2616 Western Avenue
Belltown

GGLO

Saratoga Capital Inc.
EDG 2
MAY 20, 2020

SDCI #3034374-EG

PROJECT DESCRIPTION

Situated within one of Seattle's most dense neighborhoods 2616 Western seeks to design a multifamily tower that celebrates both the new and the old of Belltown. 2616 will create natural transitions, enhance views, and celebrate the green street.

The unique massing of the building will be a refreshing deviation from the block-like characteristics of more recent development. The taut geometry of the upper tower will respectfully step back from the Banner Building at it's upper terrace while the lower floors will reinforce the lower courtyard established by the Banner Building with a shared green connection between the two buildings.

The slender massing of 2616 will leverage lateral and diagonal view gaps to Elliott Bay, Mt. Rainer, the Space Needle, and the city skyline. It will also create less face to face interaction with Vines Condominium preserving pieces of their northern view.

Along the sloping green street at Cedar, the building's base will recede in plan and section to allow for additional landscaping and enhanced pedestrian comfort.
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PROJECT INFORMATION OVERVIEW

Address:
2616 Western Ave
Seattle, WA 98121

Parcels:
058-751-0000
065-300-0325

Base Zone:
DMR-C 145/75

Site Area:
Approximately 14,400 sf

Residential Units:
Approximately 182 Units

Building Height
18 Stories Above Grade

Parking Stalls:
Approximately 130 on Site Parking Stalls

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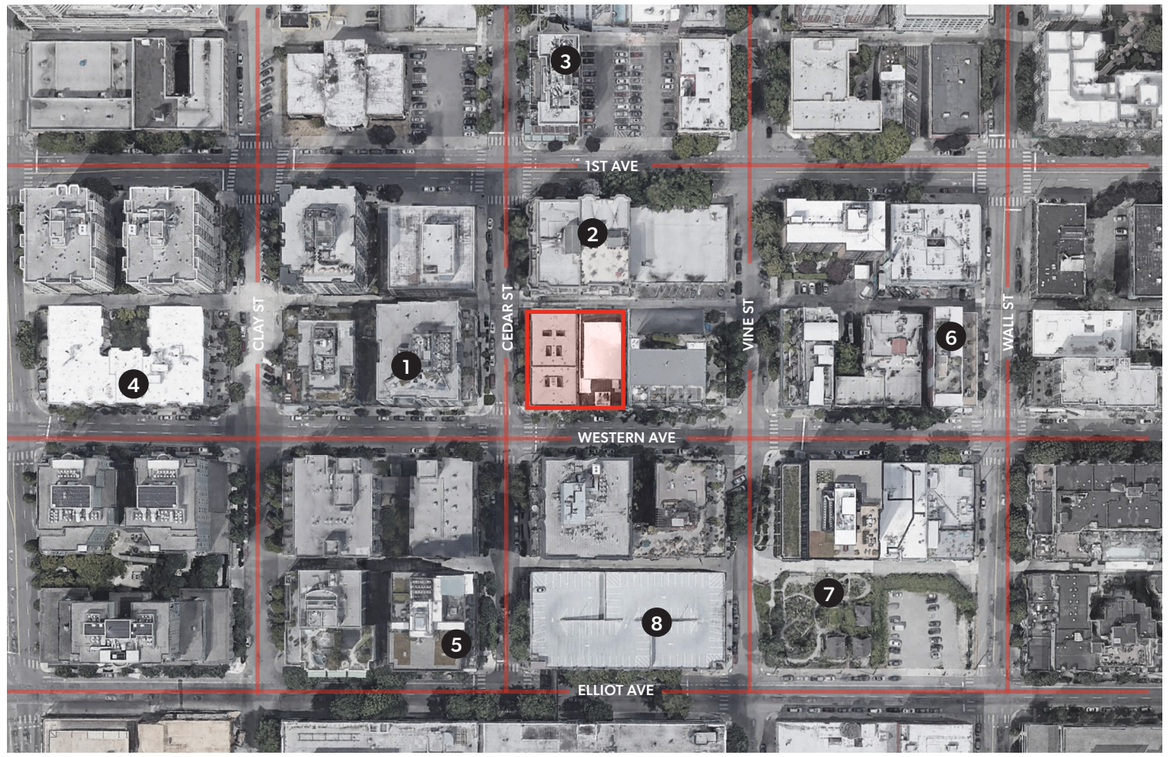
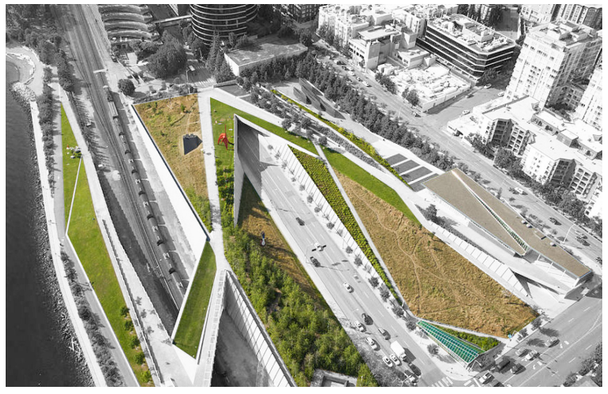


LEGEND

1. THE PARC APARTMENTS
2. THE CEDAR APARTMENTS AT BELLTOWN
3. AL HUMPHRY'S HOUSE
4. AVA APARTMENTS BELLTOWN
5. JOSEPH ARNOLD LOFTS
6. SITE 17 APARTMENTS
7. BELLTOWN COTTAGE PARK
8. PARKING GARAGE



NEIGHBORHOOD CUES

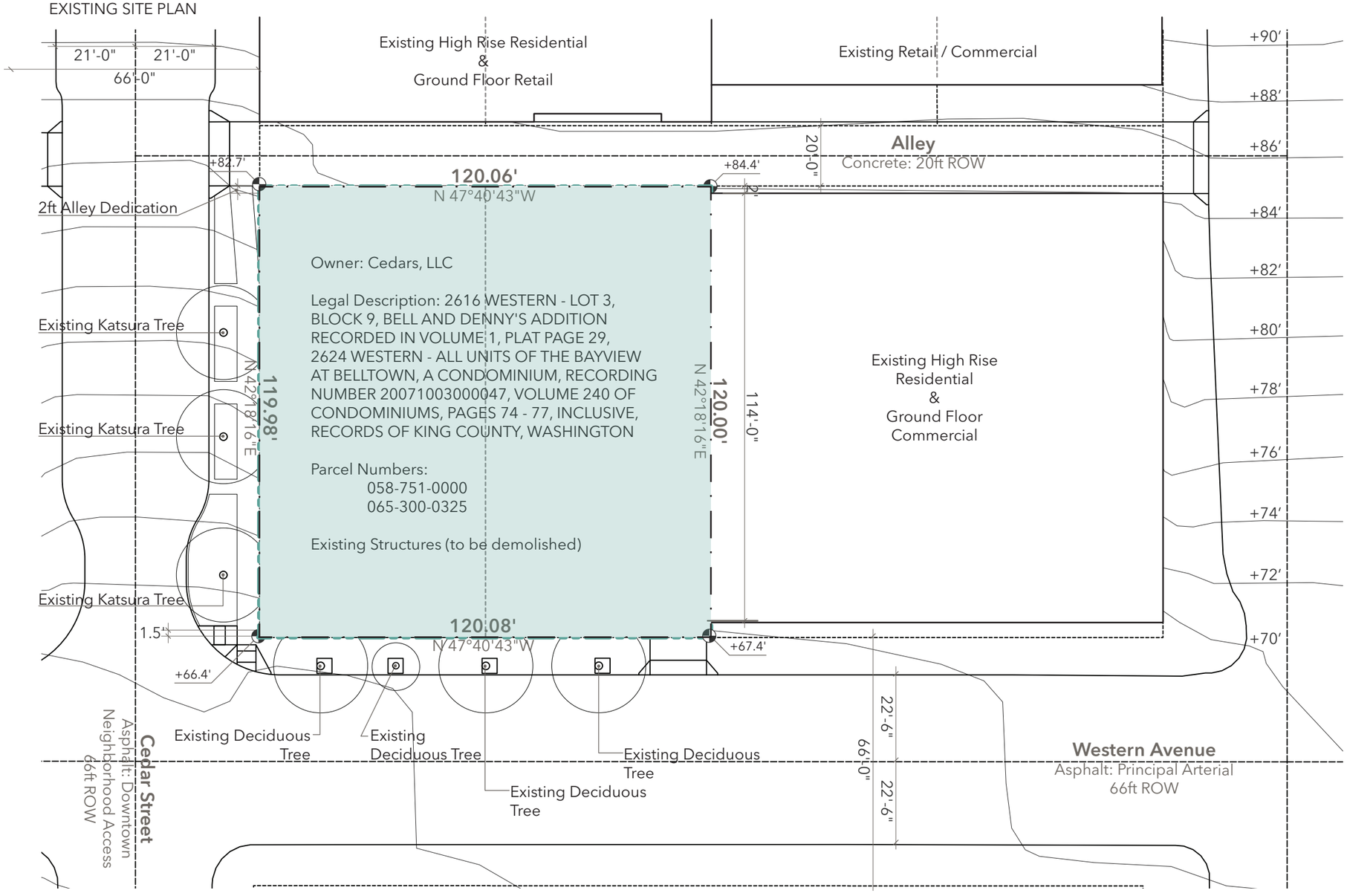
[TOP RIGHT] - WALTON LOFTS mixes historic Belltown design with modern building systems. The base of the building has a brick veneer while the upper podium employs modern window walls that resemble other buildings that fill the Seattle Skyline.

[TOP LEFT] - JOSEPH ARNOLD LOFTS use massing to open view corridors. The building carves into the upper podium mass to provide view opportunities looking out to Mt. Rainer as well as adding outdoor amenity spaces.

[BOTTOM LEFT] - SCULPTURE PARK we seek to break up the 'blocky' character of the neighborhood with dynamic angles. The concept helps to influence views, daylight, and greenspace.

[BOTTOM RIGHT] - THE BANNER BUILDING is an iconic building in Belltown and is the neighboring building to the site. Similar to massing in the area, the main building is a large frame that grounds the building with a bump out for green space along Vine St.

EXISTING SITE PLAN



0' 15' 30'

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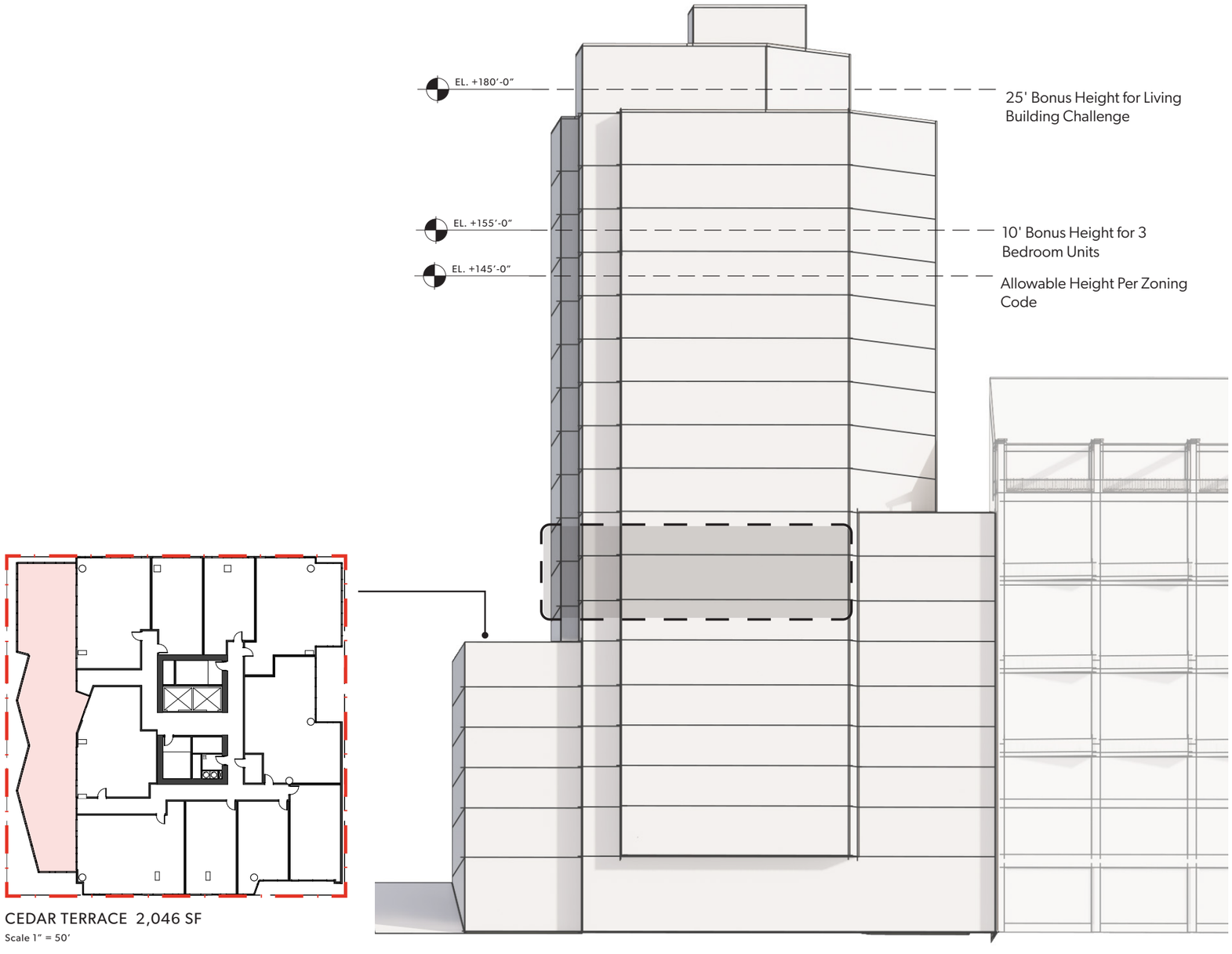


CEDAR TERRACE 2,046 SF

Scale 1" = 50'

ZONING SUMMARY - ADDITIONAL HEIGHT

23.40.060 LIVING BUILDING PILOT PROGRAM

Table A for 23.40.060: Additional Height for buildings in zones with height limits greater than 85 ft and has a residential use = 25ft

C. Additional floor area or structure height beyond otherwise applicable maximum

3. A project qualifying for the Living Building Pilot Program may employ additional structure height, above the otherwise applicable maximum height as shown in Table A for 23.40.060.

