



CollinsWoerman
GIS International Group
October 23, 2007

STEWART | MINOR | TOWER
APPLICATION FOR EARLY DESIGN GUIDANCE

PROJECT DESCRIPTION

Address: 1823 Minor Ave.
Stewart Avenue and Minor Street
Seattle, Washington, 98101

Dimensions: Approximately 120' x 83' (9,960 SF Footprint)

Coordinates: Latitude (N): 47.617600 - 47°37'3.4"
Longitude (W): 122.332100-
122°19'55.6"
Elevation: 133 Feet Above Sea Level

Description: To design and build a 400' mixed use, LEED Silver, residential and hotel tower with parking below grade. Lobby, retail, and hotel services will occupy the first floor and mezzanine, with hotel (40%) and residences (60%) occupying the buildings remaining 24 floors. Residences are loft-style with tall ceilings and mezzanines. The average plate size per floor is between 9,200-9,450 GSF, providing approximately 132 hotel rooms and 180 condo units. Seven levels of below grade parking will provide approximately 2 stalls of parking per every 3 condo units. The building may include a fitness club, a rooftop deck, and a concierge service for the hotel guests and condo residents. Opportunity also exists for a restaurant or retail tenant at the ground floor.

LOCATION

Bordering Streets & Classifications: The property is bounded by Minor Avenue to the North and Stewart Street to the West. Stewart Street is classified as a Principal Transit Street. Neither Stewart Street nor Minor Avenue have a P1 or P2 pedestrian classification.

Lot Area: 9,960 GSF

Legal Description: Parcel Number: 0660002115
Block 51, Lots 7 & 8
Section/Township/Range: NW 32 25 4

CODE ITEMS

Fire Zoning: Downtown Fire District

Zoning Map: Downtown Zoning Adopted by Seattle City Council - April 3, 2006

Zoning: DMC 240'/290'-400'
Non-residential uses: 240'
Residential Uses:
Base height 290'
Height Limit with bonus 400'

Site resides within the Denny Triangle Urban Village

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ZONING: SEATTLE MIXED

Permitted Uses: Residential, Hotel Services, Retail, and Food Services are permitted.

Type: Mixed Use Building (277,000 GSF)

-140,000 GSF of (180) Condominium units over 15 Floors [10-24]
-66,470 GSF of (132) Hotel rooms over 7 1/3 Floors [2-9]
-7,400 GSF of Hotel / Residential Lobby and support [1 Floor + Mezzanine]
-4,800 GSF of Retail and/or Food Service [1 Floor + Mezzanine]
-69,000 GSF of below-grade parking for 120 cars (residence only) over 7 levels with 85 bicycle stalls

Residential Amenity Areas: 7,000 GSF Common Recreational Area required, 5%. (50% internal, 50% roof deck)

Structure Height: 400' Bonus Residential Floor Area requires:
1- A LEED Silver rating for building *and*
2- City-defined "payment option" for 55-60,000 NSF of additional residential area.

FAR: Base FAR is 5.
Proposed Maximum FAR is 7. No restrictions.

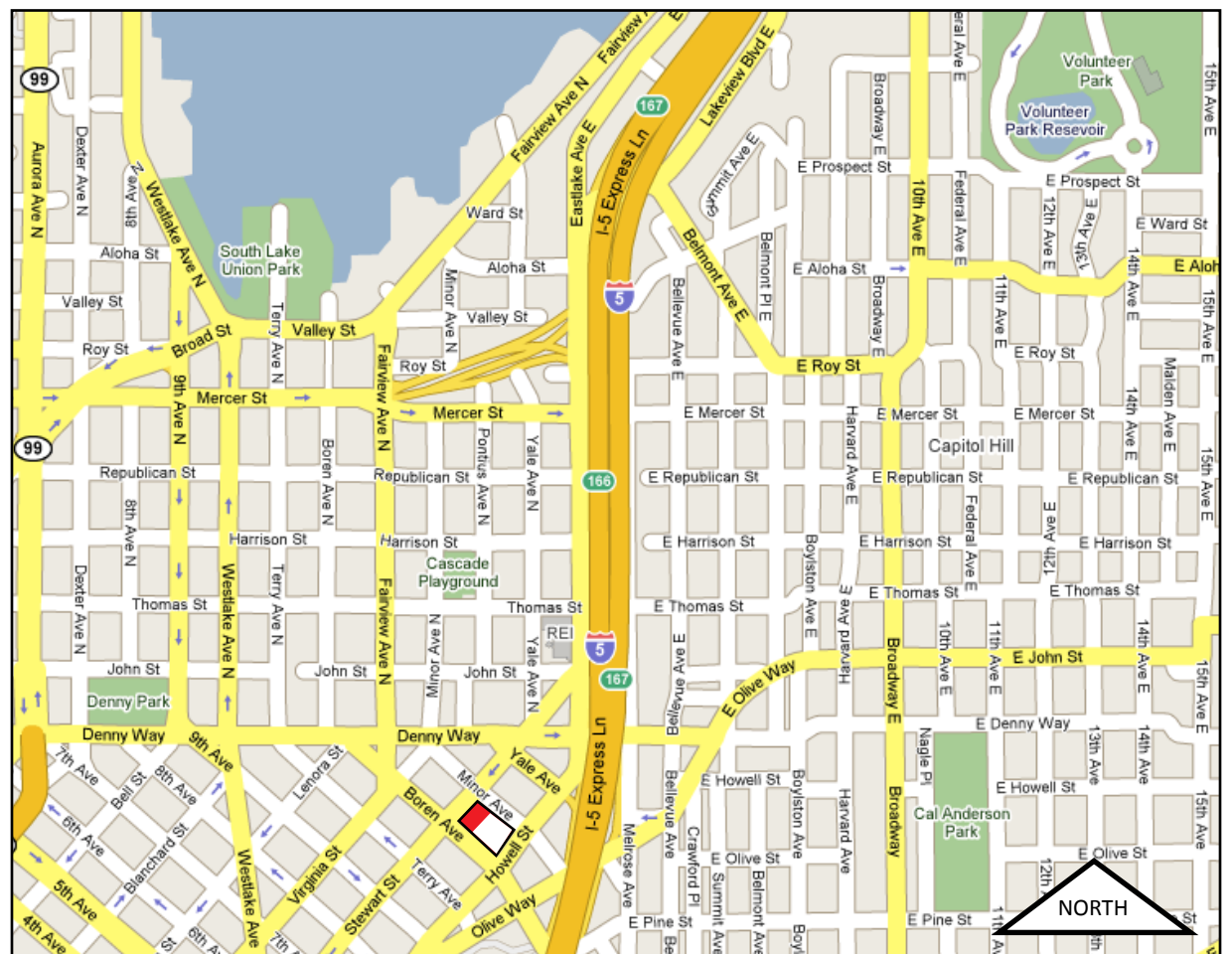
General Facade Requirements: No specific Street Facade or Street Setback requirements as neither Stewart nor Minor are Class I or II Pedestrian Streets or designated Green Streets.

Tower Spacing: 60' from "existing", same block, neighboring tower over 160' at this time does not apply, (no existing or MUP Tower.)

Sidewalk Requirements: Overhead weather protection with lighting required at full extent of both sidewalk facades (except garage openings).

Parking: No Parking Required.
Ride-Share and Transit Incentive Program requirements for Hotel (lobby).
Hotel parking to be established off site.

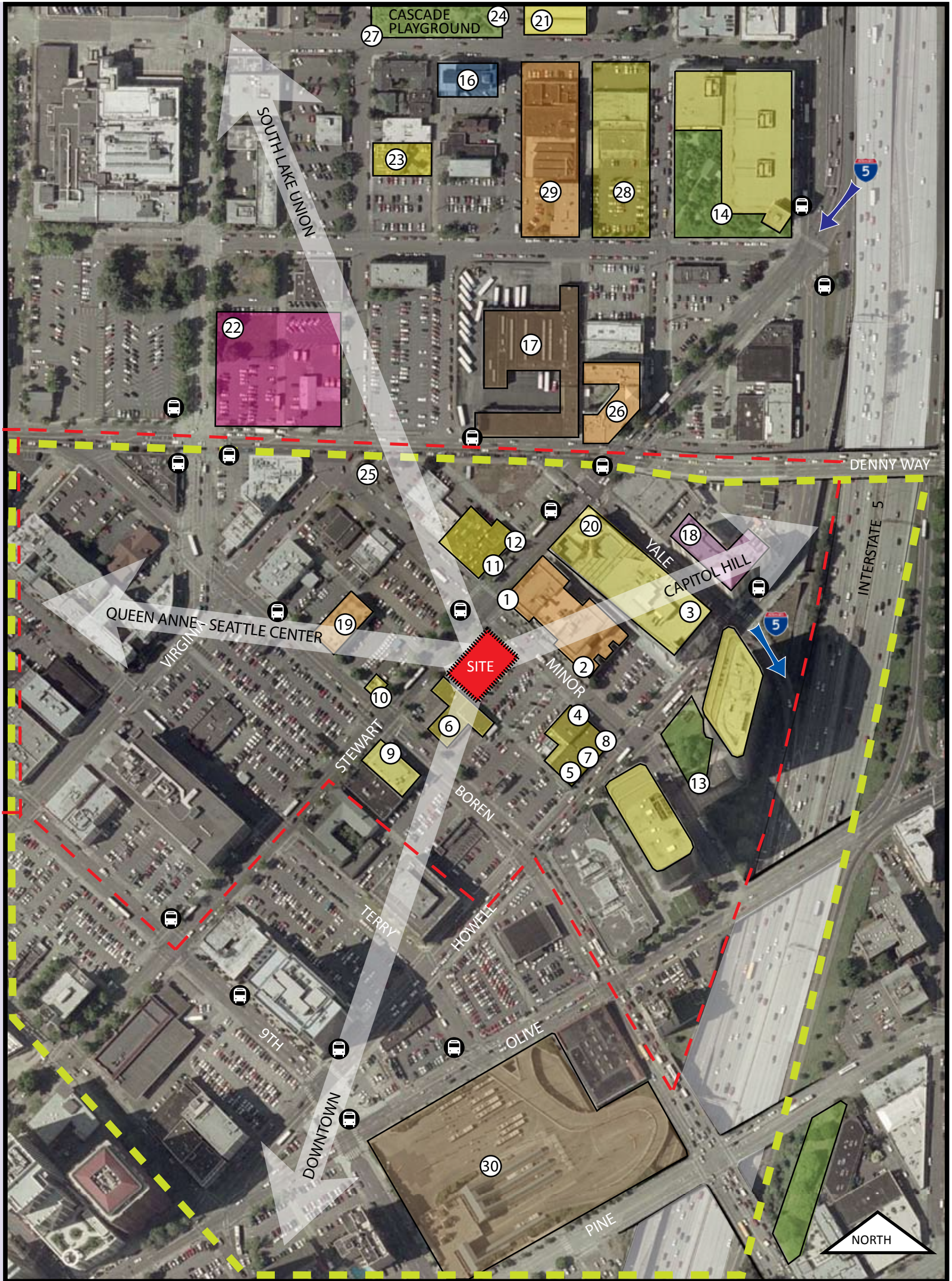
PROJECT VICINITY MAP - Seattle



■ LOCATION OF PROJECT

INTRODUCTION

PROJECT DESCRIPTION



Legend

- Commercial-Office-Retail
- Multi Family Mixed Use
- Current Construction
- Hotel
- Major Transit Station
- Historic Landmark
- Open Space
- BUS Bus Stop
- Denny Triangle
- DMC Zoning Boundary

