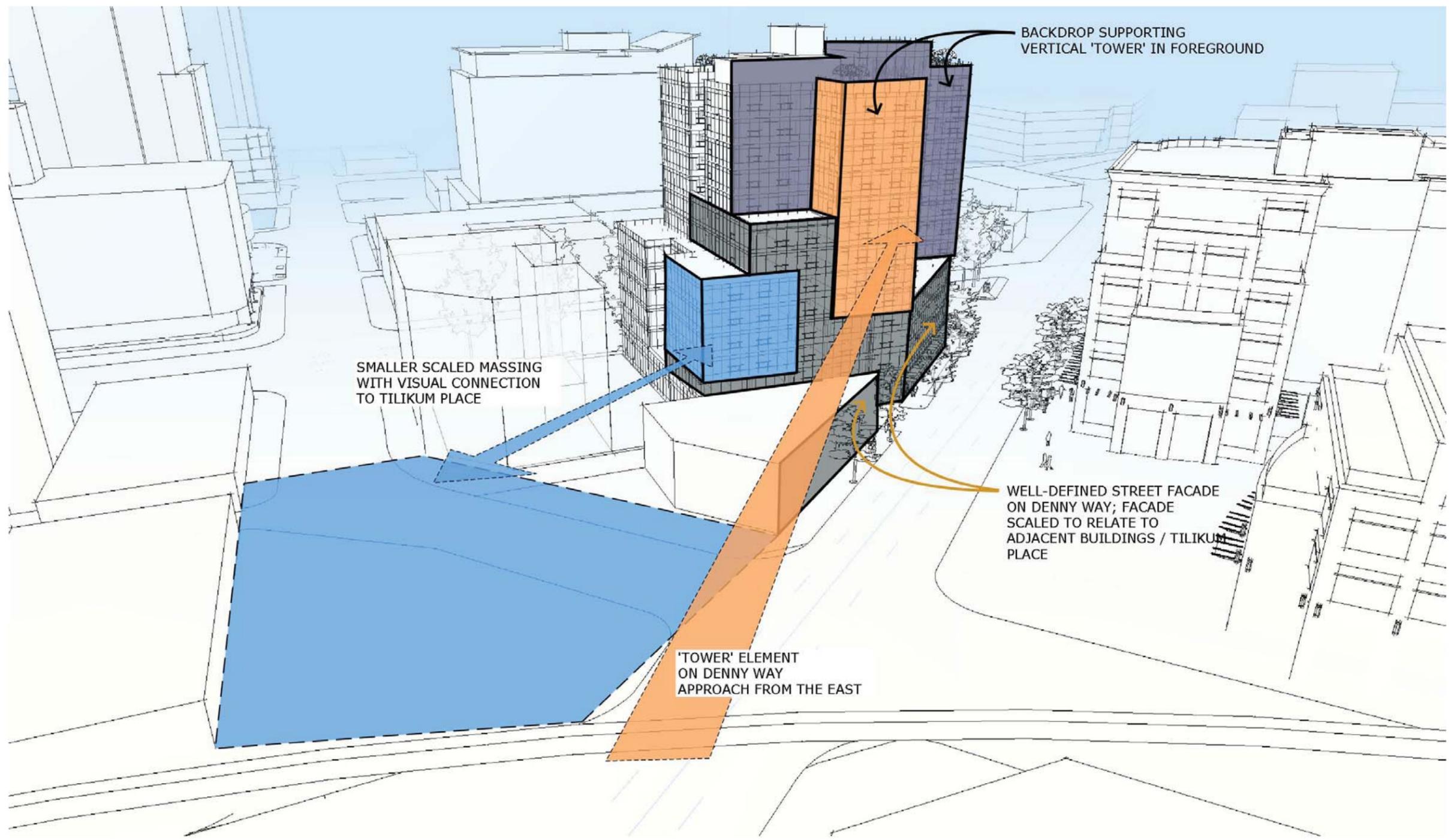


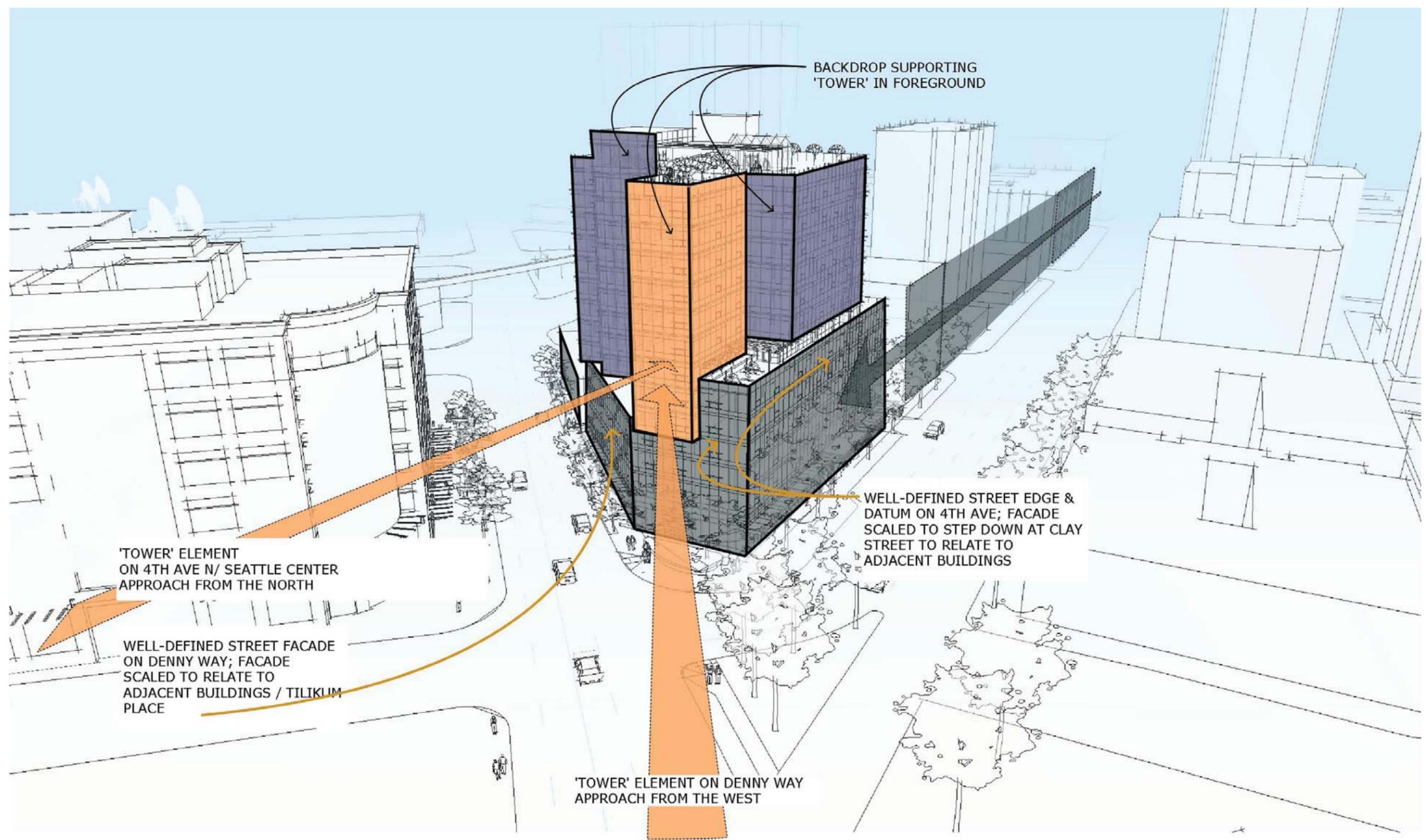


2720 Fourth Avenue – Design Review Board 2 DPD# 3012441
prepared for HB 4th and Denny, LLC
December 13th, 2011

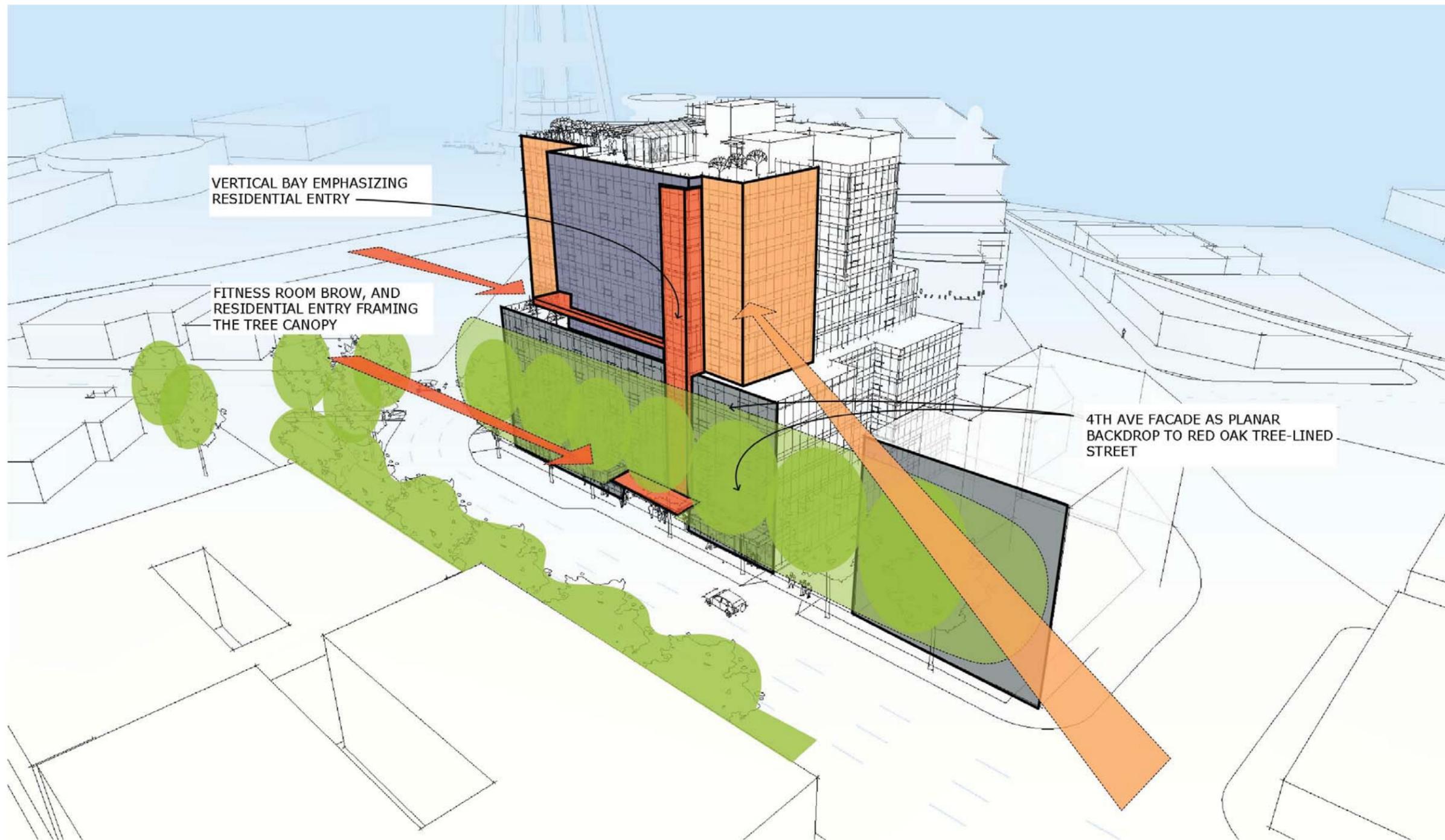
- 3** Urban Concept Diagram - View from the East
- 4** Urban Concept Diagram - View from the West
- 5** Urban Concept Diagram - View from the South
- 6** Site Zoning Analysis - Max Width
- 7** Site Zoning Analysis - Max Width
- 8** Building Aerial Perspective - Denny Way Looking Southeast - 90' Max Width and 65% Lot Coverage Overlay
