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ATTACHMENT A - STATEMENT OF DEVELOPMENT OBJECTIVES

CITY OF SEATTLE | APPLICATION FOR EARLY DESIGN GUIDANCE

Property Address: 200 9th Avenue North, Seattle, WA 98109
 Project number: #3019939

SITE AND DEVELOPMENT INFORMATION

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The site is located in the South Lake Union Hub Urban Village. The site is approximately eight blocks west of Interstate 5, three blocks east of Aurora Avenue and approximately 1/2 mile southwest of Lake Union. Denny Park is kitty corner from the site to the south west. The site measures approximately 120' x 180', the southern 1/2 of the half block bounded by 9th Avenue North to the west, John Street to the south, an alley to the east and Thomas Street to the north. Immediately to the north of the site is a commercial property with a MUP design (pending approval) to demolish the existing structure and build a 12 story mixed-use office building at the corner of 9th Ave N and Thomas Street. The site slopes gently downward from the SW to the NE +/- 6 ft. The commercial property at the north end of the site is currently occupied by a one-story industrial / light manufacturing building (A-One Ornamental Iron Works) constructed in 1945.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.

The site zoning is SM 160/85-240' (Seattle Mixed). It is located within the SLU Hub Urban Village, which is an Urban Center. John Street is a green street. 9th Avenue North is not designated with any pedestrian classification; it serves multiple modes of transit, including bikes. South Lake Union published Neighborhood Design Guidelines in May 2005. Those Neighborhood Design Guidelines were reformatted in February 2011 to reflect the new format, organization and numbering system of the Seattle Design Guidelines adopted in 2013.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The site is at the southern end of the SM 160/85-240' zone. Zoning transitions up to SM 240/125-400 south of John Street, but all properties directly east, north and west of the site share its SM 160/85-240 zoning. The neighborhood slopes down towards the east and north, towards Lake Union. Existing surrounding uses include biomedical research, market-rate housing, commercial office space as well as several underutilized light industrial and light commercial uses. Pursuant to the 2013 rezone, a number of office and residential towers in the immediate vicinity are currently under construction or in the entitlements process. Community landmarks include South Lake Union Park to the north and Denny Park directly to the southeast, across the intersection from the project site. The University of Washington Research Lab is to the northwest of the site. The Gates Foundation and Seattle Center are within walking distance to the west and will be easily accessible by foot once the SR-99 realignment is completed to facilitate pedestrian crossing over Aurora Ave N. Restaurants and services along Westlake Ave are just one half block east of the site. The site currently offers views to the Space Needle and the north end of downtown, but many of those southerly views will be blocked with the construction of the proposed 400' residential tower to the south on the opposite site of the block along John Street (Block 48). The neighborhood is well-served by buses and the South Lake Union Streetcar, and a bike lane is provided along 9th Ave N.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The applicant proposes a 7-story residential development consisting of approximately 130 residential units, and parking for approximately 94 vehicles below grade, accessed from the adjacent alley. There will be approximately 6,000 sf of at grade commercial retail space, primarily along 9th Ave N. Streetscape improvements such as new sidewalks, street trees and plantings are proposed.

Departures: No departures are requested at this time.

PROJECT VISION AND DATA

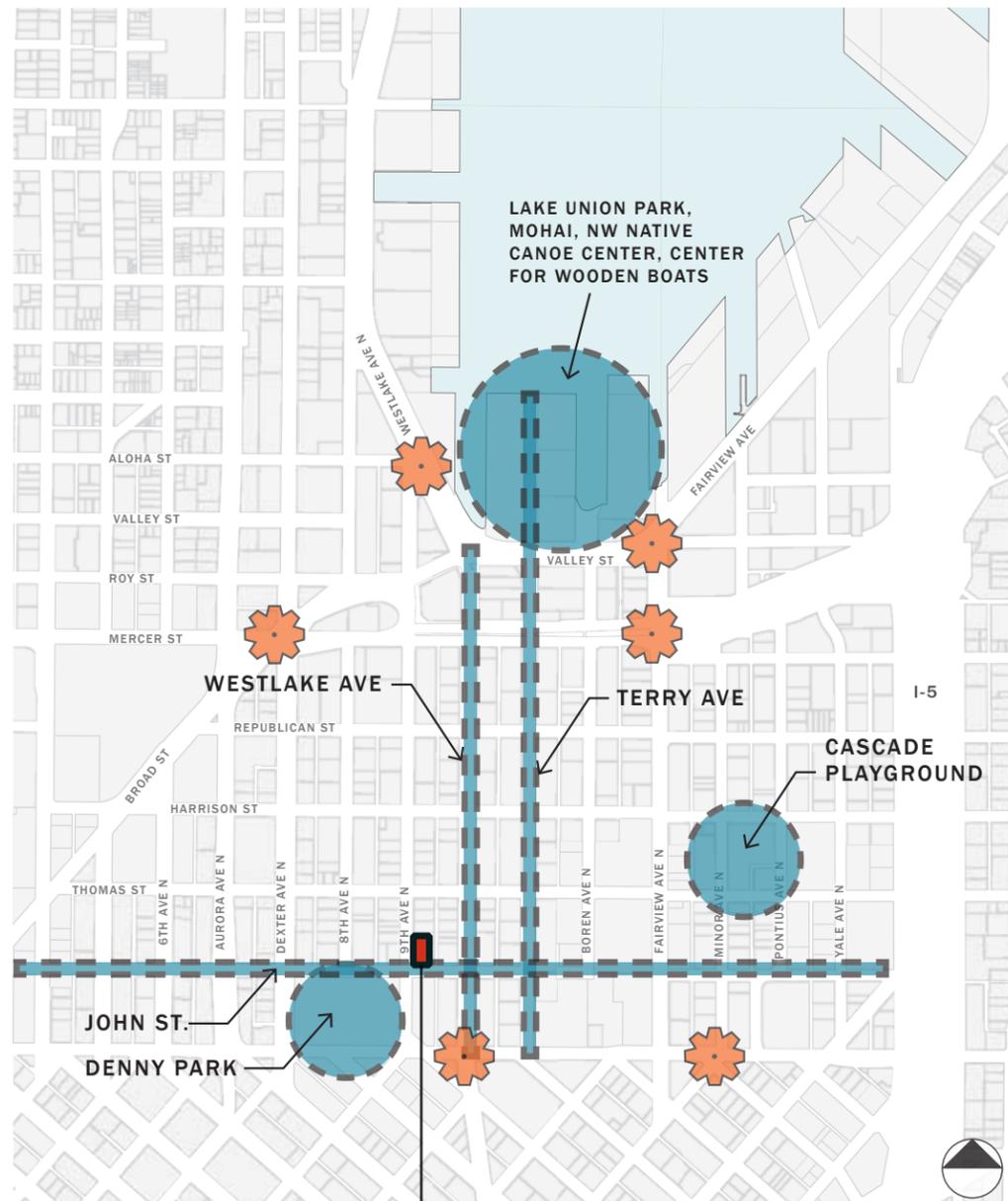


200 9TH AVENUE NORTH

- APPROXIMATELY 130 RESIDENTIAL UNITS
- APPROXIMATELY 6,000 SQUARE FEET OF ACTIVE RESIDENTIAL AMENITY
- APPROXIMATELY 94 STRUCTURED PARKING STALLS IN BELOW-GRADE GARAGE
- ENHANCED PEDESTRIAN REALM, ENLARGED SIDEWALKS AND CURB BULBS
- 7 FLOORS
- TARGETING LEED GOLD (MINIMUM)

SOUTH LAKE UNION URBAN CENTER

GATEWAYS, HEARTS AND EDGES



SITE

SOUTH LAKE UNION NEIGHBORHOOD DESIGN GUIDELINES

The site is located between several “heart” and gateway locations identified by the South Lake Union Neighborhood Design Guidelines. John Street, the site’s boundary to the south, is a green street and leads from Denny Park, a heart location, to Westlake Avenue and Terry Avenue, streets with heavy pedestrian traffic.

*Map information from “South Lake Union Neighborhood Design Guidelines”, 2013, Seattle DPD

PUBLIC SPACE NETWORK



SITE

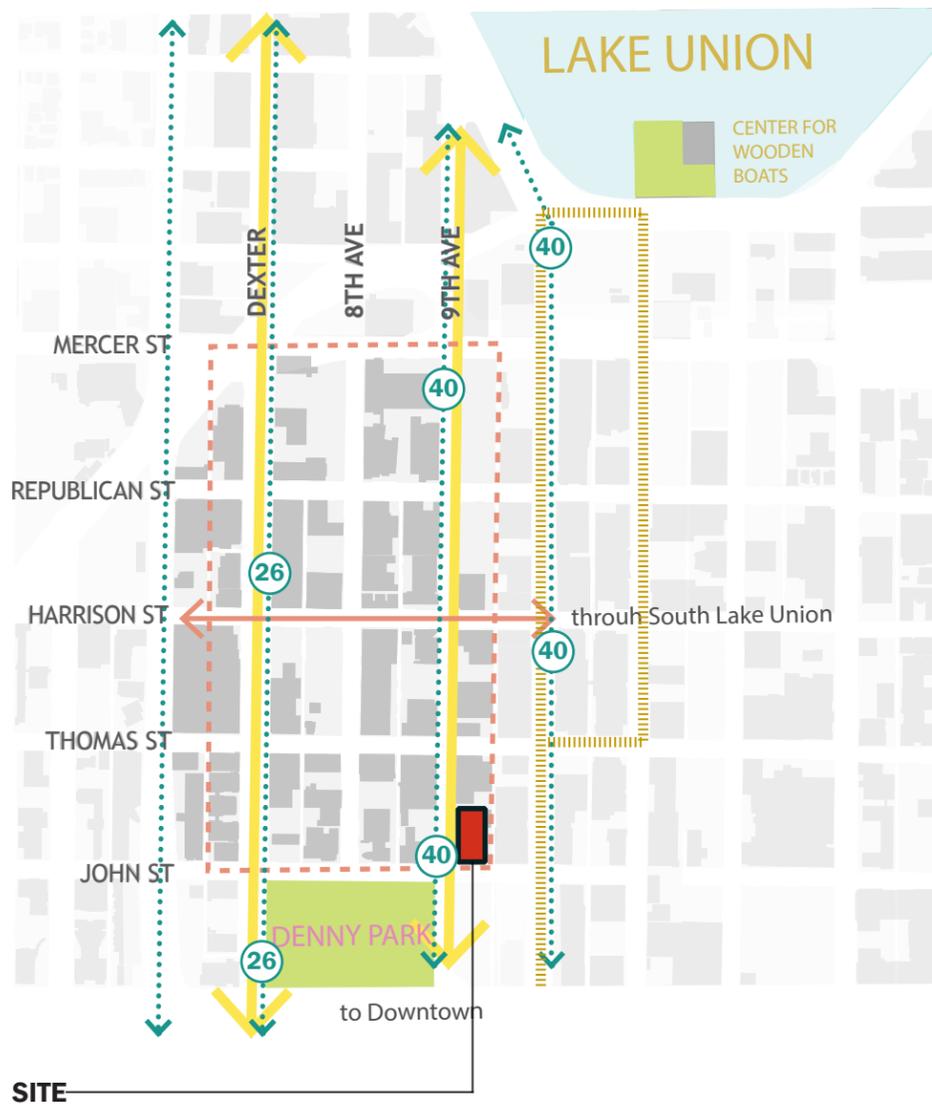
Our site is located along John Street, which has been identified as a green street with a focus on pedestrian oriented development. The intention is to have a street facing facade comprised of retail frontage and the residential lobby entry, each complimented by pedestrian friendly landscaping.

LEGEND

	Hill Climb		Potential Site for Civic Use
	Mid-Block Ped Connections		Community Center
	Urban Trail		Proposed Community Center
	Festival Street (Mixed Use)		Playground
	Green Street		Active Recreation
	Road Diet / Woonerf		Other Recreation: Dog Runs, Gardens

*Map from the South Lake Union Urban Design Framework, 2010, Seattle DPD

TRANSIT CONNECTIONS



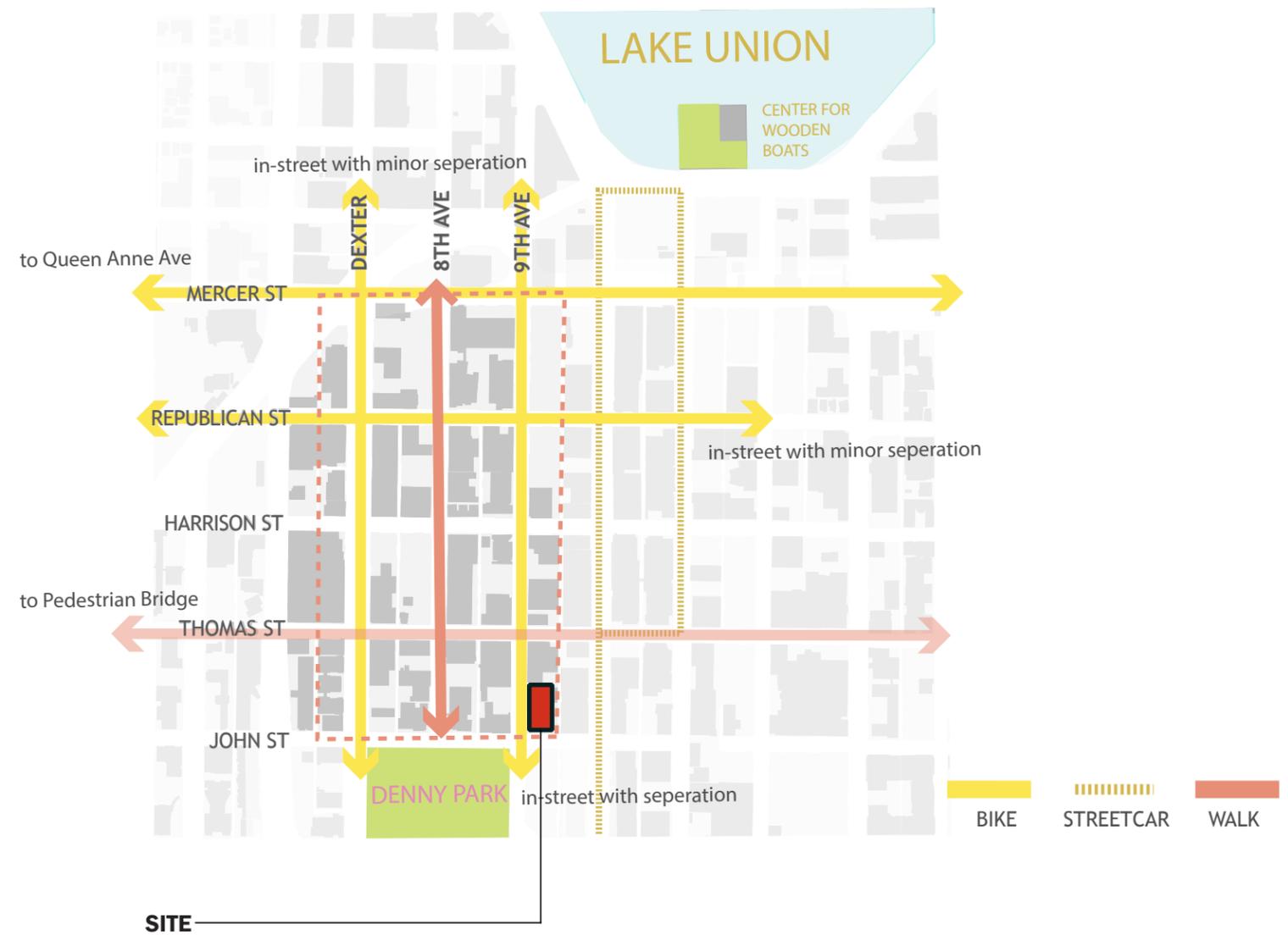
9th Avenue N and Dexter Avenue N are major north-south connections for transit in the neighborhood. Just two blocks north of the site, Harrison Street is a major east-west transit connector, and will become even more so as the Mercer Corridor improvements are completed.

ANALYSIS

The current configuration of Aurora Ave N prevents travel west towards Seattle Center, thereby placing the project site near what is currently a hard edge to the South Lake Union Urban Center. Once the north portal reconfiguration of SR-99 is complete the neighborhood will be reconnected to the west. John Street provides a direct connection to Seattle Center and is designated to be developed as a Green Street to make it a desirable corridor for pedestrian use.

The proposed 9th Avenue Mixed Use Street will be located between several major research and cultural institutions, with good proximity to the commercial development to the east, including several major projects in development in the immediate vicinity of the site.

FUTURE PEDESTRIAN + BIKE CONNECTIONS (proposed 2013 Bike Master Plan)



The site is located along 9th Ave N, a street that includes a bike path running north-south and connects cyclists to Republican Street three blocks north, which has a bike path running east-west. Pedestrian connections on Thomas Street and 8th Avenue N are each within a block of the site and the streetcar runs one block east along Westlake Avenue N.

*Maps adapted from "South Lake Union Street Concept Plans", 2013, City of Seattle

DENNY PARK

PAST

Denny Park became Seattle's first public park in 1883, serving the cascade neighborhood and the rest of the city. By 1904, the surrounding area had become largely residential in use and the park was improved to add amenities for these neighborhood residents, such as planting beds, play equipment and playfields.



1887 - CASCADE NEIGHBORHOOD



1903



1904

PRESENT

Denny Park drastically changed after the Denny Regrade in 1930, creating the flat, formally planned park that remains today. The large and diverse trees in the park are one of its key distinctive features. Recent improvements to the park, such as new lighting and a dog area, are encouraging people to use this neighborhood amenity.



DENNY PARK PATH AND TREES



RECENTLY ADDED DOG AREA



8TH AVENUE FACING DENNY PARK - TREE CANOPY

PROJECT GOALS

The project aims to connect Denny Park to the South Lake Union neighborhood residents by using John Street as a continuation of the park and a connector to it. This aligns with John Street's primary designation as a Green Street, as well as its designation as a Festival Street for the portion running along Denny Park. These qualities of John Street and its connection to the park will make it a well traveled street by pedestrians.



CONNECTIVITY TO THE PARK



VIEW OF DENNY PARK FROM THE PROJECT SITE

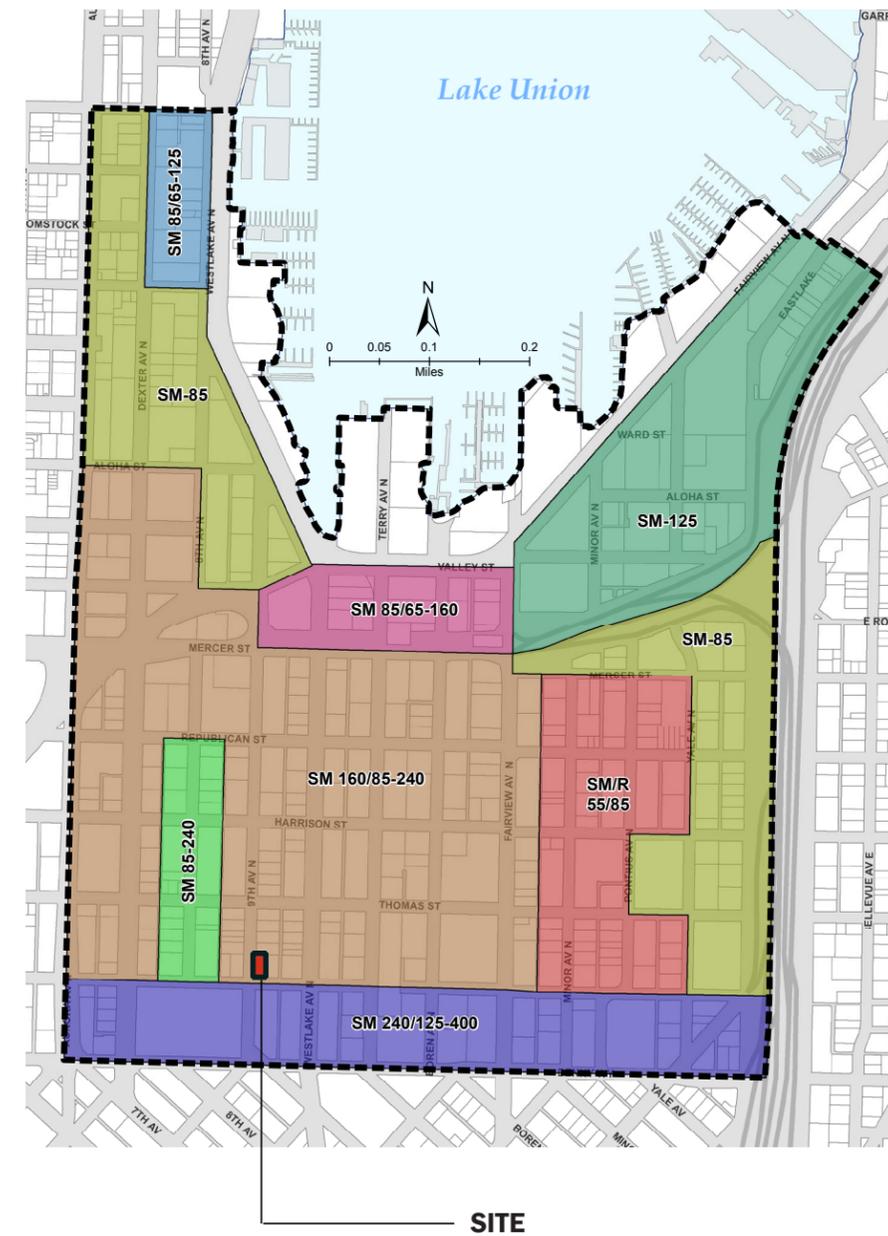


VIEW OF THE PROJECT SITE FROM DENNY PARK

ZONING DATA

ZONING MAP

The site is located within the **SM 160/85-240** zone and south of the site, across from John Street it is zoned SM-240/125-400.



