



WHERE THE EXTRAORDINARY IS DEVELOPING.

**1915 2ND AVENUE — 400' TOWER**

**SECOND EARLY DESIGN GUIDANCE MEETING SUBMITTAL**

DPD PROJECT: #3008980

JULY 22, 2008



WEBER THOMPSON

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## PROJECT VISION STATEMENT

### INTRACORP REAL ESTATE

The development of 1915 Second Avenue is managed by Intracorp Real Estate LLC. Established more than 20 years ago, Intracorp is a Seattle-based company that has earned a reputation for creative design and sensitive development of urban communities in the Seattle area and other West Coast cities. Intracorp was one of the first developers to build for-sale housing in downtown Seattle at a time when many shunned the urban core. With a long and successful track record, Intracorp is particularly proud of building projects that help create more vibrant neighborhoods.

### DESIGN UPDATE

The project currently vested in the DMC-240 zone is a 240' tall mixed-use tower on the site measuring 108' by 120'. The site has subsequently been brought under the new Downtown Zoning designation of DMC 240/290-400 which allows the tower to be a base height of 400'. Intracorp is submitting for land use approval for a 400' tower in lieu of the currently-entitled 240' proposal.

As with the previous proposal, the project's design will be contextually sympathetic to its neighbors and responsive to the neighborhood goals, the Seattle Comp Plan and the Downtown Design Review Guidelines. In fact, the basic design direction of the project is derived from previous guidance from the Design Review Board and Seattle DPD. As such, the project is essentially maintaining the approved design while positively re-proportioning the tower allowed in the newer version of the Land Use code.

Specific site and neighborhood features of importance that have been identified by the design and development team include:

- Tower separation between this project and the project proposed to the north at 2nd & Virginia. Under the provisions of SMC 23.48.058E, Intracorp will be requesting a special exception by the Director to the tower spacing requirement of 80'. These provisions require that issues raised in the design review process related to the presence of the additional tower have been adequately addressed before granting any exceptions to tower spacing standards. These issues include:
  - Impact on views, shadows and privacy of immediate neighbors
  - Potential public benefits
  - Impact on views and shadows in the public environment
  - Design characteristics

- The City's goal to encourage residential development
- The feasibility of developing the site without an exception
- The change in the street grid alignment between Pine and Stewart
- The massing and façade treatments of nearby existing and proposed buildings

The building site is fairly small and, as a result of the 400' zoning requirements, average tower floor plates will be smaller than the previous proposal of approximately 12,000 sf. When composing the massing, the design and development team is again focusing on modulation that will emphasize the building's verticality and create a tall, slender shape. The building's base and top are of particular importance. The facades will be composed of precast concrete, metal and glass.

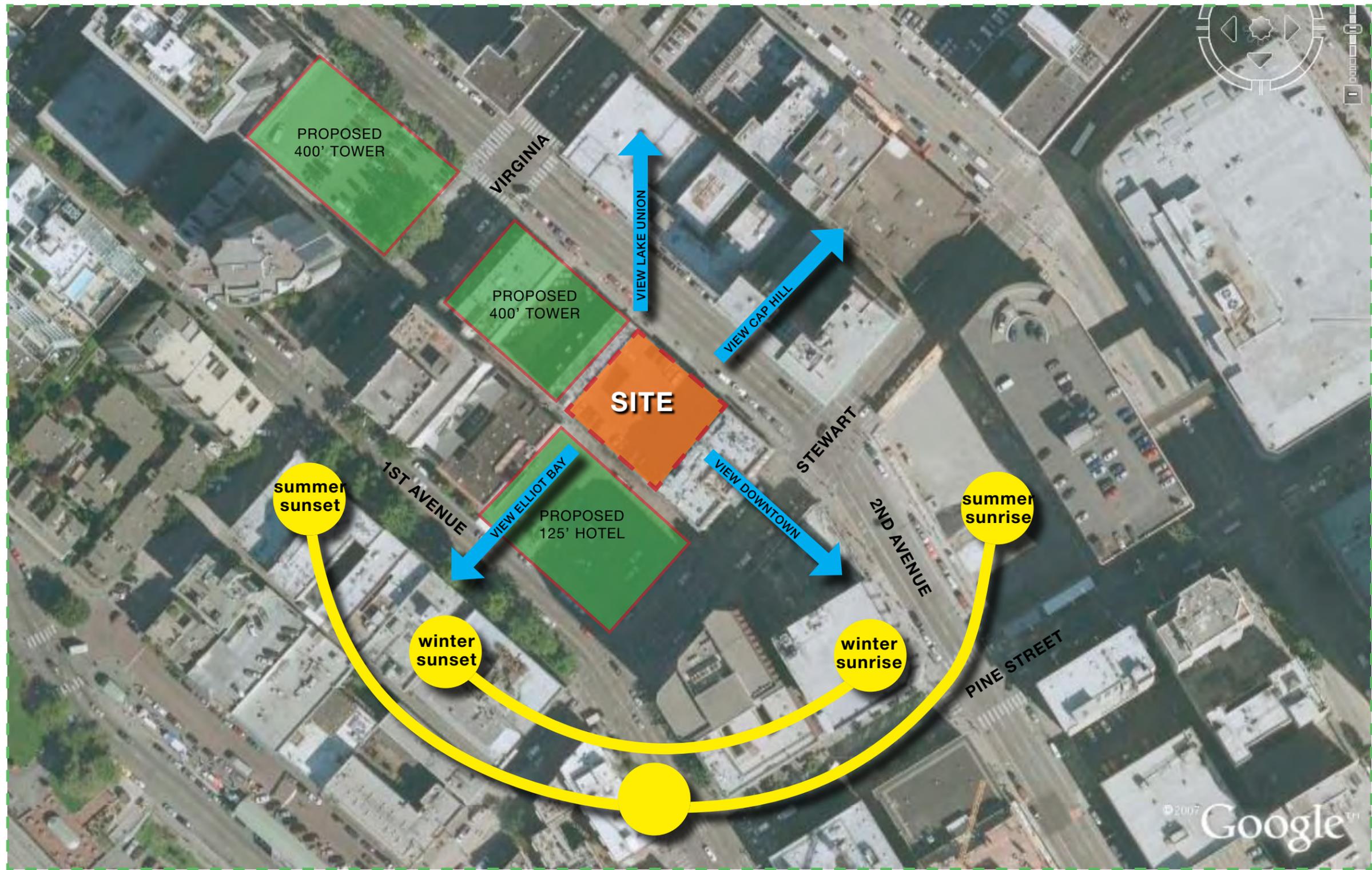
On the ground floor, retail uses and a residential lobby will front Second Avenue as before. The parking garage will be accessed from the alley and will be automated in lieu of the conventional parking currently approved. Access to the automated parking system is planned to be on the first level below grade. Automated parking will be located on 4 levels above-grade and 8 levels below grade. The previous proposal had 6 levels above grade and 2 below. The reduced amount of parking levels above grade, coupled with the automated system, allow living units to occupy the Second Avenue façade (in lieu of the current design that utilizes work studios to activate the façade). This activation of the façade is also enhanced by the fact that a greater portion of the parking level floor façade will be residential in lieu of parking.

The currently-approved project was envisioned as a condominium project; the new proposal is potentially for rental apartments although it may still eventually be developed as condominiums. A variety of home sizes and price/rental points are planned to accommodate a diverse range of homeowners or renters. The project will comply with the code requirement that a portion of the project will either be classified as affordable or, alternatively, Intracorp will provide payment into the City's affordable housing fund per the provisions of the code.

The project will be designed as a LEED Silver sustainable project.





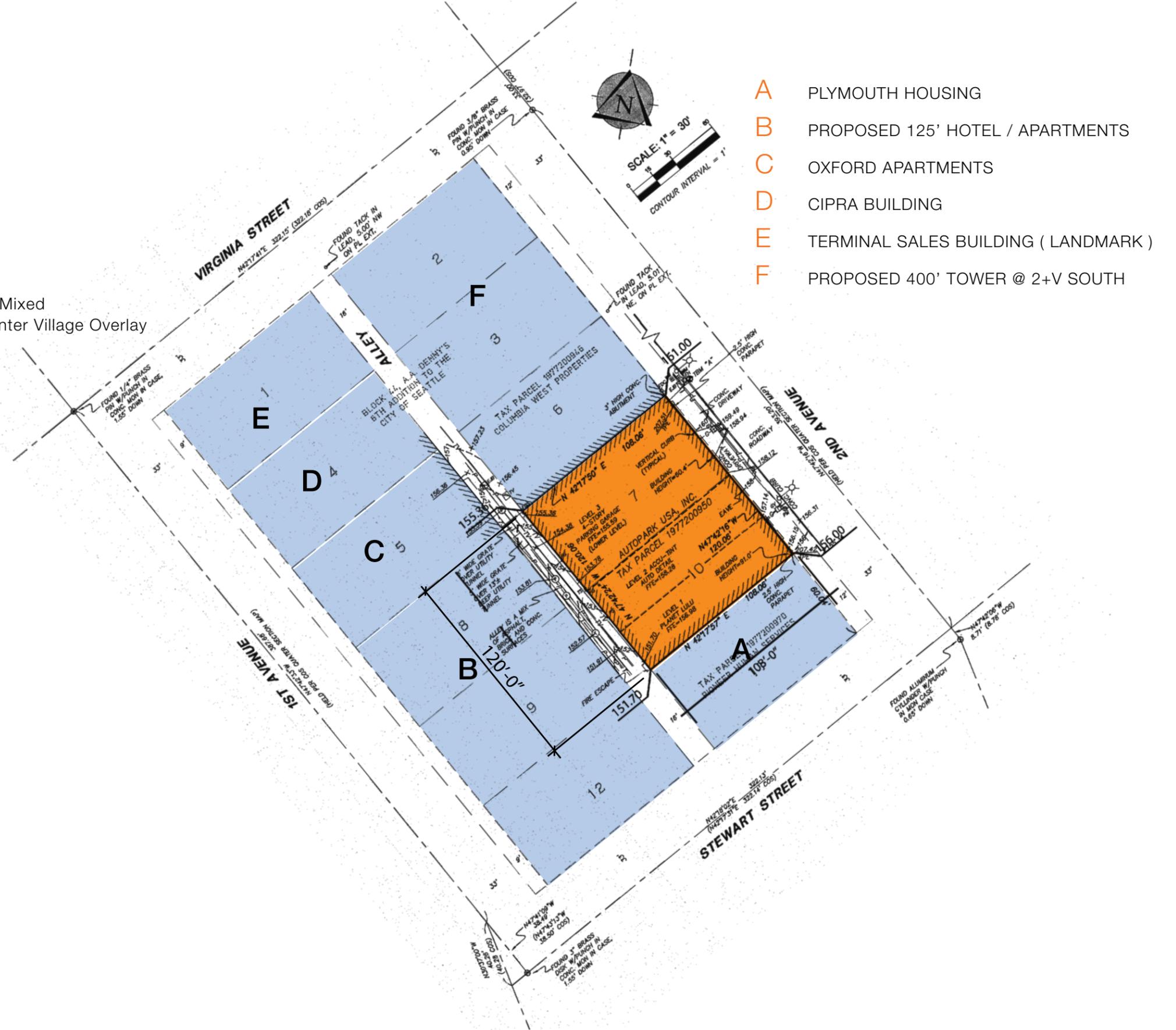


## PROJECT SUMMARY

ADDRESS:	1915 Second Avenue
ZONE:	DMC 240/290-400 Downtown Mixed Commercial Belltown Urban Center Village Overlay
NO. OF FLOORS:	
Parking:	8 below grade/4 above grade
Retail/Service/Lobby:	1
Residential:	35
Total floors above grade:	40
RETAIL / LEASE AREA:	3,298 sf
TOTAL SQUARE FOOTAGE:	
Levels 1 though 40:	456,113 SF
Levels P1 - P8:	103,680 SF
TOTAL	559,793 SF
NO. OF UNITS:	371
PARKING:	389

## DEPARTURES

- SMC 23.49.058 D.2**  
Maximum Tower Width
- SMC 23.49.010 B2**  
Exterior Common Recreation Area



- A** PLYMOUTH HOUSING
- B** PROPOSED 125' HOTEL / APARTMENTS
- C** OXFORD APARTMENTS
- D** CIPRA BUILDING
- E** TERMINAL SALES BUILDING ( LANDMARK )
- F** PROPOSED 400' TOWER @ 2+V SOUTH



SITE



WEST SIDE OF SECOND AVENUE BETWEEN STEWART + VIRGINIA



EAST SIDE OF 2ND AVENUE BETWEEN VIRGINIA + STEWART

SITE BEYOND



VIRGINIA STREET

STEWART STREET

STREETSCAPE FROM 1ST AVENUE LOOKING EAST

  
INTRACORP

WHERE THE EXTRAORDINARY IS DEVELOPING.

1915 2ND AVE — 400' TOWER | SITE CONTEXT — 1ST AVENUE

07.22.08

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TERMINAL SALES BUILDING



PROPOSED 400' TOWER



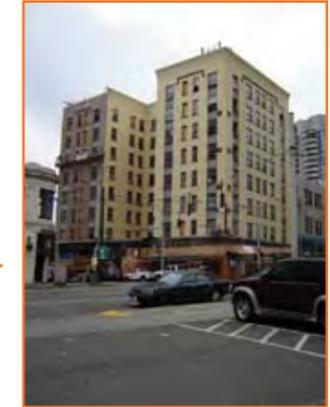
PROPOSED 400' TOWER



MOORE THEATRE HOTEL



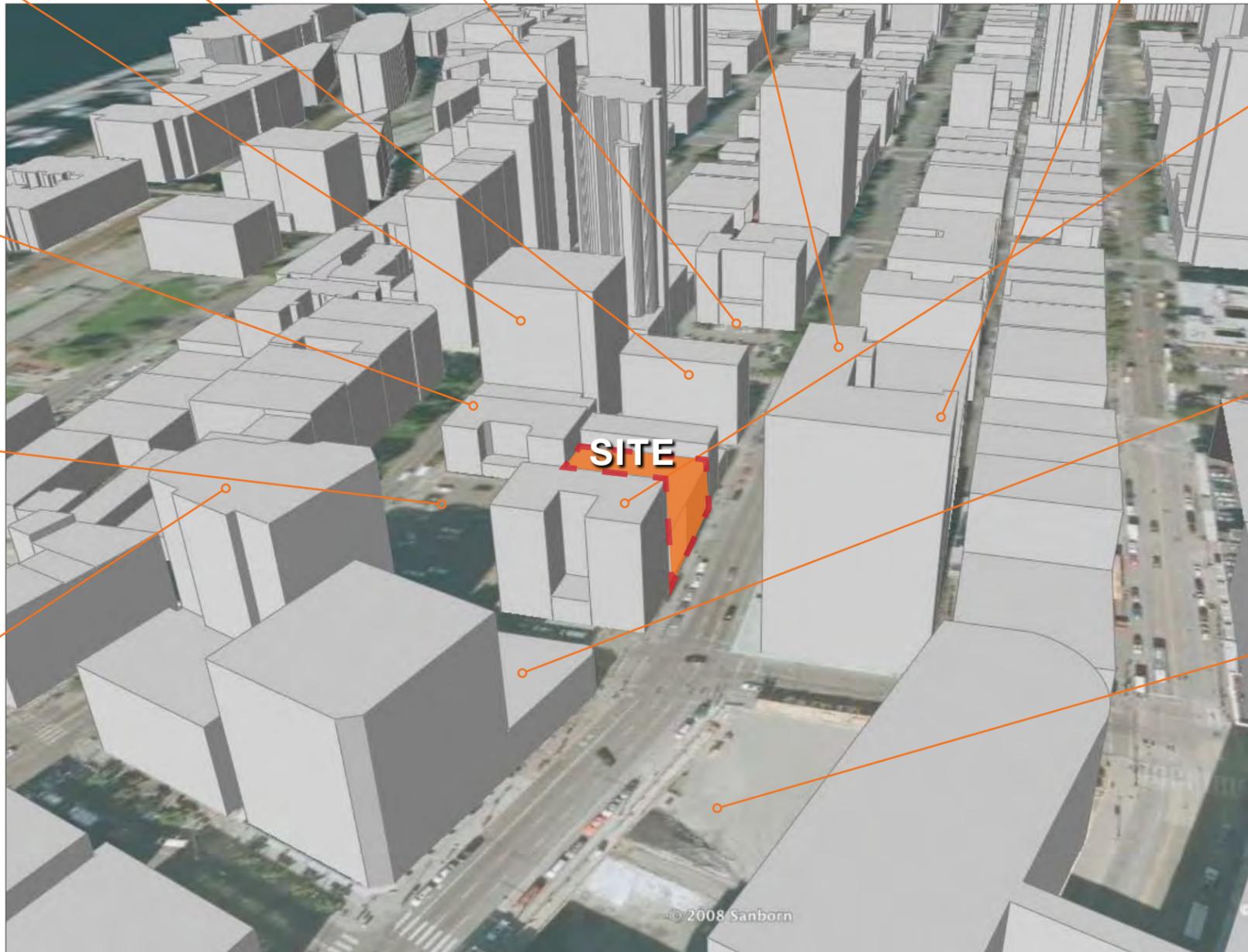
JOSEPHINUM



PLYMOUTH HOUSING



1924 FIRST AVE



125 STEWART



PROPOSED HOTEL



2ND + PINE



101 STEWART BUILDING



PERSPECTIVE FROM SOUTHEAST



PERSPECTIVE LOOKING NORTH FROM 2ND AVE



PERSPECTIVE LOOKING SOUTHEAST



PERSPECTIVE LOOKING SOUTH FROM 2ND AVE

**A. SITE PLANNING & MASSING**

**A-1 Respond to the physical environment. Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.**

The building mass for Scheme # 3 shows a gentle curve as an acknowledgement of Elliott Bay to the west. Given the lower zoning height across the alley, the curve would be visible from the water and increase views for the buildings tenants. A refraction of the building mass would occur on the east façade in deference to the shift in the street grid south of Stewart St.