23.49.008 STRUCTURE HEIGHT

Table A for 23.49.008: Structure Height in DMR/C 145/75 is 145ft

F. Additional 10ft permitted for residential units that comply with the following

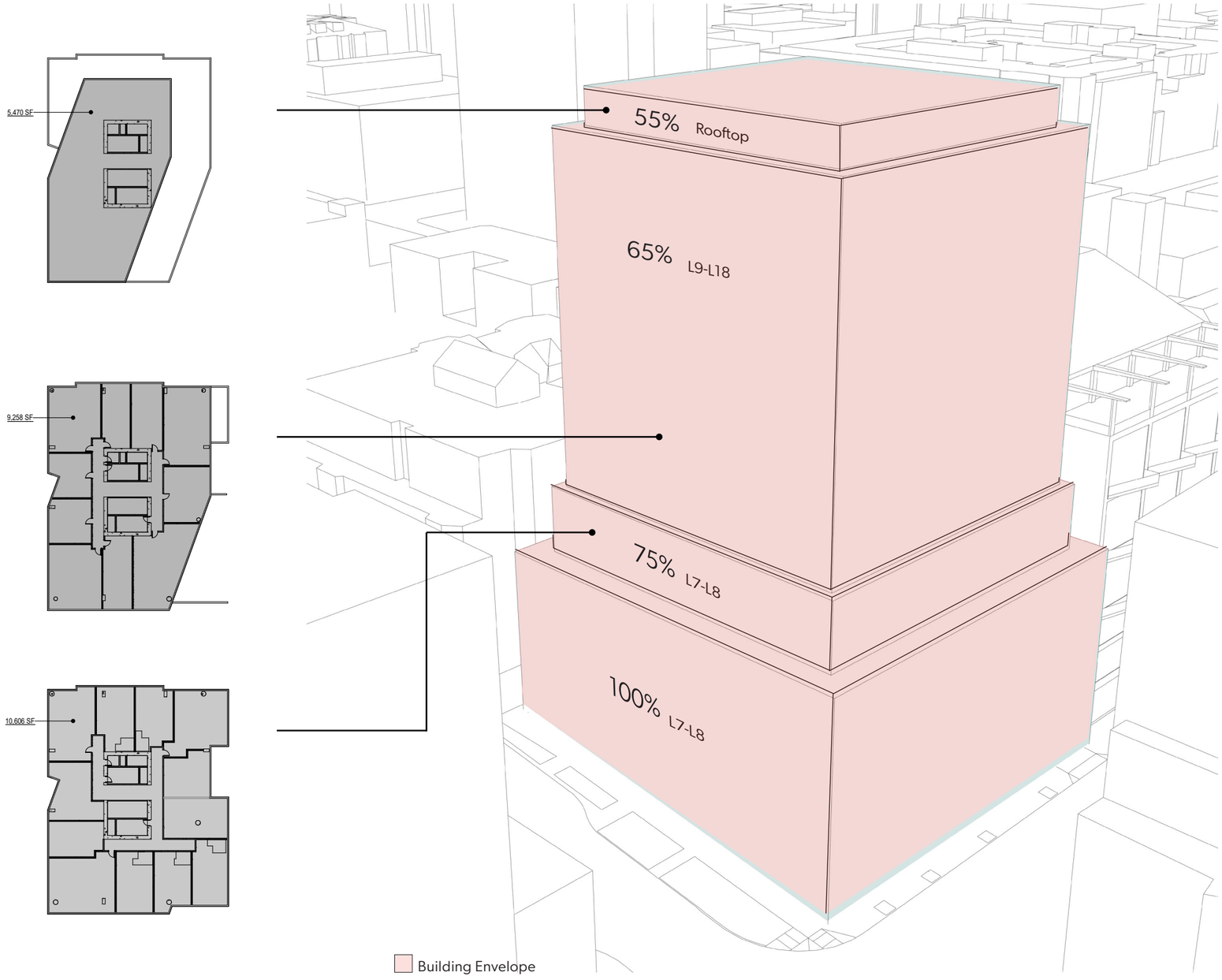
1. Min 10 dwelling units with min. 900 sf GFA and 3 bedroom units or more

2.Amenity area. Each dwelling unit shall have access to an outdoor amenity area that is located on the same story as the dwelling unit and meets the following standards:

a.1300 sf and minimum depth of 20'

3 Bedroom units

Calculated Terrace Area



ZONING SUMMARY - FLOOR COVERAGE

23.49.011 Floor Area Ratio (FAR) Limits
Table A for 23.45.510: FAR in DMR/C 145/75 Base=1 and Max=4.5

B. Exemptions and deductions from FAR calculations
1. Not included in chargeable FAR
b. Street level uses whether or not required
f. Residential uses
g. Live work units
k. Area below grade

23.49.158 DMR Coverage and Floor Size Limits

A. Coverage per Table A for lot size 0-19000 sf

1. Structure elevations 65 or less: 100% coverage
2. >65 ft up to 85 ft: 75% coverage
3. >85 ft up to 145ft: 65% coverage

(LOT COVERAGE) BY LEVEL			
LEVEL	**FLOOR AREA**	**LOT COVERAGE**	**MAX LOT COVERAGE**
65 FT OR LESS			
LEVEL P2	13,359 SF	92.8%	100%
LEVEL P1	13,359 SF	92.8%	100%
LEVEL 1	12,248 SF	85.1%	100%
LEVEL 2	12,237 SF	85.0%	100%
LEVEL 3	12,639 SF	87.8%	100%
LEVEL 4	12,639 SF	87.8%	100%
LEVEL 5	12,639 SF	87.8%	100%
LEVEL 6	12,639 SF	87.8%	100%
GREATER THAN 65 FT UP TO 85 FT			
LEVEL 7	10,679 SF	74.2%	75%
LEVEL 8	10,679 SF	74.2%	75%
GREATER THAN 85 FT UP TO 145 FT			
LEVEL 9	10,679 SF	74.2%	65%
LEVEL 10	9,357 SF	65.0%	65%
LEVEL 11	9,357 SF	65.0%	65%
LEVEL 12	9,357 SF	65.0%	65%
LEVEL 13	9,357 SF	65.0%	65%
LEVEL 14	9,357 SF	65.0%	65%
LEVEL 15	9,357 SF	65.0%	65%
LEVEL 16	9,357 SF	65.0%	65%
LEVEL 17	9,357 SF	65.0%	65%
LEVEL 18	9,357 SF	65.0%	65%
ROOFTOP FEATURE			
LEVEL 19	5,323 SF	37.0%	55%

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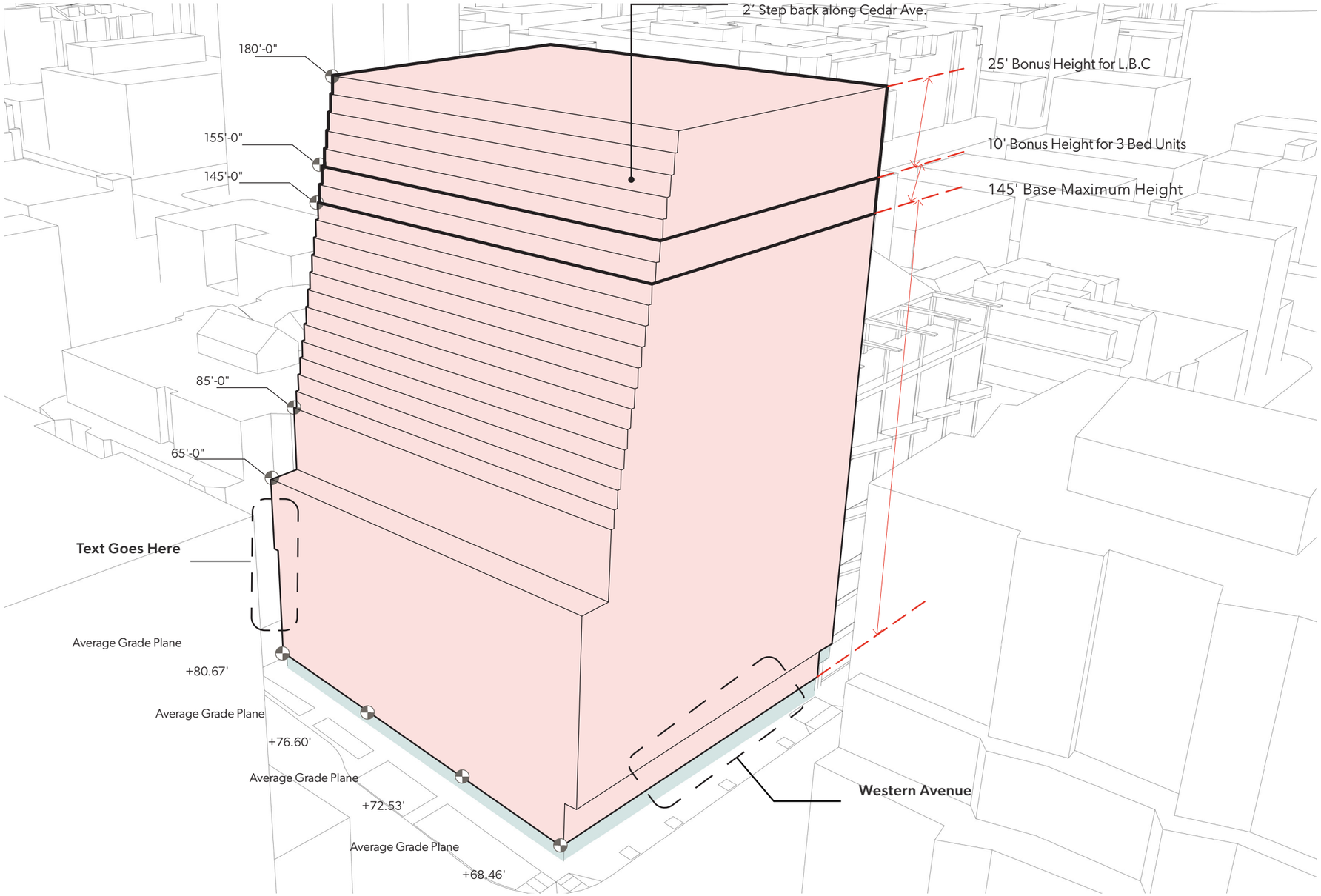


ZONING SUMMARY - GREENSTREET SETBACK

23.49.162 DMR Street Facade Requirements

A. Minimum facade height for Cedar St (Green St) = 25 ft; Western Ave (Class II) = 15 ft

B. General Setback Requirements :Subject property not designated as a required property line facade per Map 1H

23.49.164 DMR Maximum Width, Depth, and Separation

Table A: Max width and depth = 90 ft on Western Ave and 120 ft on East/West streets for portion of structures 65 ft to 145 ft high on lots that are 0 to 19,000 sf

23.49.166 DMR Side Setback and Green Street Setbacks

A. Side setbacks apply to all side lots not on street lot lines for structure above 65 ft

Table A for 23.49.166: 120 ft or less = not required, >120 ft up to 180 ft = 20ft

B. Green Street Setbacks

1. 10 ft for structure above 65 ft to 85ft

2. Above 85 ft, add 1 ft of setback for every 5 ft of structure height

PETAL INTENT	IMPERATIVES	PETAL REQUIREMENTS & APPROACH
Energy "The intent of the Energy Petal is to signal a new age of planning, wherein a proposed Community relies solely on renewable forms of energy and operates year-round in a pollution-free manner. In addition, it aims to prioritize reductions and optimization before technological solutions are applied to eliminate wasteful spending—of energy, resources, and dollars."	06 - Net Positive Energy	One hundred and five percent of the project's energy needs must be supplied by on-site renewable energy on a net annual basis, without the use of on-site combustion. Project is to provide on-site energy storage for resiliency. In addition the project is to provide additional on-site PV sized to 75% of total available roof area.
Beauty The intent of the Beauty Petal is to recognize the need for beauty to enrich our lives and to honor the impacts of the things we make. As a society, we are often surrounded by ugly and inhumane material things that are manufactured and consumed with little thought to the short- or long-term environmental impacts of their life cycles. If we do not care for the things we utilize every day, then why should we extend care outward to our communities and the natural world?The Living Product Challenge envisions product design and packaging that elevates our spirits and inspires us to be better than we currently are. Mandating beauty is, by definition, an impossible task. And yet, the level of discussion and, ultimately, the results are elevated through attempting difficult but critical tasksan impossible task. And yet, the level of discussion and, ultimately, the results are elevated through attempting difficult but critical tasks	19 - Beauty and Spirit 20 - Inspiration and Education	The project must meaningfully integrate public art and contain design features intended solely for human delight and the celebration of culture, spirit, and place appropriate to the project's function. The project is to provide educational materials about the operations and performance of the project to the public, the project's share successful solutions, and to motivate others to make change. The project will be designed to reflect materials and color inspired by the Pacific Northwest. The lobby design will reflect biophilic integration and connection with the natural environment in the use of materials, lighting and wayfinding.
Health and Happiness "The intent of the Health + Happiness Petal is to focus on the most important environmental conditions that must be present to create robust, healthy spaces, rather than to address all the potential ways that an interior environment could be compromised. "Health and Happiness is the current assumed LBC Petal Certification assumed for the project; however, Place Petal is still being considered at this early stage.	07 - Civilized Environment 08 - Healthy Interior Environment 09 - Biophilic Environment	Creating environments that optimize physical and psychological health and well being. The project envision a nourishing, highly productive and healthy environment. Every regularly occupied space that provides access to fresh air and daylight. The project is to promote good indoor air quality with enhanced mechanical and natural ventilation and create a Healthy Interior Environment Plan that explains how the project will achieve an exemplary indoor environment. The project is to be designed to include elements that nurture the innate human and nature connection. ** Health + Happiness is currently being considered in our analysis, however final petal may develop as a result of ongoing design decisions*

SEATTLE LIVING BUILDING CHALLENGE PROGRAM

The Living Building and 2030 challenge pilot program is part of the city's goal to reduce building emissions and achieve a carbon neutral community by 2050. The pilot program provides incentives to the applicants with 25 feet additional building height for residential use and up to 25 percent more gross floor area than the maximum floor area otherwise resulting from the application of development standards. The project is currently registered under LBC 3.1

Requirements for LBC:

1. The project is to meet the LBC Petal Certification, which requires at least three of the seven LBC Petals, one of which must be Water, Energy or Materials. In addition, Imperative 01- Limits to Growth and Imperative 20 - Inspiration + Education are required for Petal Certification.

2. Total annual building energy use that is 25 percent less than a baseline defined as the Energy Use Intensity (EUI) targets in the target performance path of the Seattle Energy Code Section C401.3

3. None of the space heating and water heating in the project shall be provided using on site combustion of fossil fuel

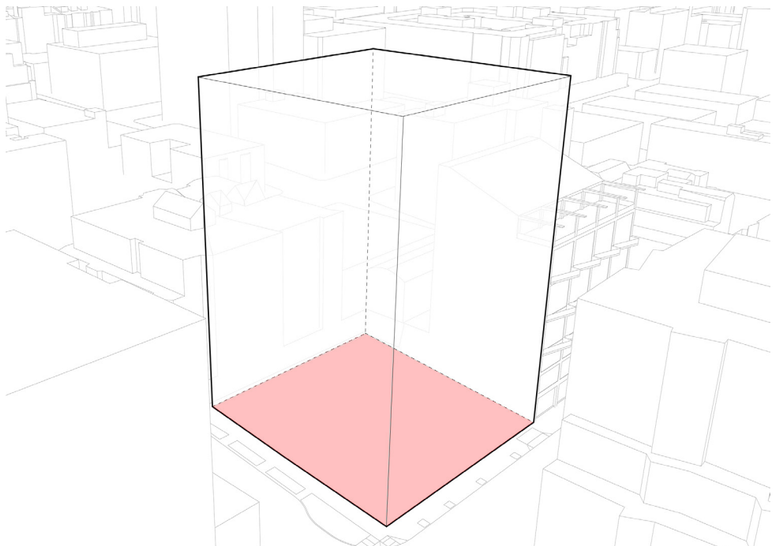
4. The project uses only non-potable water to meet the demand for toilet and urinal flushing, irrigation, hose bib, colling tower (make up water only), and water features, except to the extent other applicable local state or federal law requires the use of potable water.