JOHN STREET CONCEPT

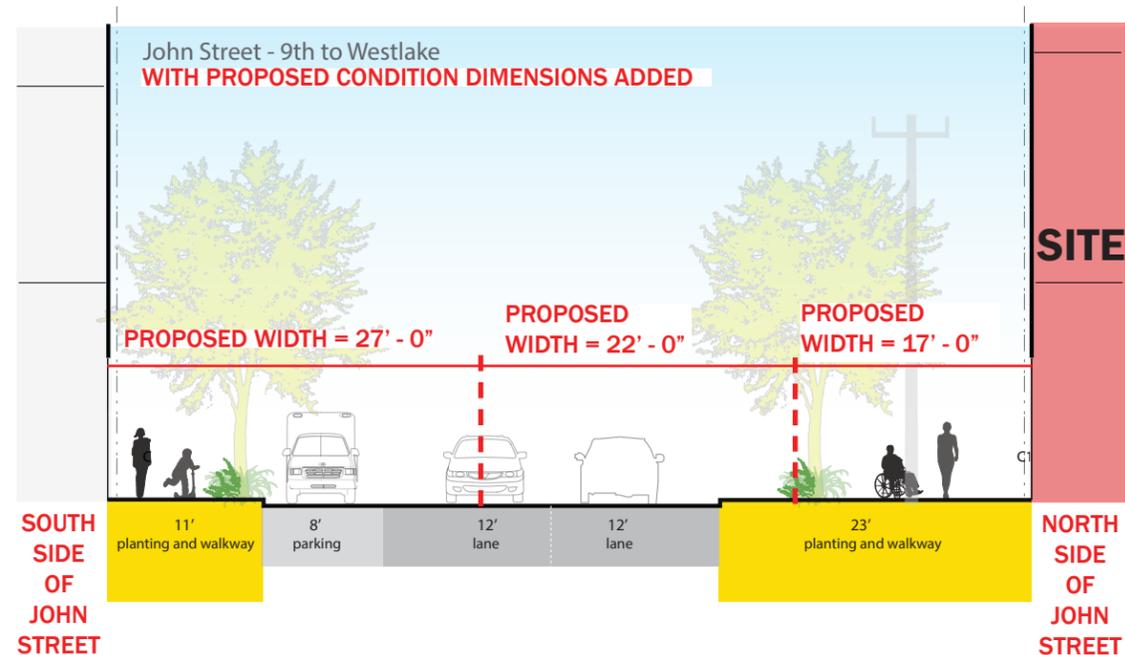
SOUTH LAKE UNION STREET CONCEPT PLANS

According to the "South Lake Union Concept Plans" prepared for the City of Seattle in April 2013, John Street is meant to accommodate light vehicular traffic, while creating a safe and welcoming street for pedestrians. 11-23 foot sidewalks with street trees and landscape zones will help to achieve this goal.

Proposed Configurations

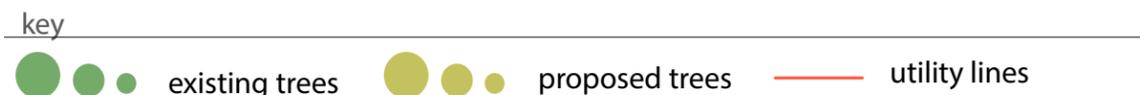
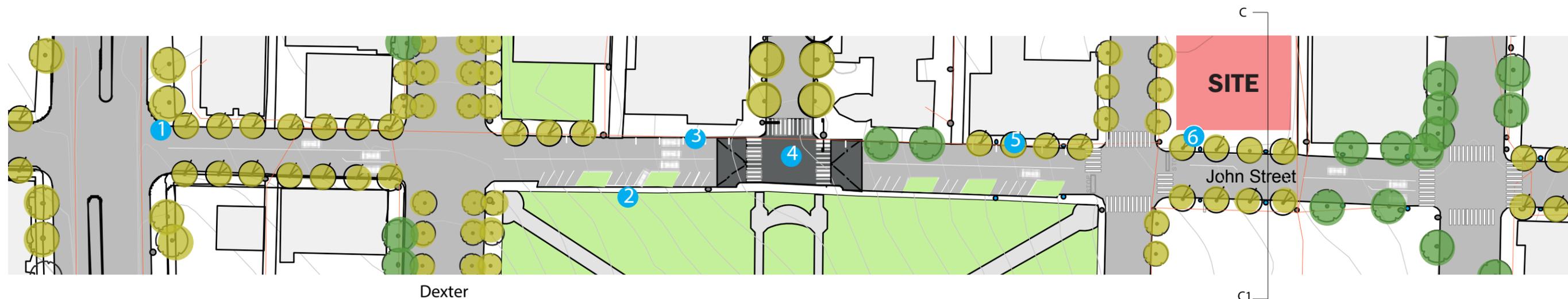
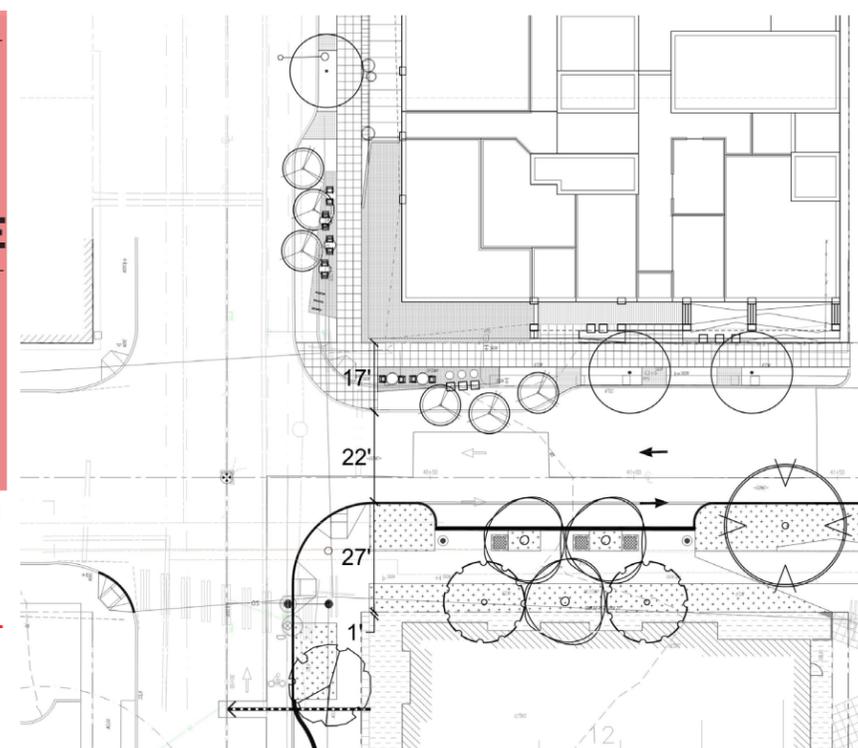
- 1 Retain south curb location, parallel parking along south curb, and 2 lanes of travel with center turn lane for this block
- 2 Retain south curb location and parking along Denny Park
- 3 Retain parallel drop off parking in front of both churches
- 4 Consider enhanced pedestrian crossing
- 5 Pull sidewalk to north lane edge unless otherwise noted
- 6 Increase area north of curb allowing for street trees

PROPOSED JOHN STREET WIDTH - SECTION



*Image from the "South Lake Union Concept Plans" prepared for the City of Seattle in April 2013.

PROPOSED JOHN STREET WIDTH - PLAN

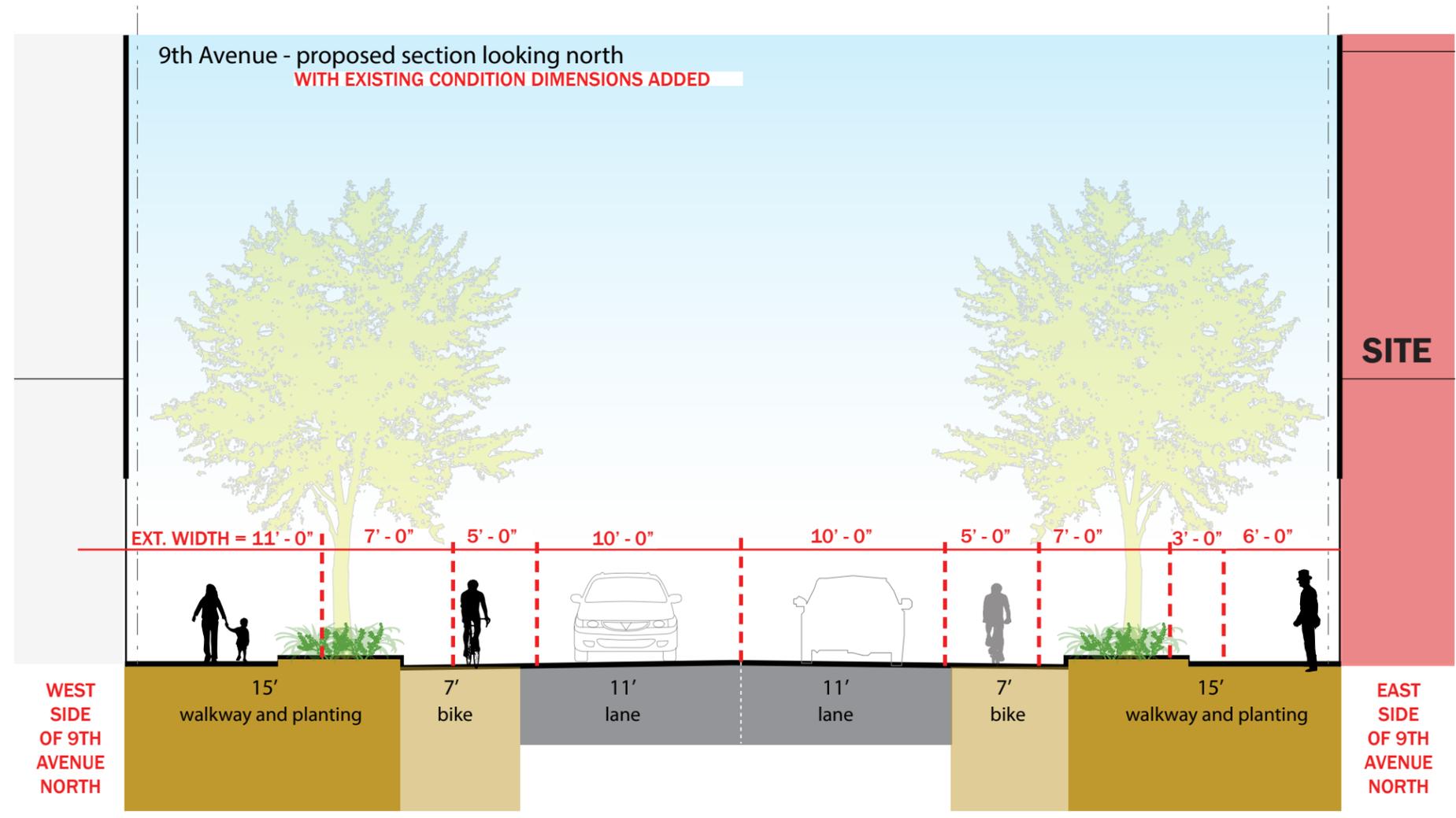


*Image from the "South Lake Union Concept Plans" prepared for the City of Seattle in April 2013.

9TH AVENUE NORTH CONCEPT

SOUTH LAKE UNION STREET CONCEPT PLANS

9th Avenue North is designated as an “Edge Street”; it is not considered a “heart” of the neighborhood, but it is identified as a Principal Arterial Street and a Minor Transit Street. New mixed-use and institutional developments have recently been completed or are under construction along 9th Avenue North and it is expected that there will be more in the future. It is also considered a major bicycle route by the revised Seattle Bicycle Master Plan. To the north of the site, it connects the Cheshiahud Lake Union Loop with Belltown and Downtown to the south of the site for cyclists and pedestrians. Currently there is one lane of traffic moving in each direction with parallel parking and bicycle lanes on both sides of the street. The South Lake Union Street Concept proposes removing the parallel parking on both sides and replacing it with widened sidewalks and increasing the amount of planting.



*Images from the "South Lake Union Concept Plans" prepared for the City of Seattle in April 2013.

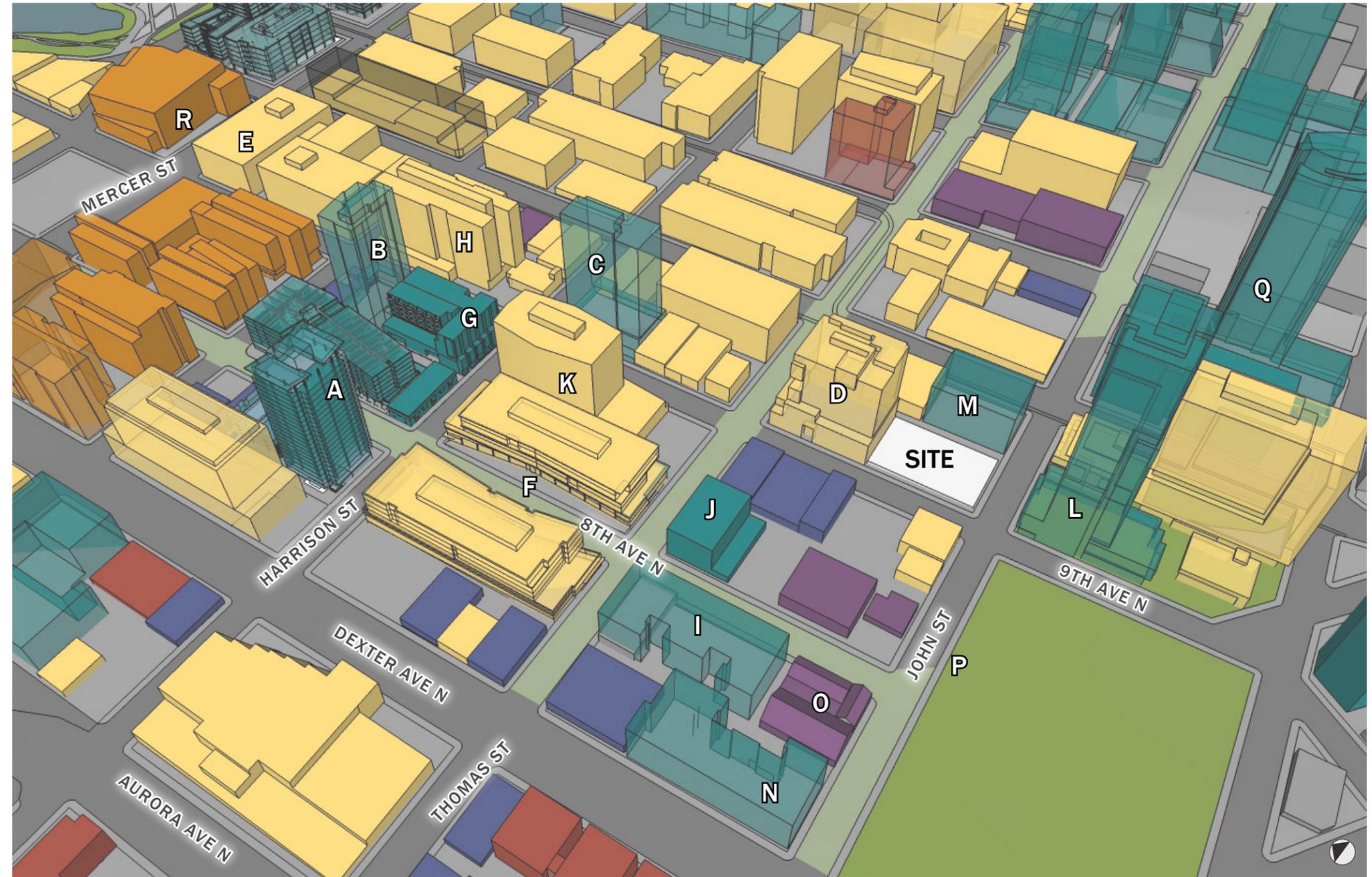
NEIGHBORHOOD DEVELOPMENT AND USES

SURROUNDING USES

The project is located in South Lake Union near major institutional uses and technology-based companies. During site analysis the project team noted several new and proposed projects being built or planned for this neighborhood. The following list summarizes the notable centers of industry, education, commerce, and research in the area, as well as critical green space and centers of worship.

Images of these buildings or future designs may be found on the opposite page. Please refer to these images to understand the scale and breadth of new development planned for this neighborhood.

- A Future Block 56 Residential Tower
- B Future 427 9th Ave Mixed Use
- C Future 901 Harrison Mixed Use
- D Future 9th Ave and Thomas Mixed Use
- E Amazon Campus Phase VI
- F Future 300/333 8th Ave N Offices
- G Veer Lofts
- H 400 9th Ave Office/Retail - Amazon Phase VII
- I Future 777 Thomas Street Mixed Use
- J Denny Park Apartments
- K Amazon Campus Phase VIII
- L Future 111 Westlake / 110 9th Ave Mixed Use
- M Future 201 Westlake Mixed Use
- N Compass on Dexter Apartments
- O Denny Lutheran Church
- P Denny Park
- Q Holland Partners Residential Tower
- R Allen Institute fro Brain Science



 Multifamily/Mixed-Use Residential	 Industrial/Warehouse/Storage	 Recreation/Open Space	 Institution / Education
 Commercial/Retail/Office	 Civic/Religious	 Hotel/Motel	Future Development = Transparent

NEIGHBORHOOD DEVELOPMENT AND USES



Proposed Blokck 56 Residential Tower



Proposed 427 9th Ave Mixed Use



300 & 333 8th Avenue Office Buildings



Veer Lofts



777 Thomas Street



Denny Park Apartments



Compass on Dexter



Denny Lutheran Church



City Hardware & Proposed 901 Harrison Mixed Use



Amazon Campus Phase VIII



Denny Park



*9th & Thomas Mixed Use



*111 Westlake / 110 9th Ave Mixed Use



Amazon Phase VI



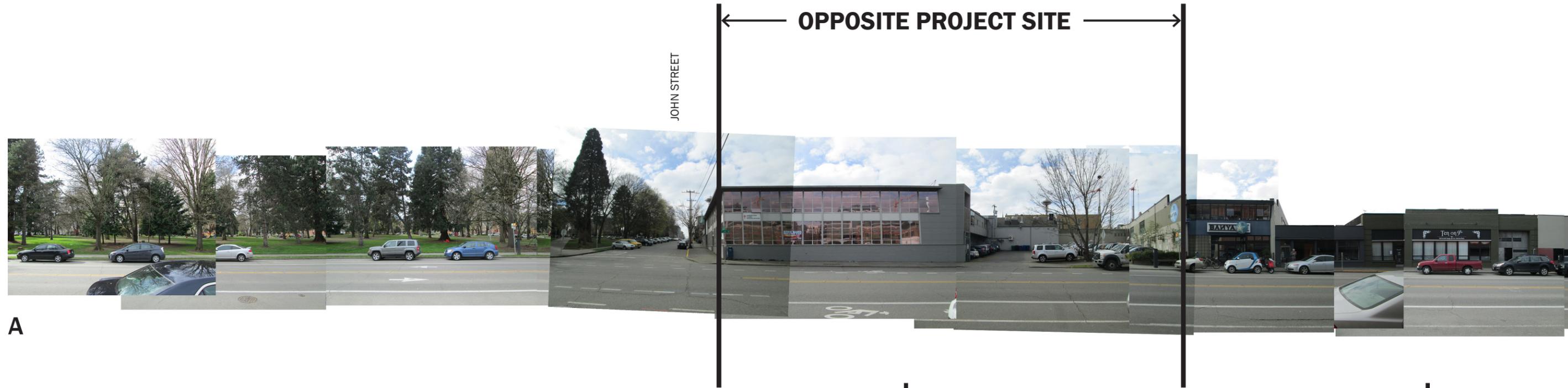
400 9th Ave Mixed Use - Amazon Phase VII



*201 Westlake Mixed Use

*Buildings outlined in red are directly adjacent to the project site.

