



Early Design Guidance • DPD Project 3009249 • Meeting Date 11/18/09

230 BROADWAY



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# APPLICATION FORM

## Application for Early Design Guidance ATTACHMENT A

### 1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The site is located in the Capitol Hill neighborhood at 230 Broadway E. The site occupies the north 2/3 of the block bounded by Broadway and 10th, Thomas and John, one block north of the future University Link Light Rail station. The Light Rail tunnel runs below the site in an easement that begins approximately 30 feet below the lowest grade. There are no alleys serving the site.

The site slopes gently approximately 9 - 10 feet downward from west to east. Existing structures on the site are:

- Bank of America building (224 Broadway E) – a one-story branch bank constructed in 1968 with drive-through booths (non-operational) and parking.
- Noah's Bagels building (220 Broadway E) – a two-story building with restaurant at the ground floor and offices at the second floor, with parking, constructed in 1892 with significant alterations in 1922, 1939, 1952, 1968, 1971, and 1980.
- Cafe Septieme building (212-214 Broadway E) – a one-story restaurant building constructed in 1922 with significant alterations in 1960 and 1996.
- First Security Bank Building (216 Broadway E) – a two-story retail building originally constructed as a one-story bank building in 1928 that was significantly altered in 1949, 1968, and 1983 and now houses a restaurant and salon.
- Chamber of Commerce (925 E. Thomas) – a 1 ½" story house used as office space for the Capitol Hill Chamber of Commerce
- Red Hen Art Gallery (909 E. Thomas) – a 1 ½" story commercial structure.

None of these structures meet any criteria for historic designation, please refer to MUP Appendix A Reports for these structures prepared by BOLA Architecture + Planning, dated February 2009.

The east portion of the site is currently used as a surface parking lot and accommodates the Broadway Sunday Farmer's Market from May through October (Sundays from 11 am – 3 pm).

### 2. Please indicate the site's zoning and other overlay designations, including applicable neighborhood-specific guidelines.

The zoning of the site is NC3P-40' for the western half and NC3-40' for the eastern half. Broadway is designated a principal pedestrian street at this location. The site is also within the Capitol Hill Urban Center Village as well as the Capitol Hill Light Rail Overlay District. The west half of the site falls within the area where additional height (25 feet) is allowed if uses above 40 feet are residential (SMC 23.47A.012.A.2) – a total of 65 feet is allowed.

Across the street to the east is a lowrise residential L-3 zone. Zones to the north, south, and west match the same zoning as the subject property.

### 3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, view, community landmarks, etc.

This site occupies a prominent location in the heart of the Broadway commercial district. The site is approximately mid-way between the northern terminus of the Broadway commercial district at E Roy Street and its intersection with the Pike/Pine Corridor to the south. Broadway has long served as a social, commercial, and civic center for Seattle. Several buildings date back to the early part of the 20th century, such as the Broadway Central Market, the Broadway Theater (now Rite Aid Drugstore), the Booth Building, the Broadway High School Auditorium (now the Broadway Performance Hall), and the Pilgrim Church. Today Broadway is an eclectic mix of small shops, restaurants, basic services (post office, banks, grocery store and drug stores), and entertainment and nightlife, forming the heart of Capitol Hill's social scene. Students play a large role in the life of Broadway, with a portion of Cornish College of the Arts at the north end and Seattle Central Community College at the southern end (and more distant, Seattle University just past the Pike/Pine corridor). Other visual cues define Broadway as a cohesive district, such as a tile mosaic strip set into the sidewalk that runs along Broadway, consistent street furnishings and signage. Zoning along Broadway is nearly all NC3P-40(65), except for the area serving Seattle Central Community College. While the lots abutting Broadway are zoned for pedestrian activity and increased density, the lots one street away from Broadway are zoned for 40 feet to provide a smoother transition to the less dense L-3 lowrise residential zone. There are several older apartment buildings in this area, interspersed with single-family homes, duplexes, and new townhouse development. Broadway occupies the ridgeline of a hill that overlooks downtown, Lake Union, Seattle Center, and the Puget Sound. Intersections at east/west cross streets such as E John Street provide views of downtown for the pedestrian; the Space Needle often appears prominently in such views. The site does not offer views at ground level but such views are anticipated for the upper levels of the proposed development.

The site is well-served by public transportation. Metro Bus routes 8, 9, 43, 49, and 60 all stop within one block of the site. Routes 2, 10, 11, 12 are also within walking distance. The future University Link Light Rail Station will be located within one block, at the intersection of Broadway and John. The addition of this transportation hub will increase pedestrian traffic in the area and support additional commercial activity. The convenience of the light rail will also make this area a more appealing place to live.

### 4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residents (approx), amount of commercial square footage (approx) and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The applicant's development objective is to provide the highest and best use for the site, a mixed-use development with ground floor commercial (retail, office, live/work) and residential apartments above. The proposed project is a six-story structure on the Broadway half of the lot and a 4-story structure on the 10th Avenue half of the lot. The project will provide approximately 24,000 sf of commercial space (facing Broadway and Thomas) and approximately 235 apartment units. Approximately 250 – 275 parking stalls are anticipated in a below-grade parking structure (one floor for commercial use; one floor for residential use). The Bank of America intends to be the primary commercial tenant at the corner of Broadway and Thomas (moving to a temporary location a few blocks away during construction).



**Project Data:** 230 Broadway  
**Client:** RDM | SRM 9/15/2009  
**Description:** mixed-use: Live/Work option

**1.0 PROJECT DATA**

**1.1 Location:**

**1.2 Site Area:**

**1.3 Zone:**

**1.4 Building Code:**

**1.5 Proposed Use:**

**1.7 Occupancy Classification / Separations**

Commercial  
 Residential  
 Parking

intersection of Broadway and Thomas, SE corner  
 30,720 approx. in NC3P-65'  
 30,720 approx. in NC3-40'

Station Area Overlay District  
 Capitol Hill Urban Center Village  
 Seattle Amendments to the 2006 International Bldg. Code (IBC)  
 Mixed Use

M		R-2	1	S-2	1
R-2	1				2
S-2	1		2		

**1.8 Gross Floor Area:**

Fir. Lev.	PKG (gsf)	CIRC	LOBBY/CORE/MECH	COMMER. (gsf)	exterior balcony	common amenity	RESID. (gsf)	TOTAL (gsf)
Level P2	46,228	1,068	2317					49,613
Level P1	34,100	1,021	2814	7370		3692	3,861	52,858
Level 1		4,355	2,015	16462	802	3056	14,127	40,015
Level 2		3,502	1,560			920	21,943	27,925
Level 3		4,787	1,146			481	37,572	43,986
Level 4		4,787	1,146			481	37,572	43,986
Level 5		2,525	648			481	19,175	22,829
Level 6		2,525	648			481	19,175	22,829
Level 7		2,525	649		554	1377	16,818	21,369
Roof		635	365					1,000
<b>Subtotal</b>	<b>80,328</b>	<b>27,730</b>	<b>13,308</b>	<b>23,832</b>	<b>1,356</b>	<b>10,969</b>	<b>170,243</b>	<b>326,410</b>

average 170,243 / 235 = 724 gsf per unit average  
 (includes Live/Work units as Residential)

**1.9 Unit Distribution**

Unit Distribution per floor \*\*at feasibility/SD phase\*\*

	L/W	Studio	Open 1-BR	1 BR	1+DEN	2 BR	total
P1	7						7
L1		3	2	7		2	14
L2		16	3	9		4	32
L3		21	5	21		6	53
L4		21	5	21		6	53
L5		8	2	13		3	26
L6		8	2	13		3	26
L7		7	2	13		2	24
	7	84	21	97	0	26	235

Unit Type	# Units	%
L/W	7	3.0%
Studio	89	37.9%
Open 1-BR	12	5.1%
1 BR	88	37.4%
2 BR	39	16.6%
<b>Totals</b>	<b>235</b>	<b>100%</b>

Res	# of Units	Avg. GSF
170,243	235	724

Broadway: Principal Pedestrian Street

Per 23.47.A.012 Height Limit:

A. Zone w / mapped lot limit of 40 ft. allowed additional 25 ft. height due to residential uses.

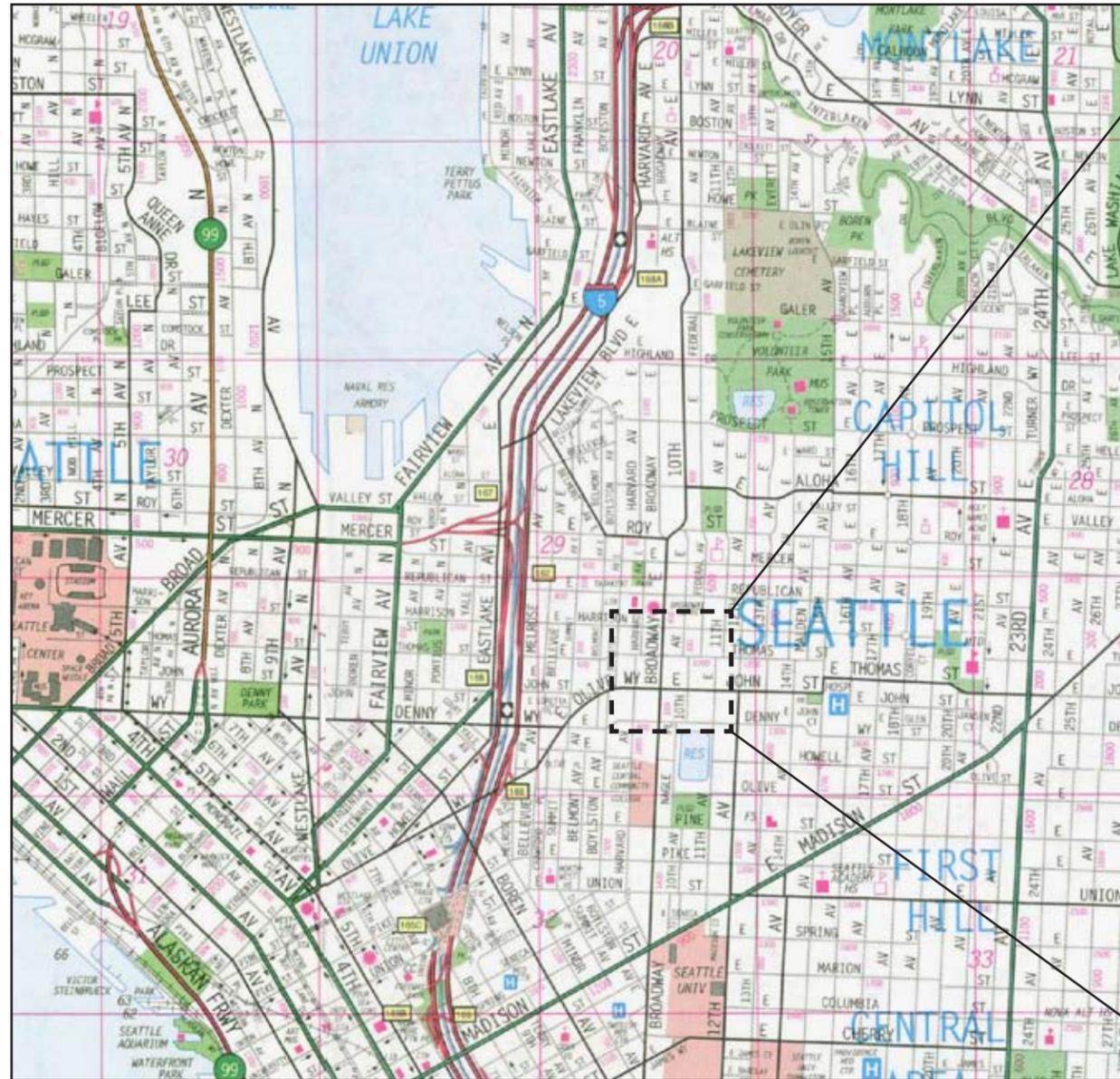
Parking:

Commercial Use - approx. 50-60 stalls

Residential Use - approx. 200 stalls

# URBAN DESIGN ANALYSIS

Vicinity Map



Aerial Map



Existing Land Use Diagram

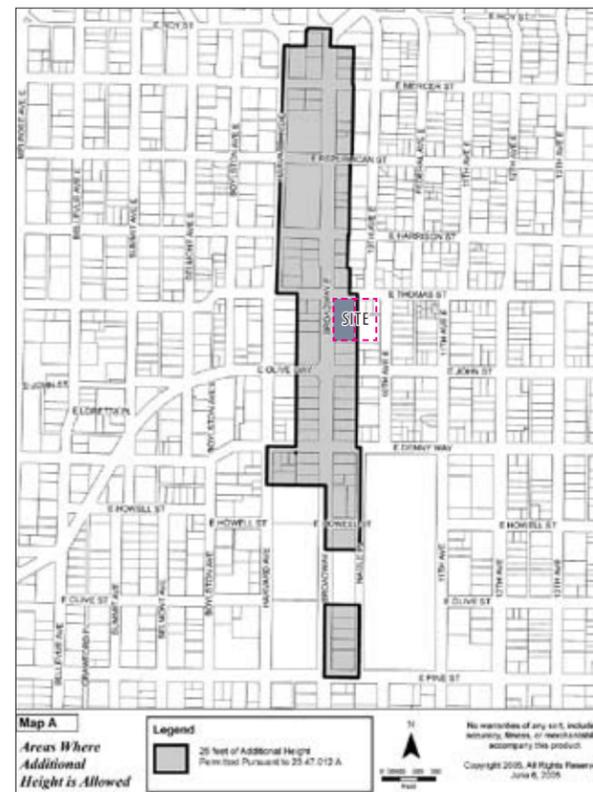
- Single Family
- Multi-Family
- Other Housing
- Agriculture
- Office
- Retail/Service
- Church
- Recreation/Entertainment
- Mixed Use
- Parking
- Industrial
- Terminal/Warehouse
- Utility
- Government Service
- Public Facilities
- School/Daycare
- Open Space
- Vacant
- Park/Playground
- Unknown/Unavailable
- Other
- Waterbody



Zoning Map



Zoning Map: Allowable Additional Height



- Mid Rise
- Low Rise
- Neighborhood Commercial
- Pedestrian Areas

SITE: NC3P - 40' falls within additional height zone

# URBAN DESIGN ANALYSIS

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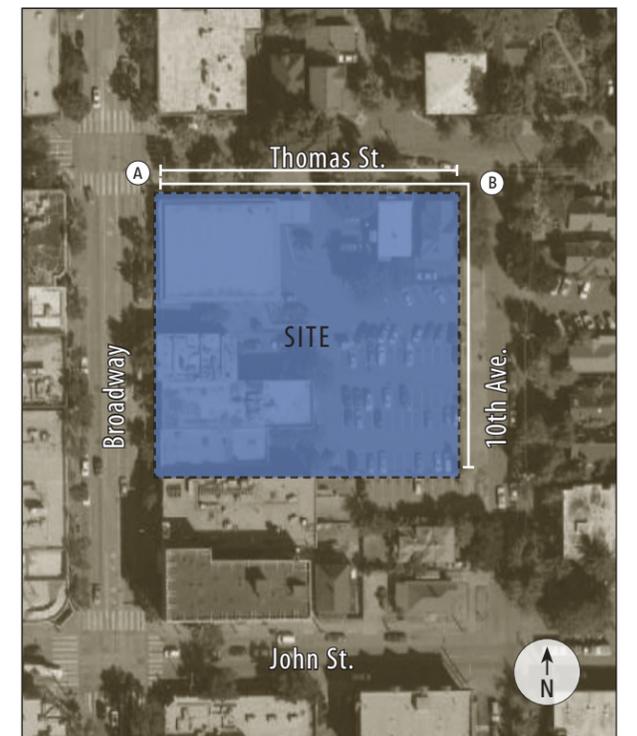


North Elevation  
Thomas St. Between 10th Ave. & Broadway



Intersection of Thomas and 10th Ave.