- 9** Building Perspective - Denny Way Looking Southeast - 90' Max Width and 65% Lot Coverage Overlay
- 10** Street Level Perspective - 4th Avenue - 90' Max Width and 65% Lot Coverage Overlay
- 11** Building Aerial Perspective - Denny Way Looking Southeast
- 12** Building Perspective - Denny Way Looking Southeast
- 13** Building Perspective - Denny Way Looking West
- 14** Building Perspective - 4th Avenue Looking North
- 15** Street Level Perspective - 4th Avenue
- 16** Requested Departures
- 17-26** Reference - Proposed Plans, Elevations and Sections



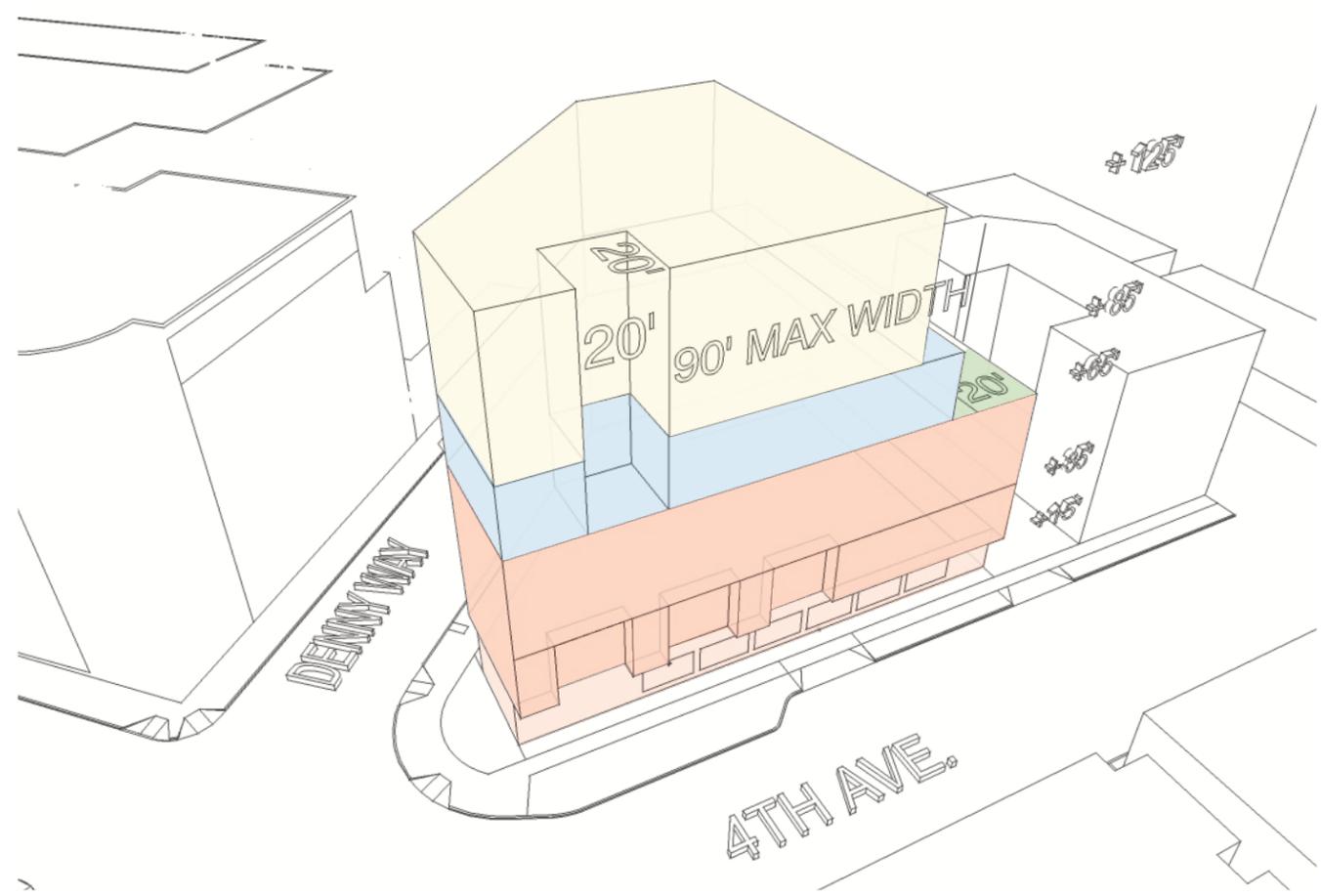
Urban Concept Diagram - View from the East



