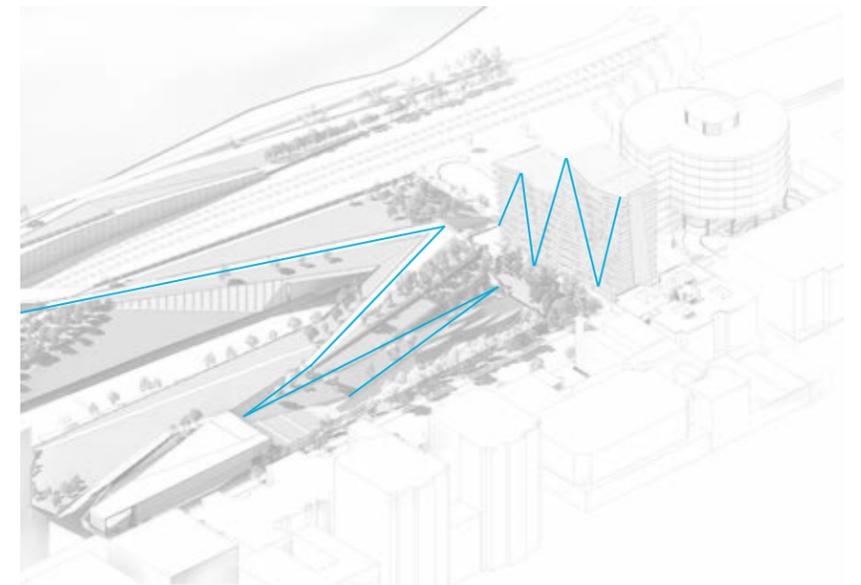


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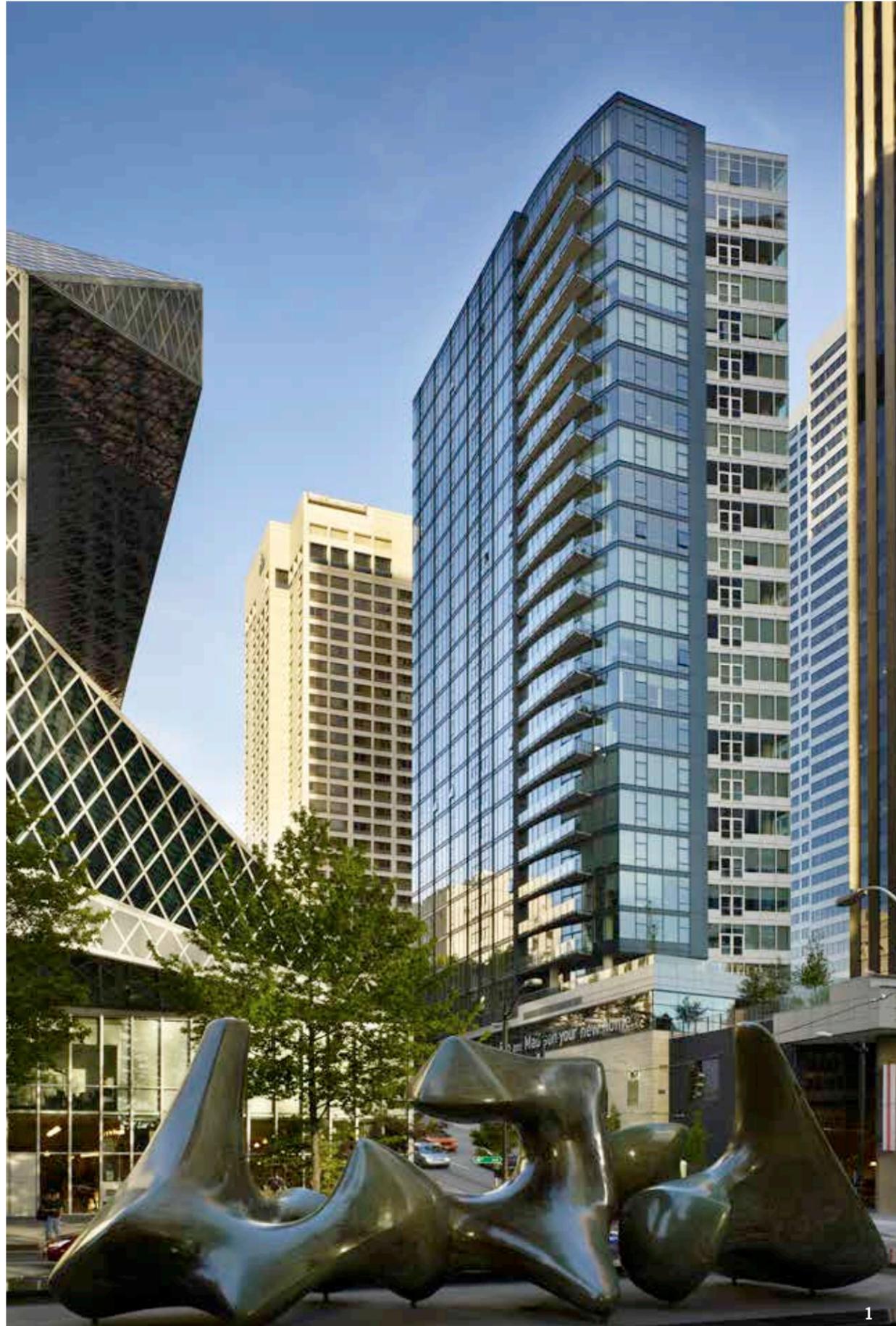
EDG 02

03.18.2014

3031 Western Avenue

Project 3016538

OBJECTIVES

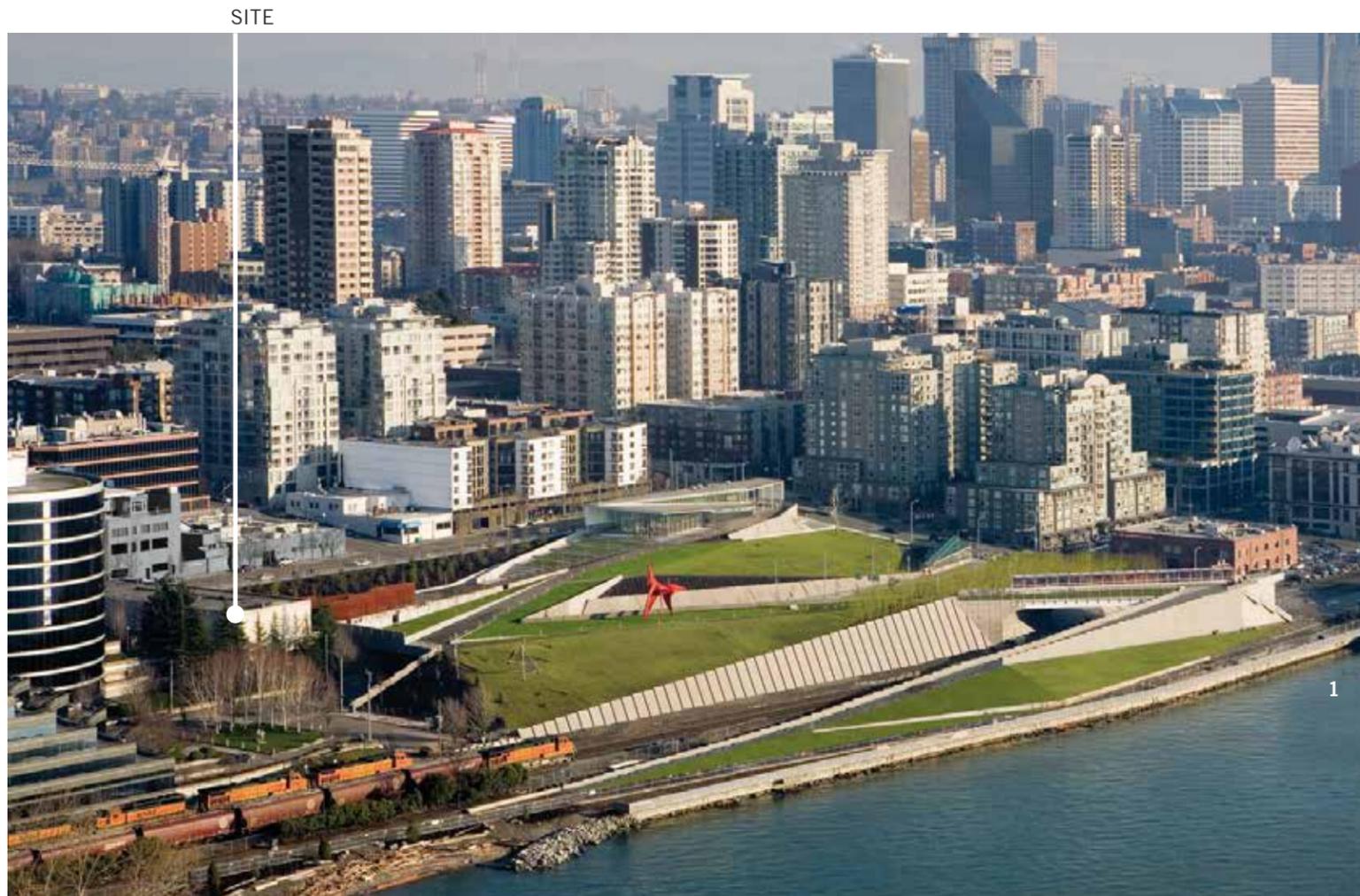


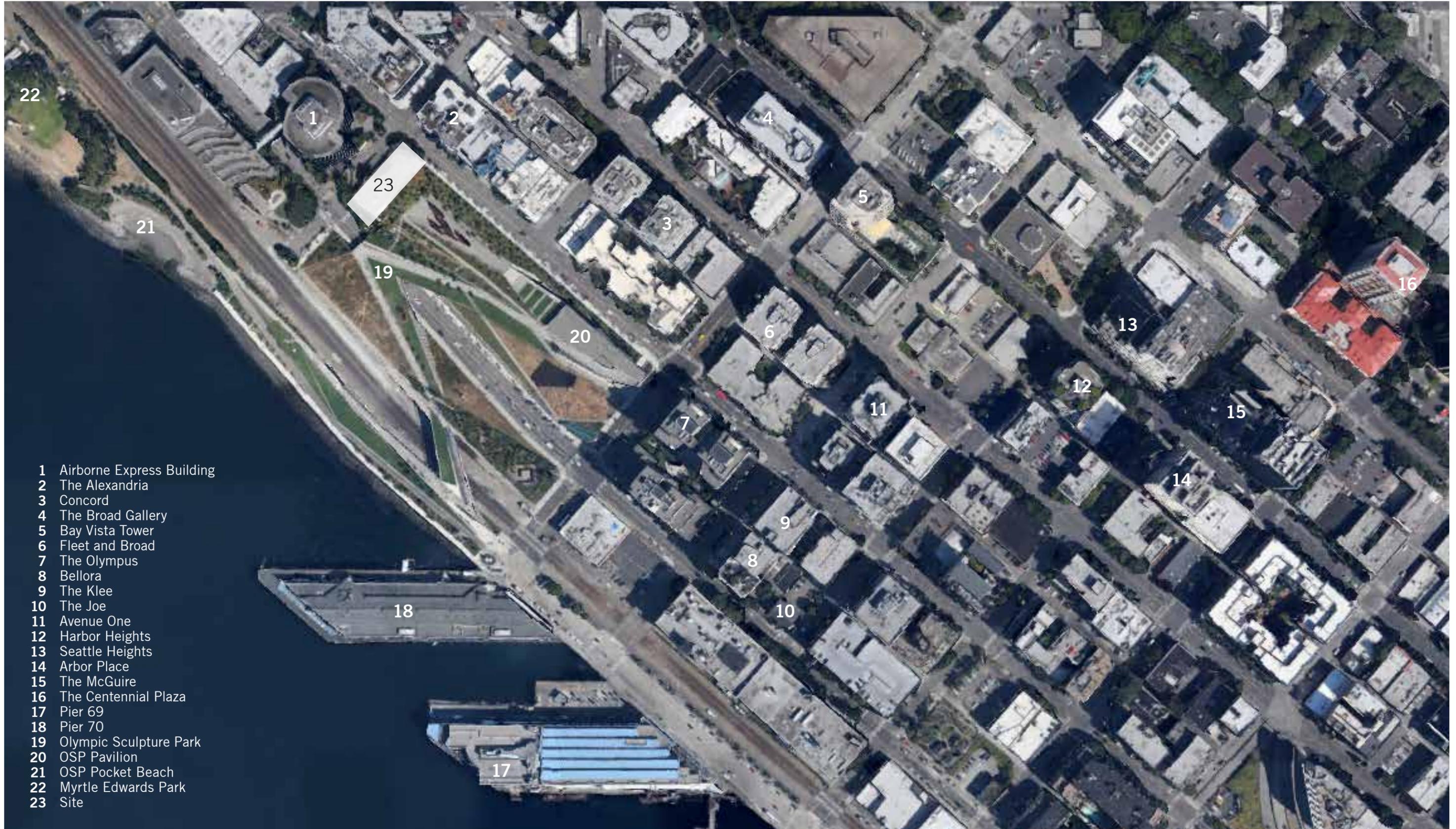
The design and development team is committed to and has proven ability to deliver the design of a development that is **innovative, sustainable, and elegant**, providing an asset to the community in congruence with the extraordinary setting at the edge of the Olympic Sculpture Park. The three projects shown exemplify the capabilities of our practice.

- 1 5th and Madison tower, Seattle
- 2 Docksider Green, Victoria BC
- 3 Eau Claire, Toronto

The proposed development is a mid-rise multifamily residential structure stepping down from 12 to 10 stories, comprising 100 units of housing with between 50-75 below grade parking stalls. Tenant amenities will be provided on the upper and lower roofs. No commercial spaces will be provided.

- 1 Aerial of site in OSP and urban context
- 2 Aerial of site with surrounding neighborhood







Zoning Designation:

DMR/R 125/65

Overlay District:

Belltown UCV

SEATTLE MUNICIPAL CODE (SMC):

TITLE 23 - LAND USE CODE

Subtitle III Land Use Regulations

Division 2 Authorized Uses and Development Standards

Chapter 23.49 - Downtown Zoning

(Sections have been excerpted as applicable to proposed project)

SMC 23.49.008 STRUCTURE HEIGHT

C. Height in downtown mixed residential zones:

Residential uses may extend to the 125 foot height limit.

Structure height on a through lot further defined in SMC 23.86.006, E, 3 as:

“... The elevation of maximum height shall apply only to the half of the lot nearest the major street property line. On the other half of a through lot, the elevation of maximum height shall be determined by the above method using the street lot line opposite and parallel to the major street property line...”

Therefore, since the major streets are Western and Elliott Avenues, the maximum height steps at the midpoint of the through lot.

D. Rooftop features:

Stair penthouses, covered or enclosed common recreation area, and mechanical equipment are permitted to extend fifteen feet above the height limit as long as the combined coverage of all rooftop features does not exceed 55 percent of the roof area for structures that are subject to maximum floor area limits, or 35 percent of the roof area for other structures. Elevator penthouses are permitted to extend up to twenty-five feet above the permitted height. When providing access to a rooftop open space, an additional ten feet is permitted, totalling thirty-five feet.

SMC 23.49.009 STREET-LEVEL USE REQUIREMENTS

Per map 1g, street level uses are not required.

SMC 23.49.010 GENERAL REQUIREMENTS FOR RESIDENTIAL USES

Common recreation area is required to be an area equivalent to five (5) percent of the total gross floor area in residential use. The common recreation area shall be available to all residents and may be provided at or above ground level. A maximum of fifty (50) percent of the recreation area may be enclosed.

SMC 23.49.016 OPEN SPACE

Not applicable to DMR/R district.

SMC 23.49.018 OVERHEAD WEATHER PROTECTION AND LIGHTING

Continuous overhead weather protection shall be required for new development along the entire street frontage, except along those portions of the structure facade that are separated from the street property line by a landscaped area at least two (2) feet in width. Adequate lighting for pedestrians shall be provided.

SMC 23.49.019 PARKING QUANTITY, LOCATION AND ACCESS REQUIREMENTS, AND SCREENING AND LANDSCAPING OF SURFACE PARKING AREAS

A. No parking is required for uses on lots in downtown zones.

E. Bicycle parking is required at a rate of 1 space for every two dwelling units and shall be located on site provided in a safe, accessible and convenient location. Spaces within dwelling units or on balconies do not count toward the bicycle parking requirement.

SMC 23.49.022: MINIMUM SIDEWALK AND ALLEY WIDTH

Twelve feet at both Western and Elliott Avenues.

SMC 23.49.024 VIEW CORRIDOR REQUIREMENTS

Per map 1d, Bay Street is a view corridor. No view corridor setback is required.

SMC 23.49.158 COVERAGE AND FLOOR SIZE LIMITS

A. Coverage.

2. In order to meet the coverage limits, a lot may be combined with one (1) or more abutting lots, whether occupied by existing structures or not provided that:

a. The coverage of all structures on the lots meets the limits set in this subsection A; and

b. The fee owners of the abutting lot(s) shall execute a deed or other agreement, which restricts future development so that in combination with the other lots the coverage limits shall not be exceeded.

Parcels B and C are combined to form the lot.

SMC 23.49.166 SIDE SETBACK AND GREEN STREET SETBACK REQUIREMENTS

A. Setbacks are required from side lot lines that are not street side lot lines. The setback shall occur above an elevation of sixty-five feet. The amount of the setback shall be determined by the length of the frontage of the lot on avenues. If frontage on an avenue is 120 feet or less, then no setback above sixty-five feet is required.

Per presubmittal conference and prior approvals, frontage requirements apply to single frontages. Therefore, no departures requested.

B. A setback from the street property line shall be required on green streets at an elevation of sixty-five feet. Between 65 feet and 85 feet the required setback is ten feet. Above 85 feet the required setback is an additional eight feet, determined by $(h-85') \times 0.2+10' = (125'-85') \times 0.2+10' = 18'$.

Per presubmittal conference and prior approvals vacated Bay Street is no longer a street. Therefore it is no longer a Green Street, and Green Street setbacks no longer apply.

The design team believes that the following guidelines are the priorities for this project:

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.

A-2 Enhance the skyline.

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

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-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.

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.

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.

C-3 Provide active—not blank—facades.

Buildings should not have large blank walls facing the street, especially near sidewalks.

C-4 Reinforce building entries.

To promote pedestrian comfort, safety, and orientation, reinforce the building's entry.

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.

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.

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.

D- 3 Provide elements that define the place.

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

D-5 Provide adequate lighting.

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

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.

E-1 Minimize curb cut impacts.

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

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.

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.



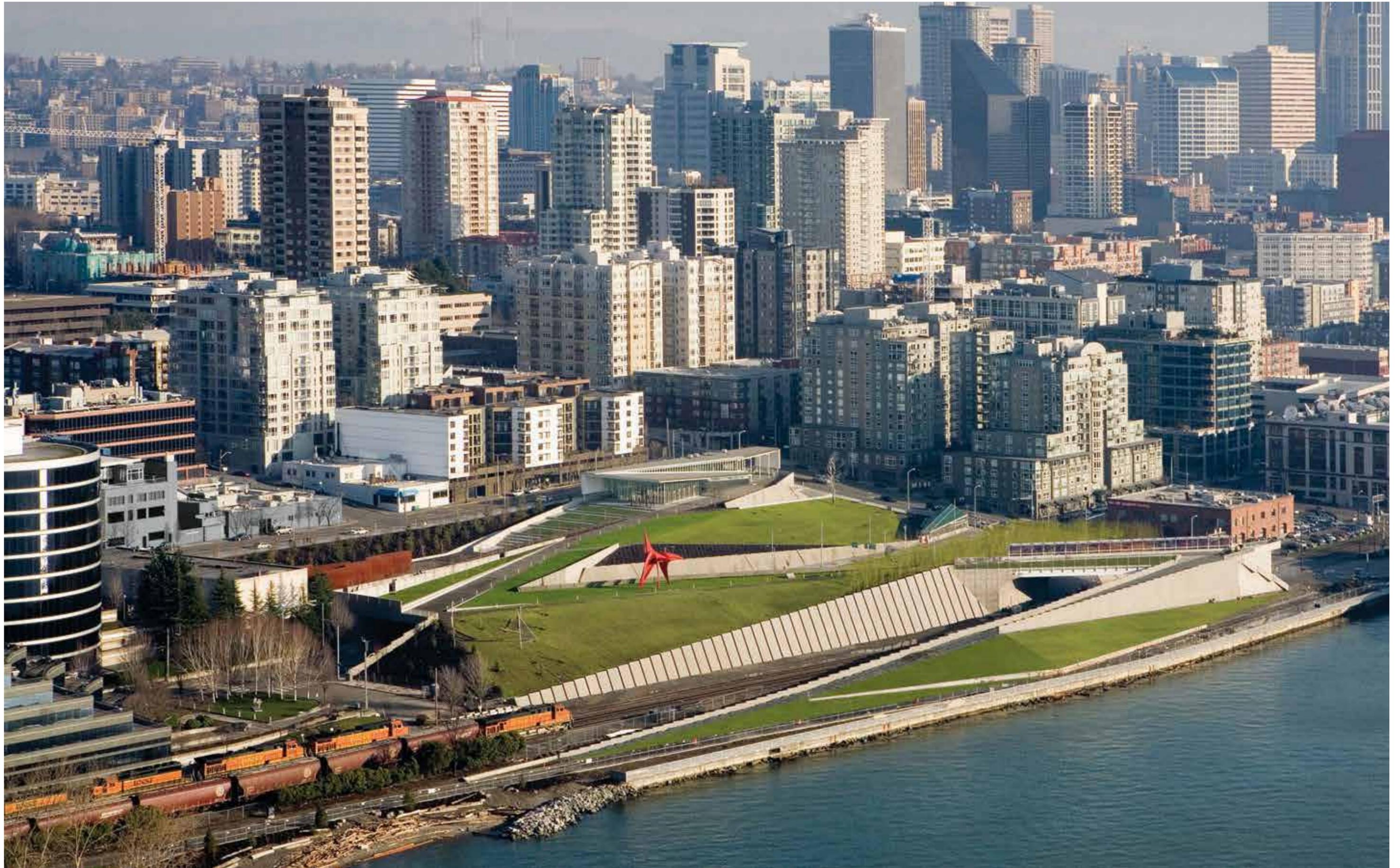
The Olympic Sculpture Park is a landmark space that draws visitors from all over the neighborhood and country as well as being a prominent tourist attraction. The park is both a gathering space and a space of movement, providing pedestrian nodes and connections that work together to define procession and views through the park. The main entry points occur at key places - at the terminus of Alaskan Way, at the pathway connection to Myrtle Edwards Park, and at the Gateway framed by the Paccar Pavilion.

