

Crosby

CAPITOL HILL

1517 Bellevue Avenue
Multifamily Residential
DPD #3018252

Design Recommendation Meeting
July 22nd, 2015



B+H

PROJECT INFORMATION

Project Number:
3018252

Project Address:
1517 Bellevue Avenue
Seattle, WA 98122

Assessor Parcel No:
8725600290

Legal Description:
Lot 11 in block 3 of replat of
Twelfth Avenue addition to
the City of Seattle, as per
plat recorded in Volume 8 of
plats, page 54, records of King
County; situated in the City of
Seattle. County of King,
State of Washington

Owner:
Daniel Klein
Gardens Studios LLC
1425 Western Avenue #303
Seattle, WA 98101

Architect:
Bryan Croeni
B+H Architects
225 Terry Ave N
Suite 101
Seattle, WA 98109

Contact:
Jon O'Hare
jon@permitcnw.com
425.301.9541

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DEVELOPMENT OBJECTIVES

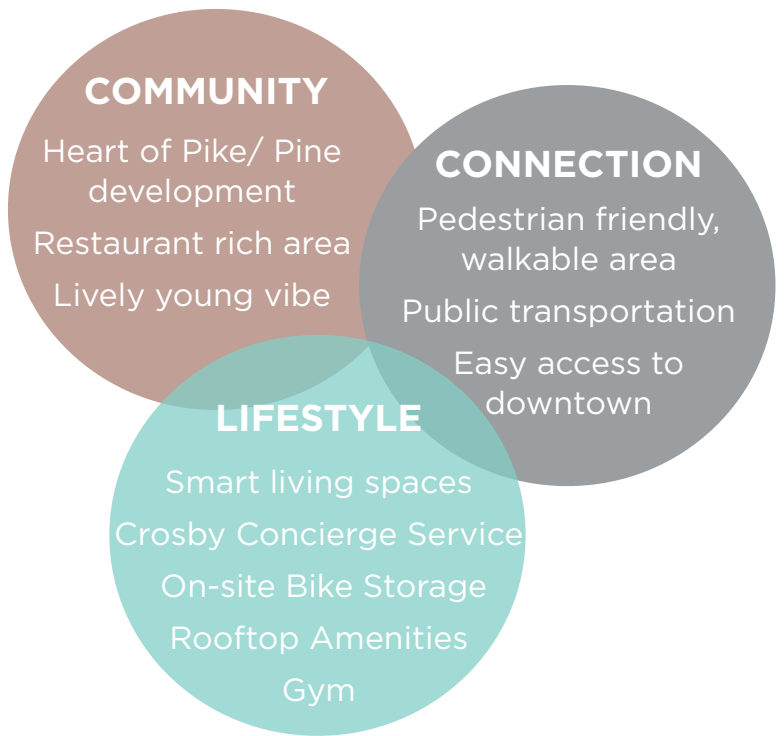
The proposed development is a 7-story mixed-use residential building with 700 SF of retail and 5 live/work units on the ground level, and 45 studio units on the upper levels with a variety of public and private amenities.

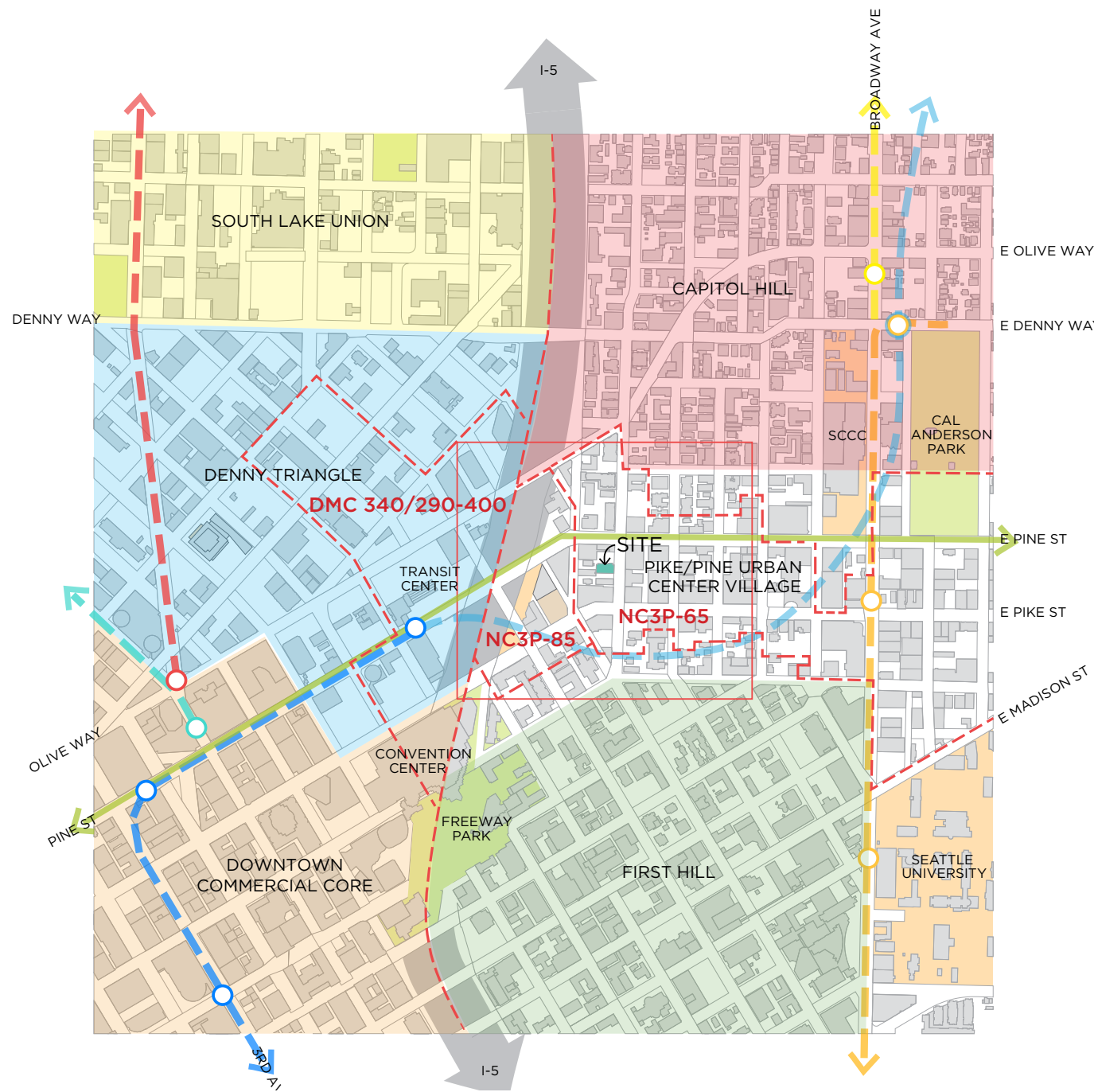
The site is located within the Pike/Pine Corridor, which is promoting the development of residential mixed-use to preserve the existing balance between commercial and residential uses. The Pike/Pine Conservation Overlay District calls for the preservation of buildings over 75 years old and encourages new development to adhere to the scale and character of the district. With its proximity to Downtown, South Lake Union, and the abundant eateries and coffee shops, the area has become a highly desirable place to live.

NC3P-65 allows retail on the street-facing facade with residential above, building up to 65 ft. Ground floor retail and 5 courtyard-level live/work units combine with six stories of 45 furnished apartment units, resulting in approximately 50 units. It is located mid-block between the new Excelsior development and the existing Louis Arms Apartments on Bellevue Avenue in Capitol Hill. Approximately 700 SF of retail and 1700 SF of live/work will activate the pedestrian path nestled between the active Pine and Pike corridors. No on-site parking is provided, encouraging the occupants to lead a more carbon-friendly lifestyle. We see the project as contributing to the continued development of the Capitol Hill Urban Village as a retail-residential mixed-use property activating the street and appealing to young professionals.



PROJECT VISION



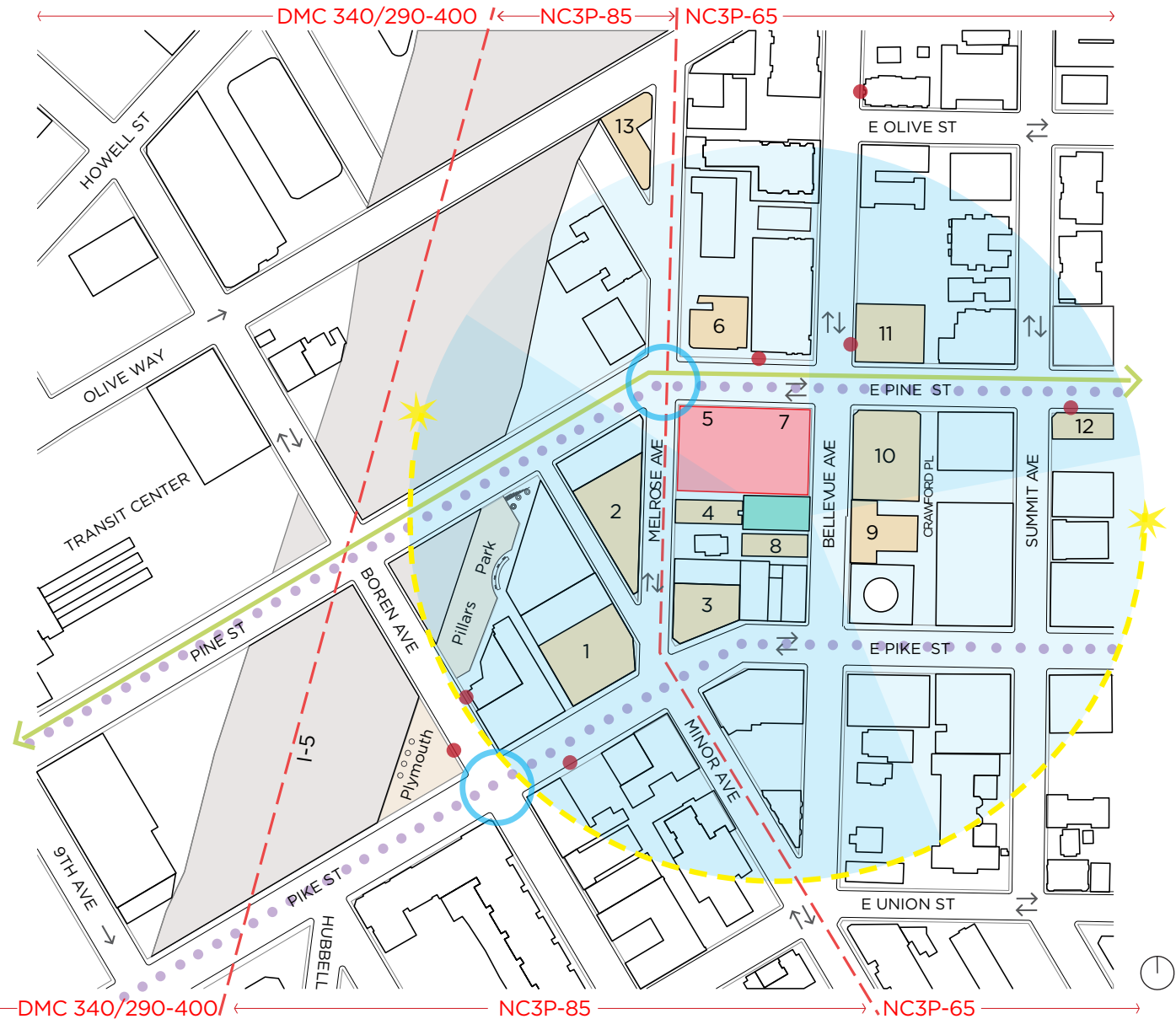


VICINITY MAP 🕒



AXONOMETRIC VIEW OF SITE 🕒

- zoning boundary
- I-5 corridor
- bike lane
- Monorail
- South Lake Union Streetcar
- link light rail
- future link light rail
- First Hill Streetcar
- future Broadway Streetcar

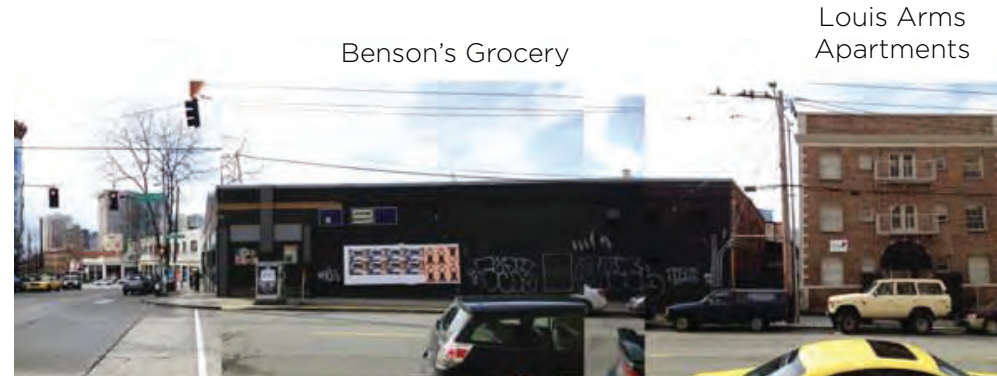
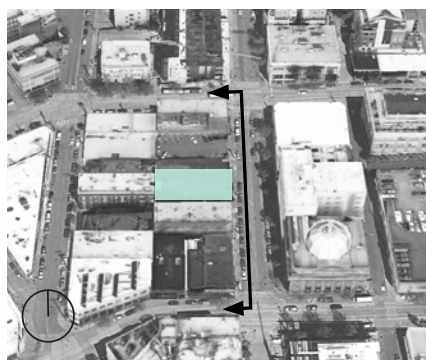


SITE ANALYSIS

- Zoning Boundaries
- Project Site
- Bus Stops
- Bike Street Lane
- - - Sun Path
- ▶ Potential Views
- Principal Pedestrian Street
- Pike/Pine Gateway
- Under Construction
- ▨ Future Development (Permitted)
- Historic Character

HISTORICAL CHARACTER BUILDINGS

1. Starbucks Roastery (Packard Building)
2. Melrose Market
3. Six Arms (Gallagher's Fine Cars)
4. Melrose Apartments
5. Melrose Building
6. Pine Box (Buttersworth Mortuary)
7. Timken Roller Bearing Building
8. Louis Arms Apartments
9. New McDermott Apartments
10. Area 51 (Carr Brothers Auto Repair)
11. Lighting Design Lab (Hirsh Cycle Co)
12. Travelers India Shop & Cafe
13. Sherwood Apartments



STREETSCAPE MONTAGE

GENERAL INFORMATION

- **OWNER:** GARDENS STUDIOS LLC
 - **ADDRESS:** 1425 WESTERN AVE #303 SEATTLE, WA 98101
- **CONTACT:** JON O'HARE
 - **ADDRESS:** 26456 MARINE VIEW DR S DES MOINES, WA 98198
 - **EMAIL:** JON@PERMITCNW.COM
 - **PHONE:** (425) 301 9541
- **SITE ADDRESS:**
1517 BELLEVUE AVE
SEATTLE, WA 98122
- **ASSESSOR'S PARCEL NUMBER:**
8725600290
- **PROPERTY ZONING:** NC3P-65
- **USE:** APARTMENTS, LIVE/WORK UNITS, RETAIL
- **LOT SIZE:** 105.06' X 50.04'
- **AVERAGE GRADE:** + 244.68
- **NUMBER OF STORIES:** 7
- **NUMBER OF STUDIO UNITS:** 45
- **NUMBER OF LIVE/WORK UNITS:** 5
- **TOTAL COMMERCIAL SF:** 2 400 SF
 - RETAIL SF: 700 SF
 - LIVE/WORK SF: 1 700 SF

DENSITY CALCULATIONS

- **LOT AREA:** 5 257 SF
- **FAR:** 4.75
- **ALLOWABLE AREA:**
5 257 SF X 4.75 = 24 970 SF

- **RESIDENTIAL FAR:** 4.25
5257 SF X 4.25 = 22 342 SF
- **COMMERCIAL FAR:** 0.50
5 257 SF X 0.50 = 2 628 SF
- **MIXED OCCUPANCY:**
(R2) RESIDENTIAL UNITS - 45
(B OR M) LIVE/WORK UNITS - 5
RETAIL SPACES - 1

LOT COVERAGE

- **AREA OF ALL PRINCIPAL AND ACCESSORY STRUCTURES:**
 - **ALLOWABLE LOT COVERAGE:** 100%
 - **PROPOSED LOT COVERAGE:** 100%

STRUCTURE HEIGHT

- **MAXIMUM STRUCTURE HEIGHT ALLOWED:** MAIN STRUCTURE 65'-0", ADDITIONAL 4'-0" IF LOWEST LEVEL IS NON RESIDENTIAL, AND HAS A FLOOR TO FLOOR OF 13'-0" MINIMUM. (EXCEPTION TAKEN). STAIR AND ELEVATOR PENTHOUSES ALLOWED TO 16'-0" ABOVE THE HIGHEST LEVEL IF LESS THAN 25% OF TOTAL ROOF AREA.
- **PROPOSED STRUCTURE HEIGHT:** 69'-0"
- **PARAPET HEIGHT:** + 3' (72'-0")
- **PENTHOUSE HEIGHT:** + 15'-10" (84'-10")

STRUCTURE WIDTH AND DEPTH

- ENTIRE BLOCK IS ZONED NC3P-65 - NO REQUIREMENTS

SETBACKS

- NO SETBACKS REQUIRED BY ZONING CODE

SCREENING AND LANDSCAPE

- NO SCREENING REQUIRED
- **LANDSCAPE GREEN FACTOR SCORE OF 0.30 OR GREATER REQUIRED. CURRENTLY TRACKING SCORE OF 0.34**
- **DUMPSTER & RECYCLING SCREENING:** CONTAINED WITHIN BUILDING

