



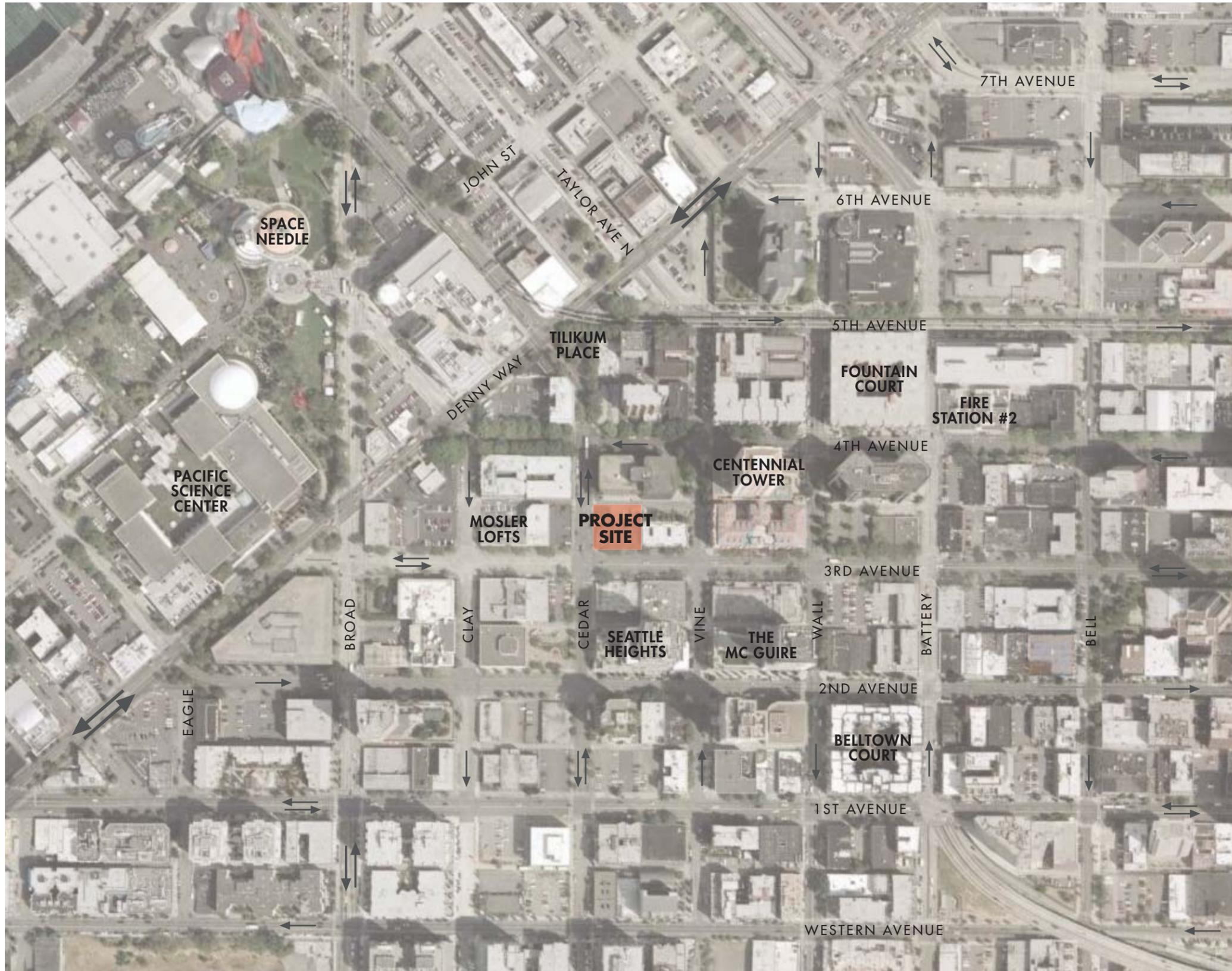
2612 3rd Avenue – Early Design Guidance Meeting #2

November 6, 2007

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View from project site looking northeast along Cedar Street.

The proposed building at 2612 3rd Avenue would be mixed use residential with one level of retail at street level, a single level of above grade parking with fourteen floors of apartments above. Below grade development will consist of two levels of parking. Overall design objectives for the project are to respond to the massing of the icon buildings to the northeast and south, and complement the setback of the newer building at Cedar Street Green Street. The goal is to enhance the green street as much as possible—provide for more pedestrian activity and an improved connection to Tilikum Place with the statue of Chief Seattle of the Suquamish, which is on the National Historic Register.

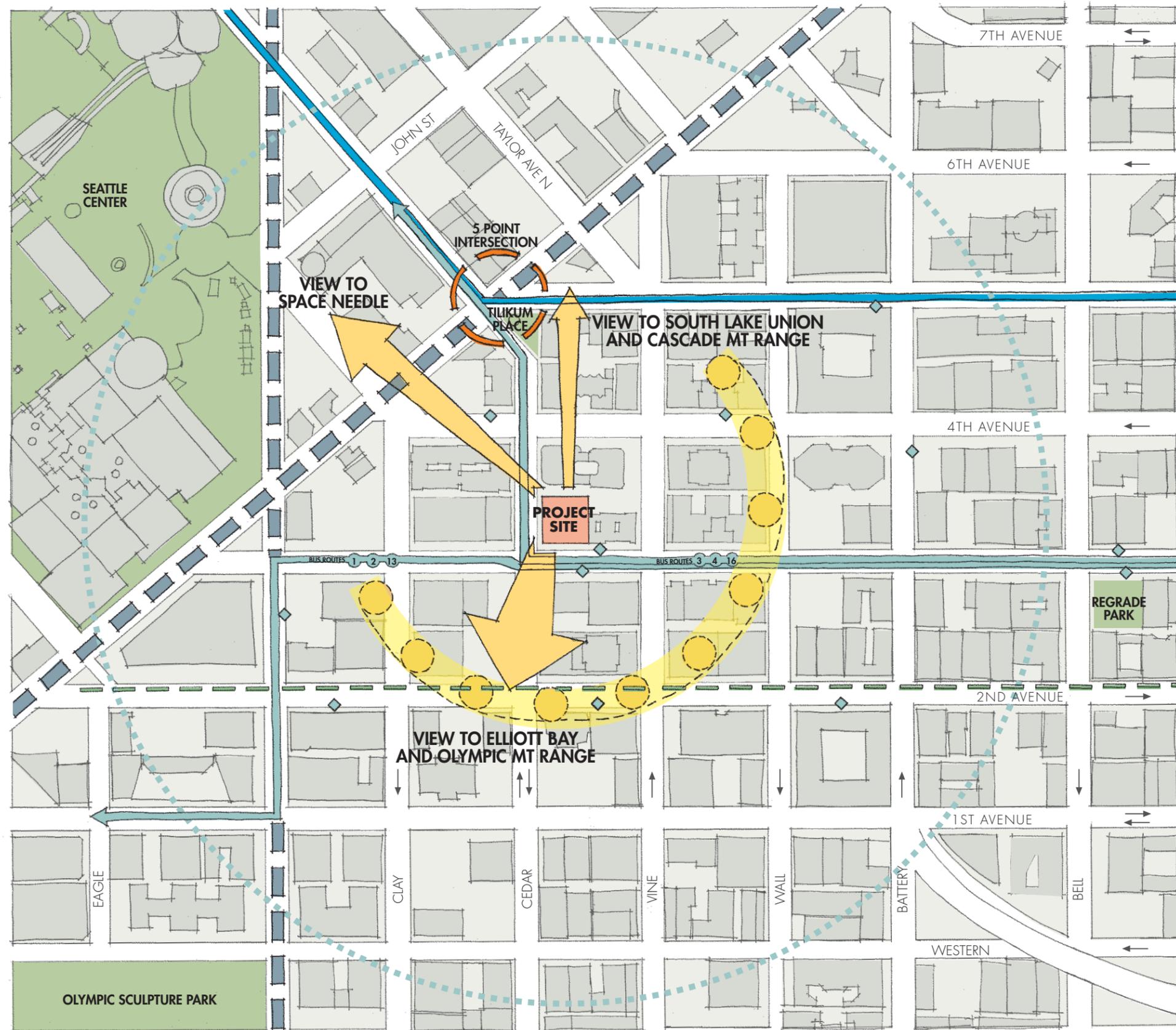
| APPROXIMATE DEVELOPMENT GOALS | |
|--|-------|
| <i>number of residential units</i> | 150 |
| <i>amount of commercial square footage</i> | 5,000 |
| <i>Number of parking stalls</i> | 125 |

↔ TRAFFIC FLOWS



Seattle, Chief of the Suquamish statue

As illustrated in this diagram, the project site just is a short walk from the Seattle Center and Olympic Sculpture Park. It is at the intersection of two transit streets that serve six METRO bus routes and is in close proximity to bus stops that serve other routes. Residential units at the proposed building could potentially have views of the Space Needle, Elliott Bay and the Olympic Mountains. The project site offers a great opportunity to enhance the pedestrian environment and activate the Cedar Street as a Green Street, while improving the connection to Tilikum Place.