Key Plan



PROJECT SITE



West Elevation  
Broadway between John and Thomas



Intersection of John and Broadway



# URBAN DESIGN ANALYSIS

## PROJECT SITE

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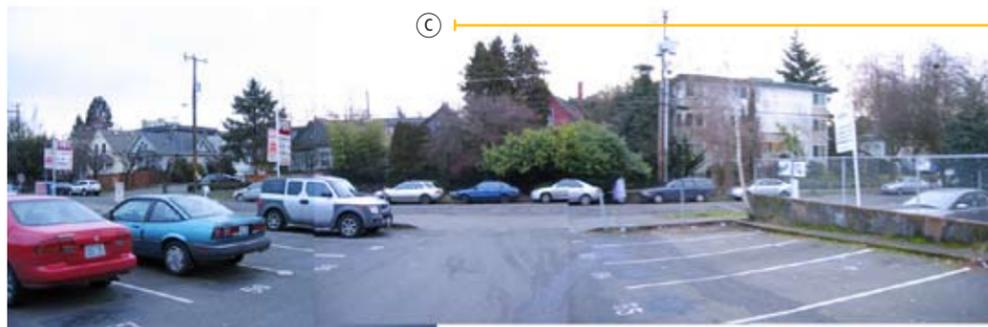
East Elevation  
10th between John and Thomas

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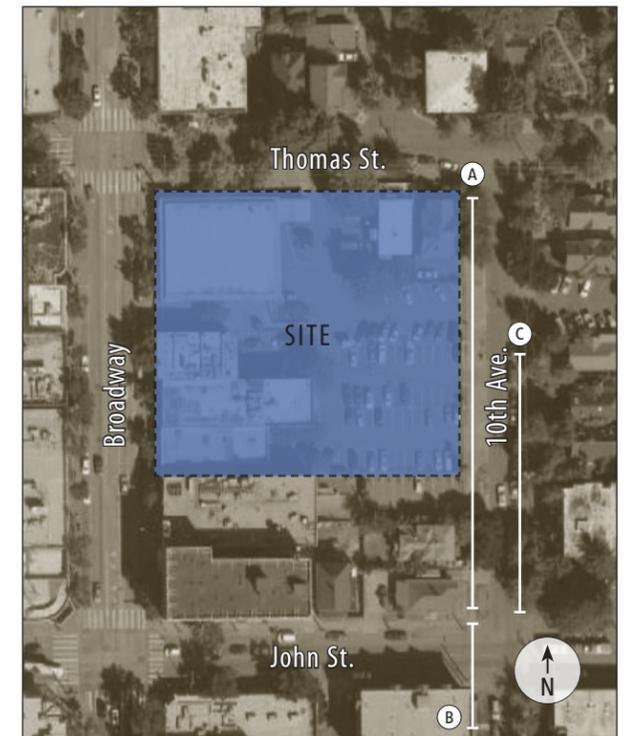
Intersection of 10th Ave. and John Facing West

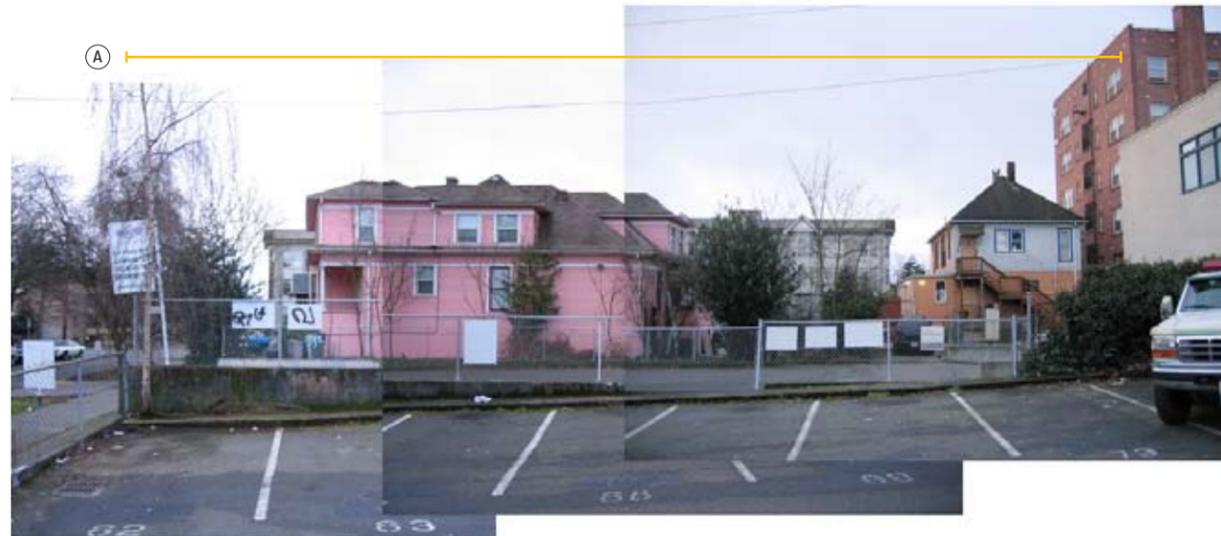
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View to East side of 10th Ave.

## Key Plan

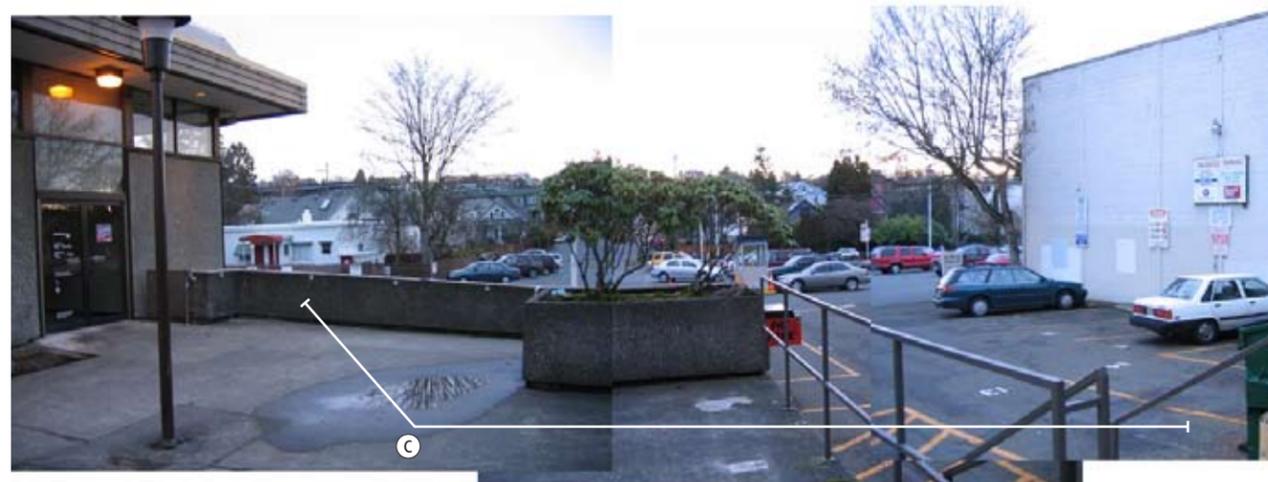




View looking South along property line

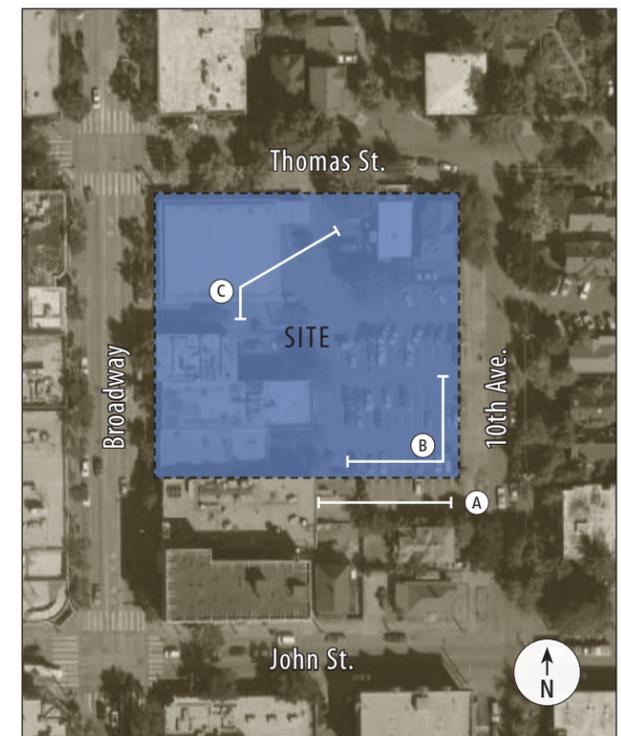


View of Site from SE



View of Site from NW

Key Plan





## A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

### Capitol Hill-specific supplemental guidance:

- Retain or increase the width of sidewalks
- Provide street trees with tree grates or in planter strips, using appropriate species to provide summer shade, winter light, and year-round visual interest
- Orient townhouse structures to provide pedestrian entrances to the sidewalk
- For buildings that span a block and “front” on two streets, each street frontage should receive individual and detailed site planning and architectural design treatments to complement the established streetscape character.
- New development in commercial zones should be sensitive to neighboring residential zones. While a design with a commercial character is appropriate along Broadway, compatibility with residential character should be emphasized along the other streets.

### Site Response:

- Locate vehicle entrances away from pedestrian zone along Broadway and Thomas
- Develop street frontage and architectural design treatments appropriate to each street frontage (Broadway, Thomas and 10th Ave)
- Commercial development along 10th Avenue should be sensitive to neighboring residential developments



## A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

### Capitol Hill-specific supplemental guidance:

- Provide for sidewalk retail opportunities and connections by allowing for the opening of the storefront to the street and displaying goods to the pedestrian
- Provide for outdoor eating and drinking opportunities on the sidewalk by allowing for opening the restaurant or cafe windows to the sidewalk and installing outdoor seating while maintaining pedestrian flow
- Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside; Do not block views into the interior spaces with the backs of shelving units or with posters

### Site Response:

- Design storefront for new commercial spaces to feature transparent glass at street level to encourage a visual dialog with the sidewalk environment and enhance the sense of activity along Broadway
- Provide wider sidewalks on Broadway and Thomas
- Design 10th avenue streetscape in anticipation of increased foot traffic associated with the nearby Light rail station



## A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

### Capitol Hill-specific supplemental guidance:

- Incorporate quasi-public open space with new residential development or redevelopment, with special focus on corner landscape treatments and courtyard entries
- Create substantial courtyard-style open space that is visually accessible to the public view
- Set back development where appropriate to preserve a view corridor
- Set back upper floors to provide solar access to the sidewalk and/or neighboring properties
- Mature street trees have a high value to the neighborhood and departures from development standards that an arborist determines would impair the health of a mature tree are discouraged
- Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer
- Use porous paving materials to minimize stormwater run-off

### Site Response:

- Provide visual connection to residential courtyard
- Provide semi-public open space connected to residential courtyard at main entry
- Provide semi-private transitional open space for ground-related residential units



## A-10 Corner Lots

Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from the corners.

### Capitol Hill-specific supplemental guidance:

- Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines
- Provide a prominent retail corner entry

### Site Response:

- Provide a prominent retail corner entry at the intersection of Broadway and Thomas
- Consider a recessed entry to extend the public space from the sidewalk



### B-1 Height, Bulk and Scale

Projects should be...sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

#### Capitol Hill-specific supplemental guidance:

- Break up building mass by incorporating different facade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern
- Consider existing views to downtown Seattle, the Space Needle, Elliott Bay and the Olympic Mountains, and incorporate site and building design features that may help to preserve those views from public rights-of-way
- Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year

#### Broadway-specific supplemental guidance:

- Help maintain and enhance the character of Broadway by designing new buildings to reflect the scale of existing buildings
- Masonry and terra cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials. The Broadway Market is an example of a development that blends well with its surroundings and includes a mixture of materials, including masonry.
- The pedestrian orientation of Broadway should be strengthened by designing to accommodate the presence or appearance of small store fronts that meet the sidewalk and where possible provide for an ample sidewalk.

#### Site Response:

- Develop building massing that creates a step in perceived height, bulk and scale between the site and the adjacent lowrise zone
- Break up the treatment of the façade to keep with the established development pattern



### C-3 Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve good human scale.

#### Capitol Hill-specific supplemental guidance:

- Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture
- Improve and support pedestrian-orientation by using components such as: non-reflective storefront windows and transoms; pedestrian-scaled awnings; architectural detailing on the first floor; and detailing on the roof line

#### Site Response:

- Use human scale materials to relate to the pedestrian environment
- Apply design elements consistent with the existing neighborhood character



### C-4 Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern or lend themselves to a high quality of detailing are encouraged.

#### Capitol Hill-specific supplemental guidance:

- Use wood shingles or board and batten siding on residential structures
- Avoid wood or metal siding materials on commercial structures
- Provide operable windows, especially on storefronts. Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terra cotta details, and concrete that incorporates texture and color.
- Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood.
- The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is discouraged, especially on ground level locations.

#### Site Response:

- Use materials that exhibit permanence and quality appropriate to the Capitol Hill Neighborhood
- Consider use of masonry and/or ceramic materials to fit within the existing material context along Broadway



## D-1 Pedestrian Open Spaces and Entrances

Convenient and attractive access to the building's entry should be provided to ensure comfort and security, paths and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

### Capitol Hill-specific supplemental guidance:

- Provide entryways that link the building to the surrounding landscape
- Create open spaces at street level that link to the open space of the sidewalk
- Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles
- Minimize the number of residential entrances on commercial streets where non-residential uses are required. Where residential entries and lobbies on commercial streets are unavoidable, minimize their impact to the retail vitality of commercial streetscape.

