

1710 12TH AVENUE, SEATTLE, WA 98122

EARLY DESIGN GUIDANCE 2 # 3035745-EG

EDG 2 FINAL PACKET AUGUST 13, 2020

EDG 2 UPDATED MEETING NOVEMBER 12, 2020

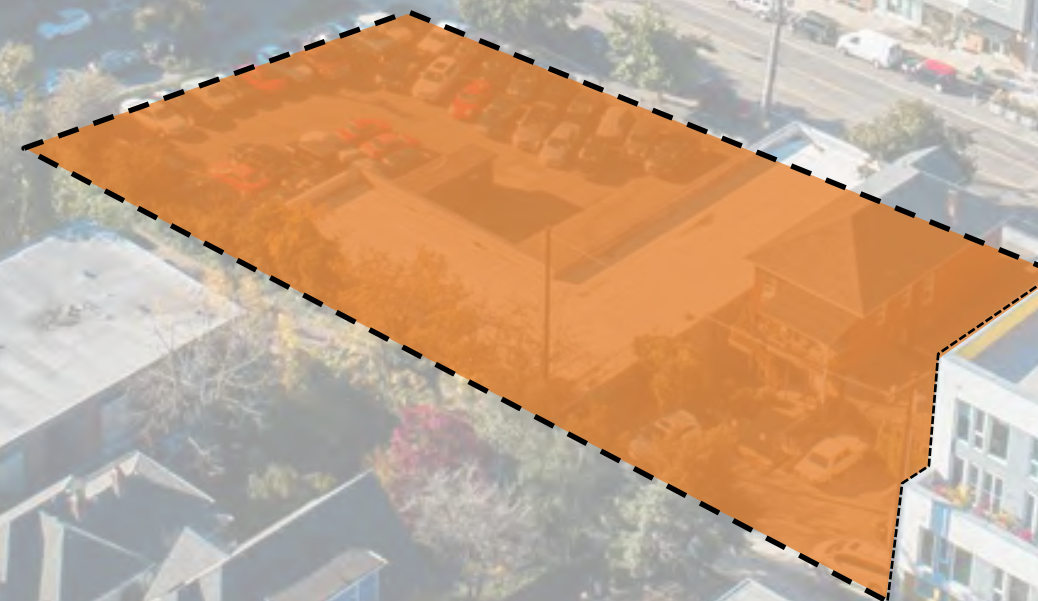
EDG 2 FINAL PACKET UPDATED MEETING DECEMBER 16, 2020

ADDITIONAL/CLARIFIED INFO PRESENTED 12/16/2020

MACK | REAL
ESTATE
DEVELOPMENT

R RUNBERG
ARCHITECTURE
GROUP

HEWITT



DUE TO LIMITED TIME, ONLY CERTAIN GUIDANCE ITEMS FROM 11/12 EDG MEETING ARE ADDRESSED IN THIS PACKET. FURTHER DETAIL AND ADDITIONAL INFORMATION WILL BE PROVIDED IN PRESENTATION ON 12/16

TABLE OF CONTENTS APPENDIX B:

(based on Design Review Board statements and categories of focus at 11/12 EDG meeting)

- I. RESPONSE TO EDG 1 GUIDANCE
 - i. Additional analysis of neighborhood
 - ii. Diagrams linking neighborhood analysis to massing options

- II. HEIGHT, BULK AND SCALE: INCL. MASSING/TRANSITIONS NORTH, EAST (NEIGHBORING ZONES)
 - i. Option A - massing brought to similar detail as option C
 - ii. Option B - not included (see main packet above) - least different from C & massing too close to east neighbors
 - iii. Option C - updated based on 11/12 guidance
 - iv. Option C.1 - sim to C but with simple, square upper levels
 - v. Option D - unchanged from the main packet

- III. GROUND FLOOR RESOLUTION AND STREET SCAPE
 - i. 12th Ave Facade
 - ii. E. Olive St.
 - iii. Alley

- IV. SECONDARY FEATURES: MATERIALS, LANDSCAPE AMENITIES
 - i. Use of fiber cement

I.

RESPONSE TO EDG 1 GUIDANCE

- i. Additional analysis of neighborhood
- ii. Diagrams linking neighborhood analysis to massing options

Guidance received at EDG 2 meeting 11/12:

- 1 **AH- “Did not respond in terms of exploring massing alternatives to fit that rhythm of the neighborhood and transition.”**
 - See additional analysis of neighborhood and site confirming 40 and 60’ predominant parcel but also 25-30' widths and 25-30' width buildings as well.
- 2 **LP- “Hard time connecting/understanding what moves were in relation, and those to context.”**
 - See diagrams showing various rhythms and scales as noted above adopted from the immediate and surrounding neighbors and applied to guide the modulation of the facades
- 3 **MA- “Fair or honest contextual examples, similar scales, similar modulation.”**
 - Note that tertiary (recommendation level detail) will be included in the next steps to further emphasize and tie this building to its surroundings
- 4 **AH- “More of tie(to) what (is) specific about building is Capitol Hill.”**
 - The building character anchors to Capitol Hill in different ways on the different schemes but the massing and secondary massing is linked as diagrammed to the fabric of the neighborhood. As seen radiating out from the new light rail station, the new zoning is changing the character of the neighborhood. This building pulls different influences from the area to make it contribute to this evolving fabric but also emphasize important features of Capitol Hill including:
 - Unique, interesting, artistic form overall
 - Livable, shareable spaces dispersed throughout
 - Materials reflective of the neighborhood
 - Supportive environment and space for small business
 - Celebrating art and sustainability

ZONING CHANGES THROUGH TIME



1305 E HOWELL ST 1923



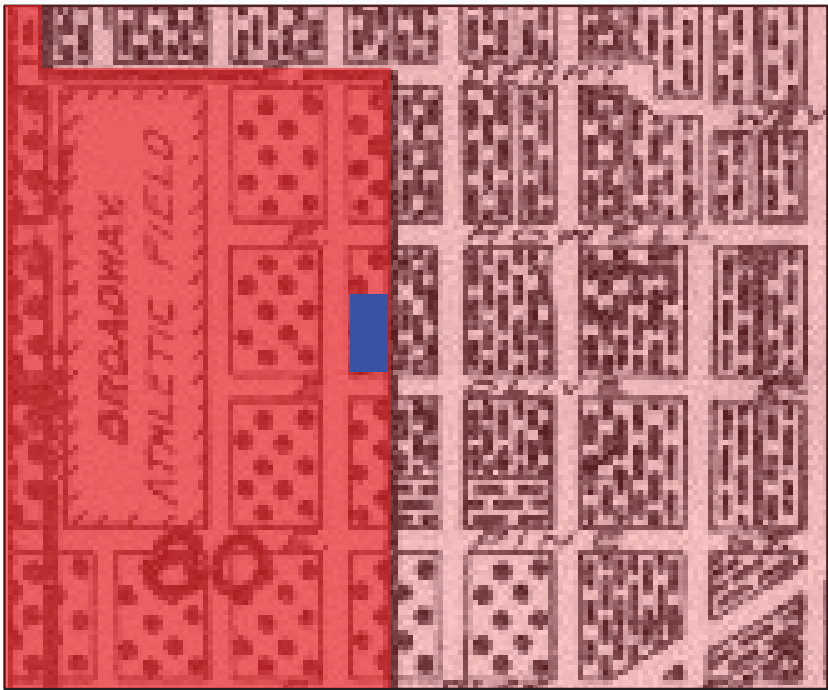
1307 E JOHN ST 1965



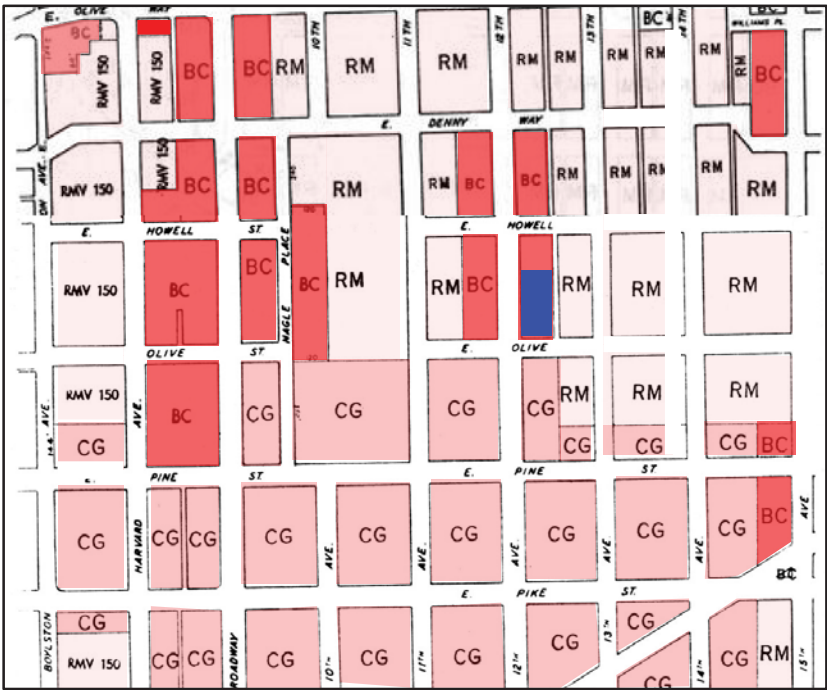
116 11TH AVE E 1985



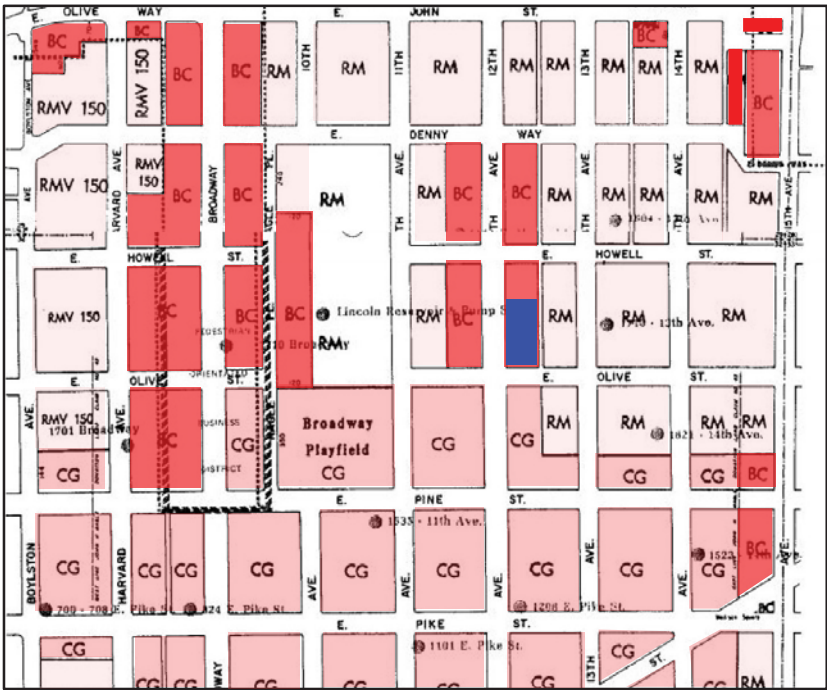
1321 E JOHN ST 2014



1923-1957



1957-1980



1980-1995



1995-later

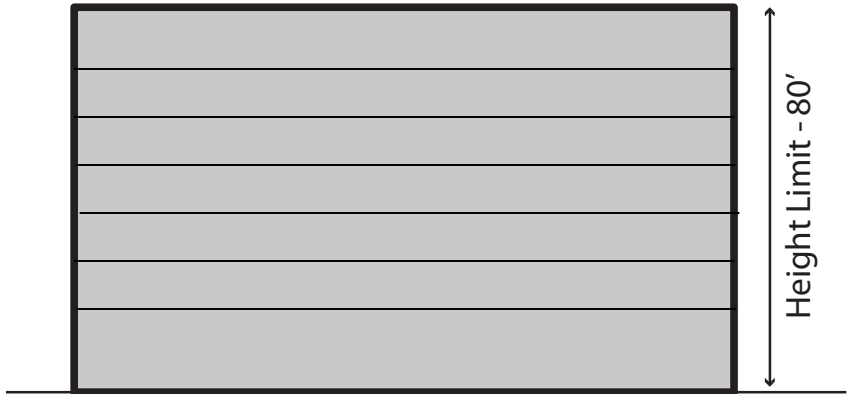
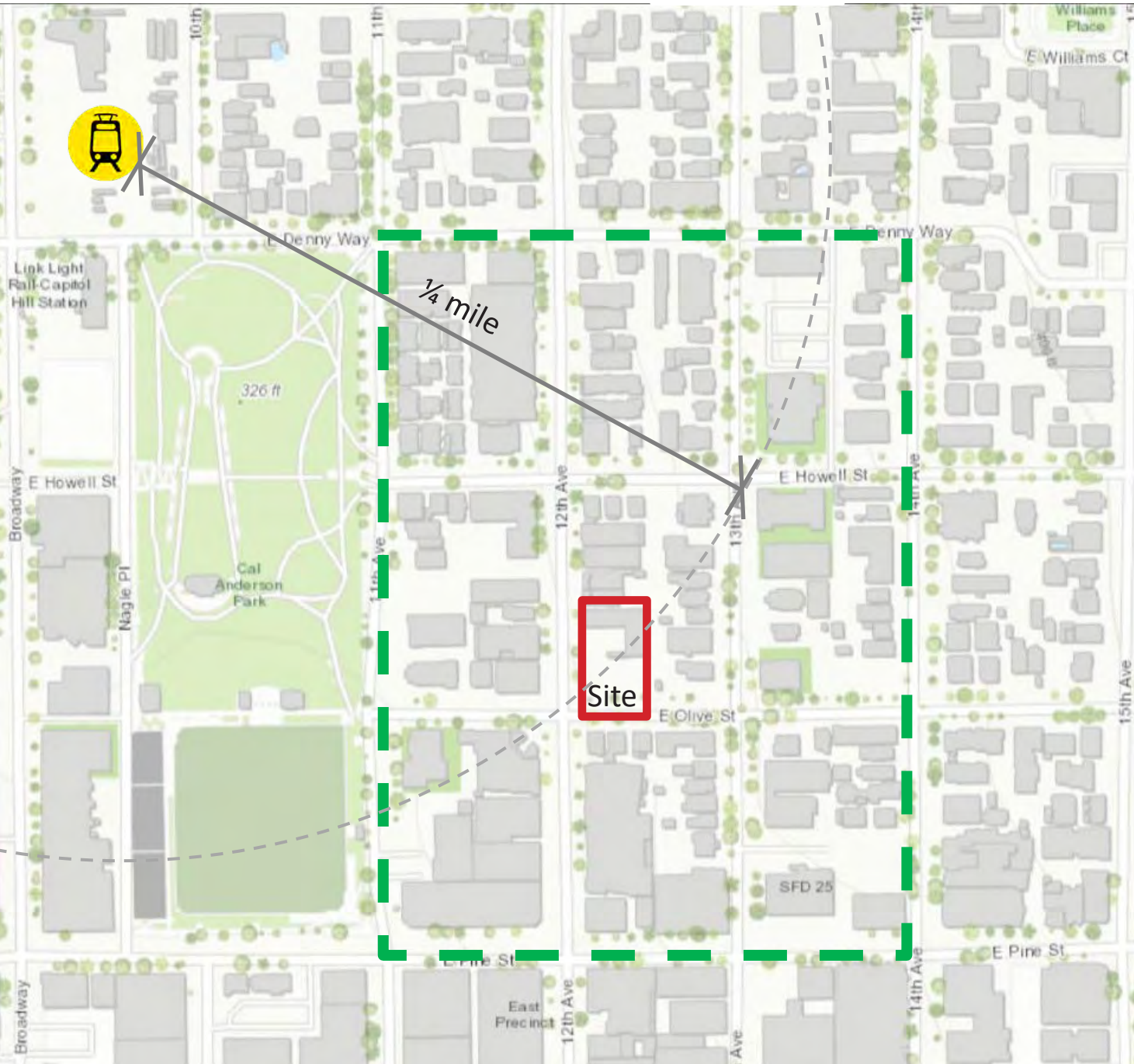
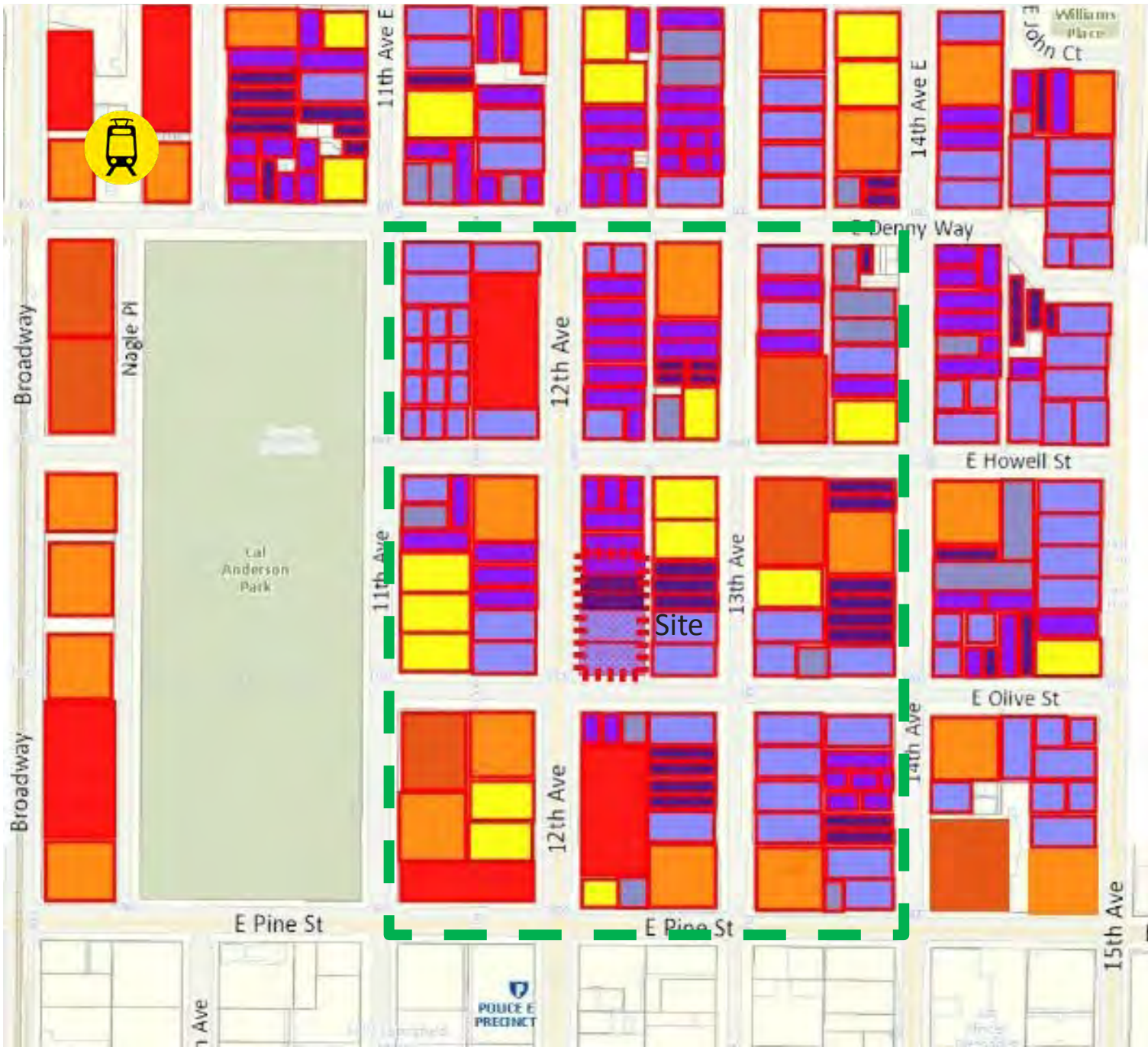


FIGURE GROUND OF PARCEL / DEVELOPMENT OVER TIME



Building Footprints per SDCI Map



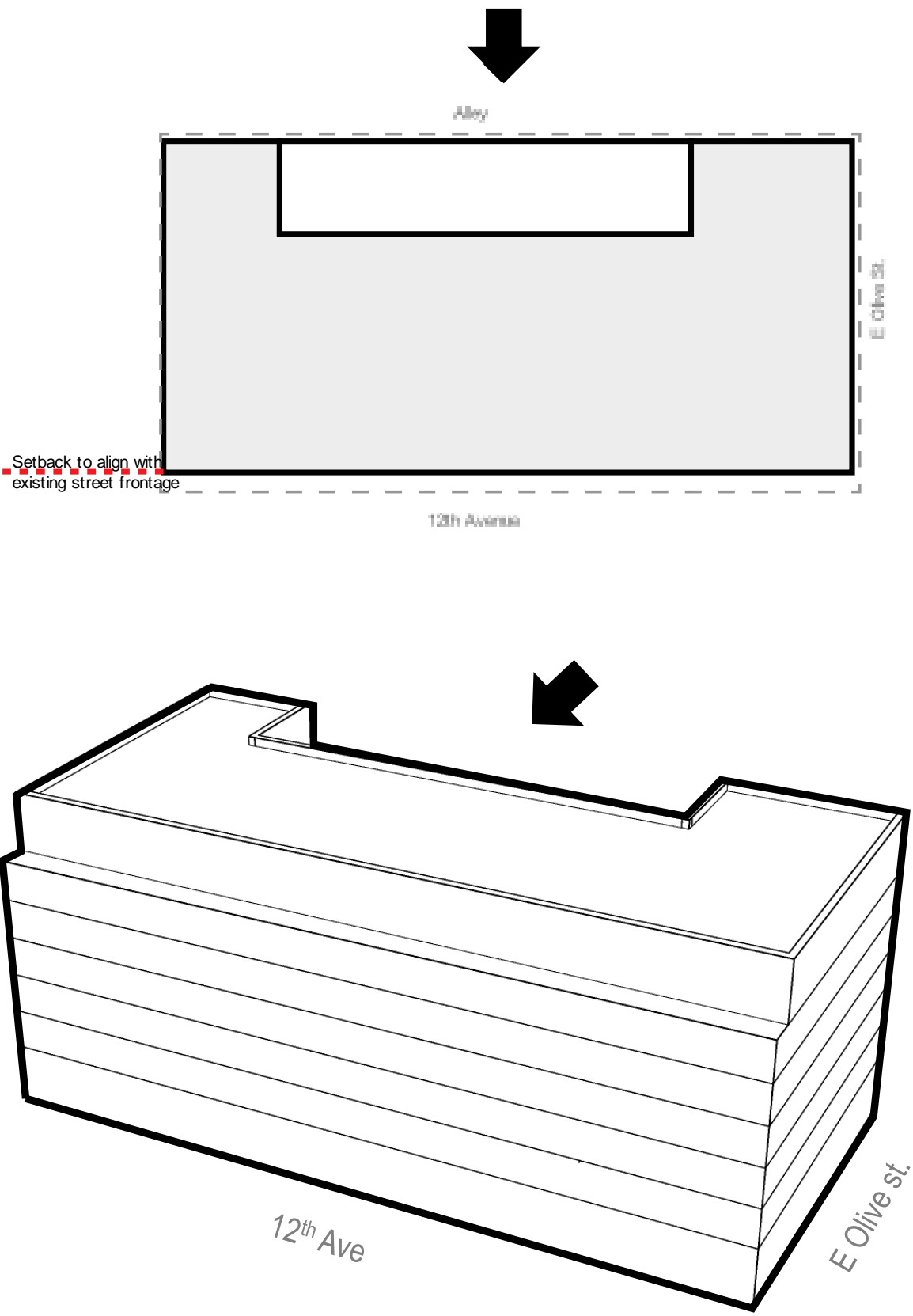
| | % Current Parcels | % Total Area | | % Current Parcels | % Total Area |
|-------------|-------------------------|--------------------|----------------|-------------------------|--------------------|
| < 20' | 0% | 0% | +/- 75'-95' | 9% | 14% |
| +/- 25'-30' | 17% | 9% | +/- 100'-120' | 6% | 14% |
| +/- 35'-40' | 24% | 15% | +/- 150'-180' | 2% | 7% |
| +/- 50' | 7% | 4% | +/- 200'-220+' | 2% | 8% |
| +/- 60' | 33% | 29% | | | |

Highest percentage of parcels within 9-square block area are 25-30', 40' and 60' - use these to inform break down off overall mass

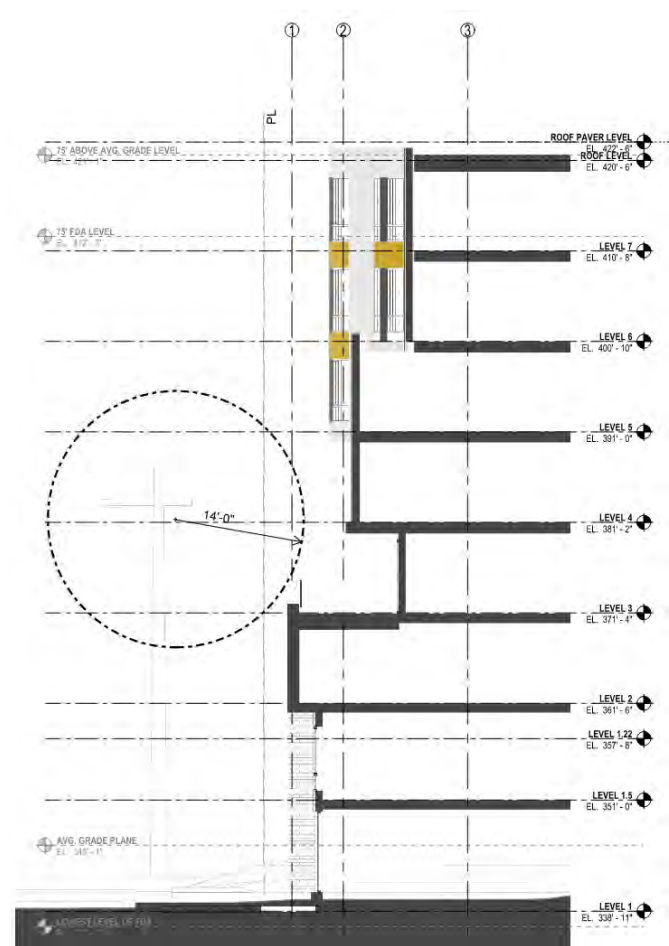
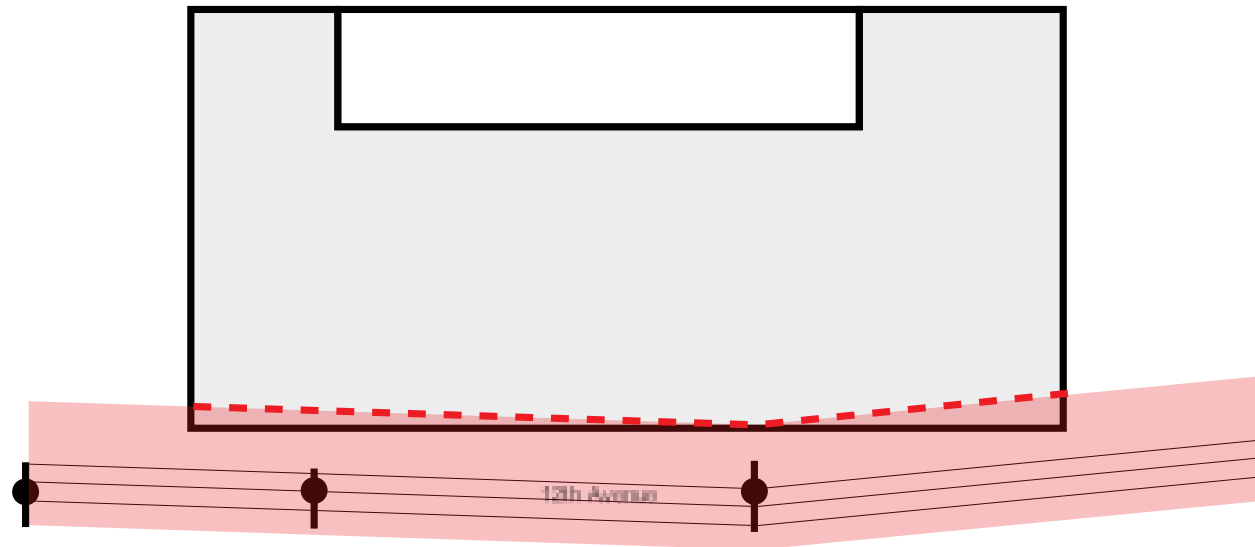
SITE CONSTRAINTS

