

**BLOCK
47**

910 JOHN STREET

DESIGN RECOMMENDATION MEETING

WEST DESIGN REVIEW BOARD MEETING - DECEMBER 16, 2015

MUP# 3019939



CONTENTS

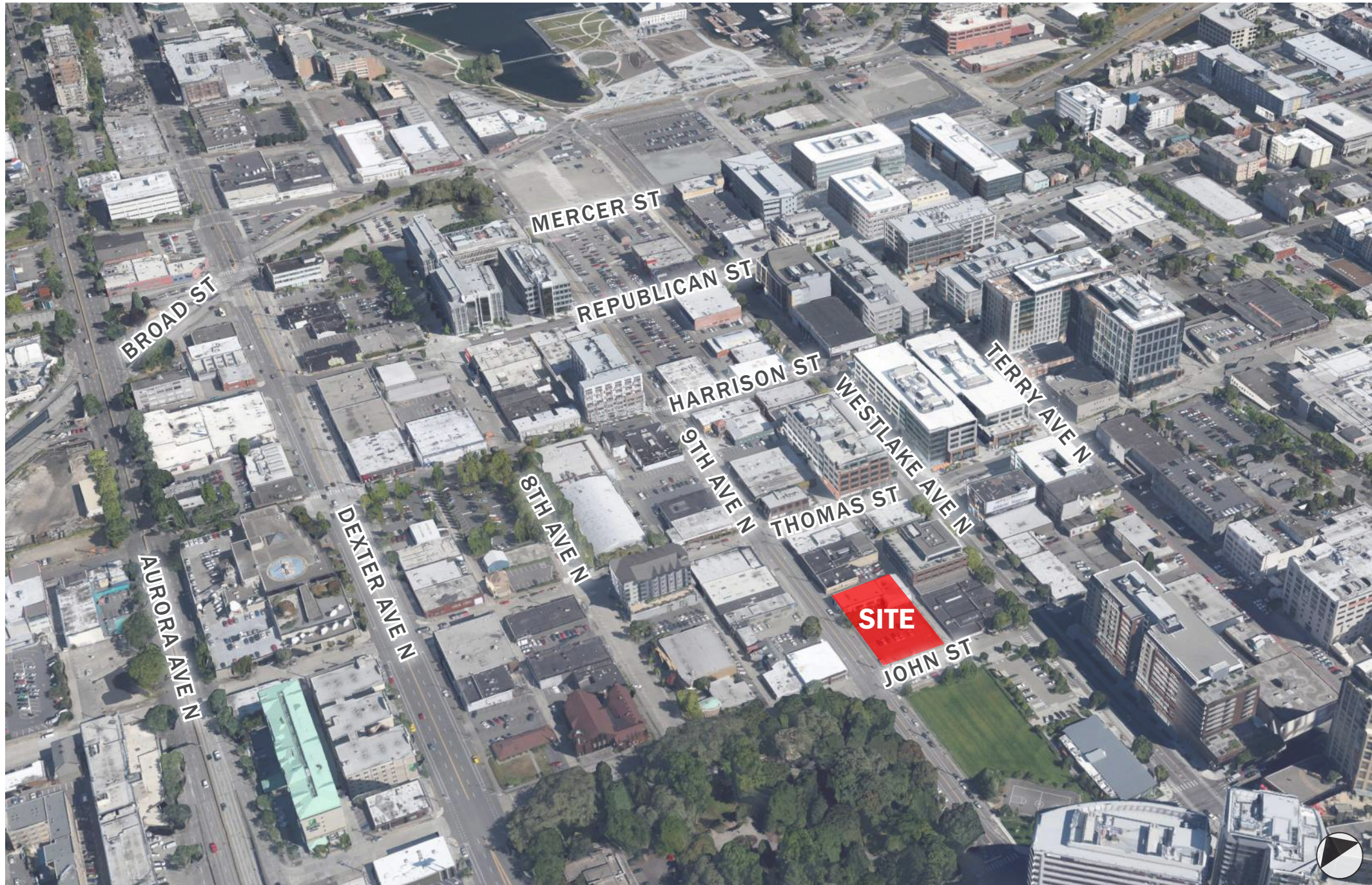
PROJECT OVERVIEW	3
EXISTING SITE CONDITIONS	
Existing Site Photos	4
CONTEXT AND URBAN DESIGN ANALYSIS	
Neighborhood Development & Uses	6
Future Development	8
Site Constraints and Opportunities	9
Zoning	10
Denny Park	11
Street Concept Plans	12
EARLY DESIGN GUIDANCE	
Design Guidelines and Response	14
DESIGN DEVELOPMENT	
Building Elevations	18
Building Plans	22
Early Design Guidance Summary	26
..... Building Massing	27
..... 9th Ave N Streetscape	28
..... Corner Development	31
..... John Street Frontage	34
..... Alley Podium Deck	37
DEPARTURE REQUEST	39
MATERIALS	
Exterior Finish Materials	40
Signage and Lighting	42
RENDERINGS	
Street level views	44
Aerial image	46



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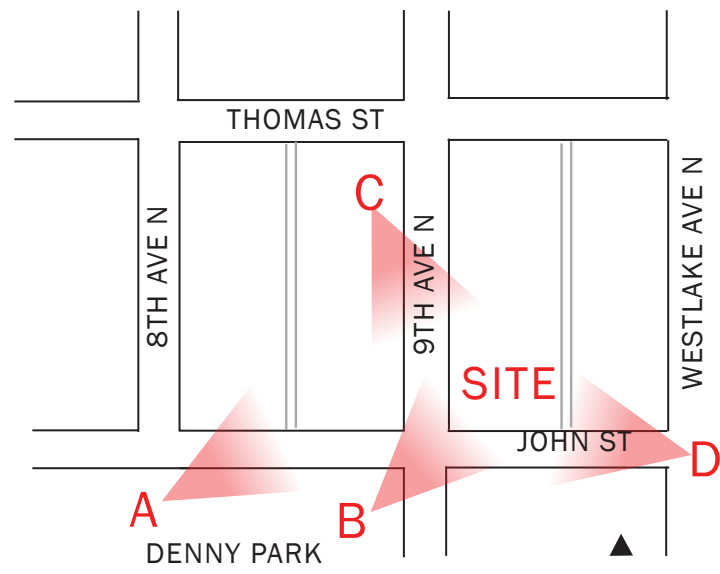
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**200 9TH AVENUE NORTH
PROJECT DATA OVERVIEW**

- 129 RESIDENTIAL UNITS
- 5,966 SQUARE FEET OF COMMERCIAL AREA
- 94 STRUCTURED PARKING STALLS IN BELOW-GRADE GARAGE
- ENHANCED PEDESTRIAN REALM, ENLARGED SIDEWALKS AND CURB BULBS
- 7 FLOORS
- TARGETING LEED GOLD (MINIMUM)

SITE PHOTOS



VIEW FROM JOHN STREET LOOKING EAST



VIEW FROM DENNY PARK LOOKING NE



VIEW ALONG 9TH AVE N



VIEW LOOKING WEST ALONG JOHN STREET

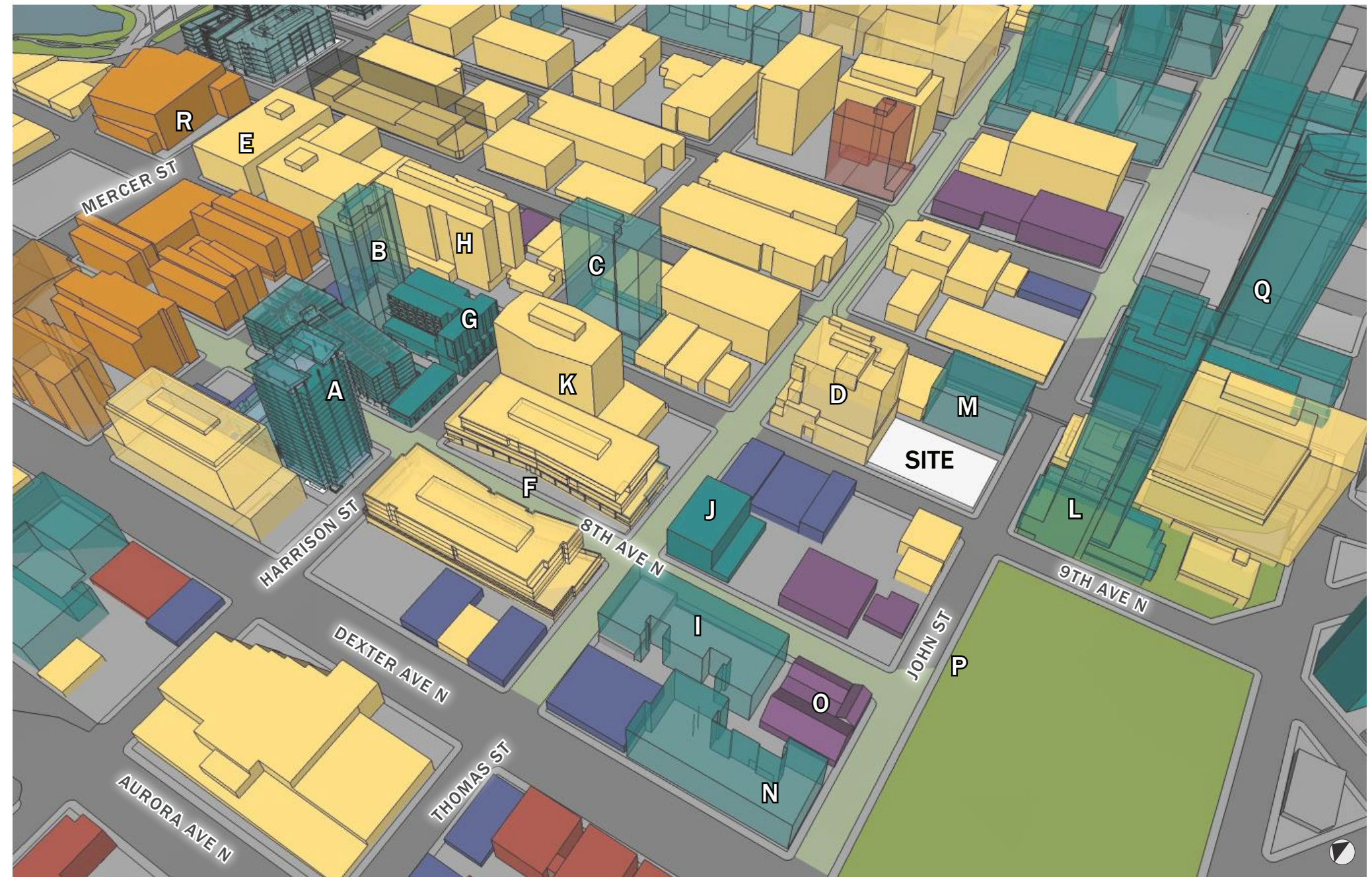
NEIGHBORHOOD DEVELOPMENT AND USES

SURROUNDING USES

The project is located in South Lake Union near major institutional uses and technology-based companies. During site analysis, the project team noted several new and proposed projects being built or planned for this neighborhood. The following list summarizes the notable centers of industry, education, commerce, and research in the area, as well as critical green space and centers of worship.

Images of these buildings or future designs may be found on the opposite page. Please refer to these images to understand the scale and breadth of new development planned for this neighborhood.

- A Future Block 56 Residential Tower
- B Future 427 9th Ave Mixed Use
- C Future 901 Harrison Mixed Use
- D Future 9th Ave and Thomas Mixed Use
- E Amazon Campus Phase VI
- F Future 300/333 8th Ave N Offices
- G Veer Lofts
- H 400 9th Ave Office/Retail - Amazon Phase VII
- I Future 777 Thomas Street Mixed Use
- J Denny Park Apartments
- K Amazon Campus Phase VIII
- L Future 111 Westlake / 110 9th Ave Mixed Use
- M Future 201 Westlake Mixed Use
- N Compass on Dexter Apartments
- O Denny Lutheran Church
- P Denny Park
- Q Holland Partners Residential Tower
- R Allen Institute for Brain Science



 Multifamily/Mixed-Use Residential	 Industrial/Warehouse/Storage	 Recreation/Open Space	 Institution / Education
 Commercial/Retail/Office	 Civic/Religious	 Hotel/Motel	Future Development = Transparent

D



*9th & Thomas Mixed Use

*Buildings outlined in red are directly adjacent to the project site.

M



*201 Westlake Mixed Use

P



Denny Park

L



*111 Westlake / 110 9th Ave Mixed Use

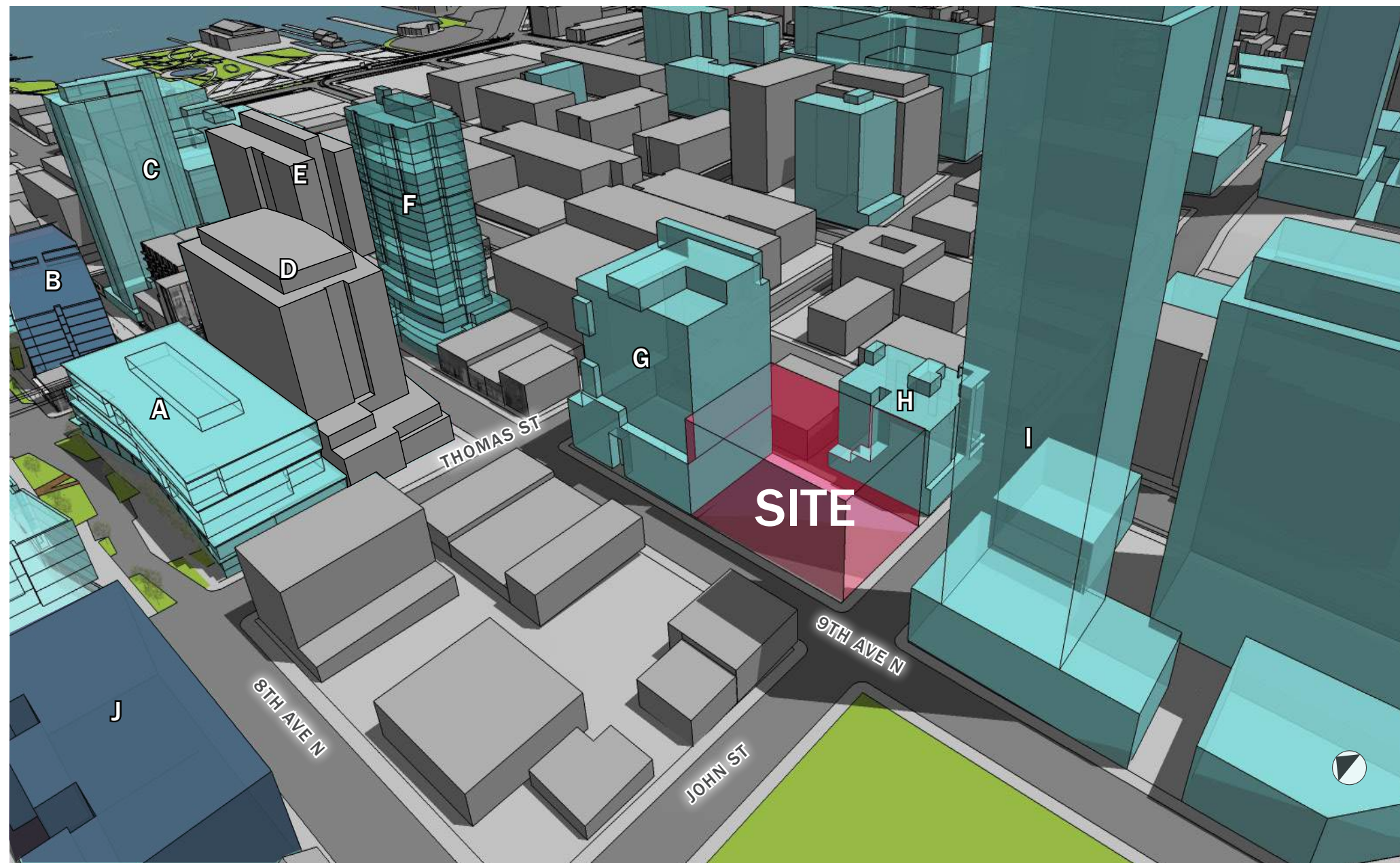
FUTURE DEVELOPMENT

DESIGNING WITH FUTURE DEVELOPMENT IN MIND

The South Lake Union neighborhood is undergoing rapid change. Many parcels surrounding the site have new projects either proposed or under construction, meaning the context surrounding the site will be very different from what exists today. The design team is considering the future context of much taller buildings while designing the Block 47 project.

