

DESIGN REVIEW RECOMMENDATION

DECEMBER 18, 2013

8TH + REPUBLICAN
PROJECT #3014781



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TABLE OF CONTENTS

CONTENTS

Zoning Data3

SITE CONTEXT & URBAN DESIGN ANALYSIS

-South Lake Union Urban Center 4

-Zoning Map 6

-Traffic, Transportation & Movement 7

-Pedestrian Uses & Movement 8

-Site Opportunities & Constraints.....9

SITE CONTEXT

-Streetscapes - 8th Avenue10

-Streetscapes - Republican Street.....12

EARLY DESIGN GUIDANCE

-Summary of Early Design Guidance14

-EDG Key Issues.....17

-Sun Studies.....18

PLANS + ELEVATIONS

-Building Plans.....20

-Building Elevations.....22

PERSPECTIVE VIEWS

-Republican Street26

-Alley views and setbacks28

-Street Sections30

-8th Ave N.....34

MASSING + MATERIALS

-Massing + Inspiration Images37

-Material Palette38

LANDSCAPE DESIGN

-Landscape Plan40

-Material and Inspiration Images.....41

SIGNAGE AND CANOPY DESIGN

-Signage and Canopy Plan42

-Signage and Canopy Design43

LIGHTING CONCEPT

-Lighting Plan44

-Lighting Design.....45

-Night Renderings.....46

DEPARTURES

- Departure Requests.....50

- Departure Diagrams.....51

2.0 ZONING DATA

SM 85'

Seattle Mixed Zone

2.0 Potential Use:

SMC 23.48.004

Residential Permitted

General Sales/Svc Permitted

Offices Permitted

2.1 Structure Height:

SMC 23.48.010

SMC 23.48.010.F.4

Base height limit of Zone 85 ft

Allowable Height Limit 85 ft

Solar Collectors, Stair and elevator penthouses, mechanical equipment, Atriums, greenhouses and solariums may extend up to 15 feet above the maximum height limit, so long as the combined total coverage of all features does not exceed 20% of the roof area, or 25% of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment

SMC 23.48.010.F.5

Greenhouses that are dedicated to food production are permitted to extend 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height listed in this subsection 23.48.010.F does not exceed 50% of the roof area.

2.2 Upper Level Setbacks:

SMC 23.48.012

No Setbacks required for this site Per Map A.

2.3 General Façade Requirements:

SMC 23.48.014

A primary building entrance shall be required from the street +/- 3' from sidewalk grade.

Minimum Façade Height 25' on Class 2 pedestrian streets (Republican Street is a class 2 pedestrian street)

SMC 23.48.014.D

Street Level Setback:

1. may have setback 12' max. from property line

2. additional setbacks for 30% of the setback area located 20' min. from street corner

DEPARTURE REQUESTED

2.4 Transparency and blank façade:

Transparency: SMC 23.48.018.A.1

No transparency requirement at residential use.

a. Class 2 pedestrian streets minimum 60% of façade width must be transparent

b. Other streets: minimum 30% of façade width must be transparent

c. When slope of street > 7.5%, transparency may be reduced to 45% on Class 2 streets.

Blank Facades: SMC 23.48.018.B.3

a. Class 2 pedestrian streets - maximum 15' wide (except garage doors), total <40%

b. Other streets - maximum 30' wide (except garage doors), total < 70%

2.5 Street Level Uses:

SMC 23.48.019

Only apply to Class 1 pedestrian streets.

2.6 Residential Amenity Area:

SMC 23.48.020

Required: 5% gross bldg. in residential use:

Residential Area: 202,911 gsf

Required Amenity Space: 10,146 gsf

Provided: 11,043 gsf

no more than 50% shall be enclosed and this enclosed area must be common 225 sf min. and 15' min dim on residential amenity space

2.6 Landscaping Standards:

SMC 23.48.024

Required: street trees per SDOT

Street level setbacks require min. 70% planted area

DEPARTURE REQUESTED

2.7 Required Parking:

SMC 23.54.015.B

In commercial zones in urban centers, no parking is required, except for fleet vehicles

SMC 23.54.030

Parking for residential uses in excess of the quantity required is exempt from parking space size requirements.

SMC 23.54.030A.2.c

Commercial parking - min 35% small stalls, max 65% small stalls, min 35% large stalls

DEPARTURE REQUESTED

SMC 23.84.048

SM zone is a Commercial zone, according to Definitions.

SMC 23.54.035.A.1

Loading berth is required for medium demand use

Minimum size of berth is 10'wide by 25' deep by 14' tal

DEPARTURE REQUESTED

Access: SMC 23.48.034

1. when lot abuts an improved alley, access shall be from alley

2. when lot fronts alley and east/west street, parking may be from east/west street

3. if lot does not abut an improved alley...

4. Director shall determine whether location of parking/loading will expedite movement of vehicles

5. Curbcut width and number of curbcuts shall be per 23.54.030.

| Level | Non-Residential | | | | | Residential | | | | | Provided |
|-------|-----------------|-----|----|-----|---------|-------------|-----|----|-----|---------|----------|
| | S | M | L | ADA | ADA van | S | M | L | ADA | ADA van | |
| P1 | 3 | 16 | 0 | 1 | 0 | 4 | 55 | 0 | 2 | 1 | 82 |
| P2 | 0 | 0 | 0 | 0 | 0 | 9 | 85 | 0 | 2 | 0 | 96 |
| P3 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 6 |
| subs | 3 | 16 | 0 | 1 | 0 | 13 | 146 | 0 | 4 | 1 | |
| | 15% | 80% | 0% | 5% | 20 | 8% | 89% | 0% | 2% | 164 | 184 |

required comm. mix: small stalls = 65% max = 13 stalls

large stalls = 35% min = 7 stalls

Bicycle Parking

SMC 23.54.015 Chart E

| Use | Quantity | Required Bicycle Parking Ratio | | Require | Provided |
|-----------------|-----------|--------------------------------|------------|---------|----------|
| Sales & Service | 14,345 sf | 1/ 12000 | long-term | 1.20 | 2 |
| | | 1/ 4000 | short-term | 3.59 | 5 |
| Residential | 211 units | 1/ 4 | | 52.75 | 125 |

2.8 Solid Waste:

SMC 23.54.040

Mixed-Use Developments: Area for Res. Dev. Plus 50% Area for NonRes Dev.

For more than 9 dwelling units, the min. horizontal dimension is 12

DEPARTURE REQUESTED + GRANTED by the Director and SPU

For >100 units, the Area may be reduced 15% if no hor. dimension less than 20'

Residential:

26-50 units: 375 sf

51-100 units: 375 sf + 4sf/ea. add'l unit

100+ units: 575 sf + 4sf/ea. add'l unit

Number of Units: 211 units

Required Trash Area: 1,219 gsf

Provided: 1,277 gsf

Nonresidential:

0-5,000 sf 82 sf

5,001-15,000 sf 125 sf

15,001-50,000 sf 175 sf

Non-Residential Area: 14,345 gsf

Required Trash Area: 125 gsf

Provided: 150 gsf

MILLER

HULL

R

RUNBERG
ARCHITECTURE
GROUP

3

SITE CONTEXT & URBAN DESIGN ANALYSIS

SLU URBAN CENTER

SOUTH LAKE UNION
Height and Density Alternatives



Prepared by:
City of Seattle
Department of Planning and Development

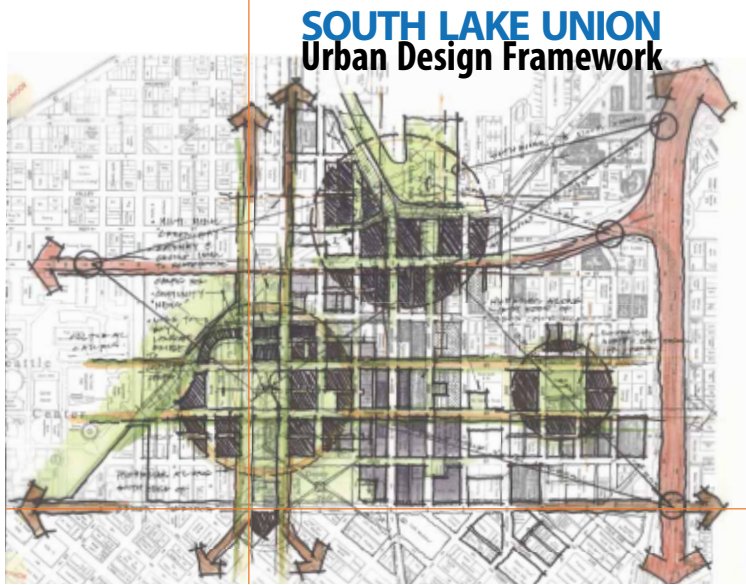
- The South Lake Union Rezone EIS states the following objectives which are applicable to this project:
- Use limited land resources more efficiently, pursue a development pattern that is economically sound, and maximize the efficiency of public investment in infrastructure and services.
 - Ensure capacity for long-term growth consistent with the designation of South Lake Union as one of the City’s six urban centers.
 - Provide for a more diverse and attractive neighborhood character by providing a mix of housing types, uses, building types, and heights.
 - Promote a land use pattern that provides for a balanced mix of residential and employment opportunities.
 - Enhance the pedestrian quality at street level by providing amenities, taking into consideration light and air as well as public view corridors and providing for retail activity at key locations.

The proposal seeks to provide a mixed-use building on the site that will provide the highest and best use, providing much desired residential units and ground-floor commercial space.

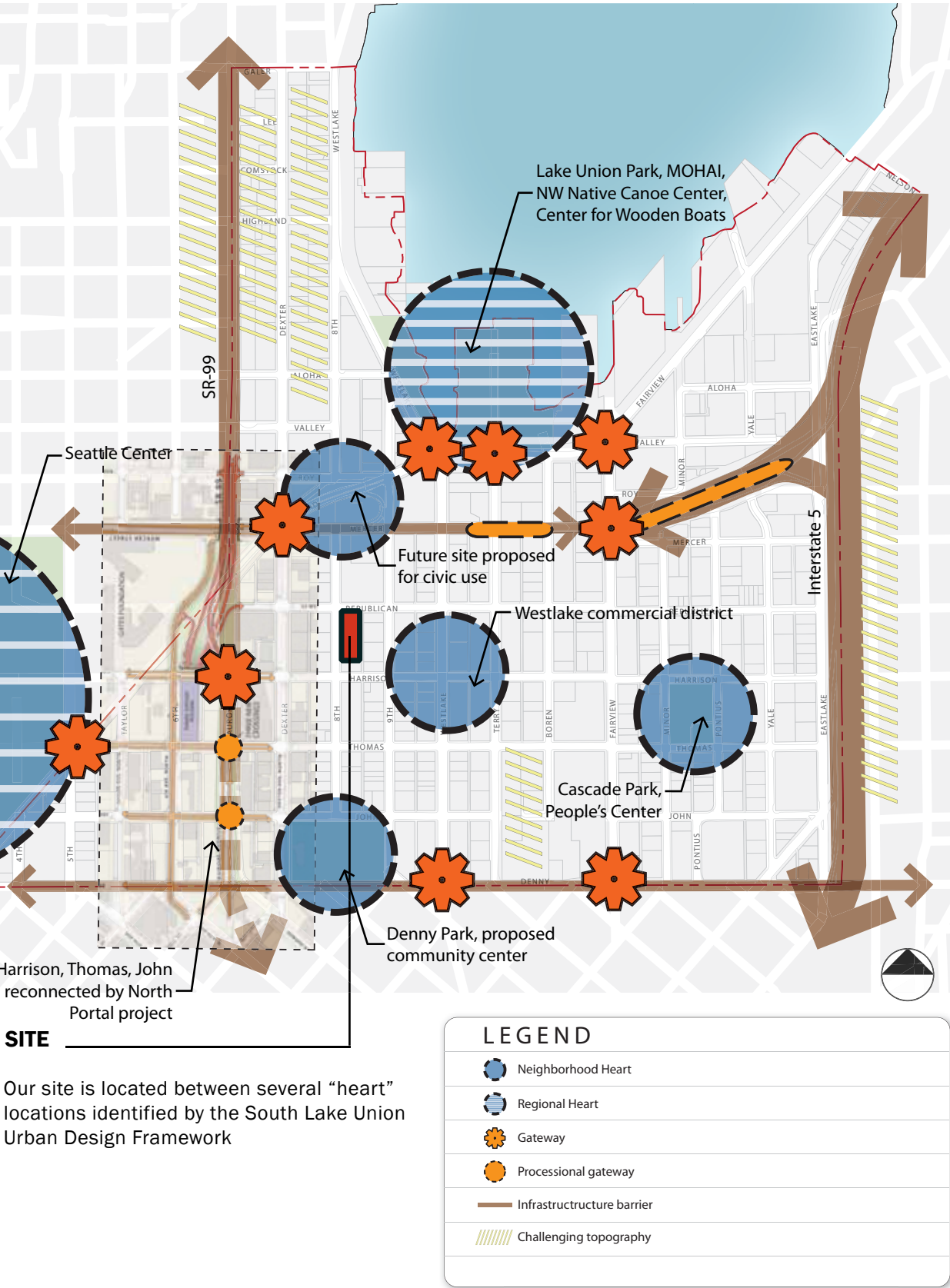
The project intends to include townhouse (multistory) units at the street level, commercial space and exterior plaza space, with apartments above. Parking will be provided in a below-grade garage.

IN CONTEXT: GATEWAYS, HEARTS & EDGES

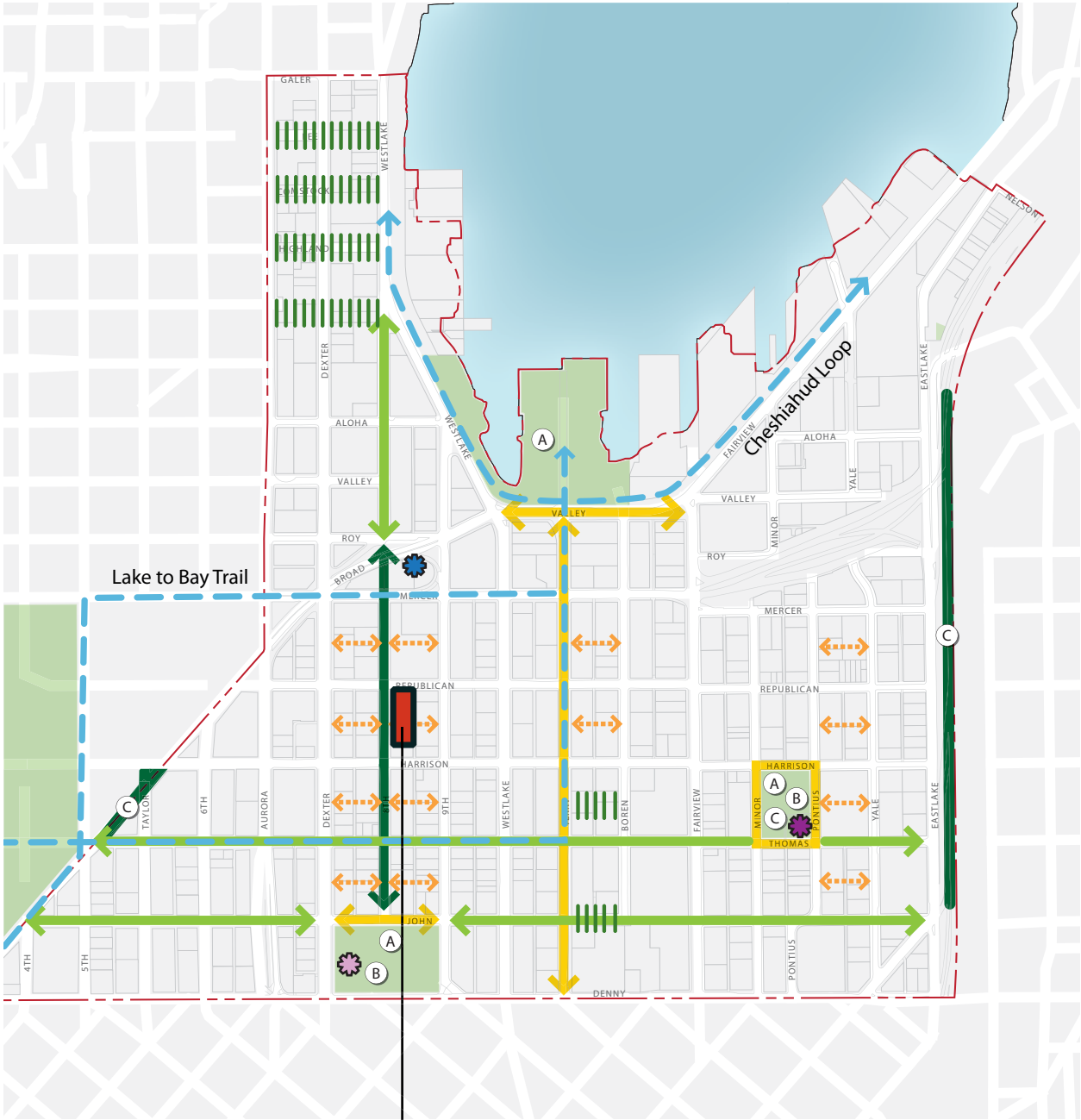
According to the SLU Urban Design Framework, gateways are the notable passages into and out of the neighborhood, hearts are the centers of community life, and edges are the boundaries that define SLU.



GATEWAYS, HEARTS, AND EDGES



PUBLIC SPACE NETWORK

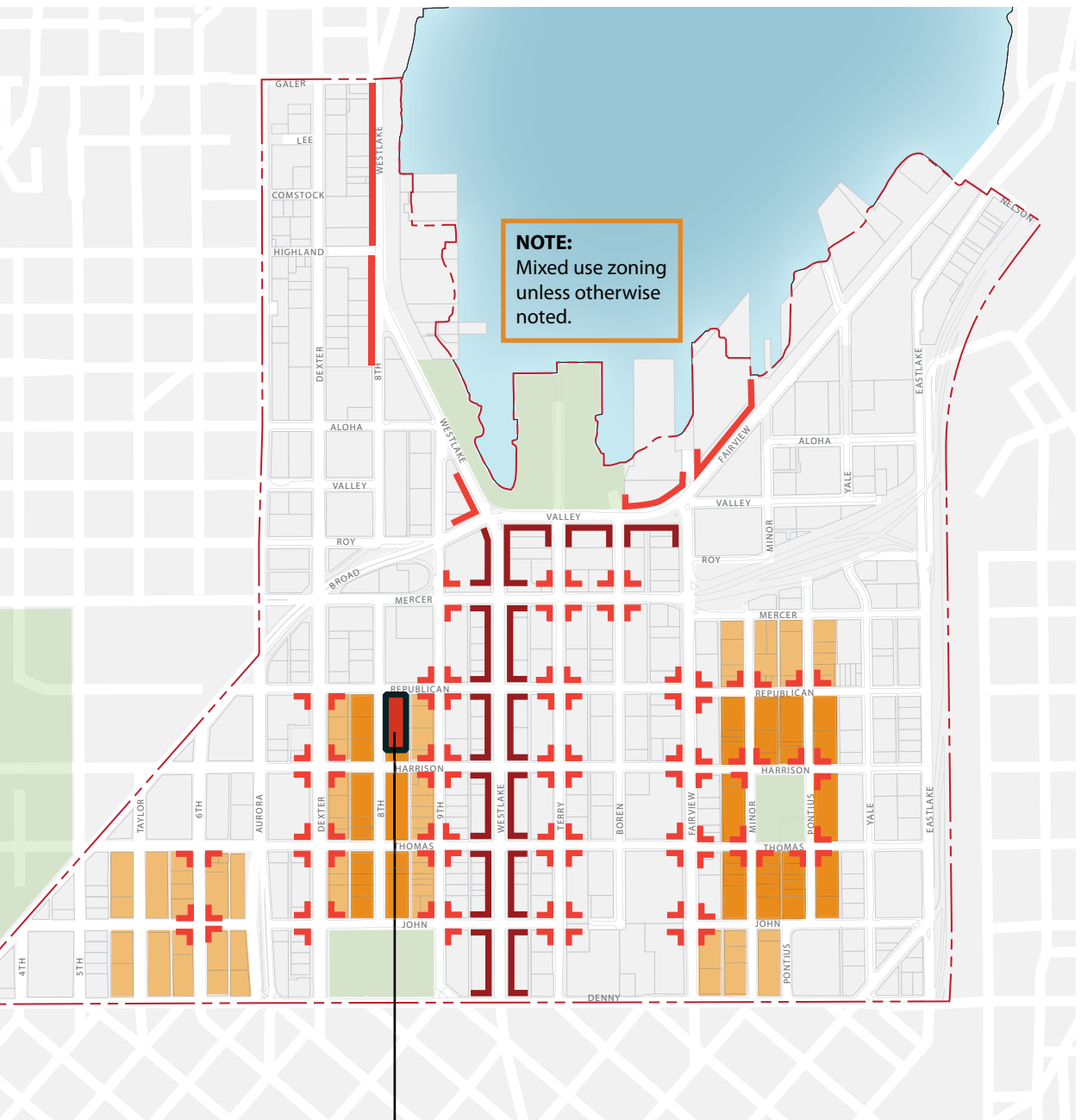


SITE

Our site is located along 8th Avenue, which has been identified as a future green street “woonerf” with a focus on pedestrian oriented residential development. The intention is to have a street facing facade comprised of residential entries in the form of stoops or landscaped setback areas.

| LEGEND | | | |
|--------|-----------------------------|--|-------------------------------------|
| | Hill Climb | | Potential Site for Civic Use |
| | Mid-Block Ped Connections | | Community Center |
| | Urban Trail | | Proposed Community Center |
| | Festival Street (Mixed Use) | | Playground |
| | Green Street | | Active Recreation |
| | Road Diet / Woonerf | | Other Recreation: Dog Runs, Gardens |

RESIDENTIAL AND RETAIL FOCUS AREAS



SITE

Our site falls within the Primary Residential corridor along 8th Avenue N as identified in the South Lake Union Urban Design Framework.

