

**DOWNTOWN DESIGN REVIEW BOARD
RECOMMENDATION MEETING #2**

November 19, 2019

PROJECT ADDRESS

1516 2nd Avenue

SDCI PROJECT

#3033162-LU

OWNER

Pinnacle Plus Development, LLC |
Plus Capital Partners, LLC

ARCHITECT

HEWITT

LANDSCAPE ARCHITECT

HEWITT

1516 2ND AVENUE

PROJECT INFORMATION:

ADDRESS:	1516 2nd Avenue Seattle, WA 98101	
SDCI PROJECT NO:	3033162-LU	
LEGAL DESCRIPTION:	PARCEL A: DENNYS A A 3RD ADD LESS ST PLAT BLOCK: 23 PLAT LOT: 4	PARCEL B: DENNYS A A 3RD ADD PLAT BLOCK: 23 PLAT LOT: 5 & 8
PARCEL NO:	PARCEL A: 197570-0435 1526 2ND AVENUE	PARCEL B: 197570-0440 1516 2ND AVENUE

PROJECT TEAM

OWNER:	Pinnacle Plus Development, LLC 752 108th Ave, NE Bellevue, WA 98101 425.502.9199 Contact: Steve Orser
ARCHITECT:	HEWITT 101 Stewart Street, Suite 200 Seattle, WA 98101 206.624.8154 Contact: Michael Larson
LANDSCAPE ARCHITECT:	HEWITT 101 Stewart Street, Suite 200 Seattle, WA 98101 206.624.8154 Contact: Kathryn Christensen

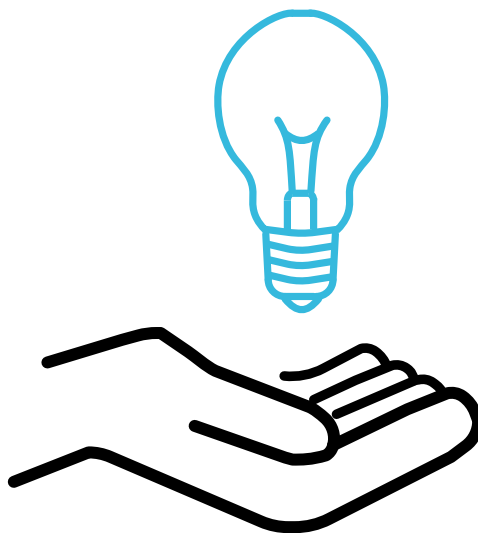
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1.0 | DESIGN GOALS



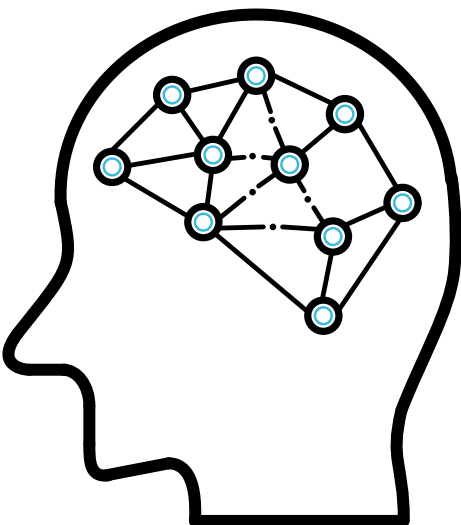
BE A GOOD NEIGHBOR

- + Provide an opportunity for home ownership and greater potential for long term residents with a vested stake in the neighborhood.
- + Pursue an architectural concept that is sensitive and respectful to it's neighbors - both large and small in scale and diverse in character.
- + Provide a greater variety of pedestrian friendly street level uses.
- + Offer an appropriate amount of on site parking for residents in order to balance market demand with the City's commitment to a multi-nodal transportation systems.



BE IN THE KNOW

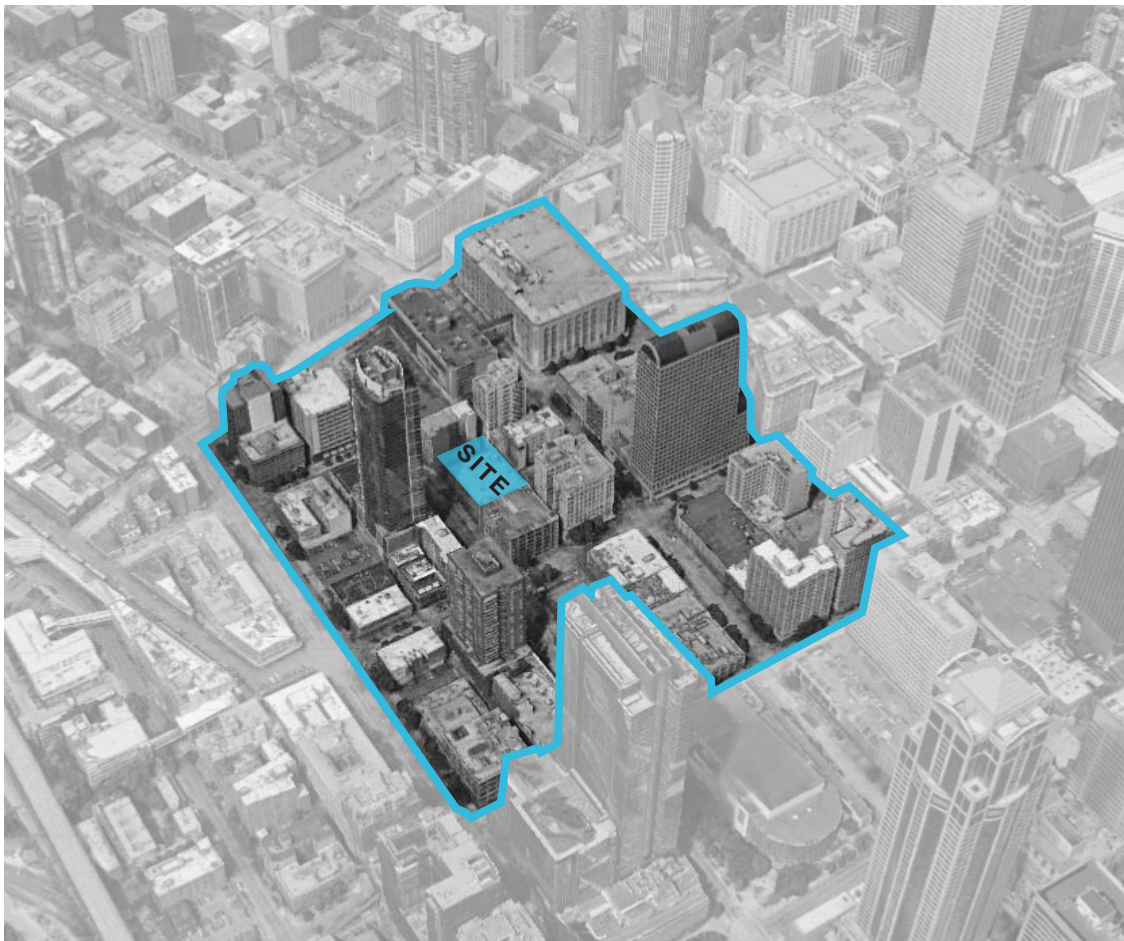
- + Understand the spirit of the neighborhood at the nexus of Pike Place Market, the downtown retail core and the southern edge of Belltown.
- + Be committed to activating and enhancing the alley's usefulness and pedestrian experience.



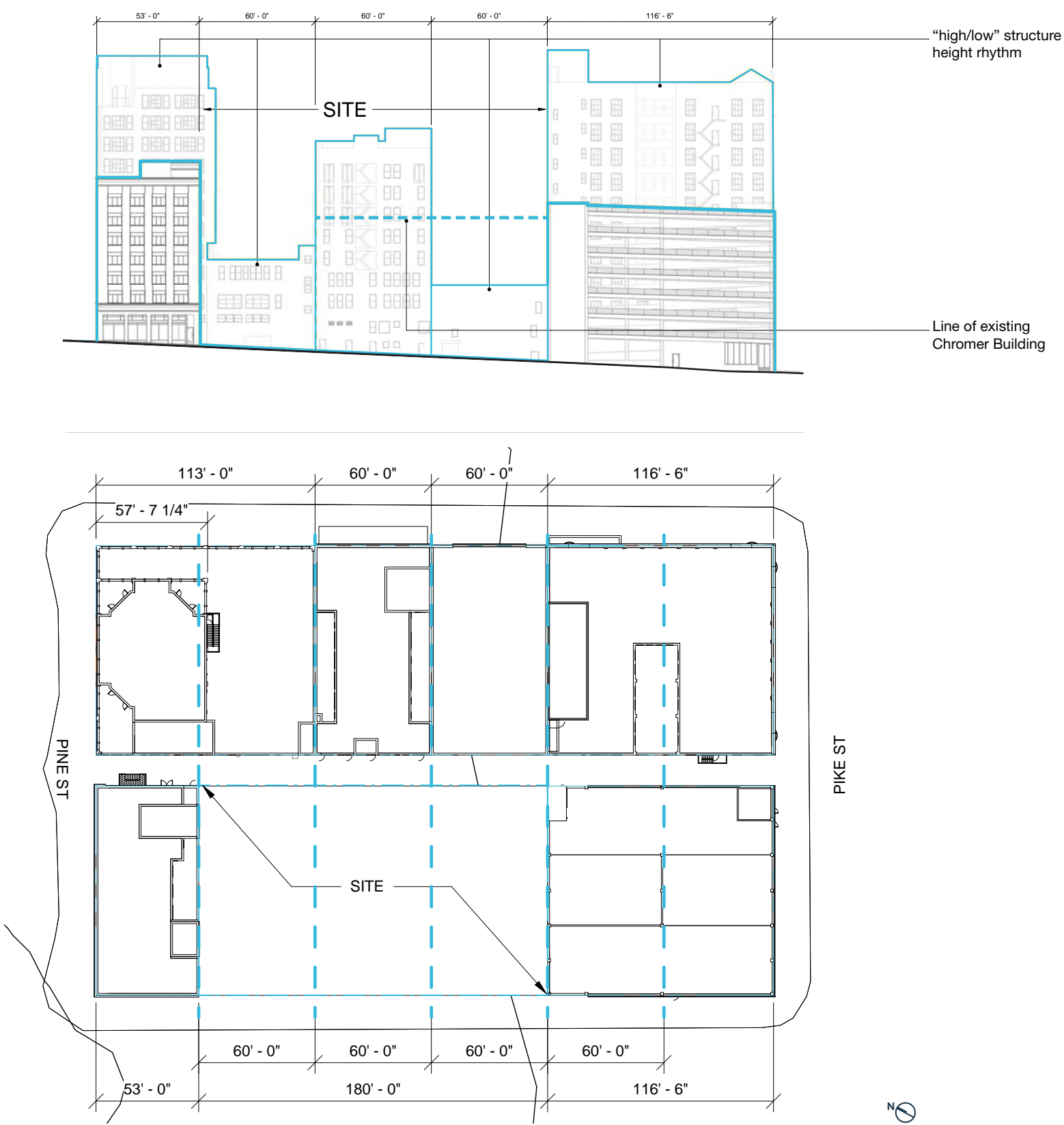
BE SMART

- + Provide on-site space for residents moving and loading purposes.
- + Consider a proposal that achieves the projects goals, meets or exceeds the intentions of the design guidelines without seeking departures from the zoning code.
- + Practice "CPTED" (Crime Prevention Through Environmental Design) principals for a better pedestrian experience.

1.0 | VICINITY MAPS



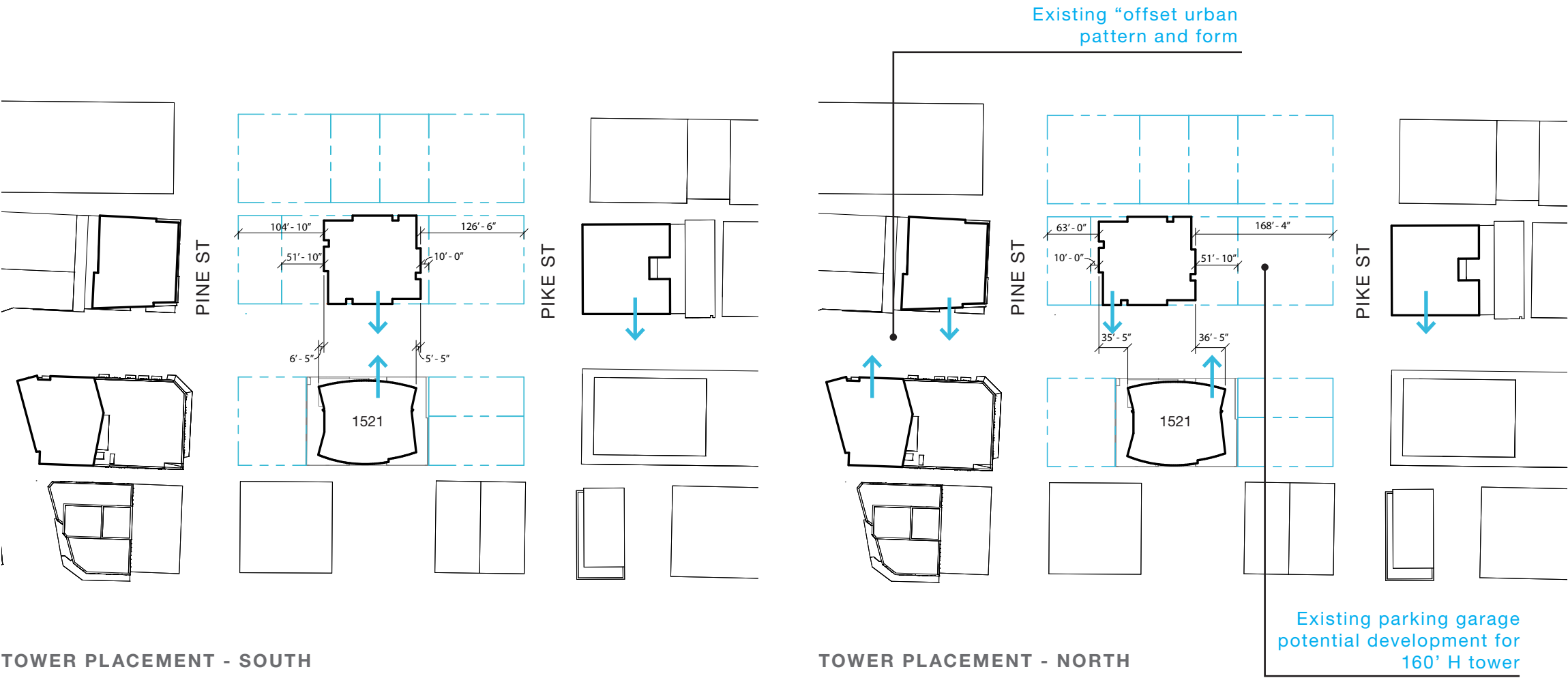
1.0 | URBAN PATTERN + FORM STUDY - EDG



The block is composed of buildings evolving from a more or less 60’ wide parcel division, or a 1:6 ratio across the length of the block. This suggests a pattern of massing and scale to consider.

The elevations also reflect the a 60’ division as well as a “high / low” rhythm of varying structure heights along the streets. This also is a consideration for echoing a “tall / short” pattern in the proposed alternatives.

1.0 | 440+ TOWER PLACEMENT STUDY - EDG



Options for the placement of the taller tower were explored. The alternatives proposed that follow in this document propose that the taller tower be positioned to the north edge of the site, setback approximately 10'. (10' setback due to building code requirements and the ability for an adequate amount of windows on the facade.)

A north tower position on the site is proposed for the following reasons:

- + Greater relief from massing of 1521 Condominiums
- + Consistent with the urban pattern and form of 440' towers along 2nd Ave.
- + More opportunity for south facing outdoor amenity areas on site
- + More relief from potential 160'H development on parking garage site.

1.0 | NEIGHBORING BUILDINGS - EDG

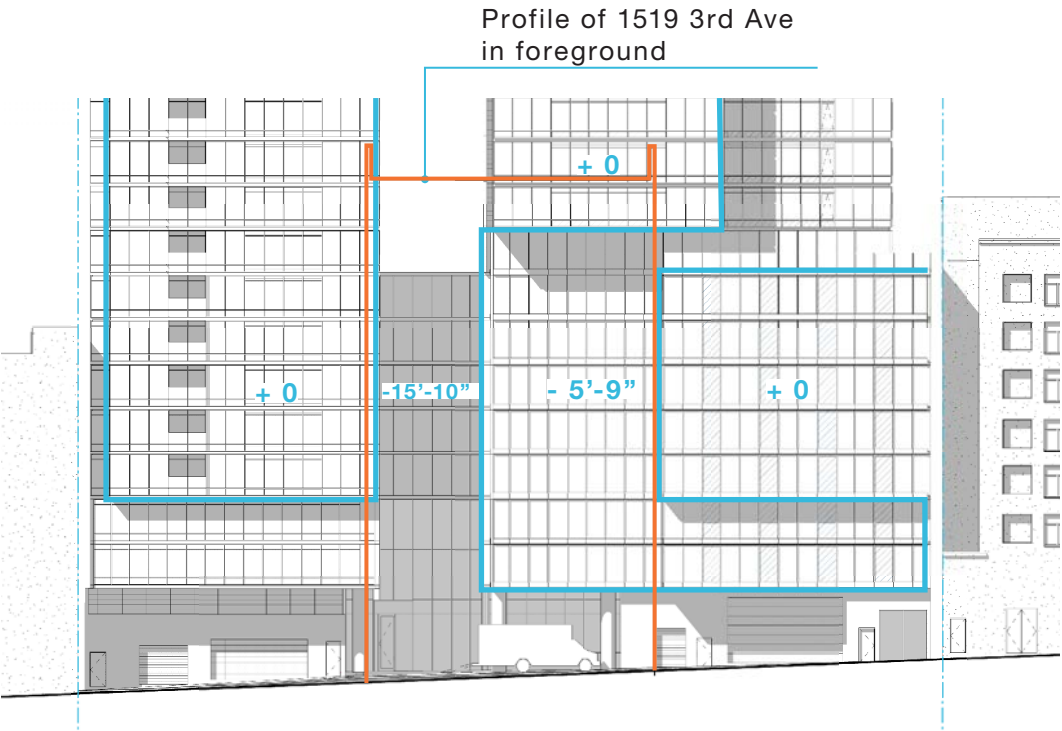


HAIGHT APARTMENT BUILDING -
A light-well building designed in anticipation of a future south neighbor. The preferred alternative proposed the same common design feature - a light-well, to meet the Haight Building. This maintains light, and air for current residents as anticipated in the design of the existing structure.

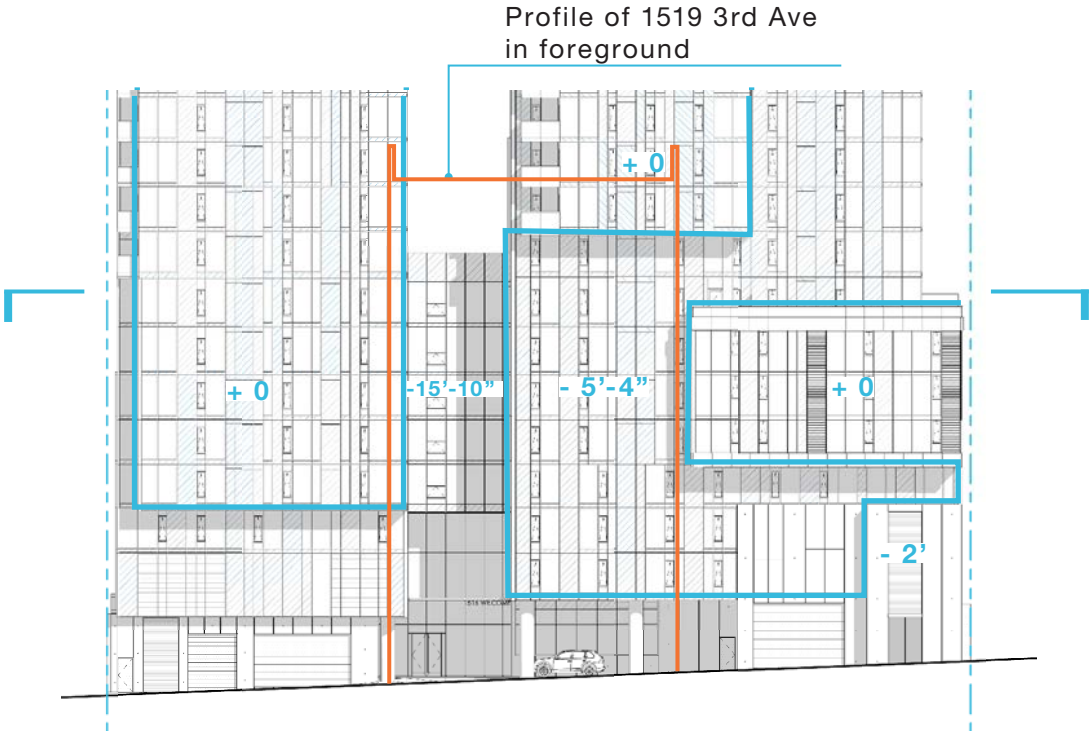
1519 3RD AVE -
An barbell shaped, adaptive reuse of a landmark building from music studios and performance spaces to residential suites in 1974. While the original function of the structure was not intended for residential homes, like the Haight Building a common technique of anticipating a light well on interior lot lines with future development was employed. The barbell shape allows windows on three sides of the residences.

The preferred alternative treats the alley facade in a similar fashion by increasing a setback to form a light well condition while reinforcing the urban pattern and form of the block.

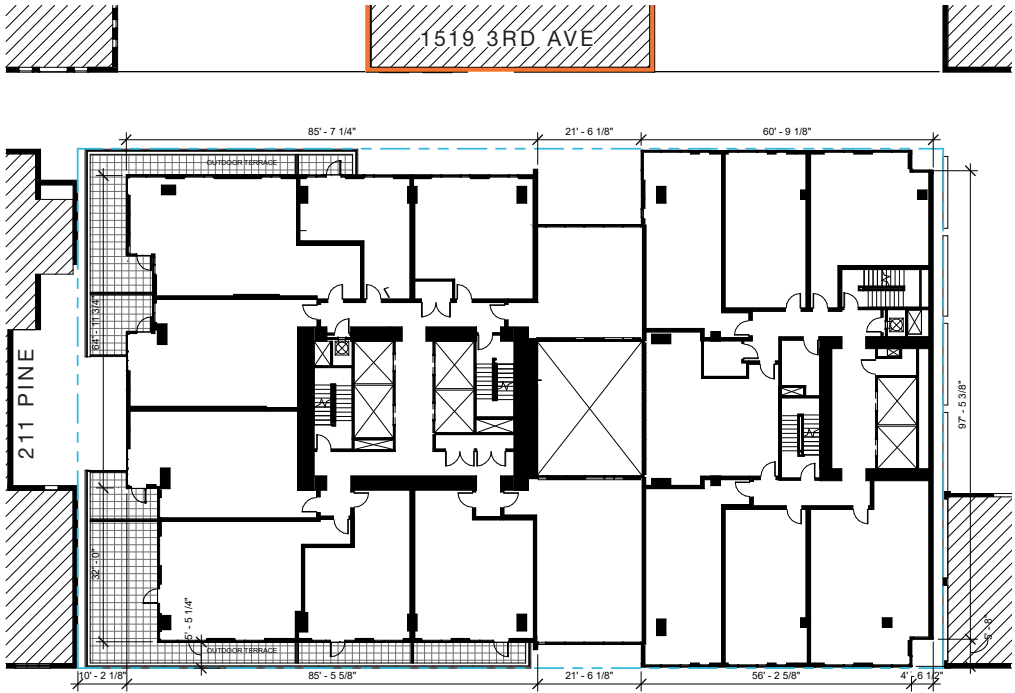
1.0 | EDG RESPONSE | PODIUM - DRB #1



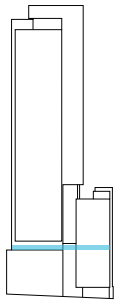
EDG PODIUM AND TOWER (ALLEY)



DRB #1 PODIUM AND TOWER (ALLEY)

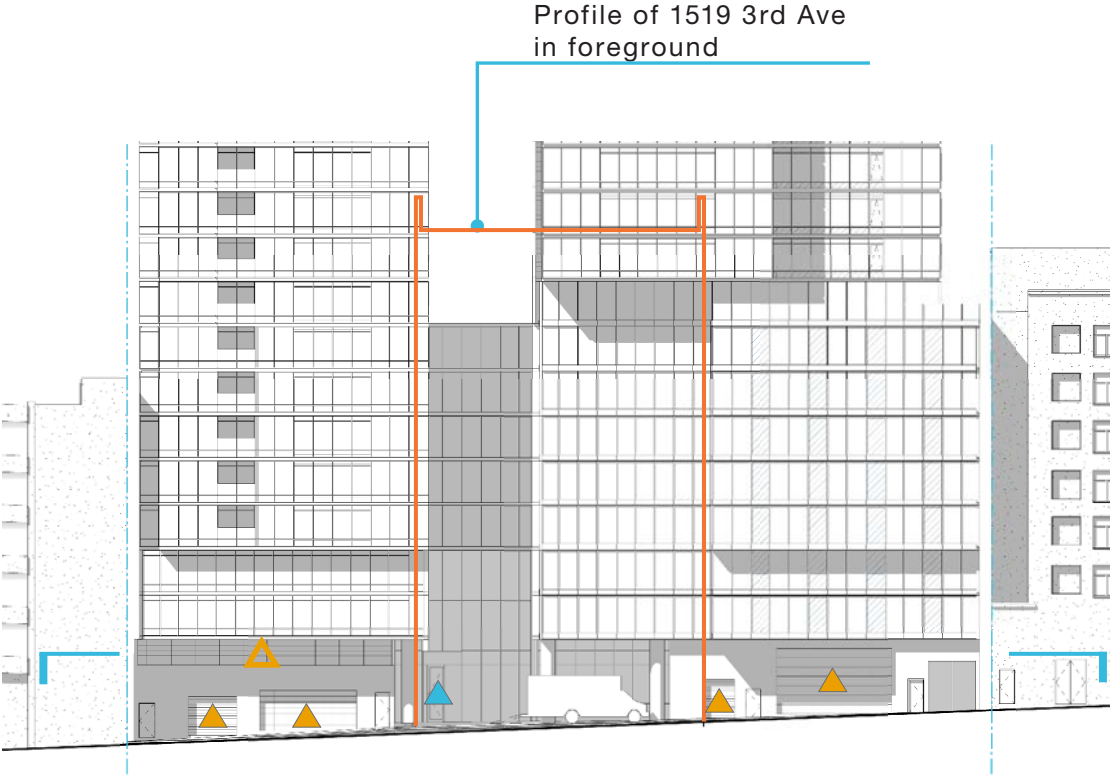


L 09 PLAN

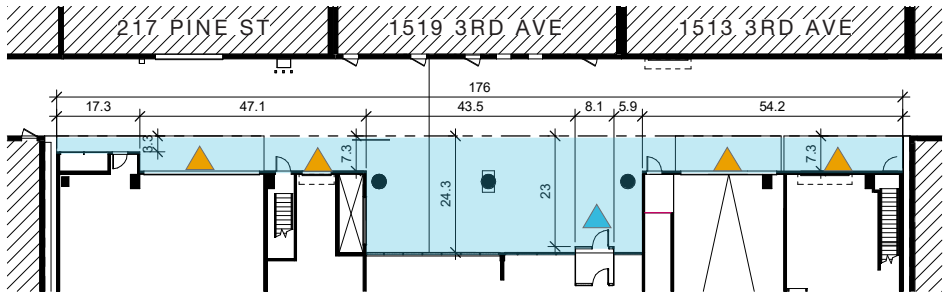


5.0 | EDG RESPONSE | ALLEY - DRB #1

EDG | 10.16.18



EDG PODIUM AND TOWER (ALLEY)

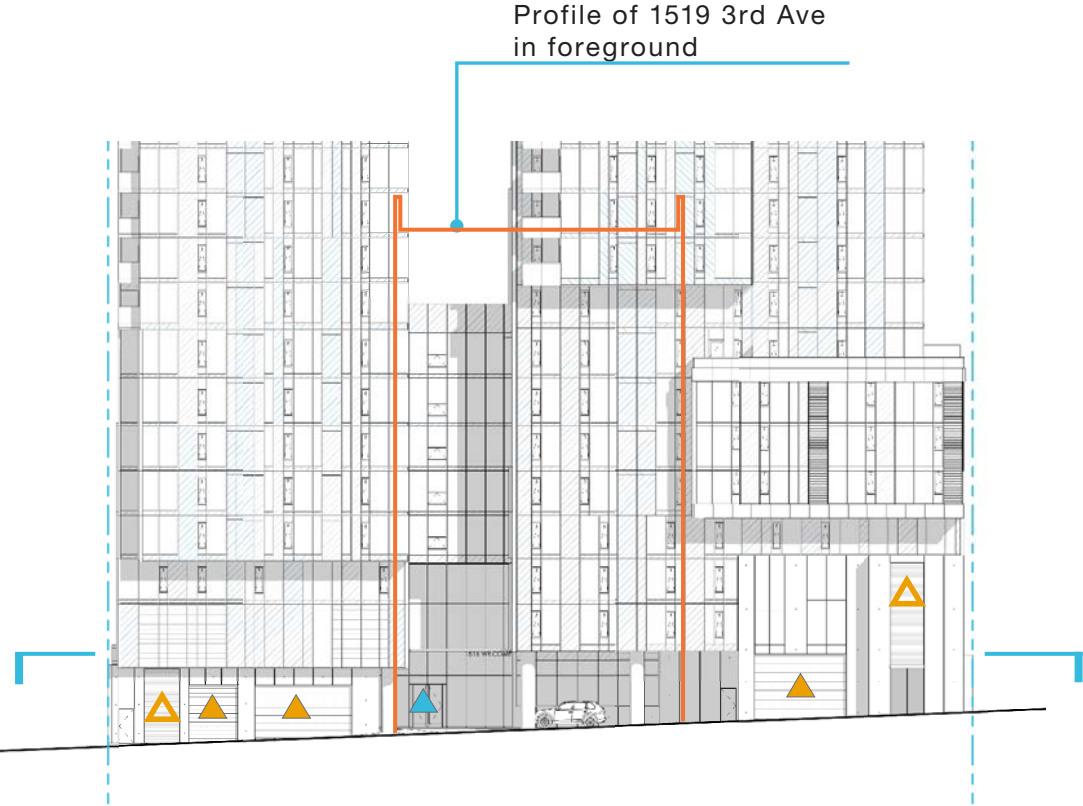


$$((17.3 \times 3.3) + (47.1 \times 7.3) + (43.5 \times 24.3) + (8.1 \times 23.0) + (5.9 \times 24.3) + (54.2 \times 7.3)) / 176 = 12.4' \text{ AVG SETBACK}$$

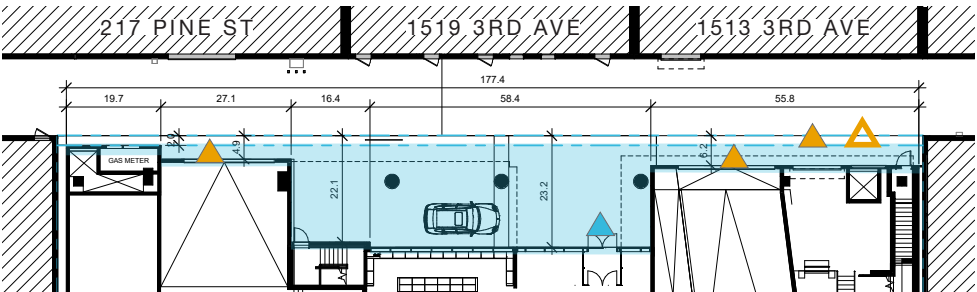
EDG PORTE COCHERE | ALLEY PLAN

- + Average alley width = 16'-0" (existing alley) + 12.4'
- + Total average width = 28.4'

RECOMMENDATION | 08.20.19



DRB #1 PODIUM AND TOWER (ALLEY)



$$((19.7 \times 2) + (27.1 \times 4.9) + (16.4 \times 22.1) + (58.4 \times 23.2) + (55.8 \times 6.2)) / 177.4 = 12.6' \text{ AVG SETBACK}$$

DRB #1 PORTE COCHERE | AVE ALLEY WIDTH DIAGRAM

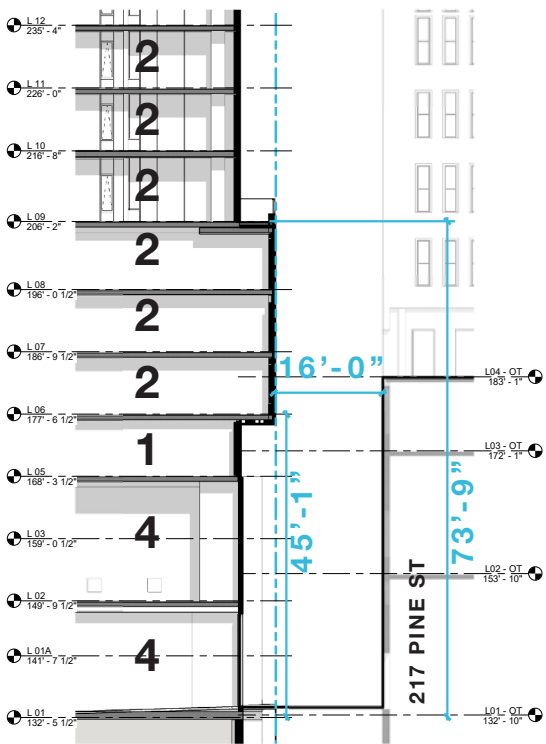
- + Average alley width = 16'-0" (existing alley) + 12.6'
- + Total average width = 28.6'

KEY

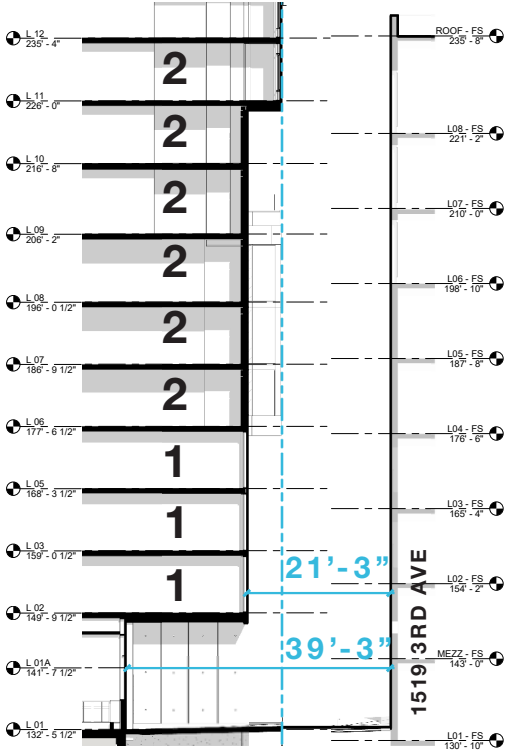
- ▲ LOBBY ENTRY / EXIT
- ▲ SERVICE ENTRY / EXIT
- ▲ EXHAUST VENT



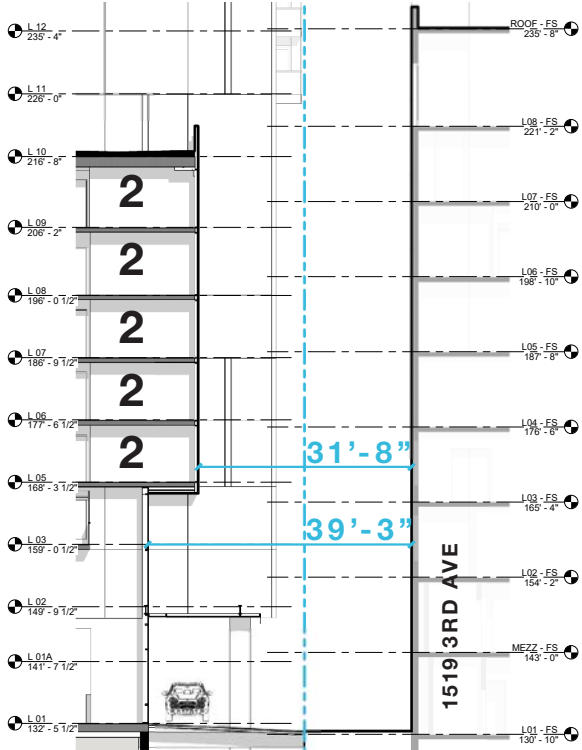
1.0 | ALLEY SECTIONS - DRB #1



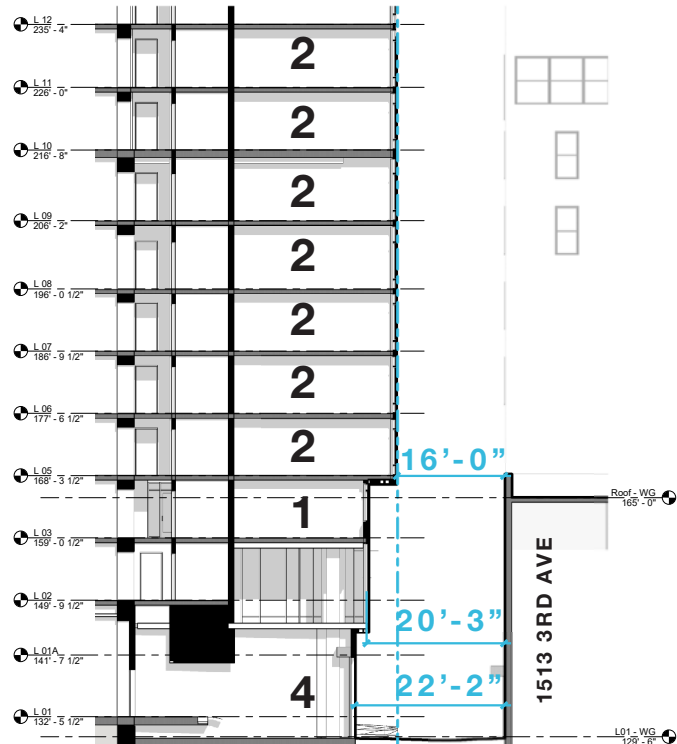
PODIUM A-A SECTION



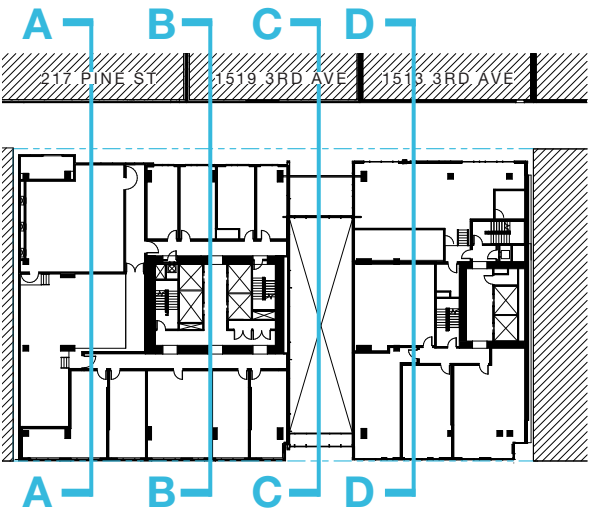
PODIUM B-B SECTION



PODIUM C-C SECTION



PODIUM D-D SECTION

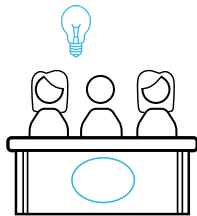


- 1. RESIDENTIAL PROJECT STUDIO
- 2. UNIT
- 3. STORAGE
- 4. BACK OF HOUSE
- 5. AMENITY
- 6. OUTDOOR AMENITY
- 7. COMMERCIAL
- 8. OPEN TO BELOW

1.0 | DRB #1 REPORT

1. OVERALL

a. The Board noted the massing maintained the form presented and supported at EDG 1. The Board supported refinements to the port cochere, podium, and evolution of material application. **(A1 Respond to the Physical Environment; B1 Respond to the neighborhood context; B2 Create a Transition in Bulk and Scale)**

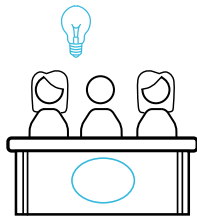


DESIGN RESPONSE

+ The board noted the massing maintained the form presented and supported at EDG 1.

2. 2ND AVENUE PODIUM LEVEL AND STREETSCAPE

a. The Board supported the development of the 3 podium pieces and appreciated the variety of the façade expressions along 2nd Avenue including the “Mama Tower” podium expression, entry gasket and 3-story volume, and the distinctive north podium expression. **(A1 Respond to the Physical Environment; B1 Respond to the neighborhood context; B2 Create a Transition in Bulk and Scale)**



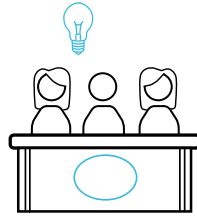
DESIGN RESPONSE

b. The Board supported massing improvements to the north podium, which lowered the height and setback the podium in order to achieve a more successful transition to the Haight Building to the north. The Board discussed the design decision to emphasize the horizontal expression (which related to the parking garage to the south) rather than the vertical façade expression utilized by the Haight Building. However, the Board acknowledged the vertical terracotta detailing would be more legible in person than in the rendering and were comfortable with the façade as shown. **(A1 Respond to the Physical Environment; B1 Respond to the neighborhood context; B2 Create a Transition in Bulk and Scale; B4 Design a Well-Proportioned & Unified Building)**

- + The board supported the development of the 3 podium pieces and the variety of facade expressions.
- + The board supported massing improvements to the north podium which lowered the height and setback of the podium

2. 2ND AVENUE PODIUM LEVEL AND STREETSCAPE (CONT)

c. The Board supported resolution of the 3-story residential entry and gasket expression, which related to the void between the “Mama and Baby Towers” above. **(C4 Reinforce Building Entries, B4 Design a Well-Proportioned & Unified Building)**



DESIGN RESPONSE

d. The Board appreciated that the streetscape plan was responding to a much larger regional planning effort to improve bicycle and pedestrian safety by removing the existing curb cut and adding landscaping along 2nd Avenue. **(C1 Promote Pedestrian Interaction)**

+ The board supported the resolution of the entry and gasket expression

e. The Board commented on the success of materials at the podium in terms of incorporating terracotta and glass color which they believed blended well with the adjacent context, while relating the tower materiality. **(B4 Design a Well-Proportioned & Unified Building)**

- + The board appreciated that the streetscape plan responded to a larger regional planning effort.
- + The board commented on the success of materials at the podium.

1.0 | DRB #1 REPORT

3. ALLEY

a. The Board supported development of the alley façade, port cochere design and increased setbacks along the alley which resulted in increased access to light and air across the alley. **(C6 Develop the Alley Façade)**

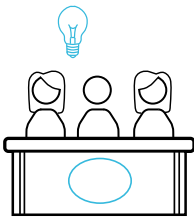
b. The Board supported the connection from the 3-story entry volume to the alley and proposed paving treatment at the alley. **(C6 Develop the Alley Façade)**

c. The Board acknowledged public concerns related to functionality and usability at the alley related to vehicle use, however, commented many of the items brought up during public comment were out of their purview. Design review purview is related to the façade development and arrangement at the alley, which the Board supported. **(C6 Develop the Alley Façade)**

d. The Board also acknowledged the substantial amount of public comment related to privacy concerns across the alley to the adjacent Fischer Studio building. They appreciated the dimensional setbacks studies provided, but the Board commented more information was need to review the relationship. At the next meeting the Board would like to see window studies and plan diagrams at levels 11, 6-10, and 2-5 that show the floor level offsets and placement of windows.

(C6 Develop the Alley Façade, B1 Respond to the neighborhood context, B2.2. Compatibility with Nearby Buildings)

e. The Board supported the tower materials continuing down at the alley. **(B4 Design a Well-Proportioned & Unified Building)**



DESIGN RESPONSE

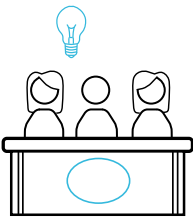
- + **3.a.** The Board supported development of the alley façade, port cochere design and increased setbacks along the alley
- + **3.b.** The Board supported the connection from the 3-story entry volume to the alley
- + **3.c.** The Board supported the tower materials continuing down at the alley
- + **3.d.** The Mama Tower massing now set backs at L11 to eliminate the 16'-0" pinchpoint between 1519 3rd Ave and the proposed alley facade.
- + **3.d.** The Mama Tower is continuing to use tinted glass to decrease visibility between neighbors and the proposed facade.
- + **3.d.** Increase of sill heights at residential project studios and additional sections of spandrel glazing added to the alley facade.
- + For all responses above please see page 53 for additional information

4. TOWER

a. The Board commented on the successful stepping of the tower massing (from Mama to Baby tower) and detailing of the two different pieces. The Board commented the materials supported both the distinct forms of the Baby and Mama towers, while also creating a clear relationship and cohesive whole. **(B2 Create a Transition in Bulk and Scale; B4 Design a Well-Proportioned & Unified Building)**

b. The Board support the use of two different glass colors which resulted in a more slender profile, reducing the height, bulk, and scale, and supporting a successful composition. **(B2 Create a Transition in Bulk and Scale; B4 Design a Well-Proportioned & Unified Building)**

c. The Board supported the use of the vertical pattern of the frit glass, which nods to the texture and patterning in the surrounding context. **(B2 Create a Transition in Bulk and Scale; B4 Design a Well-Proportioned & Unified Building)**

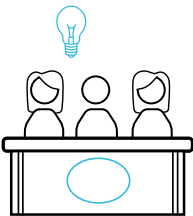


DESIGN RESPONSE

- + The Board commented on the successful stepping of the tower massing (from Mama to Baby tower) and detailing of the two different pieces.
- + The Board support the use of two different glass colors which resulted in a more slender profile, reducing the height, bulk, and scale.
- + The Board support the use of the vertical pattern of the frit glass.

5. ROOF FORM

a. The Board supported the unification of the tower top, bringing the materials up and over, so it reads as a cohesive mass. The Board also supported the amount of landscaping provide at the roof. **(A2 Enhance the Skyline)**



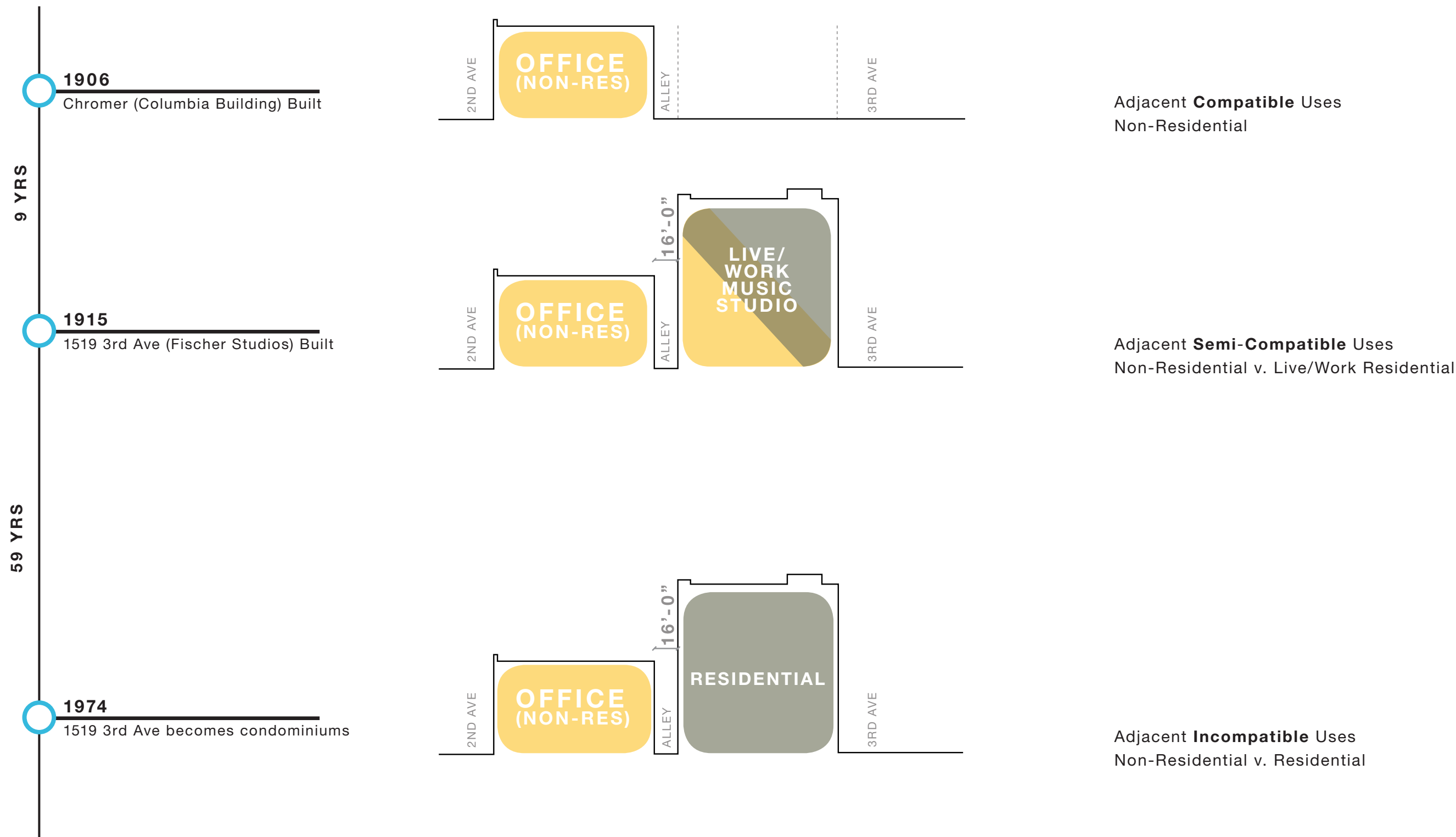
DESIGN RESPONSE

- + The board supported the unification of the tower top.