LEGEND

- PROJECT SITE
- PUBLIC PARKS
- 3RD AVE BUS ROUTES
- BUS STOPS
- MONORAIL
- MAJOR THOROUGHFARES
- BIKE LANE
- SUN
- POTENTIAL VIEWS
- APPROXIMATE 5 MIN WALK



Tilikum Place



Sycamore trees on Cedar Street east of the project site.



Bus stop at 3rd Avenue and Vine Street.

Belltown has an eclectic design character--the diverse mix of old and new buildings with a variety of architectural styles provides a great context for this site. While we strive to respond to many, if not all, of the applicable design guidelines for this project, those listed below have the most relevance for our proposed project.

A1 Respond to the Physical Environment

2612 3rd Avenue is at the intersection of two of Belltown's major transit streets, which serve hundreds of riders each day. The project could also have views of the Space Needle and Elliott Bay. One of the major goals of this project is to respond to these features so that the overall architectural concept fits in appropriately.

B1 Respond to the Neighborhood Context

The building will enhance Belltown's active pedestrian environment by establishing a harmonious transition with the nearby icon buildings. The building mass will be arranged to respond to Tilikum Place, Cedar Street Green Street and the nearby bus stops.

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

The proposed setbacks respond to the architectural style of the icon building to the south. The proposed setback at Cedar Street also creates open space adjacent to the sidewalk that would be reinforced with landscaping.

C1 Promote Pedestrian Interaction

The project will provide spaces for street level uses that enhance main pedestrian links between Tilikum Place and Third Avenue. The proposed setback at Cedar Street could allow for a retail tenant to provide outdoor seating.

D1 Provide Inviting & Usable Open Space

The setback along Cedar Street will enhance the pedestrian environment. More specific details about how landscaping and other pedestrian-oriented elements would enhance the street will be addressed in the future, based on input from SDOT, METRO and other agencies.

E1 Minimize Curb Cut Impacts

No curb cuts are proposed.

E2 Integrate Parking Facilities

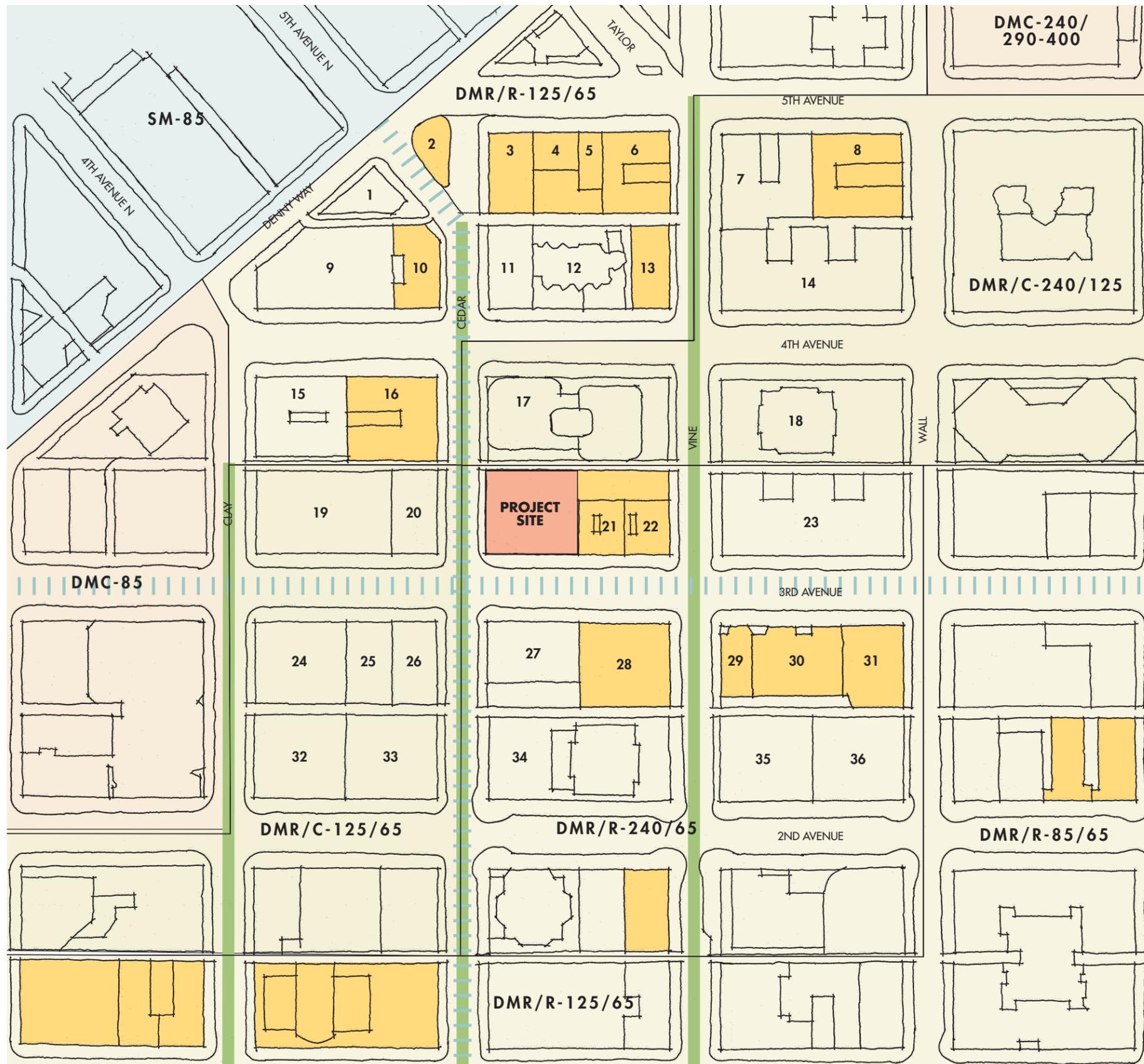
Three levels of parking will be provided below grade. The only vehicle access point will be through the alley.



Building setback just north of project site.