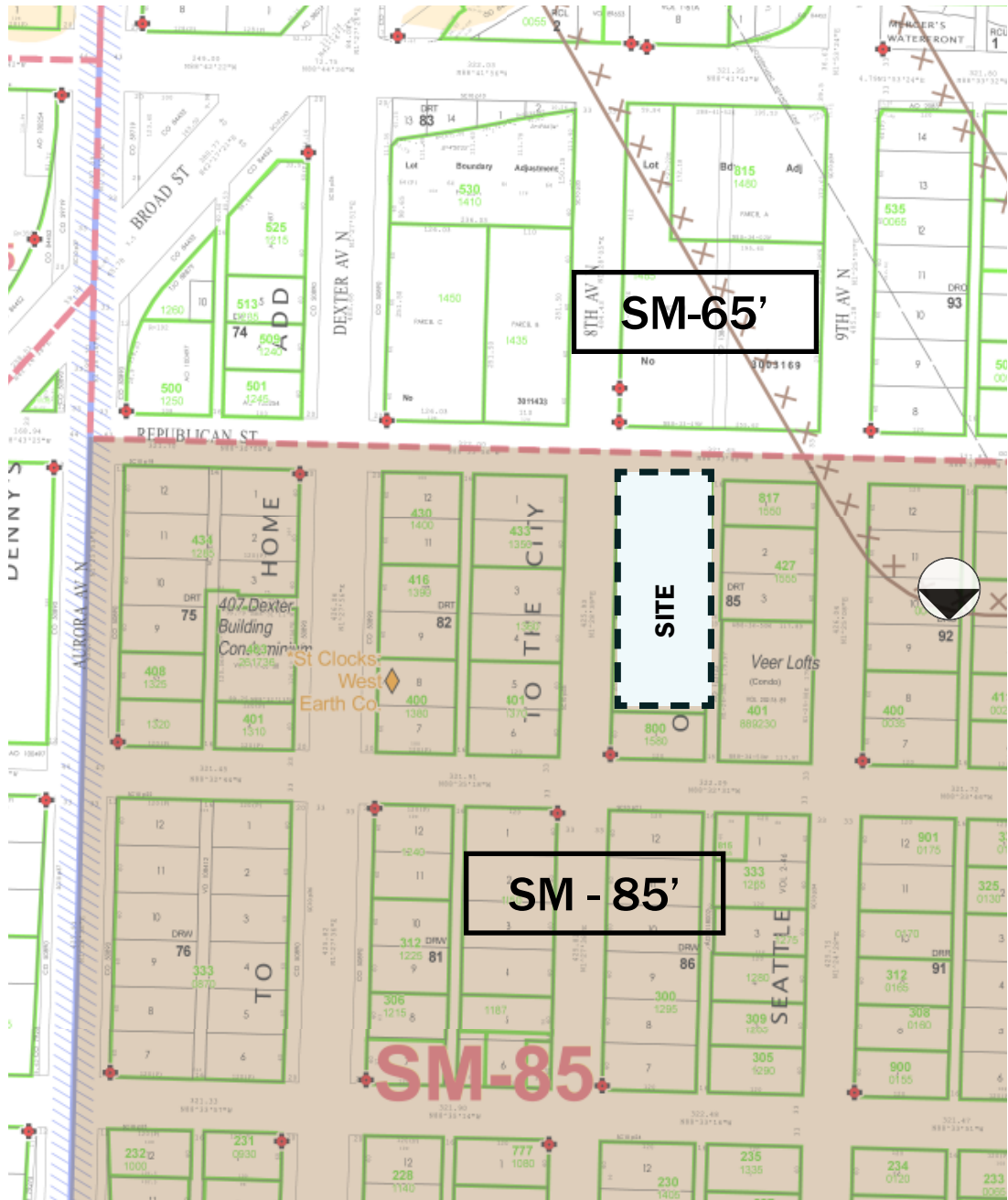
| LEGEND | |
|--------|--|
| | Primary Residential |
| | Mixed Use - Residential Emphasis |
| | Pedestrian-Oriented Retail & Services Required |
| | Neighborhood Retail & Service Incentives |

SITE CONTEXT & URBAN DESIGN ANALYSIS

ZONING MAPS



View of the site from the north, looking south towards Denny Park and Downtown.



ZONING MAP - CURRENT

The site is located within the Seattle Mixed Residential SM-85' zone.

SITE CONTEXT & URBAN DESIGN ANALYSIS
TRAFFIC, TRANSPORTATION & MOVEMENT

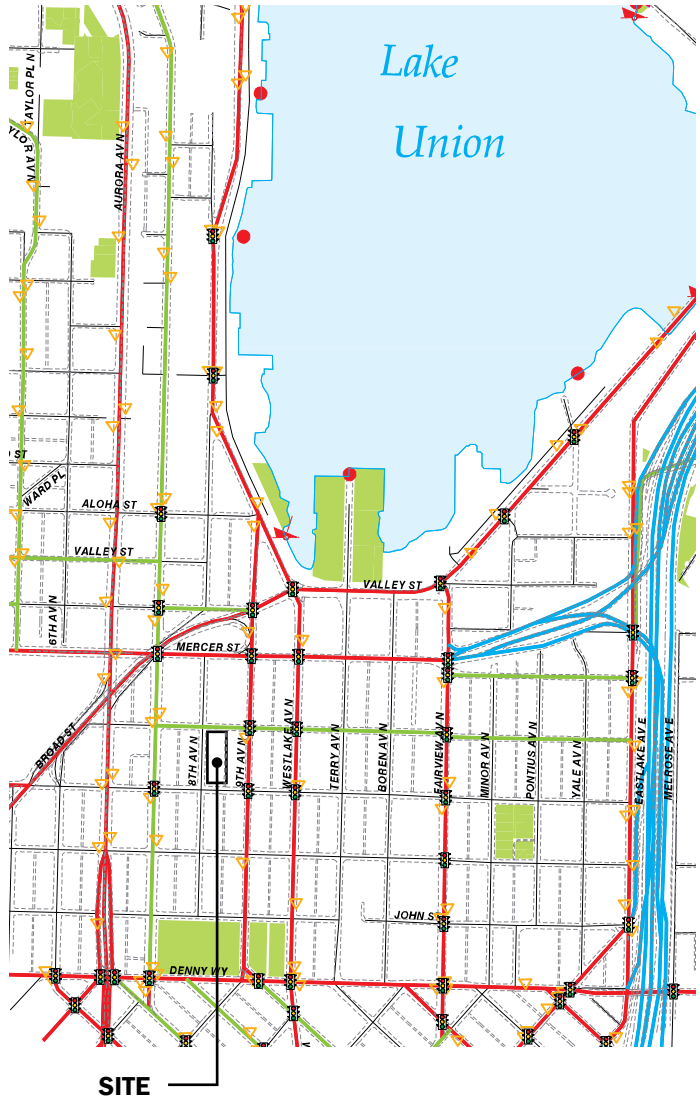
- Principal Arterial
- Minor Arterial
- Collector Arterial
- State Freeway/Expressway
- Interstate Freeway
- Secondary Street
- Pavement Edge*
- Residential
- State Signal
- City Signal
- Half Signal - Ped. Actuated
- Midblock Crosswalk Signal
- Railroad Crossing Signal
- Fire Signal
- METRO Bus Stop
- Public Boat Ramp
- Street Ends

*Pavement Edge coverage within city limits only.

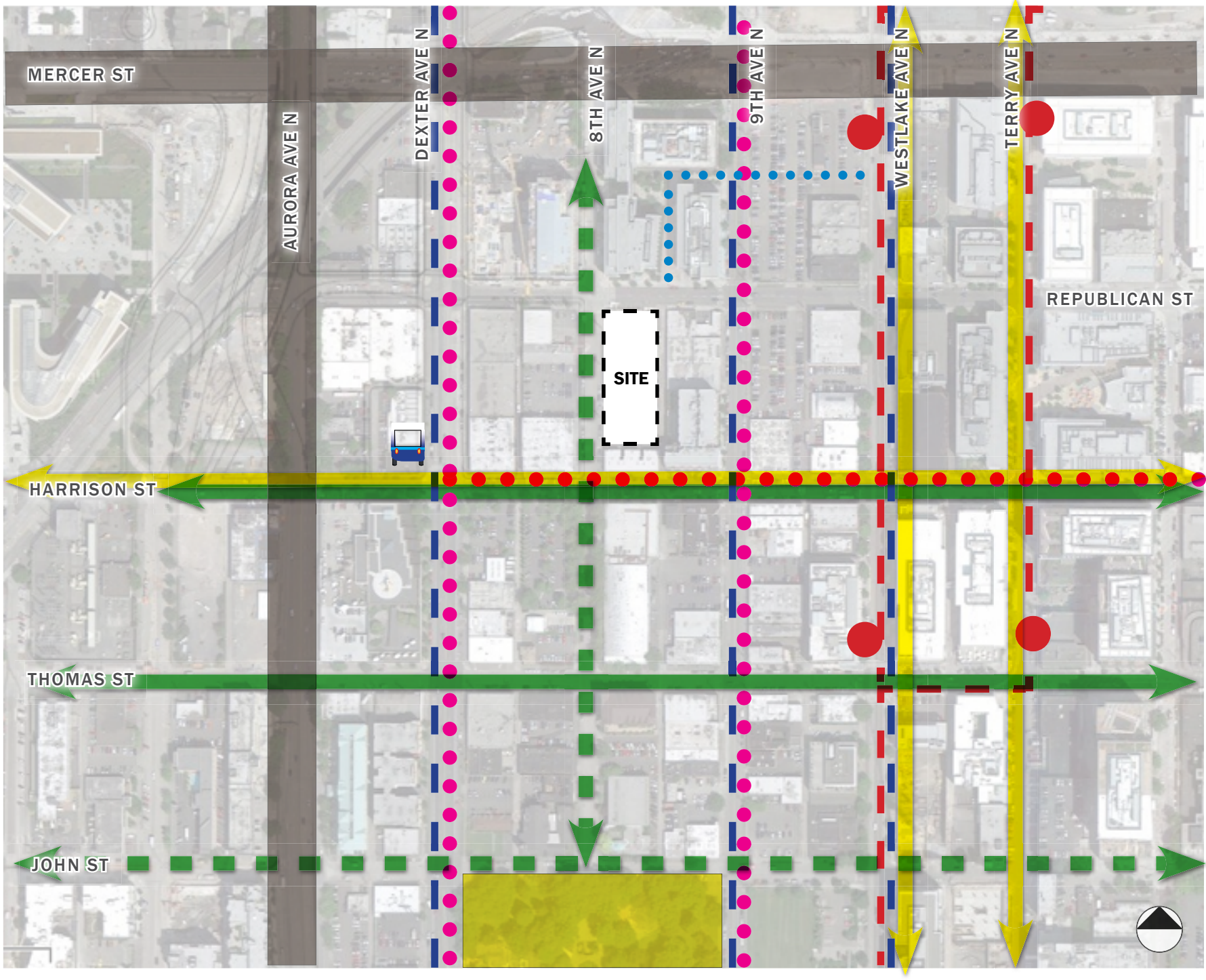
DATA SOURCES

Transportation Routes:
The City of Seattle's
Street Network Database

Parks & Playgrounds:
The City of Seattle Department
of Parks & Recreation



*as defined and mapped by the Land Use Code and/or designated by City Council Ordinance or Director's Rule.
**street designations as defined by the South Lake Union Neighborhood Design Guidelines, February 2011.



Highway/ Major Arterial Street

Green Street*

Potential Green Street*

Future Pedestrian Passage

Heart locations **

Bike Lane

Seattle Streetcar Stop/Line

Bus Stop/Line

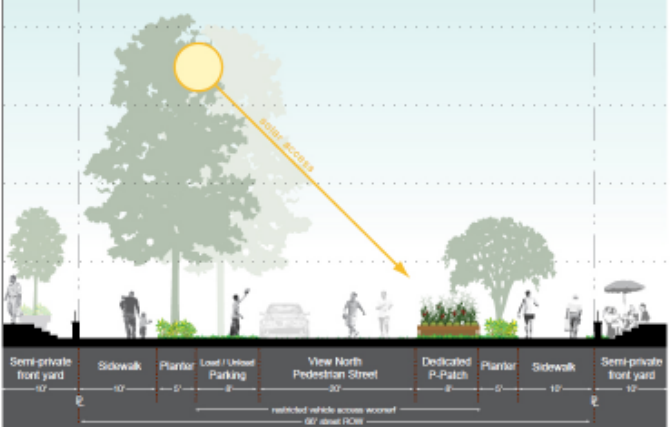
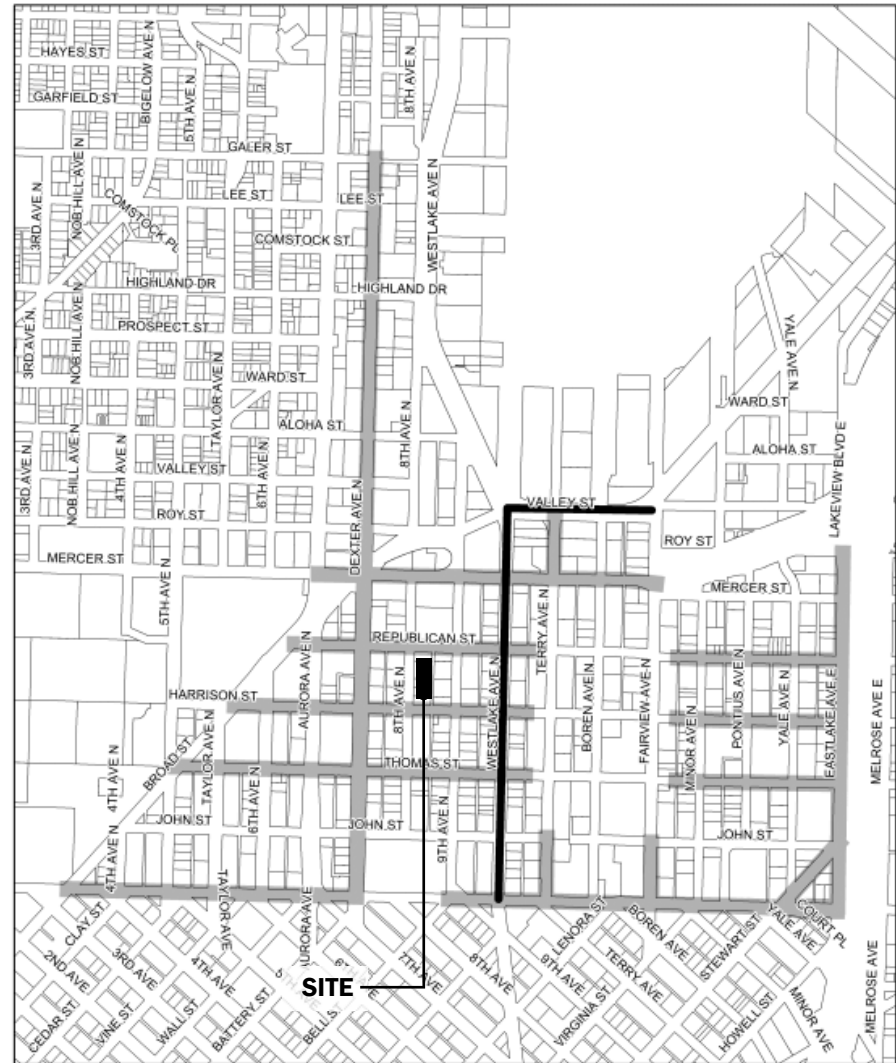
SITE CONTEXT & URBAN DESIGN ANALYSIS

PEDESTRIAN USES & MOVEMENT

ANALYSIS

The current configuration of Aurora Ave N prevents travel west towards Seattle Center, thereby placing the project site near what is currently a hard edge to the South Lake Union Urban Center. Once the north portal reconfiguration of SR-99 is complete the neighborhood will be reconnected to the west, placing the site just north of a main east-west thoroughfare along Harrison Street. Republican Street will collect additional vehicle traffic from the exit ramp from ST-99 just west of Dexter Ave N.

The proposed 8th Avenue Residential Corridor will be located between several major research and cultural institutions, with good proximity to the commercial development to the east, including several major projects in development in the immediate vicinity of the site. The project team has met with Weinstein A|U and DPD to review the proposed South Lake Union Street Concept Plan for this neighborhood. We agree with the potential for the development of this pedestrian friendly, green street corridor to benefit the proposed residential building. The team will consider future adoption of these principals in the building design.



Current rendering indicating the relationship of the project site and design to the green street and Denny Park.



Green Street map from "South Lake Union Street Concept Plans" Published by Weinstein A|U in March 2013. This plan illustrates the future alignment of SR-99 and its relationship to the project site.

