CASCADIA HOLDINGS, LLC

LAKEUNIONPARTNERS
Seattle

WEBER THOMPSON GRAPHIC PRESENTATION

Presentation to City of Seattle
DESIGN REVIEW BOARD — RECOMMENDATION MEETING

DPD # 3010926

2030 8th Avenue

June 22, 2010

WEBER THOMPSON

CONTENTS

2030 8TH AVENUE introduces 348 residential units to the Denny Triangle neighborhood of downtown Seattle. The project includes 331 parking stalls, nearly 80% of which will be below grade. For the residents, a large common area rooftop terrace and amenities will provide additional living space, and a way to meet and socialize with neighbors and friends. The building will also provide two ground-floor retail spaces, including a potential restaurant location on the highly visible corner where 8th Avenue meets Lenora Street and Westlake Avenue.

From a minimal 120' x 128' site a 400' tower will rise. A sleek, contemporary, curtainwall system will drape an interior concrete frame giving shape to urban sculpture. Mechanical and other building systems will be concealed with a sculpted top rising an additional 40' from the rooftop.

With such a small footprint, attention to base sculpting will be critical to connecting the tower to the ground without creating a tower that simply sits atop a podium. Likewise, the base massing and architecture should improve the pedestrian experience, and respond to the Lenora green street.

Residents of 2030 8th Avenue will support the City's goals for more residential density downtown, which in turn provides support for local small shops and services. With the emerging South Lake Union / Denny Triangle employment center within walking distance, and the streetcar connection to the bus tunnel/light rail, this project is truly pedestrian and transit friendly which will be one of several strategies employed to achieve LEED Silver Certification.

ZONING INFORMATION

ADDRESS: 2030 8th Avenue

OVERLAY DISTRICT: Denny Triangle

MAP 1A ZONING: DMC 240 / 290-400

MAP 1B STREET CLASSIFICATIONS: Lenora = Green Street, 8th Avenue = Minor Arterial

MAP 1C SIDEWALK WIDTHS: Lenora = Variable, 8th Avenue = 15’

MAP 1F PEDESTRIAN STREET CLASSIFICATIONS: Lenora = Green Street
8th Avenue = Class 1

MAP 1G STREET LEVEL USES: Lenora = None
8th Avenue = Required

REQUIRED SITE SETBACKS: 3’-0” Property Line Setback on 8th Avenue, 15’-0” Building Setback above 45’-0” along Lenora, Above grade easement restricting development above vacated alley.

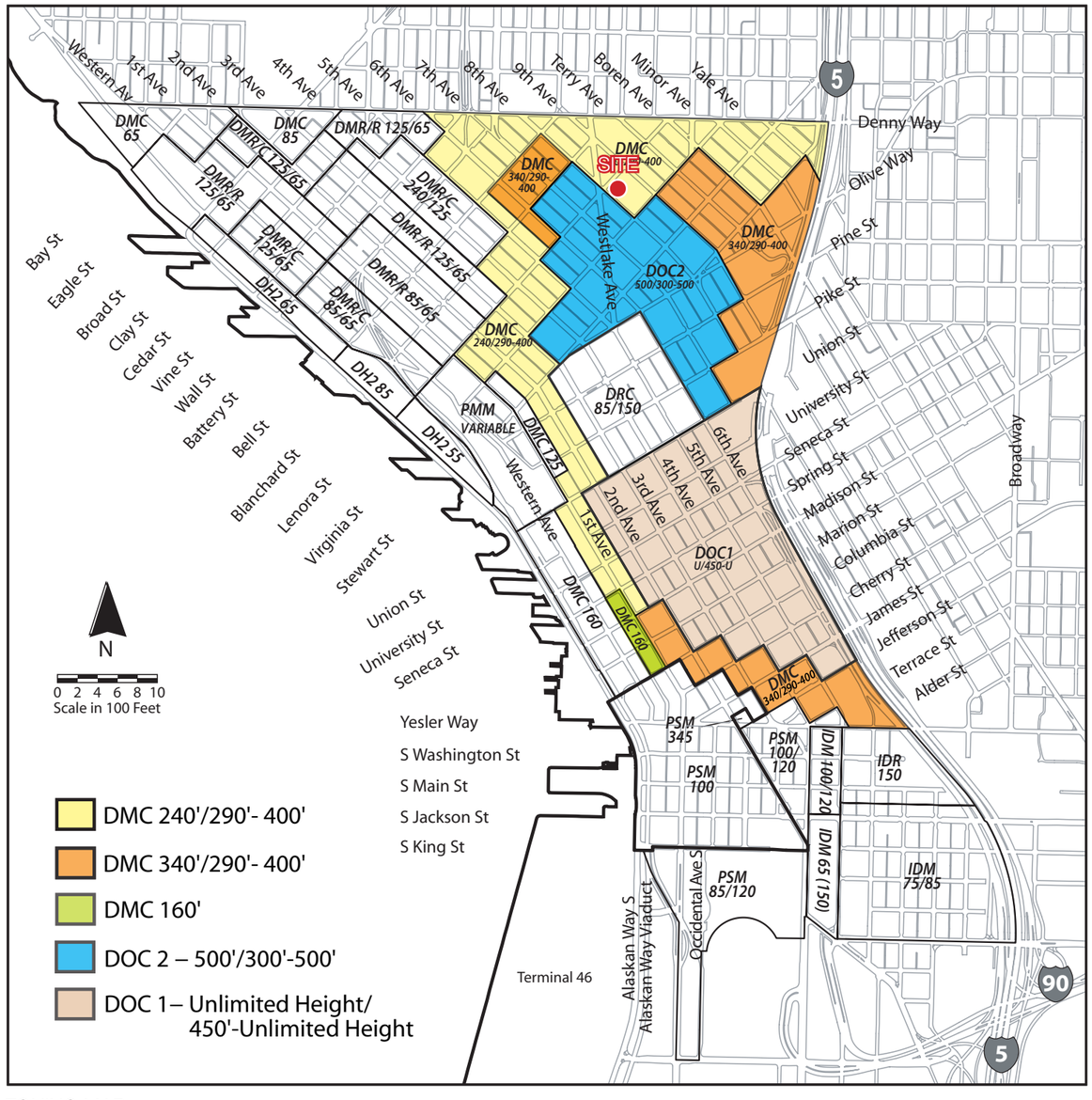
ALLOWABLE HEIGHT LIMITS: 400’ (+10% additional height for mechanical uses and screening)

MAXIMUM FLOORPLATE: 100% Coverage allowed to 85’ (after site setbacks), 11,500 gsf max above 85’, 10,700 gsf average above 85’.

FAÇADE WIDTH: 80% of site width for sites equal to or under 120’ wide. 80% of our site (120’ wide) = 96’-0”. Greater than 80% width requires 15’-0” setback for 50% of site width. If our building is wider than 80% of the site, a 15’-0” setback is required after 60’-0” of façade width.

REQUESTED DEVELOPMENT DEPARTURES:

- **DEPARTURE #1:** Maximum Tower Width
- **DEPARTURE #2:** Street Level Use
- **DEPARTURE #3:** Upper Level Setback on Green Street
- **DEPARTURE #4:** Structural Overhang
- **DEPARTURE #5:** Overhead Weather Protection



ZONING MAP

PROJECT STATISTICS:

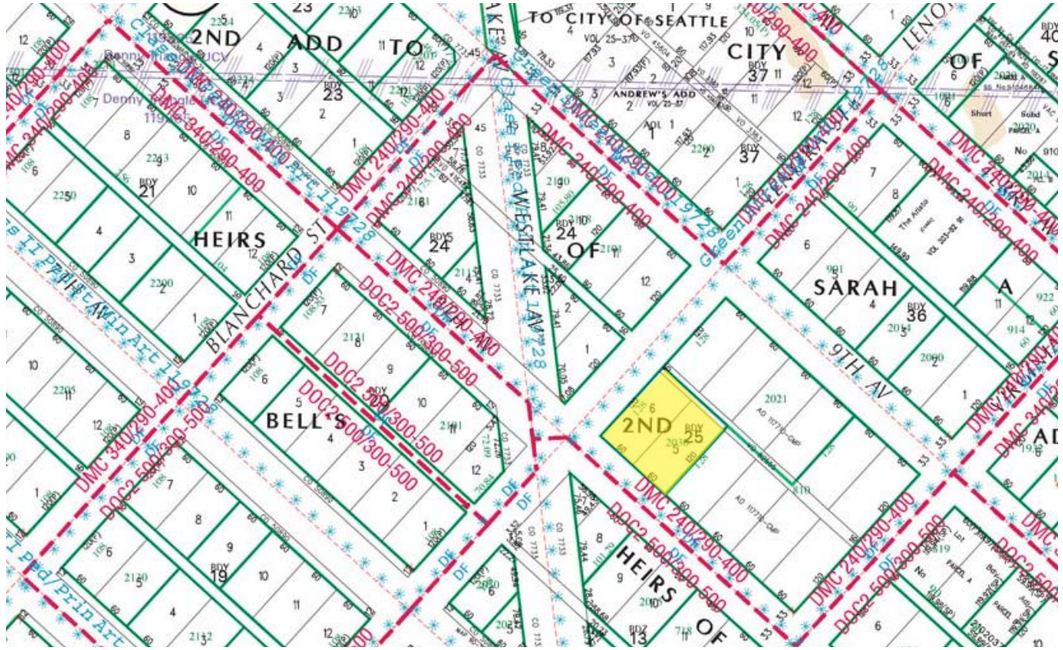
NUMBER OF FLOORS AND FLOOR AREA (SF):

	Floors	Area (approx.)
Lobby/Retail/BOH	1	12,751 sf
Apartment Admin	1	2,218 sf
Parking (3 above grade, 7 below grade)	10	35,180 sf
Storage / Residential	3	35,409 sf
Residential	31	331,746 sf
Amenity	1	7,885 sf

NUMBER OF RESIDENTIAL UNITS: 348 (D.U. approx.)

NUMBER OF PARKING STALLS: 331 (.95/Unit)

RETAIL: Space 1 = 3,055 sf
Space 2 = 452 sf



ZONING MAP

SITE STATISTICS:

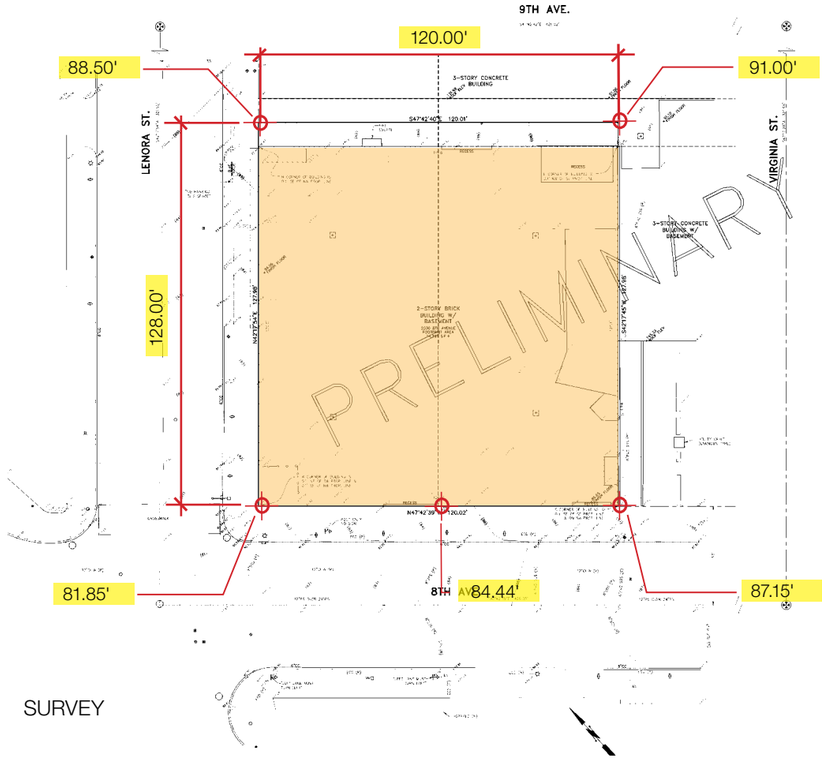
ROW CHARACTERISTICS:

8th Avenue:
- N-S 2-way street
- Class 1 Pedestrian / Minor Arterial
- ROW 66’ with a roadway of 44’
- Map 1C requires 15’ sidewalks
- Existing Sidewalks are 12’

Lenora Street:
- E-W 2-way street
- Green Street

Westlake Avenue:
- N-S 2-way street w/ trolley
- Class 1 Pedestrian / Principal Arterial
- ROW 90’

TOPOGRAPHY: The West corner of the site is approximately 10’ below the East corner of the site. These two points represent the low and high points on the site respectively. The site rises from the West corner in both the Southwest (along 8th) and Northeast (along Lenora) directions by 6 and 4 feet respectively. The alley rises approximately 6’ from Lenora street to the East corner of the site.



SURVEY

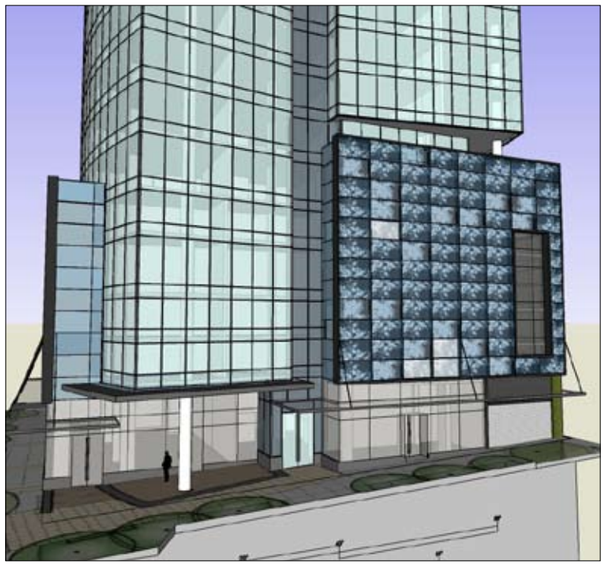
KEY

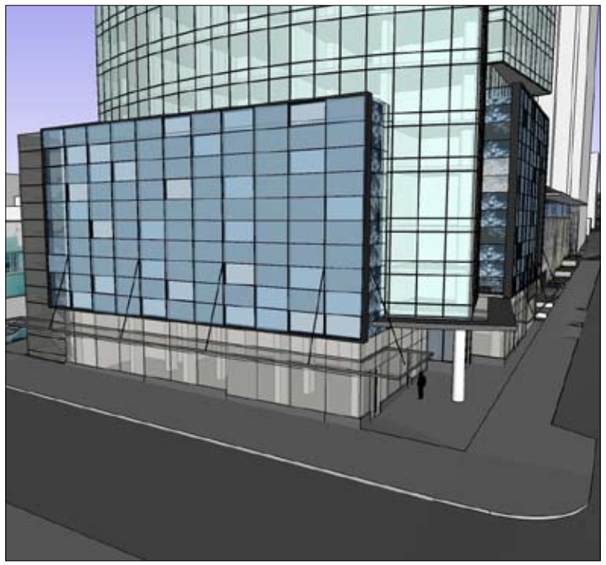
- MAJOR VIEW
- TERRITORIAL VIEW

KEY

- PROPOSED BUILDING SITE
- SEATTLE POLICE WEST PRECINCT
- RECENT DEVELOPMENT
- PROPOSED CONSTRUCTION
- TALKING BOOK & BRAILLE LIBRARY
- CORNISH COLLEGE OF THE ARTS
- PROPOSED PARK
- GREEN STREET
- PEDESTRIAN 1ST CLASS
- TROLLEY ROUTE
- SPECIAL LANDSCAPING DISTRICT
- SUN PATH
- POLICE ACCESS
- BUILDING GARAGE ACCESS

AS PRESENTED AT EDG ON 2.9.10





After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance and identified by letter and number those guidelines found in the City of Seattle's Design Review: Guidelines for Downtown Development of highest priority to this project.

The Board noted that the project includes the following positive aspects:

- The proposed tower sculpting creates the appearance of a slender tower
- The proposed open space at the corner at the street level
- The proposed additional planting and wider sidewalks at both street frontages

"Hot Buttons" are items initially discussed by the Board and include items of top importance for the design. For this project, the Board determined there was one hot button:

1. Base
    - The site location at the edge of the downtown towers and the location within the platting pattern mean that the proposed development will be visible for a very long time. The applicant has a responsibility to carefully integrate the tower and the base designs, and create a human scale at and near the street level.
    - Issues include:
        - Challenge of cladding above-grade parking with application of a human scale material
        - Consider relocating storage from the 7th/8th levels to another area, and using those levels to provide open space and views to the future park across the street
        - Create a rhythmic façade in human scaled materials and details that relate to the residential and architectural context of the area
        - Create a cohesive design, integrating a human scale at the base and corner entry with the scale of the tower above

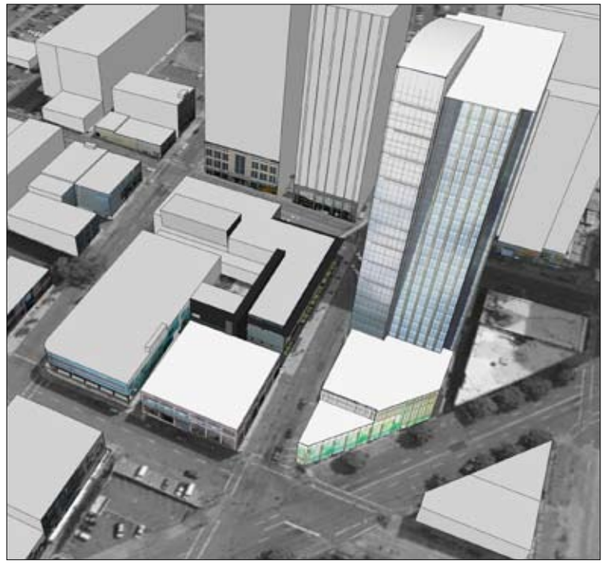
The applicant should address all priority guidelines and Board guidance below during the next stages of design review.

A-2 Enhance the skyline.

Design the upper portion of the building to promote visual interest and variety in the downtown skyline.

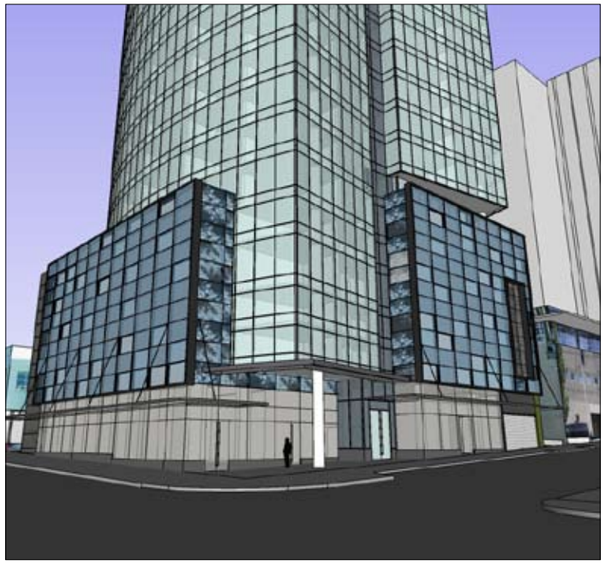
The platting pattern of this area means that this site is located at the intersection of three streets and is a very visible location. The site is also located on a strong edge condition, with the taller downtown towers beginning immediately to the south. The nearby historic structures, the proposed park at Westlake and Lenora, the location of Cornish College in many lower buildings, and the lower height zoning to the north will leave this site at the leading edge of downtown towers for the foreseeable future.

A tower at this location will be very visible in the skyline, and the tower facades will be highly visible from many angles due to the edge condition. It is therefore very important that the upper portion of the building is designed to meet this guideline. The Board noted that the conceptual designs are "on the right track" and look forward to seeing further development of the tower concepts.



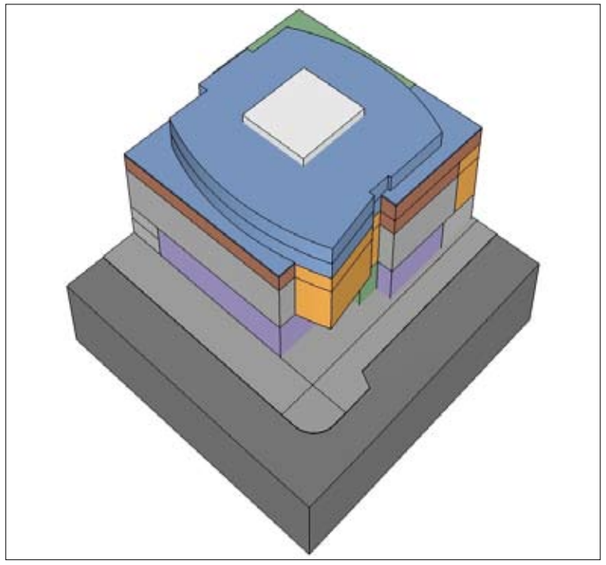
B-1 Respond to the neighborhood context.

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



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.



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.

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.

AS PRESENTED AT EDG ON 2.9.10

The immediate neighborhood context has changed over the past few years to become more residential in nature, especially with the development of 2200 Westlake. The architectural context includes newer development and several early 20th century commercial structures that provide a human scale for pedestrians and nearby residences. Lenora Street is a Green Street and should include a focus on the pedestrian environment and landscaping. A park will eventually be developed in the triangular parcel across Lenora Street from the project.

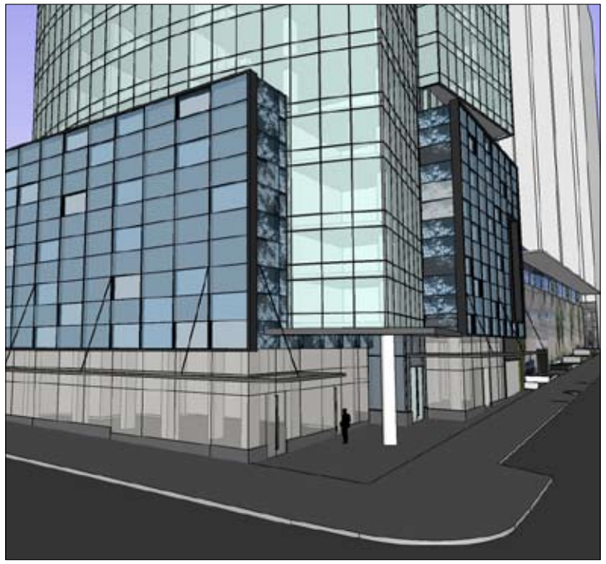
As noted in Hot Button #1 above, the proposed development should provide a human scale façade at the base to respond to the neighborhood context.

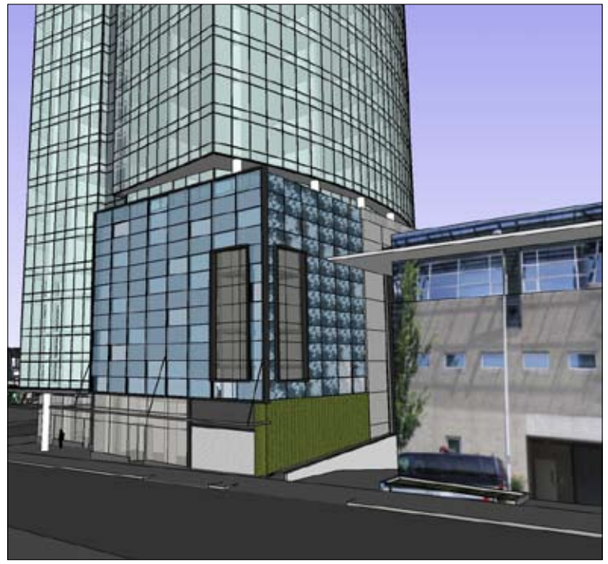
The Lenora Street façade should contribute to an active street level, which could include additional building entries and/or outdoor dining areas.

The Lenora Street façade should be designed to respond to the nearby conditions, including the siting of the future park. The proposed massing includes storage at the top of the building base facing Lenora Street. Replacing the storage with amenity space for views to the future park would be one method to reinforce the positive urban form at this street front.

As described in Hot Button #1 above, the applicant should work to design a structure that includes human scale near the street level, and a cohesive architectural concept with the tower above. The Board noted that the additional street level setback at the corner of Lenora St and 8th Avenue is a positive direction, but the entry and canopy needs to be human scale, and the scale needs to relate to the overall tower expression at that corner. The applicant is challenged with creating a coherent architectural concept to relate these opposing scales.

AS PRESENTED AT EDG ON 2.9.10





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 Lenora Street façade should contribute to an active street level, which could include additional building entries and/or outdoor dining areas. The corner development at 8th Avenue and Lenora Street should promote pedestrian interaction through appropriate siting of outdoor dining areas and streetscape development to encourage pedestrian interaction.

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.

Comments reflect the guidance related to Hot Button #1 and guideline B-4. The Board noted that the design needs to integrate a human scale near the street level with the scale of the tower. The solution isn't necessarily facades of many scales, but instead a "marriage" of these facades in an overall cohesive design. The Board noted that the proposed above grade parking will present a challenge in creating human scaled façade design on the base. Providing occupied spaces at the base would show human activity and provide eyes on the street.

C-5 Encourage overhead weather protection.

