



CONTENTS

PROPOSAL	2
NEIGHBORHOOD ANALYSIS	3 - 6
ZONING ANALYSIS	7
SITE ANALYSIS	8-10
CITY WIDE GUIDELINES	11-13
LIVING BUILDING GUIDELINES	14-15
EXISTING SITE PLAN	16
COMPOSITE SITE PLAN	17
DEPARTURES	18-19
CONCEPTUAL DESIGN OPTIONS	
MASSING SYNOPSES	21
OPTION A	22-25
OPTION B	26-29
OPTION C	30-33
OPTION D	34-37
SHADOW STUDY	38
APPLICANT WORK EXAMPLES	39

PROPOSAL

THIS PROPOSAL ADDRESSES A NEED FOR ADDITIONAL HOTEL ROOMS IN THE BALLARD NEIGHBORHOOD WHILE ALSO PROVIDING FOR ADDITIONAL PARKING AND ATHLETIC CLUB SPACE BEING REMOVED. THE OWNERS WANT TO USE THE CITY OF SEATTLE PILOT ORDINANCE TO PROVIDE A FACILITY THAT CAN BECOME AN EDUCATIONAL OPPORTUNITY FOR HOW NEW BUILDINGS CAN BE BOTH AESTHETICALLY APPEALING WHILE MEETING THE STRINGENT ENVIRONMENTAL CRITERIA ESTABLISHED BY THE LIVING BUILDING CHALLENGE. OUR COMMITMENT TO THE BALLARD NEIGHBORHOOD, GREAT DESIGN, AND THE ENVIRONMENT WILL MAKE THIS PROJECT A BEACON NOT ONLY FOR THE BALLARD NEIGHBORHOOD BUT FOR THE CITY OF SEATTLE AS WELL.

LIVING BUILDING PILOT INTRO

THE LIVING BUILDING PILOT PROGRAM OFFERED BY THE CITY OF SEATTLE HAS BEEN ESTABLISHED TO ENCOURAGE OWNERS TO MEET VERY STRINGENT ENVIRNOMENTAL DESIGN CRITERIA WHILE ALLOWING OWNERS TO OFFSET THE COSTS ASSOCIATED WITH THESE SYSTEMS BY GRANTING PROJECTS ADDITIONAL HEIGHT AND AREA THROUGHT THE DEPARTURES PROCESS. THIS PROJECT IS PURSUSING THE CHALLENGE BY MEETING THE LBC PETALS, PLACE, MATERIALS & BEAUTY AND THE CITY ORDINANCE REQUIREMENTS FOR WATER AND ENERGY. IT IS IMPORTANT TO NOTE THAT THE ADVANCED ENVIRONMENTAL SYSTEMS INVOLVED TO MEET THE PILOT ORDINANCE PLAY A MAJOR ROLL IN SHAPING THE MASSING AND ORIENTATION OF THE MASSING CONCEPTS PRESENTED IN THIS PACKET. ADDITIONAL INFORMATION ON THE PILOT ORDINANCE AND LBC IS LOCATED ON PAGES 14 & 15 OF THIS PACKET.

5301 LEARY AVE NW

SITE

- SPLIT ZONED C1-65 / NC2-65
- SITE AREA C1-65: 10,344 SF NC2-65: 7,503 SF TOTAL: 17,847 SF

PROPOSAL

- DEMOLITION OF ONE BUILDING ON SITE, KEEP EXISTING 3-STORY BUILDING IN BALLARD LANDMARKS DISTRICT
- 6 STORIES ABOVE GRADE, 3 STORIES BELOW GRADE
- PROPOSED USES:
  - BELOW GRADE - PARKING AND SERVICE
  - GROUND LEVEL - ATHLETIC CLUB & MEZZANINE - APPROXIMATELY 16,000 SF (16,9000 SF OPTION D - CODE COMPLIANT)
  - LEVELS 2-6 - HOTEL - APPROXIMATELY 33,000 SF (25,800 SF OPTION D - CODE COMPLIANT)
  - ROOF - GREENHOUSE & ENVIRONMENTAL SYSTEMS
- 63 GUEST ROOMS (47 GUEST ROOMS OPTION D - CODE COMPLIANT)
- 38 PARKING STALLS, BELOW GRADE, ACCESSED VIA EXISTING BELOW GRADE PARKING GARAGE ON ADJACENT PROPERTY.
- MAINTAIN EXISTING HISTORIC PORTION OF BUILDING ON BALLARD AVE.



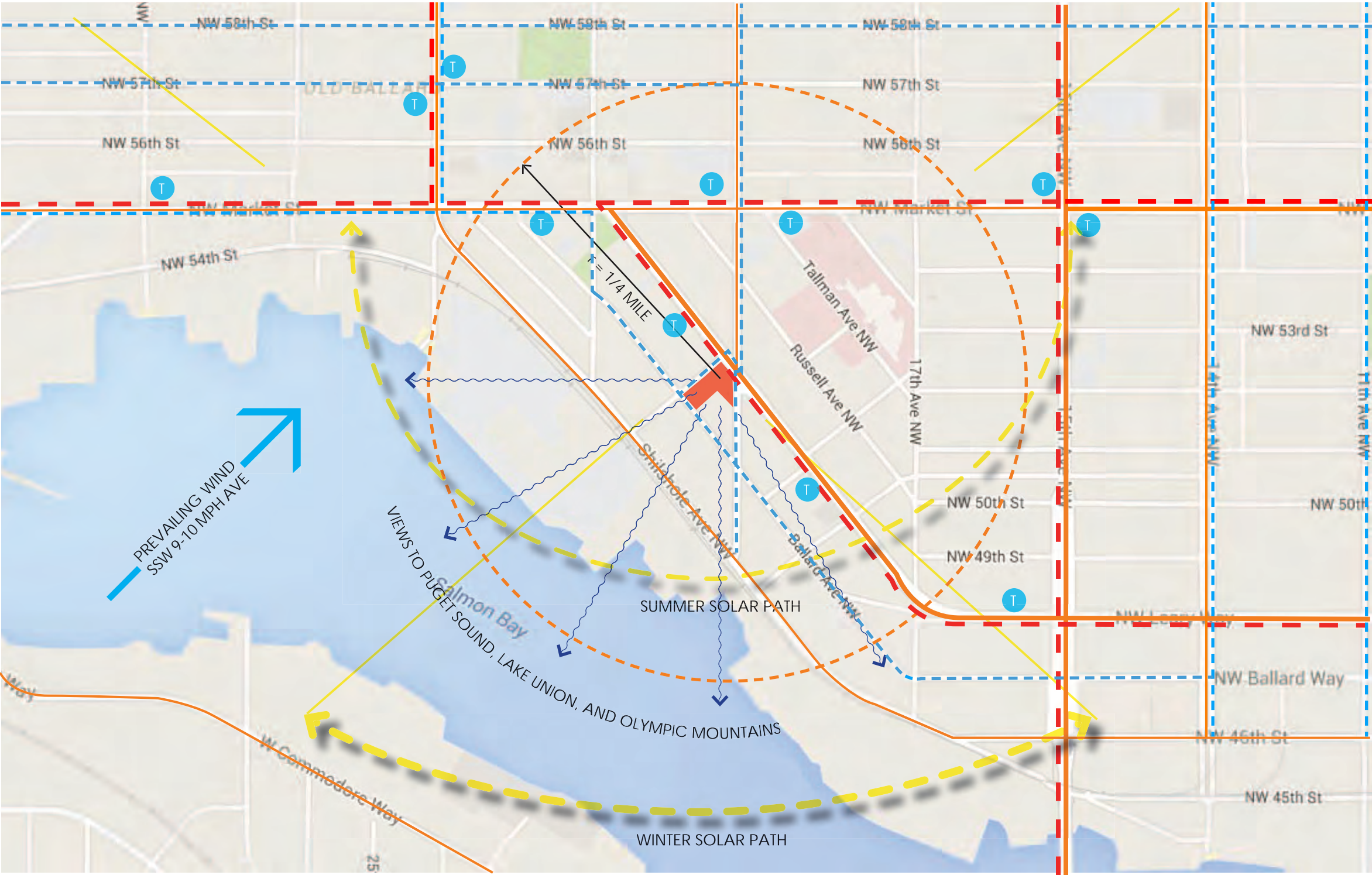
CIRCULATION, TRANSIT,  
& ENVIRONMENTAL ANALYSIS

KEY

- MAIN
- ARTERIAL
- BIKE ROUTE / LANES
- NEARBY TRANSIT STOP
- TRANSIT ROUTE
- VIEW OPPORTUNITIES

ANALYSIS | THE SITE IS LOCATED IN A DENSE HIGHLY ACTIVE NEIGHBORHOOD ALONG A MAIN ARTERIAL AND HAS STREET FRONTAGE ON THREE SIDES POSITIONED TO THE NORTHEAST. VIEWS WILL BE TERRITORIAL TO THE NORTHEAST WITH UPPER FLOORS HAVING CLEAR VIEWS TOWARDS THE SOUTH AND WEST TO SALMON BAY, THE LOCKS, AND THE OLYMPIC MOUNTAINS. THE SITE IS ORIENTED FOR GOOD SOUTH AND EAST SUN EXPOSURE WITH UPPER FLOORS HAVING A WEST EXPOSURE AS WELL.

CONCLUSION | PROVIDING AN ATHLETIC CLUB AND HOTEL IN THE HEART OF THE BALLARD HUB URBAN VILLAGE, ADJACENT TO A MAIN ARTERIAL, AND IN A NEIGHBORHOOD WITH AN INCREASING DENSITY FILLS A NEED FOR THE NEIGHBORHOOD. BY SITING THE UPPER FLOORS BACK FROM THE ADJACENT BUILDING TO THE SOUTHWEST ALLOWS FOR US TO BUILD ABOVE THE ADJACENT BUILDING WHILE STAYING UNDER OUR FAR AND WILL GIVE THE UPPER FLOORS VIEWS AND LIGHT FROM ALL DIRECTIONS.



## KEY

## KEY

- 07 BALLARD PUBLIC LIBRARY

**CONCLUSION |** THE SITE IS IN THE CORE OF THE BALLARD HUB URBAN VILLAGE AND SITUATED IN A HIGHLY DENSE POPULATION AREA MAKING THE HOTEL PORTION OF THIS PROJECT A GOOD ADDITION TO THE NEIGHBORHOOD WHILE EXPANDING THE EXISTING ATHLETIC CLUB. THE PORTION OF THE SITE WITHIN THE BALLARD AVE LANDMARKS DISTRICT WILL REMAIN UNCHANGED, WHILE THE NEW PORTION OF THE PROJECT WILL COMPLIMENT THE HISTORICAL BUILDINGS ALONG BALLARD AVE.





ZONING



KEY

COMMERCIAL	INDUSTRIAL COMMERCIAL 1	MID-ZONE HEIGHT CHANGES
NEIGHBORHOOD COMMERCIAL 1	GENERAL INDUSTRIAL 1	PEDESTRIAN ZONE
NEIGHBORHOOD COMMERCIAL 3	MID RISE	MAJOR INSTITUTION OVERLAY
	LOW RISE 3	

ADJACENT USES



KEY

MIXED USE
RESIDENTIAL
COMMERCIAL
INSTITUTIONAL
PARKING
OPEN SPACE







NEIGHBORHOOD VICINITY MAP



01. OLYMPIC ATHLETIC CLUB  
5301 LEARY AVE NW



02. HOTEL BALLARD  
5214 BALLARD AVE NW



03. BALLARD INN  
5300 BALLARD AVE NW



04. VALHALLA BUILDING - UNDER CONSTRUCTION  
5304 BALLARD AVE



05. CANAL STATION APARTMENTS  
5440 LEARY AVE NW



06. BALLARD LANDMARK RETIREMENT COMMUNITY  
5433 LEARY AVE NW



07. ODIN APARTMENTS  
5343 TALLMAN AVE NW



08. SWEDISH MEDICAL CENTER  
5300 TALLMAN AVE NW



09. CURTIS BUILDING  
5227 LEARY AVE NW



10. MASSAGE HEIGHTS  
5400 LEARY AVE NW



11. SANBORN BUILDING  
5323 BALLARD AVE

## NEIGHBORHOOD CONTEXT | SUMMARY

THE NEIGHBORHOOD IS A MIX OF NEIGHBORHOOD COMMERCIAL AND COMMERCIAL WITH MOSTLY MIXED-USE BUILDINGS, HIGH DENSITY RESIDENTIAL AND THE BALLARD AVE LANDMARKS DISTRICT. OUR PROPOSAL WILL ACT AS A GATEWAY TO THE HISTORIC DISTRICT BY BLENDING SOME OF THE CHARACTERISTICS OF THOSE STRUCTURES AT THE BASE WITH A MORE MODERN AESTHETIC ON THE UPPER LEVELS. WITHOUT A CLEAR VERNACULAR FOR THE NEIGHBORHOOD OUR PROJECT WILL TAKE CUES FROM BOTH THE HISTORIC AND MODERN AESTHETIC TO INFORM OUR DESIGN.



SEATTLE MUNICIPAL CODE TITLE 23  
PROJECT IS ENROLLED IN SMC 23.40.060 - LIVING BUILDING PILOT PROGRAM  
REQUIREMENTS FOR COMMERCIAL 1 - 65 & NEIGHBORHOOD COMMERCIAL 2-65 ZONES  
SMC 23.47A + SMC23.40.060

SMC 23.47A.004 (TABLE A) | PERMITTED USES  
LODGING USES ARE PERMITTED OUTRIGHT  
SPORTS & RECREATION INDOOR USES ARE PERMITTED OUTRIGHT

SMC 23.47A.005 | STREET-LEVEL USES  
NO RESTRICTION ON USE OTHER THAN RESIDENTIAL

SMC 23.47A.008 | STREET LEVEL DEVELOPMENT STANDARDS

- BLANK FACADE: BLANK SEGMENTS OF WALL BETWEEN 2’ AND 8’ ABOVE SIDEWALK MAY NOT EXCEED 20’ IN WIDTH. TOTAL OF ALL BLANK FACADE SEGMENTS MAY NOT EXCEED 40% OF THE WIDTH OF THE STRUCTURE’S FACADE ALONG THE STREET. STREET-LEVEL, STREET FACING FACADES SHALL BE LOCATED WITHIN 10’ OF THE STREET LOT LINE
- TRANSPARENCY: 60% OF STREET-FACING FACADE BETWEEN 2’ AND 8’ ABOVE SIDEWALK SHALL BE TRANSPARENT
- DEPTH: NON-RESIDENTIAL USES SHALL EXTEND AN AVERAGE DEPTH OF AT LEAST 30’ AND A MINIMUM DEPTH OF 15’ FROM THE STREET-LEVEL, STREET FACING FACADE.
- HEIGHT: NON-RESIDENTIAL USES AT STREET LEVEL SHALL HAVE A FLOOR TO FLOOR HEIGHT OF AT LEAST 13’

SMC 23.47A.012 | STRUCTURE HEIGHT

BASE HEIGHT: 65’ + 20’ (PER SMC 23.40.060) = 85’

- ADDITIONAL 20’ IN ZONES W/ HEIGHT LIMIT <45’ (SMC 23.40.060
- SOLAR COLLECTORS MAY EXTEND UP TO 7’ ABOVE OTHERWISE APPLICABLE HEIGHT LIMIT, OR 15’ IF >20% OF ROOF AREA
- MECHANICAL EQUIPMENT MAY EXTEND UP TO 7’ ABOVE OTHERWISE APPLICABLE HEIGHT LIMIT IF >20% OF ROOF AREA
- STAIR & ELEVATOR PENTHOUSES MAY EXTEND ABOVE THE APPLICABLE HEIGHT LIMIT UP TO 16’
- GREENHOUSES THAT ARE DEDICATED TO FOOD PRODUCTION MAY EXTEND ABOVE THE APPLICABLE HEIGHT LIMIT UP TO 15’ IF THE COMBINED TOTAL COVER AGE OF ALL FEATURES GAINING ADDITIONAL HEIGHT IS >50% OF ROOF AREA AND GREENHOUSE ADHERES TO SETBACK REQUIREMENT (10’ FROM NORTH BUILDING EDGE)

SMC 23.47A.013 | FLOOR AREA RATIO

BASE FAR: 4.25 + 15% INCREASE PER SMC 23.40.060) = 4.89

MINIMUM FAR: 2.0

SMC.23.47A.014 | SETBACK REQUIREMENTS

NONE ADJACENT TO OTHER COMMERCIAL ZONES

SMC.23.47A.016 | LANDSCAPING STANDARDS

GREEN FACTOR SCORE OF .3 OR GREATER

SMC.23.47A.022 | LIGHT AND GLARE STANDARDS

EXTERIOR LIGHT MUST BE SHIELDED AND DIRECTED AWAY FROM ADJACENT USES

SMC 23.54.015 | REQUIRED PARKING

REQUIRED PARKING IN NC3 ZONES WITHIN AN URBAN VILLAGE:  
NOT REQUIRED, PER TABLE B FOR SMC 23.54.015: SECTION II ITEM “K”.

JAMES R. LLC.



OLYMPIC CLUB & HOTEL EXPANSION  
5301 LEARY AVE NW

Early Design Guidance  
12/21/2015 #3017993

ZONING ANALYSIS  
ZONING & SITE PLAN







SITE VICINITY MAP



01. LOOKING NE ALONG NW VERNON PL



02. LOOKING NW ALONG 20TH AVE NW



03. APPROACH TO SITE FROM E ACROSS 20TH AVE NW



04. LOOKING SW ACROSS LEARY AVE NW



05. INTERSECTION OF SITE & EXISTING HOTEL ALONG (E) PROPERTY LINE



06. INTERSECTION OF SITE & EXISTING ATHLETIC CLUB ALONG SW PROPERTY LINE



07. LOOKING SE ACROSS LEARY AVE NW

SITE CONTEXT | SUMMARY

THE 17,847 SF SITE SITS @ THE INTERSECTION OF LEARY AVE NW, VERNON PLACE, 20TH AVE NW AND BALLARD AVE NW, PROVIDING A PROMINENT CORNER SITE. THE SITE IS UNIQUE AS IT IS ADJACENT TO AND PARTIALLY IN THE BALLARD AVE LANDMARKS DISTRICT. THE SITE IS RELATIVELY FLAT, SLOPING APPROXIMATELY 3’ ACROSS ITS ENTIRETY. GENEROUS SIDEWALKS ARE PRESENT ALONG 20TH AVE NW & LEARY AVE NW WITH AN 8’-1” SIDEWALK ALONG VERNON PLACE HEADING INTO THE LANDMARKS DISTRICT. A MIX OF HEIGHT, BULK AND SCALE IS PRESENT IN ADJACENT PROPERTIES AS WELL AS A VARIETY OF ARCHITECTURAL TYPES.



WEST SIDE OF 20TH AVE NW



CORNER OF LEARY AVE NW & 20TH AVE NW





SOUTH SIDE OF NW VERNON PL



NORTH SIDE OF BALLARD AVE NW





CITYWIDE DESIGN GUIDELINES

CONTEXT & SITE

CS1.A1 | ENERGY CHOICES: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1.B1 | SUN AND WIND: Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.

CS1.B2 | DAYLIGHT AND SHADING: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

CS1.B3 | MANAGING SOLAR GAIN: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1.E2 | ADDING INTEREST WITH PROJECT DRAINAGE: Use project drainage systems as opportunities to add interest to the site through water-related design elements. Features such as trees, rain gardens, bioswales, green roofs, fountains of recycled water, and/or water art installations can create movement and sound, air cooling, focal points for pedestrians, and habitats which may already be required to manage on-site stormwater and allow reuse of potable water for irrigation.

URBAN PATTERN & FORM

CS2.A1 | SENSE OF PLACE: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.

CS2.A2 | ARCHITECTURAL PRESENCE: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a "high-profile" design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

CS2.B1 | SITE CHARACTERISTICS: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2.B2 | CONNECTION TO THE STREET: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

CS2.B3 | CHARACTER OF OPEN SPACE: Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public use. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views of architecture or other prominent features).

CS2.C1 | CORNER SITES: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

CS2.D1 | EXISTING DEVELOPMENT AND ZONING: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/ or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

CS2.D3 | ZONE TRANSITIONS: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factors to consider:

- a. Distance to the edge of a less (or more) intensive zone;
- b. Differences in development standards between abutting zones;
- c. The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change);
- d. Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and
- e. Shading to or from neighboring properties.

CS2.D4 | MASSING CHOICES: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/ or make for interesting urban form.

CS2.D5 | RESPECT FOR ADJACENT SITES: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

ARCHITECTURAL CONTEXT & CHARACTER

CS3.A1 | FITTING OLD AND NEW TOGETHER: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3.A3 | ESTABLISHED NEIGHBORHOODS: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

PUBLIC LIFE

PL1.B2 | PEDESTRIAN VOLUMES: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1.B3 | PEDESTRIAN AMENITIES: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building’s entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.

PL2 WALKABILITY

PL2.A1 | ACCESS FOR ALL: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate “back door” entrances for persons with mobility limitations.

PL2.B1 | EYES ON THE STREET: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

PL2.B3 | STREET-LEVEL TRANSPARENCY: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.

PL2.C1 | LOCATIONS AND COVERAGE: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.

PL2.C2 | DESIGN INTEGRATION: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL3 STREET-LEVEL INTERACTION

PL3.A1 | DESIGN OBJECTIVES: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

PL3.C1 | POROUS EDGE: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3.C2 | VISIBILITY: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL4 ACTIVE TRANSPORTATION

PL4.A1 | SERVING ALL MODES OF TRAVEL: Provide safe and convenient access points for all modes of travel.

PL4.B2 | BIKE FACILITIES: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PROJECT USES & ACTIVITES

DC1.A1 | VISIBILITY: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1.A4 | VIEWS AND CONNECTIONS: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

DC1.B1 | ACCESS LOCATION AND DESIGN: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1.C1 | BELOW-GRADE PARKING: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

ARCHITECTURAL CONCEPT

DC2.A1 | SITE CHARACTERISTICS AND USES: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. in addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

DC2.A2 | REDUCING PERCEIVED MASS: Use secondary architectural elements to reduce the perceived mass of larger projects. consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

DC2.B1 | FAÇADE COMPOSITION: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that about an alley, design the alley façade and its connection to the street carefully. at a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

DC2.B2 | BLANK WALLS: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians. These may include:

b. green walls, landscaped areas or raised planters;

c. wall setbacks or other indentations;

d. display windows; trellises or other secondary elements;

DC2.C1 | VISUAL DEPTH AND INTEREST: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

DC2.C3 | FIT WITH NEIGHBORING BUILDINGS: Use design elements to achieve a successful fit between a building and its neighbors, such as:

a. Considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials,

DC2.D1 | HUMAN SCALE: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

DC2.D2 | TEXTURE: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC2.E1. | LEGIBILITY AND FLEXIBILITY: Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC3 Open Space Concept

DC3.A1 | INTERIOR/EXTERIOR FIT: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3.B1 | MEETING USER NEEDS: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3.C2 | AMENITIES AND FEATURES: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays



EXTERIOR ELEMENTS & FINISHES

DC4.A1 | EXTERIOR FINISH MATERIALS: Building exteriors should be constructed of durable and maintainable materials that are attractive *even when viewed up close*. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4.B1 | SCALE AND CHARACTER: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs. Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity.

DC4.C1 | FUNCTIONS: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4.D1 | CHOICE OF PLANT MATERIALS: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.

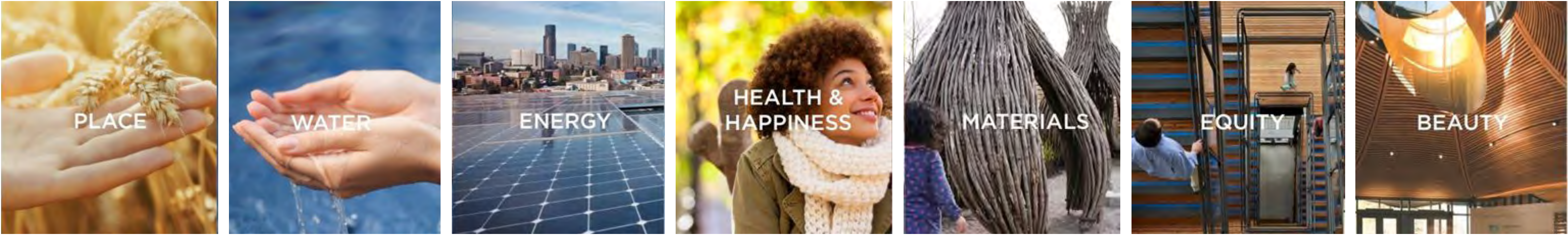


◀ Green screen, roof garden, solar panels, and water collection

Use of quality materials, such as natural stone at the base, & cream colored stucco above, tie in to the existing hotel, along with classic elements such as detailed balcony railings & sophisticated black metal windows







The goal of the Pilot Program is to encourage the development of buildings that meet the Living Building Challenge by allowing departures from code requirements that might otherwise discourage or prevent buildings from meeting this standard. Overall, the Living Building Pilot Program is intended to:

- 1. Stimulate innovative development that meets the goals of the Living Building Challenge and City of Seattle design guidelines.
- 2. Encourage development that will serve as a model for other projects throughout the City and region and will stimulate development of new Living Buildings.
- 3. Identify barriers to Living Buildings in current codes and processes.

Qualifying projects under the Living Building Pilot Program that are granted departures shall meet one of the following:

- 1) All of the imperatives of the Living Building Challenge, version 2.1; or
- 2) At least three of the seven performance areas, or “petals,” of the Living Building Challenge, version 2.1 (PLACE, Water, Energy, Health & Happiness, MATERIALS, Equity, and BEAUTY), including at least one of the following three petals: Energy, Water, or MATERIALS, and ALL of the following standards:
  - a) Total building energy usage shall be 75 percent or less of the energy consumed by a “standard reference design building,” as defined in the Seattle Energy Code in effect at the time a complete building permit application is submitted;
  - b) Total building water usage, not including harvested rainwater, shall be 25 percent or less of the average water usage for a comparable building not in the Living Building Pilot Program, based on Seattle Public Utility estimates or other baseline approved by the Director that would provide a comparable estimate; and
  - c) At least 50 percent of stormwater shall be captured and used on site.

