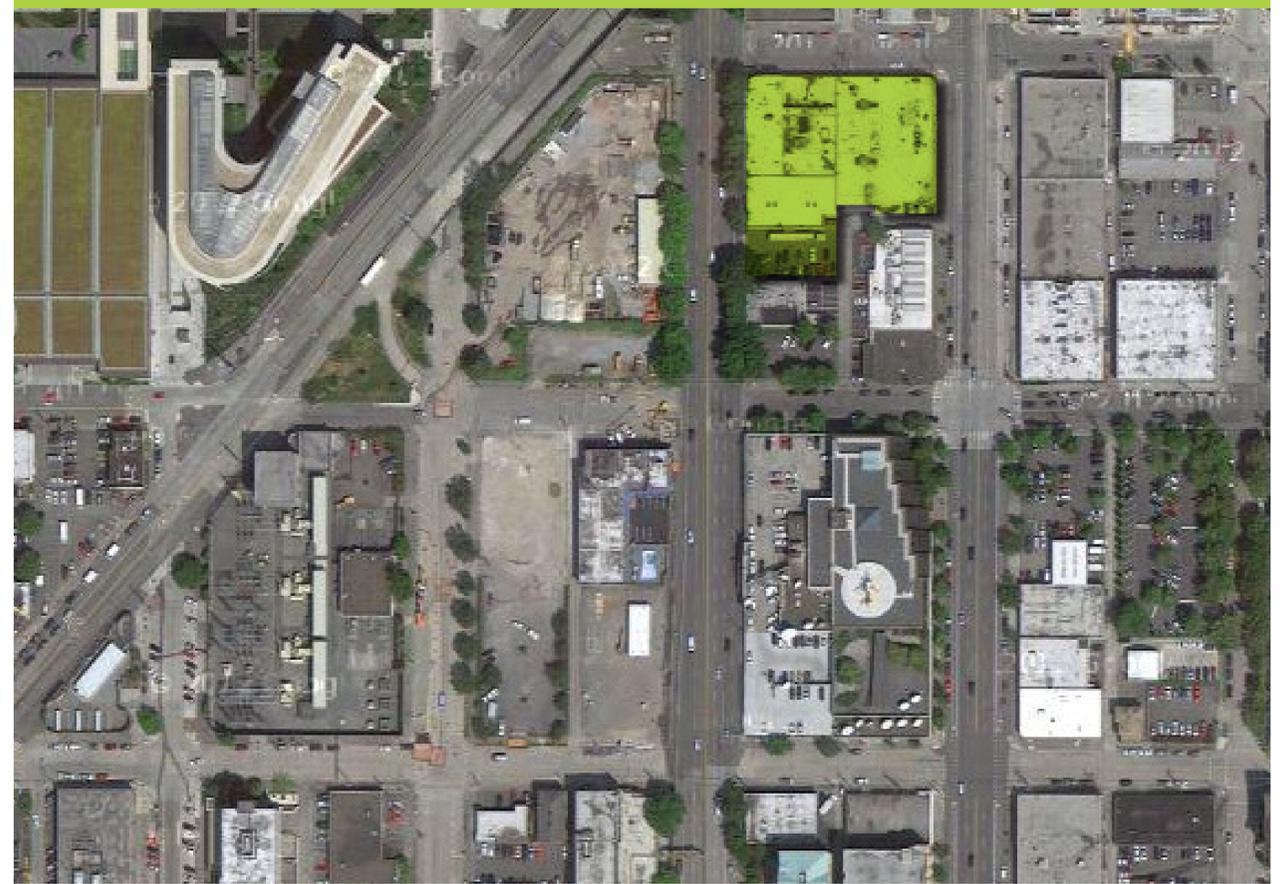




# 435 DEXTER



FISH  
MACKAY  
ARCHITECTS LLC

 **MILL CREEK**  
PEOPLE · PLACES · RELATIONSHIPS

August 6, 2014  
Design Review  
Recommendation #2  
DPD Project# 3016347



- 1. Northeast Corner.** The northeast corner should be further developed in response to the highly visible gateway corner and emphasize the primary residential entry at the street level. (A-1, A-2, A-10, D-12)
- The Board noted that the current design of the corner element appears to be more related to the expression of the second and third floors of the east façade, which doesn't sufficiently emphasize the vertical expression of the corner element. (A-10)
  - The Board stated that further development of the corner is needed, to emphasize verticality and the primary entry location. Possible modifications include modifying the corner parapet to emphasize the corner mass and modifying the materials and articulation to further differentiate the corner from the adjacent facades. (A-3, C-2, C-4, D-12)
  - The Board also required further development of the street level near the northeast corner, in order to emphasize the residential entry and differentiate the entry from the nearby street level residences. The street level near the primary entry should be designed with pedestrian furnishings such as special paving, bike racks, container plants, and other amenities to enhance the street level experience. The Board recommended that the landscape plan be designed to create a hierarchy between the primary residential entry and the individual street level residences. (A-2, A-3, D-1, D-12, E-2)
  - The Board discussed the design of the secondary entry at the north façade and the relationship to the street level amenity area and corner. The Board determined that the design shown at the Initial Recommendation meeting, with the colorful canopy and accent material around the entry, was a sufficient response to relate to the north façade. (A-2, C-2, C-4)

- 2. Scale and Architectural Concept.** The Board noted that the north and west facades need further development to reduce the scale of the building and relate better to the architectural concept. (A-2, B-1, C-2, C-3, C-4)
- The Board observed that the intended design concept of dark shell and lighter interior isn't expressed on the north and west facades. (C-2, C-4)
  - The west façade will be highly visible from the new Harrison Street connection and areas west of Highway 99, in addition to drivers on the roadway. (A-2, B-1, C-2)
  - The Board recommended that the applicant study the use of color, application of materials, and the scalar proportions on the Dexter Ave N façade. Similar strategies should be applied to the north and west facades. (B-1, C-2, C-3, C-4)
  - The Board noted that the colorful patio screens at the Dexter Ave N façade provide visual interest and color in an otherwise very gray building. These screens could be expanded for use in other areas of the facades. (C-3, C-4)
  - The Board appreciated the design response in the courtyard with angled bays for privacy and the variety of landscaping at the courtyard level. (C-2, E-2)

- 3. Dexter Ave N.** The street level residential spaces and patio dimensions are designed as a sufficient response to EDG, but the Board recommended changes to the plant materials and privacy screens. (A-2, A-6, D-12)
- The plant materials need to be taller and more varied to soften the edge between the sidewalk and patios. (D-6, E-2)
  - The privacy screens should be lower to create more visibility of the street level. (A-2, A-4)
  - The possible future commercial uses would likely be more live-work than retail, so the Board noted that the transition to the sidewalk grade is sufficient. (A-2)

- 4. Alley.** The Board recommended that the alley façade be modified to relate to the street facing elevation at Dexter Ave N. and for pedestrians at the ground floor, between the secondary alley entrance/exit door and Dexter Ave N. (C-2, C-3, D-2)
- Modify the upper level façade at the alley to wrap the Level 2 and 3 east façade materials into the alley façade, for at least one bay width. (C-2, C-4)
  - Develop the alley ground level façade between the south façade exit door and the Dexter Street frontage, to add human scale in response to the pedestrian and cyclist experience. The treatment could relate to the decorative vent screening design on the west façade. (C-2, C-3, C-4)

- 5. Lighting.** The Board recommended that the overall lighting plan is sufficient, with the exception of the Republican Street frontage. The Republican street frontage should be designed with light fixtures that relate more to the Dexter street frontage fixtures. (A-2, C-2)

- 6. Signage.** The Board recommended further development of the building identification signage, including pedestrian scale signage at the Dexter Ave N canopy, and upper level building signage that is creatively designed and integrated into the building design. The signage should be located to minimize any visual impacts to future residents of the proposed building. (D-9)

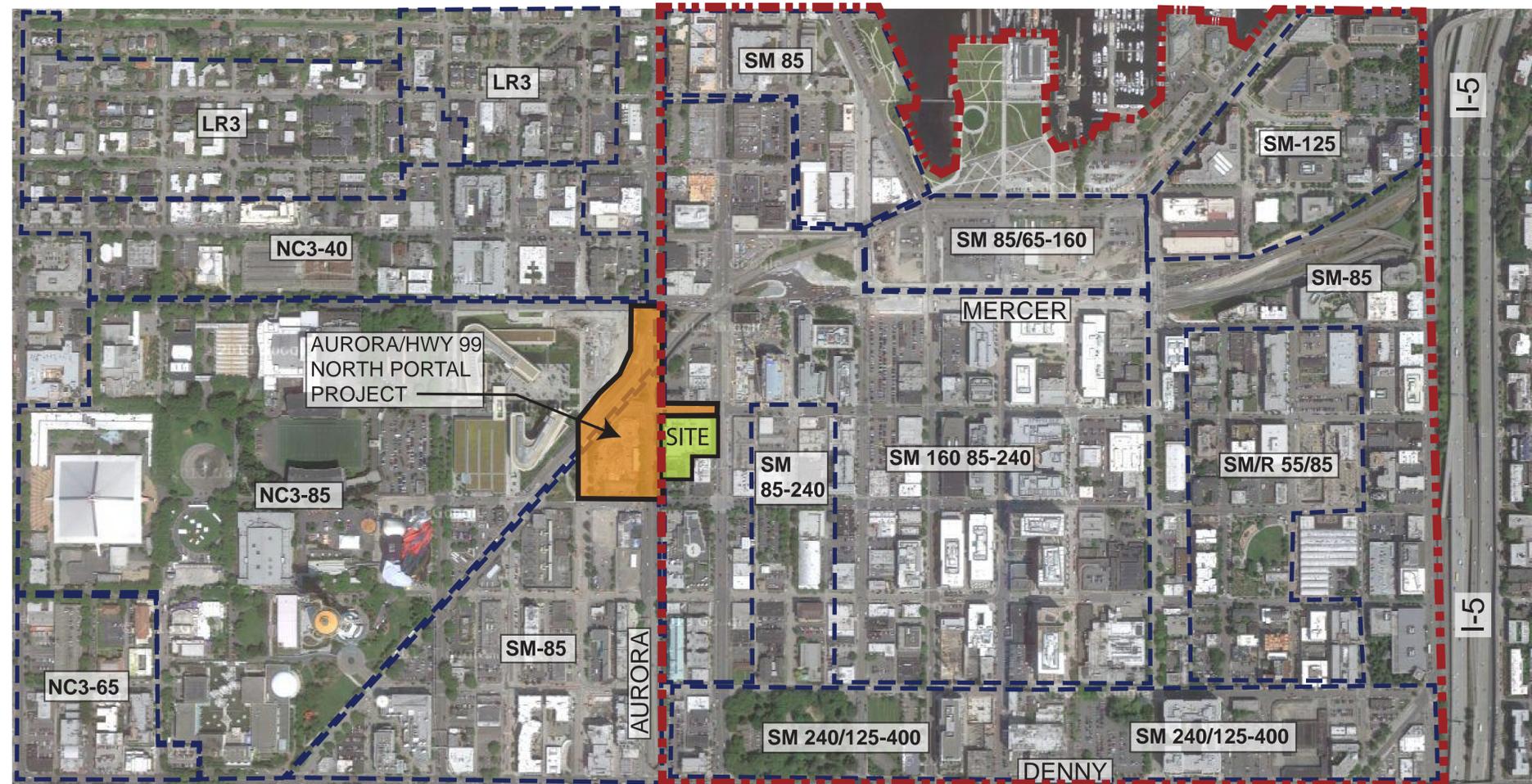
- 7. West Façade Design at Grade.** The Board acknowledged that the ground level design relates to the proposed departure for screening of the above grade garage walls. The Board was generally supportive of the relationship between the visually interesting screening materials and the articulation and materials at the upper building levels.

