

3RD & LENORA EDG REVISION

MARTIN SELIG REAL ESTATE
JULY 28, 2015



NARRATIVE OF CHANGES AND TIMELINE OF EVENTS

FAR calculations

Since the first Early Design Guidance submittal on January 6th, 2015, the massing for the 3rd and Lenora project has been altered to reflect changes in the amount of allowable office floor area available. The initial massing reflected the FAR available from Combined Lot Development utilizing parcels 1977201095, 1977201105, 1977201115, 1977201135, with FAR transfer from parcel 1977201120. After the first Early Design Guidance submittal, it was determined that the addition of the FAR from parcel 1977201135 would be economically infeasible and the FAR taken from that parcel was dropped from the building's massing. Additionally, in the time between the first EDG submittal and the second, the project team explored participation in the City of Seattle's Living Building Pilot (now Deep Green Pilot) program, but determined the costs of the program to outweigh the development rights granted.

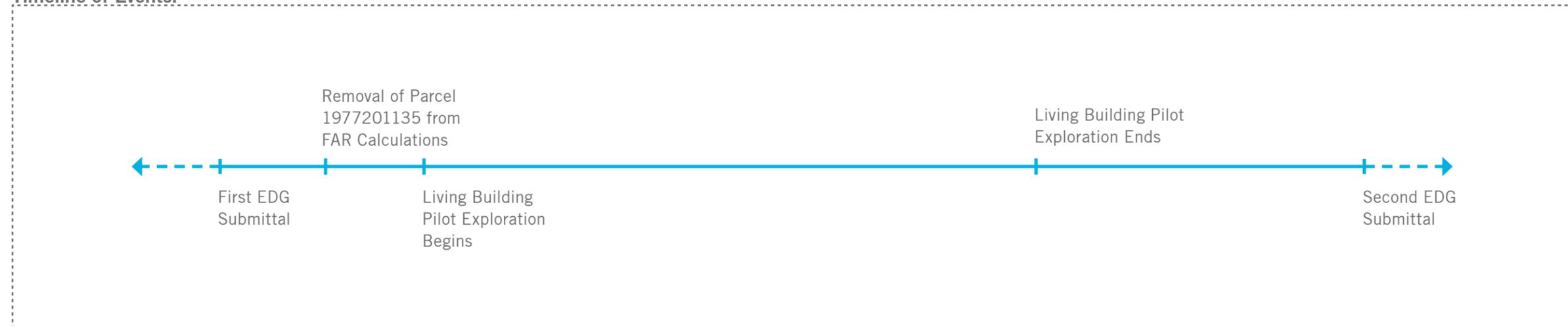
The current massing for the 3rd and Lenora project thus assumes FAR gathered from the combination of parcels 1977201095, 1977201105, 1977201115, with FAR transfer from parcel 1977201120 and additional FAR granted from the Housing/Childcare bonus payment option, Additional Non-Housing TDR, and a Regional Development Credit.

Massing

The massing of the building since the initial EDG submittal has changed to clarify and simplify the form of the building. The project team felt that the unique shape of the residential portion of the building was sufficiently interesting without the addition of a notch to separate the lower office floors from the upper residential floors. The ground floor retail space is designed to extend the interior retail and lobby into the sidewalk to enliven the street frontage through the use of highly transparent glazing and similar paving from the interior of the building to the exterior. The facade at street level is set back 3' from the property line which allows for a gracious extension of the public space along the sidewalk and into the lobbies along 3rd Ave and Lenora St. A unifying canopy provides protection from the rain along both the 3rd Avenue sidewalk and the Lenora Street sidewalk.

In addition, the project team has further developed the planted roofs outdoor areas on the 12th floor and the the 40' high, top-floor "Conservatory," a residential amenity space containing a fitness center and gathering spaces. The Conservatory will be heavily glazed and contain interior vegetation for the enjoyment and well-being of residents.

Timeline of Events:



440.0

400.0

144.0

Mezz	3,340 SF	••••	
Roof	6,740 SF	••••	40
36	10,700 SF	••••	12
35	10,700 SF	••••	10
34	10,700 SF	••••	10
33	10,700 SF	••••	10
32	10,700 SF	••••	10
31	10,700 SF	••••	10
30	10,700 SF	••••	10
29	10,700 SF	••••	10
28	10,700 SF	••••	10
27	10,700 SF	••••	10
26	10,700 SF	••••	10
25	10,700 SF	••••	10
24	10,700 SF	••••	10
23	10,700 SF	••••	10
22	10,700 SF	••••	10
21	10,700 SF	••••	10
20	10,700 SF	••••	10
19	10,700 SF	••••	10
18	10,700 SF	••••	10
17	10,700 SF	••••	10
16	10,700 SF	••••	10
15	10,700 SF	••••	10
14	10,700 SF	••••	10
13	10,700 SF	••••	10
12	8,930 SF	••••	14
11	18,430 SF	••••	14.0
10	18,430 SF	••••	13.0
9	18,430 SF	••••	13.0
8	18,430 SF	••••	13.0
7	18,320 SF	••••	13.0
6	18,320 SF	••••	13.0
5	18,320 SF	••••	13.0
4	18,320 SF	••••	13.0
3	18,320 SF	••••	13.0
2	7,840 SF	••••	13.0
1	5,580 SF	••••	13.0
P1	19,440	••	9
P2	19,440	••	9
P3	19,440	••	9
P4	19,440	••	9
P5	19,440	••	9

Elevators

P1 P2 1 2 3 4

5 6 7

Residential Amenities

10,080 SF*

24 Floors Residential

256,800 GSF

384 Units

(16 units per floor)

Office fitness, Residential decks

Shared Amenities

Interstitial mech

9 Floors Office

Office

187,790 FAR

187,670 sf actual

Mezzanine

Retail & Lobbies

Parking

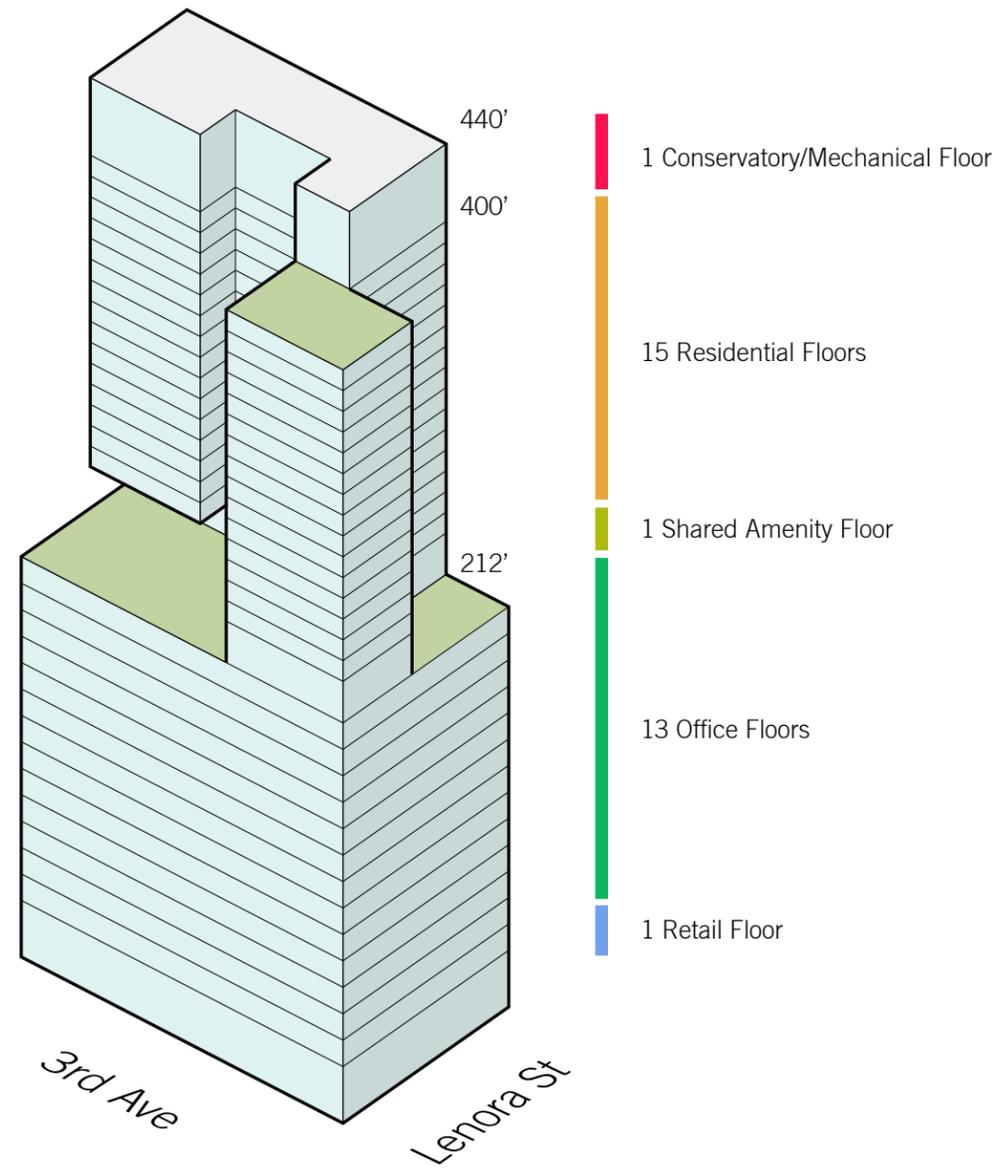
97,200

155 Office/124 Residential

0.3 Res Ratio

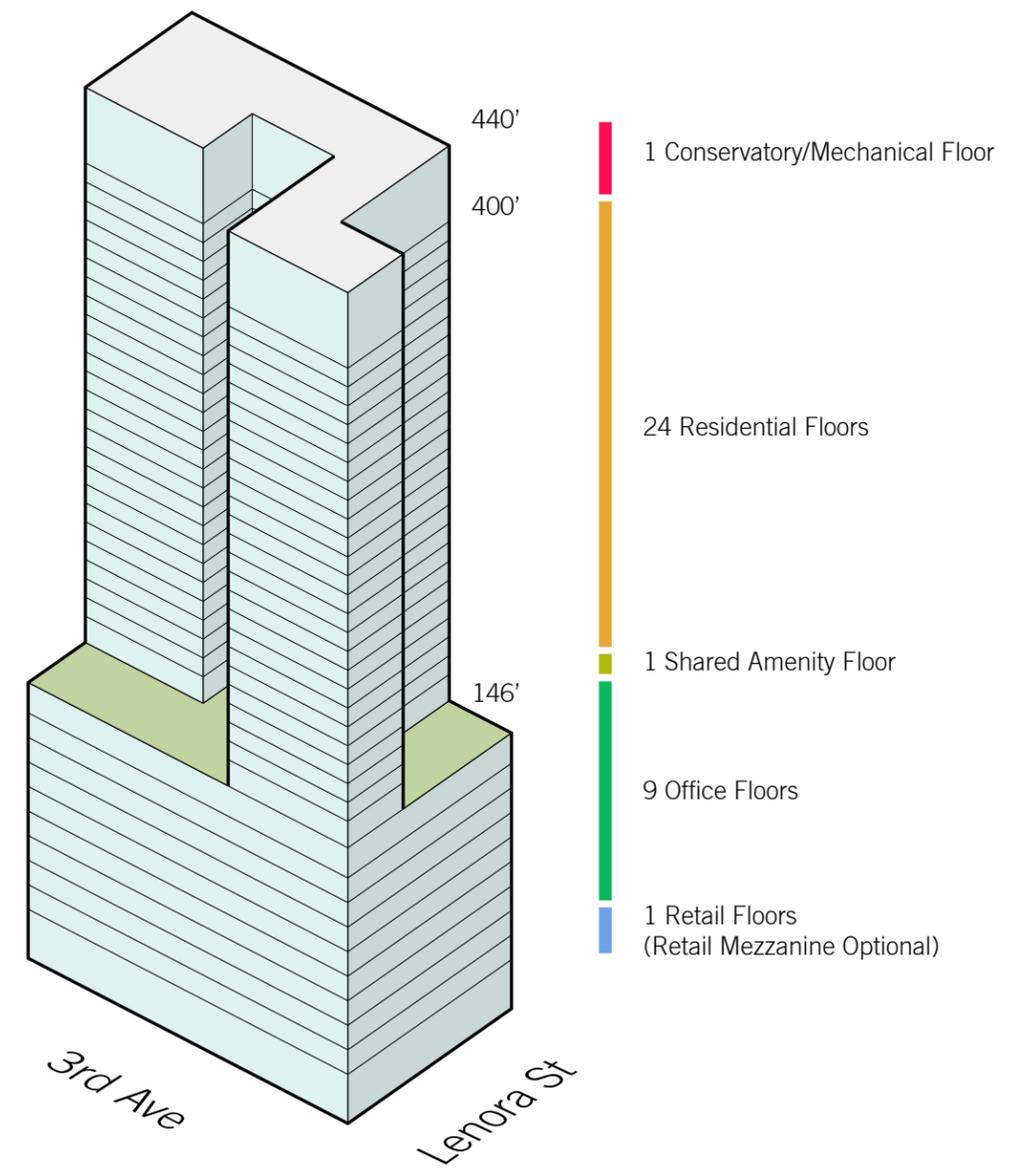
Original Building Massing

(Combined lot development, parcels 1977201095, 1977201105, 1977201115, 1977201135, with FAR transfer from 1977201120)

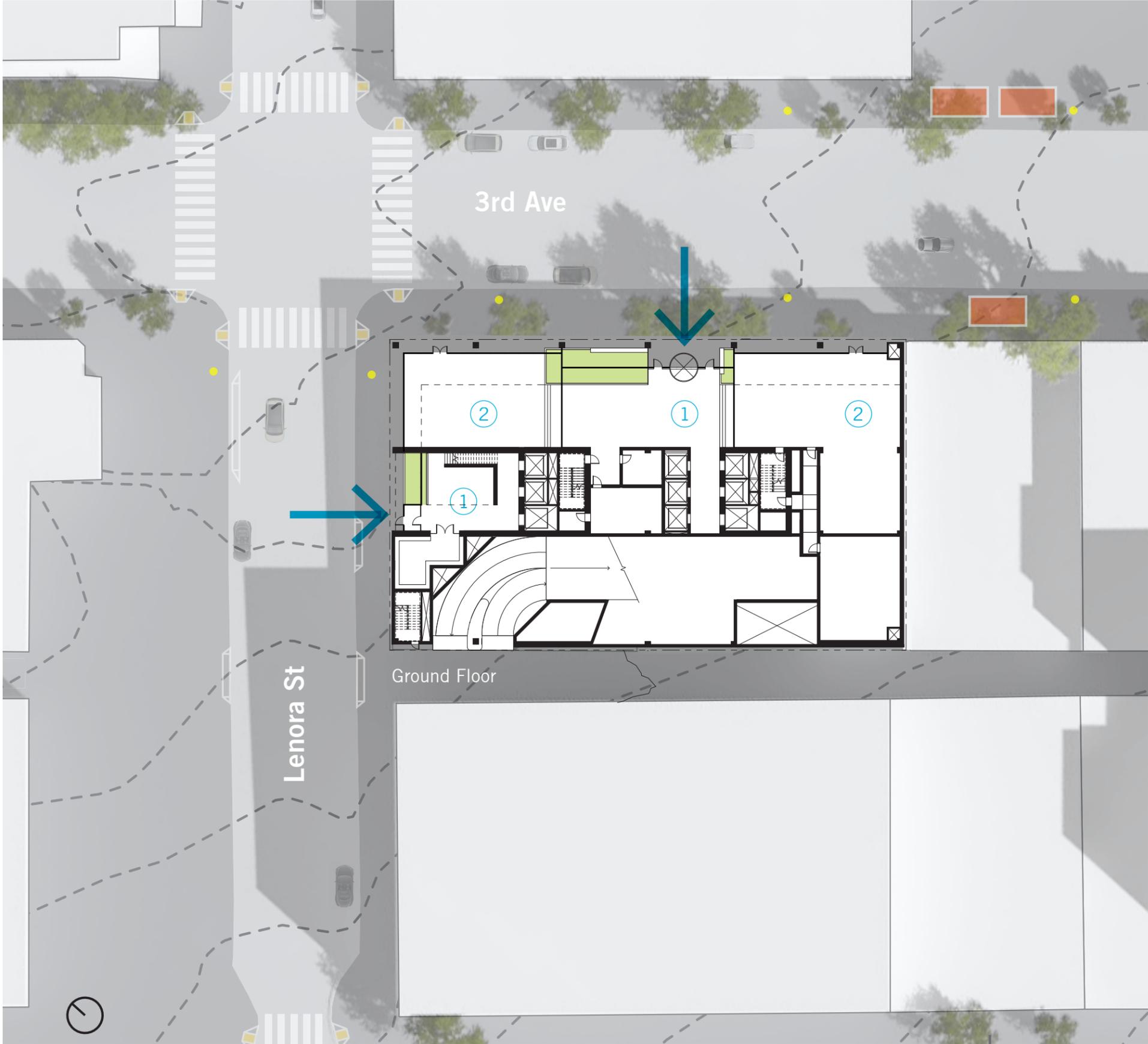


Revised Building Massing

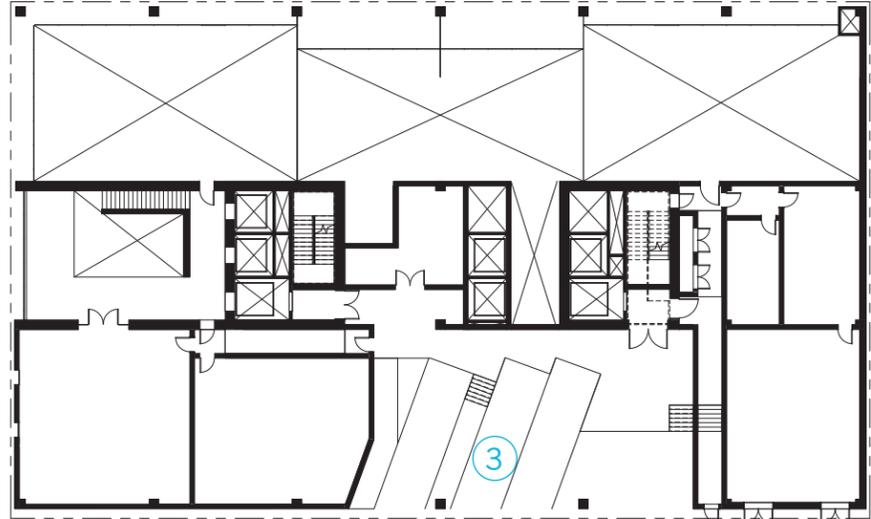
(Combined lot development, parcels 1977201095, 1977201105, 1977201115, with FAR transfer from 1977201120)



LEVEL 1 PLAN

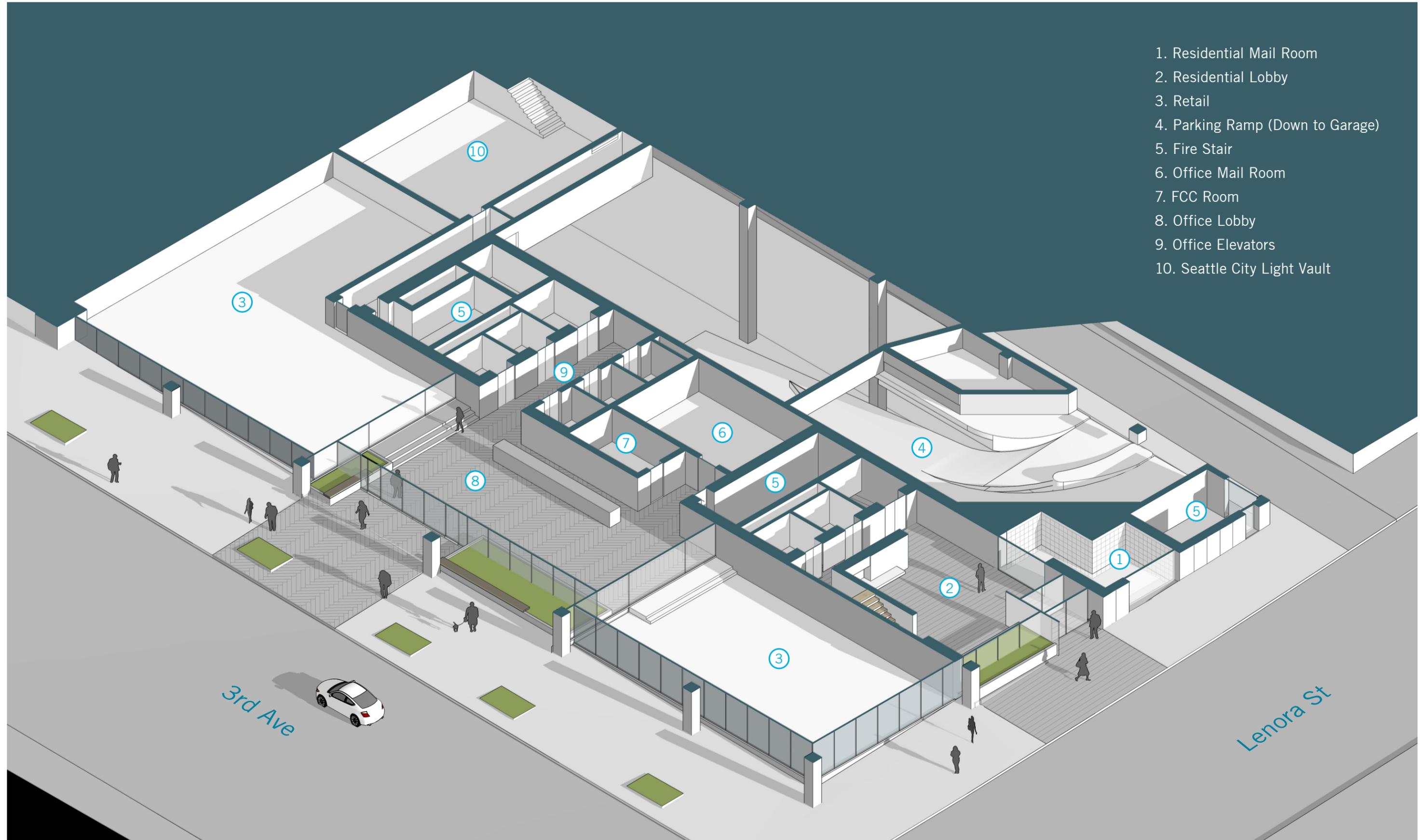


- ① Lobby
- ② Retail
- ③ Loading Dock
- Bus Stop
- Power Pole

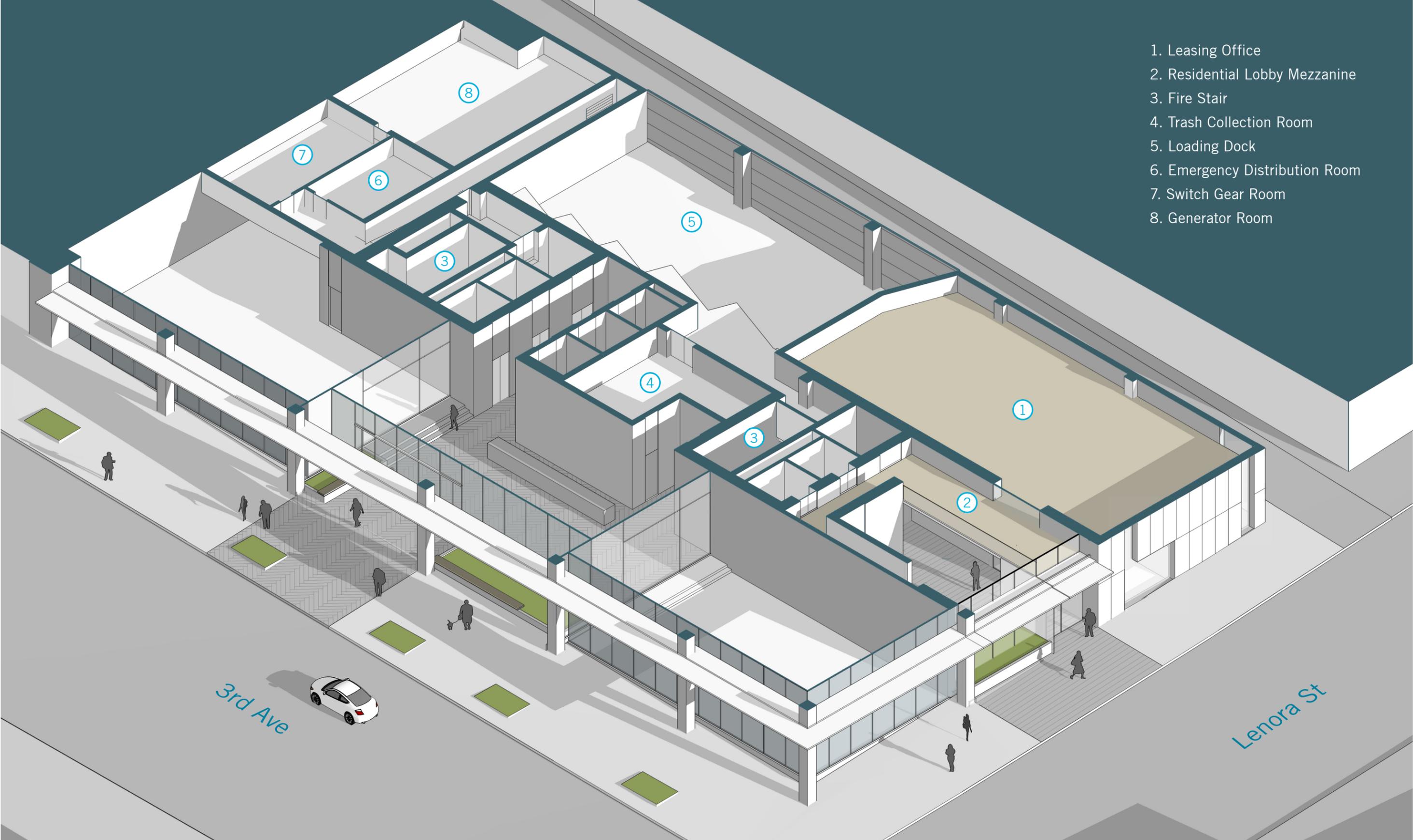


Mezzanine/Loading Level

LEVEL 1 PLAN SECTION

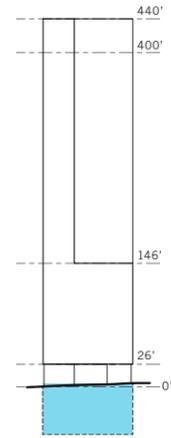
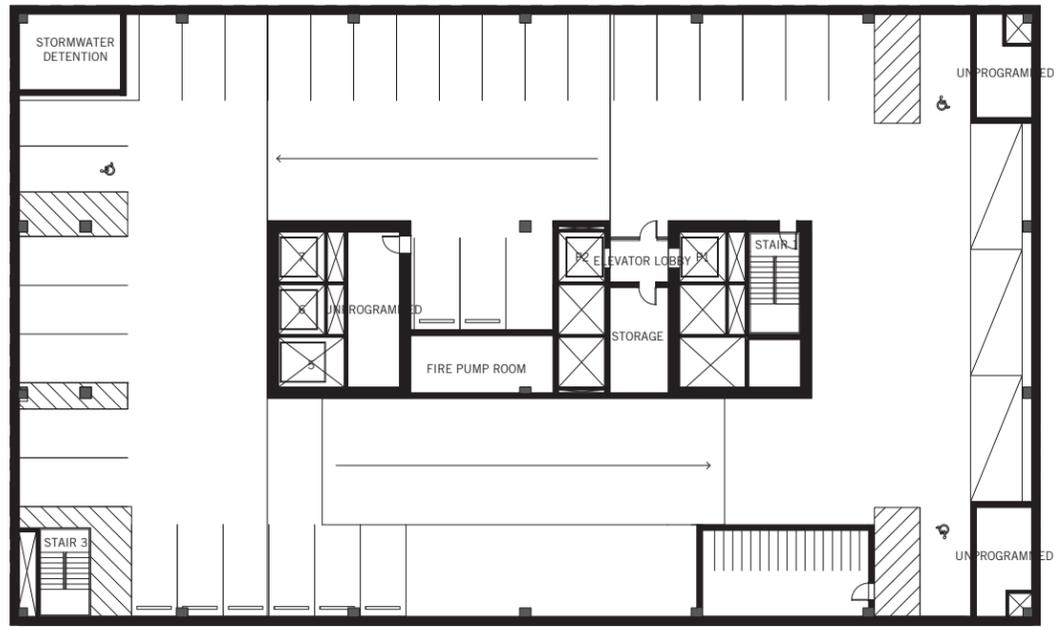