STREETSCAPES - 9TH AVENUE NORTH

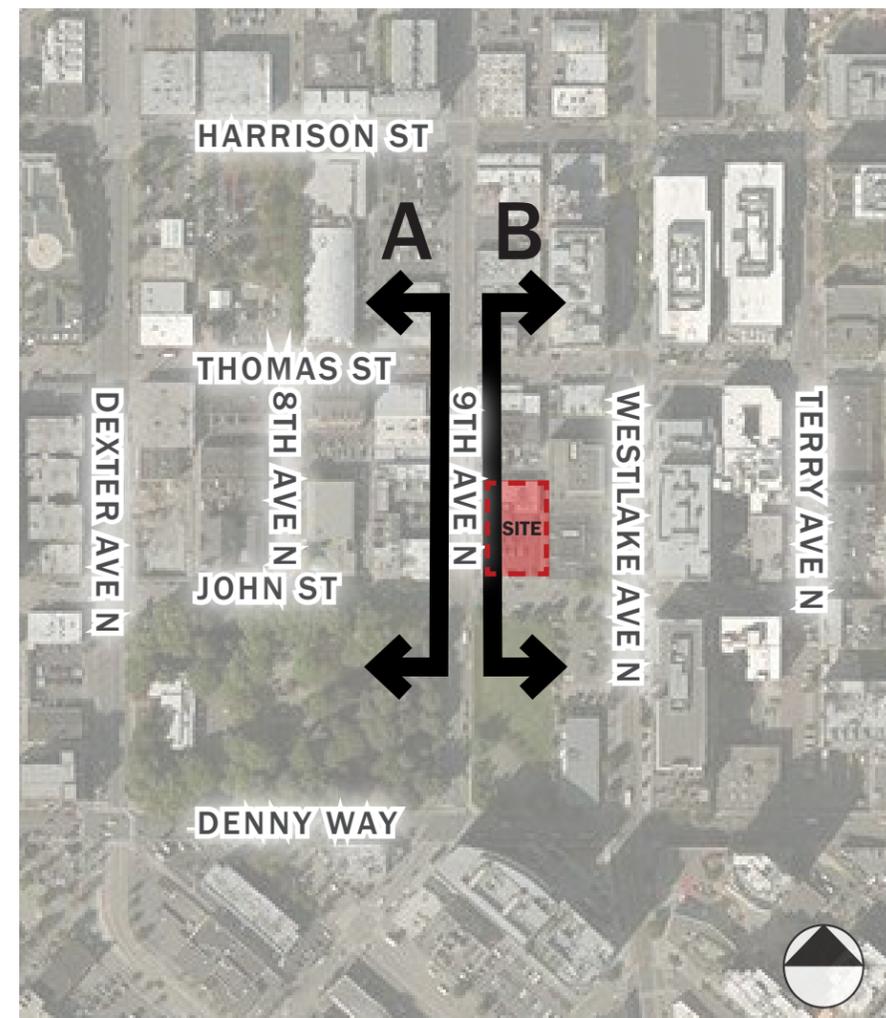


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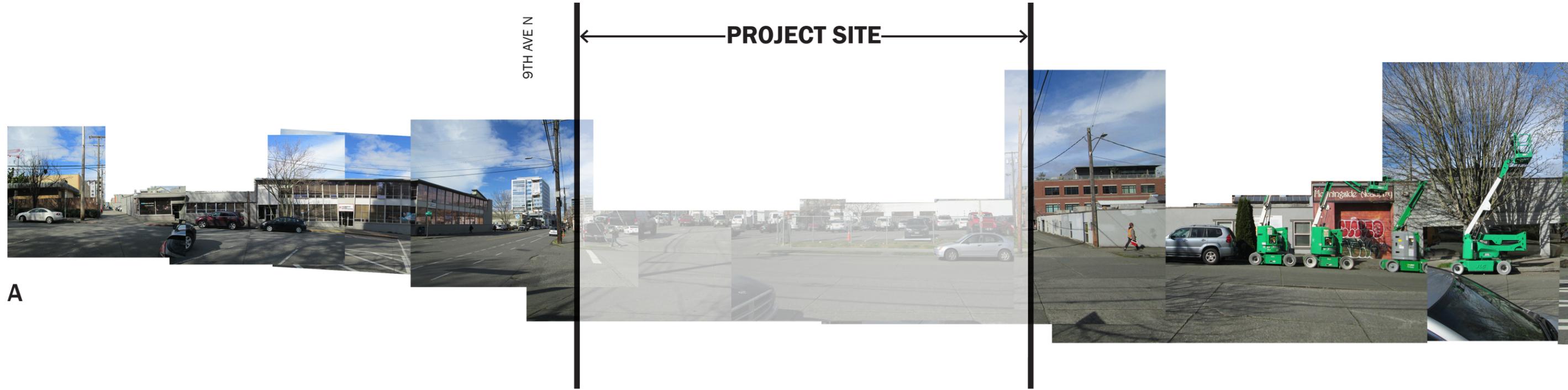


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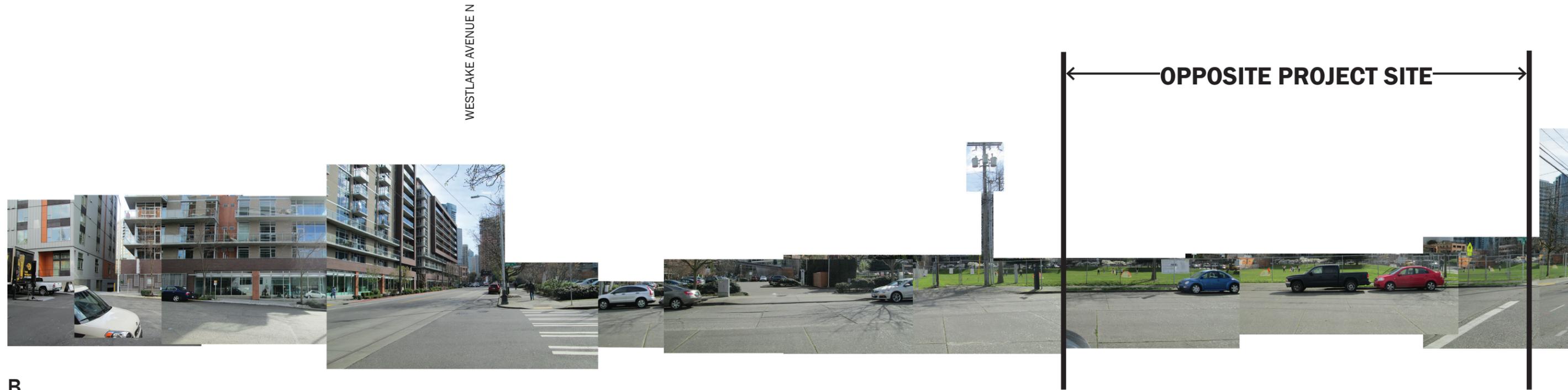
THOMAS STREET



STREETSCAPES - JOHN STREET



A

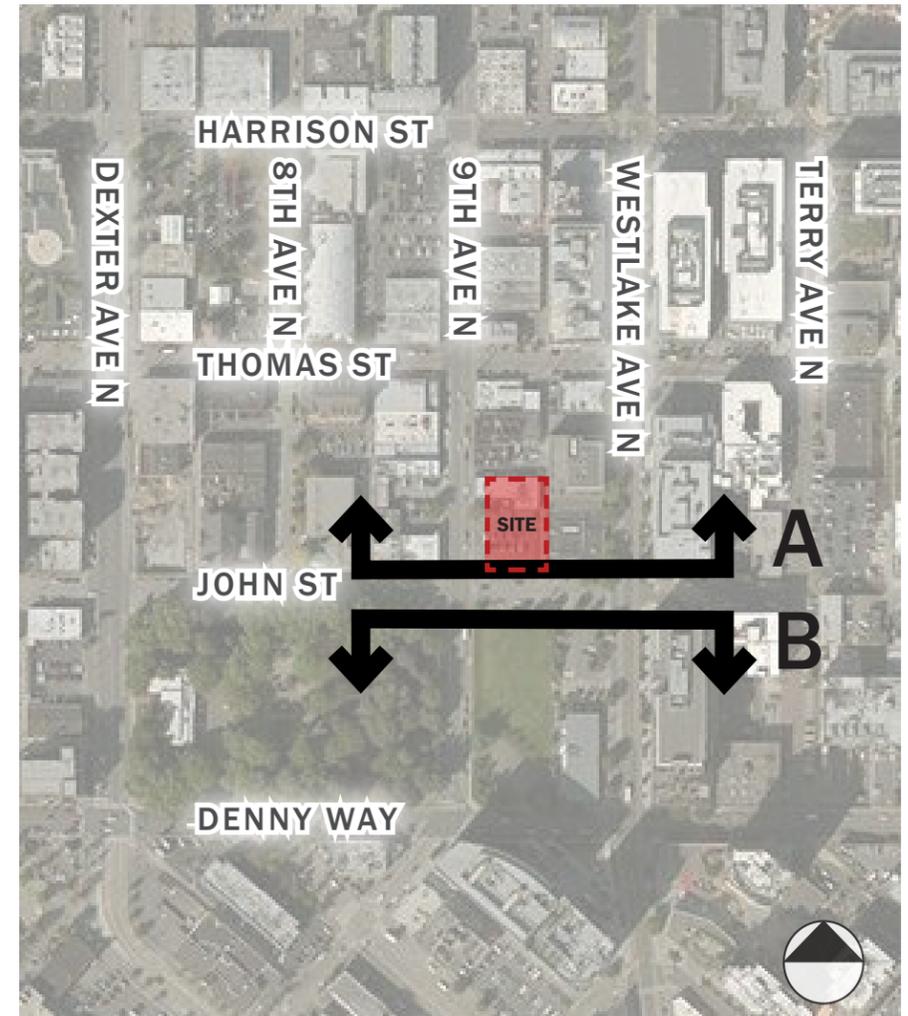
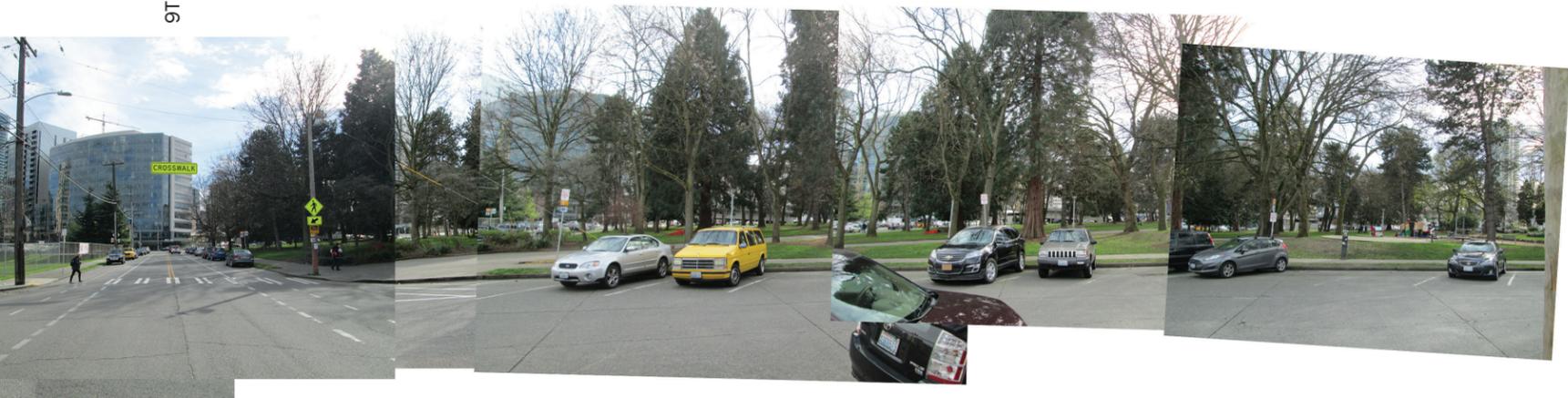


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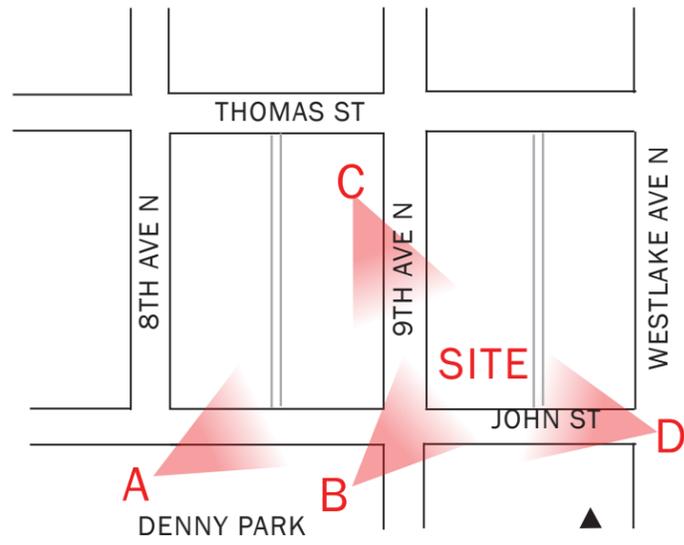
WESTLAKE AVE N



9TH AVENUE N



SITE PHOTOS



VIEW FROM JOHN STREET LOOKING EAST



VIEW FROM DENNY PARK LOOKING NE



VIEW ALONG 9TH AVE N



VIEW LOOKING WEST ALONG JOHN STREET

FUTURE DEVELOPMENT

DESIGNING WITH FUTURE DEVELOPMENT IN MIND

The South Lake Union neighborhood is undergoing rapid change. Many parcels surrounding the site have new projects either proposed or under construction, meaning the context surrounding the site will be very different from what exists today. The design team is considering the future context of much taller buildings while designing the Block 47 project.

- A Future 300 8th Ave Office
- B 430 8th Ave Mixed Use
- C Future 427 9th Ave Mixed Use
- D Amazon Phase VIII
- E Amazon Phase VII
- F Future 427 9th Ave Mixed Use
- G Future 9th & Thomas Mixed Use
- H Future 201 Westlake Mixed Use
- I Future 111 Westlake / 110 9th Ave Mixed Use
- J 777 Thomas Mixed Use

- EXISTING BUILDINGS
- PROPOSED
- UNDER CONSTRUCTION
- SITE ZONING ENVELOPE

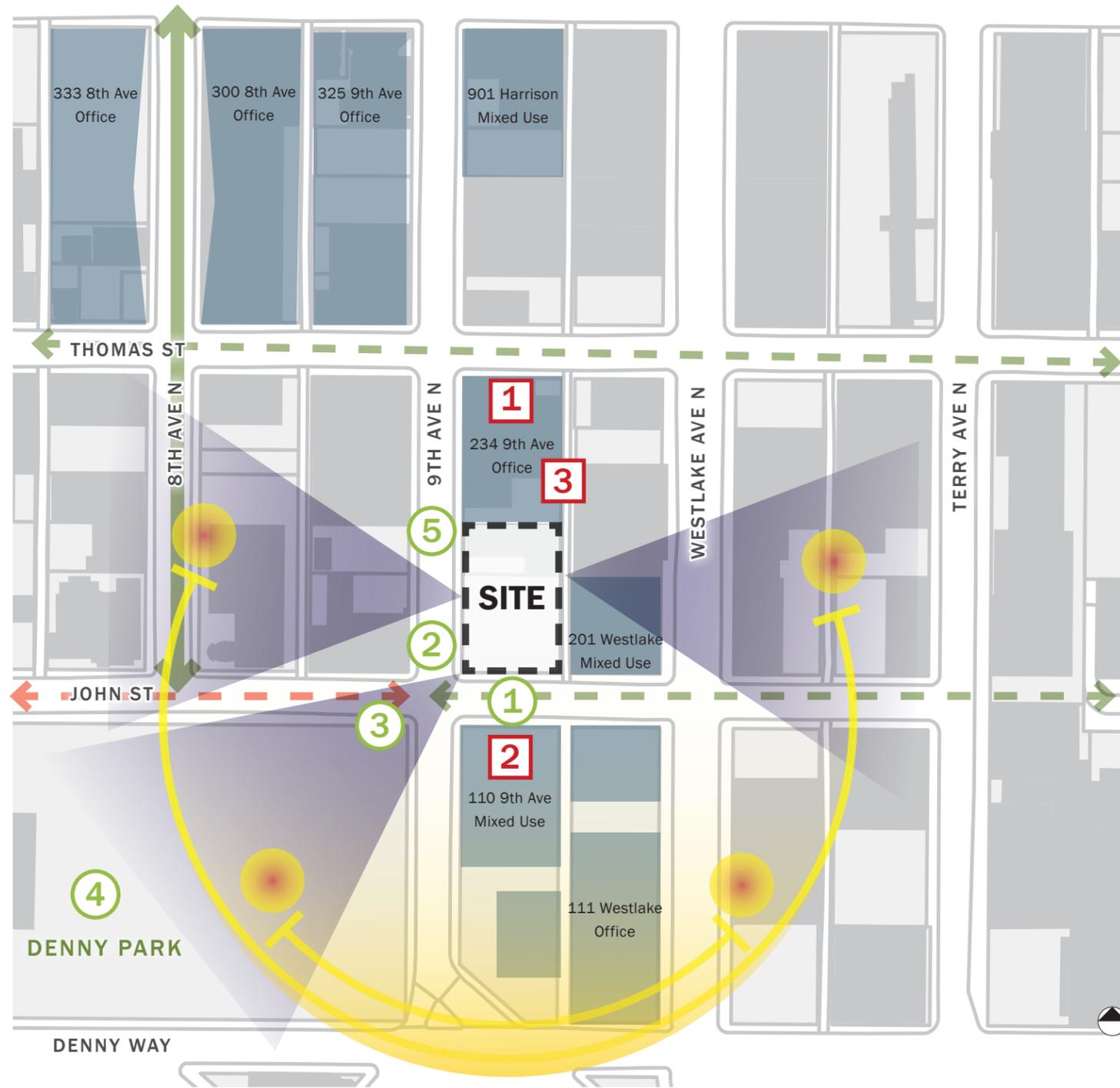


AERIAL VIEW FACING NORTHEAST DEPICTING PROPOSED NEW DEVELOPMENTS, THOSE CURRENTLY UNDER CONSTRUCTION AND EXISTING BUILDINGS

SITE CONSTRAINTS AND OPPORTUNITIES

OPPORTUNITIES

- 1 Foster development of pedestrian green street condition along John Street per SDOT approved plans.
- 2 Create a pedestrian-friendly, active and transparent street facade along 9th Avenue N.
- 3 Maximize views of the Space Needle, Downtown and Denny Park.
- 4 Adjacency to Denny Park provides direct access to open space and visual relief to the building occupants.
- 5 Lower scale development on 9th Avenue N amongst future highrise developments allows for good solar penetration to the street



CONSTRAINTS

- 1 Future 234 9th Avenue N office tower to the North and 110 9th Avenue N to the south and other future development will obstruct views to the north, south and east.
- 2 Future 110 9th Avenue N to the south will limit solar access to the site at mid-day.
- 3 Future 234 9th Avenue N office tower and 110 9th Avenue N present peak surges in traffic utilizing the alley and adjacent streets. Garage entrance is located approximately mid-block on the alley.

	FUTURE PEDESTRIAN WOONERF		PLANNED / UNDER CONSTRUCTION		SOLAR ACCESS
	GREEN STREETS		PLANNED / UNDER CONSTRUCTION		21 JUNE 2014: Sunrise 5:11 AM - Sunset 9:11 PM
	FESTIVAL STREET		PLANNED / UNDER CONSTRUCTION		21 DECEMBER 2014: Sunrise 7:55 AM - Sunset 4:20 PM

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SITE SURVEY

BLOCK
47

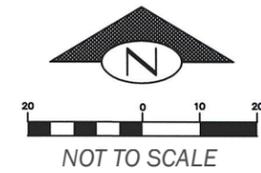
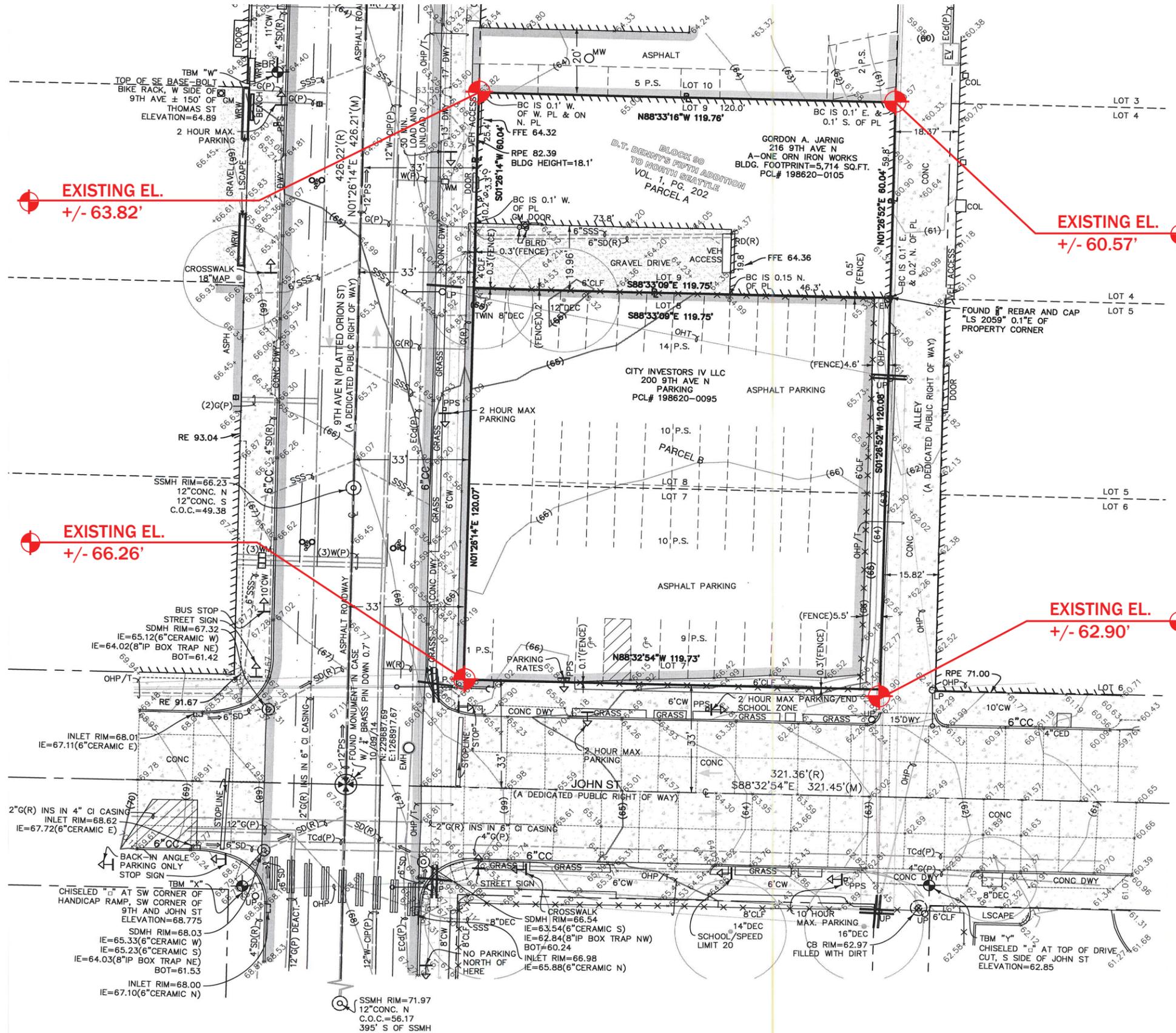
EXISTING SITE CONDITIONS

PARCEL NUMBER

198620-0105
198620-0095

LEGAL DESCRIPTION

LOTS 7, 8 AND 9, BLOCK 90, D.T. DENNY'S FIFTH ADDITION TO NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 202, IN KING COUNTY, WASHINGTON.



CS2: URBAN PATTERN AND FORM



CS2: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

B. Adjacent Sites, Streets, and Open Spaces

- *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.

C. Relationship to the Block

- *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.

D. Height, Bulk and Scale

- *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.

South Lake Union Supplemental Guidance:

I. Responding to Site Characteristics

- *Heart locations:* Heart locations serve as the perceived center of commercial and social activity within the neighborhood. These locations provide anchors for the community as they have identity and give form to the neighborhood. Denny Park and Harrison Street have been identified as heart locations within South Lake Union.

RESPONSE: The project is kitty corner from Denny Park, a neighborhood Heart Location. The corner of the building will be designed with its proximity to the park and high visibility in mind. Programmatically this intersection is significant as it addresses the park, the high-traffic volumes (pedestrian, bike and vehicles) anticipated for 9th Ave, as well as the Green Street / Festival street use along John Street.