OPEN SPACE REQUIREMENTS

- ZONED NC3P-65, NO REQUIREMENT

PARKING REQUIREMENT

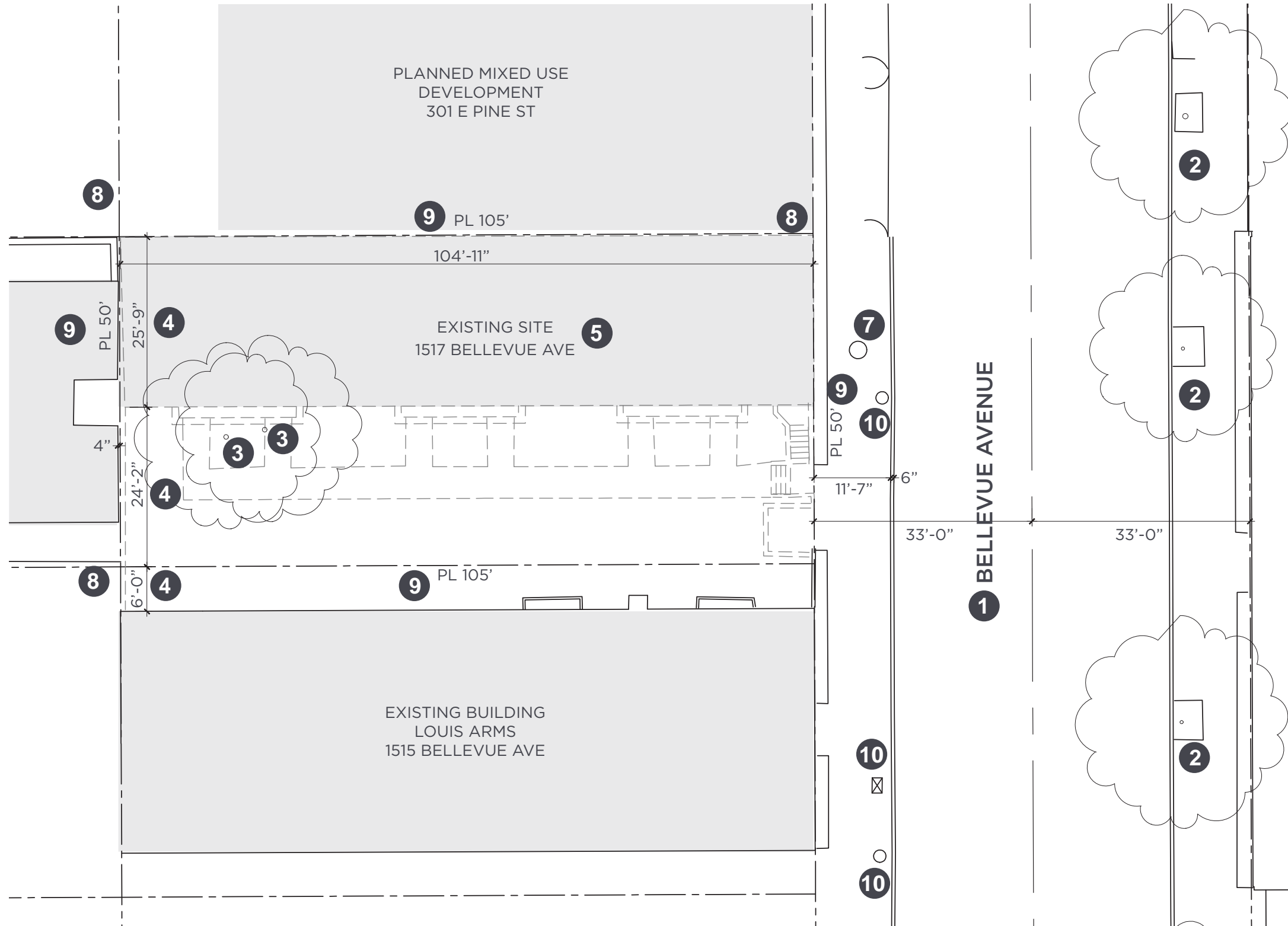
- NO CAR PARKING REQUIRED
- **BICYCLE PARKING REQUIREMENT:**
 - SALES AND SERVICES, GENERAL:
 - SHORT-TERM: 1 PER 12,000 SF
 - LONG-TERM: 1 PER 4,000 SF
 - MULTI-FAMILY STRUCTURES:
 - SHORT-TERM: 1 PER 4 UNITS
- **BICYCLE PARKING CALCULATION:**
 - SALES AND SERVICE, GENERAL:
 - 675 SF RETAIL - 2 PROVIDED *COMPLIANT*
 - MULTI-FAMILY STRUCTURES:
 - 45 UNITS - 12 PROVIDED *COMPLIANT*

SOLID WASTE AND RECYCLING

- MIXED USE = RESIDENTIAL + 50% NON-RESIDENTIAL REQUIREMENT
- RESIDENTIAL REQUIREMENT (26-50 UNITS): 375 SF
- NON-RESIDENTIAL REQUIREMENT (0-5,000 SF): 82 SF
- MINIMUM AREA FOR SHARED STORAGE SPACE: 416 SF
- AREA PROVIDED ON LEVEL B1: 440 SF
COMPLIANT

AMENITY AREA CALCULATION

- RESIDENTIAL BUILDING SQUARE FOOTAGE: 22 177 SF
- AMENITY REQUIREMENT: 5%
1 175 SF REQUIRED
- TOTAL AMENITY SPACE: 2082 SF
COMPLIANT



ASSESSOR PARCEL NO:

8725600290

LEGAL PROJECT DESCRIPTION

LOT 11 IN BLOCK 3 OF REPLAT OF TWELTH AVENUE ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 54, RECORDS OF KING COUNTY, SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON

SITE INFORMATION

SITE SIZE: 105.06' X 50.04'

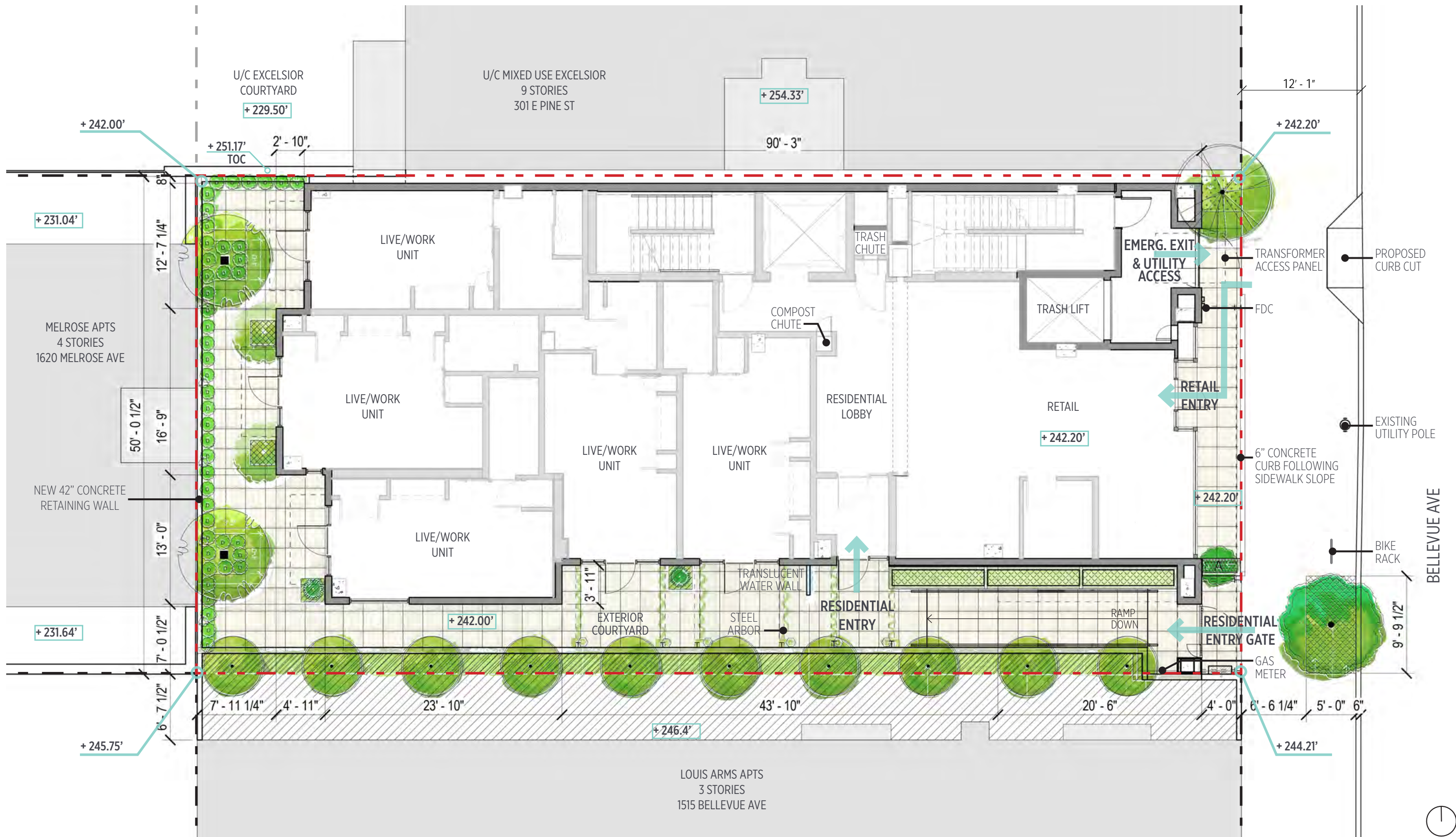
AREA OF SITE: 5 257 SF

AVERAGE GRADE: 244.68

ALLOWABLE FAR @ 4.75: 24 970 SF

LEGEND

- | | |
|--|--------------------------------|
| 1 Street Name | 6 Location of Primary Entrance |
| 2 Existing Trees - 6" Deciduous Trees | 7 Man holes |
| 3 Existing Trees / Shrubs - 8" Camellias | 8 Property line |
| 4 Distances btw structures and property line | 9 Property line dimensions |
| 5 Building identifiers | 10 Power poles/Street light |



CROSBY CAPITOL HILL

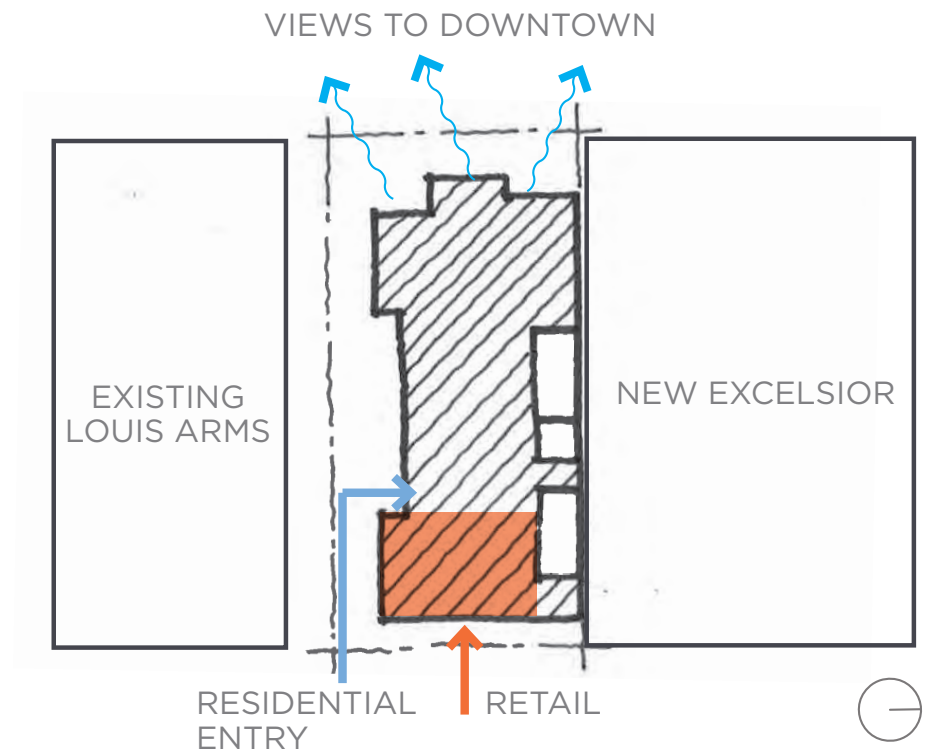
This project is in the heart of the vibrant neighborhood of Capitol Hill. It is located on the midblock of Bellevue Avenue between Pike and Pine. It sits between the new Excelsior Development to the North (scheduled to be completed end of 2015) and the old Louis Arms brick apartment building to the South.

The massing of the building is informed by its use, materials, light, and views. The core and circulation are pushed to the North edge of the project against the blank wall of the Excelsior Development, therefore maximizing the floor plate for units, views, and light penetration. The proposed building sits at the same height as the Excelsior and is set back from the Louis Arms in a gesture to its smaller scale.

The architectural character of Crosby Capitol Hill is contemporary but takes its cues from the historic references of Auto Row. Brick, metal, and wood form the complementary material palette. Strongly expressed vertical columns create repeating bays with large industrial windows and a high storefront at the street facade. The signage of the project includes mounted steel lettering, some with backlighting and neon. Metal and glass canopies and an arbor define the building entrances.

The ground floor has tall ceilings and a highly translucent storefront to reflect the industrial scale of the neighborhood. Continuing the more active streetscape from the new development to the North, the retail space stretches across the majority of the ground level street facade. Retail frontage is maximized by locating the residential entry off of a semi-public courtyard to the South side of the building.

The residential entry is located behind the retail space to the side of the building and is accessed from a gate on the South-East corner of the lot. A courtyard garden lies beyond the entry, which creates a sense of place and a gathering space for both the residential community and the ground level live/work units. Double-height loft units occupy the second and third floor of the Western facade, maximizing the opportunities for light into the spaces. The rest of the building's upper floors are comprised of thoughtfully designed studio units that take advantage of the great views of downtown Seattle.



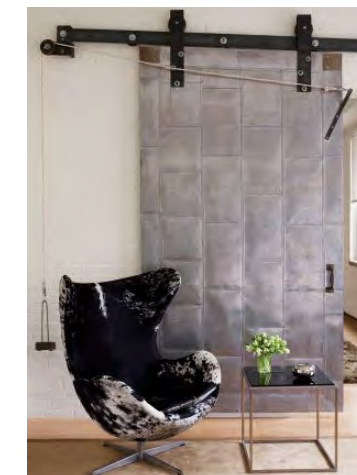
URBAN



MODERN



TIMELESS



CONTEMPORARY

CONTEXT AND SITE

HISTORY OF THE PIKE / PINE CORRIDOR CS3 ARCHITECTURAL CONTEXT AND CHARACTER



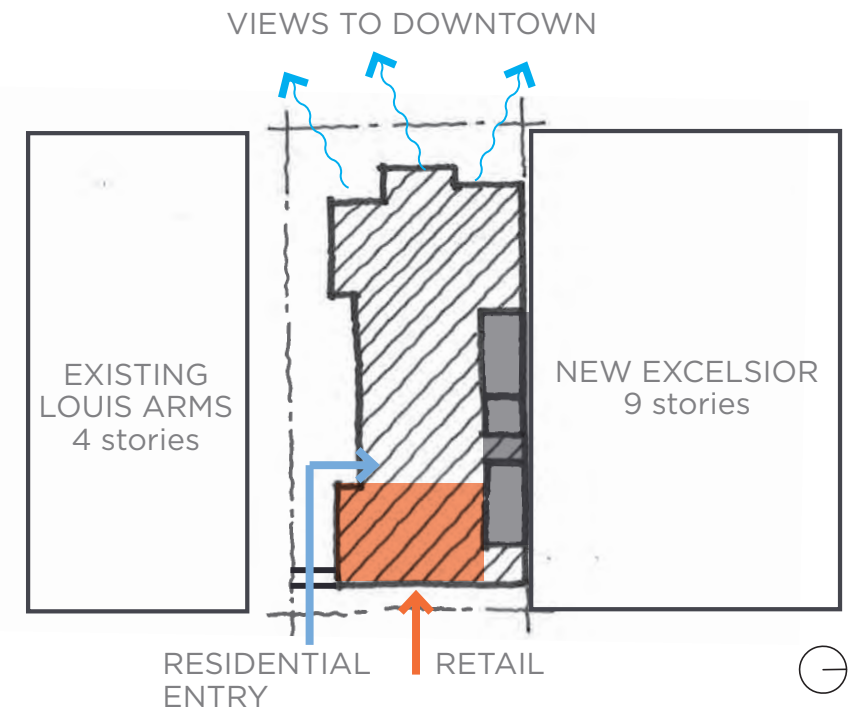
- historical Auto Row neighborhood
- industrial quality and materials (brick, metal, and concrete)
- strongly expressed vertical columns
- large metal windows
- high storefront proportions

CITY, NEIGHBORHOOD, AND BLOCK CONTEXT CS2 URBAN PATTERN AND FORM



- located mid-block
- between a small scale older brick building & a large new development
- project activates a quiet sloped side street in active pedestrian corridor
- views of downtown to the East and South from upper levels and roof
- public street | public/private courtyard | private upper levels

SMALL LOT MASSING CS2 URBAN PATTERN AND FORM



- 7-stories to same height as new Excelsior development
- setback at South from shorter Louis Arms to create a side courtyard
- setback back at West from shorter Melrose Apartments to create a rear courtyard
- courtyard full of landscaping to buffer between neighbors
- core and utilities pushed to North of property to open up views to downtown and maximize floorplate for units and light at 3 other sides
- continuous street wall at commercial base
- no driveways, alleys, or garages

PUBLIC LIFE

PUBLIC STREET FRONTAGE

PL2 WALKABILITY, PL3 STREET LEVEL INTERACTION



- retail activates quiet street in a lively neighborhood
- canopy and arbor create a covered outdoor seating area adjacent to the sidewalk
- the neighborhood and passerby are invited to engage with the retail space with an operable window wall
- merchandise display vitrine to the right of entry