- A Future 300 8th Ave Office
- B 430 8th Ave Mixed Use
- C Future 427 9th Ave Mixed Use
- D Amazon Phase VIII (Recently Completed)
- E Amazon Phase VII (Recently Completed)
- F Future 427 9th Ave Mixed Use
- G Future 9th & Thomas Mixed Use
- H Future 201 Westlake Mixed Use
- I Future 111 Westlake / 110 9th Ave Mixed Use
- J 777 Thomas Mixed Use

- EXISTING BUILDINGS
- PROPOSED
- UNDER CONSTRUCTION
- SITE ZONING ENVELOPE

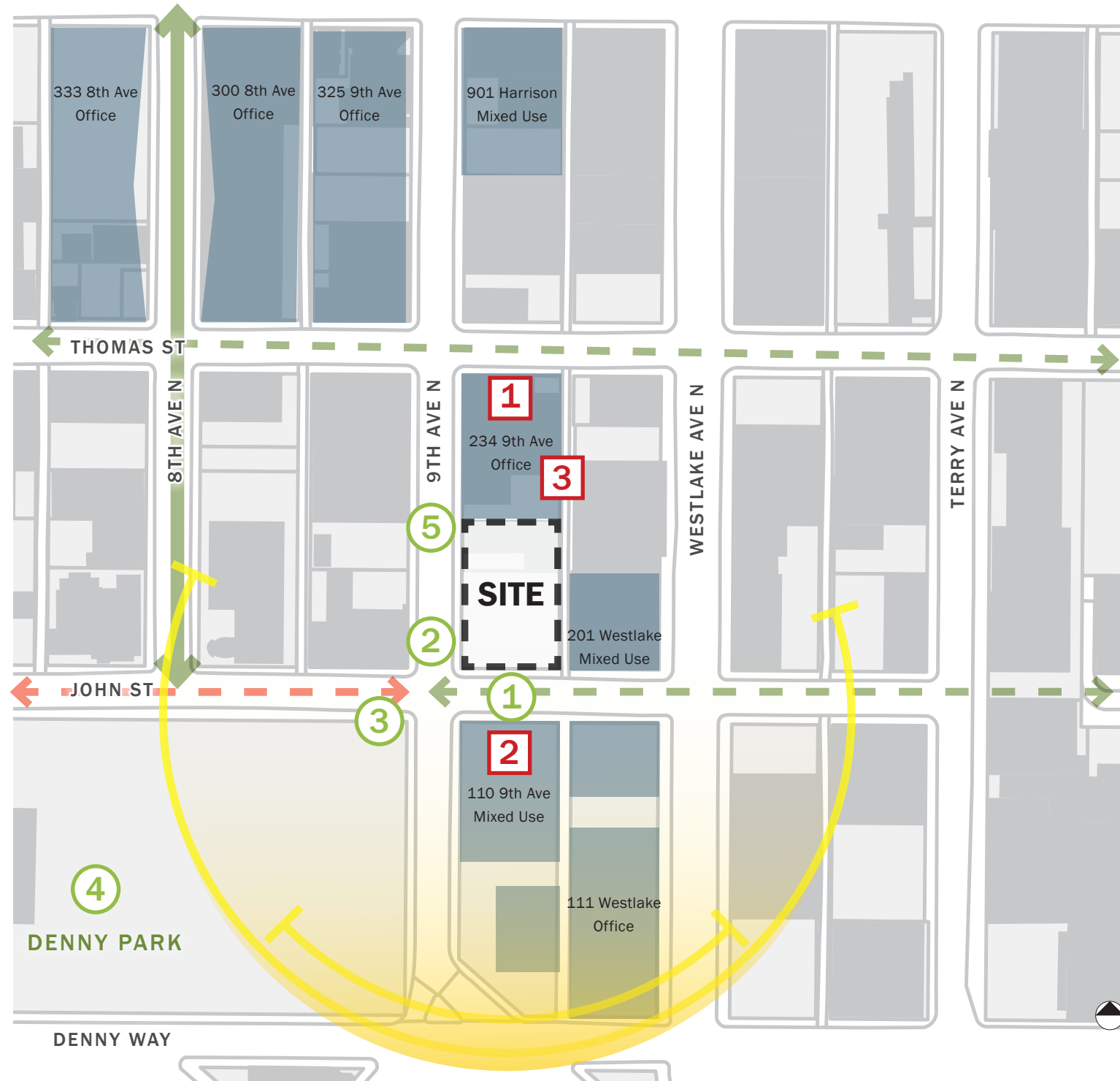


AERIAL VIEW FACING NORTHEAST DEPICTING PROPOSED NEW DEVELOPMENTS, THOSE CURRENTLY UNDER CONSTRUCTION AND EXISTING BUILDINGS

SITE CONSTRAINTS AND OPPORTUNITIES

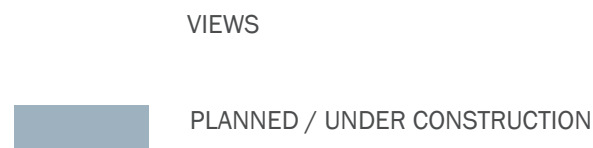
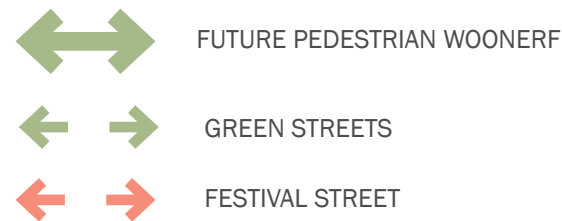
OPPORTUNITIES

- ① Foster development of pedestrian green street condition along John Street per SDOT approved plans.
- ② Create a pedestrian-friendly, active and transparent street facade along 9th Avenue N.
- ③ Maximize views of the Space Needle, Downtown and Denny Park.
- ④ Adjacency to Denny Park provides direct access to open space and visual relief to the building occupants.
- ⑤ Lower scale development on 9th Avenue N amongst future highrise developments allows for good solar penetration to the street



CONSTRAINTS

- ① Future 234 9th Avenue N office tower to the North and 110 9th Avenue N to the south and other future development will obstruct views to the north, south and east.
- ② Future 110 9th Avenue N to the south will limit solar access to the site at mid-day.
- ③ Future 234 9th Avenue N office tower and 110 9th Avenue N present peak surges in traffic utilizing the alley and adjacent streets. Garage entrance is located approximately mid-block on the alley.



SOLAR ACCESS

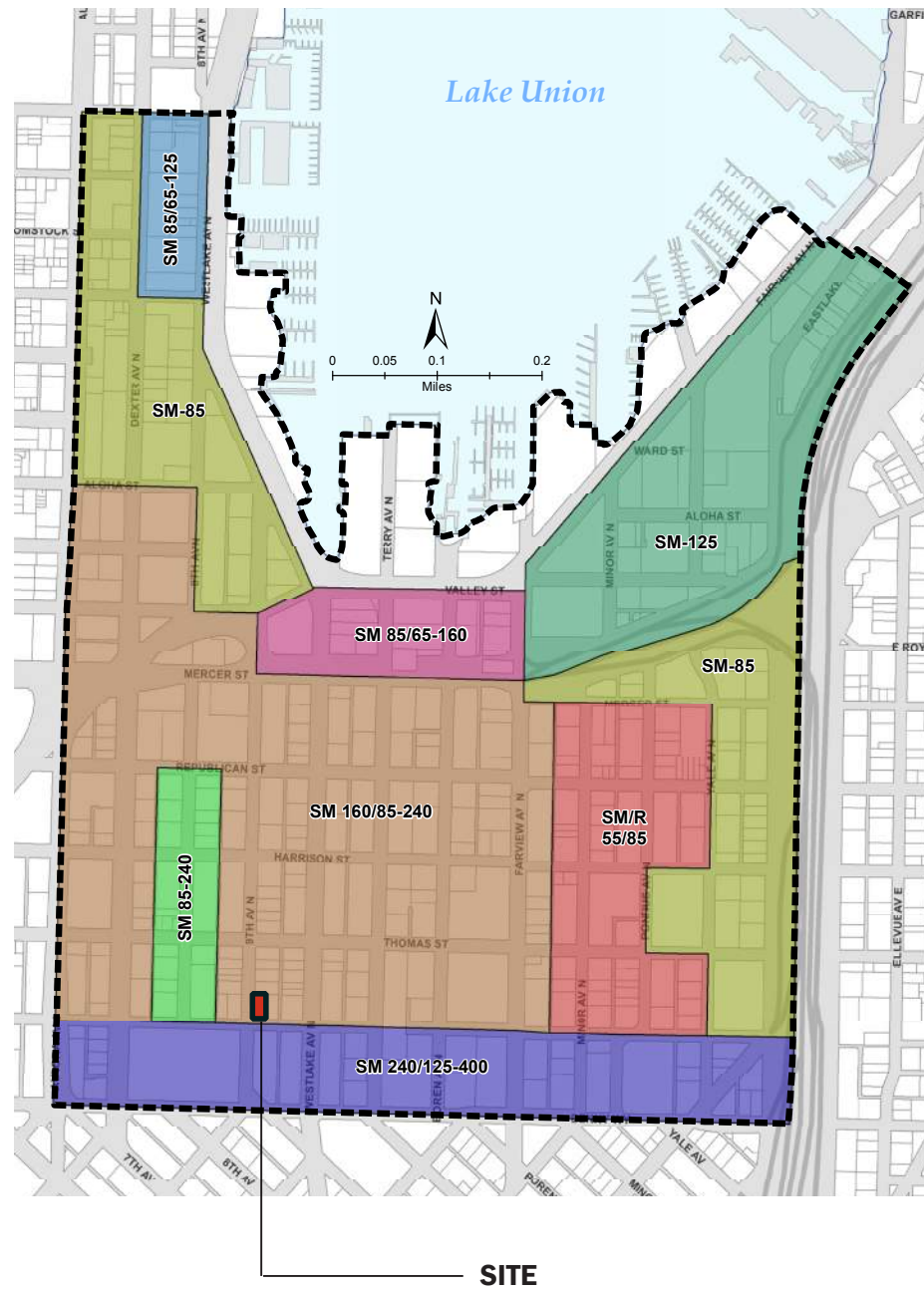
21 JUNE 2014:
Sunrise 5:11 AM - Sunset 9:11 PM

21 DECEMBER 2014:
Sunrise 7:55 AM - Sunset 4:20 PM

ZONING DATA

ZONING MAP

The site is located within the **SM 160/85-240** zone and south of the site, across from John Street it is zoned SM-240/125-400.



CONNECTIVITY TO THE PARK



VIEW OF DENNY PARK FROM THE PROJECT SITE



VIEW OF THE PROJECT SITE FROM DENNY PARK

DENNY PARK

PAST

Denny Park became Seattle's first public park in 1883, serving the cascade neighborhood and the rest of the city. By 1904, the surrounding area had become largely residential in use and the park was improved to add amenities for these neighborhood residents, such as planting beds, play equipment and playfields.



1887 - CASCADE NEIGHBORHOOD



1903



1904

PRESENT

Denny Park drastically changed after the Denny Regrade in 1930, creating the flat, formally planned park that remains today. The large and diverse trees in the park are one of its key distinctive features. Recent improvements to the park, such as new lighting and a dog area, are encouraging people to use this neighborhood amenity.



DENNY PARK PATH AND TREES



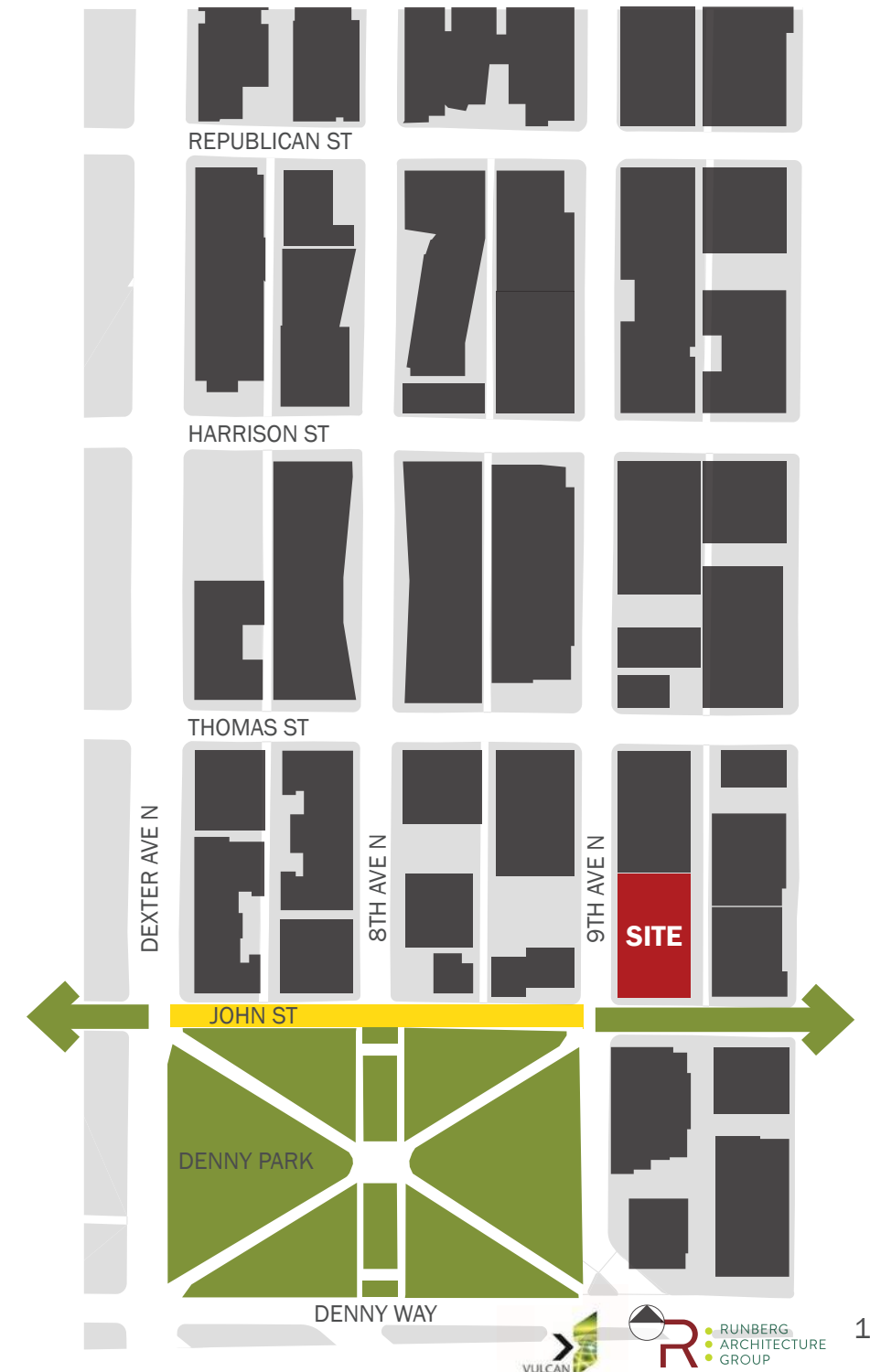
RECENTLY ADDED DOG AREA



8TH AVENUE FACING DENNY PARK - TREE CANOPY

PROJECT GOALS

The project aims to connect Denny Park to the South Lake Union neighborhood residents by using John Street as a continuation of the park and a connector to it. This aligns with John Street's primary designation as a Green Street, as well as its designation as a Festival Street for the portion running along Denny Park. These qualities of John Street and its connection to the park will make it a well traveled street by pedestrians.



JOHN STREET CONCEPT

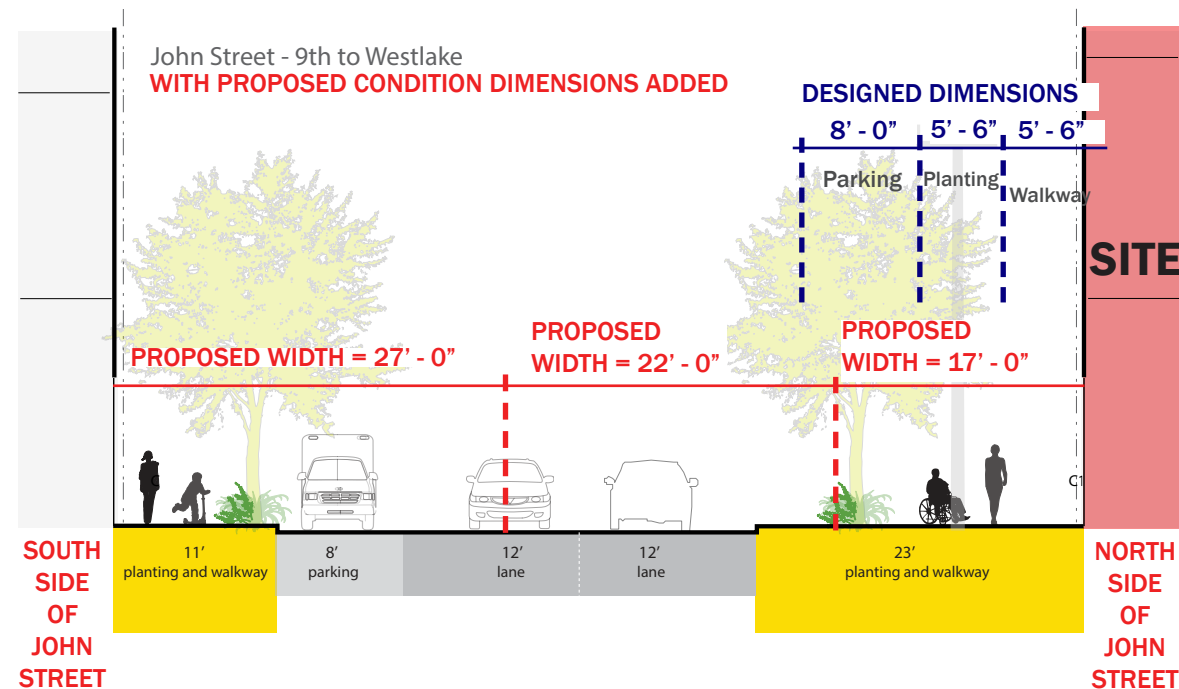
SOUTH LAKE UNION STREET CONCEPT PLANS

According to the "South Lake Union Concept Plans" prepared for the City of Seattle in April 2013, John Street is meant to accommodate light vehicular traffic, while creating a safe and welcoming street for pedestrians. 11-23 foot sidewalks with street trees and landscape zones will help to achieve this goal.