MAXIMUM ALLOWABLE MASSING

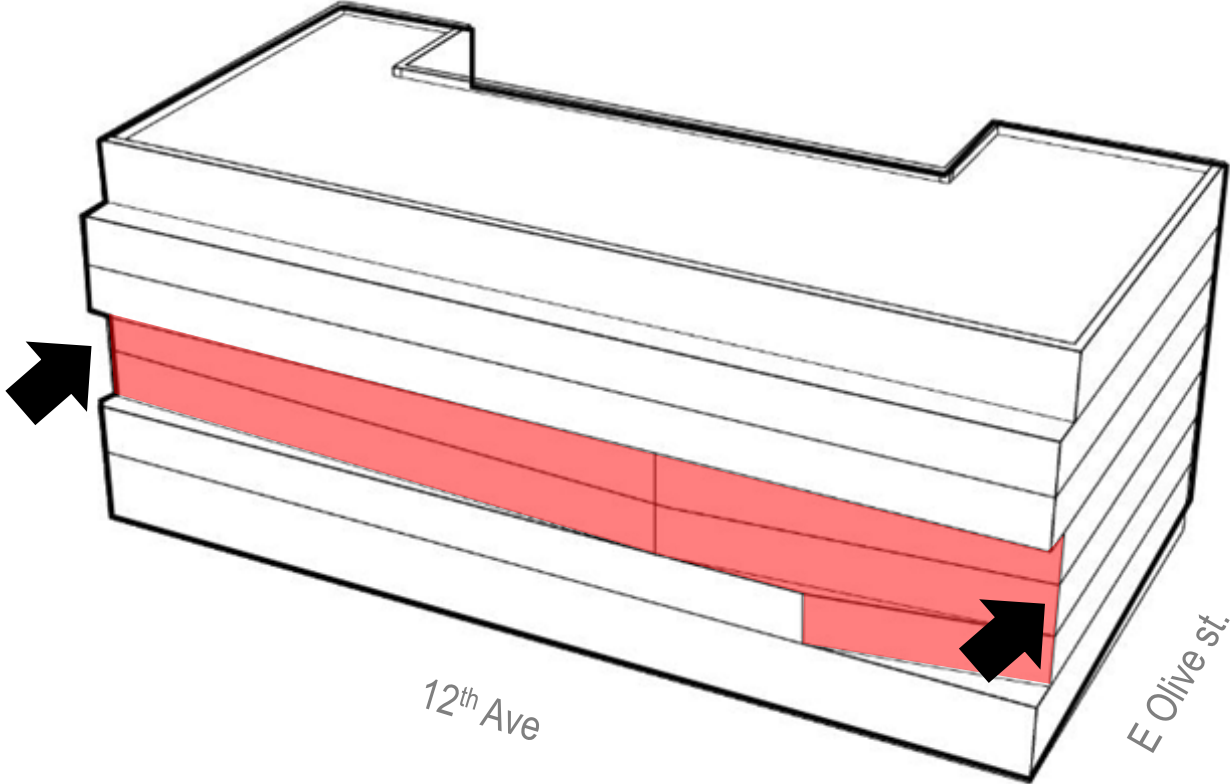
- FAR PULLED AWAY FROM LR3 ZONE
- WEST FACE ALIGNED WITH ADJACENT BUILDINGS
- TOP FLOOR WEST ZONING SETBACK



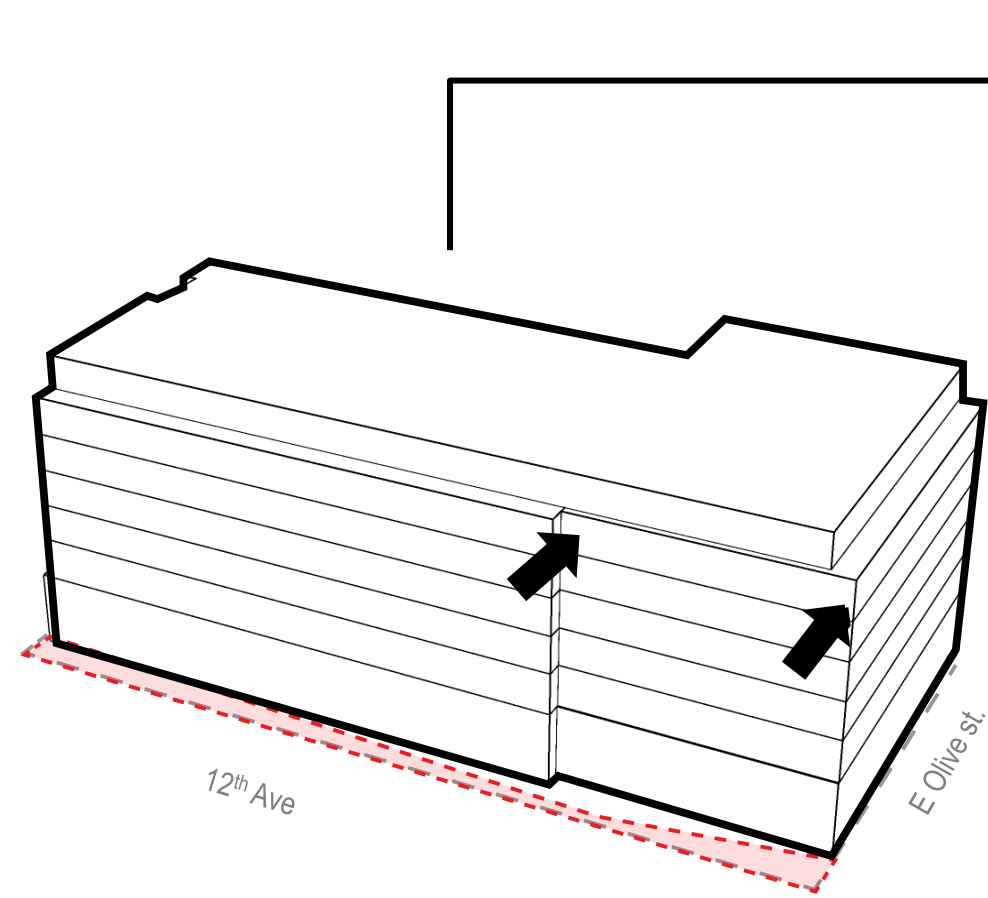
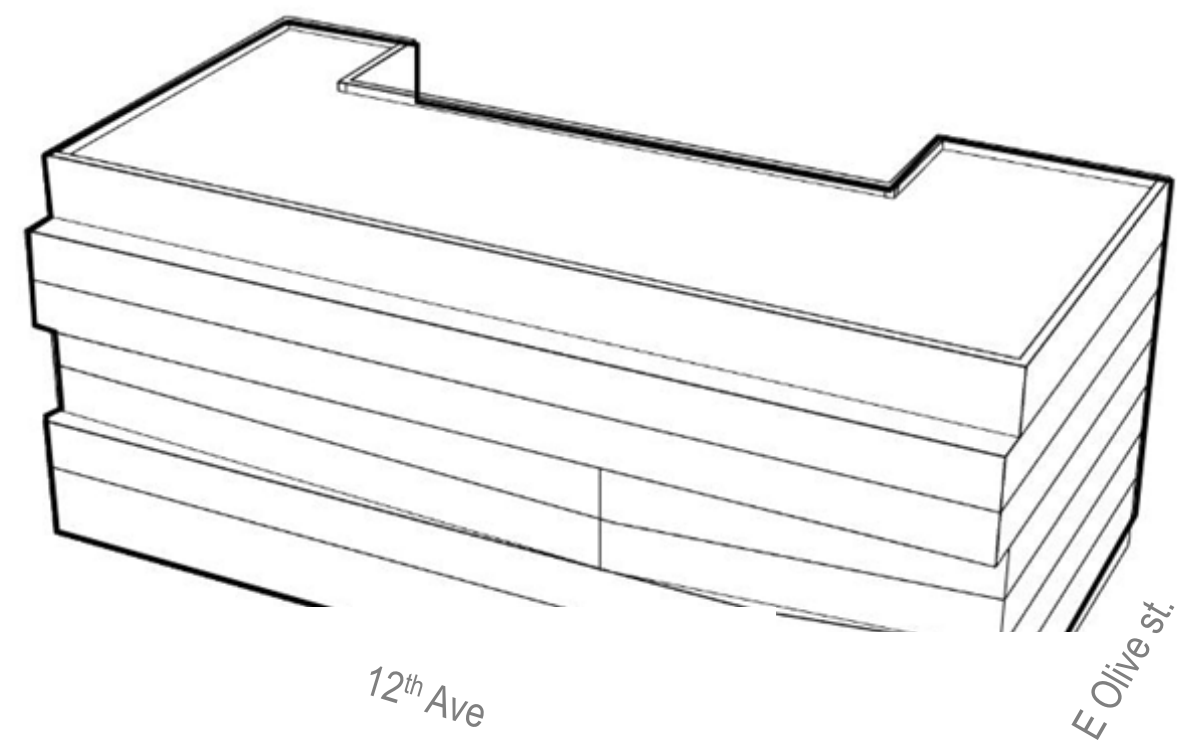
SITE CONSTRAINTS
MASSING INFLUENCED BY POWER LINES



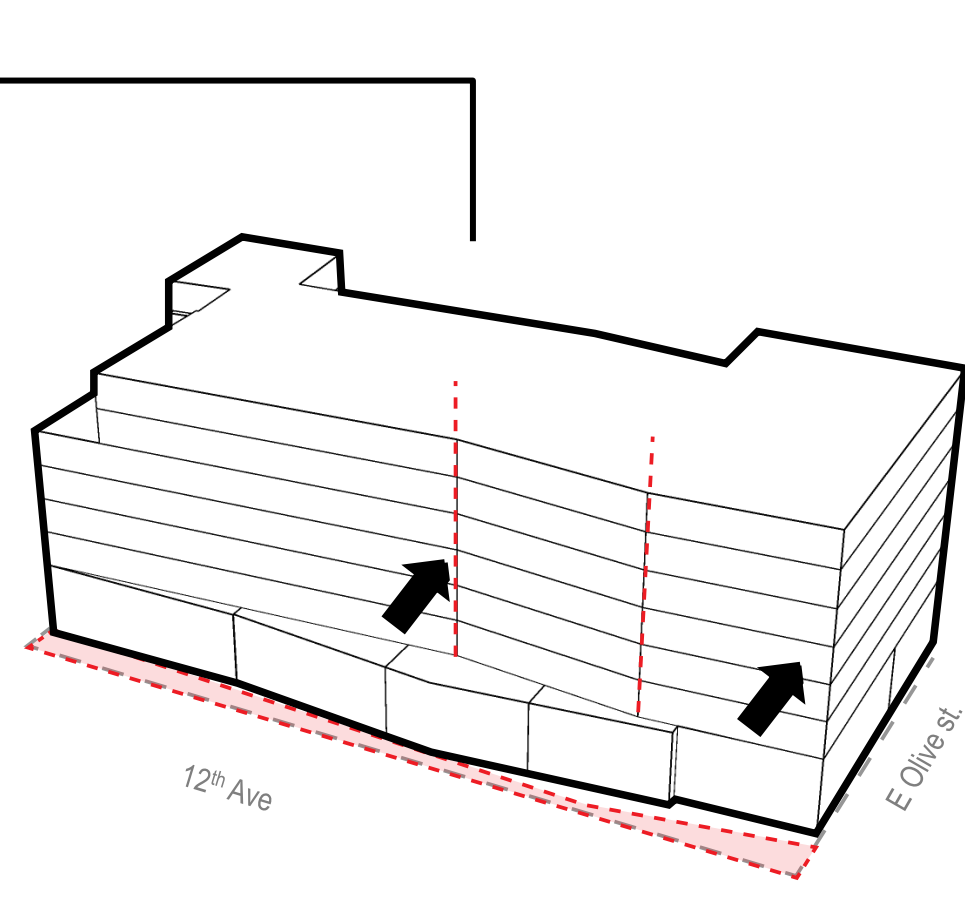
SITE CONSTRAINTS
MASSING INFLUENCED BY POWER LINES



SITE CONSTRAINTS
MASSING INFLUENCED BY POWER LINES



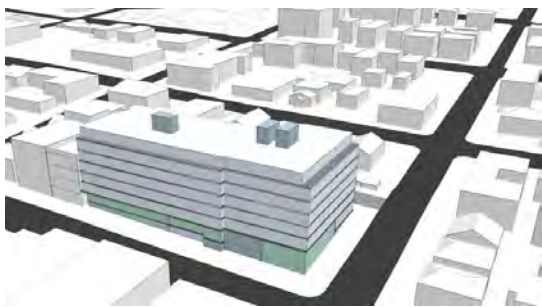
Massing option A



Massing option C/C.1/D

OPTION A

- Unit Count = Approx. 155
- Approx. 102,300 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.99
- **Code compliant - no departures**



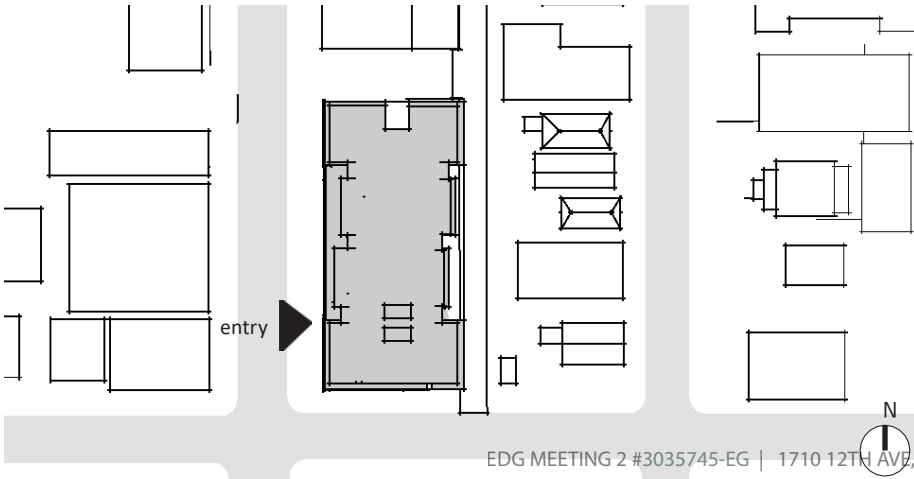
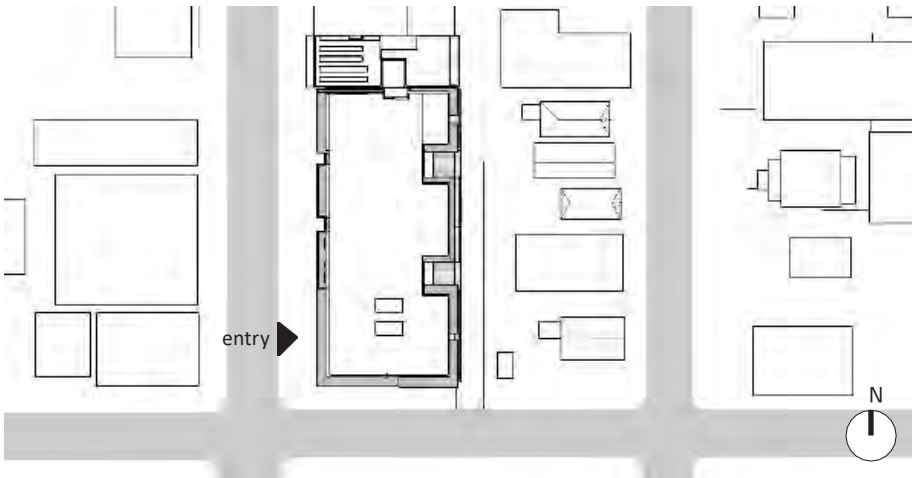
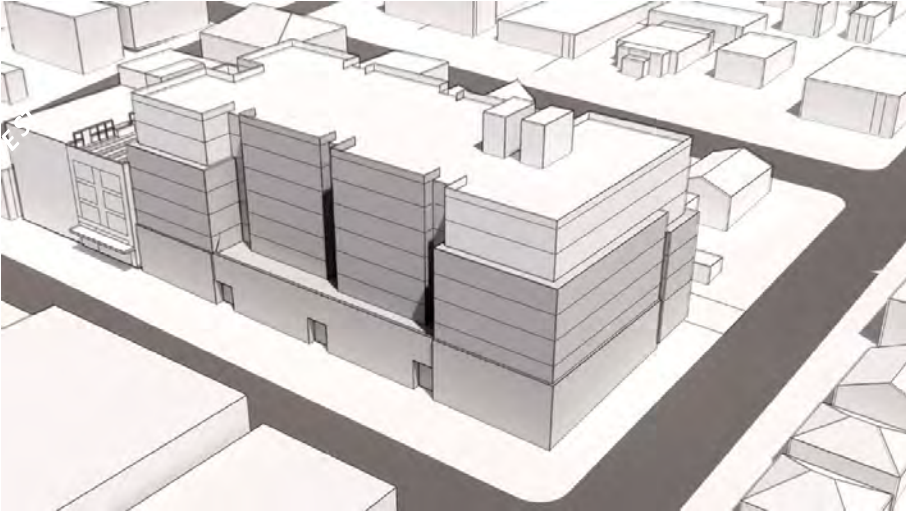
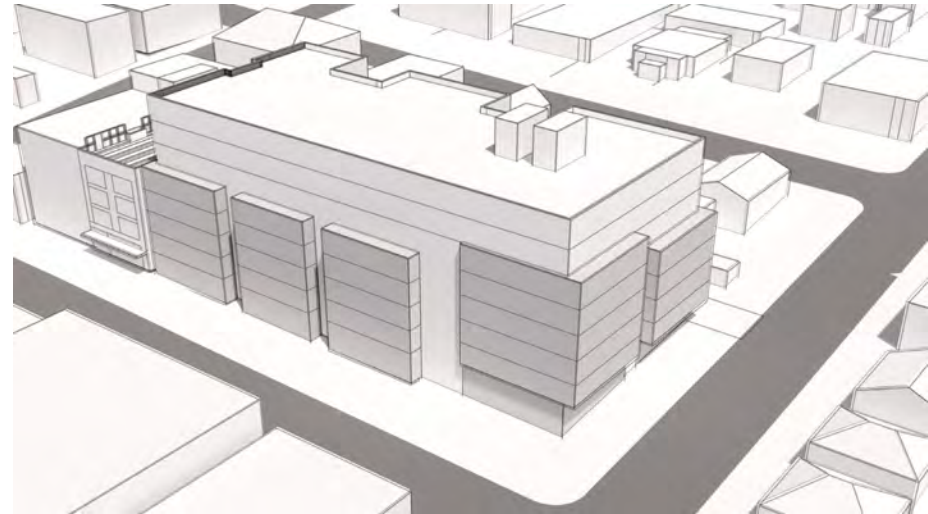
EDG 1 VERSION

OPTION B

- Unit Count = Approx. 152
- Approx. 101,000 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.65
- **Code compliant - no departures**



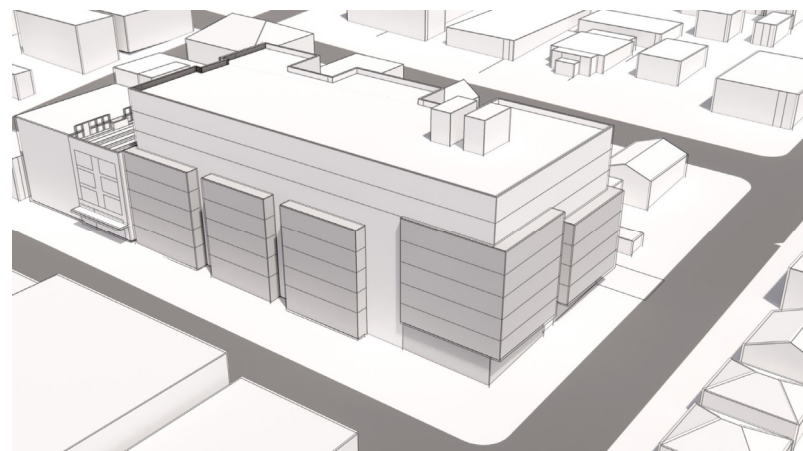
EDG 1 VERSION



A

OPTION A

- Unit Count = Approx. 155
- Approx. 102,300 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.99
- **Code compliant - no departures**

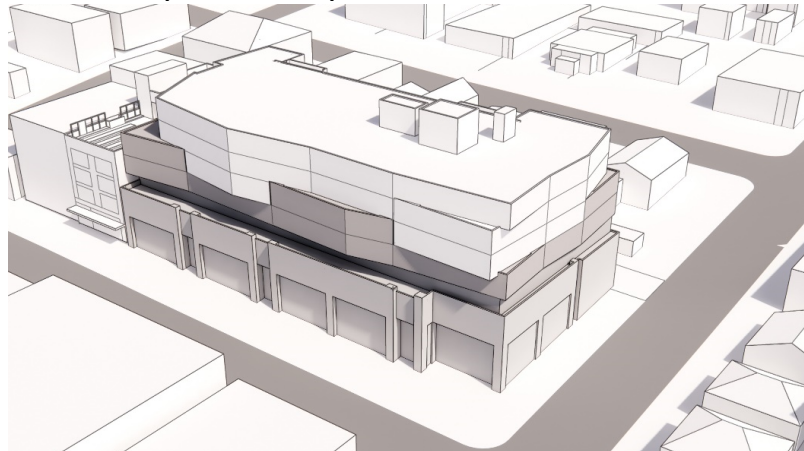


EDG 1 VERSION

C

OPTION C IMPROVED

- Unit Count = Approx. 144
- Approx. 101,000 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.67
- **Code compliant - no departures**

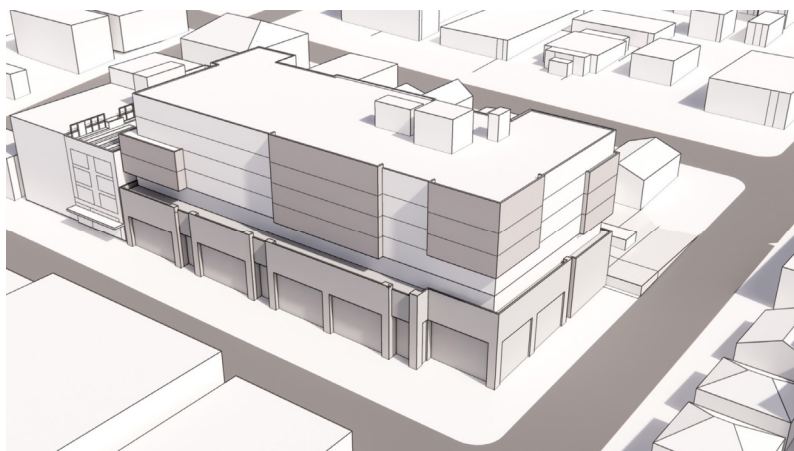


EDG 1 VERSION

C.1

OPTION C.1 (NEW VERSION)

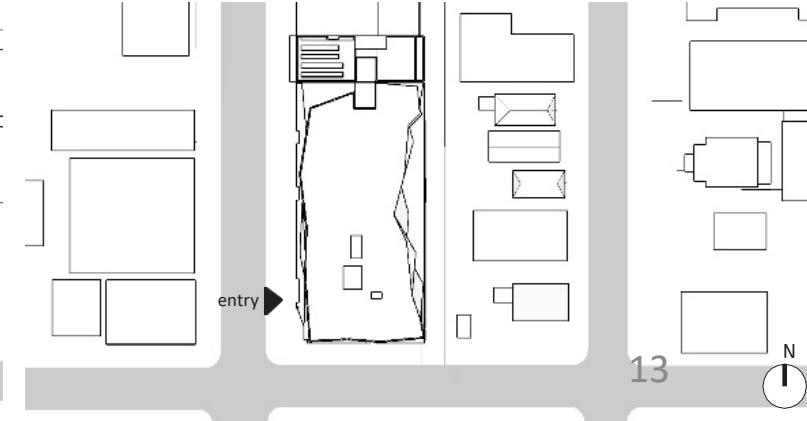
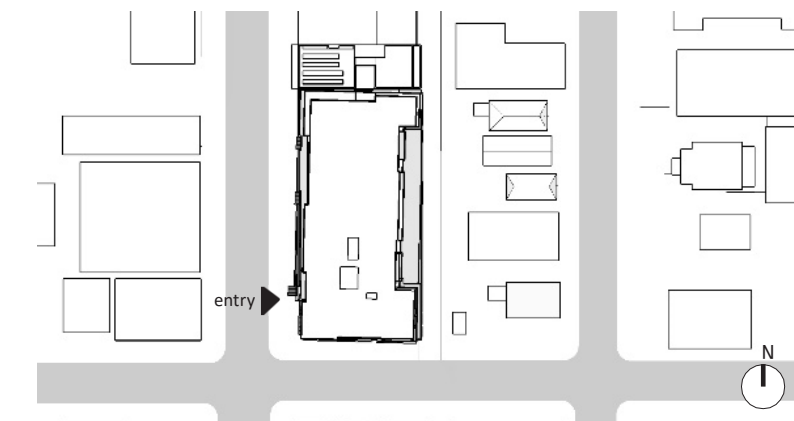
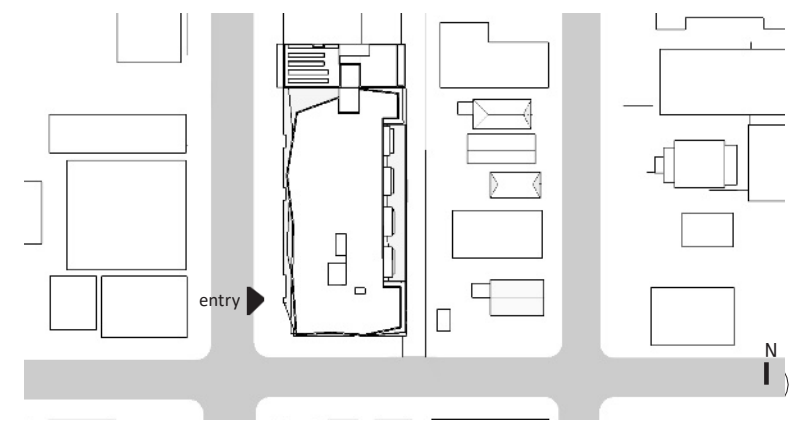
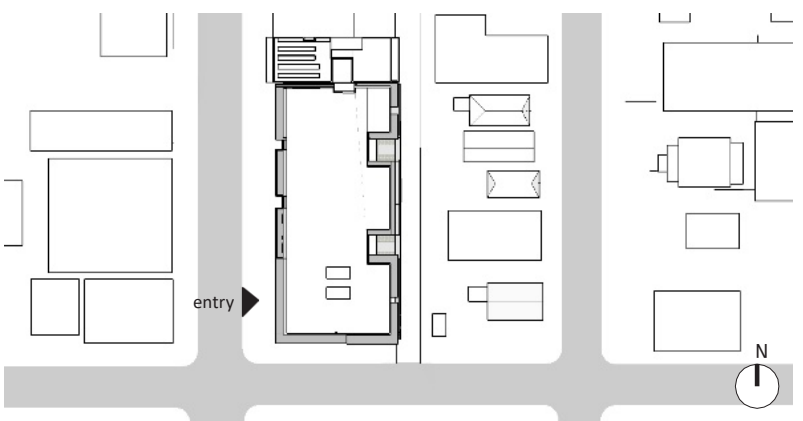
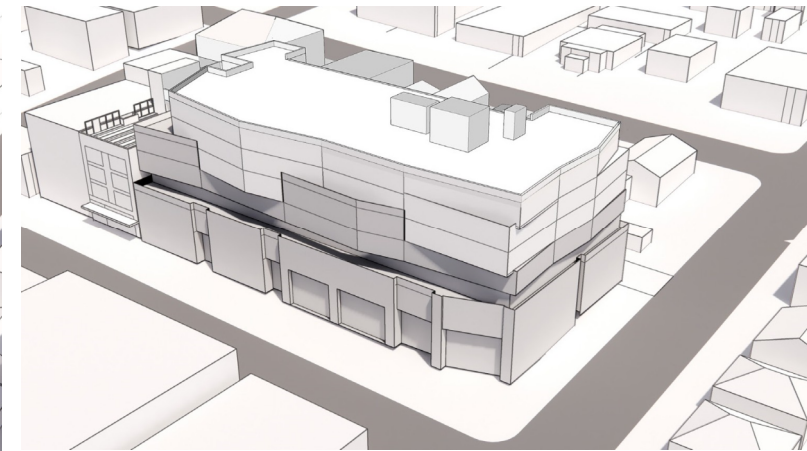
- Unit Count = Approx. 144
- Approx. 101,000 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.67
- **Code compliant - no departures**