- The Board noted that if SDOT doesn't approve the half tree grates at the west façade CMU wall, the landscaping may go away at the west façade, which would also be acceptable since the ground face CMU presents sufficient visual interest. (C-2, C-3, E-2)
- The Board was concerned that the west façade may attract graffiti, due to the proximity to Highway 99 and the separation of the sidewalk from other active street frontages. The applicant should clarify how the design treatment responds to this condition. (D-2)
- The Board clarified that the screening proposed in the Initial Recommendation presentation was supported by the Board, since it more fully screened intake vents. (C-2, C-3, D-2)

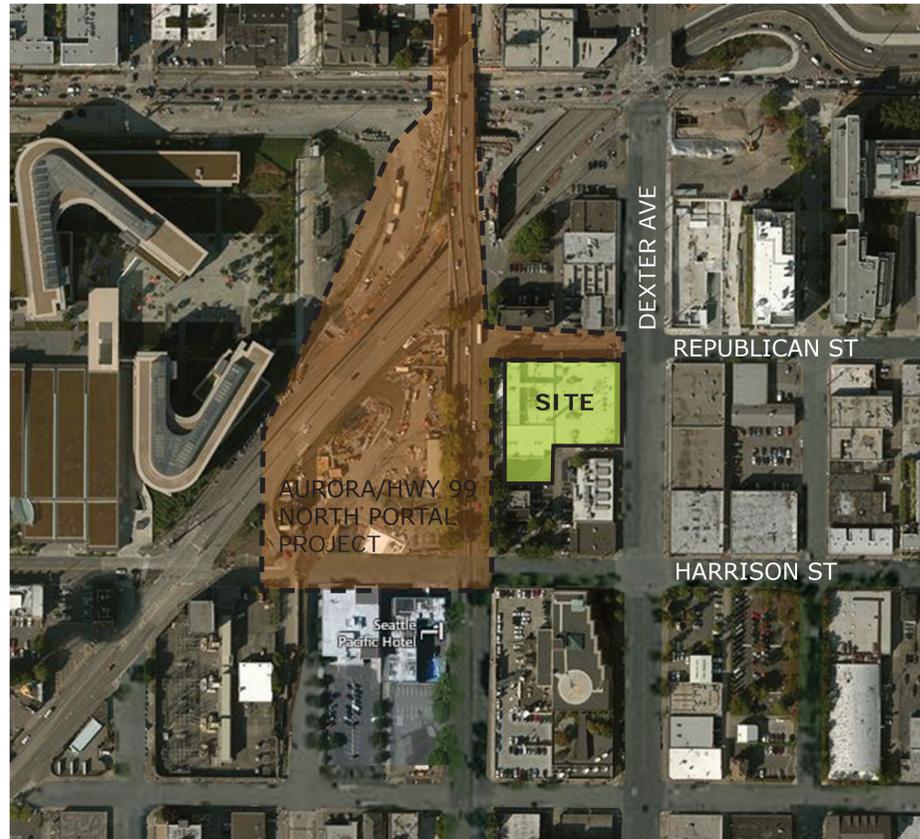
## INITIAL RECOMMENDATIONS FROM 6/18/14

### Development Objectives

- 294 Residential units
- 248 Parking stalls



### DEVELOPMENT OBJECTIVES/NEIGHBORHOOD AERIAL VIEW



EXISTING ROAD CONDITIONS

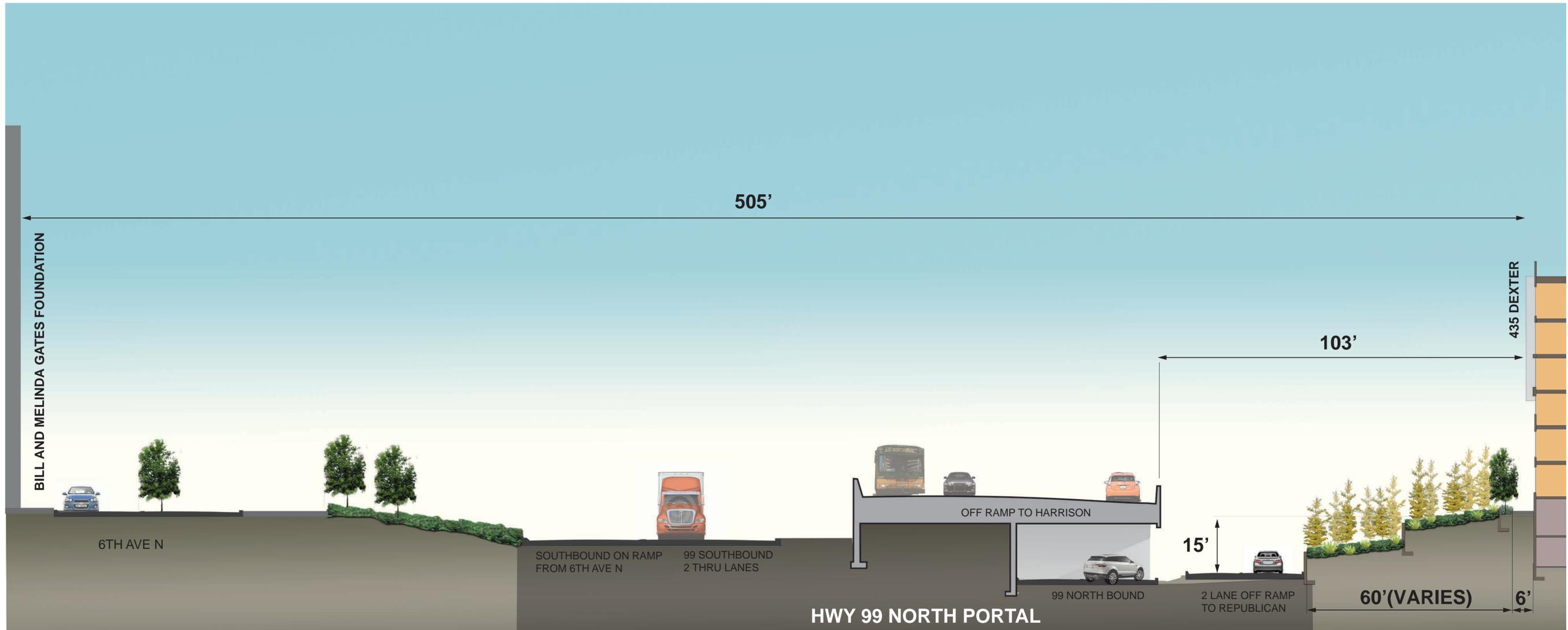


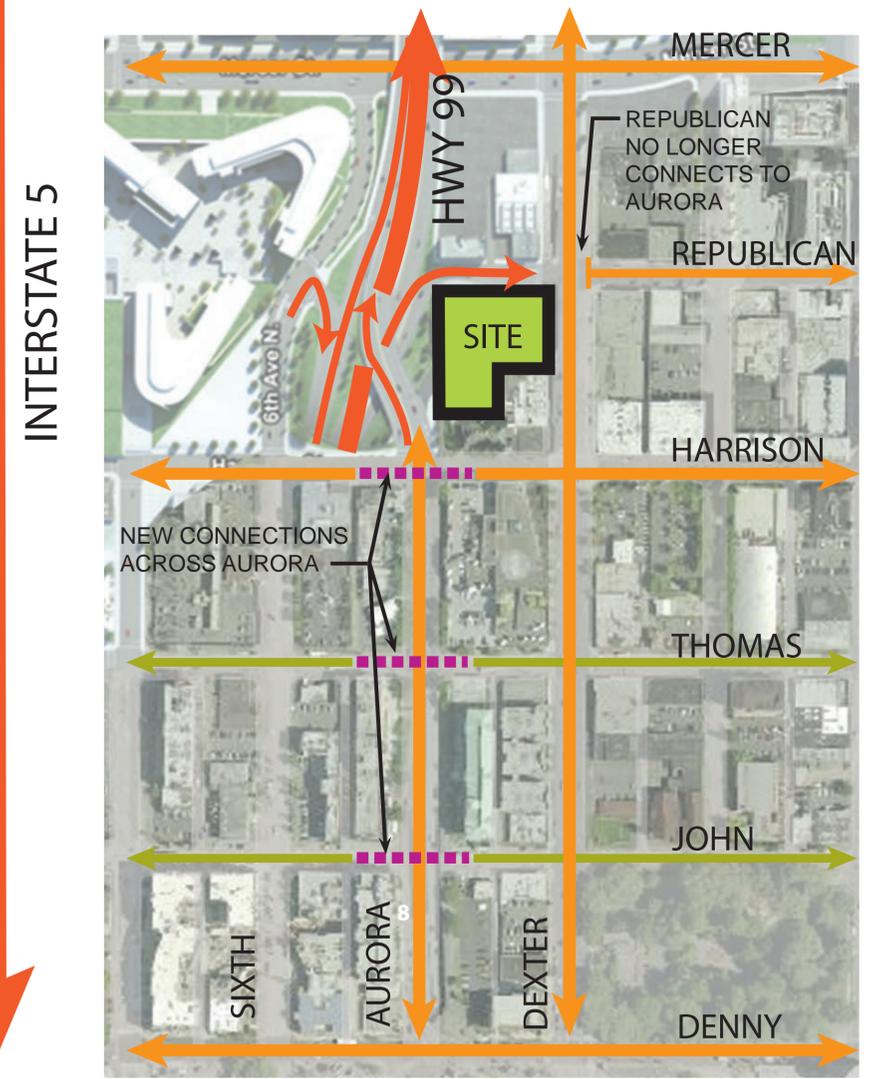
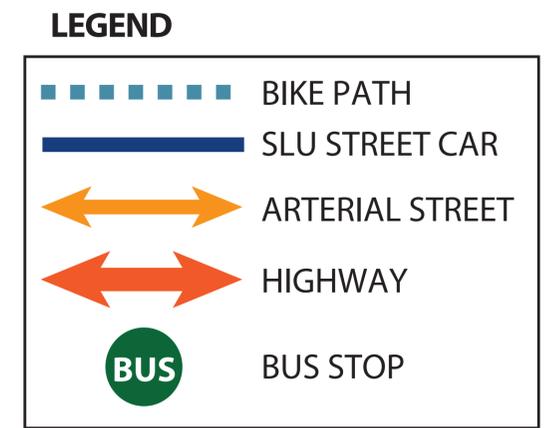
FUTURE NORTH PORTAL



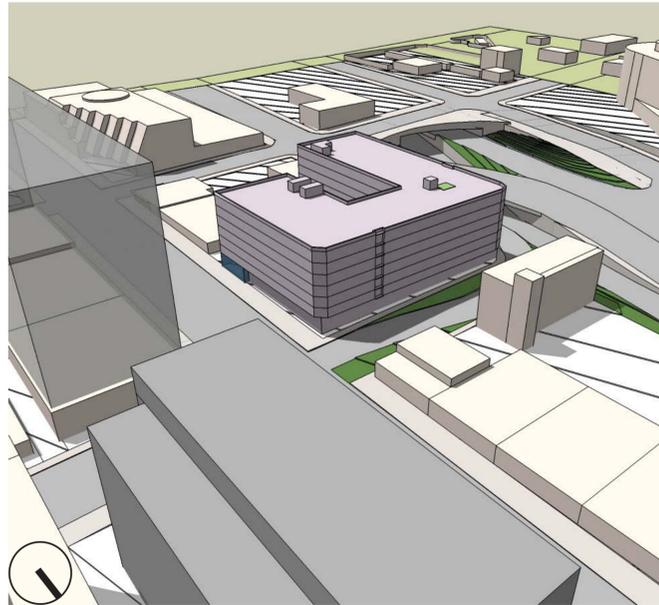
PERSPECTIVE VIEW LOOKING SOUTH

# SR 99 NORTH PORTAL PROJECT





①  
SITE ANALYSIS-TRANSPORTATION & CIRCULATION



### ALTERNATIVE A

#### PROS

- Entire building mass oriented toward property lines allowing large podium courtyard-approx. 63'x165' (C-2 SLU Specific)
- No street-facing setbacks allow maximum building layout efficiency
- Parking access and services from alley minimizes traffic and pedestrian conflict (A-10, C-5, D-5)

#### CONS

- Large building mass with little articulation or human scale
- No enhancement of corners at Republican/SR99 and Republican/Dexter, misses opportunity to respond to gateway to Downtown Seattle
- Main building lobby at Dexter and alley does not address prominent corner of Dexter and Republican
- Scale of building appropriate to edge condition of SR 99, not Dexter
- Residential units oriented along Republican and SR 99 at street level susceptible to noise, headlights, and air-quality issues
- Residential amenity spaces located along SR 99 at street level impacted by traffic
- Rooftop terrace oriented toward West impacted by noise and air quality



### ALTERNATIVE B

#### PROS

- Setbacks distributed to North and West provide articulation and access to views of landscaped areas at SR 99 and Republican (A-1, B-1)
- Main building lobby entrance reinforces prominent corner of Dexter and Republican (A-1, A-3, A-10, D-1)
- Parking access and services from alley minimizes traffic and pedestrian conflict (A-10, C-5, D-5)