Proposed Configurations

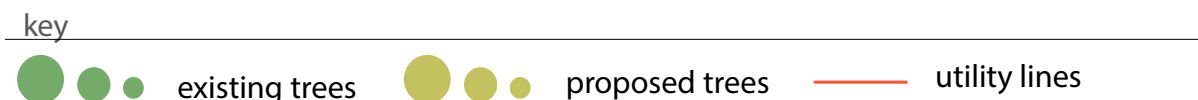
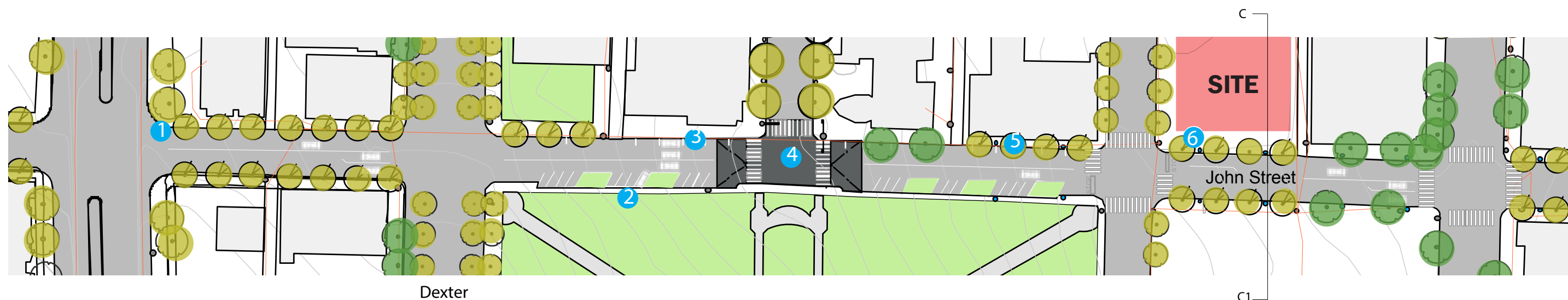
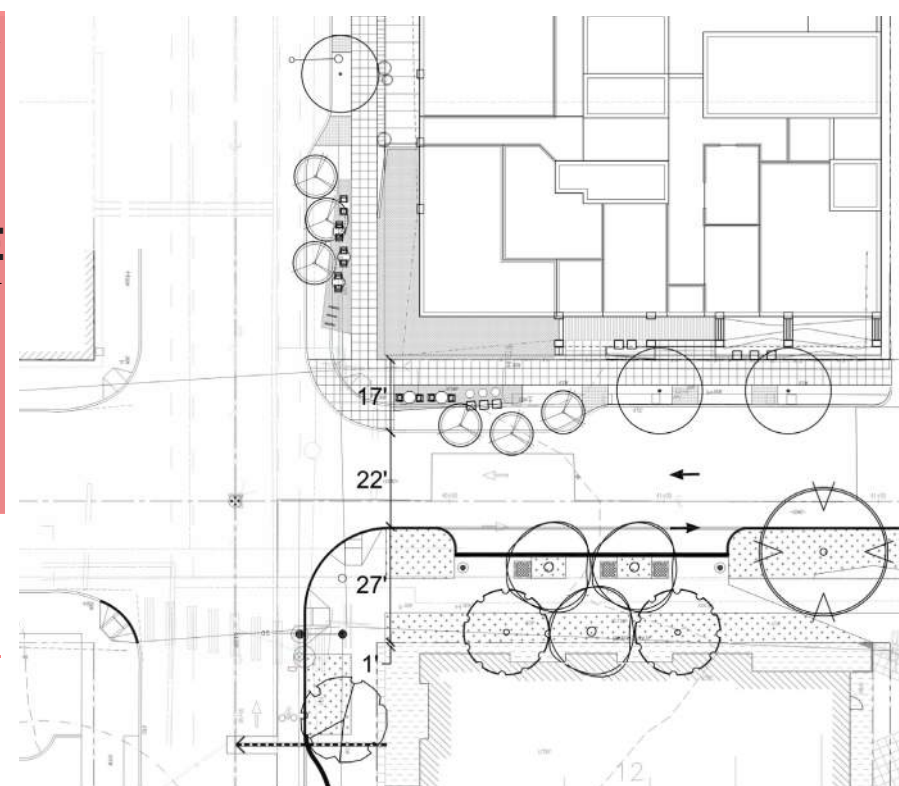
- 1 Retain south curb location, parallel parking along south curb, and 2 lanes of travel with center turn lane for this block
- 2 Retain south curb location and parking along Denny Park
- 3 Retain parallel drop off parking in front of both churches
- 4 Consider enhanced pedestrian crossing
- 5 Pull sidewalk to north lane edge unless otherwise noted
- 6 Increase area north of curb allowing for street trees

PROPOSED JOHN STREET WIDTH - SECTION



*Background image from the South Lake Union Concept Plans prepared for the City of Seattle in April 2013

PROPOSED JOHN STREET WIDTH - PLAN

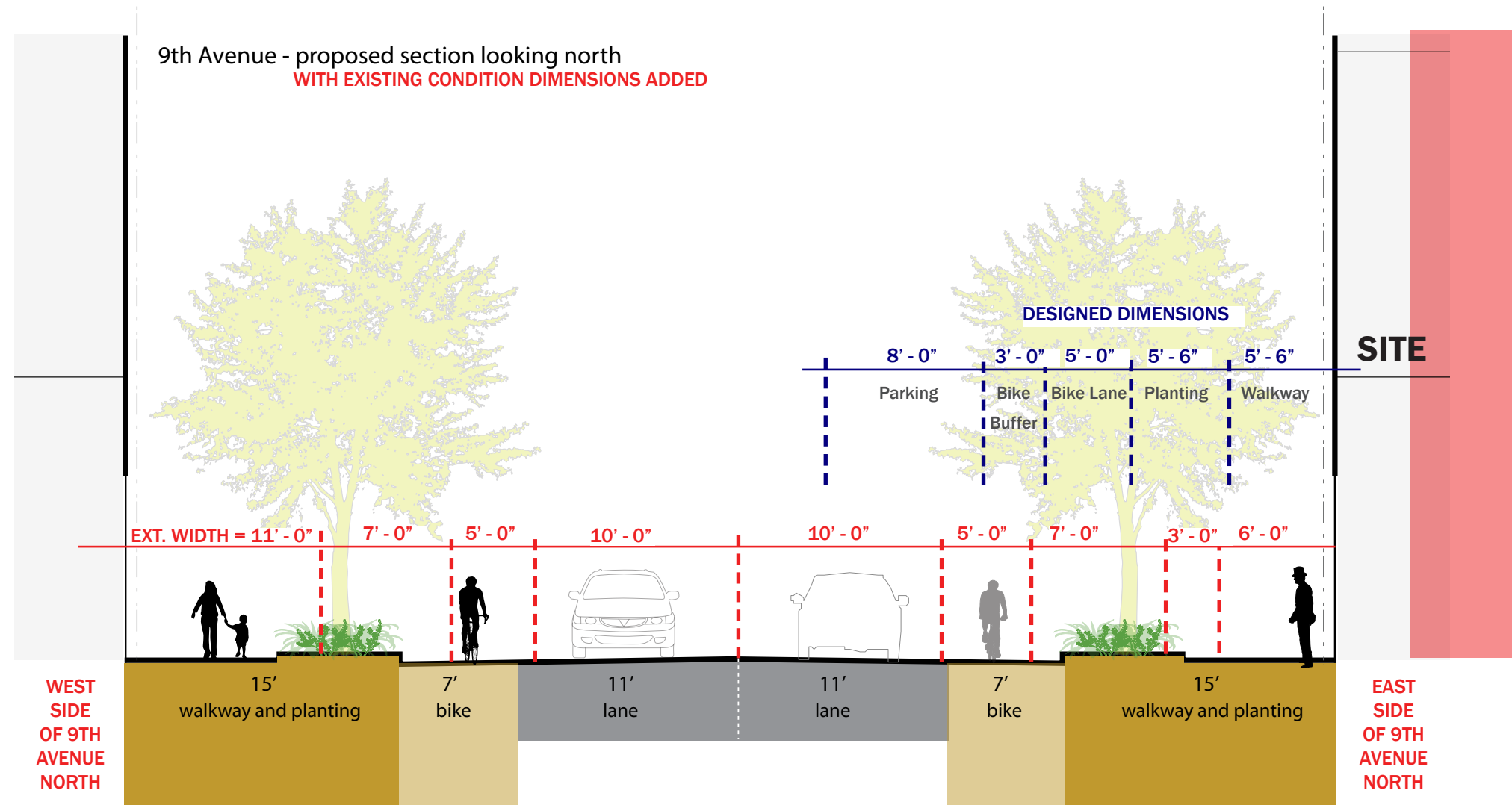


*Image from the "South Lake Union Concept Plans" prepared for the City of Seattle in April 2013.

9TH AVENUE NORTH CONCEPT

SOUTH LAKE UNION STREET CONCEPT PLANS

9th Avenue North is designated as an “Edge Street”; it is not considered a “heart” of the neighborhood, but it is identified as a Principal Arterial Street and a Minor Transit Street. New mixed-use and institutional developments have recently been completed or are under construction along 9th Avenue North and it is expected that there will be more in the future. It is also considered a major bicycle route by the revised Seattle Bicycle Master Plan. To the north of the site, it connects the Cheshiahud Lake Union Loop with Belltown and Downtown to the south of the site for cyclists and pedestrians. Currently there is one lane of traffic moving in each direction with parallel parking and bicycle lanes on both sides of the street. The South Lake Union Street Concept proposes removing the parallel parking on both sides and replacing it with widened sidewalks and increased amounts of planting.



*Images from the "South Lake Union Concept Plans" prepared for the City of Seattle in April 2013.

CS2. Urban Pattern and Form	
<p>CS2-B Adjacent Sites, Streets, and Open Spaces:</p> <p>CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.</p> <p>CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.</p> <p>CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.</p>	<p>Applicant's Response:</p> <p>Site Characteristics: While the shape and topography of the lot are unexceptional, what is unique to the site is the high visibility of the SW corner of the building from vantage points south and north along 9th Ave N, as well as from Denny Park, a neighborhood Heart location. This provides an opportunity to establish a strong corner façade with distinct architectural detail to help define the building massing.</p> <p>Connection to the Street; Character of Open Space: 9th Ave N is in significant transition, with several commercial and high rise residential projects proposed - or in construction - within a few blocks vicinity to the project site. There are also transit and bike lane revisions planned along 9th Ave N, and it is anticipated to become a major north-south pedestrian corridor as the new buildings become occupied. As such, this project strives to present a welcoming and highly visible commercial frontage along 9th Ave N to connect the building to this developing public realm. It does so by voluntarily setting back from the west property line 6'-0" and lining the setback area with highly transparent storefront glazing and providing overhead weather protection. Street trees and ground level plantings will soften the street edge and encourage a comfortable pedestrian environment, while buffering the commercial spaces from the dense traffic flow anticipated along this thoroughfare.</p> <p>The south façade of the project sets back with an arcade condition along the Green Street (John Street). This voluntary setback allows for a more subtle public to private transition, and creates an outdoor "porch" condition both at the corner coffee shop and at the entrance to the small leasing office. These transitional spaces are south facing with overhead weather protection to encourage visitors to pause or rest, providing a strong connection to the street and the public realm.</p>

<p>CS2-I Responding to Site Characteristics</p> <p>CS2-I-i. Views: Encourage provision of "outlooks and overlooks" for the public to view the lake and cityscapes. Examples include provision of public plazas and/or other public open spaces and changing the form or facade setbacks of the building to enhance opportunities for views.</p> <p>CS2-I-iii. Gateways: Reinforce community gateways through the use of architectural elements, streetscape features, landscaping and/or signage. Gateways can be defined through landscaping, artwork, and references to the history of the location that create a sense of place. Gateways are transition locations, places that mark entry or departure points to a neighborhood for automobiles and pedestrians. They are sites that create opportunities for identification, a physical marker for the community to notice they are entering a special place. Methods to establish gateways should consider the site's characteristics such as topography, views or surrounding building patterns. Elements could include building out to meet the corner where appropriate, or tools such as:</p> <ol style="list-style-type: none"> setbacks to allow for pedestrian friendly spaces; signage; landscaping; artwork; facade treatments. <p>CS2-I-iv. Heart Locations: Several areas have been identified as "heart locations." Heart locations serve as the perceived center of commercial and social activity within the neighborhood. These locations provide anchors for the community as they have identity and give form to the neighborhood. Development at heart locations should enhance their central character through appropriate site planning and architecture. These sites have a high priority for improvements to the public realm. A new building's primary entry and facade should respond to the heart location. Special street treatments are likely to occur and buildings will need to respond to these centers of commercial and social activity. Amenities to consider are: pedestrian lighting, public art, special paving, landscaping, additional public open space provided by curb bulbs and entry</p>	<p>Applicant's Response:</p> <p>The SW corner of the site directly addresses Denny Park with two large curb bulb expansions to create an outdoor room adjacent to the proposed coffee shop retail space. The materiality of the storefront, plantings and paving materials will feel like an extension of Denny Park, drawing the green from the park across the street, penetrating the neighborhood and linking up with the John Street Green Street. Pedestrians are encouraged to stop and occupy these spaces which have unobstructed views to the NE entry to the Park. A large, planted canopy is proposed at the corner overhang to further define the room and provide more opportunity for landscaping at the corner.</p> <p>In addition to the high visibility, setbacks, landscaping and façade treatments noted above, the corner massing of the building will reinforce the "gateway" condition with a specialized façade treatment to wrap the corner and reference the verticality and natural qualities of the mature trees in Denny Park. High contrast materials will help set the wood-tone element apart and make a strong architectural statement.</p> <p>Denny Park is a critical Heart Location for the neighborhood. As such, the project recognizes Denny Park as the primary contextual element to take into consideration with the design of this project. See discussion above for description of how the project is designed to improve the public realm and reinforce the Heart location.</p>
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plazas. See full guidelines for Heart Locations	
PL1. Connectivity	
<p>PL1-A Network of Open Spaces:</p> <p>PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to the broader network of open spaces throughout the neighborhood.</p> <p>PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project related open space available for public life.</p>	<p><u>Applicant's Response:</u></p> <p>See descriptions above of the 9th Ave N and John Street facades, setbacks and materiality. 9th Avenue N's commercial façade deliberately ties into the other new commercial development proposed along 9th Ave, including the project directly north of the site (on the same block front). The outdoor room created by the setback at the corner retail (coffee shop) and the enlarged curb bulbs proposed directly addresses the open space at Denny Park. Human interaction is encouraged along the 9th Ave, John Street and Corner R.O.W with voluntary setbacks, lush plantings and overhead weather protection.</p>
<p>PL1-B Walkways and Connections:</p> <p>PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.</p> <p>PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.</p>	<p><u>Applicant's Response:</u></p> <p>See responses above for description of Pedestrian Infrastructure and Amenities. The outdoor room proposed at the SW corner of the building (formed by the voluntary setbacks on either façade, large curb bulbs on both streets and a grand canopy over much of the space), directly addresses the grand open space of Denny Park and will be visually accessible to people leaving the park. The intention is for the outdoor room to be an extension of the park and serve as a pedestrian amenity. It will be an enticing place for pedestrians to occupy to enjoy the view of the park, great solar access and amenities like overhead protection, seating and a neighborhood café.</p>
<p>PL1-I Human Activity:</p> <p>PL1-I-ii. Pedestrian Network: Reinforce pedestrian connection both within the neighborhood and to other adjacent neighborhoods. Transportation infrastructure should be designed with adjacent sidewalk, as development occurs to enhance pedestrian connectivity.</p>	<p><u>Applicant's Response:</u></p> <p>As noted above, the pedestrian traffic along 9th Ave N is expected to increase significantly in the coming years as the neighborhood continues to develop and grow denser. Car, bus and bicycle traffic will also increase along 9th Ave N. John Street is a Neighborhood Green Street and is expected to generate more pedestrian traffic, especially once SR-99 is below ground and pedestrians are able to travel west to and from Seattle Center.</p> <p>This project strives to enhance the pedestrian network by providing comfortable sidewalk widths,</p>

	lushly planted planter strips with new street trees, and overhead weather protection where appropriate. The street level building facades set back from the properties to improve the proportions of the right-of-way and provide pedestrian-oriented facades to enliven the sidewalks.
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PL3. Street-Level Interaction	
<p>PL3-A Entries.</p> <p>PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.</p>	<p><u>Applicant's Response:</u></p> <p>For commercial entries, see descriptions of the commercial frontages above. See discussion below in PL3-III for description of the residential entry.</p>
<p>PL3-II Human Activity.</p> <p>PL3-II-ii. Active Facades: Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.</p>	<p><u>Applicant's Response:</u></p> <p>The setback areas along the commercial frontage on 9th Ave N, at the corner coffee shop and the small leasing office on John are designed to encourage spill out activity up to (and in the case of the corner, across) the sidewalk. The project would like to provide flexibility to allow the future commercial tenants to use the setbacks in a way that is most productive to their business, but spill out activity will be encouraged by good solar orientation, overhead weather protection, and strategically placed operable storefronts.</p>
<p>PL3-III Transition Between Residence and Street.</p> <p>PL3-III-i. Residential Entries. Consider designing the entries of residential buildings to enhance the character of the streetscape through the use of small gardens, stoops and other elements to create a transition between the public and private areas. Consider design options to accommodate various residential uses, i.e., townhouse, live-work, apartment and senior-assisted housing.</p>	<p><u>Applicant's Response:</u></p> <p>The primary residential entry is located along John Street near the center of the south facing façade. The code-required vestibule is expressed as a glass box enclosure slipped under the brick column arcade proposed along John Street. The entry will be accentuated with over height entry doors and a steel and wood canopy that projects out over the adjacent sidewalk. Lighting will be incorporated into the exterior design to highlight the landscaping and the setback area under the arcade, and the vestibule itself will glow with internal lighting at night.</p>

DC2. Architectural Concept	
<p>DC2-A <u>Massing.</u></p> <p>DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.</p> <p>DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.</p>	<p><u>Applicant's Response:</u></p> <p>Site Characteristics and Uses: As presented at EDG and encouraged by the Board, the project proposes three distinct massings. The John Street massing has a vertical expression and regularized façade grid to establish the residential entry and “stand up” to the 400’ tower proposed directly opposite along the south side of John Street. The 9th Ave N massing is more horizontal in expression, reflecting anticipated movement along the thoroughfare and features a large format bay that cants out and orients the upper level residential unit windows towards Denny Park. The corner massing is rooted in the “outdoor room” at the coffee shop and is defined by a wood-toned skin that starts in the storefront expression at grade and wraps its way up the corner of the façade, terminating at the common amenity roofdeck. The corner massing is open at grade and leads up to more open space at its roof, which is one level below the roof level and allows the massing to step down in acknowledgement of Denny Park across the intersection.</p> <p>Reducing perceived mass: This project is much smaller than other new buildings proposed in the direct vicinity of the site, but breaking up the massing into distinct volumes will make the building feel more comfortable at the pedestrian scale and allow an appropriate architectural expression at each street façade and the corner.</p>
<p>DC2-B <u>Architectural and Façade Composition.</u></p> <p>DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.</p> <p>DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.</p>	<p><u>Applicant's Response:</u></p> <p>The façade composition of the John Street and 9th Ave N masses draw from the same palate of materials and window sizes and patterns to allow the project to read as a cohesive building (as directed at EDG) while maintaining façade expressions that are distinct to each frontage.</p> <p>The roof top will be largely inaccessible, but will be highly visible from surrounding buildings. The roof area will be put to its highest and best use, including a combination of stormwater catchment, solar PV and a large area occupied by green roof for visual relief.</p> <p>There are few blank walls on this project; the only locations are at the service façade along the alley and at the party wall condition at the north property line. To soften the impact and carry the green qualities of John Street into the alley, vertical planters are proposed along the south end of the</p>

	<p>east façade at Level 1, allowing the green to wrap the corner of the building at the alley at pedestrian level.</p>
<p>DC2-C <u>Secondary Architectural Features.</u></p> <p>DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).</p> <p>DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions.</p> <p>DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.</p>	<p><u>Applicant's Response:</u></p> <p>Visual Depth and Interest - See discussion above regarding the development of the 9th Ave N and corner commercial facades and setback areas.</p> <p>Dual Purpose Elements – a variety of storefront finishes will provide visual interest and relate to the upper level masses, while creating a dynamic pedestrian environment. Canopies lend visual depth to the lower facades while also providing overhead weather protection. The large corner canopy provides overhead weather protection to the outdoor room at the coffee shop as well as space for additional planting to connect the project back to the natural elements in Denny Park.</p> <p>Fitting with Neighboring buildings: The project is working with the design team for the office project to the north to coordinate party wall design and construction access, to insure neither project turns its back to its neighbor unnecessarily. We are hopeful to negotiate a planter wall along the south façade of that project along the 6’ setback we’re proposing on 9th Ave N, so that our setback area has an attractive terminus at the north end.</p> <p>Along John Street, we’ve located program such as the leasing office, residential entry and fitness space to reflect the programmatic elements proposed in the projects south and east of our building. The McFarlane project on the east side of the alley has a leasing office and residential entry located along John Street, and the 400’ residential tower to the south has a large fitness facility planned at grade on the south side of John Street.</p>
<p>DC2-D <u>Scale and Texture.</u></p> <p>DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept</p> <p>DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.</p>	<p><u>Applicant's Response:</u></p> <p>High quality paving, textured cladding materials at grade, lush plantings, built in seating, railings to define outdoor seating areas, street trees, canopies, natural materials and transparent glazing will provide texture and human scale to the exterior spaces and help define the character of the building.</p>