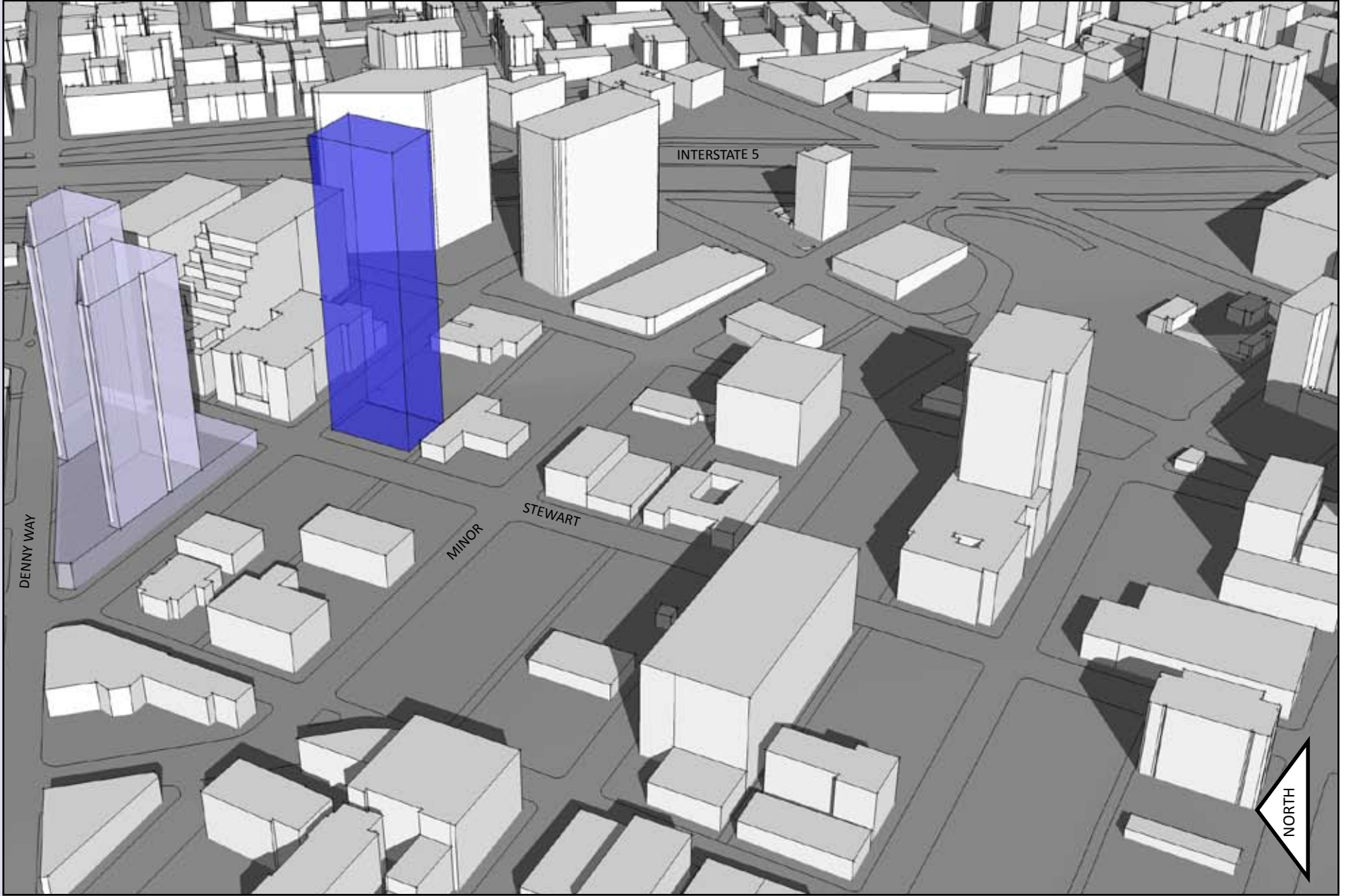
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|---|--|
| <ol style="list-style-type: none"> 1. Alfi's Neighborhood Grocery 2. Arion Court Apartments 3. Metropolitan North Tower 4. Caffine Cafe and Habesha Etheopian Cuisine 5. Re-Bar 6. Goodyear Auto Service Center 7. Midori Teriaki 8. World Famous Corned Beef 9. Dance Club / Overnight Printing 10. Dollar Rent A Car 11. Emerald City Smoothie 12. Lazer Quick 13. East and West Metropolitan Towers 14. REI Flagship Store and Greenspace 15. St. Spiridon Orthodox Cathedral (not shown) | <ol style="list-style-type: none"> 16. Immanuel Lutheran Church 17. Greyhound of Seattle 18. Spring Hill Suites 19. Mirabella Retirement Homes 20. 24 Hour Fitness 21. Flower Market Community Building 22. Mirabella Senior Living Community 23. Daycare / School 24. Cascade People's Center 25. Minor Streetscape 26. Play it Again Sports 27. Cascade Playfield 28. NBBJ Offices 29. Alley 21 Residences 30. Transit Center |
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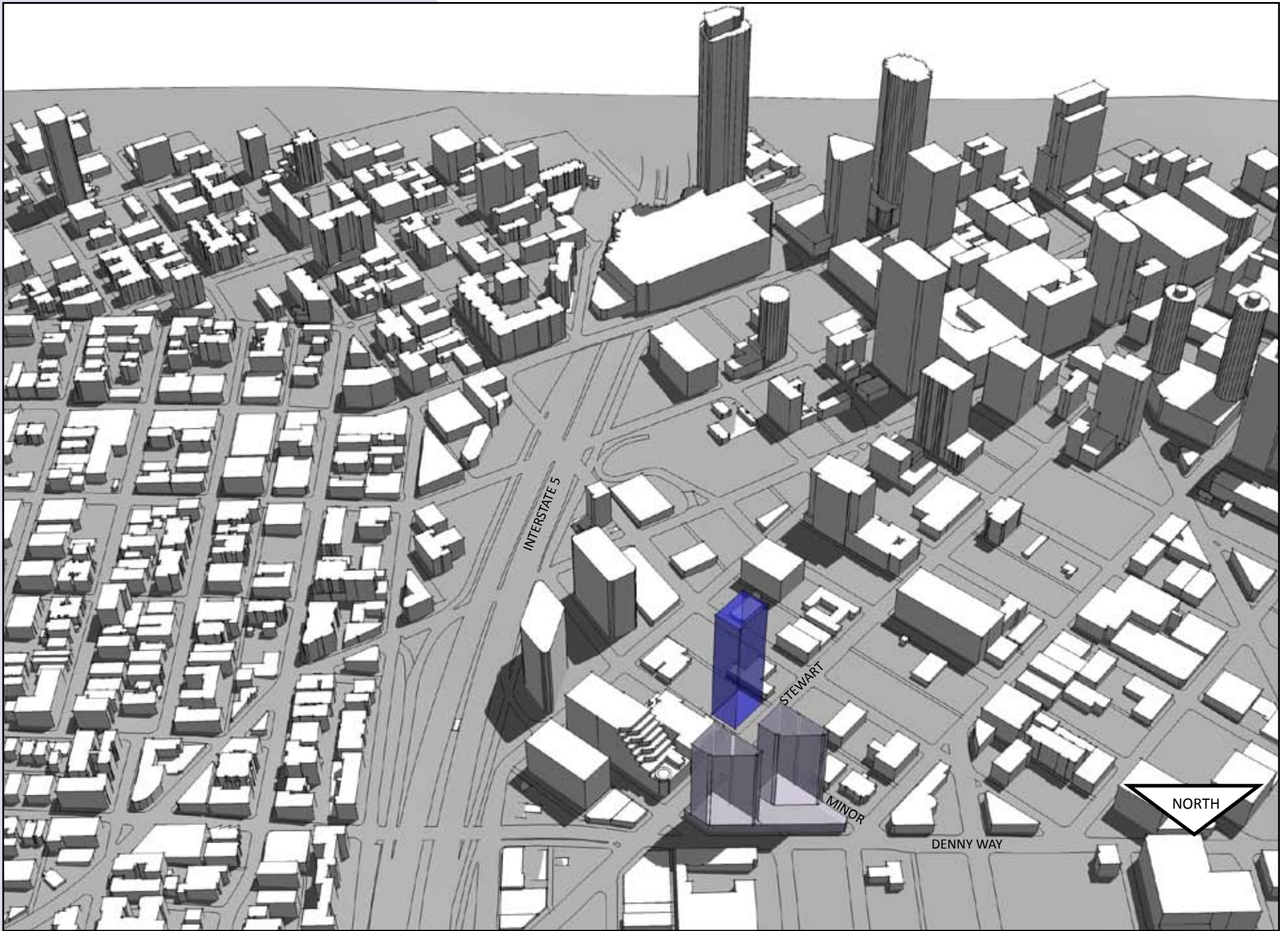
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URBAN ANALYSIS

ZONING - LANDMARKS - VIEWS - AMENITIES



LOOKING EAST



LOOKING SOUTH

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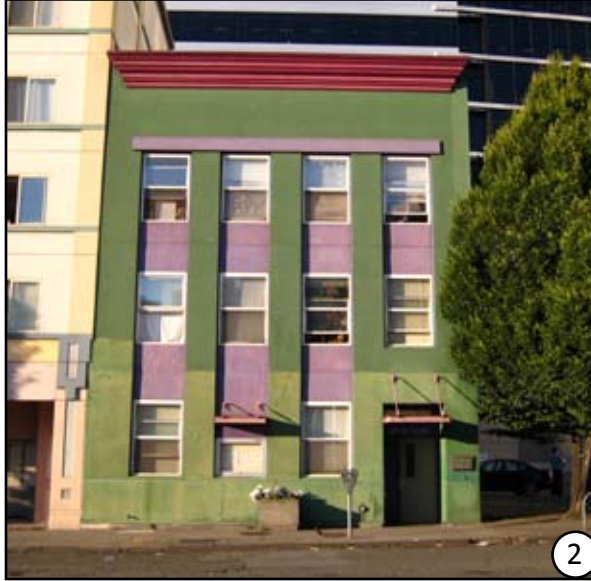
* See page 10 for Tower Spacing and Potential Neighboring Projects

TOWER MASSING AND SITE CONTEXT*

NEIGHBORHOOD VIEWS



ALFI'S NEIGHBORHOOD GROCERY
6 Floors - Apartments with retail at the ground level
1205 Stewart Street
BALFOUR PLACE APARTMENTS ABOVE



ARION COURT APARTMENTS
3 Floors - Apartments
1814 Minor Avenue



METROPOLITAN NORTH TOWER
Offices - Businesses and a gym at ground level
220 Howell Street



CAFFEINE CAFE AND HABESHA ETHIOPIAN CUISINE
2 Floors - Restaurant and Cafe on street level
1809 Minor Avenue and 1807 Minor Avenue



RE-BAR
1 Floor - Nightclub
1114 Howell Street



GOOD YEAR AUTO SERVICE CENTER
1 Floor - Tire and Auto Company
1105 Stewart Street



NEIGHBORHOOD CHARACTER

Located in the heart of the Denny Triangle, Stewart & Minor Tower site belongs to an evolving neighborhood of urban destinations for working and living.

The neighborhood vision for the Denny Triangle embraces exciting new buildings featuring commercial, residential, and retail spaces to replace numerous vacant lots. The future of the Denny Triangle is a vibrant, dense, and diverse community.

Currently, the site houses a parking lot, and is ready for change. The Stewart & Minor Tower is a desirable residential location due to its ease of access to all that downtown living has to offer. Numerous restaurants, shops, and businesses surround the site, making the neighborhood very walkable and liveable, with or without an automobile. A five minute walk from Stewart and Minor delivers you to the heart of downtown shopping. Pedestrian access to Capitol Hill and Lower Queen Anne as well as South Lake Union and the Cascade Neighborhood is also easily manageable. The site is located very close to a several bus stops; and for car commuters, it is only blocks away from access to Interstate 5.