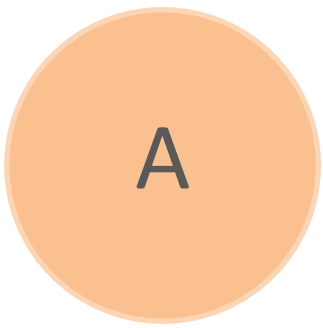


D

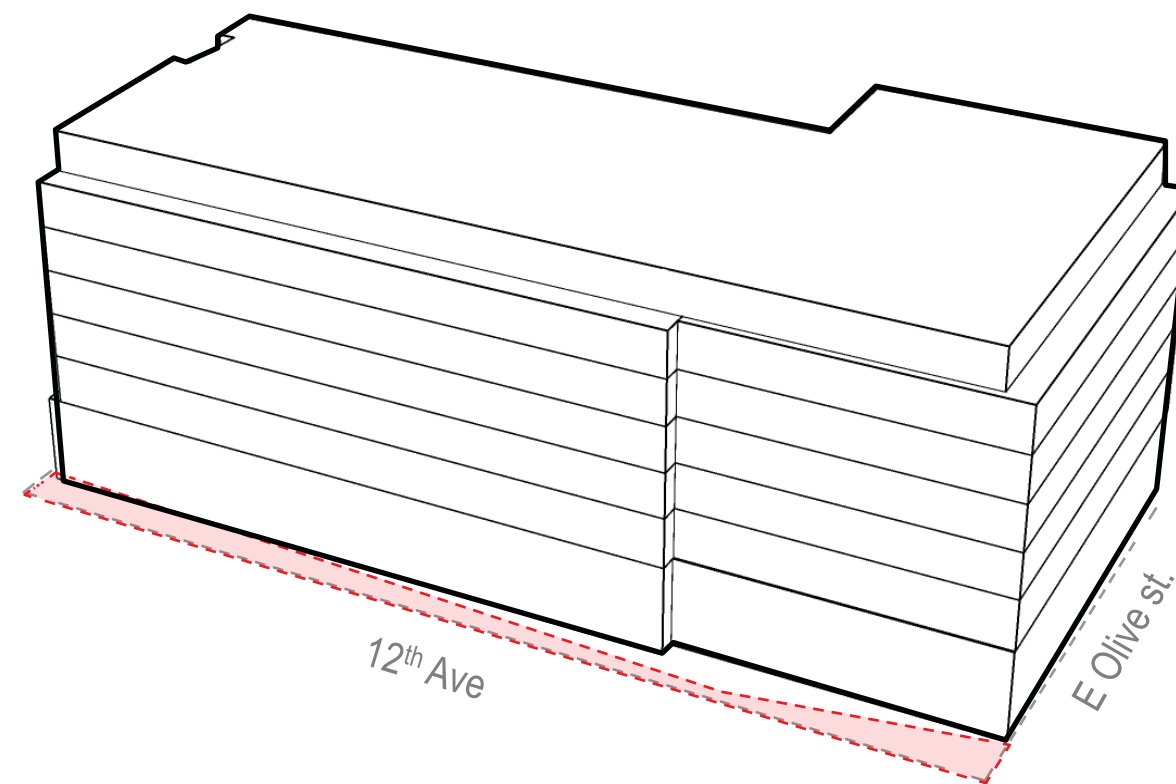
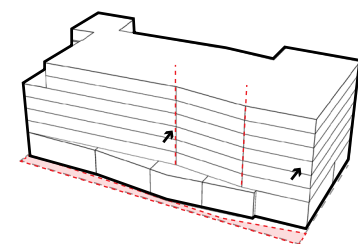
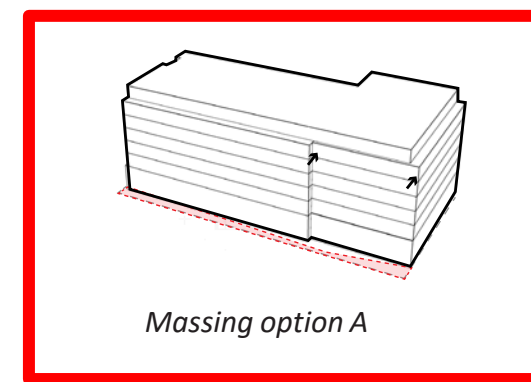
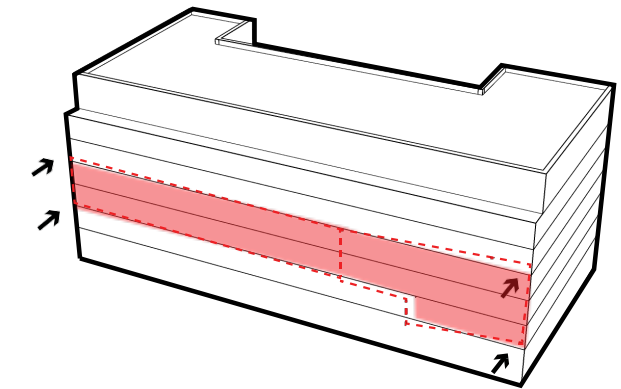
OPTION D - "WAVE & GASKET EAST"

- Unit Count = Approx. 144
- Approx. 102,500 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.86
- **Code compliant - no departures**





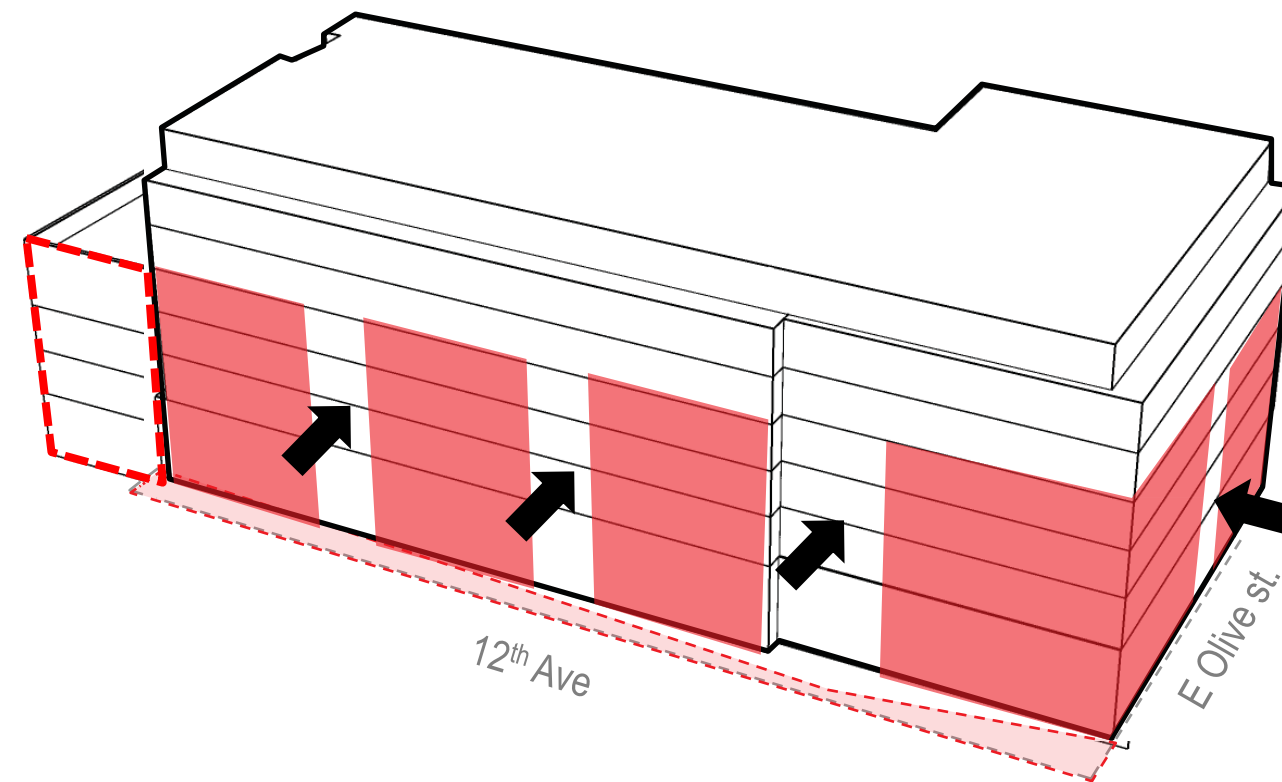
MASSING OPTION A



A

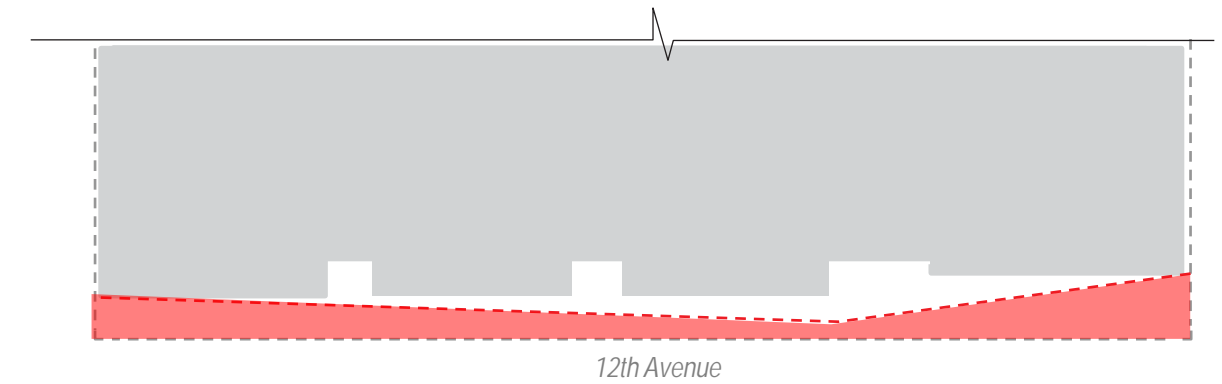
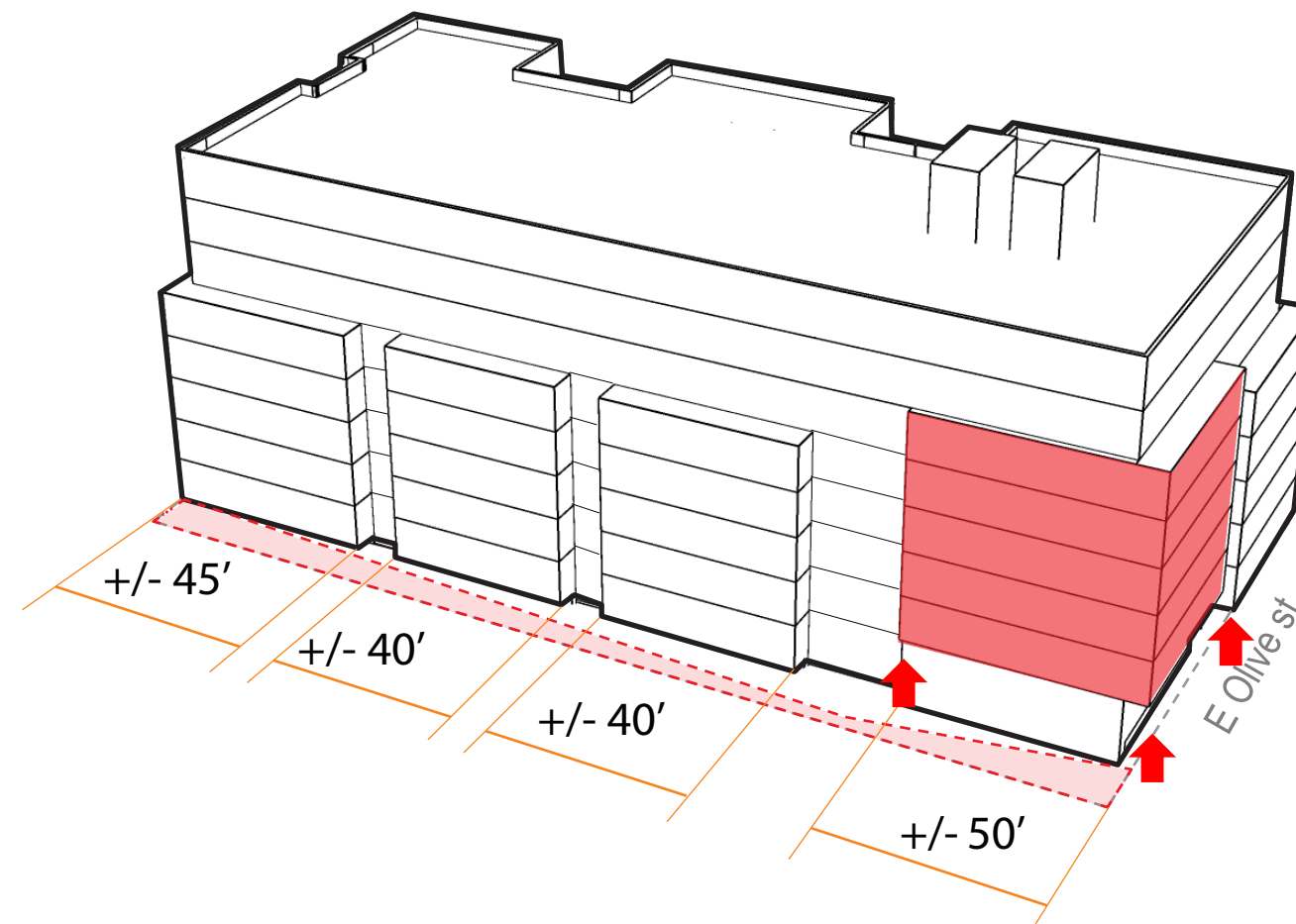
MASSING OPTION A

Façade composition compliments neighboring buildings



A

MASSING OPTION A
Emphasize intersection



A
WEST EL

MASSING OPTIONS - OPTION A – WEST ELEVATION

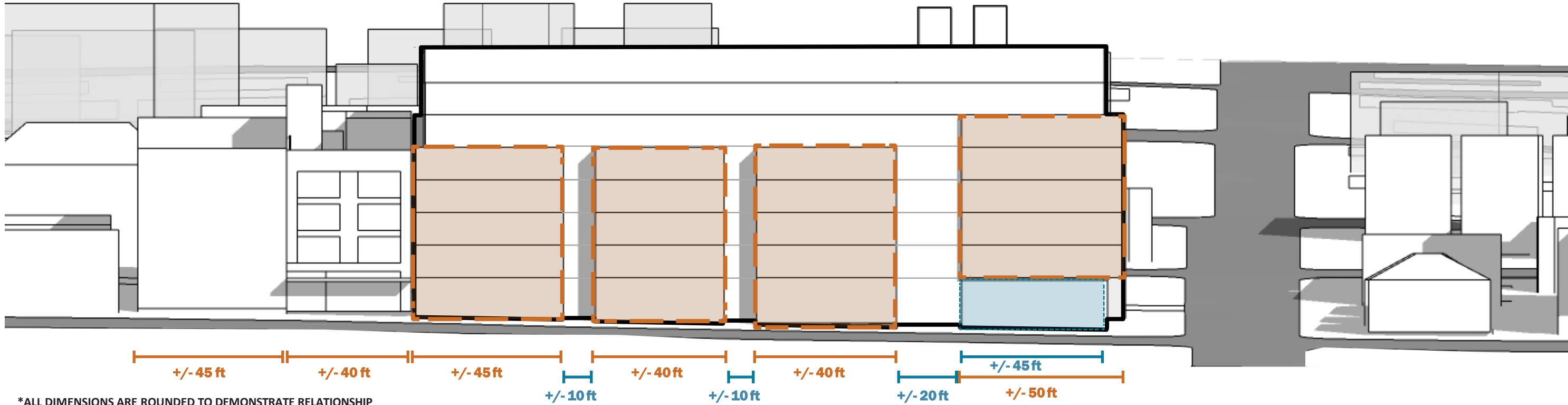
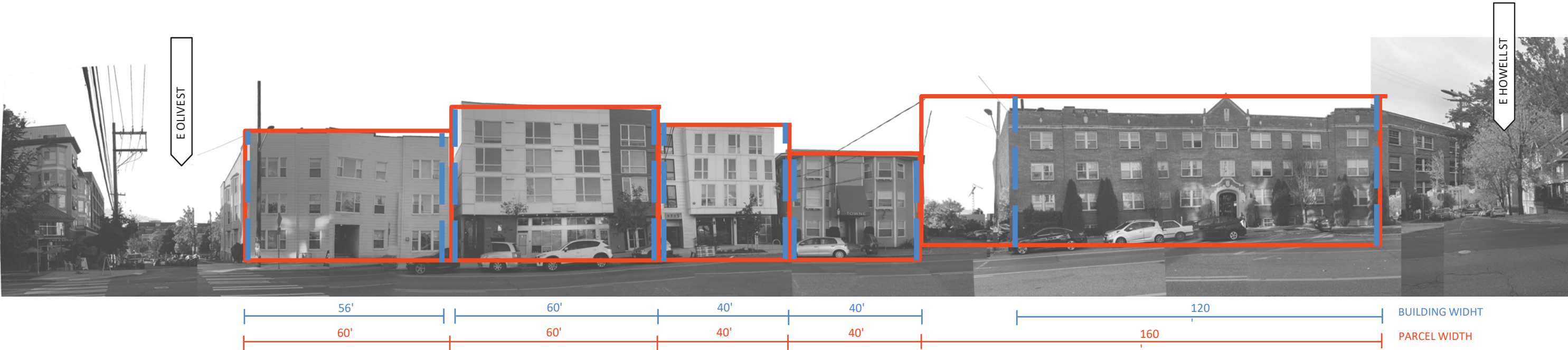


*ALL DIMENSIONS ARE ROUNDED TO DEMONSTRATE RELATIONSHIP

A

WEST EL

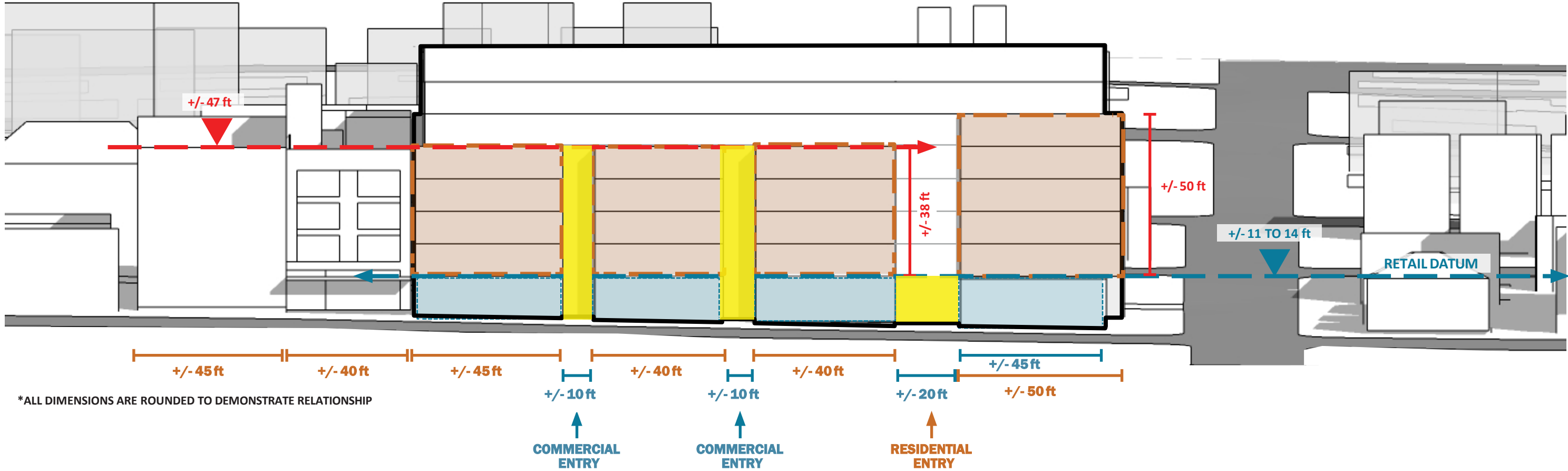
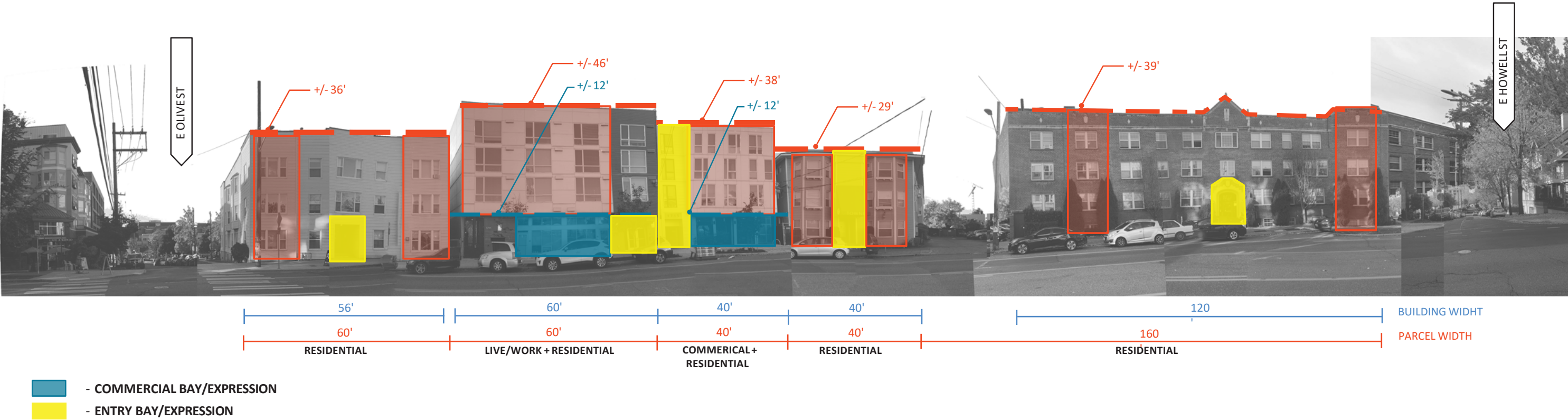
MASSING OPTIONS - OPTION A – WEST ELEVATION



A

WEST EL

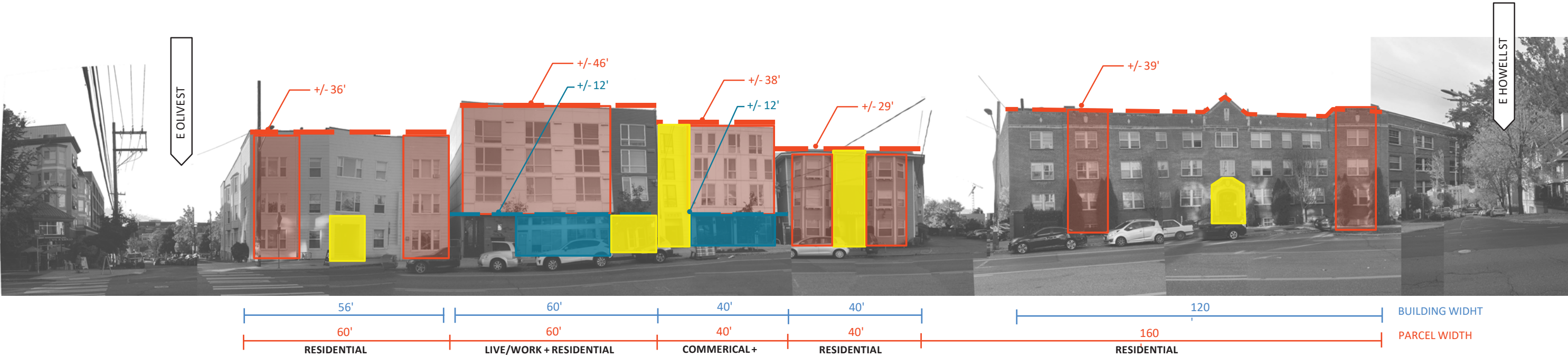
MASSING OPTIONS - OPTION A – WEST ELEVATION



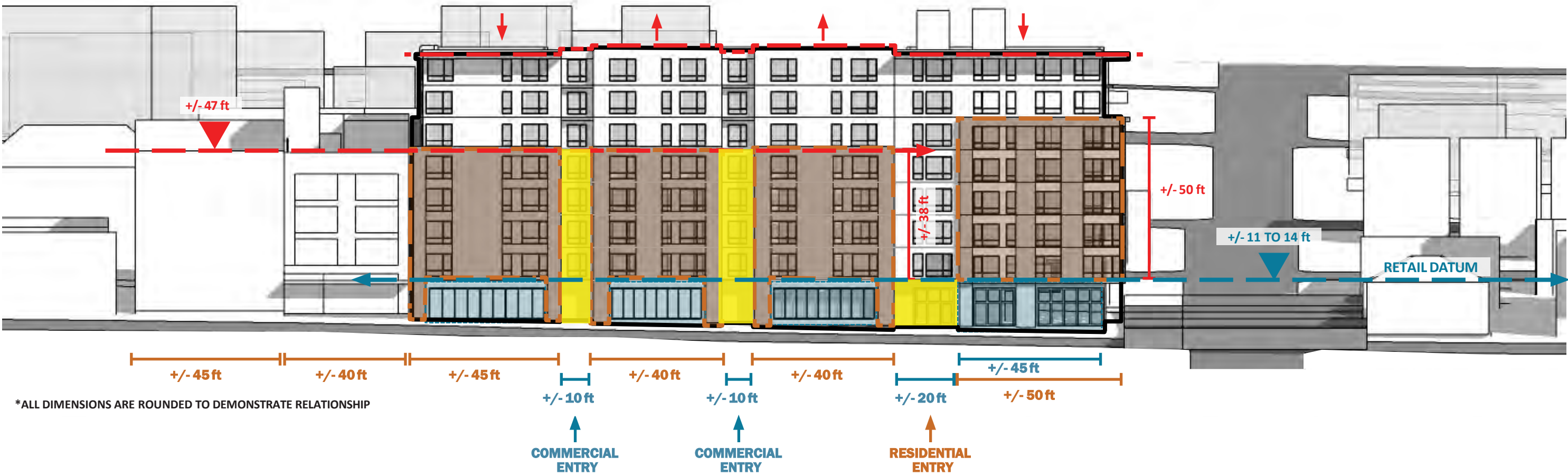
A

WEST EL

MASSING OPTIONS - OPTION A – WEST ELEVATION



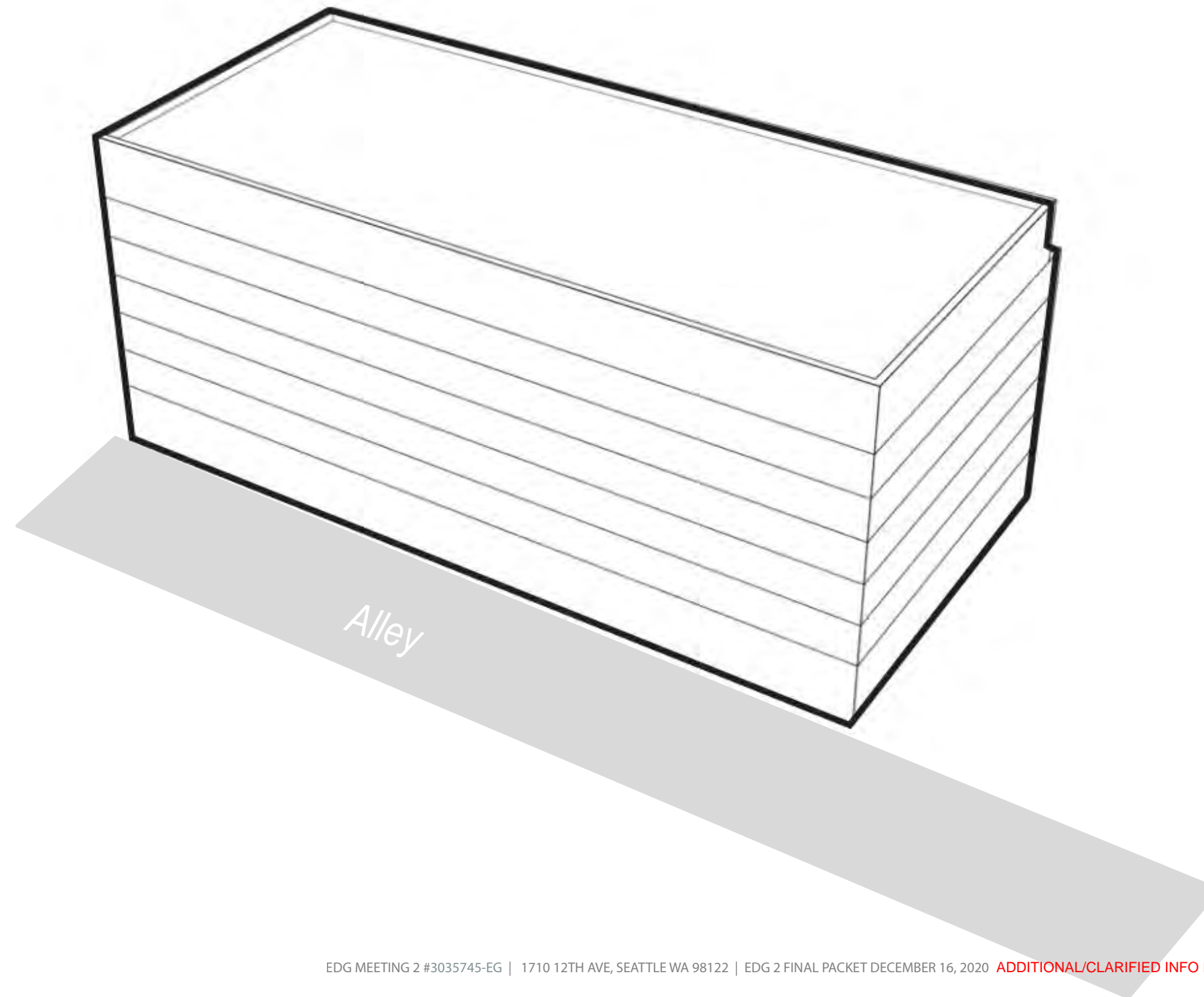
- COMMERCIAL BAY/EXPRESSION
- ENTRY BAY/EXPRESSION