RESPONSE:

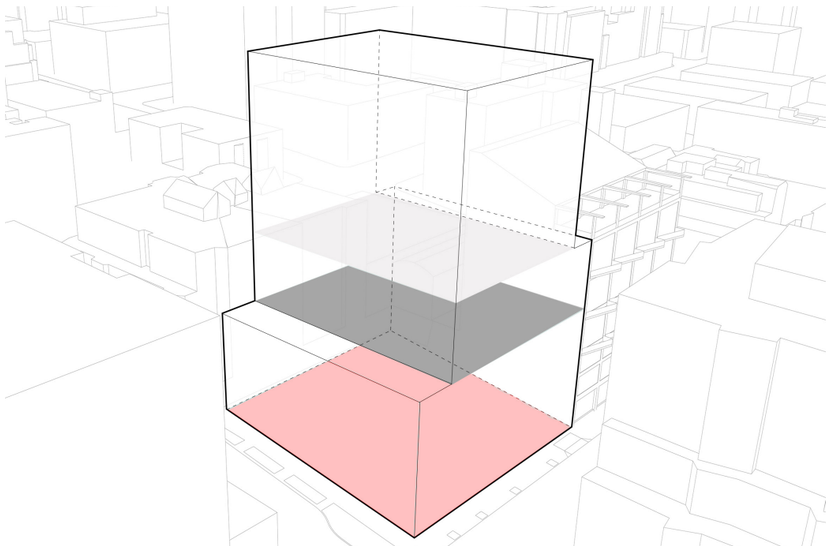
Project Requirements/Response: The project is to provide on-site roof solar panels and off-site renewable energy source. Project Requirements/Response: (1) The project is to provide fresh air to each residential units and interior building amenities.

The design will incorporate light and air to public spaces, such as corridors and elevator lobbies with windows at each level. (2) The project will incorporate human connection to nature through exterior bioretention planters and green street and interior interpretive landscaped planters.

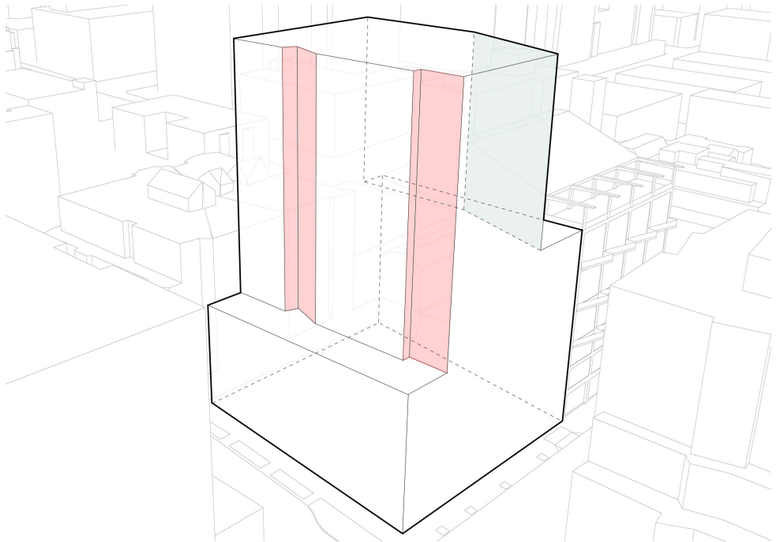
Project Requirements/Response: Provide connection to regional vernacular architecture and art through handcrafted buildings details and materials. The project will include a interpretive and educational exhibit to showcase the building living building challenge program.



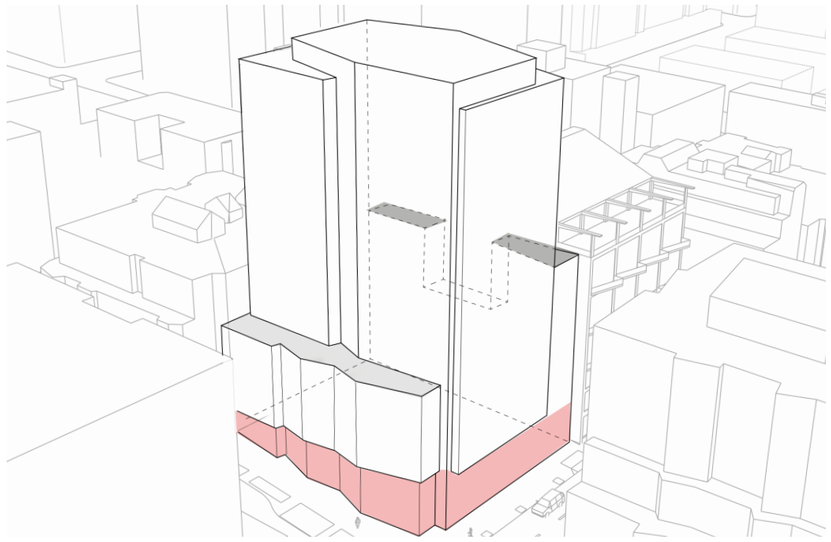
1 BASIC FORMATION



2 SETBACK RESPONSE



3 CONTEXTUAL RESPONSE



4 FACADE CHARACTER

MASSING DESIGN RESPONSE

1. Basic Tower Formation - Overall Building

14,400 sf site with a 180 ft maximum height

The site is located in a 145 ft zone so to reach the 180 maximum height, we incorporated the Living Building Challenge that gave us an extra 25 ft of height. We also plan to gain an extra 10 ft of height by adding 3 bedroom units that are located next to a courtyard area.

2. Setback Response - Pinching the Tower

Green Street setback and Banner Building separation

Code requires a 10 ft setback for any structure above 65 ft to 85 ft. Any additional setback of 1 ft horizontally per 5 ft vertically is required for any portion of the building above 85ft. The building is also separated from the Banner Building. Instead of maximizing our area and shoving the tower up next to the Banner, we came up with the design goal of "Being a Good Neighbor" and looked at ways to complement our surroundings.

3. Contextual Response - Carving Tower for Views and Solar

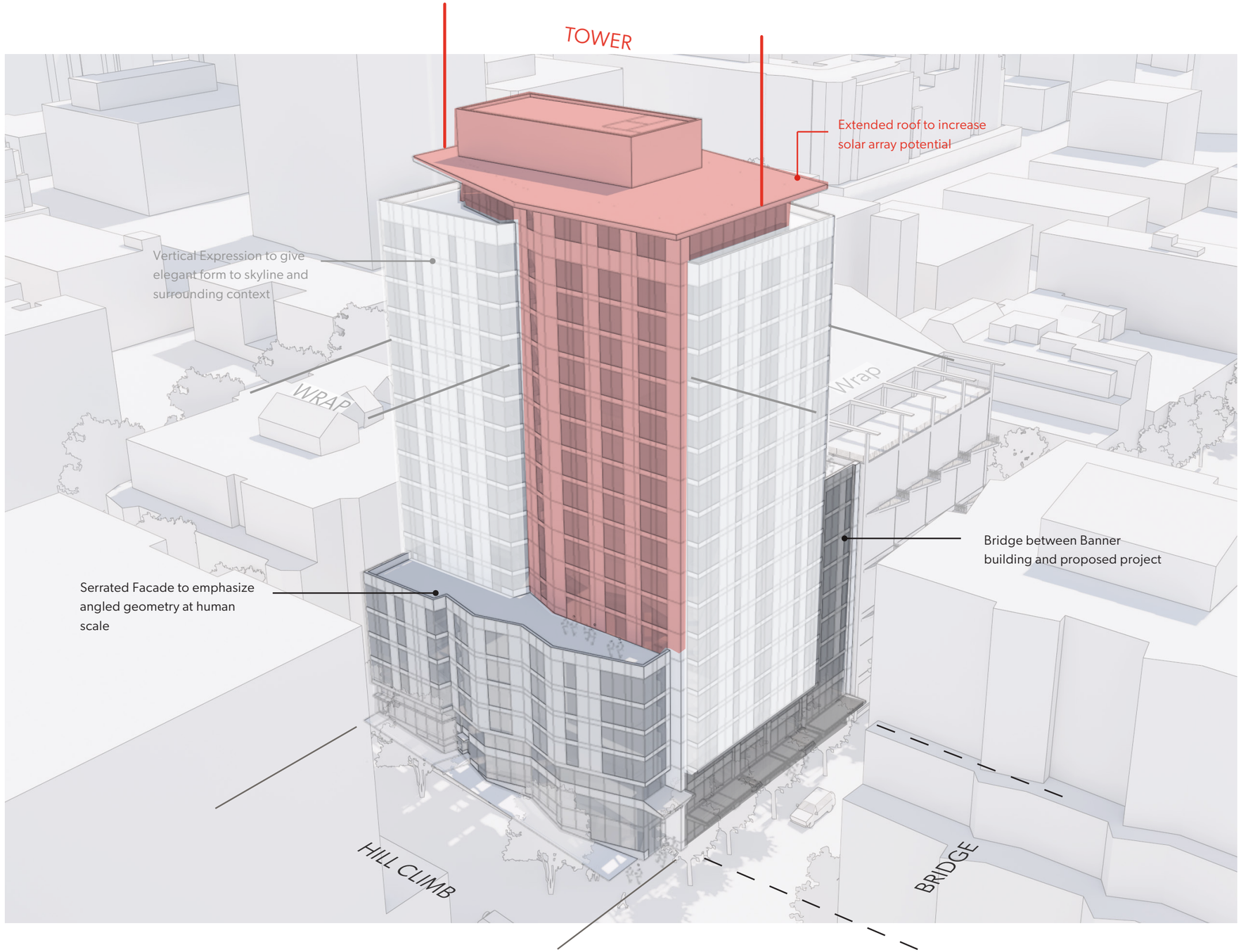
Angling the South facade and cutting tower to provide more views

The south corner of the tower has been angled so that the wall faces directly south. This provides the building with optimum views towards the water, Mt. Rainier, and Downtown Seattle. The larger south facing facade will also help us better control the solar gain of the building. Another benefit of carving the building on the south is it minimizes the Western Ave facade which is directly facing larger buildings. This same idea is used along Cedar St. where we carve the building to give views to units that are not facing directly at taller buildings.

4. FACADE CHARACTER - ADJACENT RELATIONSHIPS

Relating to the Green Street and responding to the Banner Building

The Banner Building has 2 main elevation datum points that are used as guides for our upper level terrace heights. The lower courtyard aligns with the existing Banner courtyard and with the Banner's upper deck. The massing is carved away along Cedar St to provide area for bioretention that integrates into the existing green street.



DESIGN REVIEW GUIDELINES - RESPONSES

2. MASSING AND THE THREE SCHEMES

a. The Board expressed qualified support for Option 3, agreeing that the combination of voluntary setbacks and canted tower geometry had the potential to mitigate the scale of this large project, but noted the need for further development of the interlocking forms and a clear rationale for how this massing responds to the existing context. **(A-1, B-1, B-2, B-2.3)**

Response: The project is composed of 3 primary massing components. The canted geometry has been further incorporated into the massing as described below:

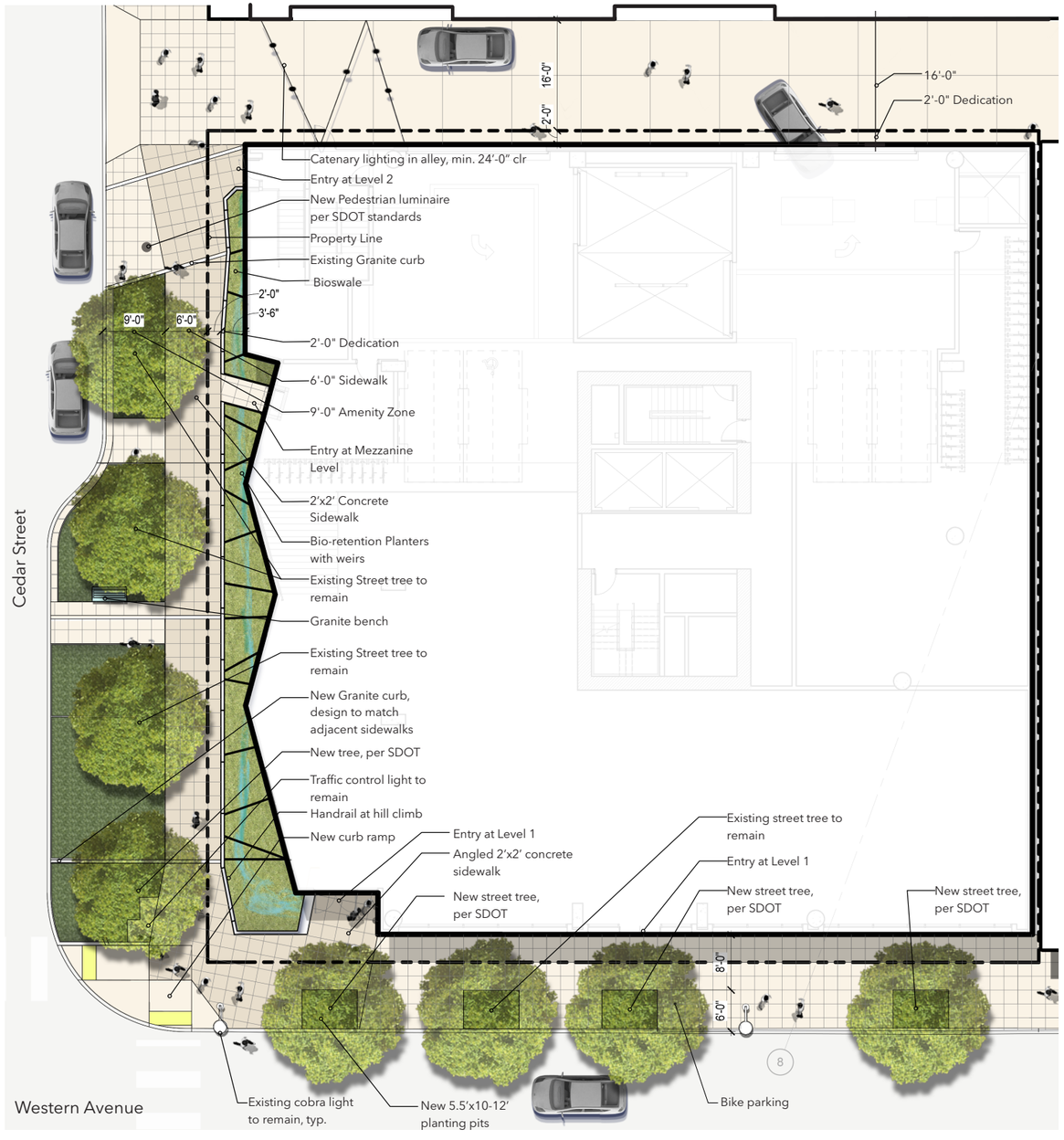
a. The tower is comprised of two interlocking forms, the outer glassier "wrapper" that is canted away next to the Banner building and will provide more space, a better massing response and mitigate view blockage from the Banner building's terraces. The canted angle will also provide better solar and view orientation for the tower, a thinner more vertical façade on western, and less building to building frontage to the west.

The inner core piece breaks free of the main tower body at the roof top amenity space and supports the solar array parasol. At the "crease" on the north facade the two systems slip past each other and provide additional views for units to Puget Sound.