### Site Response:

- Provide main residential entry with exterior gathering steps that connect to residential courtyard at 10th Avenue
- Provide overhead weather protection along Broadway and Thomas



## D-12 Residential Entities & Transitions

For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

### Townhouse-specific supplemental guidance:

- Entrances with stoops are preferred because they provide semi-public/semi-private spaces, encourage activity in front of units, and reduce visibility into residential units
- Provide transitional spaces such as portals or arcades
- Provide paving of on-site walkways or entryways that is distinctive in color, pattern or texture
- Provide "surrounds" around entry doors using color, texture and material variation creates visual distinction for residential entries

### Site Response:

- Locate residential entries along Thomas and 10th Avenue, away from the primary commercial activity along Broadway
- Provide live/work units along 10th Avenue with setback to provide open space adjacent to the sidewalk and reflect the existing context along the east side of the street



## E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

### Site Response:

- Preserve trees along Thomas with wide setback (non considered exceptional - voluntary). Locate driveway to preserve mature trees.
- Design landscape screening for residential character along 10th Avenue



# SITE ANALYSIS: BROADWAY THEN & NOW



1 523 Broadway (under construction)



6 Newer mixed-use development @ the corner of Broadway and Pine



2 Broadway Central Market, circa 1934



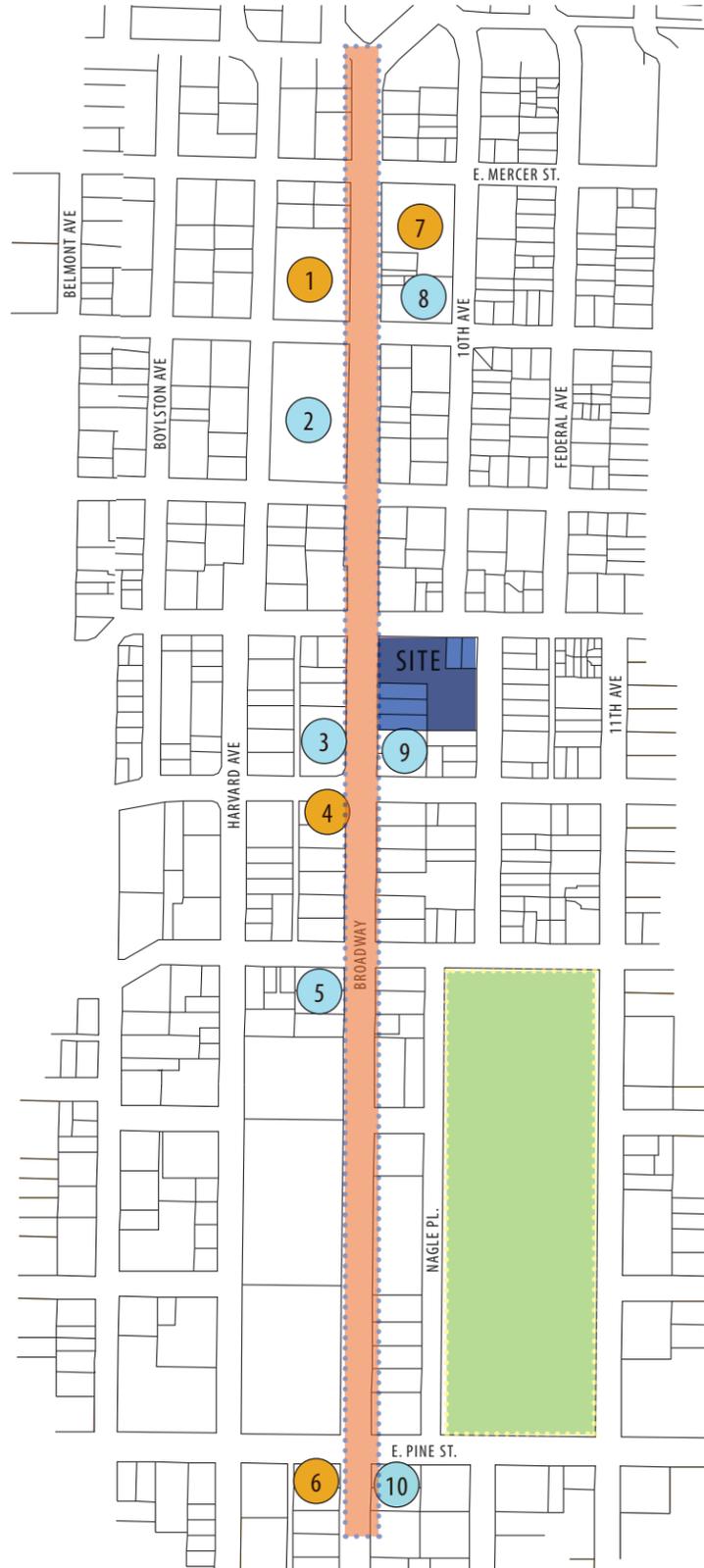
3 Broadway Theater, circa 1946, is now Rite Aid



4 Newer mixed-use development @ the corner of Broadway and Olive



5 Older, mixed-use building



7 Brix Condominiums

Historically, Broadway has acted as a social, commercial and civic 'hub' for the Capitol Hill neighborhood. Several buildings dating back to the early 20th century still remain in use.

In addition to maintaining the older building stock, Broadway is undergoing a rapid transformation as newer, higher density development replaces the less significant 1 and 2 story structures that populated the area in the latter half of the 20th century.



8 Pilgrim Church, circa 1929



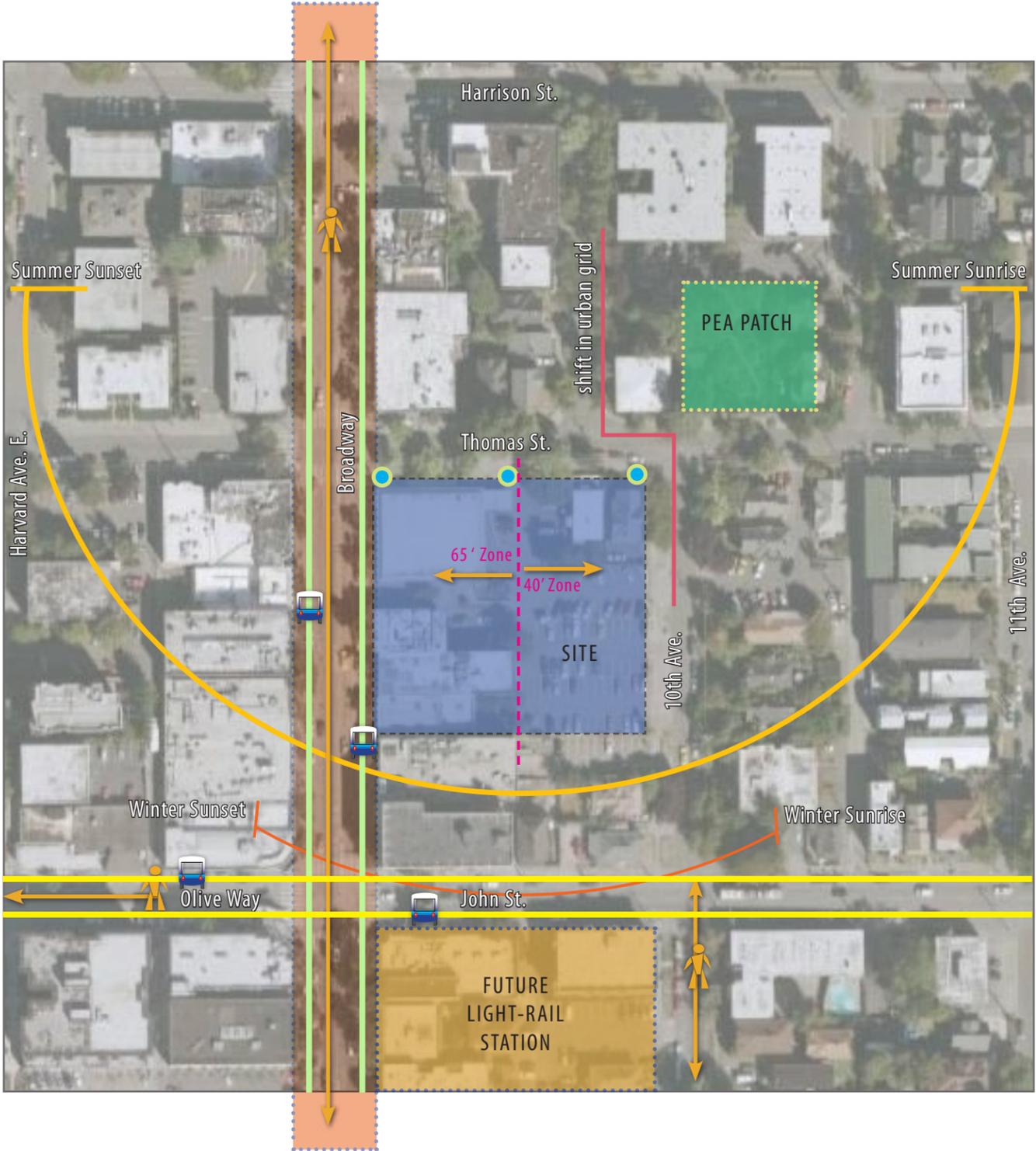
9 Older mixed-use building, corner of Broadway and E John Street



10 Booth Building as seen in 1920



Booth Building as seen today



**Site Constraints**

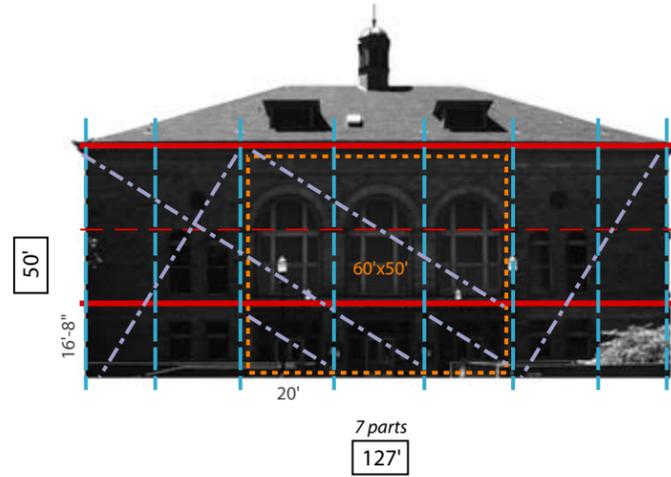
- Split height limit - 65' on west, 40' on east
- There are no alleys serving the site

**Site Opportunities**

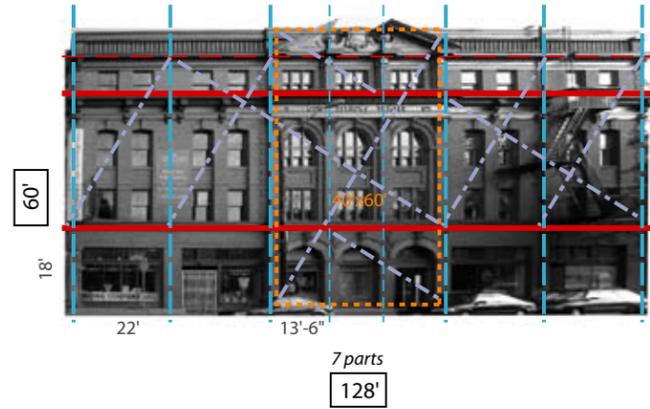
- Close proximity to the future light rail station.
- Nearby pea patch.
- Access to existing public transportation.
- Bus # 9,49,60
- Bus # 8,43
- Within walking distance of restaurants, shopping, grocery, and entertainment.
- 15 min walk to downtown.
- Convenient commute to the University of Washington, Seattle Central, Cornish School of the Arts, and Seattle University
- Solar access during summer & winter months