Outdoor sidewalk seating



LEGEND

- PROJECT SITE
- GREEN STREETS
- TRANSIT STREETS
- ICON/HISTORIC BUILDINGS*
- DMC
- DMR/C
- DMR/R
- SM

* as identified in Belltown Design Guidelines

EXISTING NEARBY USES

- | | |
|---|---|
| <ul style="list-style-type: none"> 1 Zeeks Pizza 2 Tilikum Place Chief Seattle Statue 3 5 Point Café & Bar 5 Point Laundromat Golden Singha (Restaurant) Café Bella 4 Edwards House (Residence) Musa Design Steve Fey Fine Arts Photography G Force 5 Northwest Business Telecommunications 6 The Davenport (Apartments) Rejuvenate Montreux 8 The Devonshire (Apartments) 9 Parking 10 2770 4th Ave. (Apartments) Katie's Formal Wear 11 Taco Delmar Sublime Hair Salon Bambino's East Coast Pizzeria 12 Bayview Tower Apartments 13 Stonecliff Apartments 14 Medallion Imports Corp (Carpet) Zeitoon (Cafe) Fonte Micro Coffee Roaster Sidney (Apartments) 15 The Vermont Inn 16 Watermarke at the Regrade 17 John L. Scott Real Estate Commercial Office Interiors Thompson Team Real Estate 18 Shallots Asian Bistro The Framery (Framing) Centennial (Apartments) Boulangerie Nantaise (Bakery) Rockin' (Restaurant) | <ul style="list-style-type: none"> 19 Mosler Lofts 20 Je Dunn Construction Company Kroll Map Company, Inc 21 Belltown Healing Arts Belltown Chiropractic Doria Reagan Ph. D CP Uniforms 22 Studio 2602 (Hair Salon) William Collier Design Rick Gustafson Design 23 Emerald City Design (Interior Design) Centennial Court Belltown Video 24 Grange Insurance Group 25 New Horizons Ministries 26 Diamond Parking 27 American Lung Association 28 Rite Aid 29 Mosler Lofts Sales Center Computer Resource Corporation Ltd Real Estate 30 West Air Communications/Nextel. 31 Shoplite (Grocery) Ltd Real Estate 32 Grange Insurance Group 33 Private Courtyard 34 TRF Pacific, LLC Real Property Investors, LLC Le P'tit Bistro Seattle Heights (Apartment) The Home Office International Kitchens 35 Carpenters Local 131 Quint EBY Salon 36 Urban Ease Kinko's |
|---|---|



1 3rd & Vine Street



2 Payless Drug Building



3 Watermarke



Vicinity diagram



1 2612 3rd Avenue (project site).



2 Looking north from the southwest corner of 3rd and Vine.



3 Looking south from west side of 3rd Avenue between Clay and Cedar Streets.



4 Looking east on Cedar Street between 2nd and 3rd.



The north side of Cedar Street.

3RD AVENUE

ALLEY

4TH AVENUE



The south side of Cedar Street.

4TH AVENUE

ALLEY

PROJECT SITE

3RD AVENUE



From site looking east on Cedar Street.



From site looking west on Cedar.



On Cedar looking west toward site.



The west side of 3rd Avenue.

VINE STREET

CEDAR STREET



The east side of 3rd Avenue.

CEDAR STREET

PROJECT SITE

VINE STREET

WALL STREET

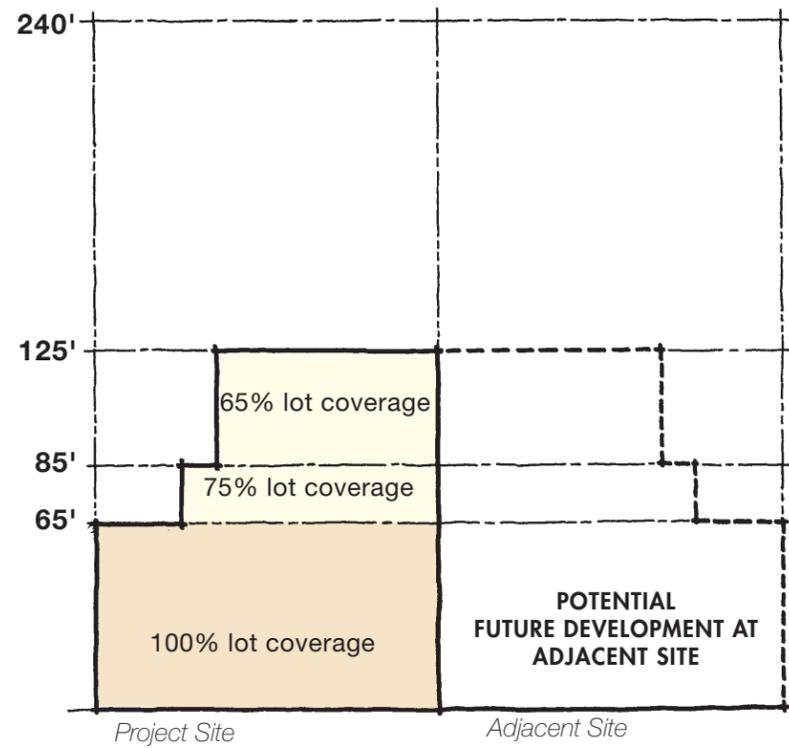


Looking south on 3rd from site.



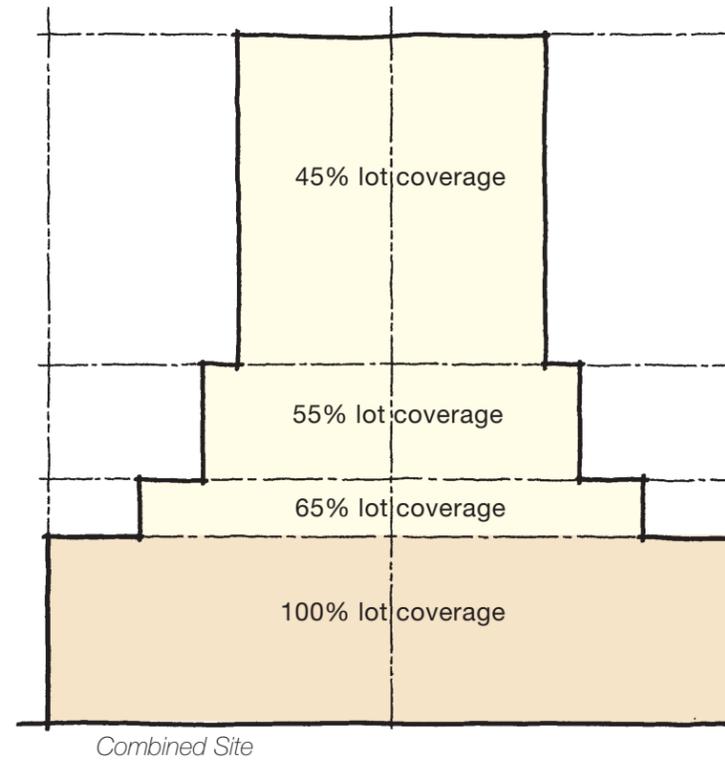
Looking north on 3rd from site.

1/4 BLOCK MASSING



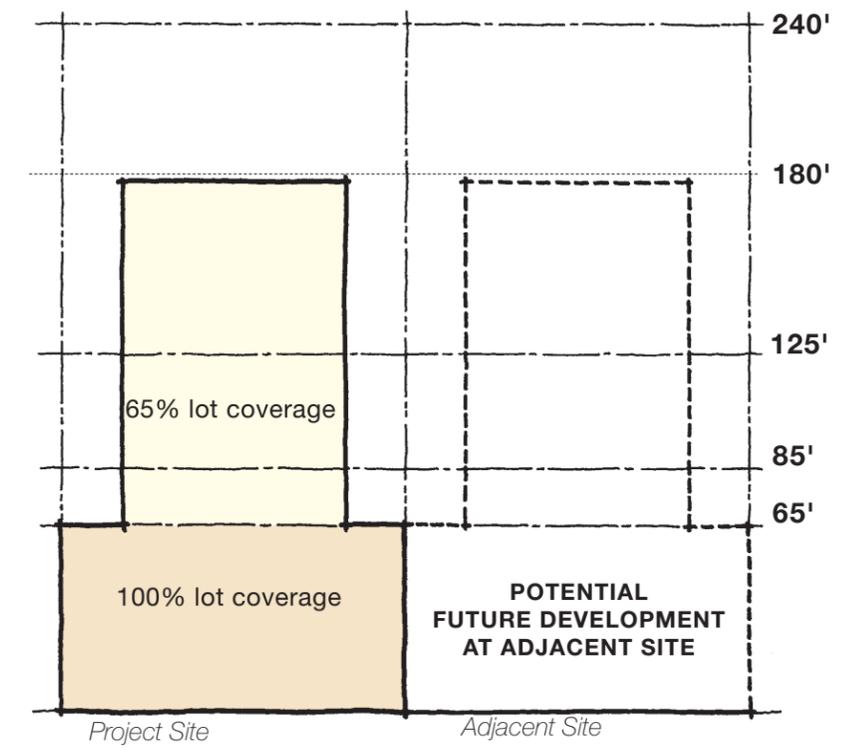
BUILDING MASS: 1,373,760 cubic feet

1/2 BLOCK MASSING



BUILDING MASS: 3,793,750 cubic feet

REVISED MASSING



BUILDING MASS: 1,853,280 cubic feet
(50% of 1/2 block massing)

- The 1/4 Block Massing diagram illustrates the massing allowed by the land use code at the project site as a 12,960 square foot lot.
- The 1/2 Block Massing diagram illustrates the massing allowed by the land use code at the project site as a 25,000 square foot lot.
- The Revised Massing diagram redistributes half of the massing allowed for the 1/2 Block Lot, to obtain a setback from future potential development at the adjacent site. The setback at the south property line eliminates the potential for construction of a blank wall at the south property line.