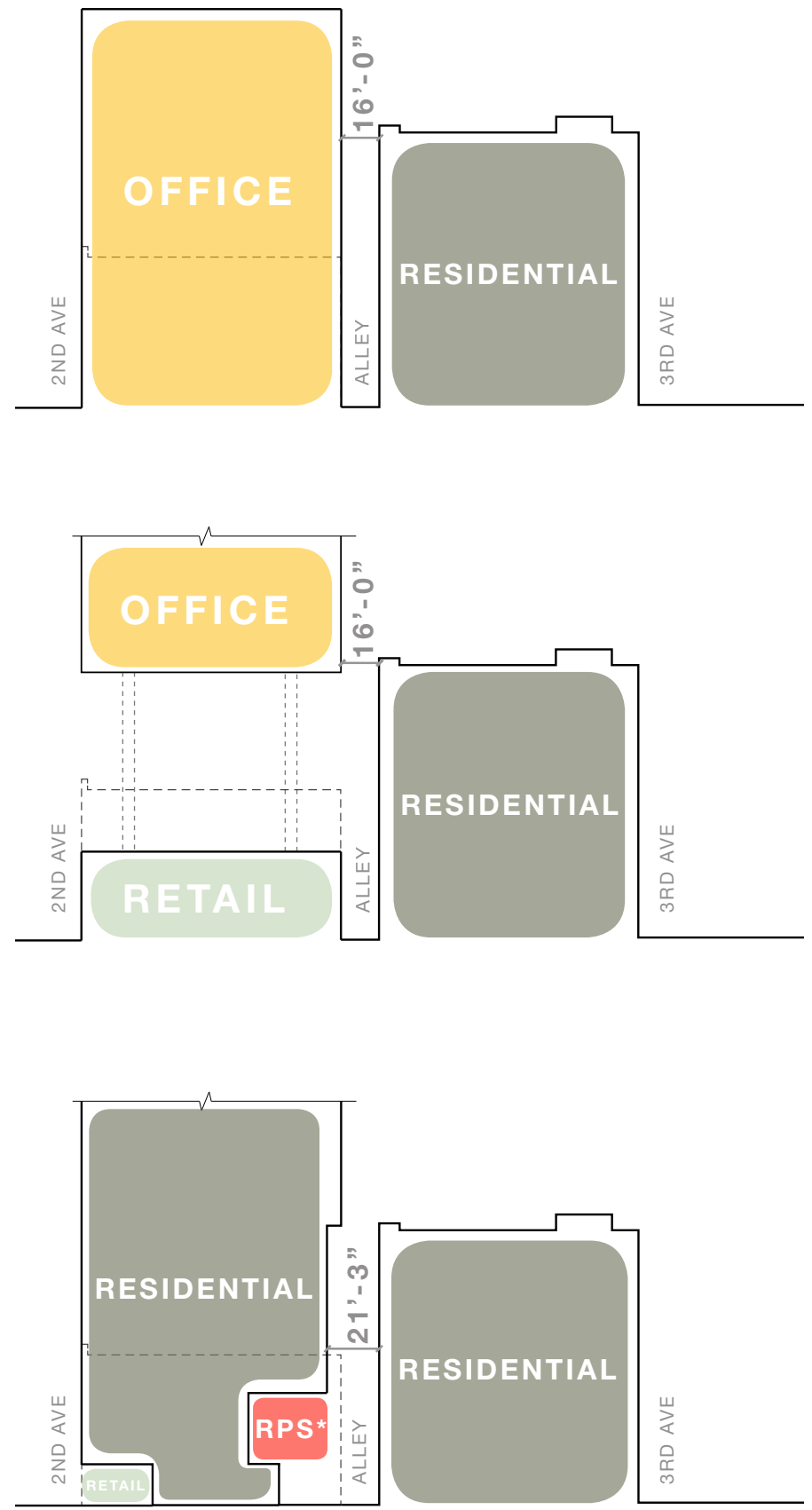
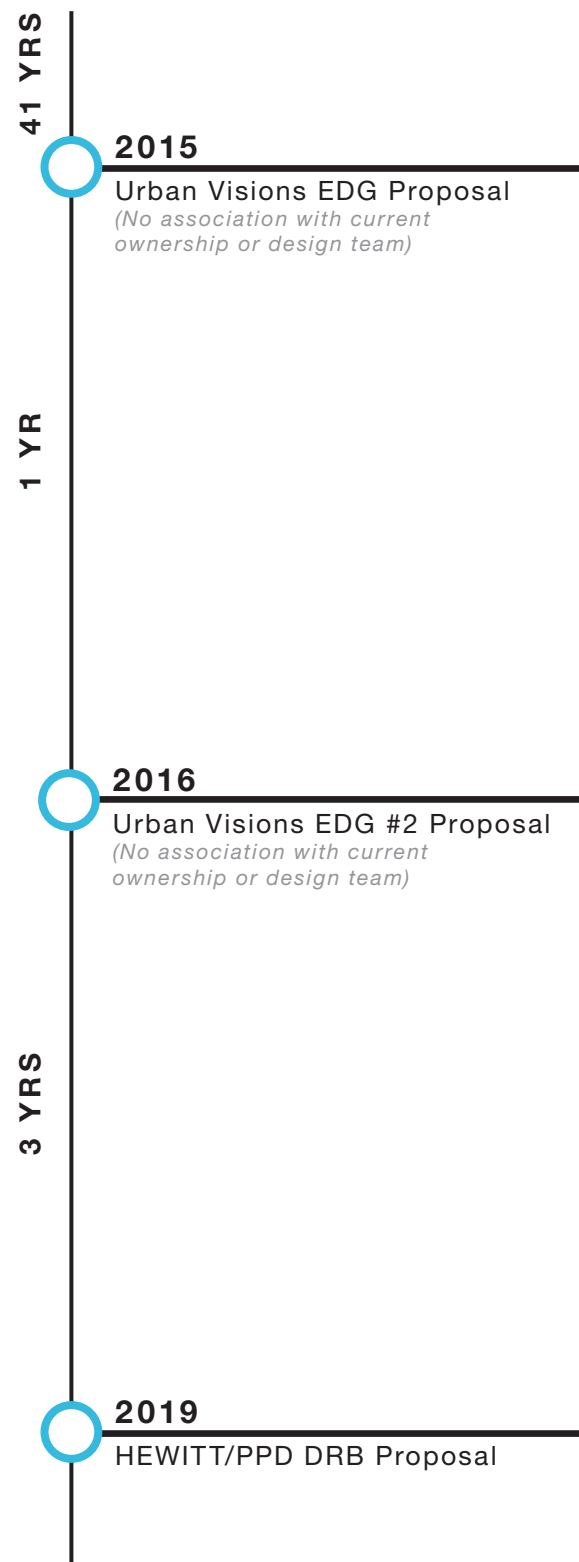
1.0 | CURRENT ALLEY CONDITION



1.0 | HISTORIC INCOMPATIBILITY



1.0 | PAST PROPOSALS



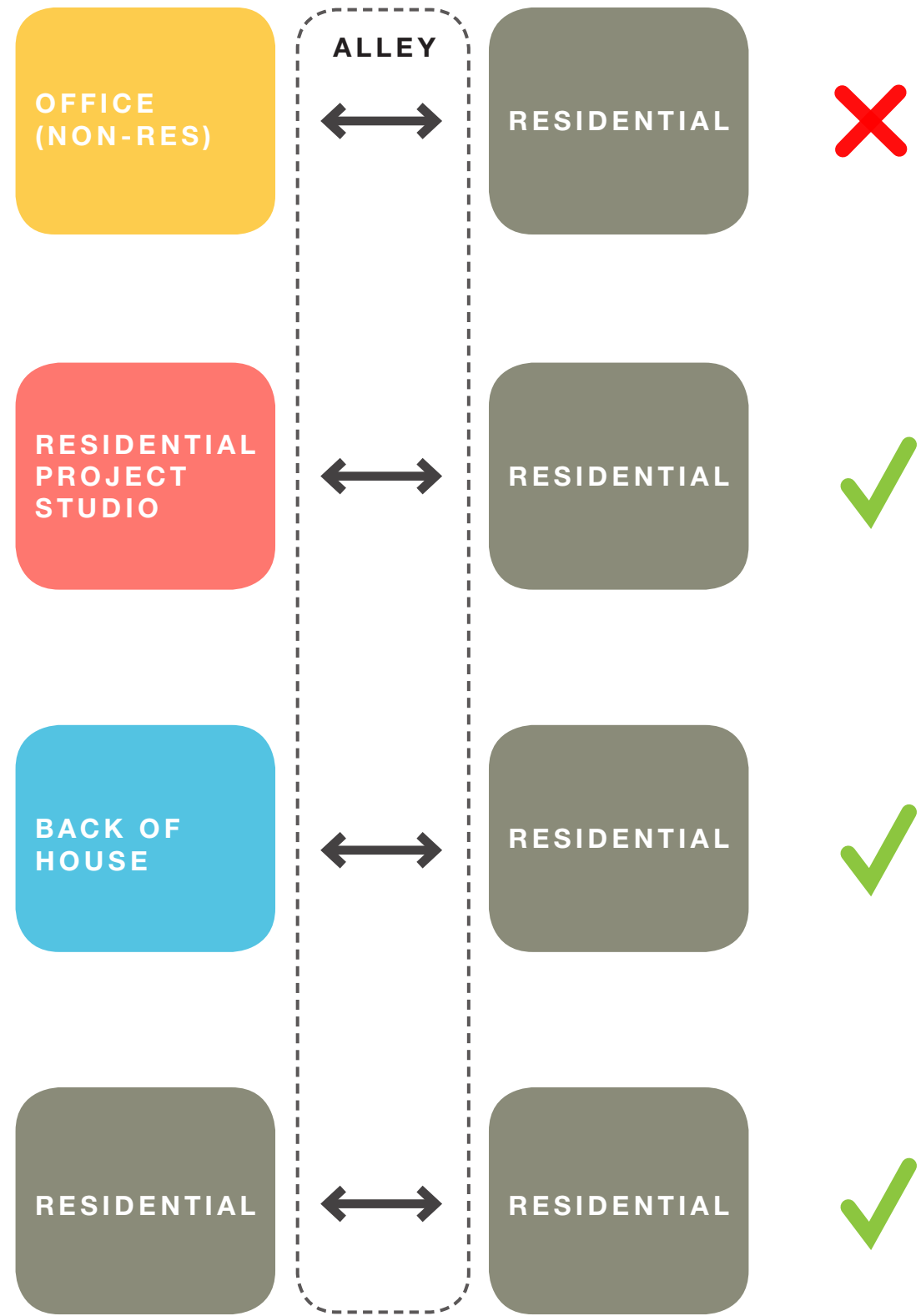
Adjacent **Incompatible** Uses
Non-Residential v. Residential

Adjacent **Incompatible** Uses
Non-Residential v. Residential

Adjacent **Compatible** Uses
Residential v. Residential

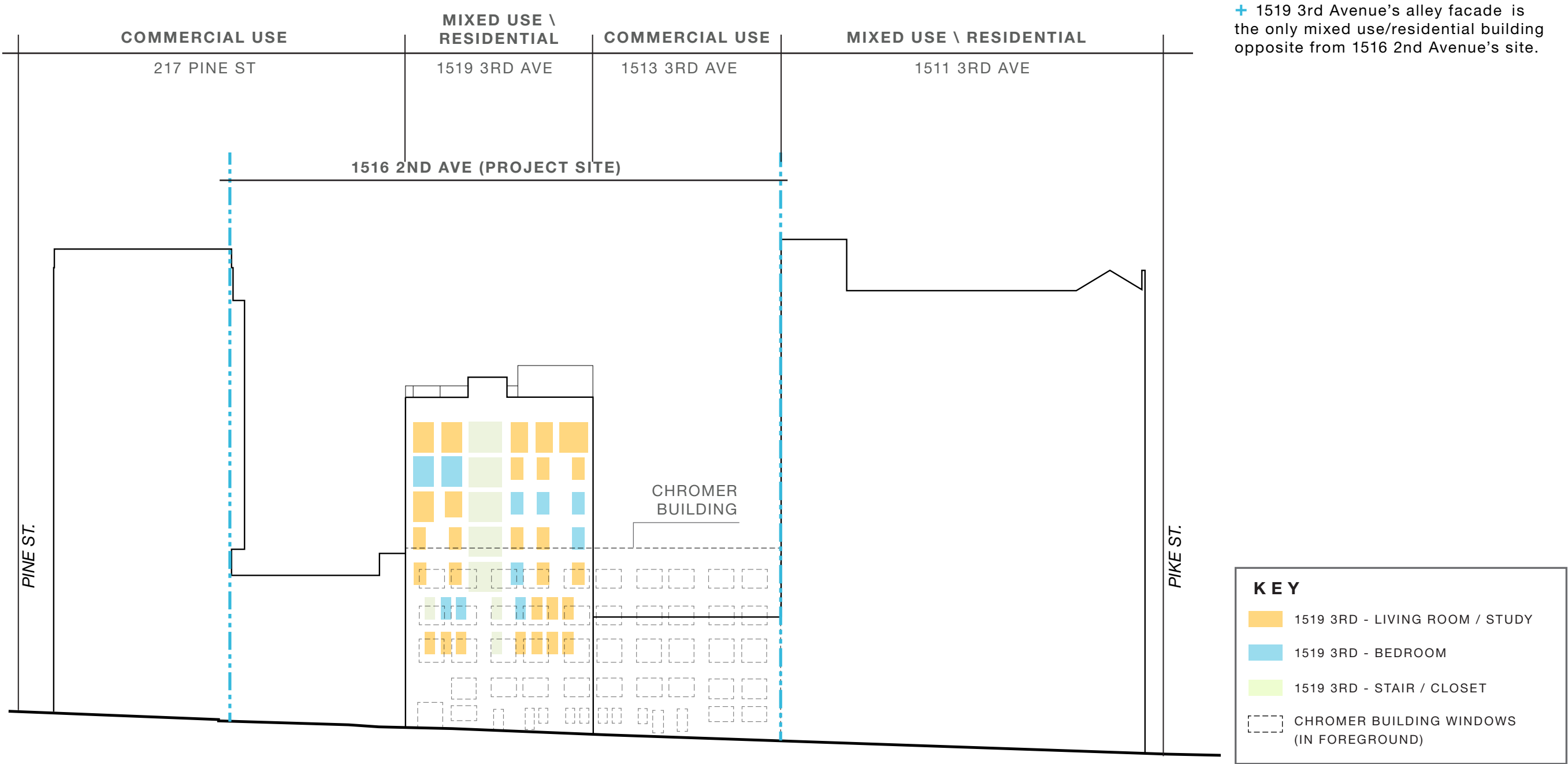
*RPS = "Residential Project Studios" - amenity project rooms for 1516 2nd Ave residents only

1.0 | COMPATIBLE USES DIAGRAM



- + This diagram shows various building uses and their general compatibility across an alley
- + Residential Use has a high expectation or desire for privacy, while Office Use does not
- + Therefore residential adjacency to other residential use, back of house, and other low intensity uses is preferred to adjacency to office use

1.0 | ALLEY ELEVATION DIAGRAM - EXISTING



1.0 | 2ND AVE ELEVATION DIAGRAM - PROPOSED



+ The proposed Mama Tower structure is in the foreground with 1519 3rd ave in the background. This diagram is a window to window overlap study.

KEY

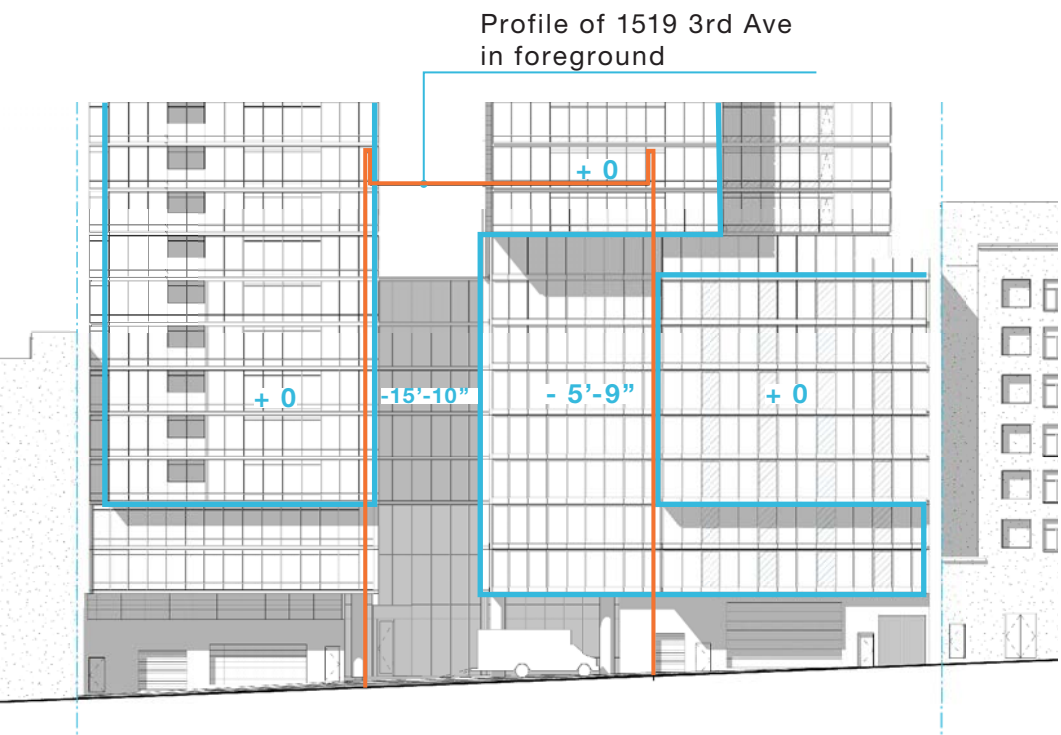
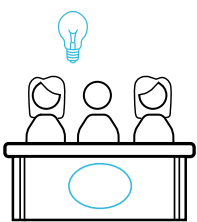
1519 3RD - LIVING ROOM / STUDY

1519 3RD - BEDROOM

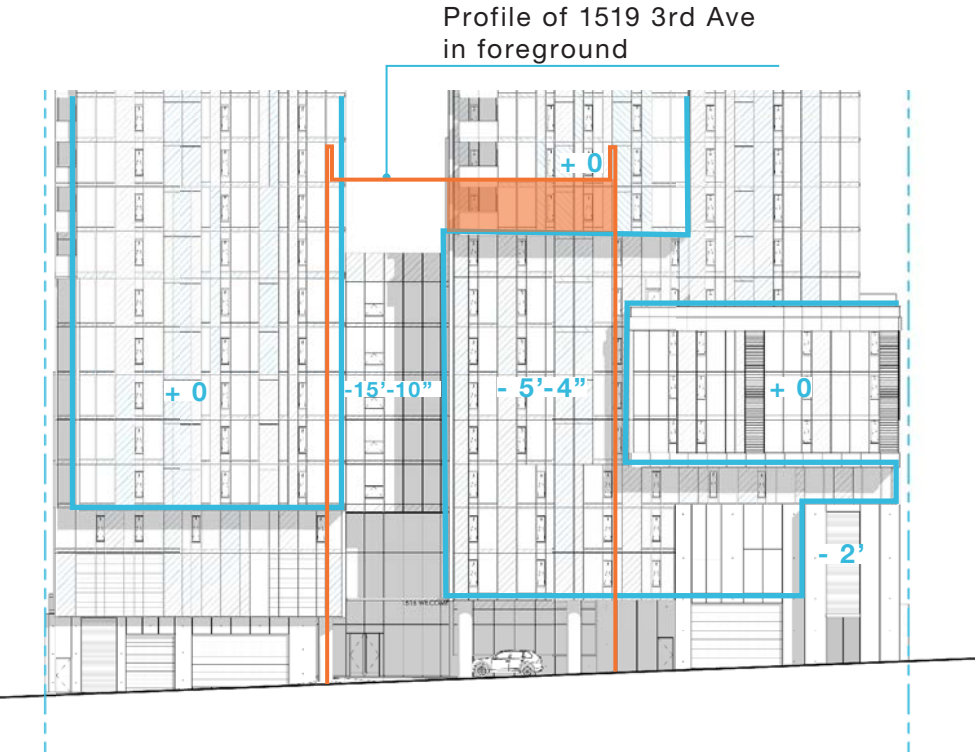
1519 3RD - STAIR / CLOSET

MAMA - (IN FOREGROUND)

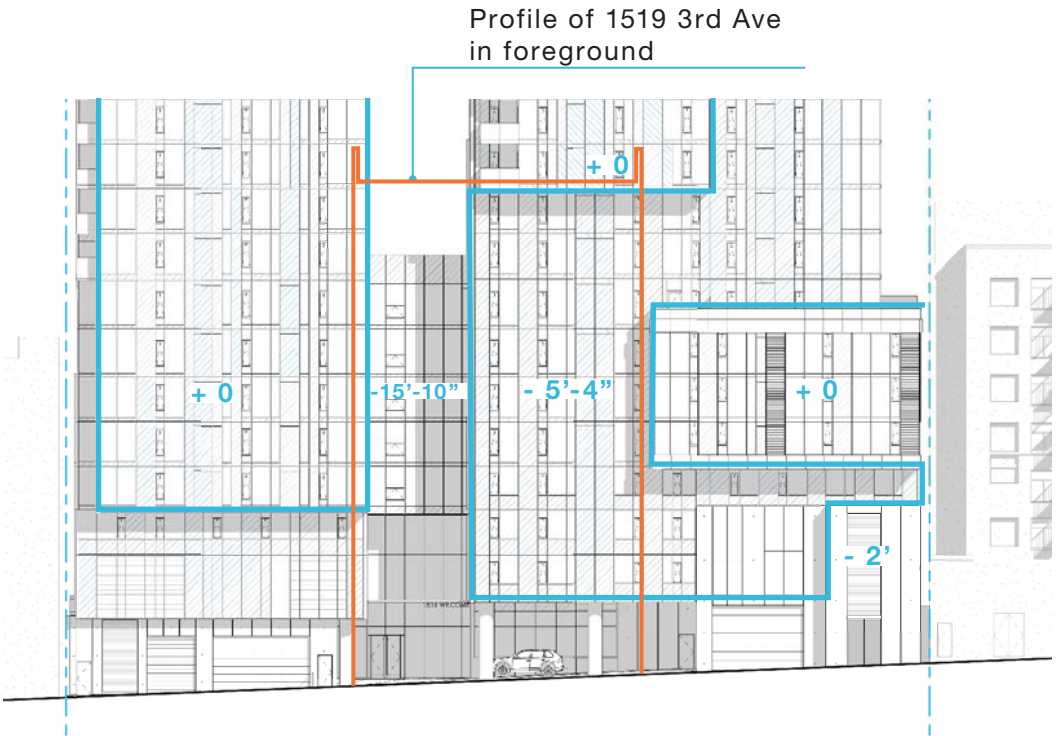
1.0 | DRB #2 MASSING PROGRESSION



EDG PODIUM AND TOWER (ALLEY)



DRB #1 PODIUM AND TOWER (ALLEY)



DRB #2 PODIUM AND TOWER (ALLEY)

DESIGN REVIEW BOARD DIRECTION:

d. The Board also acknowledged the substantial amount of public comment related to privacy concerns across the alley to the adjacent Fischer Studio building. They appreciated the dimensional setbacks studies provided, but the Board commented more information was need to review the relationship. At the next meeting the Board would like to see window studies and plan diagrams at levels 11, 6-10, and 2-5 that show the floor level offsets and placement of windows.

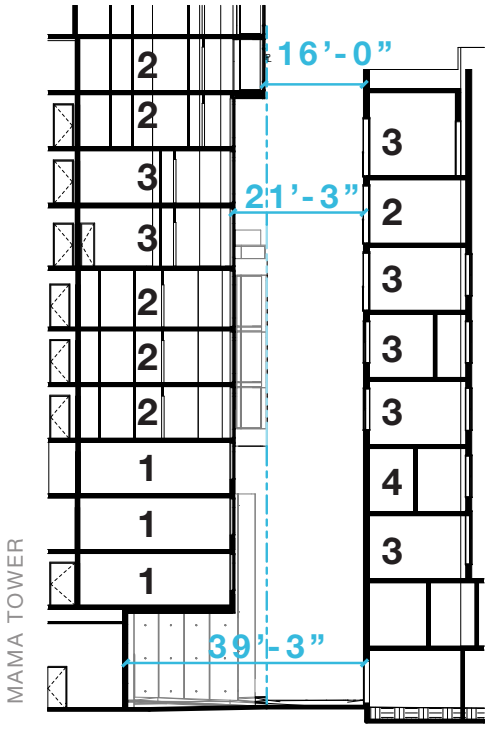
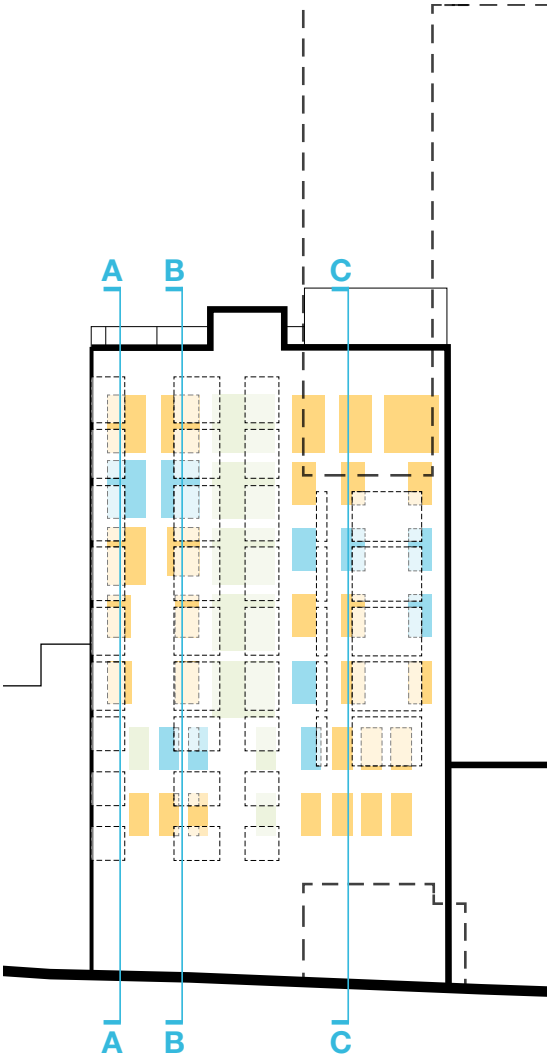
(C6 Develop the Alley Façade, B1 Respond to the neighborhood context, B2.2.

Compatibility with Nearby Buildings)

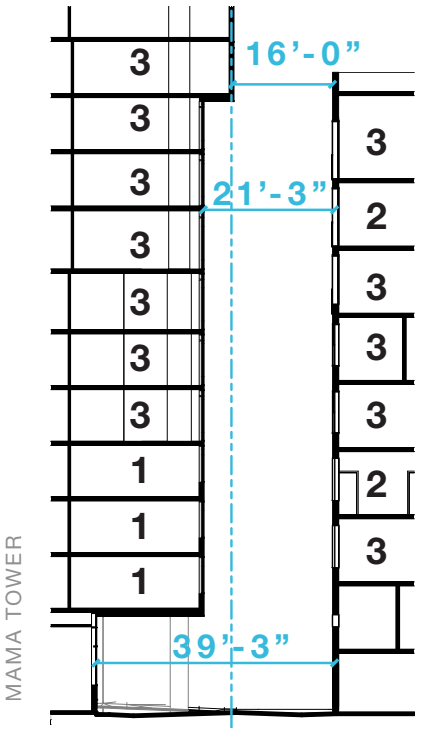
DESIGN RESPONSE

- + The recess of Mama Tower’s level 11 increases the distance between 1519 3rd Ave from 16’ at level 11 to 21’-3”
- + The tower is continuing to use tinted glass to accommodate our 1521 neighbor
- + Added 30” sills at the residential project studios to decrease visibility between Mama Tower and 1519 3rd Ave

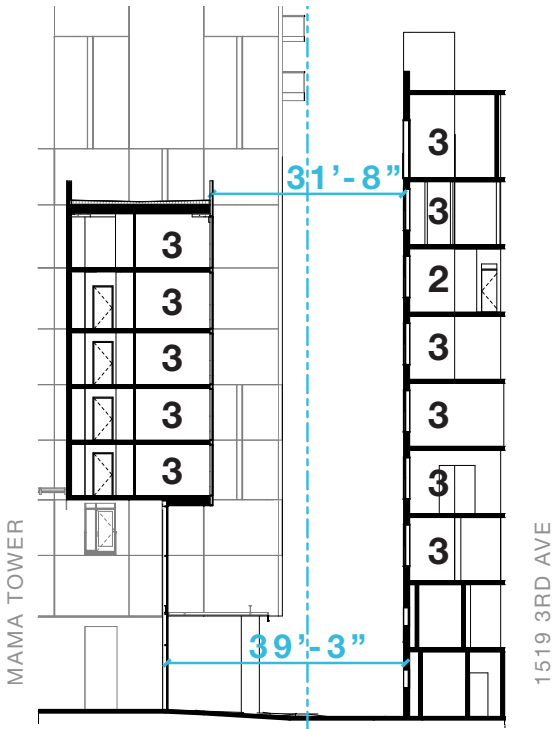
1.0 | ALLEY SECTIONS



A-A SECTION



B-B SECTION

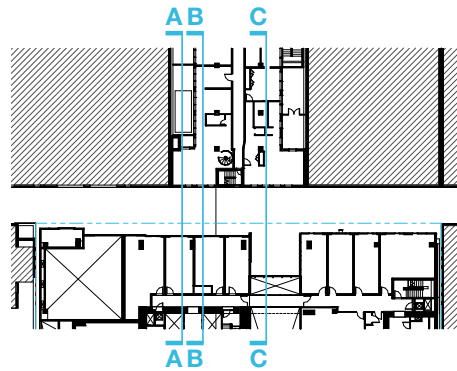


C-C SECTION

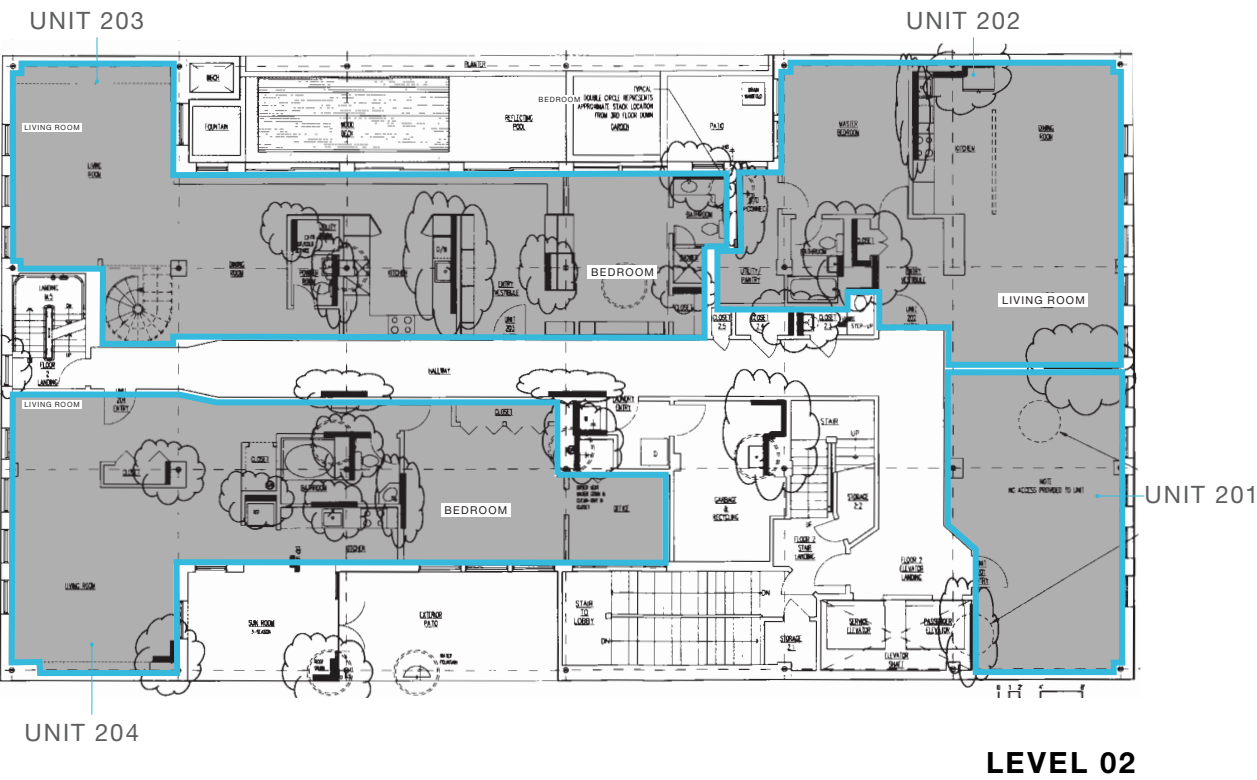
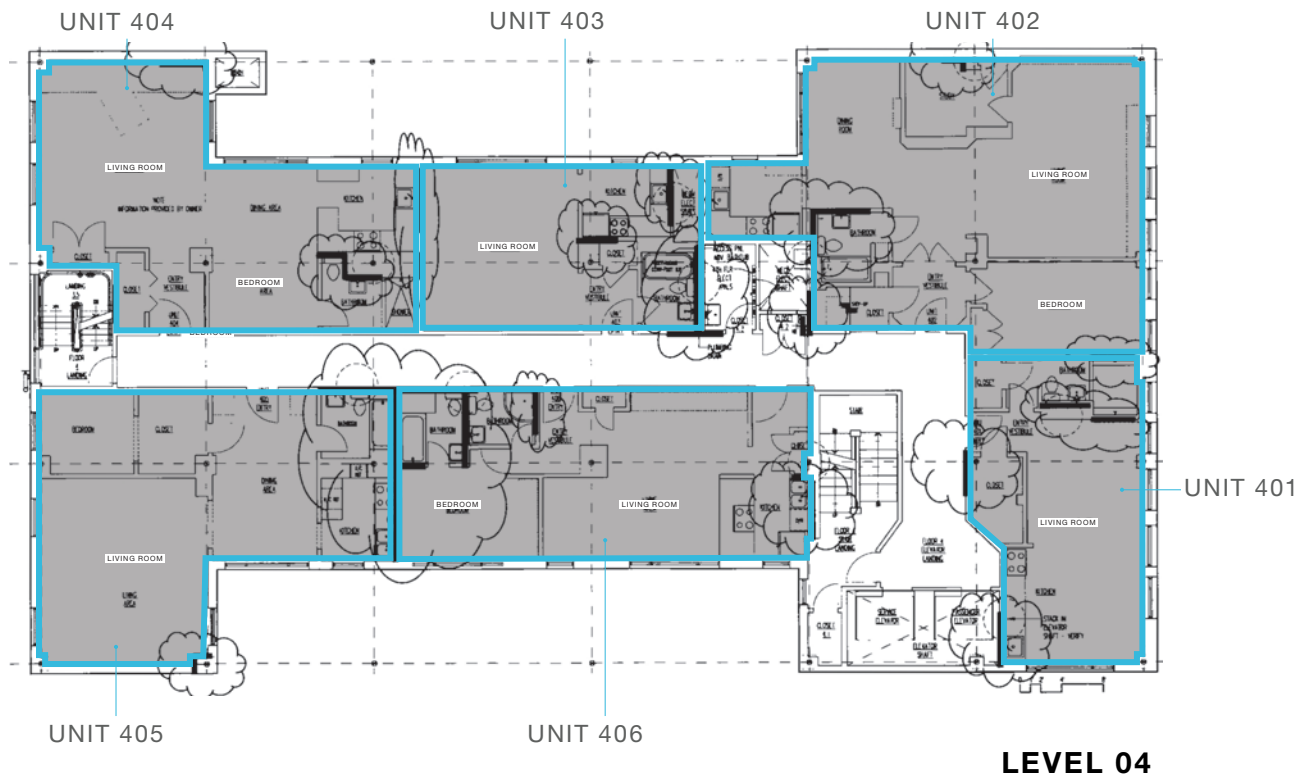
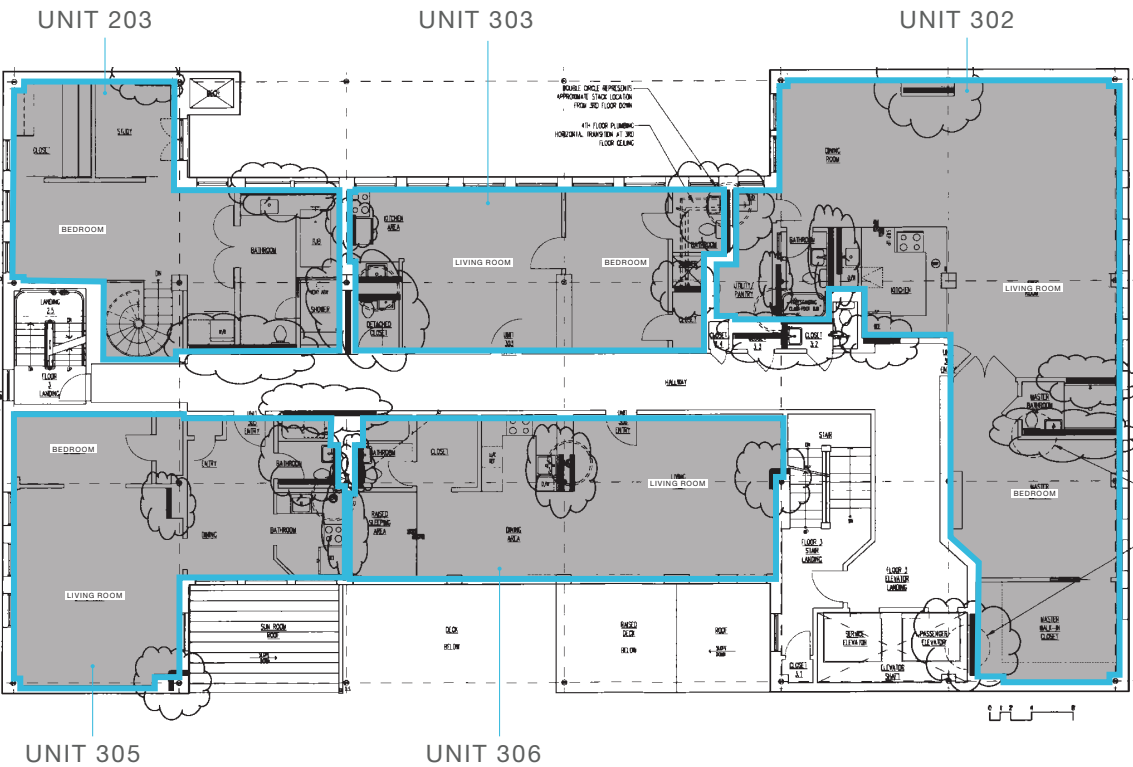
KEY

- 1519 3RD - LIVING ROOM / STUDY
- 1519 3RD - BEDROOM
- 1519 3RD - STAIR / CLOSET
- MAMA - WINDOWS

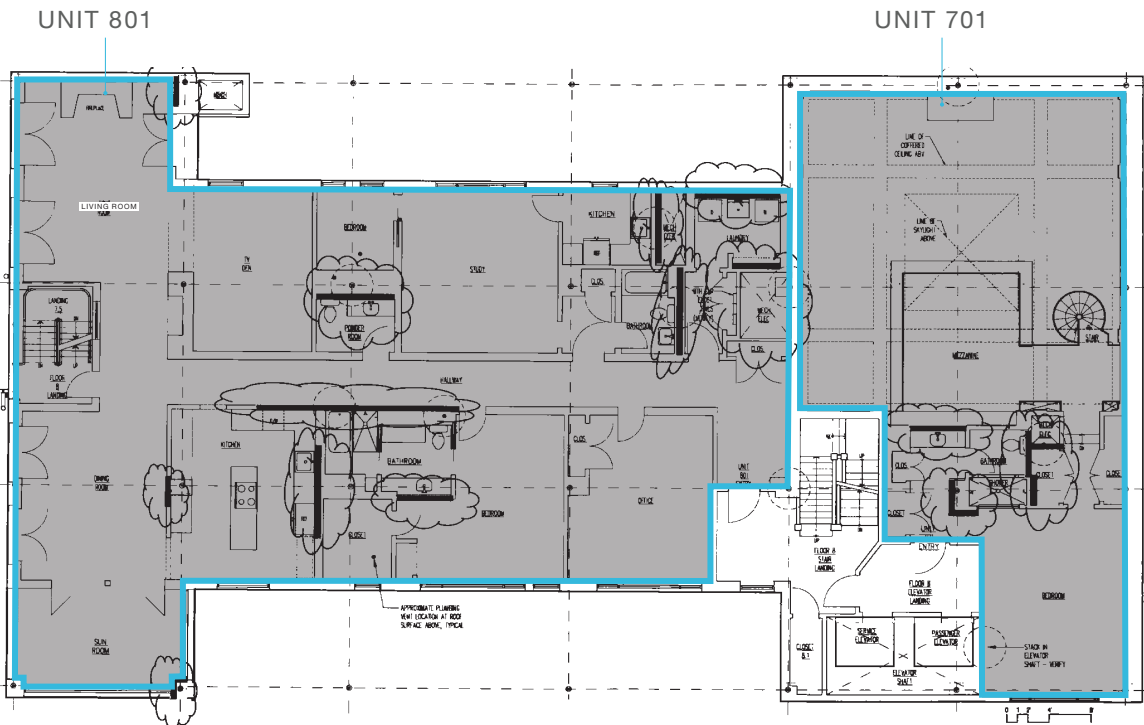
- 1. RESIDENTIAL PROJECT STUDIO
- 2. BEDROOM
- 3. LIVING ROOM
- 4. CLOSET



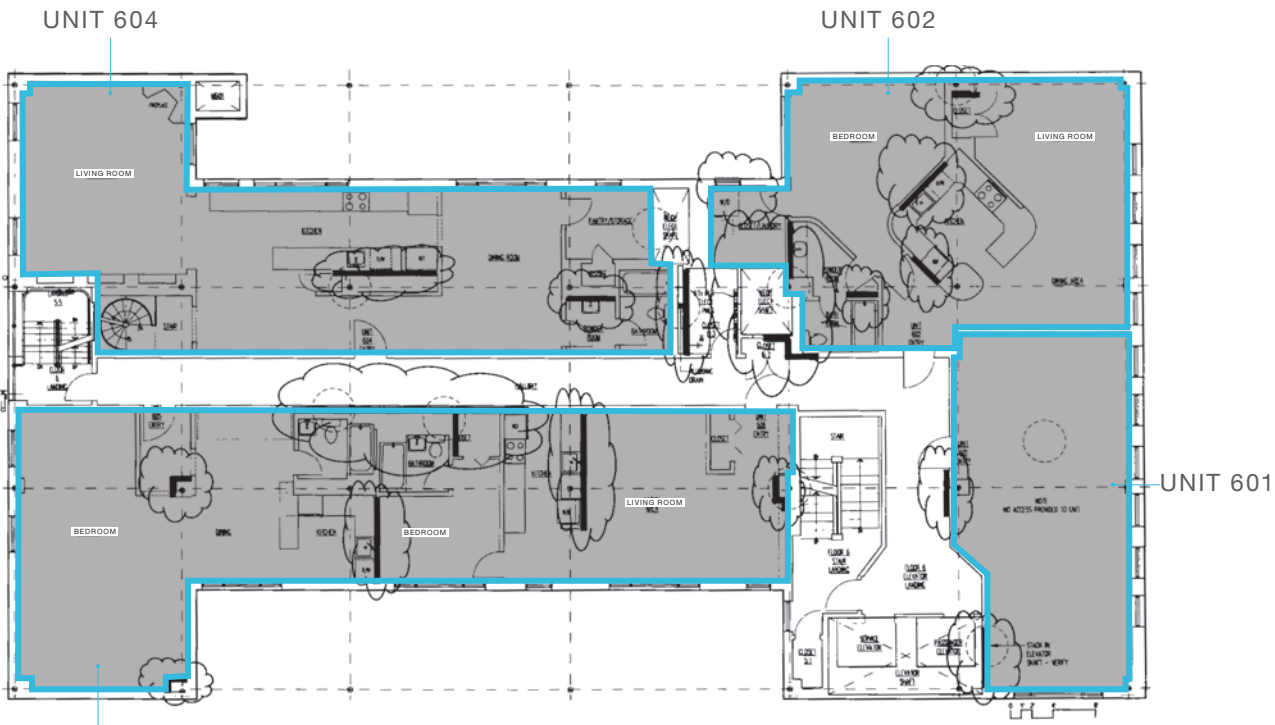
1.0 | 1519 3RD AVE PLANS (AVAILABLE PUBLIC DOCUMENTS 2015)



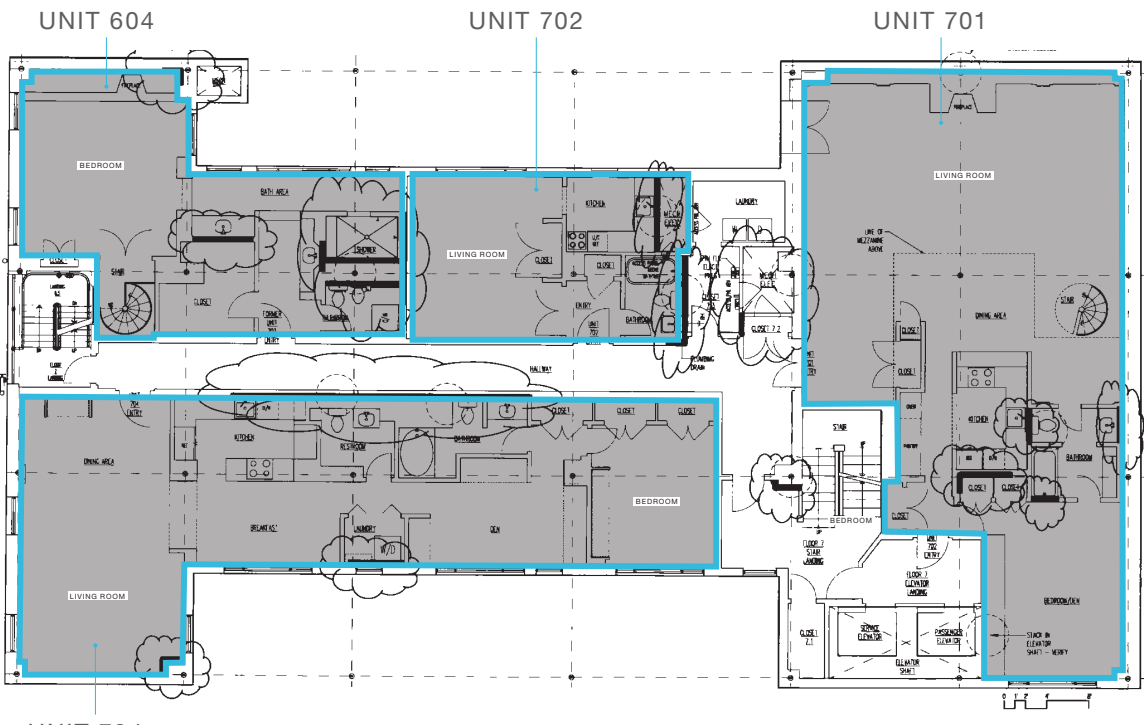
1.0 | 1519 3RD AVE PLANS (AVAILABLE PUBLIC DOCUMENTS 2015)



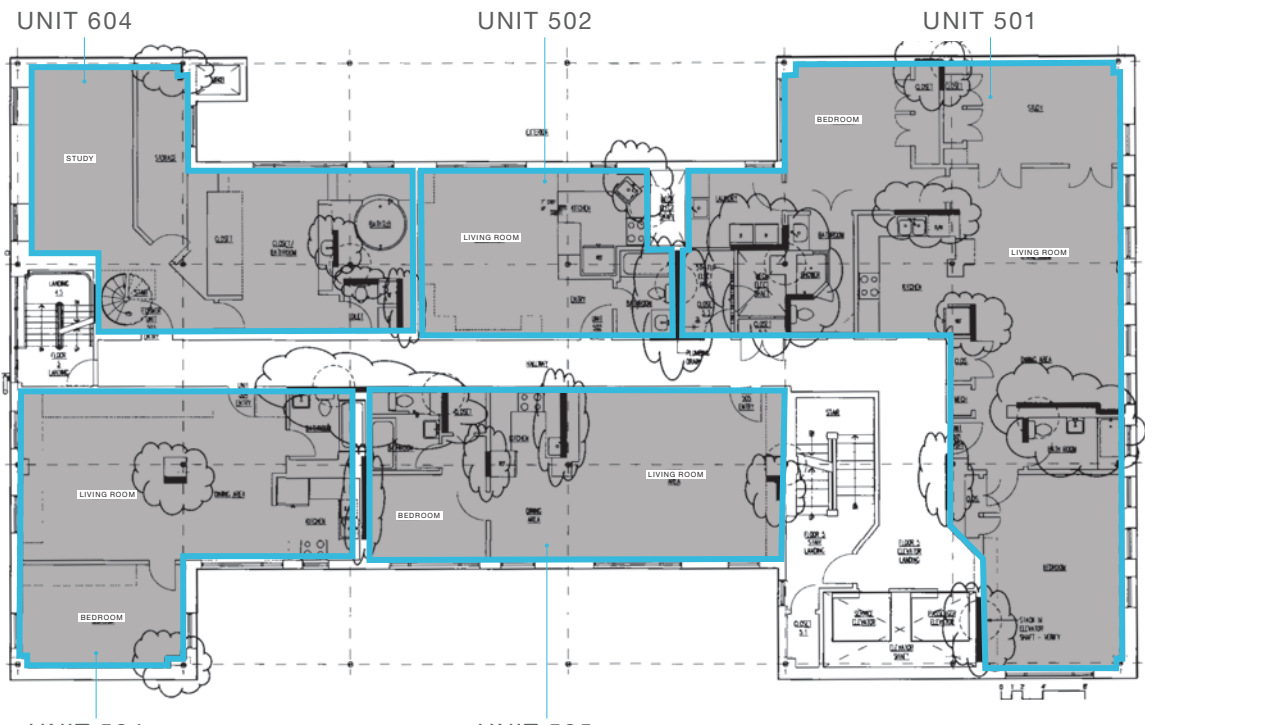
LEVEL 08



LEVEL 06

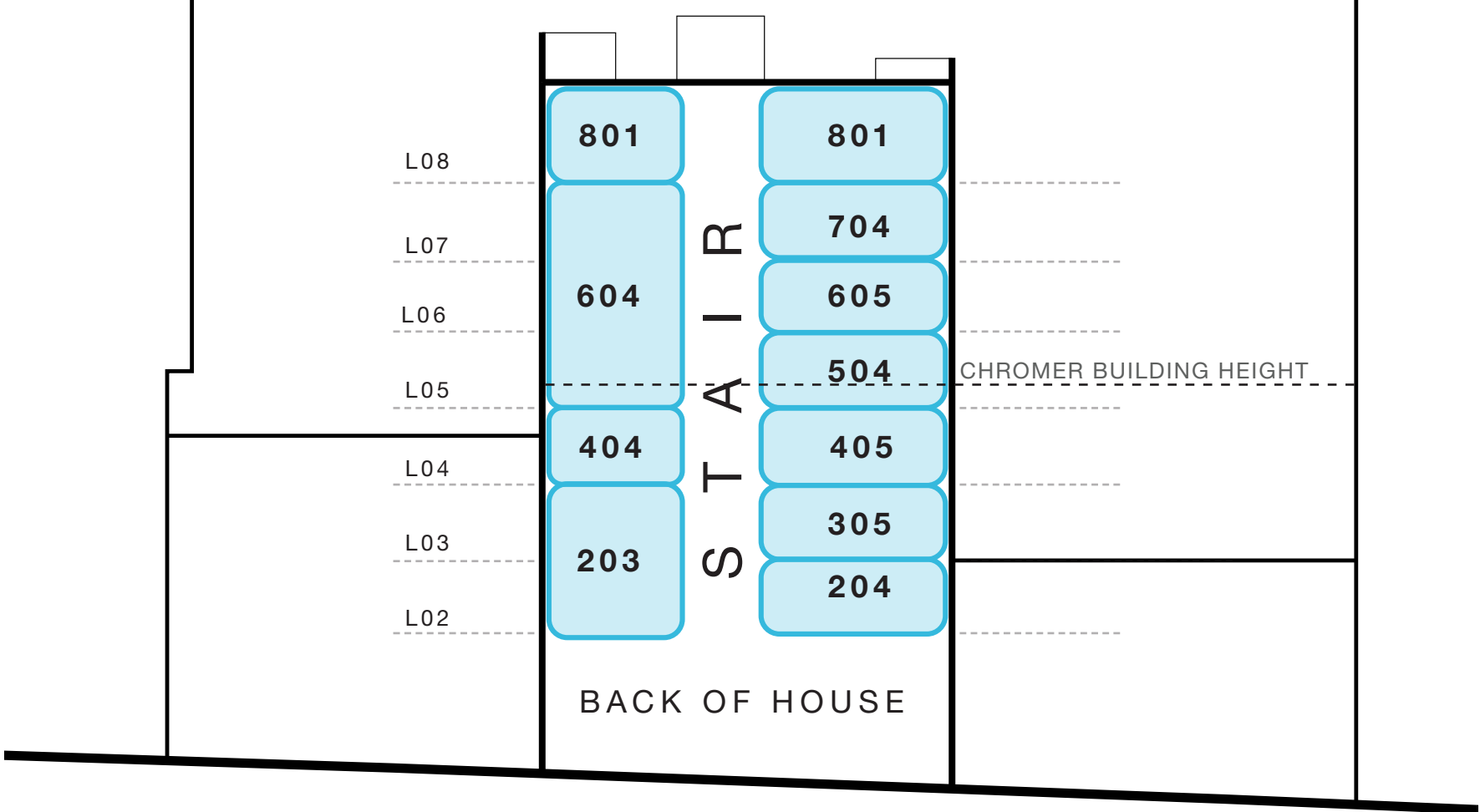


LEVEL 07



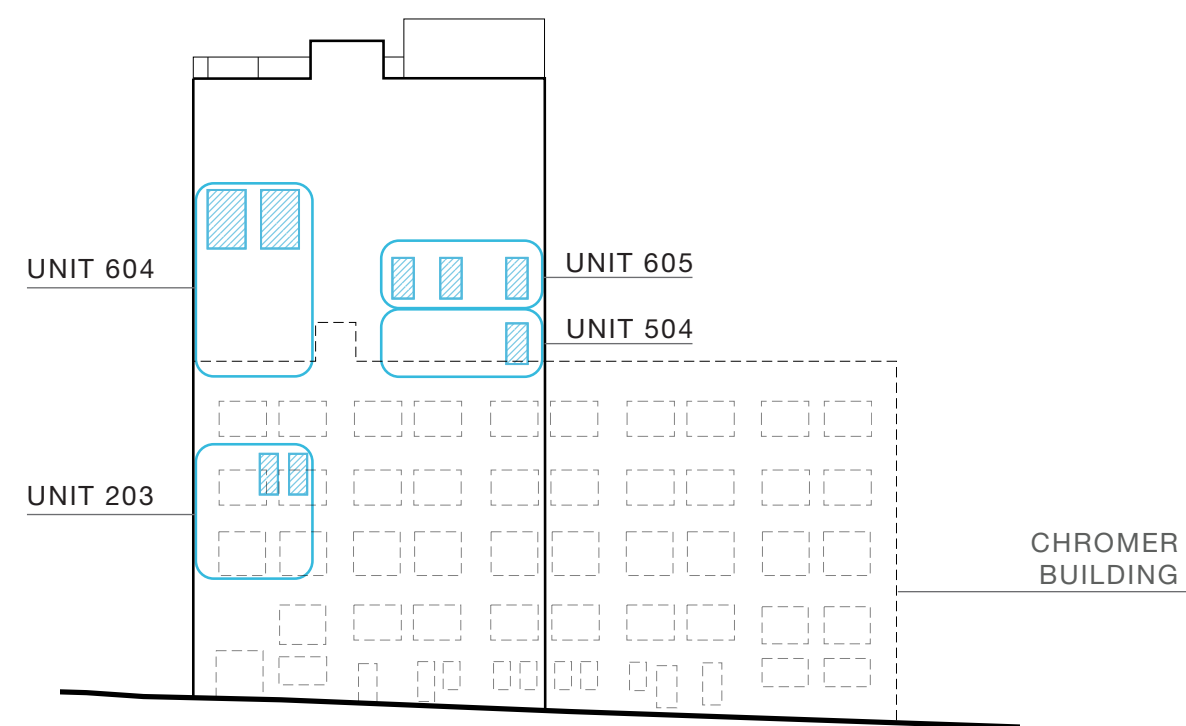
LEVEL 05

1.0 | 1519 3RD AVE - UNITS ADJACENCY TO ALLEY

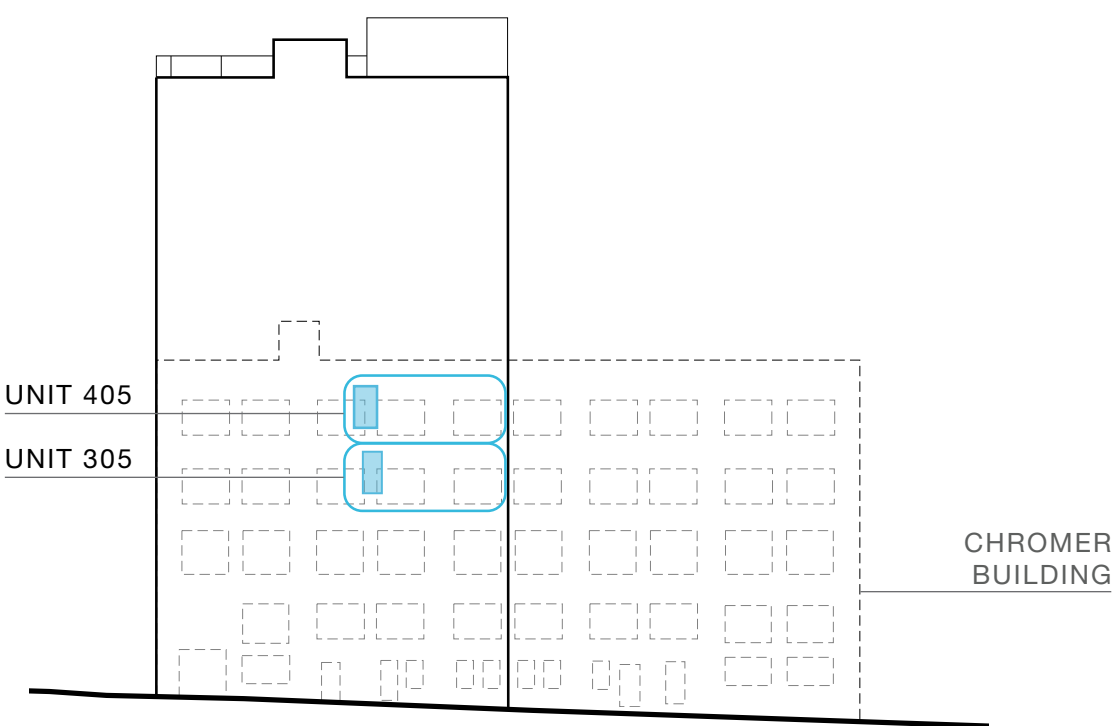


- + 1519 3rd Avenue has 10 units with windows adjacent to the alley.
- + 5 of 10 units are 16'-0" away from the Chromer Building and are below its roof line.
- + 5 units are above the existing Chromer building's roof line.

