



1915 THIRD AVENUE

SEATTLE, WA 98101

EARLY DESIGN GUIDANCE

SDCI #3023025

FEBRUARY 16, 2016

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PROJECT INTRODUCTION

Site Address: 1915 3rd Avenue, Seattle WA 98101
 DPD Project #: 3023025
 Parcel #: 1947720-1055
 Site Area: 6,480 SF
 Overlay Designation: Belltown Urban Center Village
 Parking Requirement: No Parking Required
 Legal description: DENNYS A A 6TH ADD LESS ST TGW 2065 SQ. FT OF DEVELOPMENT RIGHTS TRANSFERRED FROM PCL NO 1975780-0525 UNDER REC NO 200205310000523

DEVELOPMENT STATISTICS

Zoning: DMC 240/290-400
 Building Height: 185'
 Lot Size: 6,480 SF
 FAR: 5 + 2 (incentives) = 7
 Allowable FAR: 45,360 SF
 Proposed FAR: 45,114 SF
 Hotel Rooms: 104 Rooms
 Residential Units: 44 Units
 Parking: No parking provided

CONTACTS

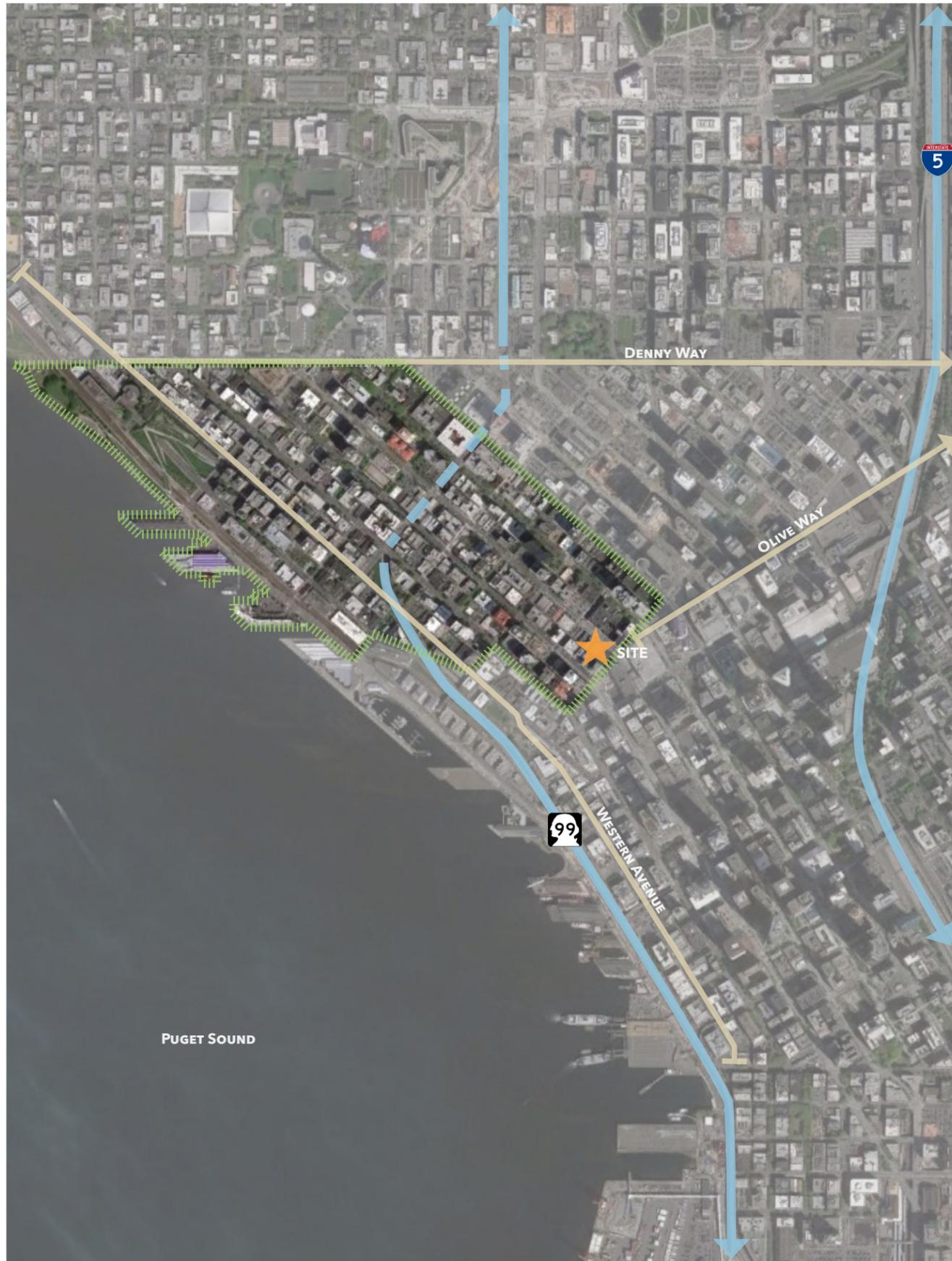
ARCHITECT:

Third Place Design Co-operative
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OWNER:

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DEVELOPMENT OBJECTIVES

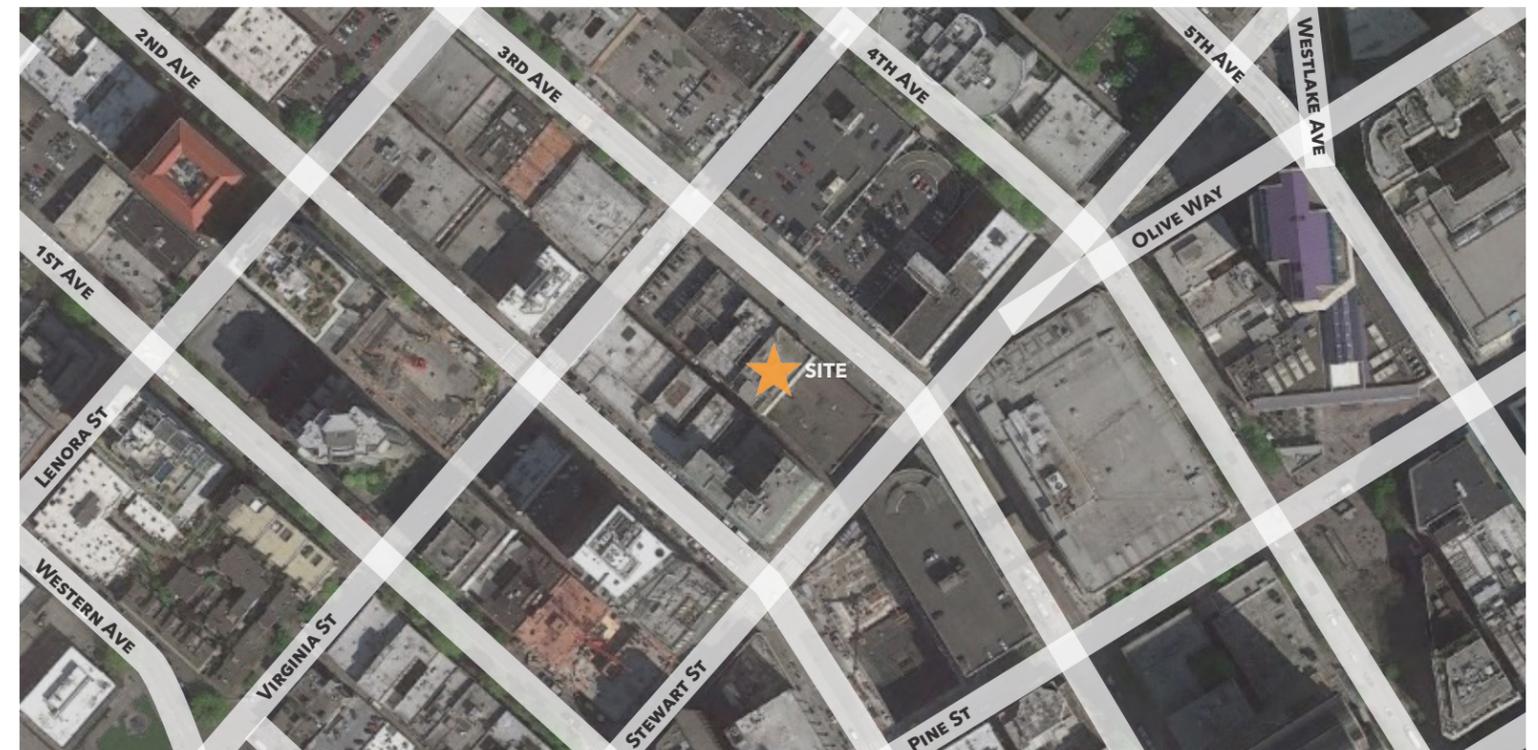
The proposed development will utilize the existing 1920's façade and shell and through adaptive reuse, will transform the current interiors comprised of self-storage units, to 6 floors of hotel, with 8 floors added above the existing structure to include both hotel and residential uses. The ground floor will be designed to accommodate a restaurant space, spacious hotel lobby, a bar, and a coffee shop along the street frontage. The existing floor below grade will also be revised to house all the hotel back of house functions and a few meeting spaces for use by residents and community.

The project will help fulfill the growing need for both housing and hotel uses in the Belltown/Downtown core of Seattle and because it is located on a major transit corridor (3rd Avenue), no parking is required nor will any be provided. By keeping the existing 6 story 1920's structure, the project's primary goal is to create a unified street level experience with the surrounding historical structures while creating a seamless addition of the upper 8 floors with an elegant transition from old to new.

SITE CONTEXT

The site is located at 1915 3rd Avenue, mid-block on 3rd avenue in the Belltown core of Downtown Seattle. It is zoned DMC 240/290-400 and is within the Belltown Urban Center Village. The site is within walking to all of the major downtown amenities including the Pike's Place Market, West Lake Center and the Monorail.

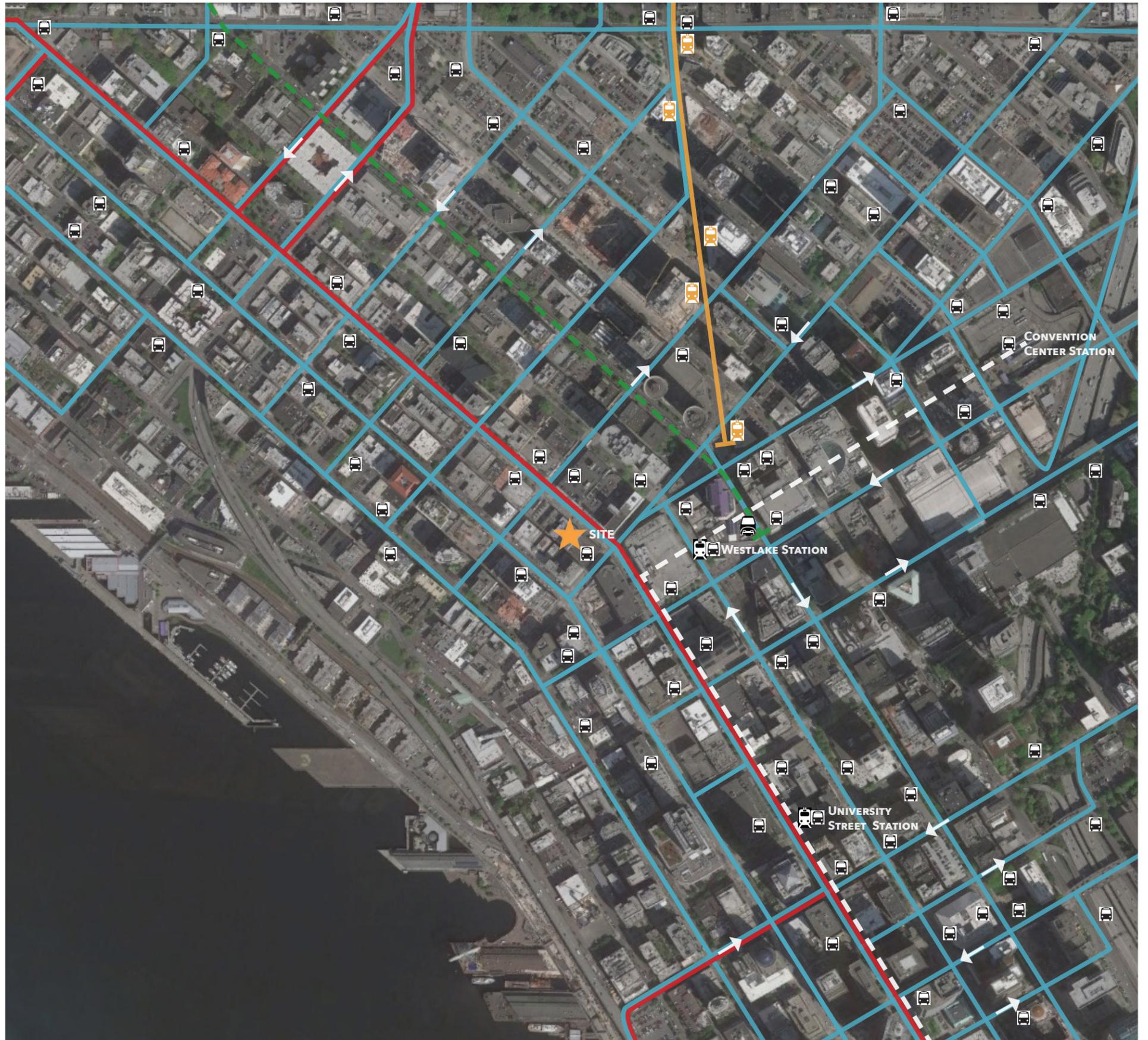
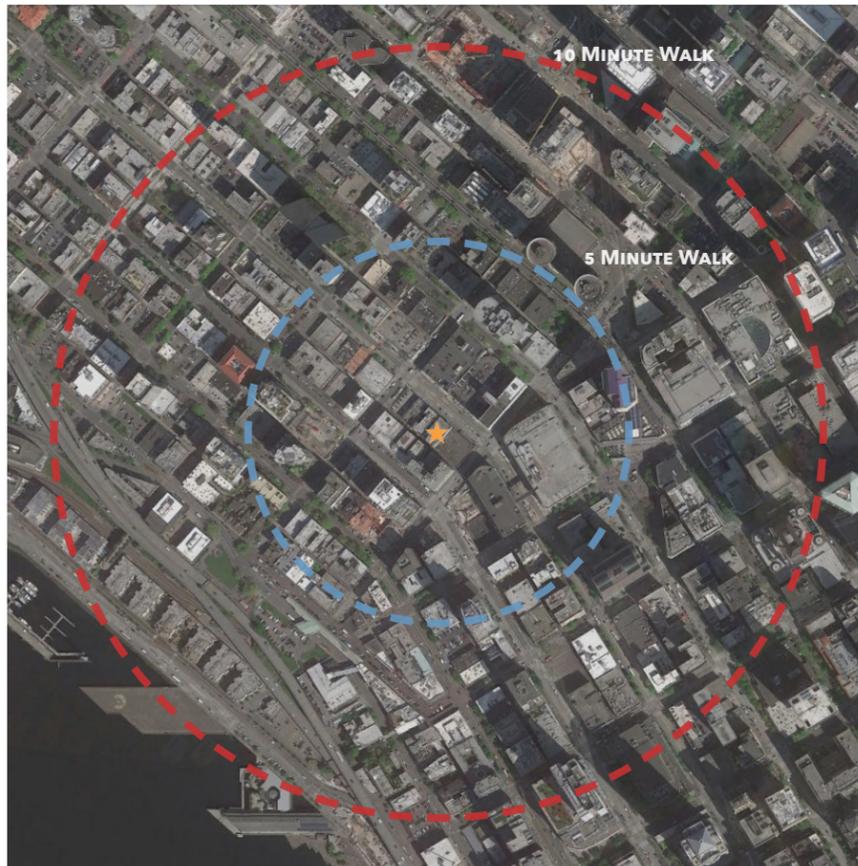
The surrounding buildings include a variety of uses and heights ranging from two story retail spaces, multi story parking structures, and several other mixed use projects providing both housing and retail spaces for a very active streetscape experience. When completed, the project will be approximately the same height as the building across the alley with views of Mt. Rainier and the Puget Sound.