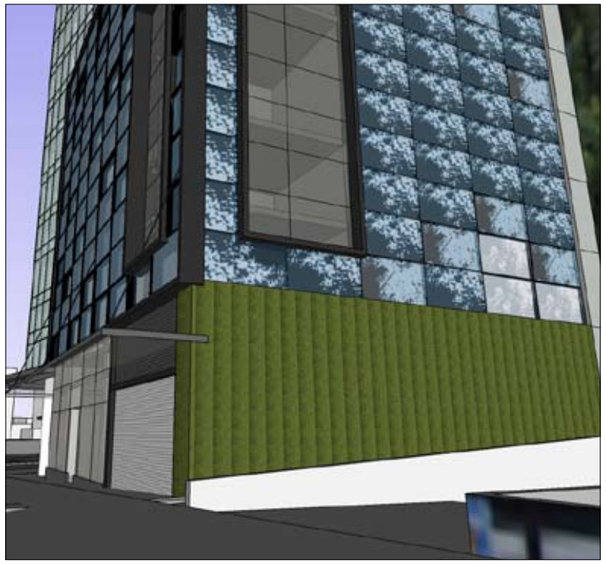
Encourage project applicants to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

The Board applauded the proposed continuous overhead weather protection in a variety of heights and depths to create visual interest. The corner canopy may need some attention to create overhead weather protection that is low enough to be functional and at human scale, while also relating to the overall tower expression at that corner.

D-1 Provide inviting & usable open space.

Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.

Comments reflect the guidance related to street level open space at the corner of 8th Avenue & Lenora Street (see guidance in response to guidelines C-1 and C-5).



D-2 Enhance the building with landscaping.

Enhance the building and site with substantial landscaping—which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

The proposed green wall on the south facing façade adjacent to the Seattle Police Precinct driveway on 8th Avenue needs additional design attention. If a green wall is proposed at this location, it should relate architecturally to the overall design concept at other facades and street level development.

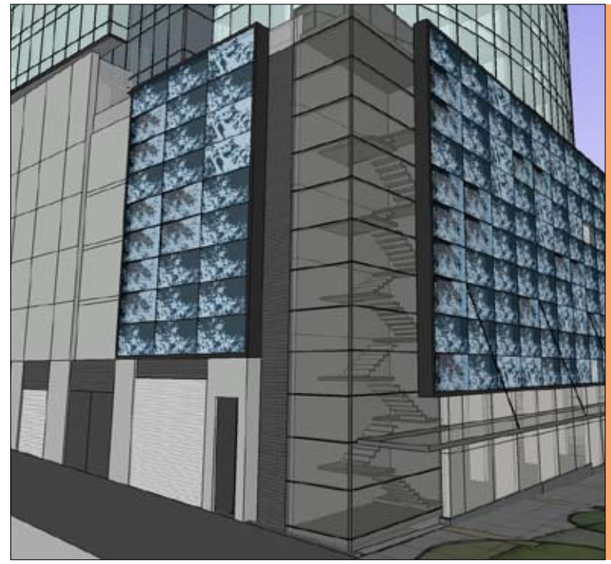
Additional detail regarding the proposed landscape plan should be presented at MUP application and in the Design Recommendation meeting materials.

E-1 Minimize curb cut impacts.

Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

There was general Board support for the proposed curb cut at 8th Avenue, since it was seen as removing potential traffic from Lenora Street and it would be located next to the Seattle Police Precinct driveway on 8th Avenue.

The Board noted that if the proposed design includes the curb cut at 8th Avenue, it should be designed to minimize conflicts with the pedestrian environment and should be designed to minimize visual impacts to the streetscape.



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.

Comments reflect the guidance related to screening the building base, which consists largely of above grade parking (see guidance in response to Hot Button #1 and guidelines B-1, B-2, B-3, B-4, C-2, and D-2). The Board suggested wrapping the corners with the work loft uses on the base.

The guidance also includes better utilization of the upper levels of the building base to take advantage of the views to the north (see guidance in response to guideline B-3).

AS PRESENTED AT EDG ON 2.9.10

CONTEXT ACROSS LENORA

CONTEXT ACROSS 8TH AVENUE

PROPERTY LINES

8TH AVENUE

PROPERTY LINES

LENORA STREET

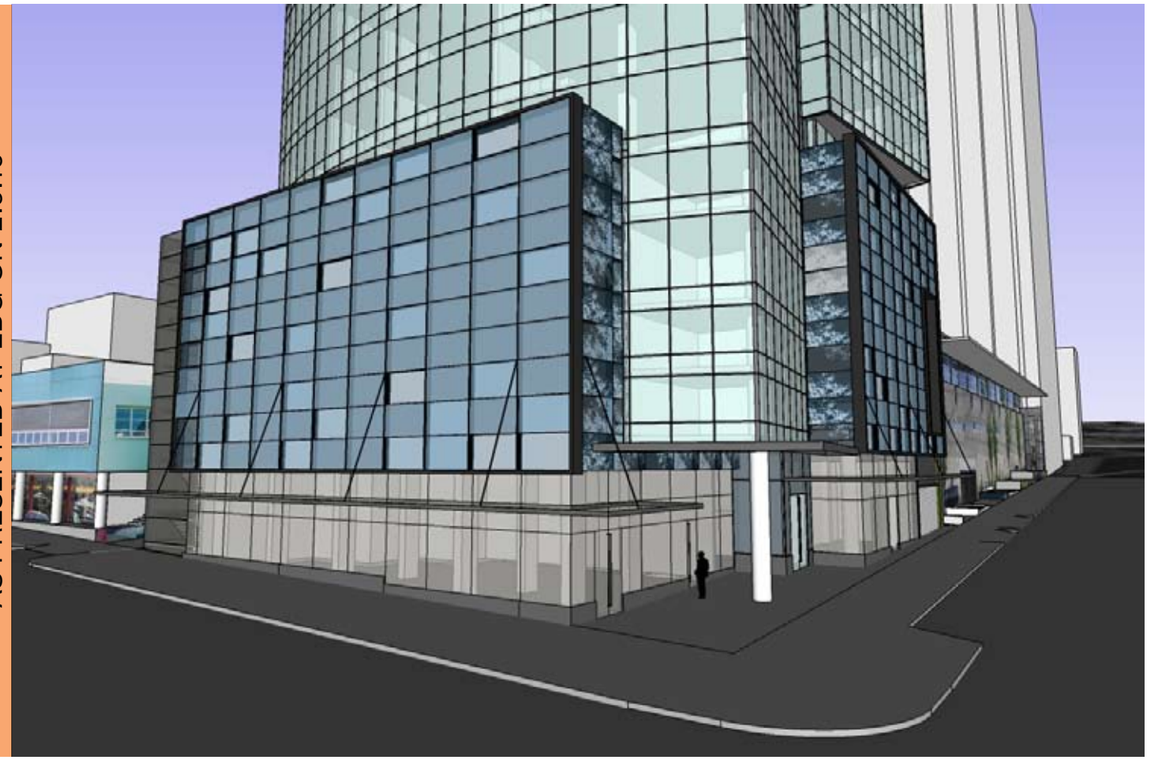
AS PRESENTED AT EDG ON 2.9.10

CORNER OF 8TH & LENORA

AS PRESENTED AT EDG ON 2.9.10

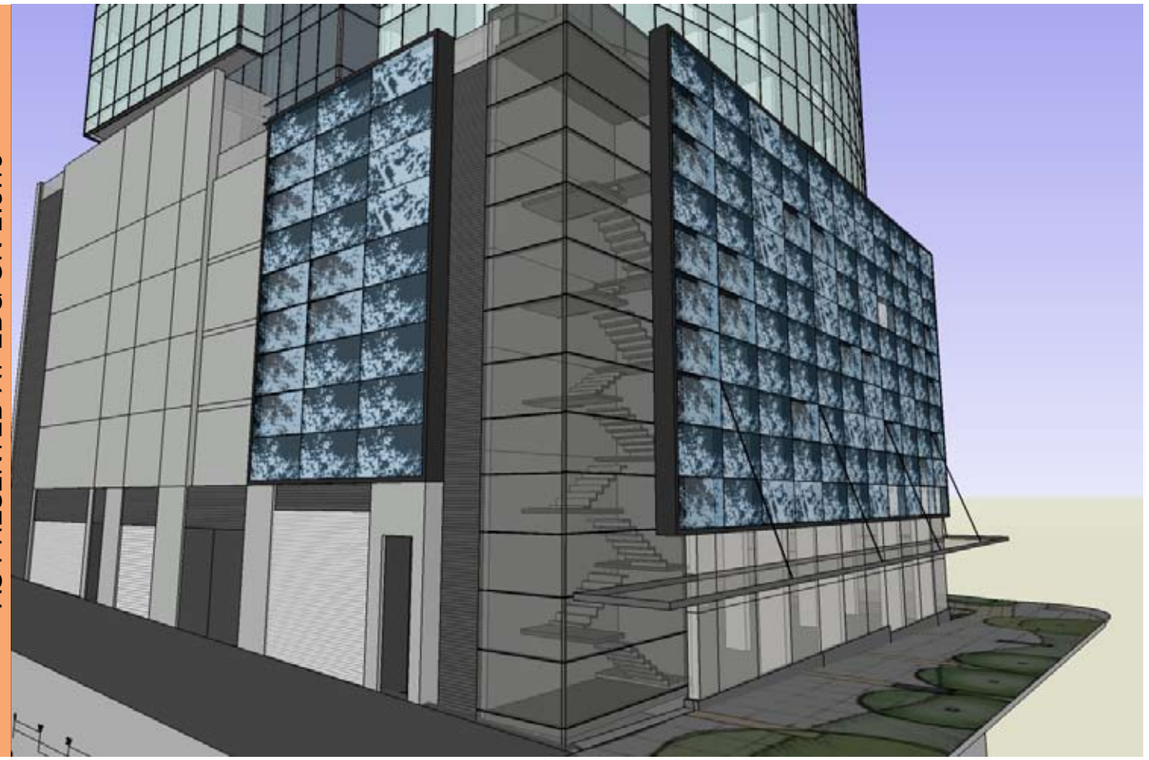
8TH AVENUE

AS PRESENTED AT EDG ON 2.9.10

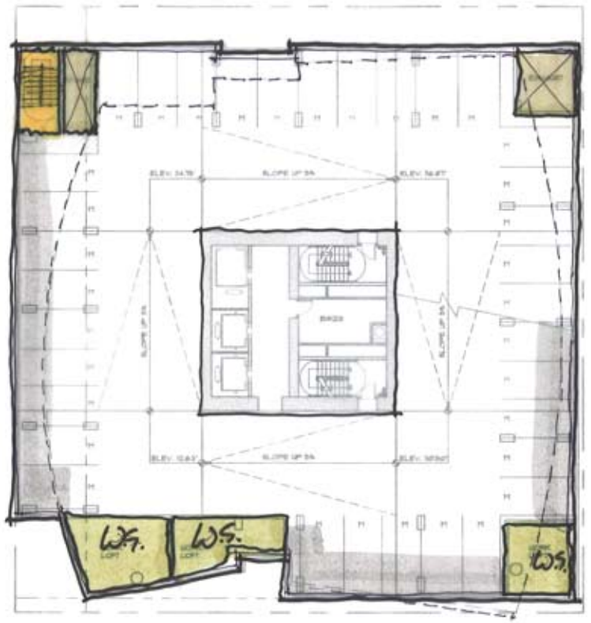


LENORA AVENUE

AS PRESENTED AT EDG ON 2.9.10



CORNER AT EASEMENT



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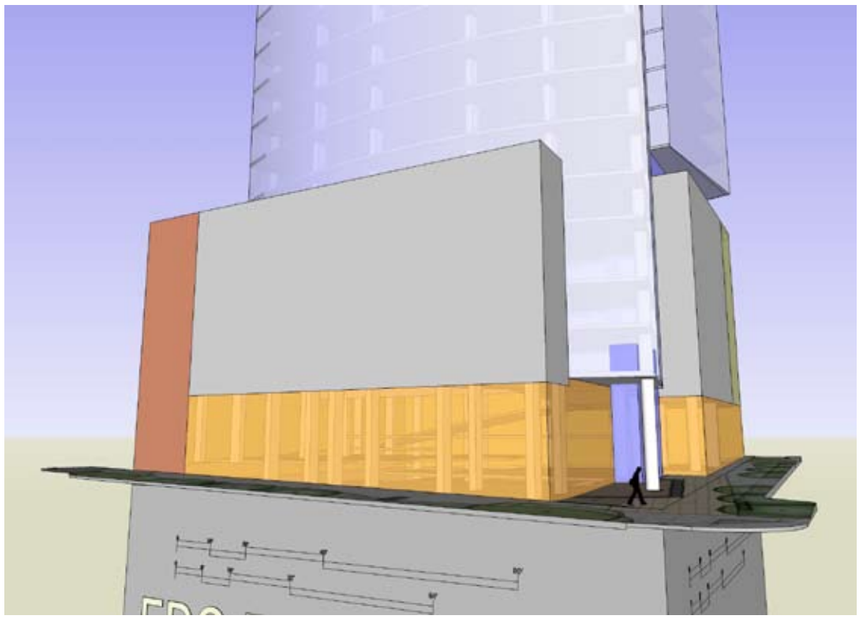
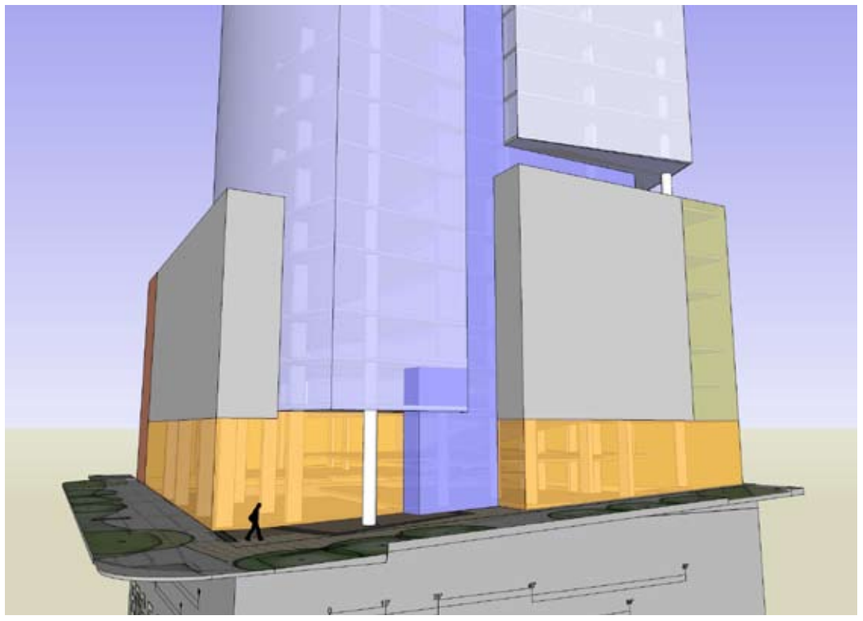
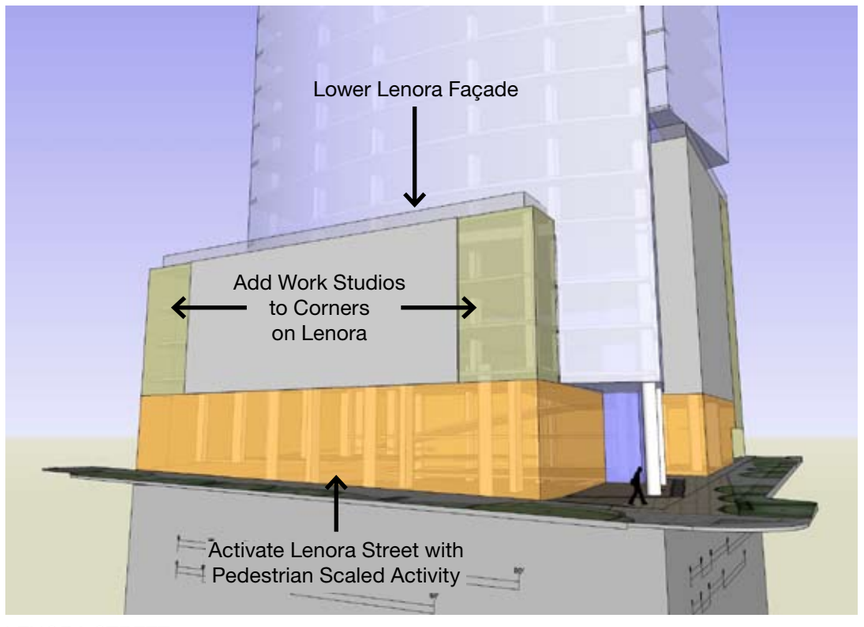