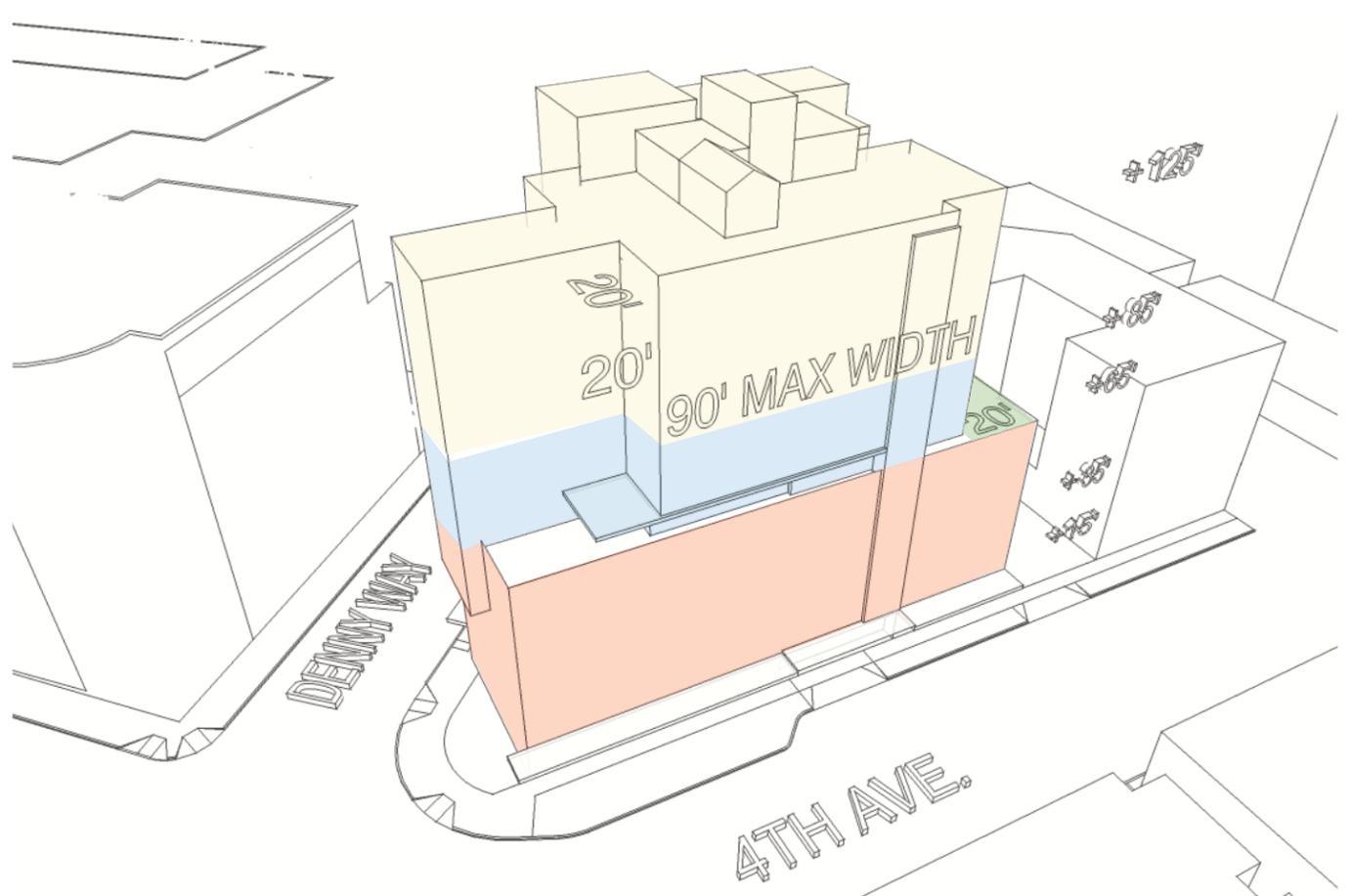
Urban Concept Diagram - View from the West



Urban Concept Diagram - View from the South



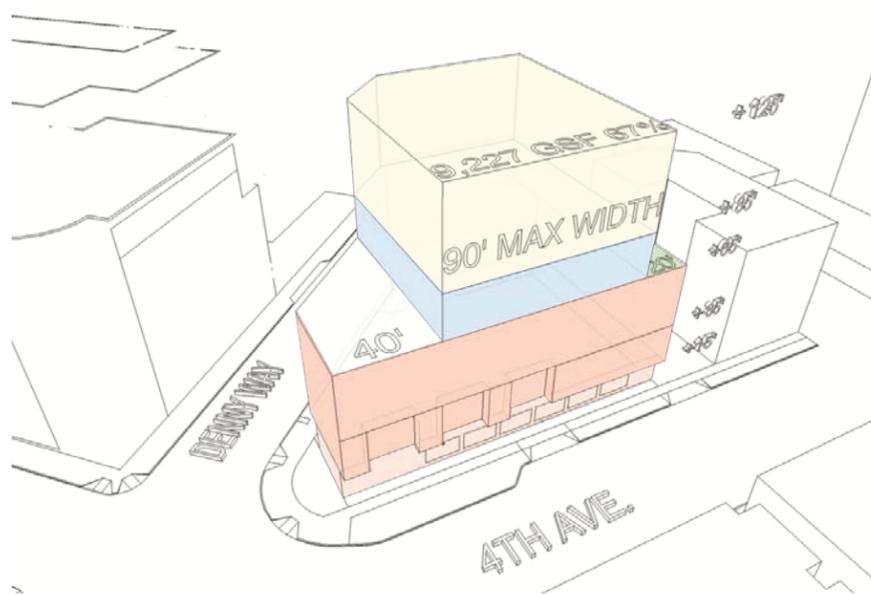
Zoning Envelope Diagram — 4th Avenue (Class I Pedestrian Street)
Max Width interpretation for EDG and DRB reviews



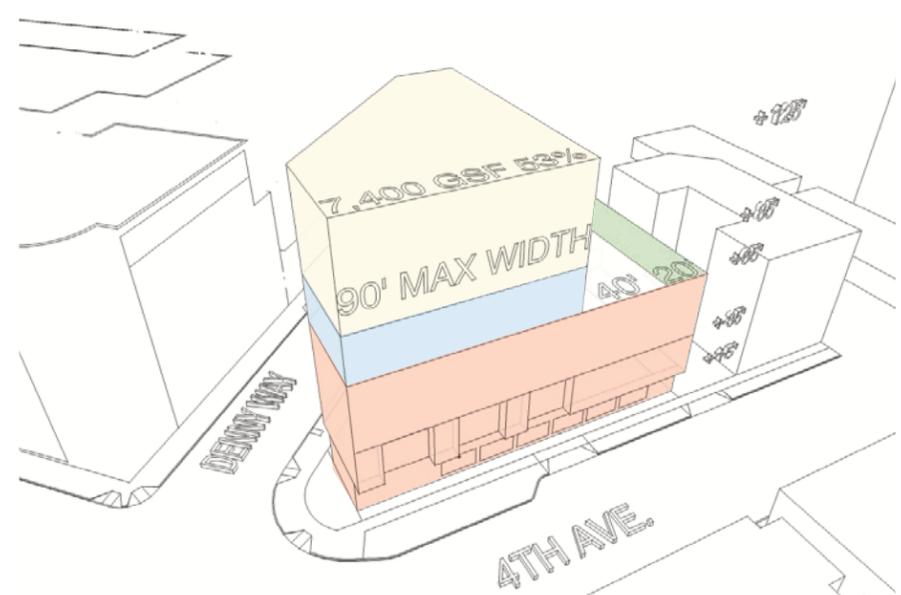
Zoning Envelope Diagram — DRB Recommendation Proposal (11/09/11)

- 65' to 125' — 65% Max Coverage
- 65' to 85' — 75% Max Coverage
- 0' to 65' — 100% Max Coverage