# CONTEXT ANALYSIS: PROPORTION STUDY

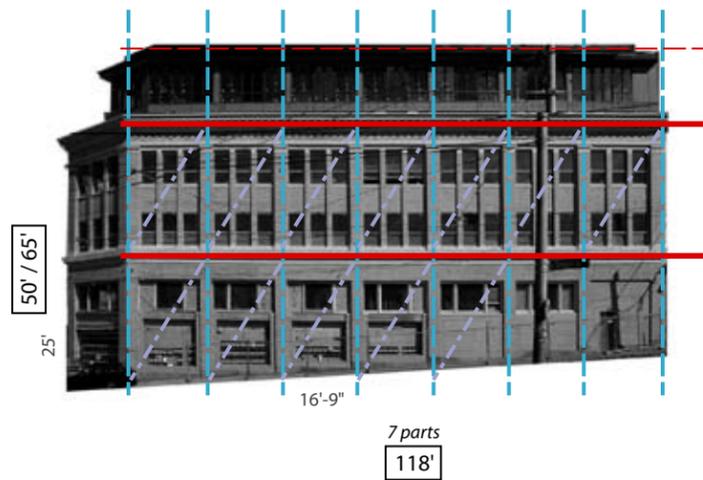
Broadway Performance Hall



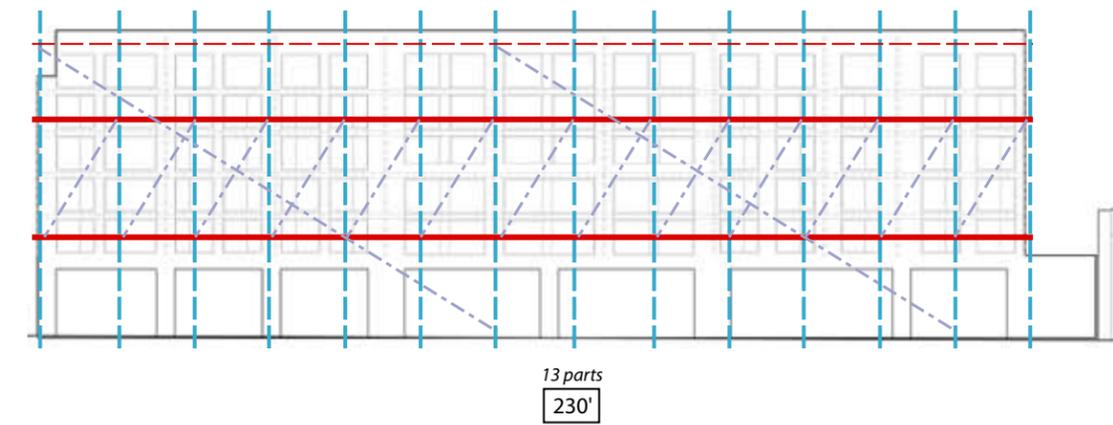
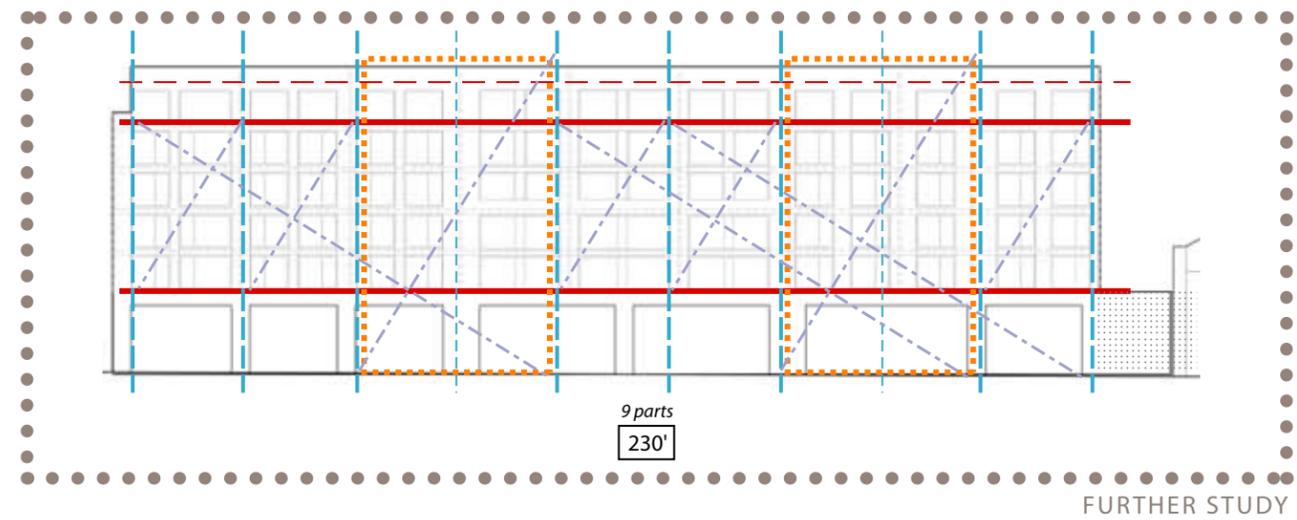
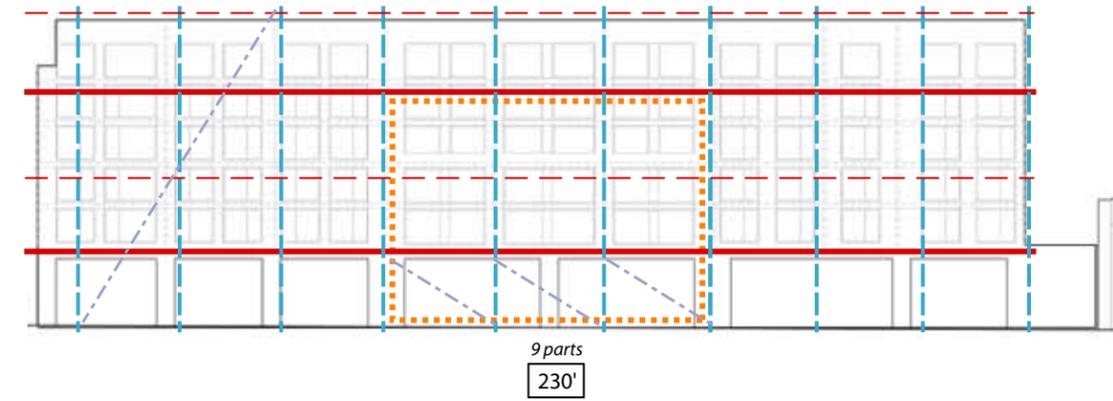
Odd Fellows Hall

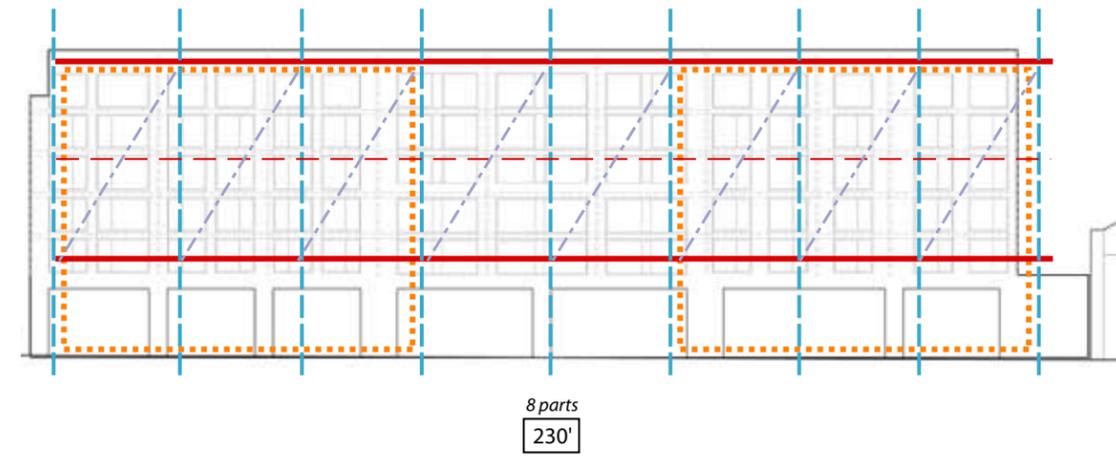
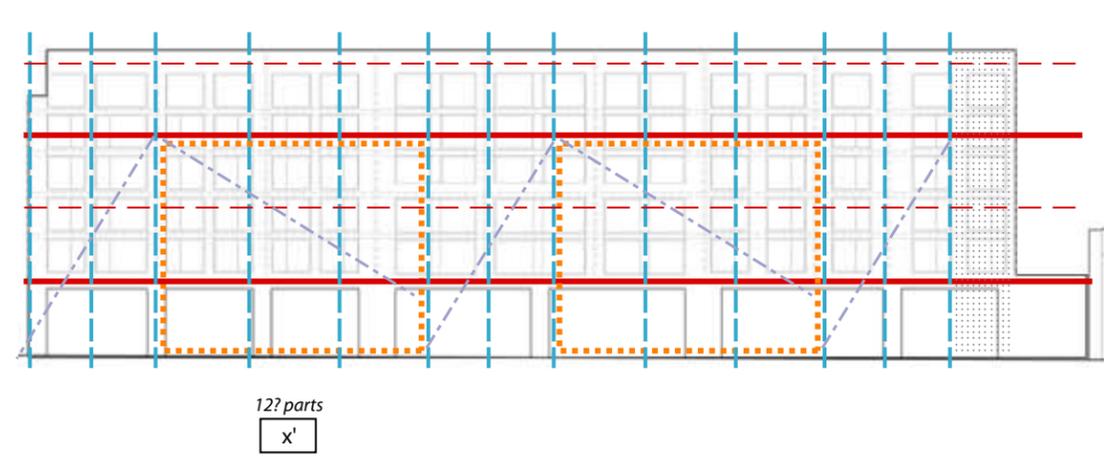


Trace Building



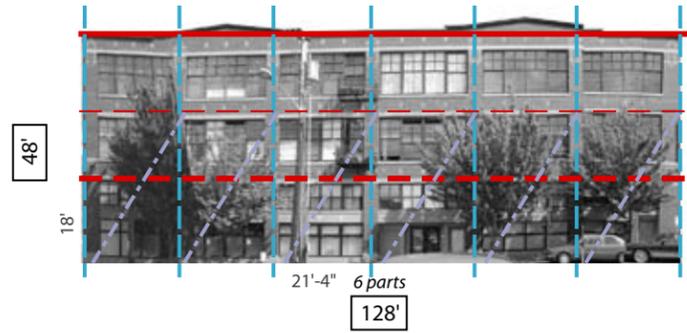
STUDY: APPLY PROPORTIONAL RELATIONSHIPS OF PRECEDENT TO PROJECT FACADE



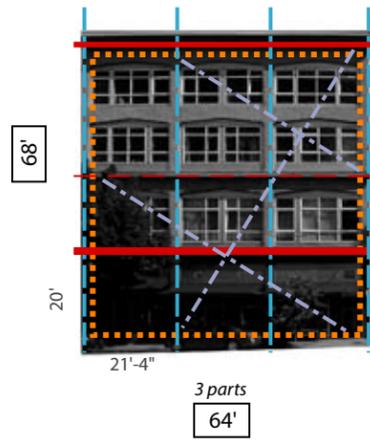


# CONTEXT ANALYSIS: PROPORTION STUDY

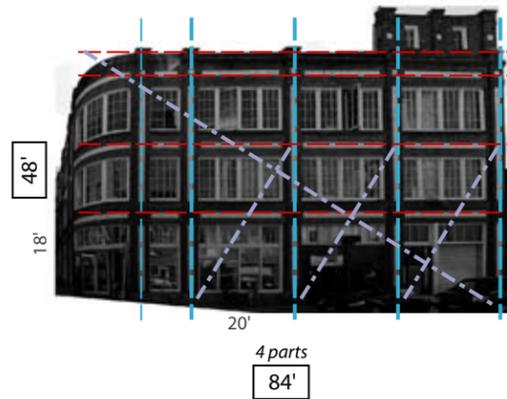
Union Art Co-op



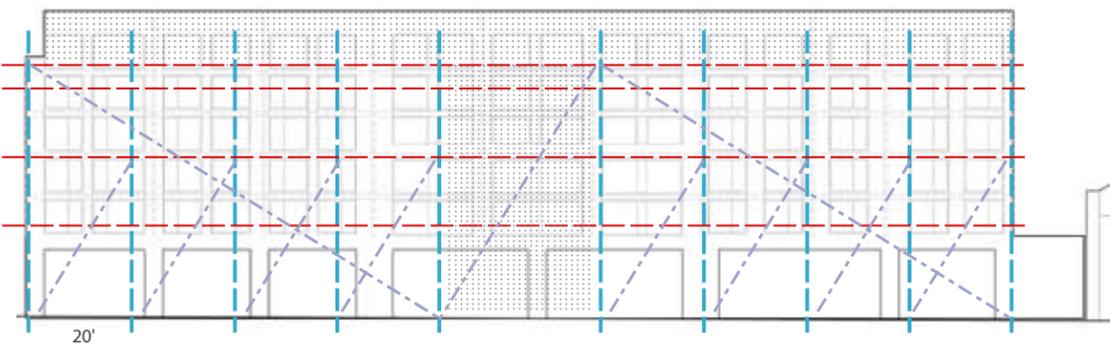
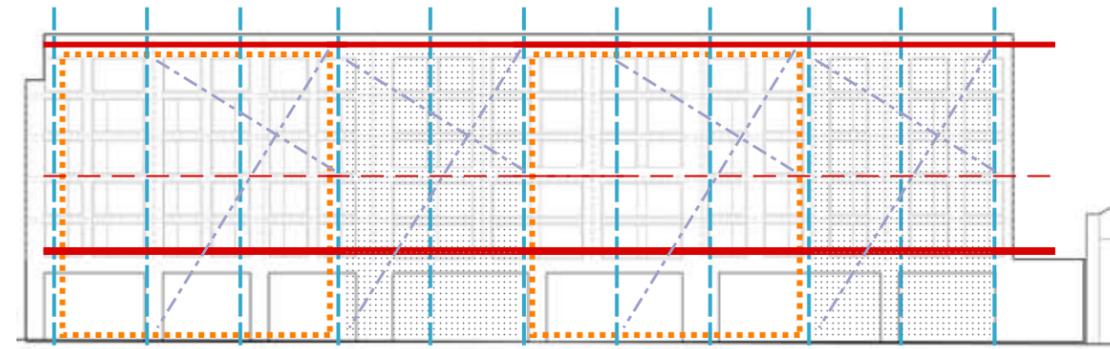
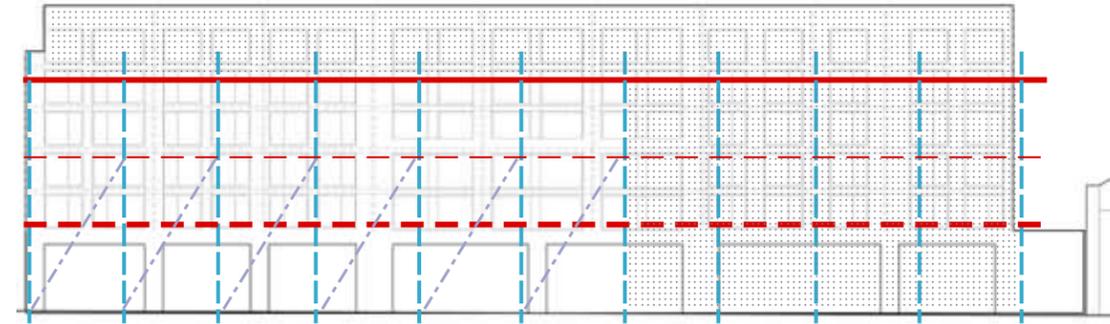
Monique Lofts