#### CONS

- 'H'-shaped building creates interior corners with inefficient building layout and loss of exterior walls with glazing
- Building articulation creates setbacks along SR 99 and Republican, less pedestrian oriented than Dexter and impacted more from traffic noise and air quality
- North-facing setback along Republican receives little sun
- Smaller South-facing courtyard-53'x115'
- Little articulation or scale breakdown along Dexter
- Street-level residential oriented along Republican off-ramp impacted by traffic exiting SR 99.
- Large setback along SR 99 impacted by traffic noise and air quality
- Rooftop terrace oriented toward Northwest impacted by noise and air quality



### ALTERNATIVE F

#### PROS

- Setback at East creates modulation on Dexter and large podium courtyard-approx. 40'x136' (C-2 SLU Specific)
- Parking access and services from alley minimizes traffic and pedestrian conflict (A-10, C-5, D-5)

#### CONS

- 'F' shaped building creates additional inside corner units
- East facing courtyard has limited exposure to daylight
- No enhancement of corners at Republican/SR99 and Republican/Dexter, misses opportunity to respond to gateway to Downtown Seattle
- Main building lobby at Dexter and alley does not address prominent corner of Dexter and Republican
- Residential units oriented along Republican and SR 99 at street level susceptible to noise, headlights, and air-quality issues
- Residential amenity spaces located along SR 99 at street level impacted by traffic
- Rooftop terrace oriented toward Northwest impacted by noise and air quality



### ALTERNATIVE C: PREFERRED

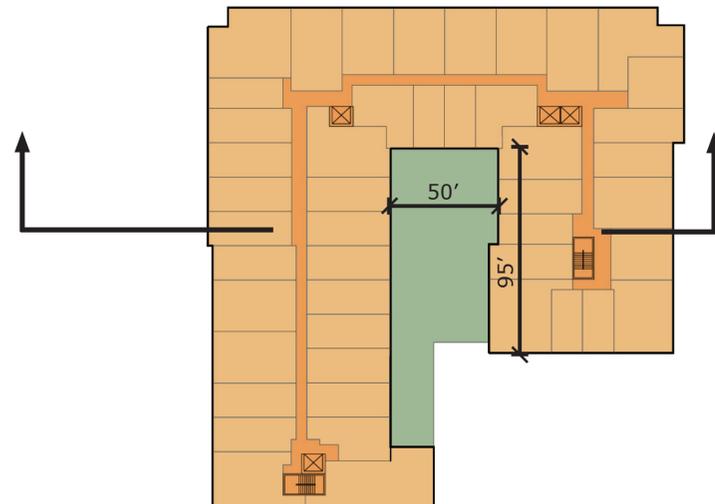
#### PROS

- Corners differentiated at Republican/SR 99 and Republican/Dexter to create gateway elements (A-10)
- Setback along Dexter to respond to smaller scale, lower speed, pedestrian/bicycle orientation (A-2, B-1)
- Main building lobby entrance reinforces prominent corner of Dexter and Republican (A-1, A-3, A-10, D-1)
- Street-level residential appropriately oriented toward Dexter, fewer traffic impacts than SR 99 or Republican (A-3, A-6)
- Parking access and services from alley minimizes traffic and pedestrian conflict (A-10, C-5, D-5)
- South-facing courtyard 53'x140'
- Rooftop terrace oriented toward Dexter, views to Lake Union and Downtown, minimizes traffic impact from SR 99 and Republican (A-1, C-2 SLU Specific)

#### CONS

- Setbacks and articulation increase construction complexity, decrease building layout efficiency

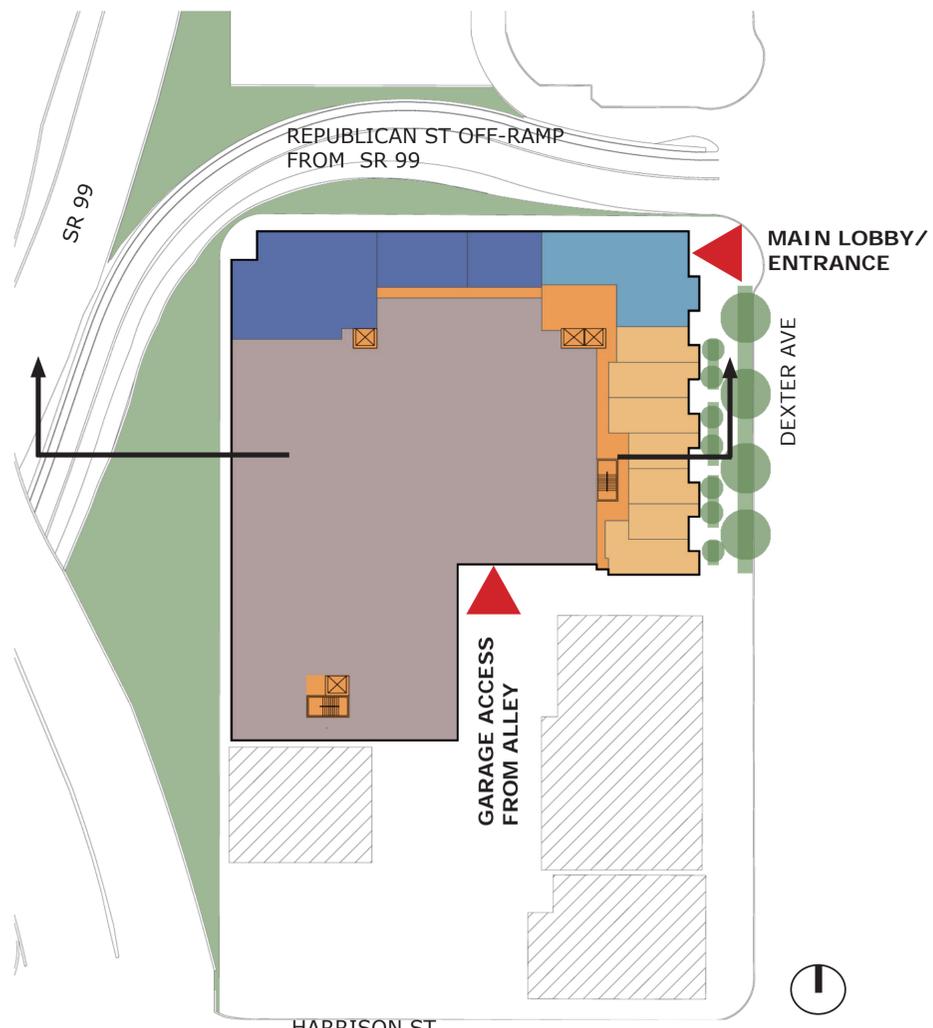
## CONCEPT DESIGN ALTERNATIVES



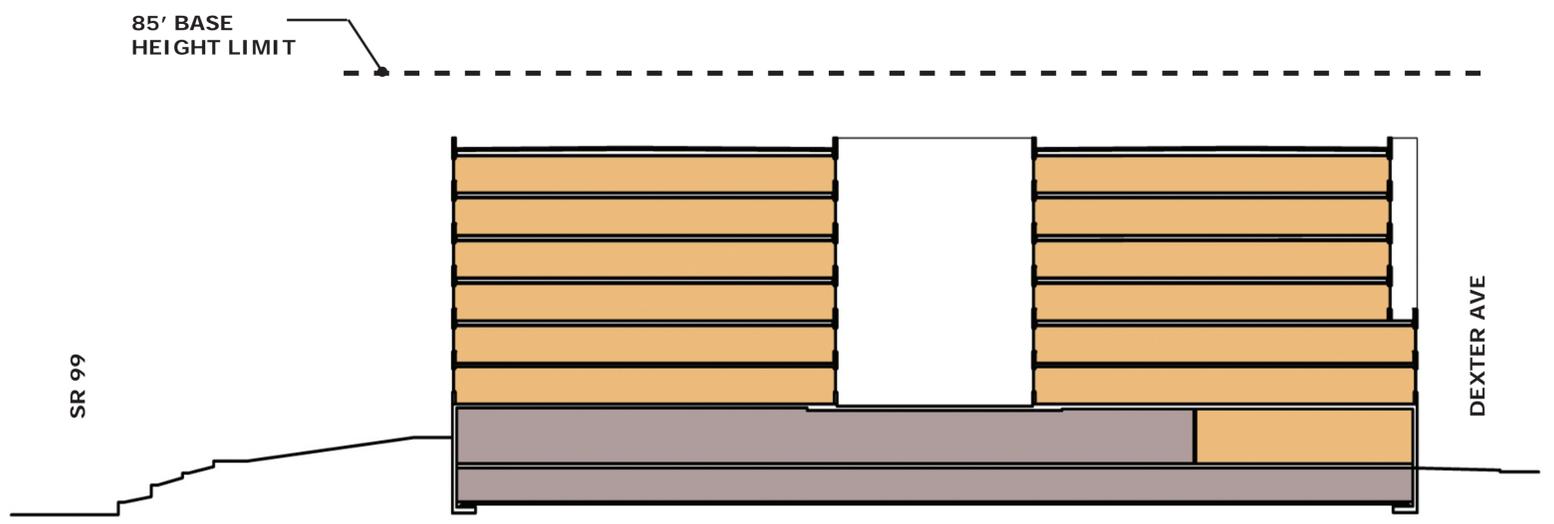
FLOOR 2 (3-7 SIM)