URBAN CONTEXT: TRANSIT

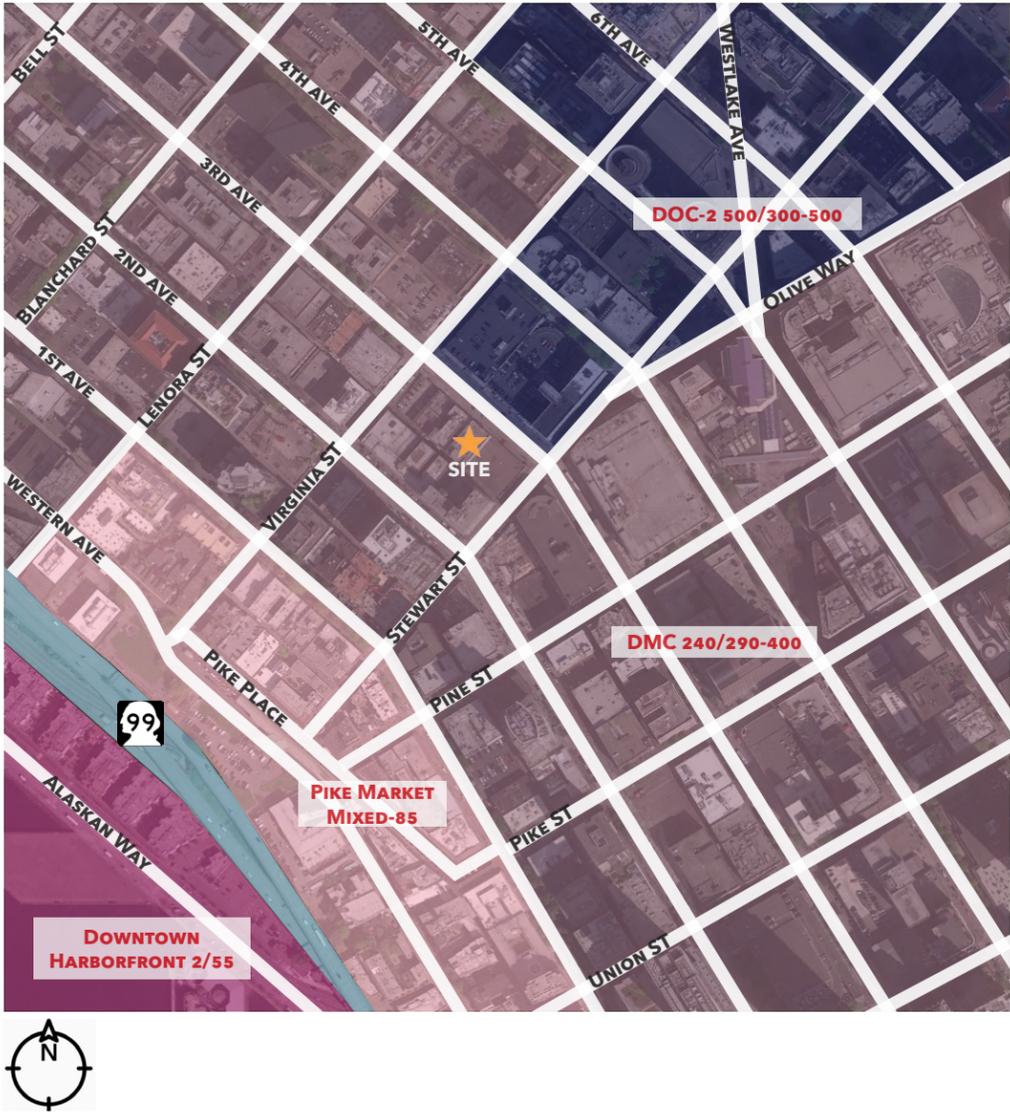
KEY:

-  Site
-  Bus Route
-  Rapid Ride Route
-  Bus Stop/Rapid Ride Stop
-  Seattle Monorail
-  Seattle Monorail Stop
-  South Lake Union Transit
-  South Lake Union Transit Stop
-  Downtown Transit Tunnel
-  Link Light Rail Station



SURROUNDING CONTEXT

ZONING



9-BLOCK USES



- KEY:
- Site
 - Mixed-Use
 - Retail
 - Services
 - Retail/Services
 - Offices
 - Parking
 - Hotel
 - Residential
 - Under Construction

HISTORIC BUILDING CHARACTER

* Denotes Landmark & National Historic Register Buildings



3. MOORE THEATRE/HOTEL, 1932 2nd Ave*



4. HADDON HALL, 1921 3rd Ave



(4) JOSEPHINIUM (NEW WASHINGTON), 1902 2nd Ave*



5. PALLADIAN, 2000 2nd Ave



8. SECURITIES, 1904 3rd Ave

Appendix
Belltown Historic and Icon Building Inventory



NEIGHBORHOOD VICINITY



10. MARSHALL BUILDING, 2013 4th Ave



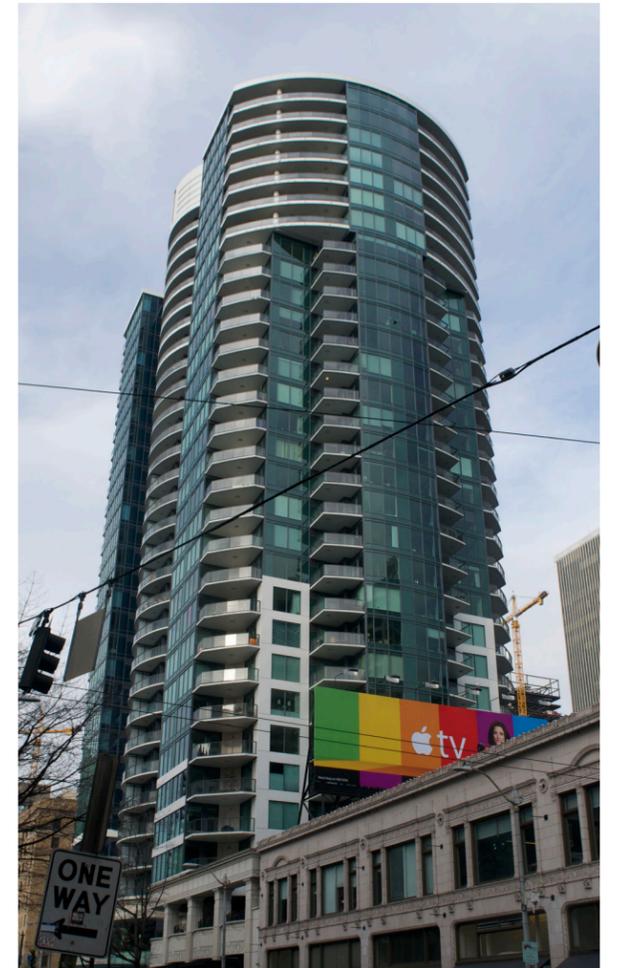
CANOPY AT 4TH & VIRGINIA



CANOPY/STREETSCAPE AT PALLADIAN, 2000 2nd Ave



VIKTORIA, 1915 2nd Ave



ESCALA, 1920 4th Ave



YWCA OPPORTUNITY PLACE, 2024 3rd Ave

STREETSCAPE - 3RD AVENUE,
looking East



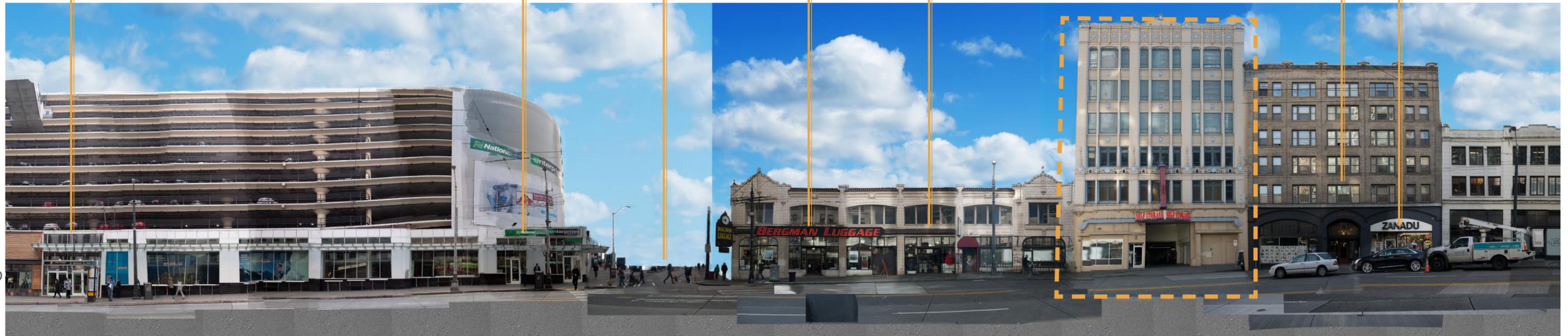
Rapid Ride & Bus Stop
Rapid Ride Lines D & E &
Bus Lines 1, 2, 3, 4, 5, 13,
15, 16, 17, 18, 24, 26, 28,
29, 33, 40, 82

U-Park System
approx 75 spaces

Virginia Street

Bed, Bath & Beyond

STREETSCAPE - 3RD AVENUE,
looking West



Republic Parking
Northwest

Enterprise Rent-A-Car
Alamo Rent A Car

Stewart Street

Bergman Luggage

Ivy Records

Haddon Hall Apartments

Zanadu Comics

Site



Securities Building Garage
3rd Avenue Entrance
approx. 178 spaces

Your Eyes

Edible Arrangements

Third Avenue
Cafe

Securities Building

Sleep Train

Stewart Street

Olive Way

Macy's

STREETSCAPE - 3RD AVENUE,
looking East



U-Park System
approx. 50 spaces

Virginia Street

Swiftly Printing

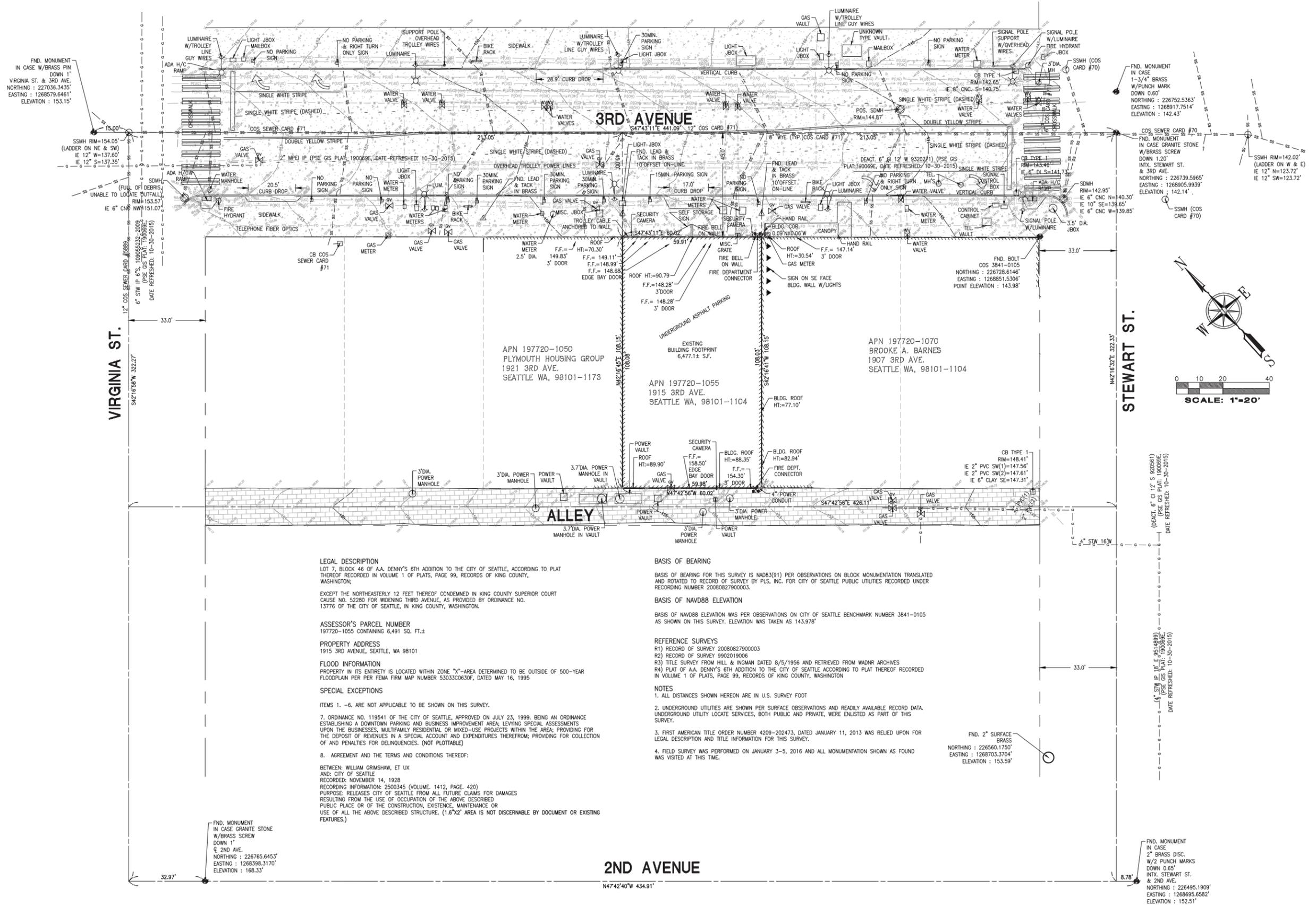
Rapid Ride & Bus Stop
Rapid Ride Line C & Bus
Lines 2, 3, 4, 14, 21, 27, 55,
56, 57, 82, 116, 118, 119,
120, 124, 131, 132

Under
Construction

Abracadabra
Printing

STREETSCAPE - 3RD AVENUE,
looking West

SURVEY



LEGAL DESCRIPTION
 LOT 7, BLOCK 46 OF A.A. DENNY'S 6TH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 99, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE NORTHEASTERLY 12 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 52280 FOR WIDENING THIRD AVENUE, AS PROVIDED BY ORDINANCE NO. 13776 OF THE CITY OF SEATTLE, IN KING COUNTY, WASHINGTON.

