

Streetscape Enhancements		
Option (Select one from each heading)	Narrative	Reference (Page #)
Building Alignment		
<ul style="list-style-type: none"> Align primary building facades & entrances along street frontage Align secondary facades adjacent to alleys & parking areas 	The proposal meets both of these requirements by inspection.	Key Item A Sheet SPR
Parking Preferences		
<ul style="list-style-type: none"> Parking structure, under-ground or street level behind commercial suites Surface parking at rear of building Surface parking at side of building 	Surface parking is located behind the building.	Key Item B Sheet SPR
Access and Circulation		
<ul style="list-style-type: none"> Common access point from public street, alley, or private road with adjacent property Provide well-lit, landscaped pedestrian paths between residential complexes, the street & adjacent commercial properties 	Common access with adjacent property is not feasible for this project. Landscaping and Pedestrian Lighting are shown on the landscape plans.	Sheet L-1
Decorative Paving (must meet ADA requirements)		
<ul style="list-style-type: none"> Decorative paving at pedestrian crossing to distinguish this area from primary paved surfaces Decorative paving at key sidewalk & pathways Mark pedestrian routes with changes in paving & landscape 		Key Item C Sheet SPR
Landscaping		
<ul style="list-style-type: none"> Provide landscaping & special features to define the street edge Provide landscaping & special features to create seasonal interest, color & texture 	Landscaping and seasonal interest are provided for on the landscape plan.	Sheet L-1

Pedestrian-Oriented Space Enhancements

Option (Select one from each heading)	Narrative	Reference (Page #)
Public Access to Al Borlin Park & Shoreline		
<ul style="list-style-type: none"> • Visual access to shoreline from accessible viewing points, as applicable from adjoining properties • Pedestrian access through easements, when feasible from adjoining properties 	<p>The site has access to the shoreline through public right-of-way and existing off-site access points. Since the property is not located directly on the shoreline, it does not affect public access to the shoreline in any way. We interpret this requirement to not apply to this project.</p>	
Pedestrian Amenities		
<ul style="list-style-type: none"> • Distinctive entries • Weather protection features • Storefront windows • Enhanced landscaping • Outdoor seating • Decorative & accent lighting • Public art and/or water features 	<p>Enhanced landscaping has been provided - accents along the pathways to the building are provided. Accent lighting at the pedestrian entries and tree up lighting is provided on the landscape plan.</p>	Sheet L-1
Decorative Paving (must meet ADA requirements)		
<ul style="list-style-type: none"> • Decorative paving to mark pedestrian crossing • Decorative paving at building focal points or entrances • Mark pedestrian routes with changes in paving & landscaping 		Key Item D Sheet SPR
Enhanced Landscaping		
<ul style="list-style-type: none"> • Landscaping to exceed base municipal code standards by 10% • Use special features, such as, rocks, public art, water features, or decorative lighting 	<p>Enhanced landscaping with decorative landscape boulders and accent plants have been provided.</p>	Sheet L-1
Enhanced Building Entrances		
<ul style="list-style-type: none"> • Articulated entrance • Special features • Public art • Bay windows • Distinctive materials 	<p>Decorative lighting will be incorporated into the landscaping at the building entrance.</p>	Sheet L-1

Human-Scale Architecture		
Option (Select one from each heading)	Narrative	Reference (Page #)
Align Horizontal Elements		
<ul style="list-style-type: none"> • Align windows • Align floor height • Align common architectural features 	All window and door elements will align; common canopy across the front of the building is also aligned.	Preliminary architectural elevations, sheets A-13 and A-14
Divide Buildings Into Modules		
<ul style="list-style-type: none"> • Provide vertical & horizontal articulation • Step back or project building elements • Varied finish materials • Varied roof lines 	A "belly band" board is used to divide the building into sections. The upper floor finish will have a lighter color palette than the lower floor and will be divided visually by stepping walls. The lower floor finish will incorporate masonry.	Preliminary architectural elevations, sheets A-13 and A-14
Significant Building Elements		
<ul style="list-style-type: none"> • Turrets • Balconies • Porches • Pergolas • Decorative lighting • Dormers • Multi-paned windows • Weather protection • Mullions • Parapet • Public art 	The lower floor will have projections for weather protection and the upper floor will have balconies.	Preliminary architectural elevations, sheets A-13 and A-14
Define Building Top, Middle, & Base		
<ul style="list-style-type: none"> • Top - varied roof slopes, strong eave lines, cornices, parapet, etc. • Middle - window details, balconies, rails, varied materials, etc. • Bottom - Pedestrian scale details & facades 	The building's roof will have a stepped design. The upper story has balconies and roof projections. The lower level has stone finishes and a low roof to prevent it from overpowering the facade visually.	Preliminary architectural elevations, sheets A-13 and A-14
Articulate Building Elements		
<ul style="list-style-type: none"> • Modules • Step back or project portions of the façade • Significant building elements & focal points that break up the facade 	The upper floor walls are stepped back to avoid a heavy appearance. Roof projections are at mid-point to cover entry and avoid clear story.	Preliminary architectural elevations, sheets A-13 and A-14

