

# Cornish College of the Arts: Student Housing

## Early Design Guidance

DPD Project No.: 3013263

2025 TERRY AVENUE  
SEATTLE, WASHINGTON

CAPSTONE DEVELOPMENT PARTNERS / CORNISH COLLEGE OF THE ARTS / ANKROM MOISAN ARCHITECTS INC.  
02 JULY 2013



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## Project Information

### Project Address

2025 Terry Avenue  
Seattle, WA 98101

### Project Team

#### Owner/Applicant

**Cornish College of the Arts**  
1000 Lenora St  
Seattle, WA 98121  
206.726.5006  
Contact: Vicki Clayton  
vclayton@cornish.edu

#### Developer

**Capstone Development Partners**  
162 S Rancho Sante Fe Rd  
Suite B-80  
Encinitas, CA 92024  
706.633.1026  
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cizmirian@capstonewest.com

#### Architect/Agent

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Suite 100  
Portland, OR 97219  
503.245.7100  
Contact: Murray Jenkins  
murrayj@ankrommoisan.com

### Project Goals

Cornish College of the Arts and Capstone Development Partners proposes to build an urban mixed-use development that will include both academic and student housing facilities. The proposed project will grow on the existing Cornish facilities as well as contribute to the vibrant Denny Triangle neighborhood.

### Development Objectives

- Replace the existing 250 beds of Cornish College housing, currently on 7th and 8th between Blanchard and Bell, that will become unavailable in 2015.
- Provide approximately 170 additional student housing beds to accommodate additional demand for student housing and future growth and provide administration and academic spaces for Cornish College.
- Provide a contemporary, high quality, creatively designed facility specific to Cornish students and the arts curriculum of the school.

### Program Objectives

#### Construction Type

Type I Post-tensioned Concrete.

#### Academic / Administration Uses

Provide a “campus living room” for all the students of Cornish College.

Relocate / expand the Student Affairs Offices

Additional classroom / practice rooms

Relocate / expand the Residence Life Offices

#### Student Housing Uses

Provide approximately 422 Student Housing beds in a diverse mix of unit types.

Provide Student Resident Living Learning space to build community and support their academic pursuit.

#### Parking

Provide approximately 9 parking stalls for Student Affairs / Residential Life staff. ADA stalls provided per Code.

#### Use Distribution by floor

Basement: Building Services and parking

Level 1: Campus Living room and Student Affairs Offices

Level 2: Academic Classroom uses

Level 3: Housing and Residential Life Offices and Live-in Units

Level 4 - 17: Student Housing

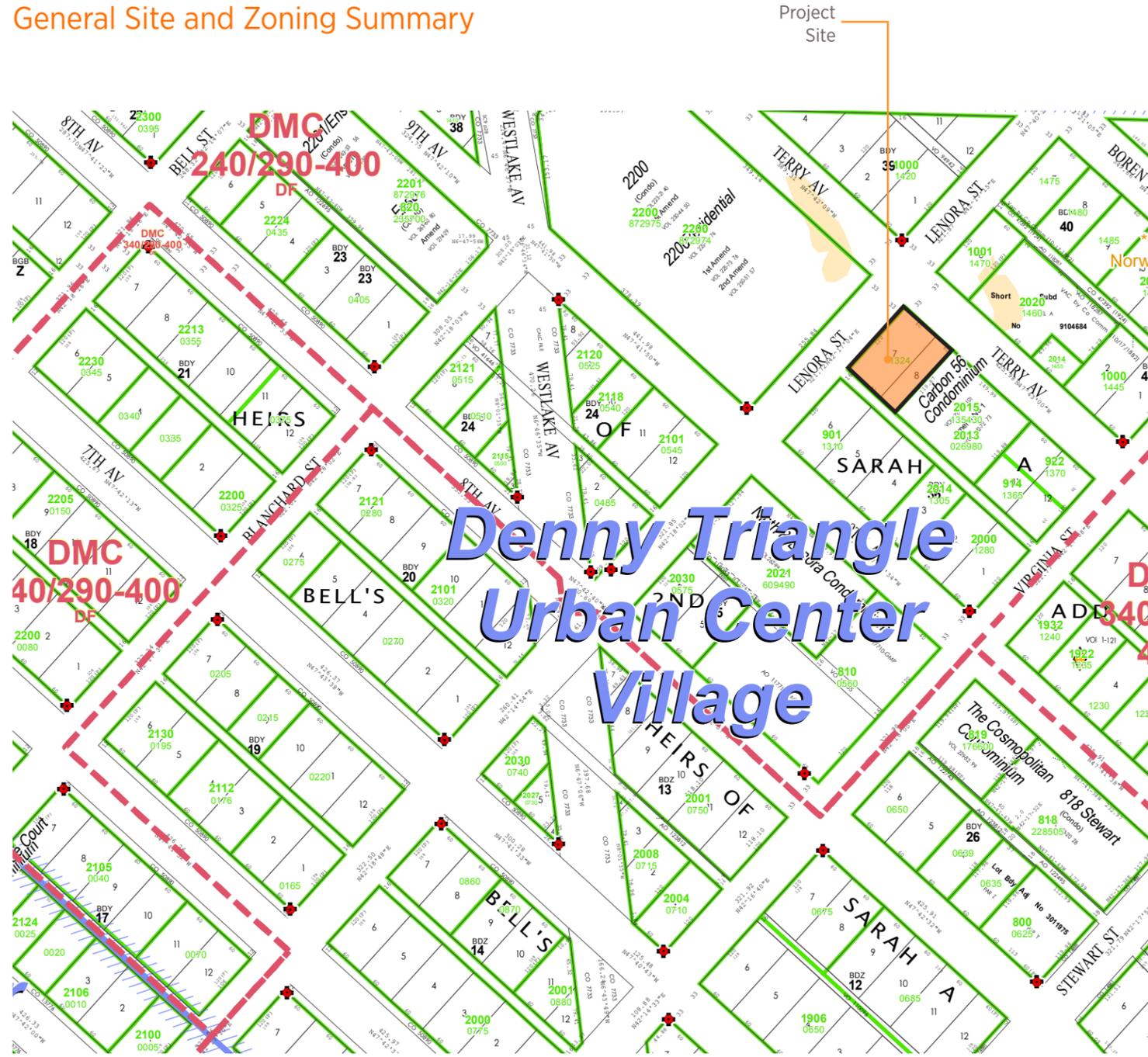
Level 18: Residential Amenity

#### Sustainability Goal

LEED Silver Certification



General Site and Zoning Summary



PROPERTY DATA:  
 Parcel: 0660001324  
 Address: 2025 Terry Ave  
 Site Size: 10,792 SF (approx. 120'x90')

BASIC ZONING INFORMATION:  
 Zoning classification: DMC 240/290-400 (DF)  
 Base Zone: DMC - Denny Triangle Urban Center Village



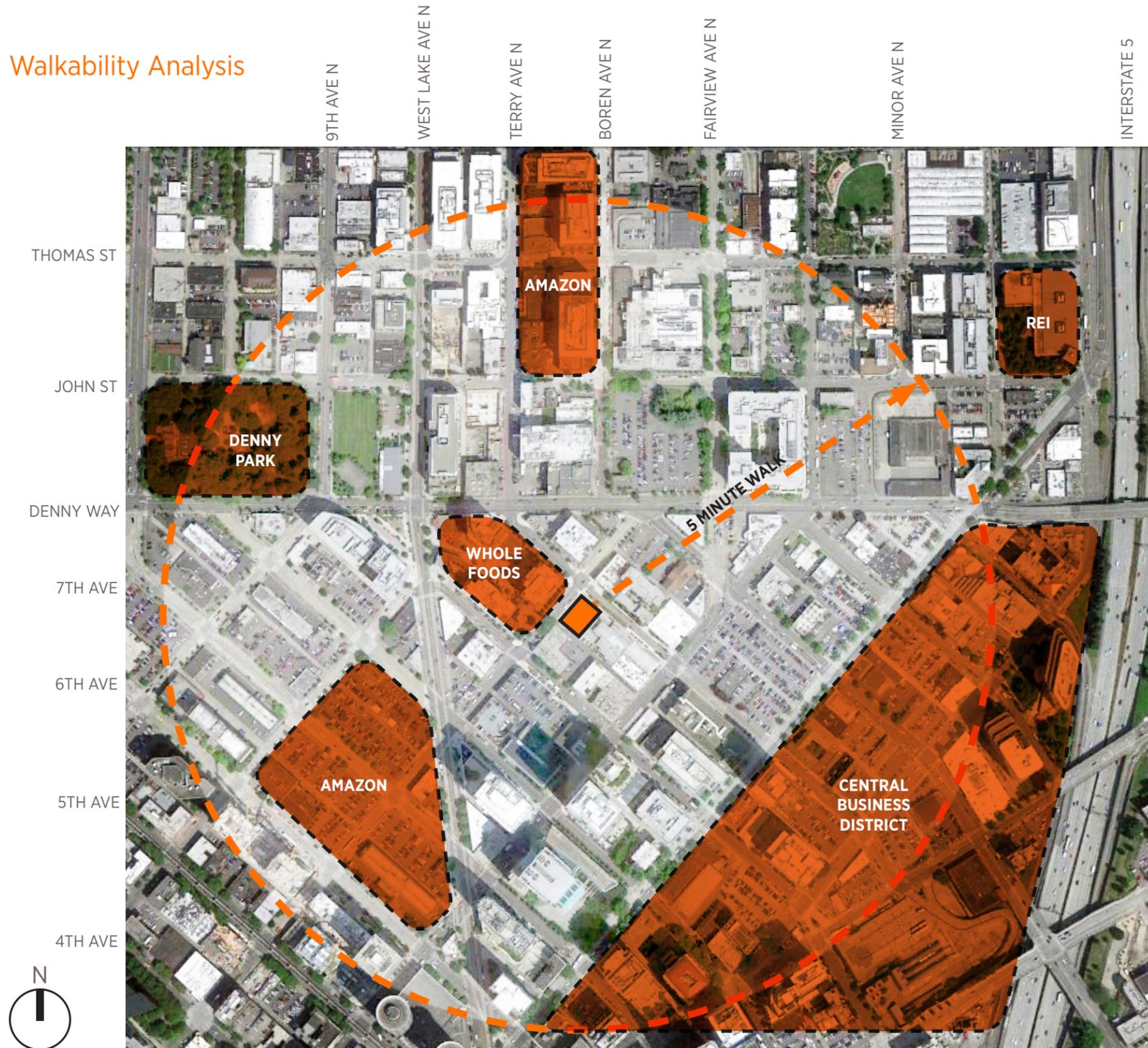
Project Site

The site is located at the South-west corner of the Terry and Lenora Intersection in the Denny Triangle Neighborhood. It is boarded by Lenora to the North, Terry to the East, a public alley to the West, and an adjacent building to the South. The site is currently utilized as a surface parking lot for Cornish Students/staff.

Key Land Use Code Requirements

LAND USE CODE SECTION	DESCRIPTION	COMMENTS
23.49.008A	General Structure Height: Base height 290'. Bonuses 290'-400'	The proposed structure is within the base height.
23.49.011	Floor Area Ratio (Table A): Chargeable floor area: Base 5 - Maximum: 7.	See 23.49.012, 23.49.013 & 23.49.014 for bonuses allowed. Dormitories are considered congregate use which falls under the Residential use classification. All residential uses are excluded from FAR limits. The Academic uses of the building are within the FAR limits of this site.
23.49.056	Street facade, landscaping and street setback requirements:  Minimum Facade Height: 25' due to Green Street.  Minimum 60% of street level, street facing facade must be transparent unless sidewalk exceeds 7.5%. Then 50% required.	Project will comply with this standard
23.49.058	Tower Floor Area Limits:  Per Table 23.49.058D1, average residential gross floor area limit is 10,000 sf.	The proposed building tower is well under the 10,000 limit
	When a lot in a DMC zone is located on a designated green street, a continuous upper-level setback of 15' feet shall be provided on the street frontage abutting the green street at a height of 45'.	For the preferred massing scheme the proposed building complies with the green street setback along Lenora. A departure is requested for the Terry Ave frontage. See departure narrative for additional information.
23.54.035	Loading berth requirements and space standards:  Per Table A:2 loading berths required	Loading Berths are provided off the alley. A departure is requested to reduce the size of the required loading berths. See departure narrative for additional information.
23.48.020	Residential Amenity Areas:  Required in an amount equal to 5 percent of the structure's gross floor area in residential use.  Maximum of 50% of amenity area may be enclosed.  Amenity area must have a minimum horizontal dimension of at least of 15' and cannot be less than 225 SF	Amenity area provided in combination with Green Street Improvements along Lenora Avenue result in compliance with this requirement.