**BOARD GUIDANCE:**

The Board explained that the building mass should respond as much to its neighbors across Second Ave. The Moore and the Josephinum, if not exactly comparable in height, produce a bulk and mass that should inform the project's design process. With these two buildings, the Plymouth Housing (formerly the St. Regis) building and the proposal at 2<sup>nd</sup> and Pine, the site has a significant context. Terminal Sales Annex and 1919 Second Ave. can inform the design in the level of detail and scale that is needed at the street level.

**A-2 Enhance the skyline. Design the upper portion of the building to promote visual interest and variety in the downtown skyline.**

The lower zoning height across the alley creates an opportunity for the proposed building to enhance the skyline from the west. Not foreseeing changes to the height limits, the Board encouraged the applicant to create an expressive tower above 125 feet.

**B. ARCHITECTURAL EXPRESSION**

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

The Board provided guidance concerning two major design features. At the lower levels (including the above grade parking garage), the proposed building must reinforce the power of the urban presence of the building mass on the east side of the street.

The above grade garage should be delicately detailed in response to the Terminal Sales Annex and the other traditional buildings along the street. The level of detail should give the illusion of a lot of pieces thus reducing the scale of the parking façade. The Board recognized this as a difficult challenge but one with opportunities as well.

**B-2 Create a transition in bulk & scale. Compose the massing of the building to create a transition to the height, bulk, and scale of development in neighboring or nearby less intensive zones.**

The vicinity's zoning represents a stair step approach to the city's skyline. West of the site, zoning heights ranges from 55 feet closest to the water to 125' next to the subject site. The site itself has a zoning height limit of 240 feet. Across Second Ave., zoning heights change to 300 feet and over. The building should fit into this mid-range scale for downtown.

**B-3 Reinforce the positive urban form & architectural attributes of the immediate area. Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.**

See previous remarks.

**B-4 Design a well-proportioned & unified building. Compose the massing and organize the publicly accessible 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.**



## C. THE STREETScape

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

The applicant will be expected to bring large scale elevations of the street level. Details of the canopies and entrances to the lobby and retail spaces should be well designed.

**C-2 Design facades of many scales.** Design architectural features, fenestration patterns, and materials 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.

The Board is particularly interested in the façades of the parking garage. The alley façade has an importance due to its exposure on First Ave. See B-1.

**C-3 Provide active—not blank—facades.** Buildings should not have large blank walls facing the street, especially near sidewalks.

The parking garage façade cannot be static. It must possess a scale and level of detail that relates to the Terminal Sales Annex.

**C-5 Encourage overhead weather protection.** Encourage project applicants to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

**C-6 Develop the alley facade.** To increase pedestrian safety, comfort, and interest, develop portions of the alley facade in response to the unique conditions of the site or project.

As discussed in C-2, the alley façade will be highly visible. It must enhance the alley by being attractive in itself and promote the safety of pedestrians in the alley and the parking lot on First Ave.

## D. PUBLIC AMENITIES

**D-3 Provide elements that define the place.** Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable “sense of place” associated with the building.

**D-5 Provide adequate lighting.** To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, and on signage.

## E. VEHICULAR ACCESS AND PARKING

**E-2 Integrate parking facilities.** Minimize the visual impact of parking by integrating parking facilities with surrounding development. Incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by.

The Board urged the applicant to minimize the size of the upper level garage and explore adding another level below grade parking. The applicant was referred to a garage at Sixth and Olive across from the restaurant Il Fornaio as a good example of a garage façade.



## SMC 23.49.058 E

### Downtown Mixed Commercial upper-level development standards for Tower Spacing for structures over 160' in height

E. Tower spacing for all structures over one hundred sixty (160) feet in height in those DMC zoned areas specified below:

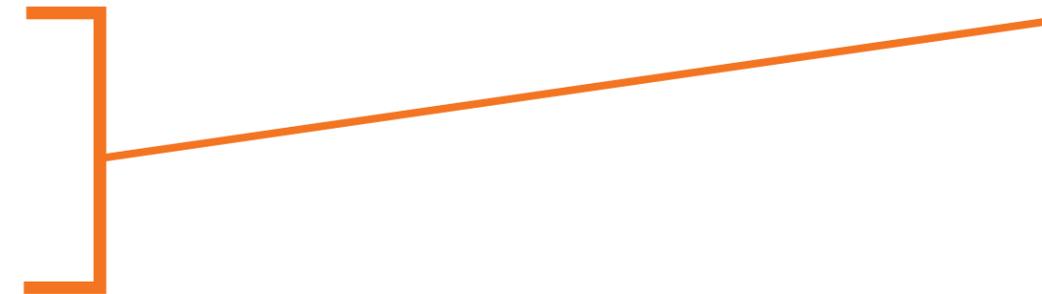
3. Except as otherwise provided in this subsection E, on **DMC zoned sites with maximum height limits of more than one hundred sixty (160) feet located either in the Belltown Urban Center Village**, as shown on Exhibit 23.49.058 E or south of Union Street, if any part of a tower exceeds one hundred sixty (160) feet in height, then **all portions of the tower that are above one hundred twenty-five (125) feet in height must be separated by a minimum of eighty (80) feet from any portion of any other existing tower above one hundred twenty-five (125) feet in height.**

5. The projection of unenclosed decks and balconies, and architectural features such as cornices, shall be disregarded in calculating tower separation.

6. **If the presence of an existing tower would preclude the addition of another tower proposed on the same block, as a special exception, the Director may waive or modify the tower spacing requirements of this section to allow a maximum of two (2) towers to be located on the same block that are not separated by at least the minimum spacing required in subsections E2, E3 and E4, other than towers described in subsection E1. The Director shall determine that issues raised in the design review process related to the presence of the additional tower have been adequately addressed before granting any exceptions to tower spacing standards.**

7. For purposes of this section, an "existing" tower is either:

- (a) a tower that is physically present, except as provided below in this subsection E6, or
- (b) a proposed tower for which a Master Use Permit decision that includes approval of the Design Review element has been issued, unless and until either (i) the Master Use Permit issued pursuant to such decision expires or is cancelled, or the related application is withdrawn by the applicant, without the tower having been constructed; or (ii) a ruling by a hearing examiner or court of competent jurisdiction reversing or vacating such decision, or determining such decision or the Master Use Permit issued thereunder to be invalid, becomes final and no longer subject to judicial review.



## SMC 23.49.058 E 6

**6. If the presence of an existing tower would preclude the addition of another tower proposed on the same block, as a special exception, the Director may waive or modify the tower spacing requirements of this section to allow a maximum of two (2) towers to be located on the same block that are not separated by at least the minimum spacing required in subsections E2, E3 and E4, other than towers described in subsection E1. The Director shall determine that issues raised in the design review process related to the presence of the additional tower have been adequately addressed before granting any exceptions to tower spacing standards. The Director shall consider the following factors in determining whether such an exception shall be granted:**

- a. potential impact of the additional tower on adjacent residential structures, located within the same block and on adjacent blocks, in terms of views, privacy, and shadows;
- b. potential public benefits that offset the impact of the reduction in required separation between towers, including the provision of public open space, designated green street or other streetscape improvements, preservation of landmark structures, and provision of neighborhood commercial services, such as a grocery store, or community services, such as a community center or school;
- c. potential impact on the public environment, including shadow and view impacts on nearby streets and public open spaces;
- d. design characteristics of the additional tower in terms of overall bulk and massing, facade treatments and transparency, visual interest, and other features that may offset impacts related to the reduction in required separation between towers;
- e. the City's goal of encouraging residential development downtown; and
- f. the feasibility of developing the site without an exception from the tower spacing requirement.



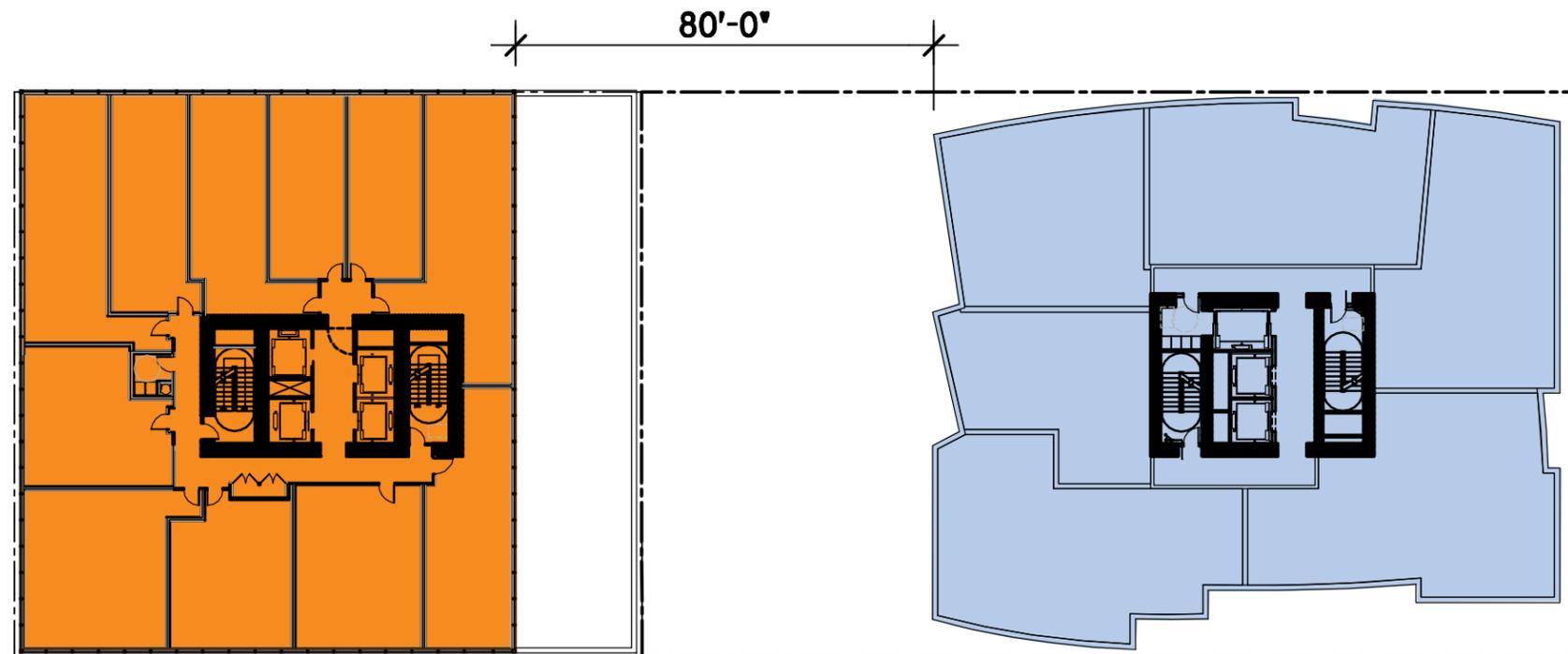
## SMC 23.49.058 E6F

The Director shall determine that issues raised in the design review process related to the presence of the additional tower have been adequately addressed before granting any exceptions to tower spacing standards. The Director shall consider the following factors in determining whether such an exception shall be granted:

The feasibility of developing the site without an exception from the tower spacing requirement.

### ISSUES:

- Floor plate max – 9700 sf
- Eccentric core
- North wall parallels the property line with all windows facing the neighboring tower
- Limits architectural expression opportunities
- Economic viability



1915 2ND AVENUE

BUILDING PLAN WITHOUT EXCEPTION

1931 2ND AVENUE

PRE RECOMMENDATION MEETING  
DPD PROJECT #: 3007606



VIEW OF TWO TOWERS FROM NORTHEAST



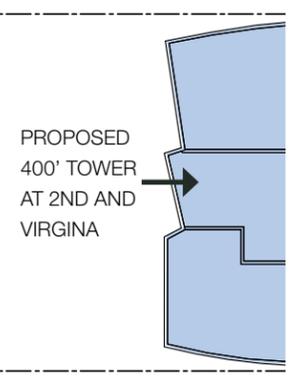
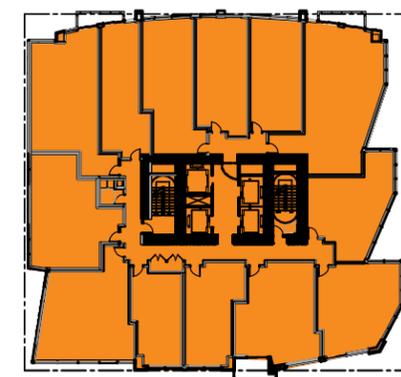
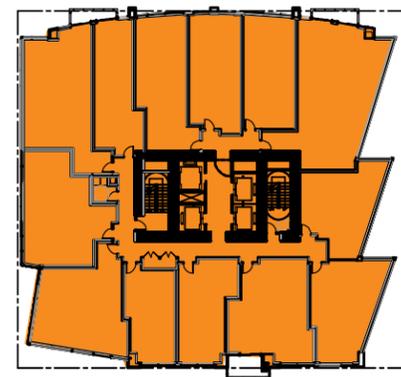
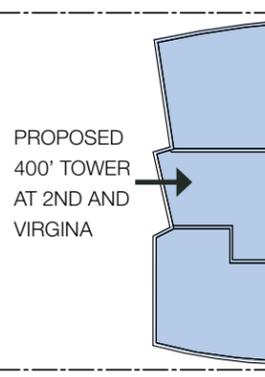
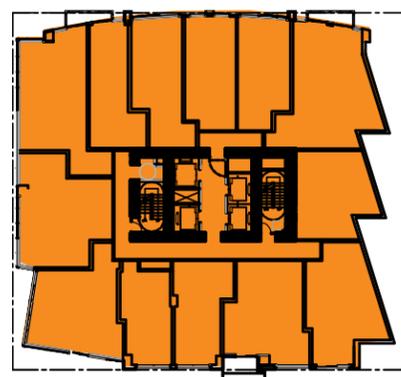
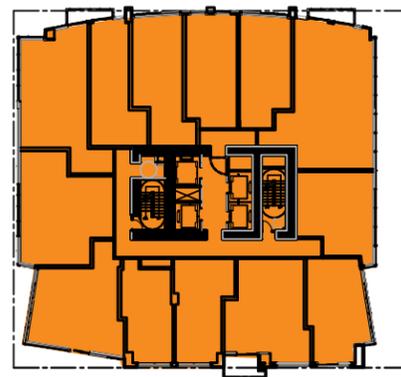