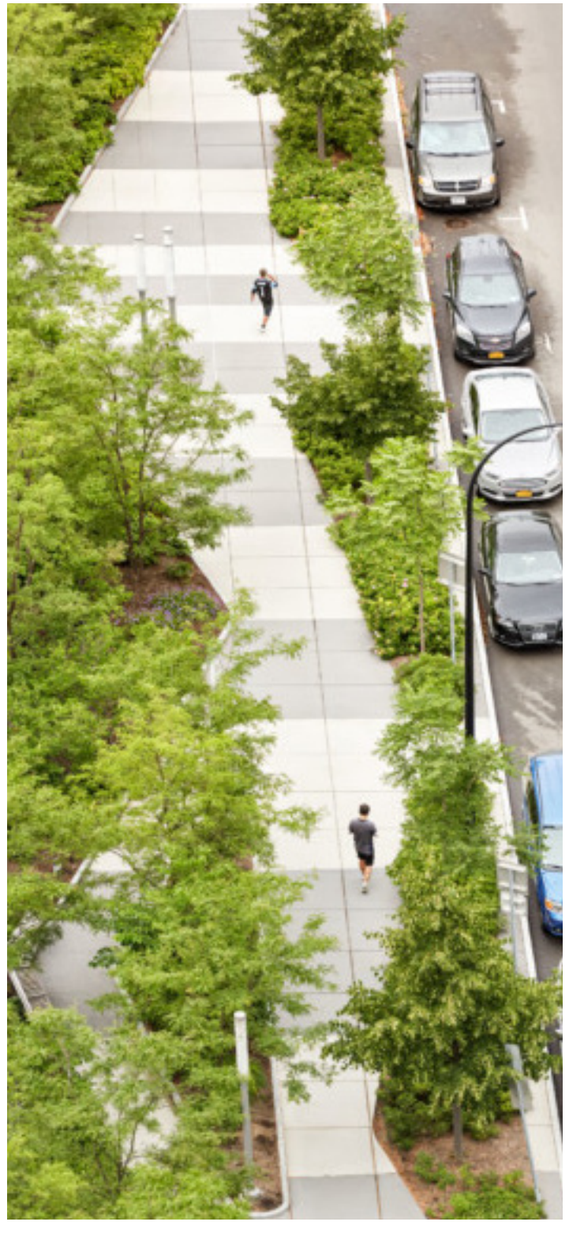
b. The bridge piece spans the gap between Banner and the tower and forms a "gasket" between the two buildings. This piece is seen as a neutral pause giving both buildings space and clear separate identity on western. The bridge will align with the Banner building parapet.

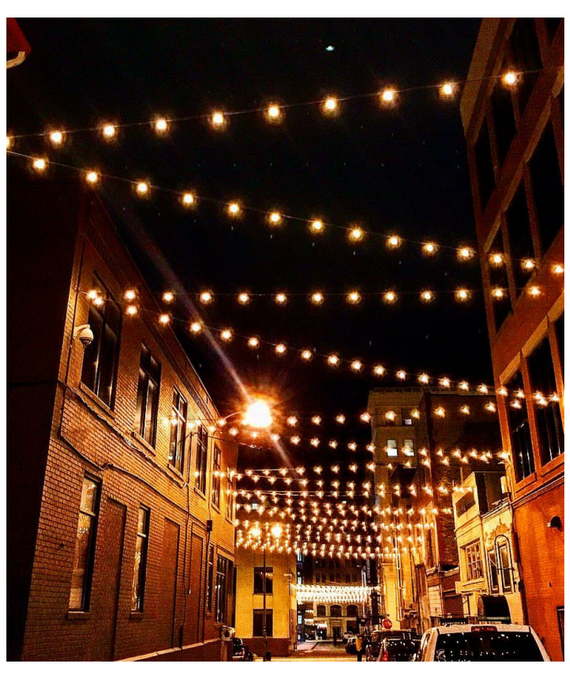
c. The Cedar Street hill climb steps up the almost 17' of climb along Cedar and creates an undulating, angled edge like the canted tower angle above. The more playful, organic geometry relates to the bioswale along Cedar and reflected in planting strip along Cedar in nearby projects. bioswale along Cedar and provides additional views to Puget Sound for the podium units. The undulating facade will increase views from units, create a more interesting façade and help modulate the street wall.

PROPOSED SITE PLAN



INSPIRATION IMAGES

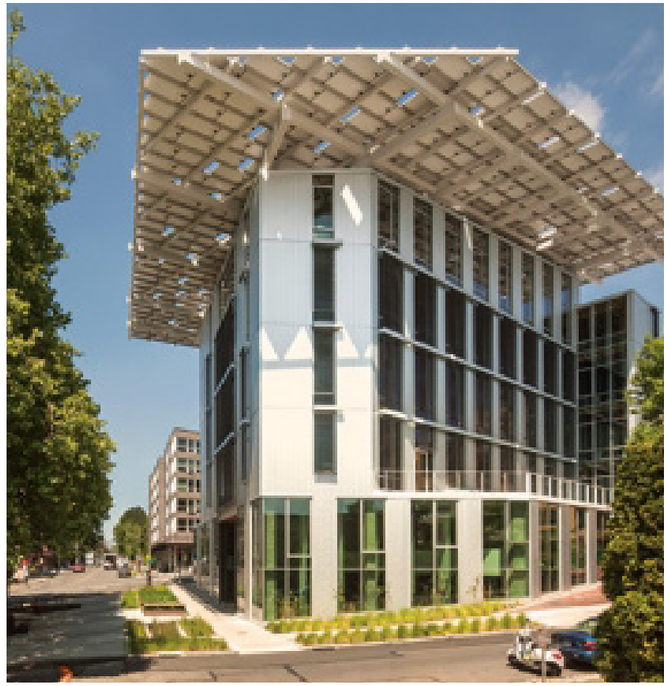


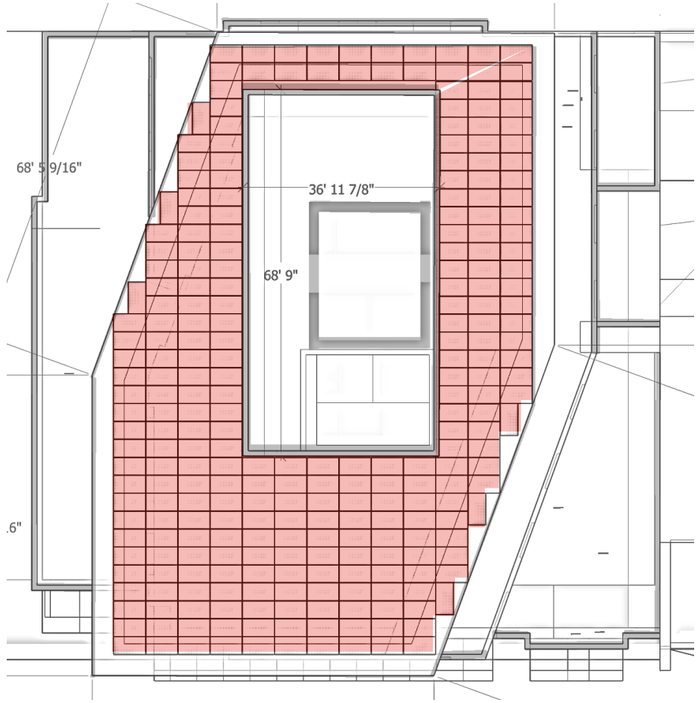


SOLAR ARRAY STUDY

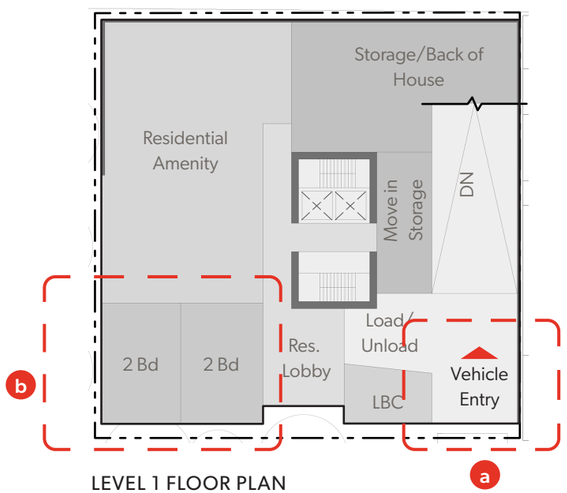
b. The Board noted that a substantial solar array was part of previous LBC projects and that if included in this project, its design and configuration would be a significant element in the composition. That information should be clarified at the next EDG meeting. **(A-1, A-2, B-4)**

Response: The Rooftop solar array will provide distinctive visual interest for the skyline. By following the canted geometry of the tower, the array will be an integrated element in the tower's composition that elegantly terminates the tower and provides most of the building's on-site PV requirements. PV area will be 75% of the total available roof area excluding areas such as green roof and amenity space. Saratoga Capital In. will be requesting exceptions provided by the International Living Futures Institute. Additional energy requirements will be supplied from off-site sources.

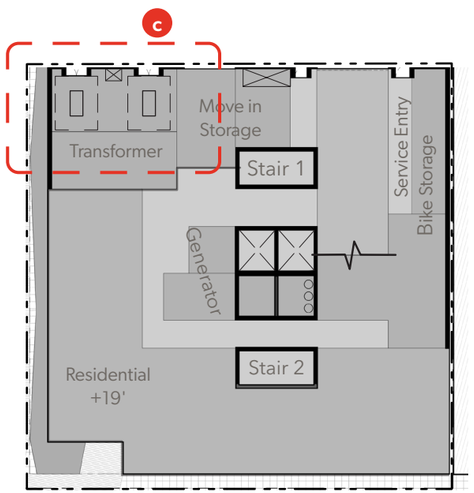




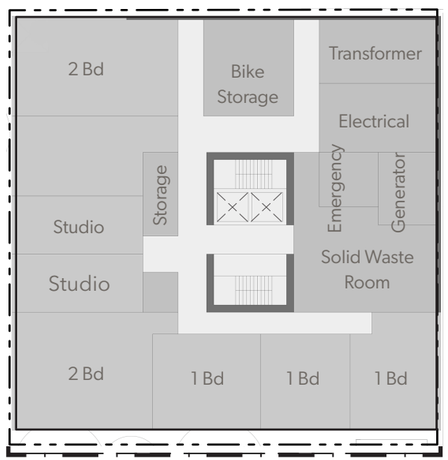
PREVIOUS PLANS



LEVEL 1 FLOOR PLAN

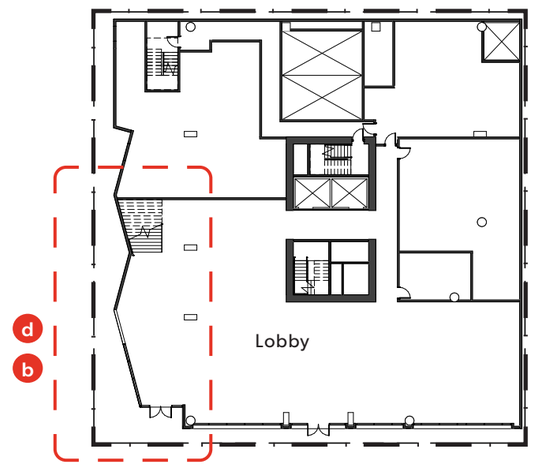


LEVEL 1 MEZZANINE PLAN

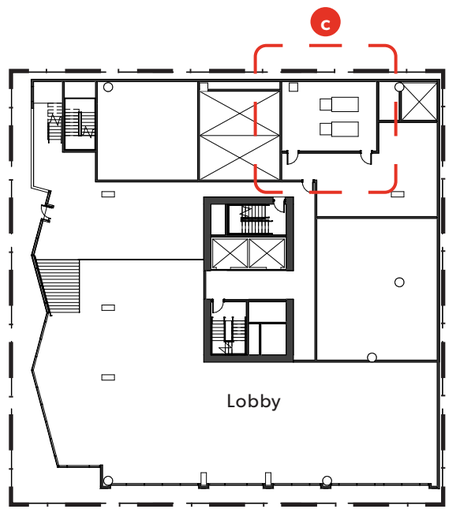


LEVEL 2 FLOOR PLAN

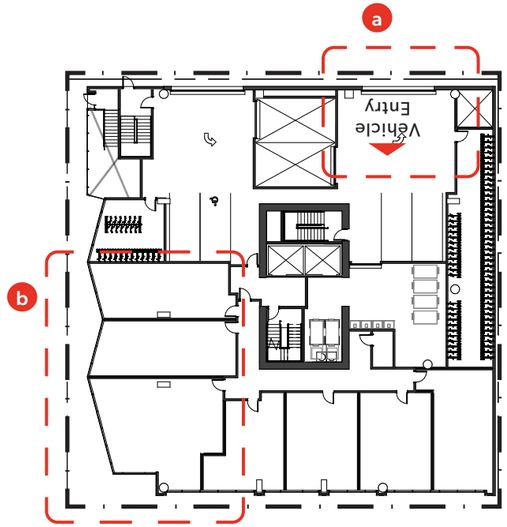
CURRENT PLANS



LEVEL 1 FLOOR PLAN



LEVEL 1 MEZZANINE PLAN



LEVEL 2 FLOOR PLAN

3. SITE PLANNING, GROUND FLOOR AND VEHICLE ACCESS

a. The Board, echoing public comment and guidance from the Seattle Department of Transportation, did not support vehicle access from Western Avenue, citing the negative impacts on streetscape quality, human interaction and pedestrian safety. **(C-1, D-6, E-1)**

Response: Vehicle access including loading for furniture move in/move out is now located off the alley to minimize vehicle/ pedestrian interaction and enhance the street edge along Western

b. The Board supported the programming of the street edges with active uses that would engage pedestrians and did not support the proposed ground floor residential uses, agreeing that they were less likely to foster human interaction. **(C-1, C-1.e)**

Response: Applicant has removed ground floor residential uses and will replace with uses that create a more activated building front.

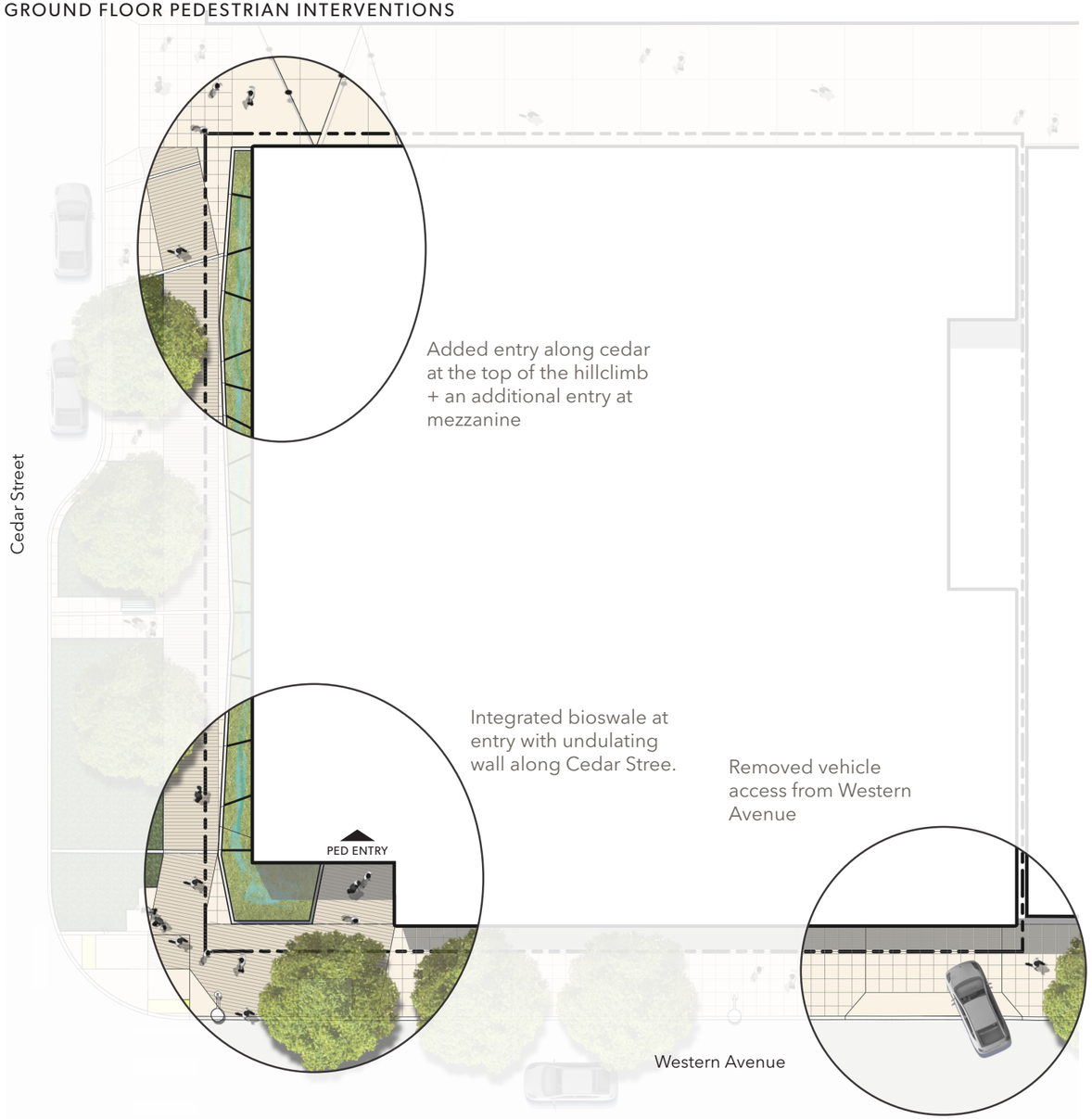
c. The Board recognized the utility and efficiency of locating the transformer and electrical rooms at the street edge (as shown in Figure 3 on page 81), but did not support the proposed location of these uses due to negative impacts to street level activation and transparency. The Board gave guidance to locate these uses below grade and cited previous projects that were able to locate these uses on a below-grade level. **(C-1, C-3, E-3)**

Response: Transformer and electrical vaults to be located below grade to minimize blank walls and negative impact to the street wall along Cedar green street.

d. The Board agreed that the large elevation difference between the sidewalk and interior spaces shown on Cedar Street in the preferred option would significantly compromise the visual connection between the sidewalk and interior activity, and therefore did not support this configuration. **(C-1, C-1.e, C-3)**

Response: The lobby will step up in section as grade rises along Cedar resulting in a new mezzanine with a mid-point entry landing along Cedar to increase visual connection and sidewalk activity. An additional entry to Cedar at the alley corner will be created. The "undulated" façade will better integrate interior and exterior spaces along Cedar and provide additional glimpses both into and out of the building.