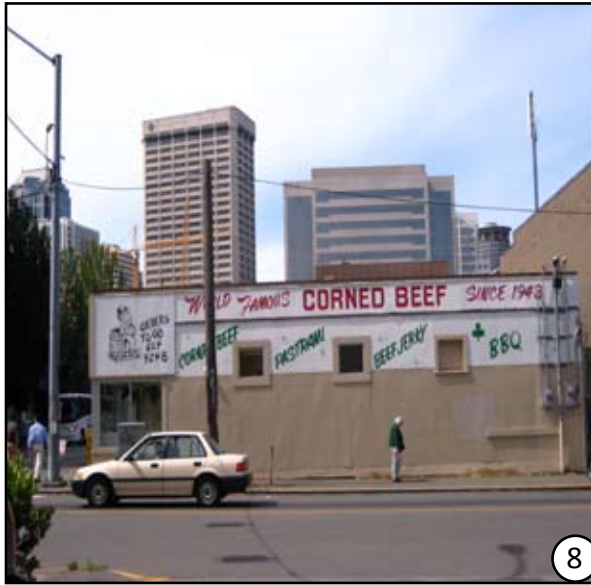
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BLOCK STUDY



MIDORI TERIYAKI
1 Floor - Restaurant
1120 Howell Street



WORLD FAMOUS CORNED BEEF
1 Floor - Restaurant/ Butcher Shop
1124 Howell Street



DANCE CLUB / OVERNIGHT PRINTING
2 Floors
1017 Stewart Street



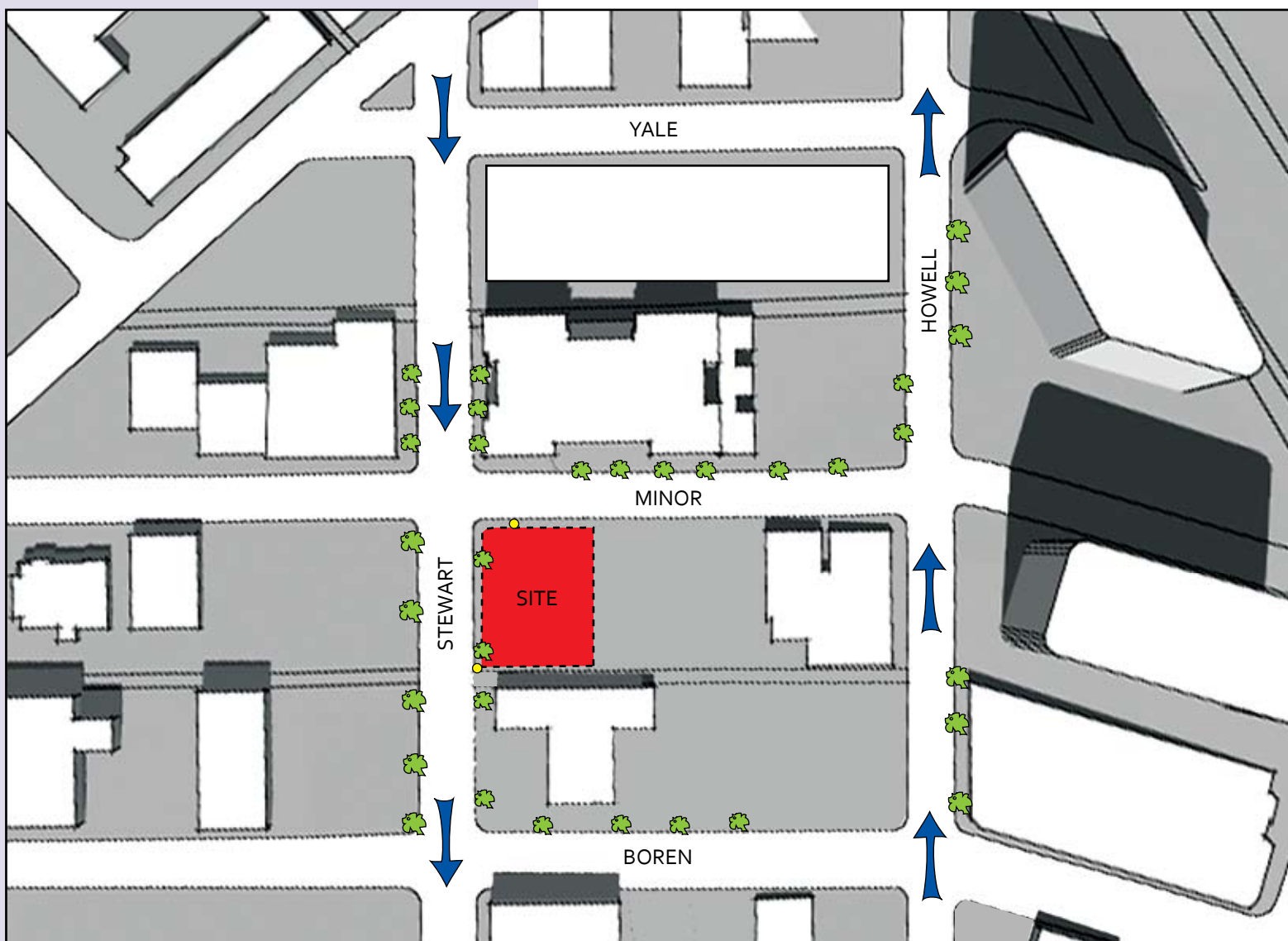
DOLLAR RENT A CAR
1 Floor - Car rental kiosk and car pick-up lot
1007 Stewart Street



EMERALD CITY SMOOTHIE
1 Floor - Cafe / Smoothie Shop
1200 Stewart Street



LAZER QUICK
1 Floor - Printing and Graphics Production
1204 Stewart Street



BLOCK PLAN - ONE WAY STREETS & TREES

➡ One Way Streets 🌳 Street Trees ● City Light

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BLOCK STUDY

CHARACTER OF THE BLOCK



EAST & WEST METROPOLITAN TOWER
Multiple floor office towers
West Tower -1100 Olive Way East Tower - 1730 Minor Ave.



REI FLAGSHIP STORE AND GREENSPACE
Multiple floor recreation retail and terrain park
222 Yale Avenue North



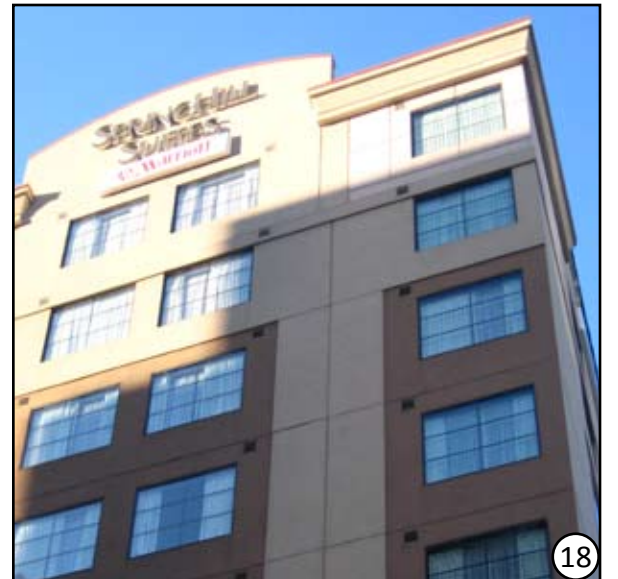
St. SPIRIDON RUSSIAN ORTHODOX CATHEDRAL
Historic Landmark
400 Yale Avenue



IMMANUEL LUTHERAN CHURCH
Historic Landmark
1215 Thomas Street



GREYHOUND OF SEATTLE
Bus line terminal and bus parking
811 Stewart Street



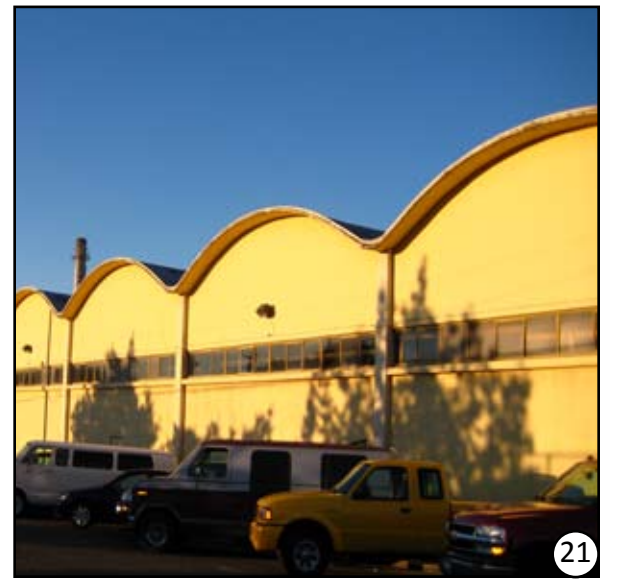
SPRING HILL SUITES
Marriot Hotel - 12 Floors
1088 Yale Avenue



MIRABELLA RETIREMENT HOMES
3 Floors of assisted living apartment homes
1916 Boren Avenue



24 HOUR FITNESS
Gym - Part of the Metropolitan North Tower
220 Howell Street



FORMER FLOWER MARKET BUILDING
Community Building
Pontius Avenue across from Cascade Playground

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NEIGHBORHOOD STUDY

CHARACTER OF THE NEIGHBORHOOD



MIRABELLA SENIOR LIVING COMMUNITY
Under Construction - High Rise
Denny Way and South Lake Union



CASCADE NEIGHBORHOOD DAYCARE
Minor Avenue near Cascade Playfield



CASCADE PEOPLE'S CENTER
Community Center and Gardens
309 Pontius Avenue North



MINOR STREETScape LOOKING EAST
Adjacent small businesses, residential, and office towers.



PLAY IT AGAIN SPORTS & RESIDENTIAL
Retail on ground floor and 5 floors of residential above
1304 Stewart Street



CASCADE PLAY FIELD, CHILDRENS PLAY AREA, & COMMUNITY PEA PATCH
Greenspace and community center
333 Pontius Avenue North

THE DIVERSITY OF DENNY:

A diversity of building types exists in the Denny Triangle today. Primarily, the Denney Triangle is composed of a mixture of surface parking lots and small businesses with either office or residential towers located above many of them. The Denny Triangle's adjacency to Seattle's business and retail core make it an attractive location for the development of jobs and homes for the growing city of Seattle. In the block that surrounds the Stewart+Minor Tower site, the neighborhood contains everything from a corner grocery store to a gym, as well as several thriving small businesses such as a dentist's office, a café, a bar, and a few restaurants. Other neighbors include an office tower, other apartment buildings, and even an automotive center.

Probably the most important role of a new, well-planned building in a diverse and evolving community is to find a way to add to the sense of neighborhood liveliness. The Stewart+Minor Tower will add vitality to the Denny community in two key ways. First, it will create new jobs in the community via the planned hotel and adjacent retail and dining establishments, and second, it will provide a place for new residences to take root by providing over one hundred fifty homes. This type of well-planned building will bring new residents and new daily visitors to the neighborhood, building both the neighborhood economy, and its social connections. Economically, for the Denny Triangle to flourish, it requires more retail and hospitality based businesses for both environmental and economic reasons. Further, these businesses will simply provide necessities close at hand for the residents who will make the neighborhood their home. These services will create a healthy social environment that encourages social interactions and discourages illicit activity. More people living in a tall, slender, tower, translates into more pedestrians shopping, visiting, and perhaps even working in the neighborhood, which is good news for local businesses, and good news for the city.

