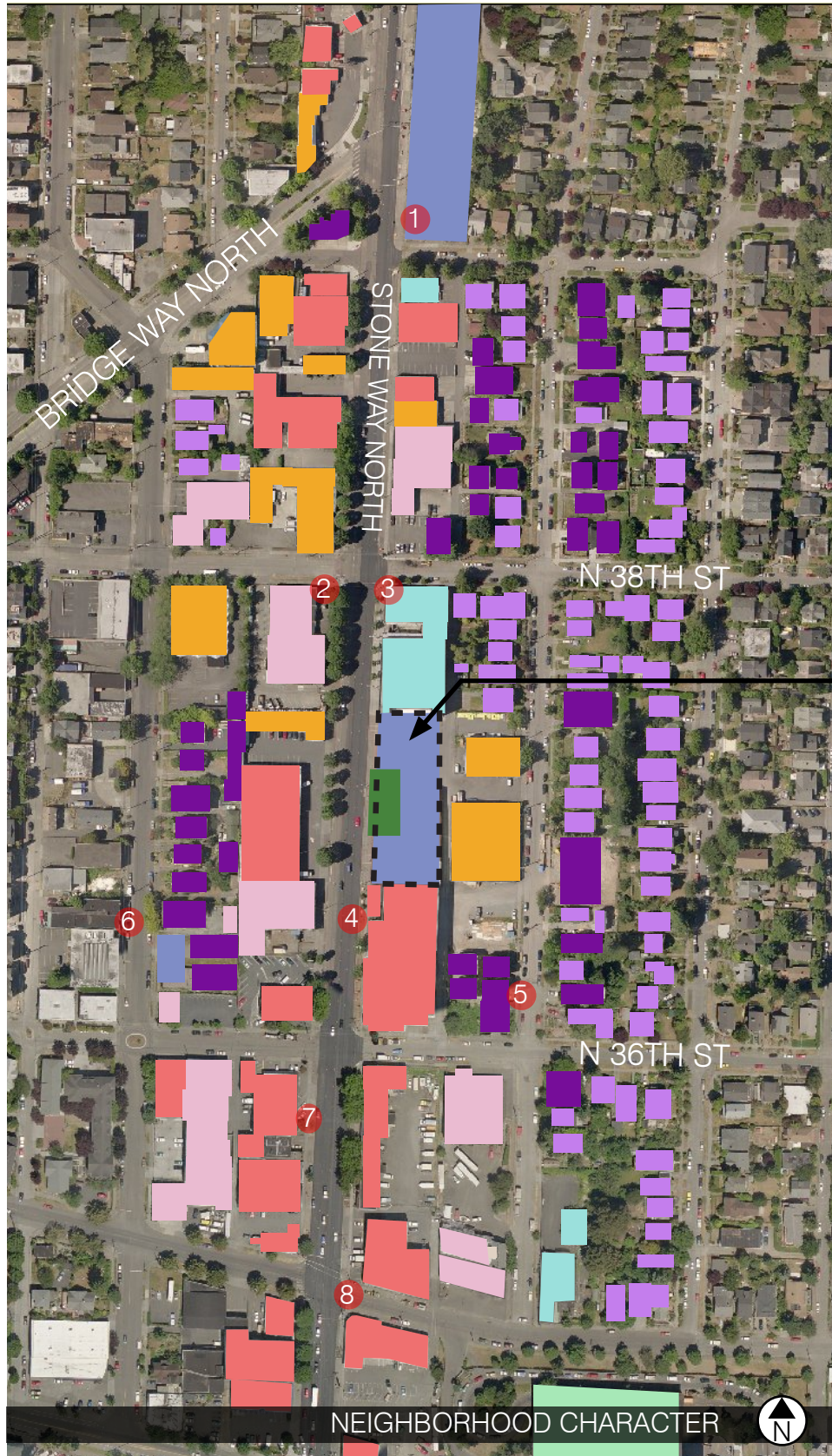
Circulation and Views

3636 STONE WAY NORTH



- Site
- Minor arterial
- collector arterial
- Alley and site Access
- Major Transit route
- minor transit route
- Sharrows with bicycle lane on uphill side





LAND USE LEGEND

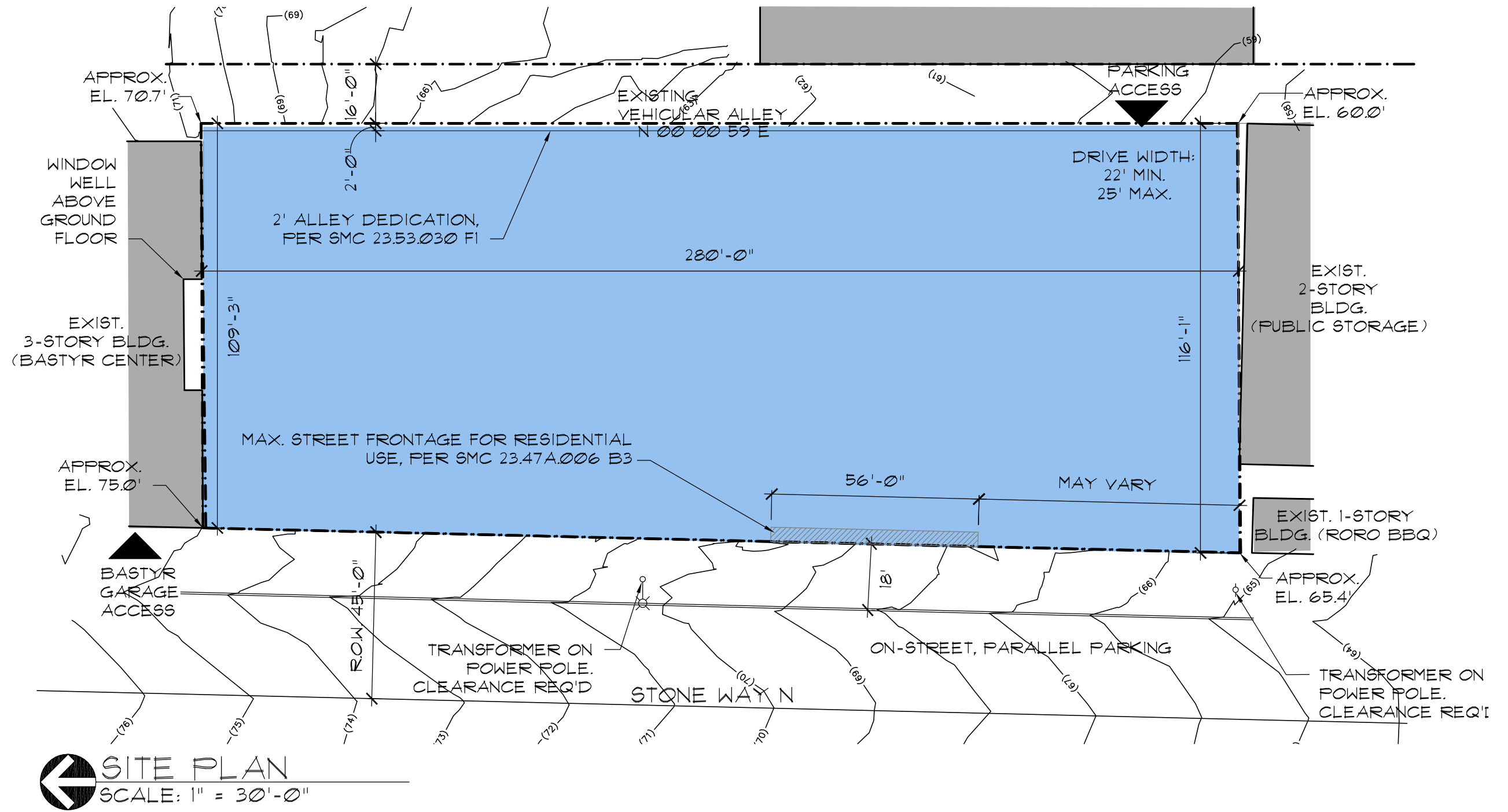
- INDUSTRIAL/ WAREHOUSE
- OFFICE
- COMMERCIAL
- MULTI-FAMILY
- SINGLE-FAMILY
- MIXED-USE
- INSTITUTIONAL
- UTILITY
- URBAN OPEN SPACE