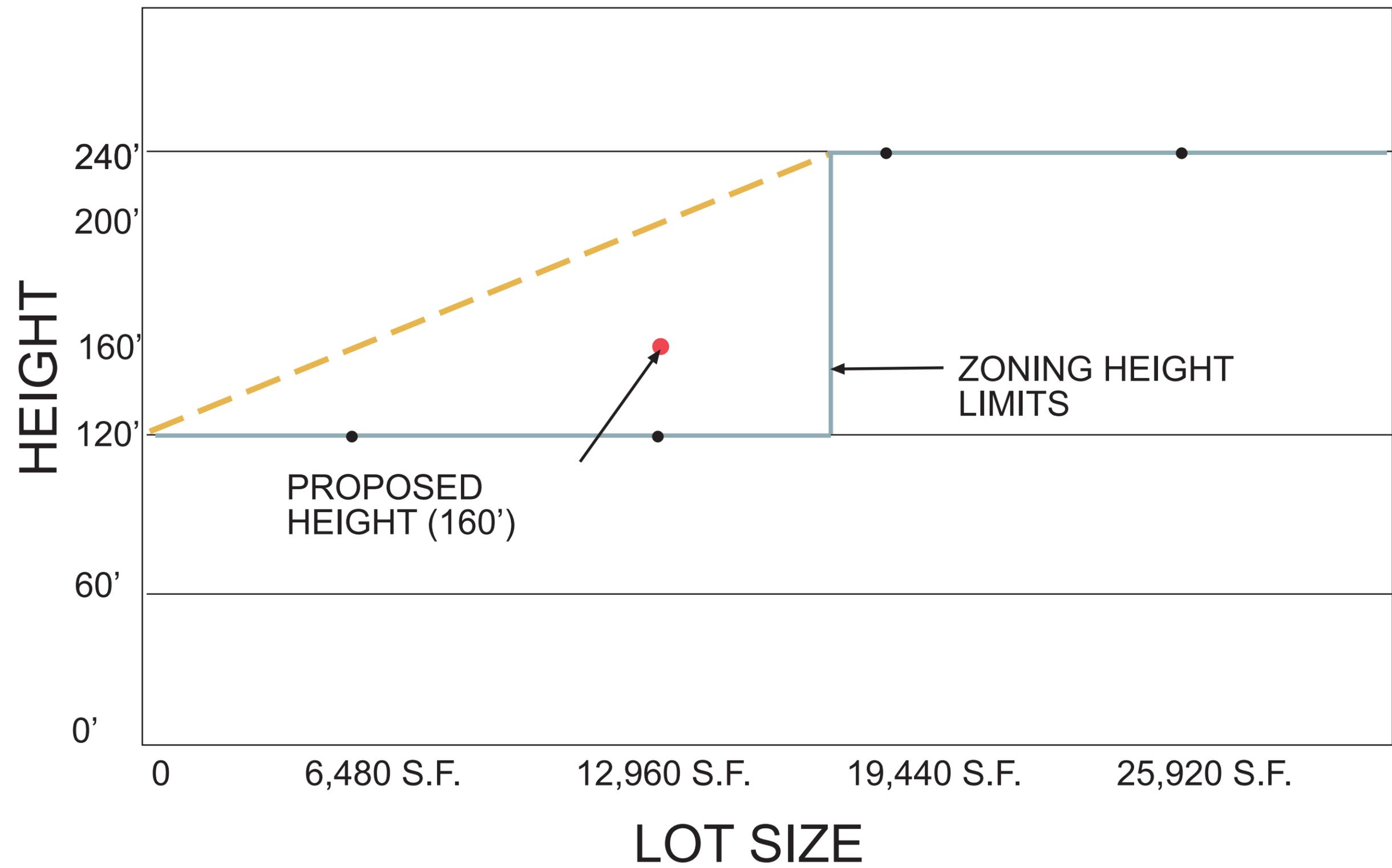
CODE COMPLIANT DESIGN

| CODE | DEVELOPMENT STANDARD | REQUIREMENT | REQUEST | PROS/CONS |
|------|----------------------|-------------|-------------------------|--|
| | | | No Departures Requested | Awkward massing Potential for blank wall at south property line |

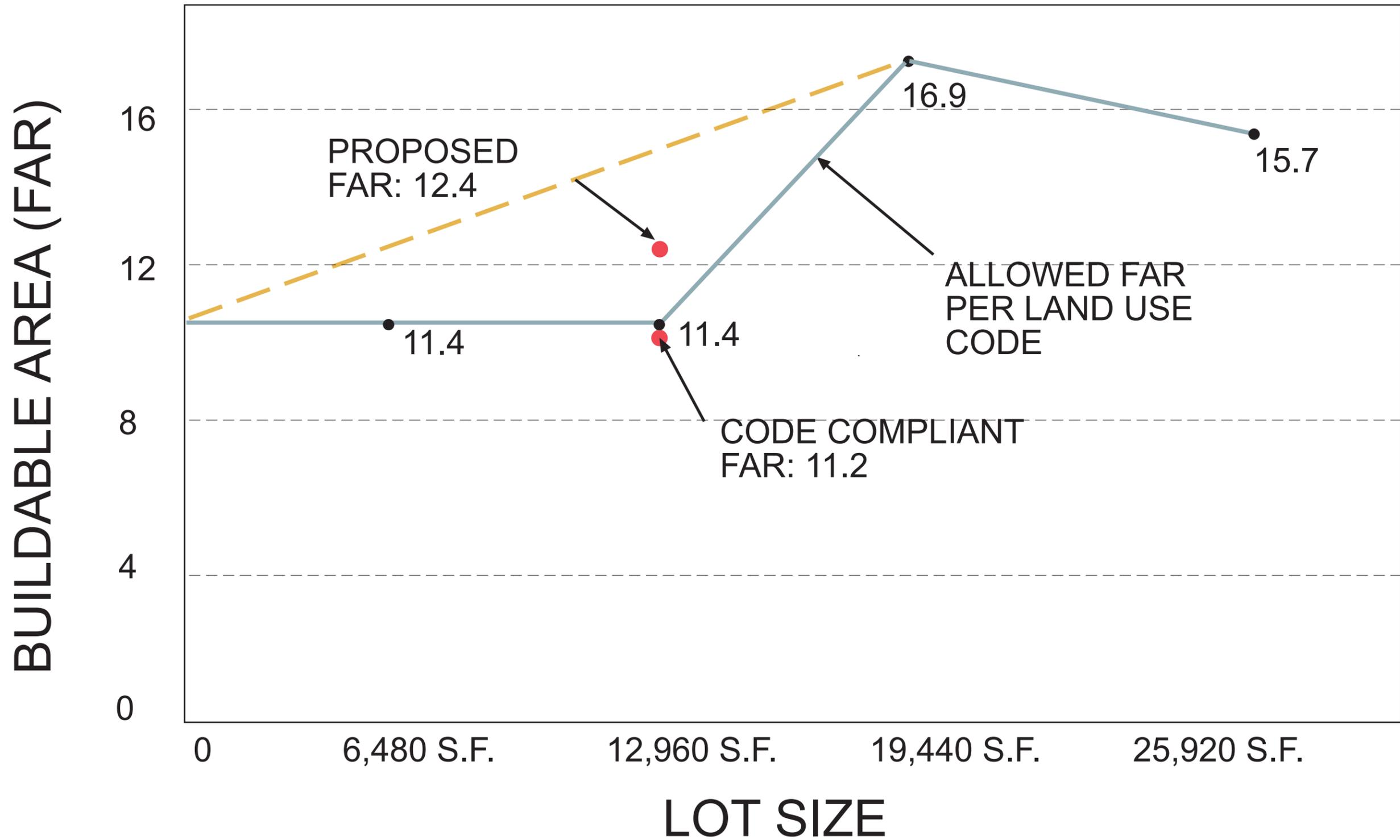
PROPOSED DESIGN

| CODE | DEVELOPMENT STANDARD | REQUIREMENT | REQUEST | PROS/CONS |
|-----------|----------------------|--|---|---|
| 23.49.153 | Minium Lot Size | minimum lot size of 19,000 square feet for any structure over 125 feet | allow smaller lot to have taller building | Similar density to code compliant scheme Massing echoes neighboring context Additional green street development |