- KEY**
- LOBBY
  - AMENITY
  - RESIDENTIAL
  - CIRCULATION
  - PARKING
  - GREEN SPACE

- DATA**
- 7 FLOORS
  - 294 UNITS
  - 248 PARKING STALLS
  - 2 STAIR TOWERS



SITE PLAN/ FLOOR 1

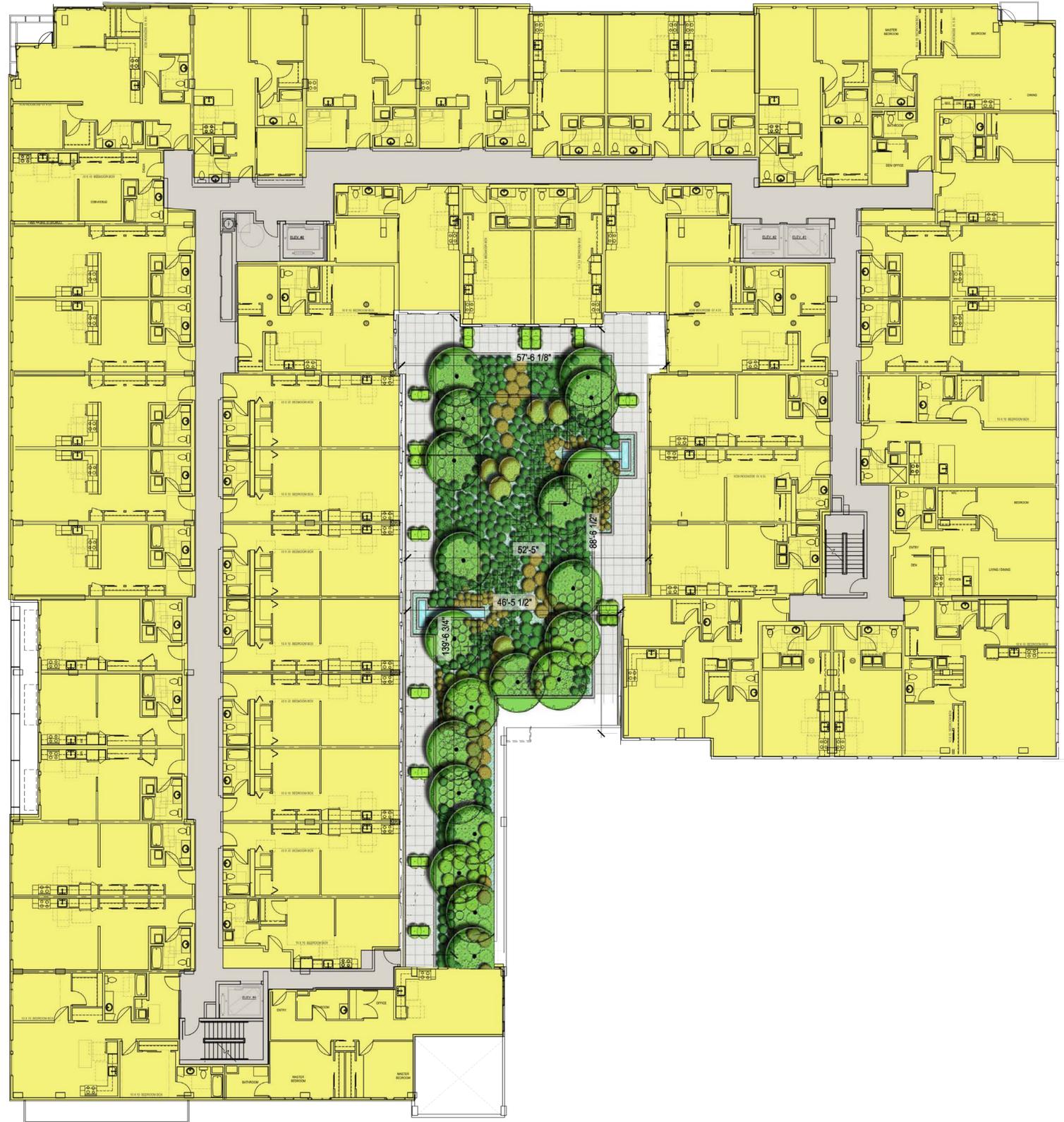


SECTION LOOKING NORTH

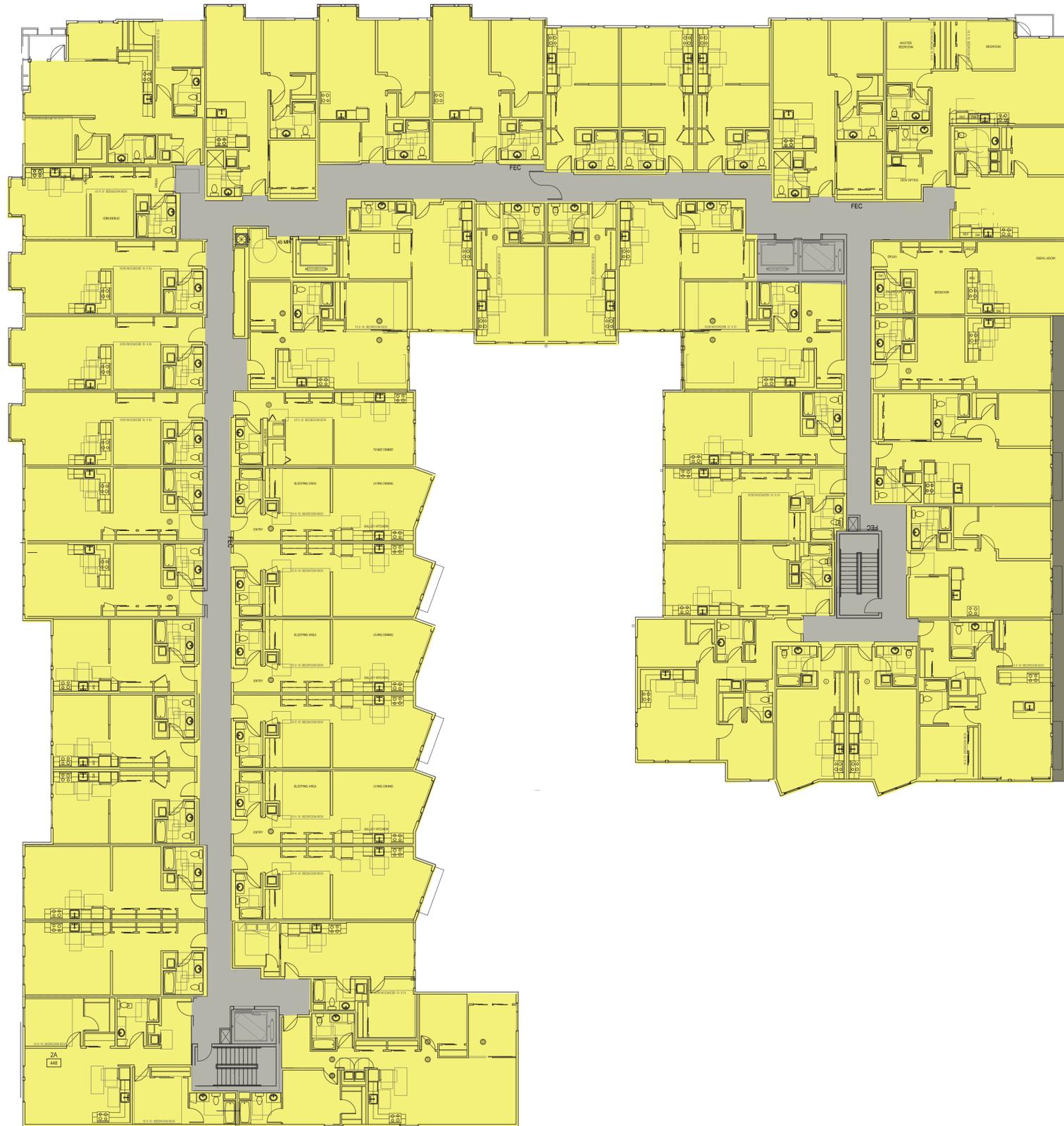
DESIGN ALTERNATIVE C (PREFERRED)



SITE/GROUND FLOOR PLAN



## LEVEL 2 RESIDENTIAL



## LEVEL 3-7 TYPICAL RESIDENTIAL



FOUNTAIN BAMBOO



GREEN ROOF SEDUM



JAPANESE FOREST GRASS

## ROOF PLAN



Current 8/6/14 Northeast Corner Perspective

## INITIAL RECOMMENDATION: NORTHEAST CORNER

**1. Northeast Corner:  
Initial Recommendation**

- Corner needs to emphasize verticality
- Corner should be differentiated from adjacent facades
- Emphasize primary entry at corner



Previous 6/18/14 Northeast Corner Perspective

**INITIAL RECOMMENDATION: NORTHEAST CORNER**

## 1. Northeast Corner: Applicant Response

- Parapets raised to emphasize verticality
- Expanded use of accent color to express corner
- Edges of corner element strengthened to differentiate from adjacent facades
- Accent material extended to ground level to increase verticality and to emphasize primary entry

WINDOWS MOVED IN FROM EDGES OF CORNER ELEMENT TO STRENGTHEN DEFINITION: 1'-3" SOLID EDGE AT EAST, 5'-0" WIDE EDGE AT NORTH

4'-3" WIDE X 6" DEEP REVEAL BETWEEN CORNER ELEMENT 3-STORY PORTION TO THE SOUTH

ACCENT MATERIAL EXTENDED TO GROUND FLOOR

ENHANCED LANDSCAPING AT PRIMARY ENTRY TO INCLUDE SPECIAL PAVING, CONTAINER PLANTING, INFORMAL SEATING, & BIKE RACKS

ACCENT PANELS ADDED TO INCREASE CORNER PRESENCE

METAL SIDING IS SPLIT, ACCENT PANEL IS PULLED THOUGH TO CREATE A HIGHER PARAPET AND A STRONGER CORNER EXPRESSION



Current 8/6/14 Northeast Corner Perspective

**INITIAL RECOMMENDATION: NORTHEAST CORNER**

**1. Northeast Corner:  
Initial Recommendation**

- Corner needs to emphasize verticality
- Corner should be differentiated from adjacent facades
- Emphasize primary entry at corner



Previous 6/18/14 East Elevation

**INITIAL RECOMMENDATION: NORTHEAST CORNER**

# 1. Northeast Corner: Applicant Response

- Parapets raised to emphasize verticality
- Expanded use of accent color to express corner
- Edges of corner element strengthened to differentiate from adjacent facades
- Accent material extended to ground level to increase verticality and to emphasize primary entry



## INITIAL RECOMMENDATION: NORTHEAST CORNER



East Elevation: Summary of Responses to Recommendation

**INITIAL RECOMMENDATION: NORTHEAST CORNER**



Current 8/6/14 View Looking West along Republican



Current 8/6/14 View Looking South along Dexter

**INITIAL RECOMMENDATION: NORTHEAST CORNER**

## 1. Northeast Corner: Initial Recommendation

- Primary entry should feature pedestrian-oriented site accessories with enhanced paving and landscaping



Previous 6/18/14 Northeast Corner Perspective

## INITIAL RECOMMENDATION: NORTHEAST CORNER

# 1. Northeast Corner: Applicant Response

- Street-level at entry now features special paving, bike racks, informal seating, and plantings.



INFORMAL SEATING

CONTAINER PLANTING

BIKE RACKS

Current 8/6/14 Northeast Corner Perspective View from North

**INITIAL RECOMMENDATION: NORTHEAST CORNER**

**1. Northeast Corner:  
Applicant Response**

- Street-level at entry now features special paving, bike racks, informal seating, and plantings.