Lieback Garage

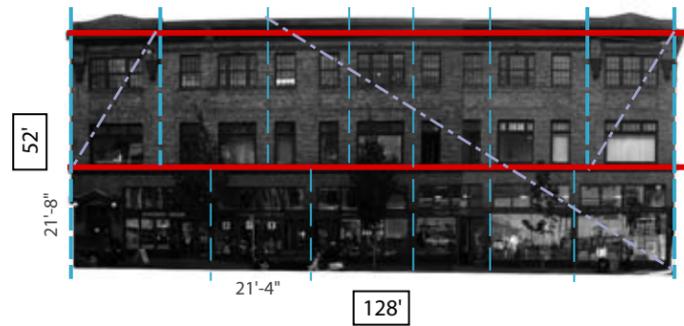


STUDY: APPLY PROPORTIONAL RELATIONSHIPS OF PRECEDENT TO PROJECT FACADE





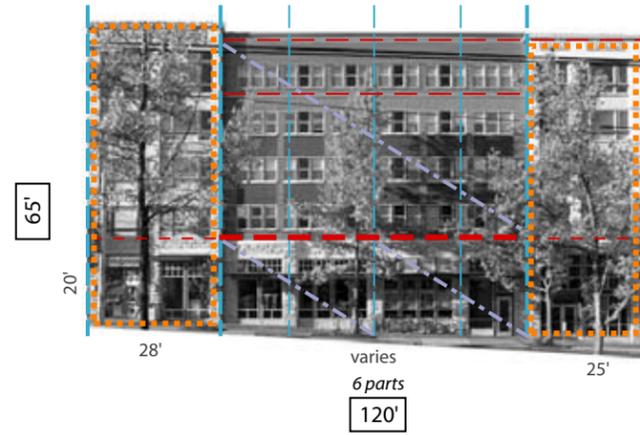
Broadway & Pike Building



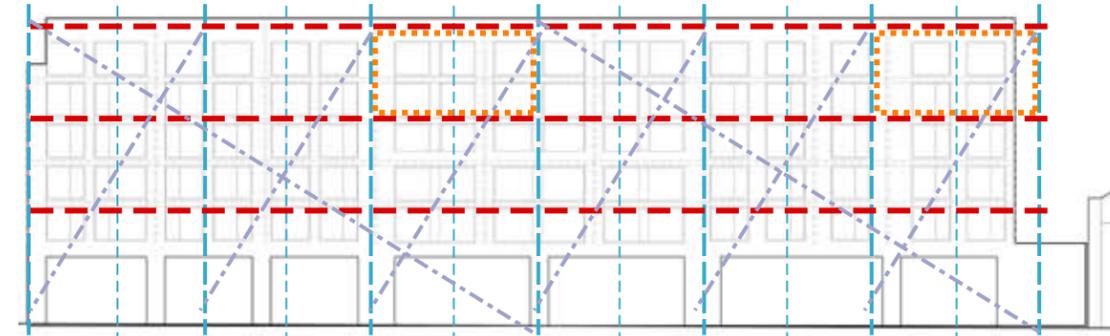
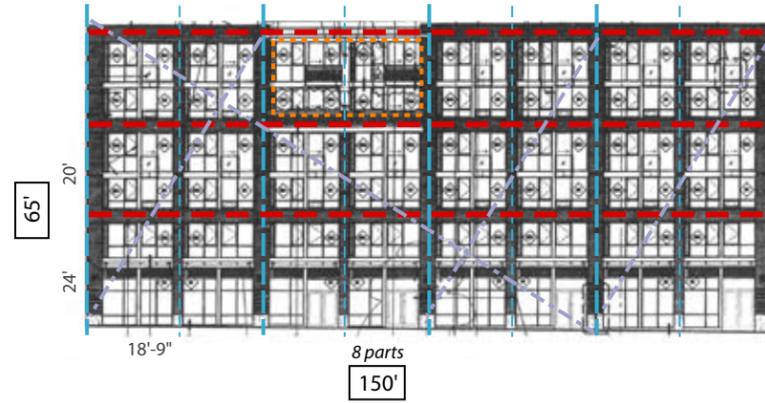
# CONTEXT ANALYSIS: PROPORTION STUDY

STUDY: APPLY PROPORTIONAL RELATIONSHIPS OF PRECEDENT TO PROJECT FACADE

Broadway Crossing

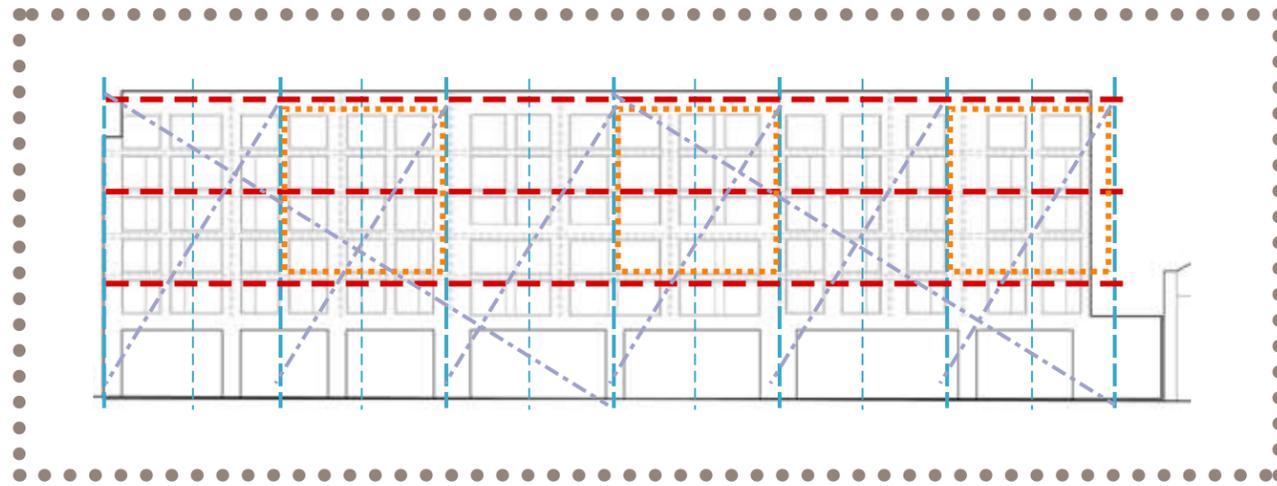
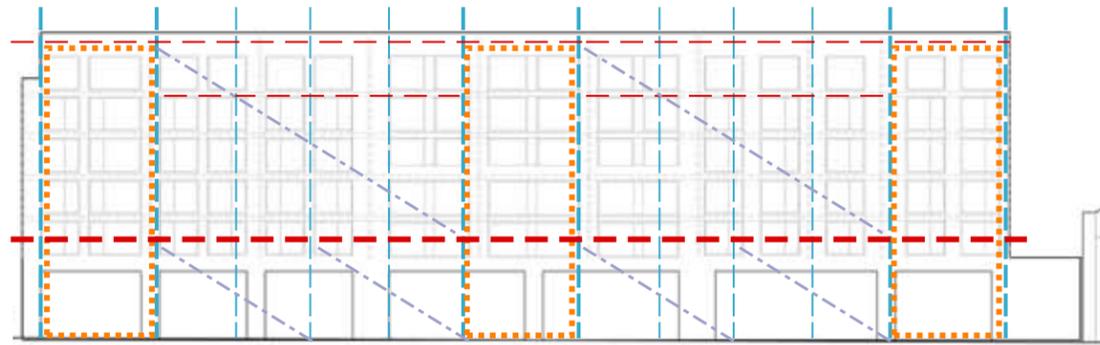


Brix Condos

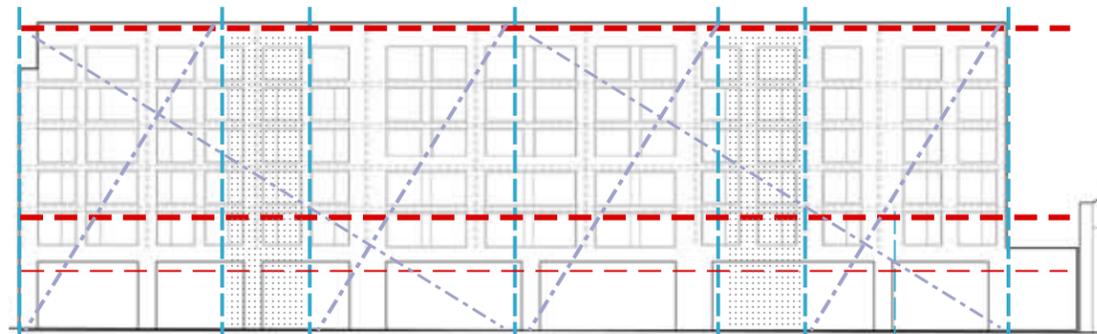


Joule Apartments





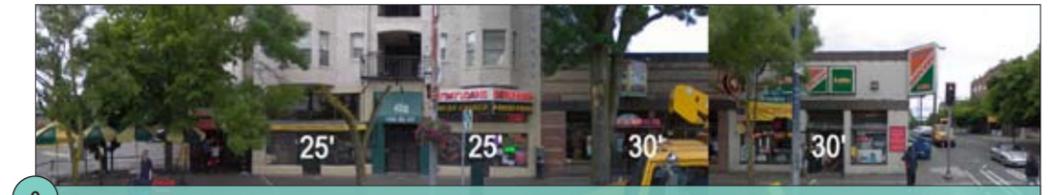
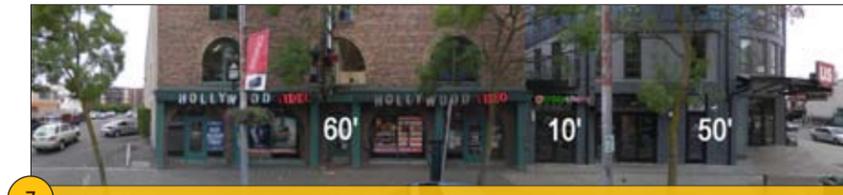
FURTHER STUDY





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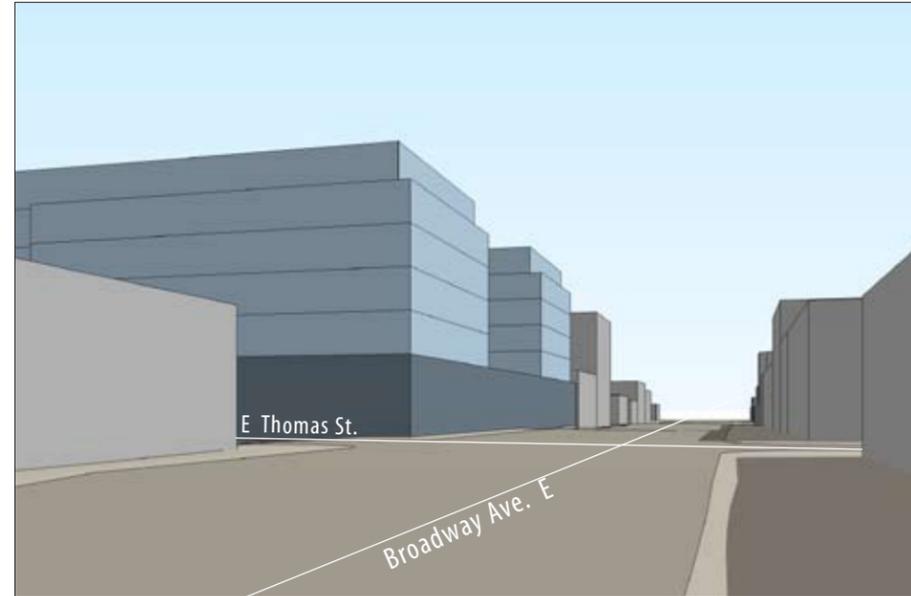
# CONTEXT ANALYSIS: RETAIL STOREFRONT SCALE ALONG BROADWAY



# ARCHITECTURAL CONCEPTS: OPTION A

- DOUBLE COURTYARD SCHEME -- provide two smaller courtyards. Broadway portion of building would be divided into 2 masses
- Provide higher massing along Broadway, lower massing along 10th Avenue to transition to Lowrise zone
- Provide retail use along Broadway, transition to quieter office use along Thomas and ground-related residential use along 10th Avenue
- Less cohesive urban form, with scale of massing broken down into smaller parts
- Less opportunity to reduce massing along 10th Avenue to maintain same number of units
- Raised courtyard that faces Broadway will present acoustic issues due to reflected sound

View from NW



View from SW



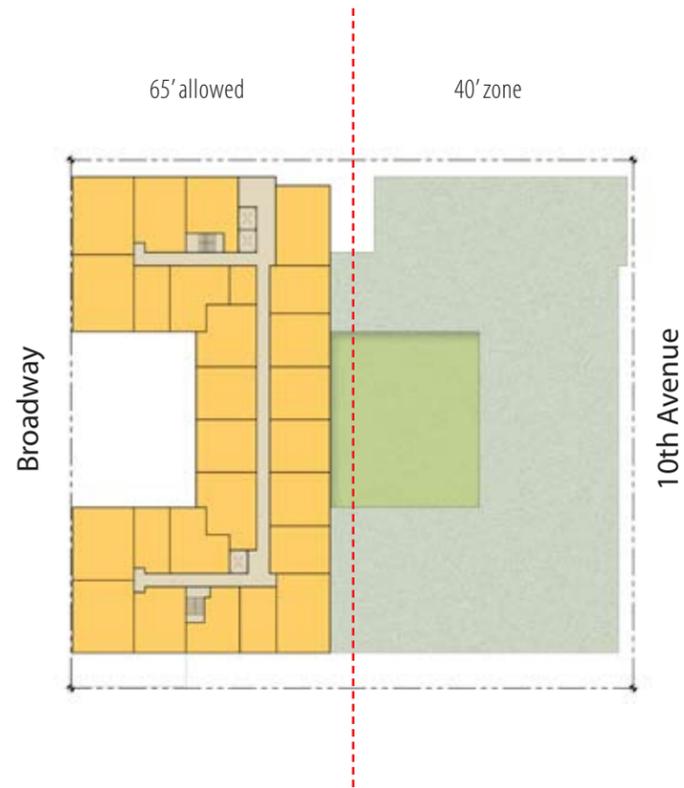
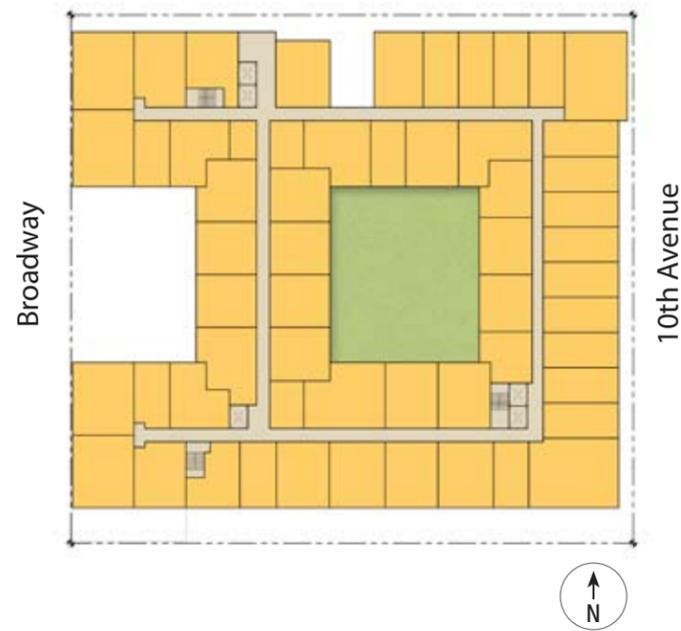
View from SE