LEVEL 2 (MEZZANINE) PLAN SECTION

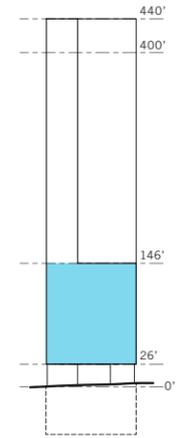


- 1. Leasing Office
- 2. Residential Lobby Mezzanine
- 3. Fire Stair
- 4. Trash Collection Room
- 5. Loading Dock
- 6. Emergency Distribution Room
- 7. Switch Gear Room
- 8. Generator Room

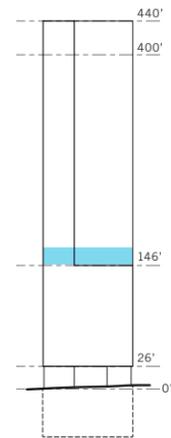
TYPICAL FLOOR PLANS



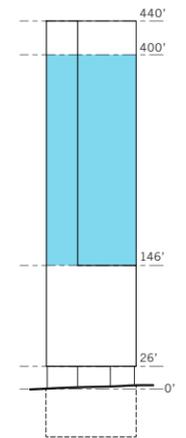
Parking Level 1



Typical Office Level

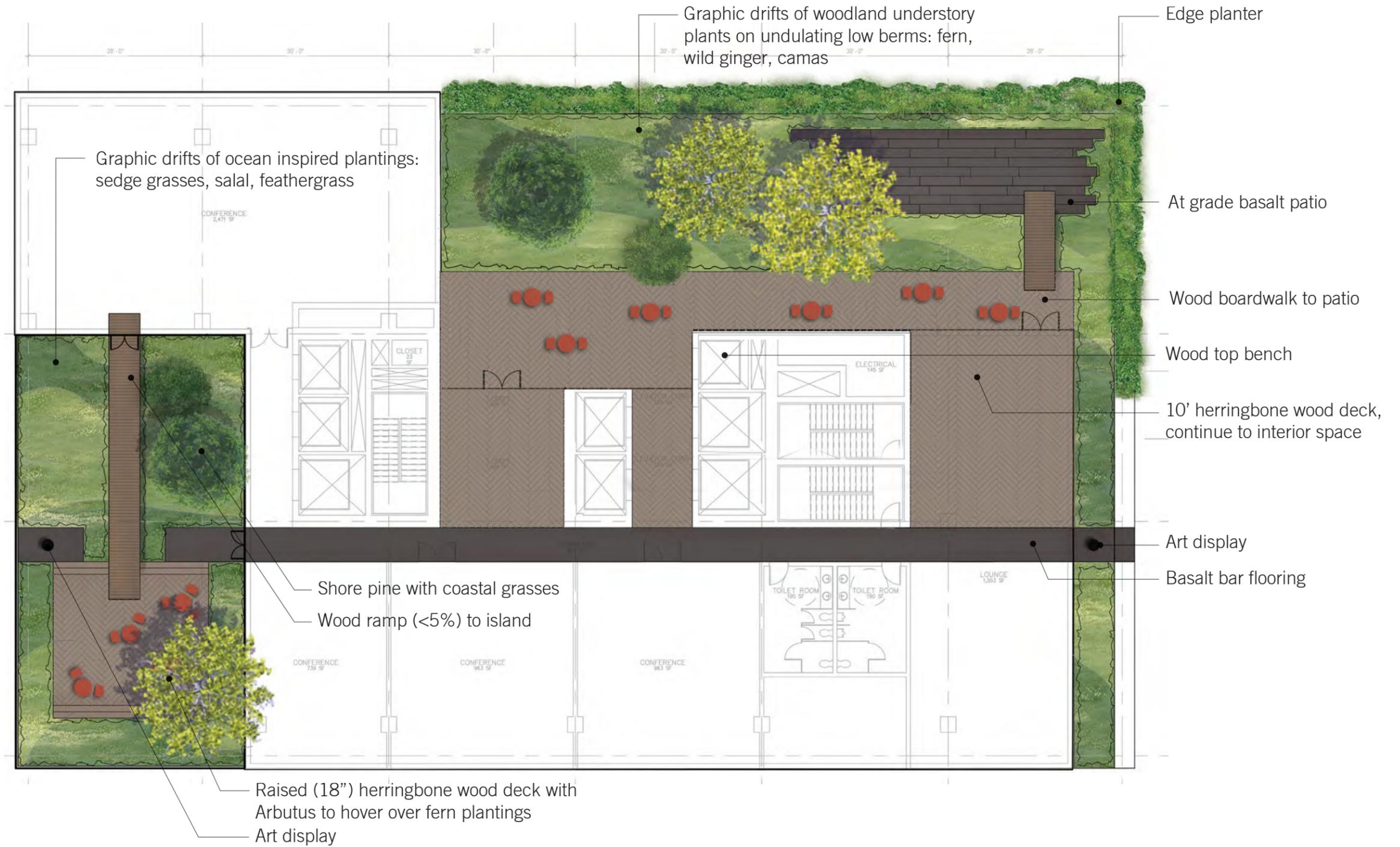


Conference Level

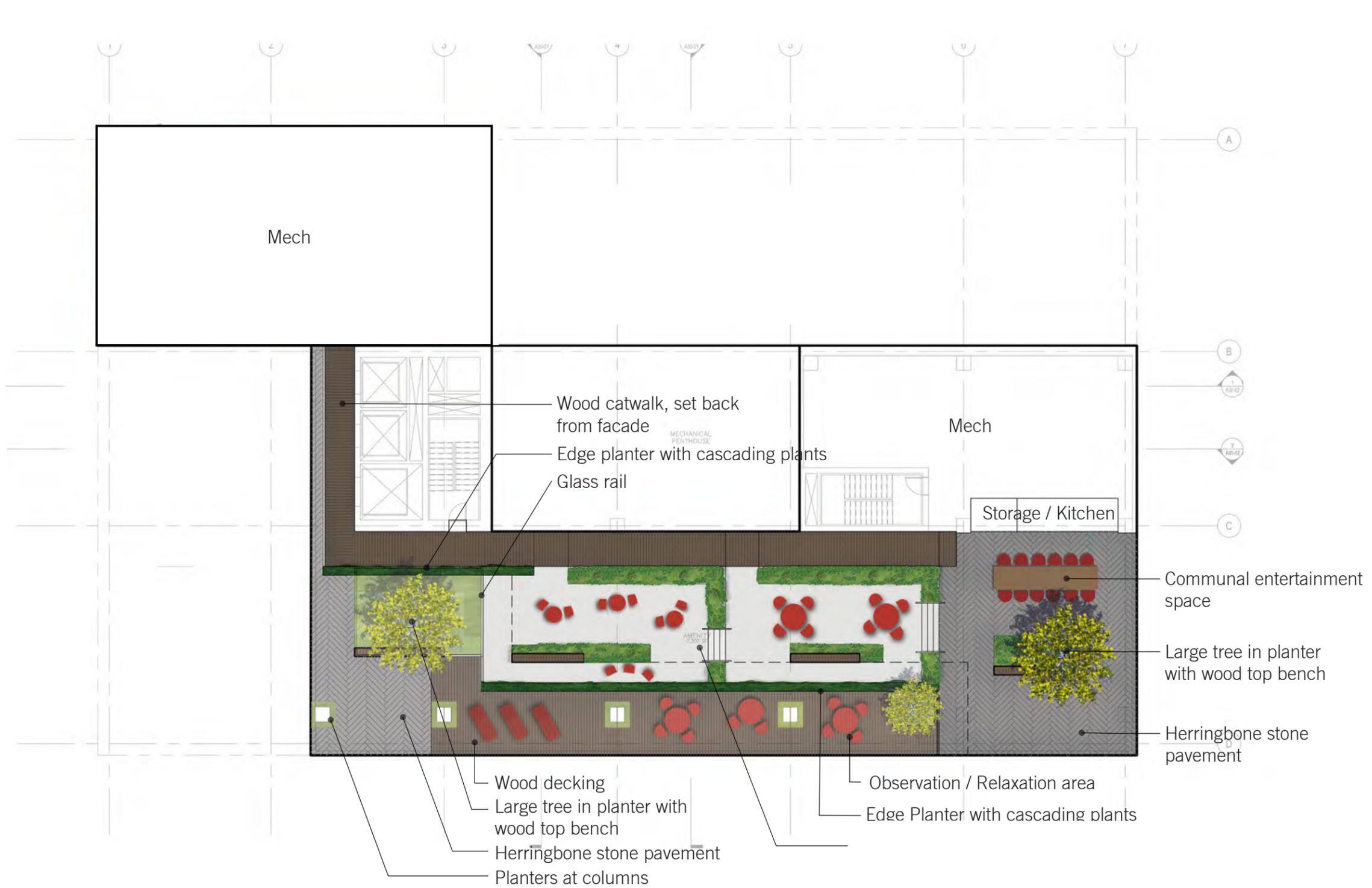


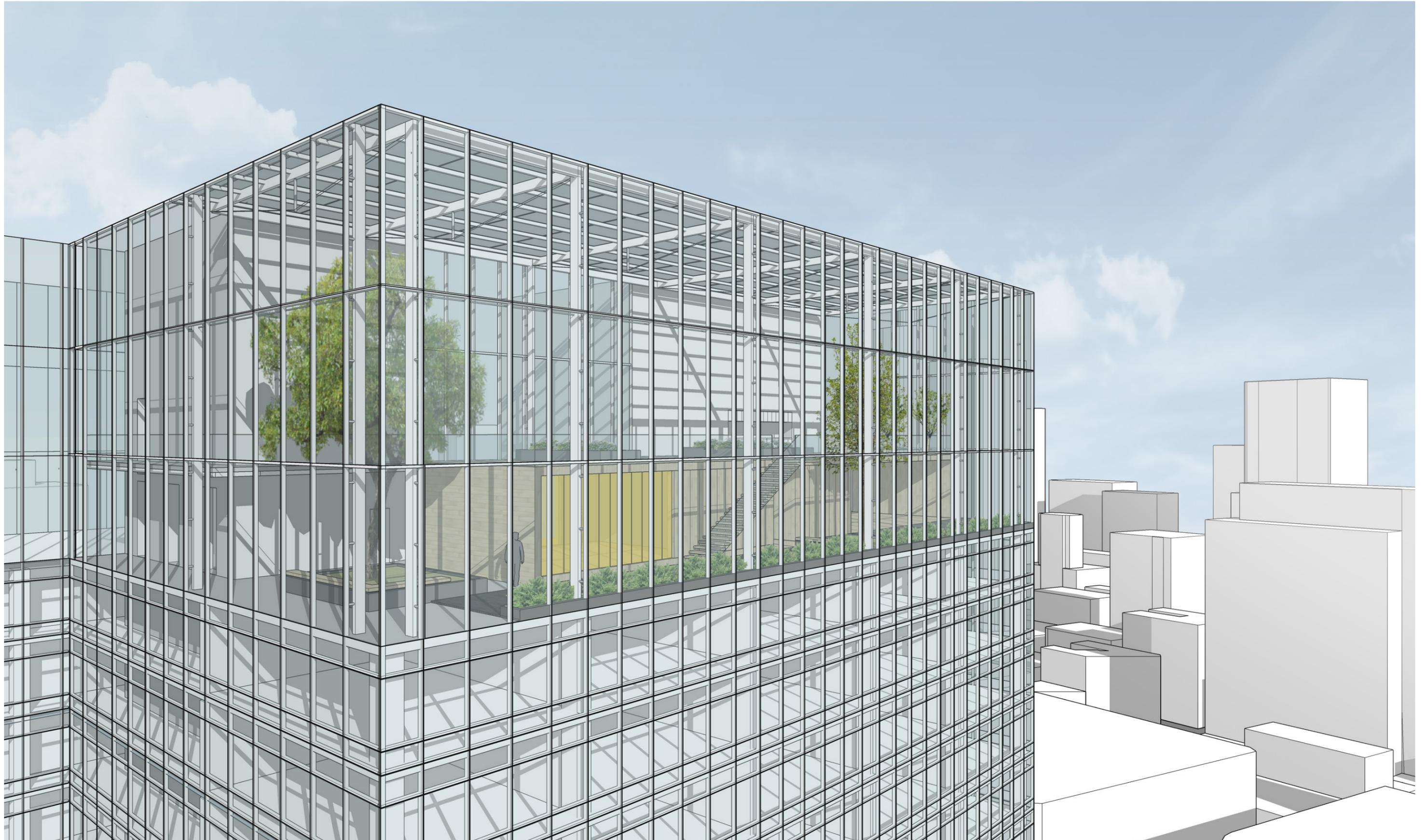
Typical Residential Level

CONFERENCE LEVEL ROOFTOP GARDEN

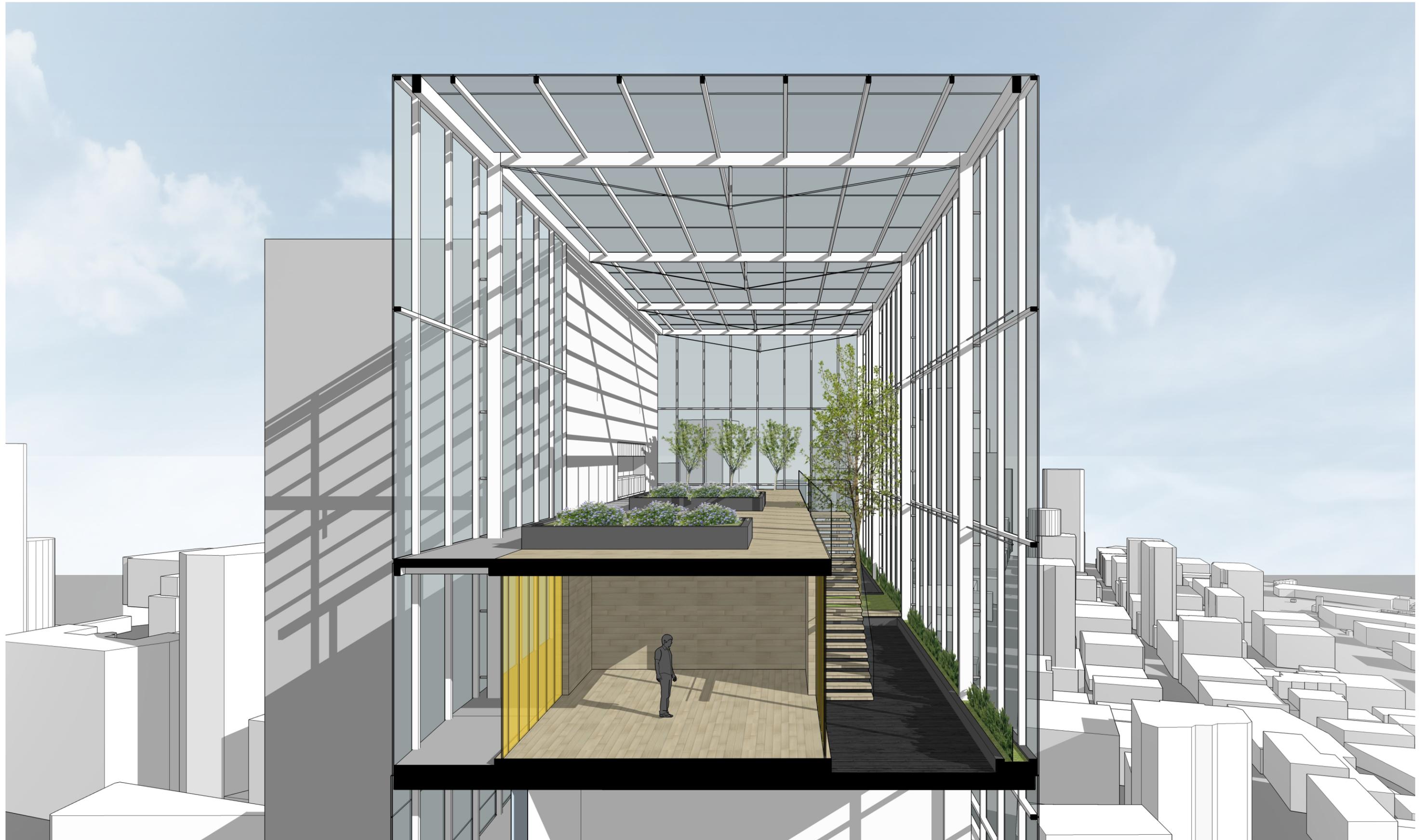


CONSERVATORY LEVEL PLAN





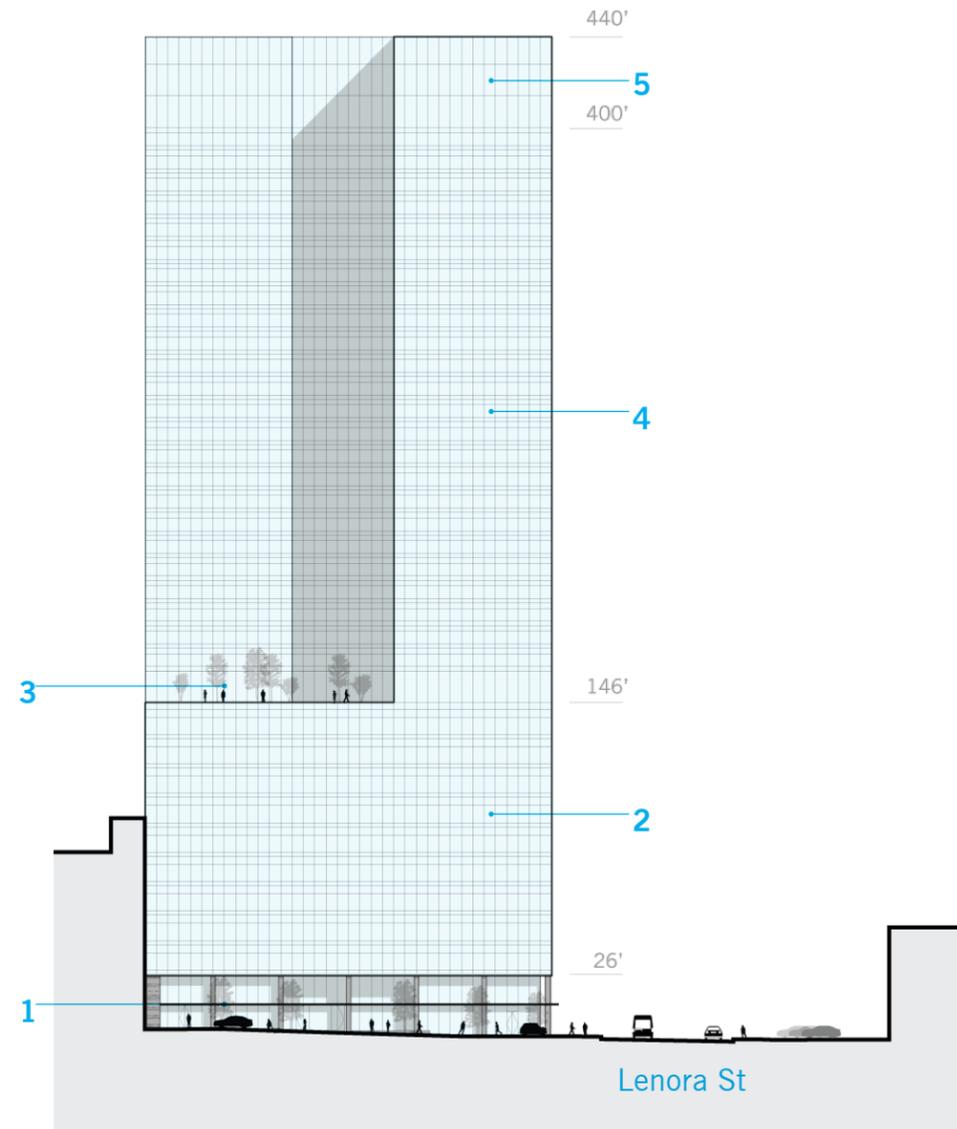
CONSERVATORY LEVEL SECTION PERSPECTIVE



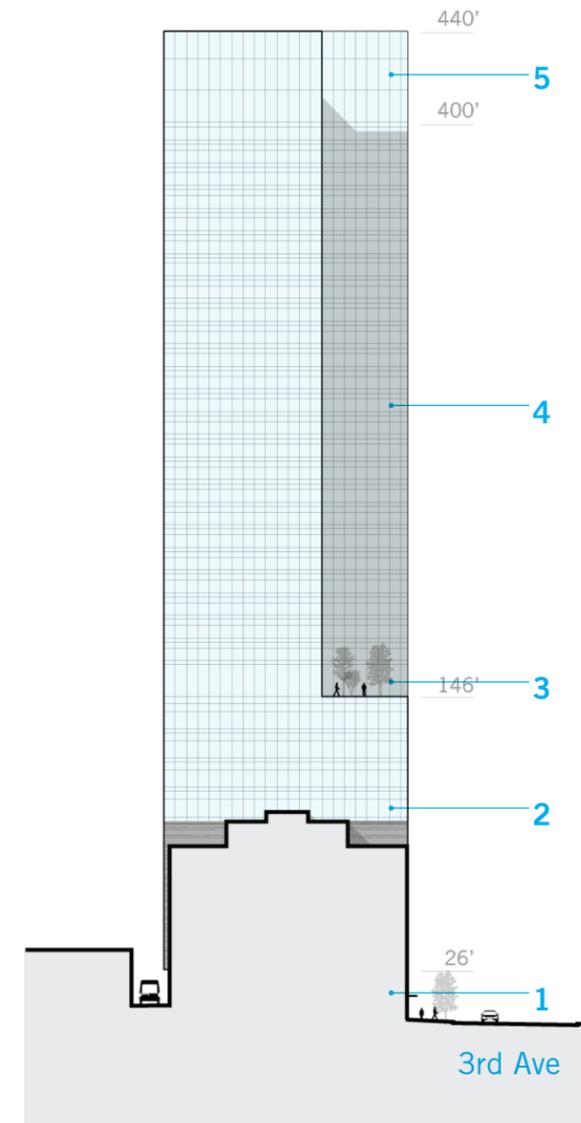


UPDATED ELEVATIONS

- 1 Retail/Lobbies
- 2 Offices
- 3 Conference
- 4 Residential
- 5 Amenity/Conservatory