LENORA STREET

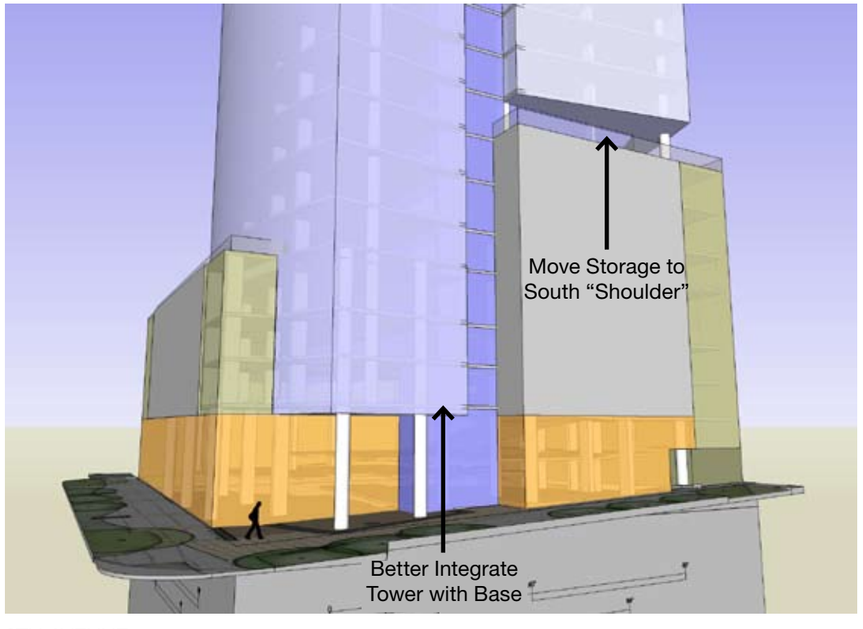


8TH AVENUE

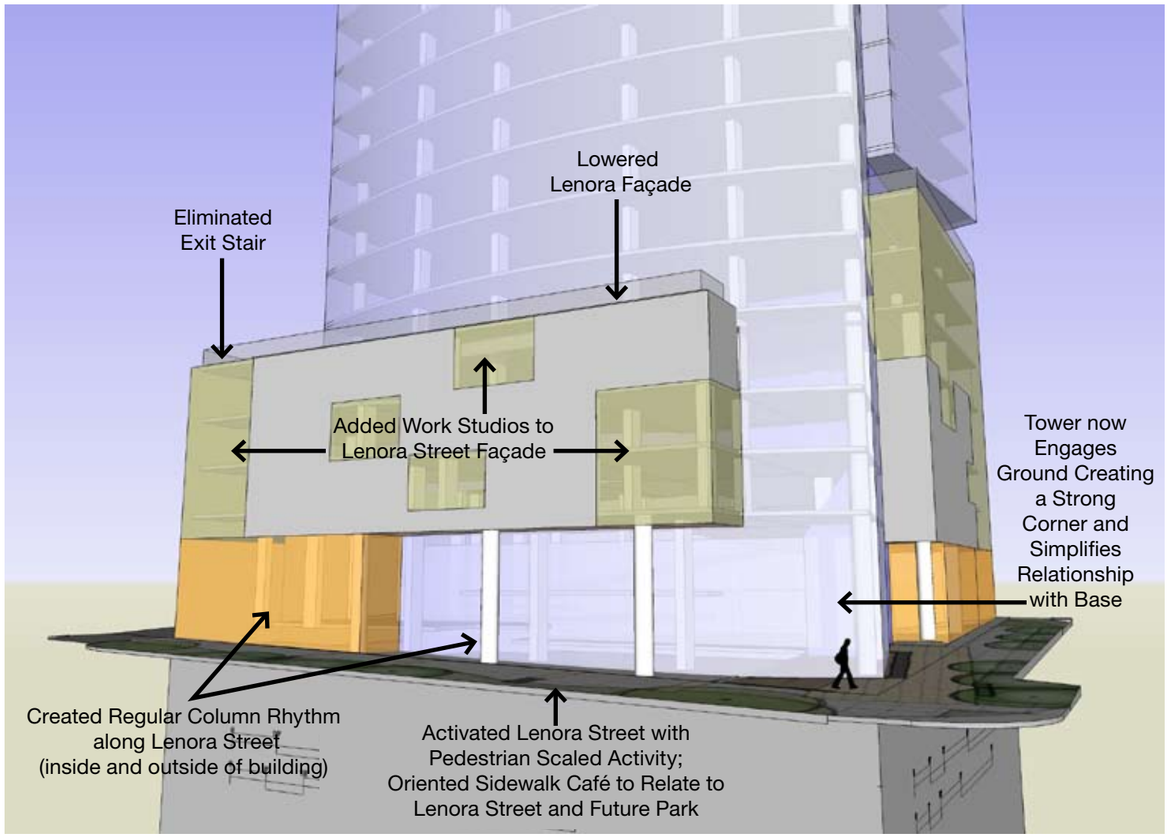
EDG GUIDANCE



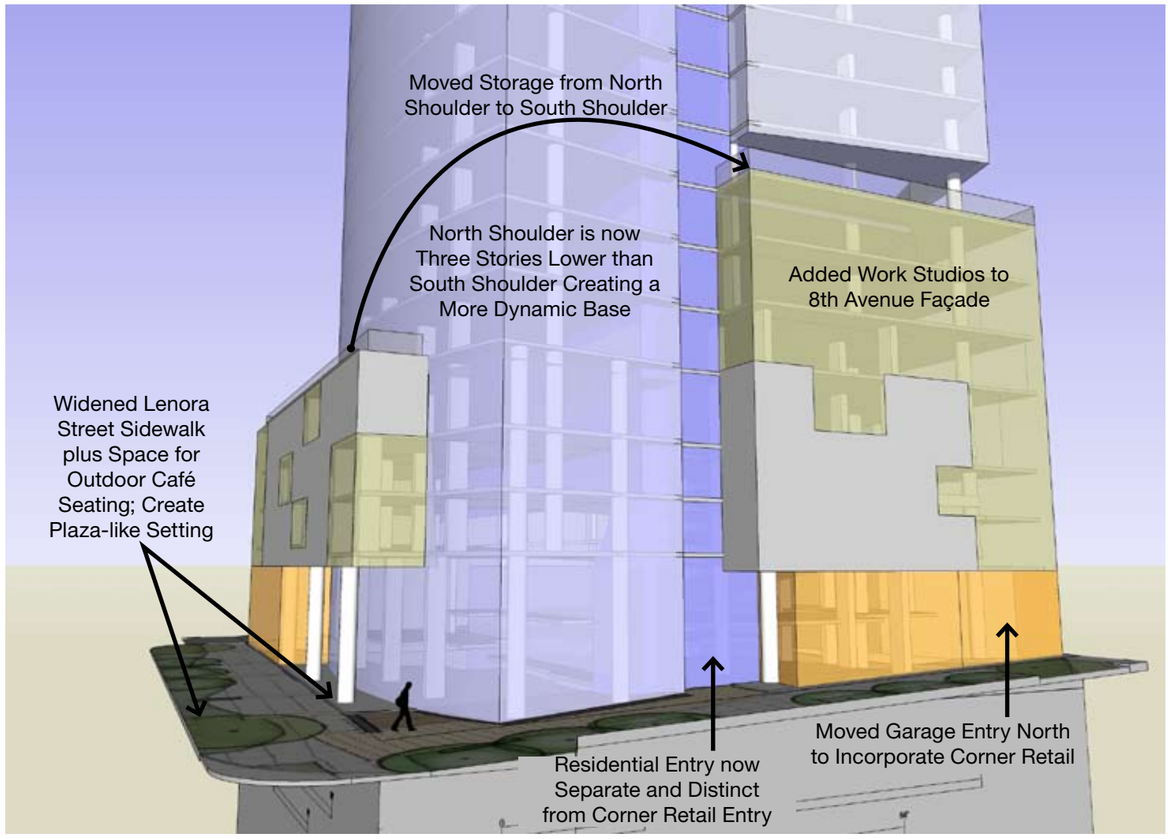
LENORA STREET



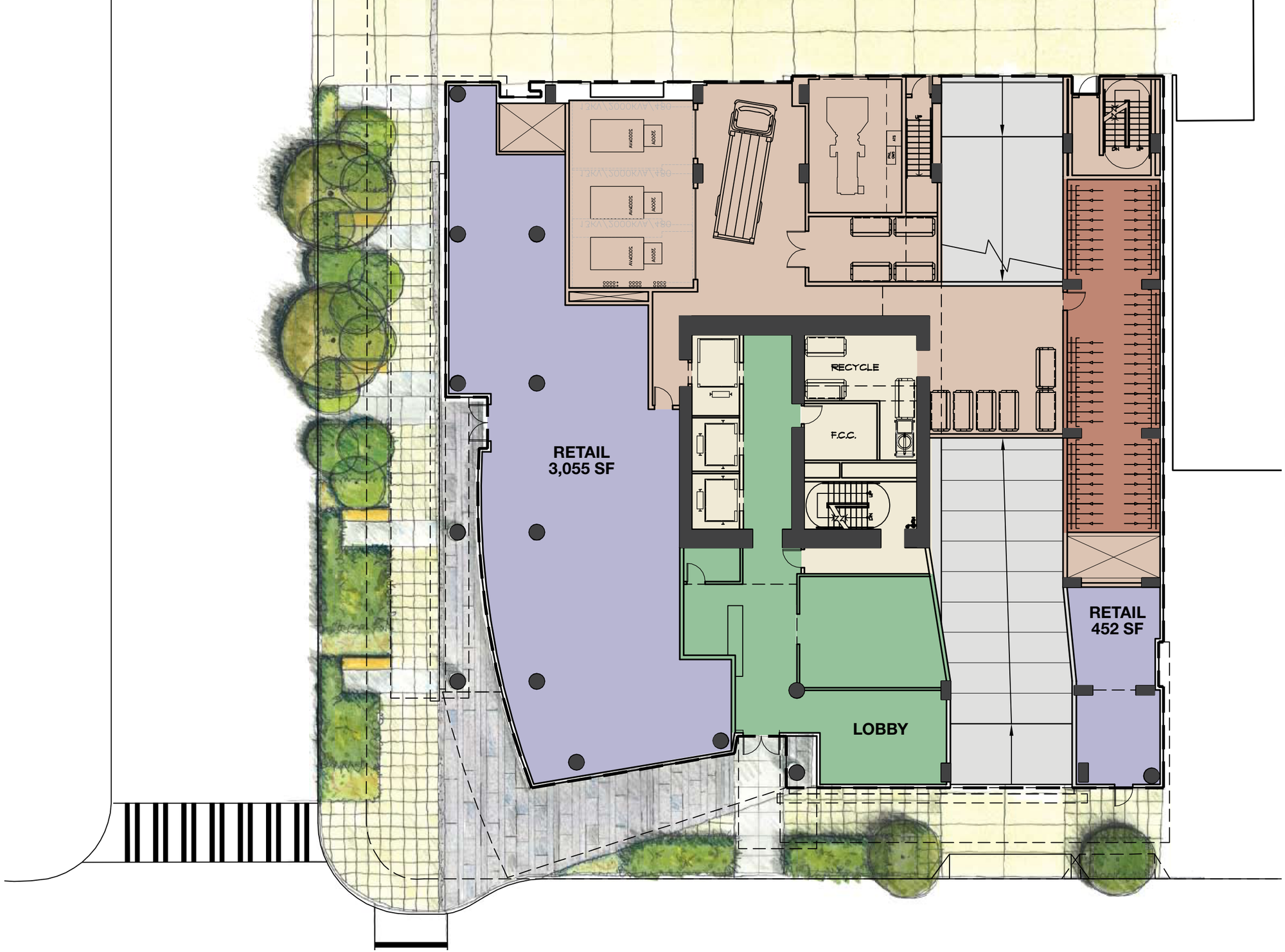
8TH AVENUE



LENORA STREET



8TH AVENUE



LAKEUNIONPARTNERS Seattle

CASCADIA HOLDINGS, LLC

2030 8TH AVENUE | LEVEL 1 PLAN

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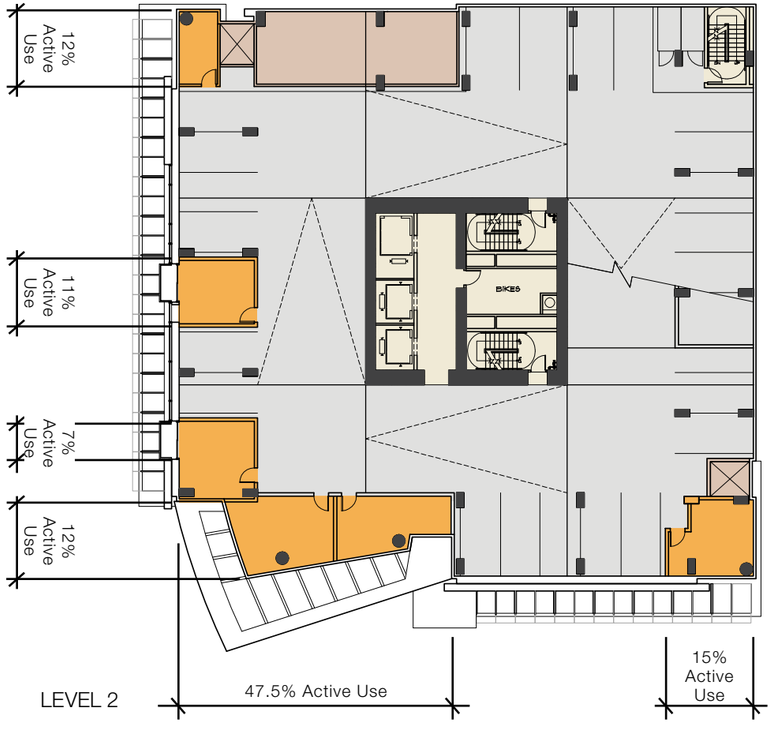
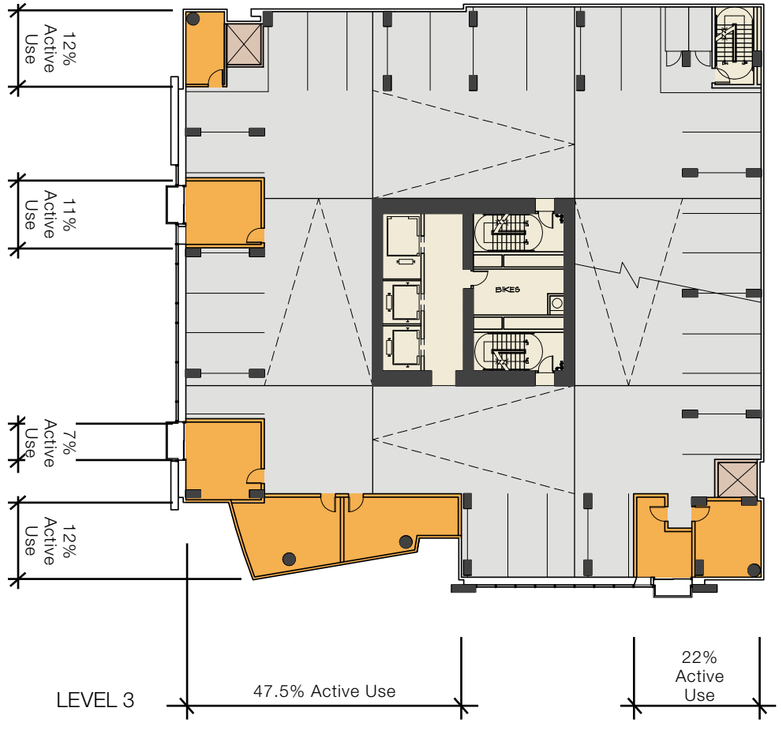
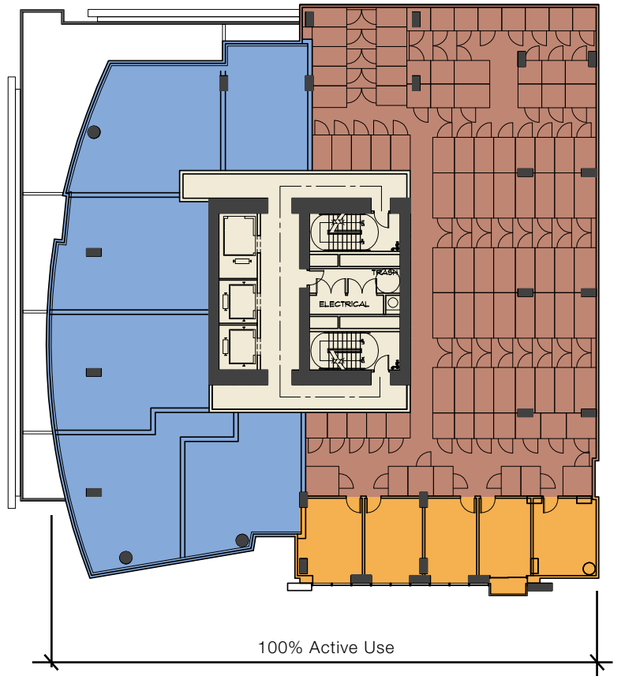
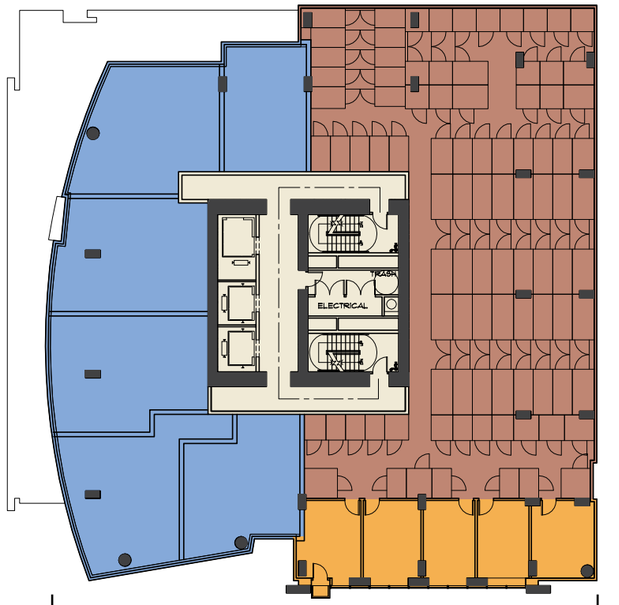




KEY

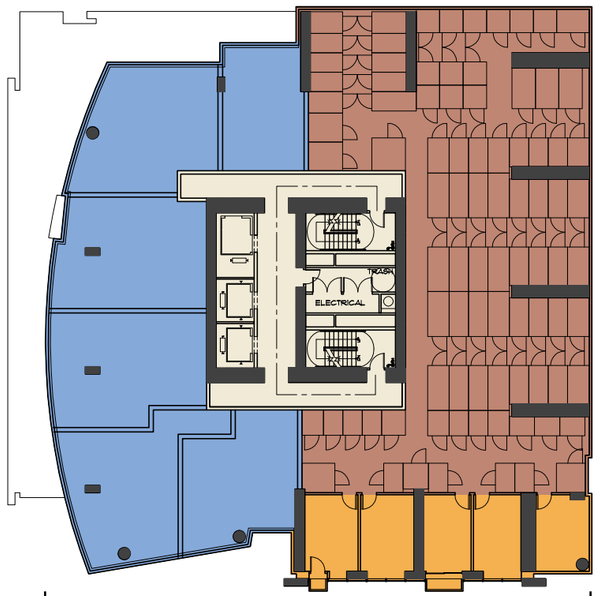
- RESIDENTIAL
- WORK STUDIO
- RETAIL
- RES. LOBBY / AMENITY
- STORAGE
- PARKING
- MECH / BLDG SERVICES
- CORE





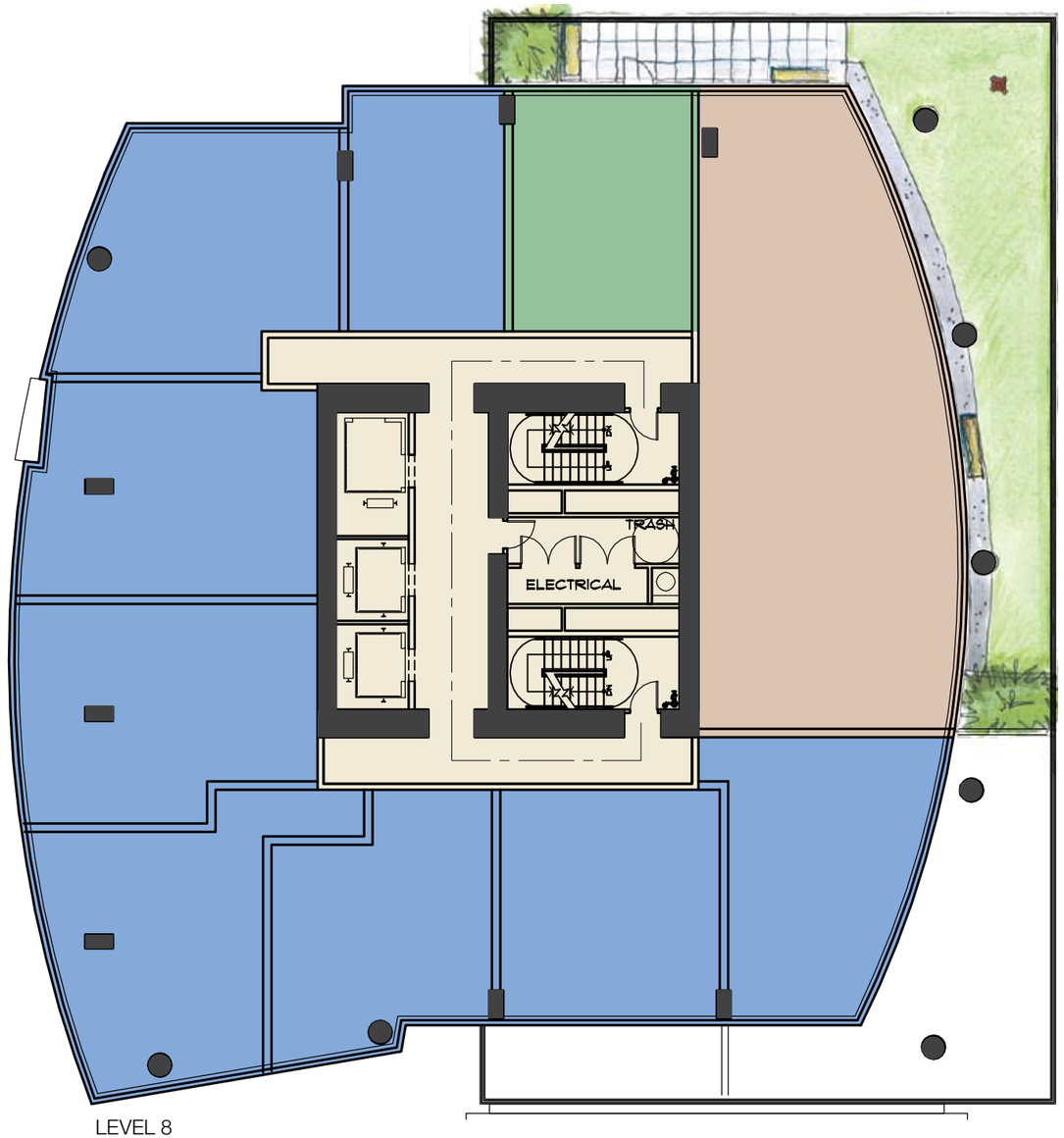
LEVEL 6

100% Active Use



LEVEL 7

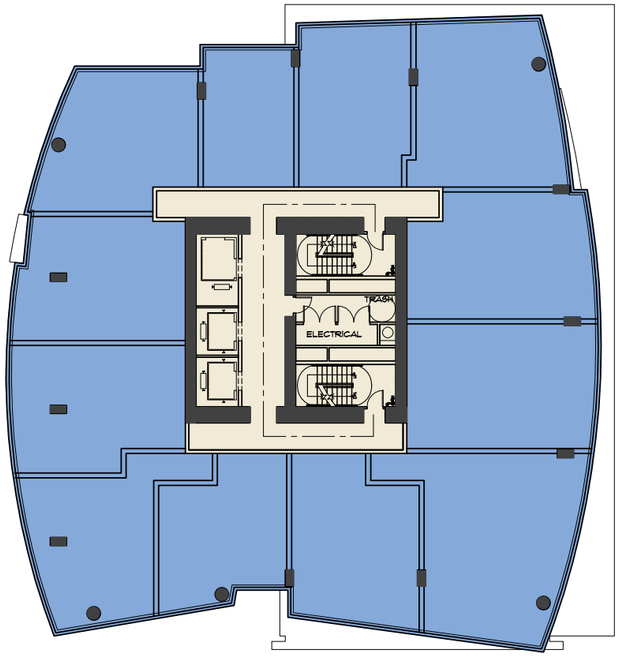
100% Active Use



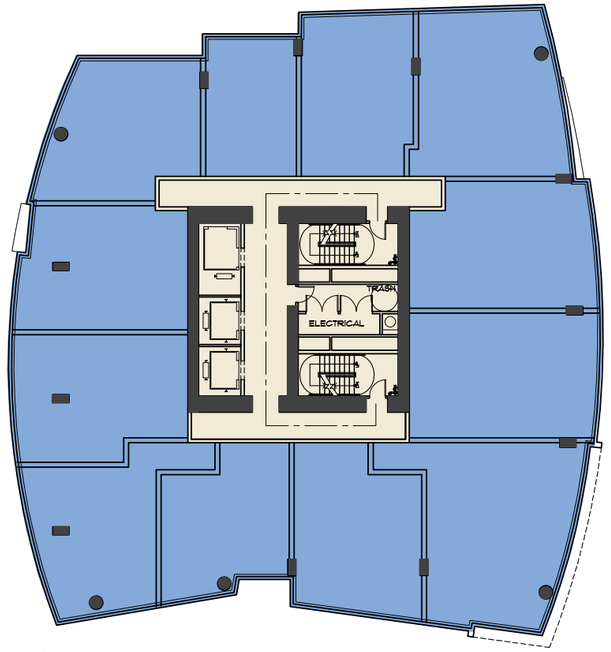
LEVEL 8

KEY

- RESIDENTIAL
- WORK STUDIO
- RETAIL
- RES. LOBBY / AMENITY
- STORAGE
- PARKING
- MECH / BLDG SERVICES
- CORE



LEVELS 9-12



LEVELS 13-19

KEY

- RESIDENTIAL
- WORK STUDIO
- RETAIL
- RES. LOBBY / AMENITY
- STORAGE
- PARKING
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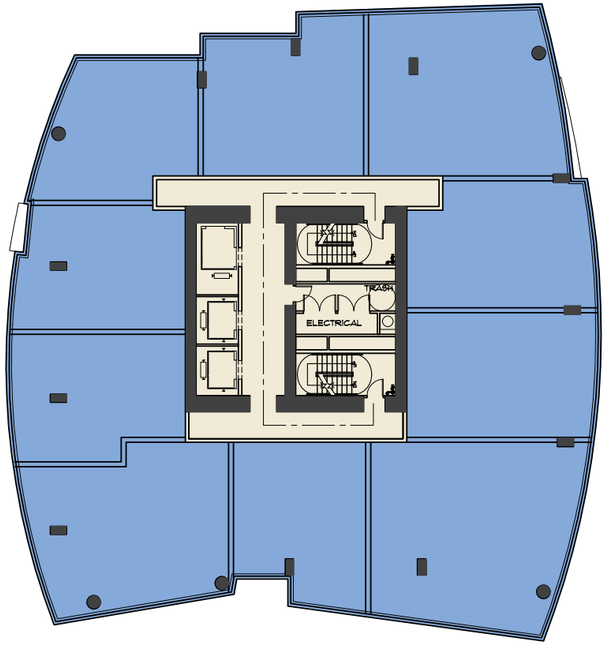
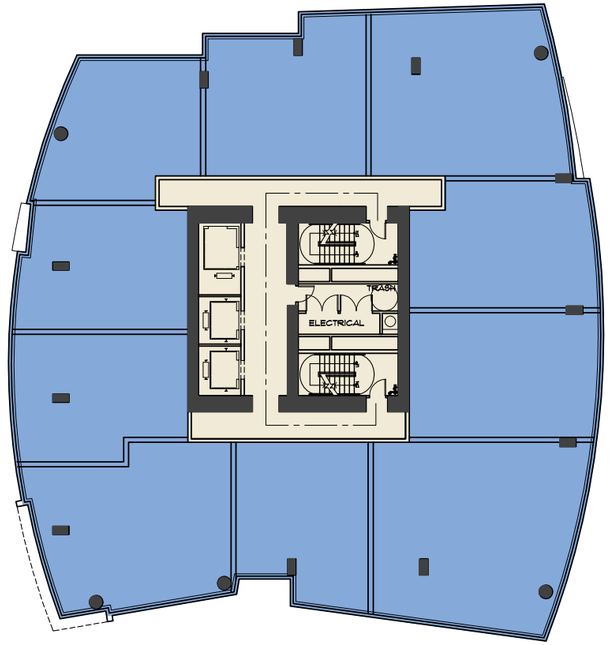
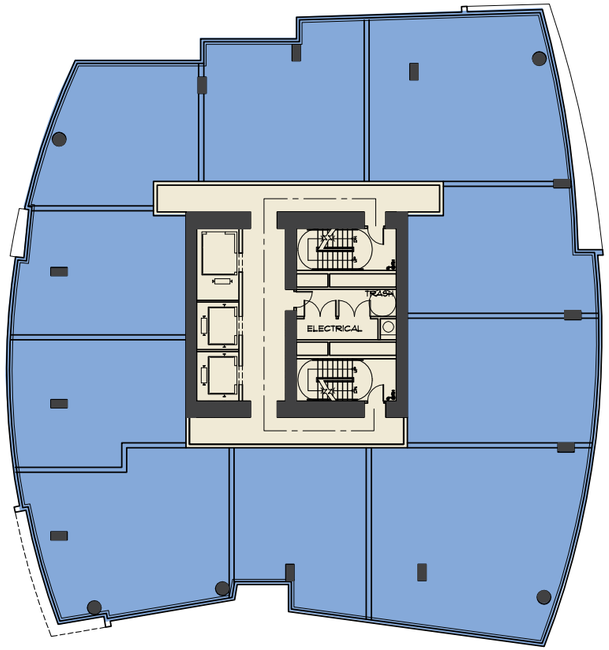
- CORE



LEVELS 20-27



LEVELS 28-33



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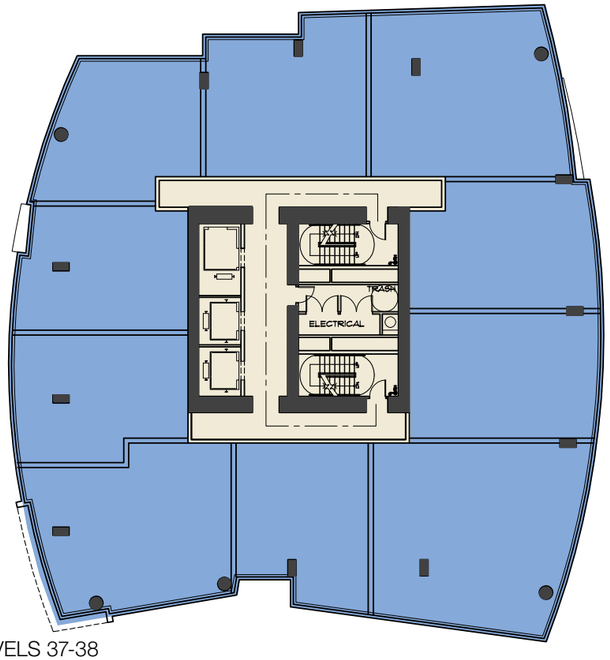
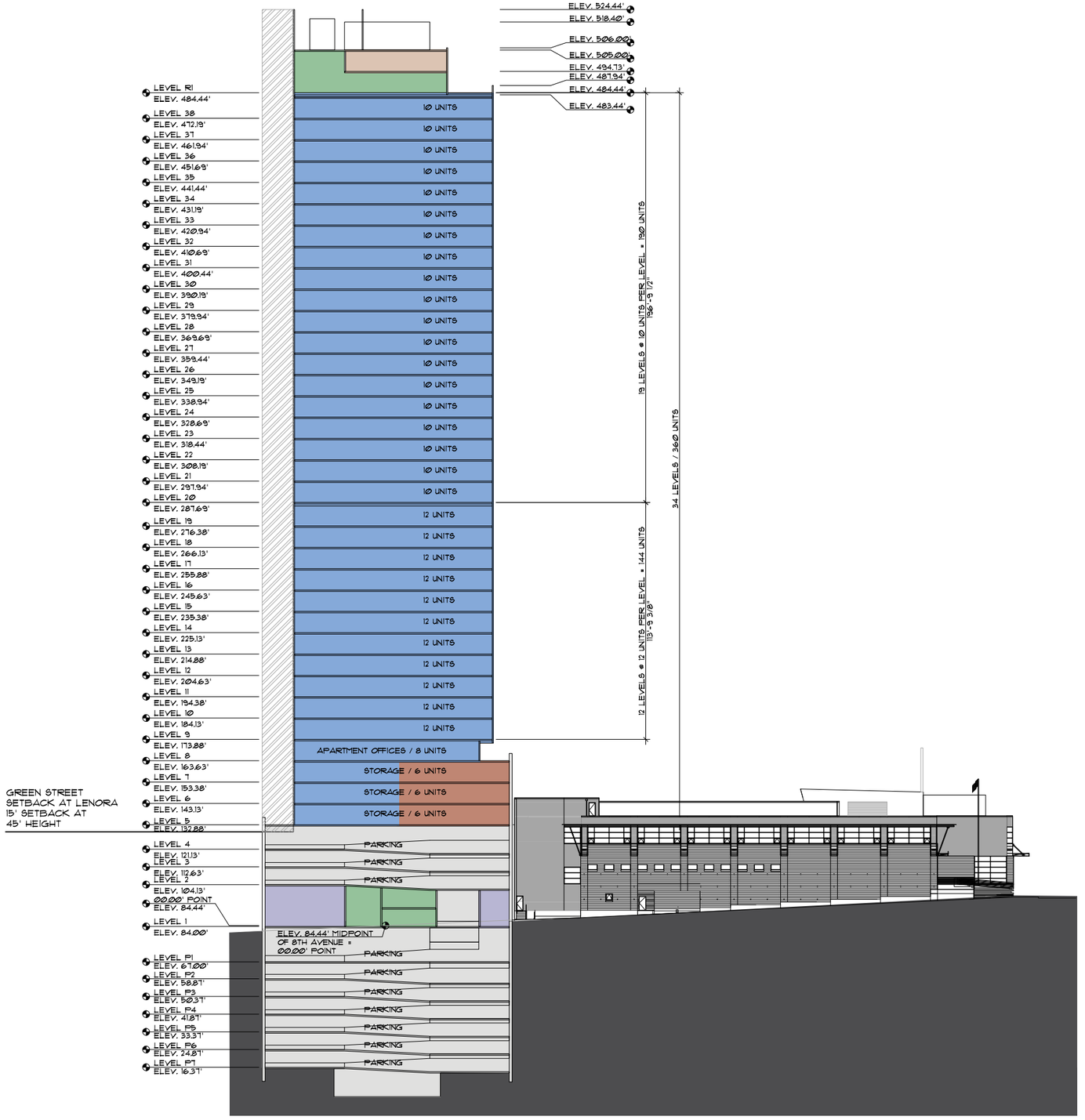


