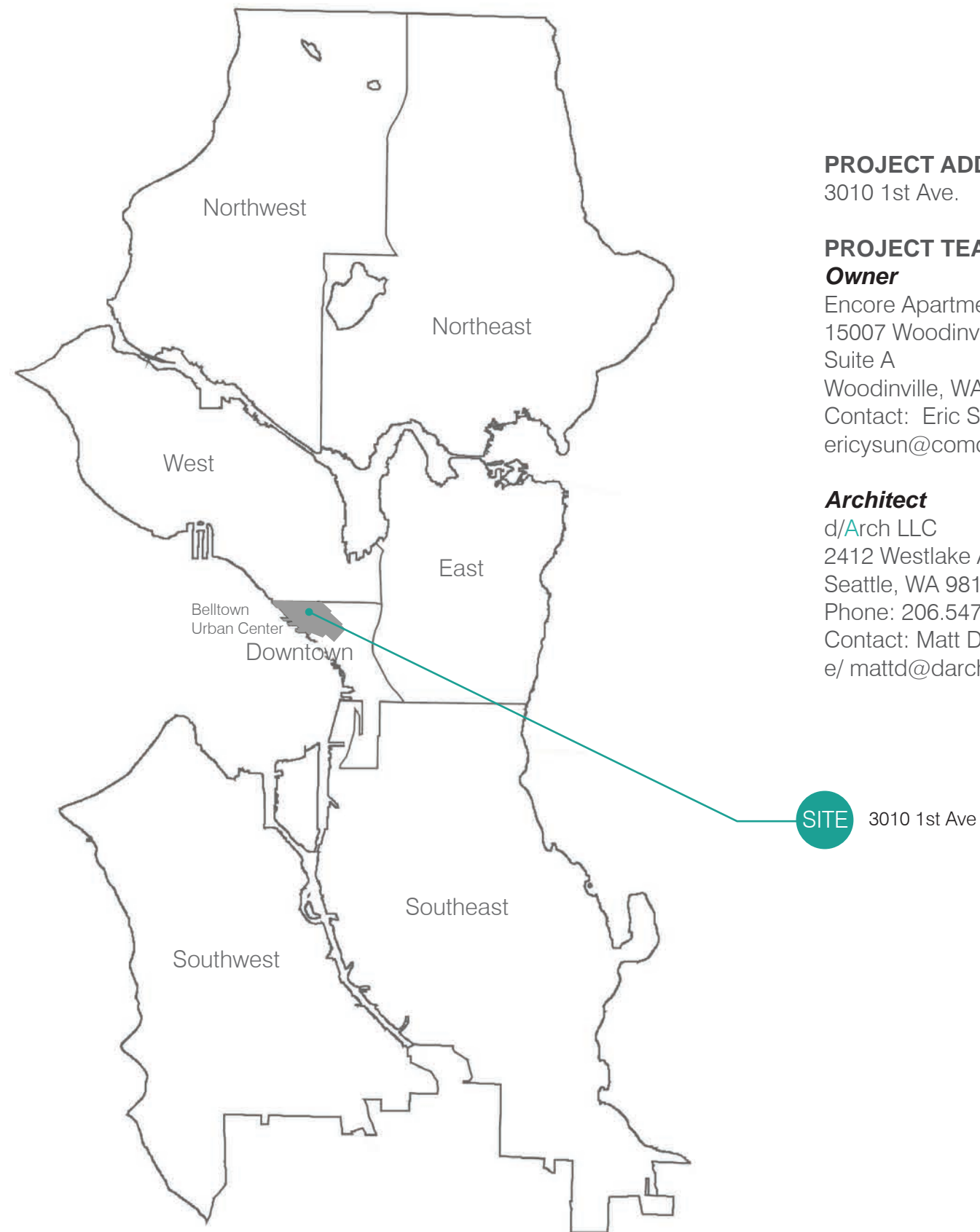


Encore Apartments

Early Design Guidance

20 October 2015



PROJECT ADDRESS:
3010 1st Ave.

PROJECT TEAM:
Owner
Encore Apartments, LLC
15007 Woodinville-Redmond Rd.
Suite A
Woodinville, WA 98072
Contact: Eric Sun
ericysun@comcast.net

Architect
d/Arch LLC
2412 Westlake Ave N, Ste 3
Seattle, WA 98109
Phone: 206.547.1761
Contact: Matt Driscoll
e/ mattd@darchllc.com

- 4** Proposal: Summary
- 5** Context Analysis: Neighborhood Usage
- 8** Context Analysis: Vicinity
- 10** Site Plan: Level 1 / Roof Deck
- 11** Site Plan: Shadow Studies
- 12** Zoning Data: Seattle Municipal Code: DMC-65
- 13** Design Guidelines: Downtown + Belltown
- 17** Design Guidelines: Conceptual Response
- 18** Architectural Concepts: Alternate 1
- 20** Architectural Concepts: Alternate 2
- 22** Architectural Concepts: Alternate 3
- 24** Architectural Concepts: Perspectives
- 26** Standard Departures

Overview

Project Information

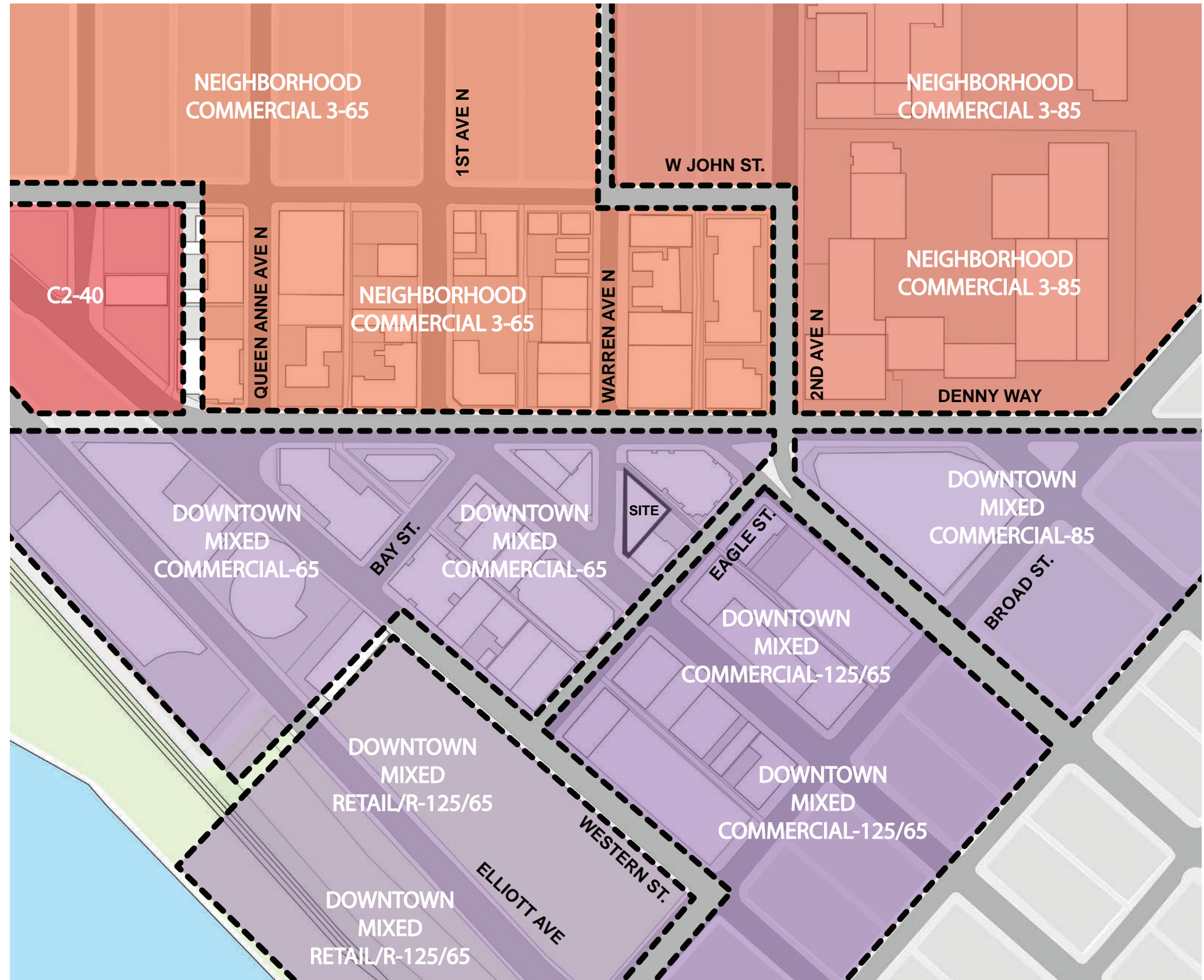
Parcel: 0695000205
Lot Area: 5,890
Zoning: DMC-65
Overlay: Belltown Urban Center Village
Street Classification: Denny Way: Class II Pedestrian
 1st Ave: Class I Pedestrian
Frequent Transit: Yes

Development Objectives

The project is a six-story apartment building containing 48 small apartment units. The storage units are also available for rent in the lower levels of the building. The first level of the building is occupied by the commercial spaces, lobby, and the loading dock by the alley to allow access to the storage facilities.
 Overall building area is about 40,000 sf.
 The intent is to provide small affordable apartment units in this active and vibrant urban area along with self-storage for the neighborhood

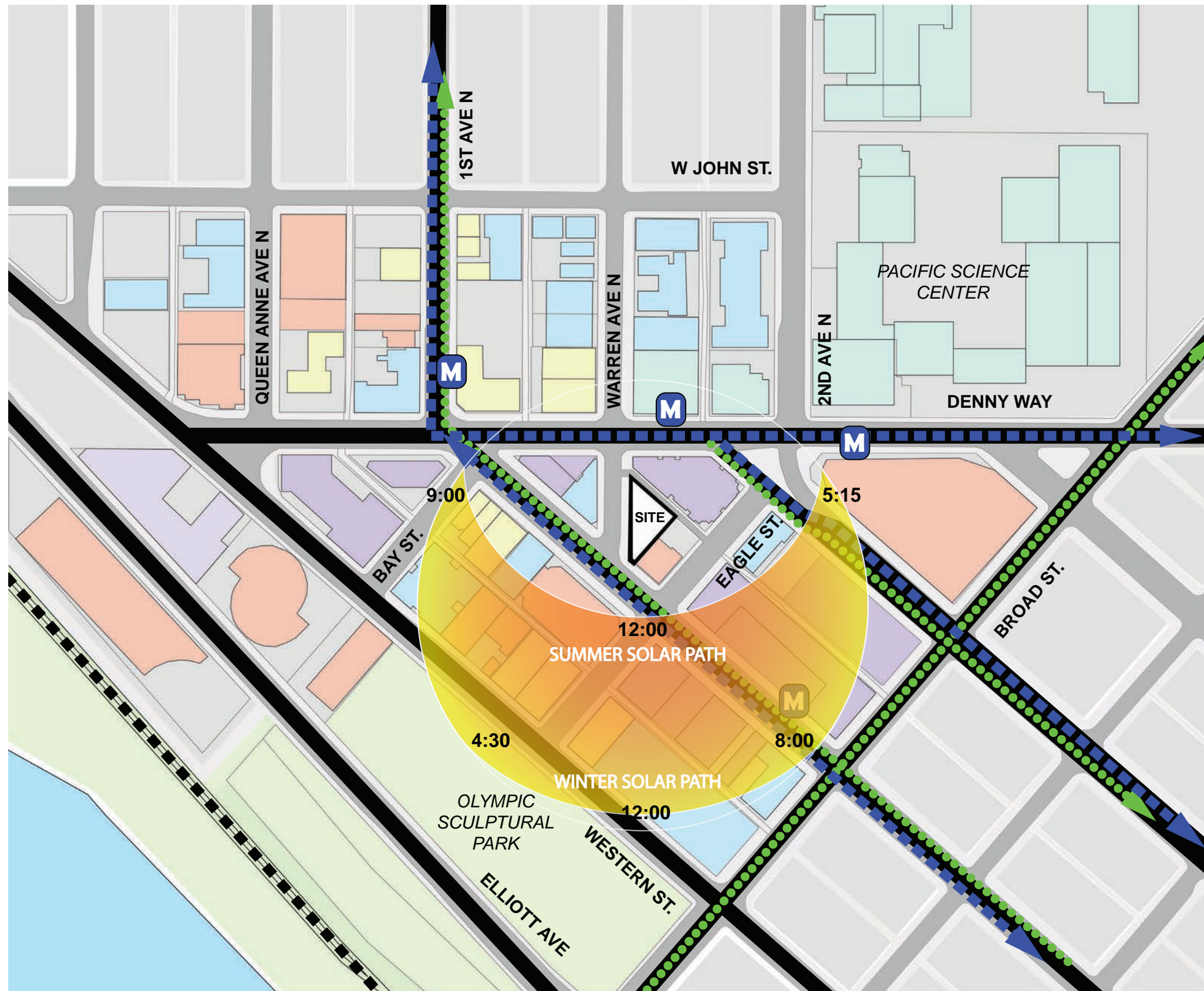
Project Details

Units: 48
Total GSF: 41,000 - 42,000 sq. ft.
Total Commercial Area: 12,500 - 13,000 sq. ft.
 Self-Storage: 10,800 - 11,000 sq. ft.
 Retail / Office: 1,500 - 1,800 sq. ft.
Parking Spaces: None



⊕ ZONING

BELLTOWN URBAN CENTER VILLAGE



Urban Context

The Belltown Neighborhood is a mixture of different types of buildings. From Mixed Use and Commercial to apartments, it is much more residential than downtown's high rises.

Main streets in the area are Denny Way and 1st Ave which consist of Mixed-Use living with double story ground levels and peak traffic hours in the morning and afternoon.

Major attractions range from Seattle Center to First United Method Church, from Olympic Sculptural Park to Myrtle Edwards Park

KEY: Urban Context + Circulation

- Mixed Use Building
- Multi Family Building
- Green Space / Public Space
- Commercial Space
- Office Space
- Primary Arterial
- Railroad
- Bus Route
- M Bus Stop
- Bike Route

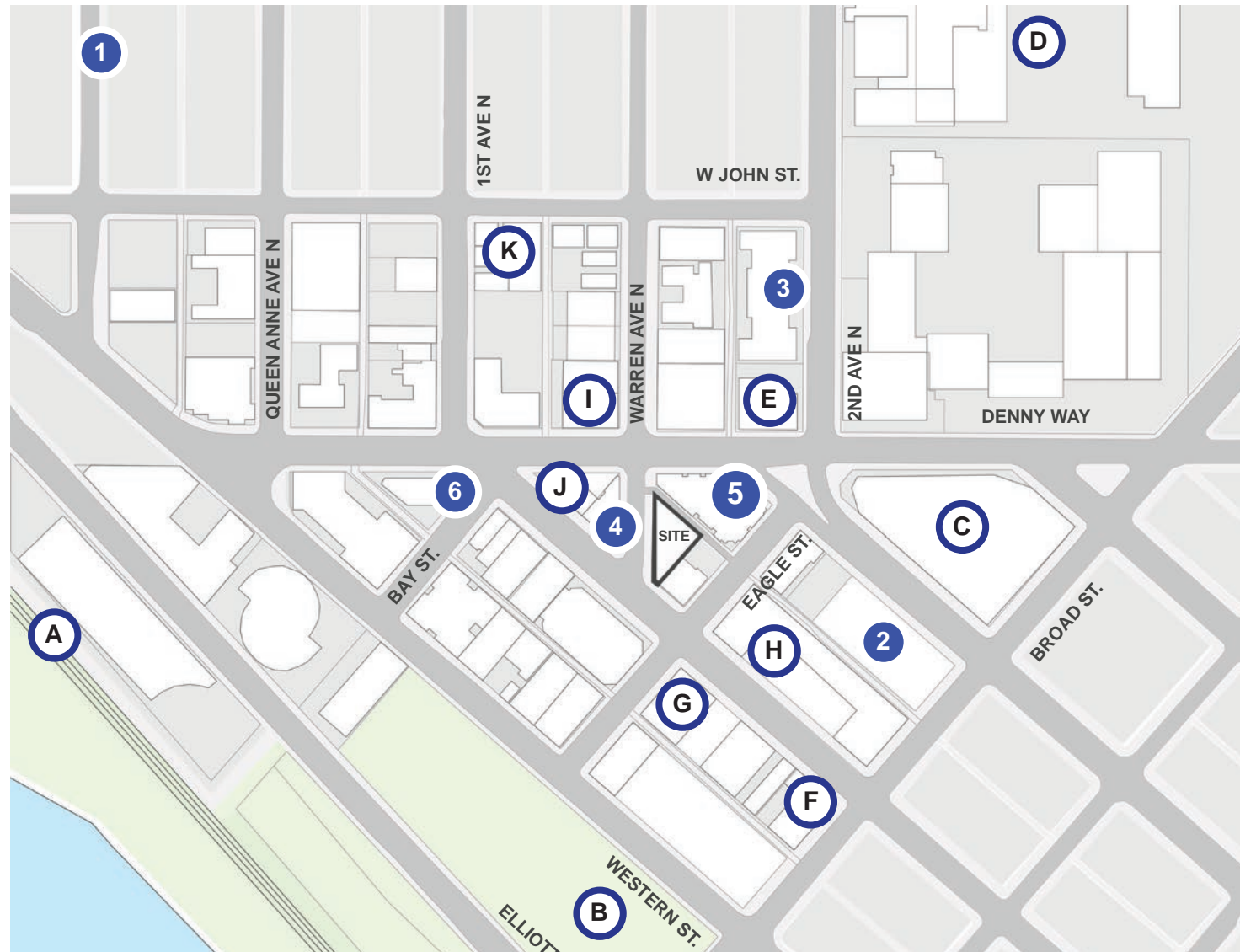
⊕ URBAN CONTEXT + CIRCULATION

Overview

Urban Context

The site is located in the neighborhood of Belltown and borders with the Uptown district. The site is largely comprised of mid-size apartment/condominium buildings and also surrounded by many of Seattle's landmarks. This project is located along the 1st Ave, just south of the major arterial Denny Way. This project site is within walking distance of the numerous shopping, dining, and entertainment centers that are located around the area.