A public stair at Bay Street provides neighborhood connectivity to a small 'pocket park' containing sculptures. Both the pocket park and stair were developed and installed by MSRE decades in advance of the Sculpture Park as an illustration of their commitment to the arts and public good.

- 1 Park stair, overlook, bridge
- 2 Waterfront
- 3 Z path
- 4 Paccar pavilion

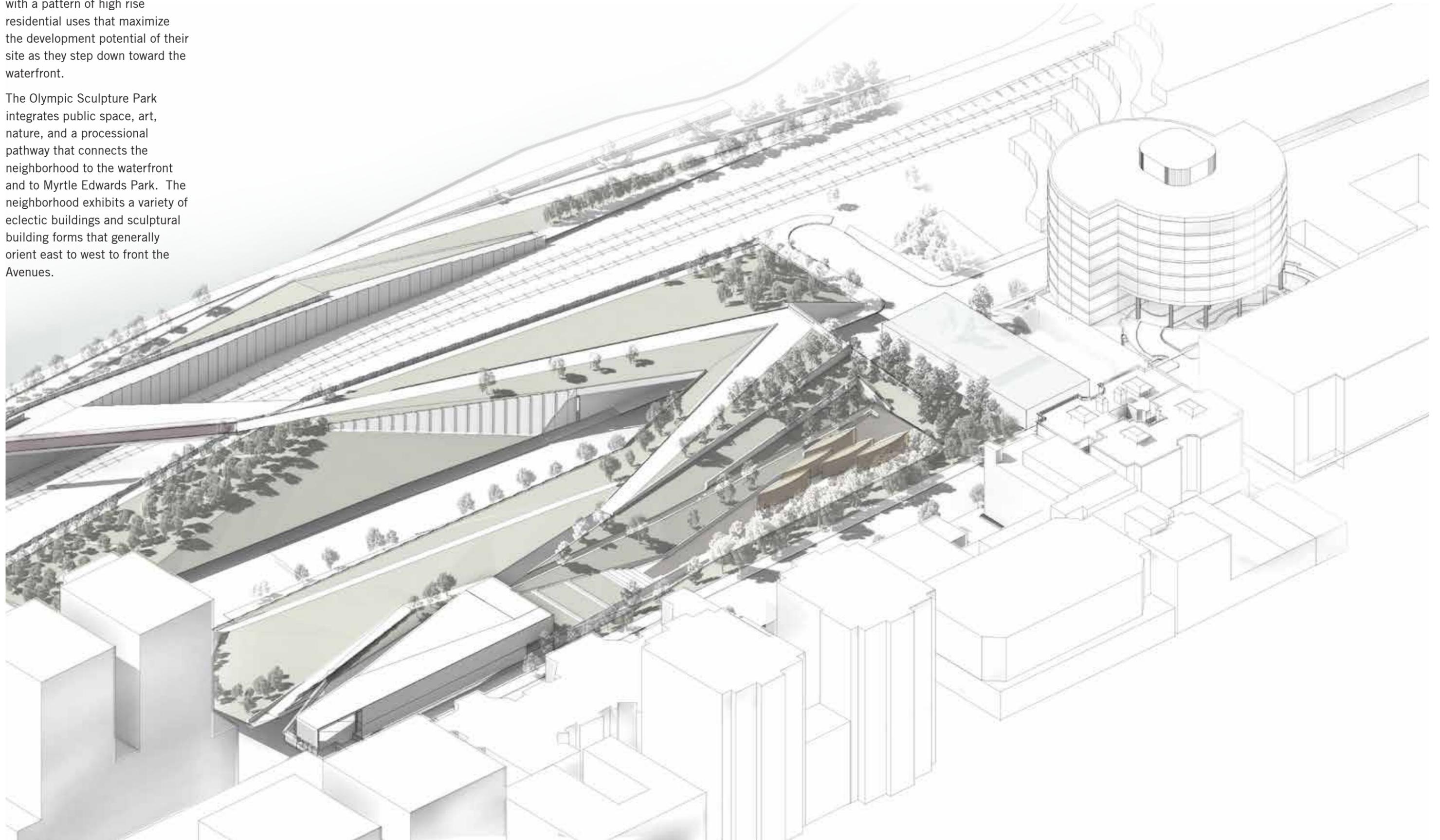
-  Seattle Waterfront
-  community circulation paths
-  public open space
-  OSP access node





The site is in the Belltown overlay of the downtown zone with a pattern of high rise residential uses that maximize the development potential of their site as they step down toward the waterfront.

The Olympic Sculpture Park integrates public space, art, nature, and a processional pathway that connects the neighborhood to the waterfront and to Myrtle Edwards Park. The neighborhood exhibits a variety of eclectic buildings and sculptural building forms that generally orient east to west to front the Avenues.

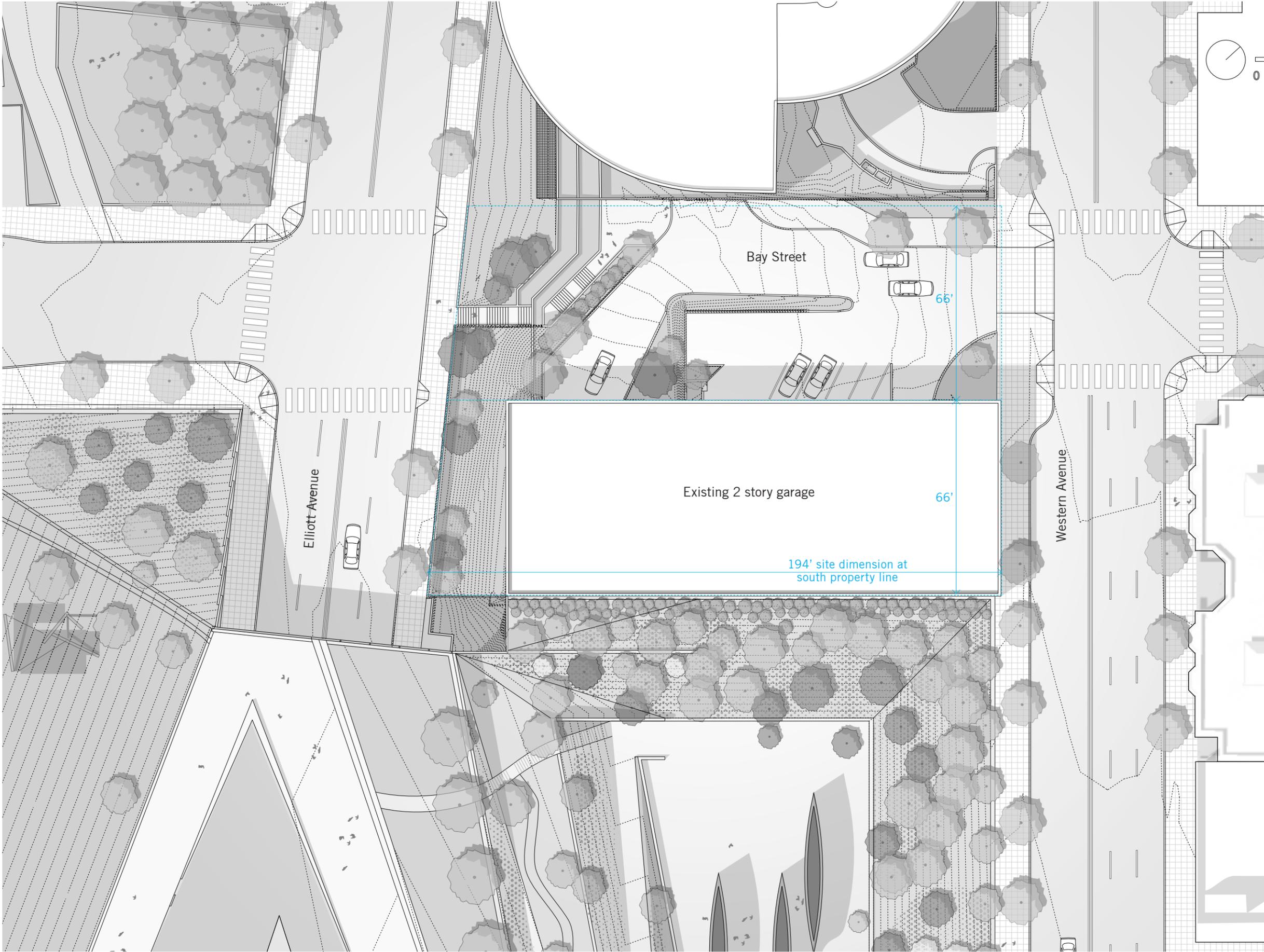


9 BLOCK MAP: USES, STRUCTURES, ZONING, AND OVERLAY DESIGNATIONS, NATURAL FEATURES



The site is surrounded by a mix of uses, commercial to the north, residential to the east and southeast, and the park and waterfront to the south and west. The site is oriented east to west and steps down from Western Avenue to Elliott Avenue toward Elliott Bay.

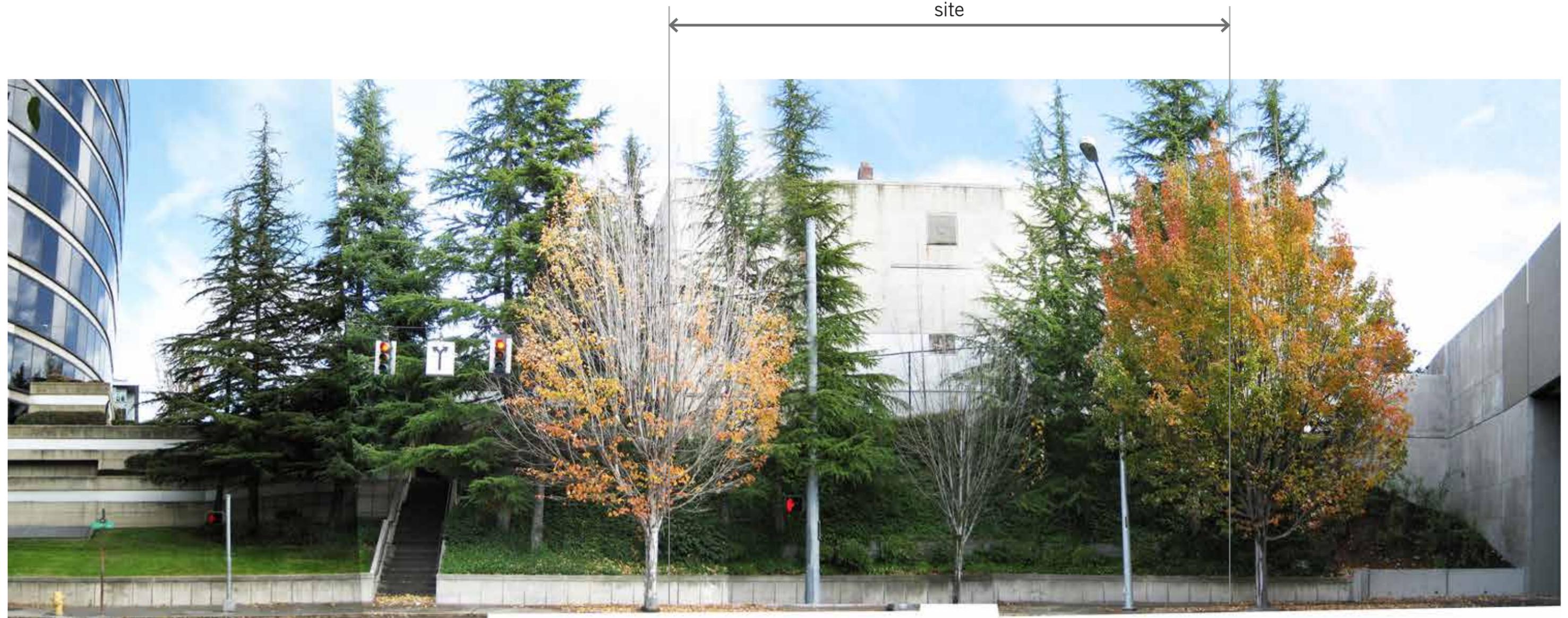
- Residential
- Commercial
- Office Space
- Cultural
- Beyond Site
- Bus Stop
- Direction of Traffic



At the east and west edges of the site Western Avenue is 34 feet higher than Elliott Avenue, and both Avenues are relatively level.

On the north edge of the site, Bay Street slopes down to the west to provide below grade parking access to the Airborne Express building and the existing structure on the site. Bay Street between Western and Elliot is a vacated street owned by MSRE.

A public stair provides a pedestrian connection at the western terminus of Bay Street. The south edge along the Olympic Sculpture Park is nominally level at the Western Avenue elevation for approximately half of the OSP frontage, then slopes away gradually until it joins a retaining wall at the eastern abutment of the park landscape bridge over Elliott.



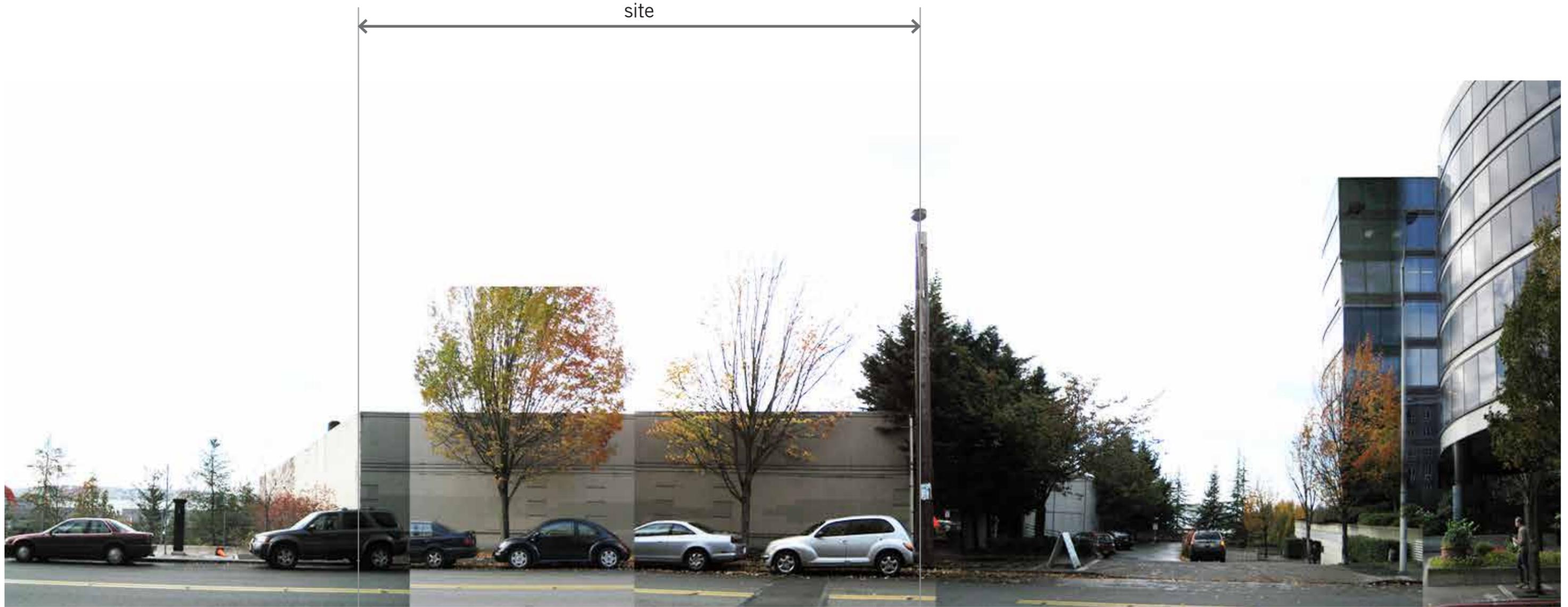
View looking east toward site from Elliott Avenue



