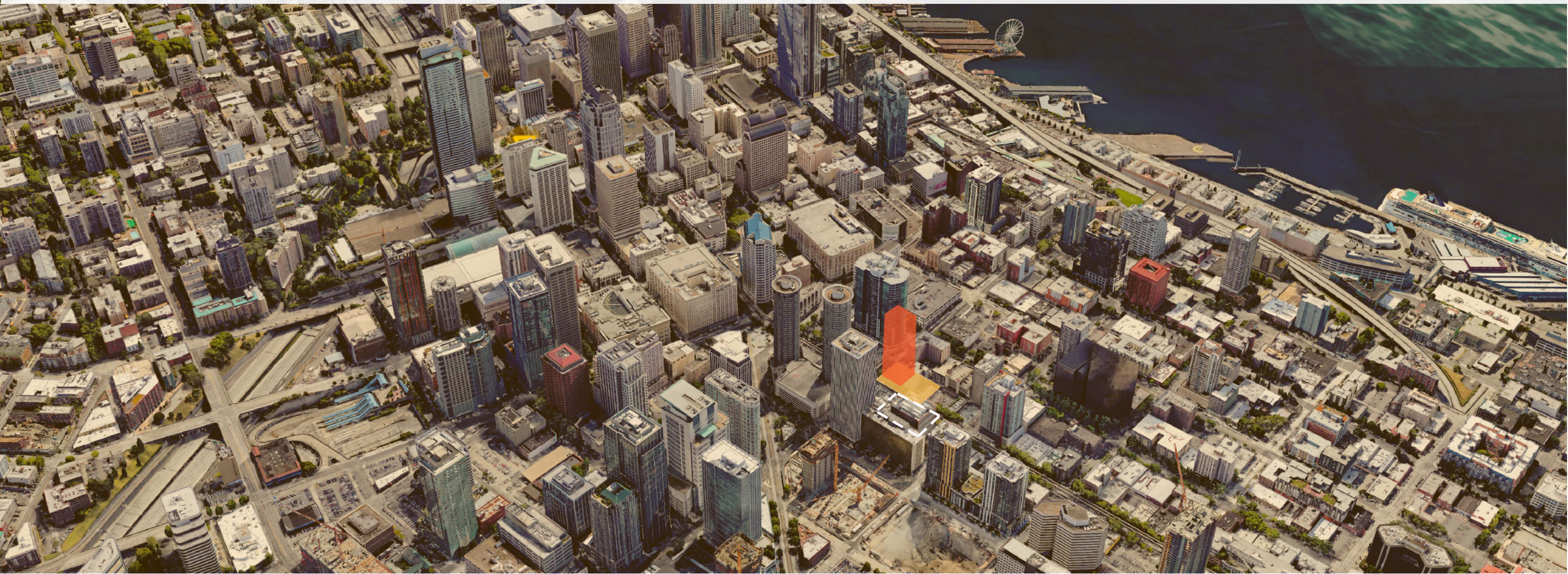


2005 / 2011 / 2015 5TH AVENUE | SEATTLE, WASHINGTON



EARLY DESIGN GUIDANCE

November 27th, 2017



TABLE OF CONTENTS

4	DEVELOPMENT OBJECTIVES
5	ZONING & LAND USE SUMMARY
10	SITE ANALYSIS
15	DOWNTOWN DESIGN REFERENCE
22	STREETSCAPE IMPROVEMENT OPPORTUNITY
37	DESIGN OPTIONS
54	DEPARTURE REQUESTS & SPECIAL EXCEPTION

PROJECT TEAM

OWNER



Chainqui Development Virginia, LLC ("CDV")
CDV is the U.S. development subsidiary of Chainqui Construction Development Co., Ltd. ("Chainqui"), a well-respected constructor of commercial and residential buildings in Taiwan. Chainqui also offers cement products, rents and sells public housing, and provides career development services.

The company, founded in 1972 with headquarters in Taipei, Taiwan, was formerly known as Chain Qui Development Co. Ltd.

Chainqui is a developer of high quality residential commercial developments throughout East Asia, and intends to bring its expertise in the development of high-end residential and commercial projects to the U.S. market.

DEVELOPER



DSA Development Services, LLC ("DSA")
DSA is commercial and residential real estate development and consulting services company with expertise and experience covering a broad range of project types, including mixed-use, commercial office, retail, multi-family residential and hospitality projects. Committed to providing clients with the highest quality consulting services, DSA manages client risk through our integrated processes, bringing its development assignments to a timely, successful and profitable conclusion.

DSA understands the complexities of real estate development. Services are comprehensive and integrated. DSA efficiently and effectively manages the development process from concept to reality. Our principals include architects, land planners and developers whose combined experience touches the widest range of commercial, retail, living and hospitality projects. We have the vision, tools and talent to help our clients achieve the development successes they expect.

DSA's skill in all aspects of real estate development helps our clients navigate the development process from site selection, through the due diligence process, project team formation and control, entitlements, financing, and construction.

DESIGN ARCHITECT



GWest Architecture LLC ("GWest")
GWest creates design solutions that respond to the challenges of a changing world and competitive environment.... design solutions that are built to last. GWest approaches each design project as unique, seeking solutions that best serve its clients' style, needs and budget.

The firm's multi-talented and experienced professionals work together in a complementary fashion to challenge and support one another in a winning synergy that delivers measurable results. Our internal and external processes are collaborative and focused on achieving the highest possible impact.

GWest consistently applies a strategic design focus to Brand Identity, Market, Product Differentiation, Risk Mitigation, Value Analysis, Consistent Capitalization, Business context, and Sustainable design solutions.

LANDSCAPE ARCHITECT



MIG|SvR
MIG|SvR is a multidisciplinary firm that focuses on planning, designing and sustaining environments that support human development and active lifestyles. MIG|SvR offers our clients a broad scope of services with highly qualified, extensively experienced staff. We provide urban planning and design, civil engineering, infrastructure design, public engagement, communication, management, environmental planning and permitting, and technology services. Our team of professionals assist private clients and public agencies throughout the West in projects that enhance community livability, support revitalization and connect people with places.

DEVELOPMENT OBJECTIVES

DEVELOPMENT OBJECTIVES:

This 5th and Virginia project is a proposed mixed-use development consisting of retail, commercial and residential uses which carefully integrate two on-site Landmark buildings, the Griffin Building and Sheraton Apartments. Located at the intersection of 5th Avenue and Virginia Street, this location is considered (by the Friends of Historic Belltown) to be the southern gateway to the Belltown Neighborhood. The project is designed to serve the increasing population of the neighborhood, maintain and feature the historical facades of the Landmark buildings, contribute to an improved pedestrian experience and environment, and integrate features and spaces important to the Belltown neighborhood, including a component featuring this neighborhood's history and place in Seattle's development.

At a public meeting held on July 5, 2017, the Landmarks Preservation Board ("LPB") voted to approved designation of the Griffin Building and Sheridan Apartments as Seattle Landmarks based upon satisfaction of one or more of the standards for designation of SMC 25.12.350. We are now in the Controls and Incentives phase for designated Landmark properties, having had an initial briefing meeting with the Architectural Review Committee ("ARC") of the LPB on September 1, 2017. In response to ARC's request to demonstrate the economic impact and implications to the landowner for development options of varying development density, beginning with simply the reuse of the Landmark buildings by themselves, five progressive economic development models were completed which incorporate independently prepared construction and development costs for each. Concurrently, an independent structural analysis report for each of the two buildings was completed. The preferred Option 3 in this EDG submittal, reflects the conclusions of these economic studies and the development density recommendation to be submitted to ARC for their review.

The site is a quarter-block in size, consisting of three parcels running along the western side of 5th Avenue. To its immediate north, Project # 3026266 is proposed for development which includes a tower placed in close proximity to this site's northern property line. Seattle's historic monorail runs along the 5th Avenue. The Hotel Andra is immediately west of this site across the alley. The Virginia Street Landmark façade of the Griffin Building extends to the eastern side of the current 16' wide alley right-of-way.

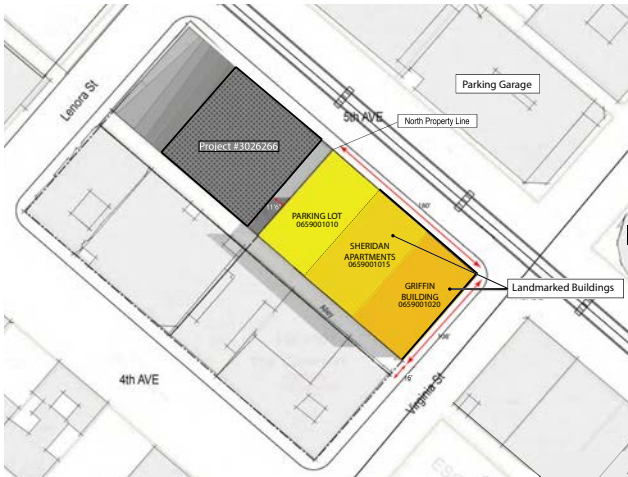
The scale, placement and modulation of new building construction is designed to preserve, feature and carefully integrate the Landmark buildings into the overall development. To enhance the pedestrian experience, a Belltown Historic Arcade is proposed to be carefully integrated into the existing Landmark facades to 1) provide an interactive pedestrian connection to ground level spaces featuring Belltown history, entry to building retail areas and those serving the Belltown neighborhood, and 2) to pro

vide a well-lighted, open and sheltered pedestrian circulation path along Virginia Street and 5th Avenue as an extension of the current sidewalk and new proposed streetscape improvements.

New building development has been spaced vertically and set back horizontally from the Landmark buildings' facades in order to feature and preserve the essential historic qualities of these buildings. In doing so, an important open space, which could not have been incorporated into the ground level portions of the development, is located at the roof levels of the Griffin and Sheraton buildings. This sheltered and landscaped open space will provide a unique and valuable amenity to the project, as well as a strong modulation element to the design. Natural materials (such as terracotta), complementary of the Landmark buildings and selected in close working cooperation with the Design Review Board and the Architectural Review Committee of the Landmarks Preservation Board, will be integrated into the project's design.

The project has ambitious energy performance goals and objectives, including high-level LEED certification, the use of locally sourced and non-toxic building materials, the capture of storm water for irrigation of green spaces within the building and at street-level, long-term energy conservation measures such as daylighting to better serve the building's occupants, and more.

Vehicle garage entry and loading, and trash pick-up facilities will be accessed from the alley on the site's western side. Recognizing that the Hotel Andra (across the alley and to the immediate west) cannot incorporate any loading/trash areas into its current building footprint, this development will propose to include such spaces for the Hotel Andra's use on a lease arrangement to be negotiated between the landowners. Unless otherwise approved by the Landmark Review Board, the western façade of the Griffin building will continue, as it does, to reach the current alley right-of-way, thereby not permitting an alley widening at its Virginia Street entry as SDOT would prefer. Note, that as a potential alternative, the relocation of an existing 5th Avenue curb cut on the northernmost site parcel, is proposed to provide non-alley access to parking, as well provide an off-the-street pick-up/drop-off area for building and neighborhood exiting onto 5th Avenue. This potential alternative has been proposed with an awareness that a two-lane bicycle route has been proposed for the western side of 5th Avenue between the monorail and this site. It is also noted that this bicycle route known as the "Emerald Mile" has met with considerable opposition from landowners and businesses along 5th Avenue, as well as from Belltown neighborhood groups.



Site Plan



Historic Arcade Inspiration

Building Program – Option 3 (Preferred Alternative)	
Site Area=	19,440 SF
Belltown Historic Arcade=	3,200 SF
Retail =	8,500 SF
Residential (Gross) =	342,360 SF
Commercial (Gross) =	125,343 SF
Parking (below grade) =	114,696 SF



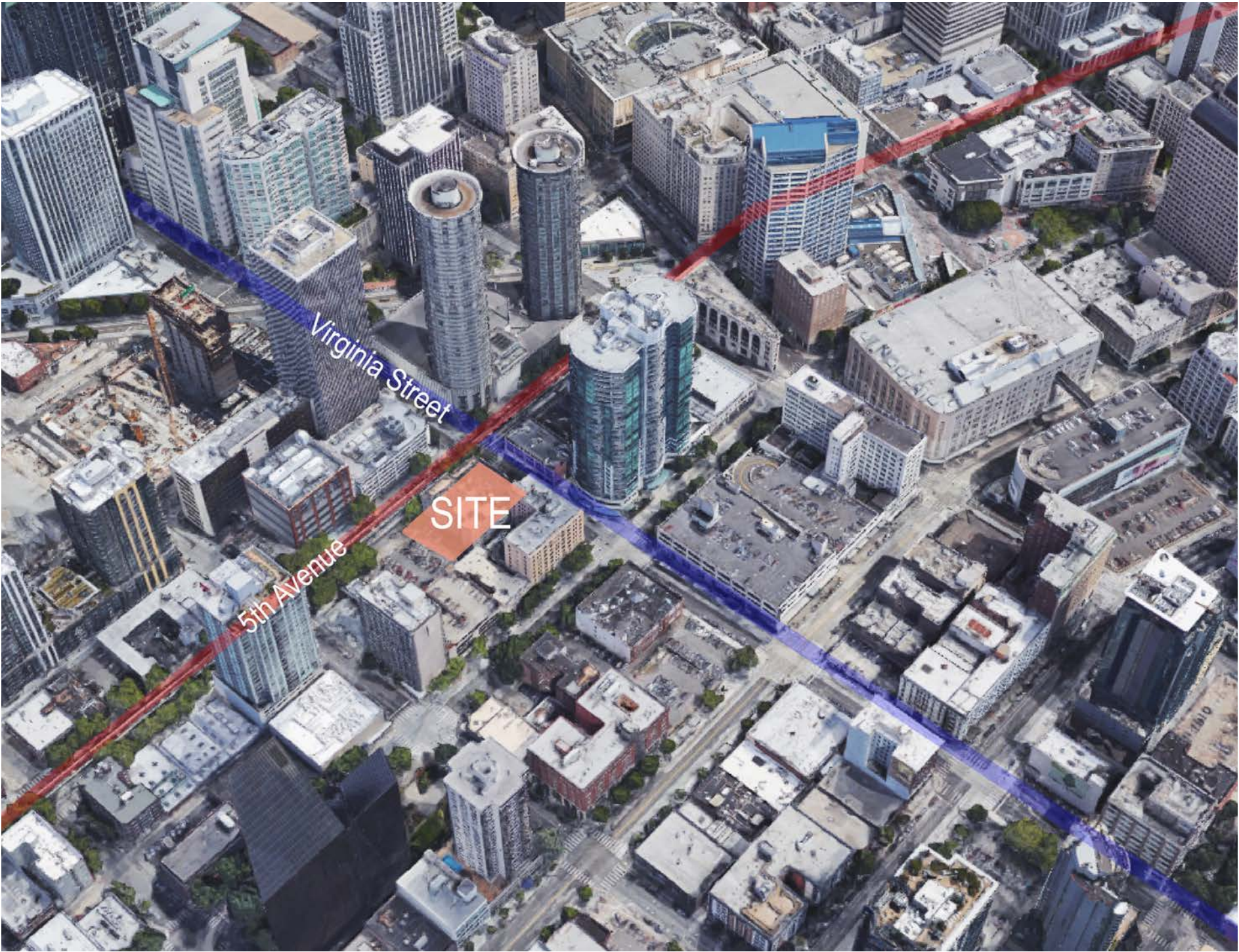
Griffin Building



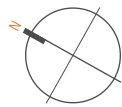
Sheridan Apartments



Historic Arcade Inspiration



AERIAL VIEW



5th & Virginia Project Information

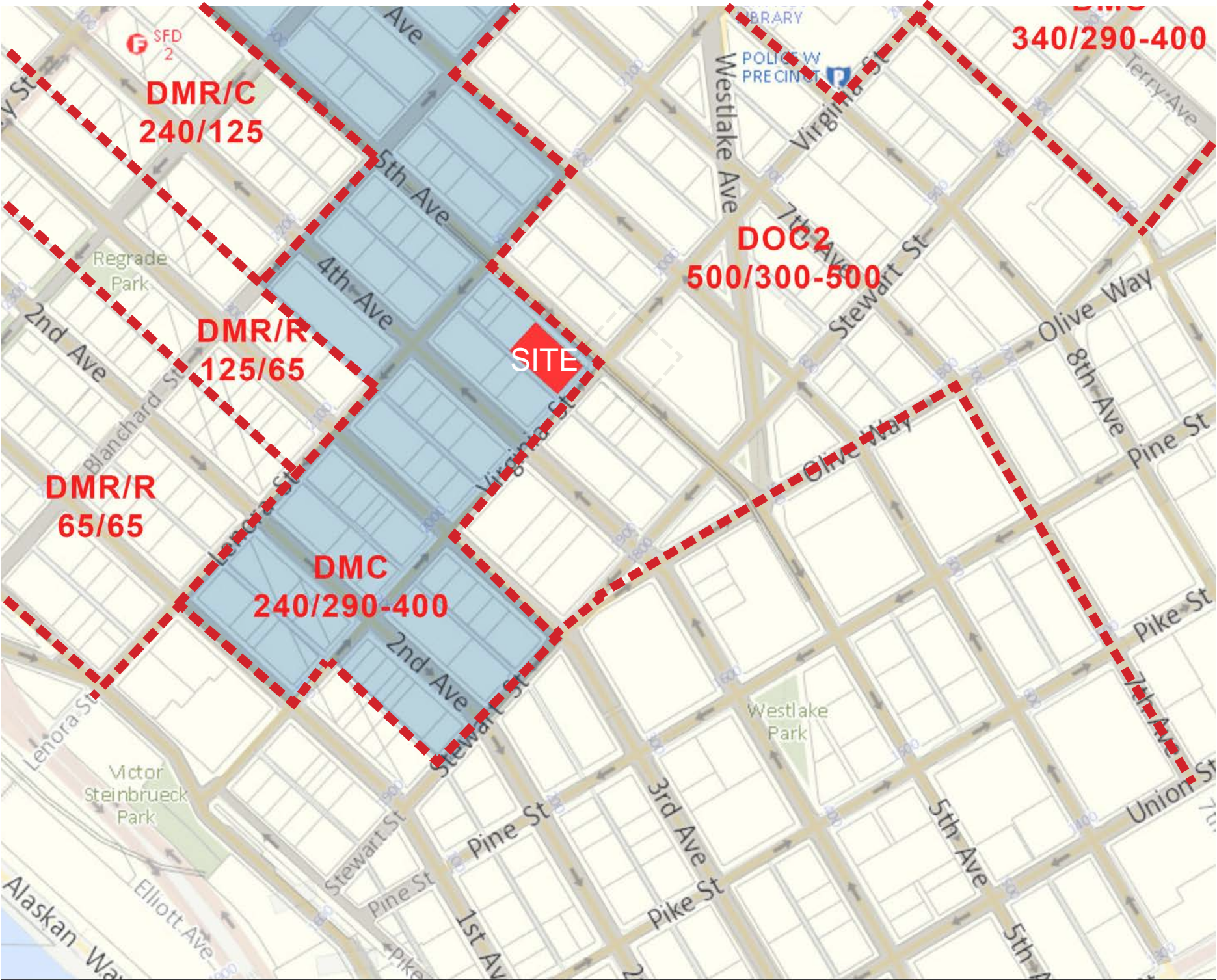
Address: 2005,2011 & 2015 5th Avenue, Seattle , WA 98121

Parcels : 065900-1020, 065900-1015 & 065900-1010

Land Area : 19,440 SF (180' x 108')

Zoning Map : Belltown Urban Center Village

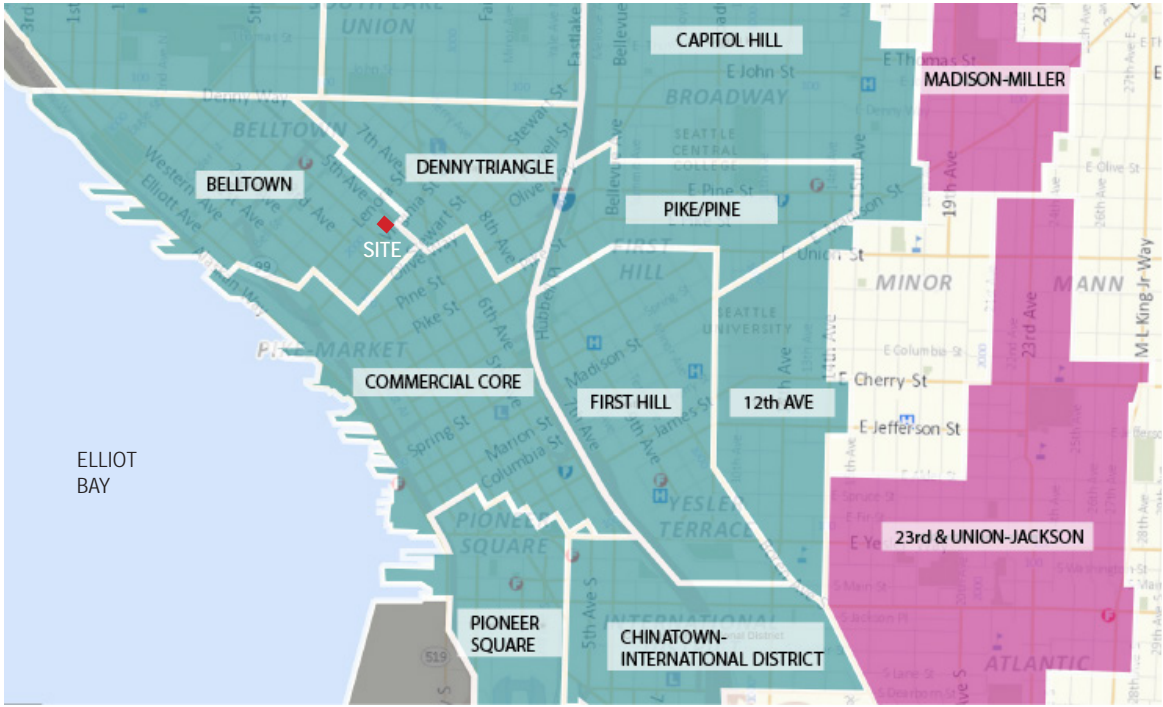
Zoning : DMC 240/290 - 400
Downtown Mixed Use Commercial, 240' Non-Residential use,
290' Base Height for Residential uses, 400' Maximum Height for
Residential Uses that use allowable bonuses in 23.49.015



DOWNTOWN ZONING REGULATIONS:

ZONING MAP

LEGEND :
- ZONING BOUNDARY



NEIGHBORHOOD MAP

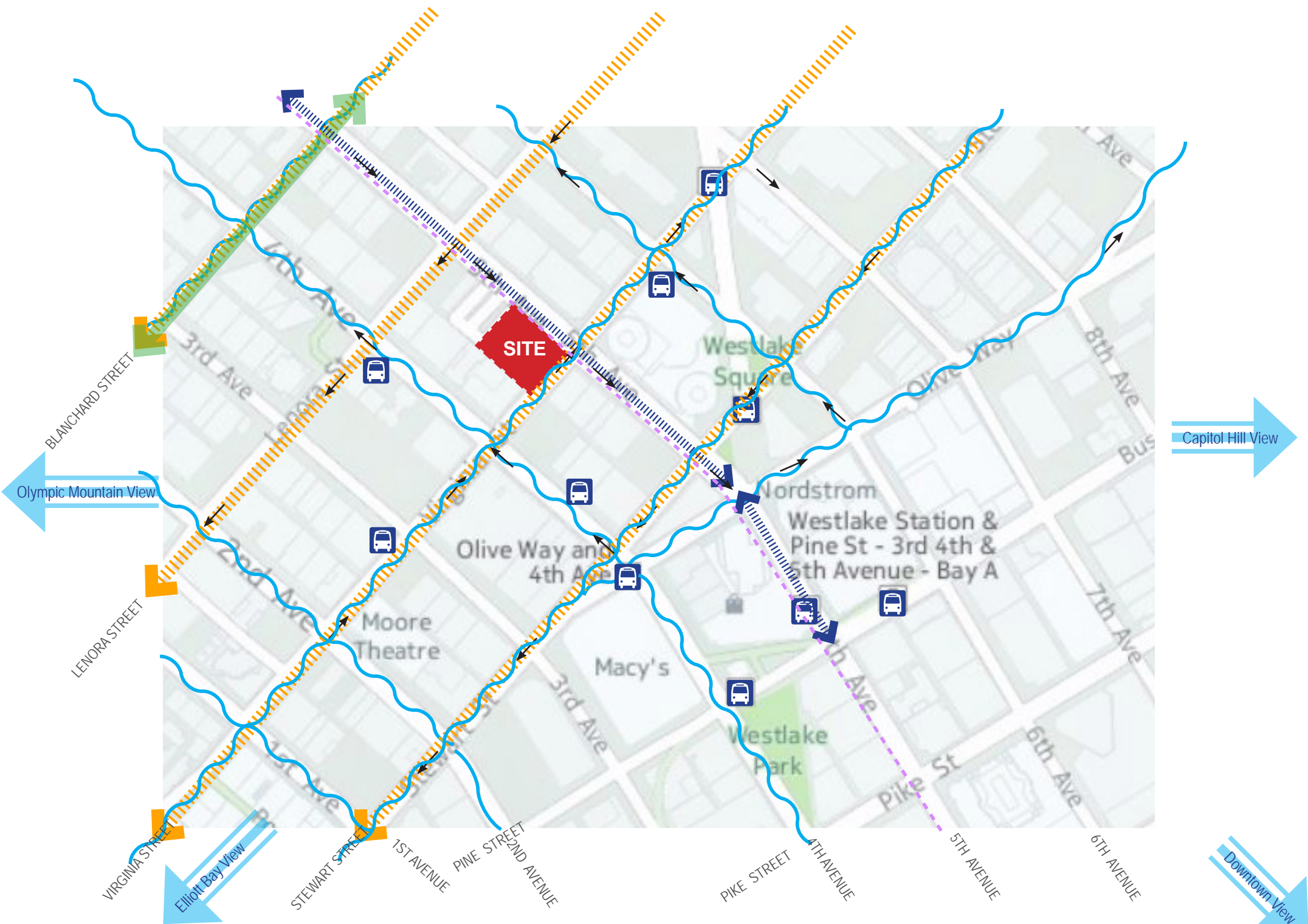
LEGEND
- URBAN CENTER, URBAN CENTER VILLAGE
- RESIDENTIAL URBAN VILLAGE



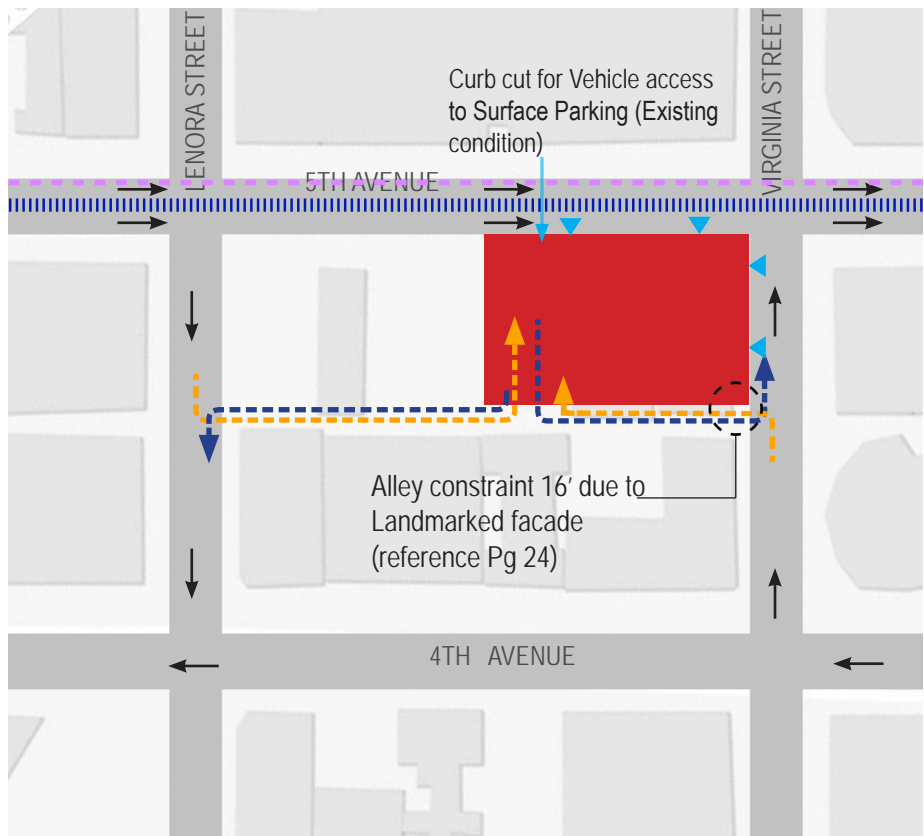
LAND USE MAP

LEGEND :
MULTI-FAMILY
MIXED-USE
OFFICE
HOTEL
PARKING
OTHER HOUSING
VACANT
PARK/ PLAYGROUND
OTHER

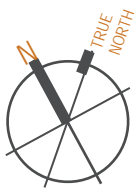
LAND USE SUMMARY



- LEGEND :
- | | | | |
|-----------|----------------------------|---|-------------------|
| | VIEW CORRIDOR | | ELEVATED MONORAIL |
| — | GREEN STREET | ← | ONE WAY TRAFFIC |
| ~~~~~ | BICYCLE LANE | 🚌 | BUS STOP |
| - - - - - | POTENTIAL FUTURE BIKE LANE | | |

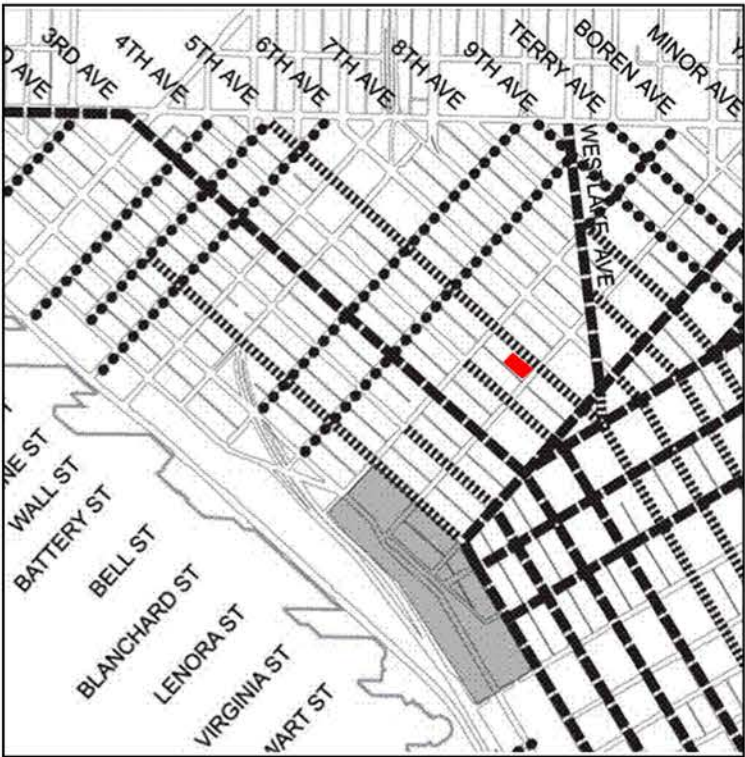


- LEGEND :
- | | |
|-----------|-------------------------------------|
| --- | VEHICLE INCOMING ACCESS |
| --- | VEHICLE OUTGOING ACCESS |
| ← | TRAFFIC DIRECTION |
| ▼ | MAIN PEDESTRIAN ACCESS |
| - - - - - | POTENTIAL FUTURE BIKE LANE |
| ○ | ALLEY CONSTRAINT
Reference Pg.24 |