*ALL DIMENSIONS ARE ROUNDED TO DEMONSTRATE RELATIONSHIP

A

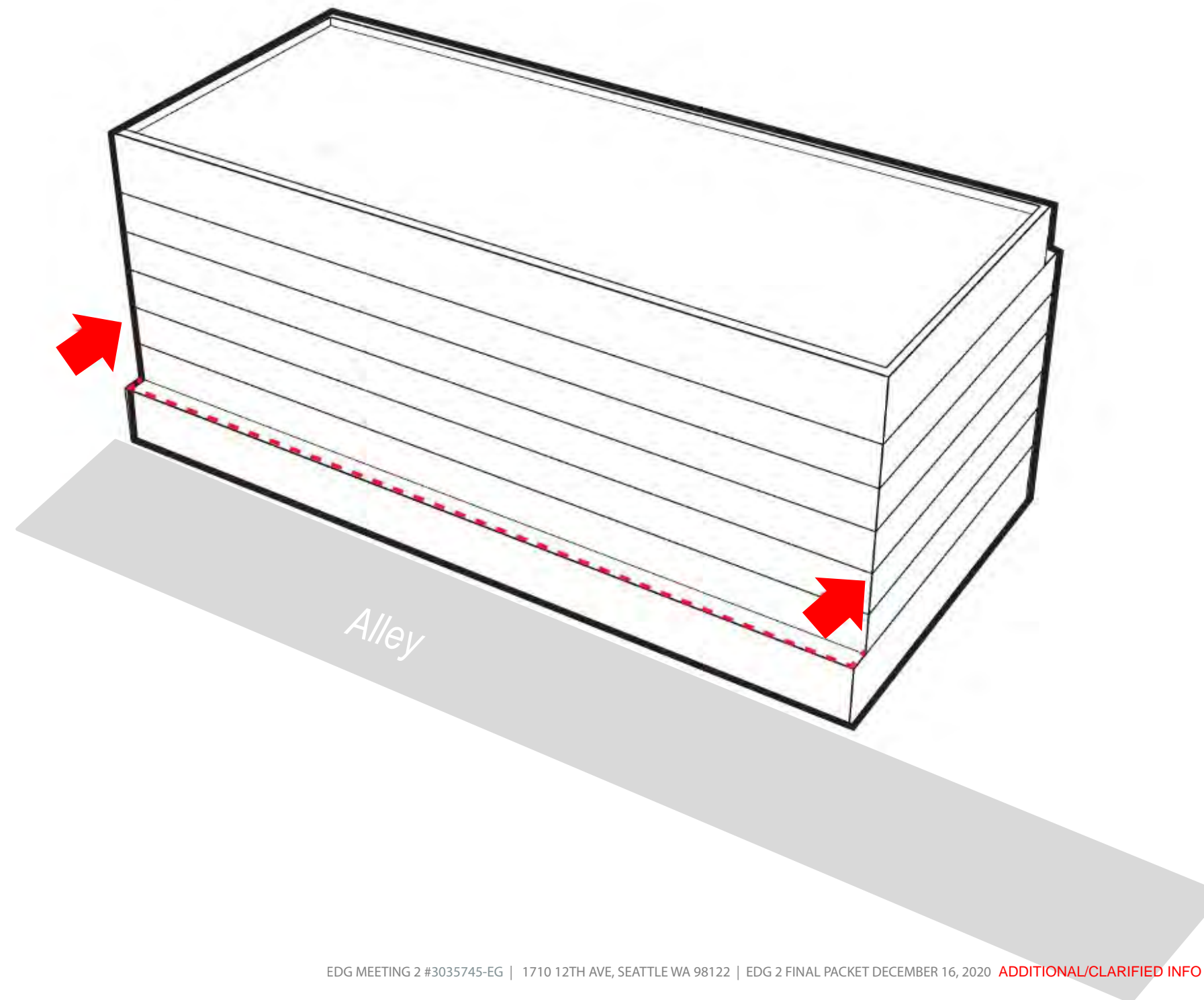
EAST MASSING DIAGRAM OPTION A



A

EAST MASSING DIAGRAM
OPTION A

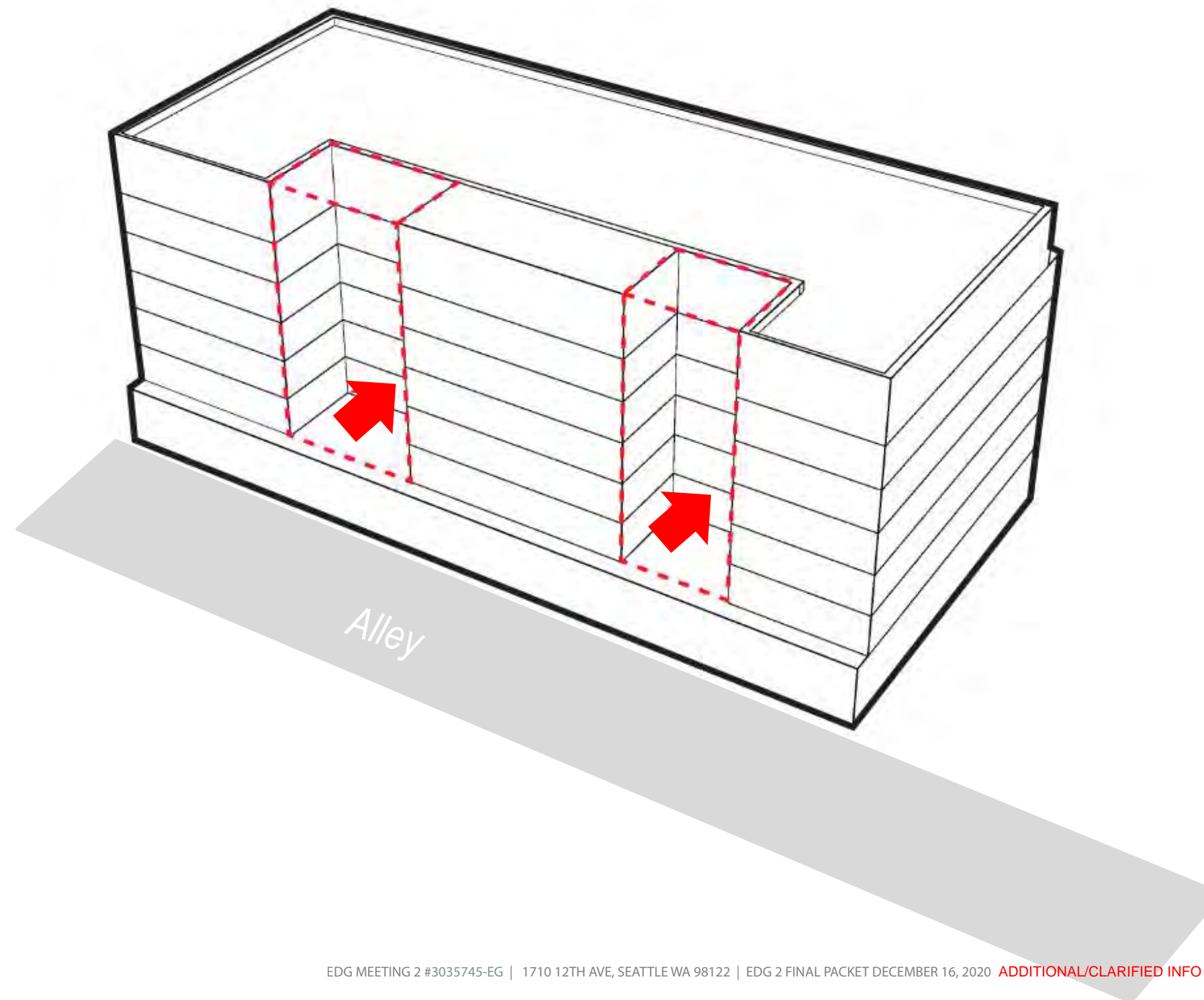
Pull mass away from LR3 zone



A

EAST MASSING DIAGRAM OPTION A

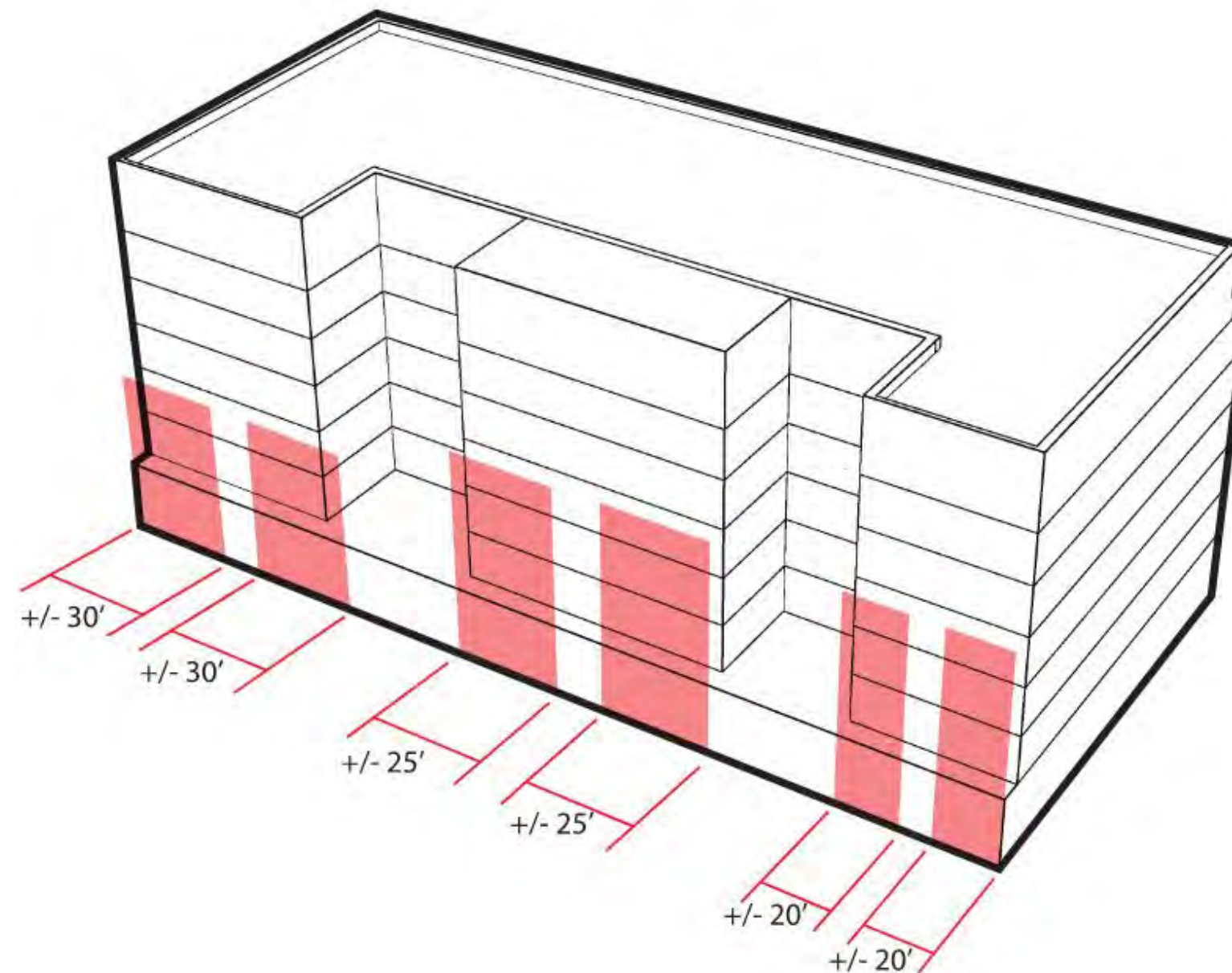
Create courtyards / major modulation



A

EAST MASSING DIAGRAM OPTION A

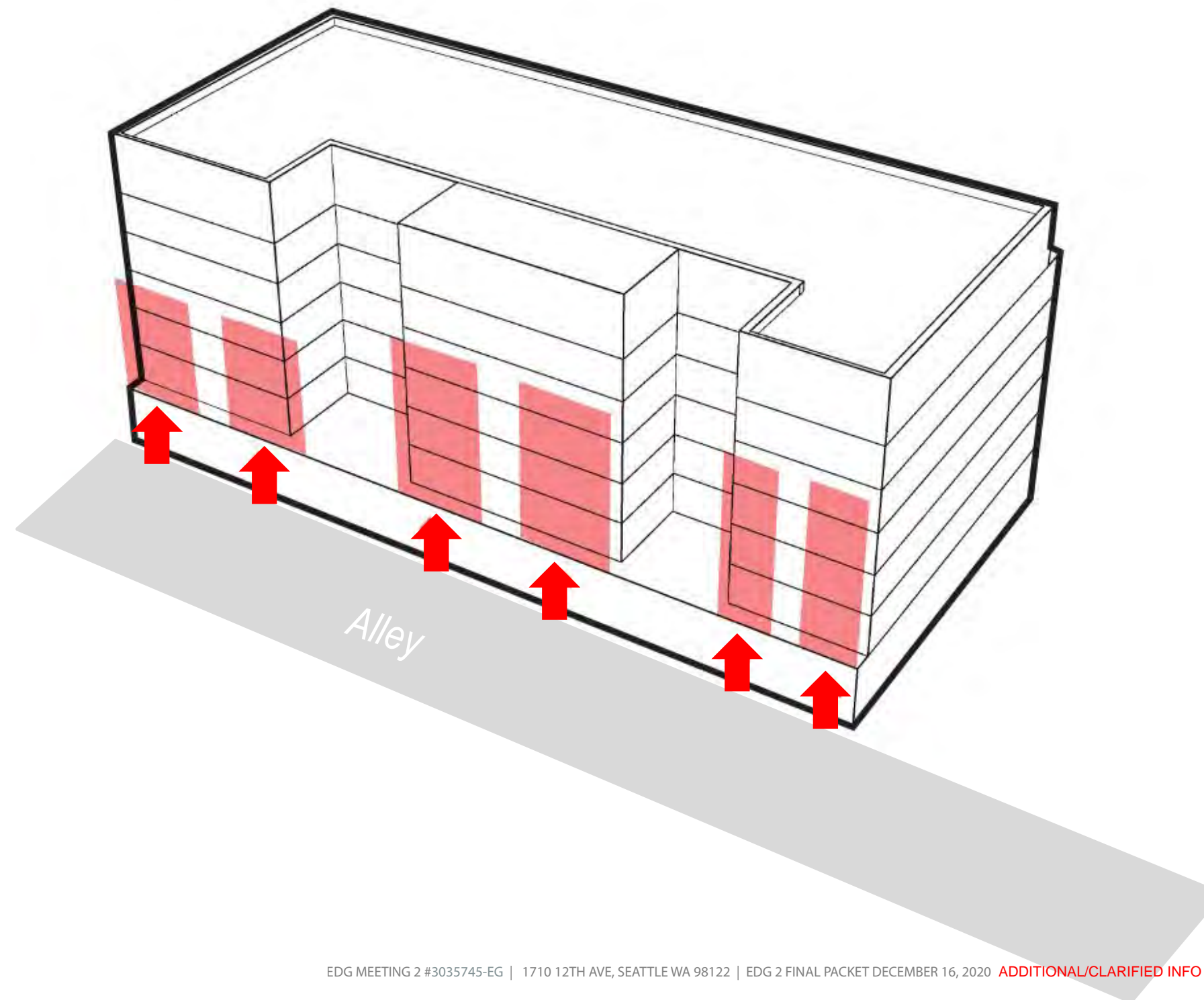
*Secondary massing breakdown
Based on surrounding building fabric*



A

EAST MASSING DIAGRAM OPTION A

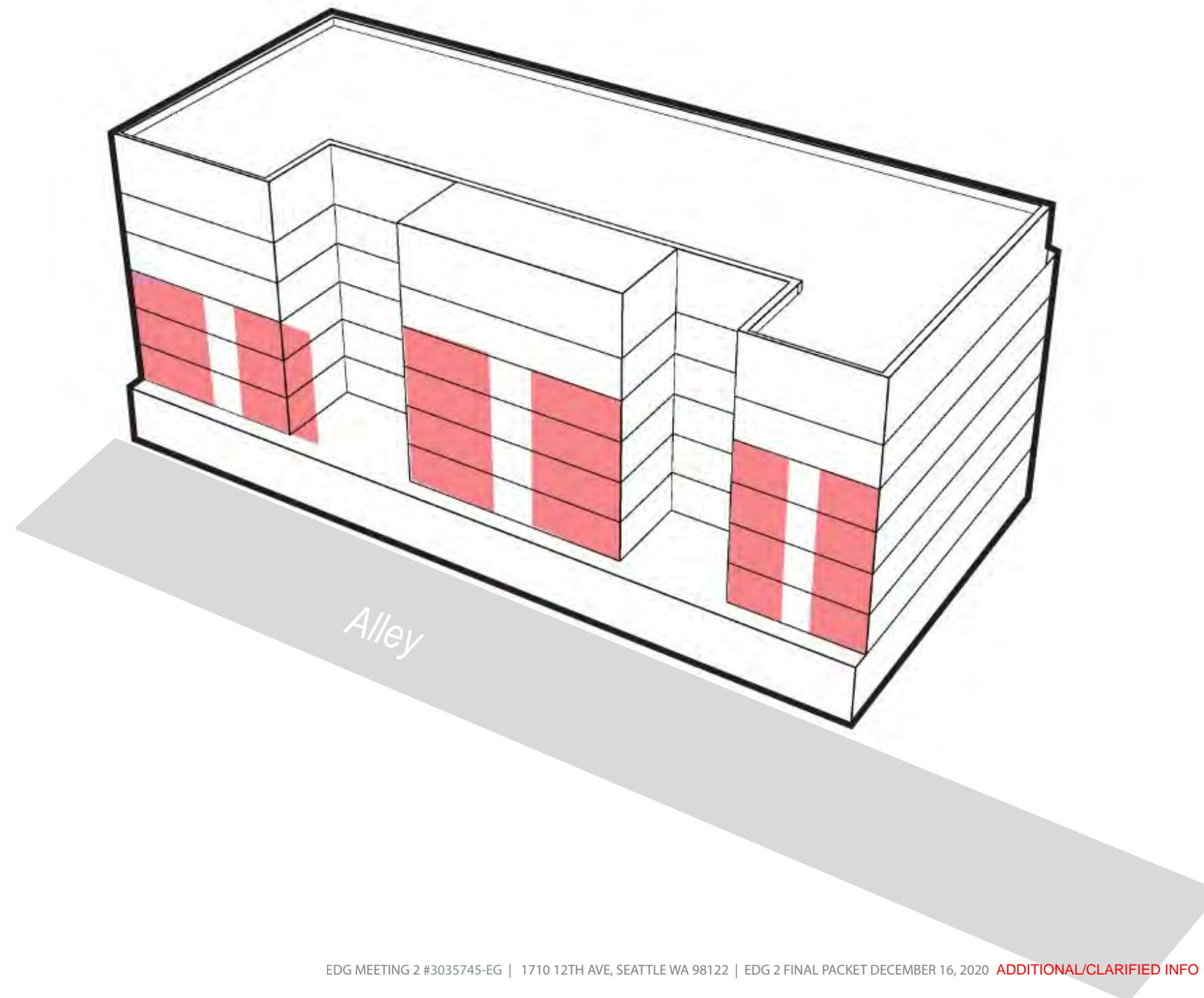
*Secondary massing breakdown
Based on surrounding building fabric*



A

EAST MASSING DIAGRAM OPTION A

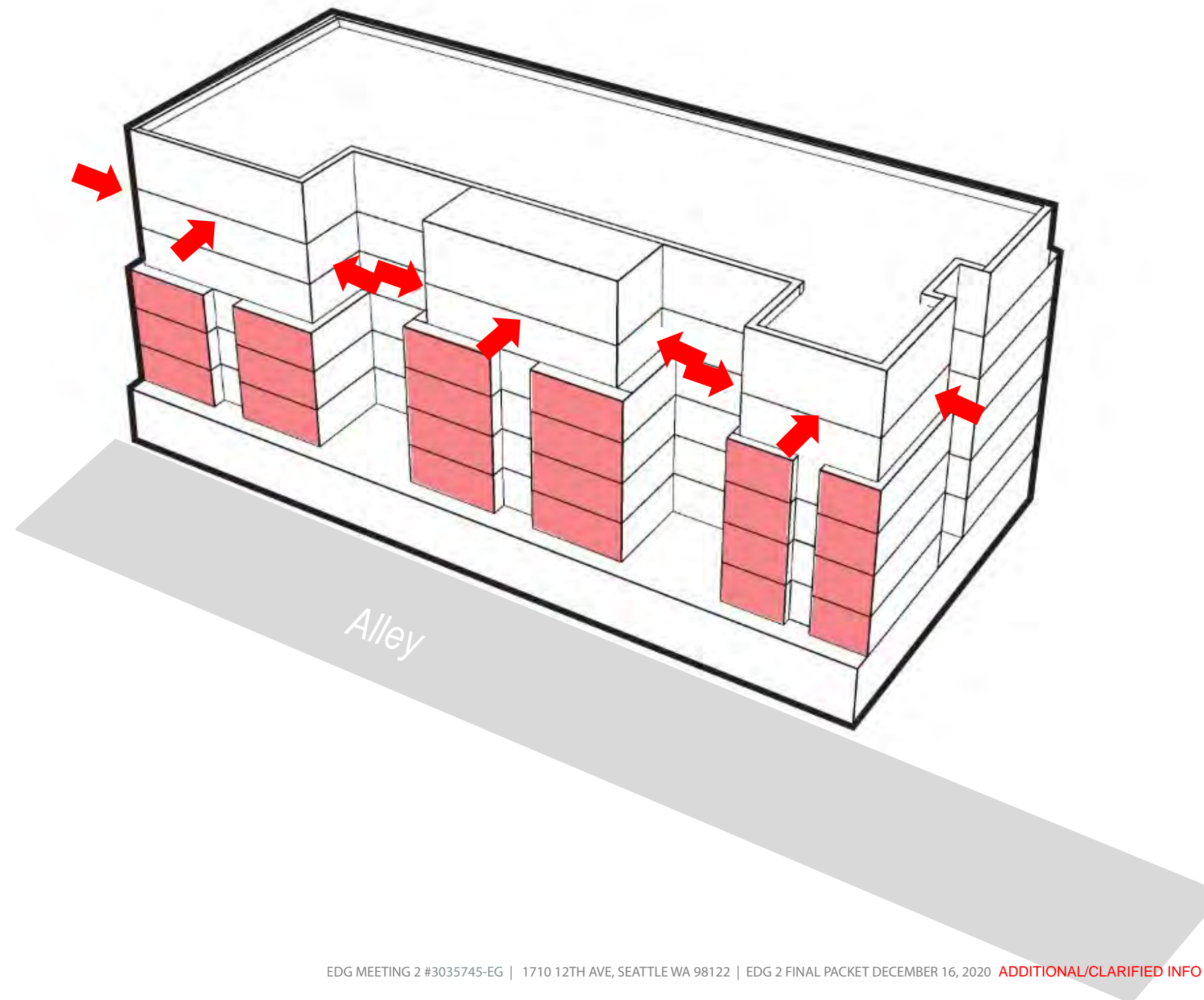
*Secondary massing breakdown
Based on surrounding building fabric*