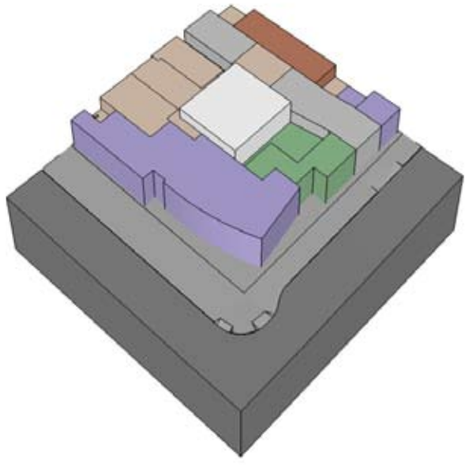
LEVELS 37-38

ROOF PLAN

KEY

- RESIDENTIAL
- WORK STUDIO
- RETAIL
- RES. LOBBY / AMENITY
- STORAGE
- PARKING
- MECH / BLDG SERVICES
- CORE





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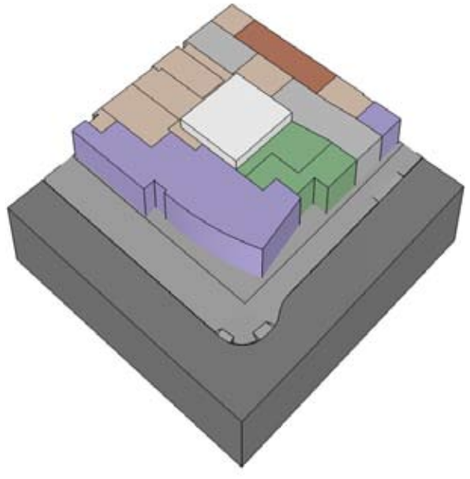

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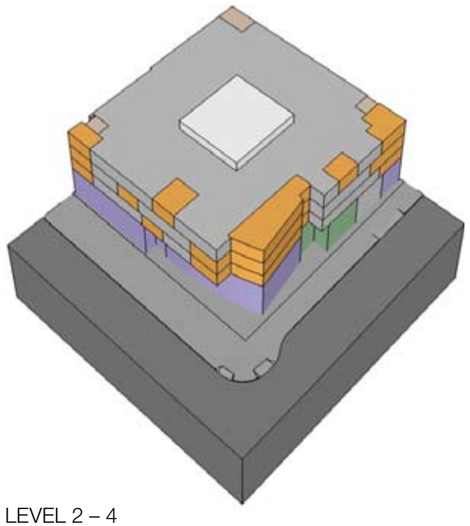
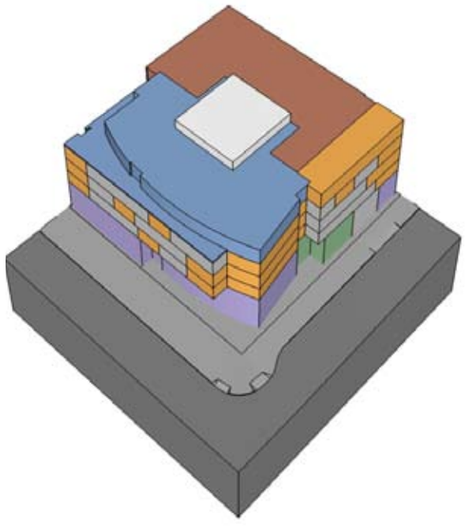


LEVEL 2 – 4

KEY

- RESIDENTIAL
- WORK STUDIO
- RETAIL
- RES. LOBBY / AMENITY
- STORAGE
- PARKING
- MECH / BLDG SERVICES
- CORE



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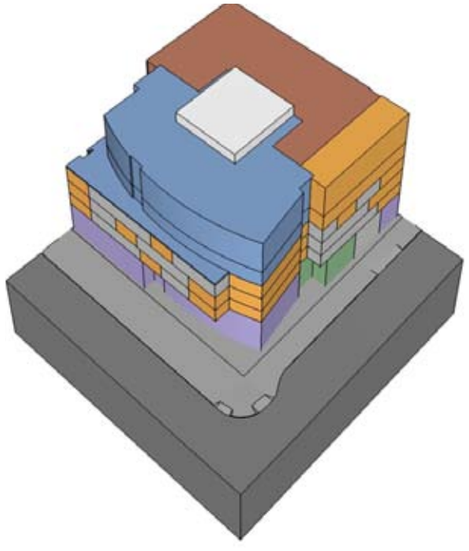

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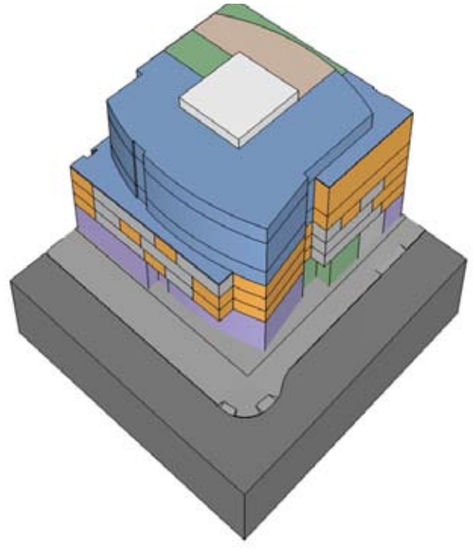

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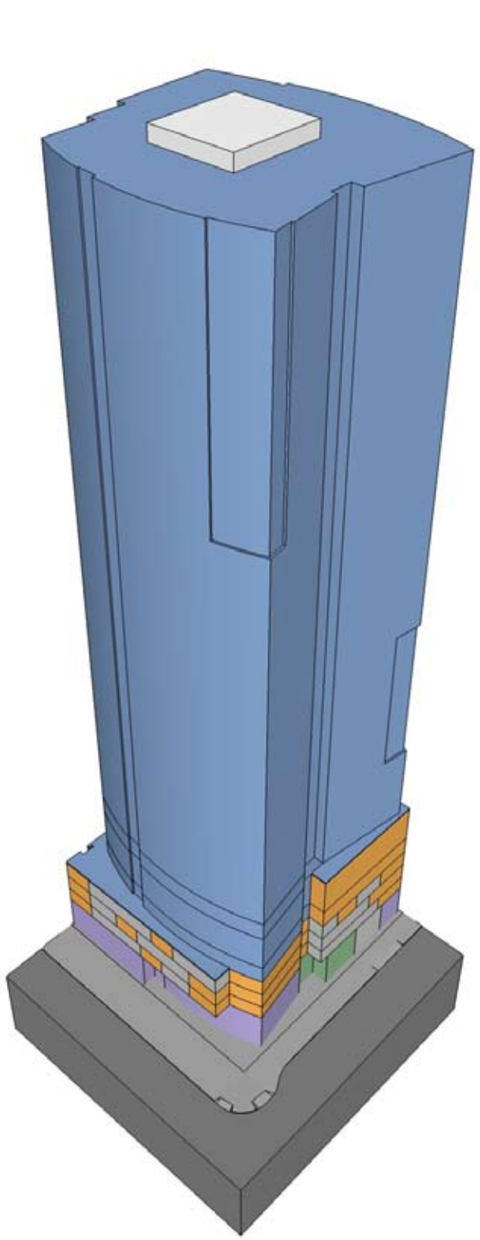

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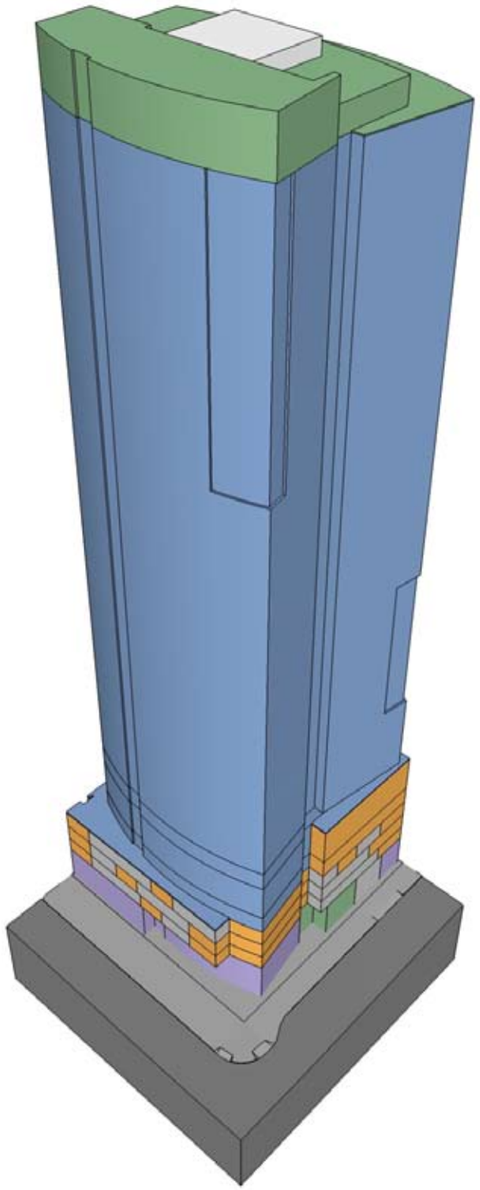

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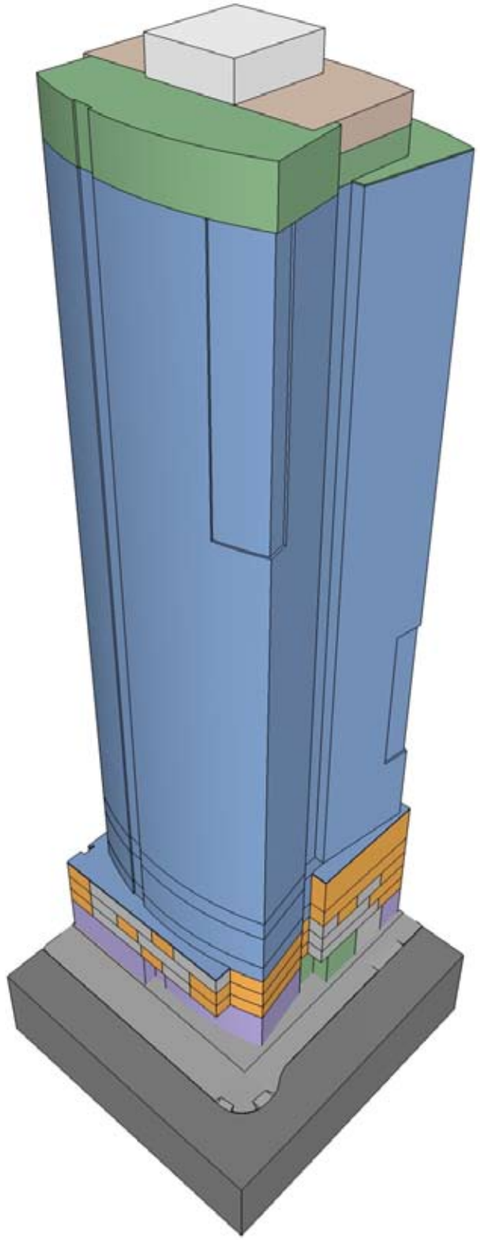

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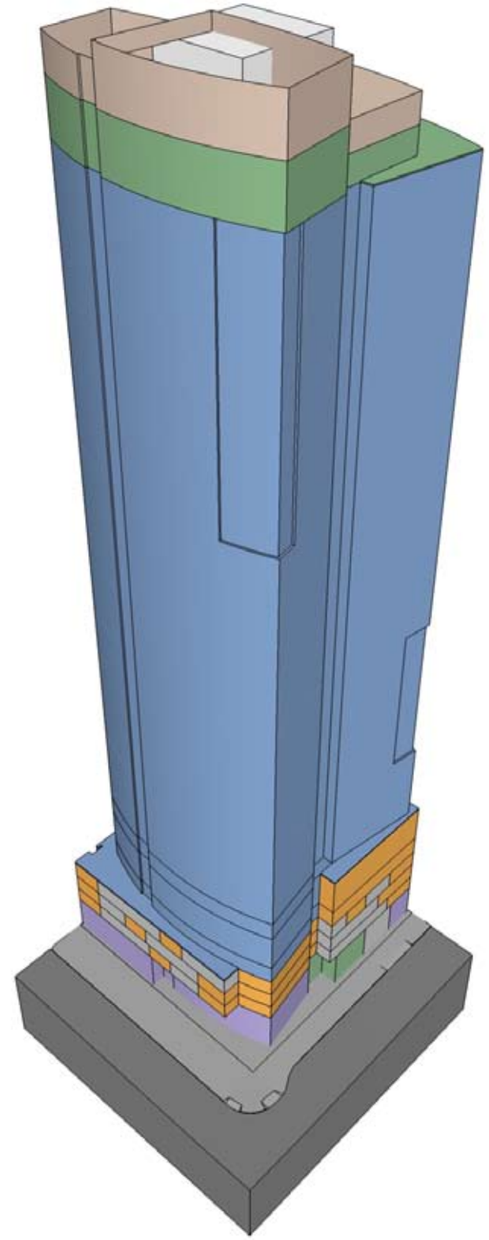
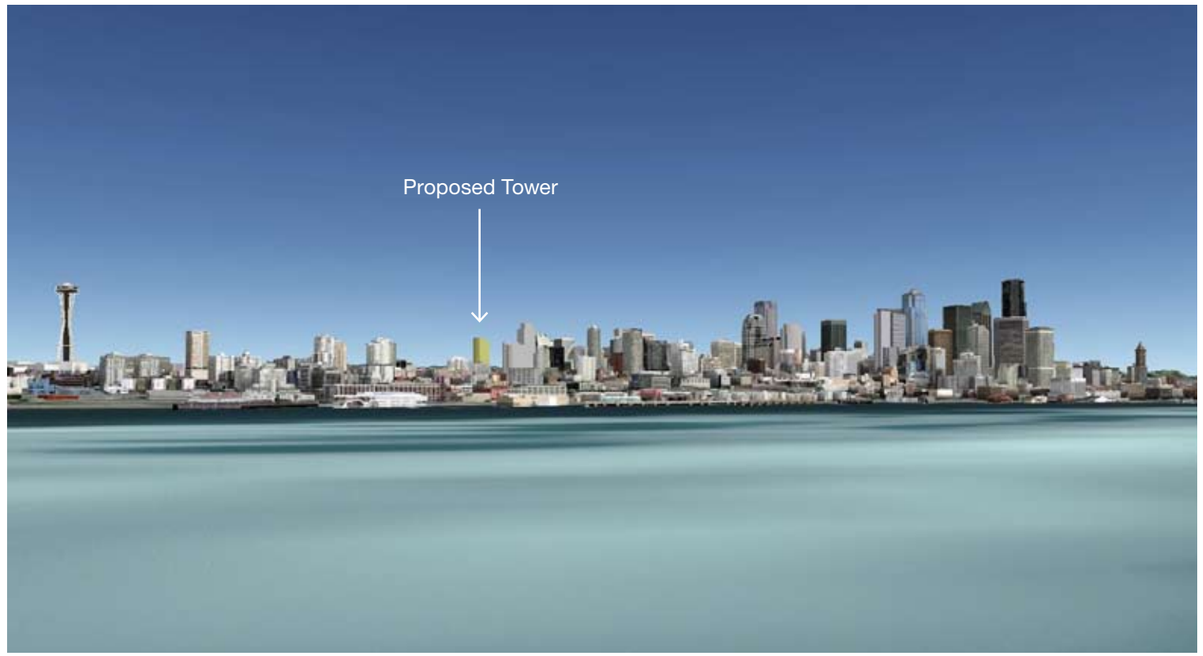


LEVEL R3

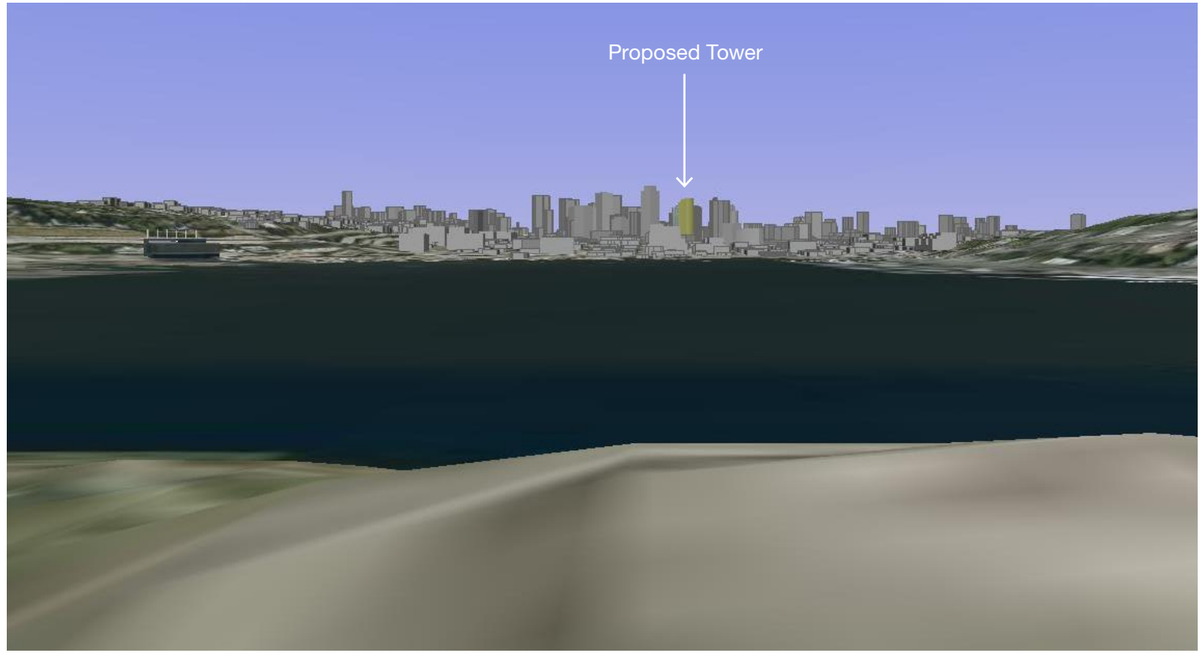
KEY

- RESIDENTIAL
- WORK STUDIO
- RETAIL
- RES. LOBBY / AMENITY
- STORAGE
- PARKING
- MECH / BLDG SERVICES
- CORE

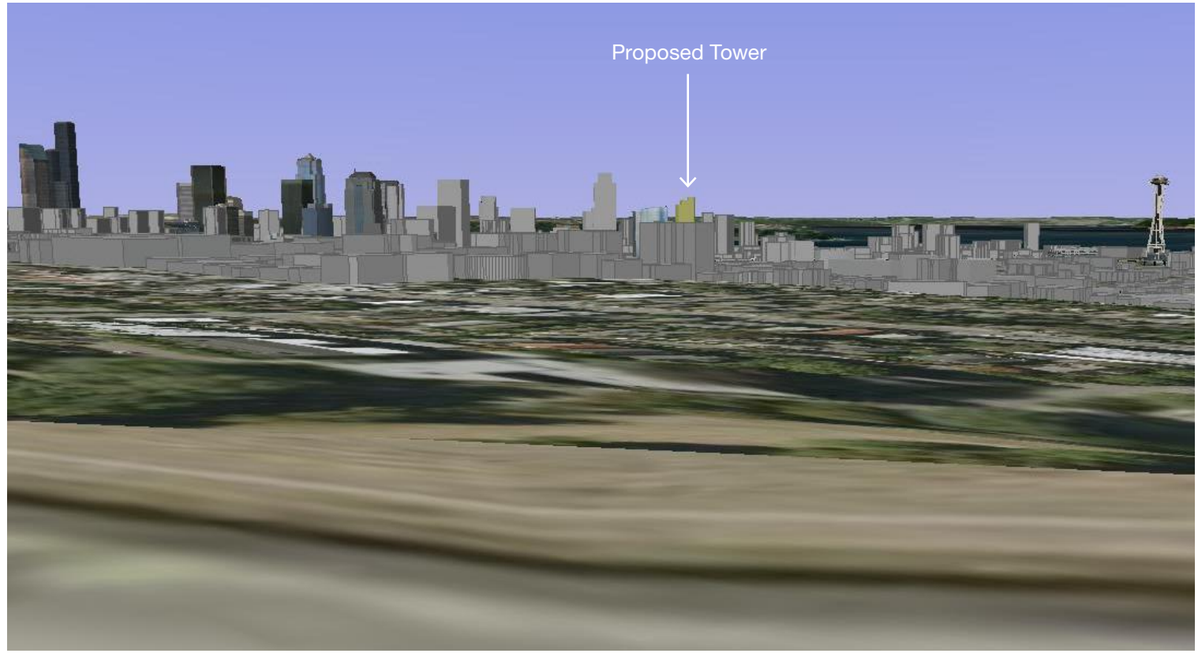
VIEW FROM KERRY PARK



VIEW FROM ELLIOTT BAY



VIEW FROM GAS WORKS PARK

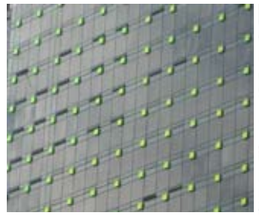


VIEW FROM VOLUNTEER PARK





BASE







ACCENT COLOR



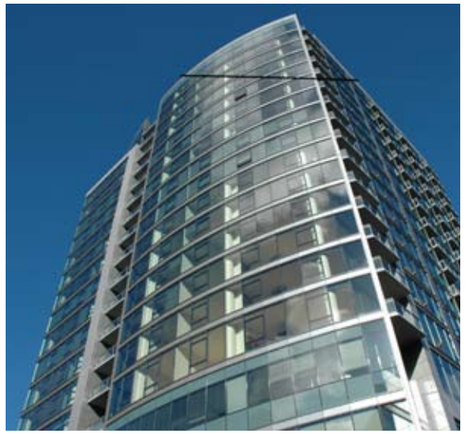




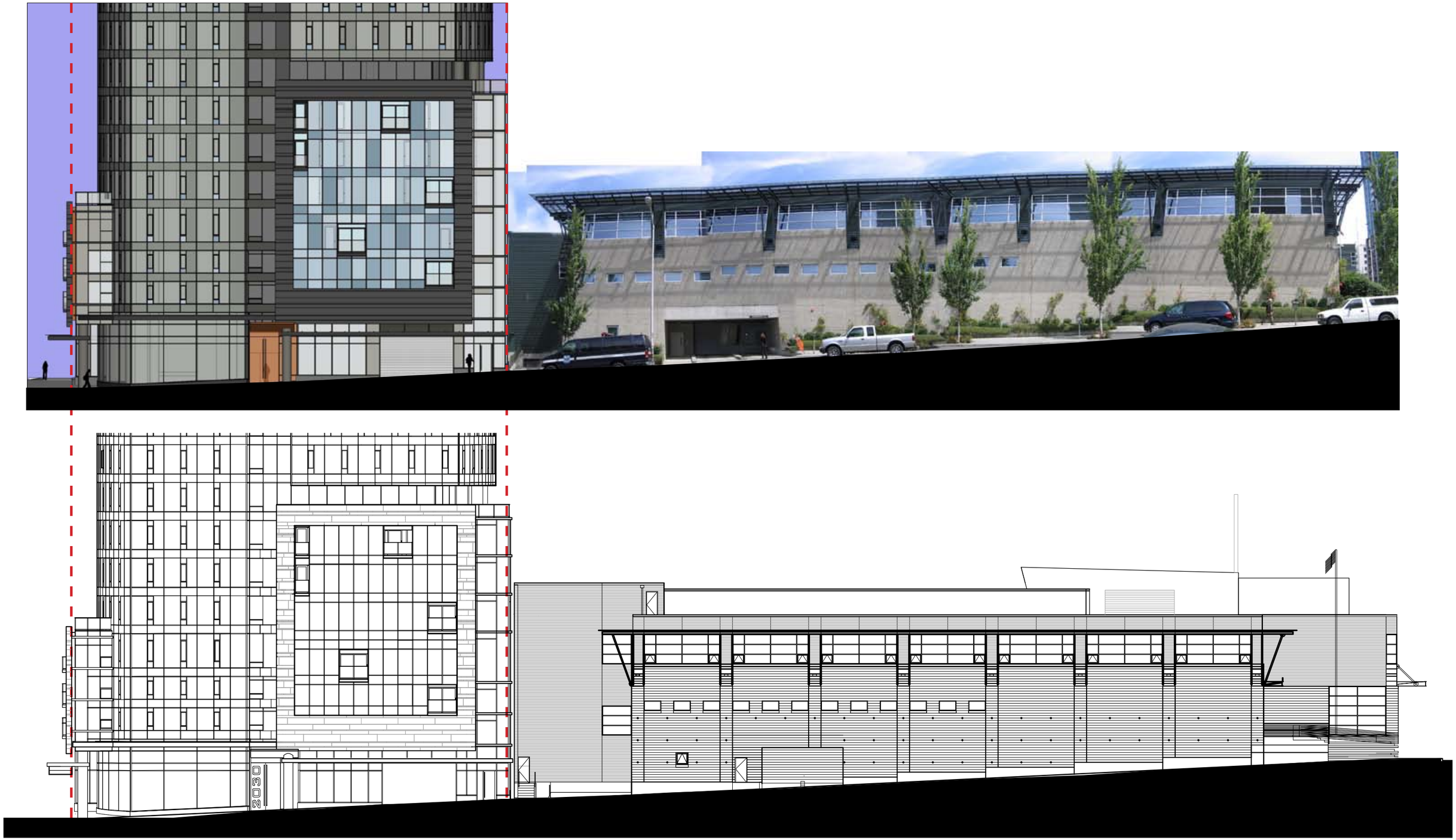
EROSION



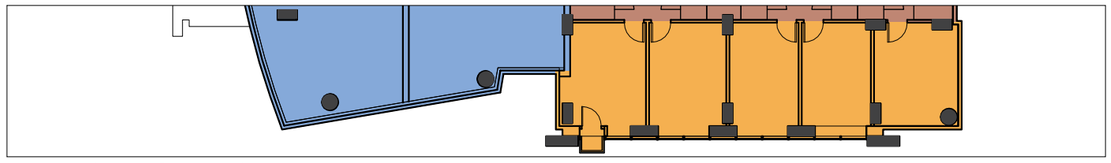




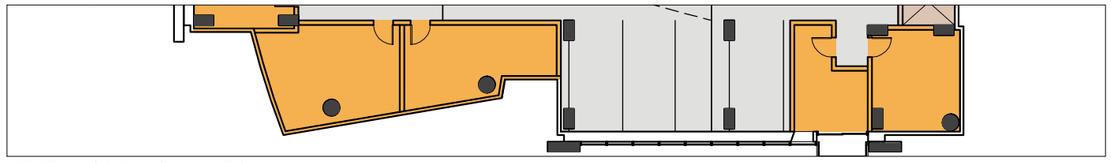
TOWER



WEST ELEVATION



LEVEL 6 (5 & 7 SIMILAR)