OUR WATER & ENERGY STRATEGIES

Water conservation & Energy strategies considered include:

- |   |                                     |                                      |
|---|-------------------------------------|--------------------------------------|
| - Heat pump heating   | - High efficiency pool equipment    | - Low flow fixtures                  |
| - Heat recovery ventilation   | - Optimized HVAC controls           | - Non-potable water collection:      |
| - Drain water or waste heat recovery  | - Low Energy Use Exercise Equipment | - High efficiency irrigation:        |
| - Integrated design of façade to exceed code prescriptive thermal performance | - Measurement and Verification      | - Occupant engagement                |
| - Daylighting controls  | - On-site renewable energy          | - Water collection & storage on site |
| - High efficacy lighting  | - Enhanced commissioning            |                                      |



PERFORMANCE PETAL INTENT



PLACE

The Place Petal aims to reconnect people with their environment by focusing on where to build, how to restore areas that have been developed, how to create a community that focuses more on walking and less on the automobile, and supporting local and regional agriculture. By encouraging compact, connected communities, sprawl into sensitive habitats can be prevented.

Imperative 01 - Limits to Growth – The project is designed on a previously developed, non-floodplain site and will choose only native or naturalized plant species to minimize environmental impact.

Imperative 02 - Urban Agriculture - 1% of the Project Area must be allocated for food production by utilizing rooftop space and vertical gardens.

Imperative 03 - Habitat Exchange - For each hectare of development, the project must set aside an equal amount of land away from the project site in perpetuity to protect sensitive habitats and maintaining important ecosystem services.

Imperative 04 - Human Powered Living - The project is designed to support a human-powered lifestyle, which include: Promotion, storage and use of bicycles, promotion of the use of stairs, electric vehicle charging station, etc.



MATERIALS

Through the Materials Petal, project teams can help to reduce the negative effects that building materials have throughout their life cycle. These include personal illness, habitat and species loss, pollution, and resource depletion, by creating a design that uses not only “green” products, but also products that come from responsible and transparent manufacturers.

Imperative 10 - Red List – The Project is to use only products that are absent of Red List chemicals, otherwise identified as chemicals that can have the greatest impact on human and ecosystem health.

Imperative 11 - Embodied Carbon Footprint - The project will account for its total embodied carbon by offsetting construction impact through a one-time carbon offset.

Imperative 12 - Responsible Industry - The project team will meet the requirements of this Imperative by advocating for sustainable resource extraction and fair labor practices through third party certified standards and utilizing those that exist. The project will also support manufacturer transparency and health by using at least one product per 500 square meters of gross building area that has a Declare label

Imperative 13 - Living Economy Sourcing - The project is designed with the manufacturing location of products in mind to strengthen local economic growth and reduce the environmental impact of transportation. A least 20% of the construction budget will come from within 500km of the project site, 30% from within 1000km and 25% from within 5000km.

Imperative 14 - Net Positive Waste - The project is designed to minimize waste before, during and after construction. Use salvaged materials, implement recycling and composting programs after occupancy and consider end of life of materials.



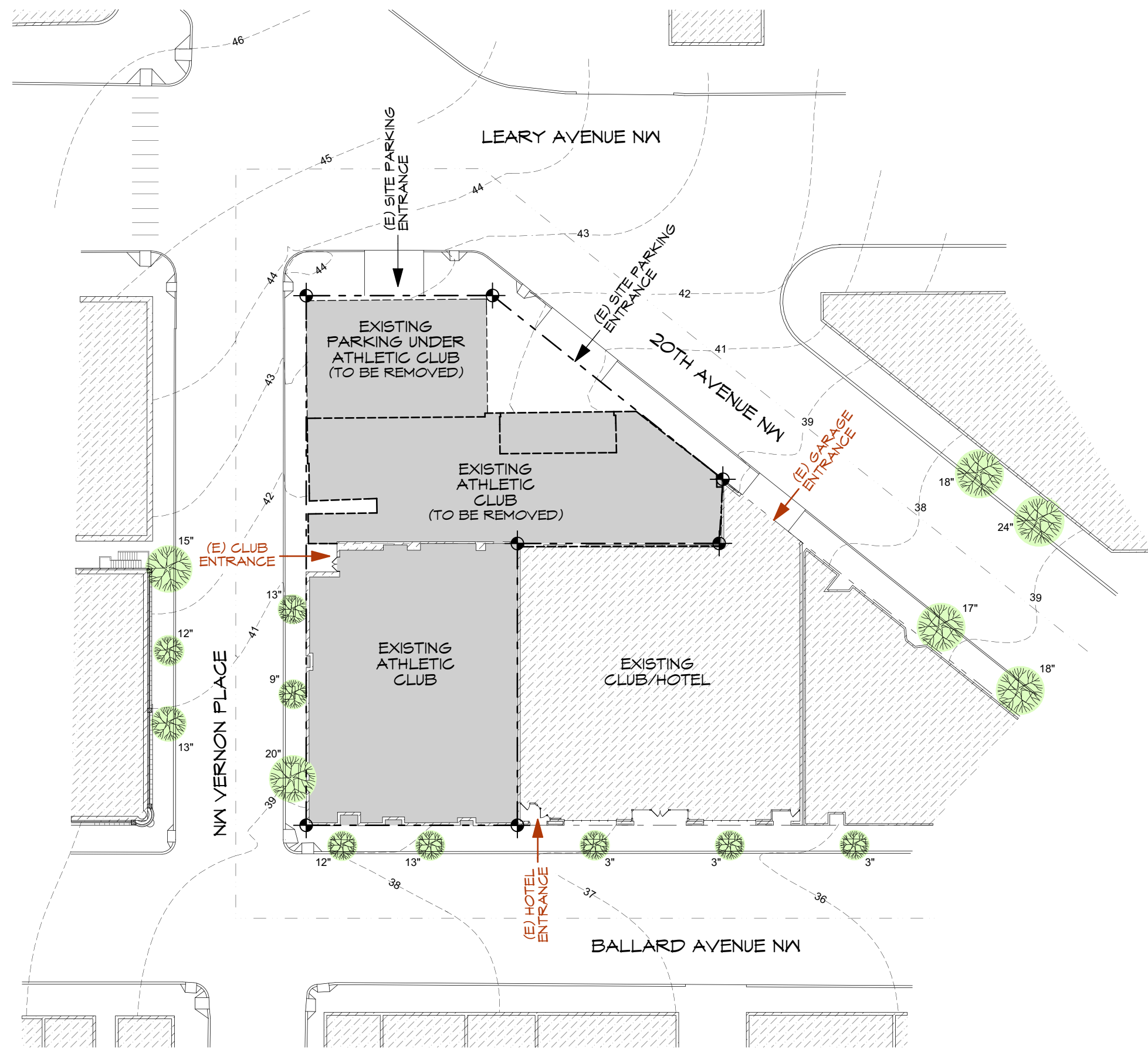
BEAUTY

The Beauty Petal is “to recognize the need for beauty as a precursor to caring enough to preserve, conserve and serve the greater good.” Through the design, the project must demonstrate that throughout the space, an effort was made to enrich people’s lives. While beauty may be subjective, the elements of thoughtful design will then be shared with the public through a variety of media.

Imperative 19 - Beauty and Spirit - The project is to contain features that are enjoyable to occupants and that celebrate culture, spirit and place. There is also an effort to meaningfully integrate public art.

Imperative 20 - Inspiration and Education - The project is designed to include beautiful and inspirational elements, which will be shared with the public to educate and inspire others to make a positive impact, that will be shared through educational publications, web content, signage, etc.

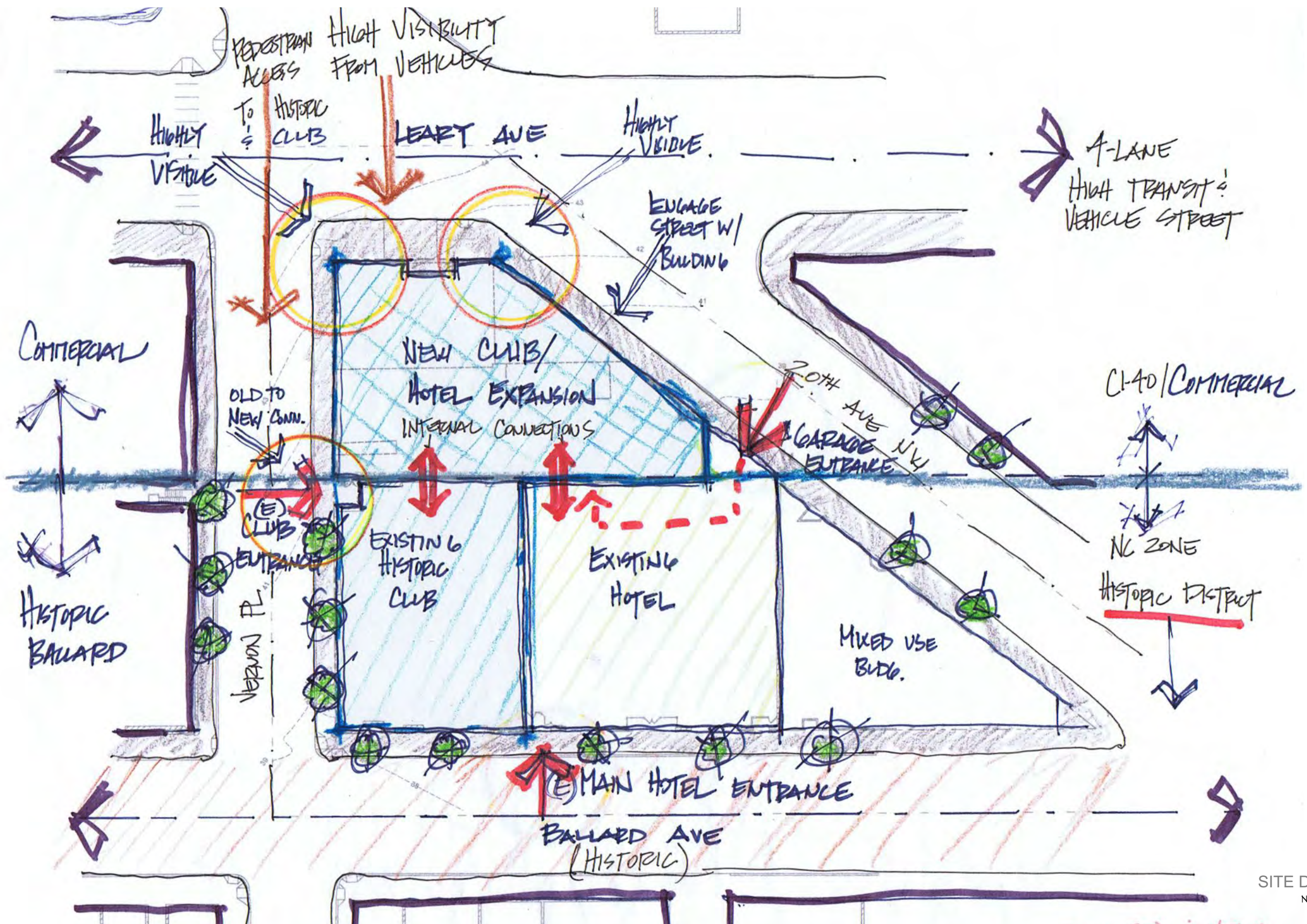




KEY

- EXISTING BUILDING ON EXISTING SITE
- NEIGHBORING EXISTING BUILDINGS
- EXISTING STREET TREES -  
NOTE: ALL TREES SHOWN IN R.O.W.  
TO REMAIN:  
SPECIES - GLEDITSIA TRIACANTHOS  
COMMON NAME - HONEY LOCUST  
SIZE - PER PLAN





SITE DIAGRAM



DEPARTURES ALLOWED PER PARTICIPATION IN LIVING BUILDING PILOT PROGRAM

Structure Height Departure: 20' Additional Height

Code Reference:  
SMC 23.47A.12 Increase of 20 feet in height Structure Height

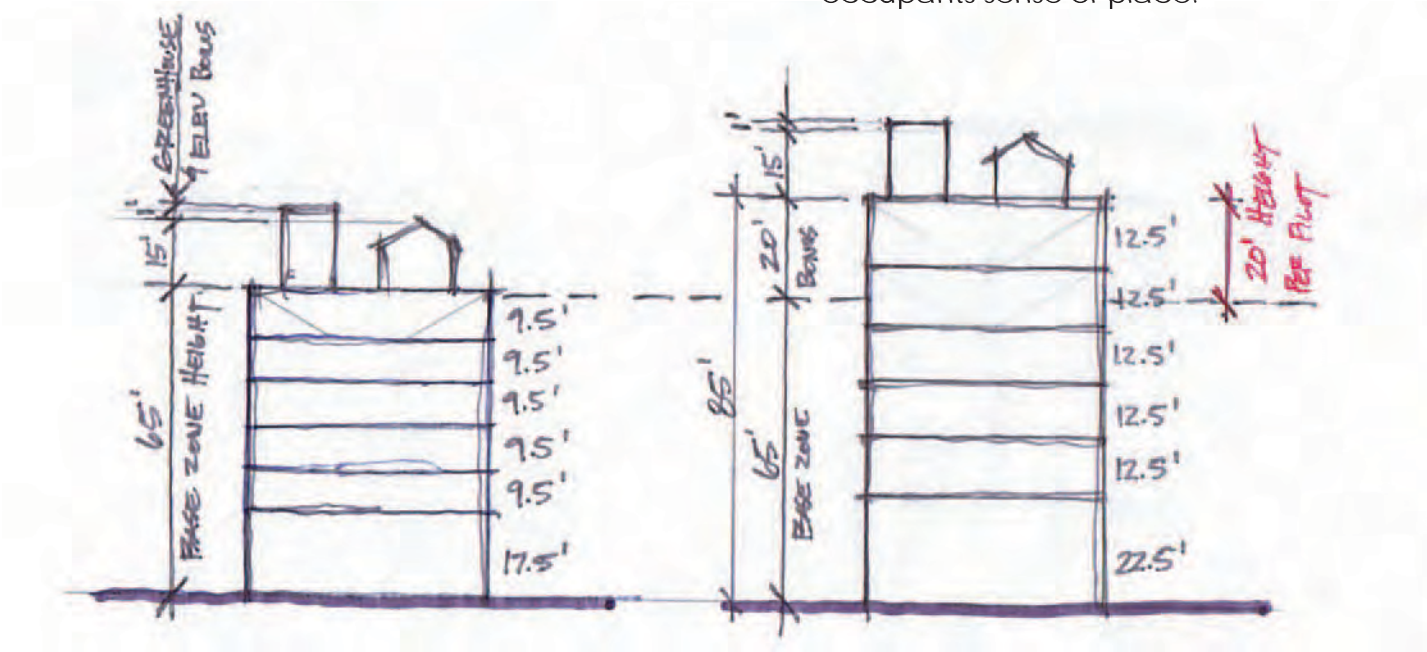
Base Standard:  
Allowable building height of 65' in C1-65 zone

Proposed Departures:  
Projects participating in the Living Building Pilot Program pursuant to SMC 23.40.060 may be allowed departure to structure height. SMC 23.41.012.D.2.e.3 & 23.41.012.D.2.e.4 would allow the Board to grant a departure of up to 20' of additional height in zones with a 45' or greater height limit. Our proposal is seeking a departure for 20' of additional height as a participant in the Living Building Pilot program.

- Reasoning, Strategies & effects of departures due to Pilot Ordinance requirements:  
Use the additional height as follows:
- 1. Higher Floor-to-Floor heights;
    - a. Allows natural light penetration deeper into spaces for less artificial lighting and reduction in energy usage;
    - b. Provides additional height necessary for the additional environments systems and infrastructure needed to meet water and energy requirements;
    - c. Allows for higher location of operable windows for natural ventilation strategies;
    - d. Provides for narrower upper floor plates that allows for greater solar, light, and ventilation potential on upper guest rooms which allows for Green Roof space above Club level for Imperatives 19 "Beauty & Spirit" & 20 "Inspiration & Education".
  - 2. Taller than adjacent buildings;
    - a. Allows for full exposer at roof level for solar energy strategies;
    - b. Allows for growing potential at upper roof for urban agriculture requirements of Imperative 02 "Urban Agriculture";
    - c. Allows for additional vegetated wall area for reduction in cooling and heating needs;
    - d. Creates a variety of building heights and interest in neighborhood and allows opportunity for this building to act as a gateway into district while showcasing the environmental systems;
    - e. Allows for upper floor views to surrounding natural features to enhance the occupants sense of place.

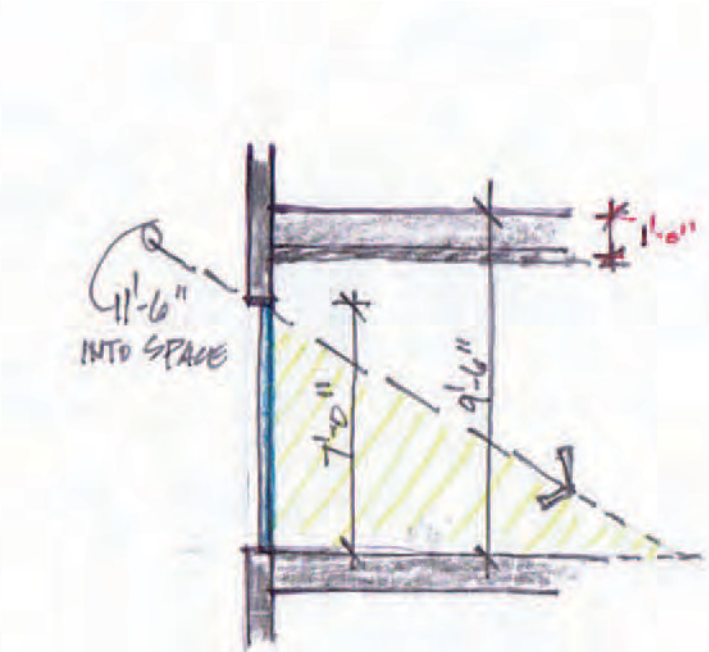
Living Building Pilot Program requirements achieved through departure:  
01 – Limits to Growth  
02 – Urban Agriculture  
19 – Beauty & Spirit  
20 – Inspiration & Education  
Water & Energy Reductions per SMC 23.40.060.E.1.a.2)

Design Guidelines improved design achieved through departure:  
CS1.A1 – Energy Choices: influence building form, siting & orientation.  
CS1.B1 – Sun & Wind: reducing need for mechanical ventilation & heating.  
CS1.B2 – Daylight & Shading: Maximize daylight for interior spaces.  
SC1.B3 – Managing Solar Gain: Manage Direct Sunlight.  
CS2.A1 – Sense of Place: Sites with prominent visibility...iconic buildings.  
CS2.C1 – Corner Sites: Corner sites can serve as gateways.  
PL2.B3 – Street Level Transparency: Ensure transparency of street level uses.  
DC2.A2 – Reducing Perceived Mass: recesses or indentations in building envelope  
DC3.C2 – Amenities and Features: Create attractive outdoor spaces.

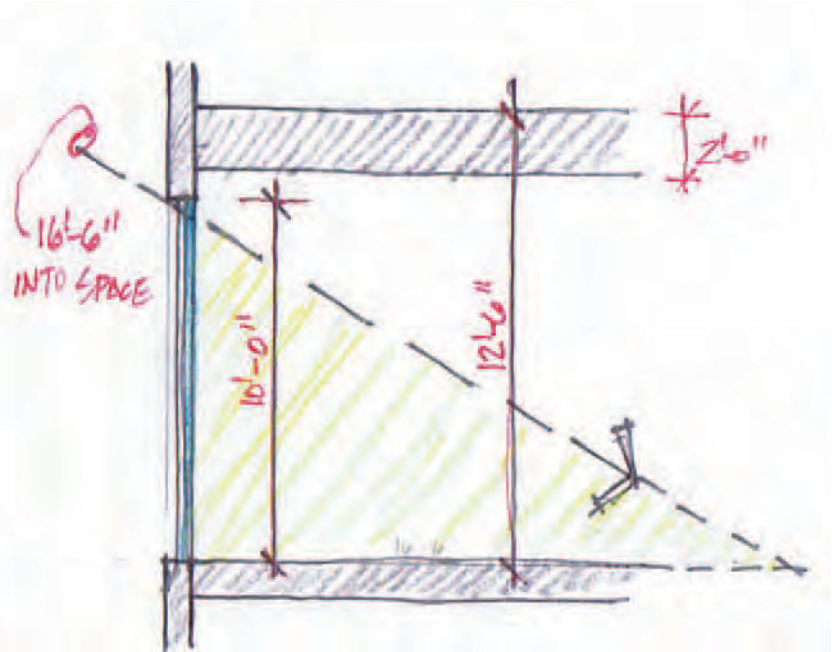


Typical building height without LBPP height departure

Building with LBPP height departure



Typical floor section without LBPP height departure



Floor section with LBPP height departure



# DEPARTURES ALLOWED PER PARTICIPATION IN LIVING BUILDING PILOT PROGRAM

Floor Area Departure: 15% FAR Increase

Code Reference:  
SMC 23.47A.13 Increased of 15% in FAR

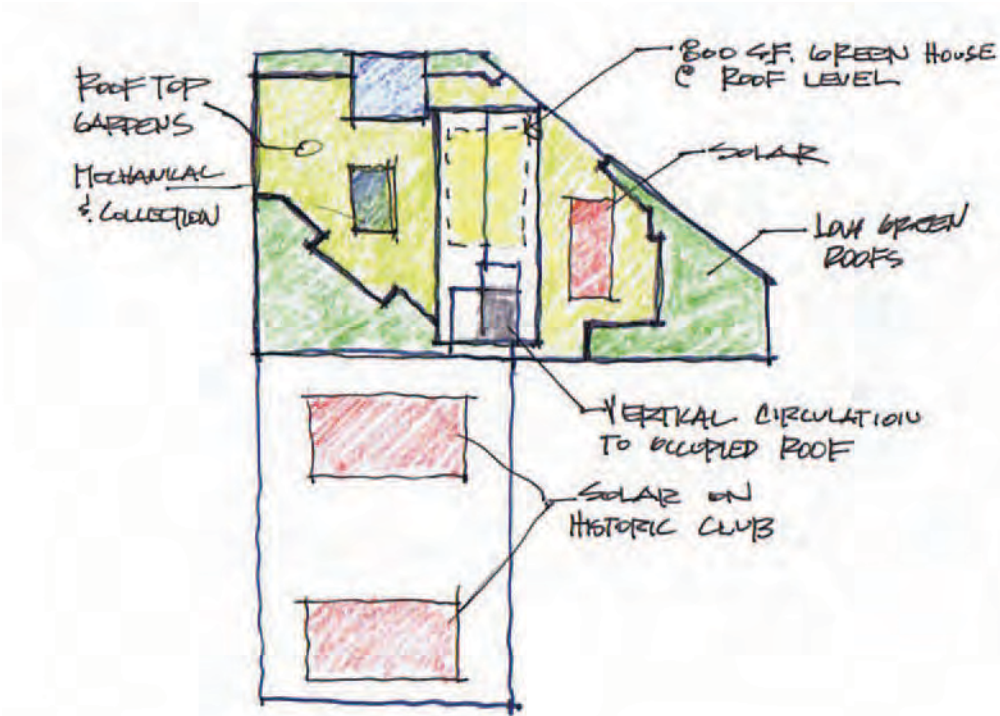
Base Standard:  
F.A.R. of 4.25

Proposed Departures:  
Projects participating in the Living Building Pilot Program pursuant to SMC 23.40.060 may be allowed departure to F.A.R. to allow an increase of 15% above the base F.A.R. allowed per zone. See SMC 23.41.012.D.2.C Our proposal is seeking a departure for the 15% F.A.R. increase. Base F.A.R. limit would be 43,962 SF for this project. The departure of 15% would allow for 50,556 SF of F.A.R. for this project.

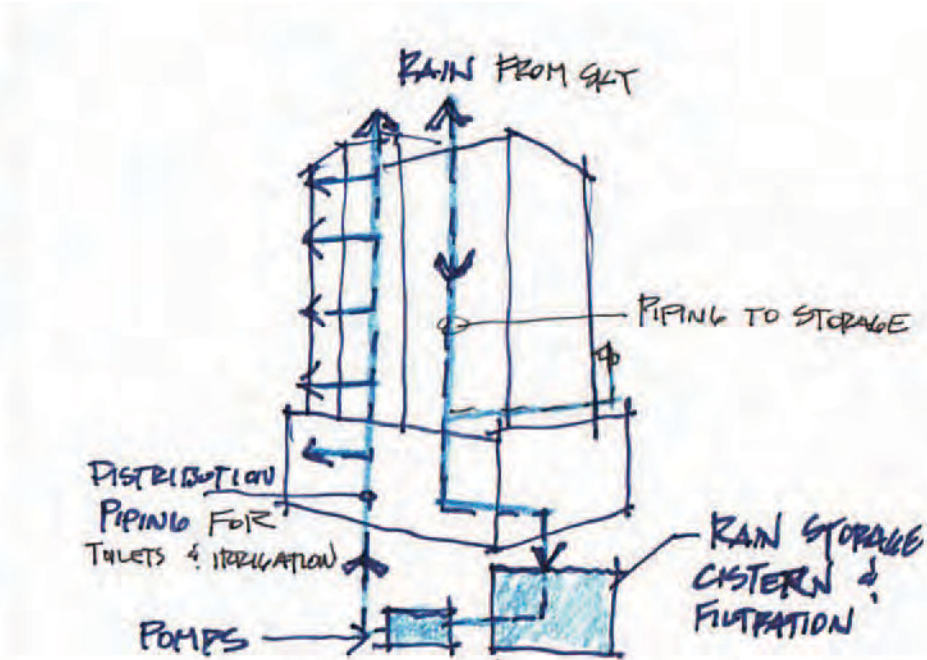
- Reasoning, Strategies & effects of departure due to Pilot Ordinance requirements:  
The additional F.A.R increase provides for the following:
- 1% of Gross building SF must be dedicated to urban agriculture food production;
    - The addition of a greenhouse on the upper roof would provide for year round food production. Food generated would be supplied to neighborhood restaurants;
    - Service area for the greenhouse on the roof and in garage areas can be offset with usable F.A.R contributing space on the upper floor hotel and club.
  - Incorporation of advanced building systems and green technologies to meet water and energy requirements requires additional dedicated SF on the interior of the building for:
    - Grey water collection, filtration, pumping and distribution;
    - Large Cistern for rainwater collection and associated filtration and pumps;
    - Green roof strategies for urban agriculture, rain water collection, and heat sinks;
    - Shafts and additional floor space required for multiple water and HVAC systems;
    - Car charging and bike storage spaces in the garage and their associated systems.
  - The F.A.R. increase provides an offset for the additional areas needed to incorporate our advanced green strategies and systems while allowing for the owner to meet the tight programmatic requirements to make this project feasible.