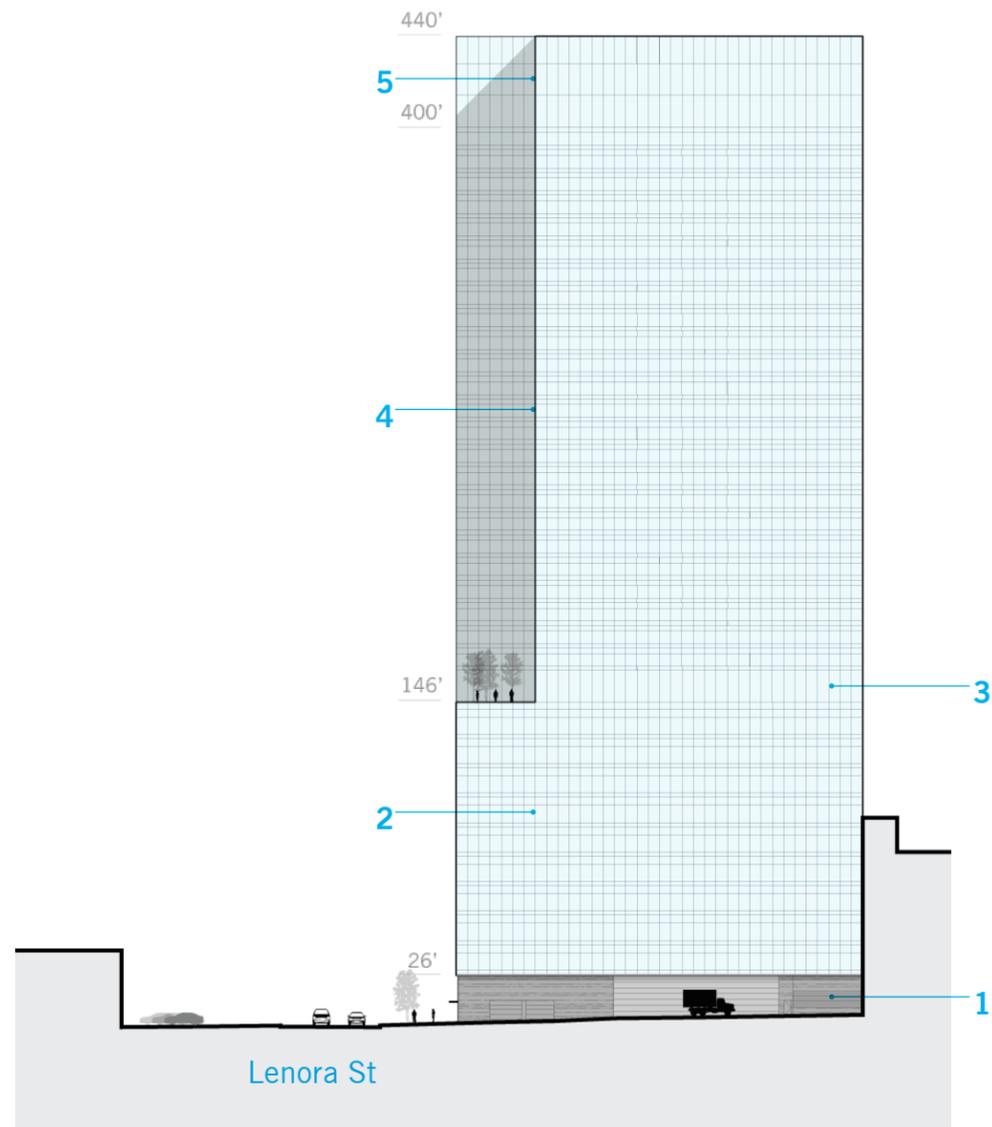
View from 3rd Avenue



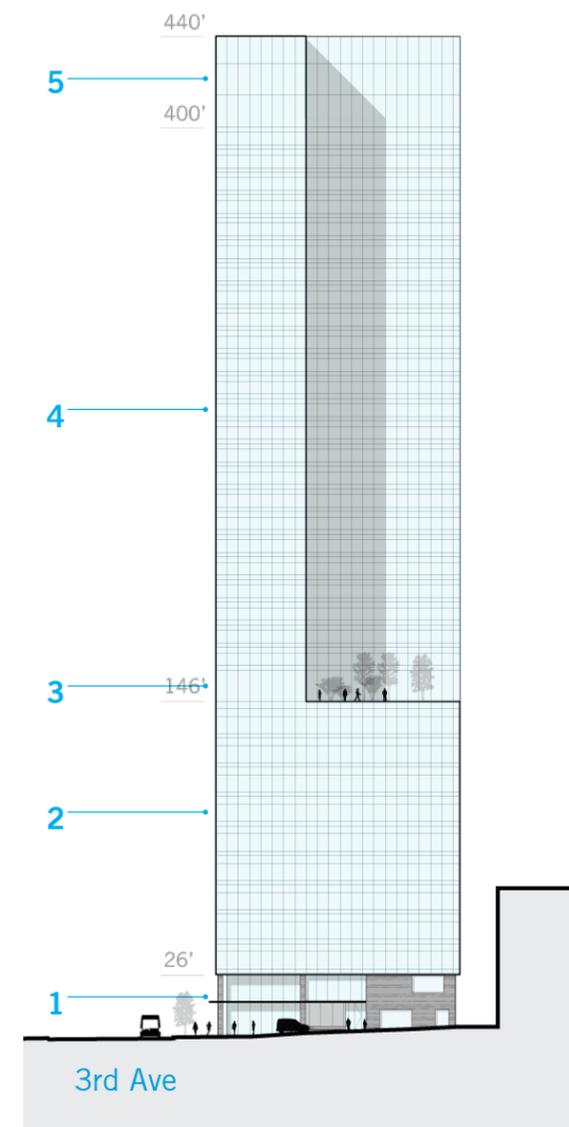
View from Lenora Street

UPDATED ELEVATIONS

- 1 Retail/Lobbies
- 2 Offices
- 3 Conference
- 4 Residential
- 5 Amenity/Conservatory

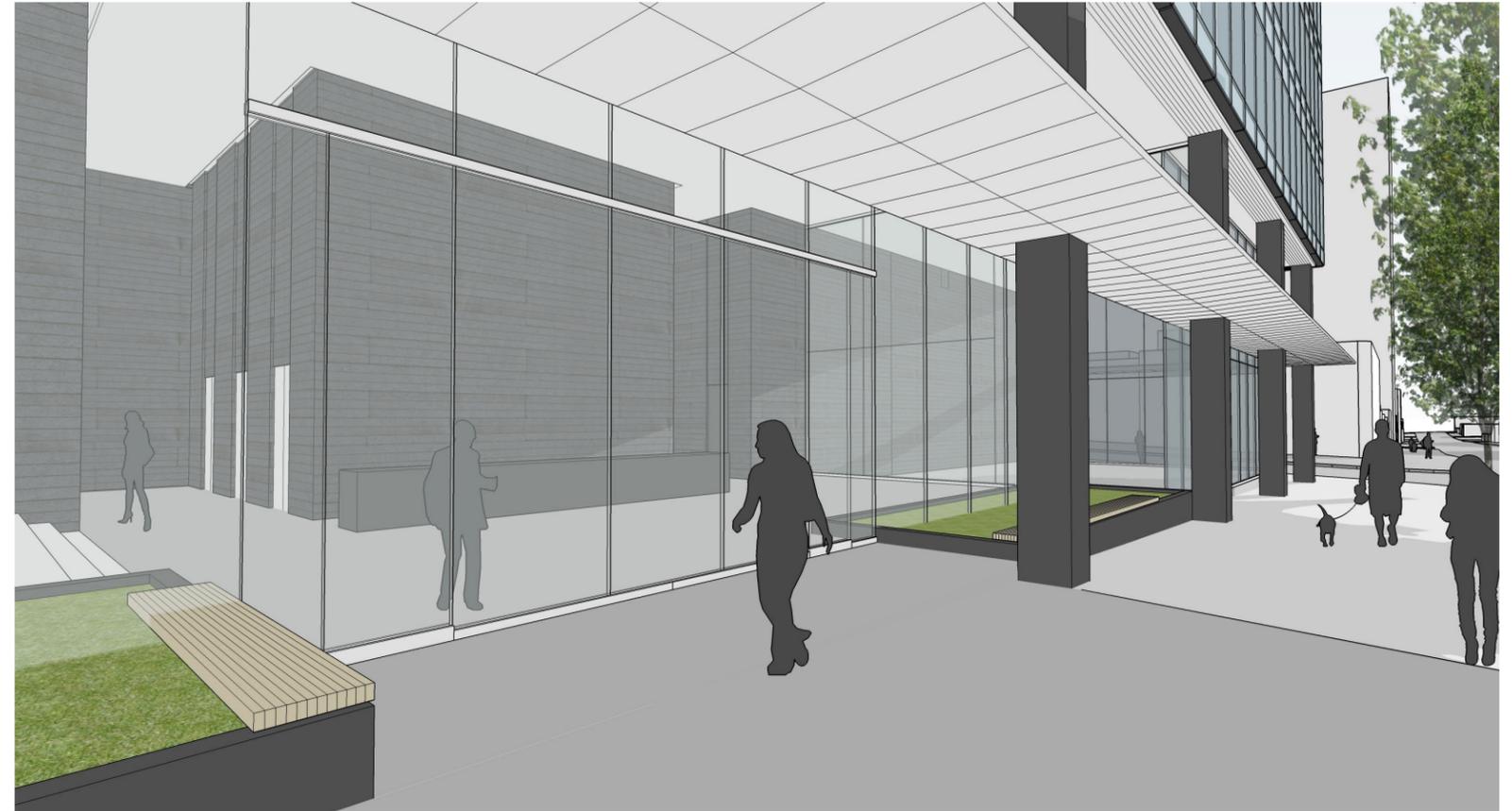
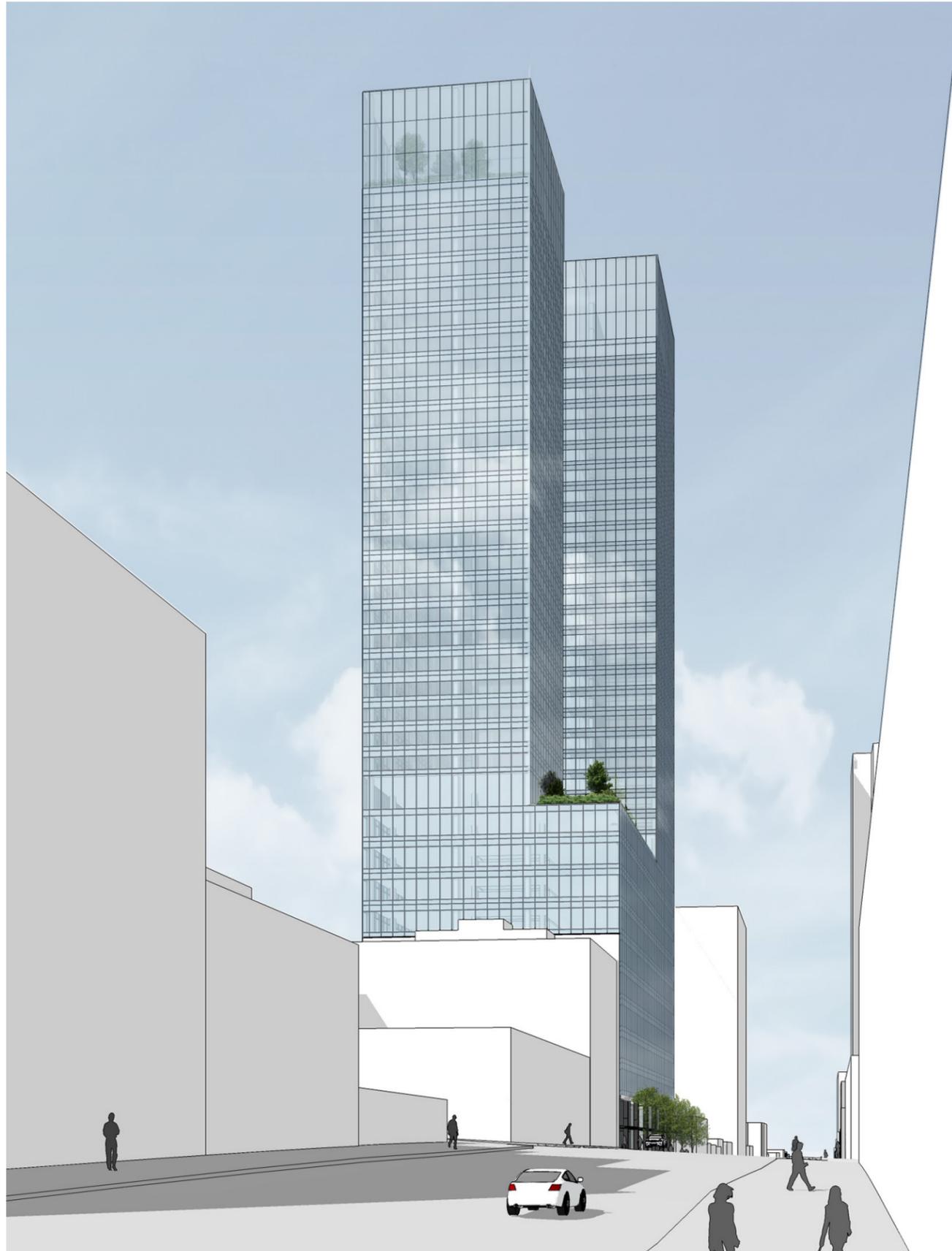


View from the alley

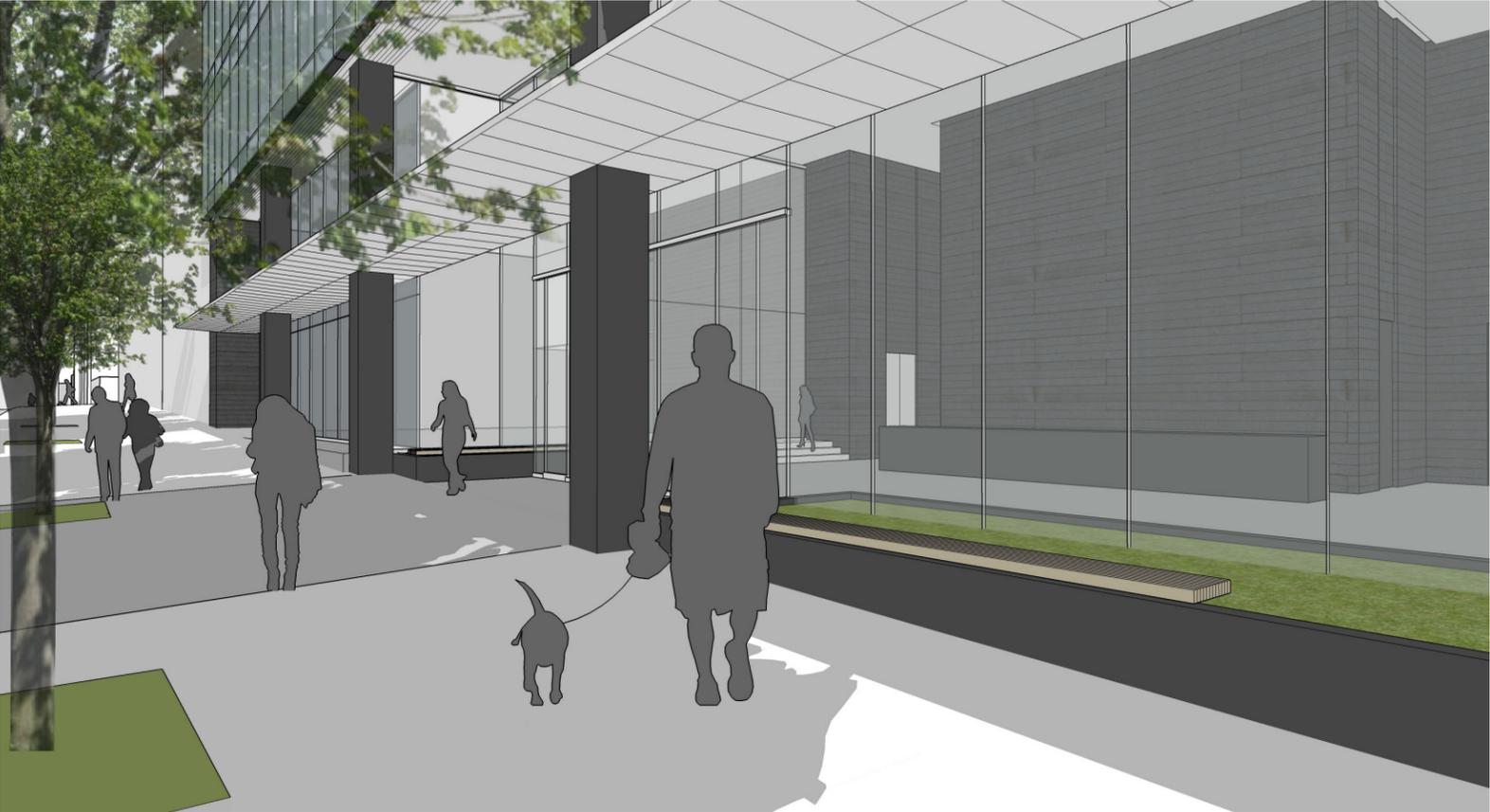


View from Virginia Street

RENDERINGS FROM 3RD AVE LOOKING NORTHWEST



Office Lobby Entrance

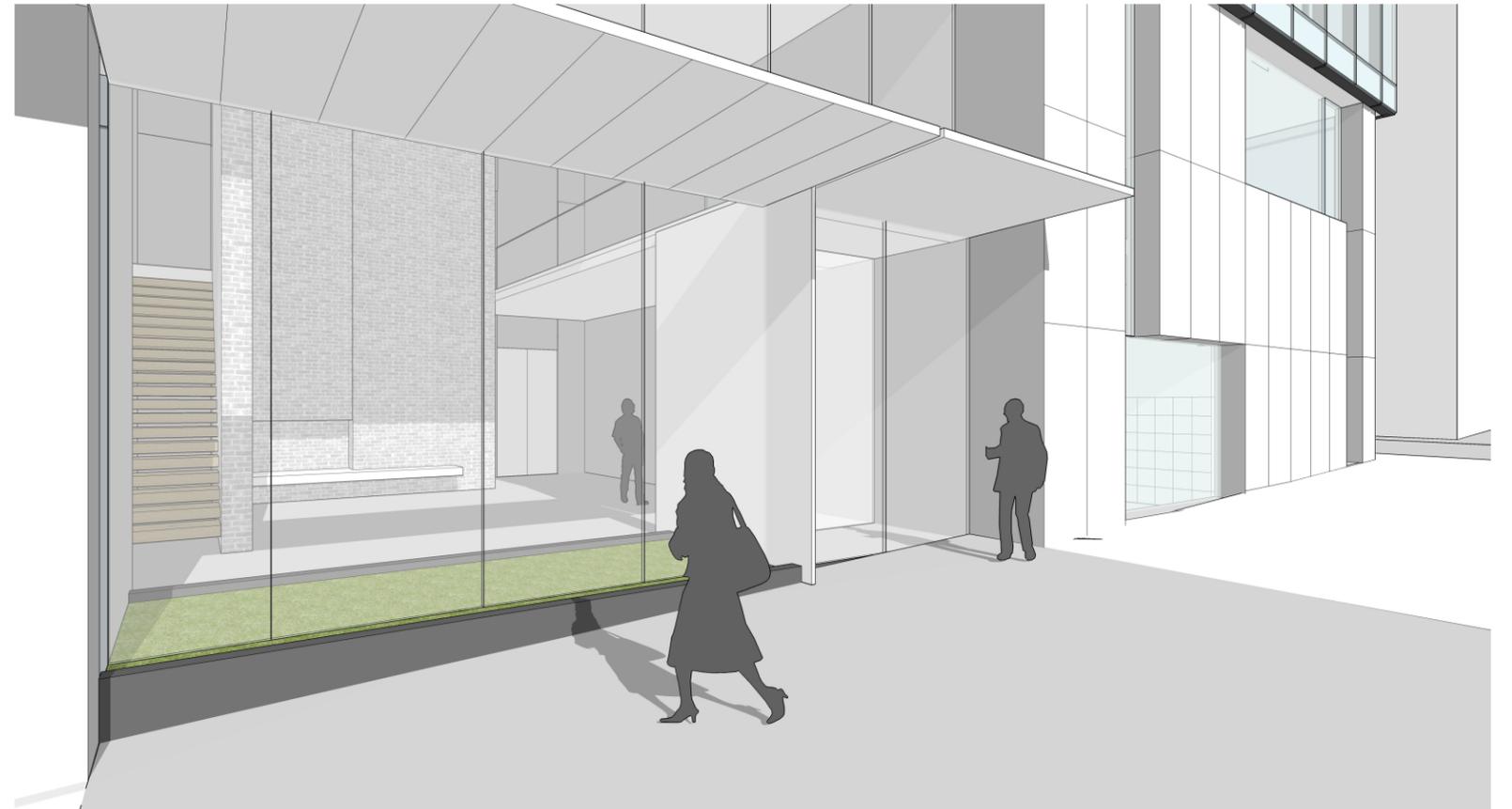


Office Lobby Entrance

RENDERINGS FROM LENORA ST LOOKING NORTHEAST



Residential Lobby Entrance



Residential Lobby Entrance

DEPARTURE REQUESTS

DEPARTURE REQUEST	SMC REFERENCE AND REQUIREMENT	PROPOSED DEPARTURE	REASON FOR DEPARTURE
1) 23.49.009b. STREET LEVEL USE REQUIREMENTS	<p>If street frontage is greater than 120', 75% must be devoted to use listed in SMC 23.49.009a</p> <p>If street frontage is less than 120' and lot has street frontage on two or more sides, 50% of street frontage must be devoted to use listed in SMC 23.49.009a</p>	Request departure to allow 33% of approved use on the Lenora Street elevation (50% permitted uses required.) This elevation is 101' in length. Of this total length 32'-6" is designated as retail use.	<ul style="list-style-type: none"> The mixed-use aspect of this building suggests separate entrances. Design guidance recommended separation of the office and residential entrances for clear address identity and a continuous commercial use along 3rd Avenue. The shallow site dimension east to west impacts the available street frontage that can be provided for building access. Additional transparency is provided at non-permitted uses.
2) SMC 23.54.030 - PARKING STALL MIX (RESIDENTIAL)	<p>Parking is not required in DMC zone (SMC 23.49.019.A). When parking is provided it shall meet requirements of 23.54.030.</p> <p>SMC 23.54.030B.1.b – Residential uses with 5 or more spaces, 60% min. medium stalls required.</p>	<p>There are 141 residential stalls provided.</p> <p>Request departure to allow 45% medium stalls. (inclusive of large and barrier free stalls).</p>	<ul style="list-style-type: none"> The size of the structural core limits the overall available floor plate dimension width for below grade parking. The core location and stall configuration is optimized for highest possible quantity of large and medium stalls. The mixed use aspect of this parking configuration also divides the mix of stall sizes. There are >60% total medium stalls (inclusive of non-residential parking levels).
3) SMC 23.54.030 - PARKING STALL MIX (NON-RESIDENTIAL)	<p>Parking is not required in DMC zone (SMC 23.49.019.A). When parking is provided it shall meet requirements of 23.54.030 .</p> <p>23.54.030B.2.c – Non-residential uses with 20 or more spaces, 35% minimum small stalls (65% max small stalls). A minimum of 35% shall be large stalls.</p>	<p>There are 125 non-residential stalls provided.</p> <p>Request departure to allow 18% large stalls and 82% small and medium stalls.</p>	<ul style="list-style-type: none"> The size of the structural core limits the overall available floor plate dimension for below grade parking. The core location and stall configuration is optimized for highest possible quantity of large and medium stalls.
4) SMC.49.008.B – BONUS HEIGHT ENCLOSED AREA	<p>10% Height bonus with facades enclosing an area less than 9,000 sf. Space must be occupied by features permitted in this section (stair penthouses 23.49.008.D.2.a.2, common recreation area D.2.a.4, mech . equipment D2.a.5, elevator penthouses D2.b)</p> <p>Unoccupied space for architectural interest is not counted as area</p>	Request departure to allow 10,700 sf of enclosed area plus 3,400 sf (14,100 sf total).	<ul style="list-style-type: none"> The enclosed common recreation is a unique city feature designed as a transparent space with trees and landscaping visible to the exterior day and night. The mezzanine provides variety in elevation and activates the full height of this residential amenity space. Mechanical spaces are consolidated to the east side of the building and screened to the allowable height limit for architectural interest.
5) SMC 23.49.058C - FACADE MODULATION	<p>Facade modulation is required above 85 feet for any structure within 15' of street lot line</p> <p>No modulation is required for portions of facade set back 15' or more from street lot line</p>	Request departure to provide no limit to length of unmodulated façade up to 160'	<ul style="list-style-type: none"> Building is set back from the property line 3' at the first two stories. This provides a more generous sidewalk width and vertical modulation at the street scale. Building is set back >15' from the lot line and exceeds modulation requirements above +146' elevation. There is a natural break in program between office and residential to express the building massing modulation

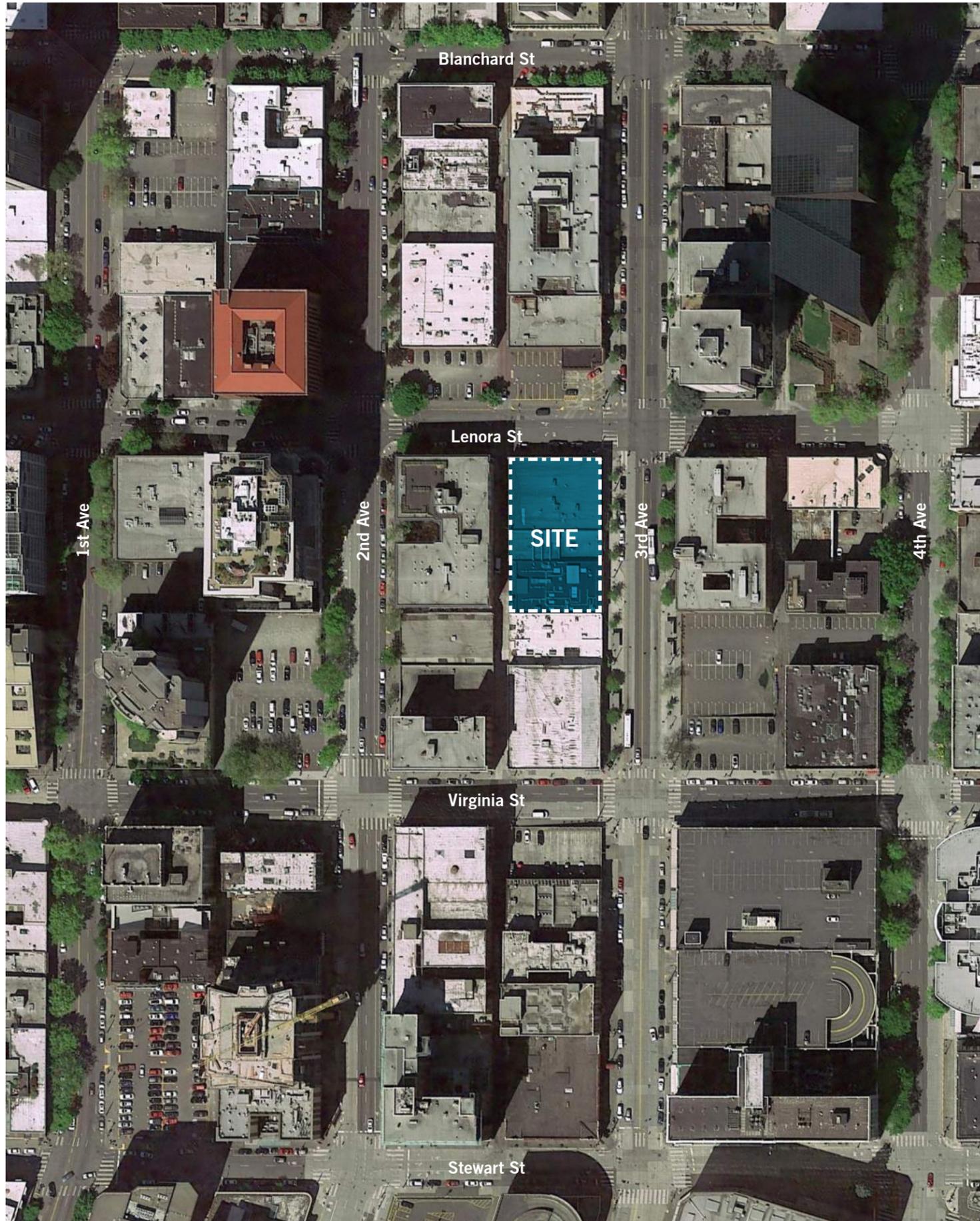
APPENDIX - EDG 1



VIEW FROM THE SPACE NEEDLE

PERKINS+WILL
3rd and Lenora Tower

EARLY DESIGN GUIDANCE
2031 3RD AVE
PROJECT NUMBER 3018686
JANUARY 6, 2015



CONTENTS

3.0 PROPOSAL

the proposed development is a 440', 31-story (above grade), 560,000 SF mixed use building with six levels of below grade parking.