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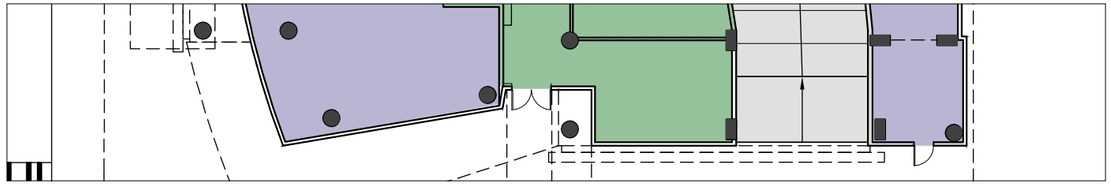

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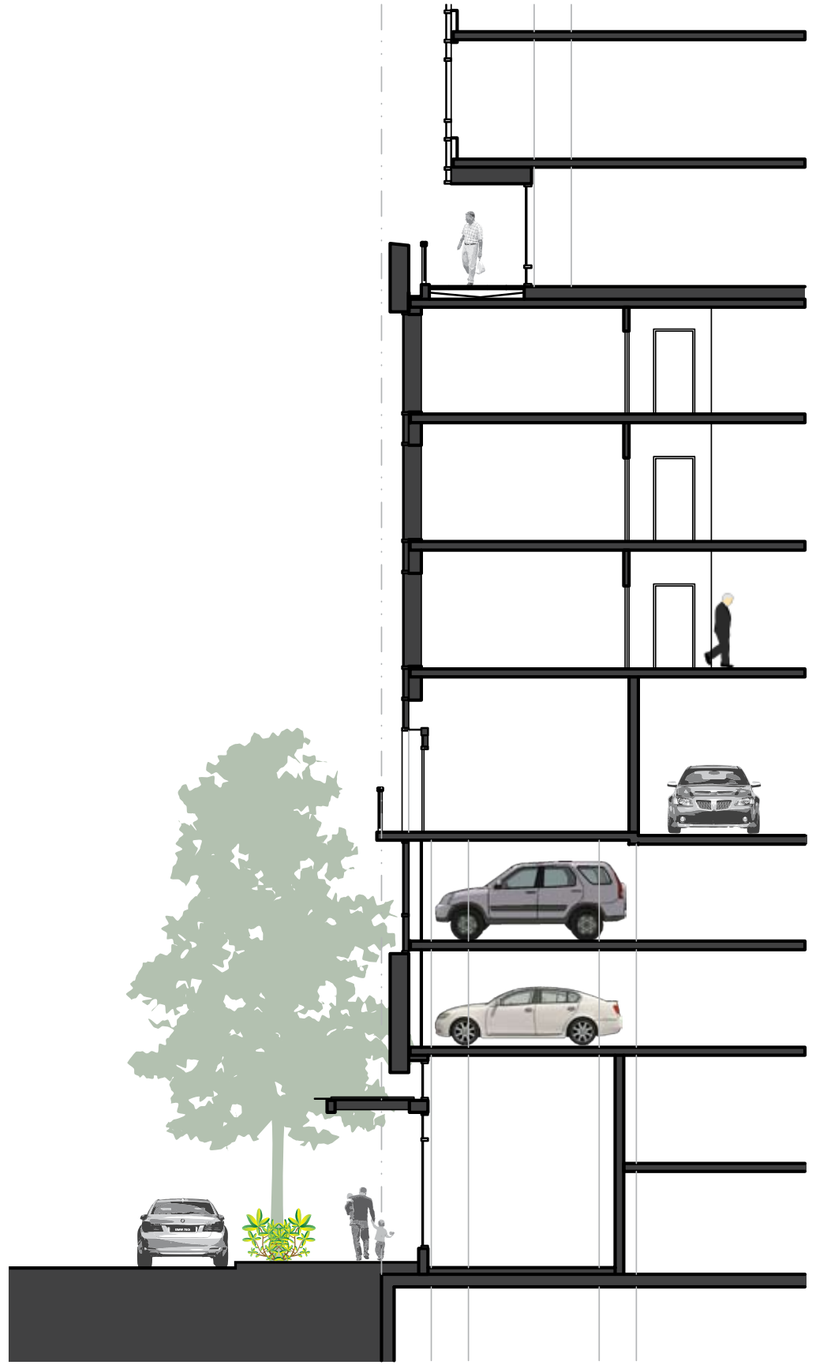
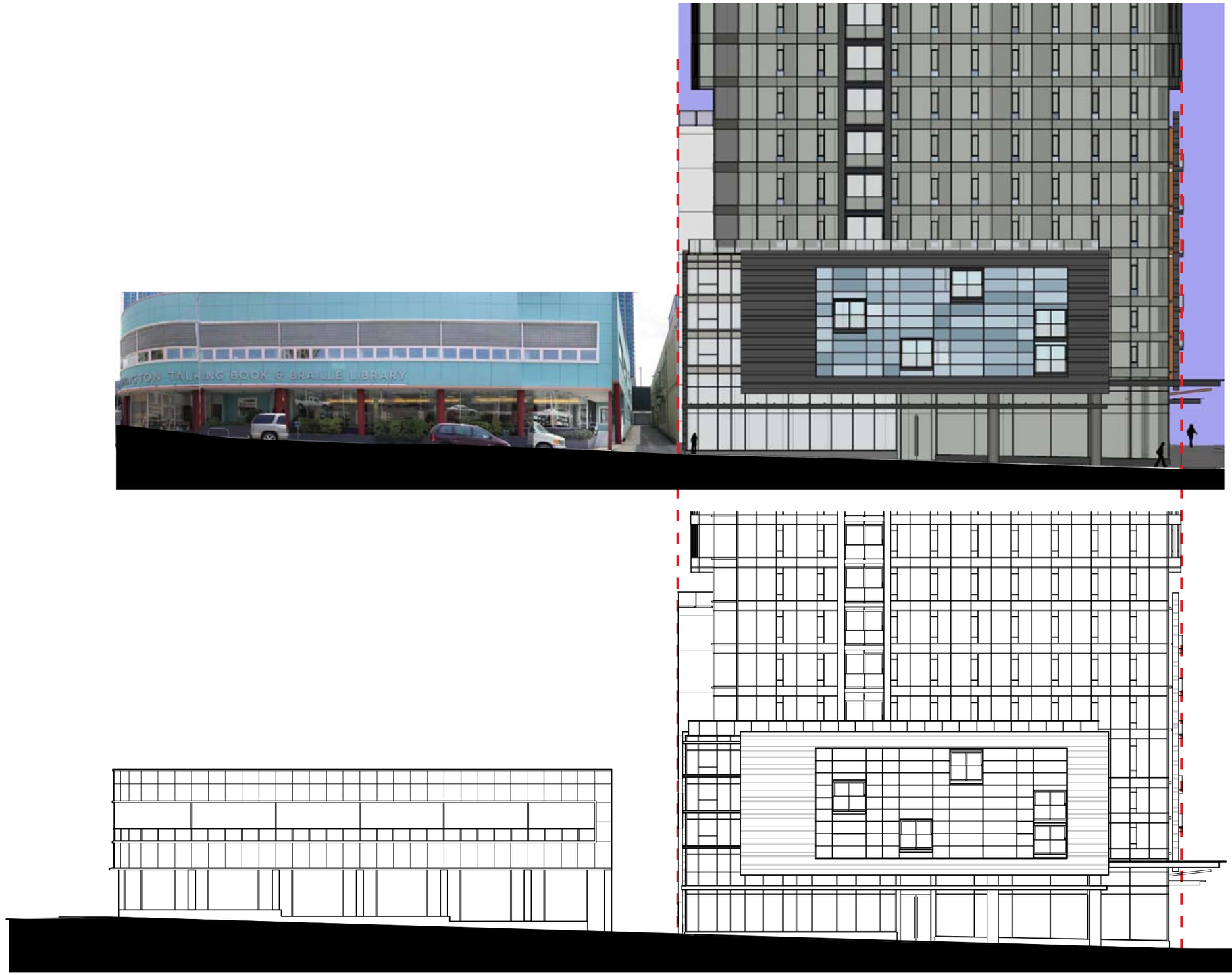
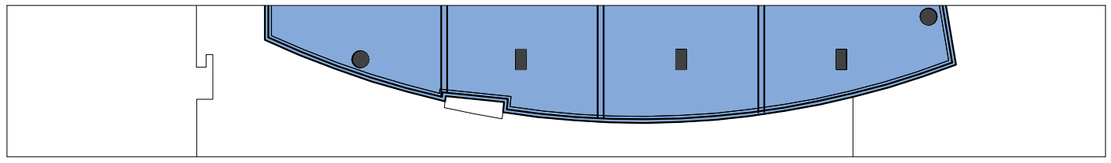


8TH AVENUE BASE FAÇADE SECTION A-A



WEST ELEVATION



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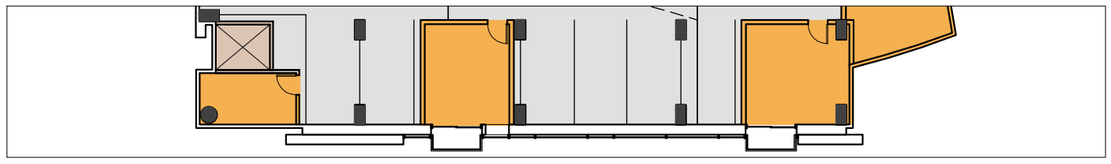

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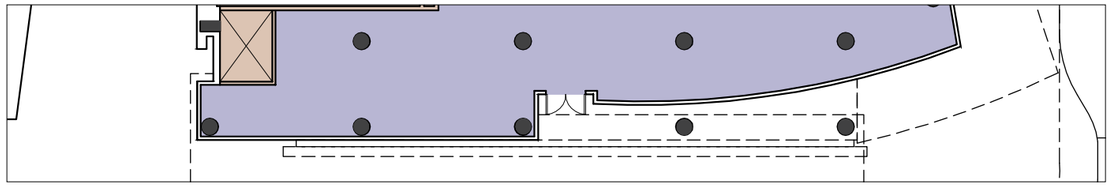

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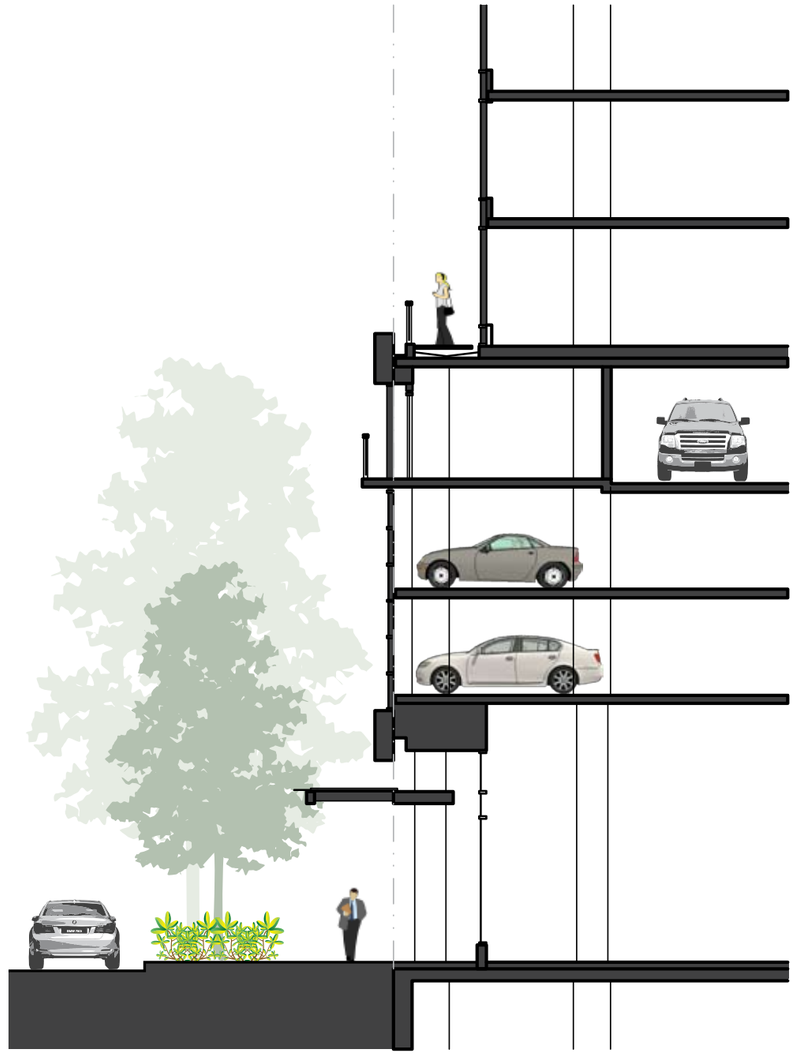


