

# 8th & Republican

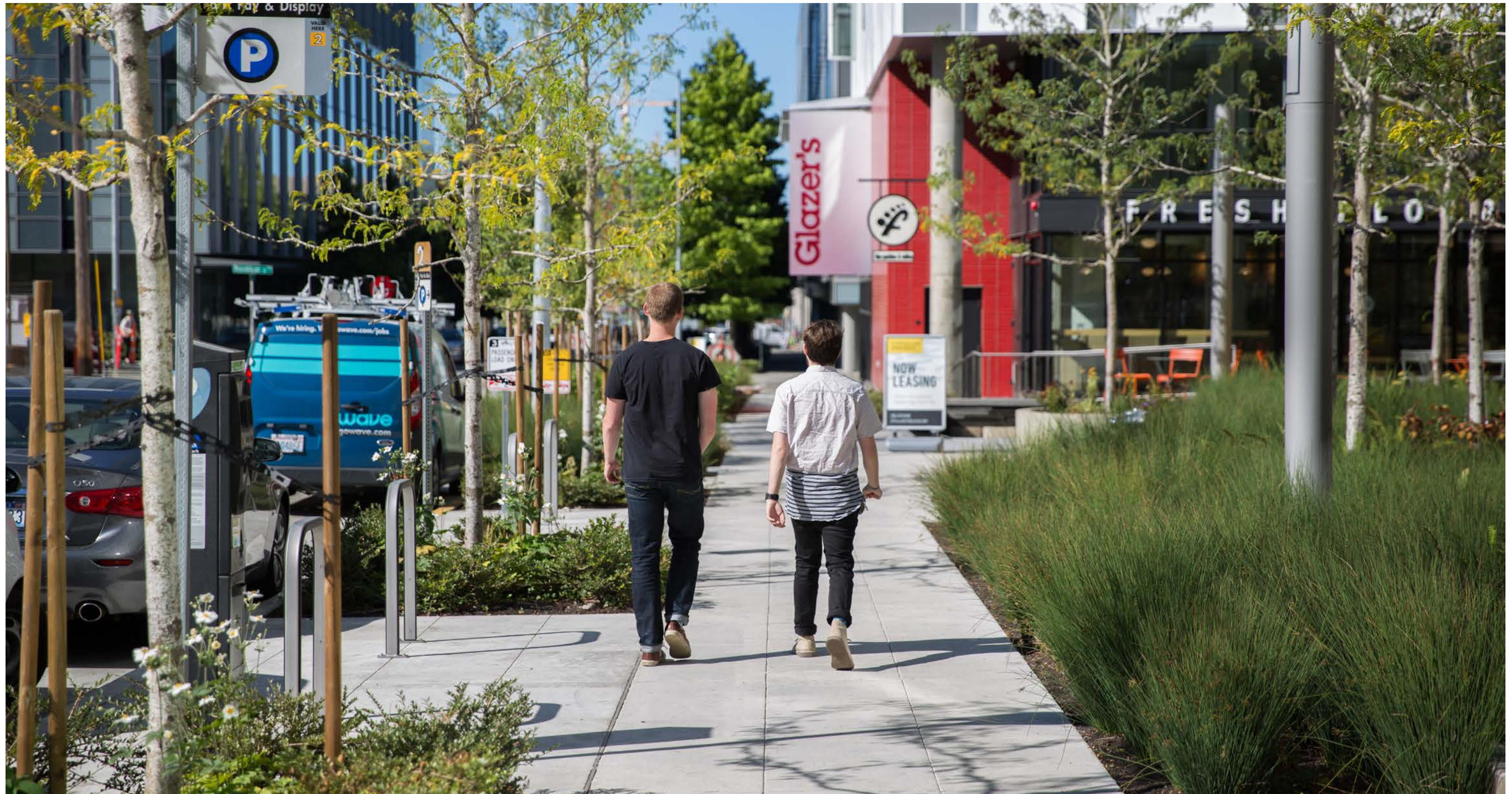


NOW LEASING

REPUBLICAN







*Eighth Avenue's zoning designation as a "neighborhood green street" calls for considerations of street-level residential use, wider sidewalks, and landscaping requirements like mature trees and plantings.*



*The architectural form was setback from the street to provide a large open space and sun pocket for human activity at the residential entry and to create a buffer between the intended public space and private residential uses.*



*A sidewalk parallel to the “mega stoop” allows the public to access the building’s front entry and ground floor retail. The low water feature adds a dynamic element of delight with stepping stones and elevated deck populated by café seating.*