SITE CONTEXT & URBAN DESIGN ANALYSIS

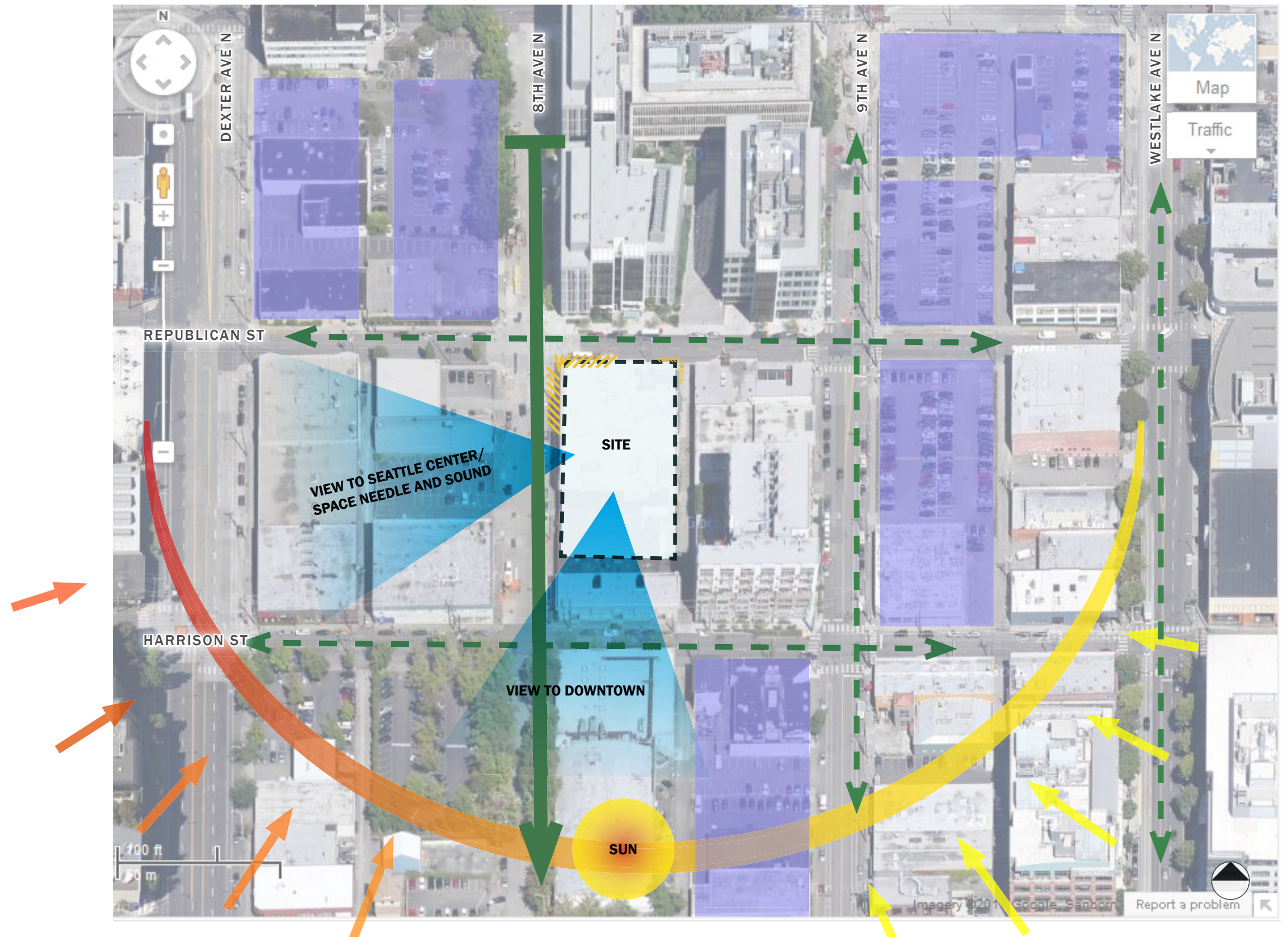
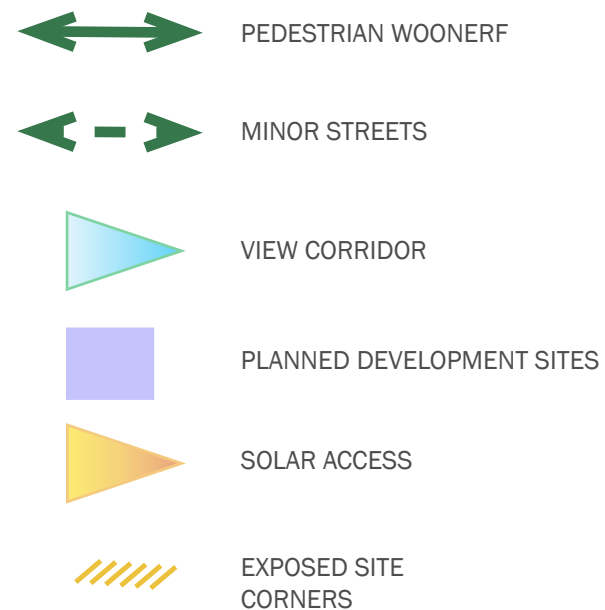
SITE OPPORTUNITIES & CONSTRAINTS

OPPORTUNITIES

1. Foster development of pedestrian woonerf / green street condition along 8th Avenue
2. Build on open space created at University of Washington campus to the north
3. Create a pedestrian-friendly alley.
4. Maximize views of Space Needle, Downtown and South Lake Union

CONSTRAINTS

1. Shading at SE corner of site from adjacent Veer Lofts
2. Views to south and west are likely to be blocked by future development along 8th Avenue
3. Views to Lake Union and Queen Anne will be blocked by future construction currently in design for neighboring sites.



SITE CONTEXT
STREETSCAPES - 8TH AVENUE N



REPUBLICAN STREET

PROJECT SITE



A



HARRISON STREET

OPPOSITE PROJECT SITE

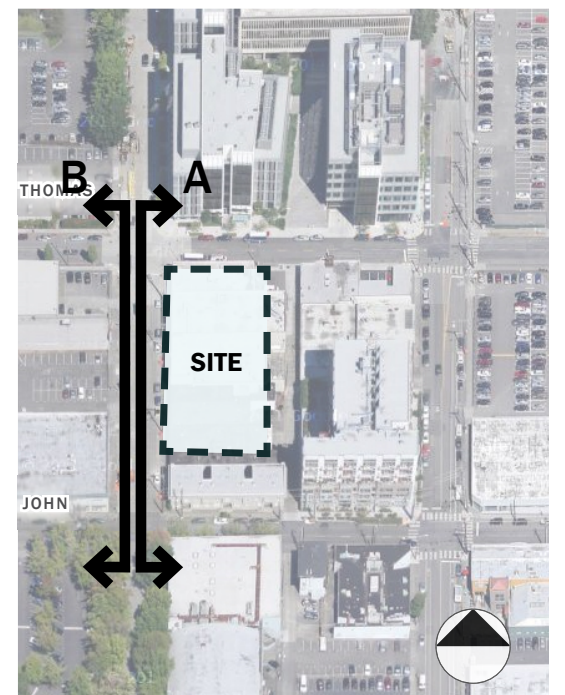


B

PROJECT SITE



OPPOSITE PROJECT SITE



SITE CONTEXT
STREETSCAPES - REPUBLICAN STREET



A



PROJECT SITE



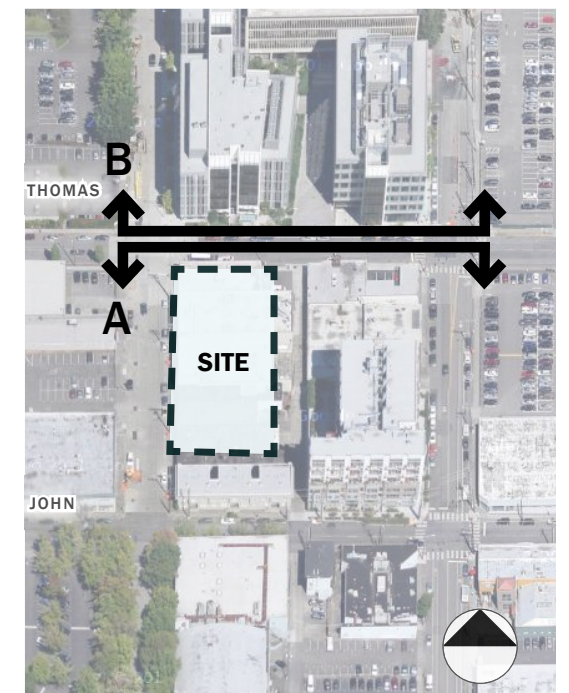
B



OPPOSITE PROJECT SITE

SITE CONTEXT

STREETSCAPES - REPUBLICAN STREET



SUMMARY OF EARLY DESIGN GUIDANCE

| A. Site Planning | |
|--|---|
| <p>A-1 Responding to Site Characteristics</p> <p>The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.</p> <p><i>SLU-specific supplemental guidance</i></p> <p>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> <ul style="list-style-type: none">• Minimize shadow impacts to Cascade Park.• New development is encouraged to take advantage of site configuration to accomplish sustainability goals. For example, solar orientation, storm-water systems, sustainable landscaping, etc. | <p>Applicant’s Response:</p> <p>The general massing and form of the building is a direct response to the characteristics inherent to the site. In plan the form of the building takes the rough shape of the number “7.” The ‘top’ bar of the 7 holds the property line along Republican Street and provides a strong building mass that will greet vehicles exiting the future off-ramp from SR-99 as they enter SLU. This building mass also signals a transition from the residential enclave planned for the area south of this site to the institutional use to the north. Glazer’s Camera Supply will occupy the building base along Republican and provide ample transparency via commercial storefront along the Class 2 Pedestrian Street.</p> <p>The long N/S leg of the 7 kicks back from the west property line to create a gracious pedestrian plaza along the 8th Ave N Green Street. It also provides at min. 10’ of separation between the sidewalk and the town house entries along this streetscape to facilitate residential use at grade. The plaza is oriented to the south and west, maximizing solar orientation to capture afternoon sun and encourage gathering in the plaza.</p> <p>Along the alley the south end of the building pulls west, away from the alley property line, providing more light, air and separation from the Level 3 roof deck of the adjacent Veer Lofts condo building to the east.</p> |
| <p>A-2 Streetscape Compatibility</p> <p>The siting of buildings should acknowledge and reinforce the existing desirable special characteristics of the right-of-way.</p> <p><i>SLU-specific supplemental guidance</i></p> <ul style="list-style-type: none">• The vision for the street-level uses in South Lake Union is a completed network of sidewalks that successfully accommodates pedestrians. Streetscape compatibility is a high priority in the neighborhood with redevelopment. Sidewalk related spaces should appear safe, welcoming and open to the general public.• Provide pedestrian-friendly streetscape amenities such as tree grates, benches and lighting• Encourage provision of spaces for street level uses that vary in size, width and depth.• Encourage use of awnings/weather protection along street fronts to enhance pedestrian environments.• Where appropriate, configure retail space so that it can spill out onto the sidewalk. | <p>Applicant’s Response:</p> <p>Per the Green Street plan proposed by Weinstein A U for 8th Ave N, the streetscape design for this site strives to create a series of external ‘rooms’ at a variety of scales for different uses and pedestrian experiences. Two curb bulbs are proposed: one large bulb from the intersection of the 8th + Republican south down to the main plaza to increase area for greening along the commercial use at the north end of the site. This curb bulb also provides more area to the large entry plaza along 8th Ave N. A smaller curb bulb is proposed at the south end of the site to transition the new curb location back to the existing curb along the neighboring property to the south. This smaller curb bulb provides another node for pedestrian activity which will be further strengthened by the proposed stoop at the south end of the “mega stoop.”</p> <p>Primary street trees will follow green street recommendations, and a grove of trees will span over the sidewalk back into the main planter to vary the pedestrian experience. Planter edges will rise out of the sidewalk to create seating opportunities. A small retail /</p> |

| | |
|--|--|
| | <p>commercial space is located at the north end of the plaza and will provide additional seating opportunities with great solar access to encourage people to stop and enjoy the amenities provided along the r.o.w.</p> <p>Commercial storefront at the north end of the site will feature some overhead weather protection in the form of canopies along Republican Street to encourage people to linger on the sidewalk in front of Glazer’s Camera Supply.</p> |
| <p>A-4 Human Activity</p> <p>New development should be sited and designed to encourage human activity on the street.</p> <p><i>SLU-specific supplemental guidance</i></p> <ul style="list-style-type: none">• Create graceful transitions at the streetscape level between the public and private uses.• Keep neighborhood connections open, and discourage closed campuses.• Design facades to encourage activity to spill out from business onto the sidewalk and vice-versa.• Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods.• Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.• Create businesses and community activity clusters through co-location of retail and pedestrian uses as well as other high pedestrian traffic opportunities.• Design for a network of safe and well-lit connections to encourage human activity and link exiting high activity areas. | <p>Applicant’s Response:</p> <p>As noted above, there is a clear transition proposed from residential use at grade along the 8th Ave N Green Street to commercial use along Republican Street. A large pedestrian plaza acts as the joint between the two uses and is intended to blur the lines between public and private to facilitate comfortable pedestrian and residential activity at grade. The intention is to have several activities overlap in the plaza to <i>keep neighborhood connections open</i> [SLU-Specific guideline]. It is located directly in front of the main residential entry lobby, which is a large double height volume open clear through to the alley, providing transparency through the building to the landscaping proposed in the back ‘work yard.’ There is a small commercial space proposed at the north end of the plaza intended to be a small coffee shop or café with indoor/outdoor seating opportunities to generate activity and act as an amenity for the neighborhood at large. A large planter provides soil depth required for tree planting and appears to rise up along the sidewalk to create a low seat wall as it nears the plaza.</p> <p>Residential entry “stoops” are individual board walks accessed off of a common “mega stoop” walkway spanning over a rain garden to treat onsite storm water. The “mega stoop” has opportunities for gathering and seating at either end. The intention is to create a <i>graceful public to private transition</i> [SLU-Specific guideline] from sidewalk, to planter, to “mega stoop” over rain garden, to private boardwalk entries.</p> |
| <p>A-5 Respect for Adjacent Sites</p> <p>Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.</p> | <p>Applicant’s Response:</p> <p>As noted above, the south end of the build pulls west, away from the alley property line, providing more light, air and separation from the Level 3 roof deck of the adjacent Veer Lofts condo building to the east. The angled leg of the “7” opposite Veer will also provide</p> |

SUMMARY OF EARLY DESIGN GUIDANCE

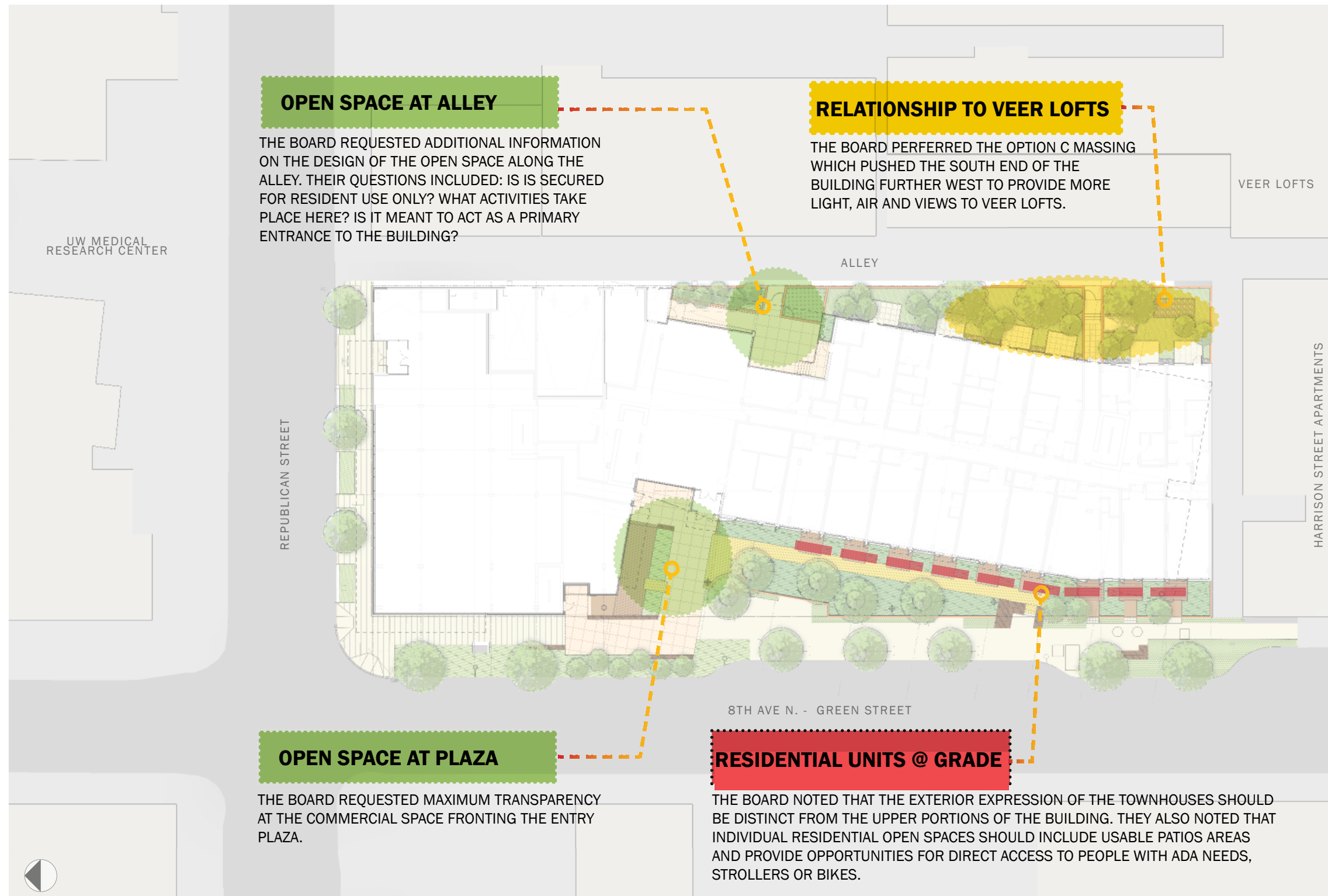
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| | more privacy between this building and those units by avoiding having residential windows directly facing one another. This massing was discussed extensively by the Board during EDG deliberations and they came to the consensus that this configuration strikes the right balance between providing space to Veer Lofts to the east and allowing room for a gracious pedestrian plaza to the west. |
| A-6 Transition Between Residence and Street For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors. <i>SLU-specific supplemental guidance</i> 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. | Applicant’s Response: The building is designed to create a concentration of human activity at grade as people move between the various residential amenities along the alley, internal to the lobby area and out to the main entry plaza. See A-4 Human Activity for more description. See the description of the public/private transition in front of the residential entry stoops as noted above in response to A-4 Human Activity. The intention is to provide a small private deck at each Town House entry to allow space for a small bistro table or pair of deck chairs. |
| A-7 Residential Open Space Residential project should be sited to maximize opportunities for creating useable, attractive, well-integrated open space. | Applicant’s Response: See comments in A-4 and A-6 above. Residential amenity space is concentrated at grade along the 8 th Ave N Green Street. There is also some roof deck area dedicated to residential amenity use at L8 and the roof. |
| C. Architectural Elements and Materials | |
| C-2 Architectural Concept and Consistency Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its façade walls. <i>SLU-specific supplemental guidance</i> <ul style="list-style-type: none">Design the “fifth elevation” — the roofscape — in addition to the streetscape. As this area topographically is a valley, the roofs may be viewed from locations outside the neighborhood such as the freeway and Space Needle. Therefore, views from outside the area as well as from within the neighborhood should be considered, and roof-top elements should be organized to minimize view impacts from the freeway and elevated areas. | Applicant’s Response: During the EDG meeting there was general support from the Board for distinguishing the base of the building from the residential levels above. The design has continued to progress in this direction. The base of the building is primarily commercial storefront at the north end with solid elements bookending the commercial frontage and highlighting the retail entry in “Glazer’s Red”. The residential townhouse base along 8 th Ave N is set back slightly from the building mass above and a series of solid piers clad in wood-like material creates a smaller scale rhythm along the residential frontage. The mass of levels 3 – 8 above has maintained a taught façade with a seemingly random placement of windows that mimics the organized randomness observed in the early inspiration images of granite quarries, evoking a geologic-scaled response to the site with minimal modulation. Slight disruptions to the facades along 8 th Ave and the alley are created by scattered placement of deep balconies designed to take |

| | |
|--|--|
| | advantage of views to the Space Needle and downtown skyline. |
| C-3 Human Scale The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale. | Applicant’s Response: In addition to the extensive layering of scales and elements along the r.o.w. and at-grade amenity spaces mentioned above, the building will feature overhead protection at building entries, street trees, plantings, exterior lighting and signage to make the external design welcoming and inviting. The design intent is for this building to be a catalyst for pedestrian activity along the 8 th Ave Green Street and provide a new outdoor gathering space for the neighborhood and future residential use planned for this area. |
| C-4 Exterior finish materials Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged. | Applicant’s Response: Exterior finish materials proposed for this project include aluminum storefront, fiber cement panels, wood and/or recycled plastic decking, vinyl windows, aluminum break shaped metal, metal and glass canopies, and fiberglass bar grating for deck surfaces. |
| D. Pedestrian Environment | |
| D-1 Pedestrian Open Spaces and Entrances Convenient and attractive access to the building’s entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered. <i>SLU-specific supplemental guidance</i> <ul style="list-style-type: none">New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm, i.e. the transition zone between private property and the public right of way. The Board is generally willing to consider a departure in open space requirements if the project proponent provides an acceptable plan for features such as: - curb bulbs adjacent to active retail spaces where they are not interfering with primary corridors that are designated for high levels of traffic flow; pedestrian-oriented street lighting; and street furniture. | Applicant’s Response: See responses to A-2, A-4, A-5 and A-6 above. |
| D-7 Personal Safety and Security Project design should consider opportunities for enhancing personal safety and security in the environment under review. <i>SLU-specific supplemental guidance</i> | Applicant’s Response: Regarding 18-hr public activity, see the descriptions of the plaza and other outdoor ‘rooms’ along the 8 th Ave N Green Street. In addition, the proposed ‘work yard’ for residents to use along the alley will be secured and sufficient lighting installed to make it a safe, |