DC3. Open Space Concept	
<p>DC3-A <u>Building-Open Space Relationship.</u></p> <p>DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.</p>	<p><u>Applicant's Response:</u></p> <p>See discussion above related to setback area use at commercial frontages.</p>
<p>DC3-B <u>Open Space uses and Activities.</u></p> <p>DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.</p> <p>DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.</p> <p>DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.</p> <p>DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.</p>	<p><u>Applicant's Response:</u></p> <p>See discussion above for development of the at-grade open space and connection back to Denny Park.</p> <p>Multi-family open space - There are two above-grade open spaces proposed on the project for common resident use. At the podium level 2 there is a large, densely planted terrace with scattered seating designed for intimate gatherings or individual use. The level 7 mezzanine common amenity roof deck is directly above the common room amenity at level 7 and is intended for larger group gatherings, with amenities such as BBQs, seating for dining, lounge seating and a fire pit.</p>
<p>DC3-C <u>Design.</u></p> <p>DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.</p> <p>DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.</p>	<p><u>Applicant's Response:</u></p> <p>See description above of the efforts made by the project to connect back to and acknowledge Denny Park.</p>
<p>DC3-I <u>Landscape Design to Address Special Site Conditions.</u></p> <p>DC3-I-i. Sustainable Landscaping: Encourage landscaping that meets LEED</p>	<p><u>Applicant's Response:</u></p> <p>Sustainable landscaping: This project is attempting LEED certification. As such all planting will be sustainable and meet LEED criteria. Native</p>

<p>criteria. This is a priority in the Cascade neighborhood.</p> <p>DC3-I-ii. Native Vegetation: Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.</p> <p>DC3-I-v. Lighting: Reference the City of Seattle Right Tree Book and the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options for the area.</p>	<p>vegetation will be utilized as best as possible and the project intends to capture as much storm water as possible for onsite irrigation.</p> <p>Exterior lighting will be provided mounted to the building facades and the canopies. See elevation drawings (series A3.0) for locations. Exterior lighting will meet standards to avoid glare and light pollution.</p>
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PARTI DIAGRAM PRESENTED AT EDG

ELEVATION - WEST (9TH AVE N)



DC2-A, DC2-B, DC2-C

THE UPPER FLOORS OF THE BUILDING PROVIDE VISUAL DEPTH AND INTEREST WITH A LAYERING OF MATERIAL COLORS AND TEXTURES

DC2-A, DC3-B, DC3-C

THE UPPERMOST FLOOR SETS BACK ALONG 9TH AVE N TO REDUCE THE PERCEIVED MASS AT GRADE AND LOCATES THE COMMON AMENITY ROOF DECK OPEN SPACE OPTIMALLY ACROSS FROM DENNY PARK

CS2-B, CS2-I, DC3-C

THE CORNER TREATMENT RESPONDS TO DENNY PARK AND BRINGS GREENERY ACROSS AND UP WHILE PROVIDING A SPECIALIZED FACADE TREATMENT, WHICH WRAPS THE CORNER AND ECHOES THE VERTICAL NATURE OF MATURE TREES IN DENNY PARK

CS2-I, PL3-II, DC2-D, DC3-B

THE LARGE VOLUNTARY SETBACK AT THE CORNER CREATES AN OUTDOOR ROOM AT THE PROPOSED COFFEE SHOP, COMPLETE WITH OVERHEAD WEATHER PROTECTION IN THE FORM OF A PLANTED CANOPY TO CONNECT VISUALLY BACK TO THE NEIGHBORHOOD HEART LOCATION AT DENNY PARK AND INCREASE HUMAN ACTIVITY AT THIS IMPORTANT NEIGHBORHOOD GATEWAY

PL1-B, PL1-I, PL3-A, PL3-II, DC2-D

THE WIDE VOLUNTARY SETBACK ALONG 9TH AVE N PROVIDES ADDITIONAL PEDESTRIAN OPEN SPACE ALONG THE R.O.W., ENHANCING THE NEIGHBORHOOD'S PEDESTRIAN NETWORK AND PROVIDING OPPORTUNITY FOR INCREASED HUMAN ACTIVITY. THE DESIGN OF THE COMMERCIAL STOREFRONTS FEATURES AN ENSEMBLE OF ELEMENTS INCLUDING DARK STOREFRONT, BRICK PIERS AND METAL CANOPIES.

WEST ELEVATION

ELEVATION - SOUTH (JOHN STREET)

DC2-A, DC3-B, DC3-C

THE UPPERMOST FLOOR SETS BACK ALONG 9TH AVE N TO REDUCE THE PERCEIVED MASS AT GRADE AND LOCATES THE COMMON AMENITY ROOF DECK OPEN SPACE OPTIMALLY ACROSS FROM DENNY PARK

DC2-A, DC2-B, DC2-C

THE UPPER FLOORS OF THE BUILDING PROVIDE VISUAL DEPTH AND INTEREST WITH A LAYERING OF MATERIAL COLORS AND TEXTURES

CS2-B, CS2-I, DC3-C

THE CORNER TREATMENT RESPONDS TO DENNY PARK AND BRINGS GREENERY ACROSS AND UP WHILE PROVIDING A SPECIALIZED FACADE TREATMENT, WHICH WRAPS THE CORNER AND ECHOES THE VERTICAL NATURE OF MATURE TREES IN DENNY PARK

PL3-III, DC3-A, DC3-B, DC3-I

VOLUNTARY SETBACKS ADJACENT TO THE RESIDENTIAL AMENITY PROGRAMMING ARE CAREFULLY CONSIDERED TO TIE INTO THE GREEN STREET AND NEIGHBORHOOD OPEN SPACE CONCEPTS WITH APPROPRIATE PLANTINGS, COMFORTABLE LIGHTING AND ENHANCED ENTRIES TO EASE THE TRANSITION BETWEEN PUBLIC AND PRIVATE SPACE.

CS2-I, PL3-II, DC2-D, DC3-B

THE LARGE VOLUNTARY SETBACK AT THE CORNER CREATES AN OUTDOOR ROOM AT THE PROPOSED COFFEE SHOP, COMPLETE WITH OVERHEAD WEATHER PROTECTION IN THE FORM OF A PLANTED CANOPY TO CONNECT VISUALLY BACK TO THE NEIGHBORHOOD HEART LOCATION AT DENNY PARK AND INCREASE HUMAN ACTIVITY AT THIS IMPORTANT NEIGHBORHOOD GATEWAY

CS2-B, PL1-B, PL1-I, PL3-III

JOHN STREET'S GREEN STREET DESIGNATION HEAVILY INFLUENCED THE DESIGN OF THE RESIDENTIAL ENTRY FACADE, WHICH USES BUILT IN PLANTERS TO PROVIDE SMALL GARDENS AND HIGH QUALITY MATERIALS LIKE BRICK AND WOODTONE CLADDING TO CREATE A TEXTURED PRESENCE ALONG THE SIDEWALK, ENHANCING THE STREET AND PUBLIC REALM.



WEST ELEVATION

ELEVATION - EAST (ALLEY FACADE)



DC2-A-2, DC2-B

THE BUILDING FACADES FACING THE ALLEY FEATURE SIMILAR PATTERN, DEPTH AND MATERIALITY AS THAT PROVIDED ALONG THE MORE PUBLIC STREET FACING FACADES. THE UPPERMOST STORY IS SET BACK TO REDUCE THE PERCEIVED MASS OF THE BUILDING AND CREATE ADDITIONAL OUTDOOR LIVING SPACE.

DC2-C-2

CLADDING PANELS ARE FURRED OUT BEYOND MINIMUM DEPTHS REQUIRED TO PROVIDE MORE DEPTH AND SHADOW TO THE FACADE DESIGN. THIS ALSO PROVIDES THE OPPORTUNITY TO ELIMINATE TRADITIONAL VENT SHROUDS AS UNIT VENTING CAN BE CONCEALED AND EXHAUSTED VIA THE ADDITIONAL FURRING DEPTH.

EAST ELEVATION

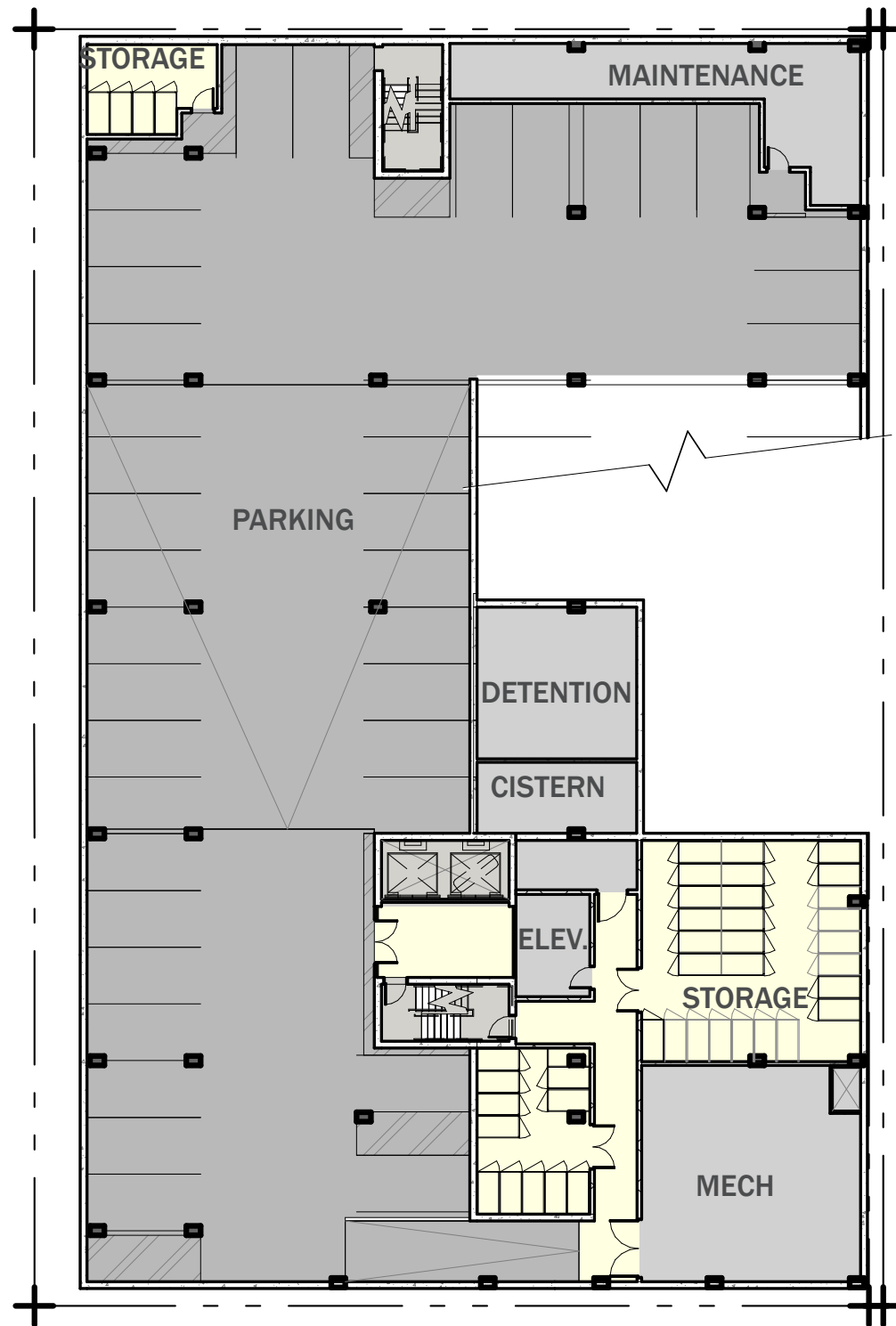
CS2-B, PL1-B, PL1-I

PLANTING IN THE STEPPED PLANTER ALONG JOHN AT THE INTERSECTION OF THE ALLEY WRAPS THE CORNER TO BRING PEDESTRIAN AMENITY INTO THE THROAT OF THE ALLEY. HUMAN SCALED INTERVENTIONS, PLANTING AND FENESTRATION ACT AS PASSIVE CUES TO INDICATE TO VEHICLES IN THE ALLEY THAT THEY ARE APPROACHING A PEDESTRIAN ZONE ALONG THE GREEN STREET. THE VOLUNTARY SETBACK AT L1 WILL ALSO ALLOW IMPROVED VISIBILITY BETWEEN PEDESTRIANS AND VEHICLES.-

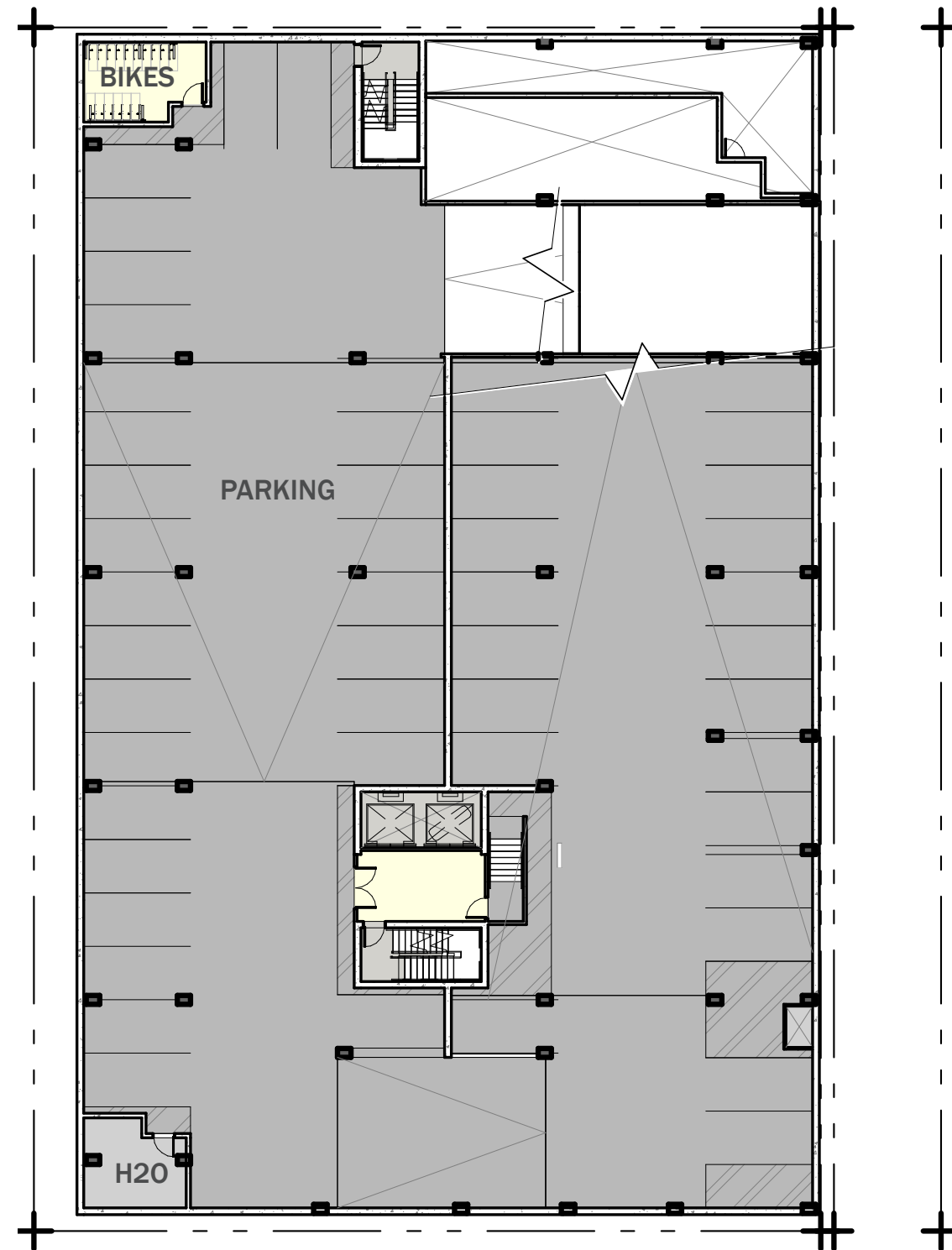


DC2-B, DCS-C, DC2-D,
THE NORTH WALL OF THE BUILDING WILL LARGELY BE
OBSCURED BY THE FUTURE 12 STORY OFFICE TOWER
PLANNED TO OCCUPY THE LOT DIRECTLY NORTH OF THE
SITE. HOWEVER, THE MASSING CONCEPT AND MATERIAL
ASSIGNMENTS FROM THE VISIBLE FACADES TURN ONTO THE
NORTH FACADE OF THE BUILDING TO MAINTAIN A COHESIVE
DESIGN AND PROVIDE SOME VISUAL INTEREST IN CASE THE
PROPOSED NEIGHBOR'S CONSTRUCTION IS DELAYED.