PL3: STREET LEVEL INTERACTION



PL3: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

A. Entries

- Retail Entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather
- Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

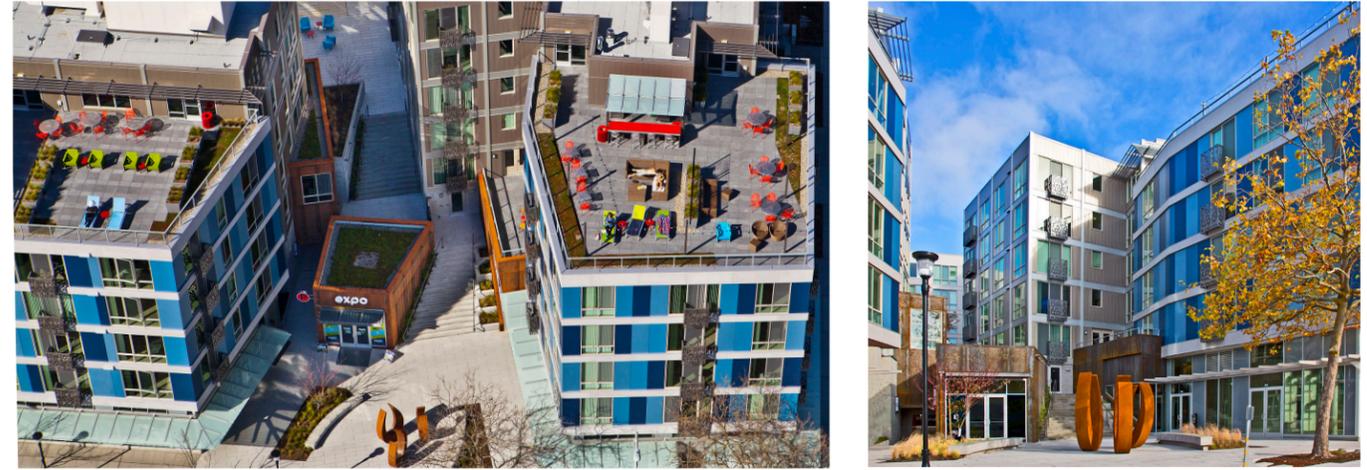
South Lake Union Supplemental Guidance:

II. Human Activity

- Create graceful transitions at the streetscape level between the public and private uses.
- Design the facade to encourage activity to spill out from business onto the sidewalk, and vice-versa
- Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.
- Create businesses and community activity clusters through co-location of retail and pedestrian uses as well as other high pedestrian traffic opportunities.

RESPONSE: The project is proposing to set back from the property lines along both street frontages to allow space for spill out activity from the proposed commercial / retail use along 9th Ave N, and provide a graceful transition to the multi-family entry along John Street.

DC2: ARCHITECTURAL CONCEPT



DC2: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

B: Architectural and facade composition

- **Facade 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 elements, including bays, fenestration, and materials, and any patterns created by their arrangement.

South Lake Union Supplemental Guidance:

I. Architectural Concept and Consistency

- Design the “fifth elevation” - the roofscape - in addition to the streetscape. As this area topographically is a valley, the roods may be viewed from locations outside the neighborhood such as the freeway and the Space Needle.

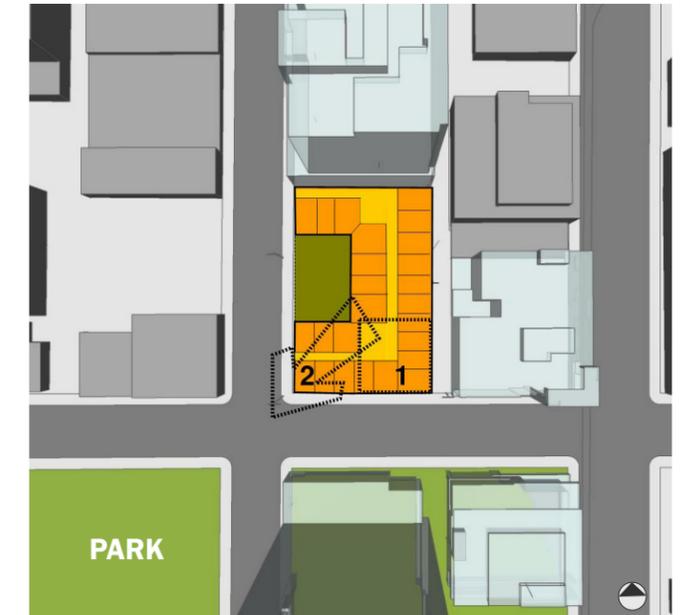
RESPONSE: This neighborhood is undergoing rapid change. In particular, 9th Ave N is growing more vertical and more dynamic with several new projects planned or under construction. This project needs to study the new patterns emerging in the neighborhood to develop a facade composition that is compatible and contributes to the urban realm. Several neighboring projects will be significantly taller than this project, making the rooftop highly visible from surrounding properties.



DIAGRAM OF DESIGN PRIORITIES



REVERSE "L"



REVERSE "C"

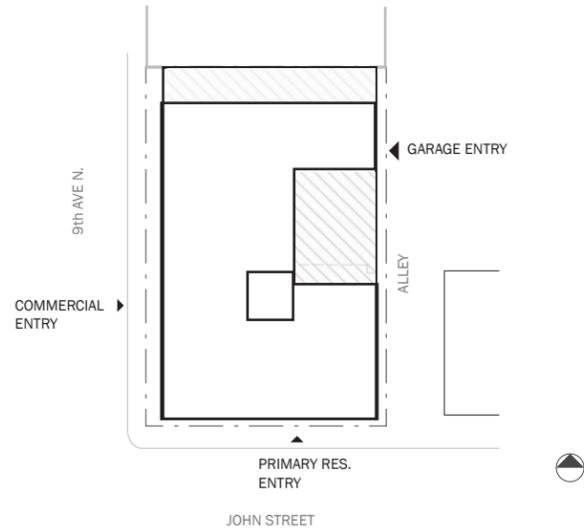


"C" SCHEME



"L" SCHEME

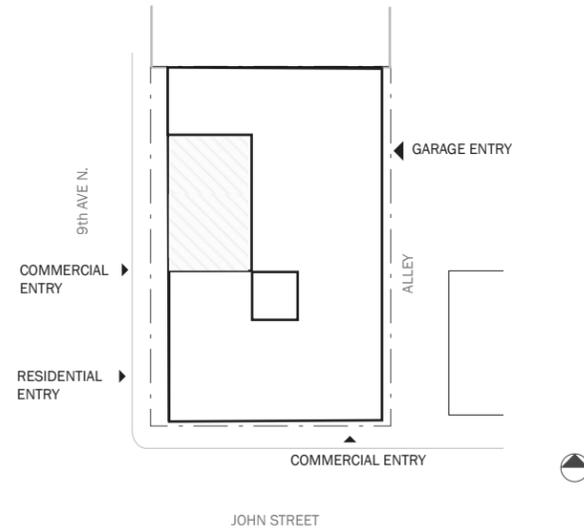
OPTION A - CLOSED "C" SCHEME



- PROS:**
- Code Compliant - No departures required

- CONS:**
- Setback of residential levels along the north property line creates an awkward gap between the building and the proposed project to the north
 - The open space along the alley is small and pushes closer to neighboring buildings.
 - Massing responds to John Street but does not directly address the Park.
 - Roof top amenity space is oriented away from sun and views.

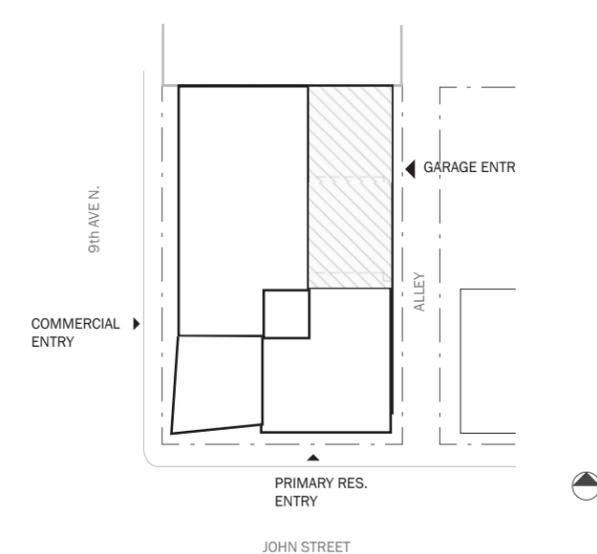
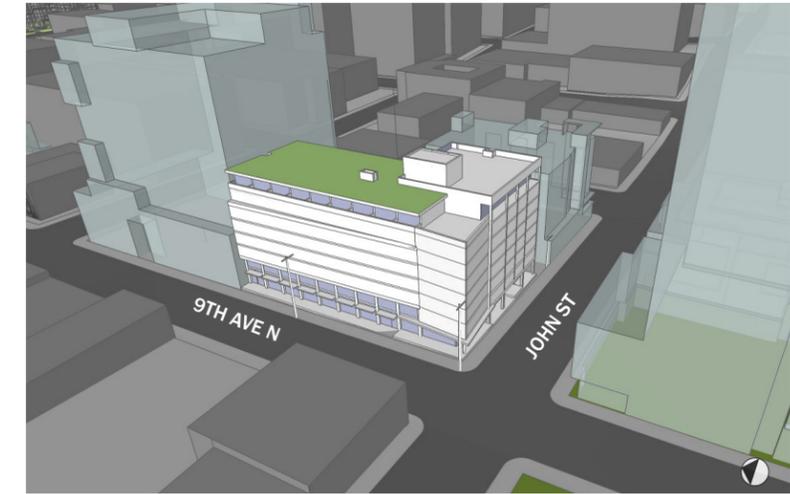
OPTION B - REVERSE "C" SCHEME



- PROS:**
- Code Compliant - No departures required
 - Common deck is west facing for better solar exposure for common amenity space and surrounding units.

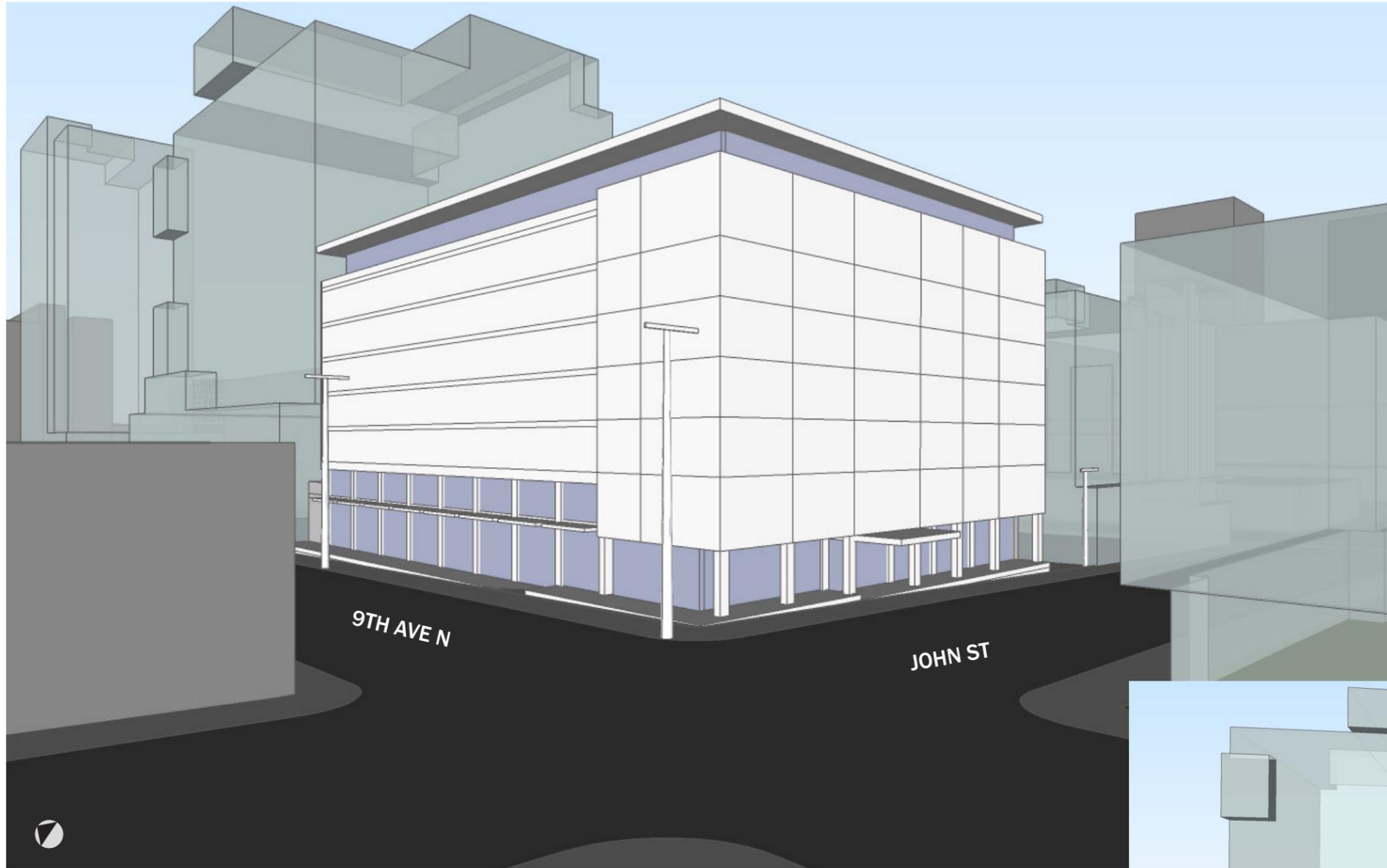
- CONS:**
- There is no open space provided along the alley, crowding nearby buildings.
 - Corner massing does not directly address the park.
 - Massing along 9th Ave N is awkward and too broken up for the scale of the building.
 - 9th Ave N - single story commercial facade is out of scale to the busy street.
 - Long blank wall along north property line turns its back to the proposed neighbor.

OPTION C - "L" SCHEME (PREFERRED)

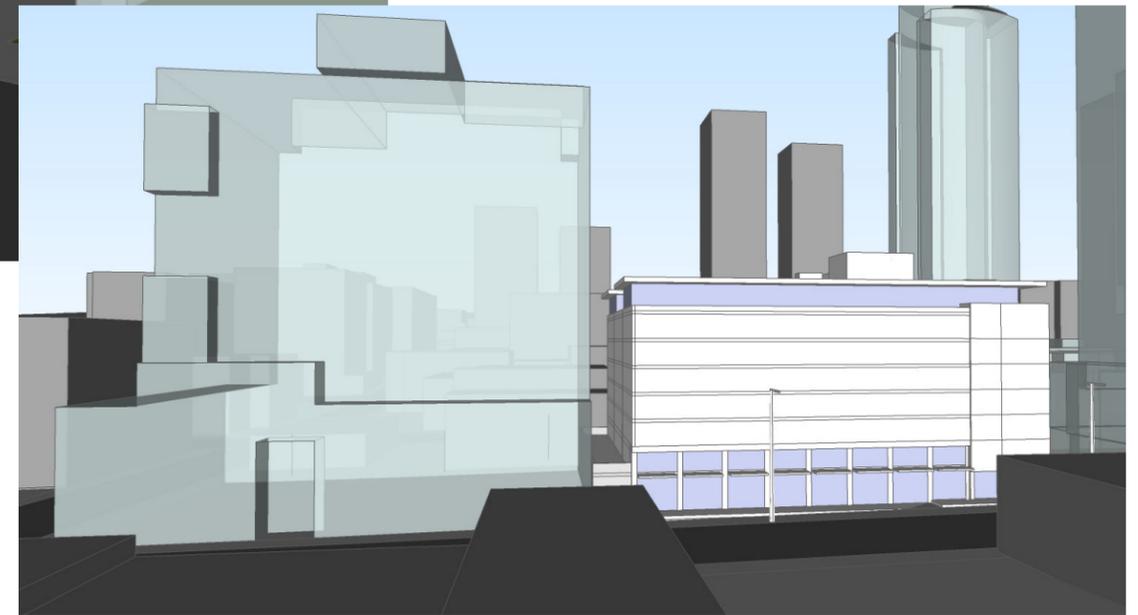


- PROS:**
- Code Compliant - No departures required
 - Massing is broken into three elements to respond to John Street, Denny Park and 9th Ave N.
 - Amenity roof deck is located at the SW corner, addressing the Park
 - Two story expression of commercial space along 9th Ave N gives visual prominence along the busy street.
 - Uppermost story sets back from primary facade along 9th Ave N to break down scale and provide an interesting roof line.
 - Upper level massing sets back from the alley and provides more open space for adjacent buildings.

- CONS:**
- Decrease in net rentable area



View from Denny Park



West Elevation view

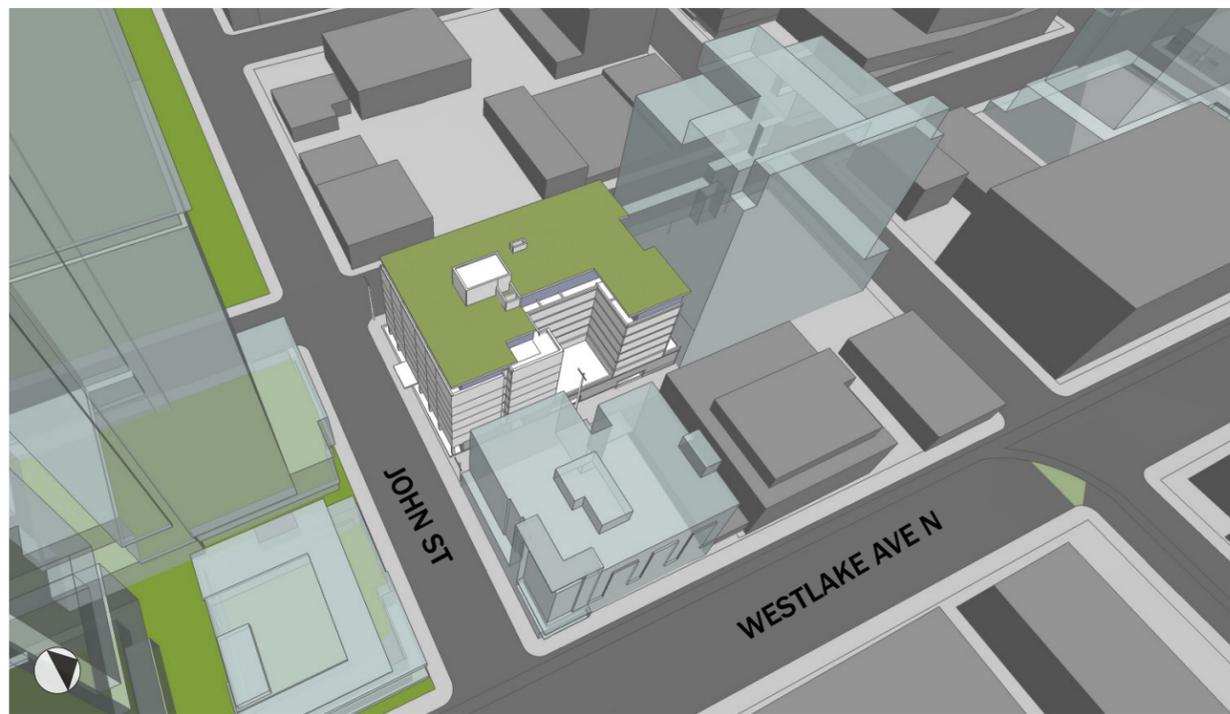
MASSING OPTION A | CLOSED "C" SCHEME



View from 9th Ave N looking south



Aerial view looking Northeast

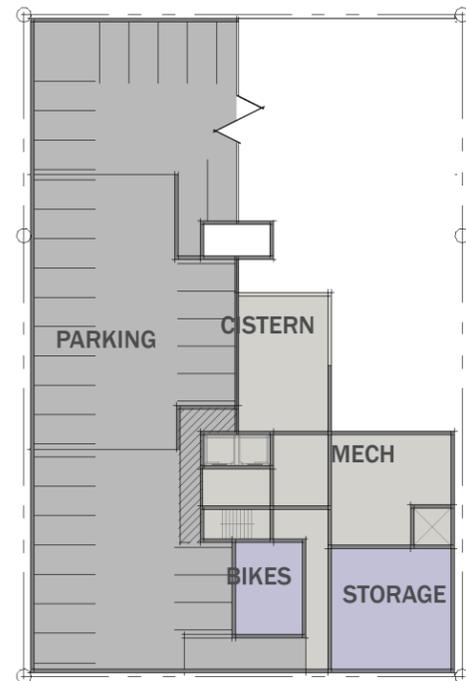


Aerial view looking Northwest

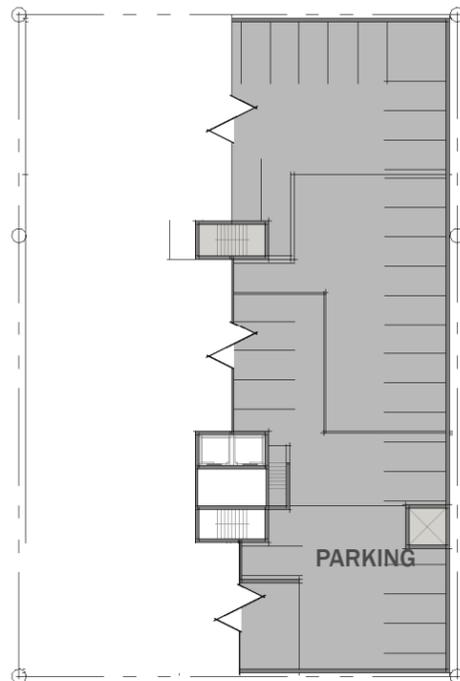


Looking West down John St.