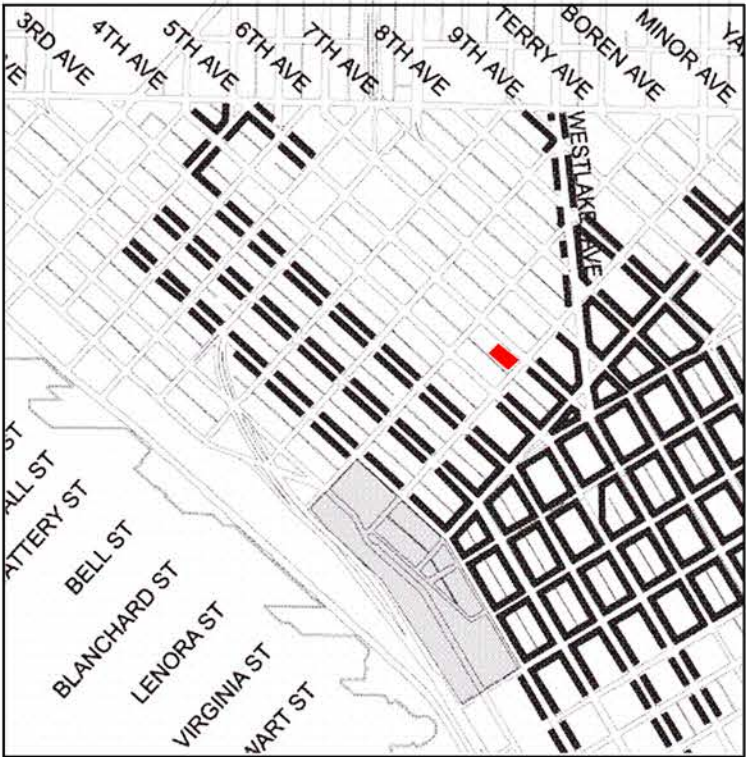




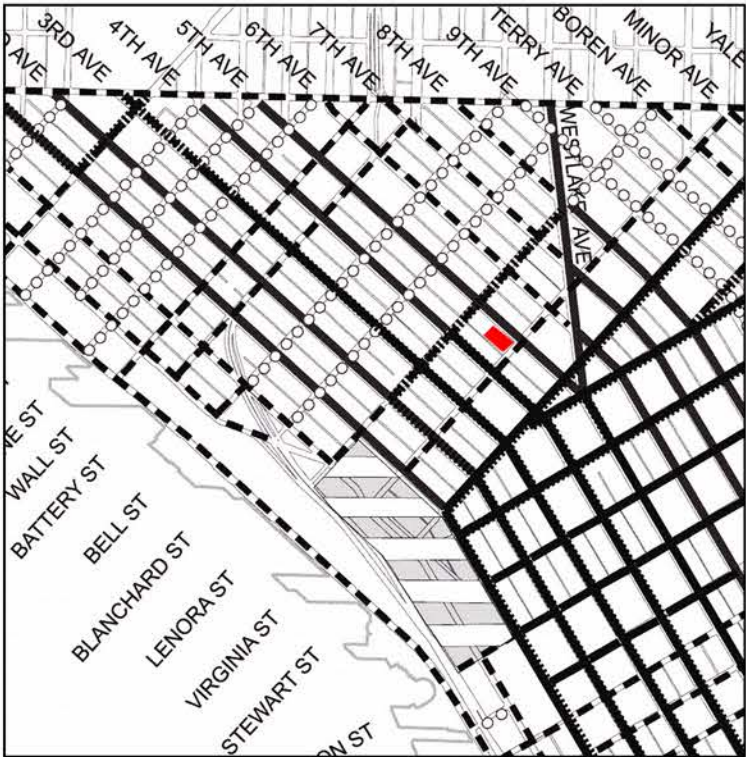
STREET CLASSIFICATION MAP 1B



SIDEWALKS WIDTHS MAP 1C



STREET LEVEL USES REQUIRED MAP 1G



PEDESTRIAN STREET CLASSIFICATION

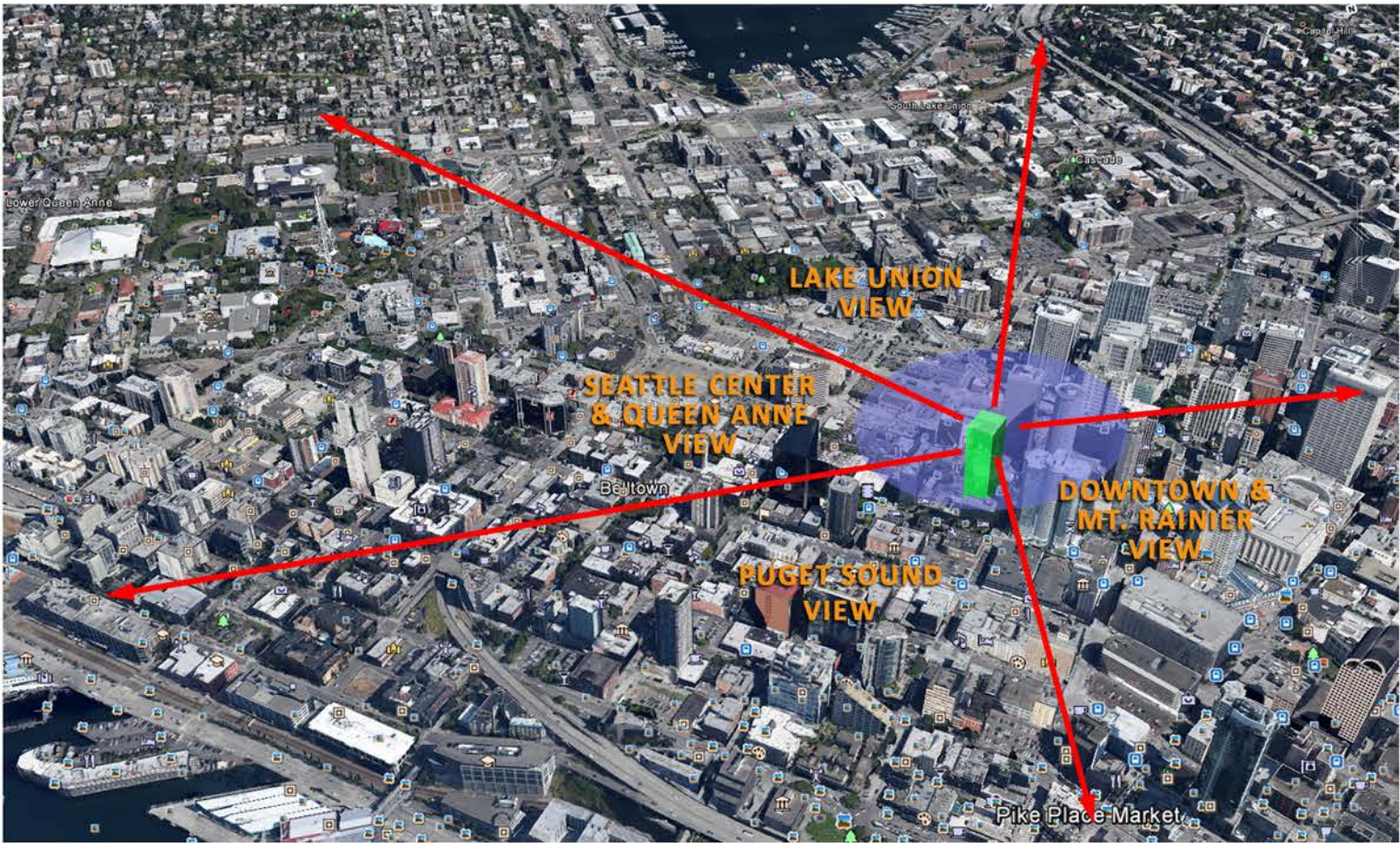
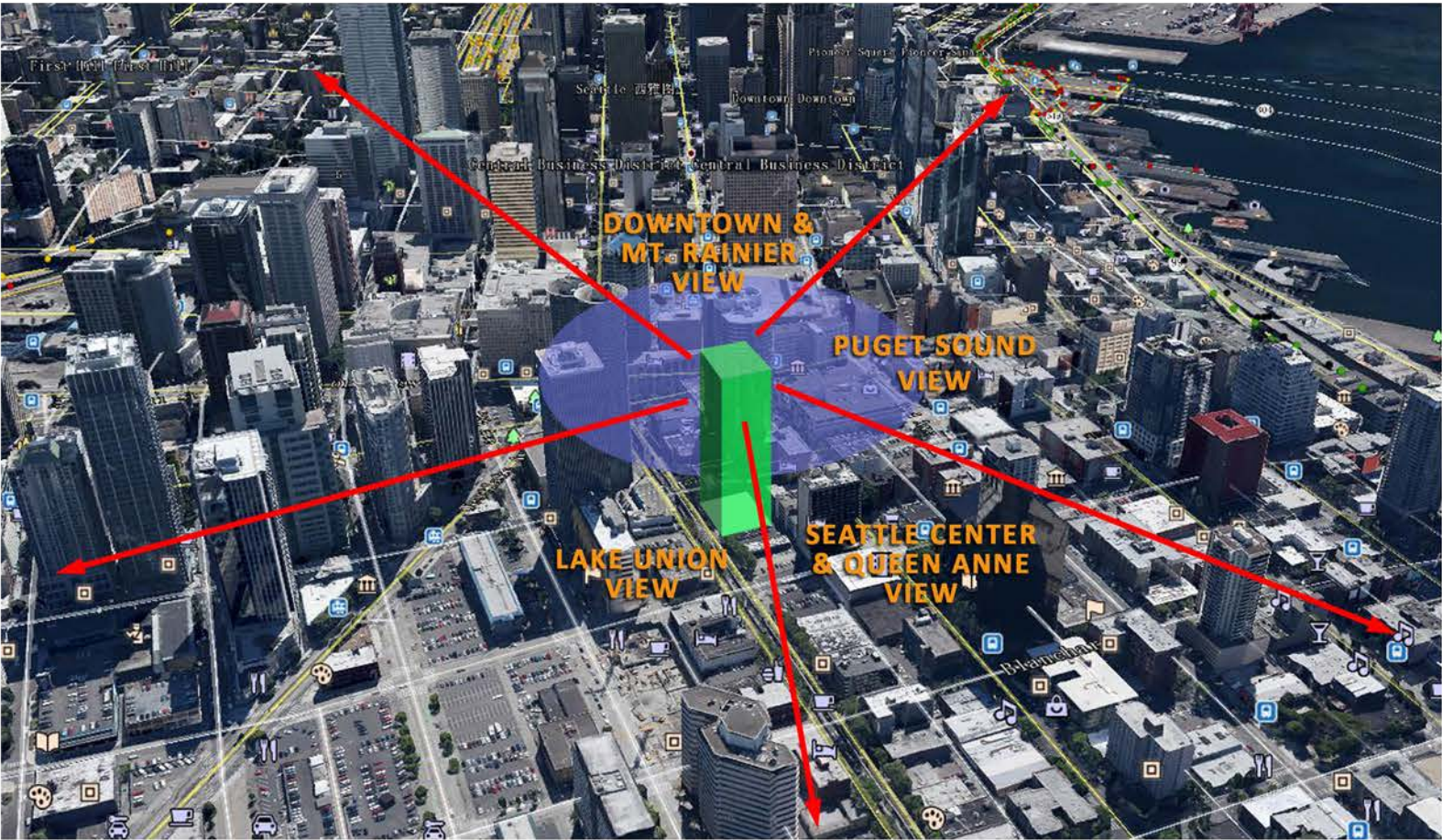
- Access Street
- Principal Arterial (other than Principal Transit Street)
- Minor Arterial (other than Principal Transit Street)
- Green Street
- Principal Transit Street
- Access to parking regulated by Special Review or Historic District regulations. See Map D for 23.66.170 and Map B for 23.66.326 for street classifications in South Downtown.

- Variable
12' applies to all unmarked streets
- 15'
- 18' (when on a one-way street, only the side with transit stops shall be 18'; the other side shall be 15'.)
- Sidewalk widths addressed by Special Review or Historic District regulations

- Street-Level Uses Required
- Special Review or Historic Districts

- Class I
- Class II
- Green Street
- Streets with pedestrian street classifications within the Pioneer Square Preservation District and International Special Review District are identified on Map D for 23.66.170 and Map B for 23.66.326.
- Pedestrian Street Classifications may be addressed by Special Review, Historic District or other provisions

VIEW AND SKYLINE OVERVIEW



EXISTING SITE STREETSCAPE

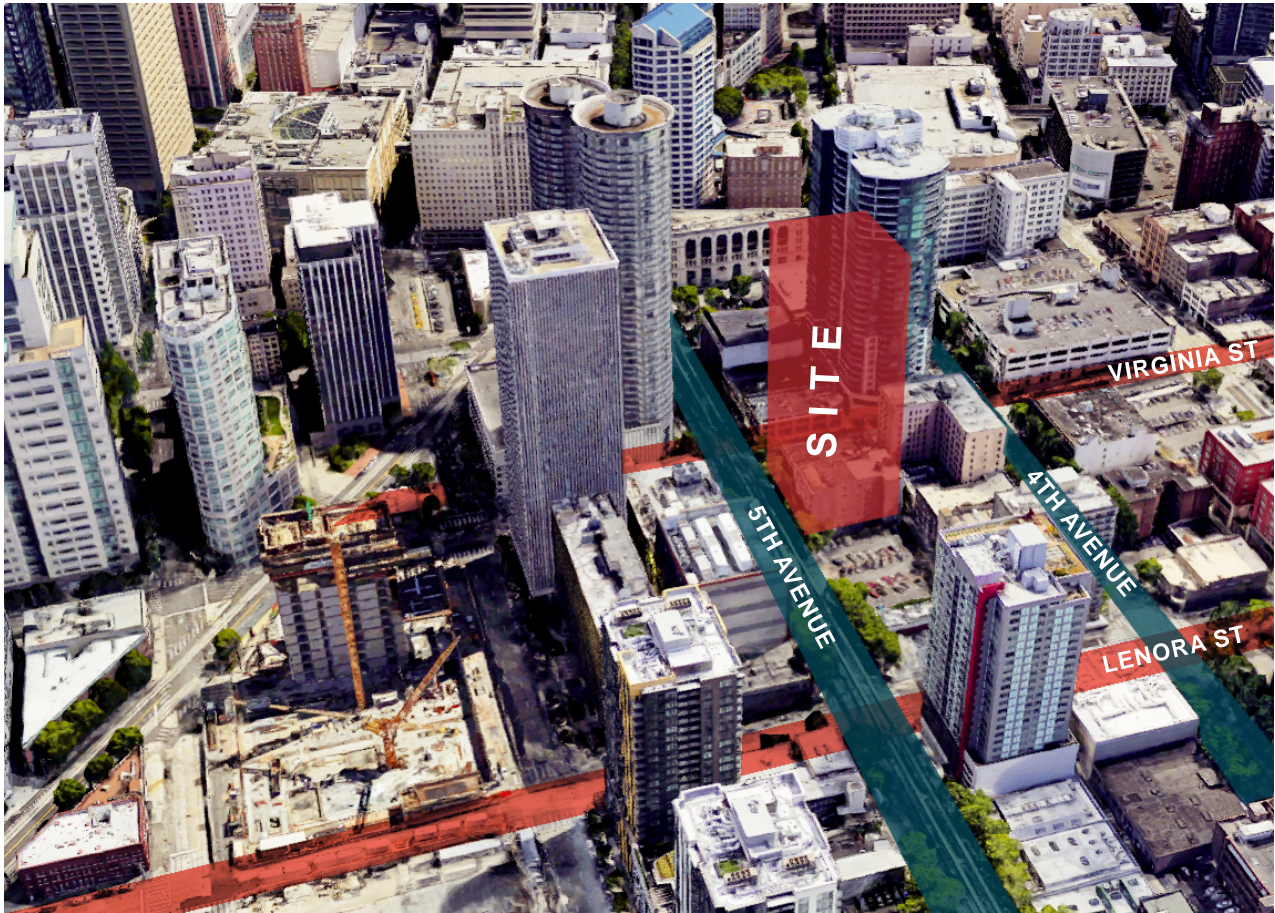


VIRGINIA STREET

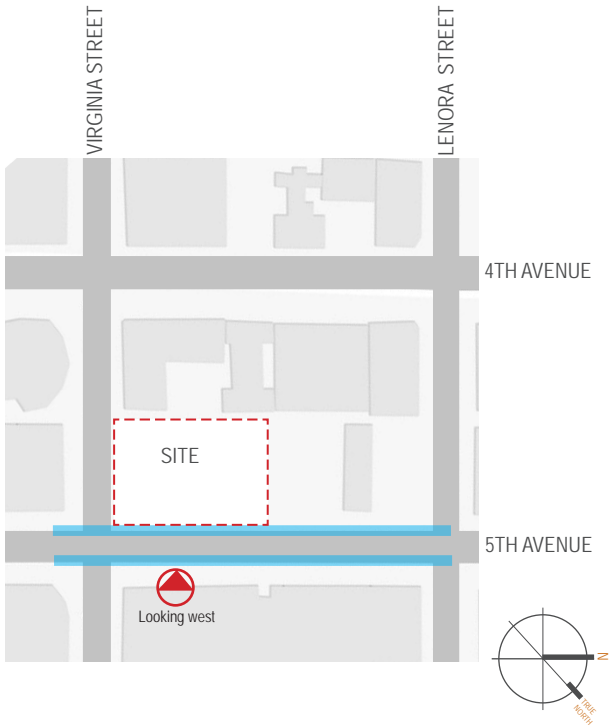


PROJECT SITE

LENORA STREET



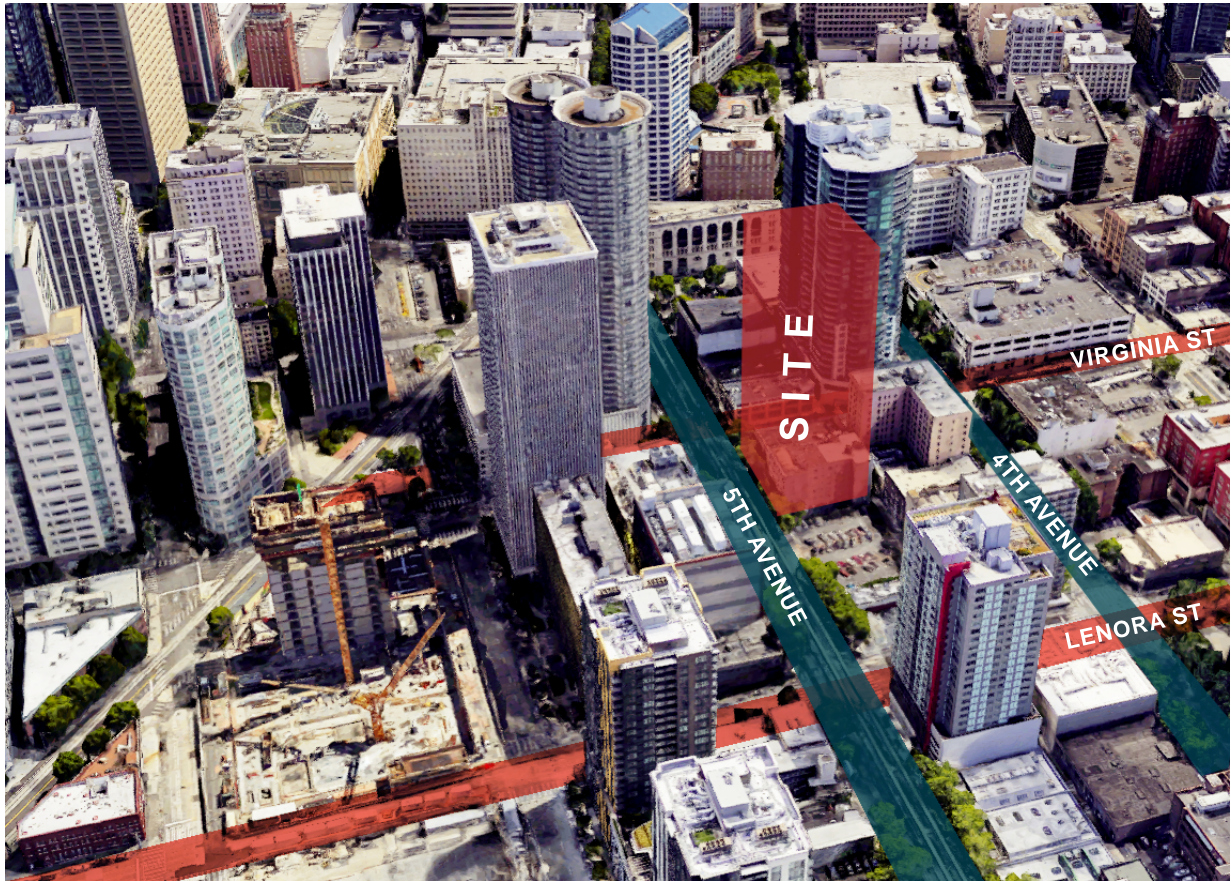
AERIAL VIEW OF THE SITE



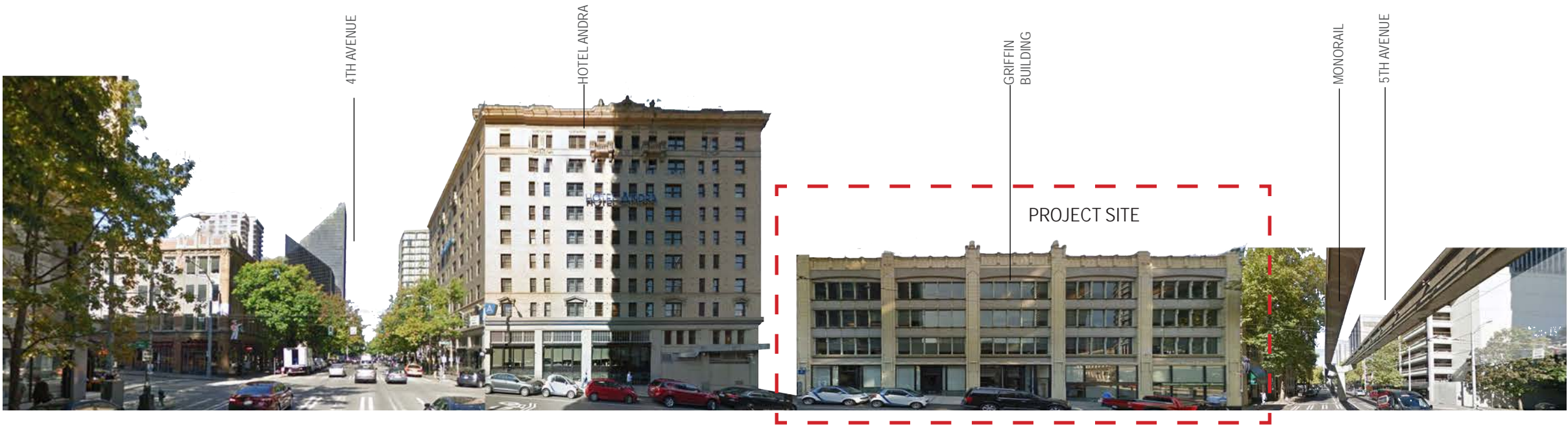
5TH AVE. STREETSCAPE (LOOKING WEST)

NOTE: This composite streetscape view from 5th Avenue should not be interpreted as a true elevation.

EXISTING SITE STREETSCAPE

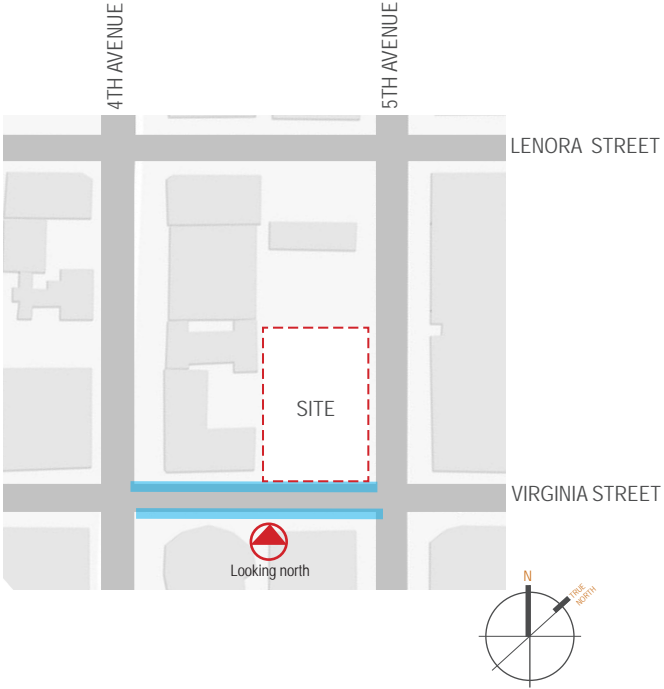


AERIAL VIEW OF THE SITE



VIRGINIA STREETSCAPE (LOOKING NORTH)

NOTE: This composite streetscape view from Virginia Street should not be interpreted as a true elevation.



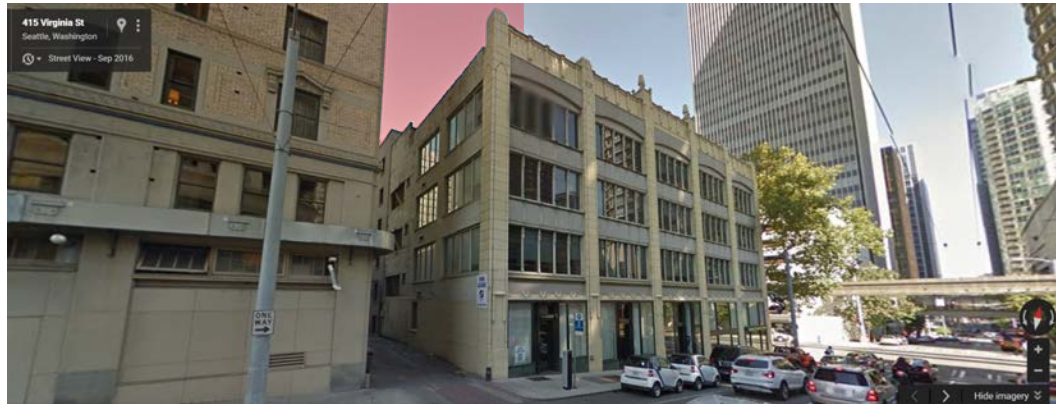
STREETSCAPE VIEWS



01. View from across virginia street is obstructed by existing trees (significant trees) and Monorail.



02. View from 5th Avenue sidewalk is obstructed by existing trees (significant trees).



03. Unobstructed view from Virginia Street



04. View from 5th Avenue & Lenora street is obstructed by proposed adjacent development.



05. View from Lenora street will be obstructed by proposed adjacent development.

PROPERTY OVERVIEW

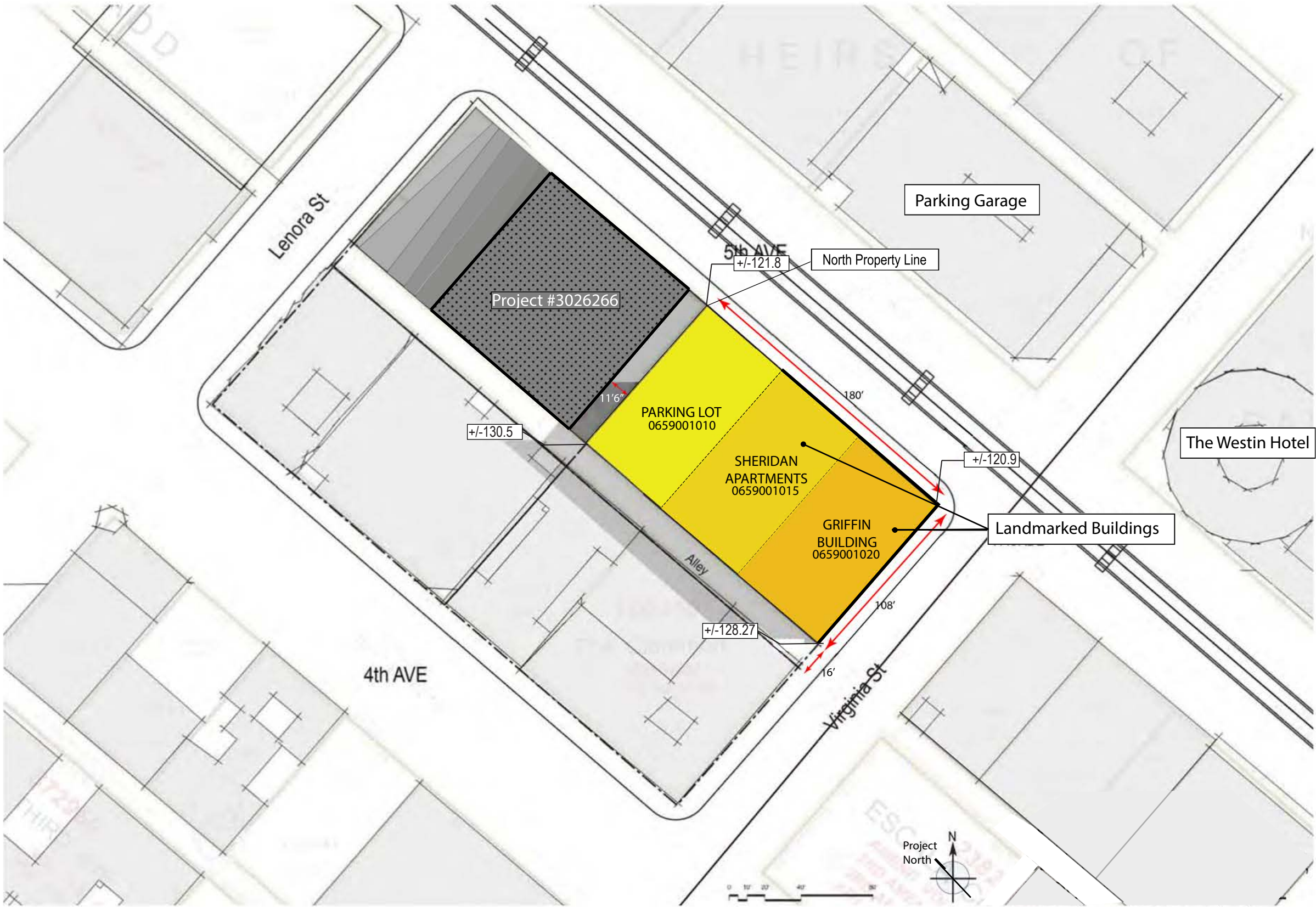
SITE SURVEY

The site consists of three parcels, The Griffin Building (a four story office building) and Sheridan Apartments (a six story building) are located on the two southern most parcels. There is surface parking on the northern most parcel. Running parallel to and 45' east of the northeast property line is the elevated monorail system located 45 feet from the property line.

For the project, we assume project north to be in the direction of 5th Avenue. Located west of the alley is the 9 story Hotel Andra. There is a parking garage across 5th Avenue. The Westin Hotel is adjacent to the southeast corner.

The project will include improvements within the zero setback buildable area along all sides of the property with some minor adjustments.

Project # 3026266 on the north end of the property line has been proposed for future development.



DOWNTOWN DESIGN REFERENCES



CONCRETE STRUCTURE WITH BRICK PODIUM LEVELS.



HIGHEST BUILDING IN WEST PART OF THE US FOR 40 YEARS.



HISTORICAL APPLICATION OF BAY WINDOWS IN THE PAST AND NOW.