1.0 | 1519 3RD AVE - OVERVIEW STUDY - BEDROOM WINDOWS WITH ALLEY ADJACENCIES



UNITS WITH BEDROOM WINDOWS FACING BOTH THE ALLEY AND OTHER FACADES: **4 UNITS**



UNITS WITH BEDROOM WINDOWS ONLY FACING THE ALLEY: **2 UNITS**

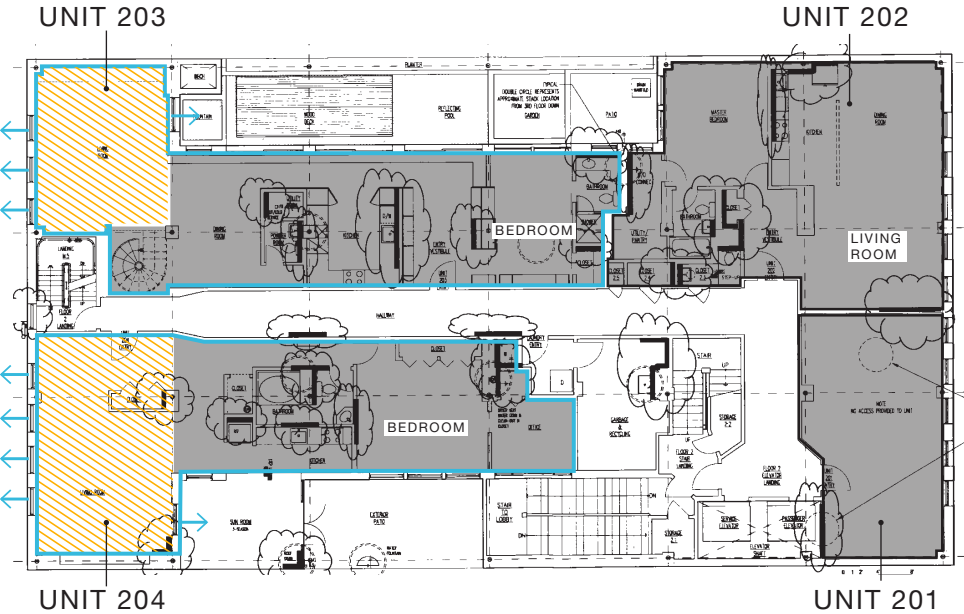
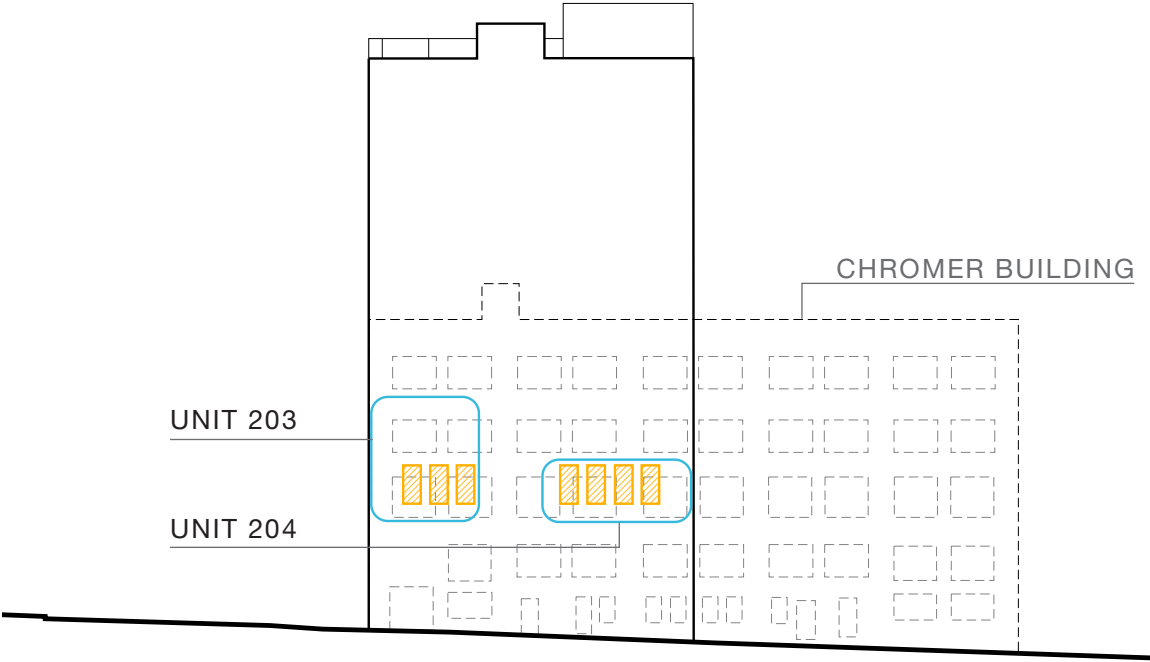
- + 1519 3rd Avenue has 10 units with windows adjacent to the alley.
- + 6 units have bedroom windows adjacent to the alley.
- + 4 of those 6 units have bedroom windows adjacent to the alley and other facades.
- + 2 of those 6 units have bedroom windows which only face the alley
- + The 2 units with bedroom windows that only face the alley are currently 16' - 0" away from the Chromer Building

KEY

1519 3RD - BEDROOM

1519 3RD - BEDROOM W/ OTHER WINDOWS

1.0 | 1519 3RD AVE - LEVEL BY LEVEL WINDOW STUDY - L02 | EXISTING



- + Level 02 of 1519 3rd Avenue has no bedroom windows adjacent to the alley.
- + Units 203 and 204 both have living room windows adjacent to the alley and other facades.
- + Both units have windows that are currently 16' away from the Chromer Building and both are below the Chromer Building roof line.

KEY

1519 3RD - LIVING ROOM / STUDY W/ OTHER WINDOWS

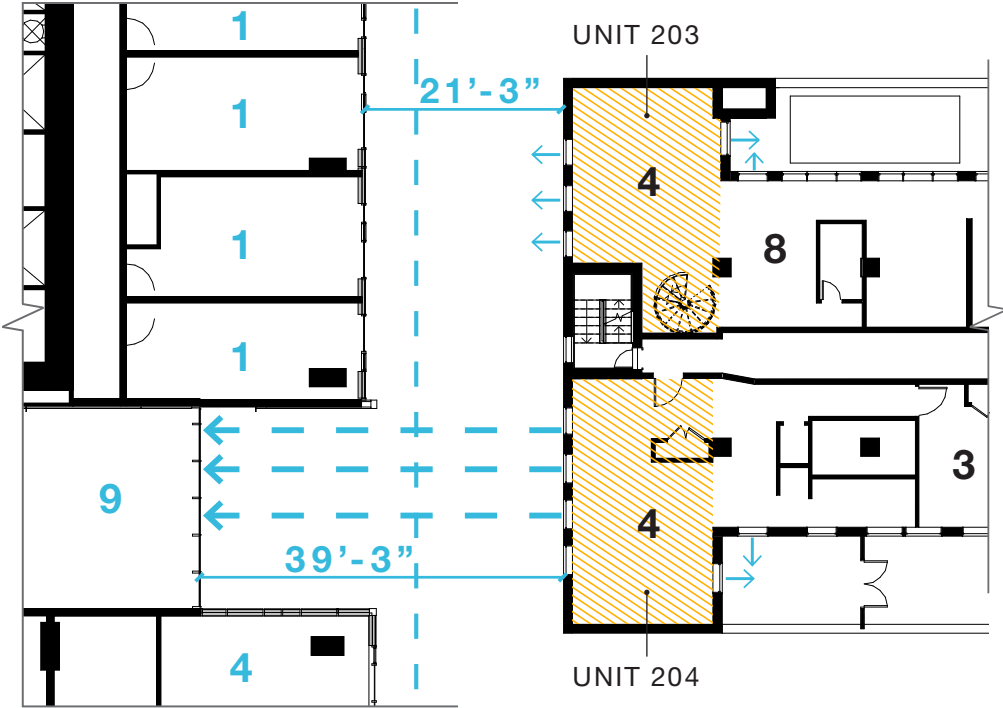
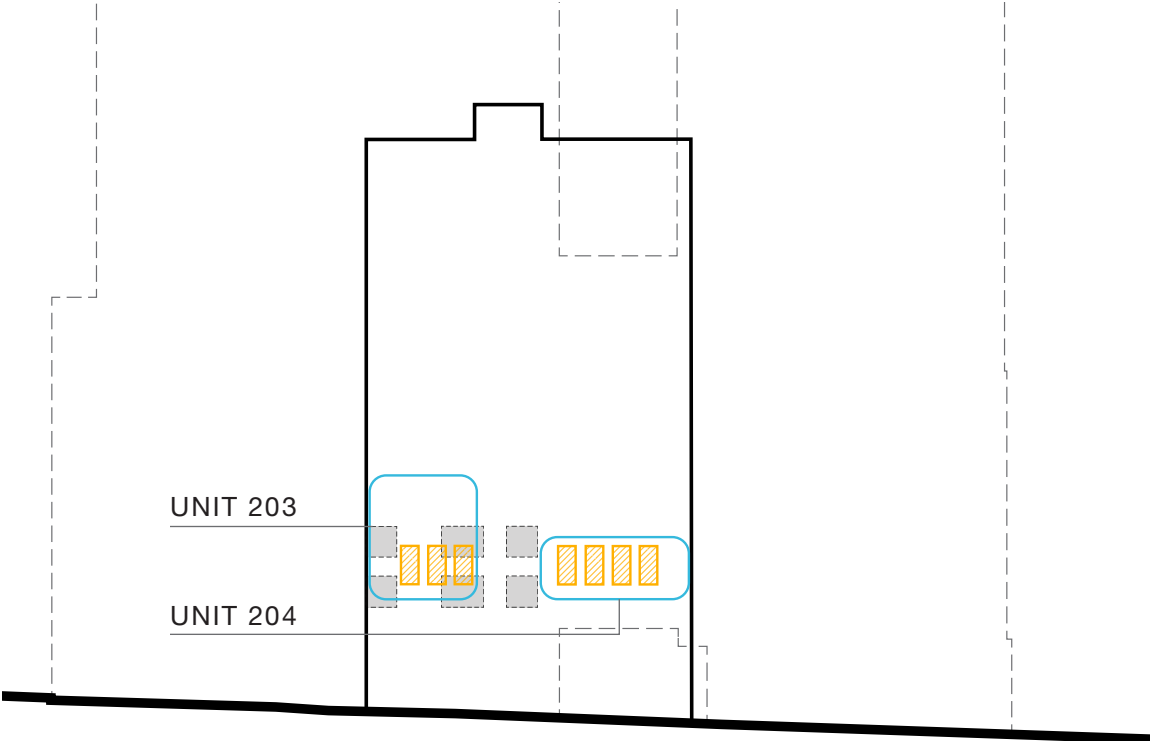
1519 3RD - LIVING ROOM / STUDY

1519 3RD - BEDROOM W/ OTHER WINDOWS

1519 3RD - BEDROOM

1519 3RD - OTHER ROOMS

1.0 | 1519 3RD AVE - LEVEL BY LEVEL WINDOW STUDY - L02 | PROPOSED



- + Units 203 and 204 have windows that are currently 16' away from the Chromer Building and both are below the Chromer Building roof line.
- + The proposed facade is 21' - 3" from Unit 203 (**an increase of 5' - 3"**).
- + The proposed facade is 39' - 3" from Unit 204 (**an increase of 23' - 3"**).

KEY

1519 3RD - BEDROOM

1519 3RD - BEDROOM W/ OTHER WINDOWS

1519 3RD - LIVING ROOM / STUDY

1519 3RD - LIVING ROOM / STUDY W/ OTHER WINDOWS

MAMA - LIVING ROOM

MAMA - BEDROOM

MAMA - RES PROJECT STUDIO

1. RESIDENTIAL PROJECT STUDIO

2. UNIT

3. BEDROOM

4. LIVING ROOM

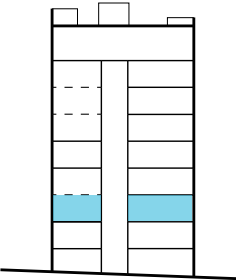
5. CLOSET

6. BATHROOM

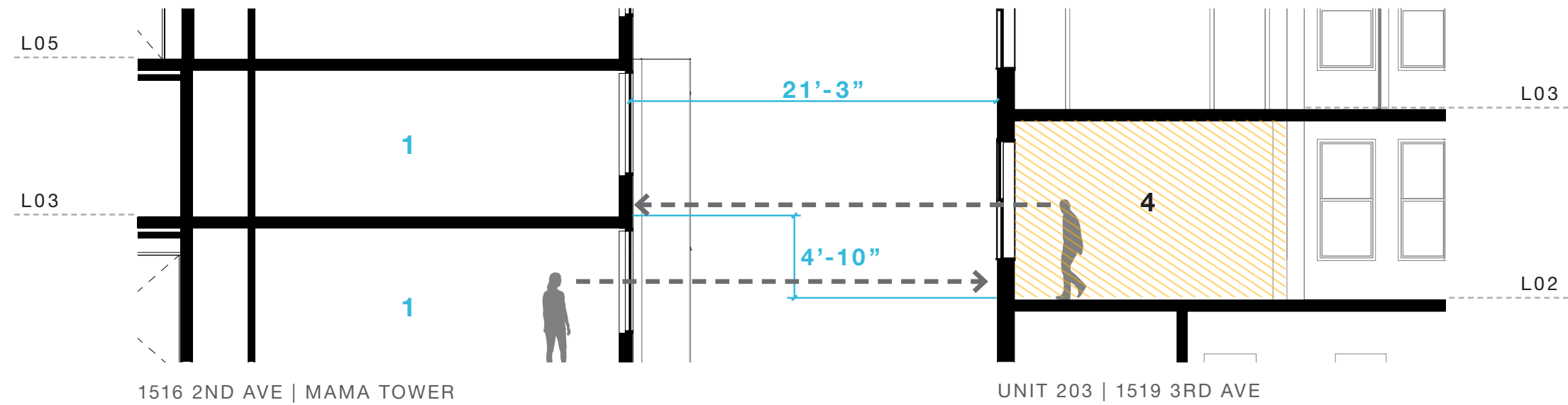
7. STUDY

8. DINING AREA

9. DOUBLE HEIGHT 'THROUGH' LOBBY

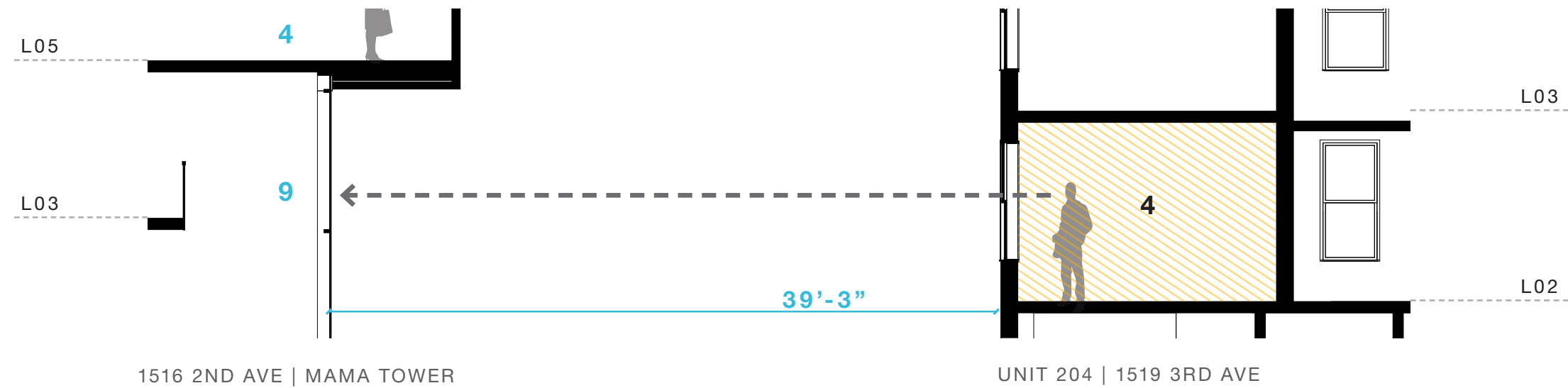


1.0 | 1519 3RD AVE - L02 | PROPOSED

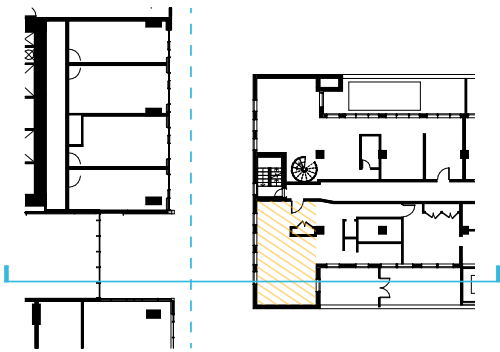


+ Proposed is a 39' - 3" distance between unit 204 and Mama Tower (an increase of 23' - 3").

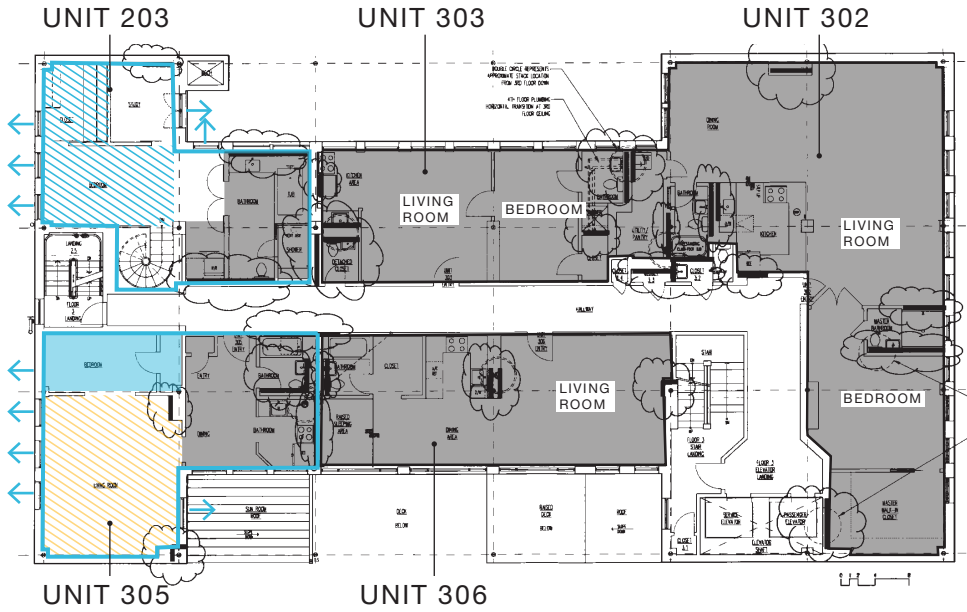
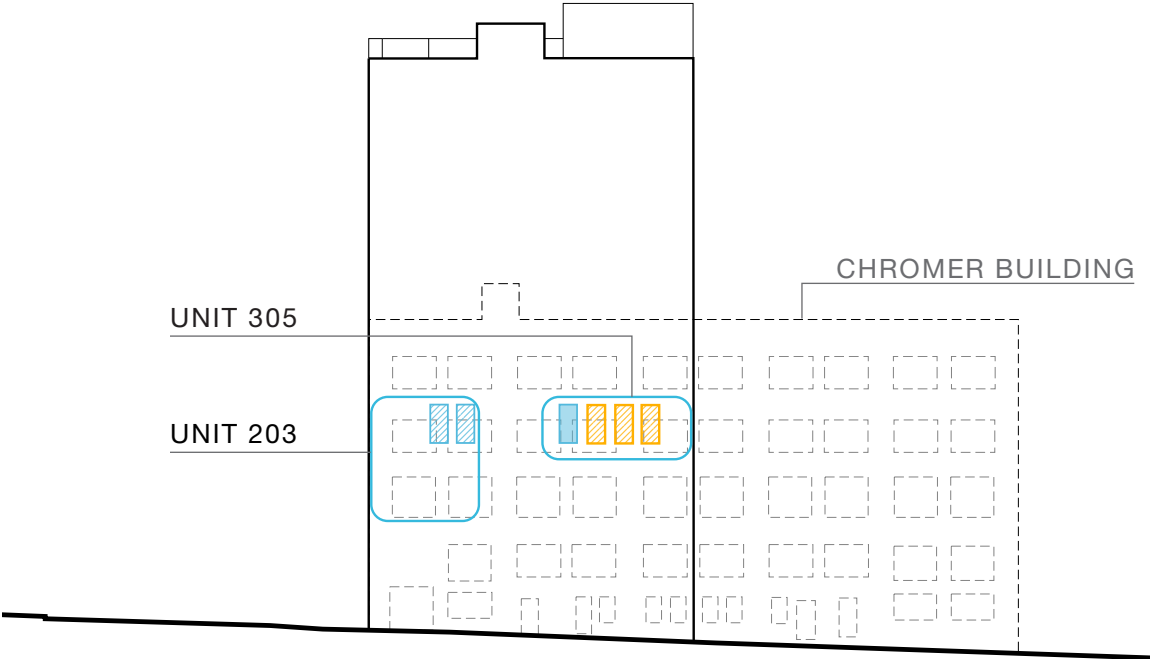
+ L02 of 1519 3rd Ave is offset by 4'-10" from the proposed L03 of Mama Tower



- 1. RESIDENTIAL PROJECT STUDIO
- 2. UNIT
- 3. BEDROOM
- 4. LIVING ROOM
- 5. CLOSET
- 6. BATHROOM
- 7. STUDY
- 8. DINING AREA
- 9. DOUBLE HEIGHT 'THROUGH' LOBBY



1.0 | 1519 3RD AVE - LEVEL BY LEVEL WINDOW STUDY - L03 | EXISTING



- + Level 03 of 1519 3rd Avenue has one bedroom with windows facing only the alley.
- + Unit 203 has a bedroom with windows adjacent to the alley AND other facades.
- + Units 305 has a bedroom with a window that only faces the alley and a living room with windows adjacent to the alley and other facades
- + Both units have windows that are currently 16' away from the Chromer Building and both are below the Chromer Building roof line.

KEY

1519 3RD - LIVING ROOM / STUDY W/ OTHER WINDOWS

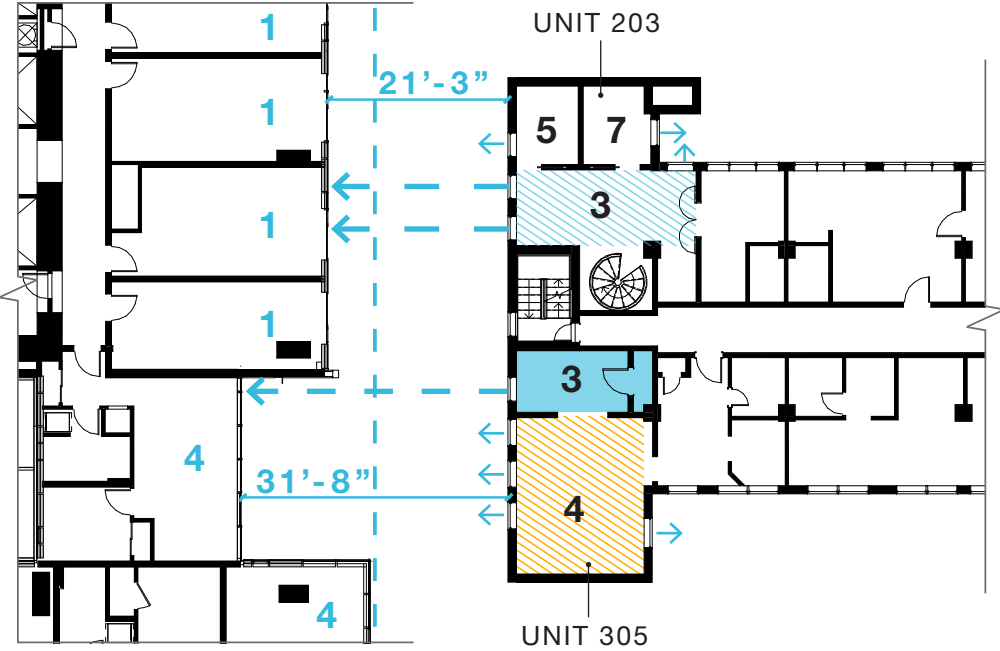
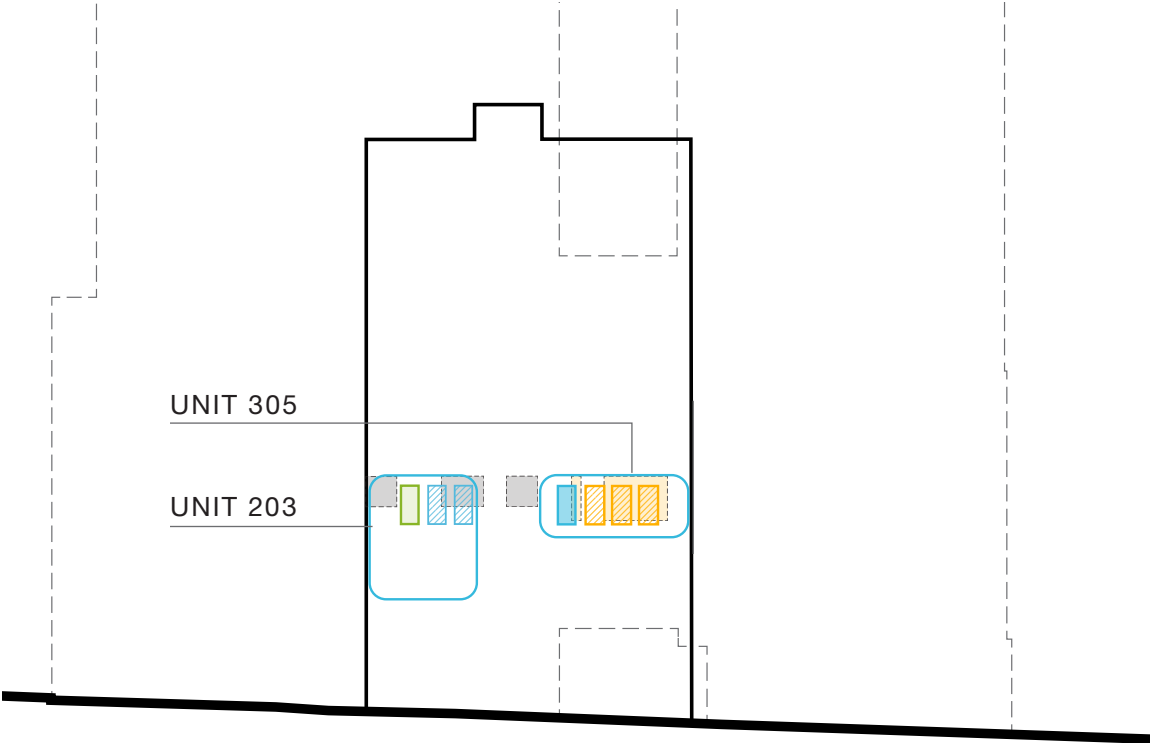
1519 3RD - LIVING ROOM / STUDY

1519 3RD - BEDROOM W/ OTHER WINDOWS

1519 3RD - BEDROOM

1519 3RD - OTHER ROOMS

1.0 | 1519 3RD AVE - LEVEL BY LEVEL WINDOW STUDY - L03 | PROPOSED

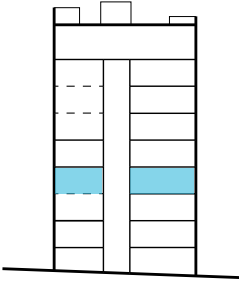


- + Unit 203 and Unit 305 have windows that are currently 16' away from the Chromer Building and both are below the Chromer roof line.
- + The proposed facade is a 21' - 3" from Unit 203 (**an increase of 5' - 3"**).
- + The proposed facade is 31' - 8" from Unit 305 (**an increase of 15' - 8"**).

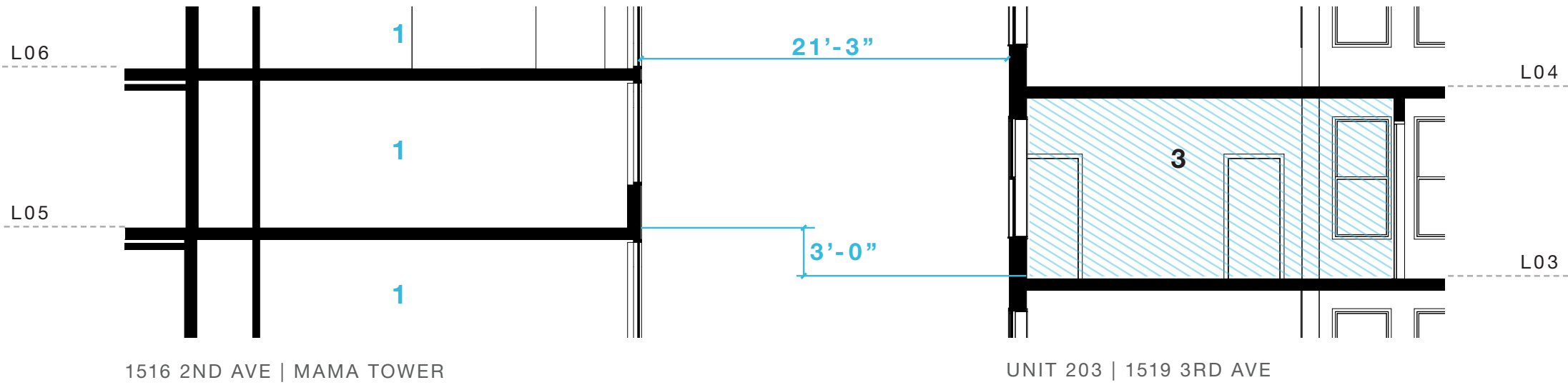
KEY

- 1519 3RD - BEDROOM
- 1519 3RD - BEDROOM W/ OTHER WINDOWS
- 1519 3RD - LIVING ROOM / STUDY
- 1519 3RD - LIVING ROOM / STUDY W/ OTHER WINDOWS
- MAMA - LIVING ROOM
- MAMA - BEDROOM
- MAMA - RES PROJECT STUDIO

- 1. RESIDENTIAL PROJECT STUDIO
- 2. UNIT
- 3. BEDROOM
- 4. LIVING ROOM
- 5. CLOSET
- 6. BATHROOM
- 7. STUDY
- 8. DINING AREA



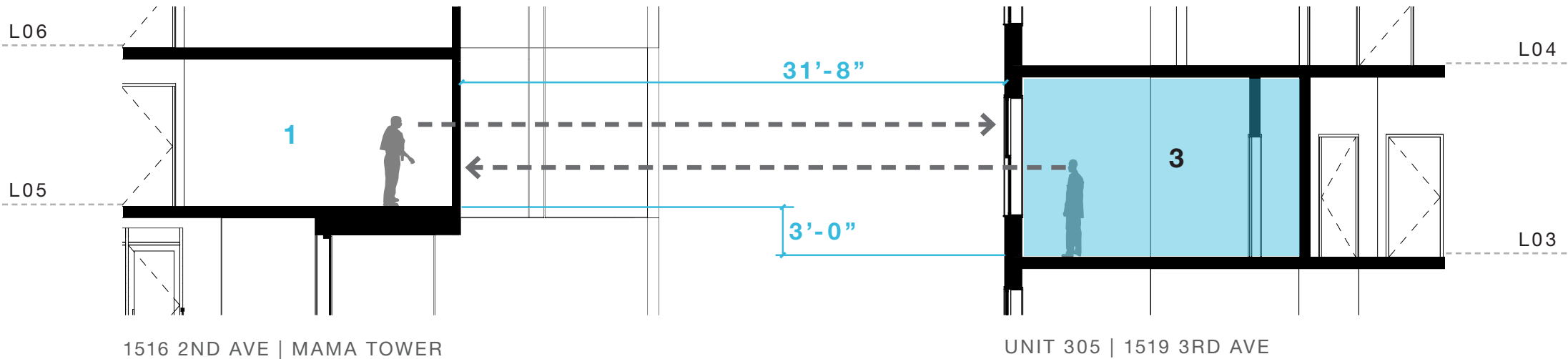
1.0 | 1519 3RD AVE - L03 | PROPOSED



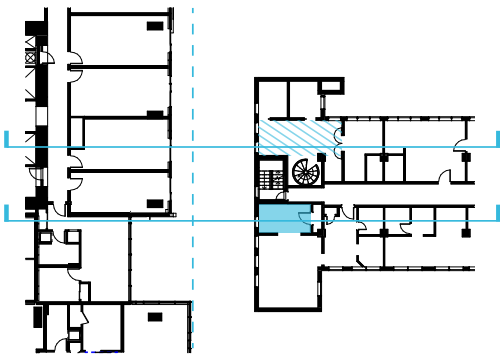
+ Proposed is a 21' - 3" distance between unit 203 and Mama Tower (an increase of 5' - 3").

+ Proposed is a 31' - 8" distance between unit 305 and Mama Tower (an increase of 15' - 8").

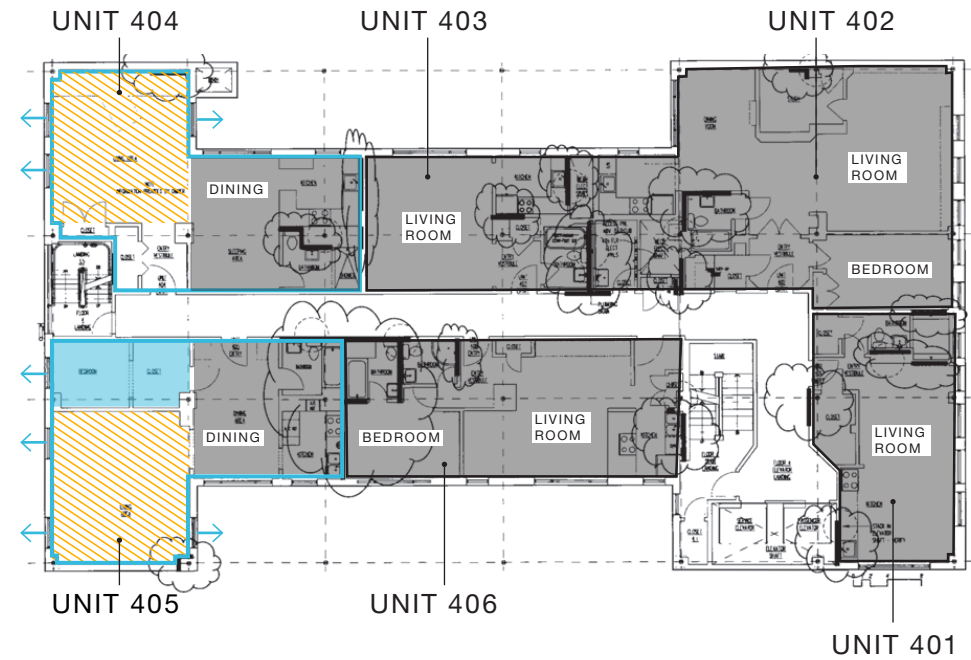
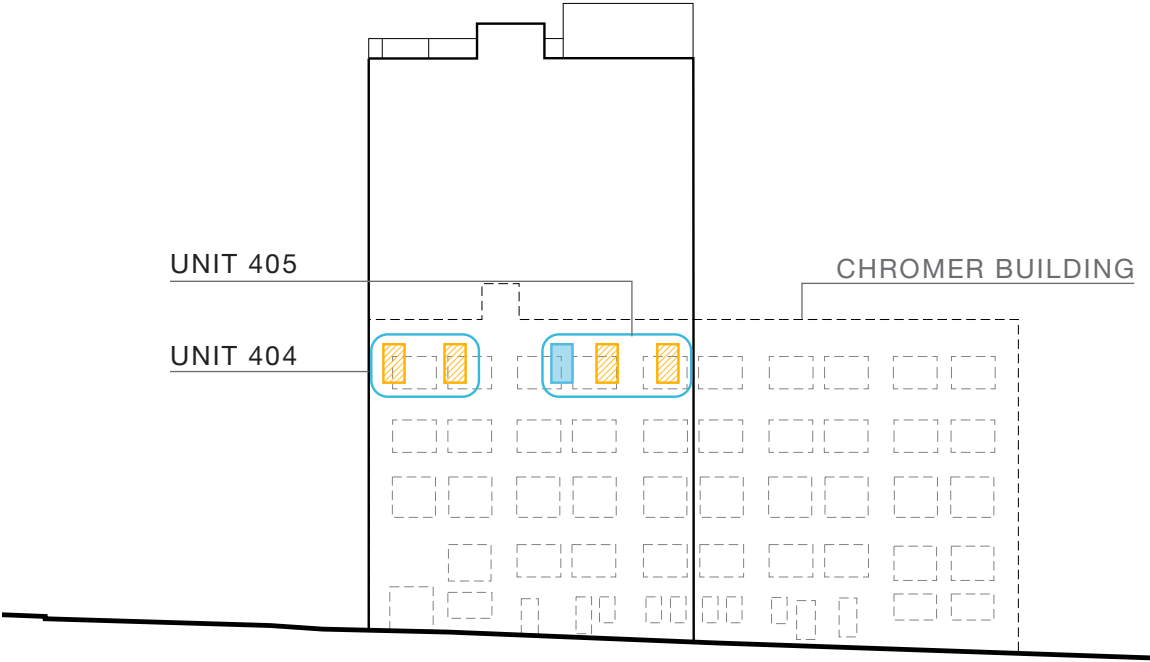
+ L03 of 1519 3rd Ave is offset by 3'-0" from the proposed L05 of Mama Tower



- 1. RESIDENTIAL PROJECT STUDIO
- 2. UNIT
- 3. BEDROOM
- 4. LIVING ROOM
- 5. CLOSET
- 6. BATHROOM
- 7. STUDY
- 8. DINING AREA



1.0 | 1519 3RD AVE - LEVEL BY LEVEL WINDOW STUDY - L04 | EXISTING



- + Level 04 of 1519 3rd Avenue has one bedroom with windows only facing the alley.
- + Units 404 and 405 have a living room with windows adjacent to the alley AND other facades.
- + Units 405 has a bedroom with a window facing only the alley and a living room with windows adjacent to the alley and other facades
- + Both units have windows that are currently 16' away from the Chromer Building and both are below the Chromer roof line.

KEY

1519 3RD - LIVING ROOM / STUDY W/ OTHER WINDOWS

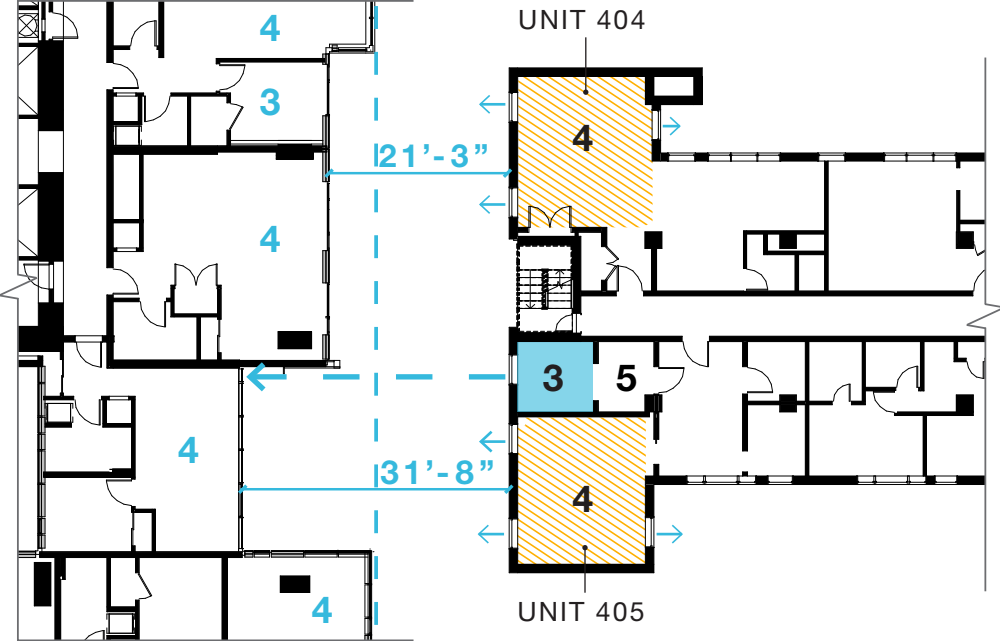
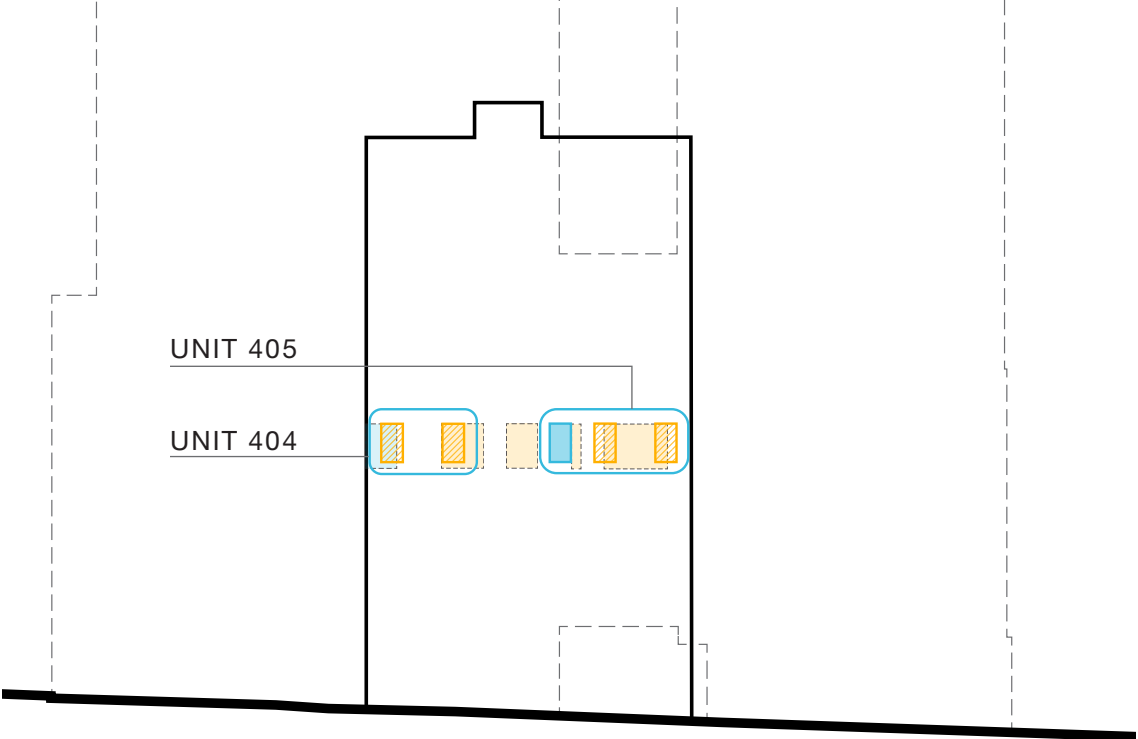
1519 3RD - LIVING ROOM / STUDY

1519 3RD - BEDROOM W/ OTHER WINDOWS

1519 3RD - BEDROOM

1519 3RD - OTHER ROOMS

1.0 | 1519 3RD AVE - LEVEL BY LEVEL WINDOW STUDY - L04 | PROPOSED



- + Unit 404 and Unit 405 have windows that are currently 16' away from the Chromer Building and both are below the Chromer roof line.
- + The proposed facade is a 21' - 3" from Unit 404 (an increase of 5' - 3").
- + The proposed facade is 31' - 8" from Unit 405 (an increase of 15' - 8").

KEY

1519 3RD - BEDROOM

1519 3RD - BEDROOM W/ OTHER WINDOWS

1519 3RD - LIVING ROOM / STUDY

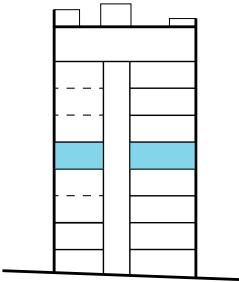
1519 3RD - LIVING ROOM / STUDY W/ OTHER WINDOWS

MAMA - LIVING ROOM

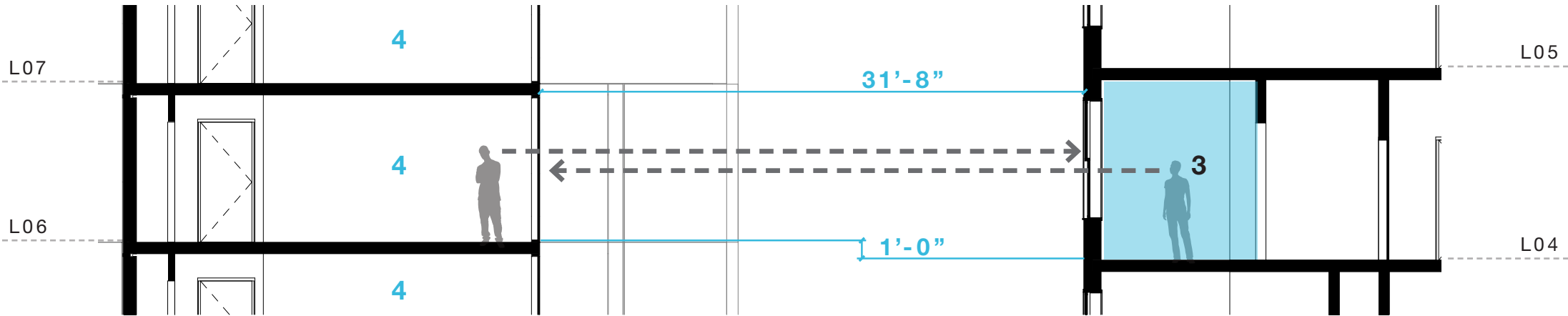
MAMA - BEDROOM

MAMA - RES PROJECT STUDIO

- 1. RESIDENTIAL PROJECT STUDIO
- 2. UNIT
- 3. BEDROOM
- 4. LIVING ROOM
- 5. CLOSET
- 6. BATHROOM
- 7. STUDY
- 8. DINING AREA



1.0 | 1519 3RD AVE - L04 | PROPOSED

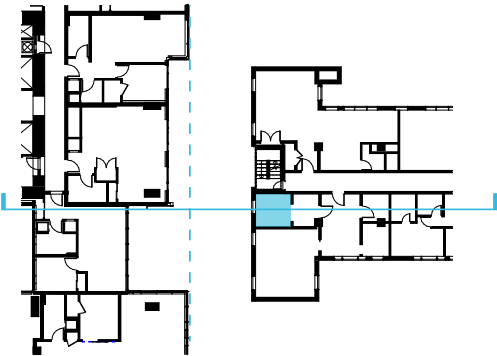


1516 2ND AVE | MAMA TOWER

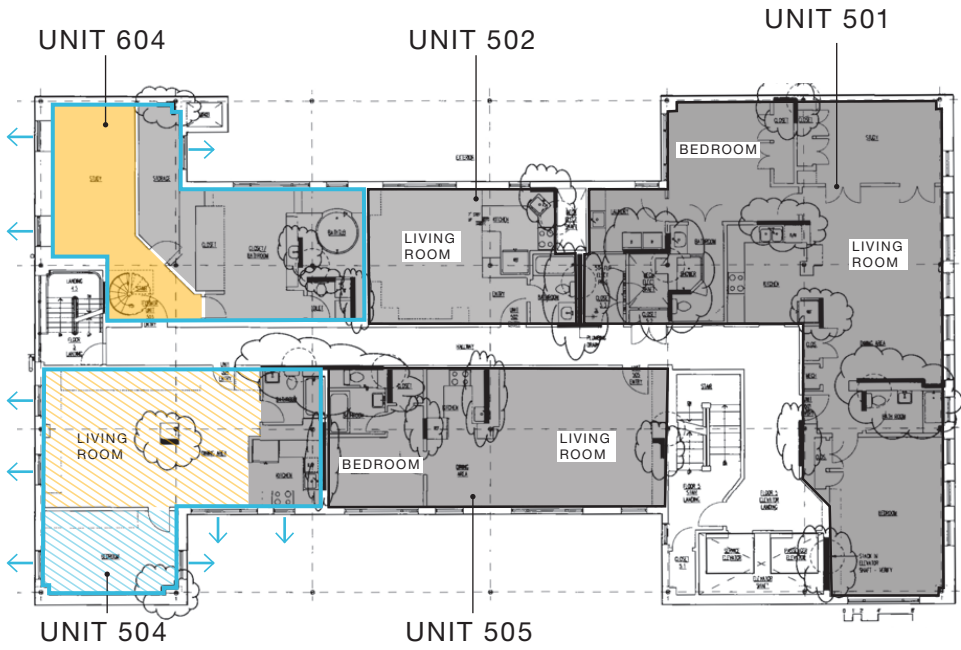
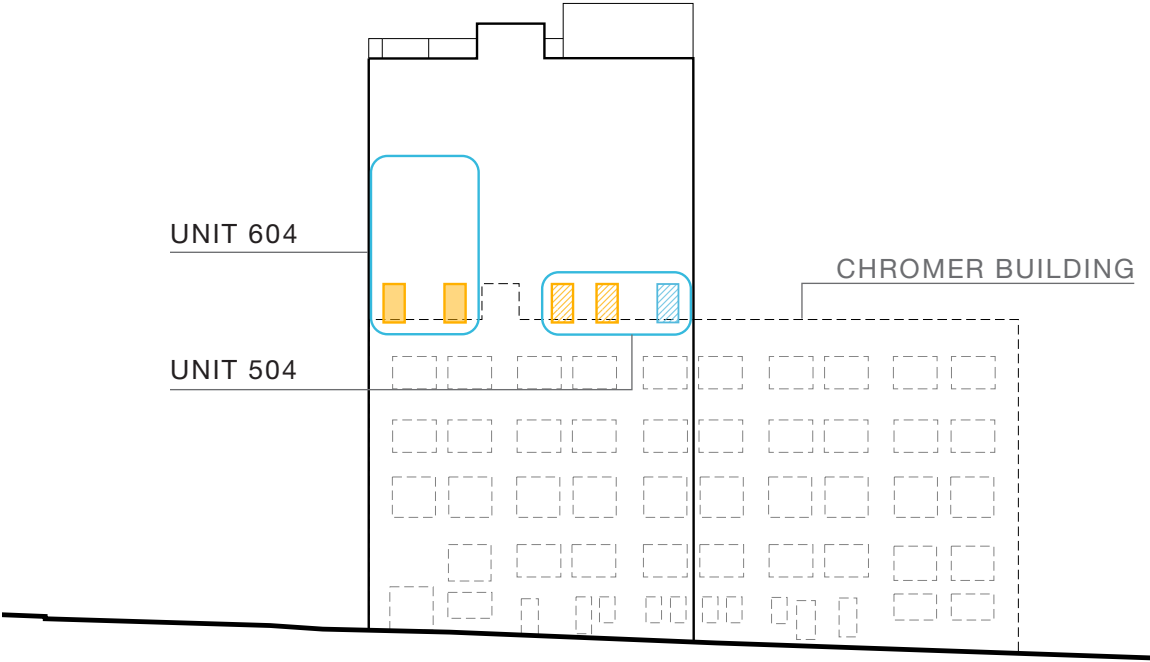
UNIT 405 | 1519 3RD AVE

- + Unit 405 of 1519 3rd Ave is primarily opposite the recessed 'gasket' mass on Mama Tower.
- + Proposed is a 31' - 8" distance between unit 405 and Mama Tower (an increase of 15' - 8").
- + L04 of 1519 3rd Ave is offset by 1'-0" from the proposed L06 of Mama Tower

- 1. RESIDENTIAL PROJECT STUDIO
- 2. UNIT
- 3. BEDROOM
- 4. LIVING ROOM
- 5. CLOSET
- 6. BATHROOM
- 7. STUDY
- 8. DINING AREA



1.0 | 1519 3RD AVE - LEVEL BY LEVEL WINDOW STUDY - L05 | EXISTING



- + Level 05 of 1519 3rd Avenue has one living room with windows facing only the alley.
- + Unit 504 has a living room and bedroom with windows adjacent to the alley AND other facades.
- + Unit 604 has a living room with windows facing only the alley
- + Unit 504 and 604 have windows that are currently 16' away from the Chromer Building and both are below the Chromer roof line.