Architectural Character		
Option (Select one from each heading)	Narrative	Reference (Page #)
Varied Building Materials & Finishes		
<ul style="list-style-type: none"> • Wood • Lap siding • Shingles • Sheet metal • Stone & cast stone • Masonry 	The building makes use of a combination of exterior finishes including metal roof projections, stone veneer, cement fiber siding, wood trim, and stucco siding.	Preliminary architectural elevations, sheets A-13 and A-14
Decorative Elements & Features		
<ul style="list-style-type: none"> • Turrets • Balconies • Porches • Pergolas • Decorative lighting • Dormers • Multi-paned windows • Weather protection • Mullions • Parapet • Public art 	This design element is satisfied through the use of metal roof projections, simulated divided lite windows, and the front balconies.	Preliminary architectural elevations, sheets A-13 and A-14
Window Design		
<ul style="list-style-type: none"> • Horizontal window alignment across the facade • Window trim • Multi-paned windows • Weather protection • Mullions • Parapet • Public art 	This design element is satisfied as follows: Main level windows have common layout, upper floor windows have simulated divided lite pattern, use of 5/4 x 6 window trim.	Preliminary architectural elevations, sheets A-13 and A-14
Roof Design		
<ul style="list-style-type: none"> • Gables • Dormers • Cornices • Varied roof slopes • Varied materials 	The roof design incorporates several types including flat for commercial entry, stepped flat roof above, and low roof design below to avoid overpowering neighboring lots.	Preliminary architectural elevations, sheets A-13 and A-14
High-Quality Lighting		
<ul style="list-style-type: none"> • Architectural wall mounted fixtures • Architectural light posts / luminaries • Decorative finishes (brushed nickel, antique brass, etc) • Decorative accent lighting 	The exterior of the building will include decorative wall-mounted lighting.	Preliminary architectural elevations, sheets A-13 and A-14

Building Techniques, Materials, & Finishes

Option (Select one from each heading)	Narrative	Reference (Page #)
High-Quality Building Materials		
<ul style="list-style-type: none"> • Wood • Lap siding • Shingles • Sheet metal • Stone & cast stone • Masonry 		Preliminary architectural elevations, sheets A-13 and A-14
Incorporate "Green" Building Methods		
<ul style="list-style-type: none"> • LEED Certification • Low Impact Development • Rain Gardens • Porous Pavement • Green Roofs • Energy conservation features • Etc. 	The project proposes the use of devices that reduce pollution in runoff from the project and dispose of that runoff through infiltration, mimicking natural hydrologic processes and enhancing the quality of water resources in the project vicinity and the nearby river.	Key Item E Sheet SPR
Use Varied Siding & Roofing Materials		
<ul style="list-style-type: none"> • Siding - Lap siding, board & batten, shingles, sheet metal, stone, cast stone, masonry, etc. • Roof - architectural shingles, standing-seam sheet metal, etc. 	Siding materials include stucco, stone veneer, cement fiber siding, and board & batten at recessed decks.	Preliminary architectural elevations, sheets A-13 and A-14
Northwest Color Palette		
<ul style="list-style-type: none"> • Muted tones • Earth tones • Contrasting trim • Accent color 	The following colors will be used: Basil - base color main floor Acier - base color upper floor White heron - trim throughout	Preliminary architectural elevations, sheets A-13 and A-14

Screening

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Enhance surface parking areas with landscaping		
<ul style="list-style-type: none"> • Enhanced landscaping • Enhanced public walks 	Enhanced landscaping is provided for in the design.	Sheet L-1
Screen areas for service & mechanical equipment		
<ul style="list-style-type: none"> • Screen with landscaping • Structures • Fencing 	Service areas and mechanical equipment has been screened with landscaping in the design.	Sheet L-1
Screen trash, storage & service areas		
<ul style="list-style-type: none"> • Screen with landscaping • Structures • Fencing 	Service areas and mechanical equipment has been screened with landscaping in the design.	Key Item F Sheet SPR