Living Building Pilot Program requirements achieved through departure:  
01 – Limits to Growth  
02 – Urban Agriculture  
20 – Inspiration & Education  
Water & Energy Reductions per SMC 23.40.060.E.1.a.2)

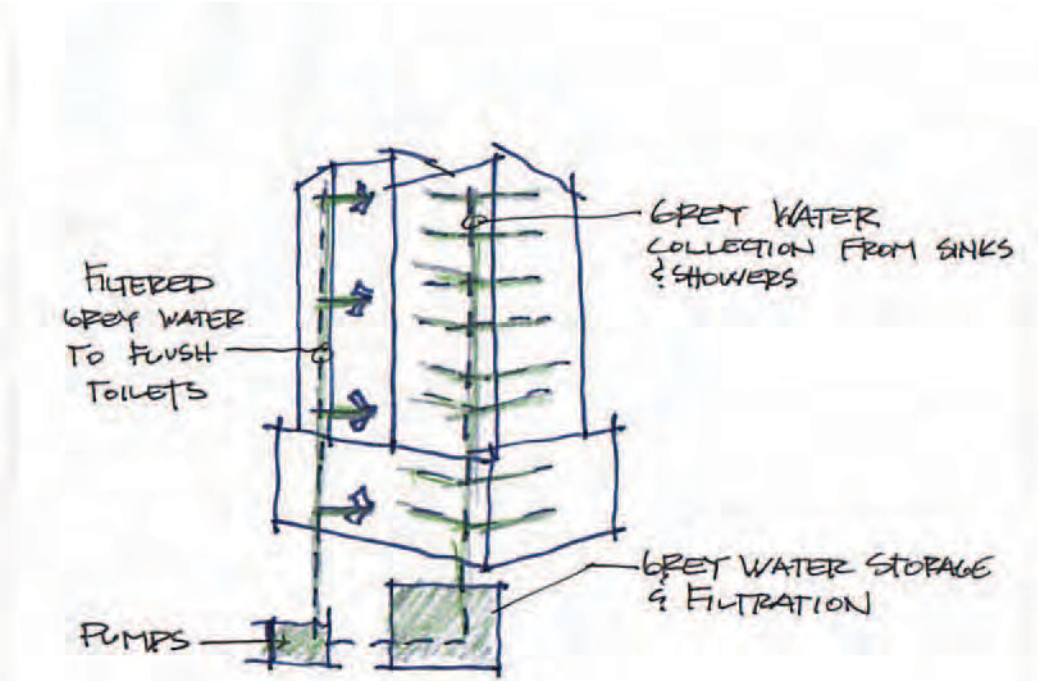
Design Guidelines improved design achieved through departure:  
CS1.A1 – Energy Choices: influence building form, siting & orientation.  
CS1.B1 – Sun & Wind: reducing need for mechanical ventilation & heating.  
CS1.B2 – Daylight & Shading: Maximize daylight for interior spaces.  
SC1.B3 – Managing Solar Gain: Manage Direct Sunlight.  
DC2.A2 – Reducing Perceived Mass: recesses or indentations in building envelope  
DC3.C2 – Amenities and Features: Create attractive outdoor spaces.



LBPP roof systems



LBPP rain water diagram

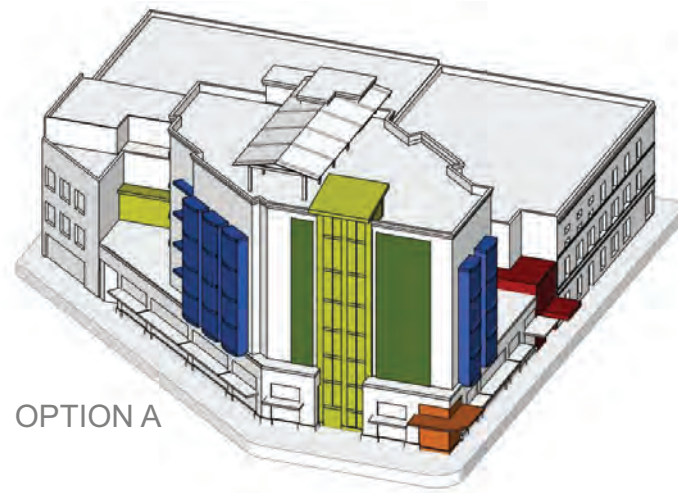


LBPP gray water diagram



# CONCEPTUAL DESIGN OPTIONS

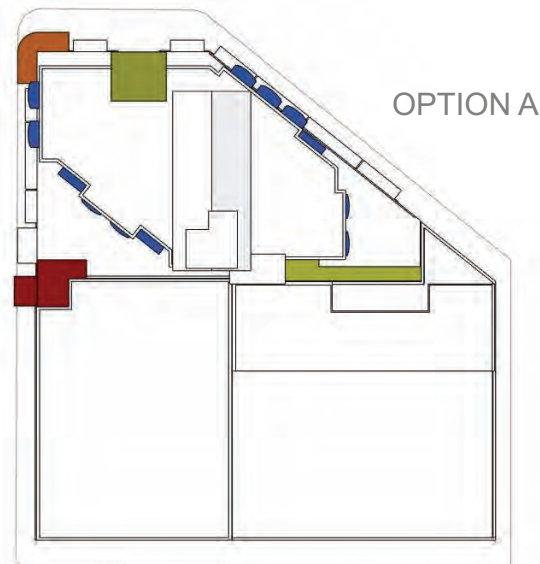




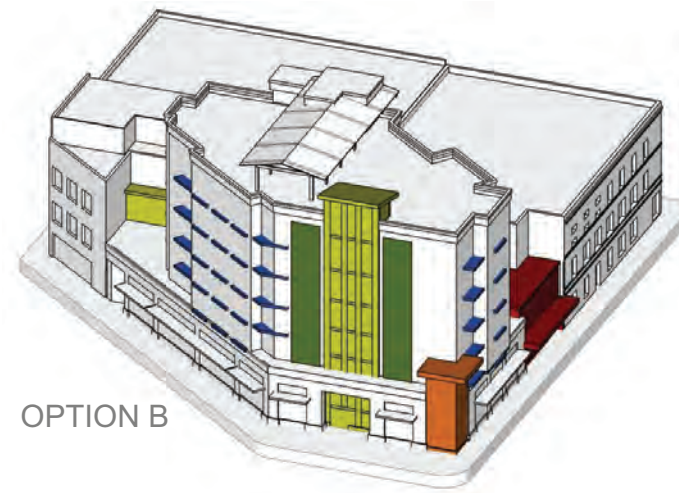
OPTION A

### PREFERRED OPTION - OPTION A

- HIGHLIGHTS ACTIVE VERTICAL CIRCULATION FEATURE
- HIGHLIGHTED CORNER WINDOW & RADIUS AWNING WITH SIGNAGE TO MAXIMIZE INTEREST
- BAY PROJECTIONS ABOVE WITH DECKS
- EXISTING ENTRY WITH LARGER AWNING & HISTORIC FEATURES
- SCULPTED TOP FLOORS FOR MORE DAYLIGHT & GREEN ROOF ABOVE CLUB - MAXIMIZED SITING FOR VIEWS & USE OF PASSIVE SOLAR AND WIND
- MAXIMIZED AREA FOR GREEN WALLS
- ROOFTOP STRATEGIES: GREENHOUSE & ROOFTOP GARDEN, SOLAR VOLTAICS, RAINWATER STORAGE & TREATMENT, THERMAL EXCHANGE FOR HOT WATER, ETC.
- STRONG STREET EDGE WITH GREATEST SETBACK OF UPPER FLOORS FOR LIGHT AND AIR



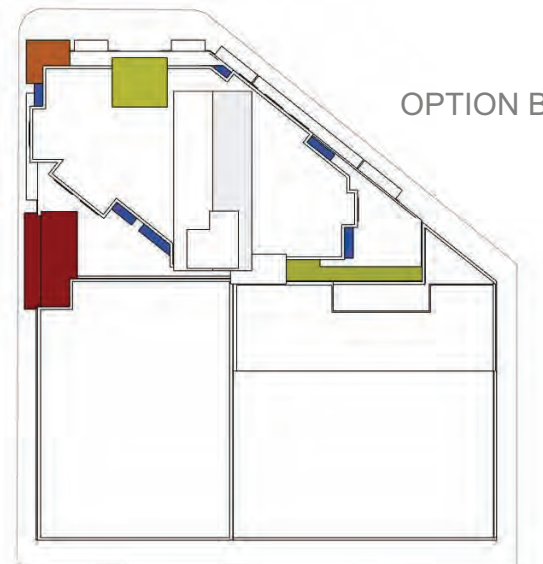
OPTION A



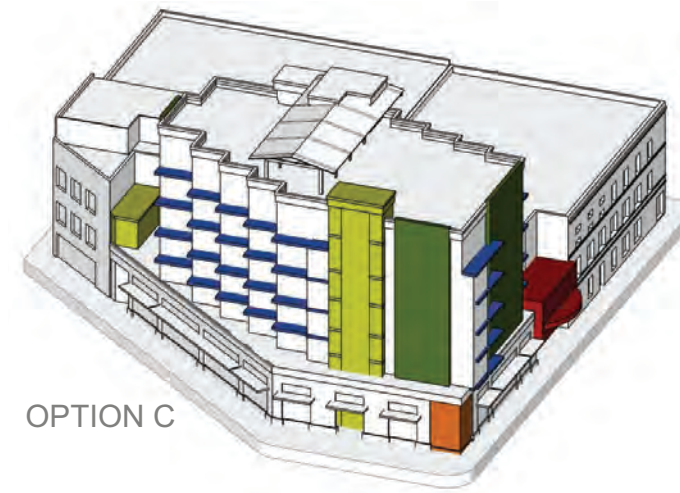
OPTION B

### OPTION B

- BREAK IN BASE @ VERTICAL STAIR TO HIGHLIGHT ACTIVE VERTICAL CIRCULATION FEATURE
- RAISED CORNER AT BASE FOR ADDED INTEREST
- ARTICULATED UPPER FLOORS WITH BALCONIES AND BAYS
- ENTRY DOOR WITH NO SETBACK AND NEW AWNING
- SLENDER UPPER FLOORS FOR MORE DAYLIGHT & LOW GREEN ROOF ABOVE CLUB - APPROPRIATE SITING FOR VIEWS & USE OF PASSIVE SOLAR AND WIND
- ADDITIONAL AREA FOR GREEN WALLS
- ROOFTOP STRATEGIES: GREENHOUSE & ROOFTOP GARDEN, SOLAR VOLTAICS, RAINWATER STORAGE & TREATMENT, THERMAL EXCHANGE FOR HOT WATER, ETC.
- STRONG STREET EDGE WITH GREATER SETBACK OF UPPER FLOORS FOR LIGHT AND AIR



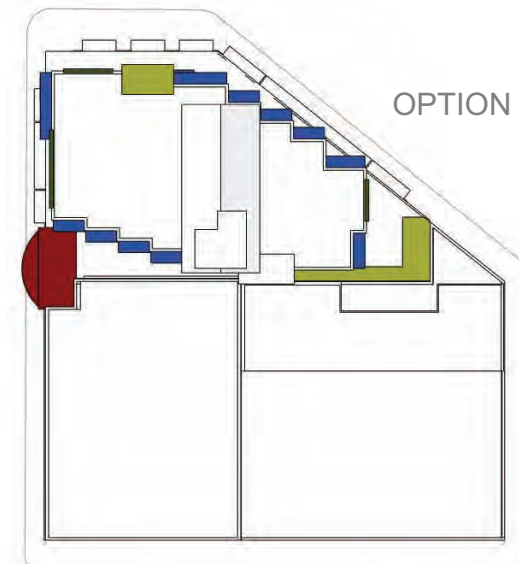
OPTION B



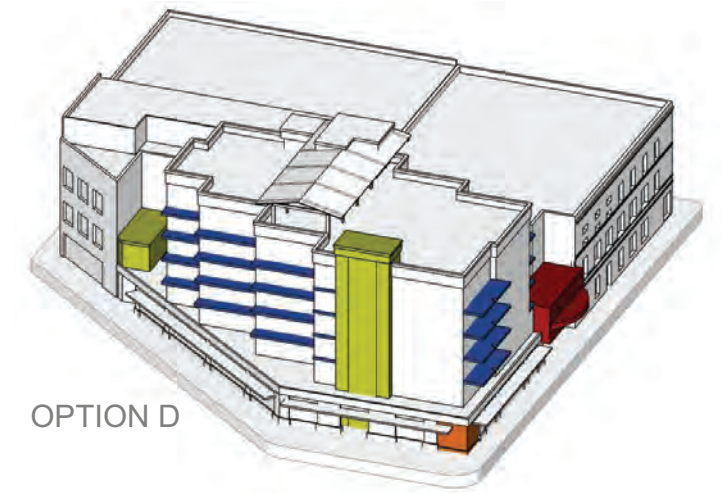
OPTION C

### OPTION C

- HIGHLIGHT VERTICAL CIRCULATION - OPENING IN BASE
- SIMPLE CORNER AT LEARY AND VERNON
- STEPPED UPPER FACADE WITH BALCONIES
- SETBACK EXISTING ENTRY AND NEW AWNING
- MAXIMIZED UPPER LEVEL FOOTPRINT - NOT ENOUGH SEPARATION OF UPPER FLOORS TO EXISTING HISTORIC CLUB, LESS AREA FOR LOWER GREEN ROOF AND MINIMIZED POTENTIAL FOR PASSIVE SOLAR AND WIND
- AREAS FOR GREEN WALLS
- ROOFTOP STRATEGIES: GREENHOUSE & ROOFTOP GARDEN, SOLAR VOLTAICS, RAINWATER STORAGE & TREATMENT, THERMAL EXCHANGE FOR HOT WATER, ETC.
- STRONG STREET EDGE WITH MINIMAL SETBACK OF UPPER FLOORS FOR LIGHT AND AIR



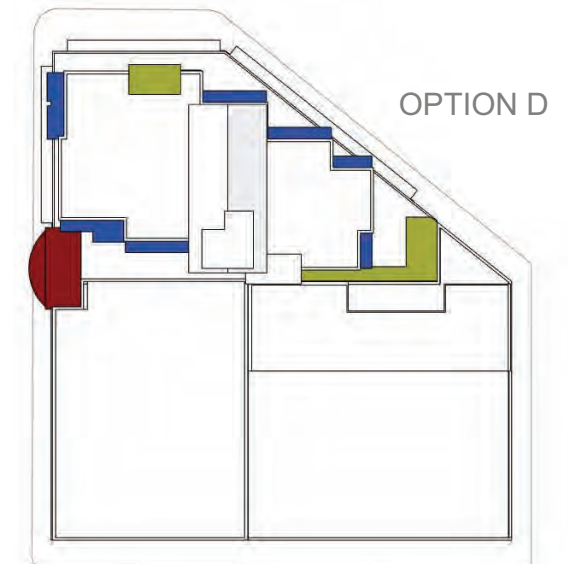
OPTION C



OPTION D

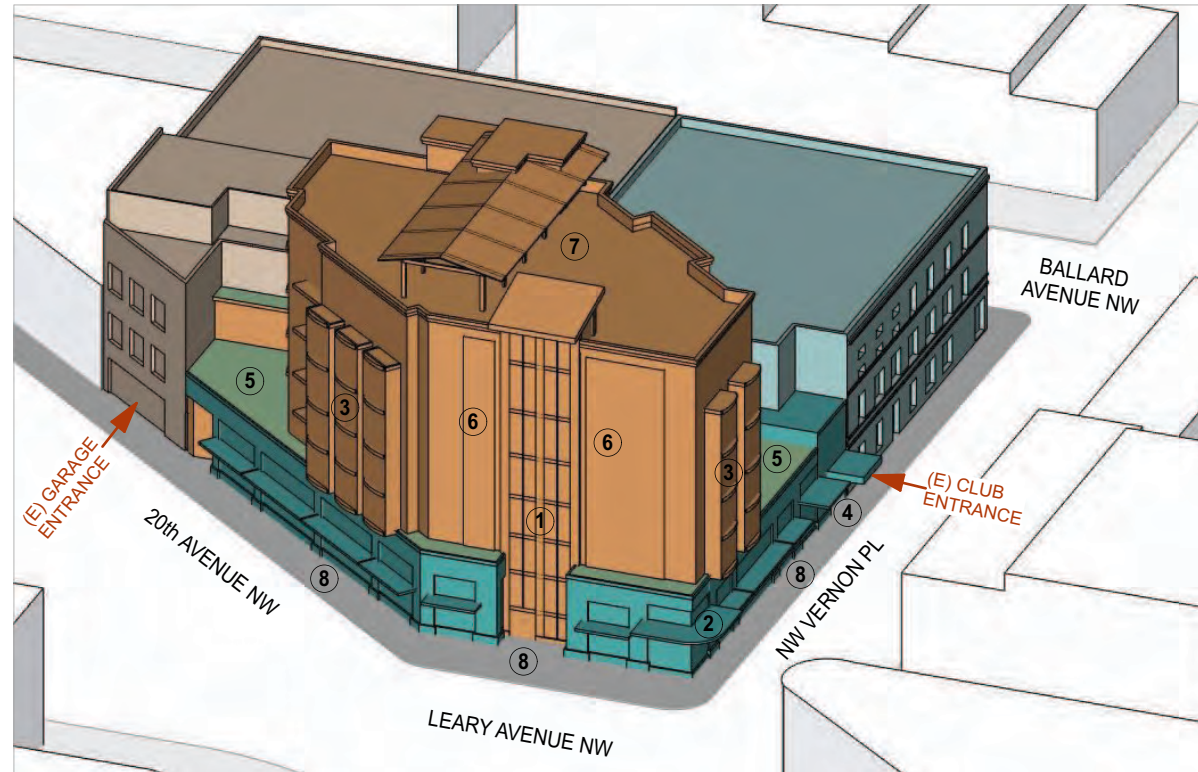
### OPTION D

- HIGHLIGHT VERTICAL CIRCULATION - OPENING IN BASE
- SIMPLE CORNER AT LEARY AND VERNON
- STEPPED UPPER FACADE WITH BALCONIES
- SETBACK EXISTING ENTRY AND NEW AWNING
- MAXIMIZED UPPER LEVEL FOOTPRINT - MINIMAL SEPARATION OF UPPER FLOORS TO EXISTING HISTORIC CLUB
- AREAS FOR POSSIBLE GREEN WALL FEATURE
- ROOFTOP PAVILLION & OCCUPIABLE ROOF
- 14' STREET EDGE FACADE W/ UPPER LEVEL SETBACKS

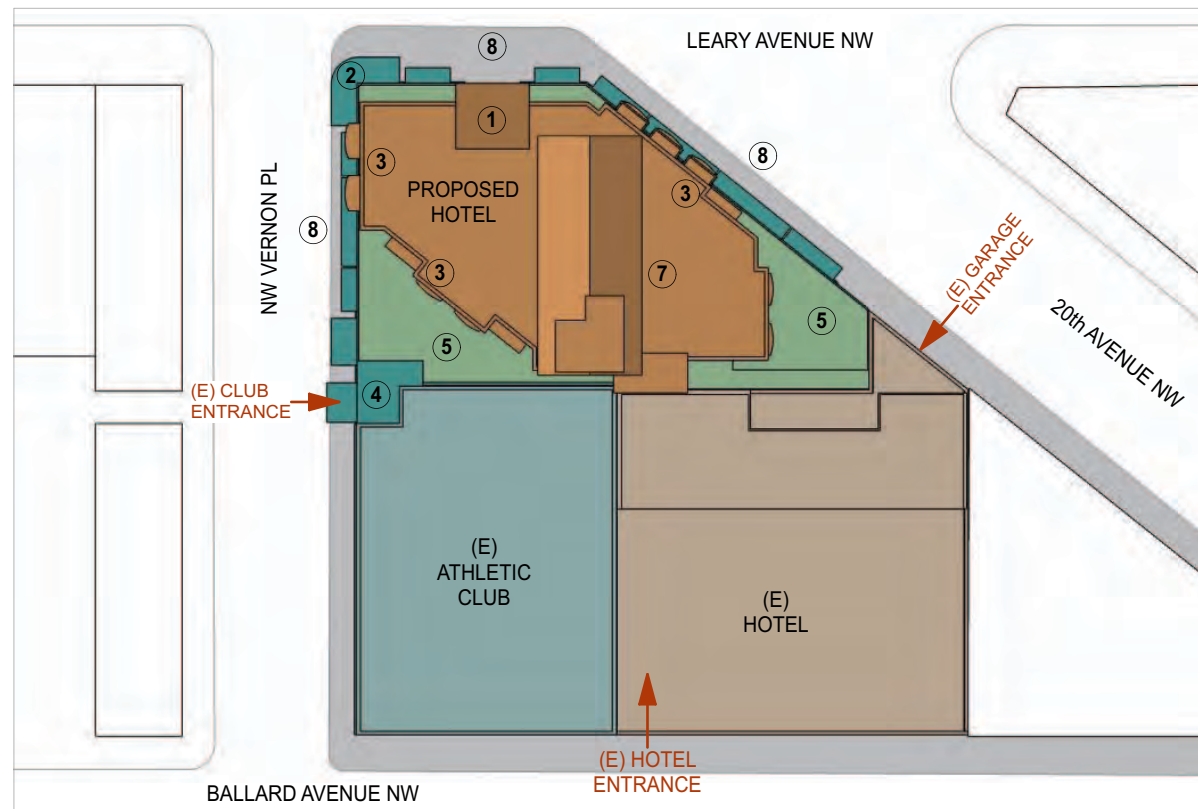


OPTION D





NW AXON








PLAN VIEW

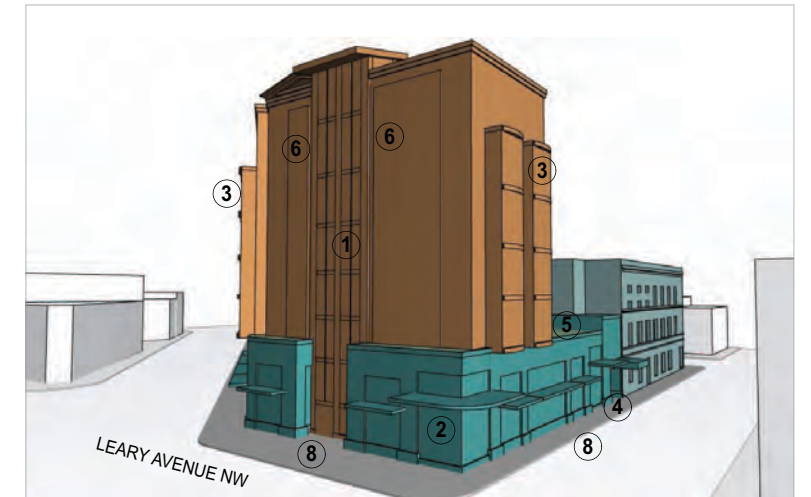
### PREFERRED OPTION - OPTION A 85' w/ PILOT ORDINANCE

RUSTICATED, TRANSPARENT BASE W/ BREAK  
TO HIGHLIGHT VERTICAL CIRCULATION

- ① - HIGHLIGHTS ACTIVE VERTICAL CIRCULATION FEATURE
- ② - HIGHLIGHTED CORNER WINDOW & RADIUS AWNING WITH SIGNAGE TO MAXIMIZE INTEREST
- ③ - BAY PROJECTIONS ABOVE WITH DECKS
- ④ - EXISTING ENTRY WITH LARGER AWNING & HISTORIC FEATURES
- ⑤ - SCULPTED TOP FLOORS FOR MORE DAYLIGHT & GREEN ROOF ABOVE CLUB - MAXIMIZED SITING FOR VIEWS & USE OF PASSIVE SOLAR AND WIND
- ⑥ - MAXIMIZED AREA FOR GREEN WALLS
- ⑦ - ROOFTOP STRATEGIES: GREENHOUSE & ROOFTOP GARDEN, SOLAR VOLTAICS, RAINWATER STORAGE & TREATMENT, THERMAL EXCHANGE FOR HOT WATER, ETC.
- ⑧ - STRONG STREET EDGE WITH GREATEST SETBACK OF UPPER FLOORS FOR LIGHT AND AIR

### USE KEY

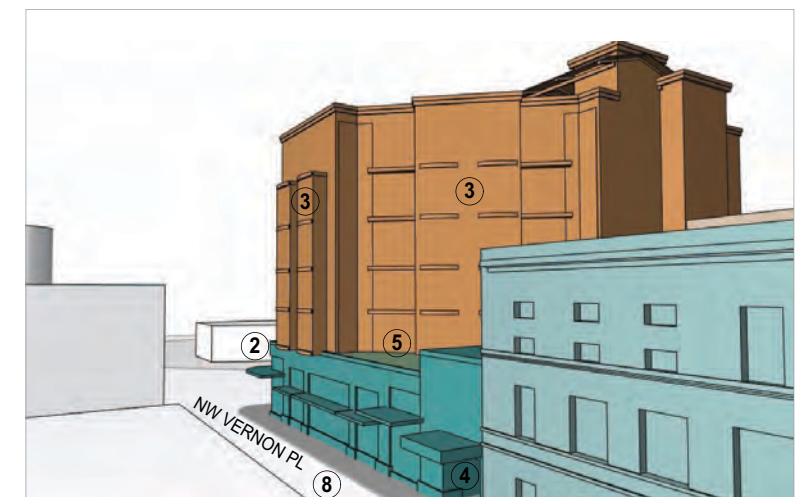
-  - PROPOSED HOTEL
-  - EXISTING HOTEL
-  - PROPOSED HEALTH CLUB
-  - EXISTING HISTORIC HEALTH CLUB
-  - EXISTING NEIGHBORING STRUCTURES