Walkability Analysis



**NEIGHBORHOOD OBSERVATIONS**

The Denny Triangle Neighborhood is currently experiencing substantial growth and new development. Extensive parking lots, vacant buildings and vacant lots are being transformed into vibrant new buildings that will bring residences, retail and commercial business into what was once a forgotten corner of the city. With this increased density of people living, working and visiting the neighborhood, the demand for open space and pedestrian circulation within the neighborhood will increase.

Meeting the needs of an active neighborhood and creating a sense of identity are important goals when designing new developments. The relationship of open space with the Green Street, the placement of at grade retail uses and building entries, and the massing, forms and materials of the development are an integral part of the design concept that will help to activate and enliven the Green Street.

Site Access Analysis



LEGEND

-  STREET CAR
-  BUS ROUTE
-  BIKE ROUTE

Context

- Federal Courthouse
- Project Site**
- 2080 8th Avenue (under construction)
- Future Amazon Campus
- Rollin Street Flats
- Denny Park
- Mirabella Seattle
- Cornish College of the Arts
- 2200 Mixed-Use Development



Context

Federal Courthouse

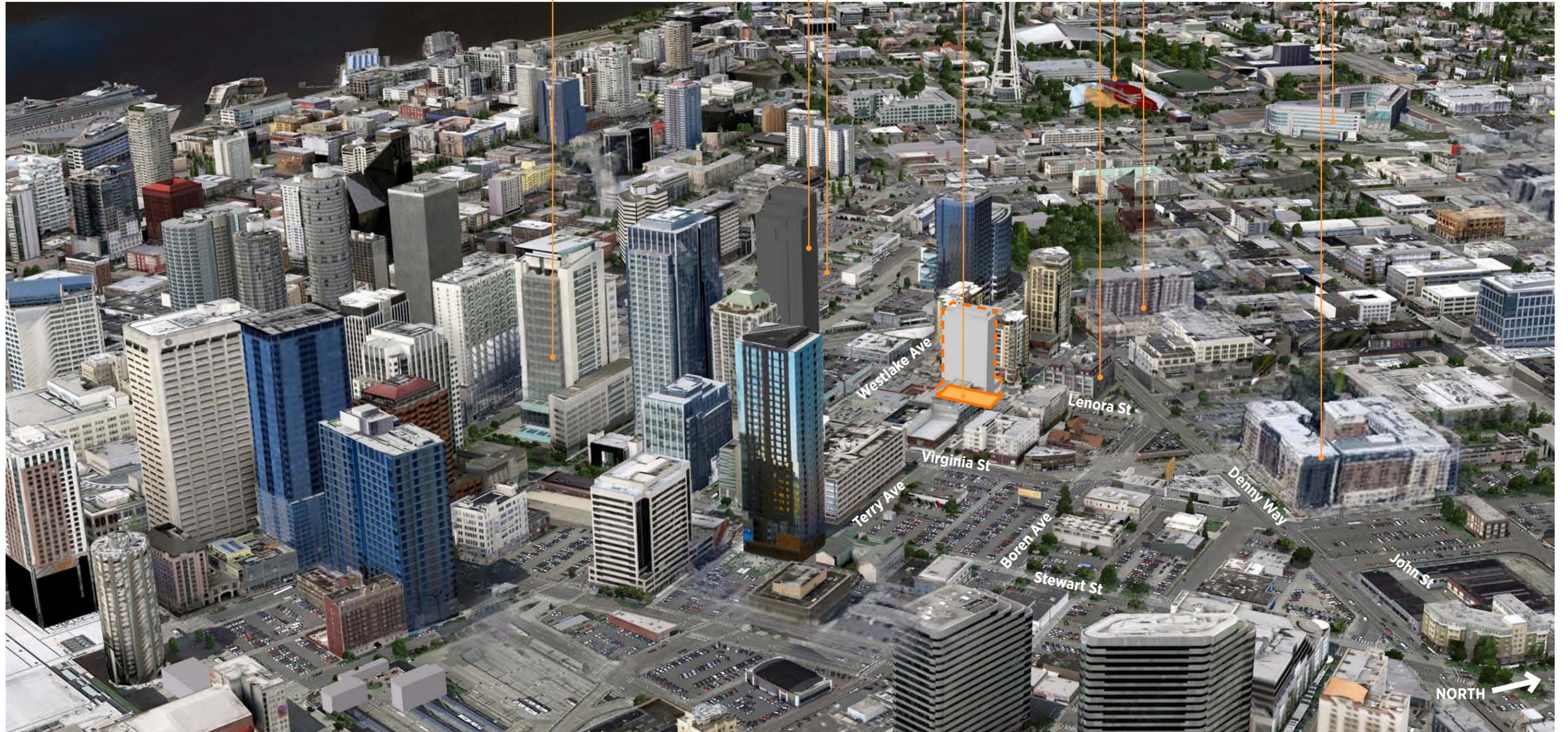
Future Amazon Campus  
2080 8th Avenue  
(under construction)

**Project Site**

Seattle Center  
Cornish College of the Arts

Rollin Street Flats

Mirabella Seattle  
Bill & Melinda Gates Foundation



Context



1 CORNISH COLLEGE OF THE ARTS



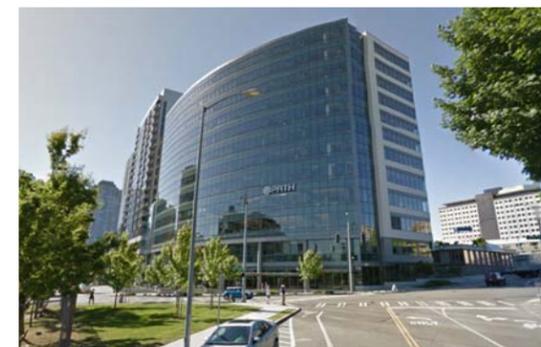
2 2200-WESTLAKE



3 THE COSMOPOLITAN



4 MIRABELLA SEATTLE



5 2201-WESTLAKE / ENZO CONDOMINIUMS



6 ROLLINS STREET

Pertinent Guidelines

DESIGN REVIEW GUIDELINES FOR DOWN TOWN DEVELOPMENT



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

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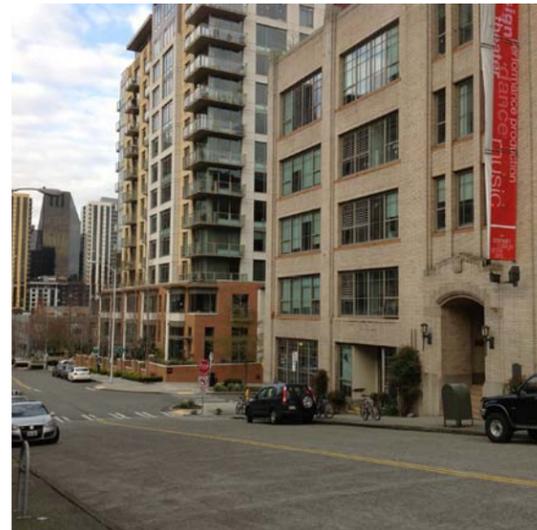
The massing of the building creates a dynamic urban edge to the public Green Streets as well as a public icon for Cornish College of the Arts.



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

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The facade will incorporate pattern and color to create a creative and unique texture for the skyline. The top floor is set back with roof top amenities to give scale to the building and capitalize on the views of Seattle.



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

---

The building is centered around the idea of creating a campus living room for Cornish College of the Arts. The main Iconic entry is located on the corner of Lenora St and Terry Ave. This design element has increased amounts of glazing, integrated site features, and a decorative overhead canopy. These elements all have a direct link to enhancing the neighborhood and the Green Streets.



**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.

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The residential floors are set back in order to create an appropriate scale for the neighborhood.



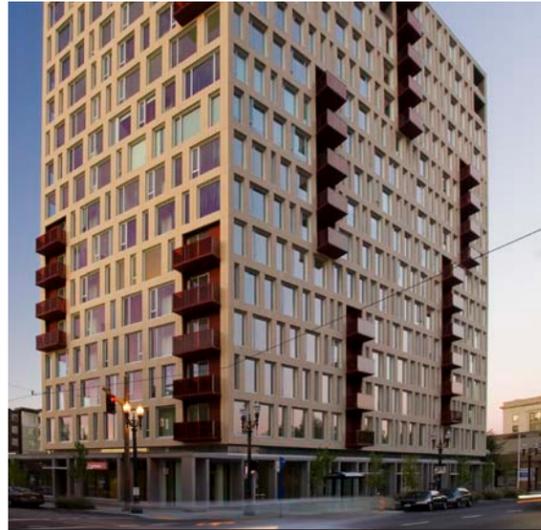
**B-3**  
**Reinforce the positive urban form & architectural attributes of the immediate area:**  
 Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and Streetscape characteristics of nearby development.

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The massing and orientation of the design is responding to the urban grid of the neighborhood. The massing sets back at the residential floors to respond to scale and proportions of the context. The top floor is created as an amenity deck which generates an iconic roof form. Students art will be considered for public installations. Integrated site furnishings, signage systems, lighting, landscaping and overhead protection will be incorporated.

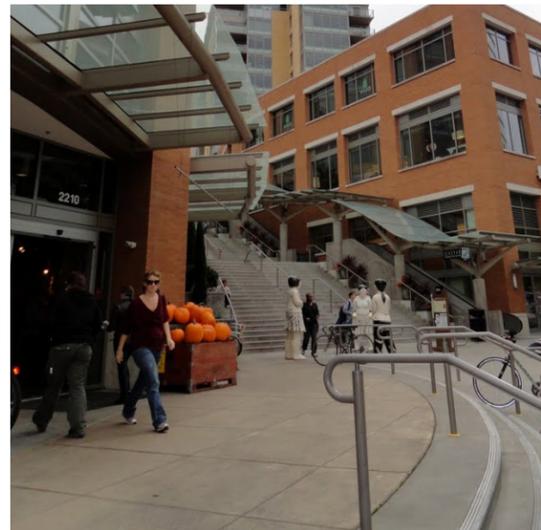
Pertinent Guidelines

DESIGN REVIEW GUIDELINES FOR DOWN TOWN 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.

The massing of the building creates a dynamic urban edge to the public Green Streets as well as a public icon for Cornish College of the Arts.



**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.

Student amenities and educational facilities are placed on the first three floors to capitalize on the public presence of the design. This will be accomplished by large amounts of glazing and integrated site features.

At the corner of Terry and Lenora is a "Campus Living Room." This space will be a vibrant student active space with strong connections / visibility to the streetscape.



**C-2**  
**Design facades of many scales:**  
 Design architectural features, fenestration patterns, and materials compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

The use of window placement, color and pattern creates a modulating building facade.



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

Visibility into the interiors, integrated landscape, student art, building material and special lighting will be incorporated so that there are no blank facades.



**C-4**  
**Reinforce building entries:**  
 To promote pedestrian comfort, safety, and orientation, reinforce the building's entry.

A double height lobby and gathering area will be incorporated at the corner of Lenora St. and Terry Ave. A decorative entry canopy with lighting will mark the entry and be highlighted by student art work and distinctive landscape.

Pertinent Guidelines

DESIGN REVIEW GUIDELINES FOR DOWN TOWN DEVELOPMENT



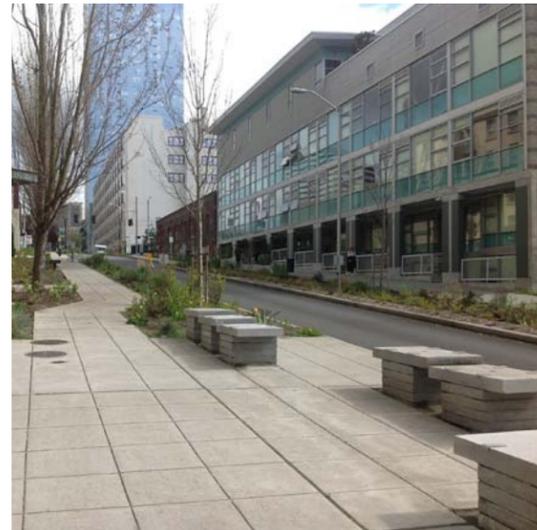
**C-5**  
**Encourage overhead weather protection:**  
 Encourage project applicants to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

Overhead canopy is incorporated at the corner of the building and at the primary building entrance. Continuous overhead protection is not required due to streetscape guidelines.



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

While all building services occur within the alley on the ground floor. The building will be designed to ensure character and interest from all sides. Academic spaces on the second floor will incorporate windows into the alley where appropriate.



**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.

The proposed project will be developing the Lenora street to Green Street Standards as well as modifications to the existing Terry Street Green Street to provide additional opportunities for use of the streetscape and connection to the uses with the project.  
 Additionally the project hopes to engage Cornish students for art within the public realm.



**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.

Building landscaping will be incorporated with a potential green wall, decorative paving and lighting. All improvements will be coordinated with the local Green Street plan. Street trees will also conform to all standard patterns and species. Existing street trees on Terry Avenue will be maintained.