NORTH ELEVATION

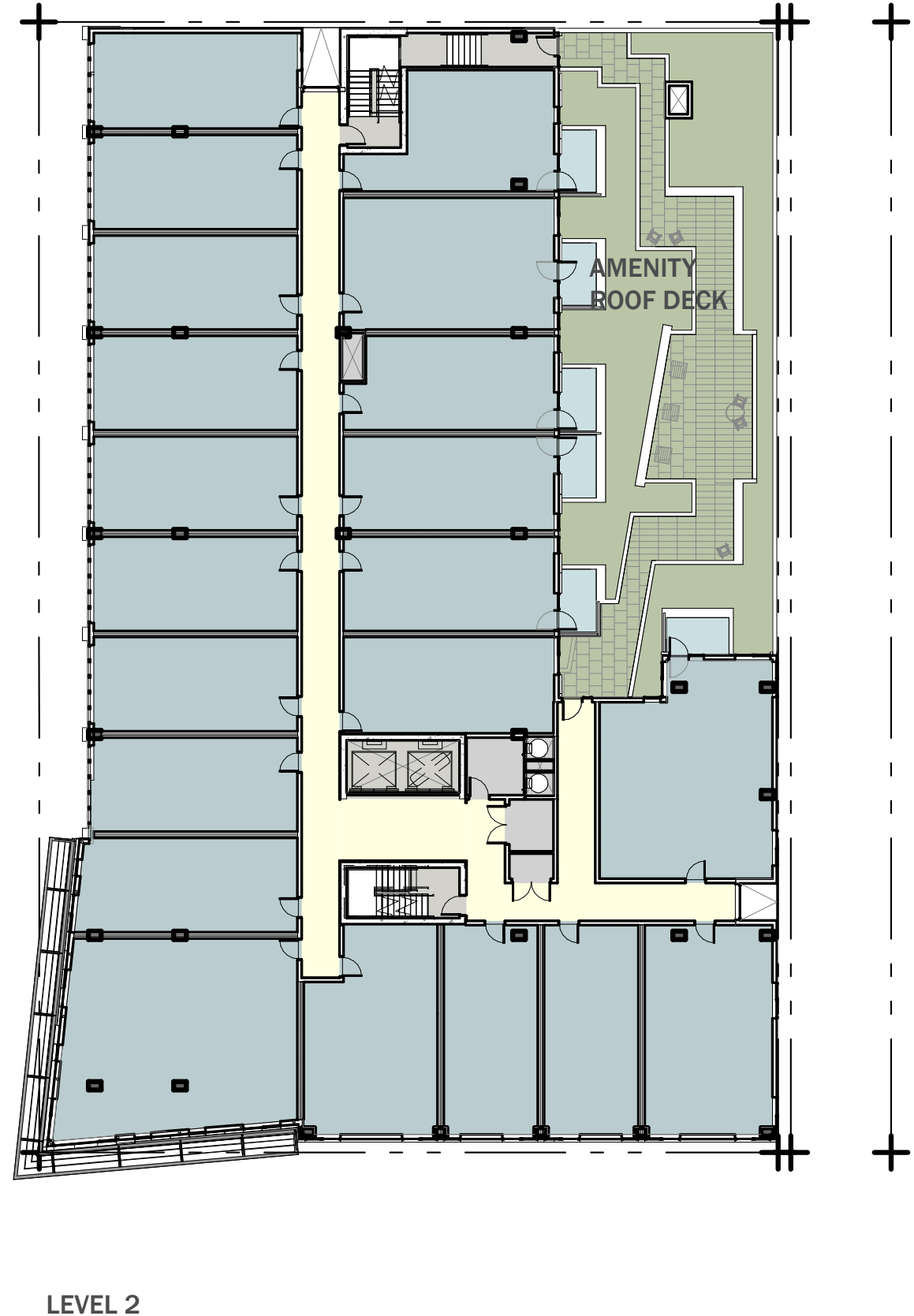
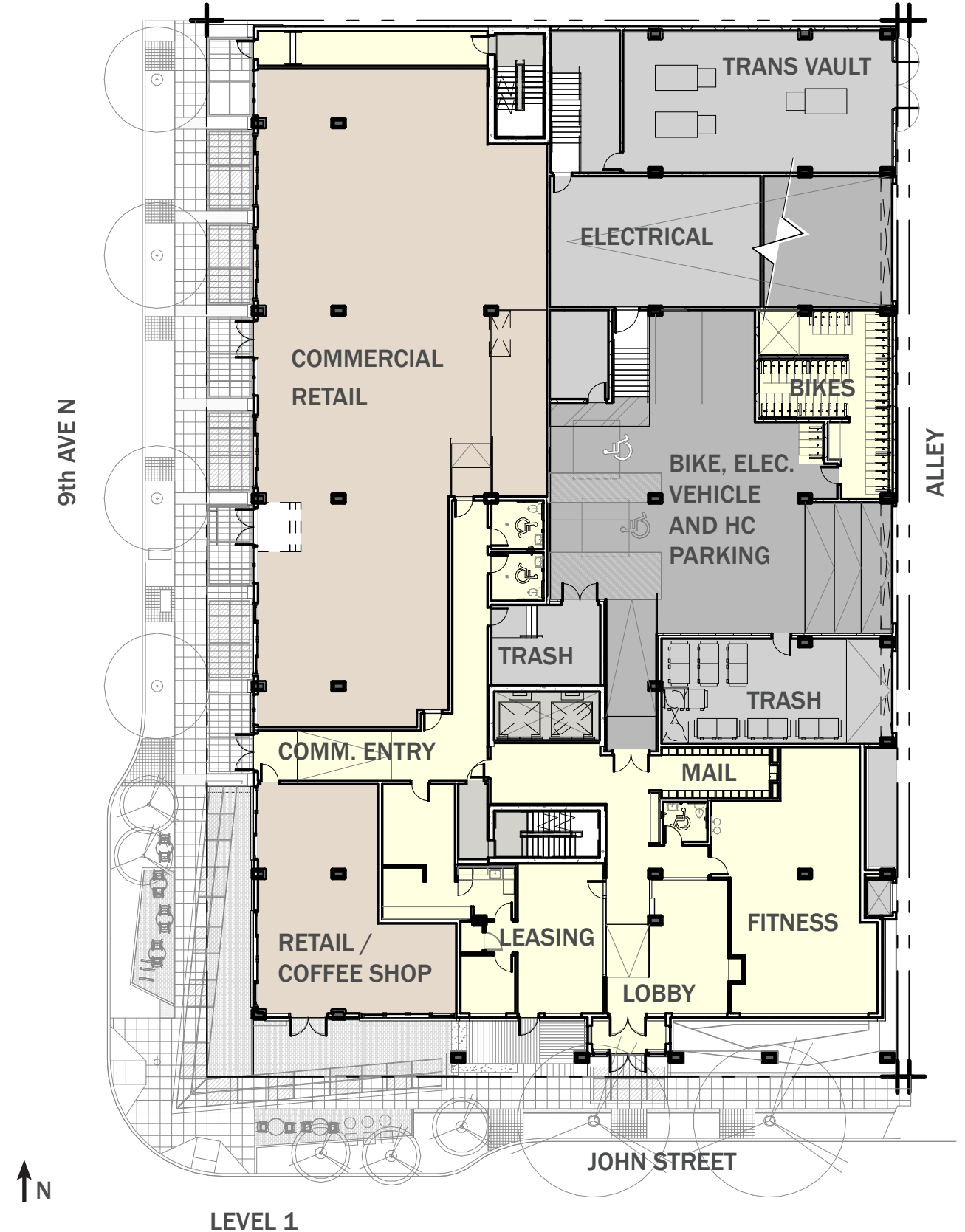