VIEW FROM LEARY AVE

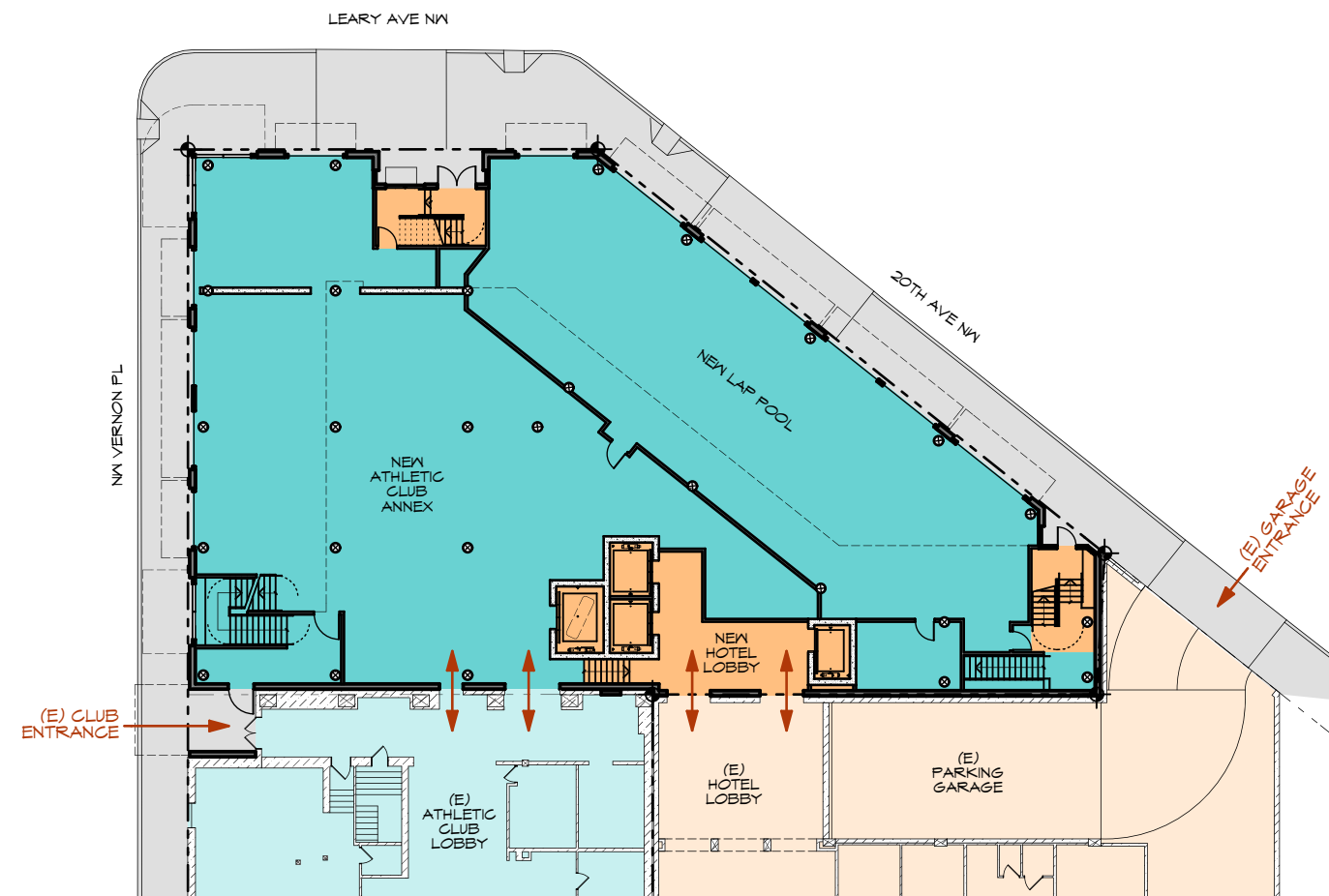


VIEW FROM 20th

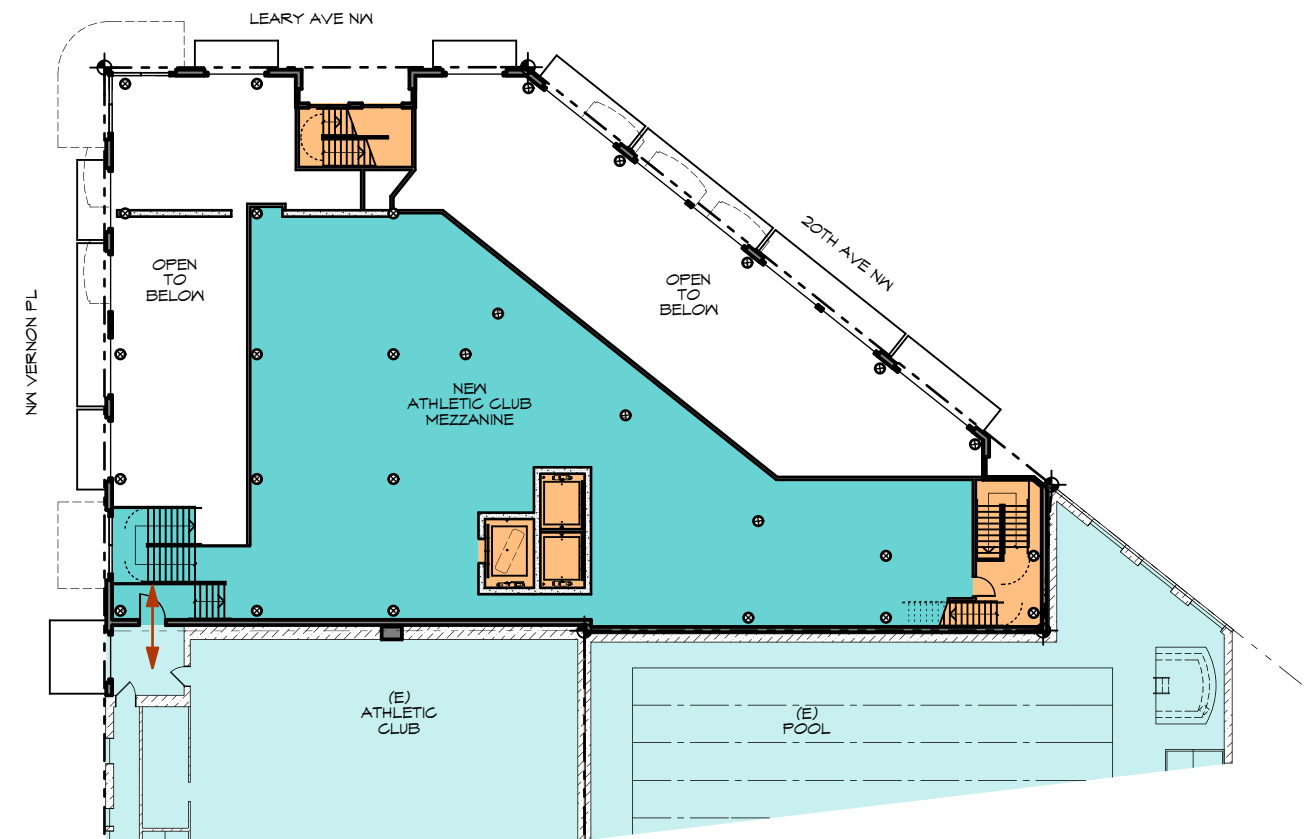


VIEW FROM VERNON





MAIN LEVEL FLOOR PLAN (CLUB L1)



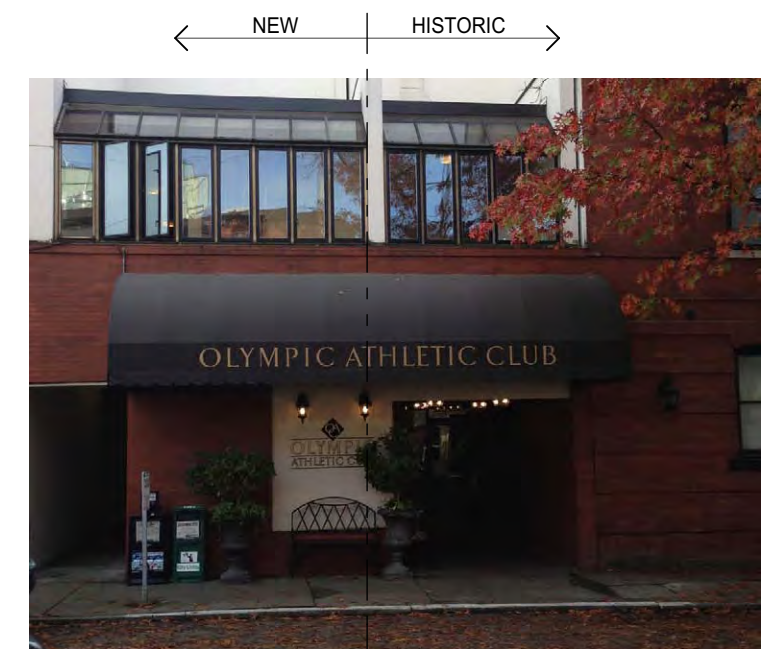
MEZZANINE PLAN (CLUB L2)



(E) FACADE @ LEARY

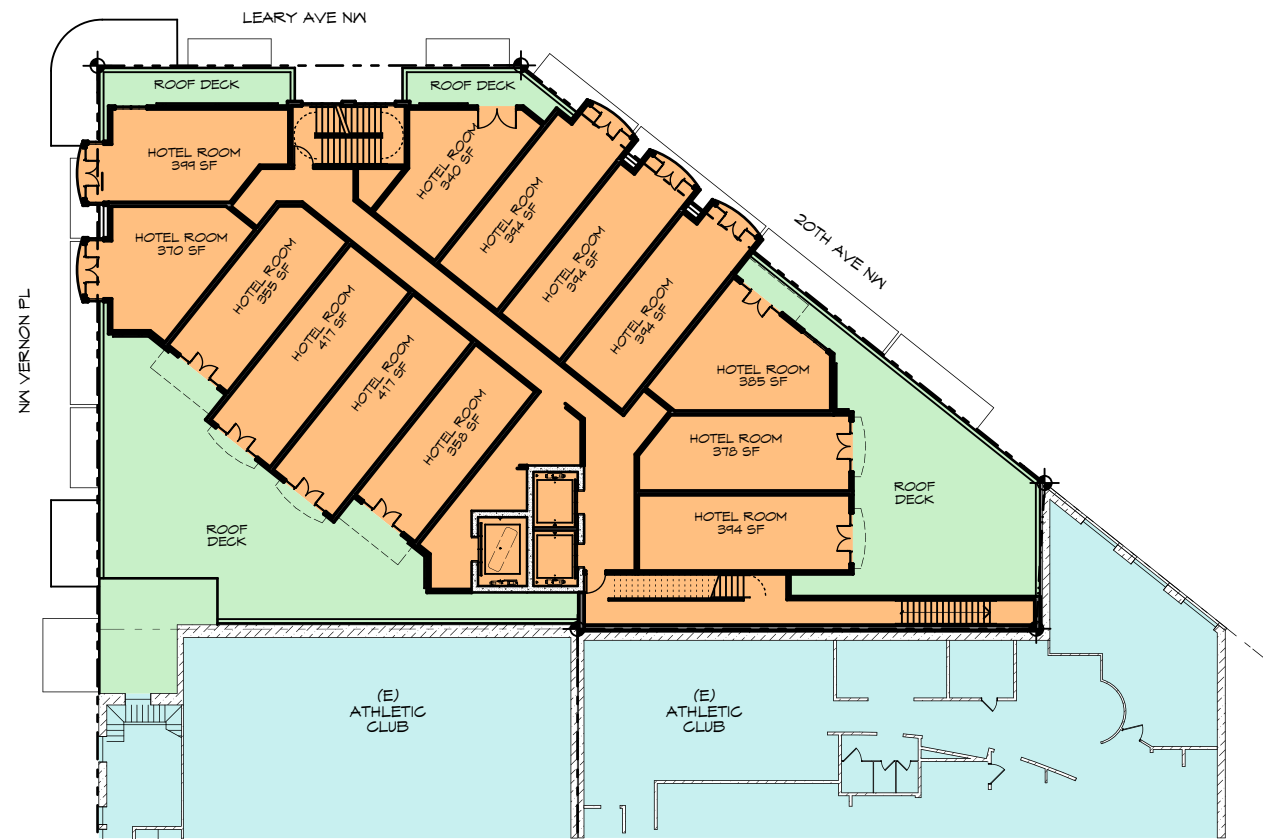
**OPTION A BUILDING AREA**

	Hotel	Gym	Parking	Vertical	Floor Total
Parking Level 3			9,075	617	9,692
Parking Level 2		2,853	6,198	641	9,692
Parking Level 1			6,807	833	7,640
Ground Level (Club L1)	443	8,236		1,336	10,015
Mezzanine (Club L2)		5,060		906	5,966
Level 2 (Hotel L1)	6,348			1,193	7,541
Level 3 (Hotel L2)	6,348			647	6,995
Level 4 (Hotel L3)	6,348			647	6,995
Level 5 (Hotel L4)	6,348			674	7,022
Level 6 (Hotel L5)	6,148			647	6,795
Roof	800			647	1,447
<b>Total GSF</b>	<b>32,783</b>	<b>16,149</b>	<b>22,080</b>	<b>8,788</b>	<b>79,800</b>

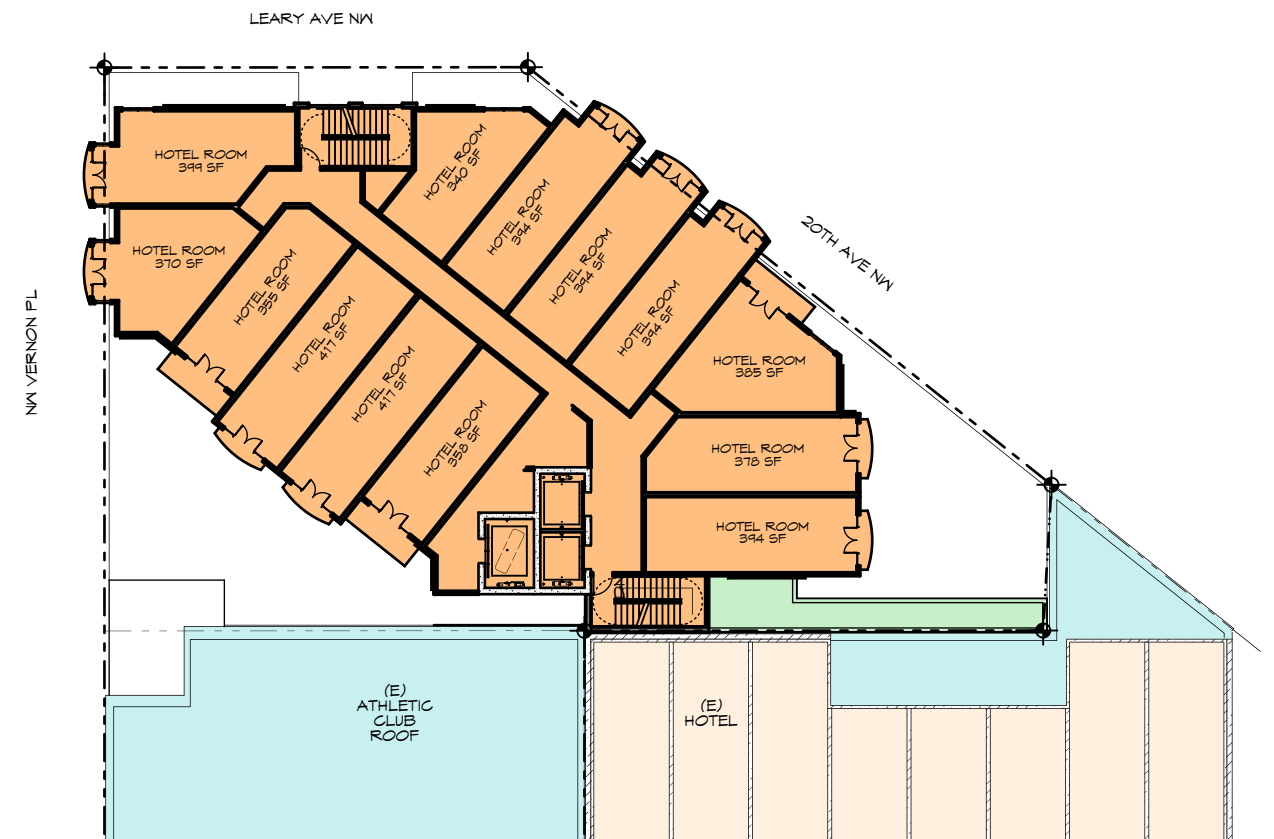


(E) ATHLETIC CLUB ENTRY





LEVEL 2 FLOOR PLAN (HOTEL L1)



LEVEL 3-5 FLOOR PLAN (HOTEL L2-4)



(E) AWNINGS & STONE @ BASE  
BALLARD AVENUE HOTEL

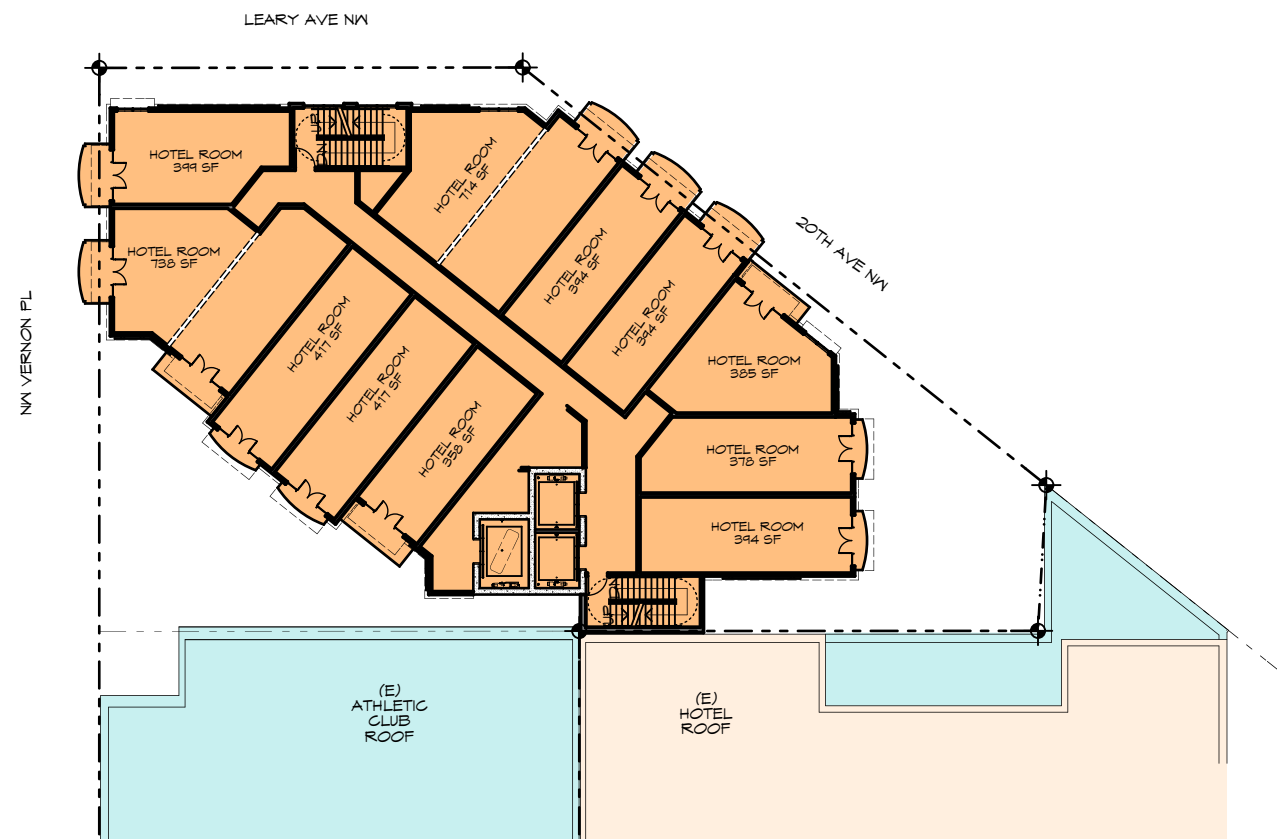


(E) ENTRY & FACADE @ BALLARD AVENUE HOTEL

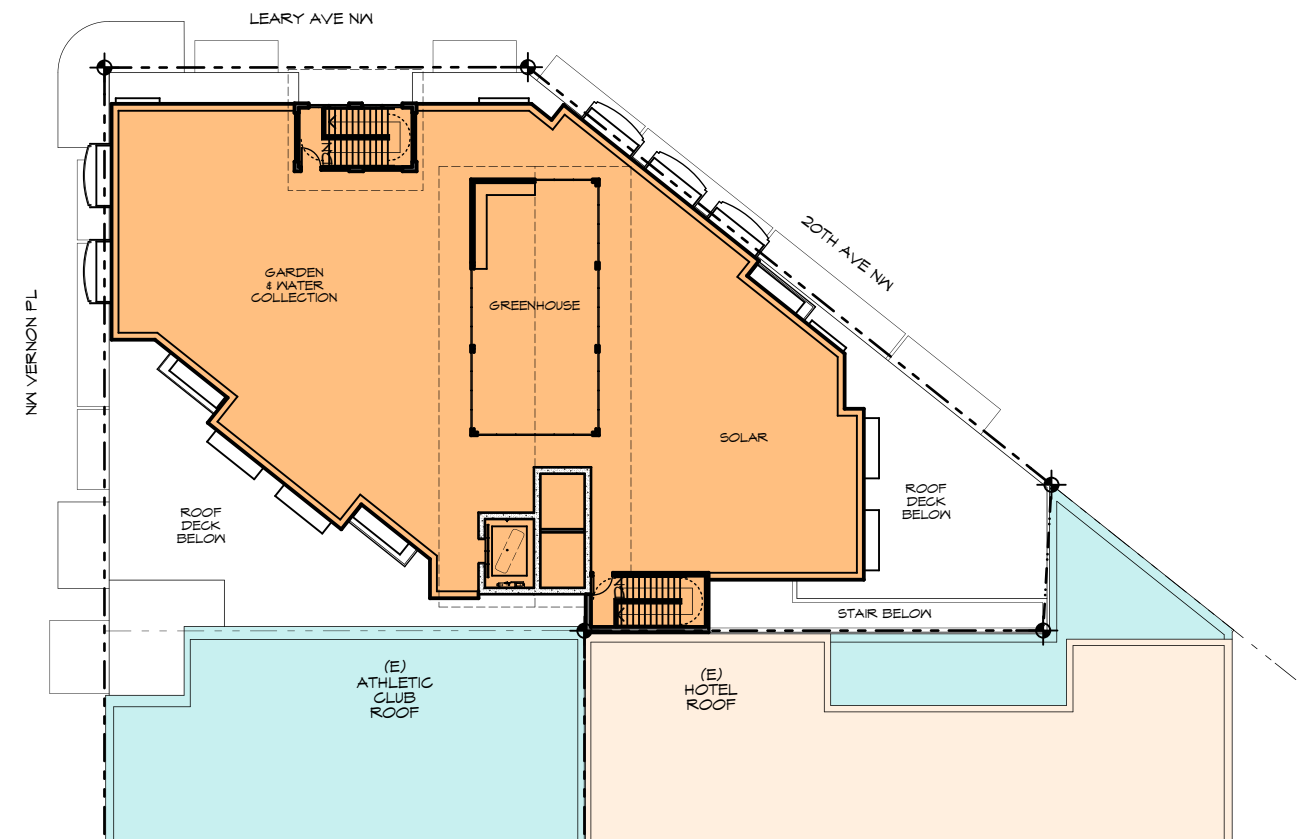


(E) STREET FRONT  
BALLARD AVENUE HOTEL





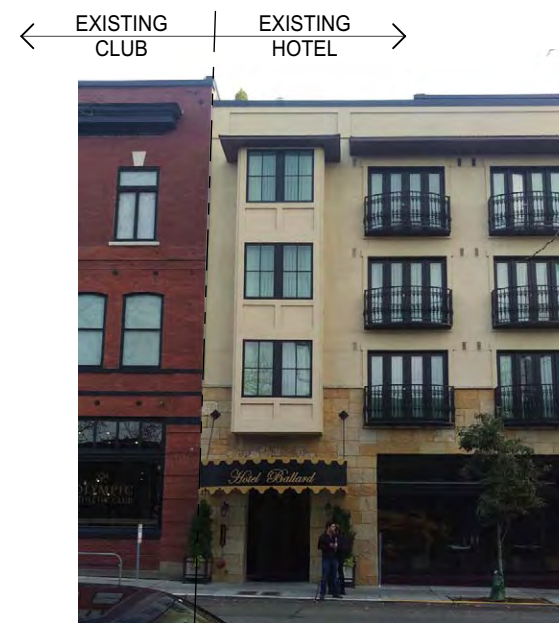
### LEVEL 6 FLOOR PLAN (HOTEL 5)