Bus routes and the I-5 freeway and Aurora Ave are easily accessible through Denny Way. Olympic Sculpture Park, Space Needle, and Seattle Center are within a short 5 minute walk from the project site.



⊕ NEIGHBORHOOD MAP

Landmarks, Greenspaces, & Residences

- Ⓐ Myrtle Edwards Park, 3130 Alaskan Way
- Ⓑ Olympic Sculptural Park, 2901 Wester Ave
- Ⓒ Cisco Building, 2901 3rd Ave
- Ⓓ Seattle Center, 305 Harrison Street
- Ⓔ First United Methodist Church of Seattle, 180 Denny Way
- Ⓕ Bremer Apartments, 2905 1st Ave
- Ⓖ Conner Apartments, 2922 1st Ave
- Ⓗ 2900 on First Apartments, 2910 1st Ave
- Ⓘ 124 Denny Way Mixed Use, DPD #3015549
- Ⓙ Minnie Flats, 101 Denny Way, DPD #6477717
- Ⓚ 101 John Street, DPD #3010551



Ⓐ Myrtle Edwards Park - Greenspaces



Ⓑ Olympic Sculptural Park - Public Space Landmark

Landmarks



Ⓓ Seattle Center - Public Space Landmark



Ⓔ First United Methodist Church of Seattle - Public Landmark



Ⓒ Cisco Building - Commercial Landmark

Types of Buildings



F Traditional Brick Apartment - Simplicity



G Modern Multi-Family Buildings - Glazing / Modulation



H Mixed Use Building - Bay Windows

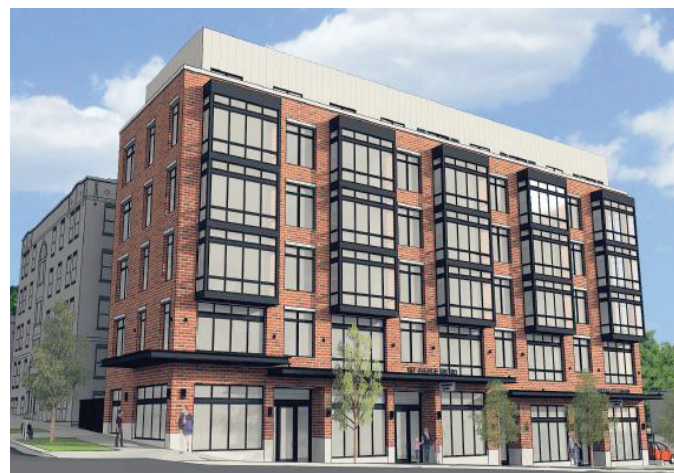
New Development



I Balconies - Mixed Use Building



J Bay Windows - Mixed Use Building

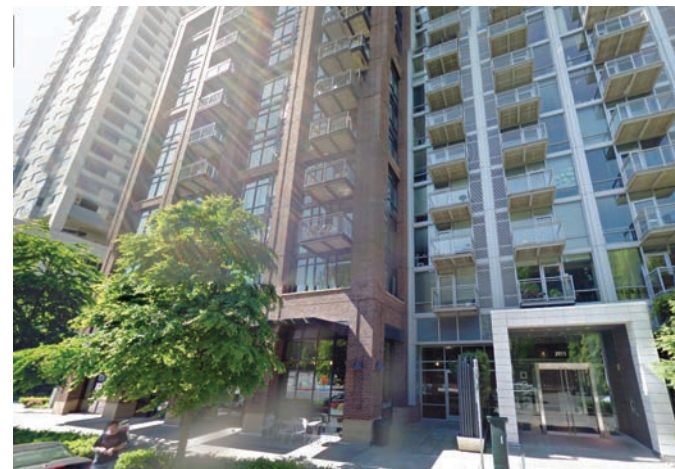


K Bay Windows - Mixed Use Building

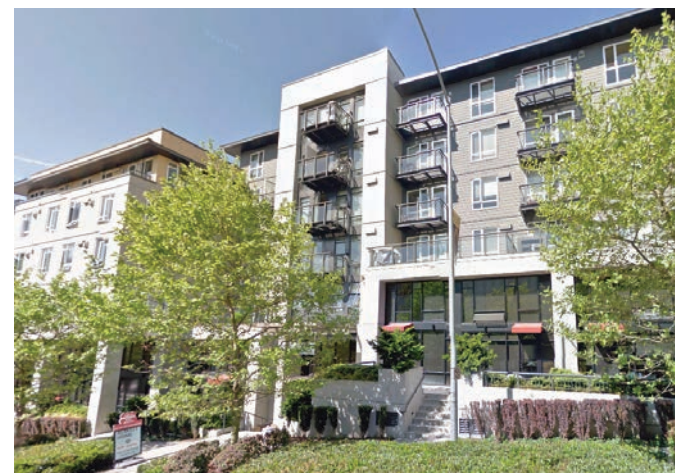
Treatment: Balconies + Corner Treatment



1 Balconies - Traditional Brick Apartment



2 Balconies - Modern Multi-Family Building



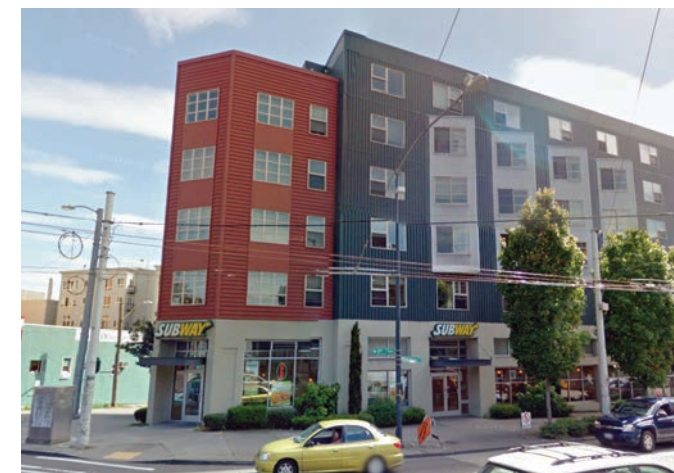
3 Balconies - Mixed Use Building



4 Corner Treatment - Traditional Brick Apartment



5 Corner Treatment / Bay Windows - Modern Multi-Family



6 Corner Treatment / Bay Windows- Mixed Use Building



1 Looking East on Warren Place



2 Looking West on Warren Place

3 Looking Northeast on 1st Ave - Rhythms and Regulating Lines



Denny Way

Minnie Flats
Mixed - Use

William Daniels Apts
Historical Building

Warren Place

3010 1st Ave
SITE

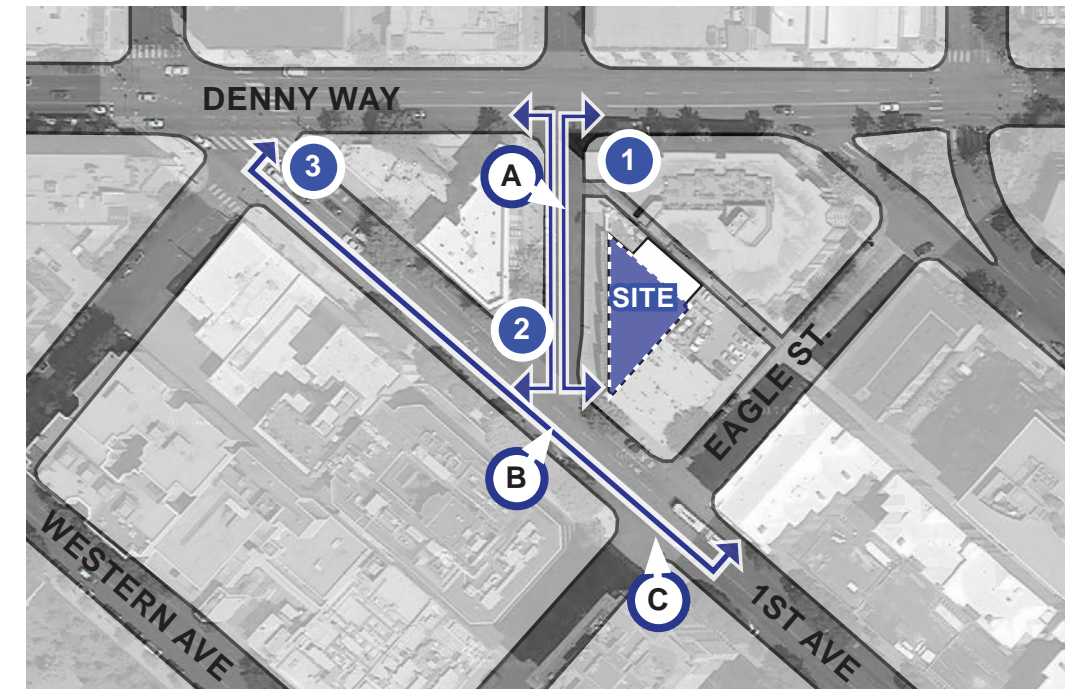
Walthew Law Firm
Office / Commercial

Eagle Street

2900 on 1st Apts
Mixed - Use

Traffic

The traffic around the site is heavy. 1st Avenue serves as an arterial to the Stadiums and downtown. It tends to become busy during the sporting events and festivals. Denny Way allows access to I-5 and Aurora Ave, the major freeways in Seattle. Pedestrian traffic is also present. 1st Ave is a Class 1 pedestrian street and Denny Way is Class 2. The surrounding streets allow easy access to all major vehicular routes, public transportation and pedestrian routes.



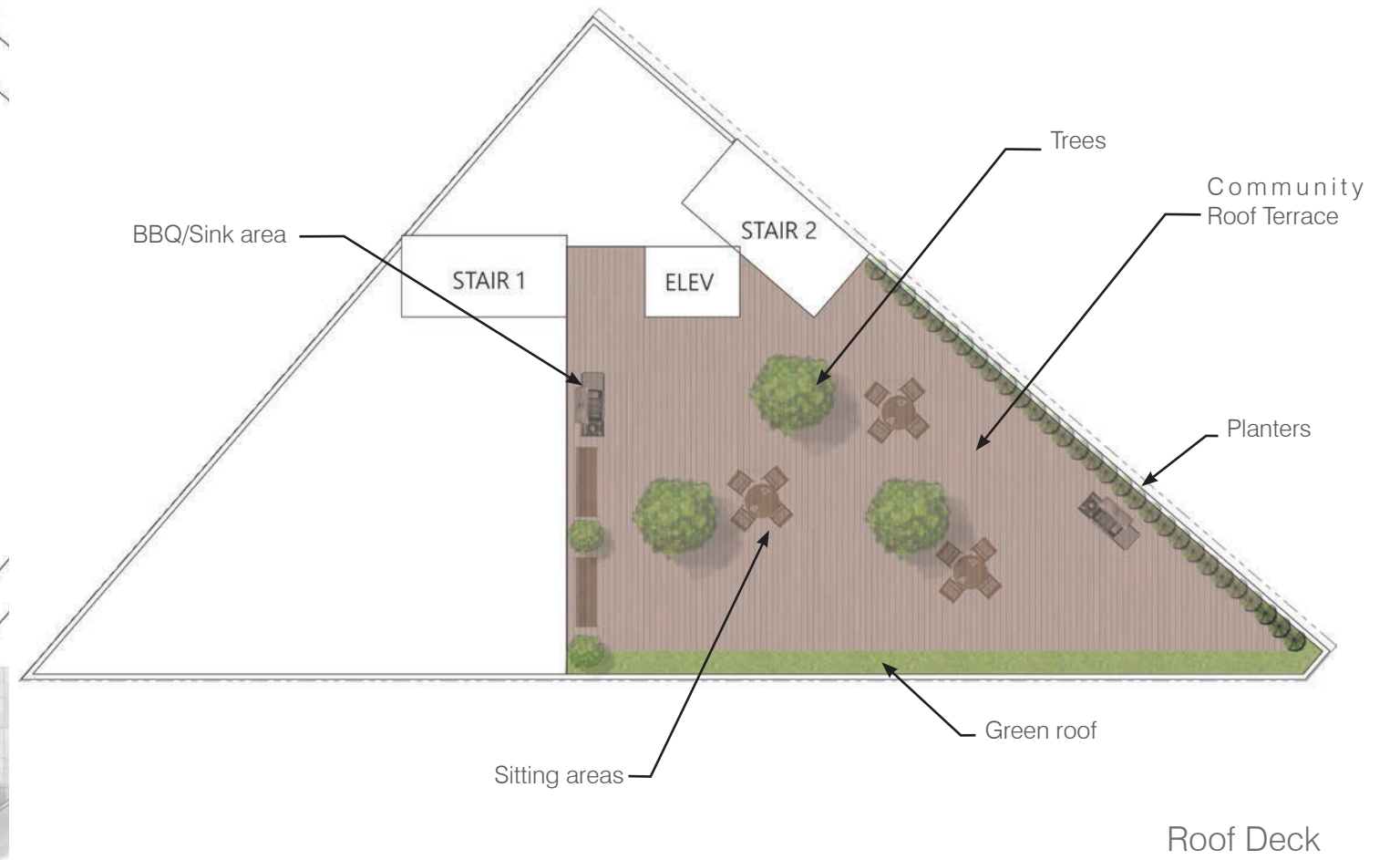
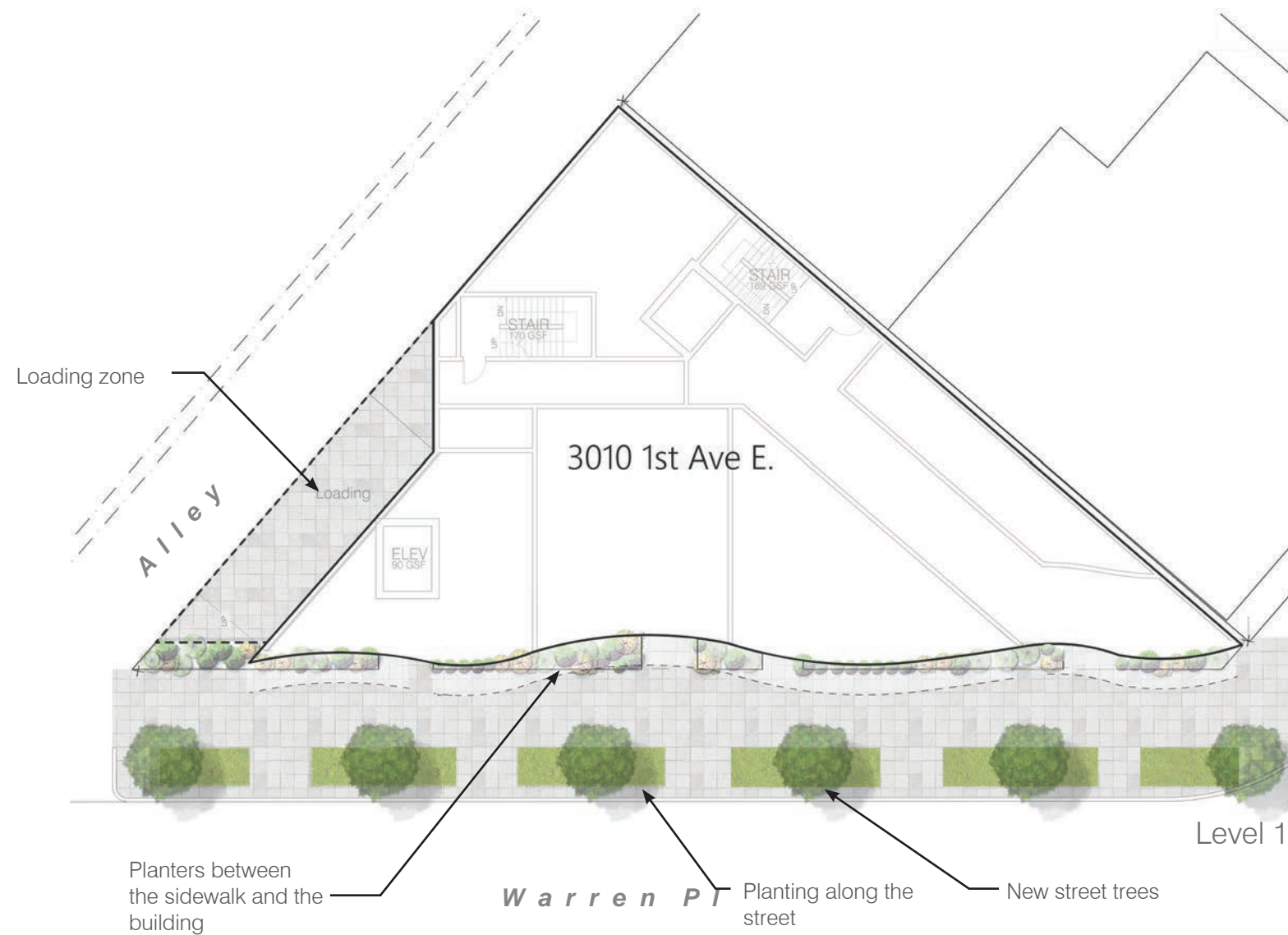
PROJECT MAP

Site Plan Conditions

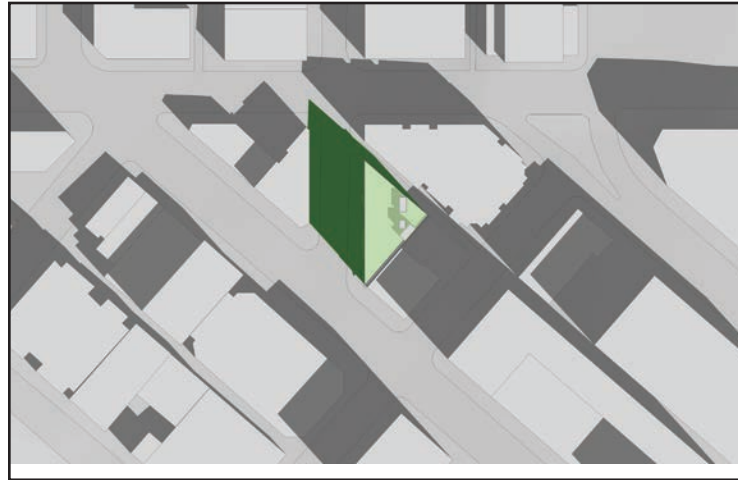
The site is located on the block running lengthwise from North to South with views partially blocked by neighboring buildings. The loading area is located at the north corner of the building next to the alleyway. There are views between and around buildings in every direction. Upper floor views to the Northwest, West and Southwest are mostly open.