+/- 150 residential units

+/- 250 parking stalls

+/- 270,000 SF office

4.0 CONTEXT ANALYSIS

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REFERENCE PROJECTS

Perkins+Will Experience

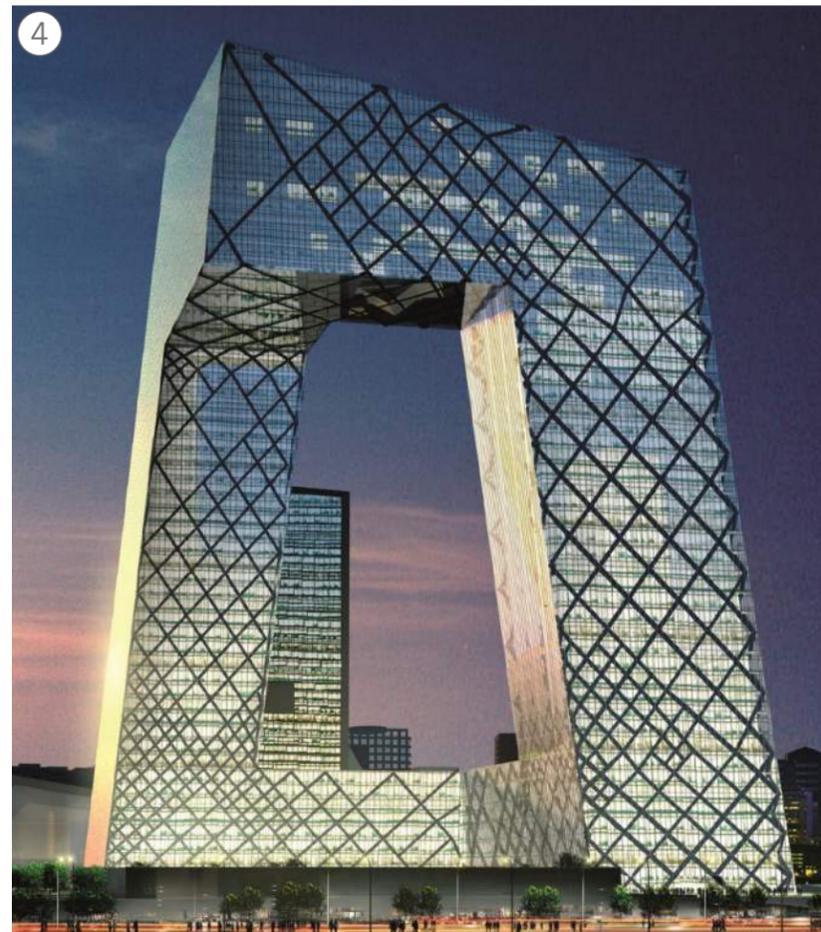
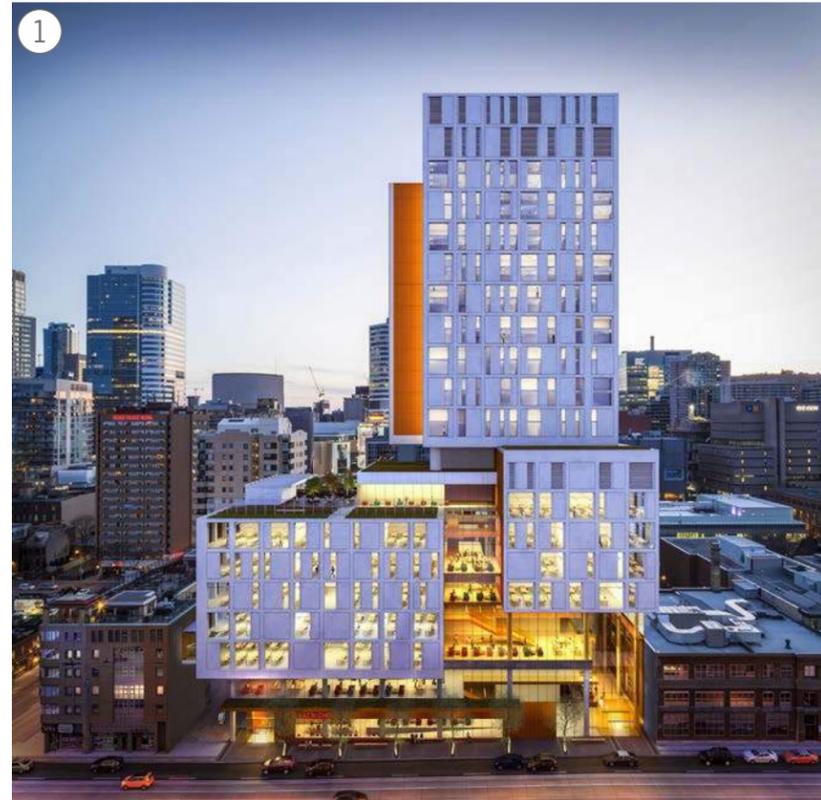
The design and development team is committed to and has proven ability to deliver the design of a development that is **innovative, sustainable, and elegant**, providing an asset to the community in congruence with the extraordinary setting in the heart of Belltown. The four projects shown exemplify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

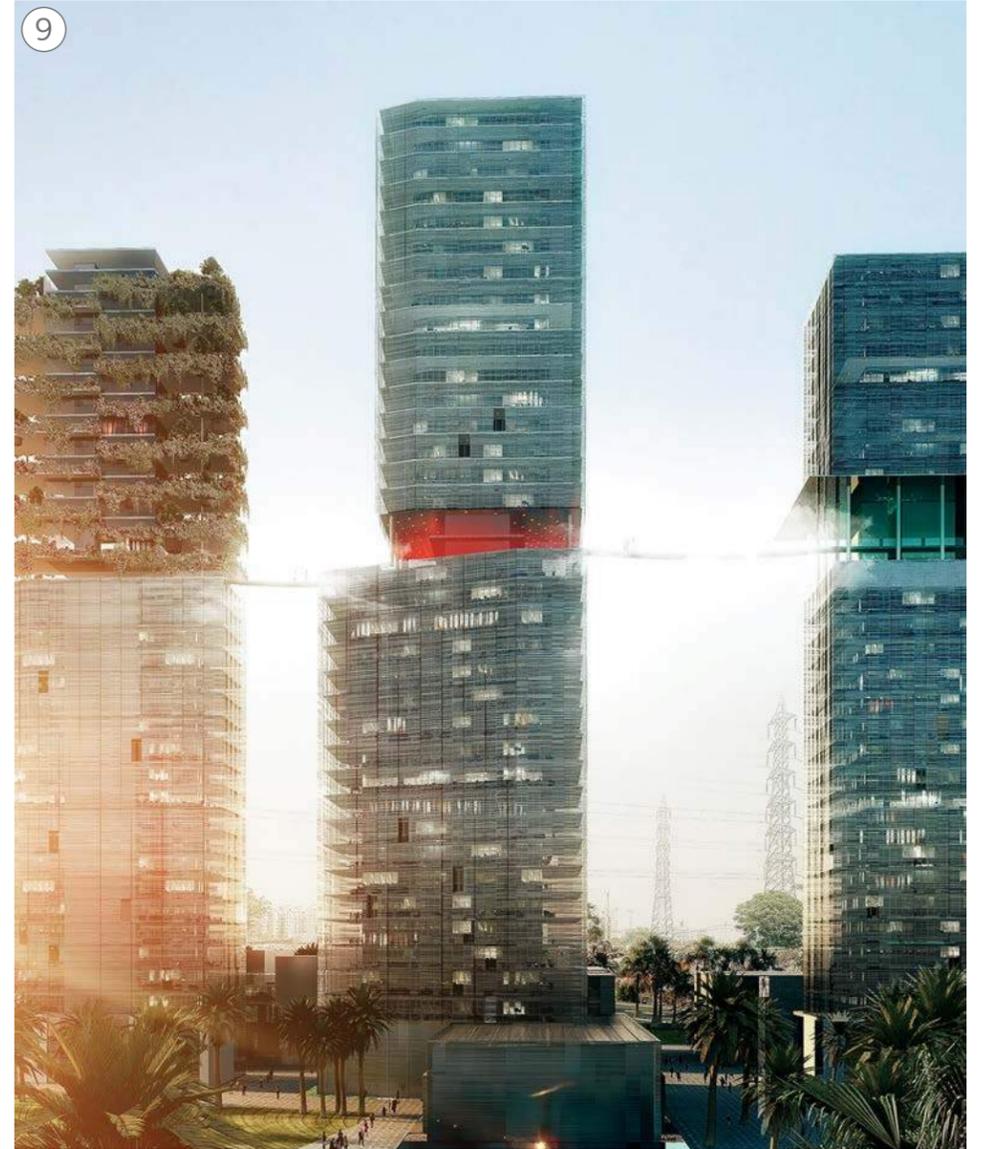
- 1 Ryerson Academic Residence Building
- 2 5th and Madison
- 3 SkyBridge

Precedent Imagery

The images to the far right illustrate the mood and the quality towards which the proposed structure will aspire.

- 4 **CCTV**
The simplicity of the corner condition is key to this iconic form. A diagonal structural grid system with expressed frame connections creates this formal language, and the web on the building skin is a reflection of structural forces.
- 5 **The Red Apple**
Another expressed frame structural system, this project showcases structure in void spaces.
- 6 **Russell Investments Center Roof Terrace**
An inviting public amenity and sustainable opportunity, a roof terrace gives green space back to the community, and provides unique views to surrounding areas.
- 7 **New York Times Building**
A simple, monolithic form becomes an icon for the city. As a notable structure in the urban fabric, it can also become a global landmark identifying place and values.
- 8 **CBD Offices**
The formal language of a building can showcase important features such as amenity space. Though the subtraction of volume and skin, the space revealed becomes a dynamic focal point.
- 9 **Guragon 66**
The skin of a building can be atmospheric and ephemeral. As it wraps building program and structure, it hides or reveals layers of form and movement.
- 10 **Times Building Lobby**
Entry spaces that are gracious in height and warm in texture, create a profound sense of arrival. Natural daylight and expansive views connect the entry to the urban landscape.





NEIGHBORHOOD AERIAL | TOPOGRAPHY

Site Description

The site is composed of three lots on the northern half of the block, bounded by 3rd Avenue, Lenora Street, the alley, and neighbors to south. It has 120' x 180' of buildable area, with the exception of dimensional setbacks for alley widening, sidewalk widening, upper level development limits, and floor plate limits.

Regional Topography

The Belltown neighborhood stretches northwest of the central business district to the base of Queen Anne. As with many other neighborhoods in Seattle, its generally flat terrain was originally a steep hill, but it was taken down as part of a massive regrade from 1902 to 1911. Now, with the exception of steep grades adjacent to the harbor edge, Belltown has one of the flattest terrains of any Seattle neighborhood.

Local Topography

The site is located near a topographic “peak” within the Belltown neighborhood. Although the small hill is not nearly as impressive as the nine surrounding hills on which Seattle was founded, the change in elevation is not irrelevant. By building a tower at the high point in the local elevation, the impact on surrounding views is minimized.

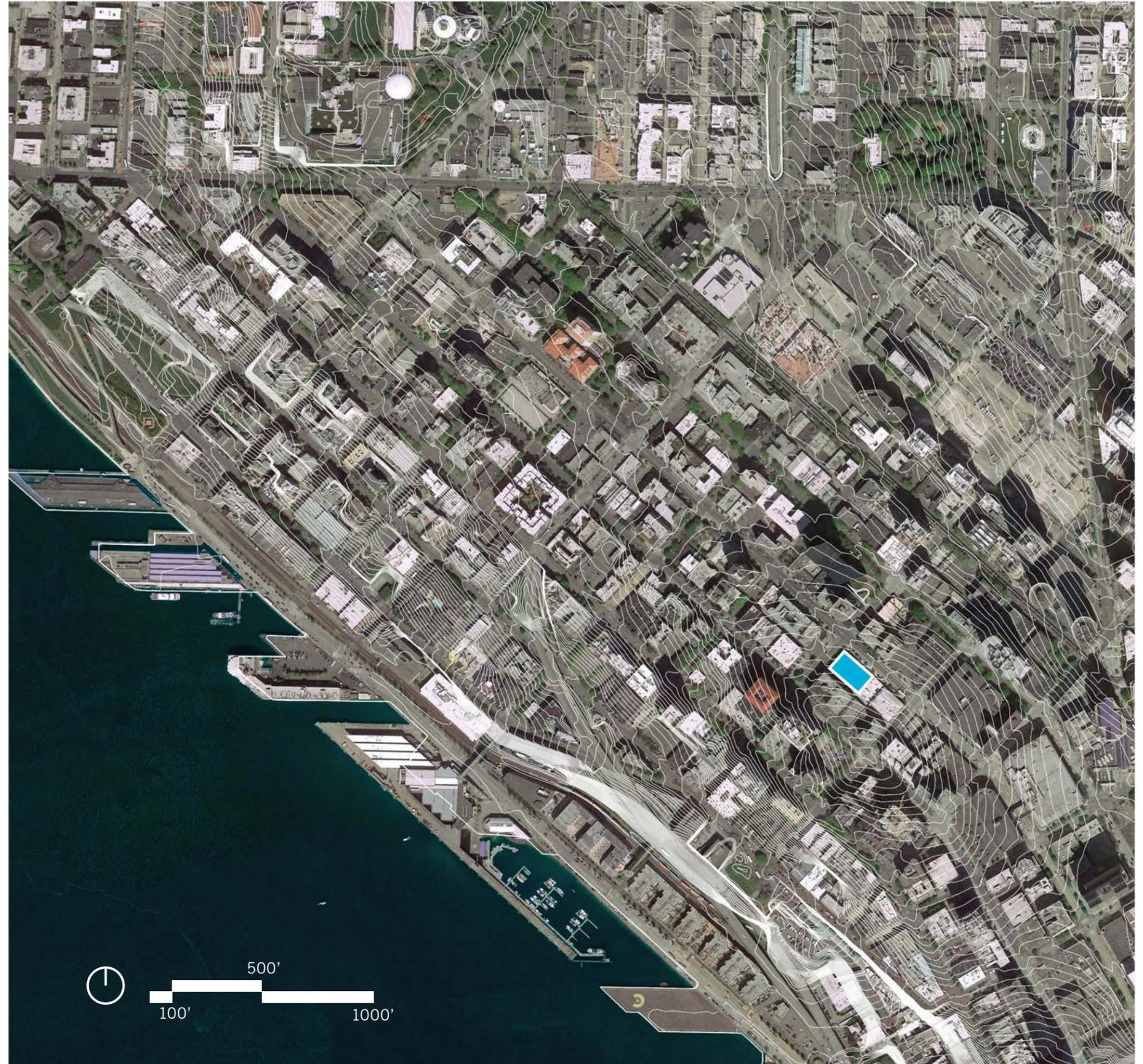
Downtown Overlays

The site is within the DMC 240/400 zone and is part of the Belltown Urban Center Village.

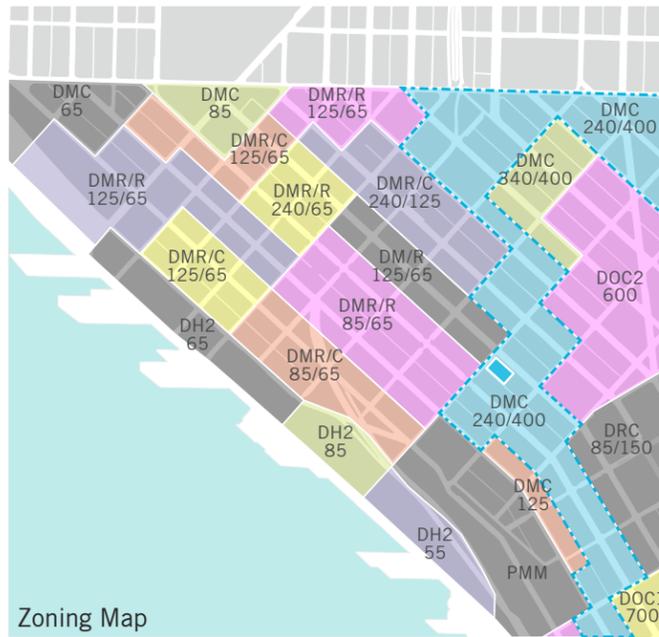
3rd Avenue is a Class 1, Principal transit street, with street level uses required, property line facades required, and an 18' sidewalk depth requirement.

Lenora Street is a Class 1, Principal transit street, with a 12' sidewalk depth requirement. It is not located within a view corridor.

There are no public amenity features on the site.



DOWNTOWN OVERLAYS



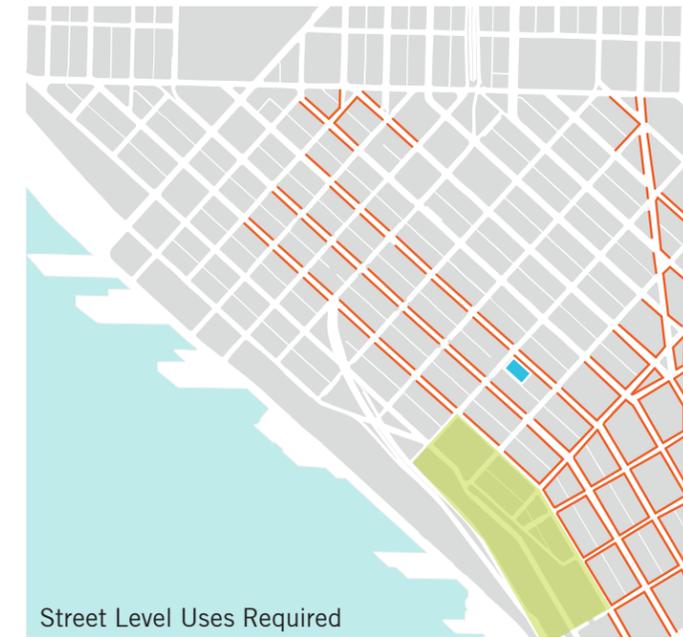
DOC1	Office Core 1	DMR/C	Mixed Res/ Com.
DOC2	Office Core 2	PMM	Pike Market Mixed
DRC	Retail Core	DH1	Harborfront 1
DMC	Mixed Com.	DH2	Harborfront 2
DMR/R	Mixed Res/Res		



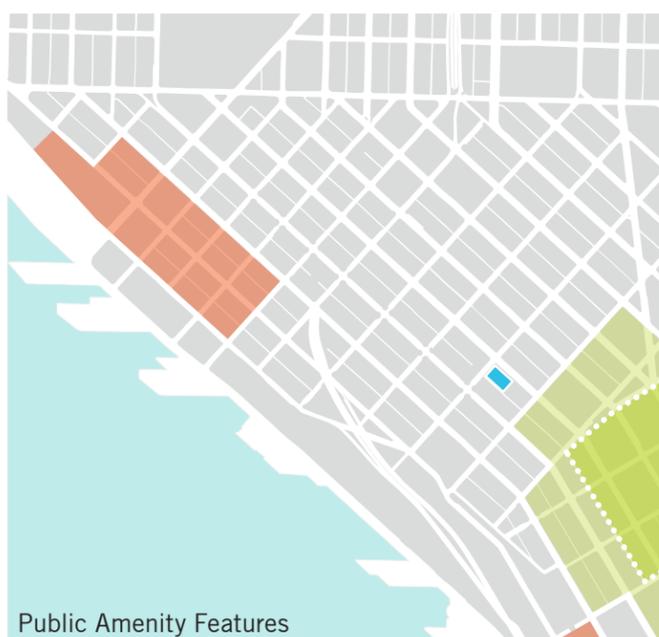
	Principal Arterial Street
	Minor Arterial Street
	Green Street
	Principal Transit Street
	3rd and Lenora Tower



	Variable
	12' applies to unmarked streets
	15'
	18'
	3rd and Lenora Tower



	Street Level Uses Required
	Special Review
	3rd and Lenora Tower



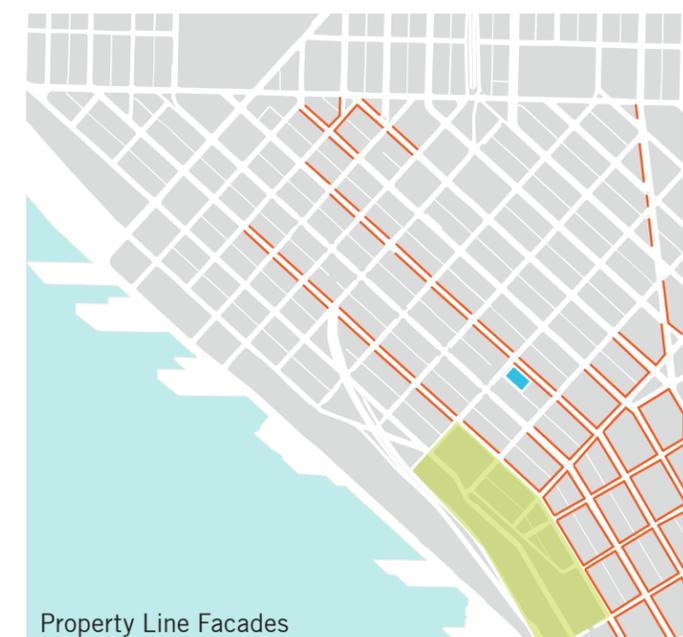
	Hillside Terrace
	Major Retail Store (FAR Exemption)
	Shopping Corridor Bonus
	3rd and Lenora Tower



	Class 1
	Class 2
	Green Street
	Special Review
	3rd and Lenora Tower



	View Corridor
	View Corridor requiring setbacks
	3rd and Lenora Tower



	Property Line Facades Required
	Special Review
	3rd and Lenora Tower

COMMUNITY NODES | LANDMARKS

Site

The site is immediately adjacent to major transit stops and is located along two SDOT defined pedestrian walking routes that link the Belltown area to the waterfront.

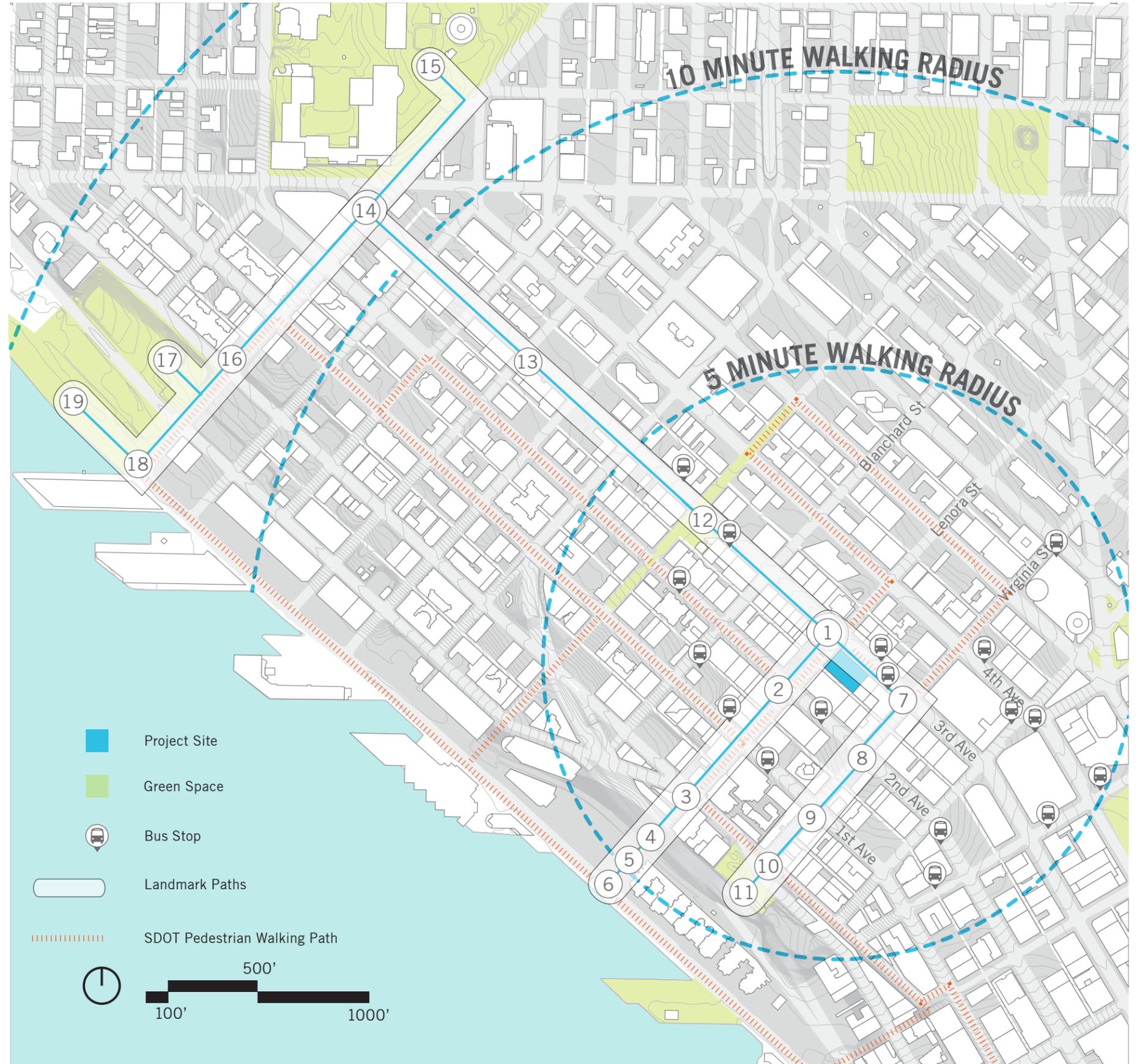
The site is within close proximity to many of Seattle's landmarks. It is just a five minute walk to the harbor edge or Pike Place Market, and is a fifteen minute walk to the Olympic Sculpture Park or the Space Needle.