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July, 8 PM - Looking East Across the Site



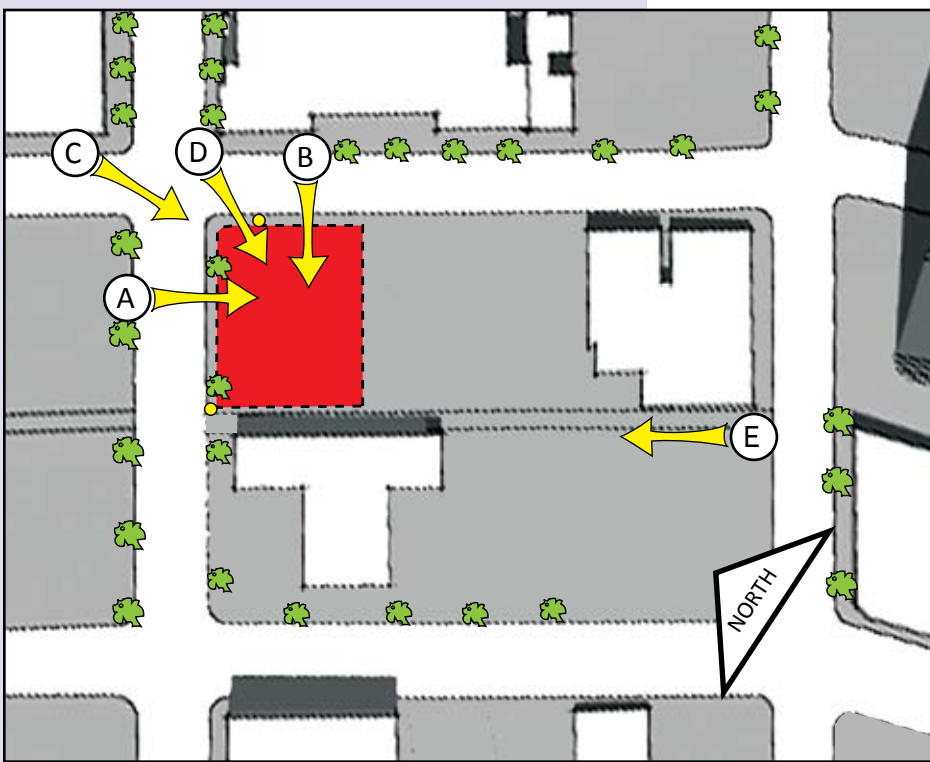
July, 8 PM - Looking South Across the Site



July, 8 AM - Looking East to the Site



July, 8 AM - Looking South to the Site



VIEW KEY



8 AM - Looking West to the Site

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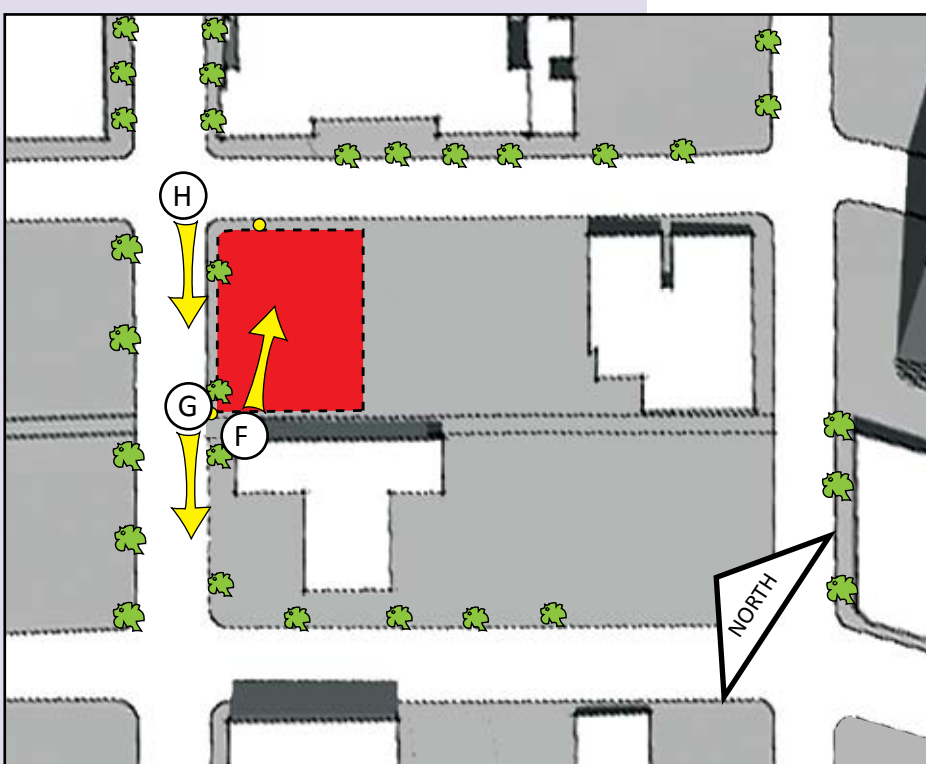
July, 8 PM - Looking Northeast Across the Site



July, 8 AM - Looking from Stewart Street Sidewalk (Site is Behind Viewer)



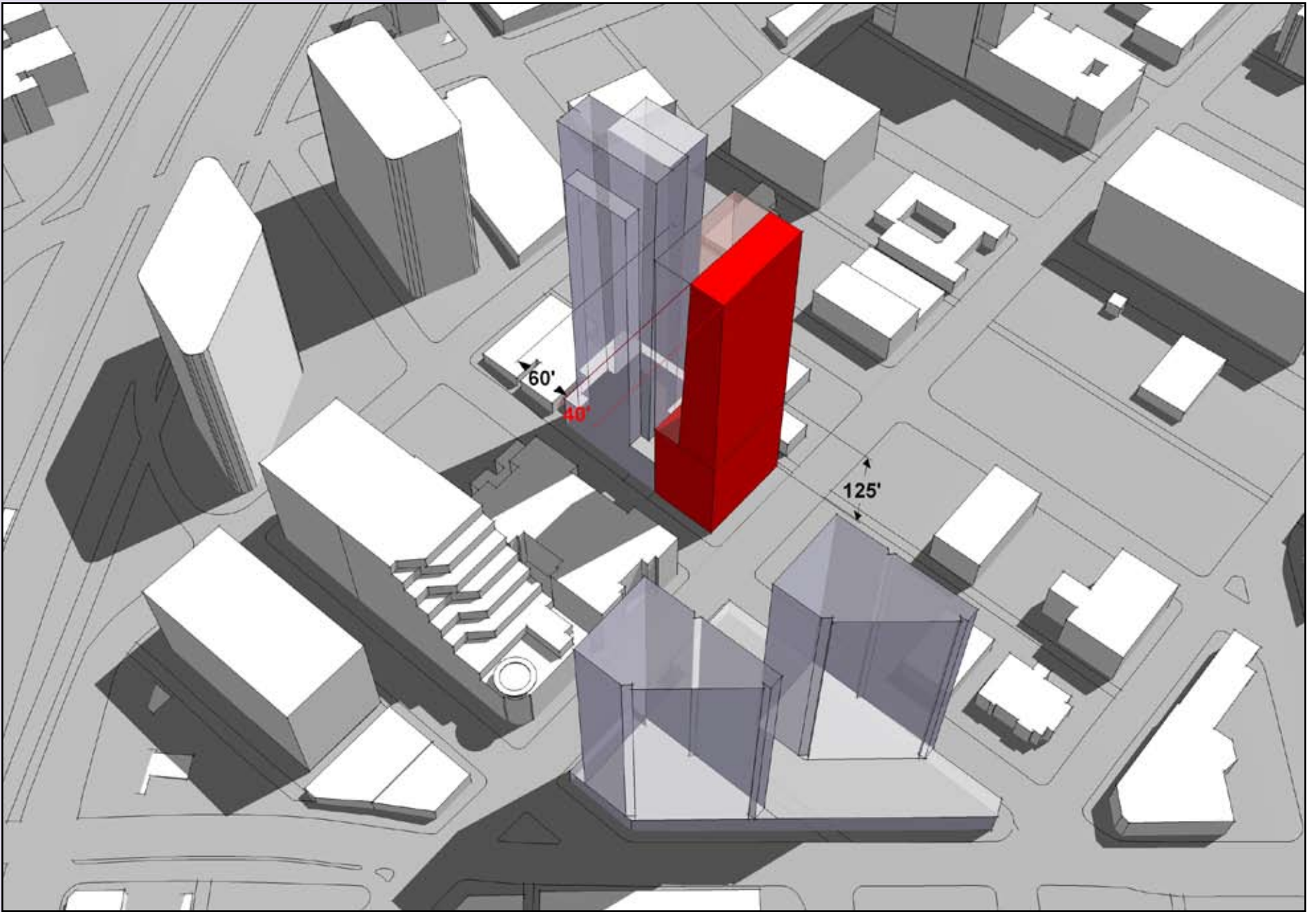
July, 8 AM - Looking Southwest from Stewart Street Sidewalk. (Site is to Left)



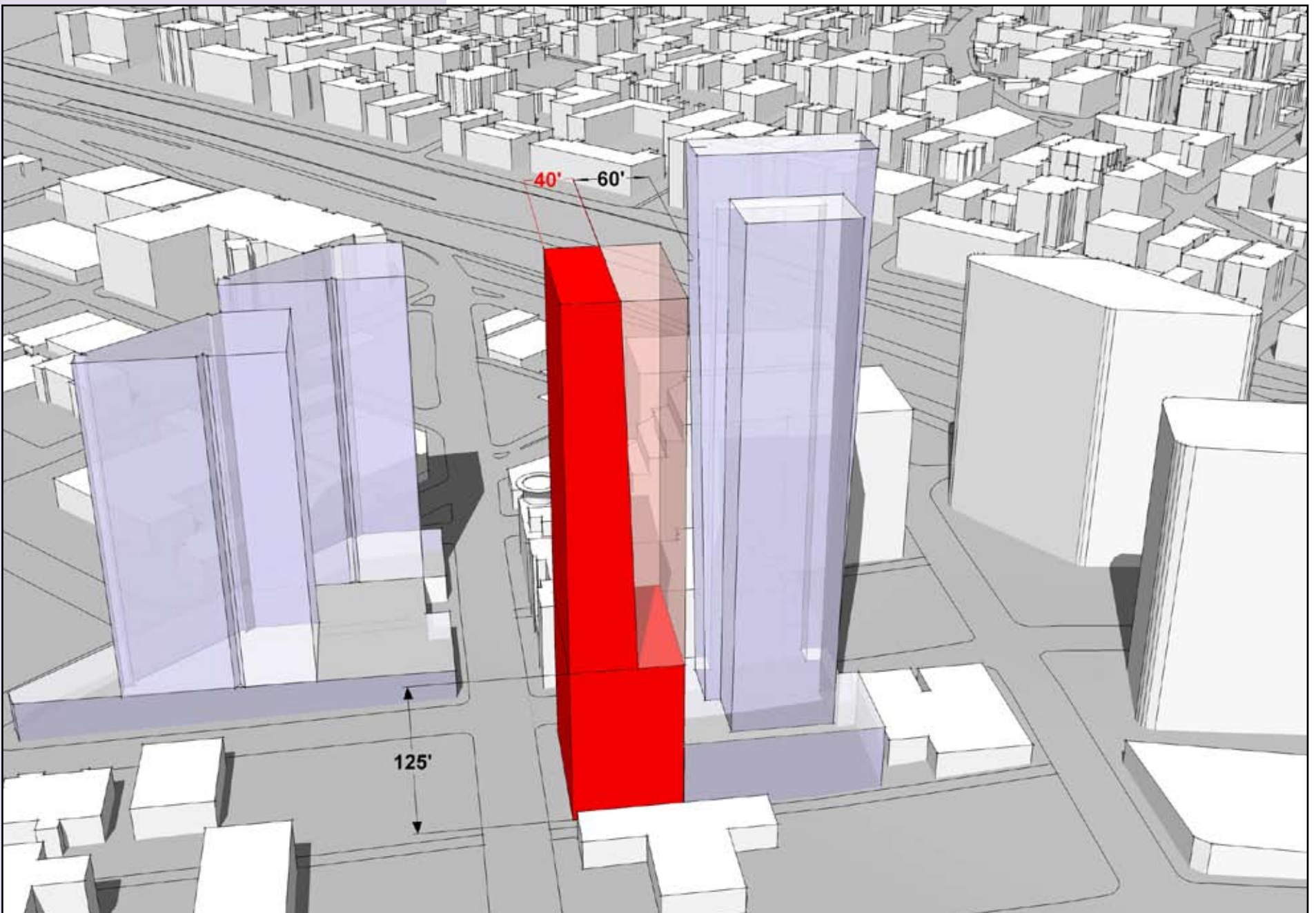
VIEW KEY

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1800 Terry Below, 1851 Minor to Left of site