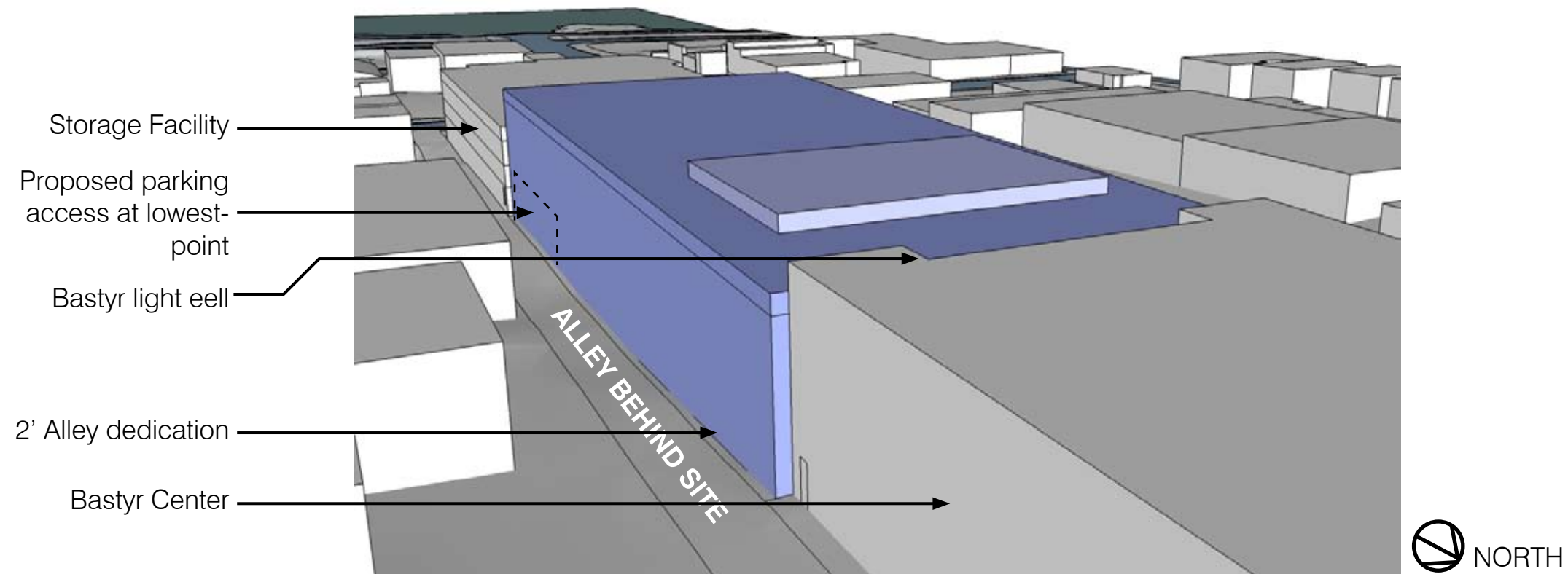
3636 STONE WAY SITE



Zoning: Site

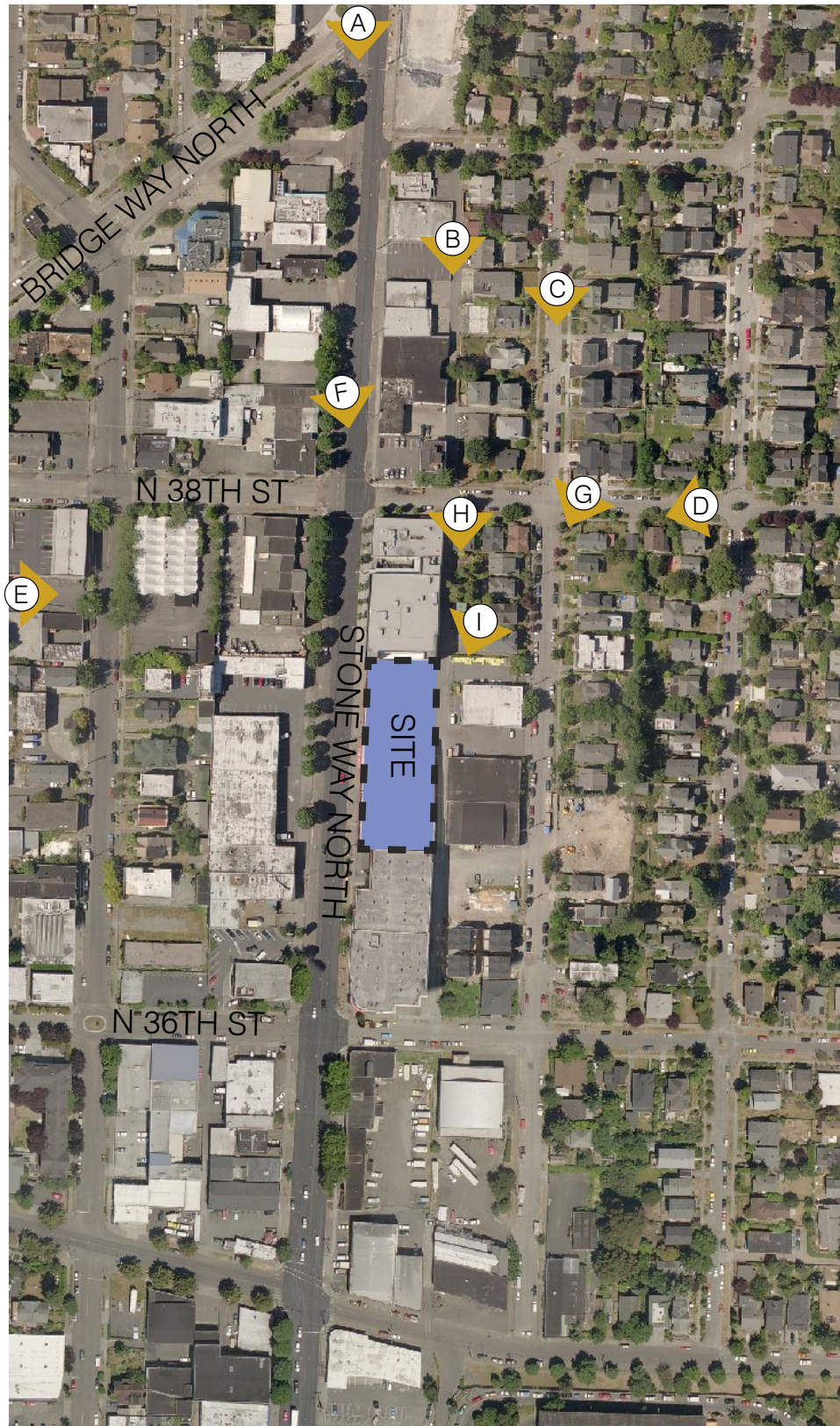
3636 STONE WAY NORTH





View Study

3636 STONE WAY NORTH



KEY MAP

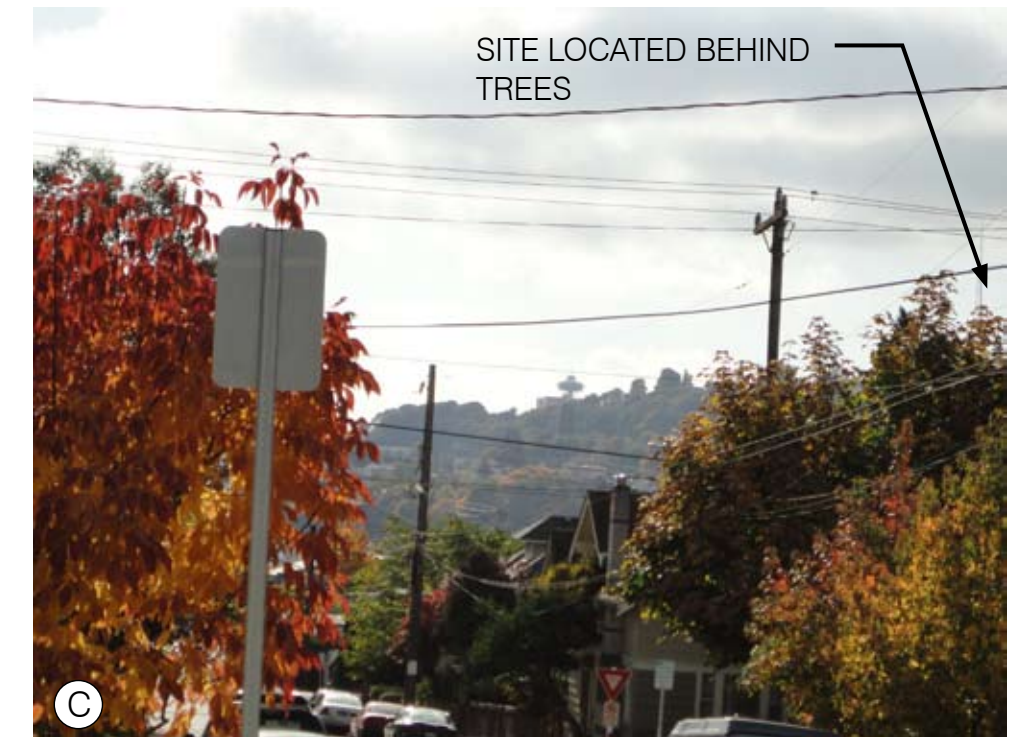
The applicant has begun to study the effect of the proposed building on views of Lake Union and the downtown skyline from Stone Way and neighboring residential structures.



VIEW OF DOWNTOWN



ONE BLOCK NORTH OF THE SITE: TOWARD DOWNTOWN



VIEWS ON INTERLAKE AVE N



VIEW WEST ACROSS SITE



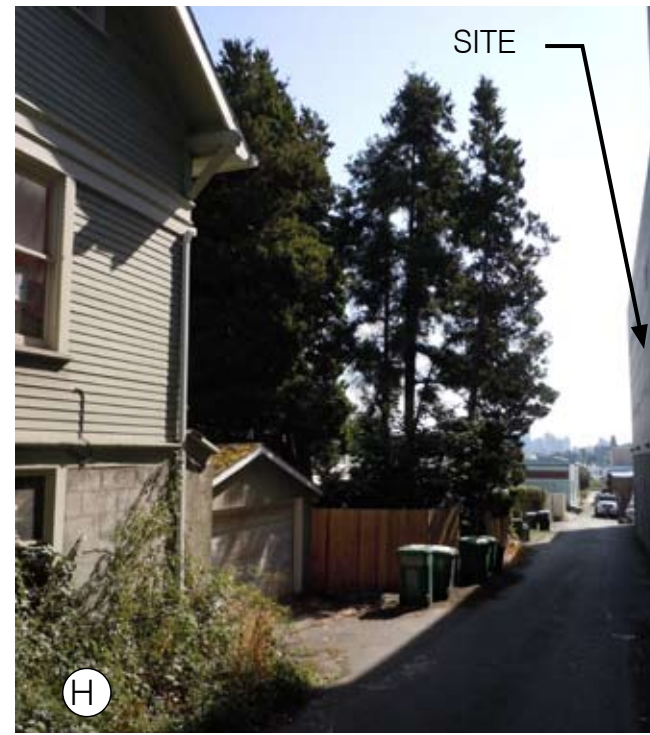
VIEW EAST ACROSS SITE



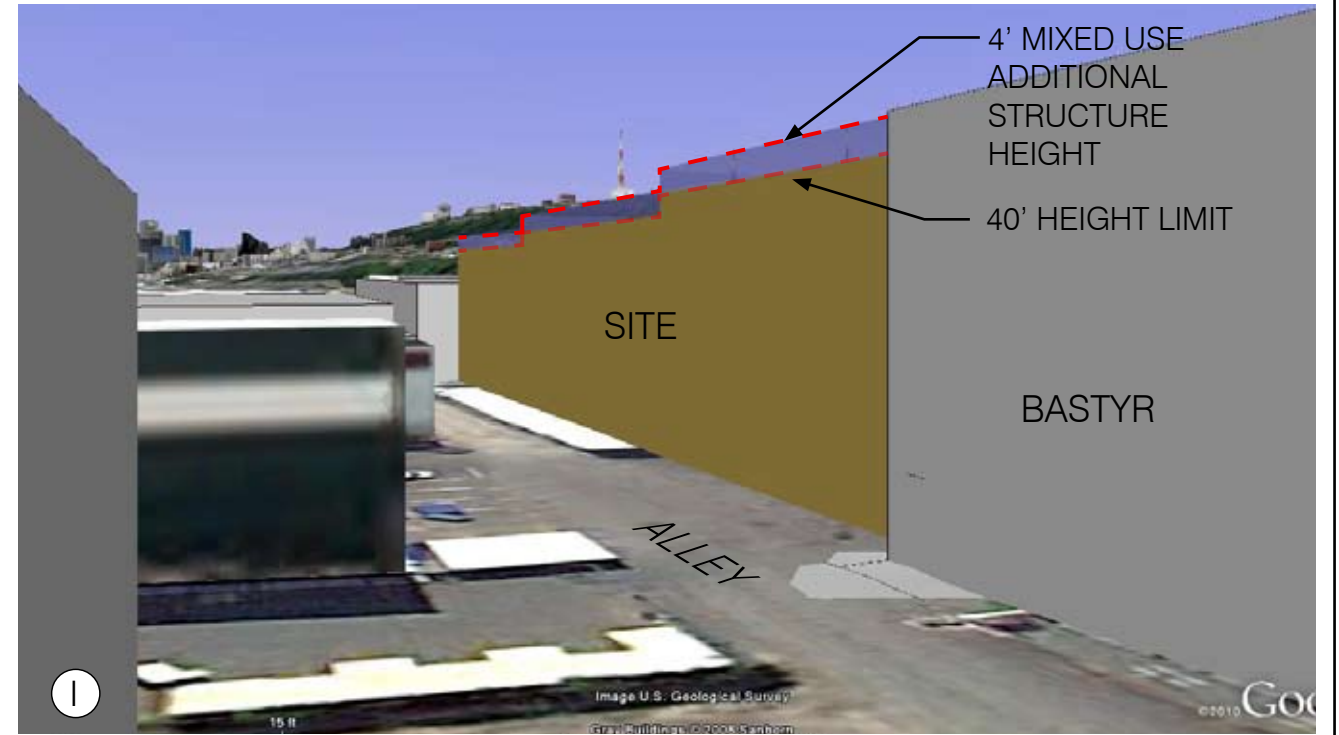
VIEW TOWARDS DOWNTOWN SHOWING MINIMAL IMPACT OF ADDITIONAL 4'



VIEW FROM NEW TOWNHOUSES



VIEW FROM HOUSE AT ALLEY ENTRANCE



VIEW SOUTH DOWN THE ALLEY. VIEW TAKEN FROM APPROXIMATE HEIGHT OF SECOND STORY WINDOW.

Design Guidelines

A-2 STREETScape COMPATIBILITY

The entry plaza breaks up the long block and provides pedestrian interest.

A-3 ENTRANCES VISIBLE TO THE STREET

Signage, awnings and a strong relationship to the entry court will clearly identify the residential lobby from the street.

A-4 HUMAN ACTIVITY

The design provides a variety of experiences, including retail entries at the sidewalk and live-work entrances off a shared entry court. The residential lobby is located off the entry court to increase activity and provide a place for informal interaction.

A-5 RESPECT FOR ADJACENT SITES

The design provides a variety of experiences, including retail entries at the sidewalk and live-work entrances off a shared entry court. The residential lobby is located off the entry court to increase activity and provide a place for informal interaction.

Locating the residential lobby and live-work units off the shared entry court will minimize impacts on other properties.

A-6 TRANSITION BETWEEN RESIDENCE AND STREET

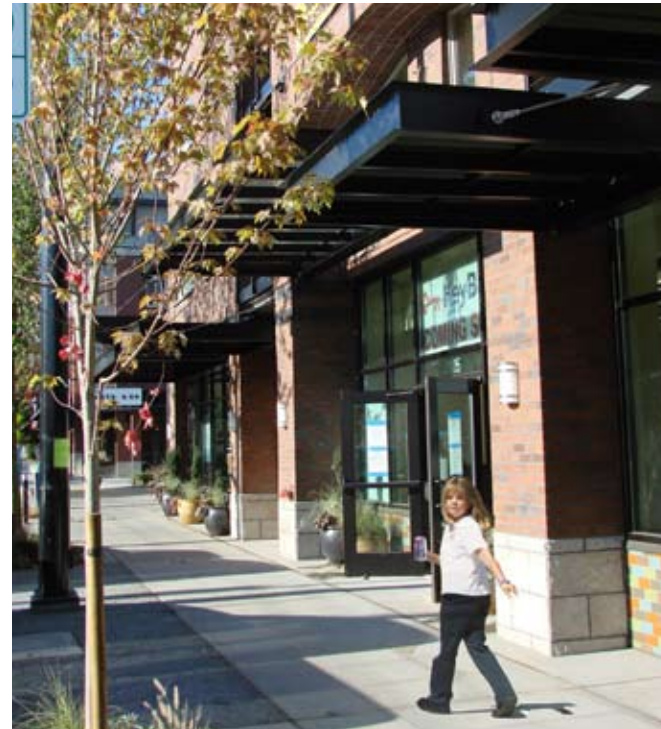
The entry court provides attractive entry to the residential lobby. The change in grade creates a buffer from the street while landscaping and materials invite human activity.

A-7 RESIDENTIAL OPEN SPACE

The entry court provides open space at ground level that benefits residents and organizes multiple entries. Additional open space is provided for residents at the roof to take advantage of views and solar access.

A-8 PARKING AND VEHICLE ACCESS

All tenant parking is located in a below-grade garage with access off the existing vehicular alley. The elimination of multiple existing curb cuts along Stone Way will increase pedestrian safety.



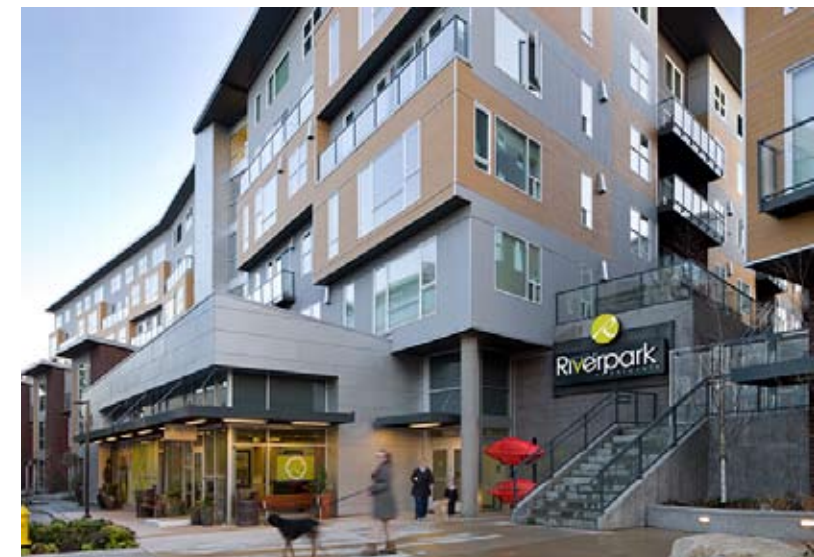
Human Activity (Project by Tiscareno Associates)



Entrances Visible from the Street



Residential Open Space (Project by Tiscareno Associates)



Human Activity (Project by Tiscareno Associates)



Streetscape Compatibility

B-1 HEIGHT, BULK AND SCALE COMPATIBILITY

The design will be consistent with proposed zoning in the neighborhood. Establishing a courtyard at the entry reduces the mass of the building along Stone Way. Detailing and articulation will break up the building along the alley.

C-1 ARCHITECTURAL CONTEXT

The architectural character of the surrounding area favors simple, functional buildings with a variety of uses, including warehouses, retail—particularly of building supplies, and both single and multi-family residences. The goal for this project is to emulate the simple shapes and durable materials of the surrounding neighborhood, while bringing a new vitality to the area.

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

The design will be contemporary, with clean lines and balanced proportions. Changes in materials and glazing will differentiate between retail, live-work units, and residential units. Varied parapet heights will help define forms.

C-3 HUMAN SCALE

Landscaping and materials will make the entry courtyard a comfortable and inviting area. Architectural details and materials will be designed with a good human scale in mind.

C-4 EXTERIOR FINISH MATERIAL

Exterior materials will emphasize durability and maintenance to protect the long-term quality of the building.



Architectural Context



Exterior Finish Material



Height, Bulk and Scale Compatibility



Architectural Concept and Consistency



Human Scale



Human Scale (Project by Tiscareno Associates)

Design Guidelines

3636 STONE WAY NORTH

C-5 STRUCTURED PARKING ENTRANCES

The garage entry is located off the existing vehicular alley.

D-1 PEDESTRIAN OPEN SPACE AND ENTRANCES

The residential lobby and live-work units open onto a landscaped entry court. Overhead protection, signage, and lighting will further enhance that area.

D-6 SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS

Dumpsters, utilities, and service areas are located off the existing alley. Care will be taken to screen them from adjacent residential units.

D-7 PERSONAL SAFETY AND SECURITY

Landscaping in the entry court will maintain clear sight lines across the courtyard and from the sidewalk. Live-work units facing Stone Way and the entry court will provide eyes on the street, and upper-level residential units will have clear views of the entry court. Open rails will be used in place of solid retaining walls. Pedestrian areas will be well-lit.

