

1208 OLIVE

DESIGN RECOMMENDATION MEETING

October 25, 2017

1208 E. Olive, Seattle, WA 98122

DPD#: 3024138



Prepared by:



The Miller Hull Partnership, LLP
71 Columbia Street - 6th Floor
Seattle, WA 98104

1208 OLIVE

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PROJECT INFORMATION

1. Project Addresses: 1208 East Olive Street, Seattle, WA 98122
2. DPD Project Numbers: 3024138, 6524914
3. Owner / Lessee Name: Run Yong Investment
4. Contact Person Name: John O'Hare
 Firm: Permit Consultants NW
 Mailing Address: 17479 7th Ave SW
 City State Zip: Normandy Park, Wa 98166
 Phone: 206.682.6837
 E-mail Address: jon@permitcnw.com
5. Applicant's Name: John O'Hare
 Relationship to Project: Principal
6. Design Professional's Name: Mike Jobes, AIA, Principal
 Firm: The Miller Hull Partnership, LLP
 Mailing Address: 71 Columbia Street - 6th Floor
 City State Zip: Seattle, WA 98104
 Phone: 206.682.6837
 E-mail Address: mjobes@millerhull.com
7. Applicant's Signature:

*Only the contact person will receive notice of the meeting. The contact person is responsible for informing other pertinent parties.

PROJECT TEAM:

OWNER
Run Yong Investment

ARCHITECT
Miller Hull Partnership, LLP

LANDSCAPE ARCHITECT
Site Workshop

DEVELOPMENT GOALS + OBJECTIVES:

- Develop 73 residential units and 3 live-work units
- Approximately 4,000 GSF of vibrant restaurant and retail use at the ground level from around a generously planted courtyard used for natural ventilation, acoustical separation for city noise, natural habitat and stormwater treatment.
- Activate the street edges at 12th Ave. and E. Olive Way to create a unique and lively neighborhood gathering place.
- Parking not required per zoning code standards. However, 1 temporary loading parking stall that is covered and secure is accessible via the alley.

APPROXIMATE STRUCTURE SIZE:

The proposed structure is a U-shaped building centered around a courtyard. The east bar is 5 stories with the ground floor partially subgrade while the western bar is 4 stories tall. The building is approximately 59,000 gross square feet and contains 3 live-work units and 73 residential units consisting of studios, 1 and 2 bedrooms above three live-work units of at approximately 1,600 GSF the northwest corner within the 1 story of street level pedestrian-oriented neighborhood commercial of approximately 4,000 GSF.

Level 1 is partial subgrade and contains common residential amenity spaces, mechanical uses, and residential storage. Level 2 at grade (eastern bar) contains street level commercial space as accessed off of E. Olive Way as well as secure and covered bike storage for residential use as accessed off of the alley and 1 covered and secured temporary loading parking stall as accessed from the alley. There are no subgrade parking spaces proposed, allowing the an earth-coupled courtyard.

SUSTAINABILITY GOALS:

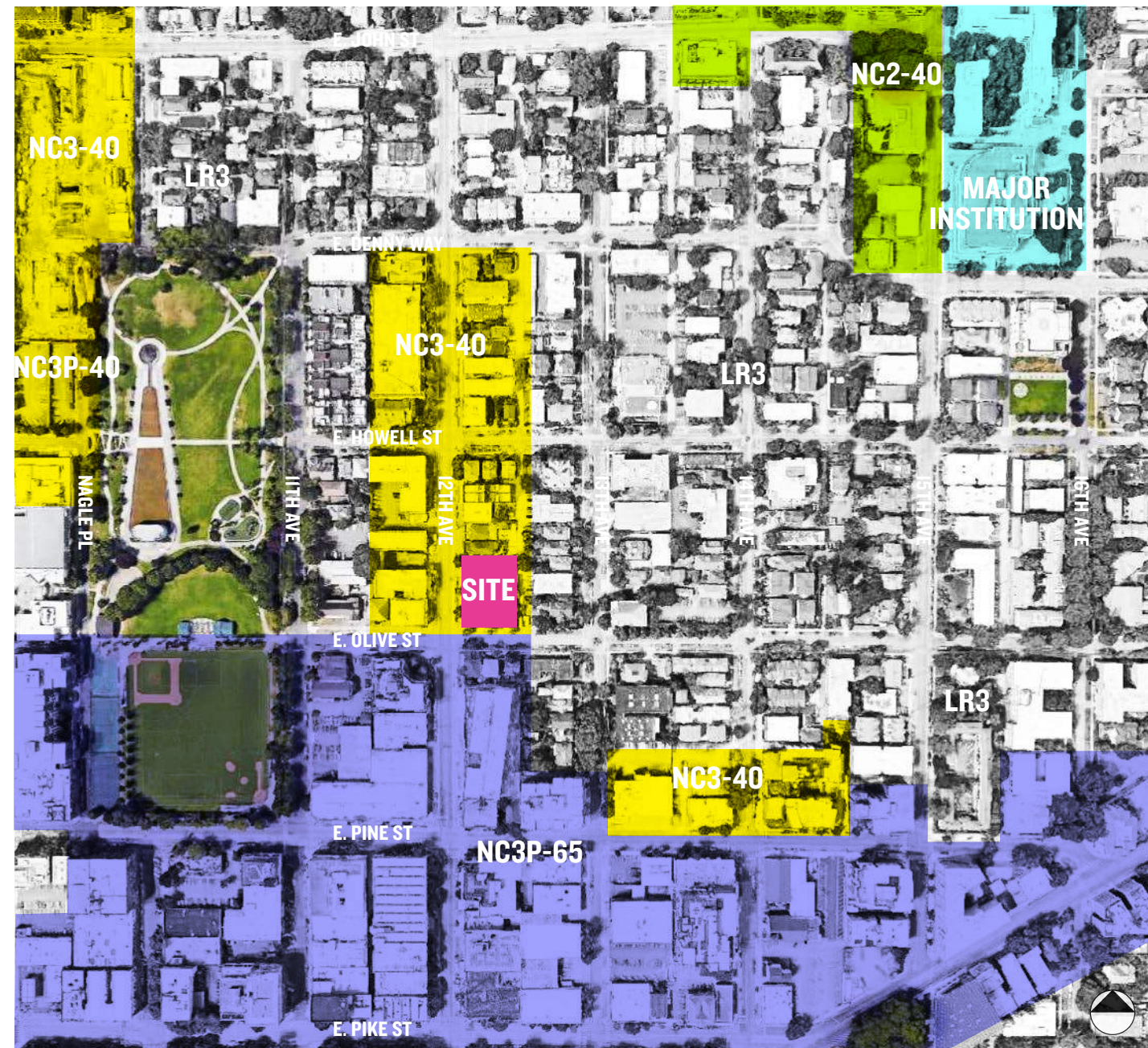
- Built Green 4-star certification
- Meet Green Factor stormwater treatment on-site through infiltration and without subgrade detention storage.
- Provide through natural ventilation in most units with operable windows on two ends, one facing onto a planted courtyard.
- Intensive earth-coupled native landscaping in courtyard.
- Pollinator pathway certification