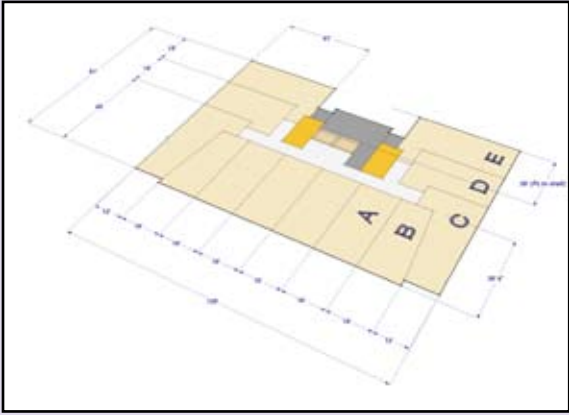


1800 Terry to Left, 1851 Minor to Right

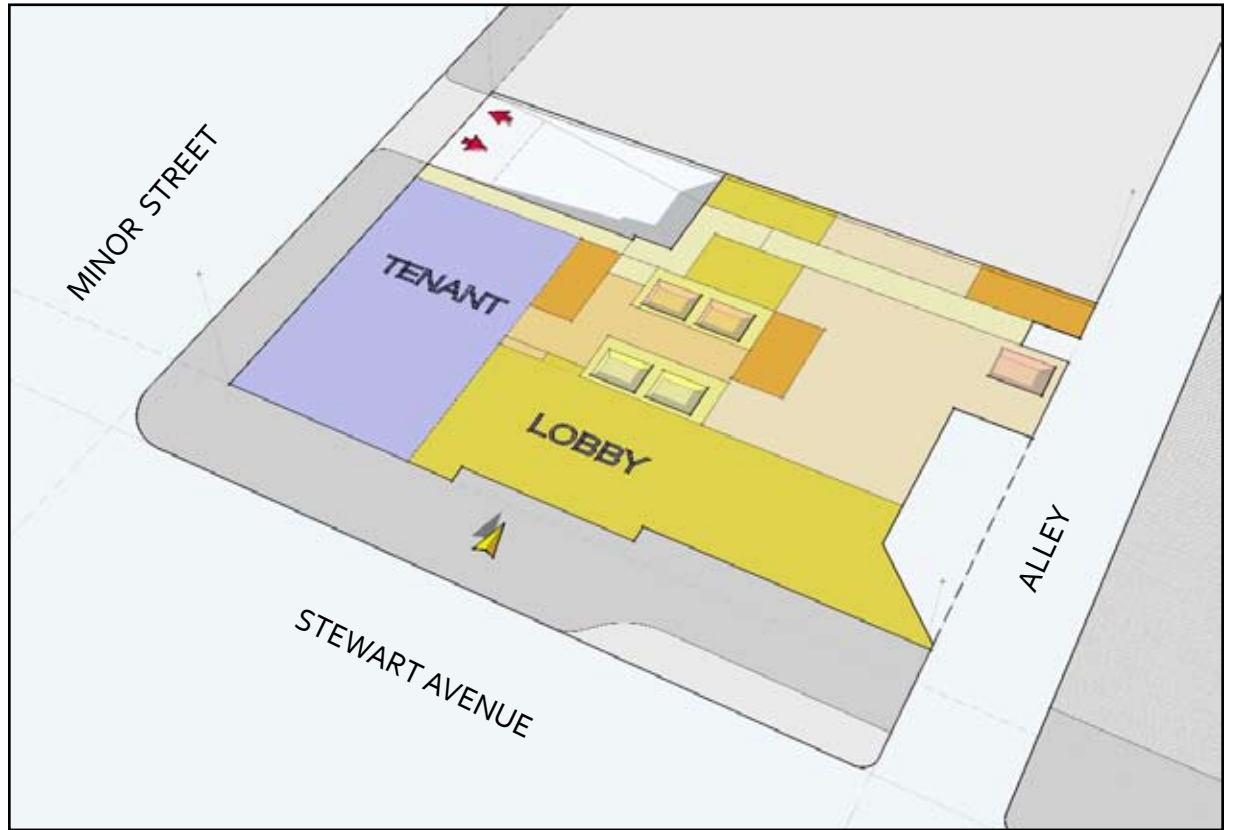
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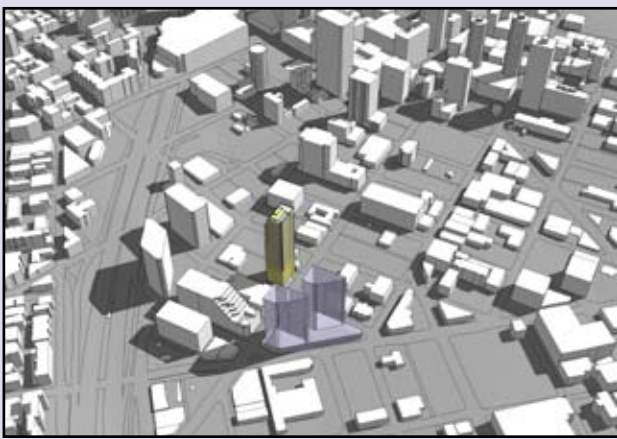
**DENNY TRIANGLE 60' TOWER SPACING
IMPACT ON ENVELOPE**



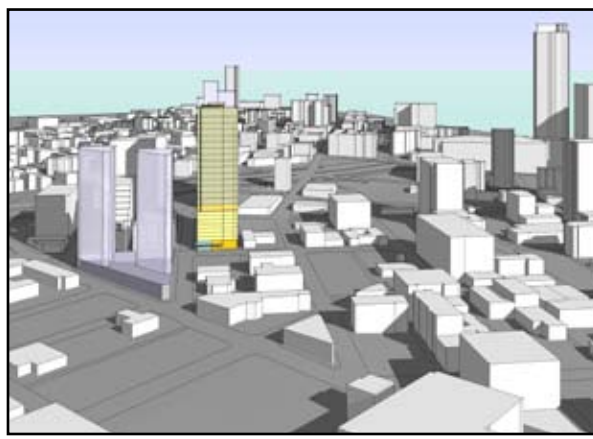
TYPICAL RESIDENTIAL FLOOR PLAN



LEVEL ONE PLAN



LOOKING SOUTH



LOOKING SOUTHEAST



LOOKING NORTH

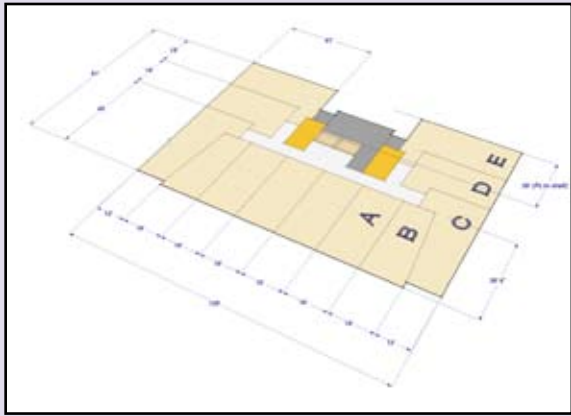


LOOKING EAST

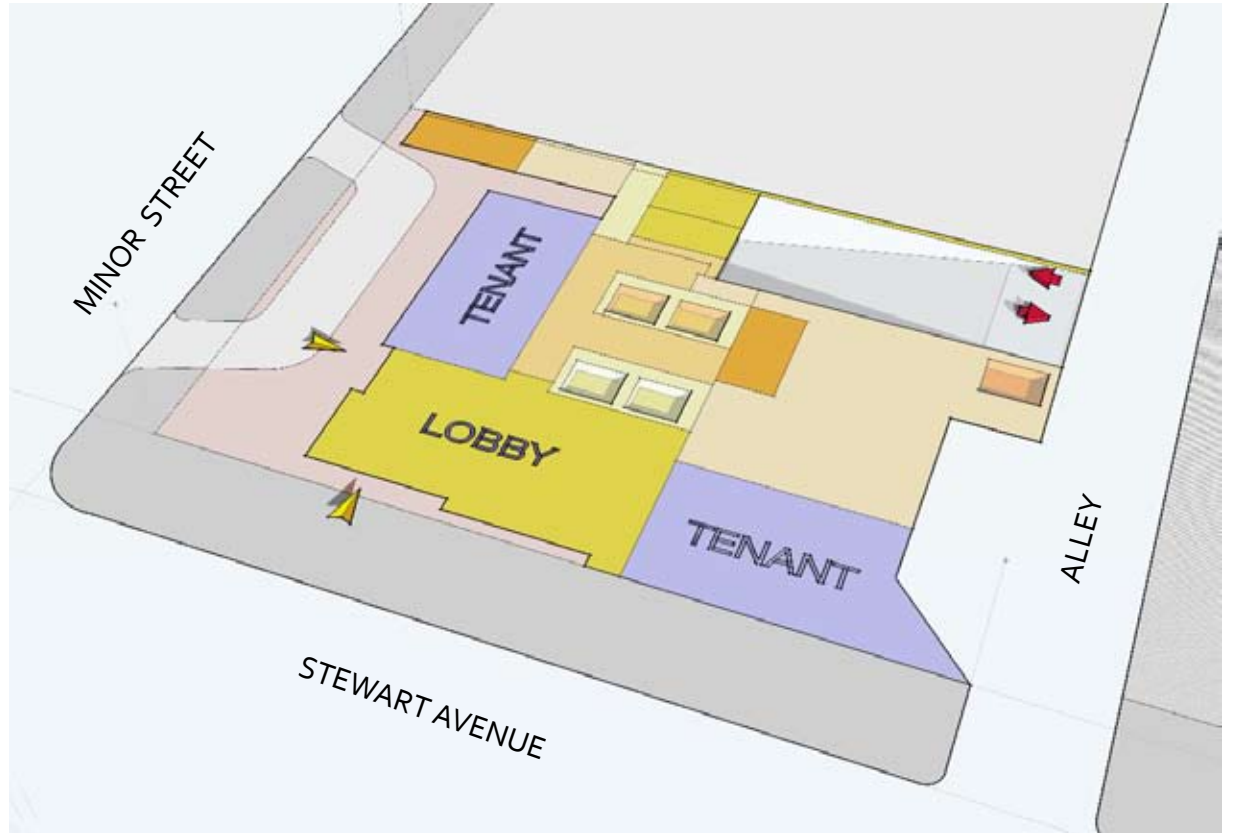
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SCHEME I