## ROOF LEVEL PLAN



(E) ATHLETIC CLUB FACADE  
ON BALLARD AVENUE

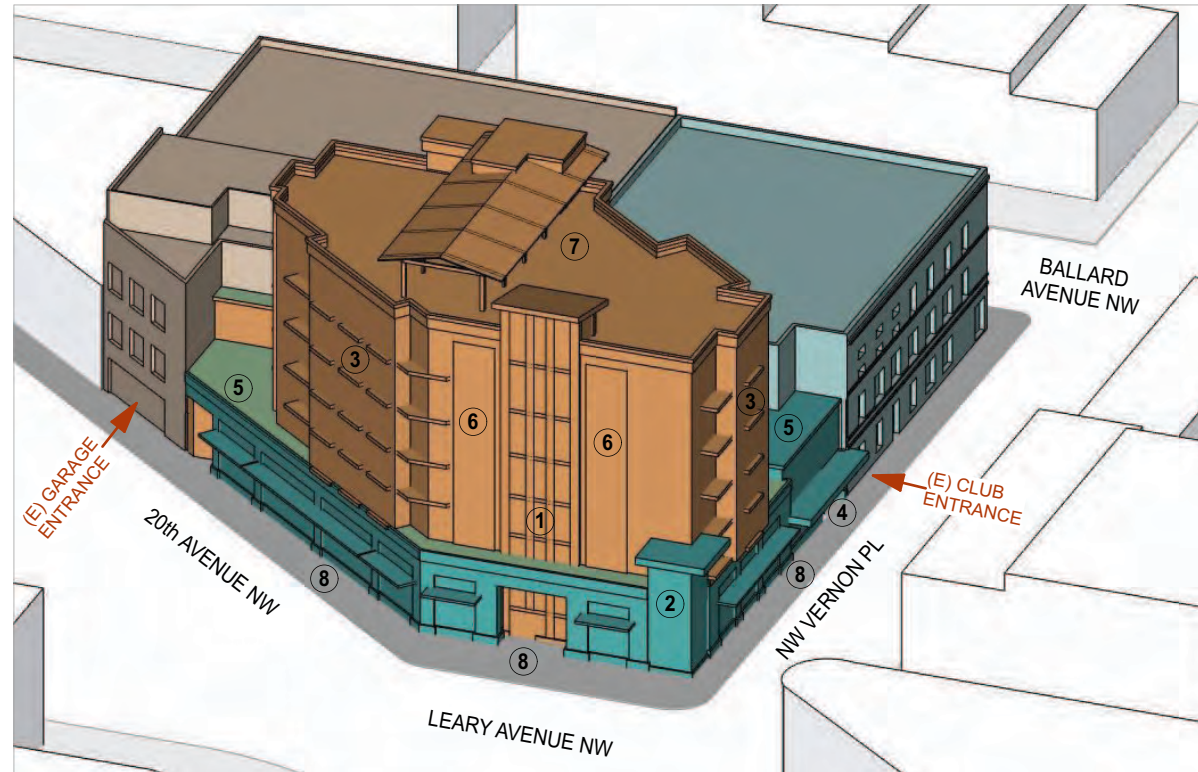


## CLUB TRANSITION TO HOTEL ON BALLARD AVENUE

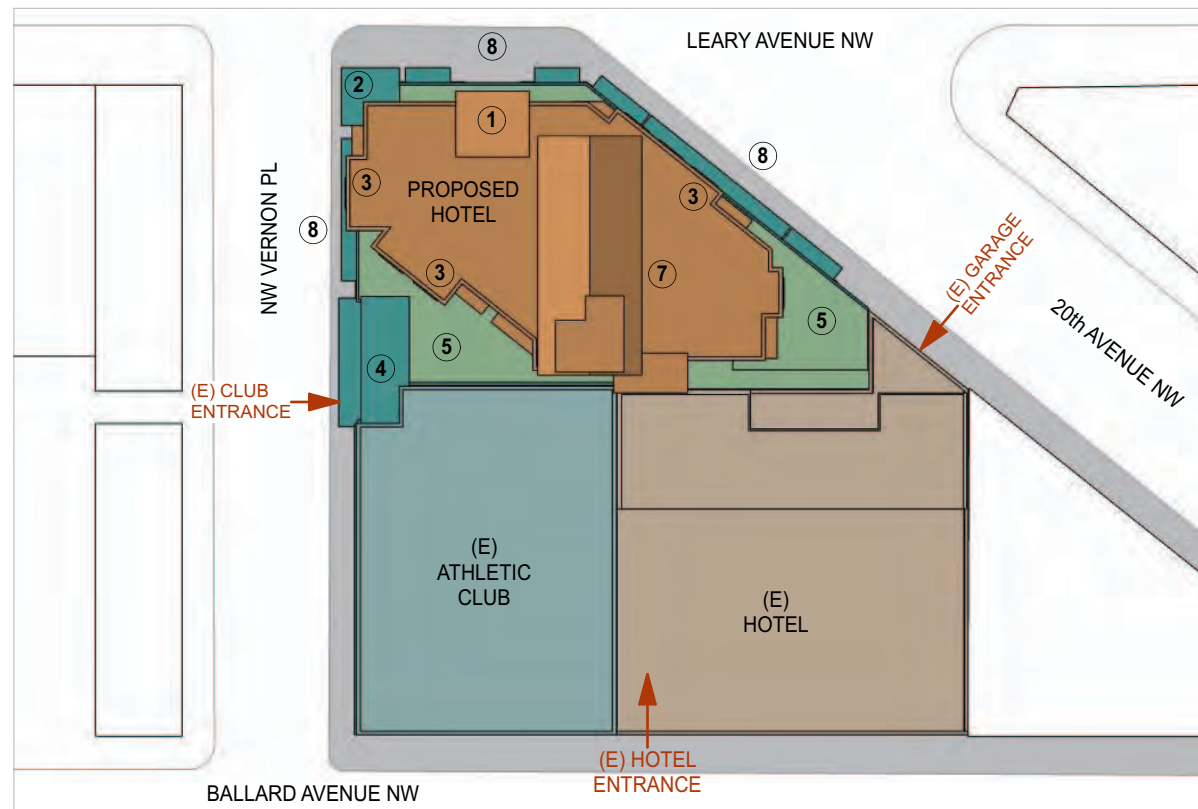


(E) ATHLETIC CLUB HISTORIC FACADE  
ON VERNON PLACE





NW AXON



PLAN VIEW

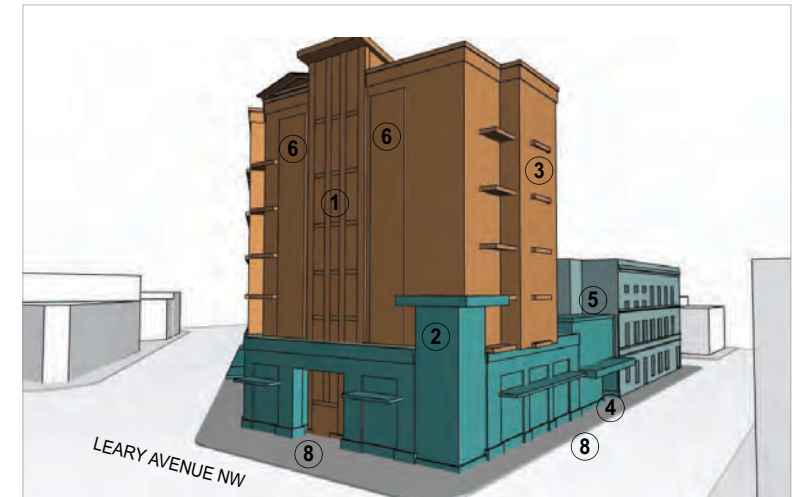
## OPTION B 85' w/ PILOT ORDINANCE

RUSTICATED, TRANSPARENT BASE WITH  
HIGHLIGHTED CORNER & SIMPLIFIED UPPER  
LEVEL

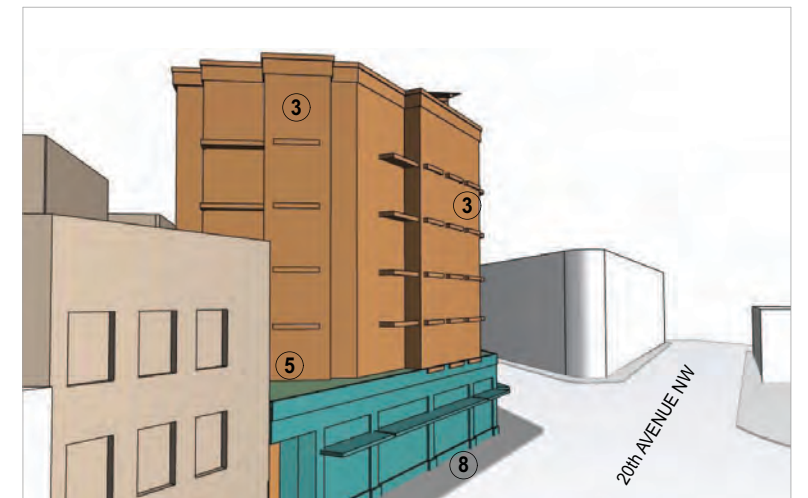
- ① - BREAK IN BASE @ VERTICAL STAIR TO HIGHLIGHT ACTIVE VERTICAL CIRCULATION FEATURE
- ② - RAISED CORNER AT BASE FOR ADDED INTEREST
- ③ - ARTICULATED UPPER FLOORS WITH BALCONIES AND BAYS
- ④ - ENTRY DOOR WITH NO SETBACK AND NEW AWNING
- ⑤ - SLENDER UPPER FLOORS FOR MORE DAYLIGHT & LOW GREEN ROOF ABOVE CLUB - APPROPRIATE SITING FOR VIEWS & USE OF PASSIVE SOLAR AND WIND
- ⑥ - ADDITIONAL AREA FOR GREEN WALLS
- ⑦ - ROOFTOP STRATEGIES: GREENHOUSE & ROOFTOP GARDEN, SOLAR VOLTAICS, RAINWATER STORAGE & TREATMENT, THERMAL EXCHANGE FOR HOT WATER, ETC.
- ⑧ - STRONG STREET EDGE WITH GREATER SETBACK OF UPPER FLOORS FOR LIGHT AND AIR

### USE KEY

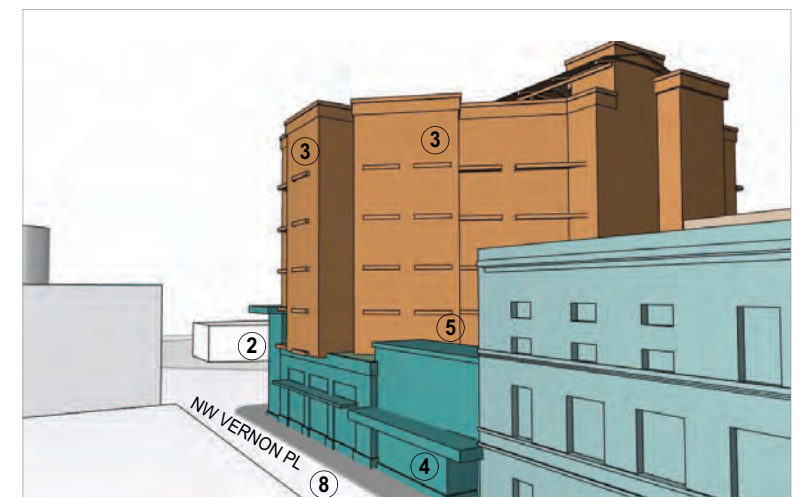
- PROPOSED HOTEL
- EXISTING HOTEL
- PROPOSED HEALTH CLUB
- EXISTING HISTORIC HEALTH CLUB
- EXISTING NEIGHBORING STRUCTURES



VIEW FROM LEARY AVE

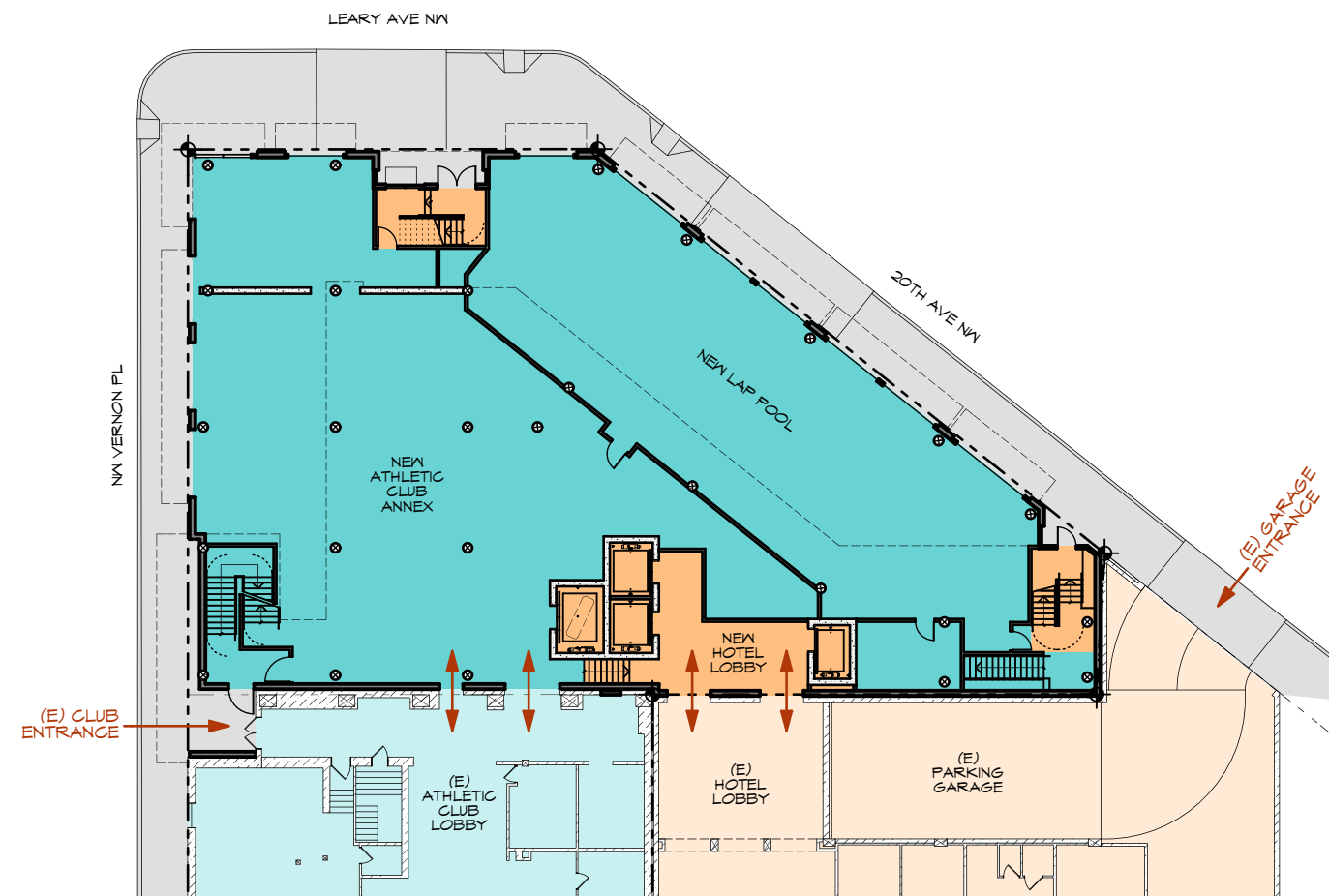


VIEW FROM 20th

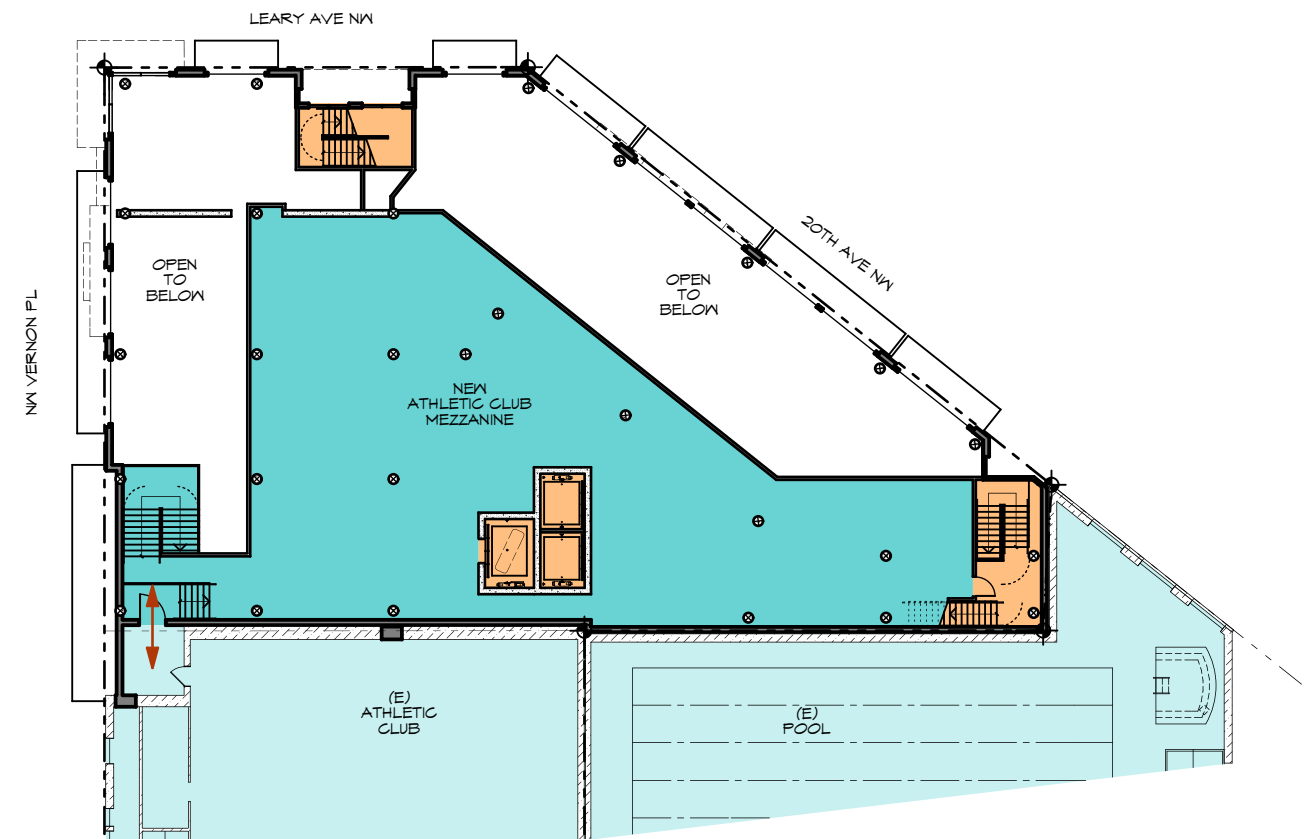


VIEW FROM VERNON





MAIN LEVEL FLOOR PLAN (CLUB L1)



MEZZANINE PLAN (CLUB L2)



(E) FACADE @ LEARY

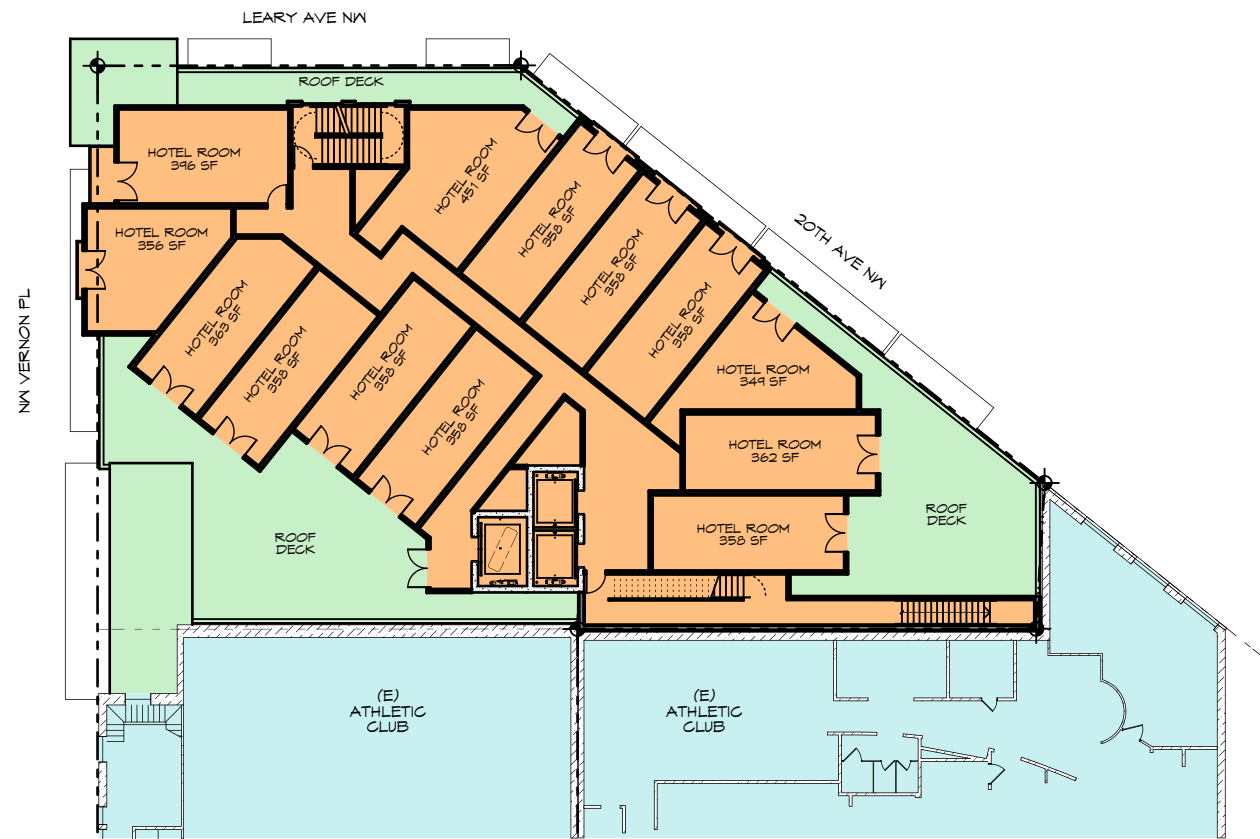
**OPTION B BUILDING AREA**

	Hotel	Gym	Parking	Vertical	Floor Total
Parking Level 3			8,995	696	9,691
Parking Level 2		2,797	6,198	696	9,691
Parking Level 1			6,807	789	7,596
Ground Level (Club L1)	443	8,284		1,258	9,985
Mezzanine (Club L2)		5,000		965	5,965
Level 2 (Hotel L1)	6,303			975	7,278
Level 3 (Hotel L2)	6,303			647	6,950
Level 4 (Hotel L3)	6,303			647	6,950
Level 5 (Hotel L4)	6,303			674	6,977
Level 6 (Hotel L5)	6,303			647	6,950
Roof	800			647	1,447
<b>Total GSF</b>	<b>32,758</b>	<b>16,081</b>	<b>22,000</b>	<b>8,641</b>	<b>79,480</b>

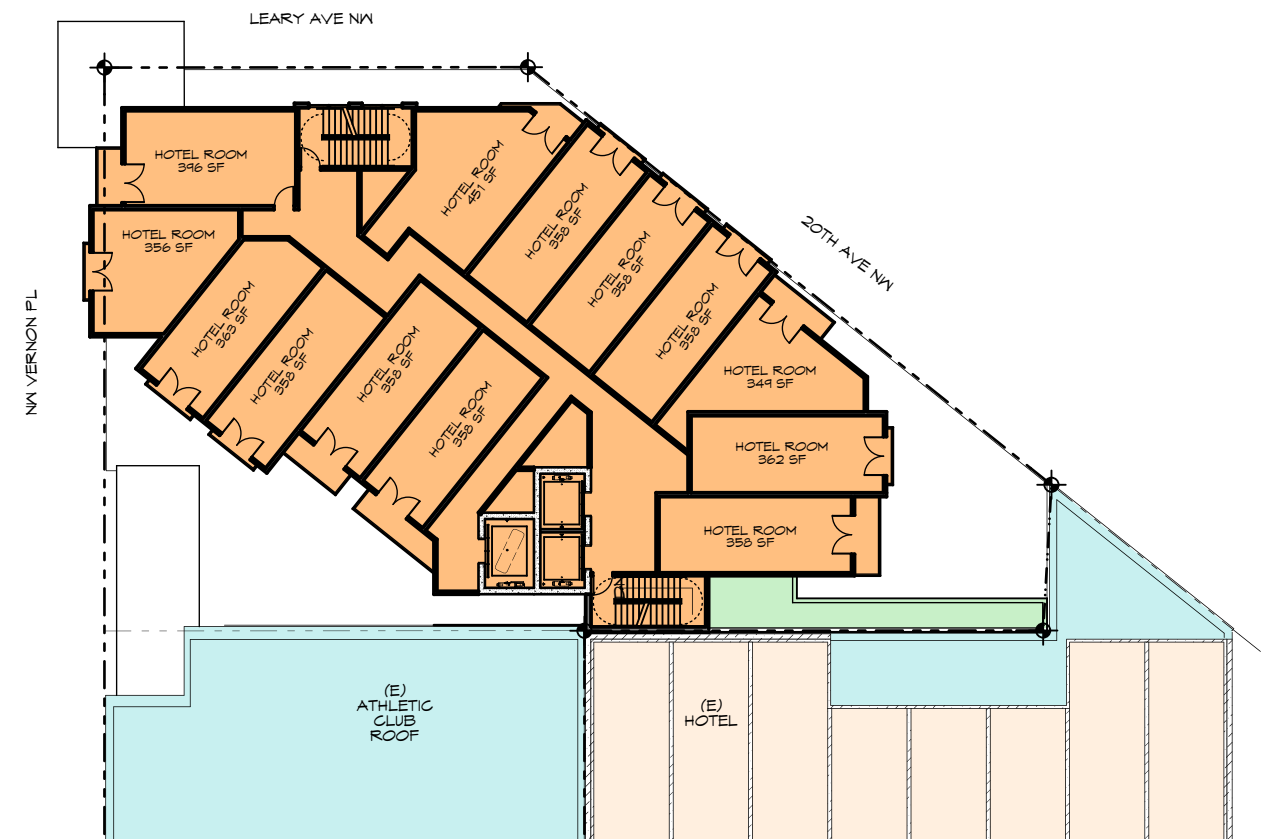


(E) ATHLETIC CLUB ENTRY





LEVEL 2 FLOOR PLAN (HOTEL L1)



LEVEL 3-5 FLOOR PLAN (HOTEL L2-4)