9 BLOCK AERIAL OF SITE + CONTEXT



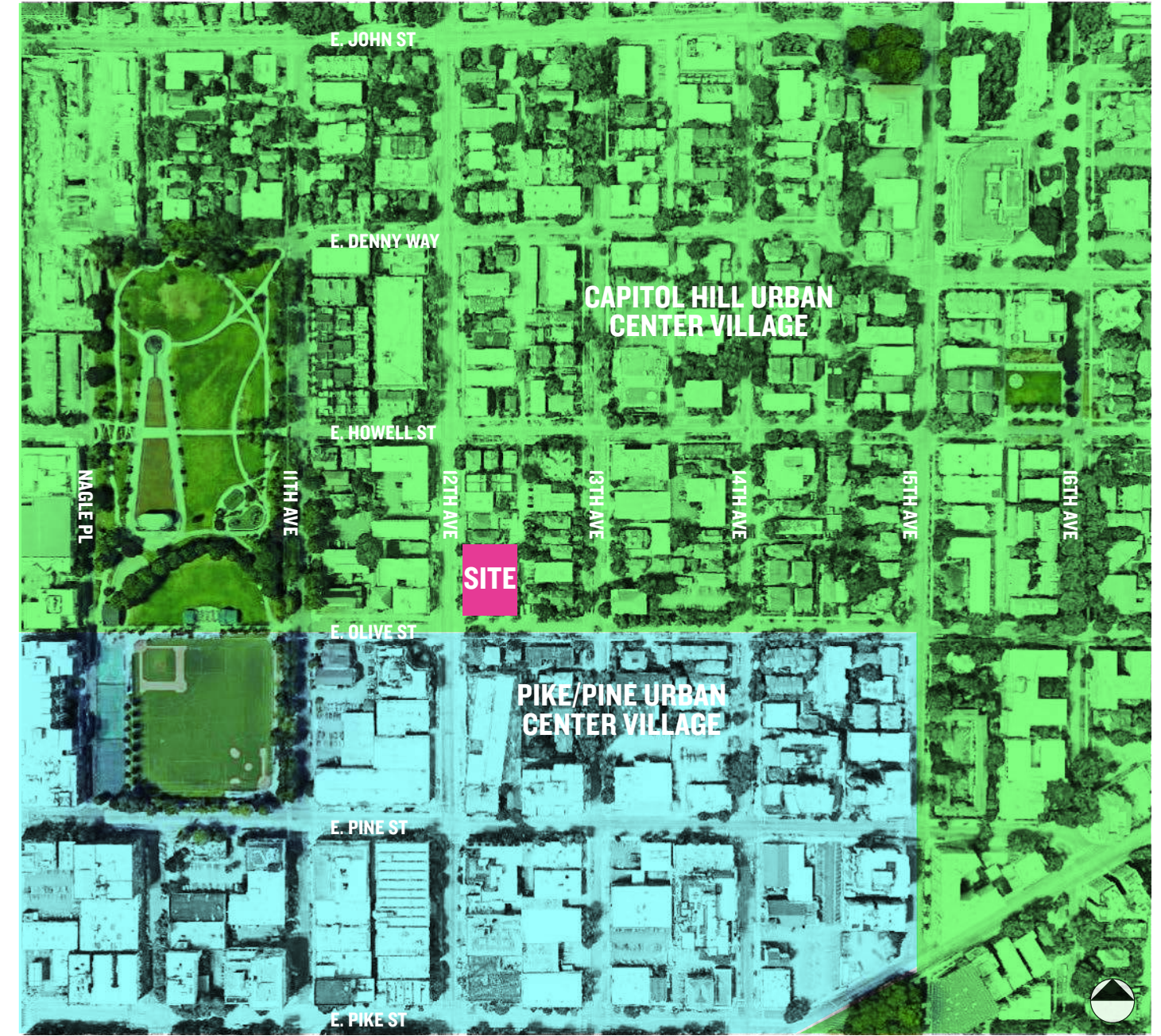
ZONING OVERLAY

SITE
 NC3-40
 NC2-40
 NC3P-65
 LR3
 MAJOR INSTITUTION

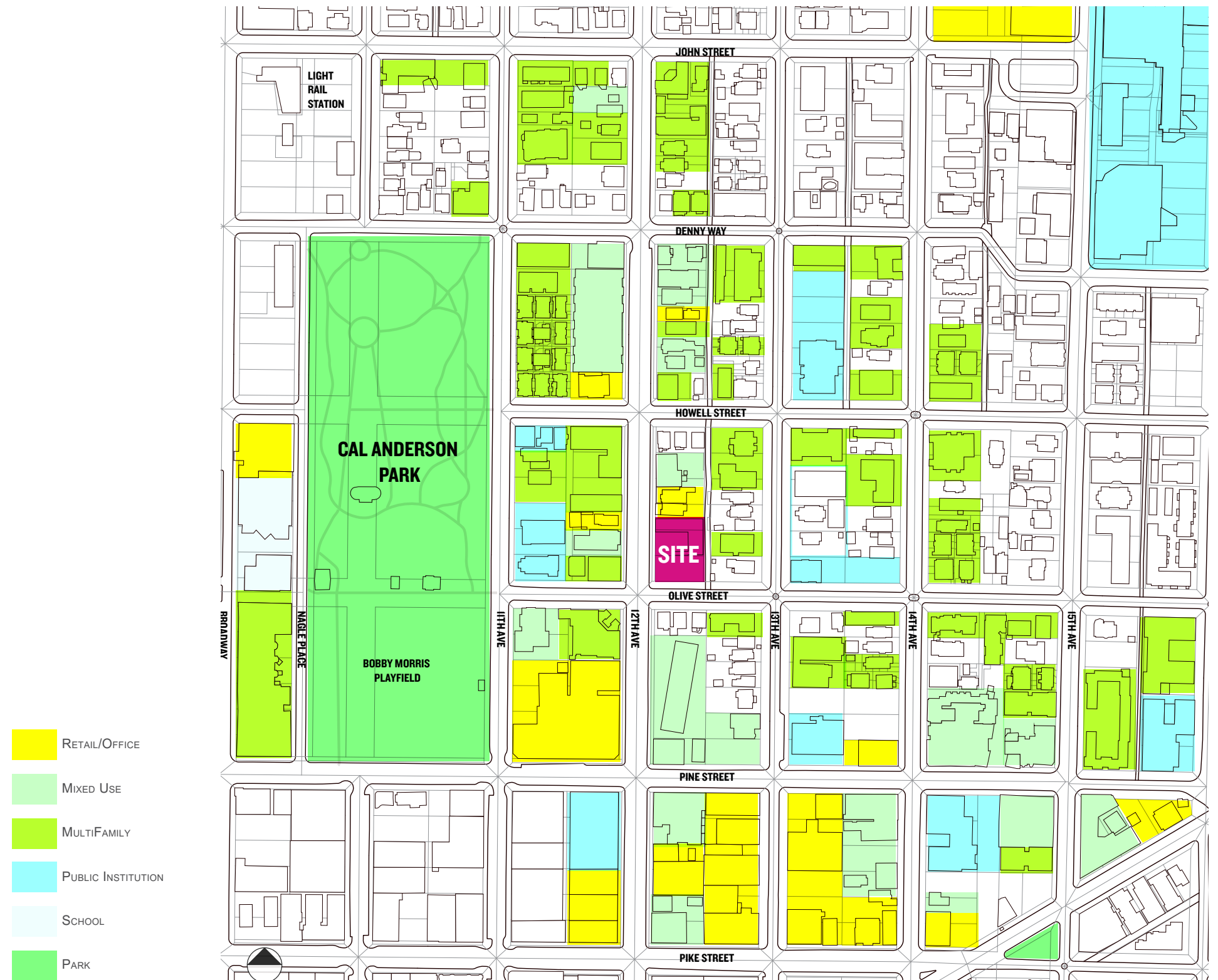


URBAN VILLAGE OVERLAY

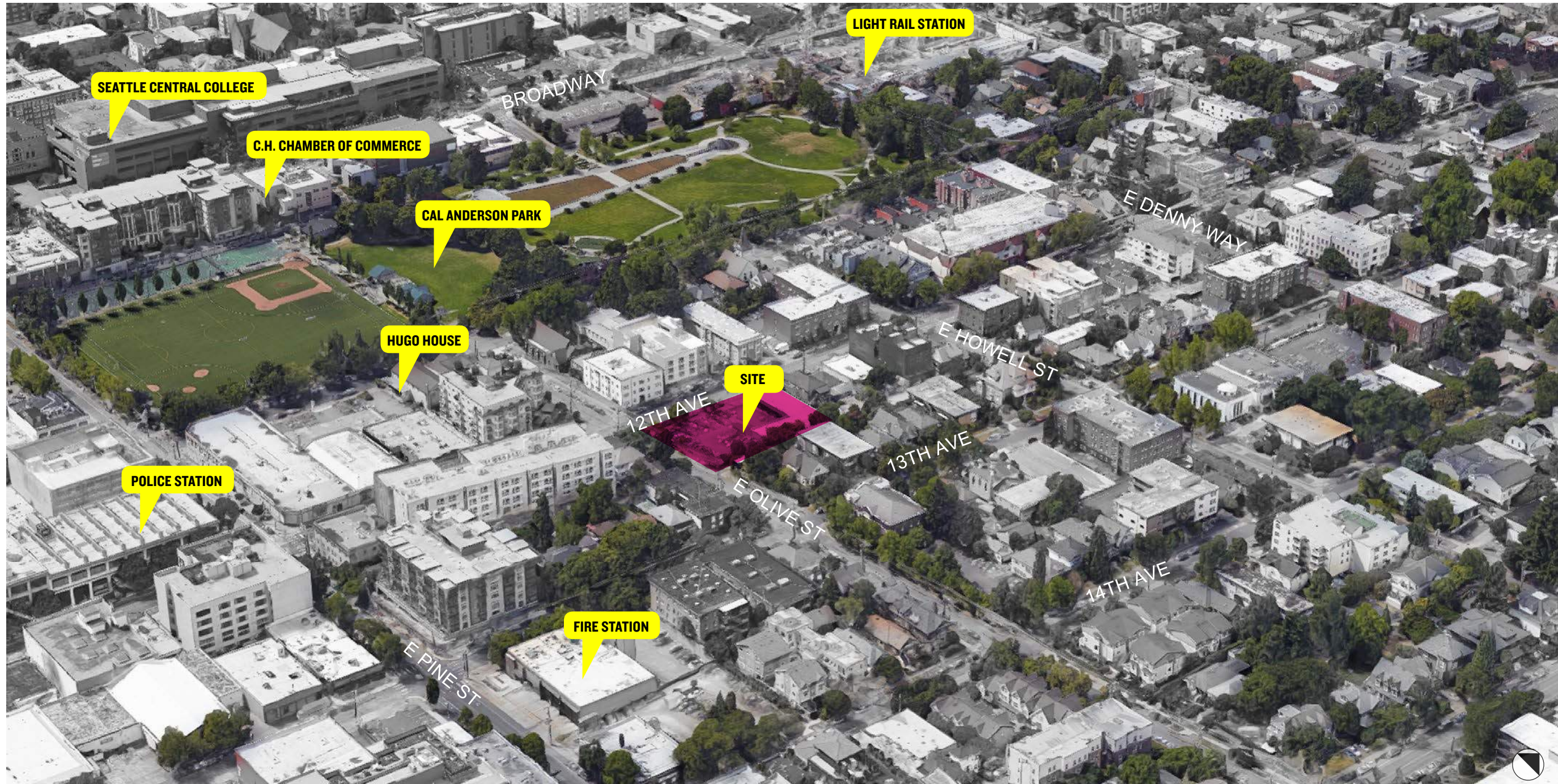
SITE
 CAPITOL HILL URBAN VILLAGE CENTER
 PIKE/PINE URBAN VILLAGE CENTER



SURROUNDING USES

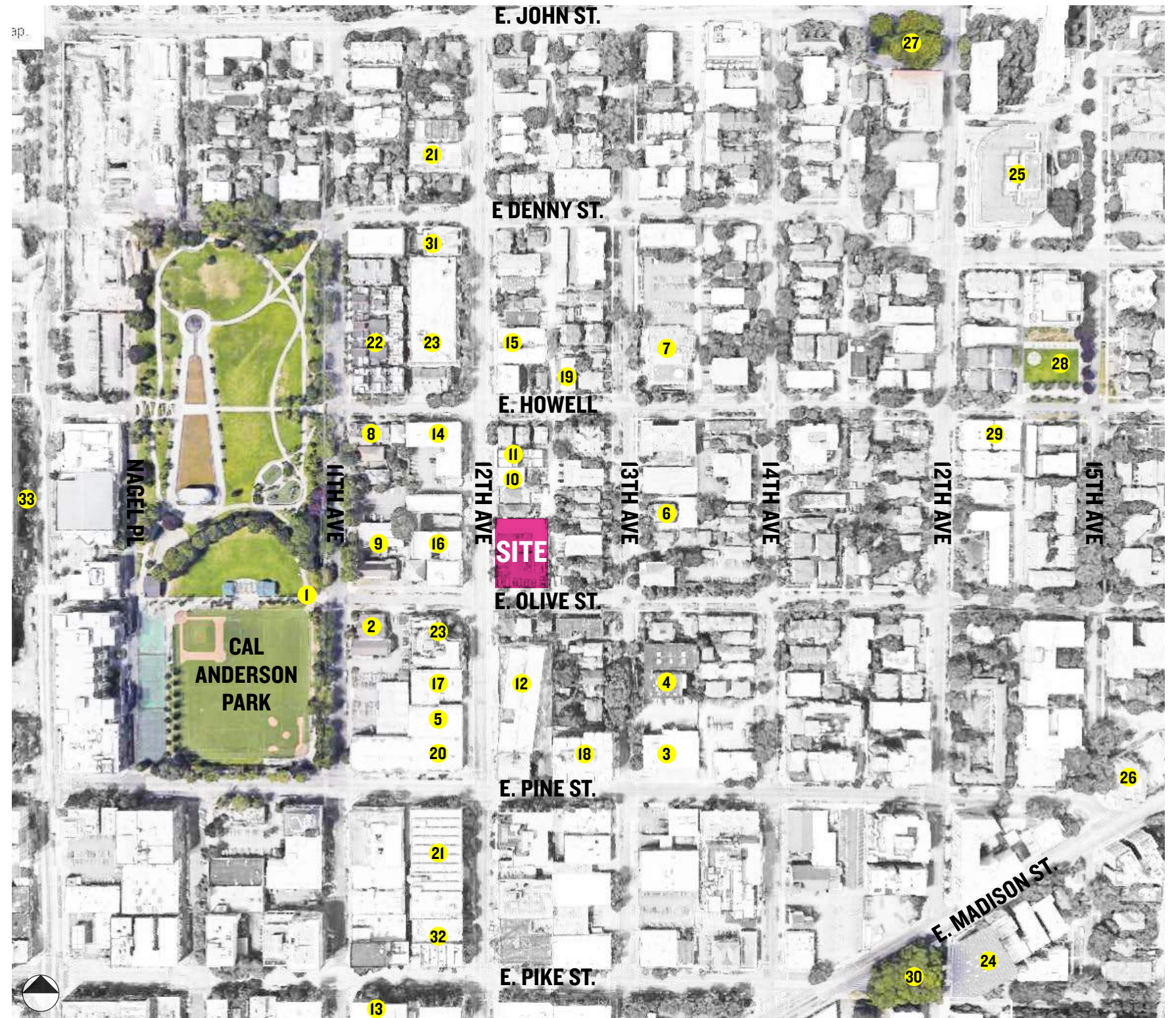


SITE CONTEXT



NEARBY USES: COMMUNITY CONTEXT

1. CAL ANDERSON PARK
2. HUGO HOUSE (IN CONSTRUCTION)
3. SEATTLE FIRE STATION 25
4. DOWNRIGHT THEATRE
5. SEATTLE GAY NEWS
6. RUSSIAN ORTHODOX CATHEDRAL
7. GREEK ORTHODOX CHURCH
8. CALVARY ON THE HILL
9. CENTRAL LUTHERAN CHURCH
10. SCRATCH DELI
11. NEW APARTMENTS
12. 12TH AVENUE ARTS
 - RACHAEL'S GINGER BEER
 - U-DON NOODLE
 - PEL MENI DUMPLING TZAR
 - SUNSET FRIED CHICKEN SANDWICHES
13. CHOPHOUSE ROW
14. ROOSEVELT APARTMENTS
15. APARTMENTS
 - OUTER PLANET CRAFT BREWING
16. 1711 APARTMENTS
 - MYSTIC KOMBUCHA
17. VELOCITY DANCE STUDIO
18. COLLINS ON PINE APARTMENT HOMES
 - MANAO THAI STREET EATS
 - VIVRE BISTRO
 - PURE BARRE
19. SINGLE FAMILY HOME (FOR EXISTING CHARACTER)
20. NORTHWEST LIQUOR + WINE
21. TOWNHOMES
22. POLICE STATION
23. APARTMENT BUILDING
 - LATHER DADDY LAUNDRY
 - PUBLIC STORAGE
24. BULLITT CENTER
25. GROUP HEALTH
26. CENTRAL CO-OP
27. WILLIAMS PLACE
28. HOWELL COLLECTIVE P-PATCH
29. BEGINNINGS SCHOOL
30. MCGILVRA PLACE
31. THE ARTIST TRUST
32. NORTHWEST FILM FORUM
33. SEATTLE CENTRAL COLLEGE



ZONING CODE SUMMARY

PARCEL NO: 6003001005, 600300995, 600300990

LOT AREA: Combined Parcel Area = 16,969 square feet (Allowable FAR of 67,876 gsf)

ZONING:
NC3-40, Capitol Hill Urban Center Village, Station Area Overlay

STRUCTURAL HEIGHT, SMC 23.47A.012
40' as zoned. +4' for 13' floor to ceiling height for retail/commercial space at street level.

FAR, SMC 23.47A.013:
4.0: 3.0 FAR Base. 3.25 for NC3 zone with 40' height limit when mixed-use building. 4.0 FAR per Station Area Overlay (Allowable FAR of 67,876 gsf). Gross floor area below grade is nonchargeable against allowable FAR.

SETBACKS, SMC 23.47A.014:
North property line: 3' to maintain existing circulation for the northern neighboring property.
East property line: 2'. NC3-40 zoning requires a 20' wide alley. The alley is currently 16' wide. The project anticipates paving a portion of the alley to accommodate a temporary loading parking stall accessed via the alley and therefore intends to dedicate 2' towards the unimproved alley as required by zoning to bring the alley up to code with a 20' alley width.
LR3 zoning exists across the alley, east of the project. The LR3 zoning requires a 15' setback from the alley's center line for NC structures that are above 15' in height.
South property line: none
West property line: Due to existing overhead power lines, the massing of the upper floors will require stepping back to meet the 14' required radius about the overhead powerline.

STREET LEVEL DEVELOPMENT STANDARDS, SMC 23.47A.008:
No more than 20' maximum distance of blank facade at the street level is allowed and no more than 40% of blank facade is allowed at street level above 2-8' from grade.

Street level and facing facades must be within 10' of the property line, unless approved open space or wider

sidewalks are provided.

Non-residential: A minimum of 60% of the street-facing facade shall be transparent.
Non-residential spaces shall be an average depth of 30' and a minimum depth of 15'. Non-residential, street-facing spaces shall have a floor to floor height of 13'.

PERMITTED USES, SMC 23.54.015:
Offices: Permitted
Eating + Drinking Establishments: Permitted
Restaurants: Permitted
Sales + Services, General: Permitted
Live-work: Permitted

AMENITY AREA, SMC 23.45.522:
In a residential structure, 5% of the total gross floor area is required to be dedicated to amenity area.
Common amenity area: min. area 250 sf; 10' min. horizontal dimension
Private balconies: min. area 60 sf; 6' min. horizontal

PARKING, SMC 23.54.015:
No parking required within Urban Village Center.

BIKE PARKING, SMC 23.54.015:
Eating and drinking: long term: 1 per 12,000 sf; short term: 1 per 2,000 sf
Entertainment: long term: 1 per 12,000 sf; short term: 120 seats or 1 per 1,000 sf
Offices: long term: 1 per 4,000 sf; short term: 1 per 40,000 sf
Residential: long term: 1 per 4 dwelling units; short term: none

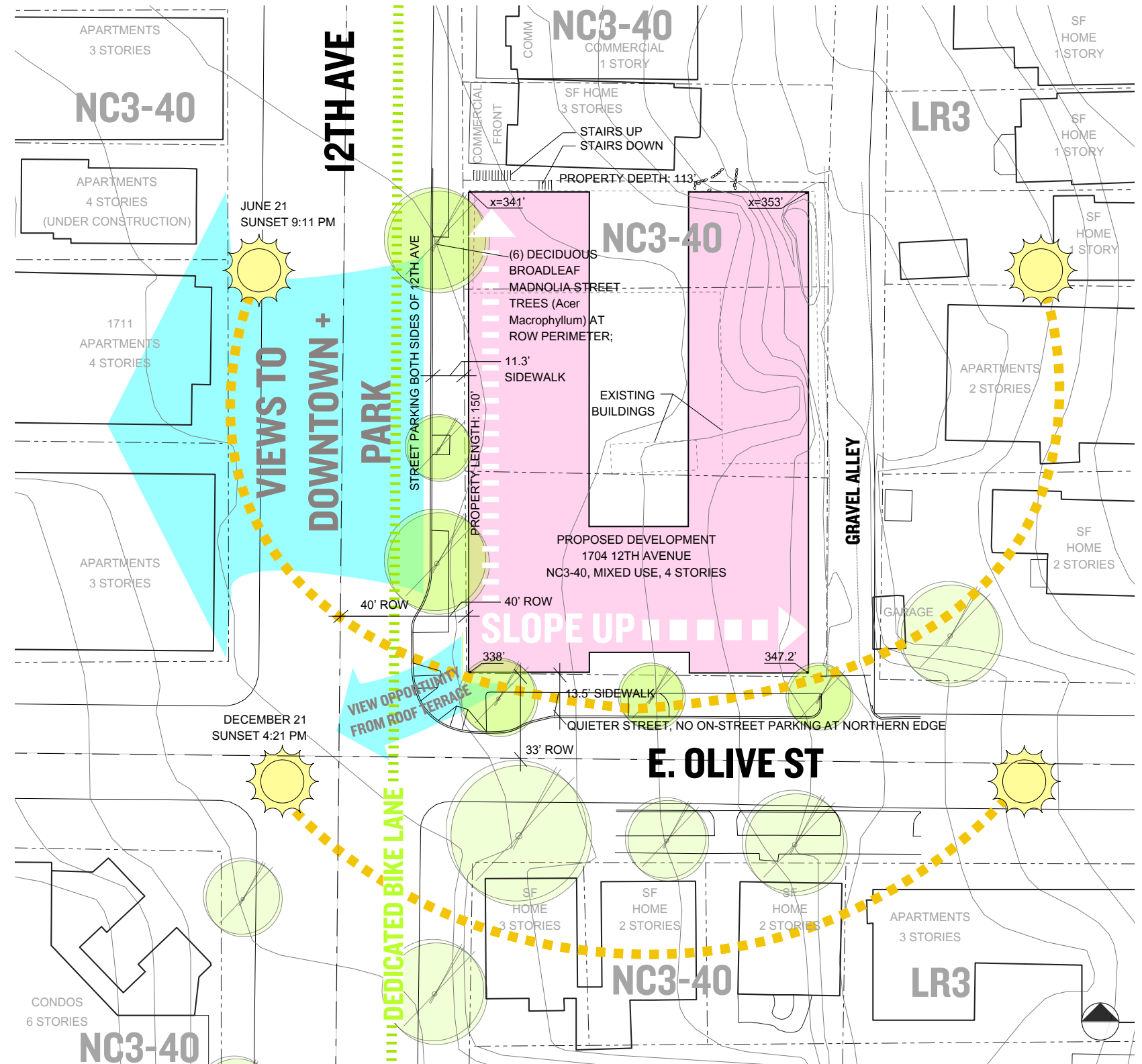
TRASH, SMC 23.54.040:
500 sf; Assuming >50 units: 375 sf + 5,001-15,000 sf of commercial: 125 sf
Mixed-use residential shall provide 375 square feet for 26-50 dwellings or 375 SF + 4 sf for ea. additional unit above 50 for 51-100 dwellings. Plus 50% or required non-res. Development; 0-5000 sf: 82 square feet, 5001-15000: 125 sf (separate recycle spaces for residential and commercial are required; trash in same space ok)

SITE PLAN

TOPOGRAPHY:
 Site slopes upward to the northeast. Along E. Olive Street's edge, the site slopes from west to east by 9.5 feet. Along 12th Ave the site slopes from south to north by 2.75 feet.

The site is currently an auto mechanic shop containing a one story structure and small out building. An existing stair used by the neighboring lot to the north straddles the northern property line. The existing unimproved gravel alley is 16 feet wide and will require an additional 2 foot dedication by the owner.