D-12.2 RESIDENTIAL ENTRIES AND TRANSITIONS: MULTI-FAMILY / MIXED- USE

The entry court will have a generous stairway to provide transition from the sidewalk, and the architectural details will differentiate the live-work units from the residential lobby. These details will include overhead protection, lighting, and landscaping.

E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

Street trees will continue an established pattern along Stone Way and provide continuity with sites on both sides of the street. Landscape treatments will make the entry court distinctive and help negotiate the change in grade. Greenery will be provided along the street façade wherever spaces allows. Rooftop patios will be landscaped to provide attractive amenity space for residents.



Personal Safety and Security



Pedestrian Open Spaces and Entrances



Transitions to Multi Family Mixed Use



Landscaping to Enhance the Building



Residential Entries

Fremont Hub Urban Village: Fremont Vision Statement



FREMONT VISION STATEMENT

*We live in a clean, healthy, natural environment with open, multi-use greenspaces;
Our community is safe, vibrant, and friendly and encourages and supports cultural, artistic, and economic activity and diversity, with an abundance of diverse and affordable housing options;
We enjoy an accessible variety of basic goods and services in a genuine pedestrian culture, linked to public transit options;
Our community is a web of interconnected small businesses, artists and artisans, industry, and residents who contribute to each other's well being.*

DESIGN RESPONSE

The proposed building provides a variety of apartments and economic activity through ground level retail and live-work units. The live-work units support cultural, artistic and economic diversity by providing individuals affordable street-front retail to connect directly with the community.

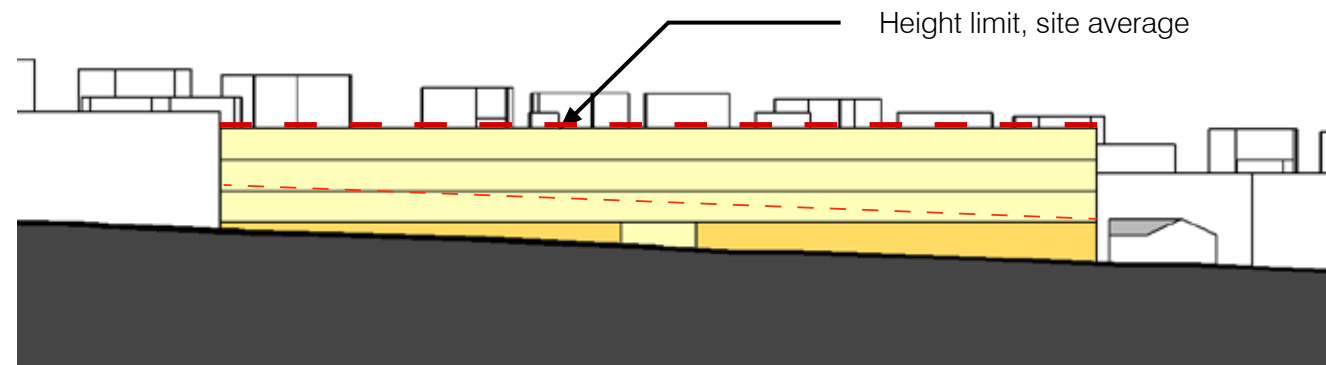
The preferred scheme incorporates a large centrally-located urban open space surrounded by the small retail spaces. The building will promote activity and vibrancy on Stone Way enhancing walkability and livability.



3636 STONE WAY NORTH

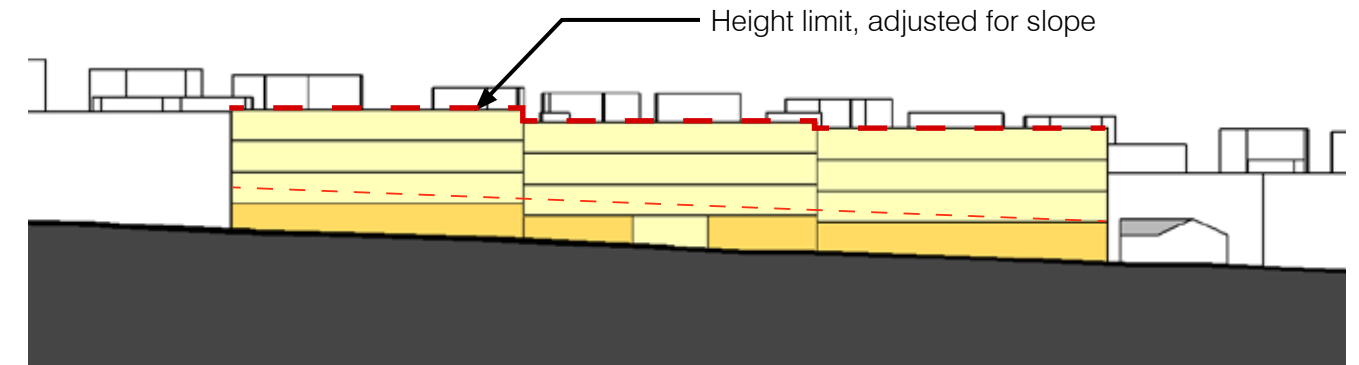
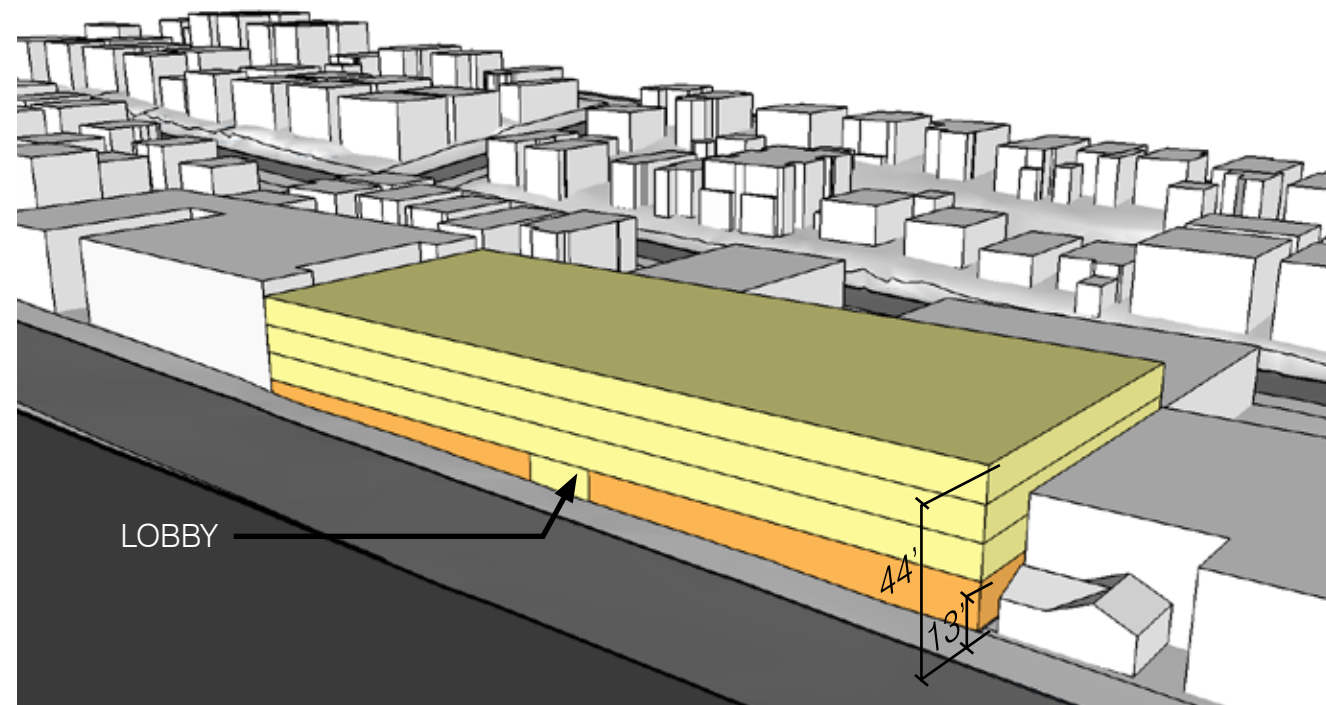
Site Relationships Study

RETAIL AND RESIDENTIAL MIXED-USE



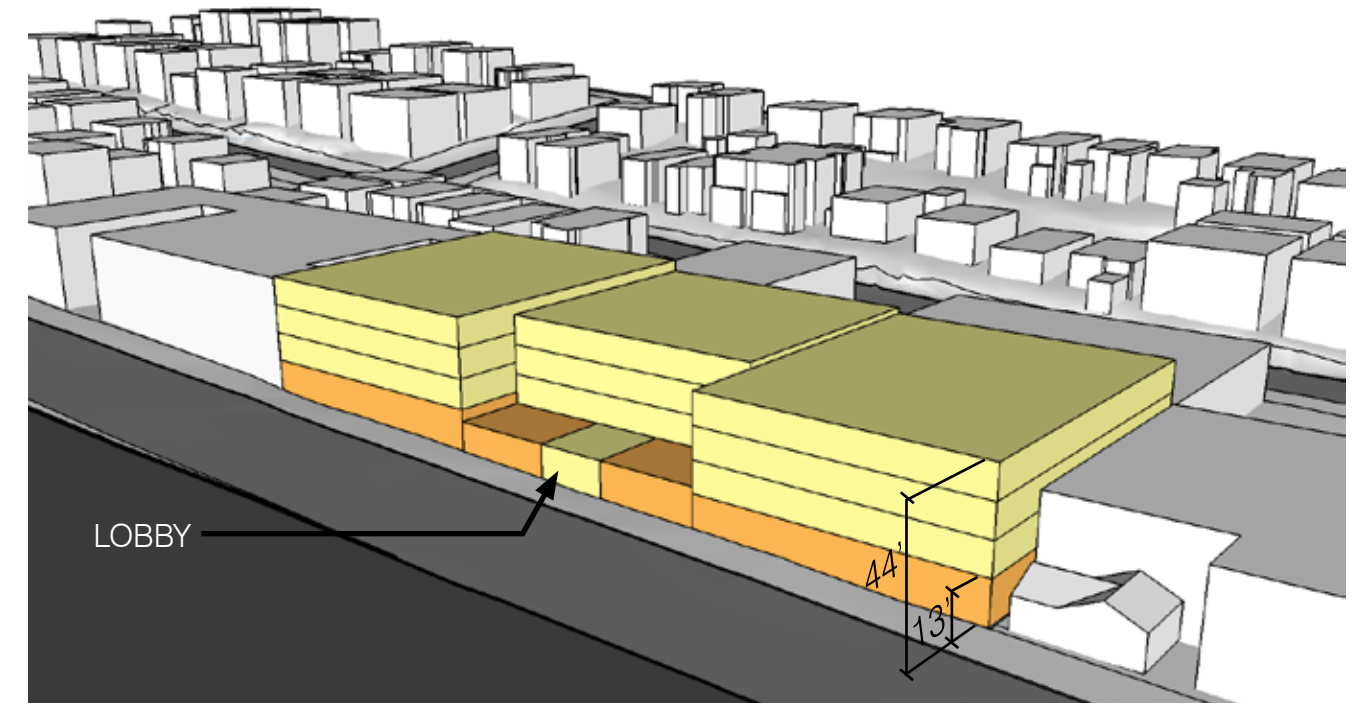
EXPLORATION ONE: BLOCK BUILDING

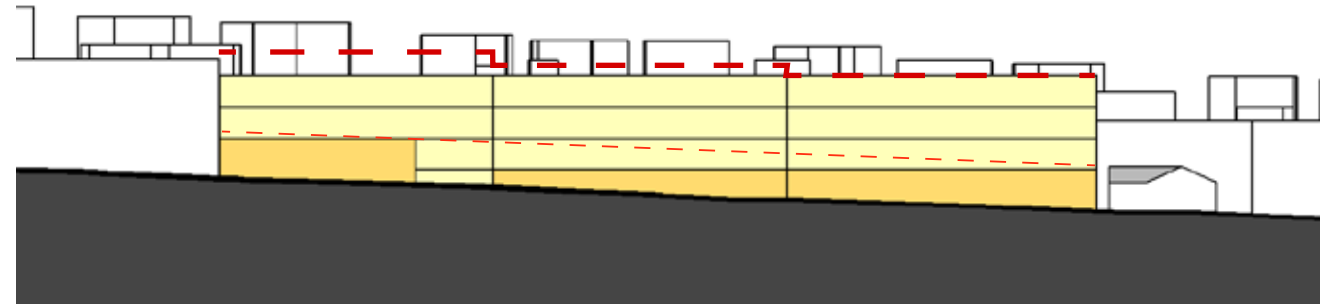
- 13' height for retail measured from lowest point
- Sloped site leaves retail buried on north side
- Achieves 3.25 F.A.R. and within C2 Zone envelope
- Deep residential levels don't allow light to units: reduce floor plates



EXPLORATION TWO: CONSISTENT STEP TO THE BUILDING

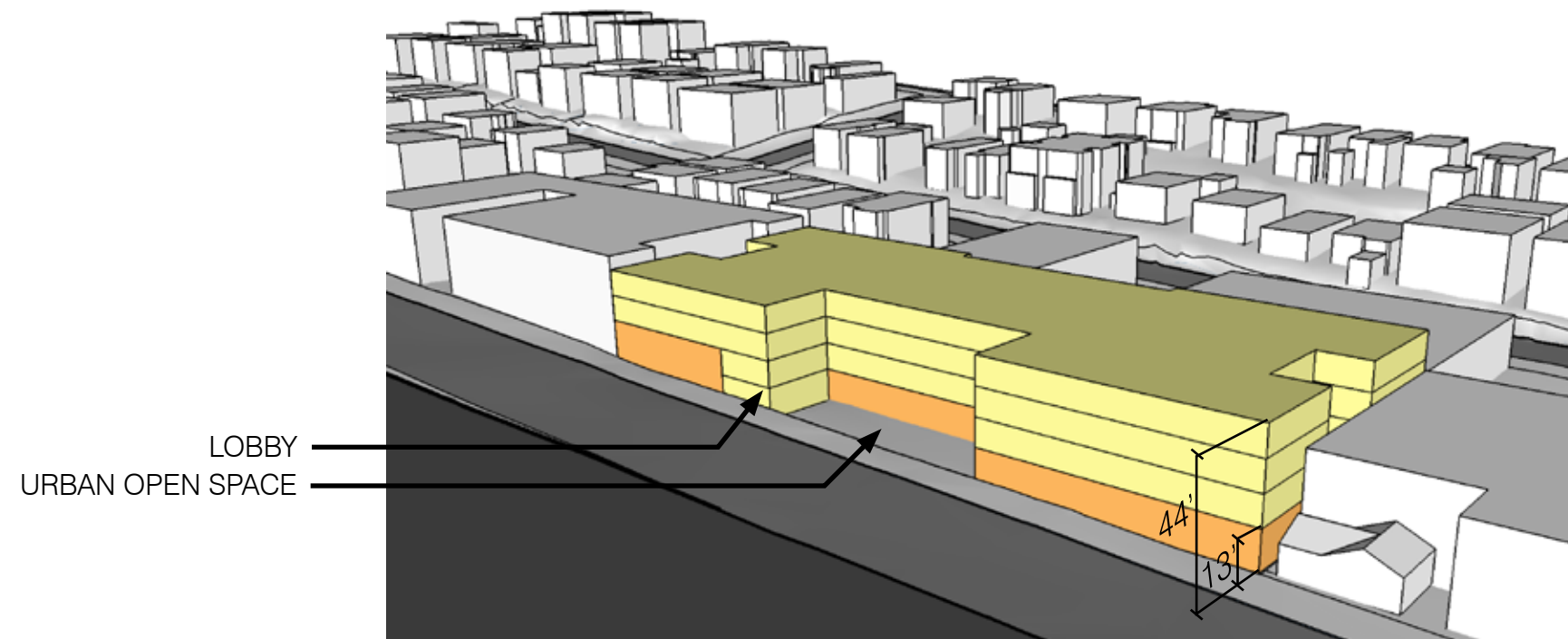
- Divide building mass in thirds and match retail/non-residential step with grade
- Recess a portion of facade to maintain retail
- Improves retail facades, but break in residential floor is unfeasible
- Disjointed floor plates require excessive use of stairs and ramps to transition through each floor