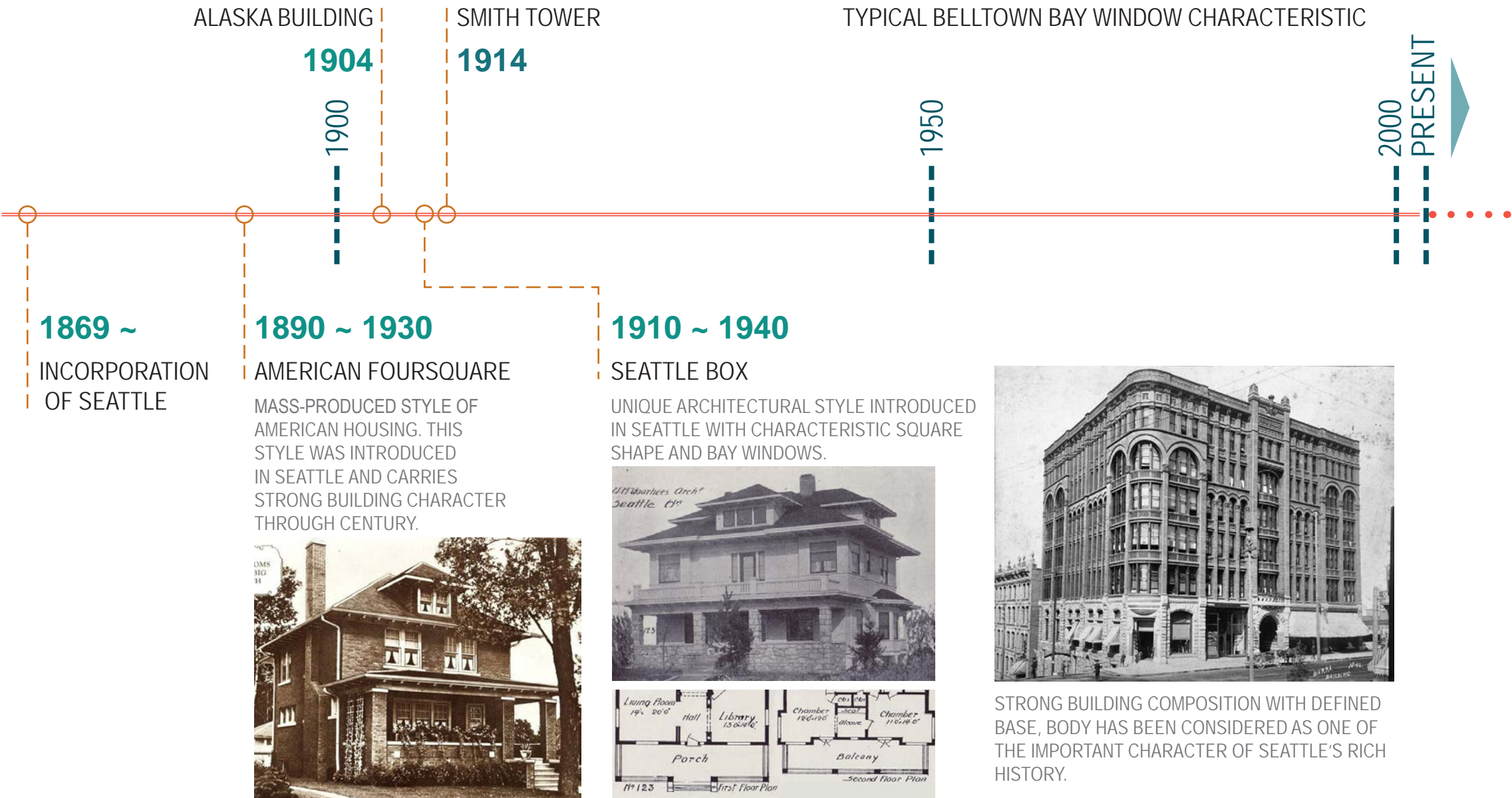


TYPICAL BELLTOWN BAY WINDOW CHARACTERISTIC



CONTEMPORARY STYLE AND BUILDING TECHNOLOGY RESHAPES TRADITIONAL STYLE

URBAN GREEN VILLA
(UNDER CONSTRUCTION)
NORTH WEST CORNER OF 3rd & BATTERY ST



STRONG BUILDING COMPOSITION WITH DEFINED BASE, BODY HAS BEEN CONSIDERED AS ONE OF THE IMPORTANT CHARACTER OF SEATTLE'S RICH HISTORY.

DOWNTOWN DESIGN REFERENCES
NEW DEVELOPMENT OVER OR ADJACENT LANDMARK FACADES



FEDERAL RESERVE BANK BUILDING, SEATTLE



1931 2ND AVENUE



THE MARITIME BUILDING



601 WESTLAKE AVE N, SEATTLE



307 FAIRVIEW AVENUE NORTH, SEATTLE
TROY BUILDING



Appendix
Downtown Historic and Icon Building Inventory



10. MARSHALL BUILDING



11. HOTEL ANDRA



13. SHERIDAN APARTMENTS



12. GRIFFIN BUILDING



9. CENTENNIAL



8. SECURITIES



38. 5TH AVENUE COURT



3. MOORE THEATER / HOTEL

DOWNTOWN MAJOR DEVELOPMENT
EXISTING BUILDINGS



1
FOURTH & BLANCHARD BUILDING



2
ROYAL CREST CONDO



3
ESCALA SEATTLE



4
THE WESTIN SEATTLE



5
CINERAMA



6
WESTIN BUILDING EXCHANGE
(EXAMPLE OF RECESSED PEDESTRIAN)



- SITE
- EXISTING BUILDING
- FUTURE DEVELOPMENT

DOWNTOWN MAJOR DEVELOPMENT

FUTURE DEVELOPMENT



A

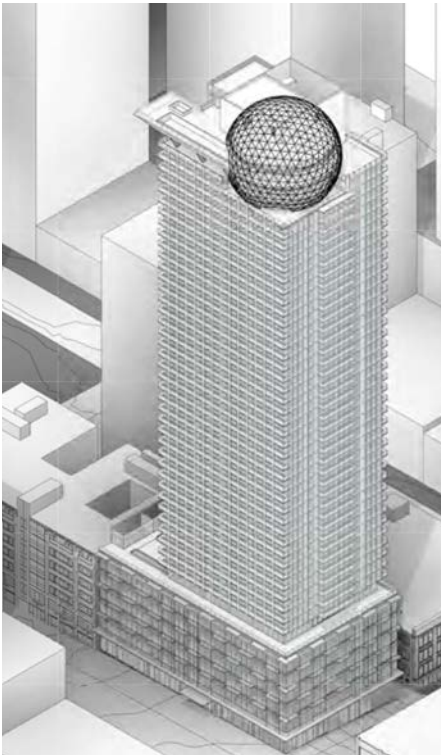
5TH & LENORA
(PROPOSED IMMEDIATE NORTH DEVELOPMENT)

B

1933 5TH AVENUE

C

2116 4TH AVENUE



D

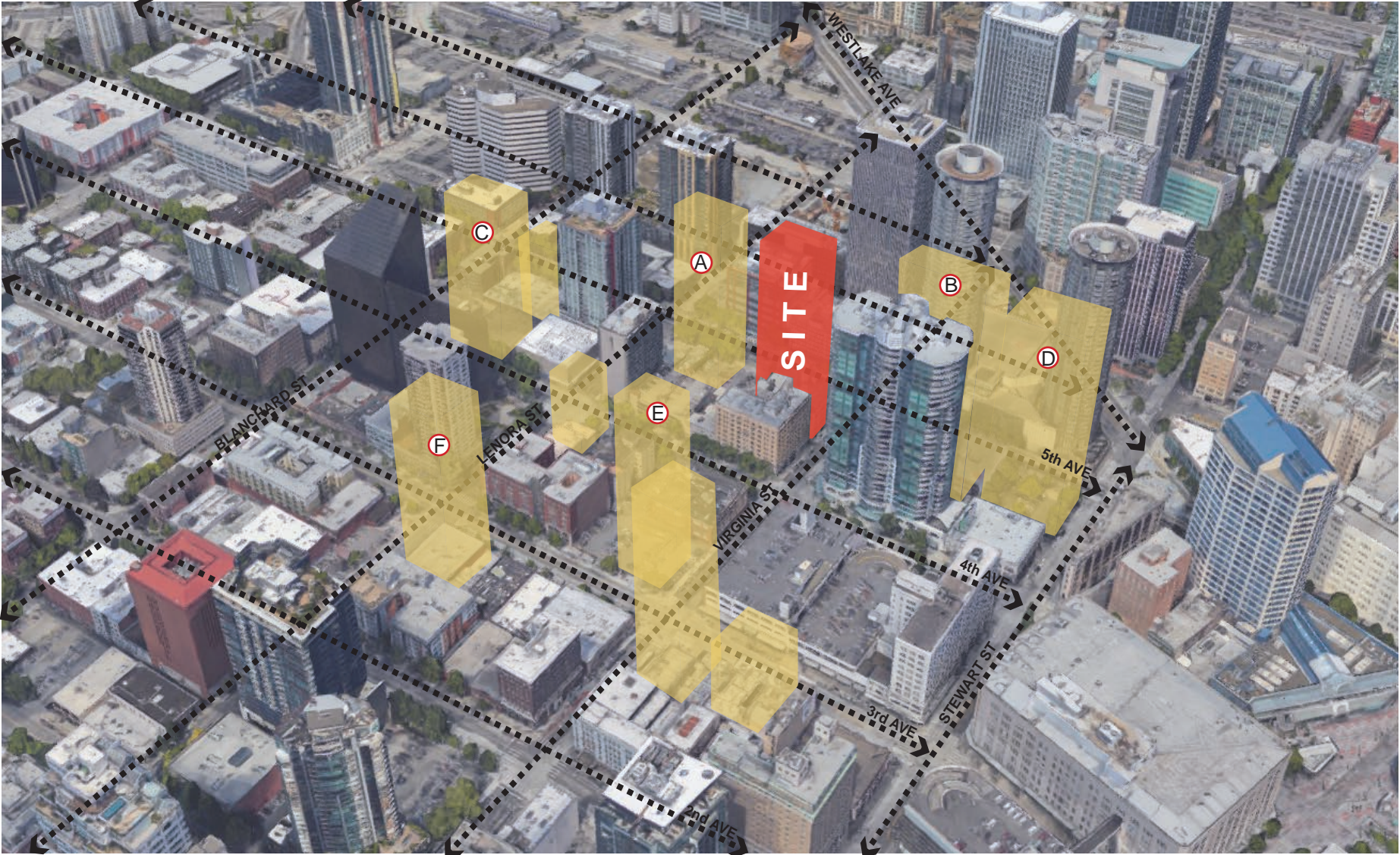
1903 5TH AVENUE

E

200 3RD AVENUE

F

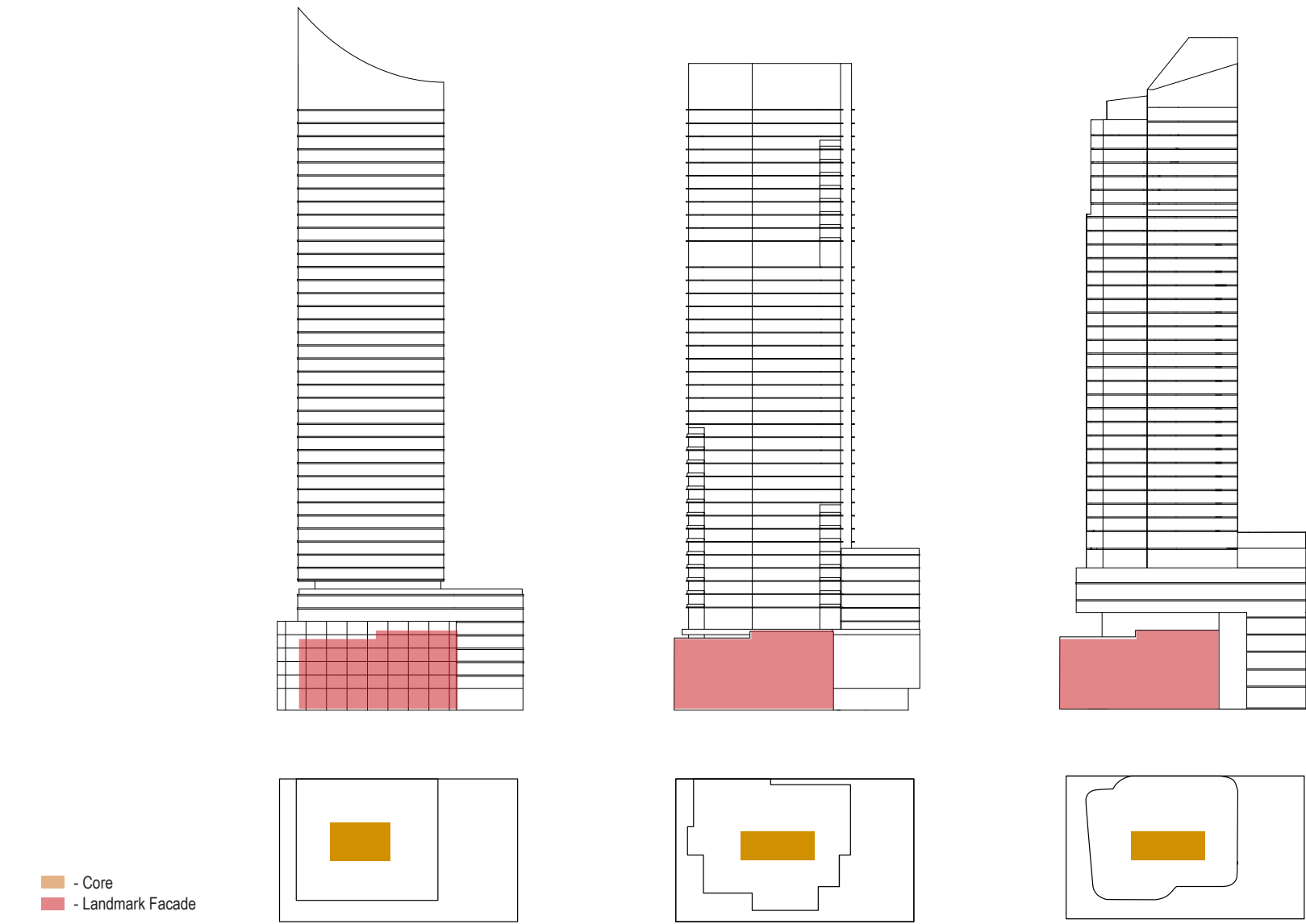
2031 3RD AVENUE



- SITE

- EXISTING BUILDING

DOWNTOWN DESIGN REFERENCES
PRIORITY DESIGN GUIDELINES AND RESPONSES :



DOWNTOWN DESIGN GUIDELINES

Option 1

Option 2

Option 3

- SITE PLANNING v& MASSING
A-1 Respond to the physical environment.
A-2 Enhance the skyline
- ARCHITECTURAL EXPRESSION
B-1 Respond to the neighborhood context.
B-2 Create a transition in bulk & scale
- THE STREETSCAPE
C-1 Promote pedestrian interaction.
C-3 Provide active facades
C-5 Encourage overhead weather protection
- PUBLIC AMENITIES
D-1 Provide inviting & usable open space.
D-3 Provide elements that define the place.
D-5 Provide adequate lighting.



Preferred Massing Option

Table with 2 columns: Site Planning & Massing, Architectural Expression. Headers: A-1 RESPOND TO THE PHYSICAL ENVIRONMENT, B-1 RESPOND TO THE NEIGHBORHOOD CONTEXT.

"Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site."
Response:
The design is influenced by the presence of two buildings on the site which have had their exteriors Designated as a Landmark by the Landmark Preservation Board. Preferred Design Option #3 preserves the both the facades and 'showcases' these Landmark building volumes through a "separation" element spacing them from the podium and tower levels above.

A-2 ENHANCE THE SKYLINE

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

Response:
In Design Option #3, the podium and tower portions of the building will enhance the skyline through their simple elegance. Rounded corners and segmented vertical shapes combine to provide a sleeker, less bulky building that will provide a softer adjacency to proposed new and existing development. Landscaped terraces at the roof levels of the Landmark buildings, at selected locations at the podium, and at the sky lounge and rooftop terrace level of the tower will provide visual interest and functional connectivity to the exterior.

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

Response:
An important part of Belltown's history will be preserved by incorporating the exteriors of the two Landmark buildings into the project. Because this project's location is considered as the "Gateway to Belltown", a unique Belltown Historic Arcade will be developed at pedestrian level behind these facades to showcase Belltown's history and promote Belltown activities/events. Retail uses will be accessed through this historic arcade, the design of which will be developed in working cooperation with Friends of Historic Belltown and other neighborhood organizations.

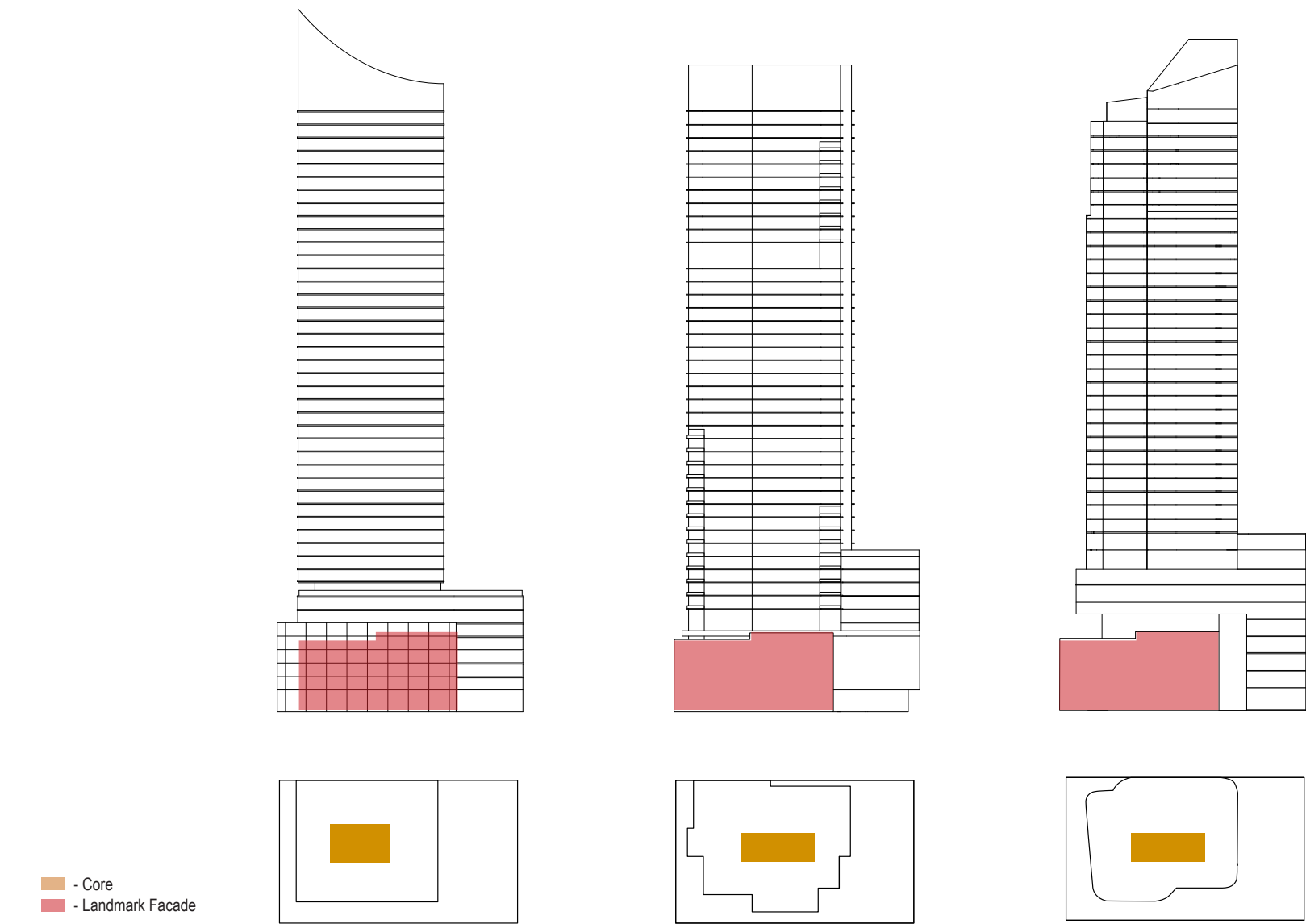
B-2 CREATE A TRANSITION IN BULK AND SCALE

"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 "separation" element above the Landmark buildings provides a most important and valuable transition between the Landmark buildings and the podium above. The tower's position on the podium and sleek verticality provides a further transition in the bulk and scale of the overall development.

DOWNTOWN DESIGN REFERENCES

PRIORITY DESIGN GUIDELINES AND RESPONSES :



DOWNTOWN DESIGN GUIDELINES

Option 1

Option 2

Option 3

- SITE PLANNING v& MASSING
- A-1 Respond to the physical environment.
 - A-2 Enhance the skyline



- ARCHITECTURAL EXPRESSION
- B-1 Respond to the neighborhood context.
 - B-2 Create a transition in bulk & scale



- THE STREETSCAPE
- C-1 Promote pedestrian interaction.
 - C-3 Provide active facades
 - C-5 Encourage overhead weather protection



- PUBLIC AMENITIES
- D-1 Provide inviting & usable open space.
 - D-3 Provide elements that define the place.
 - D-5 Provide adequate lighting.



Preferred Massing Option

The Streetscape

C-1 PROMOTE PEDESTRIAN INTERACTION

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

Response:
The important pedestrian-level Belltown Historic Arcade will be developed to promote the history and attributes of Belltown, as well provide space promoting Belltown neighborhood events and activities. The project's retail areas will be accessed through this arcade, thereby activating this space and providing important and sheltered pedestrian interaction between the building's interior retail space and the exterior.

C-3 PROVIDE ACTIVE NOT BLANK FACADES

“Buildings should not have large blank walls facing the street, especially near sidewalks.”

Response:
The streetscape façade will be activated through thoughtful integration of the Landmark buildings into the design in combination with the Belltown Historic Arcade which will provide an activated connection to the building's retail spaces.

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.”

Response:
The Belltown Historic Arcade will provide important pedestrian shelter from the elements which currently does not exist on the site at Virginia Street or 5th Avenue.

Public Amenities

D-1 PROVIDE INVITING & USEABLE OPEN SPACE

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

Response:
The Belltown Historic Arcade and recessed facades allow for the development of a retail entry plaza at the corner of 5th and Virginia as well as a courtyard with public access to table and chairs, plantings and potential water elements. The north entry to the tower building is also setback creating additional open plaza space. Sheltered landscape terraces at the rooftop levels of the Griffen Building and the Sheraton Apartments provide important open space serving the broad needs of the building's occupants.

D-3 PROVIDE ELEMENTS THAT DEFINE THE PLACE

“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:
The preservation of the Landmark building facades, complemented by the Belltown Historic Arcade, will provide an important ‘sense of place’ at this “gateway” to Belltown location. Streetscape plantings and pedestrian amenities will enhance the pedestrian level experience.

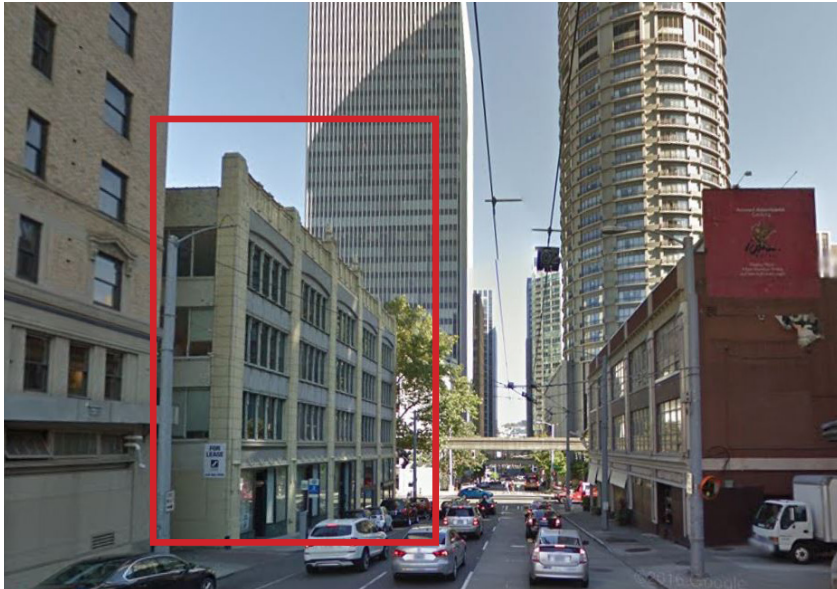
D-5 PROVIDE ADEQUATE LIGHTING

“To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and on signage.”

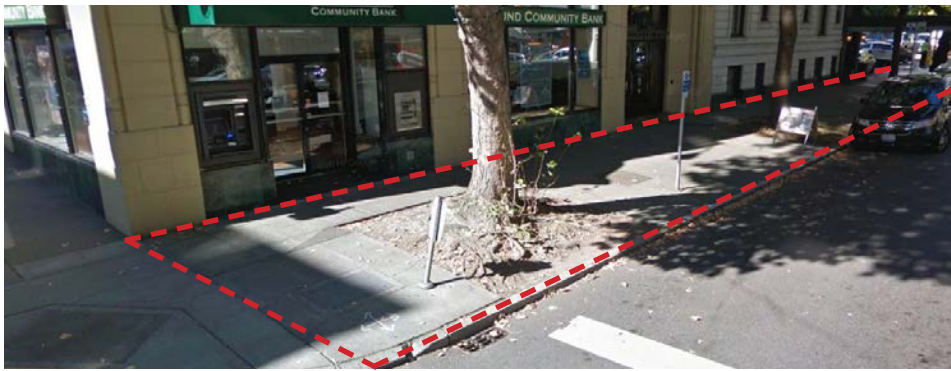
Response:
Pedestrian lighting (overhead and wall sconces) will be provided within the Belltown Historic Arcade for ambiance, safety and security. Lighting will be carefully designed to “spillover” to the sidewalk area to illuminate it at nighttime. Opportunities to light the historic facades (either from above or from street level) will be explored.



View North on 5th Avenue, toward site.



View East on 4th Avenue & Virginia Street, toward site.



View of sidewalk at 5th Avenue, looking West.

CURRENT CONDITONS

Traffic: The site is located at the intersection of 5th Avenue and Virginia Street. The elevated Seattle Monorail System runs parallel to the site along 5th Avenue. 5th Avenue is a primary southbound traffic circulation route for automobiles and an important pedestrian link between downtown and the Belltown neighborhood.

Building: The site is located within the downtown Mixed Commercial Zone. It is located in the Belltown neighborhood with a mixture of new and old residential, hotel, office and commercial buildings.

Street Trees and Plantings: Along 5th Avenue there are four street trees, all London planes (*Platanus x acerifolia*), ranging from 16" to 32" DSH (diameter at standard height). Trees were reviewed by SDOT and pruned for standard clearances in 2017. Two trees have enlarged planting pits with many roots across the surface of the tree pit areas. 5th Avenue has no plantings except the street trees. Virginia Street has no street trees or plantings along this site.

Street Parking: Street parking is allowed on both 5th Avenue and Virginia Street, with parking meters located in front of our site on both 5th Avenue and Virginia Street.

Sidewalk: The sidewalk along 5th Avenue is 17' wide with four existing deciduous street trees spaced along the frontage. Pedestrian clear zone width along 5th Avenue varies from 6' to 8'. The Virginia Street sidewalk is 11' wide. Both existing sidewalks are concrete paving, with no speciality design features. Concrete sidewalks predominantly exhibit a typical 2'x2' joint/scoring pattern, with some variation in age due to past repairs etc. Some damage to existing sidewalks is present, especially in proximity to the street trees on 5th Ave. Two of the four tree pits have been enlarged, with tree roots at the surface.

Street Furniture: There is no sidewalk furniture (benches etc.) on either street adjacent to our site.

Public Parking: There is an open parking lot on the northern most parcel of the site. A curb cut exists to provide access from 5th Avenue.

Alley: The existing alley surface is in poor condition.



View of sidewalk at 5th Ave, looking North



View of sidewalk at Virginia St, looking East



View South on 5th Avenue, toward site.



View West on Virginia street, toward site.

STREETSCAPE IMPROVEMENT OPPORTUNITIES

PROPOSED SITE PLAN



1 PLANTINGS (STREETSCAPE / SITE)



2 CONCRETE WITH SCORE JOINTS

3 CONCRETE PAVERS



4 HISTORIC ARCADE



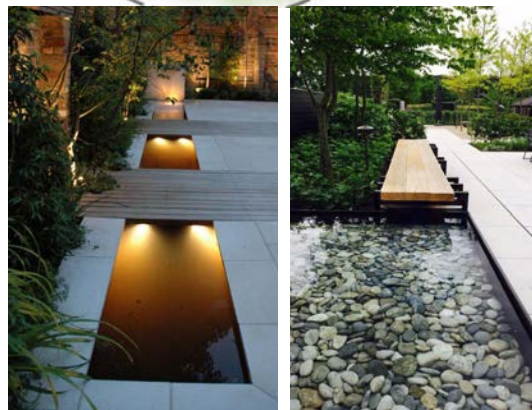
5 BELLTOWN COMMUNITY / HISTORIC DISPLAY



6 TREES - EXISTING & NEW
EXISTING: LONDON PLANE (PLATANUS x ACERIFOLIA)
NEW: RED MAPLE (ACER RUBRUM) VARIETY or OTHER, TBD



7 BENCH / OUTDOOR SEATING



8 WATER / PLANTING FEATURE



9 ENTRY CANOPY (TO OFFICES)

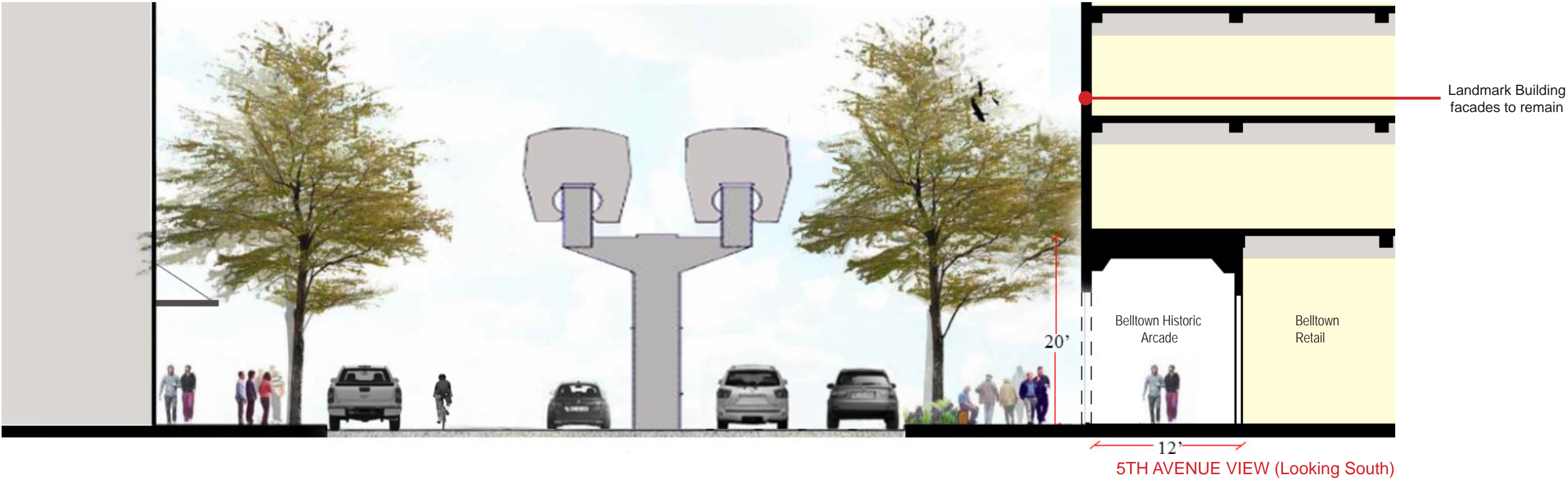


10 BIKE RACKS

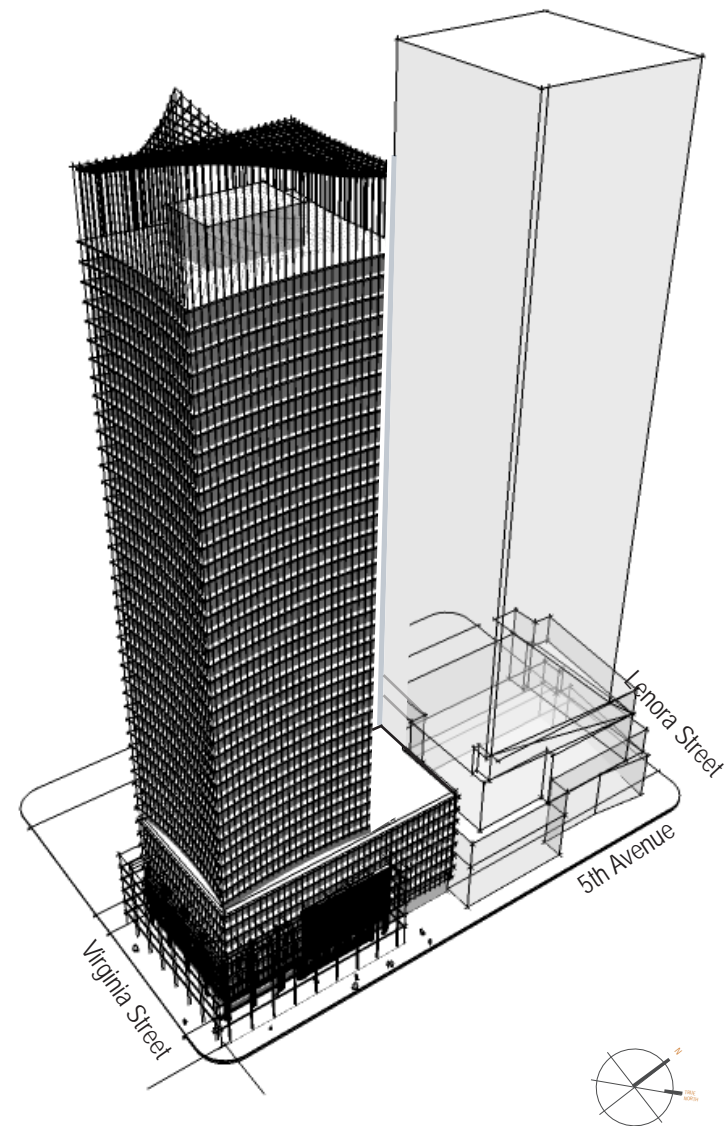
STREETSCAPE IMPROVEMENT OPPORTUNITIES

ALTERNATIVE SITE PLAN
(SUBJECT TO SDOT & SDCI APPROVAL)