LEGAL DESCRIPTION:
 Lots 1, 2, and 3 of block 27, addition to the City of Seattle, as laid off by D.T. Denny, Guardian of the estate of J.H. Nagle, According to the plat there of recorded in volume 1 of plats, page 153, records of King County, WA. Except the east 8 feet thereof conveyed to the City of Seattle for alley purposes by deeds recorded under recording No.'s. 120412, 120413, and 120142. And except the westerly 7 feet thereof condemned in King County superior court cause No. 61476 for widening of 12th Ave. as provided by ordinance No. 17972 of the City of Seattle.



SEATTLE DESIGN GUIDELINES

CSI NATURAL SYSTEMS AND SITE FEATURES:

- A. Energy Use
- B. Sunlight and Natural Ventilation
- C. Topography
- D. Plants and Habitat
- E. Water

The project site's depth creates a conducive relationship for a building massing that allows a courtyard centered between two residential bars that open on to exterior circulation bridging above the planted vegetation below. All residential units have access to natural ventilation and natural daylight. The 1-bedroom larger units take advantage of cross ventilation and to natural light. The courtyard also provides the project with a water management system to mitigate all its site water.



COURTYARD AS WATER MANAGEMENT SYSTEM



PLANT TEXTURE

The project is exploring a facade layered with an exterior sun screen to mitigate solar heat gain into the west and south facing residential units.



FACADE WITH SCREENING



EXTERIOR SOLAR SUN SHADE

CS2 CONTEXT + SITE

B.2 CONNECTION TO THE STREET:

The project will seek to increase the perceived sidewalk width by providing a recessed, covered outdoor edge along the southern block along 12th Ave. This effort aims to contribute to a lively street edge with restaurant and retail opportunities to spill outside the envelope.



PROVIDING OPPORTUNITY FOR SEATING + ACTIVITY AT THE PEDESTRIAN EDGE



CREATING DELIGHT THROUGH SURPRISE



B.3 CHARACTER OF OPEN SPACE:

The project aims to create vegetated open space that is visibly accessible to the public through a transparent street level. The massing steps away from the property line to provide seating and planting opportunities along the sidewalk edge.



RECESSED CORNER ACCENTED WITH VEGETATION + SEATING



VEGETATED FRAME

C.1 CORNER SITES:

The project addresses the corner by recessing the ground level facade at 12th Ave and E. Olive ST in an effort to create opportunity for activity to occur at the pedestrian edge. Planted vegetation that buffers the sidewalk and the retail edge while accenting the relationship between the two. Accenting this corner also heightens the proximity to Cal Anderson Park, viewable from the site's corner.



RECESSED CORNER ACCENTED WITH SEATING



RECESSED CORNER ACCENTED WITH VEGETATION + SEATING

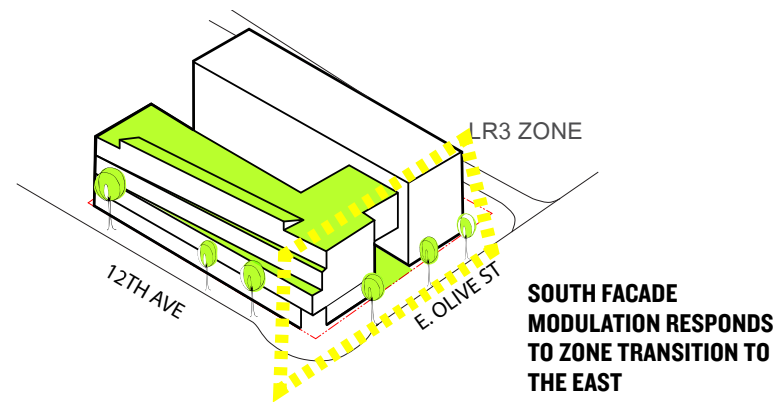
D.3 ZONE TRANSITION:

While the alley provides distance and serves as a buffer between the adjacent LR3 zone across the alley, the project makes further efforts to break down the building's mass by modulating the south facade. At mid-building along the south elevation, the massing experiences relief via a void through the



SURPRISE TO COURTYARD BEYOND

courtyard at ground level and the massing above pushed back to the north and into the courtyard. This move responds to the transition in zoning scale adjacent the eastern edge by adding space between the two primary bars along E. Olive Street.



PLI PUBLIC LIFE

B.3 PEDESTRIAN AMENITIES:

Create a lively street edge to engage the pedestrian realm via plantings, lightning, and exterior seating opportunities for retail to spill outside the envelope.



LIT AND PLANTED PEDESTRIAN EDGE

C.1 SELECTING ACTIVITY AREAS:

The project site has a special opportunity to take advantage of it's close proximity to Cal Anderson Park and of the afternoon western and southern sunlight along E. Olive St. and 12th Avenue's edge for outdoor eating and drinking seating. Activating the residential courtyard's exterior circulation adds layers of depth and visual interest. The circulation bridges provide a more private edge along the residential window wall by moving the circulation away from the wall's edge and centering the activity out above the courtyard, via the switchback bridges.



SEATING SPILLS INTO THE PUBLIC CONSCIOUS

CS2 URBAN PATTERN AND FORM:

Human scale, gritty art, hints of industrial past, and natural elements are the rich character of Capitol Hill that this project aims to reflect. The ground floor along the pedestrian edge becomes a focus point for texture, vegetation and any opportunity to highlight activity with seating and retail display. The soffit at the recessed commercial edge can act as



CAPITOL HILL DESIGN GUIDELINES

functional art with lighting or color or signage. A layered facade treatment lends depth and interest from the street and adds to the existing urban fabric. Incorporating a water feature off of the residential entry on E. Olive with a lush courtyard beyond and planted edges along 12th Ave will reflect Cal Anderson Park's natural elements.

PL3 STREET-LEVEL INTERACTION:

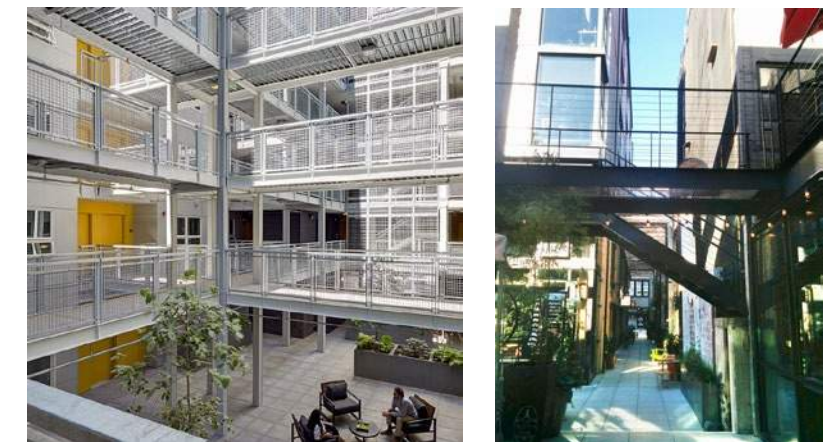
Small-scale retail that spills onto the sidewalk and outdoor seating to take advantage of the evening sun angles.



PROVIDE OPPORTUNITY FOR ACTIVITY TO SPILL BEYOND THE ENVELOPE AT THE PEDESTRIAN EDGE.

DC3 OPEN SPACE CONCEPT:

Integrating open space for the residential experience while the glazed facade at the street's edge provides the pedestrian and retail users a visual connection to the lush courtyard's center via portals that frame the greenery beyond.



PEDESTRIAN COURTYARD ACCENTED BY CIRCULATION

PEDESTRIAN COURTYARD ACCENTED BY CIRCULATION



EDG Report Responses

Project:	SDCI # 3024138	Date:	August 23, 2017
Landuse Reviewer:	Crystal Torres	Cycle 1 MUP	Prepared by Marcy Shaw at MHP
MHP Project No:	1620	Address:	1208 E. Olive Street

ITEMIZED RESPONSES PER EDG REPORT:

1. MASSING, ARCHITECTURAL CONCEPT, + MATERIALS:

- a) The Board commended the design team for developing three distinct massing options but regretted the massing studies did not depict the elevator tower and other rooftop elements, affecting the ability to fully assess the massing options and impacts. The entire building should be fully reflected in future images.
- b) While the Board recognized the merits of massing Option 2, they preferred the continuous transparent commercial space along 12th Ave proposed in Option 3. The Board unanimously supported this massing as the basis for further refinement.
- c) The Board considered the bold moves proposed in Option 3 and agreed some of the elements appear to compete with each other, such as the canted roof on 12th Ave elevation. The Board discussed the need to reconcile competing elements and resolve the relationship of the front and rear massing, resulting in a more cohesive design.
- d) The Board supported the fanned, stepped treatment of the massing along 12th Ave.
- e) The Board discussed the alley façade, stating this façade should be thoughtfully designed. Elevation and perspective drawings depicting the alley façade should be provided at the next meeting.
- f) Agreeing with the public comment, the Board supported large windows as indicated in the EDG package and encouraged articulation of the frame as the massing is refined.
- g) While the Board was intrigued with the concept of cascading solar sun shades, they expressed concern regarding the material and unsuccessful application in other projects. Further information and detail is needed to convince the Board of the effectiveness of the sun shades.
- h) The Board recommended the use of durable, long lasting materials.

Response:

- a) The elevator tower and rooftop features have been added to the perspective drawings as well as the elevations. Please refer to the perspective and elevation drawings in the DRB packet.
- b) Option 3 has been chosen as the primary massing option and is being further developed.
- c) The design team has heard the Board’s concern regarding competing elements and has worked to refine the design for a more cohesive aesthetic by replacing the cascading screens with operable screens along 12th Ave and static screens between window apertures along Olive Way to reinforce a sense of depth that riffs off the depth found in the fanned façade along 12th Ave. The massing at the roof has been simplified to create fewer lines that catch the eye. Please refer to the perspectives in the DRB packet.
- d) The fanned façade has been refined and is a primary concept in the design moving forward. Please refer to the perspectives in the DRB packet.
- e) The alley façade has been further refined with the same static, warm-colored screens between window apertures that wrap the corner from Olive Way. Please refer to the perspectives in the DRB packet.
- f) The approach to windows and surrounding frames has been refined to better accent the three fanned layers along the west façade. Solid wall areas between windows have been clad with the same screen materials used on the operable screens, to create a warm infill between the windows of each unit that unifies the upper levels facades. Fiber-cement clad areas at floor and wall lines, are configured into an underlying frame that organizes the each façade. Particular attention has been paid to this framing element along the 12th Avenue façade where progressively wider windows at each vertical floor result in a thinning and delicacy of the frame as it ascends the façade. Please refer to perspectives, model photos and sketches in the DRB Packet.
- g) The cascading solar screening has been refined into sliding screens that are housed between windows and operated manually from sliding windows to provide flexible screening of harsh west sun and a dynamic façade along 12th Ave. The same screen material is proposed between all windows but remains fixed on the south and east facades, providing a screened area for vents required at those walls. Venting for units located along the west façade occurs within the courtyard to avoid unsightly vent shrouds at all primary facades, giving the building further solidity and refinement.
- h) Durable materials have been selected to use on the building. Steel-formed structural round columns have been moved to the exterior of the storefronts along 12th, grounding the building and giving it a strong presence at street level. Durable glass storefront and concrete are the only two primary material at the Ground Level. Upper levels are clad with painted fiber-cement rainscreens, quality windows with carefully detailed surrounds and industrial-strength pultruded fiberglass screens. The courtyard bridges utilize stainless steel netting guardrails, steel structure and concrete walking surfaces. Please refer to Materials Board within the DRB Packet.



2. COURTYARD

- a) The Board expressed enthusiastic support for the “urban forest” courtyard concept.
- b) The Board stressed the importance of creating a strong visual connection to the courtyard from the sidewalk, particularly from 12th Ave, as depicted in the packet and model shown at the EDG meeting. The transparency of the commercial spaces and maintaining the elevation of the courtyard at or very near the elevation of the sidewalk is necessary to establish a visual connection from 12th Ave. The Board requested section drawings depicting the relationship of the sidewalk to the courtyard to be provided at the next meeting.
- c) The Board recommended minimizing the visual impact of the circulation bridges on the courtyard through the use of transparent materials and a delicate design.
- d) The Board supported the use of evergreen trees in the courtyard as indicated in the model shown at the EDG meeting, but recommended careful consideration in the section of landscaping, as larger trees may need to be removed or replaces in the future.

Response:

- a) The project is maintaining the “urban forest” concept. Please refer to the sections and perspectives in the DRB packet.
- b) Please refer to section drawings in the DRB Packet pertaining to the relationship between 12th Ave and the courtyard.
- c) The project is employing delicate and transparent stainless steel cable netting at the bridge guardrails and minimal design approach with clean detailing, light-colored structural elements and closure soffits to conceal unsightly lighting and fire protection elements, all in an effort to minimize the visual distraction within the courtyard. Please see the material palette in the DRB Packet for bridge and stair railing material selection.
- d) While the model indicated evergreen trees, the model was meant to convey a more conceptual experience of the courtyard. The design team has given further thought to the planting material at the courtyard and are proposing more deciduous plant selections in conjunction with what might be found at the typical northwest understory and forest floor to allow the most light to penetrate into the lowest levels of the courtyard. Please refer to the landscape plans in the DRB Packet.

3. STREET LEVEL USES, ENTRIES, AND CIRCULATION

- a) Agreeing with the public comment, the Board supported continuous commercial space along 12th Ave and also the extension of commercial uses to E. Olive Street, provided the “spill-out” area on the sidewalk is adequately buffered from the residential uses to the east. Echoing public comment, the Board strongly encouraged flexibility in the design of the commercial spaces to allow adaptability for future tenants.
- b) The Board supported the location of the residential entry on E. Olive Street, but struggled to understand the relationship of the entry and sidewalk to the lobby and courtyard. The Board requested section drawings illustrating this relationship be provided at the next meeting.
- c) The Board expressed concern with the conflict between the bike parking access and outdoor café seating area. The Board was also concerned with the lack of interior access to trash and recycle to commercial tenants. A circulation diagram should be provided at the next meeting demonstrating resolution of these conflicts.

Response:

- a) While the project maintains commercial space along 12th Ave that wraps the corner to extend retail at Olive Way, there have been 3 live-work units added to the northern corner along 12th Ave to provide a greater variety of scale and intensity to the retail uses. The current neighboring structure is a single-family home with a small lock and key shop on the ground floor to the north of the property line. The three live-work units have been located where the 12th Avenue sidewalk rises to the extent where direct connection to the sidewalk would require a stepped retail slab, reducing the ceiling height below 13’ and limiting future flexibility of use. By holding the entire ground-level slab at one level, a resulting subtle grade separation between the live-work units and the sidewalk give these liveable storefronts a more intimate and private condition so that residents are less inclined to draw their shades, maintaining visual transparency from the sidewalk. The live-work fenestration patterns do not differ greatly to those of adjacent retail spaces, providing a cohesive visual condition for pedestrians on 12th.
- b) The residential entry has remained in the same location as was presented in the EDG meeting but has been further refined to include a bridge element over a raingarden and a subtle water feature to mask street noise, all in an effort to make the entry experience a tranquil transition from busy city life into the courtyard garden. Please refer to section drawings in the DRB packet pertaining to the residential entry relationship to the courtyard and street.
- c) The bike parking has been revised and is no longer accessed via the seating area outside the commercial space on Olive Way but rather is accessible via the alley. Please refer to the Trash Circulation Diagram in the DRB Packet that addresses a clear route of how trash is dealt with from retail/commercial spaces via an interior access route.



4. ALLEY FUNCTION

- a) Acknowledging public comment concerning the vehicle conflicts at the alley, the Board encourages the design team to meet with the neighbors to discuss the current condition and function of the alley in order to better mitigate potential impacts of the development through design.
- b) Agreeing with the public, the Board recommended consideration of providing loading spaces in place of parking to alleviate vehicular conflicts by better integrating loading and service areas in the alley.
- c) The Board supported paving and improving of the alley adjacent to the project.