GROUND FLOOR PEDESTRIAN INTERVENTIONS

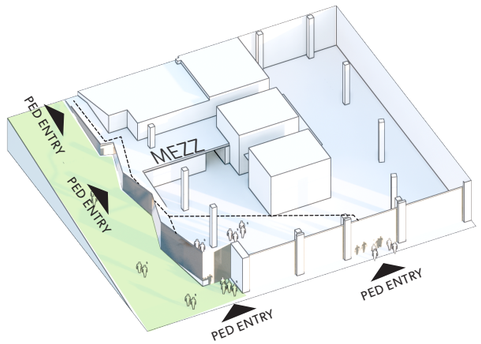


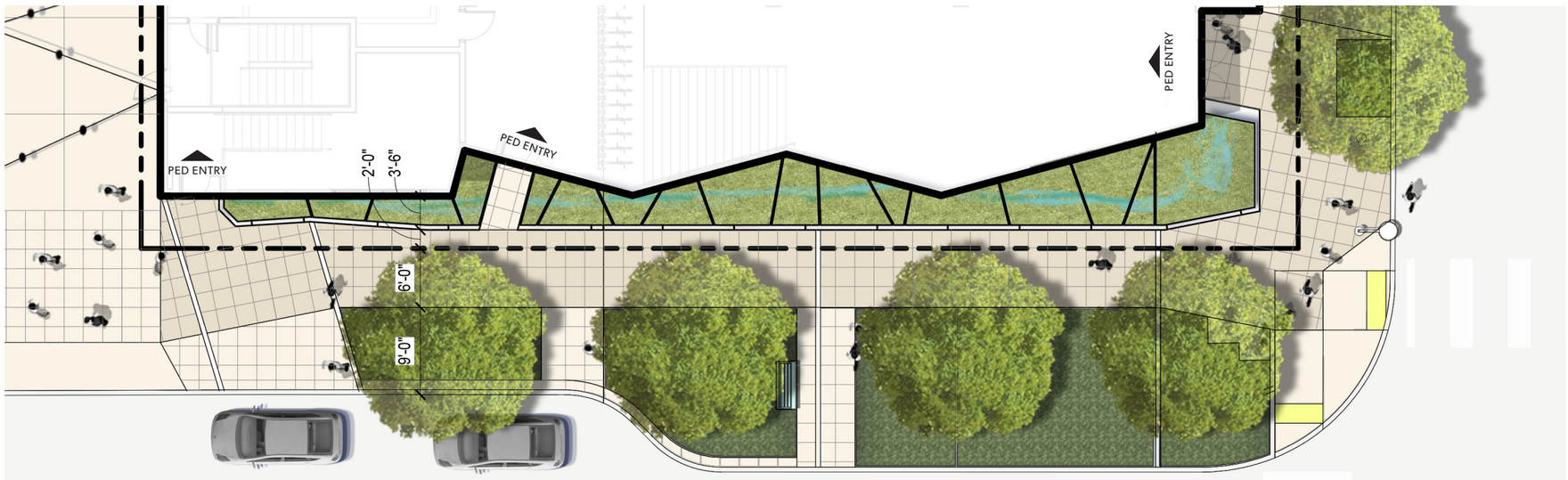
PREVIOUS EDG GROUND FLOOR

0′ 10′ 20′ 40′

CURRENT EDG GROUND FLOOR

0′ 10′ 20′ 40′



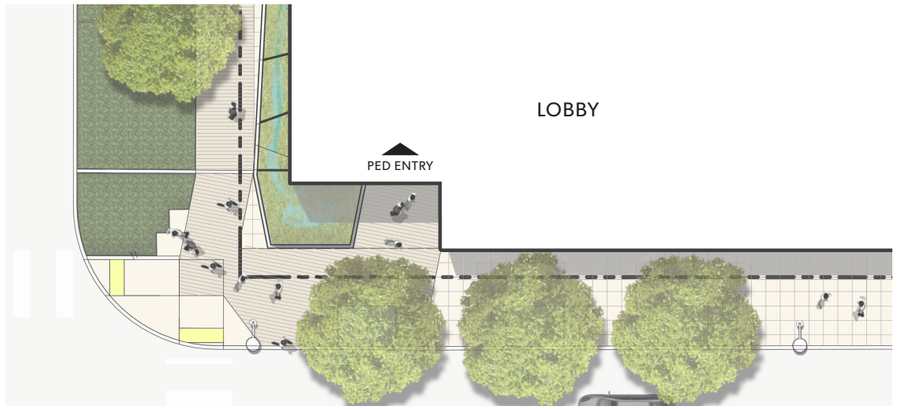


GREENSTREET SETBACK + CORNER CONDITION

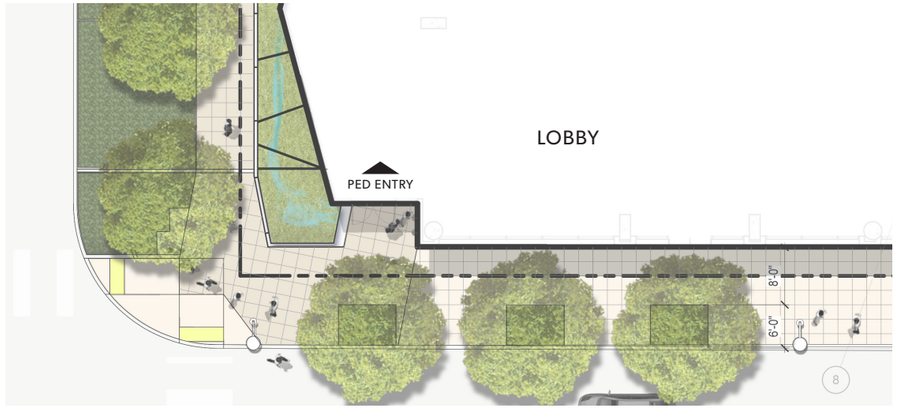
e. The Board supported the setbacks provided on Cedar Street and the schematically robust landscape design, agreeing that these were an appropriate response to the Green Street condition. **(C-1, D-2)**

Response: The team has worked to create great visual connections to the Cedar Street hill climb; the building wall will undulate back away from the corner to provide more space for the bioswale and add a green edge for more daylight and space in this dense neighborhood. The need to reconcile the steep grades between Cedar Street and Western Ave. prohibits a direct connection from Cedar Street to the entry but does provide for opportunity to highlight the building's stormwater management approach at the main entry.

VIEW FROM CEDAR STREET



PREVIOUS EDG DESIGN



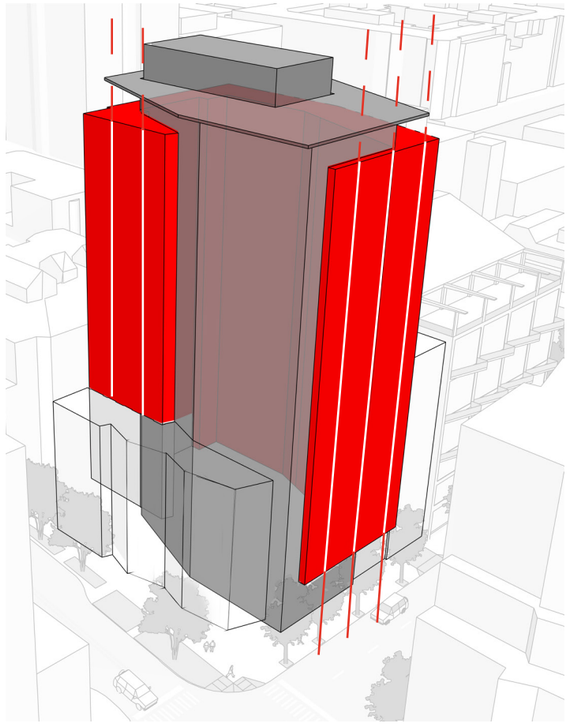
CURRENT EDG DESIGN

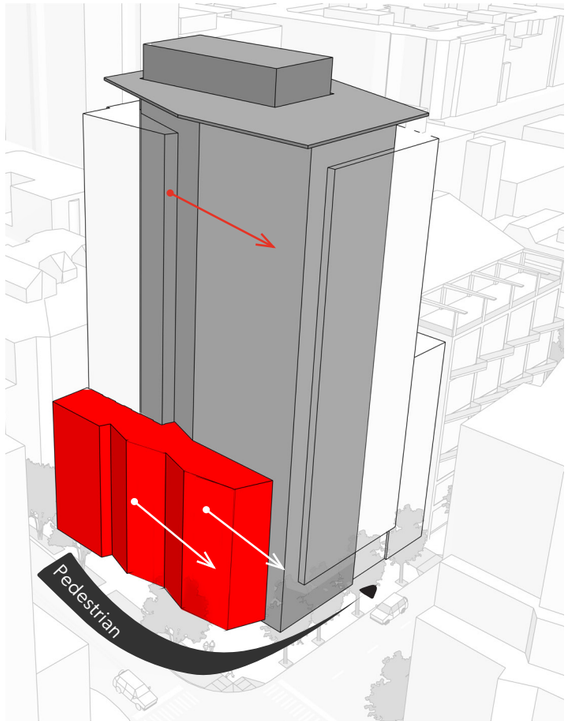
WESTERN + CEDAR CORNER ENTRY

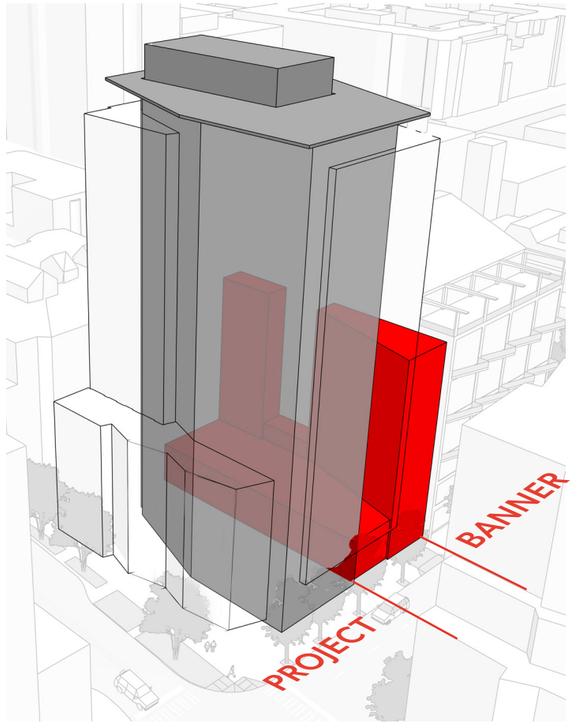
4. DESIGN CONCEPT

a. The Board supported the corner location, entry plaza, and strong expression of the entry in the preferred scheme (p. 77 and sim.) but noted that the planter may require revision to facilitate pedestrian movement. **(C-1.d, C-4, C-4.2)**

Response: The wall of the Cedar Street hillclimb will undulate back away from the corner to provide more space for the bioswale and add a green edge for more daylight and space in this dense neighborhood.







b. The Board supported the development of the three-part massing parti in recognition of three distinct conditions and relationships: to the city skyline, to the highly regarded Banner Building, and to the Green Street (Cedar). The Board supported the different expressions of the three parts but agreed that they should be developed as a connected, unified whole rather than as discrete parts. **(A-2, B-1, B-2, B-4)**

1. The Tower, Cedar Street Hillclimb and Bridge will be a consistent window wall cladding.

2. The angled geometry seen in the tower will be repeated at the Cedar street Hillclimb facade and provide a more pedestrian scale, loosen up the street wall next to the bioswale, and provide more water views from the units, like the "crease" on the north façade of the tower. Repeating the canted angles of the tower on the Hillclimb will unify these two parts of the project.

3. The bridge piece will be a neutral infill window wall facade and match the Banner building's parapet.

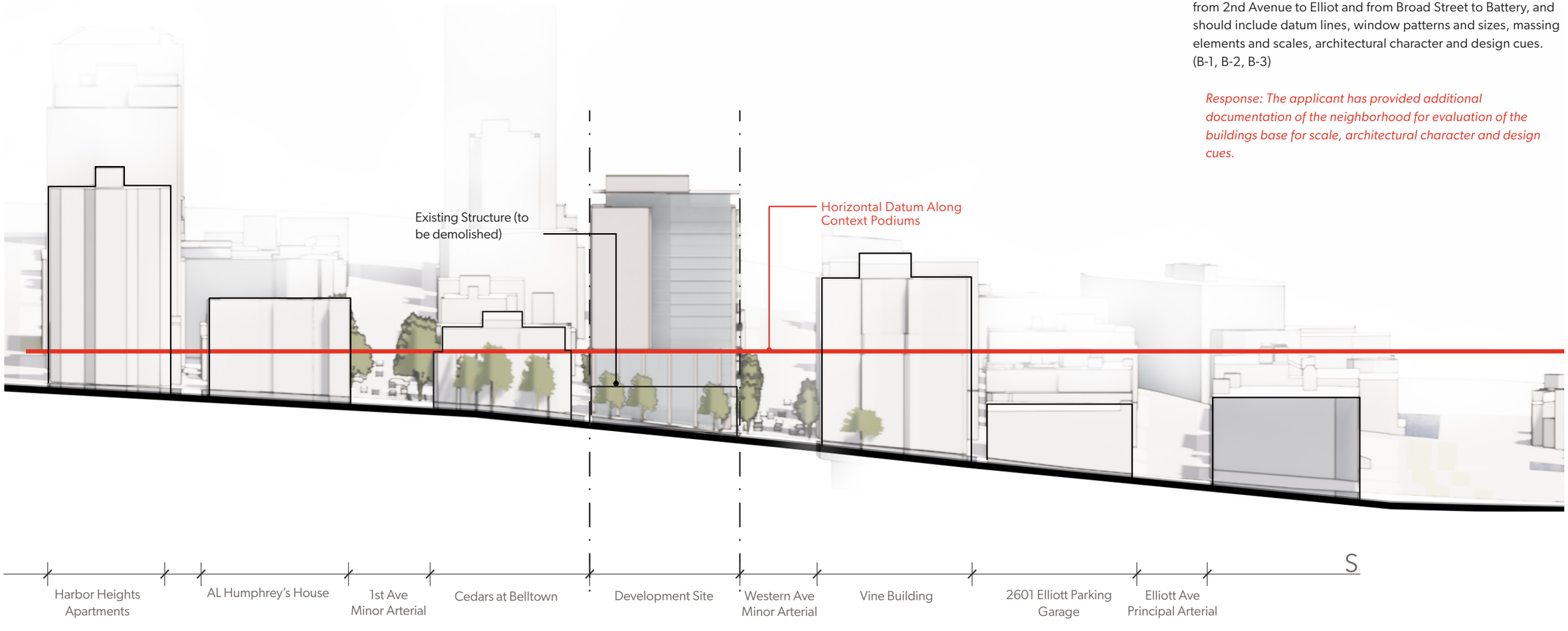
VIEW FROM CORNER OF WESTERN AVENUE + CEDAR STREET

c. The Board agreed that the weaving together of the three massing elements was of critical importance and encouraged the design team to integrate the corner entry as part of that solution. **(B-4, C-1.d)**

Response: The corner entry will be integrated into the design and provide a transition from the traditional streetwall along Western to the more "organic" undulating wall along Cedar, weaving these two different buildings edges together at the corner.

d. The Board agreed that the angle of the tower was a good response to context and could be strengthened by bringing that expression to the base. **(A-2, B-4, C-2)**

Response: The angular geometry of the tower will be reflected in the undulated street wall long Cedar.