KEY

1519 3RD - LIVING ROOM / STUDY W/ OTHER WINDOWS

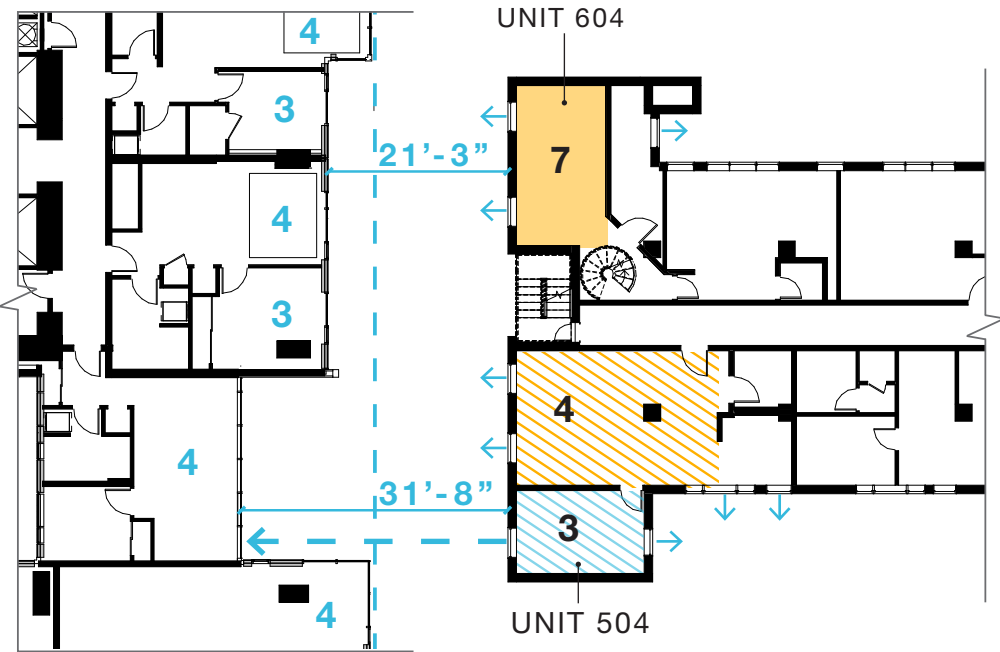
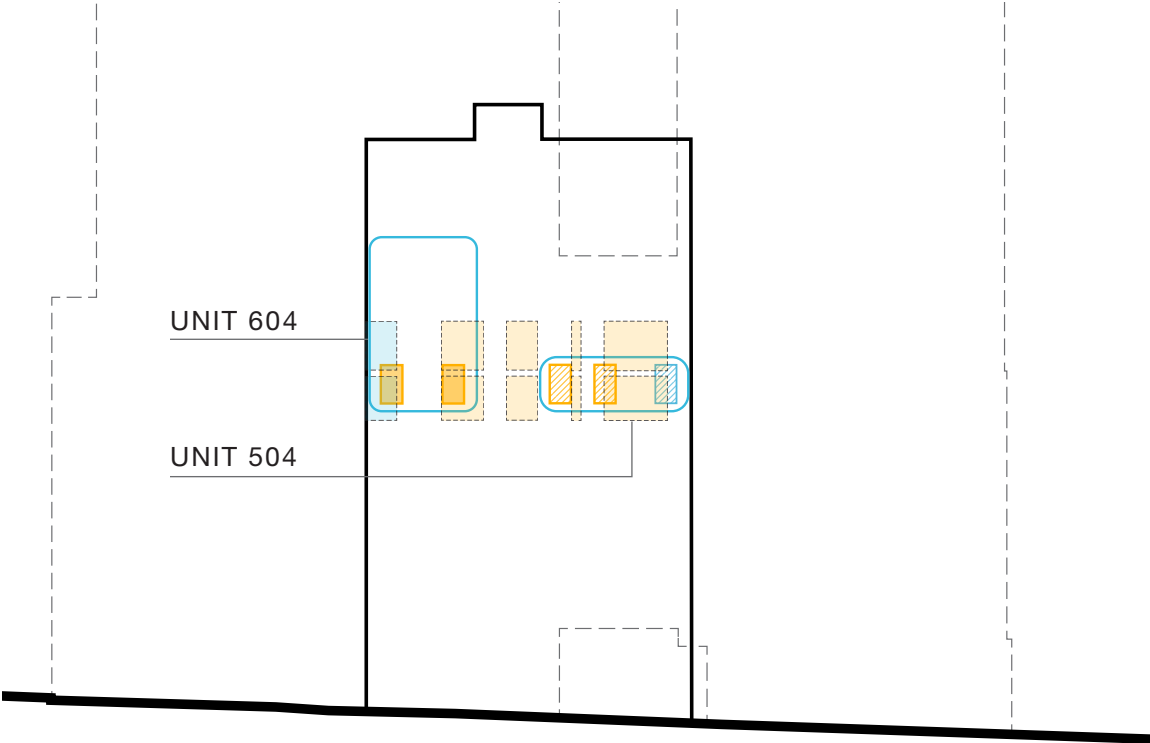
1519 3RD - LIVING ROOM / STUDY

1519 3RD - BEDROOM W/ OTHER WINDOWS

1519 3RD - BEDROOM

1519 3RD - OTHER ROOMS

1.0 | 1519 3RD AVE - LEVEL BY LEVEL WINDOW STUDY - L05 | PROPOSED



- + Both units have windows that are currently 16' away from the Chromer Building as they are both below the Chromer roof line.
- + The proposed facade is 21' - 3" from Unit 604 (an increase of 5' - 3").
- + The proposed facade is 31' - 8" from Unit 504 (an increase of 15' - 8").

KEY

1519 3RD - BEDROOM

1519 3RD - BEDROOM W/ OTHER WINDOWS

1519 3RD - LIVING ROOM / STUDY

1519 3RD - LIVING ROOM / STUDY W/ OTHER WINDOWS

MAMA - LIVING ROOM

MAMA - BEDROOM

MAMA - RES PROJECT STUDIO

1. RESIDENTIAL PROJECT STUDIO

2. UNIT

3. BEDROOM

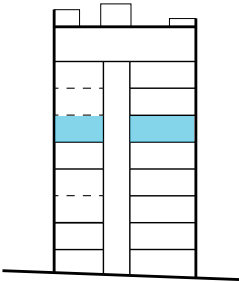
4. LIVING ROOM

5. CLOSET

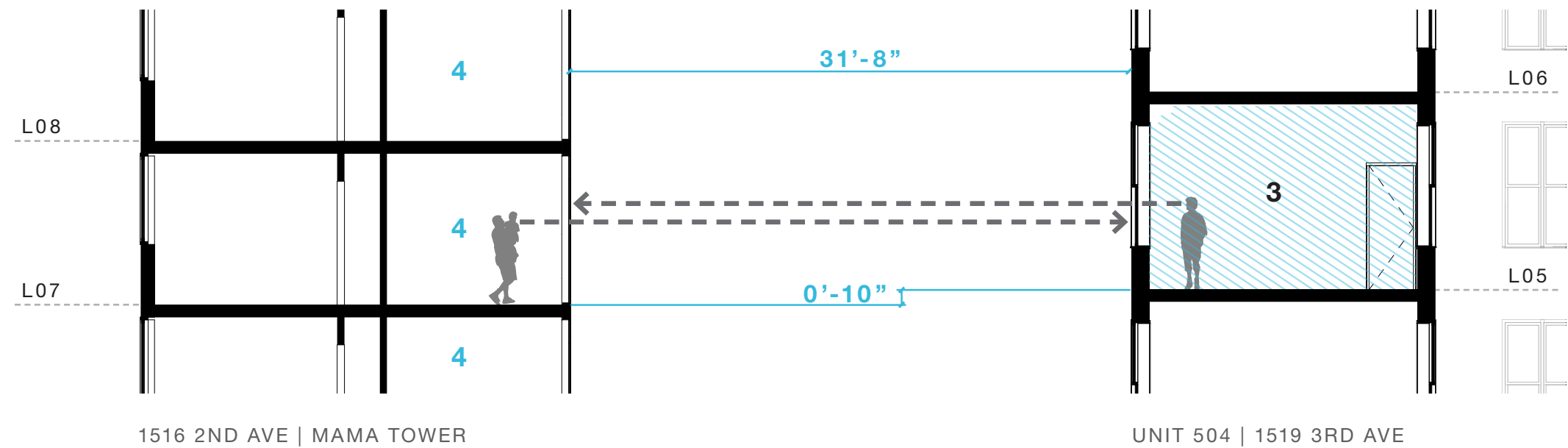
6. BATHROOM

7. STUDY

8. DINING AREA



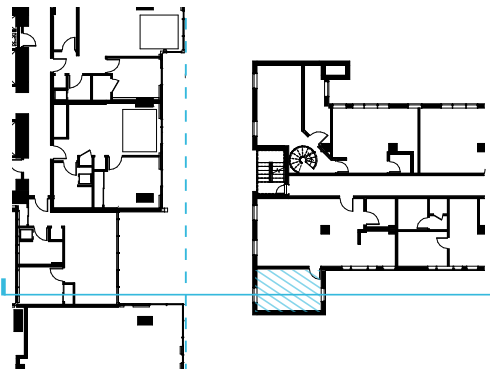
1.0 | 1519 3RD AVE - L05 | PROPOSED



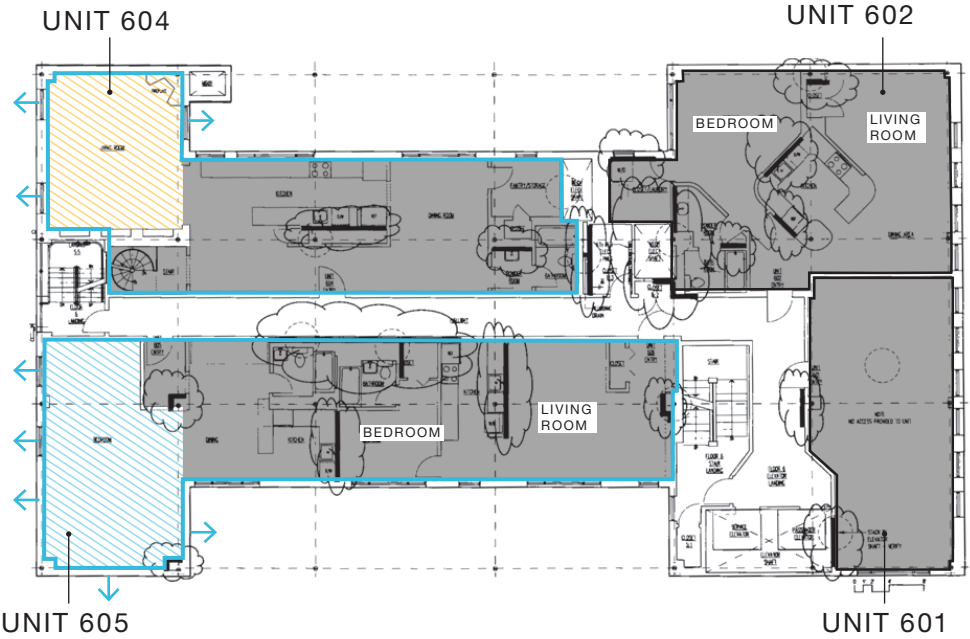
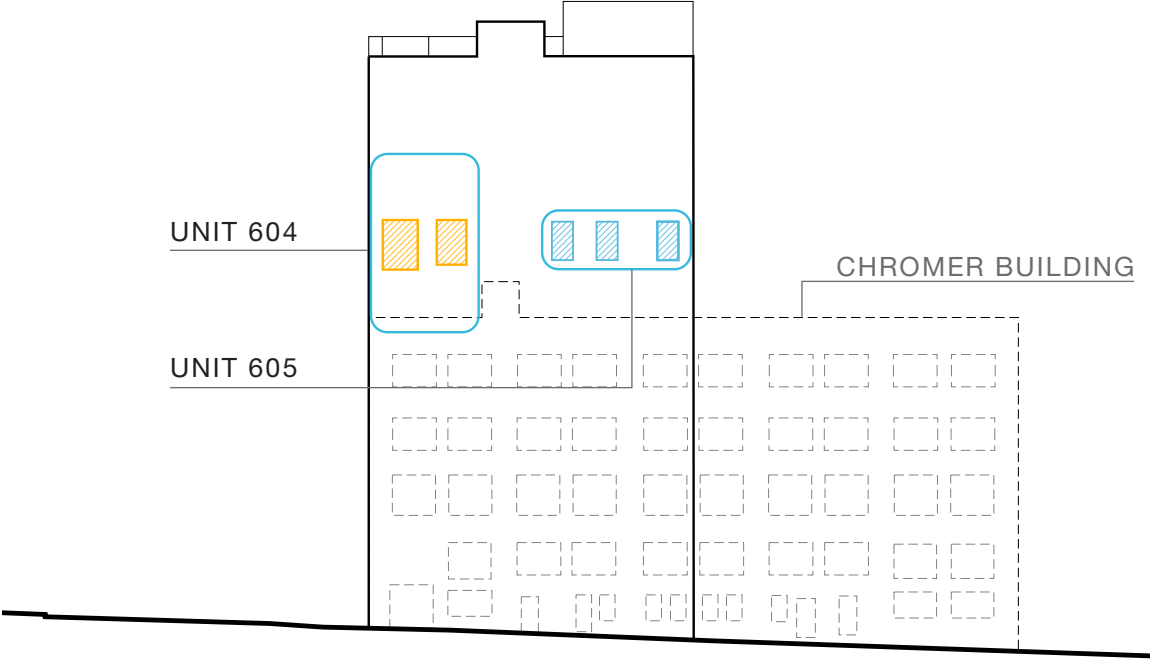
+ Proposed is a 31' - 8" distance between unit 504 and Mama Tower (an increase of 15' - 8").

+ L05 of 1519 3rd Ave is offset by 0'-10" from the proposed L07 of Mama Tower

- 1. RESIDENTIAL PROJECT STUDIO
- 2. UNIT
- 3. BEDROOM
- 4. LIVING ROOM
- 5. CLOSET
- 6. BATHROOM
- 7. STUDY
- 8. DINING AREA



1.0 | 1519 3RD AVE - LEVEL BY LEVEL WINDOW STUDY - L06 | EXISTING



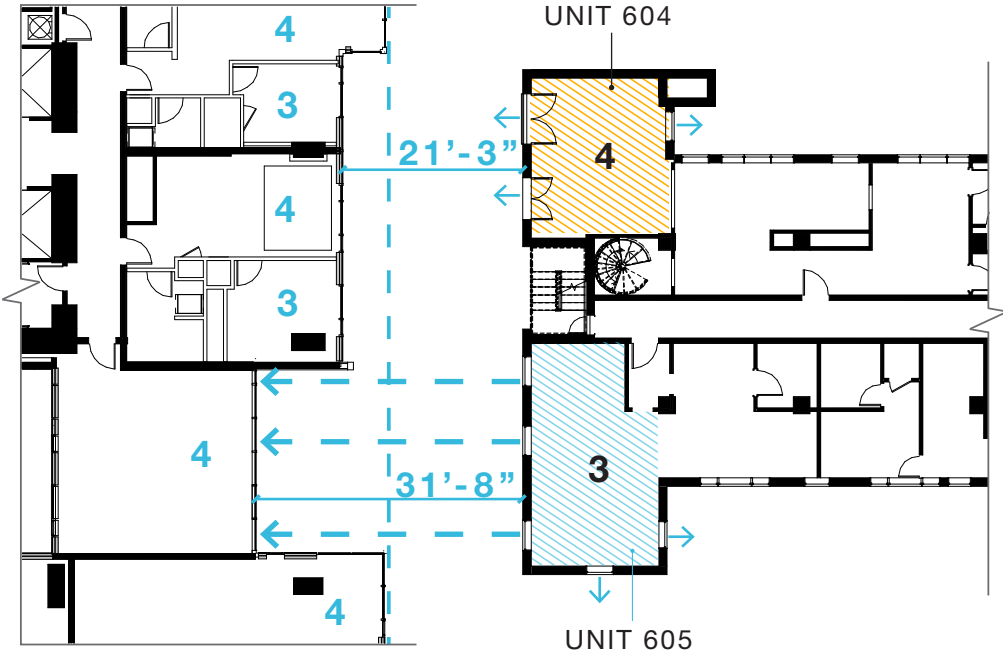
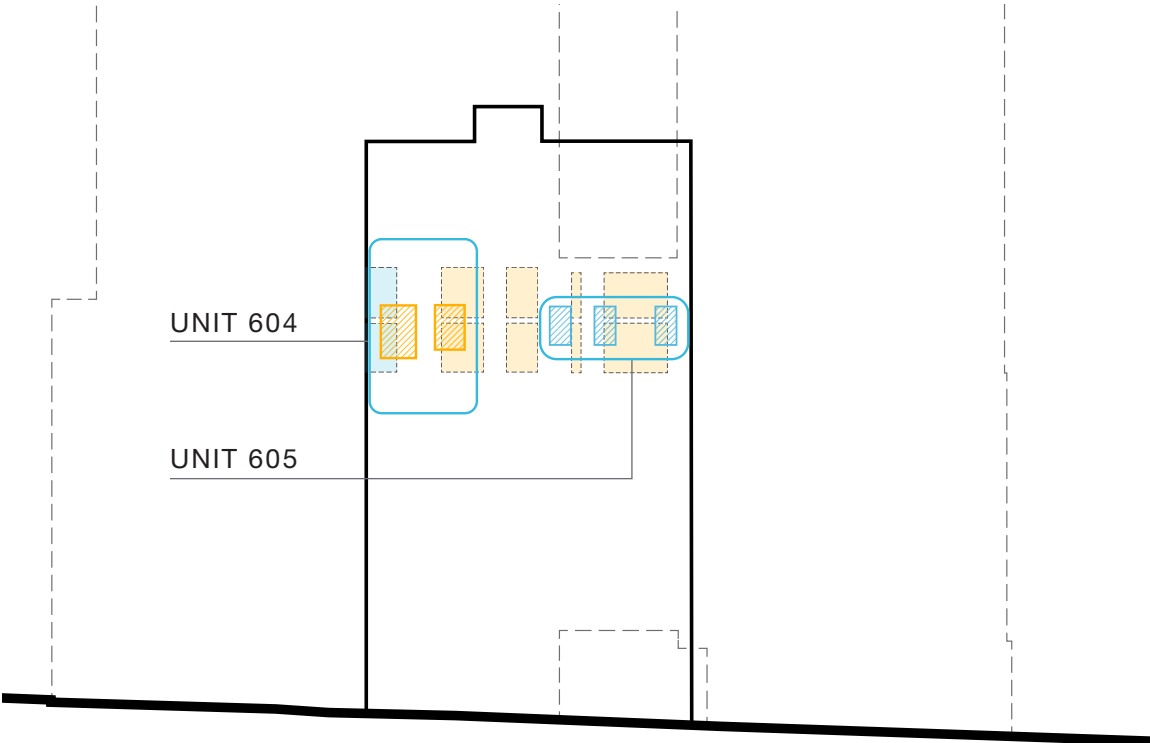
- + Level 06 of 1519 3rd Avenue has no rooms with windows that face only the alley.
- + Unit 604 has a living room with windows adjacent to the alley AND other facades.
- + Unit 605 has a bedroom with windows adjacent to the alley AND other facades.

KEY

1519 3RD - LIVING ROOM / STUDY W/ OTHER WINDOWS

1519 3RD - LIVING ROOM / STUDY

1.0 | 1519 3RD AVE - LEVEL BY LEVEL WINDOW STUDY - L06 | PROPOSED



- + Both units have windows that are currently 16' away from the Chromer Building and both are below the Chromer roof line.
- + The proposed facade is 21' - 3" from Unit 604 (an increase of 5' - 3").
- + The proposed facade is 31' - 8" from Unit 605 (an increase of 15' - 8").

KEY

1519 3RD - BEDROOM

1519 3RD - BEDROOM W/ OTHER WINDOWS

1519 3RD - LIVING ROOM / STUDY

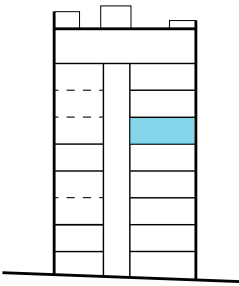
1519 3RD - LIVING ROOM / STUDY W/ OTHER WINDOWS

MAMA - LIVING ROOM

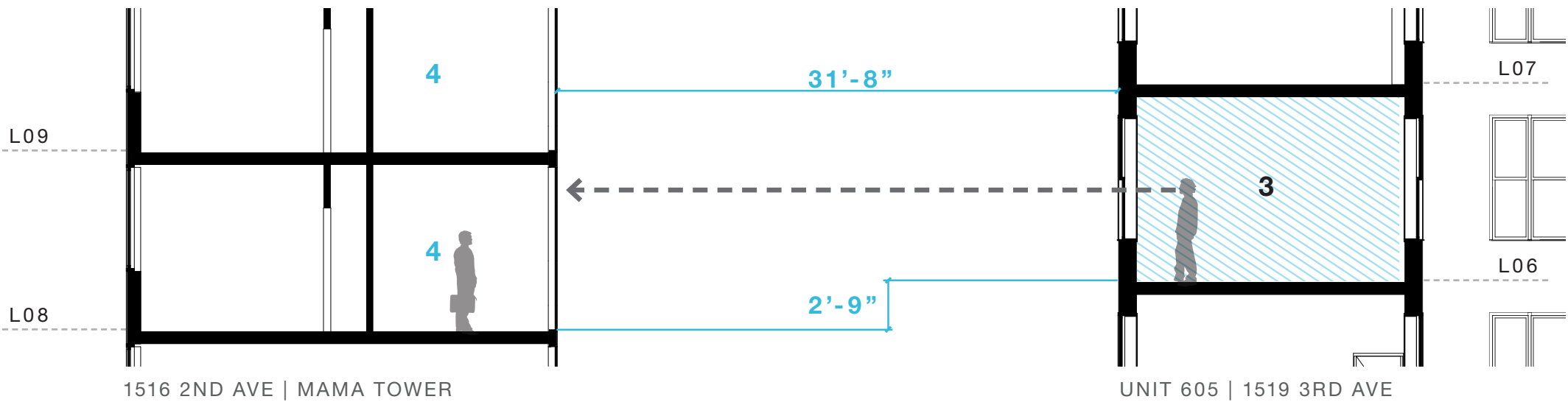
MAMA - BEDROOM

MAMA - RES PROJECT STUDIO

- 1. RESIDENTIAL PROJECT STUDIO
- 2. UNIT
- 3. BEDROOM
- 4. LIVING ROOM
- 5. CLOSET
- 6. BATHROOM
- 7. STUDY
- 8. DINING AREA

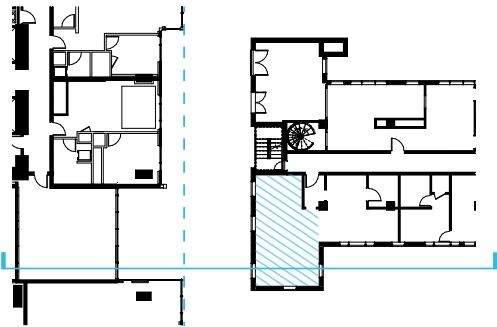


1.0 | 1519 3RD AVE - L06 | PROPOSED

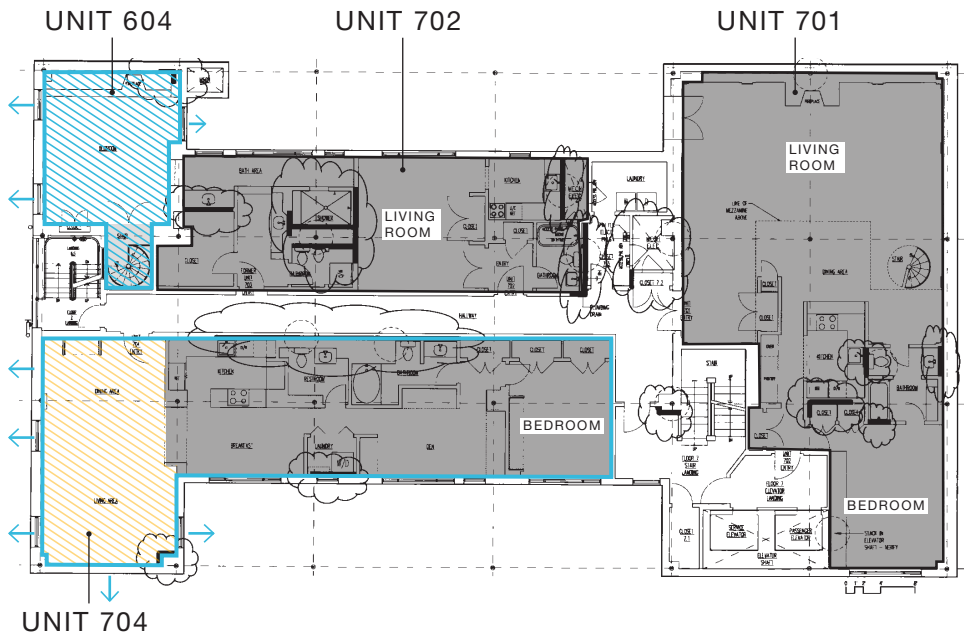
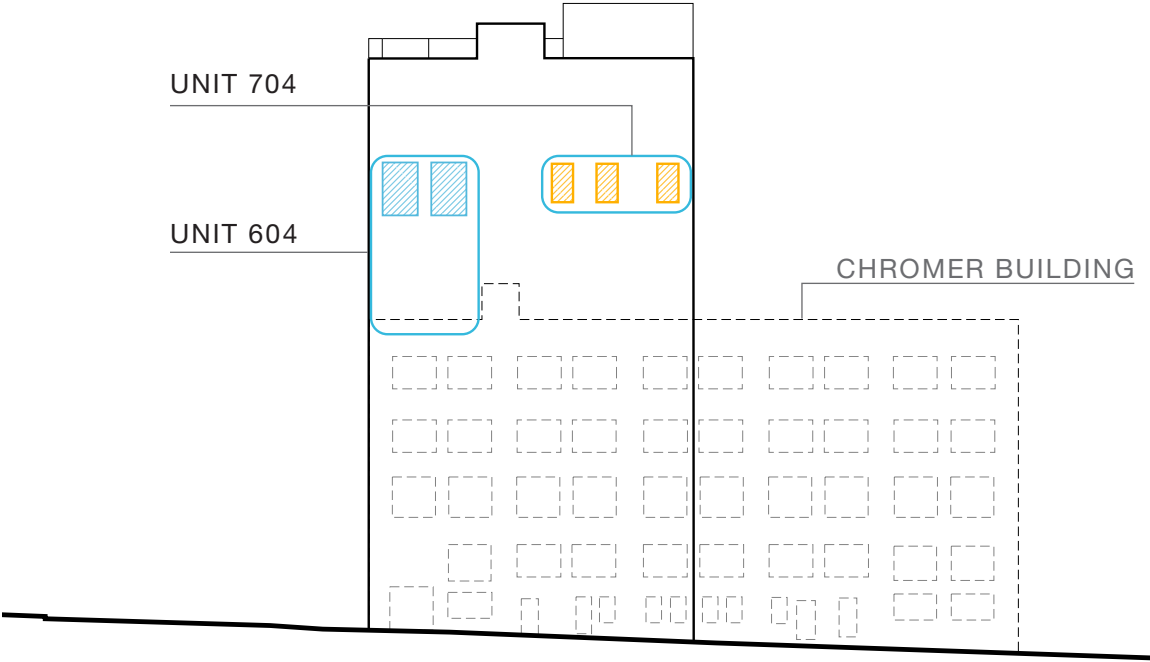


- + Proposed is a 31' - 8" distance between unit 605 and Mama Tower
- + L06 of 1519 3rd Ave is offset by 2'-09" from the proposed L08 of Mama Tower

- 1. RESIDENTIAL PROJECT STUDIO
- 2. UNIT
- 3. BEDROOM
- 4. LIVING ROOM
- 5. CLOSET
- 6. BATHROOM
- 7. STUDY
- 8. DINING AREA



1.0 | 1519 3RD AVE - LEVEL BY LEVEL WINDOW STUDY - L07 | EXISTING



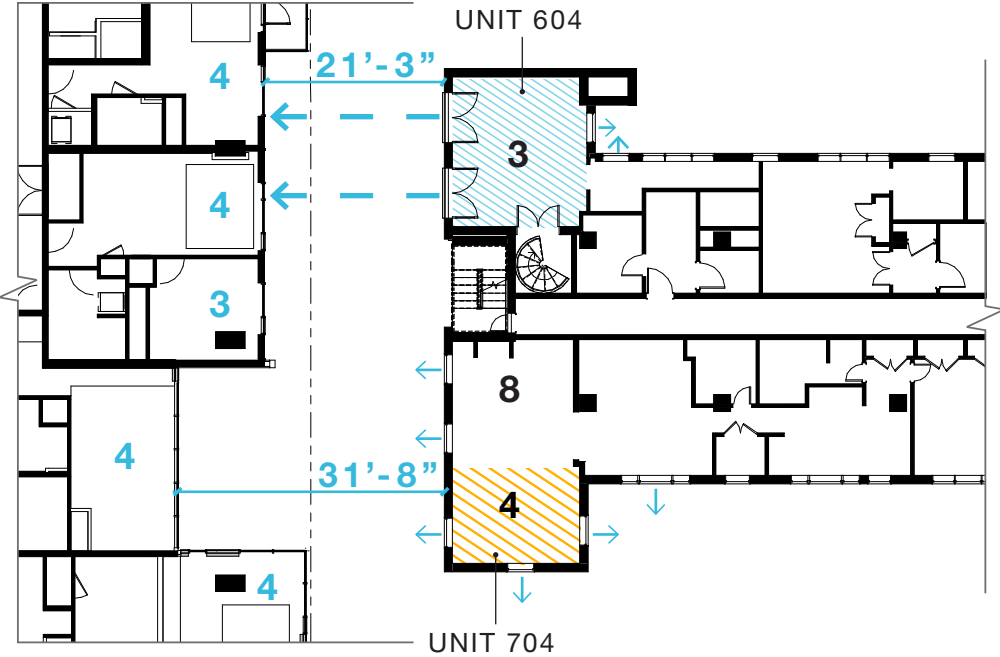
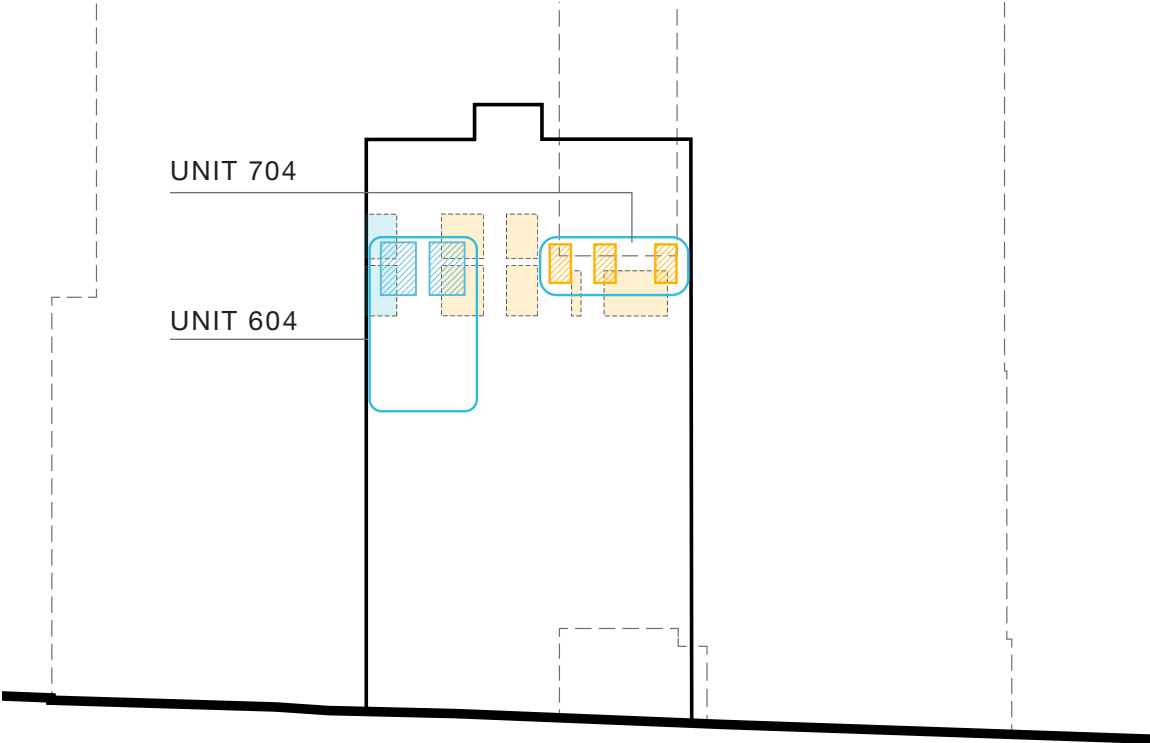
- + Level 06 of 1519 3rd Avenue has no rooms with windows facing only the alley.
- + Unit 604 has a living room with windows adjacent to the alley AND other facades.
- + Unit 605 has a bedroom with windows adjacent to the alley AND other facades.

KEY

1519 3RD - LIVING ROOM / STUDY W/ OTHER WINDOWS

1519 3RD - LIVING ROOM / STUDY

1.0 | 1519 3RD AVE - LEVEL BY LEVEL WINDOW STUDY - L07 | PROPOSED



+ The proposed facade is 21' - 3" from Unit 604 (an increase of 5' - 3").

+ The proposed facade is 31' - 8" from Unit 704 (an increase of 15' - 8").

KEY

1519 3RD - BEDROOM

1519 3RD - BEDROOM W/ OTHER WINDOWS

1519 3RD - LIVING ROOM / STUDY

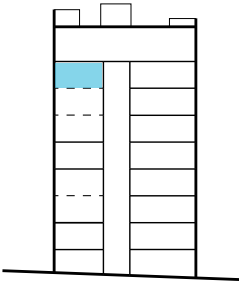
1519 3RD - LIVING ROOM / STUDY W/ OTHER WINDOWS

MAMA - LIVING ROOM

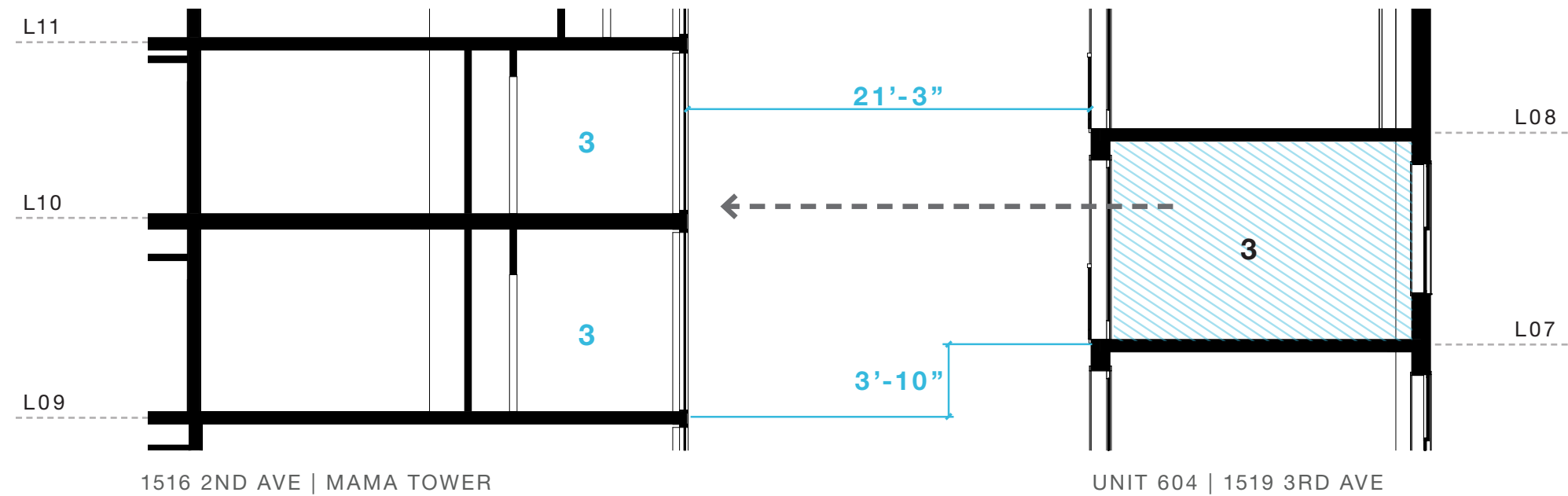
MAMA - BEDROOM

MAMA - RES PROJECT STUDIO

1. RESIDENTIAL PROJECT STUDIO
2. UNIT
3. BEDROOM
4. LIVING ROOM
5. CLOSET
6. BATHROOM
7. STUDY
8. DINING AREA



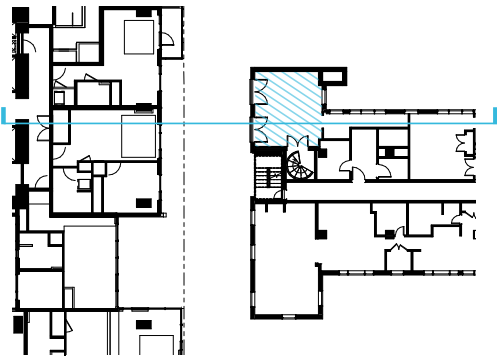
1.0 | 1519 3RD AVE - L07 | PROPOSED



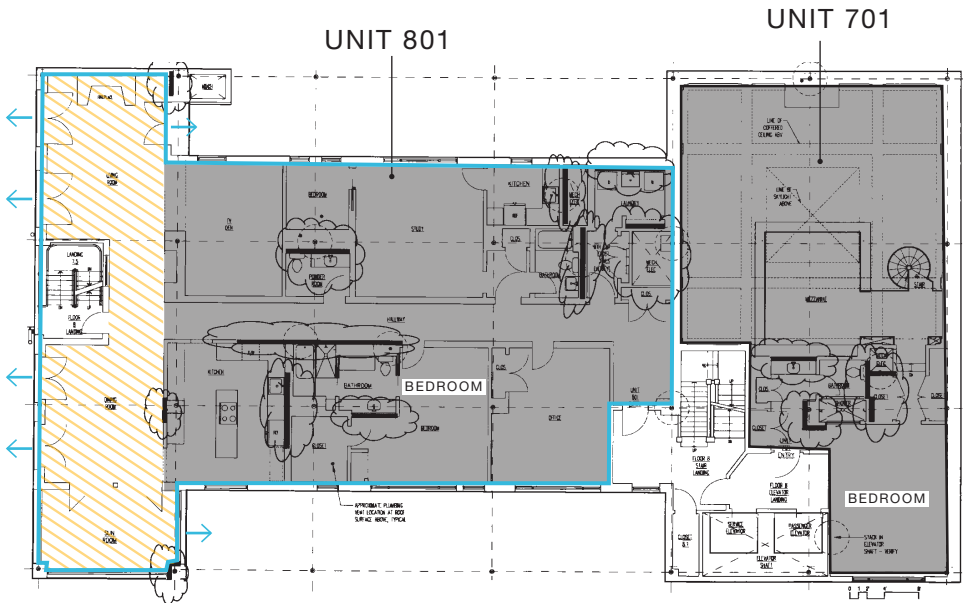
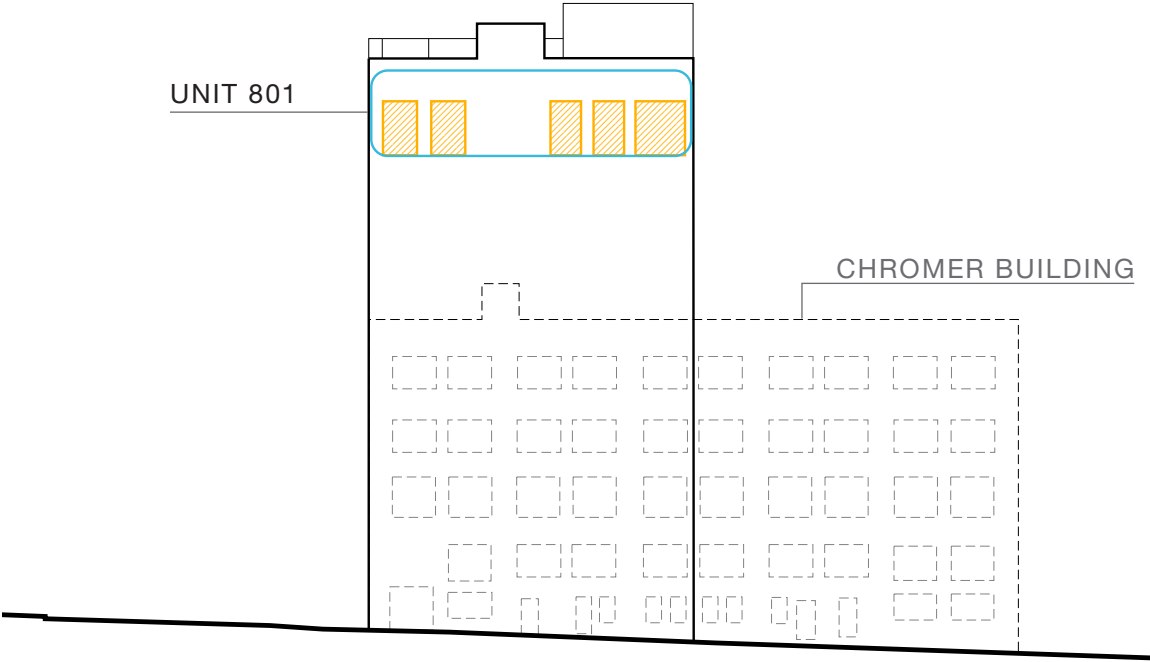
+ Proposed is a 31' - 8" distance between unit 605 and Mama Tower

+ L07 of 1519 3rd Ave is offset by 3'-10" from the proposed L09 of Mama Tower

- 1. RESIDENTIAL PROJECT STUDIO
- 2. UNIT
- 3. BEDROOM
- 4. LIVING ROOM
- 5. CLOSET
- 6. BATHROOM
- 7. STUDY
- 8. DINING AREA



1.0 | 1519 3RD AVE - LEVEL BY LEVEL WINDOW STUDY - L08 | EXISTING



+ Level 08 of 1519 3rd Avenue has no rooms with windows facing only the alley.

+ Unit 801 has a living room with windows adjacent to the alley AND other facades.

KEY

1519 3RD - LIVING ROOM / STUDY W/ OTHER WINDOWS

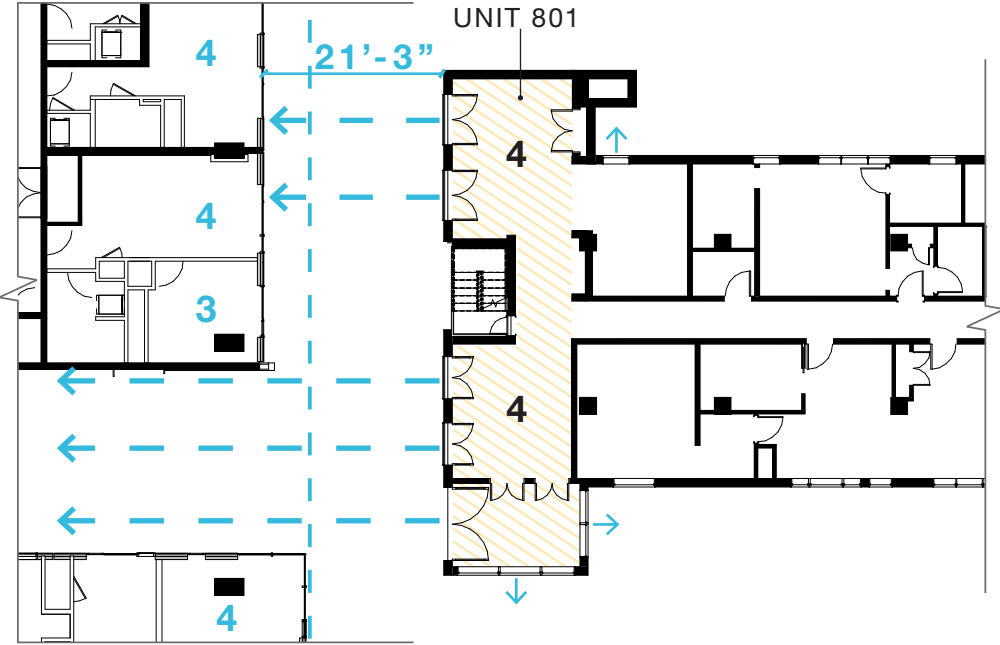
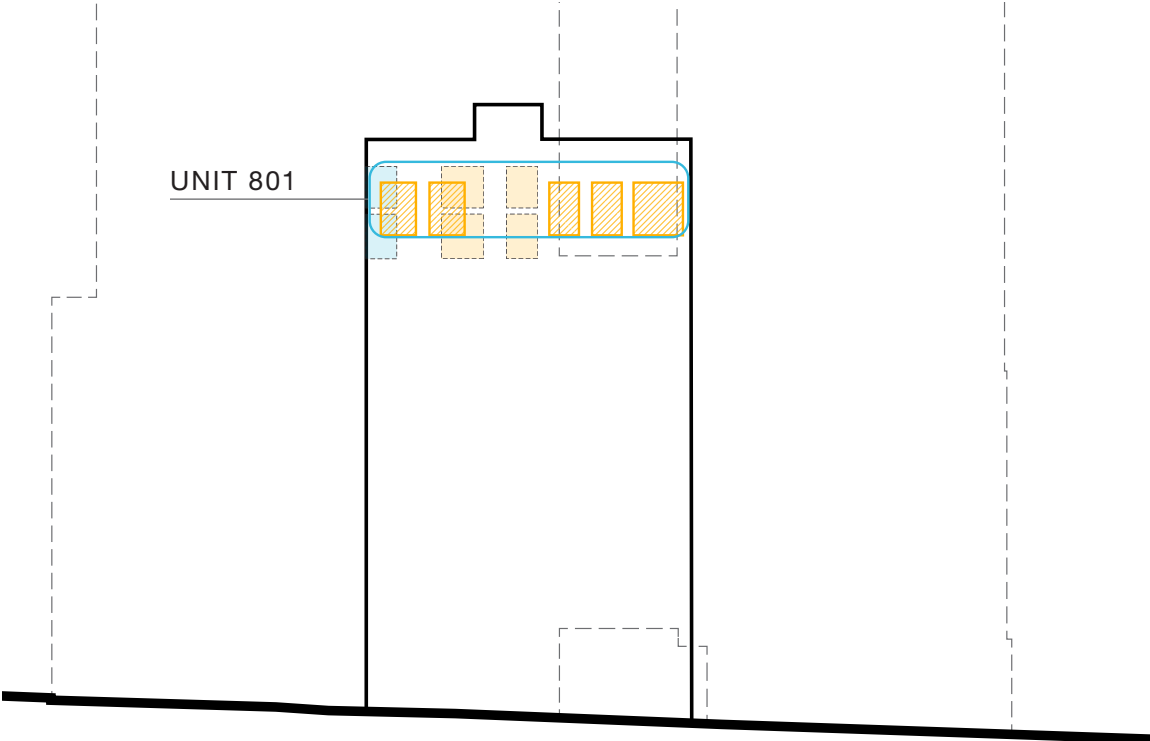
1519 3RD - LIVING ROOM / STUDY

1519 3RD - BEDROOM W/ OTHER WINDOWS

1519 3RD - BEDROOM

1519 3RD - OTHER ROOMS

1.0 | 1519 3RD AVE - LEVEL BY LEVEL WINDOW STUDY - L08 | PROPOSED



+ The proposed facade is 21' - 3" from Unit 801. The southern most portion of the unit will look through the Lining of the Mama Tower.