PUBLIC- PRIVATE RESIDENTIAL ENTRY AND COURTYARD

PL3 STREET LEVEL INTERACTION



- secure residential access from courtyard through a gate in the SE corner
- artistic, perforated, and transparent stainless steel gate, call box, and signage differentiate the public from the private entry
- five live/work units with tall entries around base in garden courtyard
- a ramp, water wall, arbor, and wood feature wall welcome the residents into the courtyard and lead them either to the residential entry or to their live/work entries

PRIVATE RESIDENTIAL AMENITIES

PL3-B-4 INTERACTION



- roof terrace with bocce court, ample seating, green roof, and BBQ
- great views to downtown and South Lake Union
- basement gym, bike work station, bike rack
- elevator penthouse blocks view to Excelsior mechanical equipment

DESIGN CONCEPT

DEVELOPMENT OBJECTIVES DC2 ARCHITECTURAL CONCEPT



- contemporary, but with a nod to the industrial heritage
- encourage a healthy urban lifestyle with quality spaces
- provide public and private amenities and interaction opportunities
- create the best building for the neighborhood and the residents

INDUSTRIAL FACADE AND MATERIALS DC2 ARCHITECTURAL CONCEPT, DC4 EXTERIOR ELEMENTS

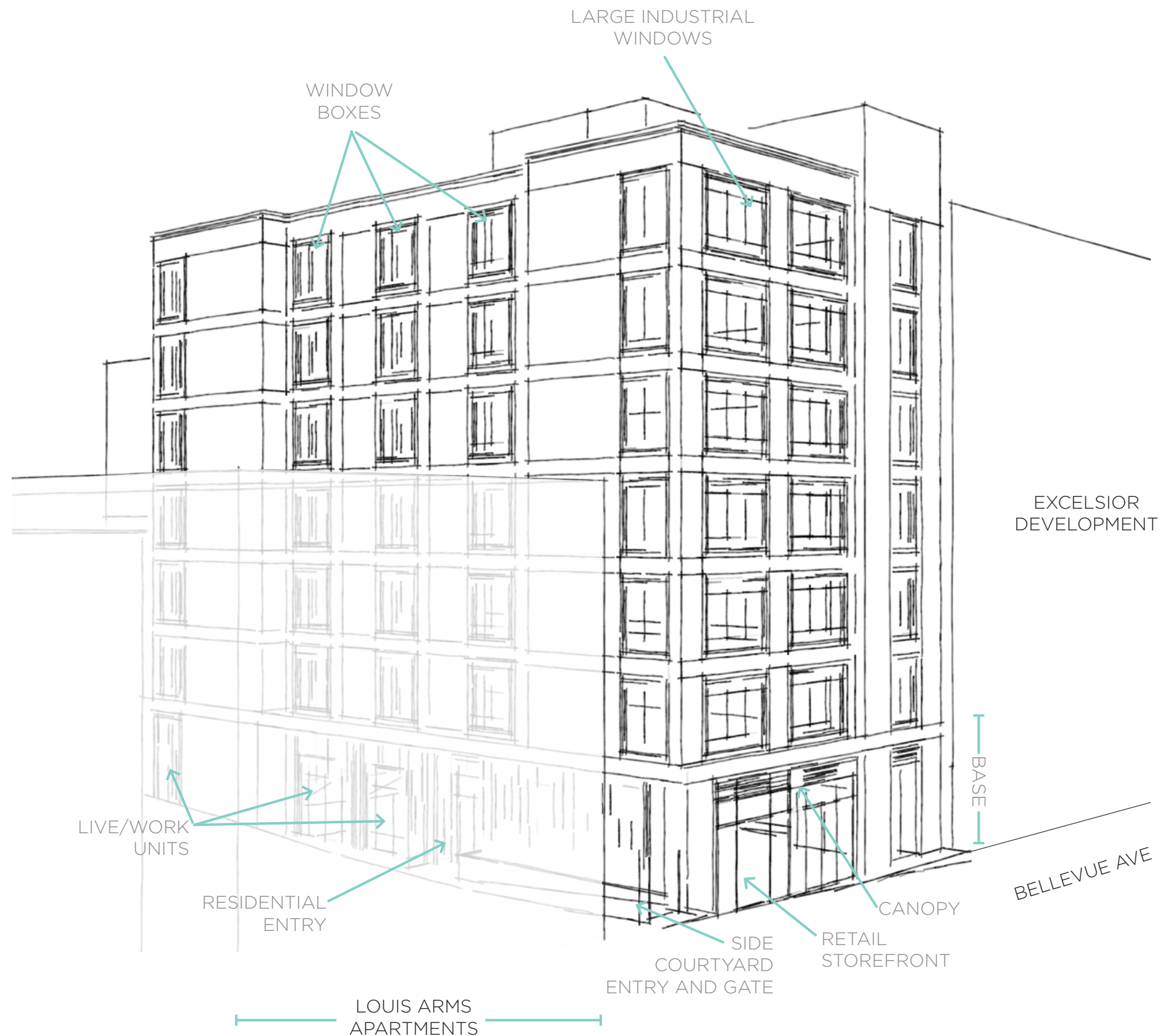
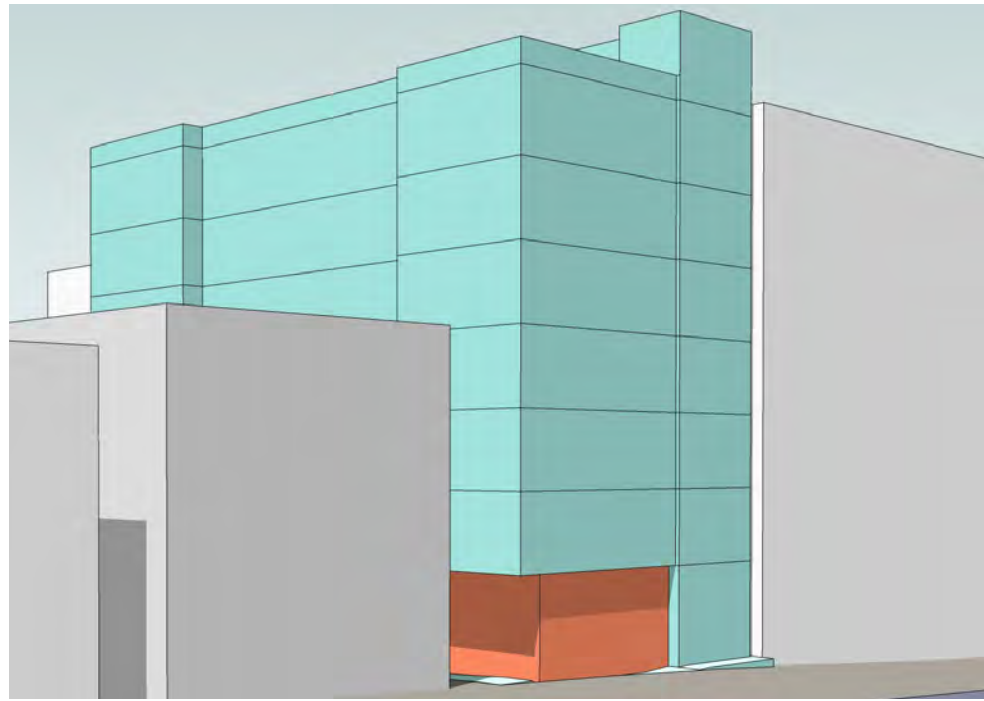


- quality industrial materials
- brick as the main exterior material - heavy, industrial
- metal as a secondary cladding material, and unifies details throughout building
- concrete accents at base
- large steel-replica windows
- vertical columns of brick at the front
- metal clad operable window boxes around the side and rear

SOFTENING WITH LANDSCAPING & WOOD ACCENTS DC3 OPEN SPACE CONCEPT



- generous and plush landscaping at the courtyard and roof levels
- buffer to neighboring buildings
- minimal landscaping at the street facade to retain industrial character
- glimpses of green through gates and in small planters at street
- wood accent wall greets residents coming into the courtyard to enter the building



- FEATURES**
- 700 SF retail and 1700 SF of live/work units with 13' ceiling height
 - Follows regular provisions of NC code
 - Utilizes height bonus by providing retail on street level
 - Roof top amenity space
 - Basement level with gym, bike parking, and storage
 - 42 studio units @ 325 SF each, 3 loft units @ 420 SF each, 5 live/work units @ 325 SF each

- PROS**
- Inbound core creates most efficient use of floor plate
 - Optimal exposure to daylight and views for all units
 - Increased retail frontage
 - Preferred unit count, layout and size
 - Public-private courtyard garden off the live/work units adding another amenity and community gathering space
 - Core volume creates a defining separation between the building and its neighbor to the North

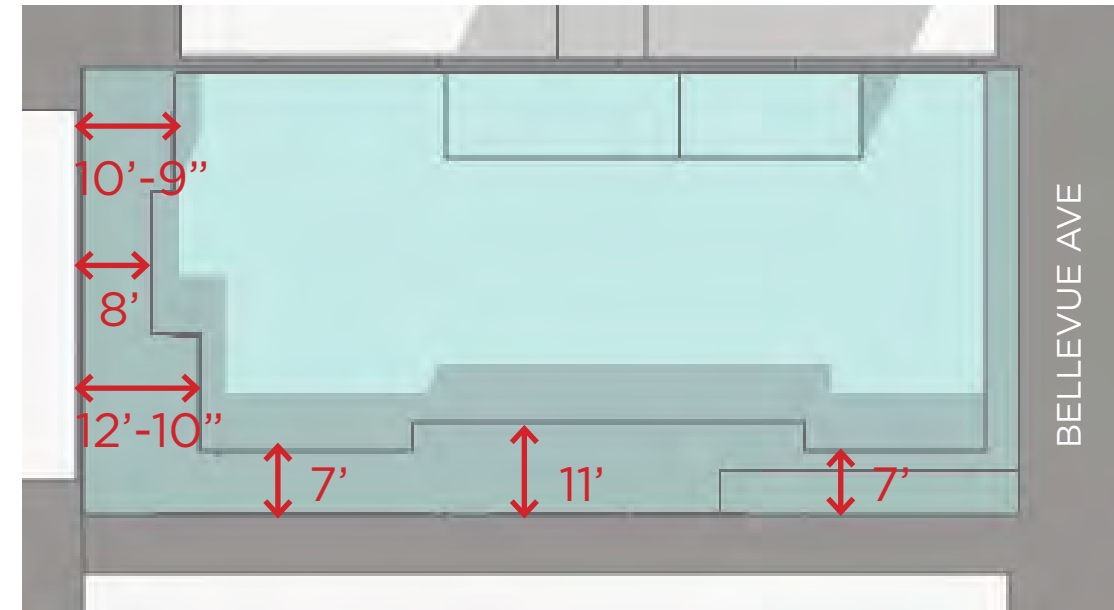
- CONS**
- 4 ft setback from property line at street facade

1. MASSING AND DESIGN

- A. Maintain the layout and setback from the south property line. (CS2.D.5, CS2.IV.iii)

RESPONSE

We have maintained the layout and setback shown at the EDG meeting to create a courtyard at the South property line, as well as at the West property line. Please refer to landscape drawings and courtyard pages for a more detail of this outdoor area.

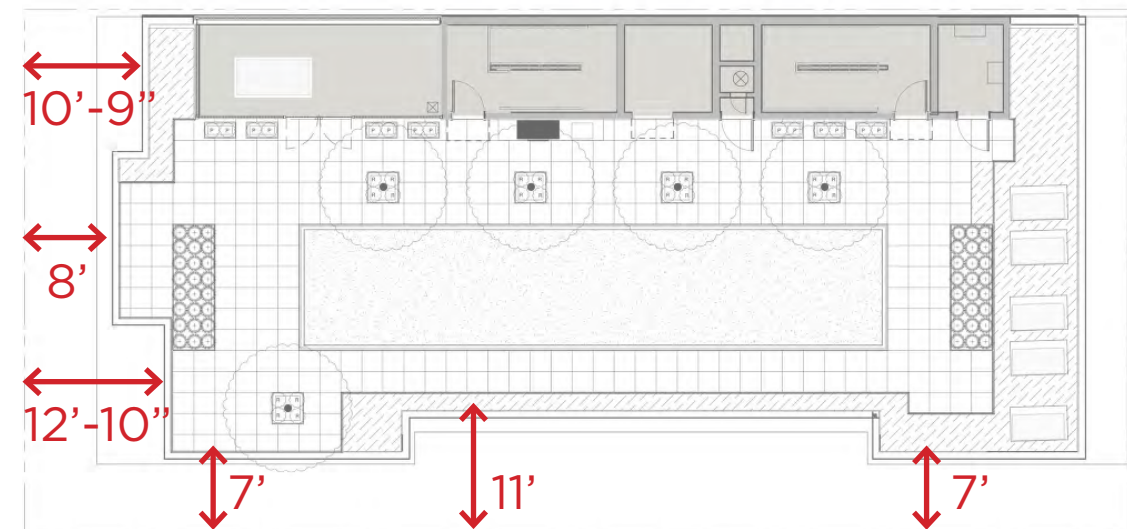


EDG PREFERRED MASSING

- B. Design a stronger street edge. (CS2.C.2, CS2.IV.i, CS2.IV.ii)

RESPONSE

We have designed a stronger street edge that spans from property line to property line to better meet the Design Guidelines. Please refer to the response to Recommendation "3. Street Frontage" for a more detailed explanation.



PROPOSED DESIGN

- D. Redesign the northwest corner where the building services are located. (CS2.C.2, CS2.IV.i, PL2.B, DC1.C.4)

RESPONSE

We have redesigned the NW corner to better meet the Design Guidelines. Please refer to the response to Recommendation "3. Street Frontage" for a more detailed explanation.

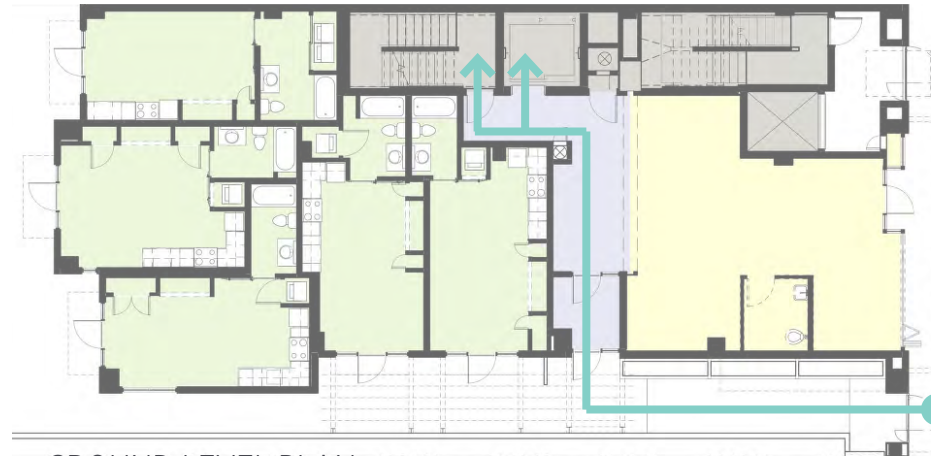


1. MASSING AND DESIGN

- C. Locate the bike storage area so it has easier access. (PL4.B.2)

RESPONSE

The bike storage has been moved out of the basement general storage room. A basement lobby amenity space has been created to highlight the bicycles, bicycle maintenance, and a glazed gym entry. A bike rack feature wall with a work area greets the tenant directly exiting the elevator or stairs from the ground level lobby.



GROUND LEVEL PLAN



BASEMENT PLAN

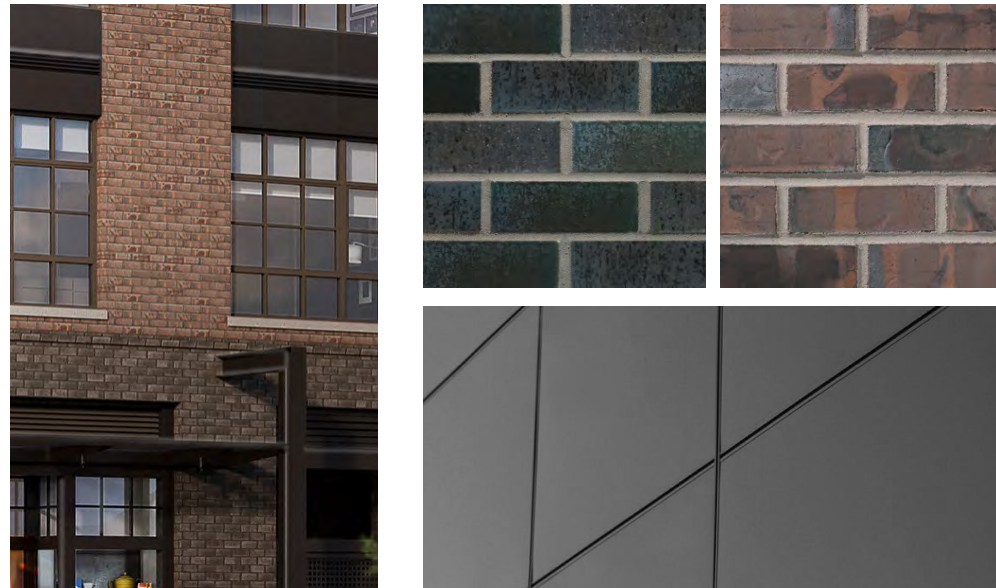


2. MASSING

- A. Use these quality materials [brick and metal] on the three visible elevations (DC2.B.1, DC4.A, DC4.I.i)

RESPONSE

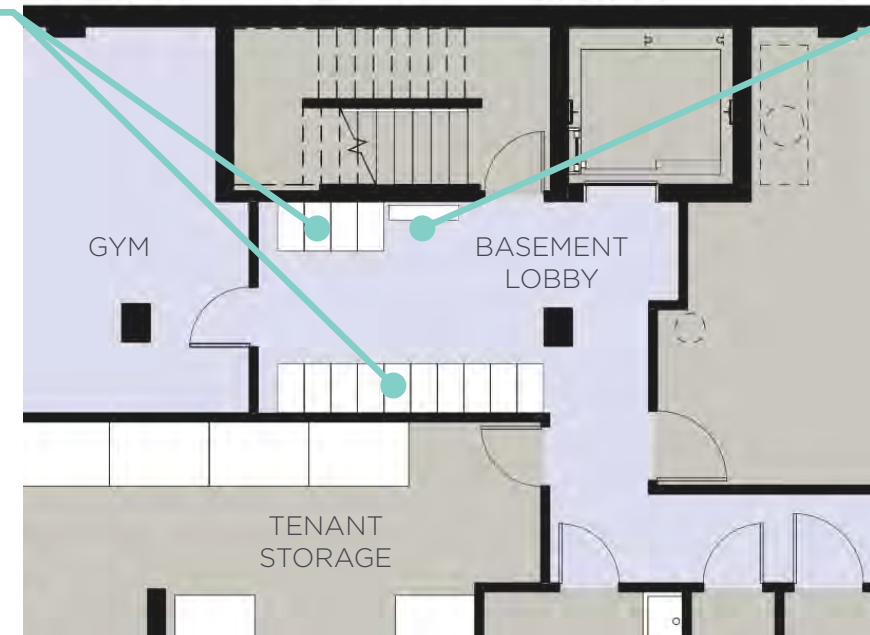
We are using brick and metal panel as the main building cladding materials. Please refer to the elevations and material palette for specific locations of these quality materials.