View from site at Elliott Avenue to terminus of Bay Street



View from site at Western Avenue looking east up Bay Street



View looking west toward site from Western Avenue

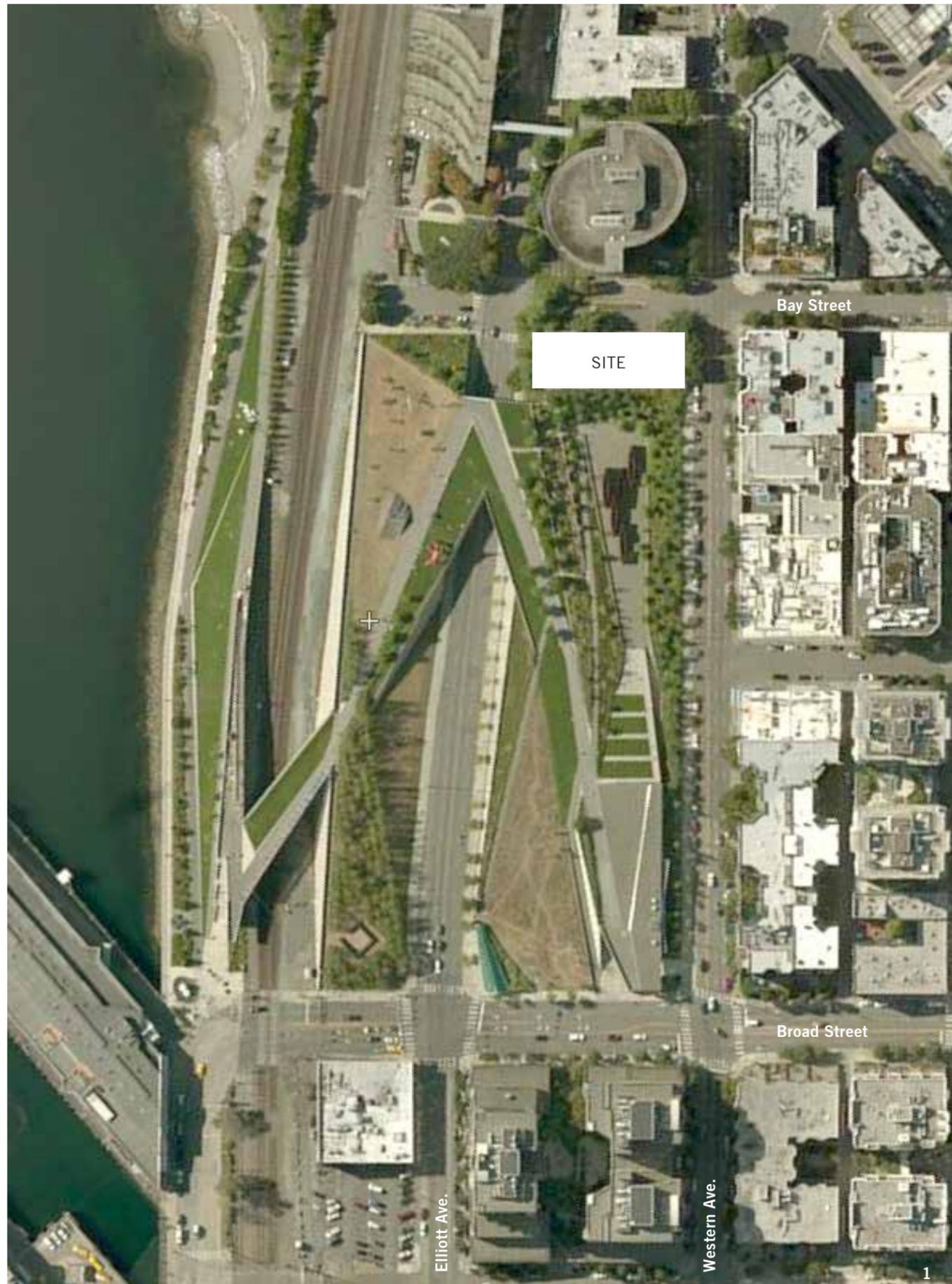


View looking south of existing building on site from Bay Street



View looking north of Airborne Express building from Bay Street

VICINITY MAP AND PHOTOS OF NOTABLE ARCHITECTURAL AND SITING PATTERNS

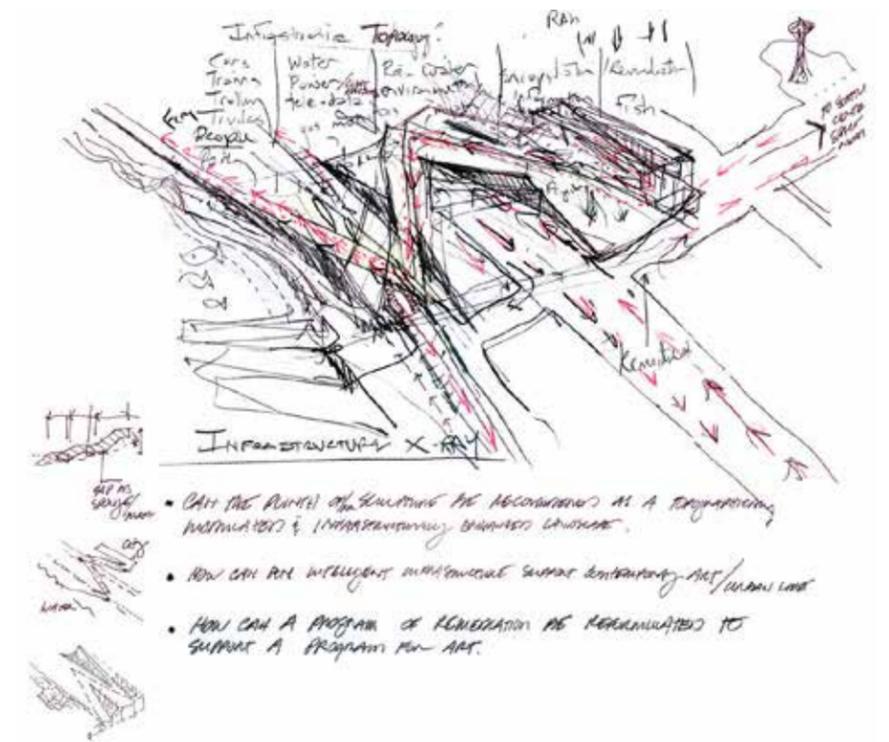


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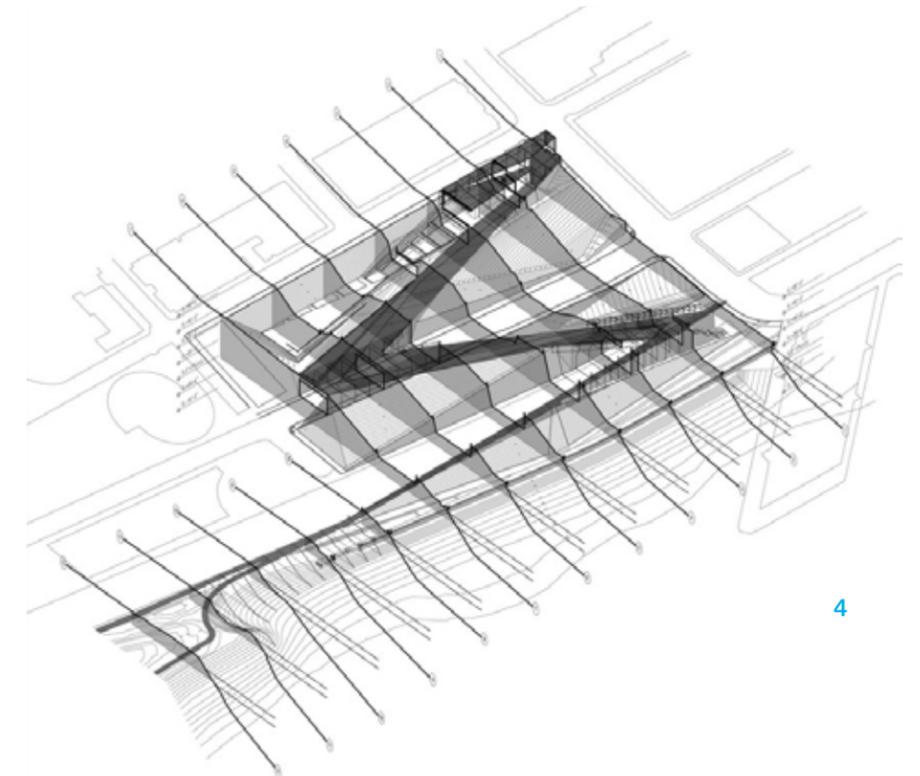
The park was designed by the urban and natural landscape as a “folded surface”, a conceptual operation that extends into the Paccar Pavilion building at the southeast corner of the site. The folded surfaces define a processional “Z path” that leads the eye dynamically across the city grid to carefully constructed vantage points toward the water and away from the site.

- 1 Aerial vicinity map
- 2 OSP was designed by “folding”
- 3 OSP was designed as a processional space
- 4 OSP folded surface and transverse “cuts”
- 5 View from site

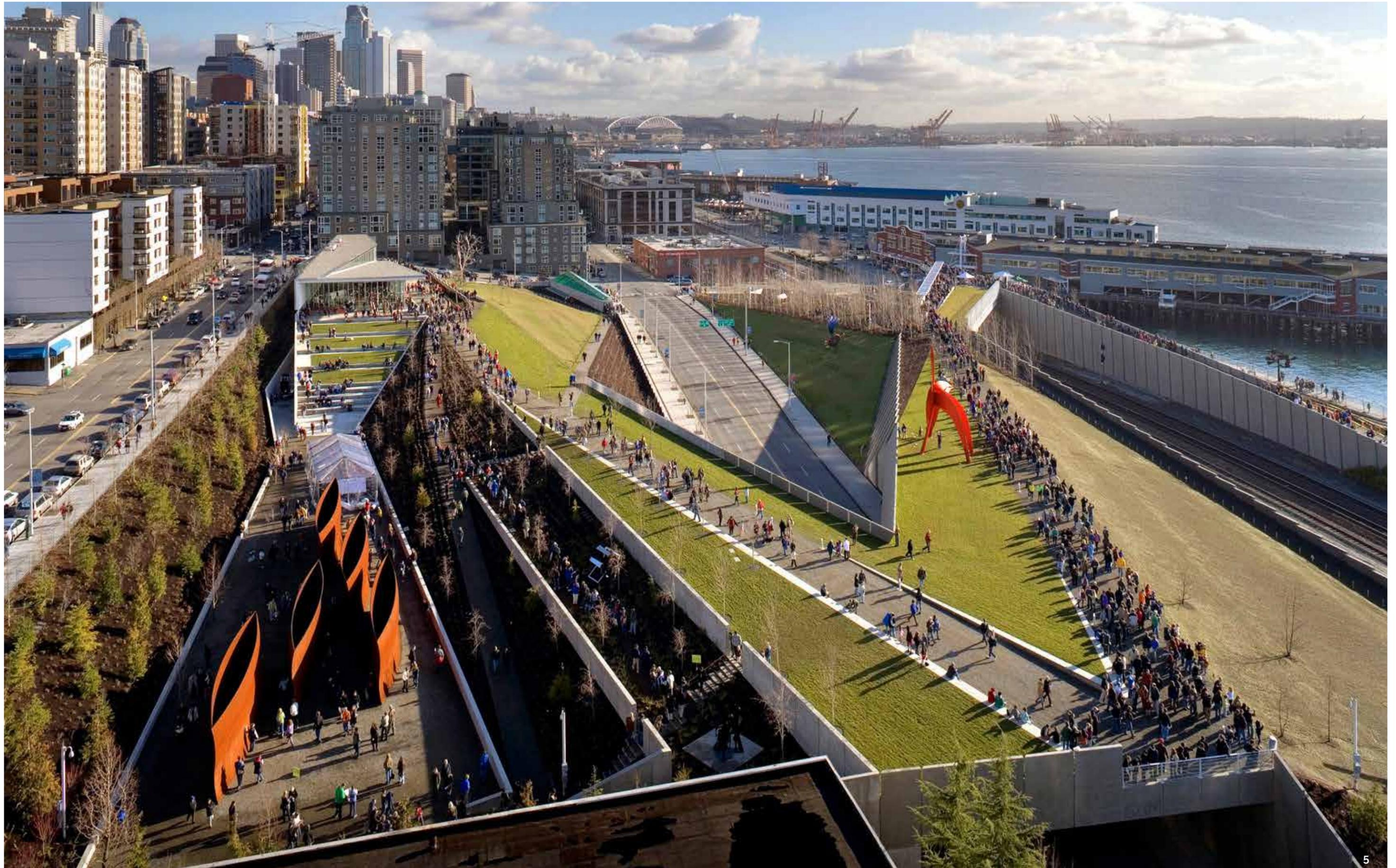
2,3,4,5 from Weiss Manfredi website



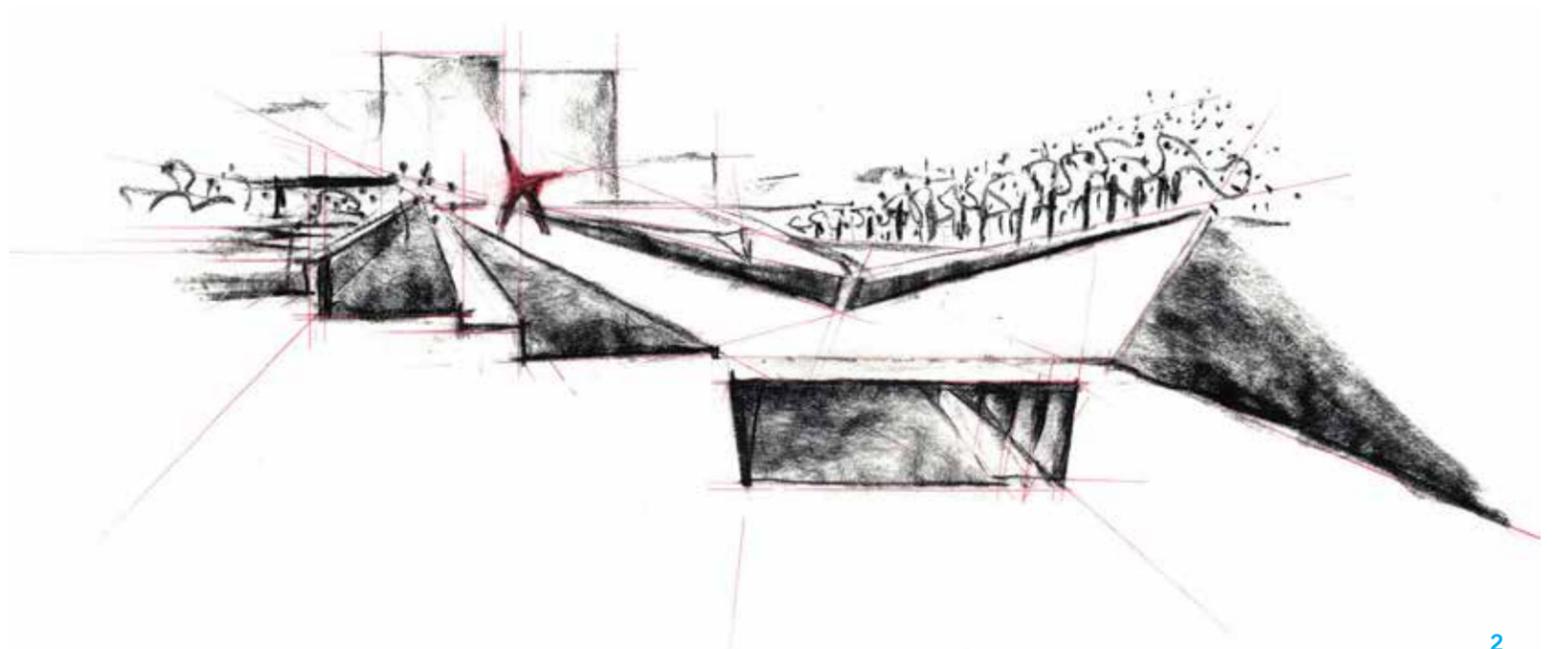
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4



VICINITY MAP AND PHOTOS OF NOTABLE ARCHITECTURAL AND SITING PATTERNS



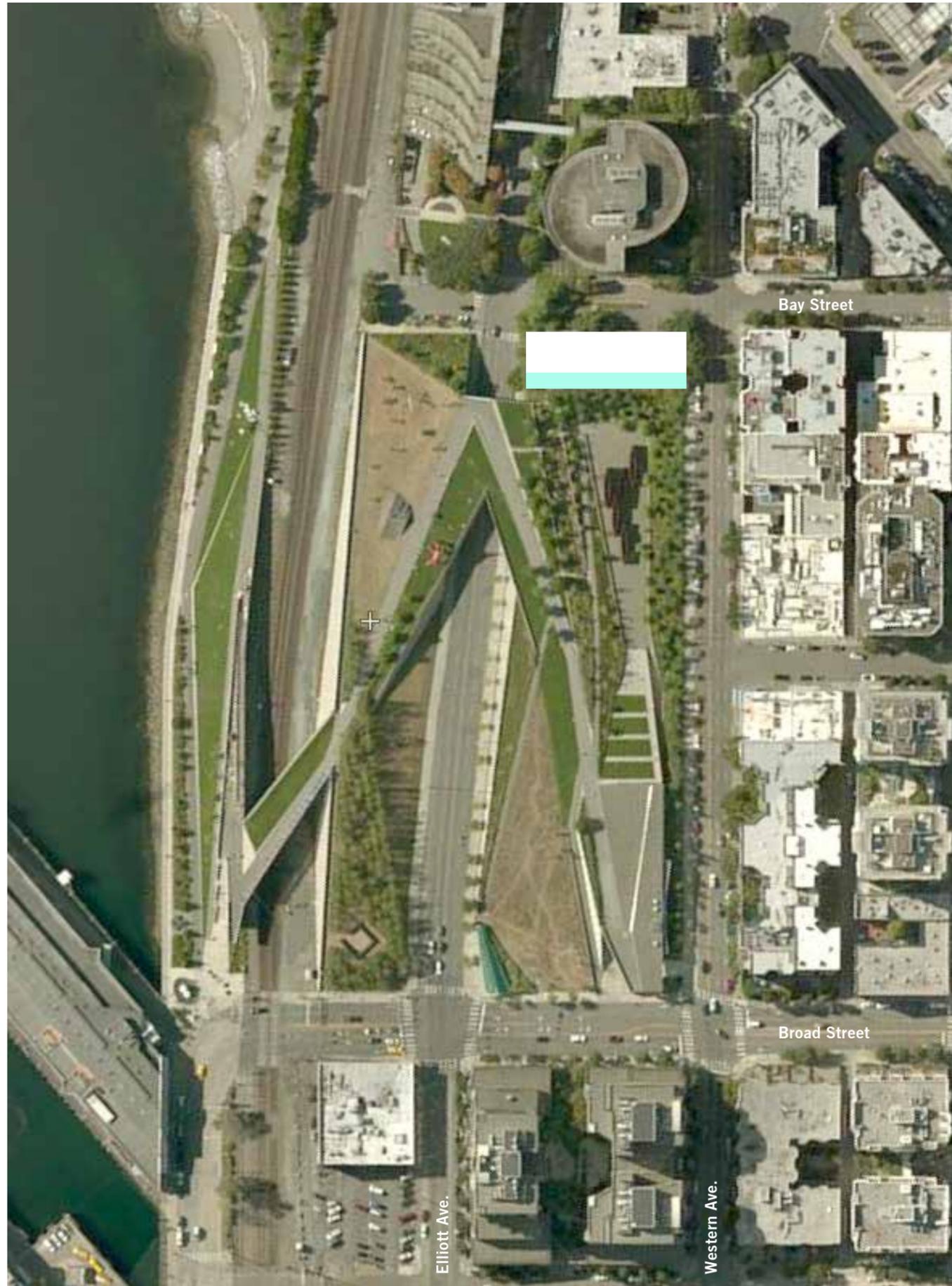
- 1 Aerial vicinity map
 - 2 OSP has both natural and urban edges
 - 3 Paccar Pavilion is designed by “folding”
 - 4 Paccar Pavilion forms an edge
 - 5 Paccar Pavilion frames view to northwest
- 2,3,4,5 from Weiss Manfredi website*





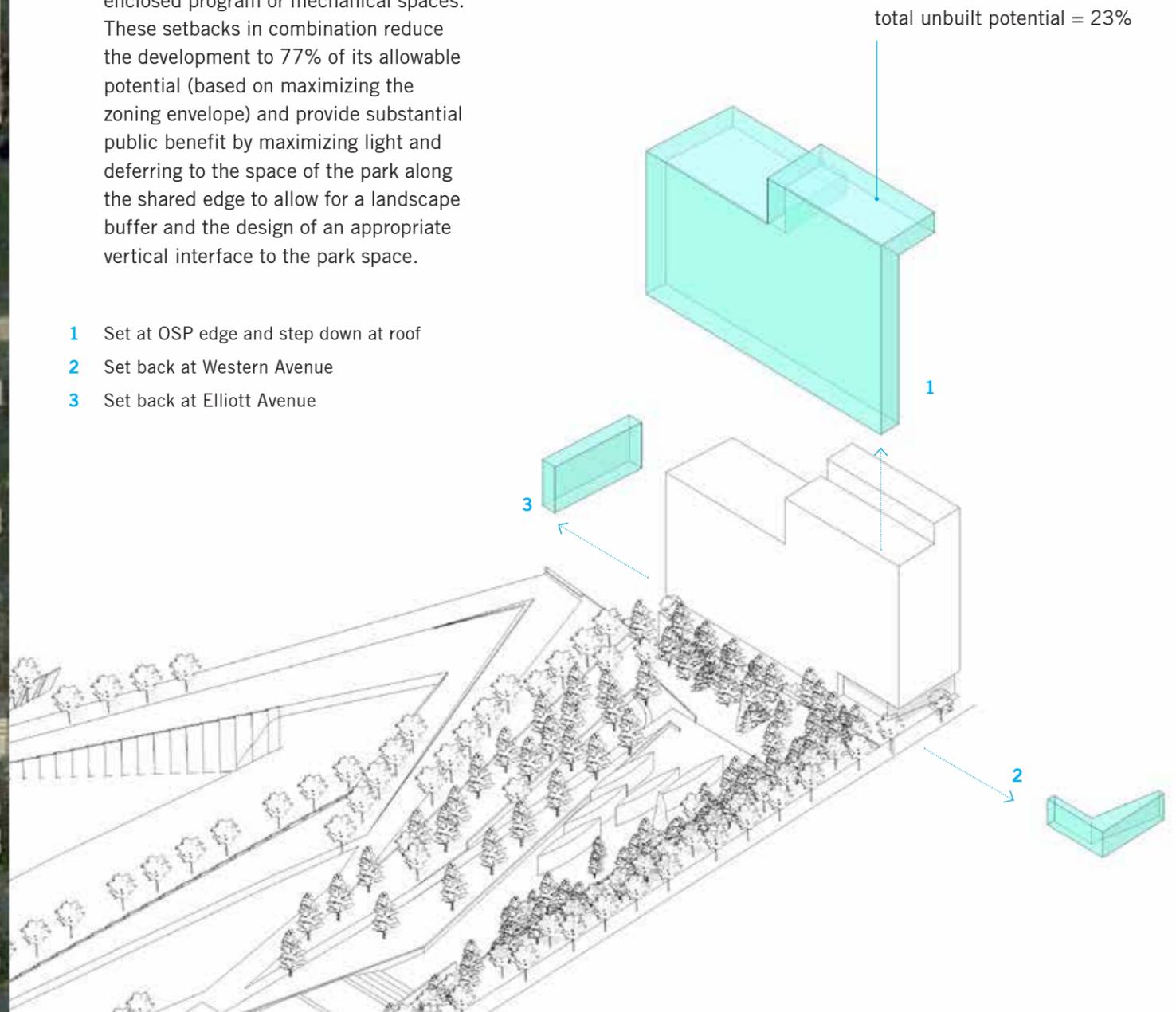
The park provides a natural feeling open space in a dense urban environment of developments that are generally hard edged and banal. The edges of the park space have been carefully designed by use of visual screening devices such as plantings and grade separations, as well as framing devices such as the Paccar Pavilion. The path 'vectors' of the park and pavilion effectively frame views and set up view axes that are oblique to the site, privileging the northwest views to the waterfront and successfully creating a non-axial spatial configuration that subverts the city grid.