FROM SOUTHEAST



FROM SOUTHWEST





MIRRORED

SAWTOOTH 1

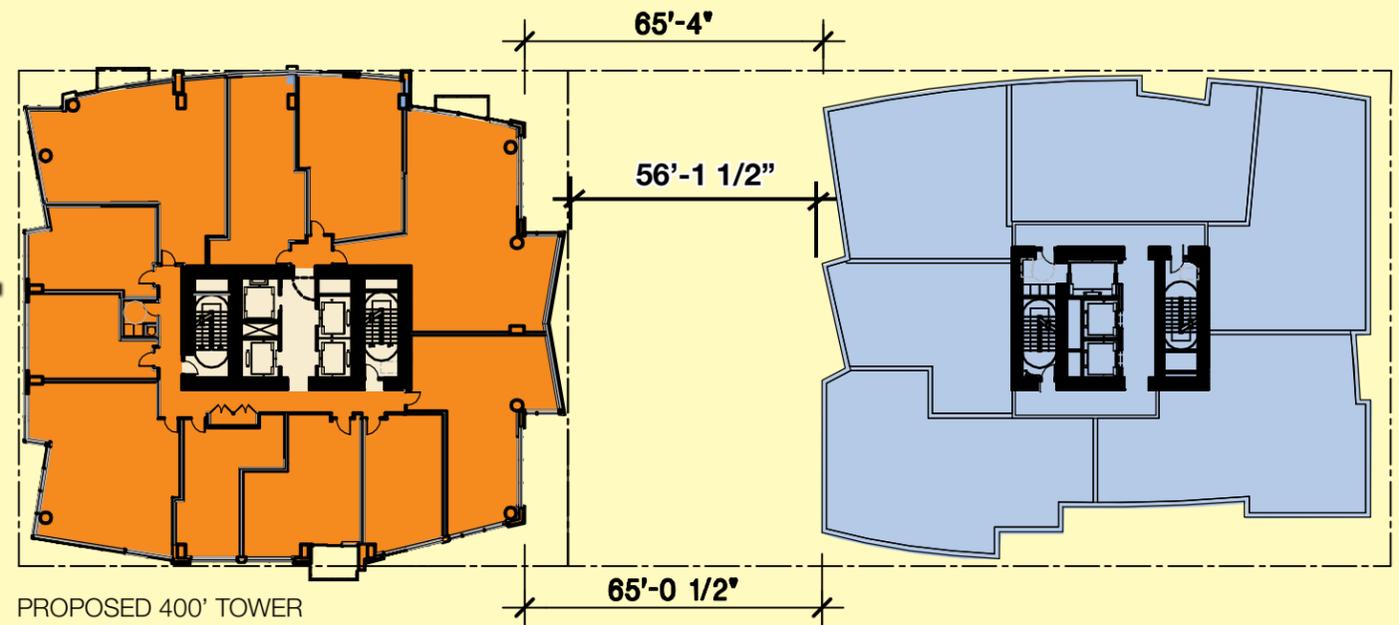
SAWTOOTH 2

SAWTOOTH 3

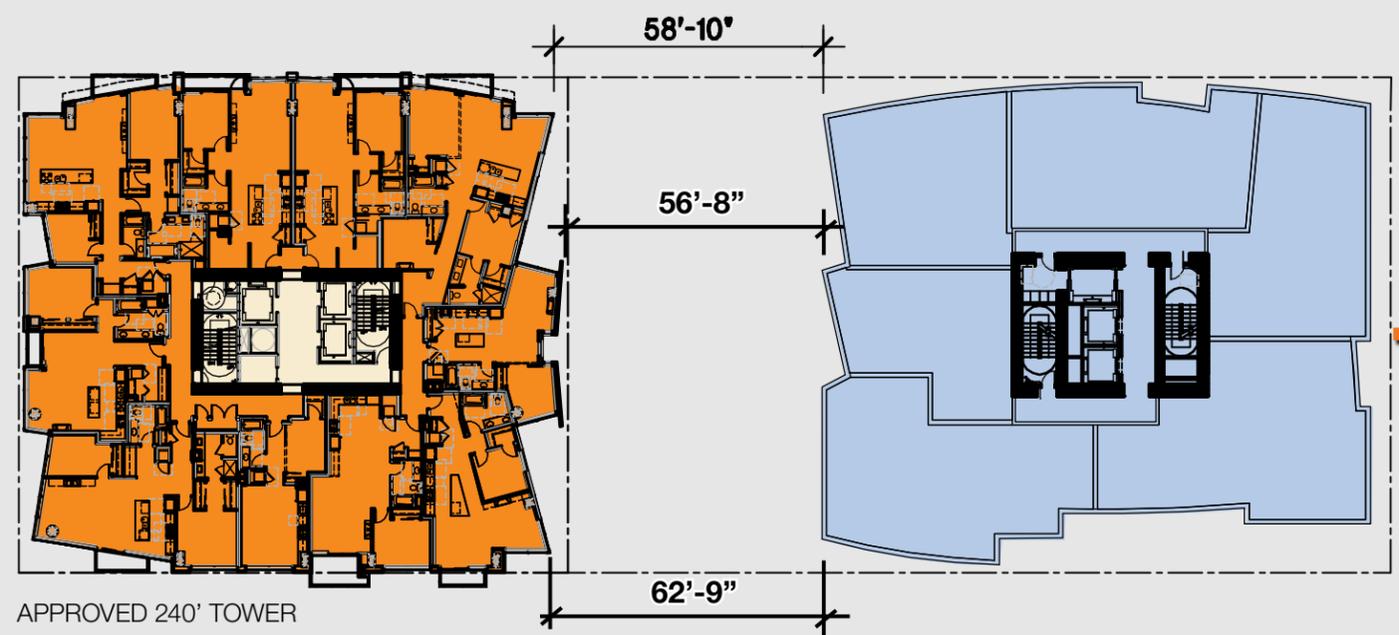




400' TOWER FROM SOUTHEAST



PROPOSED 400' TOWER

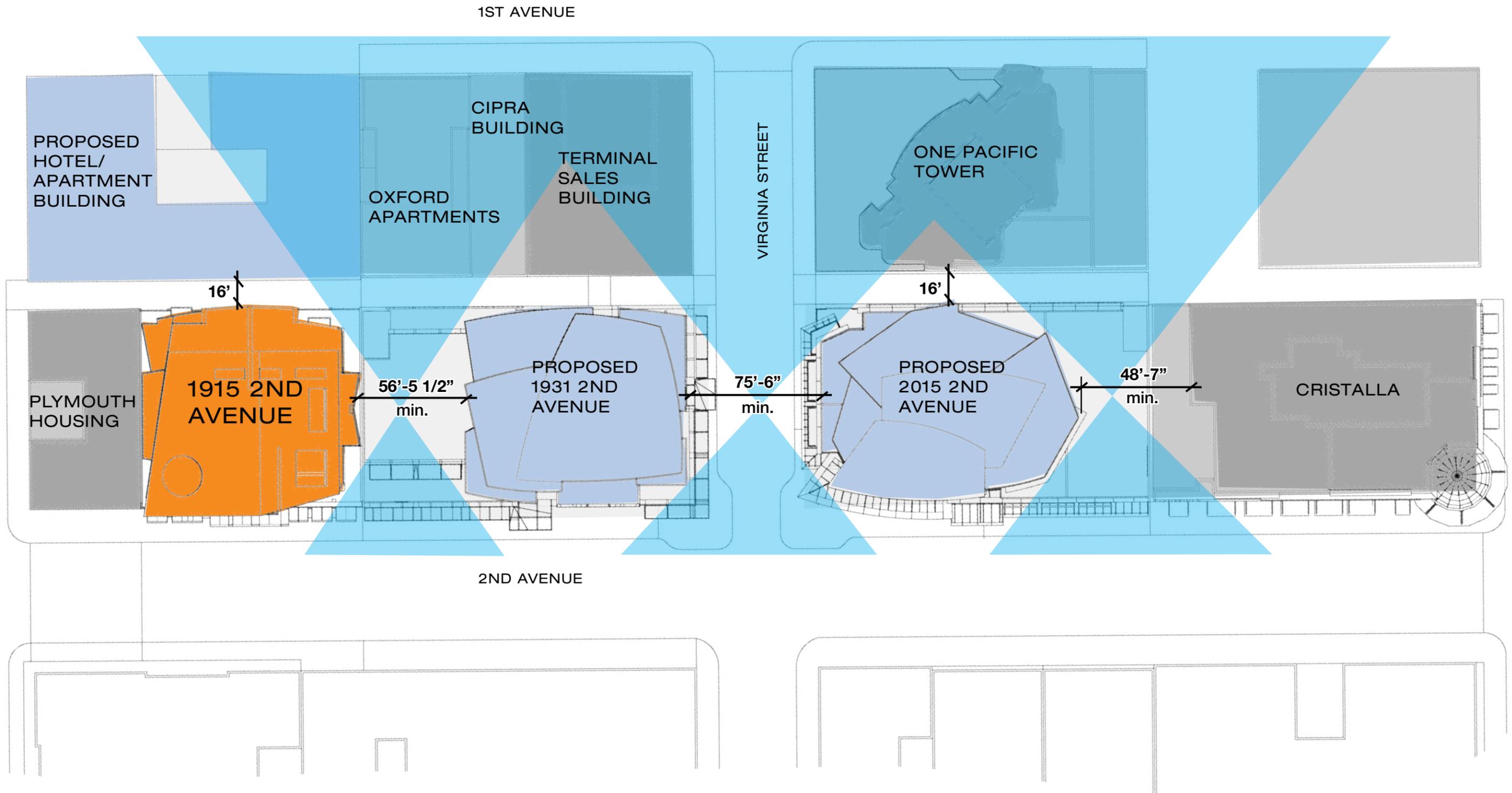


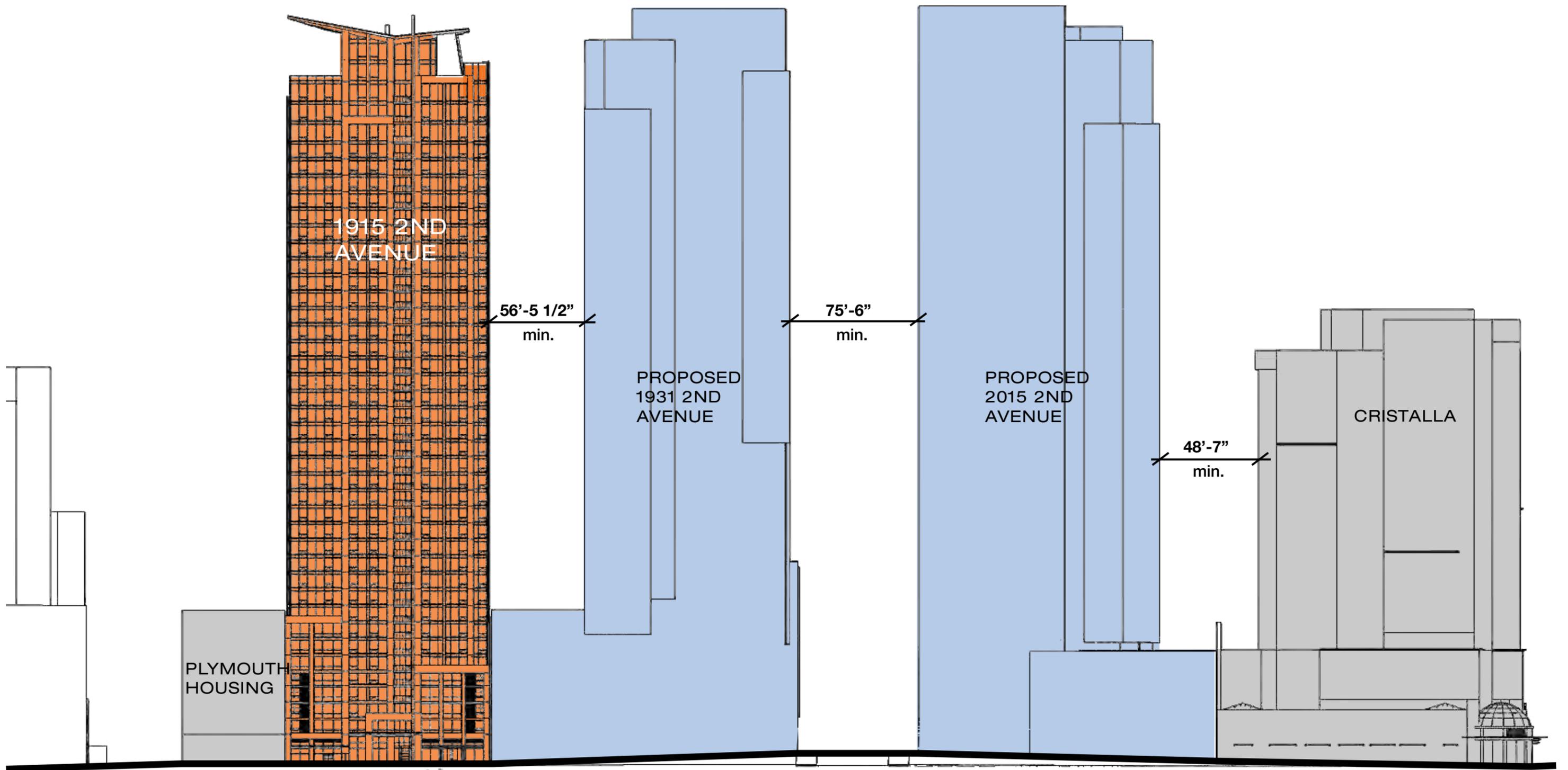
APPROVED 240' TOWER



APPROVED 240' TOWER FROM SOUTHEAST



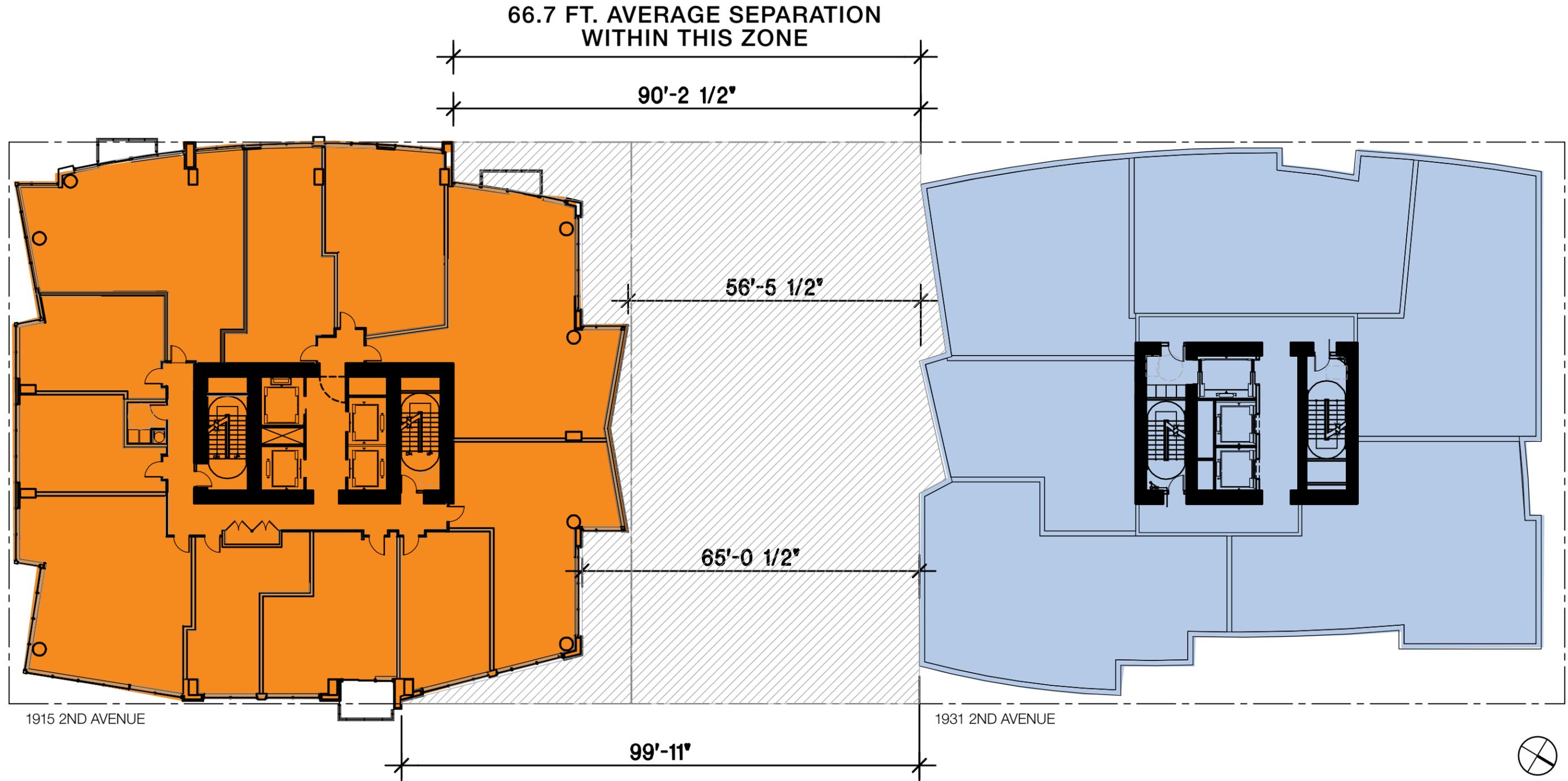




# SMC 23.49.058 E6C

The Director shall determine that issues raised in the design review process related to the presence of the additional tower have been adequately addressed before granting any exceptions to tower spacing standards. The Director shall consider the following factors in determining whether such an exception shall be granted:

- c. Potential impact on the public environment, including shadow and view impacts on nearby streets and public open spaces;