BICYCLE RACK FEATURE WALL



WORK STAND



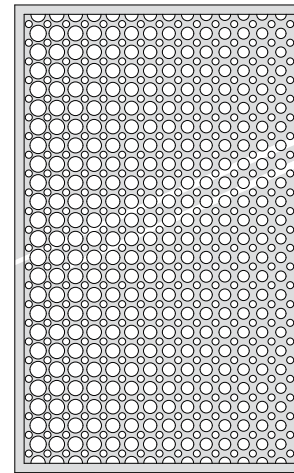
3. STREET FRONTAGE

The Board was concerned about the 4' setback from the street property line for the utility manhole. The applicant responded that the manhole needs to be on site near the street facing property line so that access can be from the street. There was concern about the security, aesthetics and functioning of the service entry. The Board noted that a gate in front of the entry is not a solution to the problem. (CS2.C.2, CS2.IV, PL2.B, DC1.C.4)

- A. Design a stronger street edge. (CS2.C.2, CS2.IV.i, CS2.IV.ii)
- B. Diminish the service entry size and provide security for that area that will function and be visually pleasing. (PL2.B, DC1.C.4)
- C. Consider spanning the full width between the side lot lines along the street level. (CS2.C.2, CS2.IV.i, CS2.IV.ii)
- D. Provide transparency along the street edge. (PL2.B.3, PL3.C.2)

RESPONSE

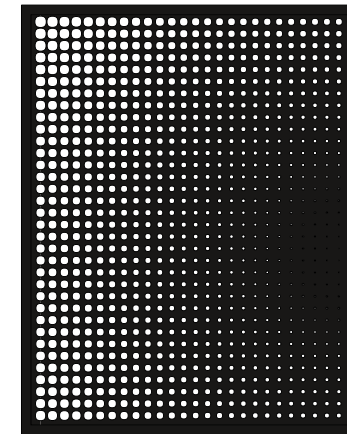
In response to the EDG comments, we have eliminated the spine element that was emphasizing the service entry location. We have extended the base of the building to the Southern edge of the property by adding a residential entry portal and stainless steel perforated artistic gate to the community courtyard. The service entry size has been reduced in height and width, and we have added a security gate in dark metal (similar in tone to the dark brick base) mimicking the design of the residential gate. The service gate does not extend fully to the top of the opening, further deemphasizing its importance. We have extended the retail storefront in front of the trash lift by adding a display vitrine. A tree in a planter box is placed in the NE corner to elevate the façade design and to screen the 4 ft of blank side elevation of the neighboring building. We have added a steel arbor extending 4ft from the façade to the property line. The arbor, which supports a glass and metal canopy, extends over the retail storefront and residential entry only (not the service entry). This covered outdoor area creates a space for residents to find keys before entering the courtyard, and for retail customers to enjoy street seating.



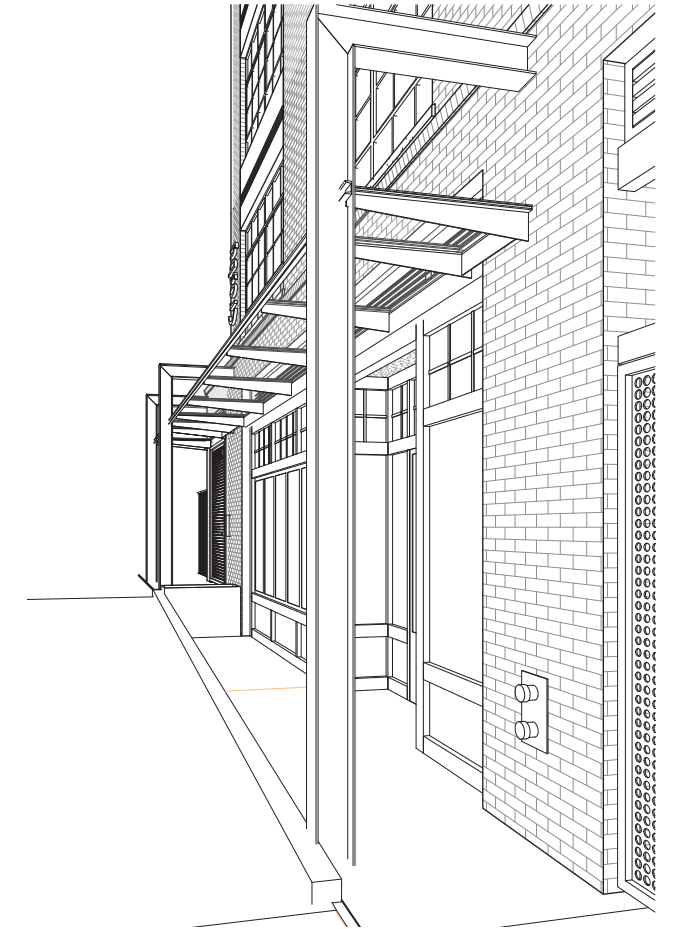
RESIDENTIAL ENTRY GATE



FOLDING GLASS WINDOW WALL



UTILITY & EMERG EGRESS GATE



NE PERSPECTIVE



4. COURTYARD

The Board expressed they thought the courtyard had potential to be a well-designed quality space.
(DC3.B.1, DC3.C.2, DC4.D.2)

- B. Consider the location of the windows of the existing building to the south when designing the courtyard and landscaping. (CS2.D.5, CS3.I)

RESPONSE

We have mapped the windows of the existing building to the South. The design calls for 10 Columnar Norway Maples to be planted between the two properties to create privacy for both buildings' residents.

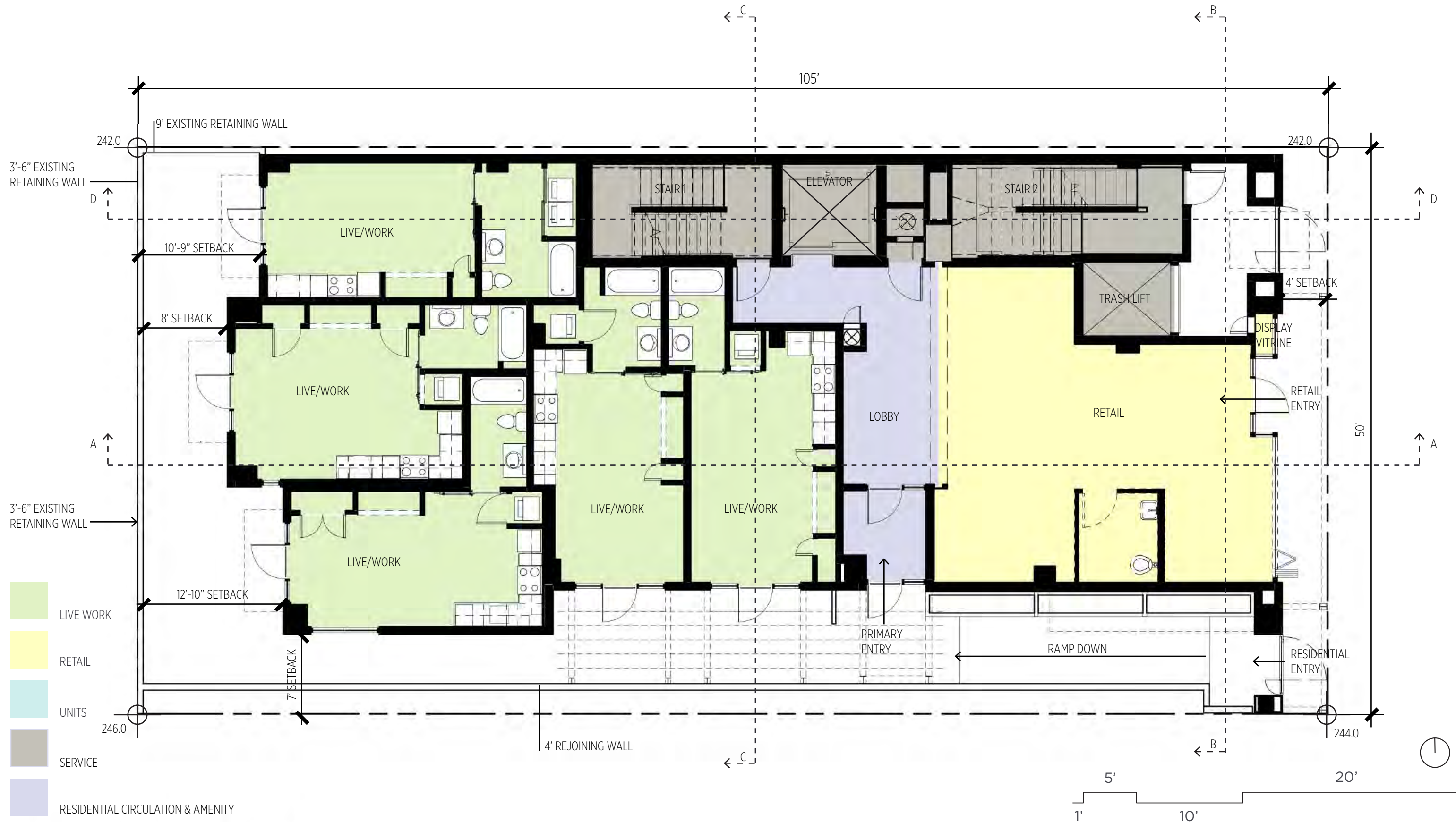
- A. Maintain the setback from the South property line. (CS2.D.5, CS2.IV.iii)

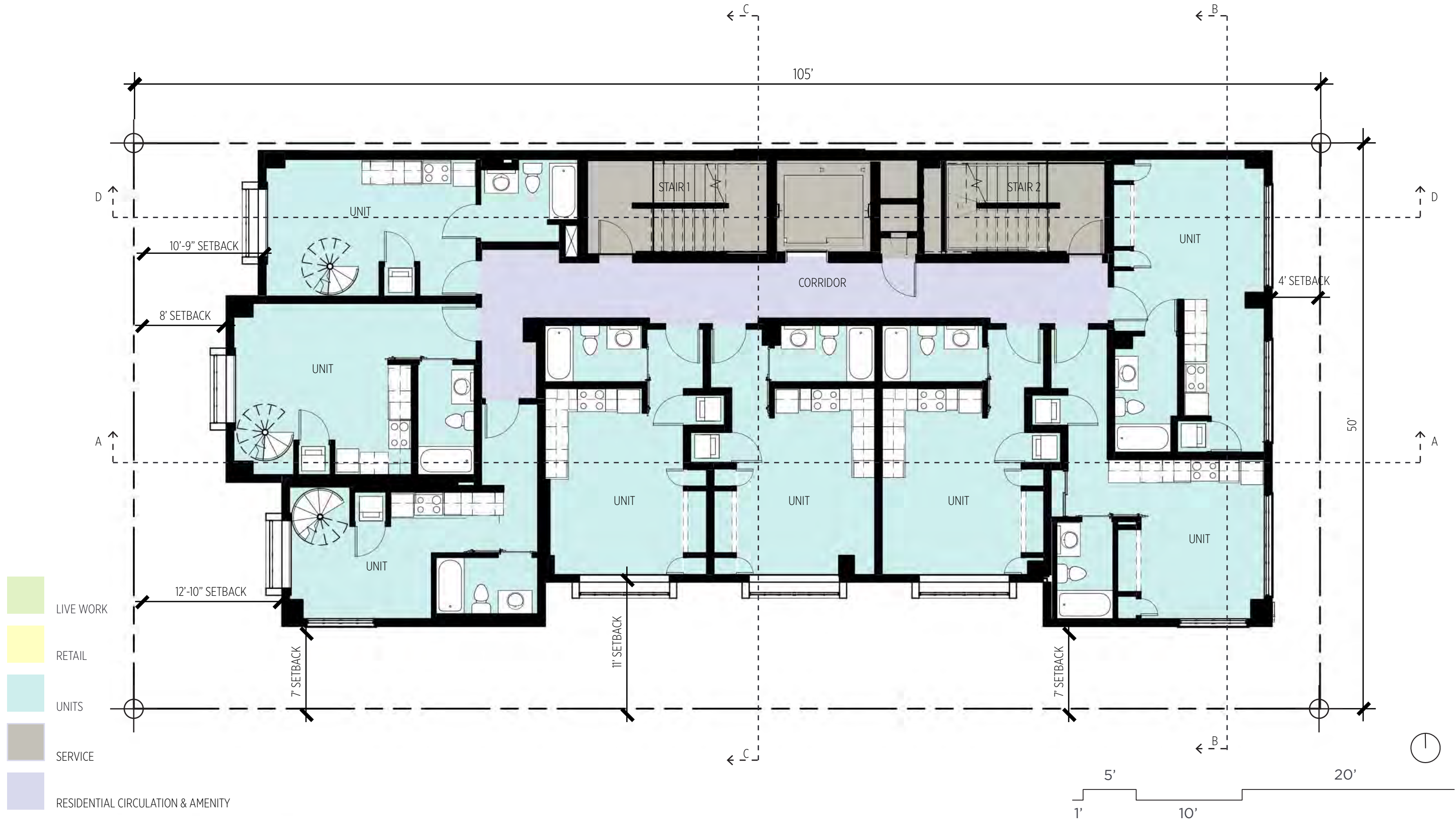
RESPONSE

We have maintained the layout and setback shown at the EDG meeting to create a courtyard at the South property line. Please refer to Recommendation 1.A. for setback dimensions.