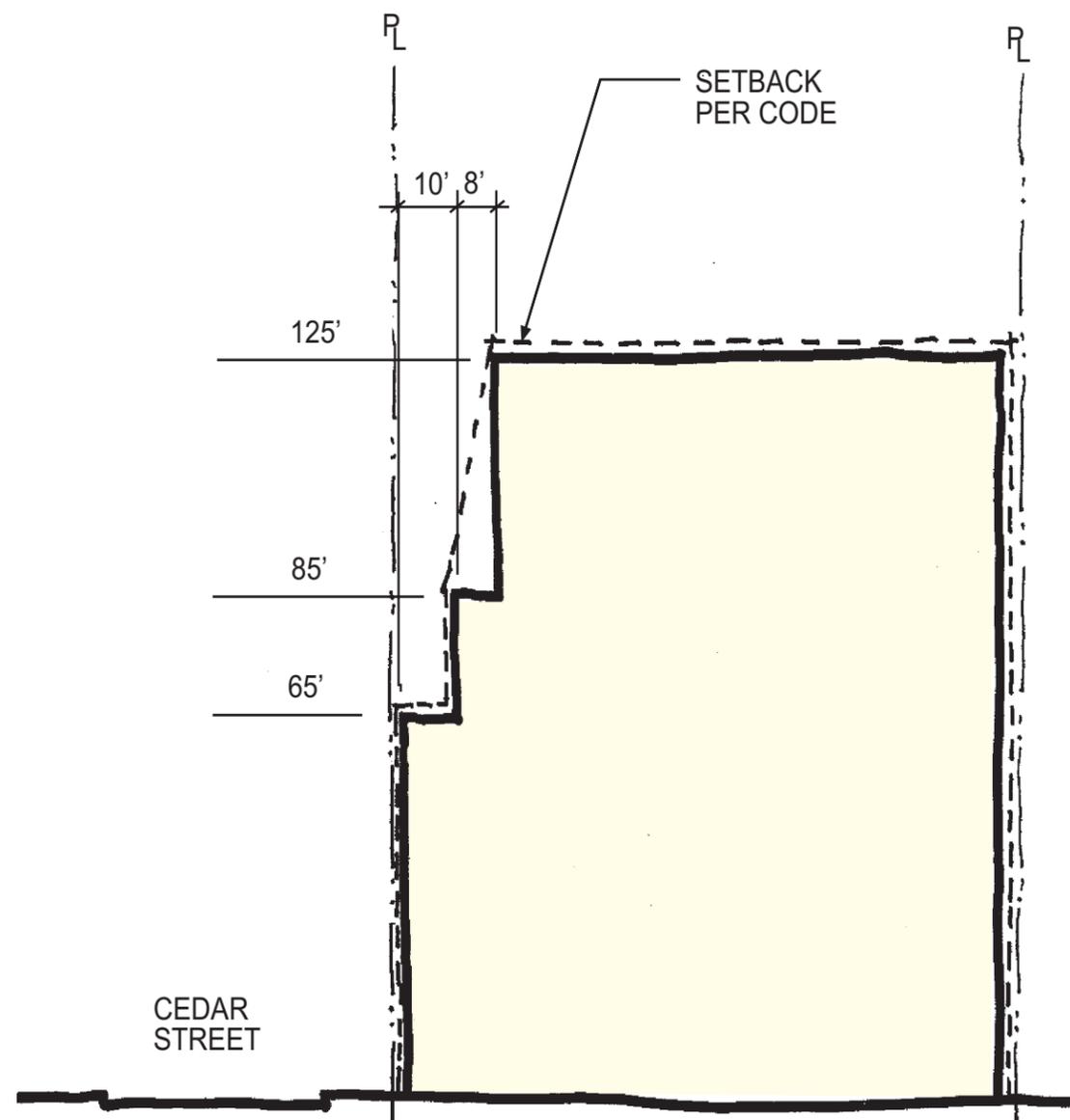
LOT SIZE / HEIGHT ANALYSIS



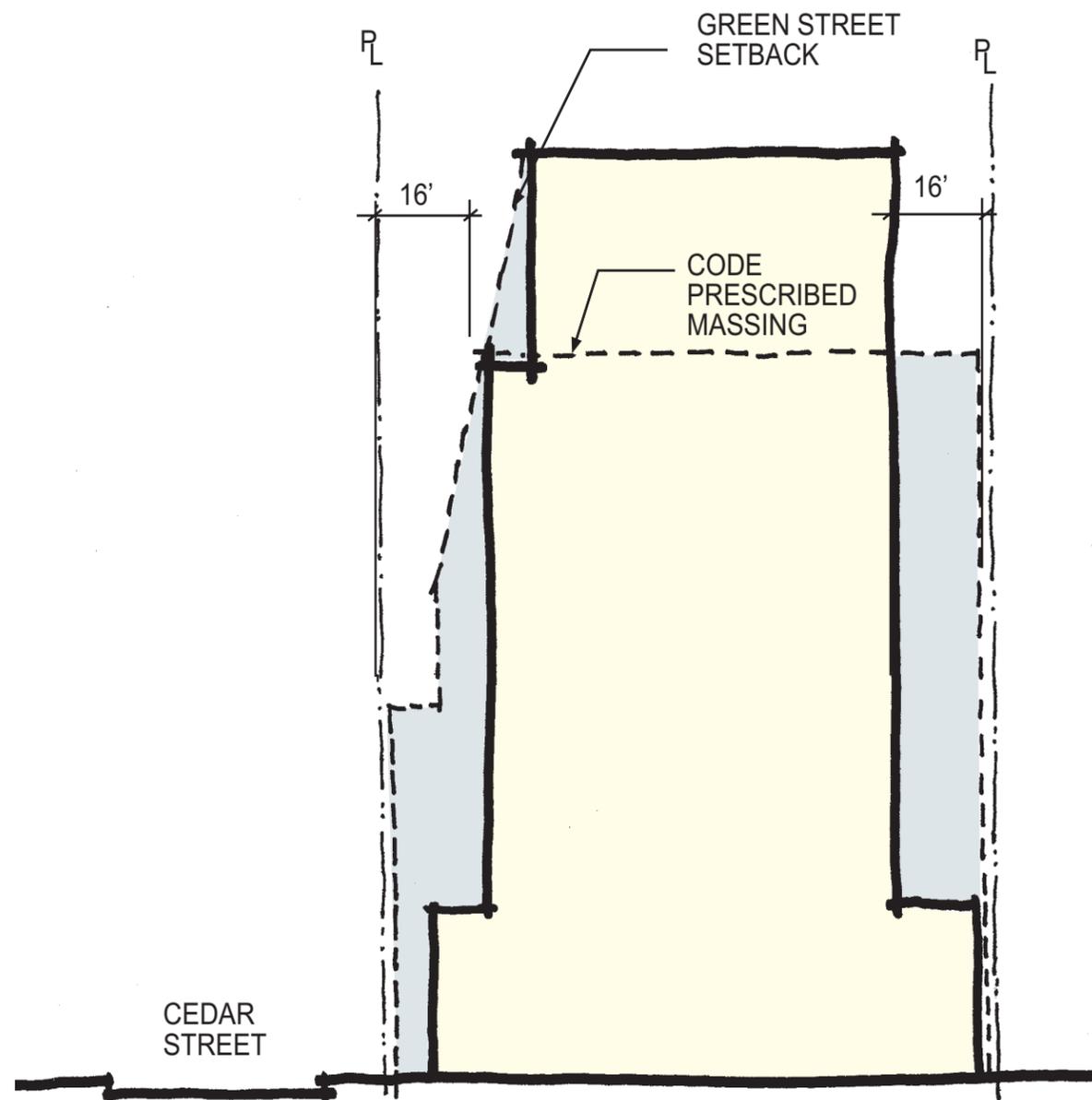
LOT SIZE / AREA ANALYSIS