ASSESSOR'S PARCEL NUMBER
 197720-1055 CONTAINING 6,491 SQ. FT.±

PROPERTY ADDRESS
 1915 3RD AVENUE, SEATTLE, WA 98101

FLOOD INFORMATION
 PROPERTY IN ITS ENTIRETY IS LOCATED WITHIN ZONE "X"-AREA DETERMINED TO BE OUTSIDE OF 500-YEAR FLOODPLAIN PER PER FEMA FIRM MAP NUMBER 53033C0630F, DATED MAY 16, 1995

SPECIAL EXCEPTIONS

ITEMS 1. -6. ARE NOT APPLICABLE TO BE SHOWN ON THIS SURVEY.

7. ORDINANCE NO. 119541 OF THE CITY OF SEATTLE, APPROVED ON JULY 23, 1999, BEING AN ORDINANCE ESTABLISHING A DOWNTOWN PARKING AND BUSINESS IMPROVEMENT AREA; LEVYING SPECIAL ASSESSMENTS UPON THE BUSINESSES, MULTIFAMILY RESIDENTIAL OR MIXED-USE PROJECTS WITHIN THE AREA; PROVIDING FOR THE DEPOSIT OF REVENUES IN A SPECIAL ACCOUNT AND EXPENDITURES THEREFROM; PROVIDING FOR COLLECTION OF AND PENALTIES FOR DELINQUENCIES. (NOT PLOTTABLE)

8. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: WILLIAM GRIMSHAW, ET UX
 AND: CITY OF SEATTLE

RECORDED: NOVEMBER 14, 1928
 RECORDING INFORMATION: 2500345 (VOLUME, 1412, PAGE, 420)
 PURPOSE: RELEASES CITY OF SEATTLE FROM ALL FUTURE CLAIMS FOR DAMAGES RESULTING FROM THE USE OF OCCUPATION OF THE ABOVE DESCRIBED PUBLIC PLACE OR OF THE CONSTRUCTION, EXISTENCE, MAINTENANCE OR USE OF ALL THE ABOVE DESCRIBED STRUCTURE. (1.8'X2' AREA IS NOT DISCERNABLE BY DOCUMENT OR EXISTING FEATURES.)

BASIS OF BEARING
 BASIS OF BEARING FOR THIS SURVEY IS NAD83(91) PER OBSERVATIONS ON BLOCK MONUMENTATION TRANSLATED AND ROTATED TO RECORD OF SURVEY BY PLS, INC. FOR CITY OF SEATTLE PUBLIC UTILITIES RECORDED UNDER RECORDING NUMBER 20080827900003.

BASIS OF NAVD88 ELEVATION
 BASIS OF NAVD88 ELEVATION WAS PER OBSERVATIONS ON CITY OF SEATTLE BENCHMARK NUMBER 3841-0105 AS SHOWN ON THIS SURVEY. ELEVATION WAS TAKEN AS 143.978'

REFERENCE SURVEYS
 R1) RECORD OF SURVEY 20080827900003
 R2) RECORD OF SURVEY 9902019006
 R3) TITLE SURVEY FROM HILL & INGMAN DATED 8/5/1956 AND RETRIEVED FROM WADNR ARCHIVES
 R4) PLAT OF A.A. DENNY'S 6TH ADDITION TO THE CITY OF SEATTLE ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 99, RECORDS OF KING COUNTY, WASHINGTON

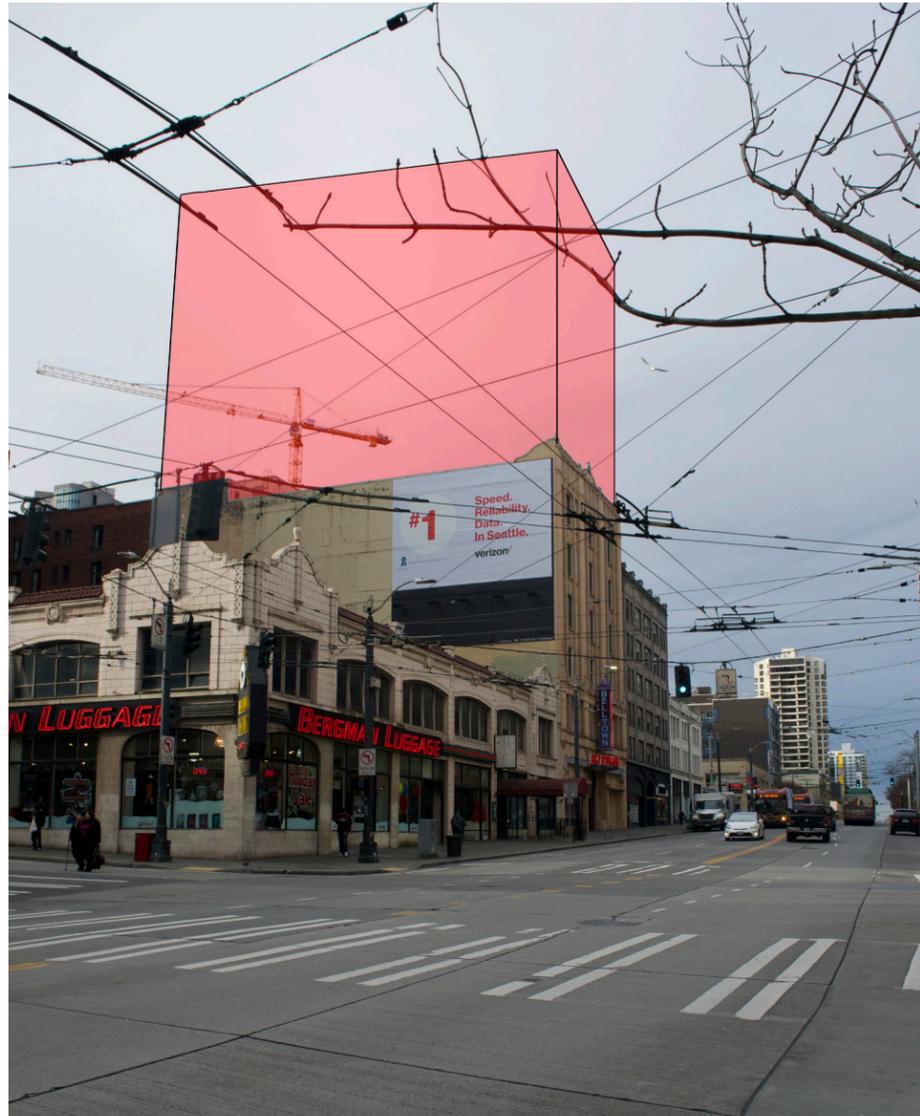
NOTES

1. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FOOT
2. UNDERGROUND UTILITIES ARE SHOWN PER SURFACE OBSERVATIONS AND READILY AVAILABLE RECORD DATA. UNDERGROUND UTILITY LOCATE SERVICES, BOTH PUBLIC AND PRIVATE, WERE ENLISTED AS PART OF THIS SURVEY.
3. FIRST AMERICAN TITLE ORDER NUMBER 4209-202473, DATED JANUARY 11, 2013 WAS RELIED UPON FOR LEGAL DESCRIPTION AND TITLE INFORMATION FOR THIS SURVEY.
4. FIELD SURVEY WAS PERFORMED ON JANUARY 3-5, 2016 AND ALL MONUMENTATION SHOWN AS FOUND WAS VISITED AT THIS TIME.

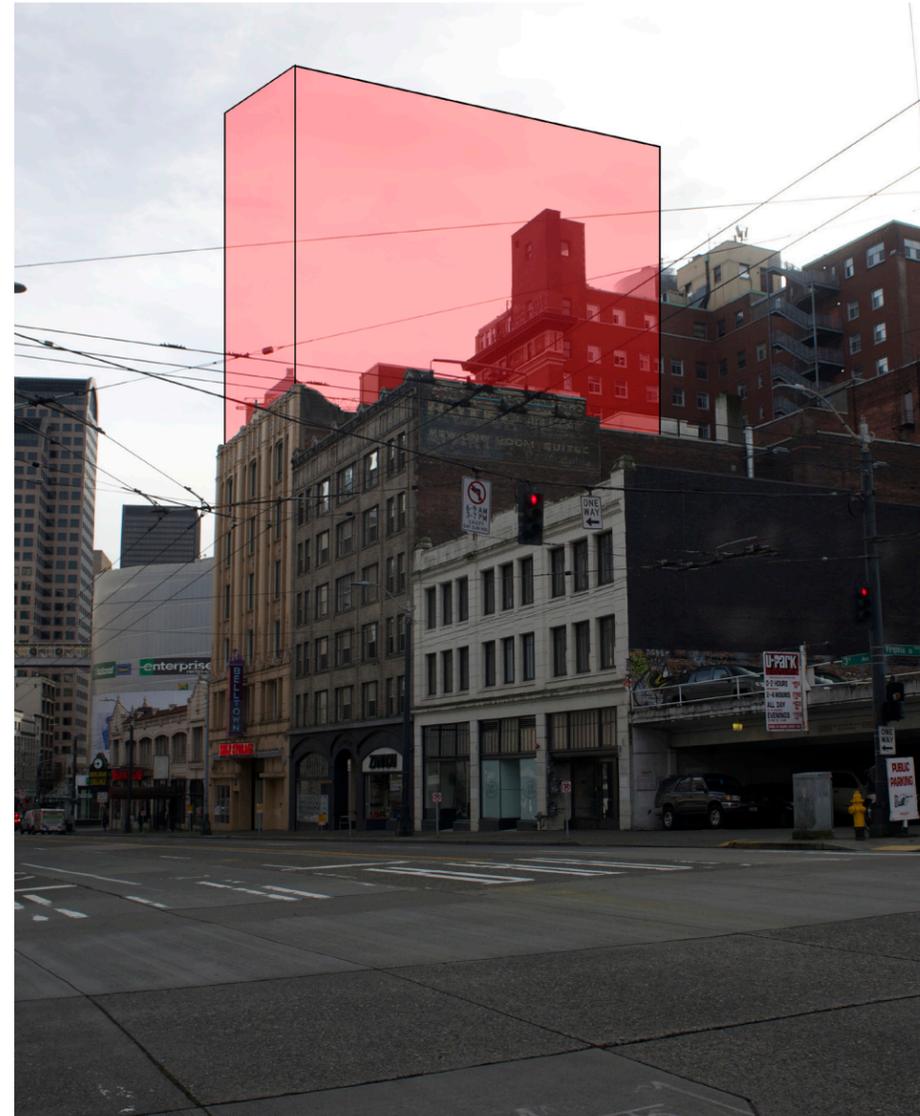
EXISTING CONDITIONS

The site is located mid-block between Stewart Street and Virginia Street on 3rd Avenue and is among many other buildings identified in the Belltown neighborhood as having iconic character. The existing exterior is in good condition and intended to be kept as an adaptive reuse with the intention to keep the character of the existing block intact, with other historic building such as the Haddon, Securities and Josephinum Buildings directly adjacent to the project. While the design aesthetic in the Belltown area is rather mixed, this block on 3rd Avenue has a historic character that provides inspiration for the addition proposed for this project.

The existing sidewalk is 12' wide with a curb cut for the existing parking in the structure and street trees are present along the block. Located on a major pedestrian thorough fare and several bus lines, the street receives a high amount of pedestrian traffic. The existing alley is in average condition with both concrete and brick paving with access from both Virginia and Stewart Streets. and the existing façade at the alley will be revitalized with new windows, paint and alley access points for the proposed commercial uses.



LOOKING NORTH ALONG 3RD AVENUE



LOOKING SOUTH ALONG 3RD AVENUE



STREET VIEW



ALLEY VIEW

PROPOSED PLAN

KEY:

- Lobby
- Restaurant / Bar / Cafe
- Core Functions



CODE COMPLIANCE

23.49.008- STRUCTURE HEIGHT

A.3 - 240' limit for non-residential uses, 290' limit max for residential uses, 400' limit max for residential uses with incentives.

Proposed: Preferred Scheme has a Building Height of approximately 185'.

D.1 - Rooftop features that are permitted with unlimited rooftop coverage.

- Open railings,
- Insulation material, rooftop decks and other similar features
- Solar collectors up to 7feet above the height limit.

D.2 - Rooftop features that are permitted as long as the combined coverage of all rooftop features does not exceed 55% of the roof area.

- Stair Penthouses
- Covered or enclosed common recreation area
- Mechanical Equipment

Proposed: Preferred Scheme remains below allowable roof coverage.

Allowed: 3,104 SF
Proposed: 1,112 SF

23.49.009 - STREET-LEVEL USES

A - One or more street level uses required on street level on all lots abutting street designated on Map 1G

3rd Ave: Street Level Uses Required

B.1 - 75% of the street frontage required to be occupied by permitted uses such as services, retail, entertainment uses, etc.

Proposed: Entire proposed frontage complies with permitted uses (coffee shop, restaurant, bar and hotel entrance)

23.49.010 - REQUIREMENTS FOR RESIDENTIAL USES

B - Common recreation area: 5% of total gross floor area in residential use.

Max of 50% of common area may be enclosed

Min. horizontal dimension for required common area shall be 15 feet, except at open spaces. No space shall be less than 225 square feet.

Proposed: All residential amenity space to be provided on the roof deck.

23.49.011 - FLOOR AREA RATIO

A.1 - Base FAR: 5, Max FAR: 7

B.1 - Exemptions from FAR calculations are as follows:

- Street Level Uses (retail, sale & services)
- Residential uses
- Floor area below grade
- 3.5% allowance for mechanical space

Proposed: Allowable FAR of 45,360 SF. Preferred Scheme has 45,114 SF.

23.49.018 - OVERHEAD WEATHER PROTECTION

A - continuous weather protection required along entire street frontage of structure

B - Minimum dimension of 8' wide or extend to 2' from curb line, whichever is less

D - Must be between 10' to 15' above the sidewalk

Proposed: Proposed canopy will be continuous along the length of the existing street frontage and will be located approx. 12' above grade.

23.49.019 - PARKING REQUIREMENTS

A.1 - No Parking is required

E.1 - Min. number of off-street bike parking spaces required is as follows:

- Hotel: .05 spaces per hotel room
- Residential: 1 space for every 2 dwelling units

Proposed: No automobile parking is provided. Bike Parking: 104x0.05=5.2 or 6 stall for lodging. 44/2=22 stalls for residential. Total = 28 stalls provided at Basement Level.

23.49.022 - MINIMUM SIDEWALK AND ALLEY WIDTH

Minimum width of the street as identified by Map 1C is to be 18'

A.1 - If a new structure is proposed on lots abutting the streets, sidewalks shall be widened, if necessary, to meet the minimum standard.

Proposal: The existing structure is to remain so it is infeasible to meet the minimum required street width of 18'. The existing sidewalk width is 12' and is consistent with the existing lots to the North and South.