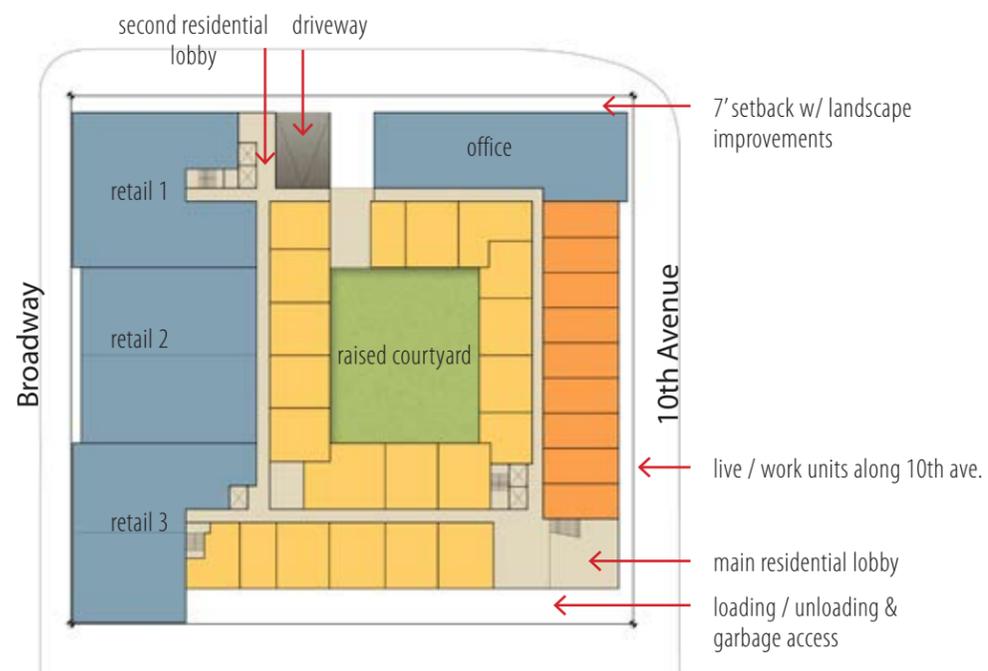
View From NE



Option A: Floor Plans - Upper Levels



Option A: Floor Plans - Ground Level



# ARCHITECTURAL CONCEPTS: OPTION B

- 10TH AVENUE SETBACK SCHEME -- provide setback of entire building massing from 10th Avenue
- Provide higher massing along Broadway, lower massing along 10th Avenue to transition to Lowrise zone
- Provide retail use along Broadway, transition to quieter office use along Thomas and ground-related residential use along 10th Avenue
- Open space at grade provided at 10th Avenue / Thomas
- Less cohesive urban form, with scale of massing broken down into smaller parts
- Eroded massing at corner creates ill-defined corner at urban grid shift
- Setback is not congruent with likely new development along 10th Avenue due to increased pedestrian traffic to/from Light Rail Station
- Smaller interior courtyard provides less daylighting

View from NW



View from SW



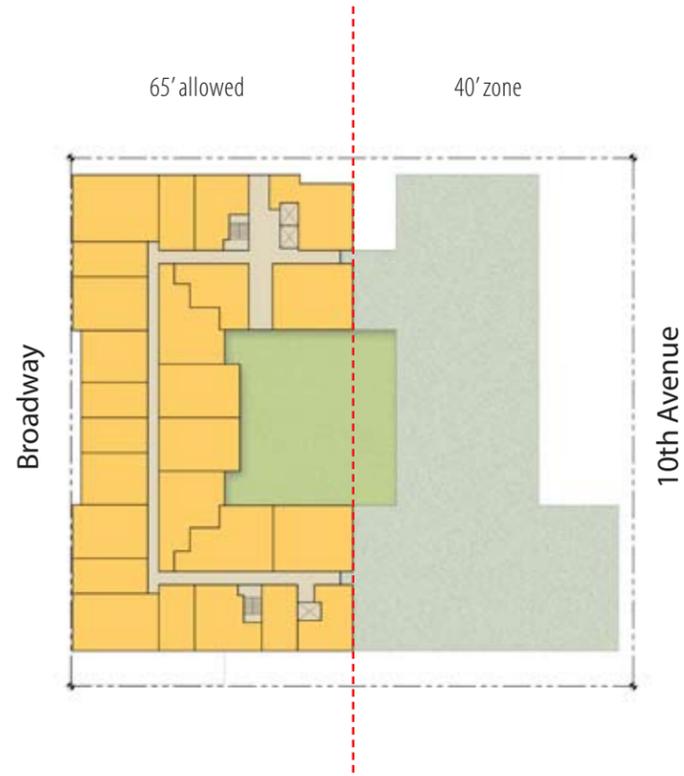
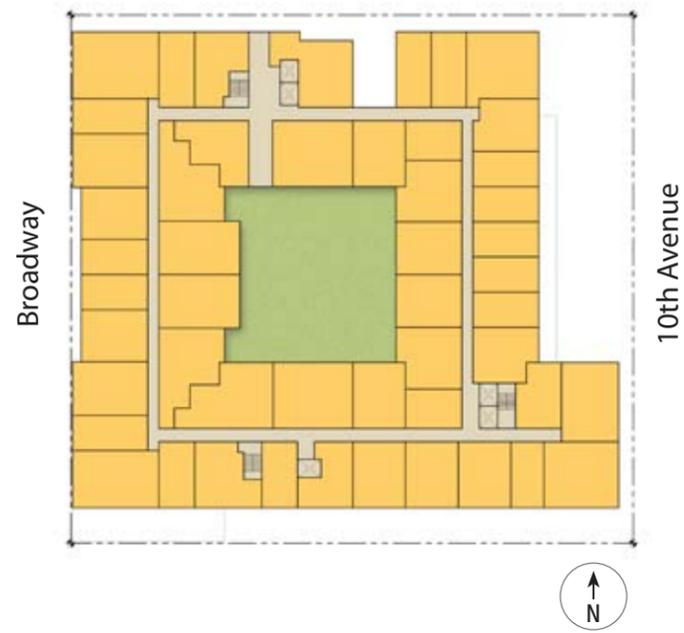
View from SE



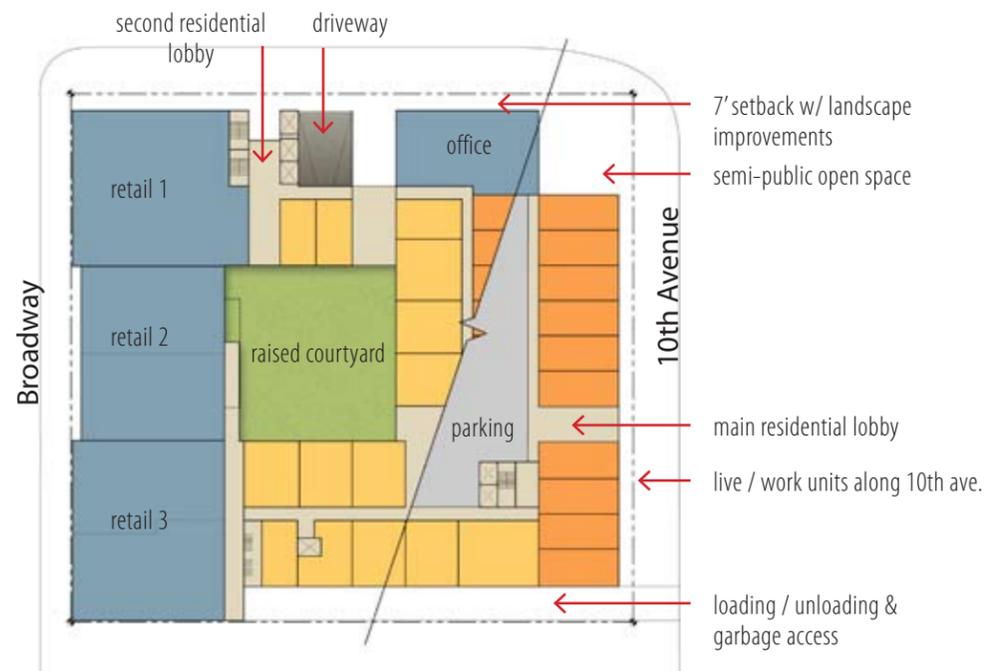
View From NE



Option B: Floor Plans - Upper Levels



Option B: Floor Plans - Ground Level



# ARCHITECTURAL CONCEPTS: OPTION C - PREFERRED

- COURTYARD SCHEME -- provide maximum size interior courtyard for successful residential open space with maximum daylighting and strong visual connections from the pedestrian realm
- Provide higher massing along Broadway, lower massing along 10th Avenue to transition to Lowrise zone
- Provide retail use along Broadway, transition to quieter office use along Thomas and ground-related residential use along 10th Avenue
- Provide major residential entry and open smaller courtyard along 10th Avenue, in response to smaller-scale residential development
- Provide overall strong cohesive urban form, with potential to study upper level setback

View from NW



View from SW



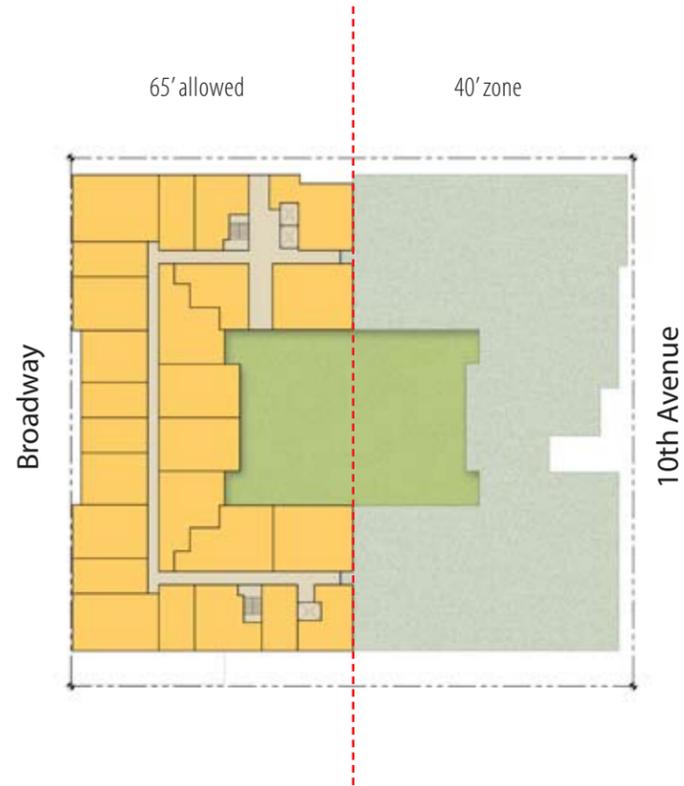
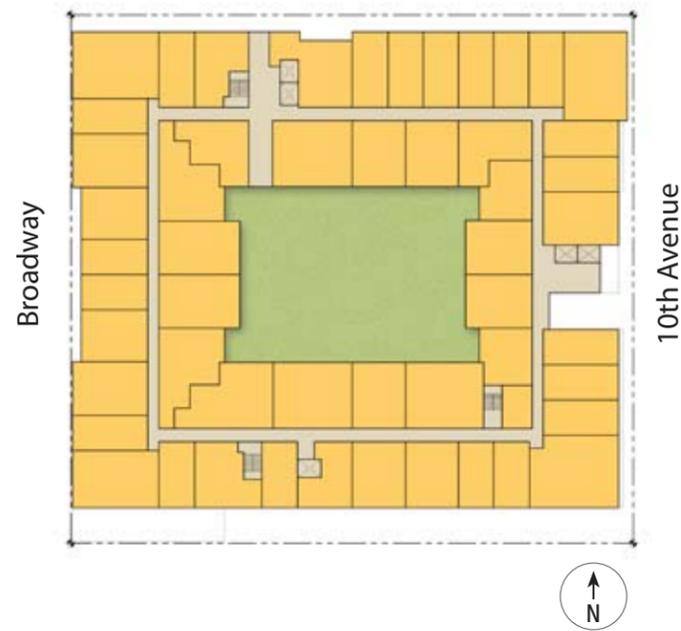
View from SE