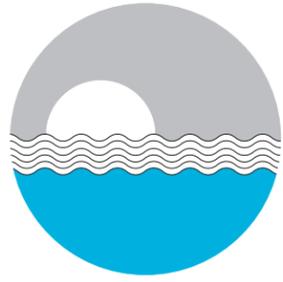
The site is within close proximity to many public parks and open spaces. It is a five minute walk to Victor Steinbruek Park, Pier 62, Regrade Park, Bell Street Park, and Westlake Park. It is fifteen minute walk to Denny Park, Belltown Cottage Park, the Olympic Sculpture Park, and Myrtle Edwards Park.

Pedestrian Experience

The proposed building will improve the pedestrian experience along 3rd Avenue and Lenora Street by increasing transparency at the street frontage, by strengthening pedestrian wayfinding by creating an iconic building, and by creating visual interest through highly articulated facades.

Additionally, the proposed project will improve pedestrian safety by minimizing and remediating existing curb cuts, by providing overhead weather protection (currently does not exist), and through improved lighting.





Waterfront



3rd and Lenora



2nd and Lenora



Western and Lenora



Lenora Street Walk



Street Walk Stair



Elliott Bay Trail



Pike Place Market



3rd and Lenora



3rd and Virginia



2nd and Virginia



1st and Virginia



Pike Place Market



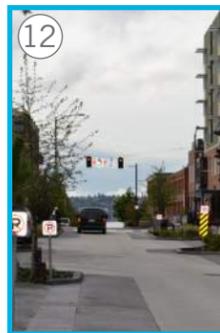
Victor Steinbrueck Park



Space Needle



3rd and Lenora



3rd and Bell



3rd and Vine



3rd and Denny



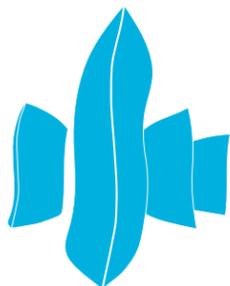
3rd and Vine



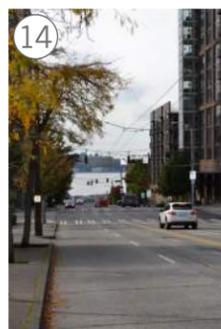
3rd and Denny



View from the Space Needle



Olympic Sculpture Park



3rd and Denny



Western and Denny



Olympic Sculpture Park



Elliott Bay Trail



Myrtle Edwards Park

NOTABLE ARCHITECTURE | SITING PATTERNS

Belltown Tower Siting Patterns

The diagram and images to the right show the significant towers along 3rd Avenue from northwest to southeast. As illustrated, the majority of the towers are gathered around two nodes within the Belltown area. The proposed tower is at the center of the southeastern gathering of towers. The neighborhood also has a pattern of high rise residential uses that maximize the development potential of their site, stepping up, moving away from the waterfront.

Belltown Tower Height

Of all the “notable” buildings along 3rd Avenue, three of the four tallest buildings (the Westin, the Escala, and the Viktoria) are located within a two block radius of the site. The Crystalla, One Pacific Tower, Royal Crest, and the Sedgwick James Building are all within a one block radius as well. That puts nine towers ranging from 240’ to 449’ within a two block radius of the proposed site.

Amazon Development

The proposed building is within proximity to the upcoming Amazon development. As such, it would be a much needed amenity to the area providing support space for spin off businesses, additional residences in a greatly undersupplied area, as well as retail space.

Seattle Icons

- 17 Russell Investments Center
- 18 Upcoming 5th and Columbia Tower
- 19 Nolo Apartments



NOTABLE ARCHITECTURE | SITING PATTERNS



1

Mosler Lofts
12 Stories - 130'



2

Alto Apartments
14 Stories - 208'



3

225 Cedar St Apartments
27 stories - 329'



4

Seattle Heights Condos
25 stories - 279'



5

Centennial Tower
27 stories - 262'



6

Arbor Place Tower
26 stories - 255'



7

4th and Battery Building
12 stories - 202'



8

Grandview Condominium
27 Stories - 263'



9

Sedgwick James Building
25 Stories - 282'



10

Royal Crest Condominium
26 Stories - 252'



11

Cristalla Apartments
24 Stories - 240'



12

One Pacific Tower
27 Stories - 259'



13

Viktoria Apartments
24 Stories - 293'



14

The Escala Midtown
30 Stories - 330'



15

The Westin
N 47 stories - 449'
S 40 stories - 397'



16

The Josephinum
14 Stories - 170'



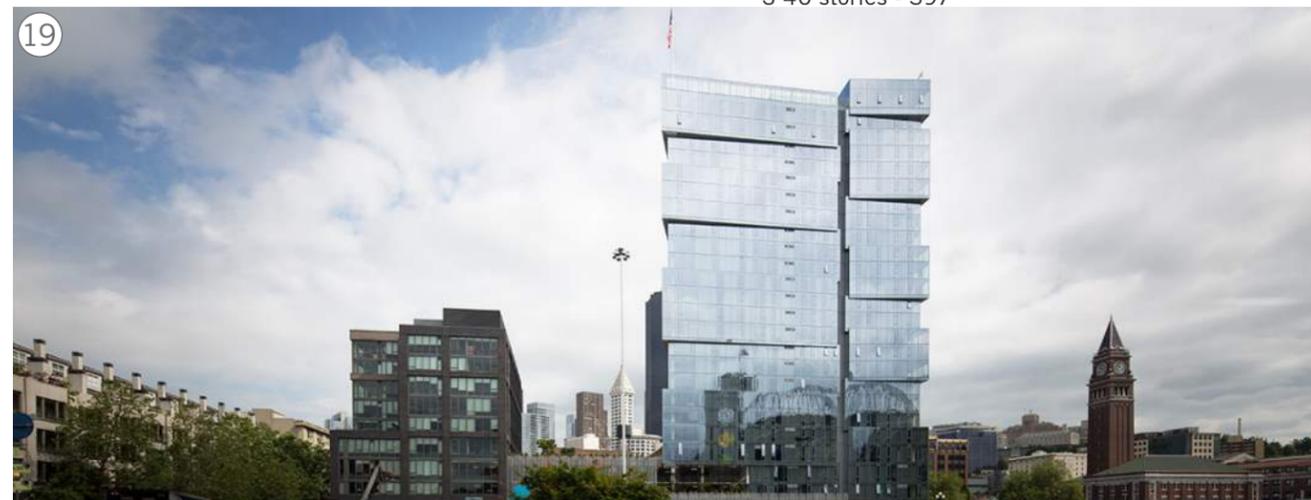
17

Russell Investment Building
42 Stories - 598'



18

Upcoming 5th and Columbia Tower
44 Stories - 660'



19

Nolo Apartments
11 Stories - 240'

* all values on this page are approximates taken from Emporis.com

BELLTOWN HISTORIC BUILDINGS

Historic Landmarks

There are twelve historic landmarks and numerous historic icons currently in the Belltown area. Most of these buildings were constructed between the years of 1900 and 1948.

Historic Typologies

The majority of the historic landmark and icon buildings are of masonry construction with punched glazing primarily on the street side. Red brick seems to be a particularly consistent material from one project to another. The buildings tend to vary widely in scale and in height.

Historic Approach

The proposed tower avoids any direct references to the historical buildings as a way to avoid imitation. Instead, the tower responds to the historical context by strategically modulating the facade to create perceived separations of the mass. This helps break down the scale of the development to respect the historic scale of the neighborhood.

Historic Seattle

The last two images on the opposite page show how radically the Belltown neighborhood has changed over the last fifty years. As Seattle continues to grow, it is important for large developments, specifically towers, to be sympathetic to how they will affect the city skyline.



BELLTOWN HISTORIC BUILDINGS



Terminal Sales Building (SL)



Oxford (Butterworth) Building (NR)



Moore Theatre/Hotel (NR,SL)



Josephinum (NR,SL)



Guiry Hotel (NR,SL)



Schillestad Building (NR,SL)



Barnes Building (NR,SL)



Austin A. Bell Building (NR,SL)



Seattle Empire Laundry Building (SL)



Fire Station No. 2 (SL)



Hull (A-1 Laundry), (SL)



P-Patch Cottages (NR)



Seattle Downtown in 1962



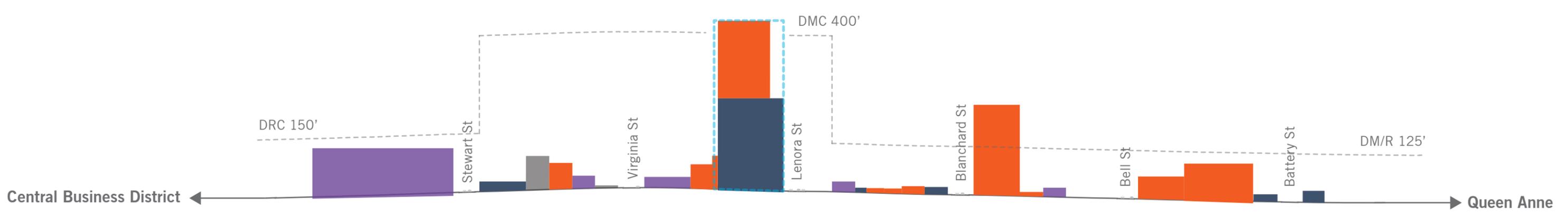
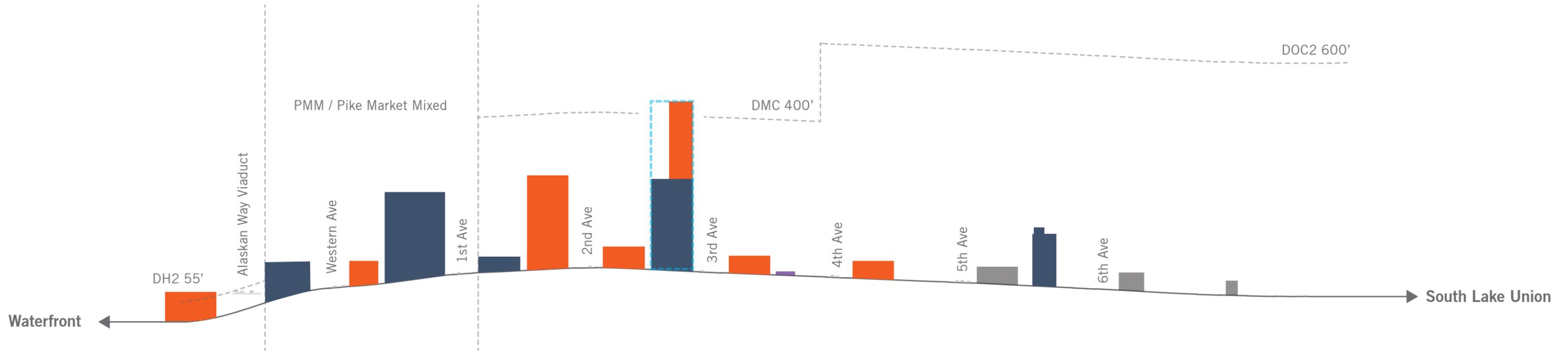
Seattle Downtown in 2011

USES | STRUCTURES

Building Use

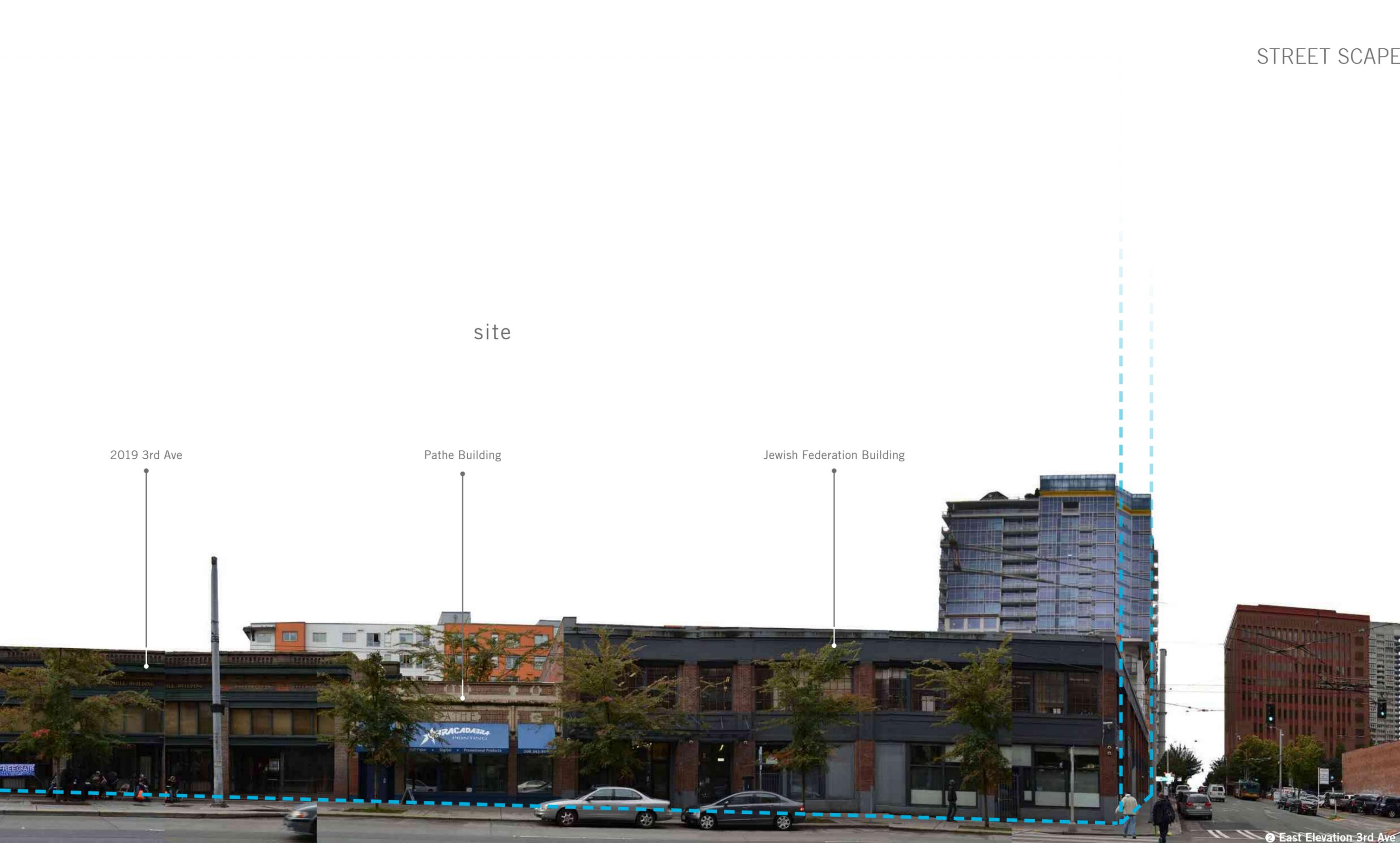
As illustrated by the diagram to the right, Belltown supports a variety of urban uses. The four most common being residential, office, retail, and parking. The proposed building would accommodate all of them. With six stories of below grade parking, retail across 75% of the ground floor street frontage, fifteen stories of office, thirteen stories of residential, and two generous floors of amenity/mechanical space, the building is quite literally a vertical reinterpretation of the typical surrounding uses.





STREET SCAPE





site

2019 3rd Ave

Pathe Building

Jewish Federation Building

East Elevation 3rd Ave

STREET SCAPE



3 South Elevation Virginia St



West Elevation 3rd Ave 4





North Elevation Lenora St ⑥



⑥ South Elevation Lenora St



North Elevation Virginia St ⑦

EXISTING DAYLIGHT HOURS ANALYSIS

Computer Model

A dimensionally accurate computer model of the site and surrounding neighborhood was built using a plugin called Meerkat. This plug-in takes publicly available GIS information and automatically generates an accurate 3D model of the terrain, buildings, tree locations, and curbs within the Rhino environment. This model can then be used to analyze the various impacts that the proposed building will have on its immediate surroundings.

Daylight Hours

The process for analyzing the impact on direct daylighting is quite simple. Basically an accurate model of the sun's path is calibrated to the correct latitude and longitude and to the orientation of the site, then rays are cast from each of the 146 solar positions (1 position for each hour of the 21st day of each month that the sun is visible) to a grid of points on the test surface (the ground). If the ray is blocked before it reaches the point then it does not count, but if it reaches the point without interference, then the point receives an hour of daylighting. These points are all tallied then added to understand the average amount of direct daylighting each point on the surface grid receives over the course of a year. The image to the right illustrates the average direct daylighting that the surrounding area receives in its existing state.

Shading Analysis

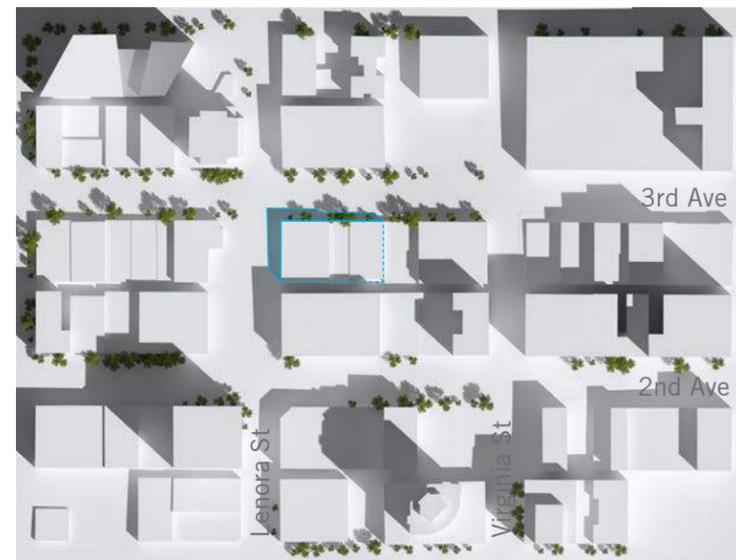
The process for analyzing shading is quite simple as well. The sun rays and shadows cast are based on a physically accurate computer model of the sun at nine different comparison positions throughout the course of the year. By comparing the impact of shading at 10 AM, 12 PM, and 2 PM during the summer solstice, the equinox, and the winter solstice, a qualitative understanding of the shading impact can be reached. The nine images to the right illustrate the shading of the existing conditions at these comparison points.



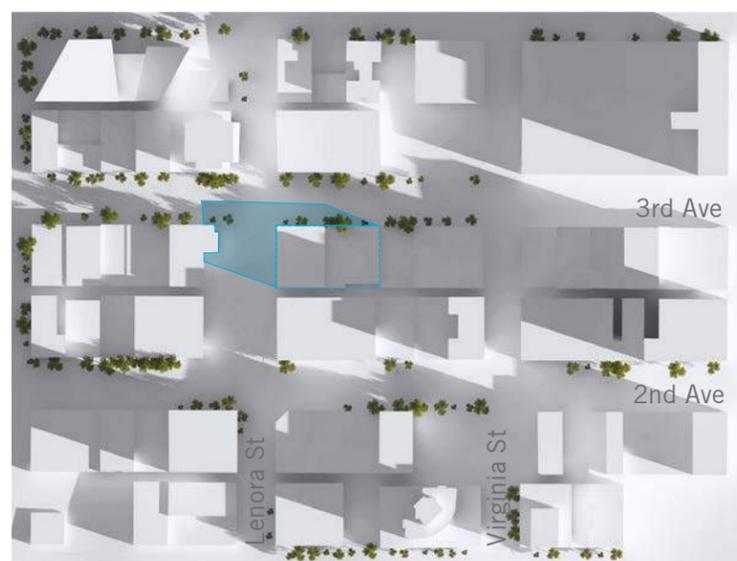
EXISTING SHADOW ANALYSIS



Summer Solstice



Equinox



Winter Solstice

PREFERRED SCHEME DAYLIGHT HOURS ANALYSIS

Computer Model

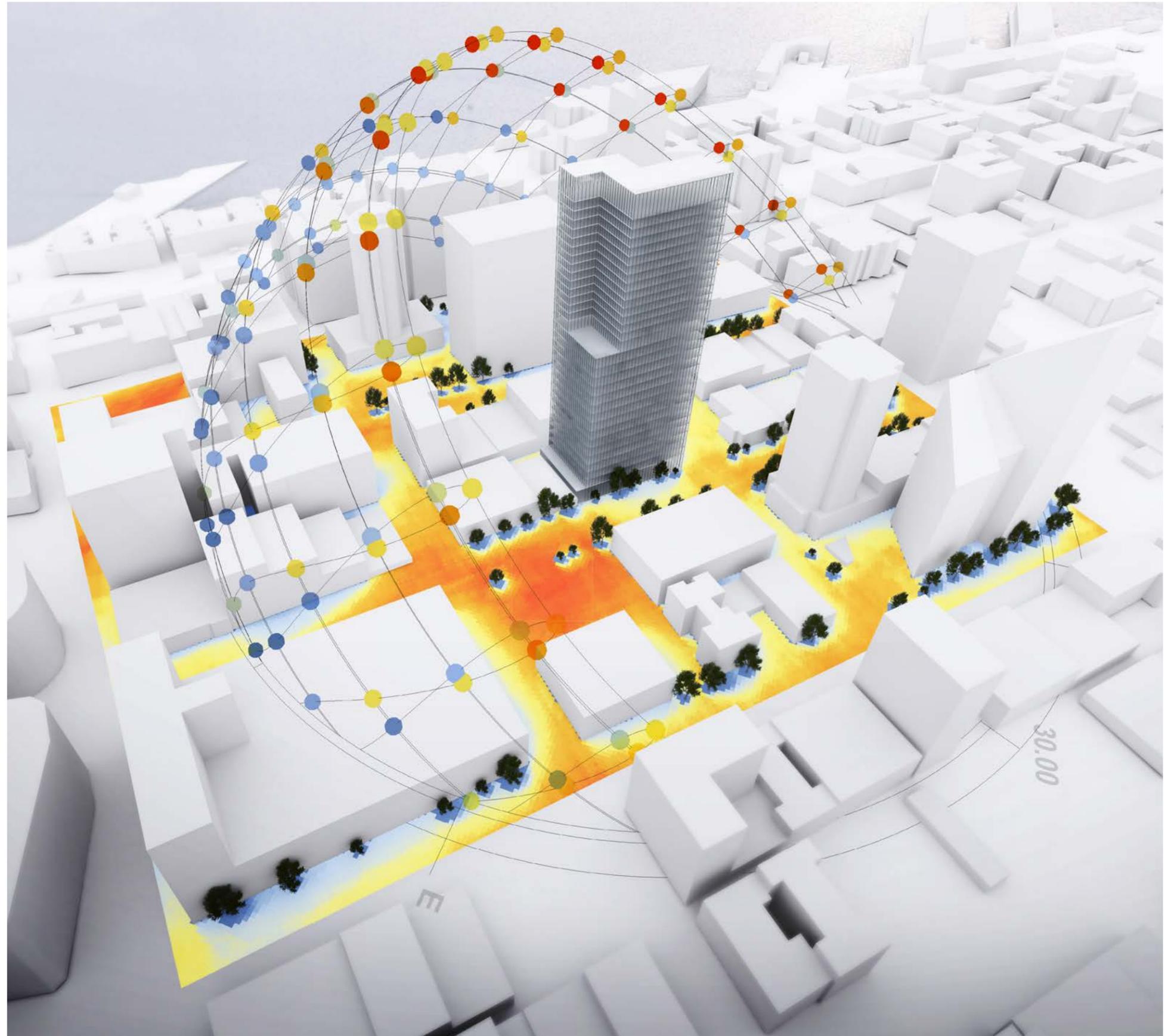
A dimensionally accurate computer model of the site and surrounding neighborhood was built using a plugin called Meerkat. This plug-in takes publically available GIS information and automatically generates an accurate 3D model of the terrain, buildings, tree locations, and curbs within the Rhino environment. This model can then be used to analyze the various impacts that the proposed building will have on its immediate surroundings.