(E) AWNINGS & STONE @ BASE  
BALLARD AVENUE HOTEL

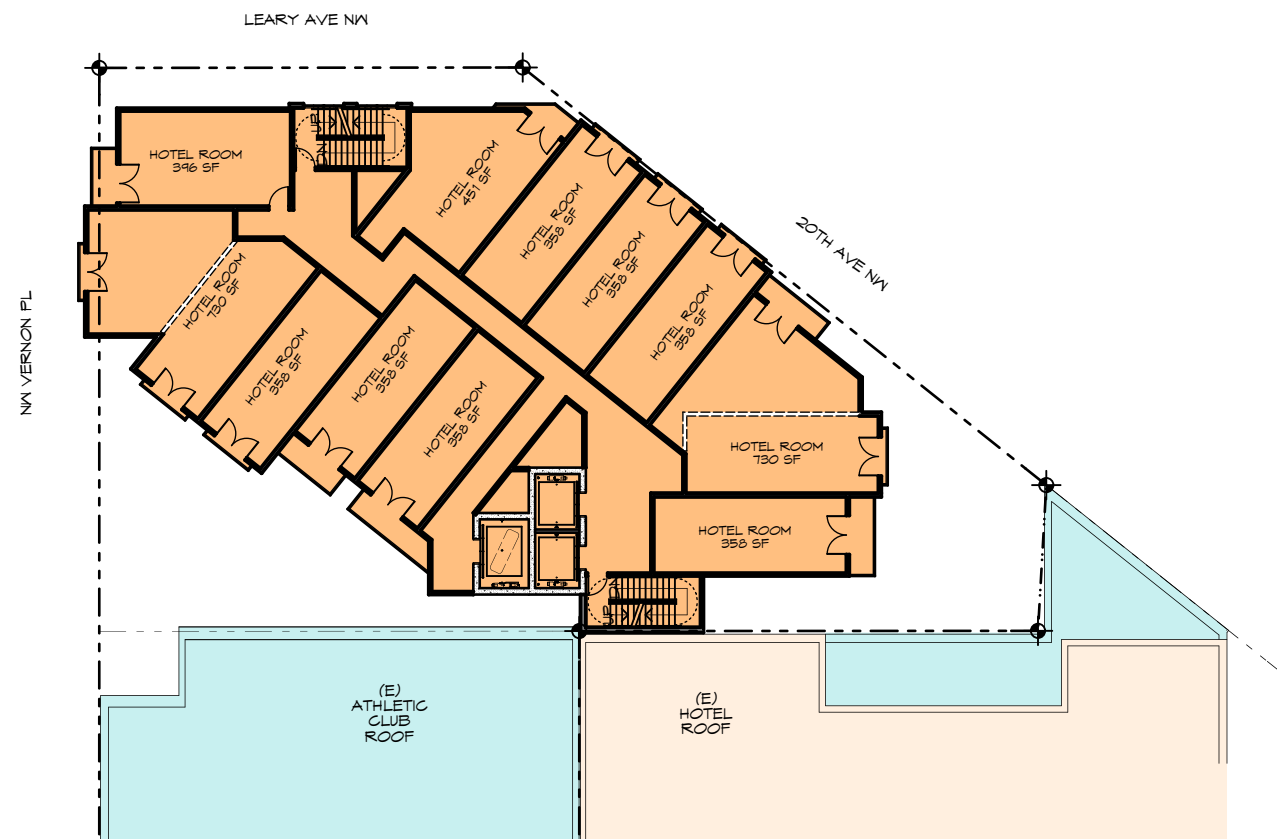


(E) ENTRY & FACADE @ BALLARD AVENUE HOTEL

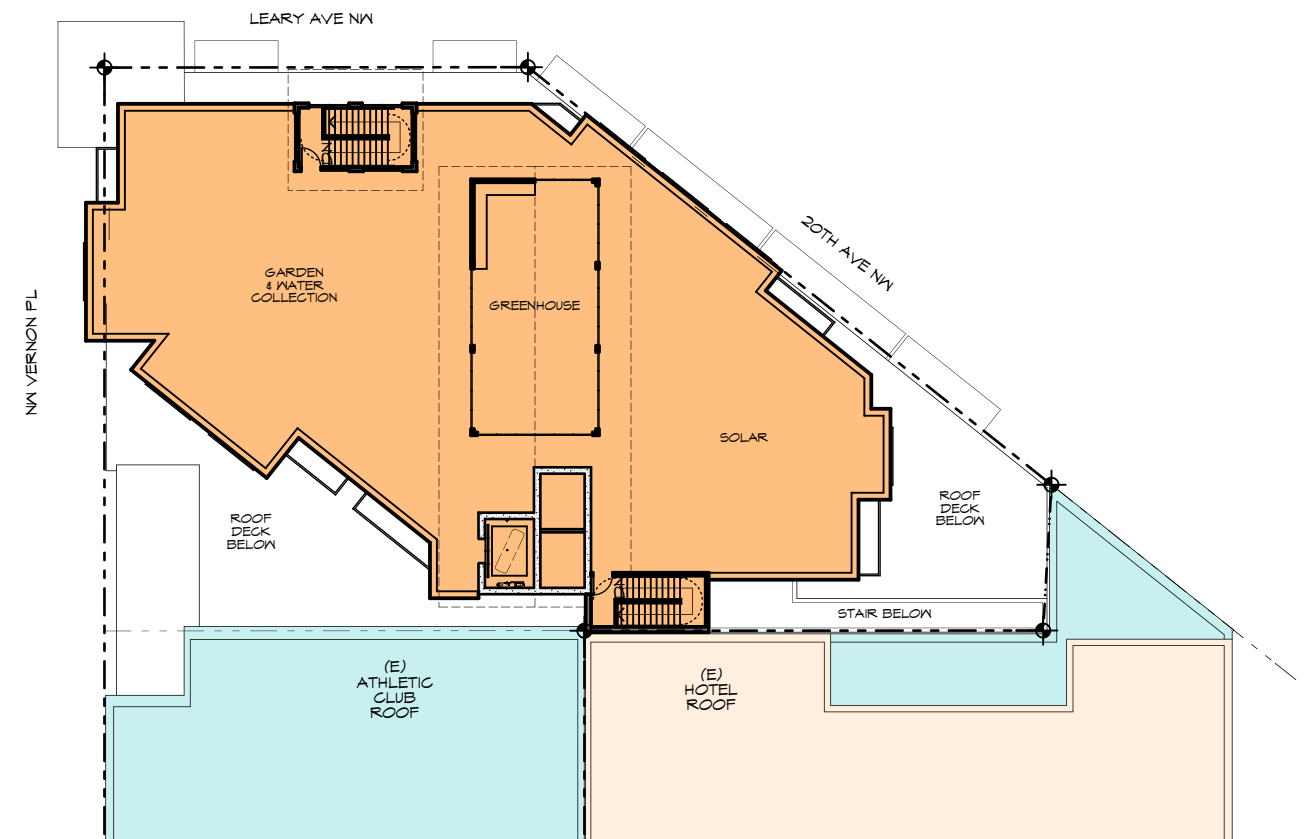


(E) STREET FRONT  
BALLARD AVENUE HOTEL





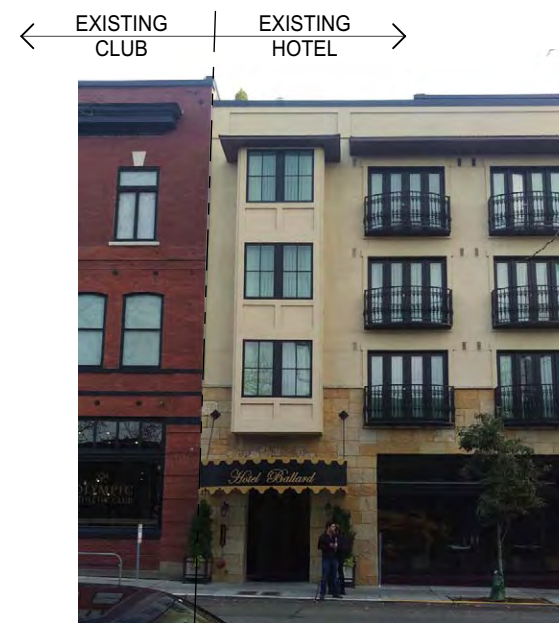
LEVEL 6 FLOOR PLAN (HOTEL 5)



ROOF LEVEL PLAN



(E) ATHLETIC CLUB FACADE  
ON BALLARD AVENUE

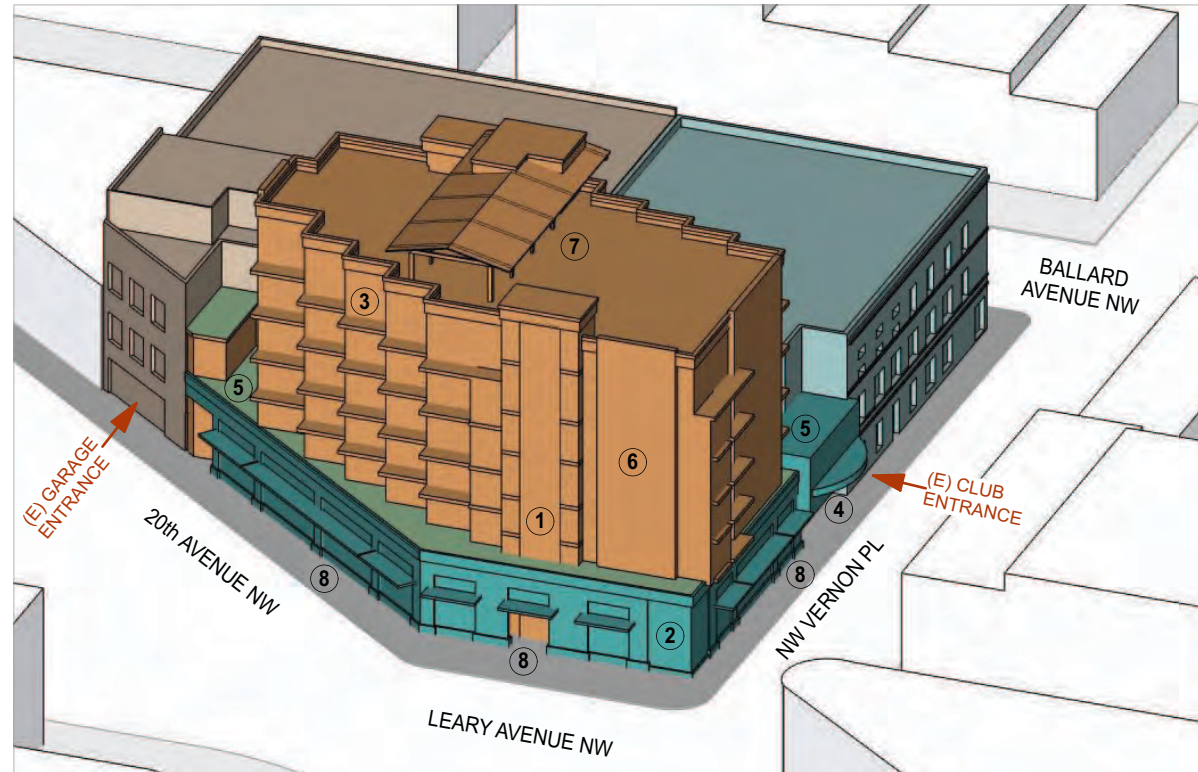


CLUB TRANSITION TO HOTEL  
ON BALLARD AVENUE

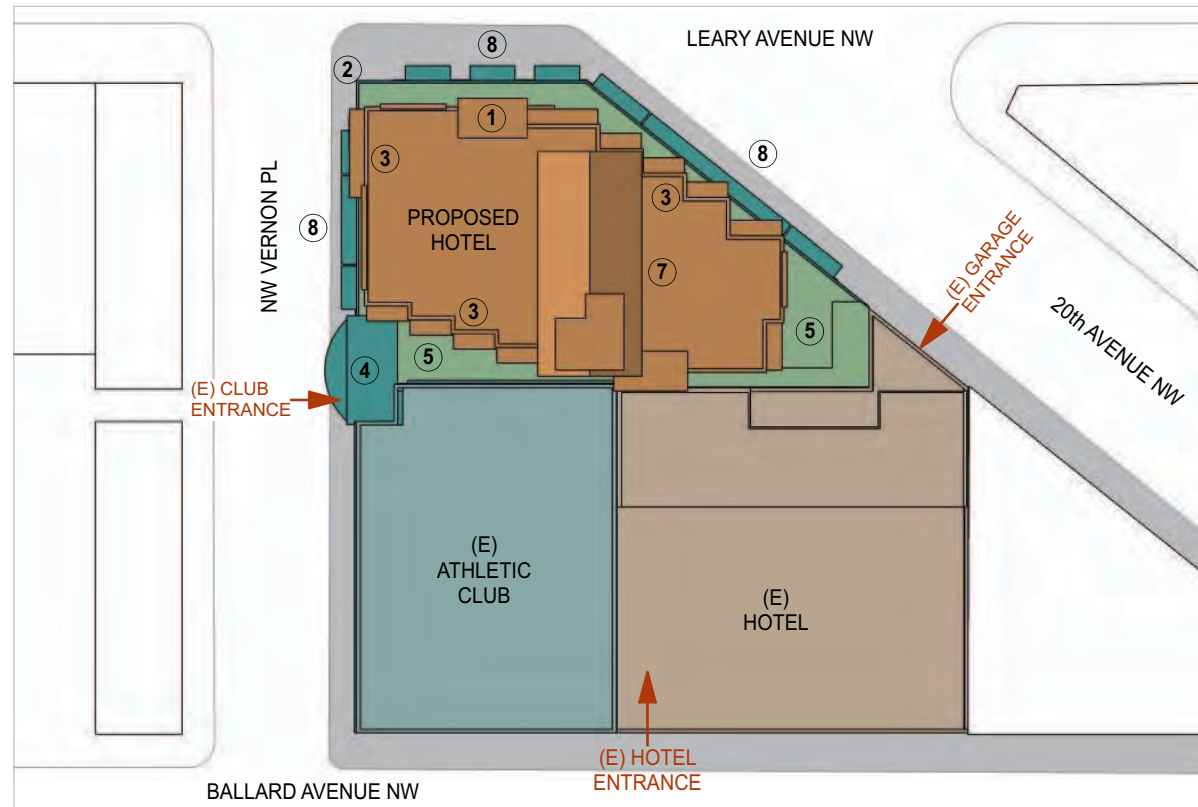


(E) ATHLETIC CLUB HISTORIC FACADE  
ON VERNON PLACE





NW AXON



PLAN VIEW

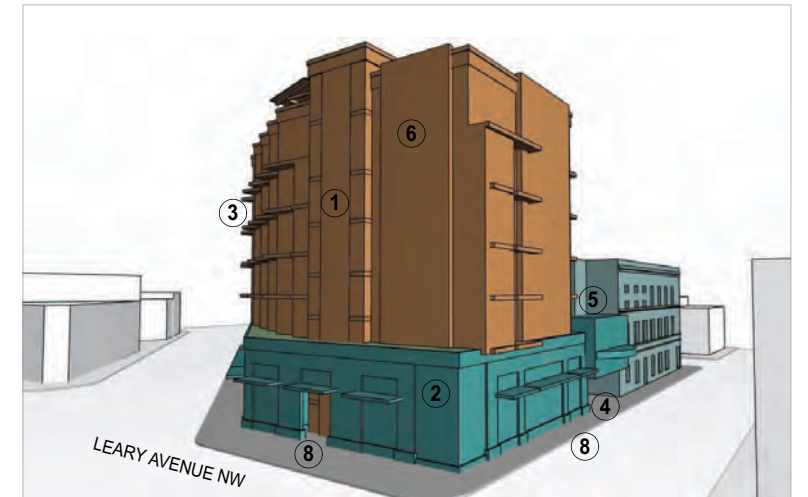
### OPTION C 85' w/ PILOT ORDINANCE

RUSTICATED, TRANSPARENT BASE WITH  
UPPER LEVEL 'STEPPED' FACADE

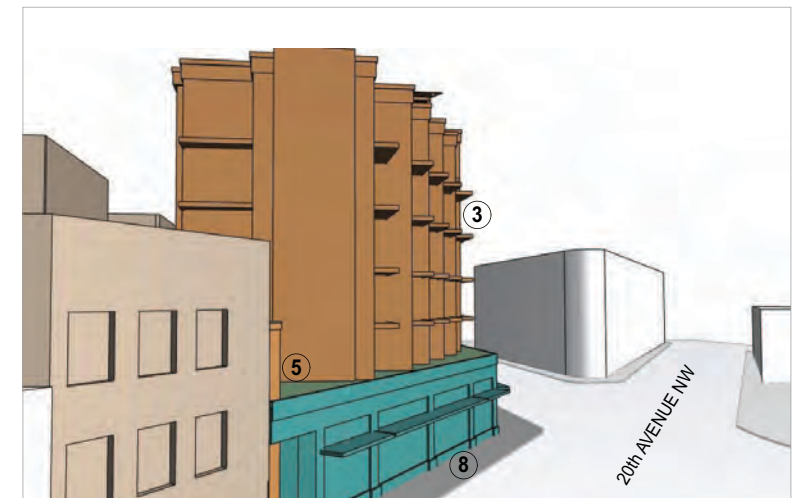
- ① - HIGHLIGHT VERTICAL CIRCULATION - OPENING IN BASE
- ② - SIMPLE CORNER AT LEARY AND VERNON
- ③ - STEPPED UPPER FACADE WITH BALCONIES
- ④ - SETBACK EXISTING ENTRY AND NEW AWNING
- ⑤ - MAXIMIZED UPPER LEVEL FOOTPRINT - NOT ENOUGH SEPARATION OF UPPER FLOORS TO EXISTING HISTORIC CLUB, LESS AREA FOR LOWER GREEN ROOF AND MINIMIZED POTENTIAL FOR PASSIVE SOLAR AND WIND
- ⑥ - AREAS FOR GREEN WALLS
- ⑦ - ROOFTOP STRATEGIES: GREENHOUSE & ROOFTOP GARDEN, SOLAR VOLTAICS, RAINWATER STORAGE & TREATMENT, THERMAL EXCHANGE FOR HOT WATER, ETC.
- ⑧ - STRONG STREET EDGE WITH MINIMAL SETBACK OF UPPER FLOORS FOR LIGHT AND AIR

#### USE KEY

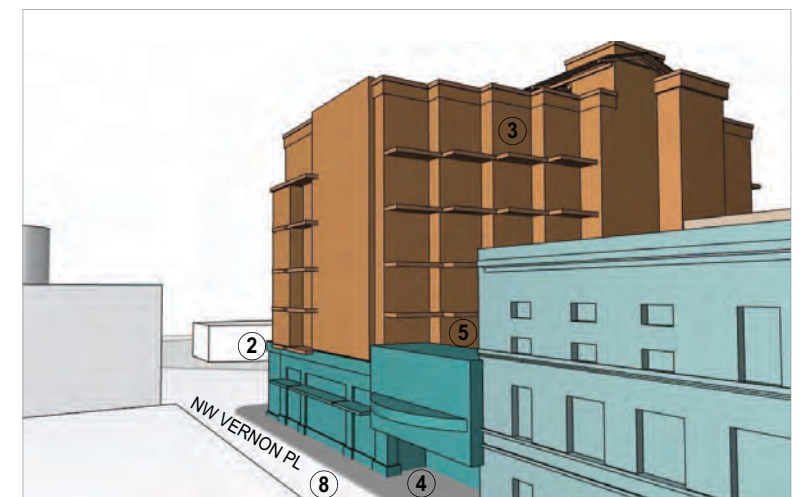
- - PROPOSED HOTEL
- - EXISTING HOTEL
- - PROPOSED HEALTH CLUB
- - EXISTING HISTORIC HEALTH CLUB
- - EXISTING NEIGHBORING STRUCTURES



VIEW FROM LEARY AVE

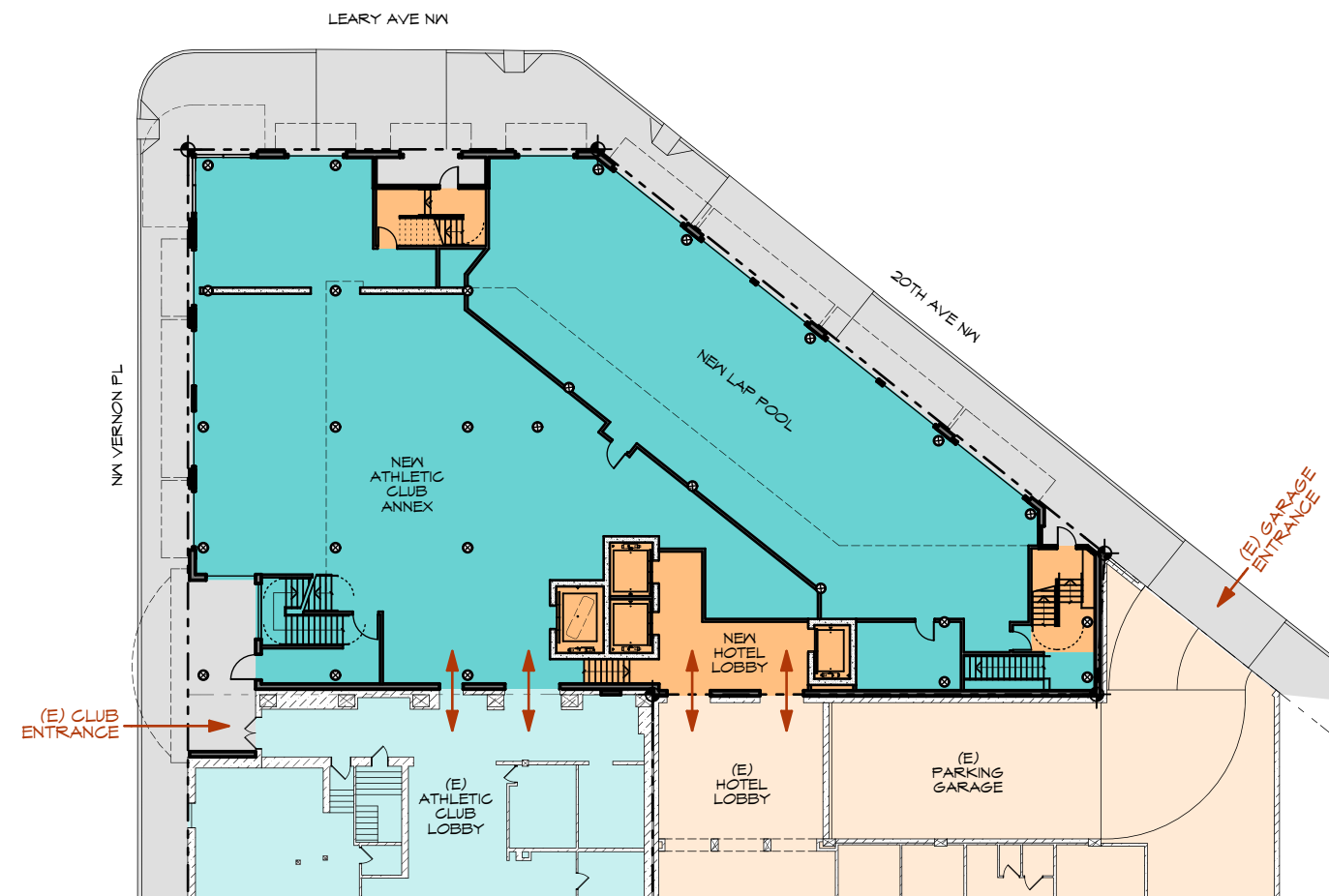


VIEW FROM 20th

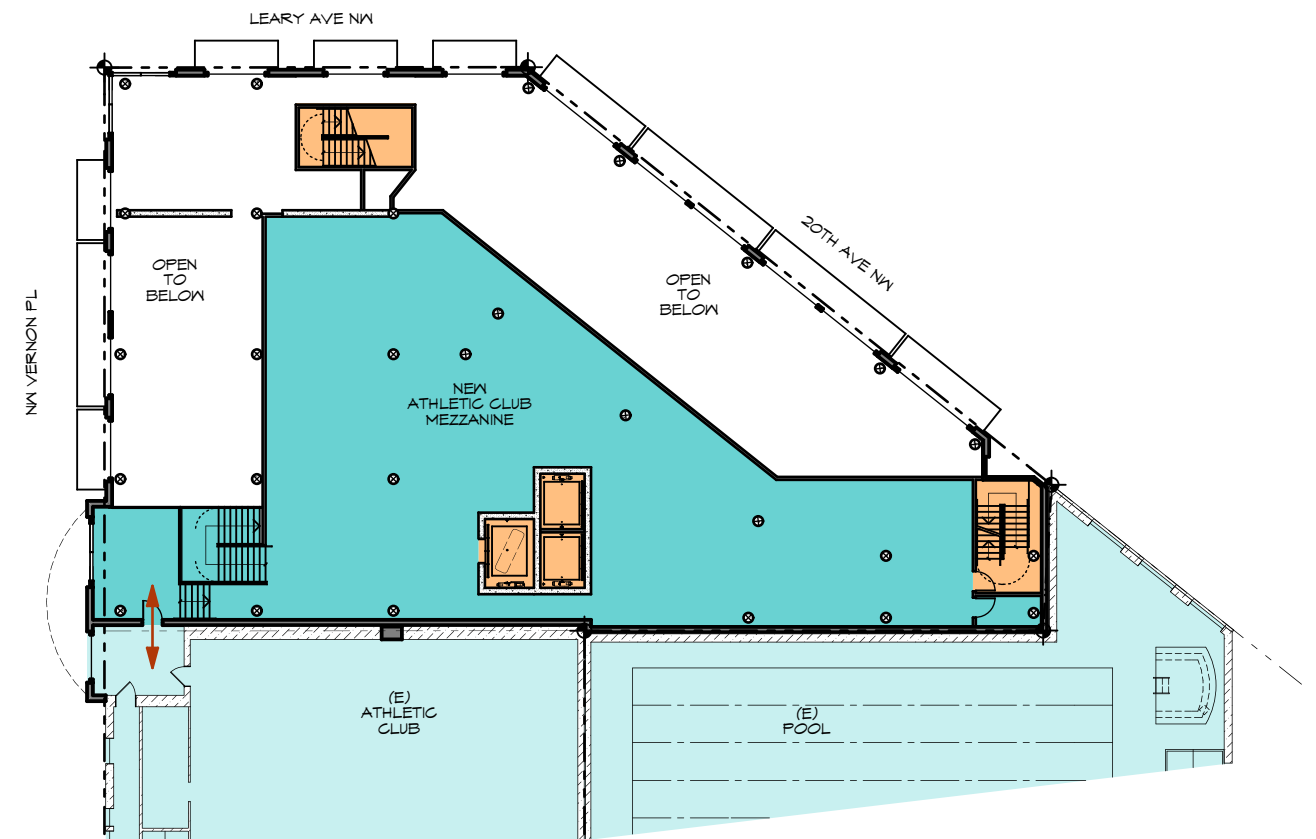


VIEW FROM VERNON





MAIN LEVEL FLOOR PLAN (CLUB L1)