The development proposal makes a substantial contribution to the neighborhood and the park by providing substantial setbacks along the south (15' from property line to exterior glass) to the east and west (10' at Elliott for three stories and up to 16' at Western for two stories). Additionally, the lower roof of the stepped form contains no enclosed program or mechanical spaces. These setbacks in combination reduce the development to 77% of its allowable potential (based on maximizing the zoning envelope) and provide substantial public benefit by maximizing light and deferring to the space of the park along the shared edge to allow for a landscape buffer and the design of an appropriate vertical interface to the park space.

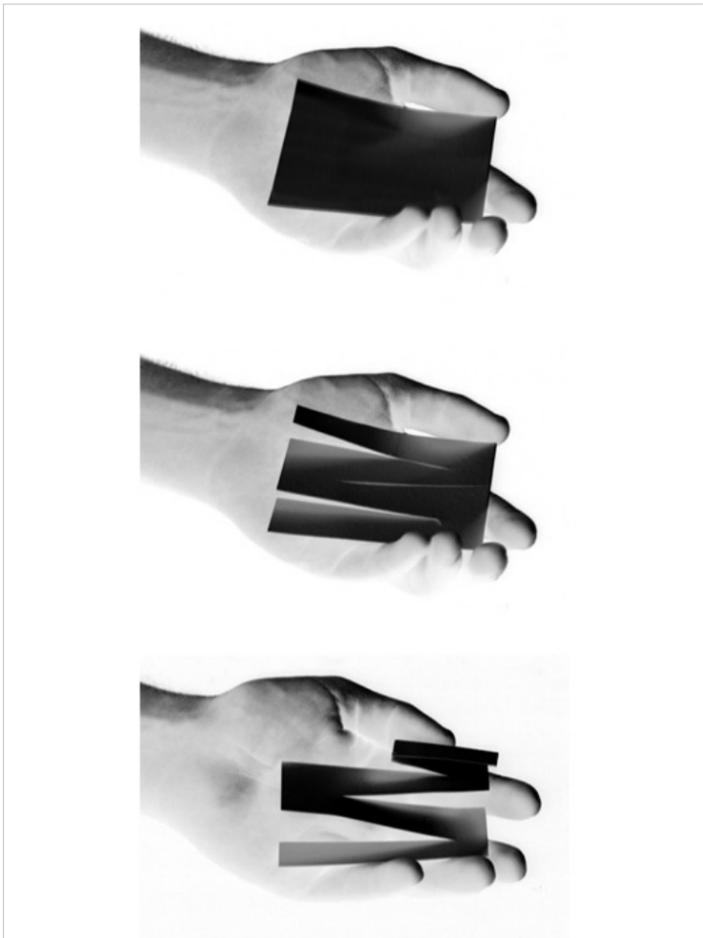
- 1 Set at OSP edge and step down at roof
- 2 Set back at Western Avenue
- 3 Set back at Elliott Avenue



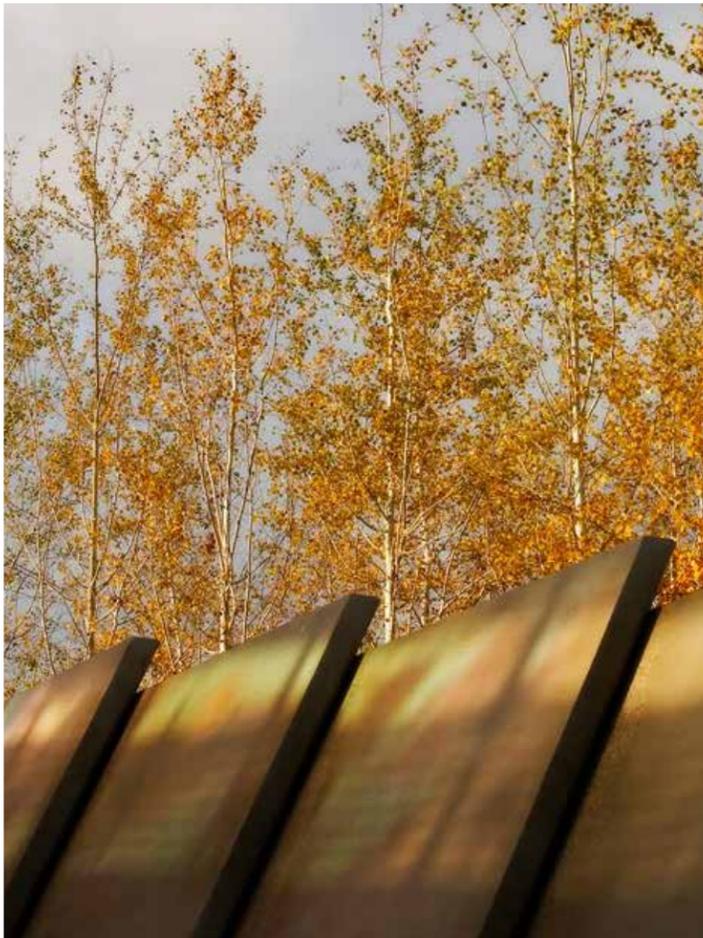
The development has taken inspiration from and learned from the design of the park, which is formed by a combination of the operations of “folding” surfaces, “faceting” edges, and juxtaposing simple forms in simple materials with the natural setting nestled into the urban fabric. Each of these operations is applied in some manner in the proposed development design alternatives investigations.



OLYMPIC SCULPTURE PARK



FOLDING



FACETING

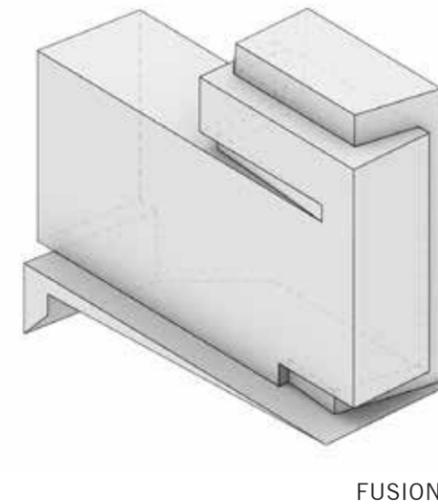
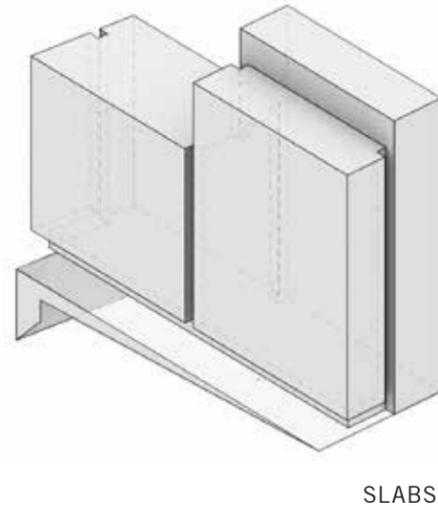
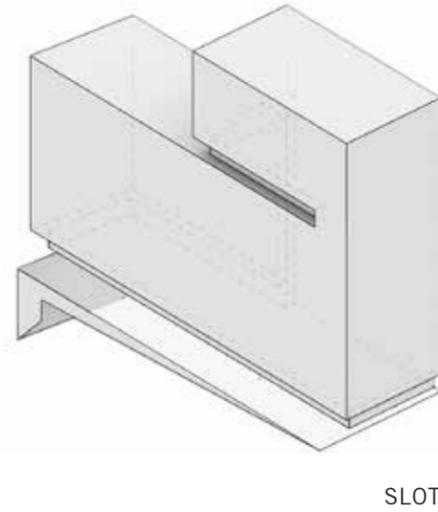
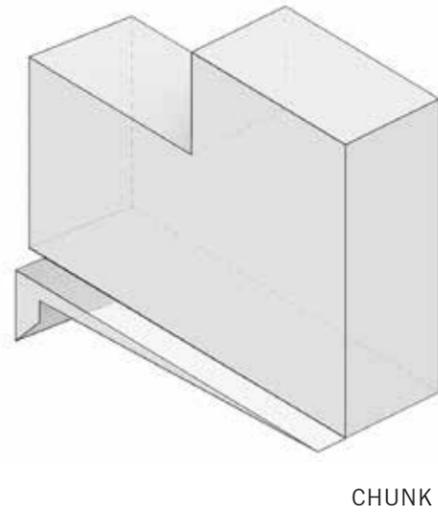


JUXTAPOSING

EARLY CONCEPTS

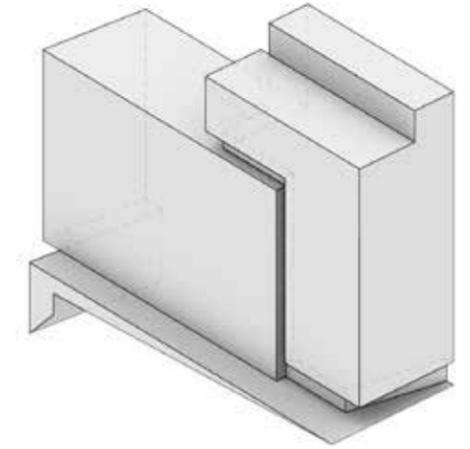
Once the substantial setbacks had been subtracted from the proposed development mass, a series of formal investigations was undertaken to identify the best approach to sculpting the remaining mass. The narrow dimension of the site and the realities of residential planning, informed a disciplined series of studies of how best to compose the remaining massing in a manner that would be aesthetically pleasing, have high technical performance characteristics and be congruous with the park.

All of the concepts illustrated are code compliant, and no departures are requested.



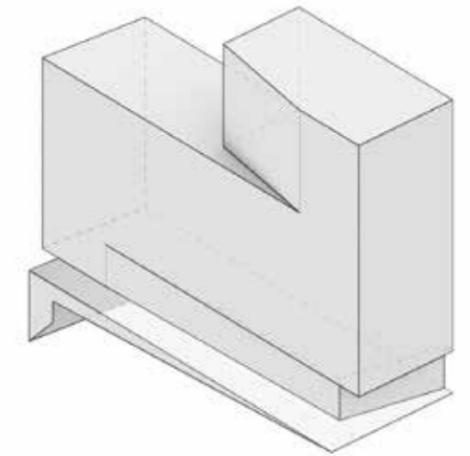
1 INTERLOCK

The interlock concept is based on the idea of juxtaposing two architectonic forms which “interlock” about an architectural “slot” - a device that mediates the height transition and creates an vertical dynamic.



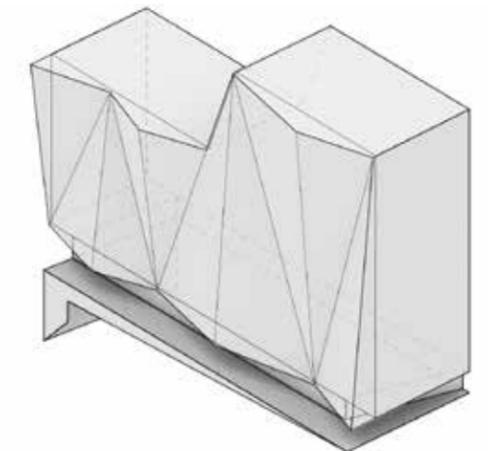
2 MÖBIUS

The Möbius concept applies the “folding” logic of the park as an operation to the south surface of the building mass to create a gently dynamic form from which balconies are then “subtracted” via a subsequent boolean operation.



3 FOLDED VEIL (PREFERRED)

The folded veil concept applies the “folded surface” operation of the park to the entire structure by inscribing fold lines to the vertices of the form that are pushed and pulled to “loosen” the feel and impart a gentle sense of movement to a “virtual surface” that veils the building.





PROS

- sets back 15' at OSP edge
- sets back 15' along Western
- sets back 10' along Elliott
- maximizes views and daylight
- simple, cost effective

CONS

- hard, solid edge at park
- poor buffer public/private
- most potential for glare
- most difficult to meet energy code
- "unit scale" incongruous with OSP



PROS

- sets back 15' at OSP edge
- sets back 15' along Western
- sets back 10' along Elliott
- maximizes views and daylight
- modulation relates to OSP
- provides some solar shading
- provides some glare mitigation
- provides some buffer public/private

CONS

- hard, solid edge at park
- not best buffer public/private
- some potential for glare
- may be difficult to meet energy code
- "unit scale" incongruous with OSP

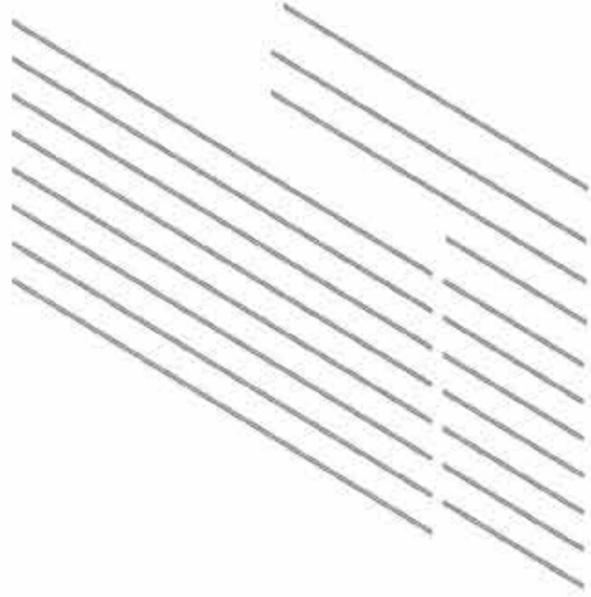


PROS

- sets back 15' at OSP edge
- sets back 15' along Western
- sets back 10' along Elliott
- maximizes views and daylight
- modulation relates best to OSP
- provides best solar shading
- provides best glare mitigation
- provides best buffer public/private
- "scale" most congruous with OSP

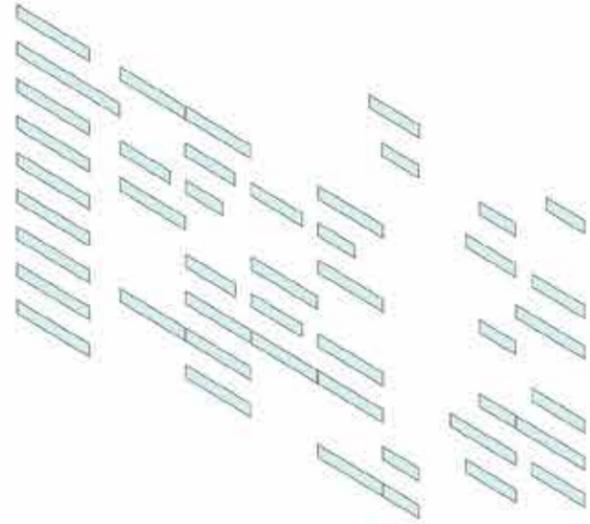
CONS

- may cost more to build



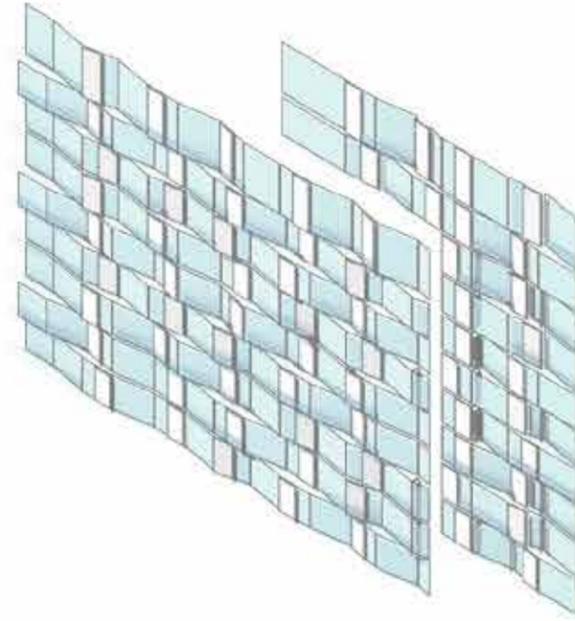
1

A projecting floor edge detail creates a shadow line as a series of regular "belt courses" that give scale and order.



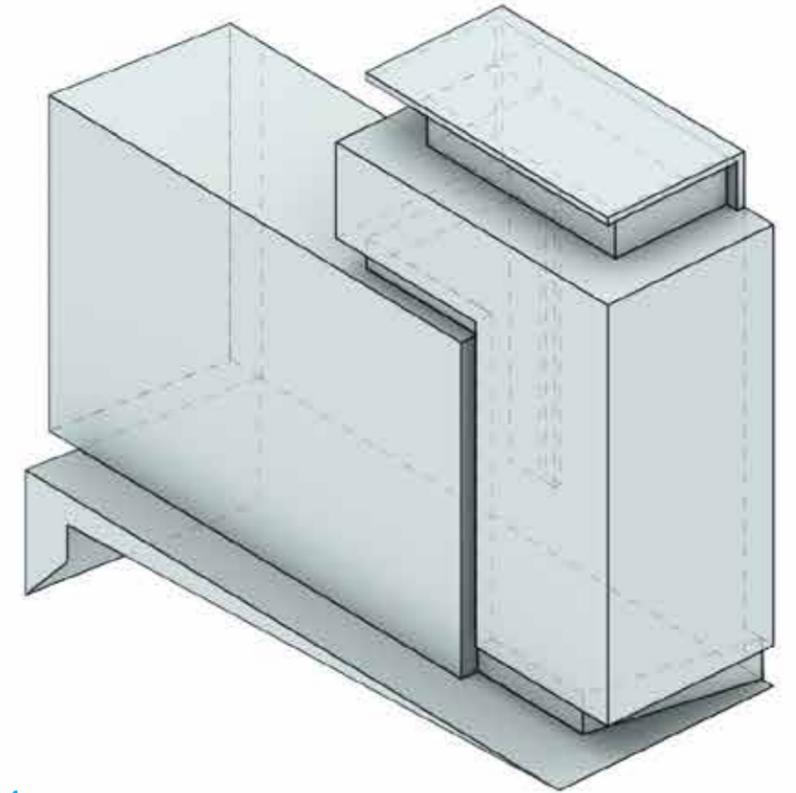
2

Balcony guardrails vary in length and location, softening and modulating the facade with pattern and texture.



3

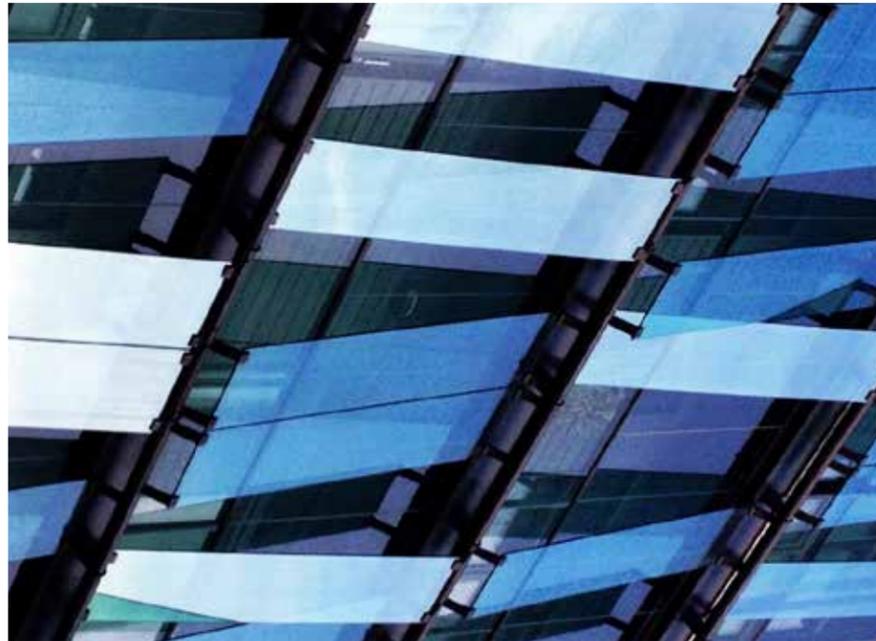
The exterior glass of the dwellings is "faceted" at varying angles, creating a modulated surface that scatters light.



4

The formal relationship between volumes is taut and crisp, creating a clear dynamic between parts.