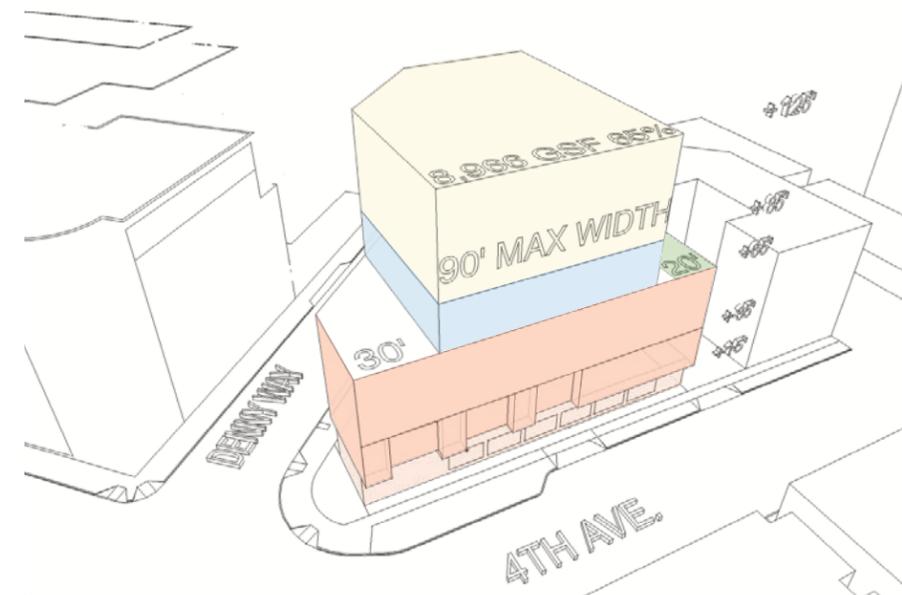
Site Zoning Analysis - Max Width



Zoning Envelope Diagram — 4th Avenue (90' max width to the North)
 2% lot coverage excess 65' - 125'
 8% lot coverage loss 65'-85'



Zoning Envelope Diagram — 4th Avenue (90' max width to the South)
 12% lot coverage excess 65' - 125'
 22% lot coverage loss 65'-85'



Zoning Envelope Diagram — 4th Avenue (90' max width and 65% lot coverage)
 10% Lot Coverage Loss 65'-85'

- 65' to 125' — 65% Max Coverage
- 65' to 85' — 75% Max Coverage
- 0" to 65' — 100% Max Coverage
- 0' to 15' — No Setback Restrictions