SUMMARY OF EARLY DESIGN GUIDANCE

| | |
|---|---|
| <ul style="list-style-type: none">Enhance public safety throughout the neighborhood to foster 18-hour public activity. Methods to consider are enhanced pedestrian and street lighting; well-designed public spaces that are defensively designed with clear sightlines and opportunities for eyes on the street; and police horse tie-up locations for routine patrols and larger event assistance. | comfortable space for use 24-hrs a day (particularly for dog walking at night). |
| D-8 Treatment of Alleys The design of alley entrances should enhance the pedestrian street front. | Applicant’s Response: The alley entrance will be marked by our site with a solid red volume adjacent to the main retail entry to Glazer’s Camera Supply. The red volume will house a stair down the garage below and screen alley related commercial activity like trash and loading from the pedestrian street frontage along Republican Street. A window has been added to the corner to allow pedestrians visual access to cars entering and exiting the alley. |
| D-11 Commercial Transparency Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of the building. Blank walls should be avoided. | Applicant’s Response: Commercial storefronts will be highly transparent, exceeding minimum transparency requirements along Republican Street and providing highly transparent walls along the 8 th Ave N and Plaza commercial frontages as well. |
| D-12 Residential Entries and Transitions For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry. | Applicant’s Response: See the description of the public to private transition at the residential unit entries along 8 th Ave N in response to A-4 above. |
| E. Landscaping | |
| E-1 Reinforce Existing Landscape Character of Neighborhood <i>SLU-specific supplemental guidance</i> <ul style="list-style-type: none">Support the creation of a hierarchy of passive and active open space within South Lake Union. This may include pooling open space requirements on-site to create larger spaces.Encourage landscaping that meets LEED criteria. This is a priority in the Cascade neighborhood.Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.Retain existing, non-intrusive mature trees or | Applicant’s Response: As noted above, the landscape design along 8 th Ave N is directly references the 8 th Ave N Green Street Plan by realigning the curb to dedicate more space in the r.o.w. to pedestrian use. Two curb bulbs are proposed to contribute to the creation of outdoor rooms along the r.o.w. Street trees will be coordinated with the City Arborist to work with the Green Street Guidelines, and additional trees and plantings will be provided to further soften the ground plane and blur the transition between public and private space, as well as create habitat for a variety of birds and insects. A larger planter and rain garden is proposed to provide |

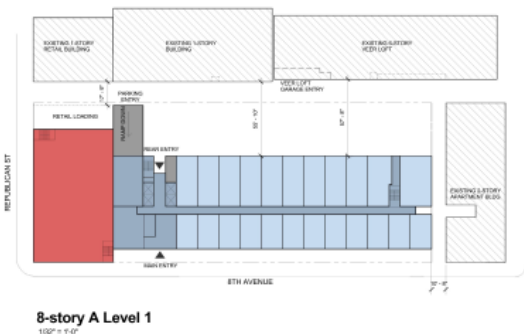
| | |
|---|--|
| <p>replace with large caliper trees.</p> <ul style="list-style-type: none">Water features are encouraged including natural marsh-like installations.Reference the City of Seattle Right Tree Book and the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options for the area. | separation between the townhouse entries and the public sidewalk while treating onsite storm water prior to discharge to the combined sewer. The design will reference the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options in the area. |
| E-2 Landscaping to Enhance the Building and/or Site Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project. <i>SLU-specific supplemental guidance</i> <ul style="list-style-type: none">Consider integrating artwork into publicly accessible areas of a building and landscape that evokes a sense of place related to the previous uses of the area. Neighborhood themes may include service industries such as laundries, auto row, floral businesses, photography district, arts district, maritime, etc. | Applicant’s Response: The landscape design is picking up on the green street recommendations for open space along 8 th Ave N, including pedestrian gathering spaces, seating opportunities and tree selections. |



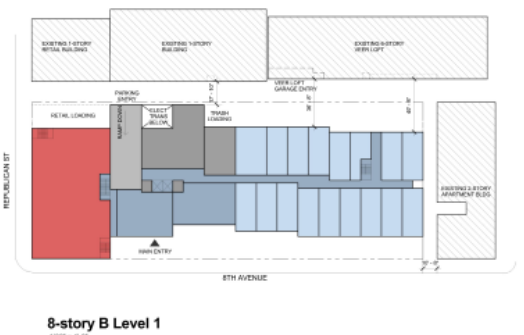
SUN STUDIES

REQUESTED FOR THE 3 SCHEMES PRESENTED AT EDG

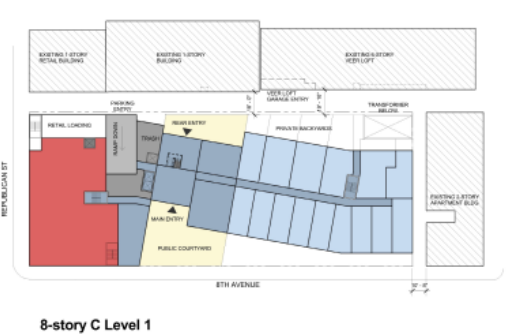
OPTION A



OPTION B



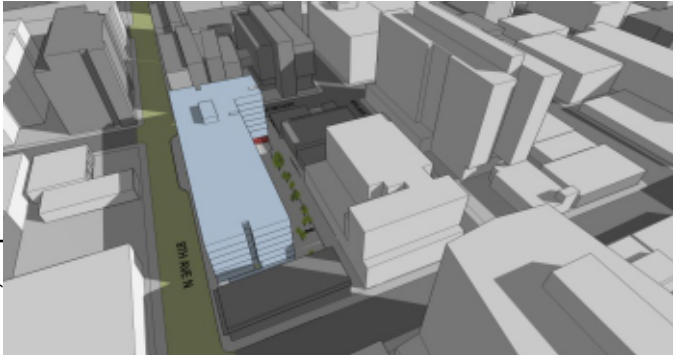
OPTION C - PREFERRED



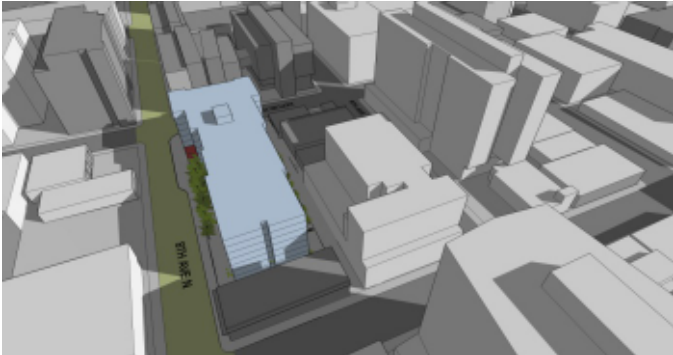
SUN STUDIES

8th + REPUBLICAN EDG MASSING OPTIONS

OPTION A



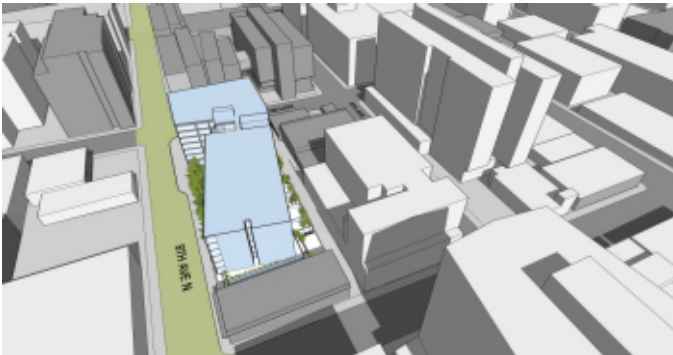
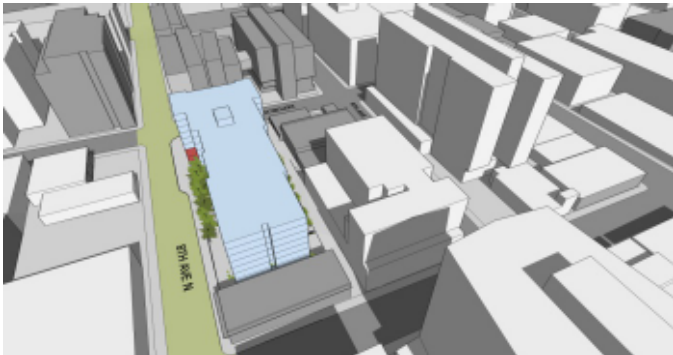
OPTION B



OPTION C – preferred



12PM, Equinox

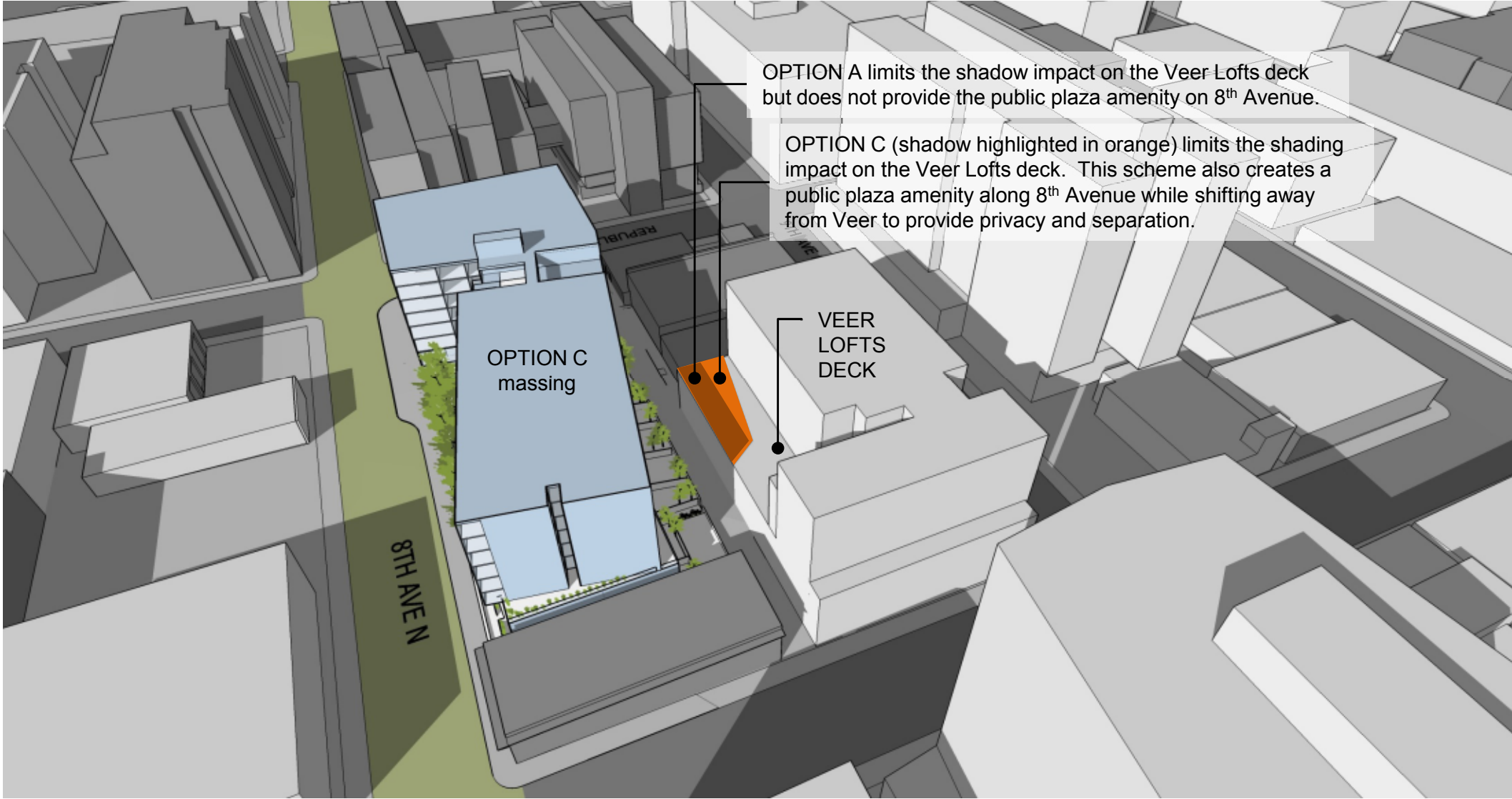


3PM, Equinox



SUN STUDIES
8th + REPUBLICAN EDG MASSING OPTIONS

OPTION A & C comparison, 3pm Equinox



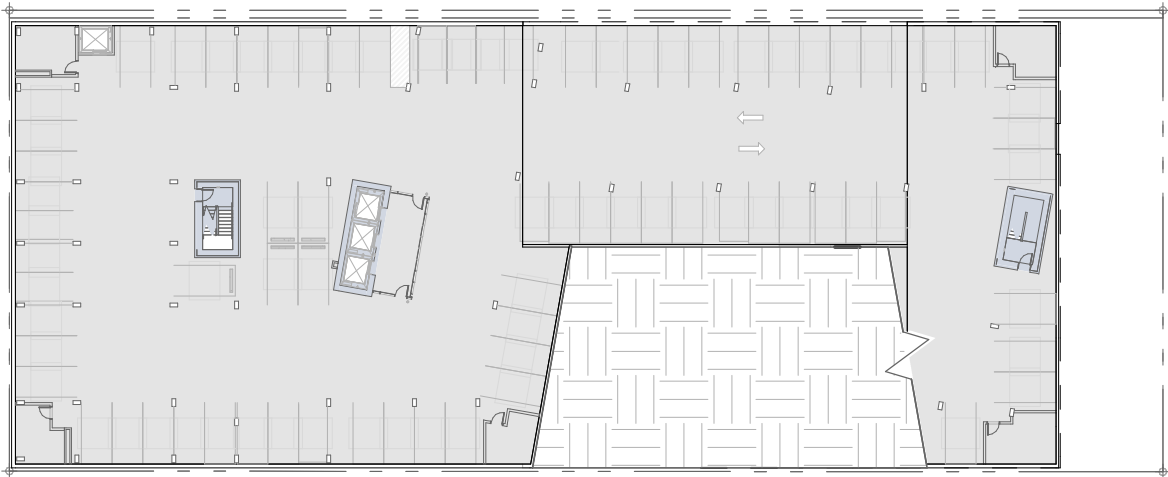
BUILDING PLANS



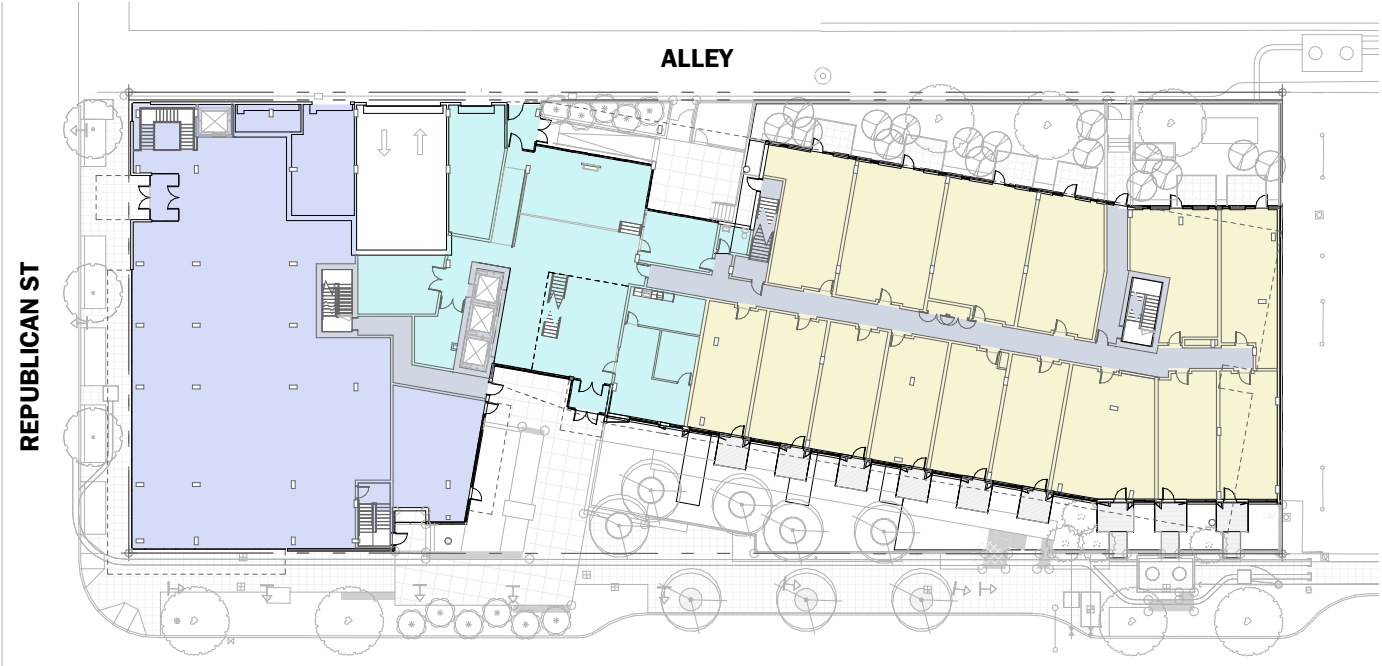
LEVEL P1



LEVEL 2

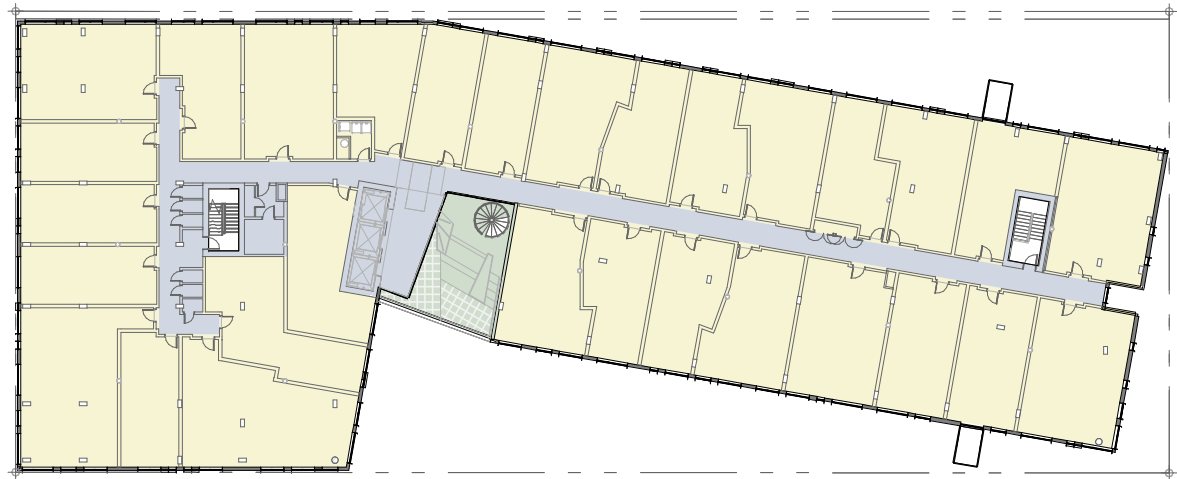


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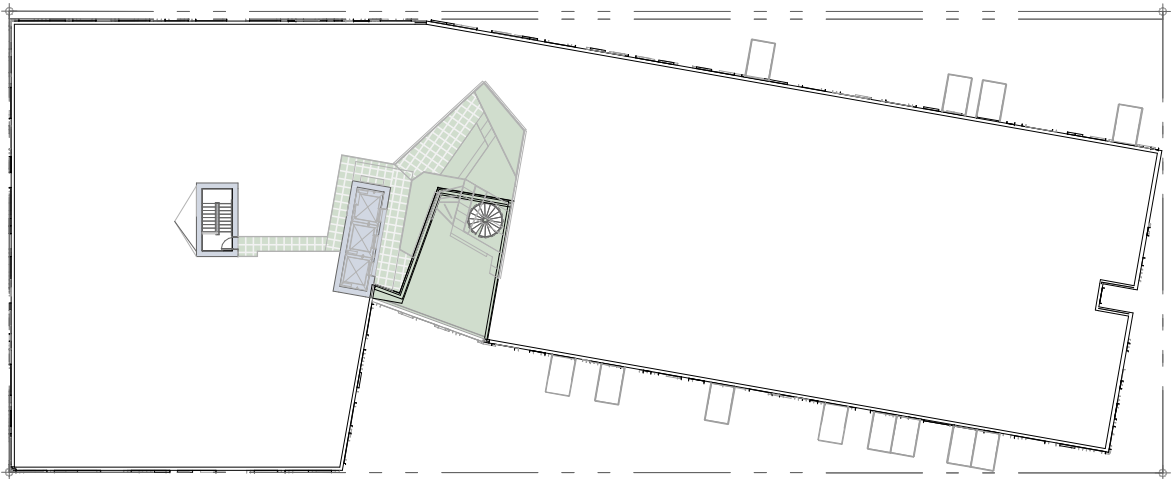


LEVEL 1

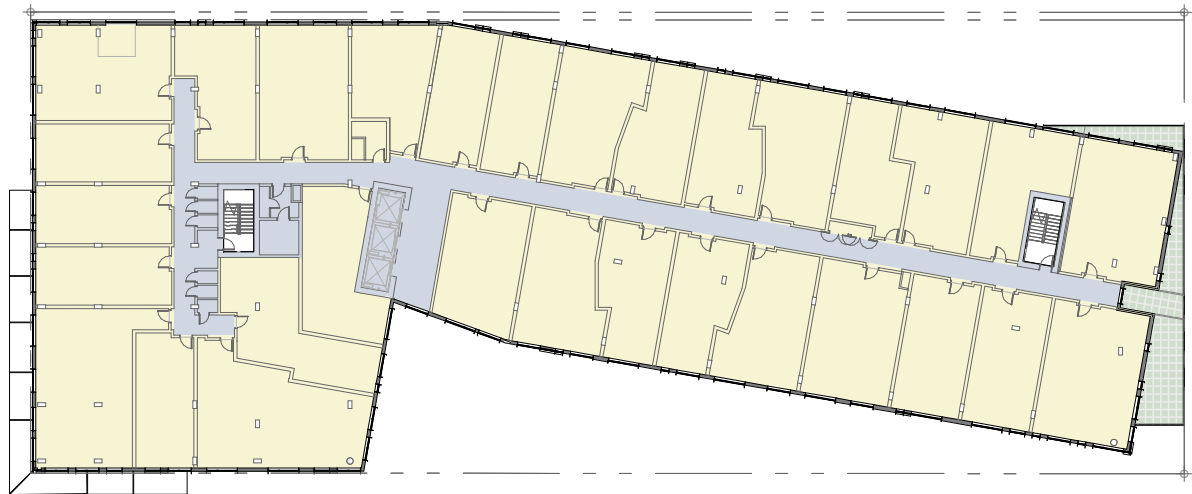
BUILDING PLANS



LEVEL 8



LEVEL ROOF



LEVEL 3 - 7

- RESIDENTIAL PARKING
- COMMERCIAL PARKING
- RETAIL
- CIRCULATION
- LEASING | COMMON AMENITY
- RESIDENTIAL
- EXT. TERRACE | ROOFDECK

ELEVATION - NORTH
REPUBLICAN ST



C-2, C-4
THE UPPER LEVEL MASS OF THE BUILDING CONSISTS OF WHITE WINDOWS WRAPPED IN MATCHING BREAK METAL SURROUNDS THAT CREATE A SHADOW TEXTURE ON THE ADJACENT FIBERCEMENT PANELS.