CEDAR CONTEXT ELEVATION

e. The Board agreed that it was not possible to make a complete evaluation of the proposal at the first EDG meeting, particularly the expression of the base along Cedar and Western. The Board specified that the information provided for the second EDG meeting should include massing and elevations extending from 2nd Avenue to Elliot and from Broad Street to Battery, and should include datum lines, window patterns and sizes, massing elements and scales, architectural character and design cues. (B-1, B-2, B-3)

Response: The applicant has provided additional documentation of the neighborhood for evaluation of the buildings base for scale, architectural character and design cues.

HARBO HEIGHTS APARTMENTS:

This 175' tall tower is an example of one of the taller buildings in the section study and uses angular geometry at the tower to minimize bulk. Like Banner it is an example of a cast concrete exterior with more of a punch window expression than the Banner frame

THE AL HUMPHREY'S HOUSE

This Buildings sets a 70' datum with a clear 2 story base expression and a central building entry.

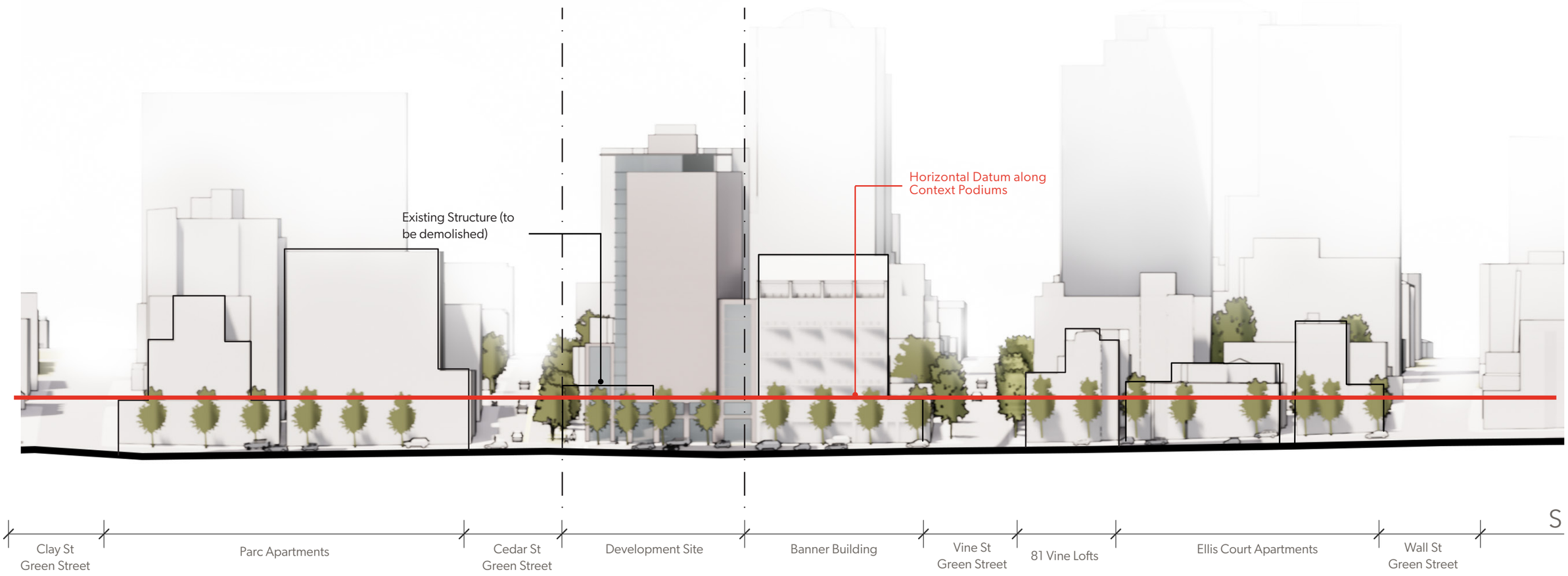
CEDAR APARTMENTS BELLTOWN

The Cedars, immediately across the alley, is a lower scaled masonry building with a solid concrete plinth wall against Cedar street. The main upper level setback provides an appropriate datum for the Cedar street hill climb portion of our project.

THE VINE APARTMENTS

This building, across western from our site, provides a good example of canted bay windows at the upper levels on Cedar. The narrower profile of our tower profile on western is a direct response to minimizing face to face exposure to this wider, expansive façade.

WESTERN CONTEXT ELEVATION



AVA APARTMENTS:

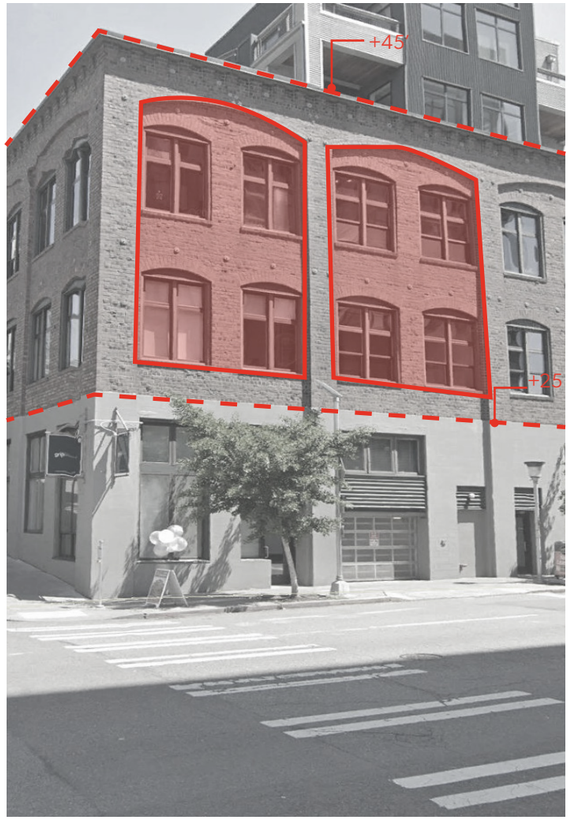
This 85' tall building illustrates use of canted bay windows to capture views and add interest to the façade.

THE PARC APARTMENTS

Like the Vine across the street on western, the Parc also presents a large cubic mass and tight street wall relationship. The Parc does provide design cues for a glassier lighter corner at the lower portion at the corner of Western and Cedar streets.

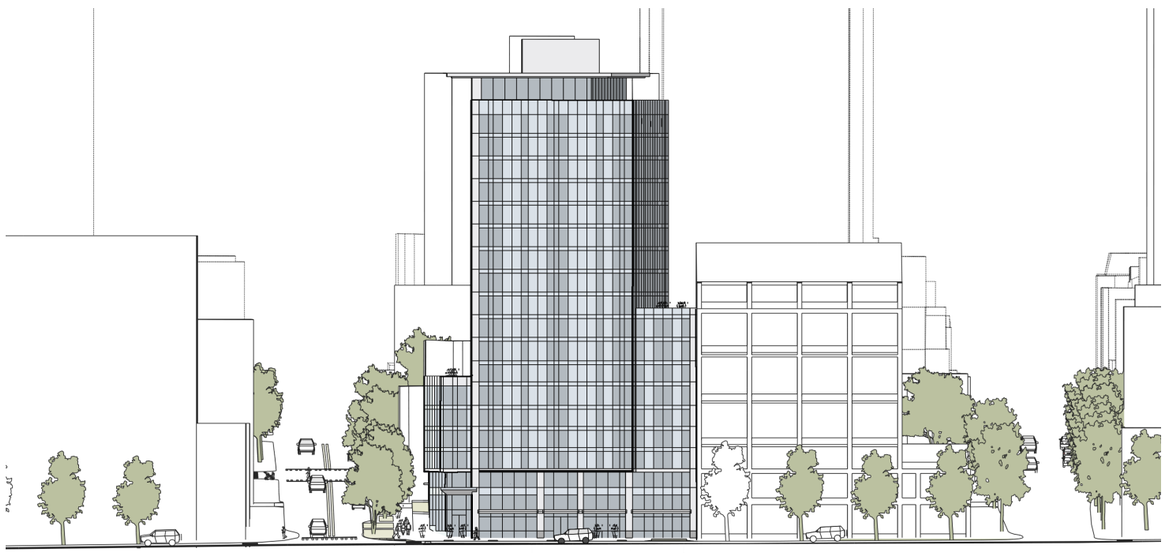
THE BANNER BUILDING LOFTS

The classic Banner building is an example of the "Seattle Frame" building seen in the last building cycle and reflects the industrial waterfront aesthetic balanced with large glazed openings for the double height loft units. The building also threads a 2-story podium height through the façade at Western which provides a good relationship for the proposed building.



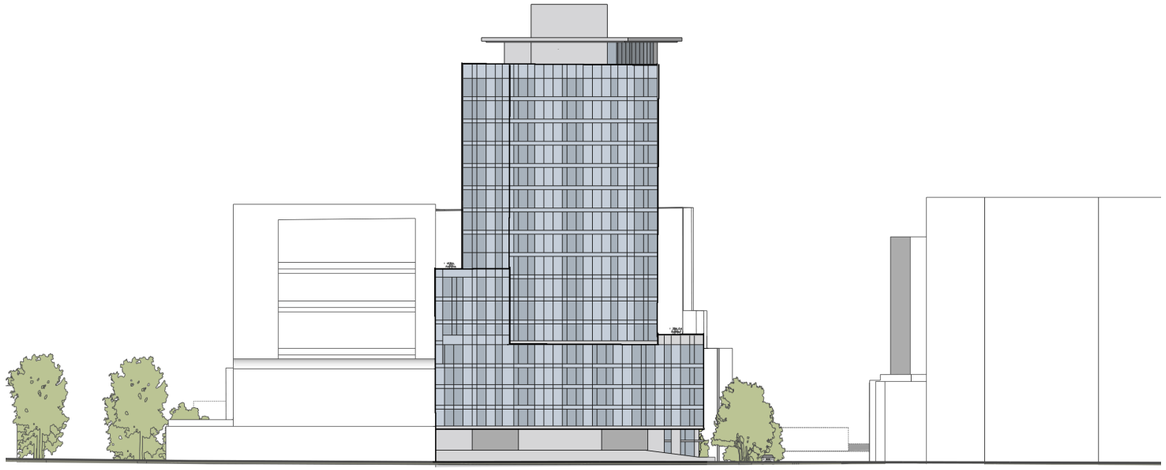
VINE STREET LOFTS

Vine street lofts offers a great example of well landscaped upper level residential terraces and offers a whimsical approach to bioswale design along Vine.