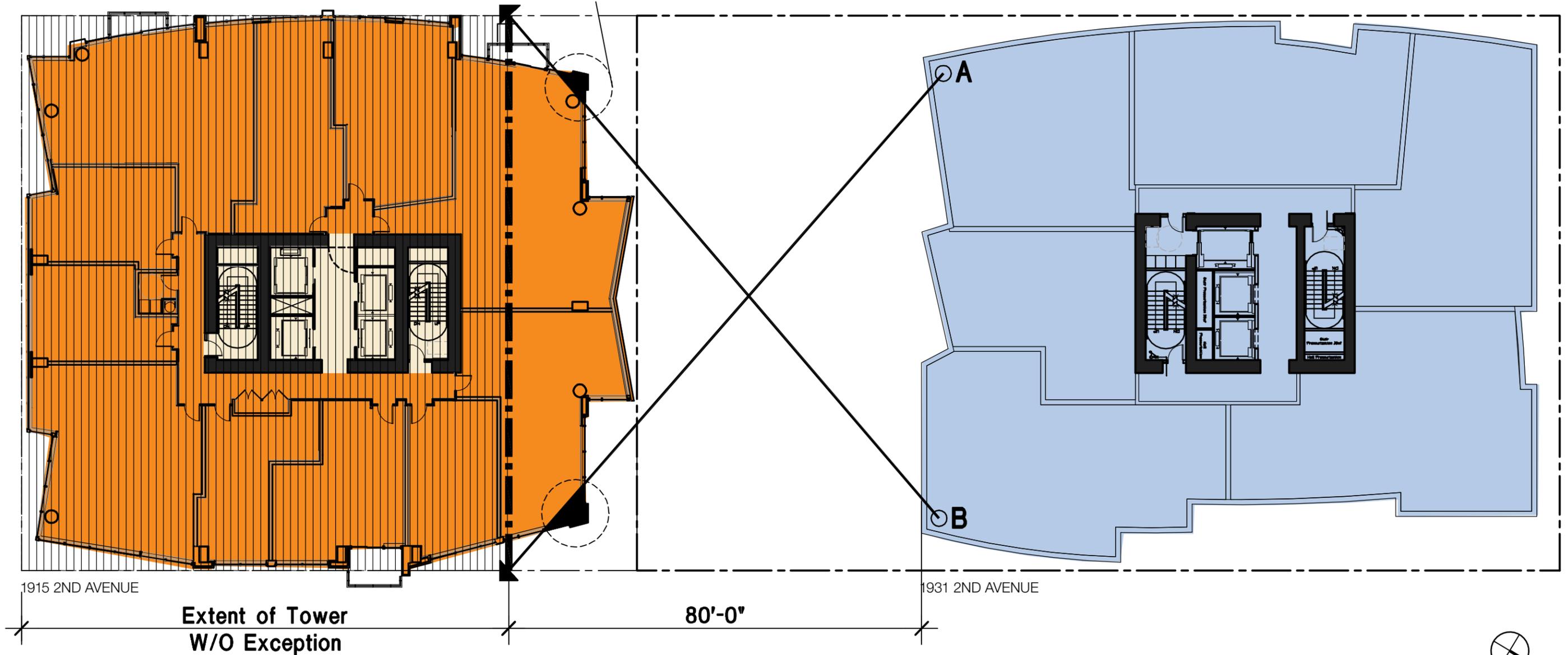


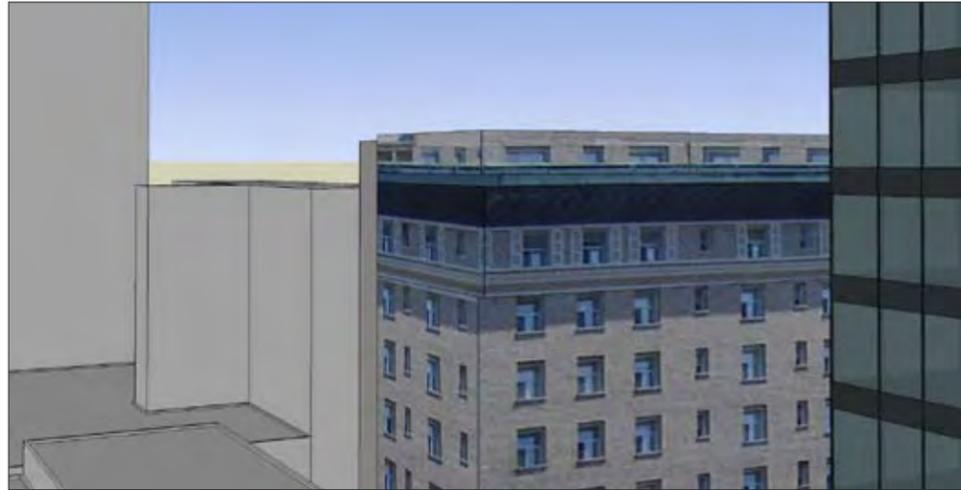
# SMC 23.49.058 E6A

The Director shall determine that issues raised in the design review process related to the presence of the additional tower have been adequately addressed before granting any exceptions to tower spacing standards. The Director shall consider the following factors in determining whether such an exception shall be granted:

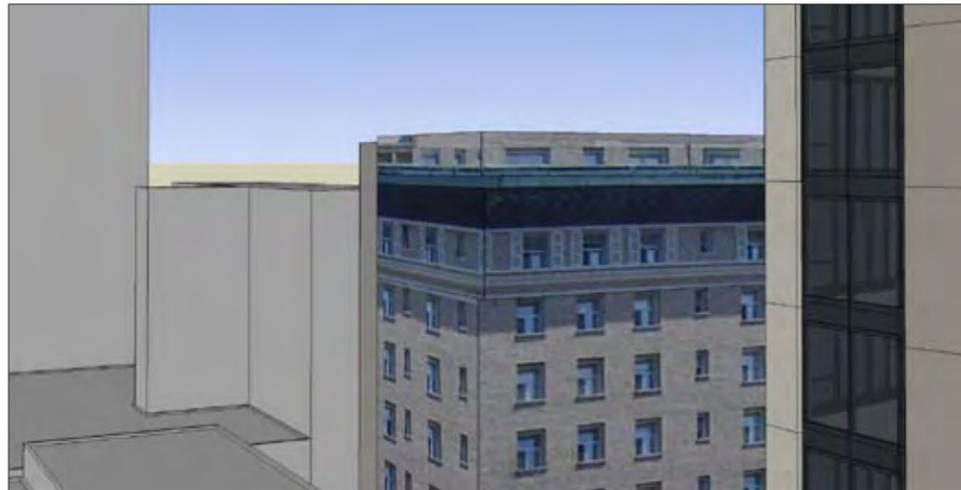
- a. potential impact of the additional tower on adjacent residential structures, located within the same block and on adjacent blocks, in terms of views, privacy, and shadows;

Extent of the difference between the Tower w/o Exception and the Preferred Scheme at the most extreme vantage points of the proposed neighboring tower (points A and B)

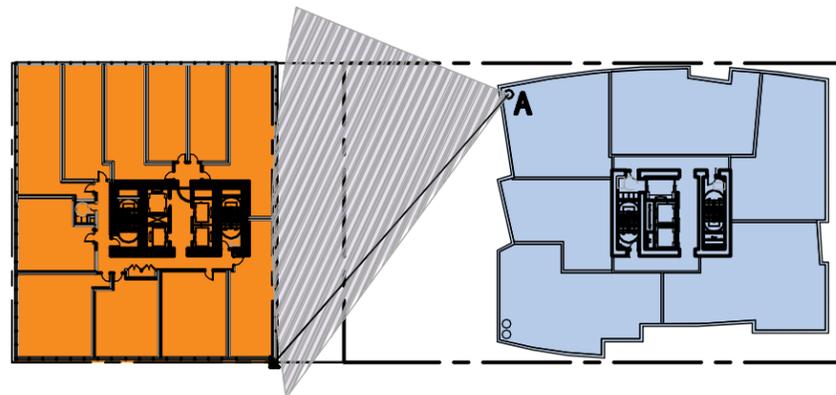




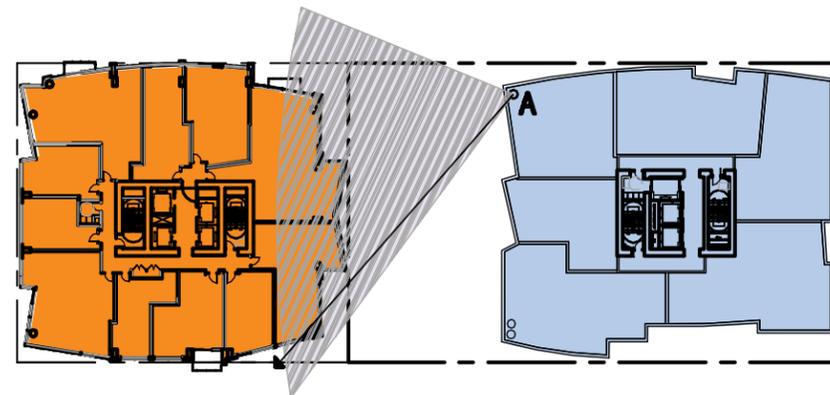
TOWER WITHOUT EXCEPTION FROM A



PREFERRED FROM A



TOWER WITHOUT EXCEPTION FROM A



PREFERRED FROM A

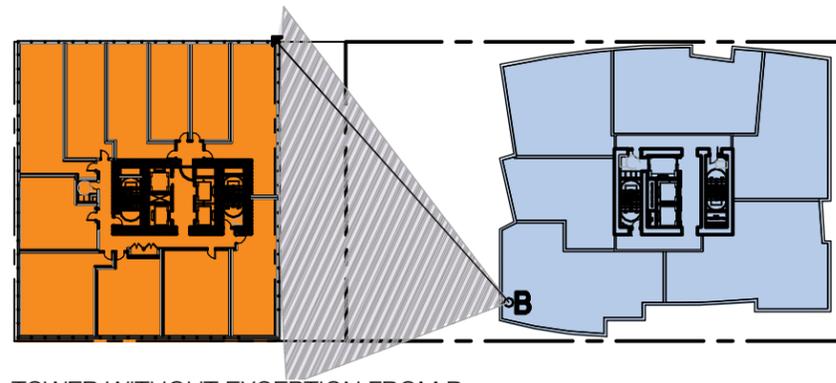




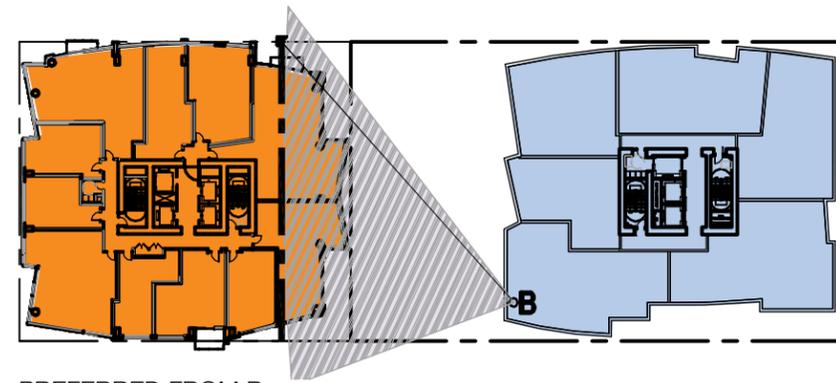
TOWER WITHOUT EXCEPTION FROM B



PREFERRED FROM B



TOWER WITHOUT EXCEPTION FROM B



PREFERRED FROM B





SHADOW STUDY OF TOWER WITHOUT EXCEPTION



SHADOW STUDY OF PROPOSED TOWER



SHADOW STUDY OF TOWER WITHOUT EXCEPTION



SHADOW STUDY OF PROPOSED TOWER



SHADOW STUDY OF TOWER WITHOUT EXCEPTION



SHADOW STUDY OF PROPOSED TOWER



SHADOW STUDY OF TOWER WITHOUT EXCEPTION



SHADOW STUDY OF PROPOSED TOWER



SHADOW STUDY OF TOWER WITHOUT EXCEPTION



SHADOW STUDY OF PROPOSED TOWER



SHADOW STUDY OF TOWER WITHOUT EXCEPTION



SHADOW STUDY OF PROPOSED TOWER

## SMC 23.49.058 E6D

The Director shall determine that issues raised in the design review process related to the presence of the additional tower have been adequately addressed before granting any exceptions to tower spacing standards. The Director shall consider the following factors in determining whether such an exception shall be granted:

d. design characteristics of the additional tower in terms of overall bulk and massing, facade treatments and transparency, visual interest, and other features that may offset impacts related to the reduction in required separation between towers;



FROM 2ND + LENORA LOOKING SOUTH



FROM 1ST AVENUE + PINE LOOKING NORTH



FROM ABOVE PIKE PLACE MARKET LOOKING NORTH



FROM ABOVE PIKE PLACE MARKET LOOKING EAST



## SMC 23.49.058 E6B

The Director shall determine that issues raised in the design review process related to the presence of the additional tower have been adequately addressed before granting any exceptions to tower spacing standards. The Director shall consider the following factors in determining whether such an exception shall be granted:

- b. Potential public benefits that offset the impact of the reduction in required separation between towers, including the provision of public open space, designated green street or other streetscape improvements, preservation of landmark structures, and provision of neighborhood commercial services, such as a grocery store, or community services, such as a community center or school;