EXPLORATION THREE: CENTRAL COURTYARD

- Divides building in thirds with an entry court in the middle
- Court provides transition from sidewalk to live/work and residential entries
- Improves live/work access and visibility
- Allows flexibility of ground floor uses: live/work could convert to retail
- Provides public amenity and urban oasis at the middle of a long block
- Creates double-height, non-residential space at the north end
- Optimizes residential square footage
- Maintains level circulation through the building



Scheme 1- Massing Concept

3636 STONE WAY NORTH

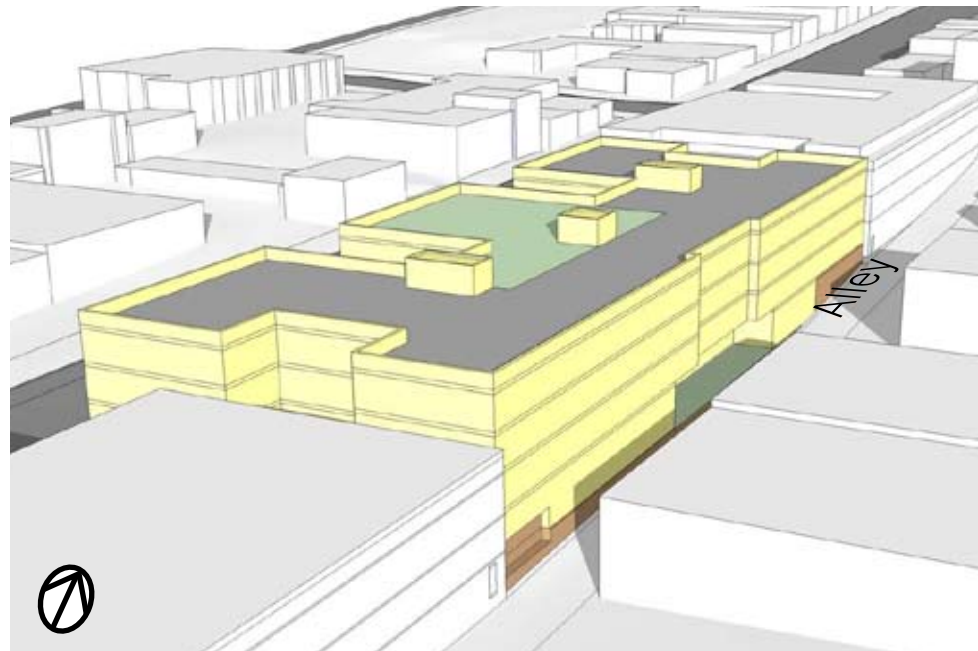


SCHEME 1

FAR: 3.21
 RETAIL: 4,600 SF
 LIVE/WORK: 3 UNITS
 RESIDENTIAL: 112 UNITS

COLOR KEY

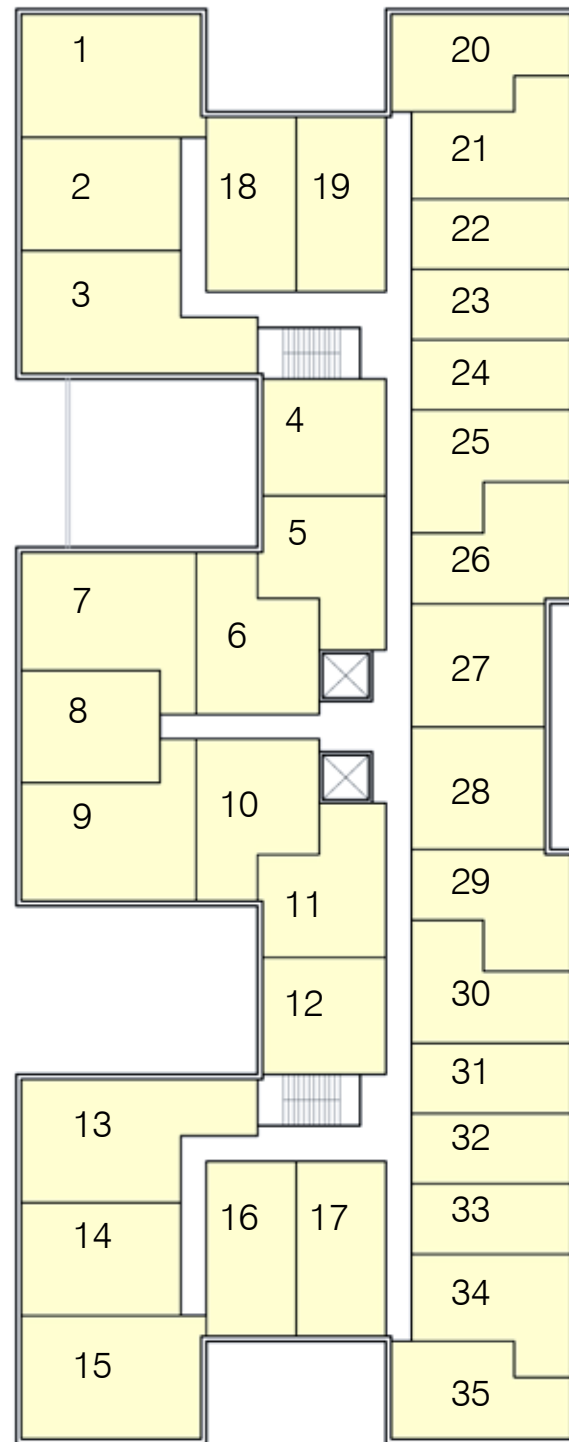
- OUTDOOR AMENITY AREAS
- RESIDENTIAL USES
- NON-RESIDENTIAL (RETAIL OR LIVE-WORK)
- PARKING



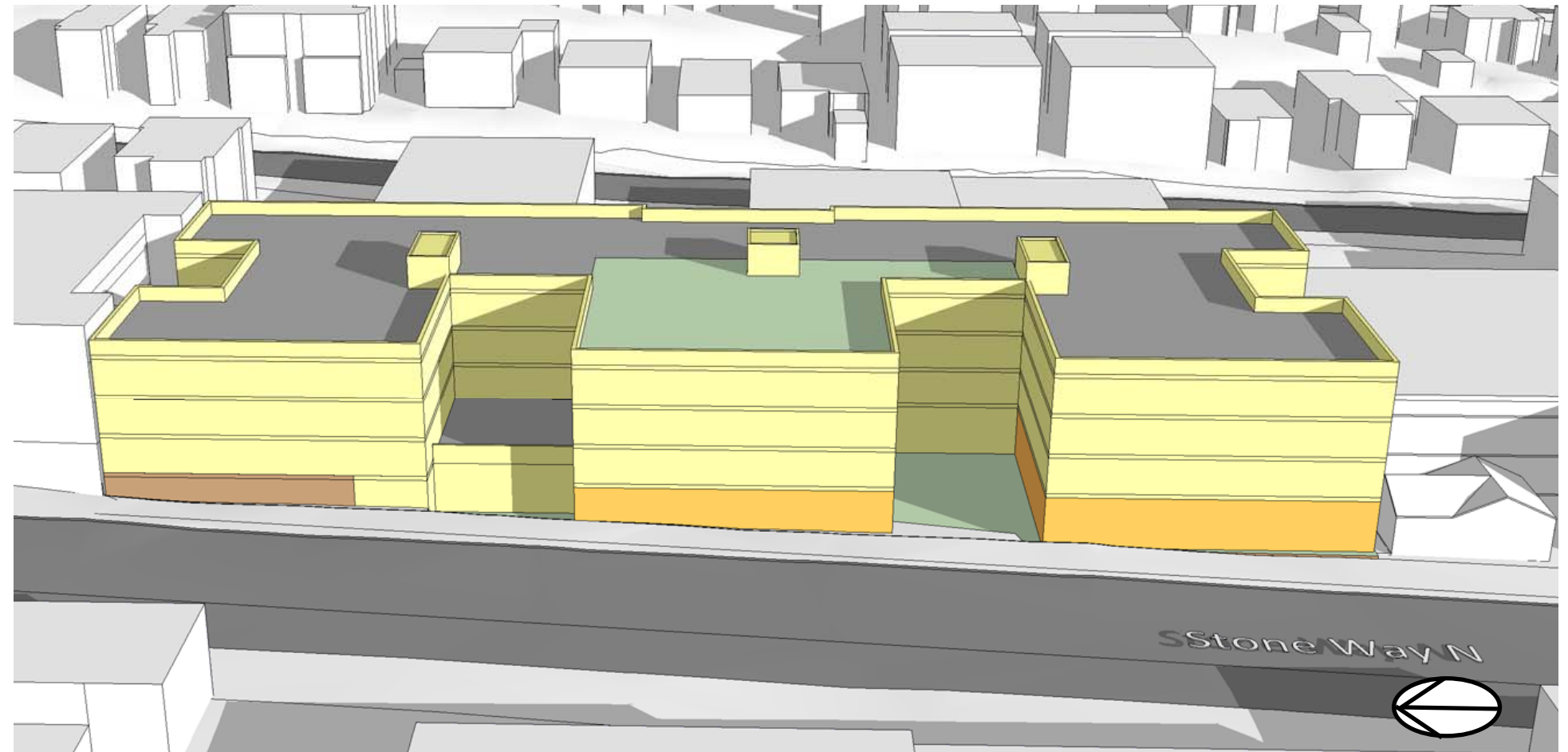
View South Down Stone Way N



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SCHEME 1:

This design breaks the building up into three segments separated by courtyards that face Stone Way. The south court is at street level, with the north court at level 2. Light wells bring light and air to residential floor at the north and south property line. Retail space occupies the ground floor of the south segment, with live/work units at the middle and north segment. The residential lobby enters off the south court, which is at the same elevation as the sidewalk. There are two parking areas: one at the ground level and one completely below grade. The 12-foot change in grade facilitates entering those different levels.

ADVANTAGES:

- The courtyard to the south is at grade with the sidewalk, easing entry.
- The building is broken into three smaller masses.
- The parking entrances take advantage of the change in grade.
- Parking occupies parts of the ground floor without much access to light.

CHALLENGES:

- Difficult to reconcile the live/work units with the sidewalk grade.
- Two parking entrances.
- The ground floor parking diverts allowable square footage from residential or retail use.
- Courtyards are small, with limited distance between facing residential units.
- The residential lobby is not cohesive.
- No solarium
- No retail at the north end of the street-facing facade. Departure required.