Units that are located at the corners of the site have the most open views. The stairs and elevator are to the South adjacent to the blank walls of the neighboring apartment.

Site topography slopes down at about 3.7% from the south at the alley to Warren Pl. and then from the alley down to 1st Ave.



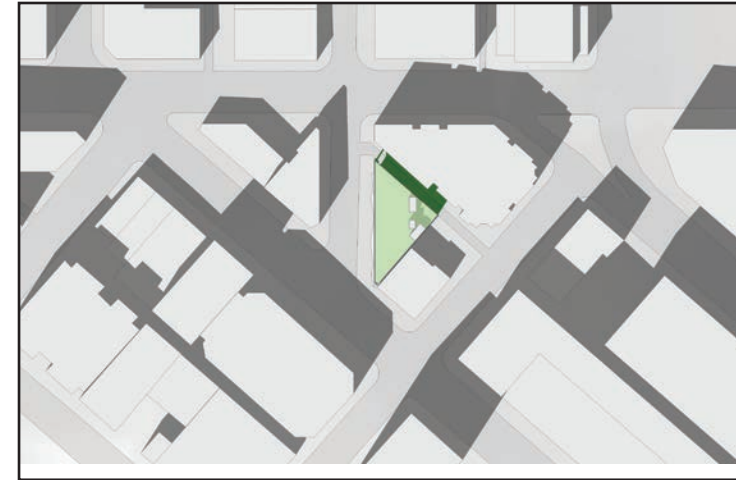
Plan: Landscape Concept 



Equinox - March / September 21 at 10am



Equinox - March / September 21 at 12pm



Equinox - March / September 21 at 2pm



Summer Solstice - June 21 at 10am



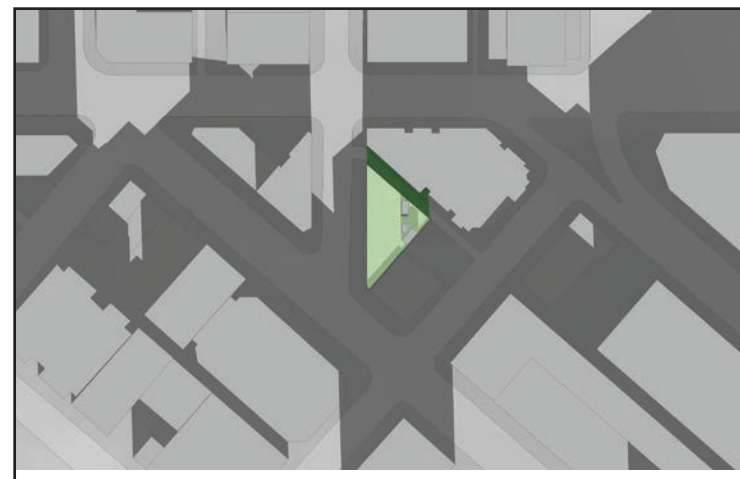
Summer Solstice - June 21 at 12pm



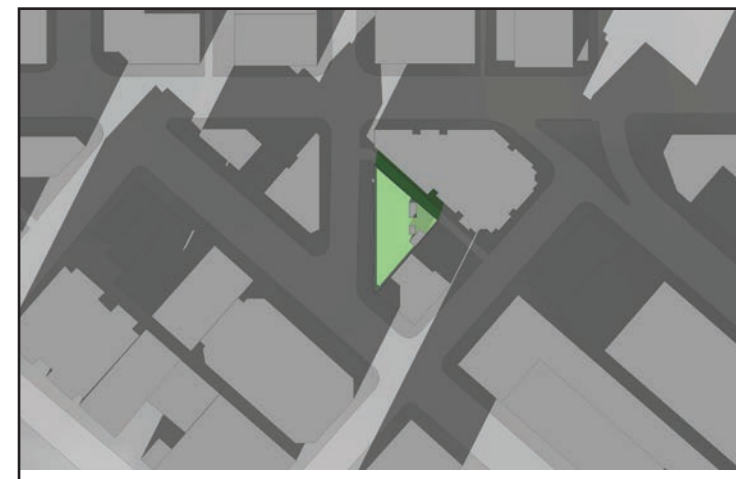
Summer Solstice - June 21 at 2pm



Winter Solstice - Decemeber 21 at 10am



Winter Solstice - Decemeber 21 at 12pm



Winter Solstice - Decemeber 21 at 2pm

Shadow Studies: Overview

The site has a lot of exposure to the western/ evening sun throughout the seasons of the year with the exception of the winter. The long shadows cast by the surrounding buildings do not let much winter sun on the site. Nevertheless, on average the project location receives plenty of light and sun.

SEATTLE MUNICIPAL CODE TITLE 23 - Land Use Code

SMC 23.49 DOWNTOWN ZONING

[SMC 23.49.008](#)

STRUCTURE HEIGHT

- 65' above midpoint of primary street lot line
- 15' additional for stair penthouses
- 25' additional height for elevator penthouse; 35' with rooftop access

Building designed to maximum allowable height.

[SMC 23.49.009](#)

STREET LEVEL USES

- No street level uses required by this section

Street level uses provided on Warren Pl.

[SMC 23.49.010](#)

GENERAL REQUIREMENTS FOR RESIDENTIAL USES

Common Recreation Area:

- 5% of the Gross Residential Area
(50% of which may be enclosed)

Minimum 225 sf with minimum dimension of 15"

[SMC 23.49.011](#)

FLOOR AREA RATIO (FAR)

4.0

- Residential uses are exempt per B.1.f
- Rooftop Mechanical equipment is calculated as part of the FAR
- Street level uses exempt

[SMC 23.49.018](#)

OVERHEAD WEATHER PROTECTION AND LIGHTING

- Continuous overhead weather protection required except portions of projects located farther than 5' from lot line
- Must be at least 8' horizontal from building edge and 10' above sidewalk
Max. 15' above sidewalk
- Lighting may be located in the canopy or on the building

Canopies provided on Warren Pl.

[SMC 23.49.022](#)

MINIMUM SIDEWALK AND ALLEY WIDTH

- Standard 12' sidewalk required

16' sidewalk on Warren Pl. and 1st Ave. 2' alley dedication required

[SMC 23.49.025](#)

ODOR, NOISE, GLARE, AND SOLID WASTE STANDARDS

Venting

No major odor sources proposed. No major noise generators proposed.

[SMC 23.49.042](#)

PERMITTED USES

Commercial and Residential uses are permitted outright

[SMC 23.49.056](#)

STREET FACADE, LANDSCAPING, AND STREET SETBACK REQUIREMENTS

Class I Pedestrian

1st Ave

[SMC 23.49.056 C](#)

FACADE TRANSPARENCY REQUIREMENTS

Clear transparent glazing systems

Between 2' and 8' above the sidewalk

Class I Pedestrian Street (1st Ave))

Min. 60% of street facing facade shall be transparent

Site has 5' of frontage on 1st Ave.

[SMC 23.49.056 D](#)

BLANK FACADE LIMITS

Blank Facade limits apply to area

Between 2' and 8' above the sidewalk

Class I Pedestrian Street (1st Ave)

- Max. 15' wide

- 40% of the Facade

[SMC 23.53.03](#)

ALLEY IMPROVEMENTS

2' alley dedication provided.

[SMC 23.54.04](#)

SOLID WASTE AND RECYCLING

- Residential - 375 sf

- Commercial - 82 sf

Waste and recycling rooms provided off alley.

[SMC 23.54.015](#)

REQUIRED PARKING

- None required

- Bicycle parking; 1 per 4 units

No parking provided. Bicycle stalls accessed off alley and at residential lobby.

A SITE PLANNING & MASSING

RESPONDING TO THE LARGER CONTEXT:

Develop an architectural concept and compose the buildings massing in response to geographic conditions and patterns of urban form from the sites surroundings

- A-1. Responding to the Physical Environment:
 - b. The architecture and building mass should respond to sites having non-standard shapes.
 - c. The topography of the neighborhood lends to its unique character. Design buildings to take advantage of conditions. Along the streets, single entry, blank facades are discouraged. Consider providing multiple entries and windows at street level on sloping streets.
 - d. Access to direct sunlight
- A-2. Enhance the skyline:
 - Design the upper portion of the building to promote visual interest and variety in the downtown skyline

Response:

The site has a gradual change of elevation of 5' sloping down Warren towards 1st Ave at 3.6%. The alley slopes down at 3.7% from the south to Warren Pl. with an elevation change of 3.8'.

The front facade faces Warren Pl. and takes advantage of views towards 1st Ave., Denny Way and to the West. The building has four entries along Warren Pl. The entry closest to 1st Ave is to the residential lobby. The entry closest to the alley is for the basement self-storage use. In between those two there are two entries to commercial space.

B ARCHITECTURAL EXPRESSION

RELATING 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. Respond to the neighborhood context:
 - a. Establish a harmonious transition between newer and older buildings.
 - b. Complement the architectural character of an adjacent historic building or area. Imitation of historical styles is discouraged.
 - c. Design visually attractive buildings that add richness and variety to Belltown.
 - d. Employ design strategies and incorporate architectural elements that reinforce Belltown's unique qualities
- B-2. Create a transition in bulk & scale:
 - Compose the massing of the building to create a transition to the height, bulk, and scale of development in nearby less-intensive zones.
- B-3. Reinforce the positive urban form & architectural attributes of the area:
 - Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.
 - a. Respond to the regulating lines and rhythms of adjacent buildings that support street-level environment.
 - b. Use regulating lines to promote contextual harmony, solidify the relationship between new and old buildings, and lead the eye down the street.
 - d. Pay attention to excellent fenestration patterns and detailing in the

vicinity. Recessed windows are encouraged

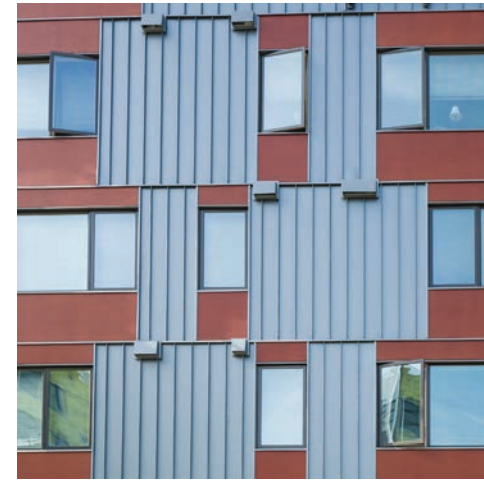
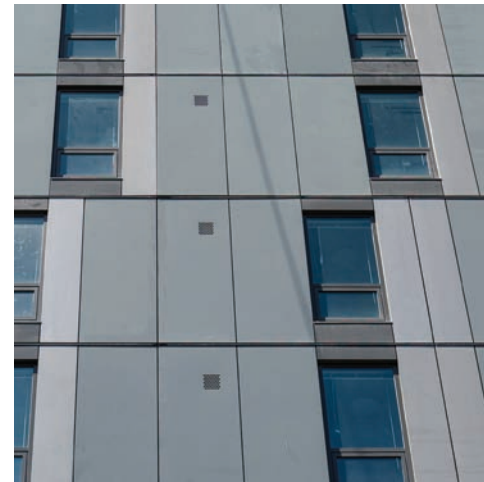
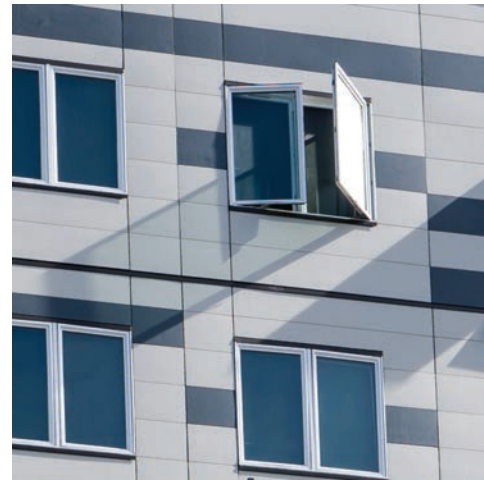
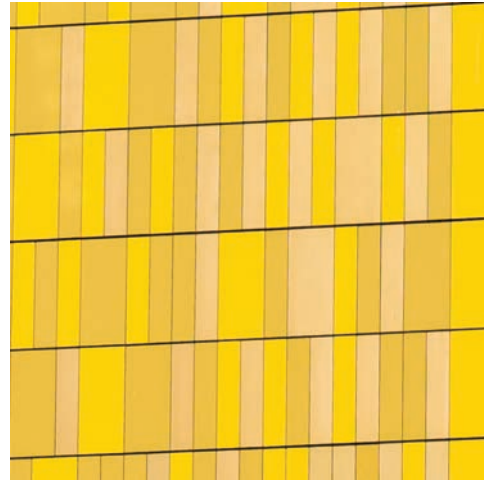
- B-4. Design a well-proportioned & unified building:
 - Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

Response:

The site is surrounded by a mixture of offices, commercial, and mixed-use buildings varying in height from 2 to +10 stories. Ours will be a 6-story mixed-use project.

Belltown neighborhood buildings are characterized by a street-level base with an upper multi-story top. To stay consistent with the urban form the building mass has a very open ground floor. While the upper facade has a simplified pattern in counterpoint and contrast to many Belltown buildings.

The preferred design strives to be a simple transitional building without aggressive modulation and excessively varied hue and materiality.



C THE STREETScape

CREATING THE PEDESTRIAN ENVIRONMENT

Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should appear safe, welcoming, and open to the general public

- C-1. Promote pedestrian interaction:
 - a. Reinforce existing retail concentrations.
 - b. Vary in size, width, and depth of commercial spaces, accommodating for smaller businesses.
 - c. Incorporate elements in the adjacent public realm and in open spaces such as: unique hardscape treatments, pedestrian-scale sidewalk lighting, accent paving, landscape treatments, seating, water features, etc.
 - d. Building site corners
 - The following considerations help reinforce site and building corners
 - meaningful setbacks
 - seating as gathering spaces
 - street / pedestrian amenities
 - good visibility
 - iconic corner identifiers

Response:
The Warren Pl. facade is glazed and open to invite pedestrian interaction. Multiple entries step up the slope from 1st Ave. to Denny Way. Brick planters, paving patterns, and street furniture will enhance the pedestrian experience. Warren Pl. is not a commercial street. Potentially, it could be a shortcut from 1st Ave. to Denny Way

- C-2. Design facades of many scales:
 - a. Design architectural features, fenestration patterns, and material compositions that refer to the scale of human activities contained within.
 - b. Building facades should be composed of elements scaled to

promote pedestrian comfort, safety, and orientation.
The building facade opens at the base and closes at the upper floors with varied patterning of fenestration and paneling.

- 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

Response:
The residential and commercial entries are identified with breaks in the planters.

- C-5. Encourage overhead weather protection
Project applicants are encouraged to provide continuous, well-lit overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes
 - a. The overall architectural concept of the building
 - b. Uses occurring within the building or in the adjacent streetscape environment
 - c. Minimizing gaps in coverage
 - d. Drainage strategy that keeps rain water off the street-level facade and sidewalk
 - e. Continuity with weather protection provided on nearby buildings
 - f. Relationship to architectural features / elements on adjacent development
 - g. The scale of the space defined by the height and depth of the weather protection
 - h. Use of translucent / transparent covering material to maintain a pleasant sidewalk environment
 - i. When opaque material is used, the illumination of light-colored undersides to increase security after dark

Response:
Overhead weather protection is provided on Warren Pl. and 1st Ave.