Response:

- a) The design team has communicated with neighbors and have taken their concerns into consideration. The project has eliminated parking altogether with the exception of the temporary loading stall that was suggested by the neighbors at the EDG meeting to facilitate move-ins without blocking the alley. The loading stall is secure and covered. Neighbors also suggested finding a use along the alley that would active an otherwise dark and unsafe alley. In response, bike parking has been moved to the alley to help activate the alley with more resident presence for more eyes on the alley for security. The bike room is now enclosed with translucent glass storefront so when lit, it will glow out onto the alley, resulting in a more visually active and safe condition in the alley.
- b) One temporary parking stall dedicated to loading for both commercial and residential tenant use has replaced tenant parking.
- c) The project intends to pave the alley to the extent of the loading parking stall and provide carefully selected crushed rock similar to that recently used further north in the alley that residents have reported finally eliminates the potholes and ruts with the previous gravel mix. Some neighbors have reported that the new gravel mix in the alley adjacent the lots further north of the subject property is working for them and has reduced their previous concerns.

MATERIAL PRECEDENT

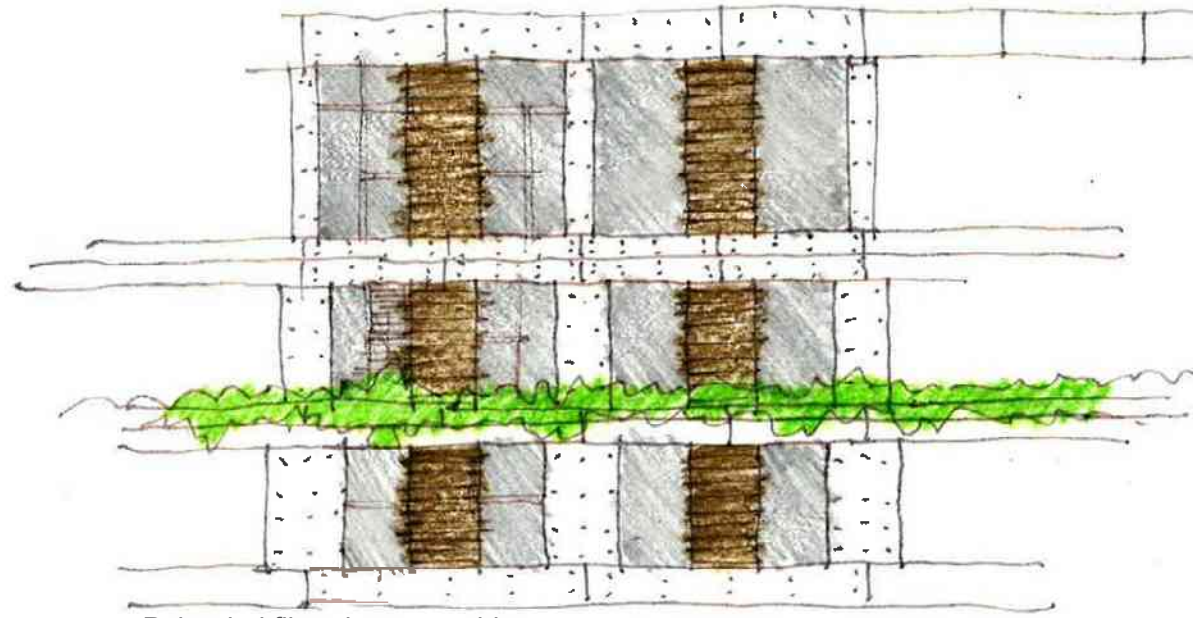


Cement Panel and vinyl window detailing at 8th and Republican.

8TH AND REPUBLICAN



Pultruded fiberglass decks



Pultruded fiberglass operable screens



Pultruded fiberglass color intended for exterior screens

ACCENTING WINDOWS, OPERABLE SCREENS AND STATIC SCREENS



Pultruded fiberglass operable screens at 12th Ave

PLANS



GROUND LEVEL PLAN

PLANS





PLANS

12TH AVE E



LEVEL 5 PLAN

- PROGRAM
- COMMERCIAL
 - RESIDENTIAL
 - AMENITY
 - EXTERIOR OPEN SPACE
 - MECH + PARKING
 - CIRCULATION

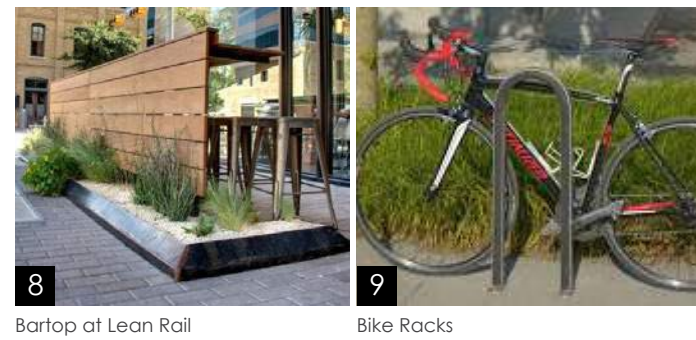
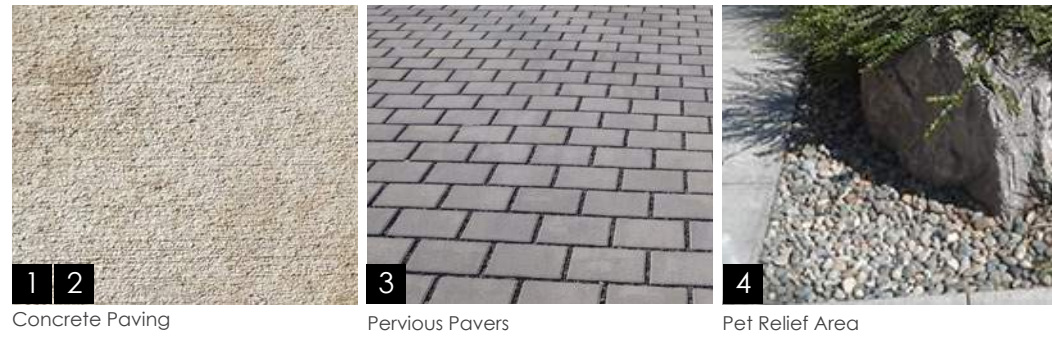


STREET LEVEL PLAN

LEGEND

- 1** STANDARD 2X2 SDOT SIDEWALK
- 2** CONCRETE PAVING, LARGE FORMAT SCORING
- 3** PERVIOUS PAVERS
- 4** PET RELIEF AREA
- 5** EXISTING STREET TREES TO REMAIN
- 6** NEW STREET TREES
- 7** PLANTING AREA
- 8** BAR TOP AT LEAN RAIL
- 9** BIKE RACKS