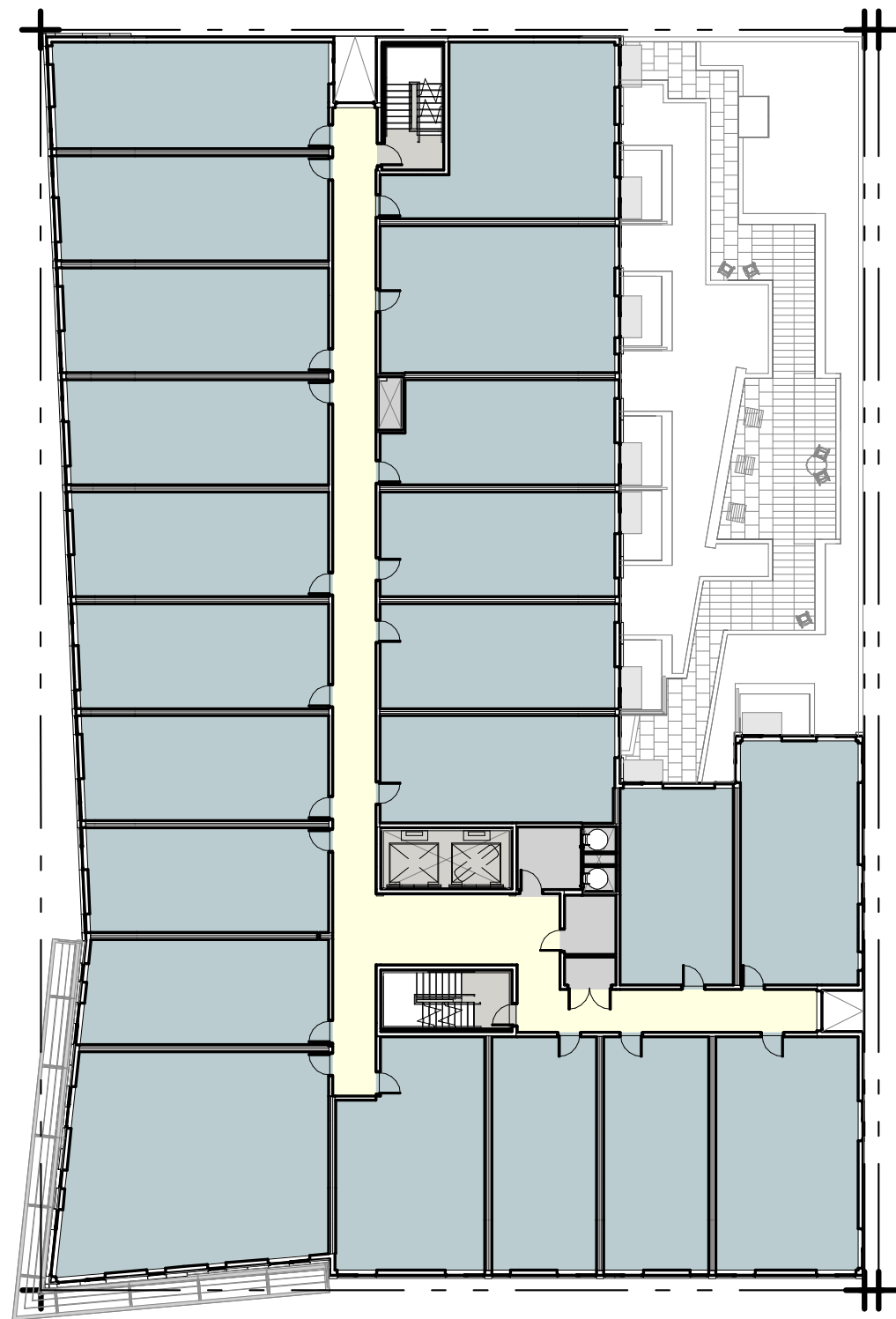
LEVEL P2



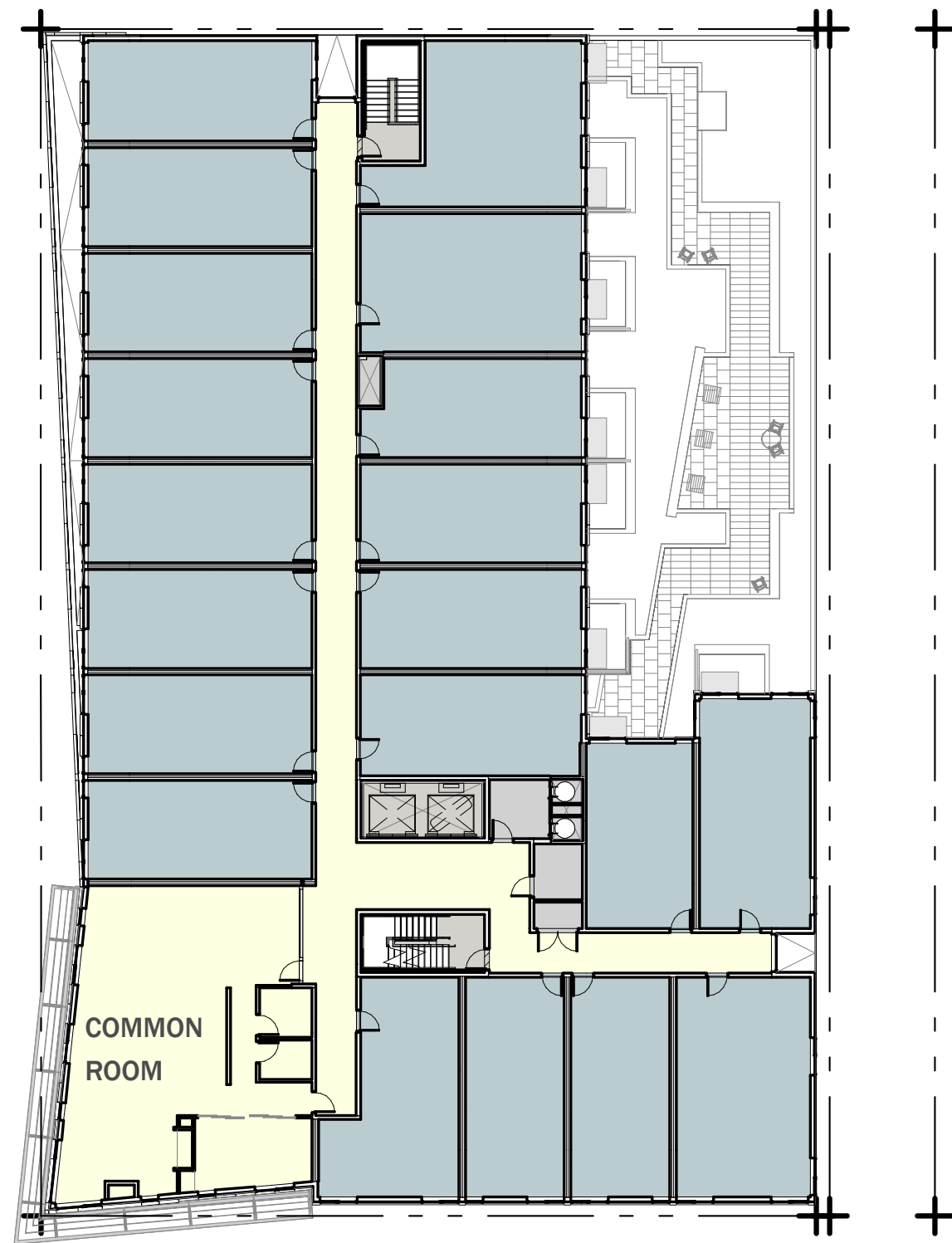
LEVEL P1





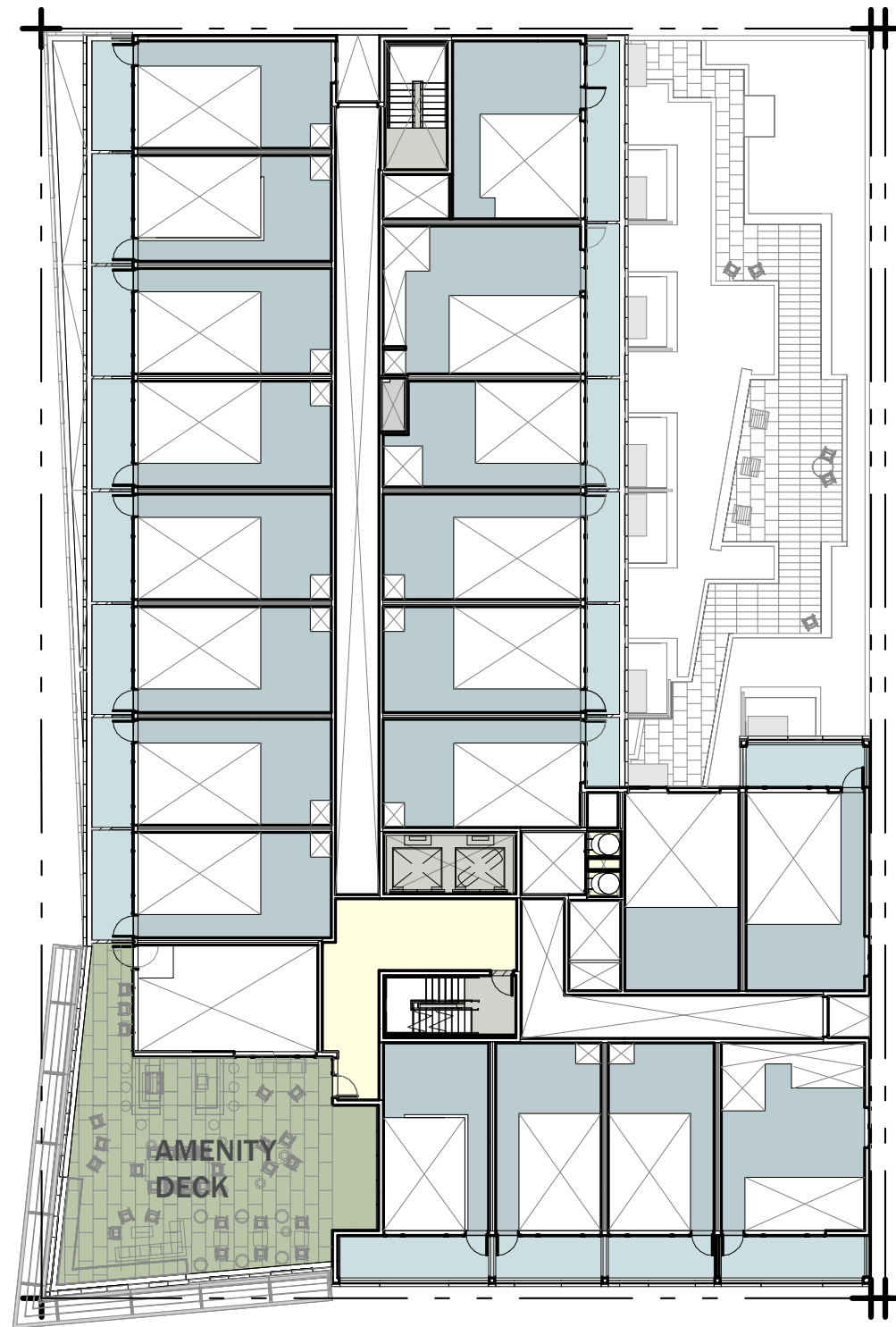


LEVEL 3 - 6

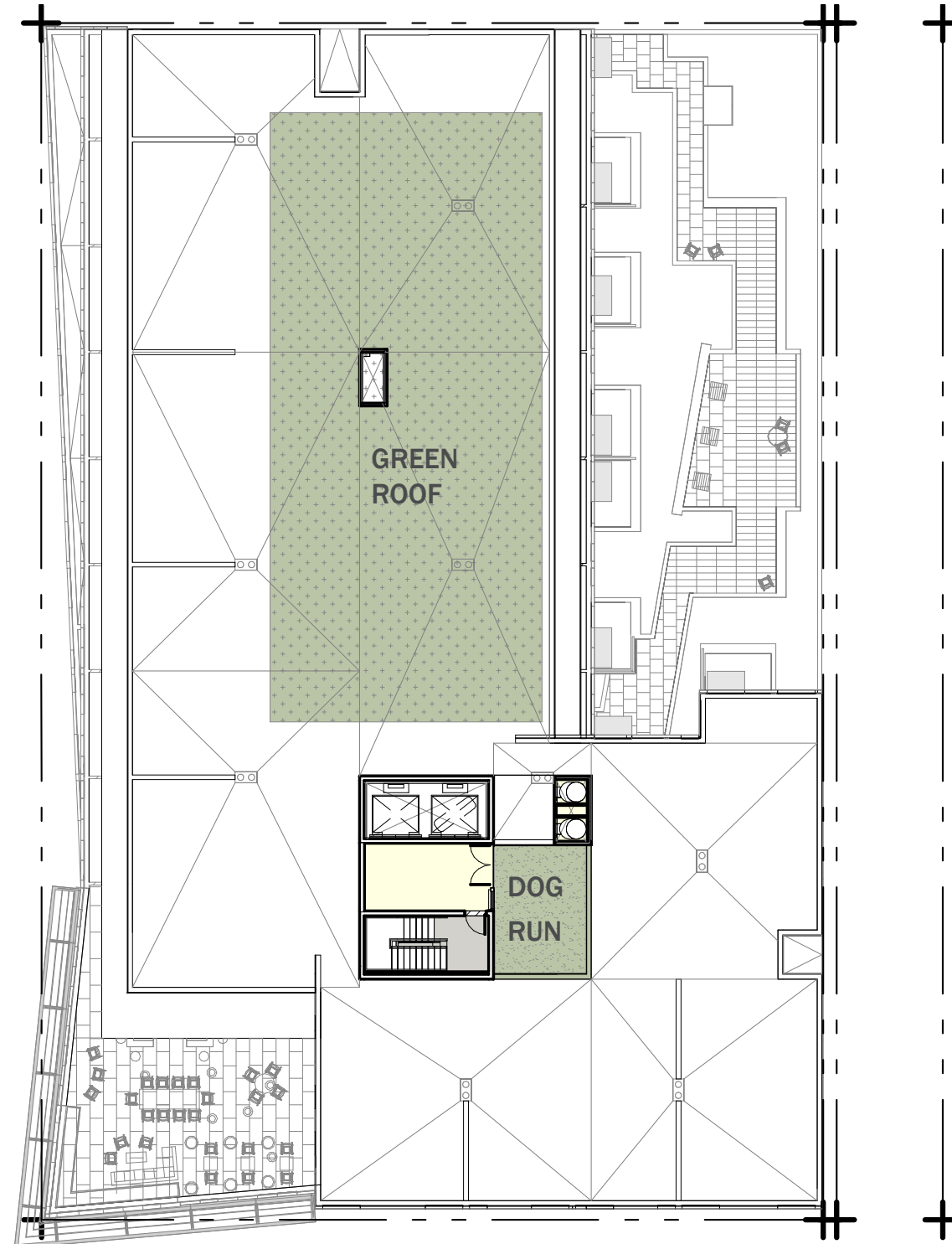


LEVEL 7





LEVEL 7 MEZZ.



LEVEL ROOF



EDG PRESENTATION DISCUSSION SUMMARY

1 BUILDING MASSING

The Board requested clarification of the building massing, directing the Design Team to provide a cohesive expression for one unified building with distinct yet related parts.

- 2a) Provide fully articulated 3-part building forms “chunks” by developing the concept to address John Street, the project corner, and 9th Avenue North.
- 2c) Continue using a restrained building “language” in form and materials

2 9th AVE STREETScape

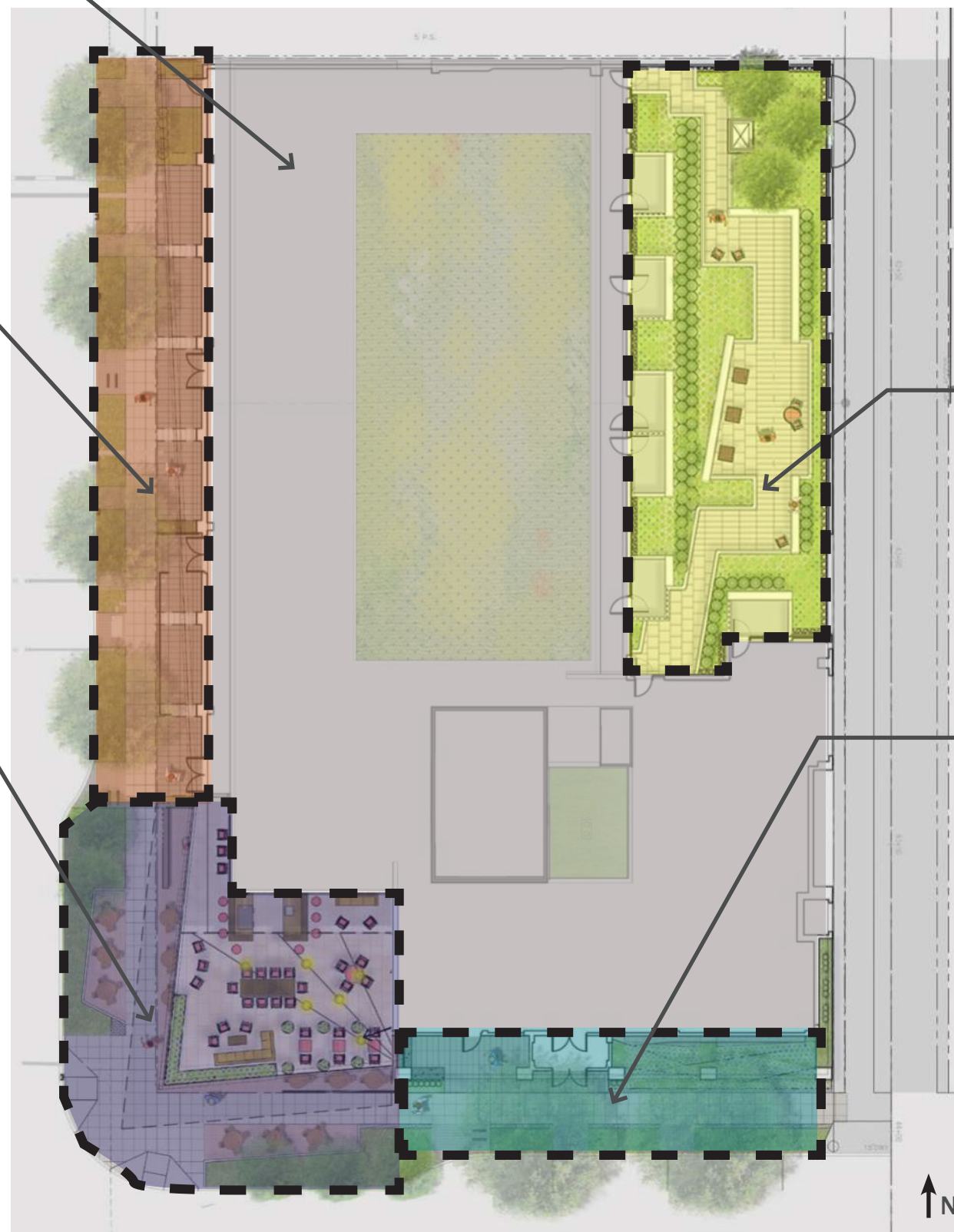
The Board appreciated the proposed setback along 9th Ave N but questioned how the space would be used and asked to see more development at the Recommendation Meeting.

- 1b) Provide more detailed concept exploration of the proposed linear “sidewalk extension” to communicate its usefulness for accessibility, numbers of pedestrians and the blending concept with the public sidewalk, or separation, if a short wall is proposed.
- 3b) Retain retail along 9th and the residential entry along John Street.
- 4a) Explore and develop a clear and rich landscape concept that works in the expanded landscape plan in the right of way.
- 4d) Consider the maintenance and irrigation needs of selected plants and design implications.

3 CORNER DEVELOPMENT

The Board liked the proposed design at the corner of the building, including the expressive facade treatment addressing Denny Park. They appreciated the inclusion of a planted canopy and allowing the rooftop planting to be seen from the street below. Designing the corner retail space as a neighborhood coffee shop was encouraged as it allows spillover from the park to the project site.

- 1c) The preliminary corner architectural expression is useful at that location as it feels the café and sidewalk café concept is an extension of Denny Park.
- 2b) Continue developing the corner building element to be an eye-catching concept as viewed from the park and neighboring blocks.
- 3a) Retain the corner café concept and preliminary transparency ideas at the corner.
- 4a) Explore and develop a clear and rich landscape concept that works in the expanded landscape plan in the right of way and continues up the building corner (in concept or actually) to the roof top deck as suggested.
- 4c) Create useful landscape “rooms” for both the private and semi-private areas.



EARLY DESIGN GUIDANCE PRIORITIES

The Board listed the following as priorities to be addressed during Design Recommendation:

- 1) Pedestrian-Building Experience
- 2) Architectural Form
- 3) Appropriate Street Level Uses
- 4) Landscaping for Continuity

5 ALLEY PODIUM DECK

The Board asked to see more development of the second level terrace.

- 4b) Provide a full and striving landscape plan for the 2nd level terrace with maximum outdoor space for the units and some space available for the general building residents.

4 JOHN STREET FRONTAGE

The Board requested justification for locating the fitness room at this location, citing concerns about activation of the streetscape along the green street. The Board also requested more development of the residential entry along John Street.

- 3b) Retain retail along 9th and the residential entry along John Street.
- 3c) Explore alternative options for the fitness center use along John to provide a use that will activate the sidewalk-building relationship.
- 4a) Explore and develop a clear and rich landscape concept that works in the expanded landscape plan in the right of way.
- 4d) Consider the maintenance and irrigation needs of selected plants and design implications

BUILDING MASSING COMPONENTS

- A - Regular, Dominant Field
- B - Simple, Background Mass
- C - Bold, Eye-catching, Park-related Layer
- D - Regular, Ground-related Commercial Base

C.2 THE MEZZANINE LEVEL SETS BACK FROM THE PRIMARY BUILDING FACADE AND INCORPORATES WOODTONE ELEMENTS, RELATING BACK TO THE CORNER FACADE EXPRESSION OF C.1.

A.2 THE LARGE BAY ALONG 9TH AVE N IS HORIZONTAL IN FORM TO RELATE TO THE TRAFFIC AND VISUAL EXPANSE OF THE BROAD AVENUE, WHILE ITS FACADE TREATMENT CLOSELY MIMICS ELEMENT A.1 ALONG JOHN STREET IN TEXTURE AND MATERIALITY TO TIE THE TWO PRIMARY BUILDING FACADES TOGETHER.

D THE COMMERCIAL FACADE ALONG 9TH AVE N IS EXPRESSED AS A TWO STORY VOLUME WITH EXPANSIVE GLAZING AND BRICK PIERS TO DRAW IN VISITORS AND CREATE A CLEARLY IDENTIFIABLE RETAIL FACADE.

A.1 THE PRIMARY BUILDING MASSING ALONG JOHN STREET IS EXPRESSED VERTICALLY TO "STAND UP" TO THE PROPOSED 400' TOWER ACROSS JOHN STREET. ITS FACADE IS HIGHLY REGULARIZED WITH VARYING MATERIAL DEPTHS, COLORS AND TEXTURES, PROVIDING VISUAL INTEREST.

C.1 THE WOODTONE CLADDING OF THE BOLD CORNER ELEMENT SNAKES BACK AND FORTH ACROSS THE FACADE OF THE BUILDING, DRAWING ONE'S EYE UP FROM THE PLANTED CORNER CANOPY TO THE COMMON ROOF DECK AMENITY SPACE, EXPOSING THE UPPER LEVEL PLANTING TO THE SIDEWALK BELOW AND MAKING A GREEN CONNECTION BACK TO DENNY PARK.

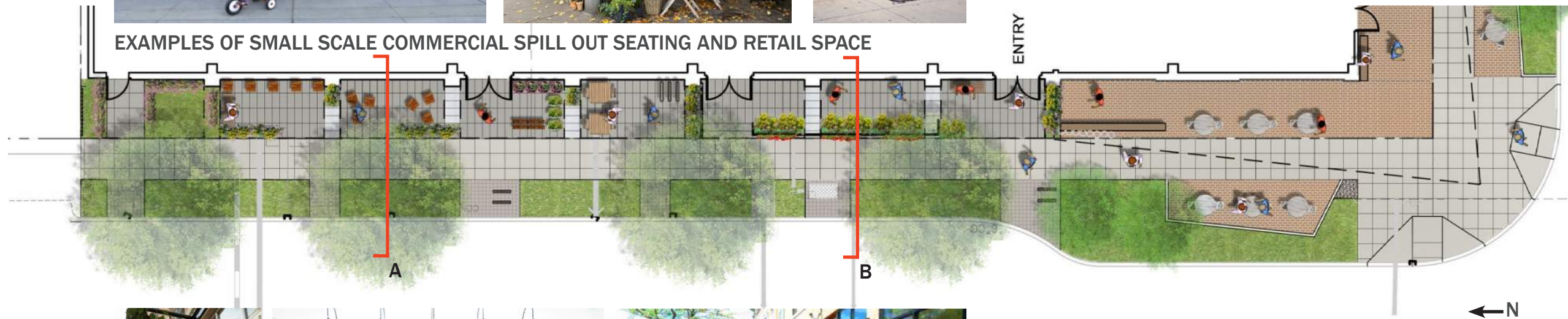
B MASSING B IS A SIMPLE EXPRESSION TO TIE ELEMENTS A.1 AND A.2 TOGETHER WHILE PROVIDING A QUIET BACKDROP FOR THE BOLD CORNER EXPRESSION OF ELEMENT C.



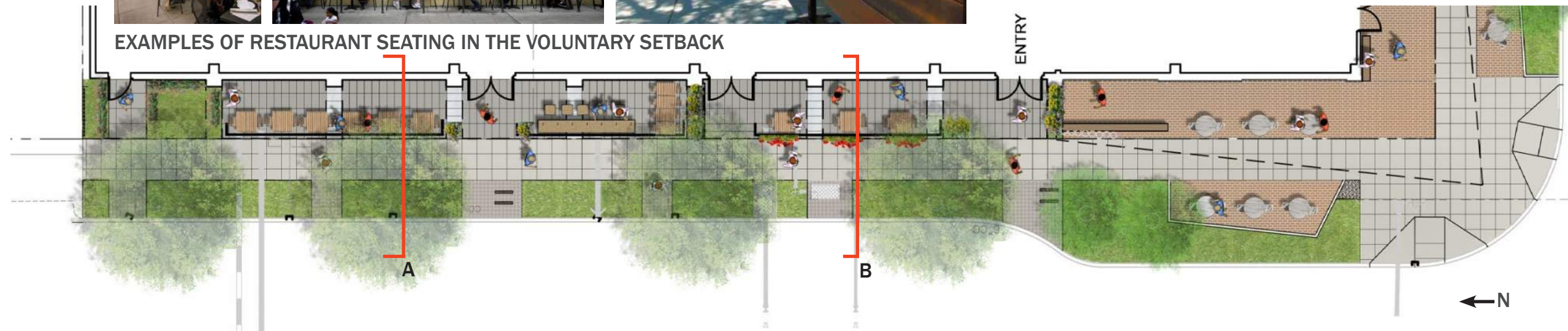


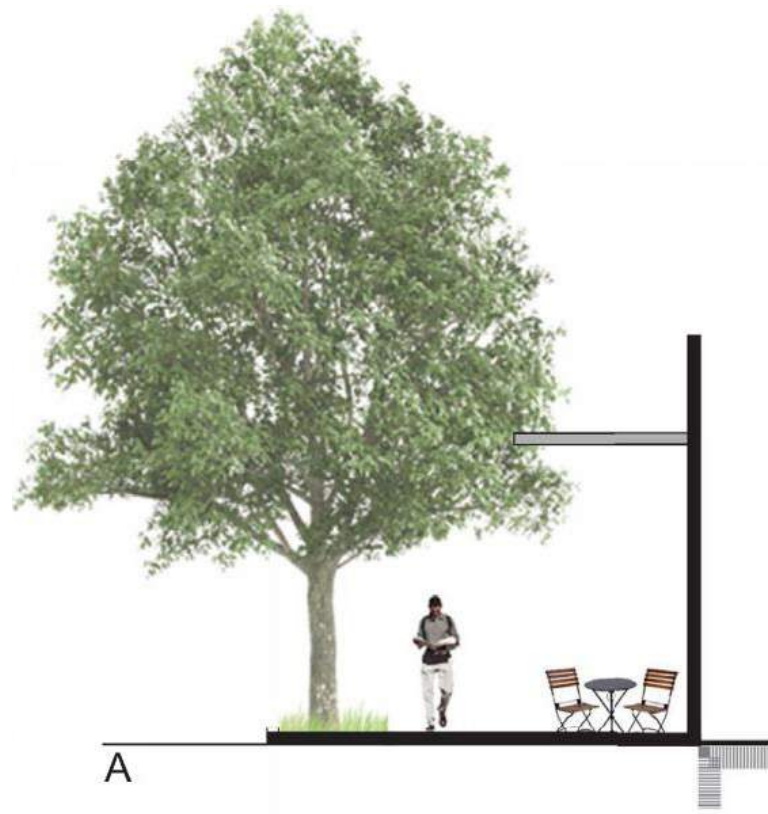
EXAMPLES OF SMALL SCALE COMMERCIAL SPILL OUT SEATING AND RETAIL SPACE

Since the time of the Early Design Guidance meeting the grading along 9th Ave N has been studied more closely, and the setback area was increased to 7'-7" to provide more functional spill out space from the adjacent commercial retail/restaurant use. The bulk of the voluntary setback is on grade with the adjacent sidewalk, providing ample space for tables and chairs for a potential restaurant tenant, or outdoor patio space for retail uses.