Scheme 2- Massing Concept

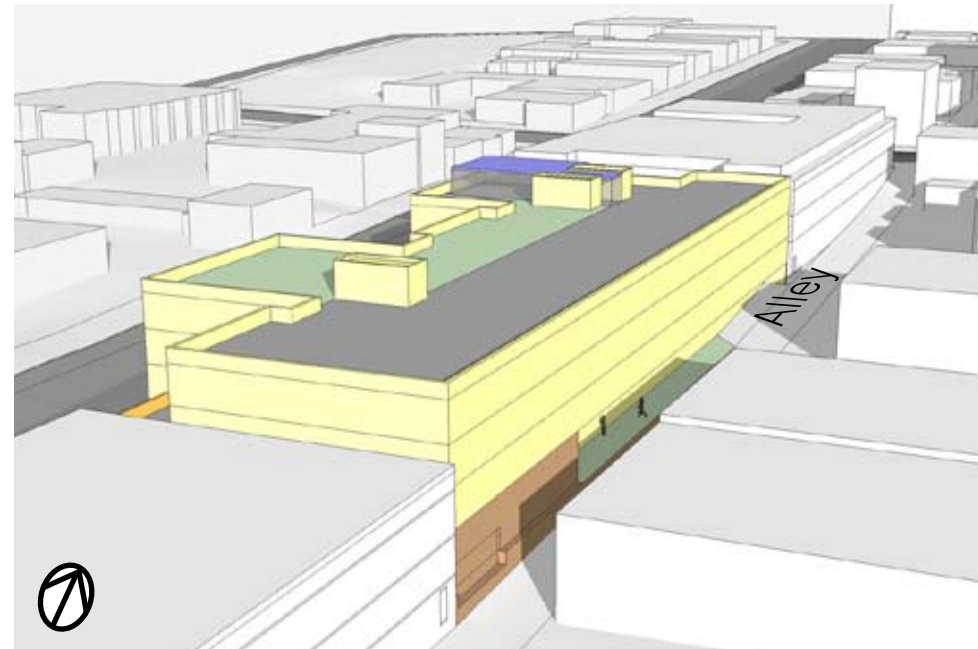
3636 STONE WAY NORTH



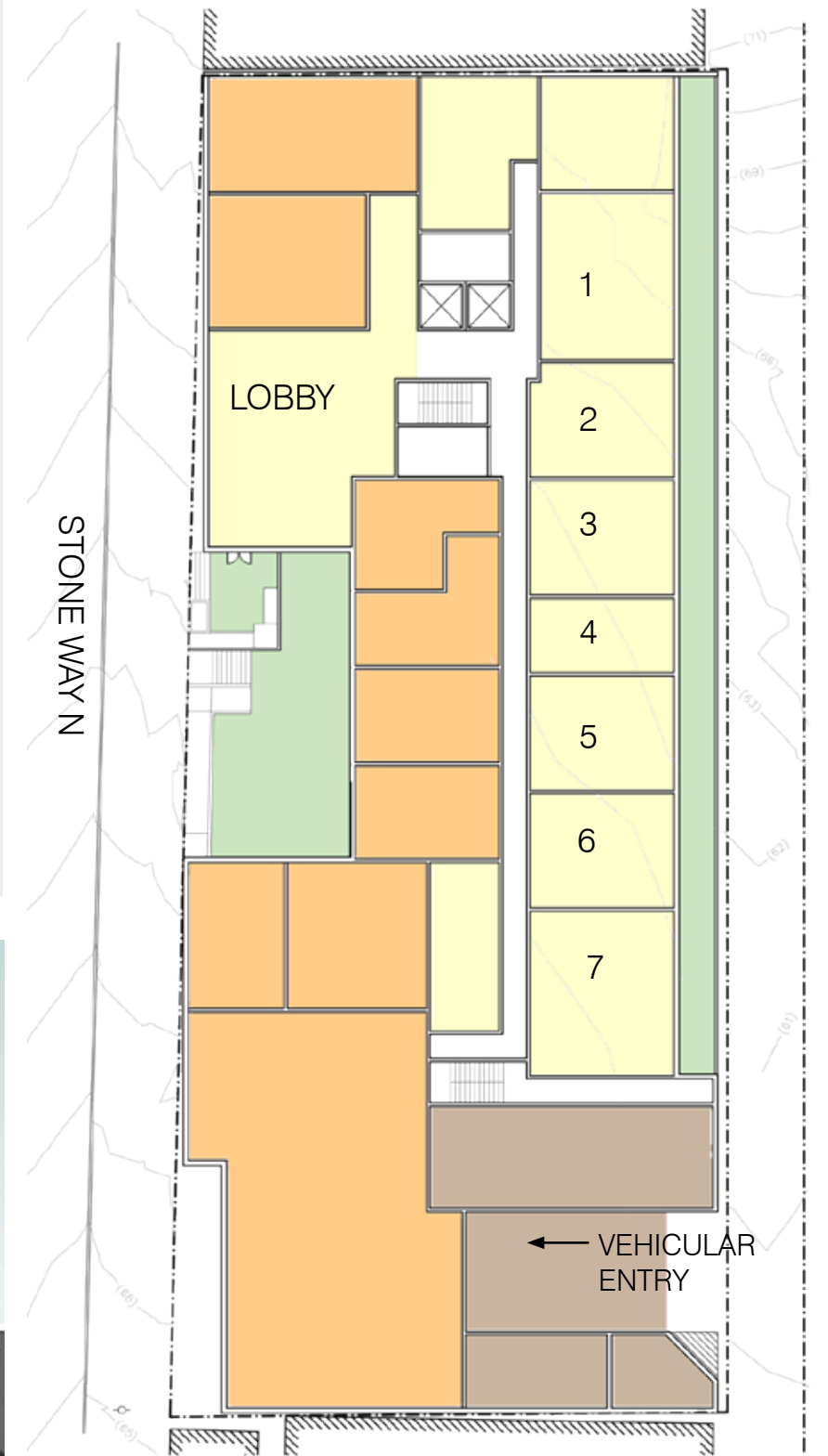
SCHEME 2

FAR: 3.07
 RETAIL: 4200 SF
 LIVE/WORK: 8 UNITS
 RESIDENTIAL: 106 UNITS

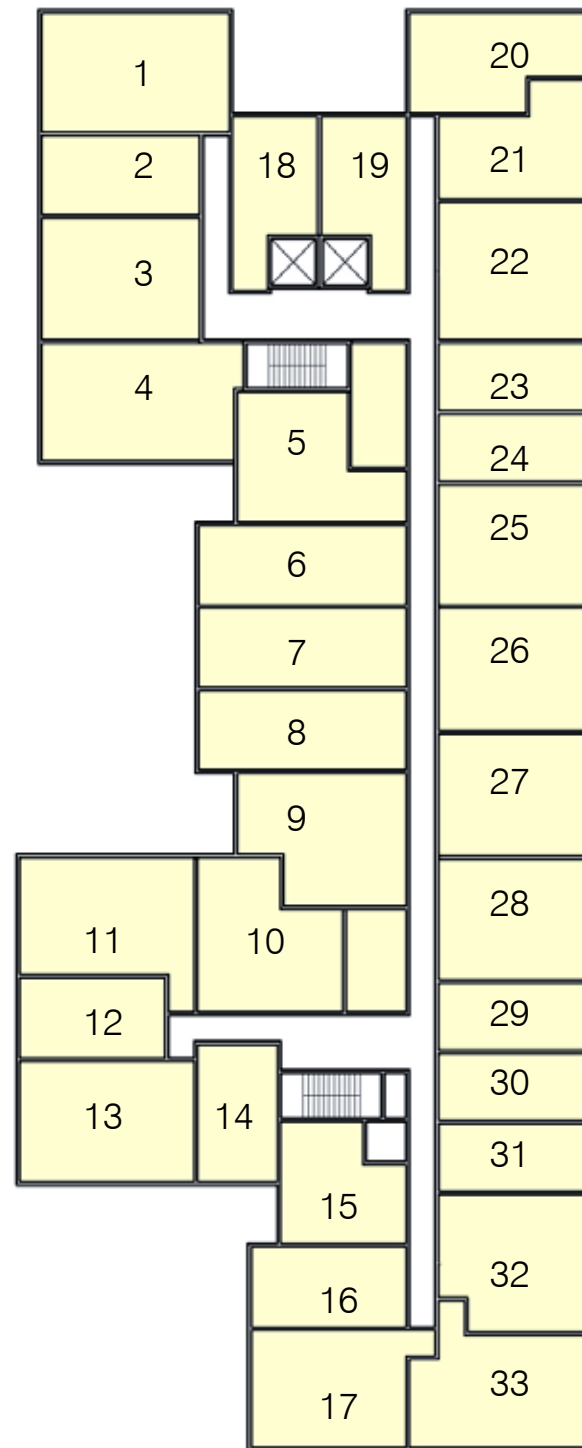
- COLOR KEY**
- OUTDOOR AMENITY AREAS
 - RESIDENTIAL USES
 - NON-RESIDENTIAL (RETAIL OR LIVE-WORK)
 - PARKING



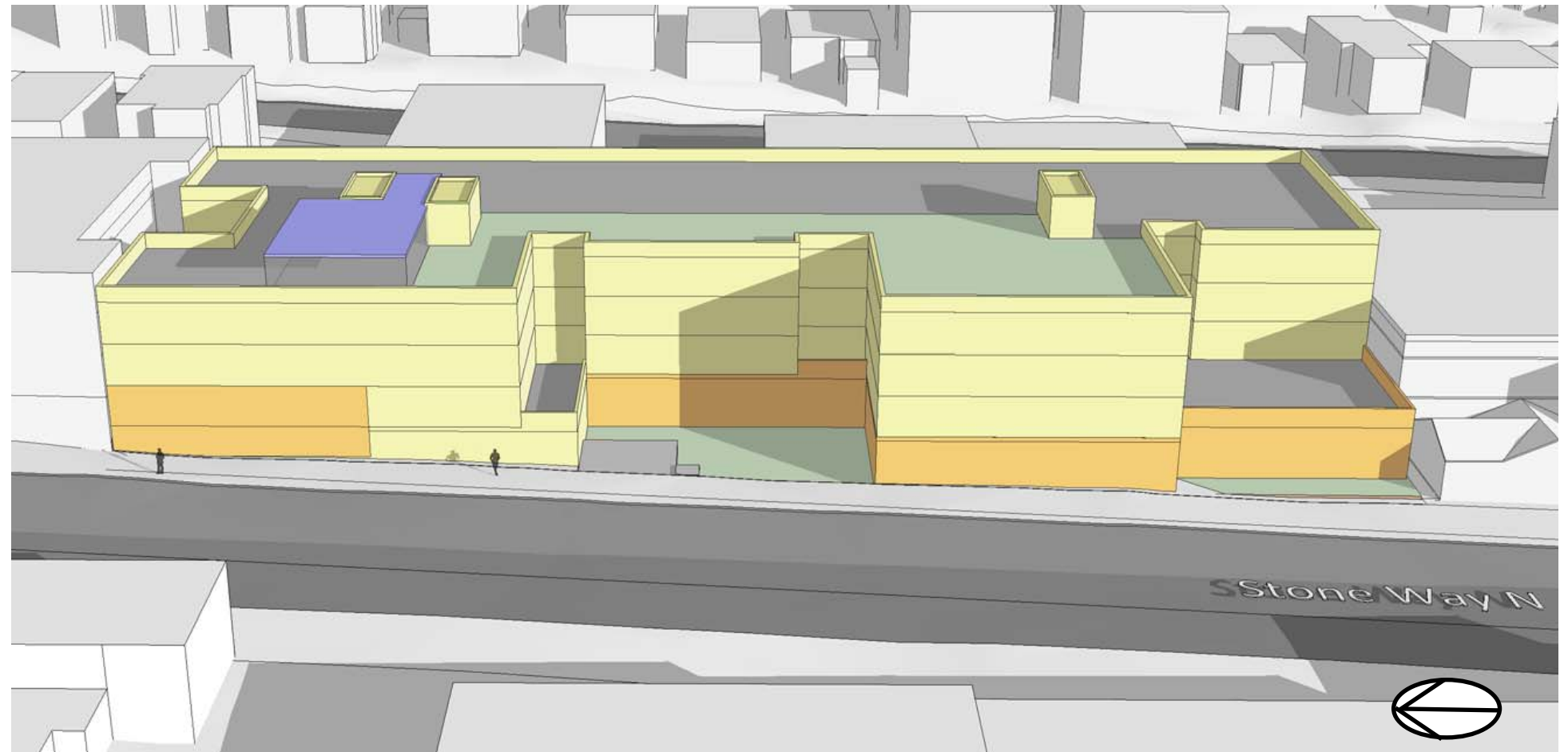
View South Down Stone Way N



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SCHEME 2

Scheme 2 reduces the mass at the southwest corner, opening up units in that area to views and light. Retail uses occupy that corner at ground level, with the potential for private open space above it. Live-work units and the residential lobby enter off the north courtyard, several feet below sidewalk grade.

ADVANTAGES:

- Better access to views and light for more residential units.
- Mass at the corner is reduced.
- There is flexibility between the retail and live/work units—build-out could respond to demand.
- No parking visible at the street front facade

CHALLENGES:

- Due to change in grade the entry court is disconnected from the street.
- The floor plan is less efficient, with greatly reduced rentable area.
- Massing along the alley is not broken up.
- Additional facade area is costly