BASE OPTION 2



BASE OPTION 1



BASE APPROVED 240' SCHEME

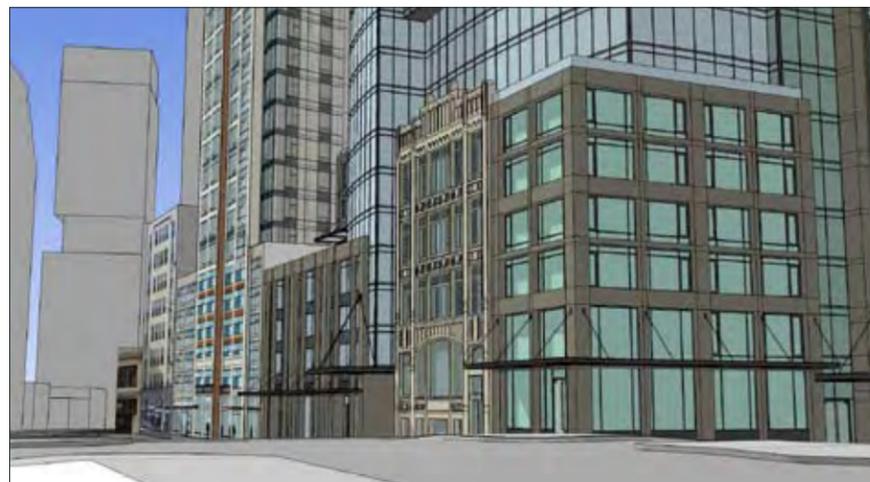




BASE OPTION 2 FROM NORTHEAST



BASE OPTION 1 FROM NORTHEAST

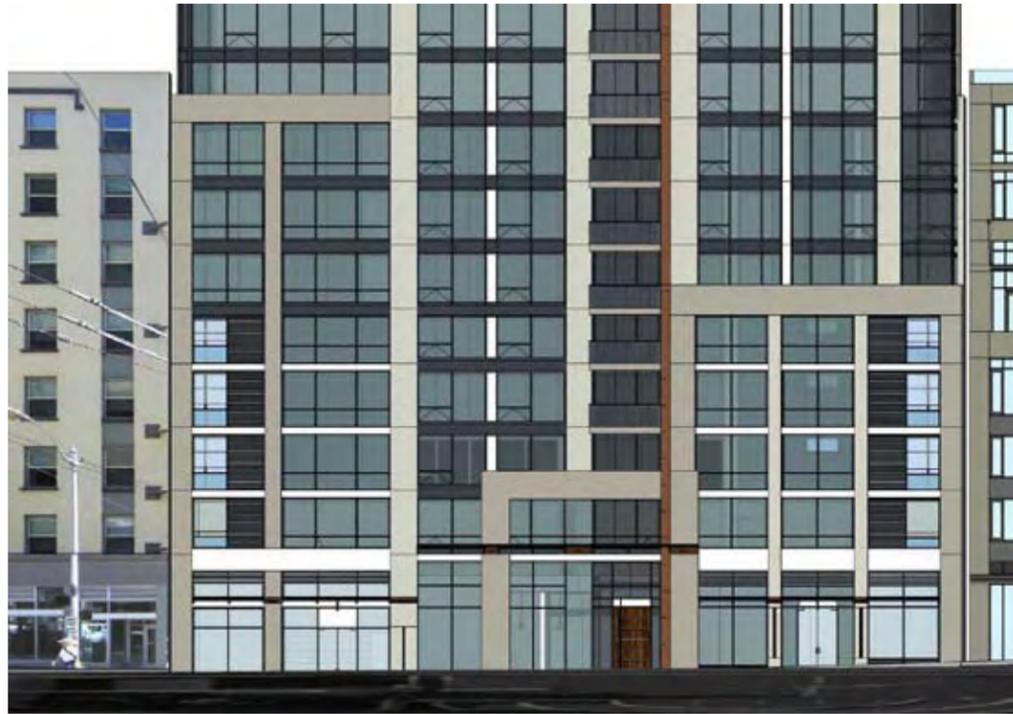


APPROVED 240' SCHEME FROM NORTHEAST



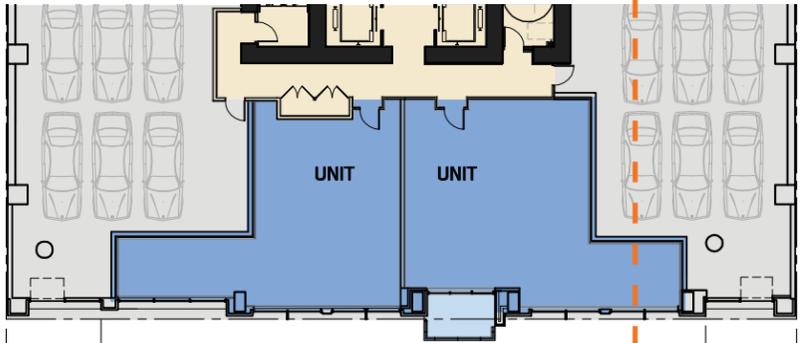
BASE OPTION 2 FROM EAST



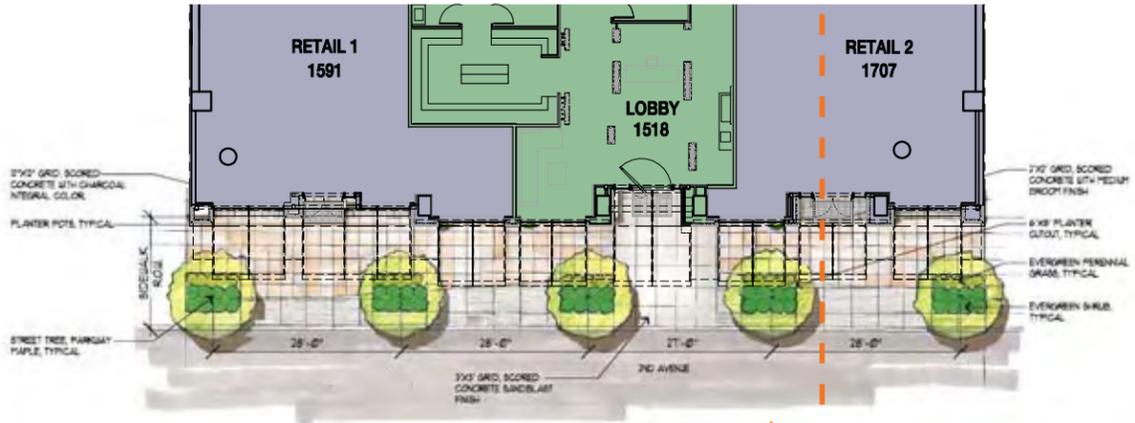


L5  
L4  
L3  
L2

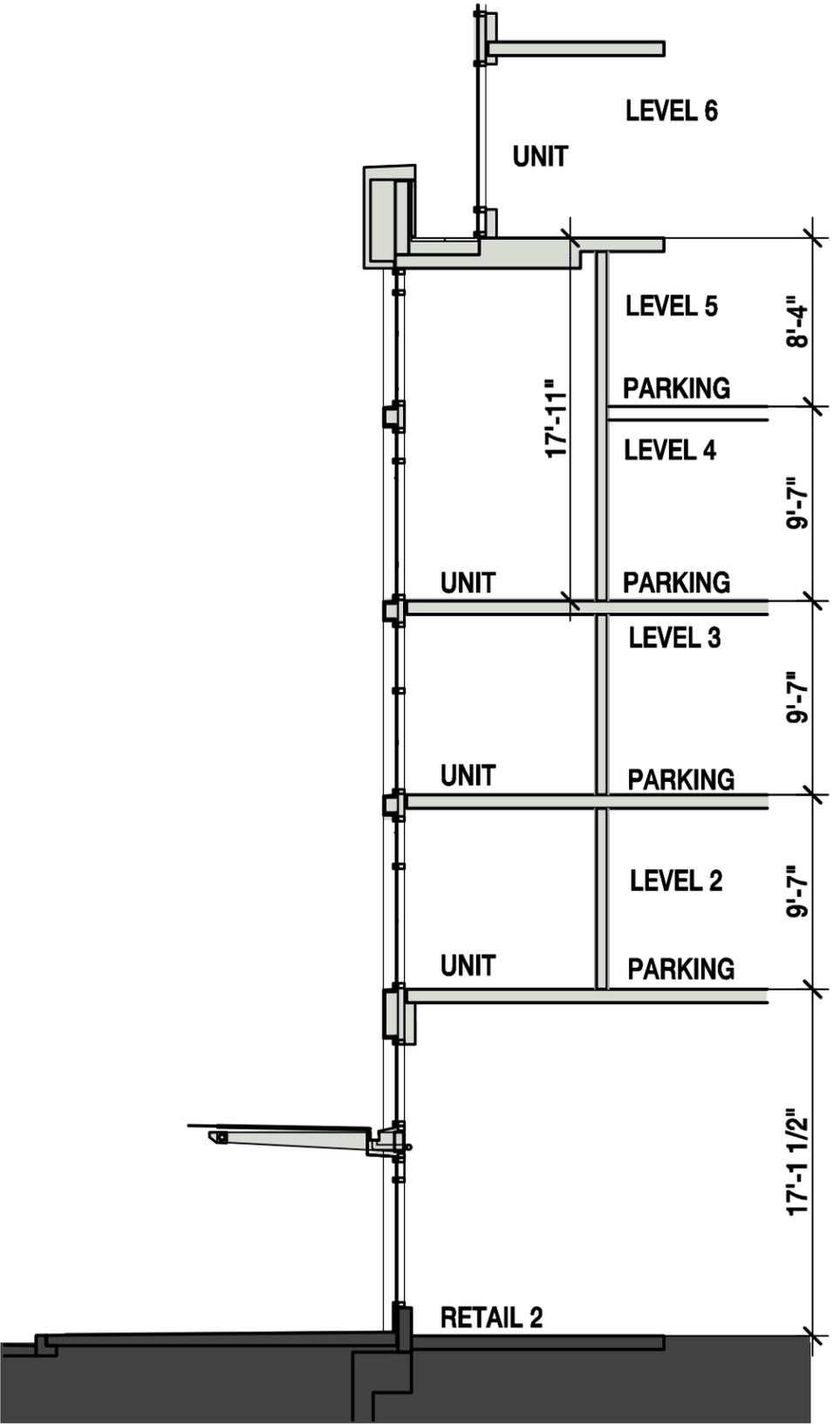
PARTIAL BUILDING ELEVATION ON 2ND AVENUE



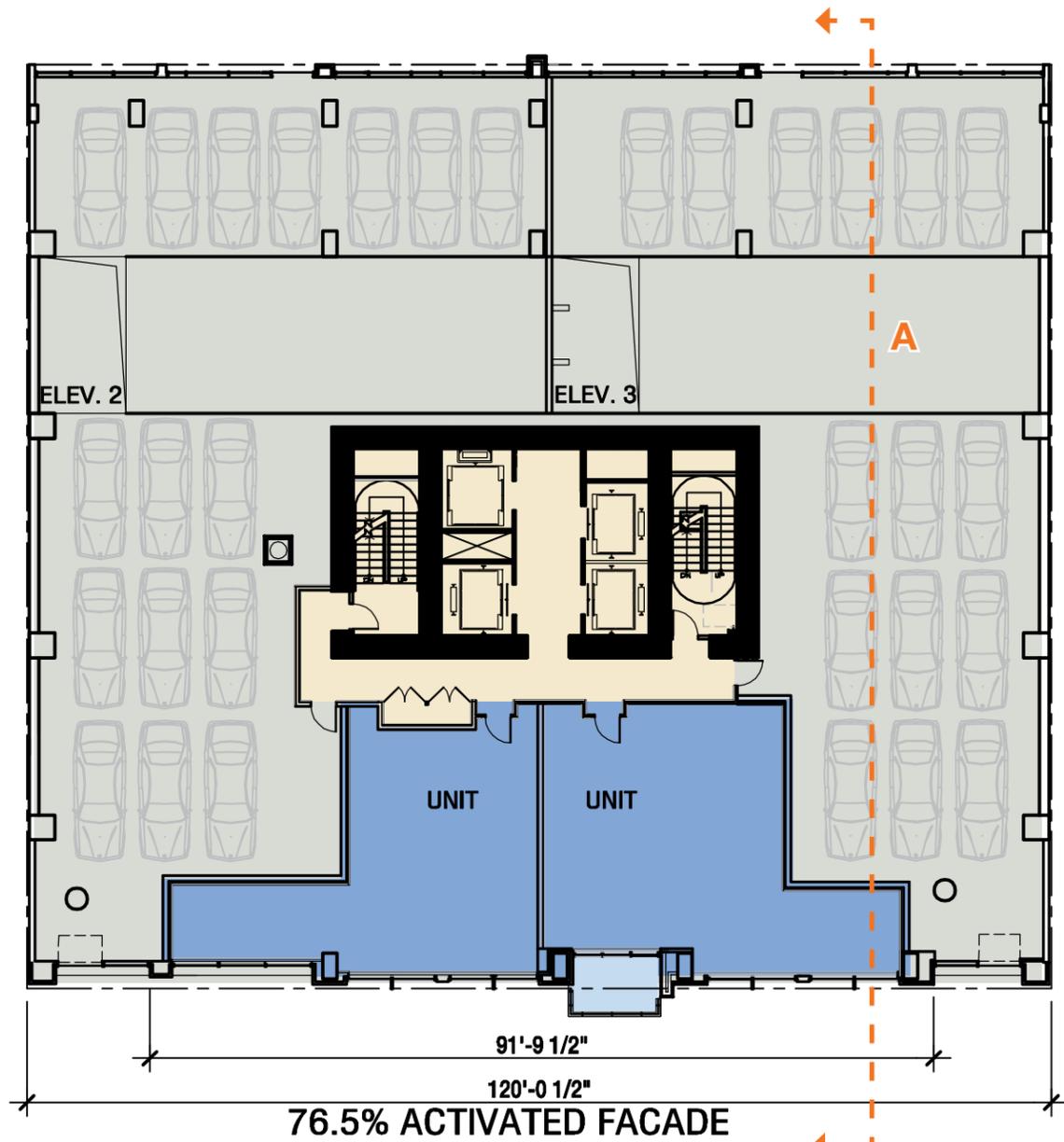
L2 PLAN DETAIL



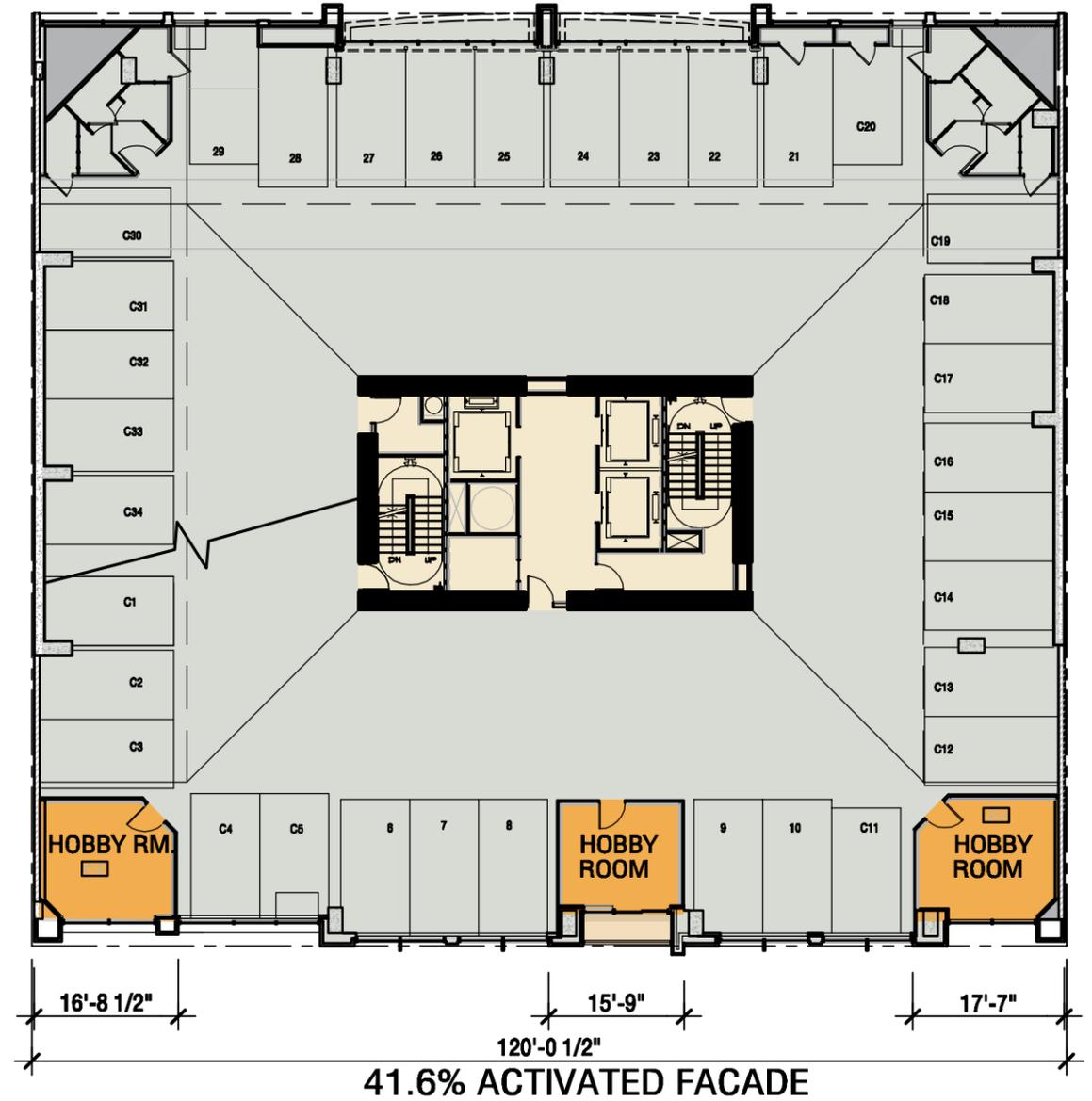
L1 PLAN DETAIL



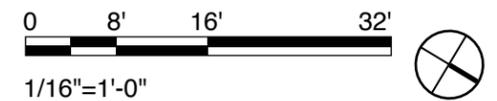
PARTIAL SECTION AT A



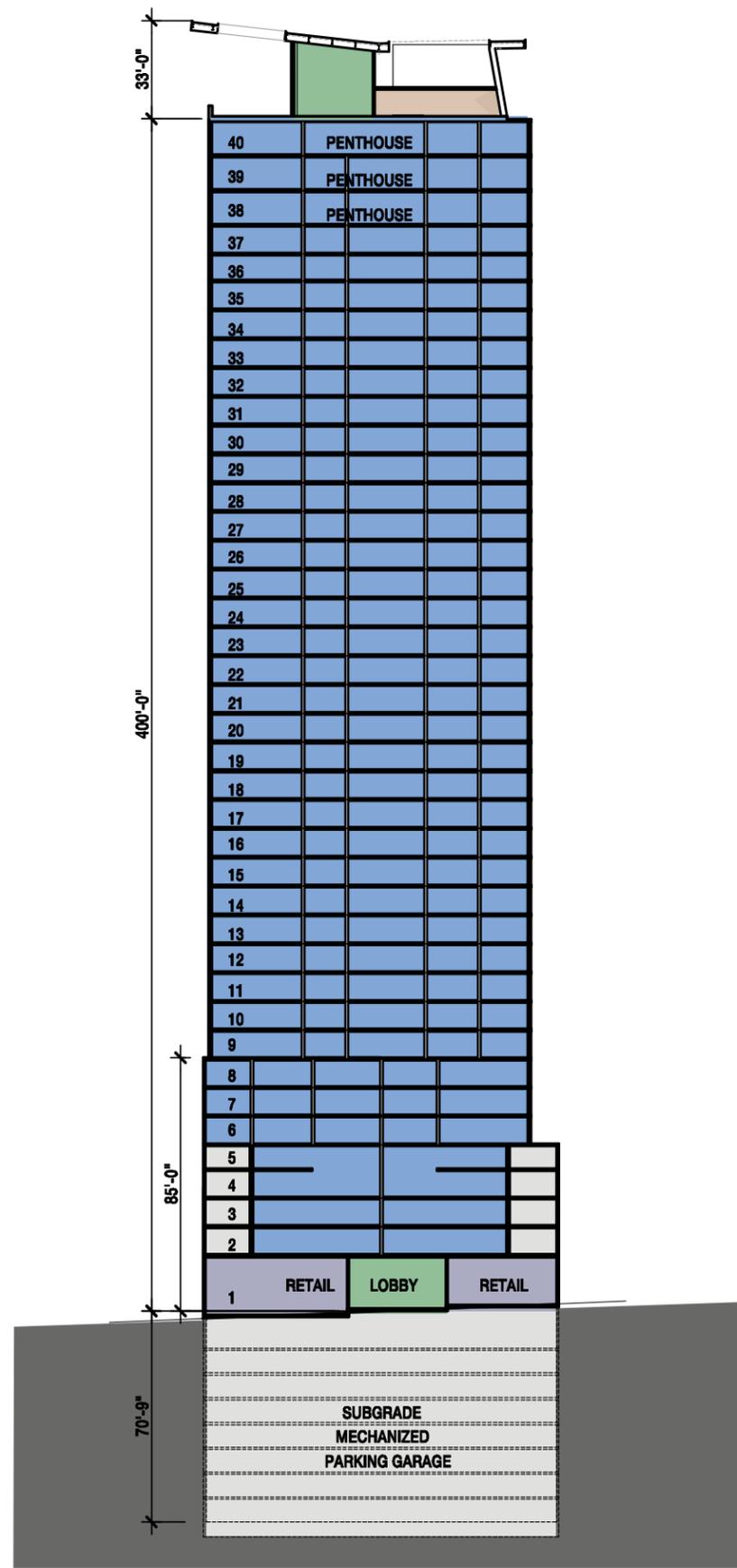
400' TOWER SCHEME — LEVEL 2 UPPER PARKING LEVEL