- C-6. Develop the alley facade
To increase pedestrian safety, comfort, and interest, develop portions of the alley facade in response to the unique conditions of the site or project
 - a. Services and utilities should be screened / hidden from the view of the pedestrian
 - b. Trash receptacles should be screened on three sides, with a gate on the fourth side that also screens receptacles from view. Provide a niche to recess receptacle
 - c. Screen loading docks and truck parking from public view using building massing, architectural elements and / or landscaping
 - d. Ensure utility equipment is located, sized, and designed to be as inconspicuous
 - e. Provide elements, such as landscaping and special paving, that help define a pedestrian friendly environment in the alley
 - f. Create a scaled and detailed urban environment through the use of well-designed architectural forms
 - g. Alley facade should not be ignored. Facade should be treated with form, scale, and materials similar to the rest of the building

Response:
The building will provide a sense of human scale and flow by its setbacks and its curvilinear curtain wall. Residents will be greeted by a double height transparent lobby. This will provide a comfortable, smooth transition between public and private space. There will also be brick faced planters at the sidewalk level to provide scale and contrast to the curvilinear facade and the floating canopies

The alley facade located at the North property line consists of a loading area for the self-storage use. To deal with alley constraints, the building will have a side entry for customers. The ground floor will have an open chamfered corner that provides visibility into the alley at the elevator entrance to the self-storage.



D PUBLIC AMENITIES

ENHANCING THE STREETScape & OPEN SPACE

Design public open spaces to promote a visually pleasing, safe, and attractive environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized

- D-1. Provide inviting & usable open space:
Open spaces can feature artwork, street furniture, and landscaping that enhances building's setting such as:
 - a. Pavers
 - b. Pedestrian-scaled site lighting
 - c. Retail spaces designed for uses that will enliven space
 - d. Areas for vendors in commercial areas
 - e. Landscaping that enhances the space and architecture
 - f. Pedestrian-scaled signage
 - g. Site furniture, artwork, or amenities
 - h. Courtyards that organize architectural elements
 - i. Entry enhancements such as landscaping along a common pathway
 - j. Decks, balconies, and upper terraces
 - k. Play areas for children
 - l. Individual gardens
 - m. Outdoor spaces that take advantage of sunlight and views

Response:
Landscaping adjacent to the building is provided along Warren Pl., both on the site, and in the wide sidewalk area along Warren Pl. Wide sidewalk allows for greater landscaping in the sidewalk right of way.

- D-2. Enhance the building with landscaping:
Enhance the building and site with substantial landscaping - which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material. Enhancements may include:
 - a. Entries with special planting

- b. Use landscaping to make plazas and courtyards comfortable for human activity
- c. Distinctively landscape open areas created by building modulation
Provide Year-round greenery
- d. Provide opportunities for installation of civic art in the landscape

Response:
Landscaping at Warren Pl. street level allows for street furniture.

- D-3. Provide Elements that define the space
Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable "sense of place" associated with the building.
 - a. Vestiges of Belltown Heritage, preserving existing stone sidewalks, curbs
 - b. Art that relates to the established / emerging theme of that area
 - c. Install plaques or other features on the building that pay tribute to Belltown history
- D-4. Provide appropriate signage
Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and / or persons in vehicles on streets within the immediate neighborhood
 - a. Use signs on an individual storefront's awning, overhang, shop entrance, or building facade to add interest
 - b. Show creativity and individual expression in the design of signs
 - c. Use signs to help distinguish the ground level of a building from the upper levels of a building
 - d. Establish a rhythm of elements along the street-level facade

- D-5. Provide adequate lighting
To promote a sense of security for people downtown during night time hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture,

- landscaped areas, and signage
- a. Illuminate distinctive features of the building, entries, signage, canopies, and areas of architectural detail, and interest
- b. Install lighting in display windows that spills onto and illuminates the sidewalk
- c. Orient outside lighting to minimize glare within the public right-of-way

Response:
The building will have planters and pavers that will step down the street adjacent to the entries along Warren Ave, providing a green base for the building. There will also be an open loading area at the self-storage space with paving and landscaping that will visually open up the alley and enhance the building.

Belltown is characterized by its unique, diverse, buildings and developments. To maintain this aspect onto our site, the overhanging building mass and curved base level will create a distinctive street experience and "sense of place."

- D-6. Design for Personal Safety and Security
Design the building and site to promote the feeling of personal safety and security in the immediate area.

Response:
Lighting and clear lines of site into the residential lobby and commercial entries will create a sense of security and safety.

E VEHICULAR ACCESS + PARKING

MINIMIZING THE ADVERSE IMPACTS

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

E-1. Minimize curb cut impacts

Where street access is deemed appropriate, one or more of the following design approaches should be considered for the safety and comfort of pedestrians:

- a. Minimize the number of curb cuts and locate them away from street intersections
- b. Minimize the width of the curb cut, driveway, and garage opening
- c. Provide specialty paving where the driveway crosses the sidewalk
- d. Share the driveway with an adjacent property owner
- e. Locate the driveway to be visually less dominant
- f. Enhance the garage opening with specialty lighting, artwork, or materials having distinctive texture, pattern, or color
- g. Provide sufficient queuing space on site

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

Parking Structure Entrances

- i. Enhance the pedestrian entry to reduce the relative importance of the garage entry
- j. Recess the garage entry portion of the facade or extend portions of the structure over the garage entry to help conceal it
- k. Emphasize other facade elements to reduce the visual prominence of the garage entry
- l. Use landscaping or artwork to soften the appearance of the garage entry from the street

- m. Locate the garage entry where the topography of the site can help conceal it

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

- a. Plan service areas for less visible locations on the site, such as off the alley
- b. Screen service areas to be less visible
- c. Use durable screening materials that complement the building
- d. Incorporate landscaping to make the screen more effective
- e. Locate the opening to the service area away from the sidewalk

Response:

There are no garaged parking spaces. A small loading area for the self-storage use is located at the West end of the alley. The loading area connects to the self-storage office and elevator. Paving, glazing, and additional facade treatment at this location will tie the space to the sidewalk and enhance the pedestrian experience.

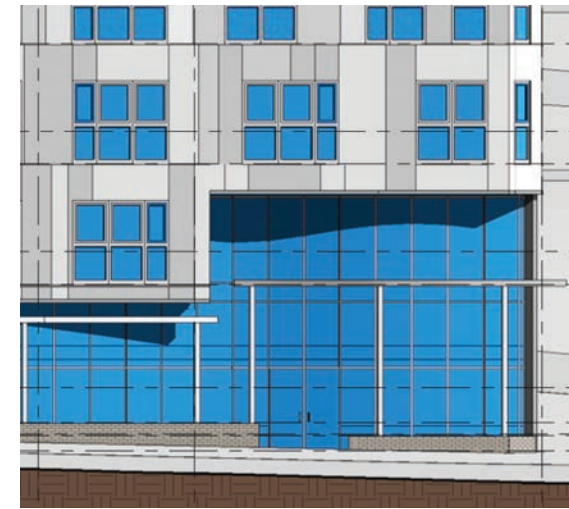
Service areas will be located via alley way and screened away from Warren Ave by providing landscaping features such as planters, benches, seating areas as separators.



Warren Pl. (looking E)



Warren P. (looking NE)



Residential Lobby Entry



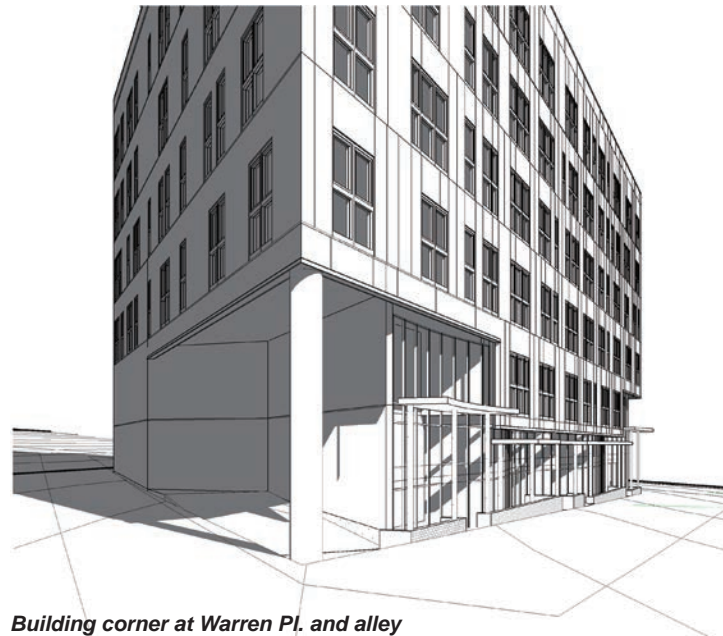
Window/Panel pattern



Building corner at Warren Pl. and 1st Ave.



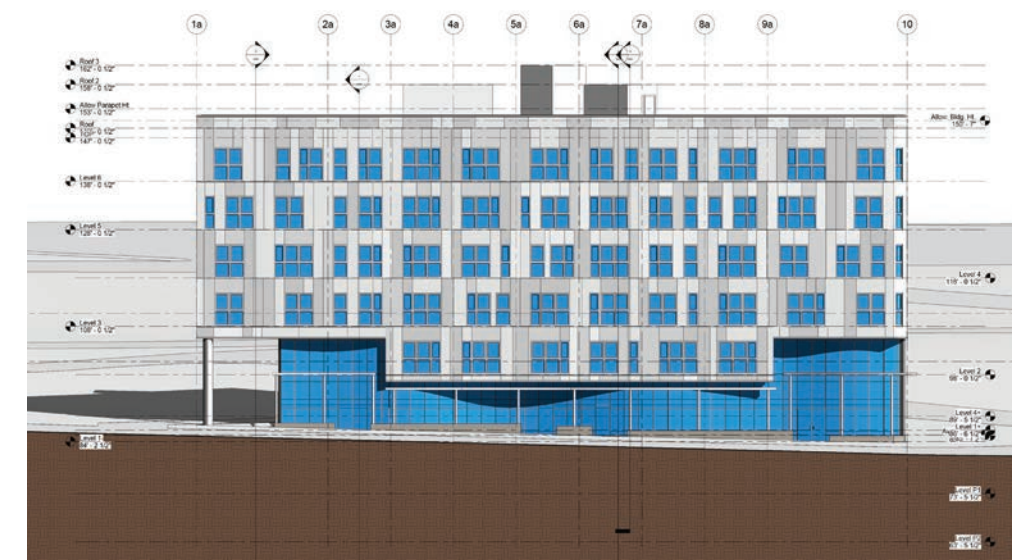
Building corner at Warren Pl. and alley



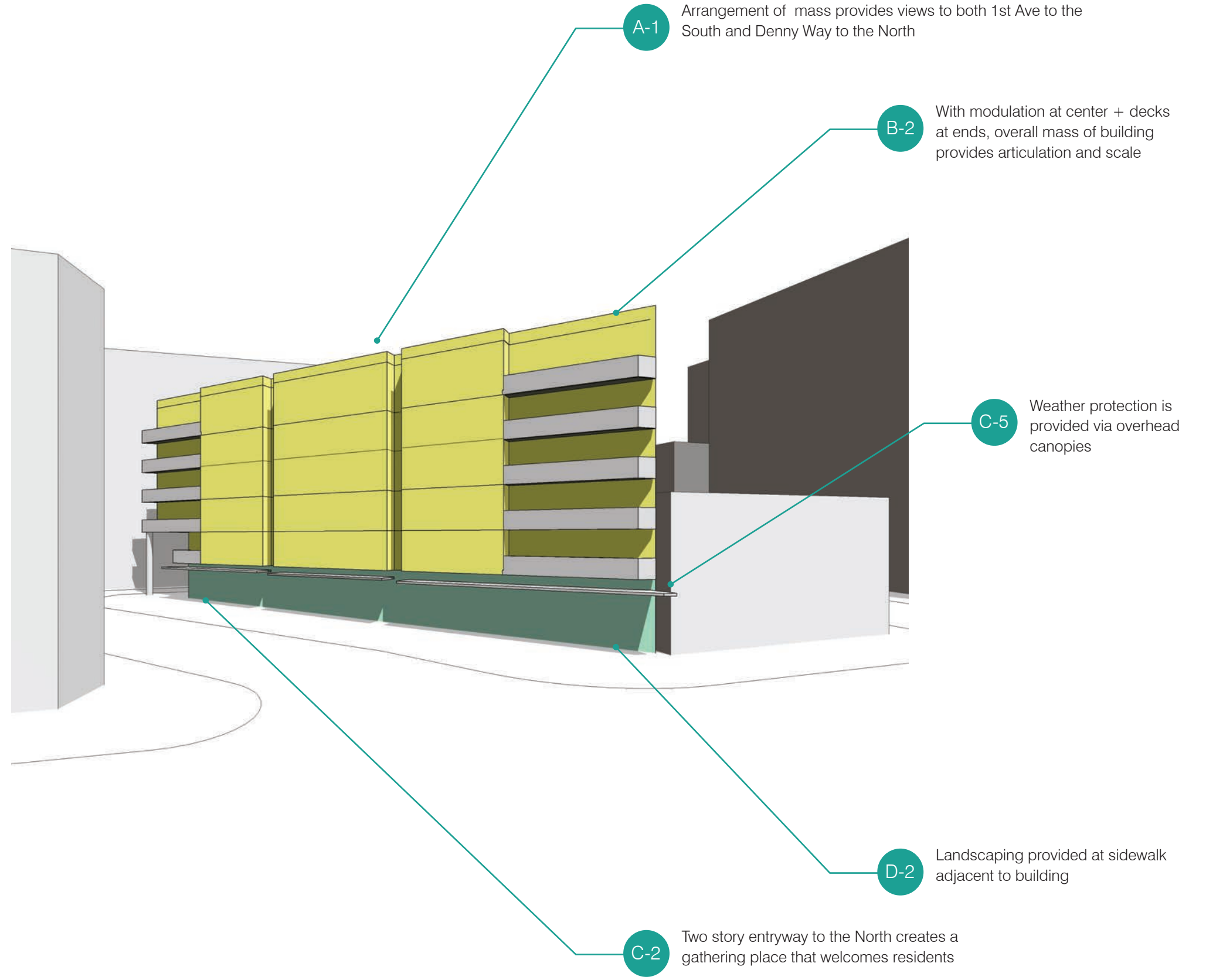
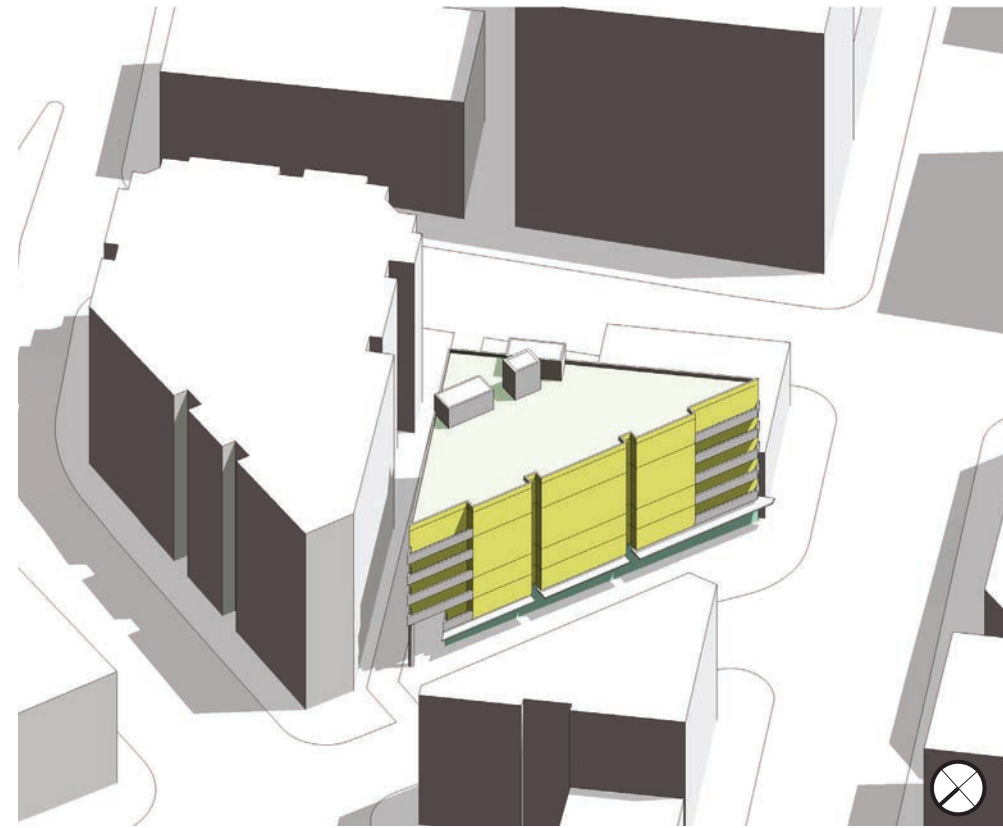
Building corner at Warren Pl. and alley



Warren Pl. (looking SW)