Scheme 3- Massing Concept

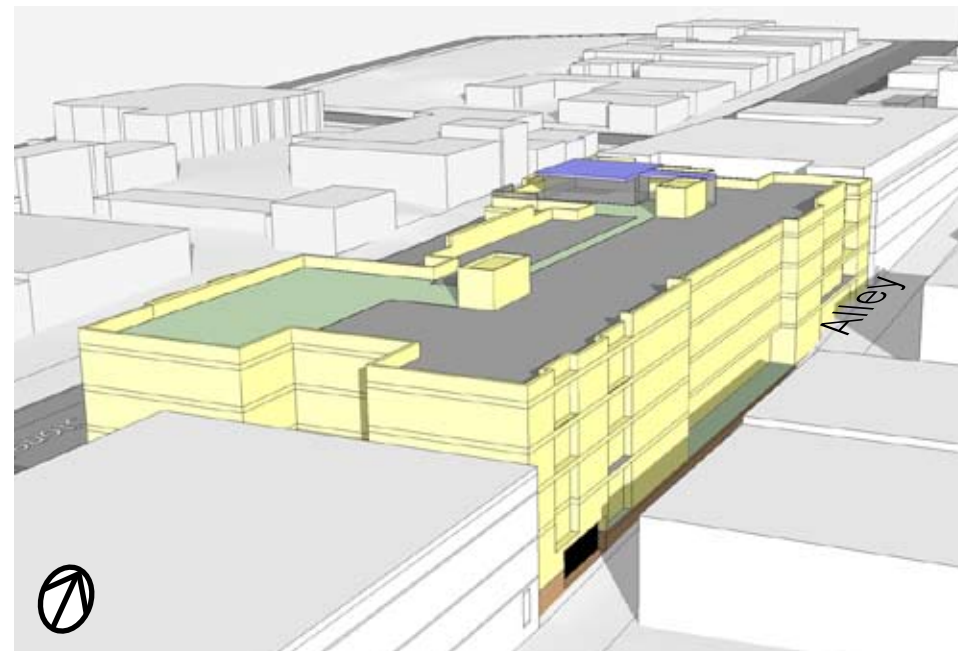
3636 STONE WAY NORTH



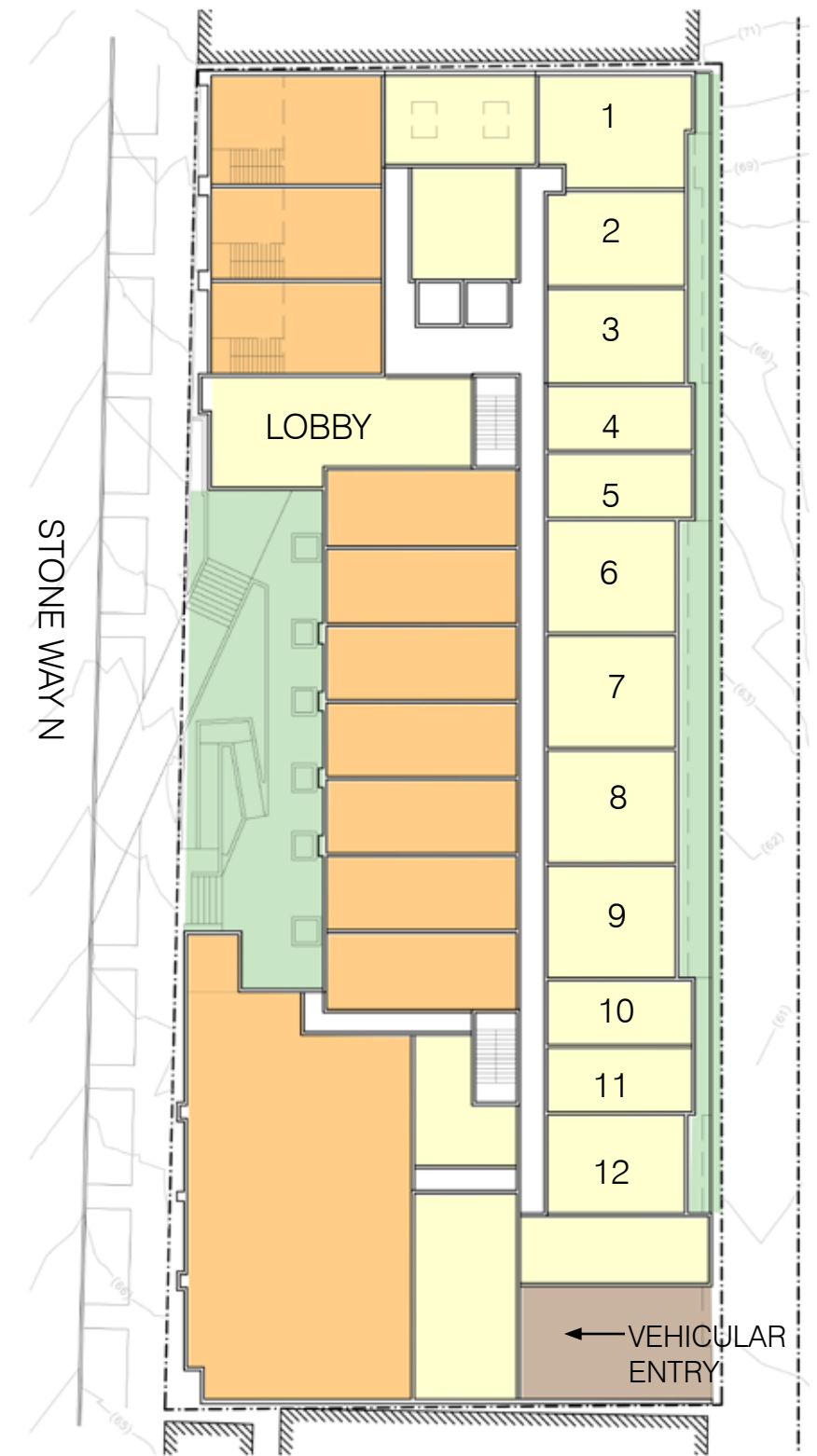
SCHEME 3 PREFERRED

FAR: 3.25
 RETAIL: 4000 SF
 LIVE/WORK: 10 UNITS
 RESIDENTIAL: 111 UNITS

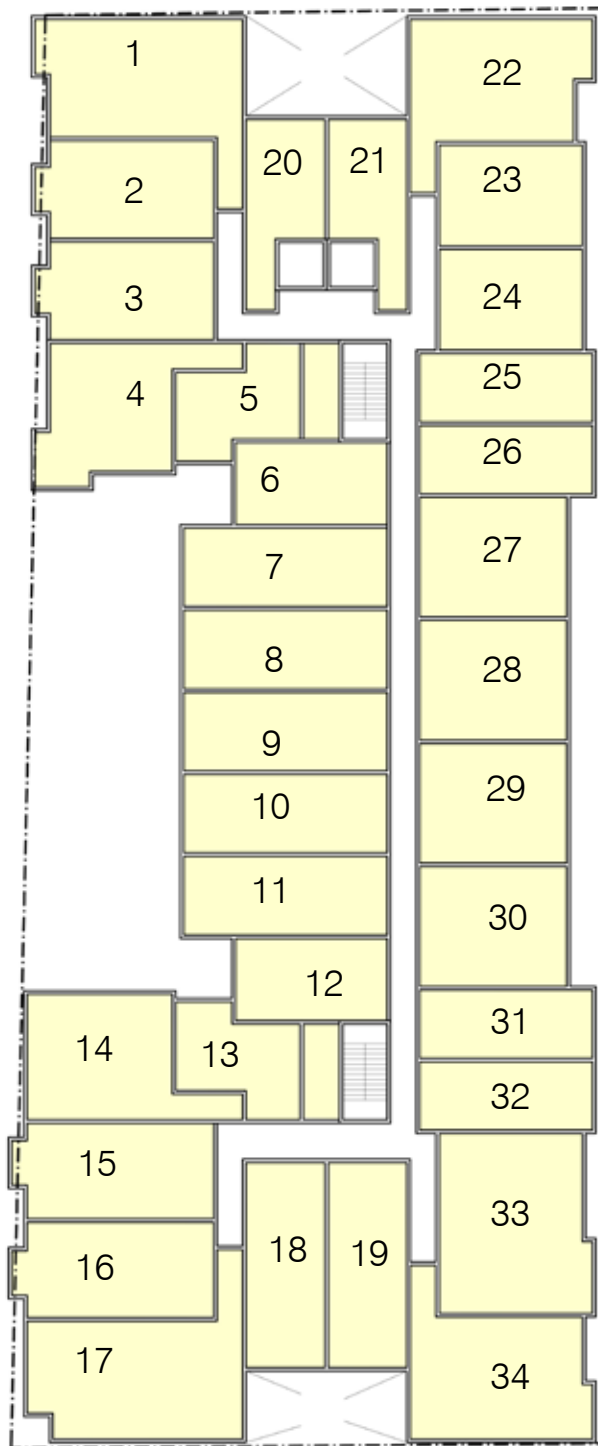
- COLOR KEY
- OUTDOOR AMENITY AREAS
 - RESIDENTIAL USES
 - NON-RESIDENTIAL (RETAIL OR LIVE-WORK)
 - PARKING



View South Down Stone Way N



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**SCHEME 3 - PREFERRED:
CODE COMPLIANT SCHEME**

This scheme has one central courtyard with the residential lobby and live-work entrances organized around it. The larger courtyard helps negotiate the change in grade across the site with a grand stair down to the entries. The retail space at the southwest corner enters off the sidewalk at grade. Two-story live-work units occupy the north end of the street façade and enter off the sidewalk. The lobby and solarium create a unified corner expression.

ADVANTAGES:

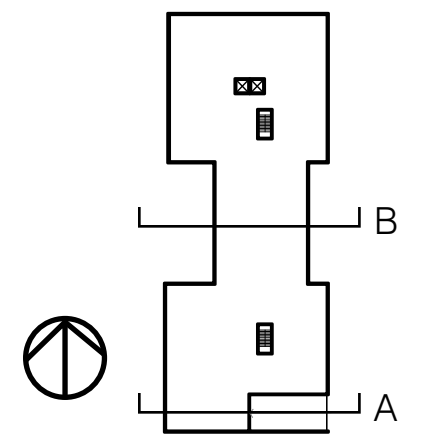
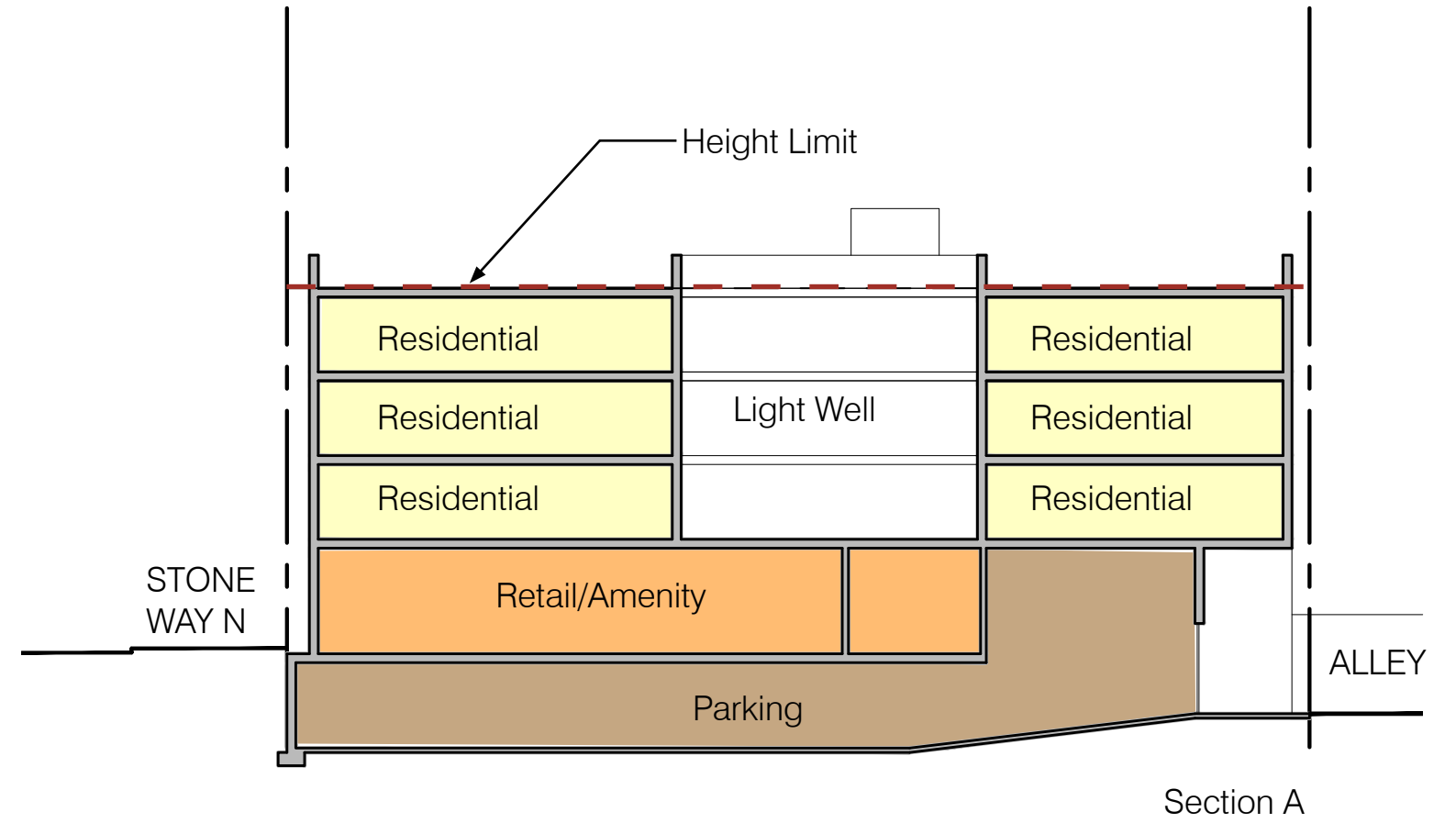
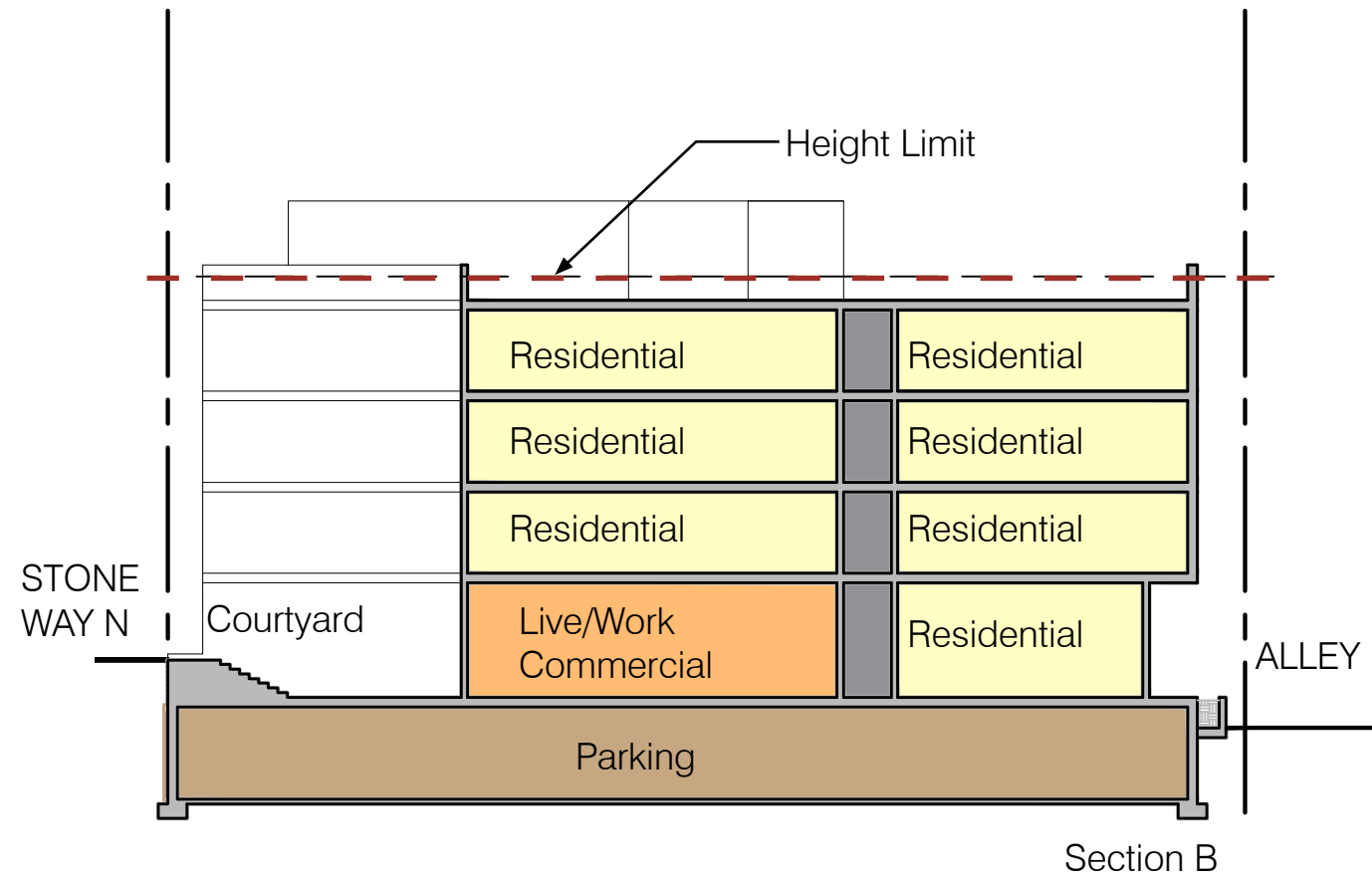
- Stronger courtyard provides best opportunity for welcoming and commercially-viable live-work entrances
- The courtyard helps negotiate the grade change from sidewalk to entries and provides relief in an otherwise long block.
- Wider courtyard has better solar access.
- The mass of the building is broken up at the alley.
- Code-compliant scheme.