CANOPY, ACCENT COLORS TO EMPHASIZE PRIMARY ENTRY

CONTAINER PLANTING  
INFORMAL SEATING

BIKE RACKS

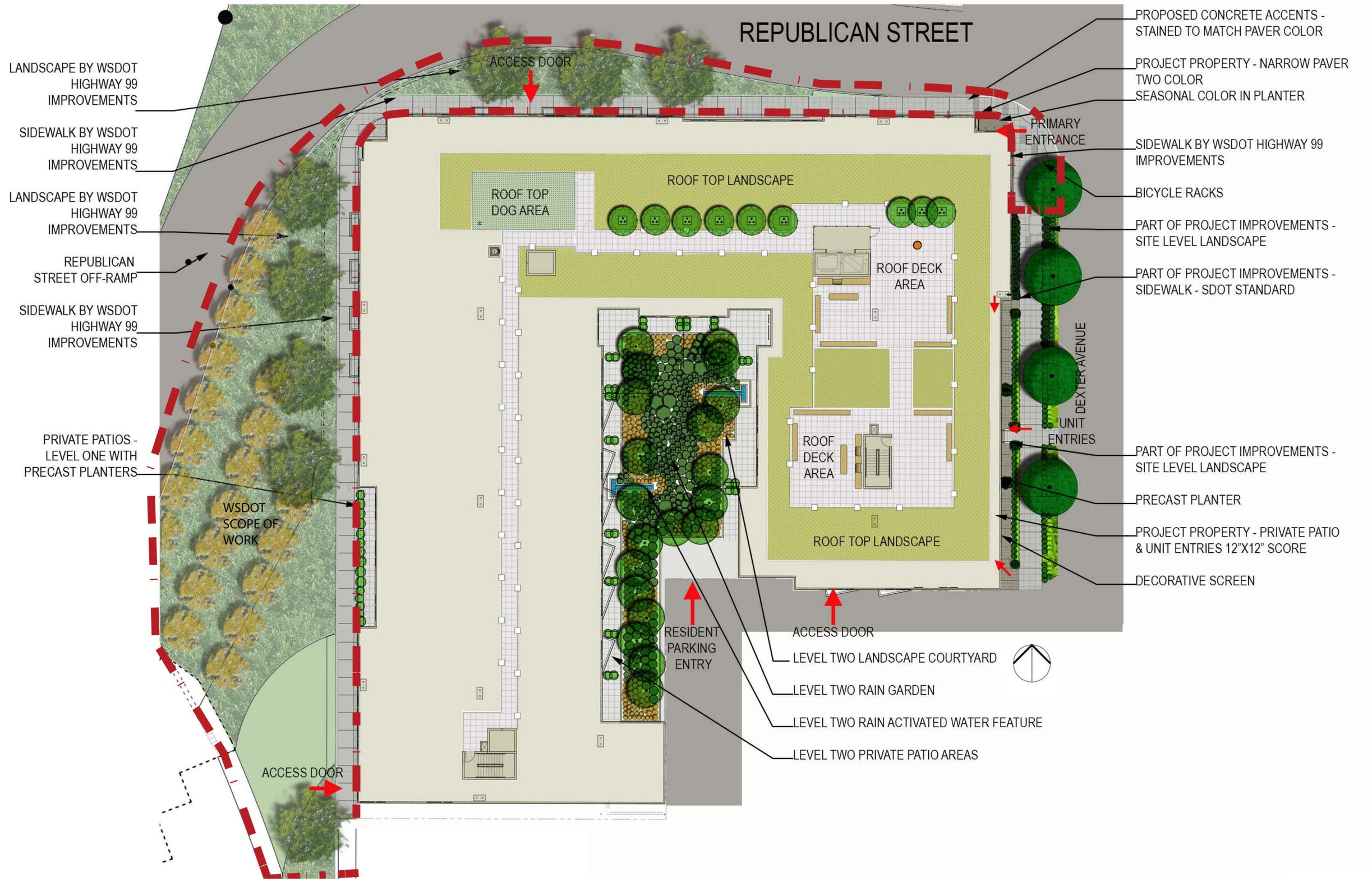
SPECIAL PAVING

PROPOSED STAINED CONCRETE IN ROW



Current 8/6/14 Northeast Corner Perspective View from South

**INITIAL RECOMMENDATION: NORTHEAST CORNER**



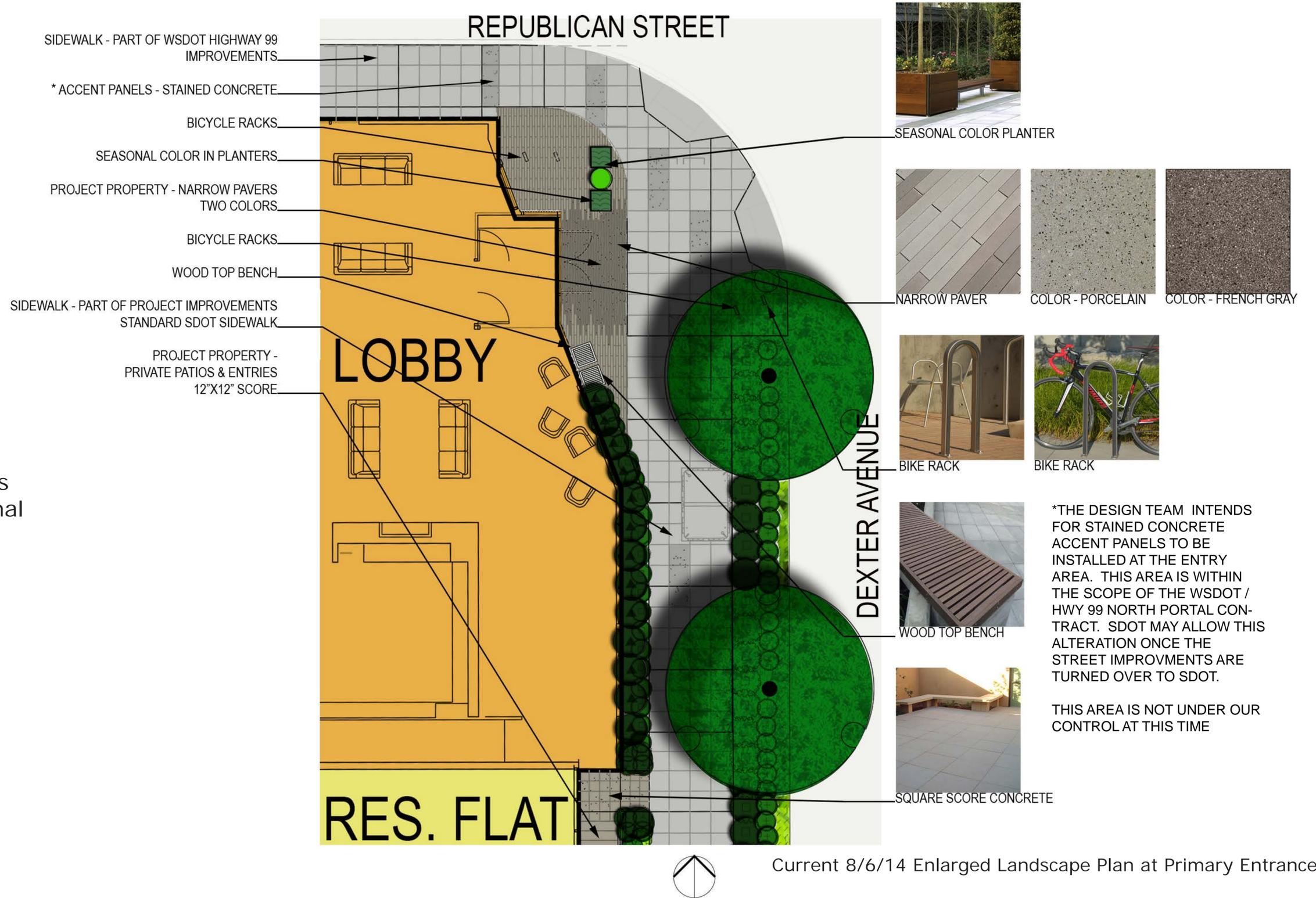
# LANDSCAPE SITE PLAN

435 Dexter

Design Review Recommendation #2: August 6, 2014

**1. Northeast Corner:  
Applicant Response**

- Street-level at entry now features special paving, bike racks, informal seating, and plantings.



Current 8/6/14 Enlarged Landscape Plan at Primary Entrance

**INITIAL RECOMMENDATION: NORTHEAST CORNER**

**1. Northeast Corner:  
Initial Recommendation**

- Landscape should create hierarchy between primary entry and individual street-level residences

**Applicant Response**

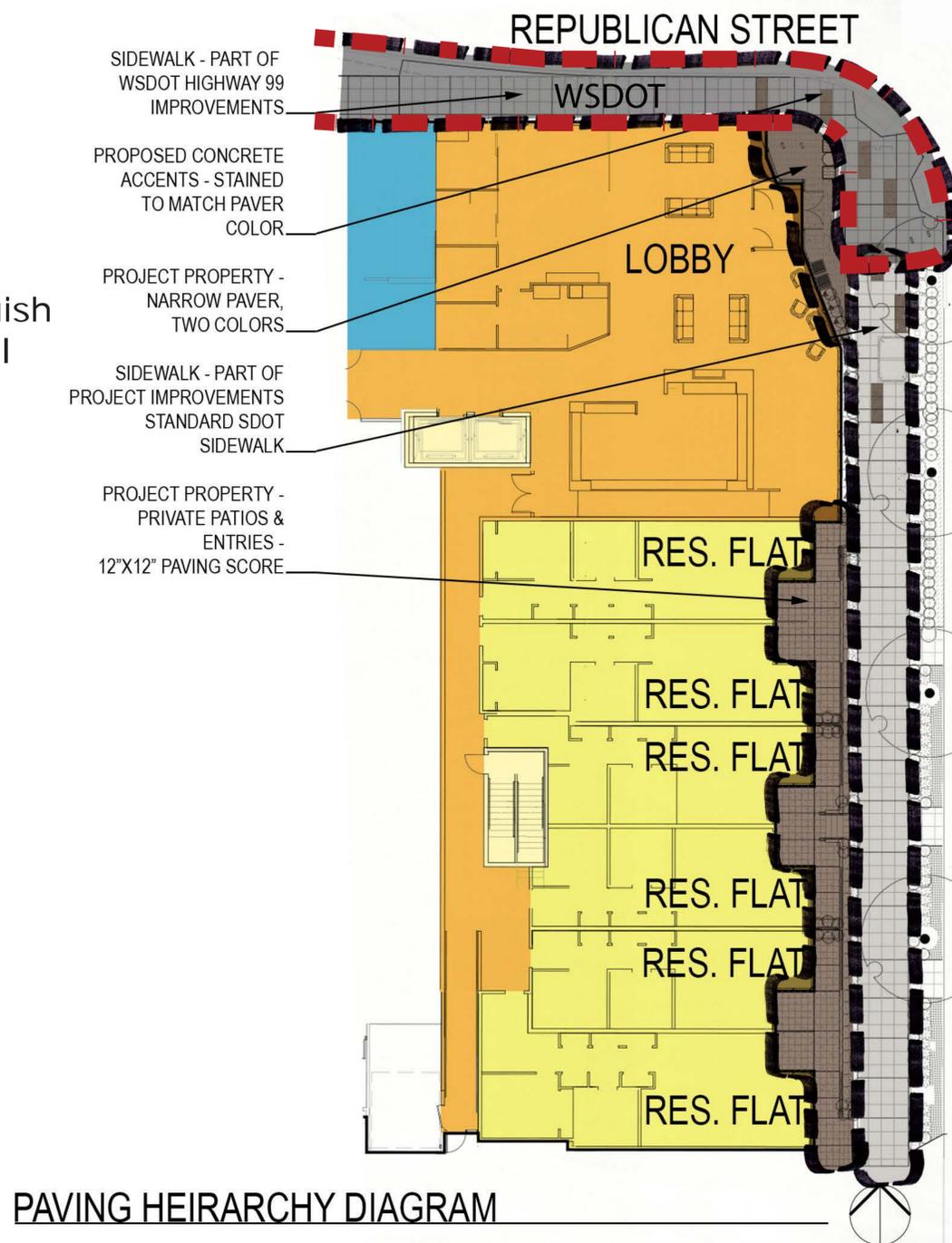
- Plant associations developed to distinguish primary entry and individual street-level residences

**3. Dexter Ave N:  
Initial Recommendation**

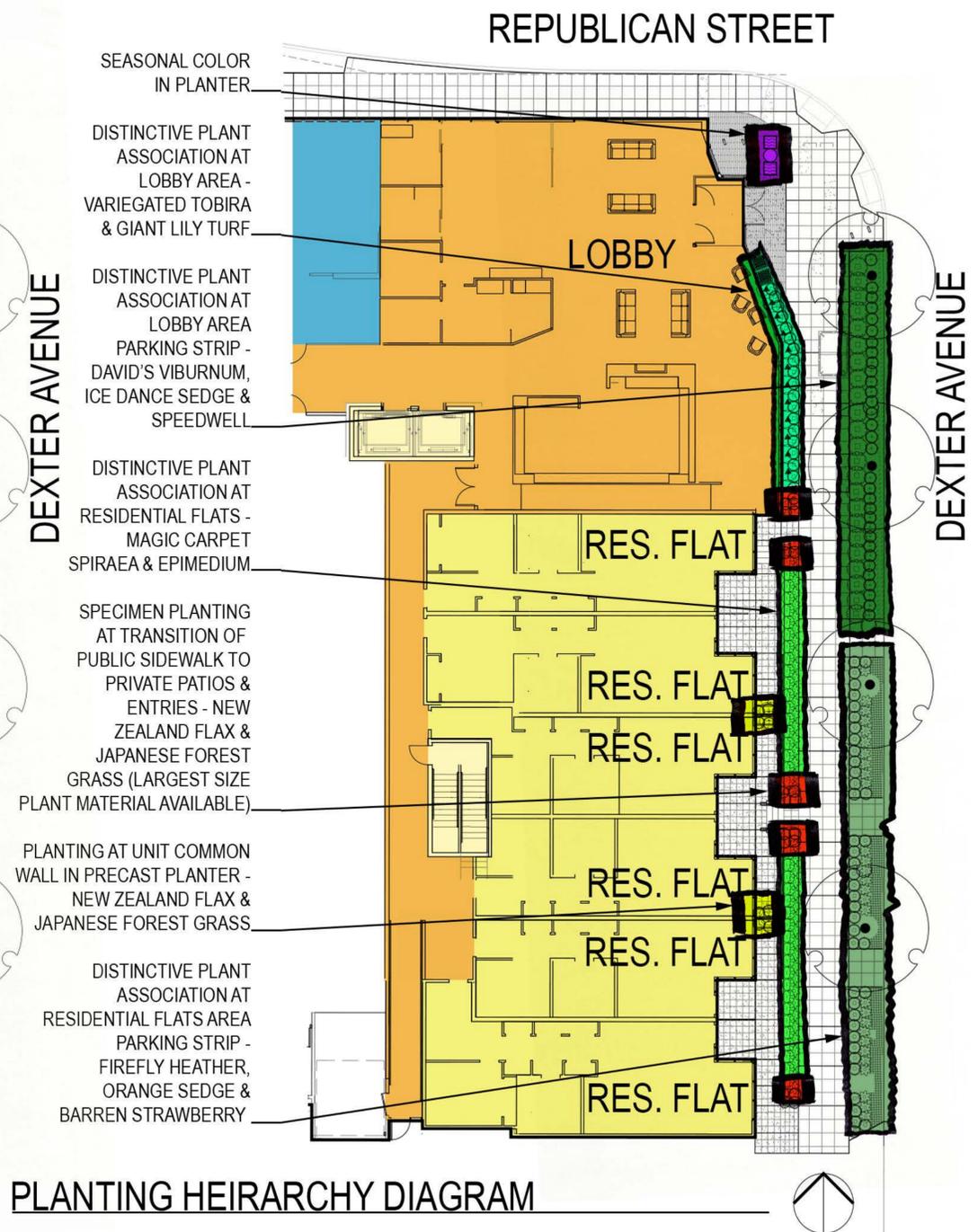
- Plant materials need to be taller and more varied to soften edge between sidewalk and patios

**Applicant Response**

- Plantings developed with more variety and to soften edge
- Speciman plantings taller to mark individual residential entries
- Plantings in precast planters rise above on-grade plantings



PAVING HEIRARCHY DIAGRAM



PLANTING HEIRARCHY DIAGRAM

INITIAL RECOMMENDATION: NORTHEAST CORNER / DEXTER STREETSCAPE



### 3. Dexter Ave N:

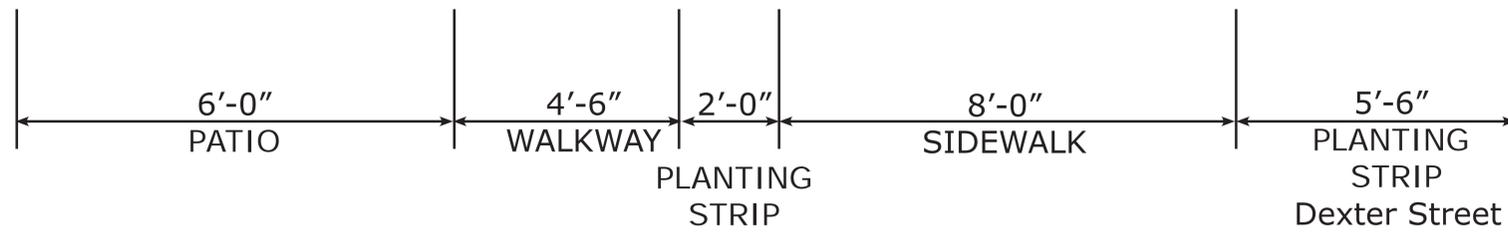
#### **Initial Recommendation**

- Lower privacy screens for more street visibility

#### **Applicant Response**

- Privacy screens between units lowered to 42" tall.