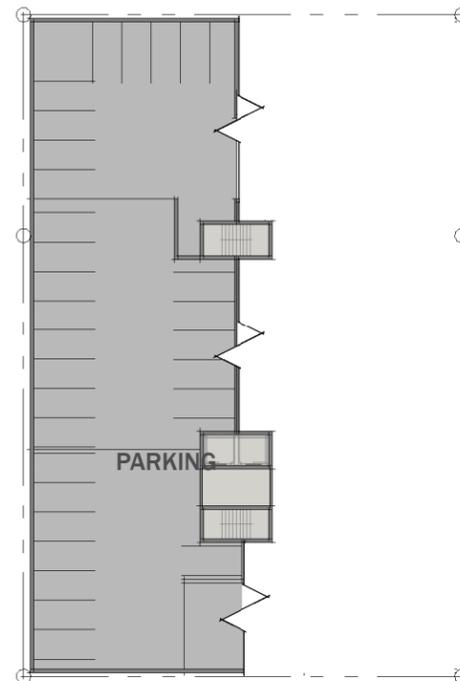
MASSING OPTION A | CLOSED "C" SCHEME



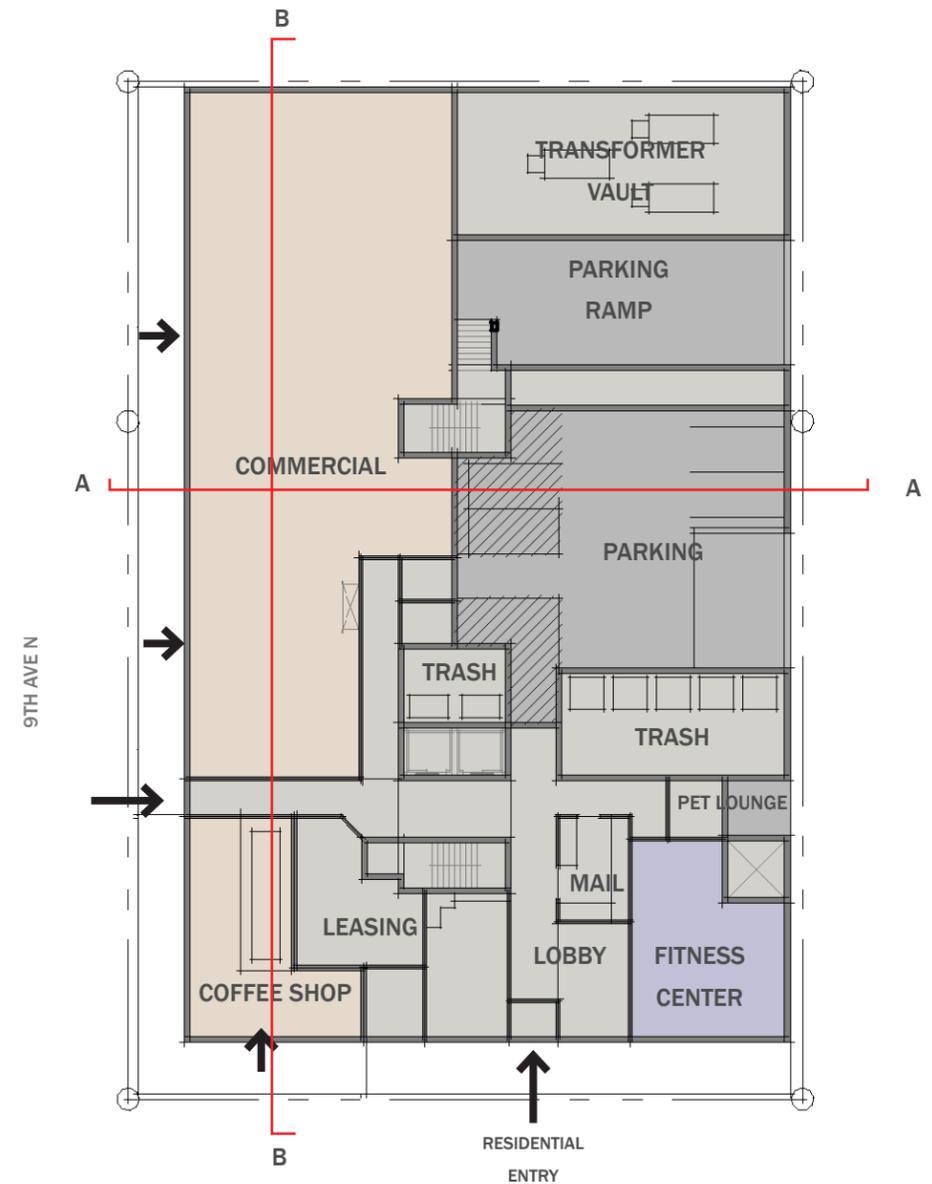
Level P3



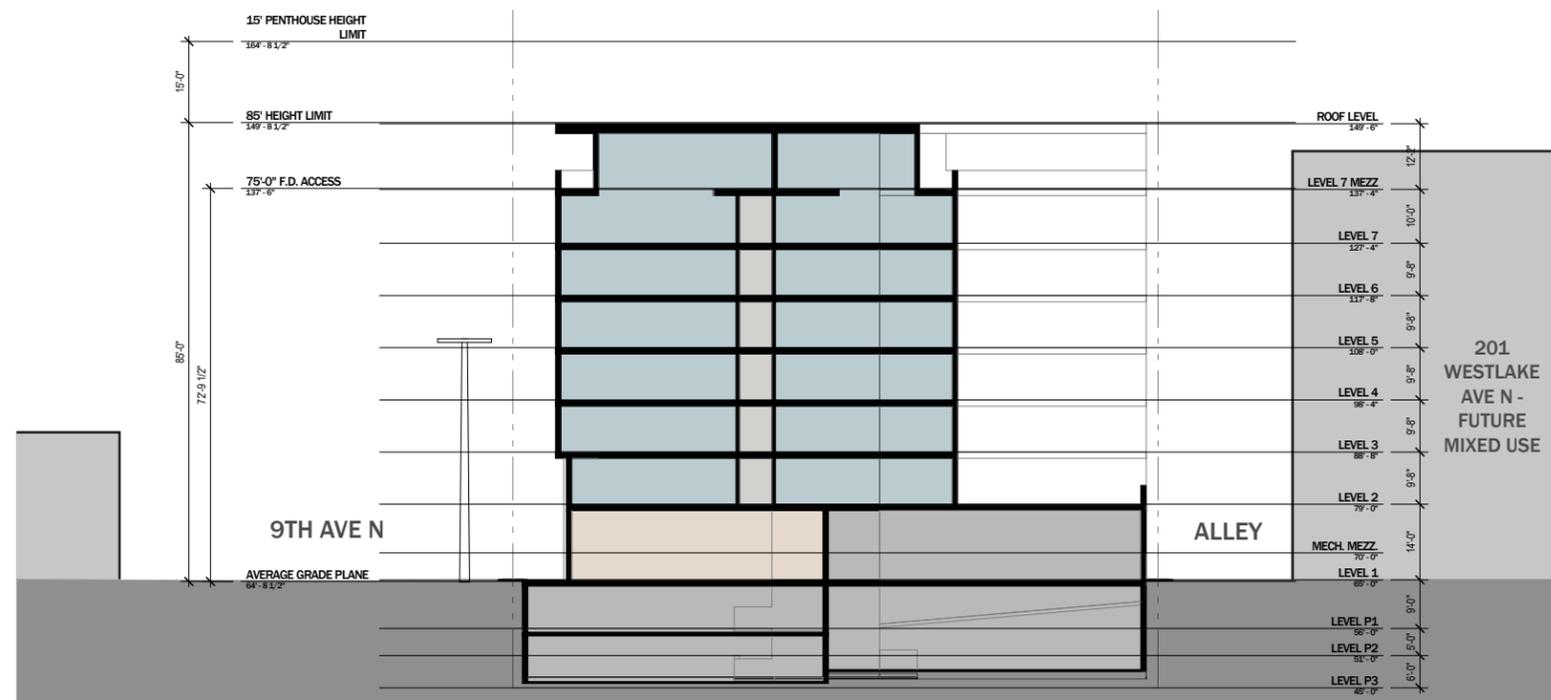
Level P2



Level P1

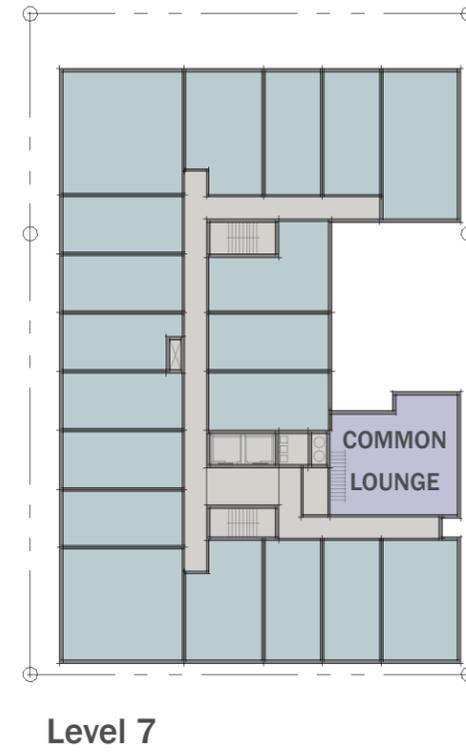
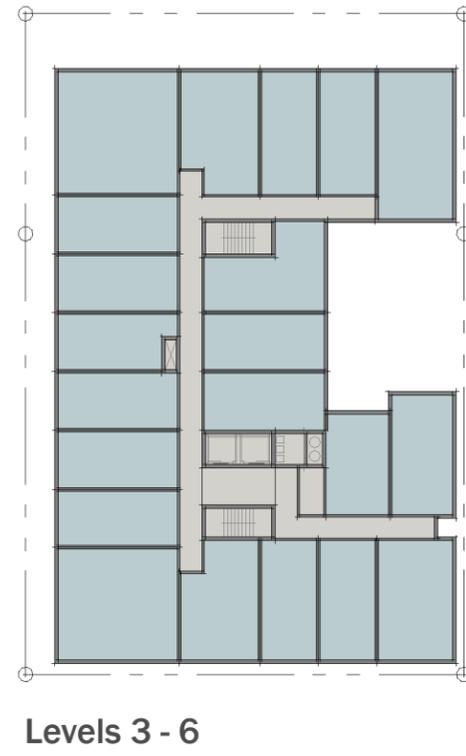
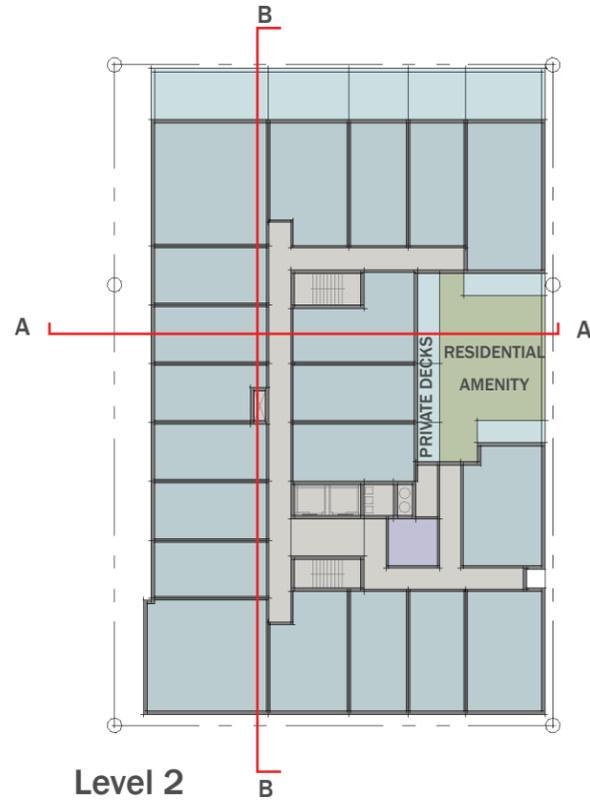


Level 1

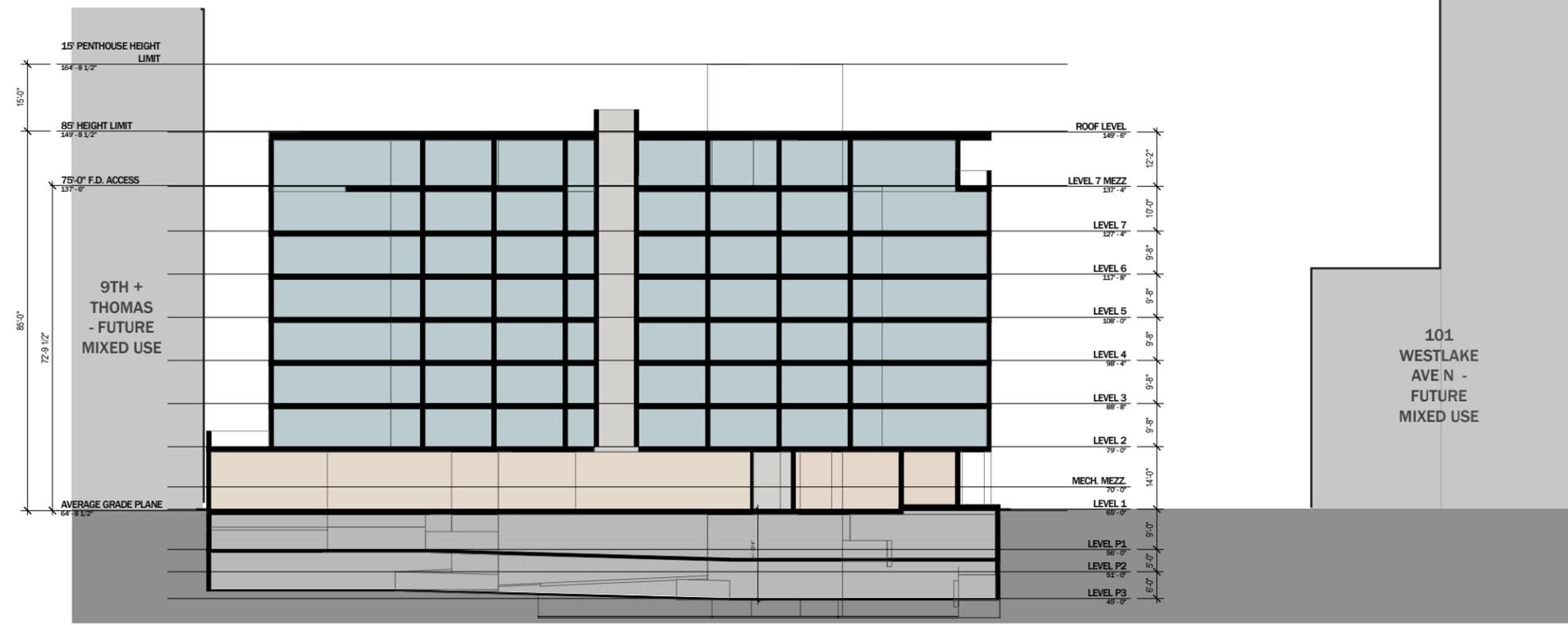


BUILDING SECTION A-A

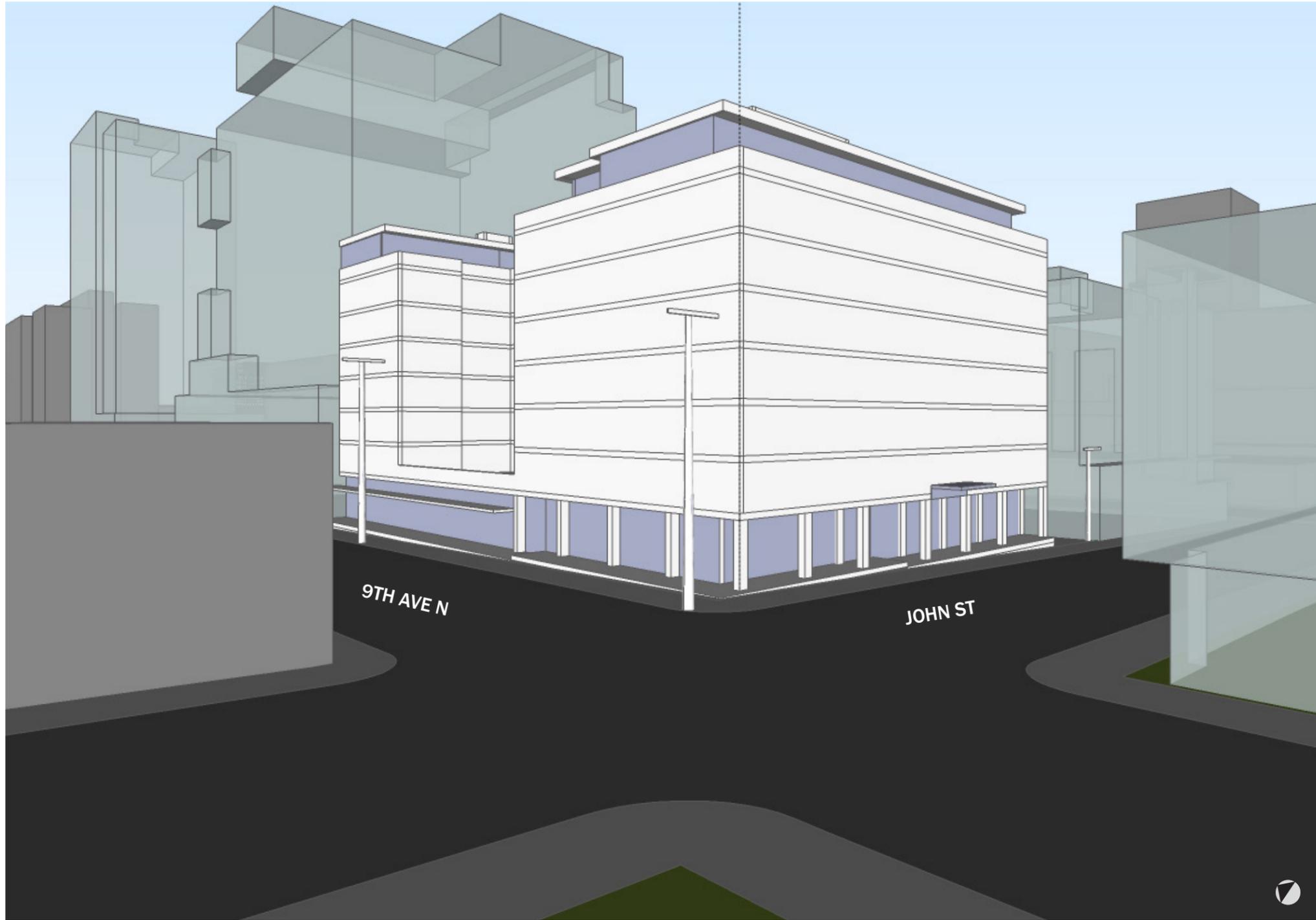
MASSING OPTION A | CLOSED "C" SCHEME



- Residential
- Outdoor Space
- Amenity
- Parking
- Lobby / Circulation / Mech.
- Vertical Circulation