C-2, C-3, C-4, D-8
A SOLID MASONRY MASS IN GLAZER'S RED HOLDS THE CORNER OF THE ALLEY. A LARGE WINDOW PROVIDES TRANSPARENCY AND ALLOWS PEDESTRIANS TO BE SEEN BY VEHICLES ENTERING AND EXITING THE ALLEY.

A-1, A-2, A-4, C-2, D-11
THE PRIMARY COMMERCIAL USE, GLAZER'S CAMERA, IS ORIENTED TOWARDS THE NON-RESIDENTIAL USES ALONG REPUBLICAN STREET. THE DOUBLE HEIGHT STOREFRONT PROVIDES MAXIMUM TRANSPARENCY AND CREATES A DISTINCT CHARACTER FOR THE BASE OF THE BUILDING ALONG THIS FACADE. A LARGE OVERHEAD CANOPY PROVIDES WEATHER PROTECTION FOR PEDESTRIAN ACTIVITY ALONG THE ADJACENT SIDEWALK.

PERSPECTIVE VIEW - WEST

8TH AVE N



A-1, A-2, A-4, C-2, D-11

THE PRIMARY COMMERCIAL USE, GLAZER'S CAMERA, IS ORIENTED TOWARDS THE NON-RESIDENTIAL USES ALONG REPUBLICAN STREET. THE DOUBLE HEIGHT STOREFRONT PROVIDES MAXIMUM TRANSPARENCY AND CREATES A DISTINCT CHARACTER FOR THE BASE OF THE BUILDING ALONG THIS FACADE. A LARGE OVERHEAD CANOPY PROVIDES WEATHER PROTECTION FOR PEDESTRIAN ACTIVITY ALONG THE ADJACENT SIDEWALK.

C-2, C-4

A SOLID MASONRY MASS IN GLAZER'S RED ANCHORS THE SOUTH END OF THE STORE ALONG 8TH AVE N.

A-1, A-2, A-4, A-7, C-3, D-1, D-7, E-1, E-2

RESIDENTIAL ENTRY PLAZA RESPONDS TO THE 8TH AVE GREEN STREET PLAN BY PROVIDING A LARGE OPEN SPACE FOR RESIDENTS AND THE NEIGHBORHOOD, CREATING A CENTER FOR HUMAN ACTIVITY AT THE STREET.

A-6, C-2, C-3, C-4, D-12

RESIDENTIAL TOWNHOUSES HAVE A UNIQUE ARCHITECTURAL LANGUAGE WITH DARK WINDOWS AND DECKING USED AS CLADDING, CREATING A CLEAR DISTINCTION BETWEEN THE BASE AND THE UPPER BUILDING AS DISCUSSED AT EDG. SMALL PRIVATE LANDINGS PROVIDE ENOUGH ROOM FOR A TABLE AND CHAIRS TO DEFINE THE ENTRY TO THE PRIVATE RESIDENCE OFF OF A LARGER, SEMI-PRIVATE STOOP, REFERRED TO BY THE TEAM AS THE 'MEGA STOOP', WHICH SPANS OVER A DEPRESSED PLANTING AREA THAT OFFSETS THE STORMWATER DETENTION REQUIREMENTS FOR THE PROJECT AND CREATES A BUFFER BETWEEN THE PUBLIC TO THE PRIVATE REALMS.

ELEVATION - SOUTH



PERSPECTIVE VIEW - EAST ALLEY



A-1, A-5

THE UPPER LEVEL MASS OF THE BUILDING KICKS BACK TOWARDS THE WEST AT THE SOUTH END OF THE SITE, OPENING UP THE ALLEY FACADE AND PROVIDING MORE LIGHT, AIR AND VIEW ACCESS TO THE NEIGHBORING BUILDINGS ACROSS THE ALLEY.

C-2, C-4

THE UPPER LEVEL MASS OF THE BUILDING CONSISTS OF WHITE WINDOWS WRAPPED IN MATCHING BREAK METAL SURROUND THAT CREATES A SHADOW TEXTURE ON THE ADJACENT FIBERCEMENT PANELS.

A-7, A-6, C-2, -4, D-1, D-7, D-12

RESIDENTIAL UNITS AT LEVELS 1+2 HAVE A UNIQUE ARCHITECTURAL LANGUAGE WITH DARK WINDOWS AND CMU CLADDING, CREATING A CLEAR DISTINCTION BETWEEN THE BASE AND THE UPPER BUILDING AS DISCUSSED AT EDG. THE GROUND LEVEL UNITS HAVE PRIVATE BACK YARDS SECURED FROM THE ALLEY VIA LANDSCAPING AND A GATE.

A-1, A-2, A-4, C-3, D-1, D-7, D-8, E-2

INTERIOR COMMON AMENITY SPACE IS LOCATED AT LEVELS 1 AND 2 FACING THE ALLEY. THIS CONCENTRATION OF COMMON ACTIVITY EXTENDS TO THE EXTERIOR OF THE BUILDING ALONG THE ALLEY AT A COMMON 'WORKYARD' INTENDED FOR USE BY ALL BUILDING RESIDENTS. THE WORKYARD INCLUDES ACCESS FOR RESIDENTIAL MOVE-INS, A BACK PATIO FOR EQUIPMENT CLEANING AND REPAIR, AND A DOG WALK AREA. THE WORKYARD WILL BE SECURED FROM THE ALLEY BY LANDSCAPING AND A GATE.

C-2, C-3, C-4, D-8

A SOLID MASONRY MASS IN GLAZER'S RED HOLDS THE CORNER OF THE ALLEY. A LARGE WINDOW PROVIDES TRANSPARENCY AND ALLOWS PEDESTRIANS TO BE SEEN BY VEHICLES ENTERING AND EXITING THE ALLEY.

PERSPECTIVE VIEW
REPUBLICAN ST



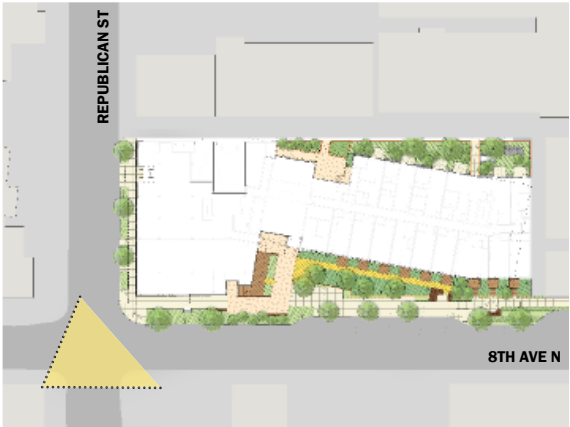
VIEW FROM THE NORTHWEST AT THE INTERSECTION OF 8th AVE N and REPUBLICAN STREET

**8TH AVE N + REPUBLICAN STREET FRONTAGE -
A.1, A.2, A.4, C.2, C.3, C.4, D.1, D.11, E.1, E.2**

OVERHEAD WEATHER PROTECTION IS PROVIDED AT THE MAIN ENTRY TO GLAZER'S CAMERA AND ALL ALONG THEIR STOREFRONT AT THE NORTH FACADE.

THE UPPER LEVEL MASS OF THE BUILDING CONSISTS OF WHITE WINDOWS WRAPPED IN MATCHING BREAK METAL SURROUND THAT CREATES A SHADOW TEXTURE ON THE ADJACENT FIBERCEMENT PANELS, CREATING A DISTINCT ARCHITECTURAL CHARACTER FROM THE COMMERCIAL BASE BELOW.

A WIDE CURB BULB IS PROPOSED ALONG THE NORTH END OF THE 8TH AVE N FRONTAGE TO PROVIDE MORE PEDESTRIAN SPACE ADJACENT TO THE COMMERCIAL BASE AND CUE THE TRANSITION FROM COMMERCIAL/INSTITUTIONAL USE NORTH OF THE SITE TO THE RESIDENTIAL GREEN STREET TO THE SOUTH.



PERSPECTIVE VIEW REPUBLICAN ST



VIEW ALONG REPUBLICAN STREET FROM THE NORTHEAST

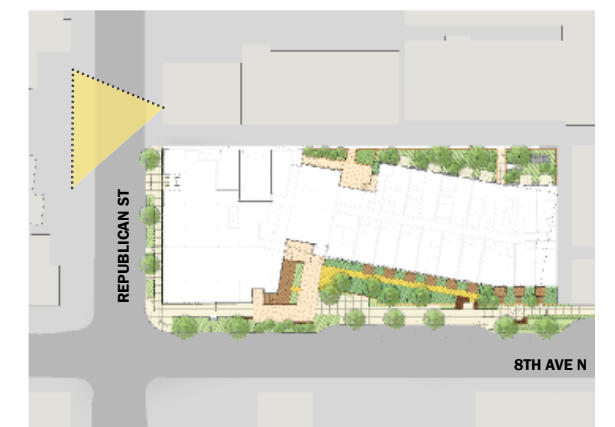
REPUBLICAN STREET FRONTAGE -

A.2, A.4, C.3, C.4, D.1, D.8, D.11

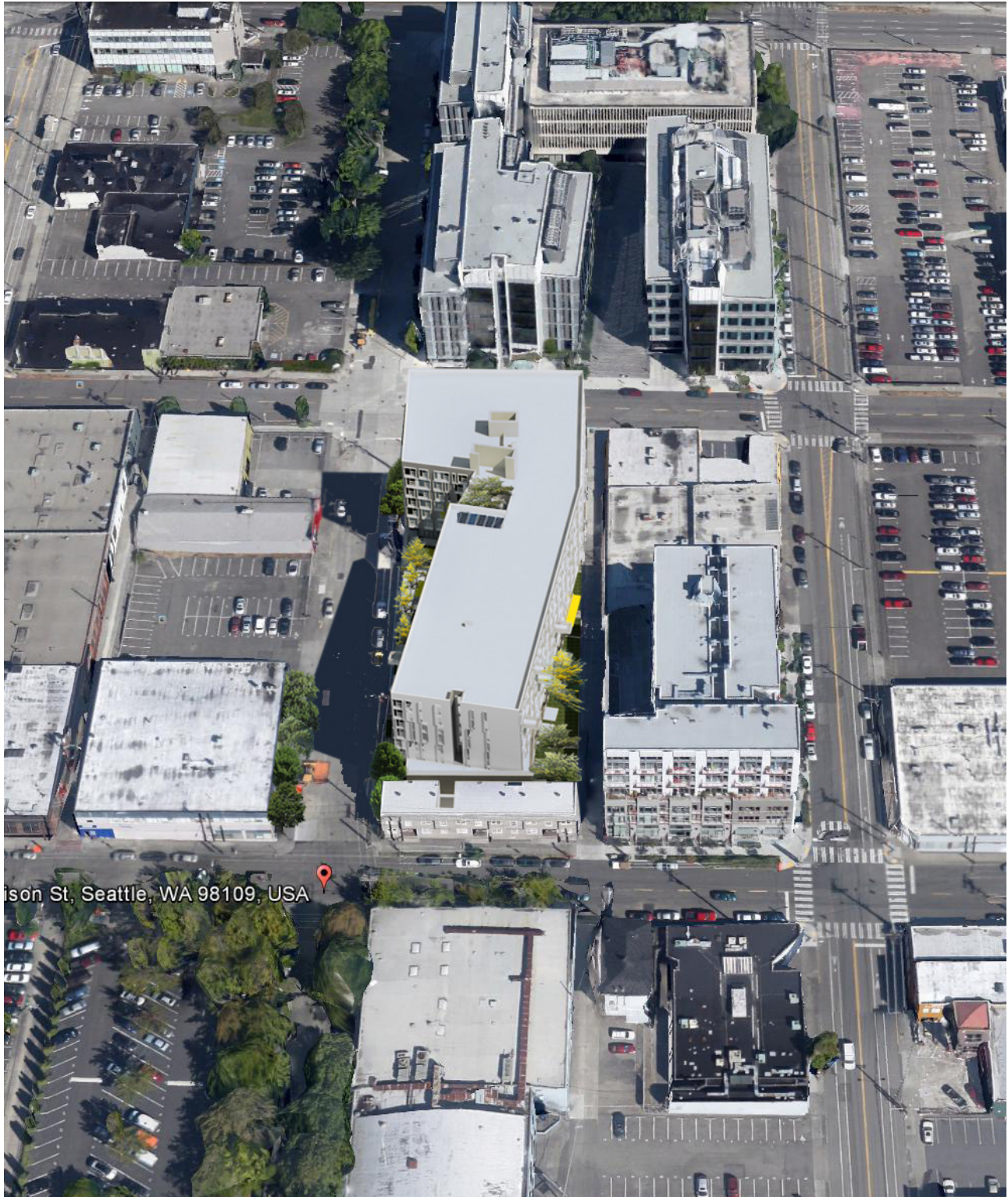
OVERHEAD WEATHER PROTECTION IS PROVIDED AT THE MAIN ENTRY TO GLAZER'S CAMERA AND ALL ALONG THEIR STOREFRONT AT THE NORTH FACADE.

A SOLID MASONRY MASS IN GLAZER'S RED HOLDS THE CORNER OF THE ALLEY. A LARGE WINDOW PROVIDES TRANSPARENCY AND ALLOWS PEDESTRIANS TO BE SEEN BY VEHICLES EXITING THE ALLEY.

THE UPPER LEVEL MASS OF THE BUILDING CONSISTS OF WHITE WINDOWS WRAPPED IN MATCHING BREAK METAL SURROUND THAT CREATES A SHADOW TEXTURE ON THE ADJACENT FIBERCEMENT PANELS, CREATING A DISTINCT ARCHITECTURAL CHARACTER FROM THE COMMERCIAL BASE BELOW.



VIGNETTE
SETBACK FROM VEER LOFTS ALONG ALLEY



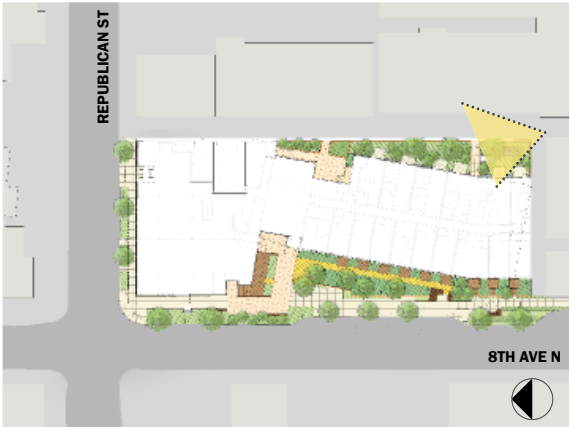
AERIAL VIEW FROM THE SOUTH



SOUTH ELEVATION @ HARRISON STREET



ALLEY PERSPECTIVE LOOKING NORTH



PERSPECTIVE VIEWS

ALLEY + WORKYARD



VIEW TO THE SOUTH FROM VEER LOFTS



ALLEY PERSPECTIVE LOOKING SOUTH



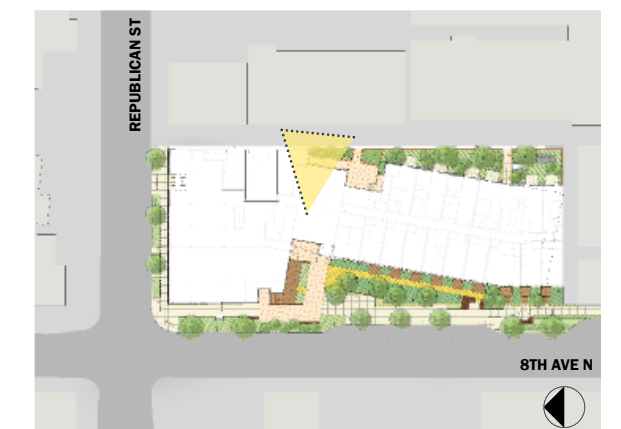
ENLARGED PLAN VIEW OF WORKYARD ALONG ALLEY

ALLEY FRONTAGE

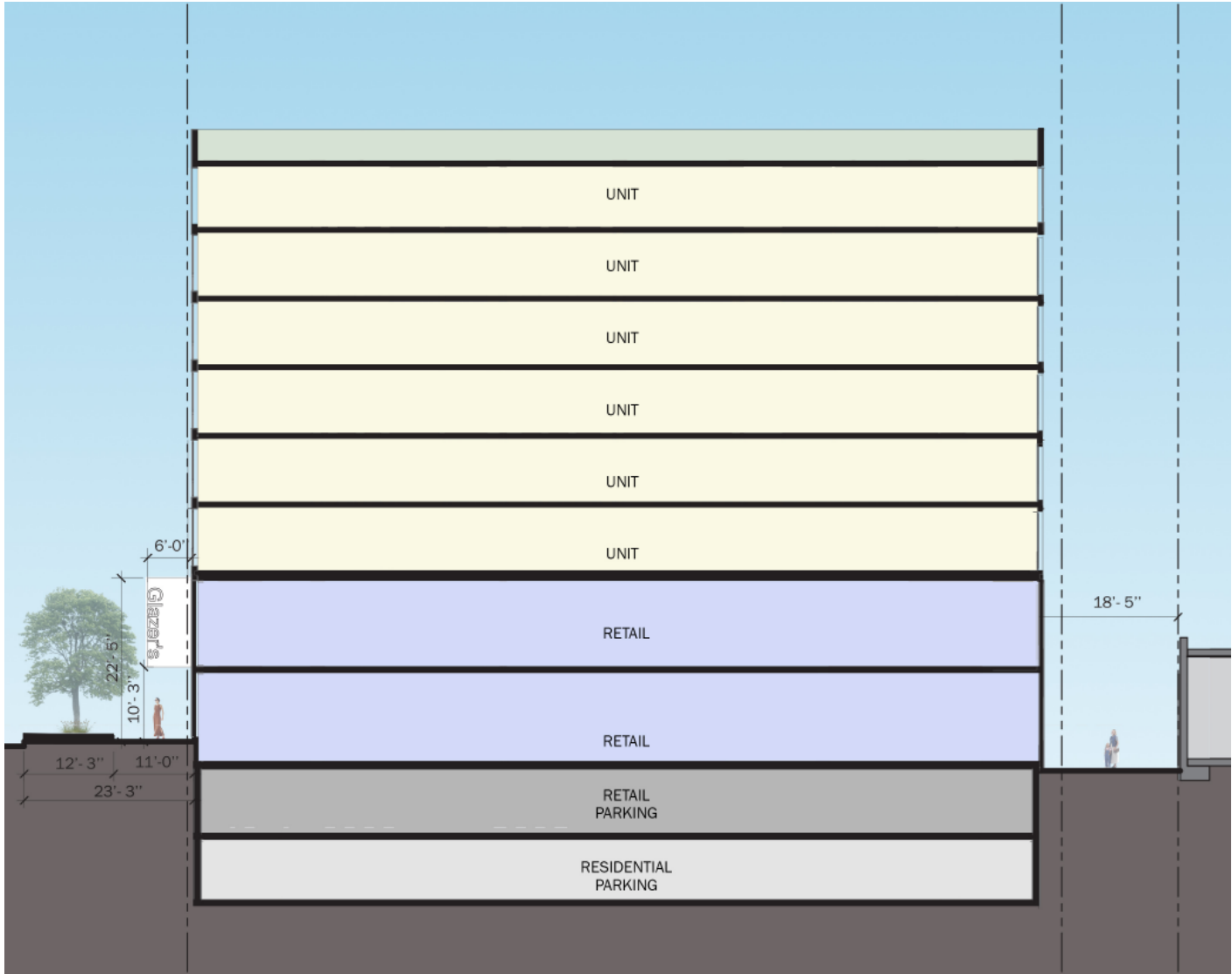
A.1, A.2, A.4, A.5, A.7, D.1, D.7, D.8, D.12, E.2

THE WORK YARD IS BOTH A VISUAL AMENITY AS WELL AS A MULTI-FUNCTIONAL SPACE. THE WORK YARD PROVIDES STORAGE AND MAINTENANCE SPACE FOR KAYAKS, CANOES, BIKES AND OUTDOOR EQUIPMENT SUPPORTING AN ACTIVE OUTDOOR LIFESTYLE. THE WORK YARD IS SECURED FROM THE ALLEY TO PROVIDE AN AMENITY FOR RESIDENTS ONLY, BUT THE VISUAL INTEREST OF THE PLANTINGS AND ACTIVITY SEEN THROUGH THE PERIMETER FENCE WILL BENEFIT THE NEIGHBORING RESIDENTS AS WELL.