PRIVACY SCREEN LOWERED



Dexter Street Section at Residential Units

## INITIAL RECOMMENDATION: DEXTER STREETScape

## 2. Scale and Architectural Concept: Initial Recommendation

- North and west facades need reduction in scale
- Concept of contrast between dark shell and light core not expressed at North and West
- Color, materials, and proportions of Dexter facade should be applied to North and West



Previous 6/18/14 North Elevation

## INITIAL RECOMMENDATION: SCALE & ARCHITECTURAL CONCEPT

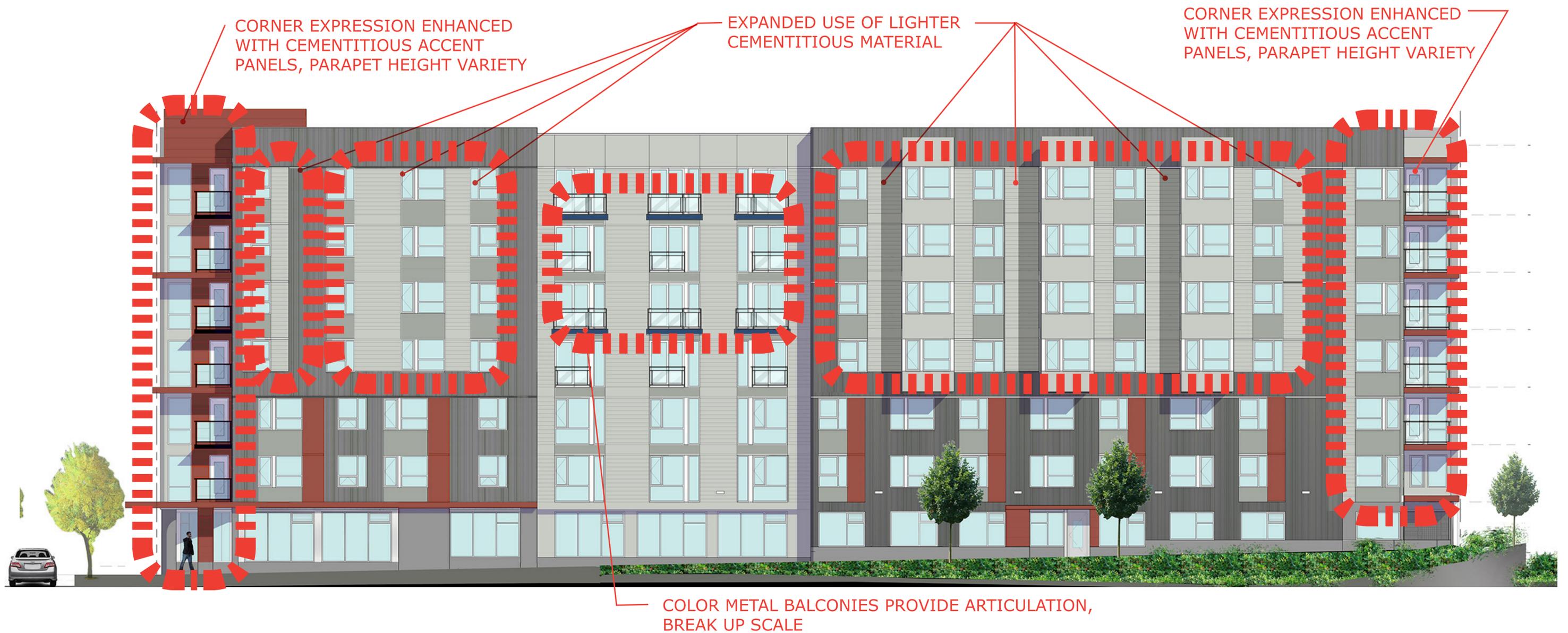
## 2. Scale and Architectural Concept:

### Applicant Response

- Reduced dark metal and increased light colored panel to reduce scale and increase contrast between heavy shell and lighter core expression
- Facade treatment at lower floors at Dexter extended to North and West
- West facade with revised corners to reflect visual prominence and proportions similar to Dexter facade



## INITIAL RECOMMENDATION: SCALE & ARCHITECTURAL CONCEPT



North Elevation: Summary of Responses to Recommendation

## INITIAL RECOMMENDATION: SCALE & ARCHITECTURAL CONCEPT

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Previous 6/18/14 NW Corner

## INITIAL RECOMMENDATION: SCALE & ARCHITECTURAL CONCEPT

NW CORNER WITH ACCENT MATERIALS,  
PARAPET HEIGHT VARIETY TO ENHANCE  
CORNER PRESENCE

UPPER FLOOR FACADE LIGHTENED,  
SIMPLIFIED TO RELATE TO HIGHWAY  
SCALE



REPUBLICAN & HIGHWAY 99 ROW DESIGN  
UNDER WSDOT CONTROL-COMPONENT OF  
NORTH PORTAL PROJECT

Current 8/6/14 NW Corner

## INITIAL RECOMMENDATION: SCALE & ARCHITECTURAL CONCEPT



Current 8/6/14 Perspective View from across Highway 99 at Mercer St.

## INITIAL RECOMMENDATION: SCALE & ARCHITECTURAL CONCEPT

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## 2. Scale and Architectural Concept: Initial Recommendation

- North and west facades need reduction in scale
- Concept of contrast between dark shell and light core not expressed at North and West
- Color, materials, and proportions of Dexter facade should be applied to North and West

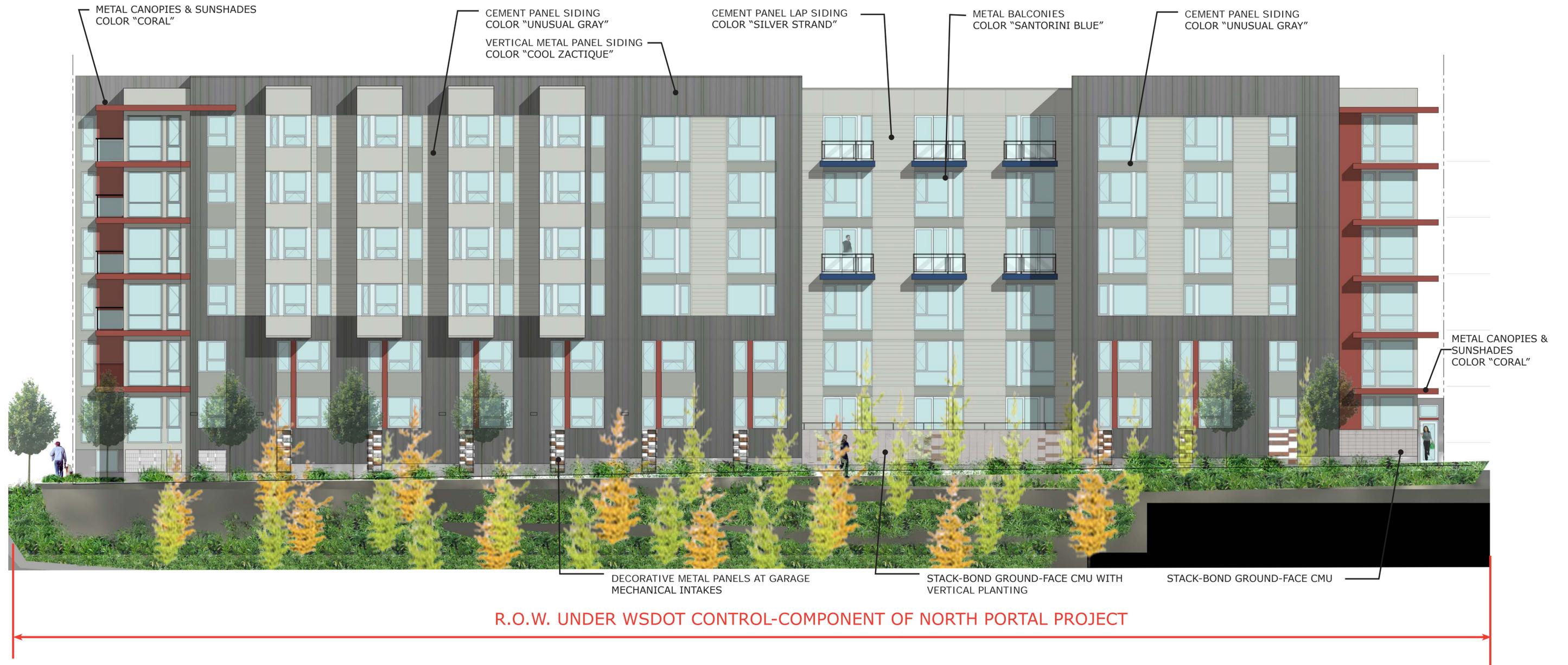


Previous 6/18/14 West Elevation

## INITIAL RECOMMENDATION: SCALE & ARCHITECTURAL CONCEPT

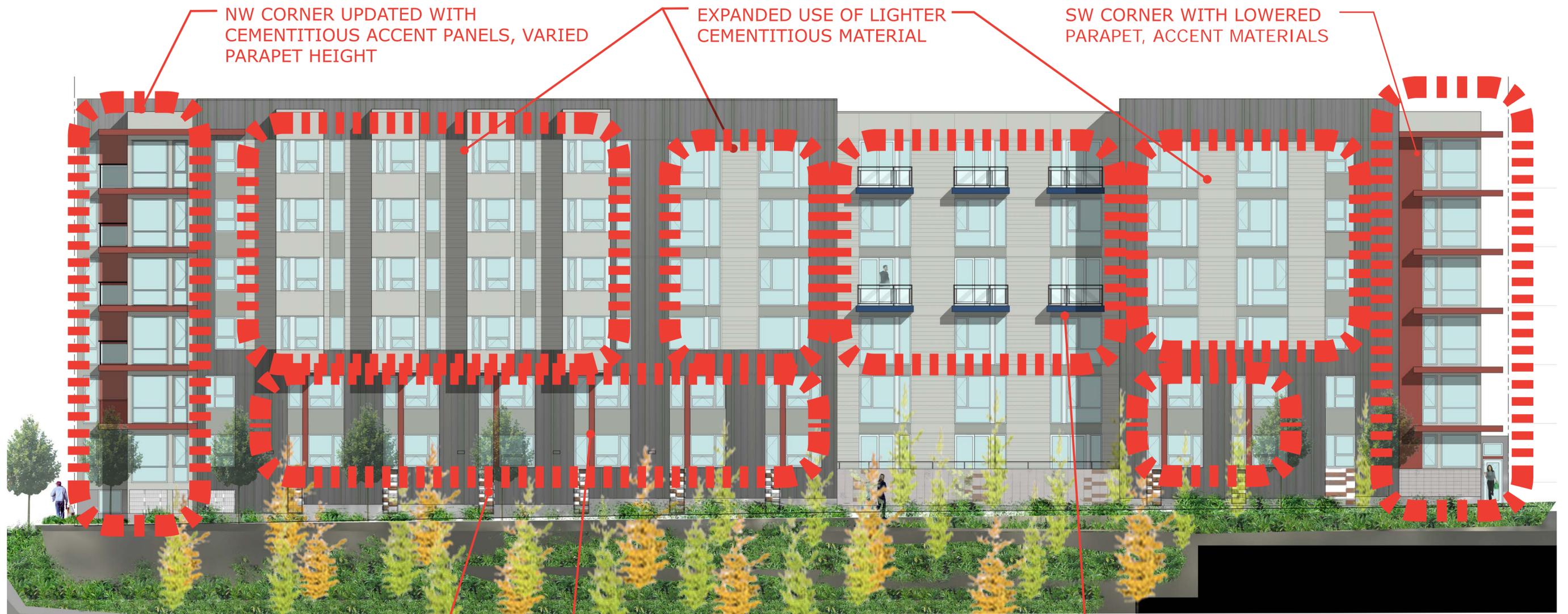
## 2. Scale and Architectural Concept: Applicant Response

- Increased contrast between heavy shell and lighter core expression
- Facade treatment at lower floors at Dexter extended to North and West
- Revised corners to reflect visual prominence and proportions similar to Dexter facade



Current 8/6/14 West Elevation

## INITIAL RECOMMENDATION: SCALE & ARCHITECTURAL CONCEPT



DECORATIVE METAL SCREENS  
CONSISTENT WITH METAL SCREENS  
ALONG DEXTER AVE

WINDOW EXPRESSIONS WITH CEMENTITIOUS  
ACCENT COLORS RELATE TO DEXTER AVE  
FACADE

COLOR METAL BALCONIES PROVIDE  
ARTICULATION, BREAK UP SCALE

West Elevation: Summary of Responses to Recommendation

RECOMMENDATION: SCALE & ARCHITECTURAL CONCEPT

## 7. West Facade Design at Grade: Initial Recommendation

- Design treatment should respond to potential for west facade to attract graffiti.