MATERIALS



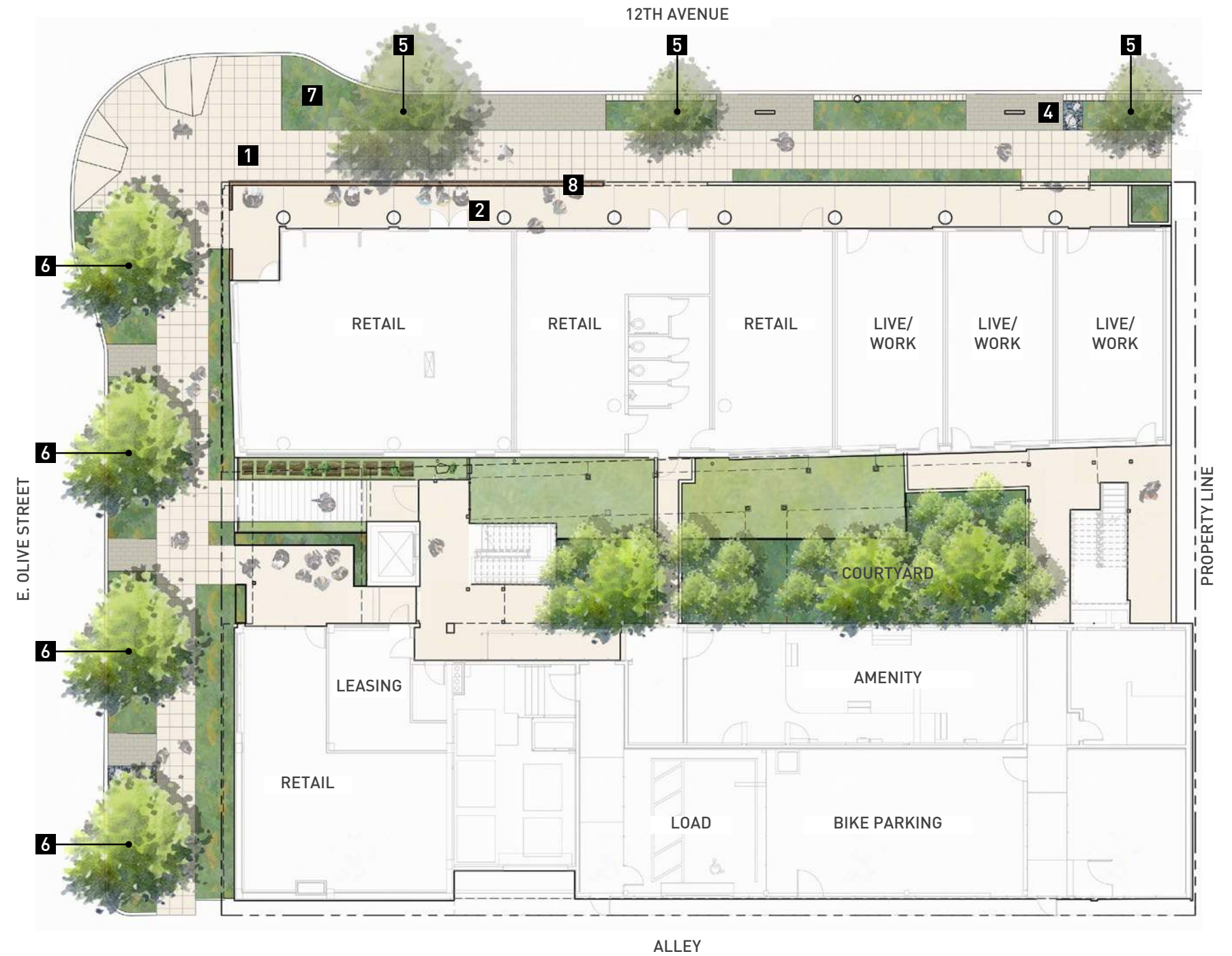
STREET TREES



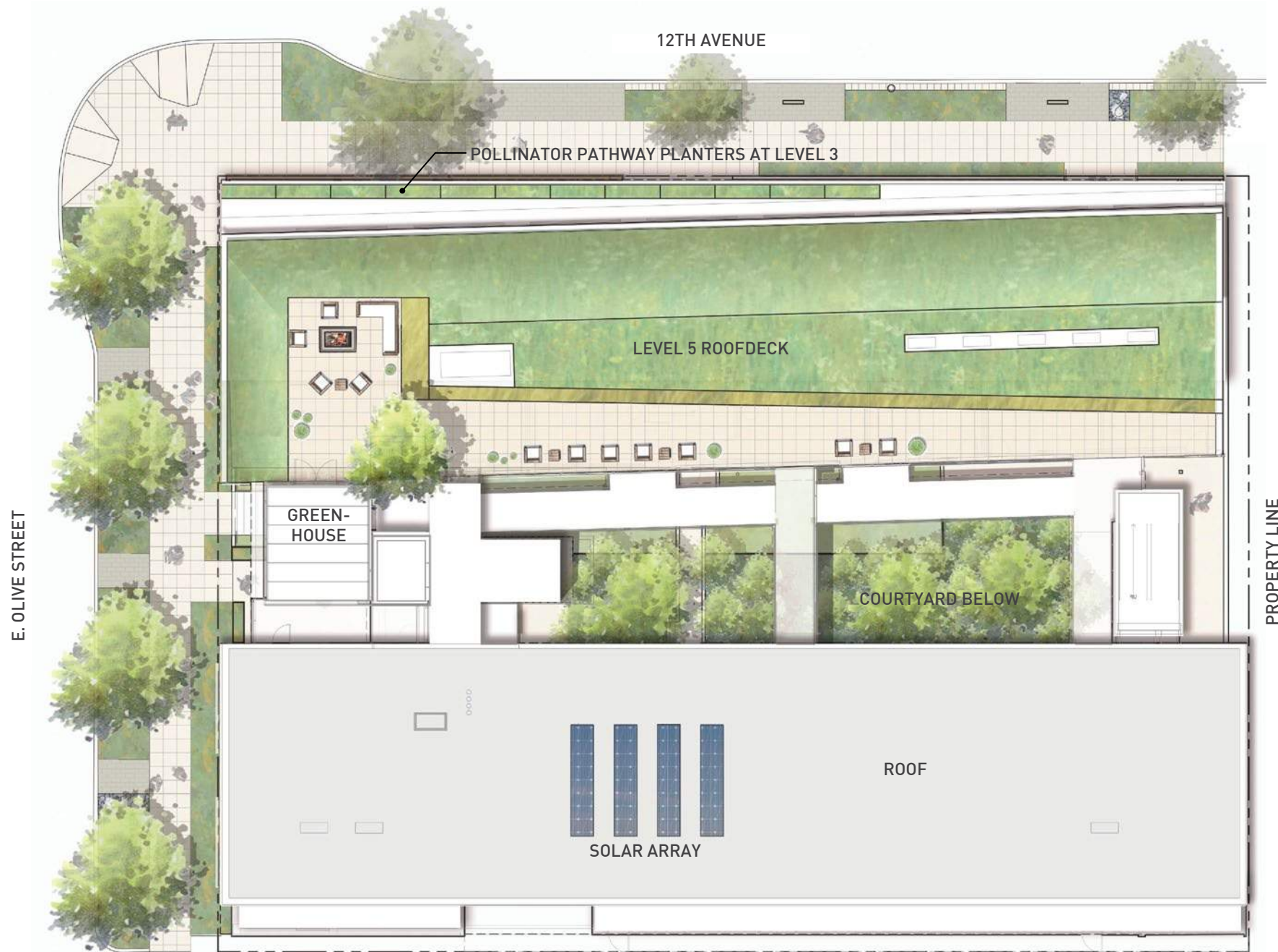
POLLINATOR PATHWAY MIX



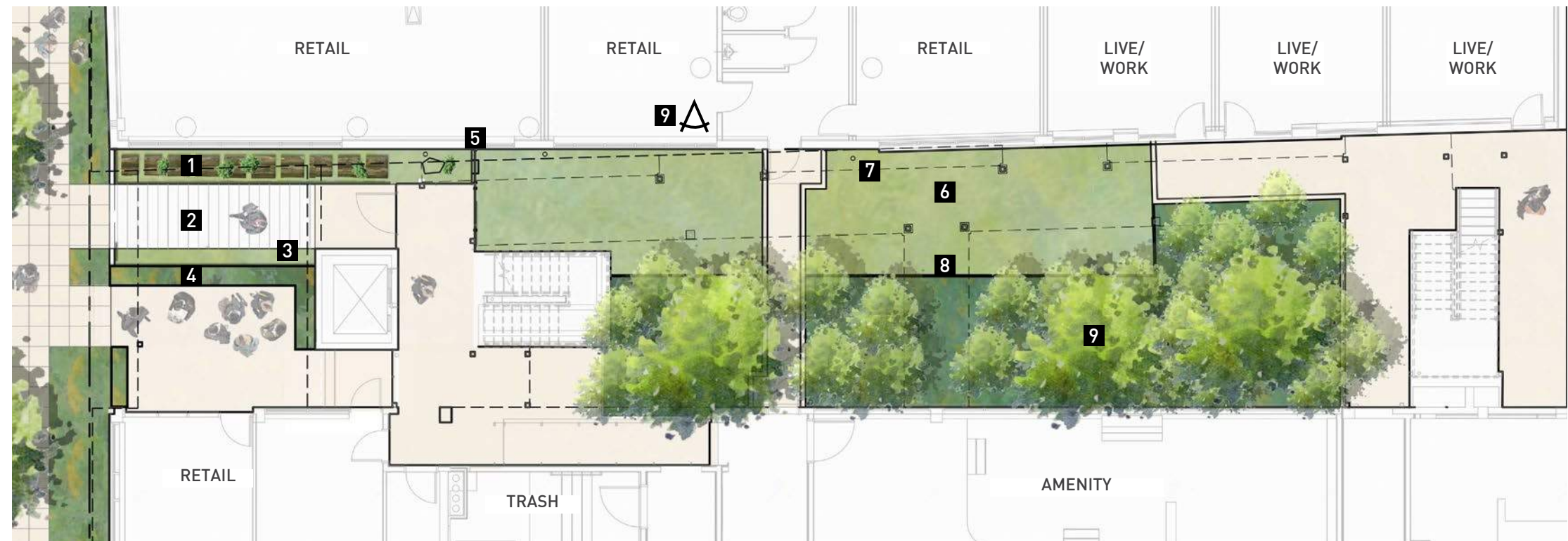
OLIVE RESIDENTIAL MIX



COMPOSITE SITE PLAN



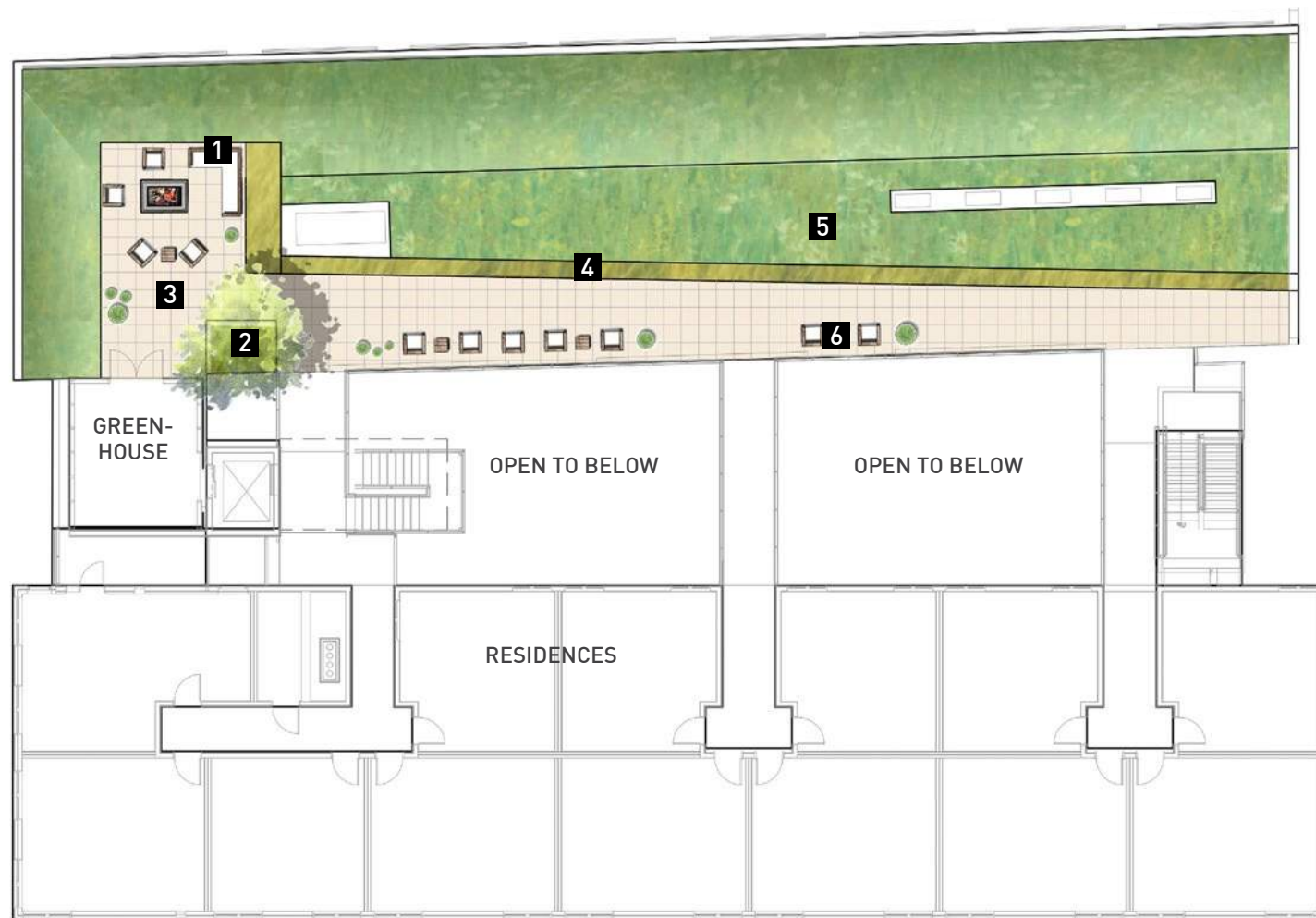
COURTYARD LANDSCAPE PLAN



LEGEND

- 1** NURSE LOG FEATURE
- 2** BRIDGE OVER BIORETENTION CELL
- 3** SHALLOW BIORETENTION CELL
- 4** PLANTER EDGE
- 5** WEIR WALL
- 6** PLANTED INFILTRATION BED
- 7** RAIN LEADER
- 8** SPILLWALL
- 9** TREE PLANTING

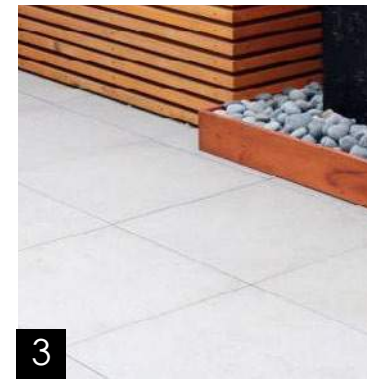
LEVEL 5 ROOF DECK PLAN



LEGEND

- 1** LOUNGE WITH GAS FIREPIT
- 2** 42" H PLANTER WITH TREE
- 3** PEDESTAL PAVING
- 4** FIBERGLASS GRATING
- 5** 12" H PLANTER WITH PLANTINGS
- 6** GREEN ROOF PLANTING
- 7** MOVEABLE FURNISHINGS

MATERIALS



3
Pedestal Paving



2
Raised Planters

PLANTS



Sesleria autumnalis
Autumn Moor Grass



Achillea millefolium
Yarrow



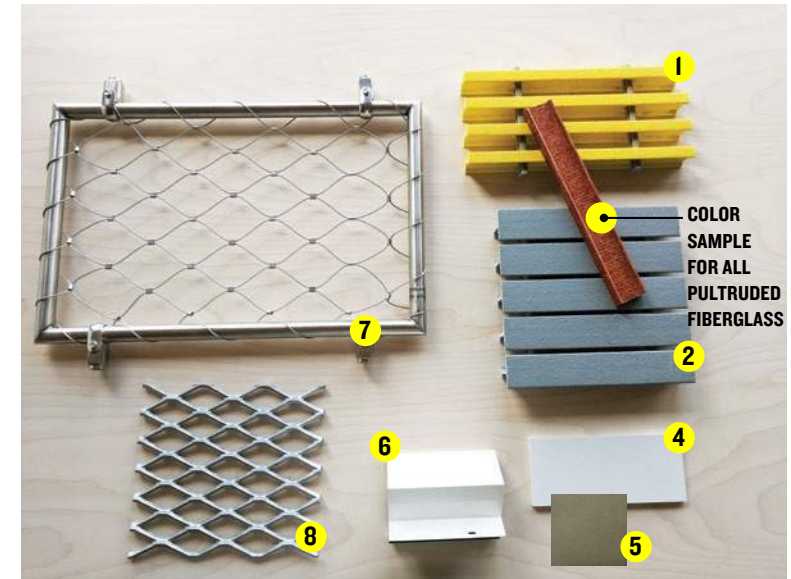
Hyssop officinalis
Dwarf Hyssop



Sedum spp.
Green Roof Sedum Mix

MATERIAL PALETTE

1. Pultruded Fiberglass Operable Screen (see item 3 for color)
2. Pultruded Fiberglass Static Screen + Soffit (see item 3 for color)
3. Pultruded Fiberglass Color Selection
4. Fiber cement Panel Painted White
5. Dark Bronze Aluminum Storefront System
6. Vinyl Windows for Upper Floors
7. Webnet for Bridge and Other Railings
8. Expanded Steel Mesh
9. Fiber cement Panel Painted Dark Gray
10. Concrete Structural Columns
11. Concrete Planter
12. (3) Live-Work Entry
13. Commercial Entry



PROPERTY LINE

PROPERTY LINE



GREENHOUSE MAX: 403'

EAST HL 393'

ROOF 391'-10"

WEST HL 388.1'

10'-6.25" FTF

LVL 5
381'-3.75"

9'-8.75" FTF

LVL 4
371'-7"

9'-10.5" FTF

LVL 3
361'-8.5"

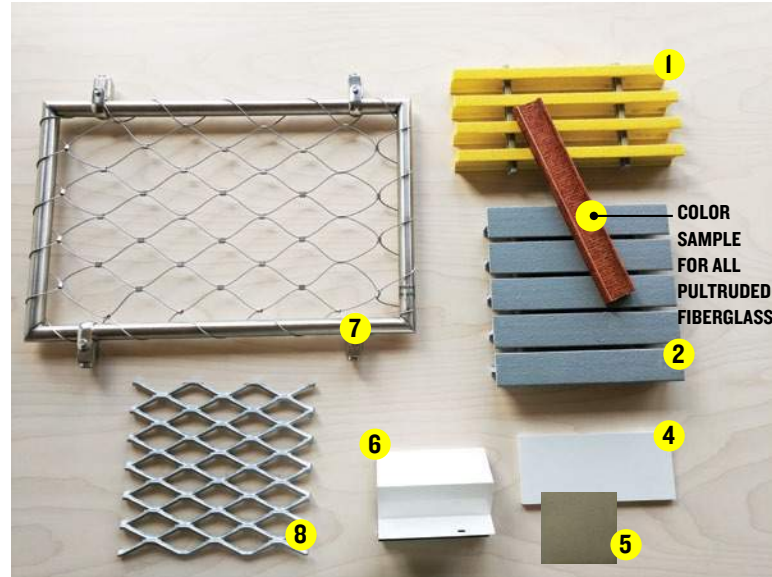
9'-10.5" FTF

LVL 2
351'-10"

13' FTF

LVL 1
338'-10"

53'-5"



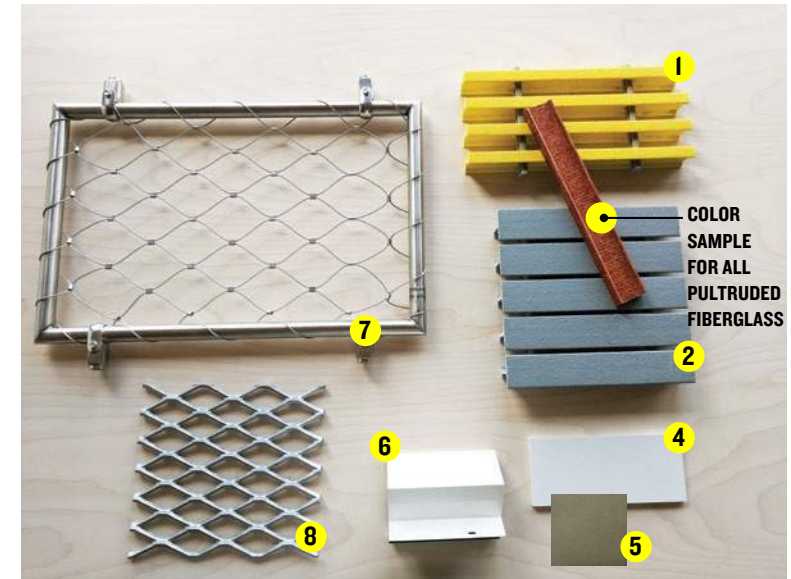
MATERIAL PALETTE

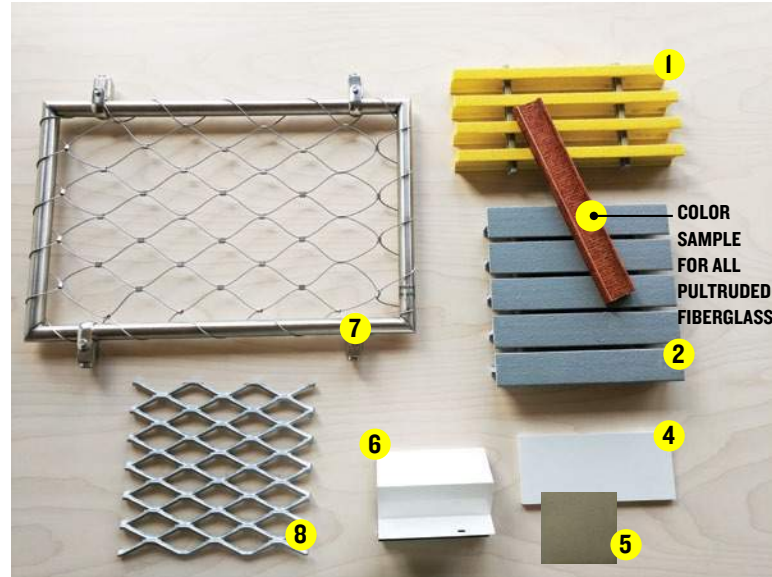
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11. Concrete



MATERIAL PALETTE

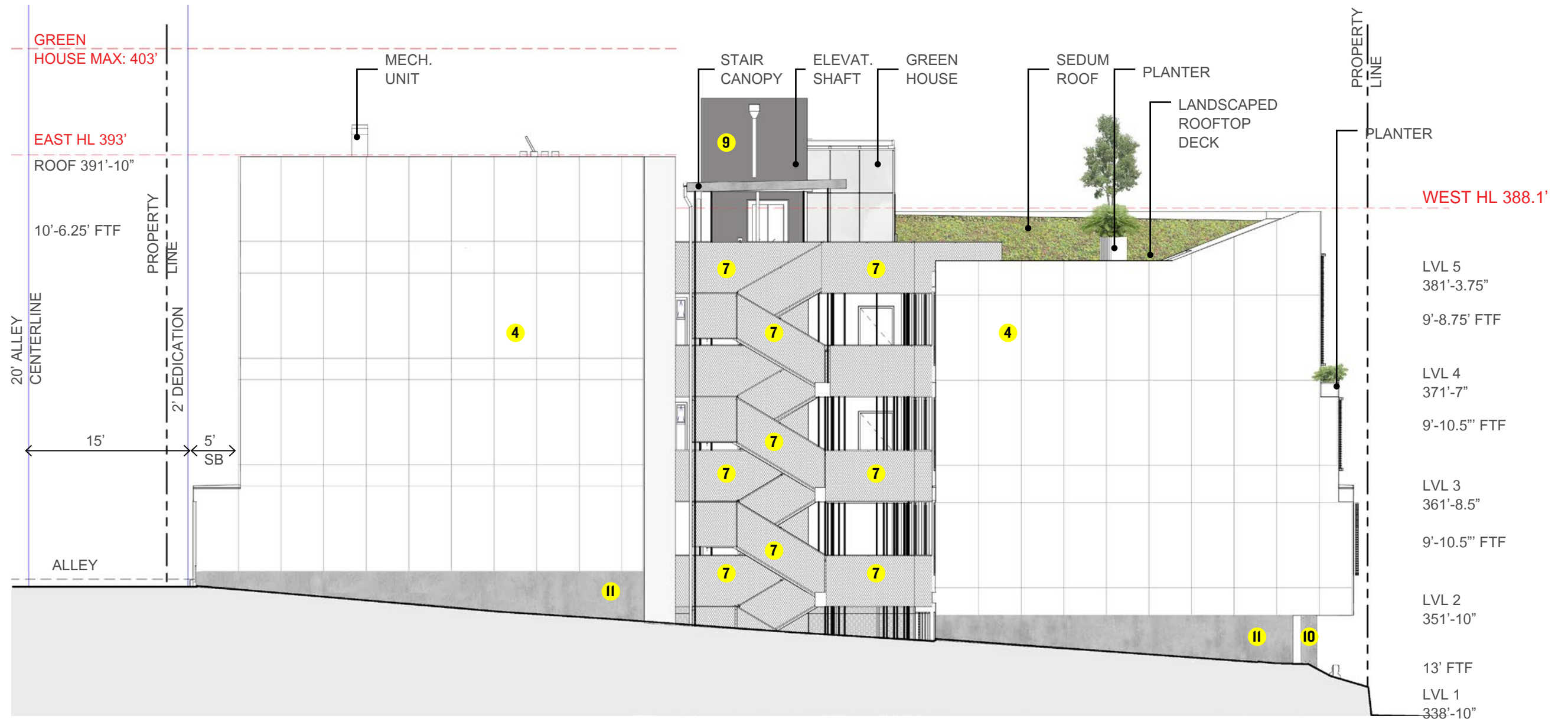
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10. Concrete
11. Concrete Planter