*The “mega stoop” is a yellow fiberglass boardwalk over recessed rain gardens that serves as outdoor area for the residents and provides a visual anchor at the building entry.*



*Rain garden and planters invite interest rain or shine.*

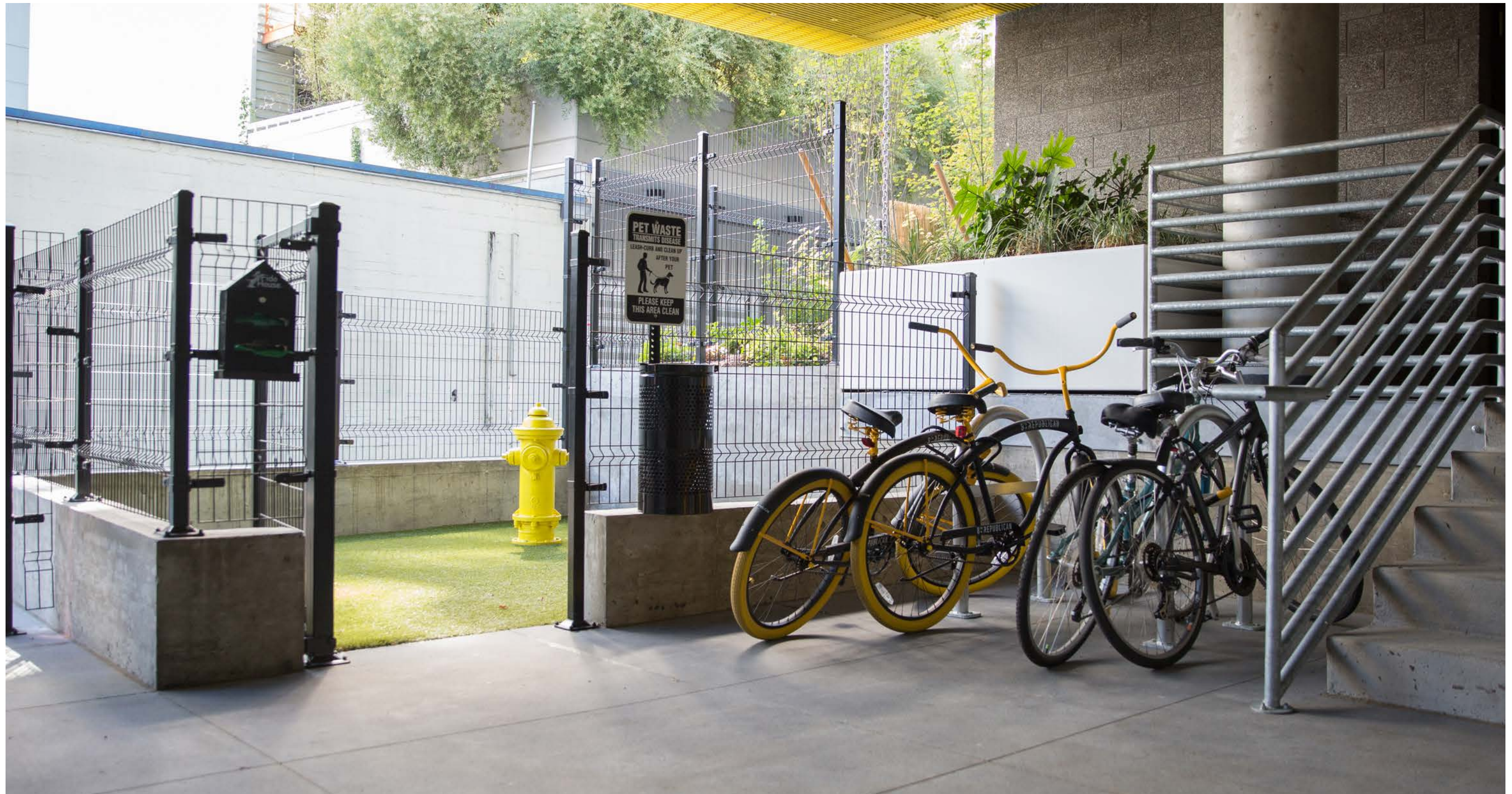




*Small private landings provide area for patio seating and connect to the “mega stoop.”*



*Reclaimed timber benches provide accessible seating for public use and harmonize with the first level building facade for a unified sense of place.*



*A landscaped “work yard” at the alley contains storage for bicycles, kayaks, and longboards and a small pet relief area.*



*Alley terraces, landscaped with a rich palette of indigeneous plant material gives urban respite for the at-grade units as well as a generous gesture to neighboring properties.*