### **Applicant Response**

- Metal siding brought down to cover blank concrete walls
- Residential units provide eyes on the street
- Wall mounted light fixtures promote pedestrian safety and discourage graffiti
- Developer is longterm owner and will aggressively remove graffiti on a daily basis

DECORATIVE METAL SCREENING

STACK-BOND GROUND-FACE CMU W/  
VERTICAL PLANTINGS

HALF-TREE GRATES (PENDING SDOT/  
WSDOT APPROVAL)



Sidewalk-Level View along Highway 99

## INITIAL RECOMMENDATION: WEST FACADE DESIGN AT GRADE

**Departure: SMC 23.48.034 Screening & Landscape Standards**

Parking permitted in partially below street-level stories without screening by other uses if screening street-facing facade is enhanced by architectural detail, landscaping, or similar features with visual interest

**Requested Departure**

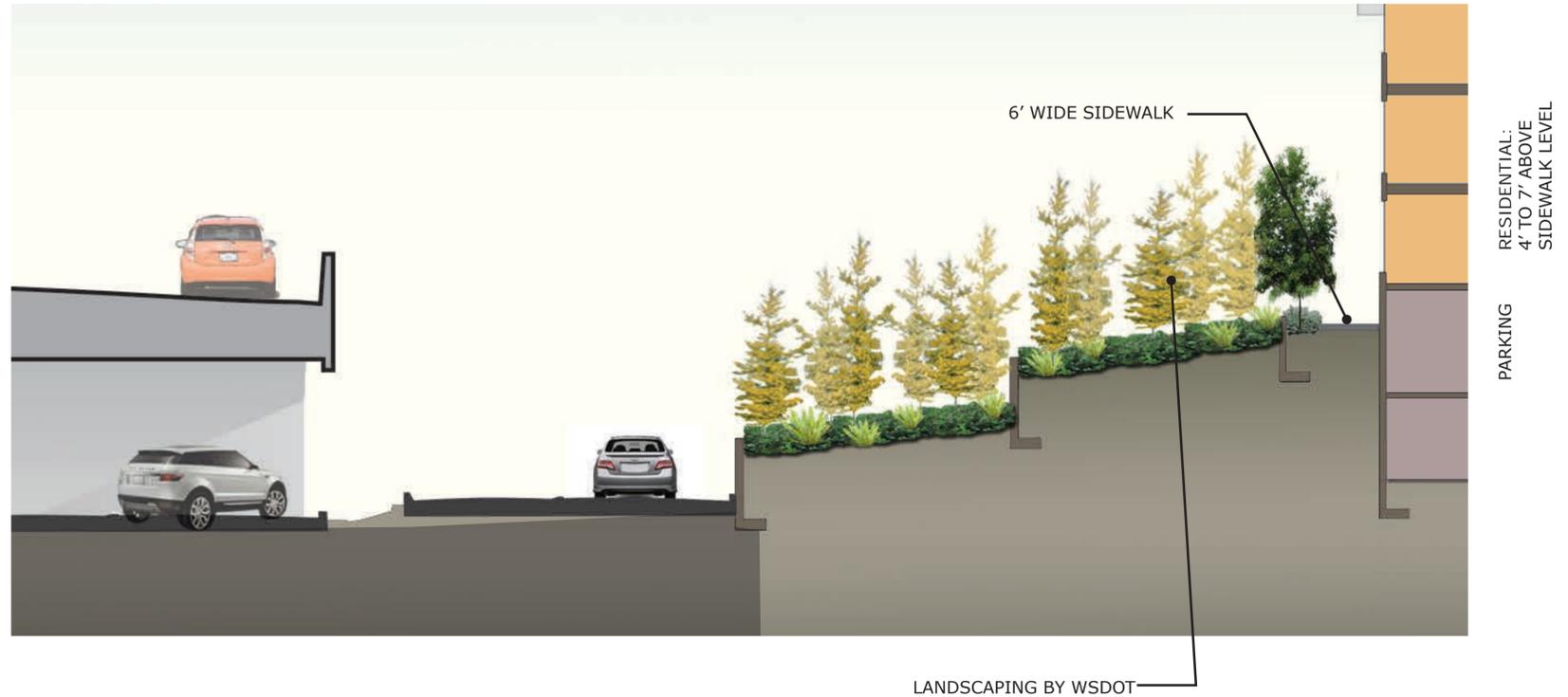
Zoning review from DPD determined that proposal does not meet the screening standards without more extensive use of landscaping and/or decorative panels.

**Justification**

- Material changes, vertical plantings, and decorative metal screens as shown are appropriate for specific pedestrian environment and will be screened from Highway 99 by ROW plantings and railings.
- More extensive vertical plantings and decorative screens not appropriate given anticipated pedestrian usage and limited visibility from Highway 99.

**Consistency with Design Guidelines**

- *C-2 Architectural Concept and Consistency* Building design elements, details and massing should create a well proportioned and unified building form and exhibit an overall architectural concept. More extensive decorative panels and vertical landscaping would clutter and dilute the overall architectural concept.
- *D-5 Visual Impacts of Parking Structures* Minimize visibility of all at-grade parking structures. Parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape.



Street-Level Elevation along Highway 99

DECORATIVE METAL SCREENING

STACK-BOND GROUND-FACE CMU W/  
VERTICAL PLANTINGS

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Previous 6/1814 SW Corner

## INITIAL RECOMMENDATION: SCALE & ARCHITECTURAL CONCEPT

UPPER FLOOR FACADE LIGHTENED, SIMPLIFIED  
TO RELATE TO HIGHWAY SCALE

SW CORNER WITH ACCENT MATERIALS,  
PARAPET HEIGHT VARIETY, SUNSCREENS  
TO ENHANCE CORNER PRESENCE



REPUBLICAN & HIGHWAY 99 ROW DESIGN  
UNDER WSDOT CONTROL-COMPONENT OF  
NORTH PORTAL PROJECT

LOWER FLOORS WITH WINDOW/ACCENT  
MATERIAL TREATMENT RELATING TO DEXTER  
AVENUE FACADE

Current 8/6/14 SW Corner

## INITIAL RECOMMENDATION: SCALE & ARCHITECTURAL CONCEPT

#### 4. Alley: *Initial Recommendation*

- Wrap Dexter Ave facade treatments at Levels 2 & 3 around to alley side for at least one bay width.
- Ground-level facade between Dexter and alley exit door should be human-scaled



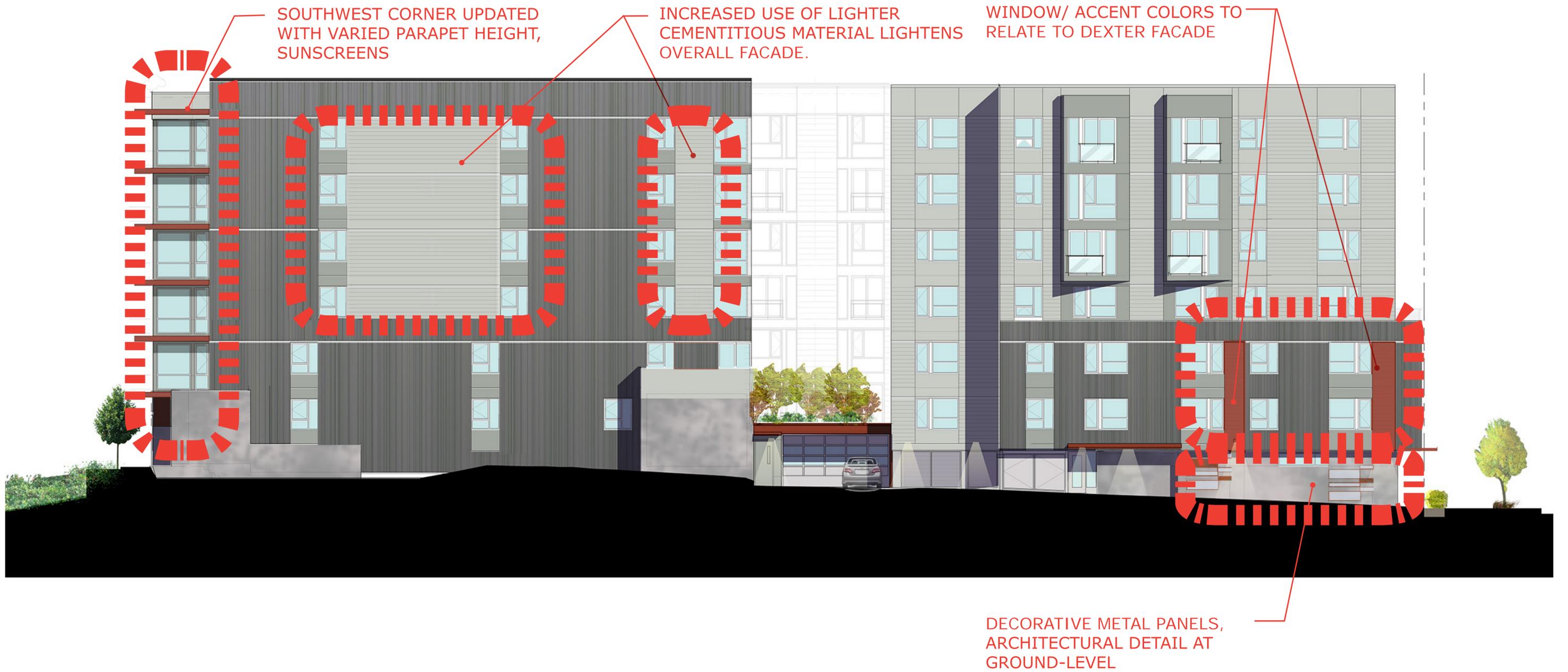
### INITIAL RECOMMENDATION: ALLEY

#### 4. Alley: Applicant Response

- Alley facade at Levels 2 & 3 continues the Dexter Ave facade treatment.
- Ground-level facade incorporates architectural detail and decorative screens to enhance the pedestrian and cyclist environment.



INITIAL RECOMMENDATION: ALLEY



South Elevation: Summary of Responses to Recommendation

**INITIAL RECOMMENDATION: ALLEY**

#### 4. Alley: Initial Recommendation

- Ground-level facade between Dexter and alley exit door should be human-scaled

#### Applicant Response

- Ground-level facade incorporates architectural detail and decorative screens to enhance the pedestrian and cyclist environment.



Previous 6/18/14 Alley View toward Alley Exit Door

DECORATIVE METAL SCREENS & CONCRETE REVEAL DETAILS AT GROUND LEVEL TO RELATE TO DEXTER AVE METAL SCREENS



Current 8/6/14 Alley View toward Dexter Ave.