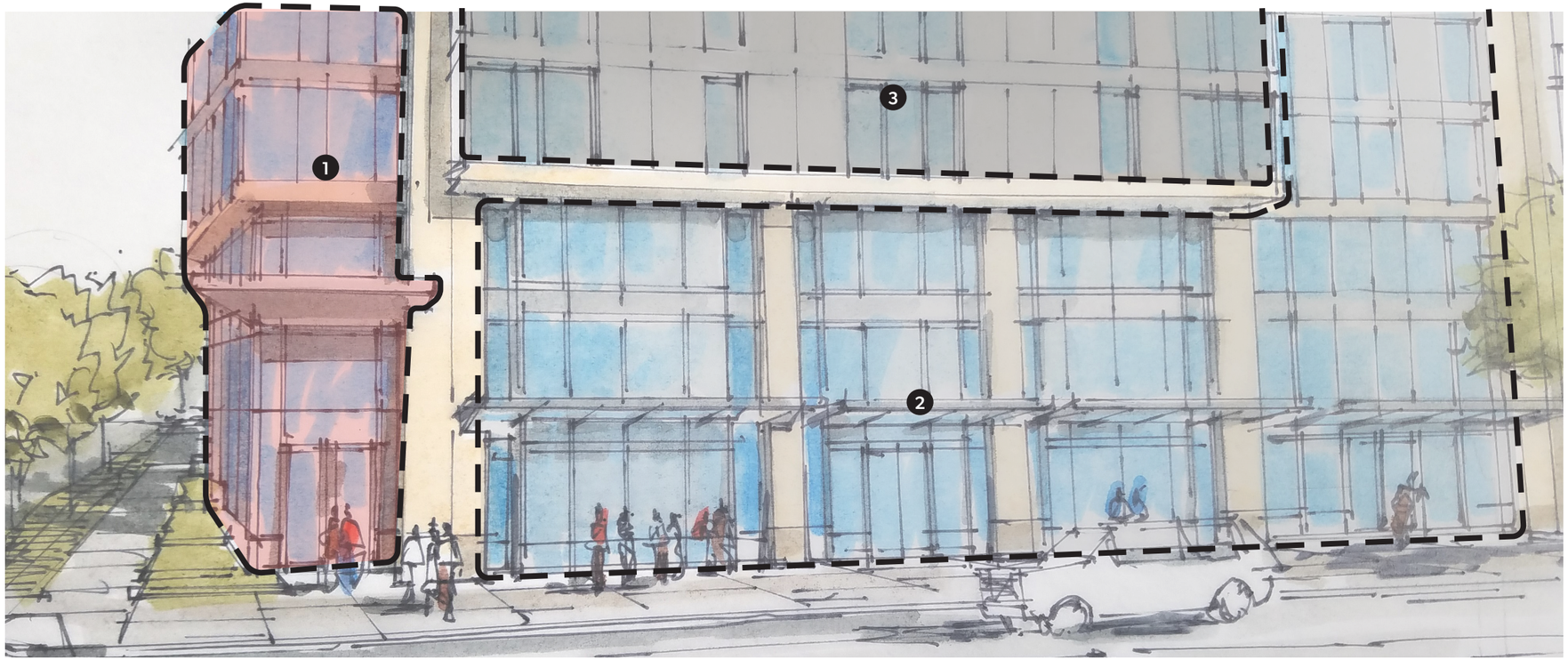
WESTERN AVENUE ELEVATION - WEST
n.t.s

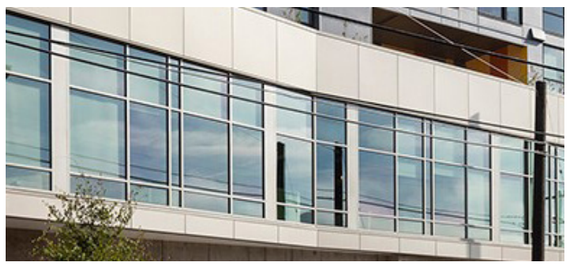
CEDAR STREET ELEVATION - NORTH
n.t.s



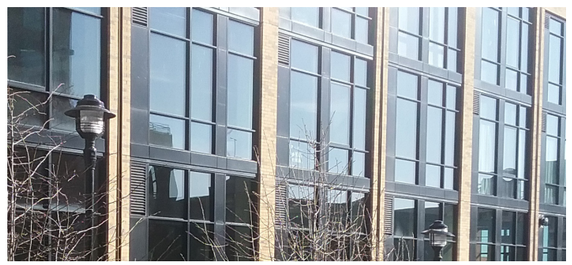
ALLEY ELEVATION - EAST
n.t.s

BANNER BUILDING ELEVATION - SOUTH
n.t.s

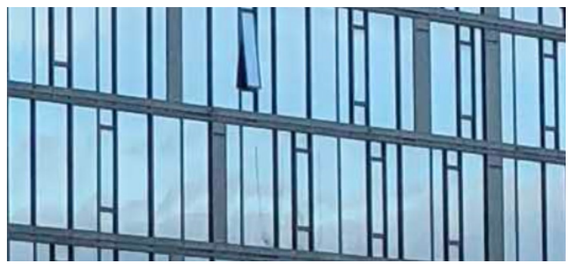




1 Undulating Curtain Walll Along Cedar



2 Traditional Street Wall At Tower Base



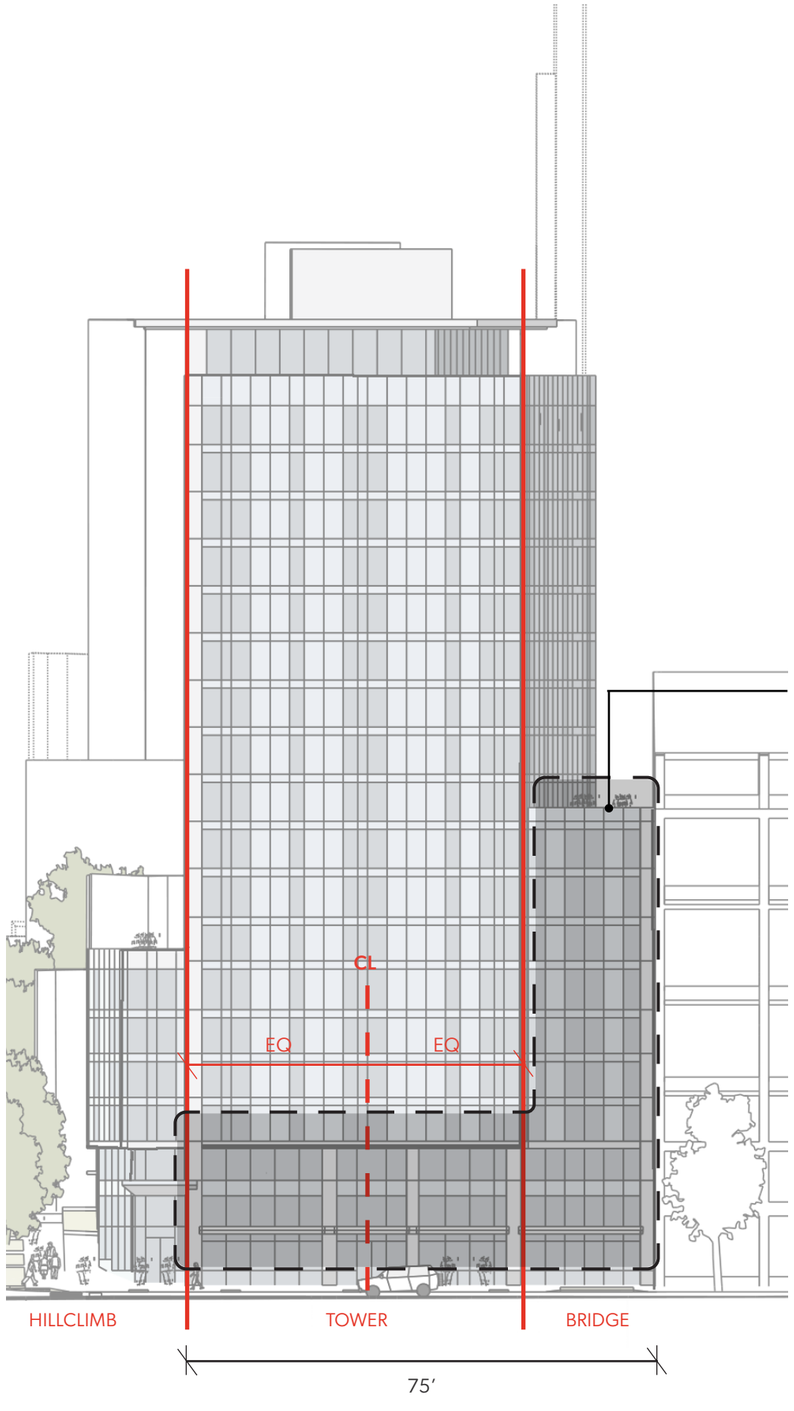
3 Curtain Wall Tower Exterior

f. The Board supported the façade depth and shadow shown in the design precedents and the sketches of the preferred option, noting the importance of depth and shadow as a response to context and providing human scale. **(C-2, B-1.c)**

Response: : Along Western the storefront will be recessed from the column at the first two levels of the building to relate to the recessed glazing at the Banner building. Along Cedar, the 2' building overhang at Level 3 plus the undulating windowall will create depth and shadow along the street

Before :
1. New project party wall tight to property line for entire length.
2. Party Wall is solid concrete wall to maintain fire rating.

Before :
1. Party Wall pulled back 3’ at corner to allow 15% glazing at corner and minimize length of wall.
2. Party Wall clad in window wall for visual interest and texture.
3. Spandrel glazing added to middle of wall to create additional surface variation.

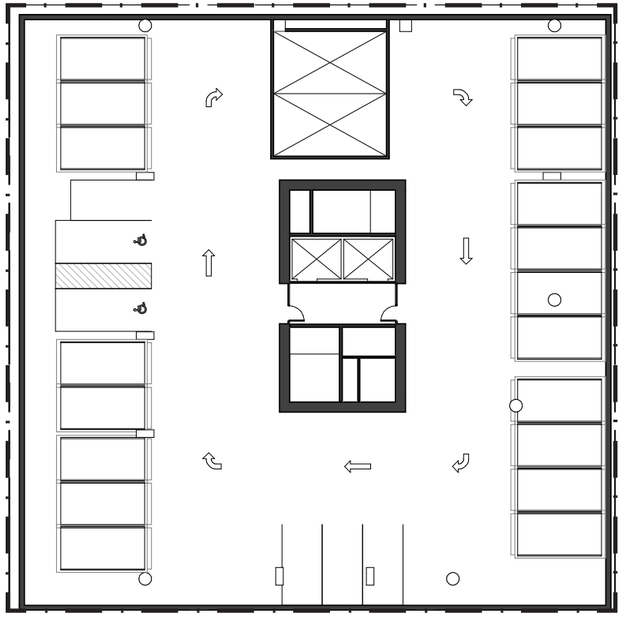


g. The Board supported the intent to respond to the Banner Building with the design of the base and asked to have this approach more completely explained for the next meeting. (B-1, B-2, B-2.2)

Response: The base of the new building is intended to respond to Banner in the following ways:

1. The tower façade on Western is set back 4’ from the property line for SDOT sidewalk requirements. The applicant will carry this setback to level 3 of the new building as this alignment works well with the lower 2 floors of Banner street wall and Banner podium elevation at the corner of Vine and Western.

2. At the Bridge piece façade between the two buildings the 4’ recess from the property line is continued up the entire face and will terminate to match the Banner building’s parapet.

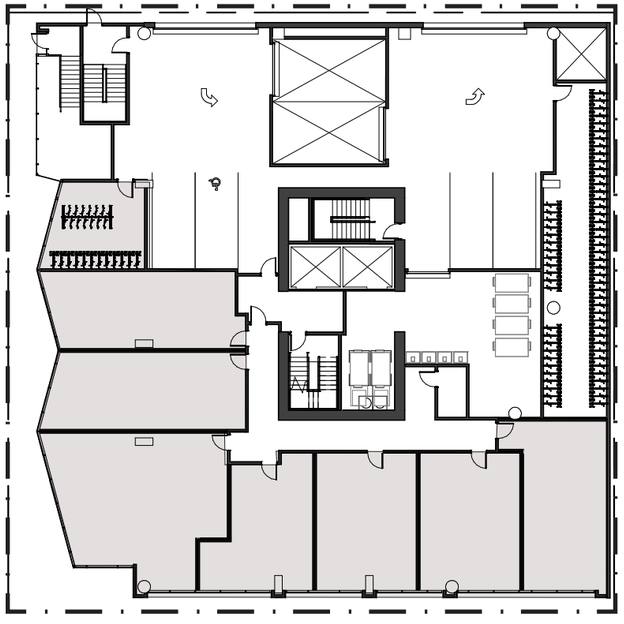


LEVEL P1 - ALLEY ENTRANCE SCALE: 1" = 30"

LEVEL 1 PLAN - WESTER AVE ENTRANCE SCALE: 1" = 30"

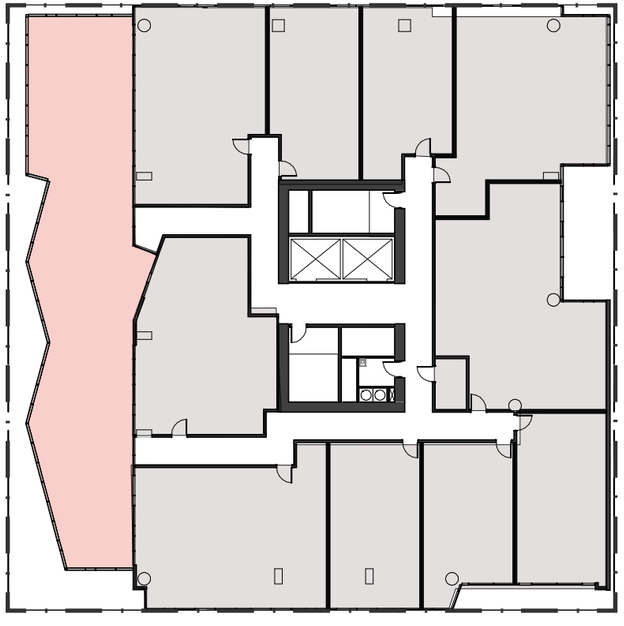
FLOOR PLANS

- Service Areas
- Residential
- Public + Community



LEVEL 2 PLAN - ALLEY ENTRANCE SCALE: 1" = 30"

LEVEL 3-6 PLAN - TYP. PODIUM PLAN SCALE: 1" = 30"



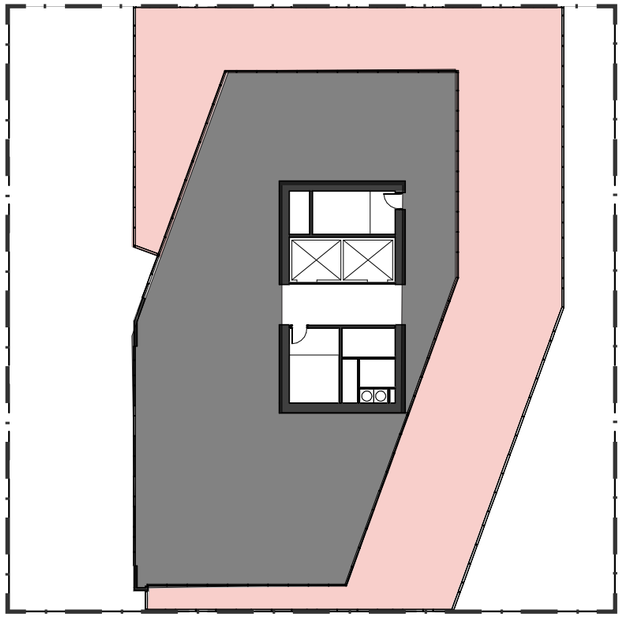
LEVEL 7 PLAN - CEDAR TERRACE SCALE: 1" = 30"

LEVEL 8 PLAN - 3 BEDROOM RESIDENTIAL SCALE: 1" = 30"

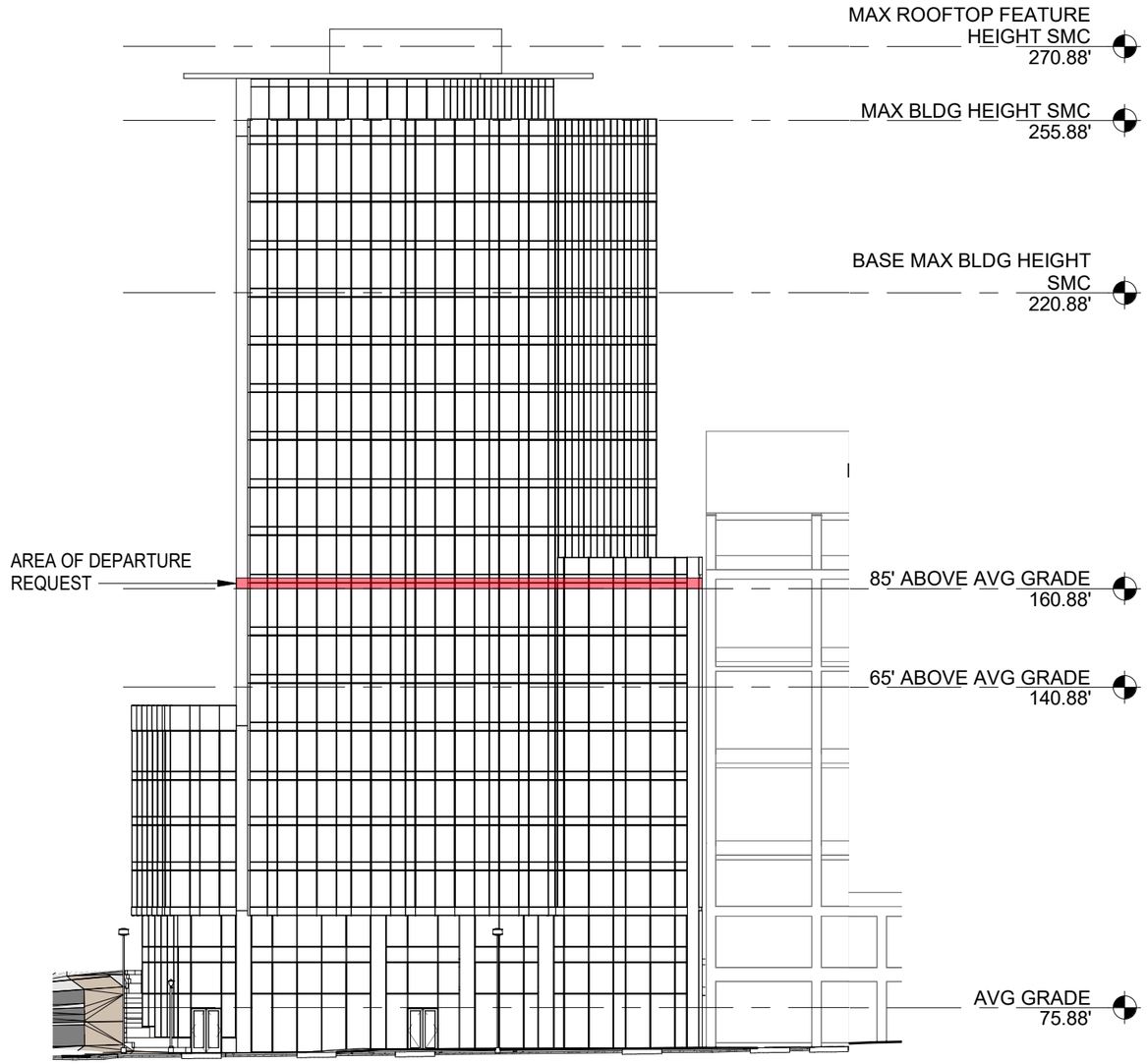
FLOOR PLANS

- Service Areas
- Residential
- Public + Community
- Exterior Amenity

LEVEL 10-18 PLAN - TYP. TOWER PLAN SCALE: 1" = 30"