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

Public art will be developed with the students of Cornish College of the Arts. The project will incorporate integrated seating and distinctive landscaping.

Pertinent Guidelines

DESIGN REVIEW GUIDELINES FOR DOWN TOWN DEVELOPMENT



**D-4**  
**Provide appropriate signage:**  
 Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood.

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Appropriate signage that addresses scale, location type and content will be addressed as the design develops. Cornish buildings may begin to utilize a consistent unifying element to reinforce the campus identity.



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

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The use of adequate and safe lighting will be included. The illumination of distinctive architectural features, entries, and canopies will be incorporated.



**D-6**  
**Design for personal safety & security**  
 Design the building and site to enhance the real and perceived feeling of personal safety and security in the immediate area.

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Safety and security will be a priority and addressed the adequate lighting, clear lines of sight by "eyes on the street" through the placement of windows, balconies and street-level uses.

Pertinent Guidelines

DESIGN REVIEW GUIDELINES FOR DOWN TOWN DEVELOPMENT



**E-1**  
**Minimize curb cut impacts:**  
 Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians

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The only curb cut currently proposed is at the existing alley.



**E-2**  
**Integrate parking facilities:**  
 Buildings should not have large blank walls facing the street, especially near sidewalks

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All parking is utilizing the topography to eliminate the visibility of the parking.



**E-3**  
**Minimize the presence of service areas:**  
 Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

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All service areas are located off the alley.

Pertinent Guidelines

GREEN STREET GUIDELINES

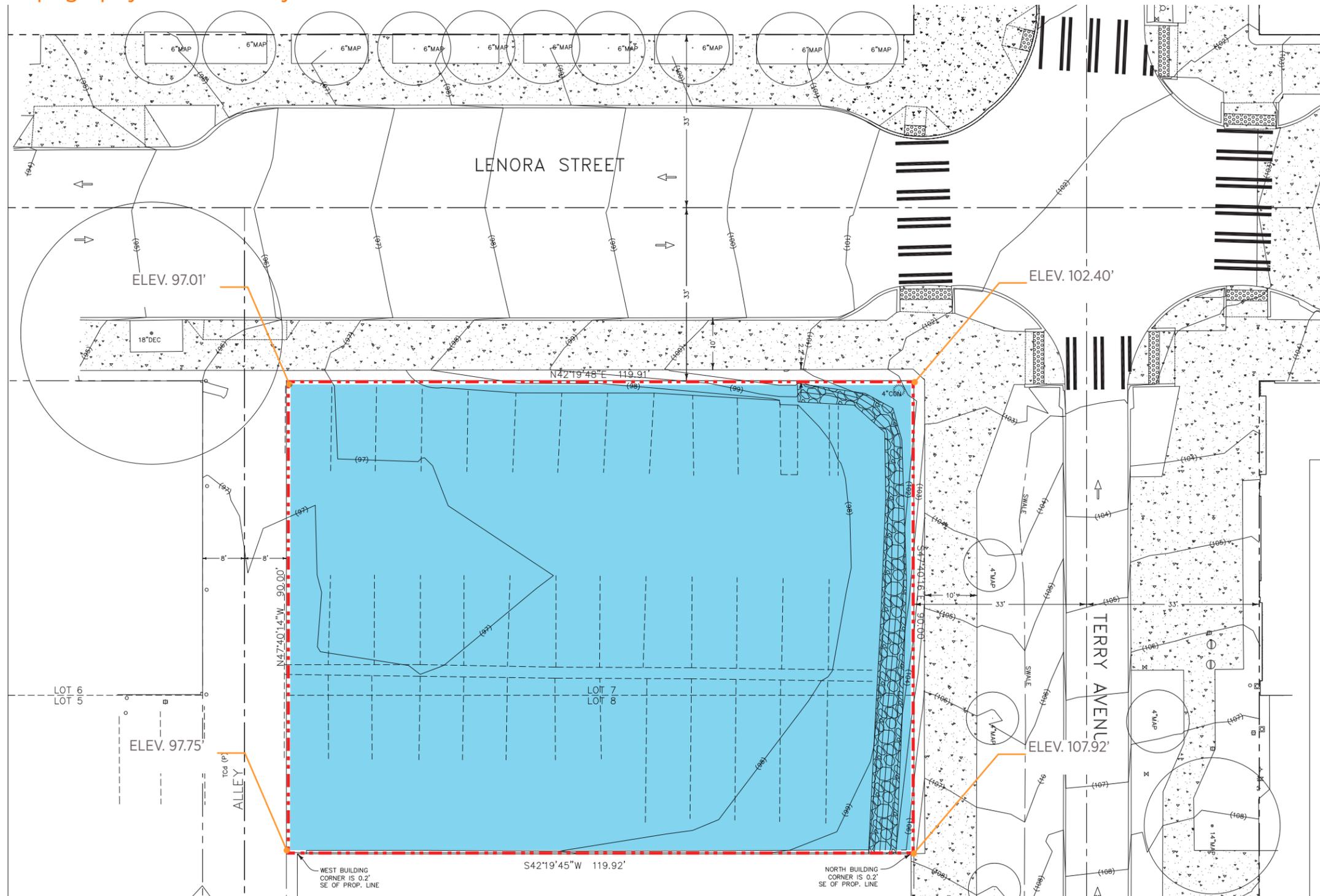
LAND USE CODE SECTION	DESCRIPTION	COMMENTS
A1	Respond to the surrounding neighborhood: Projects should respond to topographic features, positive elements of the surrounding built environment, and the desired development pattern along the Green Streets, as specified in these guidelines.	The development of mixed use student housing in the Residential District Design is in conformance with the corresponding neighborhood district and the Green Streets. The design of an enhanced corner on Terry Ave and Lenora St. will create a visible approach of the building from the street. The use of a green wall and landscape edges will activate the Green Street.
A2	Minimize the impact on regional watershed: The design of the Green Streets and abutting development should help to communicate the area's role in resource conservation, including regional watershed and growth management.	Conforming watershed treatments will be included in the development of this project.
B1	Respond to corresponding neighborhood districts: The design of each new development should take into consideration how to best reinforce desired conditions in the sub-area where it is located. Address the following conditions regarding how the development relates to the Green Street right-of-way environment for all of the design districts:	All major public functions are located on the first three floors with a prominent front entry on the corner. Increased amounts of glazing and a decorative canopy denotes the front entry. Integrated exterior seating is provided on Terry Ave and Lenora St., as well as, approved street trees and tree grates.
B2	Design for the Transit District: The transit district for 9th and Terry identifies an area of the neighborhood that is heavily influenced by local and regional transit. Development here should facilitate pedestrian flow and enhance access to transit and comfort for transit riders.	NA
B3	Design for the Mixed-use District: The mixed-used district accommodates a wide variety of residential, commercial and retail uses. Development here should contribute to active street fronts and a very "public" environment.	The design of the project will offer student amenity and educational facilities on the first three floors with student housing on the upper floors. Increased glazing, decorative canopy, integrated outdoor seating, and decorative landscaping will contribute to the active street front and public environment.
B4	Design for the Residential District: The residential district identifies an area intended to be primarily residential in function and character. Development here should provide pedestrian open space and landscape amenities that create the feeling of a residential neighborhood in a more park-like setting. A variety of open spaces should be accommodated, including the public areas of the Green Street and semiprivate and private open space, such as courtyards, on developed sites for use by residents.	Future Green Street development on Terry Ave will maximize landscape to increase pedestrian circulation. The front entry for the residence is located on the corner of Terry Ave and Lenora St to create a sense of community.
B5	Create gateways to the green streets: Several gateways have been identified by the Denny Triangle neighborhood plan to help strengthen the character of the neighborhood. The sites identified are the intersection of Denny and Westlake, Aurora at Denny and 7th Avenue, and Stewart Street at Denny Way and I-5. Gateway elements should be used to express the unique features of the 9th and Terry Green Streets.	NA
B6	Vehicular circulation and street parking: Follow the recommendations of the 9th and Terry Green Streets Master Plan.	The development will follow recommendations for Mixed-Use Recommendations
C1	Select site amenities: Provide street furniture that enhances the 'neighborhood' design themes and helps to define the street character. These elements include, but are not limited to.	The enhancement of the neighborhood will include integrated site furniture and will conform with all approved pedestrian oriented light fixtures

Pertinent Guidelines

GREEN STREET GUIDELINES

LAND USE CODE SECTION	DESCRIPTION	COMMENTS
C2	<p>Vary surface treatments:</p> <p>Providing a change in paving materials helps to unify the Streetscape while creating a framework for defining separate activities within the sidewalk. A unified paving pattern should be developed for each street, and within that pattern unique paving elements for each district. A developer may propose a distinctive unifying pattern for his or her specific development that works within the street and zone patterns:</p>	<p>A conforming unified paving pattern will be incorporated to compliment the neighborhood.</p>
C3	<p>Select appropriate street trees:</p> <p>With narrow right of way segments and the possibility of tall building heights, the street tree selection is an important consideration when designing spaces within the right of way. Street trees should be selected from the City of Seattle’s recommended street tree list.</p>	<p>Conforming street trees will be incorporated</p>
C4	<p>Select complimentary landscape elements and plant materials:</p> <p>Landscape treatments and selected plant materials need to compliment the design of the building and surrounding open spaces. Spaces formed with hardscape materials should be offset with planting areas large enough for materials that will enhance and activate the edges of the space..</p>	<p>Complimentary landscape elements will be incorporated to enhance blank facades, Streetscape and the character of design.</p>
C5	<p>Integrate Public Art:</p> <p>The inclusion of an artist on the design team could add to the uniqueness of the site amenities.</p>	<p>The project will incorporate site specific art by students of Cornish College of the Arts.</p>
D1	<p>Activate mid-block pedestrian passages and alley access points:</p> <p>Building entrances and retail storefronts can help to activate mid block crossings. Setbacks and architectural variation can help to create more space in the right of way for pedestrian activities.</p>	<p>Site size limits mid-block pedestrian passage way.</p>
D2	<p>Massing and Architectural Form:</p> <p>The massing and form of a building have a major impact on the character of the street level environment. Massing schemes should seek to maximize architectural interest and access to light and air from abutting Green Streets and public open space.</p>	<p>The upper floors of the development are set back to create a varied scale along Green Street frontages.</p>
D3	<p>Create functional open spaces:</p> <p>Public open spaces should be designed and sited to enhance a building’s relationship to the Green Street and accentuate public and private entrances to a project.</p>	<p>Integrated open space site elements such as benches and lighting will be incorporated within the new green street improvements on Lenora. Additionally we are exploring modification to the existing improvements on Terry Ave to provide usable active open space adjacent to the building entry and “campus living room”</p>
D4	<p>Building Access:</p> <p>Vehicular access to buildings should not occur from a Green Street, but should instead be directed to alleys or non-Green Streets that abut the property.</p>	<p>All vehicular building access directed to adjacent alley.</p>

Topography & Tree Survey



**SITE AREA**

Site contains 10,710 sf with 119 feet frontage on Lenora Street, 90 feet of frontage on Terry Avenue and abuts an alley on the Southwest.

**TOPOGRAPHY**

The site slopes from 96'-0" in the NW corner to 108'-0" in the NE corner with a difference of 12'-0".

**EXISTING TREES**

No trees are existing on the project site. Existing street trees along Terry Avenue are to remain. There are no existing street trees on Lenora Street.