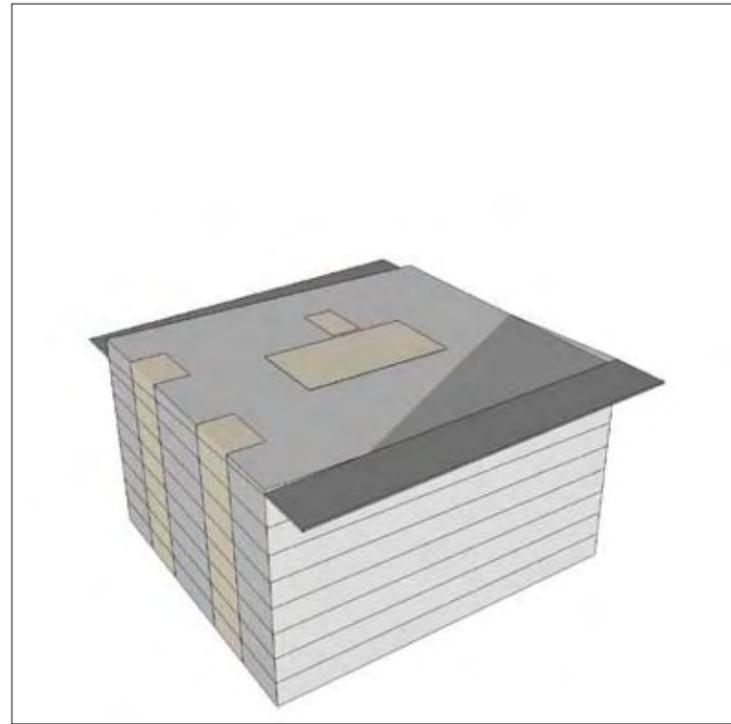
APPROVED 240' TOWER SCHEME — LEVEL 2 UPPER PARKING LEVEL



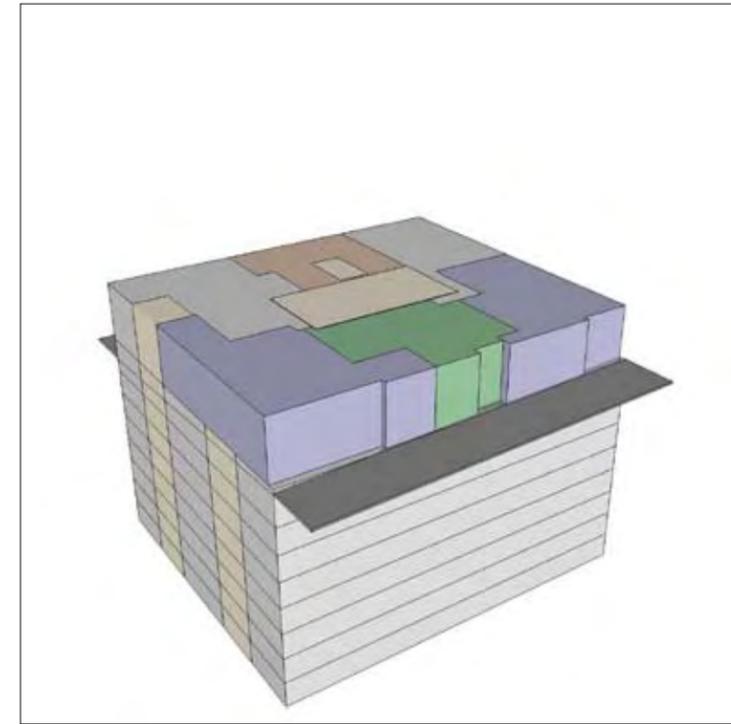
- RESIDENTIAL
- STORAGE
- RETAIL
- RES. LOBBY / AMENITY
- PARKING
- MECHANICAL



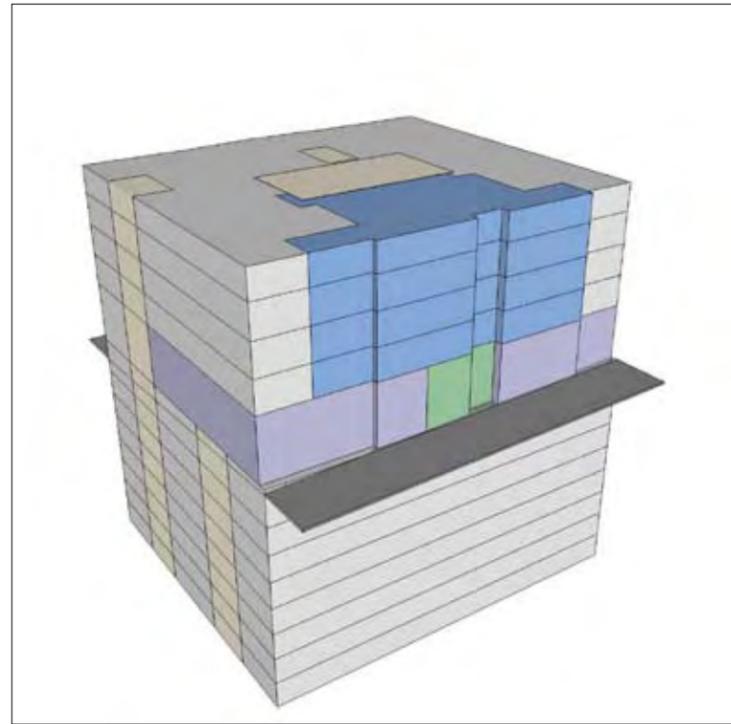
- RESIDENTIAL
- STORAGE
- RETAIL
- RES. LOBBY / AMENITY
- PARKING
- MECHANICAL
- CORE