LENORA STREET BASE FAÇADE SECTION B-B

WEST

WEST

NORTH

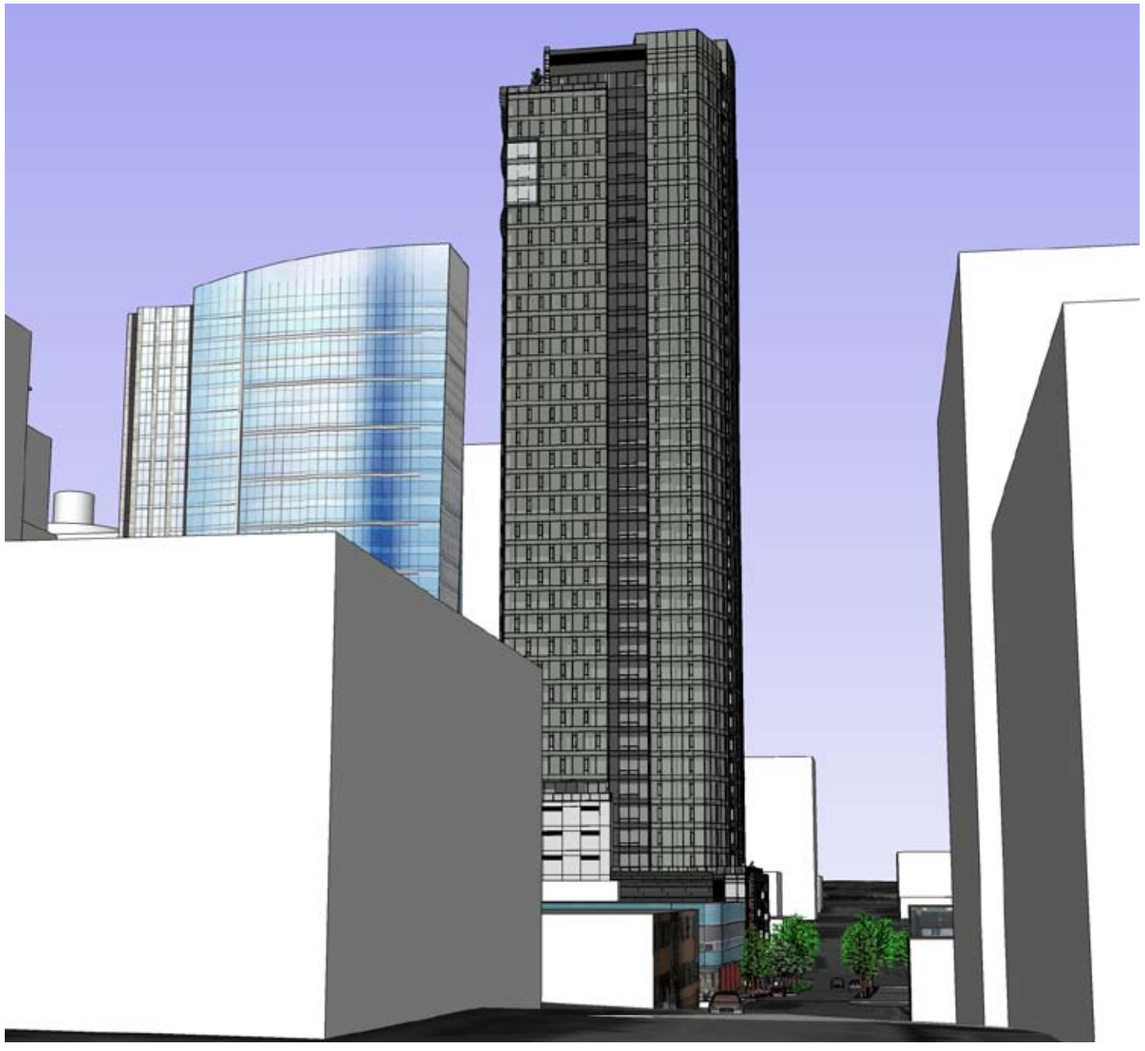
NORTH

EAST

EAST

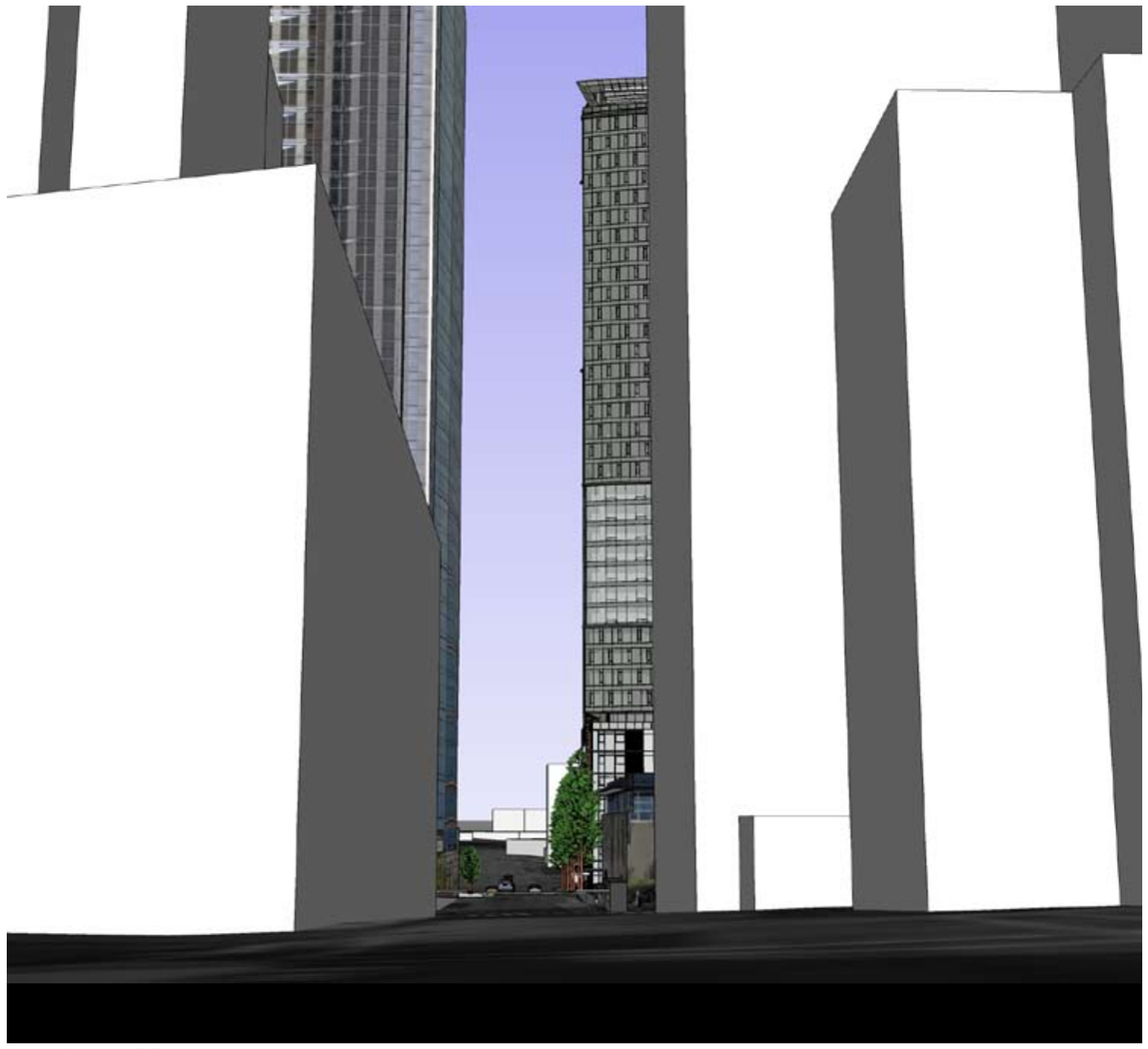
SOUTH

SOUTH



LOOKING WEST

LOOKING EAST



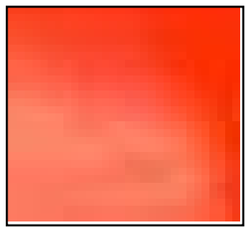
LOOKING NORTH

LOOKING SOUTH

M-1 Mullions and Tower Accents

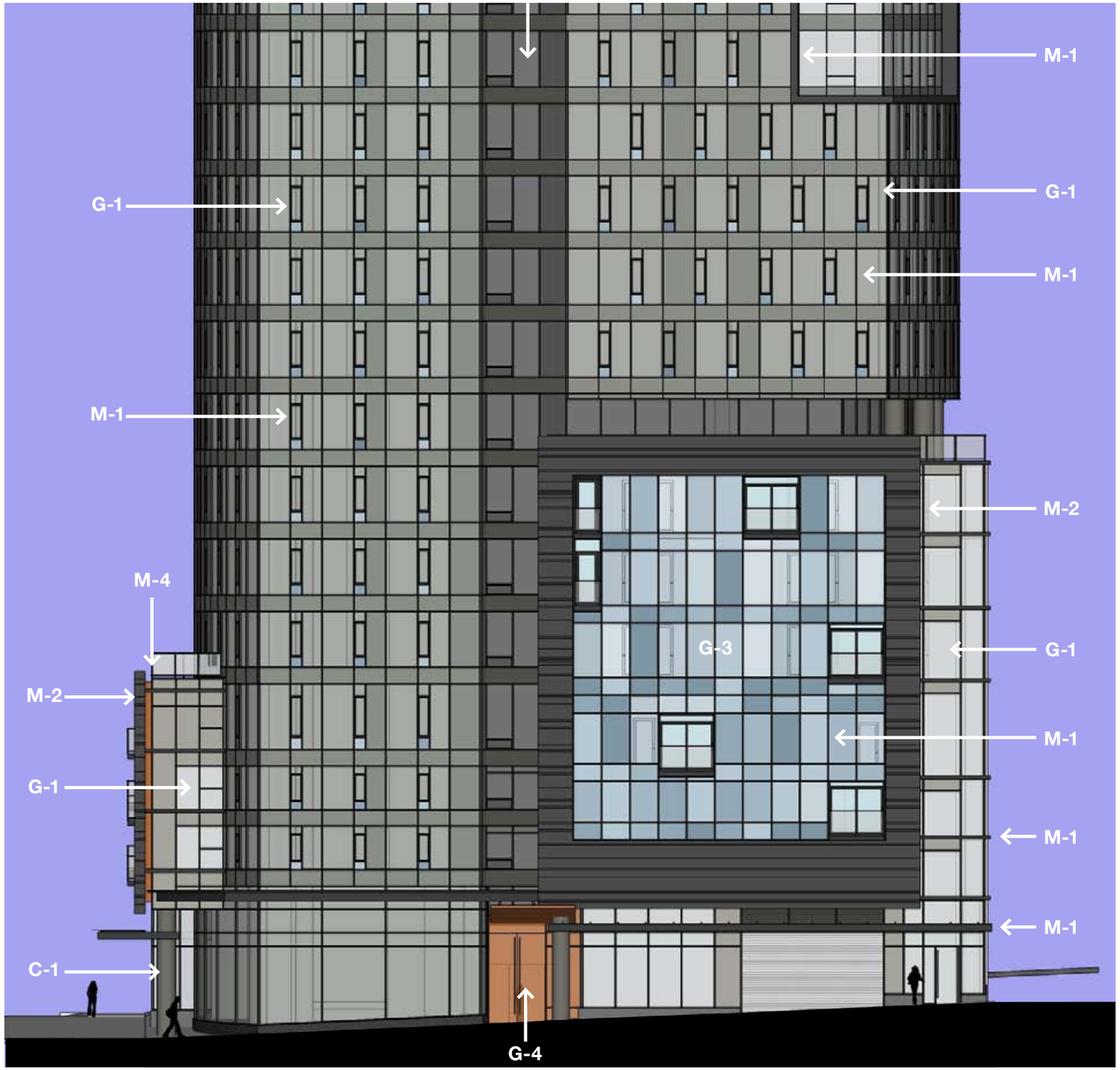
G-1 Light Grey Glass

G-2 Dark Grey Glass

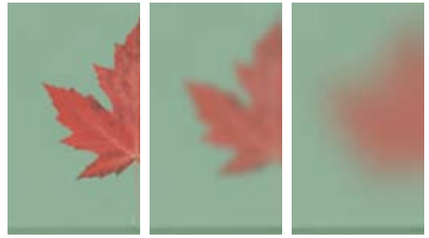


M-4 Base Accents

C-1 Smooth Architectural Glass



M-2 Zinc — Blue-Grey



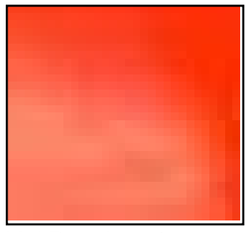
G-3 Blue Glass w/Variable Frit

G-4 Residential Entry Glass

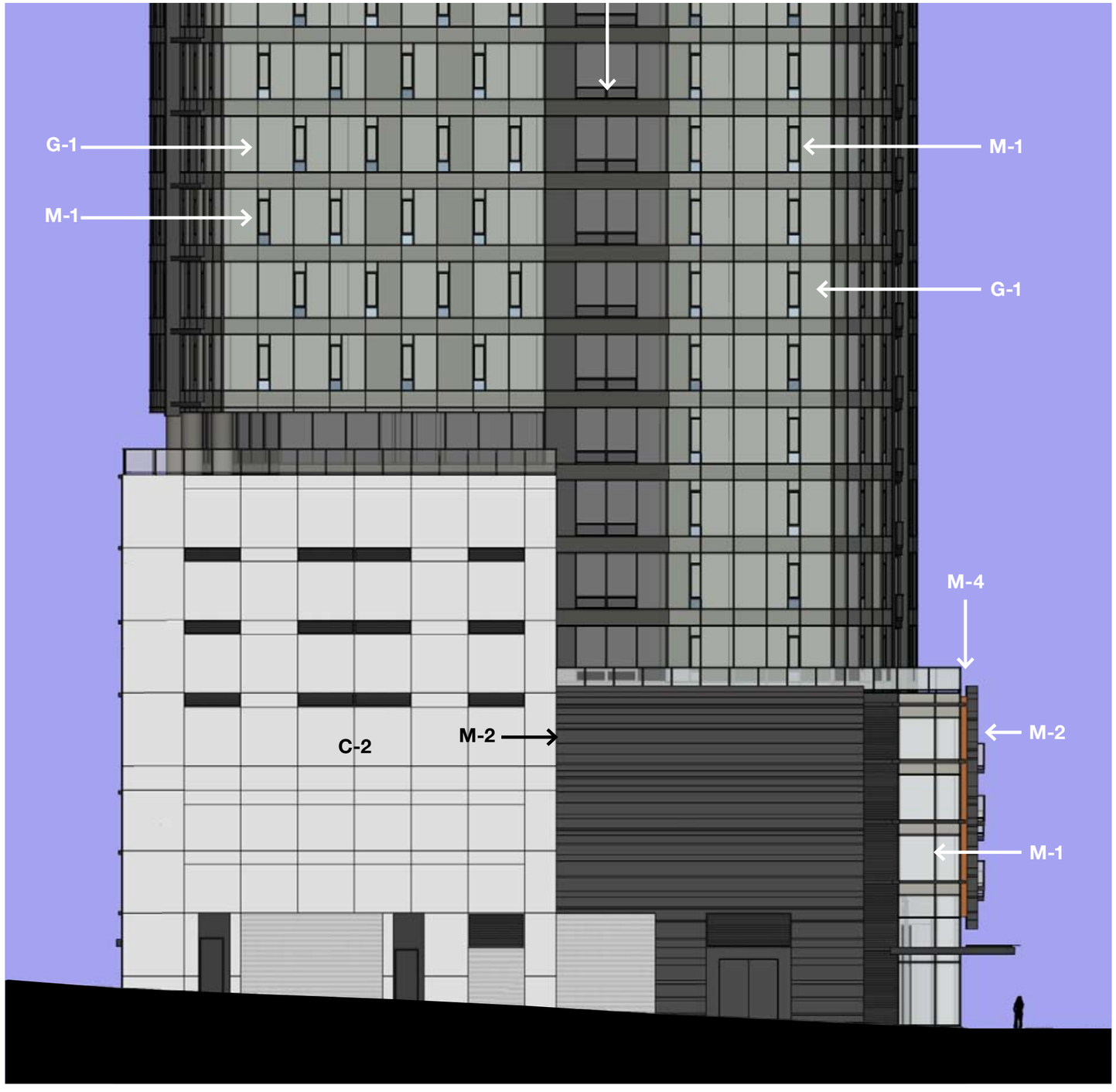
M-1 Mullions and Tower Accents

G-1 Light Grey Glass

G-2 Dark Grey Glass



M-4 Base Accents



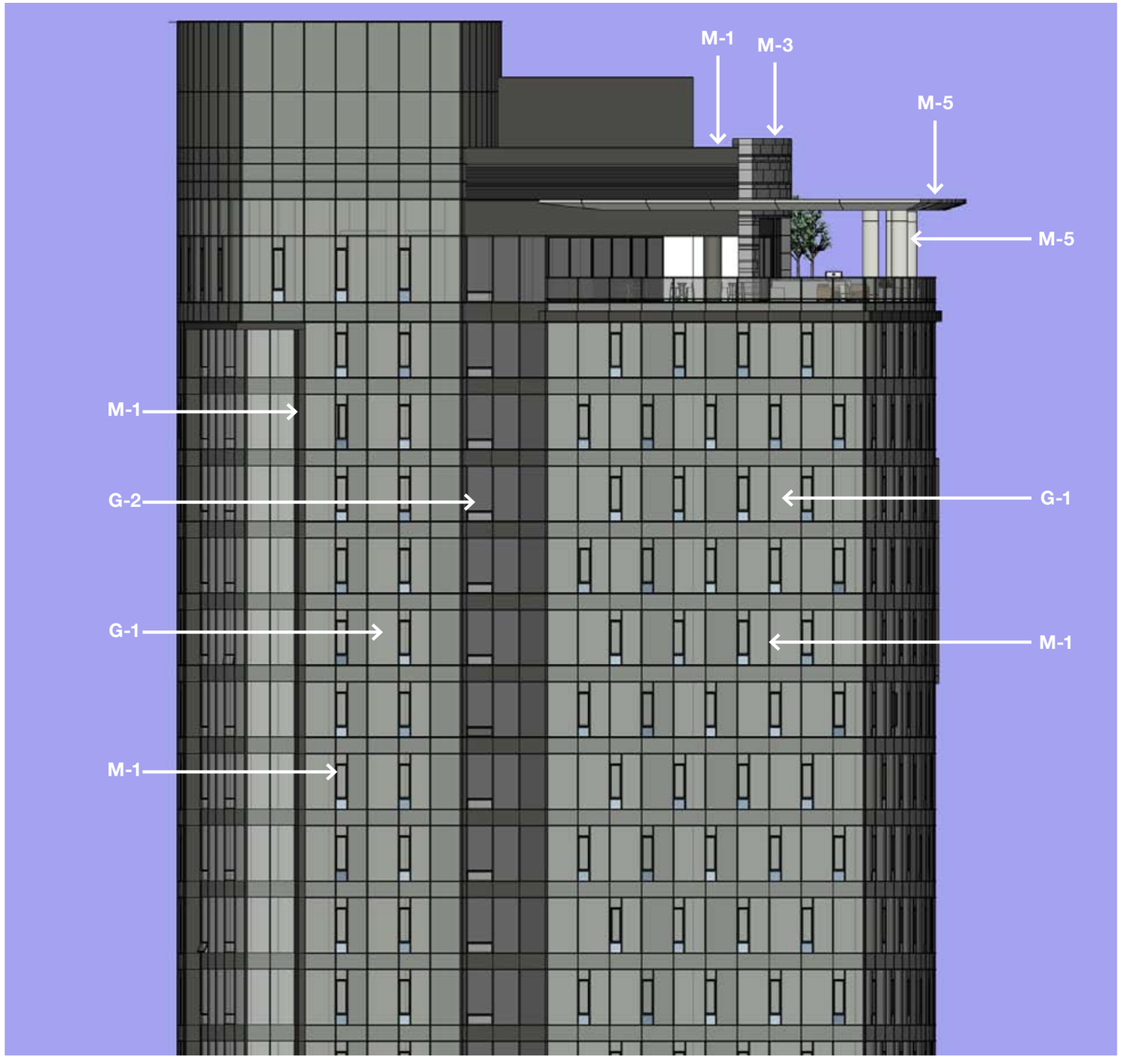
M-2 Zinc — Blue-Grey

Precast Concrete

M-1 Mullions and Tower Accents

G-1 Light Grey Glass

G-2 Dark Grey Glass



M-3 Zinc — Grey

M-5 Light Sequin

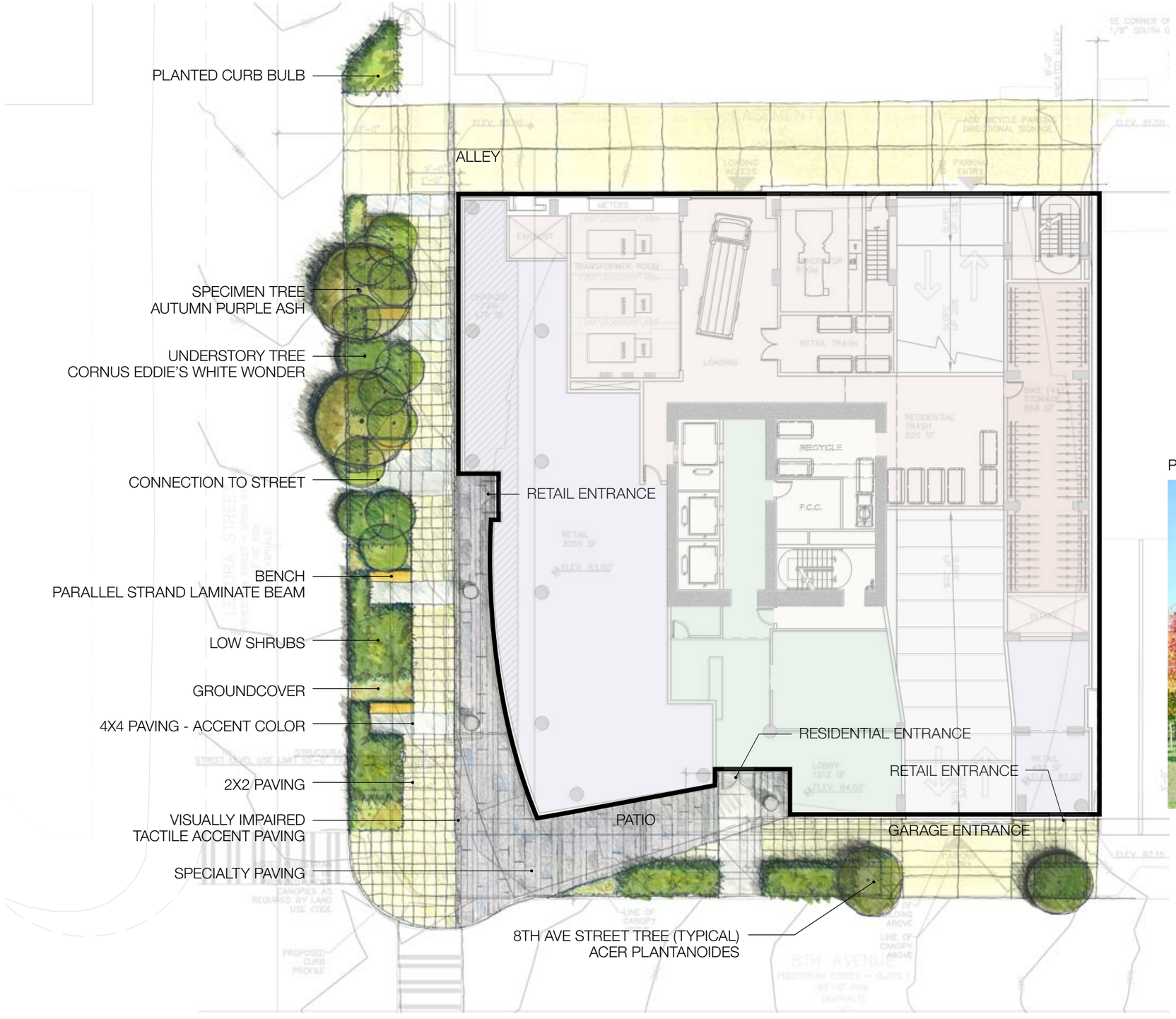
LENORA STREET

Future Park and
Landscaping
by Others

WESTLAKE AVENUE

8TH AVENUE

Continue Existing Tree Spacing and Species



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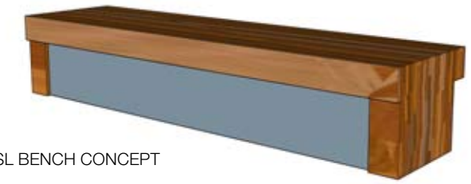
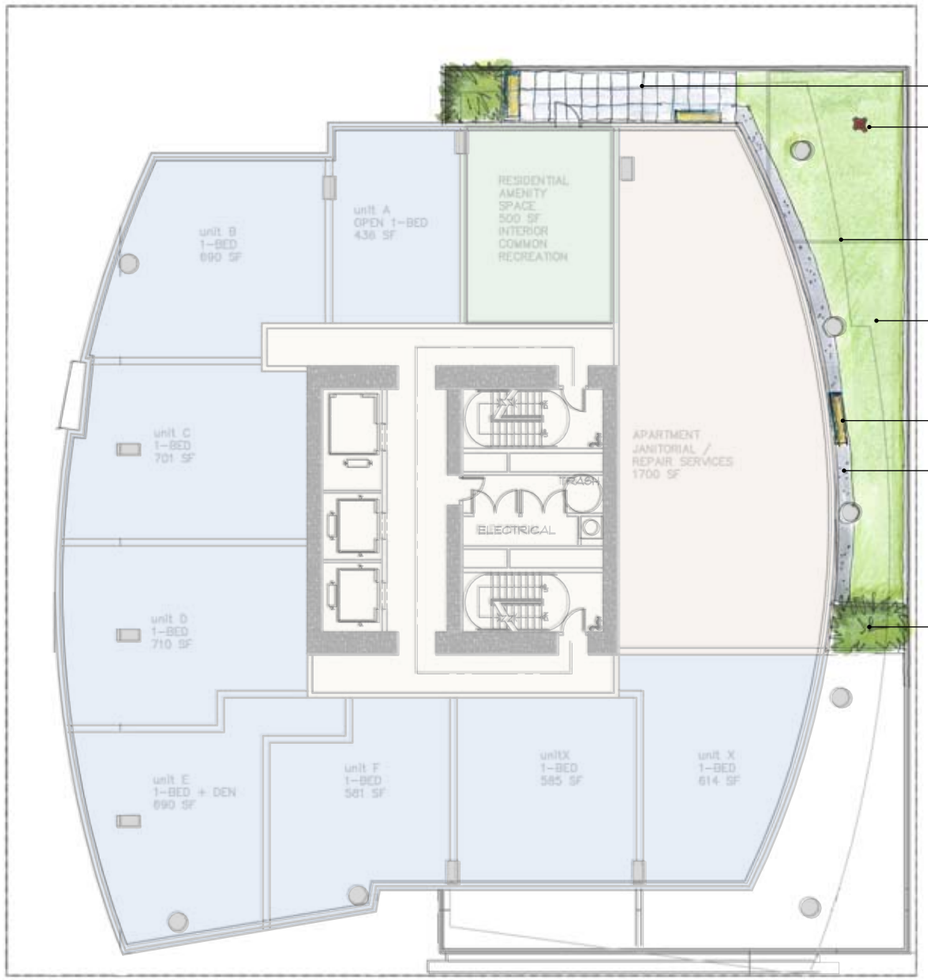


PSL BENCH CONCEPT

PLANT PALETTE

0 10' 20' 40'

1'=20'-0"



ENTRY TERRACE

FIRE HYDRANT

OVERHANG

DOG PATCH

BENCH

GRAVEL

BUFFER PLANTING

REFERENCE IMAGERY

0 10' 20' 40'

1'=20'-0"

FIRE PIT

LARGE GRASS IN CONTAINER

SMALL ACCENT TREE IN PLANTER

INTERIOR CONNECTION

CRATAEGUS CRUS-GALLII

LOW GREEN ROOF PLANTING

INDOOR / OUTDOOR FIREPLACE WITH BENCH

BBQ AREA

OVERHEAD TRELLIS

INTERIOR CONNECTION

MAIN ACTIVITY AREA

REFERENCE IMAGERY


ROOF TERRACE WITH DECK


STYRAX


PLANTERS


GREENROOF SECTION


MISCANTHUS


CRATAEGUS INERMIS


DETAIL


OUTDOOR FIREPLACE

0 10' 20' 40'

1'=20'-0"

LAKEUNIONPARTNERS Seattle

CASCADIA HOLDINGS, LLC

2030 8TH AVENUE | LANDSCAPE — R1 AMENITY TERRACE

06.22.10 57

WEBER THOMPSON

www.weberthompson.com

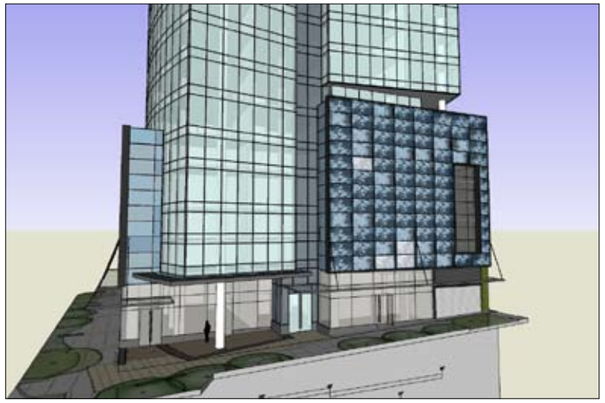
VIEW WEST

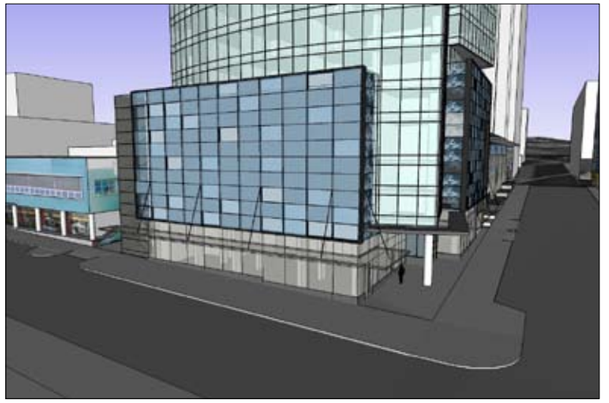
VIEW WEST

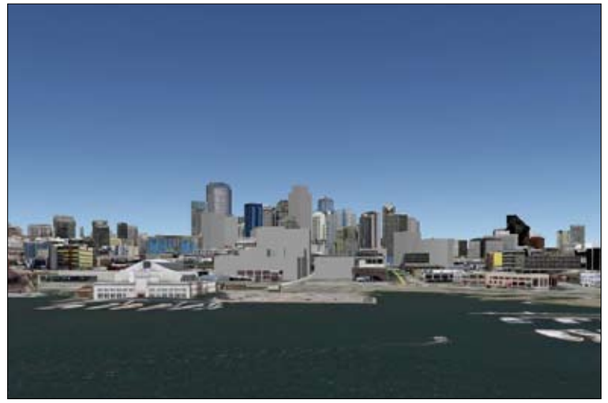
VIEW EAST

VIEW EAST

AS PRESENTED EDG 2.9.10







“Hot Buttons”

Base

- *The site location at the edge of the downtown towers and the location within the platting pattern mean that the proposed development will be visible for a very long time. The applicant has a responsibility to carefully integrate the tower and the base designs, and create a human scale at and near the street level.*

The revised base massing includes a three story difference of the two “shoulder” forms along Lenora and 8th. These elements are held back from the corner to allow the tower to ground itself. Careful integration of the tower with the base help the structure transition from high-rise massing to human scaled proportions. Careful treatment of the façade and base massing keep the eye moving across the façade and transitioning from the proposed building to neighboring context.

Issues include:

- *Challenge of cladding above-grade parking with application of a human scale material.*

With the addition of work studios, and associated decks, sliding doors and operable window vents, the base façade has many human scale elements. The frame of metal panel is broken down into small horizontal bands, rather than large scale panels. The glass façade within the frame mixes vision, translucent and spandrel glass to provide a mix of depth perception and opacity. This will create an active façade both day and night.

- *Consider relocating storage from the 5th/6th levels to another area, and using those levels to provide open space and views to the future park across the street*

Storage has been shifted from a full floorplate at level 5 and half floorplate at level 6, to be 3 half levels at levels 5-7 on the south side, allowing the north base façade to drop a story along Lenora, per board guidance. See the answer to B-3, and the stacking diagrams for levels 5-7 for more information.

- *Create a rhythmic façade in human scaled materials and details that relate to the residential and architectural context of the area*

The design team has worked to provide rhythmic elements without creating a false representation of programmatic elements, or faux “bays” that don’t have meaning. These rhythms translate from landscape to architecture, to architectural detailing.

The project team took cues from the Braille Library’s Lenora street exposed columns. We restructured our column alignment along Lenora to become regularly spaced, per board guidance. However, the design team did not want to emulate the exposed colonnade, because the two column rhythms would clash and become overbearing on the streetscape.

Instead, the West 8th project’s 8th avenue façade provided some inspiration, where some columns were exposed while others were concealed.

Walking along the building, the canopies have a series of major and minor elements, as well as a glass pattern on a 4 foot module. The glass patterns recall the façade above with a mixture of vision glass, and translucent panels, recalling the colors from the base façade.

Street trees, benches and paving patterns also recall established neighborhood as well as project specific rhythms. Trees along 8th continue established planting patterns and types. Paving treatments and bench placement along Lenora recall the structure of the building, and help reinforce the rhythm of the Braille library’s colonnade. The applicant has met with Cornish College representatives and their planning and landscape consultant in an effort to make this project cohesive with it’s neighborhood.

- *Create a cohesive design, integrating a human scale at the base and corner entry with the scale of the tower above.*

Following the board’s desire to better animate and activate the Lenora Street side, the corner retail entry has been moved to the mid-point of the Lenora façade.

The design team made dramatic changes to the base and how the tower interacts with it. Please see answers to B-1, B-2, B-3, B-4, C-1, C-2, and E-2.

A-2 Enhance the skyline.

Direction received at EDG was generally favorable for any of the four tower massing schemes presented. A hybrid of the two simpler tower massing schemes (A+B) was chosen for further study.

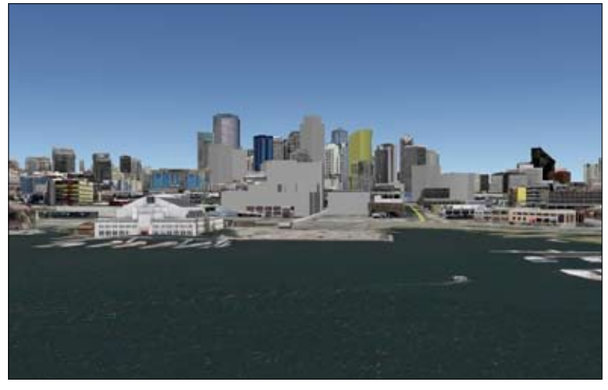
In general the tower has 3 massing elements, North, South and middle. The façade treatment of the North and South elements use similar curtain wall components to create simple “fields”, but the articulation of the north field is slightly different than the south utilizing stacked vents instead of staggered.