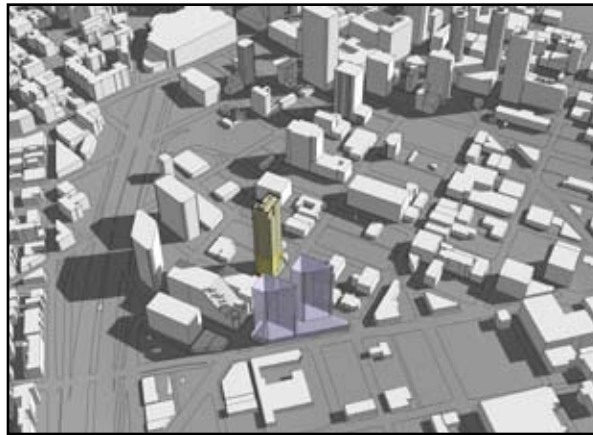
TYPICAL RESIDENTIAL FLOOR PLAN



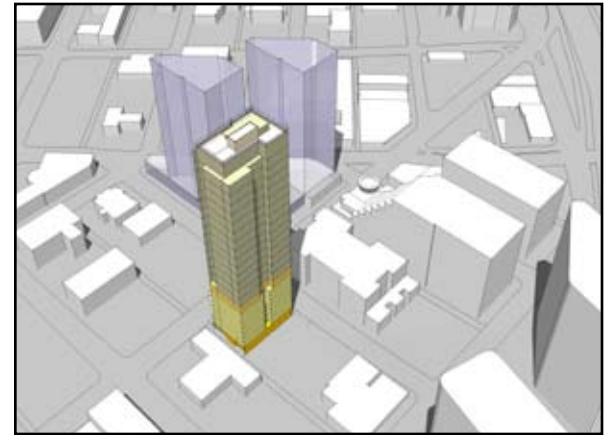
LEVEL ONE PLAN



LOOKING SOUTH



LOOKING SOUTH



LOOKING NORTH

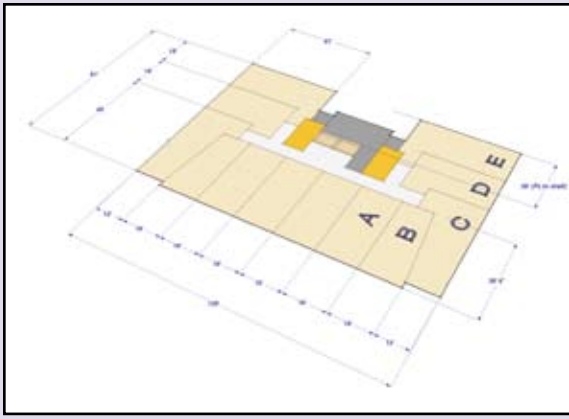


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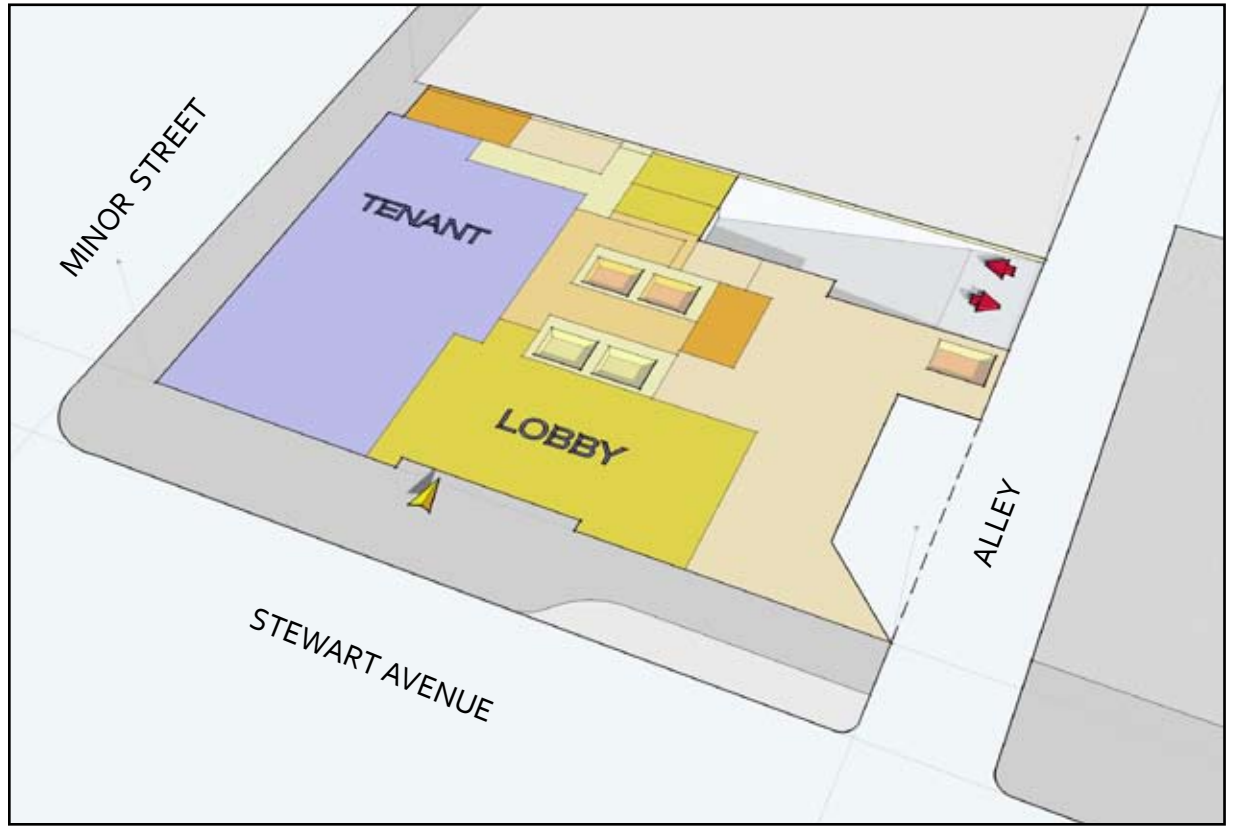
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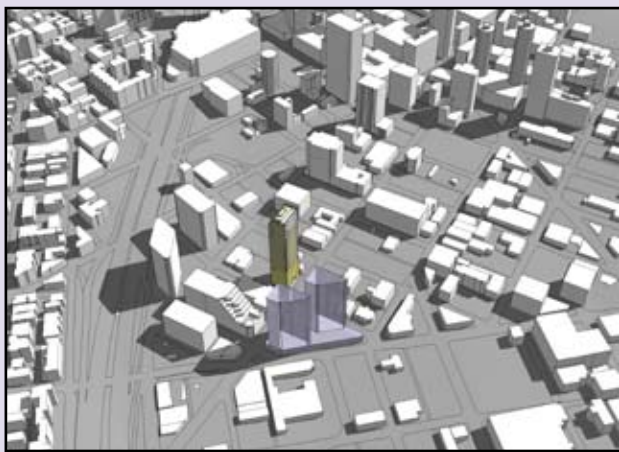
SCHEME II



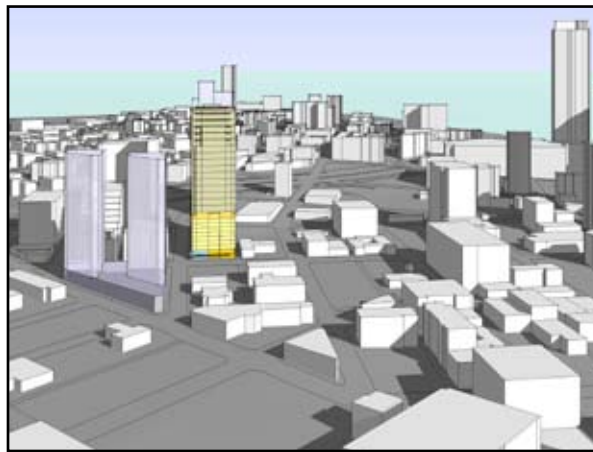
TYPICAL RESIDENTIAL FLOOR PLAN



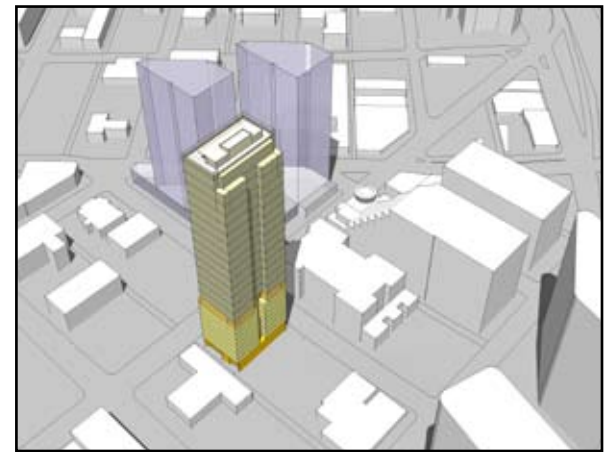
LEVEL ONE PLAN



LOOKING SOUTH



LOOKING SOUTH



LOOKING NORTH



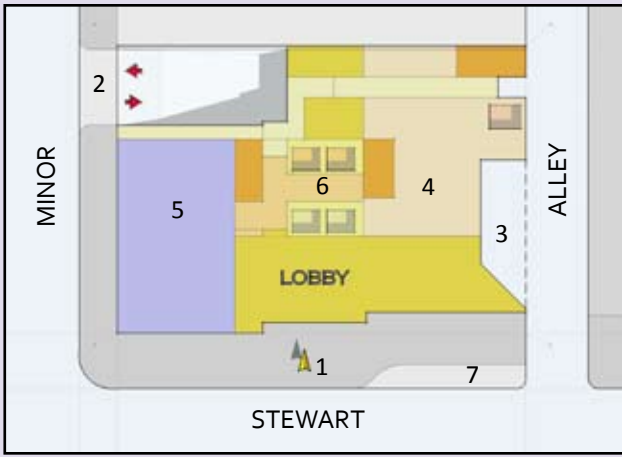
LOOKING EAST

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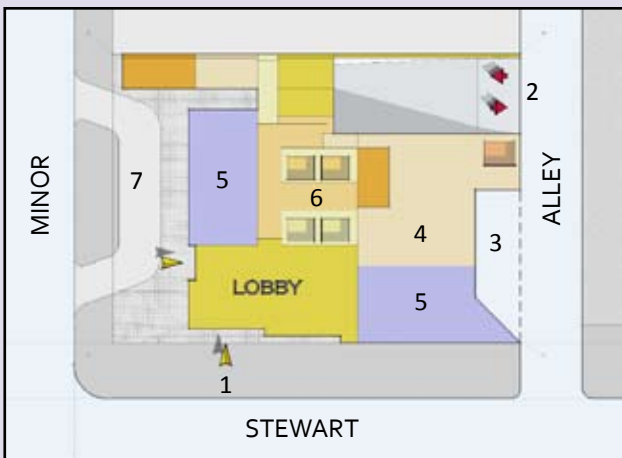
SCHEME III

(PREFERRED SCHEME AT SIDEWALK LEVEL)



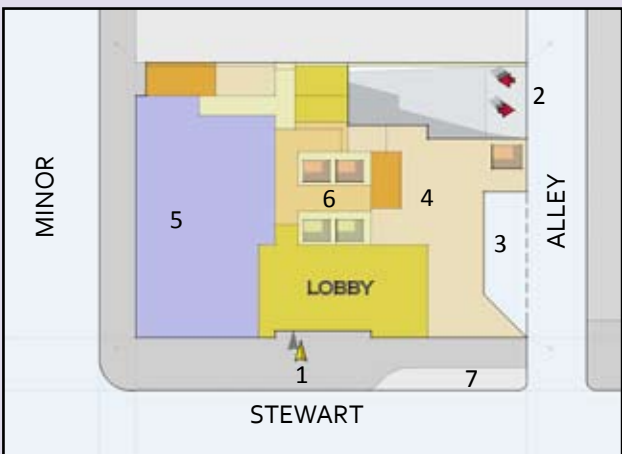
SCHEME I

- Garage entry located off of Minor.
- Building entry located at mid-block of Stewart.
- Service entry is potentially longer.
- Ground level of the tower steps back toward alley to align with neighboring building facade and to maintain 16' wide sidewalk at curb side pull off area. (2 Stalls)
- Upper level massing steps back along Stewart to follow ground level gesture.
- Single, contiguous retail or food service /bar area opportunity fronts both Stewart and Minor.