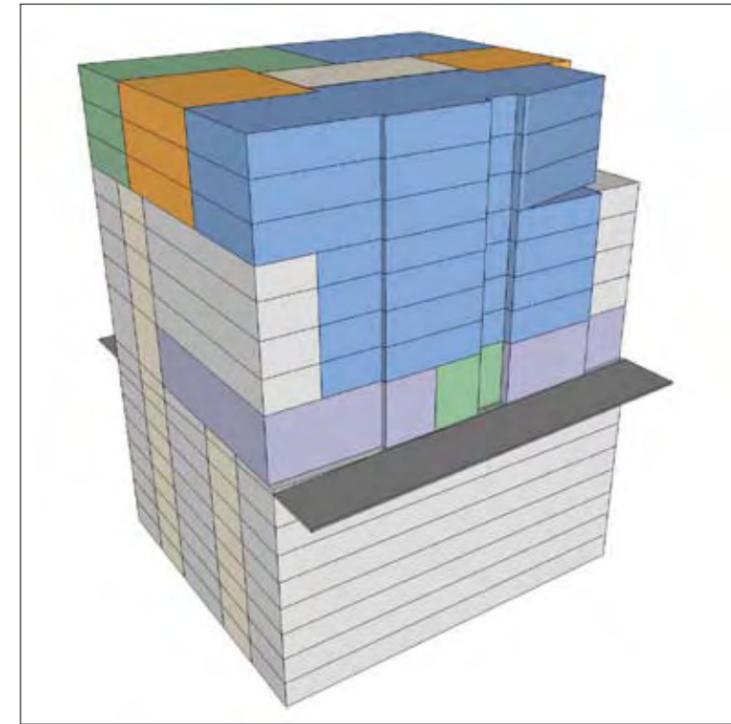
LEVELS P1-P8



LEVEL 1



LEVELS 2-5



LEVELS 6-8





APPROVED 240' ROOF



OPTION 1



OPTION 2 - PREFERRED - PULLS AWAY FROM PROPERTY TO THE NORTH.  
RAKED WALL MORE DYNAMIC





ORIGINAL ENTRY



PREFERRED ENTRY



ALTERNATIVE OPTION 1



ALTERNATIVE OPTION 2





VIEW FROM 2ND AVE LOOKING NORTH



VIEW FROM 2ND AVE LOOKING SOUTH



VIEW ACROSS 2ND AVE

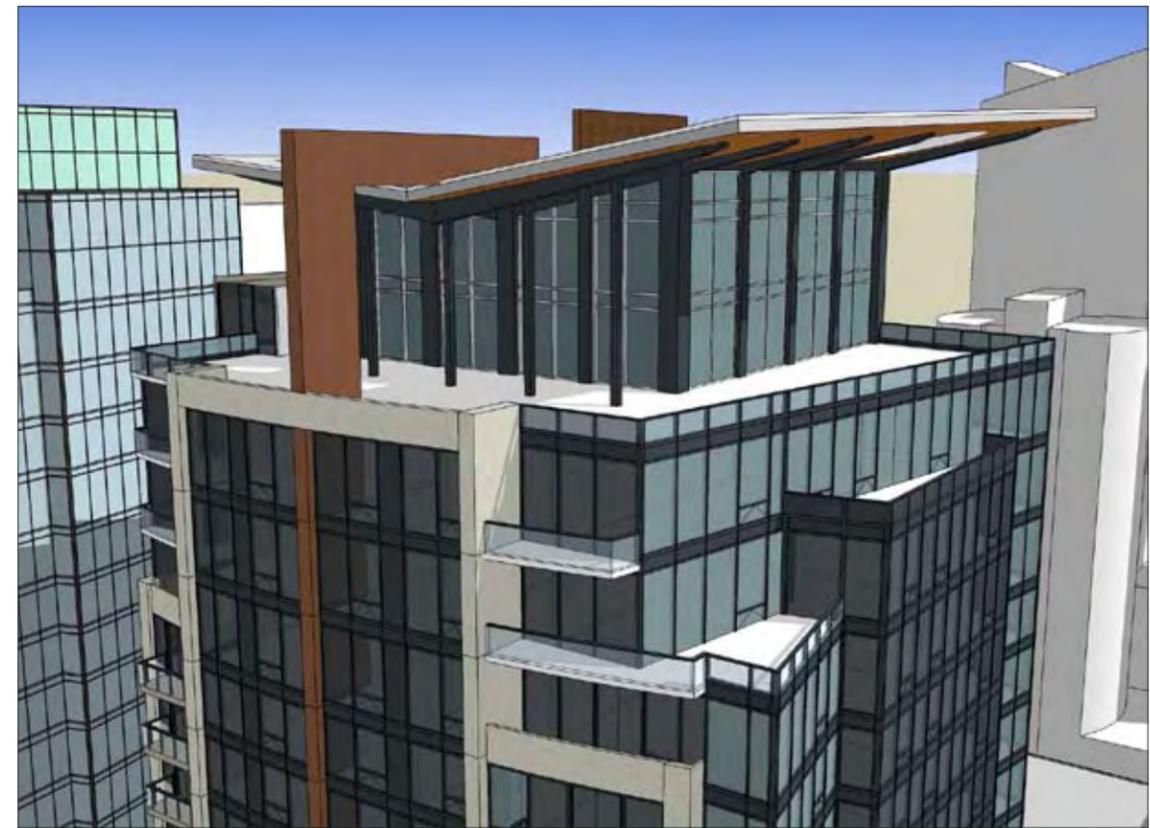


VIEW ACROSS 2ND AVE





VIEW OF THE PENTHOUSE



VIEW OF THE PENTHOUSE

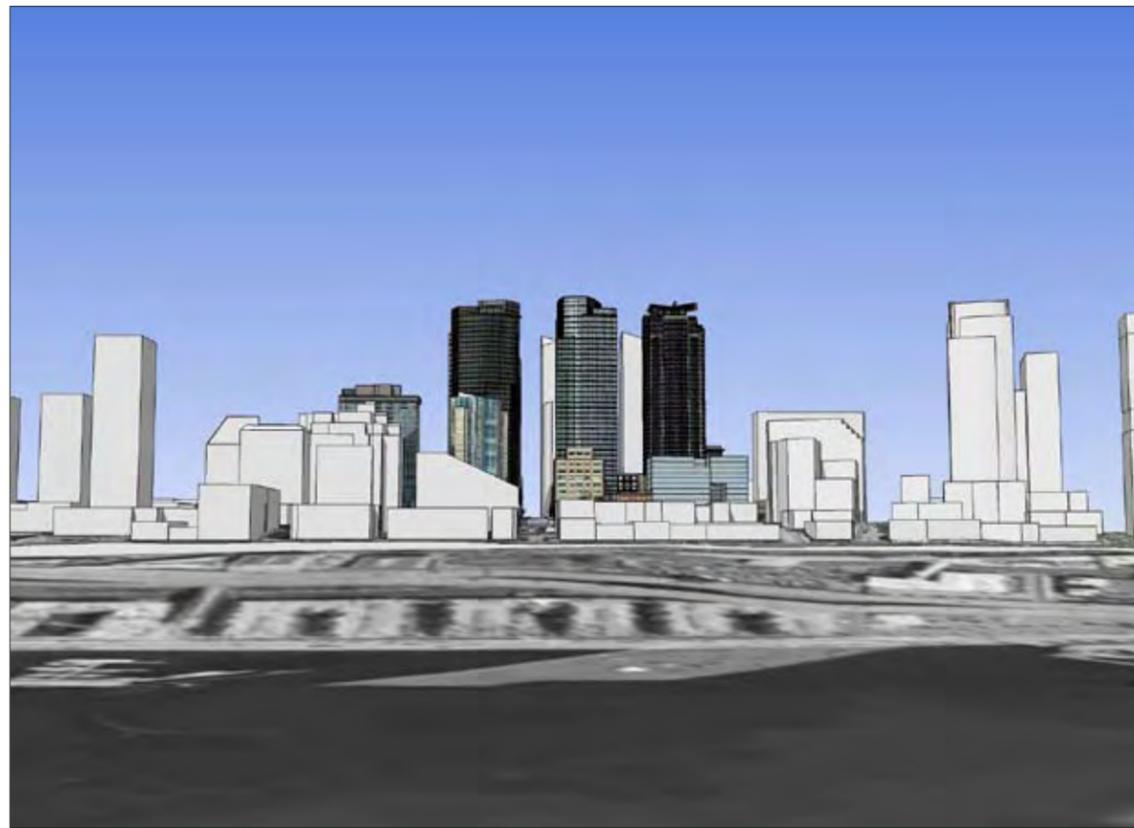


VIEW OF THE ALLEY



VIEW OF THE ALLEY

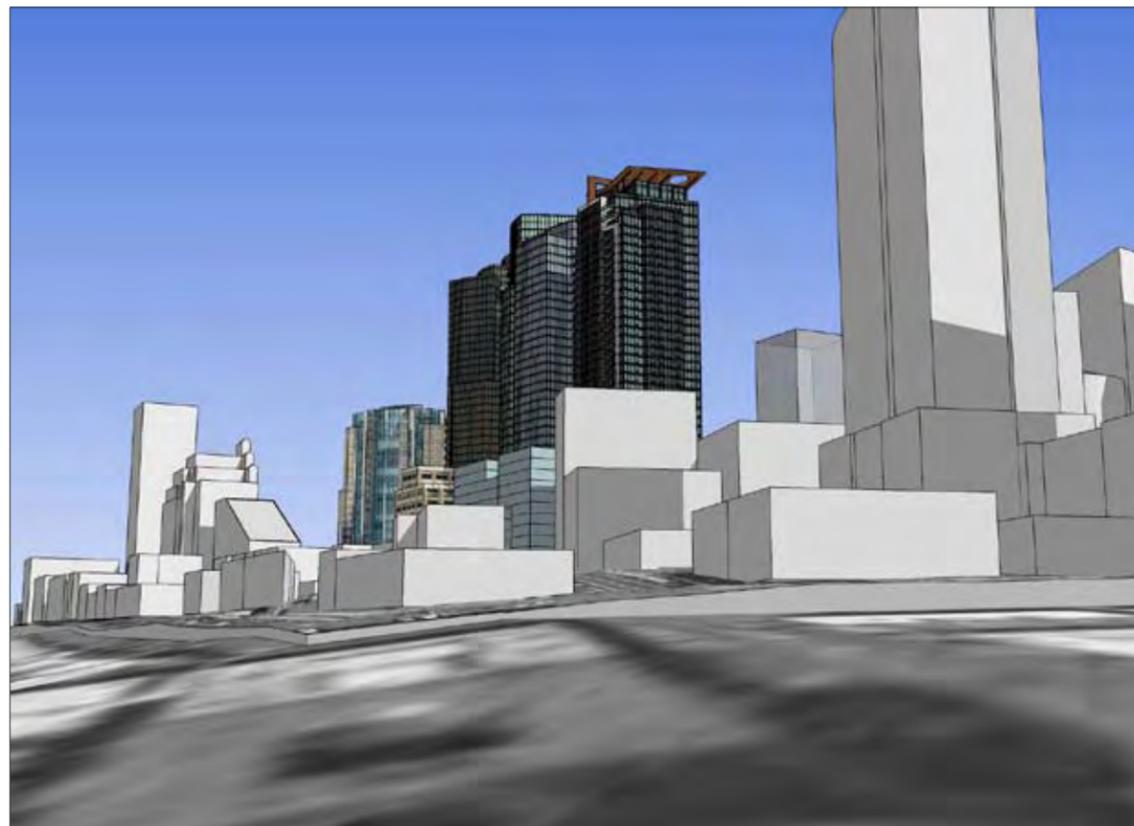




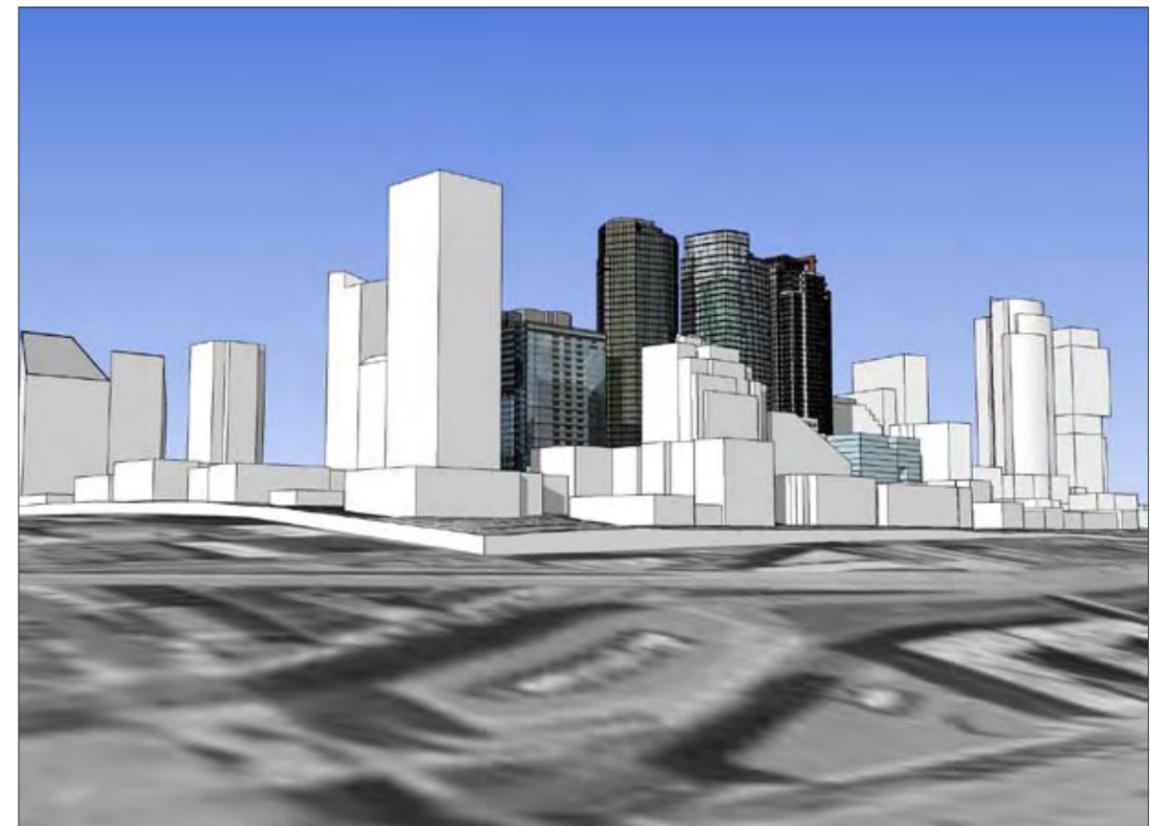
VIEW FROM ELLIOTT BAY



VIEW FROM SOUTH



VIEW FROM SOUTHWEST



VIEW FROM NORTHWEST

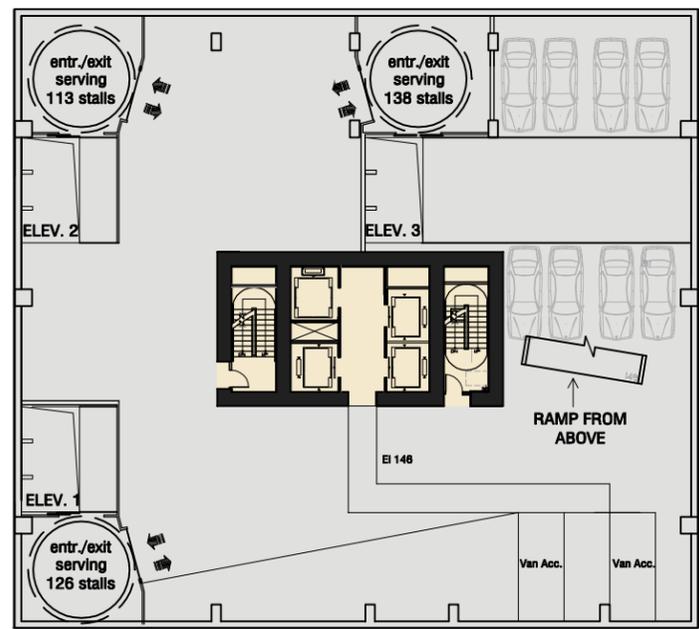


- RESIDENTIAL
- STORAGE
- RETAIL
- RES. LOBBY / AMENITY
- PARKING
- MECHANICAL
- CORE

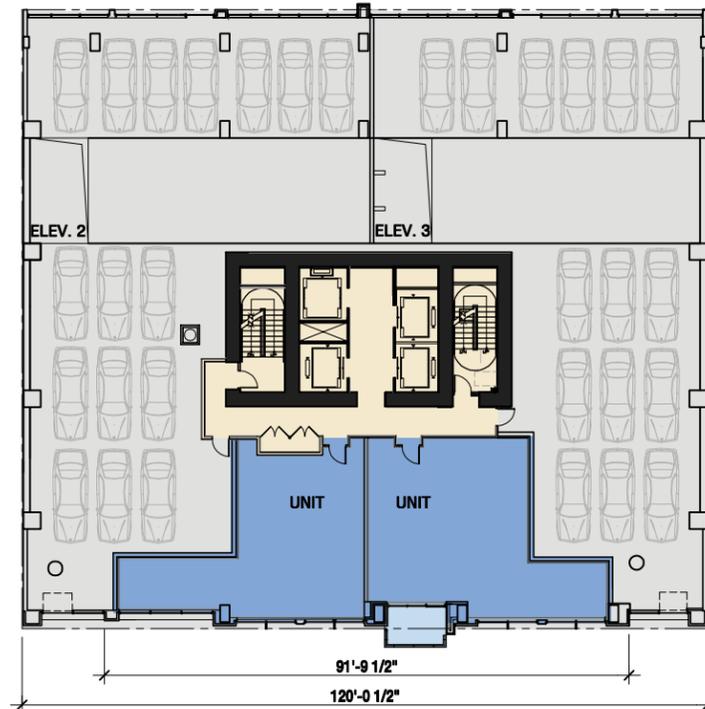
RETAIL FRONTAGE REQUIRED: 75 %  
 RETAIL FRONTAGE PROVIDED: 91.4 Feet  
 RETAIL FRONTAGE PERCENTAGE PROVIDED: 76 %



- RESIDENTIAL
- DECKS
- STORAGE
- RES. LOBBY / AMENITY
- PARKING
- CORE



PARKING 1 ( P1 – BELOW GRADE )



LEVEL 2 ( L3-4 SIMILAR )

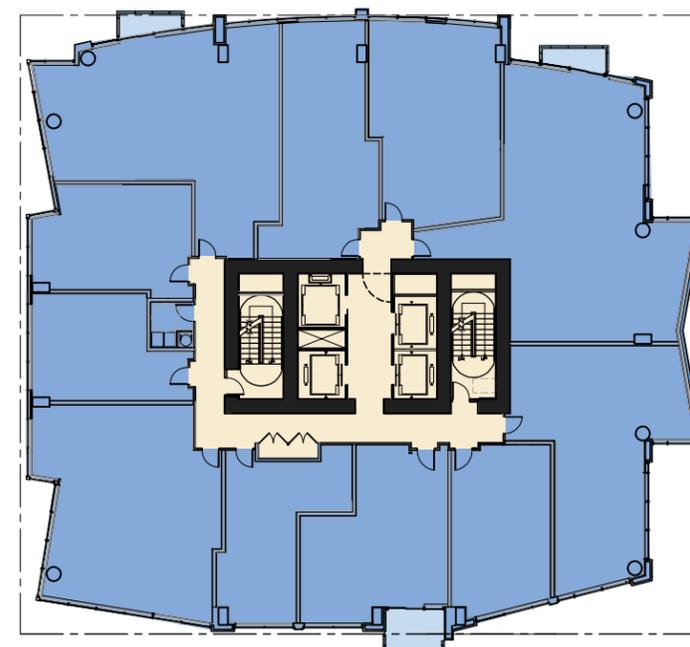
## 23.49.019.B2

Parking above the third story of a structure shall be separated from the street by another use for a minimum of thirty (30) percent of each street frontage of the structure.

REQUIRED: 30% LEVELS 4 + 5  
 PROVIDED: 75% LEVELS 2,3,4 + 5



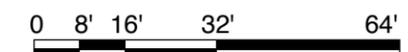
LEVEL 5 ( L6-7 SAME )



LEVEL 9-37

INTERIOR COMMON RECREATION AREA  
 REQUIRED: 6,480 SF

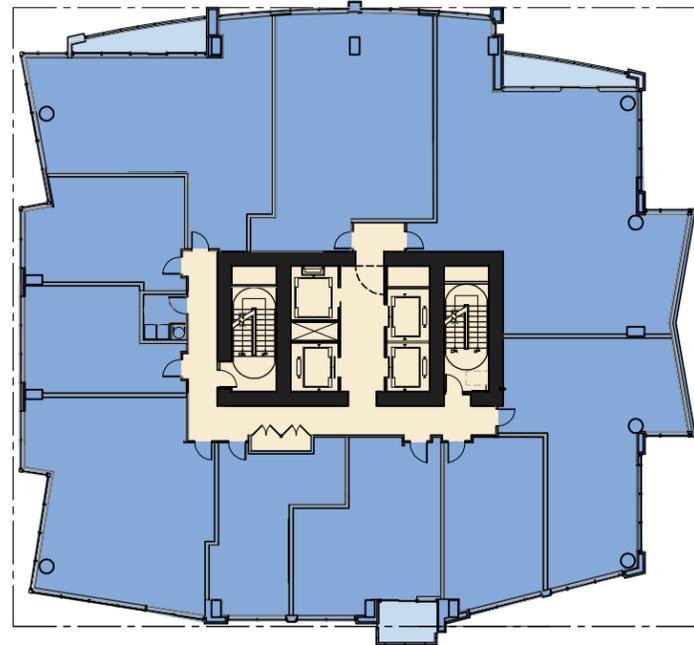
INTERIOR COMMON RECREATION AREA  
 PROVIDED: 7,047 SF



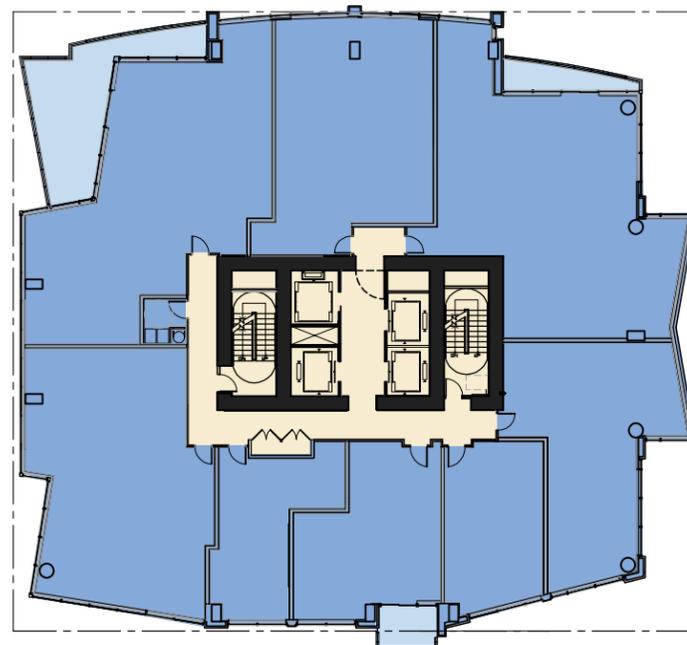
1/32"=1'-0"