Warren Pl. (West) Facade



Alternative A

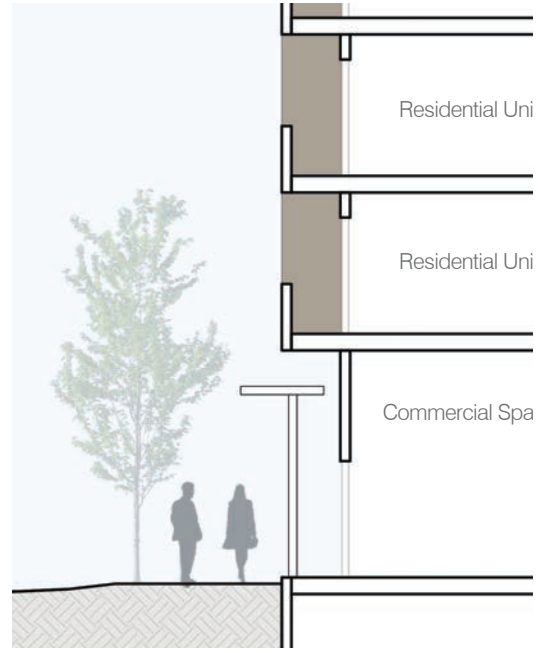
Basement & 6 stories + Roof Amenity	
Unit Count	48
Storage	10,819 sf
Total Floor Area	41,329 sf
Total Residential Floor Area	19,989.6 sf
Total Commercial	12,597.1 sf
Self-Storage	10,819.1 sf
Retail / Office	1,778 sf
FAR Proposed	N / A
FAR allowed	N / A
Amenity Area Provided	1,026 sf
Amenity Area Required	999 sf

Pros:

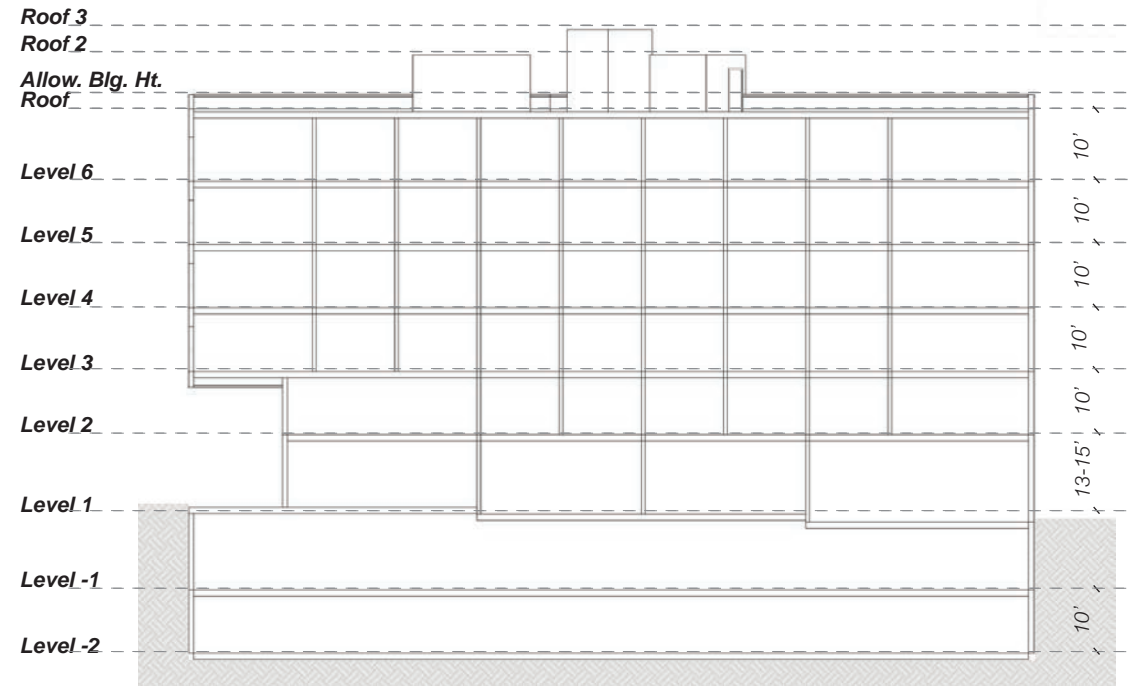
- Balconies available on North and South Corners

Cons:

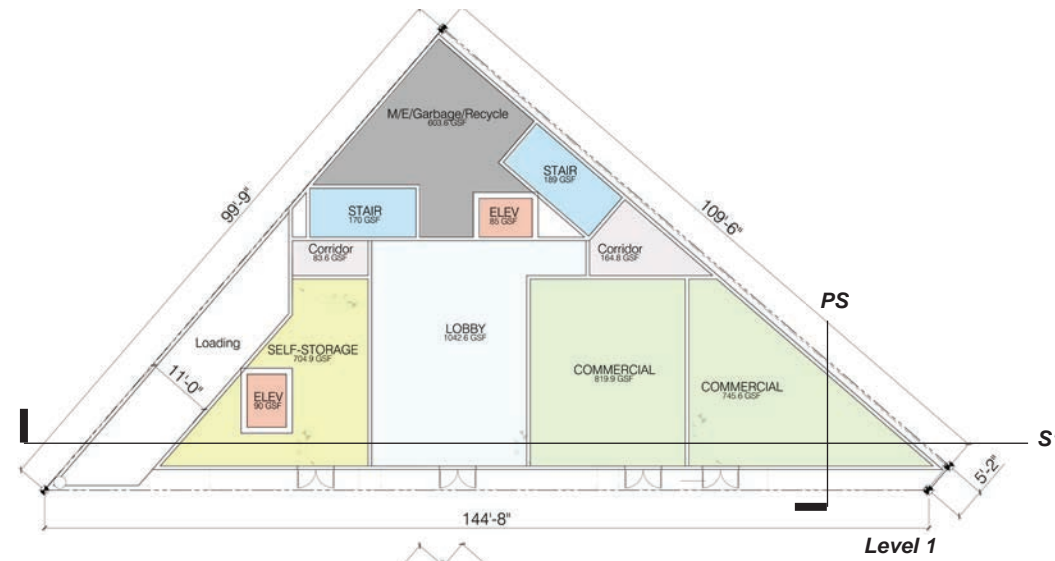
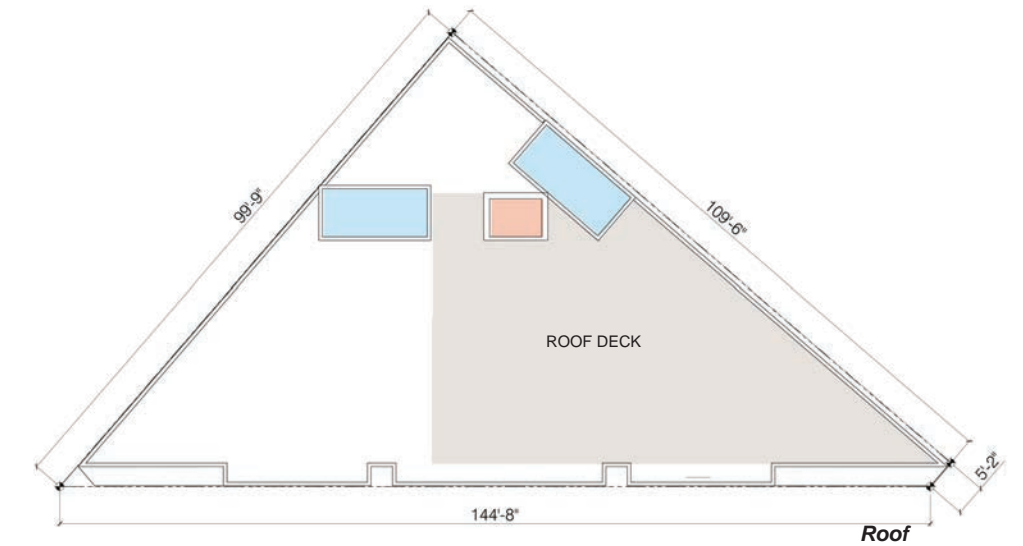
- Smaller corner residential units due to balconies
- Smallest Residential gsf



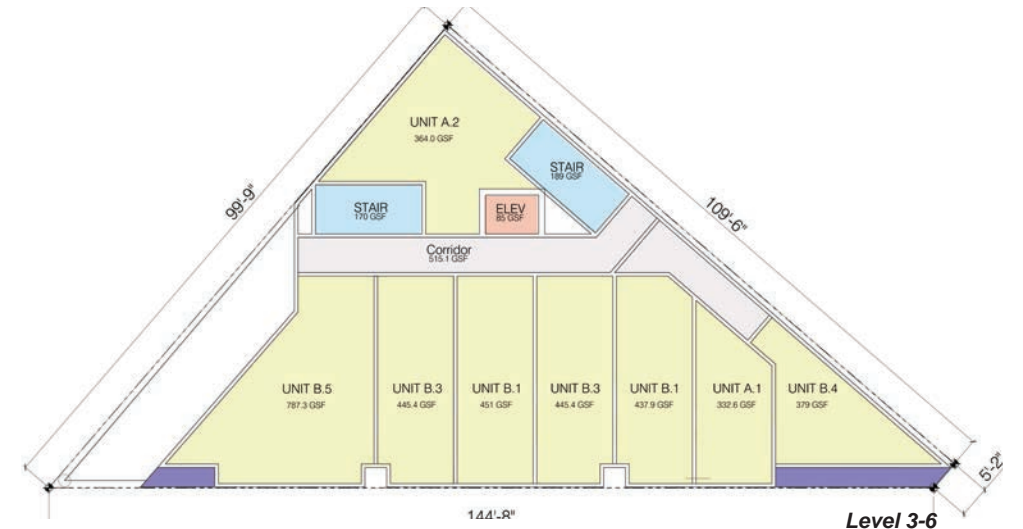
Partial Section - Entry/Canopy



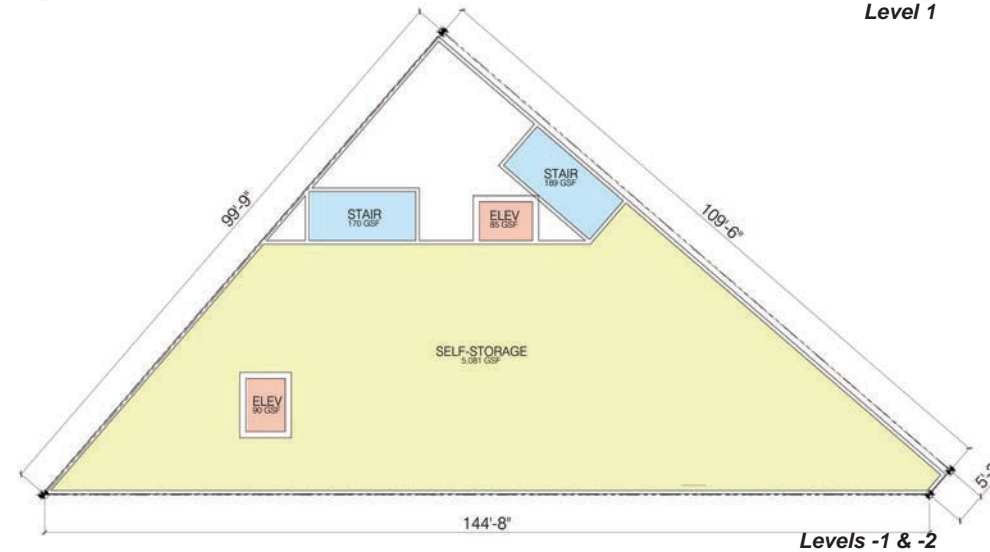
Section 1



Level 1



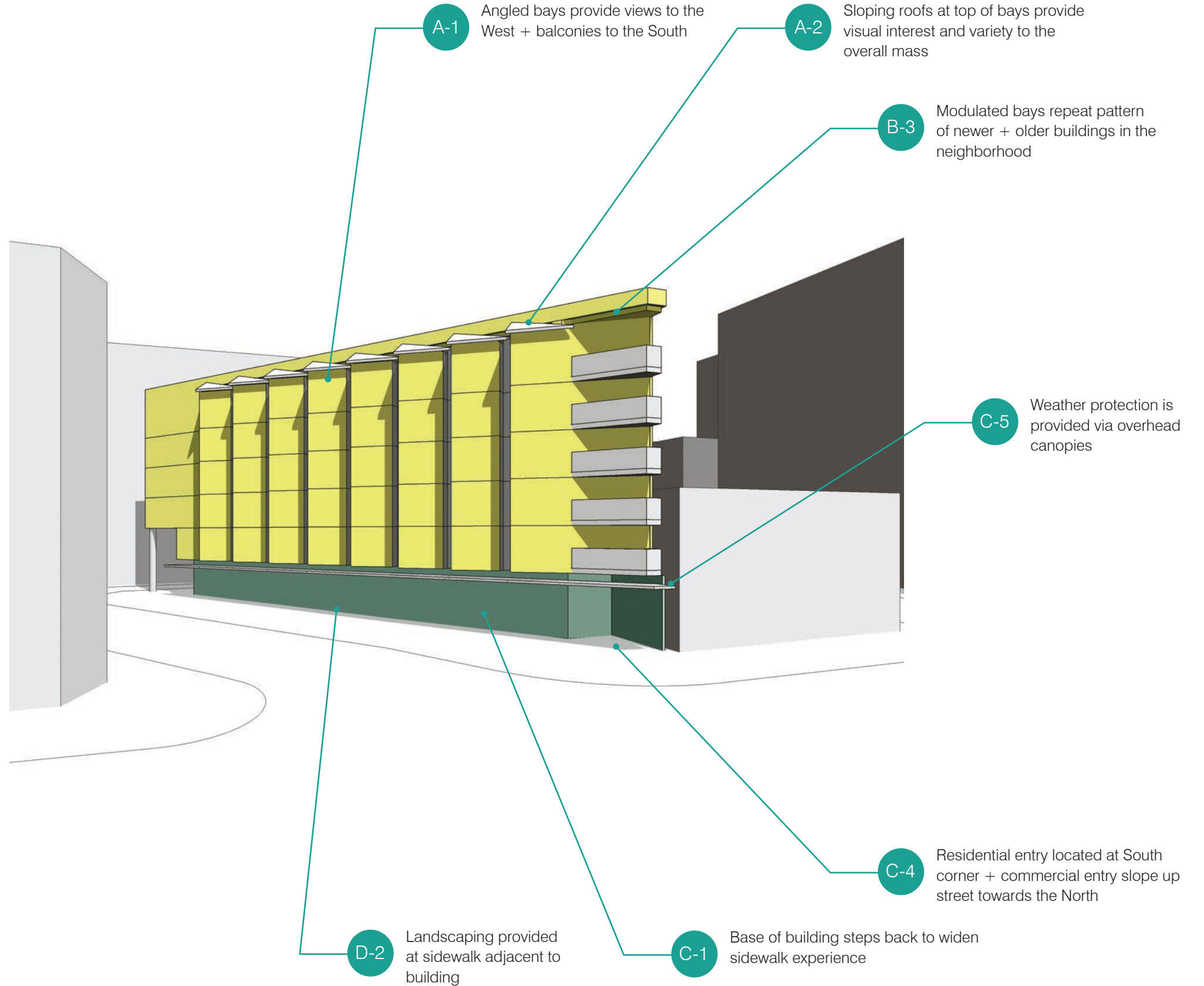
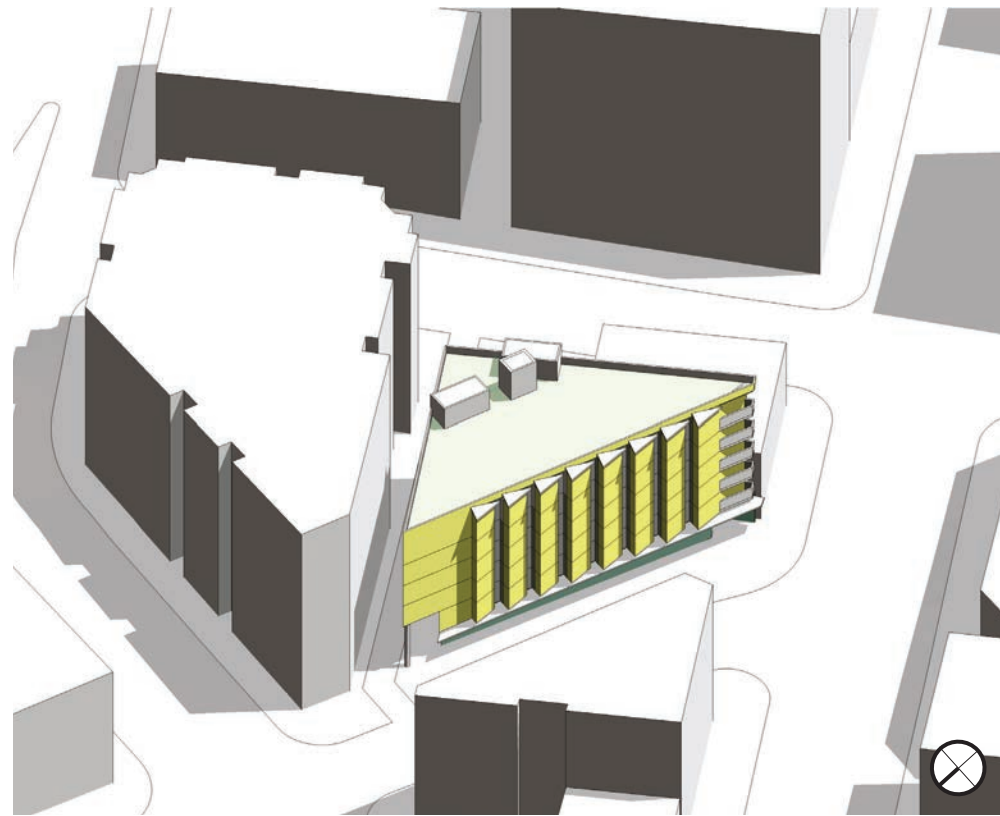
Level 3-6