ADJACENT BUILDING WINDOW OVERLAY

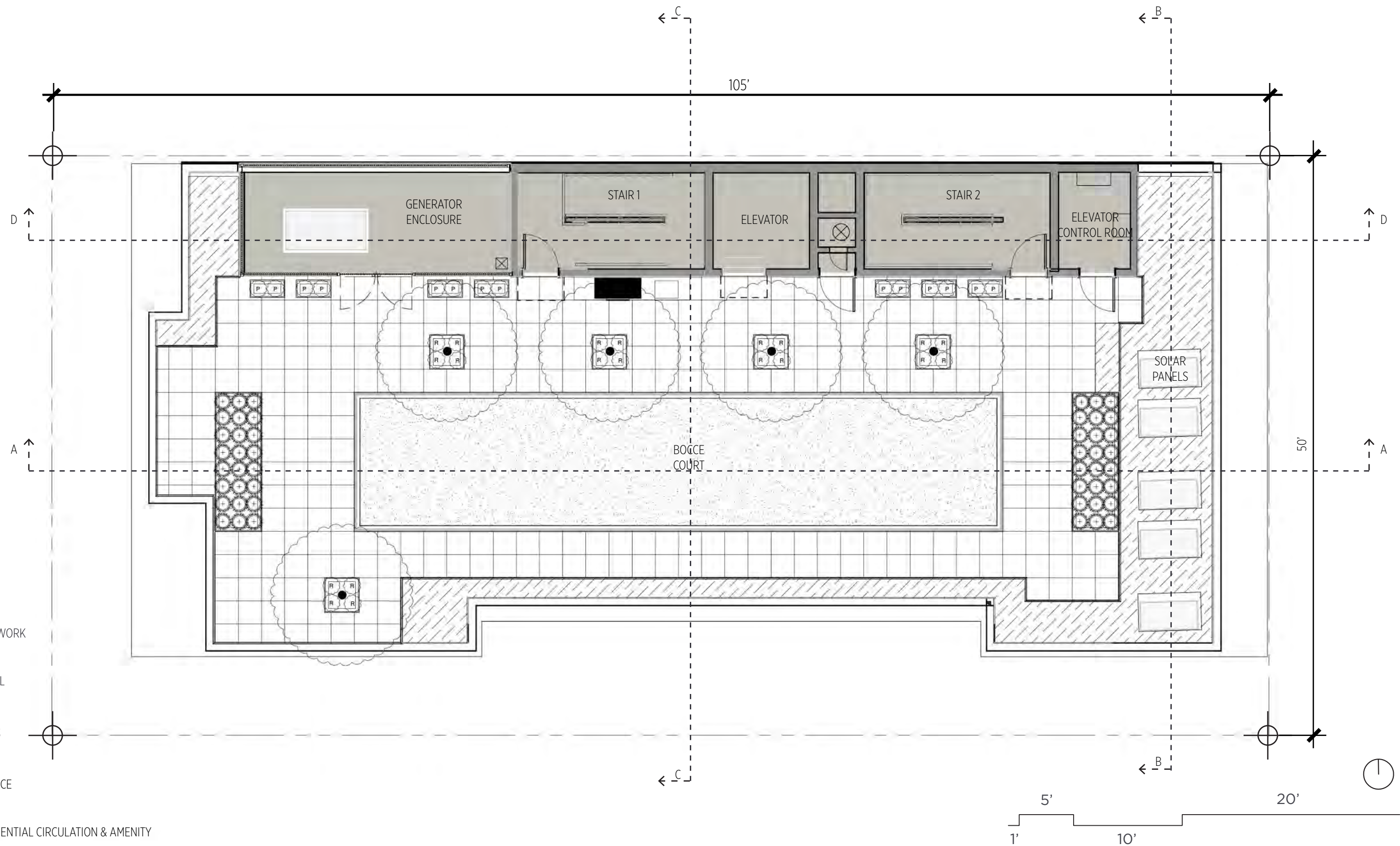




LEVEL 2 PLAN



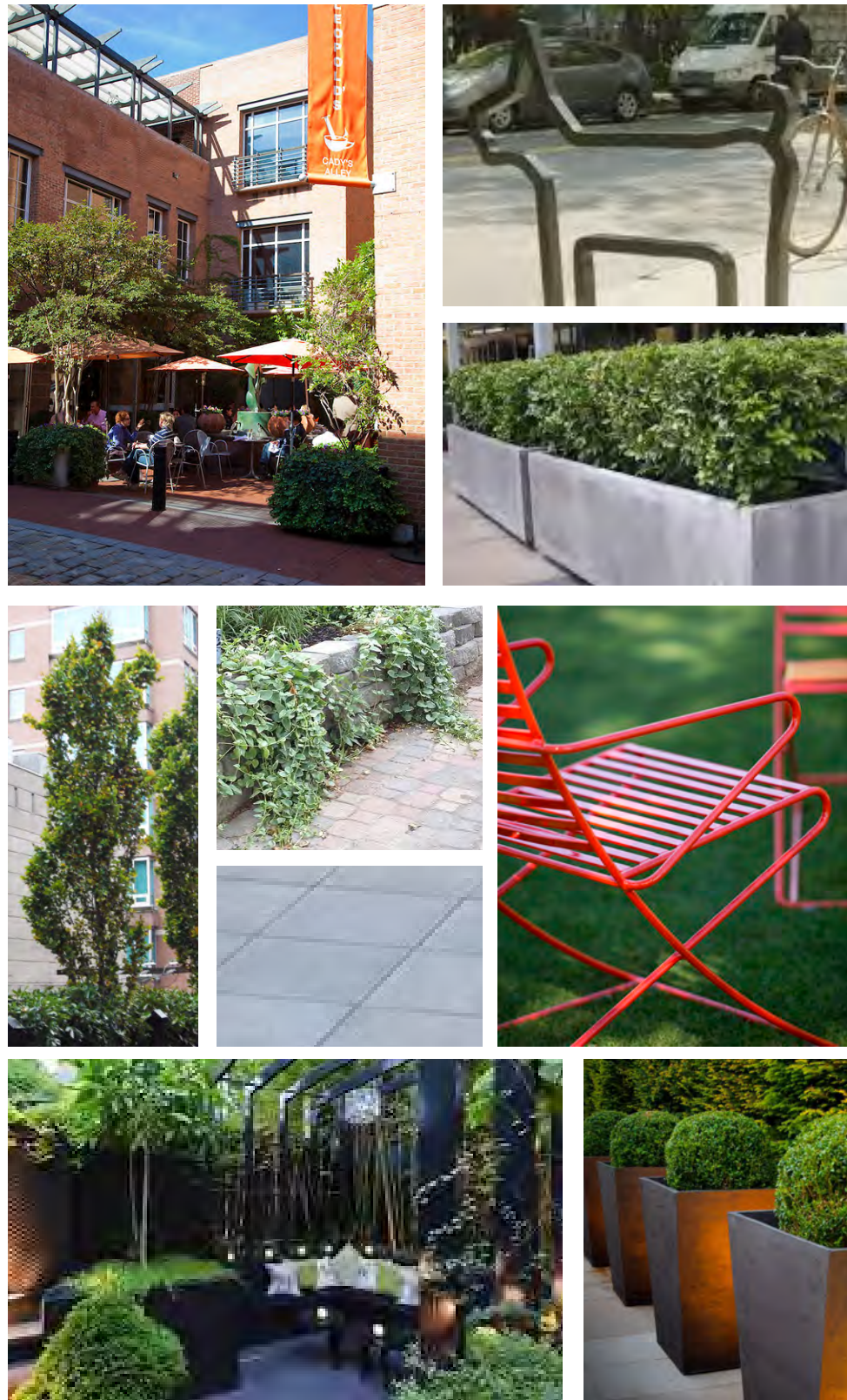
LEVEL 3 PLAN



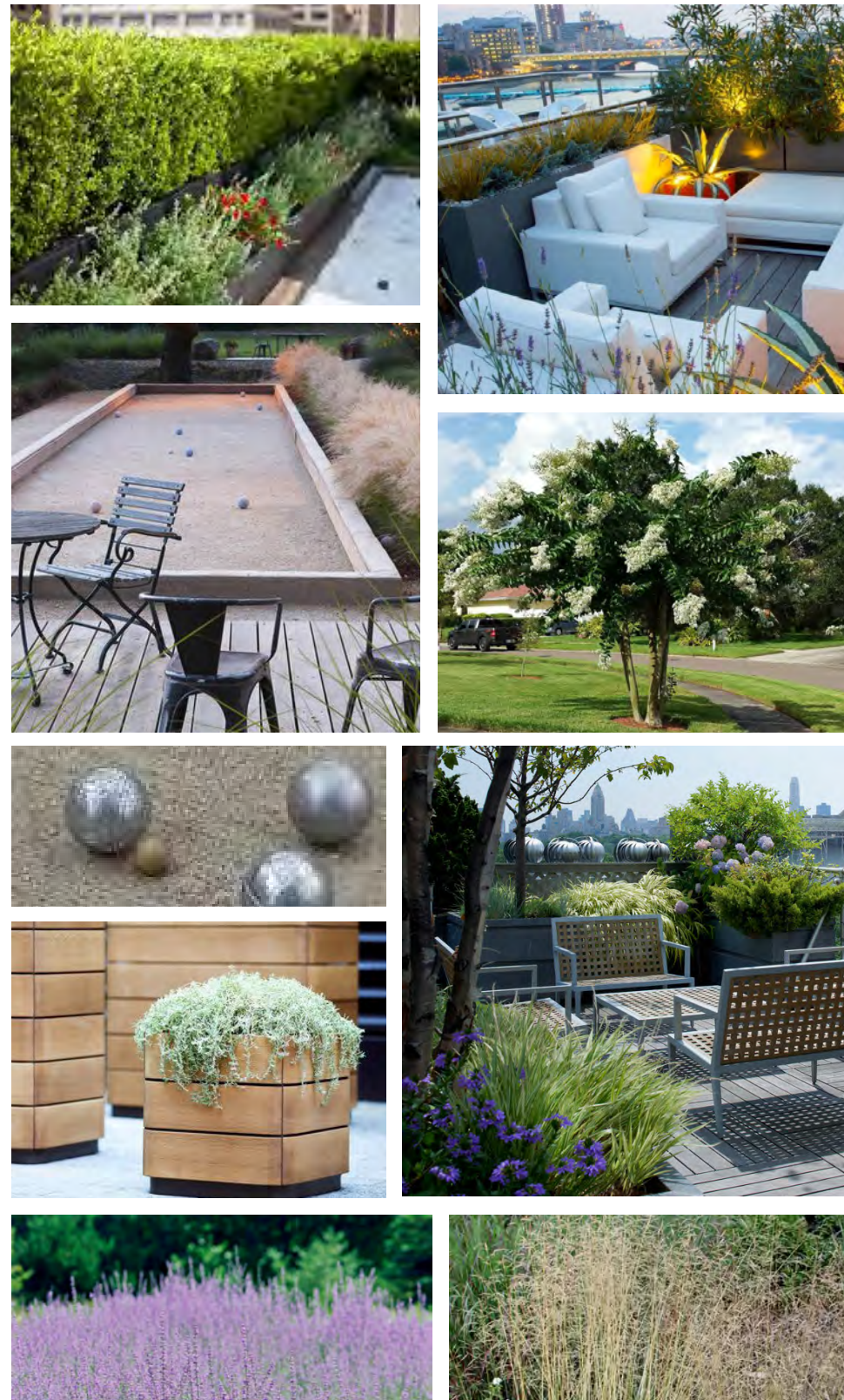
- LIVE WORK
- RETAIL
- UNITS
- SERVICE
- RESIDENTIAL CIRCULATION & AMENITY

ROOF PLAN

INSPIRATION STREET FRONTAGE + COURTYARD

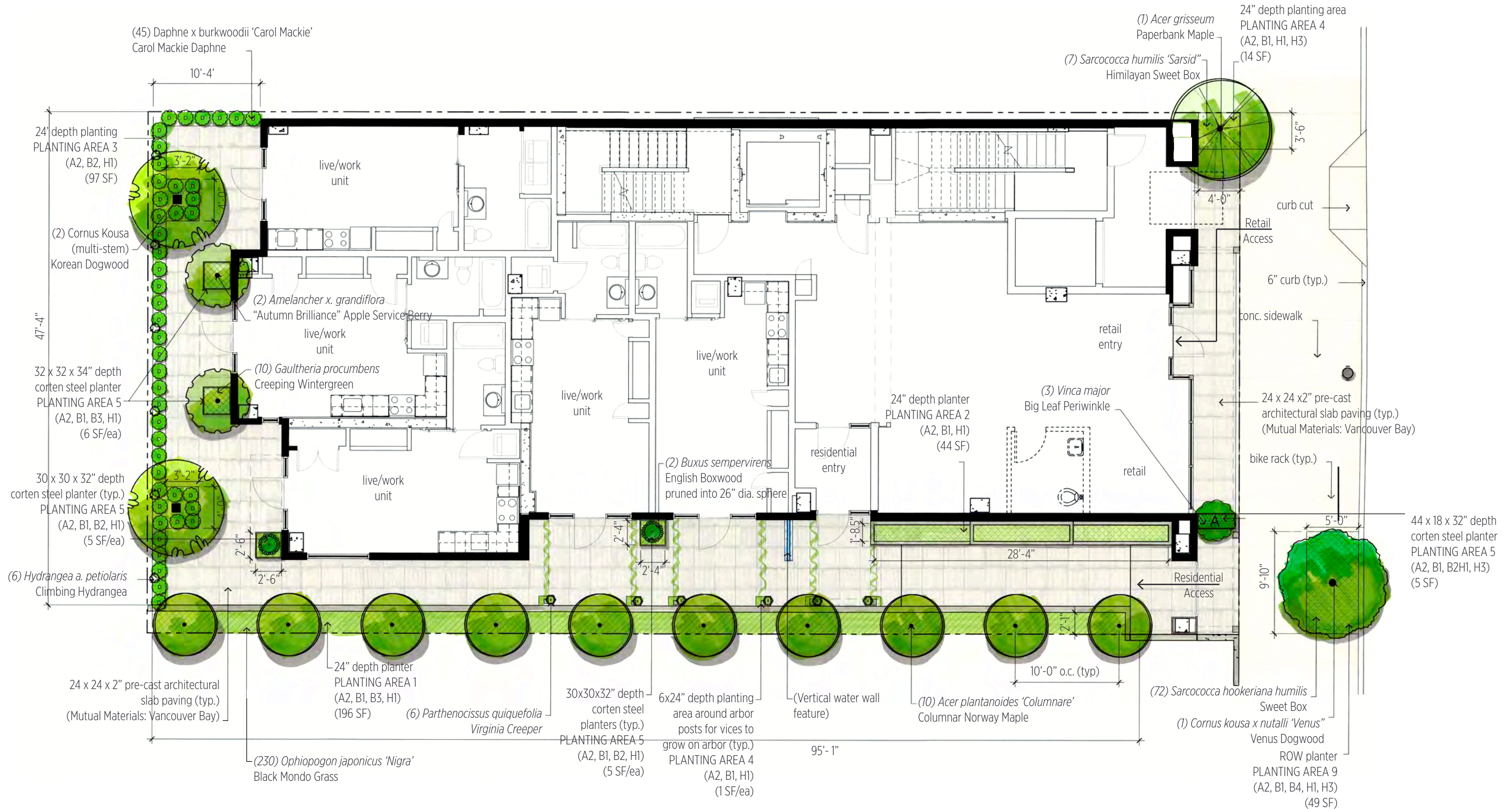


INSPIRATION ROOFTOP GARDEN



SITE FURNITURE







SERVICEBERRY



CLIMBING HYDRANGEA



GULTHEREA PROCUMBENS



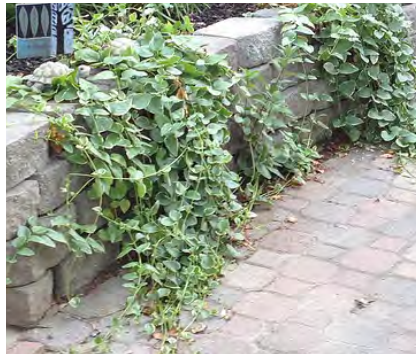
SARCOCOCCA



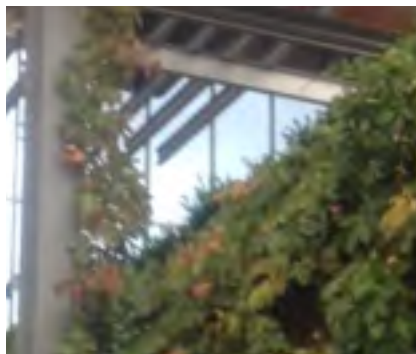
KORNUS COUSA



DAPHNE CAROL MACKIE



TRAILING VINCA



VIRGINIA CREEPER



BOXWOOD GLOBE



ACER GRISEUM



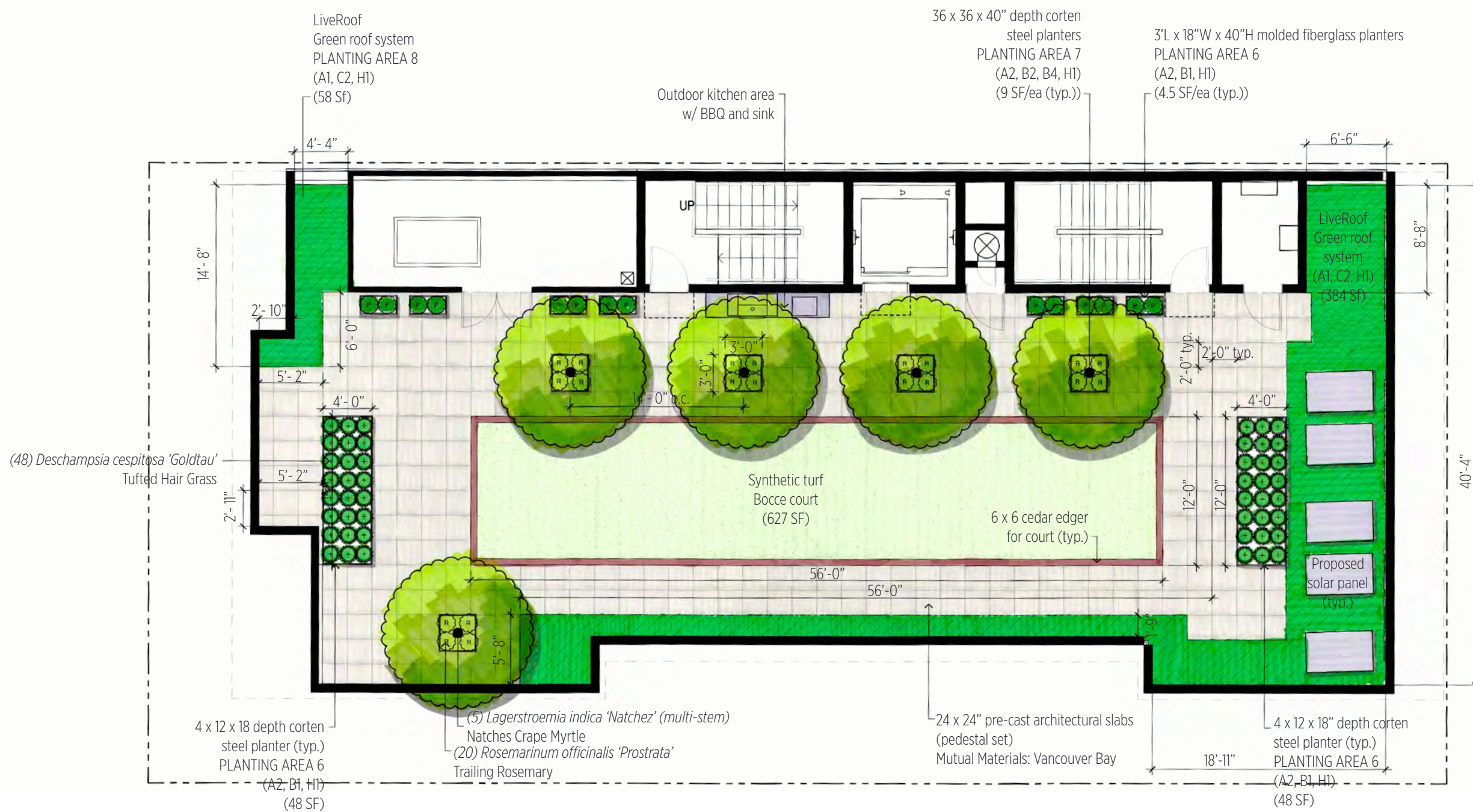
BLACK MONDO GRASS



KOUSA DOGWOOD



ACER COLUMNARE





MULTI-TRUNK CRAPE MYRTLE



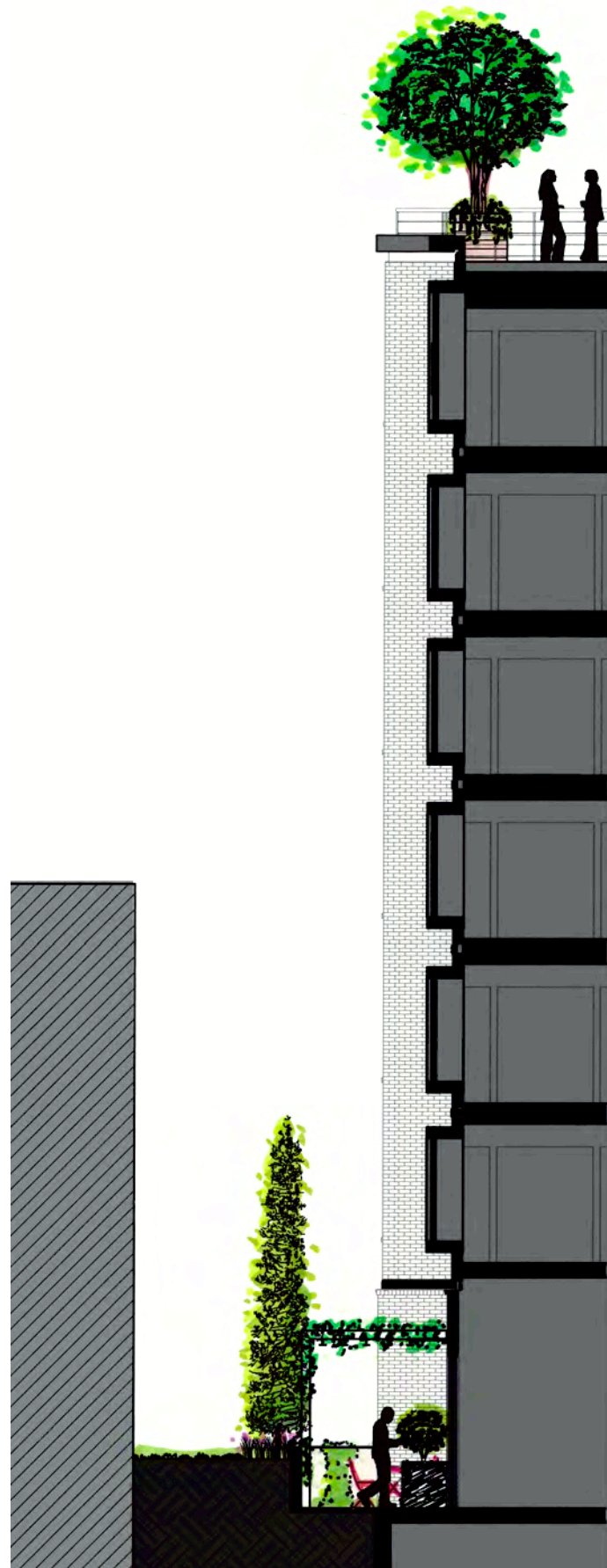
RUSSIAN SAGE



MASSED DESCHAMPSIA



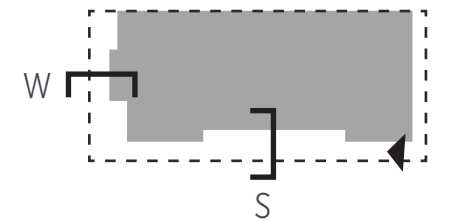
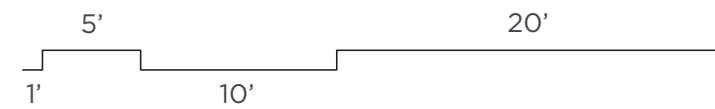
ROSEMARY PROTRATA GROUNDCOVER