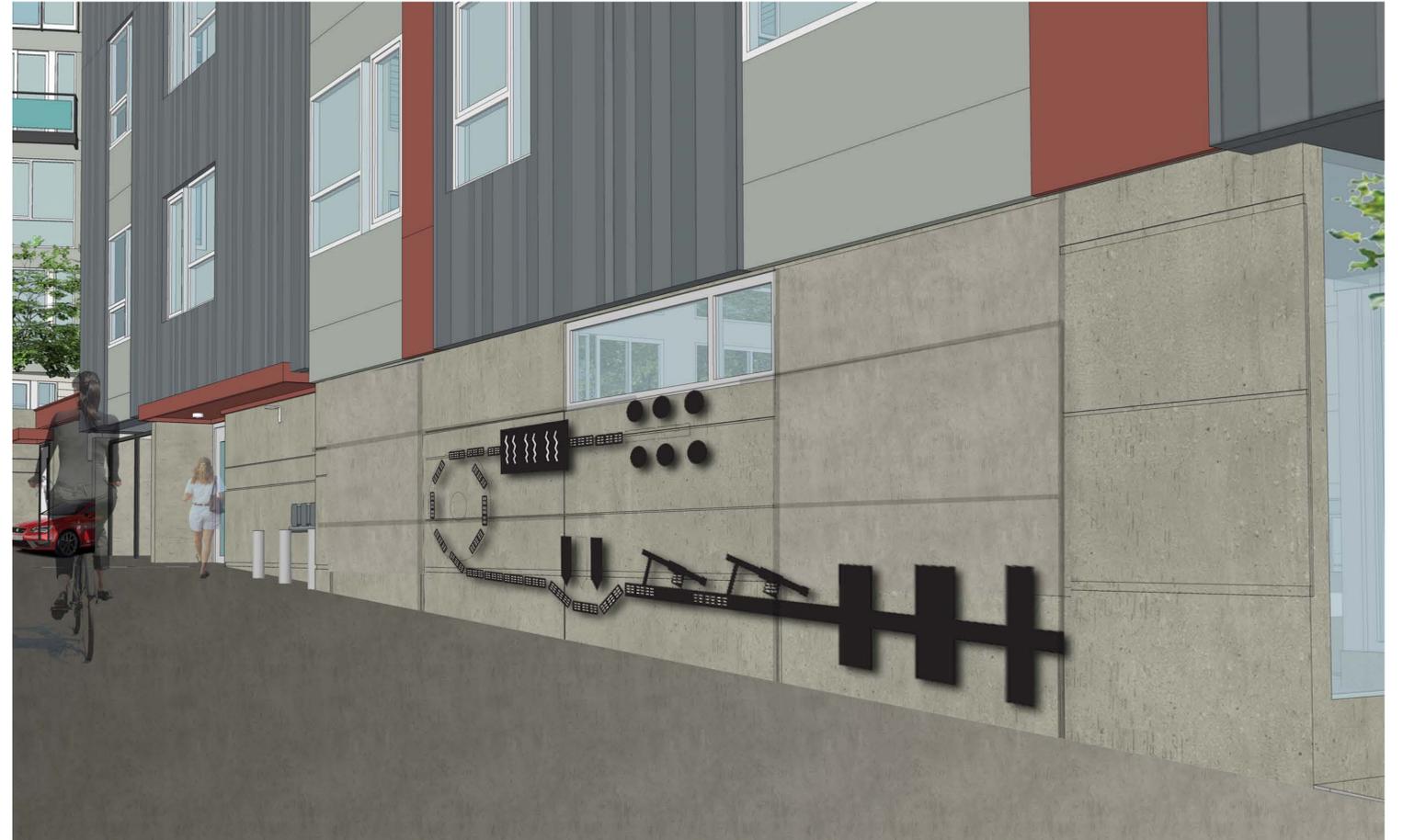


Current 8/6/14 Alley View toward Alley Exit Door

### ALLEY TREATMENT AT GROUND-LEVEL: OPTION 1-Decorative Metal Screens



View Looking East toward Dexter



View Looking to West from Dexter

## ALLEY TREATMENT AT GROUND-LEVEL: OPTION 2: HOSTESS CONVEYOR BELT INSPIRATION



View Looking East toward Dexter



View Looking to West from Dexter

### ALLEY TREATMENT AT GROUND-LEVEL: OPTION 3-BUILDING IDENTITY SIGNAGE



Previous 6/18/14 SE Corner

## INITIAL RECOMMENDATION: ALLEY

435 Dexter

Design Review Recommendation #2: August 6, 2014



DECORATIVE METAL PANELS,  
ARCHITECTURAL DETAIL AT  
GROUND-LEVEL

Current 8/6/14 SE Corner

**INITIAL RECOMMENDATION: ALLEY**



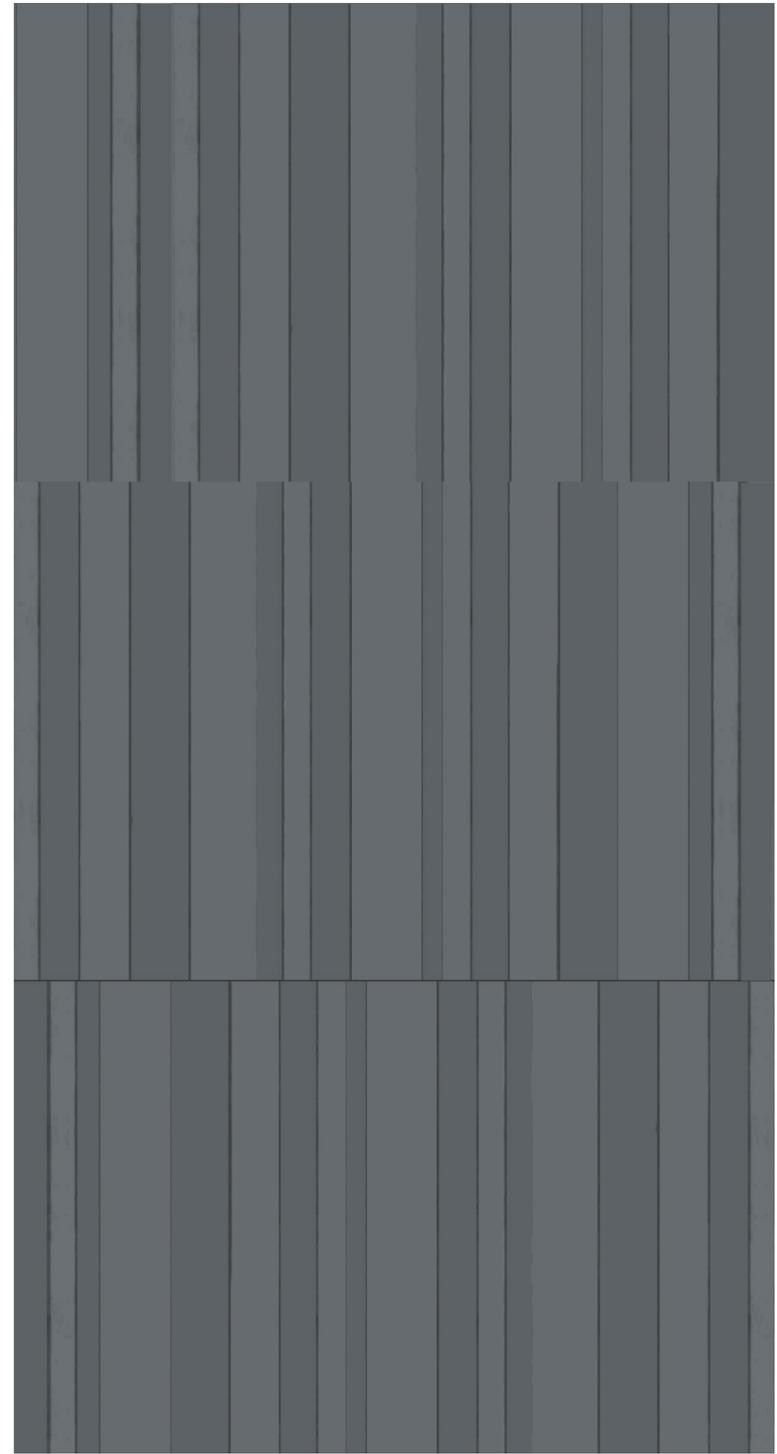
METAL BALCONIES ACCENT COLOR



CEMENT PANEL/METAL ACCENT COLOR



CEMENT PANEL/CEMENT LAP SIDING



METAL WALL PANELS



VINYL WINDOW



ALUMINUM STOREFRONT WINDOWS AT LOBBY

## EXTERIOR MATERIALS

AEP SPAN "PRESTIGE" PANELS-  
PATTERN OF RANDOM REVEAL WIDTHS  
SHIFTS AT EVERY OTHER FLOOR



AEP SPAN "PRESTIGE" PANELS-  
RANDOMIZED PATTERN OF 6", 2", 1" & NO  
REVEAL

ENLARGED VIEW OF METAL PANEL SIDING TEXTURE & VARIETY

## EXTERIOR MATERIALS

**5. Lighting: DRB Initial Recommendation**

- Republican Street fixtures should be consistent with Dexter Ave

**Applicant Response**

- Fixtures along Republican Street revised to LED cylinders, consistent with Dexter lighting



LED CYLINDERS AT ENTRANCE CANOPY & ALONG REPUBLICAN STREET FRONTAGE



WALL-MOUNTED LED FIXTURES AT ALLEY & HIGHWAY 99



SOFFIT-MOUNTED LED ACCENT LIGHTING AT RESIDENTIAL ENTRIES



**INITIAL RECOMMENDATION: LIGHTING AT REPUBLICAN ST**

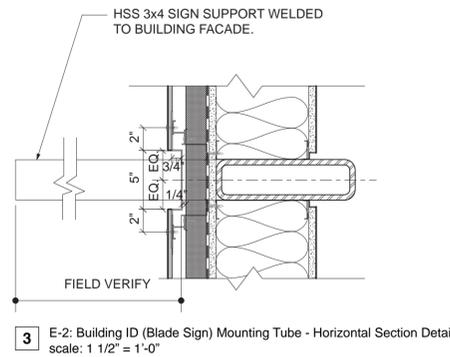
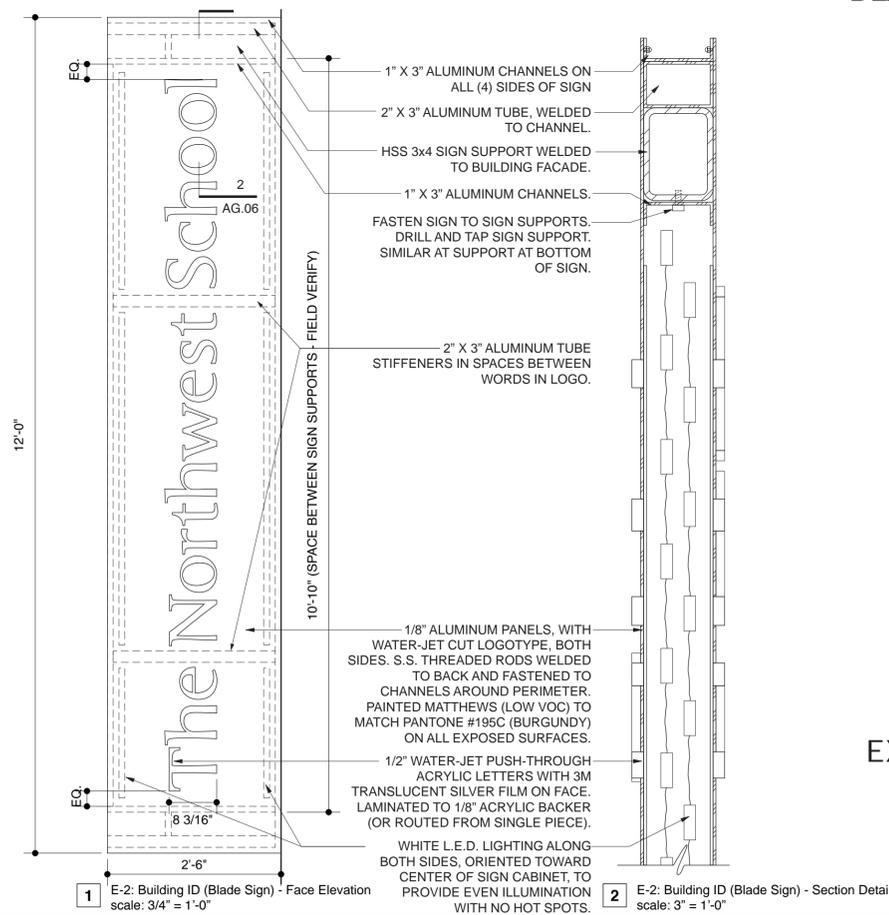




BLADE SIGN AT NW CORNER



BLADE SIGN AT SW CORNER



EXAMPLE BLADE SIGN DETAIL



CLOSE-UP VIEW OF BLADE SIGN

INITIAL RECOMMENDATION: SIGNAGE



THANK YOU