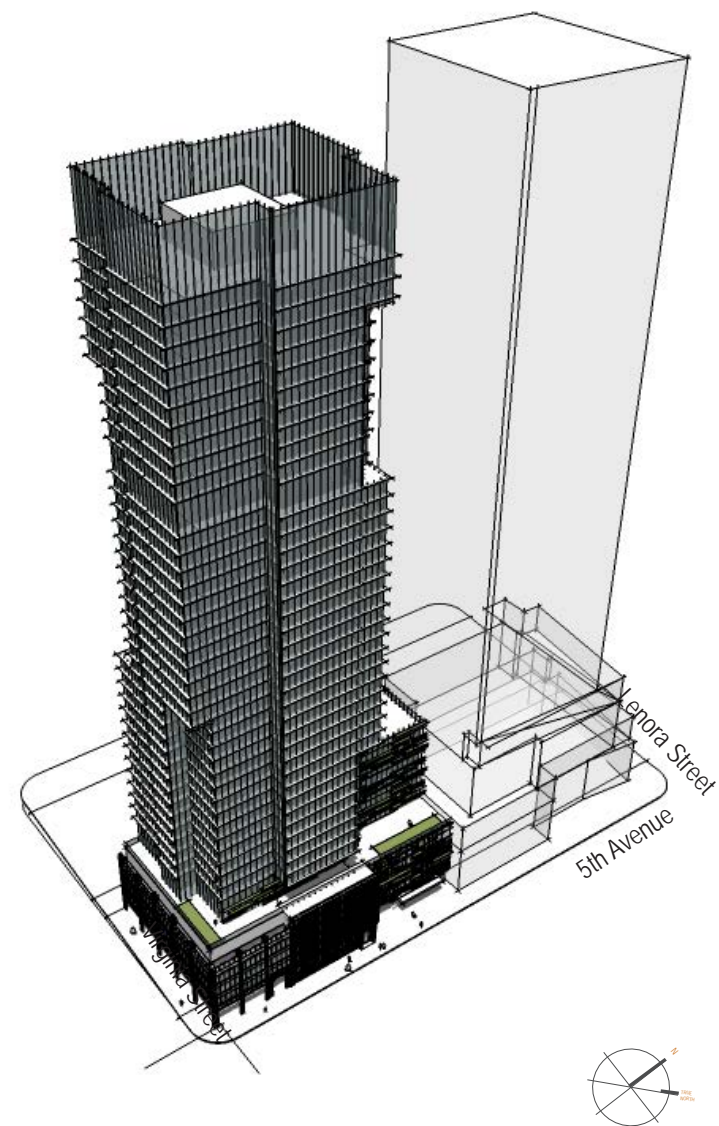




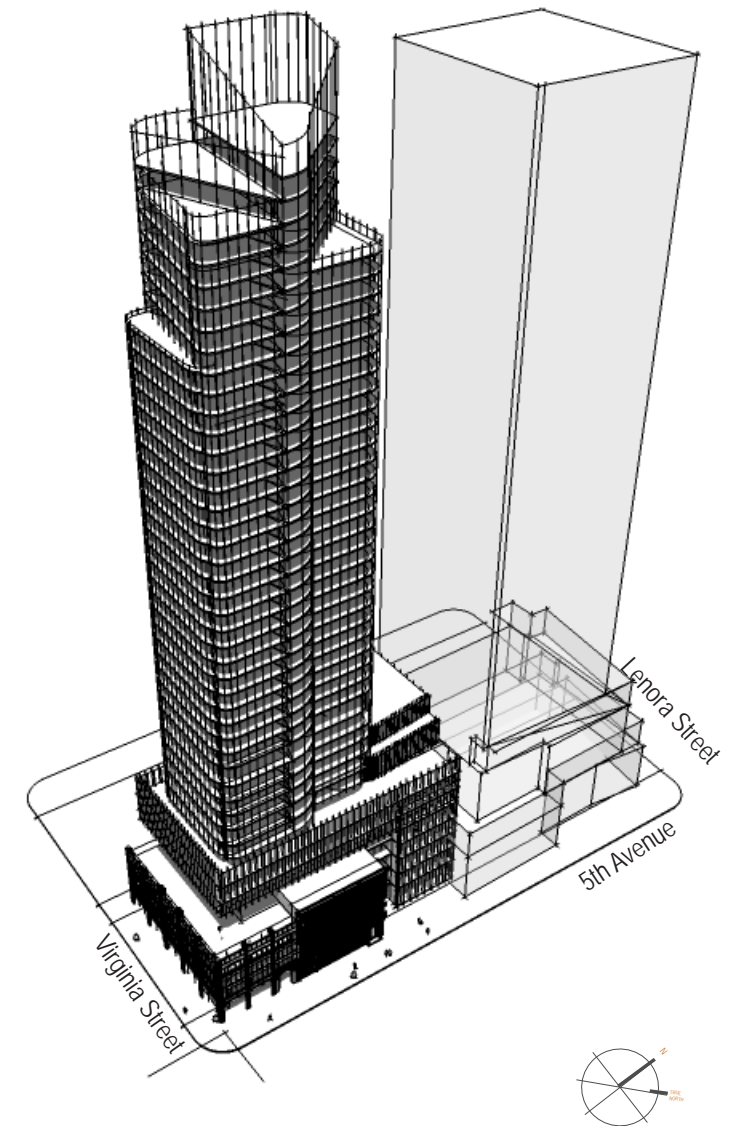
MASSING OPTIONS



OPTION 1



OPTION 2



OPTION 3

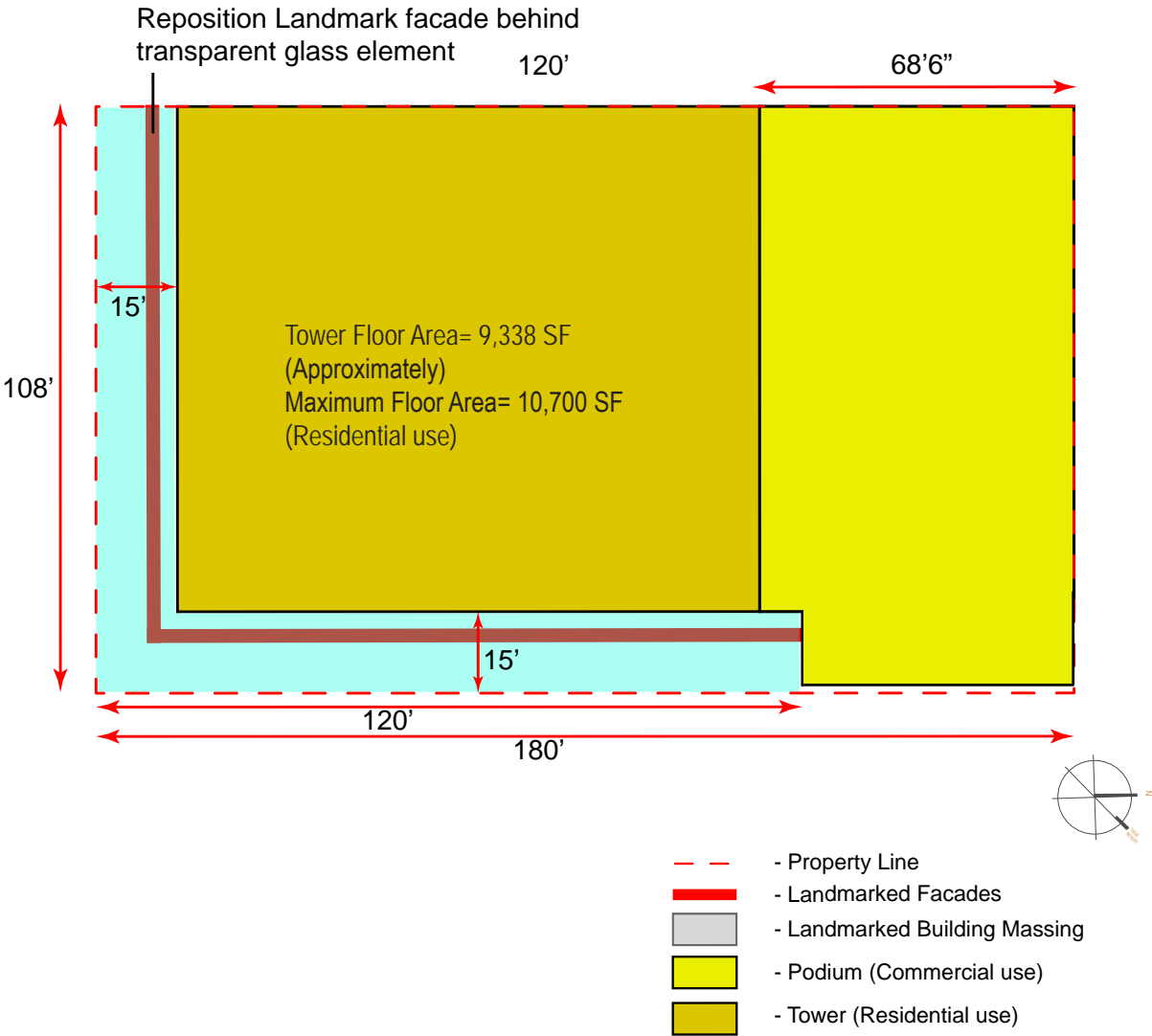
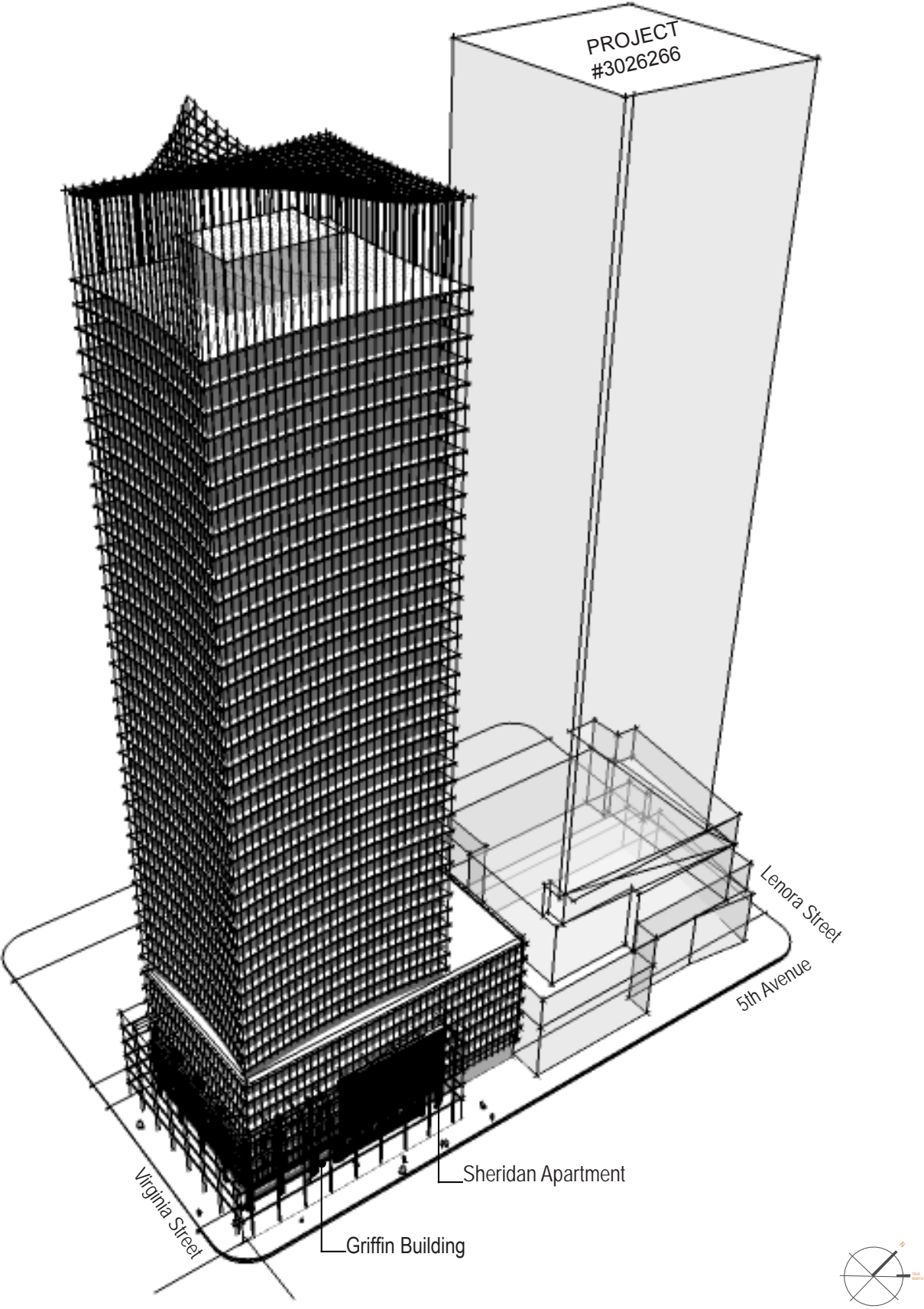
ZONING CODE CITATIONS & REQUIREMENTS - HEIGHT

ZONING CODE CITATION & REQUIREMENT	RATIONALE
<div>1</div> <div>ZONING LOCATION- DMC 240/290-440</div>	<ul style="list-style-type: none">- Maimum height 440' per zoning land use.
<div>2</div> <div><div>SECTION 23.49.008.B</div><div>Structures located in DMC 240/290-440 or DMC 340/290-440 zones may exceed the maximum height limit for residential use, or if applicable the maximum height limit for residential use as increased under subsection 23.49.008.A.4, by ten percent of that limit, as so increased if applicable, if:</div><ul style="list-style-type: none">- The facades of the portion of the structure above the limit do not enclose an area greater than 9,000 square feet, and- The enclosed space is occupied only by those uses or features otherwise permitted in this Section 23.49.008 as an exception above the height limit. The exception in this subsection 23.49.008.B shall not be combined with any other height exception for screening or rooftop features to gain additional height.</div>	<ul style="list-style-type: none">- Roof top bonus 480' per section 23.49.008B.- 9,000 SF Residential & Mechanical use.
<div>3</div> <div><div>SECTION 23.49.058D3</div><div>3. Except as otherwise provided in this subsection 23.49.058.D, in a DMC zone with a mapped height limit of more than 170 feet located either in Belltown, as shown on Map A for 23.49.058, or south of Union Street, if any part of a tower exceeds 160 feet in height, then all portions of the tower that are above 125 feet in height must be separated from any other existing tower that is above 160 feet in height, and the minimum separation required between towers from all points above the height of 125 feet in each tower is 80 feet.</div></div>	<ul style="list-style-type: none">- Requesting Tower separation departure from 80' to 60' (SPECIAL EXCEPTION 23.49.058.D.6) . The tower has been positioned to preserve the character of the landmarked building exteriors.Unfortunately Project #3026266 moved their tower to the extreme South of their property. It is this tower's placement that is requiring a 60' separation.
<div>4</div> <div><div>SECTION 23.49.058</div><div>For purposes of this Section 23.49.058, except in zones with a mapped height limit of 170 feet or less, a "tower" is a portion of a structure, excluding rooftop features permitted above the applicable height limit pursuant to Section 23.49.008, in which portion all gross floor area in each story is horizontally contiguous, and which portion is above</div><ul style="list-style-type: none">- a height of 85 feet in a structure that has any non-residential use above a height of 65 feet or does not have residential use above a height of 160 feet; or- in any structure not described in clause.</div>	<ul style="list-style-type: none">- Commercial (Non- Residential) use height 125' based on FAR limitations.- Residential use above 160' with tower average floor area 10,700 Sf and Maximum area 11,500 Sf.

Diagram illustrating the height requirements and zoning code citations for the tower structure. The diagram shows a stepped tower with the following height measurements and zoning code references:

- ROOFTOP BONUS- 440'** (2)
- MAXIMUM HEIGHT- 400'** (1)
- OVER 160' NEED 80' TOWER SPECIAL EXCEPTION 23.49.058.D.6** (3)
- COMMERCIAL USE (PER LIMITED FAR)** (4)
- GROUND**

BUILDING MASSING - OPTION 1
"JEWEL BOX "

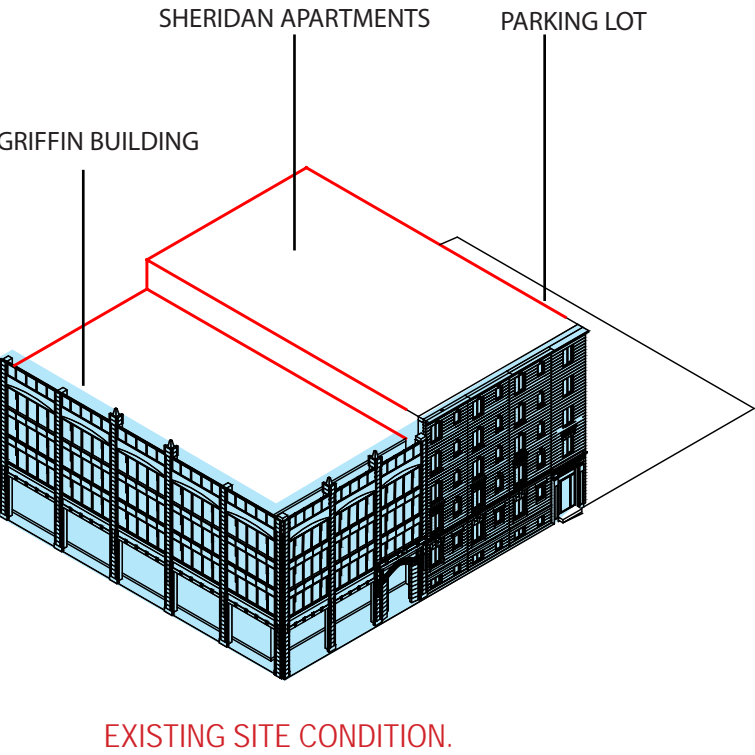


OPTION 1

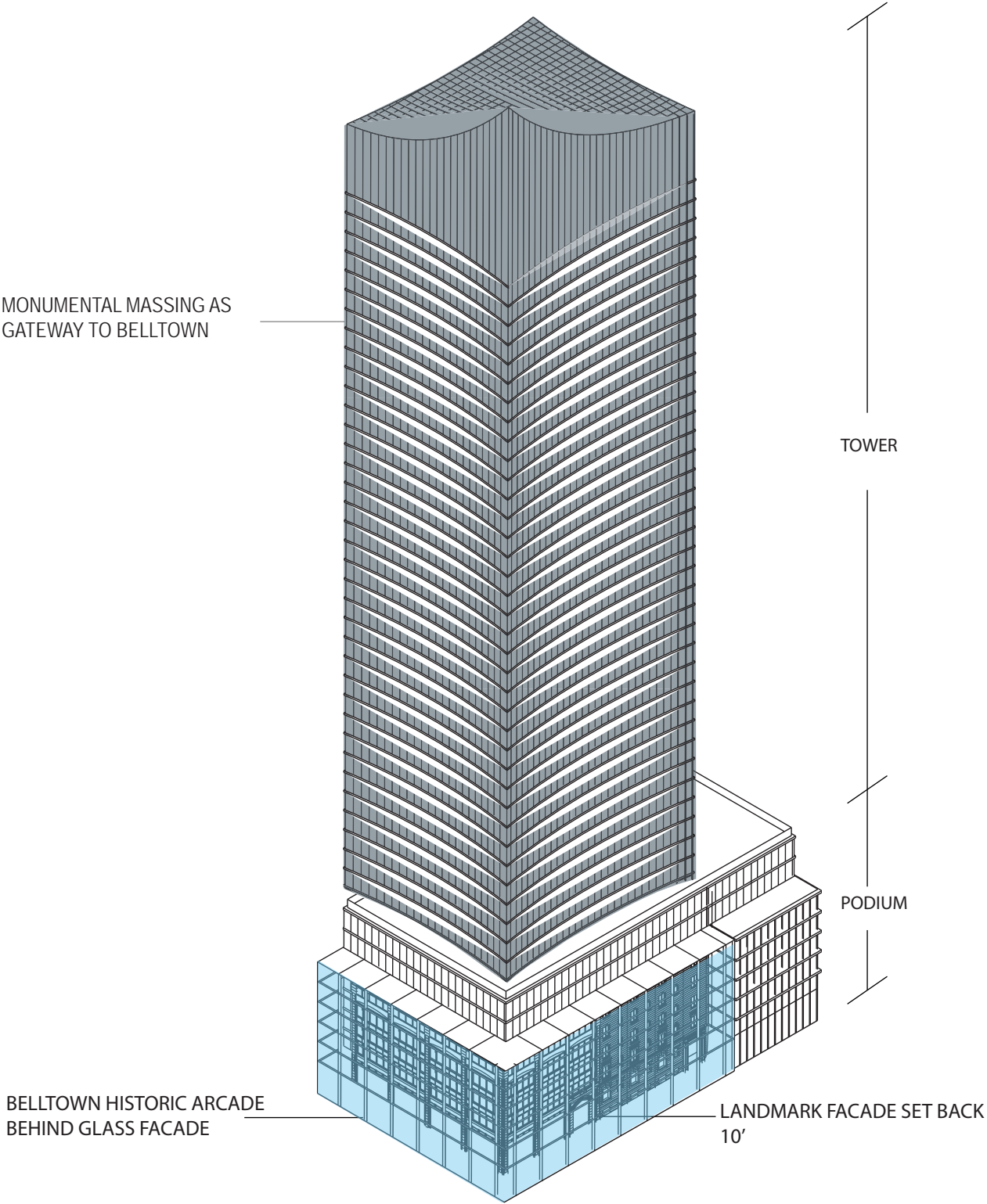
"Jewel Box"

- Most efficient & symmetrical massing / maximize unit count and core layout
- Preserve & enhance the Landmark Building facades behind a transparent glass element.
- Monumental structure in Belltown neighborhood.
- 80' away from Project #3026266 Tower.
- Code compliant massing option.

LANDMARK BUILDINGS



TOWER



"JEWEL BOX "



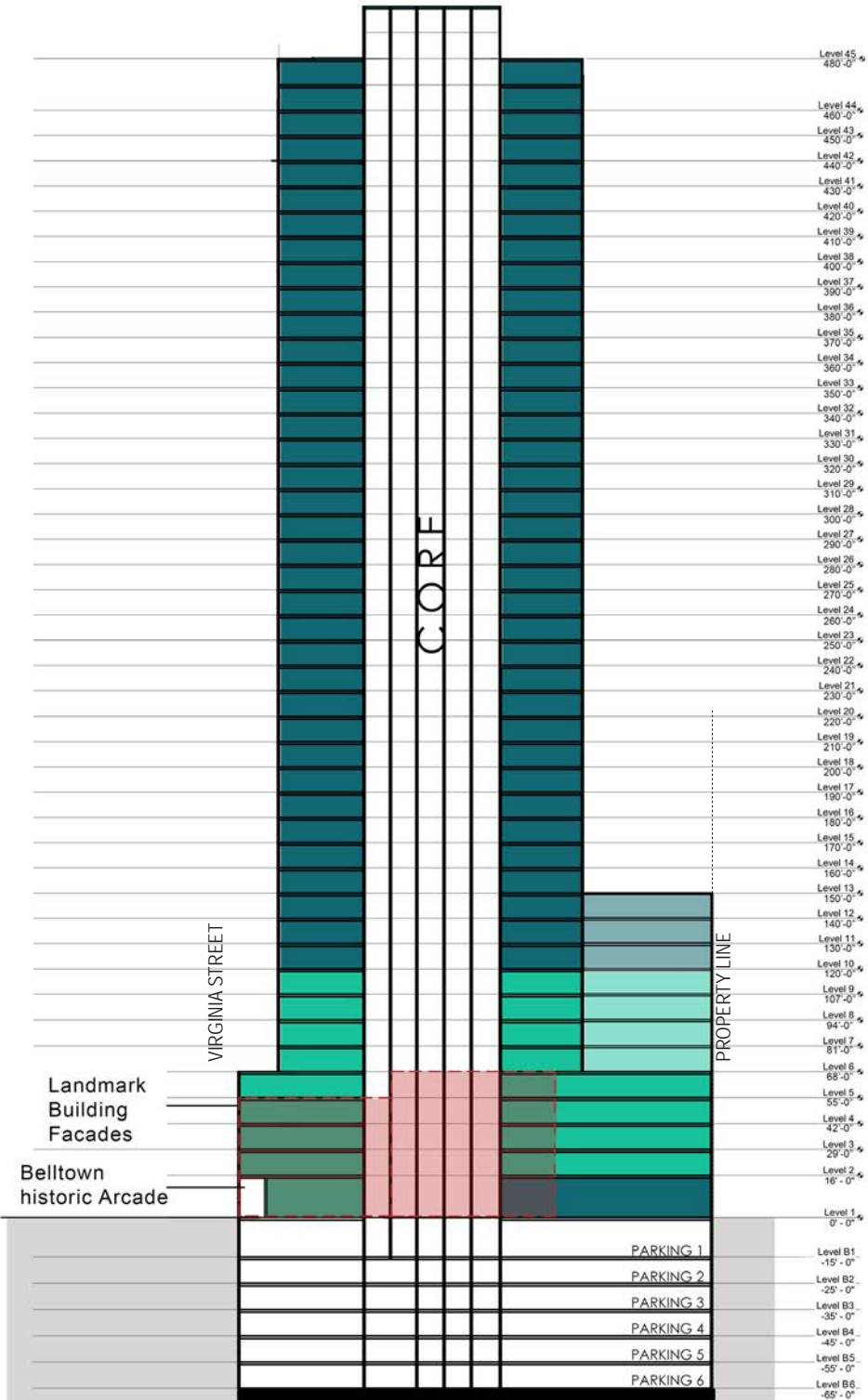
BUILDING MASSING - OPTION 1
"JEWEL BOX "



AERIAL VIEW - 5th AVENUE & VIRGINIA STREET INTERSECTION



VIEW TO THE NORTH ALONG 5th AVENUE



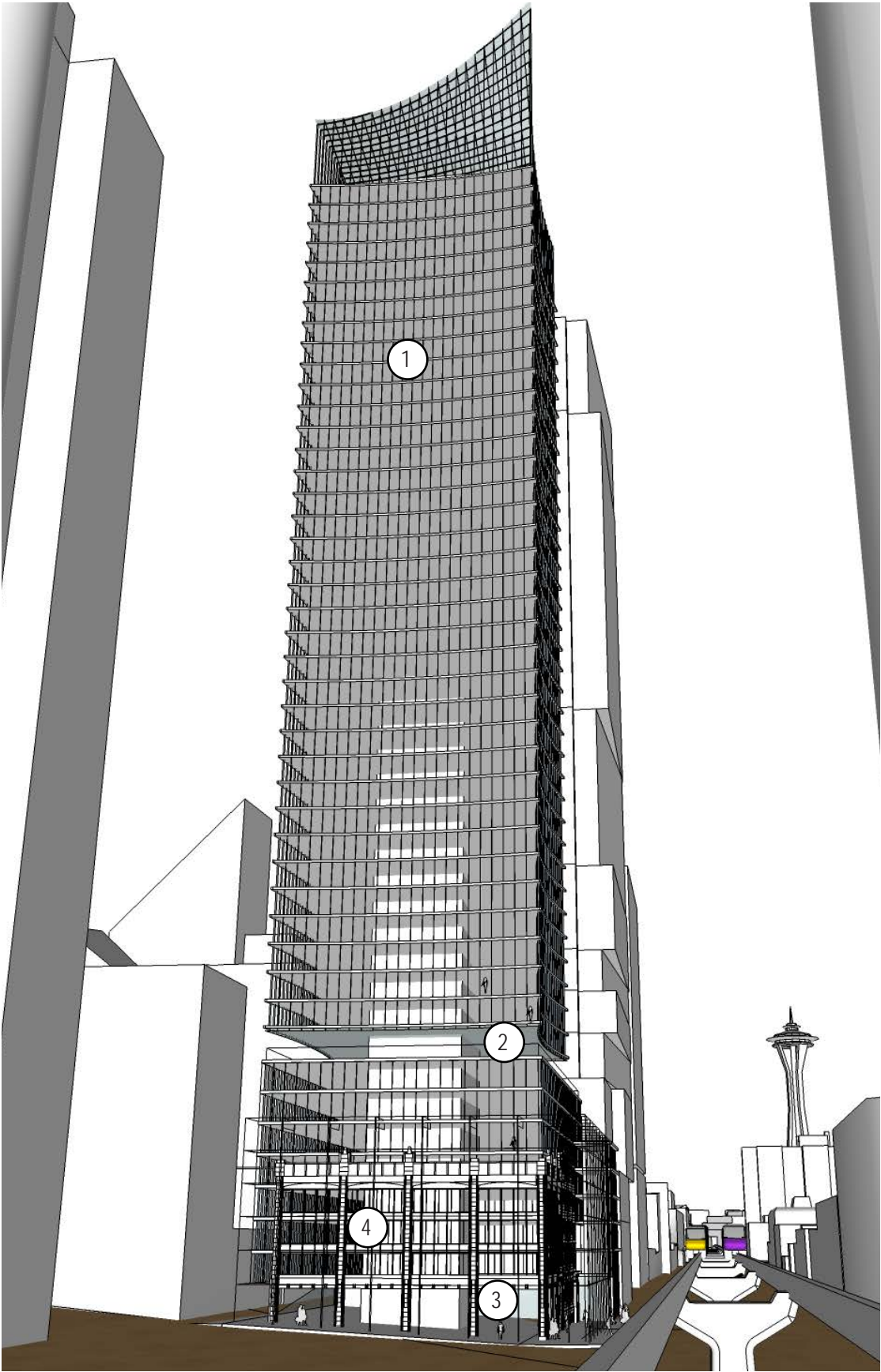
DIAGRAMMATIC SECTION (From 5th Avenue looking West)

BUILDING MASSING - OPTION 1
"JEWEL BOX "



VIEWS SHOWING THE RELATION BETWEEN THE LANDMARKED FACADES AND PODIUM FROM 5th AVENUE & VIRGINIA STREET INTERSECTION

BUILDING MASSING - OPTION 1
"JEWEL BOX "



1



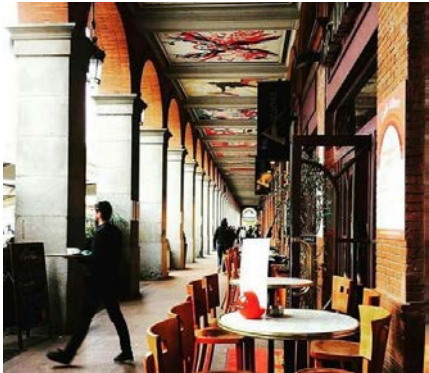
Curtain wall with vertical fins

2



Amenity Deck

3



Belltown Arcade

4

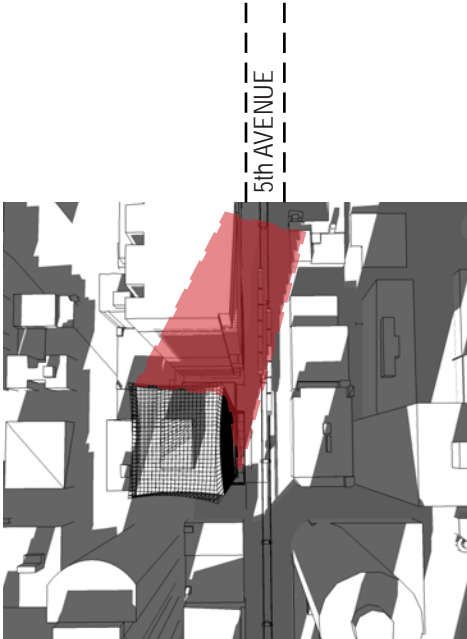
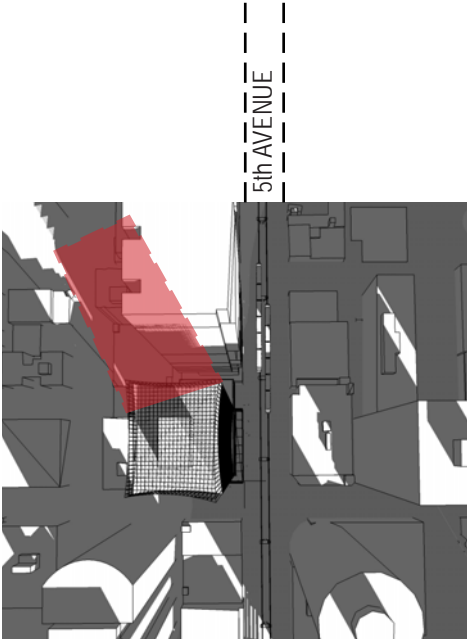


Transparent clear Glass facade

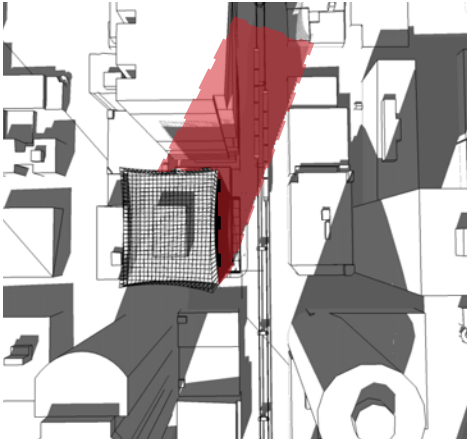
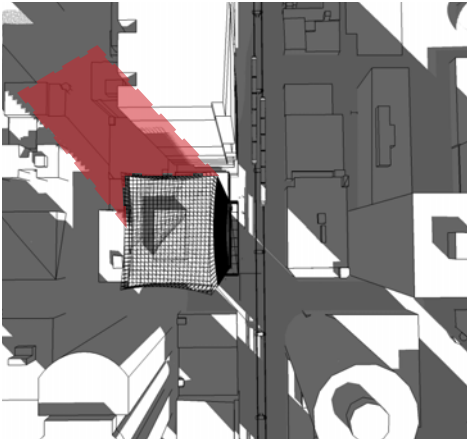


NOTE: THESE IMAGES ARE EXAMPLE FOR FACADE BEHIND TRANSPARENT CLEAR GLASS FACADE.