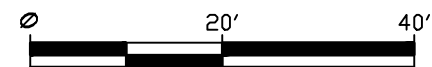
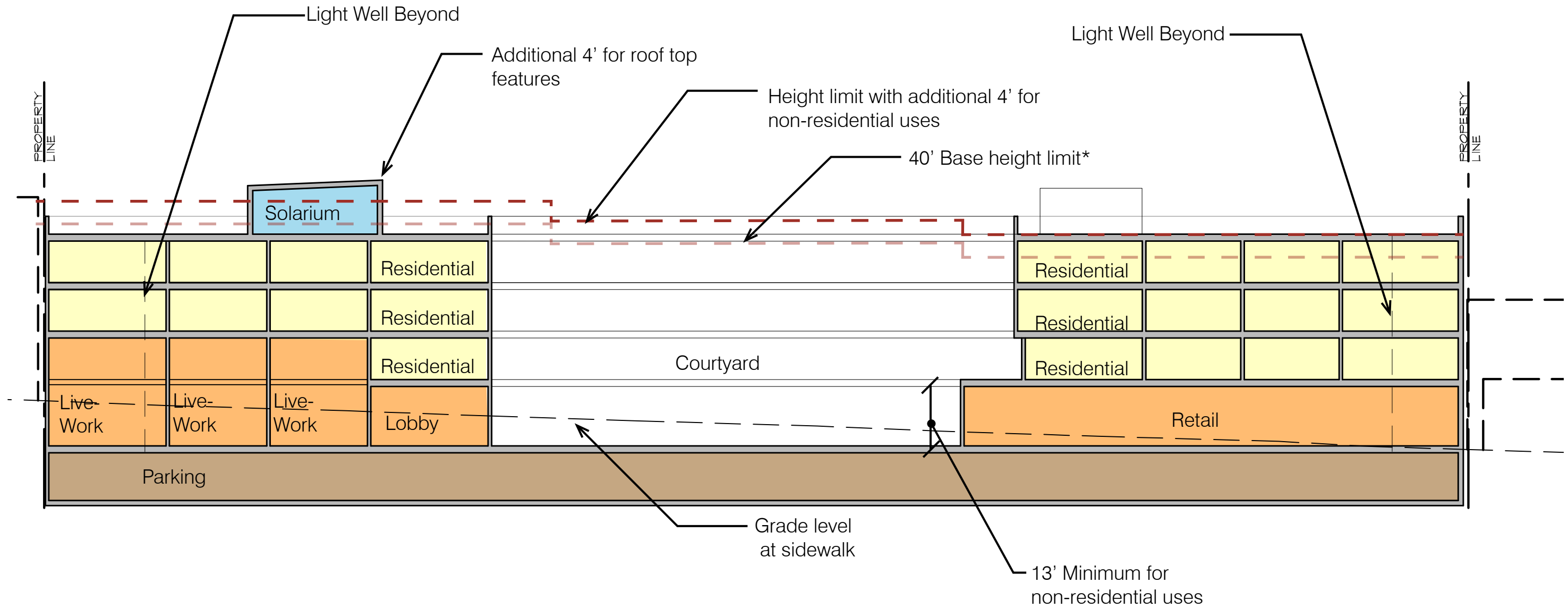
CHALLENGES:

- Ground floor retail is challenged by sloping site and existing patterns of use, however this scheme best addresses these challenges.

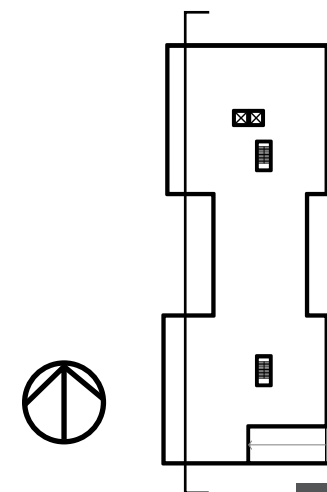
Typical Site Section

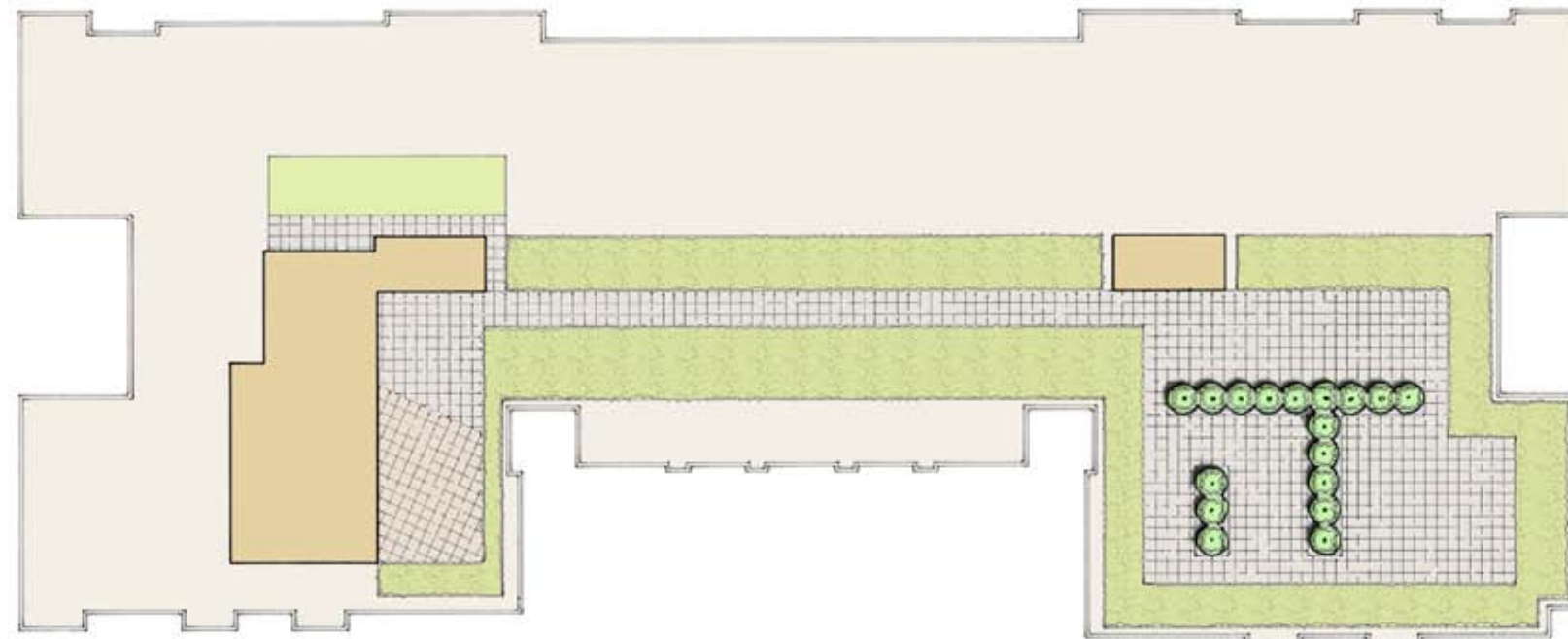
3636 STONE WAY NORTH



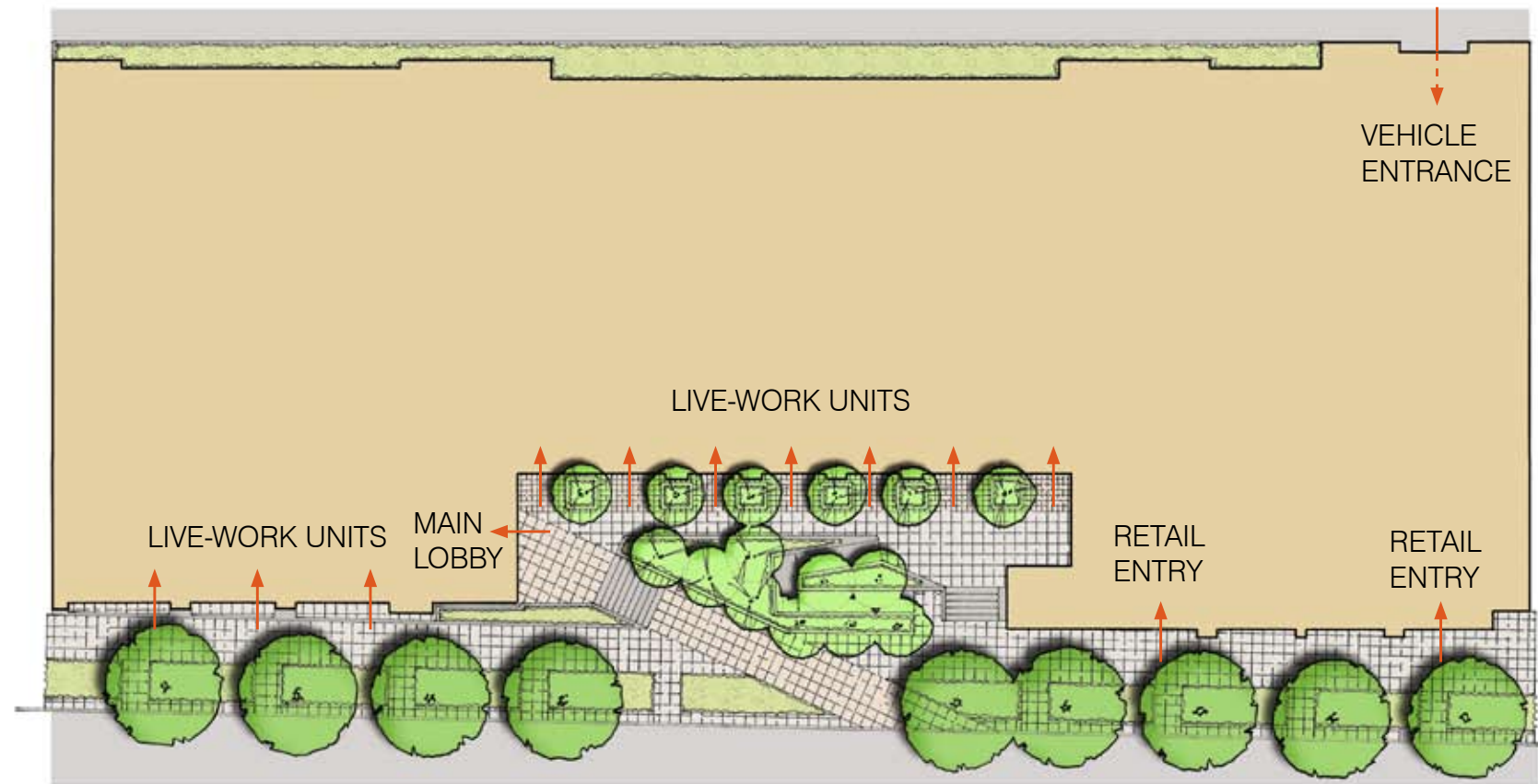
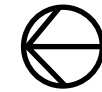


*Allowable height is measured from the average grade plane per DR9-2011. This scheme utilizes the Option to the General Rule that allows the grade plane to be divided into sections to address the slope of the site.





LANDSCAPE ROOF CONCEPT



LANDSCAPE SITE CONCEPT



↑ BUILDING ENTRANCES



EUPHORBIA



CLUMPING BAMBOO



VINE MAPLE



KARL FOERSTER



NANDINA



HOSTA



SWORD FERN



LAVENDER



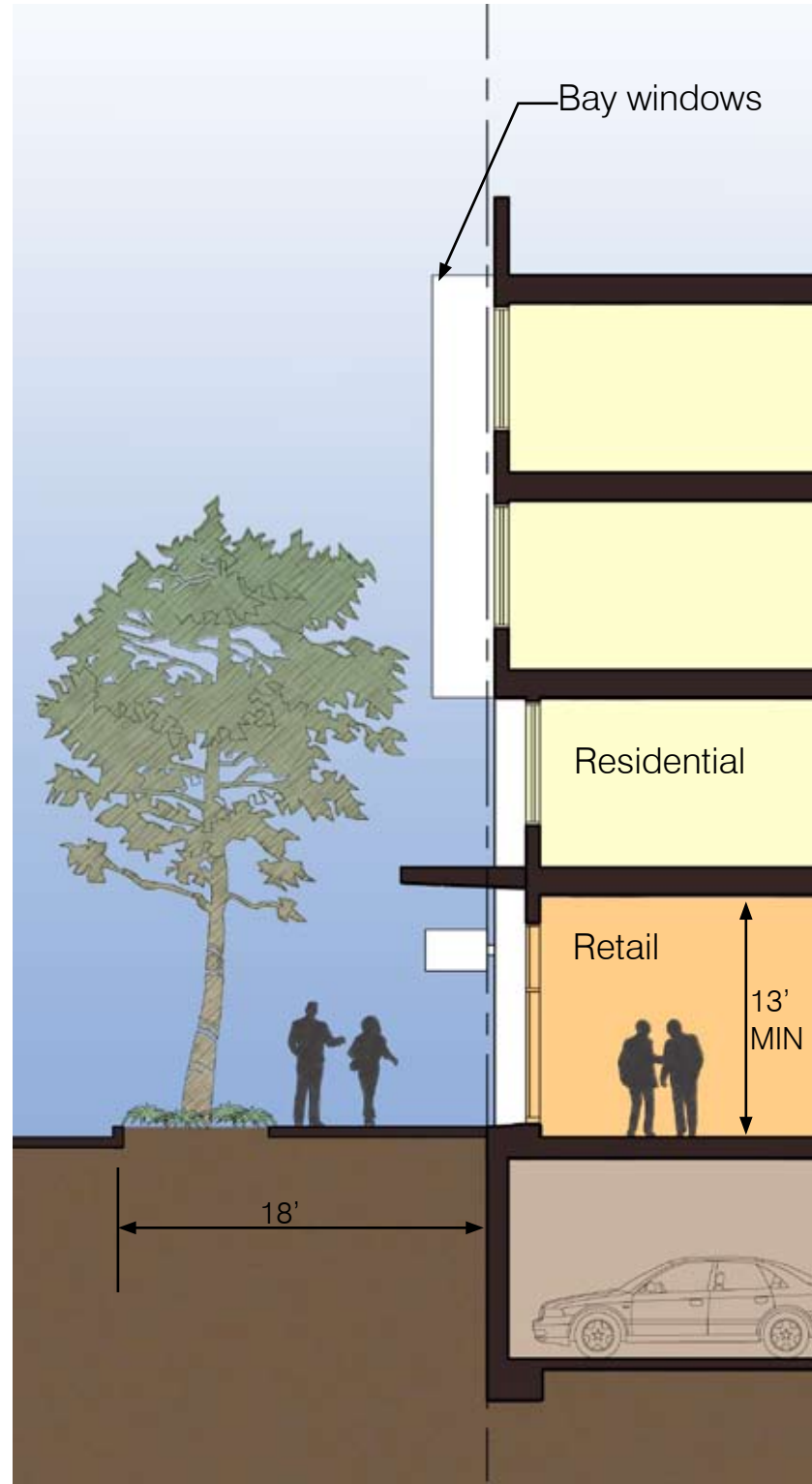
LITTLE PRINCESS SPIRAEA



STYRAX

Street - Level Studies / Massing Sketch From Street

3636 STONE WAY NORTH



Section 1 - Retail



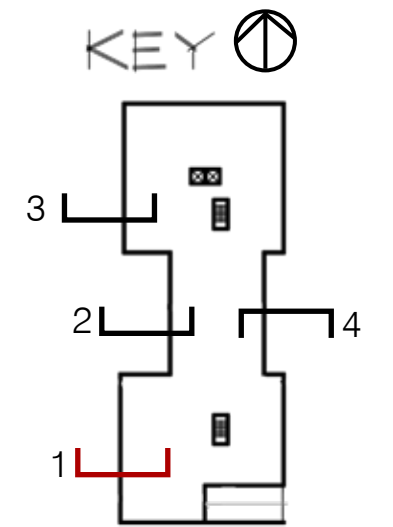
View of site looking north east across stone way (preferred scheme shown)