SECTION OF SOUTH COURTYARD



SECTION OF WEST COURTYARD

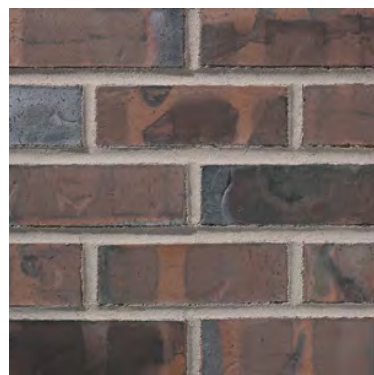




INDUSTRIAL WINDOW



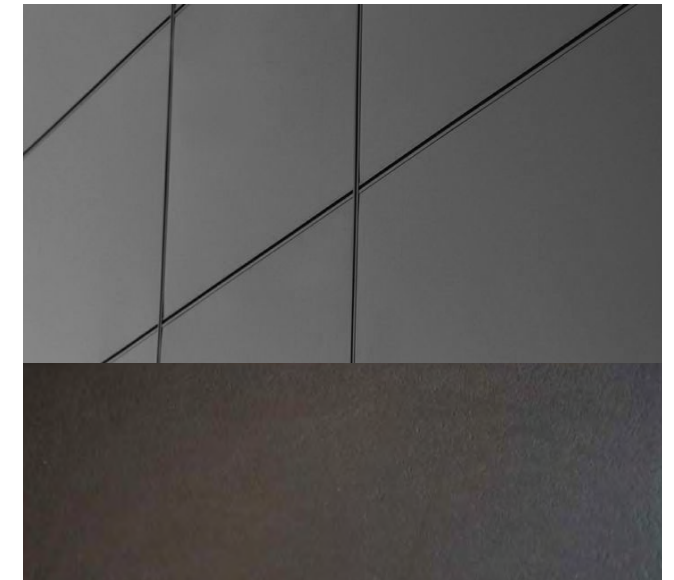
C EXHAUST LOUVER
POWDER COAT GREY



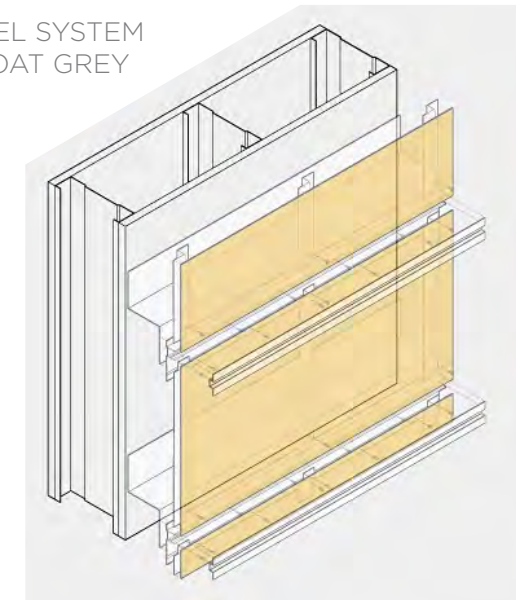
A WINDSOR BRICK



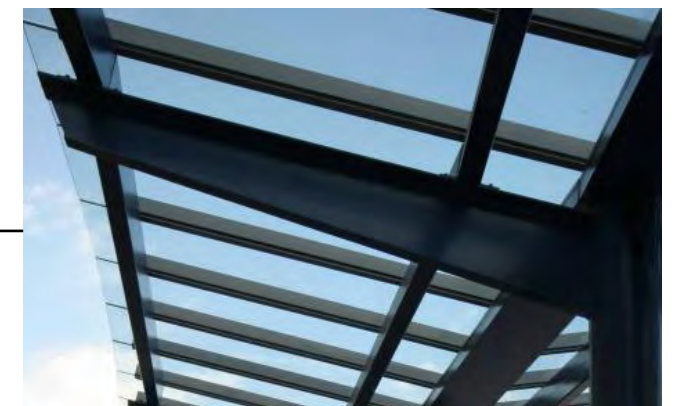
B COAL CREEK BRICK

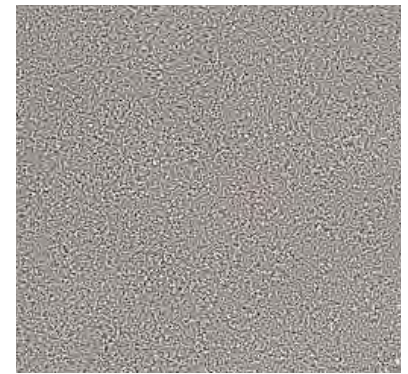


C METAL PANEL SYSTEM
POWDER COAT GREY

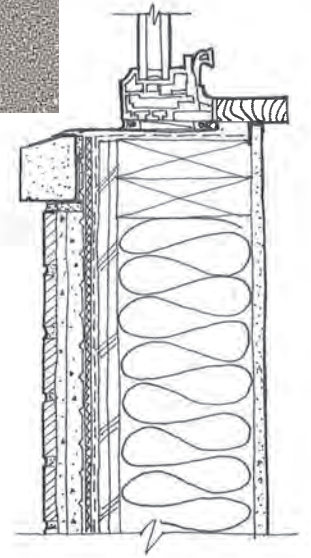


STOREFRONT CANOPY
GLASS AND POWDER COAT GREY

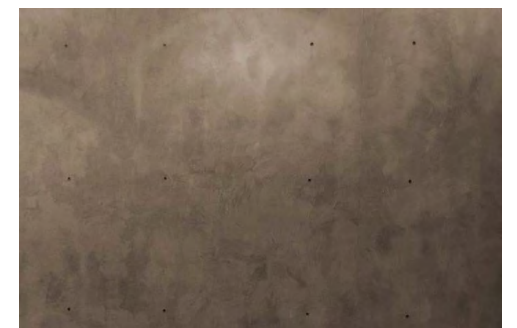




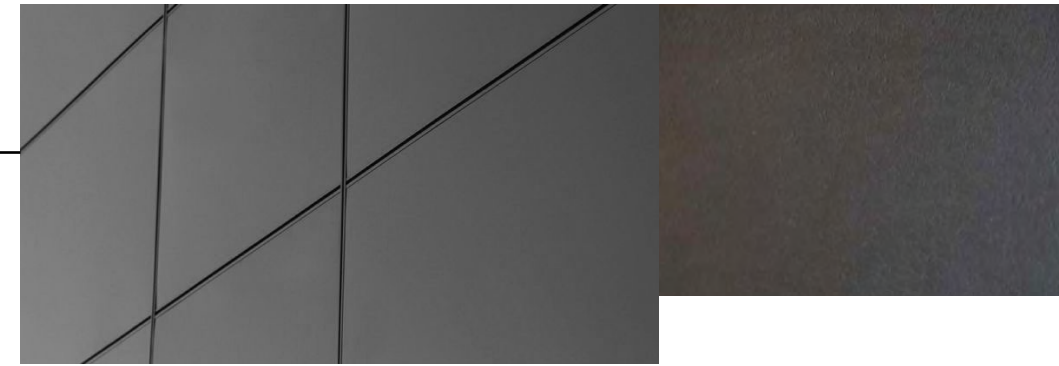
E
CONCRETE
WINDOW SILL



H
SHOU-SUGI-BAN
TX BARNWOOD BLACK



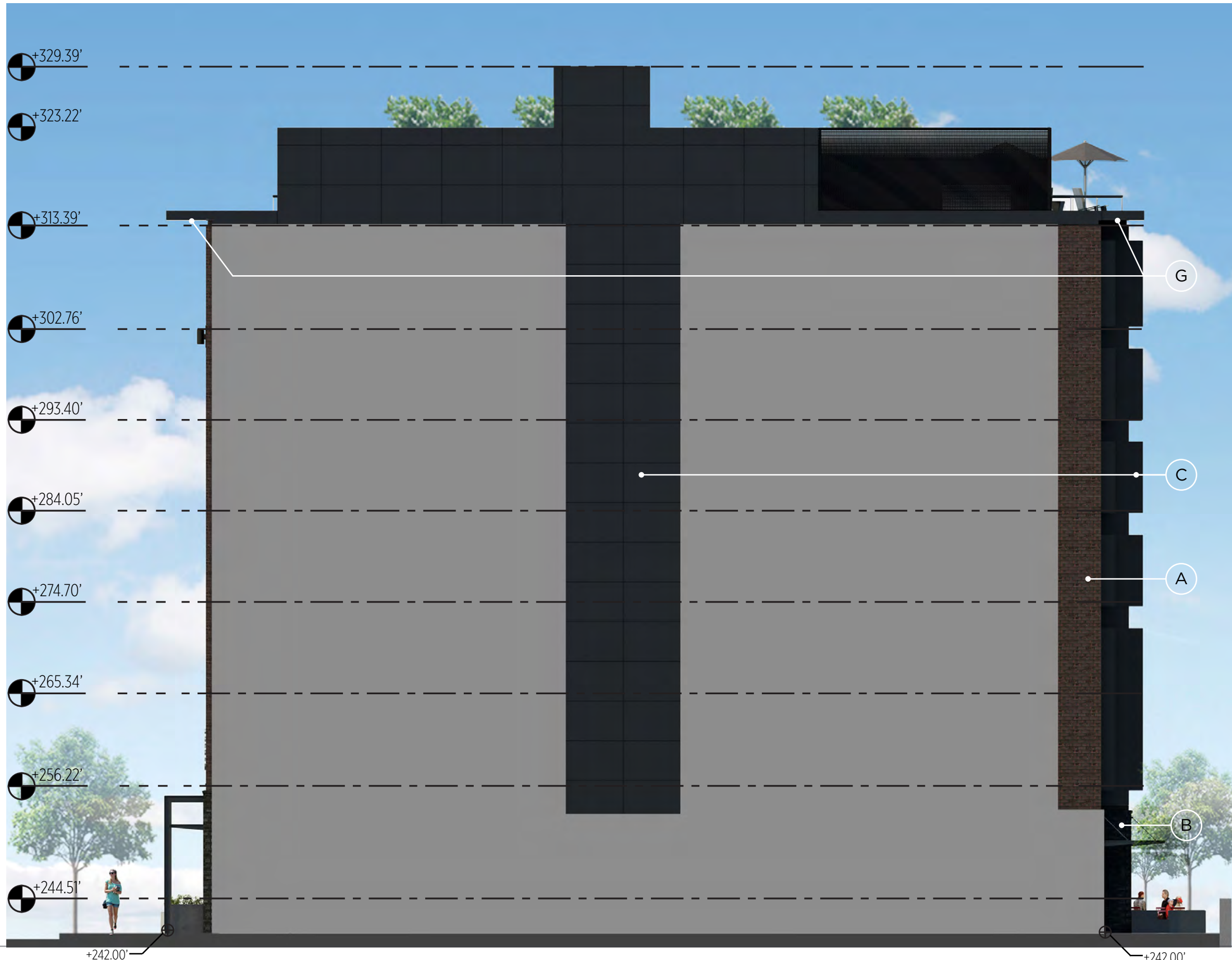
F
CONCRETE FINISH
DURABILITY



C
 METAL PANEL SIDING
 POWDER COAT CHARCOAL



WINDOW BOX
 METAL PANEL SIDING
 POWDER COAT CHARCOAL



G
 SOFFIT: HPL PANEL SYSTEM
 TRESPA - SLATE WOOD

A
WINDSOR BRICK

B
COAL CREEK BRICK

C
METAL ELEMENTS
POWDER COAT GREY

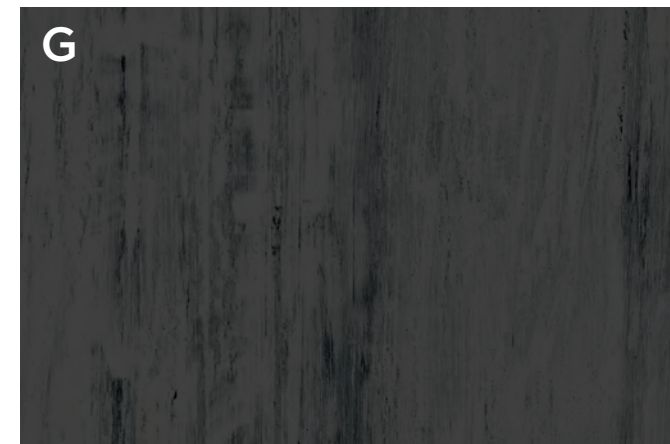
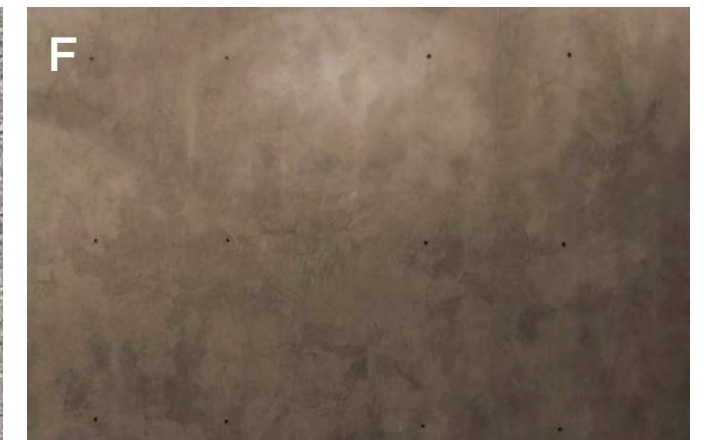
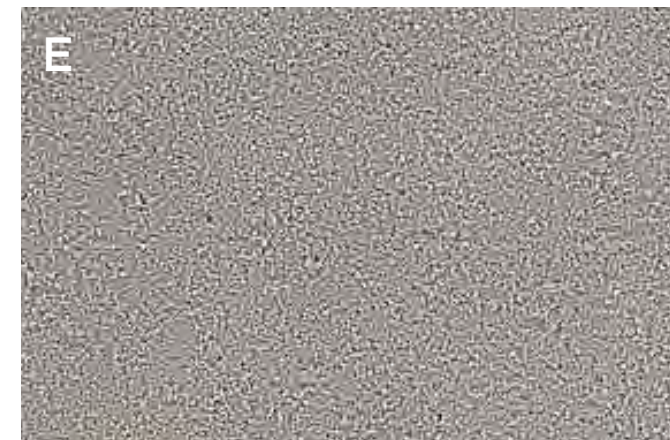
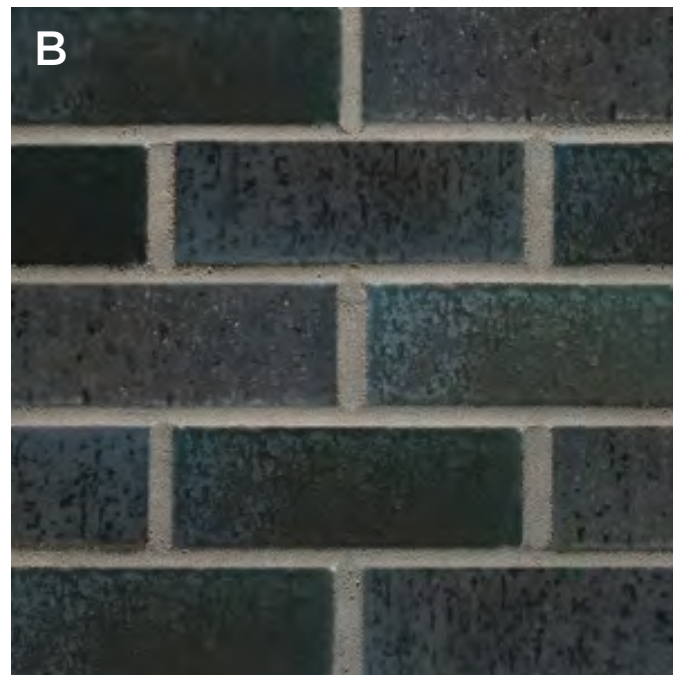
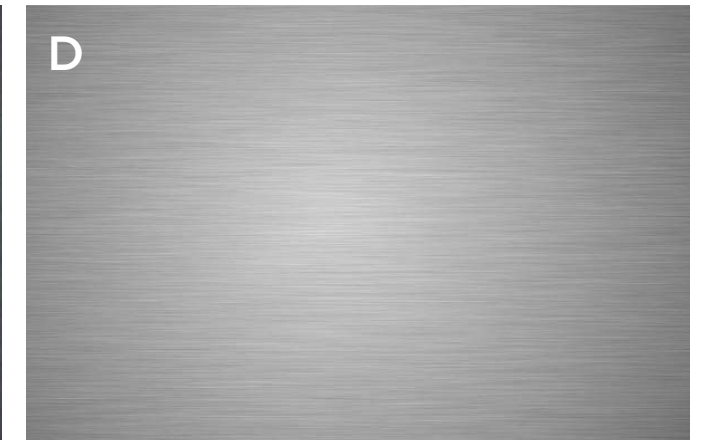
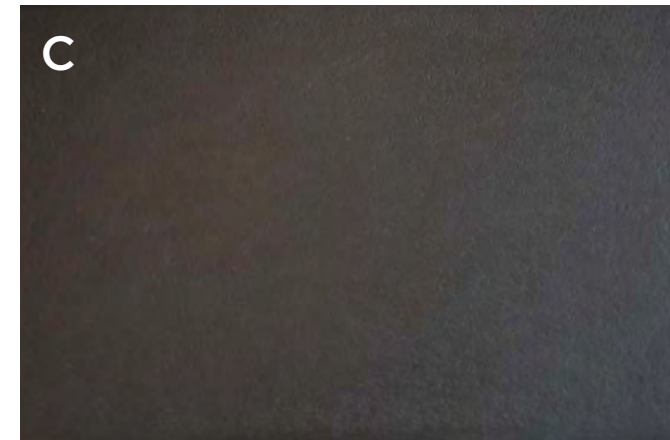
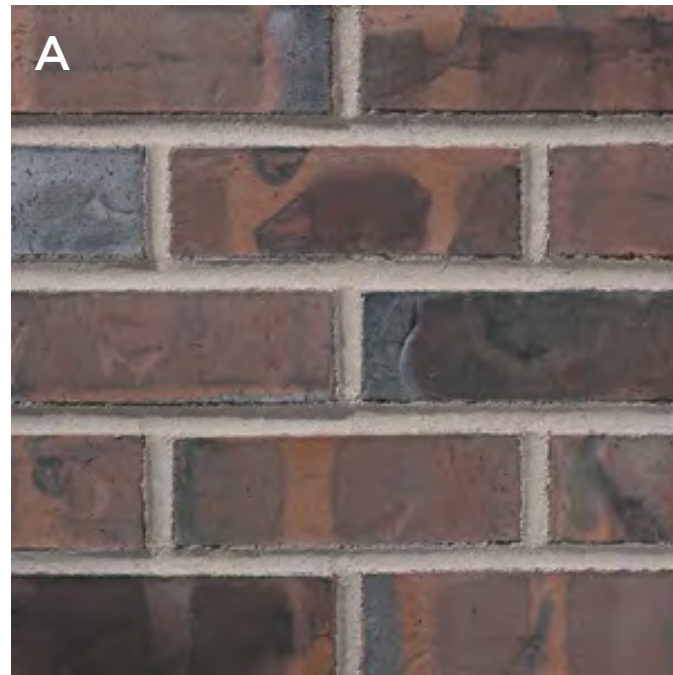
D
METAL ELEMENTS
BRUSHED STAINLESS STEEL