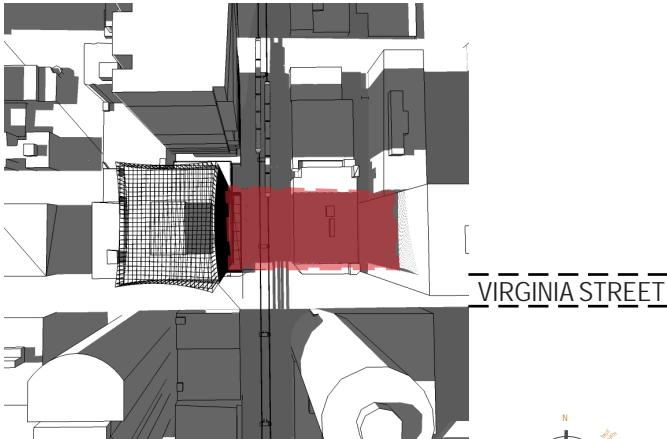
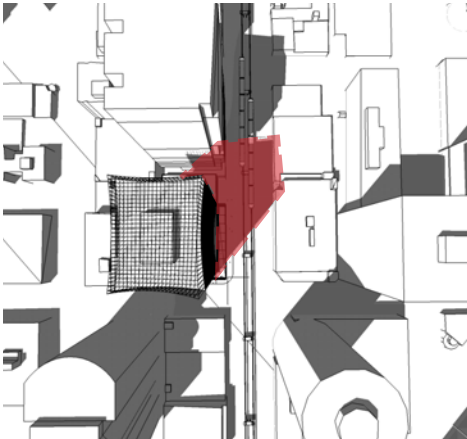
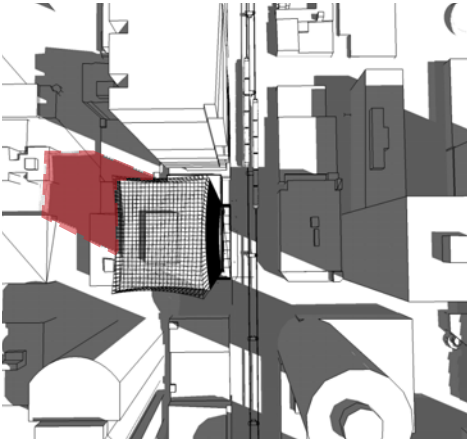
WINTER SOLSTICE



EQUINOX



SUMMER SOLSTICE



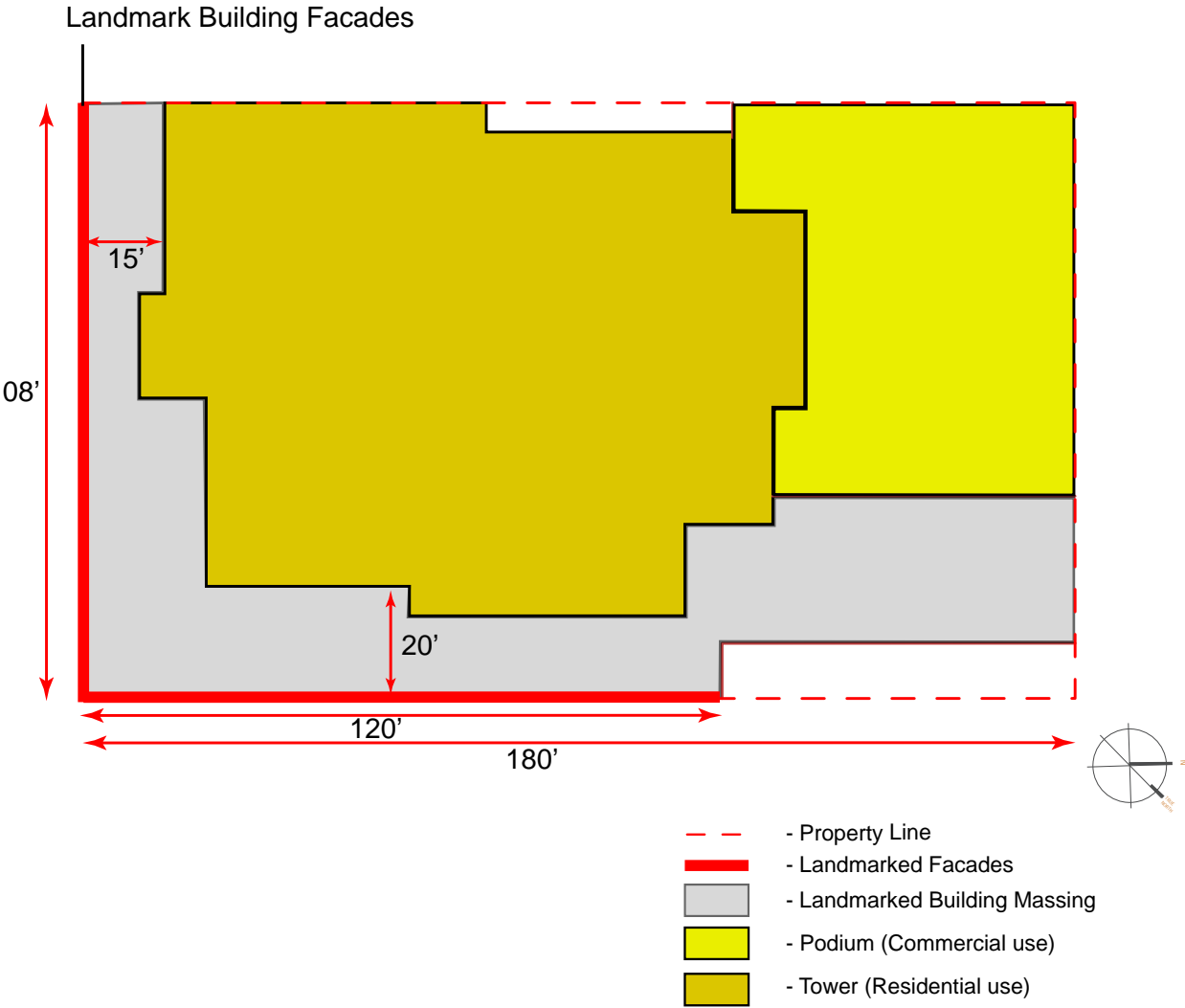
9 AM

NOON

3 PM



BUILDING MASSING - OPTION 2
 "GREEN STEPS"

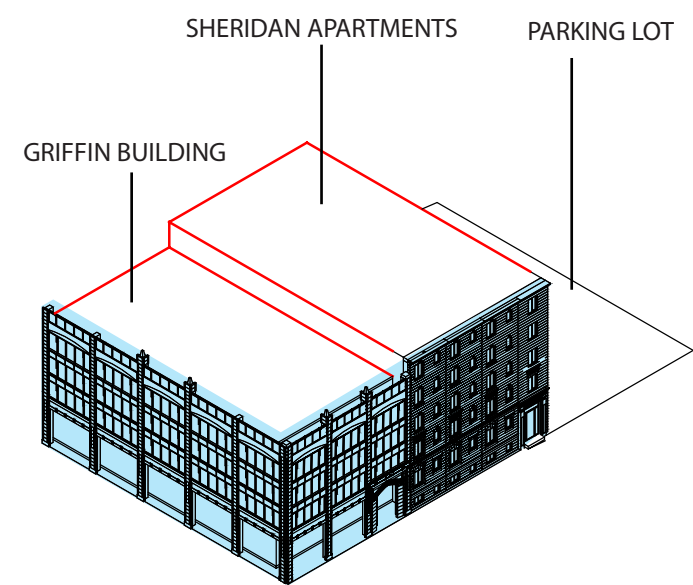


OPTION 2
 "Green Steps"

- Multiple landscaped green steps features break up masses and provide visual interest and functional outdoor space.
- Symmetrical layout provide increased views and interior daylighting.
- Harmony with surrounding context
- Set backs along 5th Avenue (12') & Virginia Street (12') to create the Belltown Arcade and Plaza.

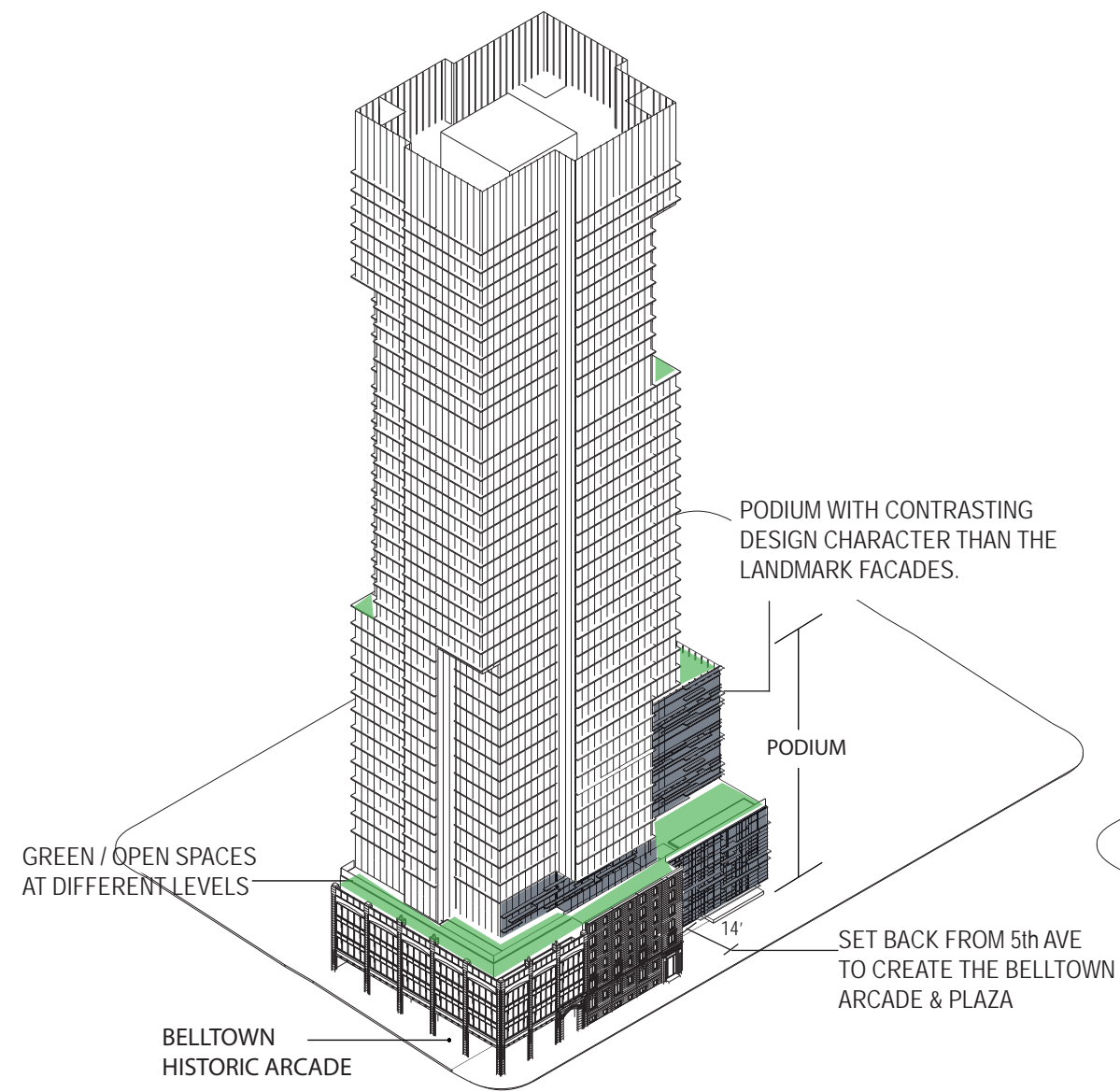
Special Exception
 - 60' away from Project #3026266 Tower.

LANDMARK BUILDINGS

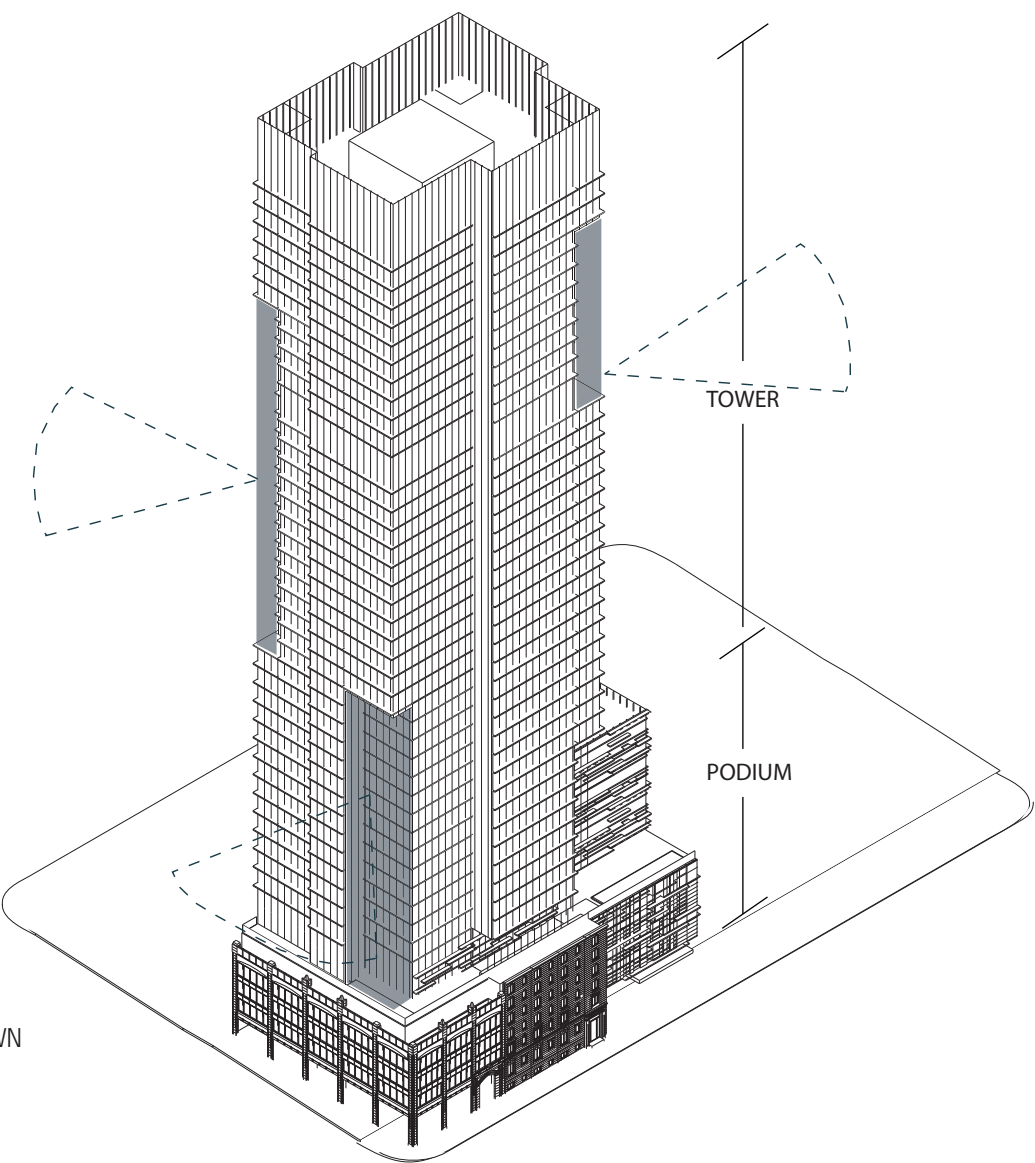


EXISTING SITE CONDITION.

PODIUM

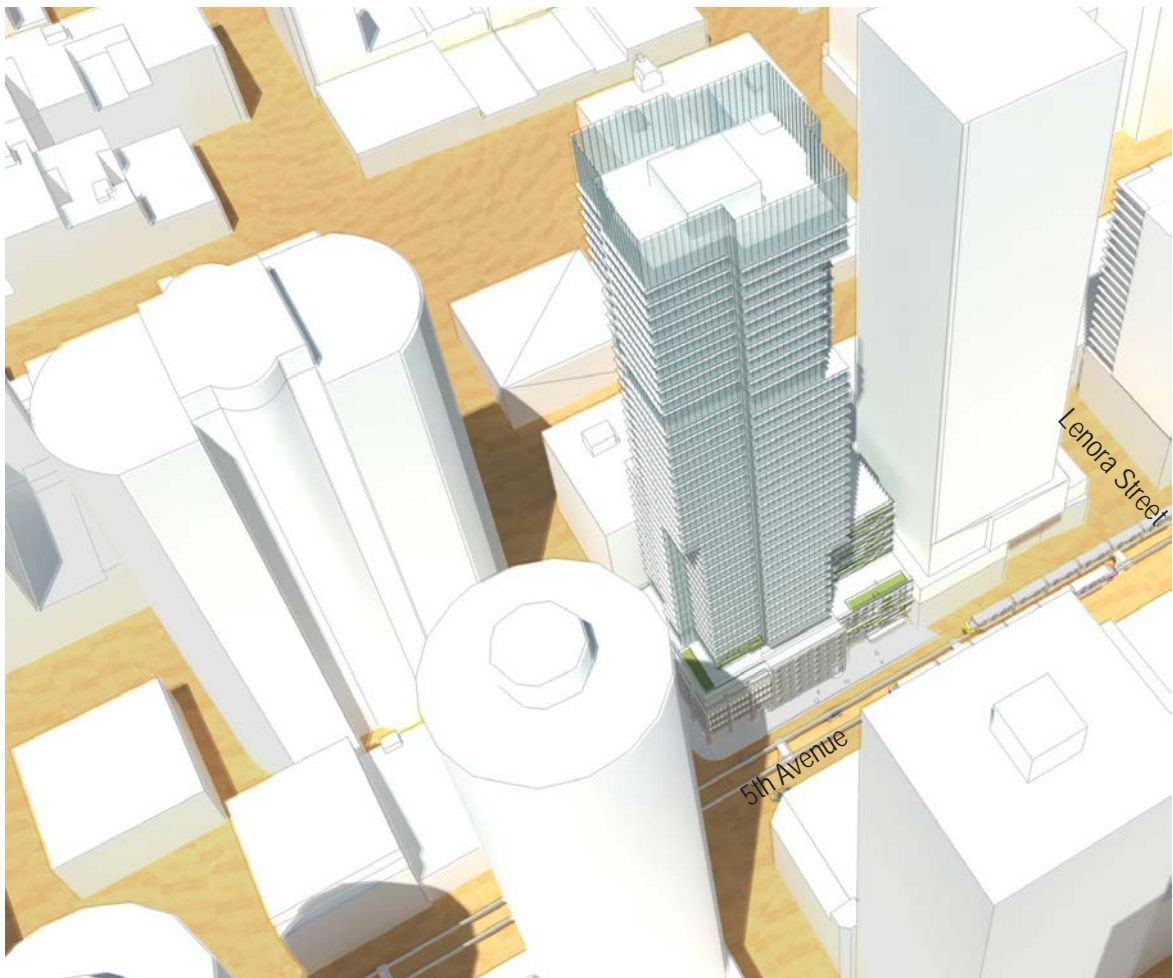


TOWER

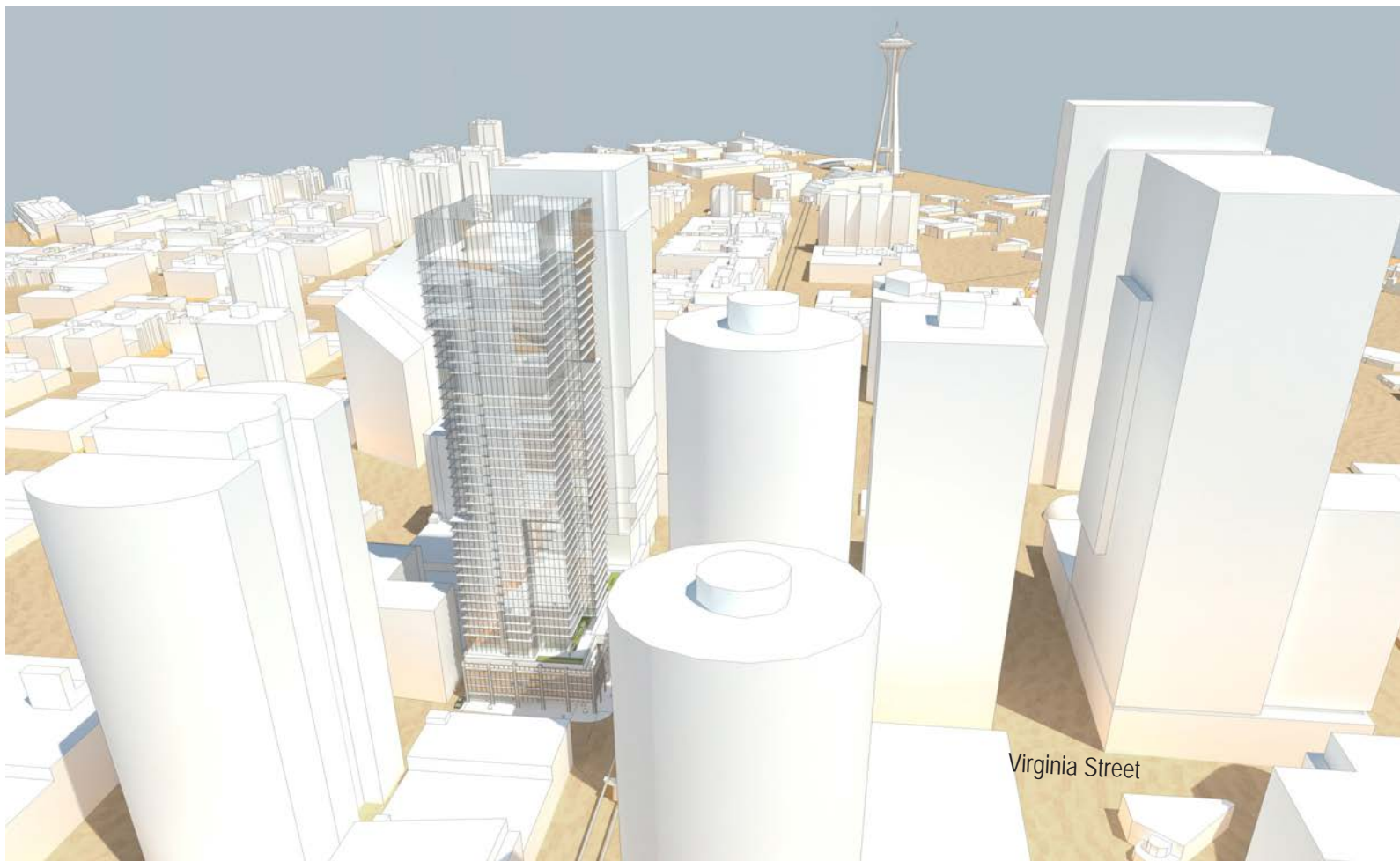


OPTIMIZED VIEWS & LIGHT WITH ROOF GARDENS AT DIFFERENT LEVELS.

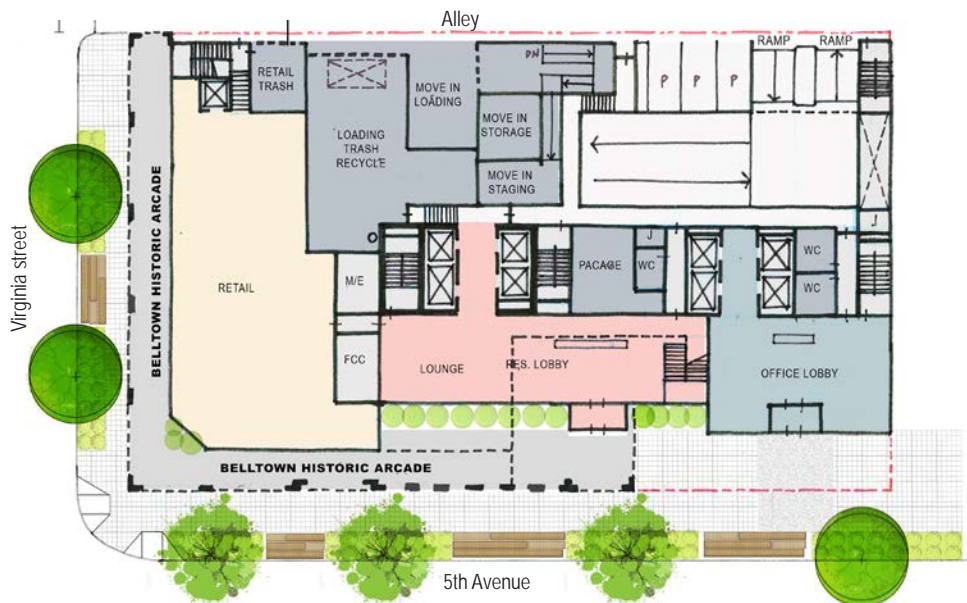
BUILDING MASSING - OPTION 2
"GREEN STEPS"



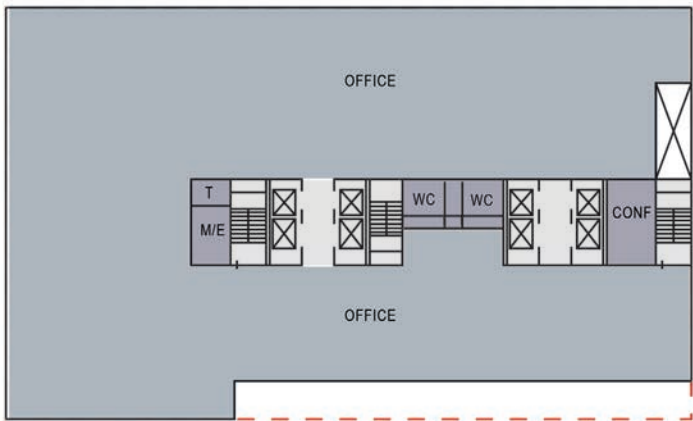
AERIAL VIEW SHOWING THE RELATION BETWEEN PROPOSED TOWER & ADJACENT PROPOSED TOWER



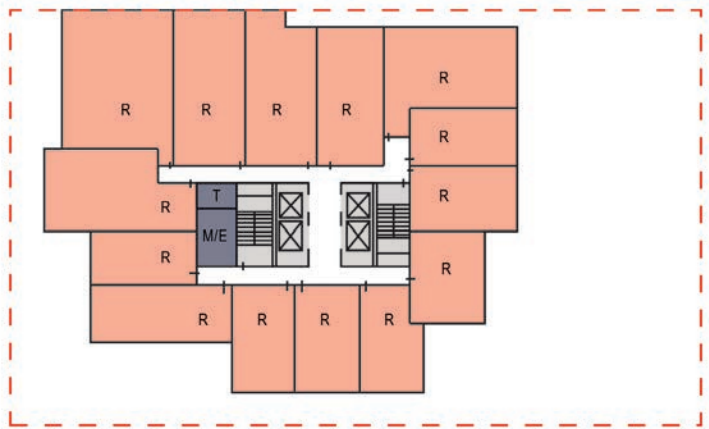
AERIAL VIEW TO THE NORTH ALONG 5th AVENUE