Existing Site Photo



Site Photos



1

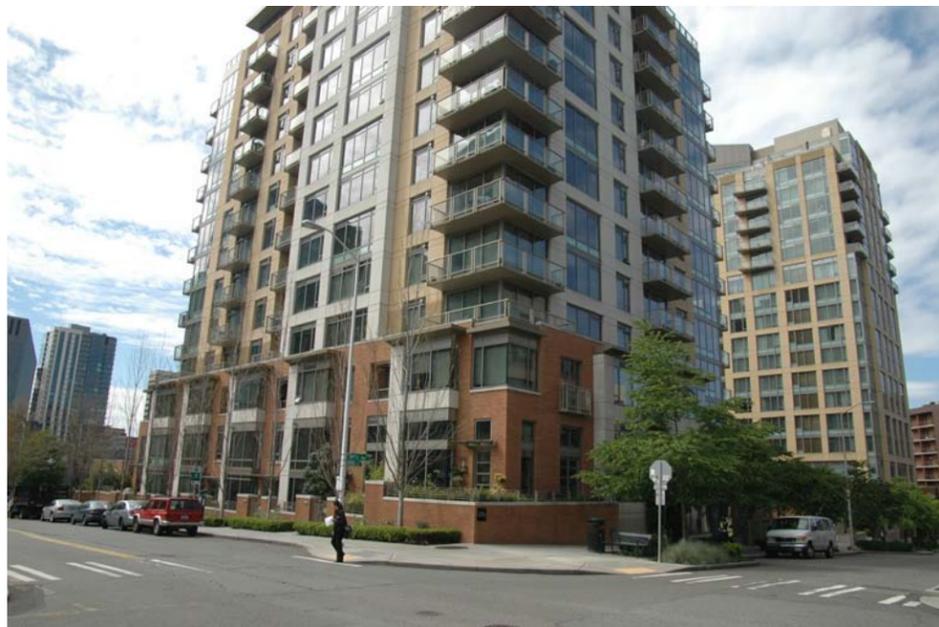
CORNISH COLLEGE OF THE ARTS - ACADEMIC BUILDING



2



CORNISH COLLEGE OF THE ARTS - ACADEMIC BUILDING



4

2000 WESTLAKE - HOUSING TOWER

Project Site

3



Site Photos



1

2000 WESTLAKE - HOUSING TOWER



2



OFFICE BUILDING - PROPERTY LISTED FOR SALE



4

RETAIL / COMMERCIAL

3



WASHINGTON TALKING BOOK & BRAILLE LIBRARY

Lenora St Streetscape

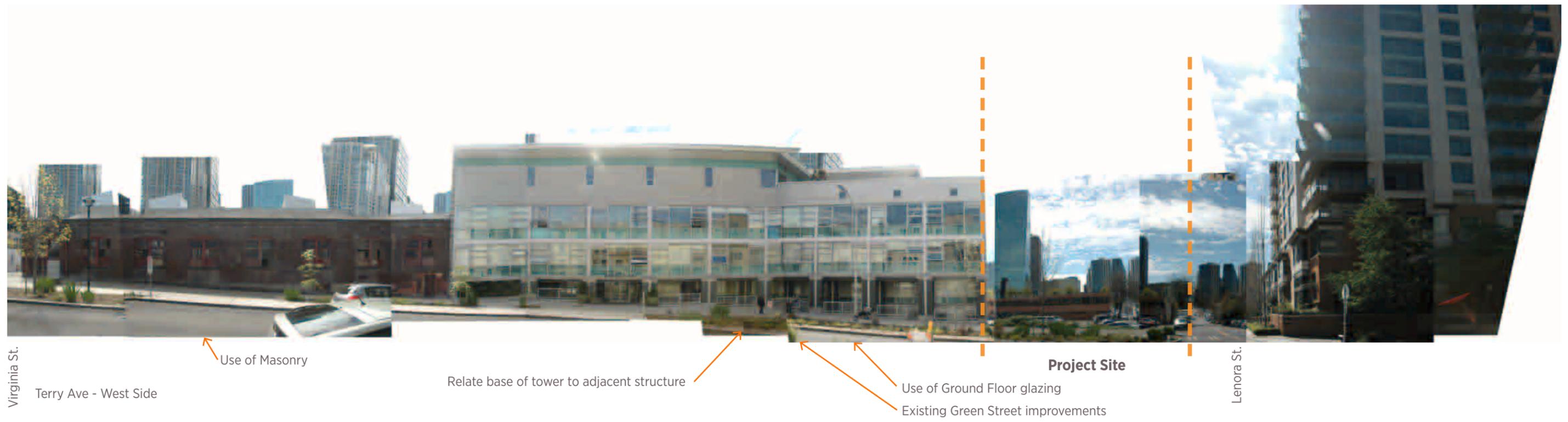


Lenora St - North Side



Lenora St - South Side

Terry Ave Streetscape



Feasible Massing Options

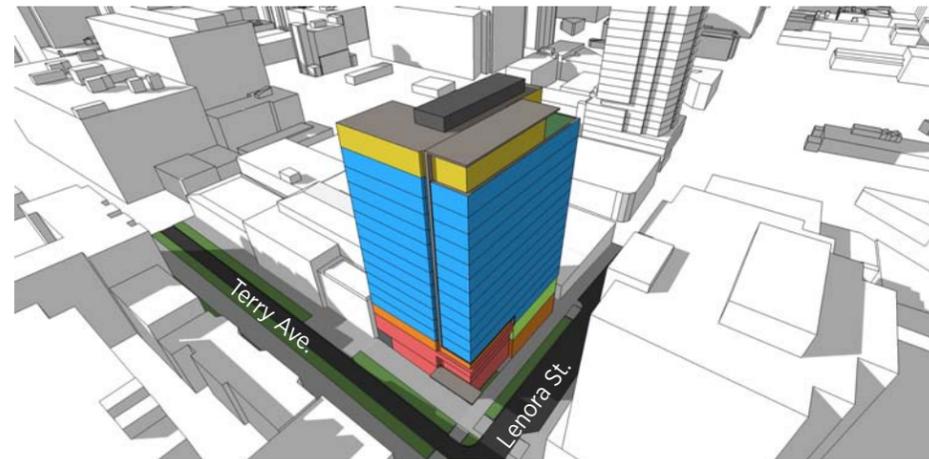


MASSING OPTION 1  
**CODE COMPLIANT**



**AREA SUMMARY**

Gross Area	146,504 s.f.
Number of Units	227 Units
Number of Beds	424 Beds
Parking Count	9 Stalls
Height	19 Stories
	206'



MASSING OPTION 2



**AREA SUMMARY**

Gross Area	145,611 s.f.
Number of Units	230 Units
Number of Beds	424 Beds
Parking Count	9 Stalls
Height	16 Stories
	176'



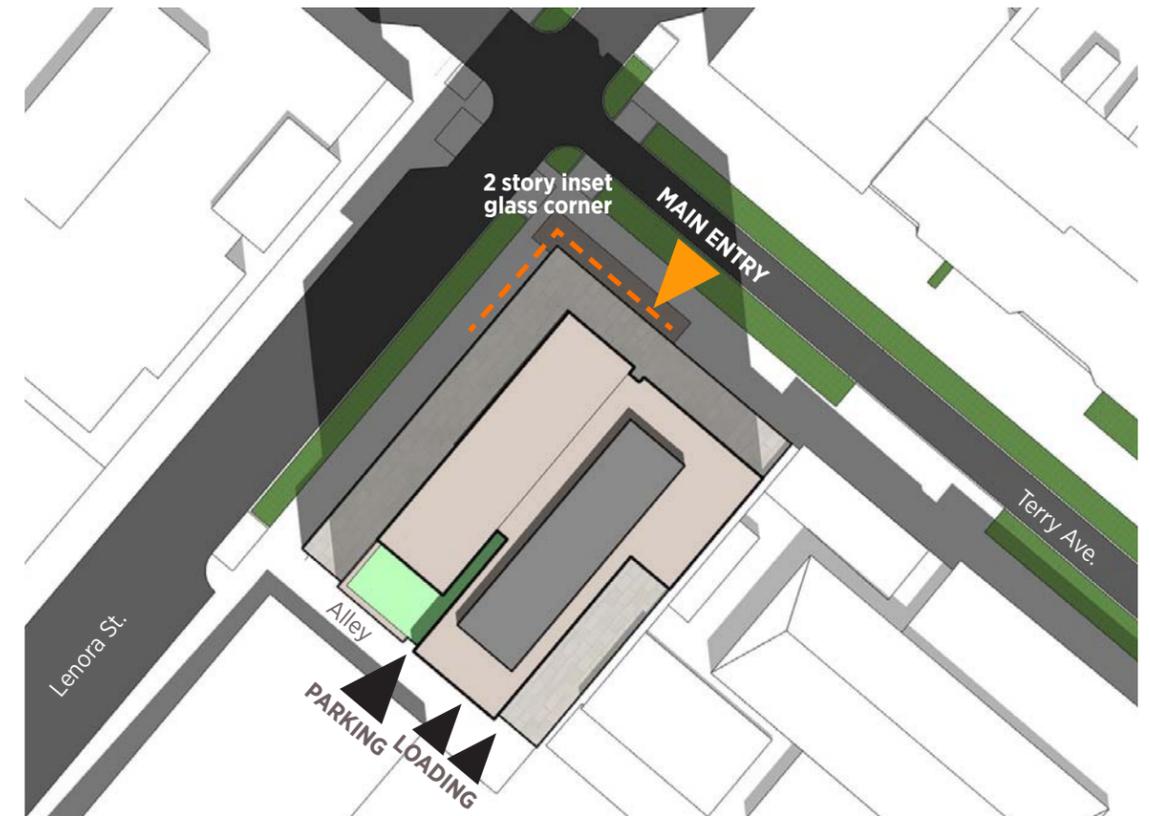
MASSING OPTION 3  
**PREFERRED**



**AREA SUMMARY**

Gross Area	146,600 s.f.
Number of Units	226 Units
Number of Beds	424 Beds
Parking Count	9 Stalls
Height	18 Stories
	196'

Massing Option 1



COLOR LEGEND

- Exterior Amenity
- Amenity Space
- Academic Space
- Residential
- Offices
- Campus Community Space
- Back of House

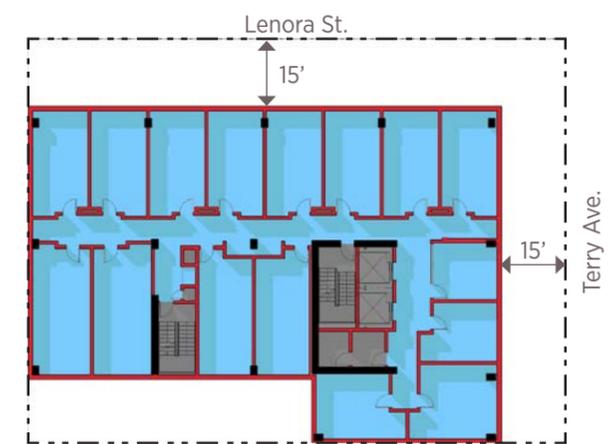
AREA SUMMARY

<span style="color: green;">■</span>	Gross Area	146,504 s.f.
<span style="color: yellow;">■</span>	Number of Units	227Units
<span style="color: lightgreen;">■</span>	Number of Beds	424 Beds
<span style="color: blue;">■</span>	Parking Count	9 Stalls
<span style="color: orange;">■</span>	Height	19 Stories
<span style="color: red;">■</span>		206'
<span style="color: grey;">■</span>		