Levels -1 & -2



Level 2



Alternative B

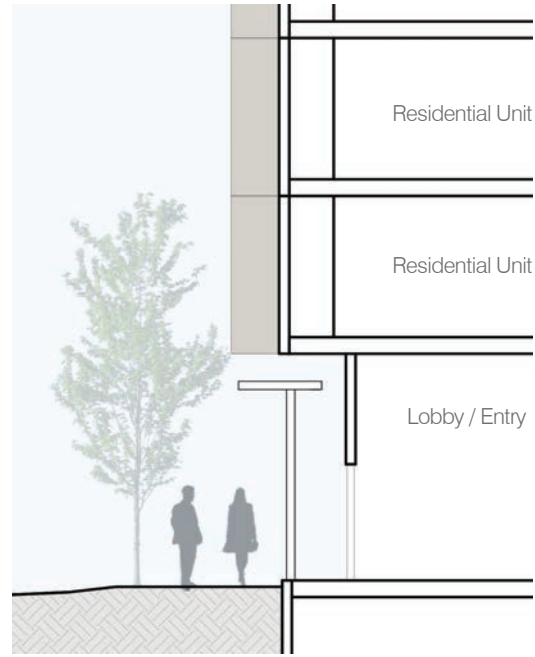
Basement & 6 stories + Roof Amenity	
Unit Count	48
Storage	10,921 sf
Total Floor Area	42,050 sf
Total Residential Floor Area	20,869.3 sf
Total Commercial	12,507 sf
Self-Storage	10,921 sf
Retail / Office	1,586 sf
FAR Proposed	N / A
FAR allowed	N / A
Amenity Area Provided	1,026 sf
Amenity Area Required	1,043 sf

Pros:

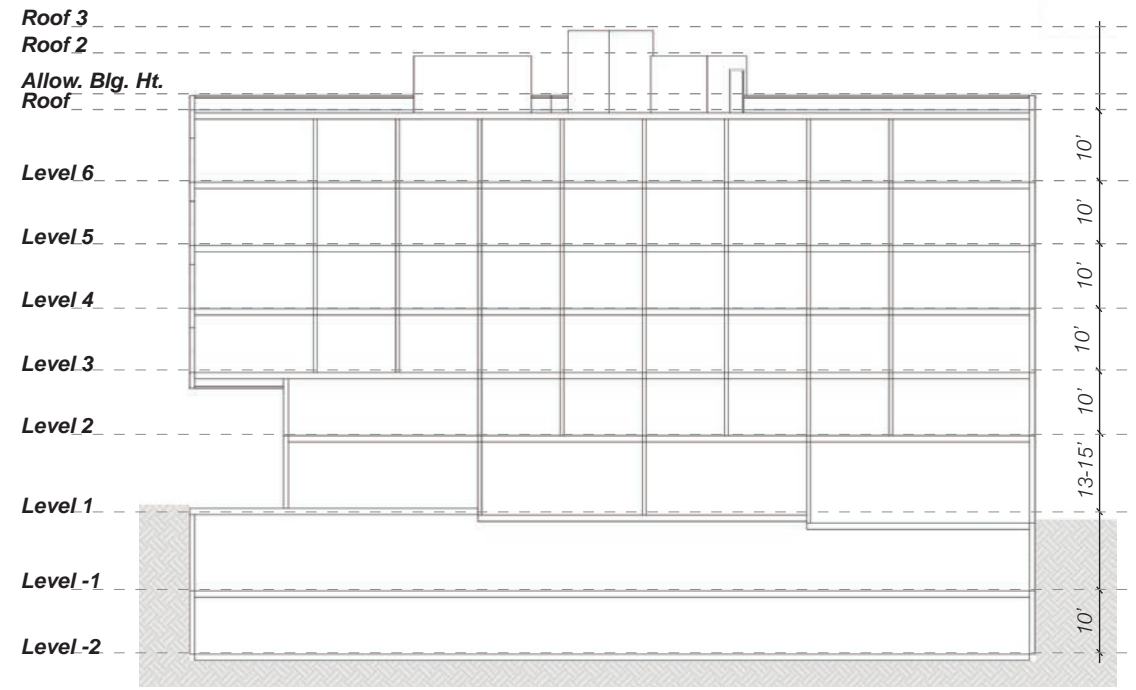
- Balconies on the north side
- Larger residential units due to the window treatment
- Largest Residential gsf
- Entrance to the 1st Ave - matches the entrance of historical building across the street

Cons:

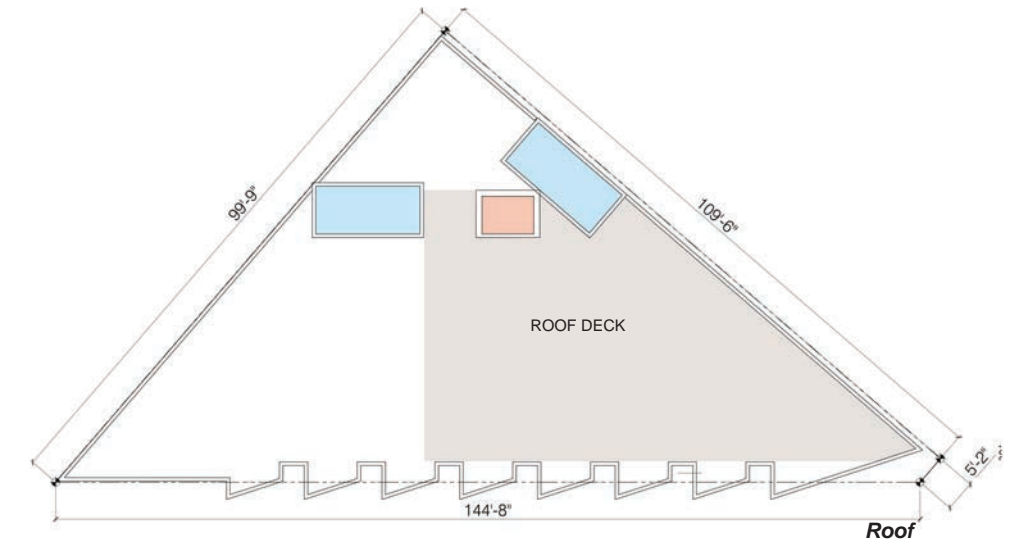
- Smallest commercial gsf



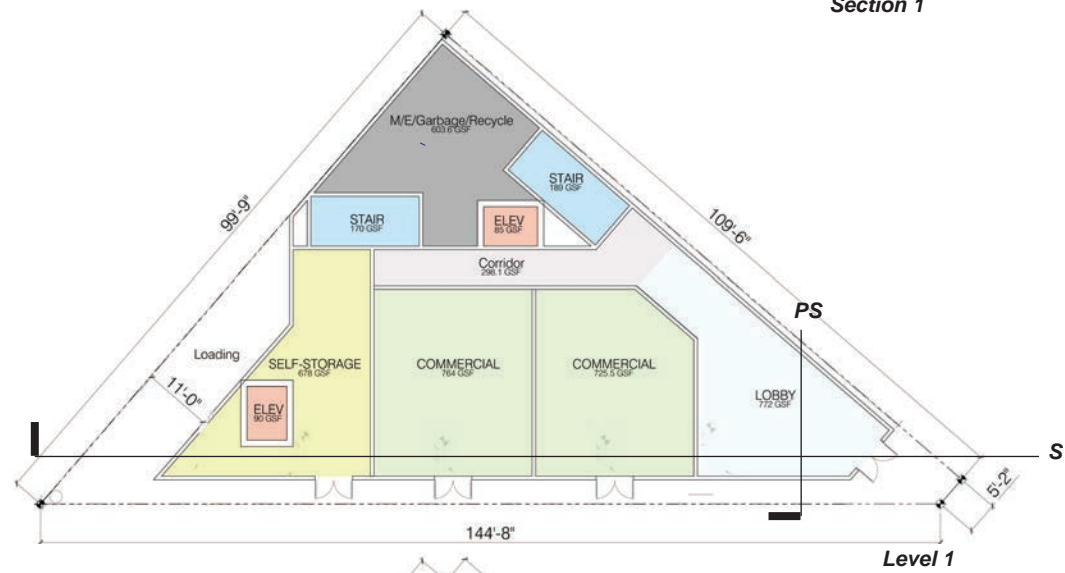
Partial Section - Entry/Canopy



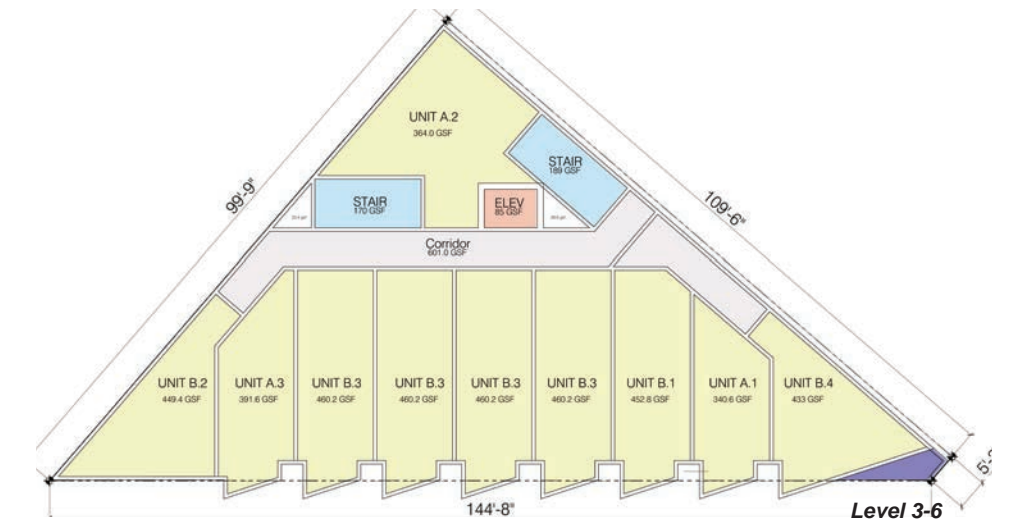
Section 1



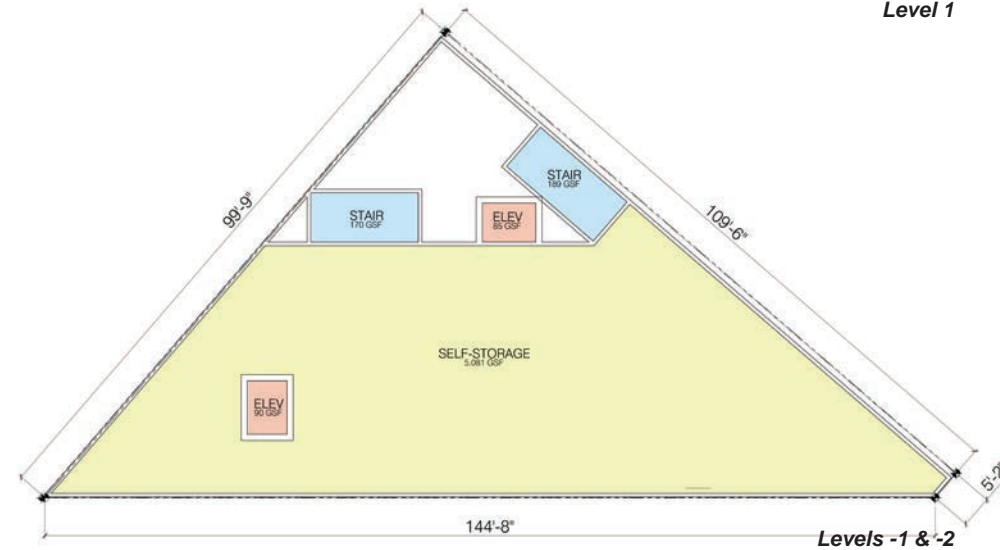
Roof



Level 1



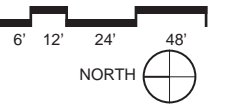
Level 3-6

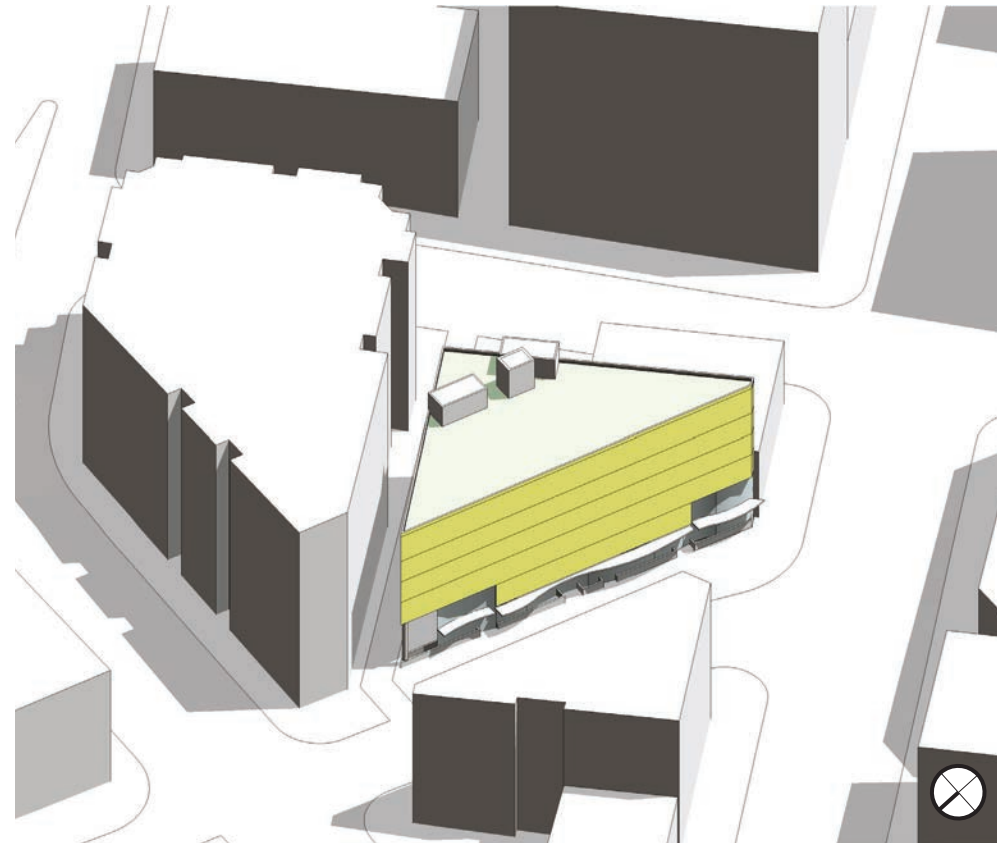


Levels -1 & -2



Level 2





Alternative C (Preferred)

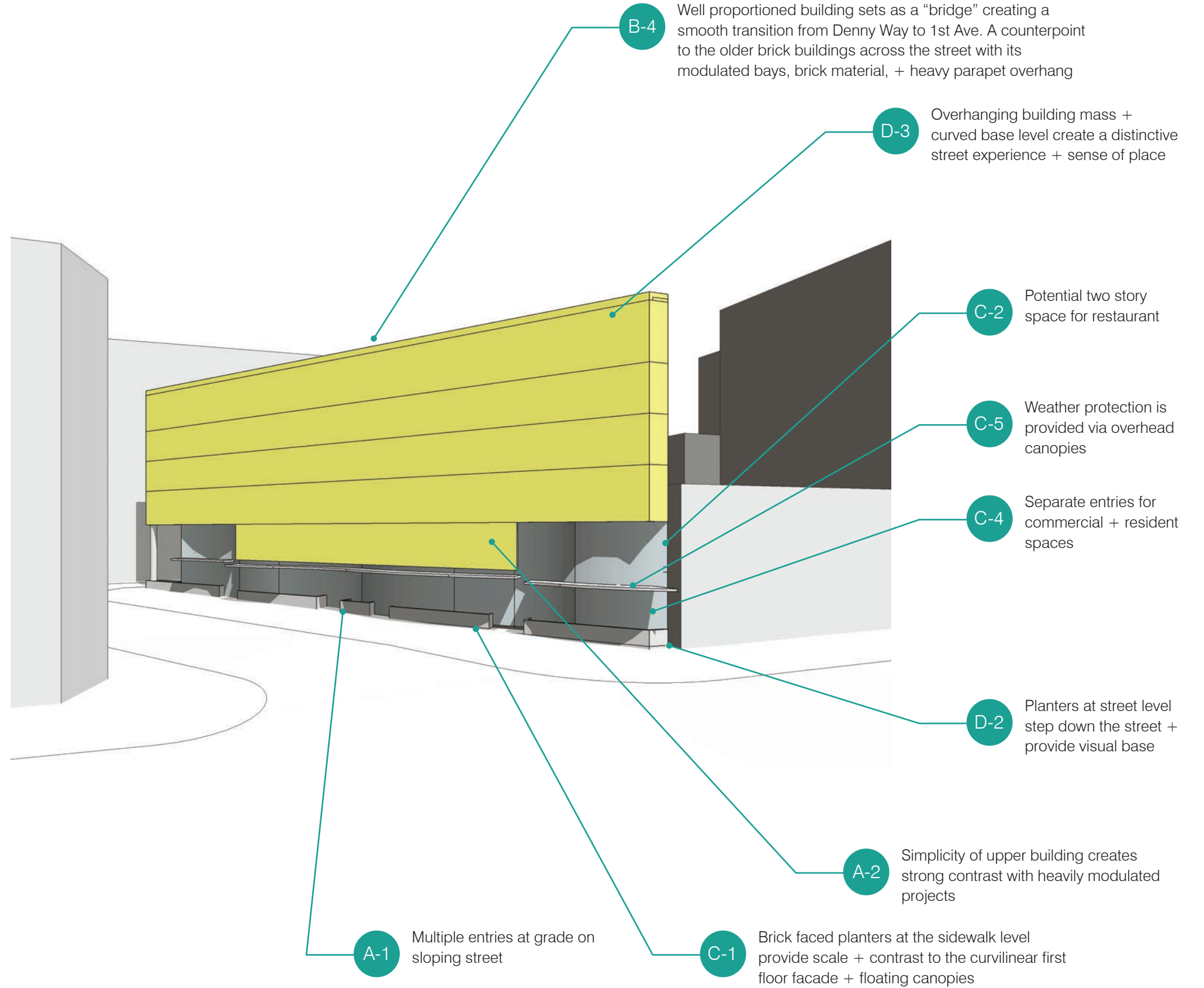
Basement & 6 stories + Roof Amenity	
Unit Count	48
Storage	10,927 sf
Total Floor Area	41,964 sf
Total Residential Floor Area	20,522.9 sf
Total Commercial	12,385.25 sf
Self-Storage	10,927.7 sf
Retail / Office	1,456.55 sf
FAR Proposed	N / A
FAR allowed	N / A
Amenity Area Provided	1,026 sf
Amenity Area Required	1,026 sf