Architectural precedents:



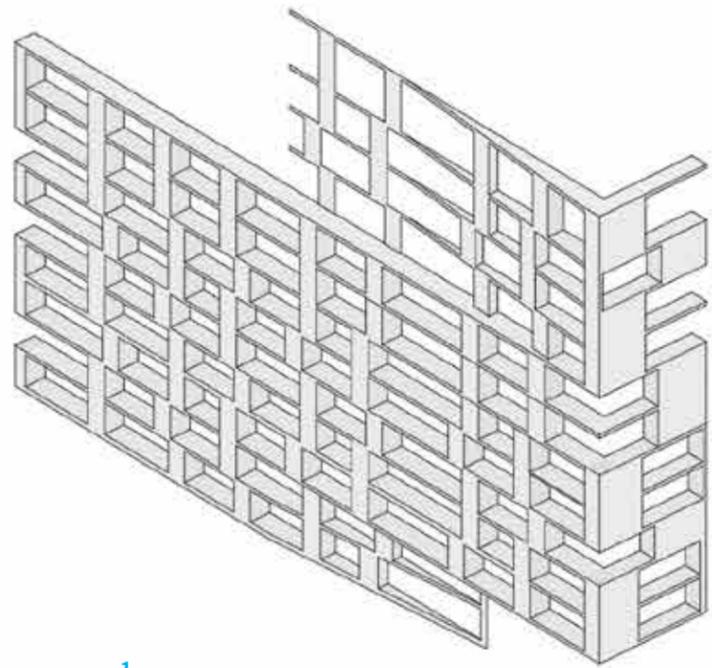




view from Z path

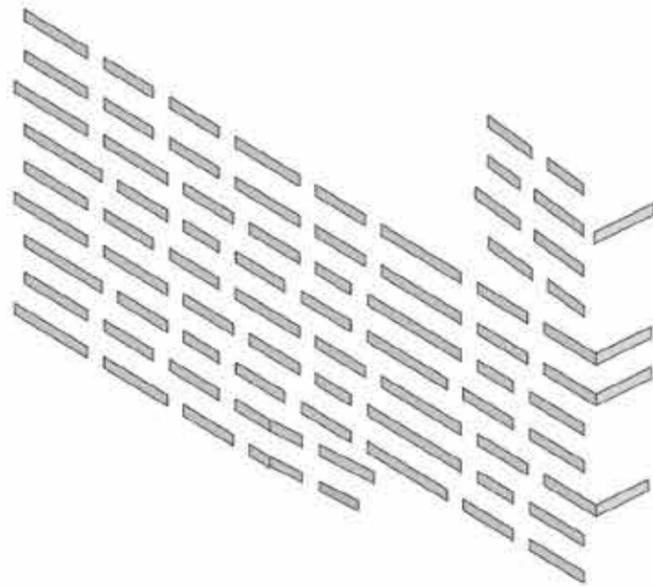


view from Western Avenue



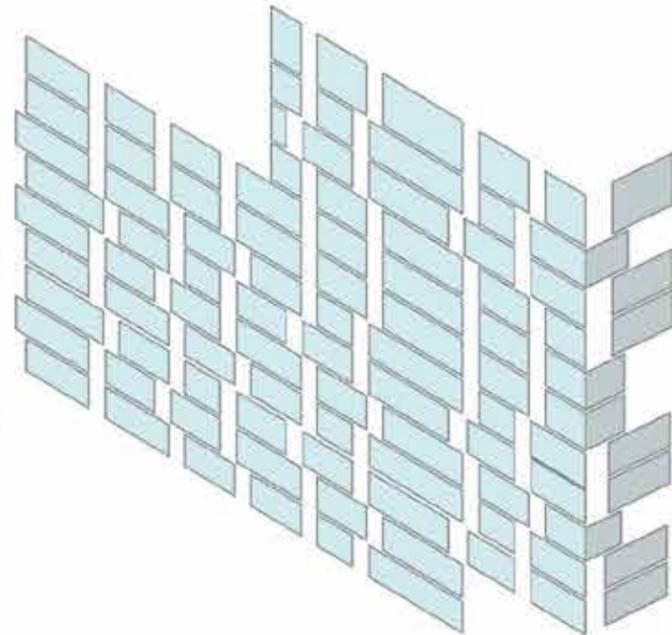
1

The exterior surface is modulated through “subtraction”, carving away from the form to create shadow and depth.



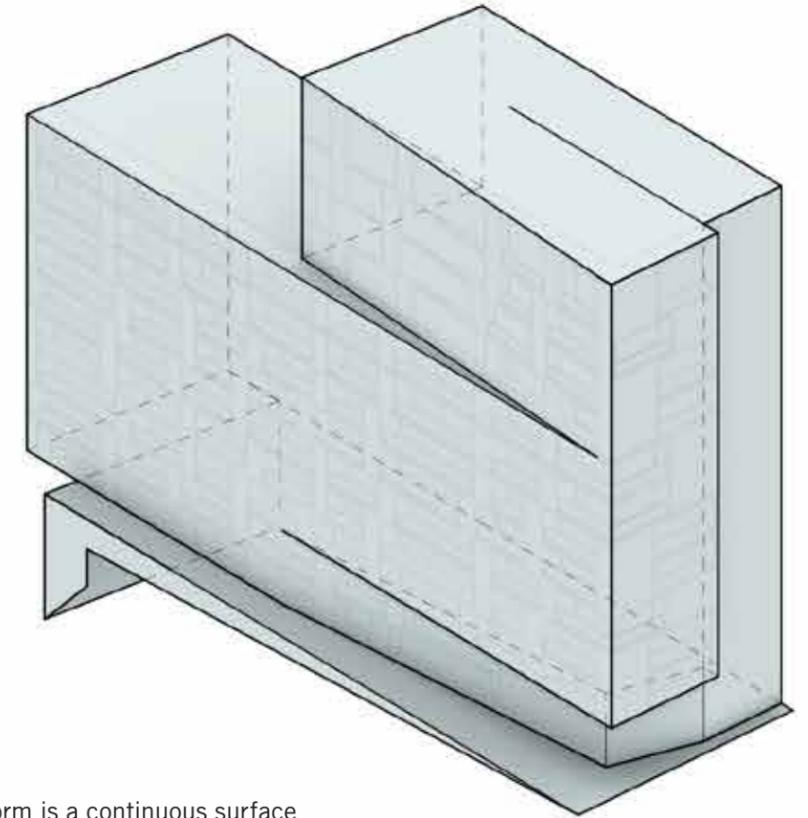
2

Balcony openings vary in length and placement, creating a subtle shifting dynamic.



3

The glass of the dwellings shifts with the openings and is setback in shadow.



4

The form is a continuous surface that folds and is cut to create setbacks that mediate between upper and lower.

Architectural precedents:



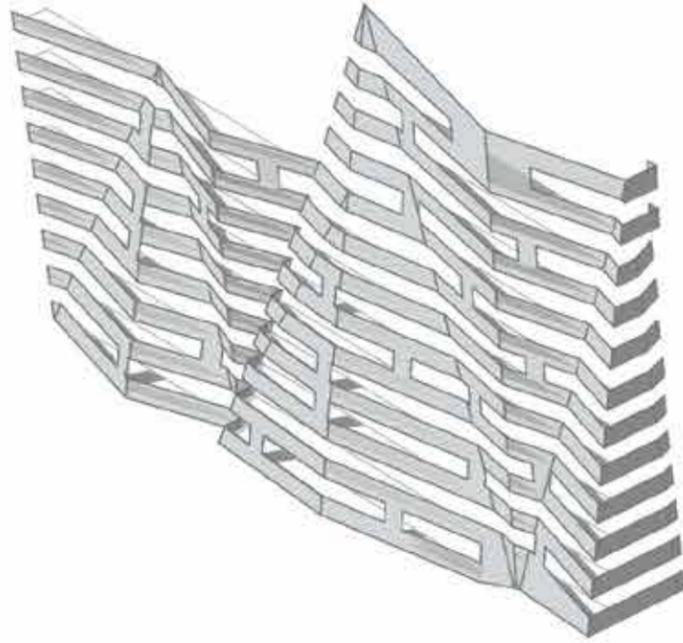




view from Z path

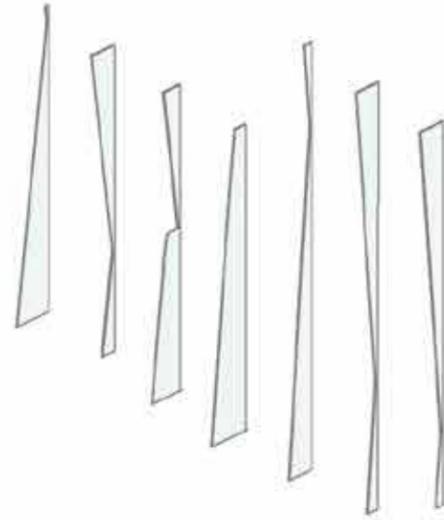


view from Western Avenue



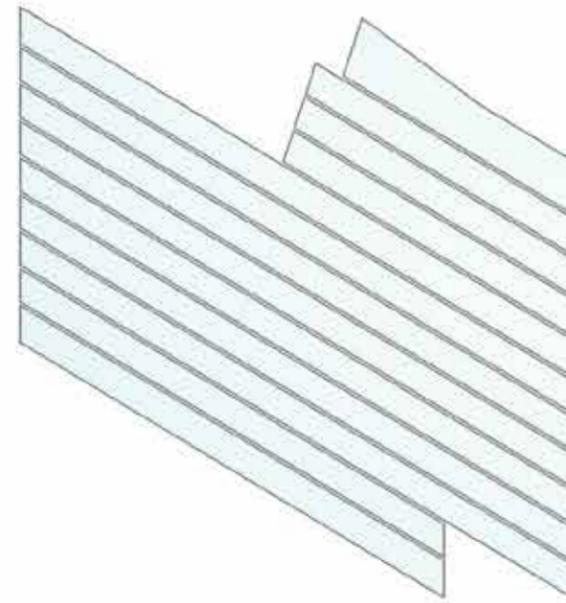
1

The exterior surface is an ephemeral "veil" shaped by folding and cutting a translucent surface.



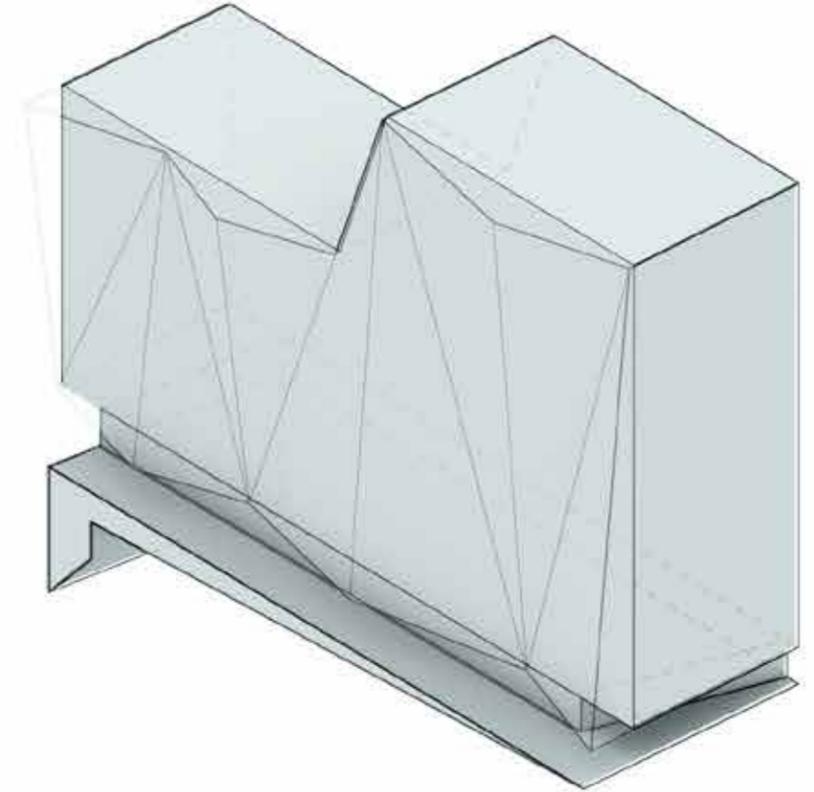
2

A series of translucent "ribs" provide privacy and reinforce the topology of the exterior surface.



3

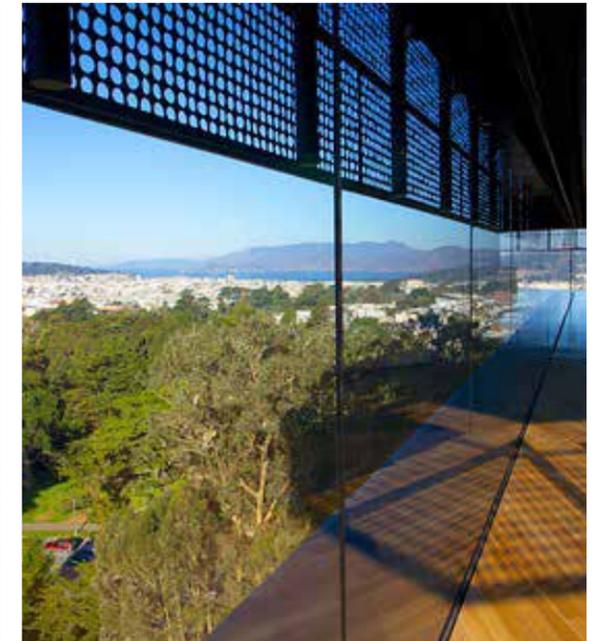
The glass of the dwellings is taut and quiet - a simple form behind the outer "veil".

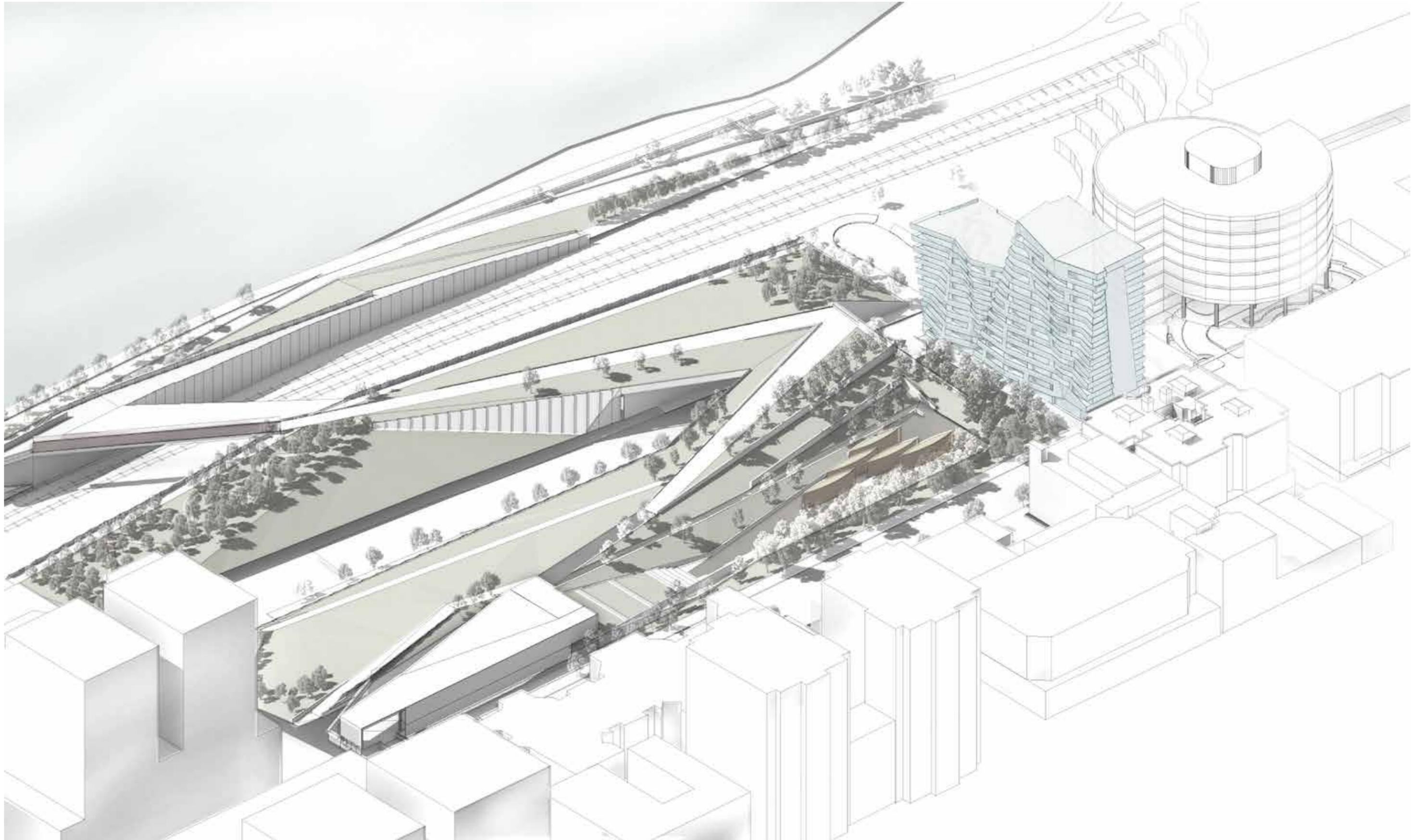


4

The form is a composite of the folded veil and the quiet volume.

Architectural precedents:









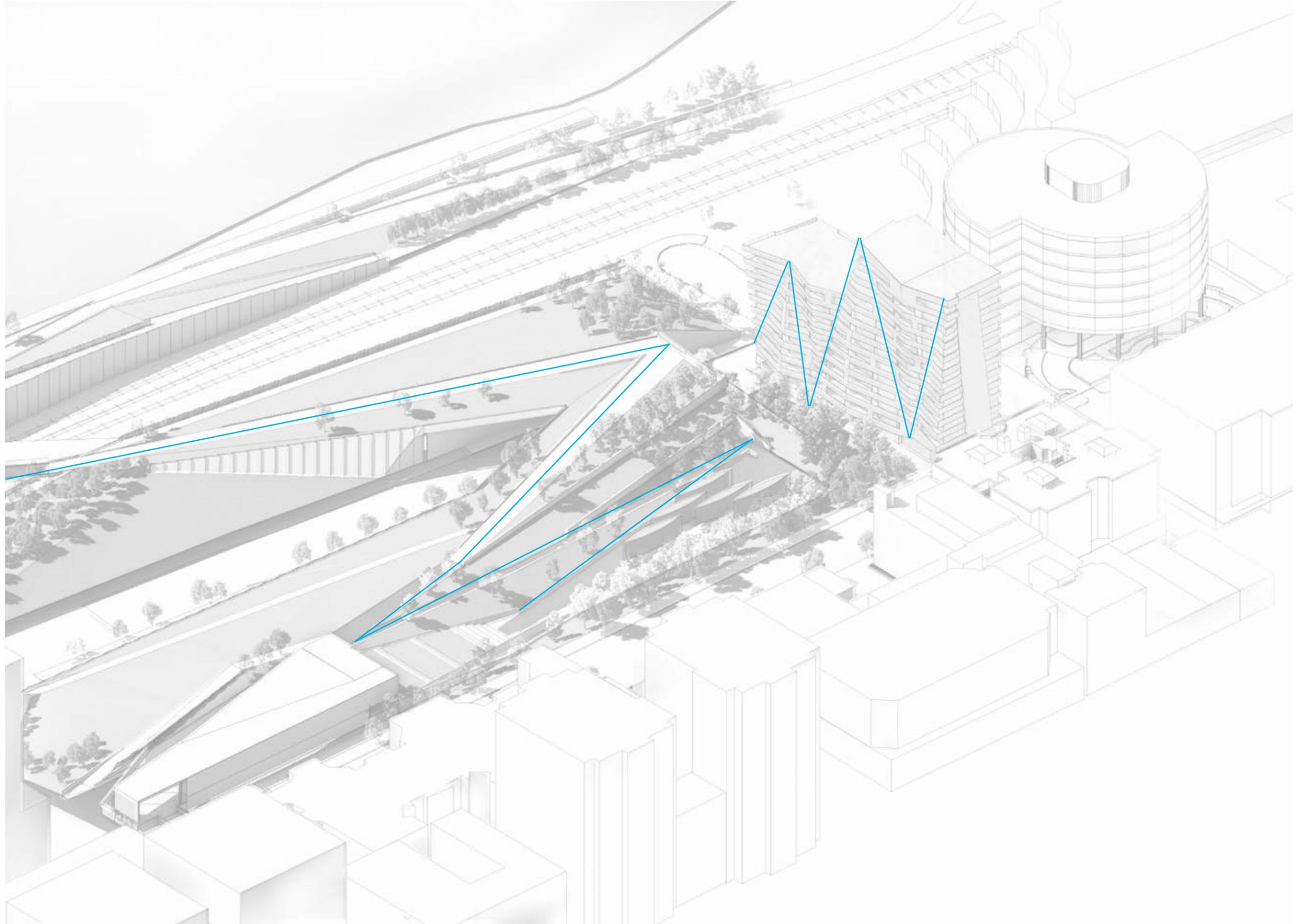
2

The “folded veil” concept is congruent with the design logic of the park, thus forming an appropriate and soft edge to the space. The virtual surface of the folded veil has a transformative effect on the perceived scale of the building by simplifying, quieting, and unifying the form into a sculptural object of indeterminate scale. The powerful potential of this artistic strategy is demonstrated by Christo’s famous wrapping of the Reichstag.

“Throughout the history of art, the use of fabric has been a fascination for artists. From the most ancient times to the present, fabric forming folds, pleats and draperies is a significant part of paintings, frescoes, reliefs and sculptures made of wood, stone and bronze...”