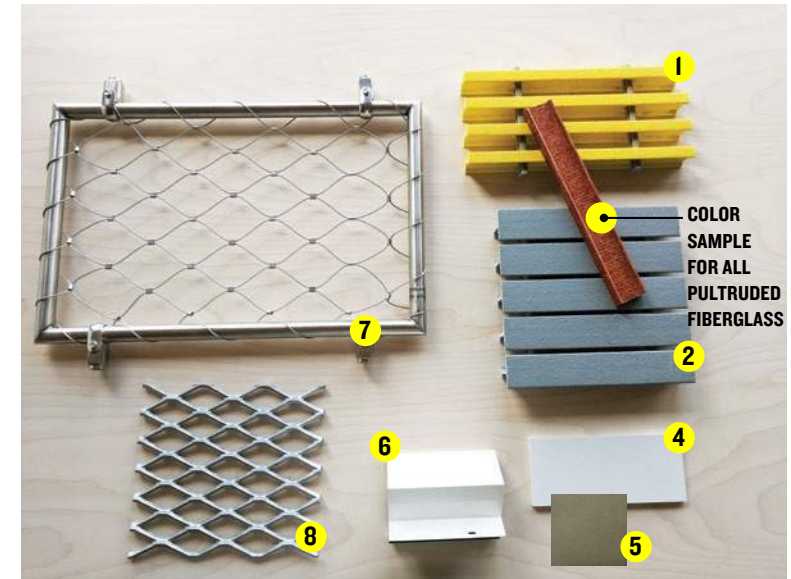
MATERIAL PALETTE

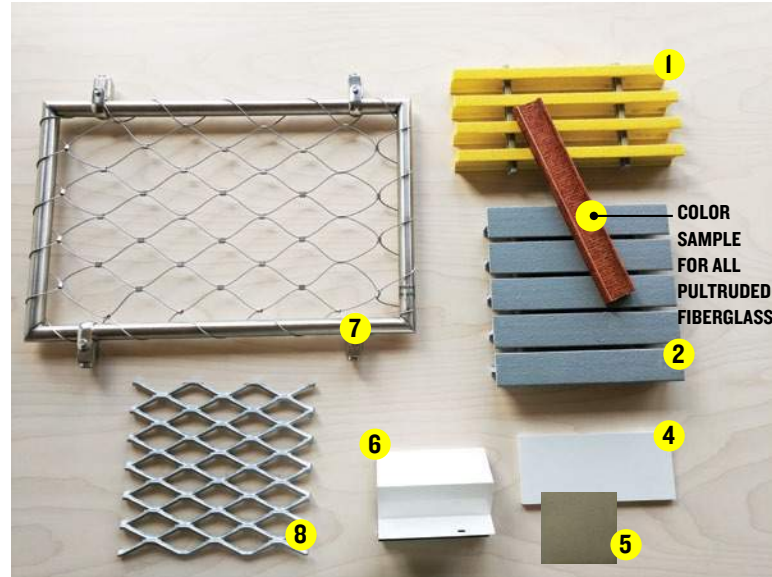
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10. Concrete
11. Concrete Planter
12. Live-Work Unit
13. Vents





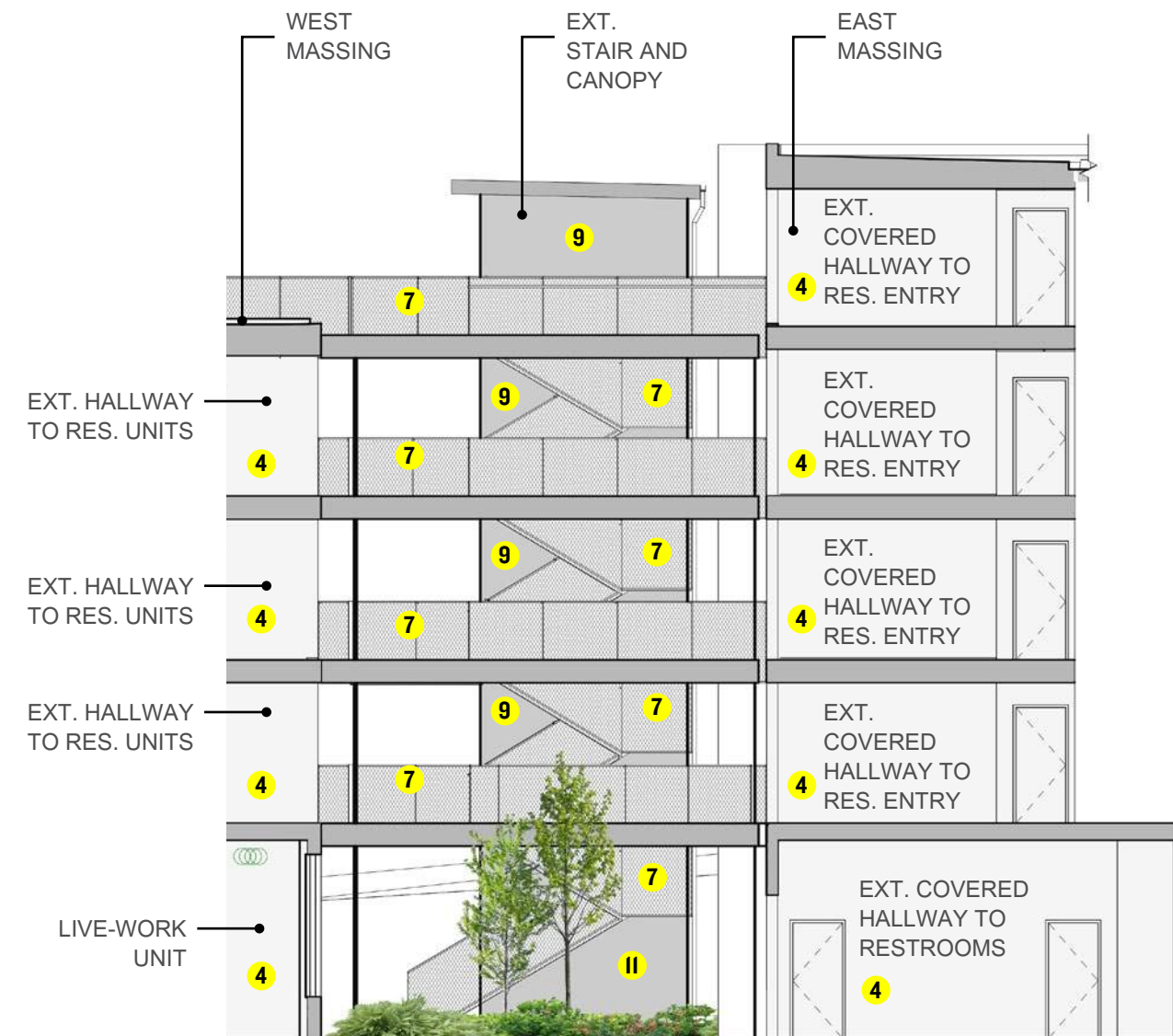
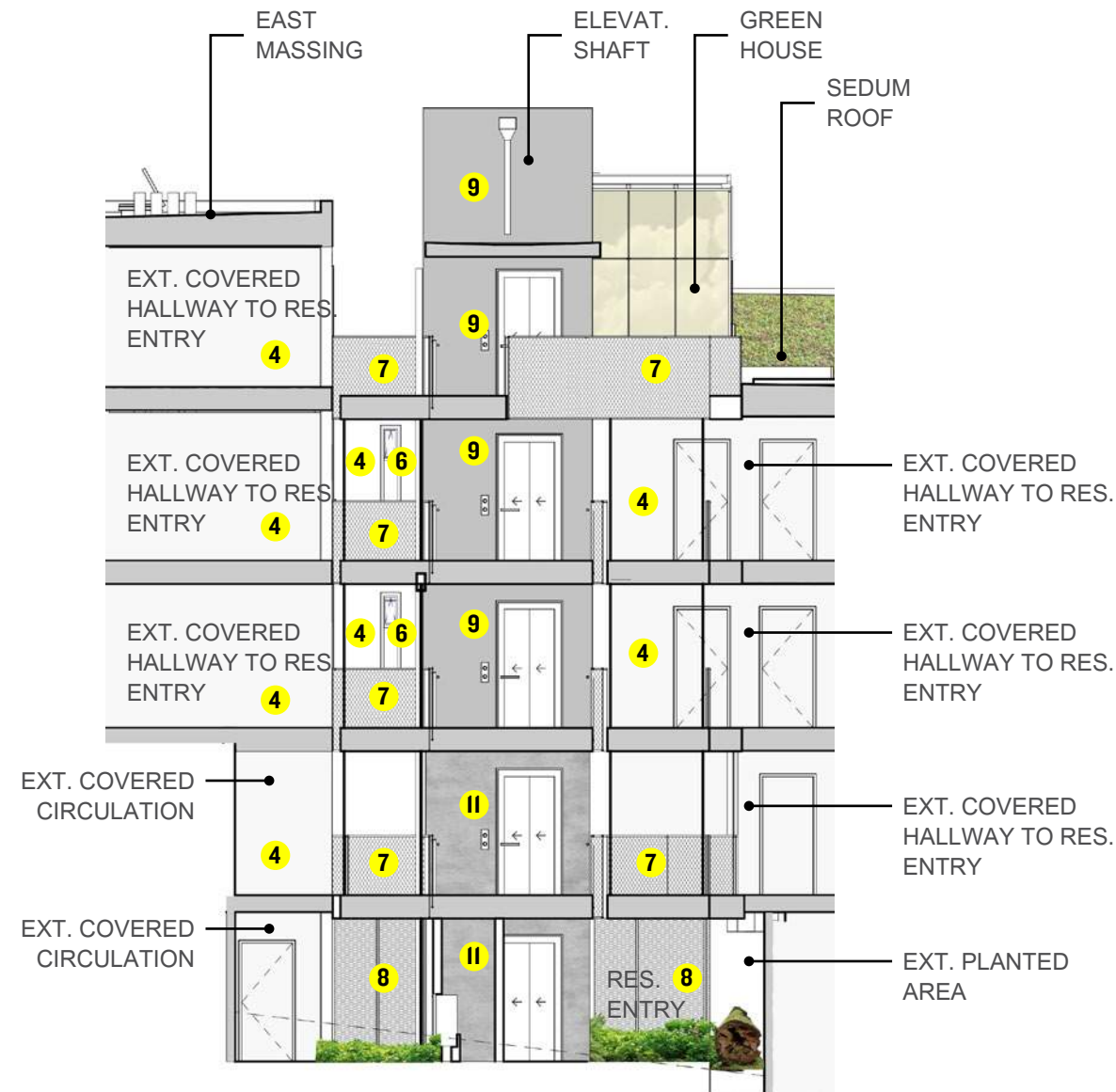
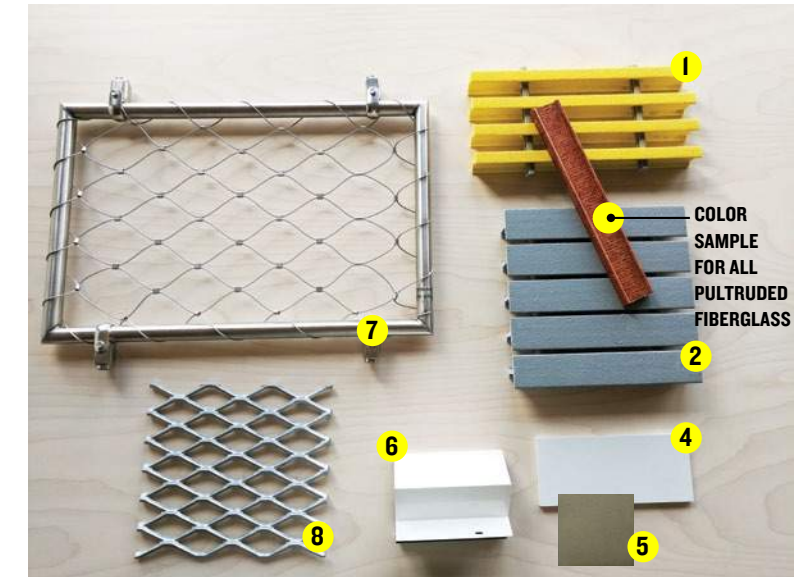
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12 AVE : PERSPECTIVE LOOKING NORTHEAST FROM 12TH AVE