GROUND LEVEL PLAN



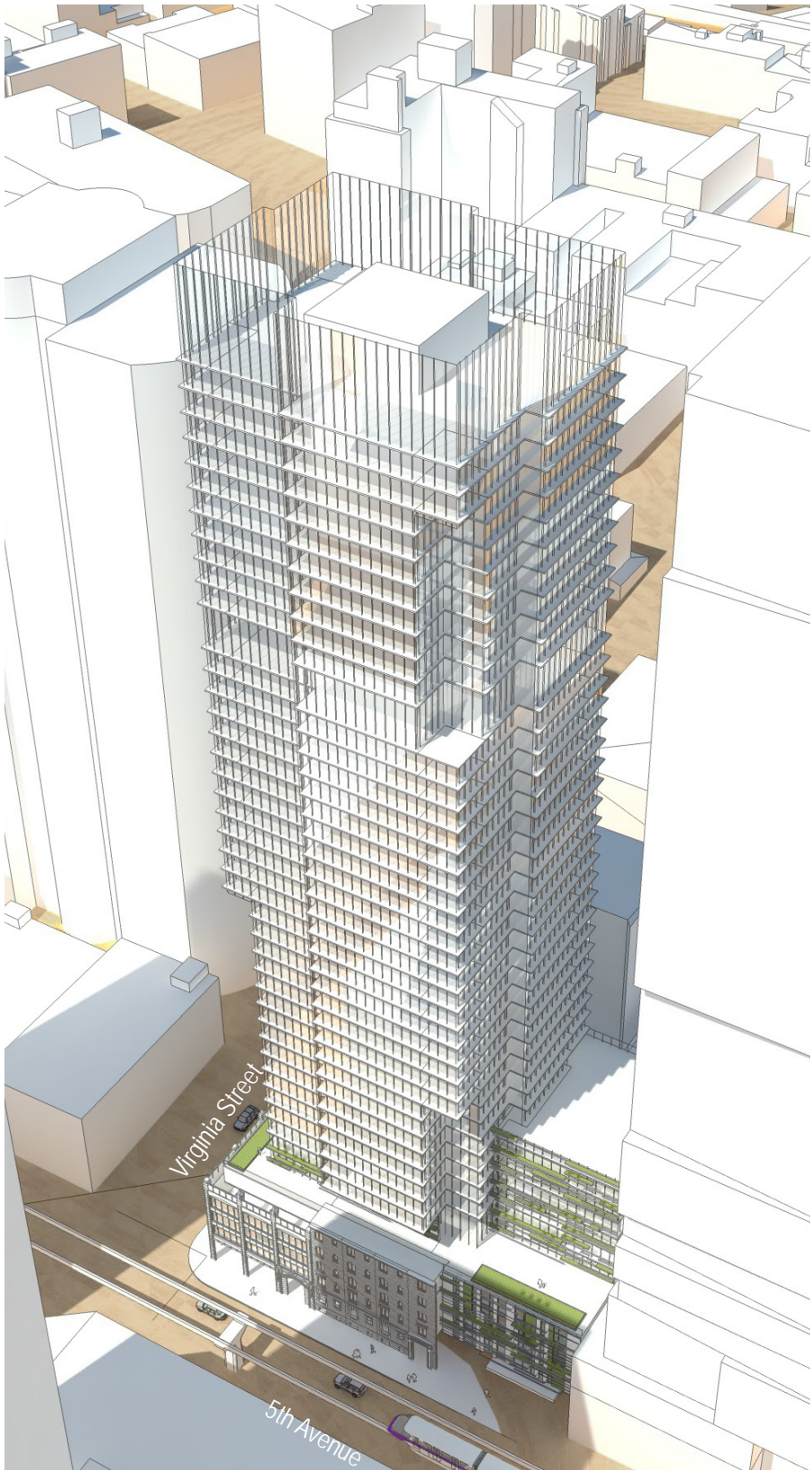
PODIUM LEVEL PLAN



TYPICAL TOWER PLAN

BUILDING MASSING - OPTION 2

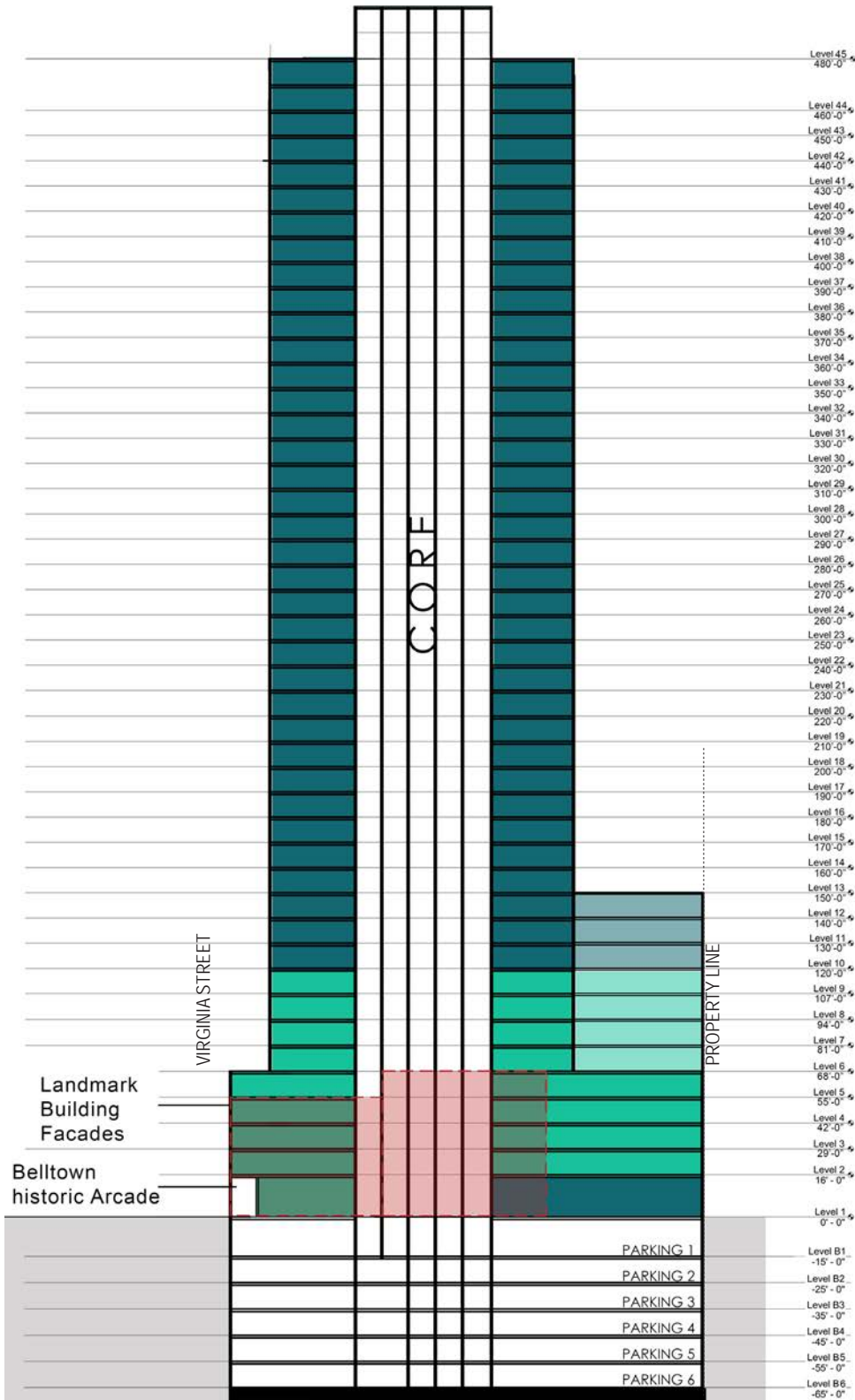
"GREEN STEPS"



AERIAL VIEW - 5th AVENUE & VIRGINIA STREET INTERSECTION



VIEW TO THE NORTH ALONG 5th AVENUE

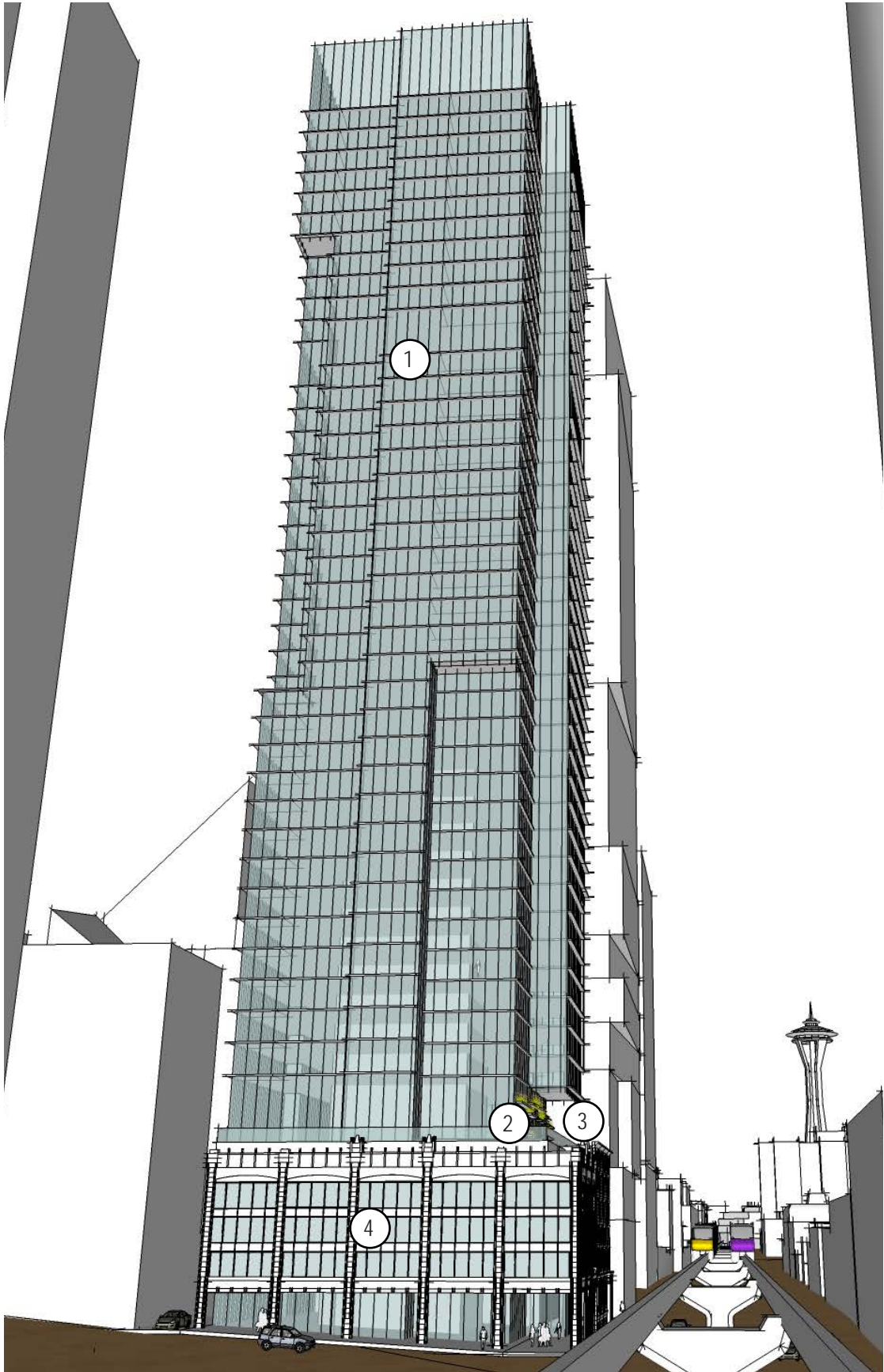


DIAGRAMMATIC SECTION (From 5th Avenue looking West)

BUILDING MASSING - OPTION 2
"GREEN STEPS"



VIEWS SHOWING THE RELATION BETWEEN THE LANDMARKED FACADES AND PODIUM FROM 5th AVENUE & VIRGINIA STREET INTERSECTION

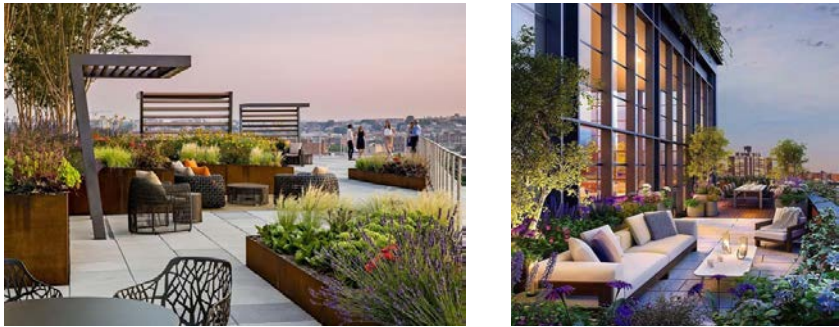


1



Curtain wall with vertical fins

2



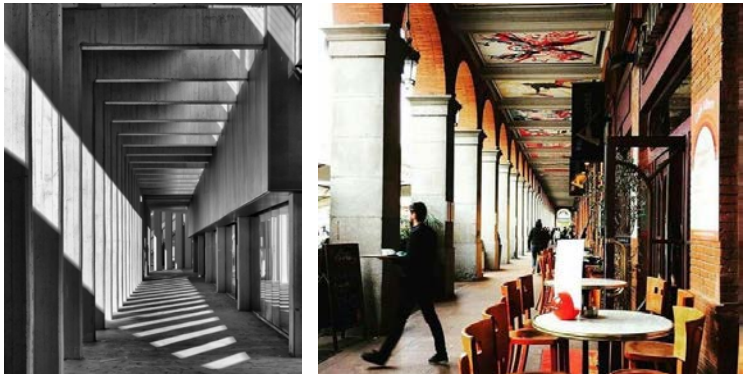
Amenity Deck

3



Green Terraces on the Podium level

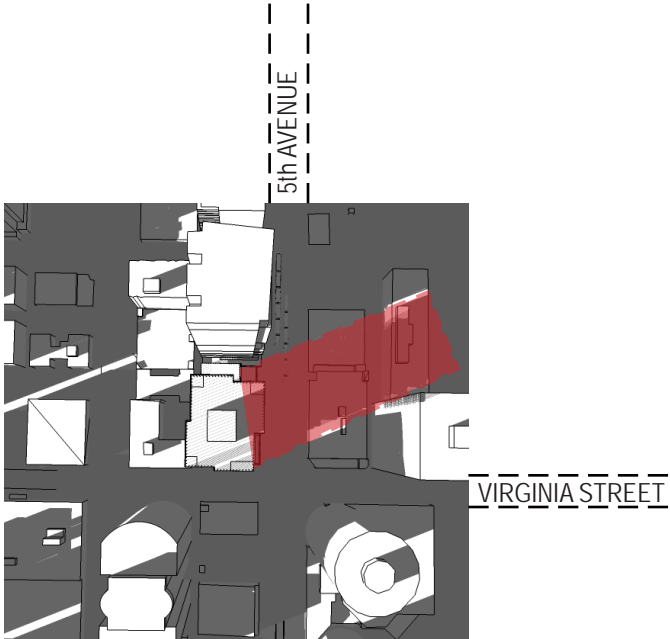
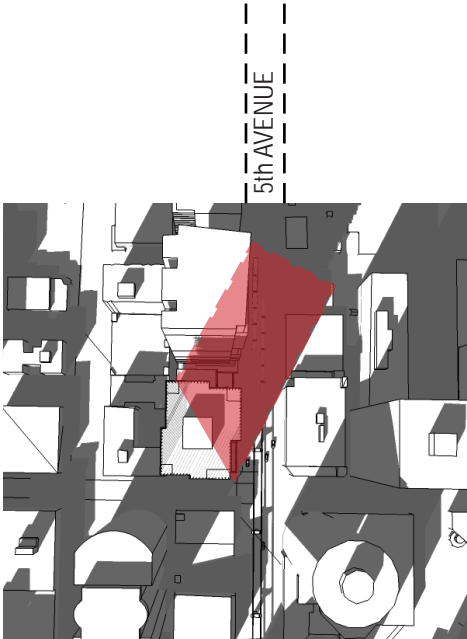
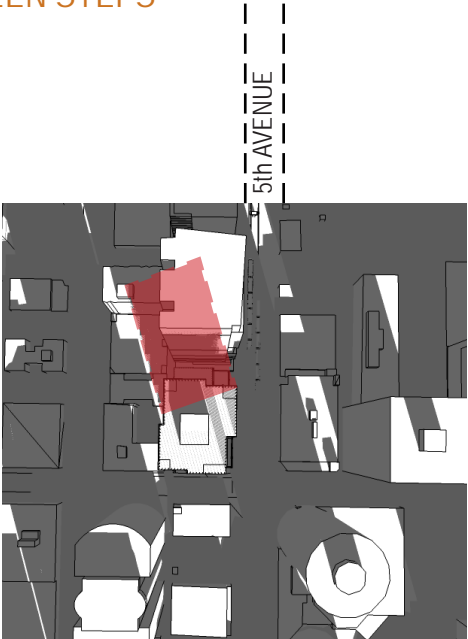
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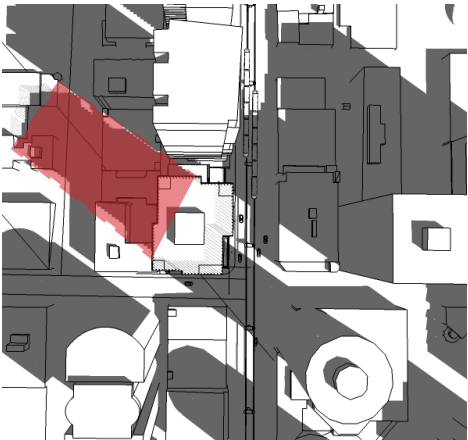
Belltown Arcade

SOLAR STUDY
"GREEN STEPS"

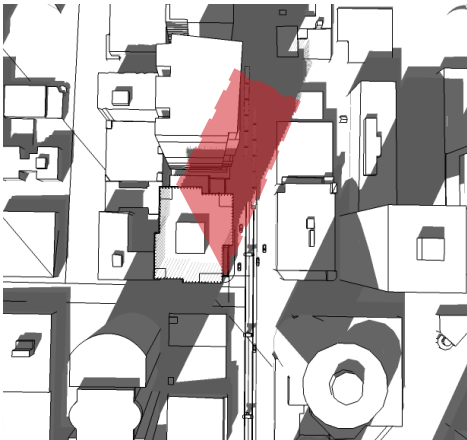
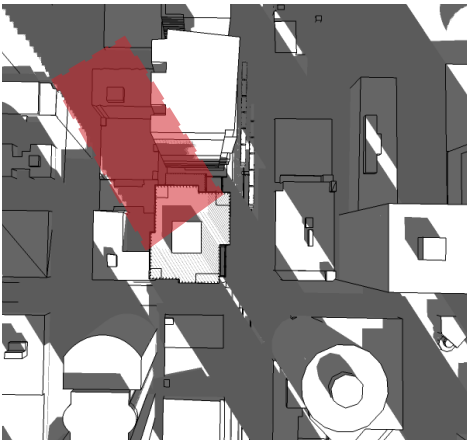
WINTER SOLSTICE



EQUINOX



SUMMER SOLSTICE



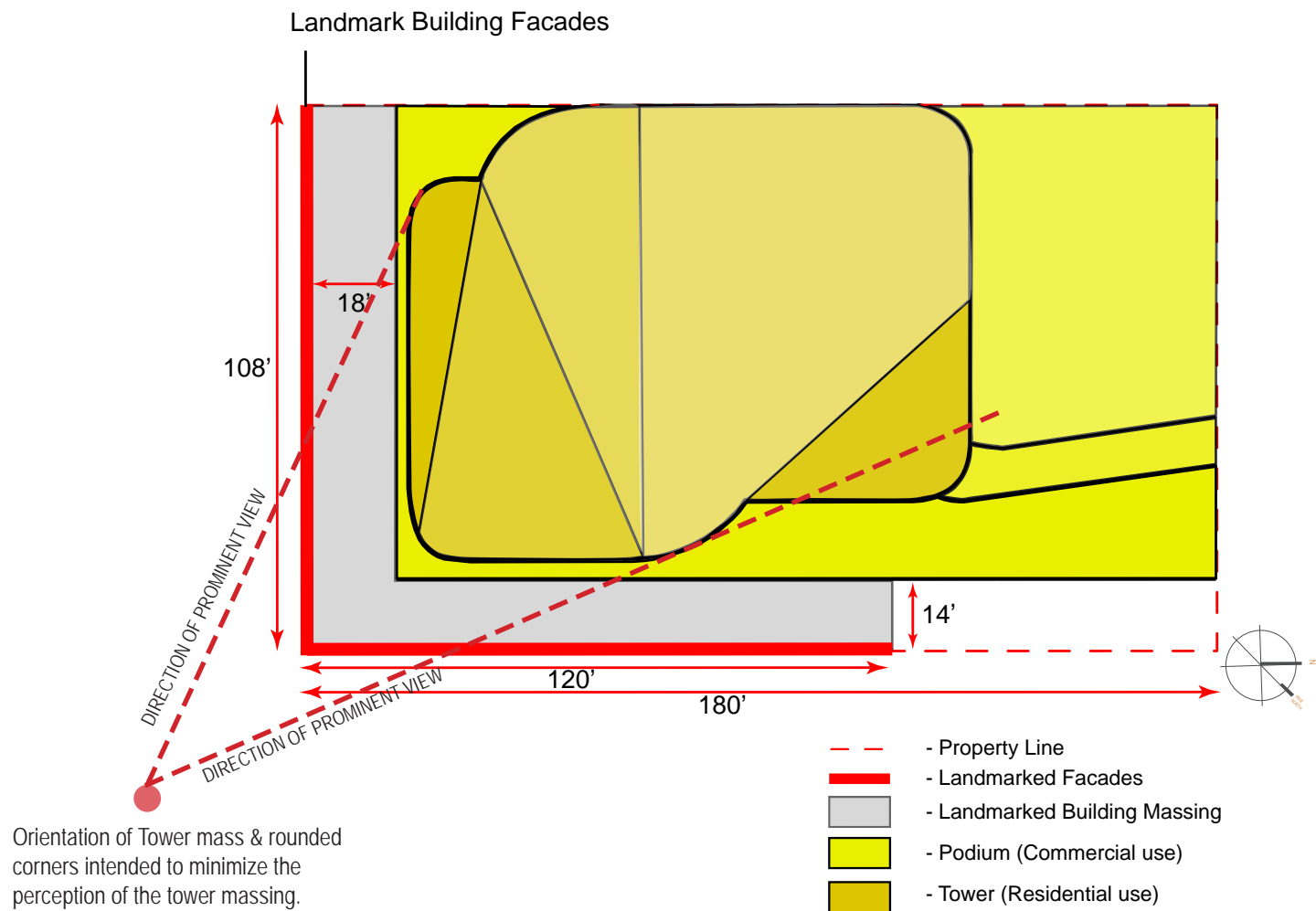
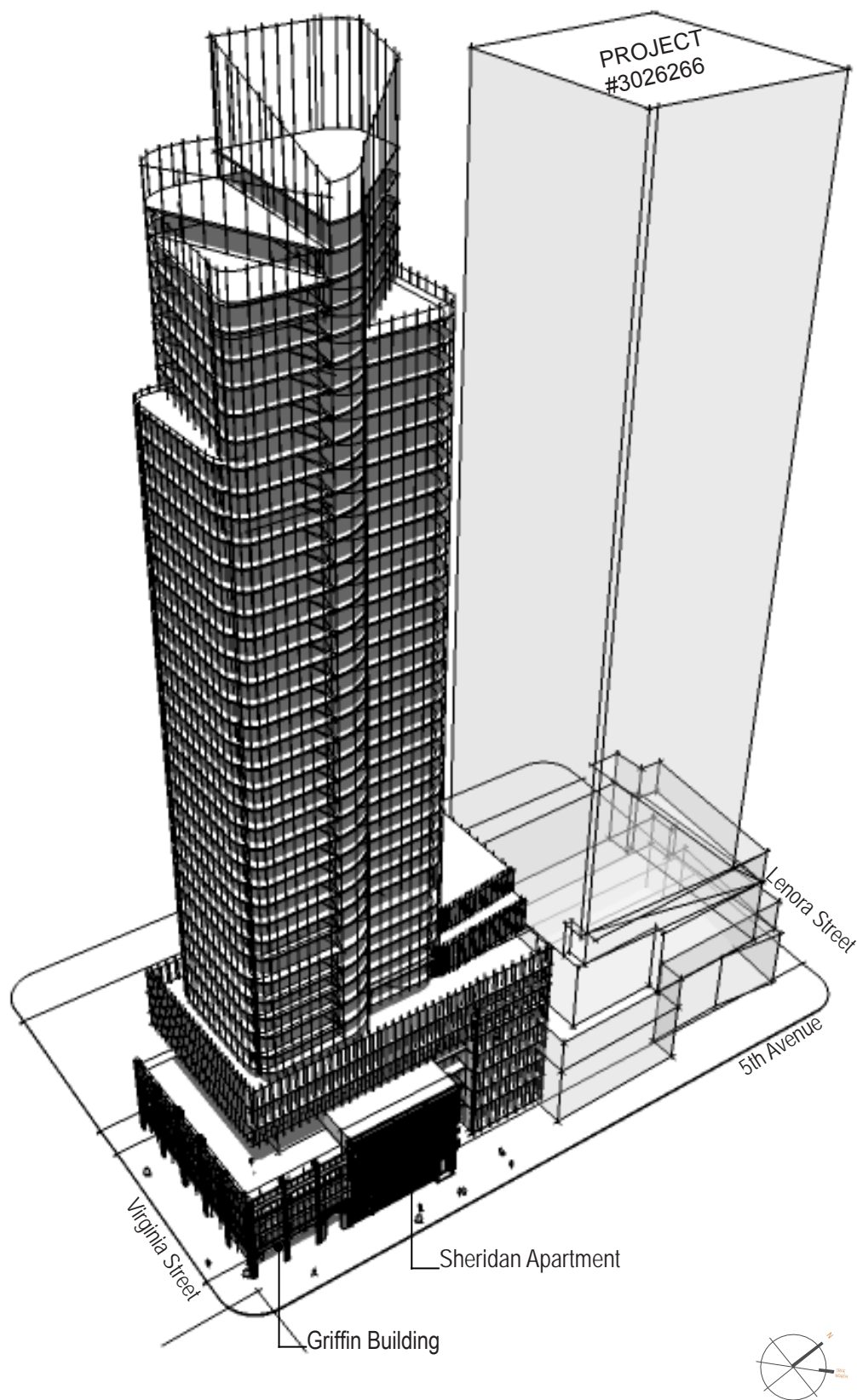
9 AM

NOON

3 PM

BUILDING MASSING - OPTION 3

(PREFERED OPTION) "BELLTOWN GATEWAY"



OPTION 3

(Preferred Option)

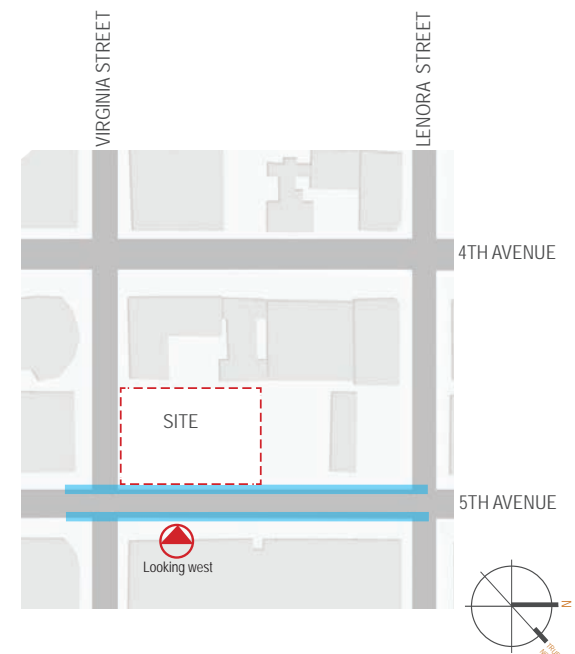
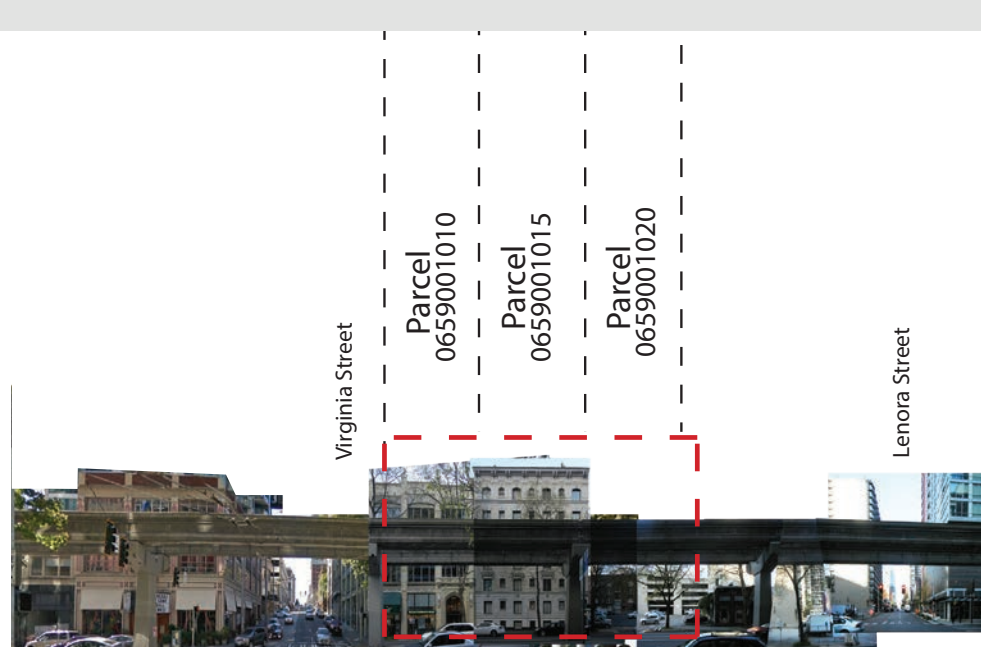
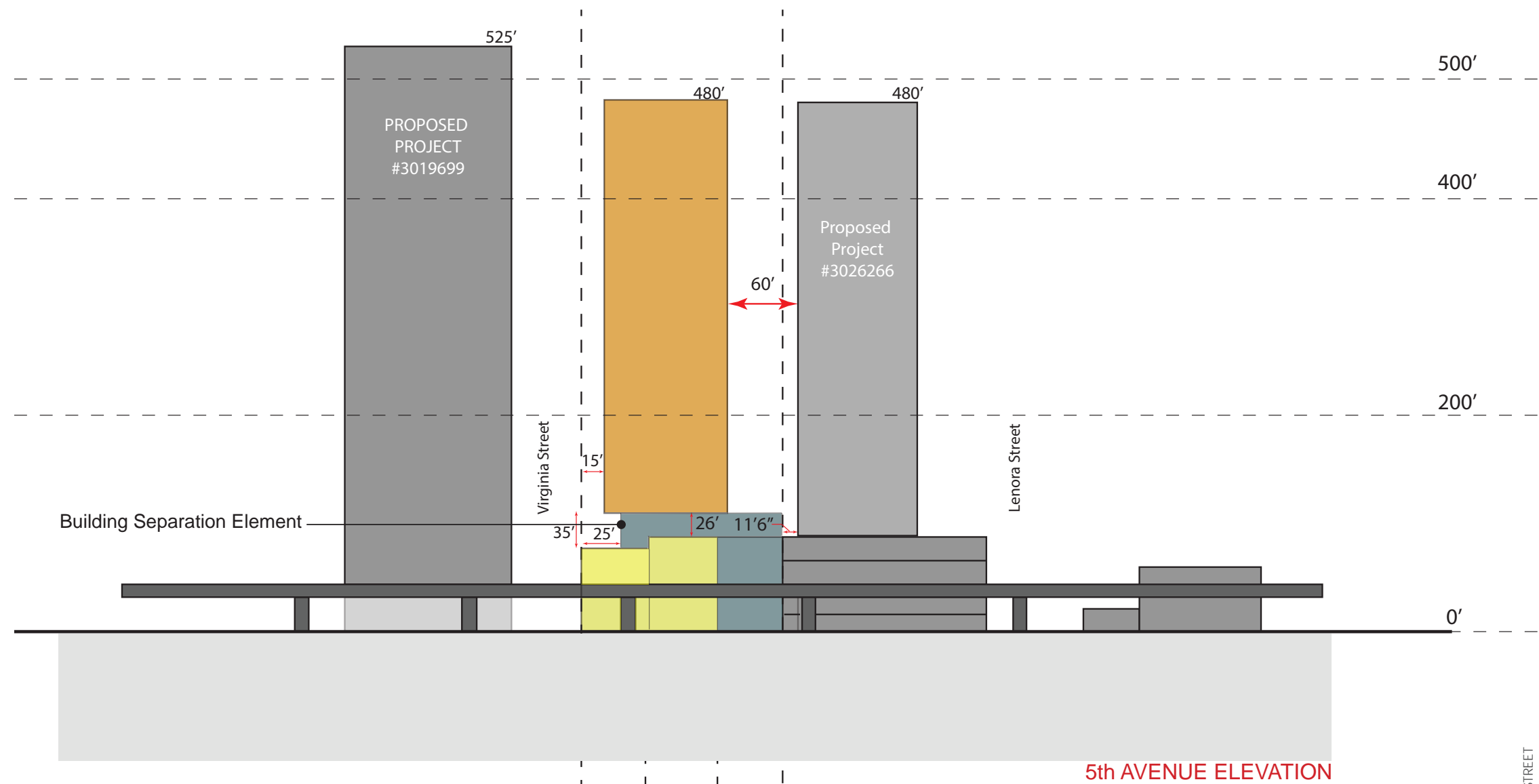
"Belltown Gateway"

- Harmony with Landmarked buildings.
- Symmetrical layout with More Views & lights.
- Massing responds to surrounding context and views.
- Reduces the massive structure of the tower.
- Amenity at different levels with varying views.
- Preservation of Landmark building mass & Facades.
- Set backs along 5th Avenue (12') & Virginia Street (12') to create the Belltown Arcade and Plaza.