23.49.056 - MINIMUM FAÇADE HEIGHT

A.1 - Class I Pedestrian Street (DMC): 25'

C.1 - Façade Transparency Requirements

Transparency requirements apply to the area between 2' and 8' above the sidewalk

Proposed: The Preferred Scheme has a fully glazed ground level.

C.2 - Façade Transparency requirements do not apply to residential use areas.

C.4 - Class I pedestrian Streets: Min. of 60% of street level, street-facing façade to be transparent.

D.2 - Blank Façade Limits for Class I Pedestrian Street

- Blank façade areas shall be no more than 15' wide.
- Any blank segments shall be separated by at least 2'

Proposed: No blank façade provided.

E - Street trees are required on all pedestrian classified streets

Proposed: 2 street trees provided.

23.49.058 - UPPER-LEVEL DEVELOPMENT STANDARDS

A - A 'tower' is a portion of the structure over 85' that has non-residential use above 65' high or above 160' high.

C.1 - Façade Modulation

Modulation is required above a height of 85' for any portion of structure that is within 15' from a street lot line.

E.1 - Max limit on residential gross floor area per story

Avg residential area limit of a tower if height exceeds the base height limit for residential use: 10,700 SF

Proposed: Average residential floor area = 5,950 SF.

E.2.A - Maximum Tower Width

Max width of building above 85' along north/south axis (parallel to the Avenues) shall be 120' or 80% of the width of the lot, whichever is less

E.2.A.1 - Exception: On a lot where the limiting factor is the 80% width limit, the max. façade width is 120', if all elevations above a height of 85', no more than 50% of the area of the lot located within 15' of the street lot line.

F.3 - If any part of a tower exceeds 160' in height, then all portions of the tower that are above 125' in height must be separated from any other existing tower that is above 160' in height, and the min. separation required between towers from all points above the height of 125' in each tower is 80'.

Proposed:

Adjacent high rise buildings:

Moore Theater (mixed-use): 7 stories x 12' per floor = 84'

=> Does not meet definition of a tower

Josephinum (mixed-use): 12 stories Residential x 11' per floor = 132'

1 story Non-Residential x 18' = 18'

Total height = 150'

=> Does not meet definition of a tower

23.53.030 - ACCESS EASEMENT STANDARDS

B.1 - Width of new alley right-of-ways in the Downtown zones is to be 20 feet wide.

F.1 - Existing Alleys Which Do Not Meet the Minimum Width - When existing structures are located in the portion of the lot to be dedicated, that portion of the lot shall be exempt from dedication requirements.

Proposed: Because the existing 6 story structure is to remain in all proposed schemes, the project would meet the exemption requirements identified in SMC 23.53.030.F.1.

SITE PLANNING & MASSING:

Response to the Larger Context

A-2 ENHANCE THE SKYLINE

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

Response: The proposed addition and a portion of the existing building is set back along the north and south sides to pull away from the existing structures, while providing a wider street front elevation to produce a more balanced proportion to the existing facade along 3rd Avenue. Also, the project is proposed to be approximately 185' in height which fits well with the immediately surrounding, existing projects such as the Securities and Josephinum buildings.

ARCHITECTURAL EXPRESSION:

Relating to the neighborhood Context

B1 - RESPOND TO THE NEIGHBORHOOD CONTEXT

Belltown Guidelines: Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

Response: The proposed addition not only keeps the existing structure to provide continuity with the surrounding context but also strives to follow the scale and proportion already established by the existing building. While the street frontage of the additional stories match the existing massing, the north and south sides then step back approx. 15' from the main facade to allow articulation of the upper mass as well as allow more light to penetrate down to the street level.

B2 - CREATE A TRANSITION IN BULK AND SCALE

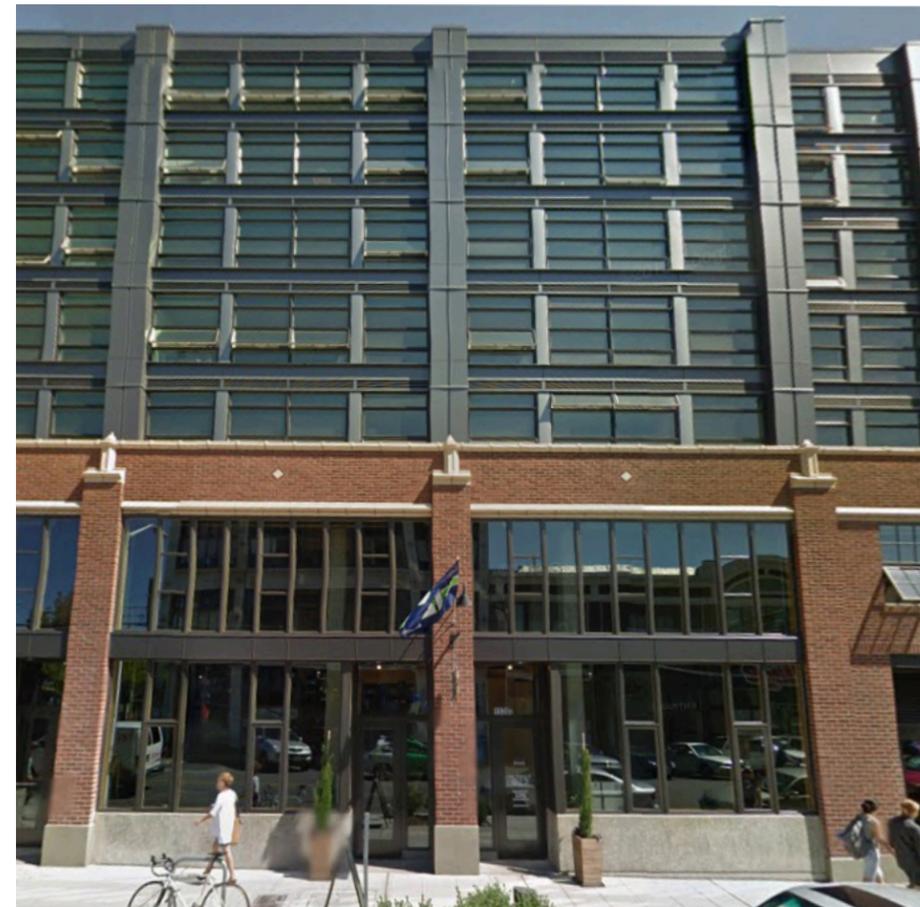
Belltown Guidelines: Compose the massing of the building to create a transition to the height, bulk, and scale of development in nearby less-intensive zones.

Response: The proposed project is not building to the maximum height limit and will be approximately 185' in height in a 400' zone and when completed will be a similar height or shorter than the majority of the new structures in the surrounding 9 block area. Also, with the addition of the upper stories, the new structure will be slightly set back at the street frontage to allow for a clean delineation between old and new adding emphasis to the existing ornate parapet along 3rd Avenue.

B3 - REINFORCE THE POSITIVE URBAN FORM & ARCHITECTURAL ATTRIBUTES OF THE IMMEDIATE AREA.

Belltown Guidelines: Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

Response: The proposed design not only keeps the existing structure to provide continuity with the surrounding context but also follows the similar scale and proportions for the additional stories being added above. This allows for a renewal of the current architectural patterns by emphasizing the more dominant qualities found in the existing character.



SCALE AND PROPORTION TRANSLATED OVER VARYING MATERIALS

THE STREETScape:

Creating the Pedestrian Environment

C1 - PROMOTE PEDESTRIAN INTERACTION

Belltown Guideline: 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.

Response: By keeping the existing structure, the project provides a street frontage consistent with the surrounding building context with Haddon Hall to the north and the notable 2-story Bergman luggage retail building to the south. The three buildings, in alignment, form a street frontage that fits well with the existing historic character and pedestrian experience of 3rd Avenue. The proposed project also intends to install two street trees and a unique entry canopy to enhance the character of the existing building.

C4 - REINFORCE BUILDING ENTRIES

Downtown Guidelines: To promote pedestrian comfort, safety, and orientation, reinforce building entries.

Response: The proposed project design will allow for a large double height lobby space along the 3rd Avenue street frontage to be fully glazed as well as a canopy along the length of the street frontage, providing continuous overhead weather protection and allowing for identifiable entry signage for residents and guests. Due to the limited width of the site as well as the reuse of the existing structure, the integrated canopy design will allow for a very prominent marker for the building entrance.

C-5 - ENCOURAGE OVERHEAD WEATHER PROTECTION

Belltown Guidelines: Project applicants are encouraged to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

Response: The project proposes to provide continuous canopy coverage along the street frontage of the existing structure. This would provide adequate weather coverage and will be designed to coordinate with the originally design street frontage aligning with the column/exterior fenestrations. The canopy will be designed to keep draining rain water off the pedestrians and will be well-lit with both under canopy lighting and wall sconces to provide an inviting entrance to hotel guests and residents alike.

C-6 - DEVELOP THE ALLEY FAÇADE

Belltown Guidelines: To increase pedestrian safety, comfort, and interest, develop portions of the alley facade in response to the unique conditions of the site or project.

Response: With the use of the existing structure, the project is unable to set back any portion for the use of loading but has taken into account the need to service deliveries as well as trash collection. The interior back of house spaces will be designed accordingly to allow for service access from the alley to these areas. Appropriate lighting will be added for safety purposes. There is no parking provided in the project so will add minimal additional car traffic to the alley.

PUBLIC AMENITIES:

Enhancing the Streetscape & Open Space

D-3 - PROVIDE ELEMENTS THAT DEFINE THE PLACE

Belltown Guidelines: 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.

Response: With the site location on 3rd Avenue, this street has been identified as both a Transit and Promenade Street. The project proposes to install two new street trees along the street frontage of the project and will consider what 'civic' installations might be the most appropriate when placed in front of the existing structure. Due the use of the existing structure, this does not allow for the widening of the sidewalk but allows for much greater character interaction as the project intends to utilize street level glazing, a new entry canopy and appropriate lighting to emphasize the character of the existing ornate terra cotta facade.

D-4 - PROVIDE APPROPRIATE SIGNAGE

Belltown Guidelines: 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.

Response: With the use of the existing structure, it is important for the project to have signage fitting the style and scale of the proposed additional structure and use. The current neon mini storage sign will be removed and a smaller, more appropriately scaled sign will be attached to the canopy to help emphasis the hotel entrance for new guests and residents.



CLEAN LINES AND SIMPLE LETTERING CREATE A TIMELESS EFFECT

D-5 - PROVIDE ADEQUATE LIGHTING

Belltown Guidelines: 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, in landscaped areas, and on signage.

Response: The proposed scheme would provide a canopy that would be continuous along the width of the building. Lighting provided under the canopy as well as wall sconces and light emitting from the fully glazed street level elevation will provide adequate lighting for a safe and inviting street frontage. There will also be up lighting provided along the column faces to add drama and emphasis to the connection between the old and new structures.

VEHICULAR ACCESS & PARKING:

Minimizing the Adverse Impacts

E-1 - MINIMIZE CURB CUT IMPACTS

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

Response: There is one existing curb cut used for the existing mini-storage parking. The proposed project will have no parking provided and the curb cut will be removed for a continuous and clean sidewalk along the length of the structure with all service access to be from the alley.

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OPTION COMPARISON

OPTION 1:

Units: 104 Lodging Units and 48 Residential Units, 152 Total

Residential Amenity SF: 1,521 SF

Commercial Retail SF: 3,665 SF

Bike Stalls: 30

FAR SF: 43,029 SF

Opportunities:

- Code compliant
- Minimal shadow outline impact on neighboring buildings

Constraints:

- Additional story
- Smaller unit/room sizes
- Limited available views

Code Compliant: Yes

Massing:



OPTION 2:

Units: 109 Lodging Units and 54 Residential Units, 163 Total

Residential Amenity SF: 1,554 SF

Commercial Retail SF: 3,680 SF

Bike Stalls: 31

FAR SF: 43,898 SF

Opportunities:

- Provides relief and contrast to historic façade below
- Provides additional articulation
- Opportunity for Green Space on Level 7

Constraints:

- Additional story
- Smaller unit/room sizes
- More units provided

Code Compliant: Requires departures

Massing:



OPTION 3 (PREFERRED):

Units: 112 Lodging Units and 50 Residential Units, 162 Total

Residential Amenity SF: 1,478 SF

Commercial Retail SF: 3,680 SF

Bike Stalls: 28

FAR SF: 45,114 SF

Opportunities:

- Number of floors provides good proportion with existing
- Least number of stories
- Responds to existing building articulation
- Mimics existing building rhythm
- North/South modulation for added interest
- Larger room/unit square footage per floor
- Consistent with neighborhood character (material and style)

Constraints:

- Not code compliant

Code Compliant: Requires departures

Massing:



OPTION 1

STATISTICS

Units: 104 Lodging Units and 48 Residential Units, 152 Total

Residential Amenity SF: 1,521 SF

Commercial Retail SF: 3,665 SF

Bike Stalls: 29

FAR SF: 43,029 SF

Opportunities:

- Code compliant

Constraints:

- Additional story
- Smaller unit/room sizes

Code Compliant: Yes



STREET LEVEL PERSPECTIVE



STREET LEVEL ELEVATION

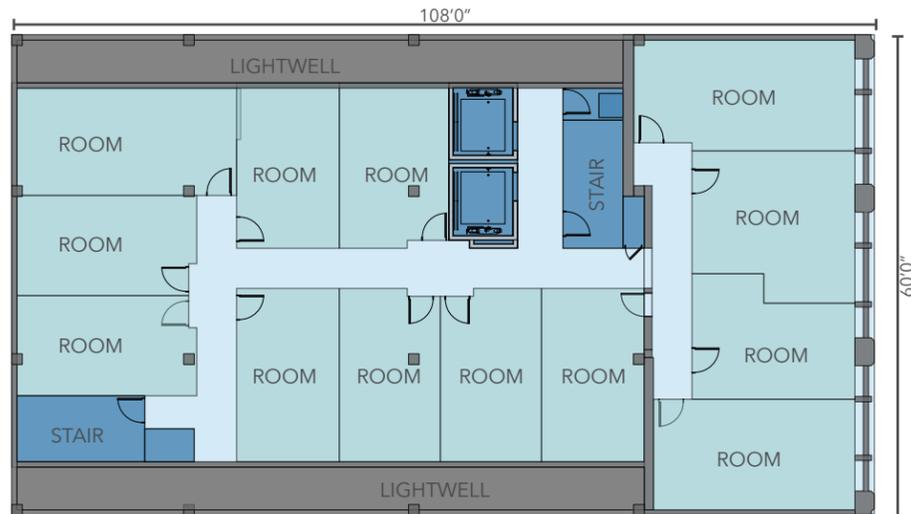


VIEW LOOKING NORTH

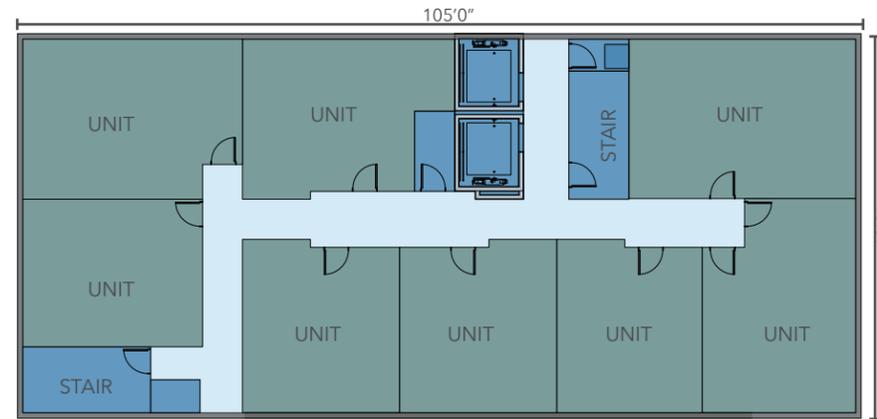


AERIAL VIEW LOOKING SOUTH

OPTION 1
PLANS



LEVELS 2-6



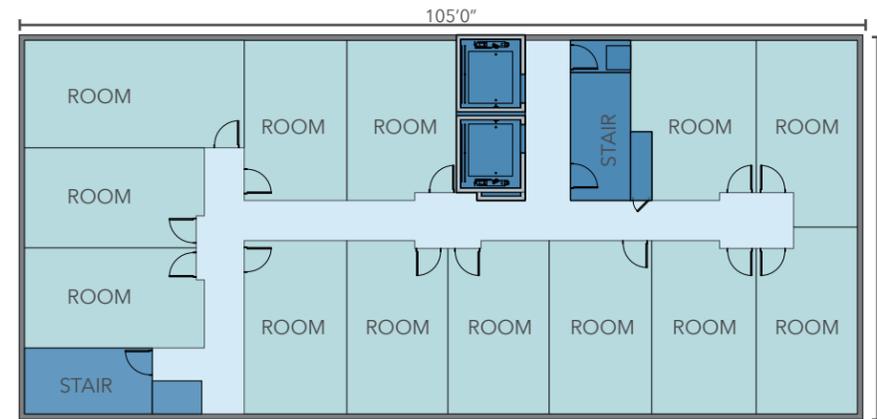
LEVELS 10-15

KEY:

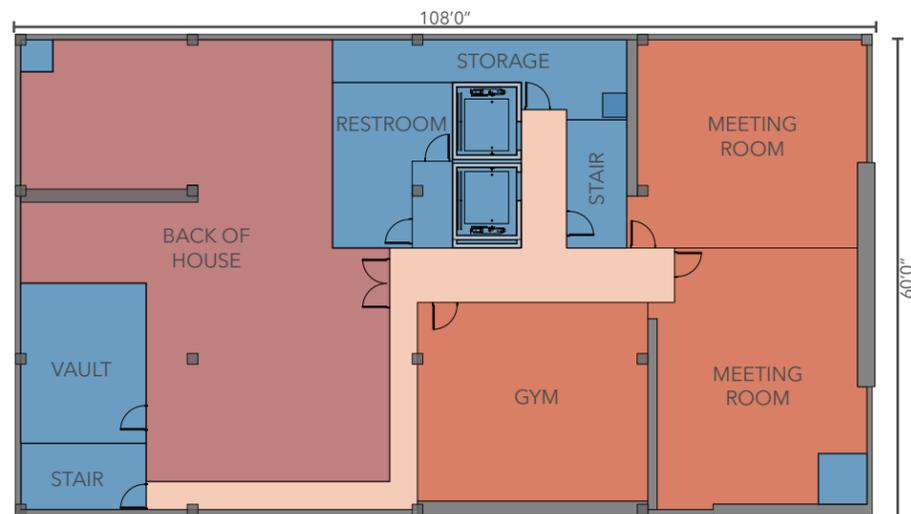
- Lobby
- Core Functions
- Residential
- Lodging
- Lodging Amenity
- Residential Amenity
- Lodging Back of House
- Restaurant
- Bar/Cafe
- Meeting Room
- Gym
- Vault
- Back of House
- Storage
- Restroom
- Kitchen



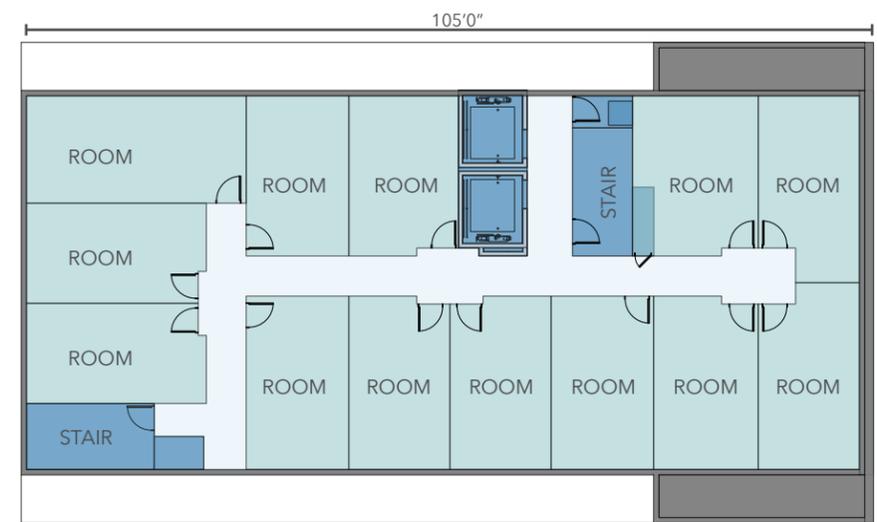
GROUND LEVEL



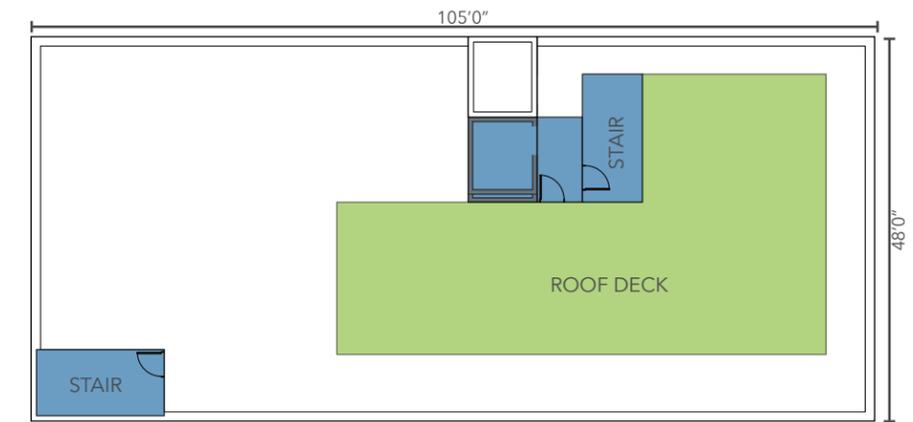
LEVELS 8-9



BASEMENT



LEVEL 7



ROOF

OPTION 2

STATISTICS

Units: 109 Lodging Units and 54 Residential Units, 163 Total

Residential Amenity SF: 1,554 SF

Commercial Retail SF: 3,680 SF

Bike Stalls: 31

FAR SF: 43,898 SF

Opportunities:

- Provides relief and contrast to historic façade below
- Provides additional articulation
- Opportunity for Green Space on Level 7

Constraints:

- Additional story
- Smaller unit/room sizes

Code Compliant: Requires departures



STREET LEVEL PERSPECTIVE



STREET LEVEL ELEVATION



VIEW LOOKING NORTH



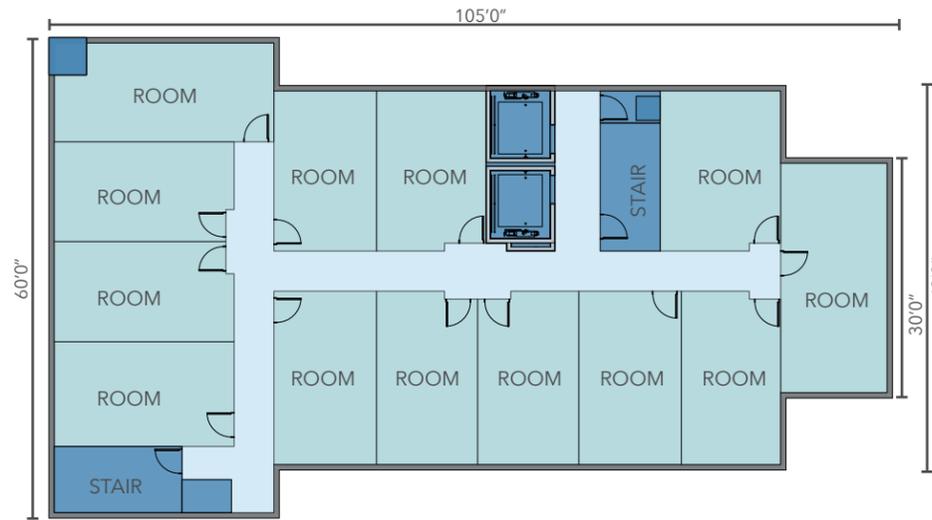
AERIAL VIEW LOOKING SOUTH

OPTION 2

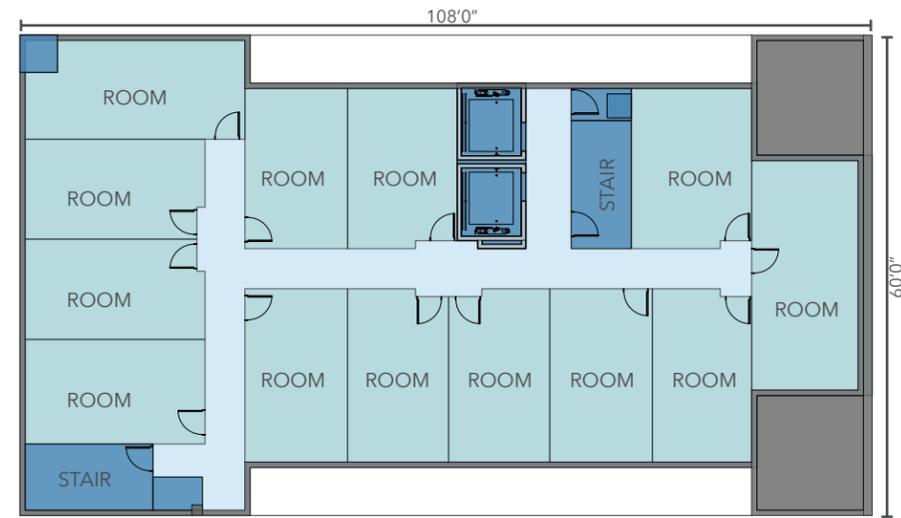
PLANS

KEY:

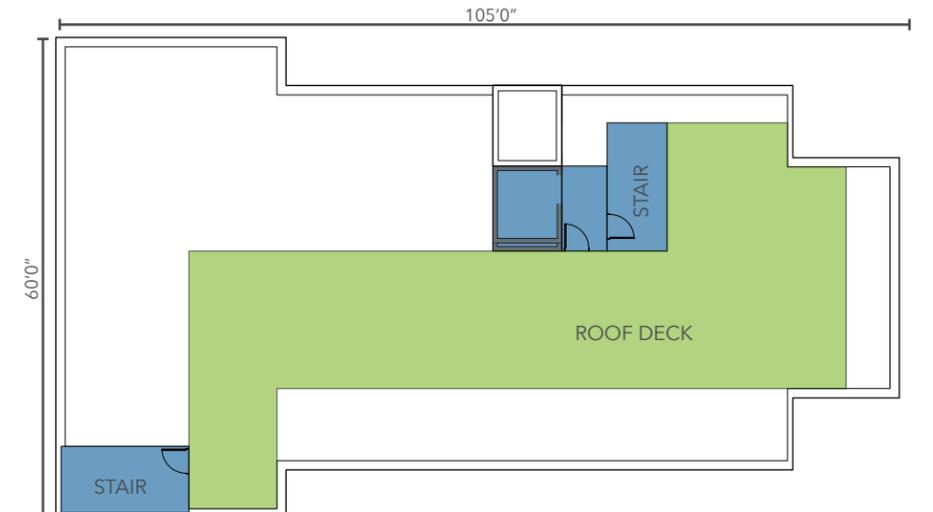
- Lobby
- Restaurant
- Lodging Amenity
- Lodging Back of House
- Residential Amenity
- Lodging
- Circulation
- Core Functions
- Residential