LEVEL 19 PLAN - ROOF TERRACE SCALE: 1" = 30"



EDG DEPARTURE REQUEST RESPONSE #1

DOWNTOWN MIXED RESIDENTIAL, COVERAGE AND FLOOR SIZE LIMITS (23.49.158.A.3)

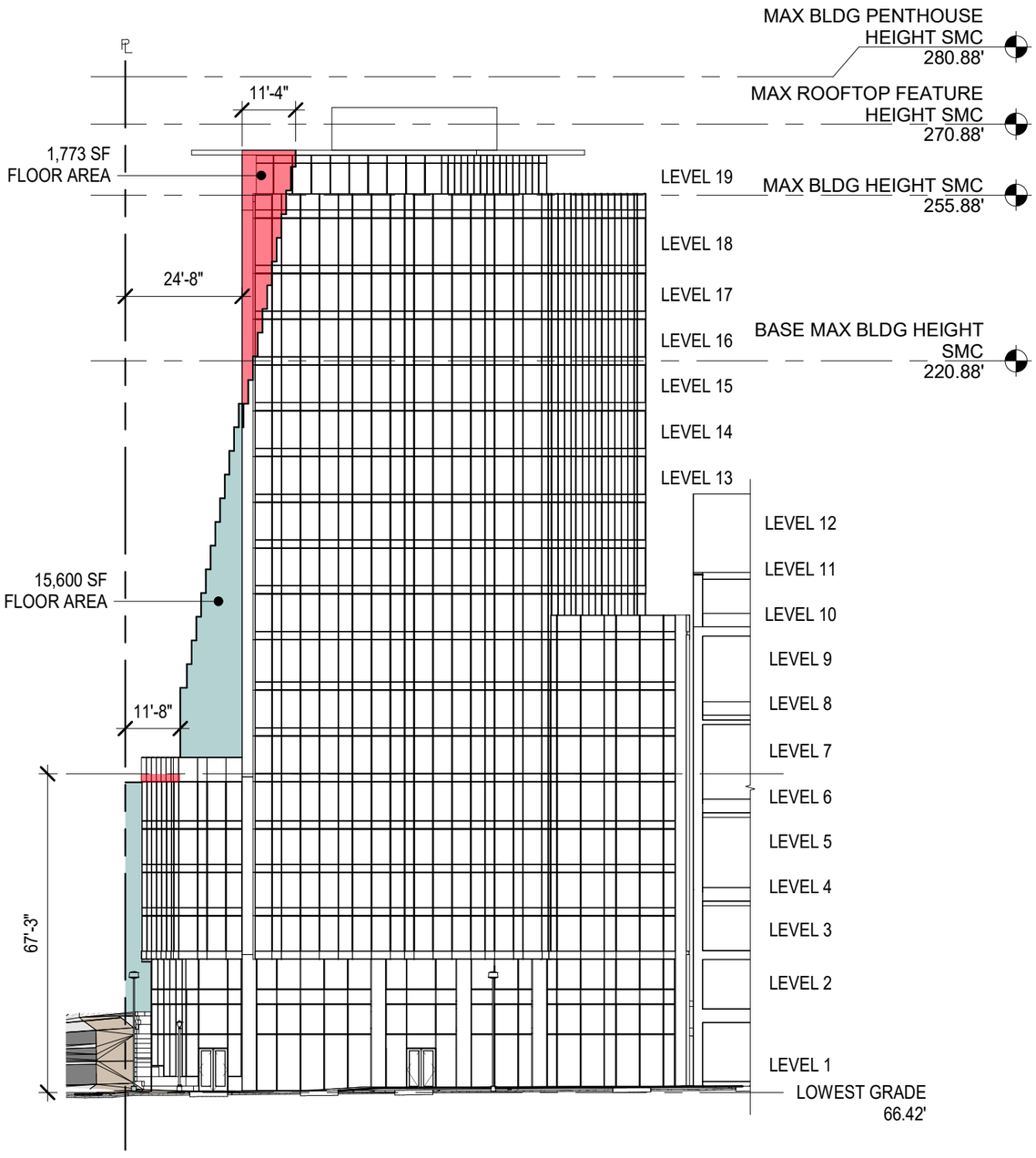
DESIGN STANDARD: For sites less than 19,000 SF, the maximum site coverage above 85' is limited to 65%

REQUEST: To depart the 65% floor coverage for the site, which is 9360 SF for the 14,400 SF site, and is proposing Level 9 to be 10,562 SF. This story covers 73% of the site for 2'-10" above the 85' trigger height.

Response: In order to align with the Banner Building's existing parapet height, the height of the recessed "gasket" of the new building and corresponding floor area will be partially above the 85' floor coverage limit. Aligning with the existing parapet will promote a clear contextual relationship to the Banner building.

Supporting Guidelines:

B-1 – Architectural Expression – Respond to Neighborhood Context



EDG DEPARTURE REQUEST RESPONSE #2

DOWNTOWN MIXED RESIDENTIAL, SIDE SETBACK AND GREEN STREET SETBACK REQUIREMENTS (SMC. 23.49.166.B.1)

REQUEST A: For a 145' structure, the total required green street horizontal setback is 22' at 145'. The height of the building will be 180' with additional height bonuses and the corresponding green street horizontal setback is 29'. The applicant is providing a 24'-8" setback which encroaches 4'-4" into the setback at the top of the building. Applicant has increased this from 22' at initial EDG meeting to 24'-8" with current proposal.

RESPONSE: Proposed green street setback will start at approximately 67' above lowest grade point at corner of Western and Cedar and set back 24'-8" for the full extent of tower. This is 14'-8" farther than the minimum code required 10' from 65' to 85' and will pull mass of building out of green street setback at a lower elevation, allowing more views west along Cedar. This will avoid awkward stepping of the building and allow a better vertical tower expression. The 4'-4" encroachment at the tower top will have far less impact to the view corridor than the code allowed massing would have at the lower levels.

This solution will provide better scale and massing that responds more graciously to the neighboring terraces. Moving the entire tower farther out of the green street setback at a lower elevation will reinforce views for the neighborhood, create more light at the ground plane and help reduce mass of the tower from street level.

SUPPORTING GUIDELINES:

B-1 – Respond to Neighborhood context.
B-2 – Create a transition in bulk and scale
B-3 – Reinforce the positive urban form and architectural attributes of the immediate area.

REQUEST B: Vertical Setback Departure
From 65' to 85' in height along a Green Street a 10' horizontal setback is required. The applicant proposes stepping back at 67.5' vs. 65'.

The height is being measured from the lowest point at the intersection of Western and Cedar vs. average grade along Cedar and results in a much lower setback at the uphill portion of the site and creates a hardship due the 15% site slope. The 18' slope of the site from Western up to Cedar results in a setback height of 50' at the alley which is much less than the 65' step back height.

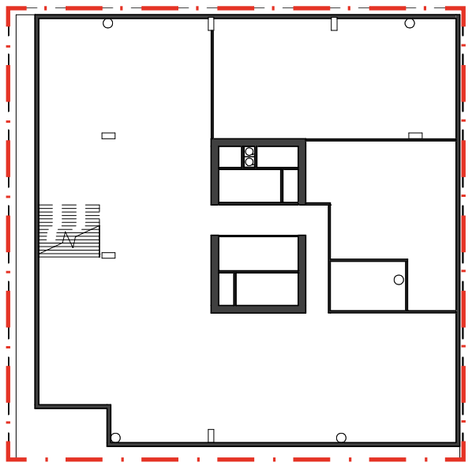
At the 67.5' elevation the applicant is stepping back 24'-8 "vs. the minimum 10' at 65' to step the entire tower back sooner and create adequate terrace space for the ten 3-bedroom outdoor amenity area at Level 7. Stepping back at 67.5' also provides a better alignment to the Cedars building terrace across the alley.

SUPPORTING GUIDELINES:

B-1 – Respond to Neighborhood context.
B-2 – Create a transition in bulk and scale

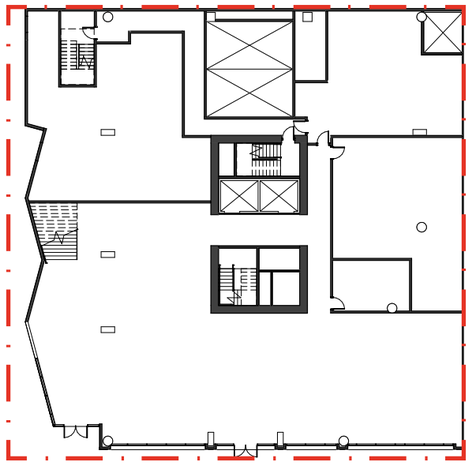
LEVEL	VOLUNTARY SETBACK FLOOR AREA	FLOOR AREA ENCROACHING THE SETBACK
L1	1,050.00 SF	0.00 SF
L2	1,050.00 SF	0.00 SF
L3	800.00 SF	0.00 SF
L4	800.00 SF	0.00 SF
L5	800.00 SF	0.00 SF
L6	800.00 SF	0.00 SF
L7	1,790.00 SF	0.00 SF
L8	1,790.00 SF	0.00 SF
L9	1,550.00 SF	0.00 SF
L10	1,310.00 SF	0.00 SF
L11	1,070.00 SF	0.00 SF
L12	830.00 SF	0.00 SF
L13	590.00 SF	0.00 SF
L14	350.00 SF	0.00 SF
L15	110.00 SF	0.00 SF
L16	0.00 SF	130.00 SF
L17	0.00 SF	370.00 SF
L18	0.00 SF	610.00 SF
L19	0.00 SF	850.00 SF
	14,690.00 SF	**1,960.00 SF**

PREVIOUS PLANS



B-4 Design a Well-Proportioned & Unified Building: Compose the massing and organize the interior and exterior spaces to create a well-proportioned building

CURRENT PLANS



B-3.2. Features to Complement: Reinforce the desirable patterns of massing and facade composition found in the surrounding area.

EDG DEPARTURE REQUEST #3

AMENITY AREA DIMENSIONS (SMC 23.49.008.F.2):

DESIGN STANDARD: An additional 10 feet in height is permitted above the otherwise applicable maximum height limit for residential uses for a structure that includes residential dwelling units that comply with all of the following conditions:

F. 2 Amenity area. Each dwelling unit shall have access to an outdoor amenity area that is located on the same story as the dwelling unit and meets the following standards:
a. The amenity area has a minimum area of 1300 square feet and a minimum horizontal dimension of 20 feet

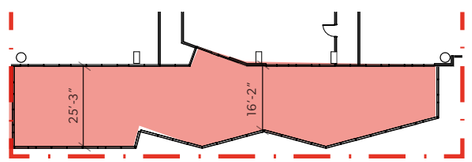
REQUEST: The applicant is requesting to depart the minimum 20' minimum horizontal dimension and provide an average width of 18'-8". Terrace widths vary from 20'-6" to 16'-2".

Response: The applicant is providing a 2' dedication along Cedar to increase public open space along the sidewalk. Applicant is also setting back the building 3' -6" to provide a Bioswale along the Cedar green street. These voluntary setbacks will amenitize the ground plane for pedestrians but constrain available dimension for the roof terrace amenity.

In order to create a welcome and useful amenity space for the ten 3-bedroom units the terrace will be 2,046 SF vs. the 1300 SF minimum which is 57% larger. The previous code compliant version creates awkward architectural projections which overhang the greenstreet setback.

Supporting Guidelines:

B3.3 – Pedestrian Amenities at the Ground Level
C1.3- Street Level Articulation for Pedestrian Activity



Level 7 Courtyard Plan - 2,046 SF

DESIGN REVIEW GUIDELINES - REFERENCES

A. SITE PLANNING AND MASSING

A-1 Respond to the Physical Environment: Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site

A-2 Enhance the Skyline: Design the upper portion of the building to promote visual interest and variety in the downtown skyline. Respect existing landmarks while responding to the skyline's present and planned profile.

B. ARCHITECTURAL EXPRESSION

B-1 Respond to the Neighborhood Context: Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

B-2 Create a Transition in Bulk & Scale: Compose the massing of the building to create a transition to the height, bulk, and scale of development in nearby less-intensive zones.

B-2.2. Compatibility with Nearby Buildings: In some cases, careful siting and design treatment may be sufficient to achieve reasonable transition and mitigation of height, bulk, and scale impacts. Some techniques for achieving compatibility are as follows:

h. use of architectural style, details (such as roof lines, beltcourses, cornices, or fenestration), color, or materials that derive from the less intensive zone.
i. architectural massing of building components; and
j. responding to topographic conditions in ways that minimize impacts on neighboring development, such as by stepping a project down the hillside.

B-2.3. Reduction of Bulk: In some cases, reductions in the actual bulk and scale of the proposed structure may be necessary in order to mitigate adverse impacts and achieve an acceptable level of compatibility. Some techniques which can be used in these cases include:

k. articulating the building's facades vertically or horizontally in intervals that reflect to existing structures or platting pattern;
l. increasing building setbacks from the zone edge at ground level;
m. reducing the bulk of the building's upper floors; and
n. limiting the length of, or otherwise modifying, facades.

B-3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area: Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

B-4 Design a Well-Proportioned & Unified Building: Compose the massing and organize the interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

B. ARCHITECTURAL EXPRESSION

C-1 Promote Pedestrian Interaction: Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should appear safe, welcoming, and open to the general public.

C-1.d. Building/Site Corners: Building corners are places of convergence. The following considerations help reinforce site and building corners: provide meaningful setbacks/open space, if feasible, provide seating as gathering spaces, incorporate street/pedestrian amenities in these spaces, make these spaces safe (good visibility), iconic corner identifiers to create way-finders that draw people to the site.

C-1.e. Pedestrian Attraction: Design for uses that are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity. Where appropriate, consider configuring retail space to attract tenants with products or services that will "spill-out" onto the sidewalk (up to six feet where sidewalk is sufficiently wide).

C-2 Design Facades of Many Scales: Design architectural features, fenestration patterns, and material compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

C-3 Provide Active — Not Blank — Facades: Buildings should not have large blank walls facing the street, especially near sidewalks.

C-4 Reinforce Building Entries: To promote pedestrian comfort, safety, and orientation, reinforce building entries.

C-4.2. Residential Entries: To make a residential building more approachable and to create a sense of association among neighbors, entries should be clearly identifiable and visible from the street and easily accessible and inviting to pedestrians. The space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors. Provide convenient and attractive access to the building's entry. To ensure comfort and security, entry areas and adjacent open space should be sufficiently lighted and protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

D. PUBLIC AMENITIES

D-2 Enhance the Building with Landscaping: Enhance the building and site with generous landscaping— which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

D-6 Design for Personal Safety & Security: Design the building and site to promote the feeling of personal safety and security in the immediate area.

E. VEHICULAR ACCESS AND PARKING

E-1 Minimize Curb Cut Impacts: Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

E-3 Minimize the Presence of Service Areas: Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.