KEY

1519 3RD - BEDROOM

1519 3RD - BEDROOM W/ OTHER WINDOWS

1519 3RD - LIVING ROOM / STUDY

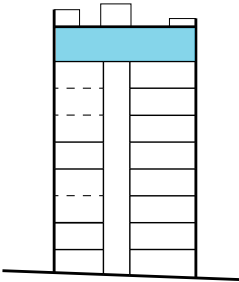
1519 3RD - LIVING ROOM / STUDY W/ OTHER WINDOWS

MAMA - LIVING ROOM

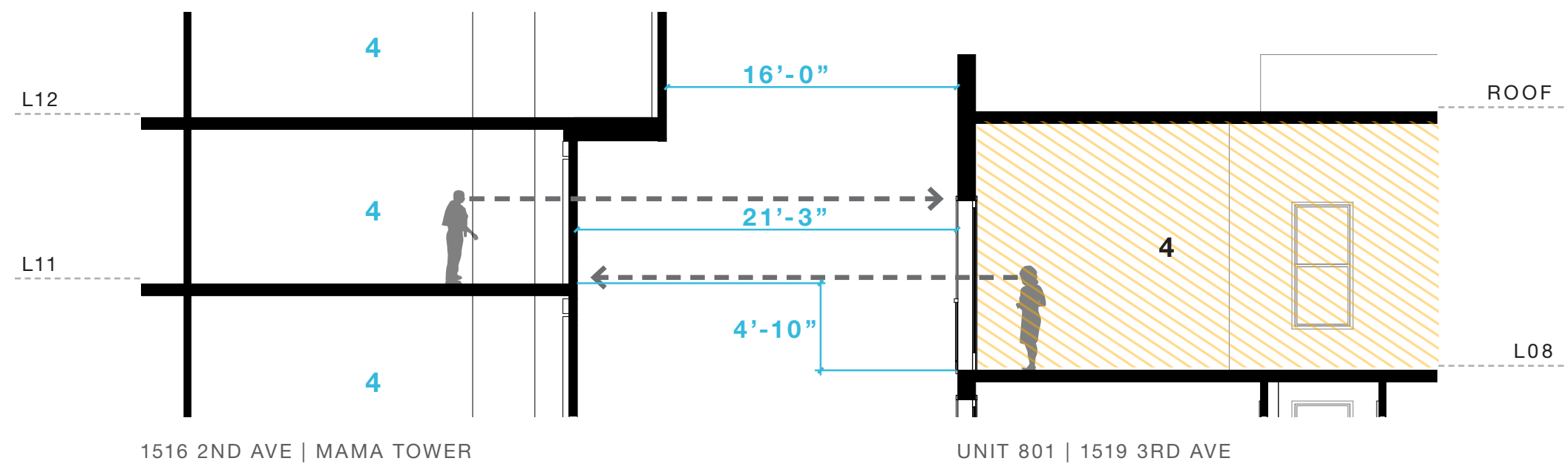
MAMA - BEDROOM

MAMA - RES PROJECT STUDIO

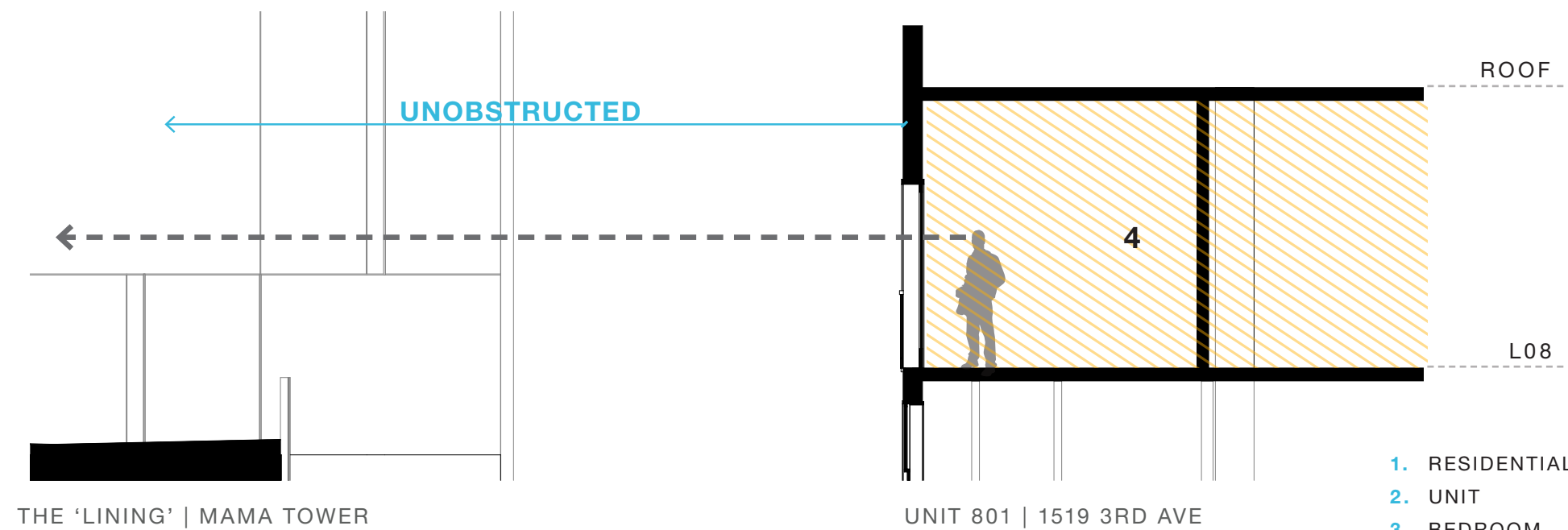
1. RESIDENTIAL PROJECT STUDIO
2. UNIT
3. BEDROOM
4. LIVING ROOM
5. CLOSET
6. BATHROOM
7. STUDY
8. DINING AREA



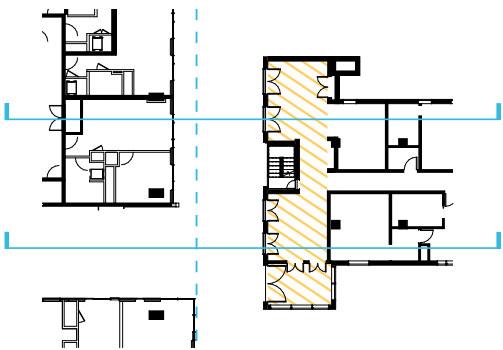
1.0 | 1519 3RD AVE - L08 | PROPOSED



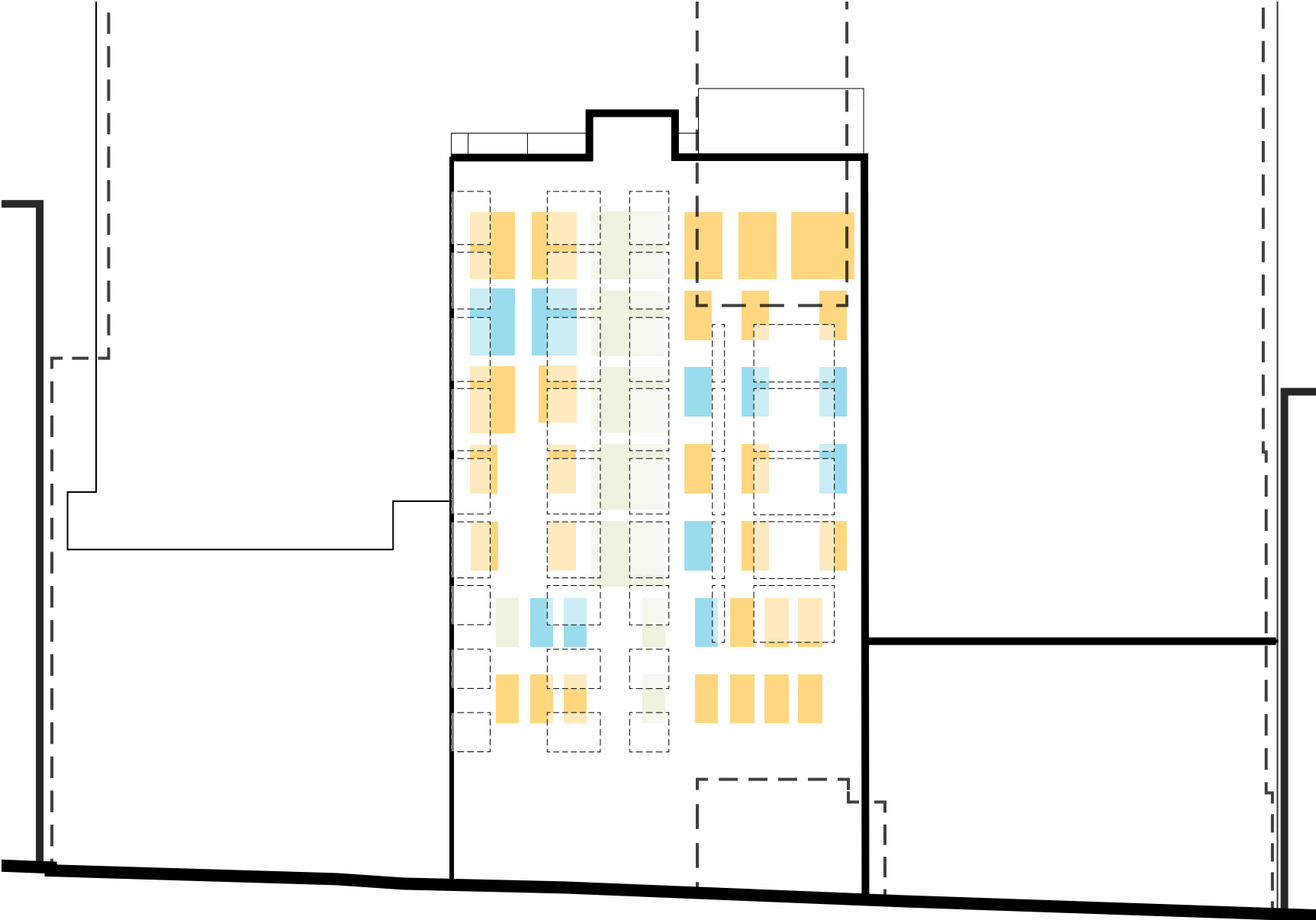
- + Proposed is a 21' - 3" distance between unit 801 and Mama Tower
- + Portions of Unit 801 are completely unblocked by the Mama Tower as the units windows look directly through the Lining.
- + L08 of 1519 3rd Ave is offset by 4'-06" from the proposed L10 of Mama Tower



- 1. RESIDENTIAL PROJECT STUDIO
- 2. UNIT
- 3. BEDROOM
- 4. LIVING ROOM
- 5. CLOSET
- 6. BATHROOM
- 7. STUDY
- 8. DINING AREA



1.0 | PRIVACY AND ADJACENCY STUDY - SUMMARY



+ This diagram shows all the vision glass from Mama Tower overlaid on the vision glass of 1519 3rd Avenue

KEY

1519 3RD - BEDROOM

1519 3RD - LIVING ROOM / STUDY

MAMA - VISION GLASS OVERLAY

1.0 | PRIVACY AND ADJACENCY STUDY - SUMMARY



+ This diagram shows only the overlap of vision glass from Mama Tower on the vision glass 1519 3rd Avenue

KEY

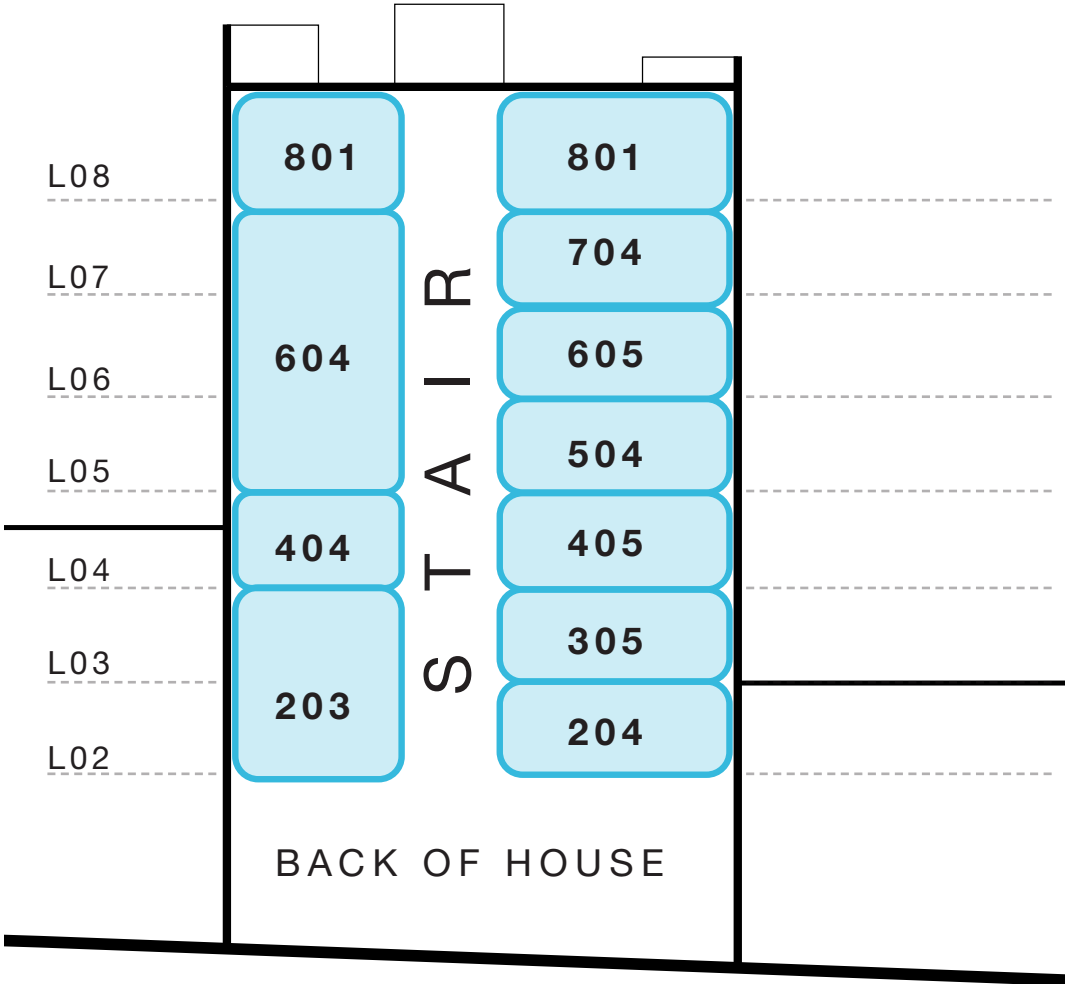
1519 3RD - BEDROOM

1519 3RD - LIVING ROOM / STUDY

MAMA - VISION GLASS OVERLAY

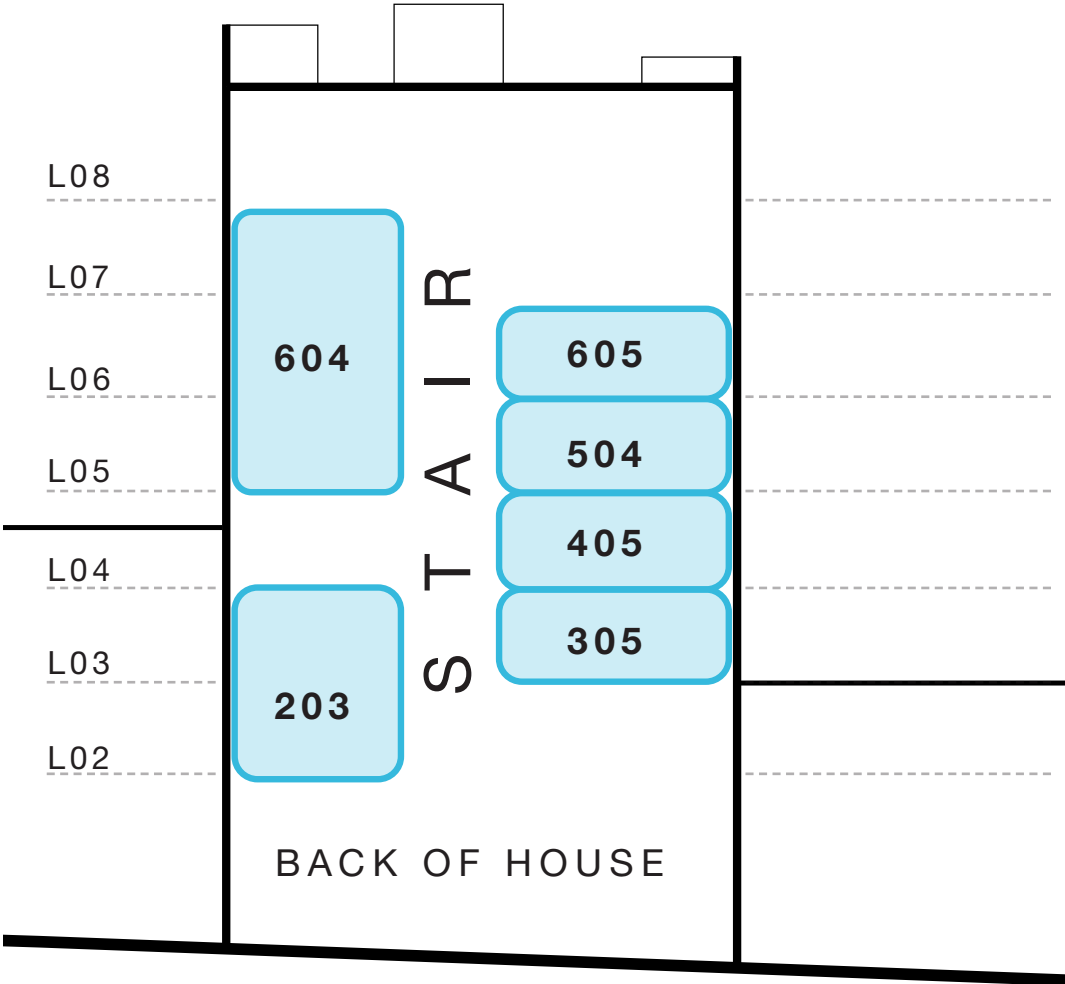
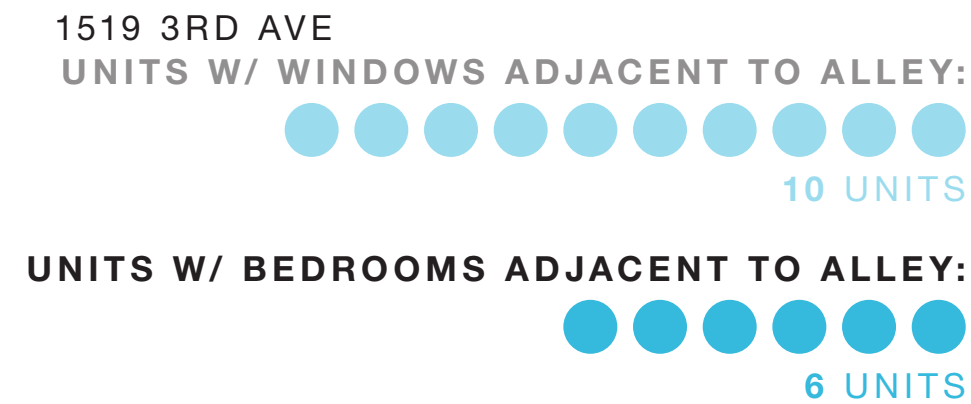
1.0 | PRIVACY AND ADJACENCY STUDY - SUMMARY

1519 3RD AVE
UNITS W/ WINDOWS ADJACENT TO ALLEY:
●●●●●●●●●●
10 UNITS



- + Proposed is a 21' - 3" distance between unit 801 and Mama Tower
- + Portions of Unit 801 are completely unblocked by the Mama Tower as the units windows look directly through the Lining.
- + L08 of 1519 3rd Ave is offset by 4'-06" from the proposed L10 of Mama Tower

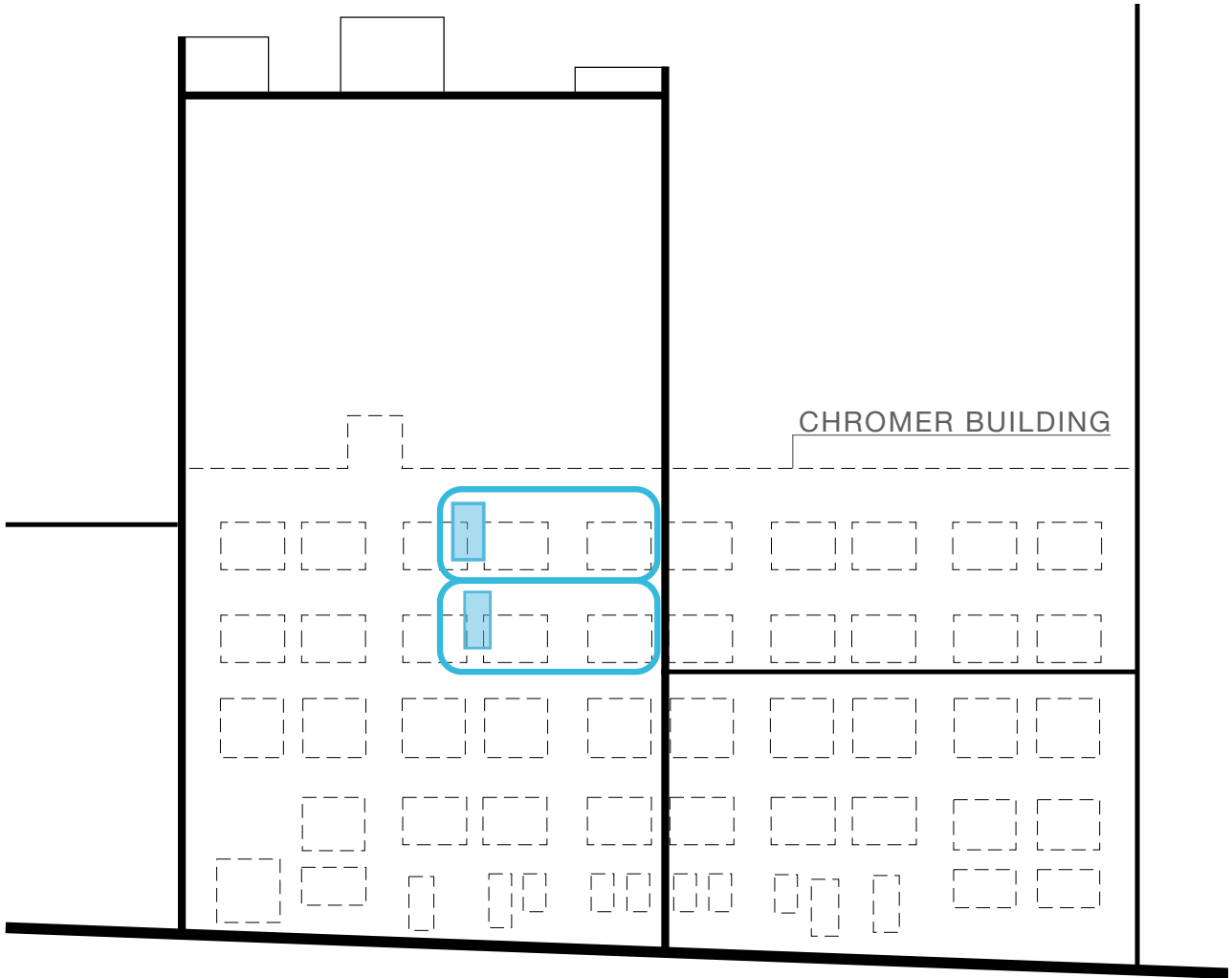
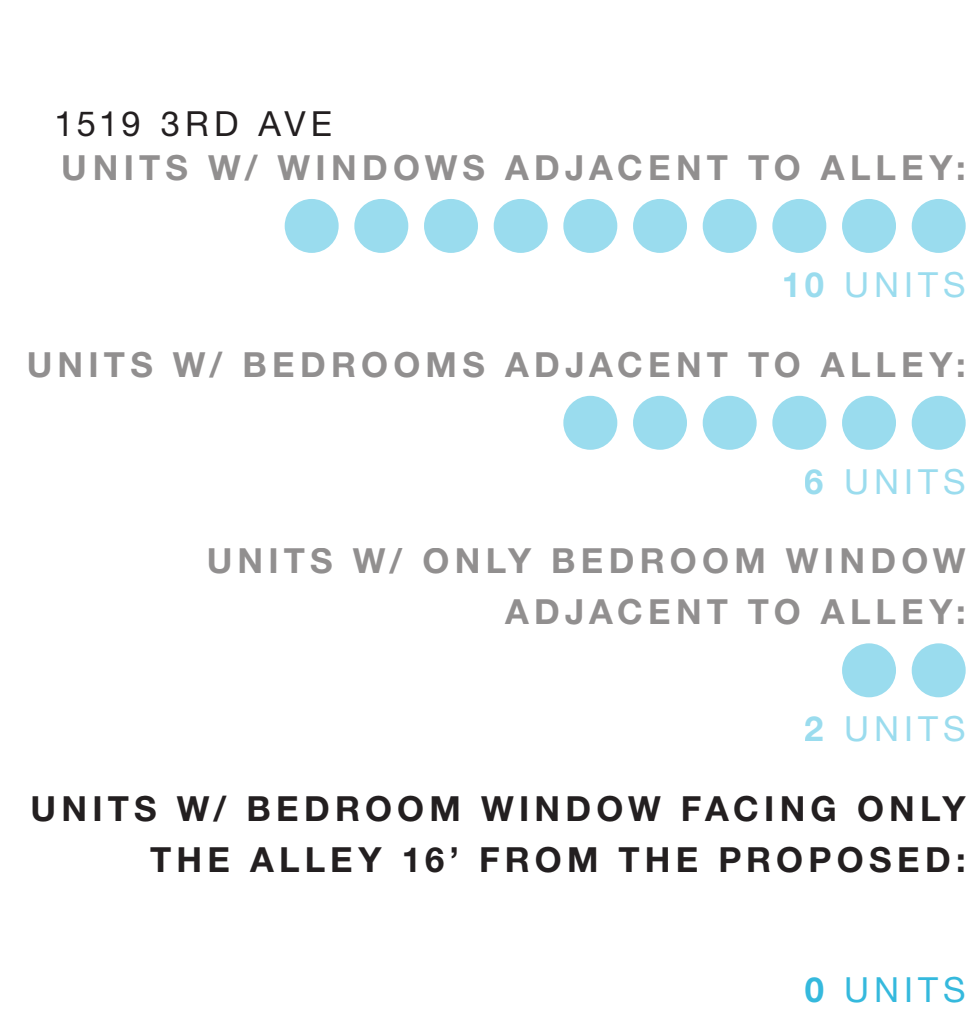
1.0 | PRIVACY AND ADJACENCY STUDY - SUMMARY



1.0 | PRIVACY AND ADJACENCY STUDY - SUMMARY

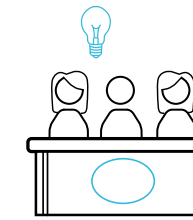


1.0 | PRIVACY AND ADJACENCY STUDY - SUMMARY



2.0

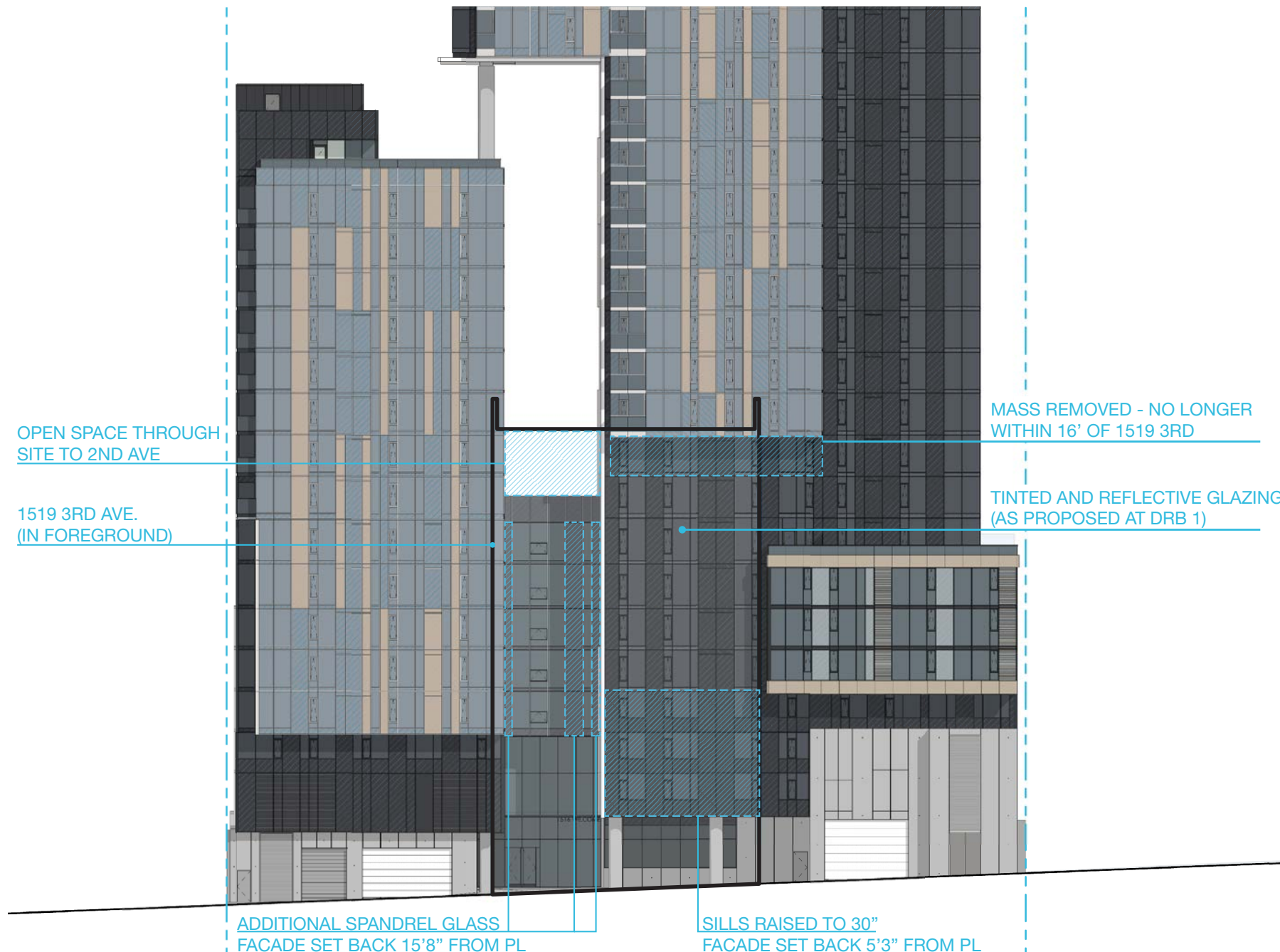
SUMMARY

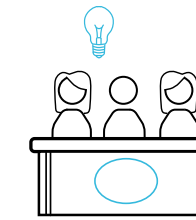


RECOMMENDATION MEETING SUMMARY:

SUMMARY OF PRIVACY AND ADJACENCY STUDY ACTIONS

- + The L11 Mama Tower Facade on the alley was set back an additional 5'3" to align with the facade below. This setback removed the "pinch point" as described by the board chair in DRB 1
- + 30" high sills were added to the Residential Project Studios, reducing views both in and out of these rooms on L02-L05 and increasing privacy
- + Additional sections of spandrel glass were added to the units in the 'gasket' mass between the Mama tower and Baby towers from L05-L09. The spandrel glass was arranged to minimize vision glass 'overlap' between Mama Tower and 1519 3rd Ave. Please see pages 46-47 for additional information
- + In addition the tinted and reflective glazing as proposed on the alley facade at DRB 1 remains. This glazing was introduced to provide additional privacy to residents and neighbors as suggested by residents of 1521 2nd Ave prior to DRB 1





RECOMMENDATION MEETING SUMMARY:

THE APPROVED EDG DIRECTION REMAINS BY:

- + Responding to the Design Guidelines in a unique and meaningful way.
- + Addressing the common concerns of the community.
- + Addressing the alley's function and potential
- + Providing mid-block massing relief with the "Mama and Baby" concept.
- + The mixed-use proposal being compatible with the surrounding neighbors.

RECOMMENDATION MEETING DESIGN SUMMARY

Since the Board's Early Design guidance meeting approval of the "Mama and Baby" concept, the proposal closely followed their direction. The 3-piece podium reflects the scale, proportions and widths of its neighbors. **(B1)** It also provides a variety of street level experiences. This variety is reflected in the facade and material development that is informed by the historic neighbors but doesn't attempt to mimic them. Each piece has it's own identity but work together as a whole. **(B4)**

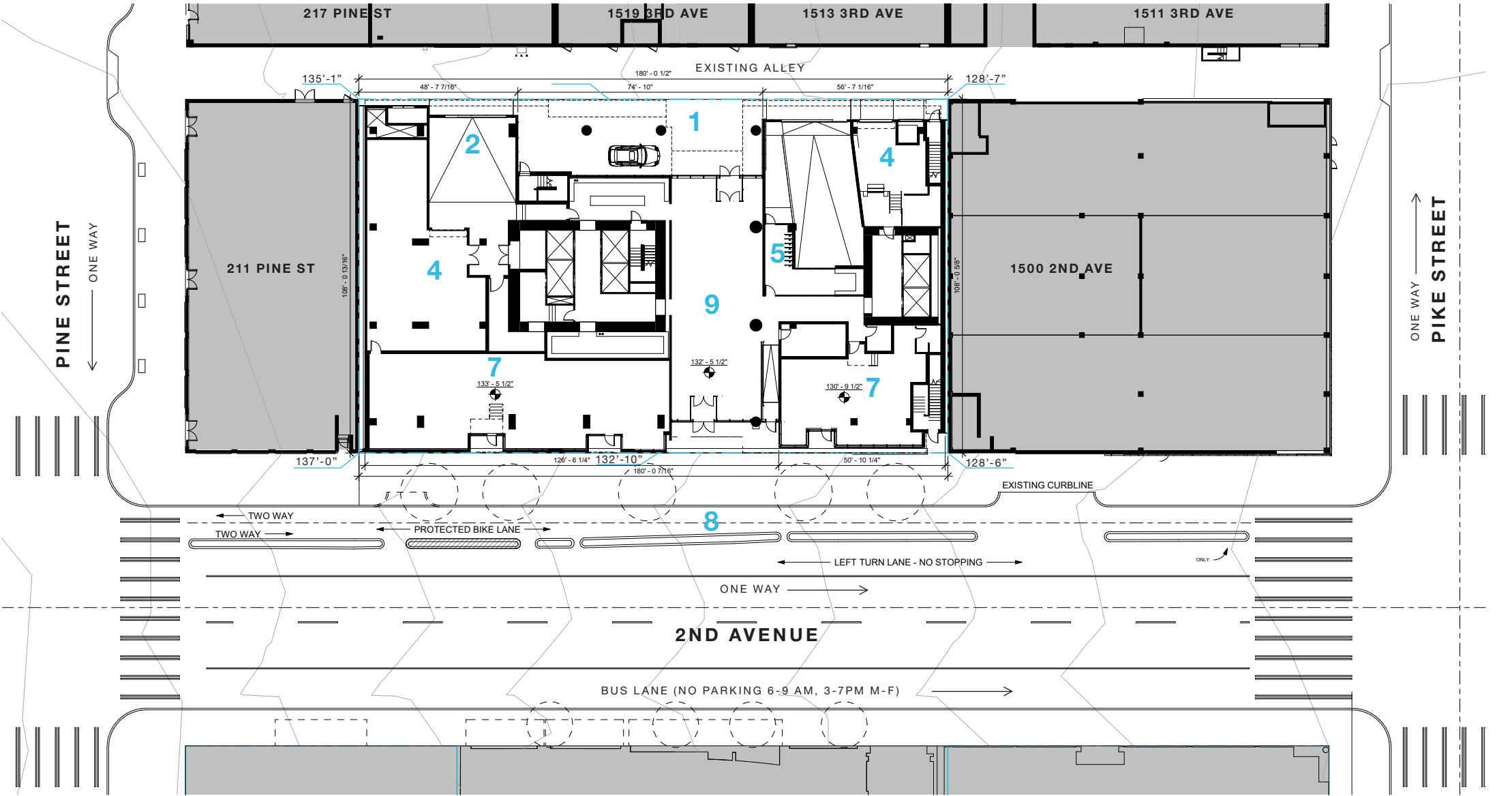
A carefully considered, active and widened alley along with a 3-story high through lobby was a central feature of the concept. **(C6)** Providing a "back door" residential address along the alley creates a found urban space between Pike and Pine Streets.

The "Mama and Baby" tower arrangement continues to serve as a means to integrate the towers, podium and street together. **(B2, B4)** In doing so, the skyline is shaped as an extension of the neighboring urban conditions rather than a symbolic form. **(A2)** This massing idea is translated into the facade development of paired, alternating facade patterns mimicking the larger idea. The "lining" at the center of the composition - a calmer matte palette of materials offer a contrast to the glossy towers. The architectural lighting patterns the lining in an echo of the "Mama and Baby" idea and interlocking concepts found in the facades. At night when the forms of the tower become a patchwork of people who are home and those who are not - The Mama concept remains.

3.0

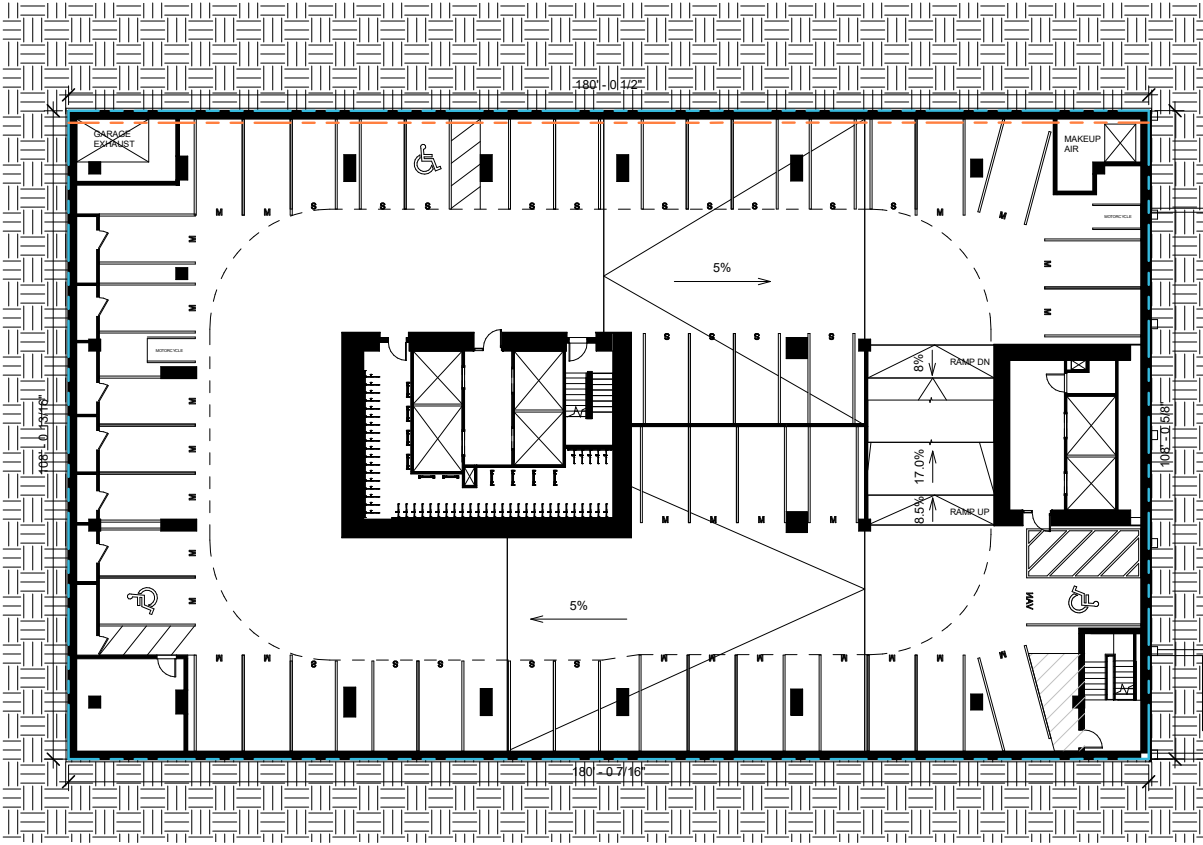
FLOOR PLANS

3.0 | SITE PLAN

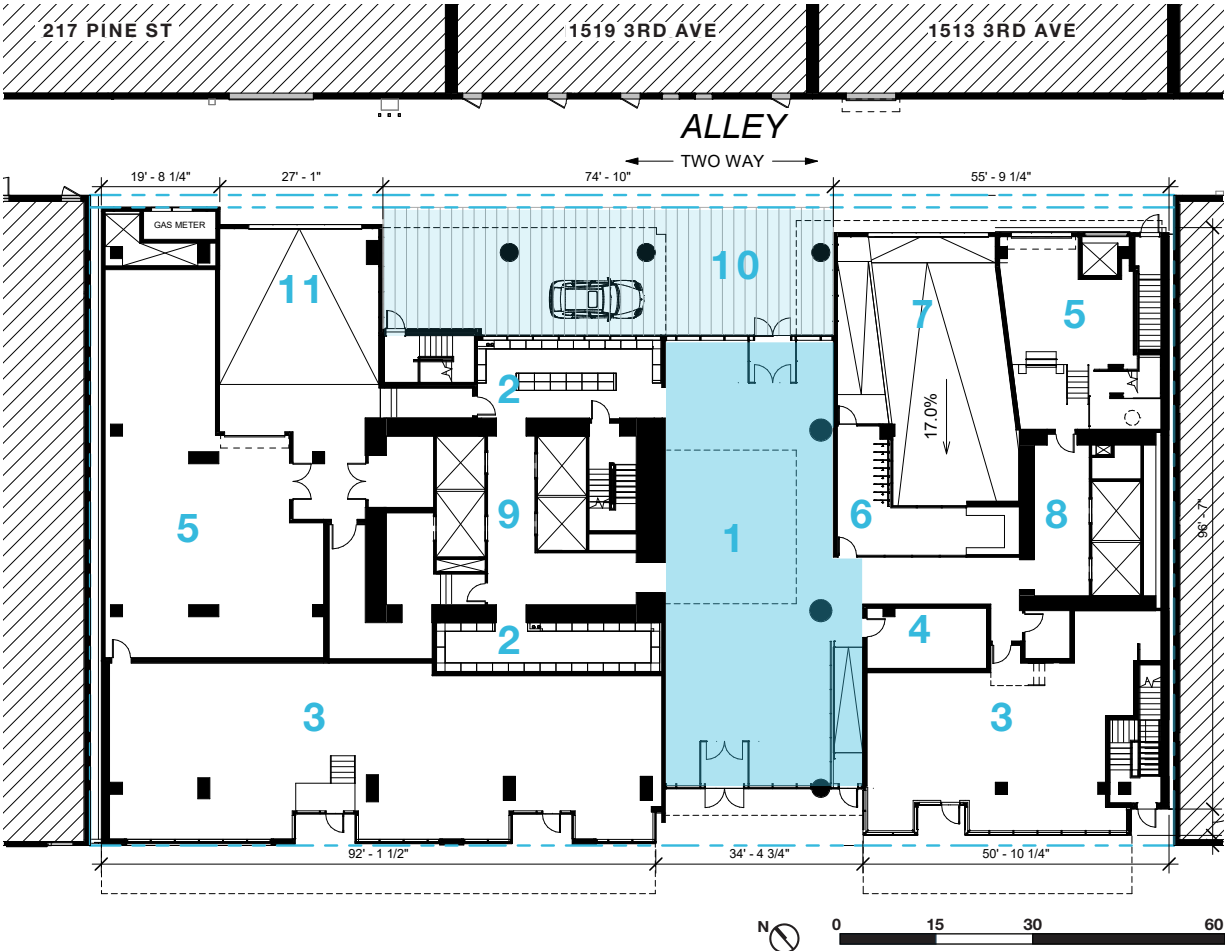


- 1. PORTE COCHERE
- 2. MARSHALING / ACCESS
- 3. STORAGE
- 4. TRASH AND RECYCLING - BABY TOWER
- 5. BIKE LOUNGE
- 6. OUTDOOR AMENITY
- 7. RETAIL
- 8. DEDICATED BIKE LANE
- 9. RESIDENTIAL LOBBY

3.0 | FLOOR PLANS



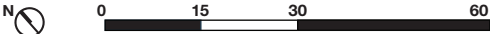
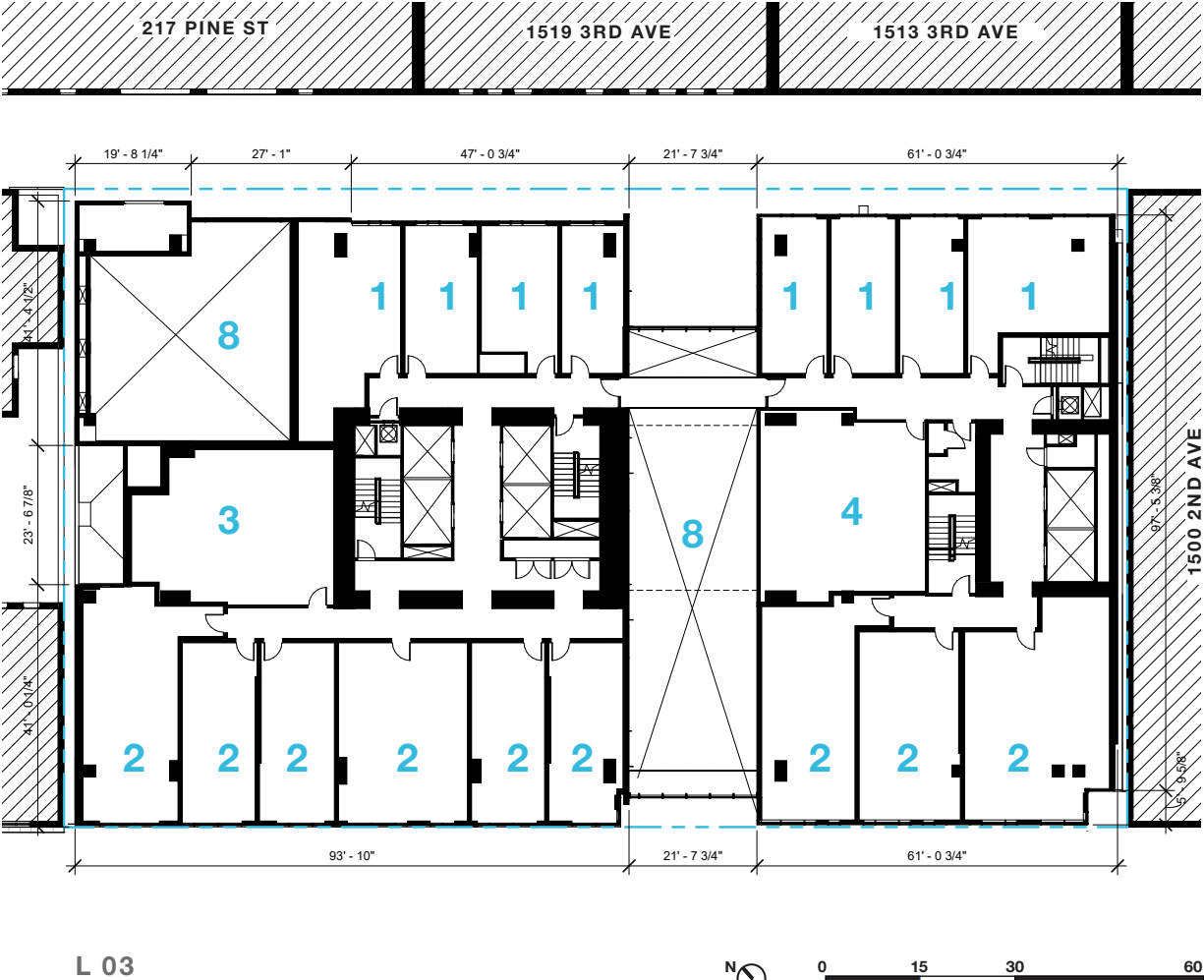
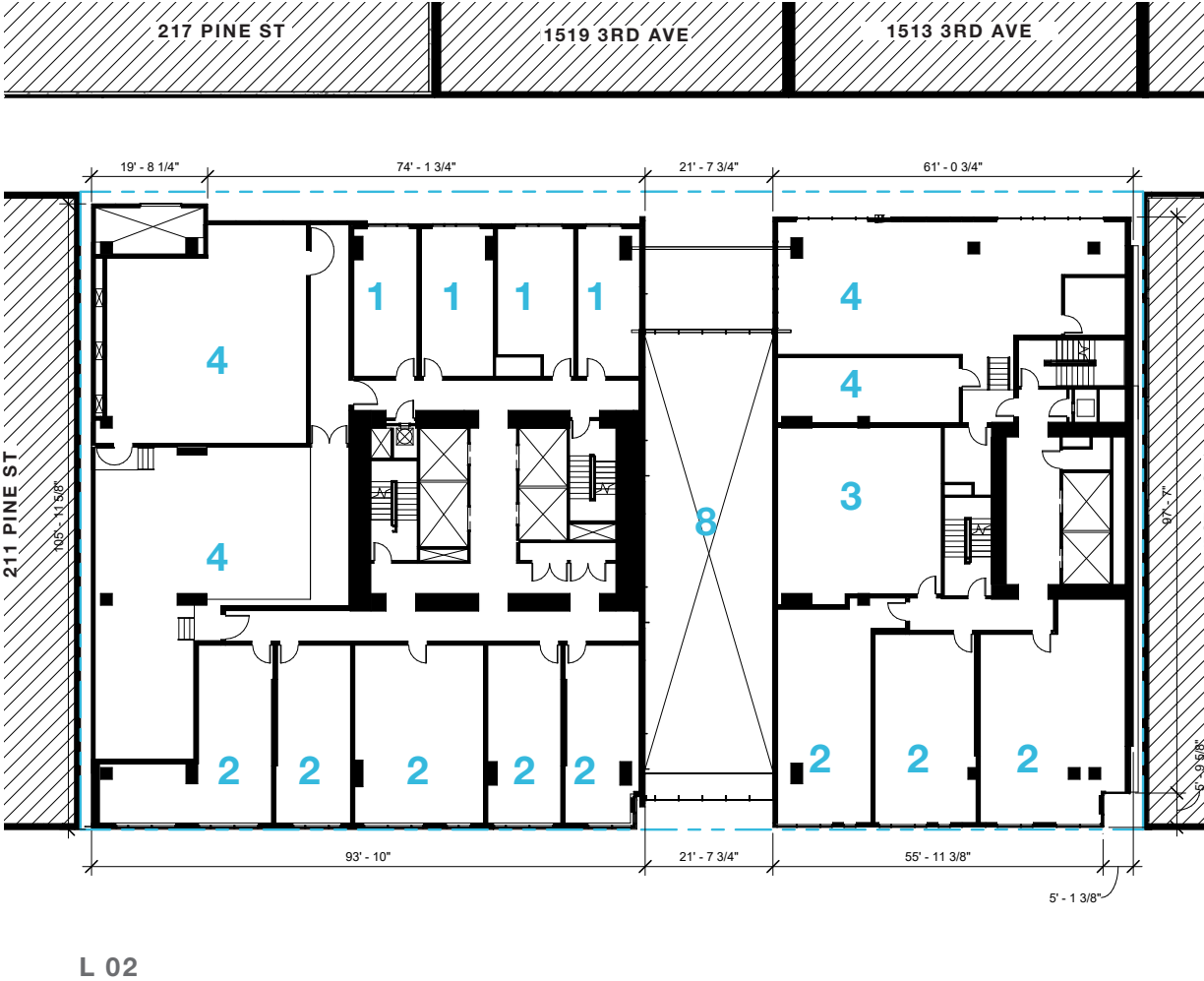
P 01



L 01

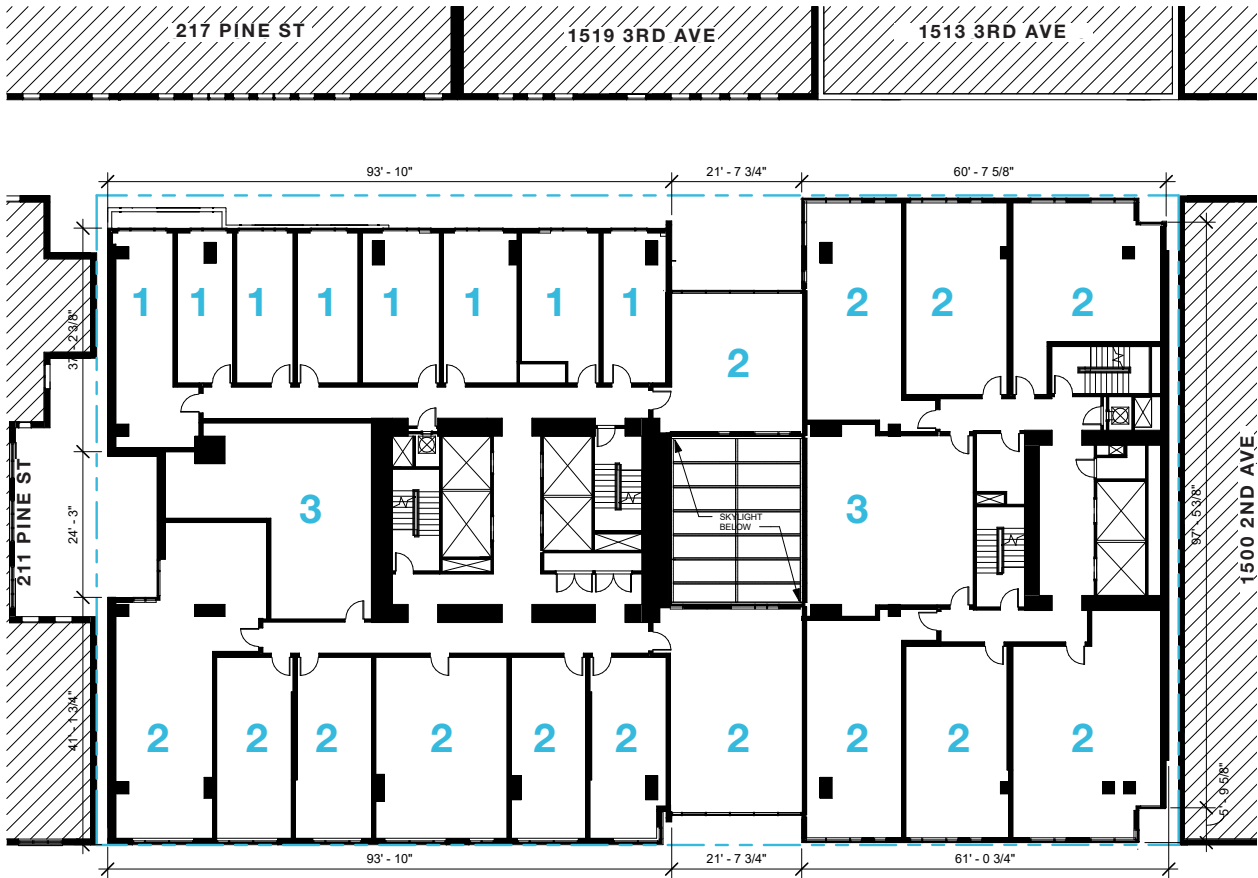
- 1. MAIN LOBBY
- 2. MAIL
- 3. RETAIL
- 4. FCC
- 5. TRASH AND RECYCLING
- 6. BIKE LOUNGE
- 7. GARAGE ENTRANCE DOWN
- 8. BABY TOWER ELEVATOR LOBBY
- 9. MAMA TOWER ELEVATOR LOBBY
- 10. PORTE COCHERE
- 11. MARSHALING / ACCESS

3.0 | FLOOR PLANS

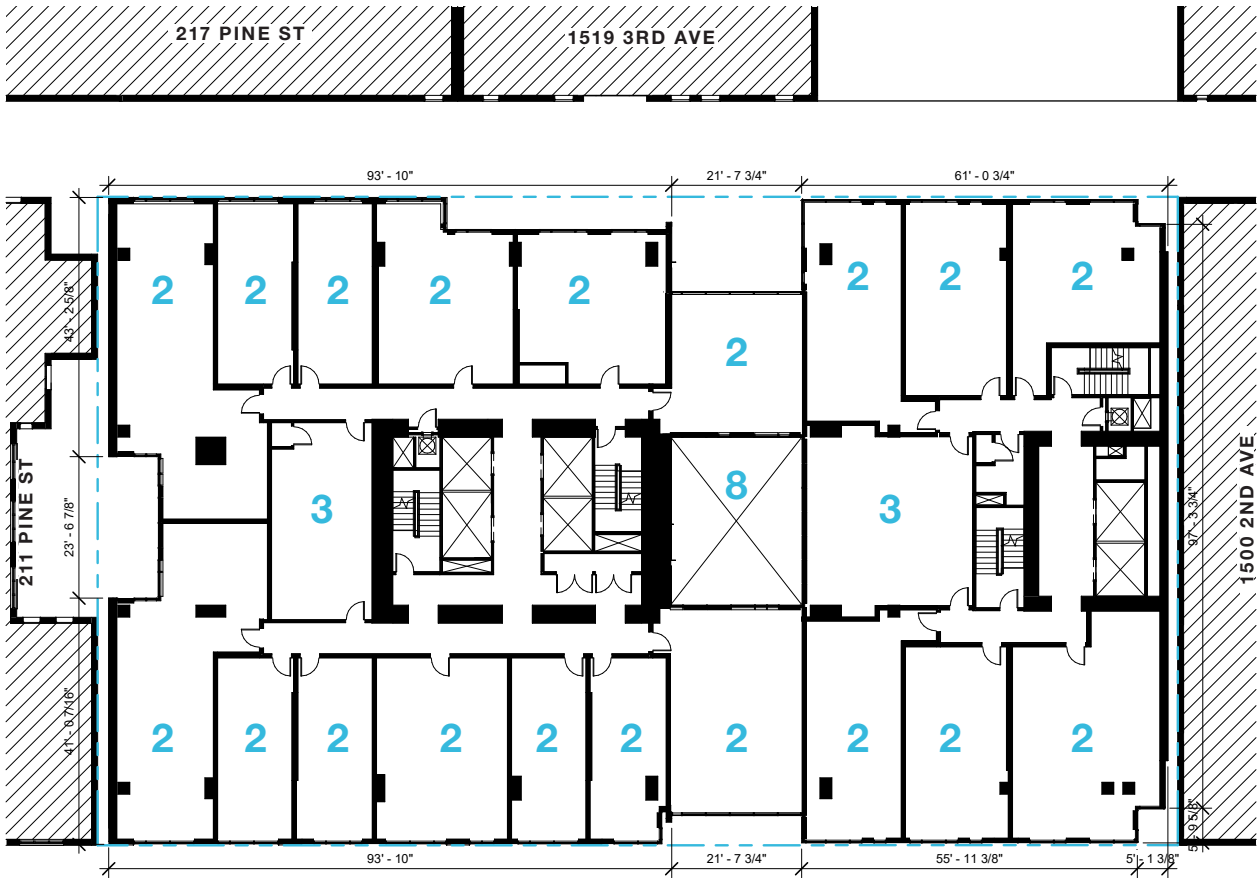


- 1. RESIDENTIAL PROJECT STUDIO
- 2. UNIT
- 3. STORAGE
- 4. BACK OF HOUSE
- 5. AMENITY
- 6. OUTDOOR AMENITY
- 7. COMMERCIAL
- 8. OPEN TO BELOW