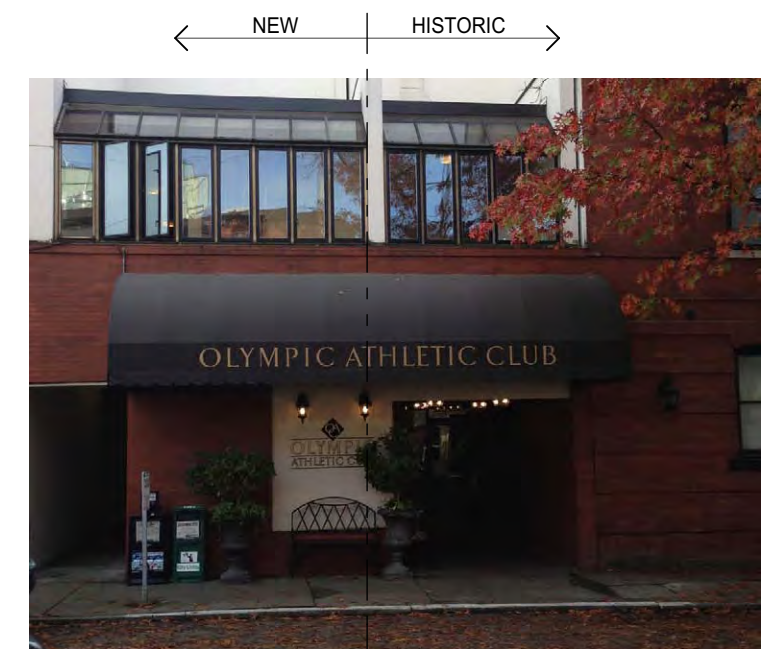
MEZZANINE PLAN (CLUB L2)



(E) FACADE @ LEARY

**OPTION B BUILDING AREA**

	Hotel	Gym	Parking	Vertical	Floor Total
Parking Level 3			8,995	696	9,691
Parking Level 2		2,797	6,198	696	9,691
Parking Level 1			6,807	789	7,596
Ground Level (Club L1)	443	8,113		1,276	9,832
Mezzanine (Club L2)		5,012		852	5,864
Level 2 (Hotel L1)	6,382			968	7,350
Level 3 (Hotel L2)	6,430			647	7,077
Level 4 (Hotel L3)	6,430			647	7,077
Level 5 (Hotel L4)	6,430			674	7,104
Level 6 (Hotel L5)	6,334			647	6,981
Roof	800		647	1,447	
<b>Total GSF</b>	<b>33,249</b>	<b>15,922</b>	<b>22,000</b>	<b>8,539</b>	<b>79,710</b>



(E) ATHLETIC CLUB ENTRY





LEVEL 2 FLOOR PLAN (HOTEL L1)



LEVEL 3-5 FLOOR PLAN (HOTEL L2-4)



(E) AWNINGS & STONE @ BASE  
BALLARD AVENUE HOTEL

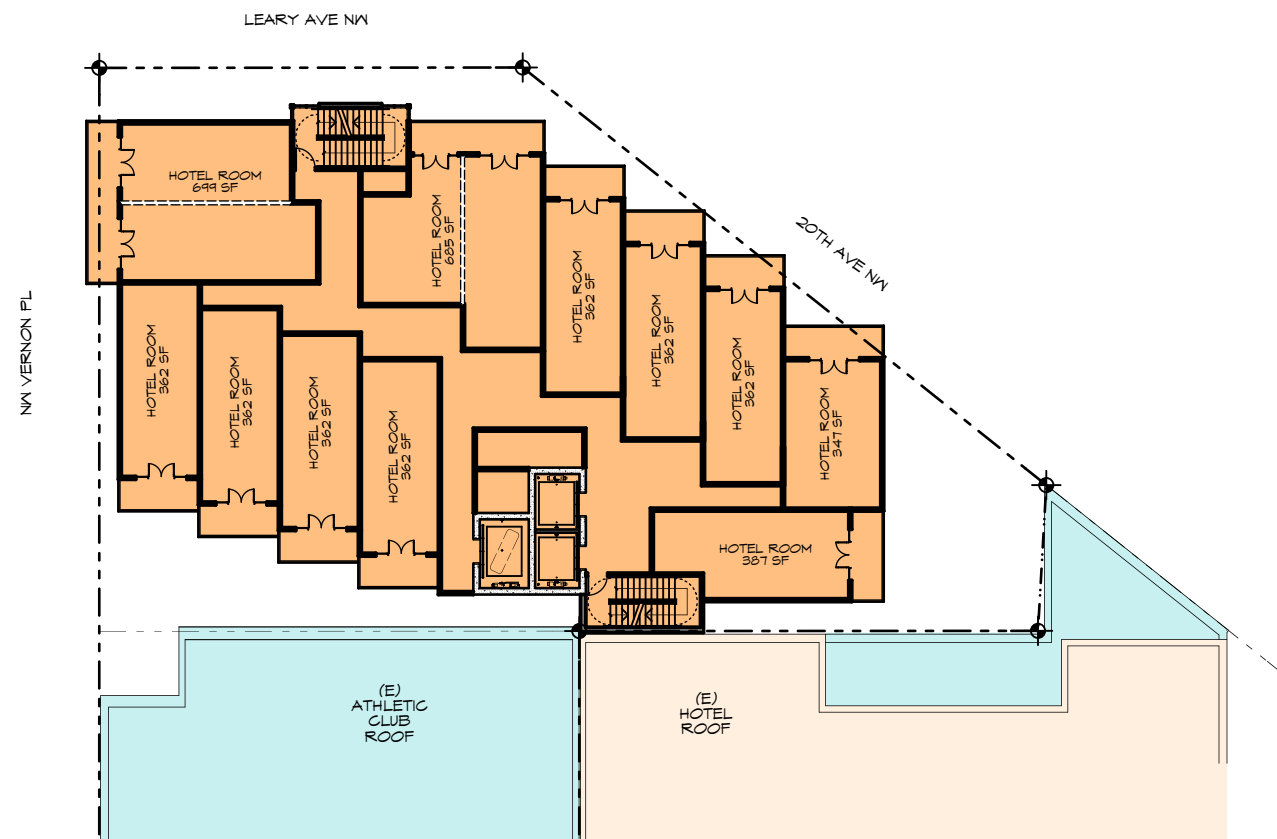


(E) ENTRY & FACADE @ BALLARD AVENUE HOTEL

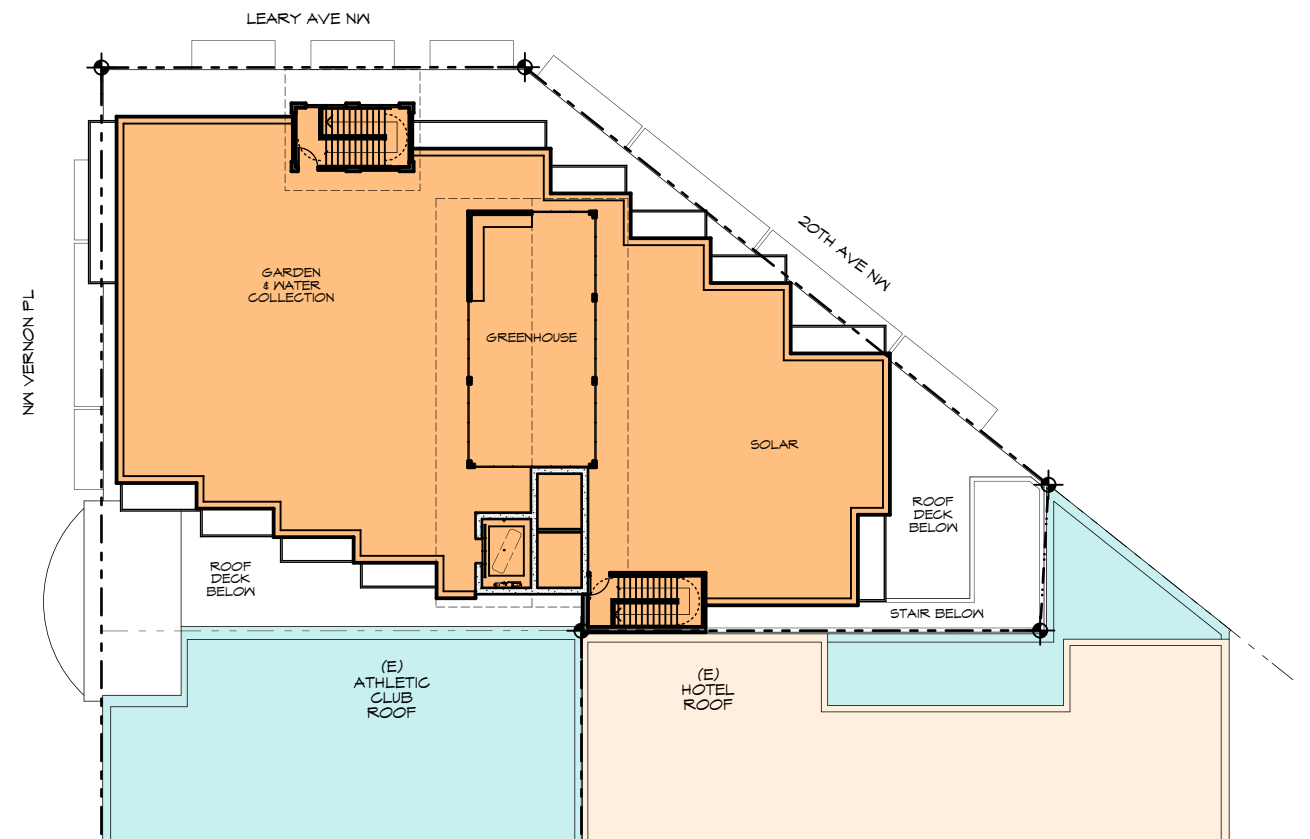


(E) STREET FRONT  
BALLARD AVENUE HOTEL





LEVEL 6 FLOOR PLAN (HOTEL 5)

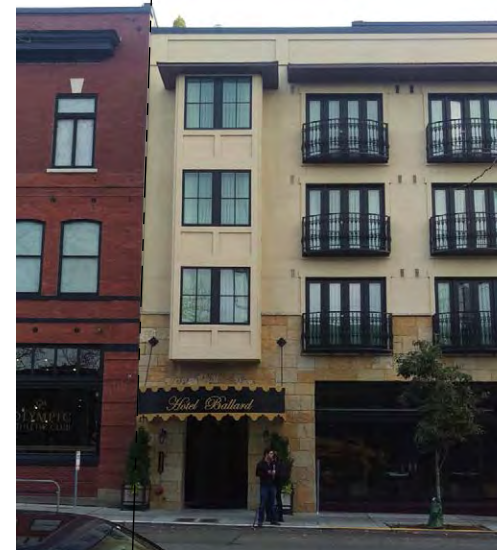


ROOF LEVEL PLAN



(E) ATHLETIC CLUB FACADE  
ON BALLARD AVENUE

← EXISTING CLUB | EXISTING HOTEL →

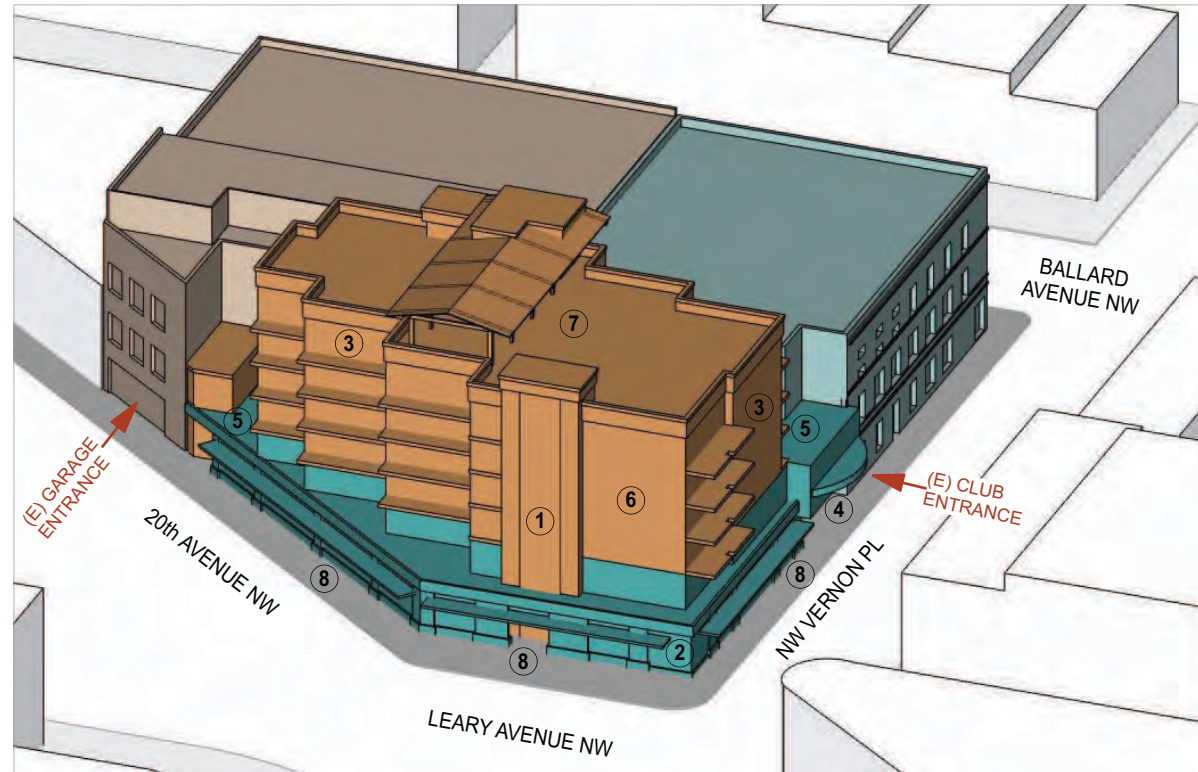


CLUB TRANSITION TO HOTEL  
ON BALLARD AVENUE

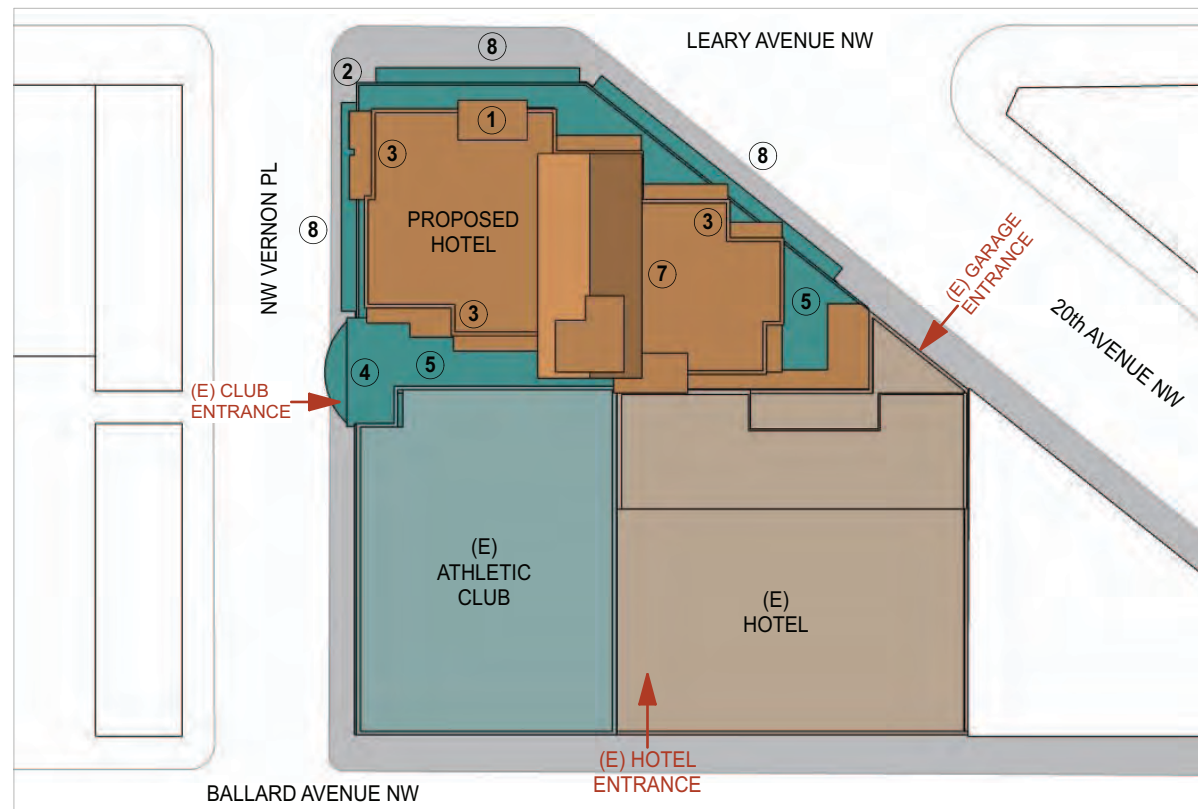


(E) ATHLETIC CLUB HISTORIC FACADE  
ON VERNON PLACE





NW AXON



PLAN VIEW

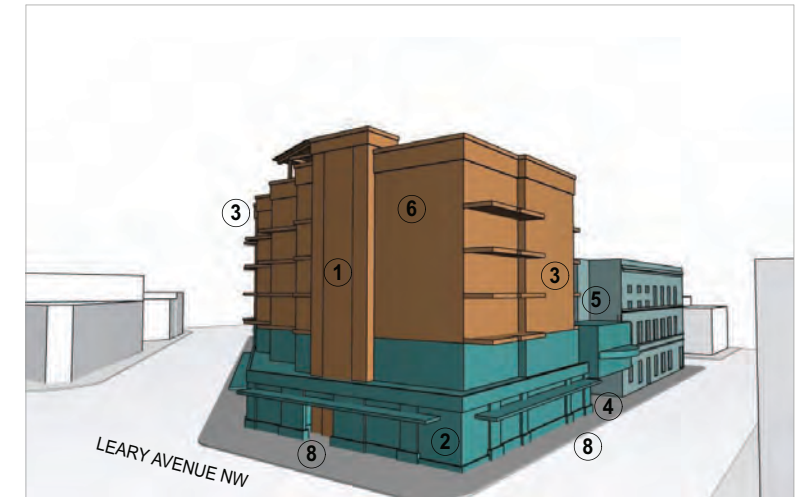
## OPTION D 65' - CODE COMPLIANT

LOWER RUSTICATED, TRANSPARENT BASE  
WITH UPPER LEVEL 'STEPPED' FACADE

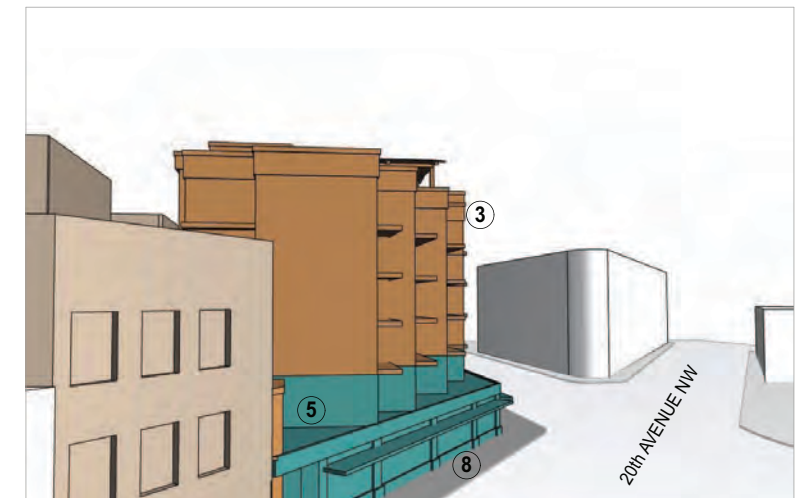
- ① - HIGHLIGHT VERTICAL CIRCULATION - OPENING IN BASE
- ② - SIMPLE CORNER AT LEARY AND VERNON
- ③ - STEPPED UPPER FACADE WITH BALCONIES
- ④ - SETBACK EXISTING ENTRY AND NEW AWNING
- ⑤ - MAXIMIZED UPPER LEVEL FOOTPRINT - MINIMAL SEPARATION OF UPPER FLOORS TO EXISTING HISTORIC CLUB
- ⑥ - AREAS FOR POSSIBLE GREEN WALL FEATURE
- ⑦ - ROOFTOP PAVILLION & OCCUPIABLE ROOF
- ⑧ - 14' STREET EDGE FACADE W/ UPPER LEVEL SETBACKS

## USE KEY

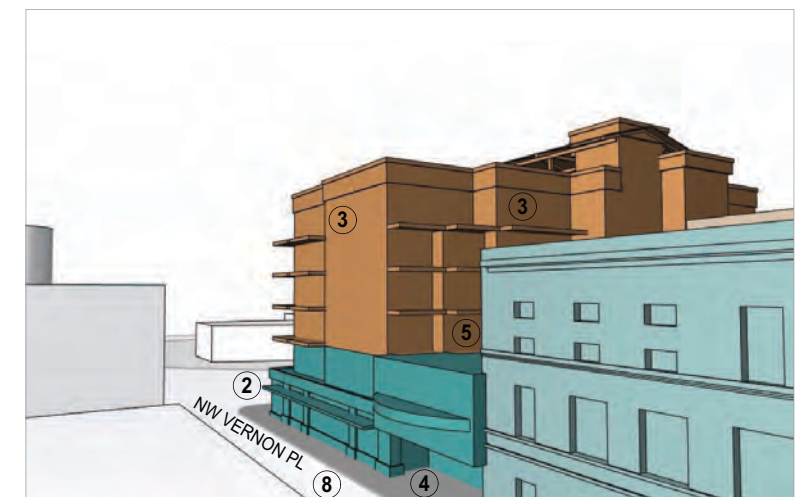
- PROPOSED HOTEL
- EXISTING HOTEL
- PROPOSED HEALTH CLUB
- EXISTING HISTORIC HEALTH CLUB
- EXISTING NEIGHBORING STRUCTURES