PROS AND CONS OF MASSING

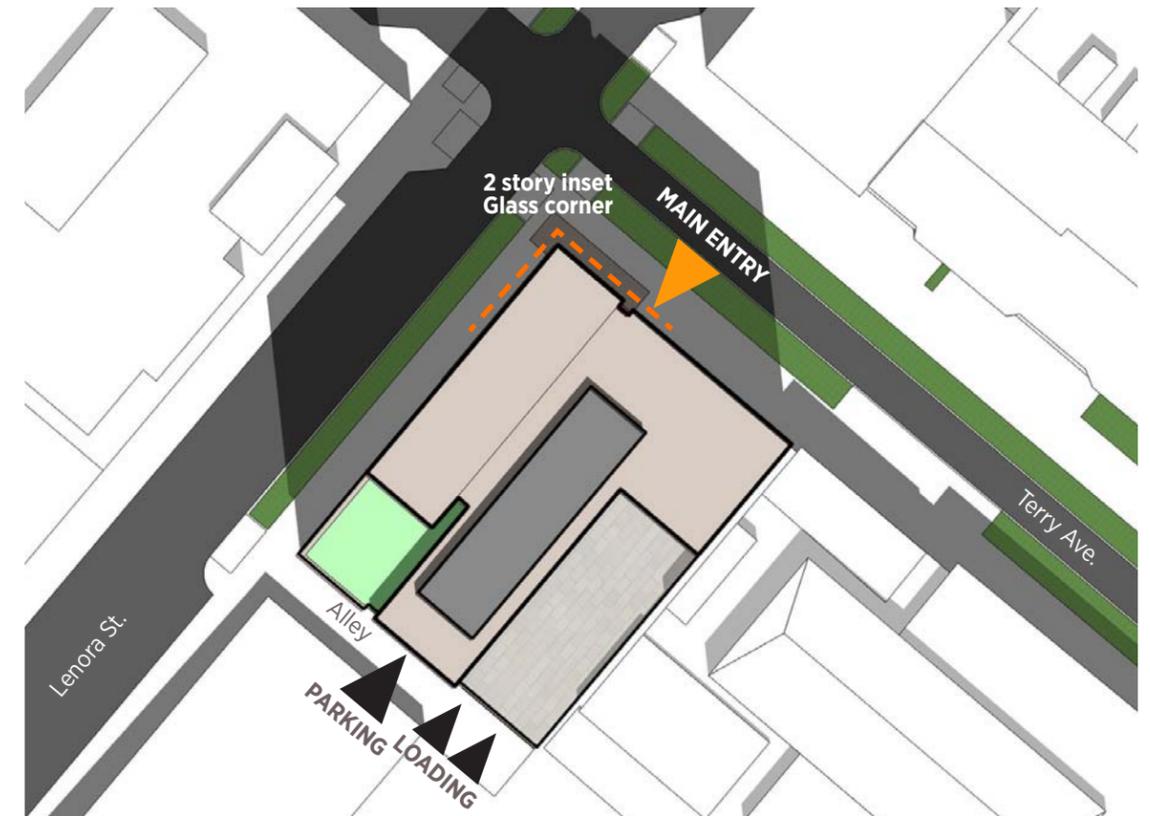
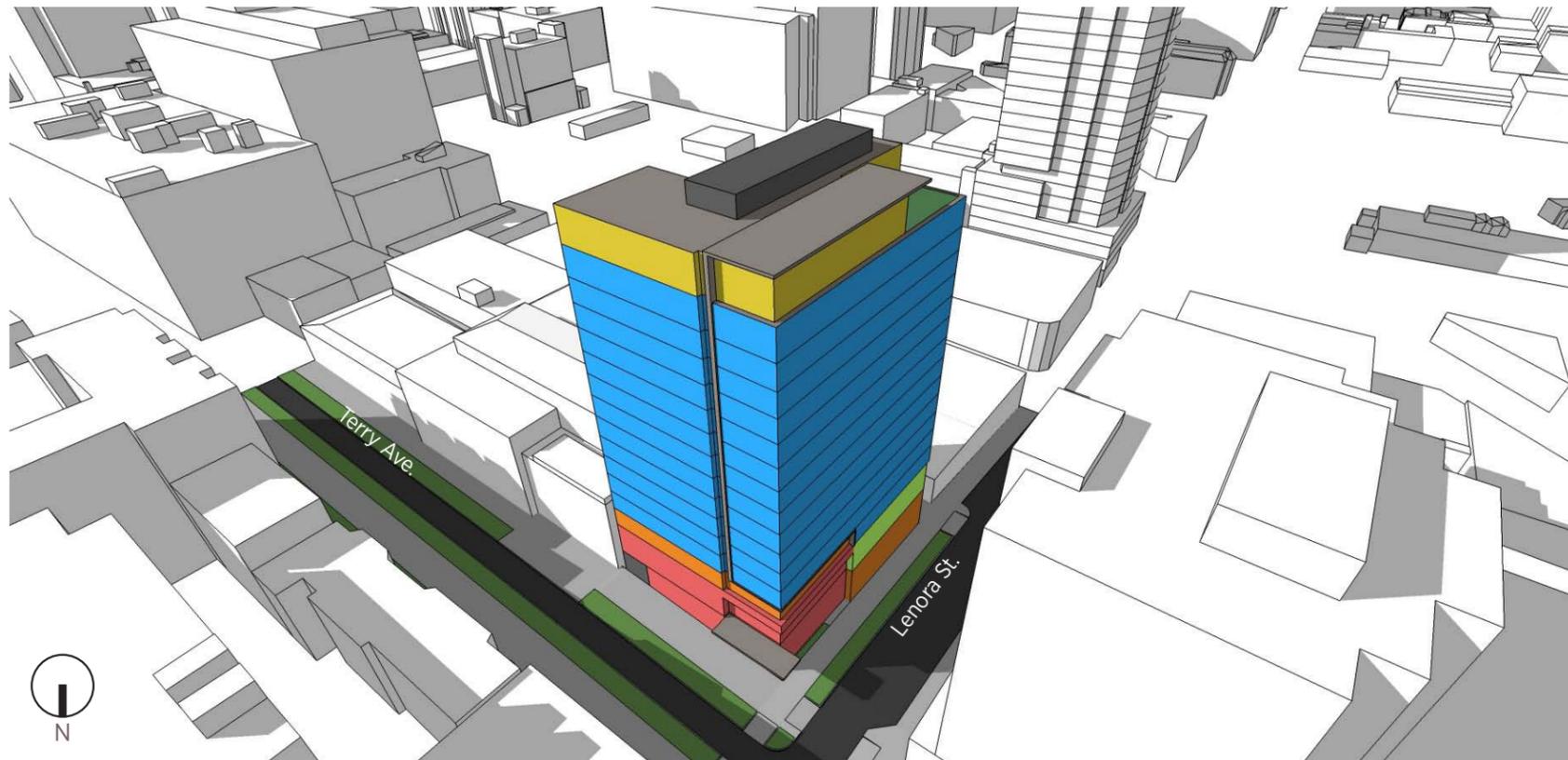
- Pros**
- Complies with green street setback standards on both Terry and Lenora
- Cons**
- Simple building massing, square form.
  - Reduced plate size results in taller building than preferred scheme

SITE PLAN



TYPICAL UPPER PLAN

Massing Option 2



COLOR LEGEND

- Exterior Amenity
- Amenity Space
- Academic Space
- Residential
- Offices
- Campus Community Space
- Back of House

AREA SUMMARY

<span style="color: green;">■</span>	Gross Area	145,611 s.f.
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<span style="color: grey;">■</span>		

PROS AND CONS OF MASSING

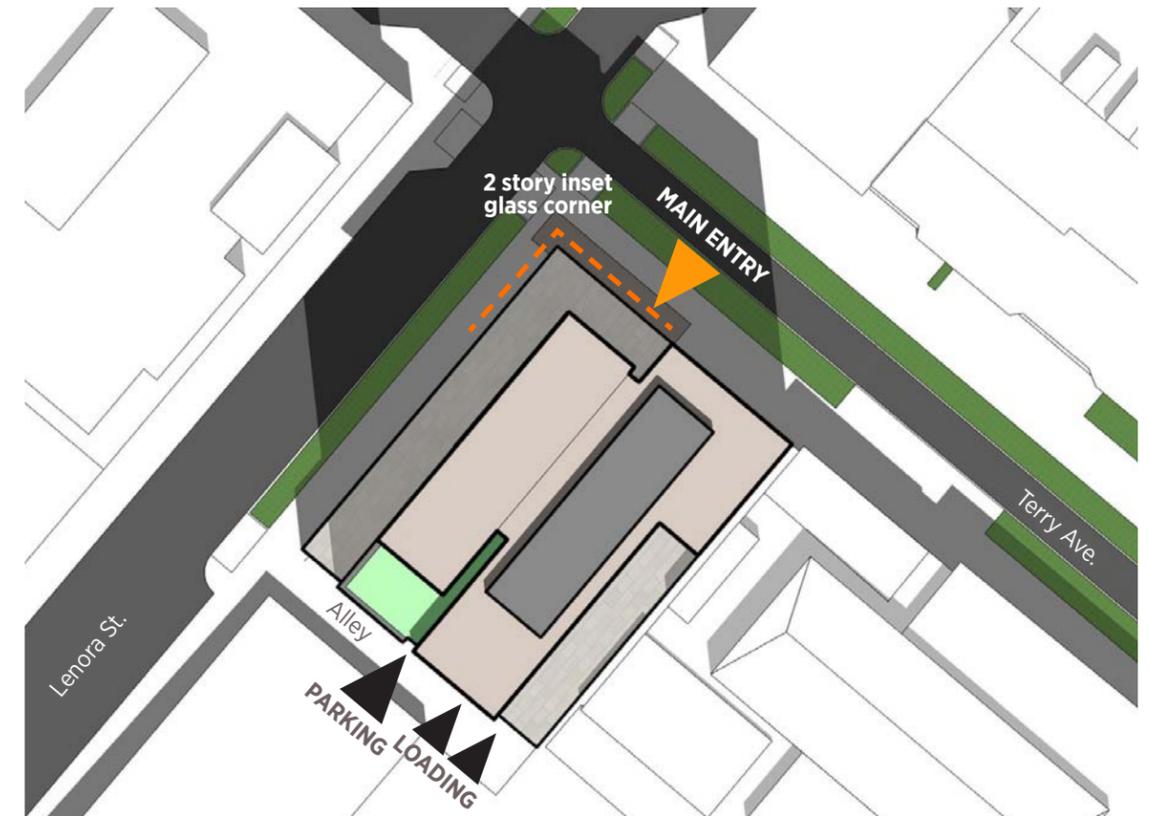
- Pros**
- Highest efficiency. Largest floor plate of the three schemes.
  - Larger plate size results in shorter building height.
- Cons**
- Simple building massing, square form.
  - Requires departures for Green Street Setback for the entire length of Terry and Lenora.
  - Massing doesn't reinforce a strong base-middle-top to the building.
  - No green street setback has negative impact to solar access to Lenora street and housing to the north

SITE PLAN



TYPICAL UPPER PLAN

Massing Option 3 / Preferred



**COLOR LEGEND**

- Exterior Amenity
- Amenity Space
- Academic Space
- Residential
- Offices
- Campus Community Space
- Back of House

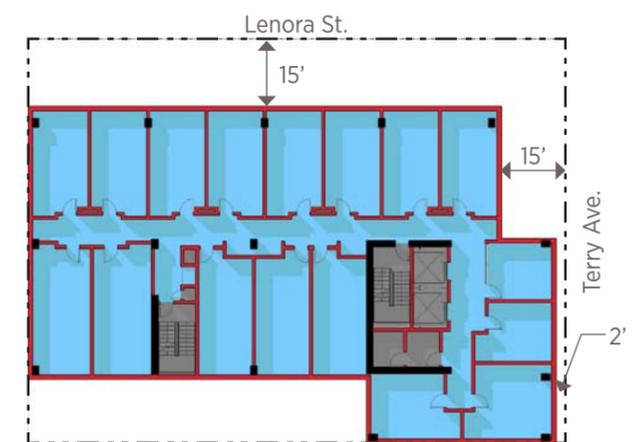
**AREA SUMMARY**

<span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> Gross Area	146,600 s.f.
<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Number of Units	226Units
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> Number of Beds	424 Beds
<span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> Parking Count	9 Stalls
<span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Height	18 Stories
<span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span>	196'
<span style="display: inline-block; width: 15px; height: 15px; background-color: gray; border: 1px solid black;"></span>	

**PROS AND CONS OF MASSING**

- Pros**
- Complies with green street setback standards on both Lenora
  - Lenora setback minimizes shading impact to Lenora street and the housing tower to the north.
  - Interesting massing / articulation
- Cons**
- Requires departure to Green Street Setback along a portion of the Terry Avenue frontage

**SITE PLAN**

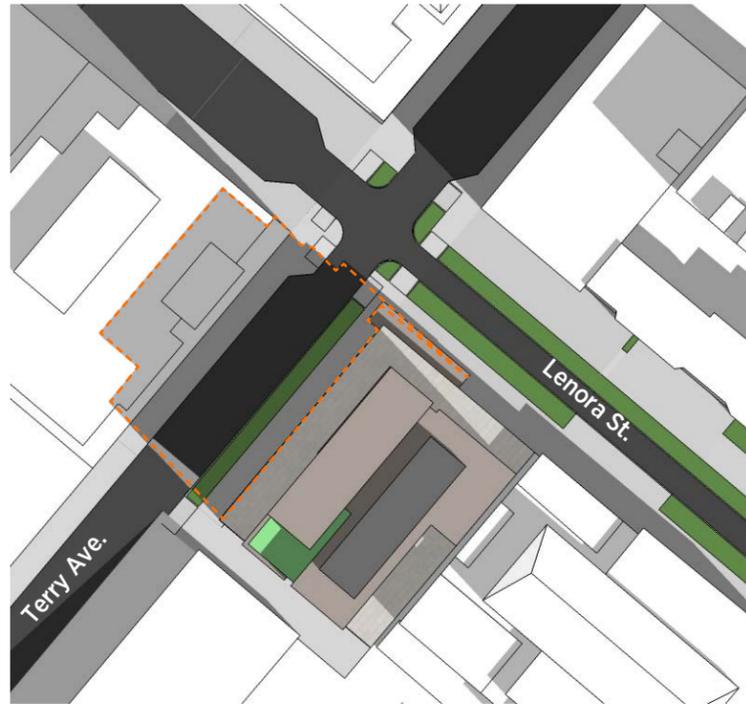


TYPICAL UPPER PLAN



Option 1 - No Departures - Shadow Studies

Private residential decks begin at 3rd floor of 2000 Westlake residential tower.