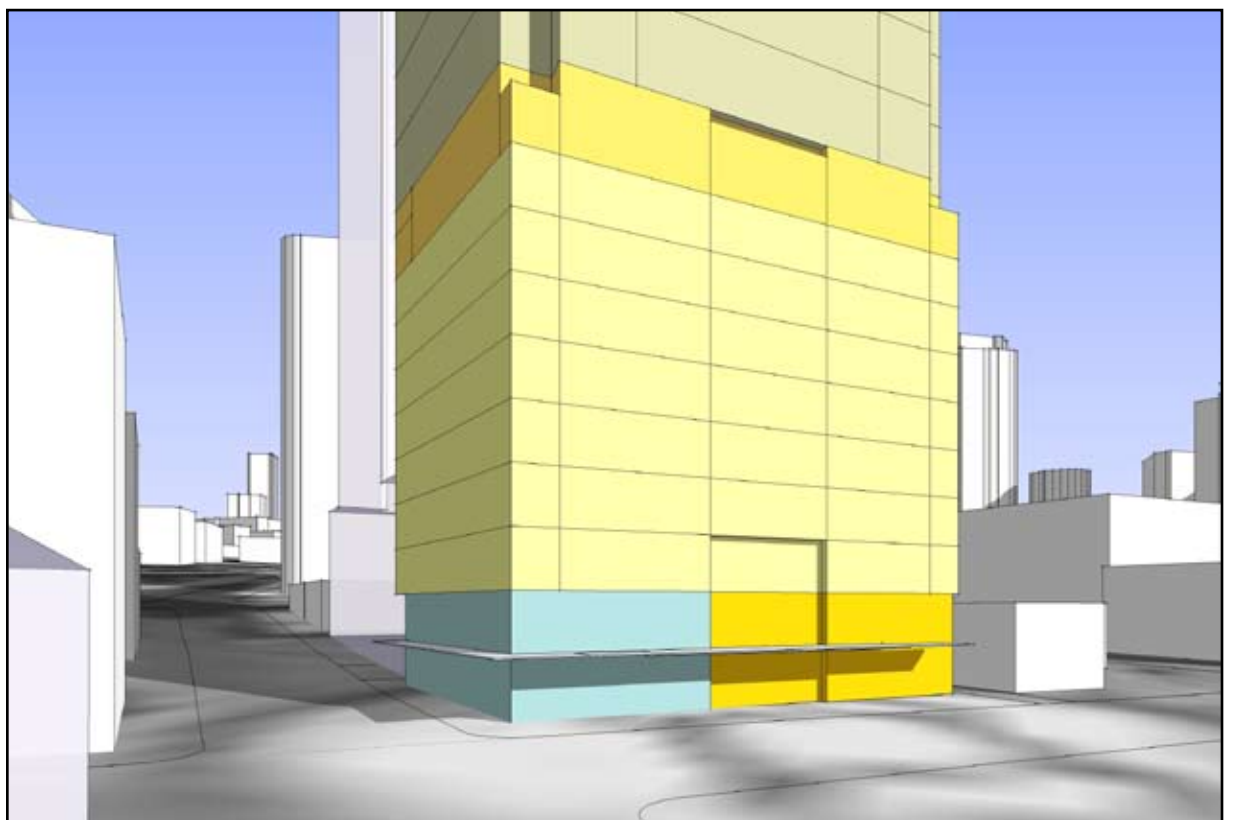
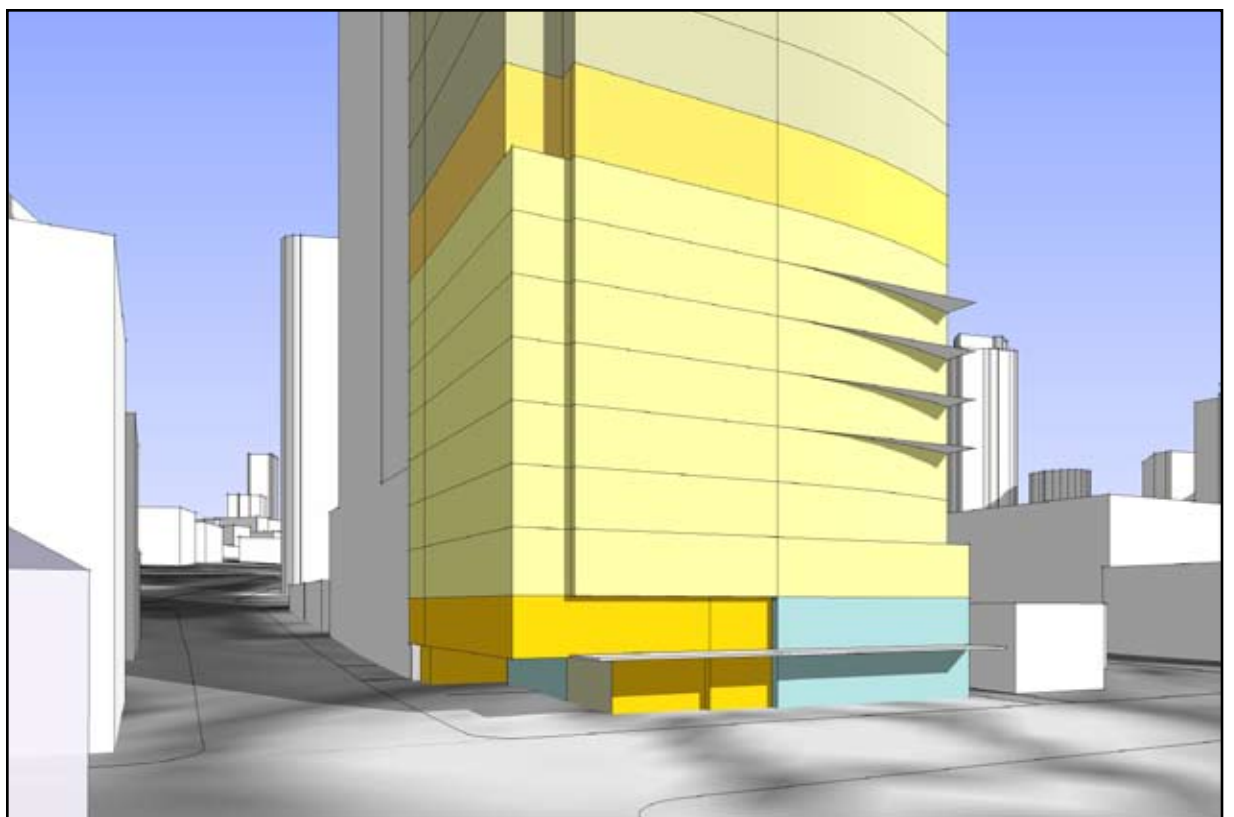
SCHEME II

- Garage entry located off of the alley.
- Port Cochere covered area located off of Minor.
- Building entry located off of Stewart at mid-block and port cochere area forms a corner lobby.
- Two smaller tenant areas - one along Stewart and one along Minor.
- Upper level Stewart facade curves to provide identifiable form.



SCHEME III - PREFERRED

- Garage entry located off of alley.
- Building entry located at mid-block of Stewart.
- Upper level building massing is oriented toward Stewart.
- Single, contiguous retail or food service /bar area opportunity fronts both Stewart and Minor.
- Lobby is potentially smaller and hotel support space is potentially larger.



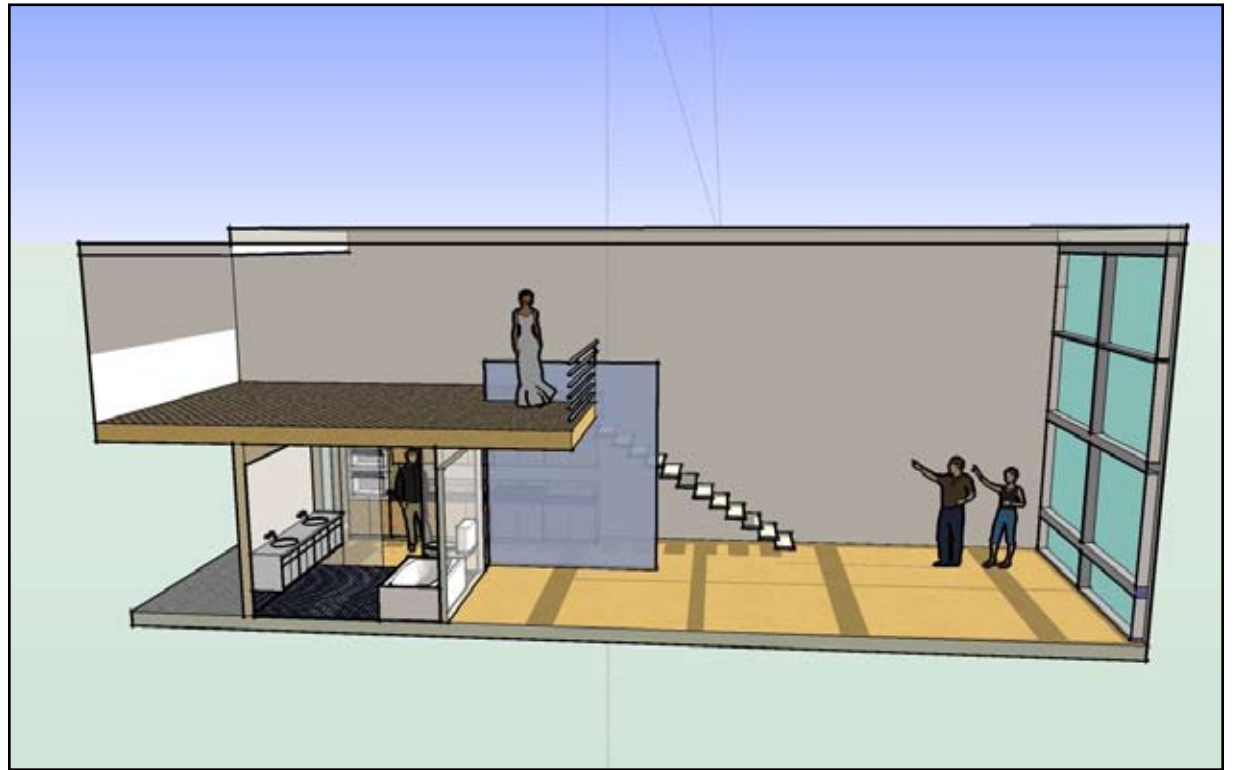
PLAN LEGEND

- 1 - Primary Entry (Hotel and Residence)
- 2 - Residential Garage
- 3 - Service Dock
- 4 - Hotel Support
- 5 - Tenant
- 6 - Resident Elevators
- 7 - Vehicle Drop-Off