EXAMPLES OF RESTAURANT SEATING IN THE VOLUNTARY SETBACK





Sections



1. LOOKING SOUTH ON 9TH AVENUE N - PROPOSED FOR RECOMMENDATION

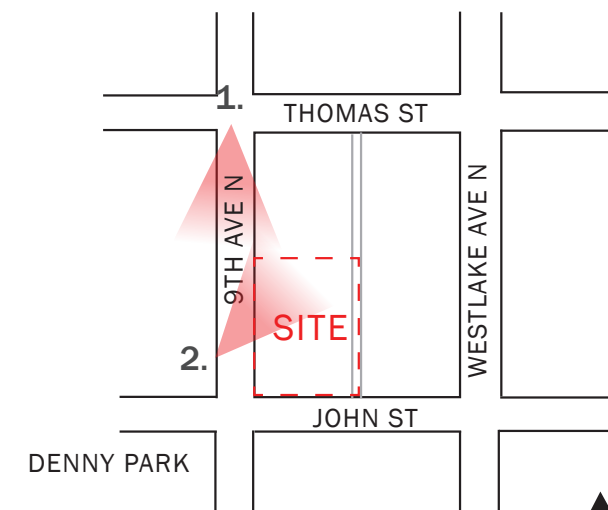


2. STUDY OF RETAIL FACADES AT VOLUNTARY SETBACK

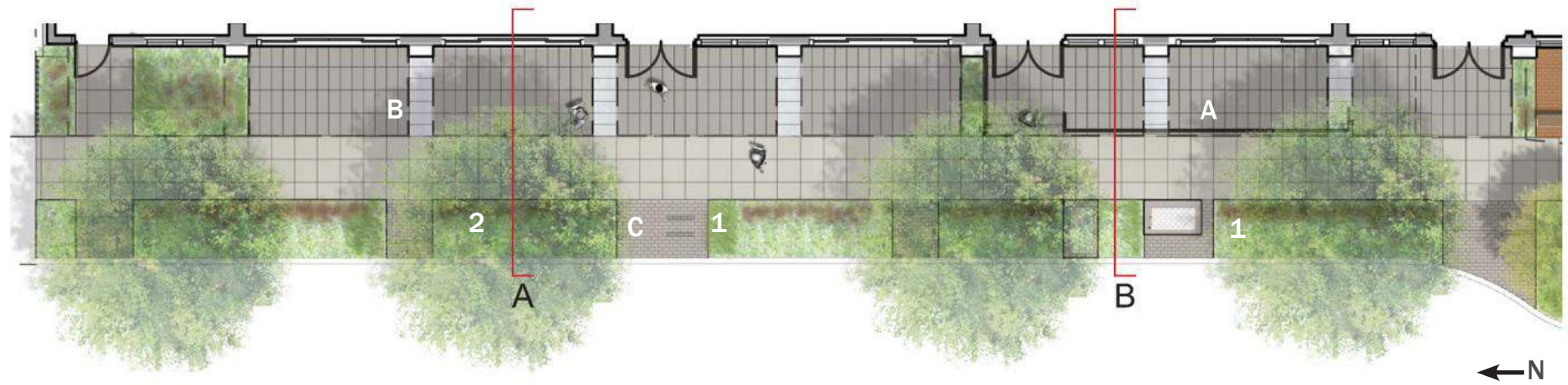


LOOKING SOUTH ON 9TH AVENUE N. - EDG

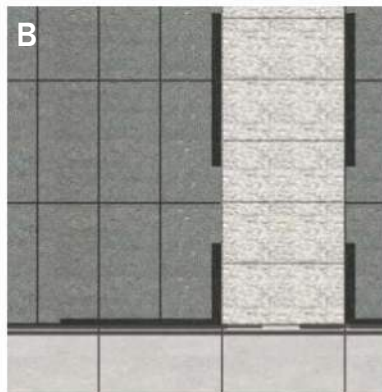
Since the time of the Early Design Guidance meeting the materials of the ground related facade have been revised to provide more contrast and visual interest to the storefronts. The storefronts are operable in several locations, providing an opportunity for activity to spill outside, further activating the streetscape in and along the setback area. The combination of dark anodized storefront and white brick provide a simple yet high contrast, layered facade while wood tone canopy soffits and pedestrian scaled lighting create a comfortable, human scaled experience.



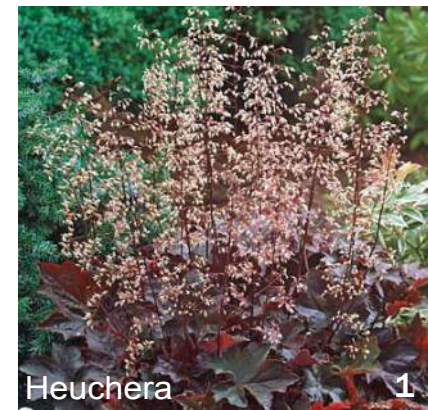
9th Avenue Plan



Character and Materials



Plant Materials





VIEW OF THE PROJECT FROM DENNY PARK FROM EDG

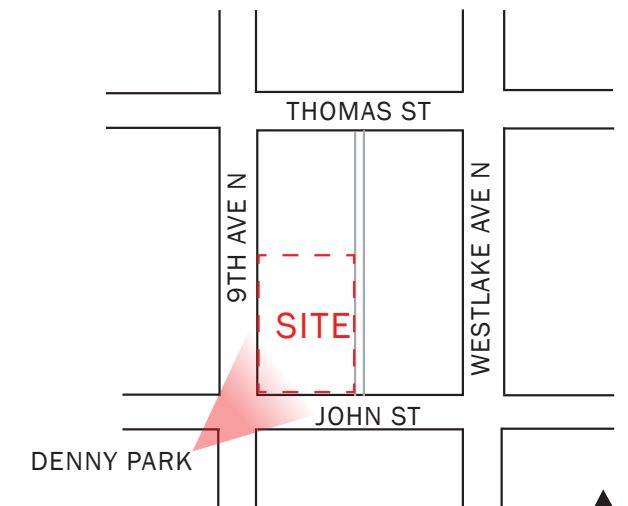


STUDY VIEW - ALTERNATE CORNER DESIGN

Since the time of the Early Design Guidance meeting the exterior cladding materials and colors have been revised to give more visual prominence to the wood tone corner element favored by the Board in the last presentation. At the Planner's recommendation the team has studied a more exaggerated corner expression for the woodtone element , but feel it better relates to the verticality of the trees in the park if it remains more narrow.



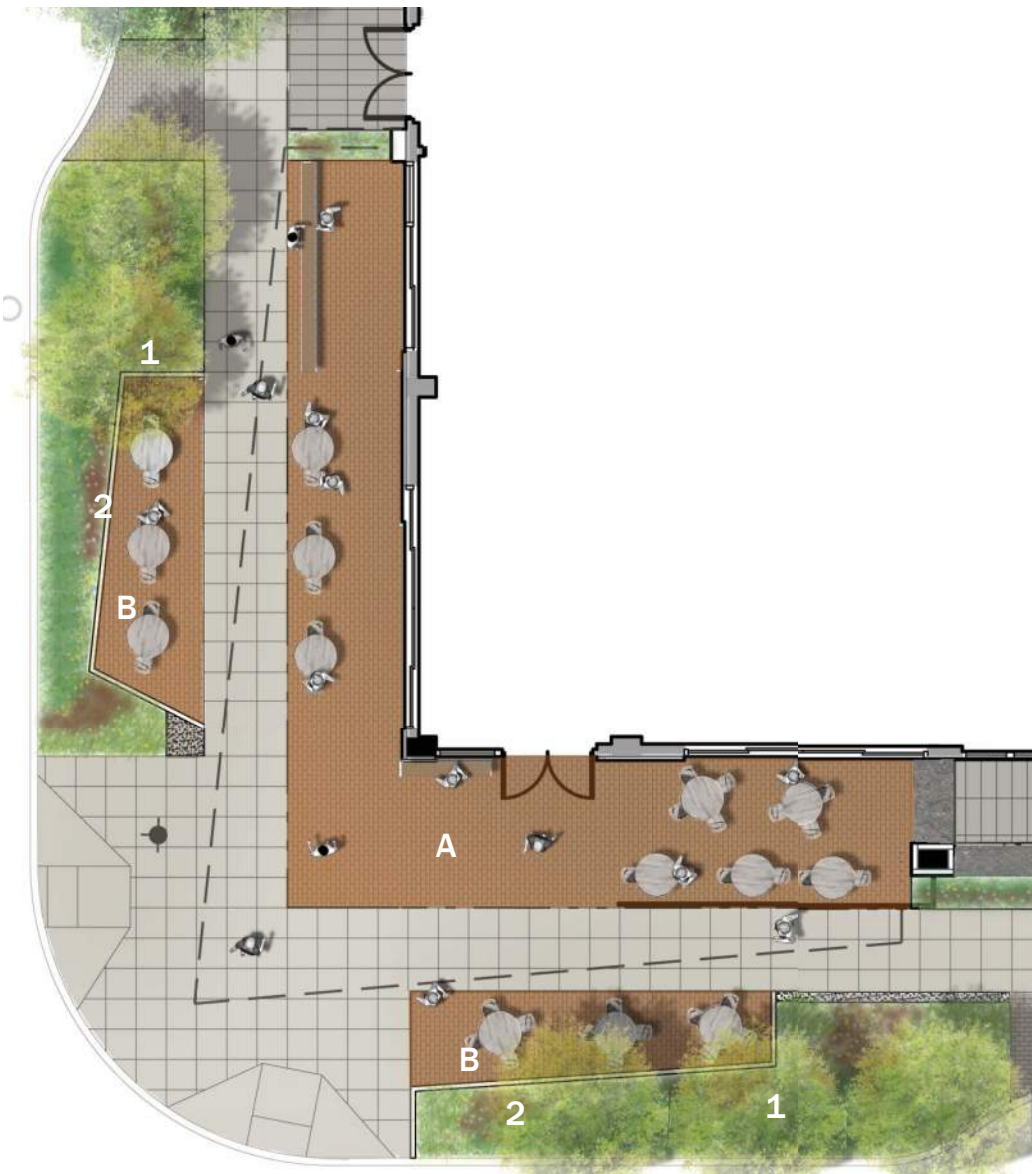
VIEW OF THE PROJECT FROM DENNY PARK - PROPOSED FOR RECOMMENDATION



3

CORNER DEVELOPMENT

9th & John Corner Plan



Plant Materials - Curb Bulb



Plant Materials - Canopy

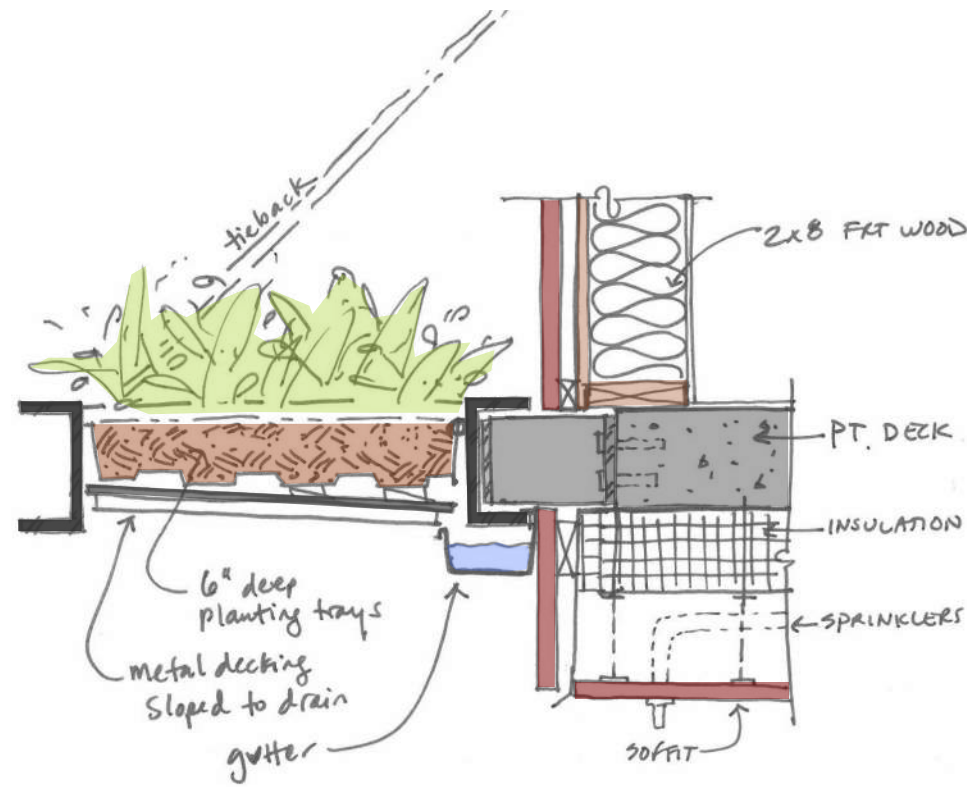




LEVEL 7 MEZZANINE ROOF DECK



PEDESTRIAN VIEW FROM ACROSS THE STREET



CORNER PLANTED CANOPY DETAIL



AERIAL VIEW OF THE CORNER RETAIL AND CURB BULBS

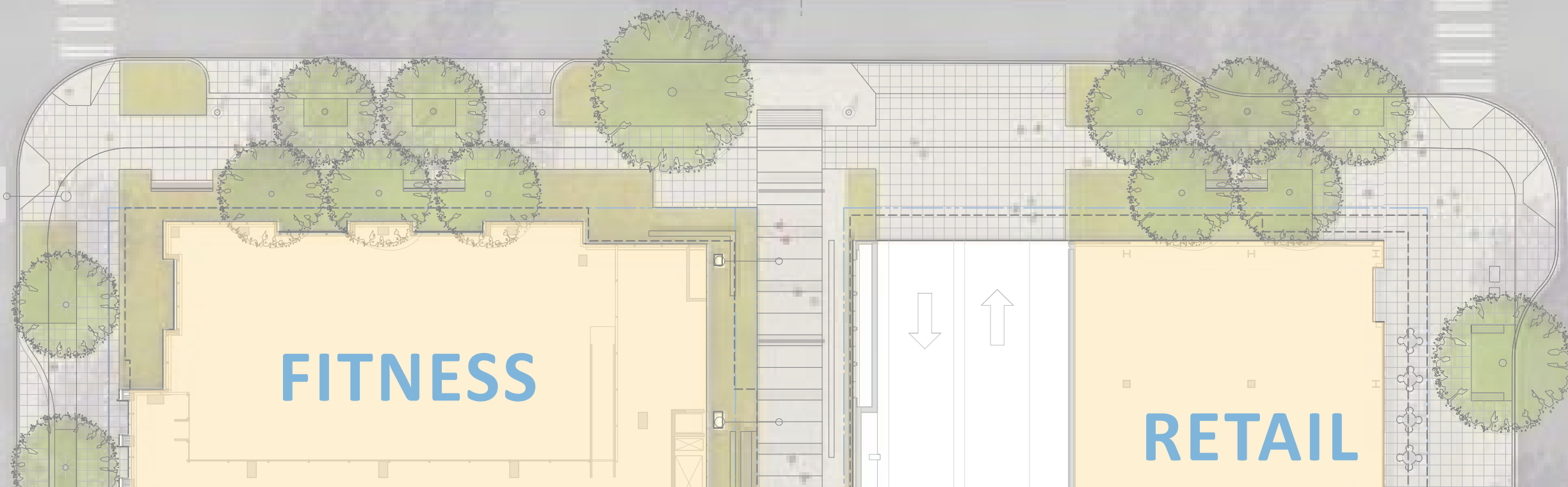
4 JOHN STREET FRONTAGE

VULCAN / BLOCK 47 DRB GRADE PLANE

MACFARLANE PARTNERS / ANKROM MOISAN ARCHITECTS - 07/31/2013 DRB PLAN



JOHN ST.



VULCAN / ZGF, HEWITT, ANKROM MOISAN ARCHITECTS - 09/02/2015 DRB PLAN

COMPOSITE PLANS OF PEDESTRIAN EXPERIENCE ALONG JOHN STREET BETWEEN 9TH AVE N AND WESTLAKE AVE N

The ground level building program has been carefully considered along John Street to contribute to the development of the Green Street and to be mindful of the proposed at-grade program of the adjacent sites:

1. Although there is no commercial / retail use required along this frontage, the project recognizes the opportunity to provide a community gathering place at the high-visibility corner, opposite Denny Park (see preceding pages for more on the design of the SW corner).
2. The frontage of the corner commercial space extends across more than 1/3rd of the John Street building frontage.
3. Per the Board's direction at EDG, the Residential Entry has been maintained along John, along with a small leasing office and residential amenity space.
4. The primary building facade is set back 9'-6" from the south property line at grade, providing additional outdoor gathering space at the coffee shop and leasing office entry, and space for terraced landscaping to enhance the green street in front of the amenity program.
5. Landscape in the setback in front of the amenity space at the SE Alley corner of the site eases the transition between public and private space. It also provides better visibility between vehicles and pedestrians at the south end of the Alley. Greenery wraps the SE building corner to provide designed cues to drivers that the alley is approaching a pedestrian environment, while also enhancing the material quality for pedestrian benefit.
6. Alternative program use was considered for the SE corner per the Board's direction at EDG. The fitness room could swap places with the residential units on the floor above; however, residential units at grade are not desirable at this location as they would be difficult to lease and would be less activating to the street facade than the proposed fitness room.



A

SECTION A STUDY

PEDESTRIAN EXPERIENCE AT COFFEE SHOP



B

SECTION B STUDY

PEDESTRIAN EXPERIENCE AT FITNESS



PEDESTRIAN EXPERIENCE AT FITNESS - DAY



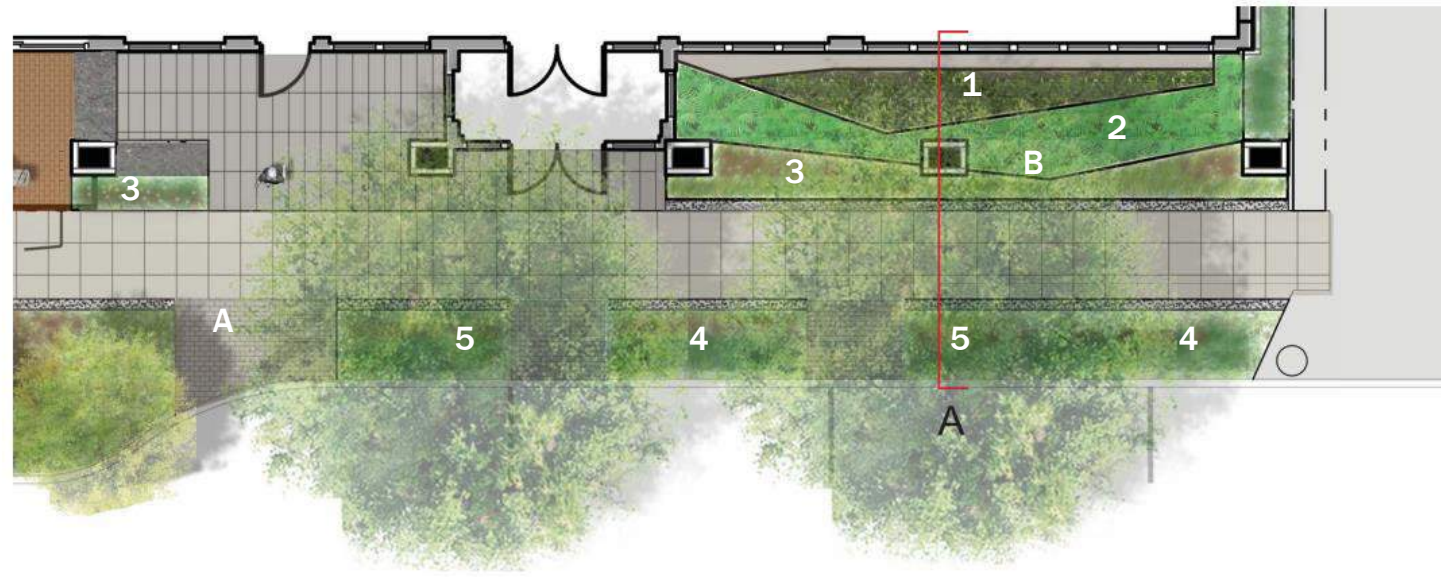
PEDESTRIAN EXPERIENCE AT FITNESS - NIGHT

4

JOHN STREET FRONTAGE

1

John Street Plan



Character and Materials



Plant Materials





SAMPLE PLANTING IMAGES

As discussed at the Early Design Guidance meeting, the building massing creates an elevated urban “room” along the alley via the large, open podium roof deck one level above grade. The building massing pushes west and south to create a consolidated open area that will feature lush plantings, private patios for the adjacent units, and a small common gathering patio near the center. This space will be an amenity not only to the building’s residents, but also to the adjacent proposed buildings by providing visual relief and improved access to light and air in the dense urban environment.