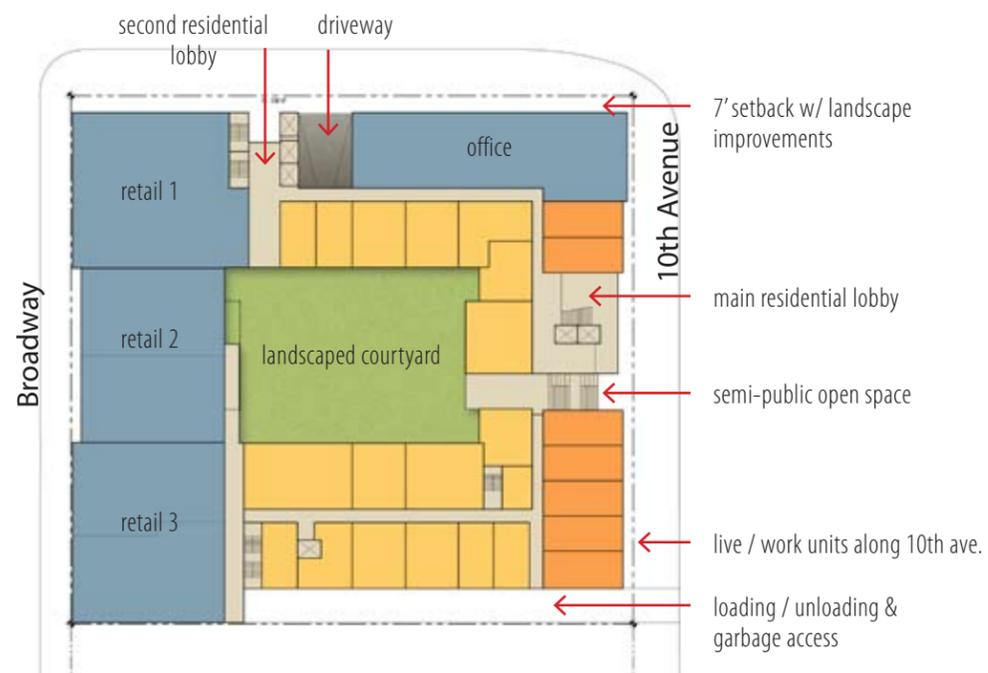
View From NE



Option C: Floor Plans - Upper Levels



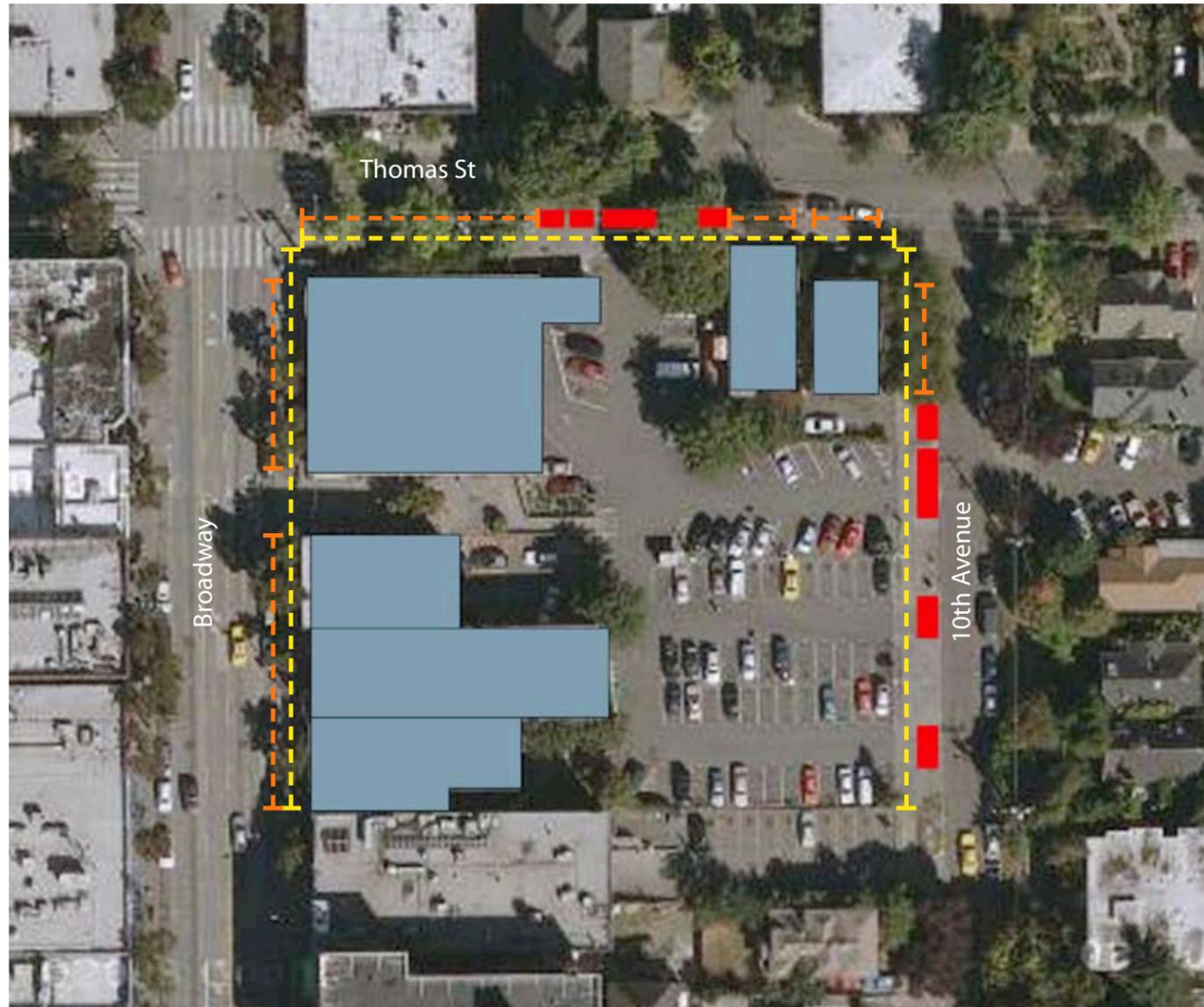
Option C: Floor Plans - Ground Level



# PREFERRED OPTION: SITE PLAN



Existing Conditions



	Lot Frontage	Building Frontage	
West	240'	196'	82%
North	256'	144'	56%
East	240'	44'	18%
	736'	384'	52%

Curb Cuts = 8

Proposed Conditions

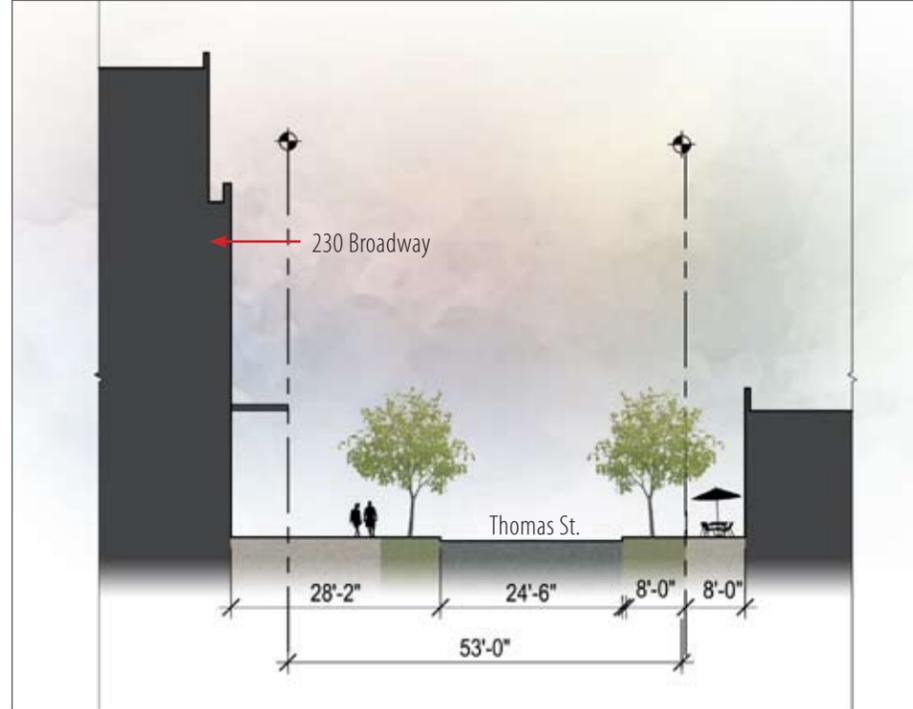


	Lot Frontage	Building Frontage	Pedestrian Frontage	
West	240'	232'	97%	232'
North	256'	253'	99%	229'
East	240'	216'	90%	216'
	736'	701'	95%	667'

Curb Cuts = 2

# PREFERRED OPTION: STREET SECTIONS

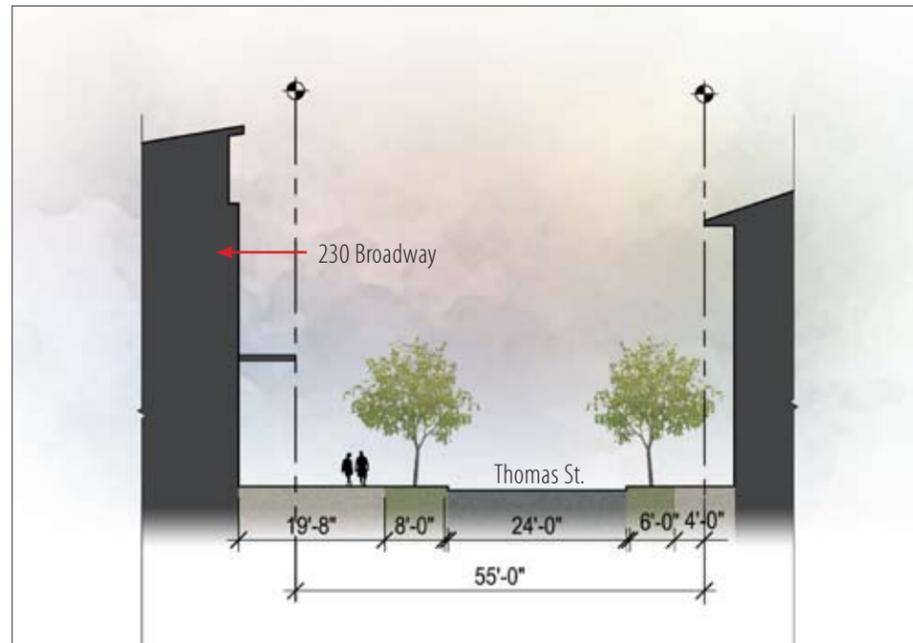
Section through Thomas St. 1



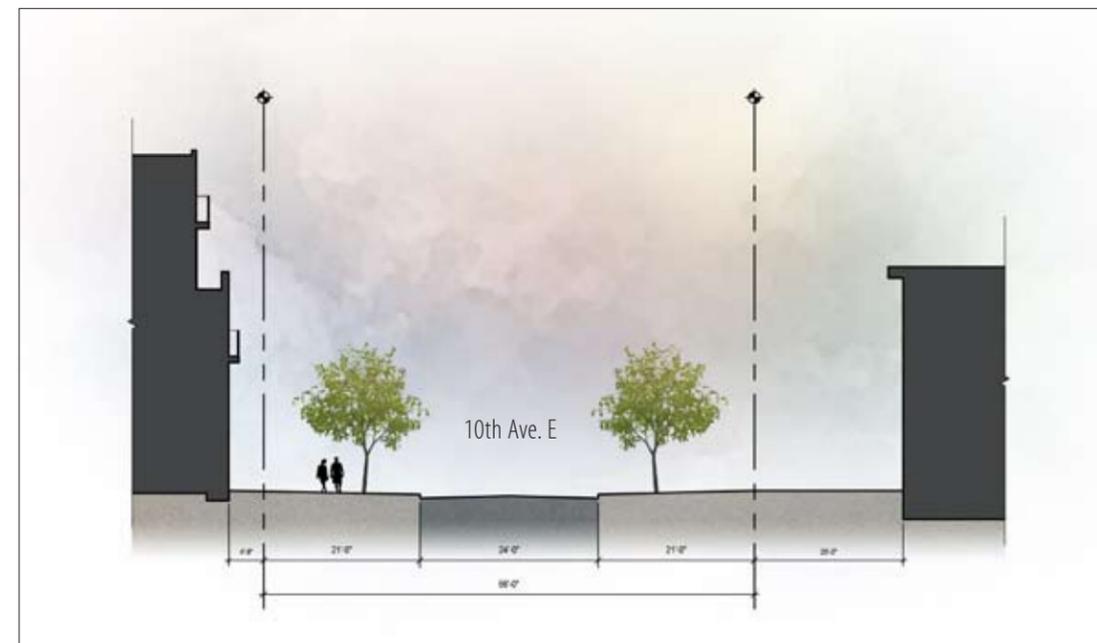
Section through Broadway E



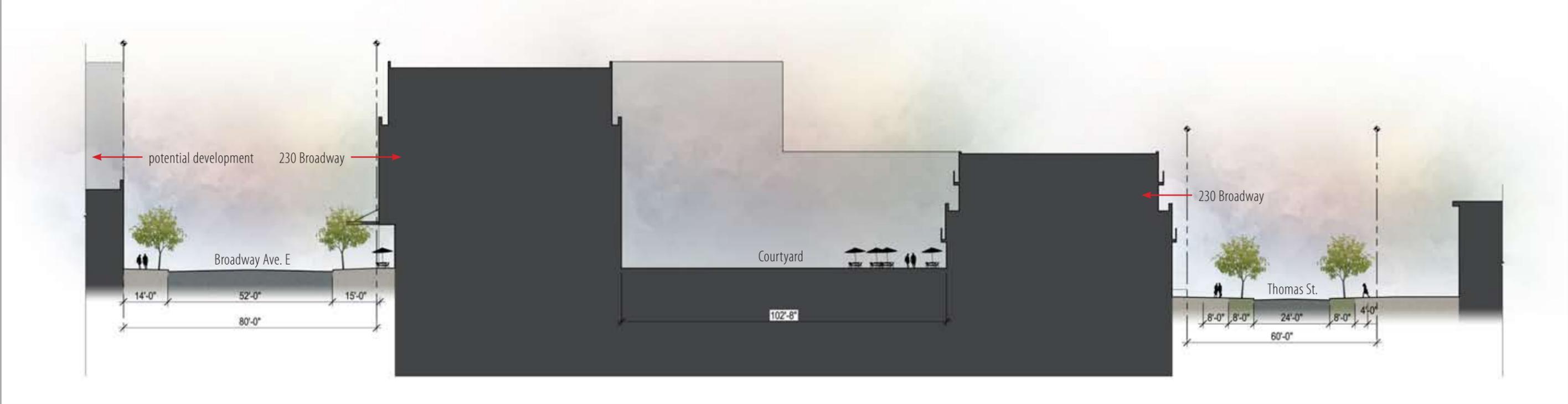
Section through Thomas St. 2



Section through 10th Ave. E

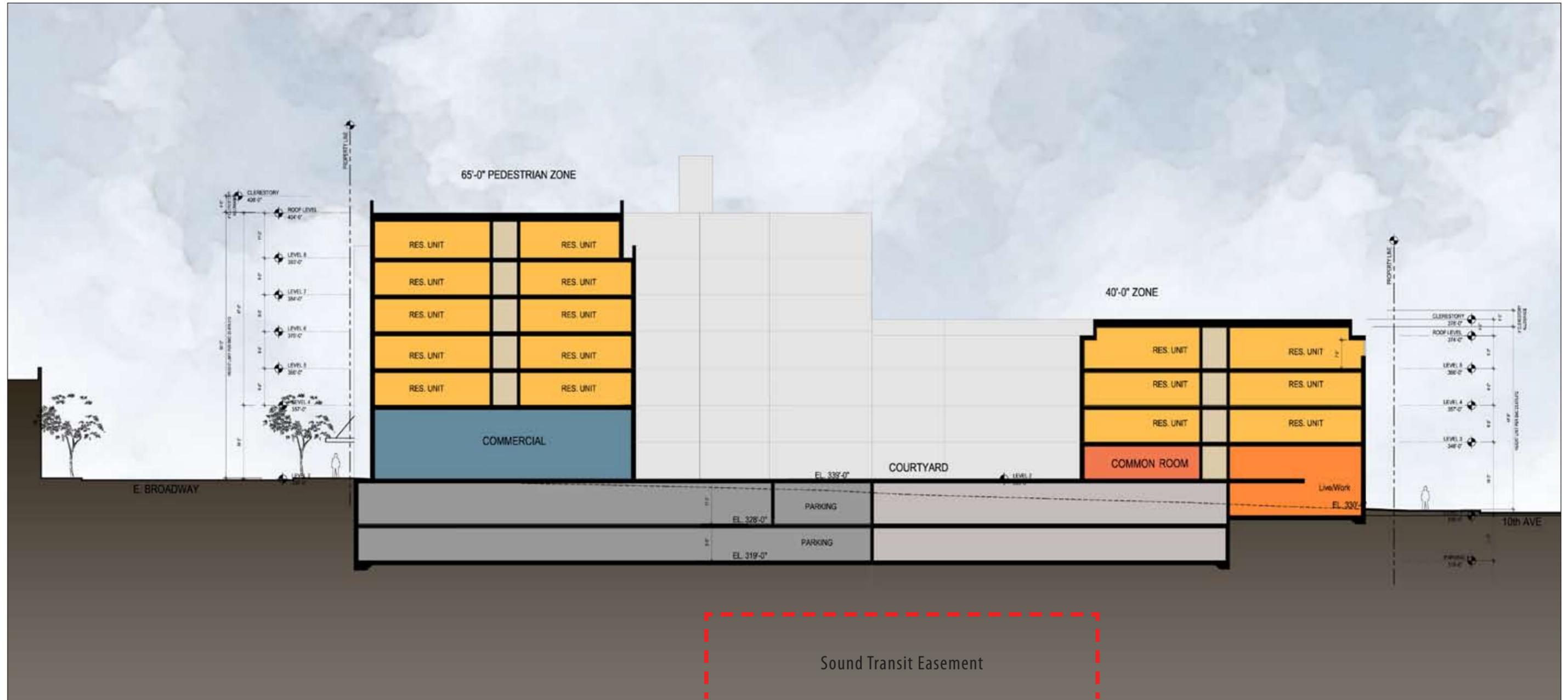


Composite Section through Broadway E / Courtyard / Thomas St. (smaller scale)