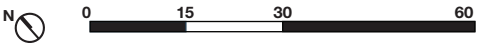
3.0 | FLOOR PLANS



L05

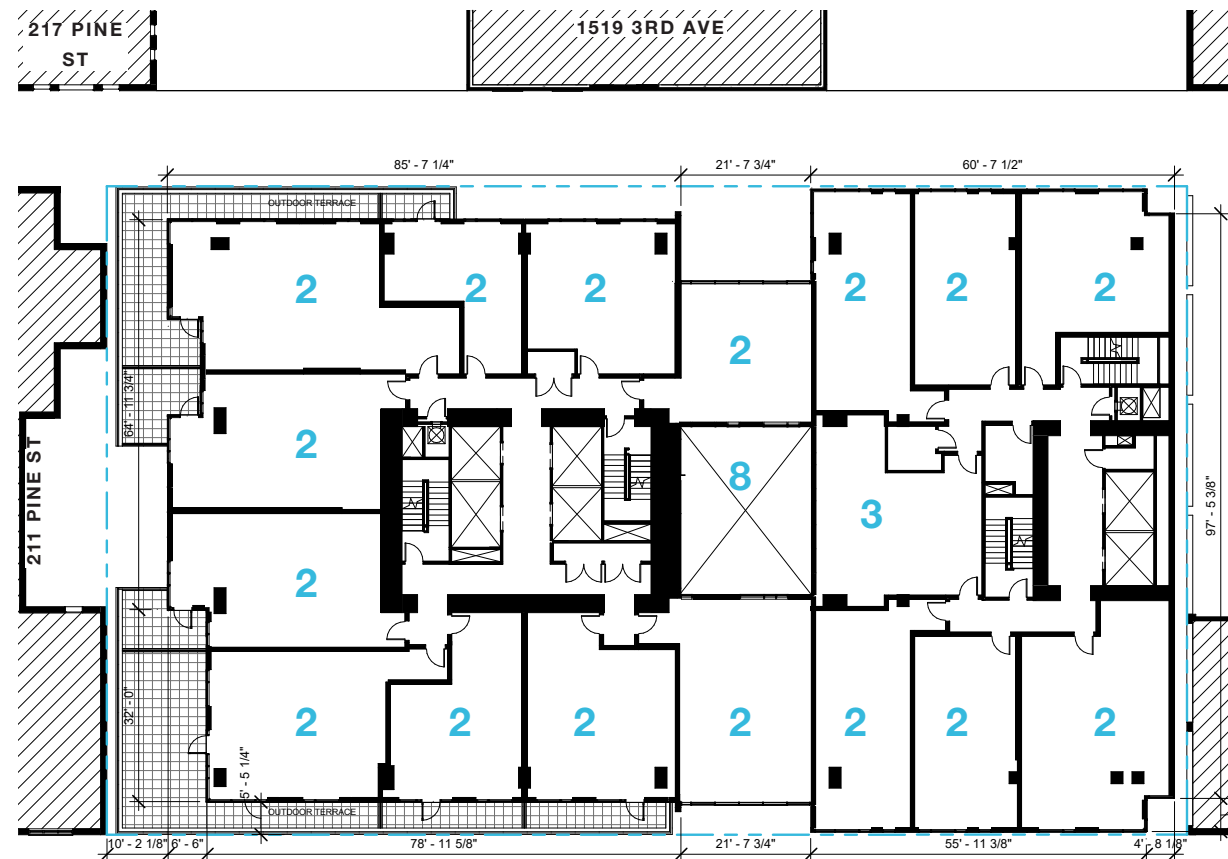


L06 - L08

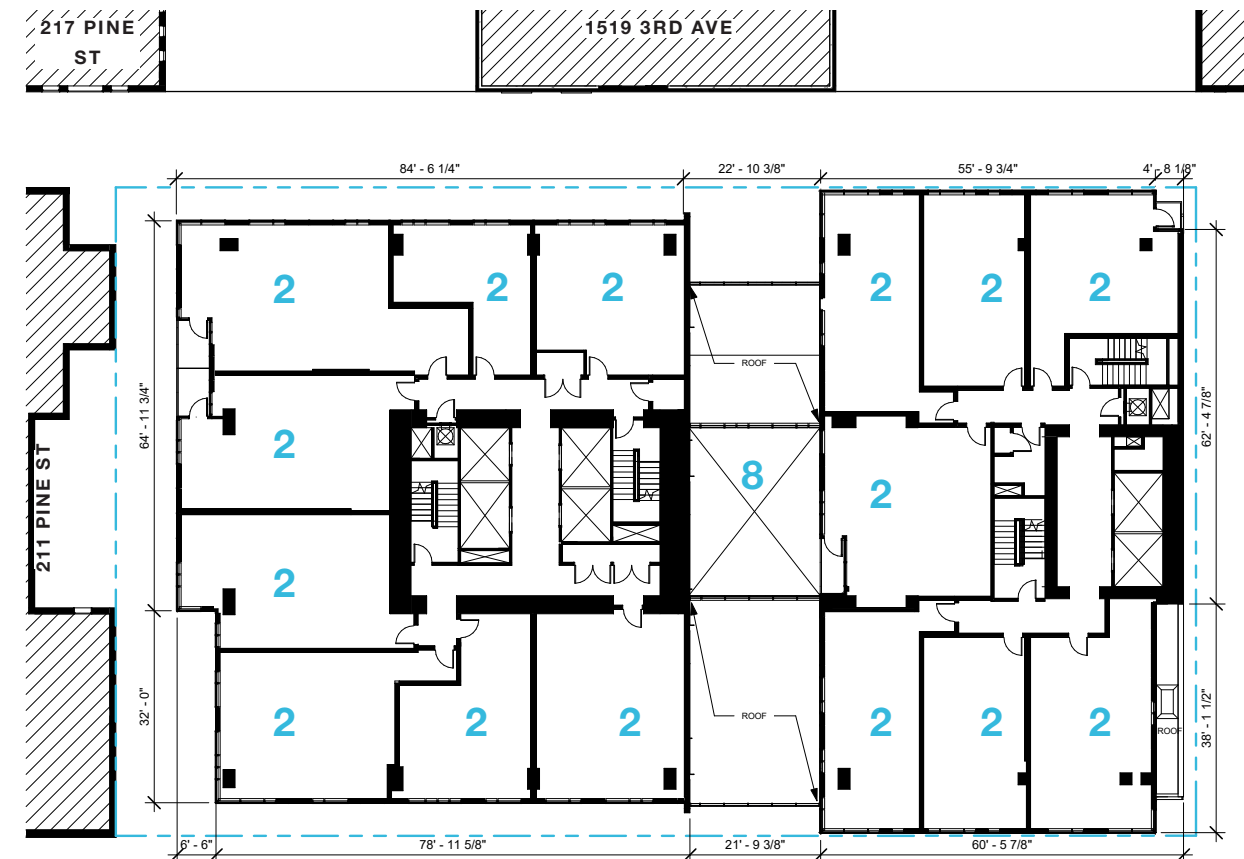


- 1. RESIDENTIAL PROJECT STUDIO
- 2. UNIT
- 3. STORAGE
- 4. BACK OF HOUSE
- 5. AMENITY
- 6. OUTDOOR AMENITY
- 7. COMMERCIAL
- 8. OPEN TO BELOW

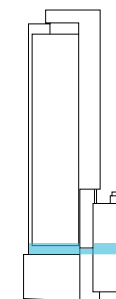
3.0 | FLOOR PLANS



L 09

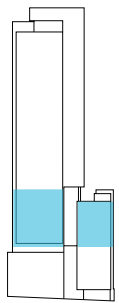
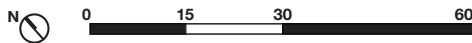
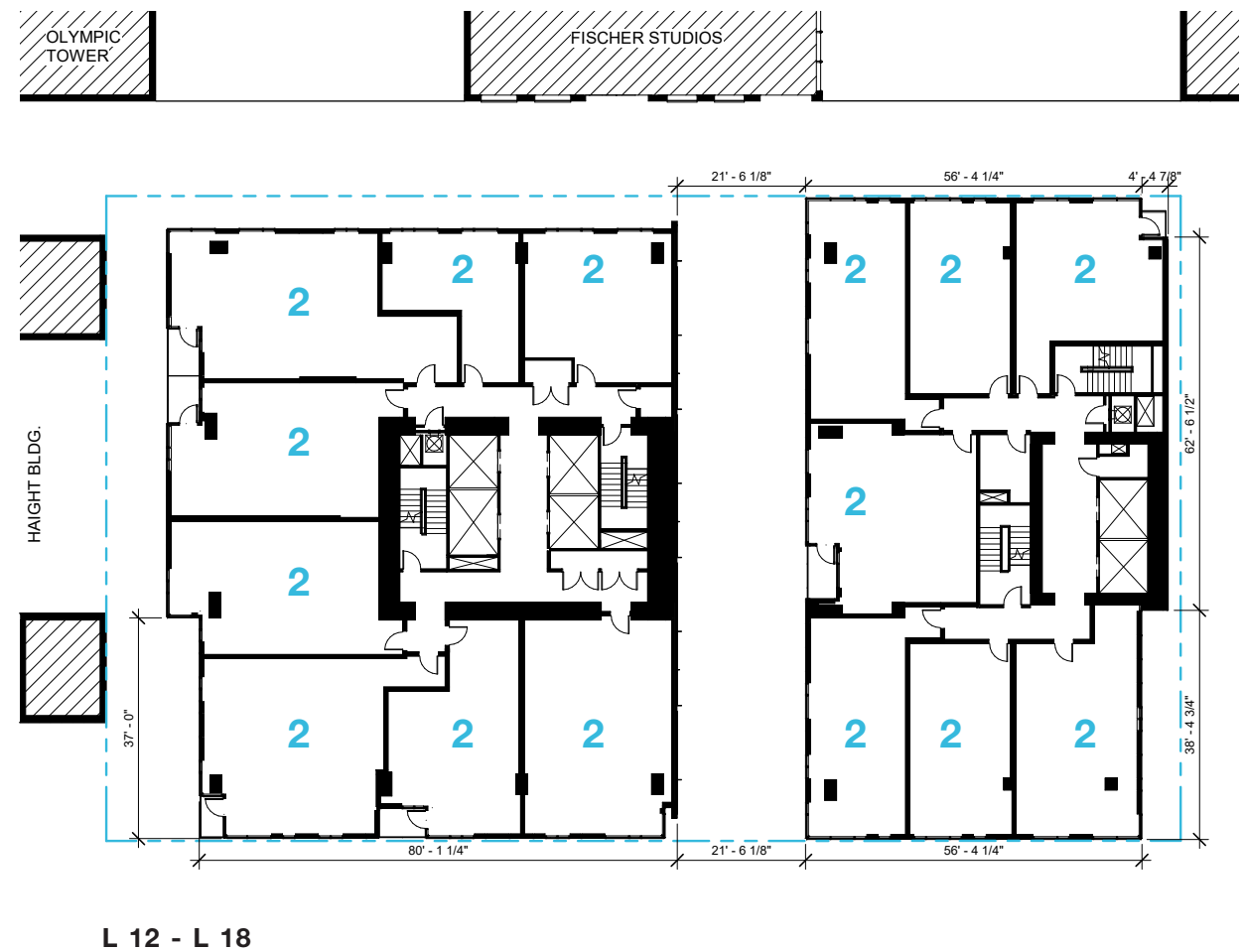
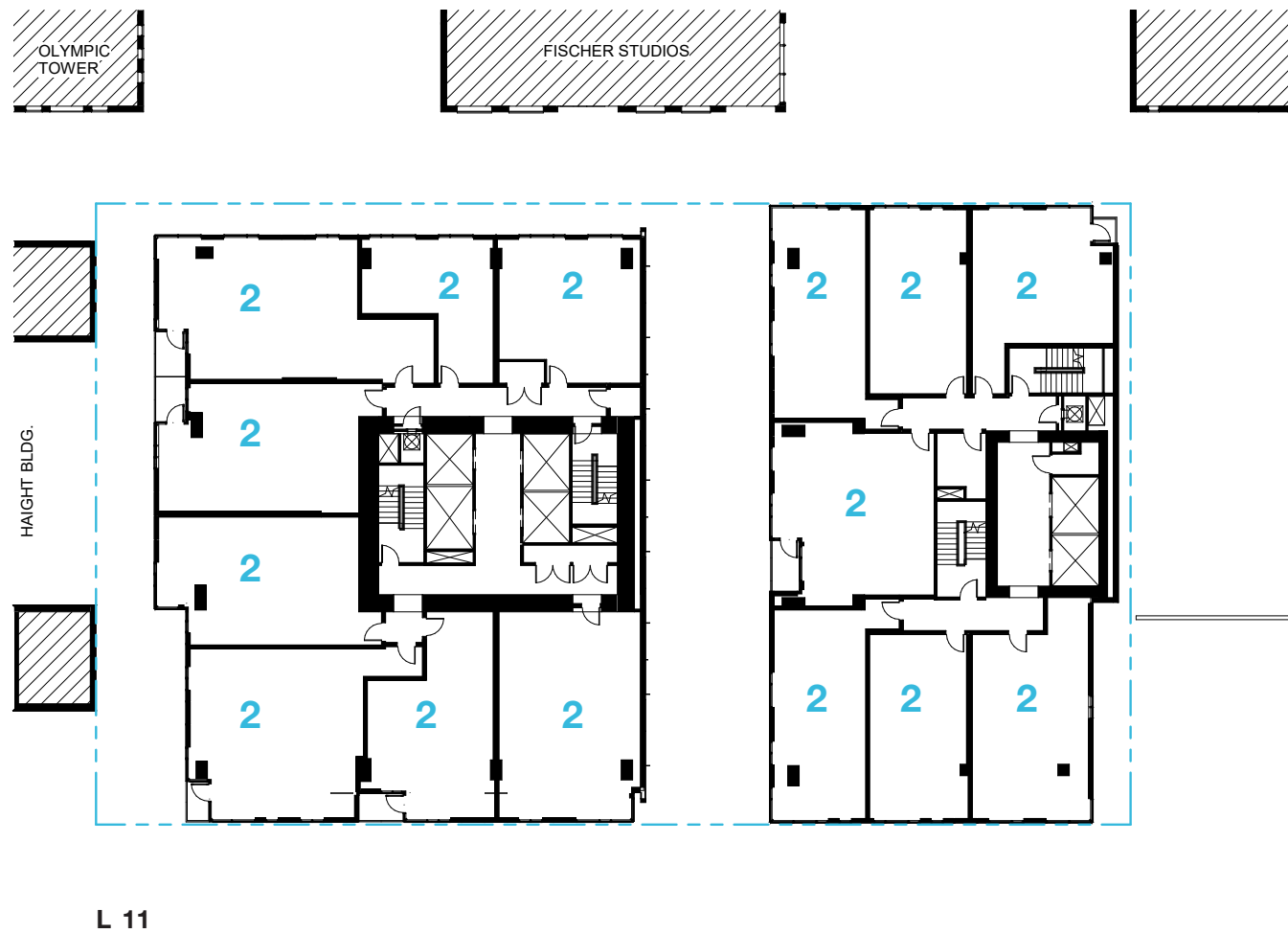


L 10



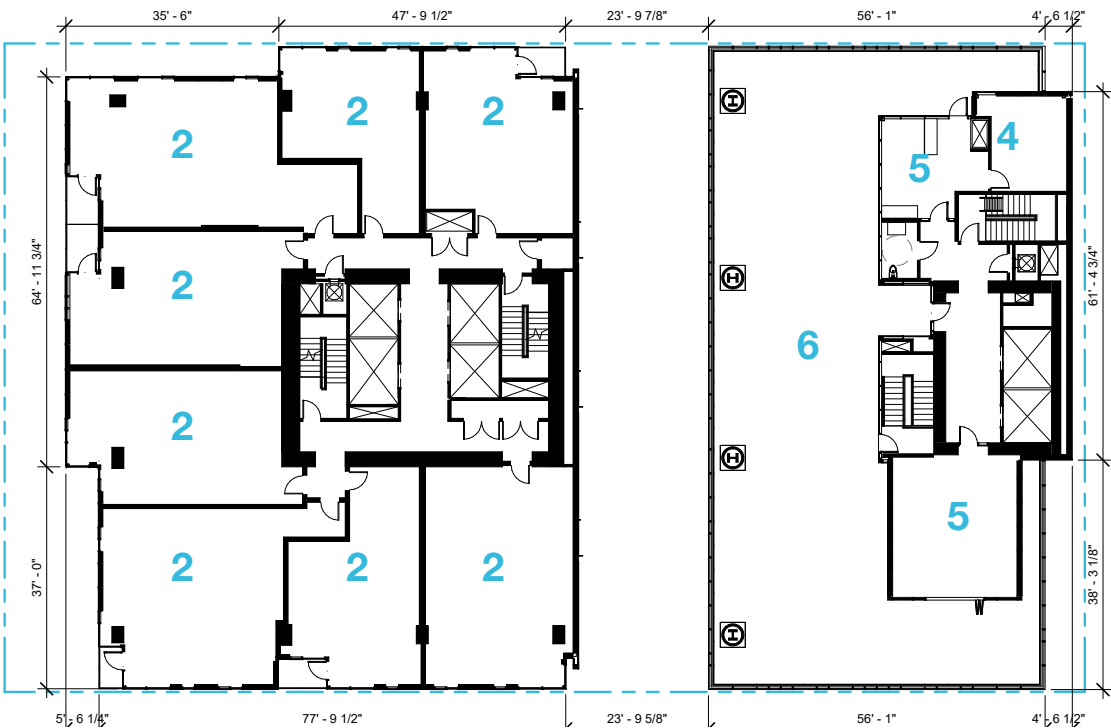
1. RESIDENTIAL PROJECT STUDIO
2. UNIT
3. STORAGE
4. BACK OF HOUSE
5. AMENITY
6. OUTDOOR AMENITY
7. COMMERCIAL
8. OPEN TO BELOW

3.0 | FLOOR PLANS

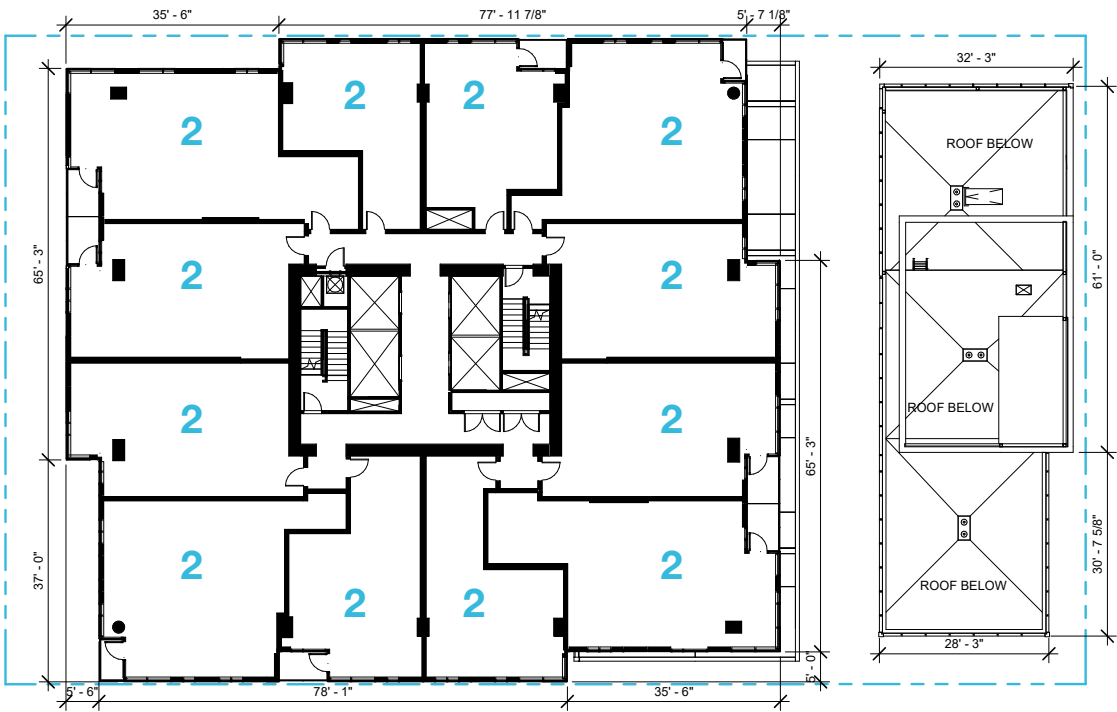


- 1. RESIDENTIAL PROJECT STUDIO
- 2. UNIT
- 3. STORAGE
- 4. BACK OF HOUSE
- 5. AMENITY
- 6. OUTDOOR AMENITY
- 7. COMMERCIAL
- 8. OPEN TO BELOW

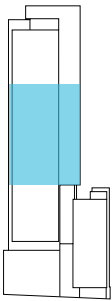
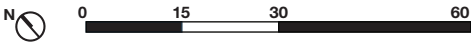
3.0 | FLOOR PLANS



L 19 - L 21

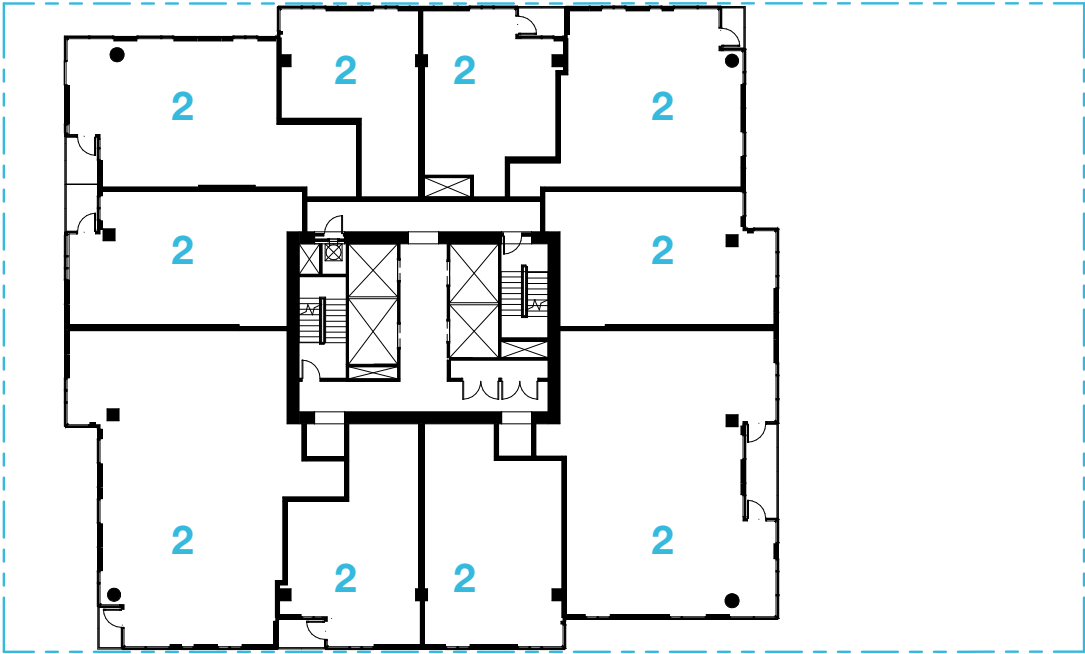


L 22 - L 40

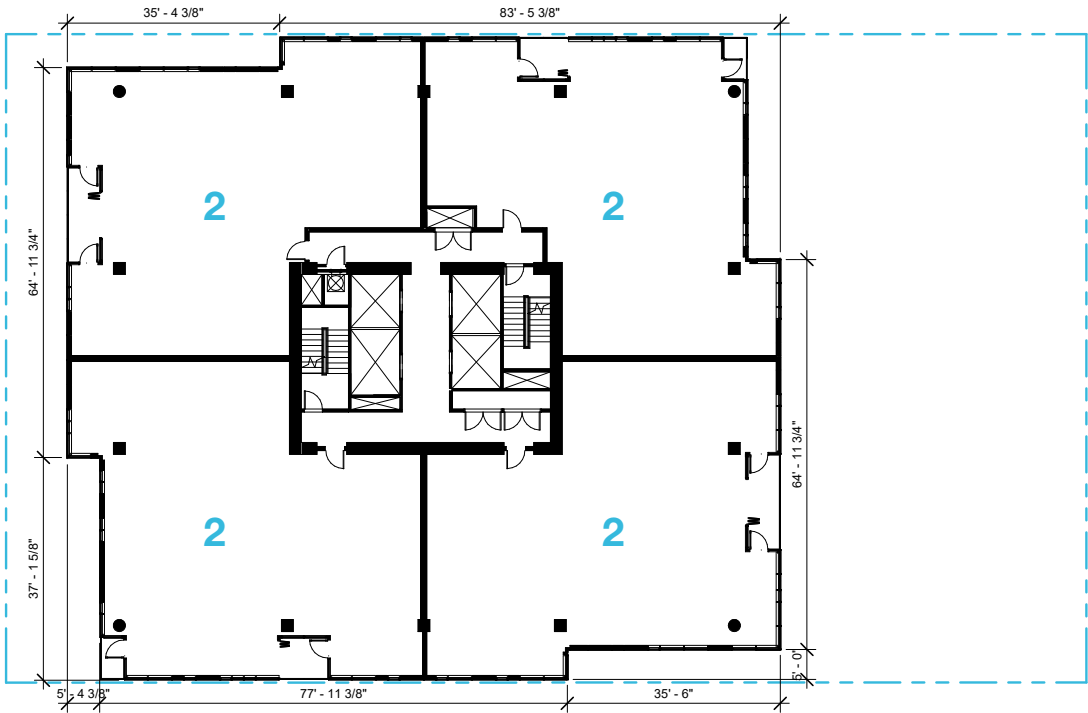


- 1. RESIDENTIAL PROJECT STUDIO
- 2. UNIT
- 3. STORAGE
- 4. BACK OF HOUSE
- 5. AMENITY
- 6. OUTDOOR AMENITY
- 7. COMMERCIAL
- 8. OPEN TO BELOW

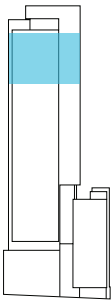
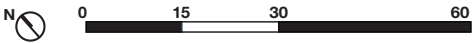
3.0 | FLOOR PLANS



L 41 - L 44

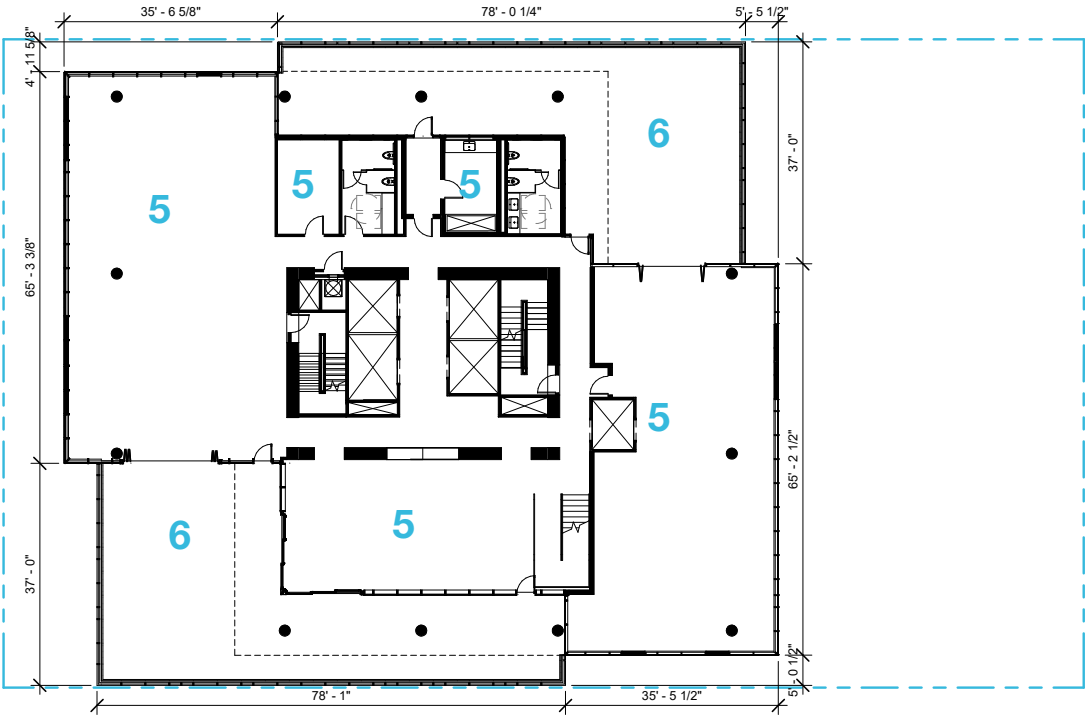


L 45 - L 46

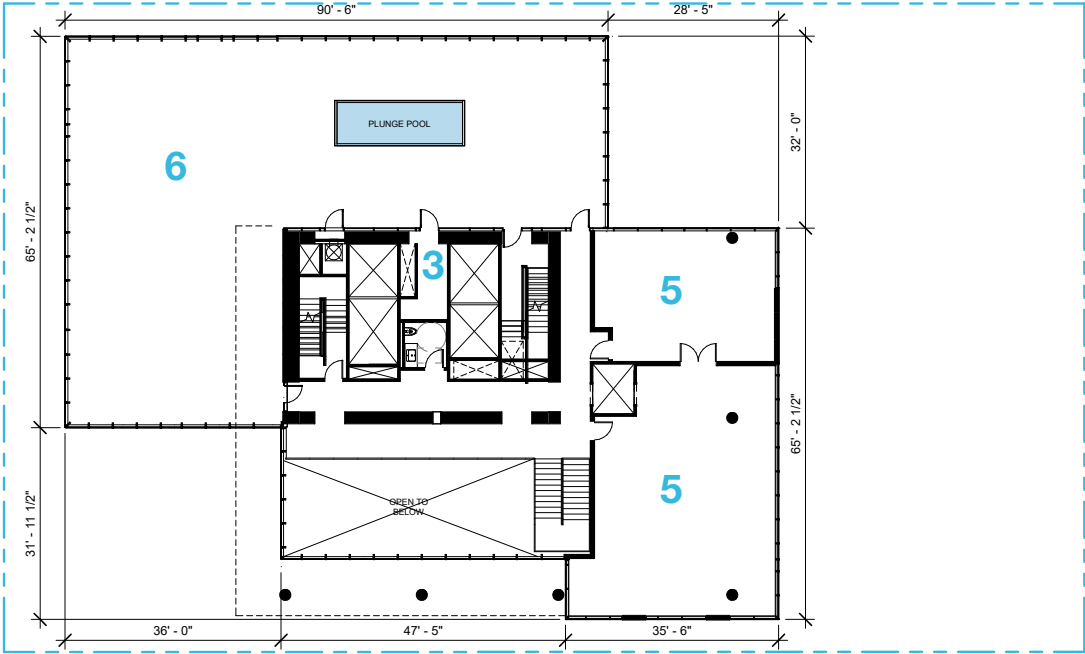


- 1. RESIDENTIAL PROJECT STUDIO
- 2. UNIT
- 3. STORAGE
- 4. BACK OF HOUSE
- 5. AMENITY
- 6. OUTDOOR AMENITY
- 7. COMMERCIAL
- 8. OPEN TO BELOW

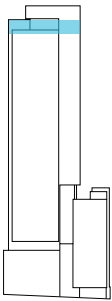
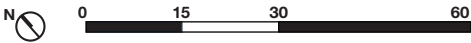
3.0 | FLOOR PLANS



R 01

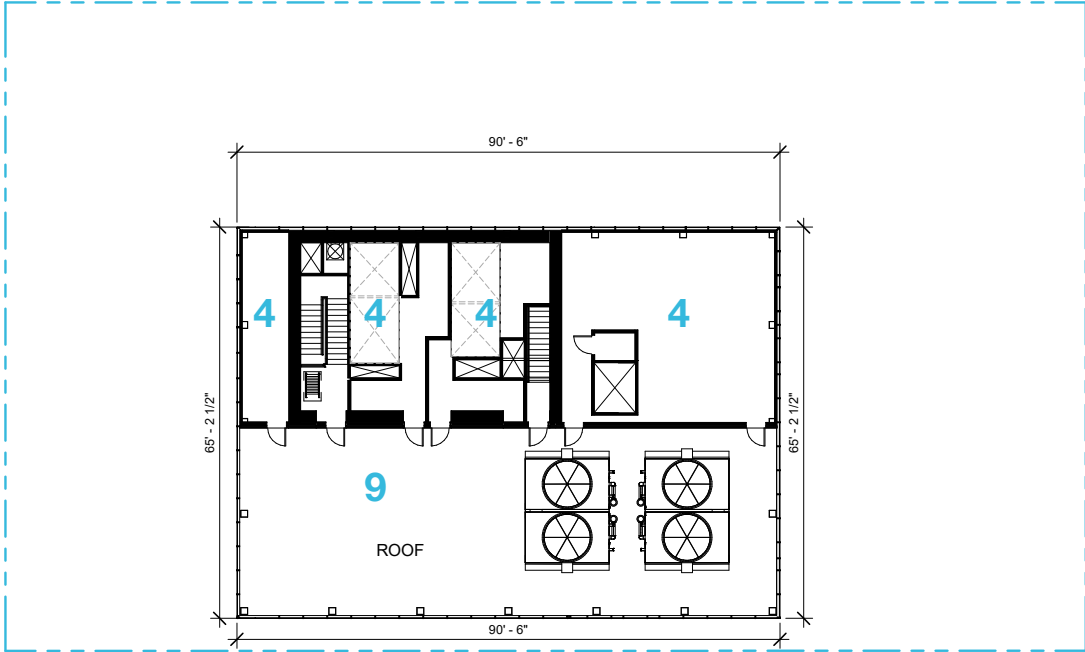


R 02

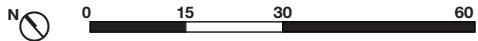


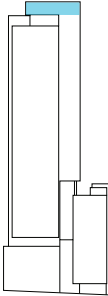
- 1. RESIDENTIAL PROJECT STUDIO
- 2. UNIT
- 3. STORAGE
- 4. BACK OF HOUSE
- 5. AMENITY
- 6. OUTDOOR AMENITY
- 7. COMMERCIAL
- 8. OPEN TO BELOW

3.0 | FLOOR PLANS



R 03





- 1. RESIDENTIAL PROJECT STUDIO
- 2. UNIT
- 3. STORAGE
- 4. BACK OF HOUSE
- 5. AMENITY
- 6. OUTDOOR AMENITY
- 7. COMMERCIAL
- 8. OPEN TO BELOW
- 9. ROOF TOP MECHANICAL

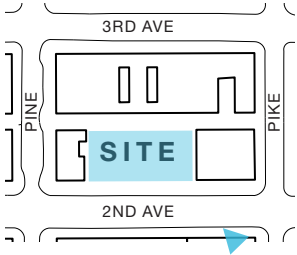
4.0

RENDERINGS

4.0 | RENDERINGS



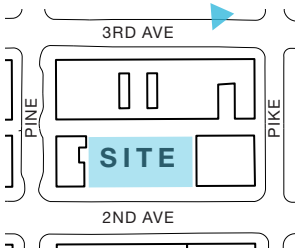
LOOKING NORTH EAST FROM 2ND AVE



4.0 | RENDERINGS



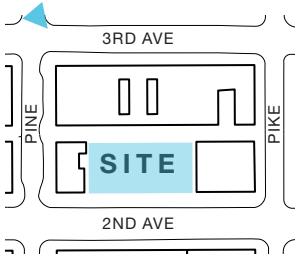
LOOKING WEST



4.0 | RENDERINGS



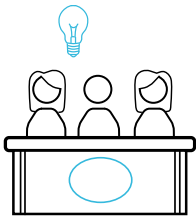
LOOKING SOUTH WEST



4.0 | RENDERINGS



LOOKING EAST FROM 2ND AVE



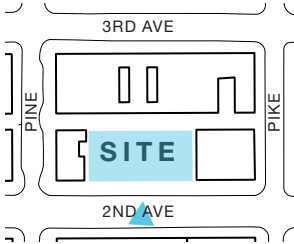
DESIGN REVIEW BOARD DIRECTION:

2. *Massing.*
e. *At the next meeting the Board requested additional street-level perspective views from 2nd Ave, 3rd Ave, and the alley.*

(B3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area)

DESIGN RESPONSE

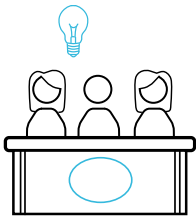
+ Additional street level perspectives per EDG guidance



4.0 | RENDERINGS



SECTION PERSPECTIVE THROUGH LOBBY



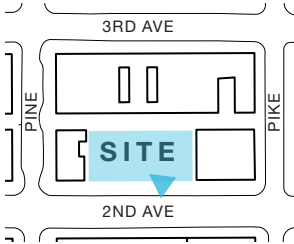
DESIGN REVIEW BOARD DIRECTION:

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DESIGN RESPONSE

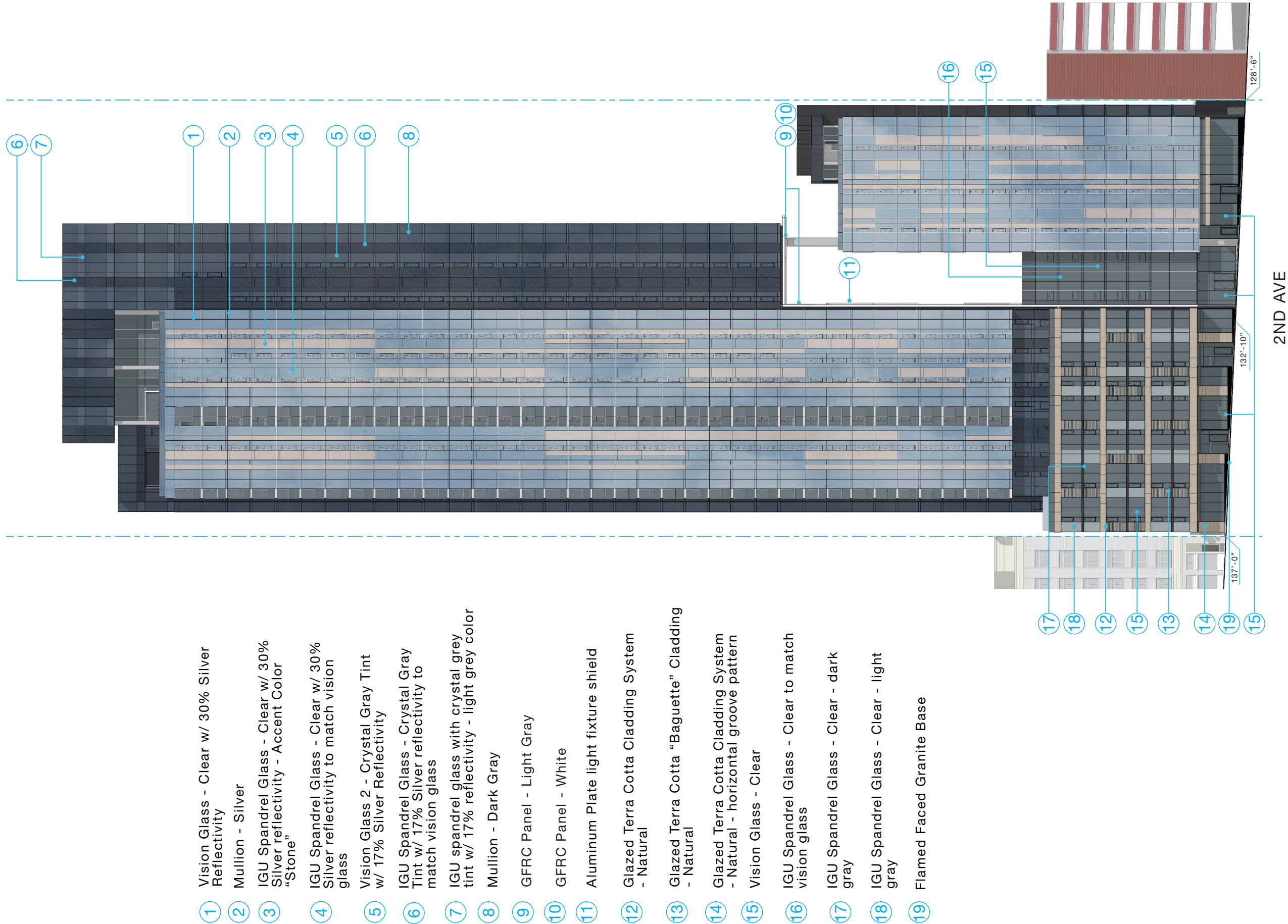
+ Additional street level perspectives per EDG guidance



5.0

APPENDIX

5.0 | WEST ELEVATION



5.0 | SOUTH ELEVATION

- 1

Vision Glass - Clear w/ 30% Silver Reflectivity
- 2

Mullion - Silver
- 3

IGU Spandrel Glass - Clear w/ 30% Silver reflectivity - Accent Color "Stone"
- 4

IGU Spandrel Glass - Clear w/ 30% Silver reflectivity to match vision glass
- 5

Vision Glass - Crystal Gray Tint w/ 17% Silver Reflectivity
- 6

IGU Spandrel Glass - Crystal Gray Tint w/ 17% Silver reflectivity to match vision glass
- 7

IGU spandrel glass with crystal grey tint w/ 17% reflectivity - light grey color
- 8

Mullion - Dark Gray
- 9

GFRC Panel - Light Gray
- 10

GFRC Panel - White
- 11

Aluminum Plate light fixture shield
(not used in view)
- 12

Glazed Terra Cotta Cladding System - Natural
(not used in view)
- 13

Glazed Terra Cotta "Baguette" Cladding - Natural
(not used in view)
- 14

Glazed Terra Cotta Cladding System - Natural - horizontal groove pattern
(not used in view)
- 15

Vision Glass - Clear
(not used in view)
- 16

IGU Spandrel Glass - Clear to match vision glass
(not used in view)
- 17

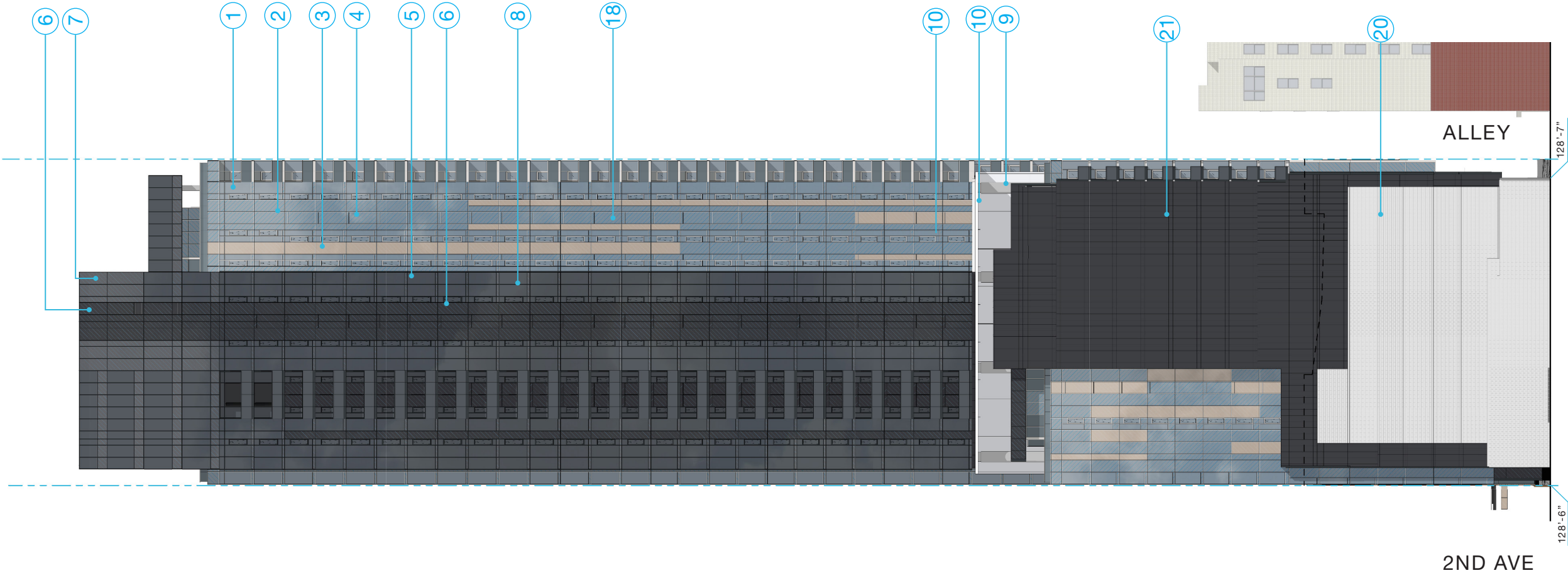
IGU Spandrel Glass - Clear - dark gray
(not used in view)
- 18

IGU Spandrel Glass - Clear - light gray
(not used in view)
- 19

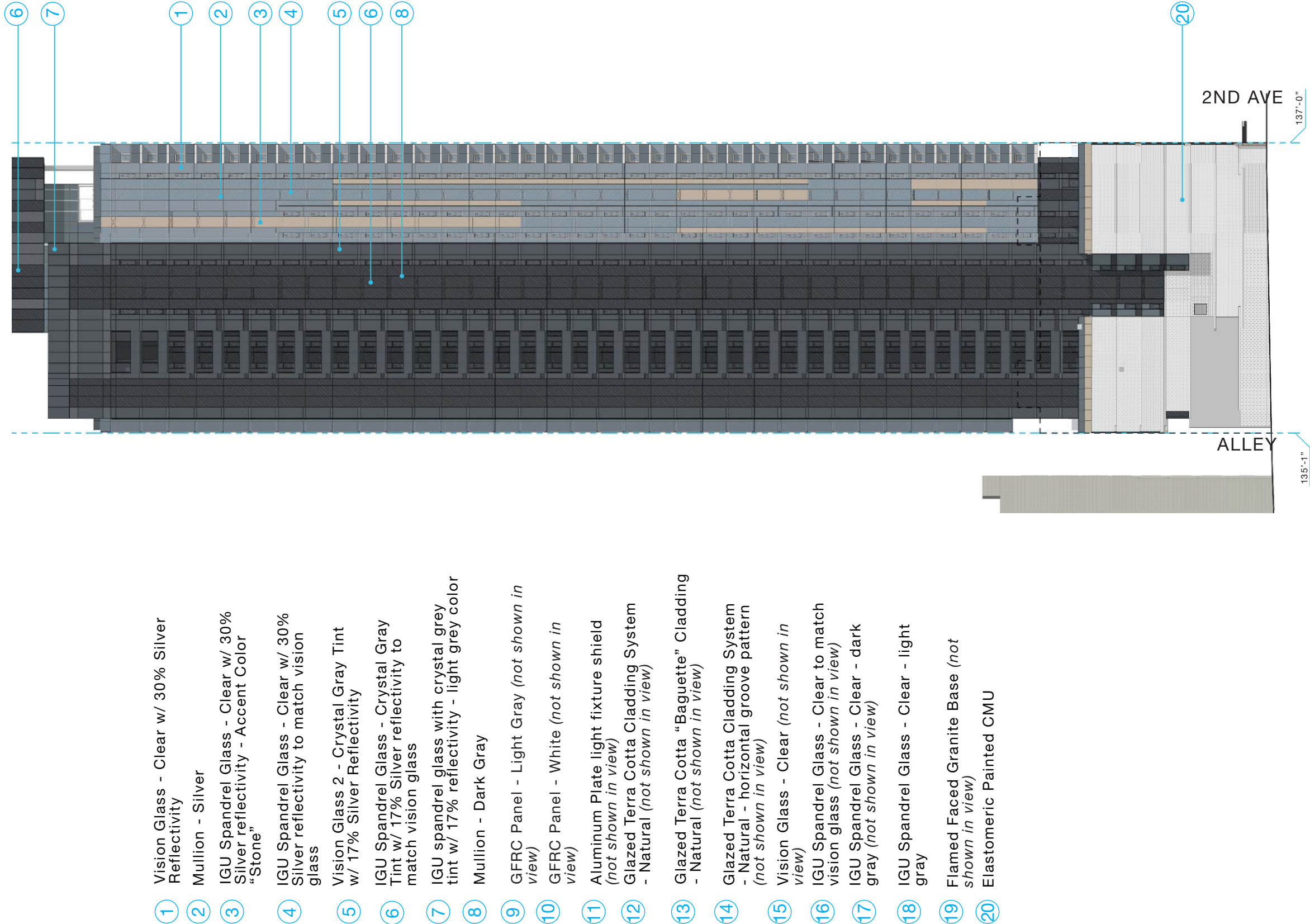
Flamed Faced Granite Base
(not used in view)
- 20

Elastomeric Painted CMU
(not used in view)
- 21

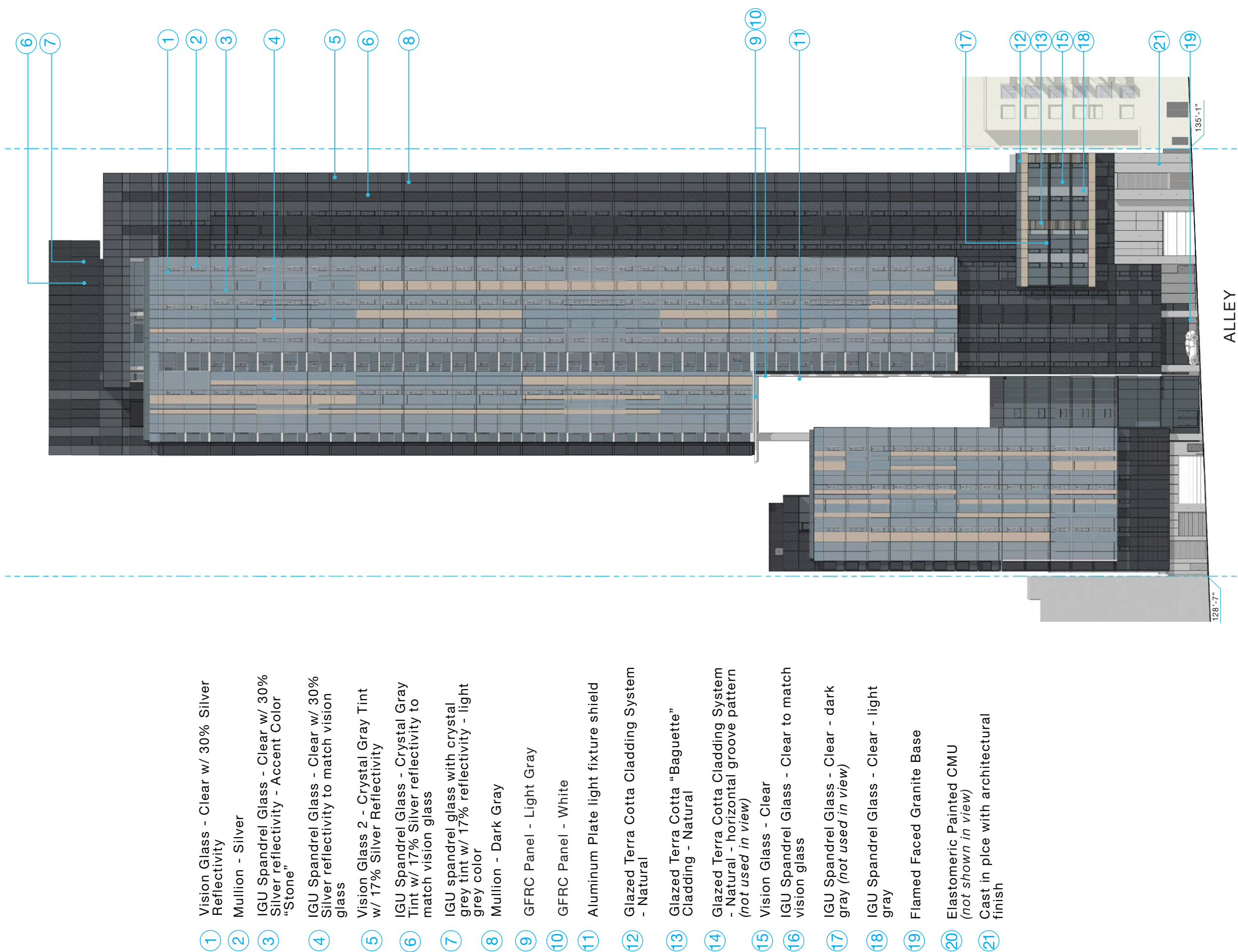
Aluminum Plate Panel - dark gray to match glazing



5.0 | NORTH ELEVATION



5.0 | EAST ELEVATION



5.0 | DOWNTOWN DESIGN GUIDELINES

SITE PLANNING & MASSING

A1 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

C. Patterns of urban form, such as nearby buildings that have employed distinctive and effective massing compositions.

DESIGN RESPONSE

+ Patterns of urban form within and beyond this segment of 2nd Avenue consist of established and textured early 20th century structures with interspersed, newer towers extensively clad in glass, resulting in contrasts of texture and varying heights. Street level uses are maximized, restoring a pattern of small-scale retail spaces lining an active pedestrian thoroughfare.

A2 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

C. Provide or enhance a specific rooftop element.

DESIGN RESPONSE

+ The massing of the tower is integrated with the roof top elements. Portions of the massing on the north and south extend up to the roof and overlap with each other (please see p. 94) At the roof, a distinctive program form in both profile and plan incorporates multi-level interior and exterior amenity spaces offering a visually integrated profile - viewed from all directions, and enhancing the skyline.

5.0 | DOWNTOWN DESIGN GUIDELINES

ARCHITECTURAL EXPRESSION

B1 RESPOND TO THE NEIGHBORHOOD CONTEXT

Develop an architectural concept and compose the major building elements to reinforce desirable urban features existent in the surrounding neighborhood.

B. An adjacent landmark or noteworthy building

D. Neighboring buildings that have employed distinctive and effective massing compositions.

E. Elements of the pedestrian network nearby (dedicated bike lane on 2nd Ave.)

DESIGN RESPONSE

+ The proposed concept restores and strengthens street-level uses, including connections to the 2-way bike lane on 2nd Avenue and physical enhancement of the alley, allowing a covered passenger drop-off and lobby entrance. Massing features a podium structure recalling the scale and texture of surrounding neighborhood structures, and a link to the Haight Building to the north. South of the podium, a space is carved out to allow light and air for the Fischer Studios building across the alley, and to reinforce connections within a two-sided lobby fronting both 2nd Avenue and the alley. This space allows a dual-tower composition, a Mama Tower rising above the podium and a Baby Tower connecting to the street, in a dynamic arrangement of program, referencing the variety of scale within the immediate context of the building site.