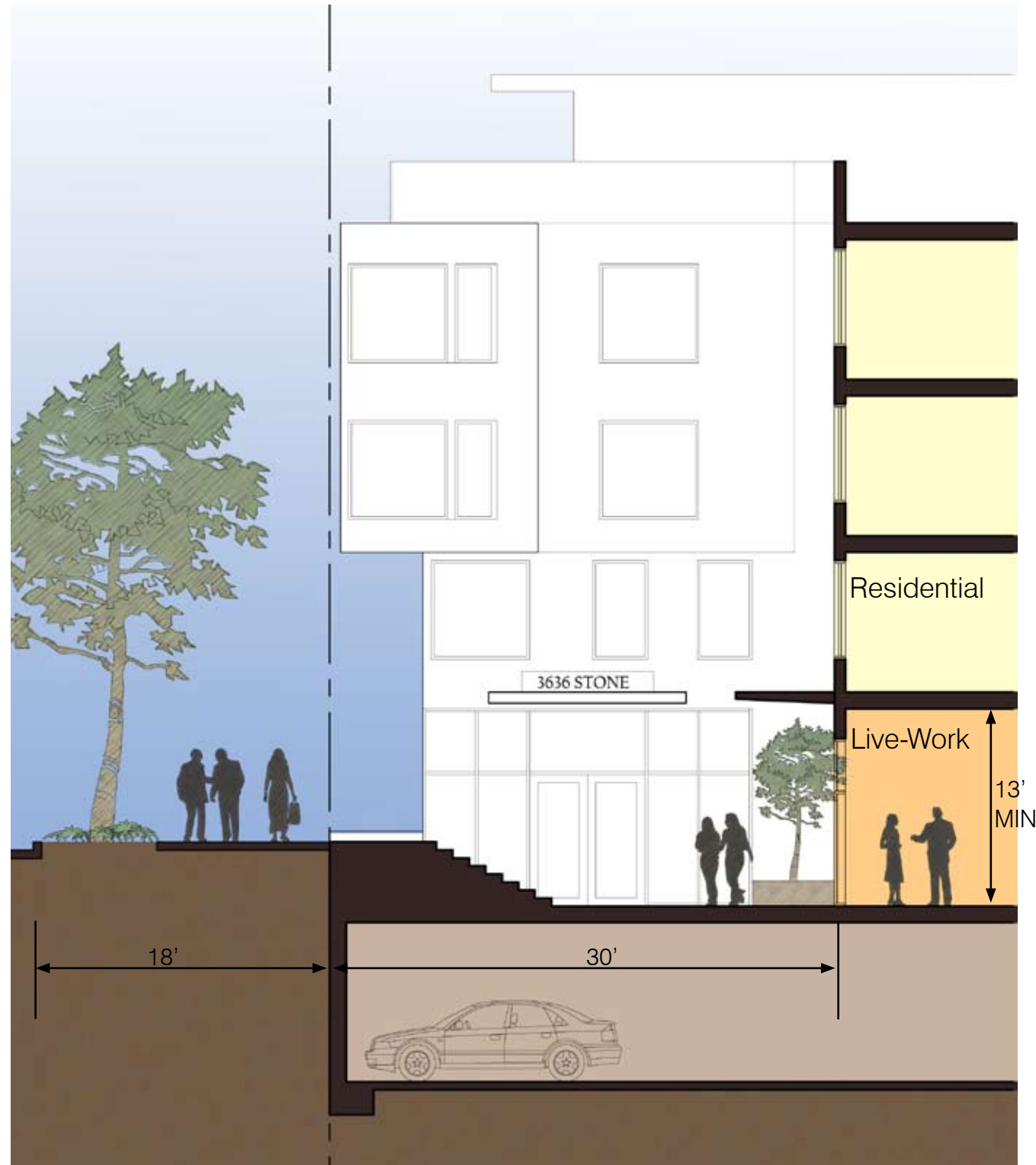
While the architectural expression is not fully developed at this stage, this and the following pages show the potential façade expression of the preferred scheme as it relates to street-level activity and the surrounding context.

The building mass is broken down into three segments surrounding an entry court. Transparency, human-scale materials and details, signage, and landscaping will express individual identities for the live-work and retail spaces. Two-story storefront windows will help emphasize the commercial character.

The architectural character will combine classic elements such as base, middle, and top definition with crisp, contemporary lines. The material palette will look to the brick, metal, glass and cementitious panel found in the existing context.

Commercial spaces are highly visible to street and have individual entries to make these spaces attractive to tenants.





Section 2 - Courtyard



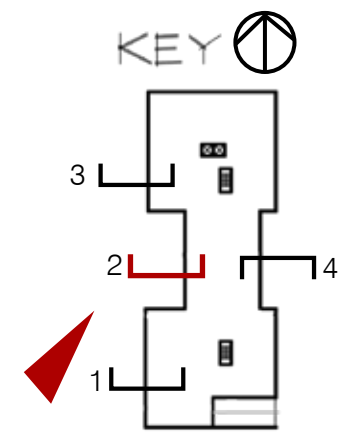
View of site looking North into court yard (preferred scheme shown)

The entry courtyard provides important mid-block urban relief creates an identifiable image for the proposed project.

The street-facing façade has ties to the eclectic mix of nearby buildings such as the Bastyr Center, Bellevue Health Care Supply, RoRo BBQ, and planned projects such as Stone Way Village.

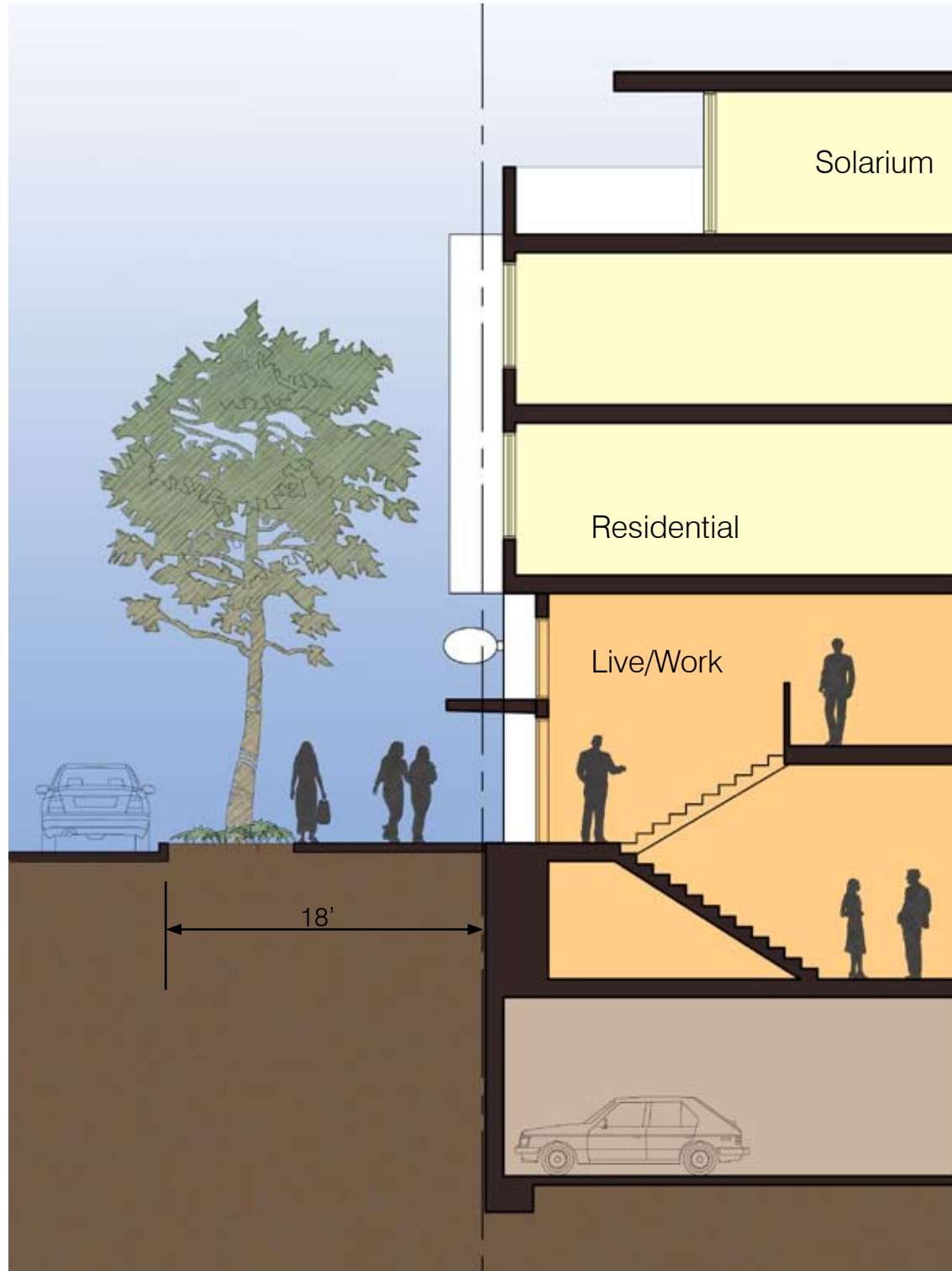
The proposed project's uses, including retail, live-work units and rental housing are expressed in the facades of the building and add interest.

Pedestrian activity is emphasized with identifiable building entries, attractive landscaped areas, human-scale details, and overhead weather protection. The design of the roof top solarium, ground floor lobby and common areas will create a unique experience for the residents and stimulate social interactions.



Street - Level Studies / Massing Sketch From Street

3636 STONE WAY NORTH



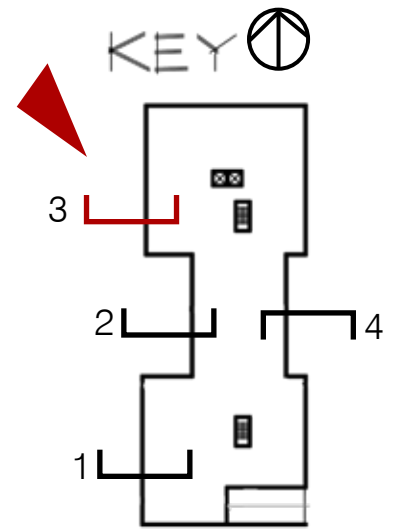
Section 3 - Double Height Live-Work Units

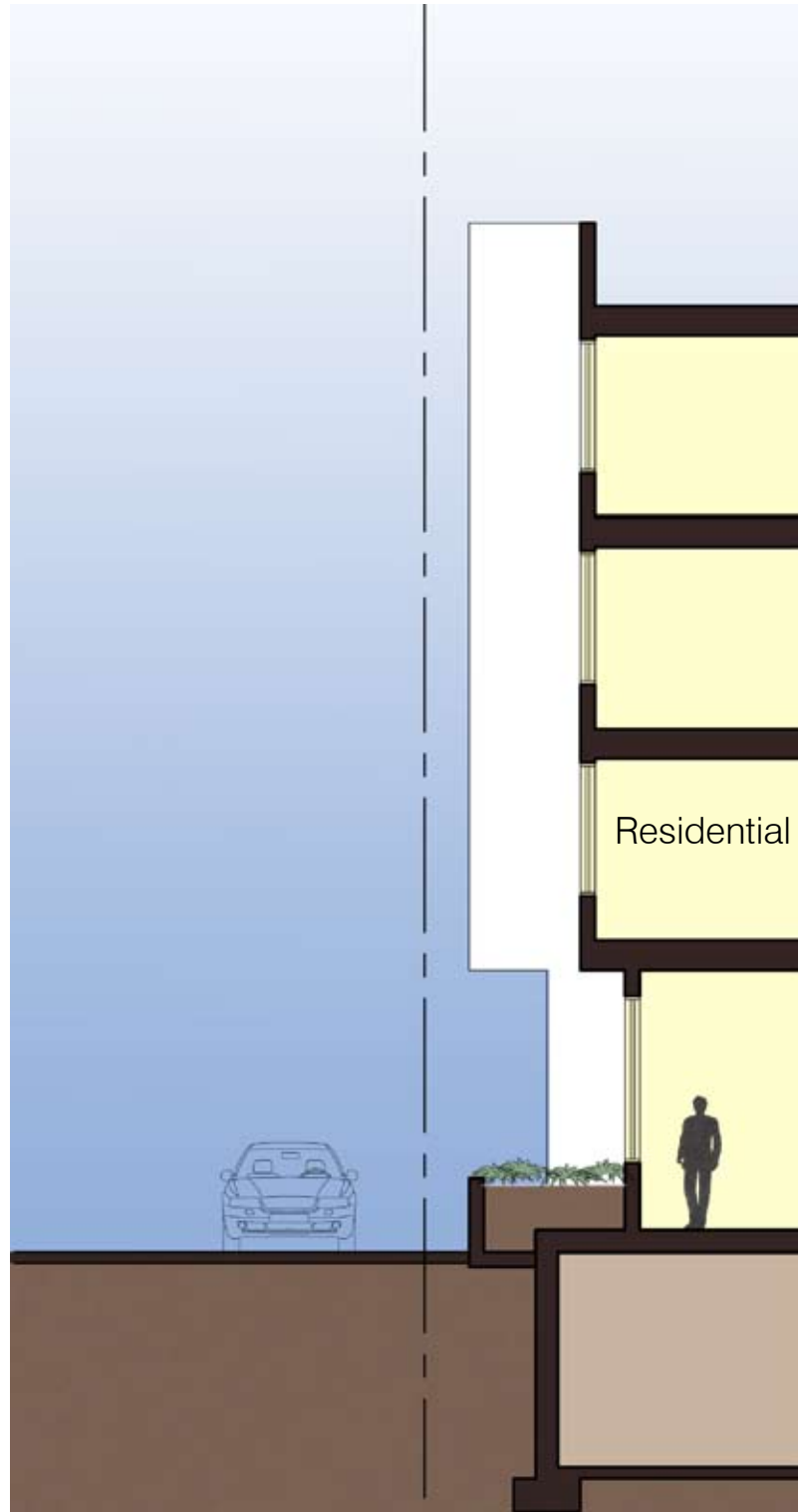


View of site looking South east across stone way (preferred scheme shown)

The facades respond to the street and grade, allowing entrances to step down with grade. The storefronts and live-work units express individual tenant identity through signage and entry details. Two level storefront expression to improve commercial performance.

Different occupancies are expressed on the exterior of the building and add interest.





Section 4 - Alley and Planters



View of site looking South West down alley (preferred scheme shown)

The alley facade faces a commercial zone; however, the building is modulated to strengthen the relationship with the nearby neighborhood character and to provide relief to alley-facing residential units. Balconies provide visual interest.