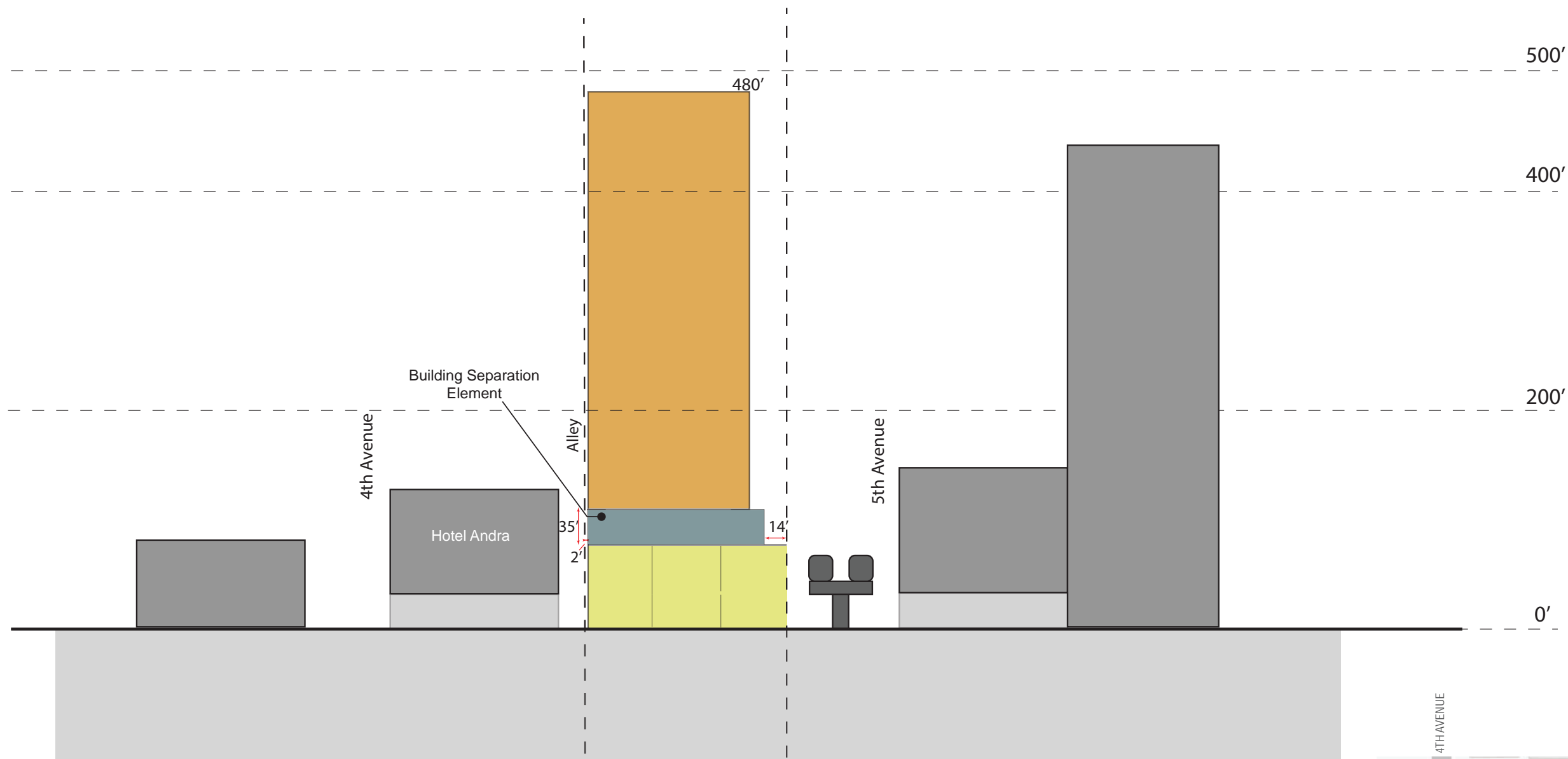
Special Request

- 60' away from Project #3026266 Tower.

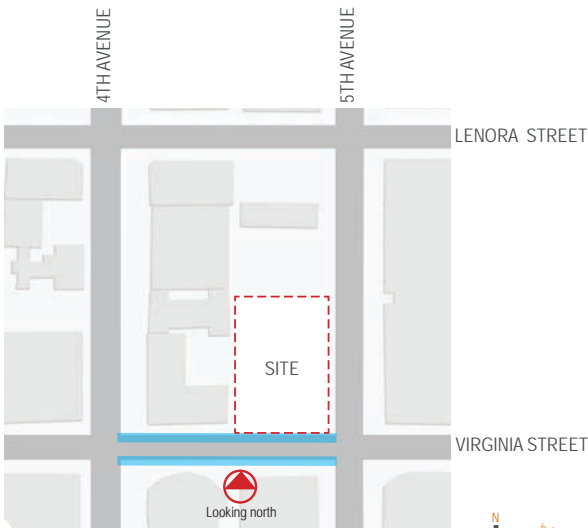
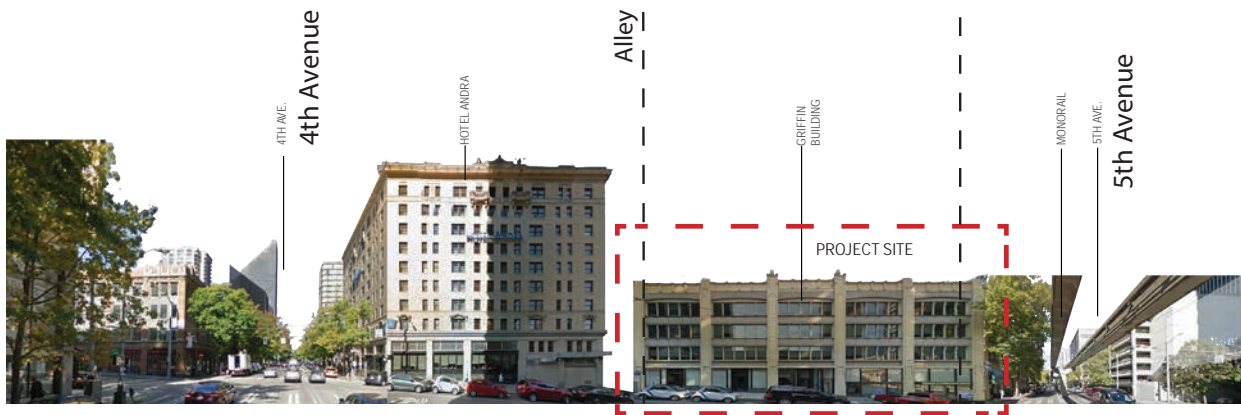
BUILDING MASSING - OPTION 3
(PREFERED OPTION) "BELLTOWN GATEWAY"



BUILDING MASSING - OPTION 3
(PREFERED OPTION) "BELLTOWN GATEWAY"

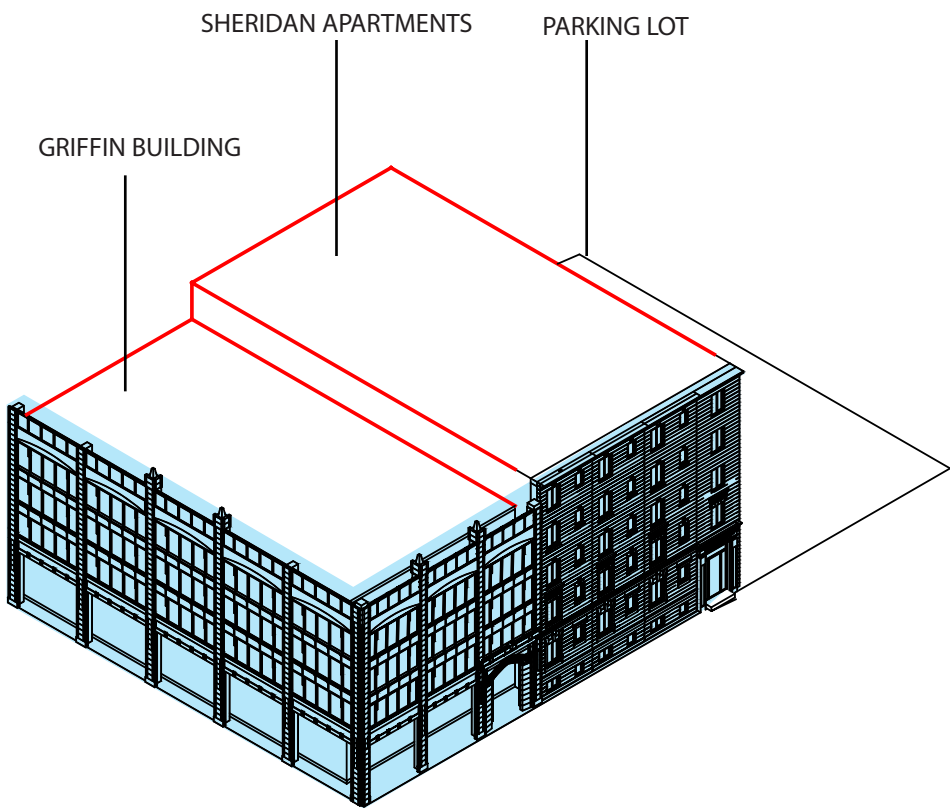


VIRGINIA STREET ELEVATION

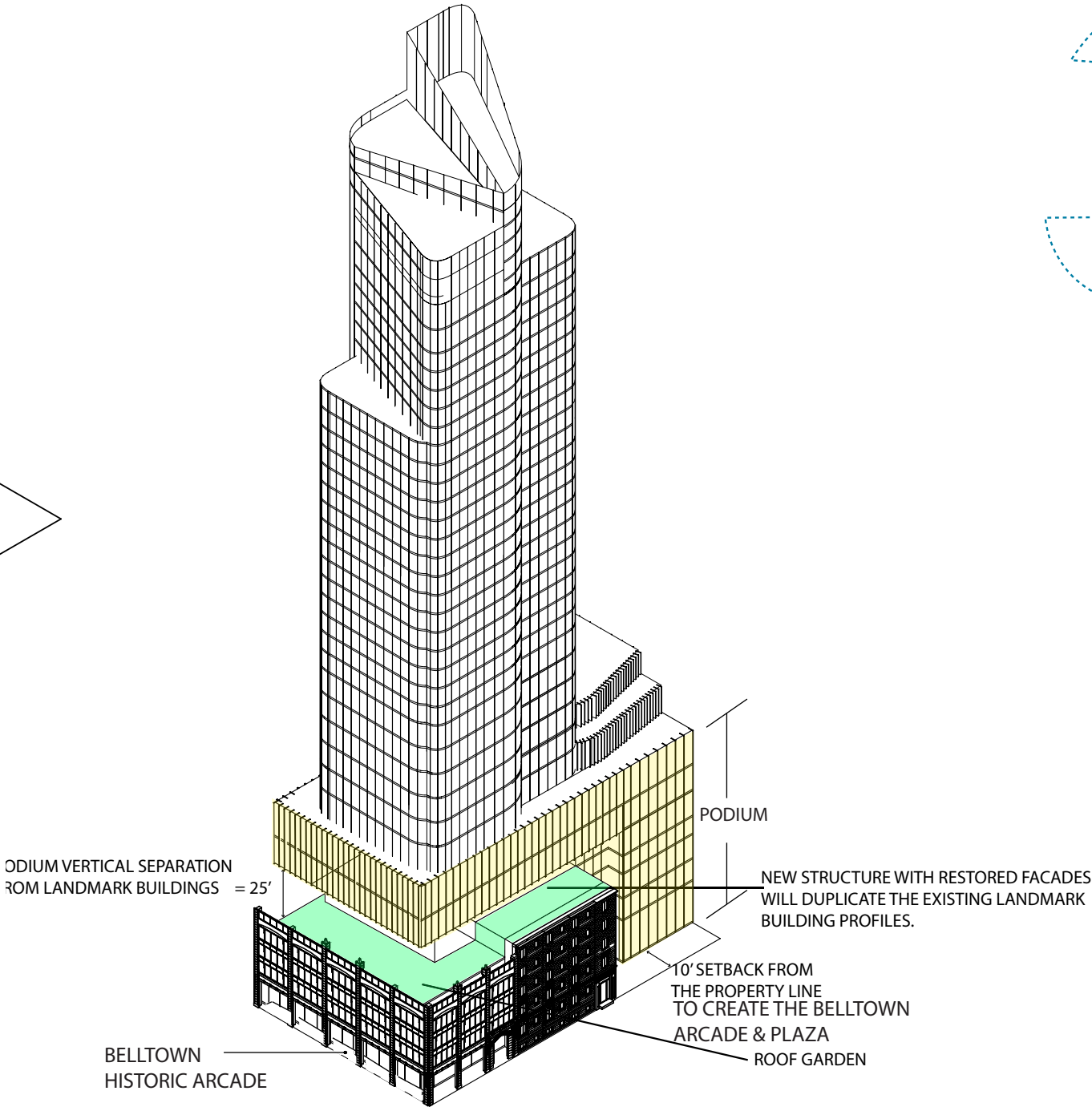


BUILDING MASSING - OPTION 3
(PREFERED OPTION) "BELLTOWN GATEWAY"

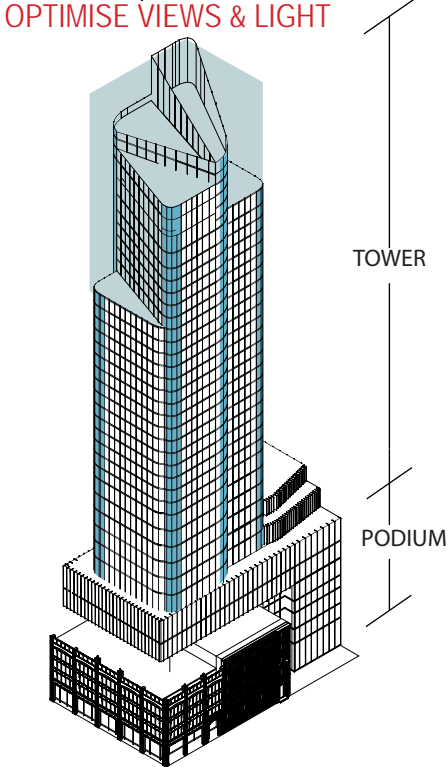
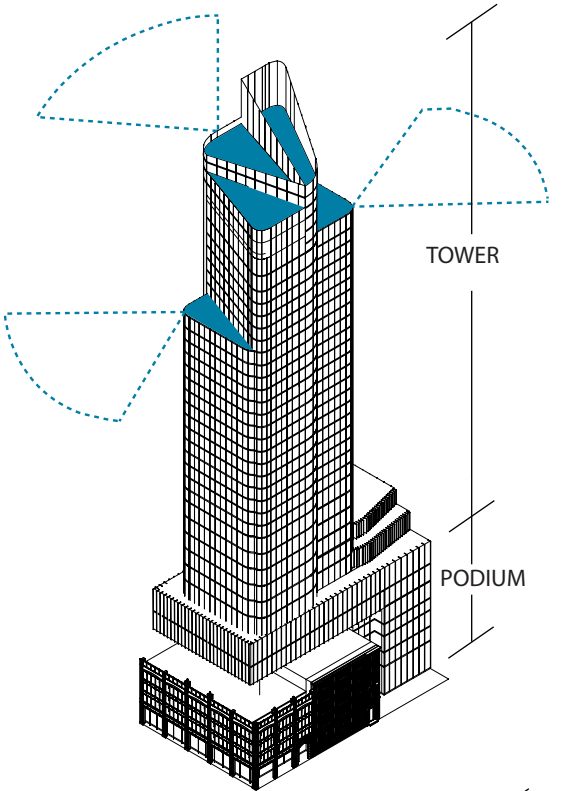
LANDMARK BUILDINGS



PODIUM



TOWER

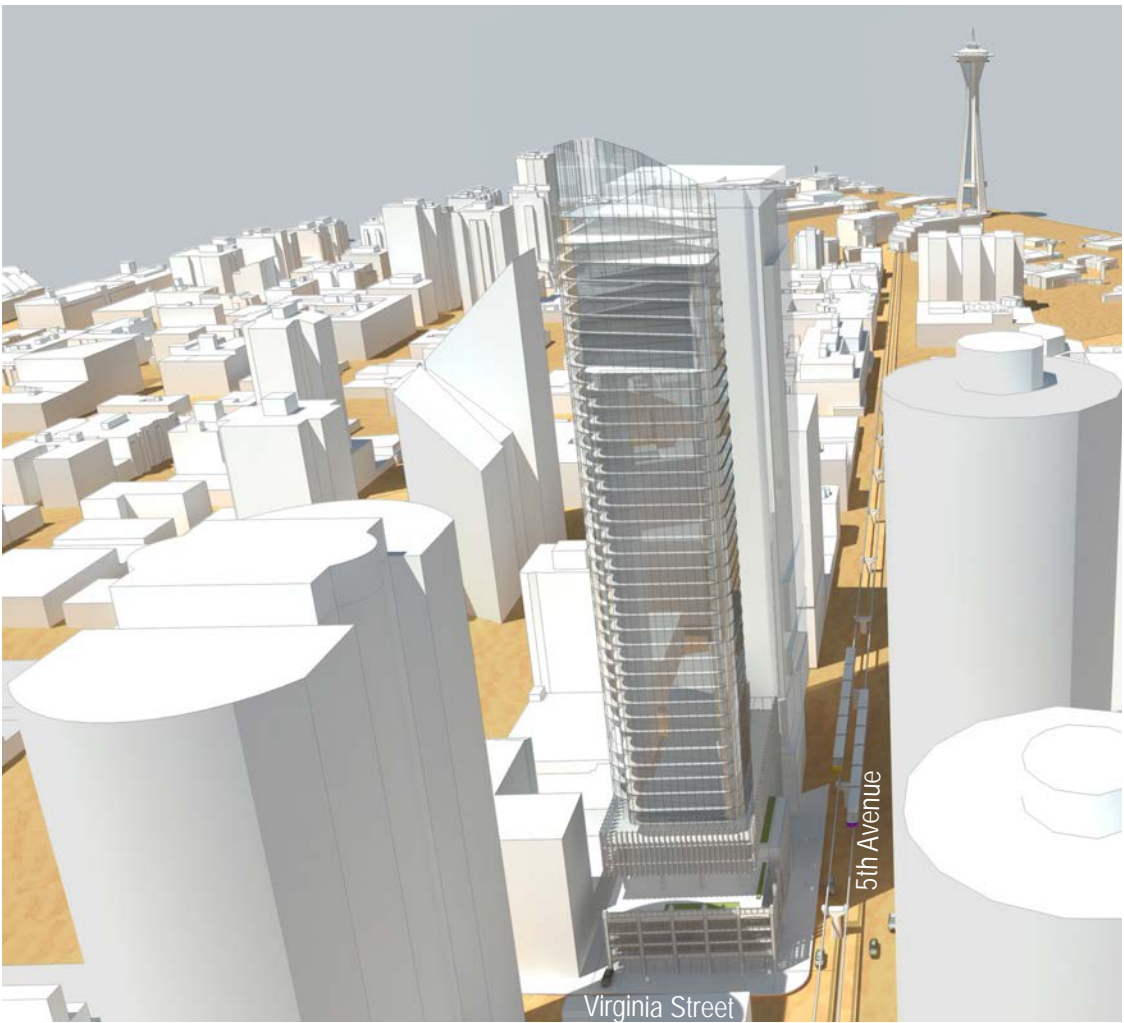


TOWER WITH CURVED CORNERS- REDUCES MASSING ABOVE LANDMARK BUILDING & COMPLIMENTS ADJACENT BUILDINGS

BUILDING MASSING - OPTION 3
(PREFERED OPTION) "BELLTOWN GATEWAY"



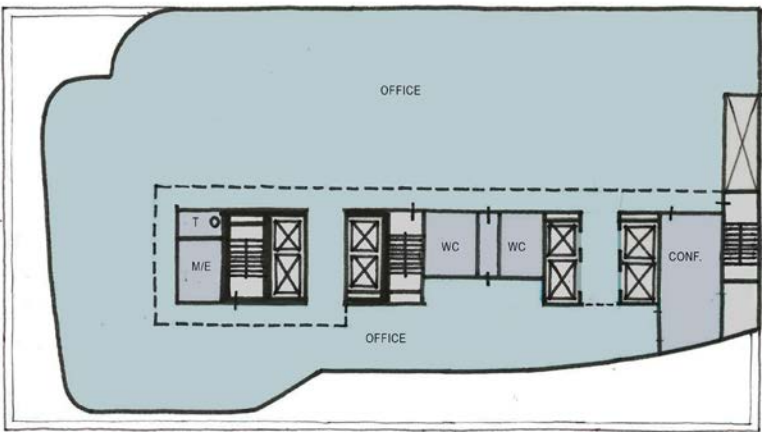
AERIAL VIEW SHOWING THE RELATION BETWEEN PROPOSED TOWER & PROJECT TOWER #3026266



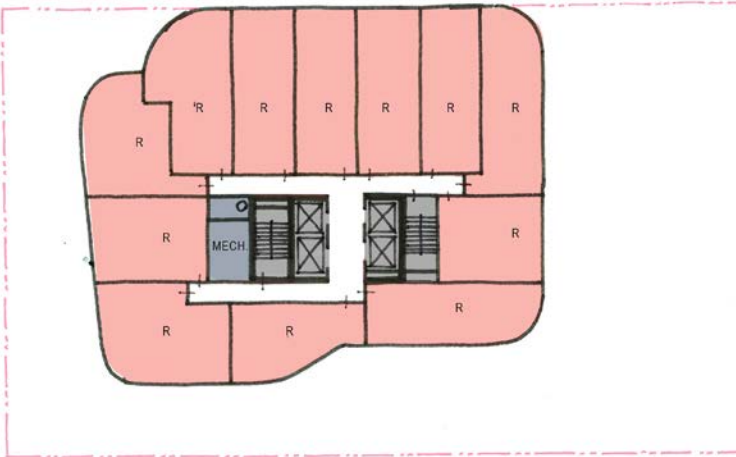
AERIAL VIEW TO THE NORTH ALONG 5th AVENUE



GROUND LEVEL PLAN



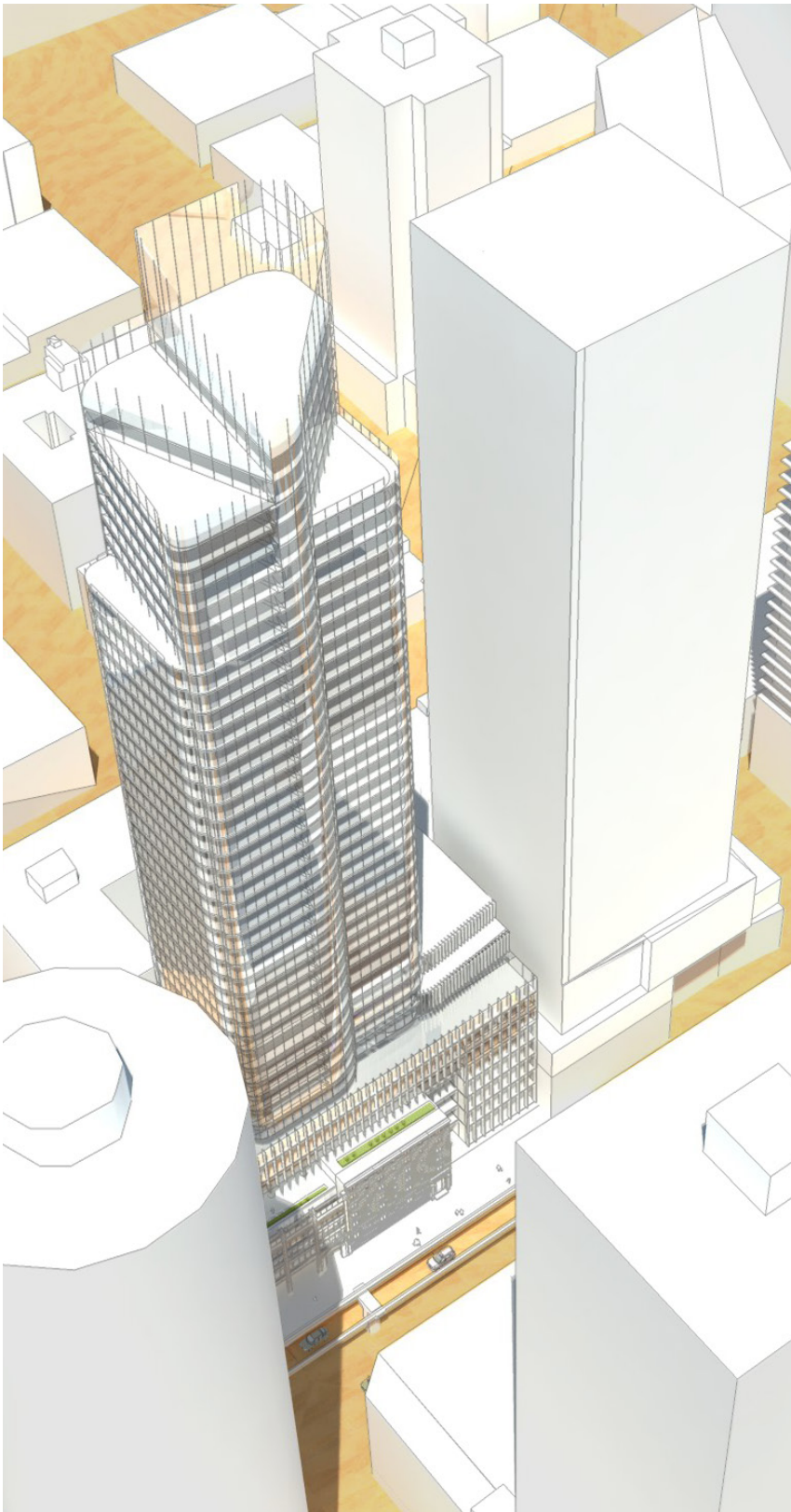
PODIUM LEVEL PLAN



TYPICAL TOWER PLAN



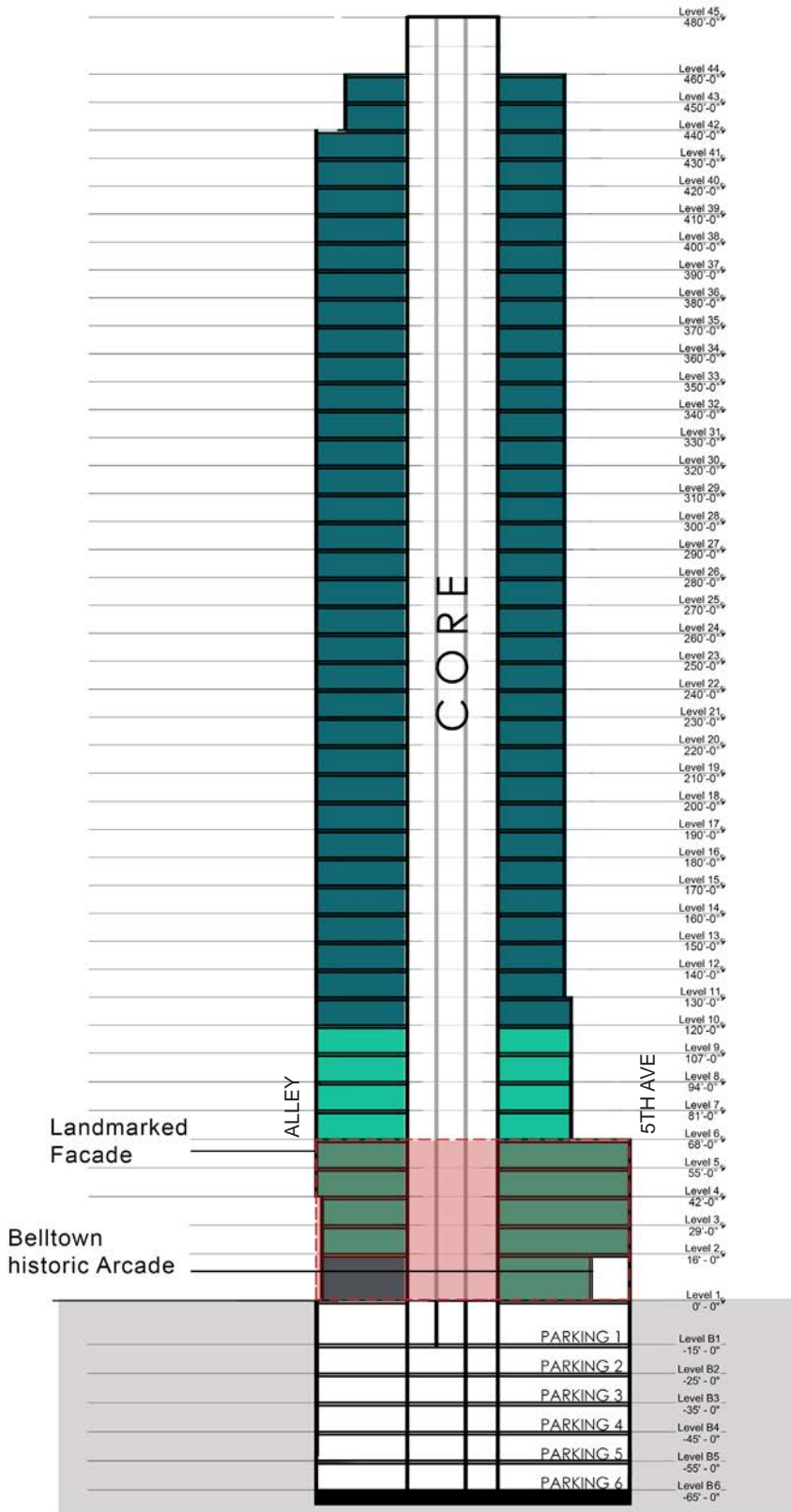
BUILDING MASSING - OPTION 3
 (PREFERED OPTION) "BELLTOWN GATEWAY"