VIEW FROM LEARY AVE

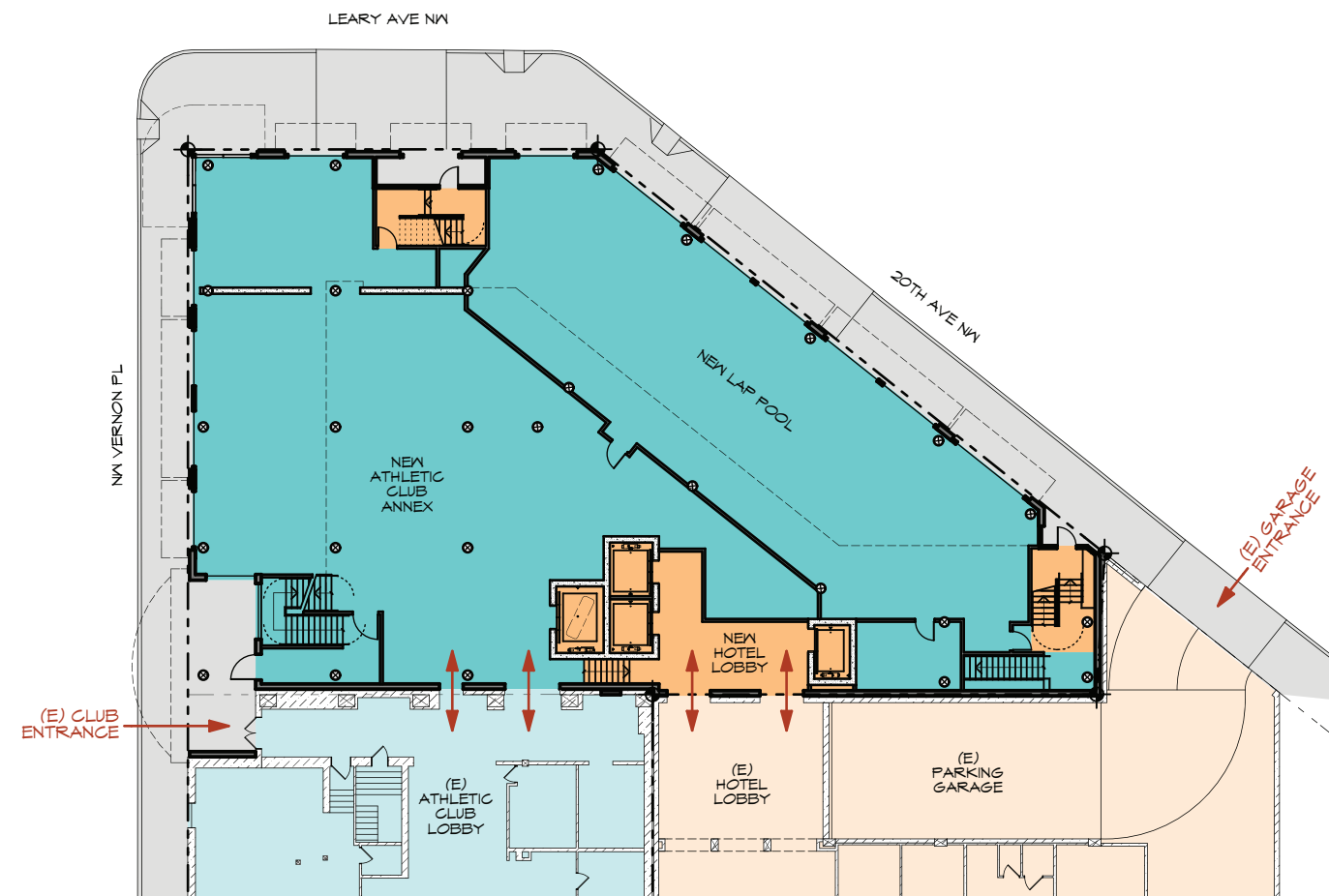


VIEW FROM 20th

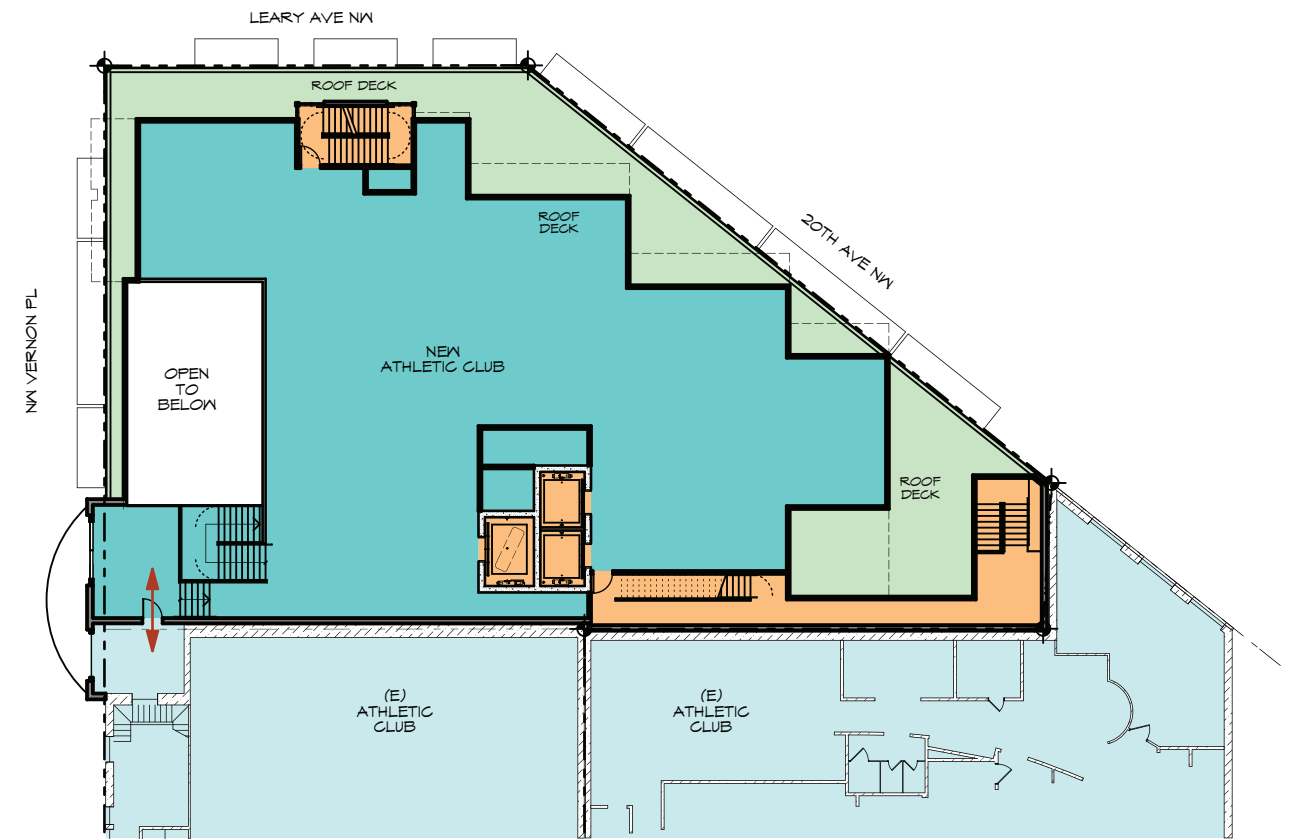


VIEW FROM VERNON





MAIN LEVEL FLOOR PLAN (CLUB L1)



LEVEL 2 FLOOR PLAN (CLUB L2)



(E) FACADE @ LEARY

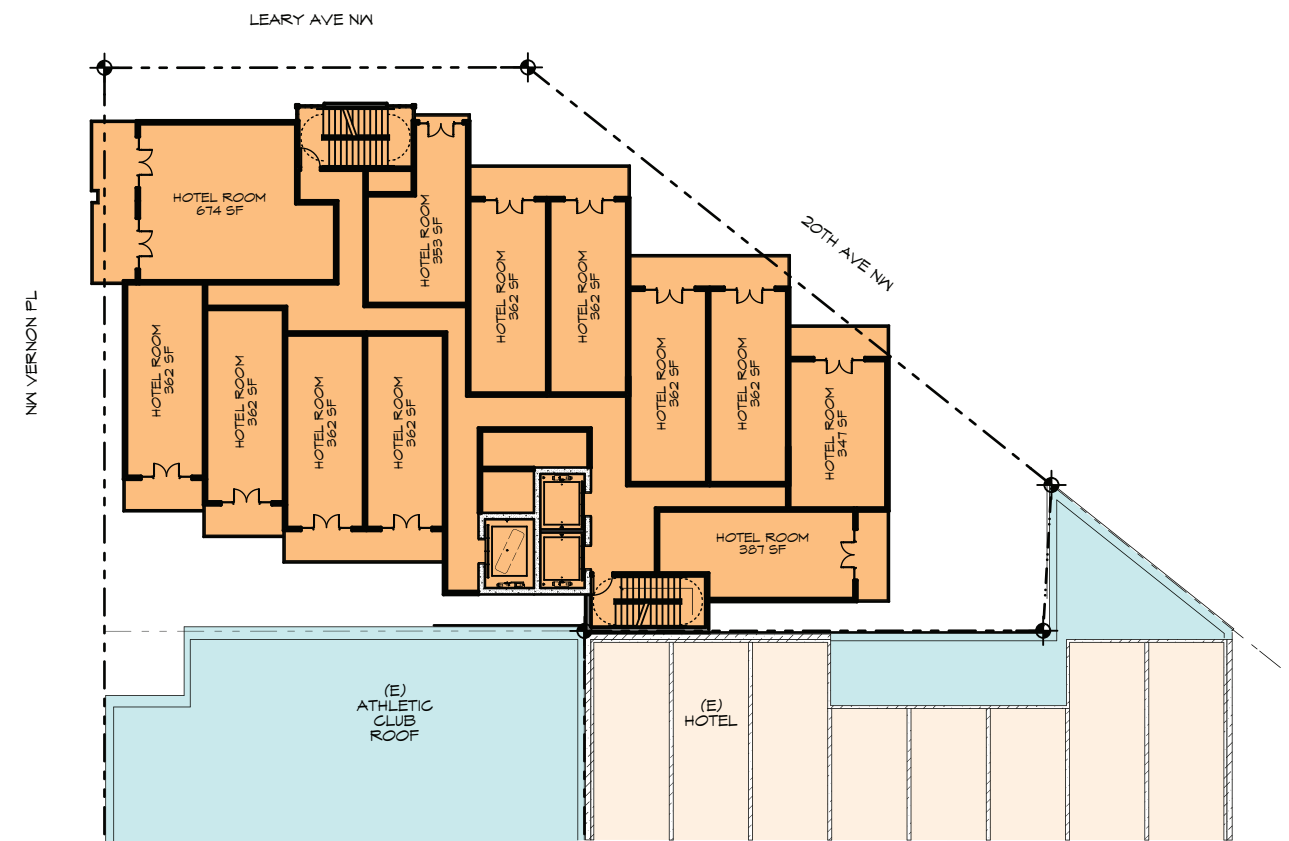
**OPTION B BUILDING AREA**

	Hotel	Gym	Parking	Vertical	Floor Total
Parking Level 3			8,995	696	9,691
Parking Level 2		2,797	6,198	696	9,691
Parking Level 1			6,807	789	7,596
Ground Level (Club L1)	443	8,113		1,276	9,832
Level 2 (Club L2)		5,987		1,347	7,334
Level 3 (Hotel L1)	6,180			647	6,827
Level 4 (Hotel L2)	6,180			647	6,827
Level 5 (Hotel L3)	6,180			647	6,827
Level 6 (Hotel L4)	6,052			647	6,699
Roof	800		647	1,447	
<b>Total GSF*</b>	<b>25,835</b>	<b>16,897</b>	<b>22,000</b>	<b>8,039</b>	<b>72,771</b>

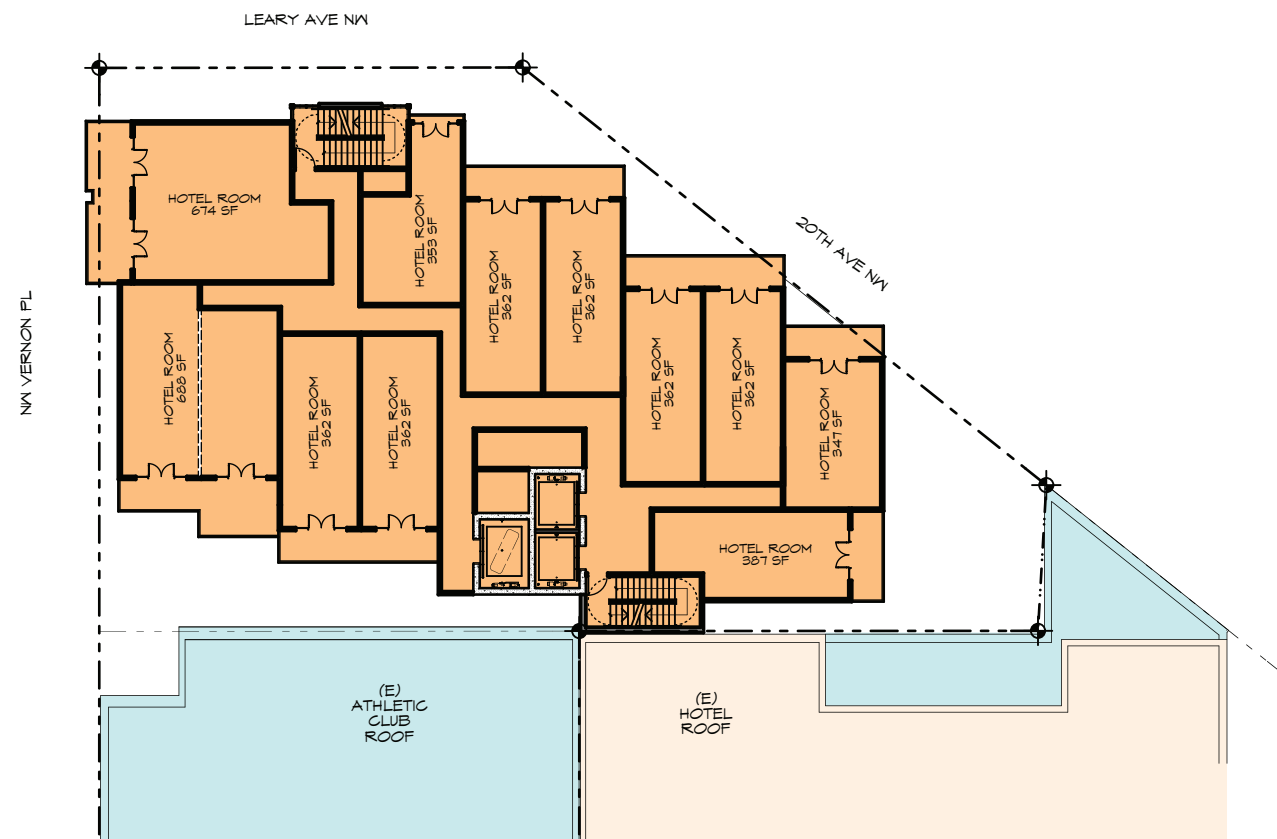


(E) ATHLETIC CLUB ENTRY

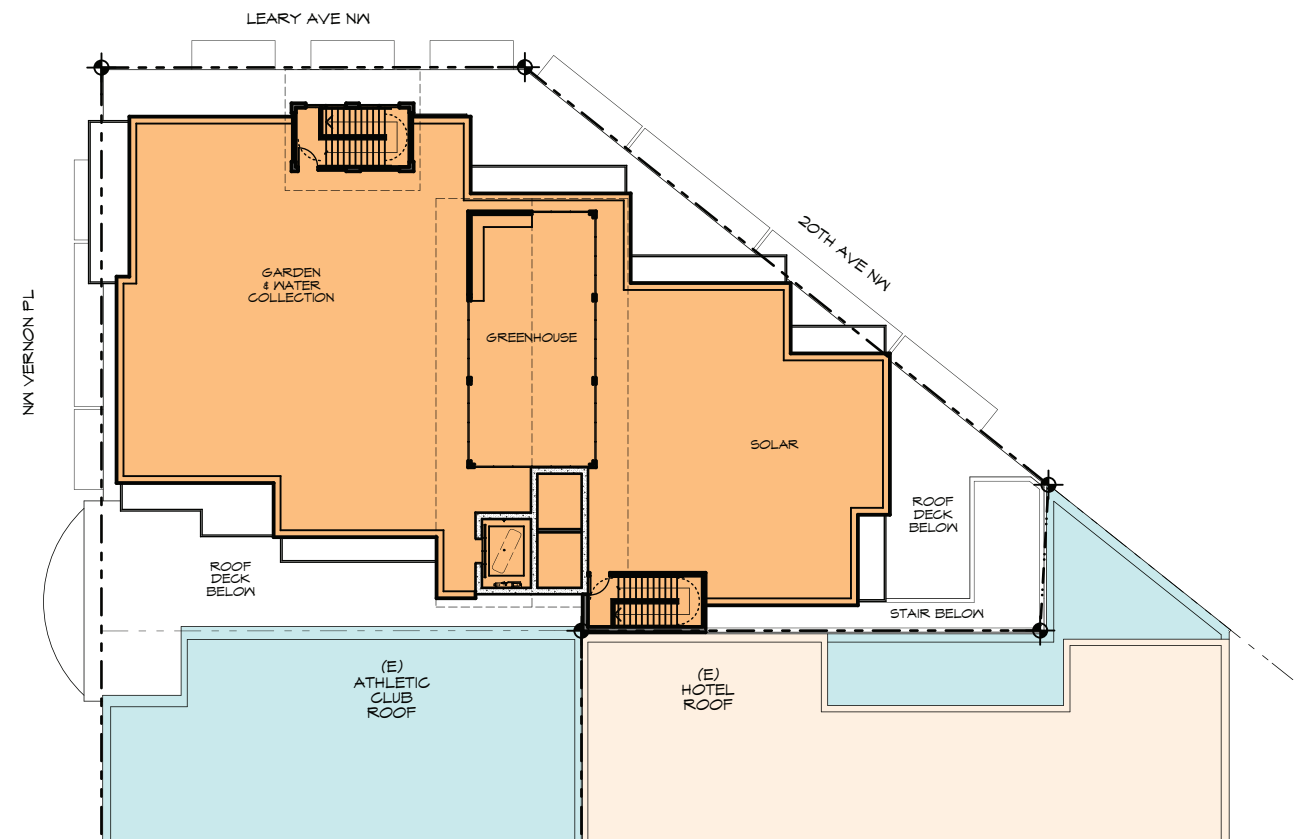








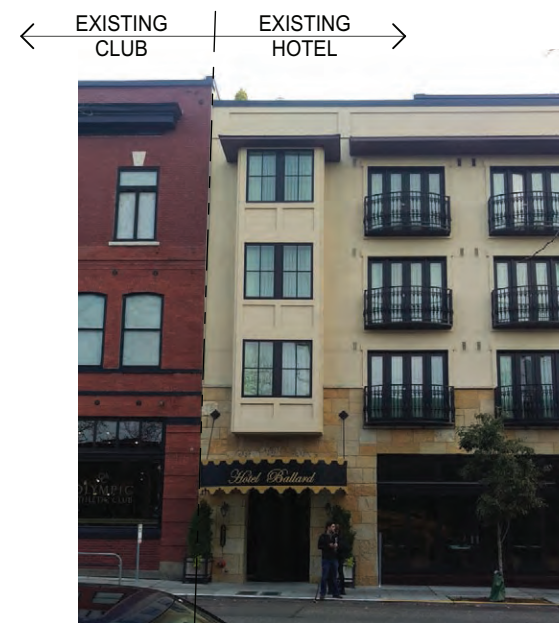
LEVEL 6 FLOOR PLAN (HOTEL 4)



ROOF LEVEL PLAN



(E) ATHLETIC CLUB FACADE  
ON BALLARD AVENUE

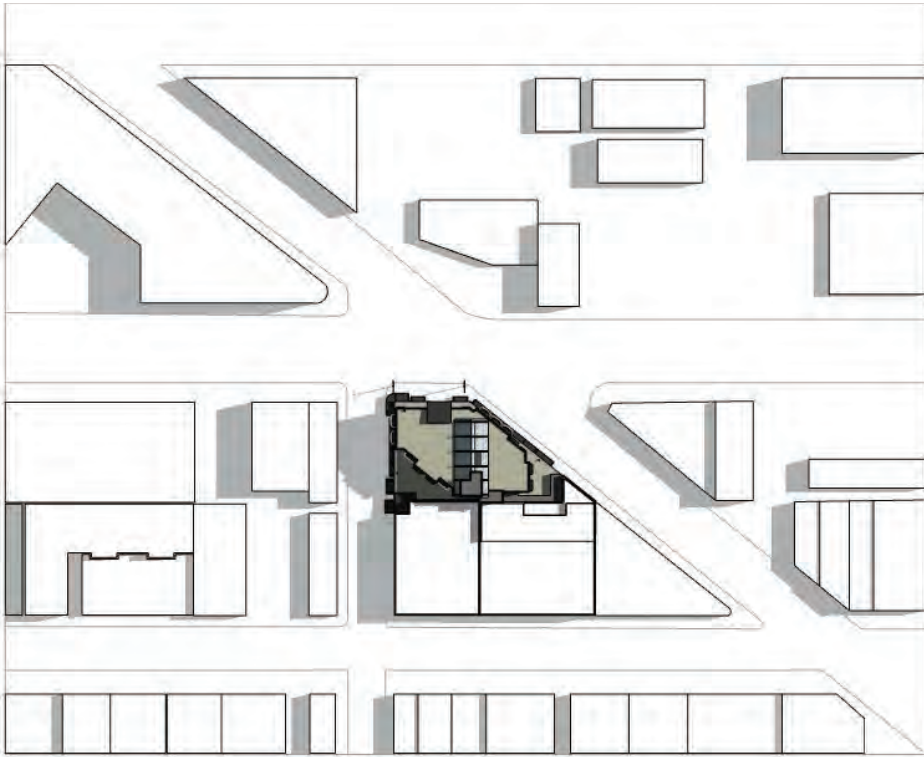


CLUB TRANSITION TO HOTEL  
ON BALLARD AVENUE

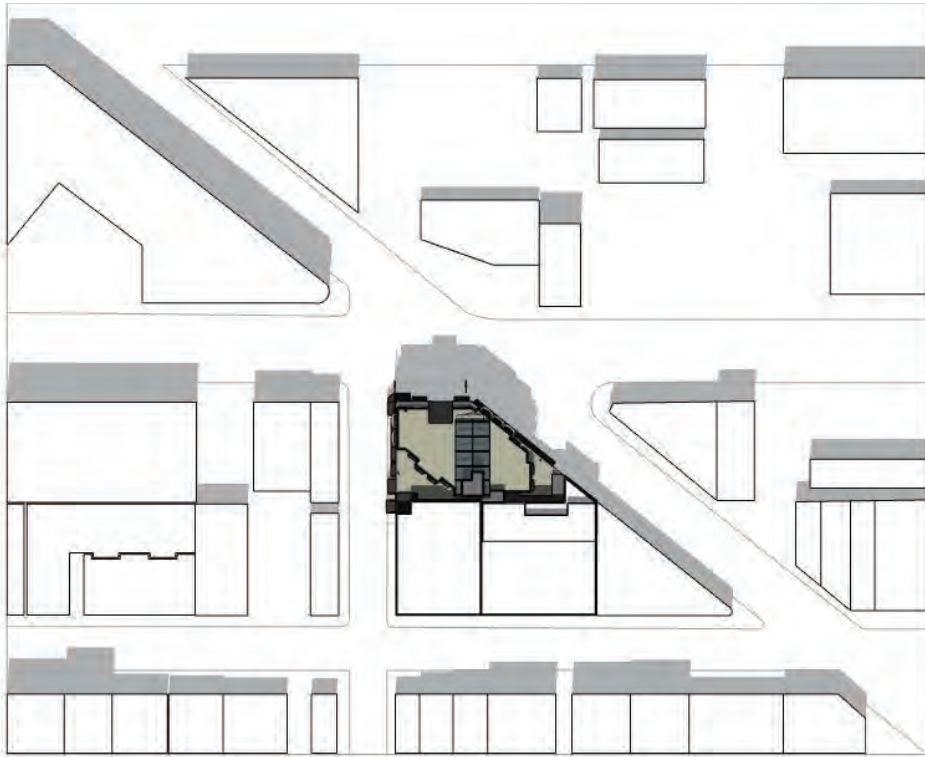


(E) ATHLETIC CLUB HISTORIC FACADE  
ON VERNON PLACE

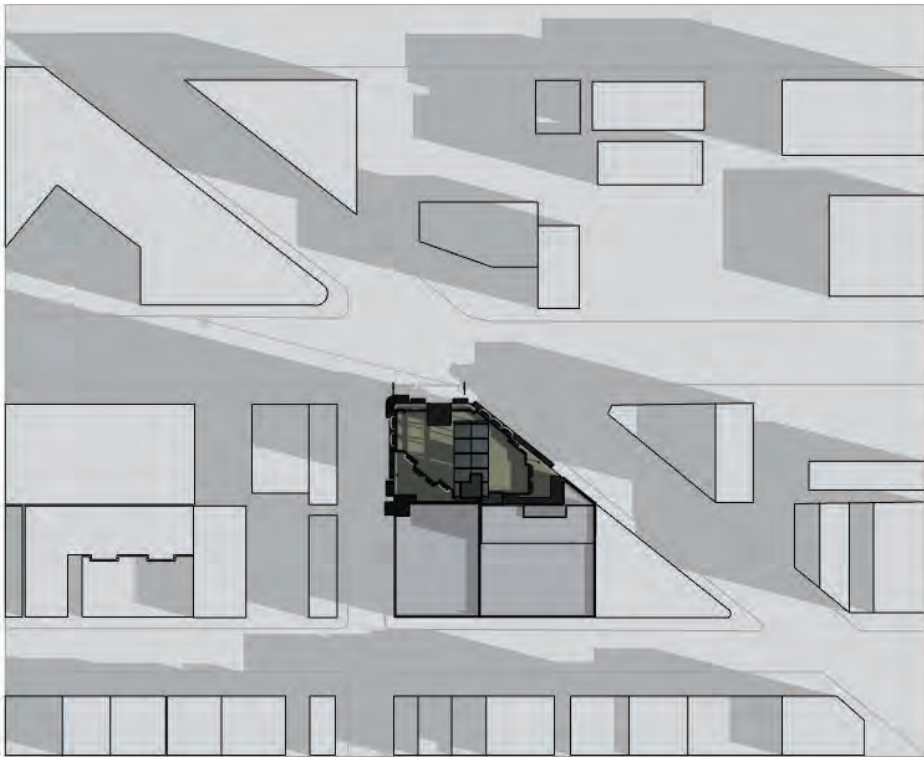




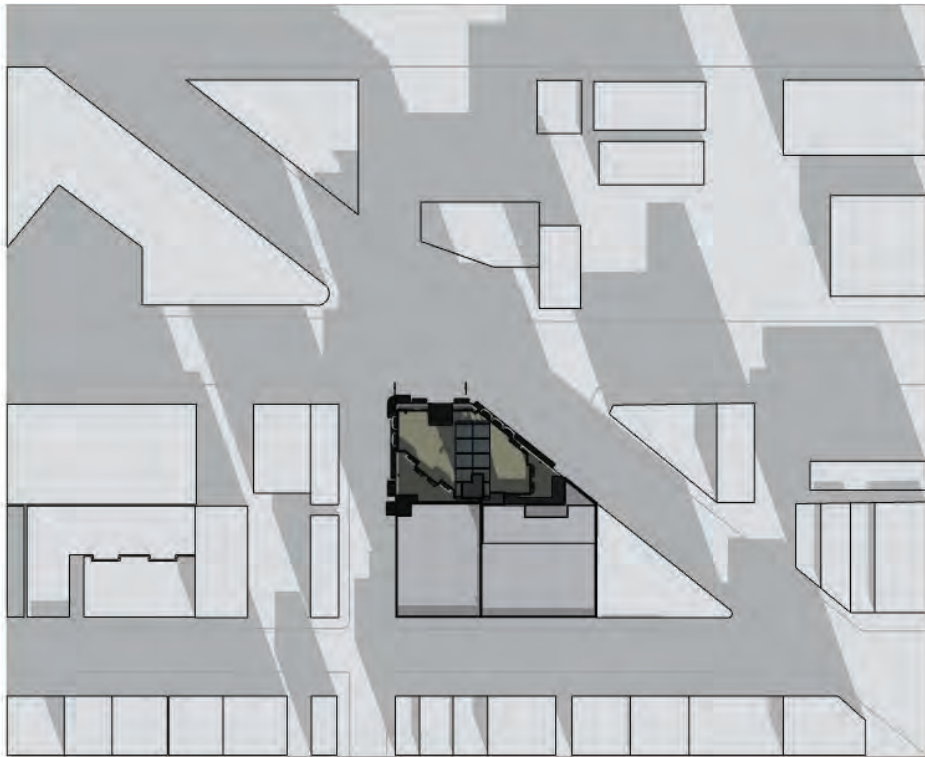
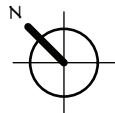
SUMMER SOLSTICE | JUNE 21 | 10:00 AM



SUMMER SOLSTICE | JUNE 21 | 2:00 PM



WINTER SOLSTICE | DECEMBER 21 | 10:00 AM



WINTER SOLSTICE | DECEMBER 21 | 2:00 PM



WORK EXAMPLES

SKIDMORE JANETTE | ARCHITECT



JAMES R. LLC.



OLYMPIC CLUB & HOTEL EXPANSION  
5301 LEARY AVE NW

Early Design Guidance  
12/21/2015 #3017993

APPLICANT WORK EXAMPLES