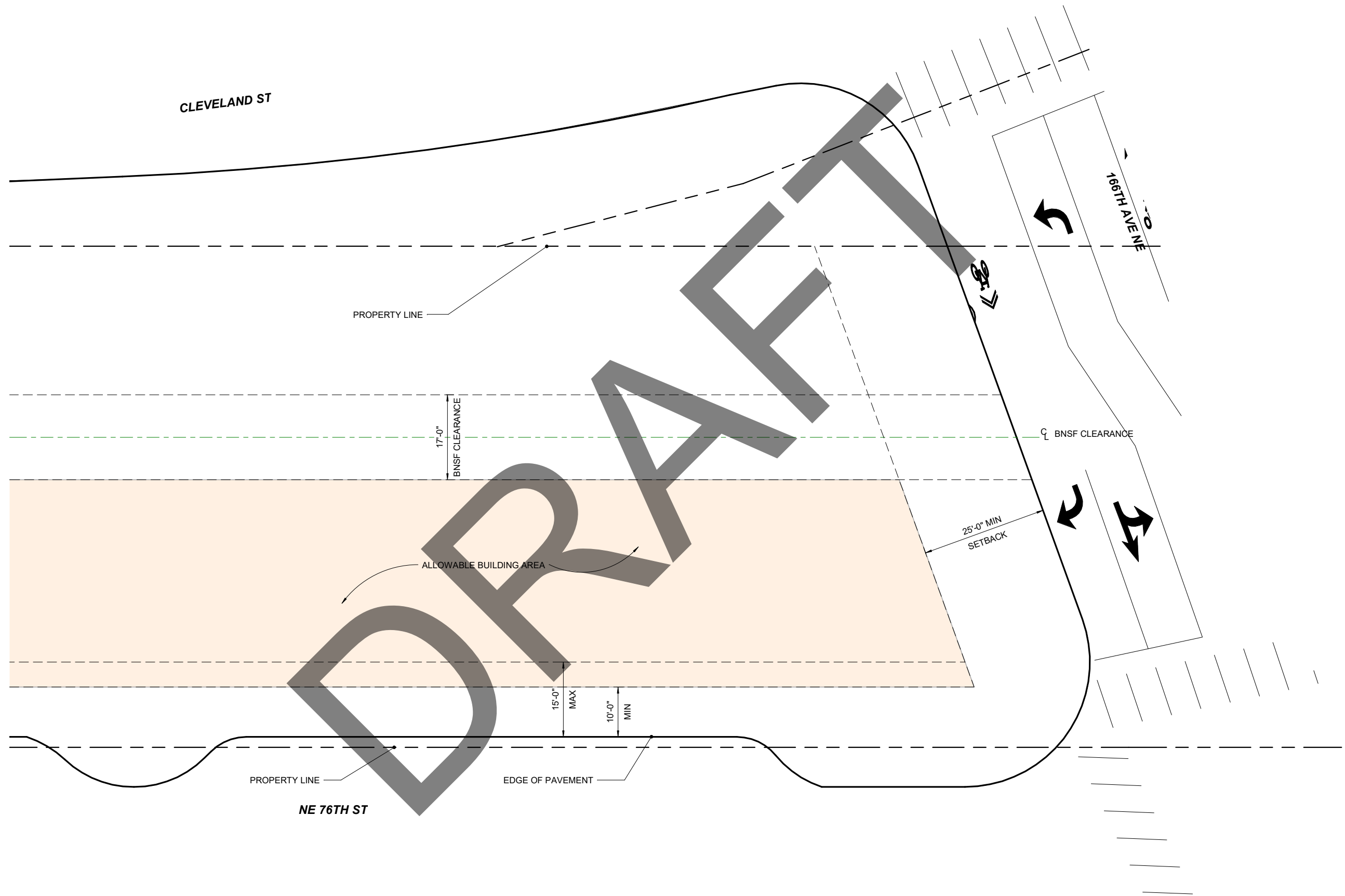
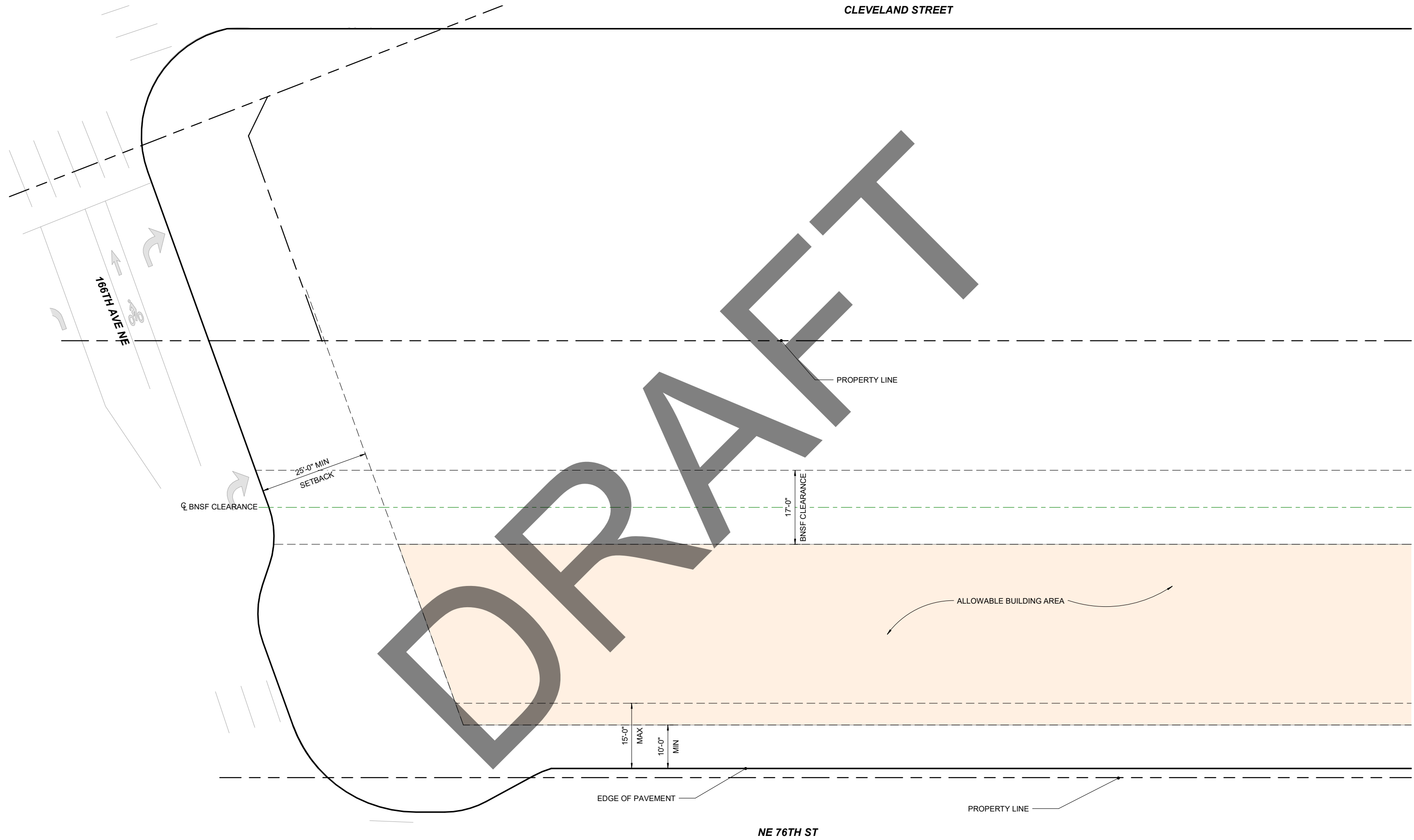
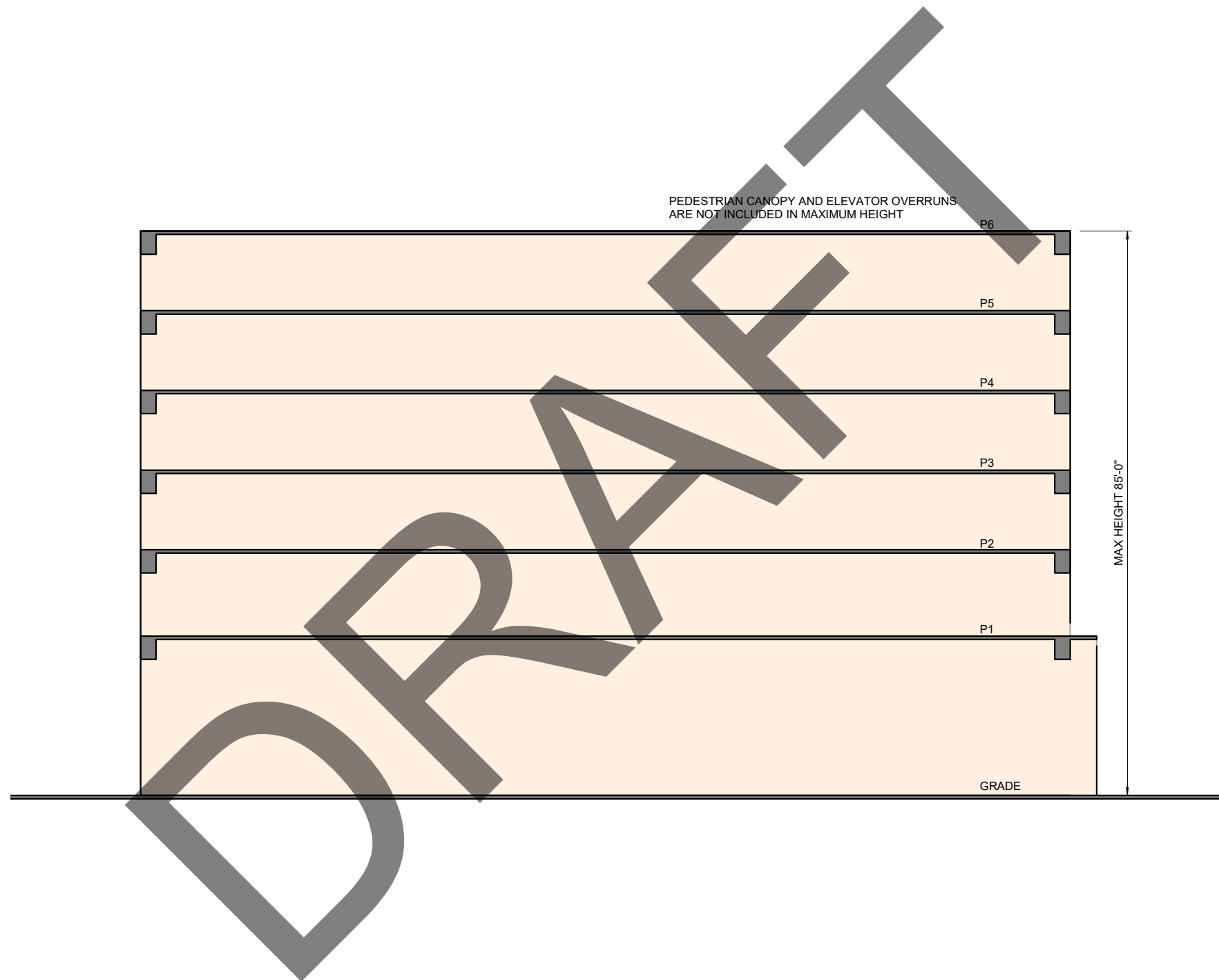


EXHIBIT D
DEVELOPMENT STANDARD DEVIATIONS

DRAFT







Upper Story Setback in MDD1 Zone

In lieu of upper story setbacks at the SE Redmond Garage the following elements are proposed to meet the intent of the design requirement-

1. Light well along NE 70th Street to break up the mass, bulk and scale of the building and allow light into the structure.
2. A pedestrian scale glass canopy for the length of the building along the sidewalk along NE 70th street.
3. Articulation of the vertical transportation elements such as elevators and stairs, which are off set from the main building, will act as lit “beacons” at the neighborhood entrances along NE 70th Street.
4. Emphasis on a 2-story glass entry lobby on the west side of the garage breaks down the scale of the building and adds visual interest.
5. Glazing at the surface level allows pedestrian visual connection to the inside of the building, defines a “base”, and enhances the overall pedestrian experience along NE 70th Street.