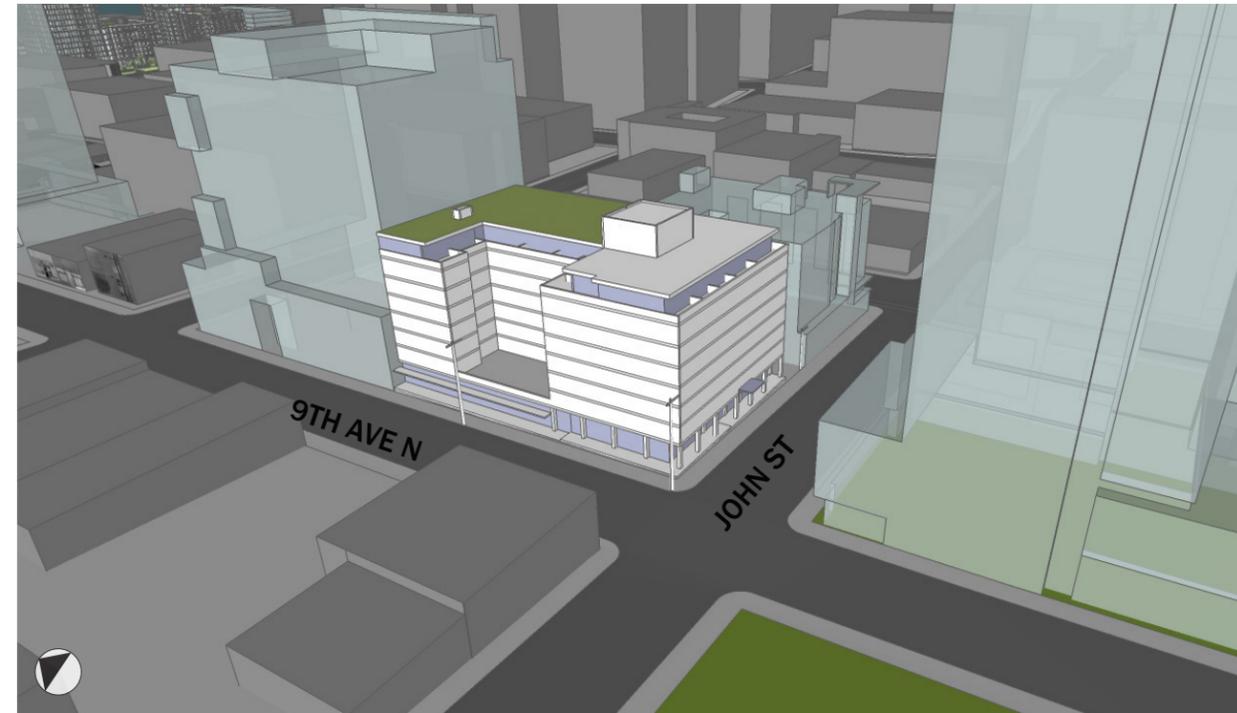
BUILDING SECTION B-B



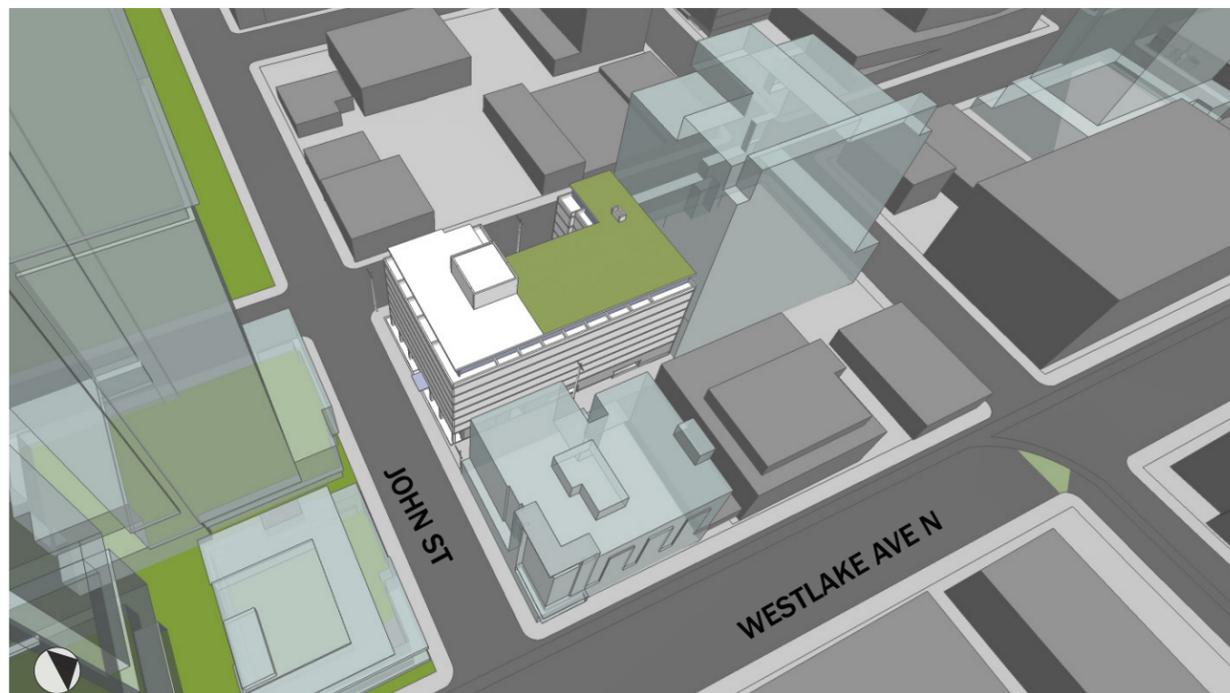
View from Denny Park



View from 9th Ave N looking south



Aerial view looking Northeast

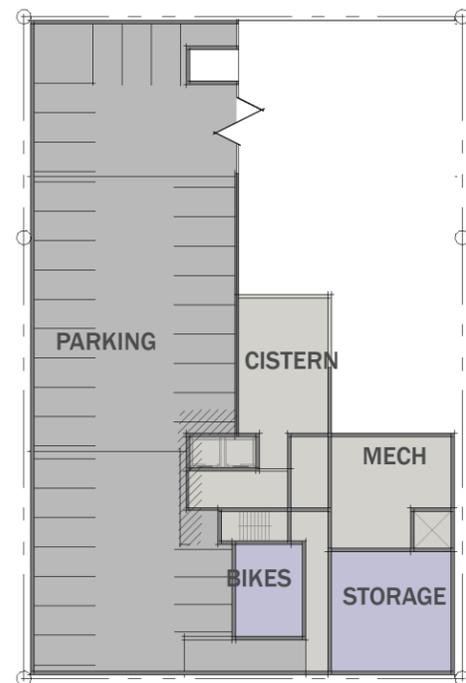


Aerial view looking Northwest

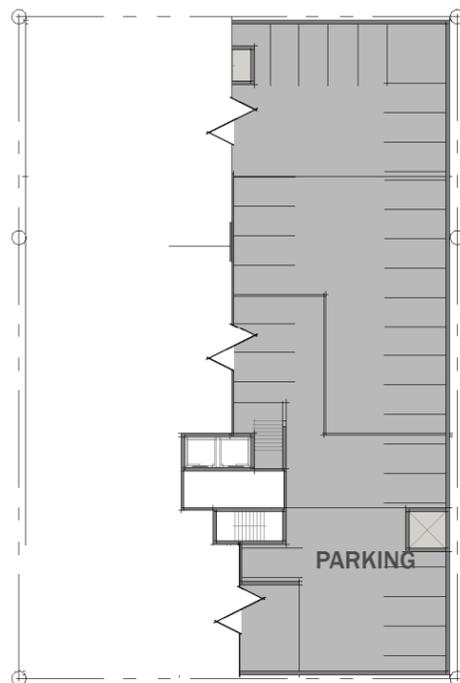


Looking West down John St.

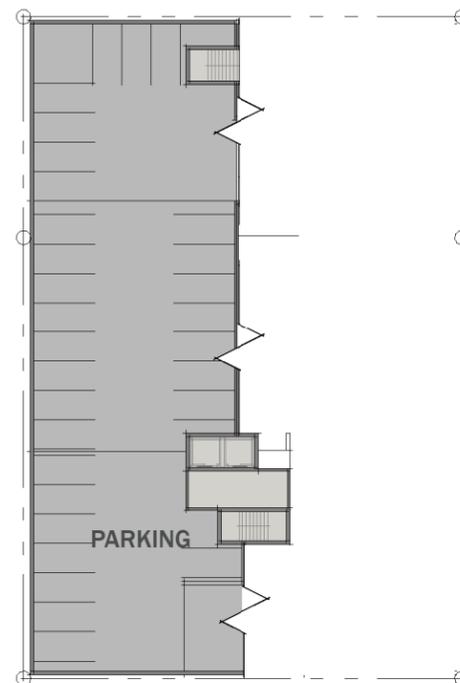
MASSING OPTION B | REVERSE "C" SCHEME



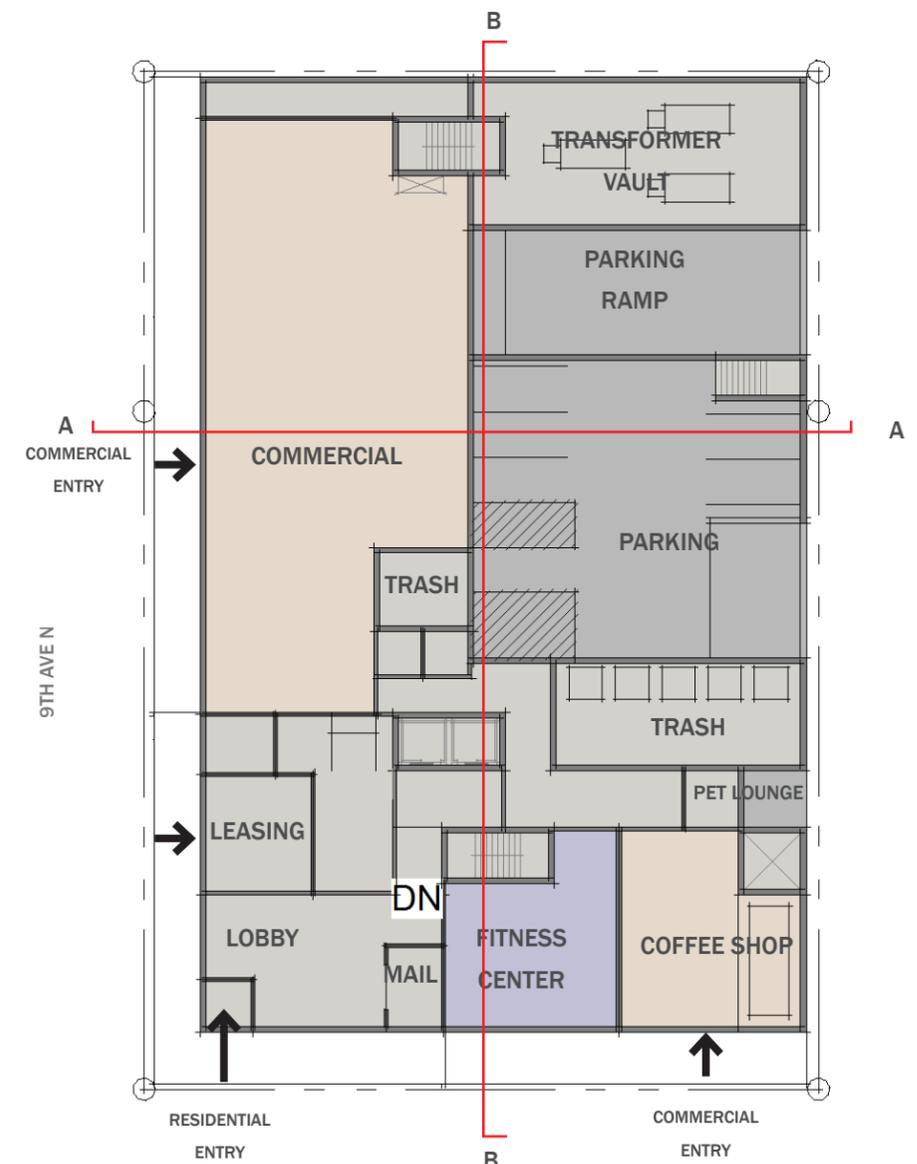
Level P3



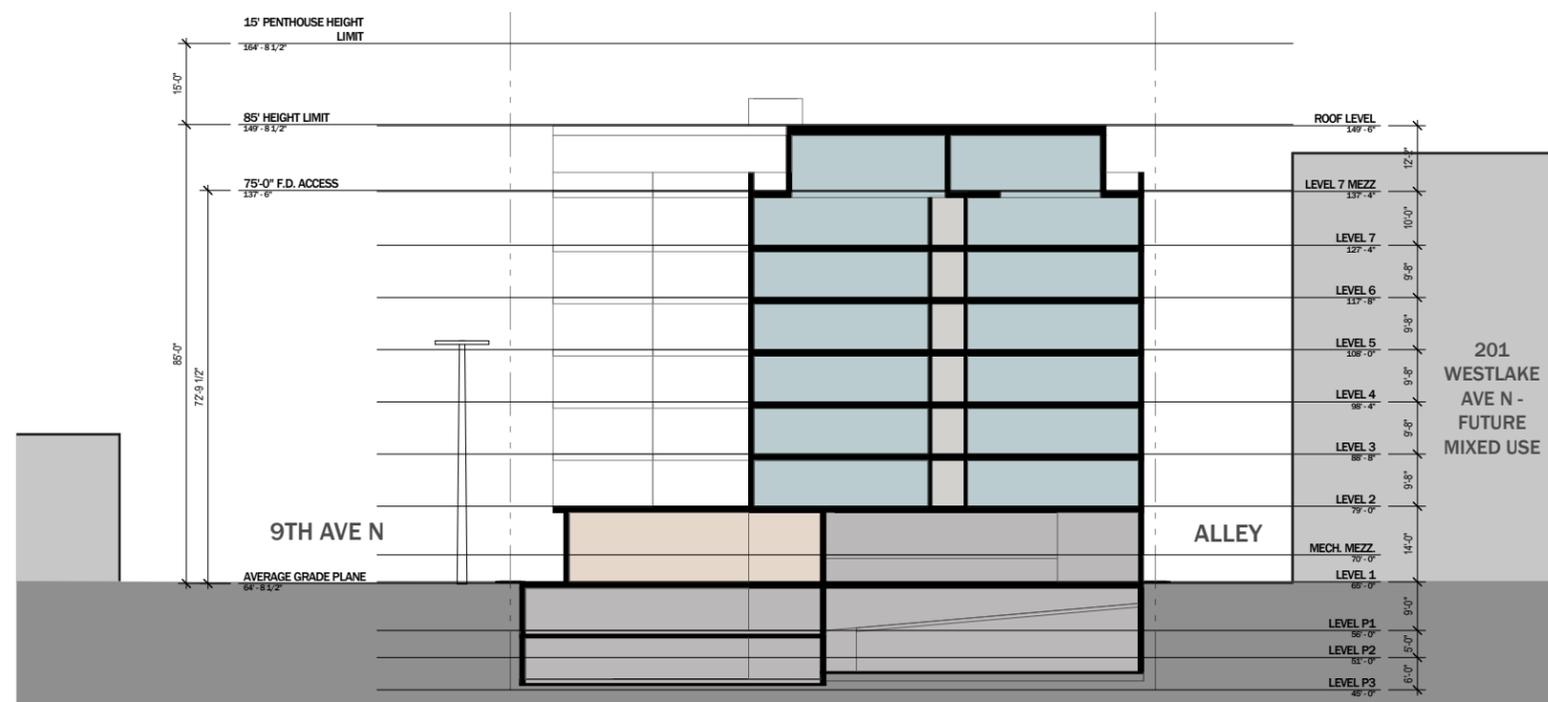
Level P2



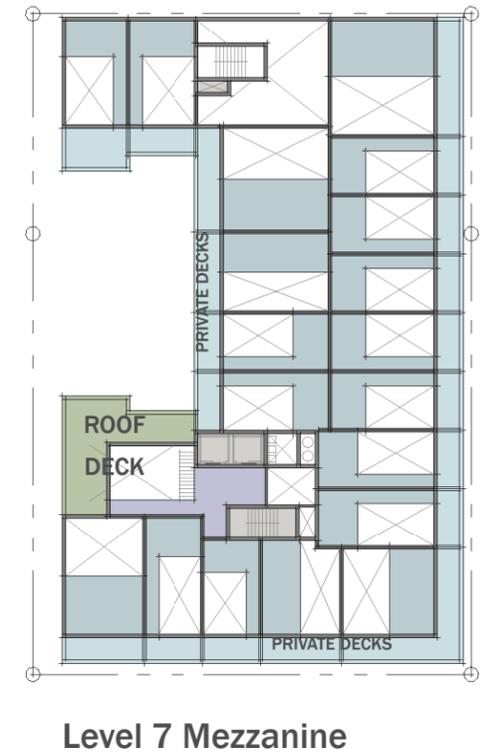
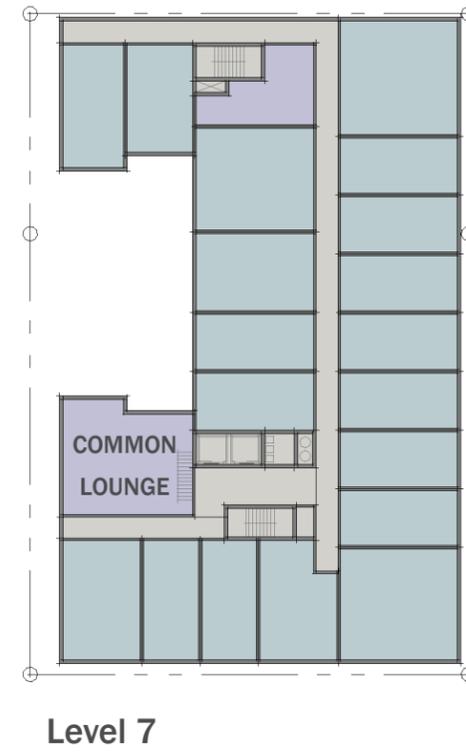
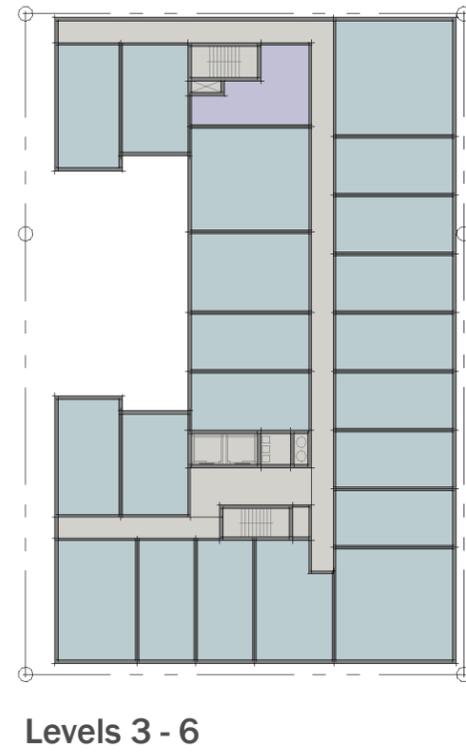
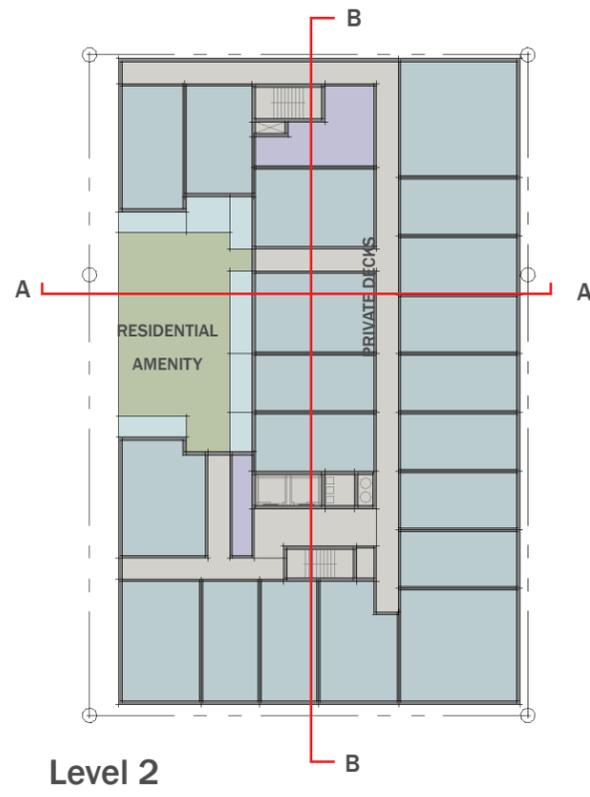
Level P1



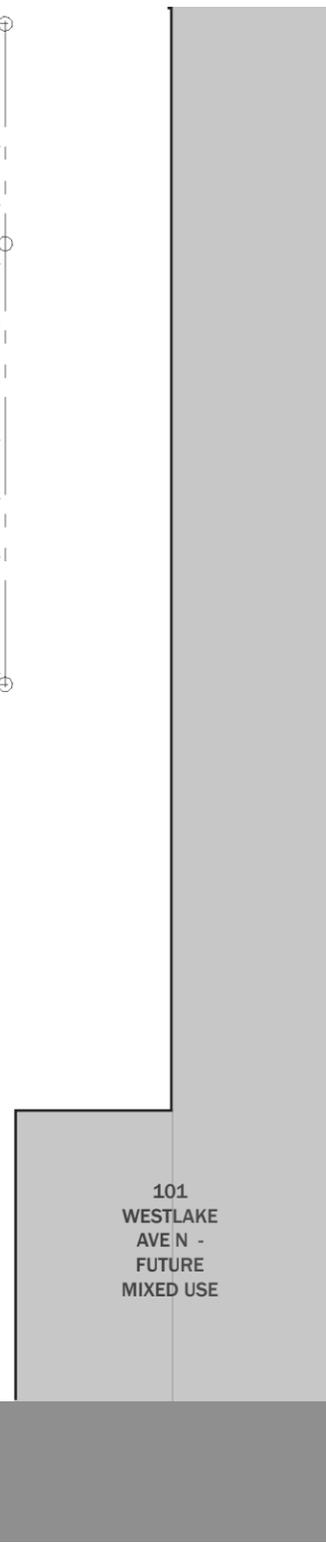
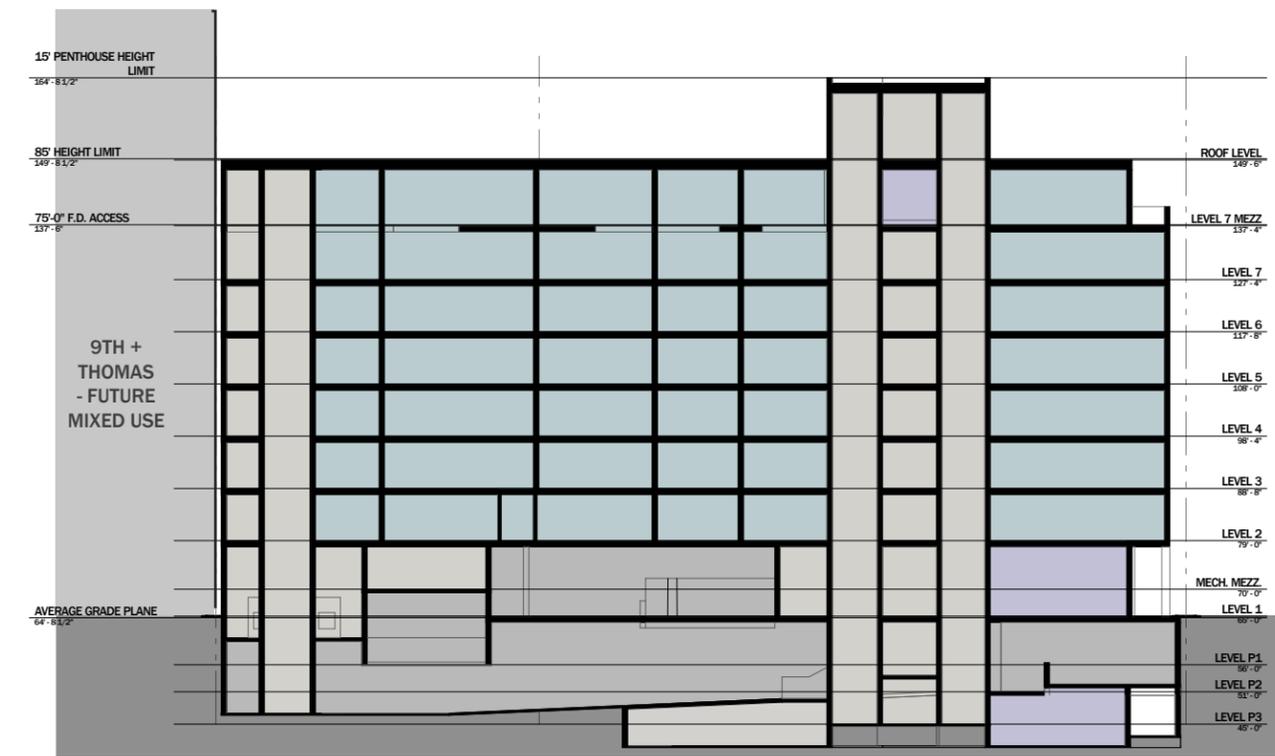
Level 1



BUILDING SECTION A-A

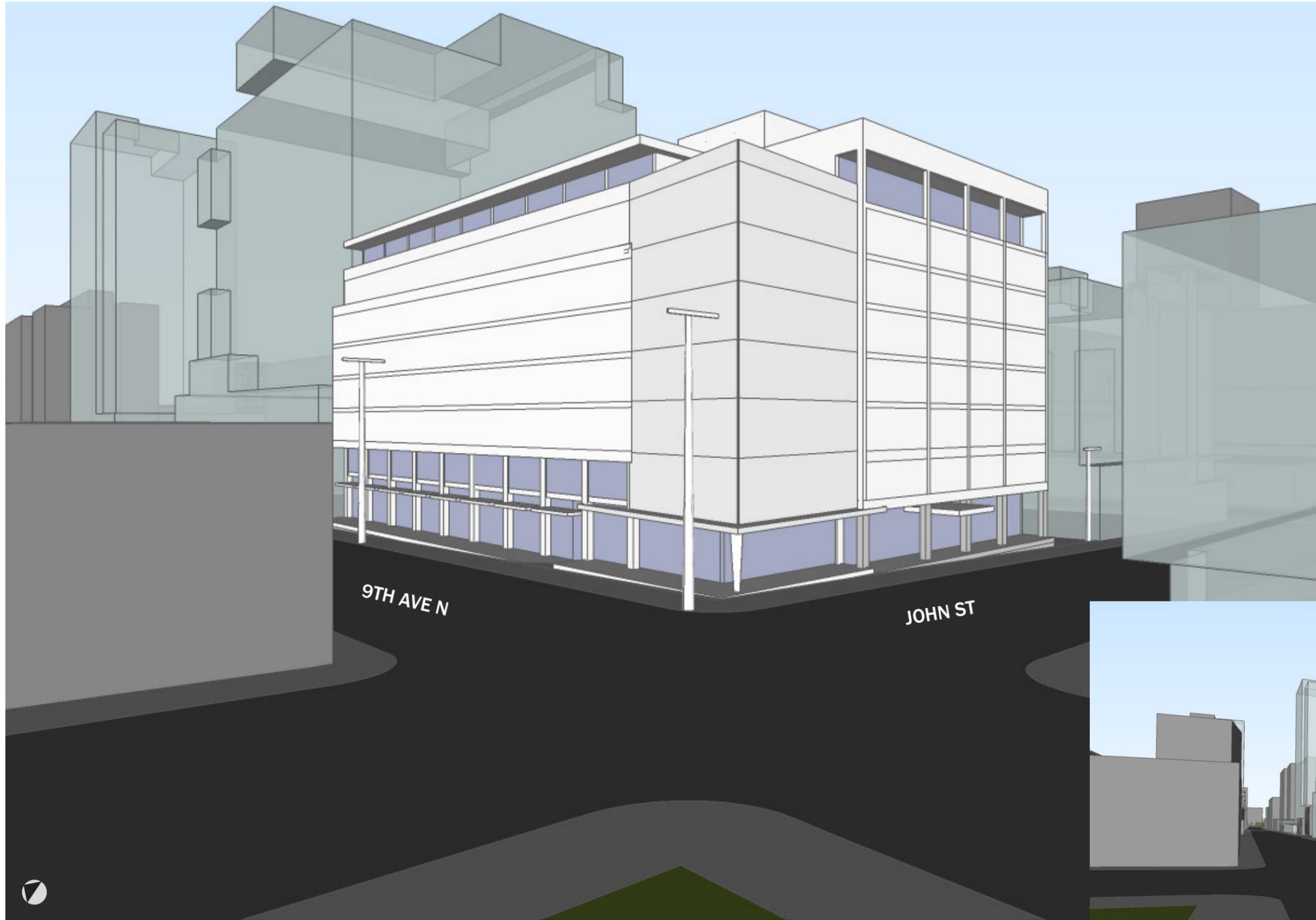


- Residential
- Outdoor Space
- Amenity
- Parking
- Lobby / Circulation / Mech.
- Vertical Circulation



BUILDING SECTION B-B

MASSING OPTION C | "L" SCHEME PREFERRED



View from Denny Park



View up 9th Ave N.