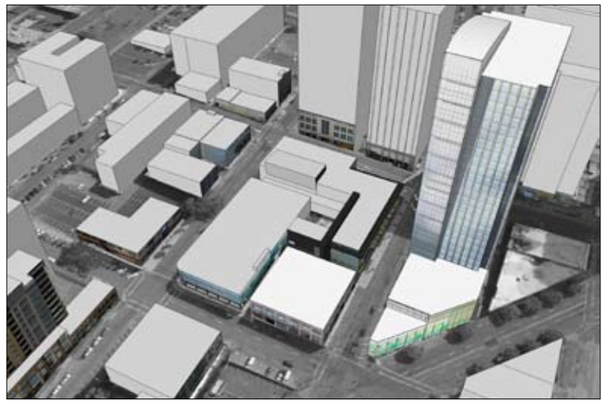
These fields are subsequently eroded in areas with framed areas of butt-glazing. These erosive elements create a visual dynamic from all angles when viewing the tower, but also unify all of the facades with a common motif.

The “middle” element becomes a reveal on the west façade, extending 425’ down to the entry for the residences, referencing something special without calling undue attention to that entry.

The top of the tower steps down from north to south so that the amenity terrace located on the southern edge of the roof level receives maximum sunlight. The stepped tower top also creates visual interest when viewed from below, as does the roof fin / trellis element which creates a sense of enclosure to the roof terrace.

PROPOSED DRB 6.22.10





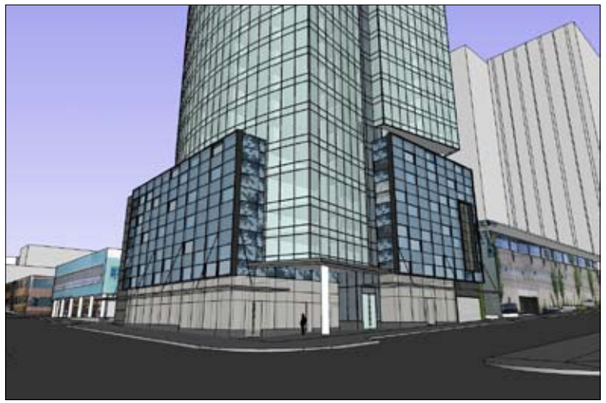
B-1: Respond to the neighborhood context.

The immediate neighborhood has a diverse, and rapidly evolving architectural context. New Commercial and Residential high-rises mix with a contemporary police station, a Modern era Library, and many low-mid rise office, warehouse, and education facilities. Immediately across Westlake are vast parking lots and car dealerships.

The project responds to known plans immediately across Lenora, as well as contextual responses to movement patterns around the site.

A future park (by others) is planned immediately across Lenora from our site. Responding to this context and the Lenora green street requirements, the sidewalk has been widened to 20 feet, and about half of this width has been heavily landscaped with plantings identified by the neighborhood for a "district" landscape plan.

An active retail spill out area along Lenora has been carved out of the base for café seating in order to activate Lenora. Upper level work studios also provide eyes on the park.



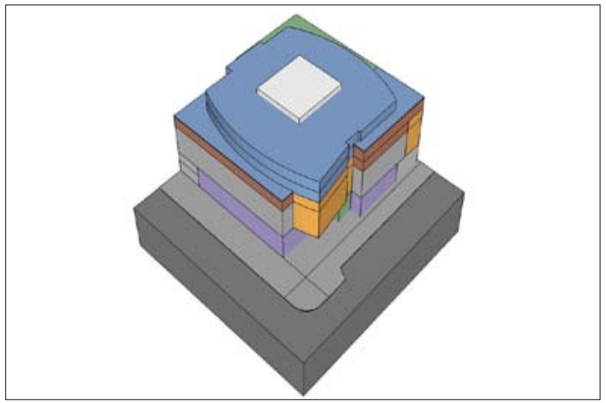
B-2: Create a transition in bulk & scale.

Following guidance from the EDG, the Base massing and relationship to the tower has been modified. The tower and base now interlock elegantly to respond not only to the context of 8th Avenue and Lenora Street, but the intersection of those streets with Westlake. There are now two distinct base elements, with more dramatic differences in height responding to program, context and setback requirements.

A taller, seven story base element is positioned on the south half of the site, which steps 20' down to the adjacent Police station.

Along Lenora the base height has been reduced to 52' to the top of the transparent glass railing, 49'-6" to the top of the zinc metal frame, or 48'-6" to the top of the deck at the Lenora Street Setback. This façade steps down 12' to the Library across the Easement.

These stepping forms from 8th to Lenora create an elegant transition from adjacent structures, and the tower intersecting the two base forms connects the tower above.



B-3: Reinforce the positive urban form & architectural attributes of the immediate area.

"The proposed massing includes storage at the top of the building base facing Lenora Street. Replacing the storage with amenity space for views to the future park would be one method to reinforce the positive urban form at this street front."

Following EDG direction, three half levels of storage were stacked in the southern base mass. This allowed the design team to lower the Lenora street façade 1 floor.

Additionally, the storage area, otherwise exposed to 8th Avenue is hidden behind an upholstering of work studios, which will activate 100% of the façade. Work studios have been added along Lenora to activate the façade facing the future park across the street. The stair at the NE corner of the base has been re-located and is replaced by additional work studios above the ground floor and now enables 100% street level uses along Lenora, a street that was prioritized by the board at EDG.

AS PRESENTED EDG 2.9.10

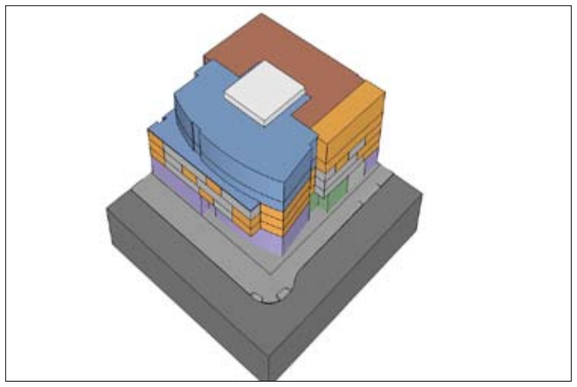
B-4: Design a well-proportioned & unified building.

"the applicant should work to design a structure that includes human scale near the street level, and a cohesive architectural concept with the tower above."

"the entry and canopy needs to be human scale, and the scale needs to relate to the overall tower expression at that corner. The applicant is challenged with creating a coherent architectural concept to relate these opposing scales."

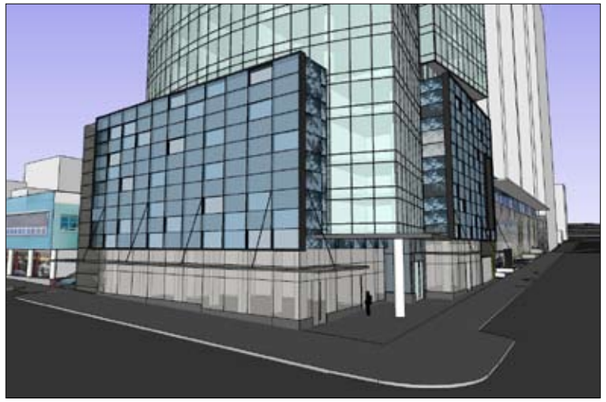
The design team revised the relationship between the tower and the base to better define the main residential entry, separate and refine the retail entries, and most importantly refine the human scale of the retail facades. The "prow", shown at EDG as a floating element, has been brought to the ground and then wraps around Lenora Street as an indented, widened sidewalk area for café seating. The tower now grounds itself much better and the issues the board had of column placement and means of visual support are hopefully addressed.

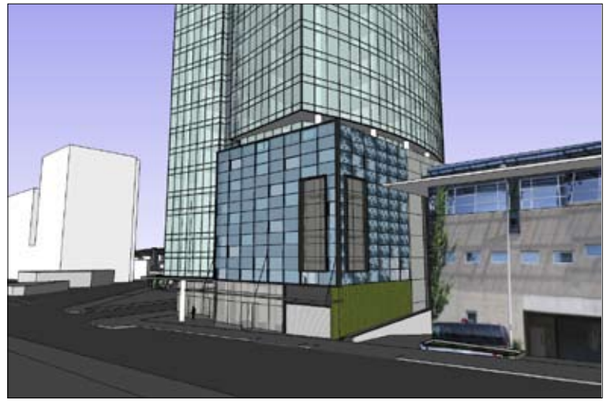
The design has been modified by lowering the corner canopy from 22 feet to 18 feet, which still provides a grand gesture to the intersection, and relates to a common downtown corner canopy treatment (the Gap, old Coldwater Creek space, the new Brooks Brothers space, amongst others without appearing exaggerated or out of scale.



PROPOSED DRB 6.22.10

AS PRESENTED EDG 2.9.10





C-1: Promote pedestrian interaction.

"The Lenora Street façade should contribute to an active street level, which could include additional building entries and/or outdoor dining areas."

With the board's emphasis on the Lenora streetscape, the base massing has been adjusted, and retail configuration to directly relate to and open out upon Lenora.

By pulling the retail façade back from the Lenora property line, an outdoor café setting has been created directly across from the future park. Landscaping along the streets provides benches for lounging, waiting for the restaurant, etc.

C-2 Design facades of many scales.

"The Board noted that the proposed above grade parking will present a challenge in creating human scaled façade design on the base. Providing occupied spaces at the base would show human activity and provide eyes on the street."

Work studios have been added to both the 8th Avenue base element, and Lenora Street base element to put eyes on the streets, as well as the future park across Leno**ra.**

C-5 Encourage overhead weather protection.

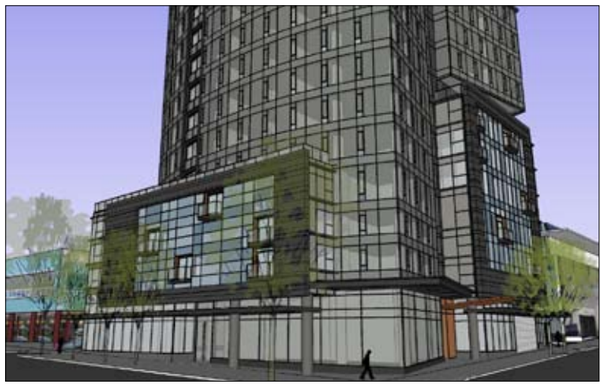
"The corner canopy may need some attention to create overhead weather protection that is low enough to be functional and at human scale, while also relating to the overall tower expression at that corner."

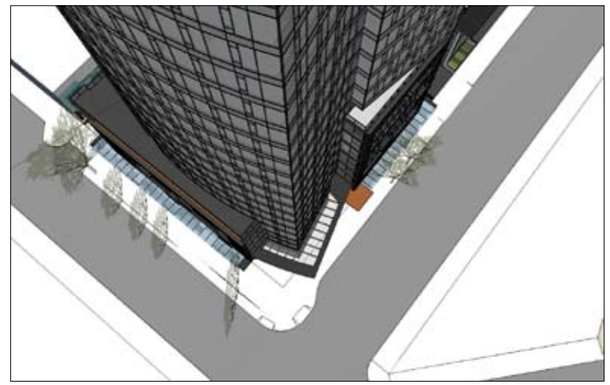
The design team has crafted a canopy design that responds to the building massing and site topography, signifies the main residential entrance, and provides 100% coverage with a simple, elegant layout.

Because of structural reasons, as well as architectural, the design scheme proposes a high canopy at the corner of 8th and Lenora. However, this corner canopy has been lowered to 19 feet, from the EDG proposal of 22 feet, which is now comparable height to, or lower than, many downtown "feature" canopies. Due to sidewalk grades and the desire to not visually break the flanking canopies along 8th and Lenora, the additional four feet of height (over code maximum 15 feet — see departure request) being requested for the corner canopy allows for an adequate change in plane of the grouping of canopies.

The design team has also expanded the coverage to be a minimum extension of 8 feet, average of over 10 feet and maximum of 15 feet at the corner. This exceeds the code requirement of 8 feet from the building face. Therefore, the additional height has been counteracted by additional canopy width.

PROPOSED DRB 6.22.10

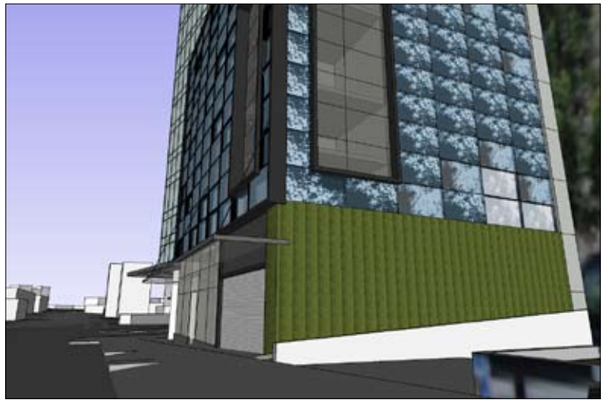




D-1 Provide inviting & usable open space.

"Comments reflect the guidance related to street level open space at the corner of 8th Avenue & Lenora Street (see guidance in response to guidelines C-1 and C-5)."

The retail spill-out space has been reconfigured with the new base massing to reinforce the Lenora Green Street, and compliment the activity in the future park across the street, in response to the board's desire to focus more attention to the Lenora Street side. With the sidewalk widening to 20' and an additional 6' minimum of depth for outdoor café seating along half of the building footprint, the Lenora street experience becomes more of an outdoor room, an extension of the future park, and less of a sidewalk.



D-2 Enhance the building with landscaping.

"If a green wall is proposed at this location, it should relate architecturally to the overall design concept at other facades and street level development."

The green wall has been eliminated. Instead the parking entrance was shifted from the corner, to an internal position. This allowed a small retail space to be created at the corner, wrapping the exposed corner with glass to a depth that makes a connection to the street / sidewalk along 8th Avenue.

Lenora Street is the major landscape enhancement for this project.

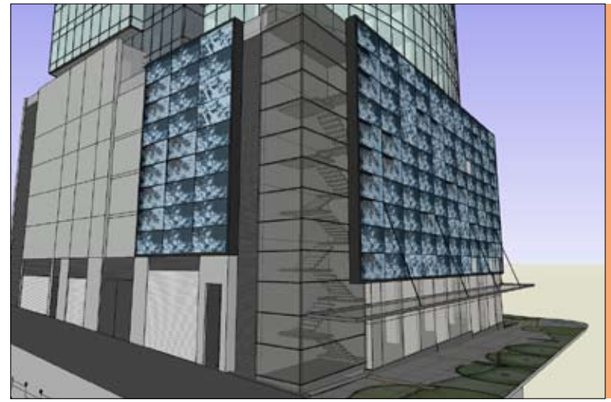
E-1 Minimize curb cut impacts.

"The Board noted that if the proposed design includes the curb cut at 8th Avenue, it should be designed to minimize conflicts with the pedestrian environment and should be designed to minimize visual impacts to the streetscape."

There is an established pattern of curb cuts along 8th Avenue. The Police department has two, and the existing building on the project site has one. The two police station curb cuts are separated by 15 – 20' of landscaped sidewalk with a significant tree planted in between, continuing the regular pattern of street trees along 8th.

The 2030 8th proposal seeks to continue this patterning, blending the existing landscape schemes into the landscape plan and sidewalk treatment. Therefore a 15-20' landscaped gap is provided between the curb cut and the closest police station curbcut. The landscaping plan calls for continuing the street trees planted along 8th, integrating existing landscape patterns into the proposed plan.

By separating the curb cuts and treating the gaps with landscaping, the design reduces the impacts, and eliminates creating a "super curbcut" combining two or more curb cuts.



AS PRESENTED EDG 2.9.10

E-2 Integrate parking facilities.

"The Board suggested wrapping the corners with the work loft uses on the base."

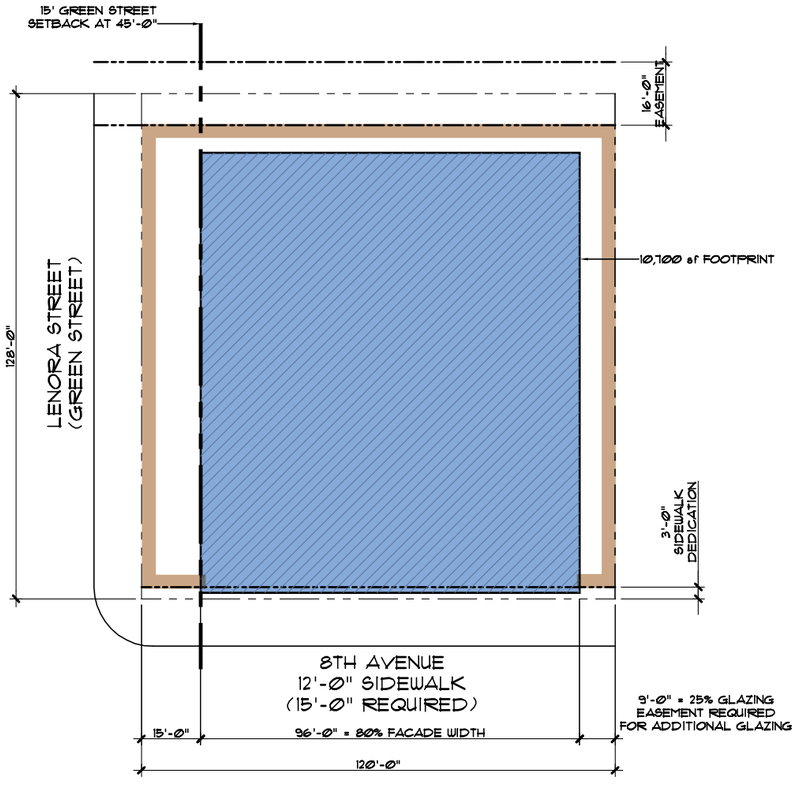
The design team completely reconfigured and redesigned the base in order to accommodate this request.

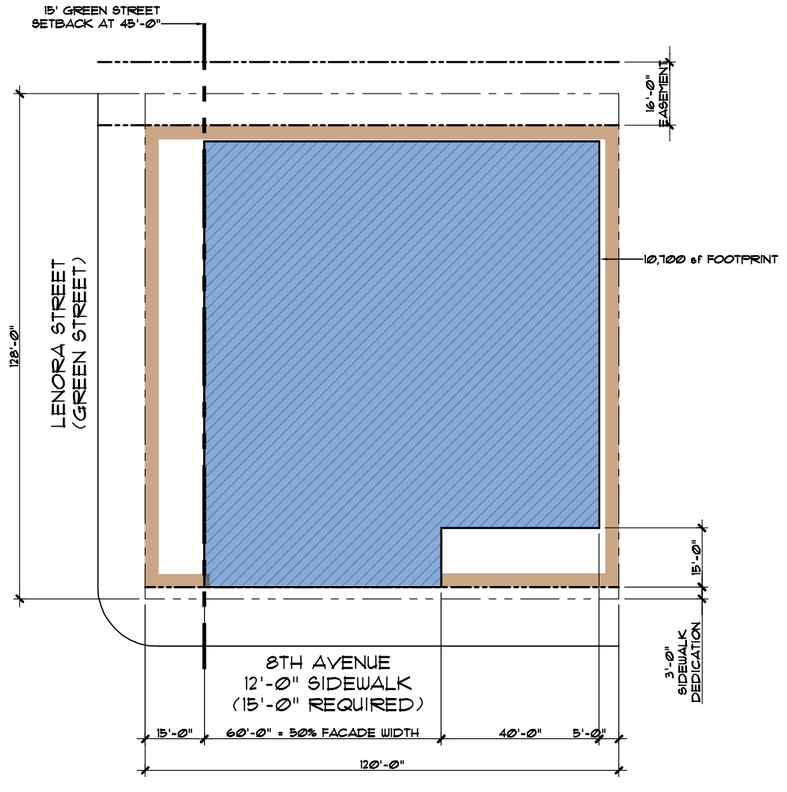
Along Lenora, the big issue was moving the stair, which created a chain reaction reconfiguring and locating the ventilation systems, which affected parking and column layouts, which in turn restructured the entire back of house loading and mechanical bays. Ultimately, this was accomplished by reducing the height of the base along the green street, and providing 36% of active uses above L3 exceeding the 30% requirement. Below Level 3 where there is no requirement for actives uses, the design incorporates 45% active uses along Lenora.

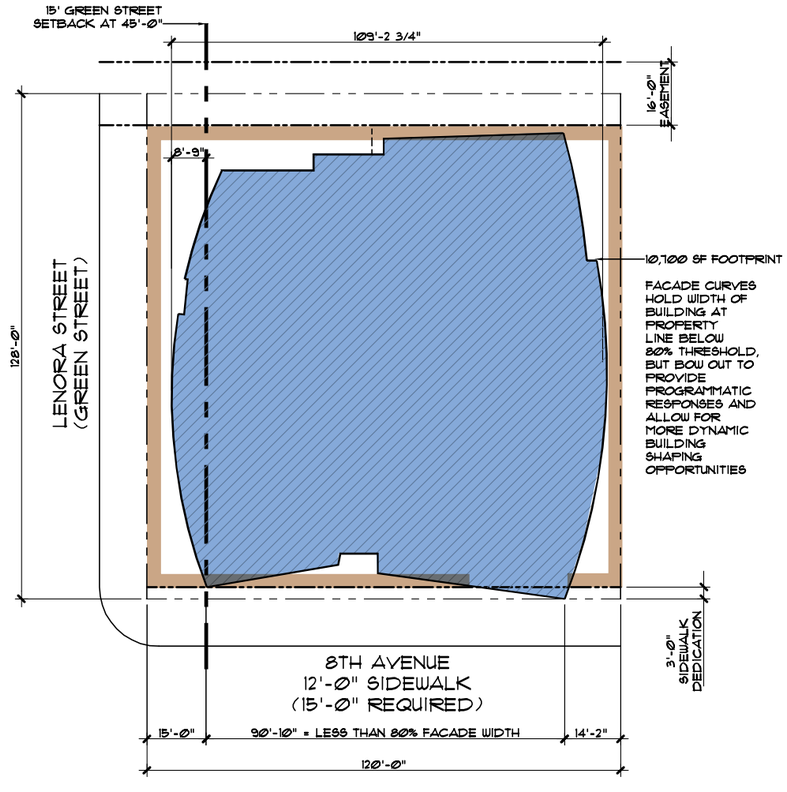
On 8th Avenue, we provide 65% active uses at Level 4, 100% active uses at the storage levels 5-7, and a minimum of 58% below at level 3 and below where no active uses are required in the code.

PROPOSED DRB 6.22.10

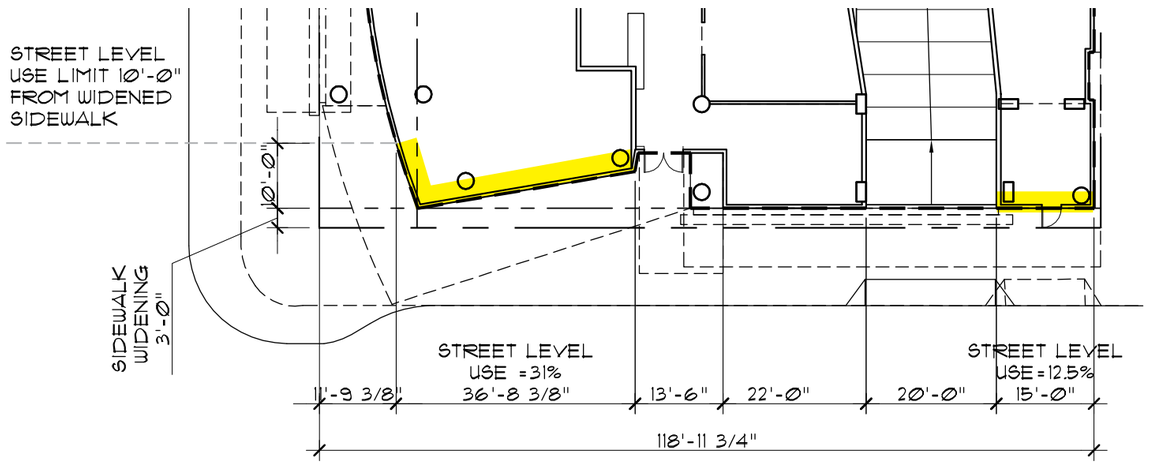
CODE SECTION	CODE REQUIREMENT	DEPARTURE REQUEST	DIFFERENCE	RATIONALE FOR REQUEST
SMC 23.49.058 D.2 MAXIMUM TOWER WIDTH	IN DMC ZONES, THE MAXIMUM FACADE WIDTH FOR PORTIONS OF A BUILDING ABOVE EIGHTY-FIVE (85) FEET ALONG THE GENERAL NORTH/SOUTH AXIS OF A SITE (PARALLEL TO THE AVENUES) SHALL BE ONE HUNDRED TWENTY (120) FEET OR EIGHTY (80) PERCENT OF THE WIDTH OF THE LOT MEASURED ON THE AVENUE, WHICH EVER IS LESS. ON A LOT WHERE THE LIMITING FACTOR IS THE EIGHTY (80) PERCENT WIDTH LIMIT, THE FACADE WIDTH IS ONE HUNDRED TWENTY (120) FEET, WHEN AT ALL ELEVATIONS ABOVE A HEIGHT OF EIGHTY-FIVE (85) FEET, NO MORE THAN FIFTY (50) PERCENT OF THE AREA OF THE LOT LOCATED WITHIN FIFTEEN (15) FEET OF THE STREET LOT LINE(S) IS OCCUPIED BY THE STRUCTURE	THE PROPOSED TOWER IS APPROXIMATELY 110' WIDE. 92% OF THE LOT WIDTH.	12% LOT WIDTH = 14'-0"	THE THIN POINT OF THE TAPERED FACADE OF THE TOWER FRONTING 8TH AVENUE IS APPROXIMATELY 90 FEET WIDE (75% OF THE LOT WIDTH), BUT IN ELEVATION, ACCOUNTING FOR THE FULL BREADTH OF THE TOWER WIDTH, THE OVERALL FACADE WIDTH IS APPROXIMATELY 110 FEET. THE PROPOSED TOWER'S ADDITIONAL WIDTH IS A FUNCTION OF, AND RESPONSE TO REQUIRED TOWER SHAPING TO PROVIDE FUNCTIONAL SPACES AND VISUAL INTEREST.