E
CONCRETE PEDESTAL PAVER
VANCOUVER BAY GRAY

F
CONCRETE FINISH
DURABILITY

G
HPL PANEL SYSTEM
TRESPA - SLATE WOOD

H
SHOU-SUGI-BAN
TX BARNWOOD BLACK



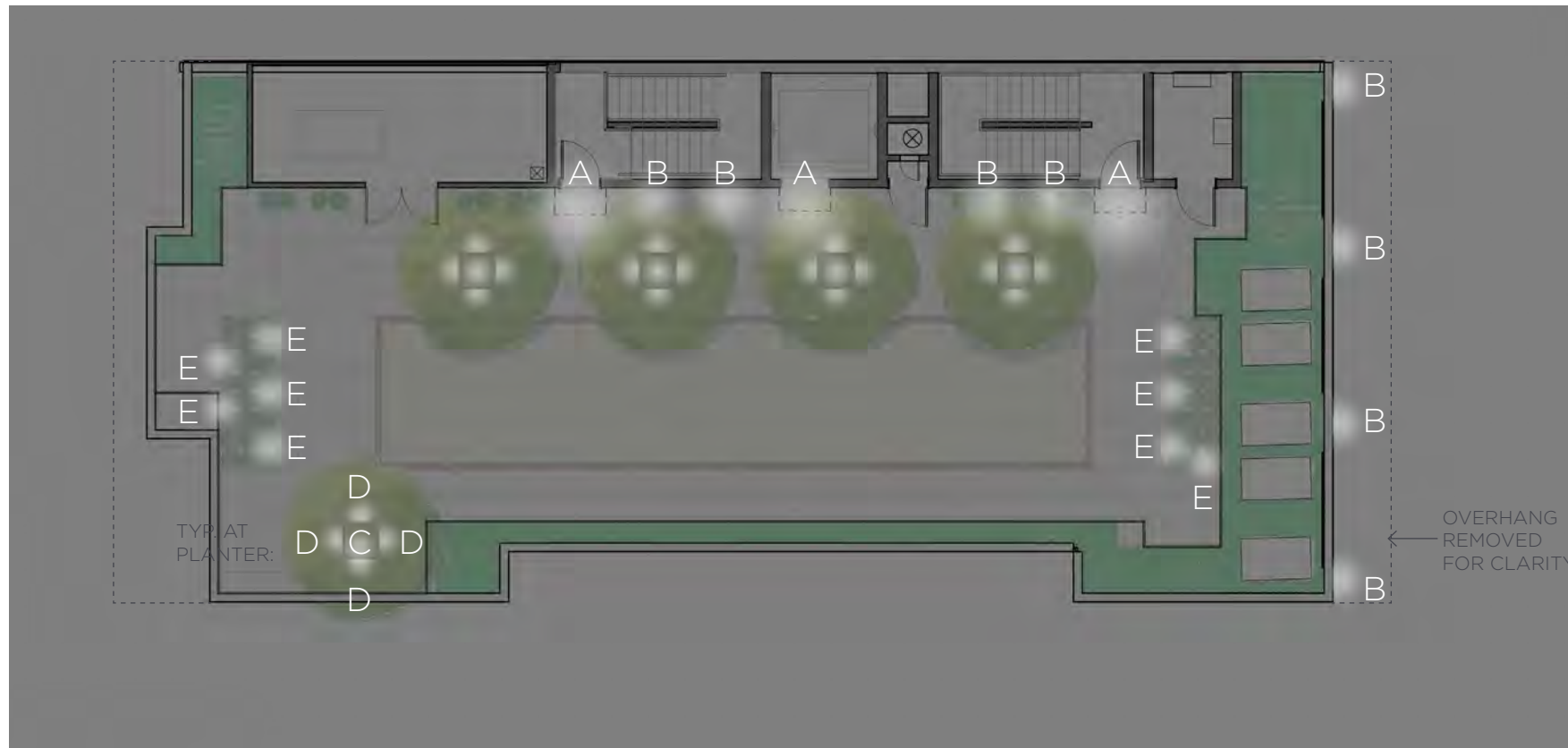




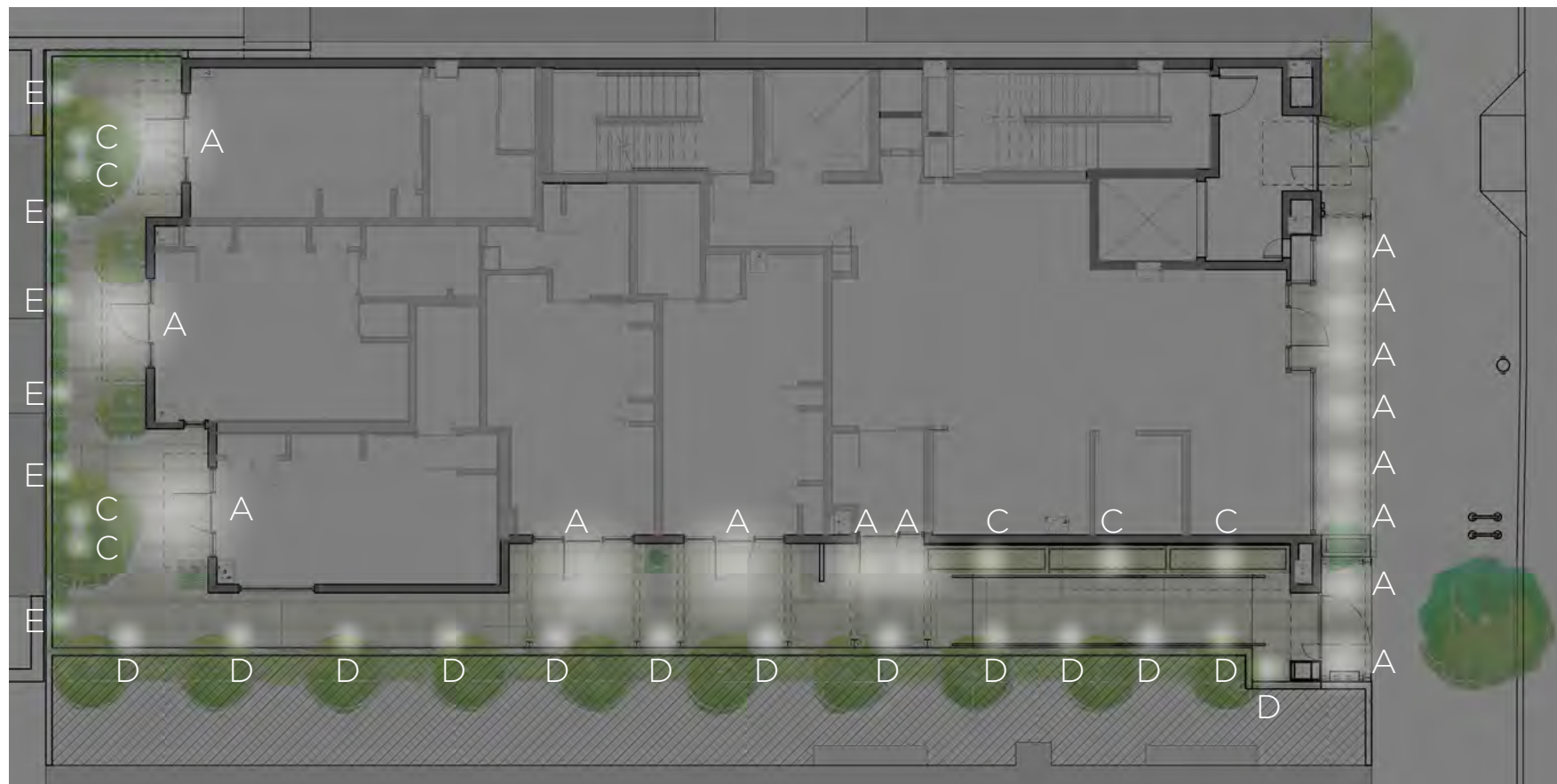




ROOF PLAN



GROUND LEVEL PLAN



A CANOPY MOUNTED



B WALL MOUNTED



C UPLIGHT

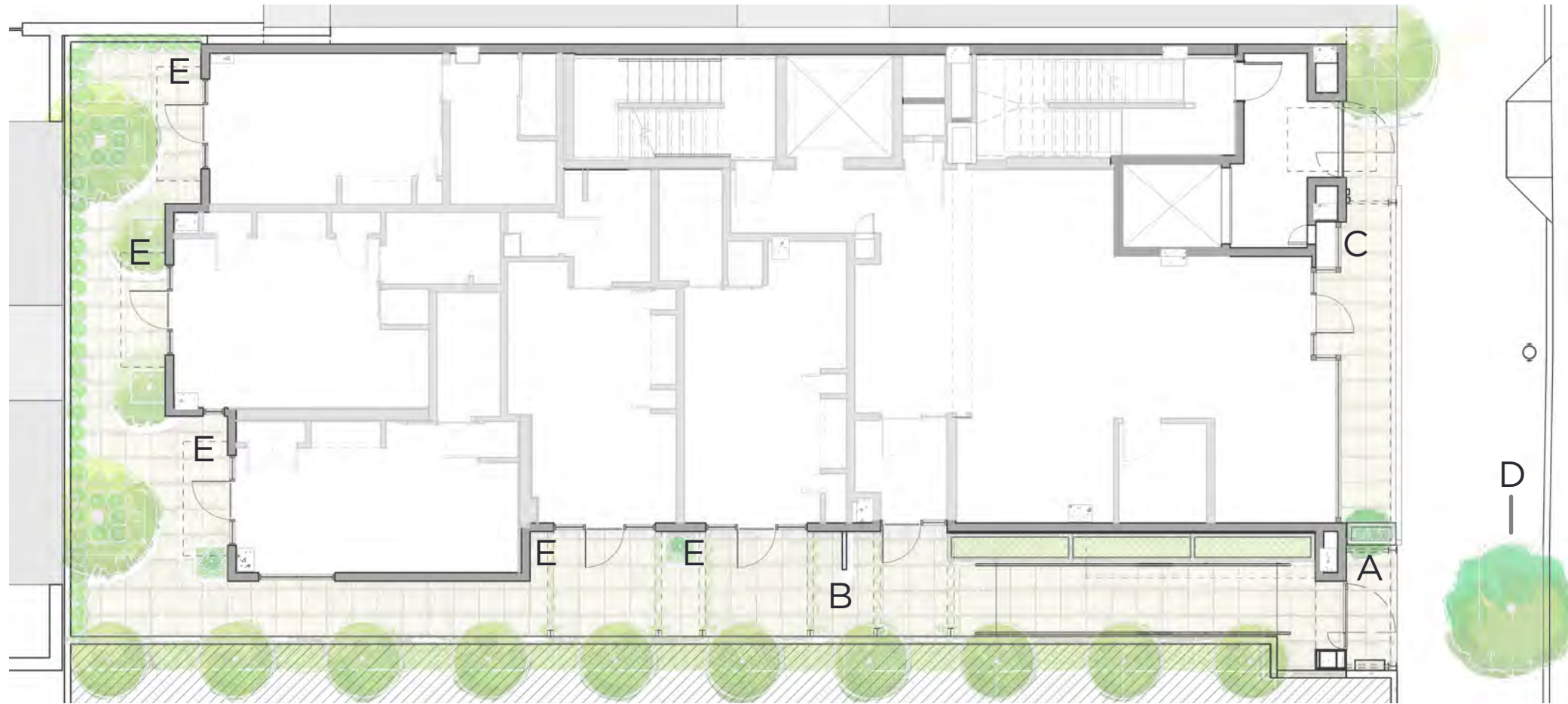


D WALL LIGHT

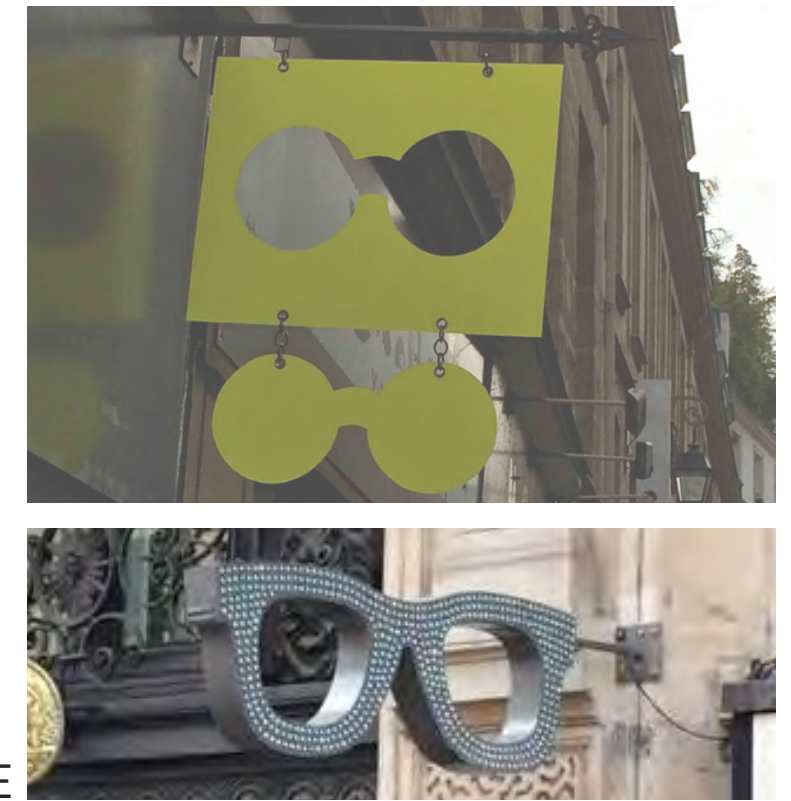


E PATHLIGHT





LIVE/WORK SIGNAGE CONCEPT
ONE SMALL GRAPHIC BLADE SIGN PER UNIT



RESIDENTIAL SIGNAGE CROSBY RESIDENTIAL + HOUSE NUMBERS



A

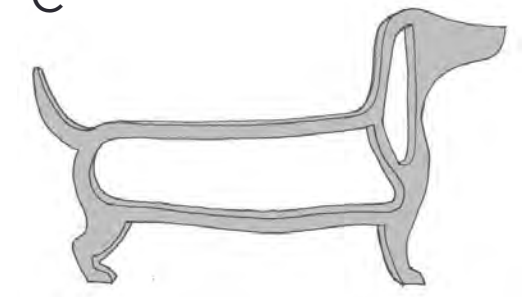


B

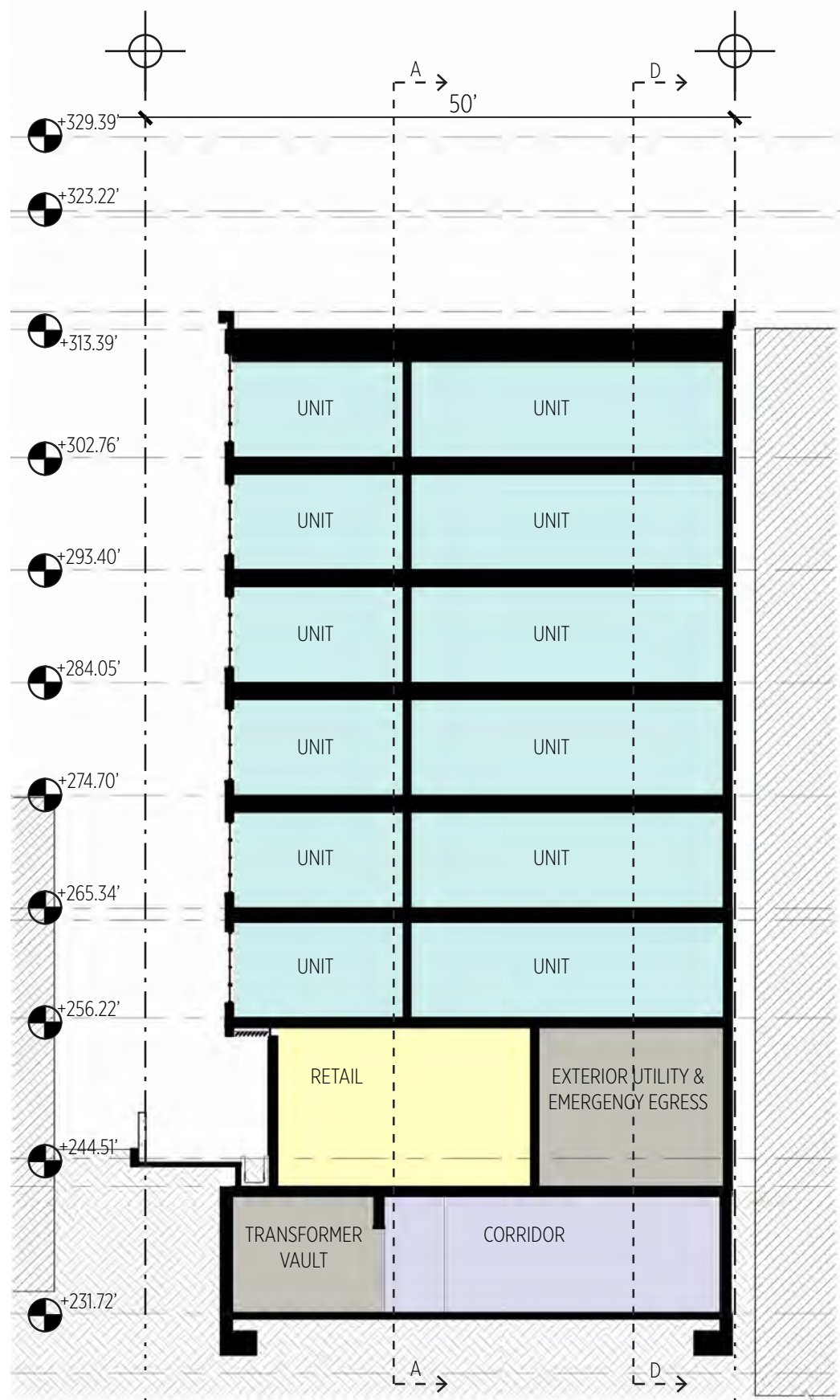
RETAIL SIGNAGE CONCEPT NEON SIGN IN VITRINE + CROSBY DOG BIKE RACK



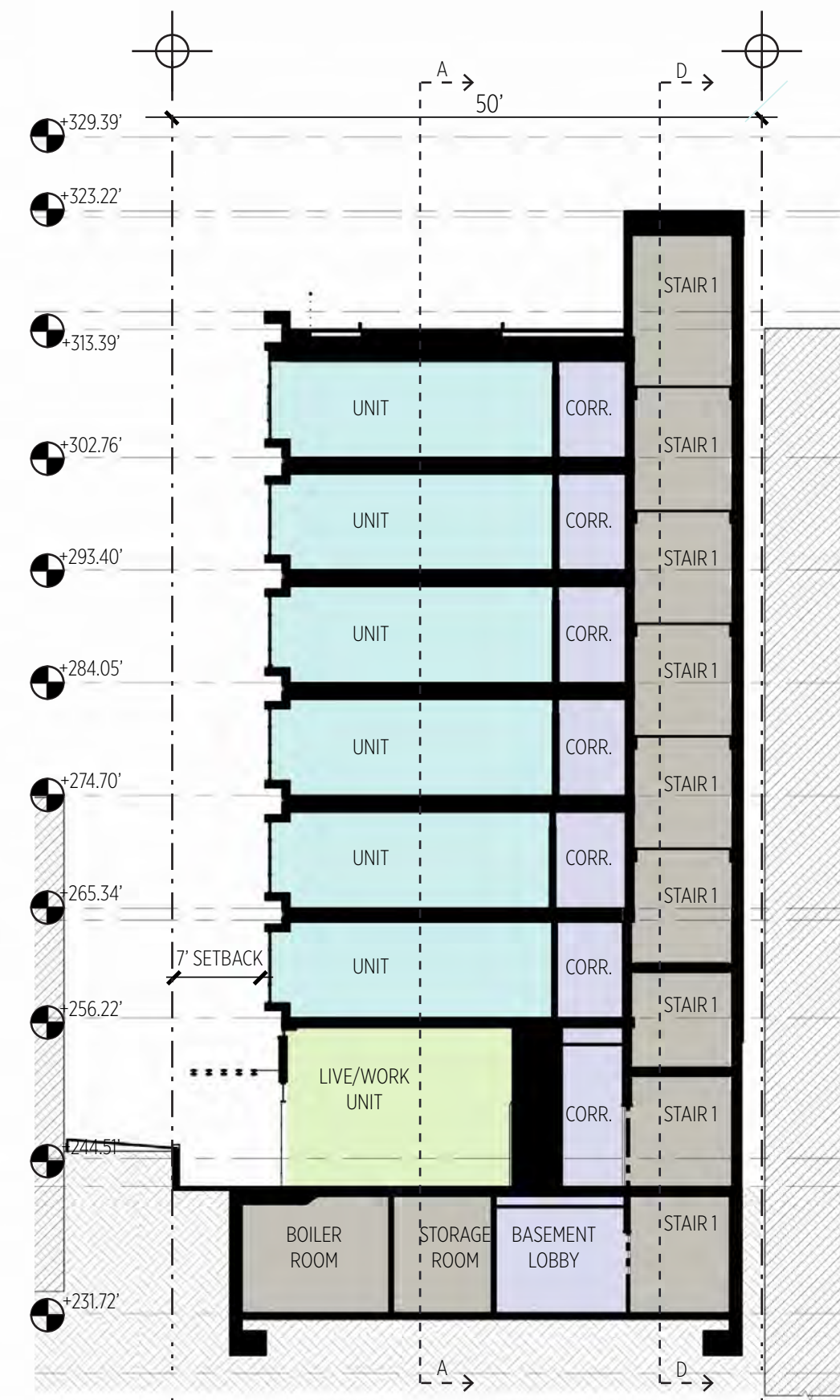
C



D

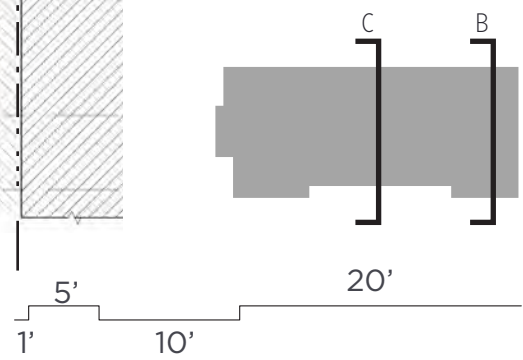


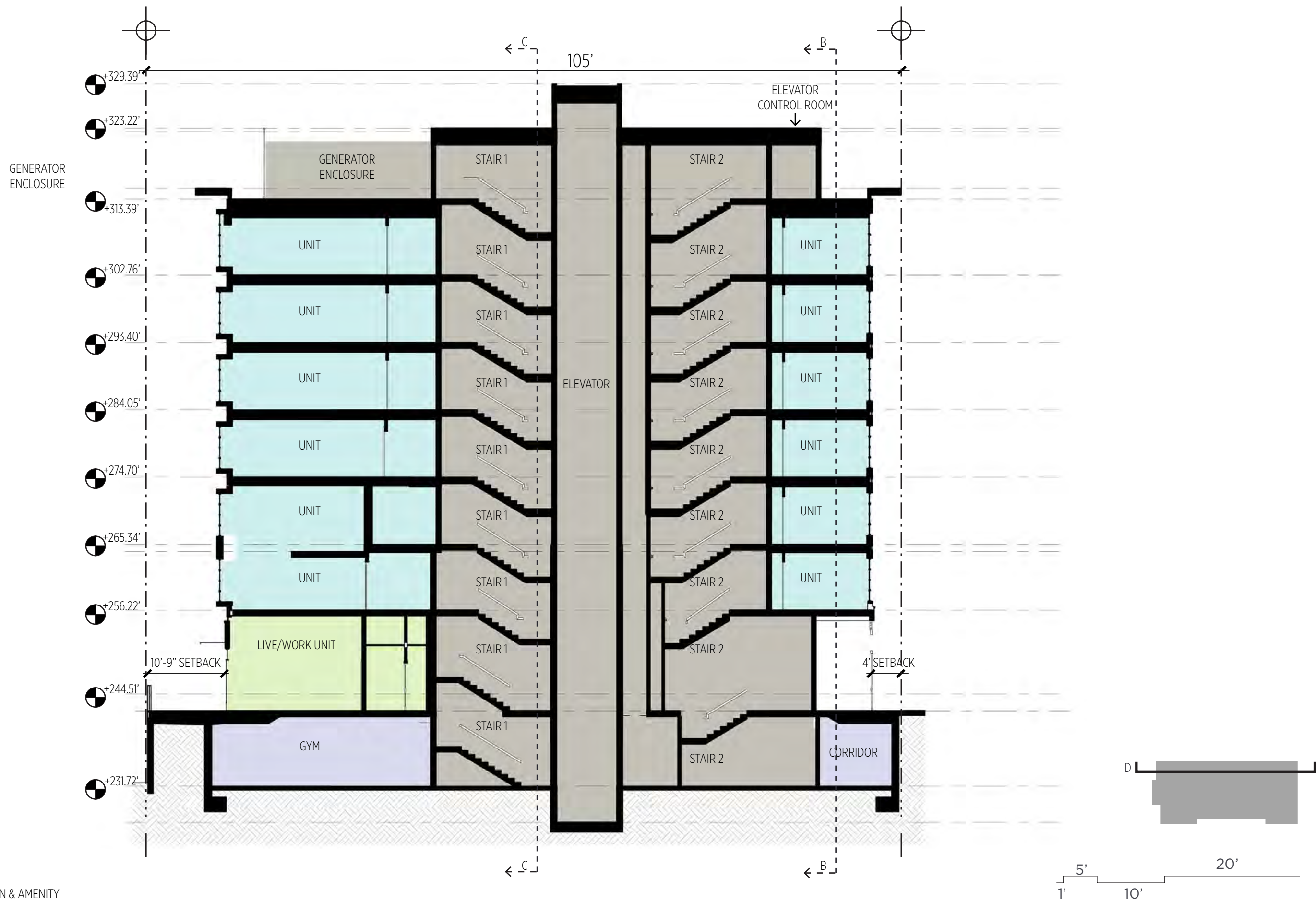
N-S SECTION B



N-S SECTION C

- LIVE WORK
- RETAIL
- UNITS
- SERVICE
- RESIDENTIAL CIRCULATION & AMENITY





E-W SECTION D

DEPARTURE #1

STANDARD

SMC 23.47A.008.B.2
TRANSPARENCY
+
SMC 23.73.014.A.3
TRANSPARENCY IN
PIKE / PINE OVERLAY
DISTRICT

REQUIREMENT

Sixty percent of the street-facing facade between 2 feet and 12 feet above the sidewalk shall be transparent.

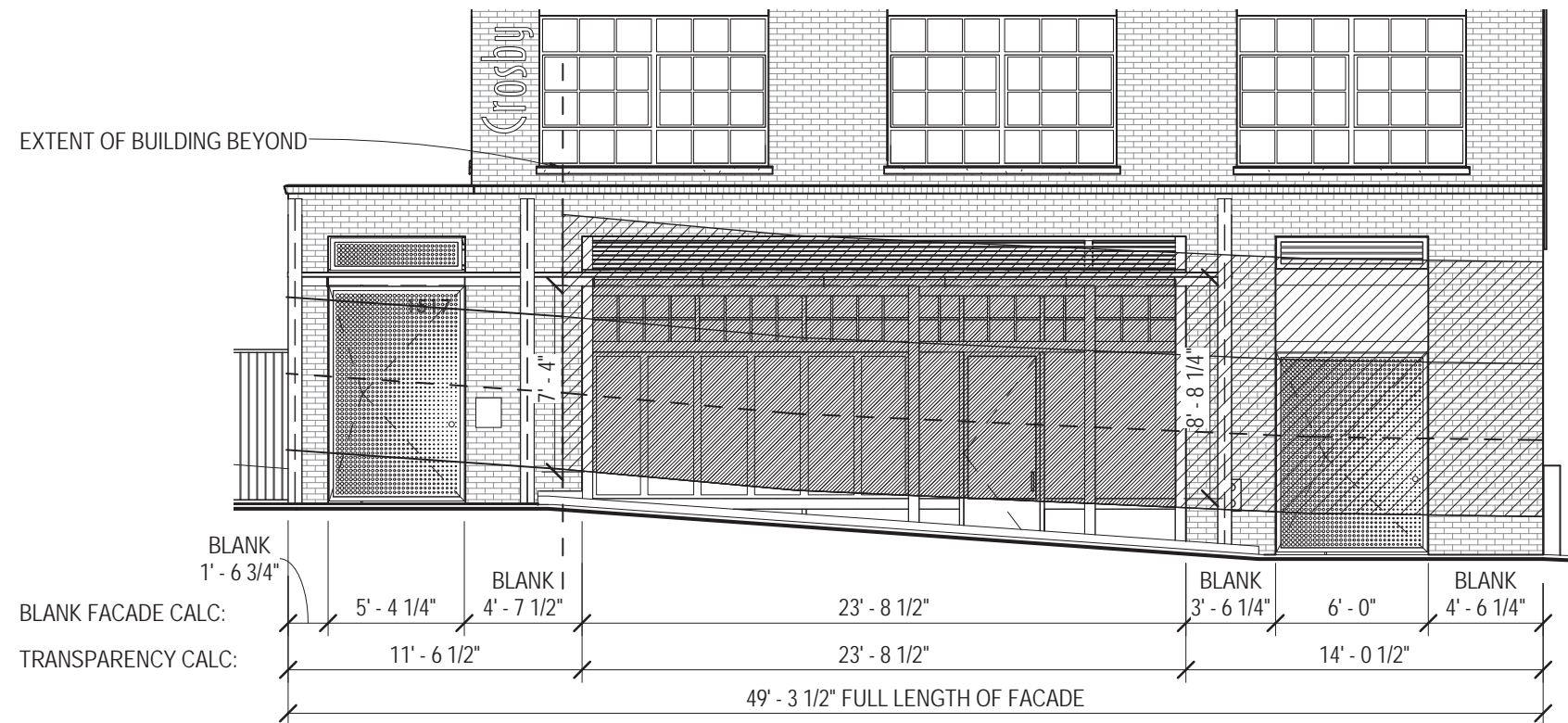
REQUEST

The design calls for a street-facing facade transparency of 48% between 2 ft and 12 ft above the sidewalk. The project exists on a 50 ft wide mid-block site with no alley. We have added a public-private courtyard with the residential entry on the South side of the site, which reduces our built street elevation to 43 ft wide. The second means of egress and trash elevator have been screened with an artistic gate and a tree, and are tucked behind a display vitrine close to the street in the NE corner. A transparent retail space, with a canopy and louvers above, spans the remaining length of the street facade.

JUSTIFICATION

By maintaining code required separation of methods of egress for the residential use, the design allows for a centrally located retail space. A porous retail edge (PL3-C-1) and maximum visible connections are created by the addition of an operable folding glass wall, engaging the passerby. We have allowed space for ancillary activities (PL3-C-2) between the retail and the sidewalk by providing an exterior seating space at the open windows, further encouraging engagement with the public. A display vitrine to the right of the retail entry door with neon signage (PL3-C-2) extends the retail storefront. This helps to provide a sense of place (CS2-A) where none currently exists on this block.

Allowing for the increase of allowable frontage for residential uses by providing the courtyard at the Southern edge of the building reinforces our respect to the neighboring apartment building (CS2-C) and is a nod to the past use of the property. The service uses are shared with one of the required egress points (DC1-C) at the recessed corner of the building adjacent the abutting building. This reduces the impacts of the facilities on pedestrian circulation throughout the courtyard (DC1-C-4).



NO MASSING

PROPOSED MASSING