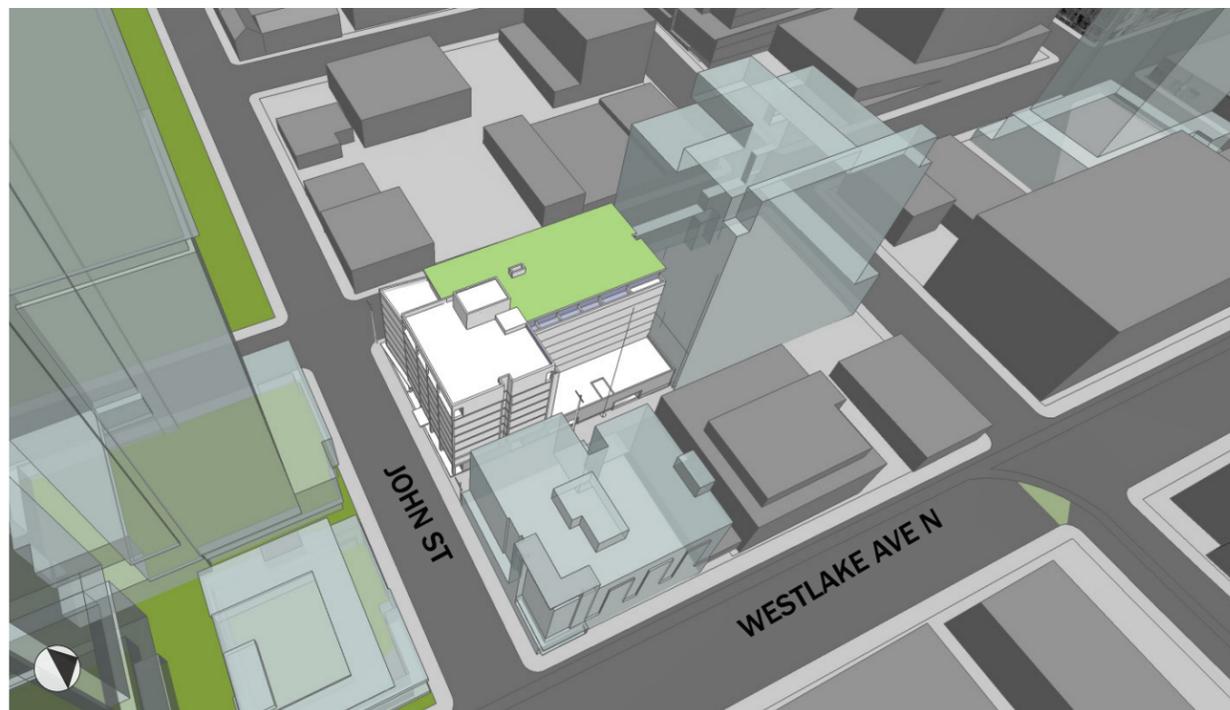
MASSING OPTION C | "L" SCHEME (PREFERRED)



View from 9th Ave N looking south



Aerial view looking Northeast

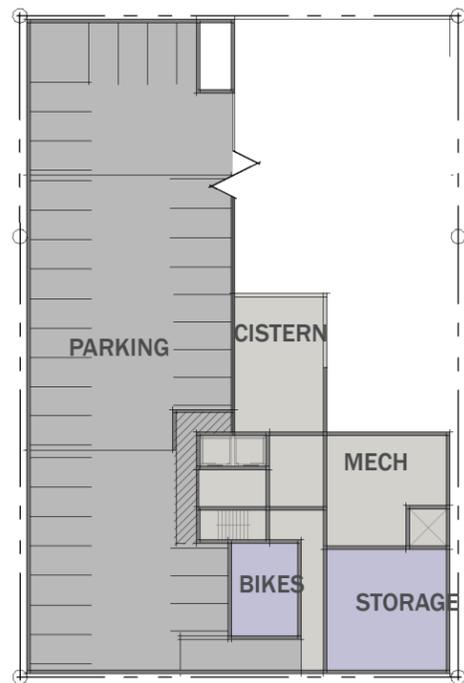


Aerial view looking Northwest

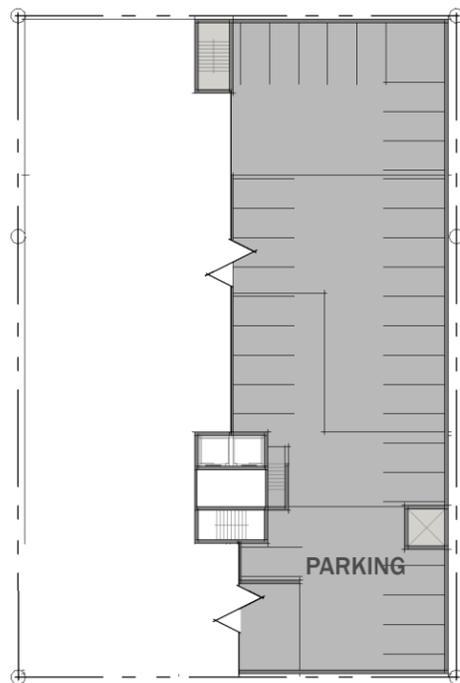


Looking West down John St.

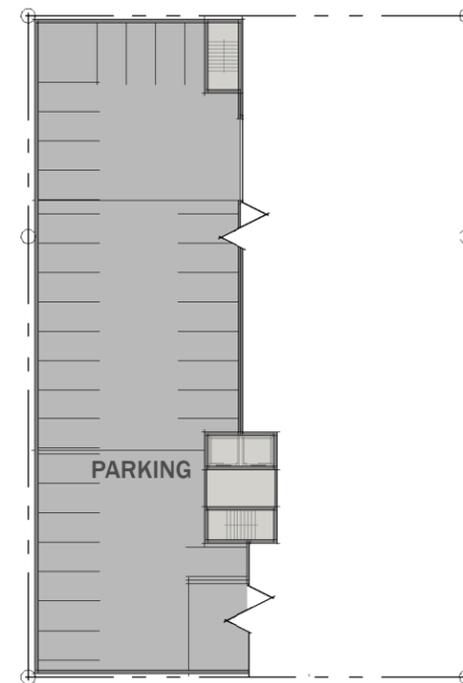
MASSING OPTION C | "L" SCHEME (PREFERRED)



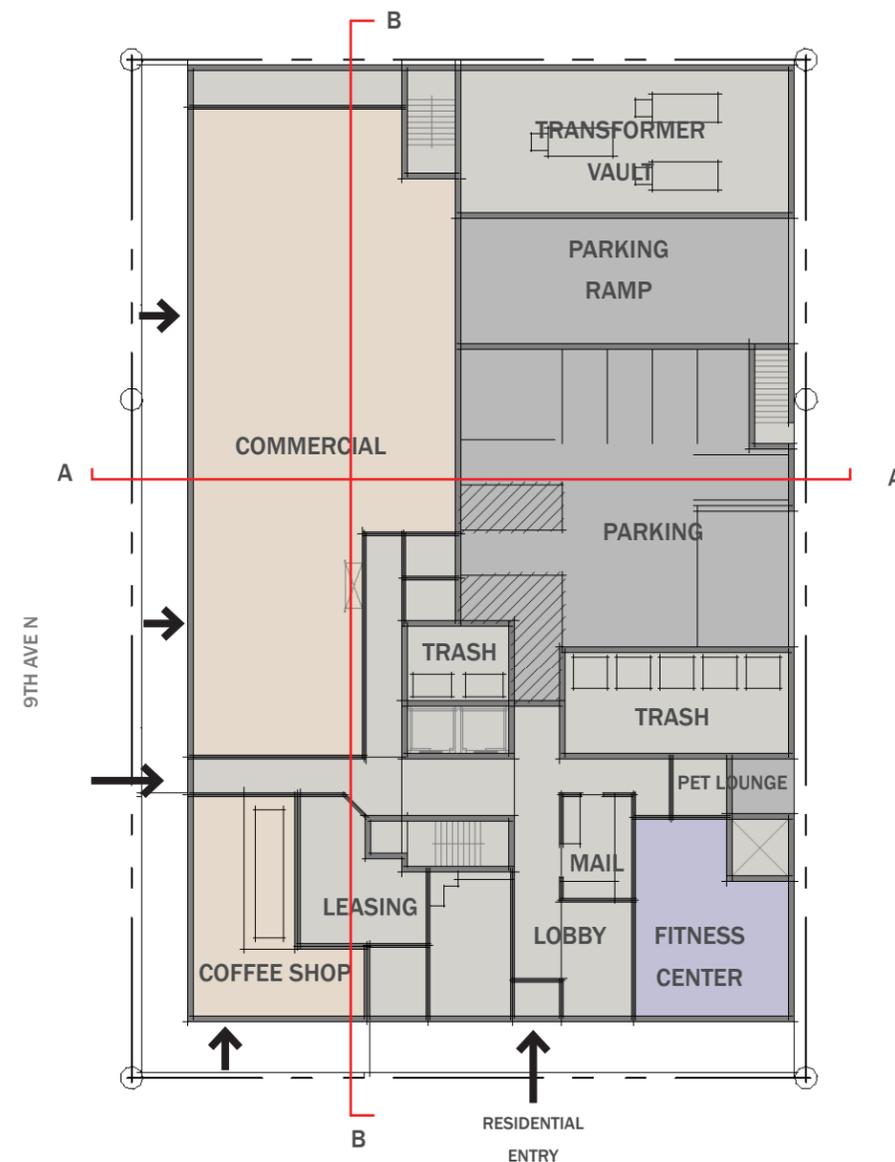
Level P3



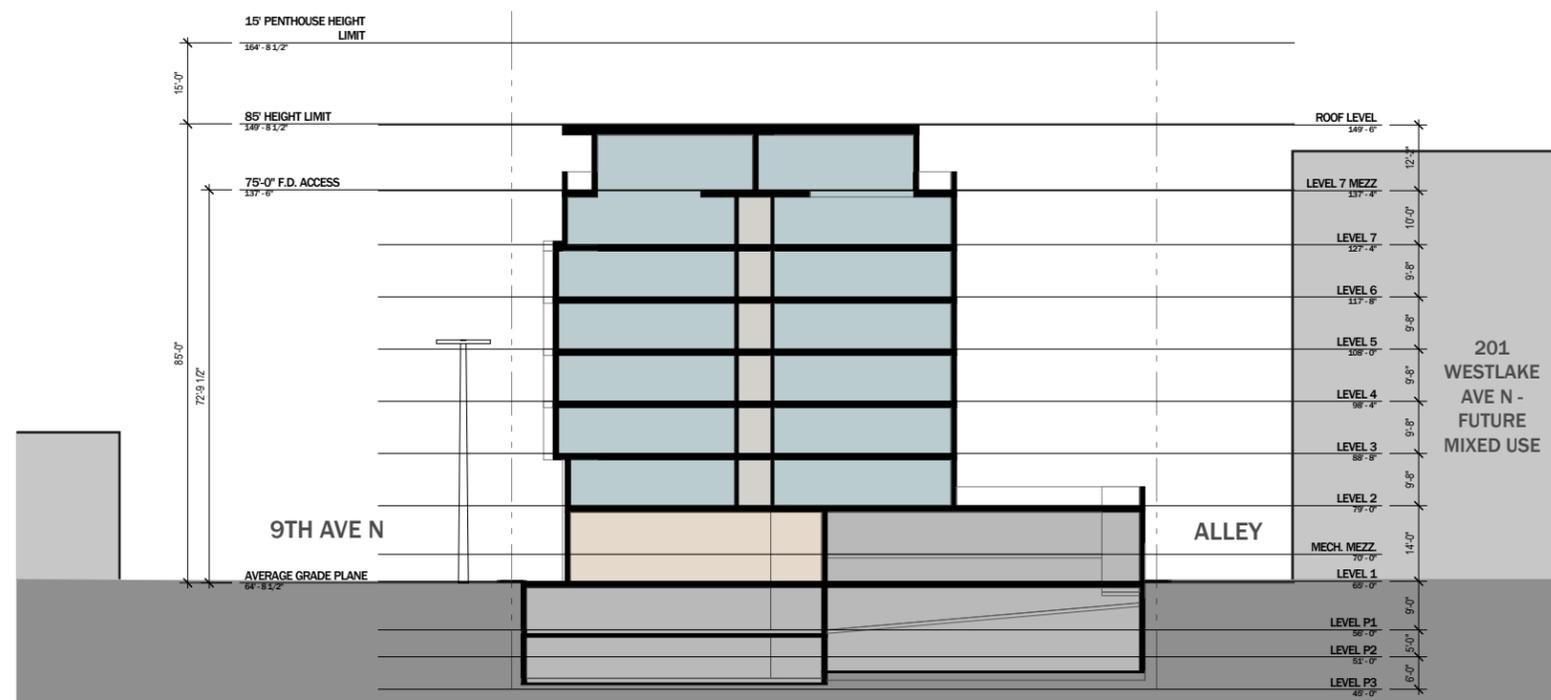
Level P2



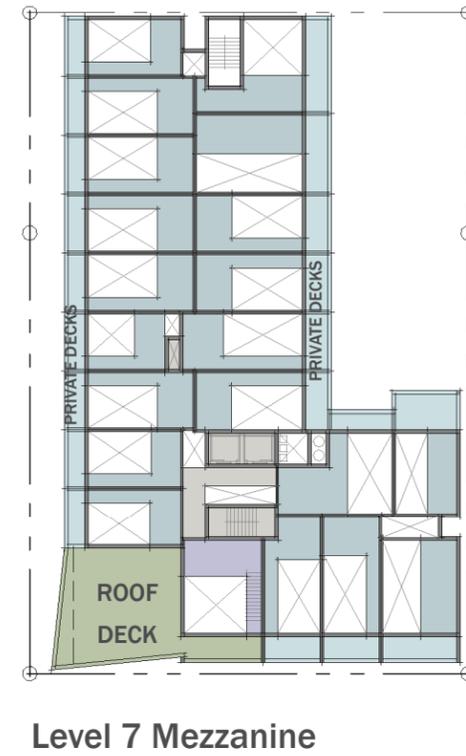
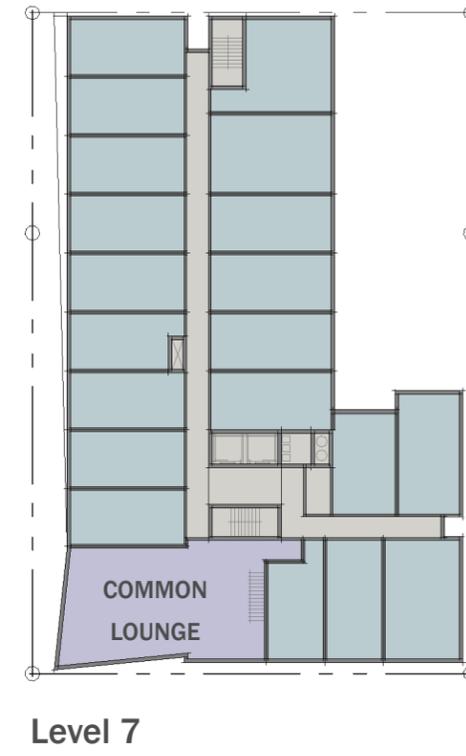
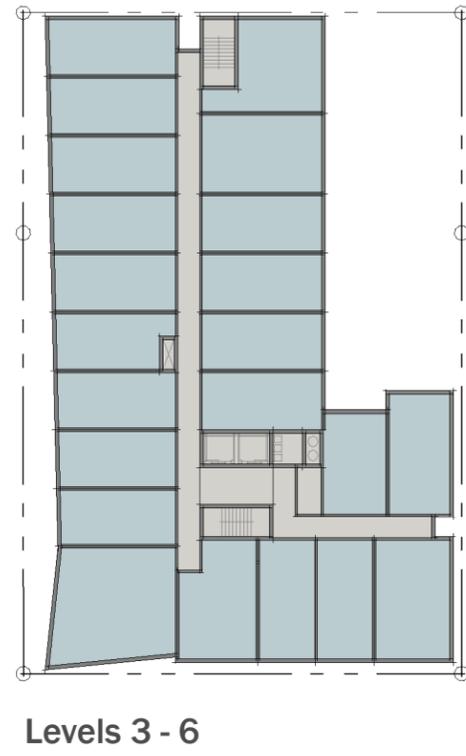
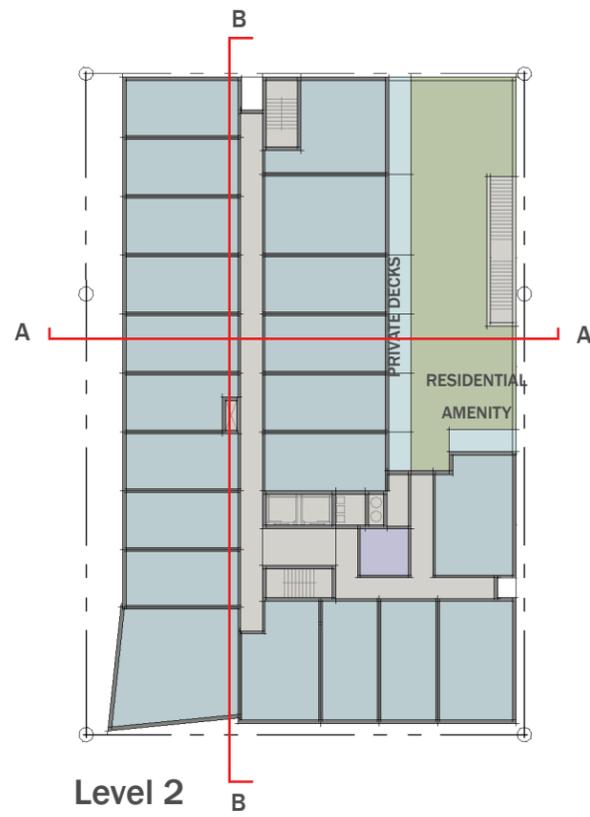
Level P1