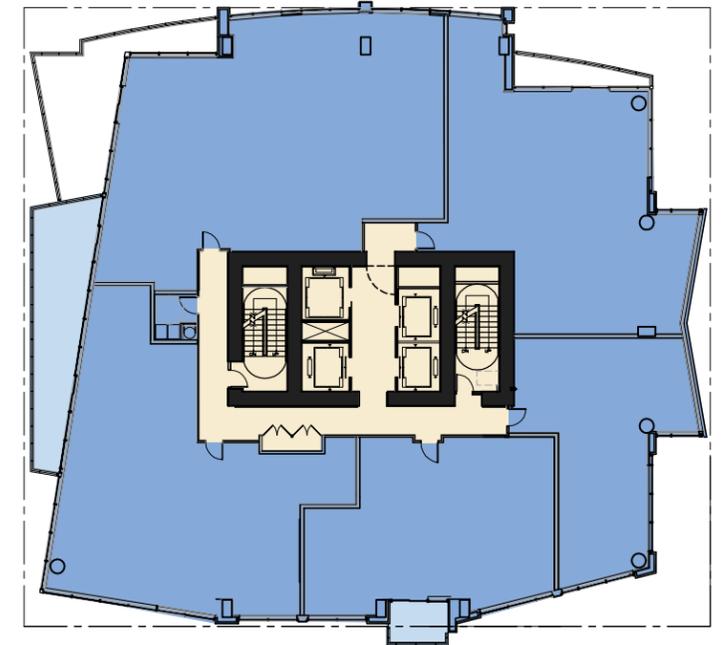
- RESIDENTIAL
- DECKS
- CORE



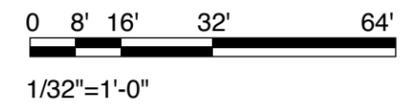
PENTHOUSE LEVEL 38



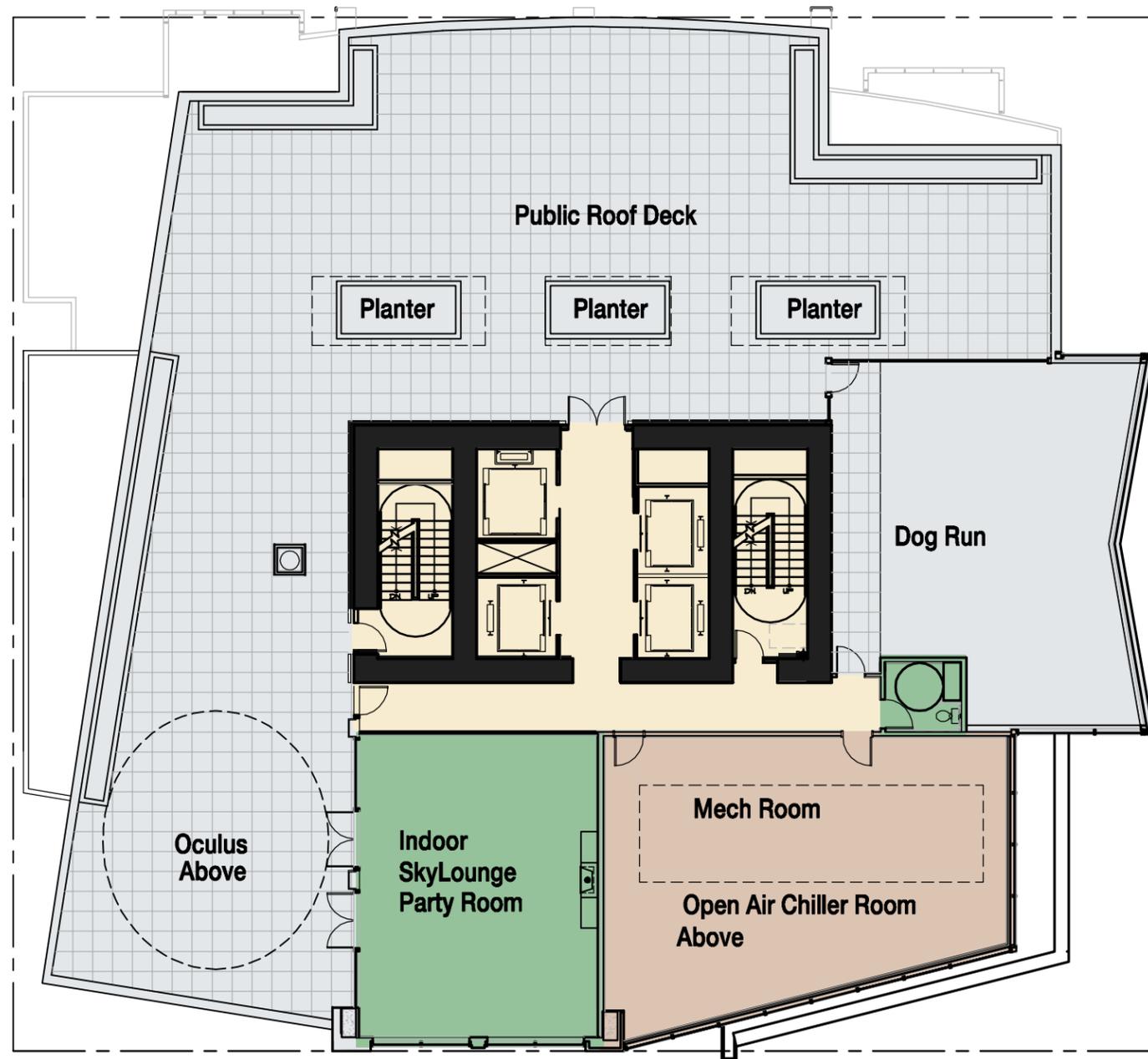
PENTHOUSE LEVEL 39



PENTHOUSE LEVEL 40

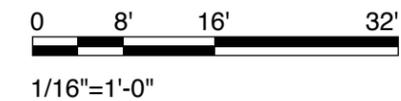


- RES. LOBBY / AMENITY  
(INTERIOR COMMON RECREATION AREA)
- EXTERIOR COMMON RECREATION AREA
- MECHANICAL
- CORE



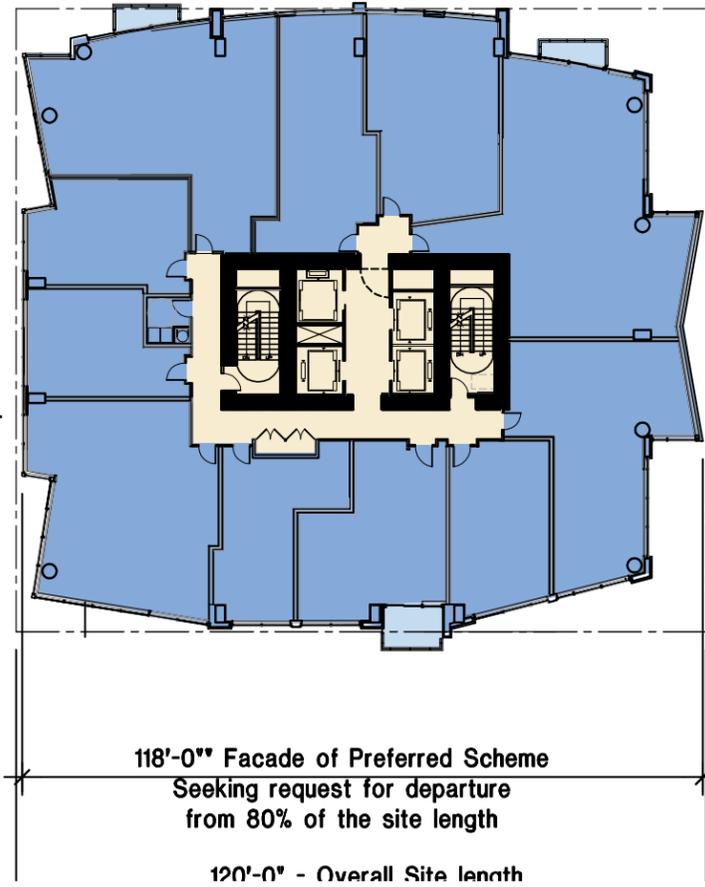
EXTERIOR COMMON RECREATION AREA PROVIDED:  
 L41 6,080 SF (PUBLIC ROOF TERRACE)

DEPARTURE REQUESTED FOR A REDUCTION IN COMMON RECREATIONAL EXTERIOR AREA FROM 6,480 SF TO 6,080 SF.



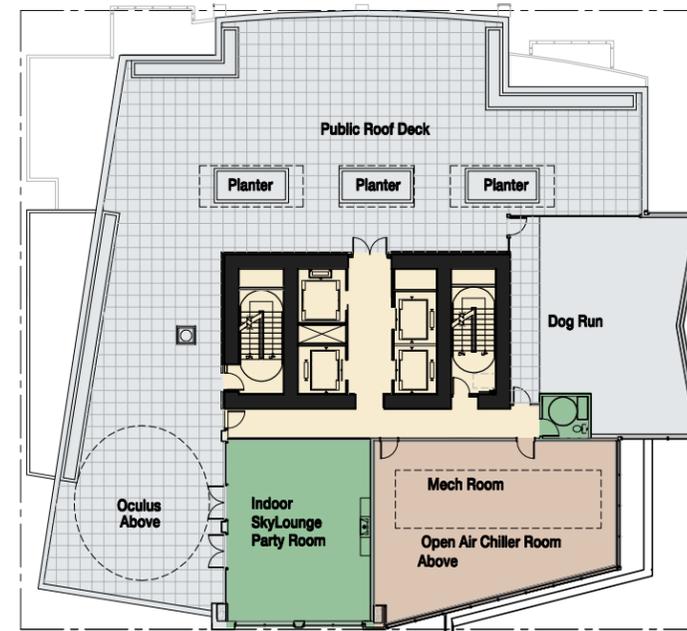
# DEPARTURE #1 — 1915 2ND AVENUE - 400' TOWER

DEVELOPMENT STANDARDS	BASE REQUIREMENTS	PROPOSED	DIFFERENCE	CONSIDERATIONS
<p>SMC 23.49.058 D2. Maximum Tower Width.</p>	<p>In DMC zones, the maximum facade width for portions of a building above eighty-five (85) feet along the general north/south axis of a site (parallel to the Avenues) shall be one hundred twenty (120) feet or eighty (80) percent of the width of the lot measured on the Avenue, whichever is less.</p>	<p>The site is 120'-0" in length north to south. 80% X 120'-0" = 96'-0".  The proposed building length is 118'-0"</p>	<p>The difference between the development standard and the proposal is 22'-0"</p>	<ol style="list-style-type: none"> <li>1. The proposal provides significant modulation through angled facades at the north and south; these angled facades constitute approximately 2/3 of the total façade within 15' of the property line. Only 1/3 of the façade is parallel to the north-south property line.</li> <li>2. The façade is interrupted by a stack of balconies which create a vertical slot feature on the façade parallel to the property line.</li> <li>3. A vertical fin element spans from the entry to the rooftop, introducing a counterpoint, color and visual interest to the façade</li> <li>4. About 10'-0" (8.5%) of the façade length is more than 15' back from the Second Avenue property line. The façade within 15' is less than 10% over the development standard.</li> <li>5. The façade length proposed supports the erosion of the plan at the north which helps to mitigate the tower spacing proposed.</li> </ol>



# DEPARTURE #2 — 1915 2ND AVENUE - 400' TOWER

DEVELOPMENT STANDARDS	BASE REQUIREMENT	PROPOSED	DIFFERENCE	CONSIDERATIONS
<p><b>SMC 23.49.010.B</b>  <b>Common Recreation Area</b></p>	<p>Provide 5% of total GFA in residential use below 290' with a max. of 50% enclosed. Total not to exceed site area of 12,960 sq ft. Residential area exceeds site area therefore site area determines the area for Common Recreation.</p>	<p>(Exterior)                      Roof Deck (L41): 6,080 sf  <b>Total Exterior: 6,080 sf</b>                      (Interior)                      L5, 6 &amp; 7 &amp; Roof: 7,047 sf  <b>Total Interior: 7,047 sf</b>  <b>GRAND TOTAL: 13,127 sf</b>  <b>Total required: 12,960 SF</b>  <b>(6,480 SF exterior)</b></p>	<p>Total provided is over required minimum. Total exterior provided is 47% of the total Common Recreation Area (6% below minimum required to be exterior)</p>	<p>The slenderness of the tower and the sculpted massing at the top of the building contribute to a strong overall composition that reduces the amount of available area for exterior common recreational area at the top of the tower. Total Common Recreation area exceeds the basic development standard requirement.</p>



# APPENDIX

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TURNTABLE



VERTICAL LIFT



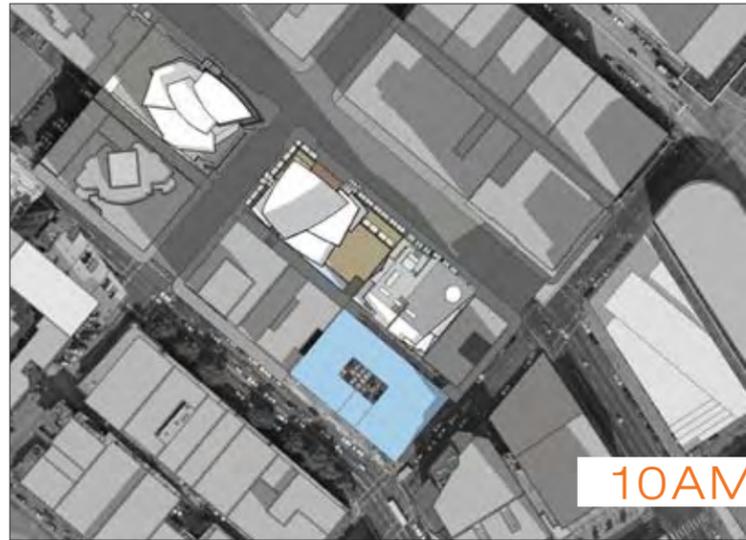
SHUTTLE WAY



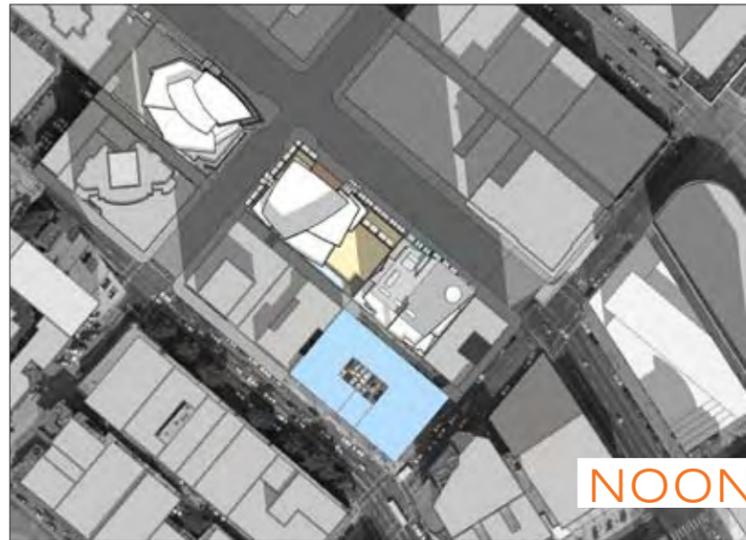
CAR STORAGE LOCATION



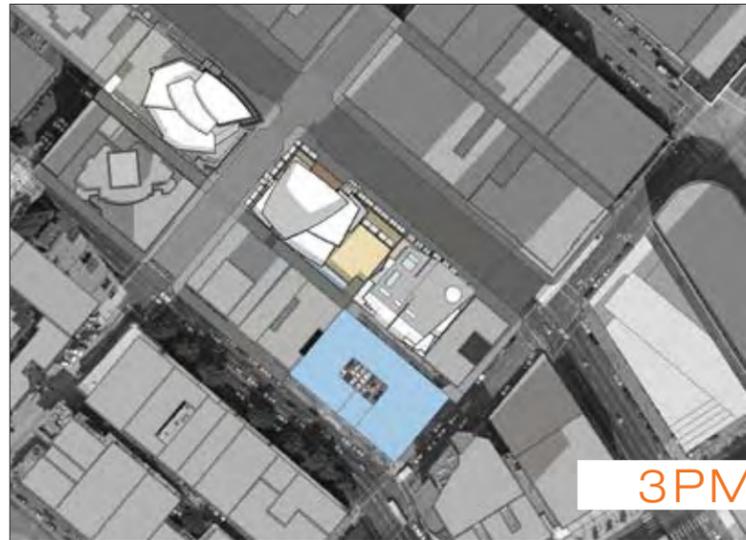
WINTER  
PROPOSED TOWER



10AM



NOON

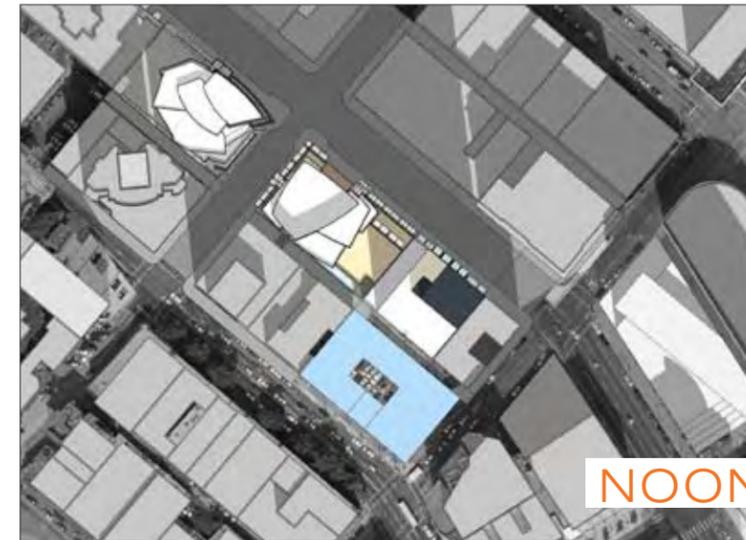


3PM

WINTER  
TOWER WITHOUT  
EXCEPTION



10AM



NOON



3PM



SUMMER  
PROPOSED TOWER



10AM



NOON

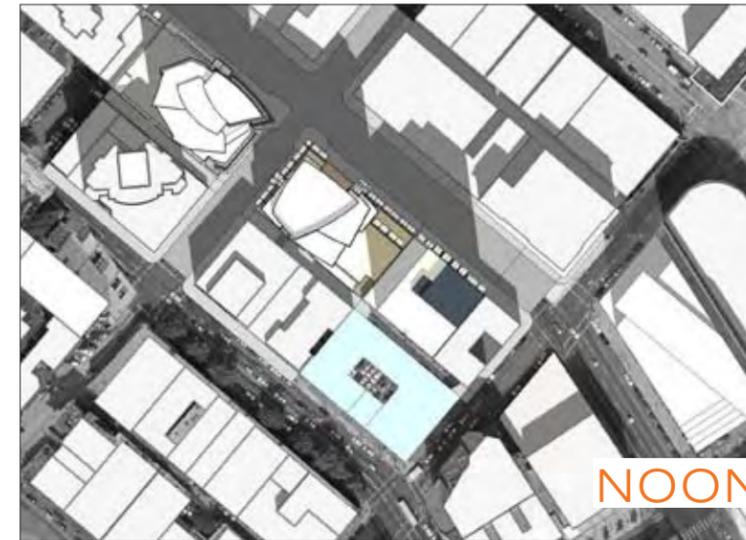


3PM

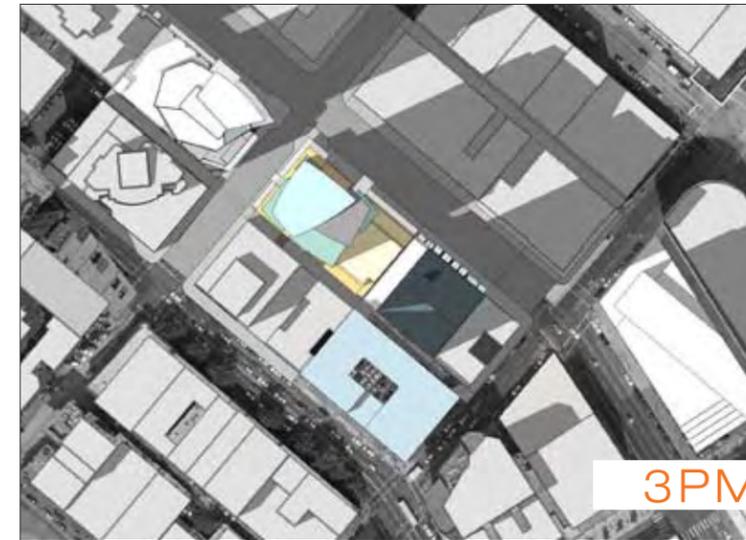
SUMMER  
TOWER WITHOUT  
EXCEPTION



10AM



NOON



3PM