Daylight Hours

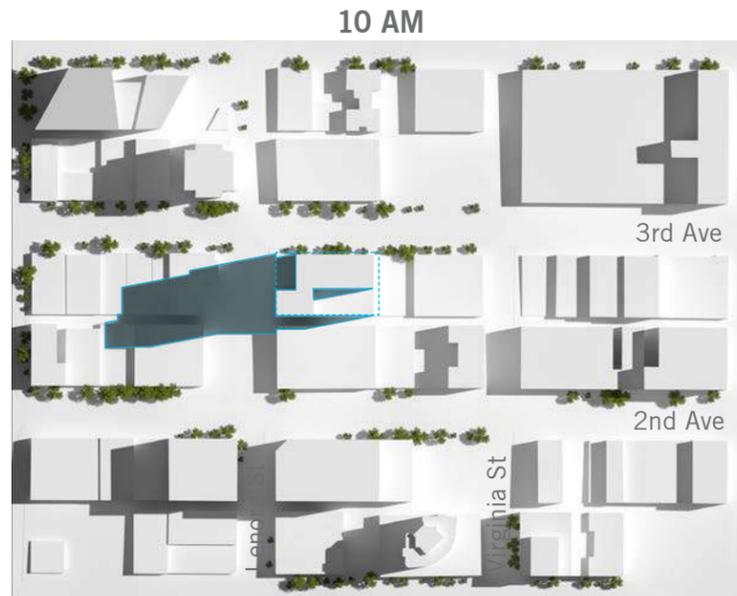
The process for analyzing the impact on direct daylighting is quite simple. Basically an accurate model of the sun's path is calibrated to the correct latitude and longitude and to the orientation of the site, then rays are cast from each of the 146 solar positions (1 position for each hour of the 21st day of each month that the sun is visible) to a grid of points on the test surface (the ground). If the ray is blocked before it reaches the point then it does not count, but if it reaches the point without interference, then the point receives an hour of daylighting. These points are all tallied then added to understand the average amount of direct daylighting each point on the surface grid receives over the course of a year. The image to the right illustrates the average direct daylighting that the surrounding area will receive as affected by the proposed structure. The analysis indicates that the area, specifically to the northwest and northeast of the site, will receive less direct daylighting than the existing conditions. However, as shown in the illustration, the reduction is slim and the surrounding area will still receive generous amounts of sunlight, even with the much larger development.

Shading Analysis

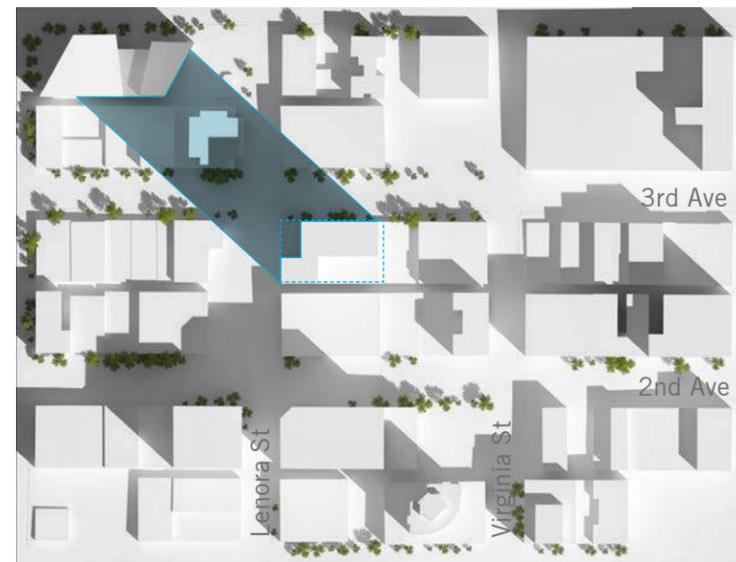
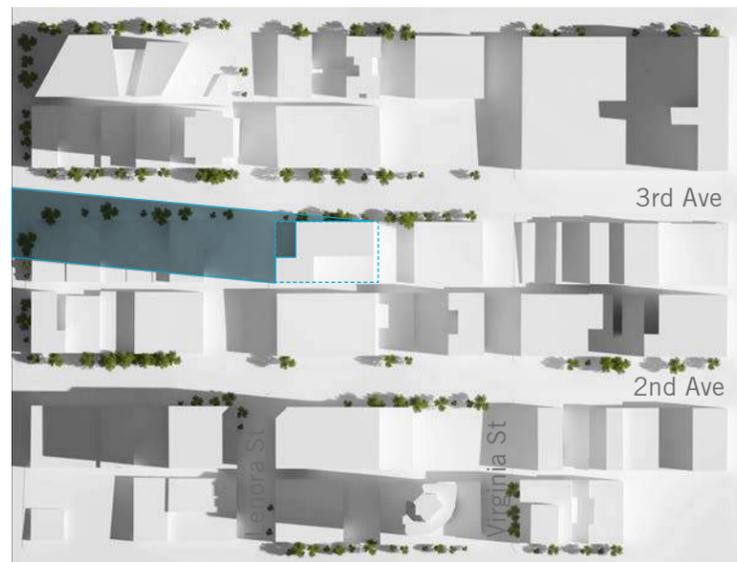
The process for analyzing shading is quite simple as well. The sun rays and shadows cast are based on a physically accurate computer model of the sun at nine different comparison positions throughout the course of the year. By comparing the impact of shading at 10 AM, 12 PM, and 2 PM during the summer solstice, the equinox, and the winter solstice, a qualitative understanding of the shading impact can be reached. The nine images to the right illustrate the shading of the proposed structure. It is quite obvious that the building will cast a much larger shadow than the existing buildings. However, as illustrated by the daylight hours diagram, the entire area will still receive ample direct daylighting over the course of the day.



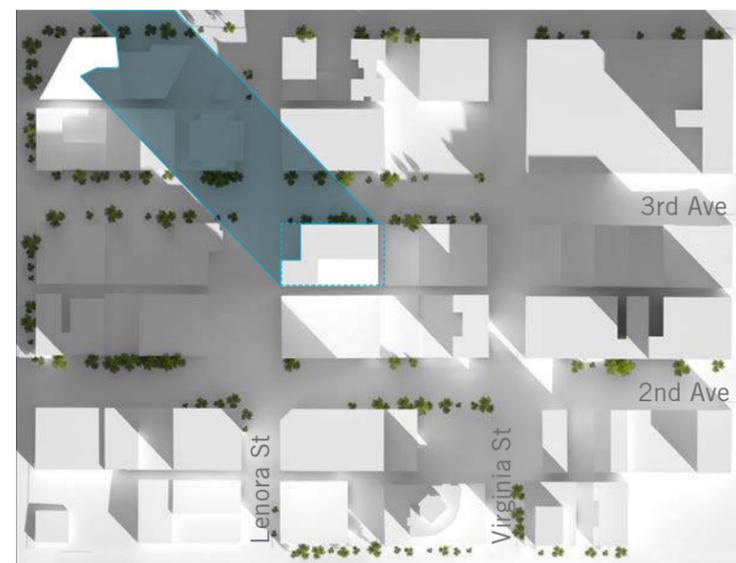
PREFERRED SCHEME SHADOW



Summer Solstice



Equinox



Winter Solstice

ZONING

Zoning Designation:

DMC 240/290-400
Belltown Urban Center Village
Seattle zoning map 109

SEATTLE MUNICIPAL CODE (SMC): Title 23 _ Land Use Code

Subtitle III Land Use Regulations
Division 2 Authorized Uses and
Development Standards

(Sections have been excerpted as
applicable to proposed project)

23.49.042 Downtown Office Core 1, Downtown Office Core 2, and Downtown Mixed Commercial permitted uses

A. All uses shall be permitted outright
except those specifically prohibited by
Section 23.49.044, those permitted
only as conditional uses by Section
23.49.046, and parking, which shall
be regulated by Section 23.49.045

23.49.008 Structure height

240' height limit for non-residential
uses
290' height limit for residential use,
without bonuses
400' height limit for residential use,
with bonuses
440' height limit bonus for residential
- 10% height allowance for common
recreation area and mechanical -
facades above 400' may not enclose
an area greater than 9,000 SF.
Unoccupied space for architectural
interest is not counted as area.

23.49.011 Floor area ratio

Base of 5, maximum of 7
FAR basis is presumed to be computed
on all lots on the block to east of alley
FAR basis = 360' x 108' = 38,880 SF
x 7 Max FAR = 272,160 SF Max FAR
Assumes all FAR for eastern half of
block may be used as basis, using
combined lot development method.
Pre-submittal conference with DPD
confirmed this as a viable strategy.

23.49.041 Combined lot development

Combined lot development provides
the method by which FAR may be
'harvested' from the neighbors to
increase the development potential of
this project.

23.49.015 Bonus residential floor area

Only applicable to residential.
Provides means of building above base
residential height (290') to maximum
residential height (400'). In DMC,
cost of bonus is \$11.45/GSF between
85'-290', \$17.17/GSF for first four
floors above 290', \$22.89/GSF for
next three stories, and \$28.62/GSF of
higher stories, not to exceed average
of \$21.68/GSF sought as bonus
development.

23.49.010 General requirements for residential uses

B. Common recreation area is required
for all new development with more than
twenty (20) dwelling units.
B.1. An area equivalent to five (5)
percent of the total gross floor area
in residential use shall be provided as
common recreation area.
B.2. A maximum of fifty (50) percent
of the common recreation area may be
enclosed.

23.49.009 Street-level use requirements

A. One or more of the uses listed in
23.49.009A are required at street-level.

Uses include general sales and
services, human service uses and
childcare facilities, retail sales, major
durables, entertainment uses, etc.

B.1. A minimum of seventy-five (75)
percent of each street frontage at
street-level where street level uses are
required must be occupied by uses
listed in subsection A. The remaining
twenty-five (25) percent of the street
frontage at street level may contain
other permitted uses and/or pedestrian
or vehicular entrances.

23.49.016 Open space

Open space of 20 SF of open space
is required for every 1,000 SF of
office space. Assuming approximately
270,000 SF of office, this equates to
5,400 SF of open space. Private open
space may satisfy the requirement but
is not eligible for bonus. Owner may
make payment in lieu of providing open
space.

23.49.058 Upper level development standards

Average residential floor plates are limited
in size - limited to 10,000 SF (average)
if tower is below 290', and limited to
10,700 SF (average) if tower is above 290'.
Maximum area of any residential floor is
11,500 SF.

Façade modulation is required and façade
lengths are limited:
0-85' no limit
86-160' facade limited to 155'
161-240' facade limited to 125'
241-400' facade limited to 100'

Tower Width - Upper level width limit does
not apply and residential tower is limited
already by area limitation.

Tower separation - Tower separation does
not currently limit the development of this
site, and the neighbors to the south may
develop towers in the future providing
adequate separation.

23.49.018 Overhead weather protection and lighting

Continuous overhead weather protection is
required along Third and Lenora, 8' wide
between 10' and 15' above the sidewalk.

SMC 23.49.024 View corridor requirements

Per map 1D no view corridor setback is
required.

23.49.019 Parking

Parking is not required.

23.49.022 Minimum sidewalk and alley width

Per map 1C
3rd Ave Sidewalk - min. 18'
Lenora Sidewalk - min. 12'

23.53.030 Alley improvements in all zones

Per Table A
Alley - min. 20'

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 mass in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.

A-1 Belltown-specific supplemental guidance

- a. Develop the architectural concept and arrange the building mass to enhance views. This includes views of the water and mountains, and noteworthy structures such as the Space Needle.
- c. The topography of the neighborhood lends to its unique character. Design buildings to take advantage of this condition as an opportunity, rather than a constraint. Along the streets, single entry, blank facades are discouraged. Consider providing multiple entries and windows at street level on sloping streets.

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-1 Belltown-specific supplemental guidance

- a. Establish a harmonious transition between newer and older buildings. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.
- c. Design visually attractive buildings that add richness and variety to Belltown, including creative contemporary architectural solutions.

B-2 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-3 Belltown-specific supplemental guidance

The principal objective of this guideline is to promote scale and character compatibility through reinforcement of the desirable patterns of massing and facade composition found in the surrounding area. Pay particular attention to designated landmarks and other noteworthy buildings.

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 material 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-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.

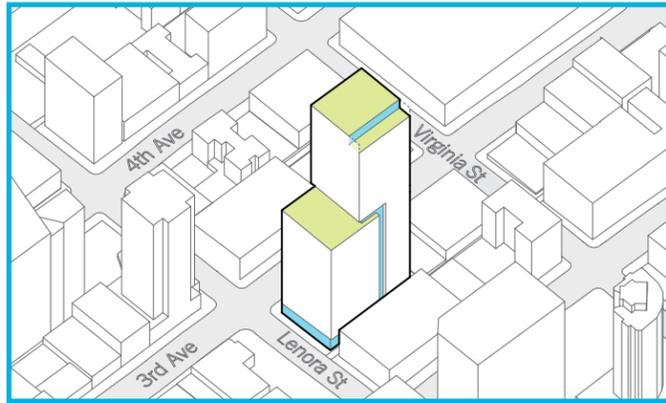
E-2 Integrate parking facilities

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

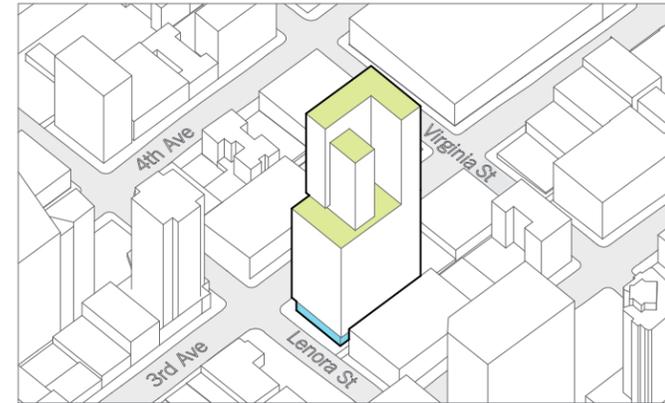
Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

CONCEPT OVERVIEW



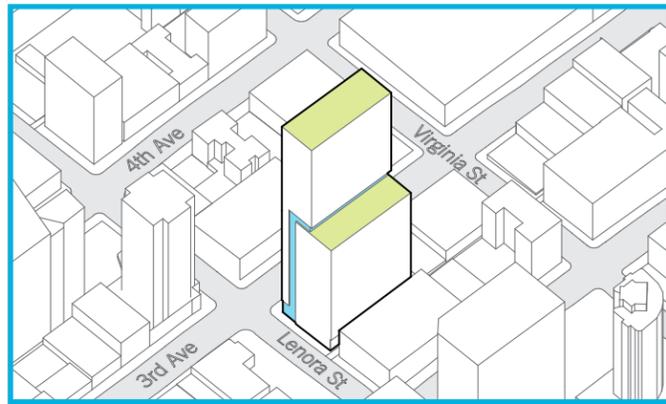
Pros:
 the mass is broken down into two parts
 visual connection between entry and amenity spaces
 highly efficient interior layout
 best performing envelope to area ratio

Cons:
 southern residential core forces both lobbies to 3rd Ave
 comparatively fewer views
 comparatively less desirable roof terraces



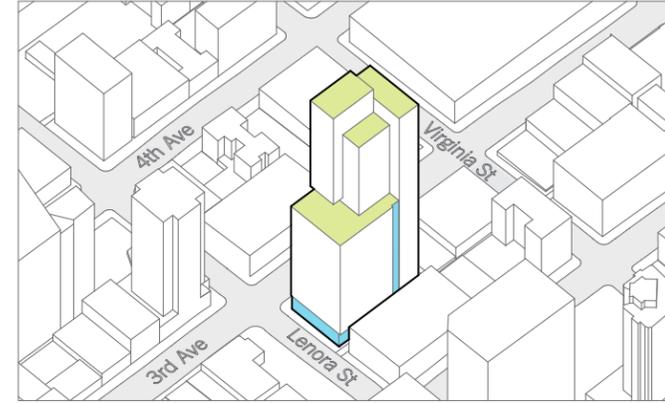
Pros:
 opportunity for additional corner units

Cons:
 highly inefficient interior planning
 comparatively fewer units with a desirable view
 creates units that face one another (privacy issues)
 lacks response to the street condition
 southern residential core forces both lobbies to 3rd Ave
 difficult to center the structural core



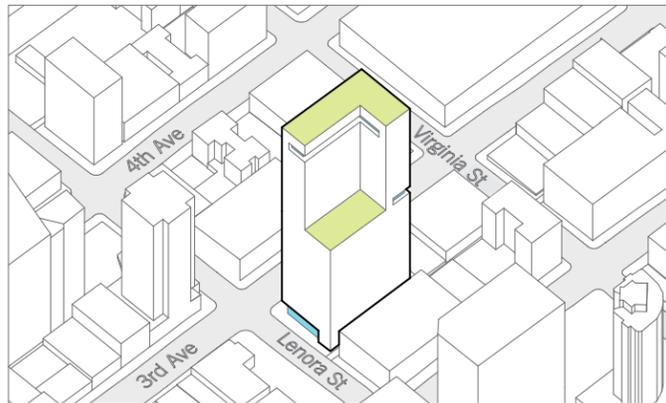
Pros:
 the mass is broken into two parts
 visual connection between entry and amenity spaces
 core location allows for separate entries off of 3rd and Lenora
 incredible west facing roof terrace opportunity

Cons:
 extreme height abutting 3rd Ave
 less efficient envelope to area ratio (increased cost)
 comparatively fewer units with a desirable view



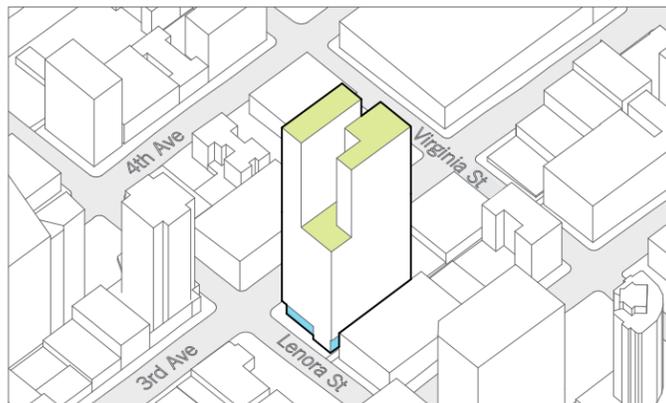
Pros:
 the mass is broken into many parts
 visual connection between entry and amenity spaces
 opportunity for additional corner units

Cons:
 southern residential core forces both lobbies to 3rd Ave
 comparatively less desirable roof terraces
 formal expression lacks clarity
 less efficient envelope to area ratio (increased cost)



Pros:
 strong singular form
 incredible west facing roof terrace opportunity
 strong visual expression of amenity space

Cons:
 extreme height abutting 3rd Ave
 less efficient envelope to area ratio (increased cost)
 difficult to center the structural core
 less efficient interior planning (single loaded corridor)



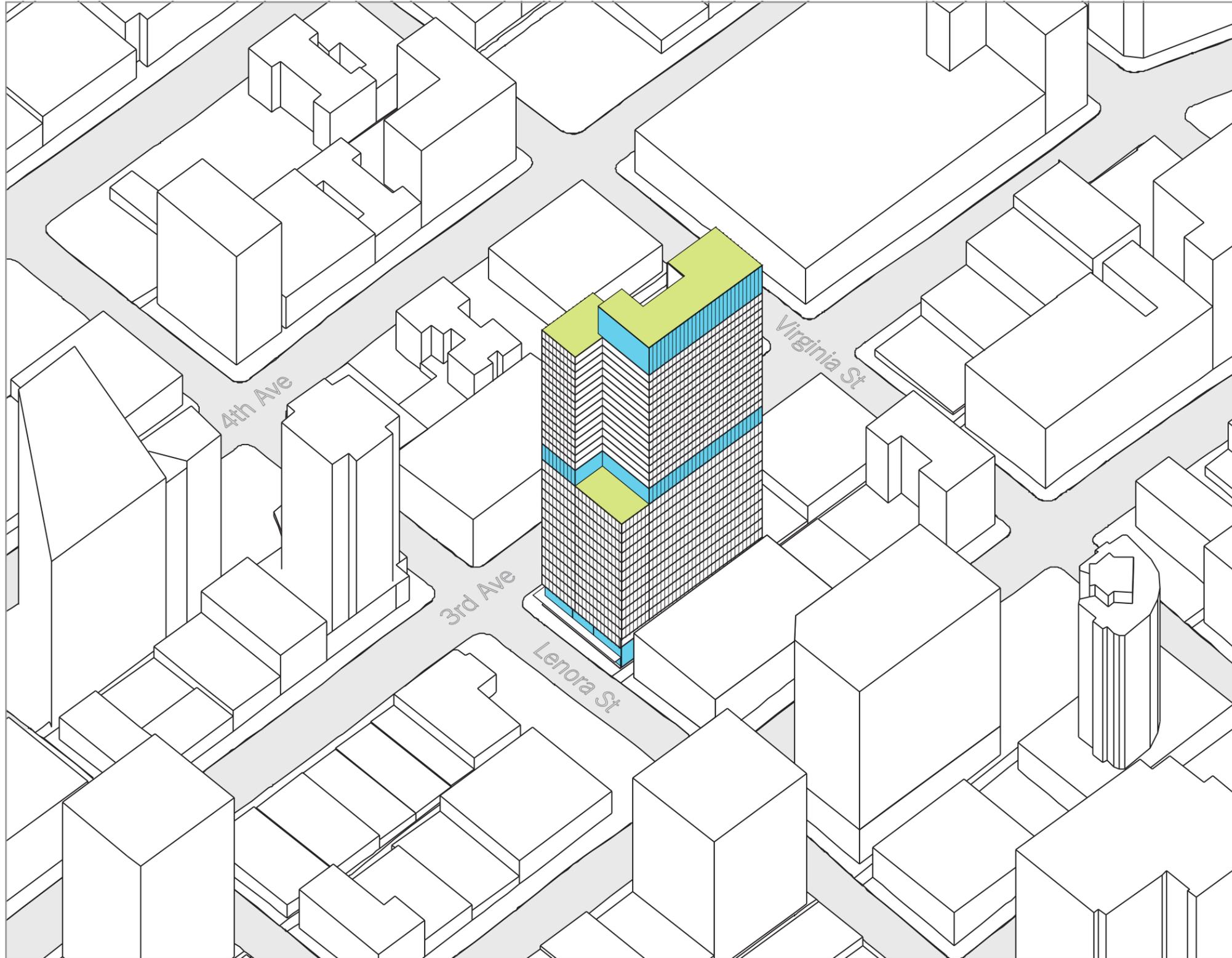
Pros:
 various roof terraces at different heights and scales
 opportunity for additional corner units

Cons:
 highly inefficient interior planning
 comparatively fewer units with a desirable view
 creates units that face one another (privacy issues)
 formal expression lacks clarity
 lacks response to the street condition

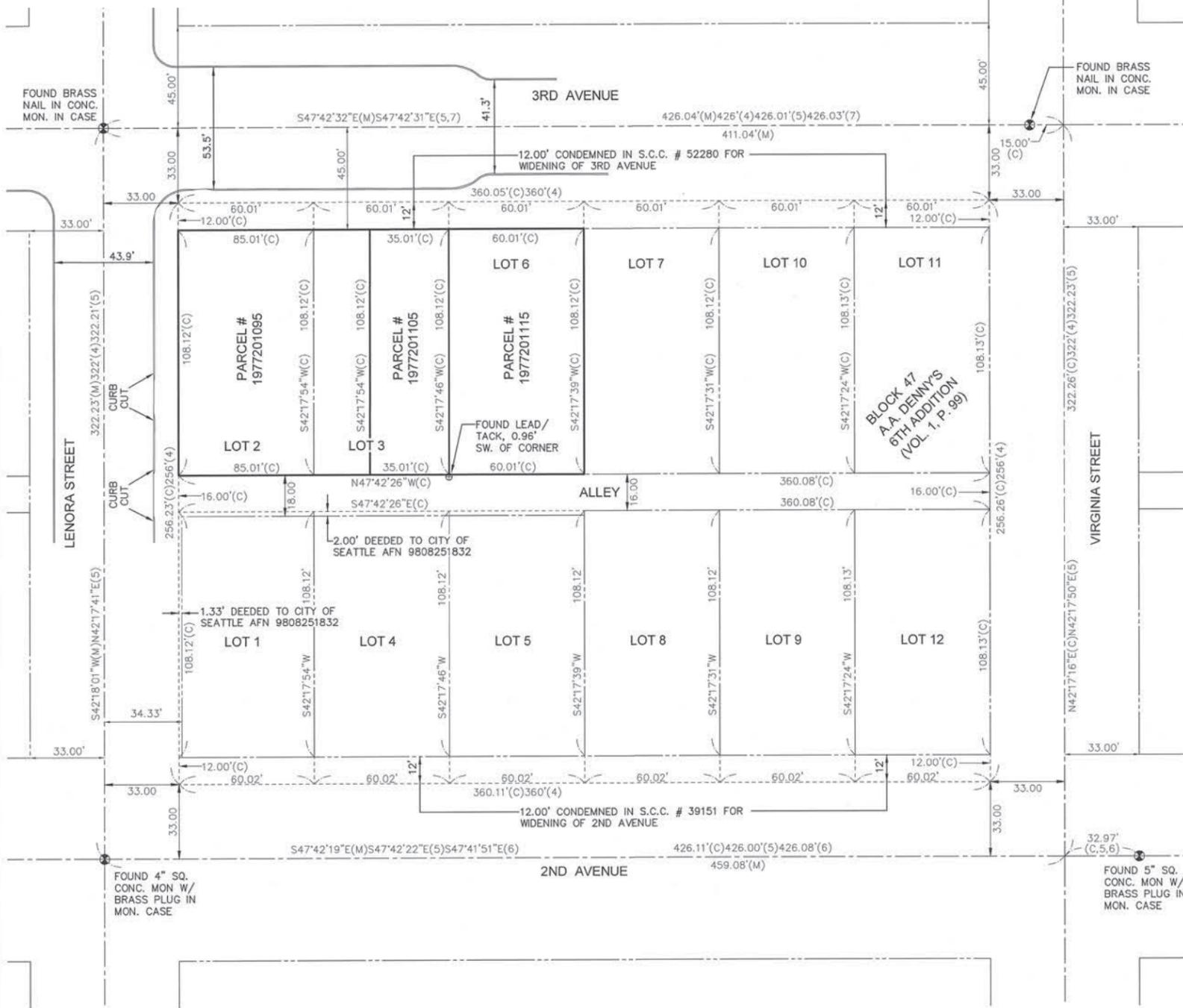
CONCEPT 3: Z SCHEME (PREFERRED)

Pros:

- flexible core arrangements
- creates two roof terraces with unique views and scales
- strong singular expression
- stepped facades respond to contextual heights
- opportunity for additional corner units
- comparatively more units with a desirable view
- core location allows for separate entries off of 3rd and Lenora
- stepped upper mass responds to contextual heights
- strong visual connection between entry and amenity spaces
- highly efficient interior planning



SITE SURVEY 1"=60'



LEGEND

	PROJECT BOUNDARY
	PROPERTY LINE
	CENTERLINE
	RIGHT-OF-WAY LINE
	STREET CL MONUMENT
	PROPERTY CORNER FOUND (AS NOTED)
	EASEMENT REFERENCE #
	MONUMENT REFERENCE #
(M)	MEASURED DIMENSION
(C)	COMPUTED DIMENSION
(#)	DIMENSION FROM REF. DOC. #

- REFERENCE DOCUMENTS**
- 1) A.L.T.A. COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. 1360663, DATED MARCH 29, 2013
 - 2) A.L.T.A. COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. 1361645, DATED APRIL 9, 2013
 - 3) A.L.T.A. COMMITMENT FOR TITLE INSURANCE (SECOND COMMITMENT) ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. 1238111, DATED MAY 18, 2007
 - 4) ADDITION TO THE TOWN OF SEATTLE, AS LAID OUT BY A. A. DENNY (COMMONLY KNOWN AS A. A. DENNY'S 6TH ADDITION TO THE CITY OF SEATTLE), RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 99
 - 5) CITY OF SEATTLE ENGINEERS MAP, TILE # 339, PLOT DATE 11/28/2012
 - 6) RECORD OF SURVEY, LOTS 8 THROUGH 12, BLOCK 43, A.A. DENNY'S 6TH ADDITION, AFN 9312289001
 - 7) 2024 THIRD AVENUE, A CONDOMINIUM, AFN 20031013002978

LEGAL DESCRIPTION - PARCEL # 1977201095

LOT 2 AND THE NORTHERLY 25 FEET OF LOT 3, BLOCK 47, ADDITION TO THE TOWN OF SEATTLE, AS LAID OUT BY A. A. DENNY (COMMONLY KNOWN AS A. A. DENNY'S 6TH ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 99, IN KING COUNTY, WASHINGTON; EXCEPT THE NORTHEASTERLY 12 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 52280 FOR WIDENING OF THIRD AVENUE, AS PROVIDED BY ORDINANCE NUMBER 13776 OF THE CITY OF SEATTLE.