MARCH/ SEPTEMBER 21 - 10:00am



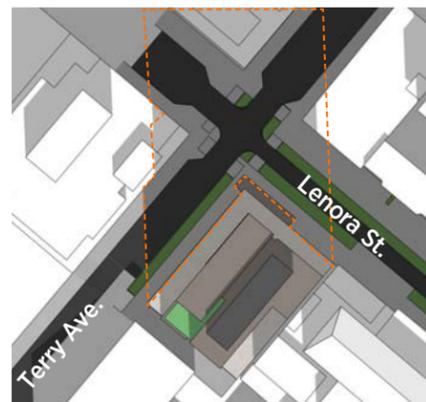
MARCH/ SEPTEMBER 21- NOON



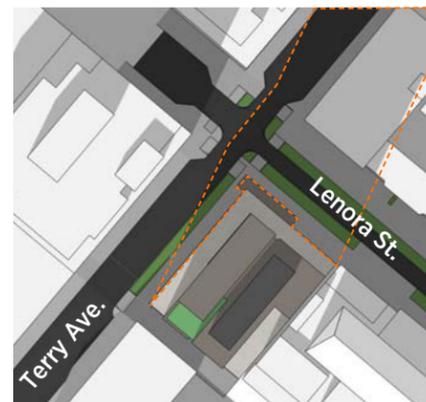
MARCH/ SEPTEMBER 21 - 3:00pm



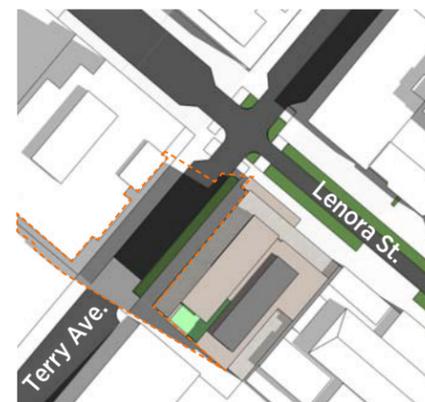
DECEMBER 21 - 10:00am



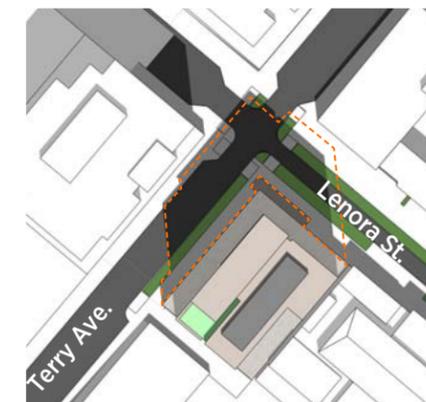
DECEMBER 21 - NOON



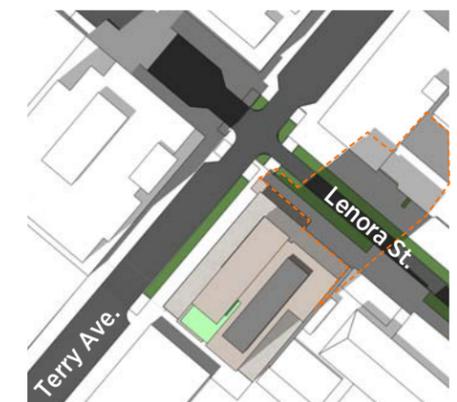
DECEMBER 21 - 2:00pm



JUNE 21 - 10:00 am



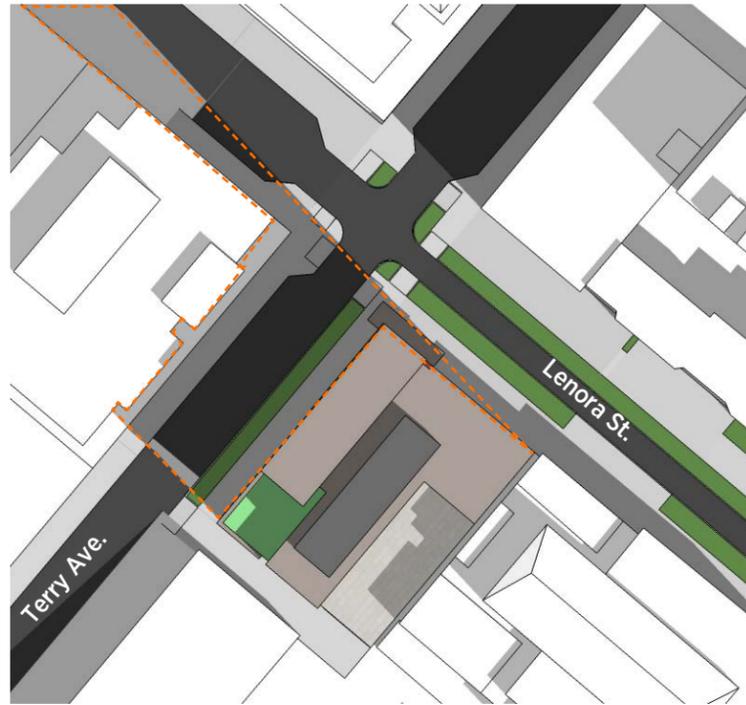
JUNE 21 - 12:00 pm



JUNE 21 - 2:00 pm

Option 2 Shadow Studies

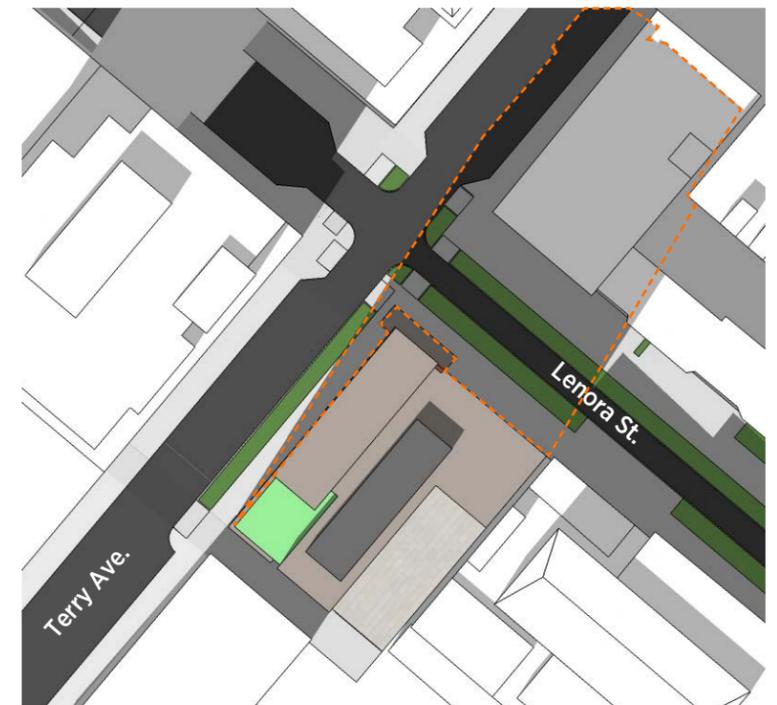
Private residential decks begin at 3rd floor of 2000 Westlake residential tower.



MARCH/ SEPTEMBER 21 - 10:00am



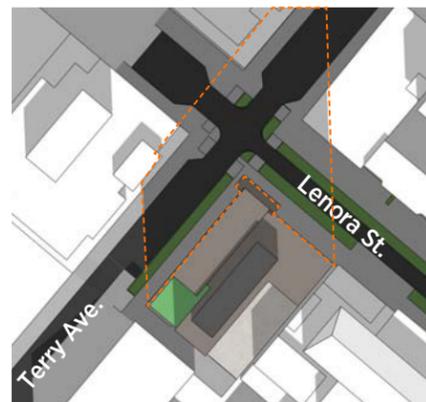
MARCH/ SEPTEMBER 21- NOON



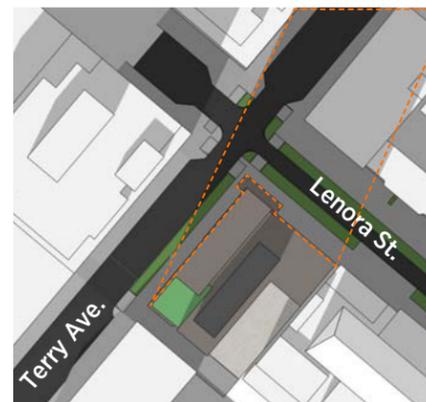
MARCH/ SEPTEMBER 21 - 3:00pm



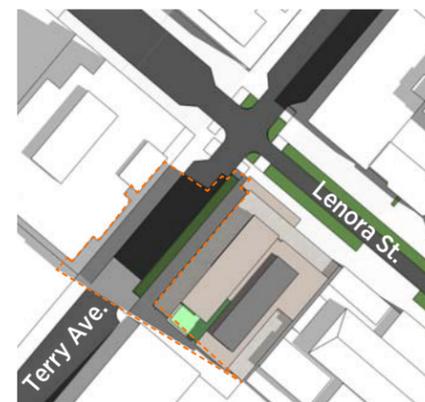
DECEMBER 21 - 10:00am



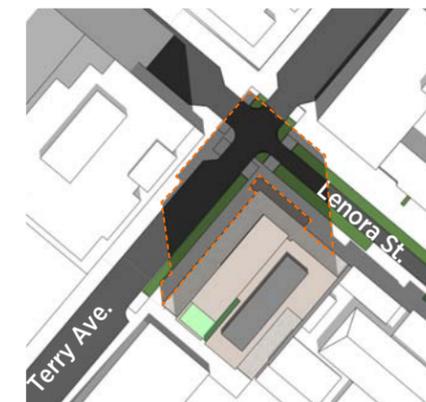
DECEMBER 21 - NOON



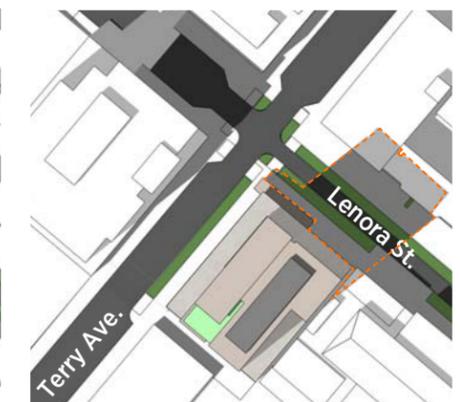
DECEMBER 21 - 2:00pm



JUNE 21 - 10:00 am



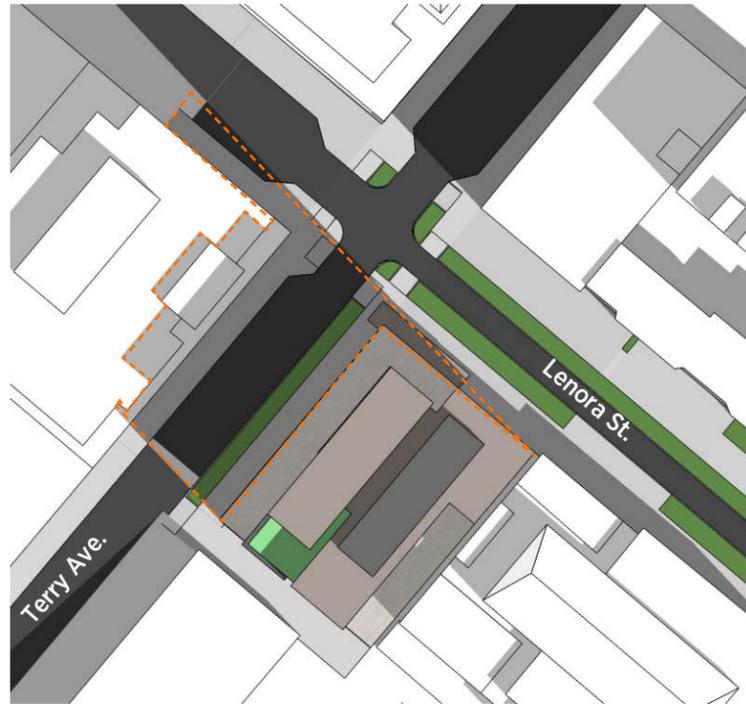
JUNE 21 - 12:00 pm



JUNE 21 - 2:00 pm

Option 3 - Preferred Option - Shadow Studies

Private residential decks begin at 3rd floor of 2000 Westlake residential tower.