Pros:

- Most amenity space
- Aesthetically pleasing on the pedestrian level due to the unique geometries

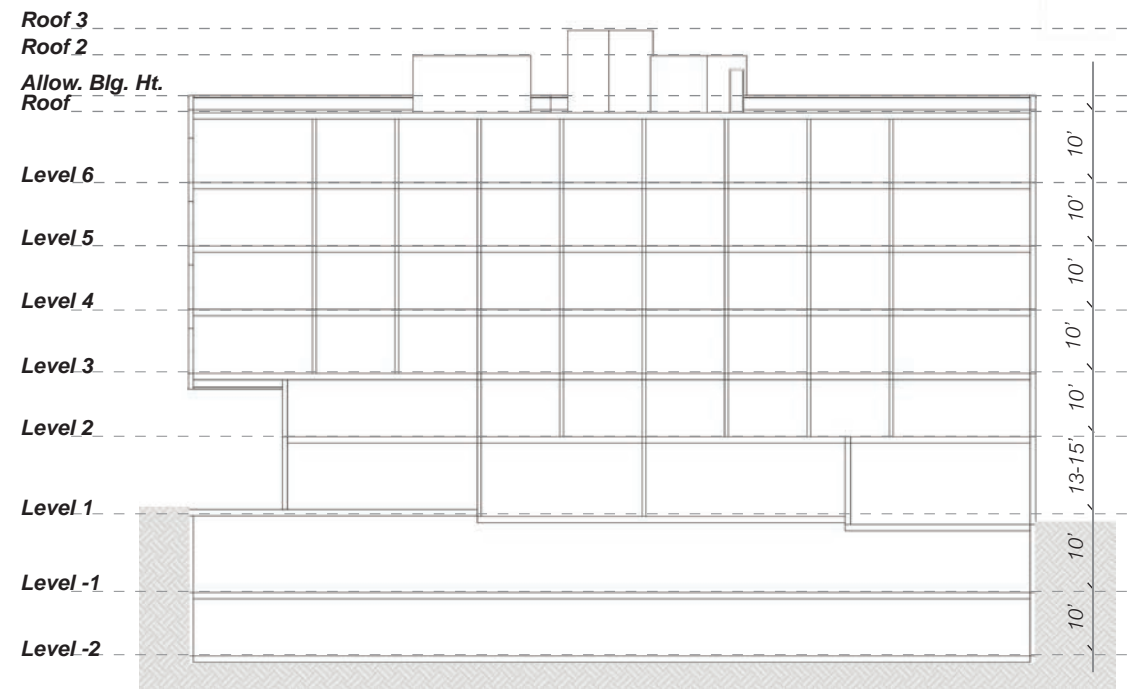
Cons:

- No balconies

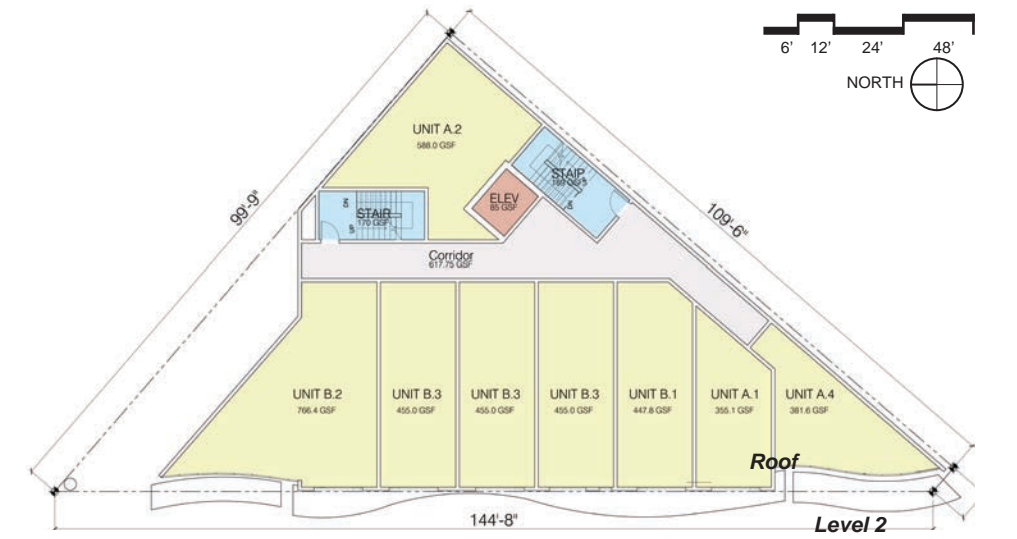
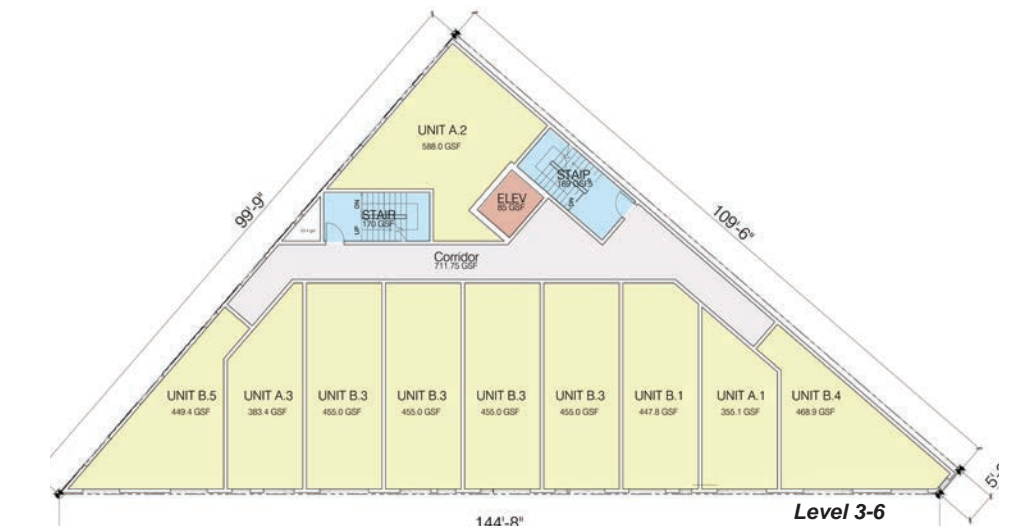
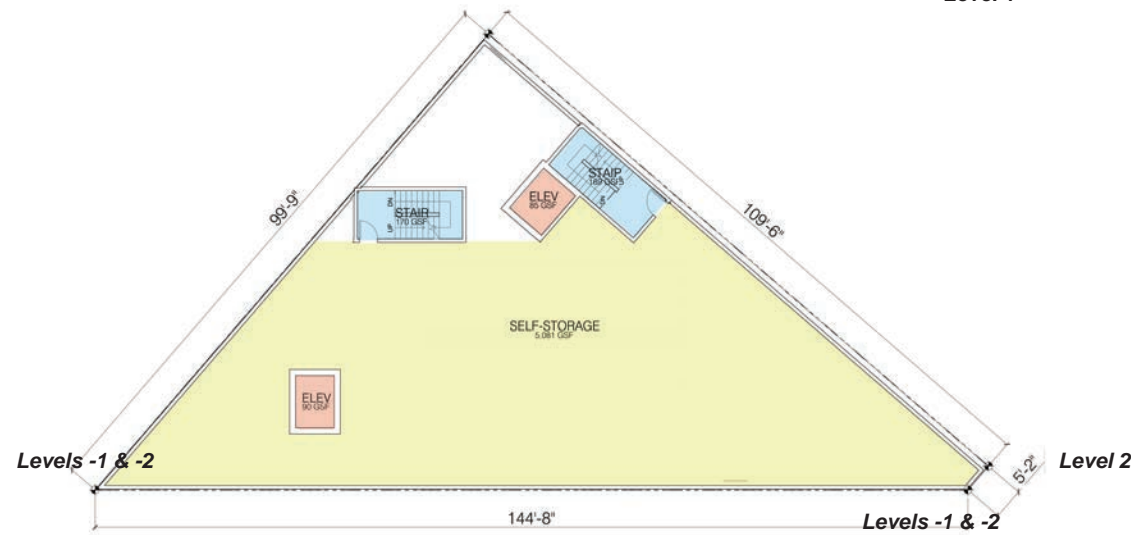
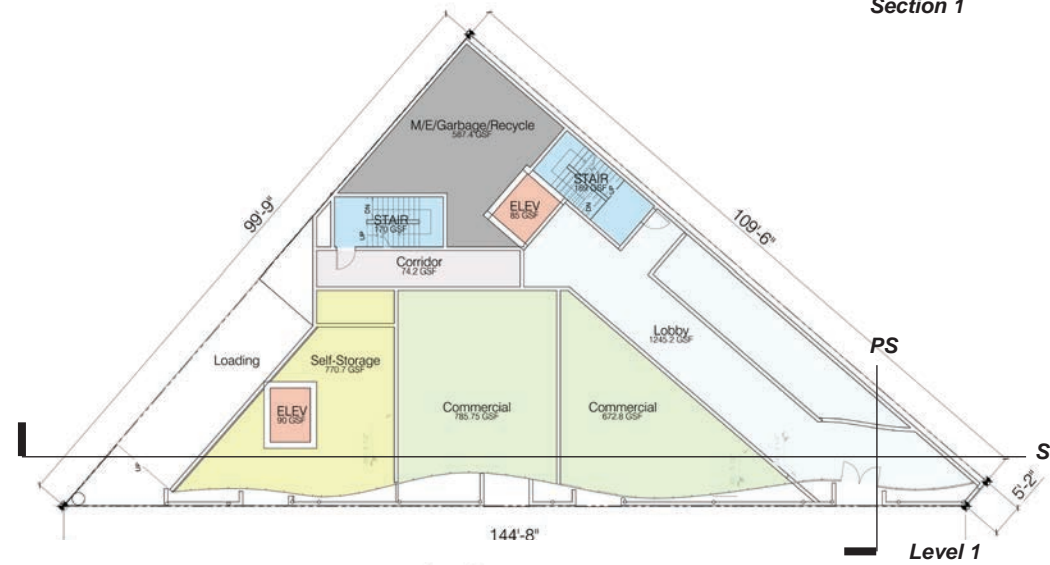
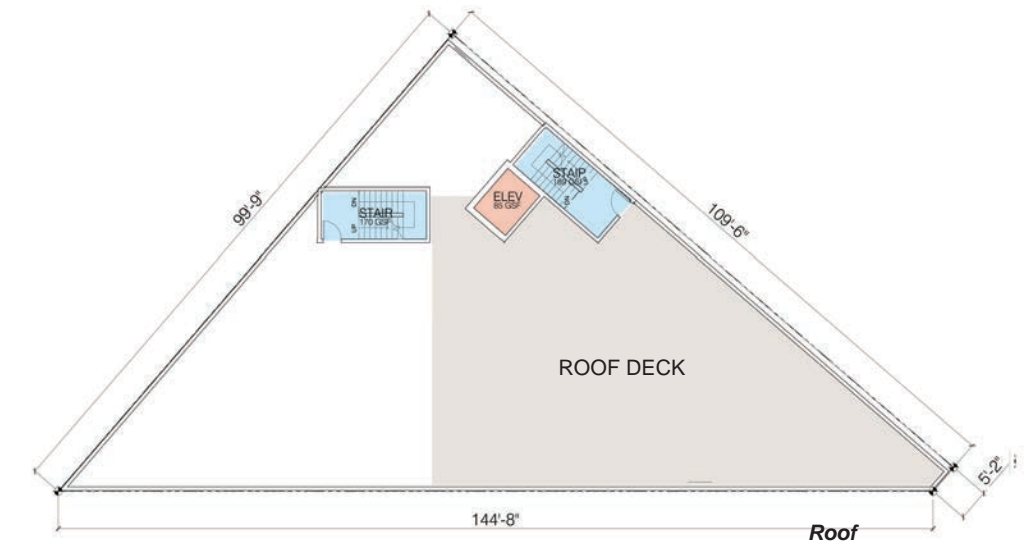




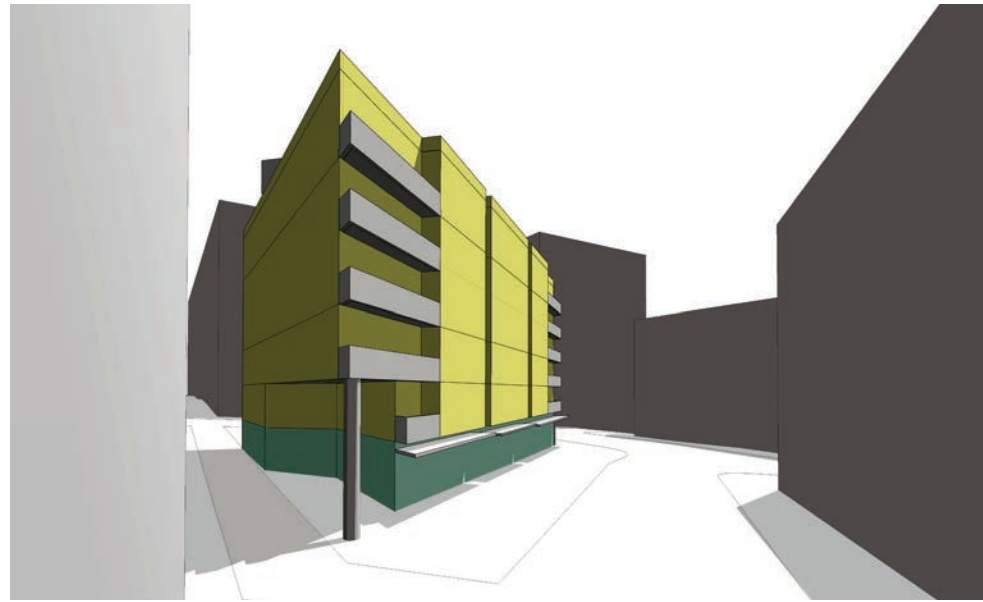
Partial Section - Entry/Canopy



Section 1

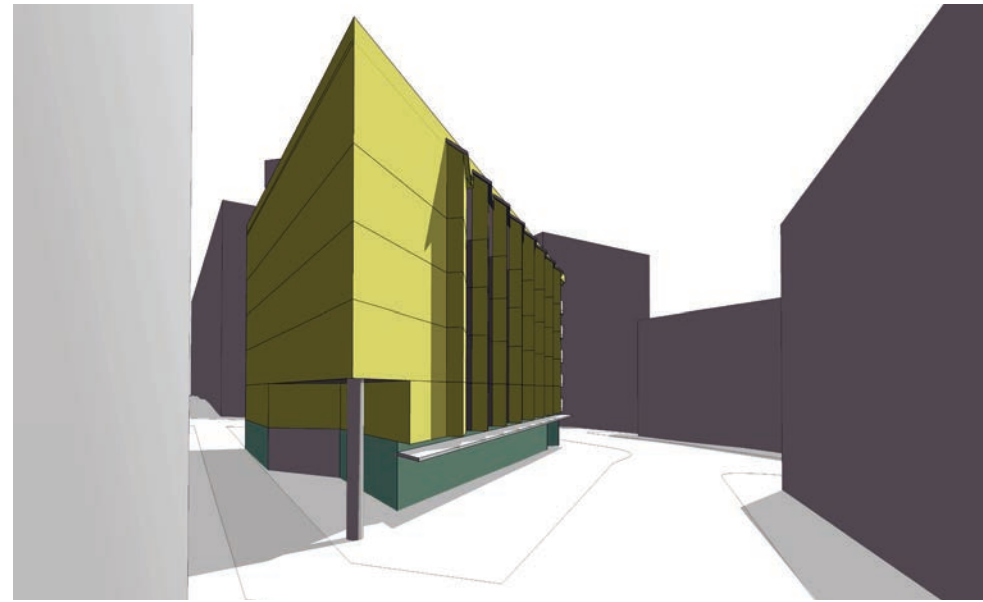


Alternate 1



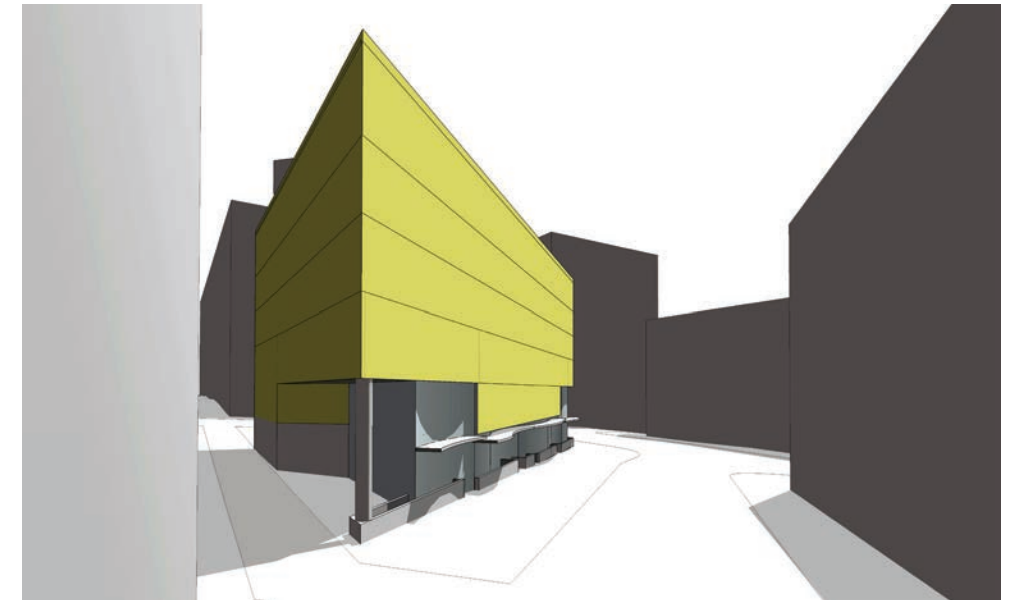
Street View on Warren Place, looking Southeast