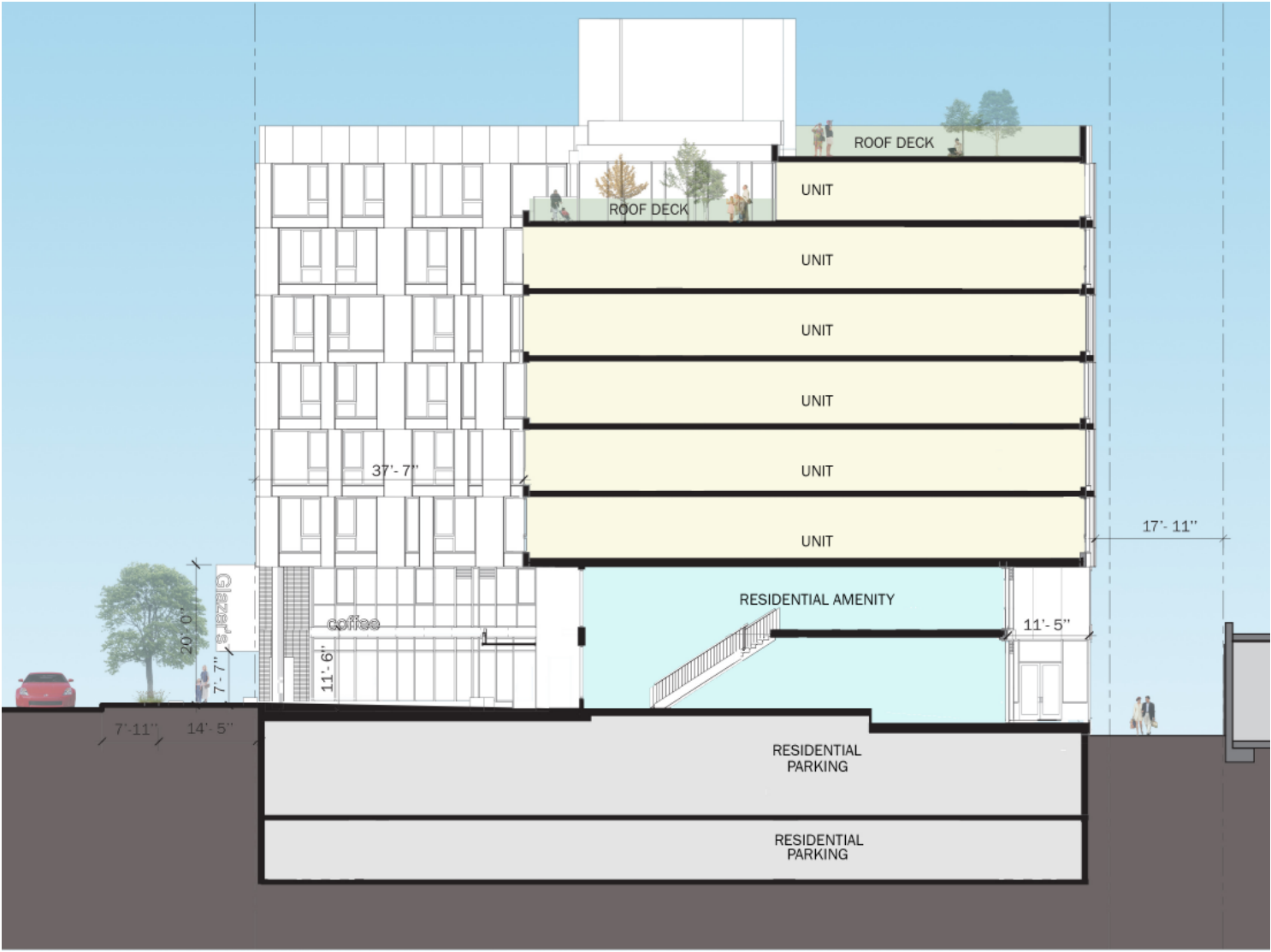
THE MASS OF THE BUILDING SETS BACK SIGNIFICANTLY FROM THE EAST PROPERTY LINE TOWARDS THE SOUTH END OF THE SITE TO GIVE MORE SPACE TO THE BUILDINGS ALONG THE EAST SIDE OF THE ALLEY. THE WORKYARD AND PRIVATE RESIDENTIAL BACKYARDS FOR THE PROPOSED PROJECT CREATE AN OUTDOOR ROOM WITH THE COMMON AMENITY SPACE AT THE PODIUM LEVEL OF VEER LOFTS, OPPOSITE.



STREET SECTIONS

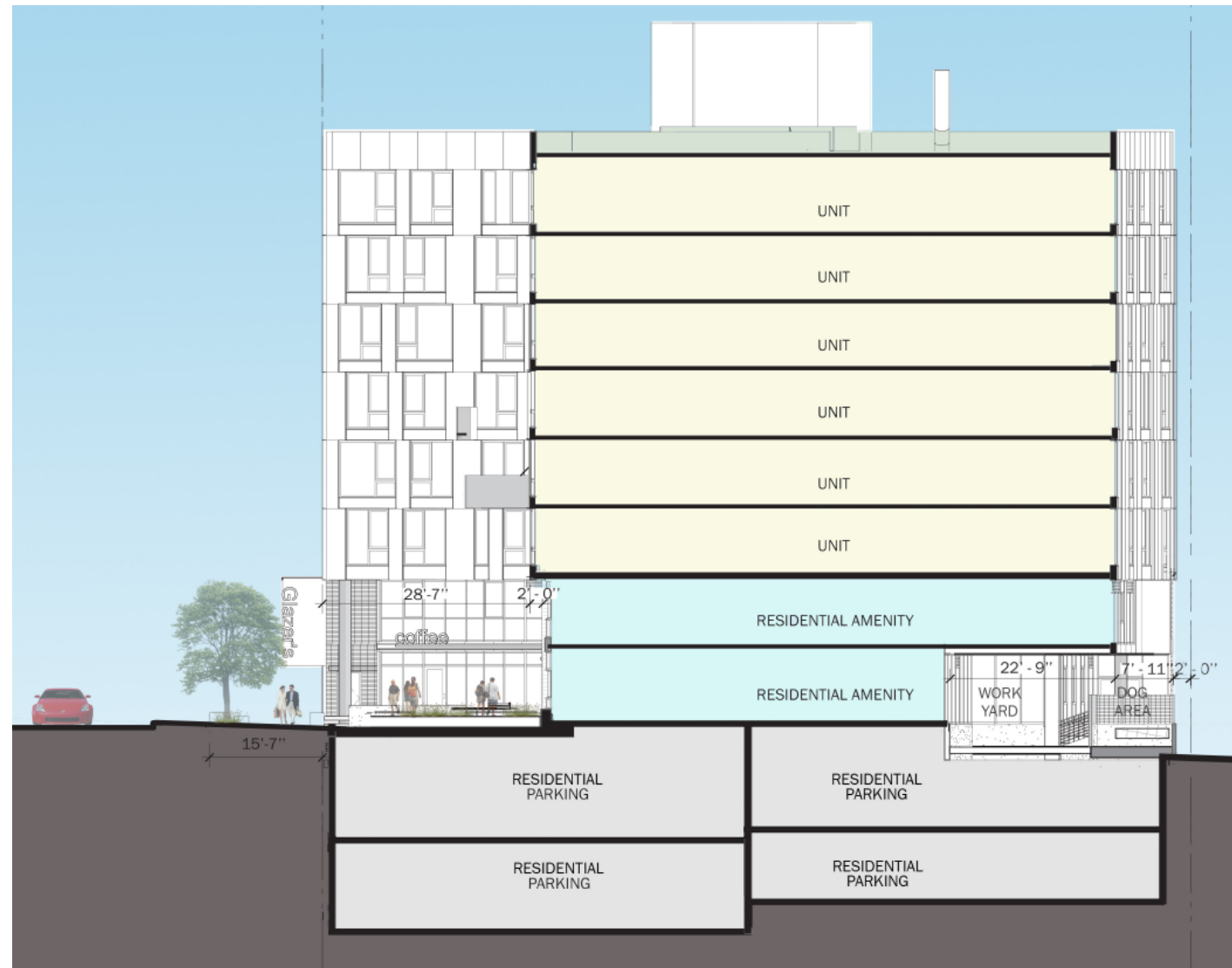


A. EW SECTION | 8TH AVE N - ALLEY
RETAIL

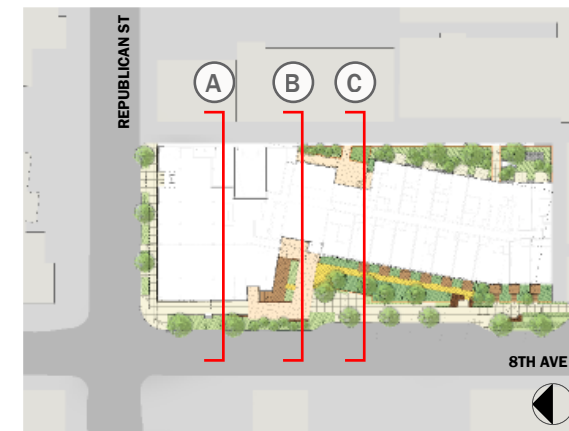


B. EW SECTION | 8TH AVE N - ALLEY
RESIDENTIAL AMENITY

STREET SECTIONS

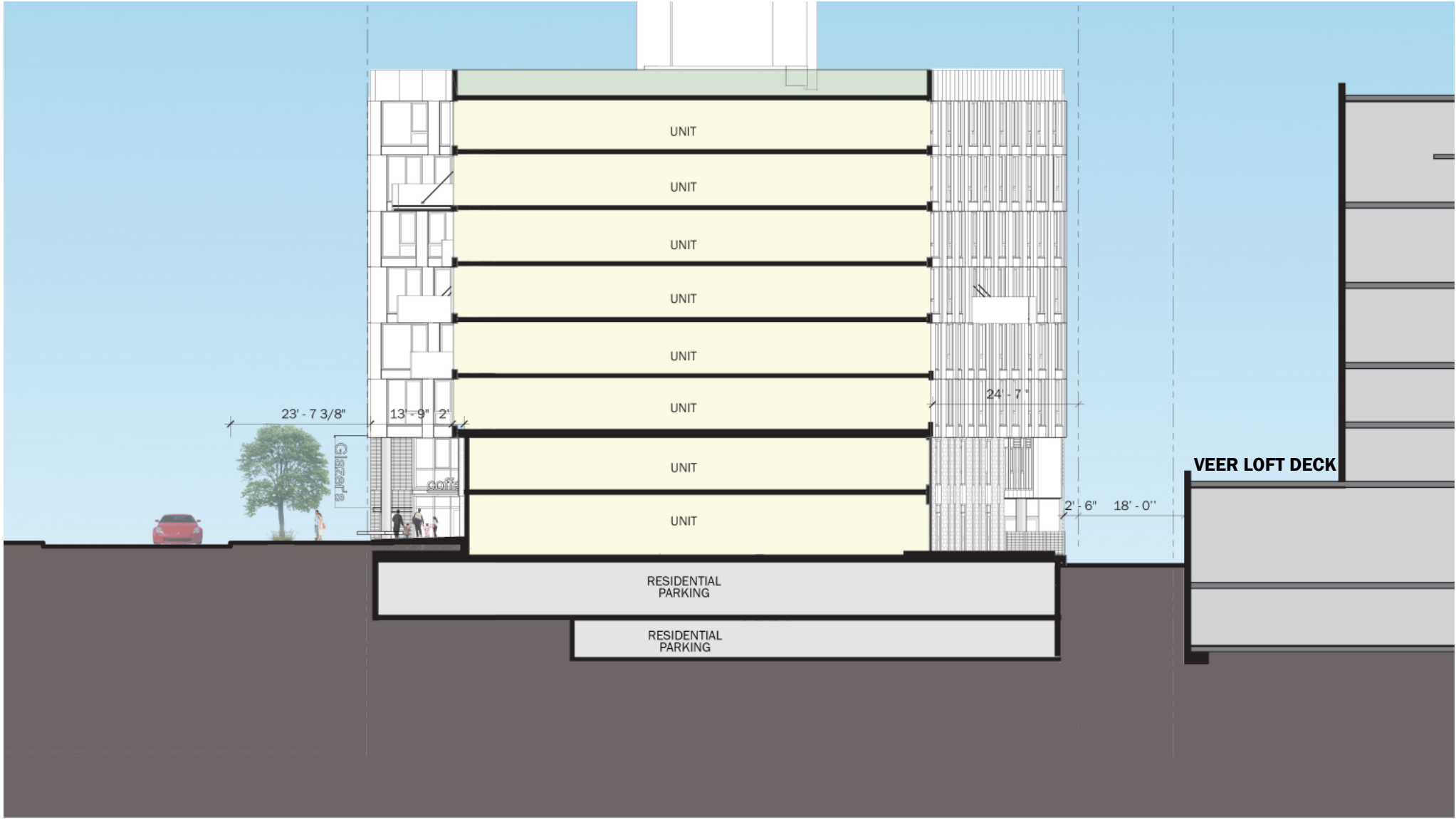


C. EW SECTION - 8TH AVE N - ALLEY
RESIDENTIAL ENTRY - WORK YARD

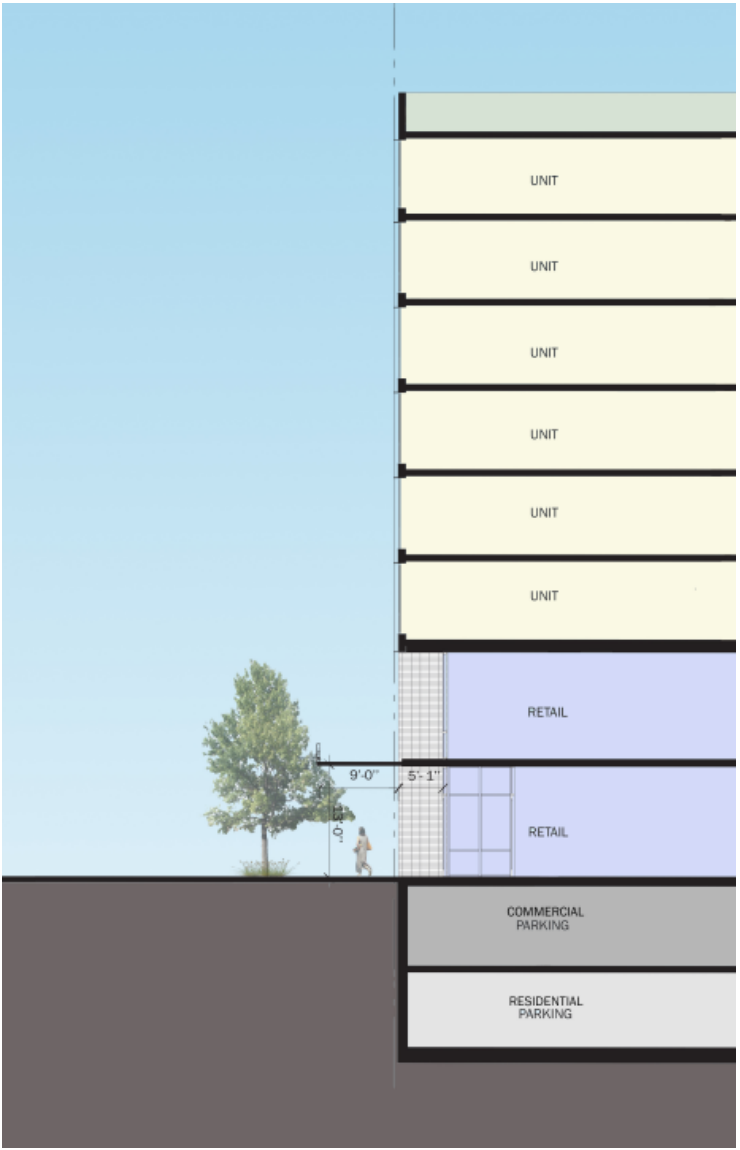


- RESIDENTIAL PARKING
- COMMERCIAL PARKING
- RETAIL
- CIRCULATION
- LEASING | COMMON AMENITY
- RESIDENTIAL
- EXT. TERRACE | ROOFDECK

STREET SECTIONS

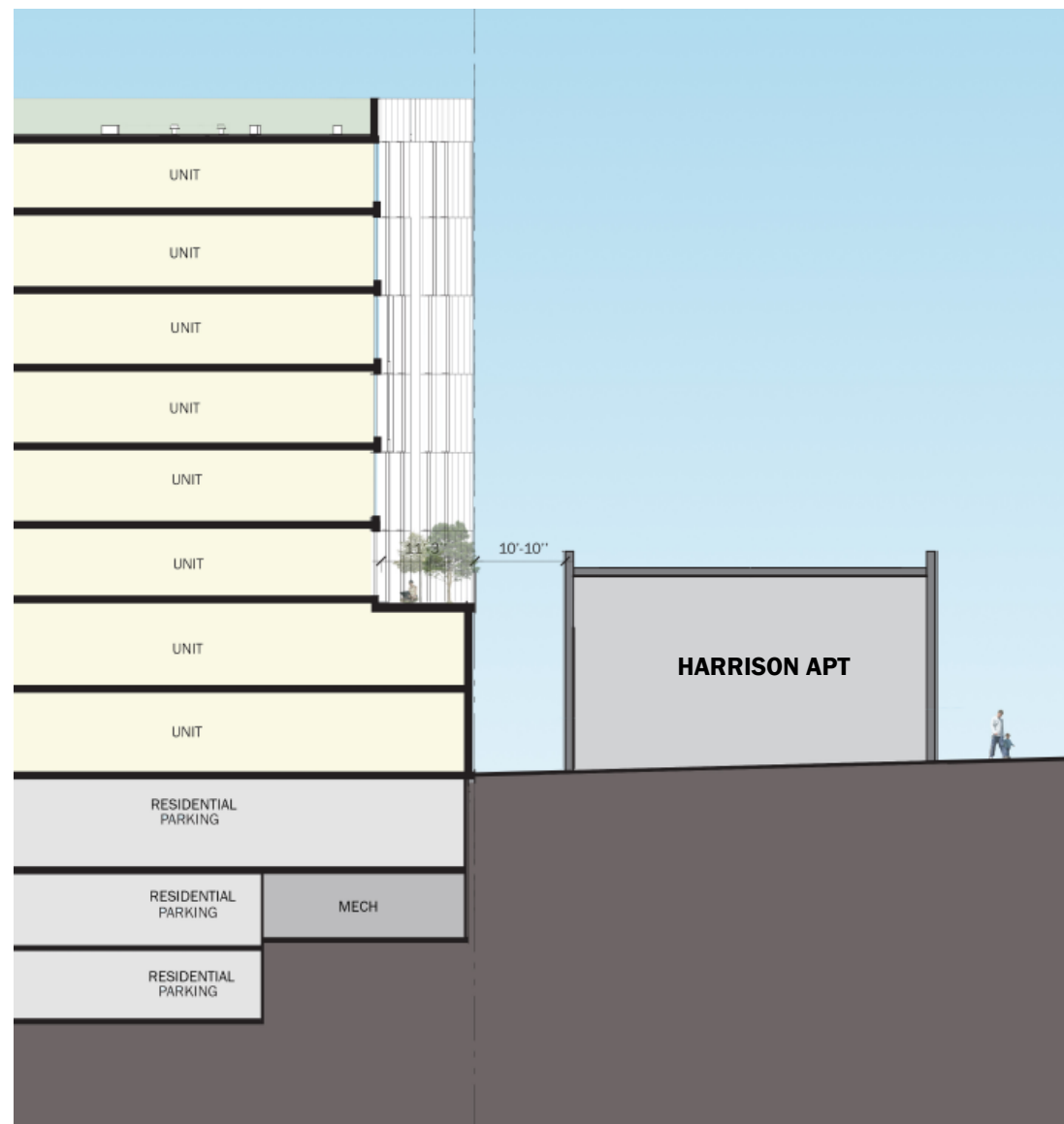


D. EW SECTION | 8TH AVE - ALLEY
RESIDENTIAL

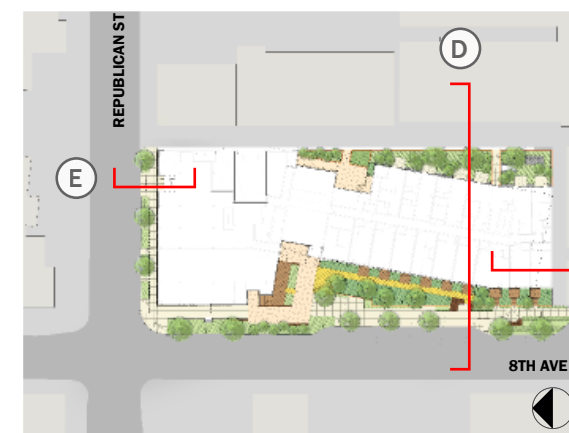


E. NS SECTION | REPUBLICAN ST
RETAIL ENTRY

STREET SECTIONS



**F. NS SECTION
LEVEL 3 EXT. TERRACE**



- RESIDENTIAL PARKING
- COMMERCIAL PARKING
- RETAIL
- CIRCULATION
- LEASING | COMMON AMENITY
- RESIDENTIAL
- EXT. TERRACE | ROOFDECK

PERSPECTIVE VIEW
8TH AVE N



VIEW OF PLAZA AND BUILDING FROM THE SOUTHEAST AT THE INTERSECTION OF 8TH AVE N AND HARRISON STREET

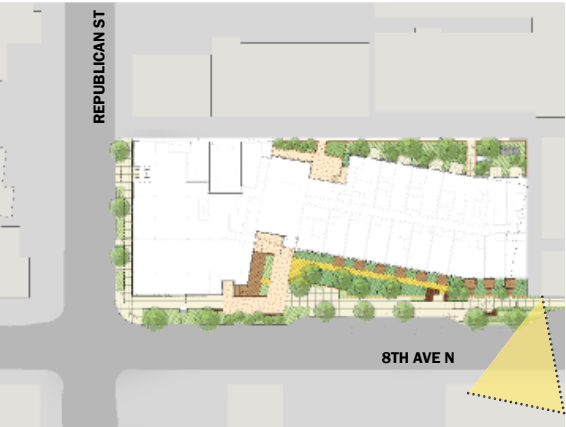
8TH AVE N STREET FRONTAGE
A.1, A.2, A.4, A.6, A.7, C.2, C.3, C.4, D.1, D.11, D.12, E.1, E.2

THE BUILDING SETS BACK SIGNIFICANTLY NEAR THE CENTER OF THE SITE TO CREATE A LARGE OPEN SPACE AT THE RESIDENTIAL ENTRY PLAZA.

THE RESIDENTIAL ENTRY PLAZA RESPONDS TO THE 8TH AVE GREEN STREET PLAN BY PROVIDING A LARGE OPEN SPACE FOR RESIDENTS AND THE NEIGHBORHOOD, CREATING A CENTER FOR HUMAN ACTIVITY AT THE STREET.

SOUTH FACADE
A.1, A.5

THE UPPER LEVELS OF THE BUILDING TURN AWAY FROM THE SOUTH FACADE PROPERTY LINE TO PROVIDE SOME SPACE TO THE PROPERTY TO THE SOUTH AND ALLOW THE INCLUSION OF SOME WINDOWS ALONG WHAT WOULD OTHERWISE BE A WINDOWLESS PARTY WALL CONDITION.



PUBLIC / PRIVATE TRANSITION

8TH AVE N



VIEW OF PLAZA FROM THE SOUTH



PROPOSED STOOP CONDITION

8TH AVE N STREET RESIDENTIAL FRONTAGE - A.1, A.2, A.4, A.6, A.7, C.2, C.3, C.4, D.1, D.12, E.1, E.2

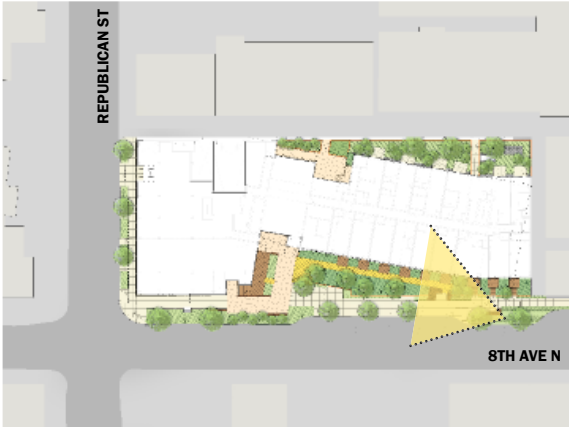
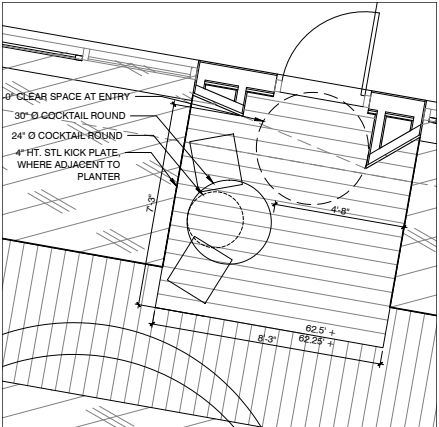
RESIDENTIAL TOWNHOUSES HAVE A UNIQUE ARCHITECTURAL LANGUAGE WITH DARK WINDOWS AND DECKING USED AS CLADDING, CREATING A CLEAR DISTINCTION BETWEEN THE BASE AND THE UPPER BUILDING AS DISCUSSED AT EDG. SMALL PRIVATE LANDINGS PROVIDE ENOUGH ROOM FOR A TABLE AND CHAIRS TO DEFINE THE ENTRY TO THE PRIVATE RESIDENCE OFF OF A LARGER, SEMI-PRIVATE STOOP, REFERRED TO BY THE TEAM AS THE ‘MEGA STOOP’, WHICH SPANS OVER A DEPRESSED PLANTING AREA THAT OFFSETS THE STORMWATER DETENTION REQUIREMENTS FOR THE PROJECT AND CREATES A UNIQUE TRANSITION FROM THE PUBLIC TO THE PRIVATE REALMS.

THE USE OF LANDSCAPING AND HARDSCAPE TO CREATE A BUFFER BETWEEN THE PUBLIC SPACE AND THE RESIDENTIAL STOOPS.

ALL INDIVIDUAL RESIDENTIAL OPEN SPACES INCLUDE USABLE PATIO AREAS LARGE ENOUGH TO ACCOMMODATE A TABLE AND CHAIRS.



EXAMPLE IMAGES - STOOPS



PERSPECTIVE VIEW
WEST FACING FACADE ALONG 8TH AVE N.



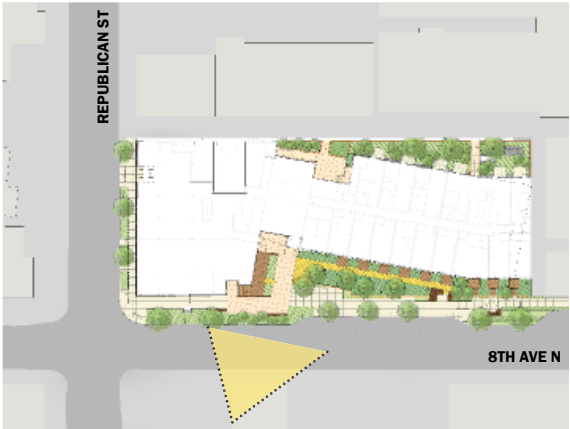
VIEW OF THE ENTRY PLAZA FROM THE WEST ALONG 8TH AVE N

8TH AVE N STREET FRONTAGE
A.1, A.2, A.4, A.6, A.7, C.2, C.3, C.4, D.1, D.11, D.12, E.1, E.2

THE BUILDING SETS BACK SIGNIFICANTLY NEAR THE CENTER OF THE SITE TO CREATE A LARGE OPEN SPACE AT THE RESIDENTIAL ENTRY PLAZA.

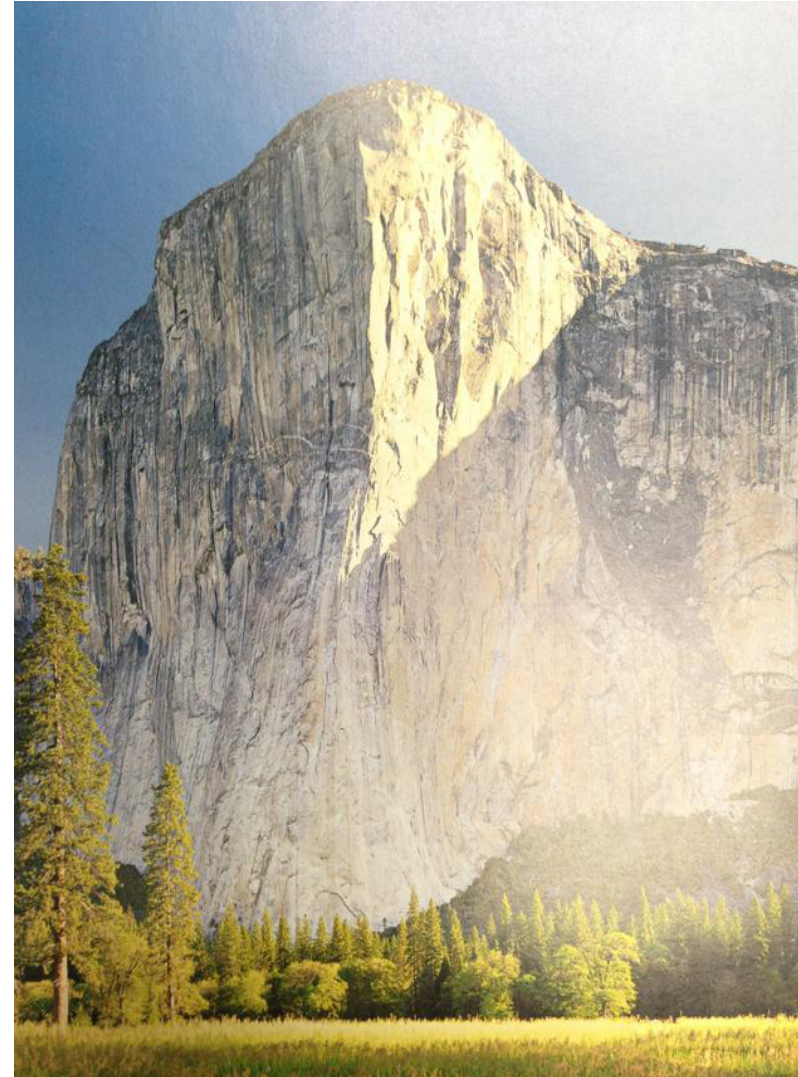
THE RESIDENTIAL ENTRY PLAZA RESPONDS TO THE 8TH AVE GREEN STREET PLAN BY PROVIDING A LARGE OPEN SPACE FOR RESIDENTS AND THE NEIGHBORHOOD, CREATING A CENTER FOR HUMAN ACTIVITY AT THE STREET.

THE EXTERIOR EXPRESSION OF THE TOWNHOUSES ARE DISTINCT FROM THE UPPER PORTIONS OF THE BUILDING IN RESPONSE TO THE STREETScape AND THE ARCHITECTURAL CONCEPT.



INSPIRATION IMAGES

BUILDING MASSING AND MATERIALS



BUILDING FACADE DEVELOPMENT

We have carefully studied the building mass to respond to the surrounding urban forces active on the site in the same way that the landscape of the Pacific Northwest is formed by dynamic natural forces. We turned to the big moves found in our natural surroundings for inspiration to carve a vital urban space out of the block forming a public green space holding down the northern terminus of the 8th Ave. Green Street opposite Denny Park three blocks to the south.

MATERIALS
INSPIRATION + MATERIAL PALETTE



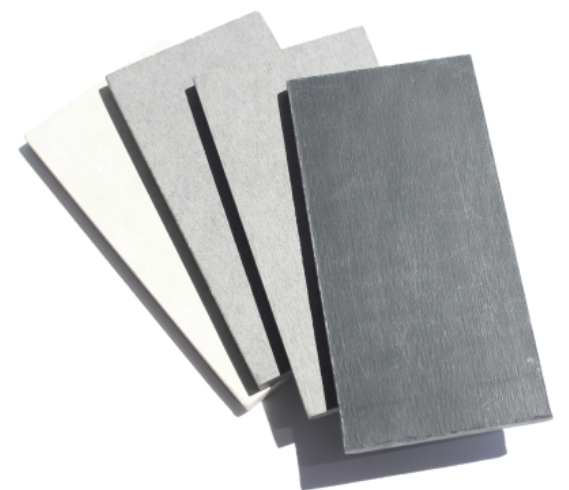
INSPIRATION
PULLING THE WALLS OF THE BUILDING BACK FROM THE SIDEWALK CREATES A SPACE FOR GENEROUS BALCONIES TO ADD VISUAL INTEREST TO THE MAIN FACADE. NATURAL PATTERNS, SUCH AS THE WAY BARNACLES COLONIZE A ROCK, WERE INSPIRATION FOR THE ARRANGEMENT OF THE BALCONIES AND WINDOWS.

BUILDING STRUCTURE
UNLIKE TYPICAL MIDRISE PROJECTS, THIS BUILDING WILL BE TYPE 1B CONSTRUCTION WITH A CONCRETE STRUCTURAL FRAME. IN ADDITION TO BEING MORE DURABLE AND EXTENDING THE LIFESPAN OF THE BUILDING, THE POST-TENSIONED STRUCTURE HAS A SHALLOWER FLOOR PROFILE THAN WOOD FRAME CONSTRUCTION AND ALLOWS THE WINDOW HEADS TO STRETCH CLOSER TO THE SILLS OF THE WINDOWS ABOVE, LENDING THE FACADE THE LOOK OF THE STACKED EXCAVATION LIFTS VISIBLE IN THE QUARRY INSPIRATION IMAGES.

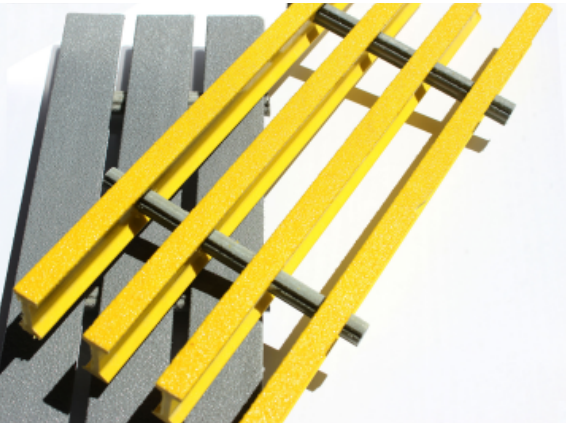


MATERIALS
MATERIAL PALETTE

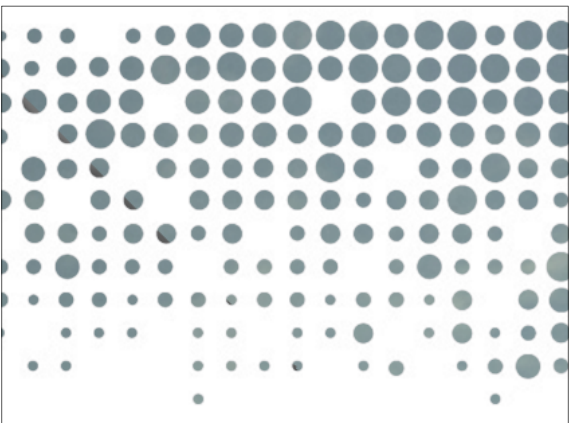
A. FIBER CEMENT SMOOTH PANELS
COLOR: SIMILAR



B. FIBERGLASS GRATING



C. PERFORATED METAL



D. RED BRICK



E. CMU



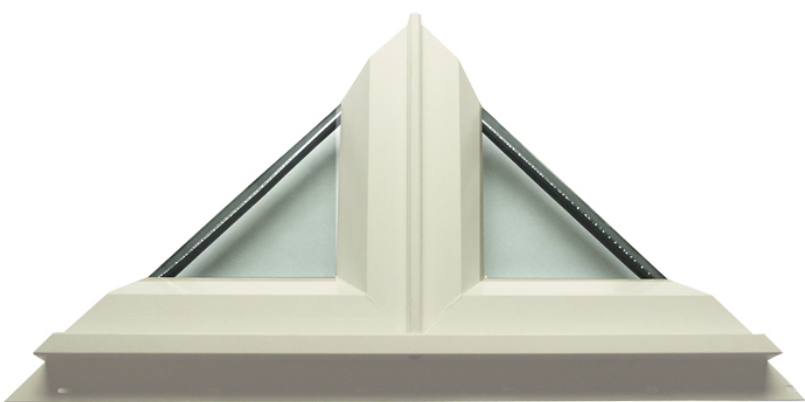
F. EXPOSED CONCRETE



G. DECKING



H. VINYL WINDOW
COLOR: WHITE

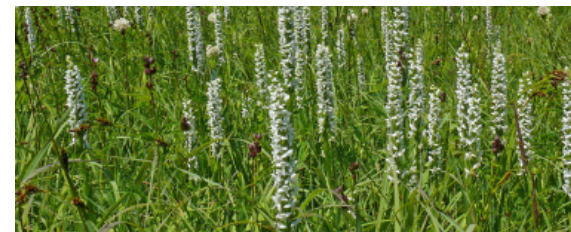
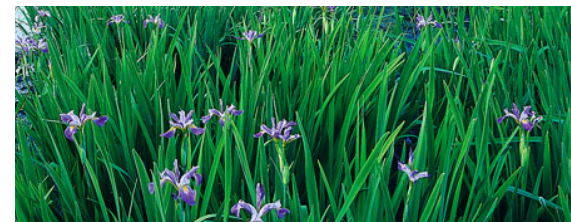
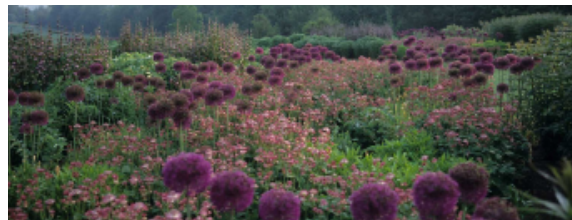
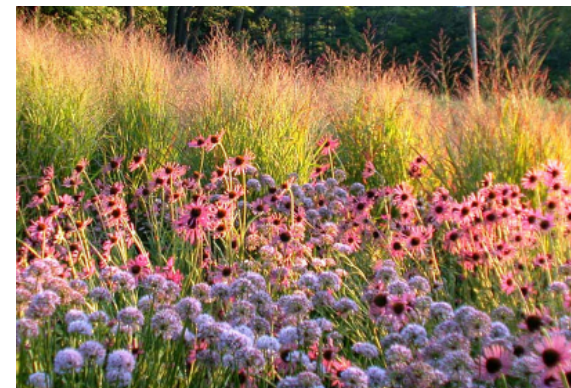
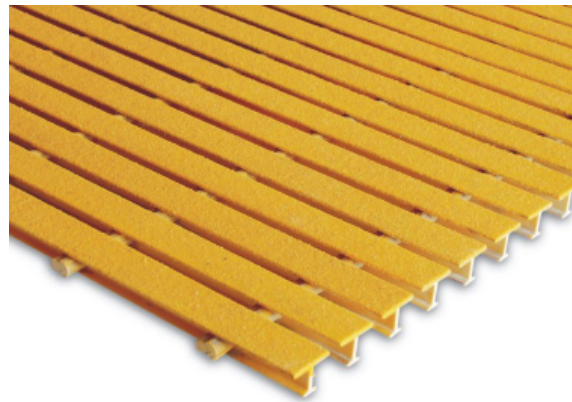
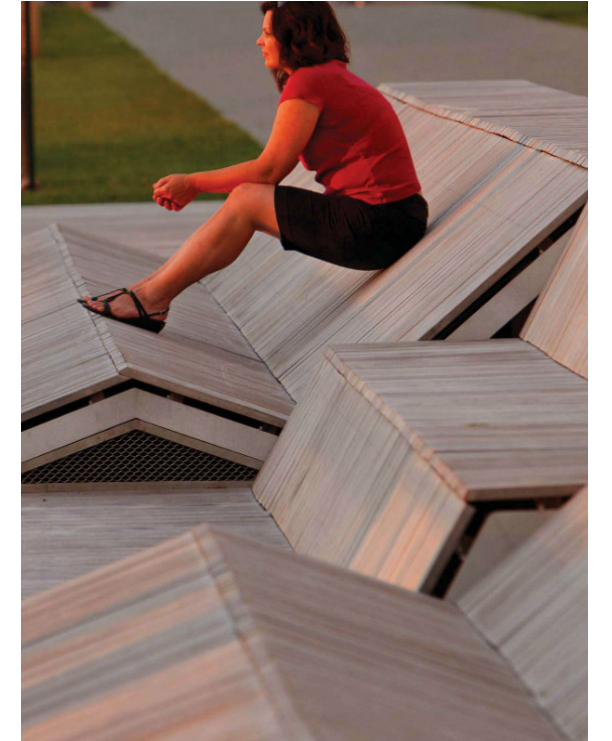
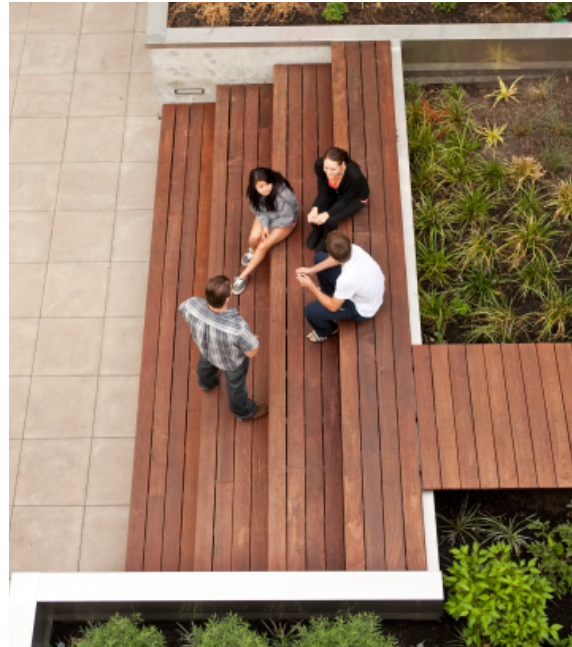


LANDSCAPE PLANS
HARDSCAPE + PLANTING DESIGN



LANDSCAPE

MATERIAL + INSPIRATION IMAGES



SIGNAGE AND CANOPY CONCEPT
PLAN



SIGNAGE

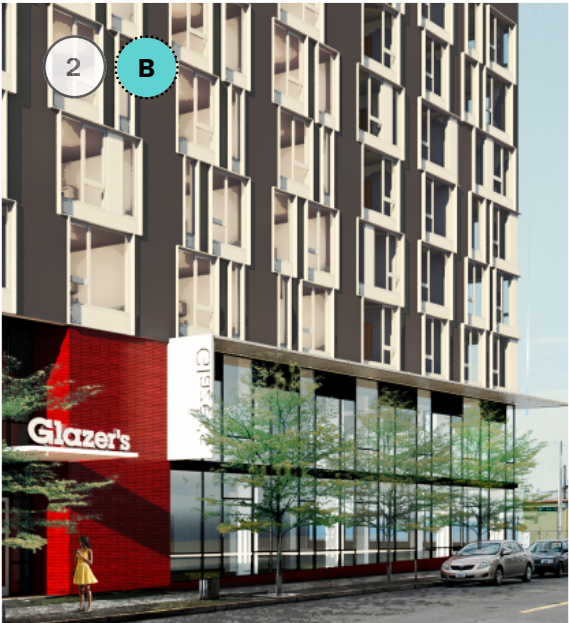
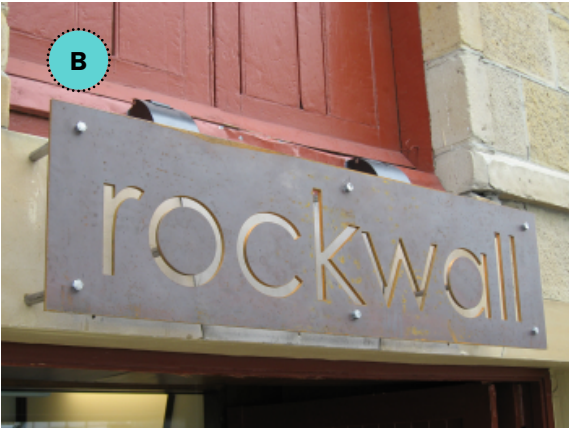
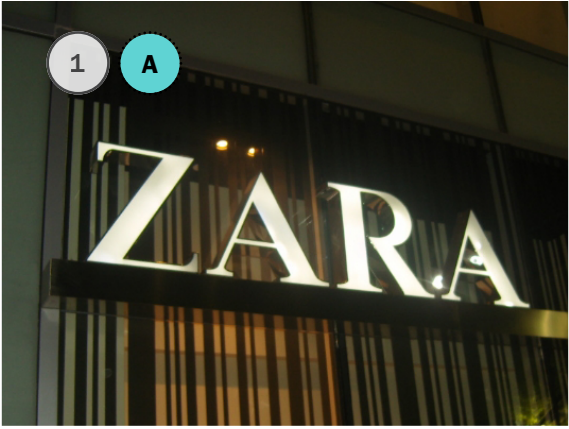
A. + B.
COMMERCIAL SIGN FOR PEDESTRIANS TO
IDENTIFY COMMERCIAL ENTRY

C.
RESIDENTIAL SIGN FOR PEDESTRIANS TO
IDENTIFY RESIDENTIAL ENTRY

CANOPY

1. + 2. + 3
SOLID CANOPY FOR PEDESTRIAN WEATHER
PROTECTION

SIGNAGE AND CANOPY CONCEPT
IDEA IMAGES

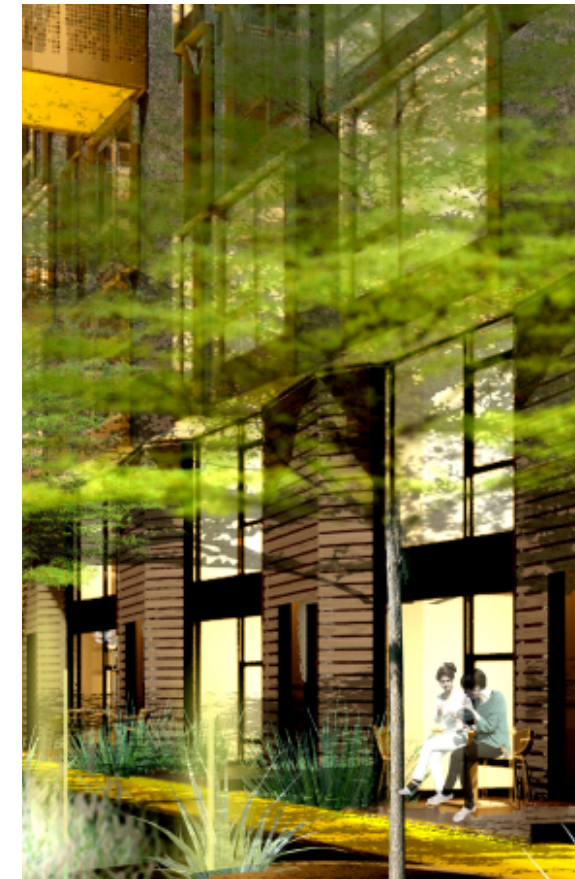


LIGHTING CONCEPT
LIGHTING PLAN



LIGHTING CONCEPT

IDEA IMAGES



NIGHT RENDERINGS



VIEW FROM THE NORTHWEST AT THE INTERSECTION OF 8th AVE N and REPUBLICAN STREET



VIEW OF THE ENTRY PLAZA FROM THE WEST ALONG 8TH AVE N

NIGHT RENDERINGS



VIEW FROM 8TH AVE N LOOKING NORTH AT NIGHT



OPTION 1: VIEW FROM RETAIL PATIO - PLANTED OPTION



OPTION 2: VIEW FROM RETAIL PATIO - WATER FEATURE OPTION

PLAZA DESIGN FEATURE

AT THE DESIGN REVIEW RECOMMENDATION MEETING ON 12/18/13 THE DESIGN TEAM PRESENTED TWO OPTIONS FOR THE DESIGN OF THE ENTRY PLAZA. OPTION 1 FEATURES A PLANTED ZONE THAT DEFINES THE SPACE BETWEEN THE RETAIL PATIO AND THE CIRCULATION ZONE IN THE PLAZA. OPTION 2 EXCHANGES THE PLANTED ZONE FOR A LOW WATER FEATURE WITH STEPPING STONES, SIMILAR TO THE RENDERING ABOVE. THE WATER FEATURE WOULD BE RECIRCULATING. THE DESIGN TEAM WOULD PREFER THE WATER FEATURE IF THE PROJECT BUDGET ALLOWS. THE DESIGN REVIEW BOARD COMMENDED BOTH OPTIONS AND SUPPORTED THE TEAM TO PROCEED IN EITHER DIRECTION WITHOUT FURTHER REVIEW.

DEPARTURE REQUESTS

1

| REQUIREMENT | REQUEST | JUSTIFICATION | DRB COMMENTS |
|---|--|--|---|
| General Facade Requirements SMC 23.48.014.D Street level setbacks may not exceed 12’ in depth for more than 30% the length of the facade. | To allow a deeper setback than 12’ for approximately 48% the length of the 8th Ave N facade, see diagrams. | The setback allow for the creation of a plaza along the 8th Ave Green Street, providing significant space adjacent to the right of way for pedestrian activity and making residential use more comfortable at grade. | The board supported the request for this departure at the EDG meeting on 5/22/13. |

2

| REQUIREMENT | REQUEST | JUSTIFICATION | DRB COMMENTS |
|---|--|---|--|
| Landscaping Requirements SMC 23.48.024.2 Street level setback requires 70% planted area | To allow a reduction in the amount of landscaping area from 70% to at minimum 30% along 8th Ave N. | The setback allows for the creation of a planted area for a small commercial use that will activate the north edge of the open space. It also provides additional seating opportunities developed as part of the green street design. | The need for this request was not known at the EDG meeting on 5/22/13. |

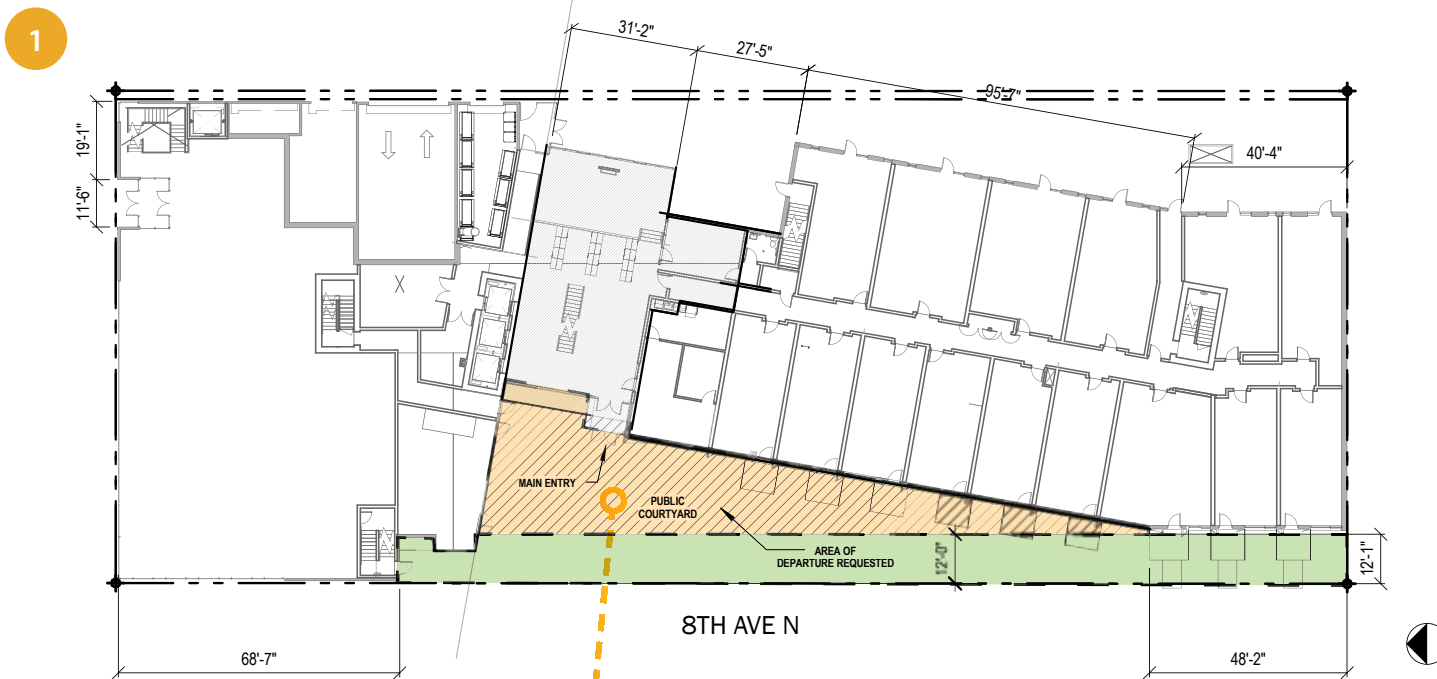
3

| REQUIREMENT | REQUEST | JUSTIFICATION | DRB COMMENTS |
|--|--|--|--|
| Parking Space Requirement SMC 23.54.030A.2C When commercial parking is provided, there must be at minimum 35% small stalls, maximum 35% medium stalls, and minimum 35% large stalls. | To eliminate the requirement for large sized stalls. | This site is located in an Urban Center and is not required to provide commercial parking. However, the commercial parking area is being designed and coordinated with the future tenant, Glazer’s Camera Supply. Glazer’s has confirmed a need for designated parking to support their business. Providing 35% large stalls would greatly reduce the number of parking stalls available to their customers due to the depth of the garage and column spacing. | The need for this request was not known at the EDG meeting on 5/22/13. |

4

| REQUIREMENT | REQUEST | JUSTIFICATION | DRB COMMENTS |
|--|---|---|--|
| Loading Berths SMC 23.54.035.A.1 A loading berth is required for commercial occupancies greater than 10,000 sf with medium demand use. A compliant berth must be 10’ wide by 25’ deep by 14’ tall. | To reduce the clear overhead height of the loading berth from 14’ to 11’. | Glazer’s Camera Supply is classified as a medium demand use and the total leasable SF of their commercial space exceeds 10,000 sf, therefore zoning requires a compliant loading berth be provided to serve their store. However, Glazer’s has confirmed they would not benefit from the inclusion of a loading berth. Currently the trucks serving their store in the same location pull up briefly in the alley; their truck sizes and turning radius requirements would not permit use of the loading berth dimensions required by code. The project intended to provide a compliant loading berth regardless (if enclosed with an overhead door the Glazer’s team could use the space as a shipping + receiving room), however, the 14’ clear height requirement interrupts the L2 floor and compromises their second floor office space. | The need for this request was not known at the EDG meeting on 5/22/13. |

DEPARTURE DIAGRAMS



ADDITIONAL SETBACK REQUESTED

LOCATION OF ADDITIONAL SETBACK REQUESTED ALONG 8TH AVE N TO SUPPORT THE DEVELOPMENT OF THE GREEN STREET AND PROVIDE OPEN SPACE AT GRADE ALONG THE PRIMARY STREET FRONTAGE.



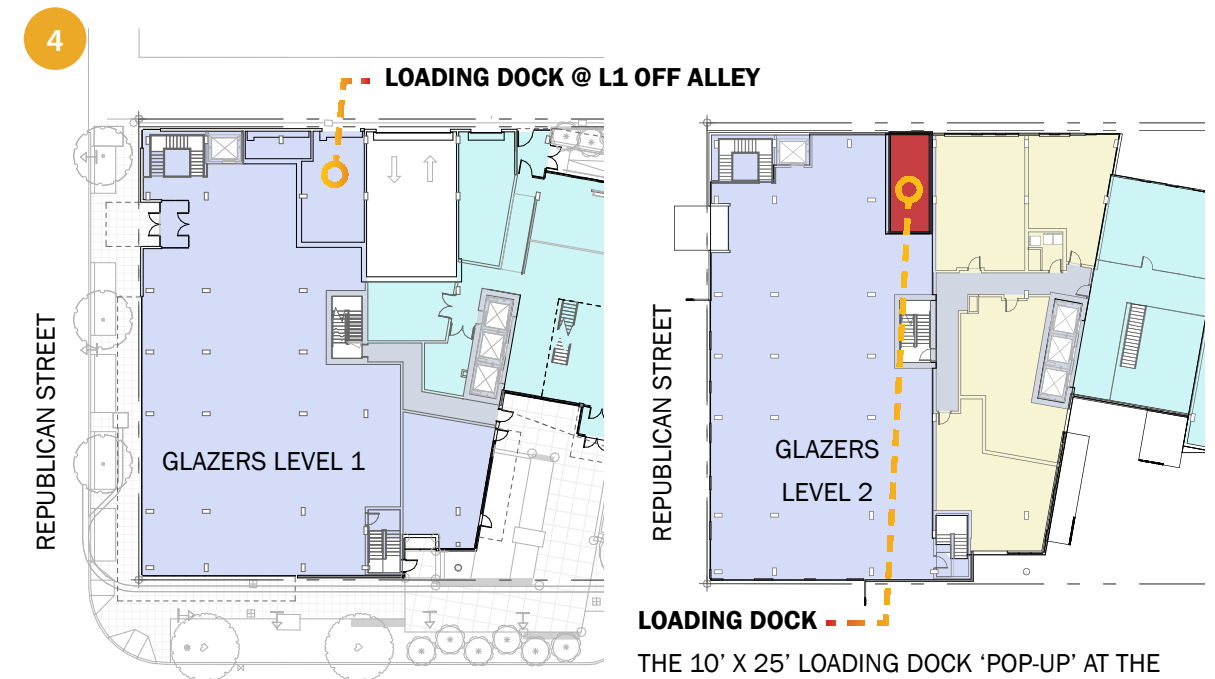
COMMERCIAL PARKING DEPARTURE

REQUEST TO PROVIDE 12 MEDIUM STALLS IN LIEU OF 7 LARGE STALLS AND 5 MEDIUM STALLS



% OF LANDSCAPING IN THE SETBACK

THE HIGHLIGHTED AREA REPRESENTS THE ENTIRE SETBACK AREA ALONG 8TH AVE N. BY CODE 70% OF THAT AREA MUST BE PLANTED. THE PROJECT REQUESTS A DEPARTURE TO REDUCE THAT PERCENTAGE SIGNIFICANTLY TO ALLOW FOR A VARIETY OF HARDSCAPE AND PLANTING CONDITIONS TO STRENGTHEN THE PUBLIC/PRIVATE TRANSITION BETWEEN THE GREEN STREET AND THE RESIDENTIAL ENTRIES.



LOADING DOCK

THE 10' X 25' LOADING DOCK 'POP-UP' AT THE LEVEL 2 DECK RENDERS 250 SF OF GLAZER'S OFFICES INACCESSIBLE. REDUCING THE CLEAR HEIGHT REQUIREMENT FROM 14' CLEAR TO 11' CLEAR WOULD ELIMINATE THIS CONFLICT.