TITLE REPORT EASEMENTS

1) EASEMENT AGREEMENT AND INDEMNIFICATION REGARDING INSTALLATION OF TIEBACKS AND THE TERMS AND CONDITIONS THEREOF:
 BETWEEN: BRIDGESTONE FORTUNE LLC, A WASHINGTON LIMITED LIABILITY COMPANY, PARK PLACE II LLC, A WASHINGTON LIMITED LIABILITY COMPANY; AND LENORA THREE LLC, A WASHINGTON LIMITED LIABILITY COMPANY
 AND: JEWISH FEDERATION OF GREATER SEATTLE
 RECORDED: SEPTEMBER 29, 1998
 RECORDING NUMBER: 9809290792
 SURVEYOR'S NOTE: SAID EASEMENT WAS GRANTED TO THE OWNERS OF LOTS 1, 4 AND 5 OF BLOCK 47, SHOWN HEREON. SAID EASEMENT IS NOT PLOTTABLE.

LEGAL DESCRIPTION - PARCEL # 1977201105

THE SOUTHERLY 35 FEET OF LOT 3 IN BLOCK 47, ADDITION TO THE TOWN OF SEATTLE, AS LAID OUT BY A. A. DENNY (COMMONLY KNOWN AS A. A. DENNY'S 6TH ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 99, IN KING COUNTY, WASHINGTON; EXCEPT THE EASTERLY 12 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 52280 FOR WIDENING OF THIRD AVENUE, AS PROVIDED BY ORDINANCE NUMBER 13776 OF THE CITY OF SEATTLE.

TITLE REPORT EASEMENTS

1) MEMORANDUM OF EASEMENT AGREEMENT AND INDEMNIFICATION REGARDING INSTALLATION OF TIEBACKS, AND THE TERMS AND CONDITIONS THEREOF:
 BETWEEN: BRIDGESTONE FORTUNE LLC, PARK PLACE II LLC, AND LENORA AND: YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF SEATTLE-KING COUNTY
 RECORDED: AUGUST 27, 1998
 RECORDING NUMBER: 9808271895
 SURVEYOR'S NOTE: SAID EASEMENT WAS GRANTED TO THE OWNERS OF LOTS 1, 4 AND 5 OF BLOCK 47, SHOWN HEREON. SAID EASEMENT IS NOT PLOTTABLE.

2) RIGHT TO DAMAGE SAID PREMISES BY CHANGING AND ESTABLISHING STREET GRADES, AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 52280, PURSUANT TO ORDINANCE NUMBER 13776 OF THE CITY OF SEATTLE.

LEGAL DESCRIPTION - PARCEL # 1977201115

LOT 6, BLOCK 47, ADDITION TO THE TOWN OF SEATTLE, AS LAID OUT BY A.A. DENNY (COMMONLY KNOWN AS A.A. DENNY'S 6TH ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 99, IN KING COUNTY, WASHINGTON; EXCEPT THE NORTHEASTERLY 12 FEET THEREOF CONDEEMD IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 52280 FOR WIDENING OF THIRD AVENUE, AS PROVIDED BY ORDINANCE NUMBER 13776 OF THE CITY OF SEATTLE.

TITLE REPORT EASEMENTS

1) EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 PURPOSE: INSTALLATION OF TIE-BACKS FOR HORIZONTAL SHORING/RIGHT OF ACCESS TO EXAMINE STRUCTURAL COMPONENTS OF SYSTEM
 AREA AFFECTED: PORTION OF SAID PREMISES AND OTHER PROPERTY
 RECORDED: JULY 22, 1998
 RECORDING NUMBER: 9807221272
 SURVEYOR'S NOTE: SAID EASEMENT WAS GRANTED TO THE OWNERS OF LOTS 1, 4 AND 5 OF BLOCK 47, SHOWN HEREON. SAID EASEMENT IS NOT PLOTTABLE.

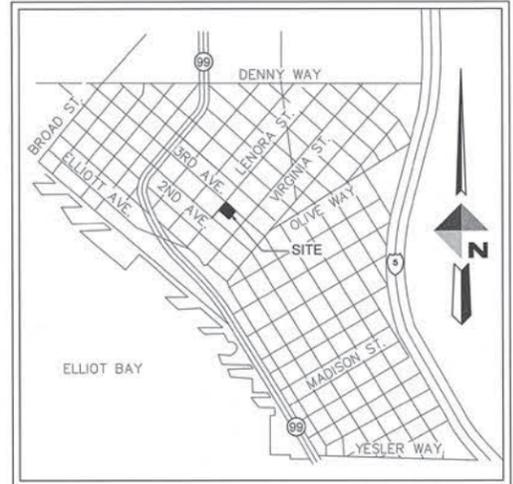
2) MATTERS DISCLOSED BY UNRECORDED SURVEY BY COTINENTAL ENGINEERING DATED NOVEMBER 28, 1989 AS JOB NO. 402 AND BY INSPECTION DATED SEPTEMBER 4, 1997, ALL AS DISCLOSED BY RECITALS CONTAINED IN DEED RECORDED UNDER RECORDING NUMBER 9709261100, AS FOLLOWS:
 A. ENCROACHMENT OF BUILDING 0.7' INTO RIGHT OF WAY FOR 3RD AVENUE
 B. ENCROACHMENT OF BUILDING .00' - .10' ONTO PROPERTY ADJOINING TO THE SOUTHEAST.
 SURVEYOR'S NOTE: COPY OF UNRECORDED SURVEY NOT PROVIDED TO SURVEYOR

3) RIGHT TO DAMAGE SAID PREMISES BY CHANGING AND ESTABLISHING STREET GRADES, AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 52280, PURSUANT TO ORDINANCE NUMBER 13776 OF THE CITY OF SEATTLE.

SITE NOTES WITH CORRESPONDING TABLE A NUMBERS

- 3) PER FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 53033C0630 F, PANEL 630 OF 1725, REVISED MAY 16, 1995, SITE IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500 - YEAR FLOODPLAIN.
- 4) SITE AREA
 PARCEL # 1977201095 = 9,191.20 SQUARE FEET, 0.2110 ACRES.
 PARCEL # 1977201105 = 3,785.38 SQUARE FEET, 0.0869 ACRES.
 PARCEL # 1977201115 = 6,488.46 SQUARE FEET, 0.1490 ACRES.
- 6) SITE IS ZONED DMC (DOWNTOWN MIXED CORE) 240/290-400

VICINITY MAP - NOT TO SCALE



HORIZONTAL CONTROL AND DATUM TABLE (NAD 83-91)

SOURCE OF DATA: WASHINGTON STATE DEPARTMENT OF TRANSPORTATION SURVEY INFORMATION SYSTEM, REPORT OF SURVEY MARK.
 OFFSITE CONTROL POINTS:
 POINT DESIGNATION: GP17099-209
 WSDOT BRASS DISK CEMENTED INTO A DRILL HOLE AND SET LEVEL WITH THE CONCRETE SURFACE LOCATED AT THE NORTHEAST QUADRANT OF INTERSECTION OF AURORA AVENUE NORTH AND DENNY WAY.
 NORTHING: 229,346.805
 EASTING: 1,267,976.519
 POINT DESIGNATION: EPB-001
 WSDOT BRASS DISK SET IN CONCRETE SIDEWALK, STAMPED "WSDOT EPB-001"
 NORTHING: 233,275.347
 EASTING: 1,271,432.113

SURVEY NOTES

THIS SURVEY WAS PERFORMED DURING THE MONTH OF APRIL OF 2013. ALL MONUMENTS SHOWN HEREON AS FOUND MONUMENTS WERE LOCATED DURING THE COURSE OF THAT SURVEY.

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA AND A TOPCON 5 SECOND TOTAL STATION WITH ELECTRONIC MEASURING UNIT, AS WELL AS A TOPCON HIPER+ GPS UNIT.

PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD INFORMATION ONLY. UNDERGROUND UTILITIES WERE NOT PRE-MARKED BY A PROFESSIONAL UTILITY LOCATING COMPANY, NOR WERE THEY LOCATED IN THE FIELD. SURFACE VISIBLE UTILITIES ARE SHOWN HEREON.

BASIS OF BEARING

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE

ALTA / ACSM LAND TITLE SURVEY CERTIFICATION

TO TRF PACIFIC LLC, AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 11(a) AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 11, 2013.



DATE: April 19, 2013
 SIGNED: Paul R. Rice
 WASHINGTON STATE L.S. 40101

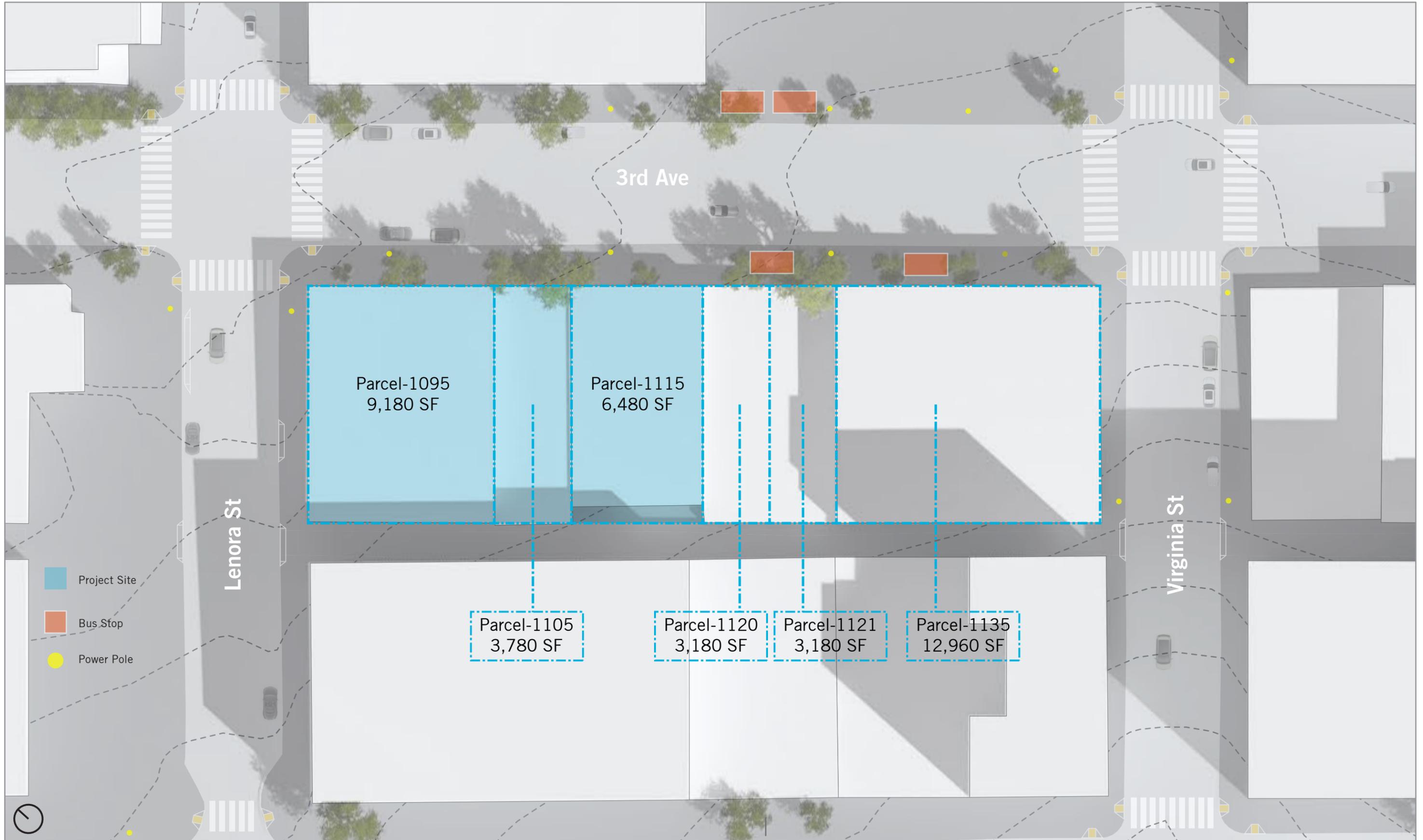
REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION

DOWL HKM
 Redmond, Washington 98052
 www.dowlhkm.com
 8420 154th Avenue NE
 425-969-2970

ALTA / ACSM LAND TITLE SURVEY
 SEATTLE DHB SITE
 SEATTLE, WA
 PREPARED FOR:
 TIM RUSSELL, TRF PACIFIC, LLC
 2608 2ND AVENUE, SUITE 100
 SEATTLE, WA 98121

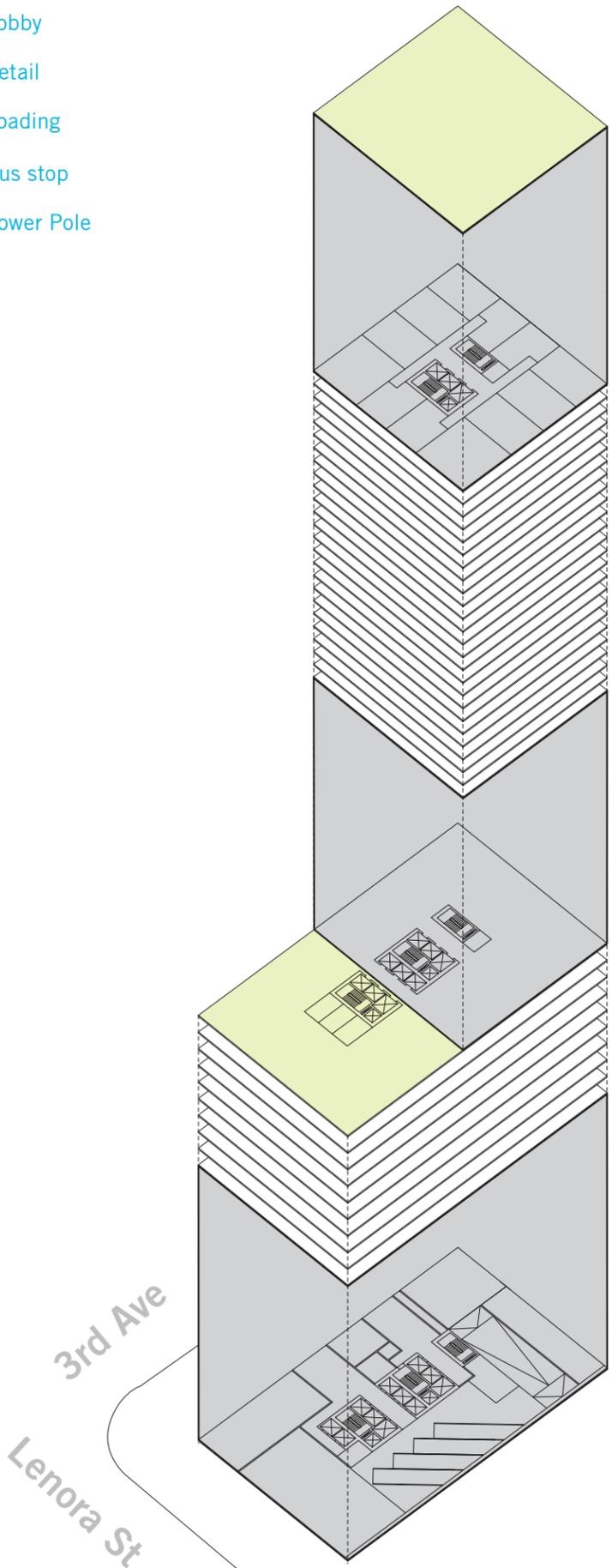
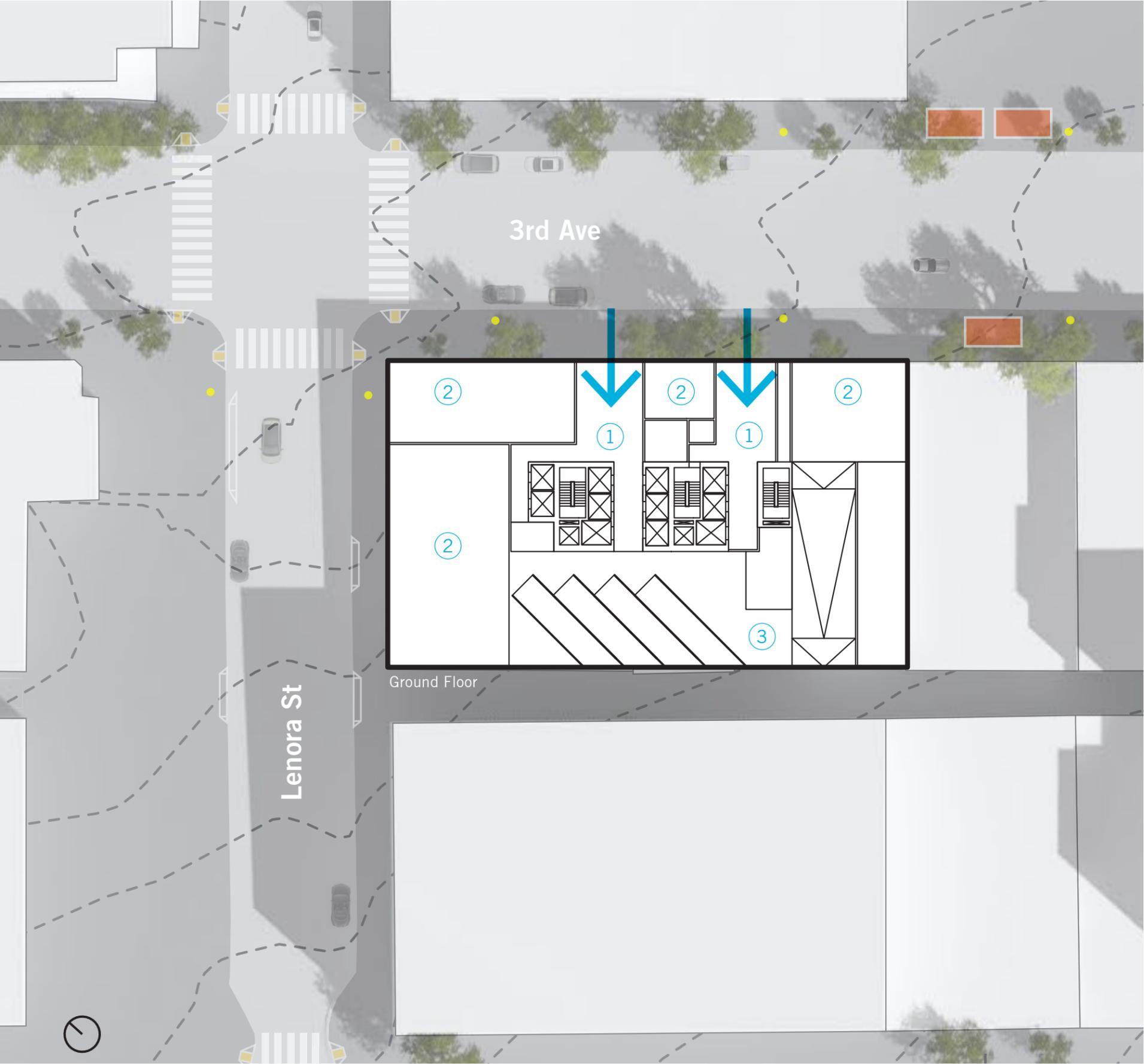
PROJECT	13544.01
DATE	04/15/2013
© DOWLHKM 2013	
SHEET	
1 OF 2	