Alternate 2



Street View on Warren Place, looking Southeast

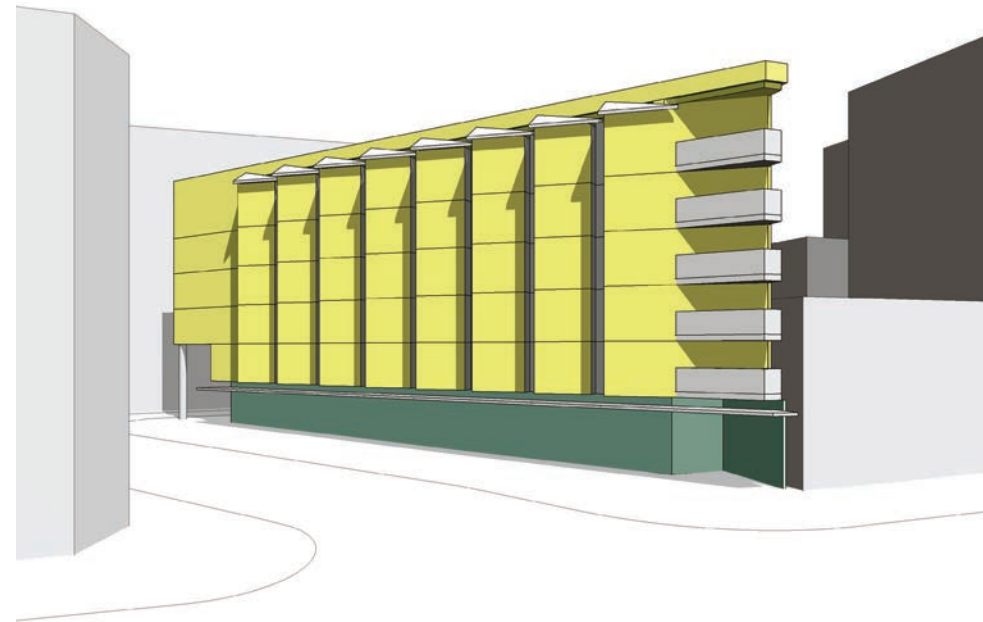
Alternate 3 (Preferred)



Street View on Warren Place, looking Southeast



Street View on 1st Avenue, looking Northeast



Street View on 1st Avenue, looking Northeast



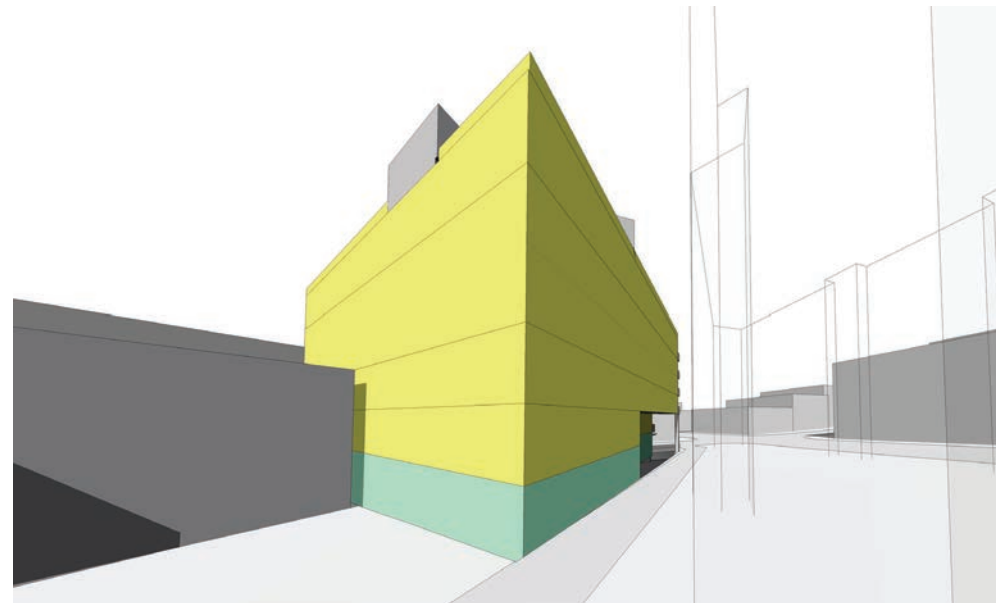
Street View on 1st Avenue, looking Northeast

The facade of the ground floor is relatively plain. It is set back allowing for the wider sidewalk. The entrance into the lobby is located in the front of the building.

The facade of the ground floor is relatively plain. It is set back allowing for the wider sidewalk. The entrance into the lobby is located from the south side immediately facing the 1st Ave.

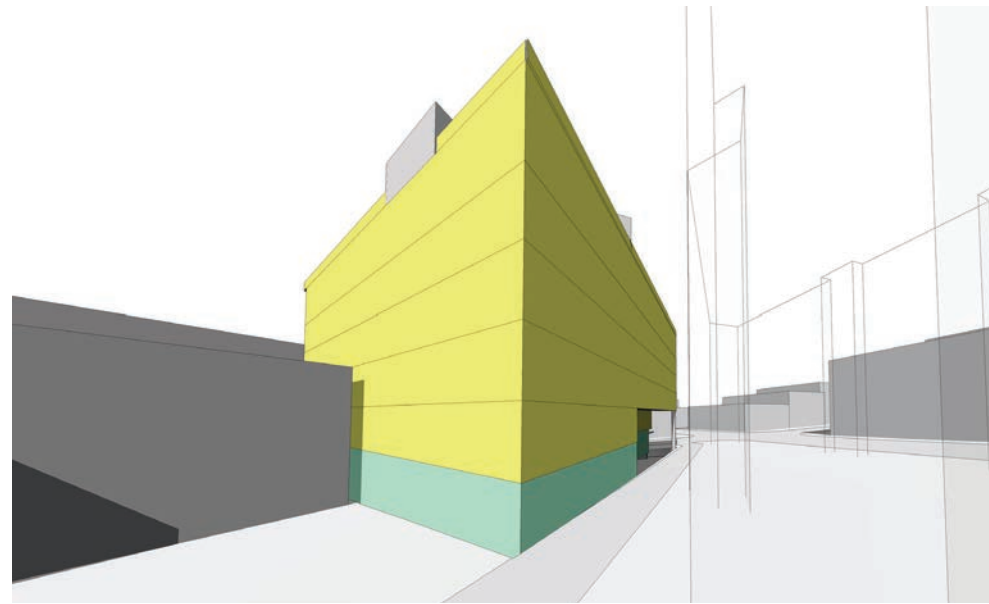
The curved front facade on the ground level provides more friendly pedestrian friendly atmosphere in front of the building. The ground level is also set back allowing for a wider sidewalk. The entrance is located in the front of the building

Alternate 1



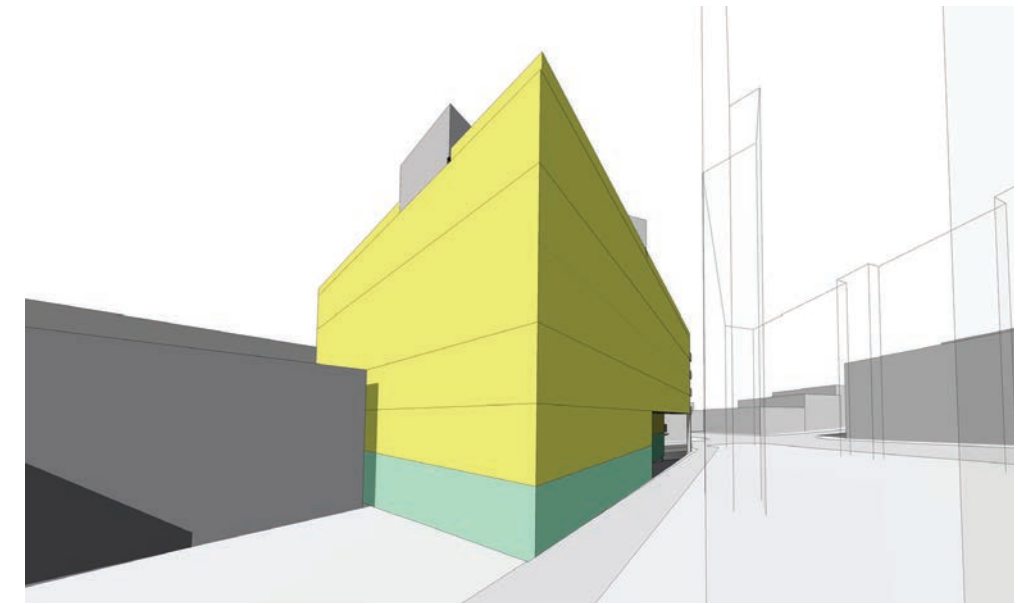
Alley View, looking West

Alternate 2

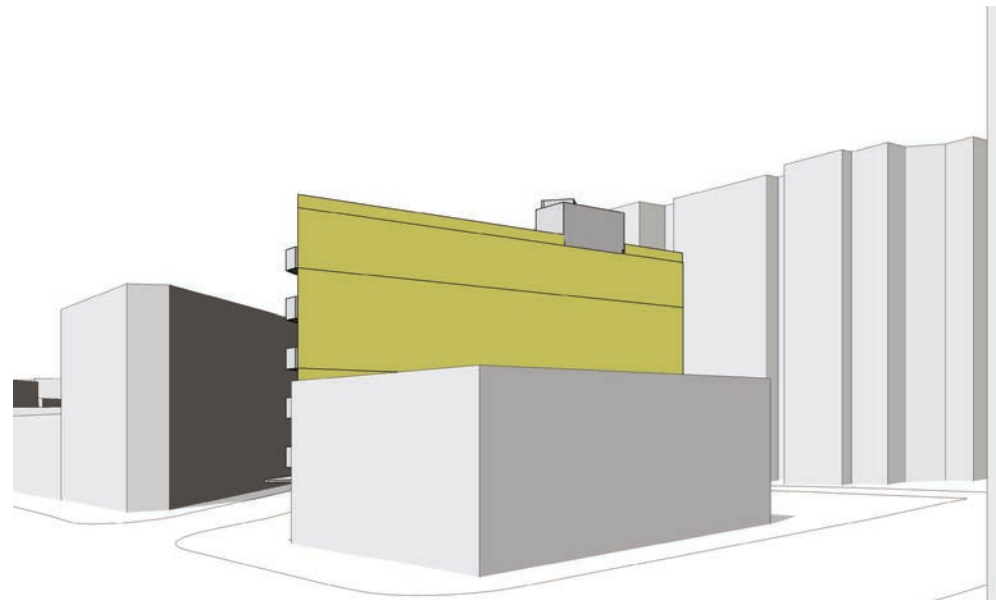


Alley View, looking West

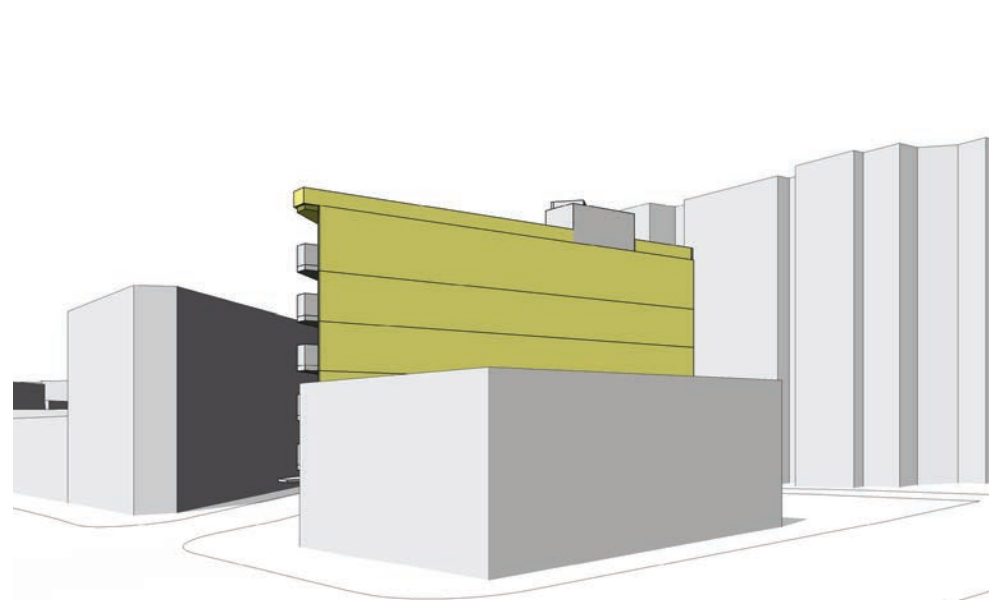
Alternate 3 (Preferred)



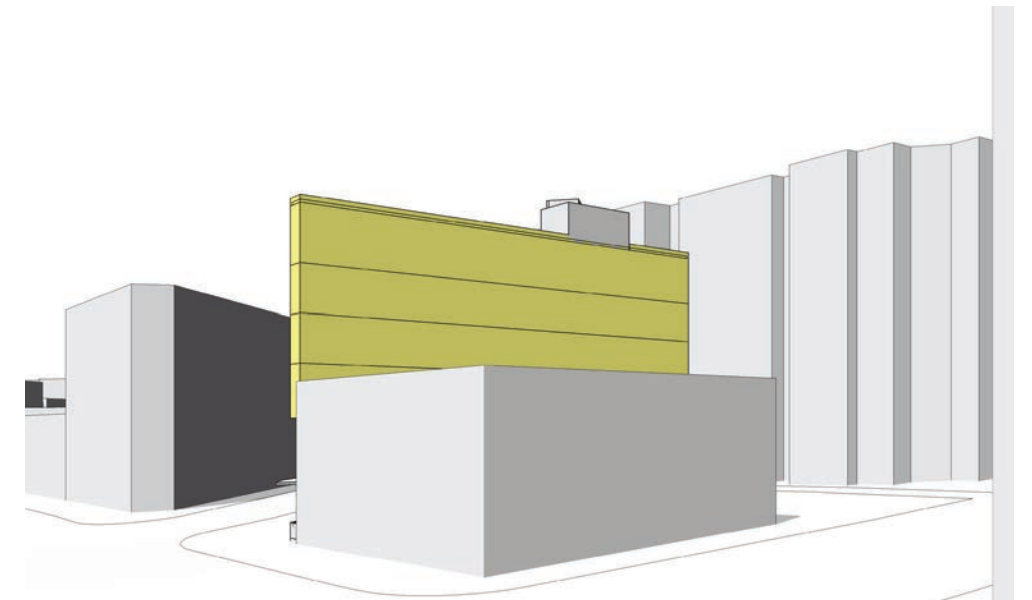
Street View on Eagle Street, looking Southwest



Street View on 1st Avenue, looking North



Street View on 1st Avenue, looking North



Street View on 1st Avenue, looking North

The east side of the proposed alternates is intentionally left plain due to the proximity of the adjacent sites and existing buildings.

Standard Departures

None requested.