LEVELS 8-9



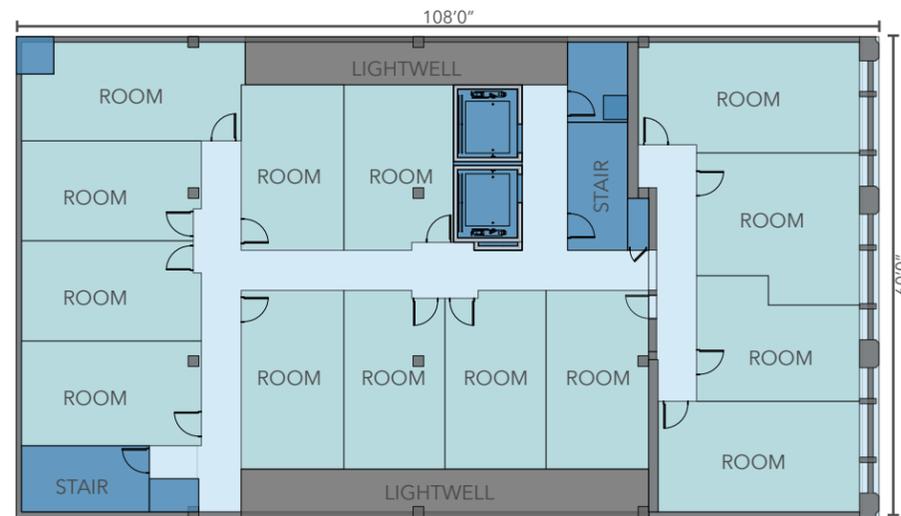
LEVEL 7



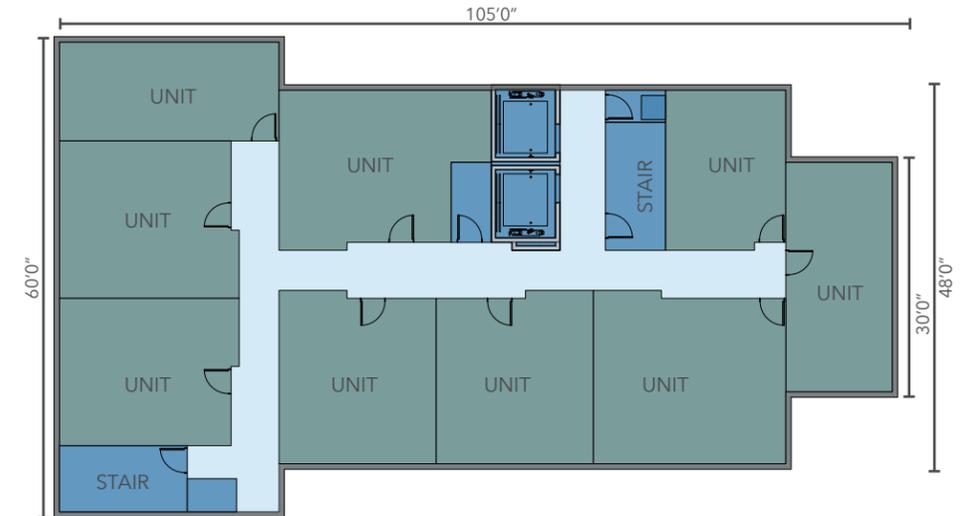
ROOF



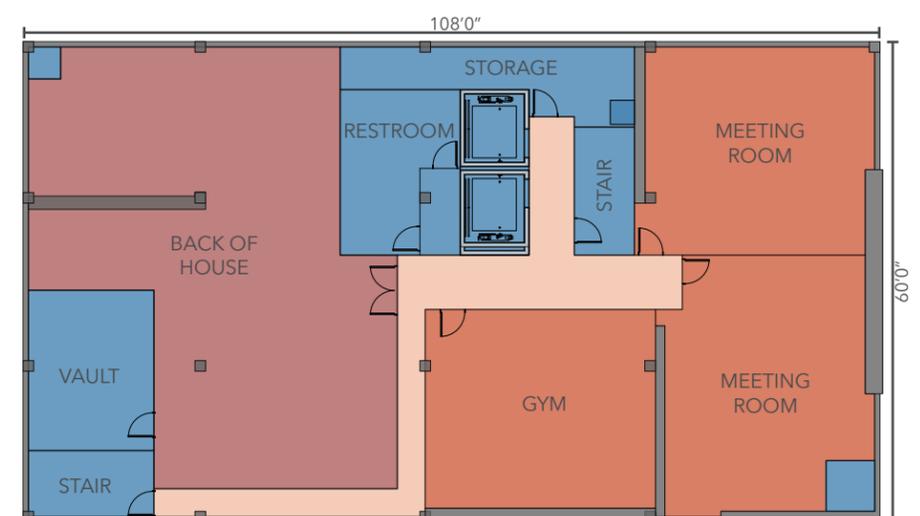
GROUND LEVEL



LEVELS 2-6

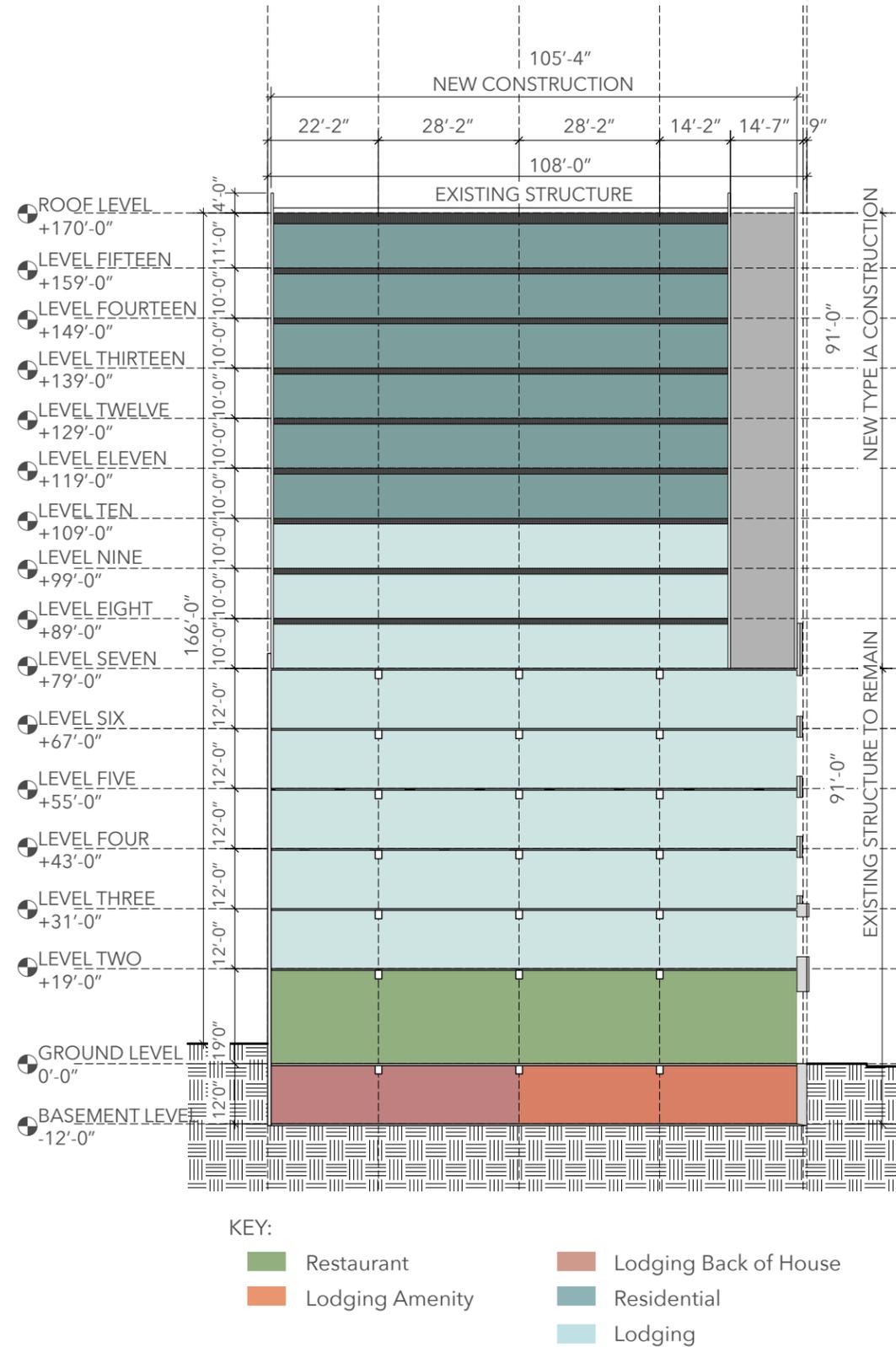


LEVELS 10-15



BASEMENT

OPTION 2
SECTIONS



OPTION 2
SUN STUDIES



OPTION 3 (PREFERRED)

STATISTICS

Units: 112 Lodging Units and 50 Residential Units,
162 Total

Residential Amenity SF: 1,478 SF

Commercial Retail SF: 3,680 SF

Bike Stalls: 28

FAR SF: 45,114 SF

Code Compliant: Requires departures

Opportunities:

- Number of floors provides good proportion with existing
- Least number of stories
- Responds to existing building articulation
- Mimics existing building rhythm
- North/South modulation for added interest
- Larger room/unit square footage per floor
- Consistent with neighborhood character (material and style)

Constraints:

- Not code compliant



STREET LEVEL PERSPECTIVE



STREET LEVEL ELEVATION

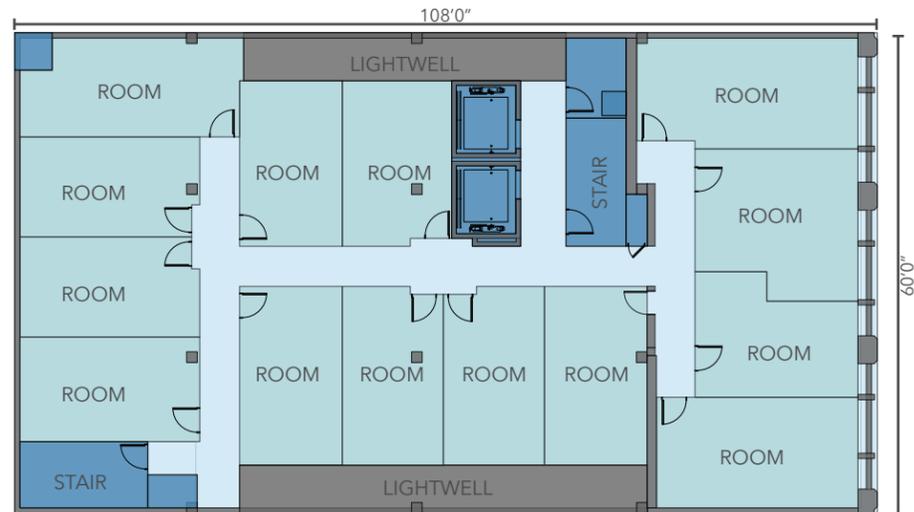


VIEW LOOKING NORTH

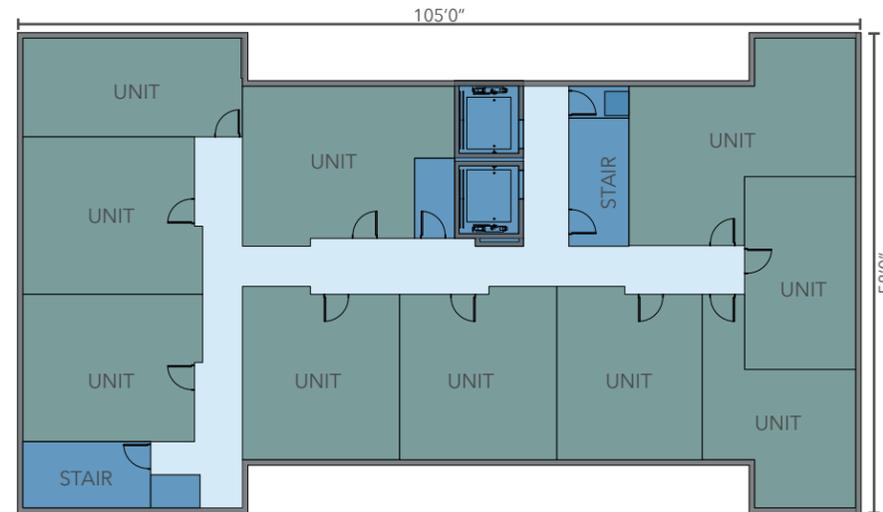


AERIAL VIEW LOOKING SOUTH

OPTION 3 (PREFERRED)
PLANS



LEVELS 2-6



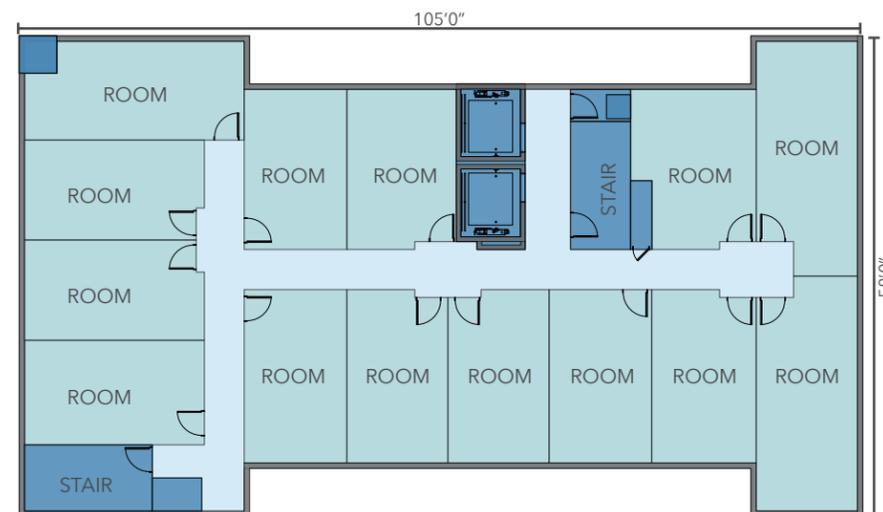
LEVELS 10-14

KEY:

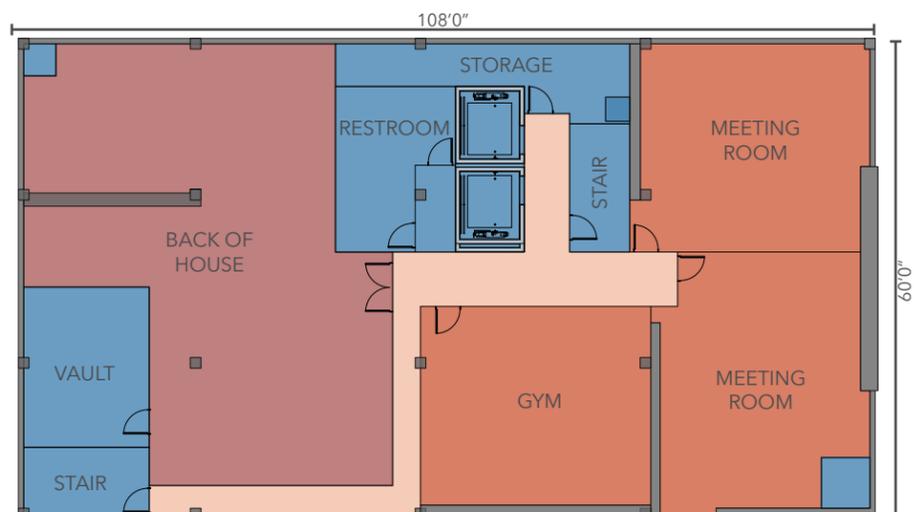
- Lobby
- Restaurant
- Lodging Amenity
- Lodging Back of House
- Residential Amenity
- Residential
- Lodging
- Circulation
- Core Functions