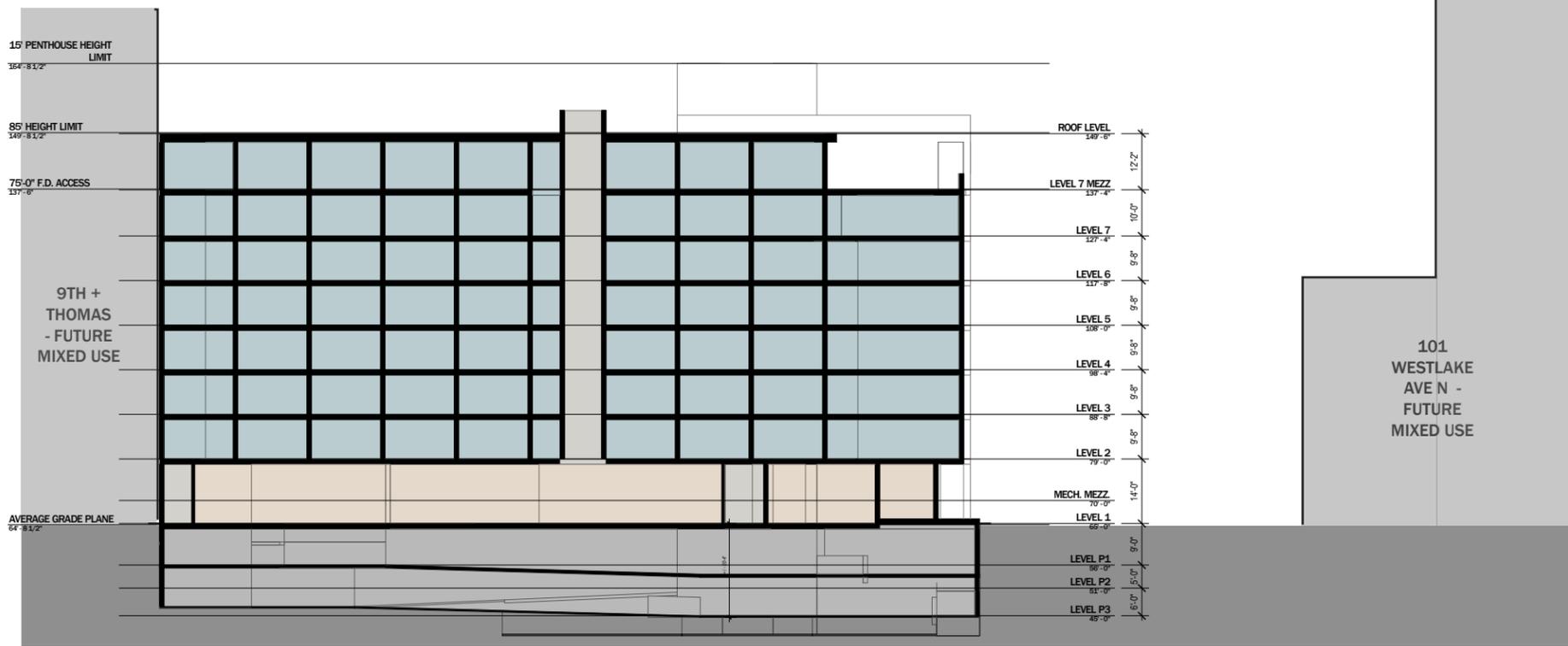
Level 1



BUILDING SECTION A-A



- Residential
- Outdoor Space
- Amenity
- Parking
- Lobby / Circulation / Mech.
- Vertical Circulation



BUILDING SECTION B-B

OPTION A



10 am



1 pm



4 pm

OPTION B



10 am



1 pm



4 pm

OPTION C - PREFERRED



10 am



1 pm



4 pm

OPTION A



10 am



1 pm



4 pm

OPTION B



10 am



1 pm



4 pm

OPTION C - PREFERRED



10 am

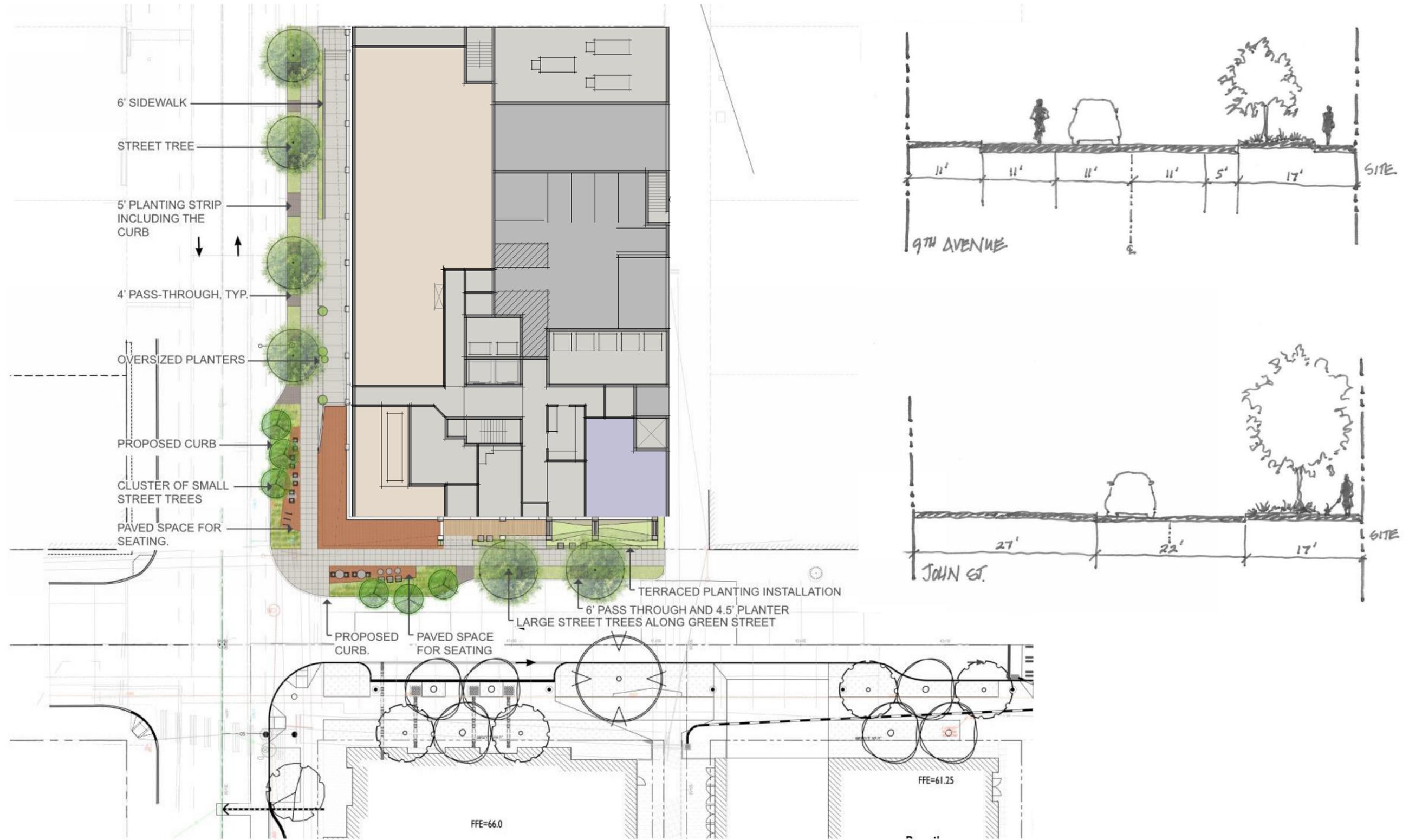


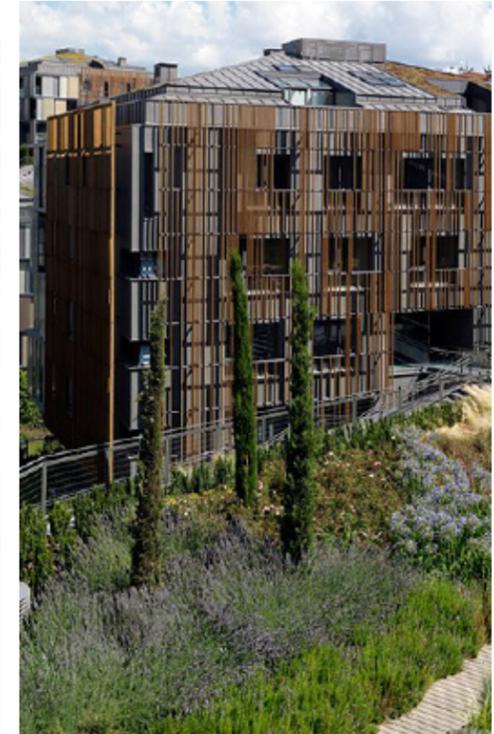
1 pm



4 pm

LANDSCAPE IDEAS | GROUND LEVEL PLAN





Street Level Inspiration Images

Podium Level / Roof deck Inspiration Images

ARCHITECTURAL DESIGN INSPIRATION



NYC

The project will look to New York City for direction on how a midrise infill project can stand out and enhance the urban environment amongst a sea of much taller buildings. Themes to be uncovered include how to make small scale retail work and feel comfortable for individual experience amongst density, the use of contemporary design to allow a project to stand out and provide a focal point in the neighborhood, and the possibilities of urban roof tops as not-so-secret gardens that benefit both the tenants who use them and occupants of surrounding buildings accessing them for visual relief.

ANTICIPATED SUSTAINABLE MEASURES

WATER:

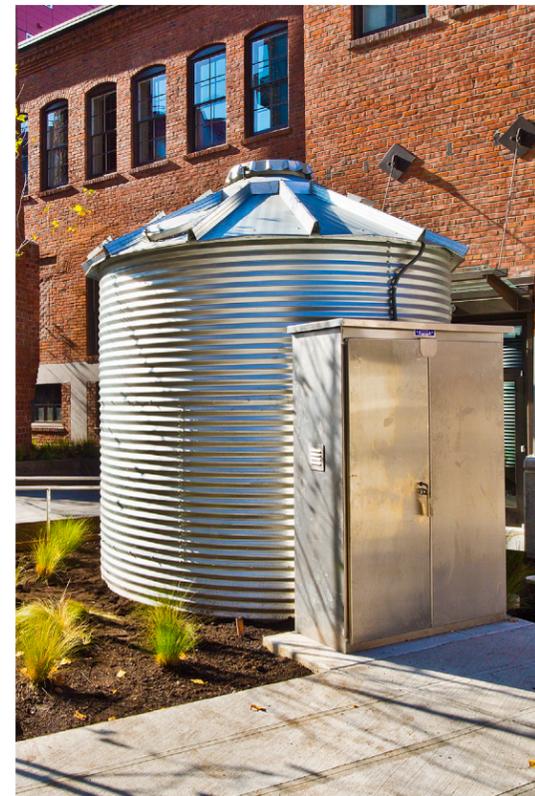
- REDUCE WATER CONSUMPTION ON SITE
- NATURAL FILTRATION
- RAINWATER CAPTURE AND REUSE

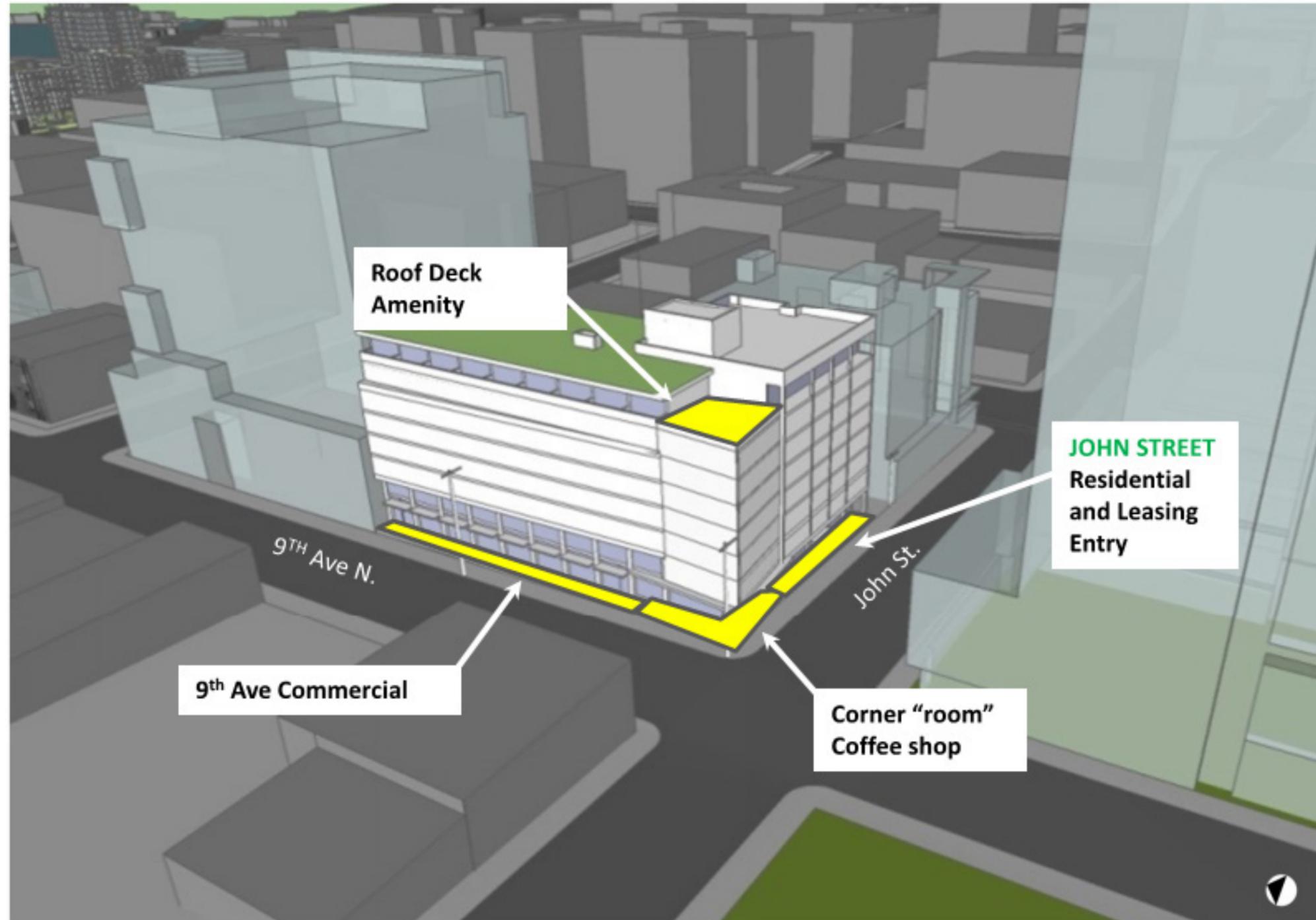
ENERGY:

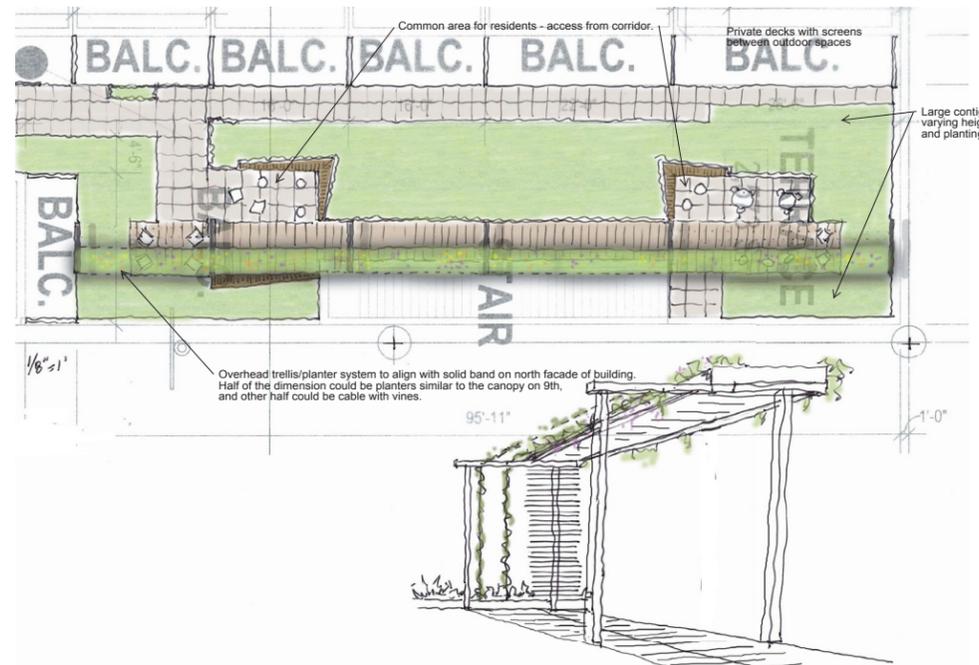
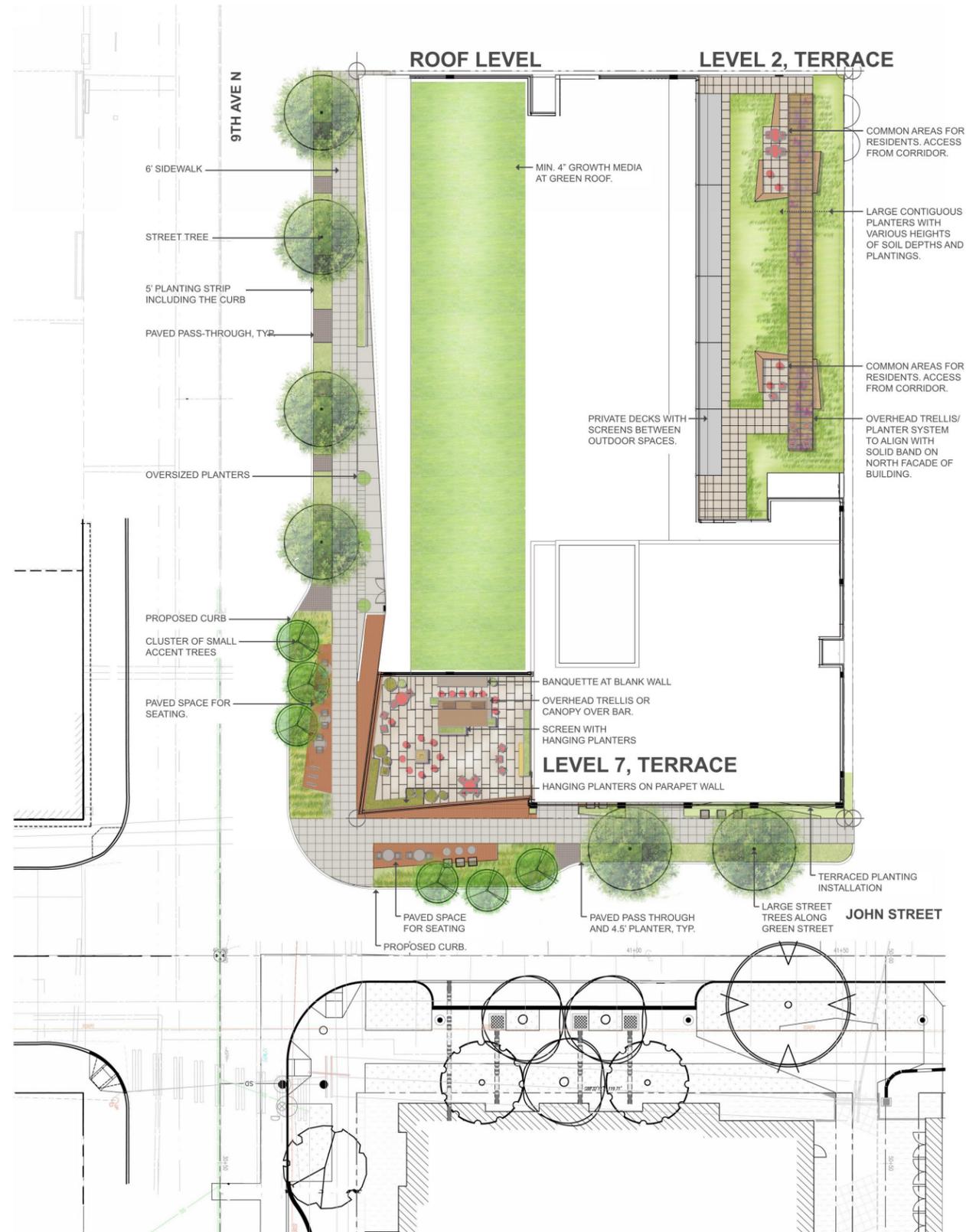
- NATURAL DAYLIGHTING
- PASSIVE VENTILATION
- EFFICIENT WINDOWS AND SHADES
- SOLAR PV

COMMUNITY:

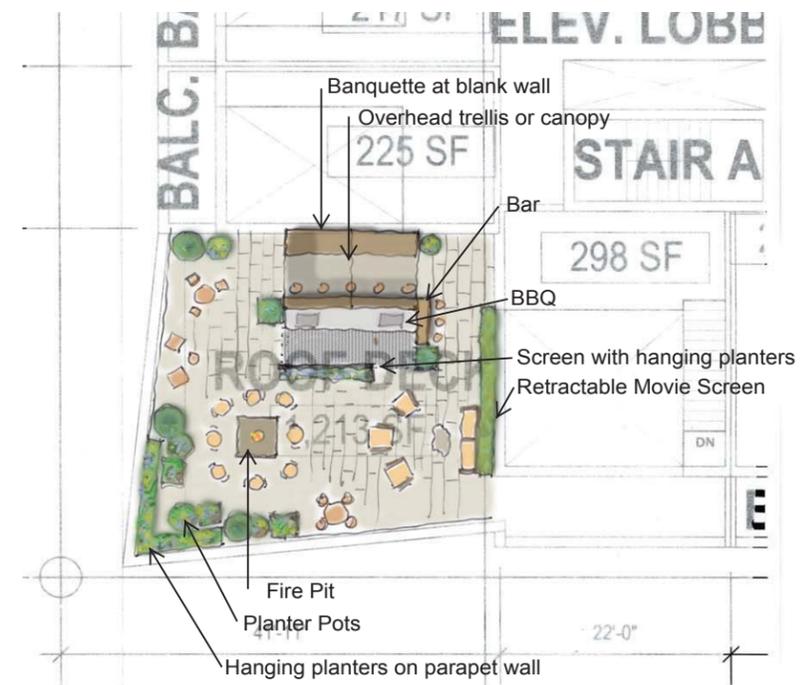
- ENHANCED PEDESTRIAN ENVIRONMENT
- GREEN STREET DEVELOPMENT
- CONSOLIDATION OF PARKING







PODIUM DECK DESIGN SKETCH



UPPER ROOF DECK DESIGN SKETCH

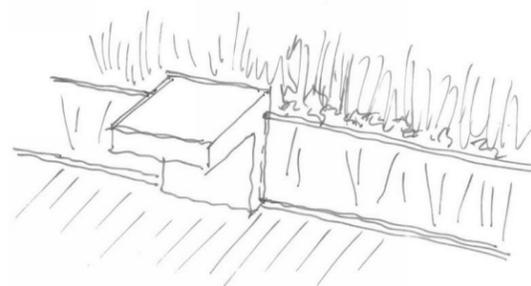
STREETSCAPE PERSPECTIVES + EXAMPLE IMAGES



EXISTING CONDITION



VIEW LOOKING WEST ALONG JOHN STREET





EXISTING CONDITION



VIEW LOOKING SOUTH ALONG 9TH AVE N.



STREETSCAPE PERSPECTIVES + EXAMPLE IMAGES



VIEW LOOKING NORTH ALONG 9TH AVE N AT PROJECT CORNER



EXISTING CONDITION









VIEW OF THE PROJECT FROM DENNY PARK