Site Zoning Analysis - Max Width



**Building Aerial Perspective - Denny Way Looking Southeast
90' Max Width and 65% Lot Coverage Overlay**



**Building Perspective - Denny Way Looking Southeast
90' Max Width and 65% Lot Coverage Overlay**



**Street Level Perspective - 4th Ave.
90' Max Width and 65% Lot Coverage Overlay**



Building Aerial Perspective - Denny Way Looking Southeast



Building Perspective - Denny Way Looking East



Building Perspective - Denny Way looking West



Building Perspective - 4th Avenue looking North

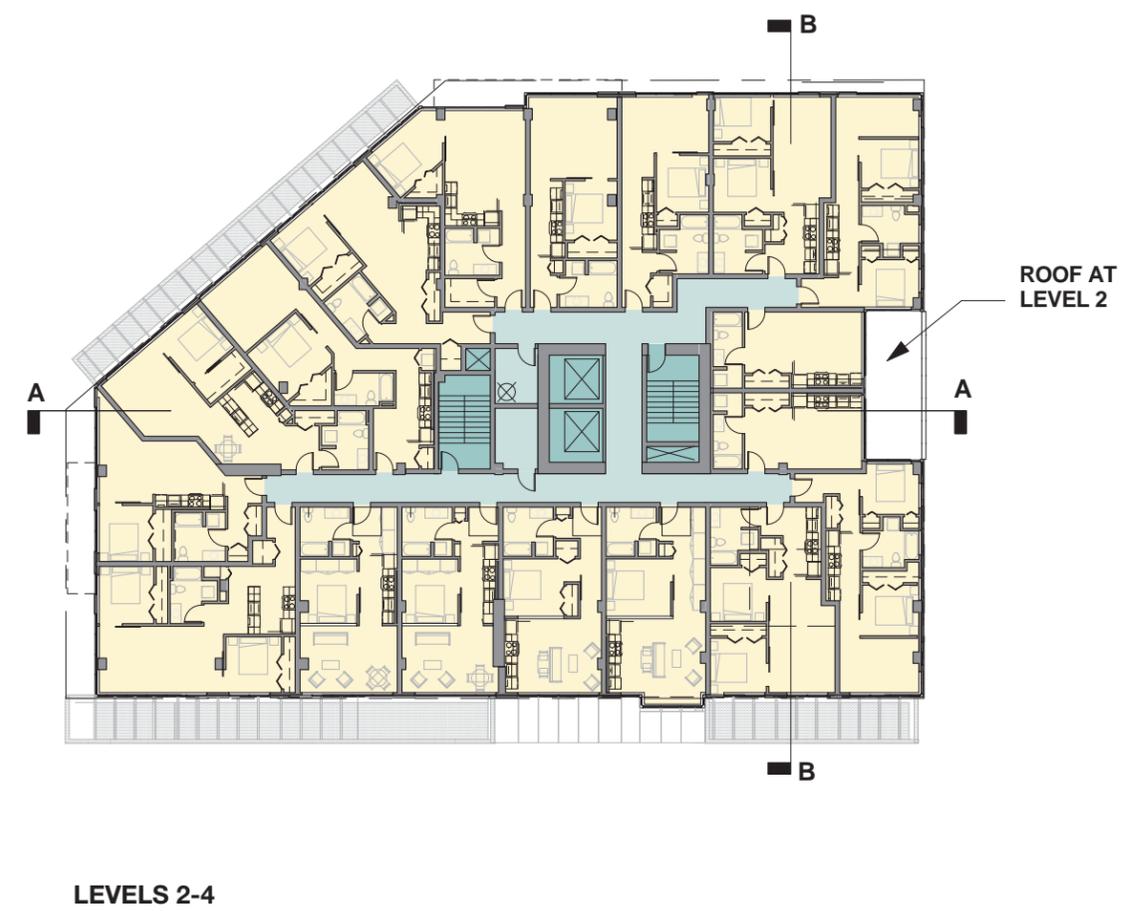


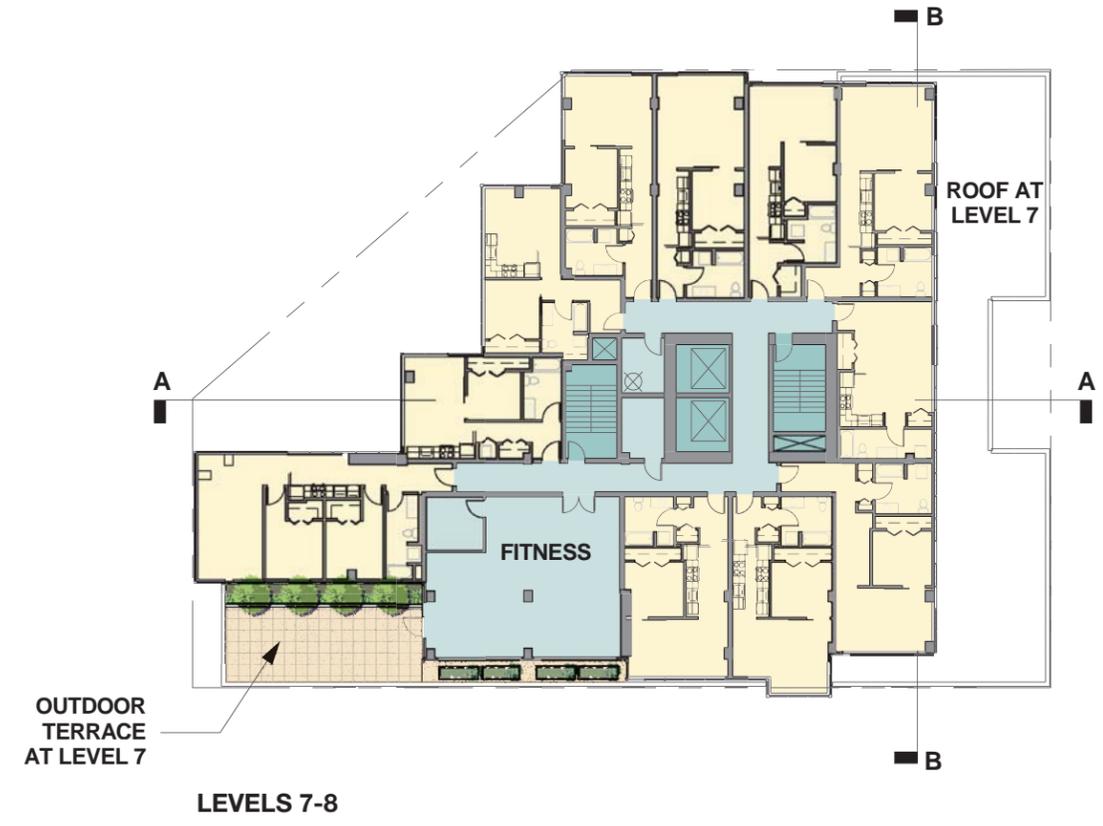
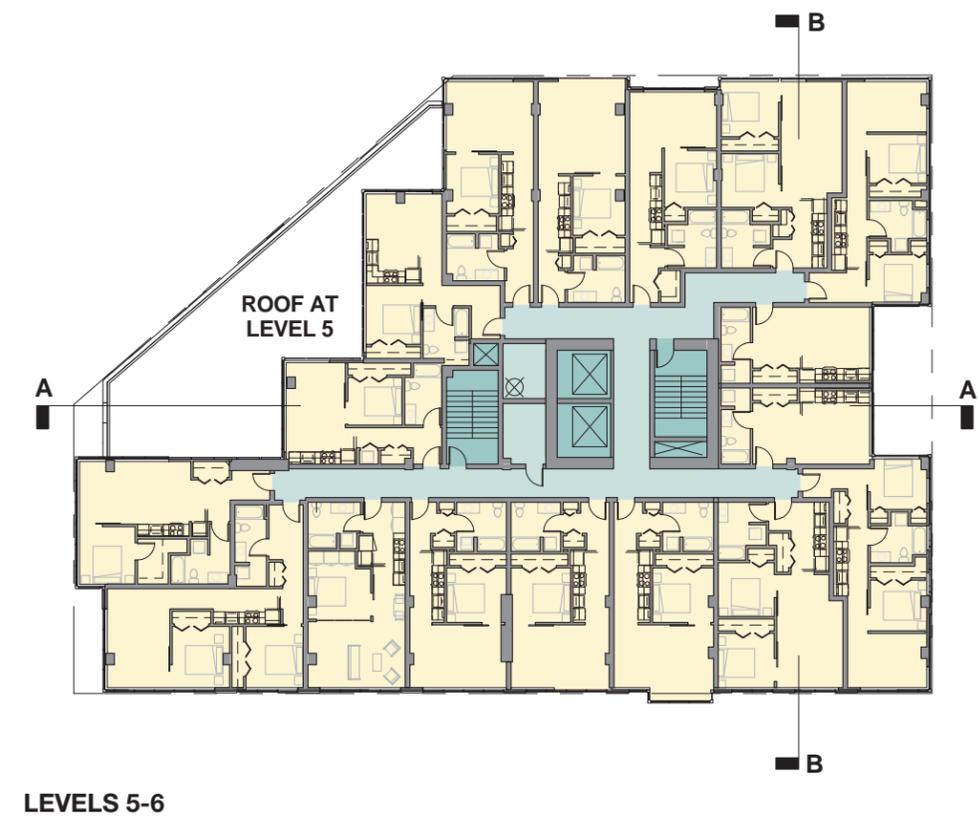
Street Level Perspective - 4th Avenue

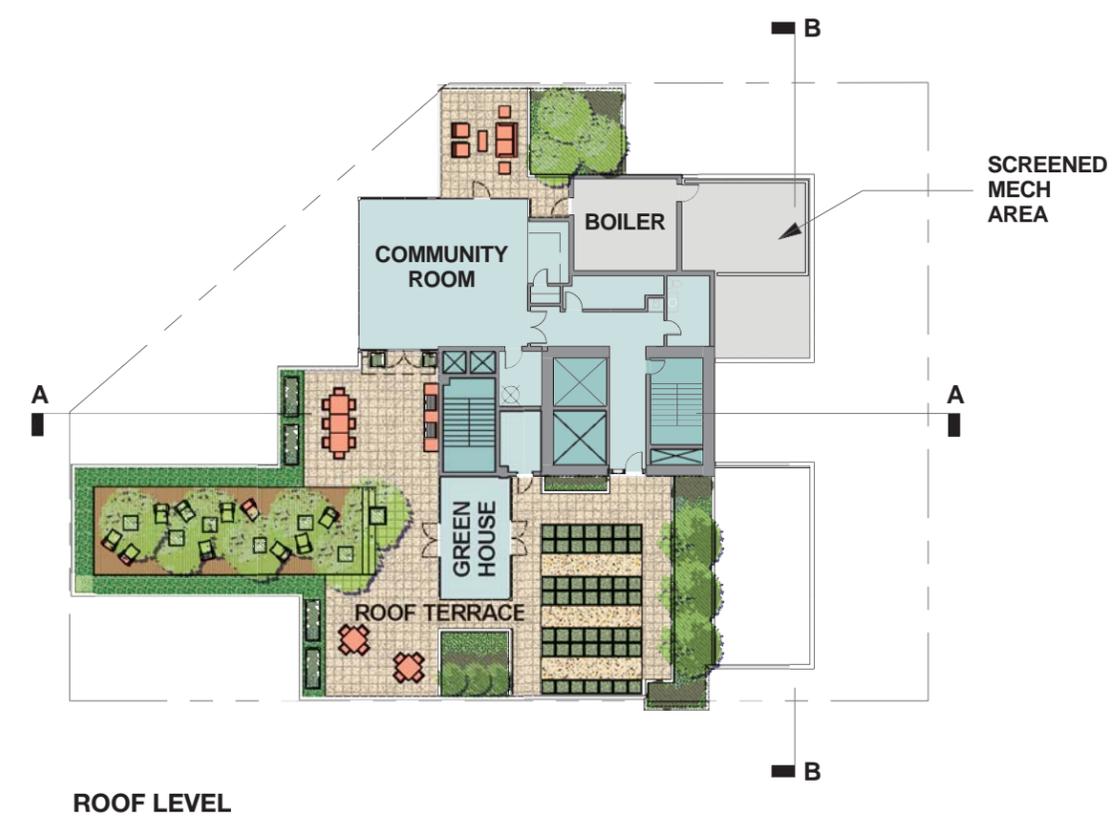
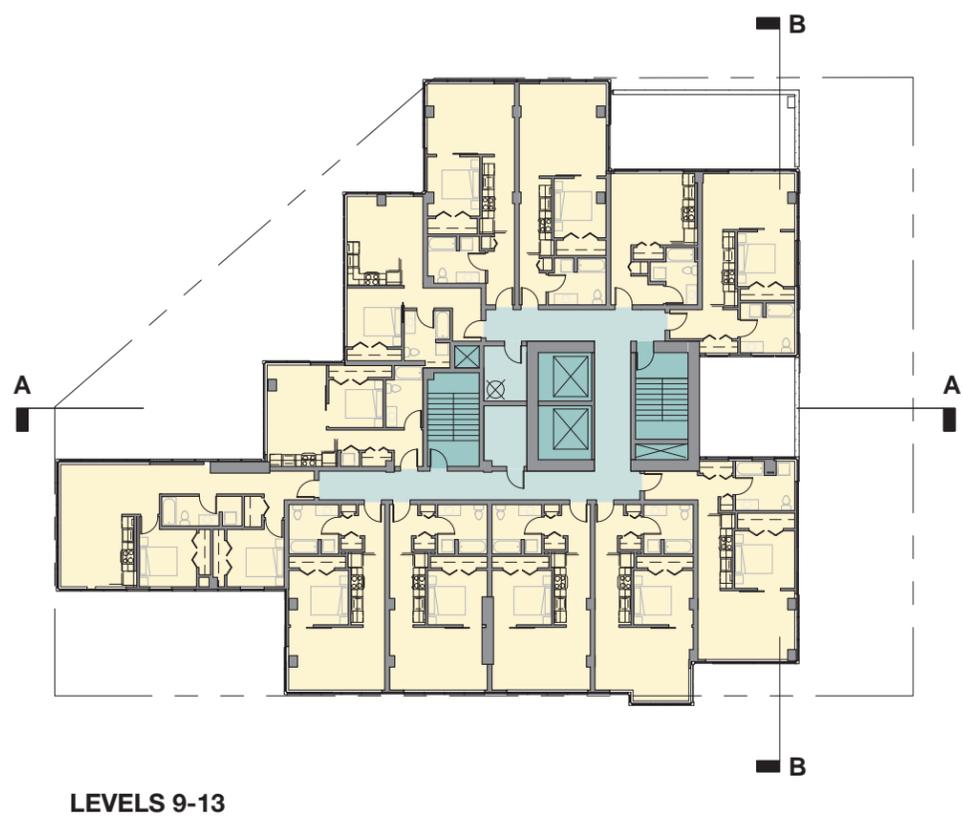
CODE	DEVELOPMENT STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION
SMC 23.49.018	Overhead Weather Protection and Lighting	Minimum canopy depth of 8'-0"	Reduce canopy on (Denny Way only) to 6'-0"	Reduction of width to accommodate existing sidewalk width and replacement of street trees without conflicting with proposed canopy. <i>[Departure approved at 11/08/11 DRB Meeting]</i>
SMC 23.49.164	DMR Max Width, Depth and Separation Requirements	<p>For portions of a structure above 65', maximum allowable width: 90' on Avenues / 120' on Streets</p> <p>Applying the Standard to this site would be as follows:</p> <p>90' on 4th Avenue 120' on Clay Street 120' on Denny Way (defined as "street" at pre-app conference)</p>	<p>Allow a width measurement (at structure height above 65') greater than 90', fronting 4th Avenue.</p> <p>The proposal's overall width is 129'-10", consisting of a major wall dimension of 90' in width, with the balance of wall dimension set back from this 90' primary building width by a horizontal separation of 20'.</p>	<p>Departure accommodates the unique qualities of an irregular site at a transitional zone having a high degree of site visibility. The proposal reflects this transition in the upper facade, allowing construction of a building mass on the site corner of 4th and Denny, contributing a strong and appropriate architectural expression at a significant corner in support of Design Guidelines A1, A2, B1, B2 and B3.</p>