A

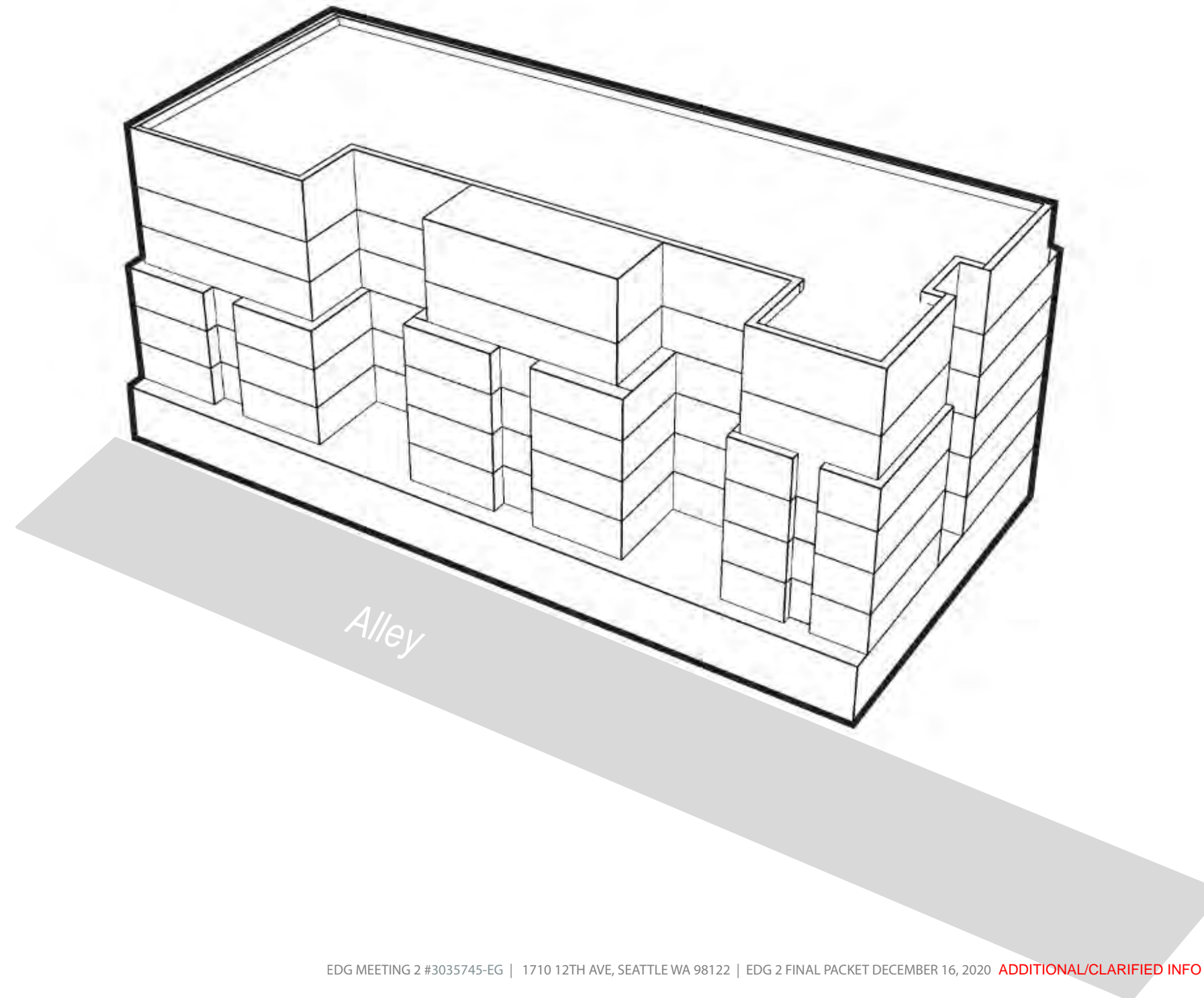
EAST MASSING DIAGRAM OPTION A

*Secondary massing breakdown
Based on surrounding building fabric*



A

EAST MASSING DIAGRAM OPTION A



A

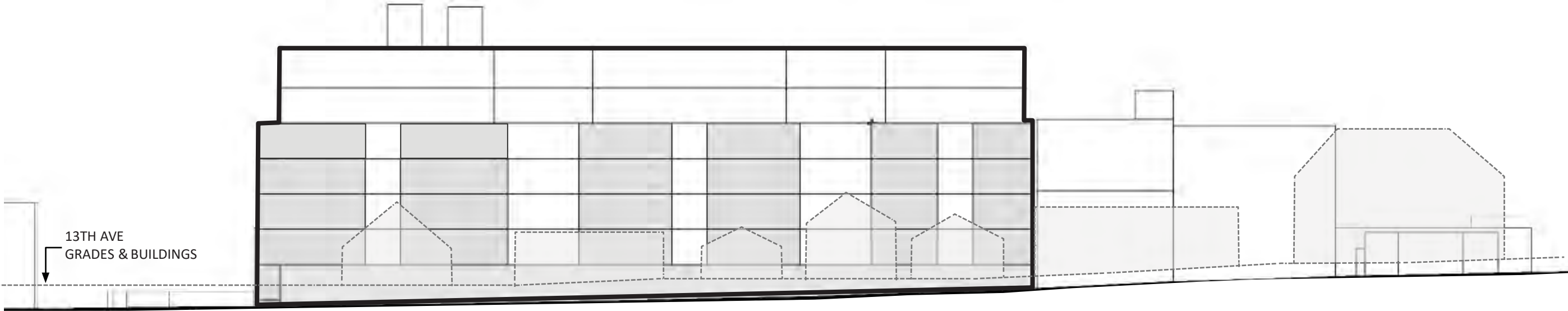
EAST EL

MASSING OPTIONS - OPTION A – EAST ELEVATION - DIAGRAMS



*ALL DIMENSIONS ARE ROUNDED TO DEMONSTRATE RELATIONSHIP

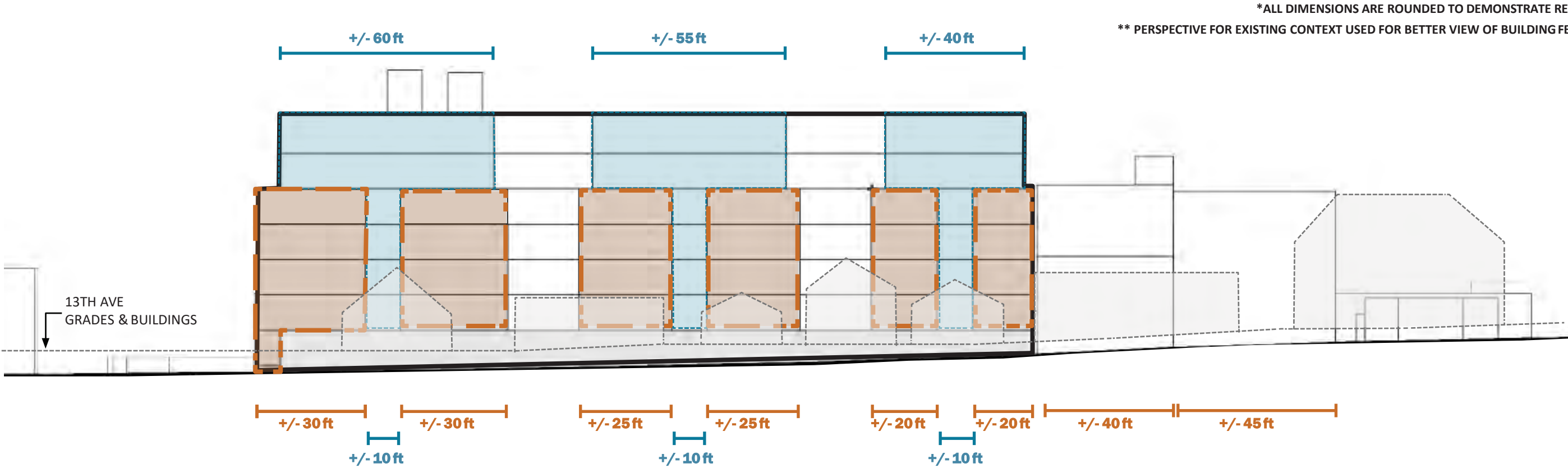
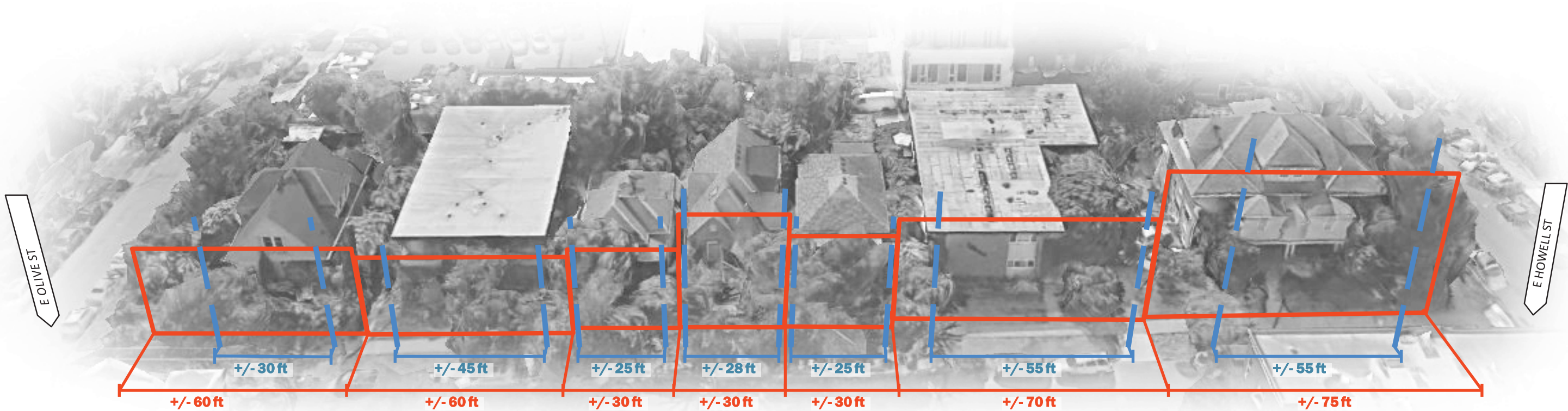
** PERSPECTIVE FOR EXISTING CONTEXT USED FOR BETTER VIEW OF BUILDING FEATURES.



A

EAST EL

MASSING OPTIONS - OPTION A – EAST ELEVATION - DIAGRAMS

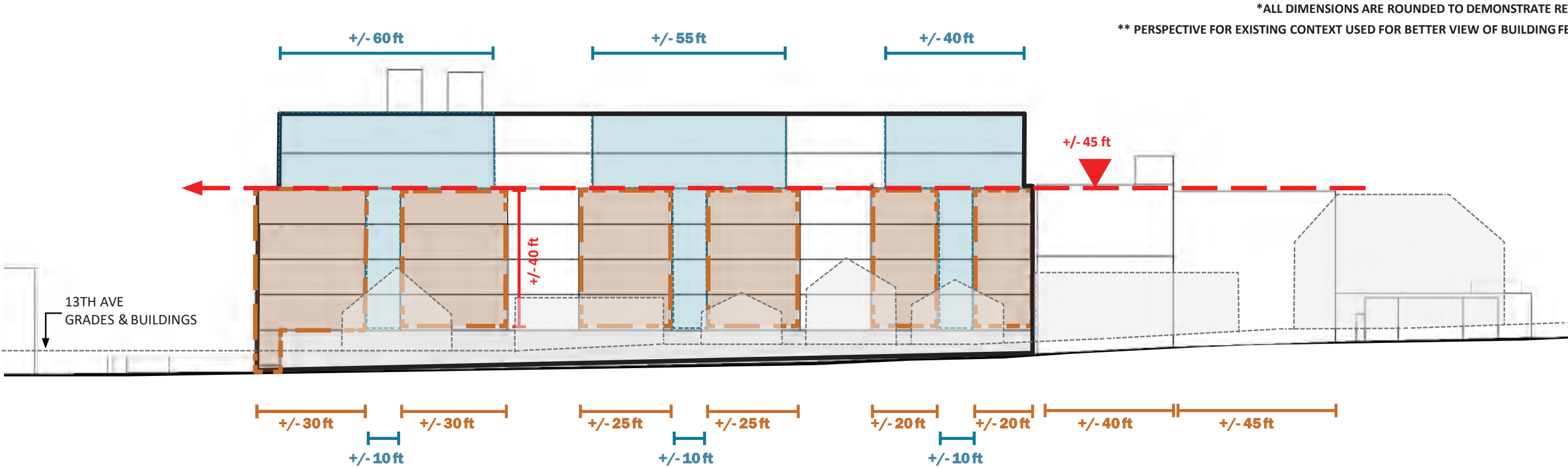
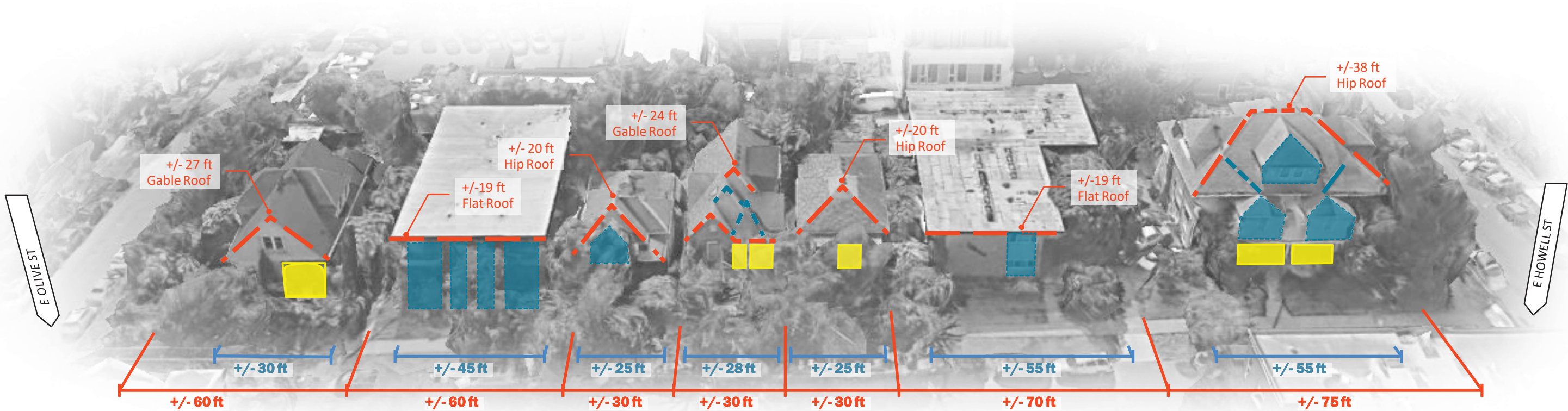


*ALL DIMENSIONS ARE ROUNDED TO DEMONSTRATE RELATIONSHIP
 ** PERSPECTIVE FOR EXISTING CONTEXT USED FOR BETTER VIEW OF BUILDING FEATURES.

A

EAST EL

MASSING OPTIONS - OPTION A – EAST ELEVATION - DIAGRAMS

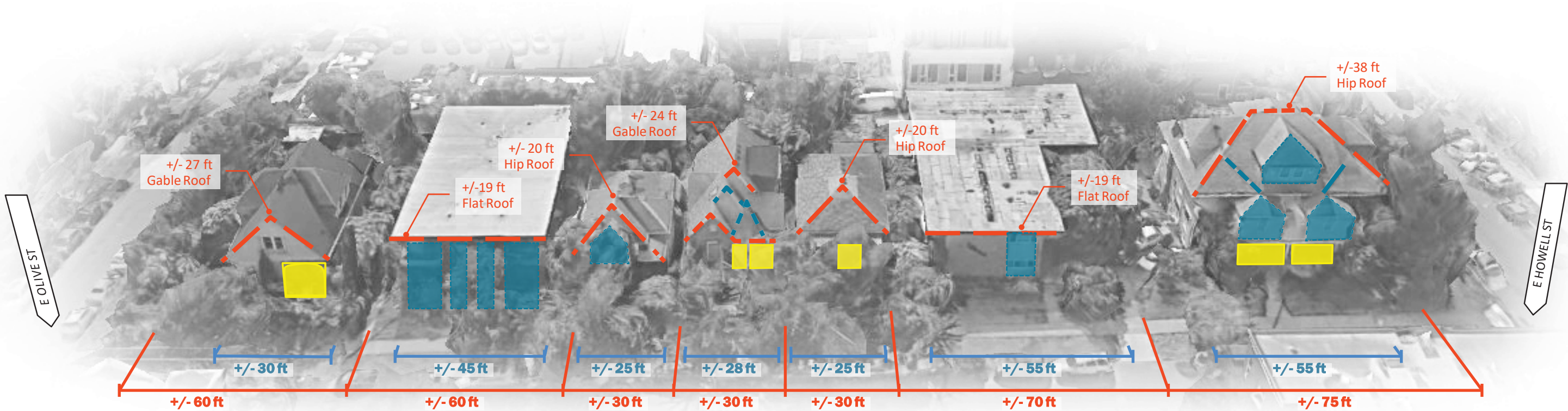


*ALL DIMENSIONS ARE ROUNDED TO DEMONSTRATE RELATIONSHIP
 ** PERSPECTIVE FOR EXISTING CONTEXT USED FOR BETTER VIEW OF BUILDING FEATURES.

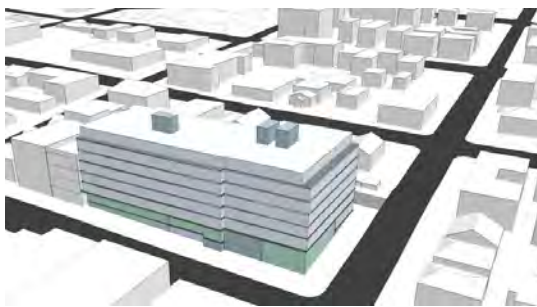
A

EAST EL

MASSING OPTIONS - OPTION A – EAST ELEVATION - DIAGRAMS



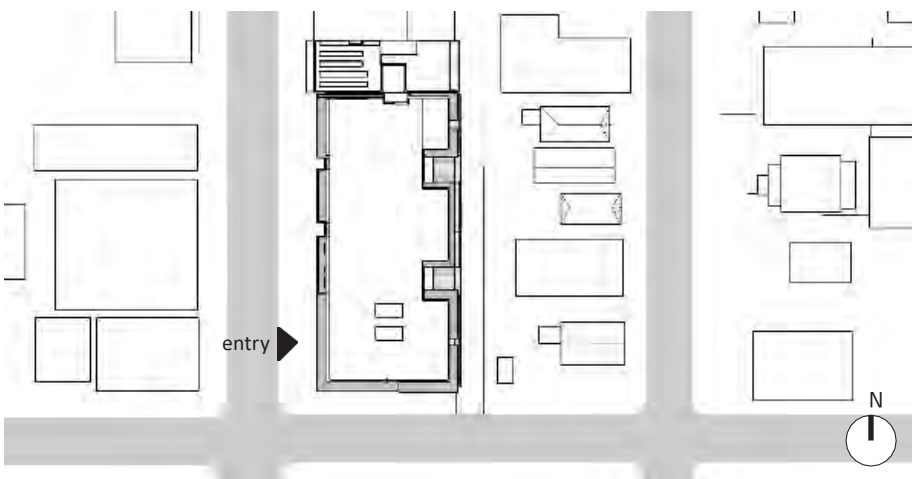
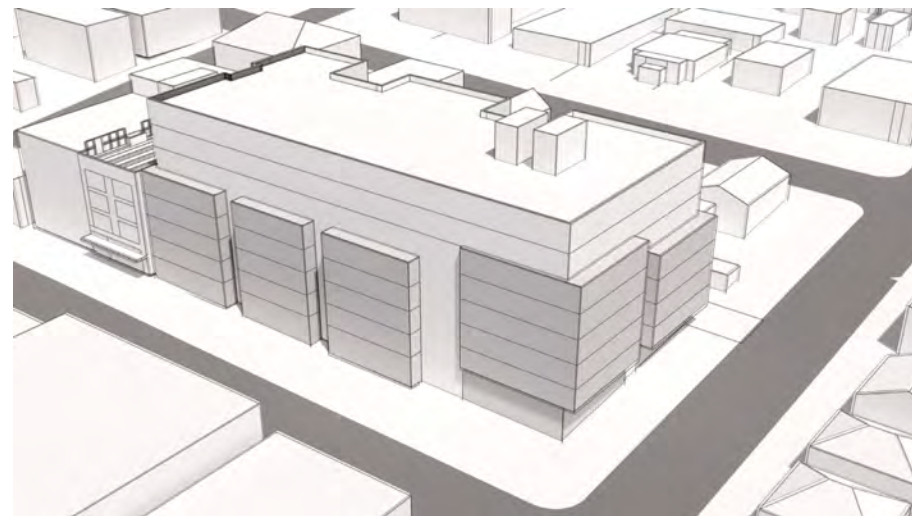
A



EDG 1 VERSION

OPTION A

- Unit Count = Approx. 155
- Approx. 102,300 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.99
- **Code compliant - no departures**



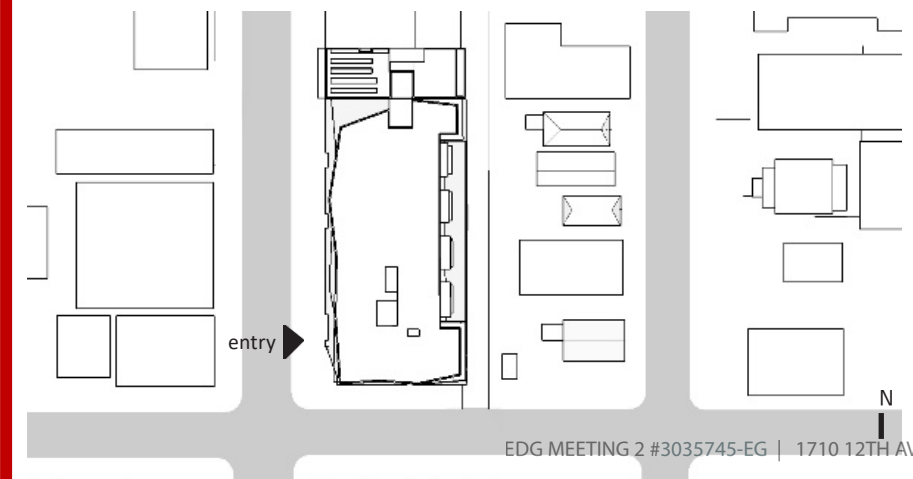
C



EDG 1 VERSION

OPTION C IMPROVED

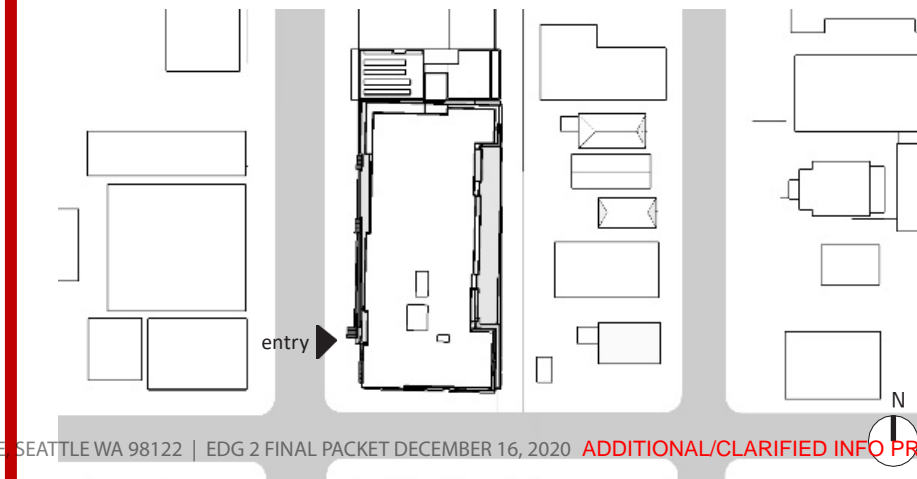
- Unit Count = Approx. 144
- Approx. 101,000 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.67
- **Code compliant - no departures**



C.1

OPTION C.1 (NEW VERSION)

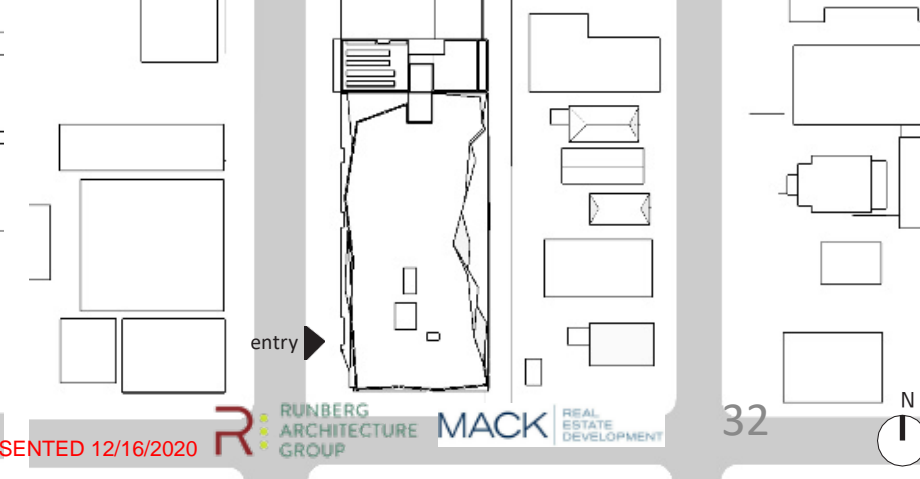
- Unit Count = Approx. 144
- Approx. 101,000 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.67
- **Code compliant - no departures**



D

OPTION D - "WAVE & GASKET EAST"

- Unit Count = Approx. 144
- Approx. 102,500 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.86
- **Code compliant - no departures**



C

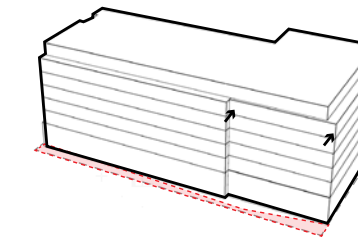
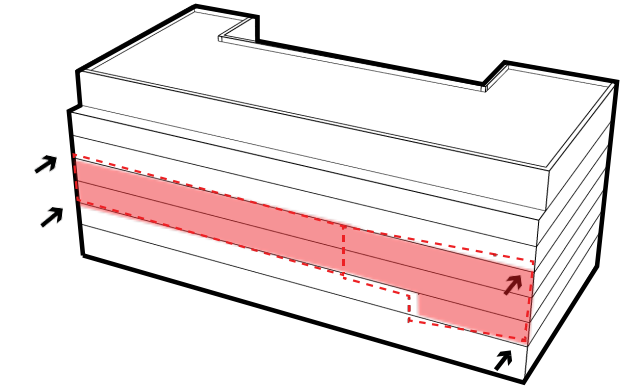
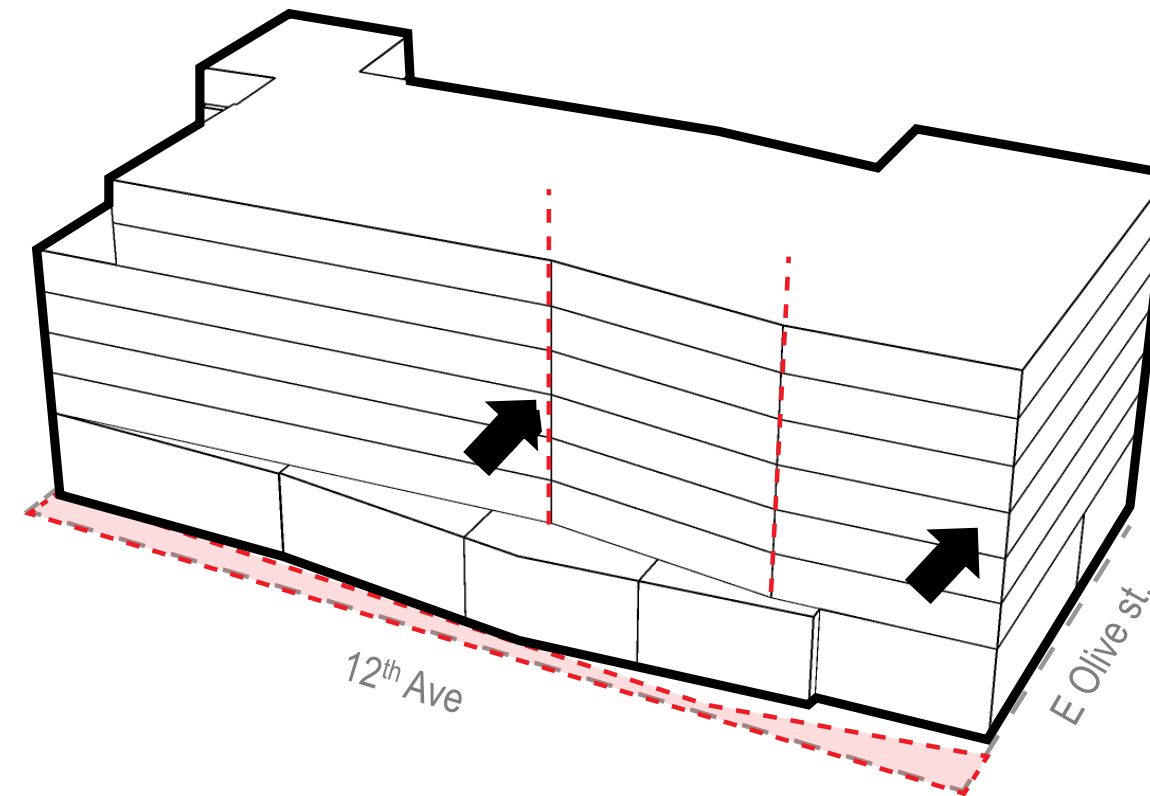
MASSING OPTION C/C.1/D

Basic massing influenced by power line setbacks

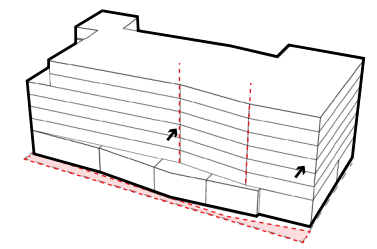
*Upper levels pulled back inverting power line angle
to form small patio/relieve skyline of parapet*