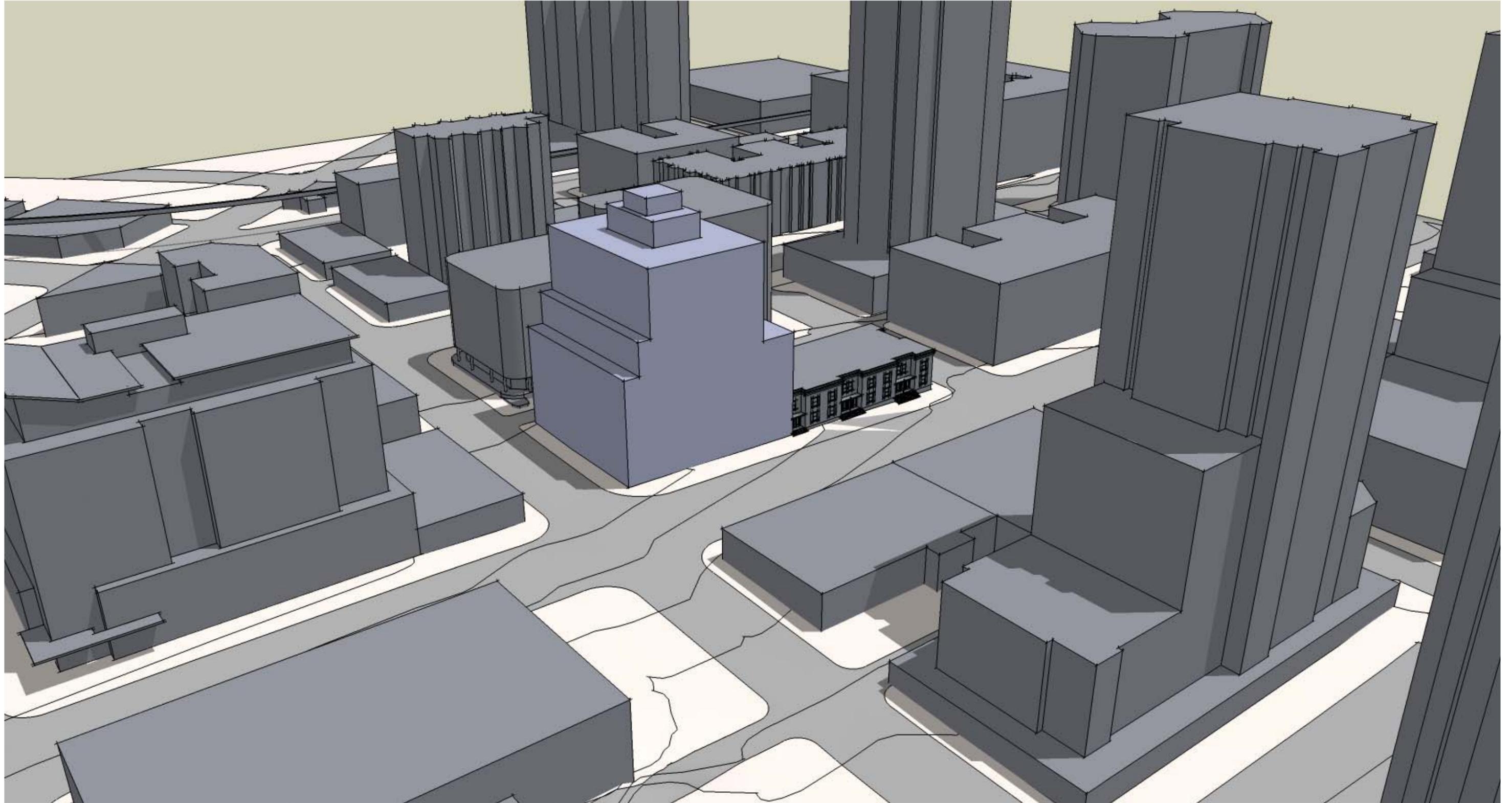


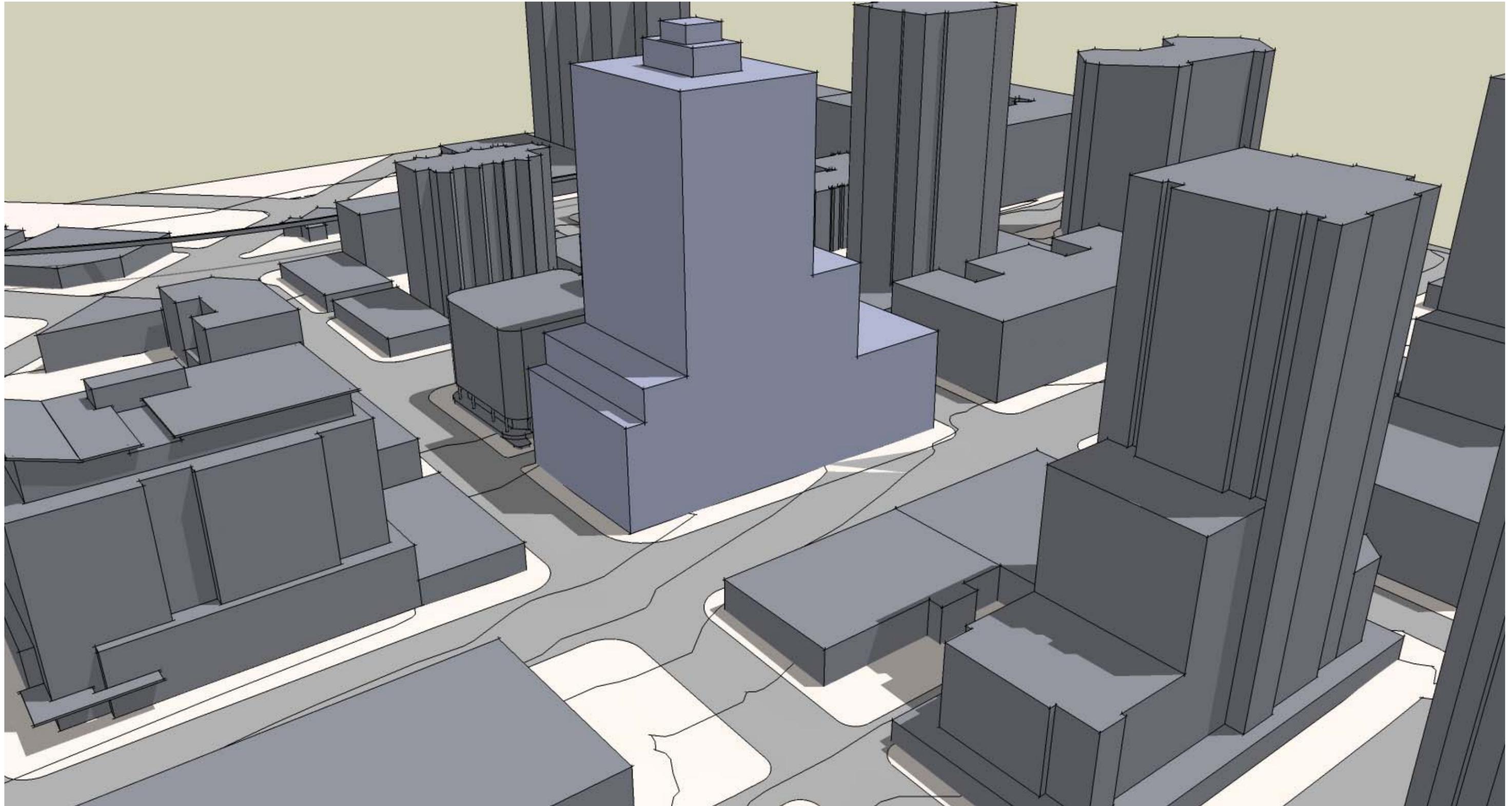
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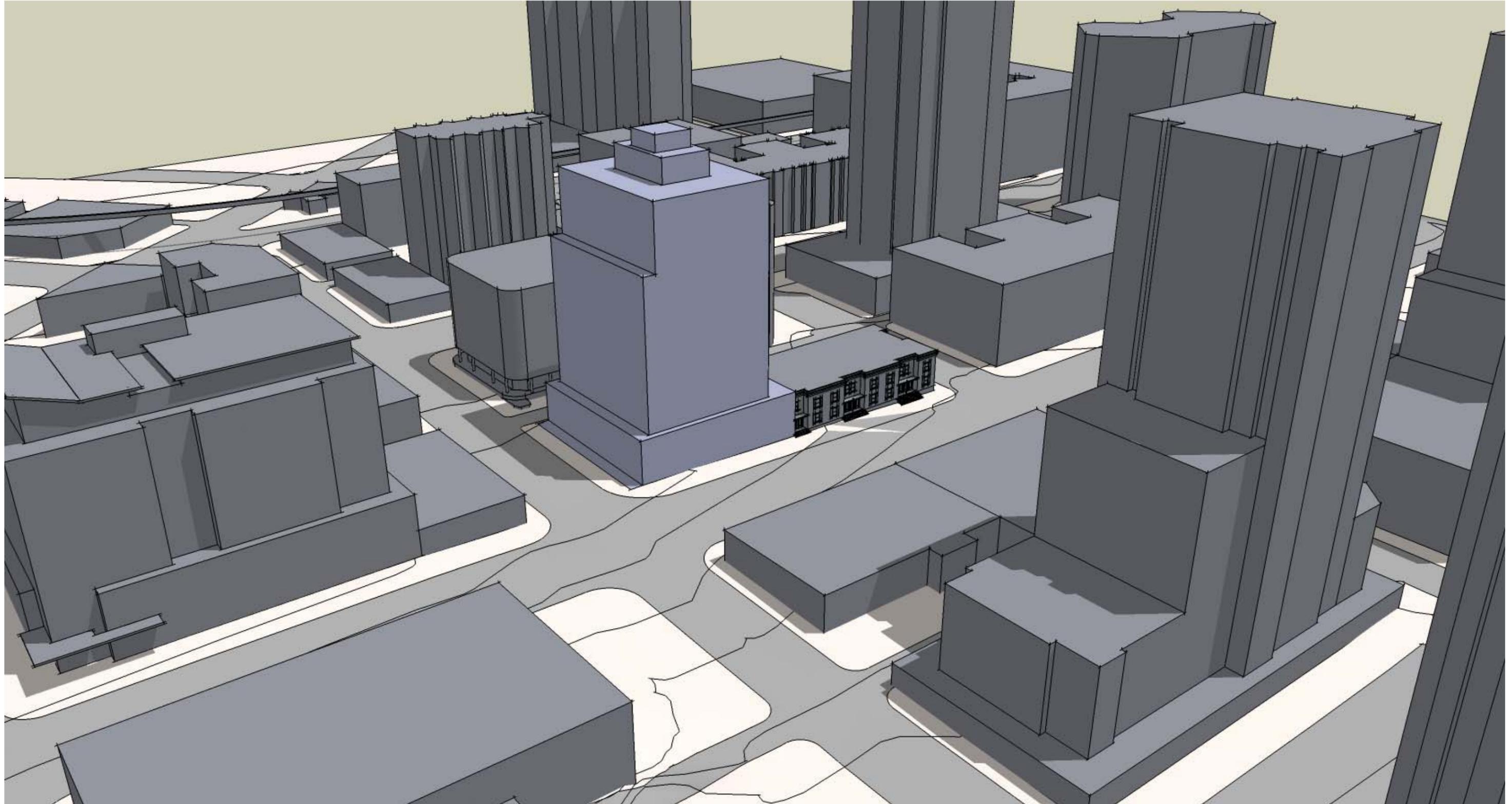