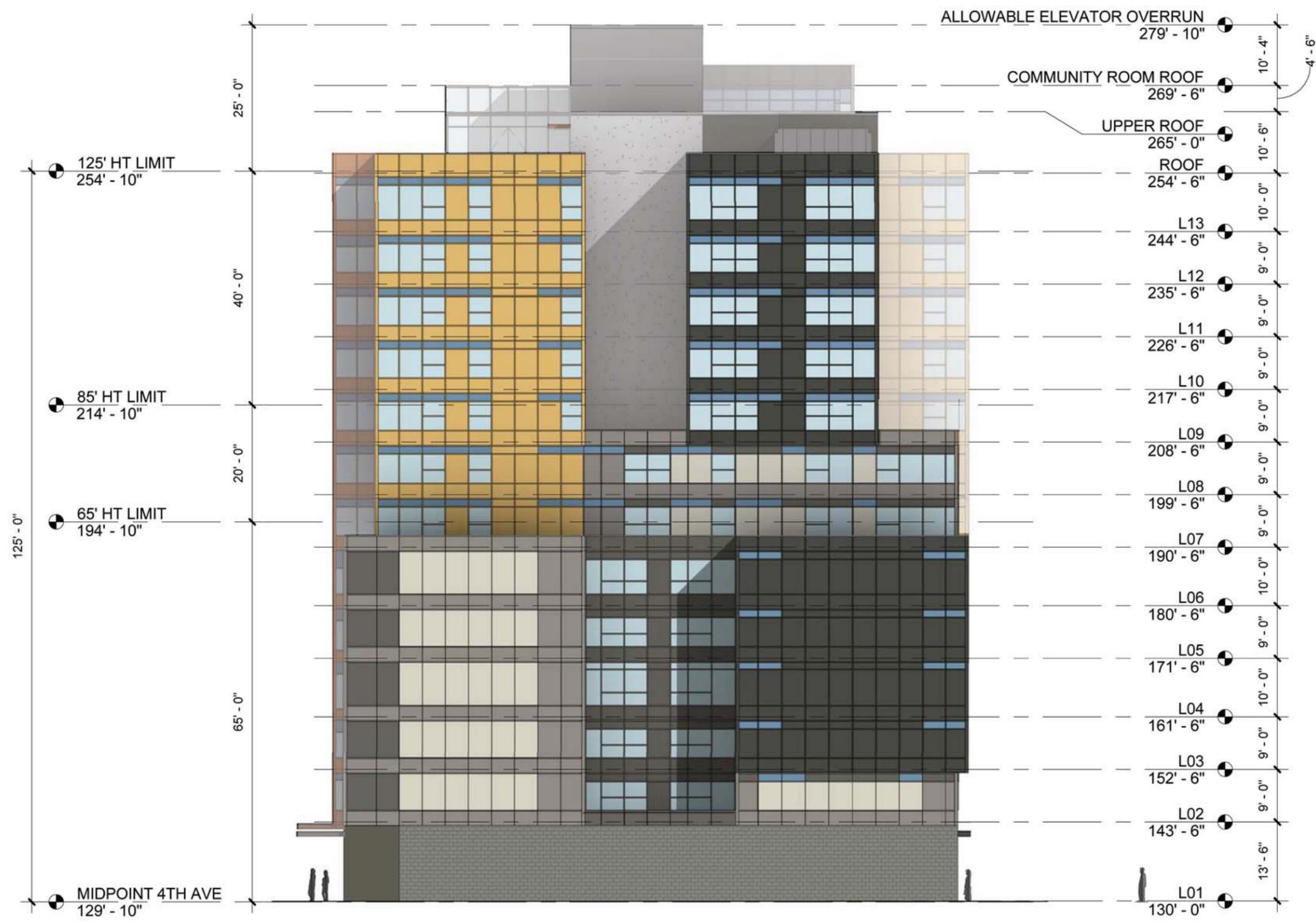
Requested Departures

Plans, Sections and Elevations for reference only

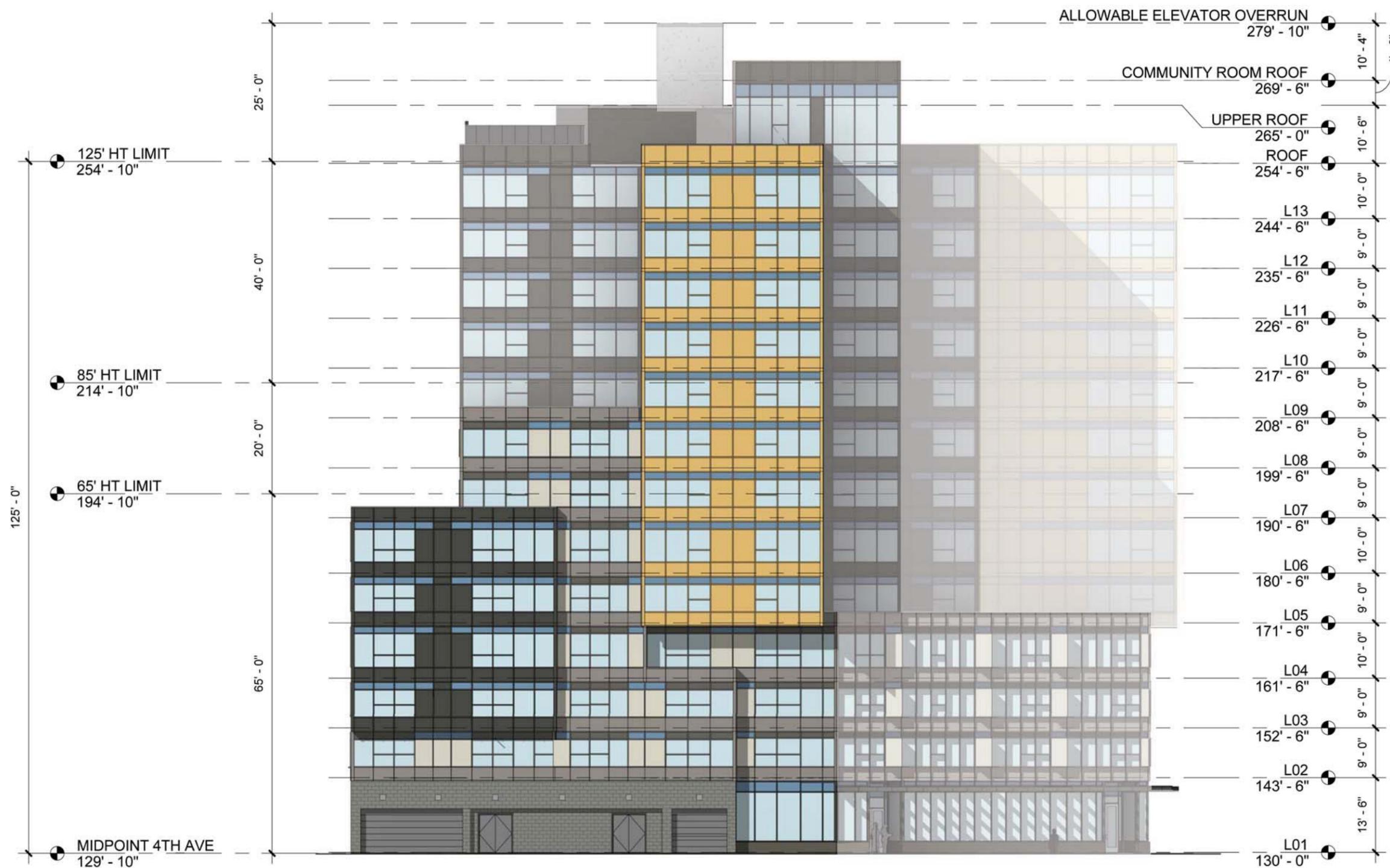




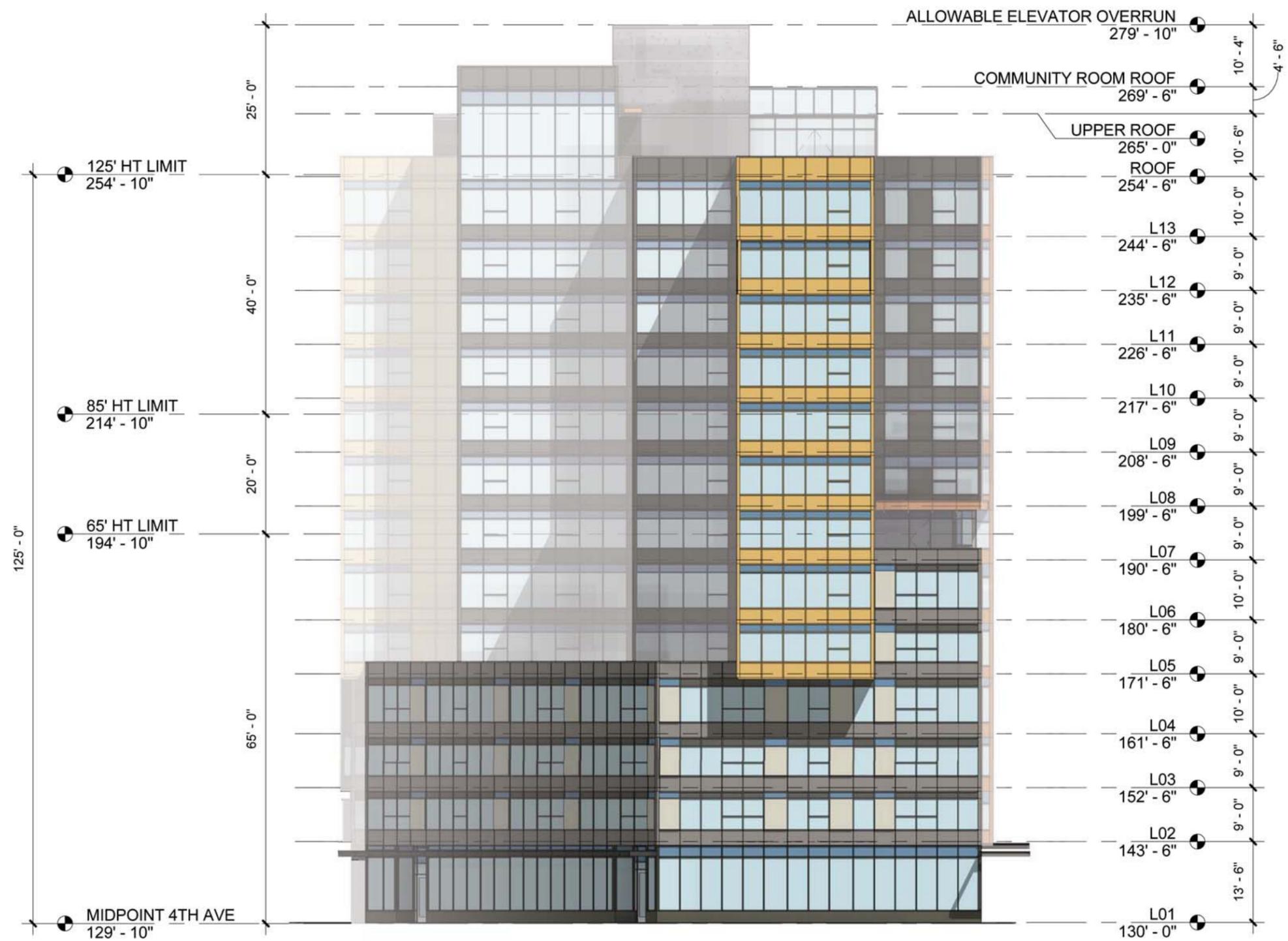




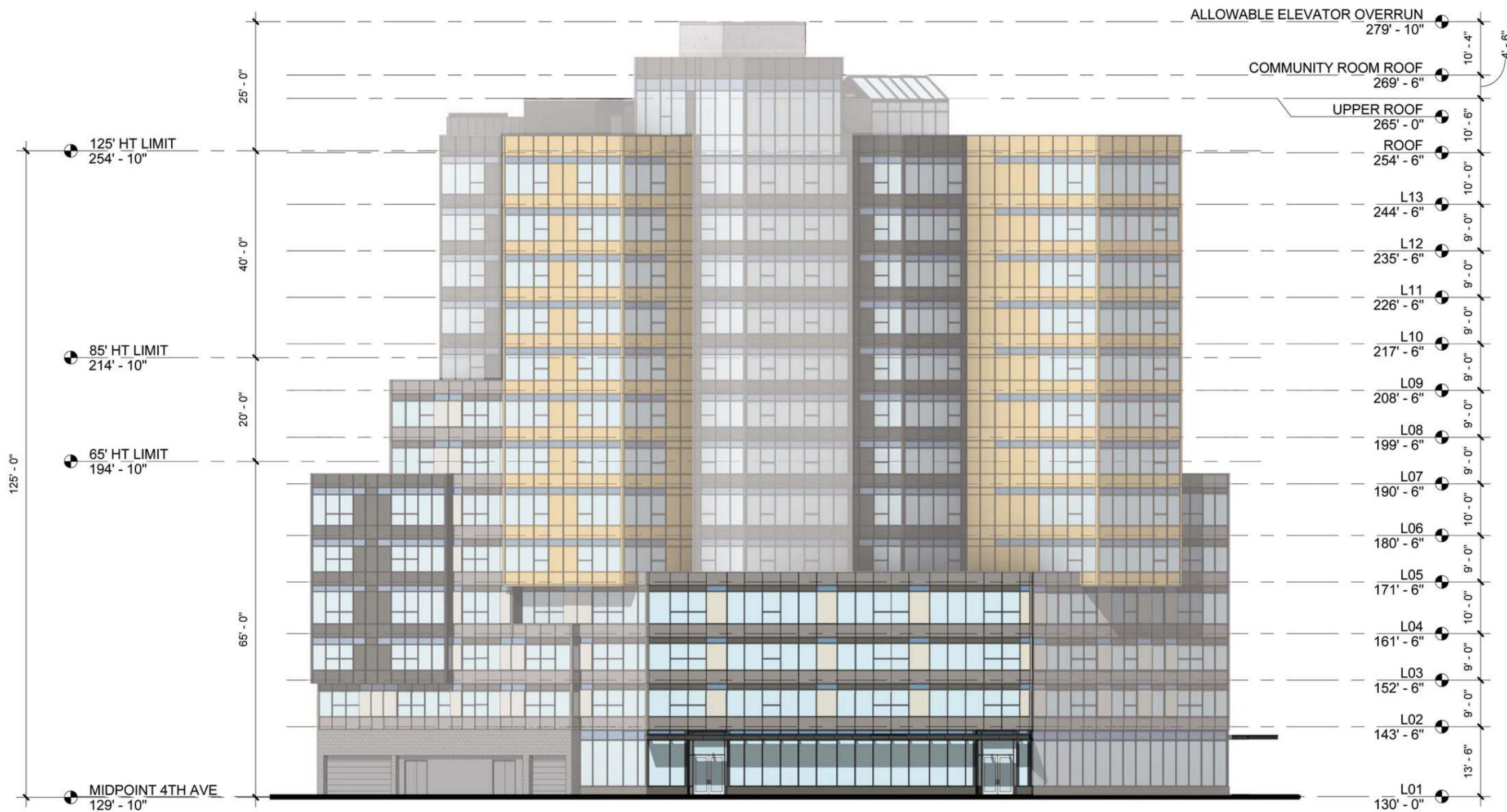