Jeanne Claude Christo

- 1 The Reichstag, wrapped by Christo
- 2 Workers on the fabric
- 3 A congruent design logic of folding





view from Z path





view from Western Avenue





view from Western Avenue

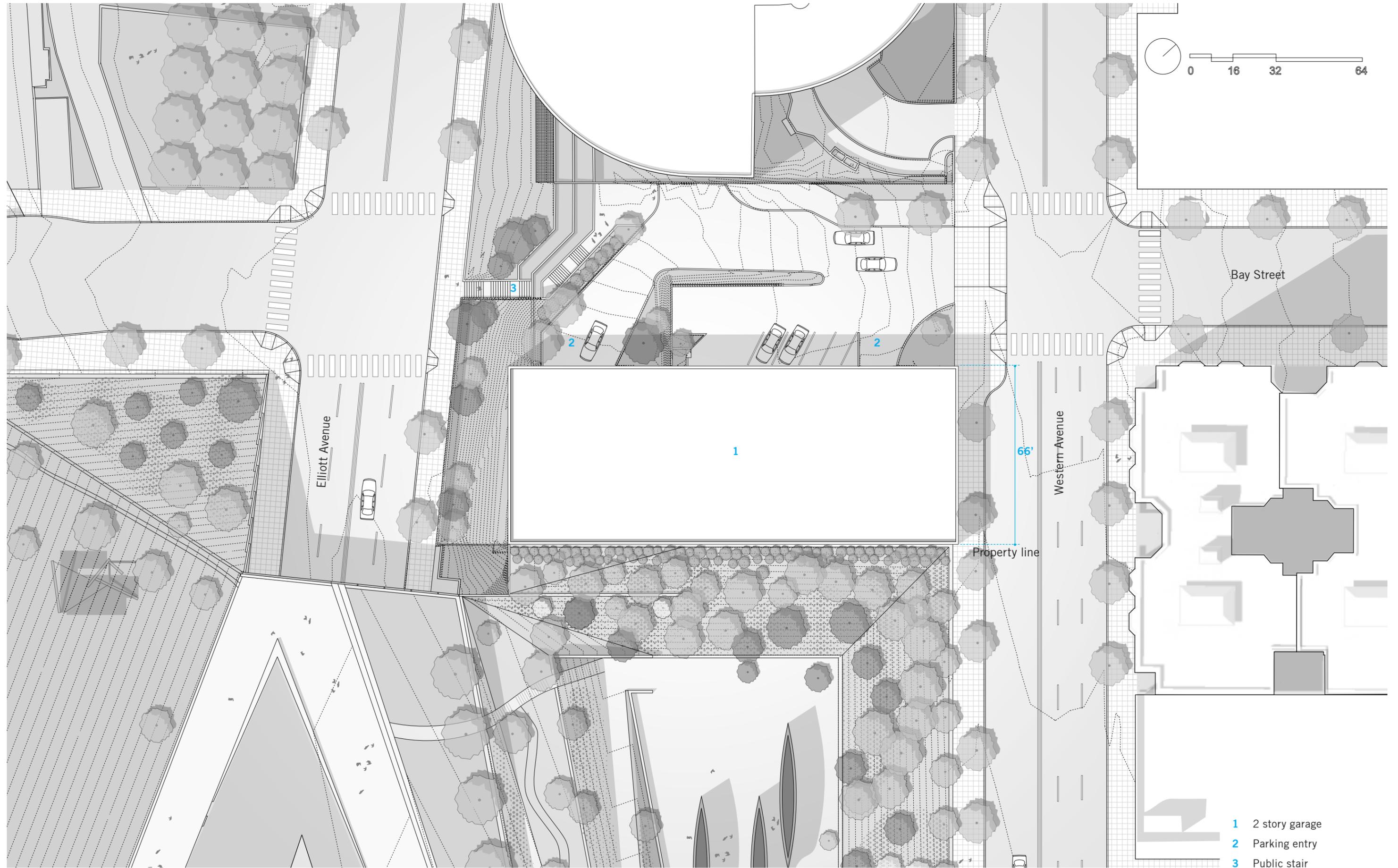


view from Elliott Avenue

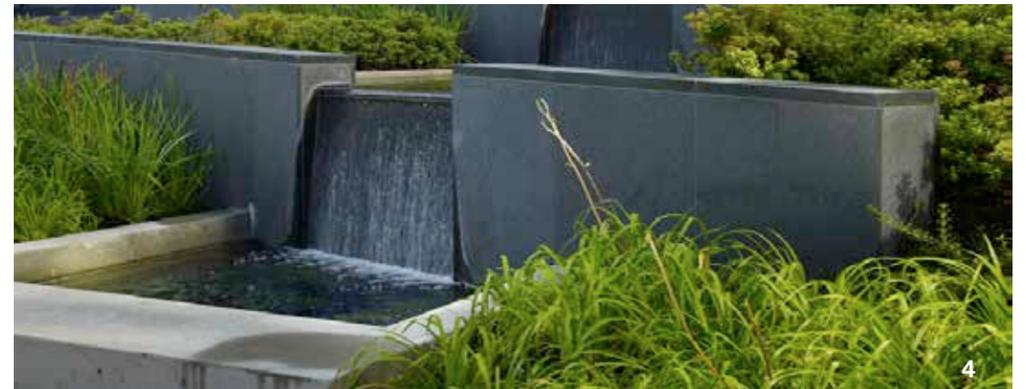


A trace of the proposed development profile superimposed over existing development. A new and sculptural edge to the park space will have no impact on water and mountain views.









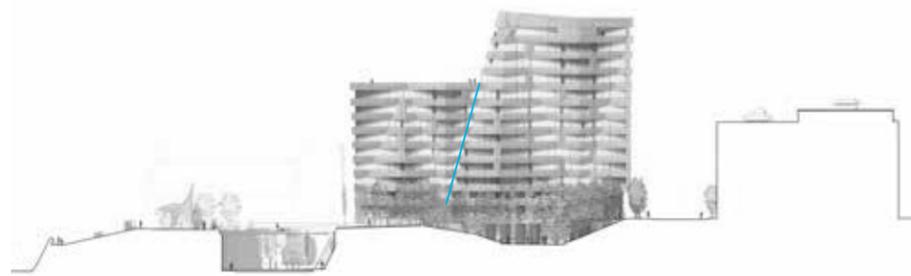
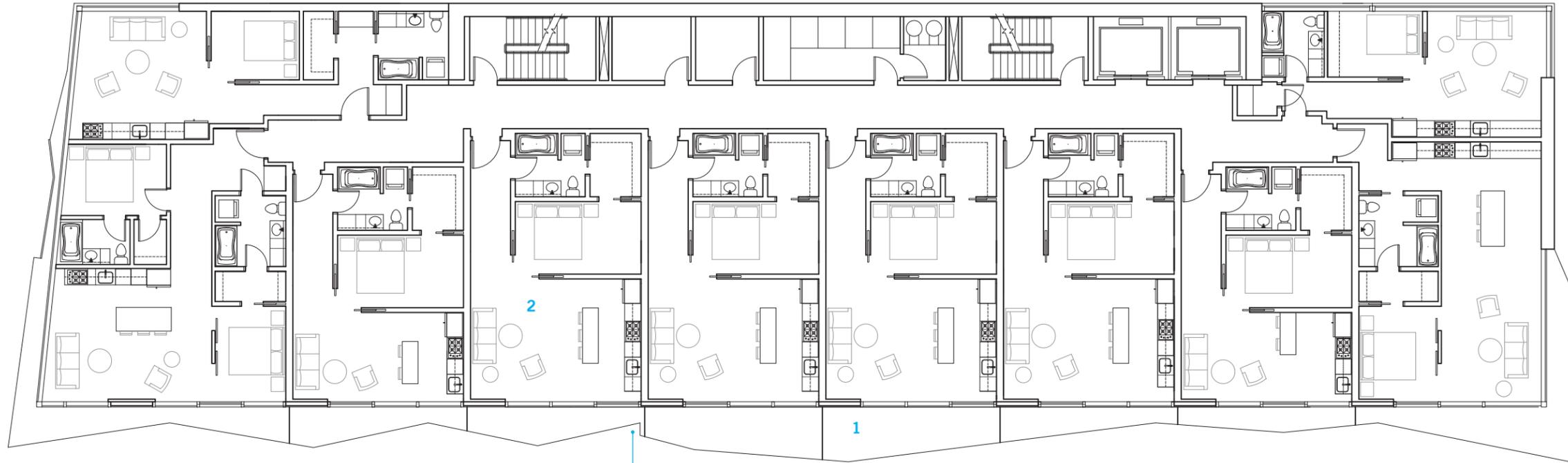
The proposed landscape design approach is to create natural and soft transitions between public and private, and between the OSP and the development edge through the use of groundcover plantings, water elements, stones, seat walls, and other natural features that are in harmony with the park and provide opportunities to celebrate and reveal a functional urban hydrology and the topography of the site terracing down towards Elliott Avenue.

- 1 Nature as buffer between public and private
- 2 Create scale transition with landscape
- 3 Symbolic / physical separation and layering
- 4 Celebrate topography and urban watershed
- 5 Select plantings consistent with OSP



- 1 Covered entry
- 2 Reflecting pool
- 3 OSP Valley
- 4 Water catchment feature
- 5 Groundcover plantings
- 6 Private terrace
- 7 Parking entry
- 8 New public stair
- 9 New permeable paving

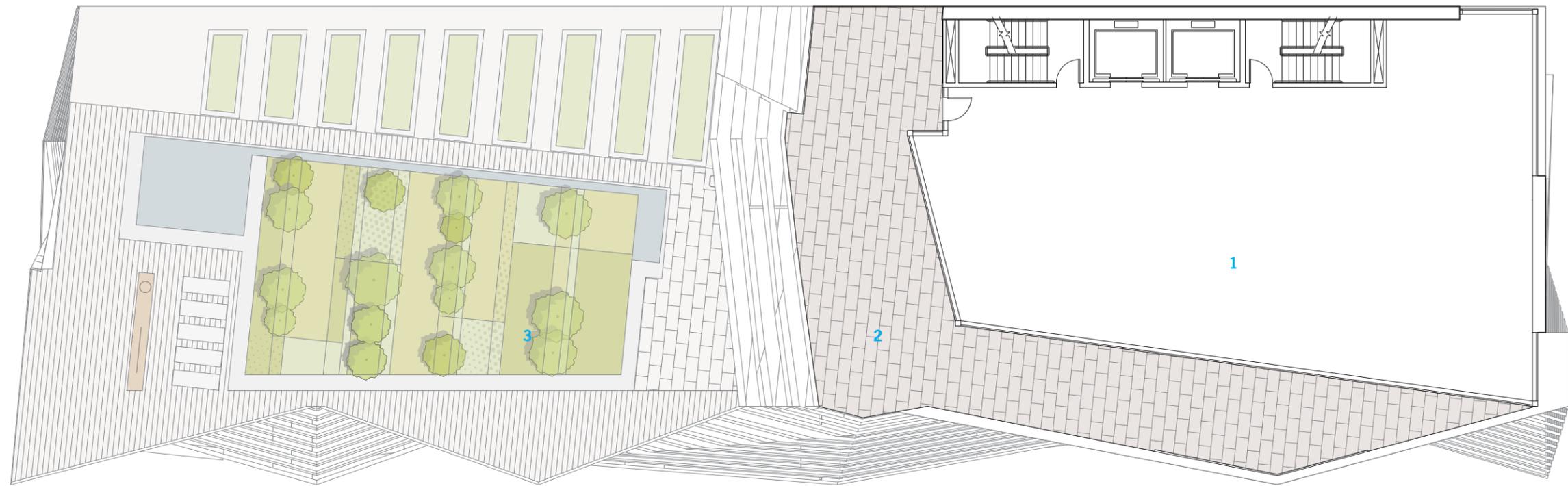




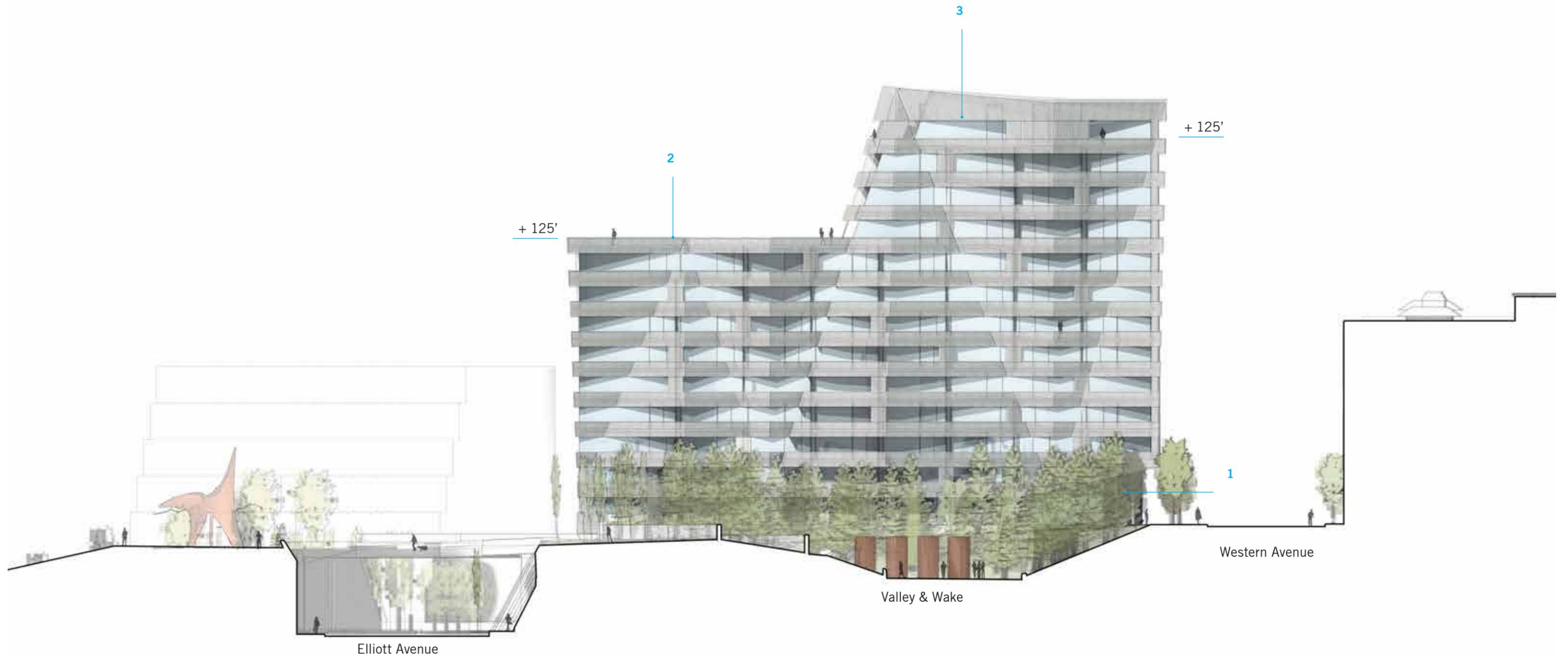
A "slit" detail traverses the south facade to mediate between the draping of the upper and lower mass of the building form and thereby lighten the overall composition by borrowing from a technique used in fashion design to enhance a perception of slenderness.



- 1 Balconies
- 2 Residences



- 1 Indoor resident amenity programs
- 2 Outdoor covered resident amenity programs
- 3 Outdoor resident amenity terrace and garden



- 1 2 Story setback at Western
- 2 Occupied exterior roof terrace
- 3 Interior and exterior residential amenities



- 1 15' setback at OSP
- 2 2 Story setback at Western
- 3 Interior and exterior residential amenities

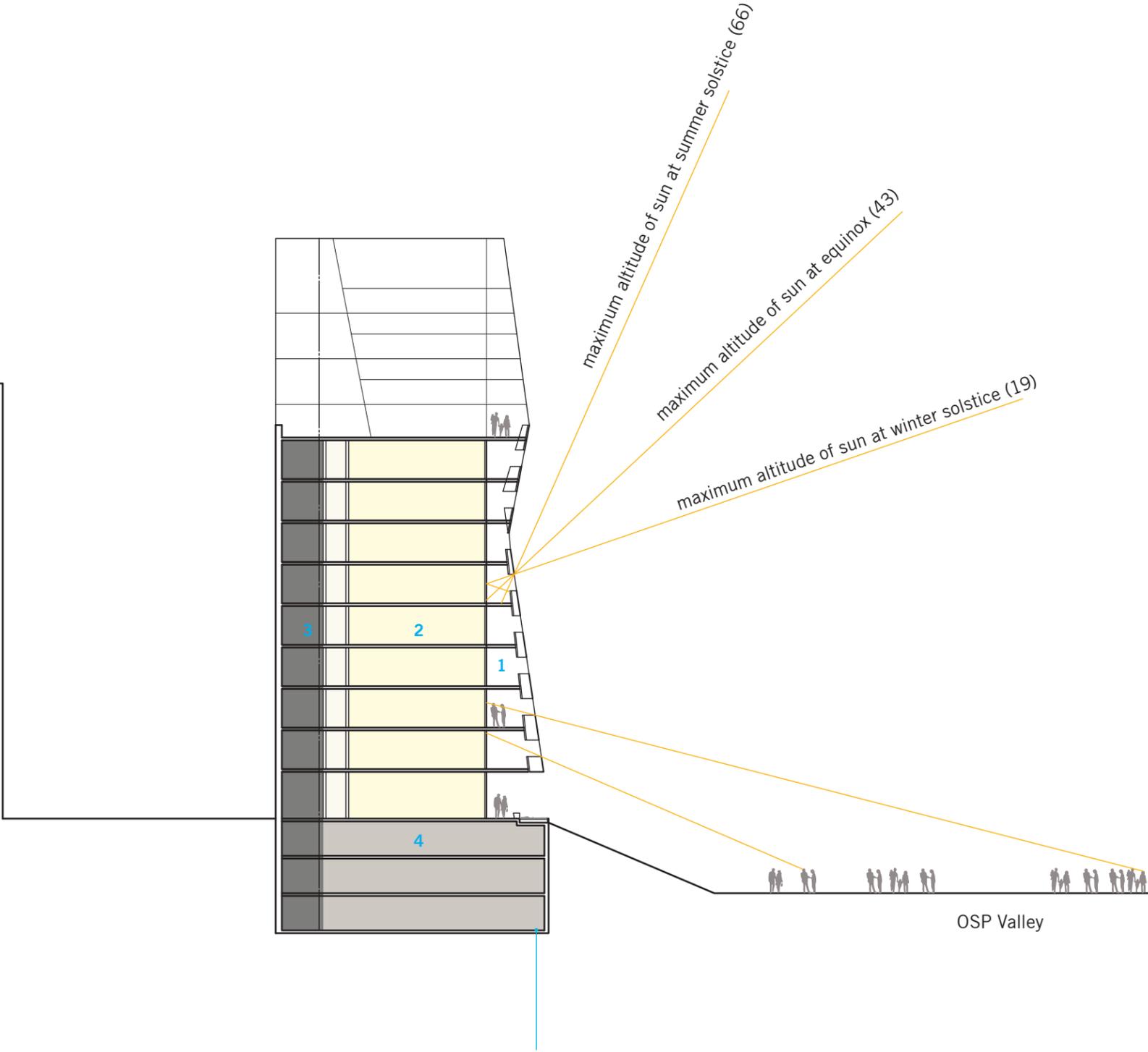
SOUTH FACADE: FOLDED VEIL AS SUNSHADE AND PRIVACY SCREEN



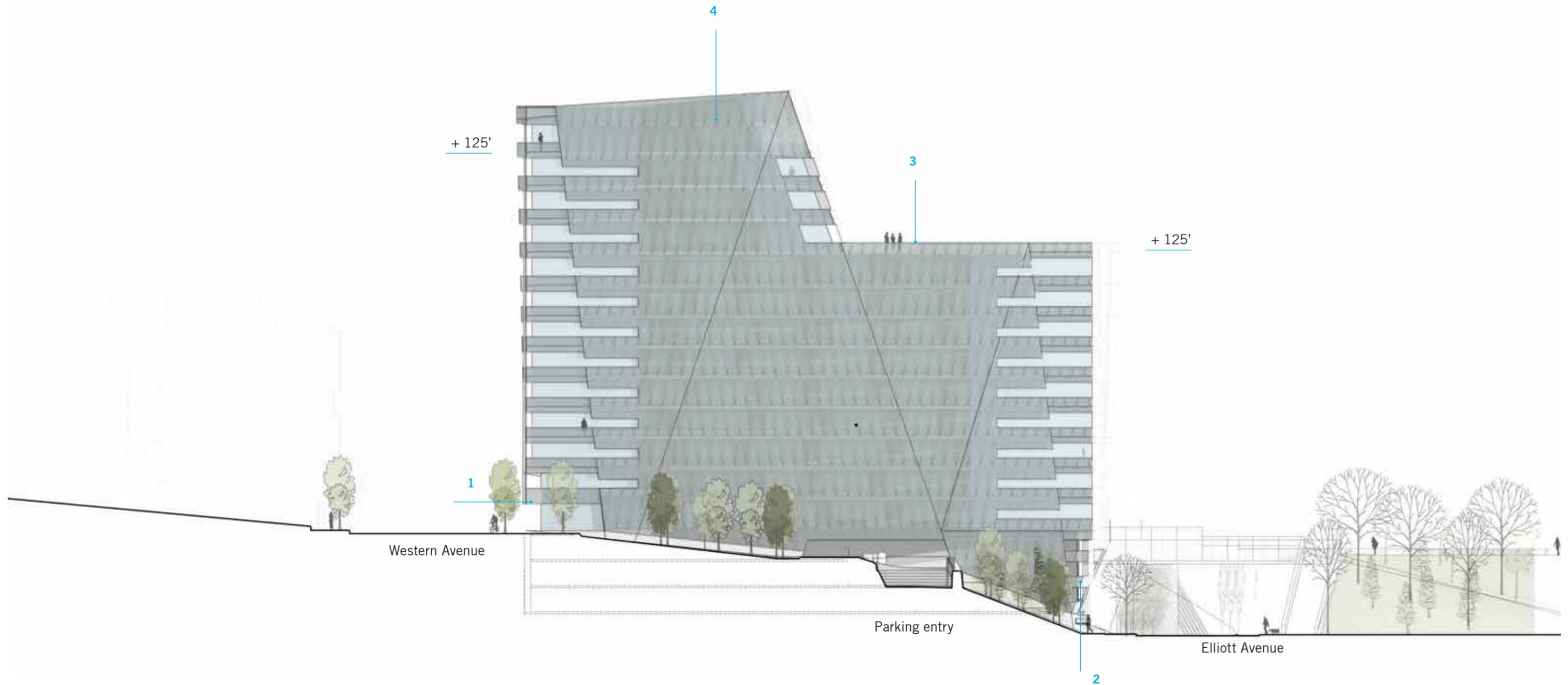
The proposed conceptual design carefully considers the mediation between public and private along the OSP edge. A perforated metal surface forms a “folded veil” along this edge and performs as guardrail, sunshade, and privacy screen, effectively preserving light and views to the residents while minimizing heat gain and protecting the privacy of the residents while preventing the possibility of glare in the park.