MARCH/ SEPTEMBER 21 - 10:00am



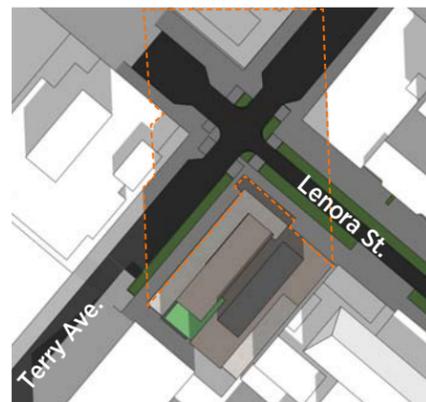
MARCH/ SEPTEMBER 21- NOON



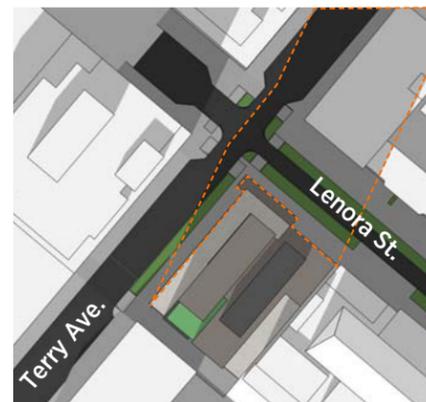
MARCH/ SEPTEMBER 21 - 3:00pm



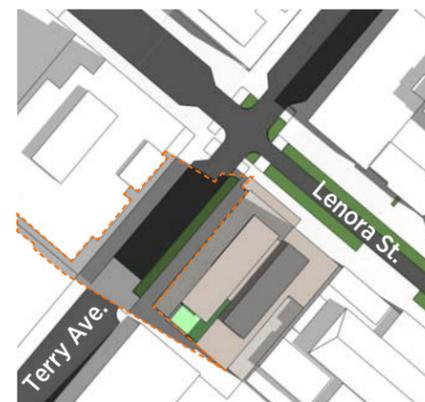
DECEMBER 21 - 10:00am



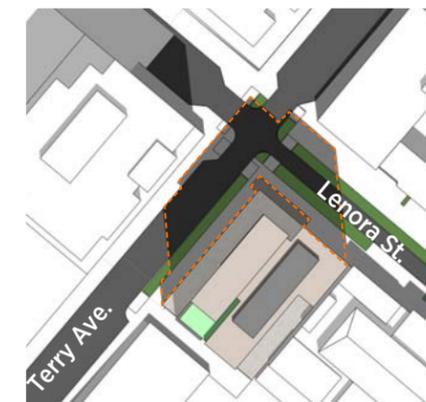
DECEMBER 21 - NOON



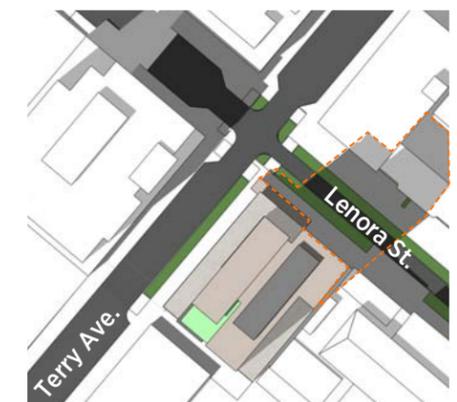
DECEMBER 21 - 2:00pm



JUNE 21 - 10:00 am



JUNE 21 - 12:00 pm



JUNE 21 - 2:00 pm

Preferred Option Massing Views



View from north/east



View east on Terry Ave.



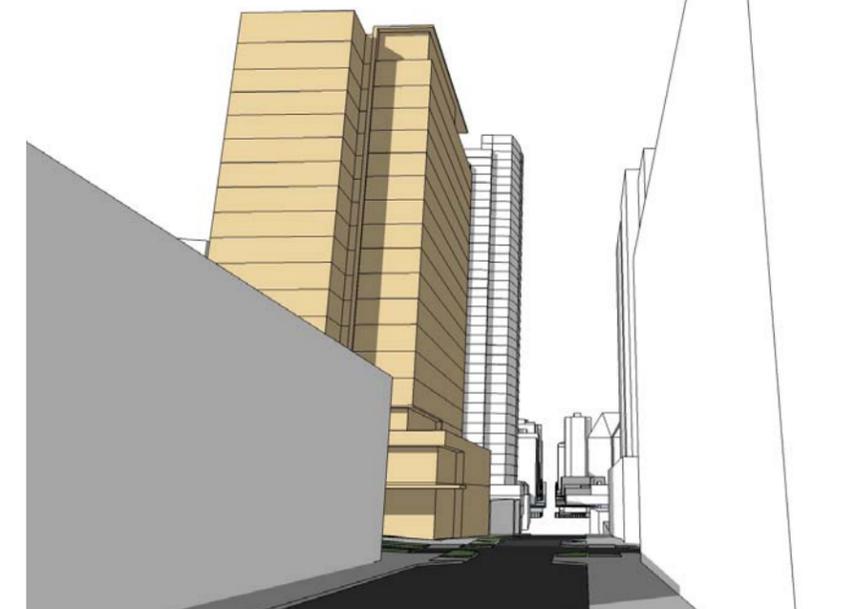
View west on Terry Ave.



View from south/west

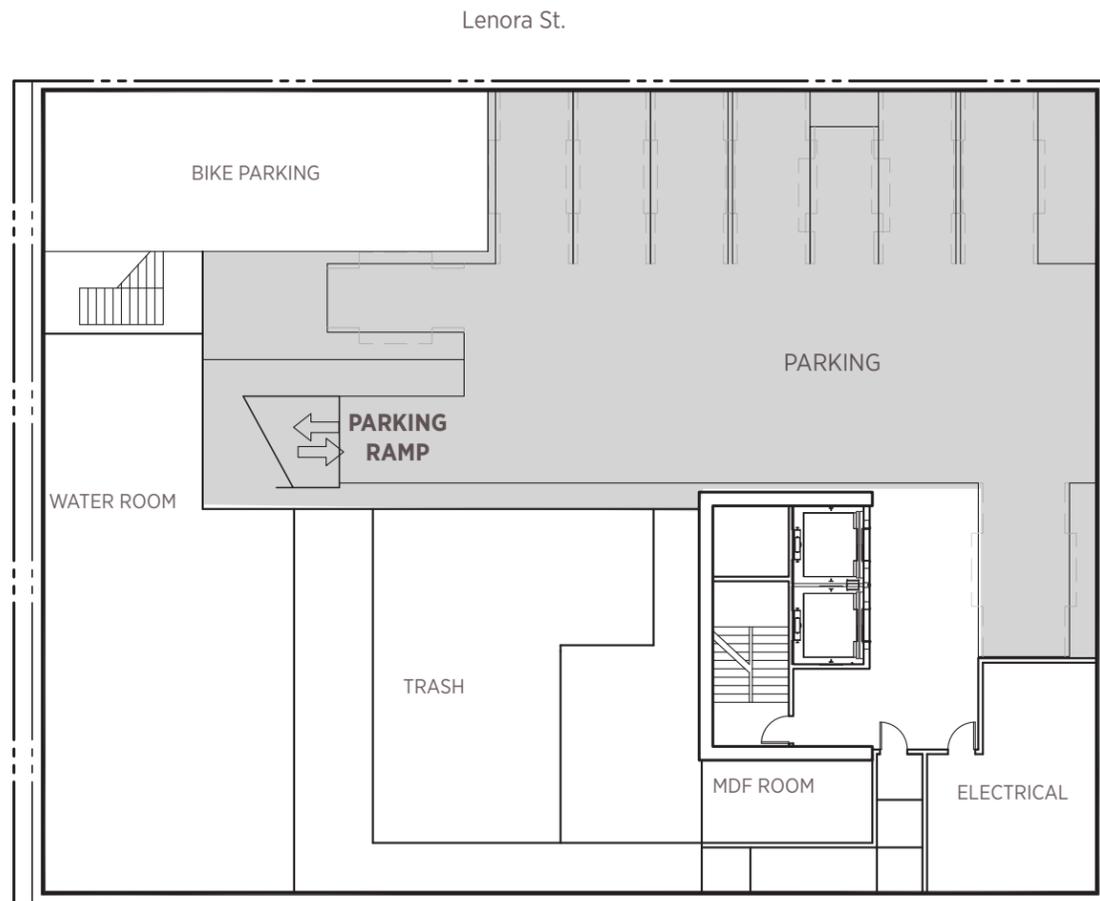


View north on Lenora St.

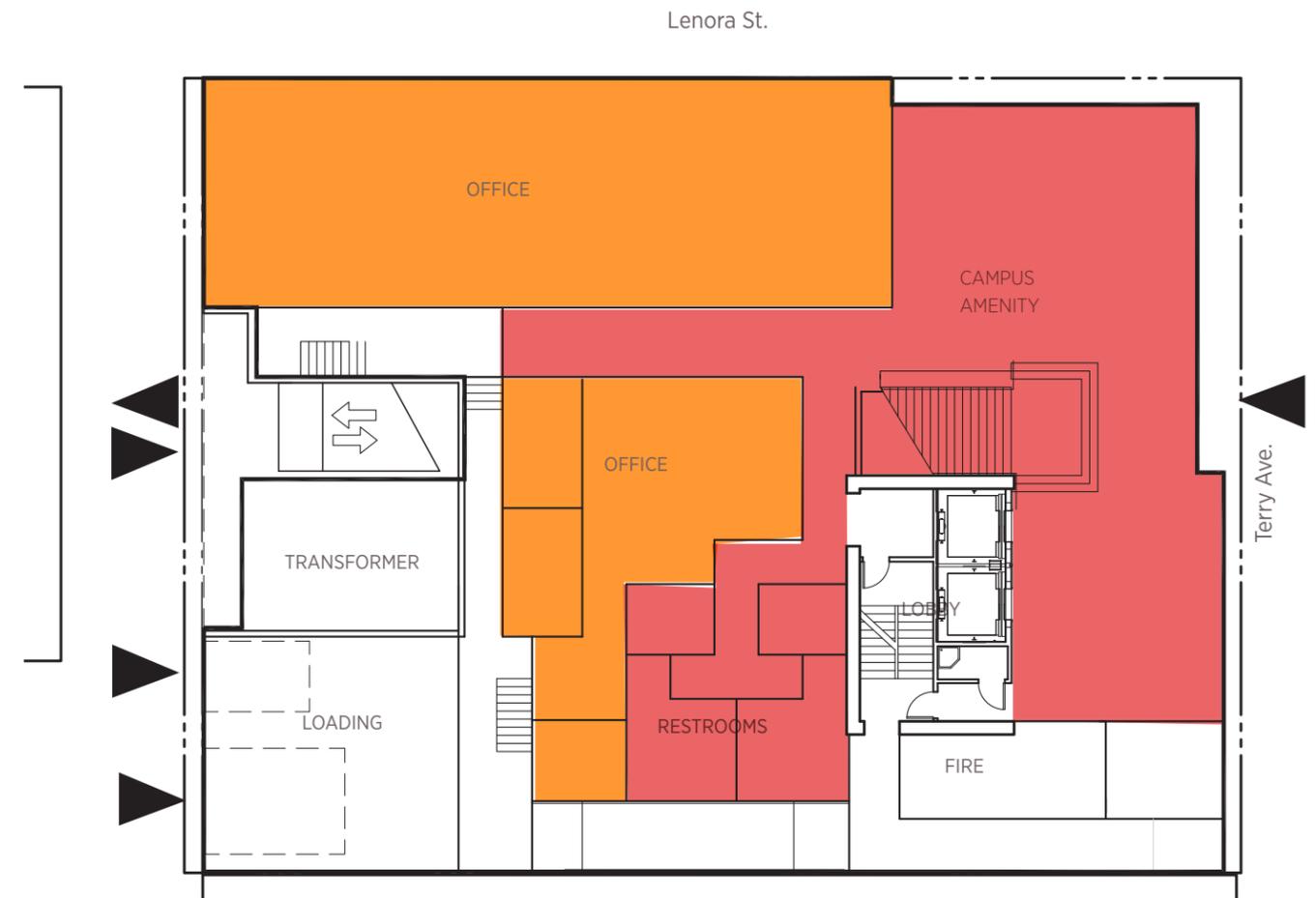


View south on Lenora St.