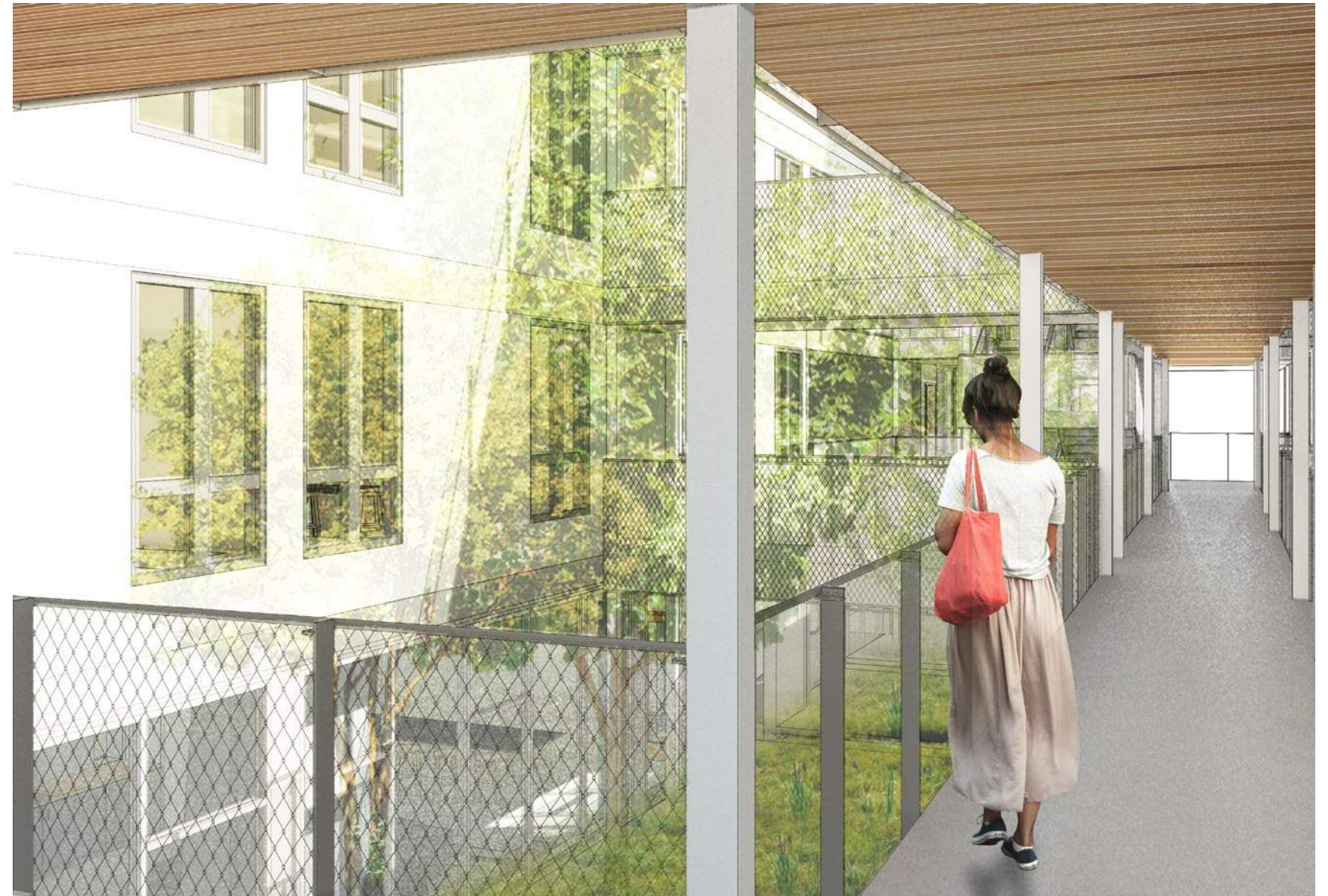
E. OLIVE WAY ENTRY : PERSPECTIVE LOOKING NORTH FROM E. OLIVE WAY



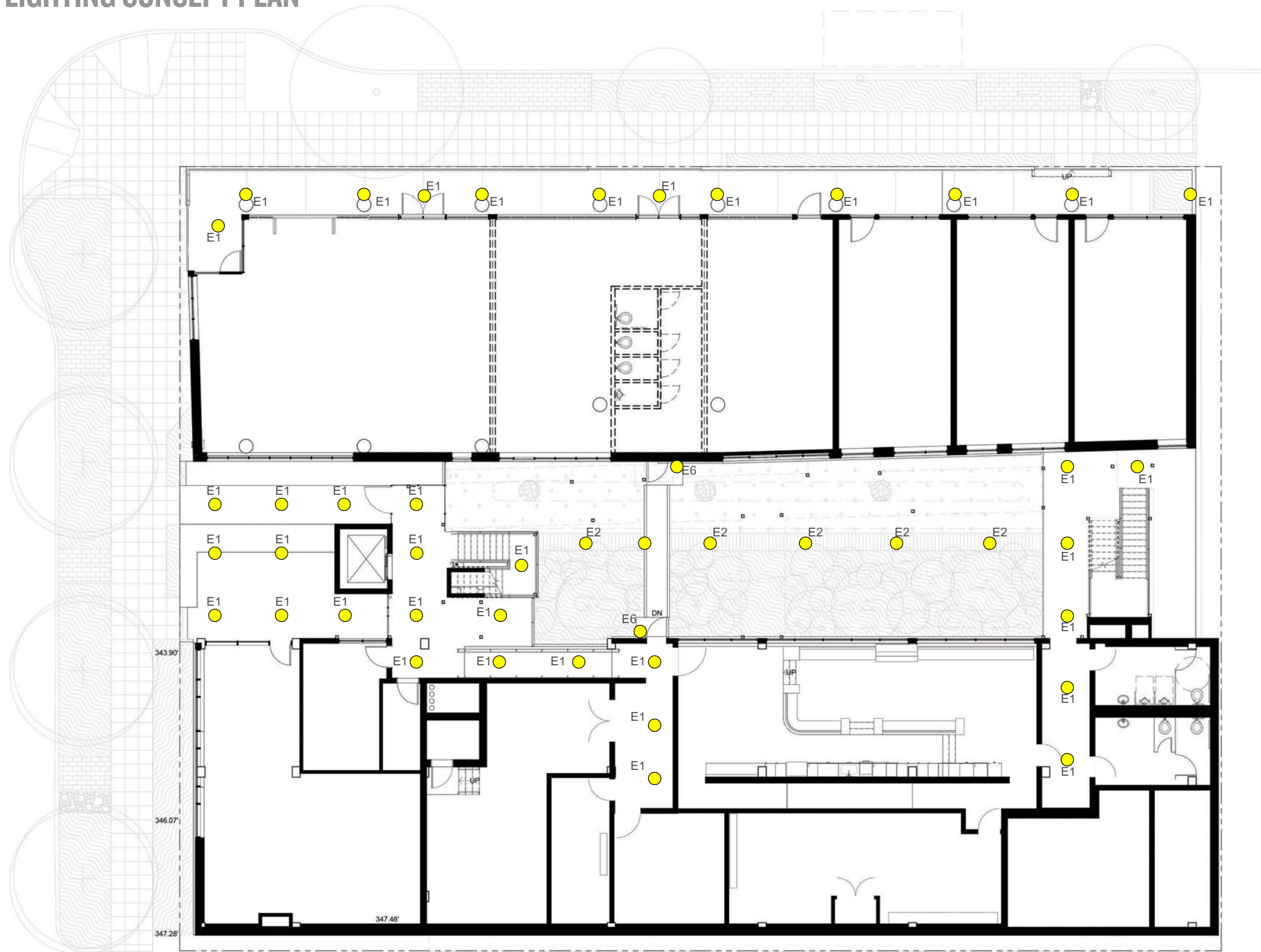
PERSPECTIVE OF ALLEY FACADE : LOOKING NORTHWEST FROM E. OLIVE STREET



PERSPECTIVES AT COURTYARD + BRIDGES



LIGHTING CONCEPT PLAN

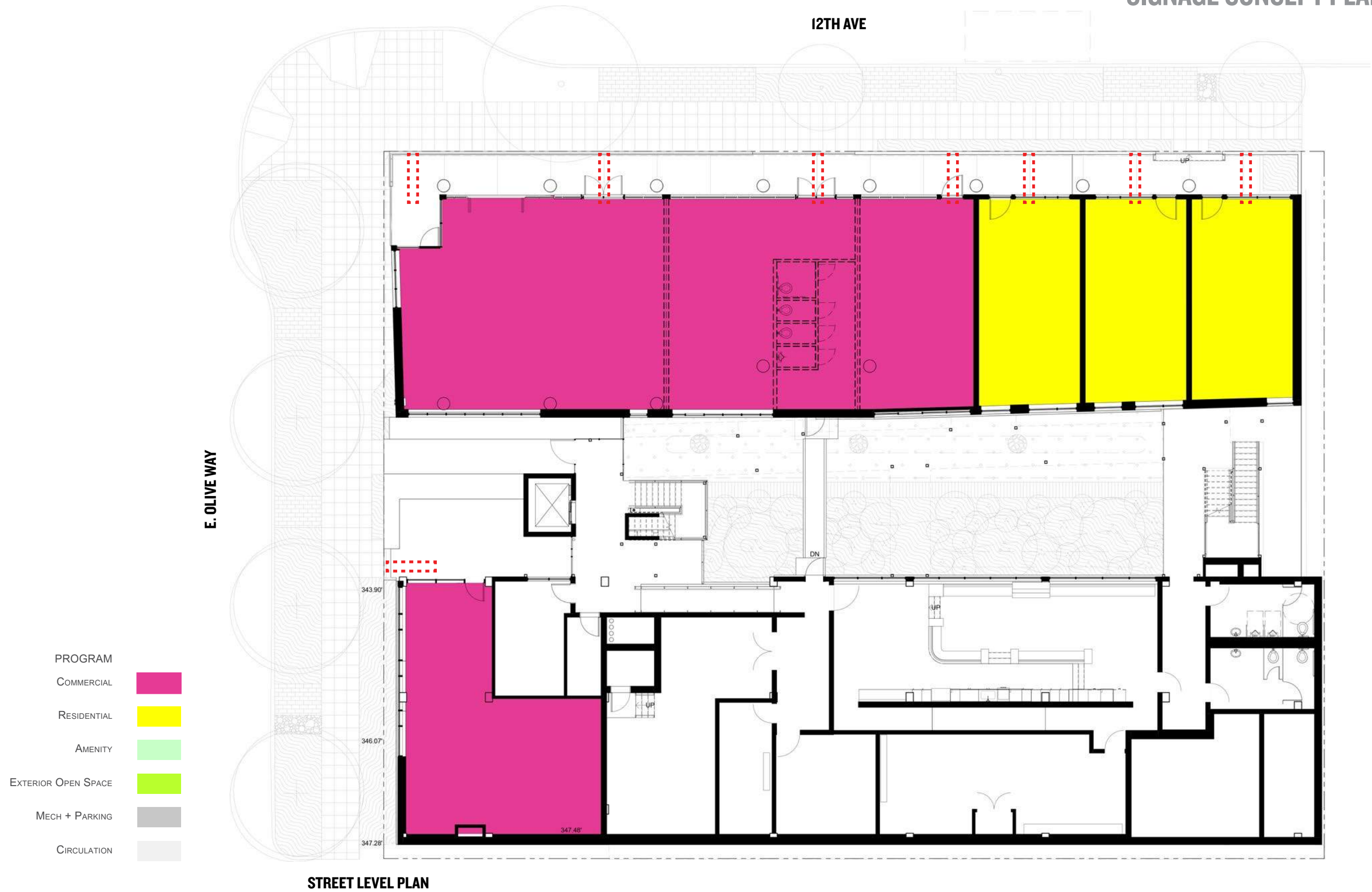


LIGHTING TYPE LEGEND

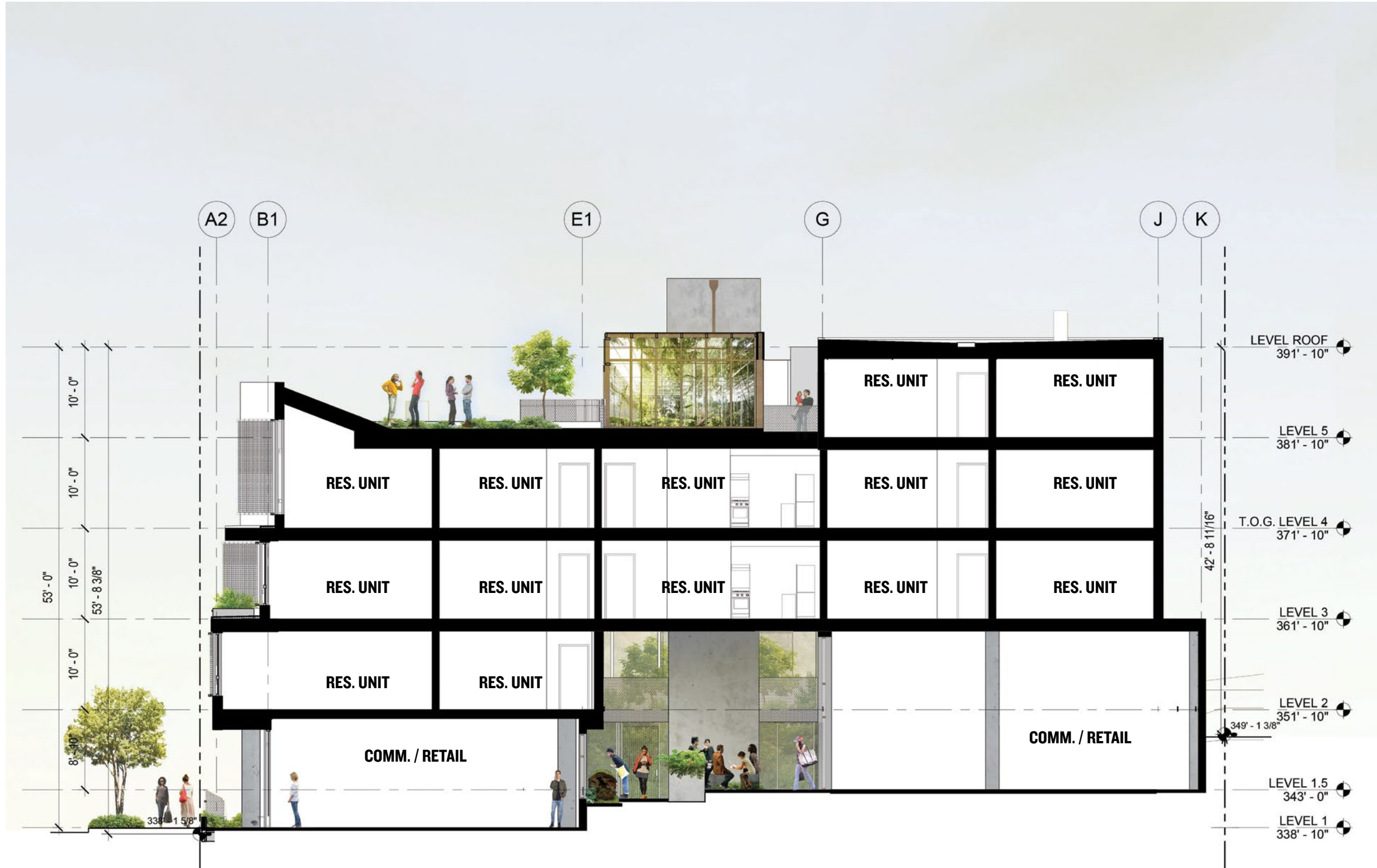
SOFFIT DOWN LIGHT	E1
ANGLED UP-LIGHTING	E2
WALL SCONCE	E6

STREET LEVEL PLAN

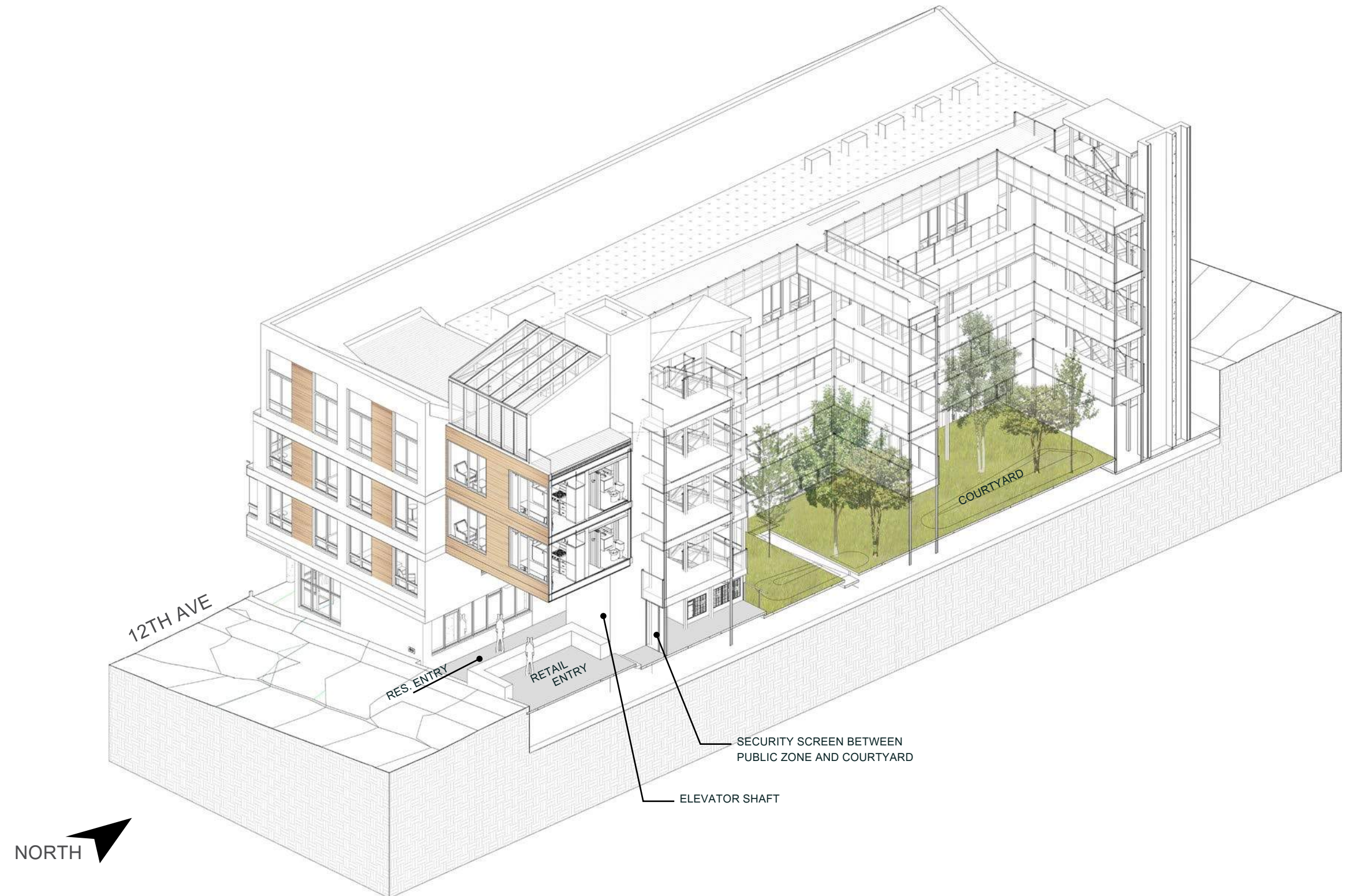
SIGNAGE CONCEPT PLAN



SECTION FROM 12TH AVE TO ALLEY (EAST-WEST SECTION)