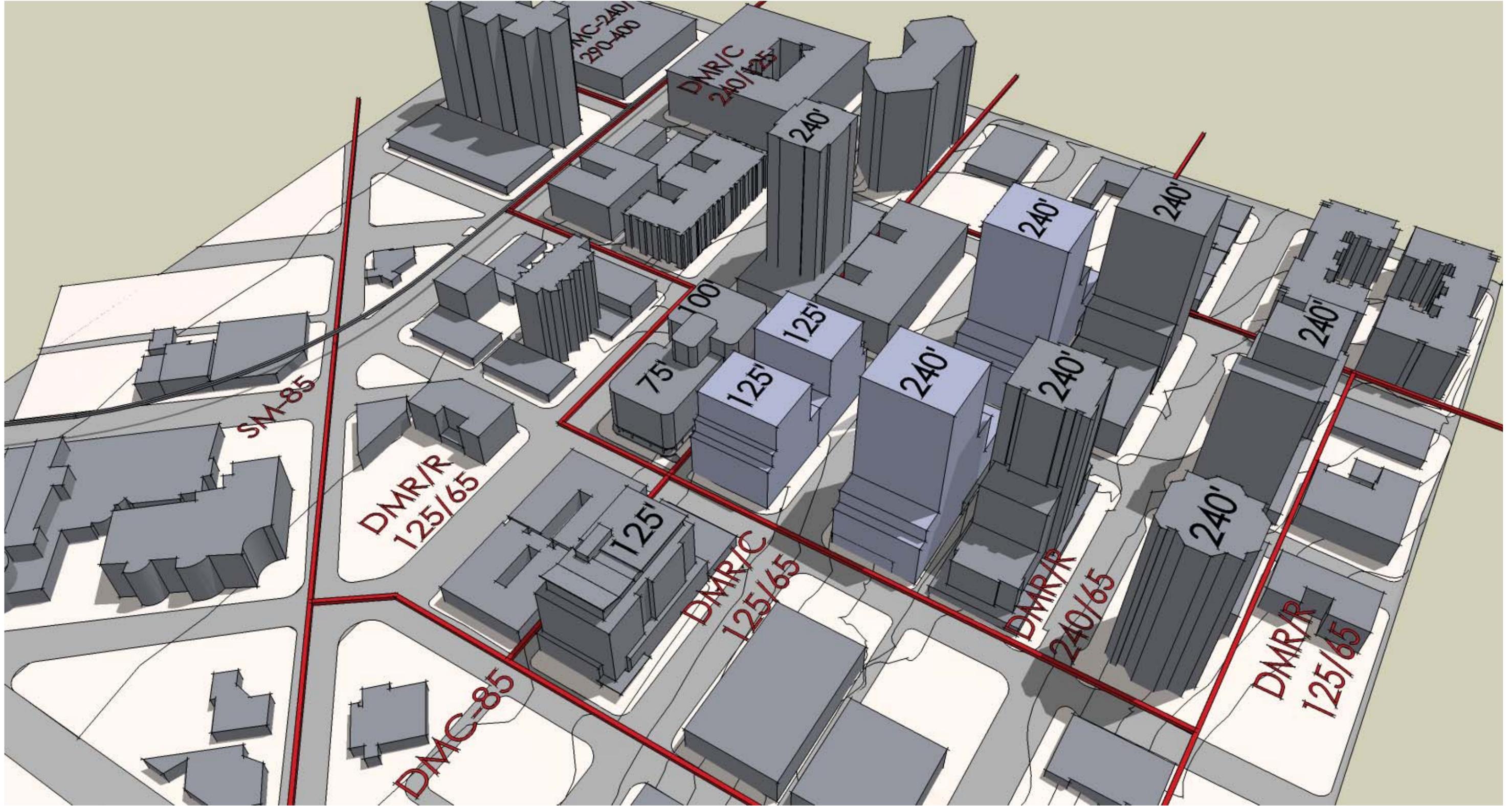
PROPOSED MASSING

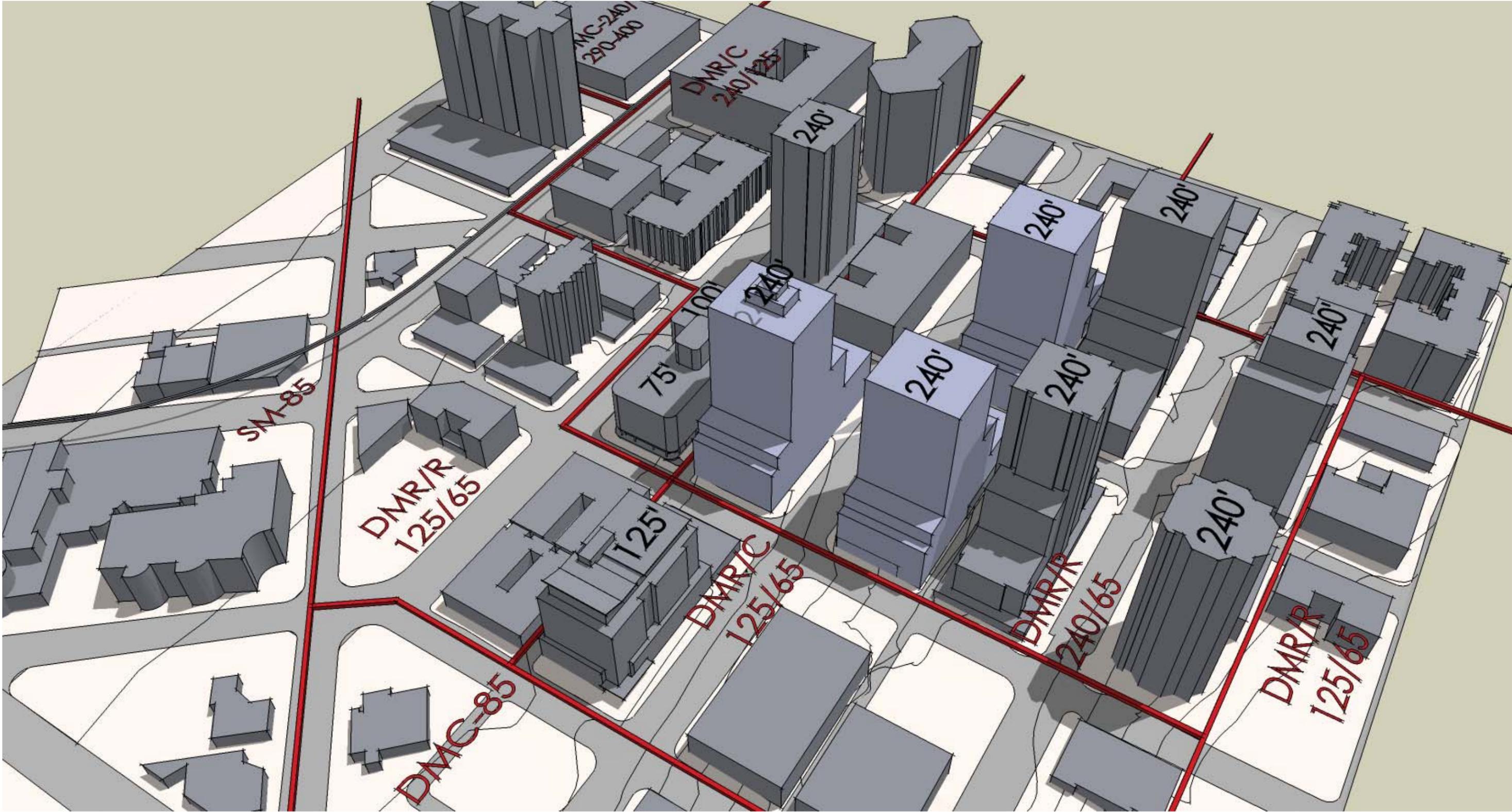