Preferred Option Floor Plans



**BASEMENT FLOOR PLAN**  
1" = 20'-0"



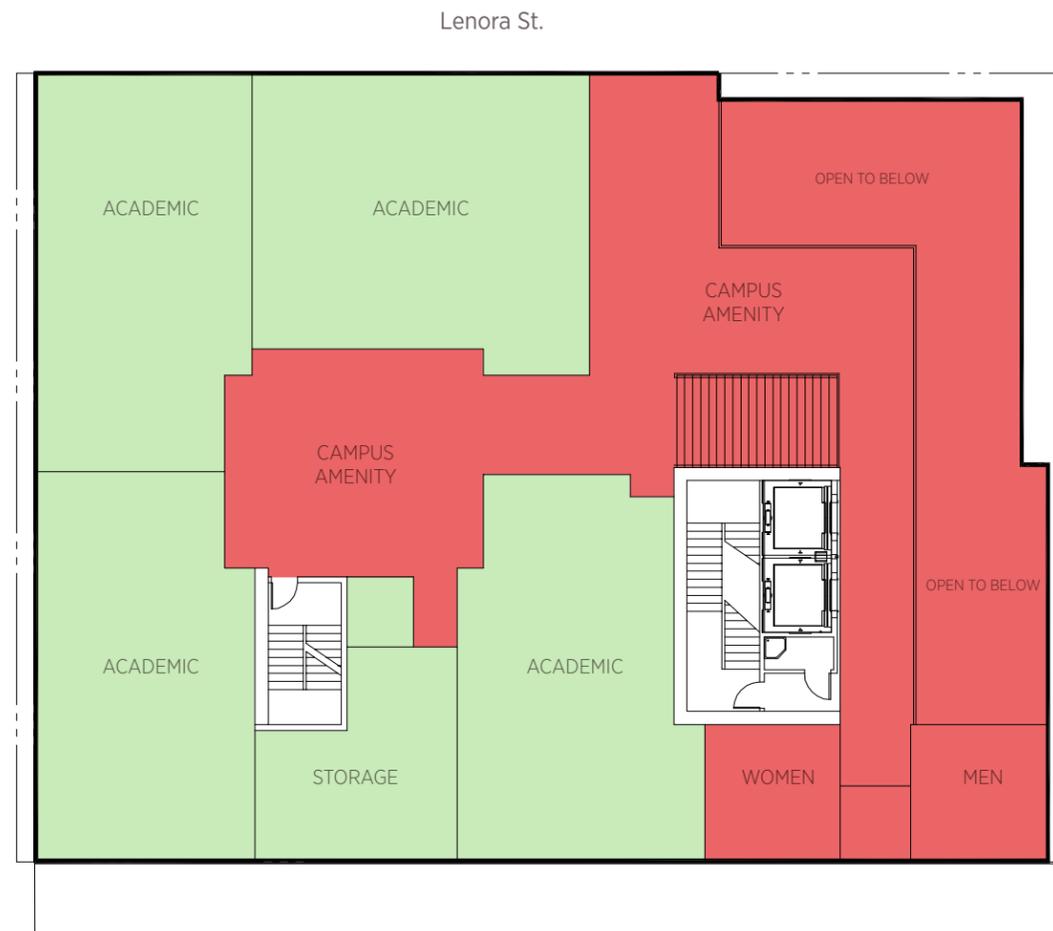
**GROUND FLOOR PLAN**  
1" = 20'-0"



**COLOR LEGEND**

- Exterior Amenity
- Amenity Space
- Academic Space
- Residential
- Offices
- Campus Community Space
- Parking

Preferred Option Floor Plans



**LEVEL 2 FLOOR PLAN**  
1" = 20'-0"



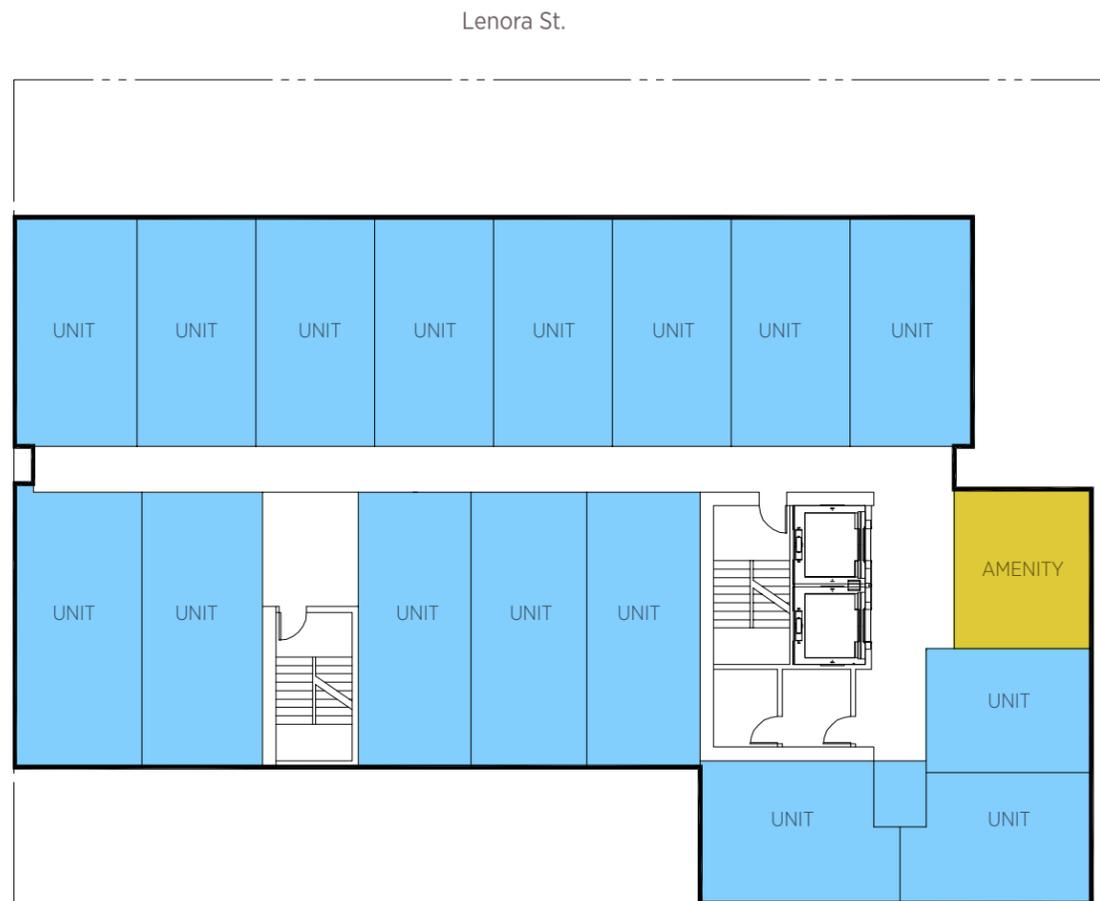
**LEVEL 3 FLOOR PLAN**  
1" = 20'-0"



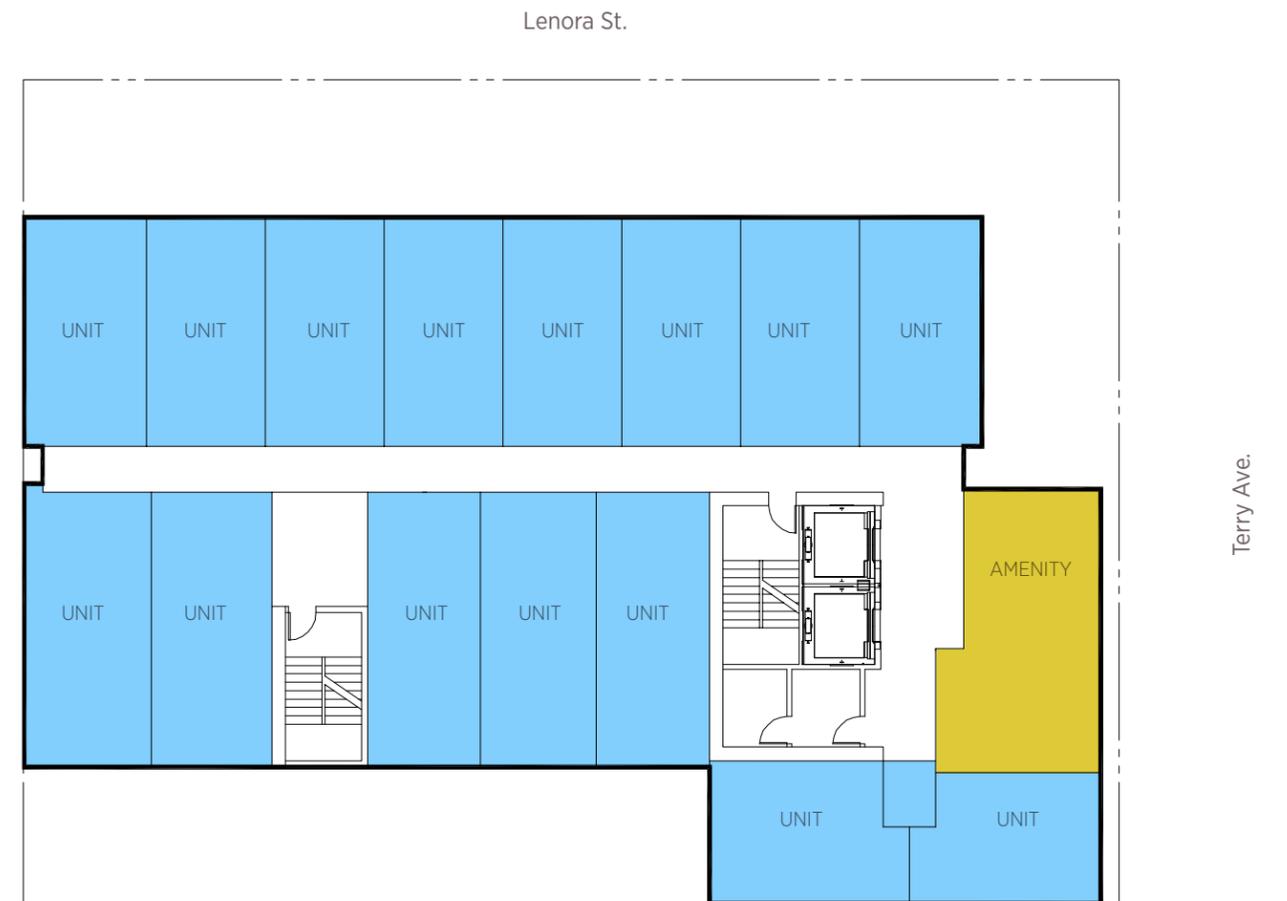
**COLOR LEGEND**

- Exterior Amenity
- Amenity Space
- Academic Space
- Residential
- Offices
- Campus Community Space
- Parking

Preferred Option Floor Plans



LEVEL 4-6, 8-13, 15-17 FLOOR PLAN  
1" = 20'-0"



LEVEL 7 & 14 FLOOR PLAN  
1" = 20'-0"



**COLOR LEGEND**

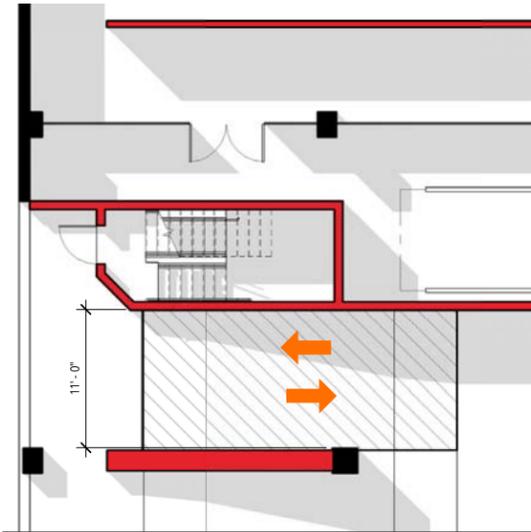
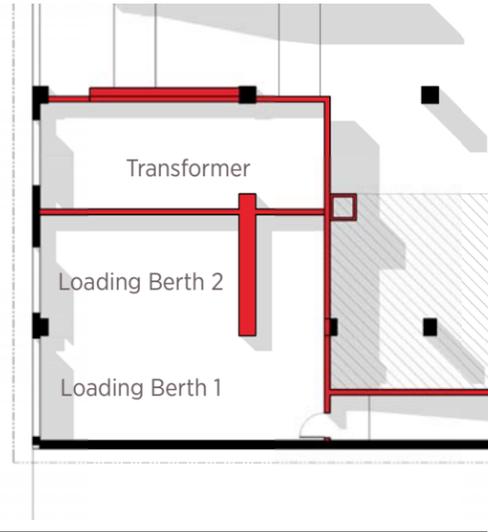
- Exterior Amenity
- Amenity Space
- Academic Space
- Residential
- Offices
- Campus Community Space
- Parking

Preferred Option Floor Plans



LEVEL 18 AMENITY FLOOR PLAN  
1" = 20'-0" 

Table Comparing Proposed Design to Code Requirements



**23.49.058**  
**Green street tower setbacks**

Continuous upper-level setback of 15' shall be provided on the street frontage abutting the green street at a height of 45'

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**Proposed Design**

Green street setbacks are met on Lenora Street. Setback on Terry Ave. are met along the northern part of the property but are reduced to zero feet along the southern half of the property.

**Justification**

This departure provides increases the potential footprint of the tower. The proposed tower is still only 7,500 square feet, making it one of the most slender residential towers in the neighborhood.

The departure allows for the articulation of the tower to creating articulation of the facade and visual interest.

The site is unusual in that it is located at the intersection of two Green Streets resulting in setbacks on two frontages.

Although a small floor plate at 7500 feet the design allows for the building height to remain well under the height limit.

**23.54.035**  
**Loading Berth Dimensional Requirements**

Low demand use as currently proposed results in two loading berths. Each loading berth to be 10-feet wide, 35-feet long, with 14-foot vertical clearance

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**Proposed Design**

Loading Bay 1 will comply with all dimensional requirements.

Loading Berth 2 reduced length to 23-feet. Width and height requirements met.

**Justification**

Use of the building is such that deliveries are minimal. Most deliveries will be by small van, which can fit within the 23-foot deep loading berth at proposed.

**00.00.000**  
**Drive aisle access:**

22' drive aisle required.

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**Proposed Design**

Reduced width of one-way traffic with annunciators

**Justification**

Based on the limited parking of under 10 stalls traffic will be minimal on this ramp. Users will be assigned to these parking stalls and will be familiar with the parking access.