CONCEPT 1: BOX SCHEME VIEWS



CONCEPT 1: BOX SCHEME PLANS



CONCEPT 2: BAR SCHEME VIEWS



VIEW FROM THE SPACE NEEDLE



NE AERIAL



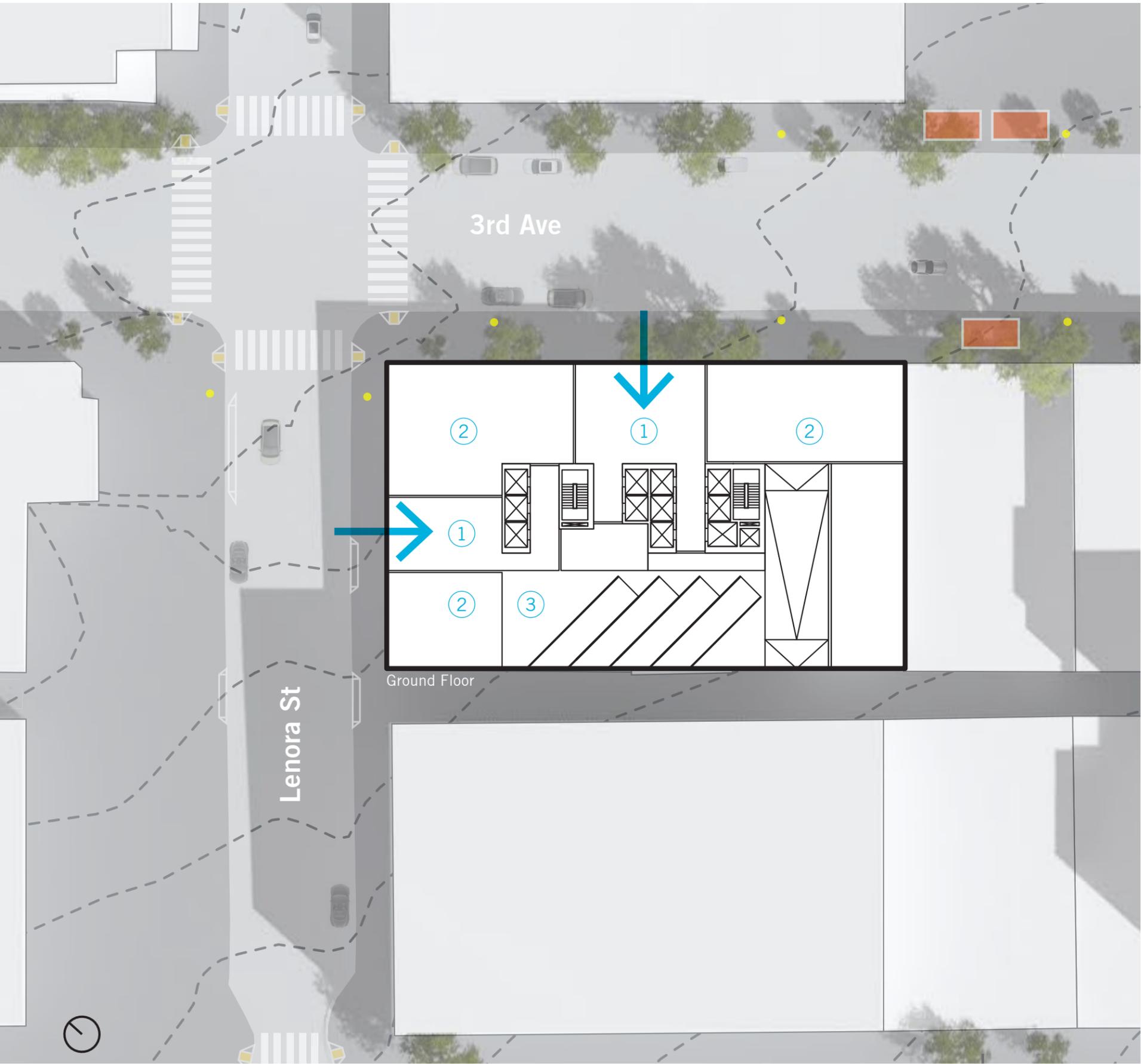
NW AERIAL



SW AERIAL

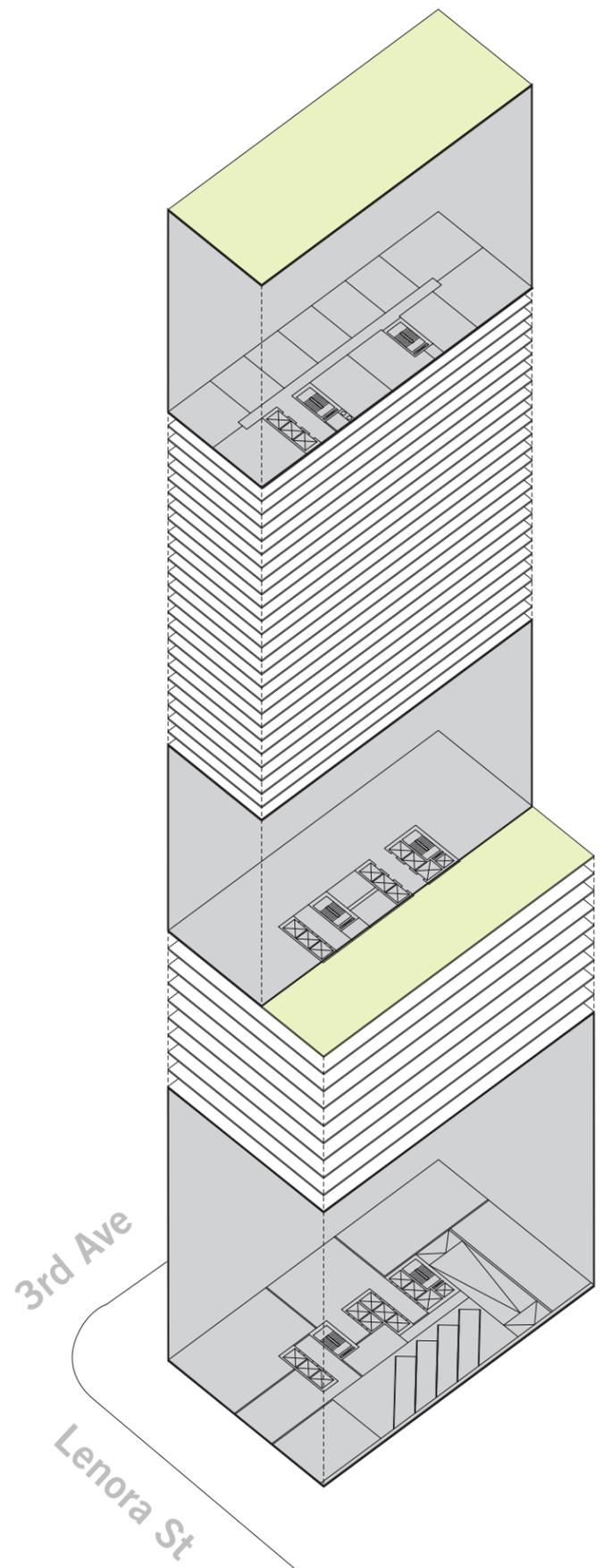


SE AERIAL



- ① Lobby
- ② Retail
- ③ Loading
- Bus stop
- Power Pole

CONCEPT 2: BAR SCHEME PLANS



CONCEPT 3: Z SCHEME (PREFERRED) VIEWS



VIEW FROM THE SPACE NEEDLE



NE AERIAL



NW AERIAL

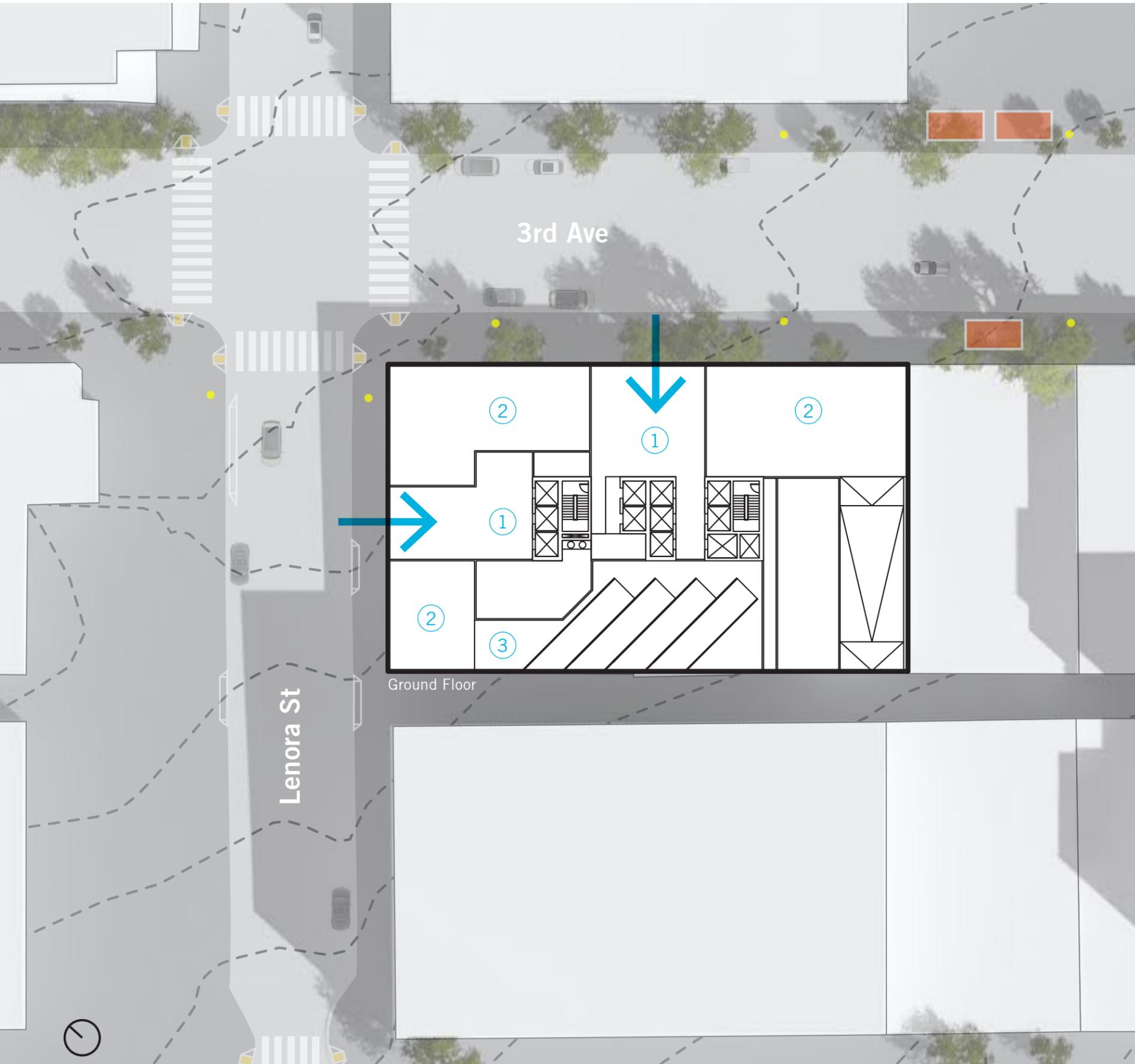


SW AERIAL

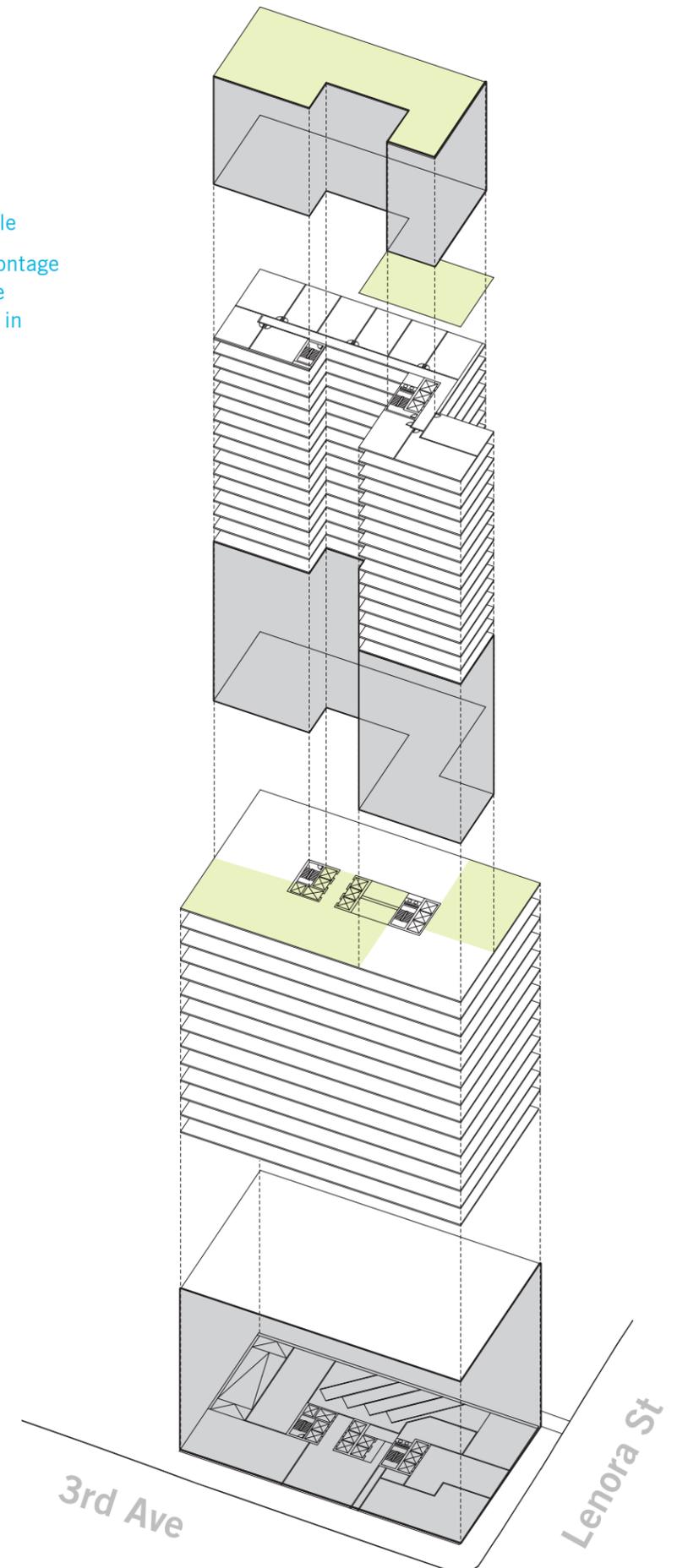


SE AERIAL

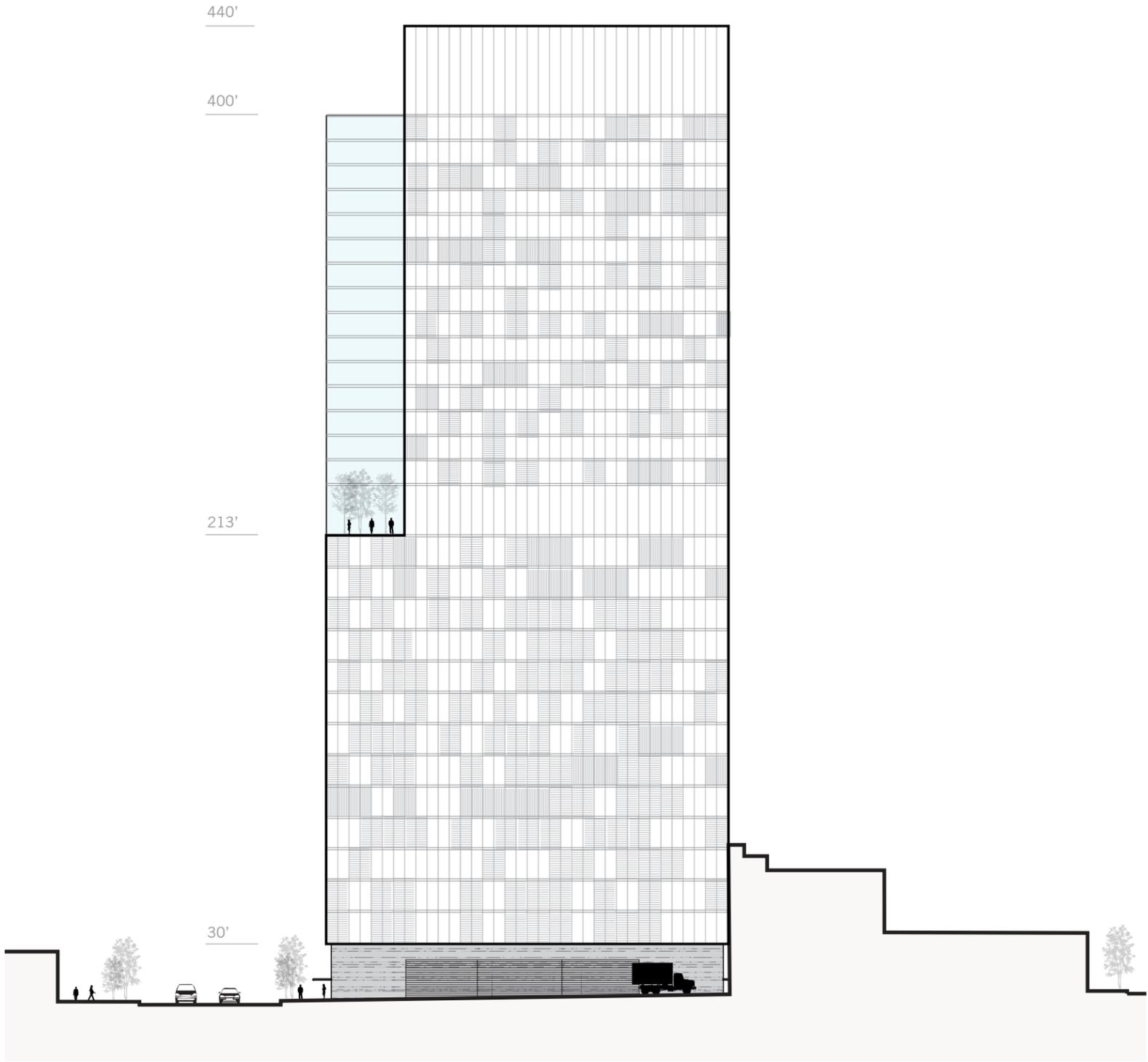
CONCEPT 3: Z SCHEME (PREFERRED) PLANS



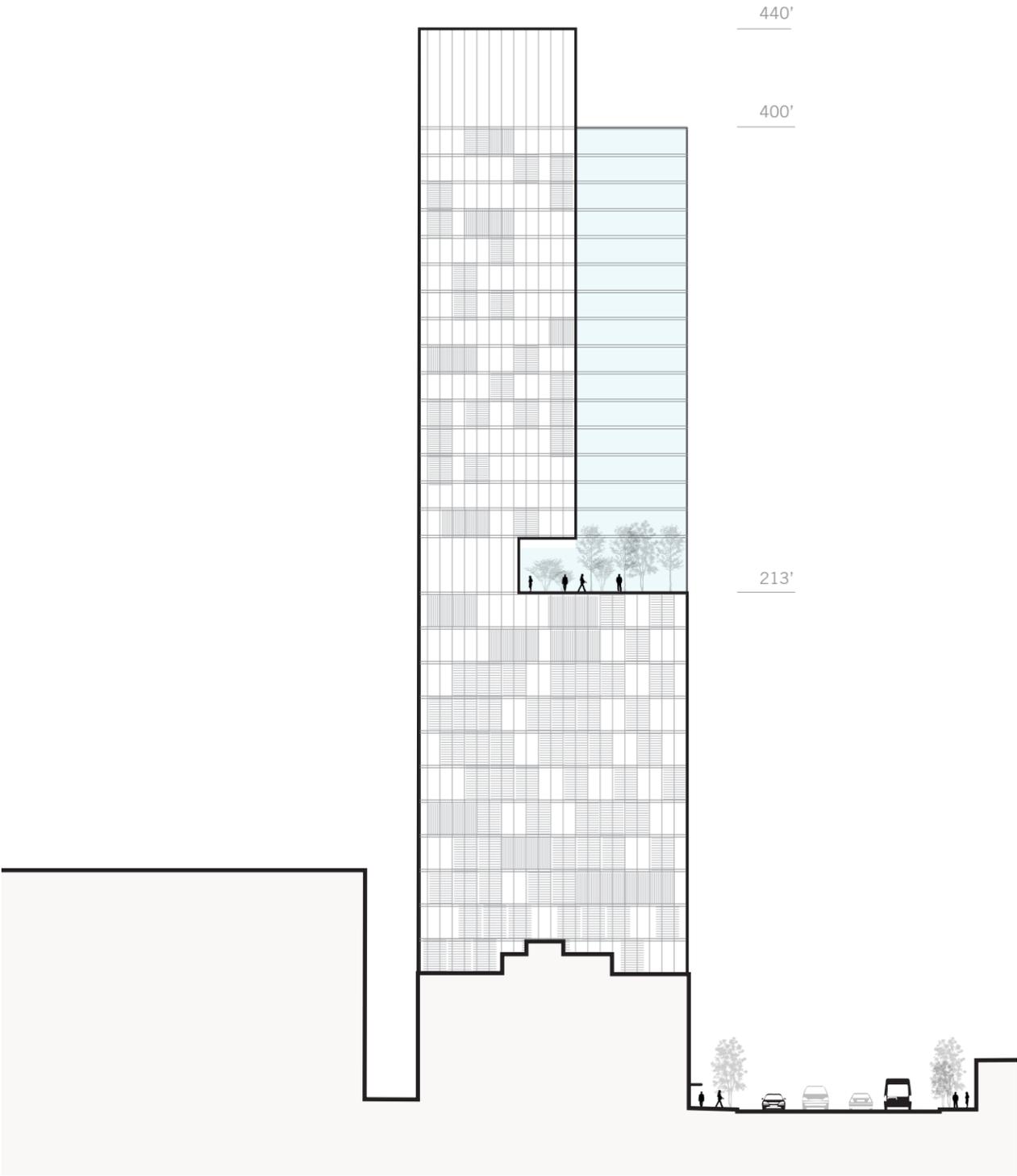
- ① Lobby
 - ② Retail
 - ③ Loading
 - Bus stop
 - Power Pole
- 77% street frontage on 3rd Avenue by uses listed in subsection A



CONCEPT 3: Z SCHEME (PREFERRED) ELEVATIONS

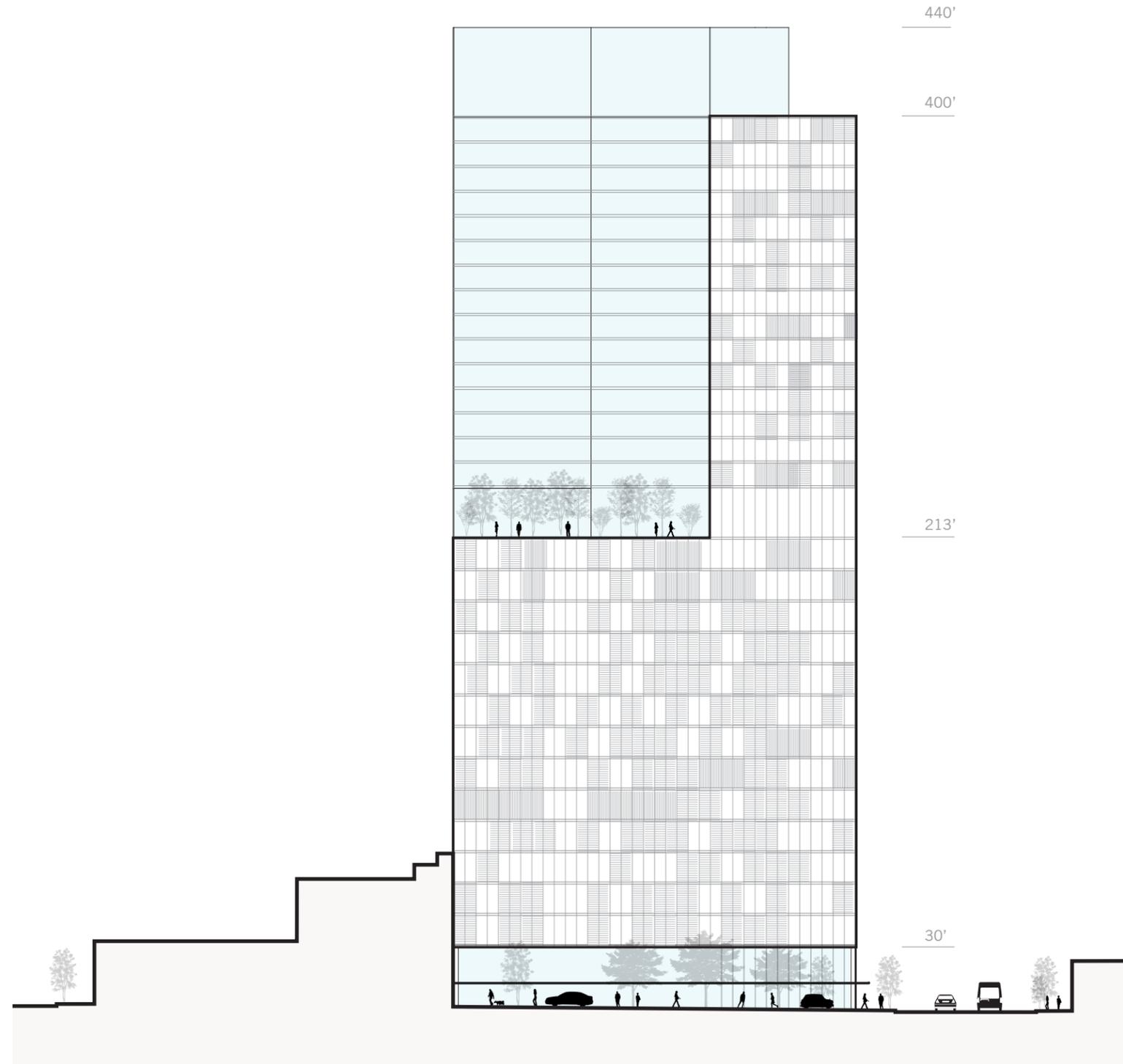


View from Alley

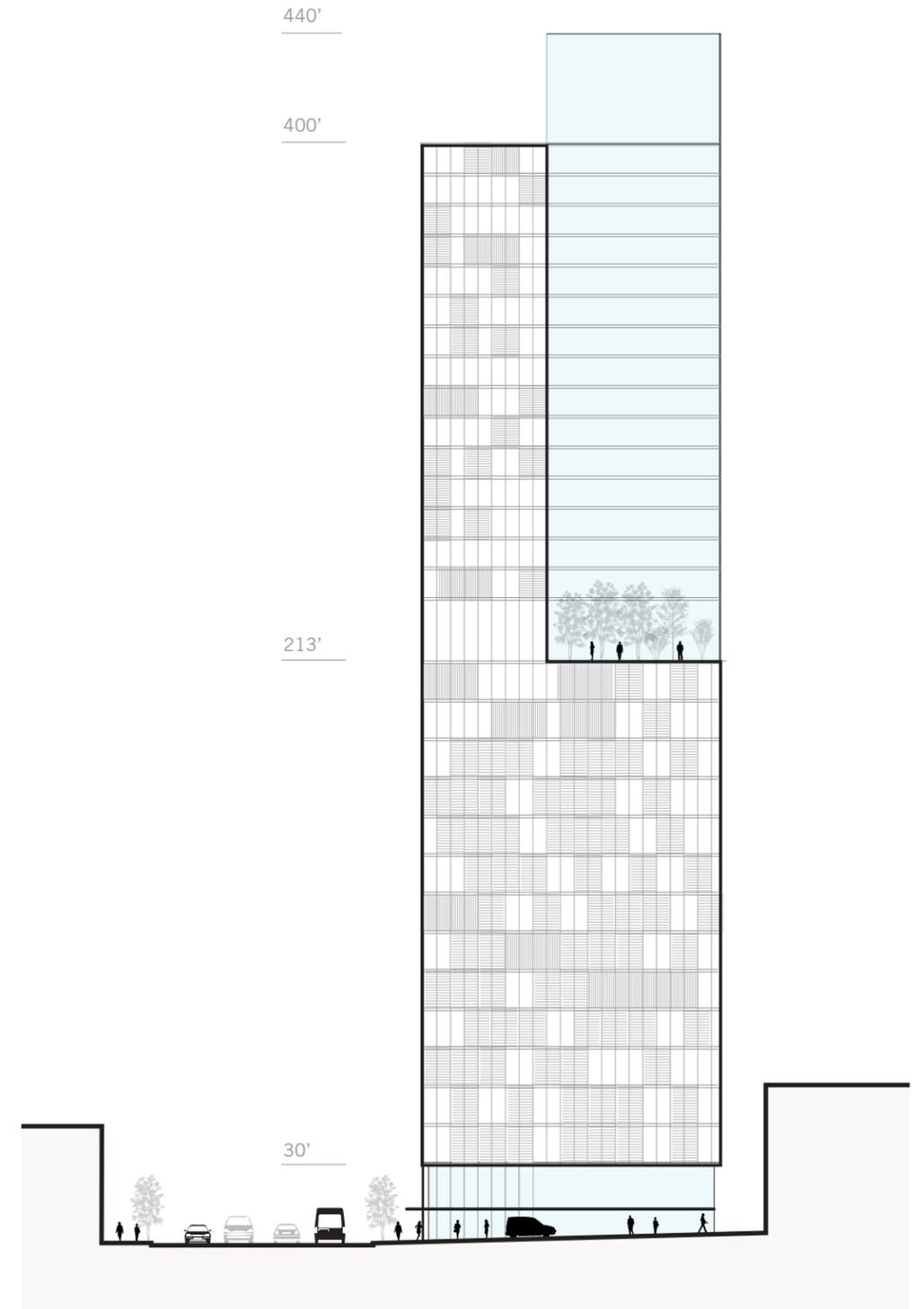


View from Virginia Street

CONCEPT 3: Z SCHEME (PREFERRED) ELEVATIONS



View from 3rd Avenue



View from Lenora Street

CONCEPT 3: Z SCHEME (PREFERRED) VIEWS



Z Scheme from the Space Needle



Z Scheme from 3rd Ave and Blanchard St