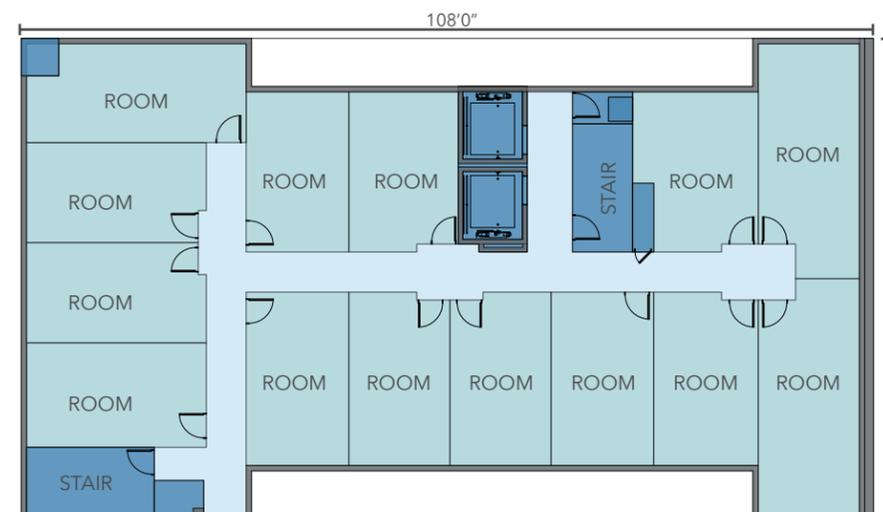
GROUND LEVEL



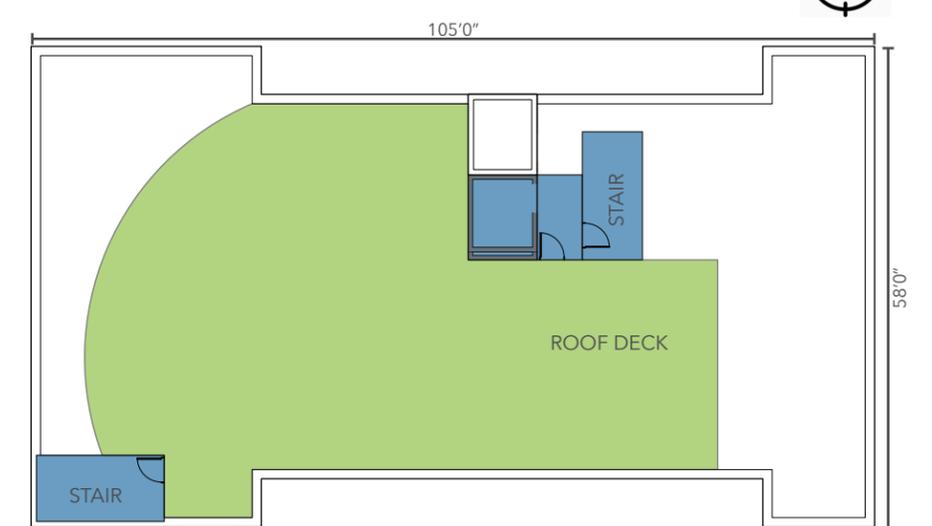
LEVELS 8-9



BASEMENT



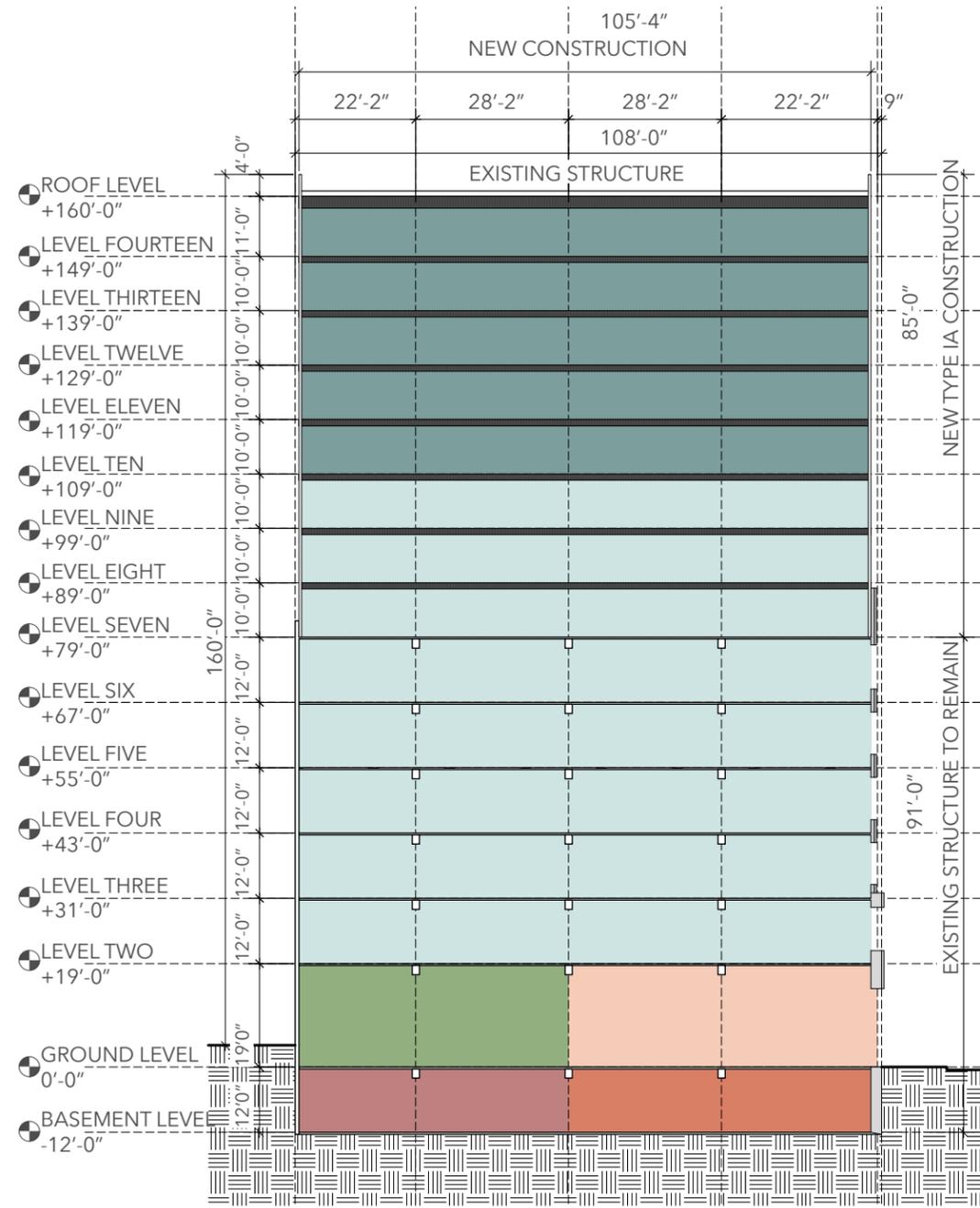
LEVEL 7



ROOF



OPTION 3 (PREFERRED)
SECTIONS



- KEY:
- Lobby
 - Restaurant
 - Lodging Amenity
 - Lodging Back of House
 - Residential
 - Lodging

OPTION 3 (PREFERRED)
SUN STUDIES

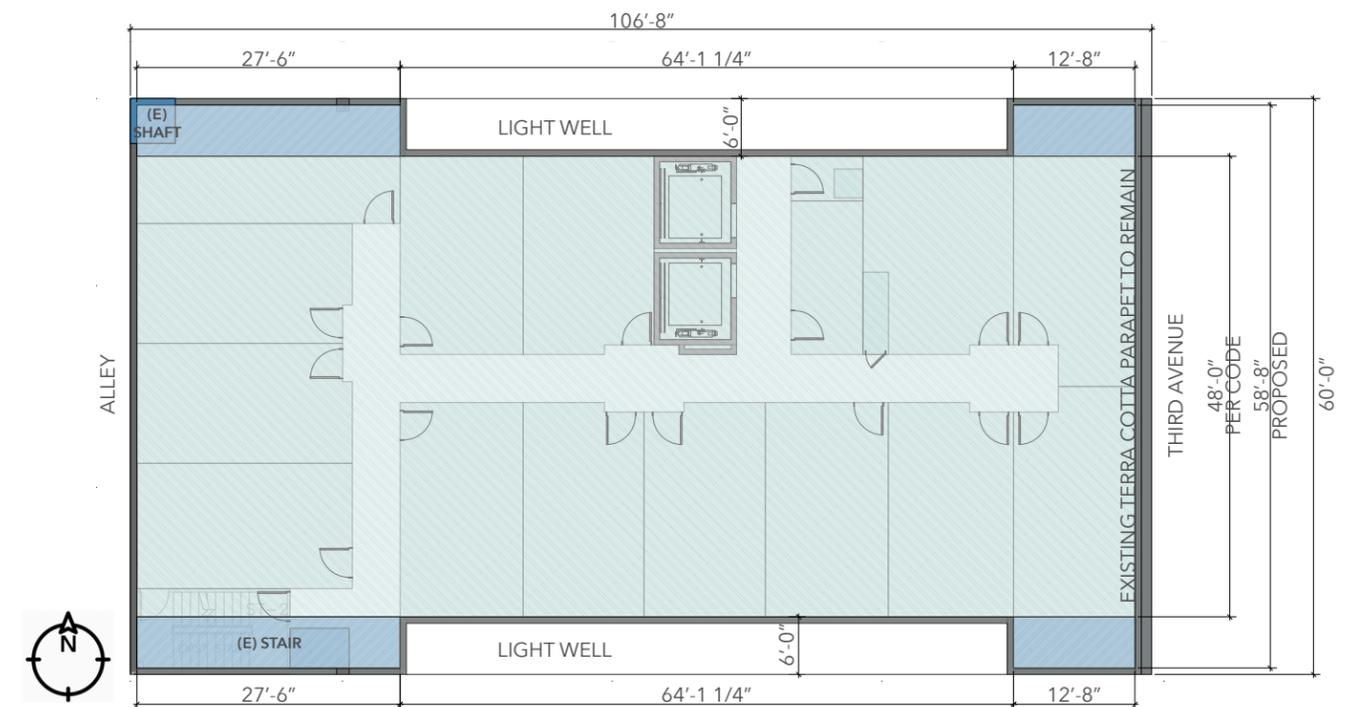


UPPER-LEVEL DEVELOPMENT STANDARDS

23.49.058.E.2

Max façade width for portions of a building above 85' along the north/south axis of the site shall be 120 feet or 80 percent of the width, whichever is less.

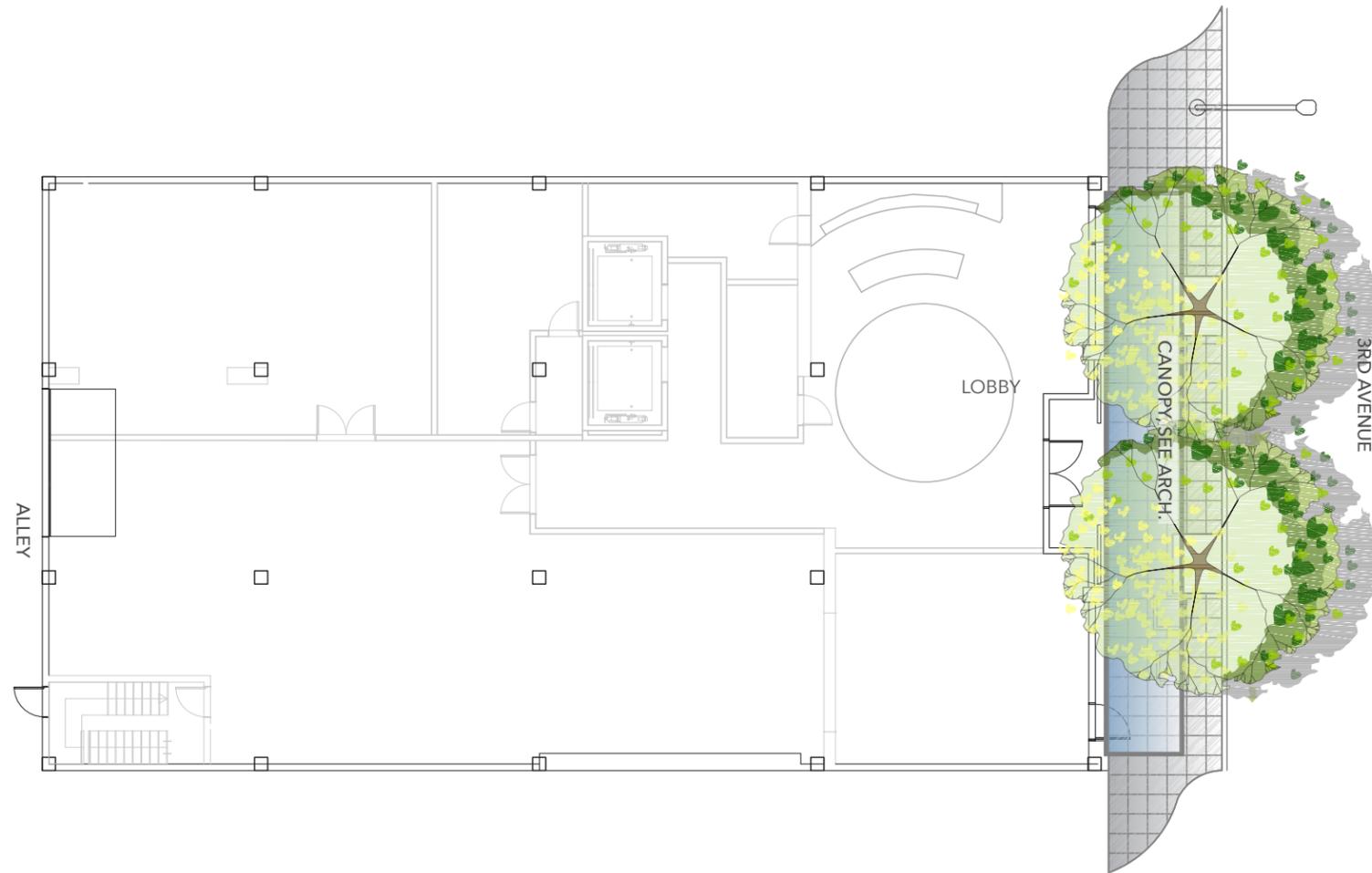
On a lot where the limiting factor is the 80 percent width limit, the max façade width is no more than 50 percent of the area of the lot located within 15 feet of the street lot line is occupied by the structure.



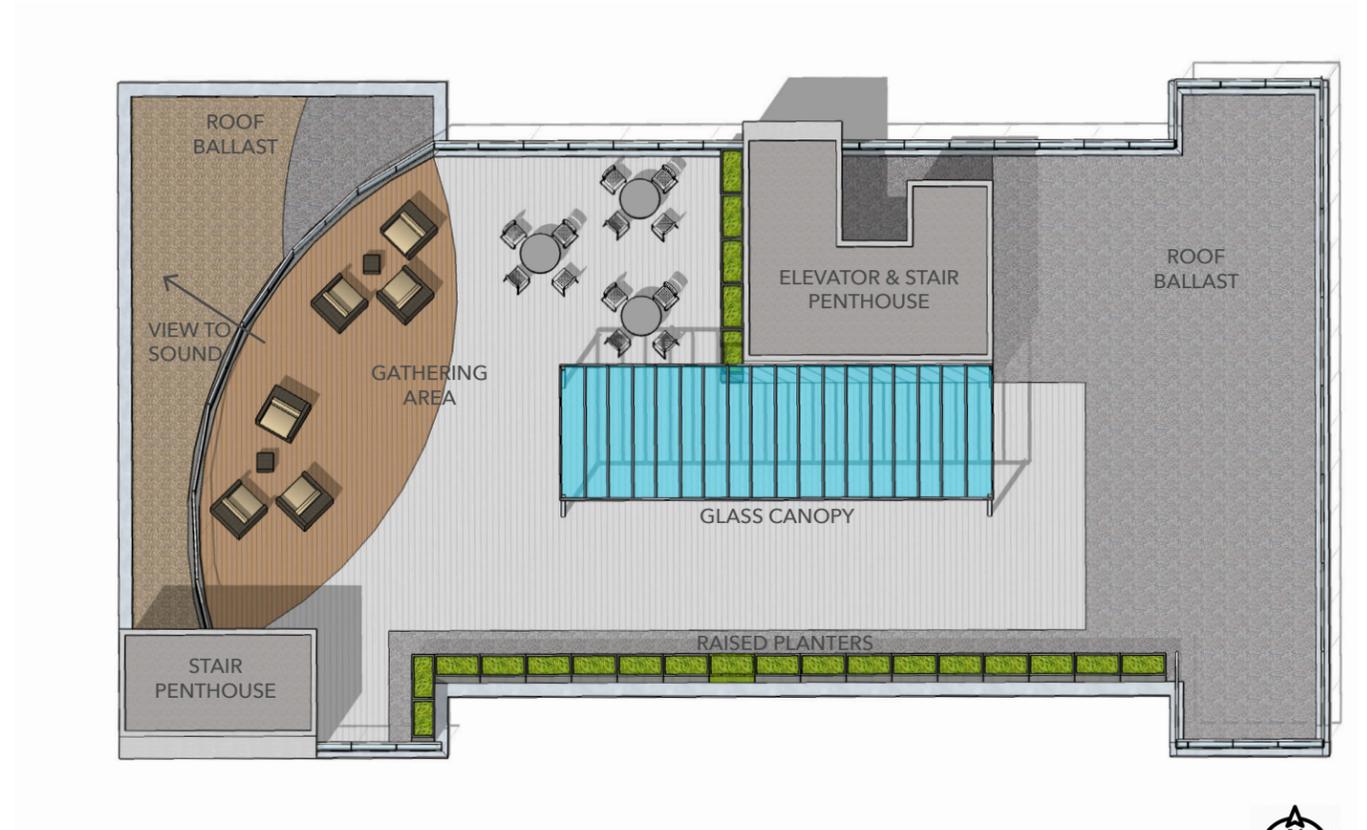
Departure Request:

In an effort to keep with the architectural integrity of the building, the departure allows the preferred design to create a better link between the existing structure's historic proportions and character by allowing the width to carry up the height of the building. The new addition will carry similar proportions both in height and width along with the extension of the existing columns that interact with the street level experience.