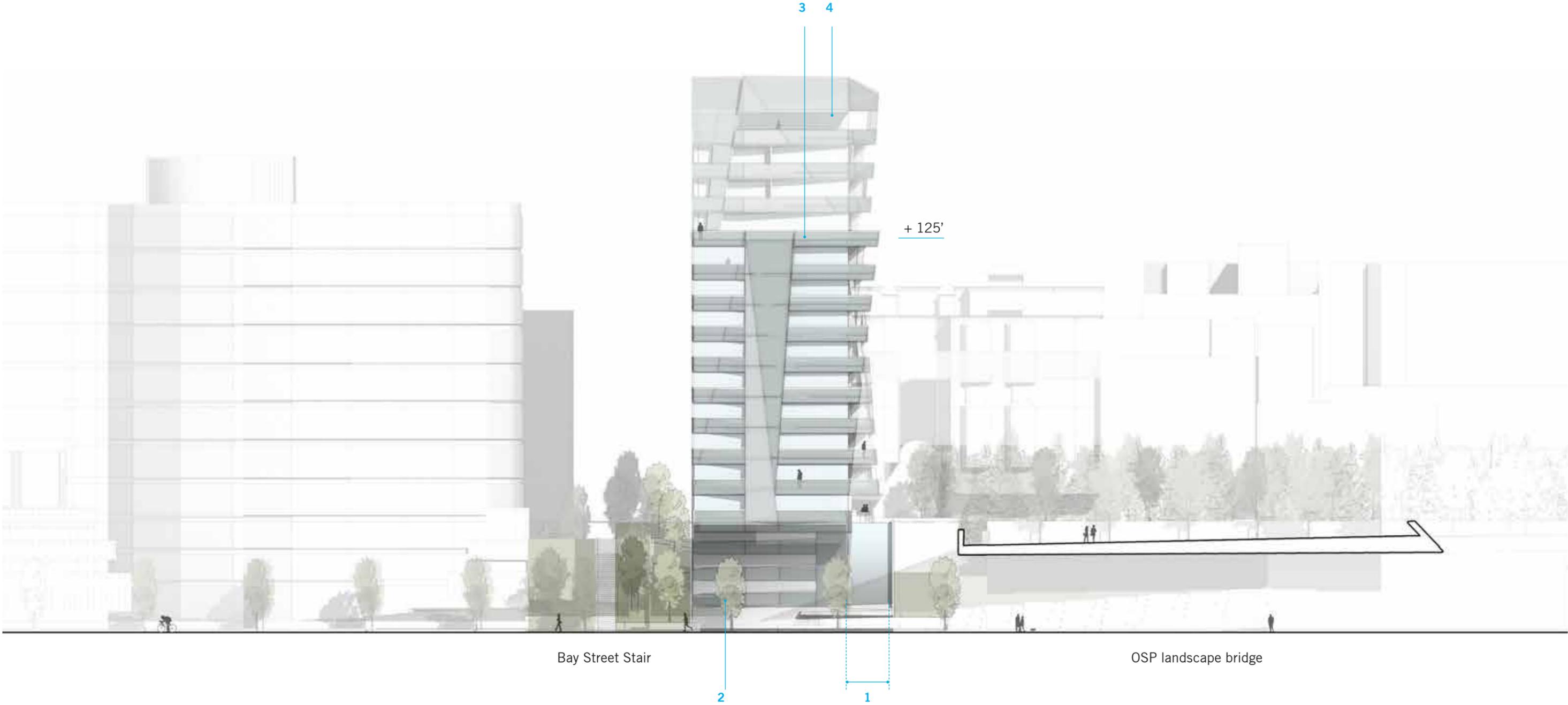
A dimensionally accurate scaled diagram illustrates the effectiveness of the proposed concept in minimizing heat gain and glare while maximizing daylight, views, and privacy. Incident rays of sunlight are “trapped” by the perforated metal surface of the “folded veil”, preventing reflections from entering the park, maintaining a comfortable temperature in the residents’ dwellings while preserving light and views.



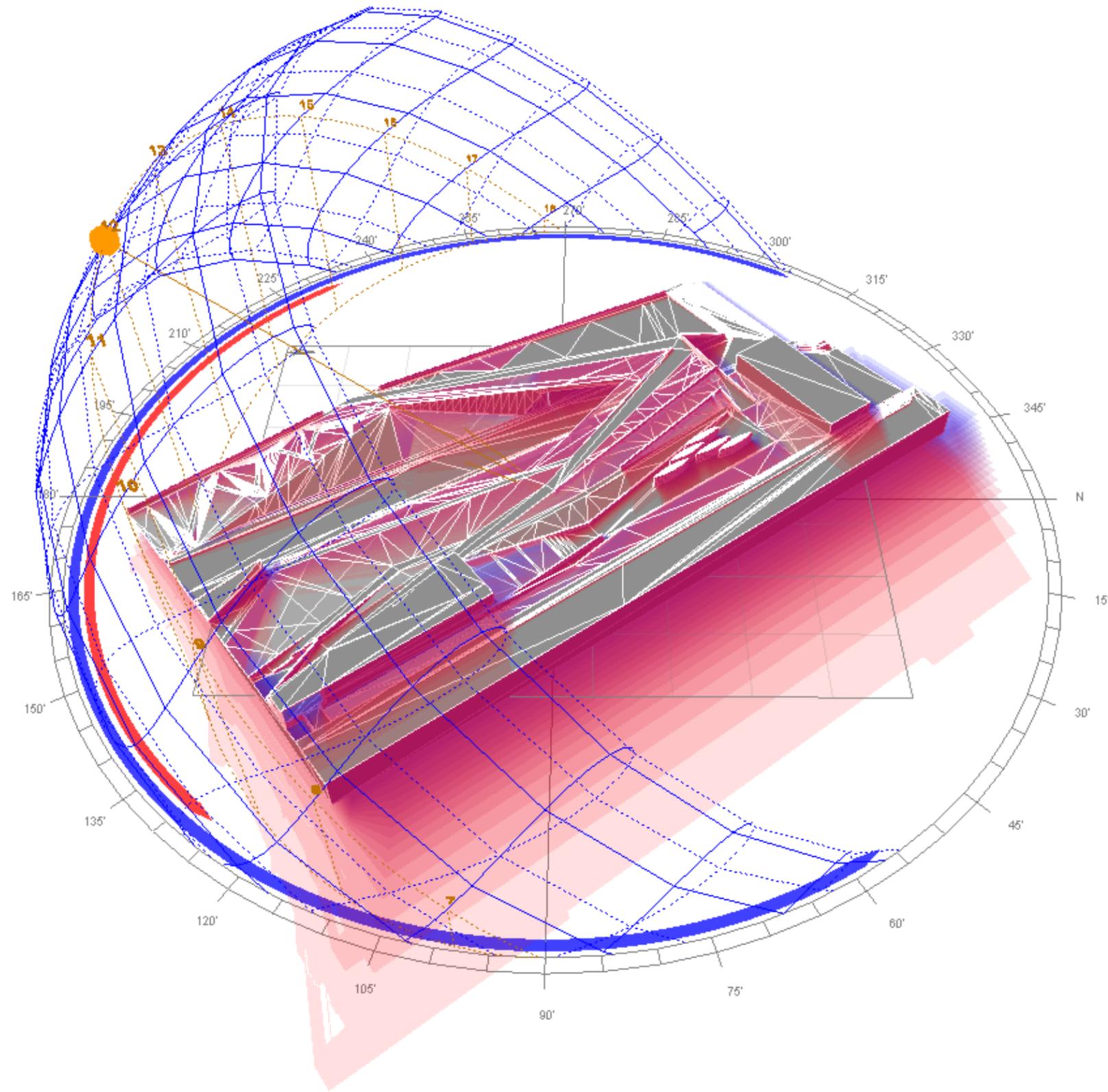
- 1 Balcony
- 2 Dwelling
- 3 Core
- 4 Parking



- 1 2 Story setback at Western
- 2 3 Story setback at Elliott
- 3 Occupied exterior roof terrace
- 4 Mechanical end elevator overrun



- 1 15' setback at OSP
- 2 3 Story setback Elliott
- 3 Occupied exterior roof terrace
- 4 Interior and exterior residential amenities



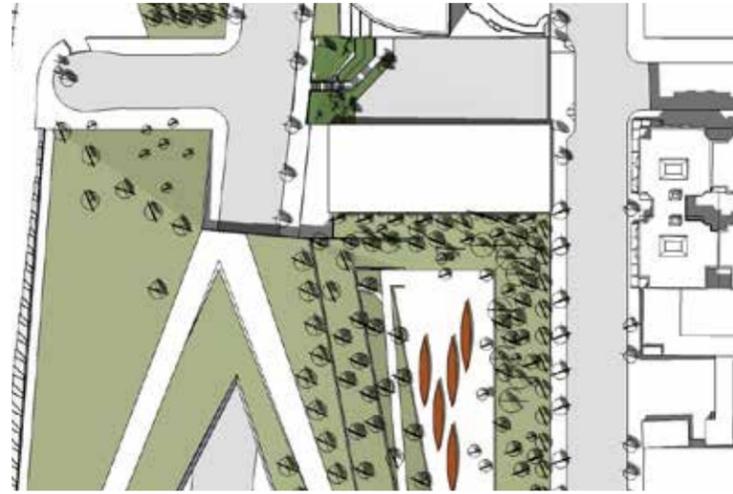
A dimensionally accurate computer model of the OSP and surrounding neighborhood is used to analyze the effects of sun and shadow on the existing development of the neighborhood and park. The sun rays and shadows cast are based on a physically accurate computer model of the sun path that is calibrated to the correct latitude and longitude and to the orientation of the site. Within this digital environment the project is evaluated.

10 AM

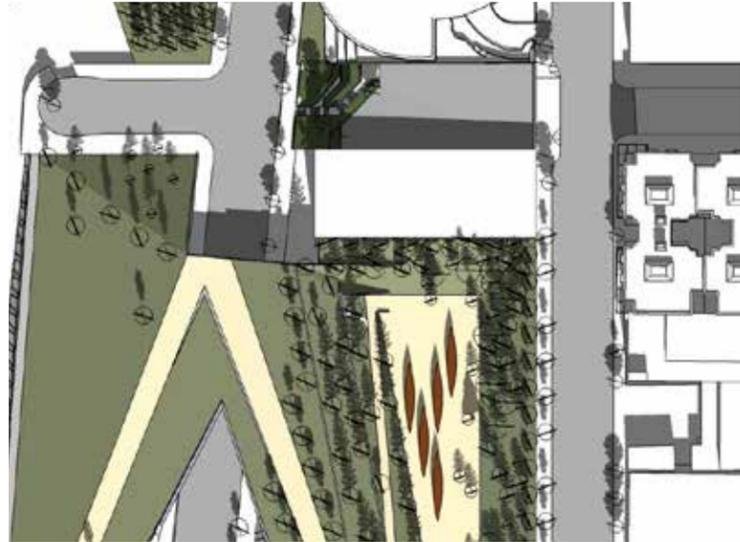
12 PM

2 PM

SUMMER SOLSTICE



EQUINOX



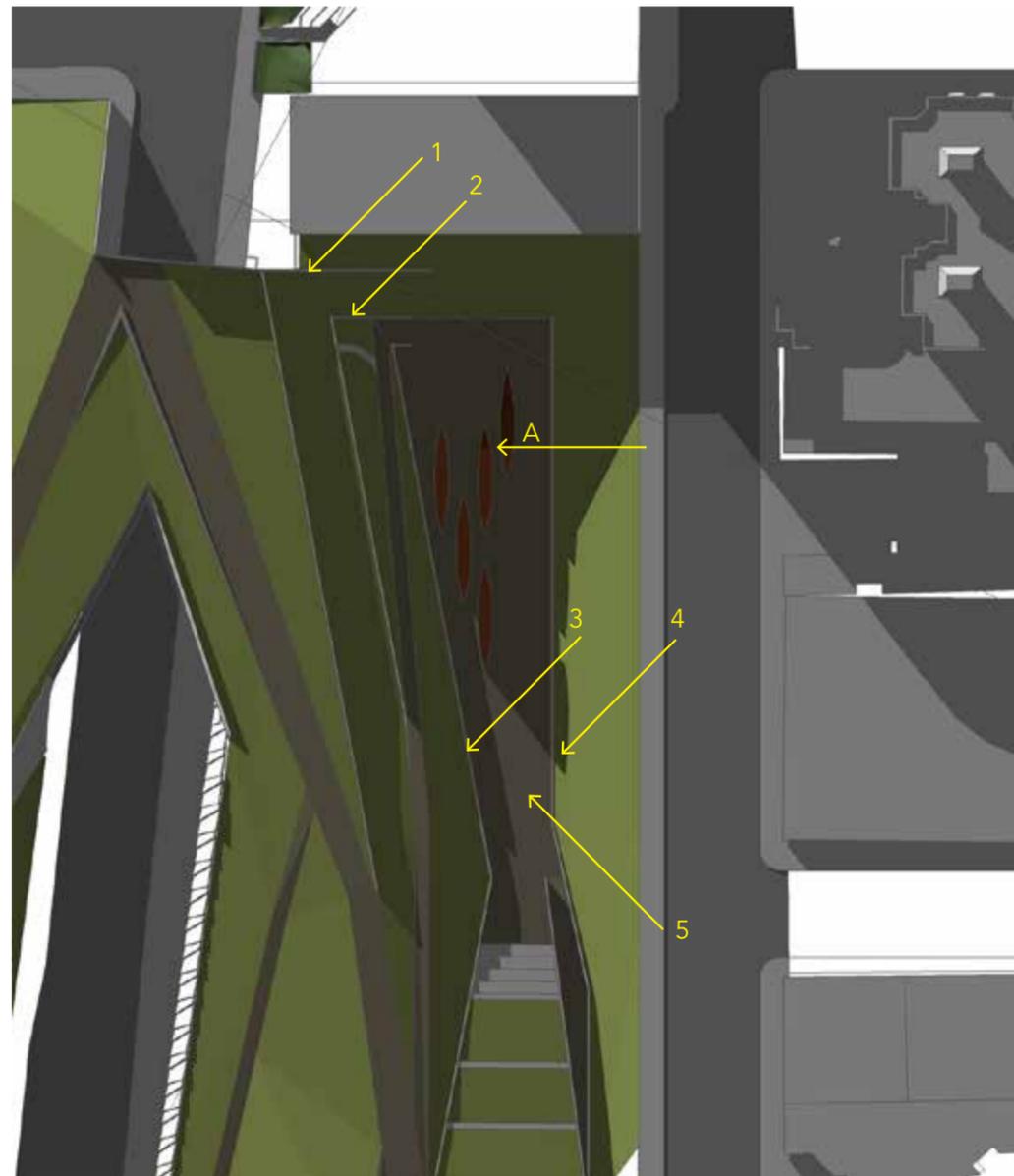
WINTER SOLSTICE





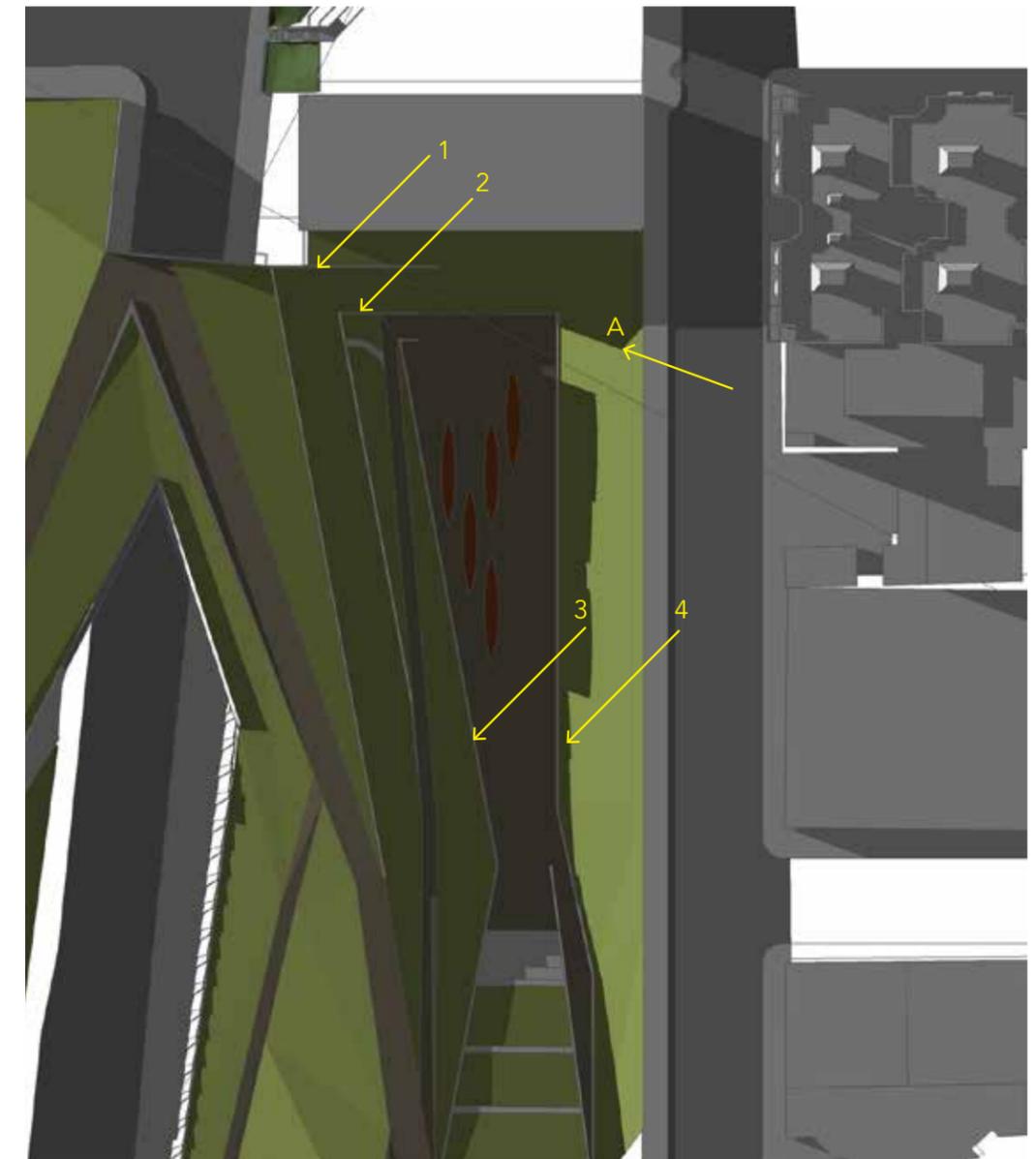
JUNE 21, 7:00 PM
EXISTING CONDITIONS

- A Shadow of existing garage
- 1 Existing walls and shadows
- 2 Existing walls and shadows
- 3 Existing walls and shadows
- 4 Existing sculpture shadows
- 5 Area of valley not in shadow