B2 CREATE A TRANSITION IN BULK AND SCALE

Compose the massing of the building to create a transition to the height, bulk, and scale of development in nearby less-intensive zones.

a. Distance from a less intensive zone edge

d. Effect of site size and shape.

e. Height, bulk and scale relationships resulting from lot orientation.

h. Use of architectural style, details, roof lines, beltcourses, cornices or fenestration, color, or materials that derive from the less intensive zone.

i. Architectural massing of the building components.

. . .Reducing the actual bulk and scale of the proposed structure

k. Articulating the building;s facades vertically or horizontally in intervals that reflect to existing structures or platting pattern.

DESIGN RESPONSE

+ The site is located between less intensive zones for height, bulk and scale – DRC 150 to the east (across the alley) and DMC-125 to the west, along First Avenue. The composition of tall and short towers modulates between these scales, with the Baby Tower recalling form and floor plate sizes of nearby structures. Alignment of cornice lines between the Haight Building to the north and the podium of Mama Tower connect the scale of the block horizontally.

B4 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.

a. setbacks, projections, and open space

b. relative sizes and shapes of distinct building volumes

c. roof heights and forms

DESIGN RESPONSE

+ The dual tower form of the preferred concept, (“Mama” and “Baby” towers) provides unity and balance between the larger scaled residential towers in the neighborhood and the smaller scaled structures on the block. The preferred alternative references multiple scales of both the historic and contemporary structures in the neighborhood.

THE STREETScape

C2 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.

a. the fenestration pattern

b. exterior finish materials

c. other architectural elements

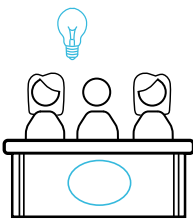
DESIGN RESPONSE

+ The preferred design has design influences from its next door and across the alley neighbors. These neighbors offer a variety of building scales, facade treatments, materials and fenestration patterns. They suggest lower portions of the proposed facades relate to the block, the street and pedestrian experience while the upper tower portions find cues from near by residential towers of similar size and scale designed for living.

5.0 | EDG BOARD’S PRIORITIES & DIRECTION

1. TOWER SITE AND PLACEMENT

a. The Board appreciated information provided related to tower siting and placement including tower placement studies, appendix studies documenting exploration of a south located tower, as well as the physical model presented at the EDG meeting. **(A1 Respond to the Physical Environment)**



DESIGN RESPONSE

+ The placement and siting of the tower remains to the north as presented at the EDG meeting.

b. The Board acknowledged public concern related to tower siting, however after discussing the tower siting at length, 3 out of 5 Board members supported the northern tower siting shown on pg. 41 of the EDG packet. The Board stated the northern tower placement was the most sensitive and responsive to the context and transitions to nearby buildings. **(A1 Respond to the Physical Environment; B1 Respond to the neighborhood context)**

c. The Board noted several advantages of siting the tower to the north, including:

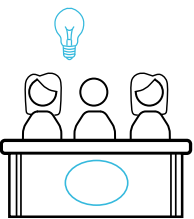
i. Framing of the tower by the Fischer Studio Building and Olympic Tower from the 3rd Avenue; **(A1 Respond to the Physical Environment; B1 Respond to the neighborhood context)**

ii. Providing a more sympathetic response to the shorter buildings across the alley by placing the “baby tower” closer to the shorter building which created a better transition in height bulk and scale; and **(B1 Respond to the neighborhood context; B2 Create a Transition in Bulk and Scale)**

iii. Placing the tower to the north better aligned with existing tower shadows already occurring, thereby minimizing impacts of the proposed shadow more than a south tower location. **(A1 Respond to the Physical Environment; B1 Respond to the neighborhood context)**

2. MASSING

a. After determining by majority that a northern tower placement would be a more successful massing option, the Board further discussed the 3 options for architectural massing (summarized on pg. 52 of the EDG packet). The Board appreciated that all 3 massing options were viable design options. **(B2 Create a Transition in Bulk and Scale)**



DESIGN RESPONSE

+ The preferred massing concept, Alternative 3, as presented at the EDG meeting remains.

+ The breakdown of the podium into three pieces as presented at the EDG meeting remains.

b. The Board unanimously agreed that the preferred massing option, Alternative 3, was the most compelling design option in terms of both design concept and breakdown of the tower’s height, bulk, and scale in response to its context. **(A1 Respond to the Physical Environment; B1 Respond to the neighborhood context; B2 Create a Transition in Bulk and Scale)**

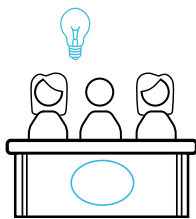
c. In addition, the Board supported a breakdown of the podium into 3 pieces which created variety at the pedestrian-level and reflected width proportions more consistent with historic parcels widths. **(A1 Respond to the Physical Environment; B1 Respond to the neighborhood context; B2 Create a Transition in Bulk and Scale)**

d. Though the Board was generally in support of Alternative 3, the Board acknowledged public comment regarding transition to the adjacent northern building. As such, the Board directed the design team to study this transition in terms of both massing (perhaps the tower comes further down along this edge) and façade development. The Board noted the façade development should be distinct from the adjacent building and compliment rather than mimic the façade expression. In addition, the Board commented that the podium should further emphasize building identity and support a cohesive expression throughout the tower. **(A1 Respond to the Physical Environment; B1 Respond to the neighborhood context; B2 Create a Transition in Bulk and Scale; B4 Design a Well-Proportioned & Unified Building)**

5.0 | EDG BOARD’S PRIORITIES & DIRECTION

2. MASSING CONT.

e. At the next meeting the Board requested additional street-level perspective views from 2nd Avenue, 3rd Avenue, and the alley. **(B3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area)**

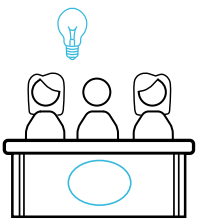


DESIGN RESPONSE

+ Please see additional views as requested by the board on pages: 64-74

4. ROOF

The board was supportive of the general form and interlocking massing concept. Moving forward, material treatment should emphasize the interlocking massing design concept. In addition, mechanical screening should be thoughtfully integrated into the roof form. **(A2 Enhance the Skyline)**

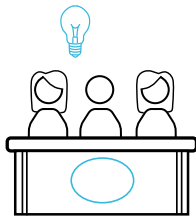


DESIGN RESPONSE

+ The interlocking roof massing elements remain. The mechanical screening is proposed to be clad with the same vision and spandrel glazing as the rest of the tower form with a similar fenestration pattern. (Please see page 50 for additional information.)

3. ALLEY

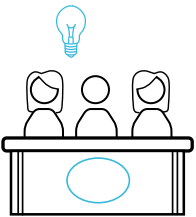
a. The Board discussed the alley design including the proposed port cochere. Overall the Board was supportive of the attention given to the alley design and generous space given for alley use and potential active space. The Board was highly supportive of the through connection from the 2nd Avenue entry to the alley entry. The Board also appreciated generous alley setbacks and agreed with SDOT’s comments that all vehicular access should occur at the alley, as required by the Land Use Code. **(C6 Develop the Alley Façade)**



DESIGN RESPONSE

+ The proposed alley facade is designed to act as a “back door” to the structure with a clearly identifiable address and identity. The porte cochere, through lobby and widened alley with remains. (Please see pages 33-35, 62 for further information and review.)

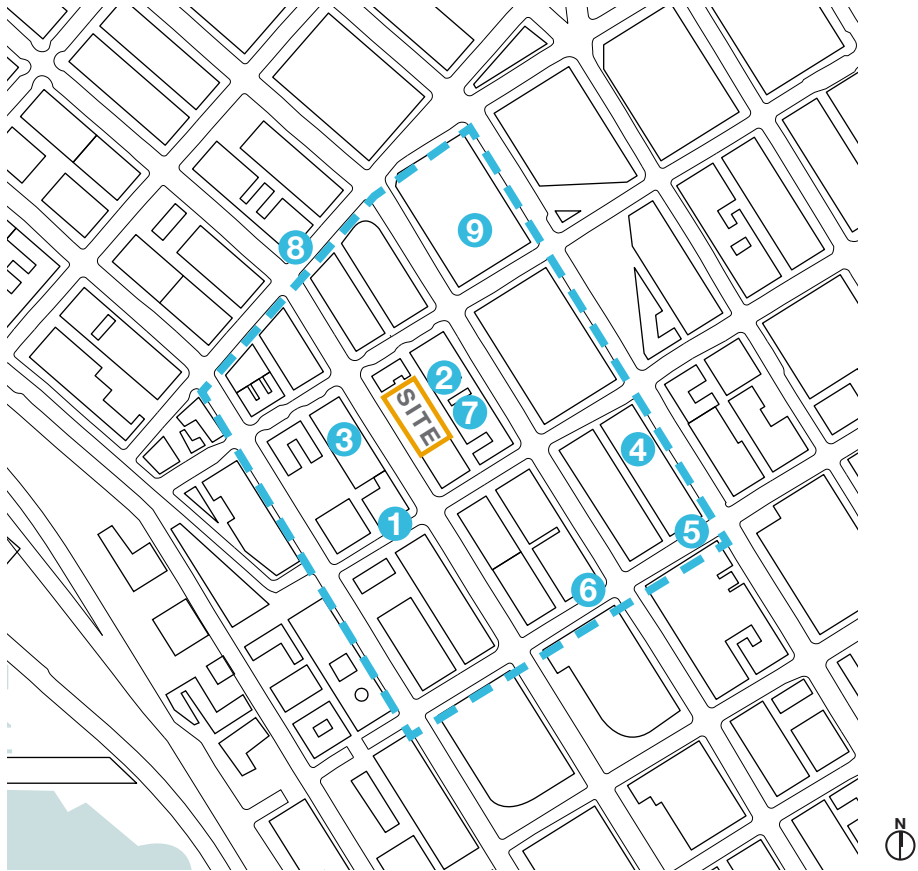
b. Moving forward, the Board stressed that the design of the alley façade should be detailed to minimize the presence of service areas. **(C6 Develop the Alley Façade)**
c. The Board encouraged the integration of additional dumpster storage area for neighboring buildings into the proposed design at this site. **(C6 Develop the Alley Façade)**



DESIGN RESPONSE

+ Please see page 7 for the development team’s dumpster storage area ideas proposed to the residents opposite of the site on June 25th 2019.

5.0 | LANDMARK BUILDINGS



1 EITEL BUILDING, 1904
217 Pine Street, 7 story originally office building (Landmark)



2 OLYMPIC TOWER, 1931
217 Pine Street, 12 story office building (Landmark)



3 GRAHAM DOYLE BUILDING, 1920
119 Pine Street, 4 story retail and office building (Landmark)



4 JOSHUA GREEN BUILDING
1425 4th Ave, 10 story office / retail (Landmark)



5 1411 4TH AVE BUILDING, 1928
1411 4th Ave, 15 story office / retail (Landmark)



6 MANN BUILDING, 1926
1411 3rd Ave, 2 story-multi-use (Landmark)



7 FISCHER STUDIO BUILDING, 1915
1519 3rd Ave, 8 story residential condominium (Landmark)



8 THE JOSEPHINUM, 1908
1902 2nd Ave, 13 story residential / religious (Landmark)

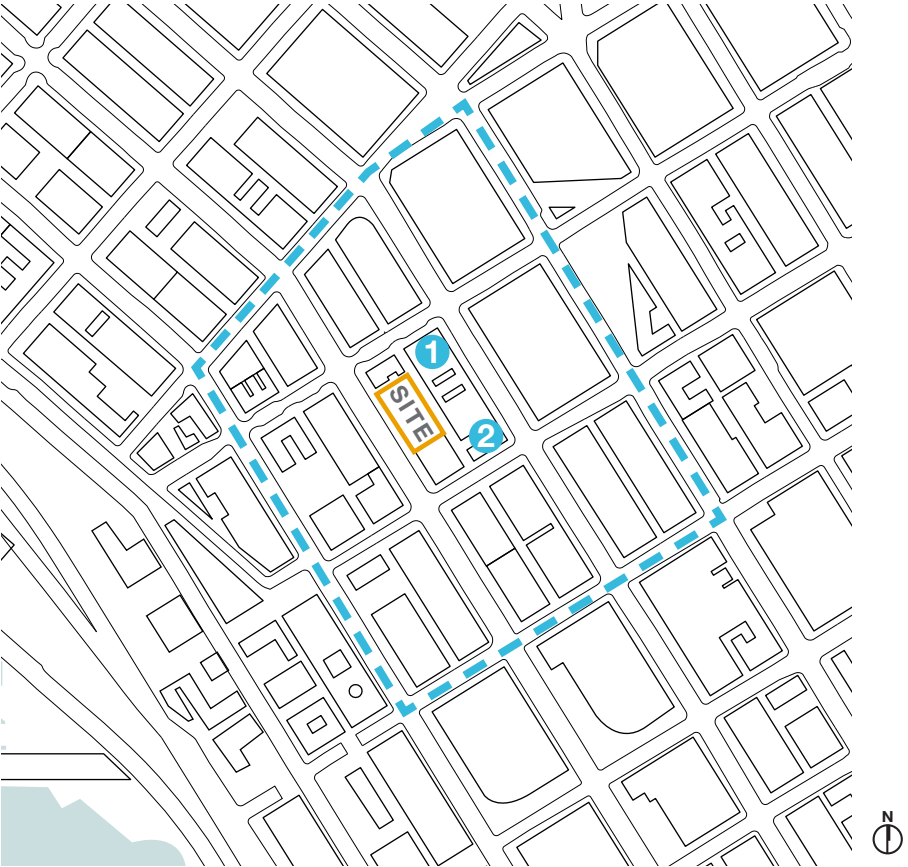
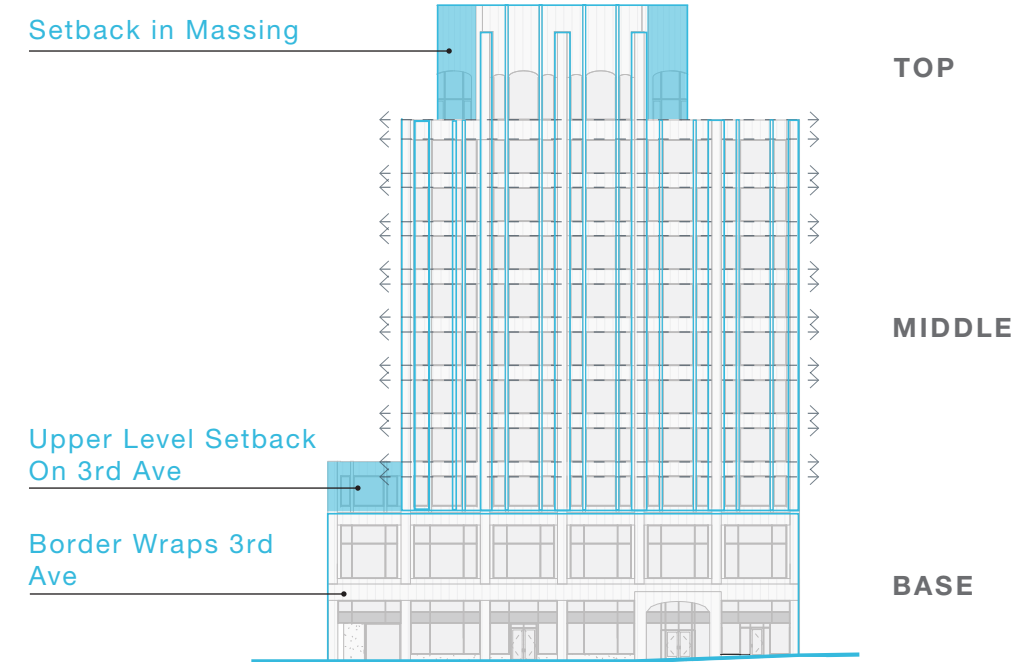


9 THE BON MARCHÉ, 1929
1601 3rd Ave, 8 story retail / office (Landmark)

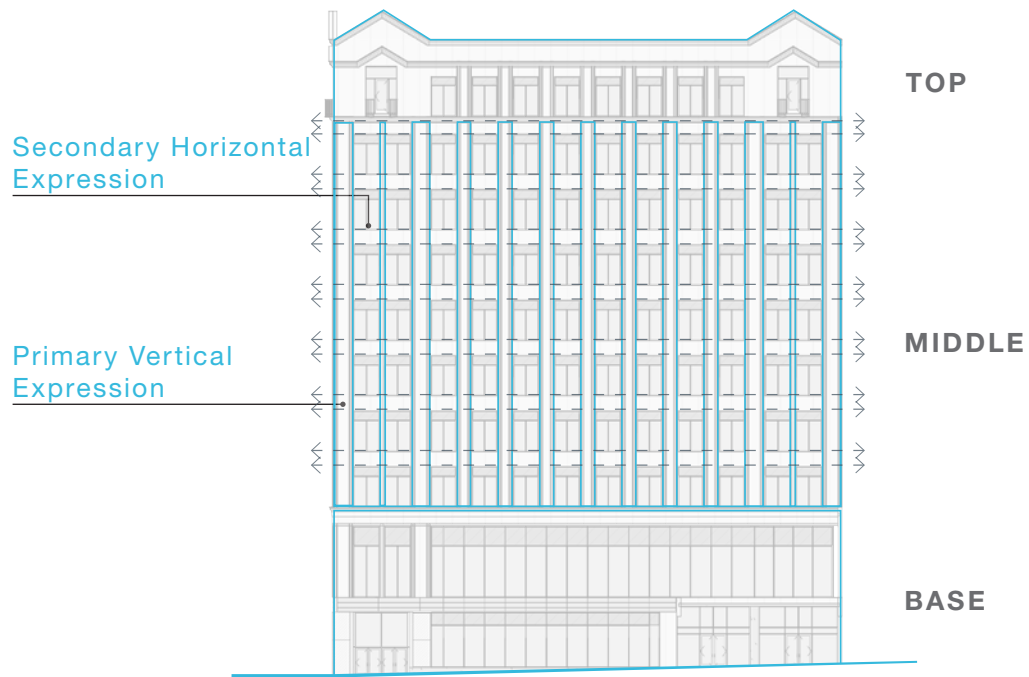
5.0 | NEIGHBORING FACADE ANALYSIS



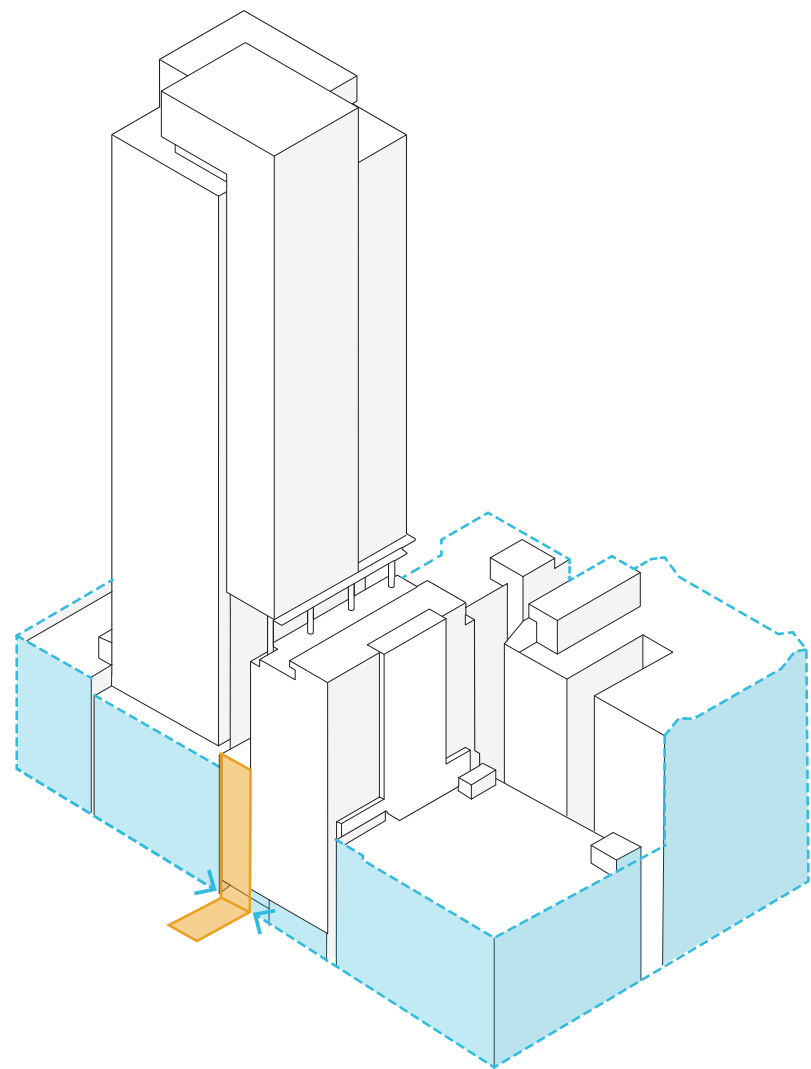
1 OLYMPIC TOWER



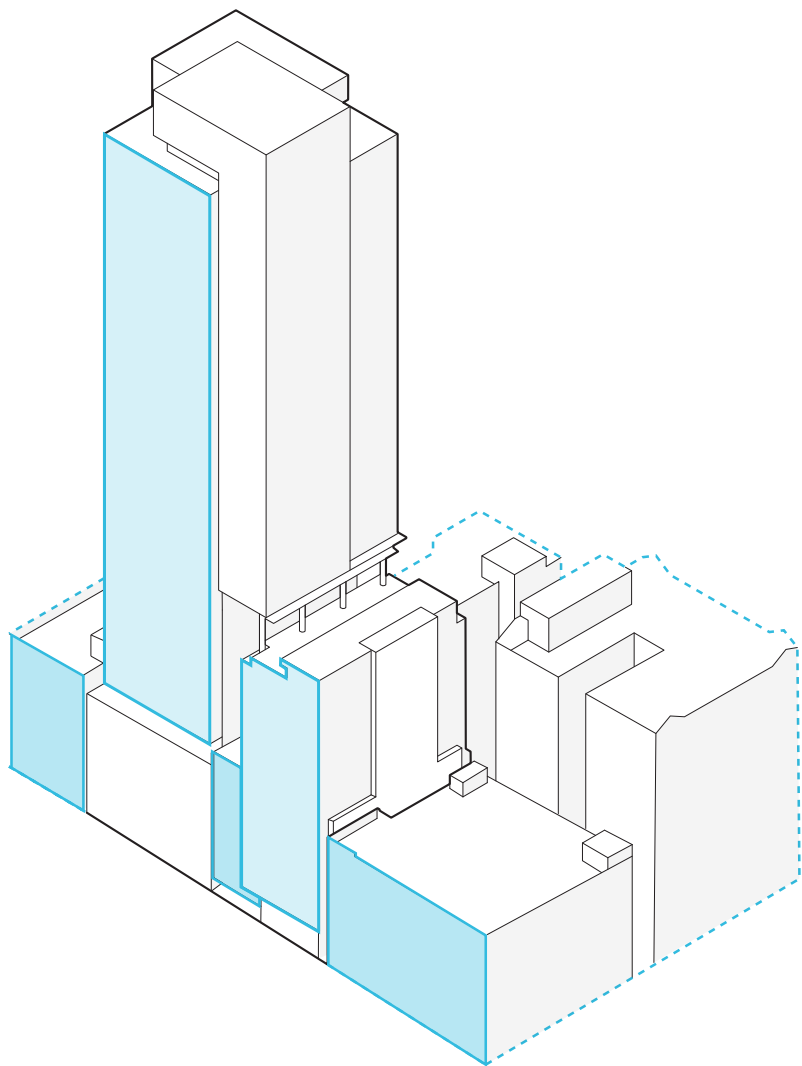
2 MELBOURNE TOWER



4.0 | DESIGN CUES | BLOCK

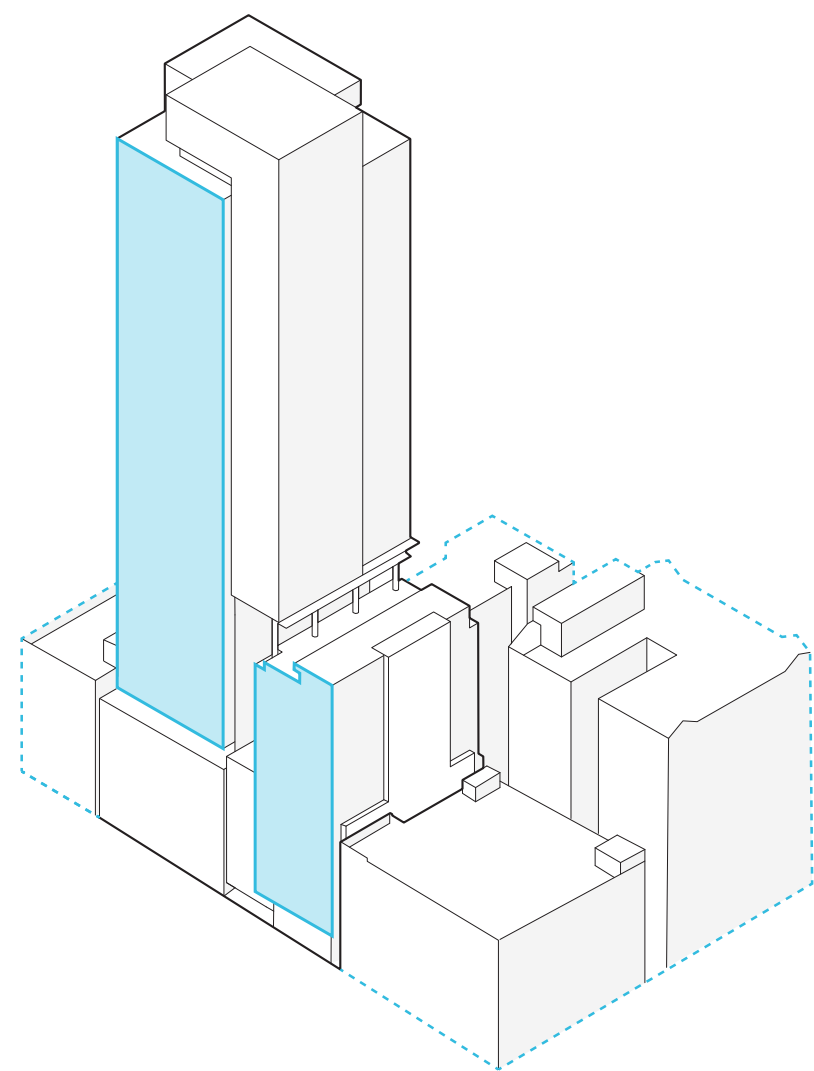


INTEGRATION OF THE BLOCK
ENTRY

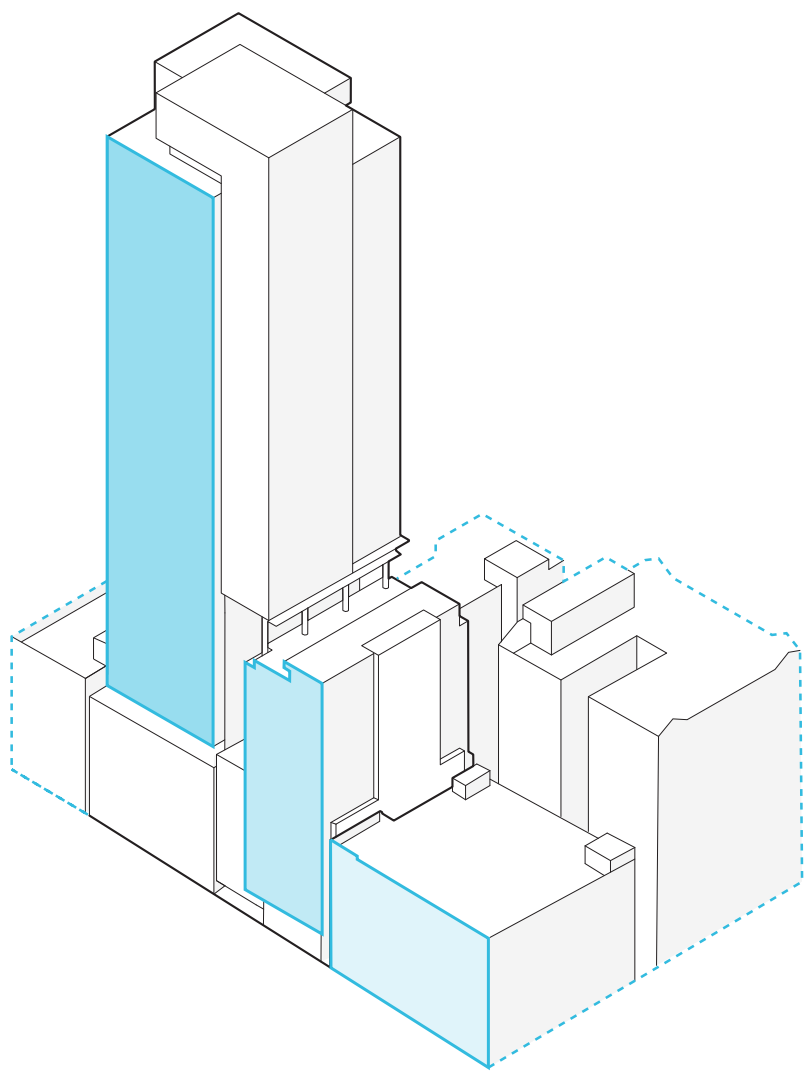


2ND AVE STREET RHYTHM

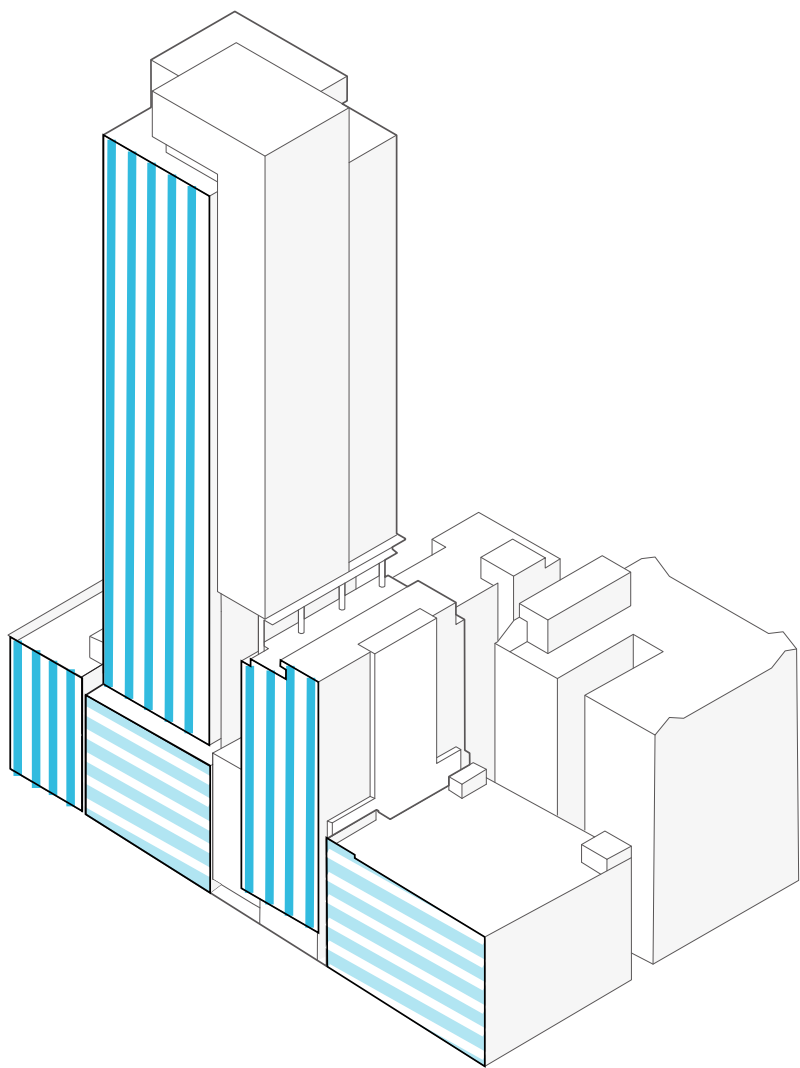
4.0 | DESIGN CUES | MASSING



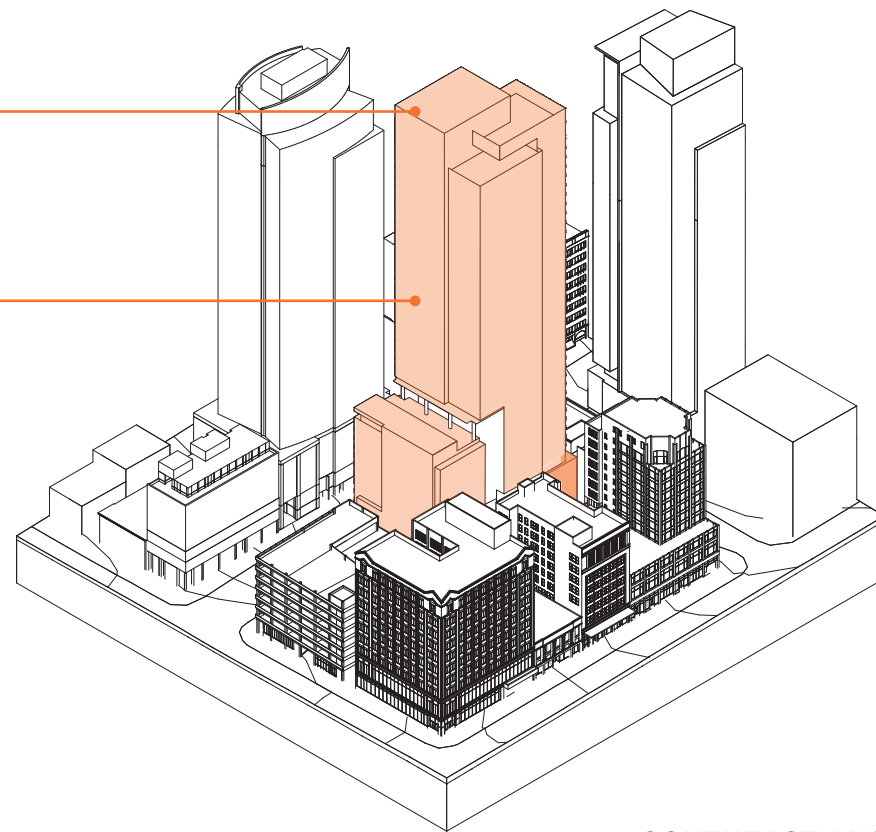
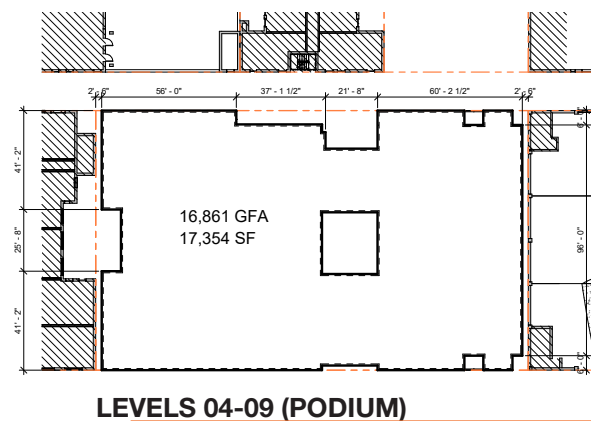
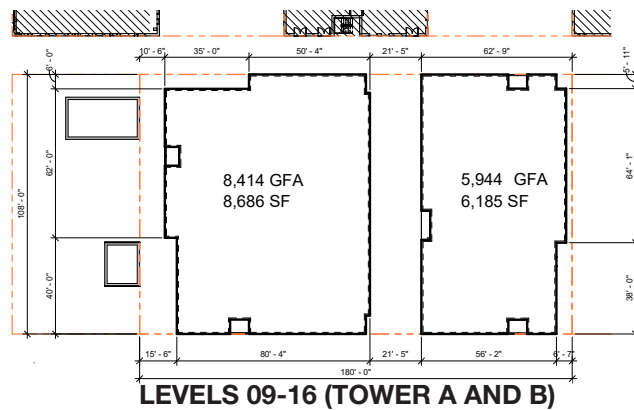
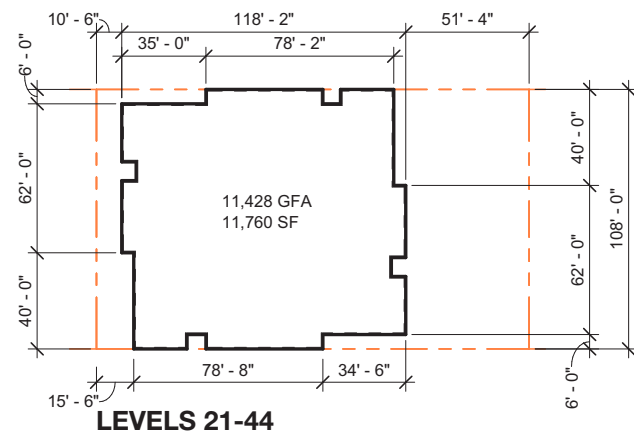
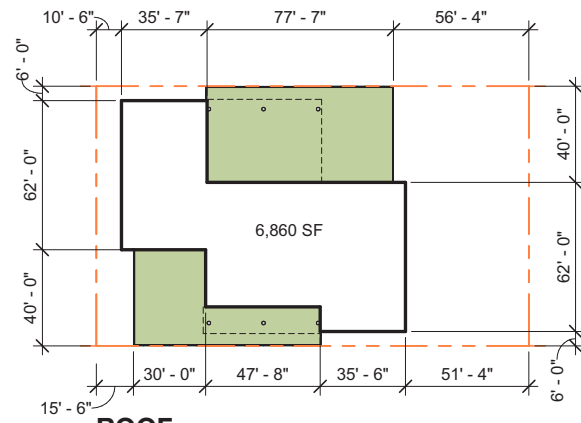
INTEGRATION OF THE TOWER
‘MAMA & BABY’



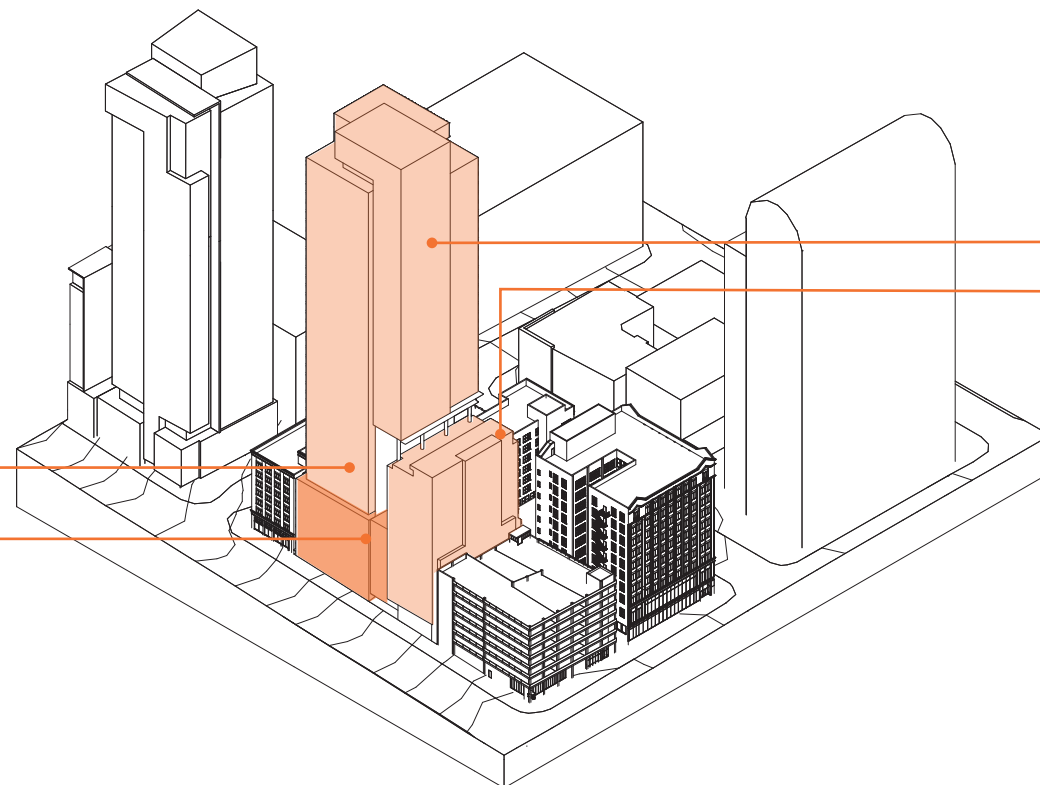
TRANSITION OF SCALE



FACADE VARIETY



SOUTHEAST AXON



SOUTHWEST AXON

TOWER 'A' - 484'

TOWER 'B' - 160'

The 484' H "Mama" tower is over a 90' long podium. 160' H "Baby" tower is connected to its mama with a row of three story columns. The "Gap" between the towers provides a natural break in the massing, light and air into the center of the block and a memorable street level experience. The pairing of the towers with the space between and smaller podium has a notion of designing for the block rather than a tower edifice placed on top of a podium.

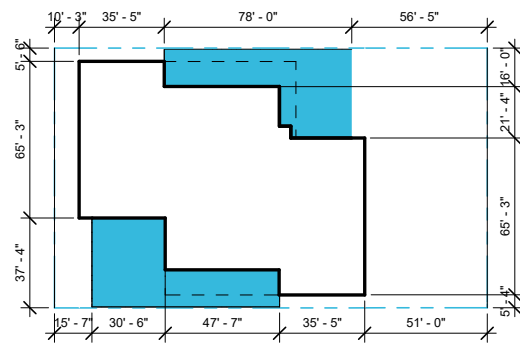
OPPORTUNITIES

- + "Gap" reduces the massing to better match near by neighbors than the other two alternatives
- +The three story separation between the "mama" and "baby" towers allows for more relief and light into the block than alternative 2.
- + "Gap" massing element brought down to street level reduces the length of the podium by dividing it into three sections while maintaining a strong street front as intended in the zoning code.
- + three distinct street level facades - Podium, entry "Gap" and the base of the "Baby" Tower.
- + "Gap" experienced at the street level provides a memorable pedestrian level experience
- +Maximum contribution to affordable housing
- + No departures required

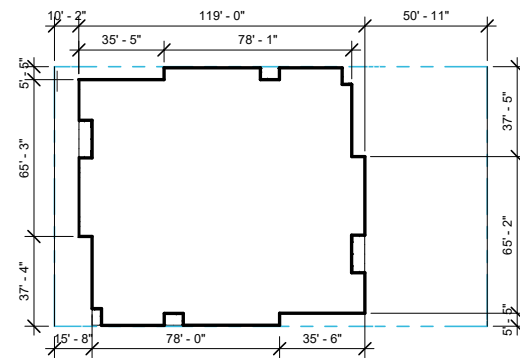
CONSTRAINTS

- Separation of the towers and discontinuous podium can not support an above grade parking option.

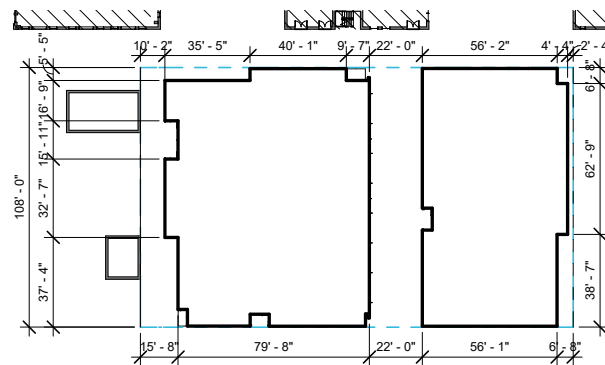




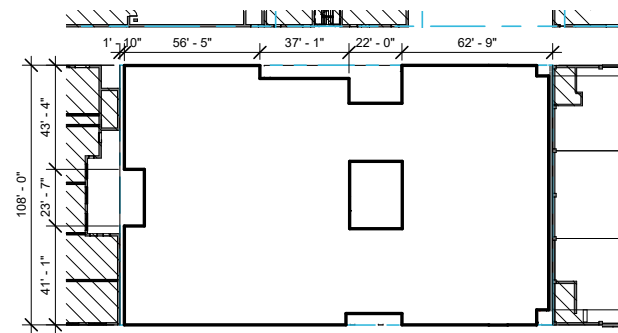
ROOF



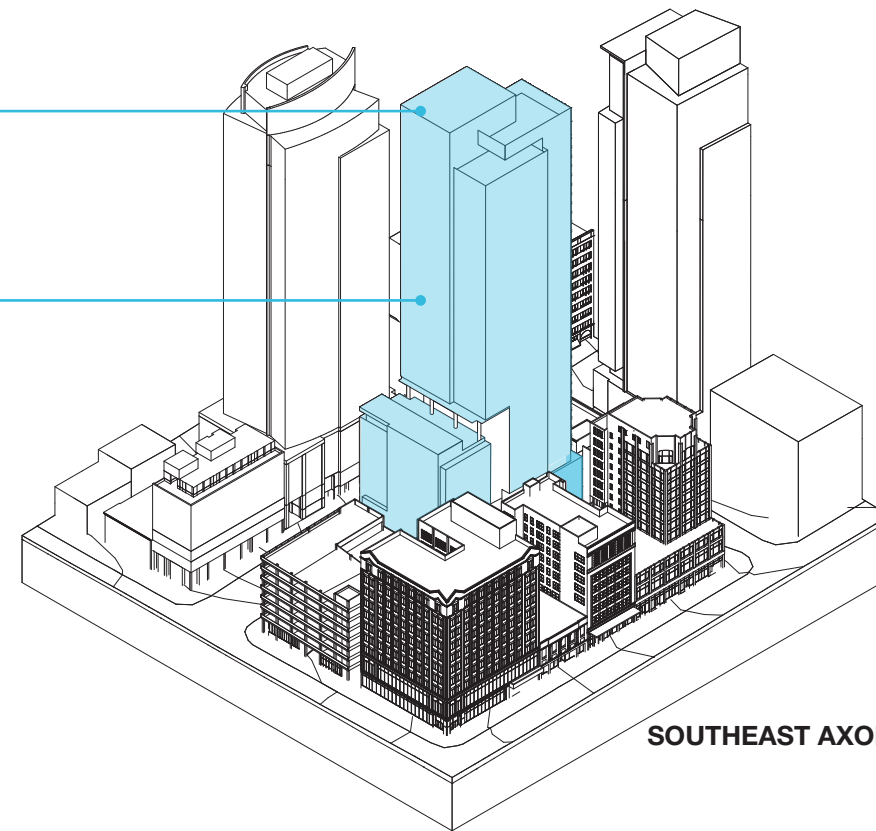
LEVELS 21-44



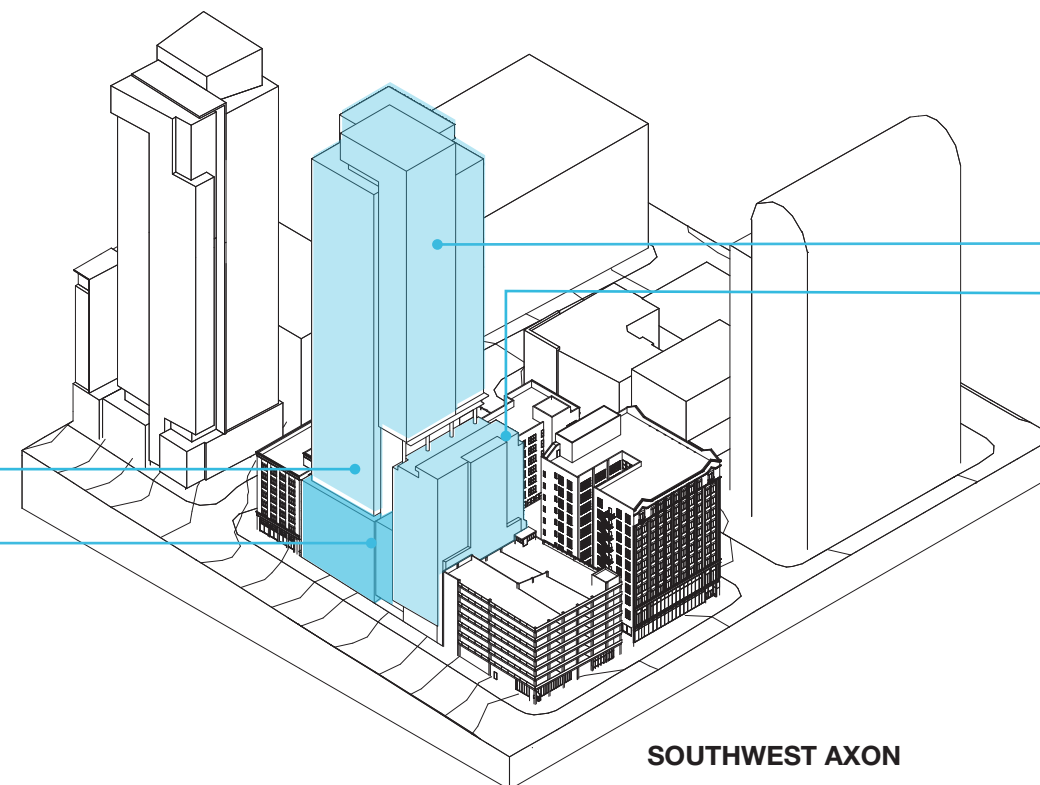
LEVELS 09-16 (TOWER A AND B)



LEVELS 04-09 (PODIUM)



SOUTHEAST AXON



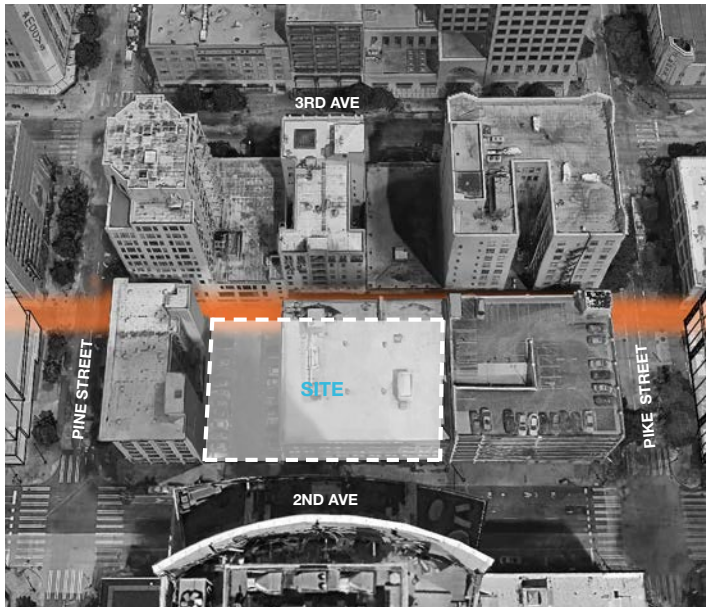
SOUTHWEST AXON

TOWER 'A' - 484'

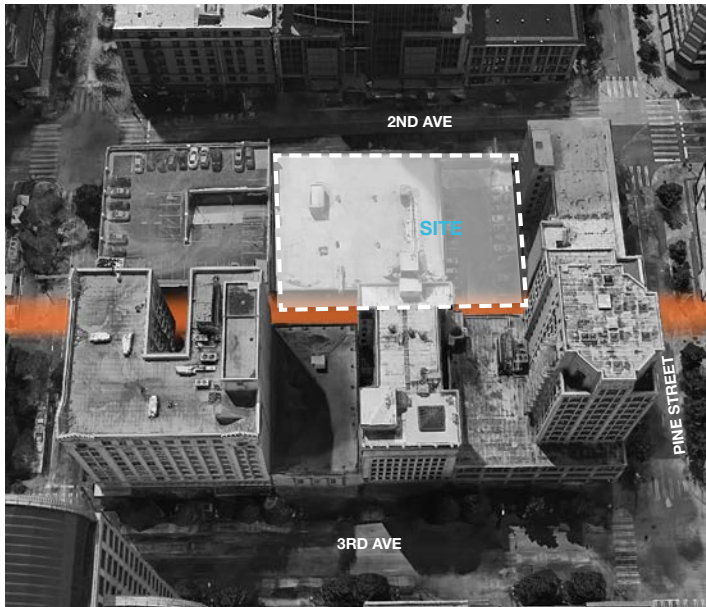
TOWER 'B' - 160'