OPTION 3 (PREFERRED)



GROUND LEVEL LANDSCAPE



ROOF LEVEL LANDSCAPE

Maximum required Residential Amenity Space: 1,478 SF*

Residential Amenity Space provided: 2,500 SF

*per Option 3



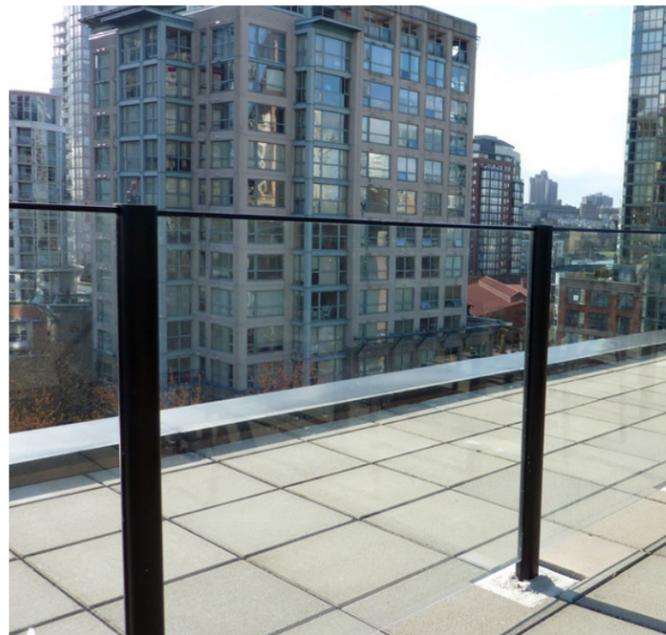
1. SIMILAR PROPORTIONS BETWEEN MATERIAL CHANGES



3. ALUMINUM AND GLASS FACADE ABOVE EXISTING



2. SIMPLE MODERN LINES USE TO EMPHASIZE EXISTING ELEMENTS



4. GLASS RAILING PULLED BACK FROM MAIN FACADE



RENDERING OF PROPOSED DESIGN



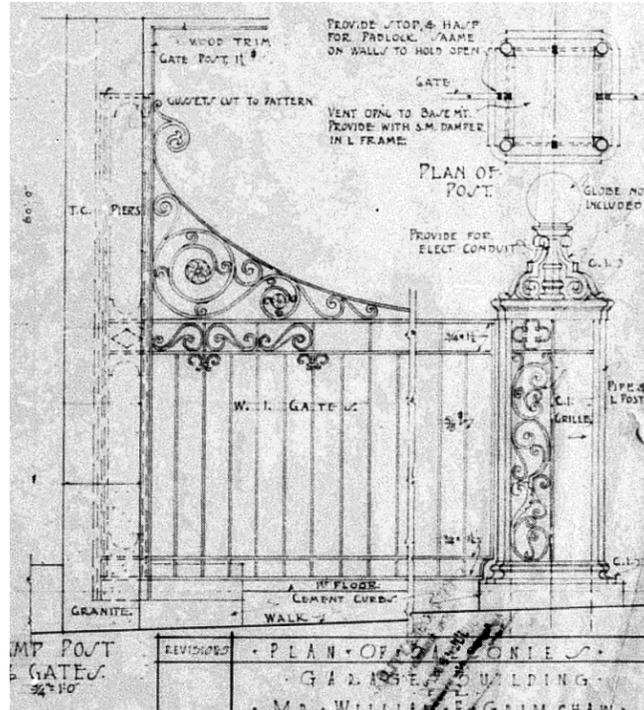
WROUGHT IRON PANELS TO FLANK MAIN ENTRY



FULL WIDTH CANOPY TO BE INSTALLED TO CLOSELY MATCH ORIGINAL



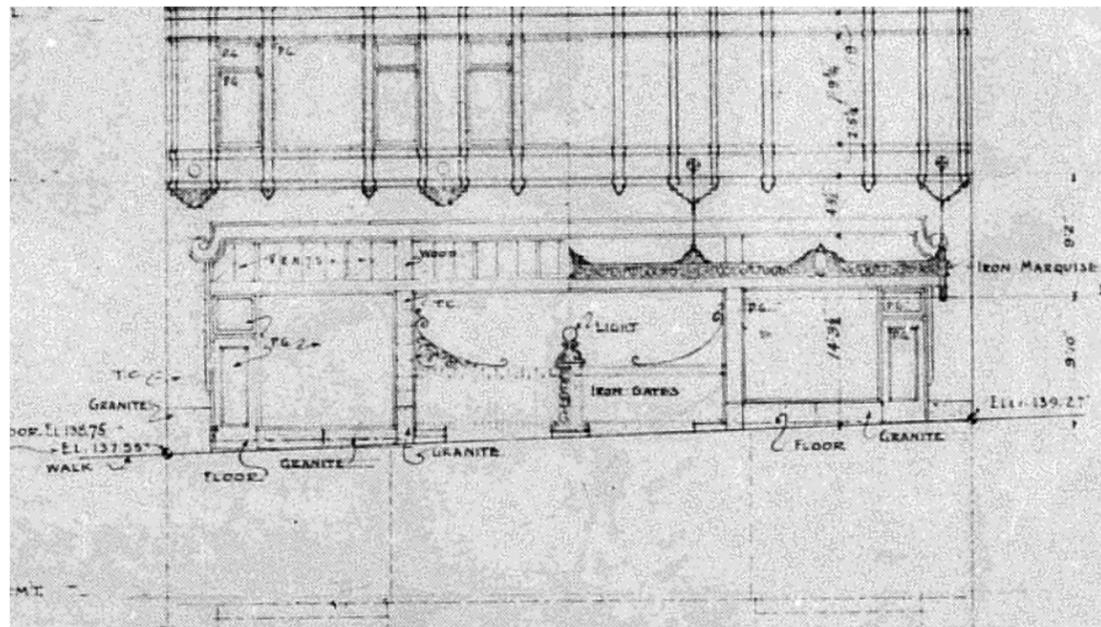
GLOBE SCONCES MOUNTED ON COLUMNS



ORIGINAL WROUGHT IRON GATE DESIGN



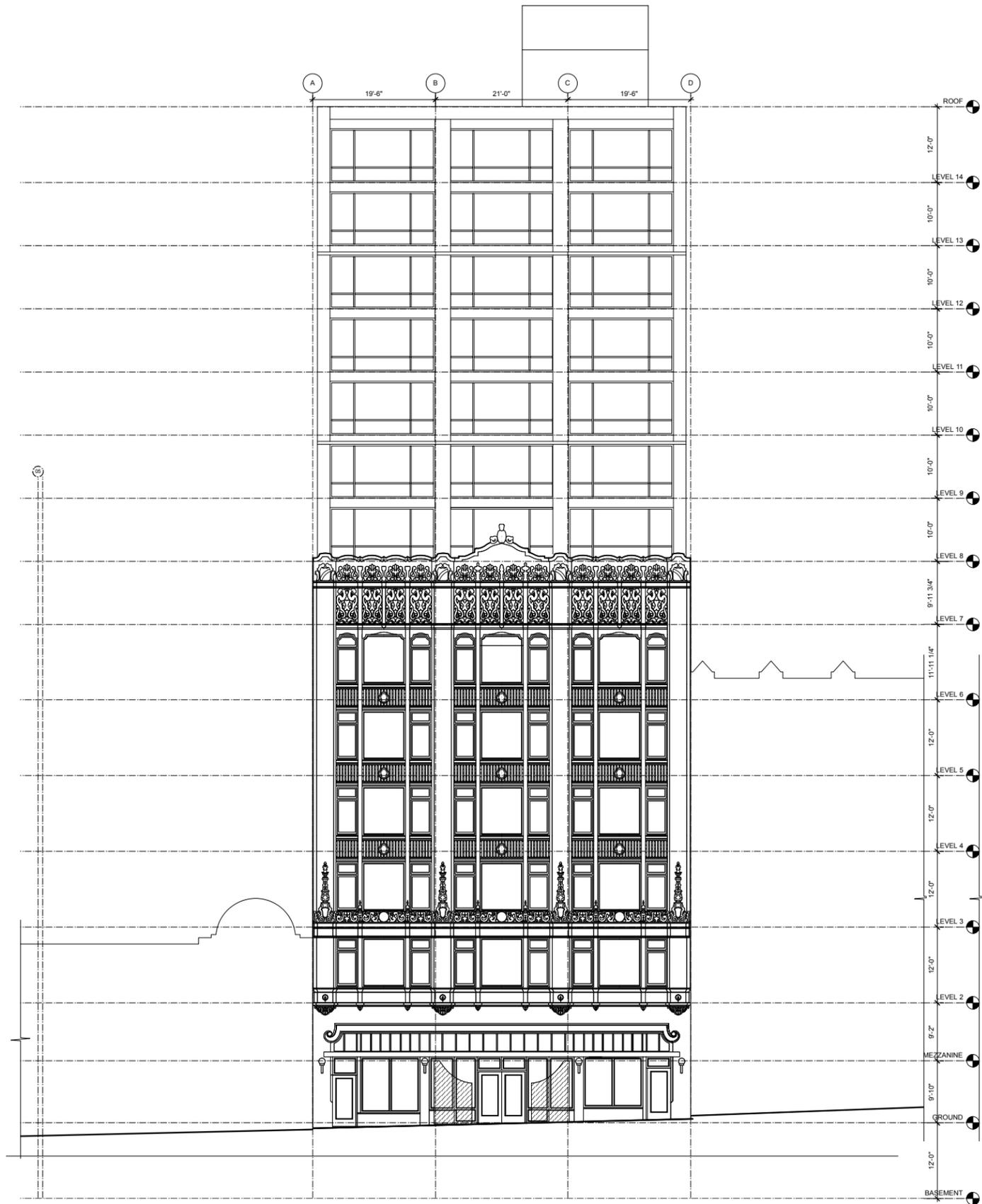
CLEAN STOREFRONT TO HELP EMPHASIZE EXISTING DETAILS



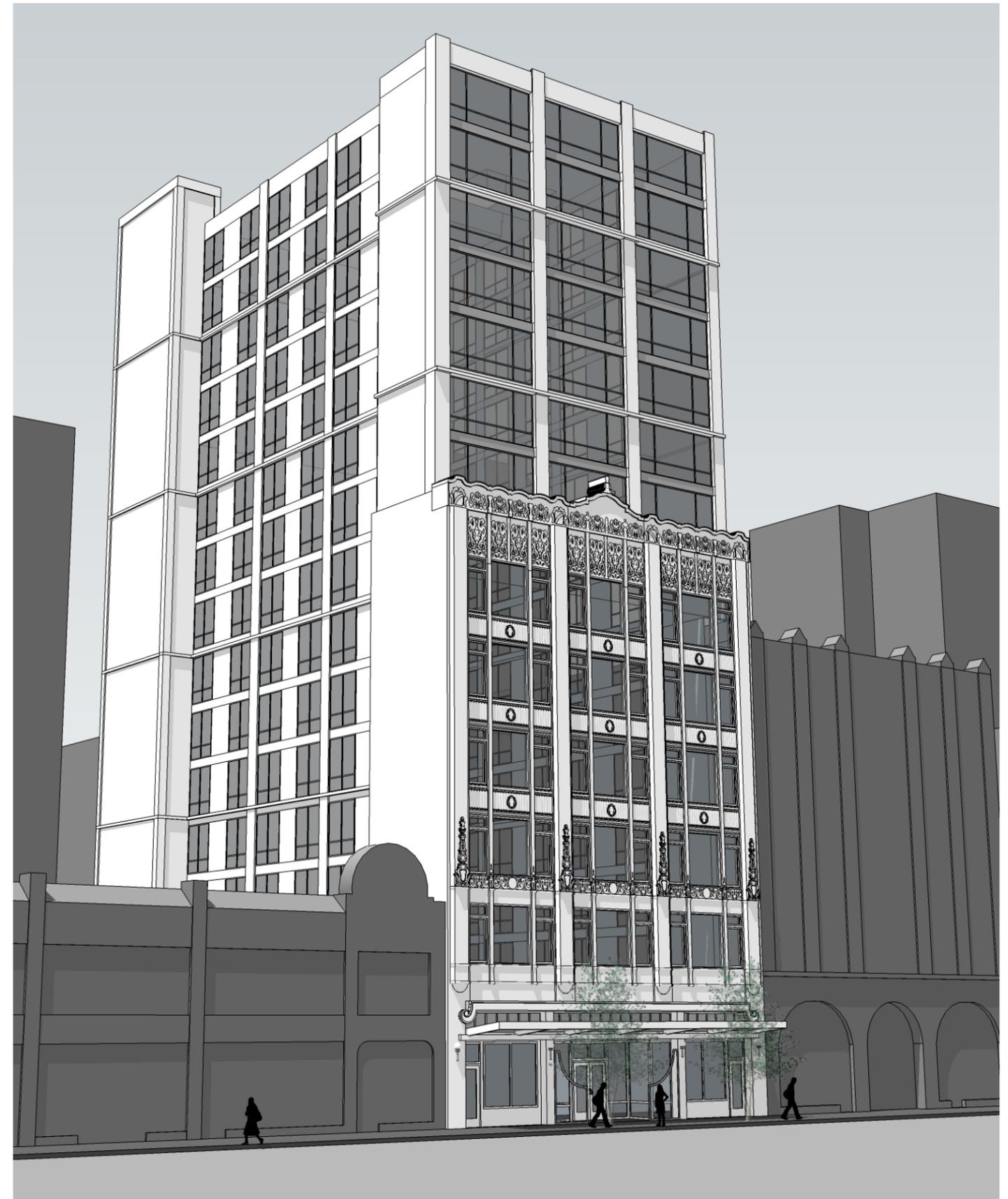
ORIGINAL BUILDING STOREFRONT DESIGN



PROPOSED ENTRY LIGHTING



PROPOSED ELEVATION



PROPOSED PERSPECTIVE