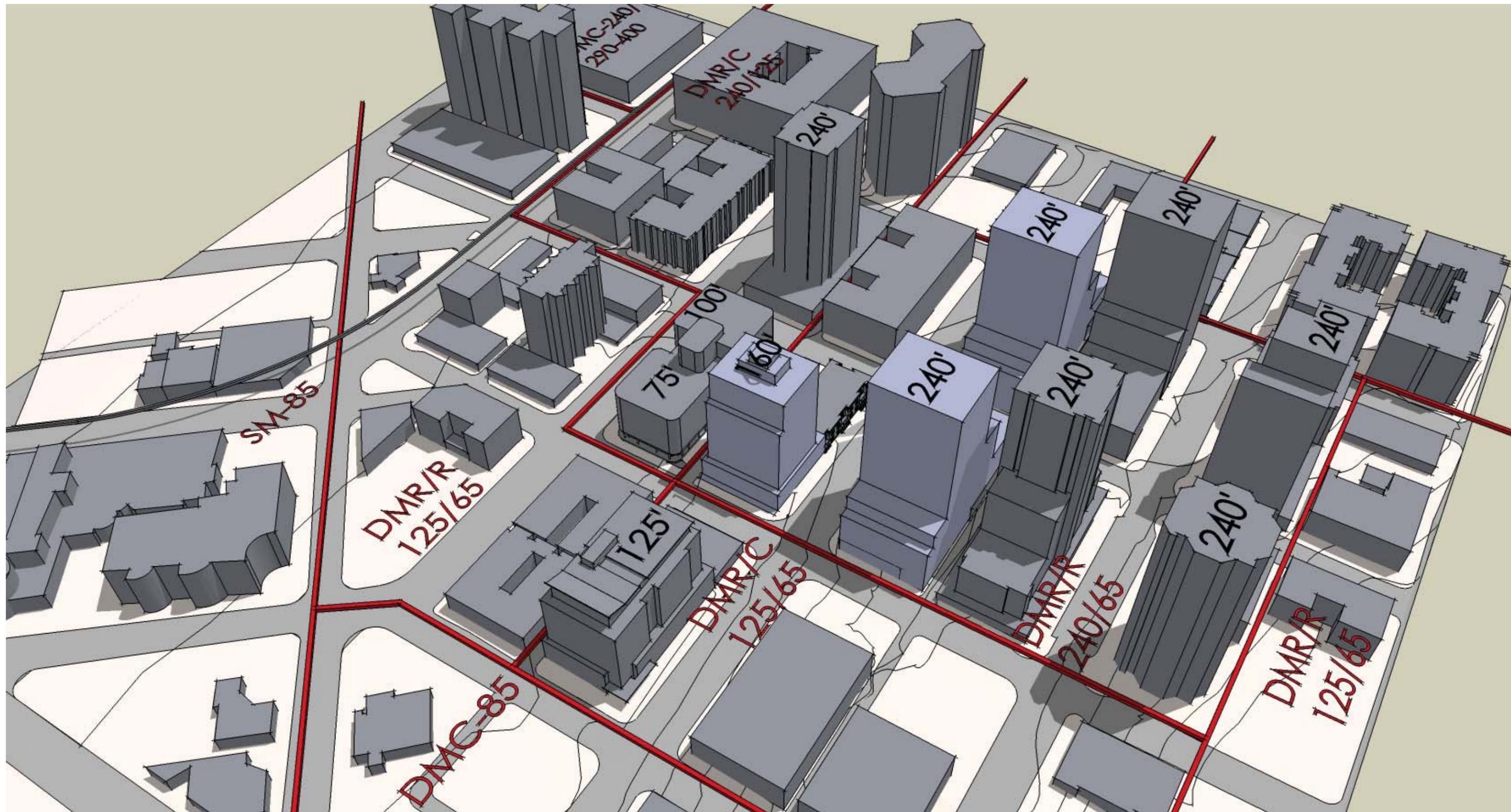














CODE COMPLIANT SITE PLAN



PROPOSED SITE PLAN