*Also resolves required zoning top floor setback on
west*

North setback to neighbors



Massing option A

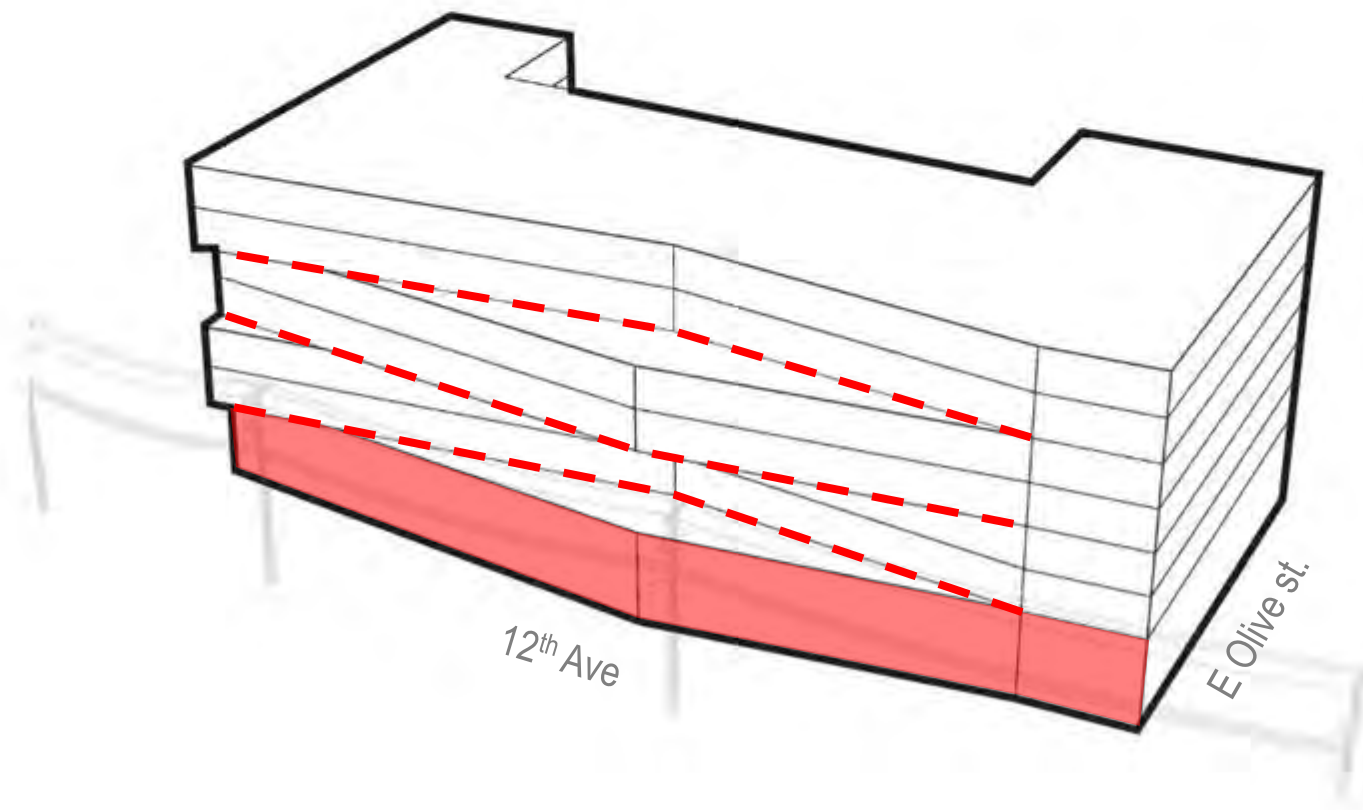


Massing option C/C.1/D

C

MASSING OPTION C/C.1/D

Secondary modulation (study) step 1 - pairing floors for scale



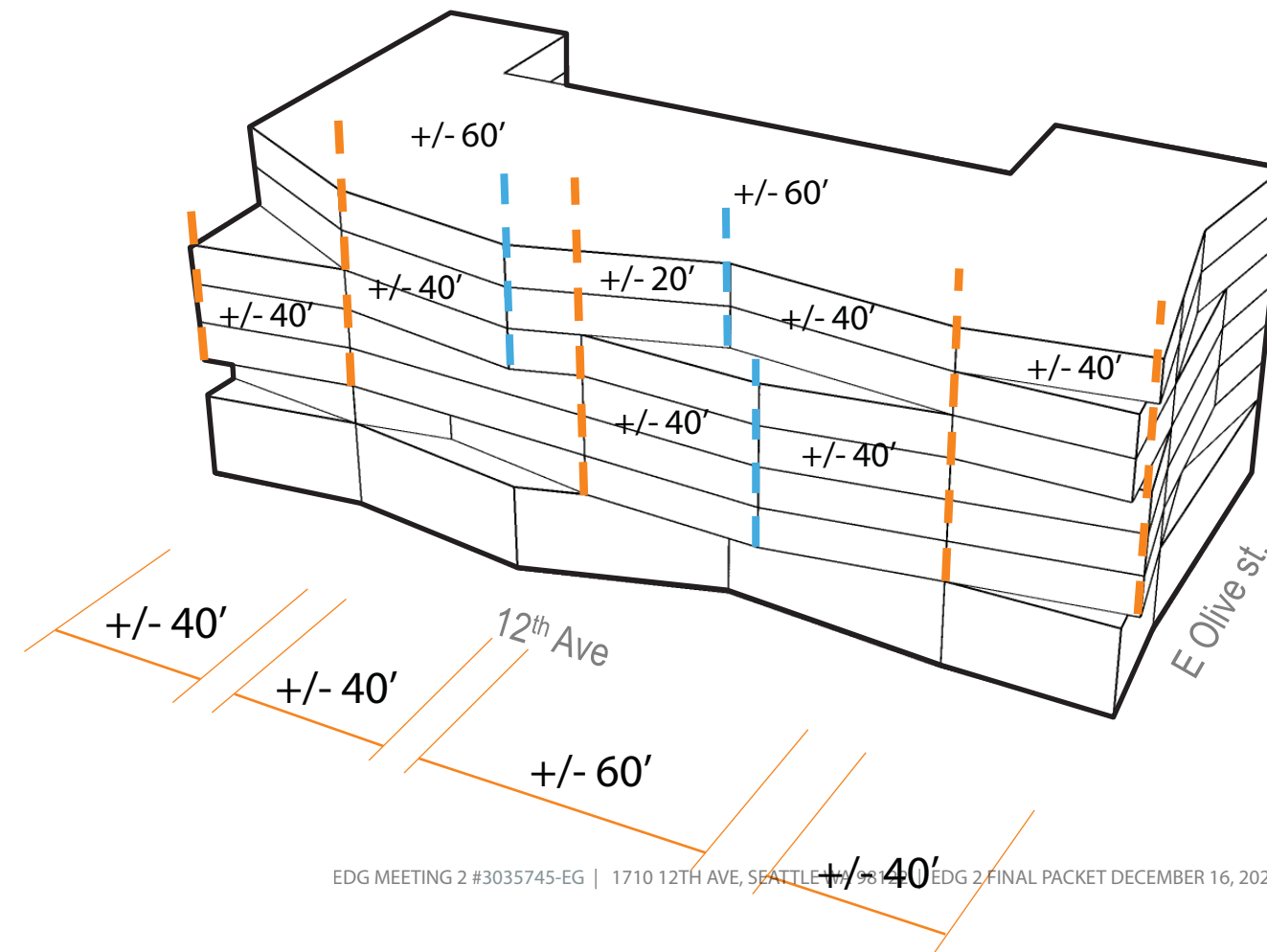
C

MASSING OPTION C/C.1/D

Secondary modulation (study) step 2 – modulation related to scale of neighboring buildings

Base - sub angles

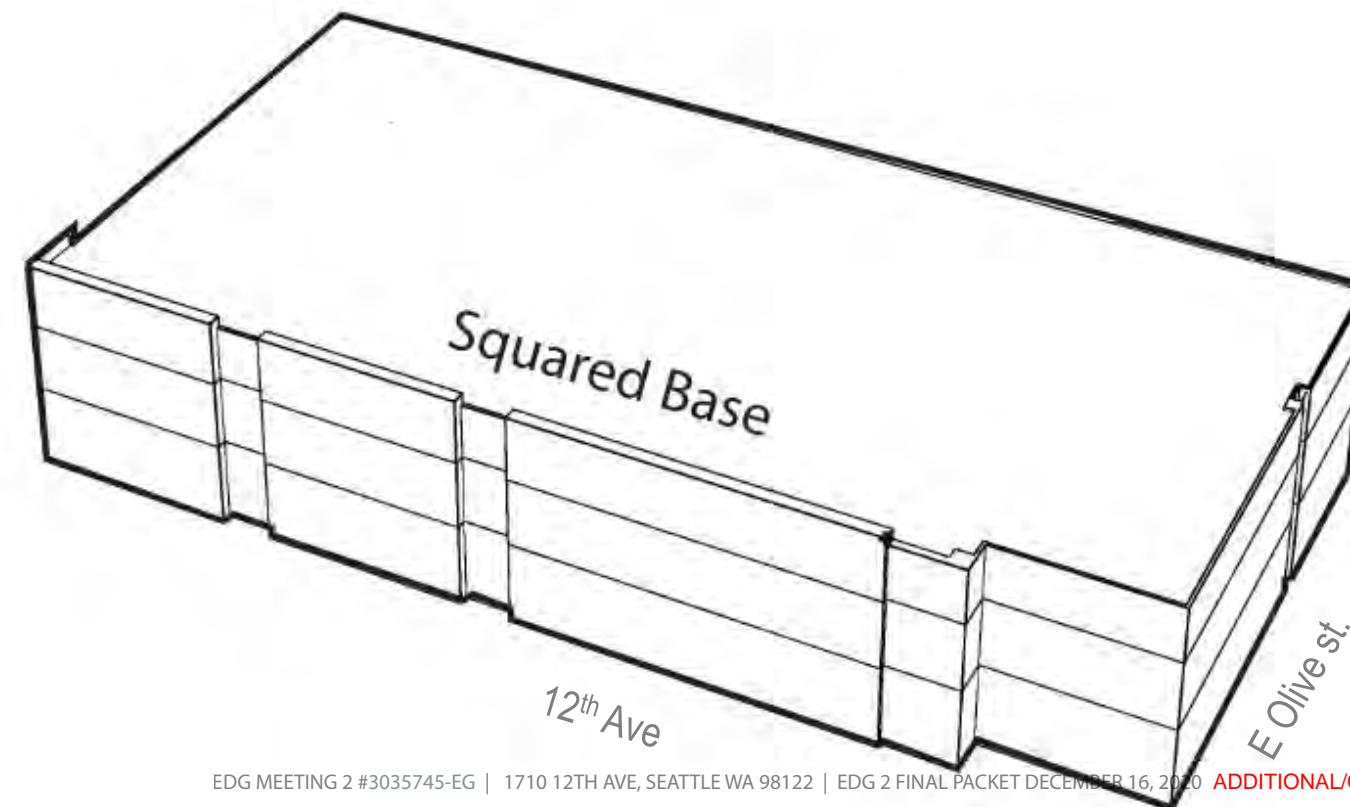
Upper – pairing and tripling floors in overlapping/interlocking pattern emphasizing “bay” widths



C

MASSING OPTION C/C.1/D

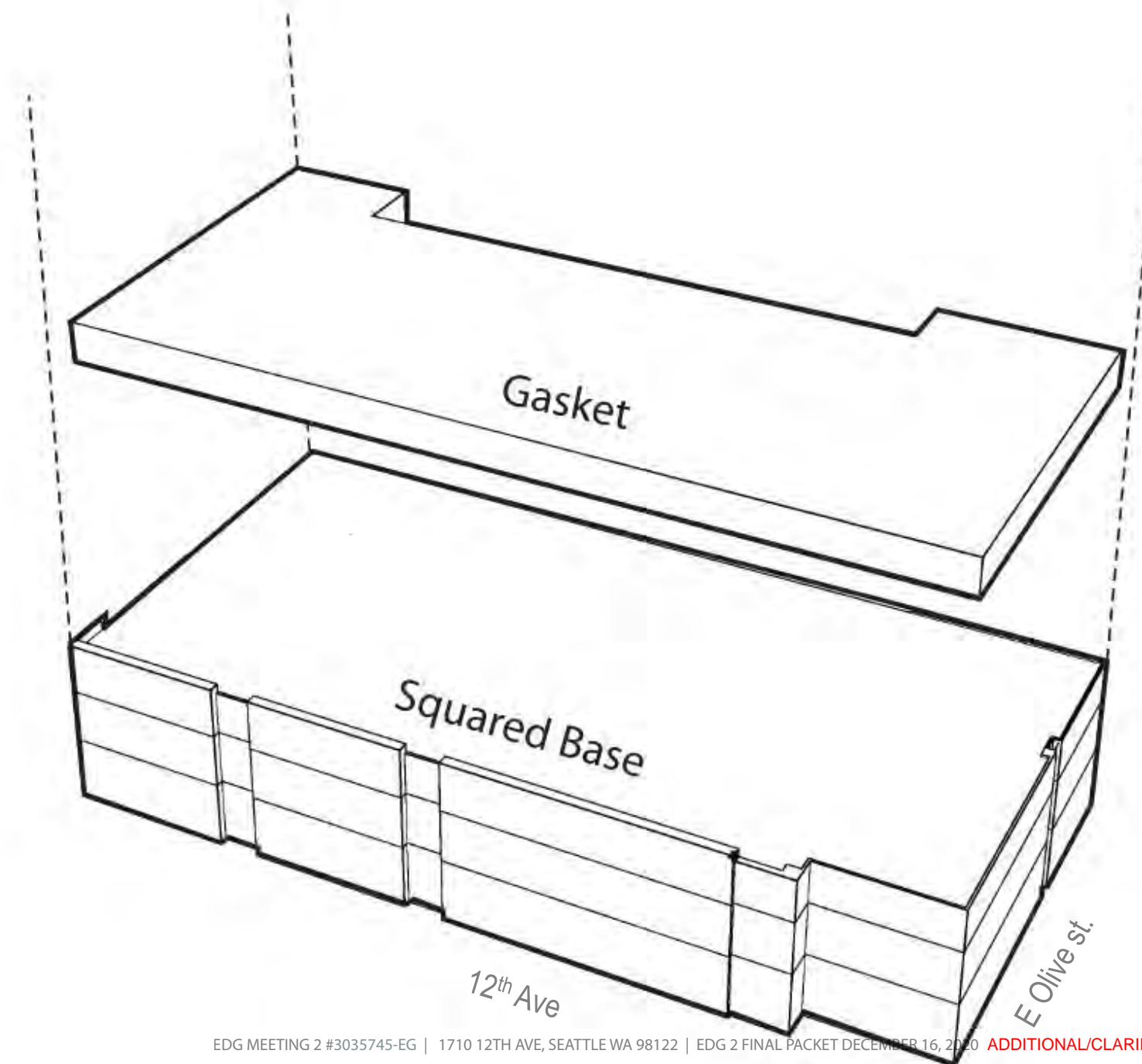
- Squared base to compliment the neighboring buildings (inspired by opt. A)
- Gasket breaks down the scale
- All scaled from the neighboring buildings
- Materiality used to further subdivide scale



C

MASSING OPTION C/C.1/D

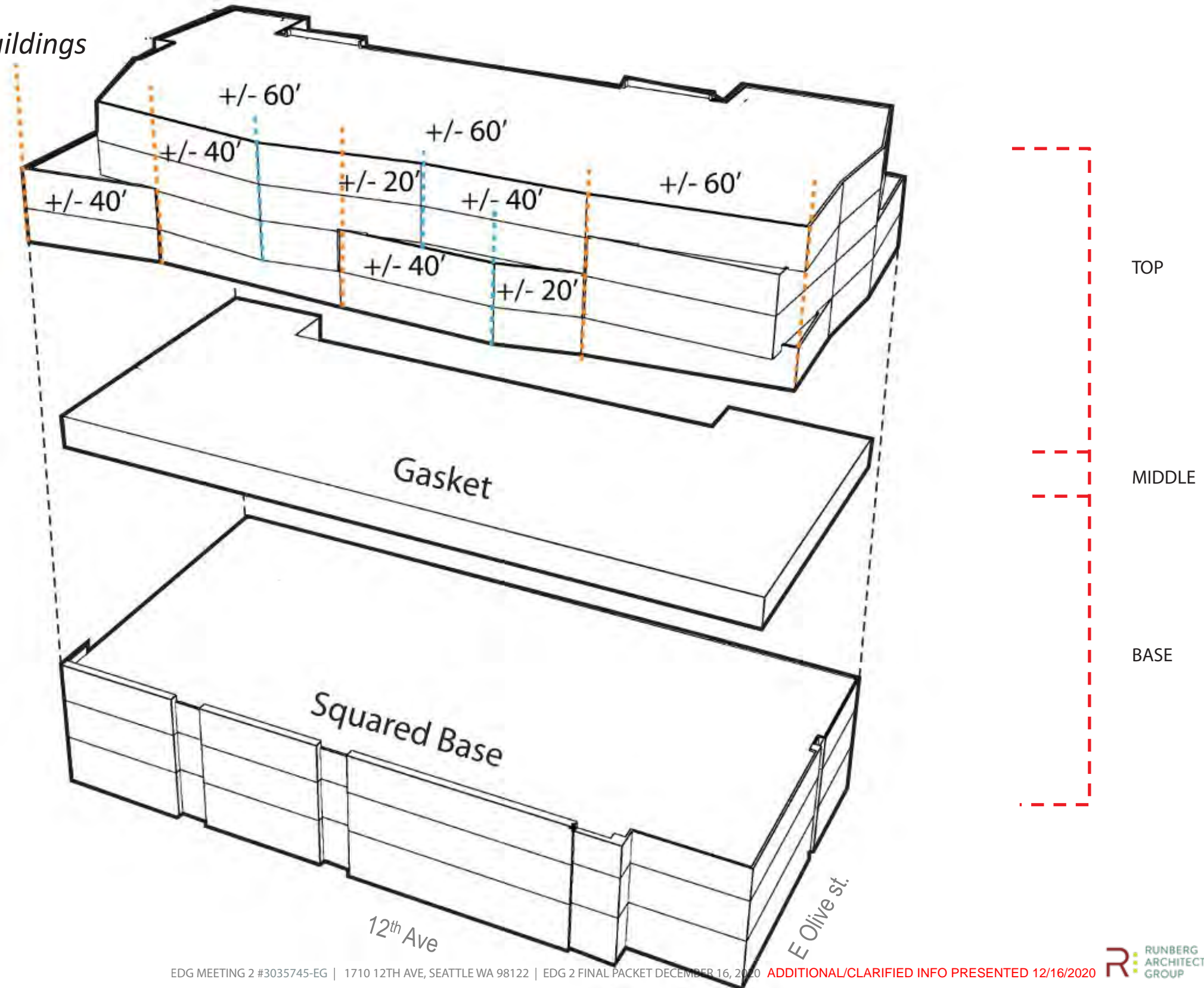
- Squared base to compliment the neighboring building
- Gasket breaks down the scale
- wave scaled from the neighboring buildings



C

MASSING OPTION C/C.1/D

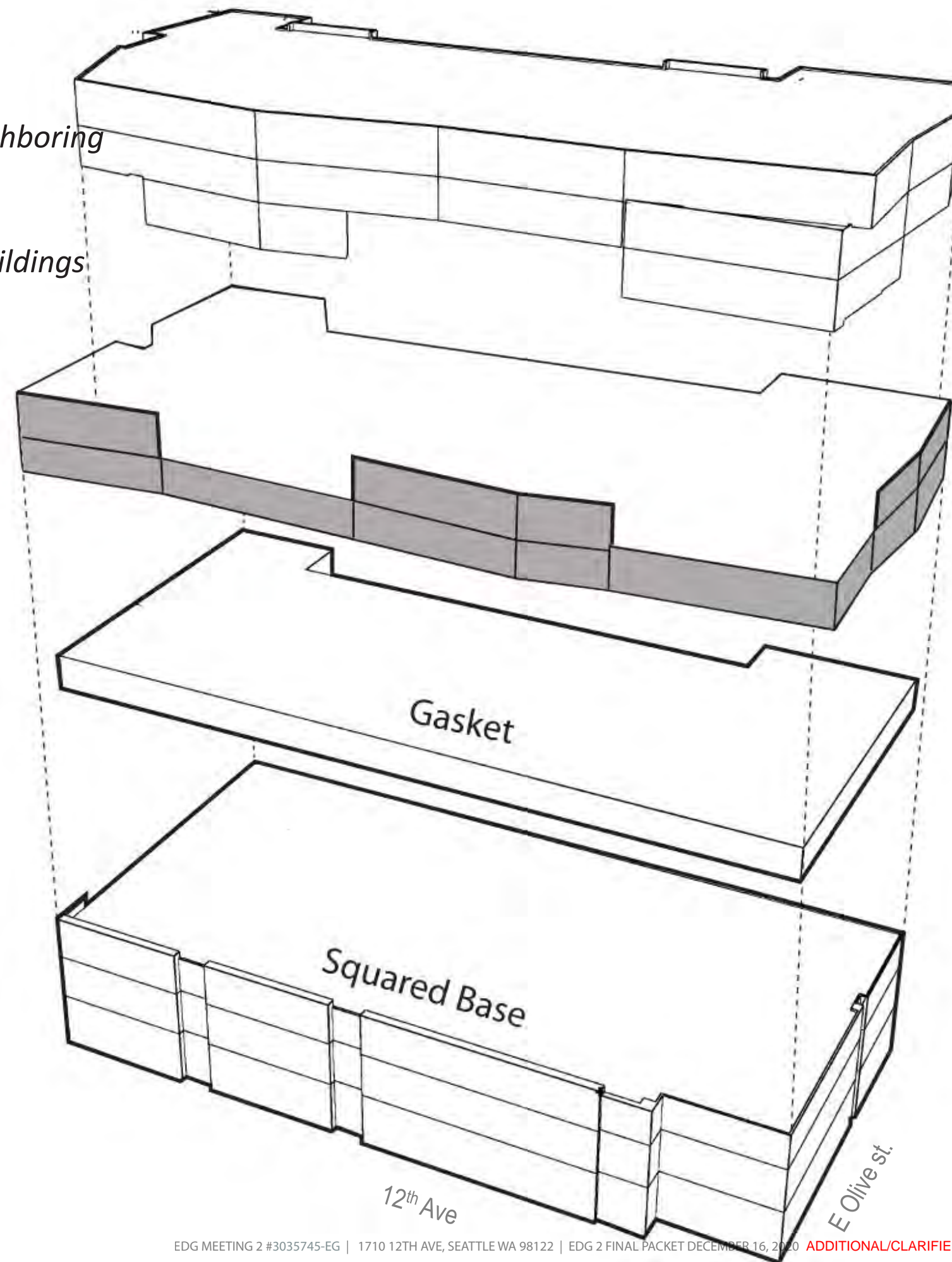
- Squared base to compliment the neighboring building
- Gasket breaks down the scale
- wave scaled from the neighboring buildings



C

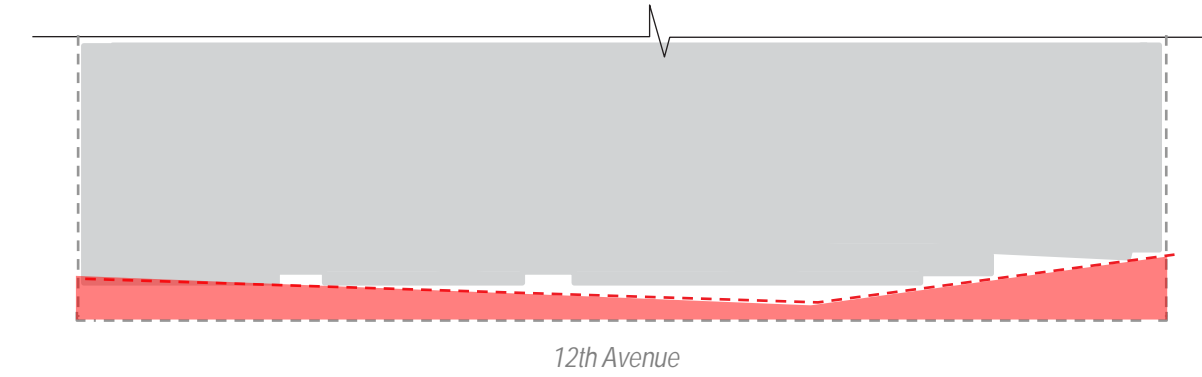
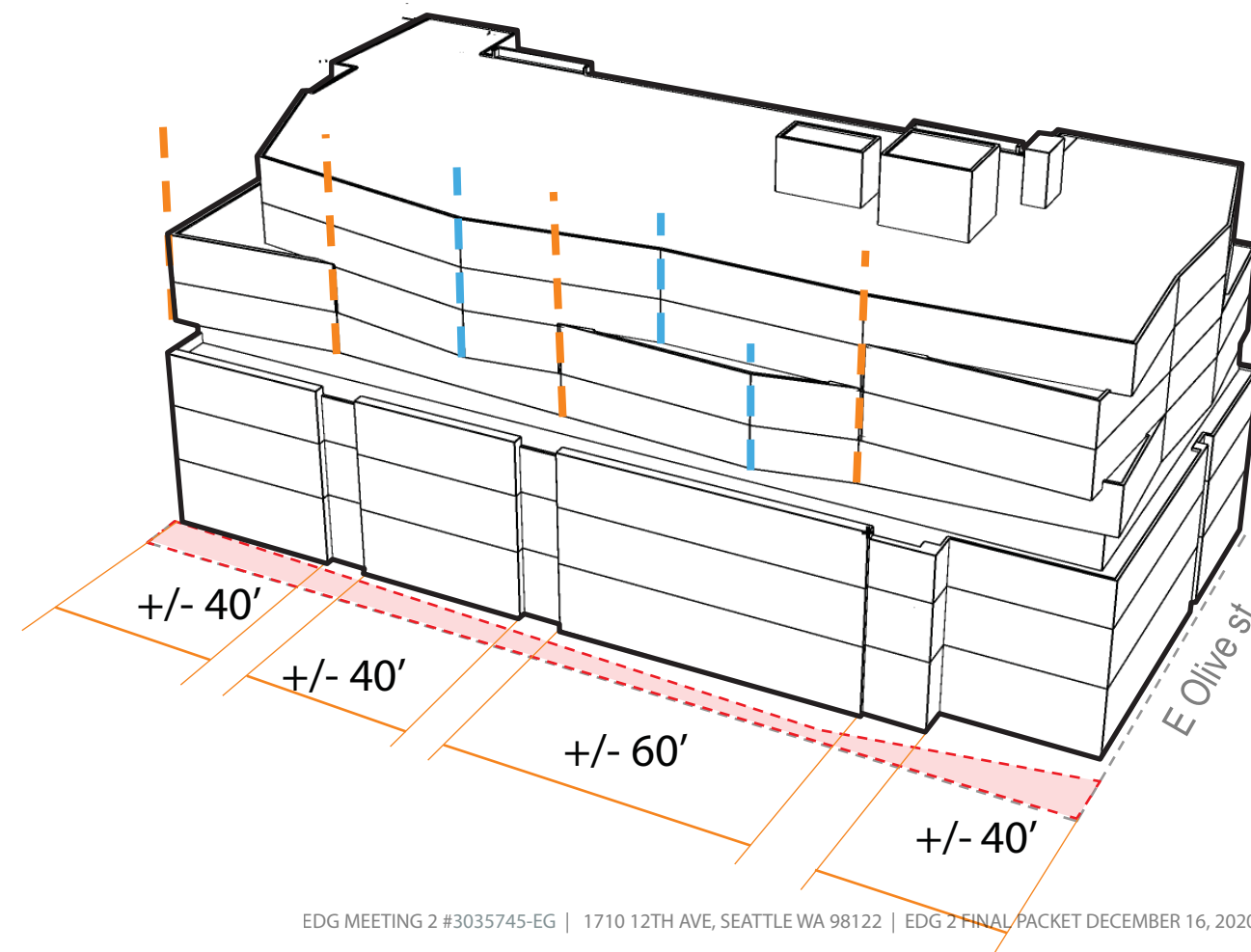
MASSING OPTION C/C.1/D