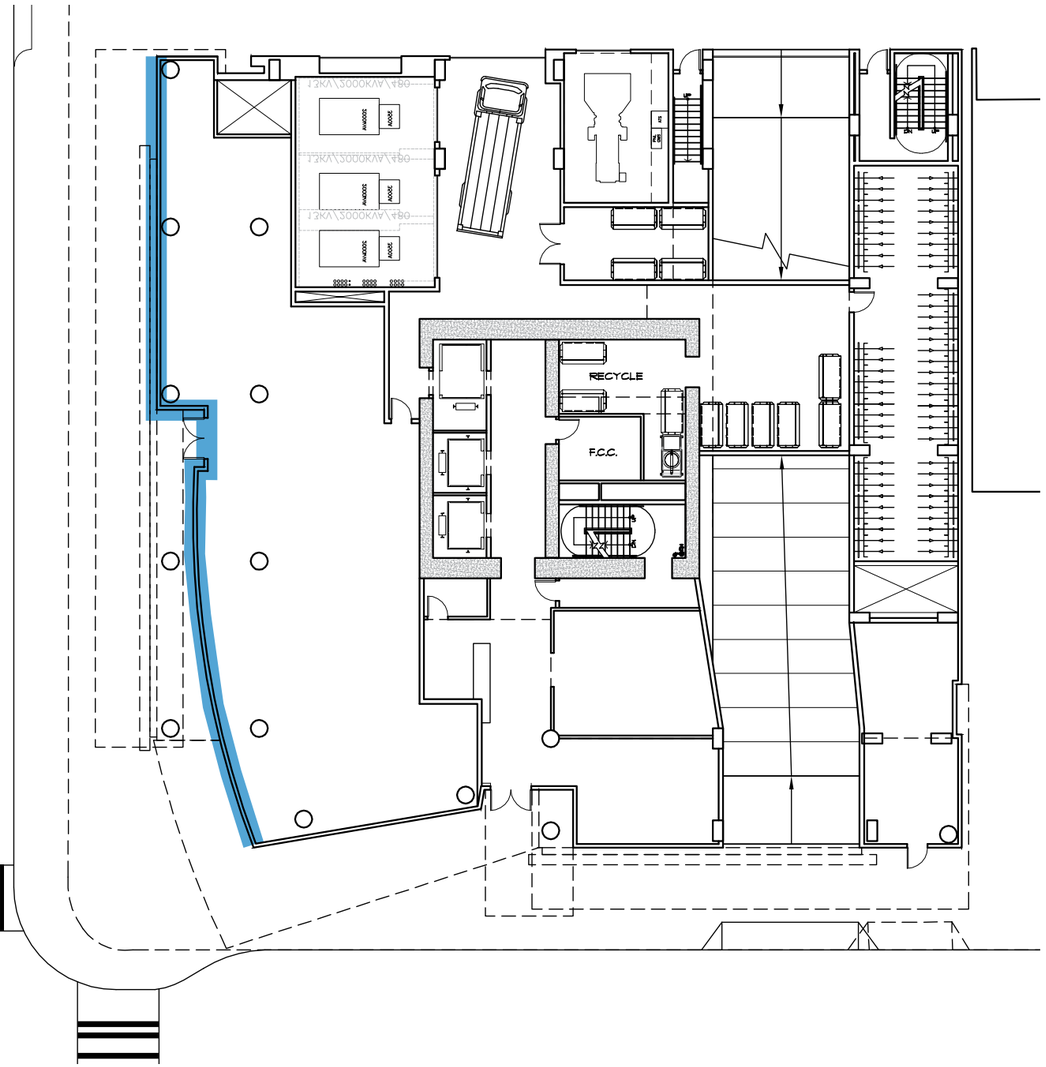




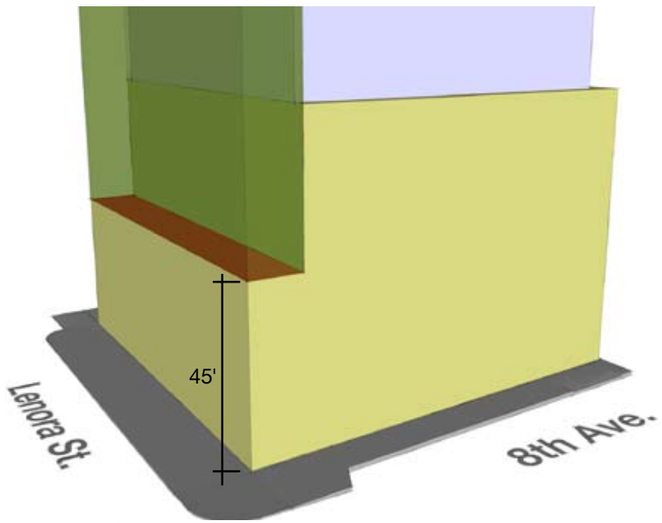


CODE SECTION	CODE REQUIREMENT	DEPARTURE REQUEST	DIFFERENCE	RATIONALE FOR REQUEST
SMC 23.49.009B3 STREET LEVEL USE	A MINIMUM OF SEVENTY-FIVE (75) PERCENT OF EACH STREET FRONTAGE AT STREET-LEVEL WHERE STREET LEVEL USES ARE REQUIRED MUST BE OCCUPIED BY USES LISTED IN SUBSECTION A. THE REMAINING TWENTY-FIVE (25) PERCENT OF THE STREET FRONTAGE AT STREET LEVEL MAY CONTAIN OTHER PERMITTED USES AND/OR PEDESTRIAN OR VEHICULAR ENTRANCES.	A DEPARTURE HAS BEEN REQUESTED TO DECREASE THE REQUIRED STREET LEVEL USE TO 43.5% ALONG 8TH AVENUE.	31.5% OF THE STREET FACADE.	THE DESIGN TEAM FELT THAT THE SITE SPECIFIC OPPORTUNITIES ALONG LENORA OUTWEIGHED THE REQUIREMENT FOR 75% STREET FRONTAGE USES FOR THIS BLOCK OF 8TH AVENUE. THE PROJECT PROVIDES 100% STREET LEVEL USES ALONG LENORA IN ORDER TO PROVIDE AN ACTIVE EDGE AGAINST THE PROPOSED PARK ACROSS THE STREET. THEREFORE THE LOBBY LIVING ROOM AND PARKING ENTRY ARE POSITIONED ON 8TH. THE RESIDNTIAL LOBBY IS INTENDED TO BE AN ACTIVE SPACE, WITH A SITTING AREA FOR RESIDENTS AND GUESTS. THIS SPACE DOES NOT QUALIFY FOR A STREET LEVEL USE, BUT IF IT DID WE WOULD HAVE 65% STREET LEVEL USES ALONG 8TH.

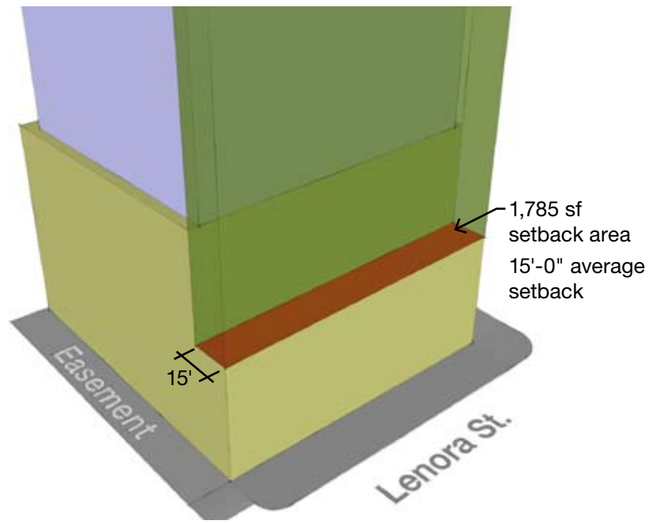


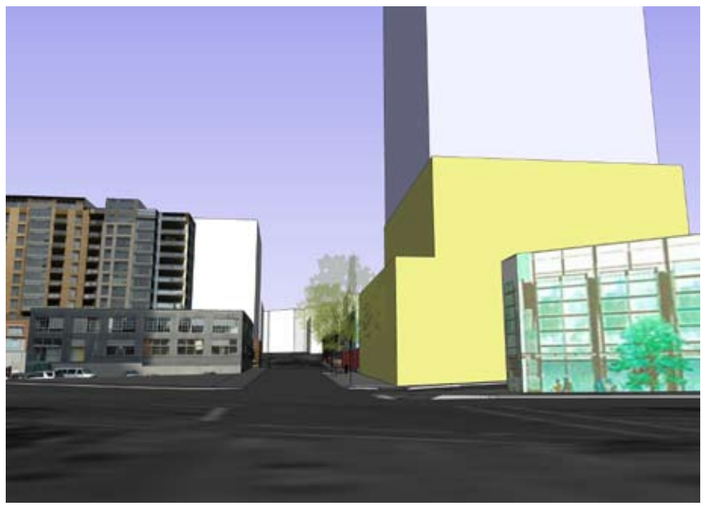


CODE SECTION	CODE REQUIREMENT	DEPARTURE REQUEST	DIFFERENCE	RATIONALE FOR REQUEST
SMC 23.49058 F.2 UPPER LEVEL SETBACK REQUIREMENT ON GREEN STREET	WHEN A LOT IN A DMC OR DOC2 ZONE IS LOCATED ON A DESIGNATED GREEN STREET, A CONTINUOUS UPPER-LEVEL SETBACK OF FIFTEEN (15) FEET SHALL BE PROVIDED ON THE STREET FRONTAGE ABUTTING THE GREEN STREET AT A HEIGHT OF FORTY-FIVE (45) FEET.	A DEPARTURE HAS BEEN REQUESTED TO INCREASE THE HEIGHT OF THE SETBACK TO 52' TO THE TOP OF RAILING. ADDITIONALLY, WE REQUEST REDUCING THE REQUIRED SETBACK TO 6' AT THE CREST OF THE CURVED FACADE, BUT MAINTAIN 15' MINIMUM AT THE BUILDING CORNERS.	7' ADDED TO HEIGHT OF SETBACK REQUIREMENT. 9 FEET REDUCED SETBACK DEPTH AT THE MINIMUM POINT.	DUE TO SITE SIZE RESTRICTIONS, OUR BASE STRUCTURE SIZE AND DEPTH IS LIMITED. THEREFORE PARKING ABOVE GRADE HAS BEEN LIMITED TO 3 FLOORS, BUT THE REQUIRED STORAGE AND OPERATIONS FOR THE BUILDING STILL REQUIRE ADDITIONAL BASE VOLUME. PARKING 7 LEVELS BELOW GRADE, AND STACKING STORAGE TO THE SOUTH ALLOWED US TO REDUCE THE FACADE HEIGHT TO 52' TO THE RAILING. ADDITIONALLY, WE REQUEST THAT THE SIZE OF THE SITE, PROGRAM REQUIREMENTS AND THE PROPOSED CURVING NATURE OF THE BUILDING MASSING BE CONSIDERED IN REDUCING THE REQUIRED SETBACK TO 6' MINIMUM (CREST OF CURVE), WITH SETBACKS OF 15' MIN. AT THE BUILDING CORNERS ALONG LENORA. THE CURVE WILL HELP REDUCE THE SENSE OF ENCROACHMENT OVER THE GREEN STREET.



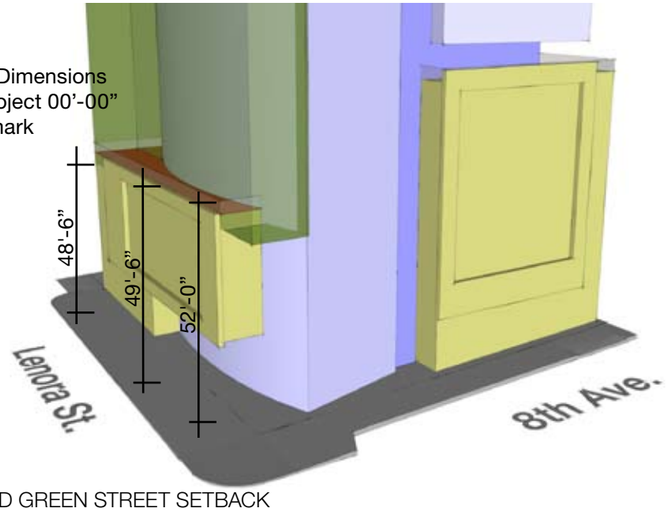
PRESCRIBED ZONING SETBACK



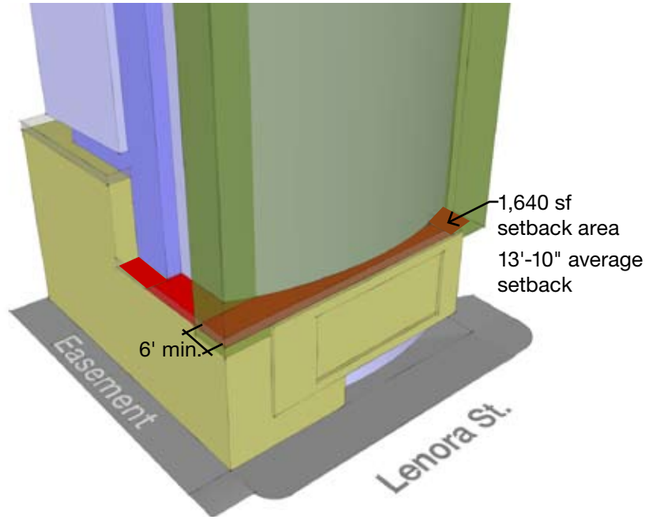


PRESCRIBED ZONING SETBACK IN CONTEXT

NOTE: Dimensions from Project 00'-00" Benchmark



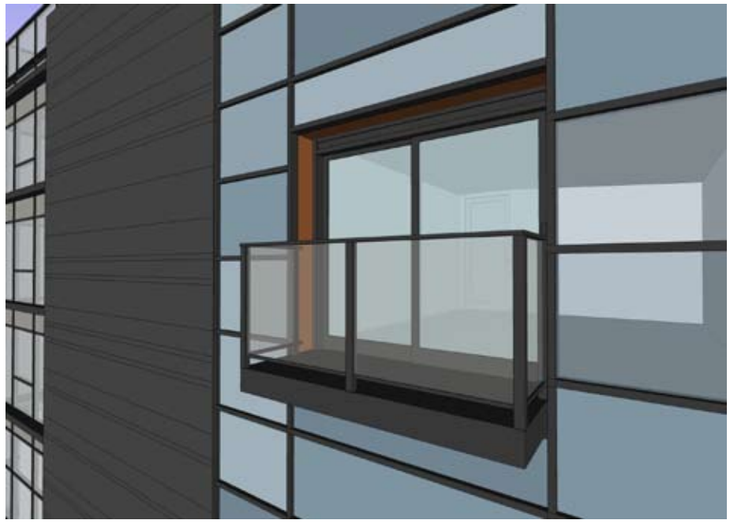
PROPOSED GREEN STREET SETBACK

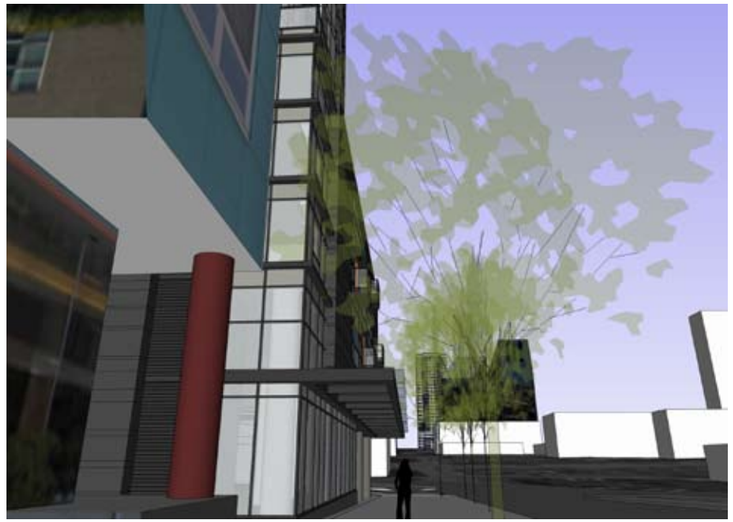


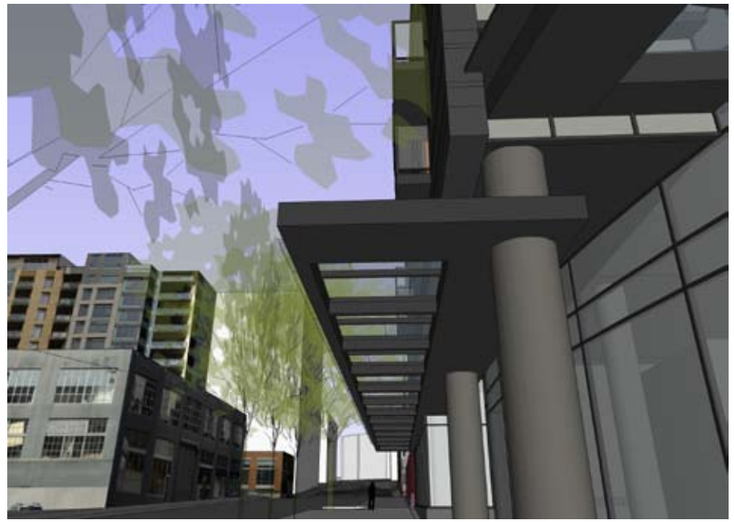
PROPOSED GREEN STREET SETBACK IN CONTEXT

CODE SECTION	CODE REQUIREMENT	DEPARTURE REQUEST	DIFFERENCE	RATIONALE FOR REQUEST
SMC 23.053.35 2 STRCTURAL OVERHANG	OVERHEAD HORIZONTAL PROJECTIONS OF A PURELY ARCHITECTURAL OR DECORATIVE CHARACTER SUCH AS CORNICES, EAVES, SILLS, AND BELT COURSES SHALL BE LIMITED TO A MAXIMUM HORIZONTAL EXTENSION OF ONE (1) FOOT AND MAXIMUM VERTICAL DIMENSION OF TWO (2) FEET SIX (6) INCHES, AND SHALL NOT INCREASE THE FLOOR AREA OR THE VOLUME OF SPACE ENCLOSED BY THE BUILDING.	A DEPARTURE HAS BEEN REQUESTED TO INCREASE THE DEPTH OF OVERHANG TO 18", AND ELIMINATE THE VERTICAL DIMENSION OF 2'-6" TO ACCOMODATE THE FRAME ELEMENT ALONG LENORA. THE FRAME DOES NOT INCRERASE ENCLOSED SPACE WITHIN THE BUILDING.	6" ADDITIONAL DEPTH TO THE OVERHANG. ELIMINATE THE 2'-6" VERTICAL DIMENSION WHICH RELATES TO CORNICES TO ACCOMODATE A MORE CONTEMPORARY EXPRESSION.	THE ARCHITECTURAL EXPRESSION FOR THE BASE FACADES ALONG 8TH AND LENORA ASSUME A LAYERED APPROACH THAT REQUIRES FACADE DEPTH TO ACHIEVE. ALONG LENORA, THIS MEANS THE PRIMARY FRAME ELEMENT EXTENDS OVER THE PROPERTY LINE 18", WITH A SERIES OF DECKS THAT EXTEND UP TO 30" FROM THE PROPERTY LINE. ALONG 8TH, A SIMILAR FEATURE EXTENDS 30" OVER THE WIDENED SIDEWALK BUT WITHIN THE PROPERTY LINE, AND DECKS EXTEND UP TO 12" OVER THE PROPERTY LINE. NO ADDITIONAL ENCLOSED SF IS ADDED, BUT THE LAYERED FACADE IMPROVES THE PROJECT'S ARCHITECTURAL CHARACTER. WHILE THIS REQUEST OVERHANGS THE SIDEWALK 18" ALONG LENORA, WE HAVE ALSO PROPOSED WIDENING THE SIDEWALK BY ELIMINATEING THE 8 FOOT PARKING LANE, AND PULLING OUR RETAIL FACADE IN 12" FOR AN ADDITIONAL 9' OF DEPTH.

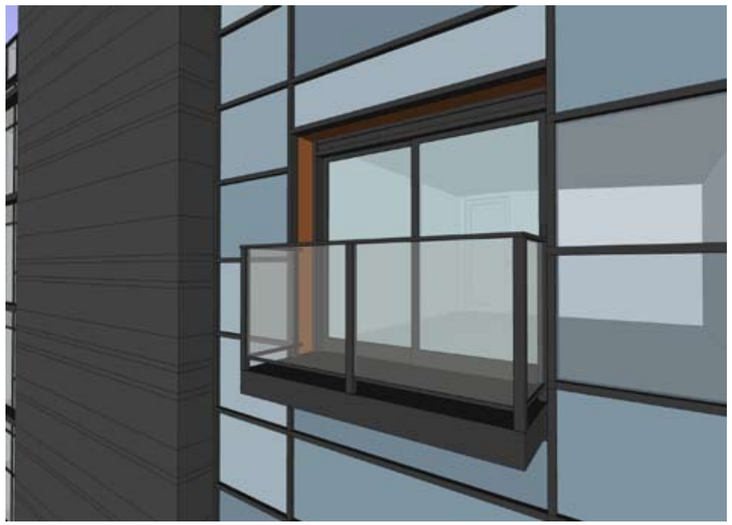
CODE COMPLIANT

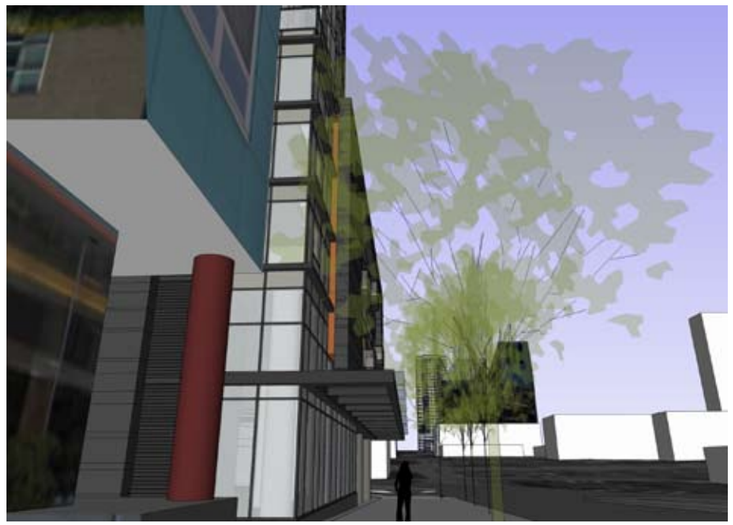


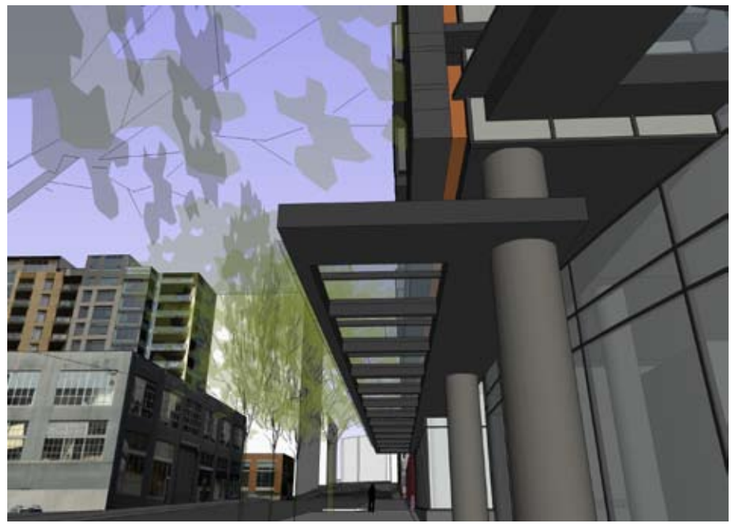




PROPOSED







CODE SECTION	CODE REQUIREMENT	DEPARTURE REQUEST	DIFFERENCE	RATIONALE FOR REQUEST
SMC 23.049.18 B OVERHEAD WEATHER PROTECTION	OVERHEAD WEATHER PROTECTION SHALL HAVE A MINIMUM DIMENSION OF EIGHT (8) FEET MEASURED HORIZONTALLY FROM THE BUILDING WALL OR MUST EXTEND TO A LINE TWO (2) FEET FROM THE CURB LINE, WHICHEVER IS LESS.	A DEPARTURE HAS BEEN REQUESTED TO INCREASE THE HEIGHT OF THE CANOPY AT THE CORNER OF 8TH AND LENORA TO 19'.	4'-0" ADDITIONAL HEIGHT	THE ARCHITECTURAL EXPRESSION TRIES TO ELEVATE THE CORNER CANOPY AS AN ARCHITECTURAL FEATURE WHICH TIES INTO THE BASE ON BOTH SIDES. TO ACHIEVE THIS AND ALLOW FOR A RESIDENTIAL ENTRY CANOPY, ADDITIONAL HEIGHT IS NEEDED AT THE CORNER.

CODE COMPLIANT

PROPOSED