LEVEL 2 ALLEY DECK



LEVEL 2 ALLEY DECK PLAN

DEPARTURE REQUEST - MINIMUM FACADE HEIGHT

DEVELOPMENT STANDARD REQUIREMENT

STREET-LEVEL DEVELOPMENT STANDARDS [23.48.014.A.2.B/A.2.C]

On Neighborhood Green Streets (John Street) the minimum facade height is 25'-0"; on non-pedestrian streets (9th Ave N) the minimum facade height is 15'-0".

DEPARTURE REQUEST / PROPOSAL

To allow the first floor facade to recess back from the primary building facade along both John Street and at the corner of 9th Ave N.

The height of the recessed portion along John Street is between 11' - 14' tall, requiring a departure for up to a 14'-0" reduction in the minimum facade height.

The 25'-0" min. facade height must wrap the corner of 9th Ave N. for a min. of 25'-0" in length [SMC 23.86.024]. A 14'-0" reduction is required along this portion of the facade as well.

Finally, there is approximately 25'-0" of recessed facade length along 9th Ave N that does not meet the minimum 15'-0" facade height, therefore a reduction to 11'-0" of height along that facade is requested.



JUSTIFICATION

The purpose of this code section is to provide a comfortable street wall presence to new buildings that will be appropriately scaled to the pedestrian right-of-way. DPD interprets this Facade Height to be established at level 1, not by the bulk of the facade closest to the property line, so we have been directed to request a departure for a reduced facade height along John Street and the corner at 9th Ave N. We believe the intent of the code is met as the portions of the facade closest to the street (above level 1) far exceeds the minimum facade height requirements along both streets. The massing of the building as designed contributes to CS2-I, PL3-II, DC2-D and DC3-B, see descriptions on the elevations on pages 18 - 19.

DEPARTURE REQUEST - LANDSCAPE DESIGN

DEVELOPMENT STANDARD REQUIREMENT STREET-LEVEL DEVELOPMENT STANDARDS [23.48.014.A3.B.1]

Setbacks from street lot lines must be landscaped per SMC 23.48.024

DEPARTURE REQUEST / PROPOSAL

To allow hardscape in the voluntary setback area along 9th Ave N and John Street.

JUSTIFICATION

The setbacks on 9th Ave N and John Street provide an enhanced and improved condition from the required zoning code by providing outdoor public spaces that activate and enliven the street (CS2-B), allow for engagement of human activities between business/retail spaces and the streetscape (DC3-A), enhance the character of the streetscape by creating the feeling of wider sidewalks and a vibrant urban experience (PL1-A, PL1-B, PL1-I, PL3-II, DC3-B, DC3-C)

SMC 23.84A.024 - "Landscaping" means live planting materials, including but not limited to, trees, shrubs, vegetables, fruits, grass, vines, ground cover or other growing horticultural material. Landscaping may also include features intended to enhance a landscaped area, including water features, pathways or materials such as wood chips, stone, permeable paving or decorative rock.



EXTERIOR FINISH MATERIALS



A. FIBER CEMENT SMOOTH PANELS

COLORS: BLACK AND WHITE

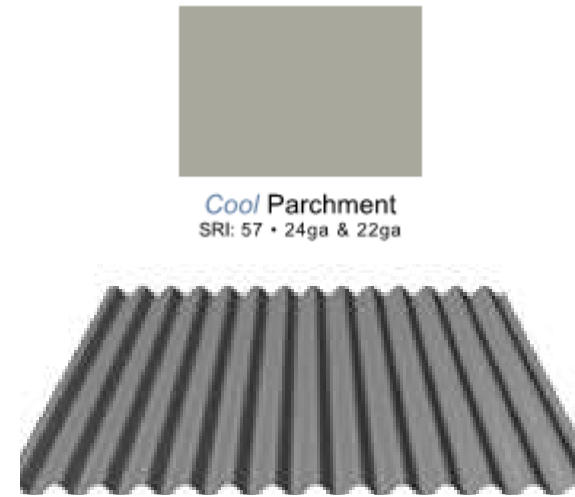


B. WOOD TONE CLADDING



C. METAL SIDING

COLOR: COOL PARCHMENT



D. STANDARD BRICK

COLOR: LIGHT GREY AT 9TH AVE N, DARK ALONG JOHN STREET



E. CMU

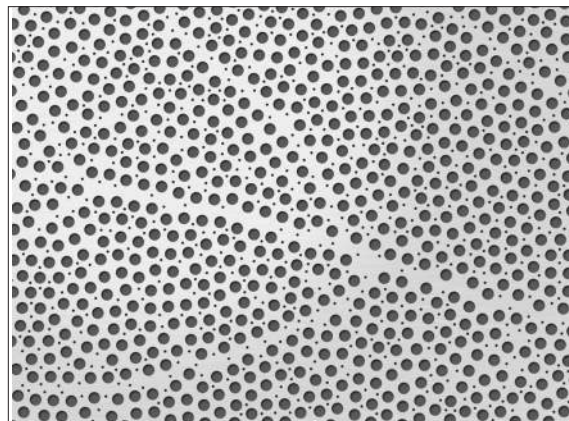


F. EXPOSED CONCRETE



G. PERFORATED METAL

AT JULIETTE BALCONIES



H. STOREFRONT

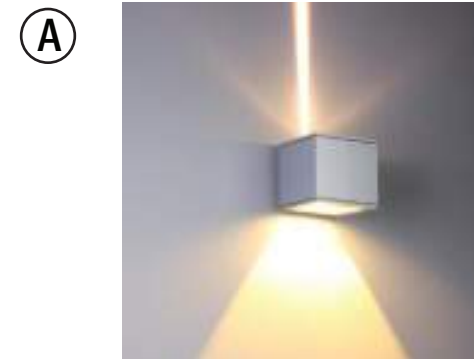
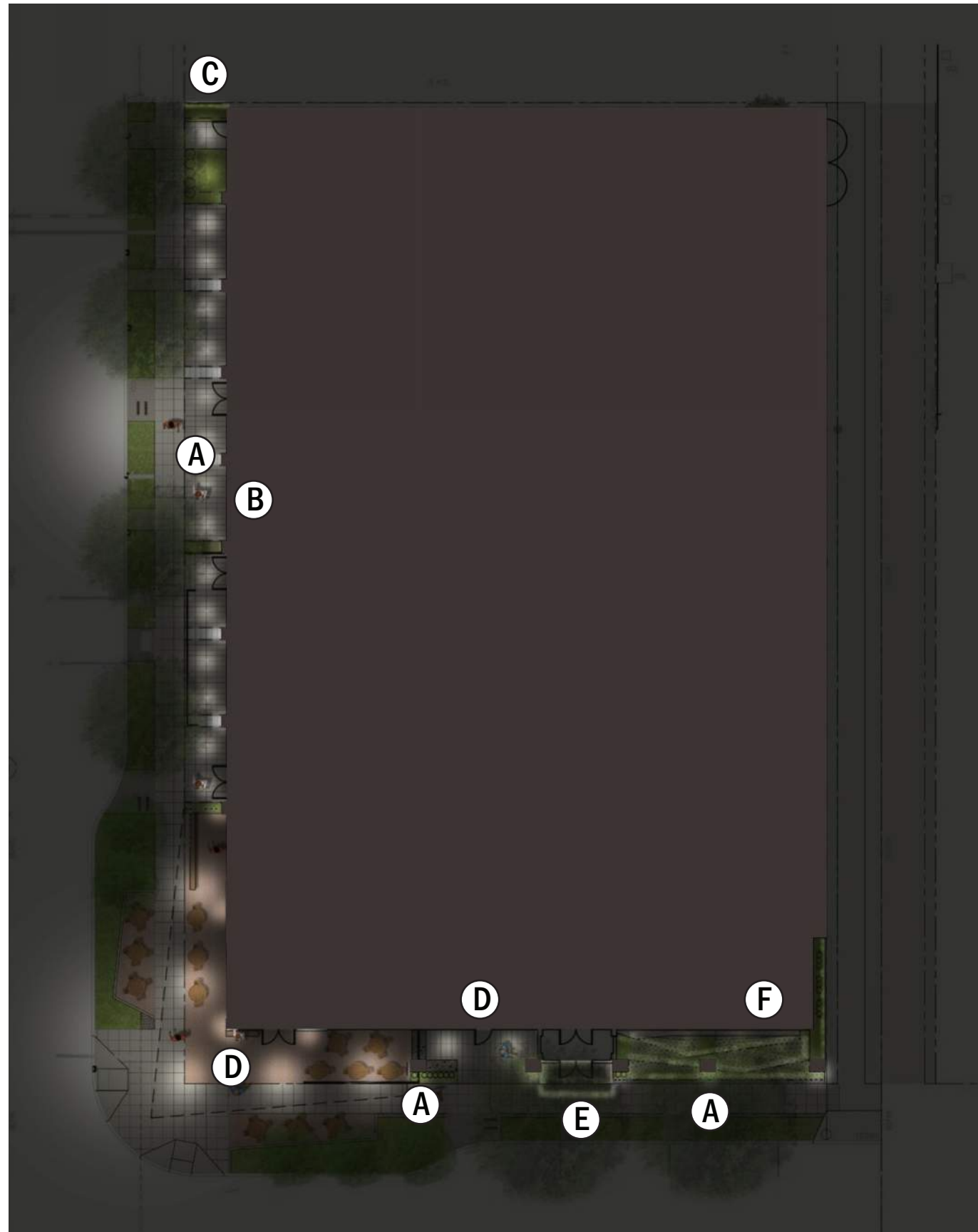
COLOR: DARK BRONZE



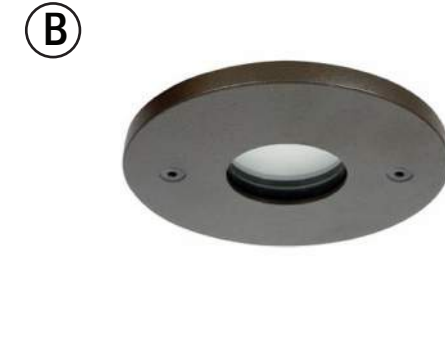
I. VINYL WINDOWS

COLOR: OFF WHITE AND BLACK

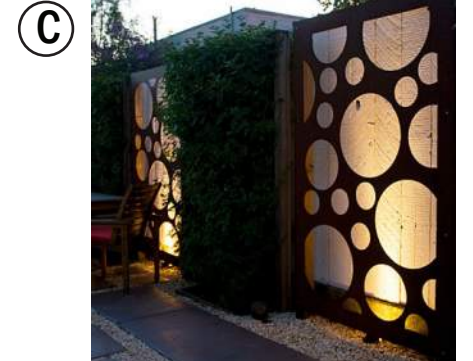




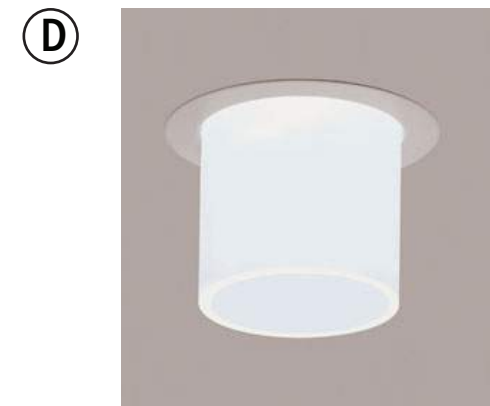
PIER MOUNTED SCONCE



CANOPY LIGHT



BACKLIGHTING AT METAL PANEL



SURFACE MOUNTED SOFFIT LIGHTING



SURFACE MOUNTED SOFFIT LIGHTING



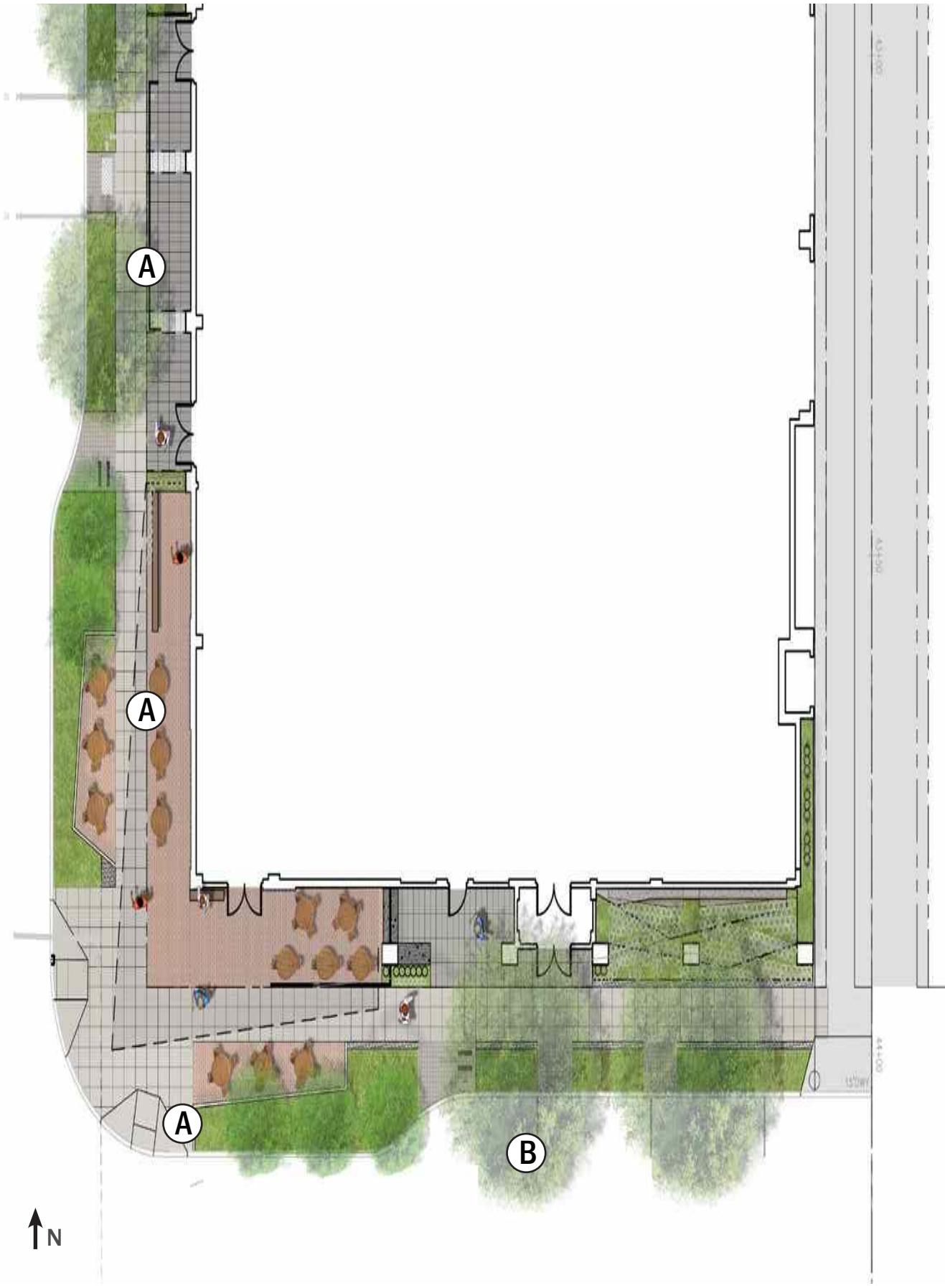
LANDSCAPE STRIP LIGHT



LANDSCAPE LIGHT



STEP LIGHT (AT LEVEL 2 TERRACE)



A

RETAIL SIGNAGE

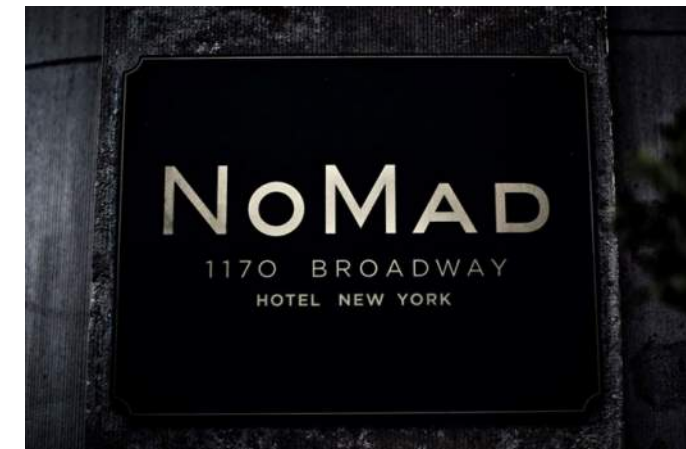
Retail signage will be designed to be seen by pedestrians, bikes and vehicles travelling in either direction along 9th Ave N and John Street; blade sign style signage may be mounted to the brick pilasters or suspended from the storefront canopies.



B

RESIDENTIAL SIGNAGE

Residential signage will be clear, simple and bold. Lettering mounted to the brick pilasters at the entry will be design to contrast with the dark brick.





PEDESTRIAN VIEW FROM THE PARK - EVENING



PEDESTRIAN VIEW FROM THE PARK - DAYTIME



AERIAL VIEW FROM THE SOUTHWEST