- Squared base to compliment the neighboring building
- Gasket breaks down the scale
- wave scaled from the neighboring buildings

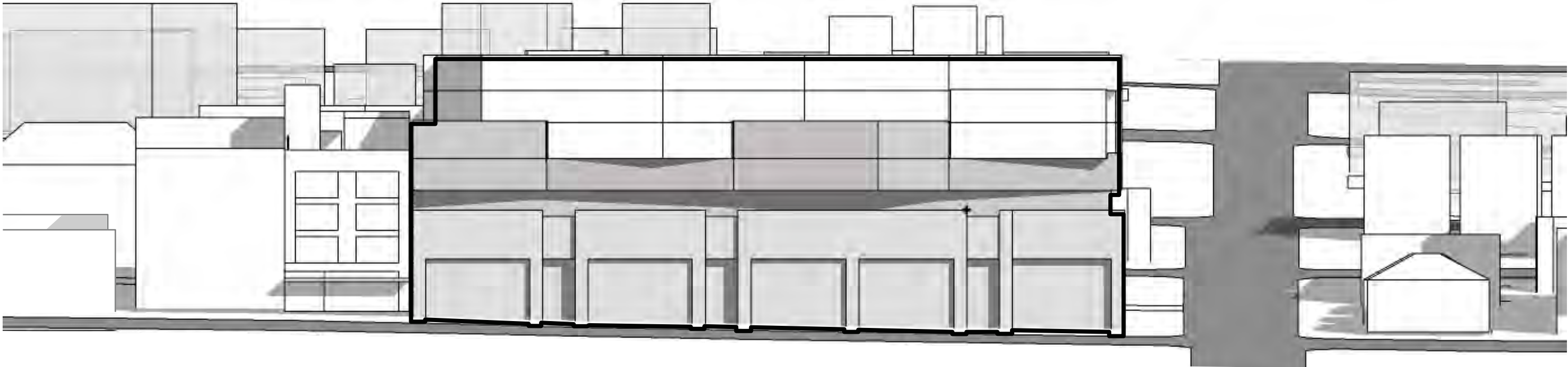


C

MASSING OPTION C/C.1/D



MASSING OPTIONS - OPTION C PREFERRED – WEST ELEVATION

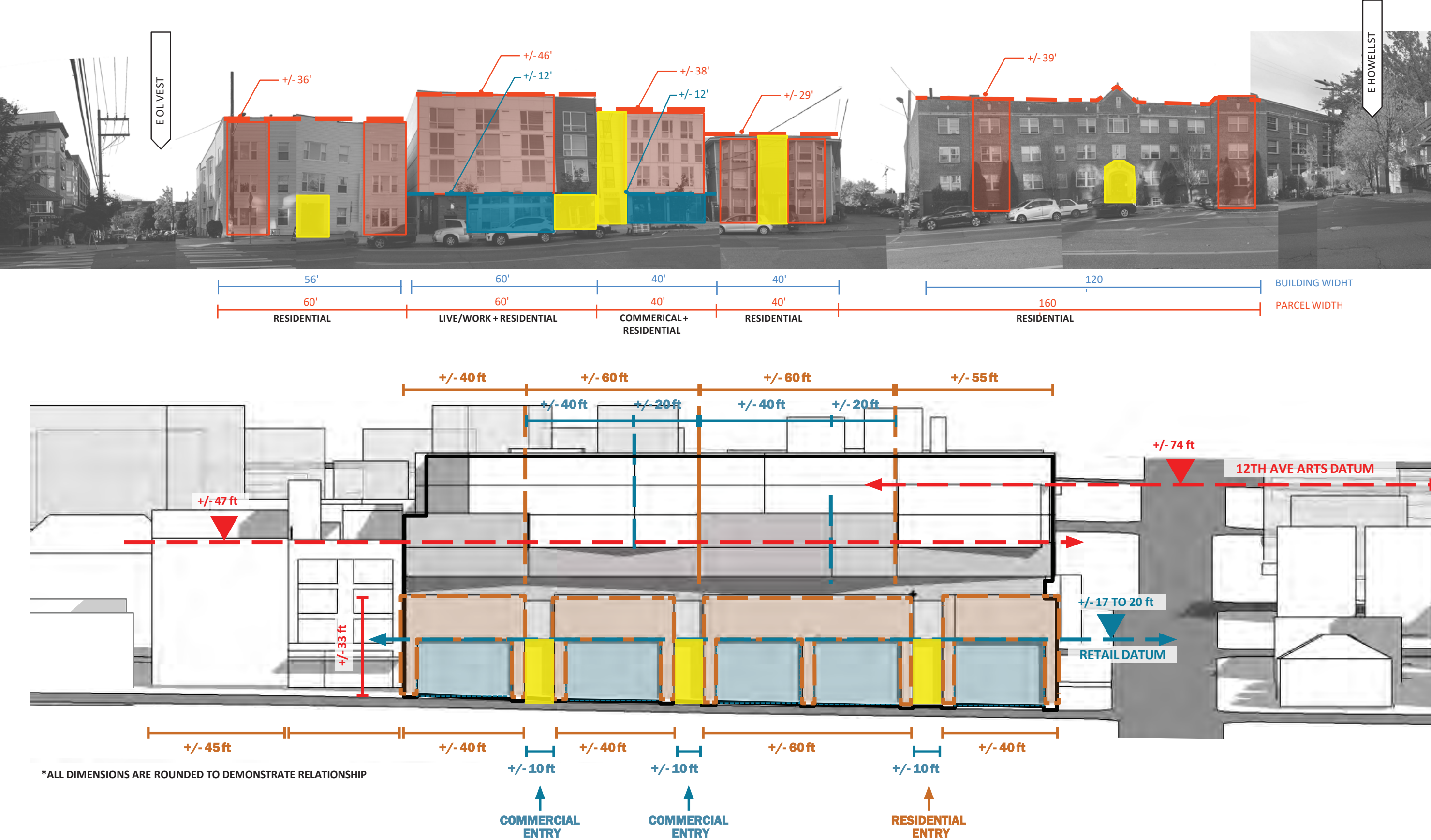


*ALL DIMENSIONS ARE ROUNDED TO DEMONSTRATE RELATIONSHIP

MASSING OPTIONS - OPTION C PREFERRED – WEST ELEVATION



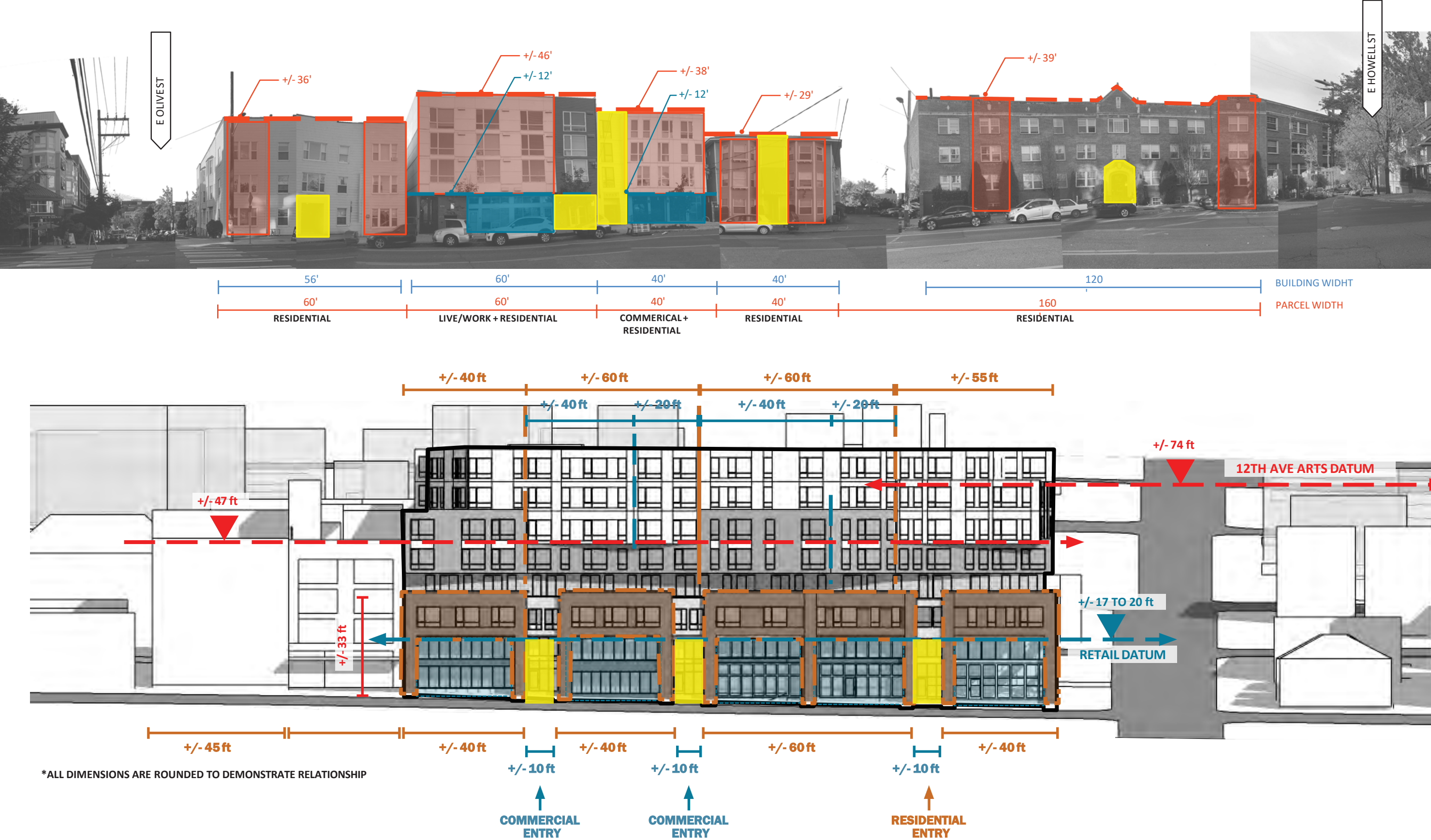
MASSING OPTIONS - OPTION C PREFERRED – WEST ELEVATION



C

WEST EL

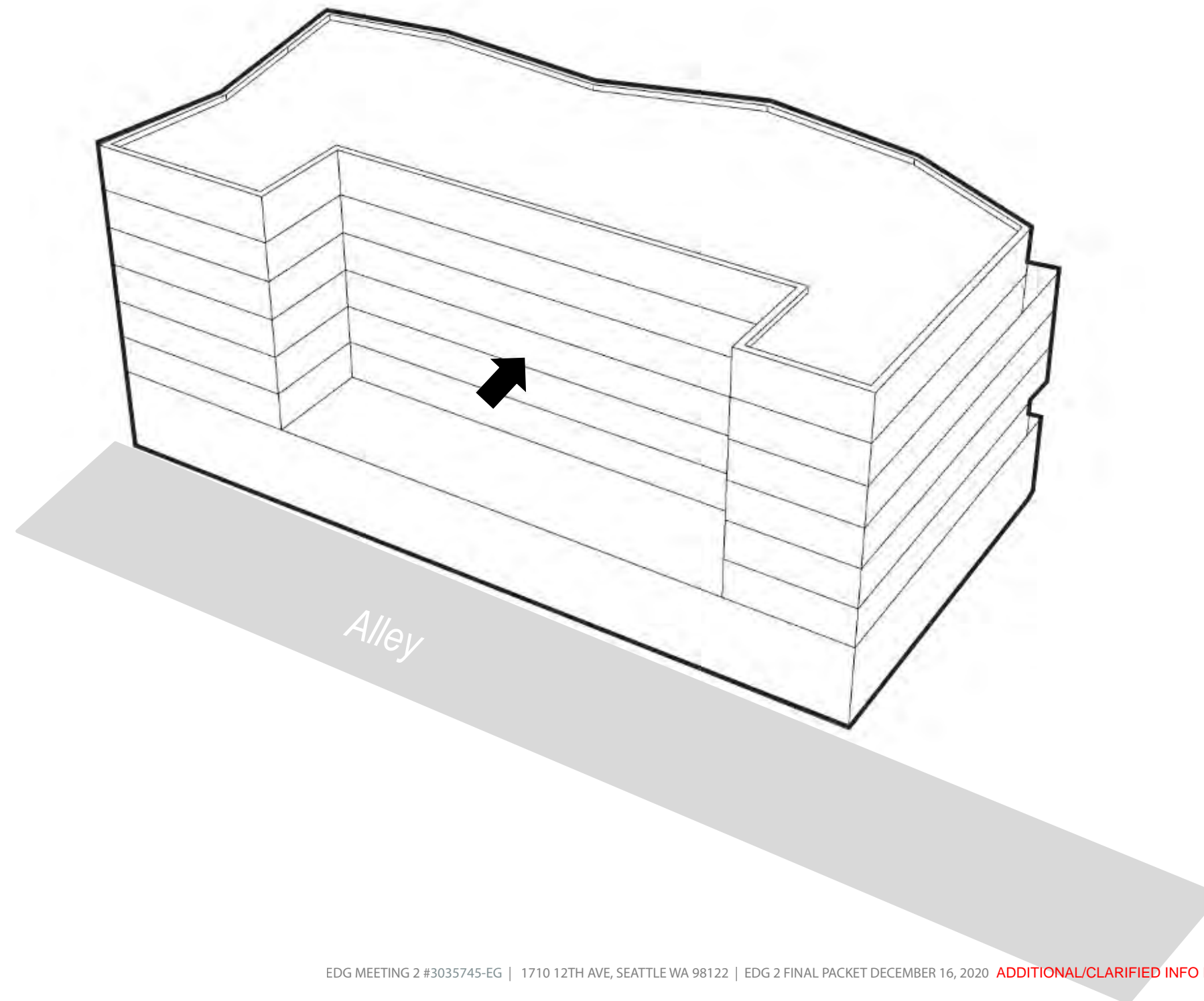
MASSING OPTIONS - OPTION C PREFERRED – WEST ELEVATION



C

EAST MASSING DIAGRAM
OPTION C

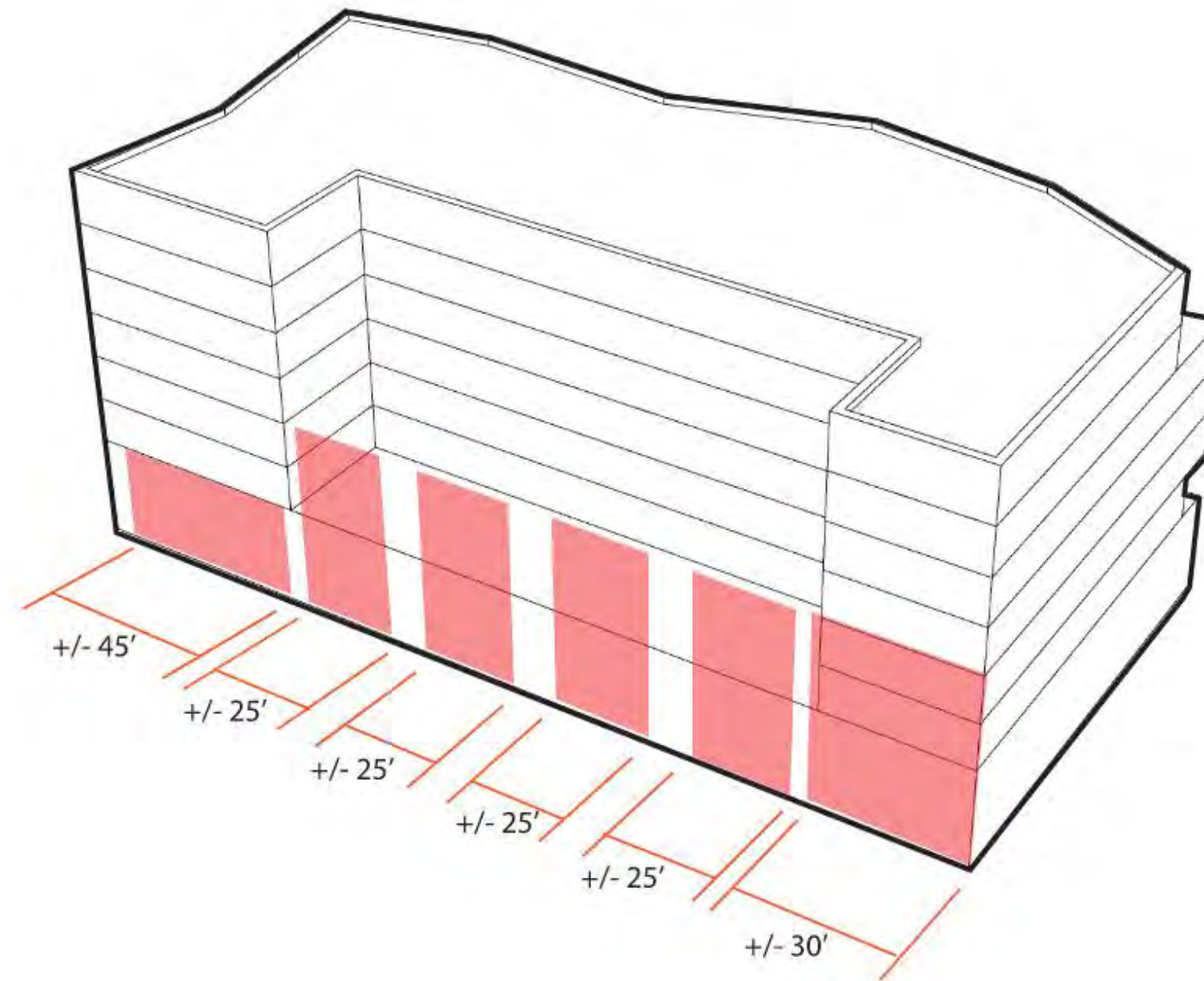
Pull mass away from LR3 zone



C

EAST MASSING DIAGRAM OPTION C

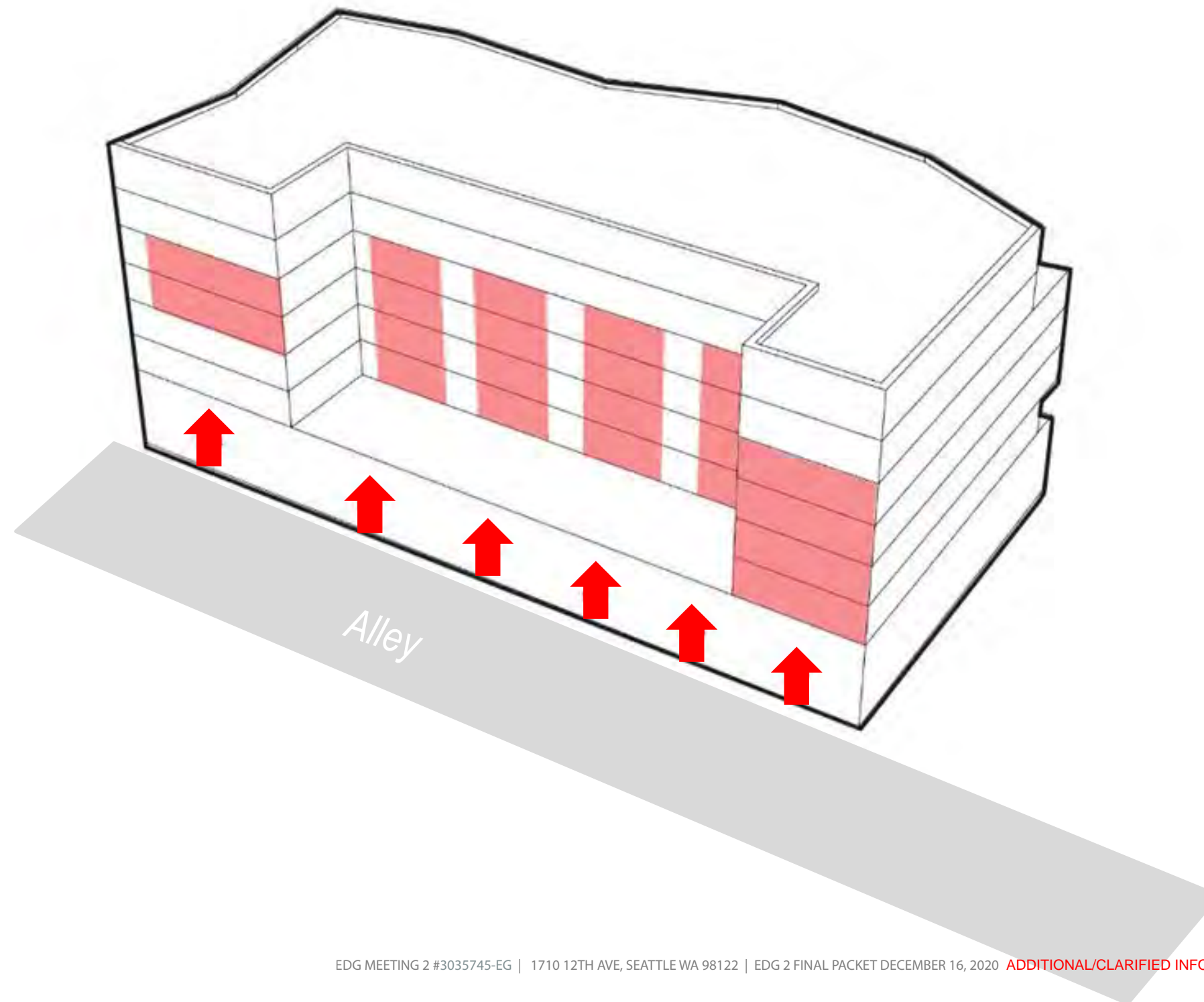
*Secondary massing breakdown – (square)
Based on surrounding building fabric*



C

EAST MASSING DIAGRAM
OPTION C

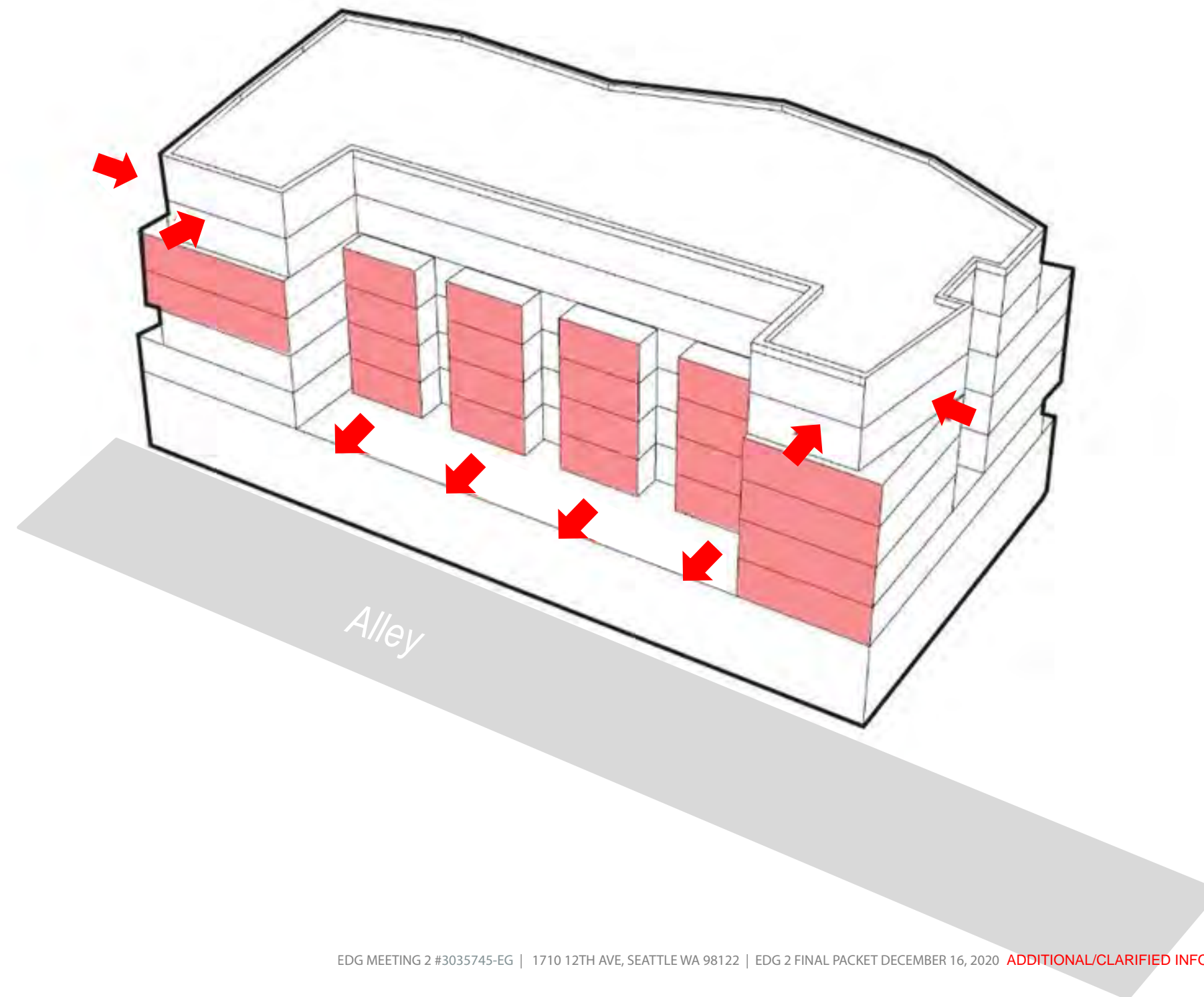
*Secondary massing breakdown – (square)
Based on surrounding building fabric*



C

EAST MASSING DIAGRAM OPTION C

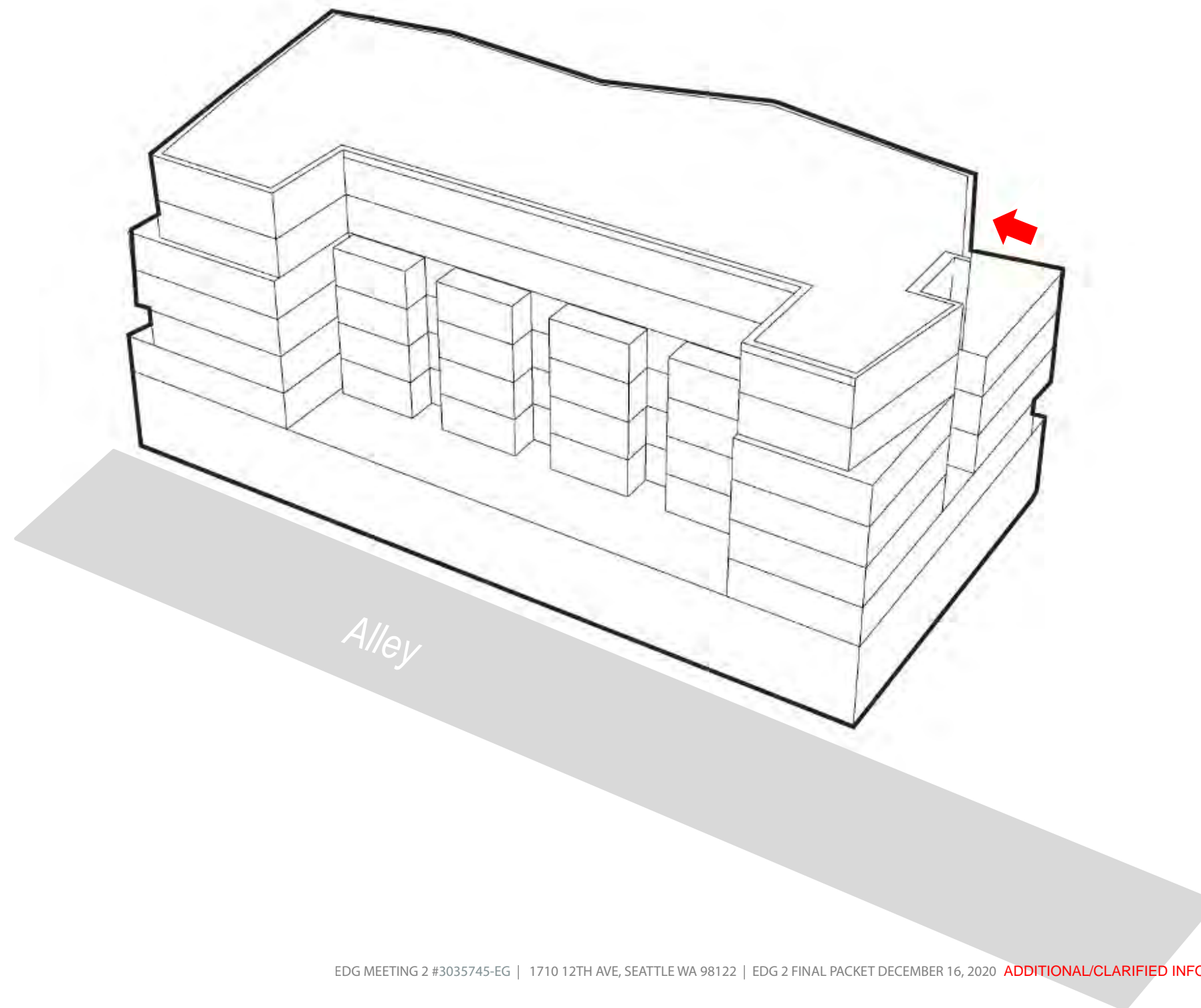
Angles from west wrap and return / transition to (square) east modulation