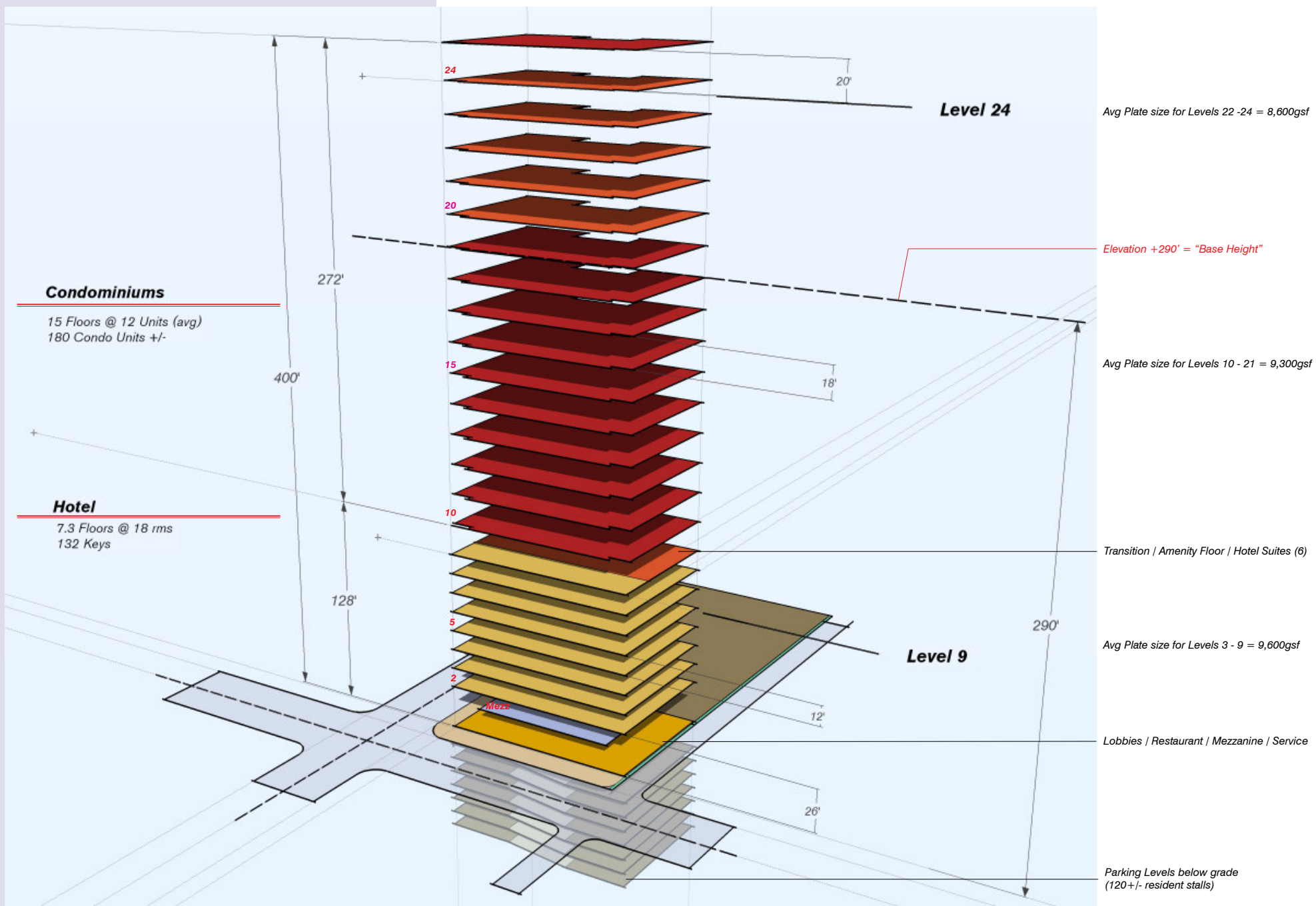
SCHEME CONSISTENCIES

- 1. Core Location
- 2. Parking Concept
- 3. Service Area
- 4. Upper Level Envelope / Bulk Scale
- 5. Light Well Recess at Common Property Line
- 6. Roof Top Amenity Space

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SECTION THROUGH TYPICAL DOUBLE HEIGHT LOFT RESIDENCE



TOWER STACKING DIAGRAM

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TOWER PROGRAMING AND SIZING

STACKING DIAGRAM



GIS EUROPEAN TOWER
Residential Tower - Single Unit per Floor
Bellvue, WA



ASHWOOD COMMONS
Residential Mixed Use
Bellvue, WA



2200 WESTLAKE
Residential, Hotel, & Mixed Use Retail
Seattle, WA



HANOVER BRE
Residential Mixed Use
Bellvue, WA



WASHINGTON SQUARE
Residential Mixed Use
Bellvue, WA

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REPRESENTATIVE PROJECTS

COLLINS WOERMAN PORTFOLIO

POTENTIAL DESIGN DEPARTURES:

Scheme I:

- Maximum Tower Width (SMC 23.49.058. Upper level development standards). 80% of site edge along Minor Avenue (83' x .8 = 66'-4").
- Garage entrance off Minor Ave instead of alley.

Scheme II:

- Maximum Tower Width (SMC 23.49.058. Upper Level development standards). 80% of site edge along Minor Avenue (83' x .8 = 66'-4").
- Curb cut location (SMC 23.49.019). 40' from intersection required, 28' requested.
- General Setback Requirements (SMC 23.49.010). A setback more than 15' from property line requires maximum façade area of 30%; 84% requested.

Scheme III:

- Maximum Tower Width (SMC 23.49.058. Upper Level development standards). 80% of site edge along Minor Avenue (83' x .8 = 66'-4").

SEATTLE DOWNTOWN DESIGN GUIDELINES:

A. Site Planning and Massing

- **A-1 Respond to the Physical Environment**
- **A-2 Enhance the Skyline**

B. Architectural Expression

- **B-1 Respond to the Neighborhood Context**
- **B-2 Create a Transition in Bulk and Scale**
- **B-3 Reinforce the Positive Urban Form and Architectural Attributes of the Immediate Area**
- **B-4 Design a Well-Proportioned and Unified Building**

C. The Streetscape

- **C-1 Promote Pedestrian Interaction**
- **C-2 Design Facades of Many Scales**
- **C-3 Provide Active -- Not Blank -- Facades**
- **C-4 Reinforce Building Entries**
- **C-5 Encourage Overhead Weather Protection**

D. Public Amenities

- **D-1 Provide Inviting and Usable Open Space**
- **D-2 Enhance the Building With Landscaping**
- **D-3 Provide Elements that Define the Place**
- **D-4 Provide Appropriate Signage**
- **D-5 Provide Adequate Lighting**
- **D-6 Design for Personal Safety and Security**

E. Vehicular Access and Parking

- **E-1 Minimize Curb Cut Impacts**
- **E-2 Integrate Parking Facilities**
- **E-3 Minimize the Presence of Service Areas**



SEATTLE DOWNTOWN DESIGN GUIDELINES

A. Site Planning & Massing

A1. Responding to Physical Environment- The Stewart+Minor Tower will respond directly to the physical conditions of the site and the unique challenges of the lot's small size, while reinforcing specific relationships to the neighborhood, city, and region. First, we endeavor to compose a building massing that responds to both internal physical constraints (generated by small plate size and below grade parking) and the edge condition intrinsic to a corner site. Secondly, we will capitalize on the site's spectacular views fifty feet above Queen Anne, Puget Sound, with the Olympic Mountains to the West, Downtown Seattle to the South, Capitol Hill to the East, and South Lake Union to the North. In addition, the Stewart+Minor Project will be pursuing a LEED Silver rating. Strategies for incorporating sustainable building systems specific to the opportunities provided by the site are also being considered.

A2. Enhance the Skyline- From a birds' eye view, the Stewart+Minor Tower will enhance Seattle's skyline by adding a distinctive identity through its embodiment of slender and tall proportions, and subtly sculpted facades.

B. Architectural Expression

B1. Respond to Neighborhood Context- In the context of the neighborhood, the Stewart+Minor Project will define and establish a strong street edge along Stewart Street and Minor Avenue, while improving the pedestrian experience at the street level. Several design elements, including a highly visible street level with retail/dining, a well designed hotel drop off and lobby entrance on Stewart Street, and an alley entrance to the garage and loading areas will all serve to improve the public spaces adjacent to the site, without interrupting vehicle or pedestrian traffic. The rest of the neighborhood's context will most likely transition from stand alone, single story buildings and surface parking lots to significantly taller residential and mixed use towers.

B2. Create a Transition in Bulk and Scale- The Tower will be thoughtfully detailed with a well-composed and articulated, yet taut façade. The height of the proposed structure is 400' when bonus residential floor area requirements are met. The long, shallow site dictates a long and shallow footprint, which leads to similar building proportions. The Stewart+Minor Tower is not located on a zoning edge. The nearest large building project, in a lesser zone [SCM], is over 420' away and situated along Stewart. The SCM zone extends 500' before transitioning. Additionally, three key issues are influencing the scale of the building. First, at 9,960sf, the site size is very limiting for 400' tower height potential. Second, minimal step backs occur along the property line and alley facades, holding more vertical facades to principal streets and the corner of Stewart+Minor. Third, the floor-to-floor height and massing of the hotel block is somewhat similar in scale to the Arion Court apartment building across Minor Avenue.

B3. Reinforce the Positive Urban Form and Architectural Attributes of the Immediate Area- The massing arrangements of the Stewart+Minor Tower are oriented toward holding the corner strongly at the intersection of the street fronts, as discussed in the *Response to the Physical Environment Section* above. The vehicle access to the Tower is located away from entries and intersections. Finally, due to height and plate size, the Stewart+Minor Tower form will clearly use the language of contrast to speak to surrounding structures.

B4. Design a Well-Proportioned and Unified Building- A coherent, unified building will be achieved with a clear vertical stacking alignment of residential and hotel units visible through the façade. The building's different uses will be readable through the façade due to significant variation in floor-to-floor height (a form of façade articulation).

C. The Streetscape

C1. Promote Pedestrian Interaction- Pedestrian interaction will be promoted in three key ways. First, interaction will occur between the sidewalk traffic and the tenants of the retail and/or restaurant establishments that occupy the ground floor spaces. Second, the ground floor is accessible to the public. Third, maximum glass at sidewalk level will be used to enhance pedestrian interaction and interest in the building. The Stewart+Minor Tower will have a street level reception and lobby area with a mezzanine level above, followed by hotel levels in the lower half of the tower. The highest levels of the tower are reserved for the residential units, endowing them the best access to natural light and views. Resident access to the tower will also be accessible from the below grade parking levels via elevators and a stairway, along with a rear building entrance located on the south side of the building. If a resident is accessing their home through the main lobby entrance on Stewart Street, there are separate elevators for the residential floors and the hotel floors. An amenity floor will separate the hotel and residence floors.

C2. Design Facades of Many Scales- The Tower will contain 3 differing, vertical façade regions: The first is the region below the canopy along the sidewalk (pedestrian realm), the second is the hotel block, and the third is the condo block.

C3. Provide Active -- Not Blank -- Facades- There will be no blank facades along the Stewart+Minor street fronts. Instead, the facades will incorporate large amounts of glazing to be highly interactive and engaging.

C4. Reinforce Building Entries- The location of building entries will be reinforced through the following design moves: A small indentation in the façade at the main entry, the possible use of different paving materials and down-lighting at the canopy, and a tall lobby entry to indicate importance and prominence.

C5. Encourage Overhead Weather Protection- Overhead weather protection will wrap the corner at Stewart and Minor. Weather protection will be continuous and include a mixture of opaque and translucent materials allowing light to penetrate the structure, while protecting pedestrians from the elements.

D. Public Amenities

D1. Provide Inviting and Usable Open Space- The sidewalk's solar exposure and width along Stewart Street provide inviting and open spaces. The program for the Stewart+Minor Tower significantly sacrifices useable area in favor of creating a functional day lighting niche in the building. Primary recreational space for the residential units will be located on an amenities floor that separates the hotel and residence levels. A second amenities space will also be provided.

D2. Enhance the Building With Landscaping

D3. Provide Elements that Define the Place

D4. Provide Appropriate Signage- Signage will be provided in the form of pedestrian scaled blades or hanging signs beneath the weather protection. Also, building identification will occur at a second scale between levels 2 and 9 in the hotel portion of the façade.

D5. Provide Adequate Lighting – Lighting will be celebrated at all entrances and provided for all signage and canopies.

D6. Design for Personal Safety and Security – The Tower design will incorporate adequate lighting as well as clear lines of sight to and from the entrance points to ensure safe pedestrian access. Minimal blank walls will be used. There will be no blank walls facing the sidewalk, creating a strong "eyes-on-the-street" relationship. The primary building entrances for the Stewart+Minor Tower will be located on Stewart Avenue creating prominent building composition at street level. The alley will be developed as the back-of-house and vehicle entry to the building. Residents will be provided secured access to the garage parking.

E. Vehicular Access and Parking

E1. Minimize Curb Cut Impacts – This depends on the scheme. Queuing on site is difficult given the limited lot size. Parking is for residents only; therefore "peak times" will be minimal, if at all.

E2. Integrate Parking Facilities- Parking facilities will be visibility minimized due to the location of the parking entry off of the alley. There will be seven levels of parking, located below grade, that provide spaces for all residential units. The proposed Stewart+Minor Tower will develop the parking entrance along the alley to minimize the impact of vehicles on site.

E3. Minimize the Presence of Service Areas- Service areas will be partially screened by the extension of the façade to the site corner along Stewart Street.