South Elevation



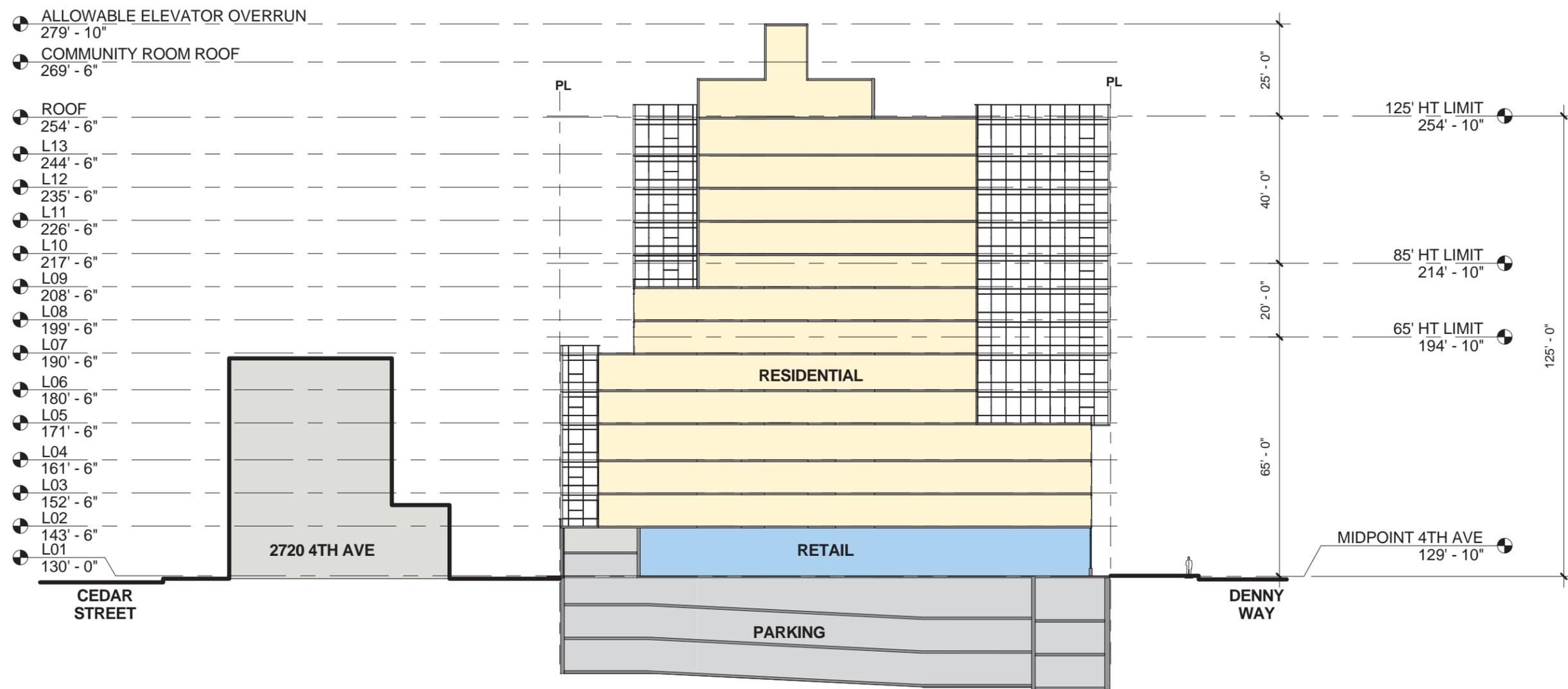
Alley - East Elevation

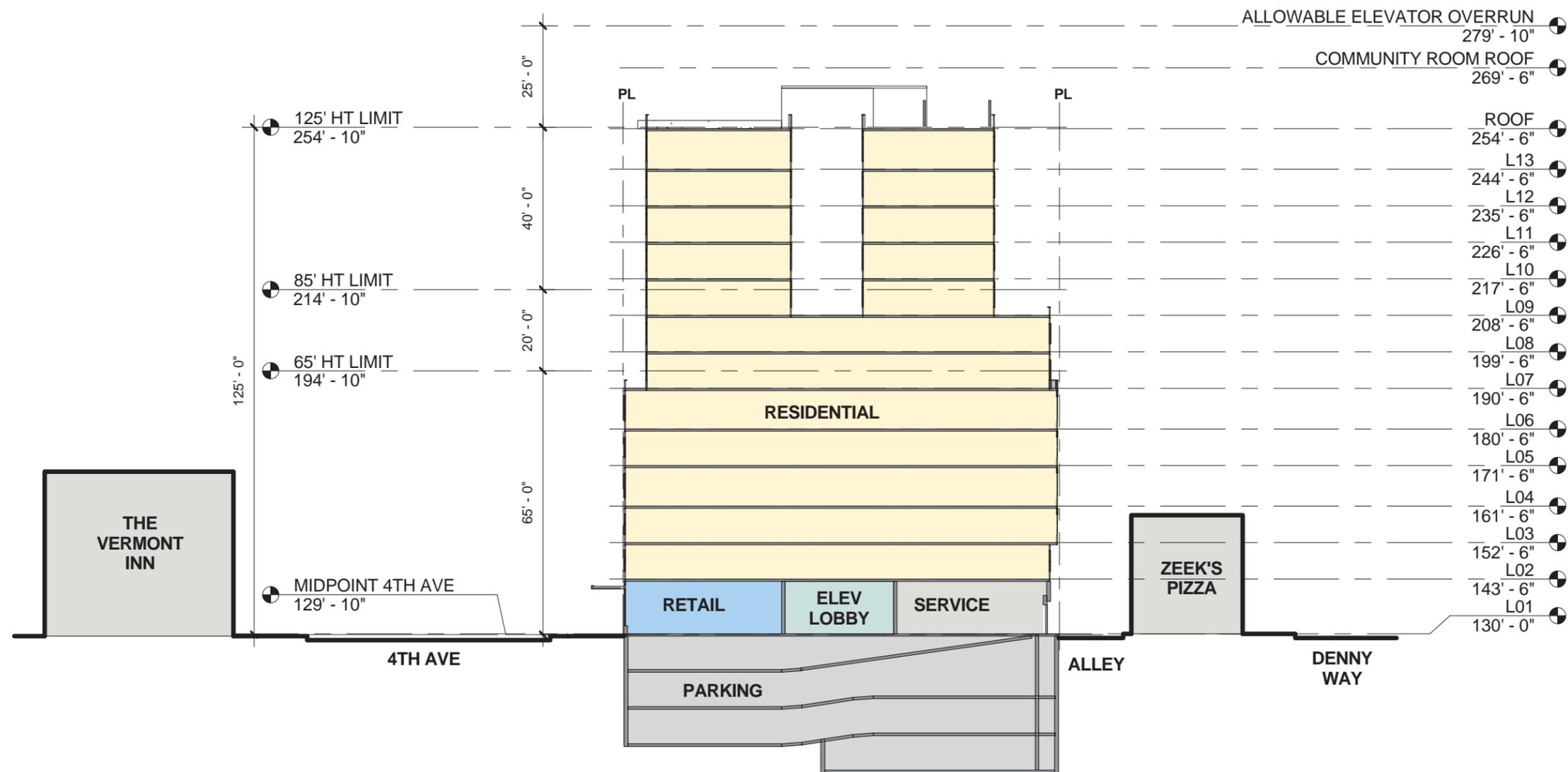


Clay Street Terminus - North Elevation



Denny Way - Northeast Elevation





Section BB