PERSPECTIVE SECTION THROUGH OLIVE ENTRY + COURTYARD (EAST-WEST SECTION)



SECTION THROUGH RETAIL LOOKING TOWARDS COURTYARD



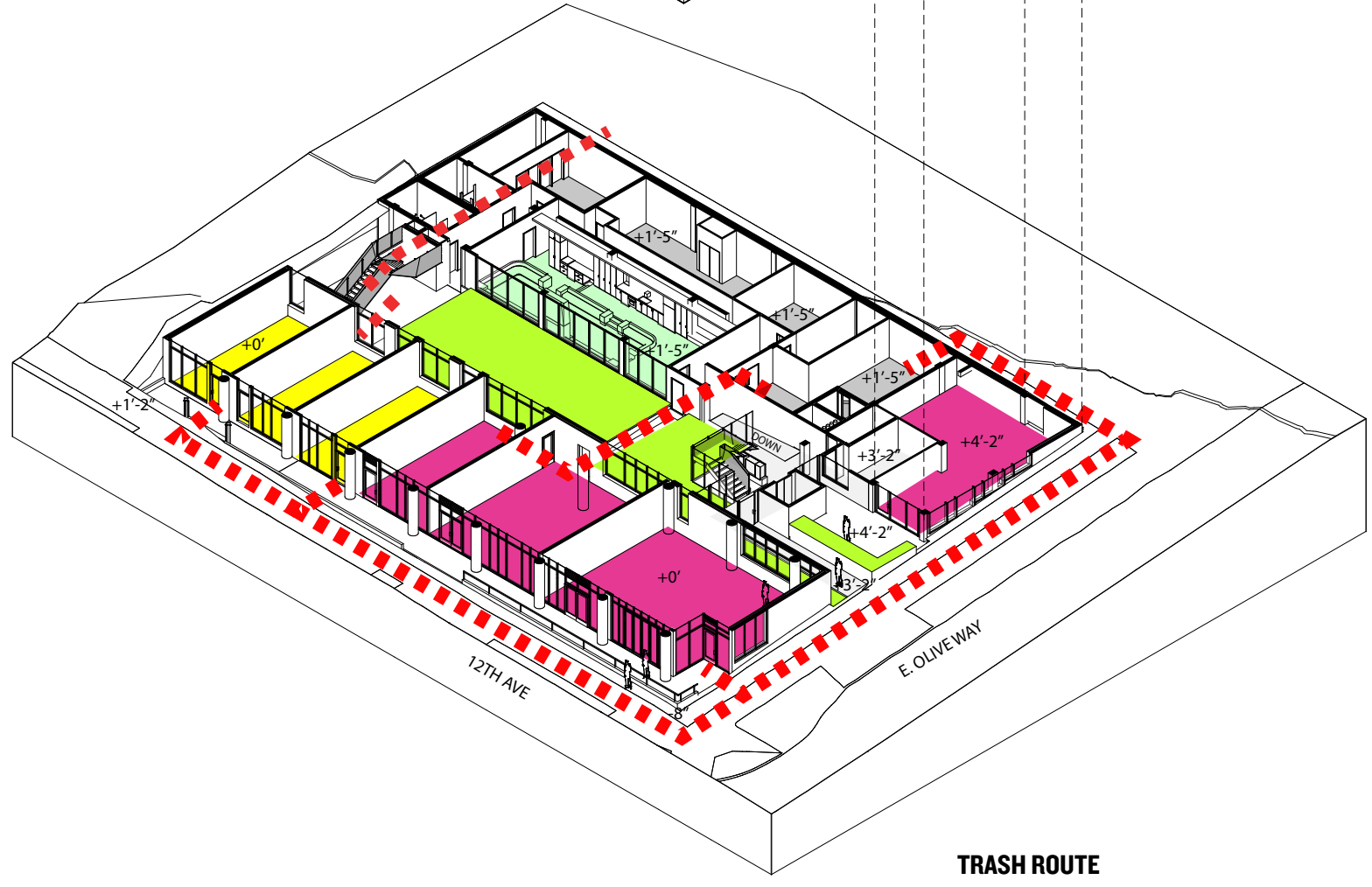
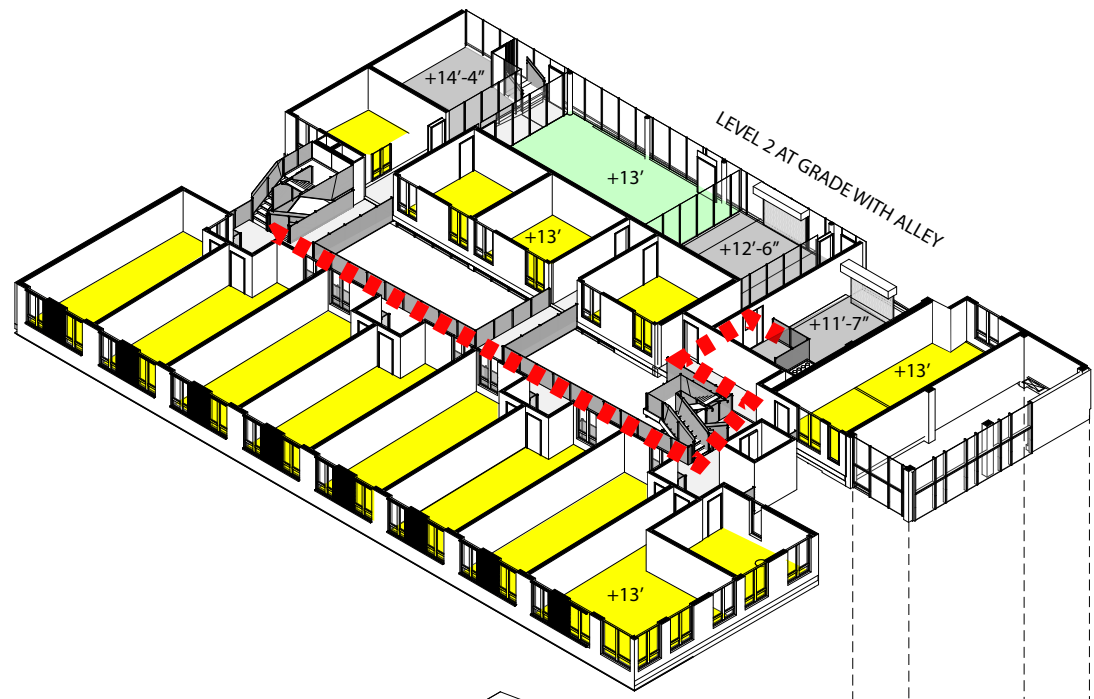
EAST-WEST SECTIONS THROUGH RETAIL + COURTYARD



- PROGRAM
- COMMERCIAL
 - AMENITY

TRASH CIRCULATION PATHS

- PROGRAM
- COMMERCIAL
 - RESIDENTIAL
 - AMENITY
 - EXTERIOR OPEN SPACE
 - MECH + PARKING
 - CIRCULATION



TRASH ROUTE



LEVEL 2



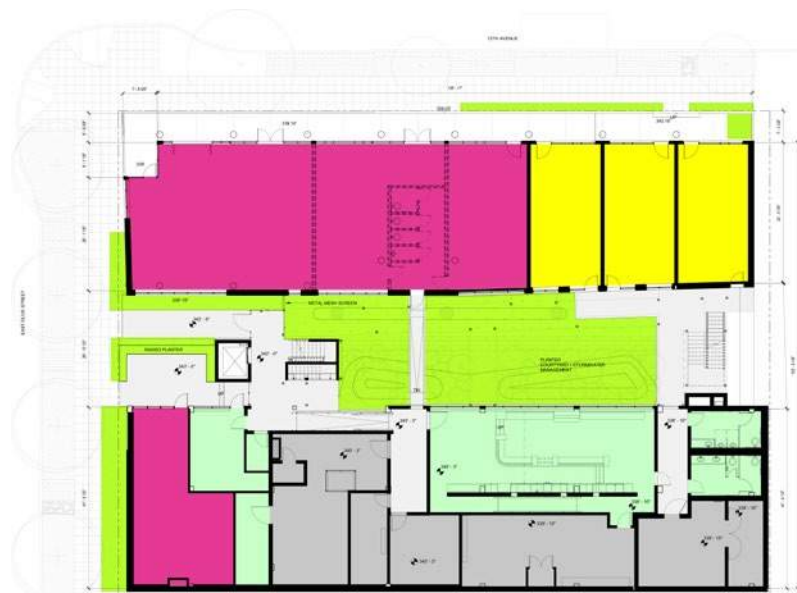
LEVEL 1

CIRCULATION PATHS

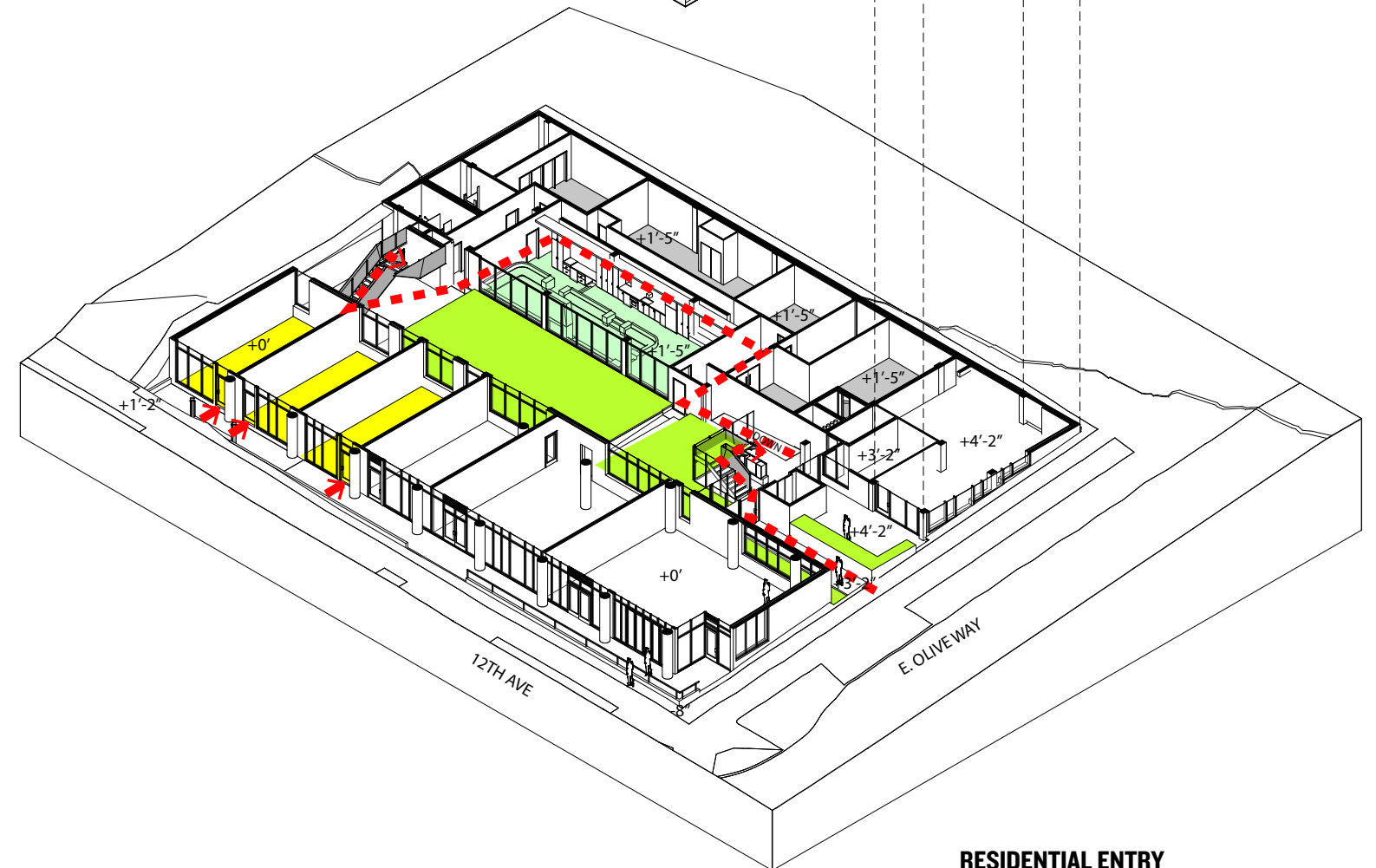
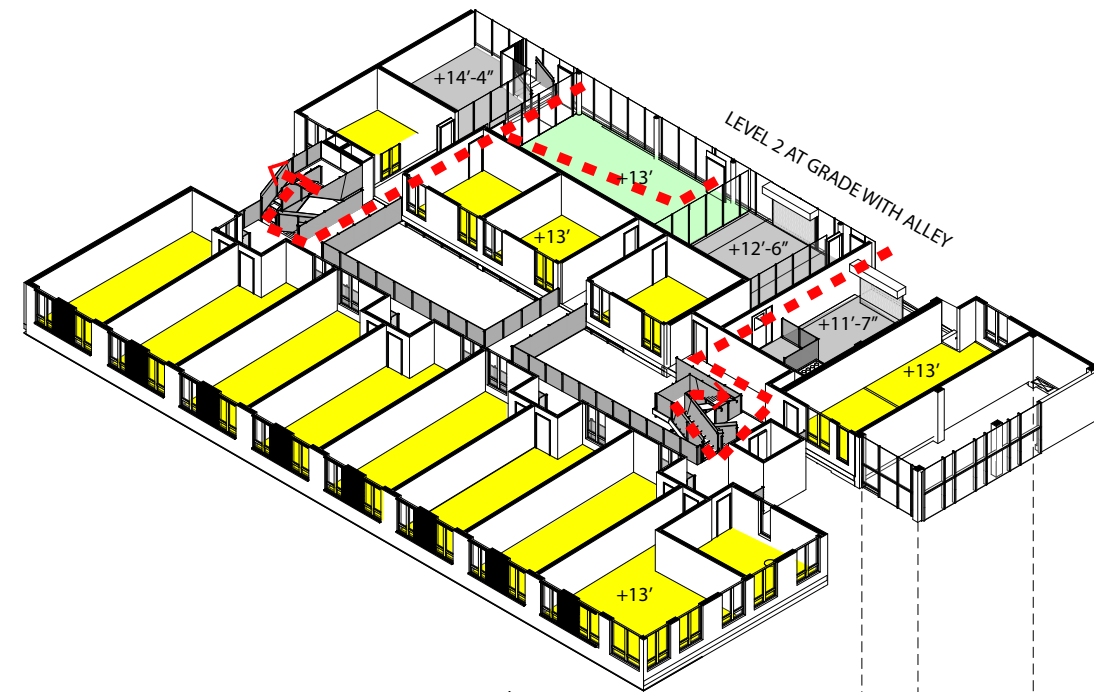
PROGRAM	
COMMERCIAL	
RESIDENTIAL	
AMENITY	
EXTERIOR OPEN SPACE	
MECH + PARKING	
CIRCULATION	



LEVEL 2



LEVEL 1



RESIDENTIAL ENTRY