5.0 | STREETSCAPE - ALLEY



ALLEY - FACING EAST



ALLEY - FACING WEST



ALLEY - EAST ELEVATION



1 PINE ST - NORTH ALLEY ENTRY



2 217 PINE ST- GARAGE ENTRY



3 1519 3RD AVE - EGRESS DOORS



4 1513 3RD AVE - LOADING ENTRY

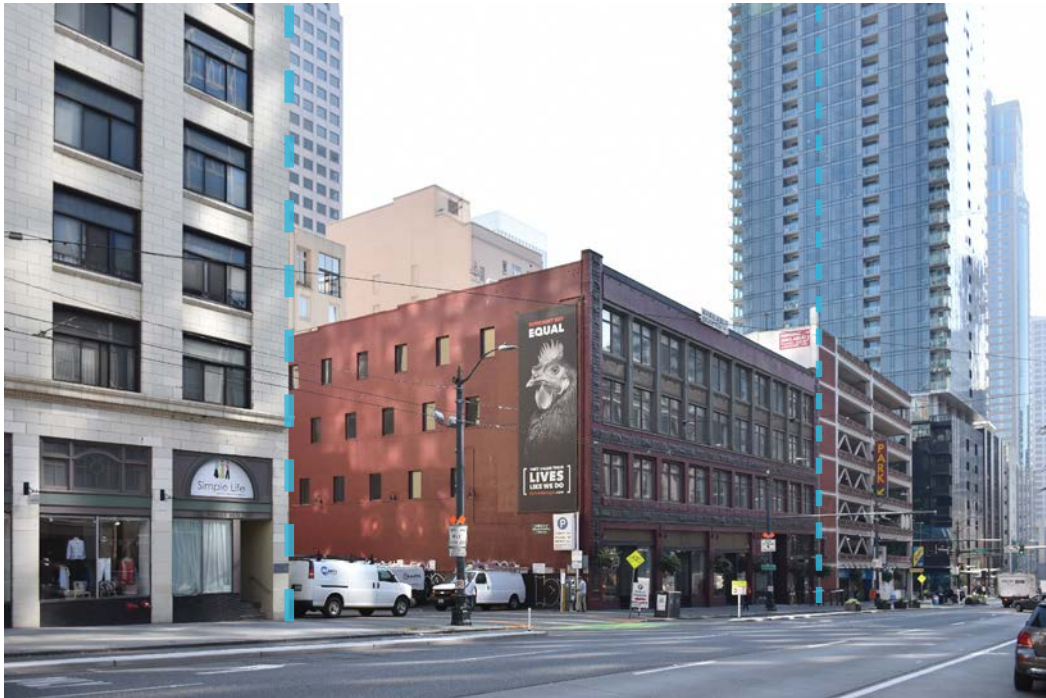


5 PIKE ST - SOUTH ALLEY ENTRY

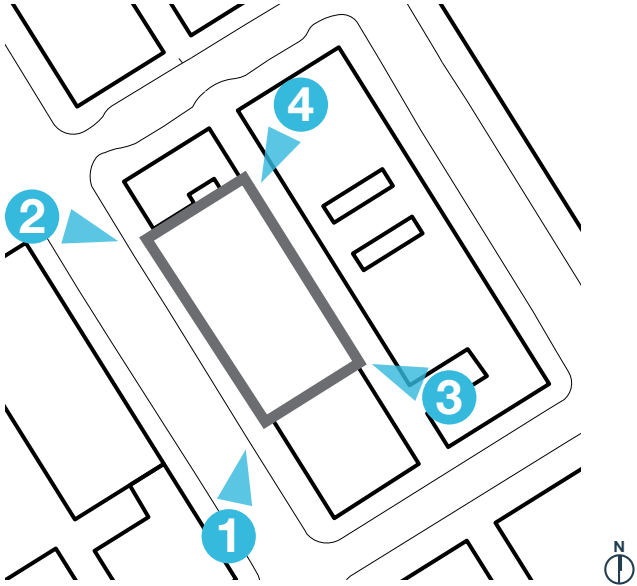
5.0 | SITE PHOTOS



1 VIEW FROM 2ND AVE FACING NE



2 VIEW FROM 2ND AVE FACING SW



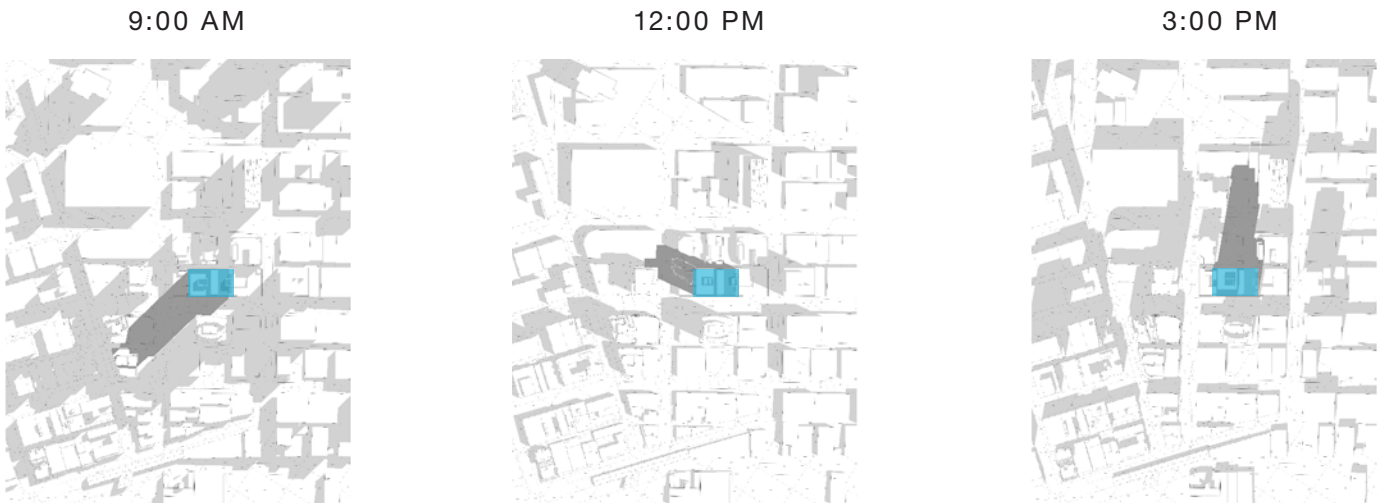
3 VIEW FROM ALLEY OF SE CORNER OF CHROMER BUILDING



4 VIEW FROM ALLEY OF NE CORNER OF SURFACE PARKING LOT

5.0 | SOLAR ANALYSIS

SUMMER SOLSTICE



EQUINOX

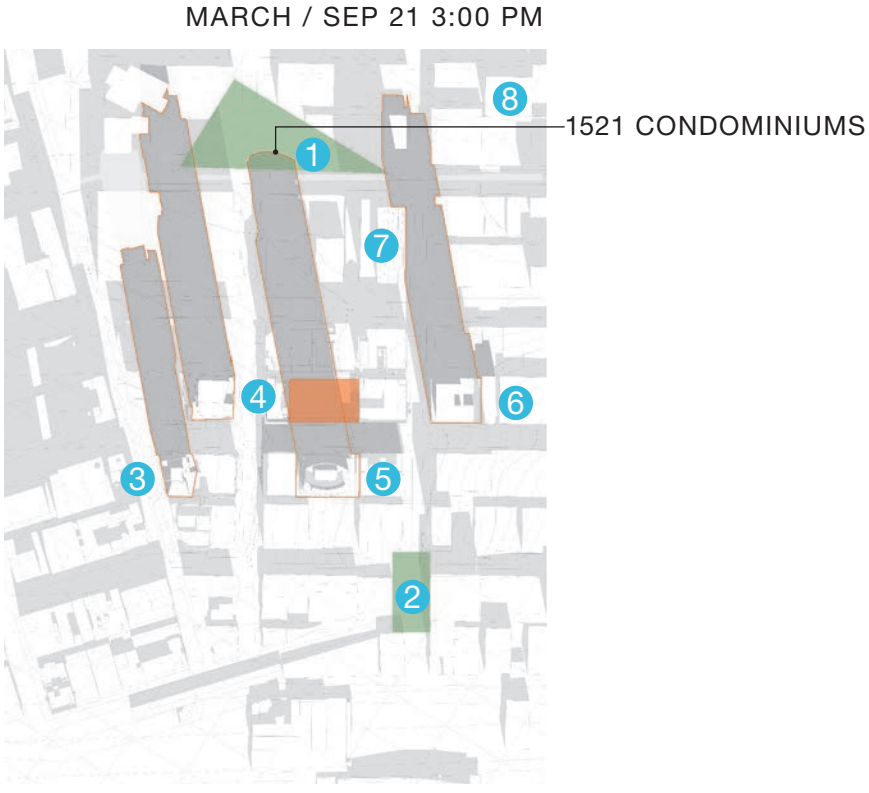
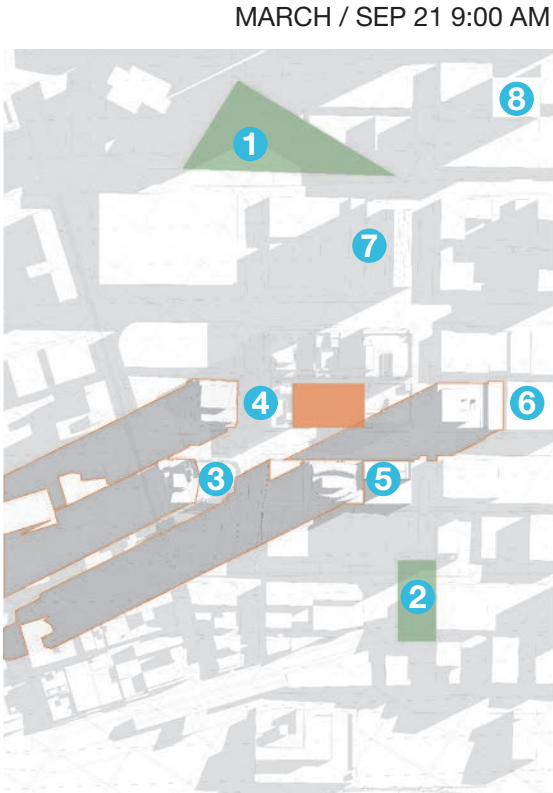


WINTER SOLSTICE

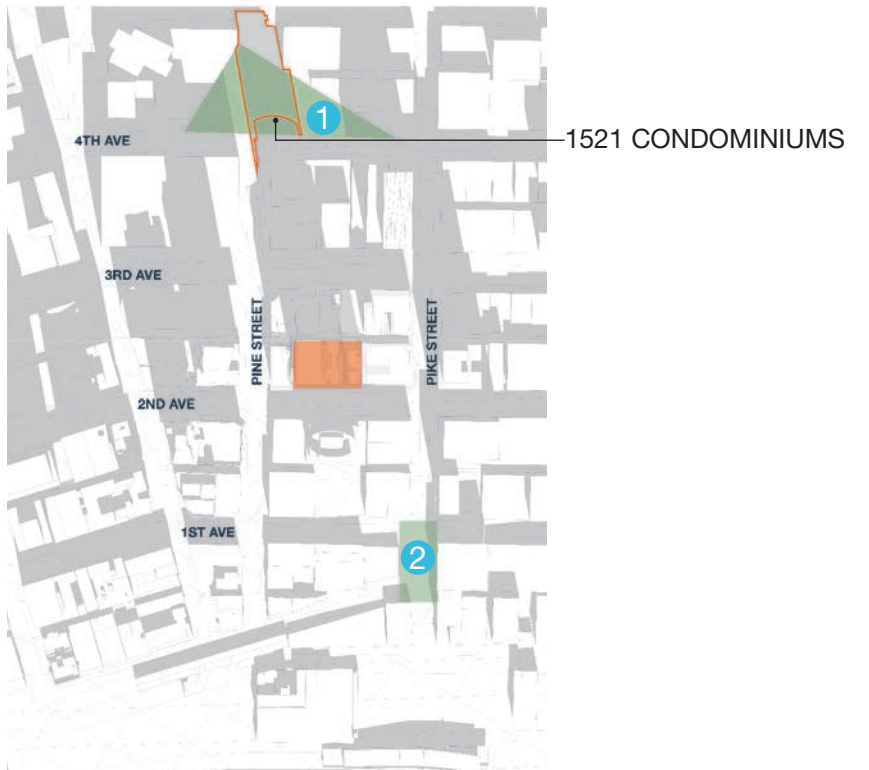
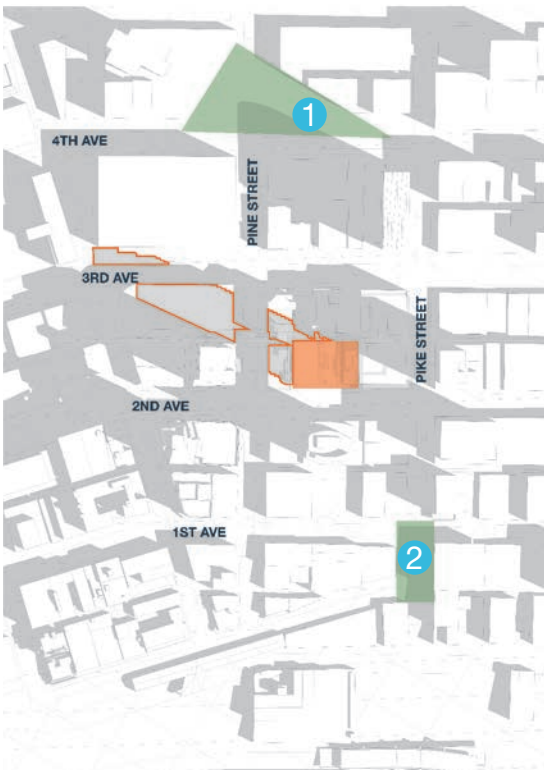
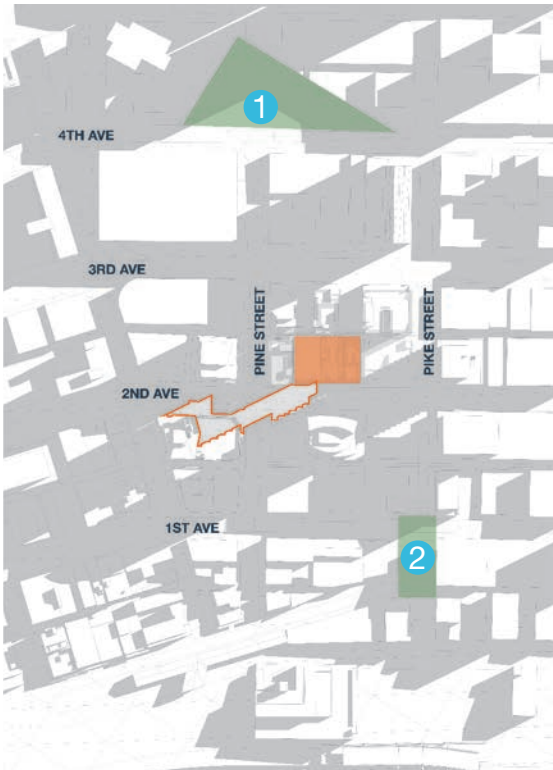


5.0 | SOLAR ANALYSIS - EQUINOX

- 1 WEST LAKE CENTER
- 2 1ST AND PIKE
- 3 EMERALD CONDOMINIUMS
- 4 HELIOS APARTMENTS
- 5 1521 CONDOMINIUMS
- 6 WEST EDGE APARTMENTS
- 7 CENTURY SQUARE TOWER
- 8 CITY CENTER BUILDING

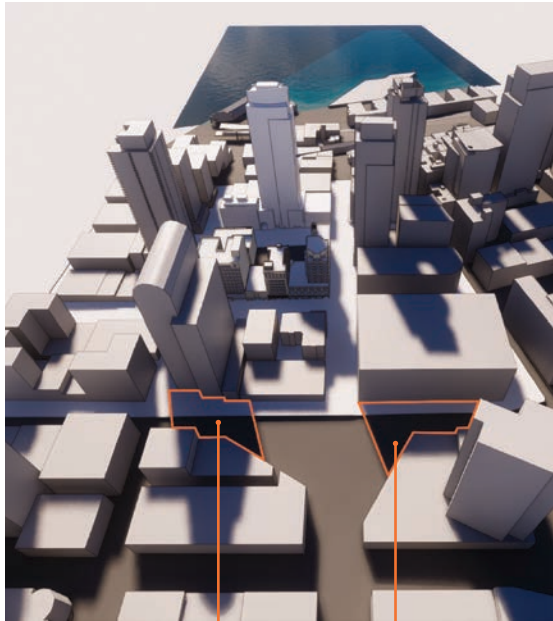


- 1 WEST LAKE CENTER
- 2 PIKE PLACE MARKET



5.0 | SOLAR ANALYSIS - “AFTERNOON SWEEP”

MARCH / SEP 21 2:30 PM



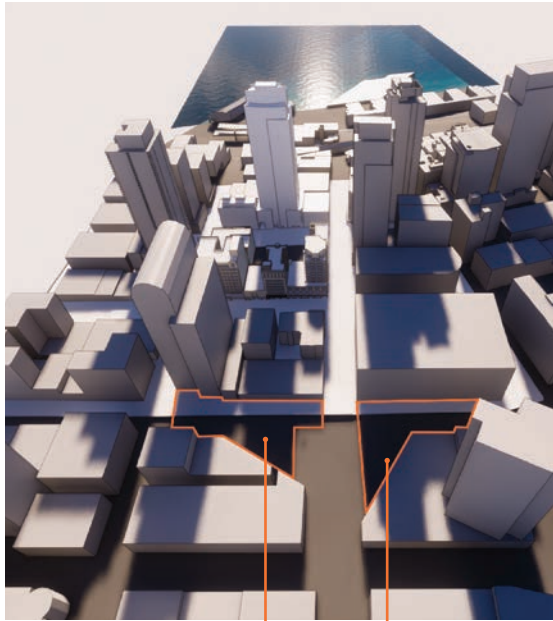
Shadow - Century Square Shadow- Macy's

MARCH / SEP 21 3:00 PM



Shadow- 1521 2nd Shadow - Helios & Macy's

MARCH / SEP 21 3:30 PM



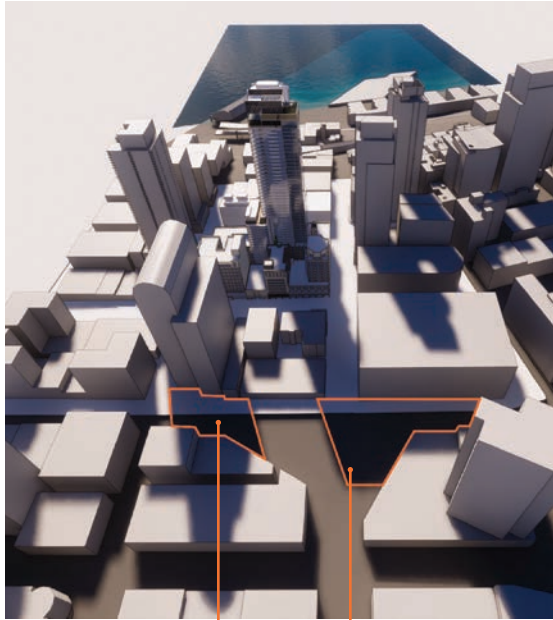
Shadow-1521 2nd & Century Square Shadow - Helios & Macy's

WITHOUT PROPOSED TOWER

ONE HOUR SHADOW SWEEP - 2:30-3:30 EQUINOX

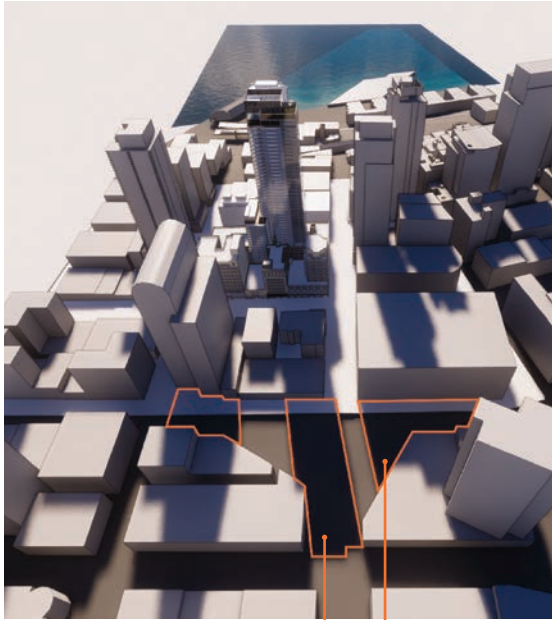
Closer study of the 3PM average solar / shadow study. Upper series of images shows the hour between 2:30 and 3:30 without a proposed tower on the site. The lower series of images shows the shadow pattern with the preferred massing. The sweep of the shadow across Westlake Park indicates the preferred concept's shadow falls down the center of Pine Street at 3PM and then absorbs into the shadow cast by 1521 Condominiums by 3:30PM

MARCH / SEP 21 2:30 PM



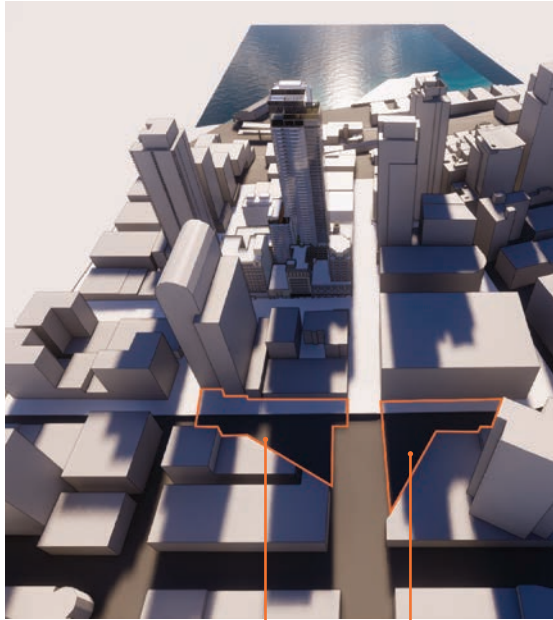
Shadow - Century Square Shadow- 1521 2nd, Macy's & Proposed

MARCH / SEP 21 3:00 PM



Shadow- 1521 2nd & Proposed Shadow - Helios & Macy's

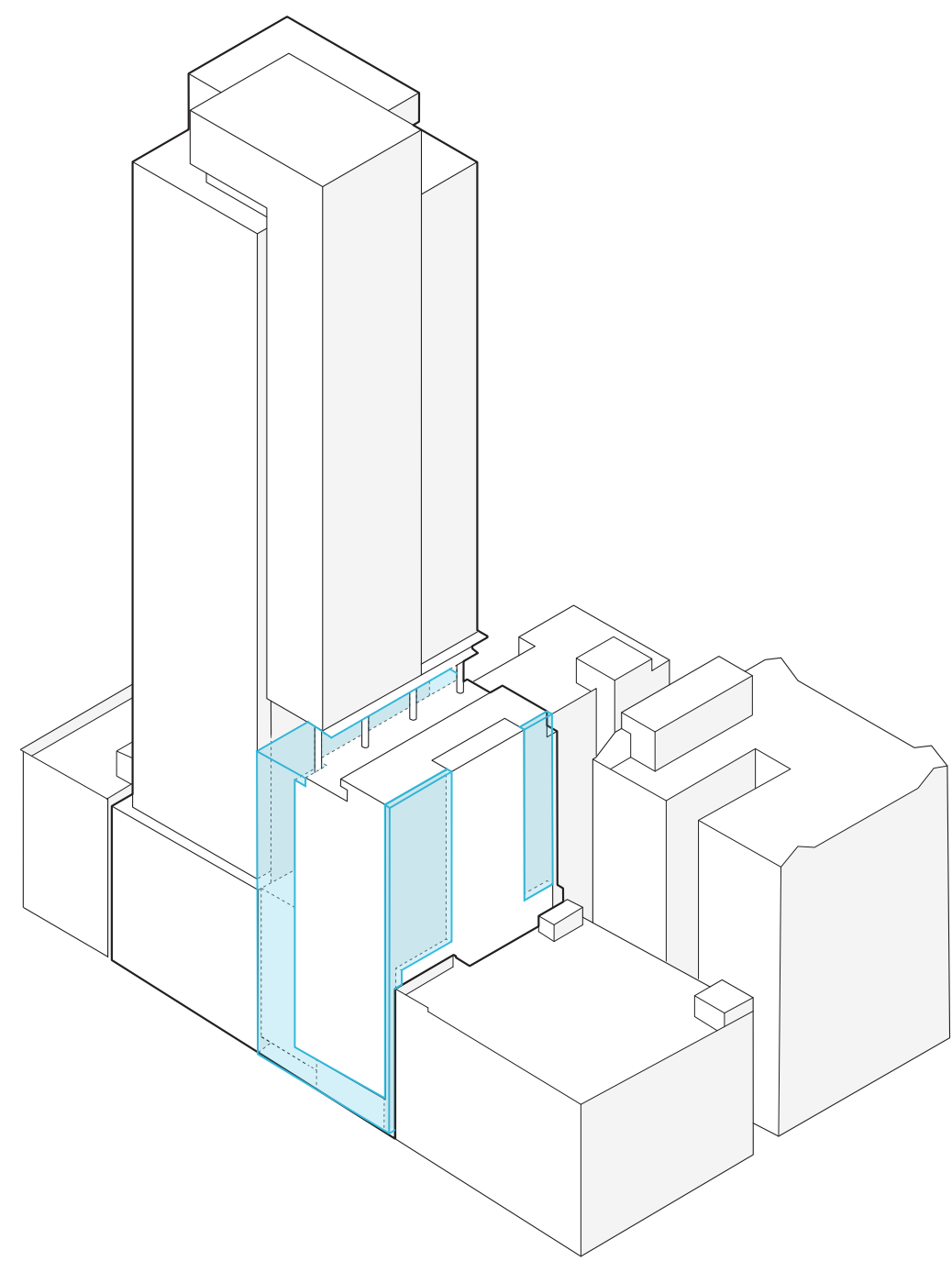
MARCH / SEP 21 3:30 PM



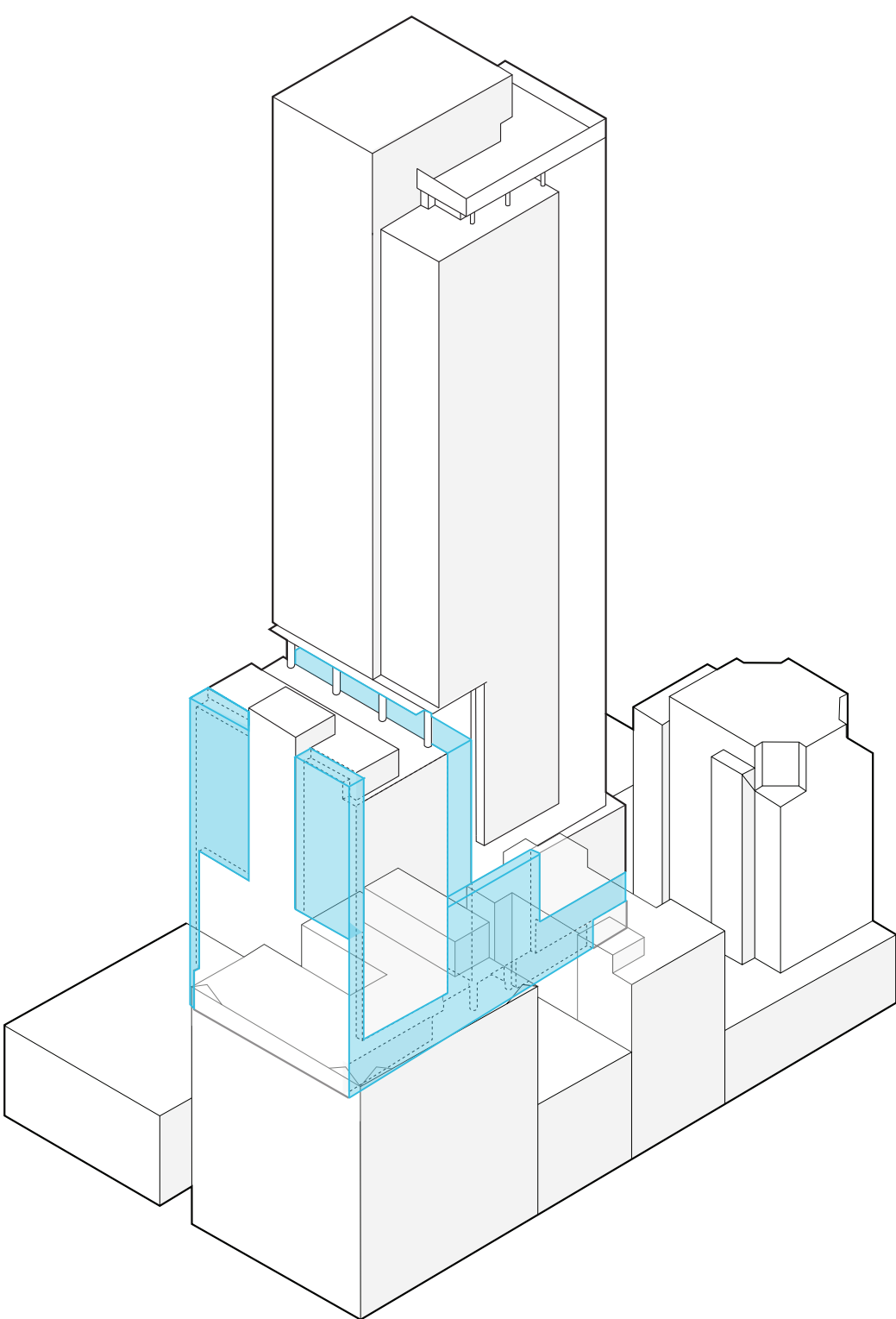
Shadow - 1521 2nd, Century Square & Proposed Shadow - Helios & Macy's

WITH PROPOSED TOWER

5.0 | OPTIMIZED ZONING STUDY



AXON LOOKING NE

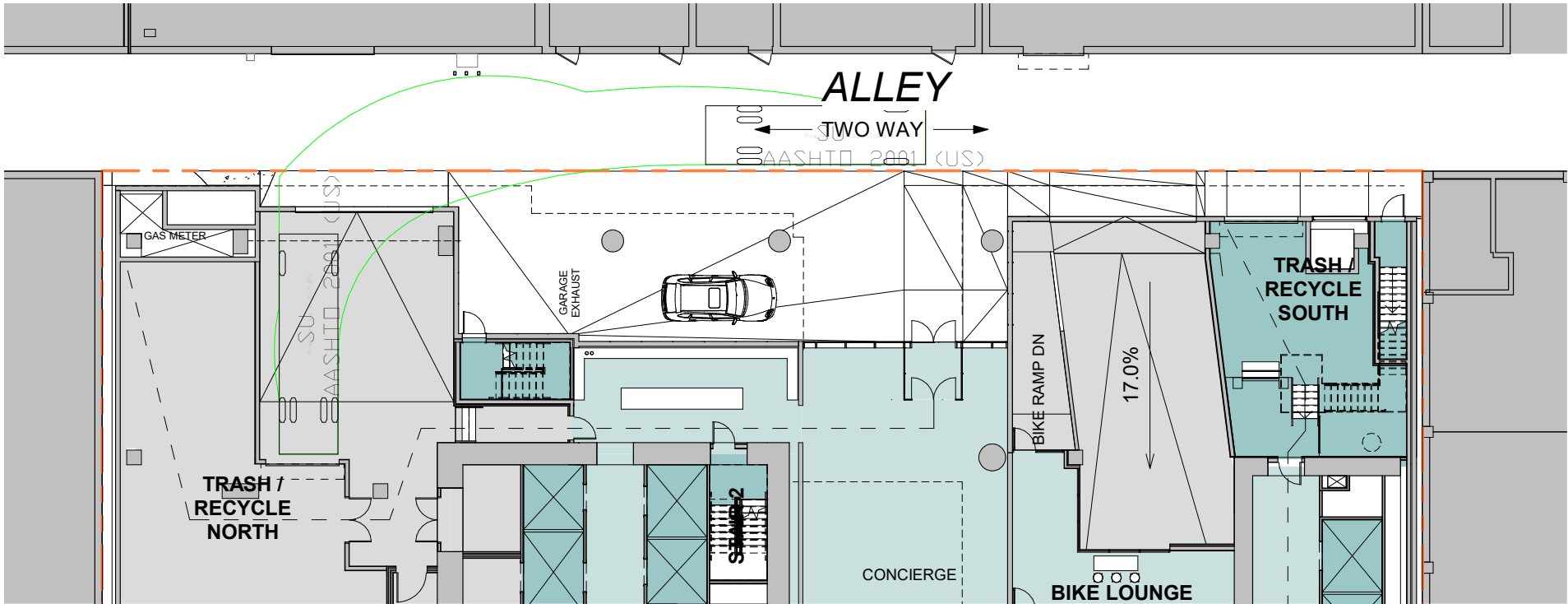


AXON LOOKING NW

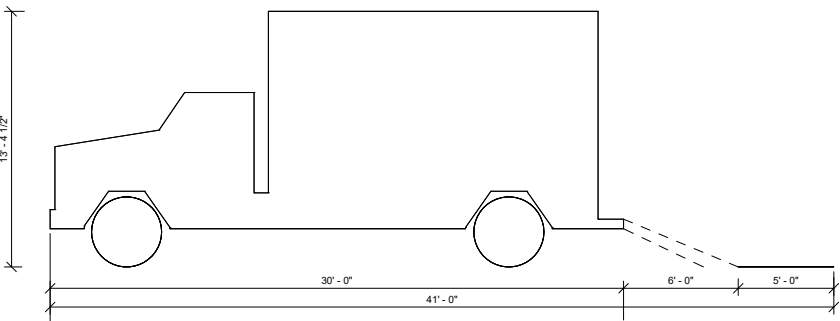
ZONING CAPACITY DIAGRAM

+ The shaded regions on the diagrams to the left indicate areas of underutilized building area that would otherwise be allowed by zoning.

5.0 | ALLEY ACCESS + RECOMMENDATION MEETING

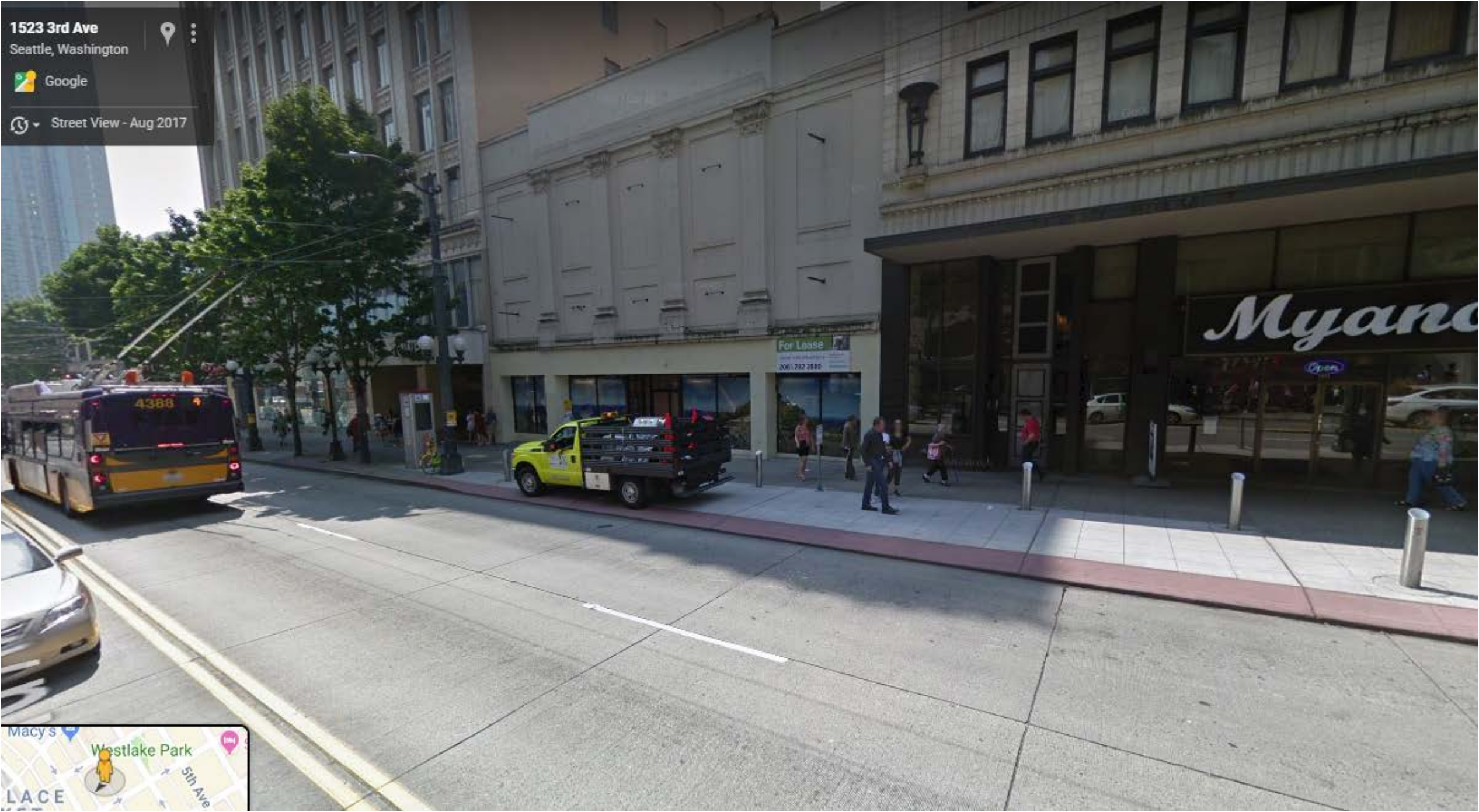


90 DEGREE BACK IN TRUCK PATH



SU-30 TRUCK - DESIGN VEHICLE

5.0 | 3RD AVE LOADING





Seattle
Department of
Transportation

MEMORANDUM

Date: August 20, 2019
To: Design Review Board and Crystal Torres, SDCI planner
From: SDOT Development Review program
Subject: MUP #3032531EG – 1516 2nd Ave

Thank you for the opportunity to share Seattle Department of Transportation (SDOT) information and recommendations for this development. SDOT previously provided project comments in an October 2018 memo that described the local context and our support for all vehicle access to be served by the alley. This memo provides comments on the 8/20/19 Design Proposal.

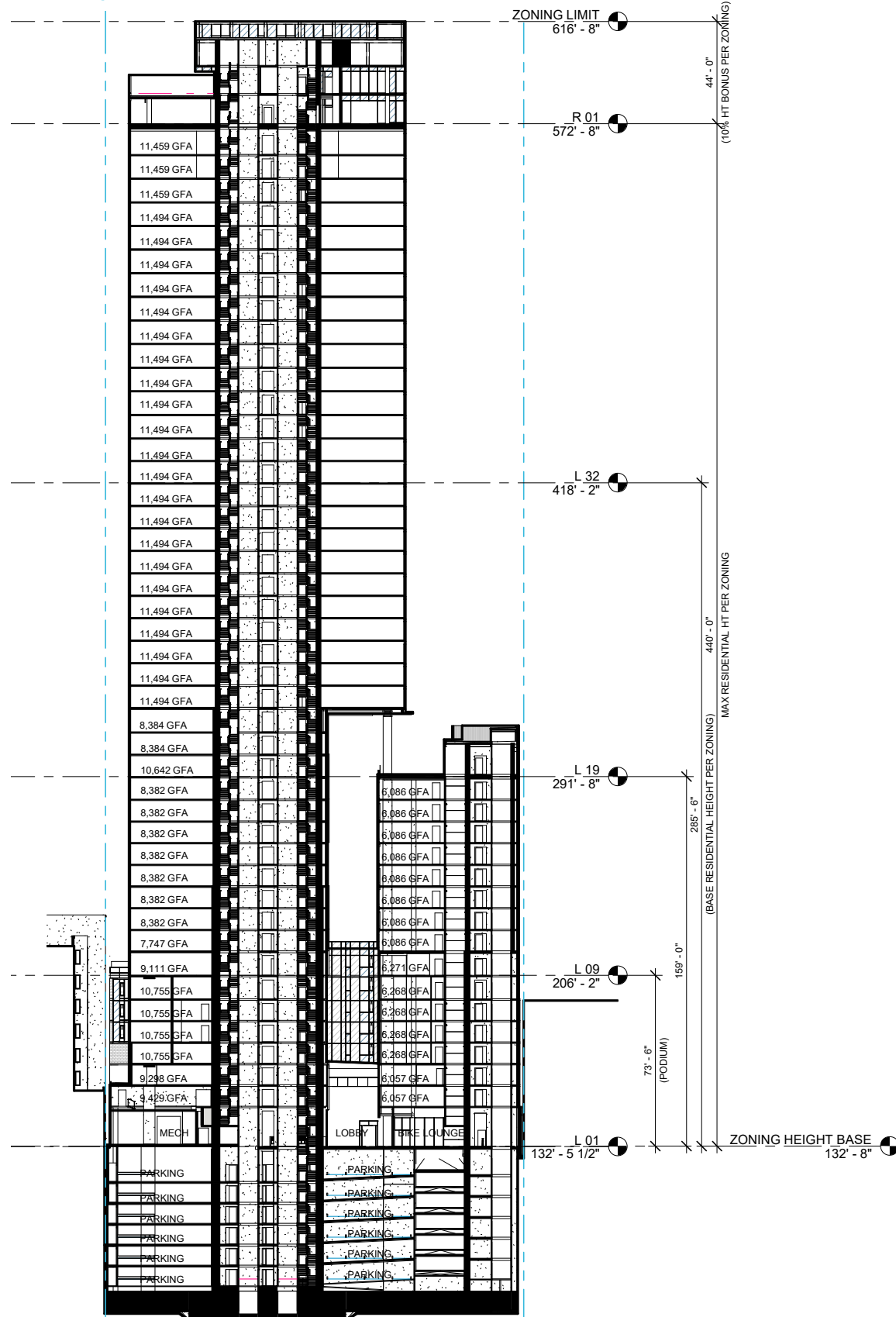
Because of the location of this development, there is limited curb space surrounding this project to provide loading opportunities. SDOT supports the project’s voluntary inclusions of a port cochere and separate loading area accessed from the alley. The port cochere provides a convenient and legal location for passenger loading at this site, and including a loading area will provide an opportunity to accommodate deliveries to the building outside of the alley right-of-way.

Downtown Streetscape Standards in *Streets Illustrated* do not support the alternative sidewalk surface in the pedestrian clear zone shown on the project landscape plan. It also appears that the ADA tactile warning surface is proposed within the alley dedication area, which is not allowed. The project is currently in the Street Improvement Permitting process and these items are under review.

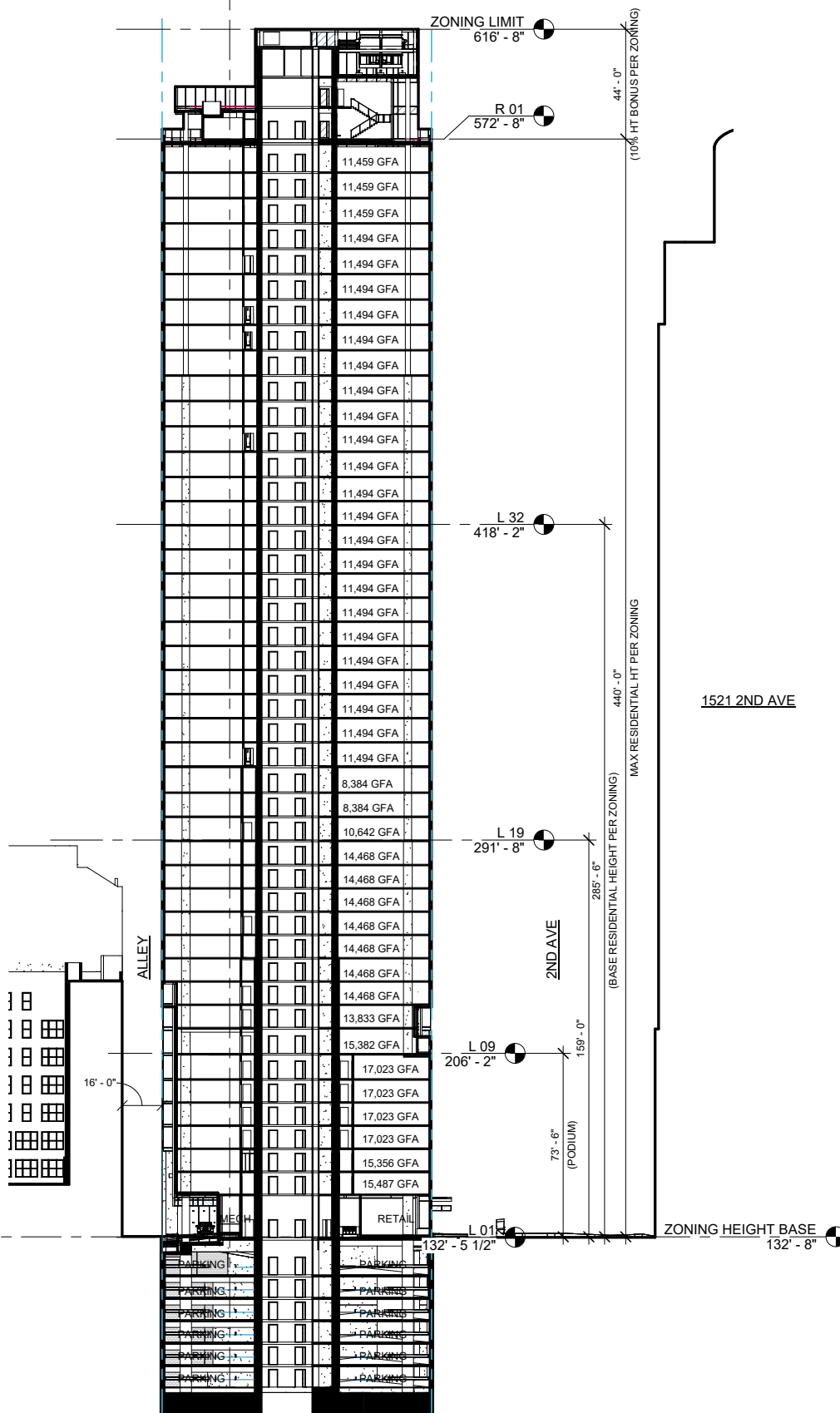
Please let me know if you have any questions. I can be reached at Jonathan.Williams@seattle.gov.

Jonathan A. Williams, AICP
Development Review Program
Seattle Department of Transportation – Street Use Division

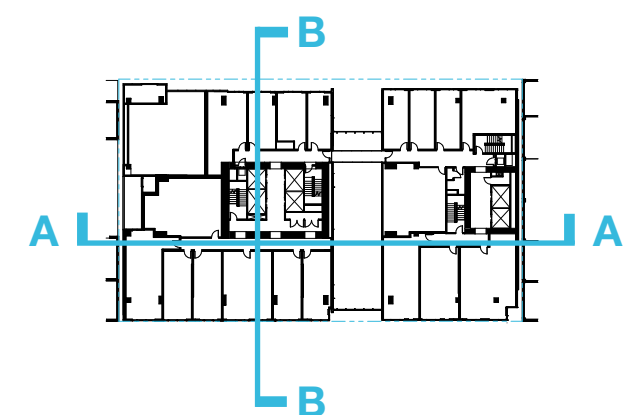
5.0 | SECTIONS



A-A SECTION (NORTH-SOUTH)

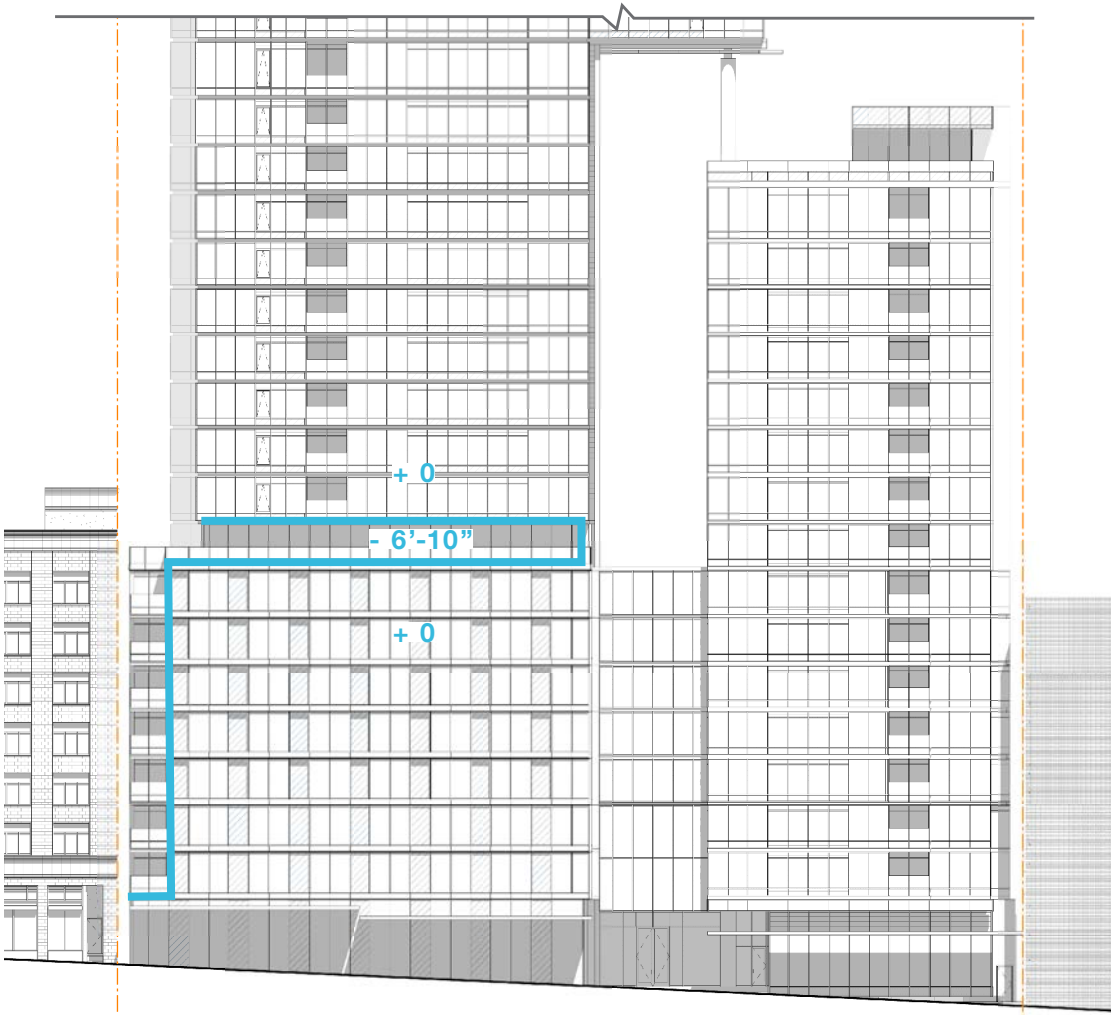


B-B SECTION (EAST-WEST)



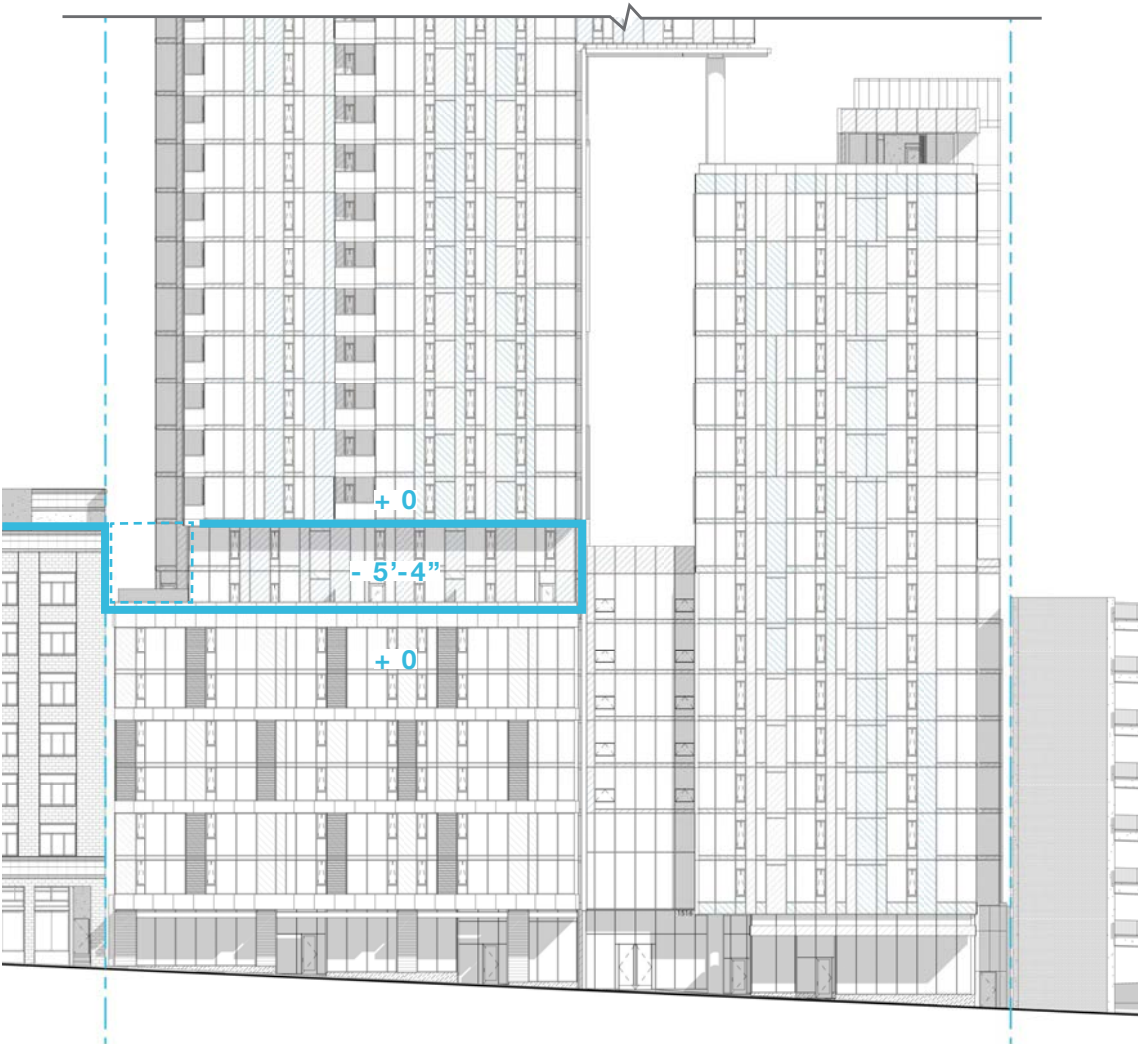
5.0 | EDG RESPONSE | PODIUM - ALTERNATE

POST EDG STUDY - VERTICAL RECESS
REJECTED



POST EDG PODIUM AND TOWER (2ND AVE)

RECOMMENDATION | 08.20.19



DRB PODIUM AND TOWER (2ND AVE)

DESIGN RESPONSE

+ The vertical balcony option was studied in relation to the Haight Building but was rejected as the two story gasket option provided more relief to the cornice of the Haight Building, and reinforced the stepping of the masses down 2nd Ave.