AERIAL VIEW - 5th AVENUE & VIRGINIA STREET INTERSECTION



VIEW TO THE NORTH ALONG 5th AVENUE



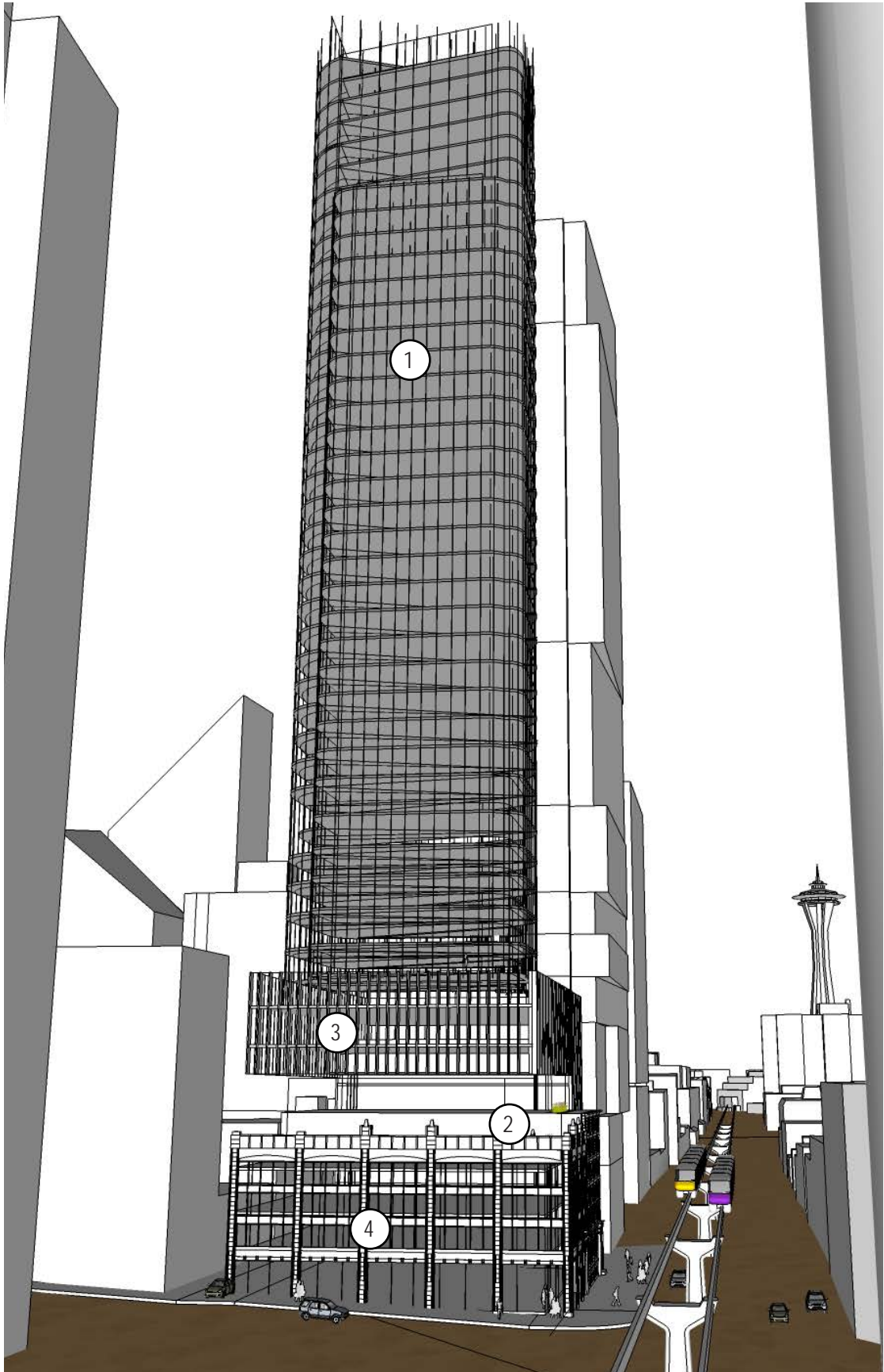
DIAGRAMMATIC SECTION

BUILDING MASSING - OPTION 3
(PREFERED OPTION) "BELLTOWN GATEWAY"

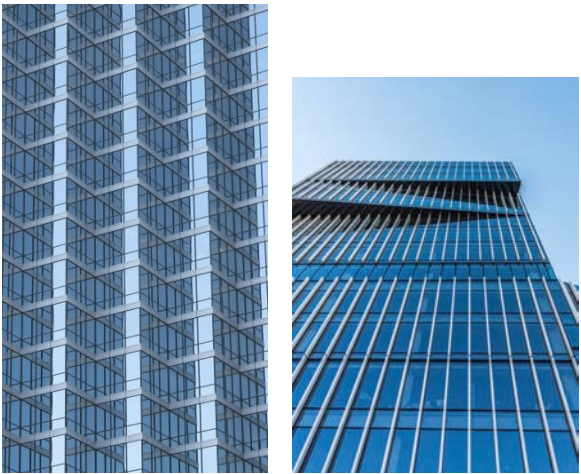


VIEWS SHOWING THE RELATION BETWEEN THE LANDMARKED FACADES AND PODIUM
FROM 5th AVENUE & VIRGINIA STREET INTERSECTION

BUILDING MASSING - OPTION 3
(PREFERED OPTION) "BELLTOWN GATEWAY"

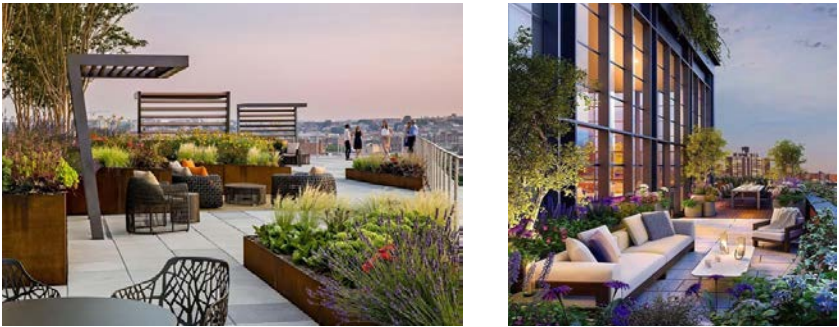


1



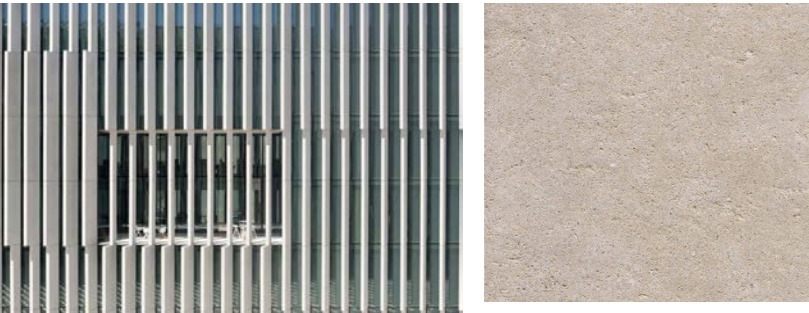
Curtain wall with vertical fins

2



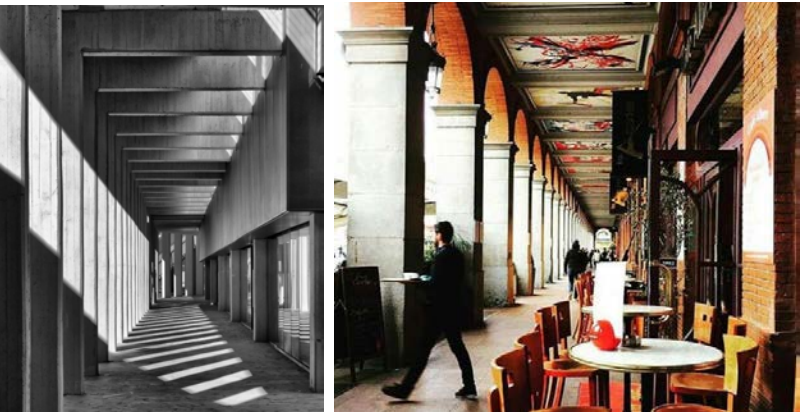
Amenity Deck

3



Vertical Terracotta fins on the podium facade continuing the design character of the Landmark facades.

4



Belltown Arcade



ILLUSTRATION OF SHIFTED MASSING TO MINIMIZE BULK

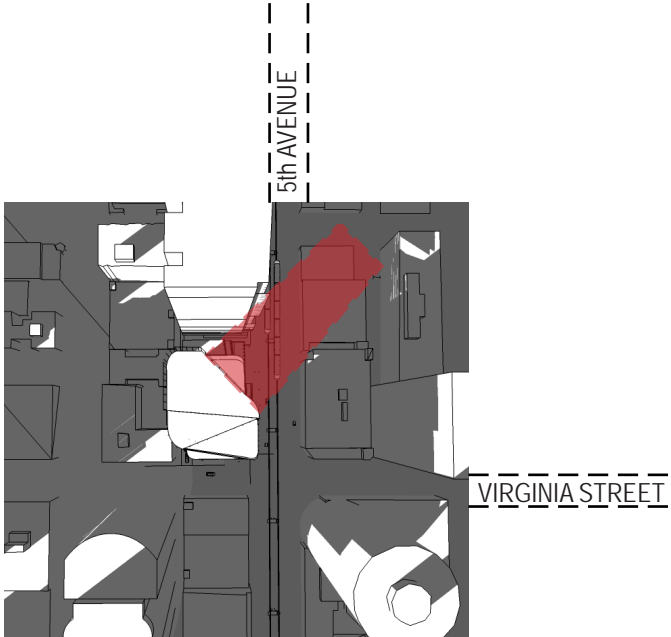
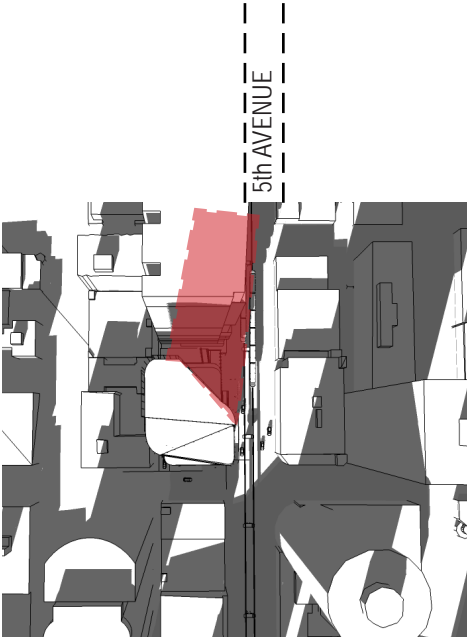
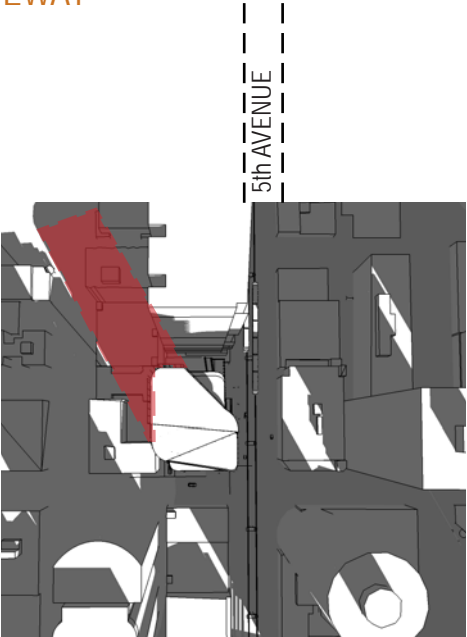


ILLUSTRATIONS OF CURVED GLASS FACADE TO MINIMIZE BULK

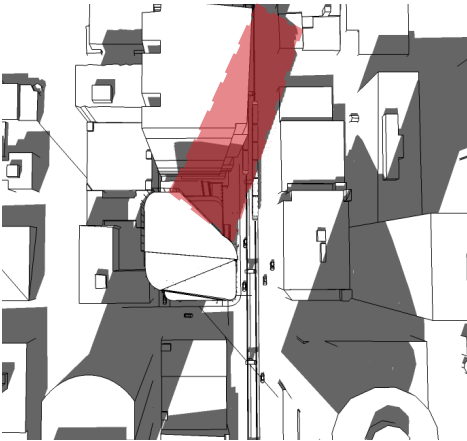
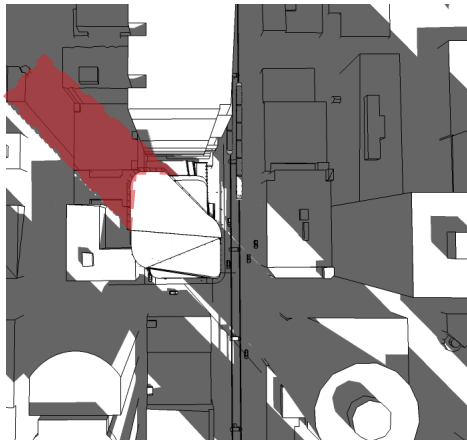


SOLAR STUDY
"BELLTOWN GATEWAY"

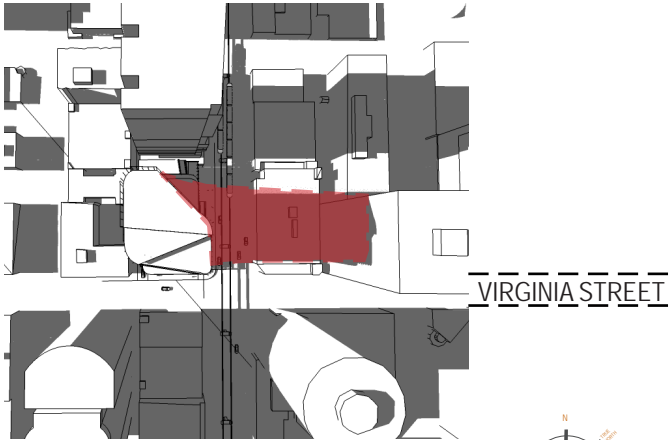
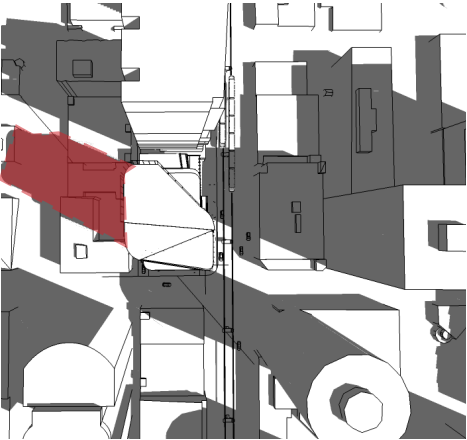
WINTER SOLSTICE



EQUINOX



SUMMER SOLSTICE



9 AM

NOON

3 PM



DEPARTURE REQUESTS & SPECIAL EXCEPTION

SPECIAL EXCEPTION

1

Tower spacing
Requesting Tower separation
departure from 80' to 60'

SECTION 23.49.058.D3

DEPARTURE REQUESTS

2

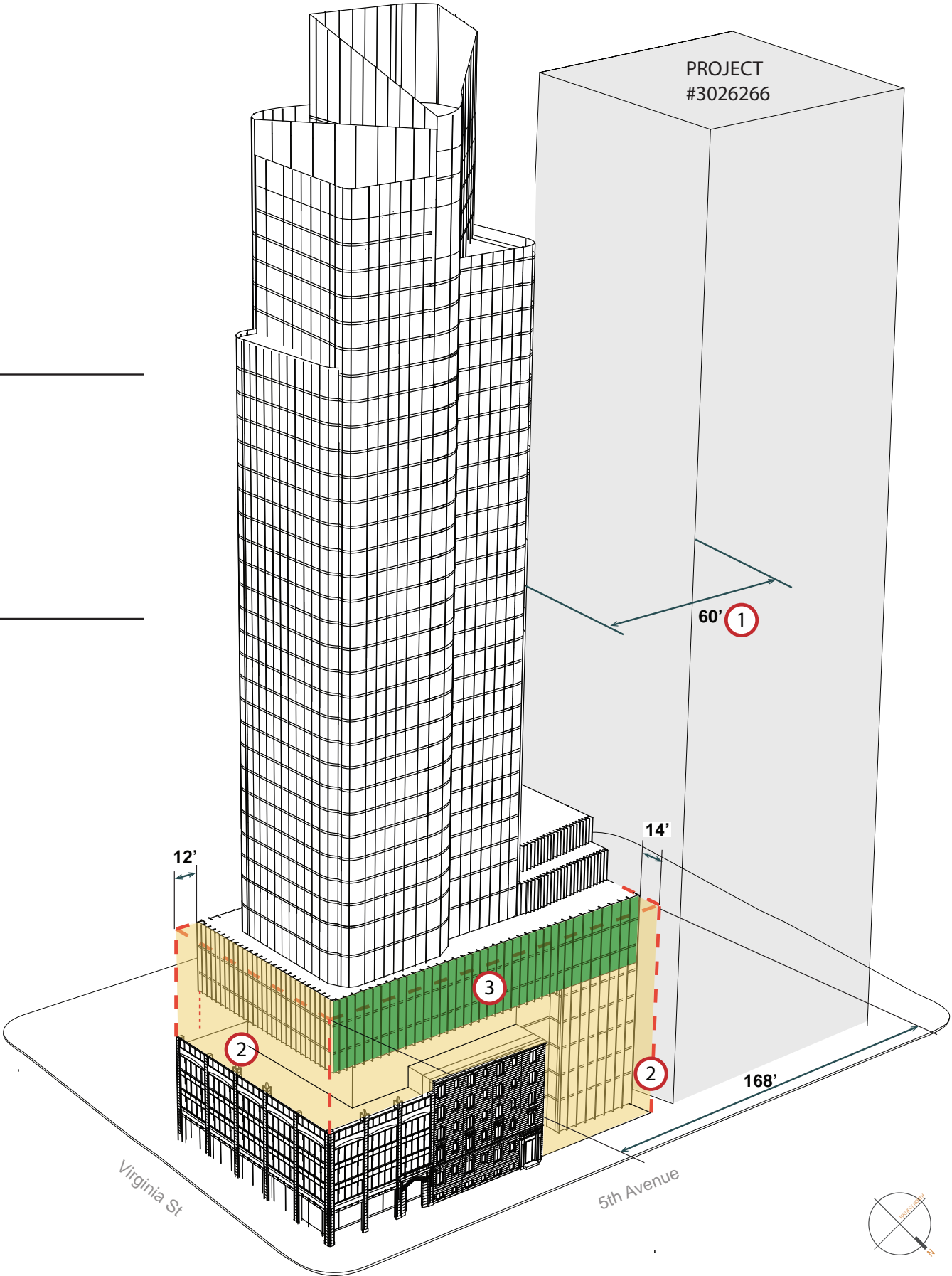
Facade Setbacks
14' from 5th Avenue
12' from Virginia St

SECTION 23.49.056.B

3

Facade Modulation
168' Unmodulated Facade

SECTION 23.49.058.B2c



SPECIAL EXCEPTION

ZONING CODE CITATION & REQUIREMENT

1

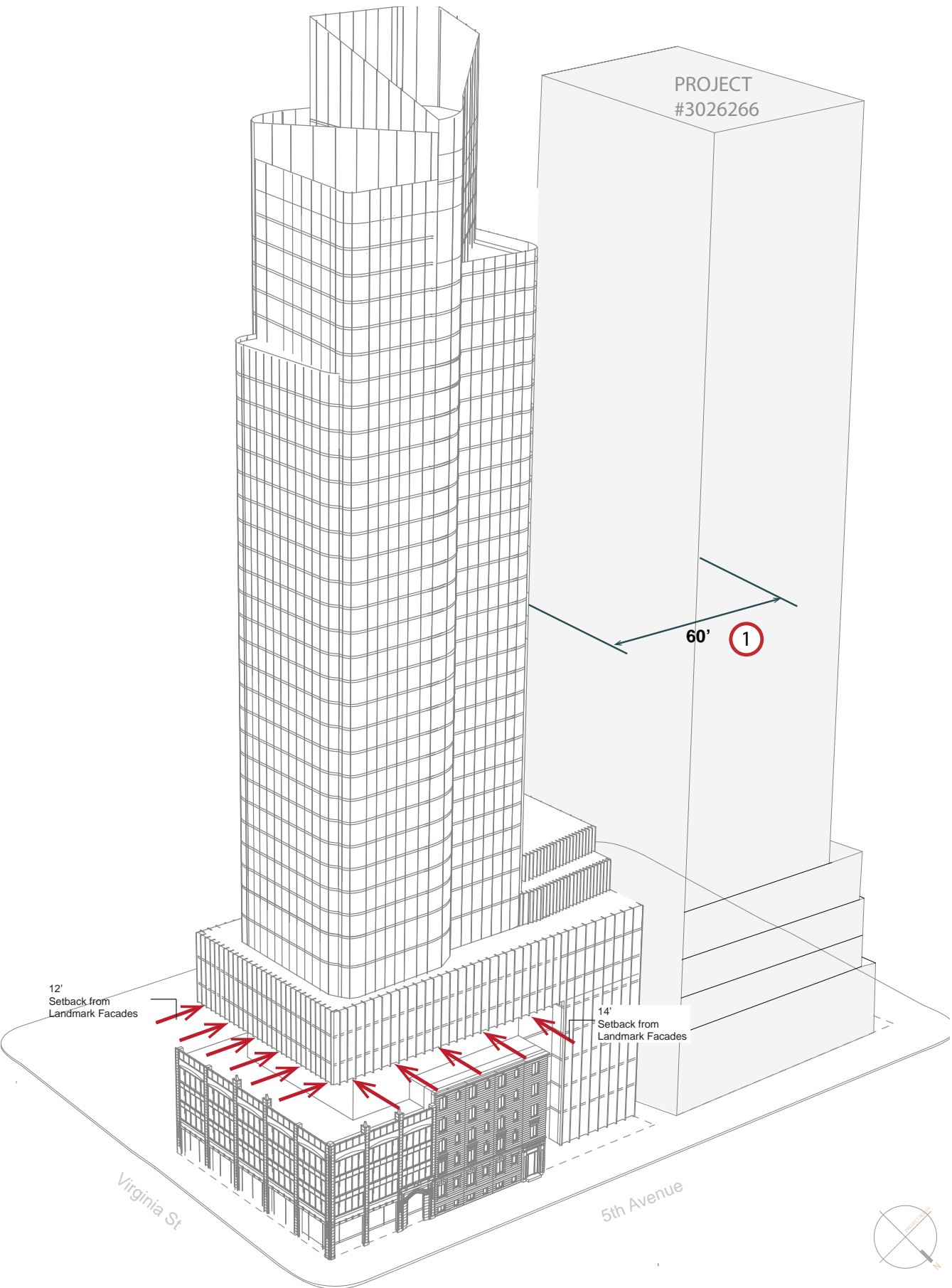
SECTION 23.49.058.D3
3. Except as otherwise provided in this subsection 23.49.058.D, in a DMC zone with a mapped height limit of more than 170 feet located either in Belltown, as shown on Map A for 23.49.058, or south of Union Street, if any part of a tower exceeds 160 feet in height, then all portions of the tower that are above 125 feet in height must be separated from any other existing tower that is above 160 feet in height, and the minimum separation required between towers from all points above the height of 125 feet in each tower is 80 feet.

REQUEST

- Request 60' (SPECIAL EXCEPTION 23.49.058.D.6) separation between towers instead of 80'.

RATIONALE

- The tower has been positioned to preserve the character of the landmarked building exteriors. Unfortunately Project #3026266 moved their tower to the extreme South of the property. It is this tower's placement that is requiring a 60' separation.
- Ties to Design Guidelines:
 - A-1 Respond to the physical environment.
 - B-1 Respond to the neighborhood context.
 - B-2 Create a transition in bulk & scale.



2

DEPARTURE REQUESTS

ZONING CODE CITATION & REQUIREMENT

SECTION 23.49.056.B
Facades between 15 and 35 feet above sidewalk grade shall be located within 2-feet of the street lot line, except as permitted below:

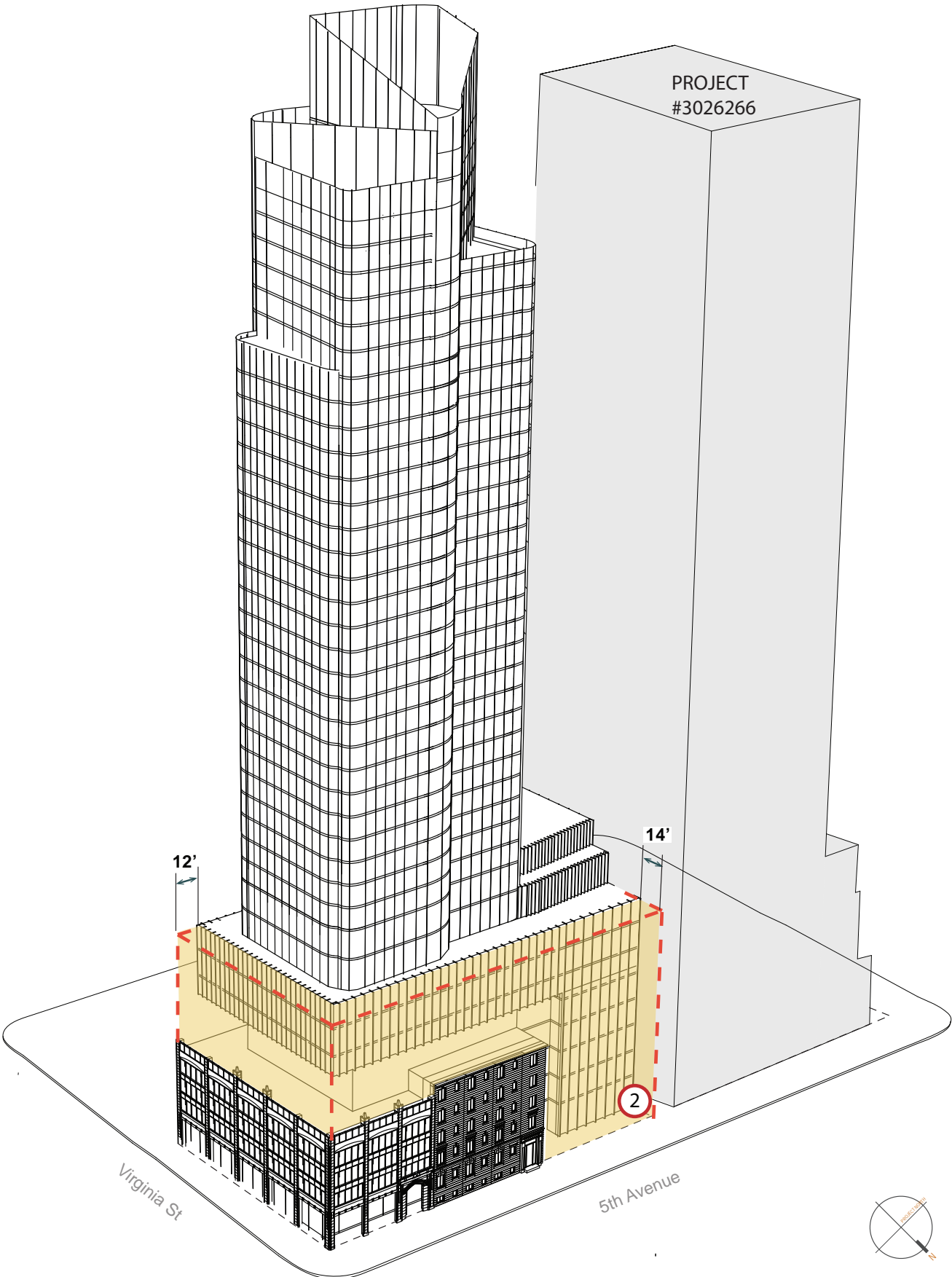
- Maximum setback is 10-feet
- Total facade area setback more than 2-feet shall not exceed 40% of the total facade area between the elevation of 15 and 35 feet
- No setback deeper than 2-feet shall be wider than 20-feet
- Facade shall return to within 2-feet of the street lot line between each setback area for a minimum 10-feet

REQUEST

- The Applicant proposes to set back facades greater than the permitted limits in order to highlight the Griffin and Sheridan Building, which is a designated landmark.

RATIONALE

- The Griffin & Sheridan Building (Landmark) has been iconic buildings along 5th Avenue & Virginia Street. The proposed facade setbacks respects the Landmarked buildings and maintains their presence in the neighborhood.
- Ties to Design Guidelines:
 - A-1 Respond to the physical environment.
 - B-1 Respond to the neighborhood context.
 - B-2 Create a transition in bulk & scale.
 - C-1 Promote pedestrian interaction.
 - C-3 Provide active not blank facades.
 - D-1 Provide inviting & usable open space.
 - D-3 Provide elements that define the place.



3

DEPARTURE REQUESTS

ZONING CODE CITATION & REQUIREMENT

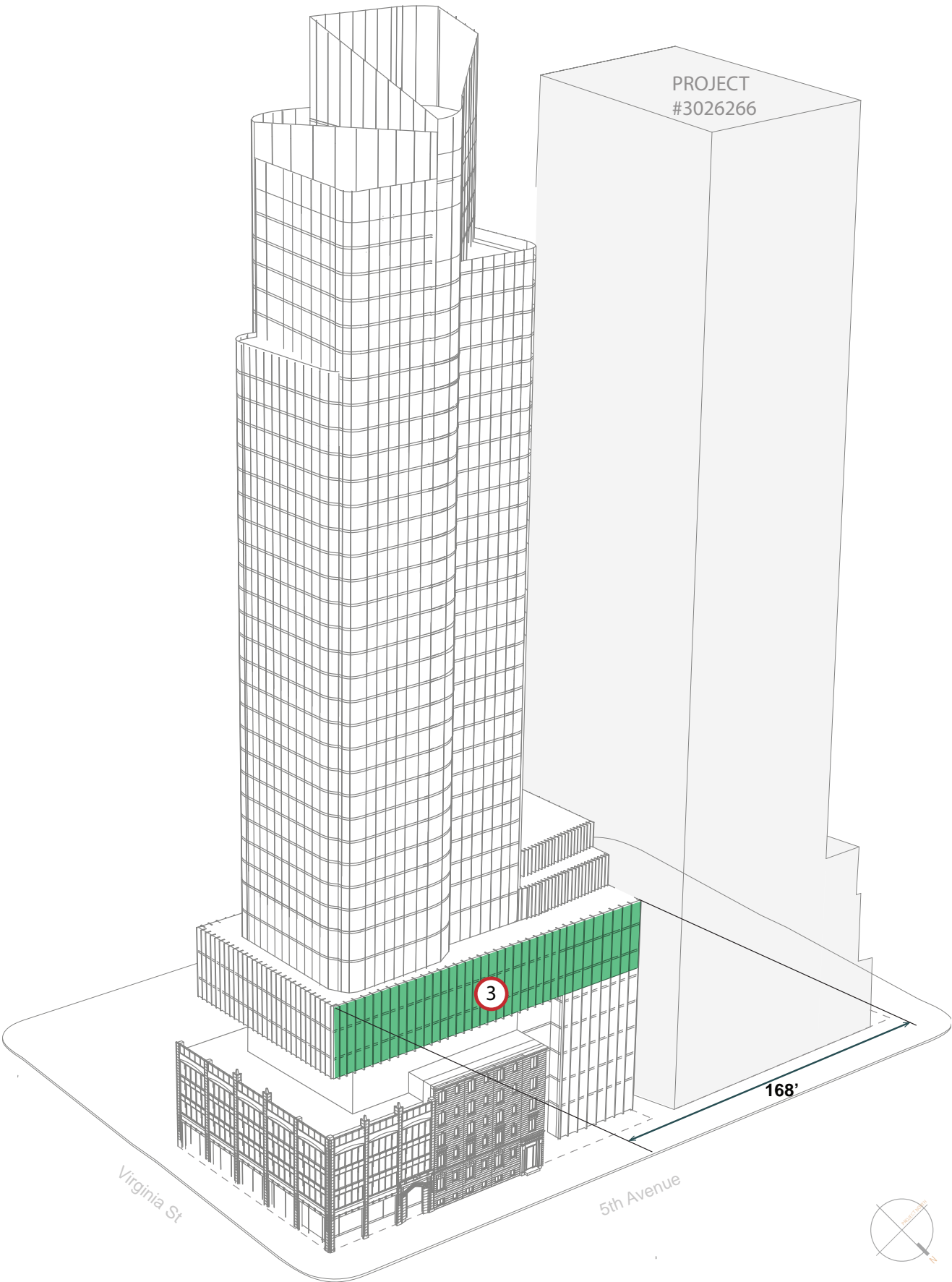
SECTION 23.49.058.B2c
Facade Modulation: The maximum length of a facade without modulation is prescribed in Table A for 23.49.058. This maximum length shall be measured parallel to each street lot line, and shall apply to any portion of a facade, including projections such as balconies, that is located within 15 feet of street lot lines.
- Greater than 85' upto 160' the maximum length of unmodulated facade is 155'

REQUEST

- The Applicant requests an unmodulated width of 180' in the portion of the tower mass within 15 feet of Fifth Avenue above a height of 69' to 102'.

RATIONALE

- Because of the Landmarked Building exteriors we can not modulate the lower levels.
- Ties to Design Guidelines:
 - A-1 Respond to the physical environment.
 - B-1 Respond to the neighborhood context.
 - B-2 Create a transition in bulk & scale.
 - C-3 Provide active not blank facades.



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