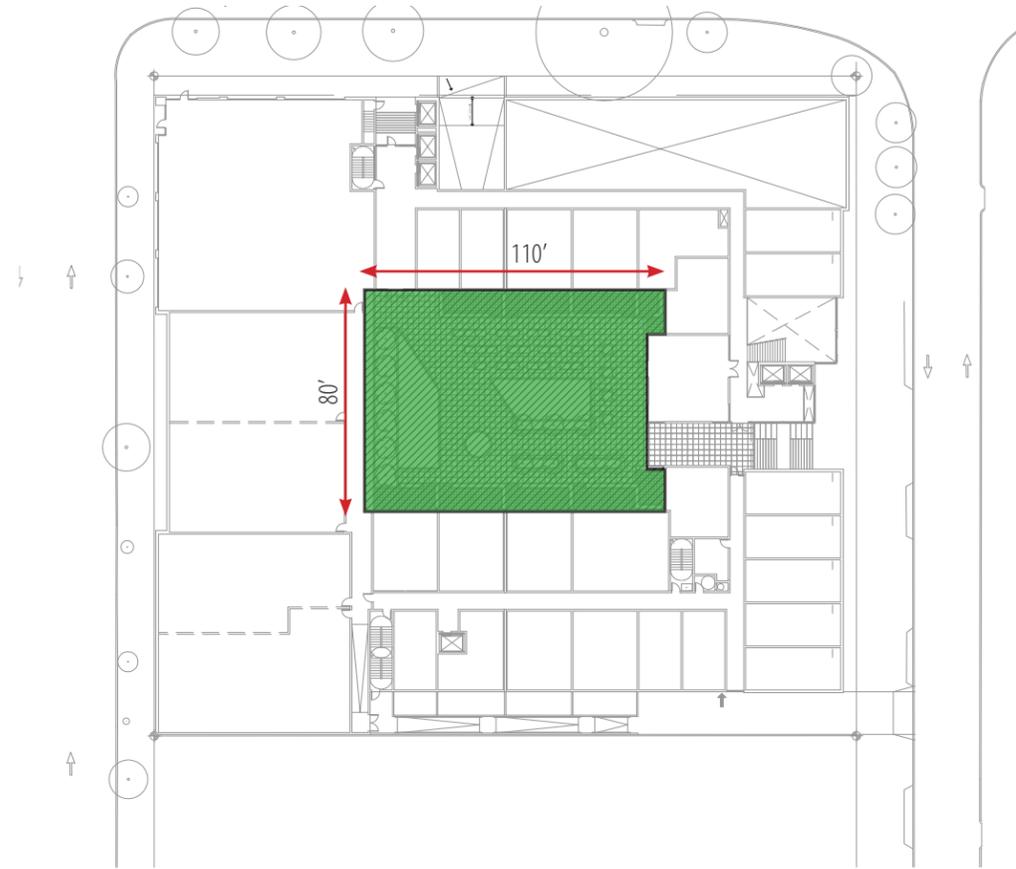


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# PREFERRED OPTION: COURTYARD COMPARISON

Courtyard in Plan



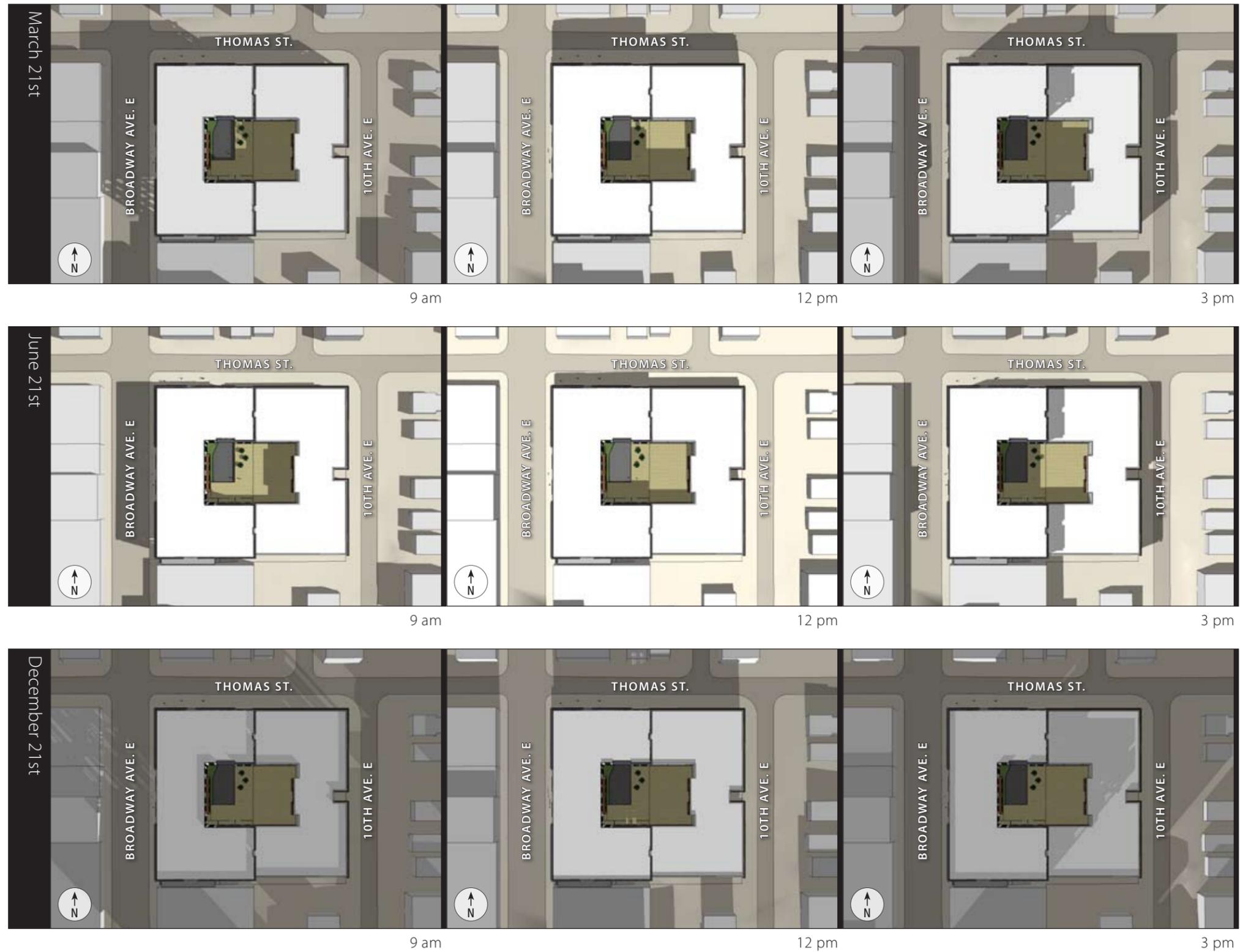
Baseball Diamond



Odd Fellows Hall



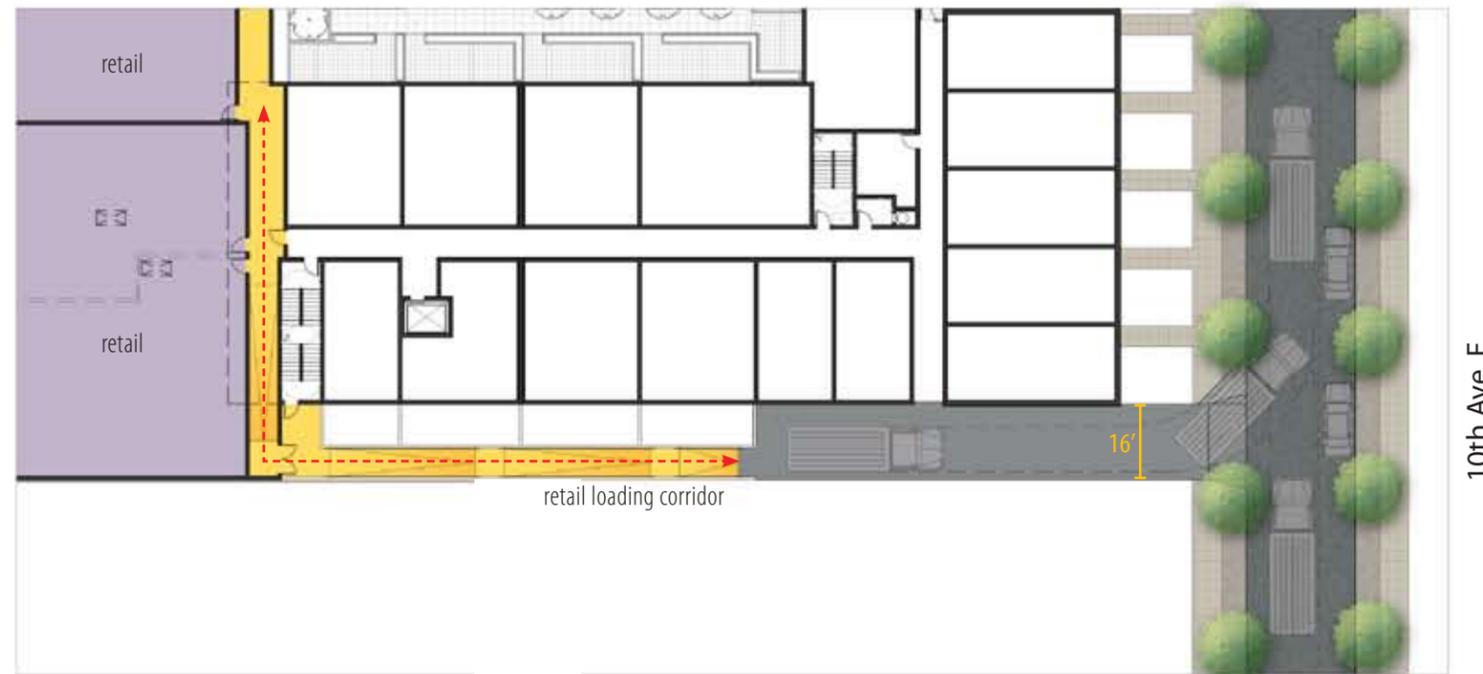
Thomas St. Gardens



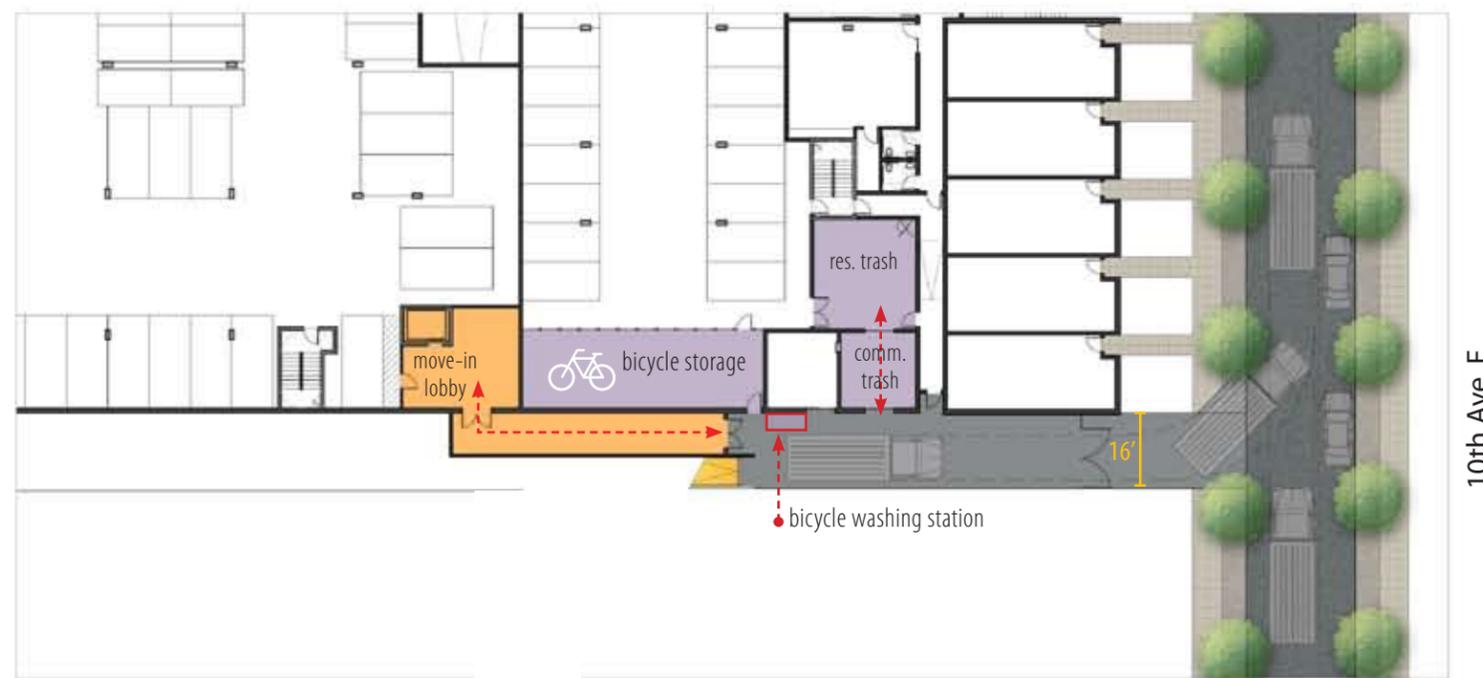
# PREFERRED OPTION: BROADWAY STOREFRONT DIAGRAM



Commercial Loading at Level 1



Residential Loading and Trash Access at Level P1



# PREFERRED OPTION: VIGNETTES

Retail Space on Broadway



Broadway and Thomas



10th and Thomas



Residential Entry on 10th



View of Courtyard from Steps



View of Courtyard from Multipurpose Community Room