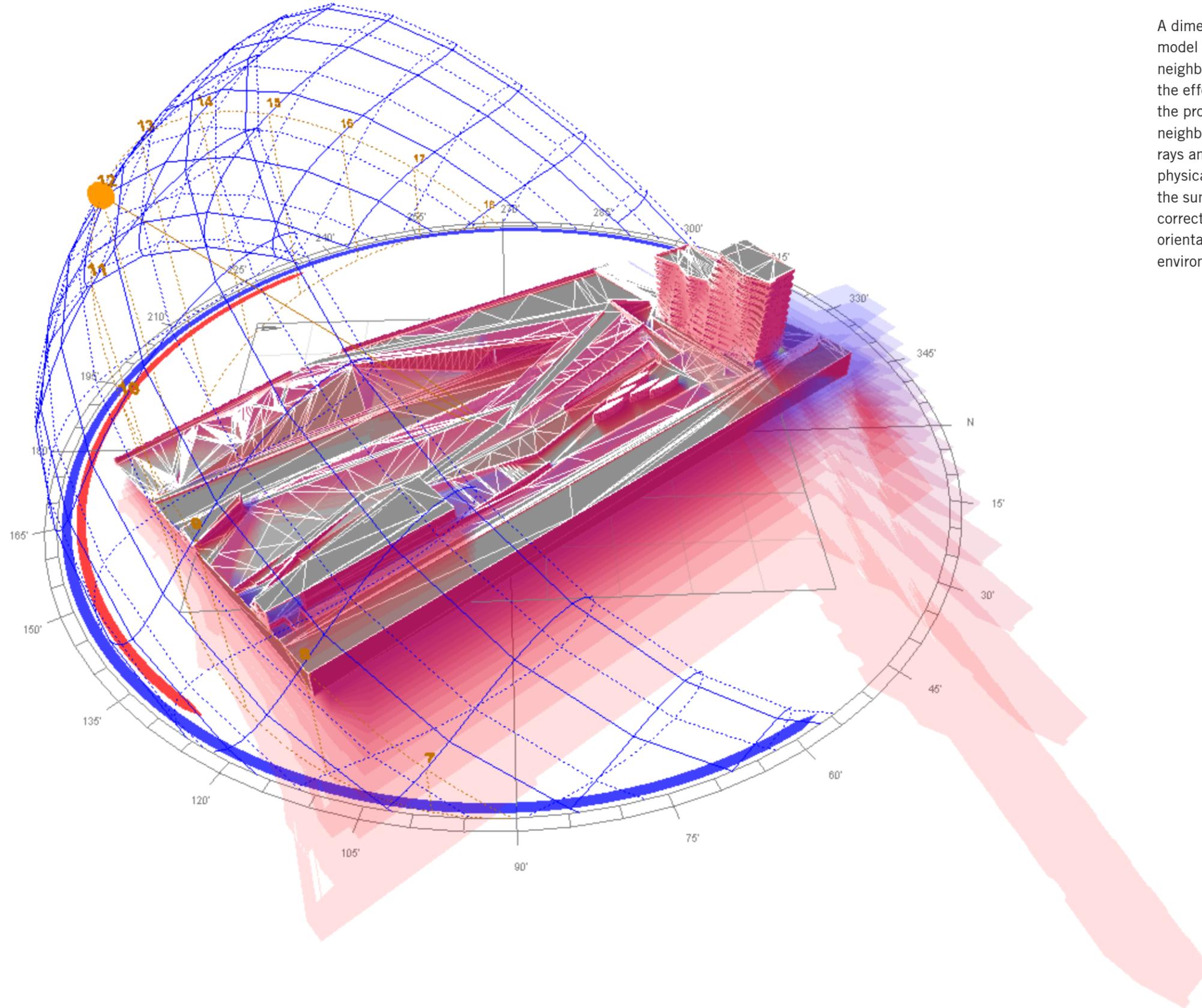
SEPTEMBER/MARCH 21, 5:20 PM
EXISTING CONDITIONS

- A Shadow of existing garage
- 1 Existing walls and shadows
- 2 Existing walls and shadows
- 3 Existing walls and shadows
- 4 Existing sculpture shadows



A detailed observation of the existing conditions of the park (as requested for further study by SAM) clearly demonstrates that the existing conditions create shade and shadow in the valley during certain times of day and year without any adverse impact on the success of the park. These findings are supported by simple observations within the park, as demonstrated in the photograph at left.

The design team has previously reviewed these findings with independent architects hired by SAM, and the potential for shadow impacts (and glare) have been reviewed by DPD and are within the SEPA record which contains numerous studies by independent parties, all of which resulted in Determination of Non-Significance for the proposed development.



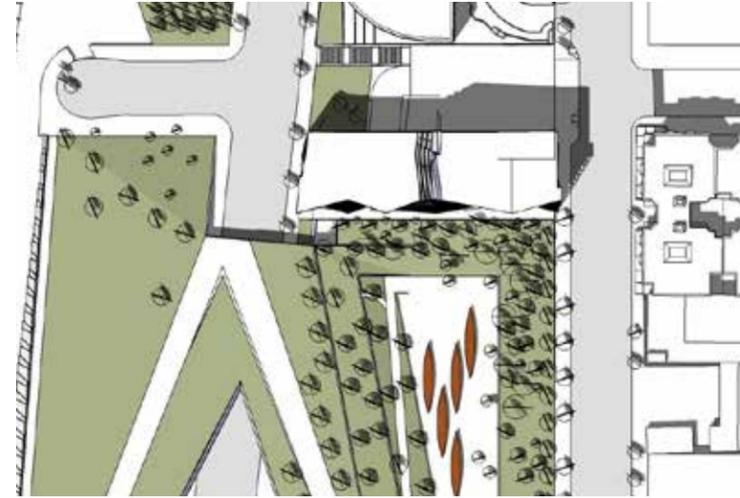
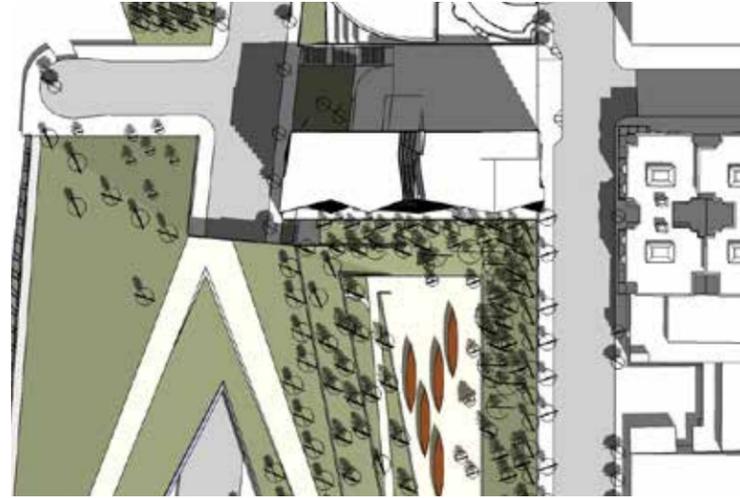
A dimensionally accurate computer model of the OSP and surrounding neighborhood is used to analyze the effects of sun and shadow on the proposed development of the neighborhood and park. The sun rays and shadows cast are based on a physically accurate computer model of the sun path that is calibrated to the correct latitude and longitude and to the orientation of the site. Within this digital environment the project is evaluated.

10 AM

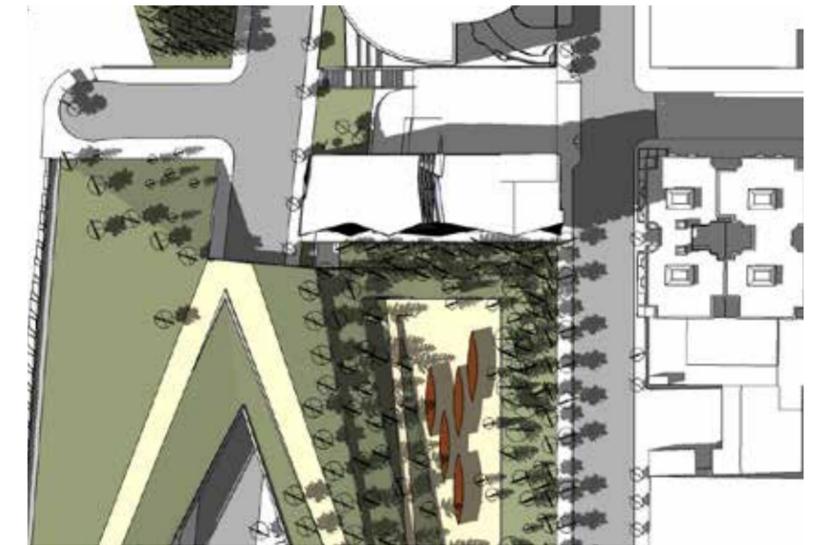
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SUMMER SOLSTICE



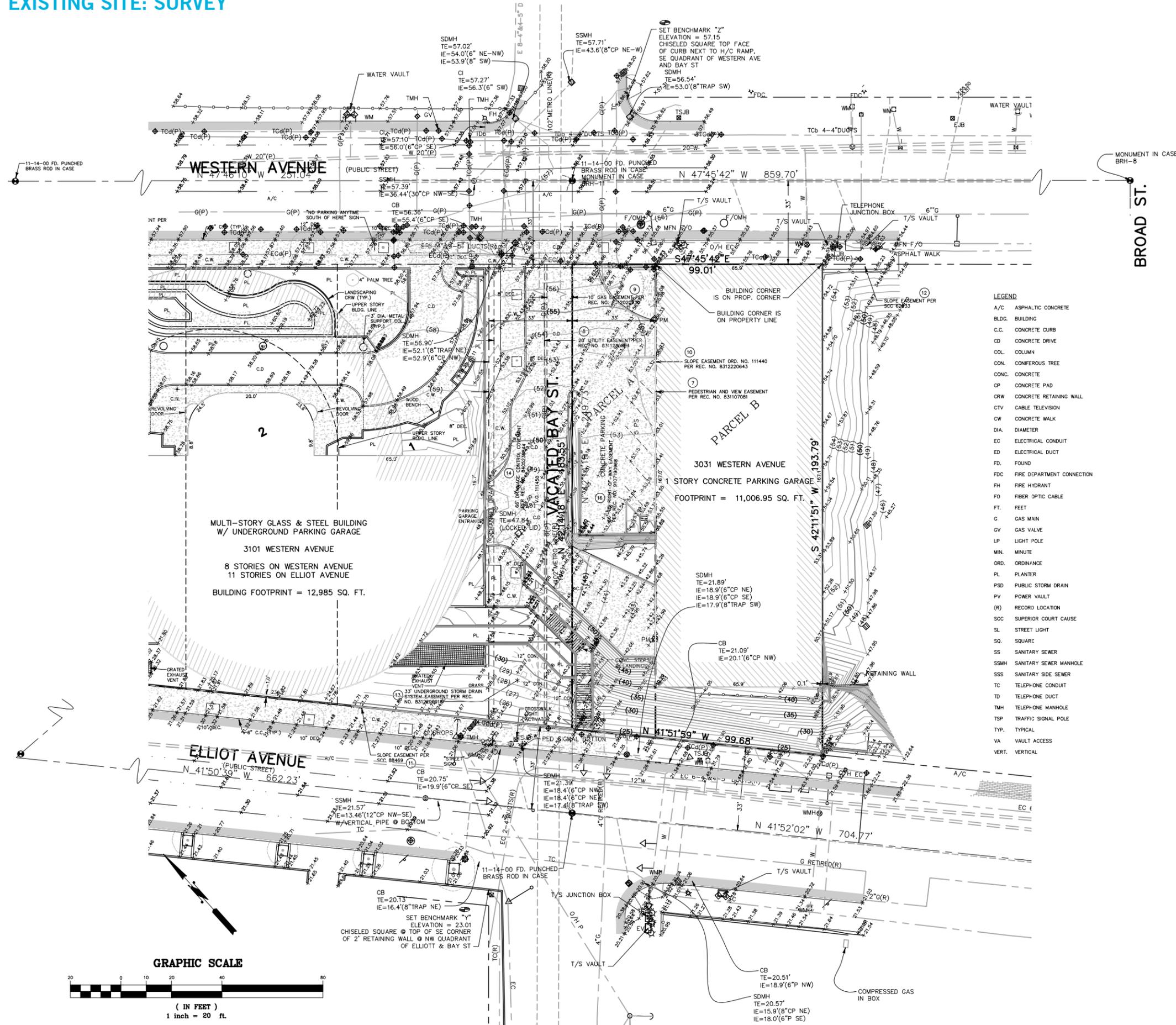
EQUINOX



WINTER SOLSTICE



EXISTING SITE: SURVEY



SITE NOTES

SITE ADDRESS:
3031 WESTERN AVENUE
SEATTLE, WASHINGTON 98121

TAX ACCOUNT NO.:
0698000145

ZONING:
DMR/R 125/65 = DOWNTOWN MIXED RESIDENTIAL/COMMERCIAL WITH DESIGNATED BUILDING HEIGHT LIMIT OF 125' (RESIDENTIAL) AND 65' (COMMERCIAL)

ZONING AGENCY:
CITY OF SEATTLE
DEPARTMENT OF PLANNING AND DEVELOPMENT
700 FIFTH AVENUE, SUITE 2000
PO BOX 34019
SEATTLE, WA 98124
(206) 684-8467

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16, 1996, COMMUNITY PANEL NO. 530330630F, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN.

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON COORDINATE SYSTEM - NORTH ZONE

MONUMENT CENTERLINE OF WESTERN AVENUE BEARING NORTH 48°54'05" WEST

VERTICAL DATUM:
NAVD 88

ORIGINATING BENCHMARK:
CITY OF SEATTLE "SNV-5141"
ELEVATION = 21.989

0.5' S AND 0.5' E OF THE NE COR OF A 1' HIGH CONC. PLANTER BOX AT THE BK. CW 10 + NW FROM THE PROJECTED NW COR BLDG AT 3131 ELLIOT AVE

AREA:
SITE AS SHOWN CONTAINS 19,159 SQUARE FEET OR 0.44 ACRES, MORE OR LESS

PARKING SPACE COUNT:
PARKING SPACES TOTAL 5 INCLUDING 0 HANDICAP ACCESSIBLE SPACES.

STRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION, AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

UTILITY PROVIDERS:
SANITARY SEWERS AND STORM DRAINAGE:
SEATTLE PUBLIC UTILITIES
MAINTENANCE & OPERATIONS
DRAINAGE & WASTEWATER DIVISION
DEXTER HORTON BUILDING, 10TH FLOOR
710 SECOND AVENUE
SEATTLE, WA 98104
(206)386-9730

SL SQUARE
SS SANITARY SEWER
SSMH SANITARY SEWER MANHOLE
SSSS SANITARY SEWER MANHOLE

TC TELEPHONE CONDUIT
TD TELEPHONE DUCT
TMH TELEPHONE MANHOLE
TSP TRAFFIC SIGNAL POLE
TYP. TYPICAL
VA VAULT ACCESS
VERT. VERTICAL

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN. ITEMS CIRCLED ARE SHOWN ON MAP.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS:
(7) PROPERTY USE AND DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
FOR: MARTIN SELIG, ET AL
AND: CITY OF SEATTLE
RECORDED: NOVEMBER 7, 1983
RECORDING NO.: 8311070781

(8) (AS TO VACATED BAY STREET) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDED: NOVEMBER 10, 1983
RECORDING NO.: 83110834
IN FAVOR OF: CITY OF SEATTLE
AFFECTS: PORTION OF SAID PREMISES WITHIN VACATED BAY STREET

(9) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDED: DECEMBER 2, 1983
RECORDING NO.: 831202930
IN FAVOR OF: WASHINGTON NATURAL GAS COMPANY
AFFECTS: PORTION OF VACATED BAY STREET

(10) RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS, AND ROADS AS RESERVED IN CITY OF SEATTLE ORDINANCE NO. 1114450, AS RECORDED UNDER RECORDING NO. 83122424

(11) RIGHT TO DAMAGE SAID PROPERTY BY CHANGING AND ESTABLISHING STREET GRADES, AS CONDEMNED IN KING COUNTY SUPERIOR COURT CASE NO. 88469.

(12) RIGHT TO DAMAGE SAID PROPERTY BY CHANGING AND ESTABLISHING STREET GRADES, AS CONDEMNED IN KING COUNTY SUPERIOR COURT CASE NO. 62833.

(13) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDED: DECEMBER 29, 1983
RECORDING NO.: 831229018
IN FAVOR OF: CITY OF SEATTLE
AFFECTS: UNDERGROUND STORM DRAIN SYSTEM

(14) COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C):
RECORDED: MAY 23, 1984
RECORDING NO.: 8405230844

(15) AIRBORNE BUILDING SEATTLE RISE SHARING PROGRAM AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: MARTIN SELIG REAL ESTATE
AND: MUNICIPALITY OF METROPOLITAN SEATTLE, COMMUTER POOL DIVISION
RECORDED: AUGUST 19, 1985
RECORDING NO.: 8508190462

(16) CONTAINED THEREIN: EASEMENT, INCLUDING TERMS AND PROVISIONS
RECORDED: JULY 19, 1991
RECORDING NO.: 910789988
IN FAVOR OF: TC CABLEVISION OF WASHINGTON, INC., A WASHINGTON CORPORATION
AFFECTS: AERIAL OR UNDERGROUND COAXIAL AND FIBER CABLES, A PORTION OF THE PROPERTY HEREIN DESCRIBED.

CERTIFICATION:
SURVEY IDENTIFICATION NO.: 2007146.01
REGISTERED LAND SURVEYOR NO.: 30448

SURVEYOR'S ADDRESS & COMPANY:
BUSH, ROED & HITCHINGS, INC.
2009 MINOR AVENUE EAST
SEATTLE, WA 98102-3513
(206) 323-4144

TELEPHONE:
TO SELIG REAL ESTATE HOLDINGS TWENTY-ONE LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 5, 7A, 7B, 7C, 8, 9, 10, 11A, 11B, 13, 14 AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERGIRD FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DARRELL C. NANCE, P.L.S. NO. 30448

DATE:
THE ABOVE CERTIFICATE IS BASED UPON WORK PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL SURVEY PRACTICE. WE MAKE NO OTHER WARRANTY, EITHER EXPRESSED OR IMPLIED.

DESCRIPTION:
PARCEL A:
THAT PORTION OF VACATED BAY STREET (FORMERLY GRANT STREET) AS VACATED UNDER ORDINANCE NO. 111450 OF THE CITY OF SEATTLE, LYING SOUTHEASTERLY OF THE CENTERLINE OF SAID BAY STREET, AS SHOWN ON THE PLAT OF WILLIAM N. BELL'S SEVENTH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGE 82, IN KING COUNTY, WASHINGTON, AND LYING NORTHEASTERLY OF THE NORTHEASTERLY MARGIN OF ELLIOTT AVENUE (FORMERLY WATER STREET) AS EXTENDED BY CONDEMNATION PROCEEDINGS IN KING COUNTY SUPERIOR COURT CASE NO. 88469, AS PROVIDED BY ORDINANCE NO. 2800 OF THE CITY OF SEATTLE, AND LYING SOUTHWESTERLY OF THE SOUTHWESTERLY MARGIN OF WESTERN AVENUE (FORMERLY WEST STREET) AS SHOWN ON SAID PLAT.

PARCEL B:
THAT PORTION OF WILLIAM N. BELL'S DONATION CLAIM IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY MARGIN OF WESTERN AVENUE (FORMERLY WEST STREET) AS SHOWN ON THE PLAT OF WILLIAM N. BELL'S SEVENTH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGE 82, IN KING COUNTY, WASHINGTON, WITH THE SOUTHEASTERLY MARGIN OF BAY STREET (FORMERLY GRANT STREET), AS SHOWN ON SAID PLAT OF WILLIAM N. BELL'S SEVENTH ADDITION TO THE CITY OF SEATTLE;
THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY MARGIN OF WESTERN AVENUE, 66 FEET, TO THE MOST NORTHEASTERLY CORNER OF A TRACT LAND CONVEYED BY WILLIAM N. BELL AND LUCY C. BELL, HIS WIFE, TO "MATULLATH" MANUFACTURING COMPANY BY DEED RECORDED IN VOLUME 15 OF DEEDS, PAGE 665, IN KING COUNTY, WASHINGTON;
THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID TRACT, 193.85 FEET, TO THE NORTHEASTERLY MARGIN OF ELLIOTT AVENUE (FORMERLY WATER STREET) AS EXTENDED BY CONDEMNATION PROCEEDING IN KING COUNTY SUPERIOR COURT CASE NO. 88469, AS PROVIDED BY ORDINANCE NO. 2800 OF THE CITY OF SEATTLE;
THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY MARGIN OF ELLIOTT AVENUE 66.35 FEET TO THE SOUTHEASTERLY MARGIN OF THE FOREMENTIONED BAY STREET;
THENCE NORTHEASTERLY ALONG SAID STREET MARGIN 187.01 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