C

EAST MASSING DIAGRAM OPTION C

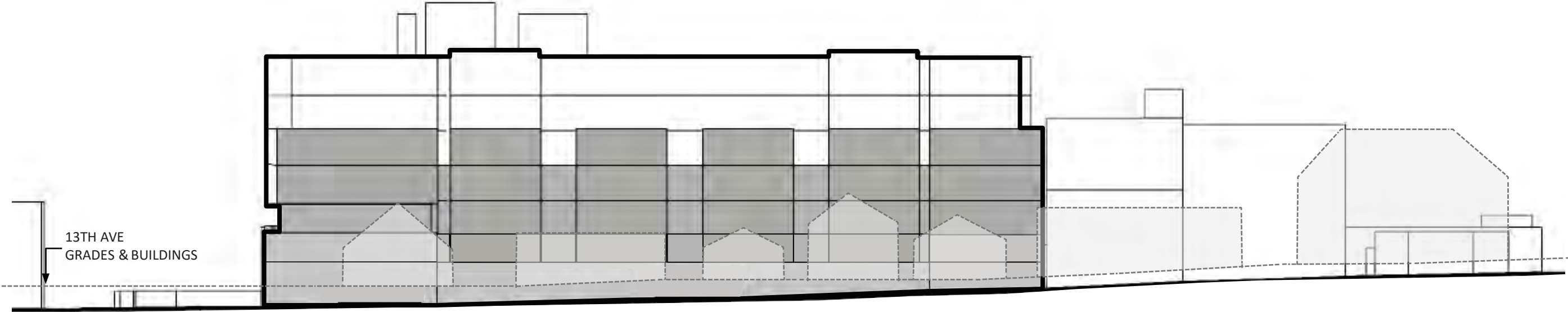
North upper floor façade further recessed



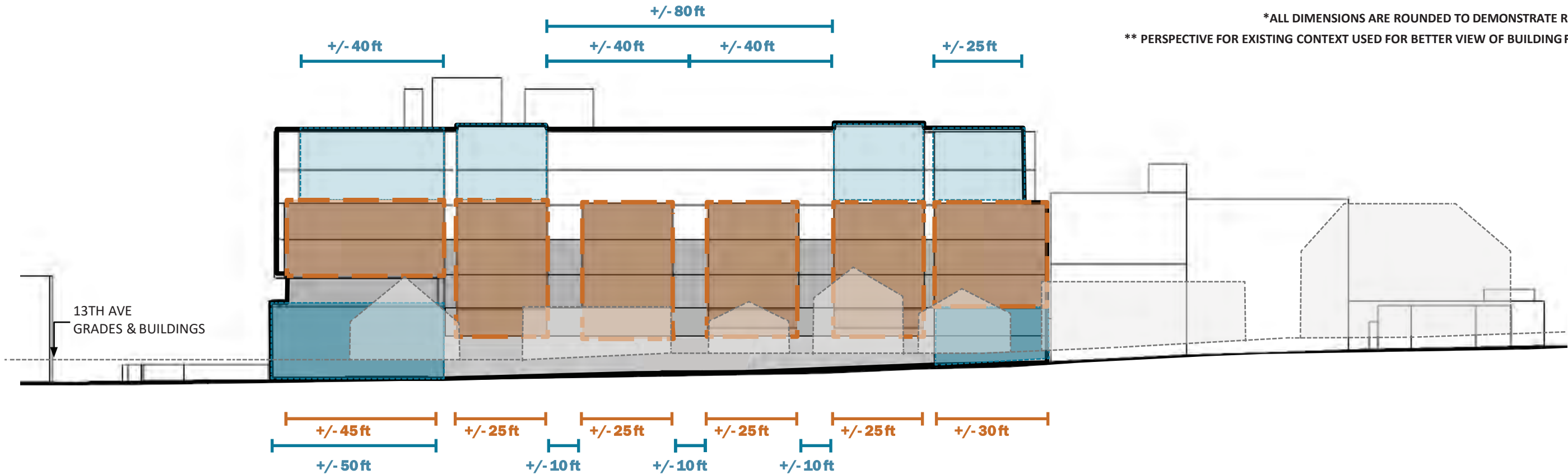
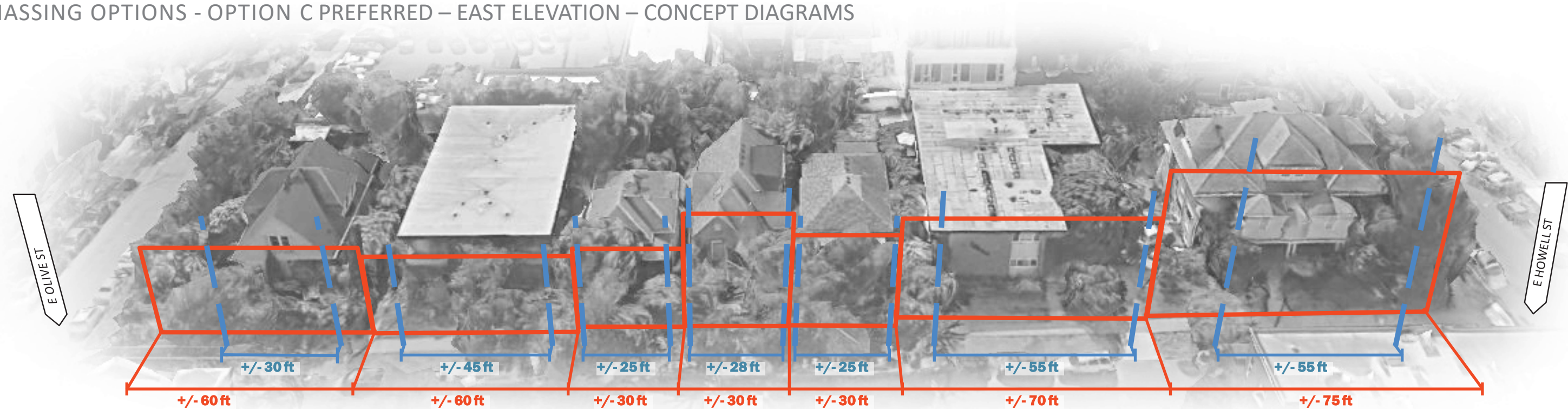
MASSING OPTIONS - OPTION C PREFERRED – EAST ELEVATION – CONCEPT DIAGRAMS



*ALL DIMENSIONS ARE ROUNDED TO DEMONSTRATE RELATIONSHIP
** PERSPECTIVE FOR EXISTING CONTEXT USED FOR BETTER VIEW OF BUILDING FEATURES.

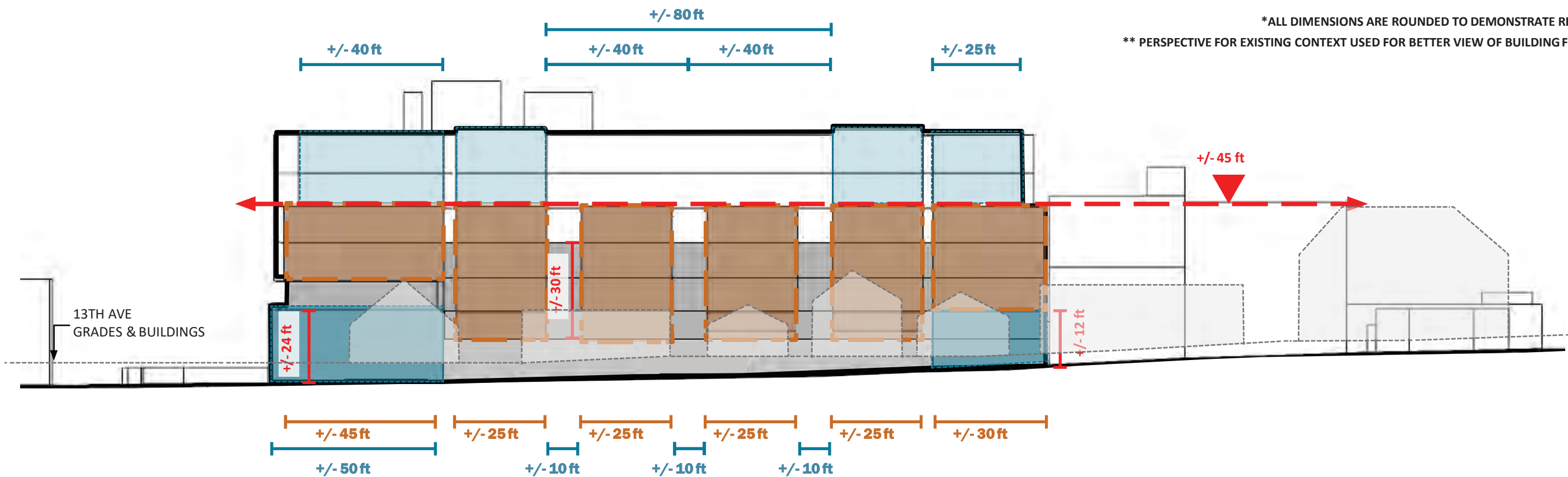
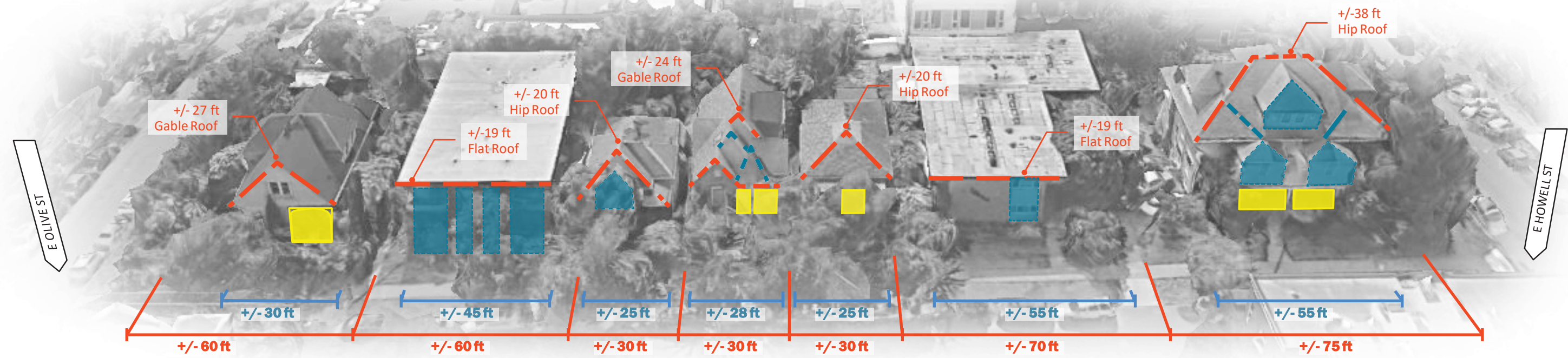


MASSING OPTIONS - OPTION C PREFERRED – EAST ELEVATION – CONCEPT DIAGRAMS



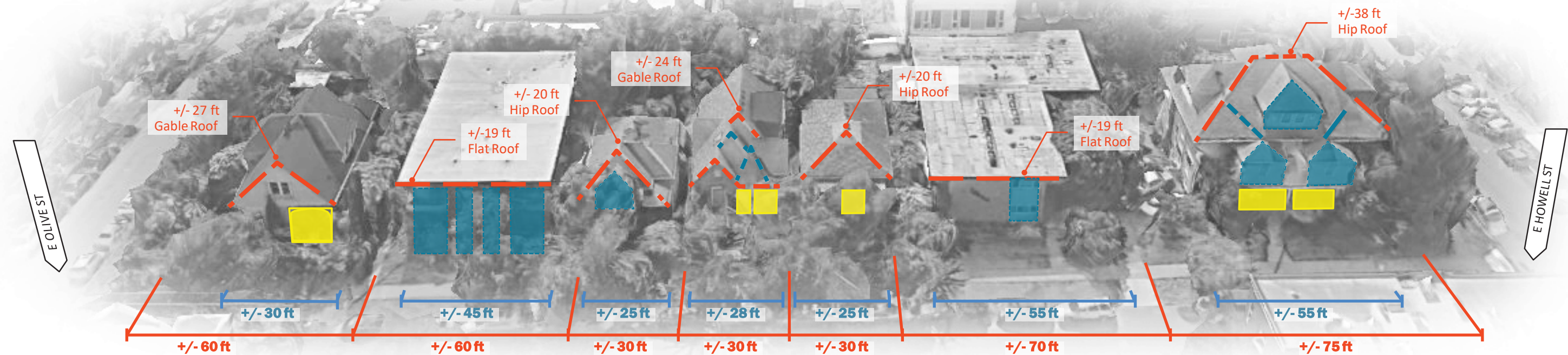
*ALL DIMENSIONS ARE ROUNDED TO DEMONSTRATE RELATIONSHIP
** PERSPECTIVE FOR EXISTING CONTEXT USED FOR BETTER VIEW OF BUILDING FEATURES.

MASSING OPTIONS - OPTION C PREFERRED – EAST ELEVATION – CONCEPT DIAGRAMS



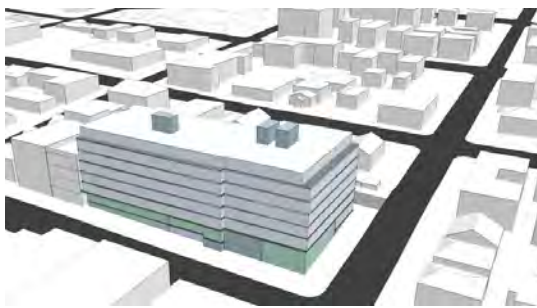
*ALL DIMENSIONS ARE ROUNDED TO DEMONSTRATE RELATIONSHIP
** PERSPECTIVE FOR EXISTING CONTEXT USED FOR BETTER VIEW OF BUILDING FEATURES.

MASSING OPTIONS - OPTION C PREFERRED – EAST ELEVATION – CONCEPT DIAGRAMS



*ALL DIMENSIONS ARE ROUNDED TO DEMONSTRATE RELATIONSHIP
 ** PERSPECTIVE FOR EXISTING CONTEXT USED FOR BETTER VIEW OF BUILDING FEATURES.

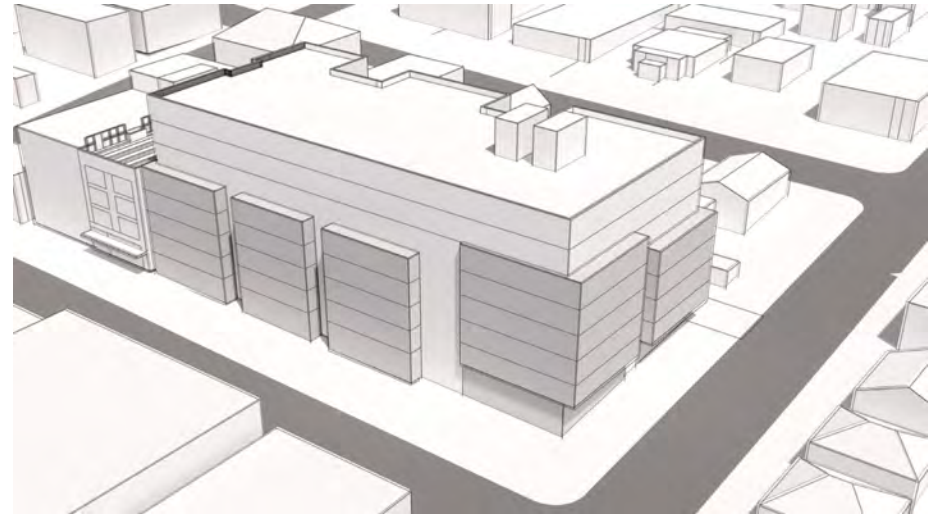
A



EDG 1 VERSION

OPTION A

- Unit Count = Approx. 155
- Approx. 102,300 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.99
- Code compliant - no departures



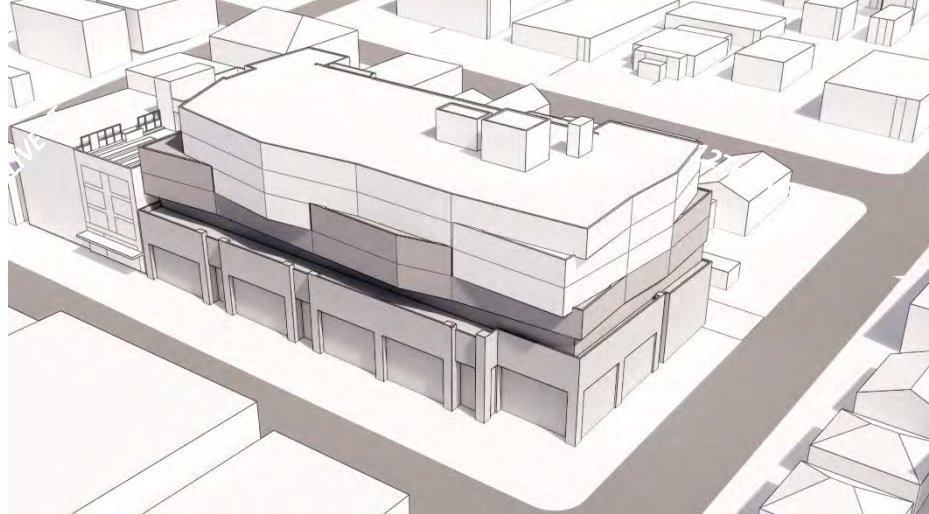
C



EDG 1 VERSION

OPTION C IMPROVED

- Unit Count = Approx. 144
- Approx. 101,000 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.67
- Code compliant - no departures



C.1

OPTION C.1 (NEW VERSION)

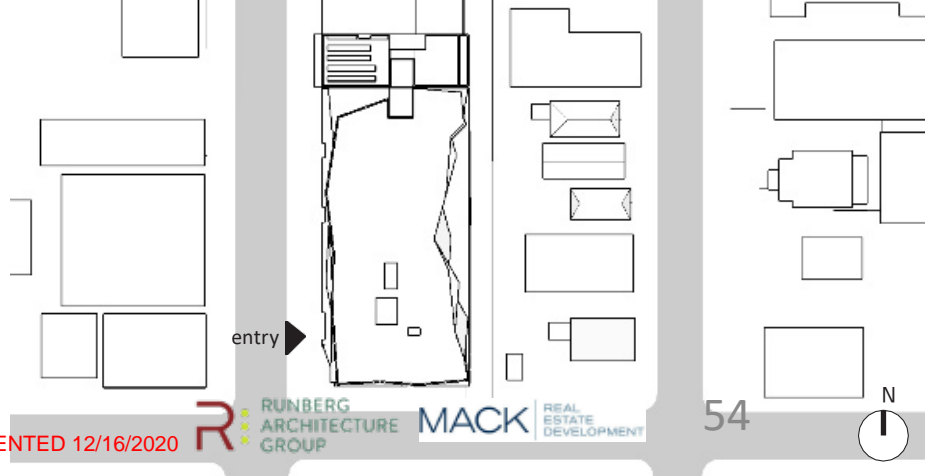
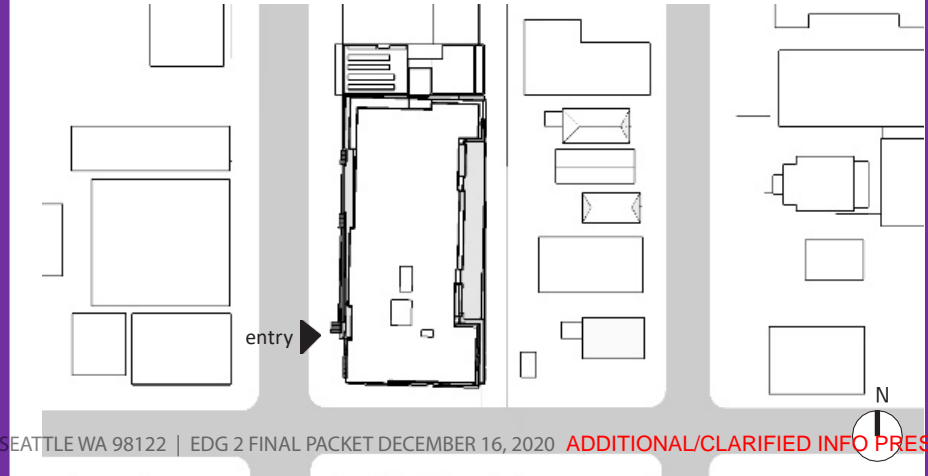
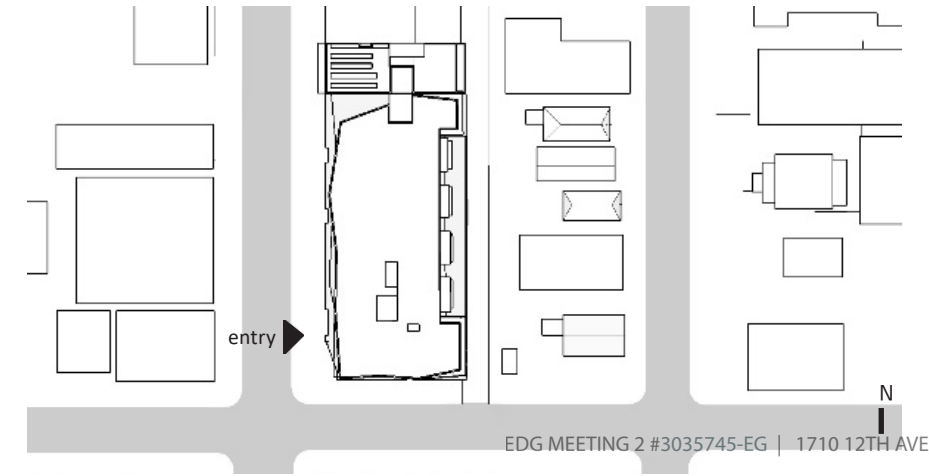
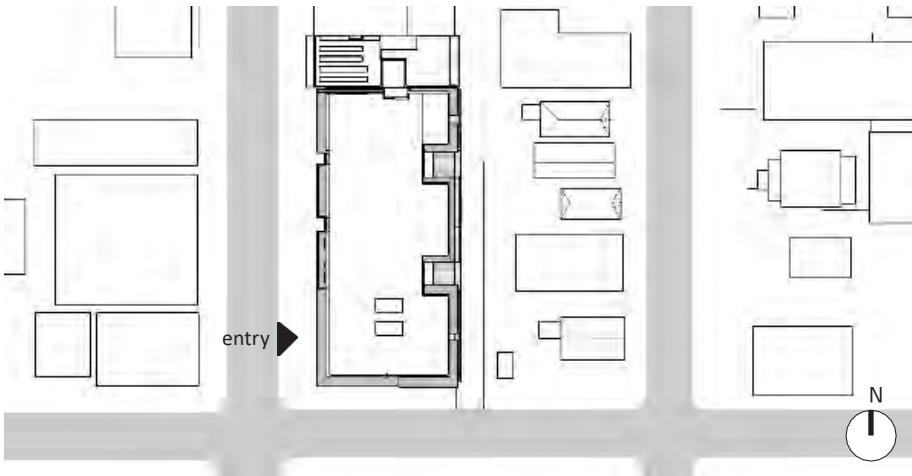
- Unit Count = Approx. 144
- Approx. 101,000 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.67
- Code compliant - no departures



D

OPTION D - "WAVE & GASKET EAST"

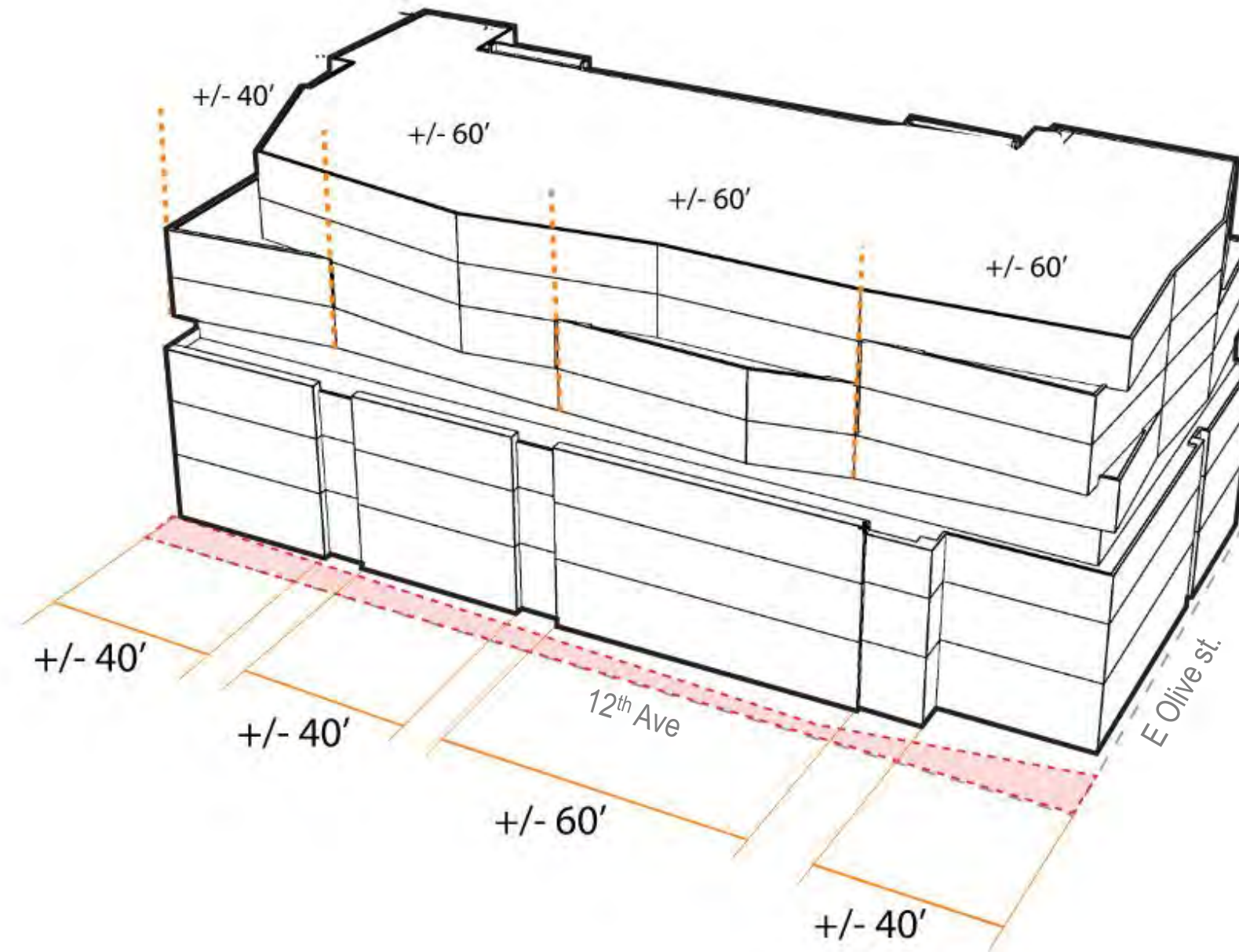
- