



UPTON FLATS DESIGN REVIEW

6058 35TH AVENUE SW
SEATTLE, WASHINGTON 98126

DPD Project # 3020272
April 7, 2016



PROJECT TEAM

SMR Architects - Applicant

For over three decades, SMR Architects has been crafting inspired structures where people want to live, learn, work and play. With a focus on the people who ultimately use a building, our structures provide a place for life to happen, they interact with and enrich the neighborhoods in which they're a part. Our team's collaborative approach, experience and sustainable philosophy helps us serve both our clients and the community, always putting people first.

Shelter Holdings - Developer

Shelter Holdings is a local, family owned, real estate development company with a leadership team with over 25 years of experience shaping communities in the Pacific Northwest. Through collaborative efforts with local jurisdictions and communities, Shelter Holdings develops contextually appropriate residential and mixed use developments.

Seattle Housing Authority - Parcel Owner

Seattle Housing Authority's mission is to enhance the Seattle community by creating and sustaining decent, safe and affordable living environments. Since 2004, the Seattle Housing Authority has been undergoing a redevelopment plan for the High Point Neighborhood that seeks to reconnect the community with West Seattle. This parcel is part of that process to develop more open spaces and commercial uses within High Point to create a livable mixed-income community.

Civil Engineer – Decker Consulting Engineers

Structural Engineer – CT Engineering

Mechanical Engineer – Glumac

Landscape Architect – SvR Design Company

Surveyor – Bush, Roed & Hitchings, Inc

Geotechnical Engineer – Earth Solutions NW

Acoustical Engineer – SSA Acoustics

Traffic Consultant – Transpogroup

RELEVANT PROJECTS - SHELTER HOLDINGS



Ravello Apartments

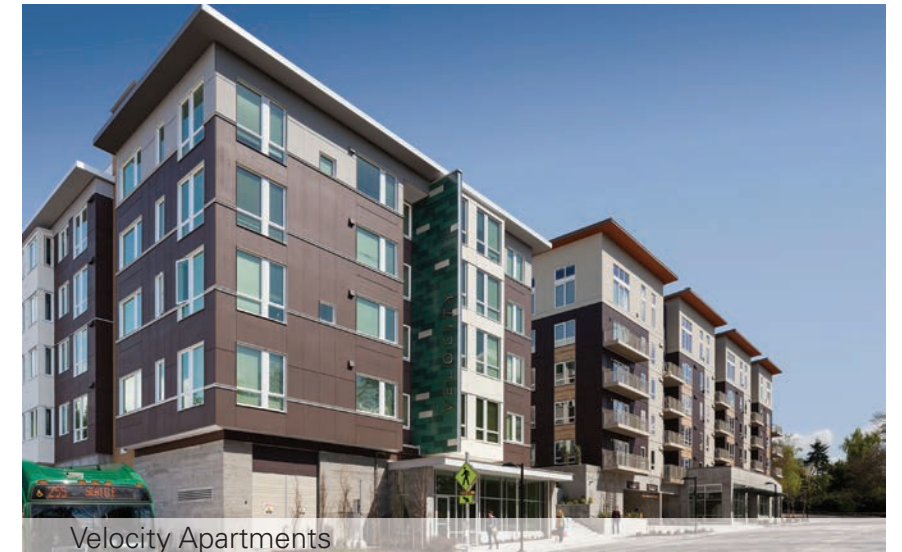


Bryant Heights

RELEVANT PROJECTS - SMR ARCHITECTS



Artspace Mt. Baker Lofts



Velocity Apartments



Cottage Grove Commons



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PROJECT INFORMATION

DEVELOPMENT OBJECTIVES

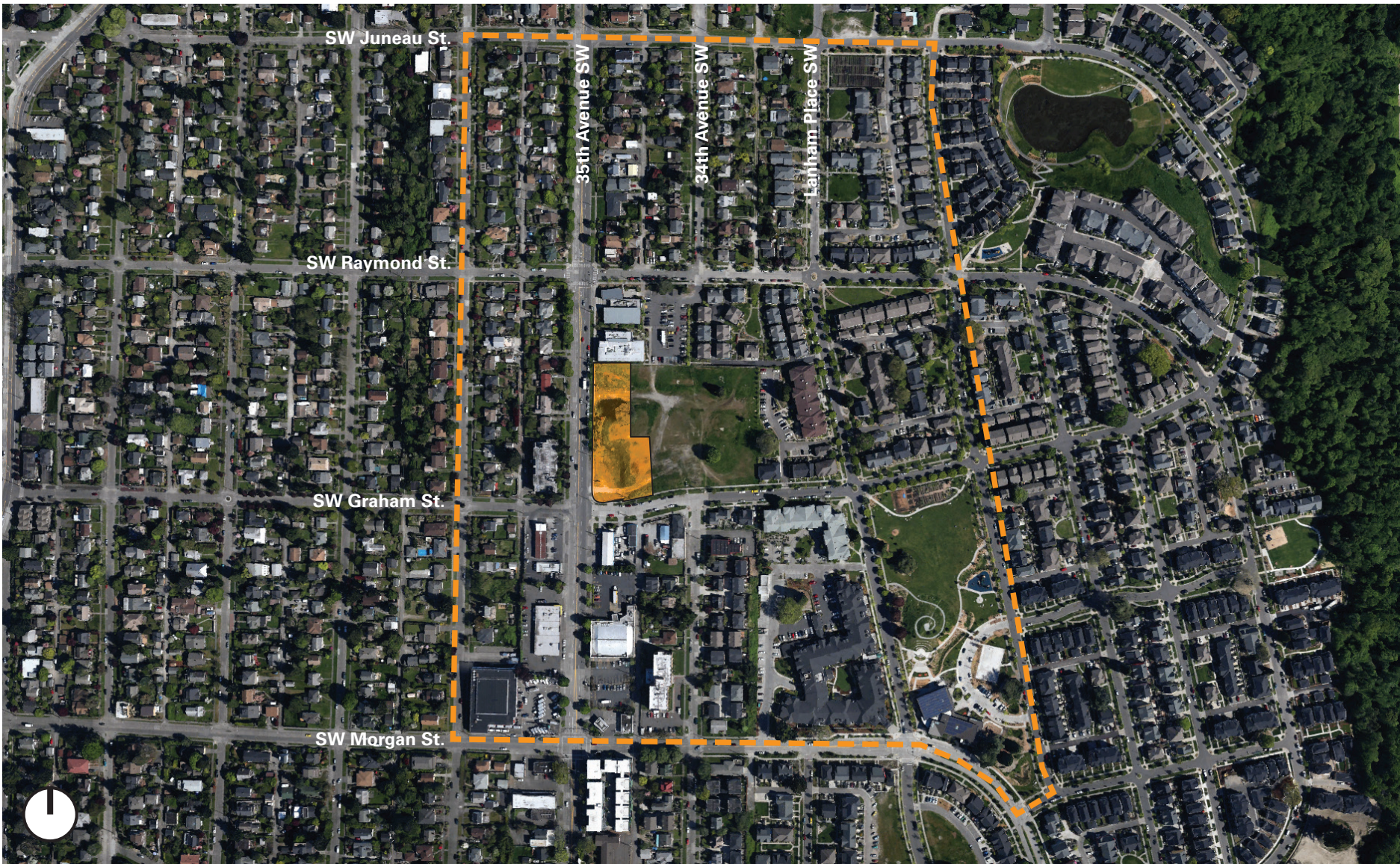
- Activate the site with a variety of mixed-use ground floor programs that include commercial, retail, live/work and residential amenity spaces throughout the site.
- Create a wayfinding device to serve as a gateway to the High Point neighborhood.
- Maintain visual continuity with the character of the adjacent commercial structures in High Point.
- Stimulate the area by developing a vacant lot into high-quality residential housing for the evolving community.
- Provide an enhanced pedestrian experience, which reinforces existing neighborhood connections.
- Establish a presence for the Seattle Housing Authority within the High Point neighborhood.

SITE BACKGROUND

The site is positioned on the western extents of the High Point neighborhood and will serve as a gateway to the community. Located on a vacant corner lot along 35th Ave. SW and SW Graham Street, the site is L-shaped and abuts an adjacent plot currently under review for development. The adjacent development is proposed to include 52 townhome units with a loop road and central pedestrian parkway. The block is identified as Block 9 in the High Point Neighborhood and the site has an area of 49,576 SF or 1.13 acres.

The site will respond to the High Point Design Book in addition to the Design Guidelines of Seattle published in December 2013. Commercial properties located to the north of the site include a health clinic and the High Point Public Library. To the south are vehicle repair shops and a Walgreens drug store. Across the street is a multi-family residential property and single-family homes. The High Point neighborhood is a mix of multifamily housing, single family housing and townhomes with a diversity of scale and housing options.





PROJECT INFORMATION

PROJECT DESCRIPTION

This proposed development includes commercial space (possibly Seattle Housing Authority offices) along the majority of the 35th Ave. SW street front. One retail space, approximately 1,300 SF total, will anchor a pedestrian plaza at the corner of 35th Ave. SW and SW Graham street. Additionally, there will be two live/work units located on the ground floor of SW Graham street.

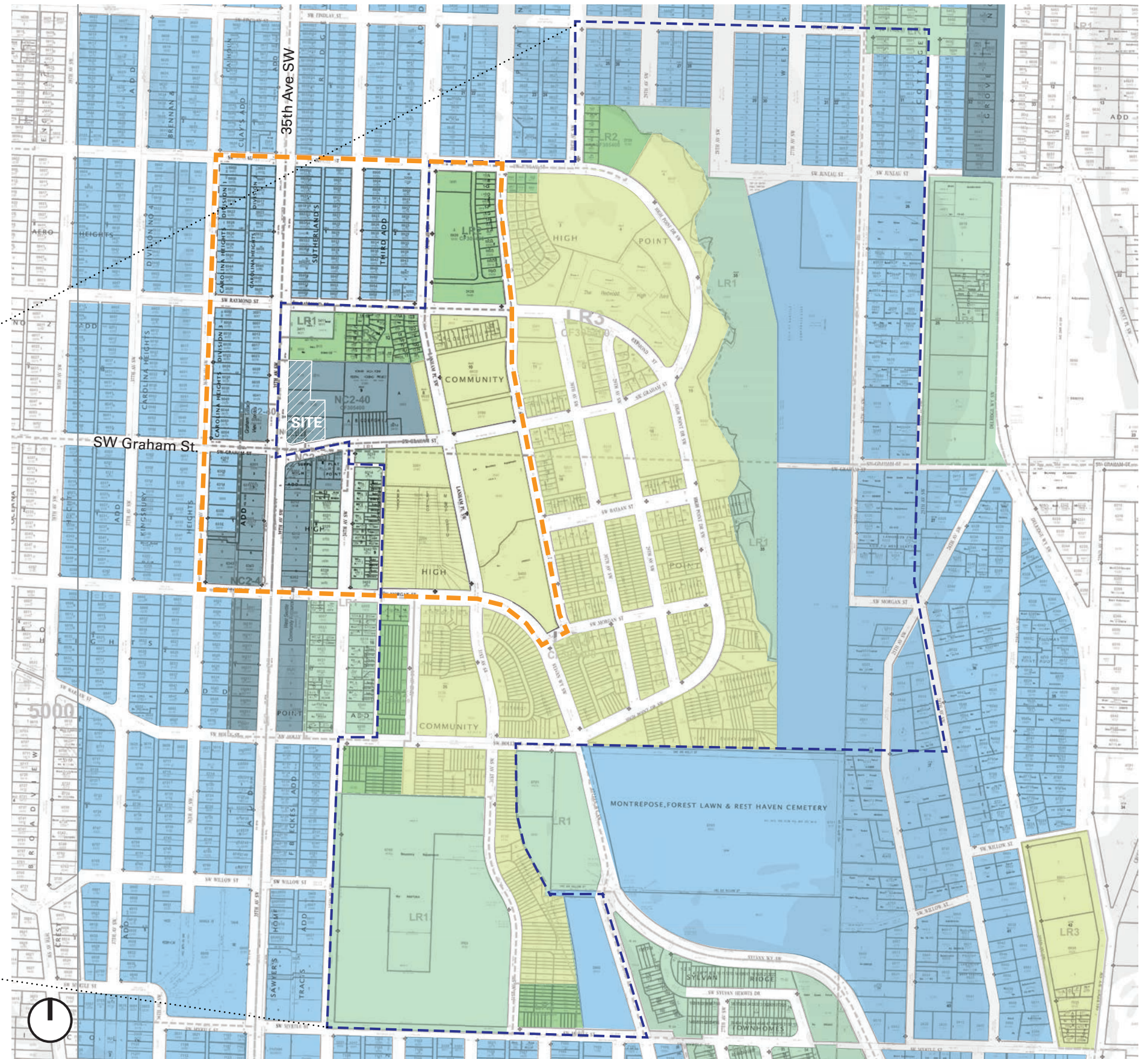
The main residential entries occur along the new pedestrian alleyway and Graham street. Multifamily residential apartments will be located at the rear yard of level one and on levels two through four. Units will consist of a mix of studios, one-bedroom units and two-bedroom units.

The parking will be accessed from the rear of the building through a loop road on the adjacent townhome site. This access will be via an easement and will include trash pickup from a staging area adjacent to the parking entry.

Building Footprint	34,728 SF
Height	40'-3"
Total Area	148,169 SF
Commercial Area	10,159 SF
Residential Area	98,256 SF
FAR	2.29
Unit Count	104 (includes 2 live/work units)
Parking	111
Bike Storage	41 (36 long term + 5 short term)

KEY

-
- 35th Ave SW
- SW Graham St.





9-BLOCK NEIGHBORHOOD DEVELOPMENT

- 1 Single Family Neighborhood
- 2 Single Family Neighborhood
- 3 Single Family Neighborhood
- 4 Mixed Single/Multi-Family Neighborhood
- 5 Single Family Neighborhood
- 6 Graham Terrace Apartments
- 7 High Point Public Library
- 8 High Point Medical and Dental Clinic
- 9 Single Family Neighborhood
- 10 Future Townhome Development (Currently Under Review)
- 11 Multi-Family Neighborhood
- 12 Multi-Family Neighborhood
- 13 The Carwash Palace
- 14 Enterprise Rent-a-Car
- 15 Fast Signs
- 16 Uhaul
- 17 Hans Foreign Auto Repair
- 18 High Point Mini Mart
- 19 High Point Lighthouse
- 20 Walgreens
- 21 Stewart Manor (Seattle Housing Authority)
- 21 Single Family Neighborhood
- 22 Bridge Park Retirement Homes
- 23 Providence Elizabeth House
- 24 Neighborhood House
- 25 South Seattle Market

SITE ACCESS ANALYSIS

VEHICULAR ACCESS

With 35th Ave SW as a major arterial and Graham St. with only light local traffic, an analysis of the existing site access shows heavy vehicular traffic in the north-south direction. It is anticipated that the adjacent development will also incorporate a public loop road within their site that is accessed from Graham St.

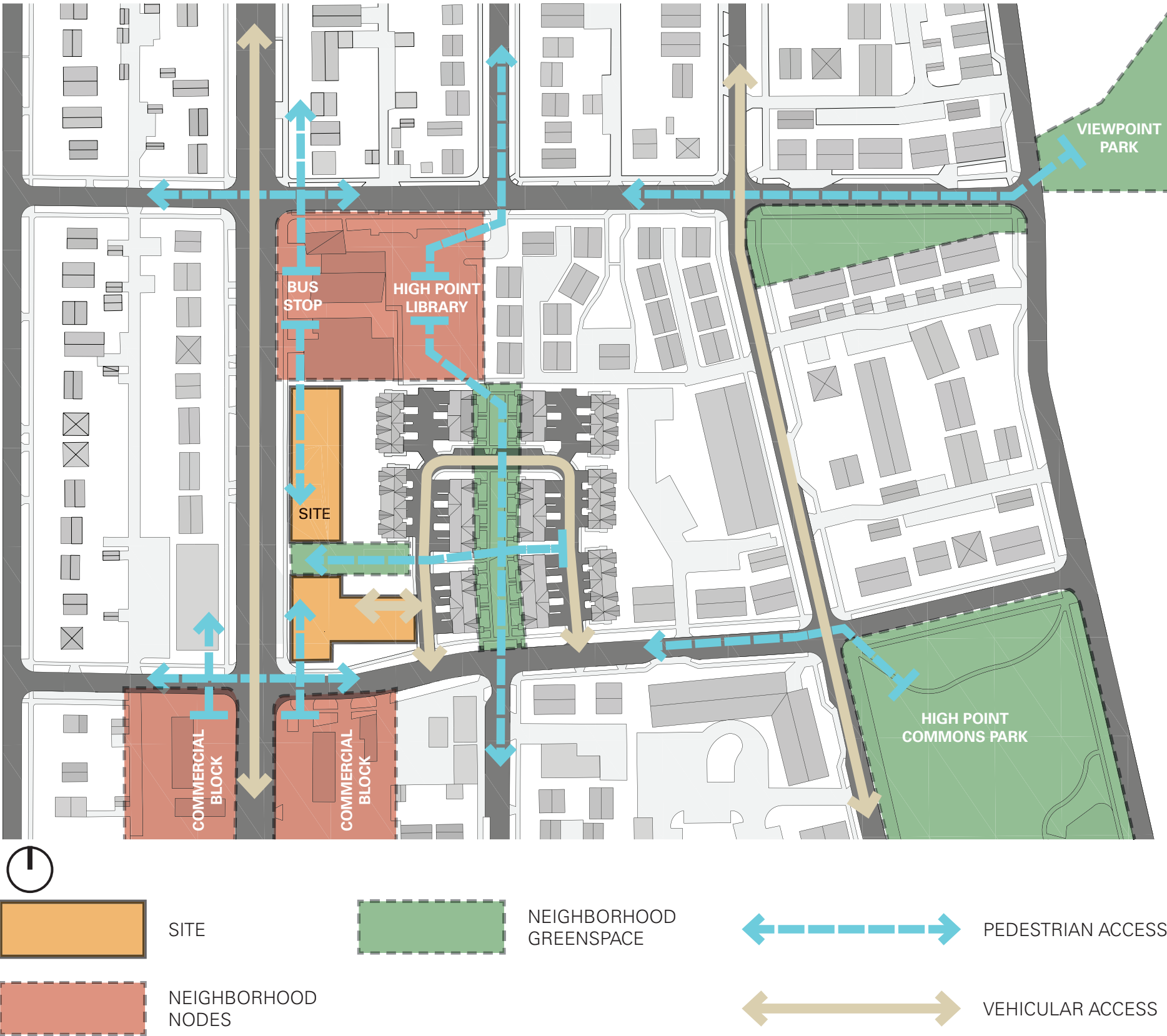
Direct vehicular access to the site from 35th Ave is neither desired nor permitted. Direct vehicular access to the site from Graham St. is also undesirable because of the potential for traffic stacking on at the corner of 35th and Graham Street.

The proposed site vehicular access is from the adjacent development loop road via an ingress/egress easement. This access will not add additional curb cuts along Graham St. and preclude traffic stacking at the intersection of 35th Ave and Graham St.

PEDESTRIAN

With the proximity of the site to the High Point Medical Center, Library and bus stop, pedestrian access around the site occurs in the north-south direction at two major locations. The 35th Ave streetscape connects the commercial frontage along 35th Ave while a pedestrian access path to the east of the site serves as a connection between the High Point Library and the neighborhood.

High Point Commons Park and Viewpoint Park are the main nodes for pedestrian access in the east-west direction. Access for these nodes occur mainly along Graham St and Raymond St. A pedestrian path within the adjacent townhome development also provides for opportunities to extend this connection to the 35th Ave sidewalk.



ZONING ANALYSIS

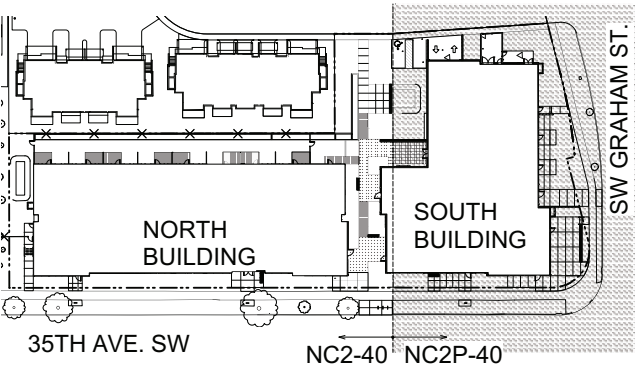
23.47A.013 FLOOR AREA RATIO

Total FAR for 40 feet height and residential/commercial use = 3

23.47A.005 STREET LEVEL USE REQUIREMENTS

23.47A.005.C.1.a The South portion of the property is located in a Pedestrian Zone (MAP 48).

23.47A.005.D.2 35th Ave. SW is a principal pedestrian street when located in a pedestrian-designated zone.



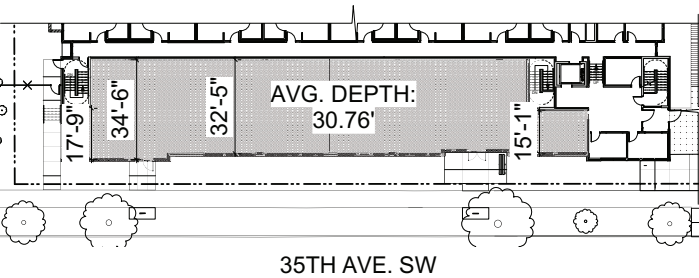
23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS

FAÇADE SETBACK LIMITS

23.47A.008.A.3 Façades may be located more than 10 feet of the street lot line if wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

NON-RESIDENTIAL USE DEPTH REQUIREMENTS

23.47A.008.B.3 Non-residential uses shall extend an average depth of at least 30ft and a minimum of 15ft from the façade.

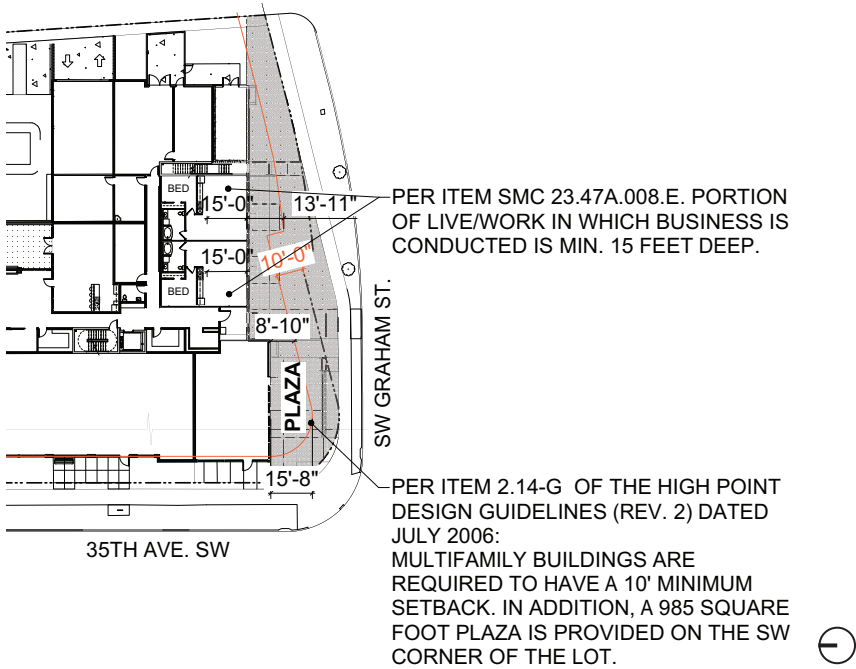


LIVE/WORK UNIT DEPTH REQUIREMENTS

23.47A.008.E The portion of a live/work unit where business is conducted shall extend a minimum depth of at least 15ft from the façade.

23.47A.012 STRUCTURE HEIGHT

23.47A.012.A.1.a Height limit may exceed the 40 feet applicable limit by up to 4 feet if a floor-to-floor height of 13 feet or more is provided for non-residential uses at street level.

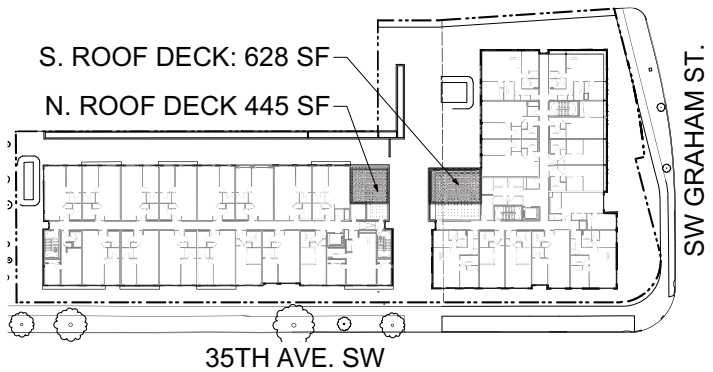
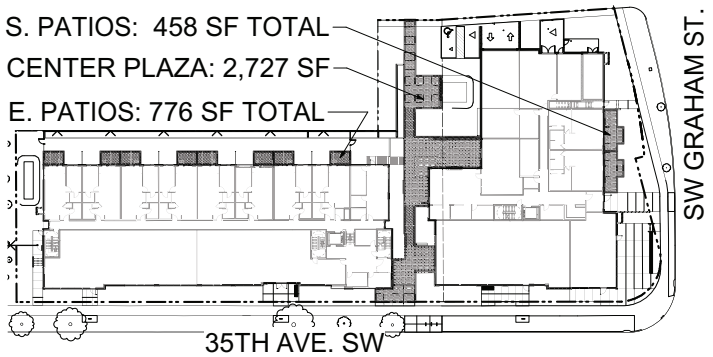


23.47A.024 AMENITY AREA

AMENITY AREA:

23.47A.024.A Exterior amenity area provided exceeds 5% of gross floor area of residential use (excludes areas used for MEP & Parking).

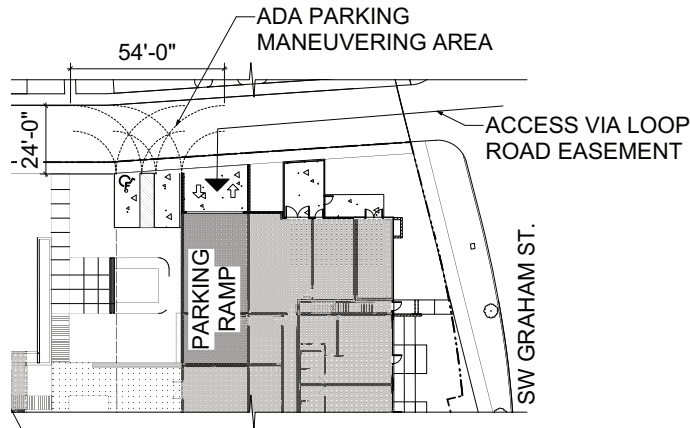
Total gross floor area:	95,656 SF
Total amenity area:	5,034 SF (5.3%) Provided
	4,783 SF (5%) Req'd



23.47A.032 PARKING LOCATION AND ACCESS

ACCESS TO PARKING

23.47A.032.A.1.a If access is not provided from an alley and the lot abuts two or more streets, access is permitted along one of the side street lot lines pursuant to subsection 23.47A.032.C and curb cuts per 23.54.030.F.2.a.1. *Proposed access to be at rear of property from loop road via an easement.*



23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS

RESIDENTIAL USE SOLID WASTE STORAGE SPACE

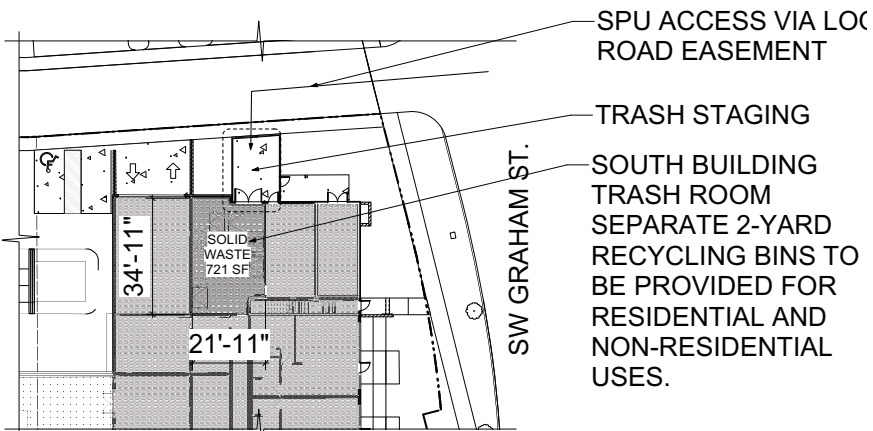
Table A 23.4.040 575 SF plus 1 SF for each additional unit above 100

STORAGE SPACE ACCESS REQUIREMENTS

23.4.040.F.2.a Direct access shall be provided from the alley or street to the containers. *Proposed access to be at rear of property from loop road via an easement.*

STORAGE SPACE: OCCUPANT ACCESS REQUIREMENTS

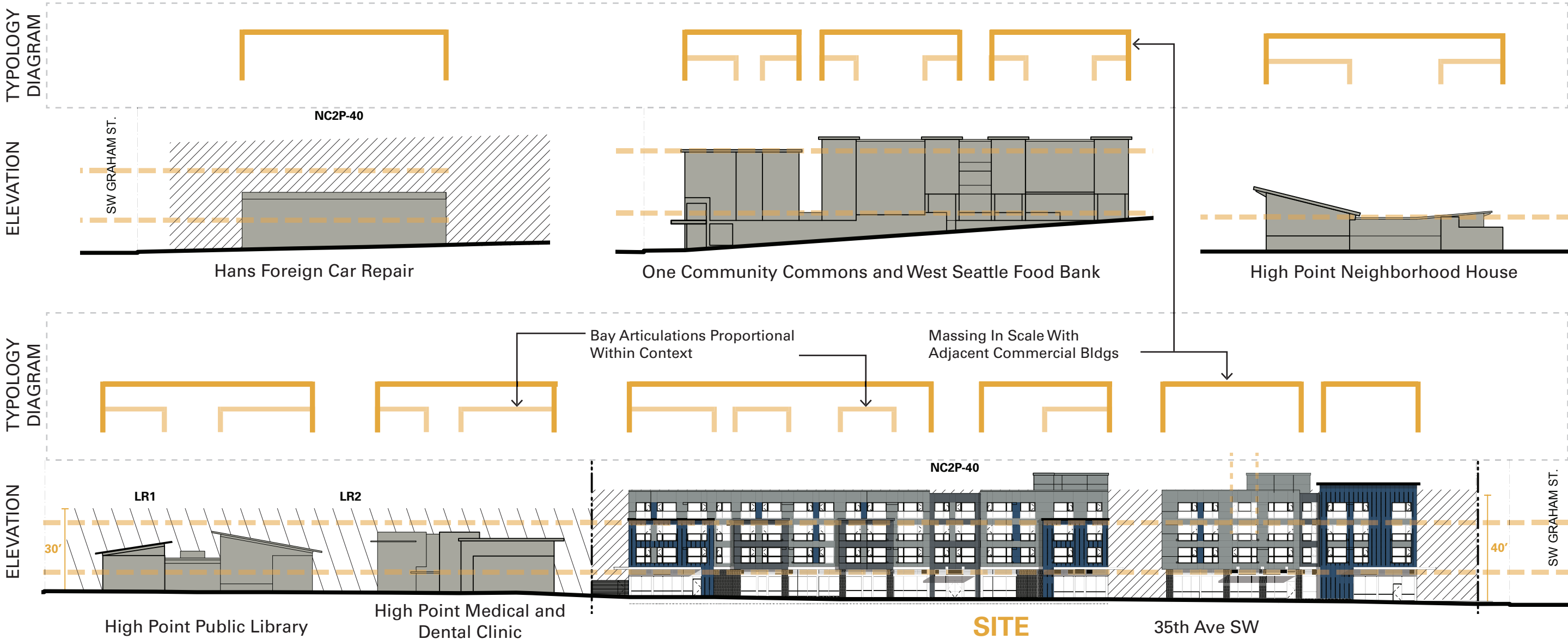
23.4.040.G.1 Pick-up must be within 50 feet of a curb cut or collection location and shall minimize impacts on pedestrian movement along a sidewalk or other right-of-way.



CONTEXT TYPOLOGY STUDY

BUILDING MASSING & ARTICULATION

The typology diagrams below study the scale and proportion of massing and articulations that occur in commercial and residential buildings around the High Point Neighborhood. The project has evolved to include proportional articulations that tie into the existing scale of the neighborhood while providing for a compositional rhythm along the building facade.



CONTEXT TYPOLOGY STUDY



Block 9 Townhomes

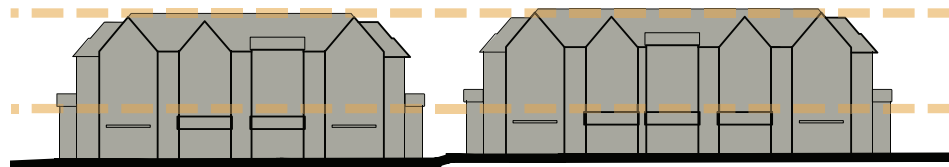


Townhomes on Raymond St.

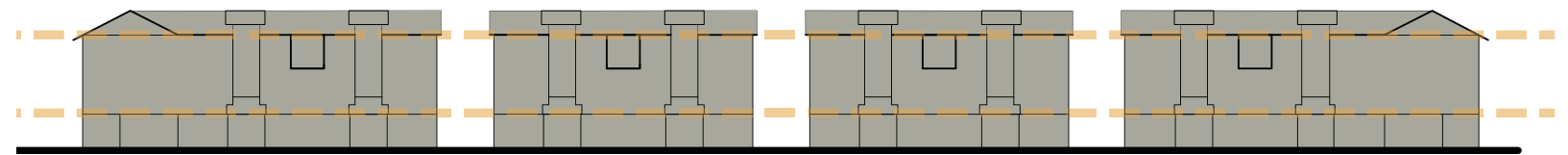
TYPOLGY
DIAGRAM



ELEVATION



Block 9 Townhomes



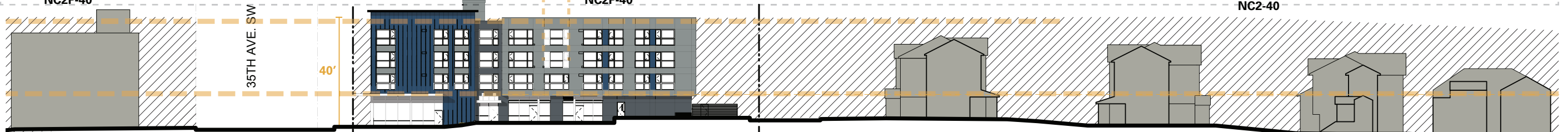
Raymond St. Townhomes

TYPOLGY
DIAGRAM



Window Proportion To Match
High Point Scale

ELEVATION



SW Graham St.
SITE

Block 9 Townhomes

Block 9 Townhomes

DESIGN GUIDELINES

CS1. NATURAL SYSTEMS AND SITE FEATURES

B. SUNLIGHT AND NATURAL VENTILATION

- 1. Sun and Wind:** Residential common areas are located on the south portion of the building, which allows for natural day lighting. With the long orientation of the site being north south, the design will take advantage of natural ventilation by providing operable windows along the façade.
- 2. Daylight and Shading:** Roof decks and the plaza are located to accommodate maximum daylight and will allow for the proposal of a massing that is appropriate for the site.
- 3. Managing Solar Gain:** Plaza canopies will be incorporated to shade and provide raincover for exterior use.

C. TOPOGRAPHY

- 1. Land Form:** To match topography change and decrease views of surface parking, the parking is placed below grade.
- 2. Elevation Changes:** The proposal will take advantage of the existing topography by connecting the grade at 35th Ave SW with the grade of the adjacent development to the east through a pedestrian alleyway.

CS2: URBAN PATTERN AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD

- 1. Sense of Place:** The site of the building is adjacent to a neighborhood clinic and public library with distinct materiality and massing reflective of commercial and contemporary architecture. The materiality and massing of the High Point neighborhood features a variety of materials, colors, scales and characteristics. The site, as an NC2-40 zone and adjacent to commercial, will need to consider both the commercial street front at 35th Ave. SW and the transition to adjacent townhome development at SW Graham St.
- 2. Architectural Presence:** The design of the building will consider a massing and material palette that relates to the commercial street front at 35th Ave. SW. The building will also engage a pedestrian plaza adjacent to retail, commercial and multifamily amenity space. The design will consider the corner of 35th Ave. SW and SW Graham St. as a gateway to the High Point residential neighborhood and an anchor point to a significant pedestrian plaza that is engaged by a retail establishment and residential common area.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

- 1. Site Characteristics:** Graham St. is perpendicular to 35th Ave until the midpoint of the lot where it then curves at a 12 degrees angle into the site. The preferred massing scheme responds to this site condition by aligning the Graham St. entrance with the street while the massing of the southwest corner of the building aligns with 35th Ave.
- 2. Connection to the Street:** A pedestrian plaza will engage the street corner surrounded by retail and multifamily residential amenity space. The majority of 35th Ave. SW will have office space. The office space will have a front setback and landscape frontage that is similar to the adjacent commercial properties and will also identify with the natural drainage components and systems experienced within the High Point neighborhood. The physical feature of the



pedestrian plaza will incorporate paving patterns and pathways that are characteristic of the High Point neighborhood.

3. Character of Open Space: Two entry passageways engage the adjacent commercial building entries. This project will consider similar entry sequences to the adjacent commercial properties. The pedestrian plaza adjacent to the retail space and multifamily common areas will feature a variety of outdoor rooms incorporating canopies, low walls and a combination of deciduous and evergreen trees that will be placed in the right of way and within the plaza.

C. RELATIONSHIP TO THE BLOCK

- 1. Corner Sites:** A pedestrian plaza will engage the corner of 35th Ave. SW and SW Graham St. and serve as a gateway and focal point to the High Point neighborhood. The upper stories will feature architectural elements and massing that is distinct in materiality to anchor the retail and plaza below.
- 2. Mid-Block Sites:** Two entry plazas engage the adjacent commercial buildings to the north of the site. This proposal will consider similar frontage and entry transitions to the commercial office space that occur at mid-block. The building will also consider a variation of color and texture on the north wall, adjacent to the existing medical clinic.
- 3. Full Block Sites:** Although the site is not a full block, the building breaks up the long facade by proposing two buildings with a shared below-grade parking garage. Human scale is provided at street-level through the storefront and overhead weather protection. Repeating exterior elements including storefront systems, bays and exterior entrance patios help to add rhythm to the overall building facade.

D. HEIGHT, BULK, AND SCALE

- 1. Existing Development and Zoning:** This project will consider the height, bulk and scale that is typical to NC2-40 zones and the transition to existing adjacent properties.
- 2. Existing Site Features:** In lieu of strong on site features, this item will require reference to sections and scale of the adjacent townhome site and the neighboring commercial sites.
- 3. Zone Transitions:** Although located in the same zone, the mass of the building adjacent to the eastern townhomes is setback beyond code requirements for residential zones. This increased setback allows for solar access and provides a similar massing for transition to the townhome development.
- 4. Massing Choices:** This project will consider the height, bulk and scale that is typical to NC2-40 zones and the transition to existing adjacent properties.

5. Respect for Adjacent Sites: This project will consider the privacy of the adjacent planned townhome development. Balconies will not be incorporated and the roof garden will be reasonably setback from the adjacent residential buildings.



CS3: ARCHITECTURAL CHARACTER AND CONTEXT

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

1. Fitting Old and New Together: A combination of materials and design details will be considered to identify residential use, commercial use and the pedestrian scale and characteristic of the neighboring properties.

2. Contemporary Design: Materials will be considered in texture while scaling proportionally to identify with a mixed use building type. The materiality of the adjacent commercial buildings will be considered along with the textures of the residential neighborhood of High Point. The application of materials will be careful proportion to support both residential and commercial building components.

3. Established Neighborhoods: The materiality and rhythm of the adjacent commercial buildings will be considered along with the textures of the residential neighborhood of High Point.

4. Evolving Neighborhoods: The site connects the residential neighborhood of High Point with the commercial frontage of 35th Ave. The material and massing will serve as a transition between these architectural styles by applying the textures and colors of High Point at a scale more suitable for commercial use.

B. LOCAL HISTORY AND CULTURE

1. Place-making: Since 2004, High Point has been undergoing a redevelopment plan that seeks to reconnect the community with the rest of West Seattle. Since the site is located on the most western edge of the High Point neighborhood, the southwest corner of the site will serve as a gateway to High Point and create a recognizable entrance to the neighborhood.

PL1: CONNECTIVITY

B. WALKWAYS AND CONNECTIONS

1. Pedestrian Infrastructure: The corner will provide a pronounced entrance to the High Point neighborhood and because of its proximity to local parks and amenities, it will attract pedestrian activity to the corner for commercial uses. The site will also connect 35th Ave SW with a proposed pedestrian path located in the adjacent townhome development.

2. Pedestrian Volumes: The pedestrian plaza is scaled to provide a sense of enclosure to encouraged an exterior programmed space. Similarly, hardscape located adjacent to residential common areas are defined as separate spaces for use by the corresponding interior program.

3. Pedestrian Amenities: The pedestrian plaza and roof deck will engage the corner of 35th Ave. SW and SW Graham St. Canopies and low walls will delineate outside rooms for various functions of gathering space.



PL2: WALKABILITY

B. SAFETY AND SECURITY

1. Eyes on the Street: The pedestrian plaza and entry sequences to the building are open landscape buffers intended to open the site lines to the street. The orientation of the residential stories above ground level and the ground level spaces are considered to enhance eyes on the street.

2. Lighting for Safety: Lighting will be carefully considered to identify commercial and residential use entry sequences as well as security and architectural enhancement of the pedestrian plaza.

3. Street-Level Transparency: Transparency of street level uses will be an important aspect for both commercial and residential common areas at the ground level. The pedestrian plaza will be considered to incorporate reasonable site lines across the plaza without major obstructions.

D. WAYFINDING

1. Design as Way-finding: The pedestrian plaza and corner architecture will be a gateway architectural feature to the street corner and may act as a way-finding device.

PL3: STREET LEVEL INTERACTION

A. ENTRIES

1. Design Objectives:

a. There will be secondary entry sequences to commercial and residential spaces on the northern portion of 35th Ave. These entries will be distinct and separate from commercial entries and the pedestrian plaza.

b. The corner commercial entry will be connected to the pedestrian plaza and will include overhead canopies sized to accommodate the commercial use.

c. The main residential entry will not be connected to the pedestrian plaza and will be a separate architectural feature that is recessed back from the retail. The entry will be identified by landscaping, low wall features, material changes, transparency and lighting.

B. RESIDENTIAL EDGES

1. Security and Privacy: Significant setbacks and landscape buffers are incorporated into the site of the building such as the plaza and entry features setback from the sidewalk.

2. Ground-level Residential: Ground-level residential units are only located along the east propertyline abutting the townhome development. Privacy and security are addressed by providing a fence around and between individual exterior patios which is accessible only to building maintenance.

4. Interaction: The pedestrian plaza will be a feature that anchors the retail and residential common area. The plaza will incorporate outdoor rooms for various functions of gathering.

C. RETAIL EDGES

1. Porous Edge: The pedestrian plaza, at the corner of 35th Ave. SW and SW Graham St. is placed to allow for visual and physical connections and transparency across the street corner. The center pedestrian alleyway will create additional corner elements and porous edges while providing a new internal 'streetscape'.

2. Visibility: All commercial, retail and residential amenities will have a high level of transparency to the exterior right-of-ways.

3. Ancillary Activities: Plaza seating will be incorporated into the design and will be adjacent to the retail space.

DC1: PROJECT USES AND ACTIVITIES

A. ARRANGEMENT OF INTERIOR USES

1. Visibility: The plaza, retail and main residential common areas are prominent areas and include entry features. Secondary features will also be provided to offices and residential uses along 35th Ave. SW.

2. Gathering Places: The plaza, retail and main residential common areas are the prominent areas and entry features of the building. They will include the high level of pedestrian traffic during normal business hours and will incorporate necessary safety guidelines.

3. Flexibility: The ground level commercial space will be designed for flexibility of commercial use. To allow for flexibility of future expansion, the storefront will be modular and repetitive to accommodate one large tenant or up to eleven small tenants. The residential amenity spaces will not be considered flexible, given the small areas provided at ground level for management and common areas.

4. Views and Connections: Views from the roof deck will allow for south exposure to sunlight and views toward the High Point residential neighborhood and beyond.

B. VEHICULAR ACCESS AND CIRCULATION

1. Access Location and Design: The preferred concept includes appropriate vehicular access at the rear site through the adjacent property utilizing the two-way loop road on the townhome site. An initial traffic analysis has shown minimal conflict between the multifamily building and the adjacent townhome in this configuration. Garbage pickup will also be accessed off the loop road (no turn-around is necessary) for both the multifamily building and the townhomes. The curb cuts minimize conflicts to pedestrians and bicyclists.

2. Facilities for Alternative Transportation: N/A

C. PARKING AND SERVICE USES

1. Below-Grade Parking: Below grade parking is accessed from the rear of the property.

2. Visual Impacts: With the exception of two surface load/unload spaces at the rear of the property, below grade parking will eliminate visibility of parking areas. To lessen visibility of parking areas, the parking is below the adjacent grade of the townhome development. Landscaping buffers will be incorporated where surface parking is adjacent to residential uses.

3. Multiple Uses: N/A

4. Service Uses: Trash Staging will be adjacent to the driveway entry and will be planned for trash pickup at designated times. Landscaping and screening will be used around the trash staging area.

DC2: ARCHITECTURAL CONCEPT

A. MASSING

1. Site Characteristics and Uses: The preferred scheme will incorporate an appropriate mass that is prescribed in an NC2-40 zone. Massing and the plaza are two building components that will accentuate the corner of 35th Ave. SW and SW Graham St. The plaza and street frontage will reflect the

character of landscape design of the High Point neighborhood, with native plantings, pedestrian scale pathways and gathering spaces.

2. Reducing Perceived Mass: The building composition will consider either material changes or building mass projections and recesses to reduce the perceived mass of the building.

B. ARCHITECTURAL AND FAÇADE COMPOSITION

1. Façade Composition: The building composition will carefully consider material changes and proportion appropriate for a building that is sited within a transition area.

C. SECONDARY ARCHITECTURAL FEATURES

1. Visual Depth and Interest: The building will incorporate visual depth by populating the façade with modulation at multiple scales (i.e. building, unit and room). Building entries will be defined by secondary elements including awnings and signage. Material differentiation will define the corner retail plaza as a gateway to the High Point neighborhood.

2. Dual Purpose Elements: Awnings will define building entries at the pedestrian scale while also providing weather protection. Building signage will provide wayfinding and place-making while also adding depth and visual diversity to the design.

3. Fit With Neighboring Buildings: The preferred scheme incorporates vertical modulation that is in scale with architectural features of the neighboring medical clinic to the north of the site. The building massing is also broken up along 35th Ave to better match the rhythm and proportions of nearby commercial buildings.



Material and texture change coincides with modulation
Andrew's Glen - 4220 Factoria Blvd SE, Bellevue / SMR Architects

D. SCALE AND TEXTURE

- 1. Human Scale:** The large and small scale design movements will be considered in texture and scaled proportionally to accommodate a mixed-use commercial building. Additionally, massing and human scale will consider widths of living space and entry systems that transition to residential.
- 2. Texture:** The design elements will be considered in texture and scaled proportionally to accommodate a mixed-use commercial building. Additionally, massing and human scale will consider widths of living space and entry systems that transition to residential.

DC3: OPEN SPACE CONCEPT

B. OPEN SPACE USES AND ACTIVITIES

- 3. Connections to Other Open Space:** The corner plaza will be connected to both 35th Ave and Graham St. The center pedestrian alleyway will connect 35th Ave SW with the adjacent development. Additionally, the residential building entry is oriented towards the High Point street and park system
- 4. Multifamily Open Space:** Common areas will be provided in the building for use by building residents, including interior amenity space and an exterior shared roof deck.



Occupiable roof deck
Metropolitan Park Apartments

C. DESIGN

- 1. Reinforce Existing Open Space:** The open space will reinforce the neighborhood character by providing a similar mix of lawn, planting beds and street trees along both 35th Ave and Graham St.
- 2. Amenities and Features:** The corner plaza will use a combination of pavers, knee walls and plantings to define the plaza as an outdoor room. Trees and shrubs will be utilized at the east property line to screen the parking garage and provide a buffer between the building and the adjacent townhome development.
- 3. Support Natural Areas:** The open space on site will connect to existing natural areas on both 35th Ave and Graham St.

DC4: EXTERIOR ELEMENTS AND FINISHES

A. BUILDING MATERIALS

- 1. Exterior Finish Materials:** The materiality will be considered in texture and scaled proportionally to accommodate a mixed use commercial building. The massing will consider widths of living space and entry systems that are characteristic of the High Point neighborhood.
- 2. Climate Appropriateness:** The building will incorporate highly durable detailing and materials that are reflective of the neighborhood.

B. SIGNAGE

- 1. Scale and Character:** Exterior signage will be incorporated into the project to enforce the gateway to High Point. Additional signage for commercial spaces will be located on 35th Ave.
- 2. Coordination With Project Design:** Building signage will be integrated with the architectural design of the corner gateway.

C. LIGHTING

- 1. Functions:** Lighting will be located along the perimeter of the site to increase pedestrian safety, highlight building entries, highlight commercial spaces and accent important architectural features such as signage and canopies.
- 2. Avoiding Glare:** The lighting design will avoid light pollution and light trespassing by keeping lighting throws within the site boundary and reducing the amount of up-lighting provided.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

- 1. Choice of Plant Materials:** The schematic landscape plan supports the architectural concept by incorporating landscaping elements into the corner plaza and along both streetscapes. Plant selection will also reinforce this concept with the placement of a large shading tree adjacent to the plaza.
- 2. Hardscape Materials:** The corner plaza and entries will be hardscapes with distinct textures that define the primary entries to the building. Permeable materials are also proposed for the pedestrian building entries and plaza.
- 3. Long Range Planning:** The schematic landscape plan incorporates plantings at a variety of sizes and maturities appropriate for the site. The schematic planting schedule includes small to large deciduous trees, coniferous trees, multi-stem trees, and planting beds for shrubs. The landscape plan will be designed for future flexibility to allow for sidewalks and entries to be added to the 35th Ave facade. This will allow for the large commercial space to be subdivided into multiple smaller spaces easily while maintaining a consistent streetscape and pedestrian experience.
- 4. Placemaking:** A large shade tree will be planted adjacent to the corner plaza to help create a defined space and reinforce the gateway to High Point.



Landscape and High Point Design Standards
Rose Street Apartments - 8124 Rainier Ave S / SvR Design

EDG RESPONSE

SECOND EARLY DESIGN GUIDANCE

1. DESIGN CONCEPT, ARCHITECTURAL CONTEXT AND MASSING:

The design and siting of the new commercial/residential development should provide an appropriate transition to the anticipated scale of development, complement the architectural character of the High Point neighborhood, act as a gateway property, and respect adjacent properties. (CS1.C, CS2.A, CS2.B, CS2.C, CS2.D, CS3.A, CS3.B)

a. The Board stated that the applicant did a “phenomenal job” in their response to the Board’s concerns/comments/guidance stated at the first EDG meeting. The Board immediately voiced support of the applicant preferred design (Scheme C) and recommended that Scheme C should move forward to the Master Use Permit (MUP) submittal with the following guidance:

i. The Board appreciated that the Scheme C design illustrated two distinct building masses inclusive of a centralized pedestrian “alley” corridor connecting 35th Avenue Southwest with the proposed pedestrian pathway located on the adjacent High Point property east of the project site. At the Recommendation meeting, the Board expects to review design elements (landscaping, seating, hardscape, etc.) and building entries that attract interest and emphasize interaction with the site and building. The Board encouraged the applicant to use the existing High Point park designs as a design precedent. (PL1.B, PL2.D, PL3.A, DC3.B, DC4.A, DC4.B, DC4.C, DC4.D)

Response: Design elements (landscaping, seating, hardscape) have been included in the design review packet, that take design precedent from existing High Point park designs. The centralized pedestrian “alley” corridor is emphasized as a semi-public space. A public pathway runs between the buildings with private nodes anchoring the pathway which corresponds to the building’s interior programmatic spaces.

The main residential entries are located along the pedestrian “alley” and have a massing and material application that helps to define the two building entries. The pedestrian alley design also helps to reinforce this entry sequence through programming of the landscape and hardscape elements around these entries.



ii. The Board recognized that the Scheme C massing design and placement of the parking stalls in a below grade parking garage would allow for a more direct and enhanced transition to the adjacent neighboring property to the east. However, the Board questioned how the rear yard area between the ground-level apartment units and the adjacent townhome residential development east of the subject site would be designed. The Board reiterated the importance of understanding the design development of the townhomes planned for the adjacent neighboring property to the east. Therefore, the Board requested that the applicant to provide specific details concerning this development at future design review meetings and explain/demonstrate how the two developments will address future adjacency concerns related to waste service, pedestrian/residents/traffic circulation, load/unload zones, landscaping and screening. (CS2.D.5, DC1.B, DC1.C, DC2.A.1, DC4.D)

Response: Adjacency issues between the project and the neighboring development have been addressed in multiple locations.

Rear yard patios are setback from the property line with landscape buffers on both developments. Additionally, grade changes between the sites result in the patios being located 3 feet below the adjacent townhome grade with a retaining wall and wood fence providing additional privacy.

Vehicular and garbage access will be provided through the loop road. An analysis of site traffic for the proposal suggests

that there would be minimal conflict between garbage pickup, vehicular traffic from the adjacent townhome development and the proposed multifamily project due to the infrequency of traffic within the loop road. In addition, the proper turning radius for trash pickup will be provided and by utilizing the loop road, back up and turnaround do not need space. Additionally, although the trash staging area is facing the garage/rear entry of the townhomes, visual screening is proposed around the trash staging area.



iii. The Board felt it was imperative that the design include a strong corner element with the intent of providing a gateway to the High Point neighborhood through wayfinding. The Board reviewed the three corner gateway options presented and illustrated in the EDG design packet (pg. 42). The Board noted that either the tower element or the wing wall option is acceptable corner responses. The gateway design should be achieved through a corner element with high contrast and a distinct material change from the remaining building mass. (CS2.C)

Response: The design has proceeded with the tower element option and the south building massing has been simplified to better emphasize the corner gate. We’ve introduced ten-foot wide recesses that bookend the corner element on both sides to provide symmetry as the gateway is viewed from the corner in an effort to highlight the corner element. A strong gateway presence is also achieved through a distinct material change at the corner massing.



2. 35TH AVENUE SOUTHWEST FRONTAGE AND STREETSCAPES:

The Board directed that the design of the building should incorporate a stronger retail presence along 35th Avenue Southwest. The buildings should engage all streetscapes in a meaningful way. (PL3.A.1, PL3.C)

a. The Board reviewed perspectives of the development's south and west facing façade elevations (pgs. 40-41, 48) and had a detailed discussion about the façade articulation and materiality for the 35th Avenue Southwest facades. The Board's feedback concerning the west elevations was that the facades were randomly broken up with no strong major moves or rhythm; and the composition of the materials needed further study. The Board advised the applicant to simplify the façades and provide proportioned articulation which transitions between the corner gateway and the major façade element of the building in a thoughtful manner. (DC2.B, DC2.C)

Response: The building facades have been simplified to provide a stronger compositional rhythm and proportioned articulations with a focus on the corner gateway. Exterior modulations and transitions coincide with interior program space with bays and recesses highlighting major building entries and programmatic spaces. Material and color composition has also been studied with transitions corresponding to these articulations.

b. The Board stated that it is important that the design have a distinct material vocabulary; subtly incorporate details and

colors of the High Point neighborhood and take cues from adjacent non-residential development (High Point library, High Point Medical Dental building, etc.). At the next phase of design, the Board anticipates that further refinement of materiality will be addressed and looks forward to reviewing a physical colors and materials board with detailing specifics (i.e., reveals, cornices, etc.) at the Recommendation meeting. (DC2.A, DC2.B, DC2.C, DC2.D, DC4.A)

Response: The design incorporates the material vocabulary of the High Point neighborhood through the use of hardie panel, brick and metal board and batten siding. The subtle use of color highlight major building features while reflecting the neighborhood. Details are also to reinforce this language through reveals, cornices and material transitions.

c. The ground floor modular façade that was presented allowed for multiple entrances and responded well to Design Guidelines. The Board expressed concern about the placement of commercial entrances on the pedestrian alleyway and stated that more refinement of the storefront façade and its relationship to the landscaping is necessary to enhance the pedestrian experience at the entrance of the pedestrian alleyway and activate the full façade of this mixed-use development. Commercial entrances that anchor the corners of 35th Avenue Southwest and pedestrian alleyway were encouraged by the Board. (PL3.A)

Response: The commercial entries have been revised to be oriented towards 35th Ave SW with entry sequences that relate to major building modulations and landscaping features. The storefront and landscaping plan have also been designed to allow for future entries to be added which correspond to existing building modulations.

With commercial entries oriented towards 35th Ave SW, the centralized pedestrian "alley" corridor is viewed as a semi-public space with an emphasis on residential use. A public pathway runs between the buildings with private nodes anchoring the pathway to the building's interior programmatic spaces. In addition to the strong residential corner, access to commercial space is provided along the pedestrian "alley" to allow for potential spillover for events and other incidental uses.

d. Conceptual residential lighting and signage designs proposed for the buildings' street facing and surrounding facades should be presented at the Recommendation meeting. (PL2.B, DC4.B, DC4.C)

Response: Conceptual lighting and signage designs are proposed that complement the character of the High Point neighborhood.

3. RESIDENTIAL OPEN SPACES AND LANDSCAPING:

a. The Board approved of the presented design included upper-level amenity spaces inclusive of roof decks; and ground-related open spaces (courtyard, patios, etc.). The design should incorporate an ensemble of elements (landscaping, outdoor seating/furniture, screening, play space, etc.) to activate these areas. (DC2.A, DC3.B)

Response: Amenity spaces will incorporate various elements such as landscaping, outdoor seating and furniture, to help define and activate exterior areas for different programmatic uses.

b. The applicant should provide additional details and a more defined program of the landscaping plan at the Recommendation meeting. (DC4.D)

Response: The landscaping plan has been developed to create more defined programmatic areas that correspond to interior spaces such as residential amenity spaces, entries and commercial spaces. Additionally, small hardscape areas are provided for use as gathering and play areas.

4. VEHICULAR PARKING:

a. At the second EDG meeting, the Board observed that the presented design concepts had been revised to illustrate a majority of proposed parking stalls situated entirely below grade. The Board voiced strong support of the placement of parking in a below-grade parking garage and noted that the initial concerns voiced about the visibility and security of the parking area had been addressed appropriately. (CS2.D.5, PL3.B.1, DC1.C.1, DC1.C.2)

Response: No change to the parking from the EDG packet.

PROJECT OVERVIEW

Building Footprint	34,728 SF
Height	40'-3"
Total Area	148,169 SF
Commercial Area	10,159 SF
Residential Area	98,256 SF
Common Area	47,776 SF
FAR	2.29
Unit Count	104 (includes 2 live/work units and mix of studio, 1 & 2 bedrooms)
Parking	111 (110 Required per SMC 23.54.015 Table A & B)
Bike Storage	41 (32 Required per SMC 23.54.015 Table D)
Development from EDG stage	<p>Since the EDG phase, the programmatic elements of the ground floor have been modified to provide a better pedestrian experience along the central pathway. These changes include locating the fitness room within the SE corner of the north building and moving the club room of the south building adjacent to the thru-site pedestrian walkway.</p> <p>Additionally, two live/work units have been added to the first floor of the south building along Graham street, which helps to provide a better transition to the adjacent townhome development that features ground floor residential use. As Graham street is highly residential, these live/work units are accessed via the entrance sidewalk and include small patio areas to reflect similar 'front yard' transitions that occur throughout High Point (i.e. porches/patios). As a result of these changes, the unit count has increased from 102 units in the previous scheme to 104 units (which includes 2 live/work units).</p>



1. West Facade



2. North Facade

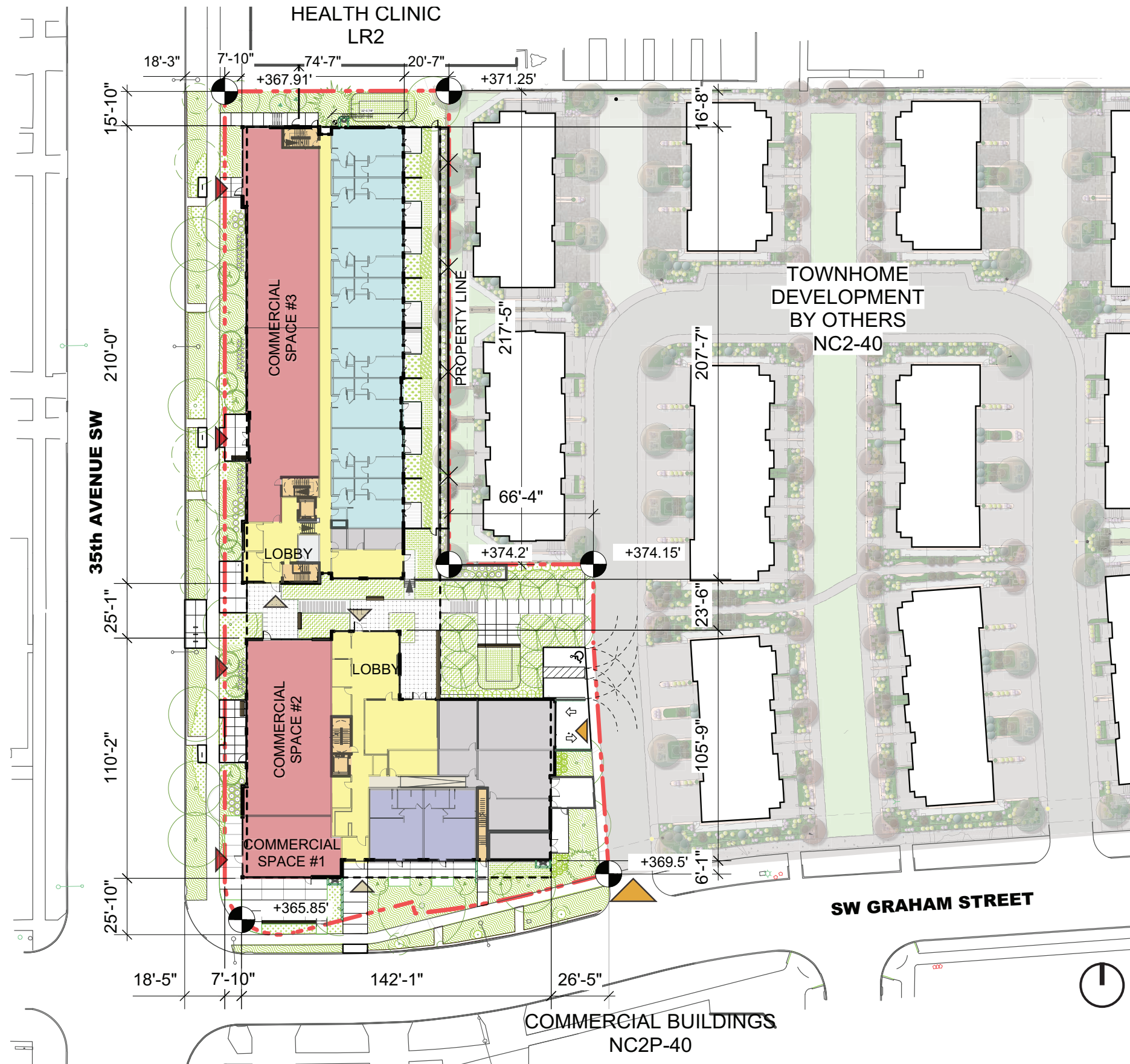


3. East Facade



4. South Facade

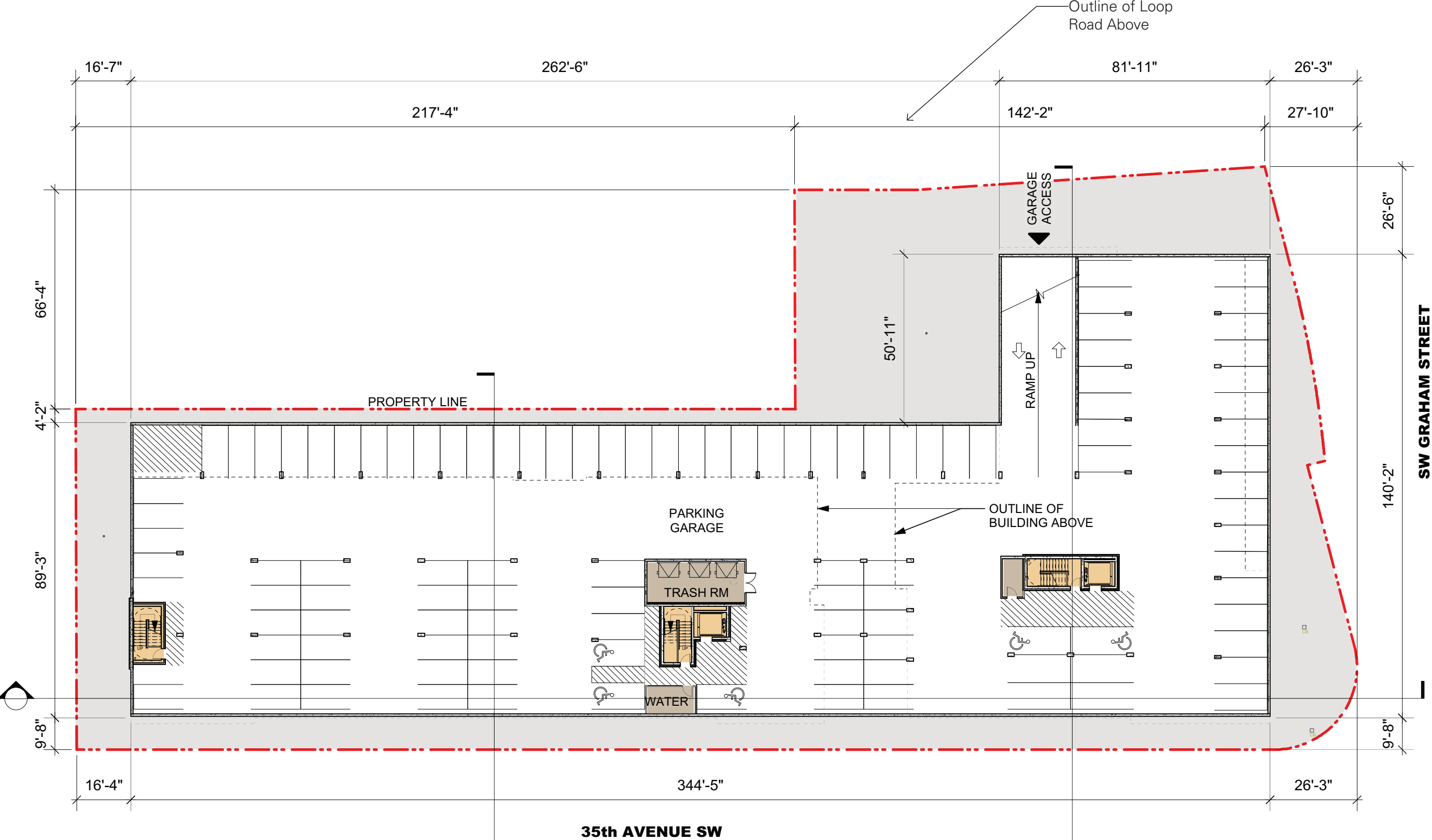
COMPOSITE SITE PLAN



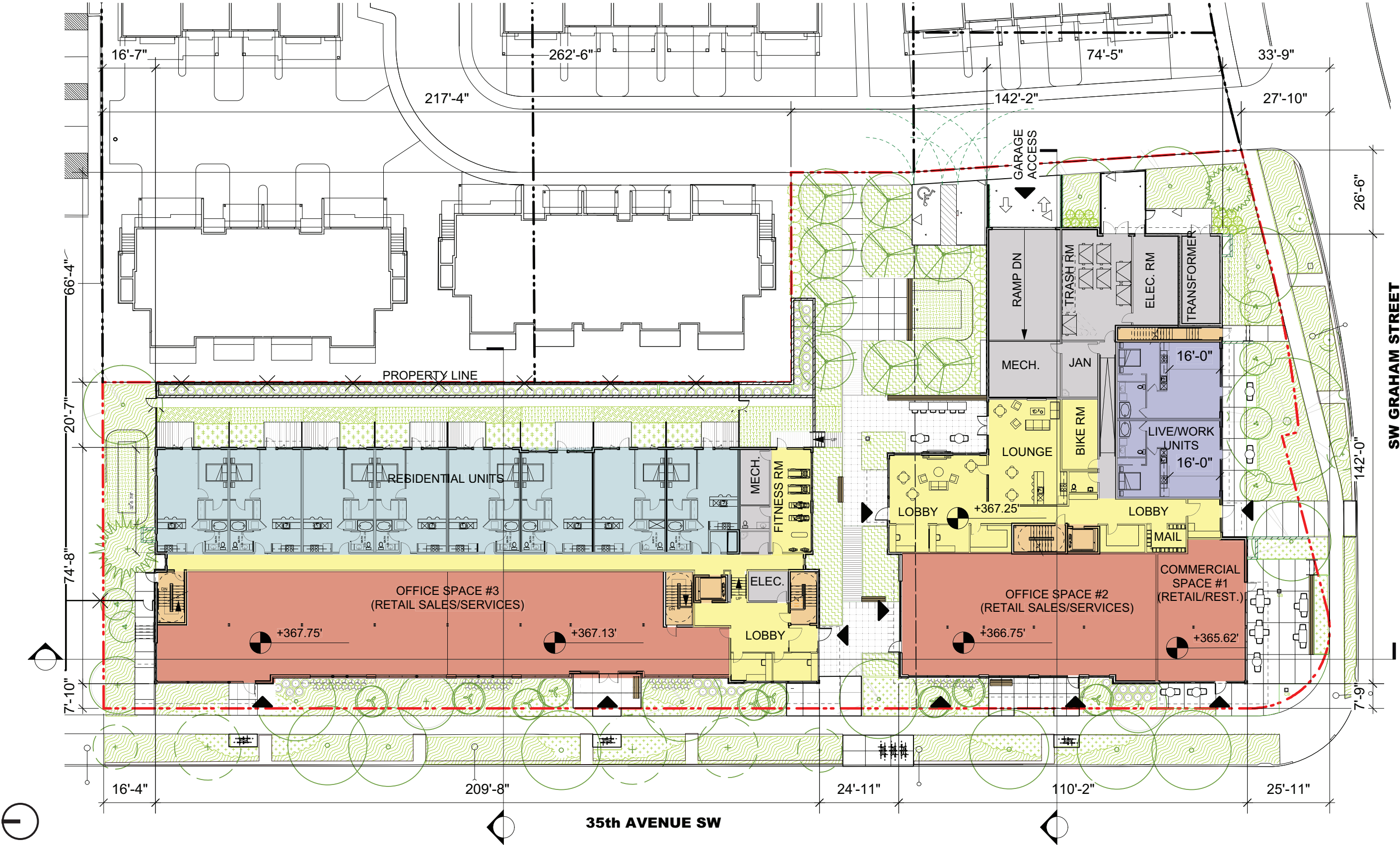
KEY

- Commercial
- Live/Work Units
- Residential Units
- Res. Lobby and Common Areas
- Mechanical/Utility Spaces
- Vehicular Access

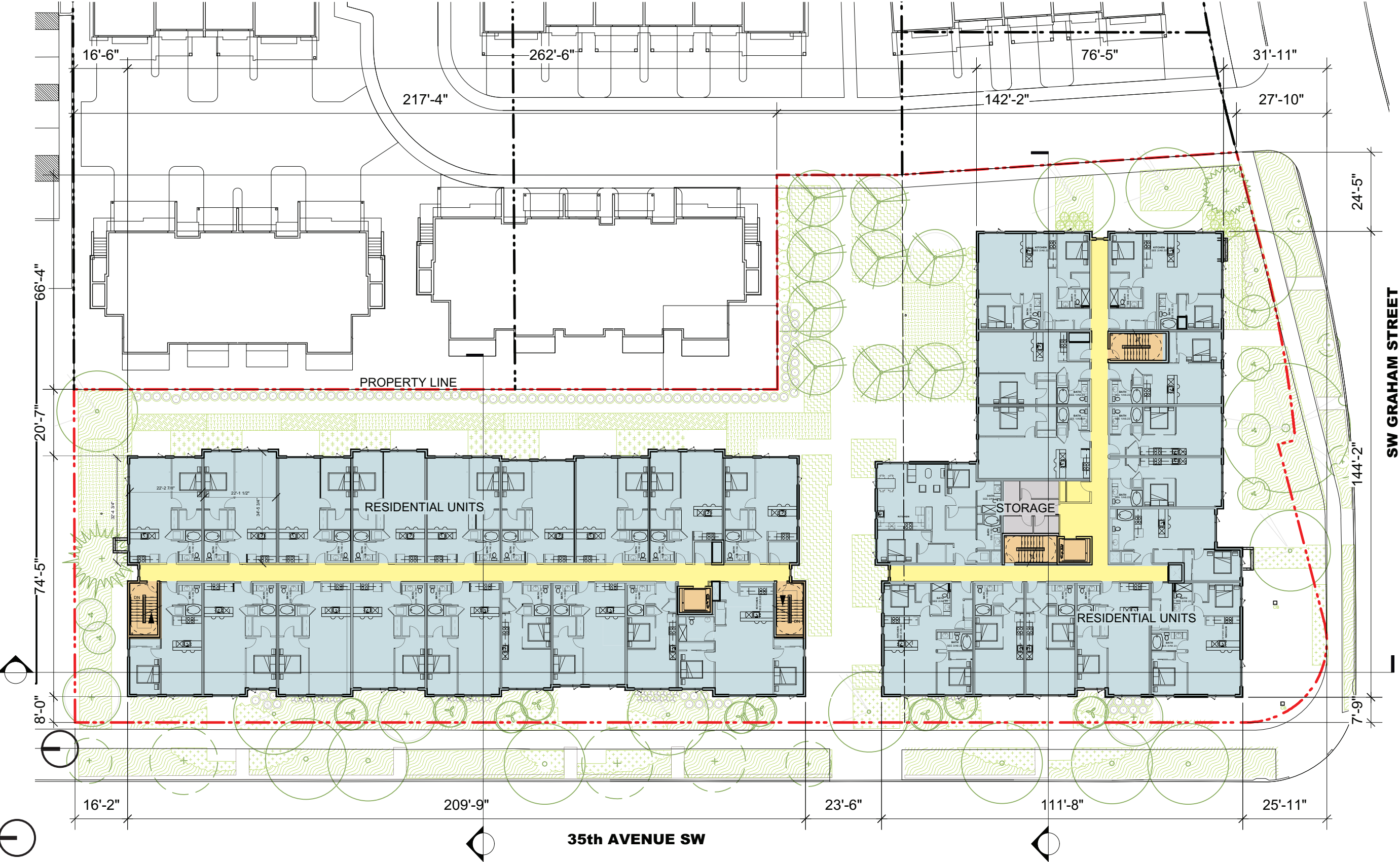
UNDERGROUND PARKING FLOOR PLAN



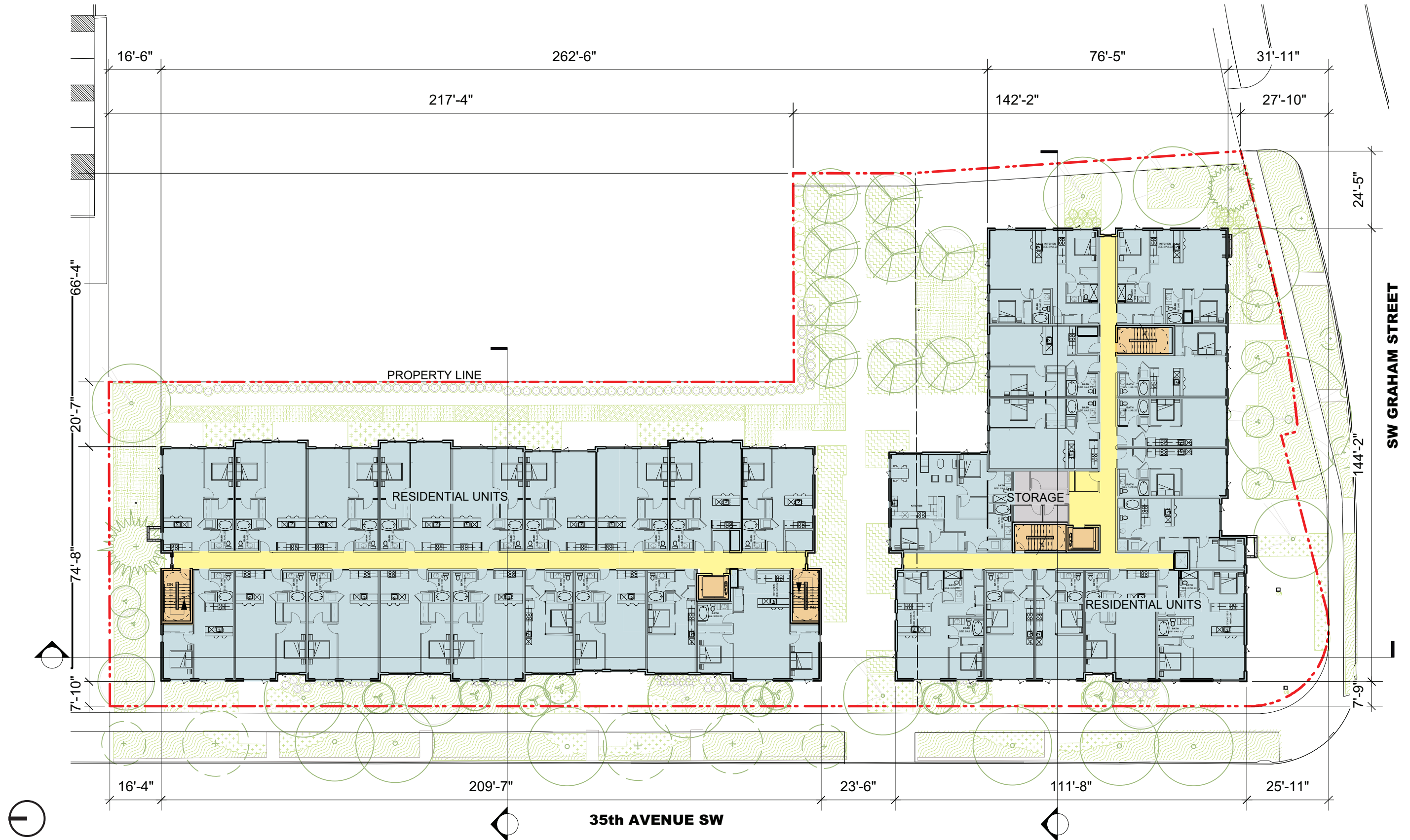
GROUND FLOOR PLAN



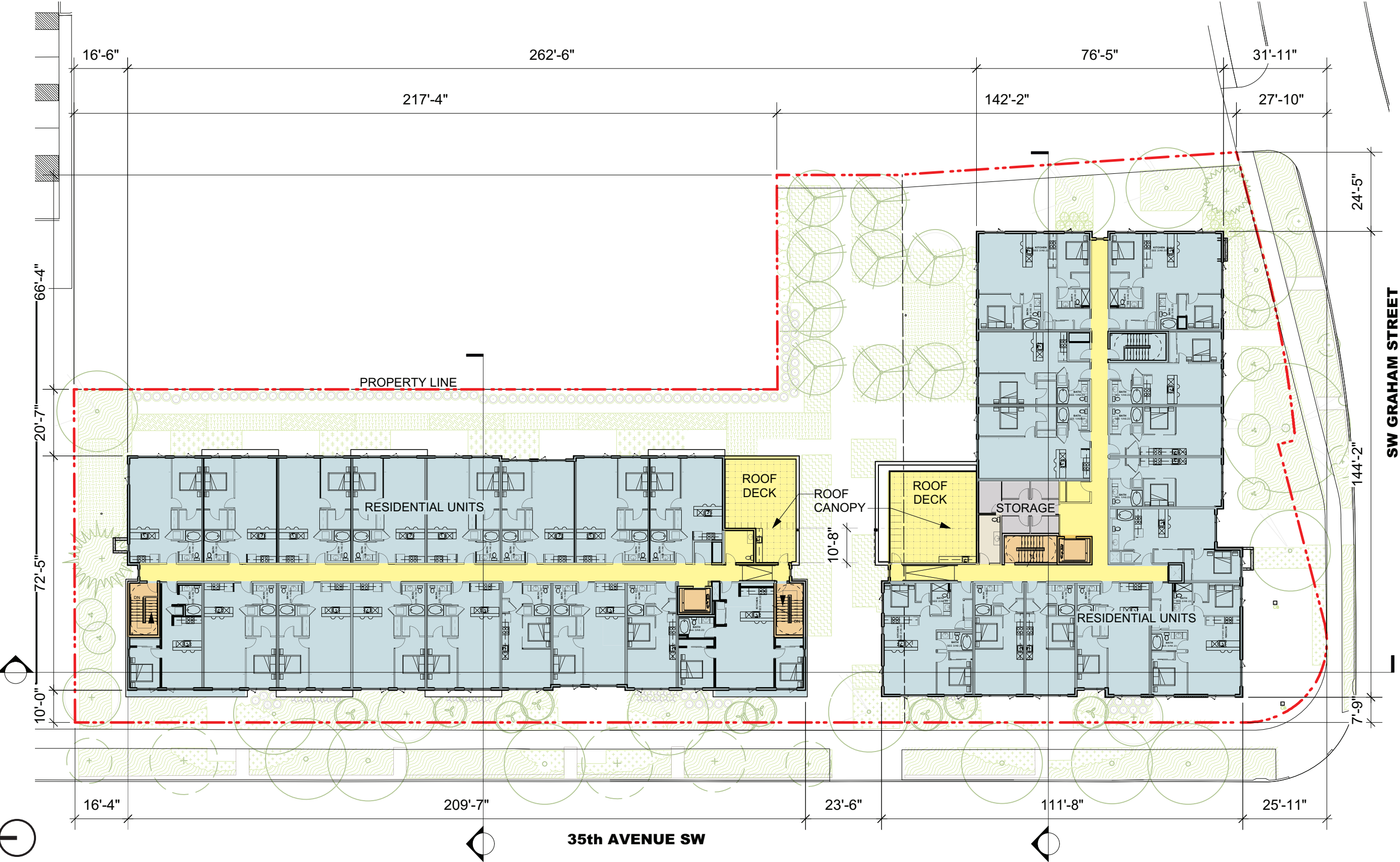
LEVEL 2 FLOOR PLAN



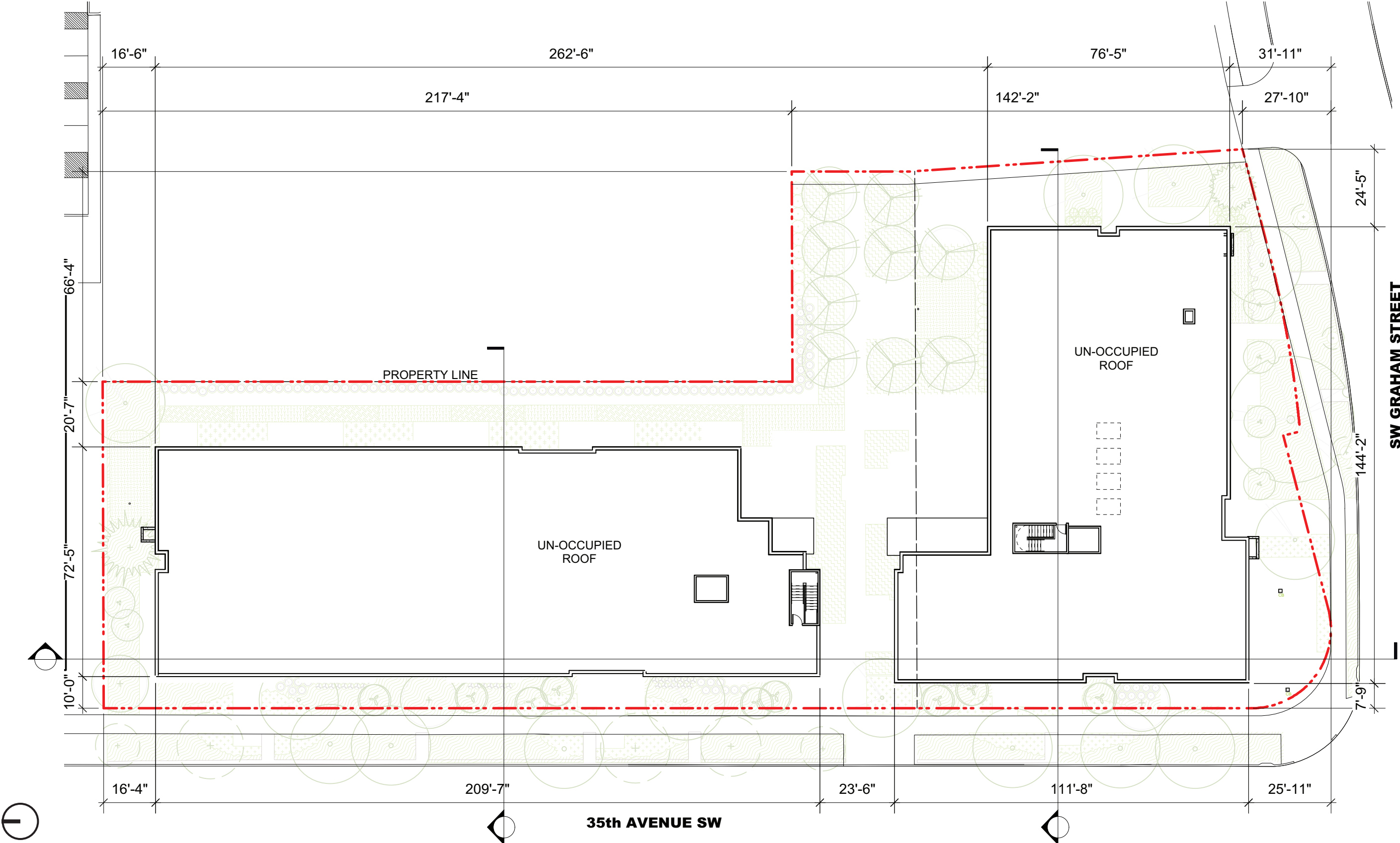
LEVEL 3 FLOOR PLAN



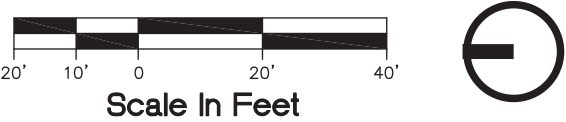
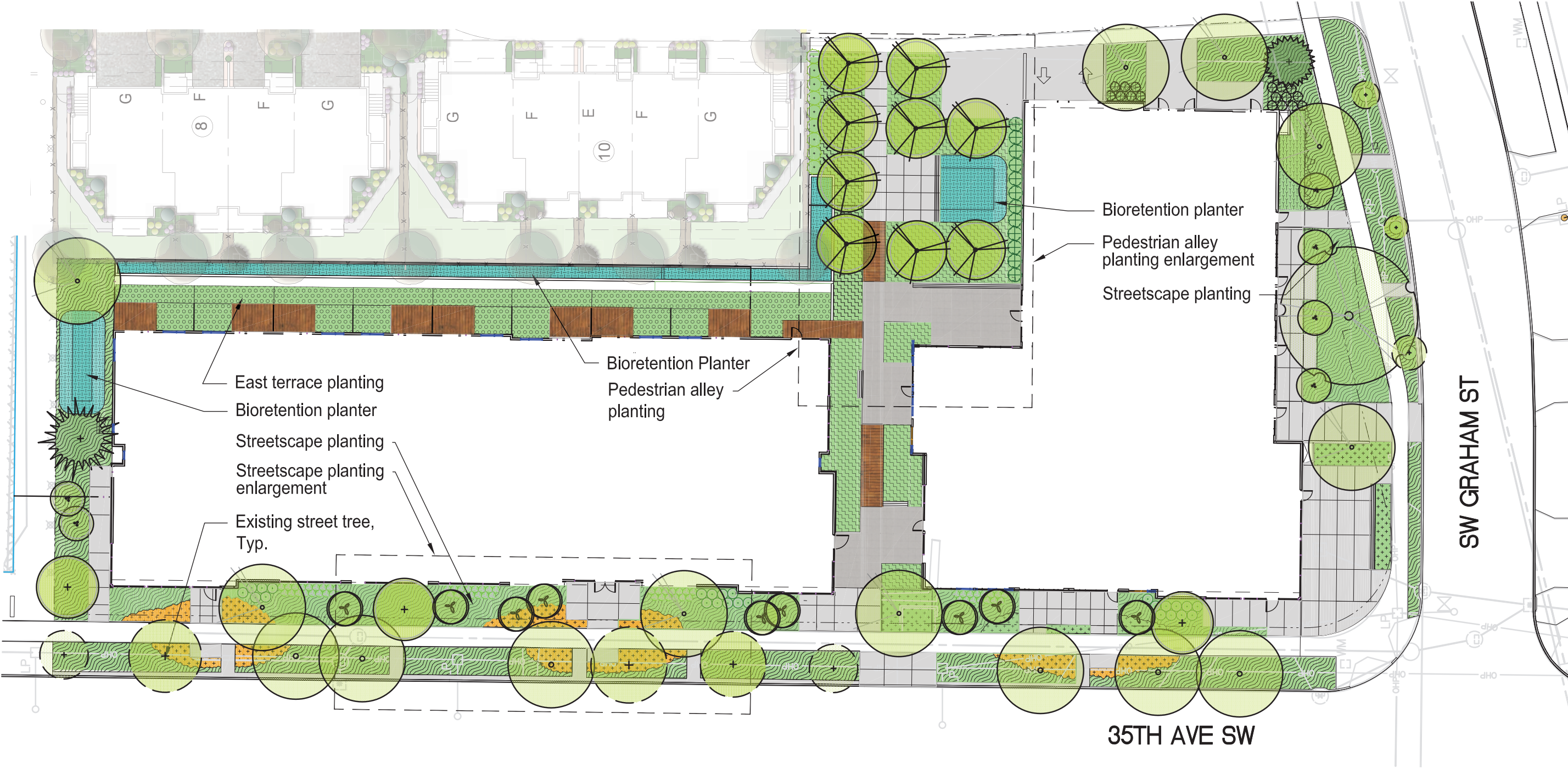
LEVEL 4 FLOOR PLAN



ROOF PLAN



COMPOSITE LANDSCAPE + HARDSCAPE PLAN



PLANT SCHEDULE

DECIDUOUS TREES

35th Avenue SW Street Tree
Styrax japonicus

Large Shade Tree
Fagus sylvatica 'Asplenifolia'

Large / Medium Shade Tree
Betula nigra 'Cully'

Medium / Small Shade Trees
Stewartia pseudocamellia
Lagerstroemia 'Natchez'

Small Trees
Acer circinatum
Acer palmatum 'Acontifolium'
Magnolia stellata 'Royal Star'

CONIFEROUS TREES

Large / Medium Coniferous Trees
Pinus contorta contorta
Pseudotsuga menziesii

SHRUBS / GRASSES / PERENNIALS

Choisya 'Aztec Pearl'

Ilex 'Emerald Columnade'

Rhamnus fangula 'Columnaris'

Cornus sericea 'Arctic Fire'

Calamagrostis x acutifolia 'Karl Foerster'

Streetscape Plant Palette

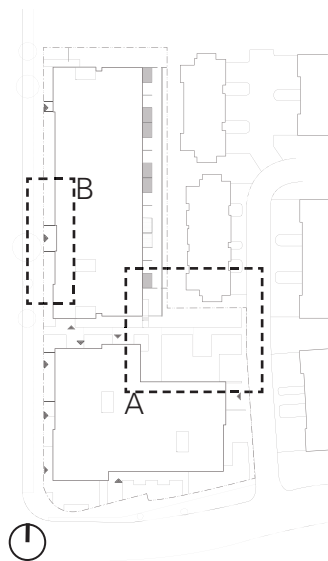
Streetscape Accent Palette

East Terrace Palette

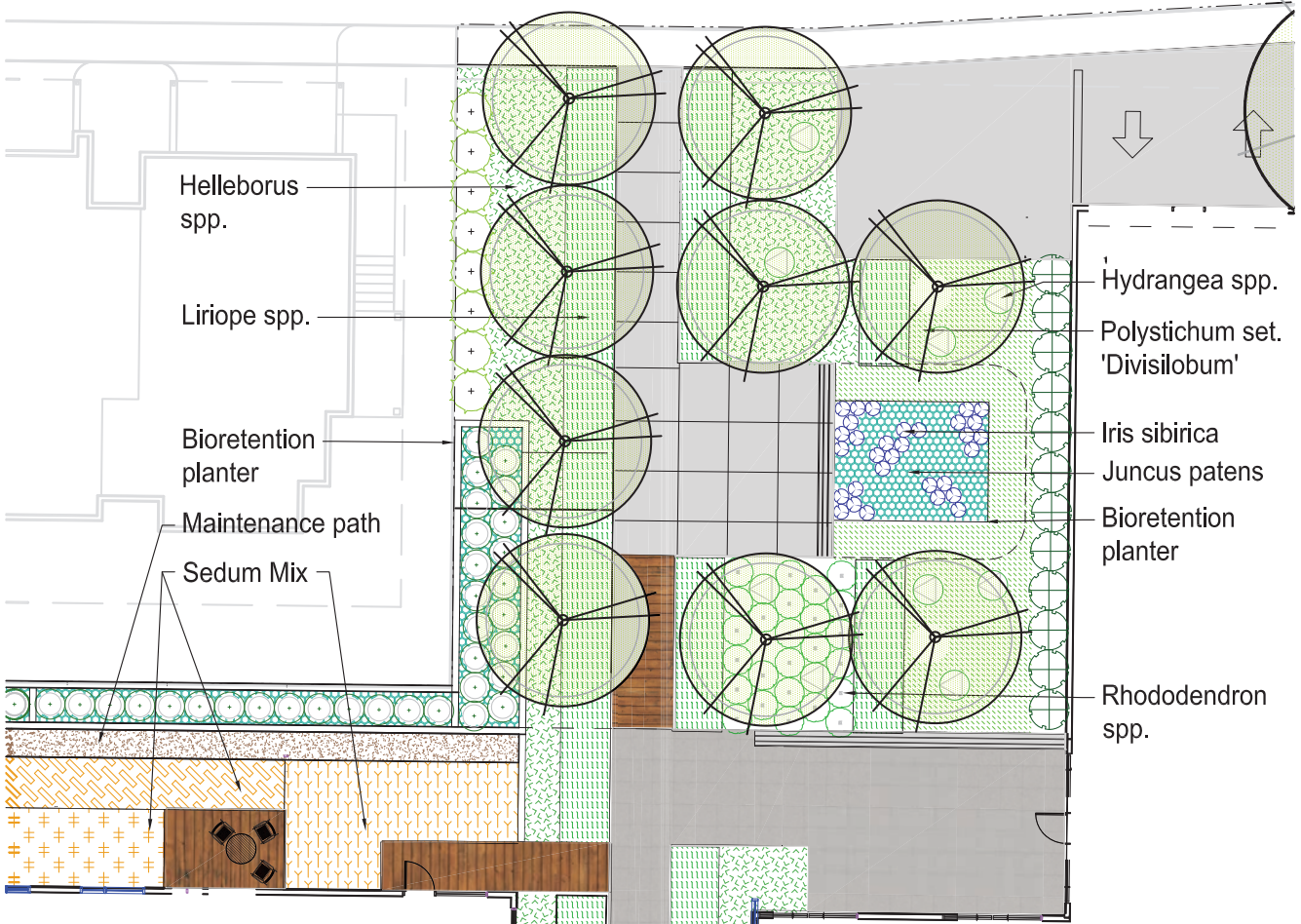
Pedestrian Alley Palette

Bioretention Palette

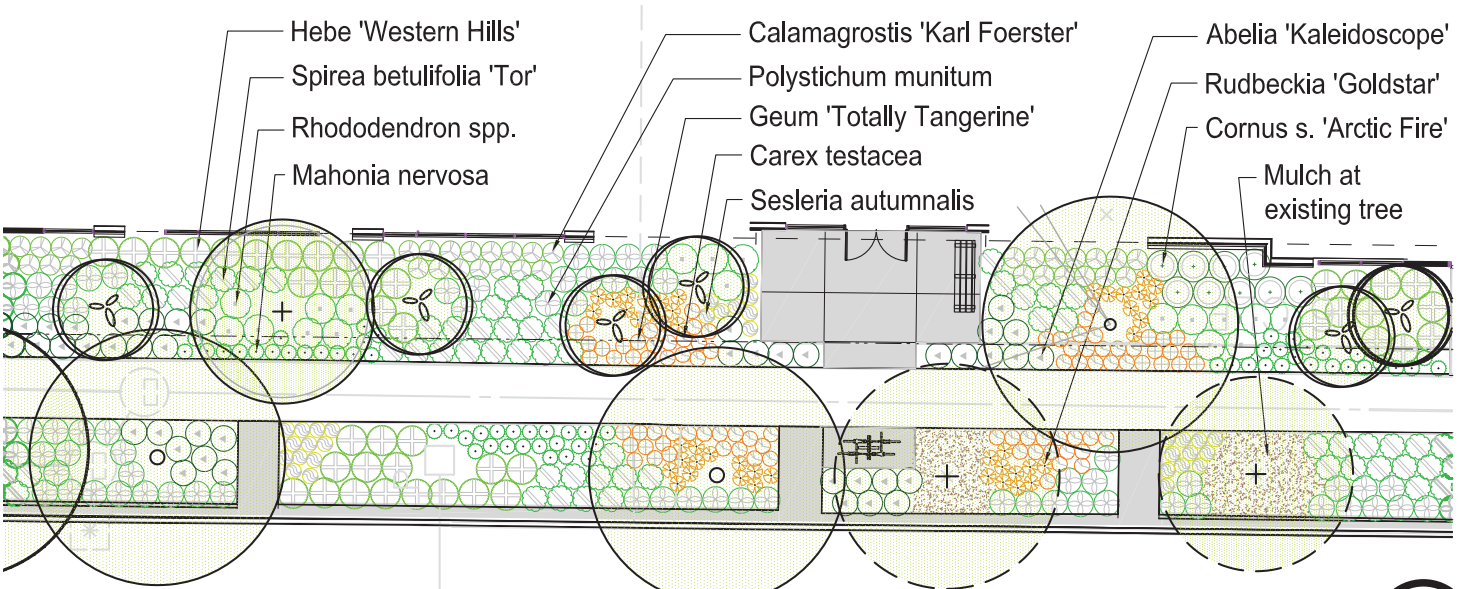
(See Plant Photo Boards for plants species details and information)



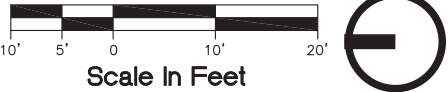
ENLARGED LANDSCAPE PLANS



A - ENLARGED PEDESTRIAN ALLEY & REAR PATIO LANDSCAPE PLAN



35TH AVE SW



B - ENLARGED FRONTAGE LANDSCAPE PLAN

LANDSCAPE PALETTE

TREES (RIGHT-OF-WAY)

35th Avenue SW



Existing trees:
Tilia cordata x euchlora

Crimean linden

J F M **A M J J A S O** N D

DEC



Proposed trees:
Styrax japonicus

Japanese snowbell

J F M **A M J J A S O** N D

DEC

SW Graham Street



Existing trees:
Ginkgo biloba 'Autumn Gold'

Autumn gold ginkgo

J F M **A M J J A S O** N D

DEC

TREES & SHRUBS

Large / Medium Shade Trees and Conifers



Betula nigra 'Cully'

Heritage river birch

J F M A M J J A S O N D

DEC with attractive bark




Fagus sylvatica 'Asplenifolia'

Cut leaf beech

J F M **A M J J A S O** N D

DEC



Pinus contorta v. contorta

Shore pine

J F M A M J J A S O N D

EG



Pseudotsuga menziesii

Douglas fir

J F M A M J J A S O N D

EG

Medium / Small Shade Trees



Lagerstroemia 'Natchez'

Crape myrtle

J F M A M J J A S O N D

DEC with attractive bark



Stewartia pseudocamellia

Japanese Stewartia

J F M A M J J A S O N D

DEC with attractive bark

Small Trees / Large Shrubs



Acer circinatum

Vine maple

J F M **A M J J A S O** N D

DEC / NWN



Acer pal. 'Aconitifolium'

Fern-leaf maple

J F M **A M J J A S O** N D

DEC



Magnolia stellata 'Royal Star'

Royal star magnolia

J F **M A M J J A S O** N D

DEC



Rhamnus frangula 'Columnaris'

Columnar buckthorn


J F M **A M J J A S O** N D

DEC



LANDSCAPE PALETTE

SHRUBS, GRASSES & PERENNIALS



Streetscape Medium Shrub /Grasses



Cornus sericea 'Arctic Fire'
Redtwig Dogwood
J F M A M J J A S O N D
DEC



Calamagrostis x acutifolia 'Karl Foerster'
Feather reed grass
J F M A M J J A S O N D
DEC



Choisya t. 'Aztec Pearl'
Mexican Mock Orange
J F M A M J J A S O N D
EG

Streetscape/Sideyard Matrix Palette



Mahonia nervosa
Cascade mahonia
J F M A M J J A S O N D
NWN / EG



Polystichum munitum
Western swordfern
J F M A M J J A S O N D
NWN / EG



Spiraea betulifolia 'Tor'
Shiny-leaf spirea
J F M A M J J A S O N D
NWN / DEC



Rhododendron spp.
Rhododendron
J F M A M J J A S O N D
EG



Iris ensata
Japanese iris
J F M A M J J A S O N D
DEC



Mahonia aquifolium 'Compacta'
Compact Oregon grape
J F M A M J J A S O N D
EG / NWN



Viburnum davidii
David's viburnum
J F M A M J J A S O N D
EG



Hebe 'Western Hills'
Western hills hebe
J F M A M J J A S O N D
EG



Abelia x g. 'Kaleidoscope'
Kaleidoscope abelia
J F M A M J J A S O N D
EG



Euonymus japonica 'Microphyllus'
Boxleaf euonymus
J F M A M J J A S O N D
EG

LANDSCAPE PALETTE

SHRUBS, GRASSES & PERENNIALS

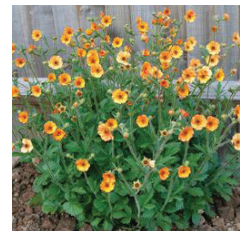
Streetscape Accent Palette



Carex testacea
Orange sedge

J F M A M J J A S O N D



EG



Geum 'Totally Tangerine'
Totally tangerine avens

J F M A M J J A S O N D


SEMI / PER



Sesleria autumnalis
Autumn moor grass

J F M A M J J A S O N D

EG






Rudbeckia 'Goldstar'
Sombrero Sandy Yellow Coneflower

J F M A M J J A S O N D

PER



East Terrace Palette



Sedum mix
Stonecrop mix

J F M A M J J A S O N D

DEC & EG



Saxifraga x urbium 'Variegata'
London Pride Saxifrage

J F M A M J J A S O N D

EG

Bioretention Palette



Cornus sericea 'Arctic Fire'
Redtwig Dogwood

J F M A M J J A S O N D

DEC



Maianthemum canadense
False Lily-of-the-Valley

J F M A M J J A S O N D

NWN



Iris sibirica
Siberian iris

J F M A M J J A S O N D

PER



Gaultheria shallon
Salal

J F M A M J J A S O N D

NWN / EG



Juncus patens
California gray rush

J F M A M J J A S O N D

NWN

Pedestrian Alley Palette



Hydrangea spp.
Lacecap hydrangea

J F M A M J J A S O N D

DEC



Helleborus spp.
Hellebore

J F M A M J J A S O N D

EG



Liriope spp.
Lilyturf

J F M A M J J A S O N D

EG / PER



Polystichum setiferum Divisilobum
Divided fern

J F M A M J J A S O N D

EG



Rhododendron spp.
Rhododendron

J F M A M J J A S O N D

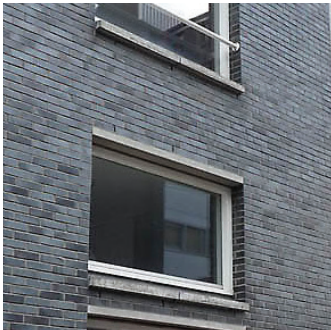
EG

MATERIAL AND COLOR PALETTE




WEST ELEVATION

1




Dark brick

2




Vinyl Windows
(Architectural Bronze)

3




Fiber Cement Board
Siding

4




Aluminum Storefront

5




Metal Canopy

6



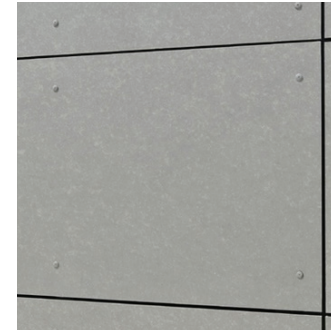
Steel Channel Reveal

7




Wide Batten Standing
Seam Metal Siding

8




Iridescent Cement Board
Siding


Ebony (85%) &
Mauna Loa (15%)




3a
Champion Cobalt




3b
Puritan Gray




3c
Anchor Gray




Black Iron



Regal Blue



Reflex 9020 Platinum



WEST ELEVATION



Commercial Entry

Future Commercial Entry

Future Commercial Entry

Major Commercial Entry

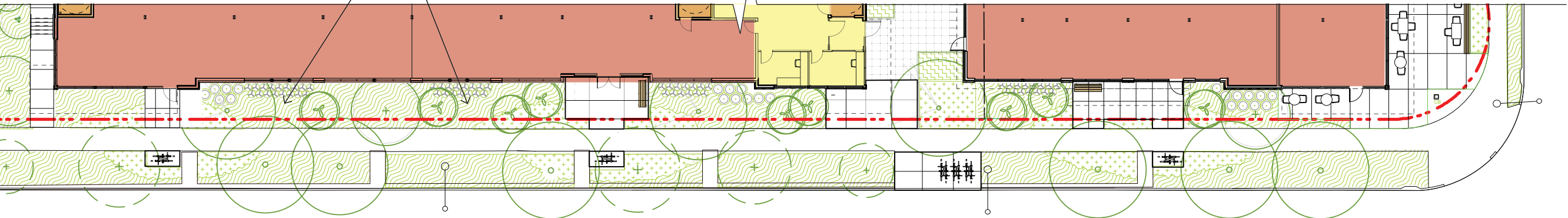
Residential Entry (Via Ped. Alley)

Commercial Entry

Major Commercial Entry

NOTE: COMMERCIAL ENTRY DOORS MAY CHANGE LOCATIONS PER TI PERMIT AND USE OF COMMERCIAL SPACES

POSSIBLE FUTURE ENTRY SIDEWALKS



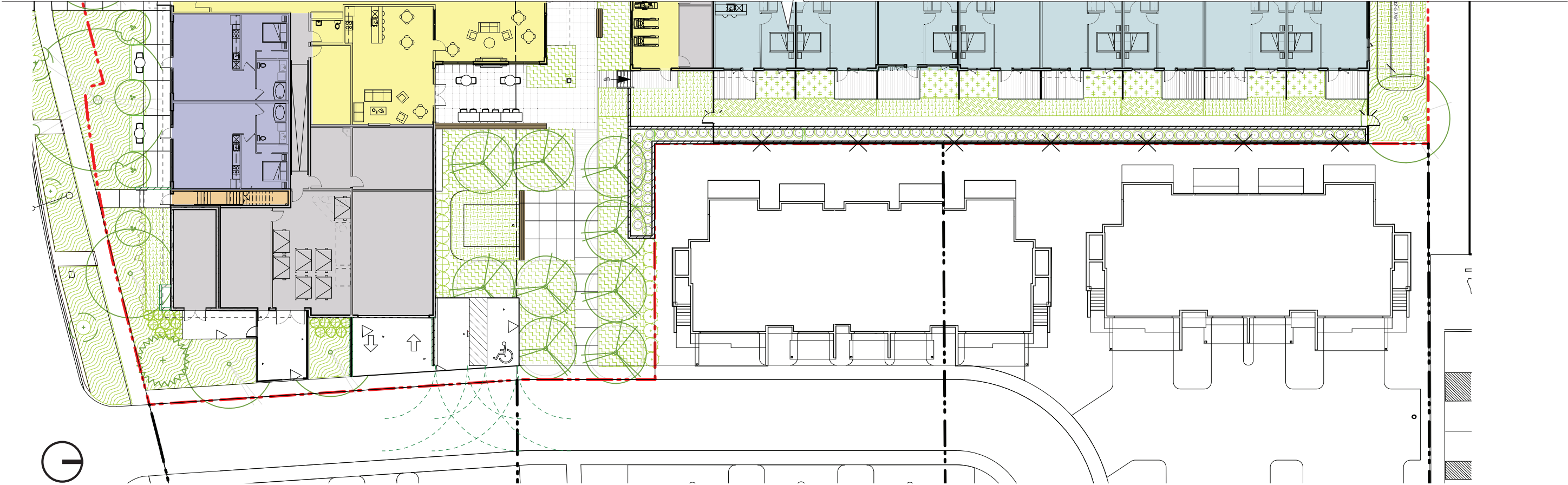
35th AVENUE SW

EAST ELEVATION

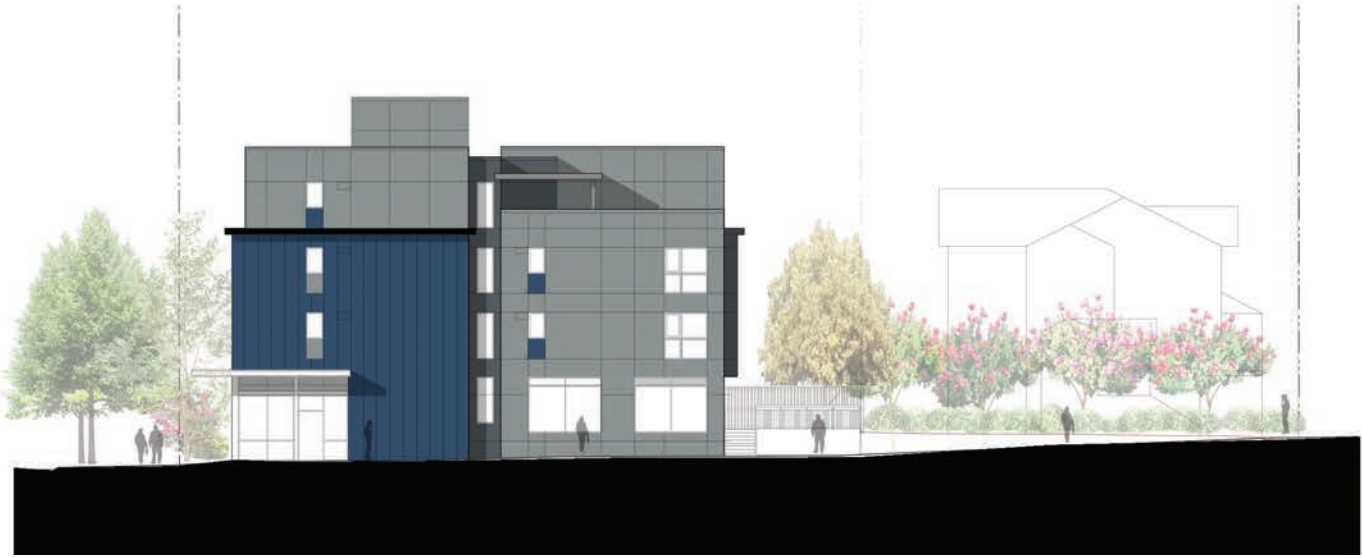


 Parking Garage Entry
Entry
(Via Loop Road)

 Residential Entry
(Via Ped. Alley)



PATHWAY ELEVATIONS

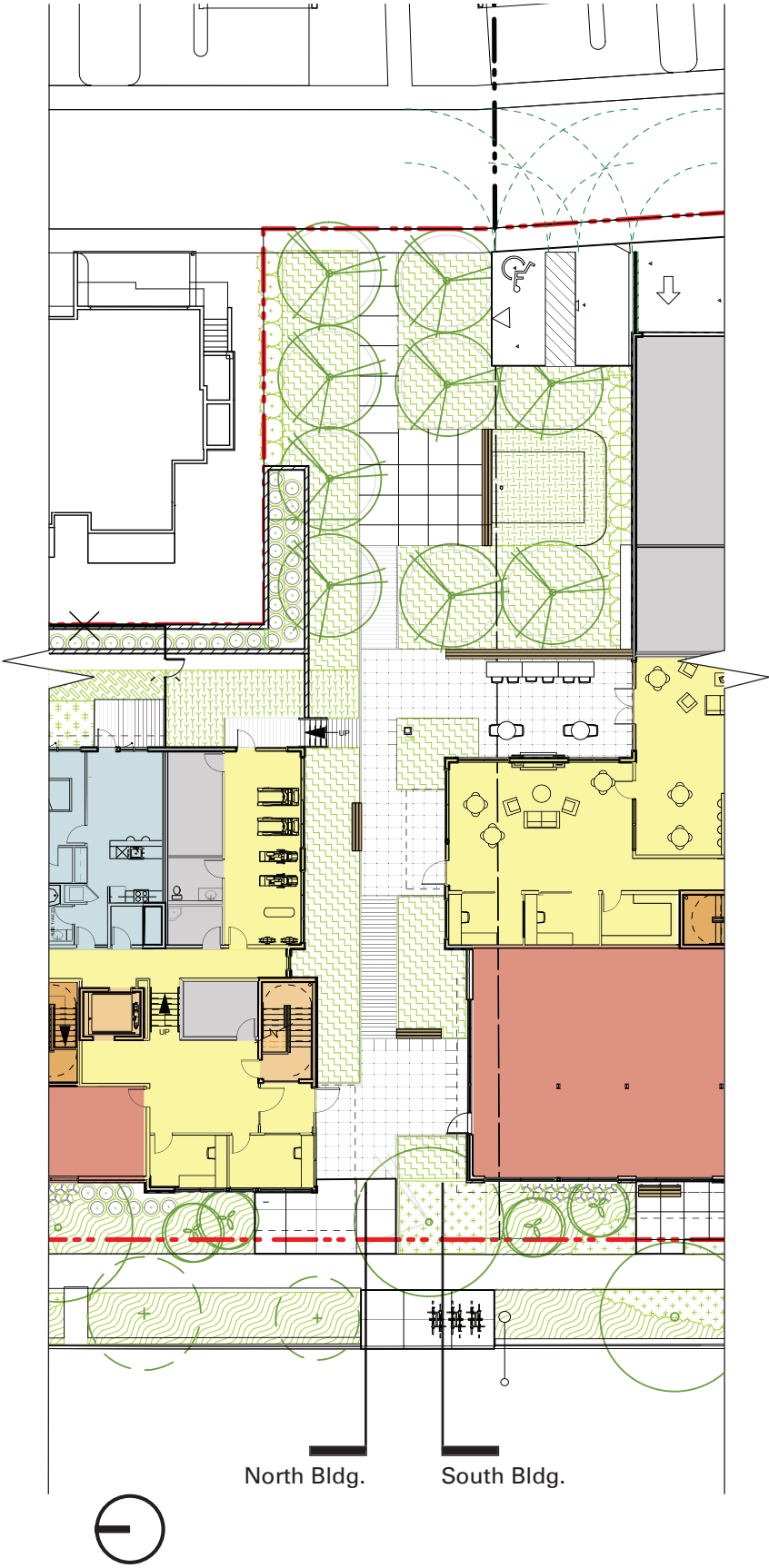


SOUTH ELEVATION - NORTH BLDG



Commercial Entry

NORTH ELEVATION - SOUTH BLDG



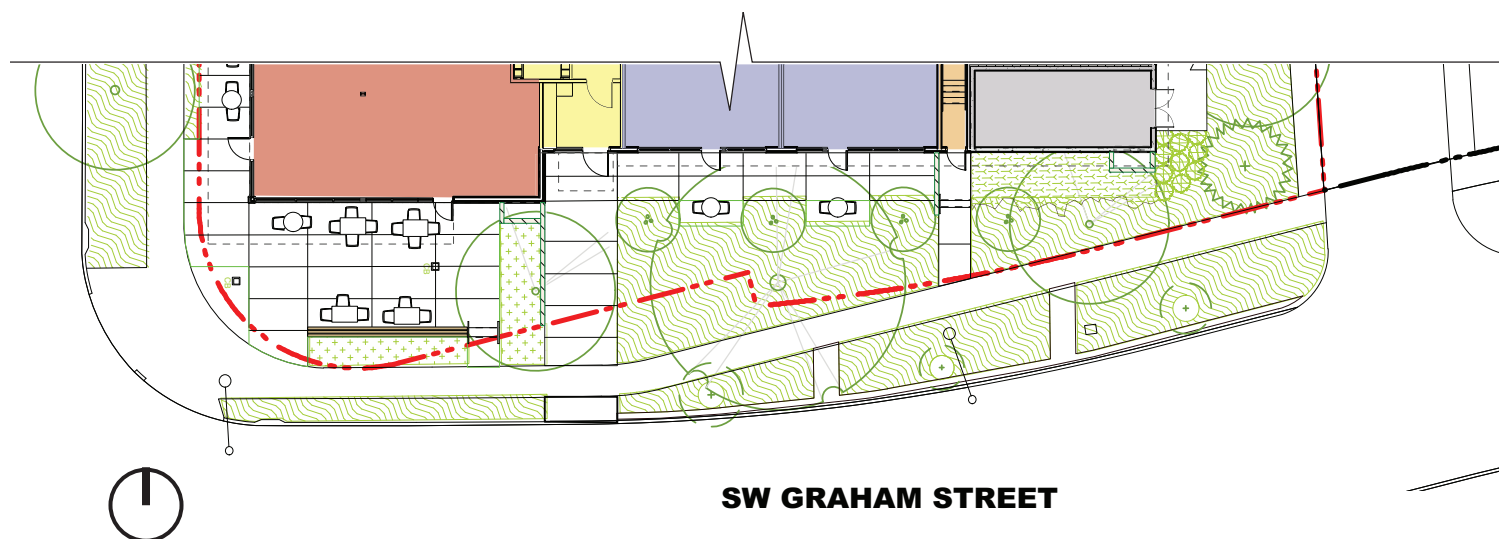
NORTH ELEVATION - NORTH BLDG & SOUTH ELEVATION - SOUTH BLDG



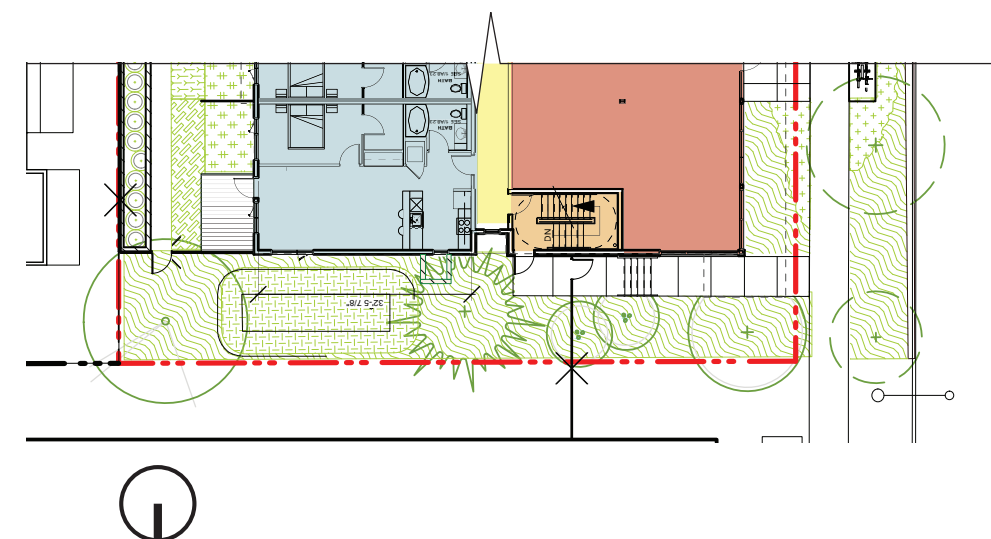
SOUTH ELEVATION - SOUTH BLDG



NORTH ELEVATION - NORTH BLDG

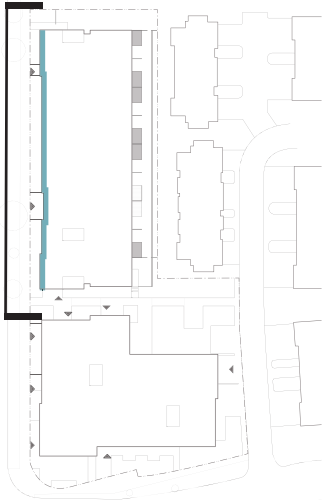


SOUTH BUILDING

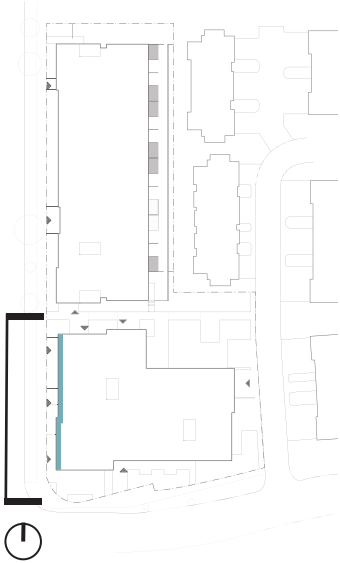


NORTH BUILDING

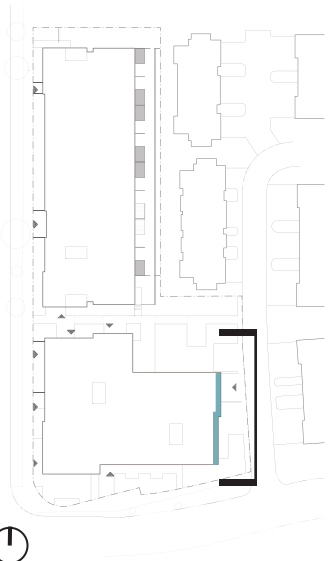
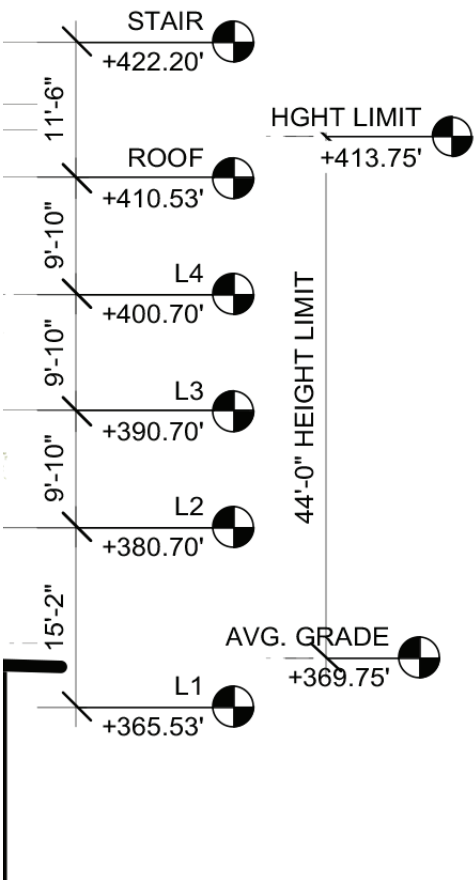
ENLARGED WEST ELEVATION - NORTH BUILDING



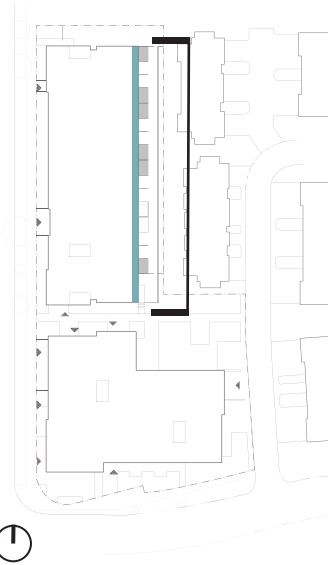
ENLARGED WEST ELEVATION - SOUTH BUILDING



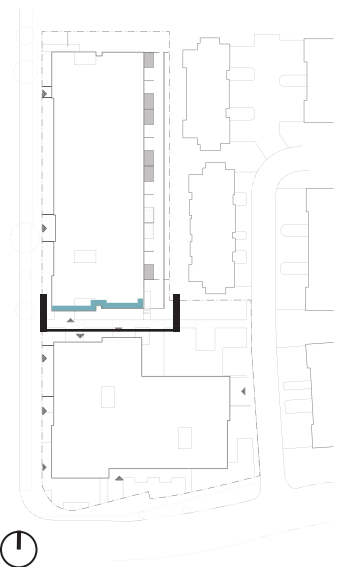
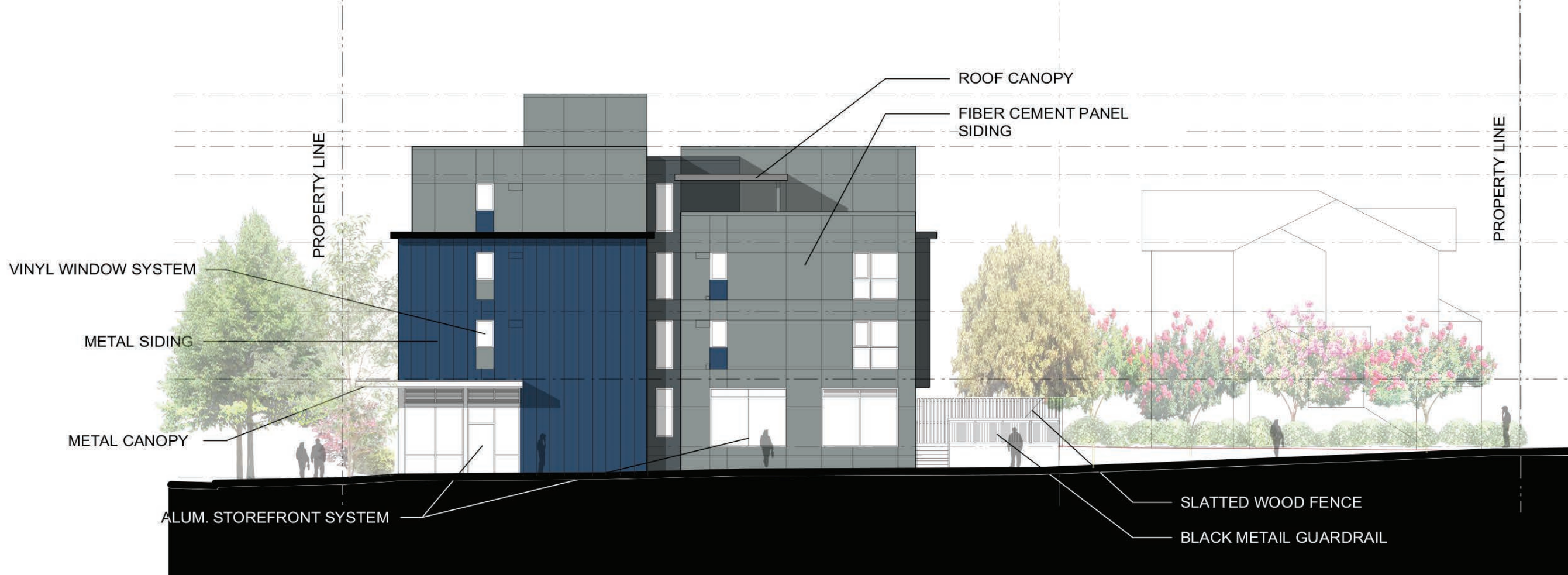
ENLARGED EAST ELEVATION - SOUTH BUILDING



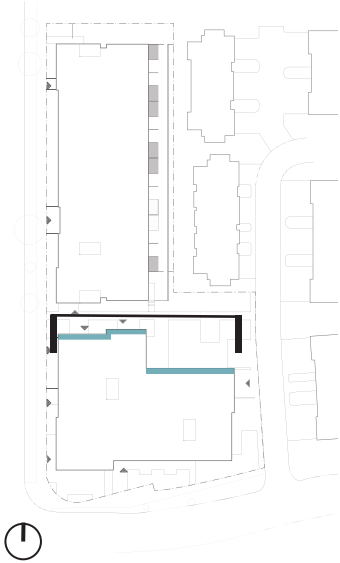
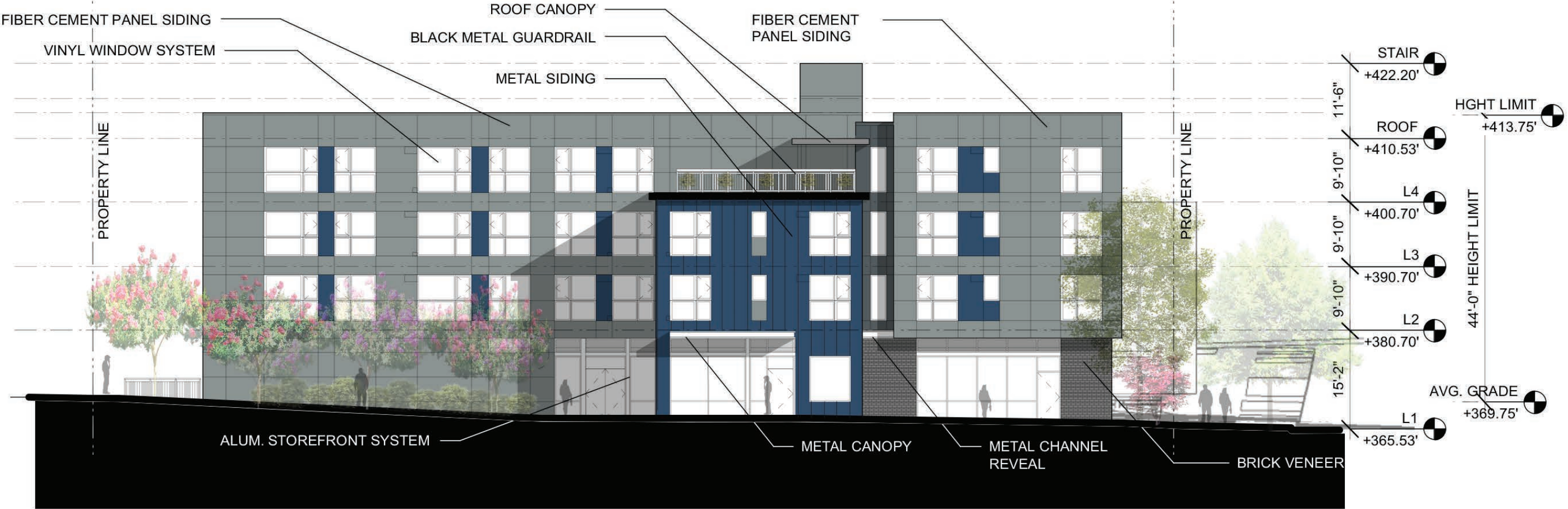
ENLARGED EAST ELEVATION - NORTH BUILDING



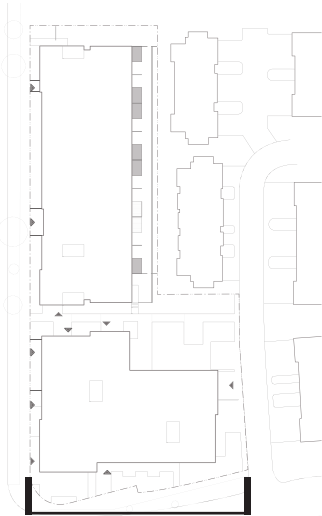
ENLARGED SOUTH ELEVATION - NORTH BUILDING



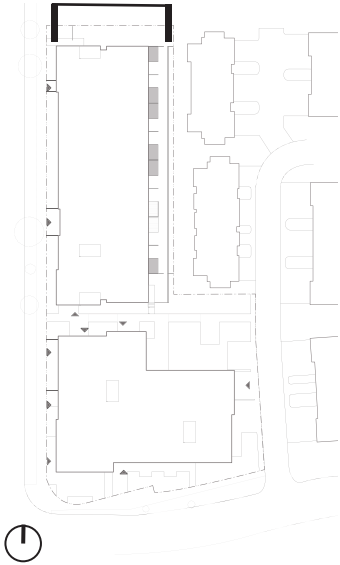
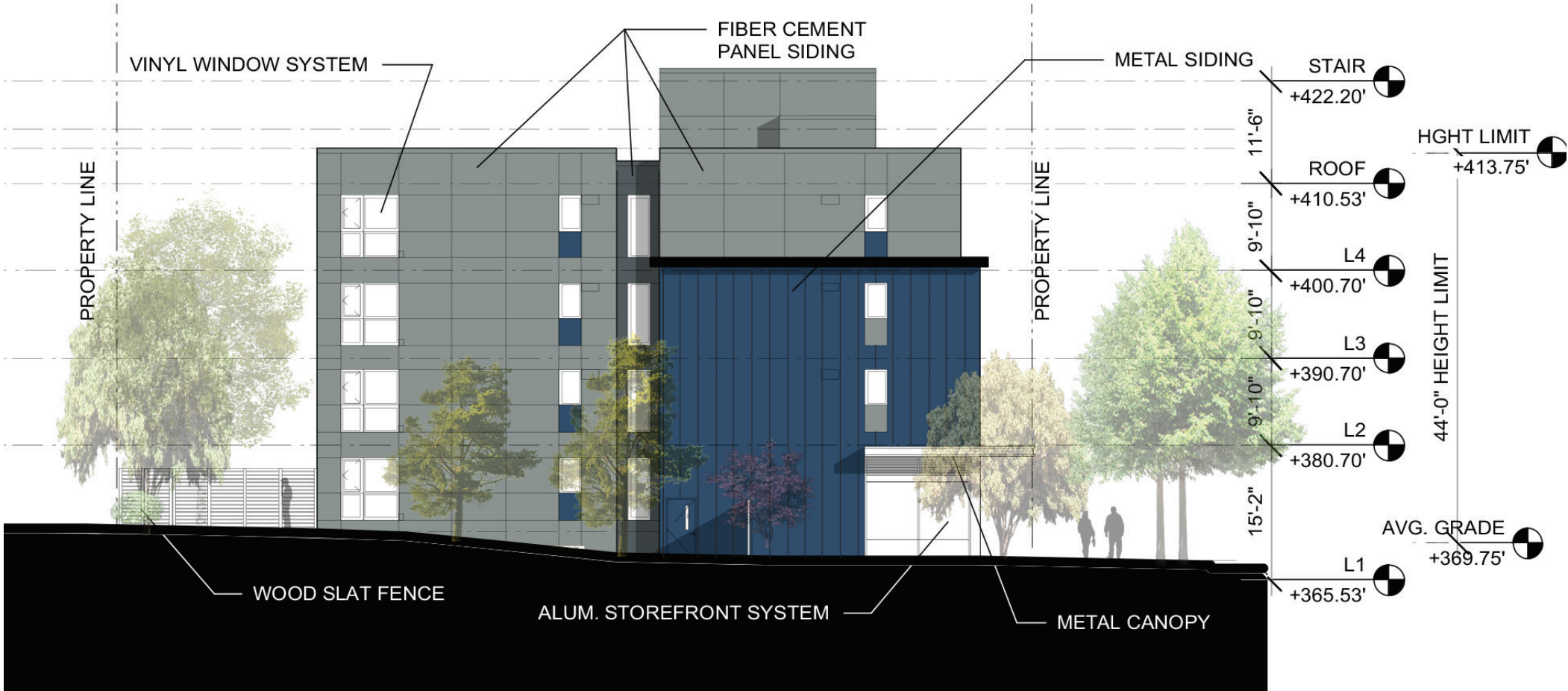
ENLARGED NORTH ELEVATION - SOUTH BUILDING



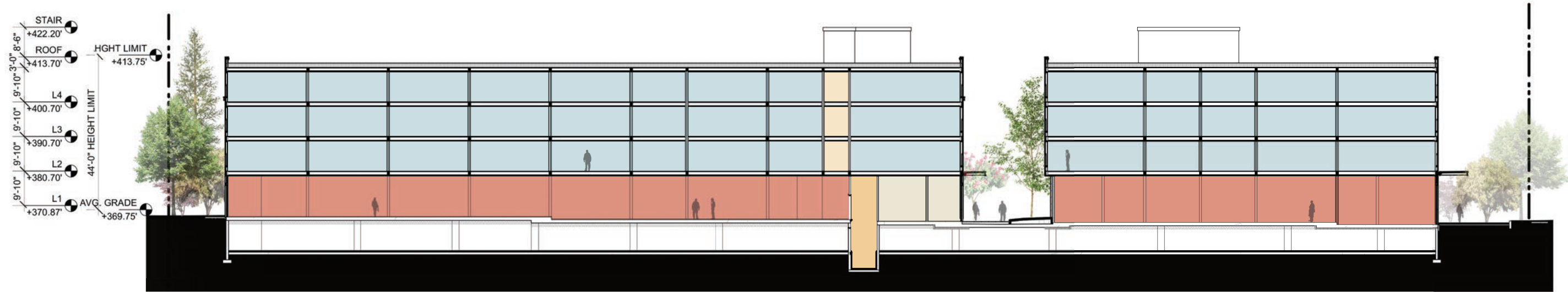
ENLARGED SOUTH ELEVATION - SOUTH BUILDING



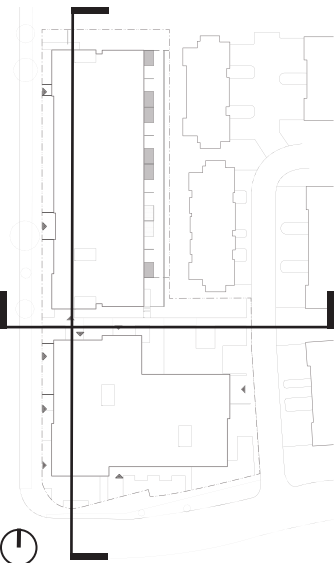
ENLARGED NORTH ELEVATION - NORTH BUILDING



BUILDING SECTIONS

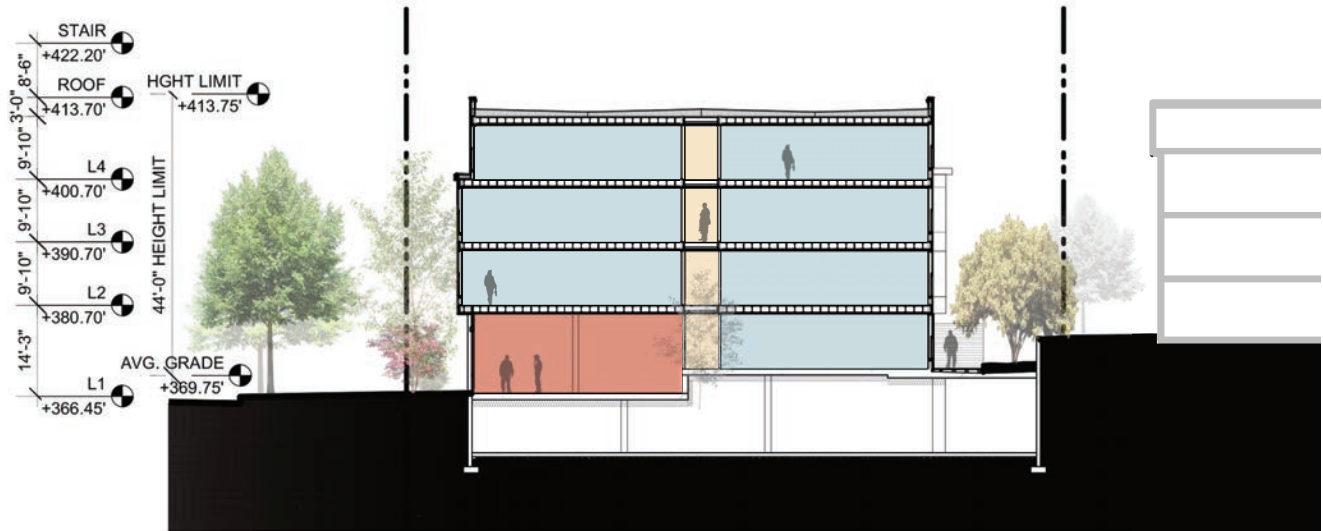


LONG SECTION LOOKING EAST

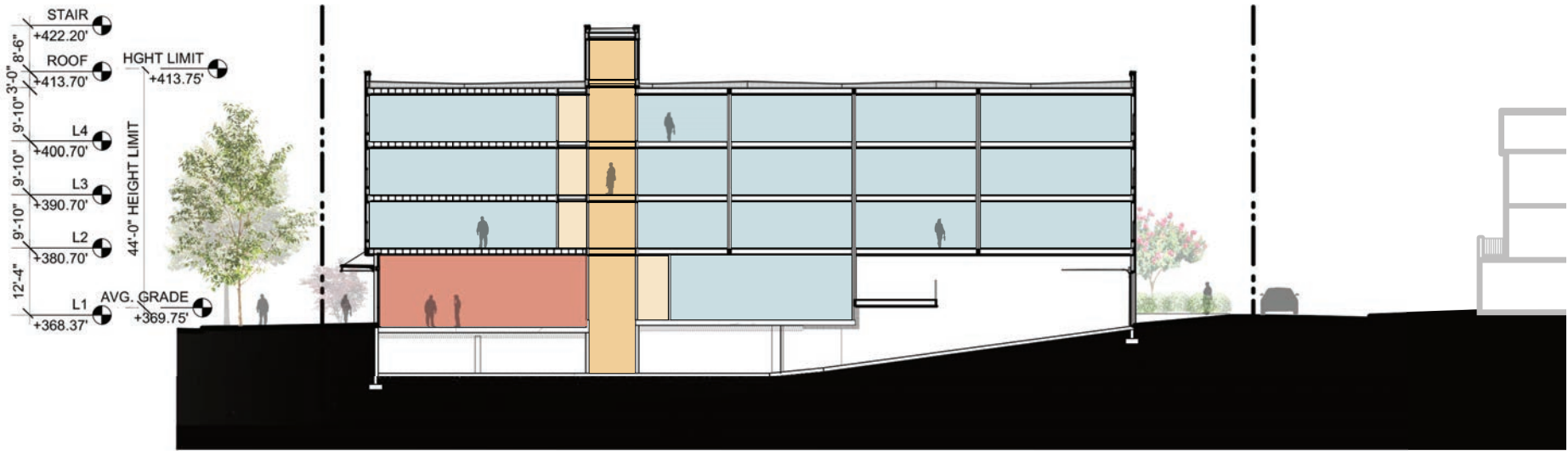


SECTION THROUGH PATHWAY - LOOKING NORTH

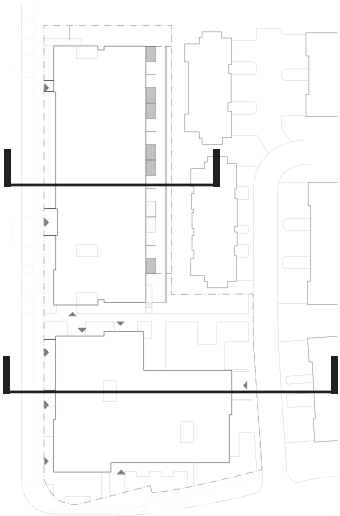
BUILDING SECTIONS



NORTH BLDG - LOOKING NORTH



SOUTH BLDG - LOOKING NORTH



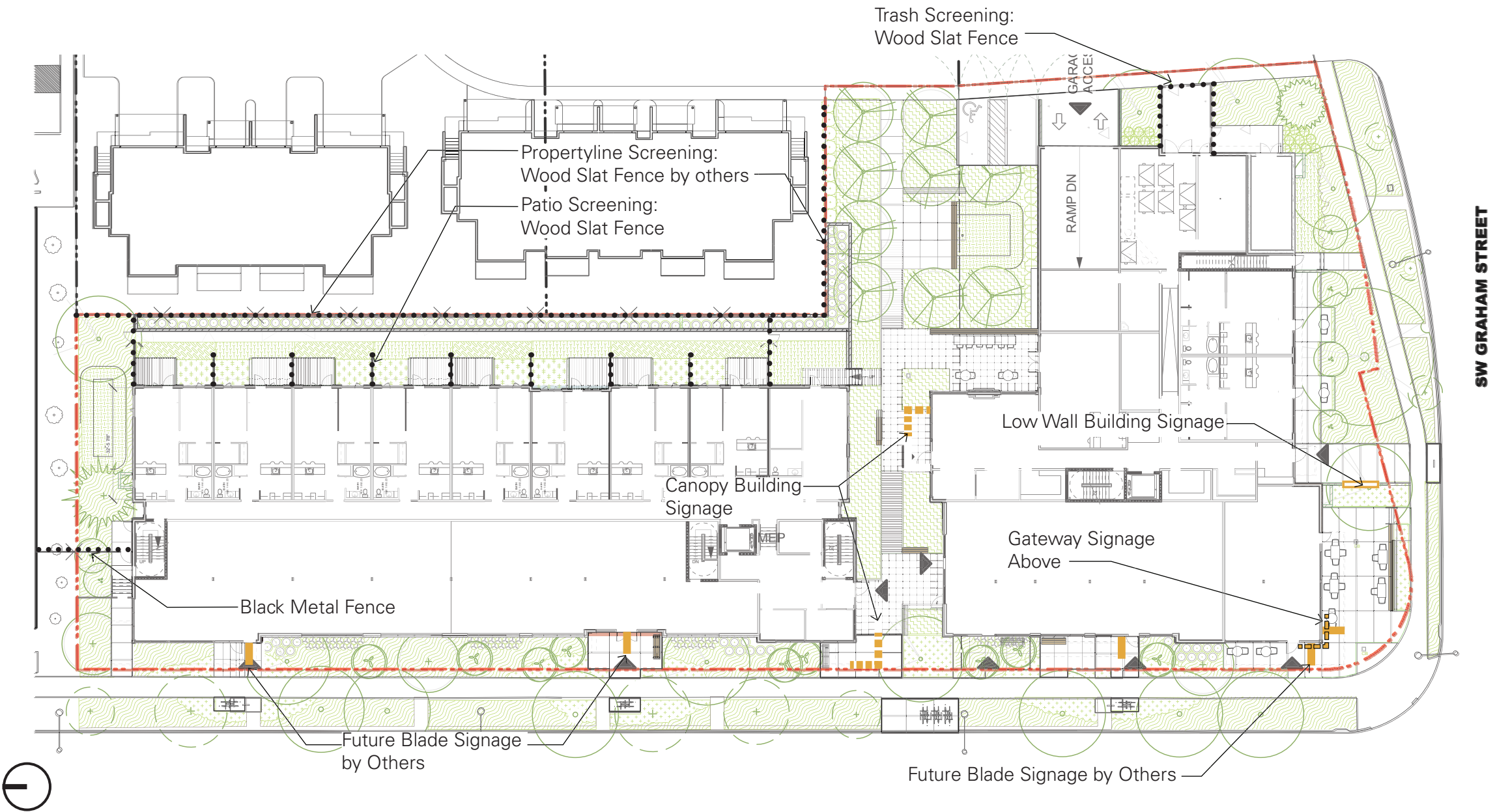
SIGNAGE & FENCING PLAN



Wood Slat Fence



Black Metal Fence



Blade Signage



Canopy Signage

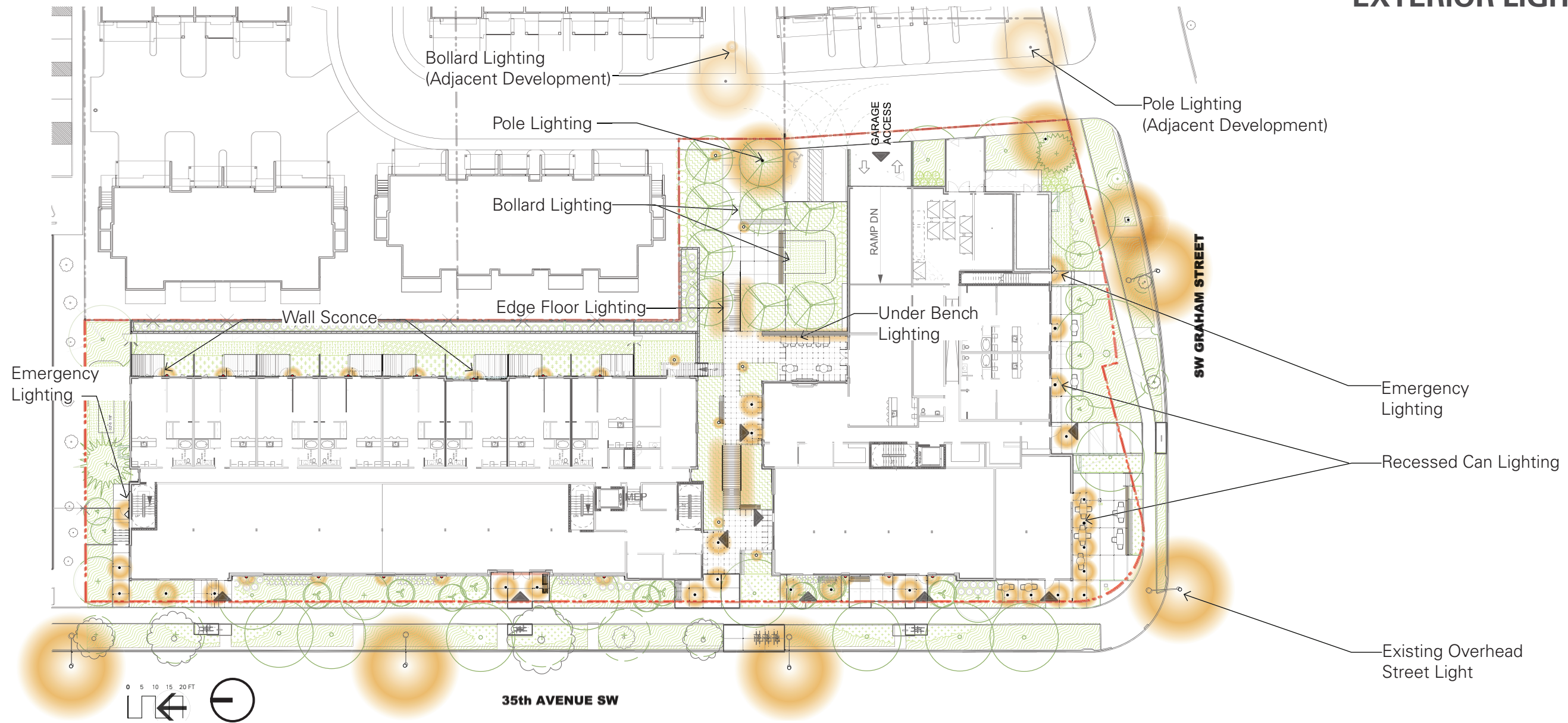


Gateway Signage



Low Wall Signage

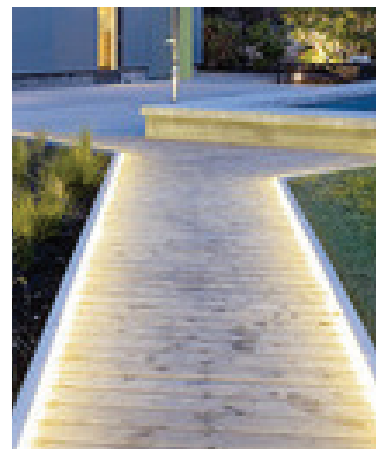
EXTERIOR LIGHTING PLAN



Wall Sconce



Pole Light (to match adjacent development)



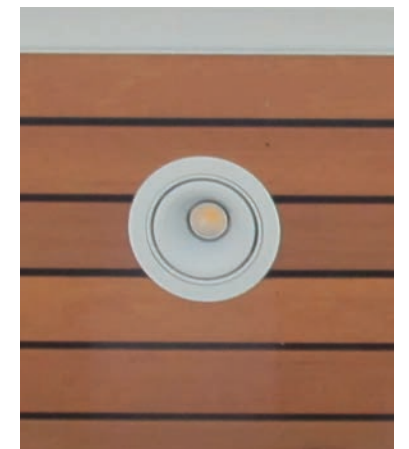
Edge Floor Lighting



Under Bench Lighting

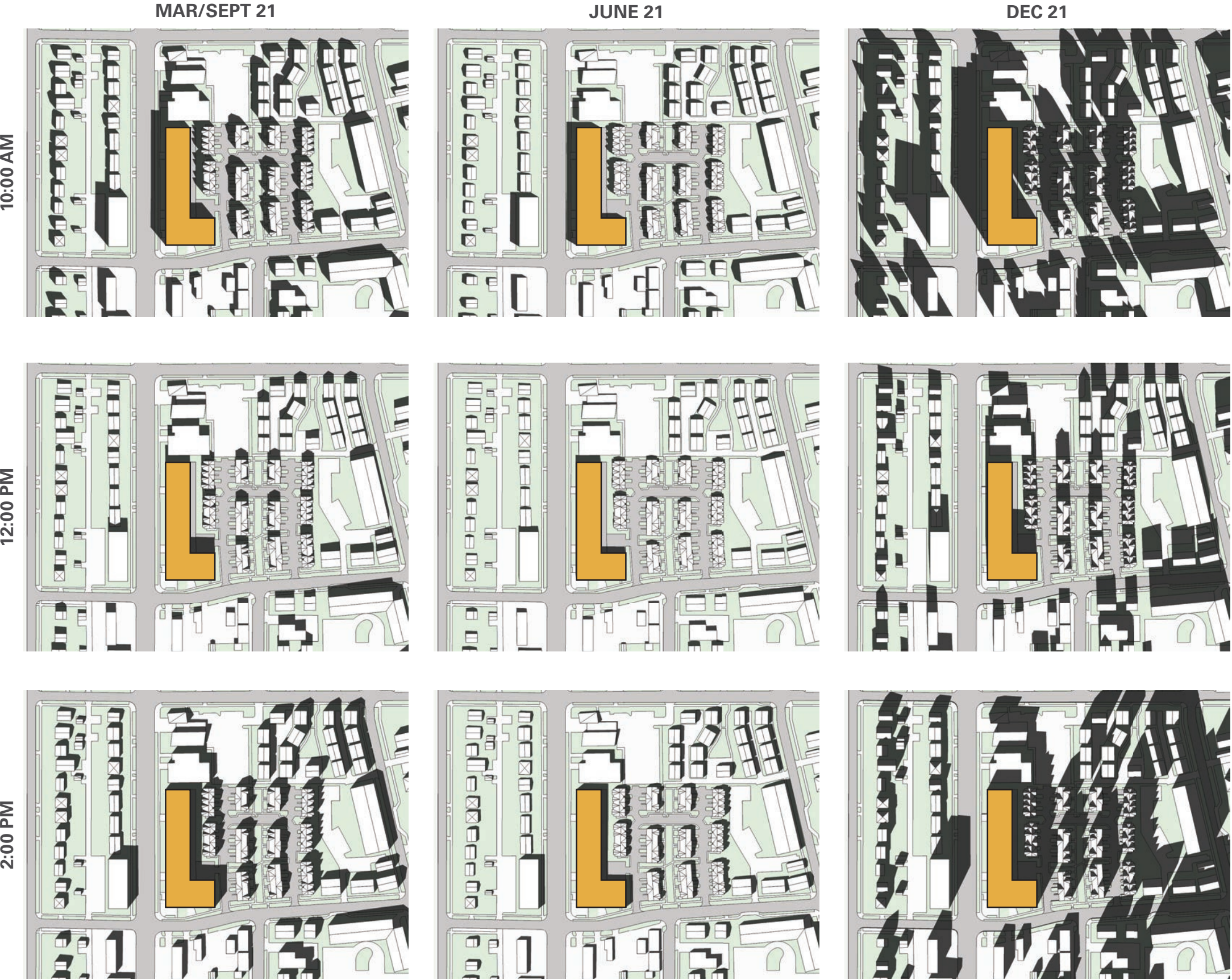


Bollard Light (to match adjacent development)

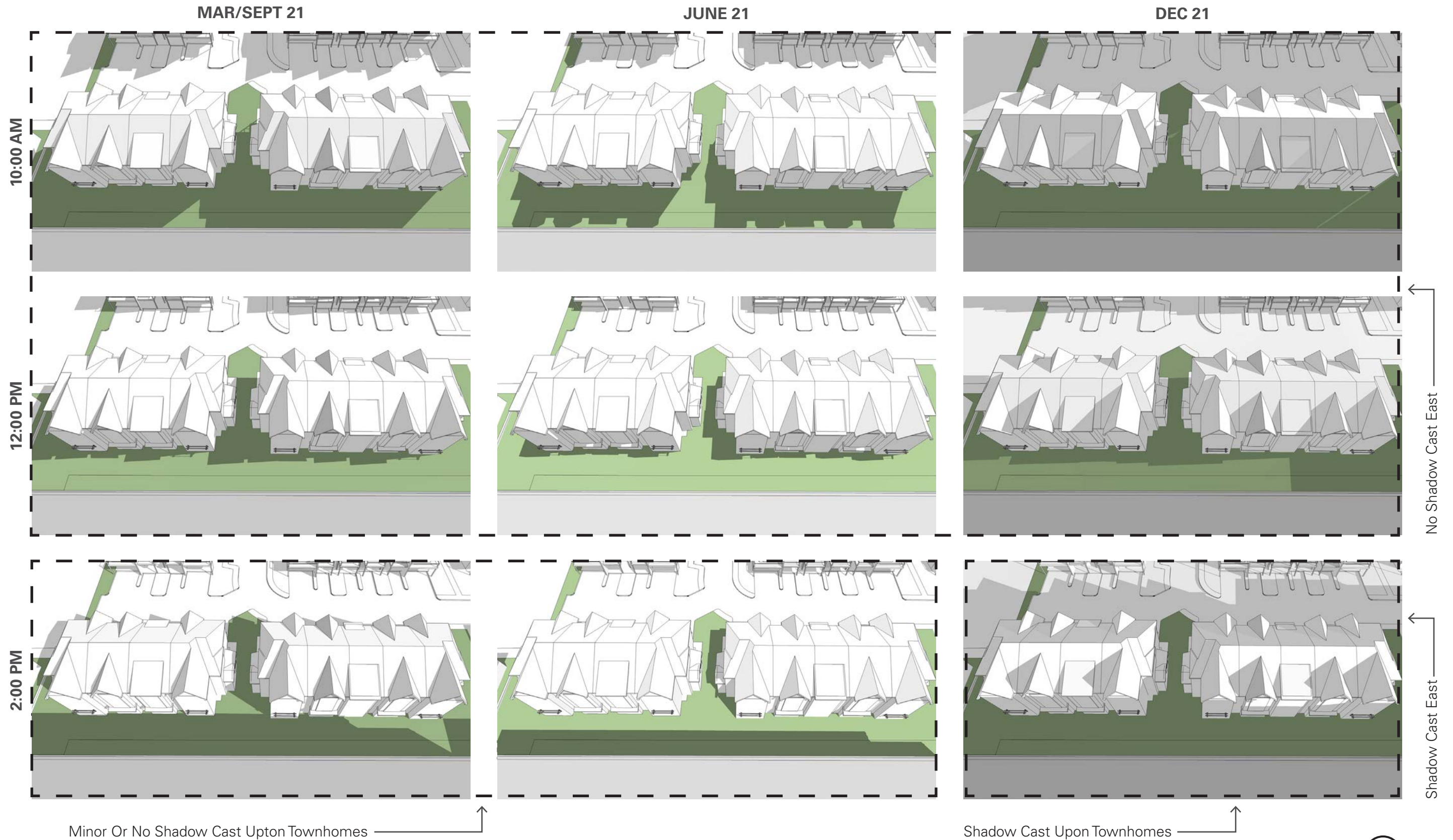


Recessed Can Lighting

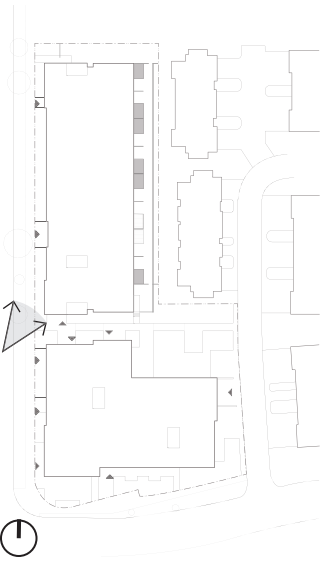
SOLAR STUDY



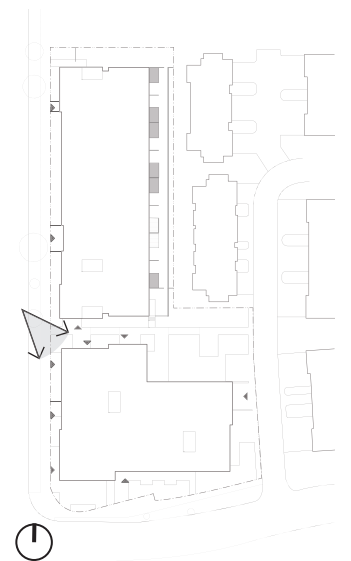
SHADOW STUDY AT EAST TOWNHOMES



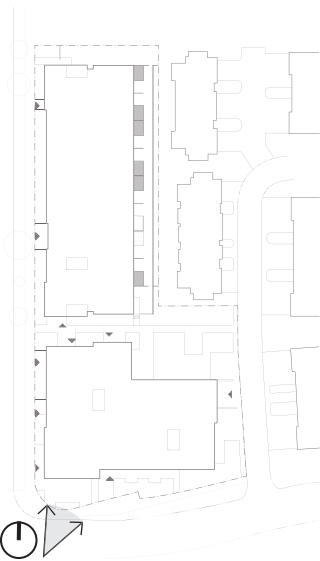
NORTH BUILDING VIEW FROM 35TH AVE. S



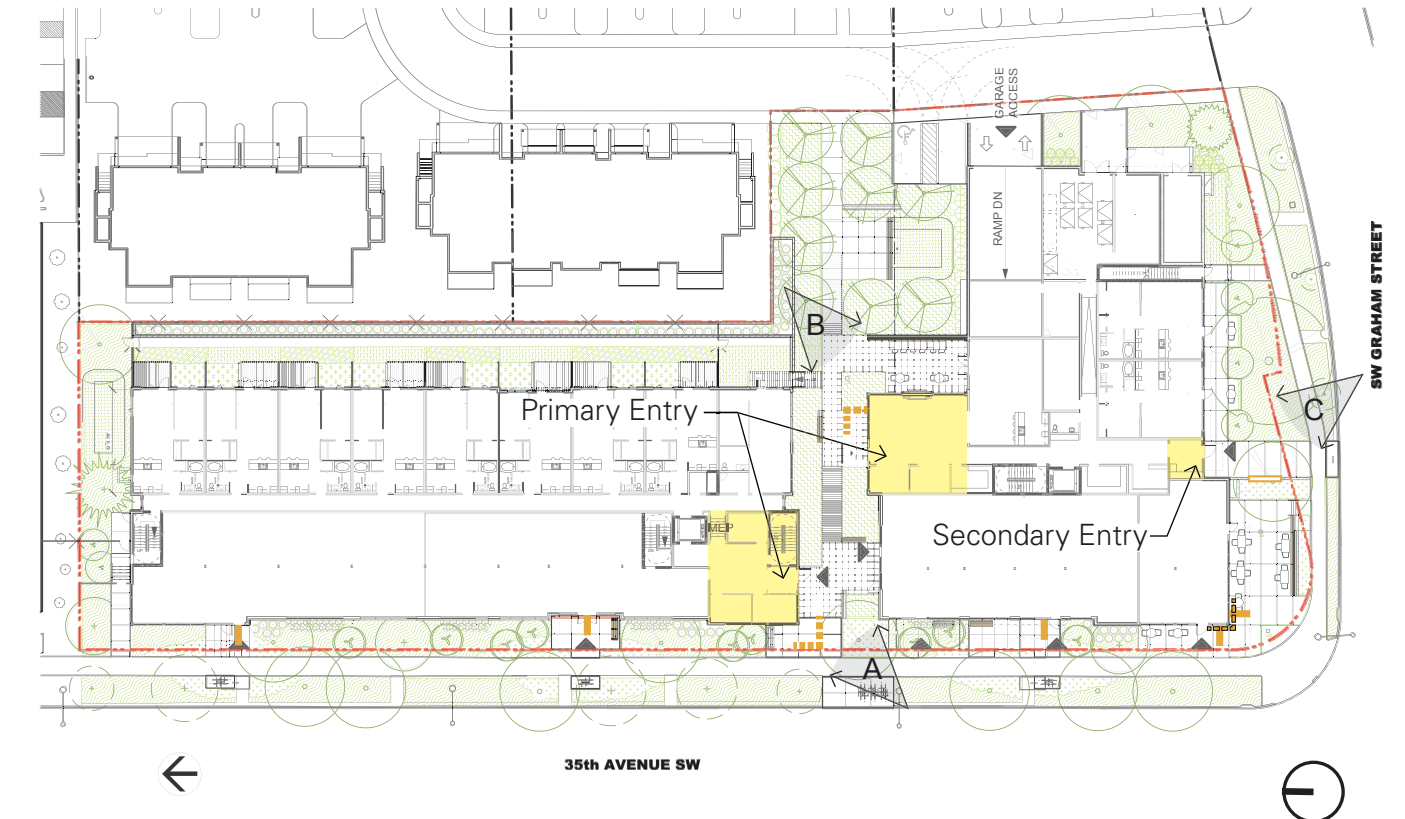
SOUTH BUILDING VIEW FROM 35TH AVE. S



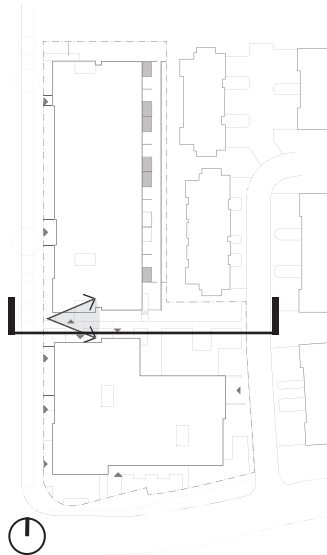
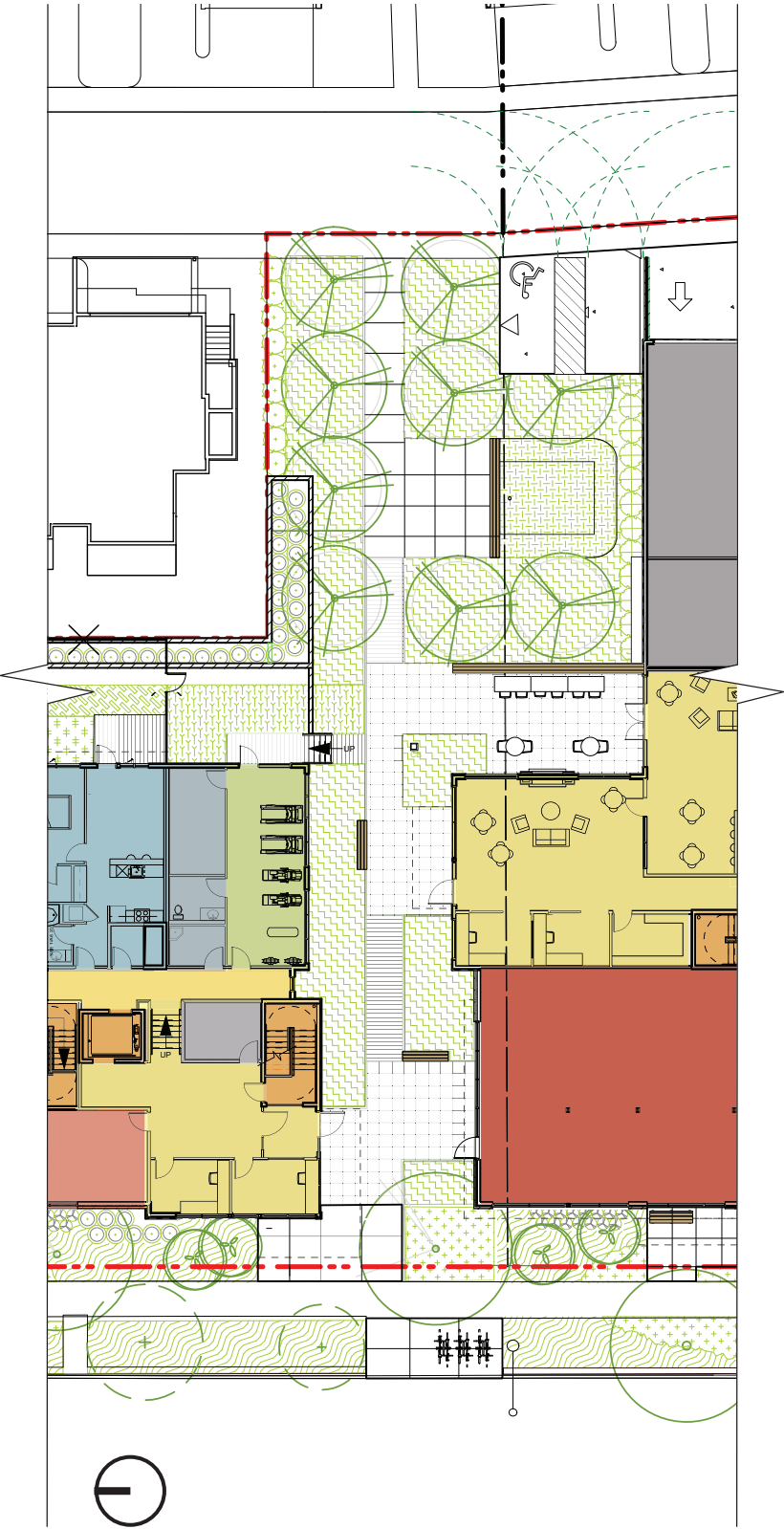
GRAHAM ST.



RESIDENTIAL ENTRIES

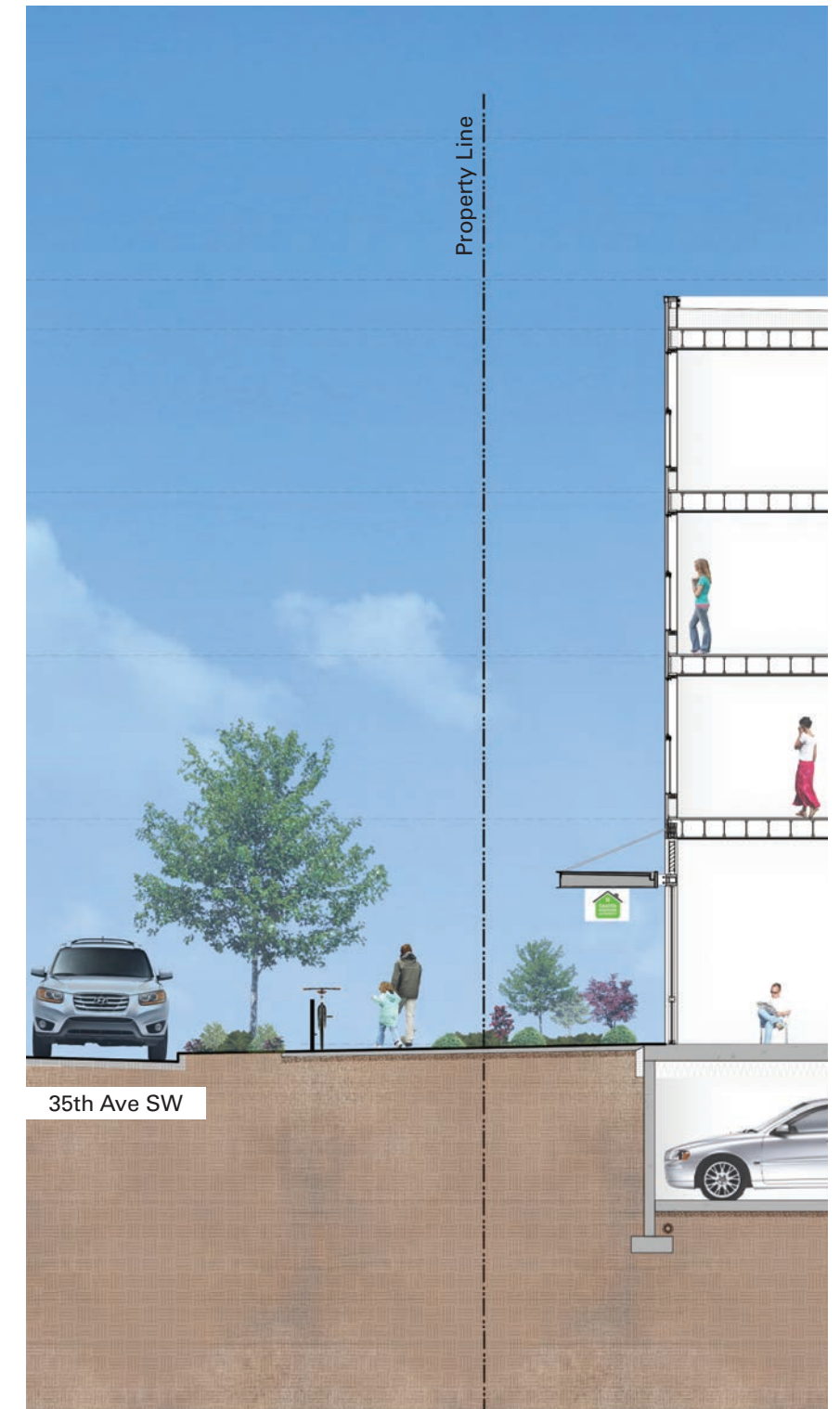
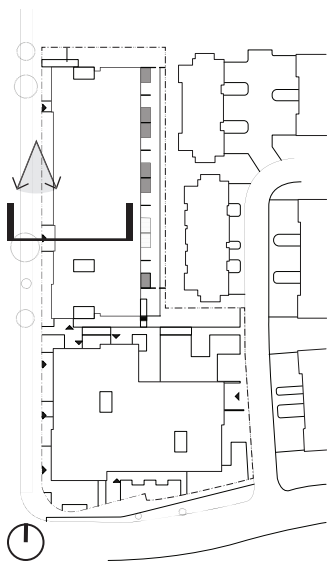


VIGNETTE - PEDESTRIAN PATHWAY

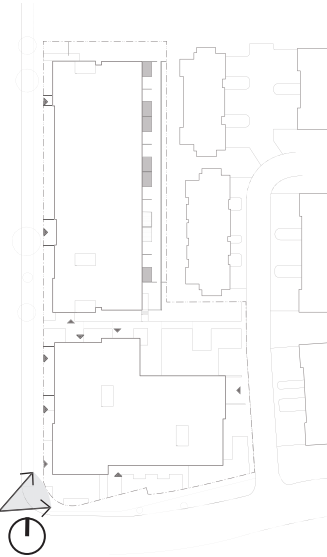
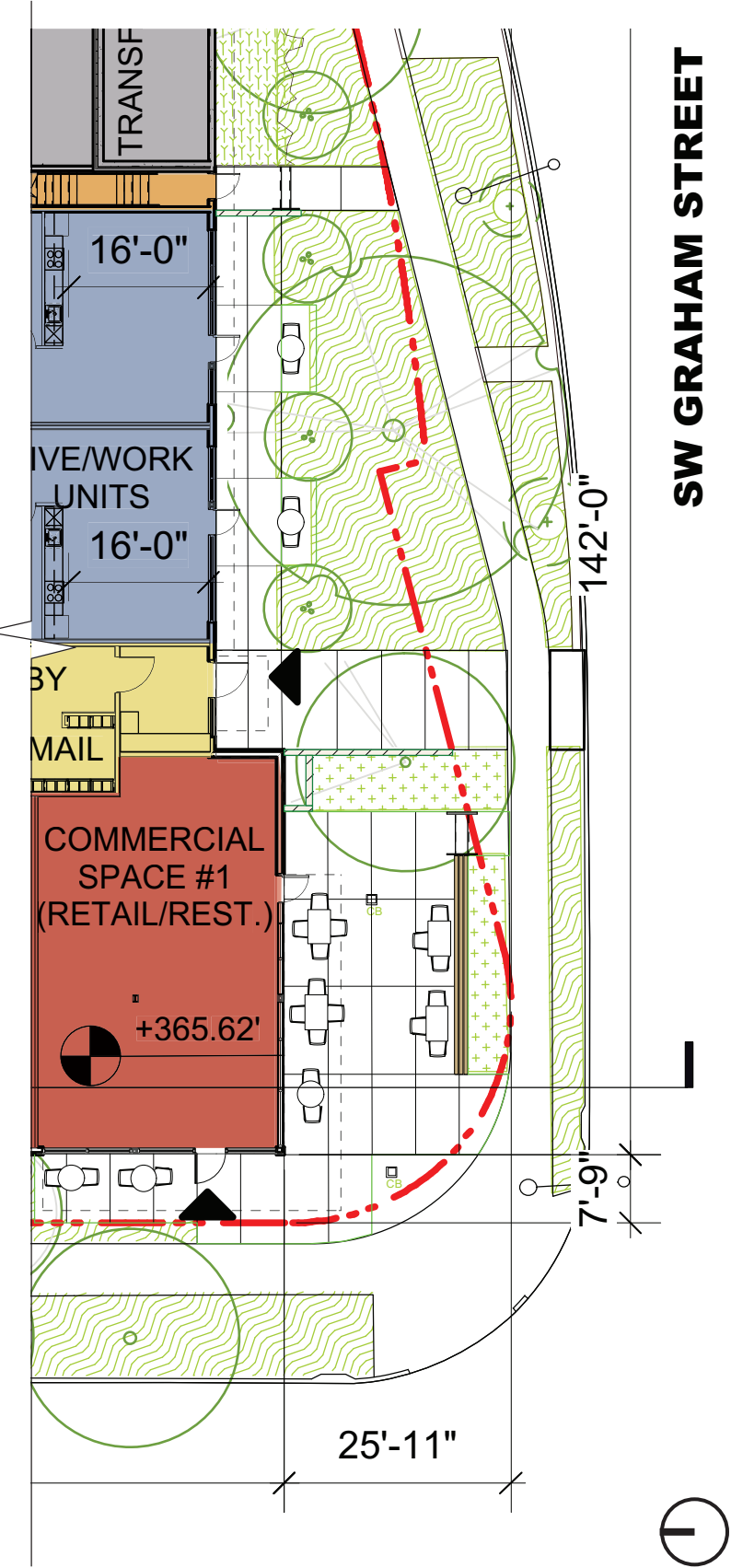


VIGNETTE - 35TH AVE STREETSCAPE

ENLARGED SECTION

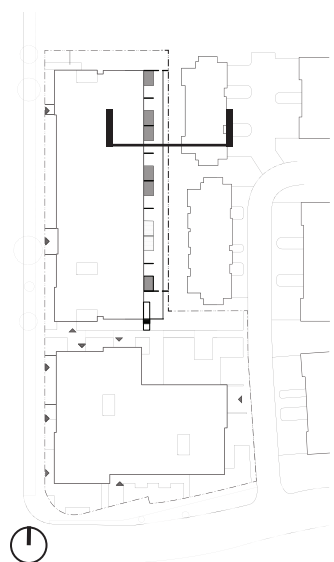
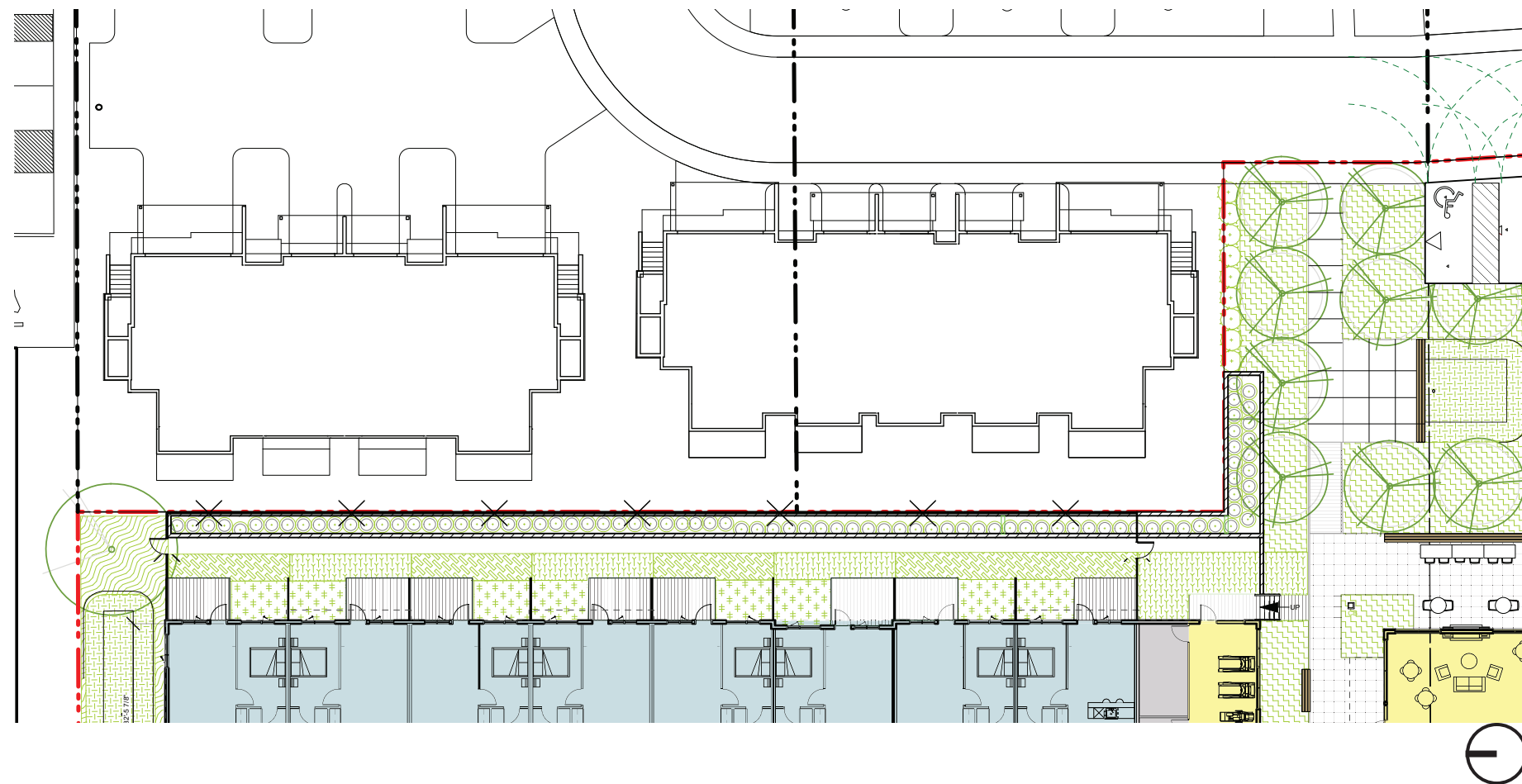
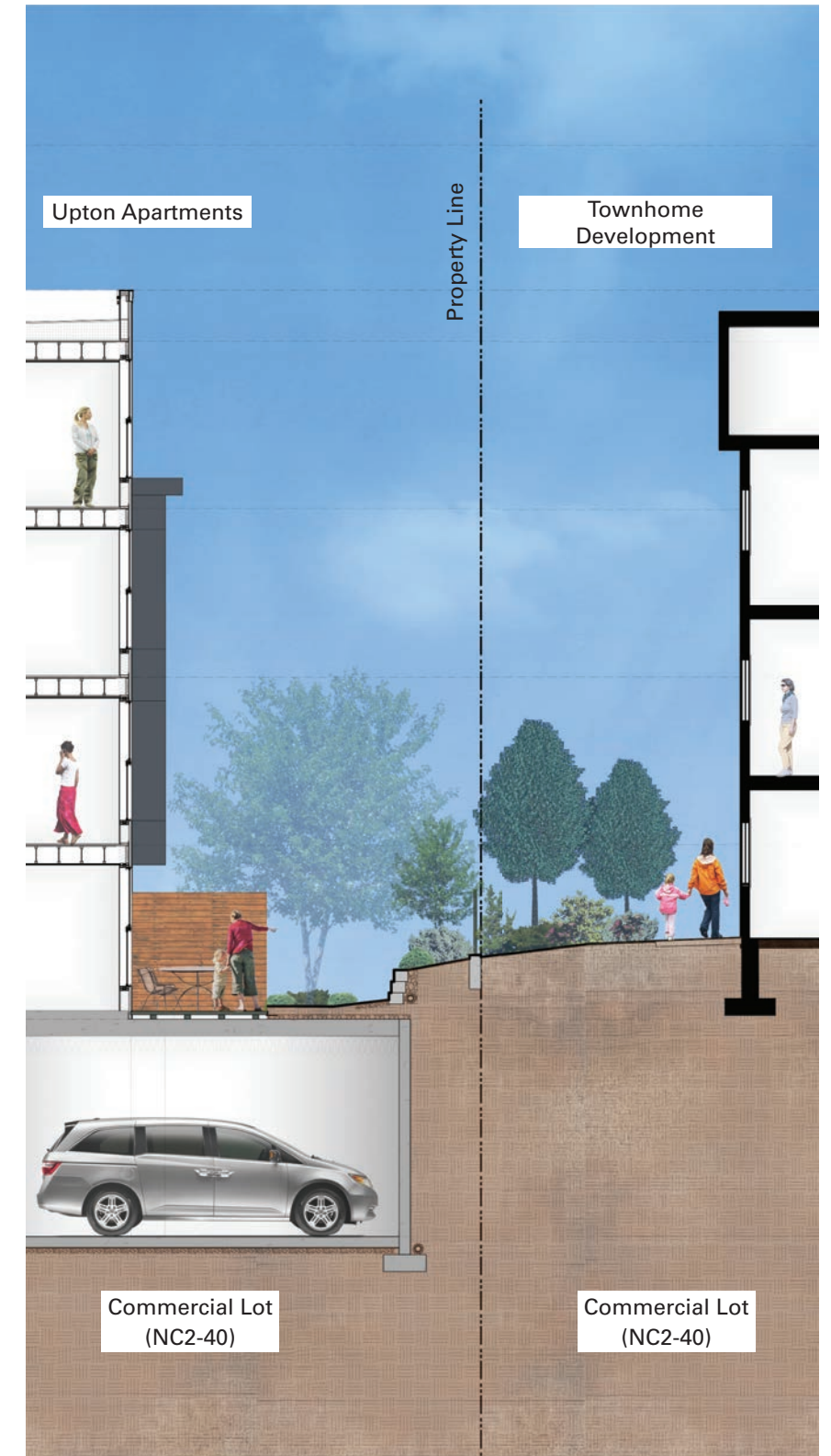


VIGNETTE - GRAHAM STREET PLAZA

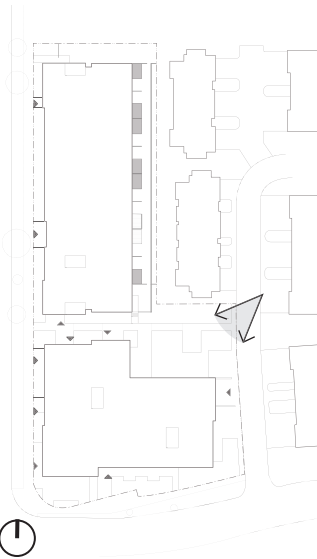
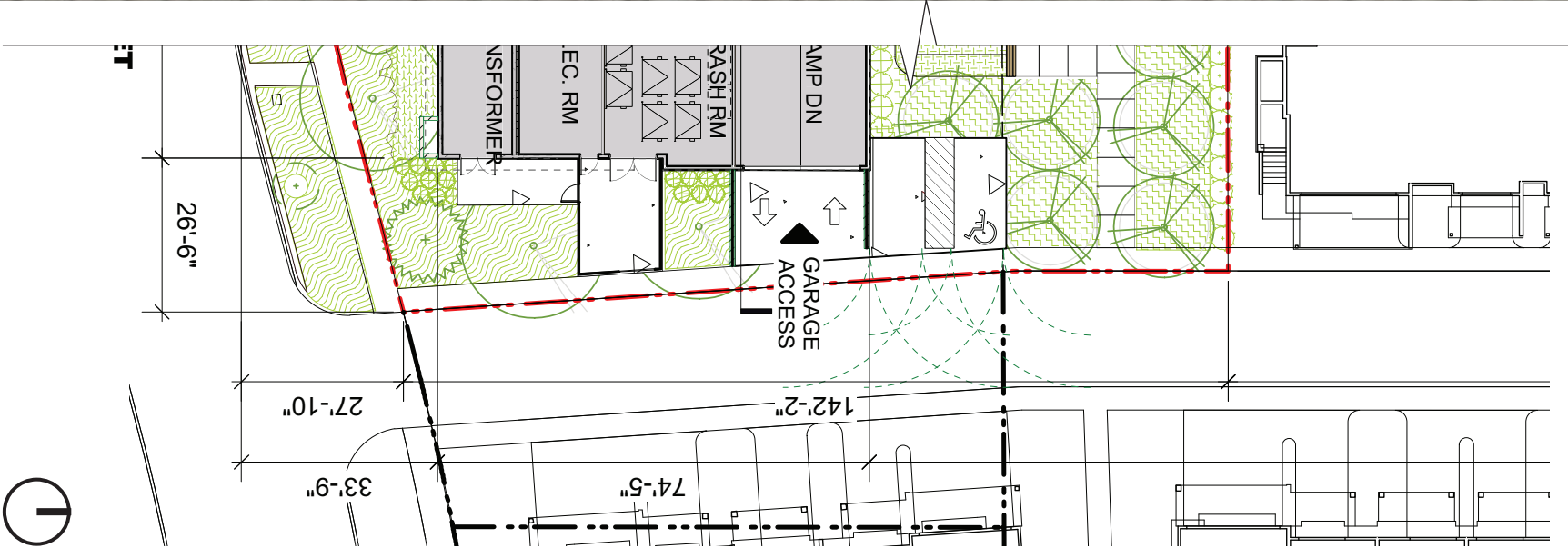


VIGNETTE - NORTH BUILDING PATIOS

ENLARGED SECTION



VIGNETTE - LOOP ROAD STREETSCAPE



DETAIL PALETTE



Site bench



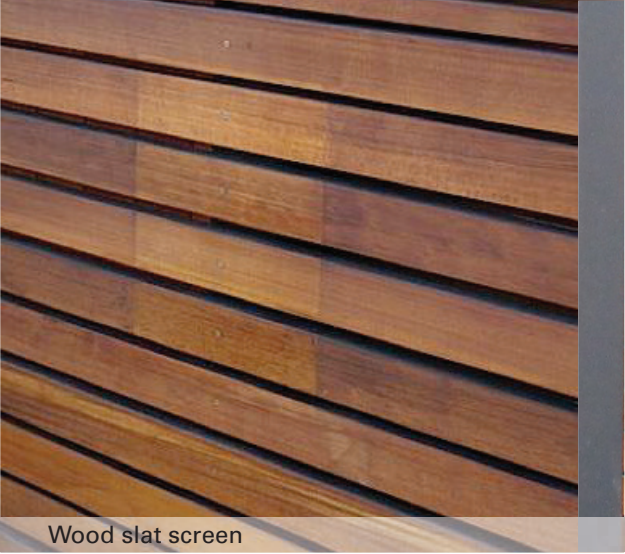
Seat wall bench



Site bicycle rack - Inverted-U Wide



Black metal fence



Wood slat screen



Sidewalk condition



Storefront detail



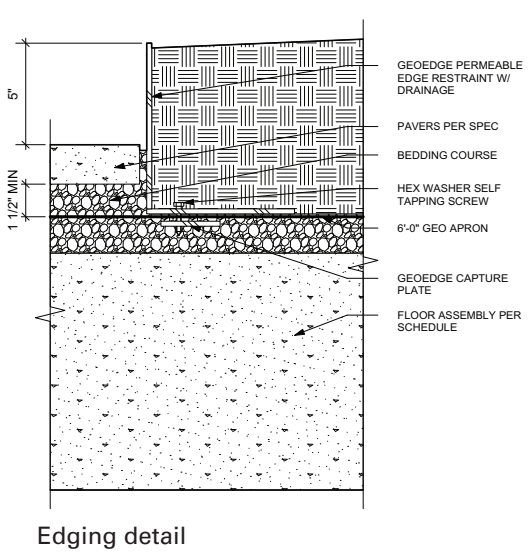
Edging detail at wood composite



Edging definition

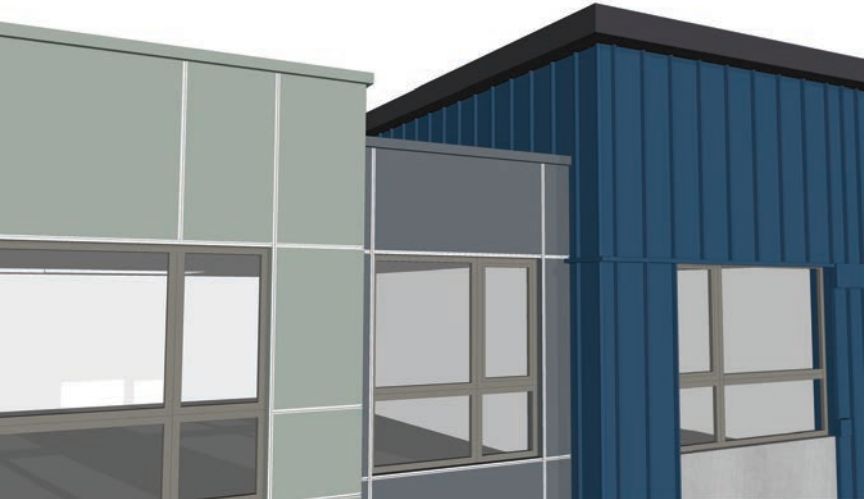


Edging detail at paver

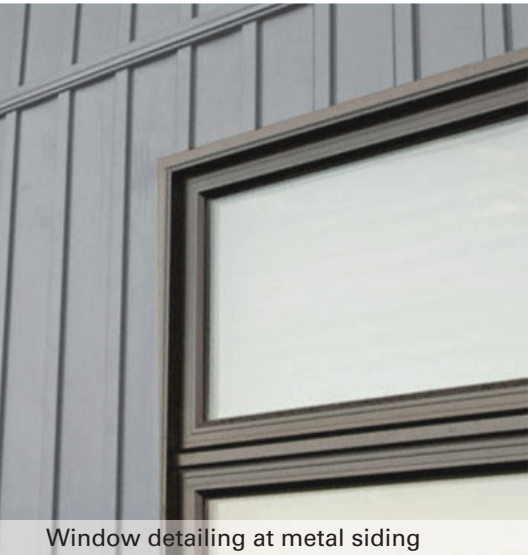


Edging detail

DETAIL PALETTE



Wood soffit with integrated lighting



Window detailing at metal siding



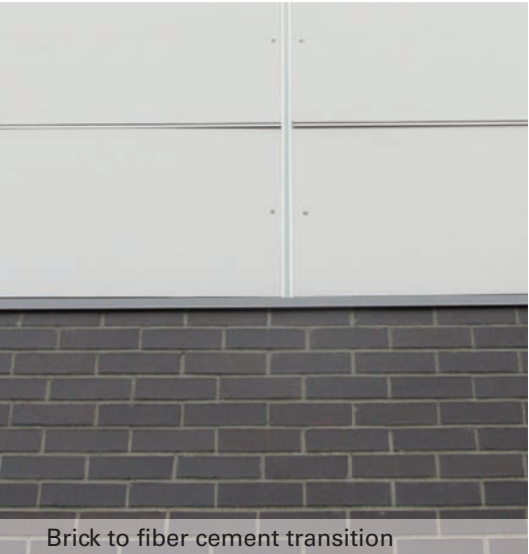
Window & thru-wall detailing at hardie



Continuing datum lines throughout building



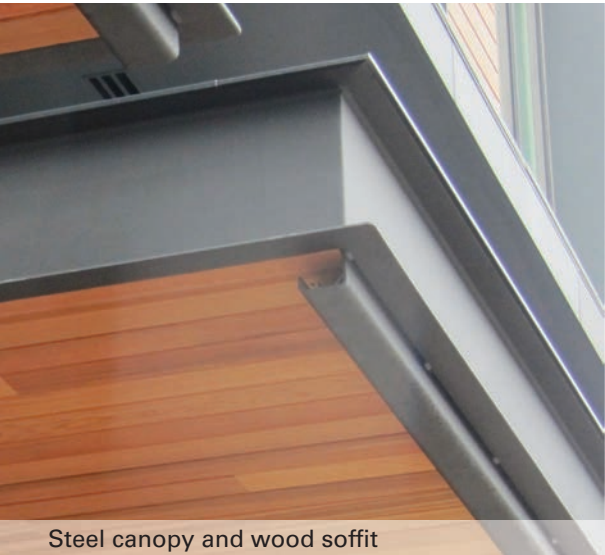
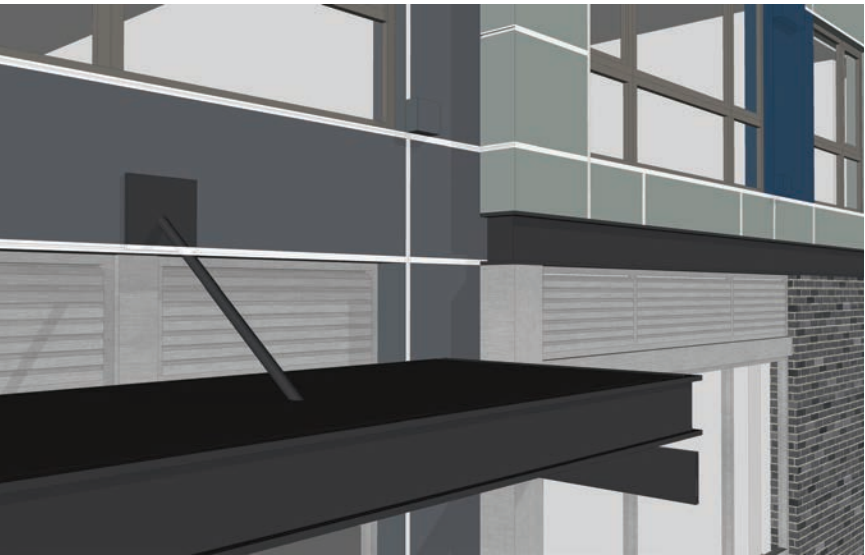
Metal channel reveal



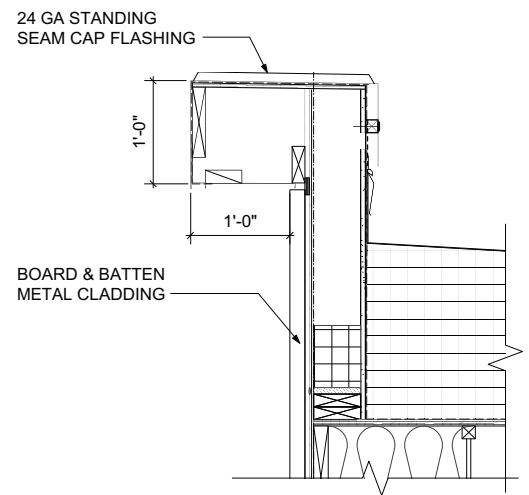
Brick to fiber cement transition



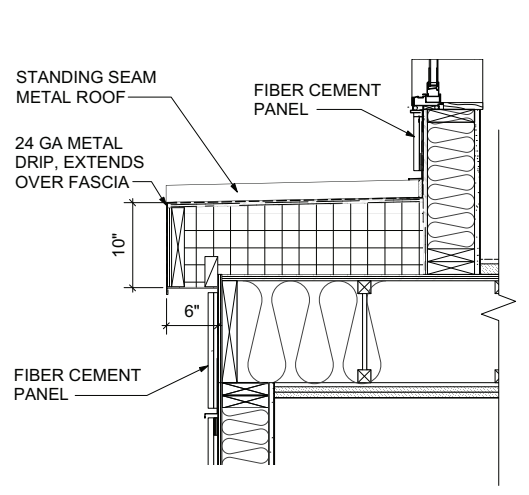
Vent shroud detail



Steel canopy and wood soffit



Cornice detail at gateway



Cornice detail at residential bays

DETAIL PALETTE

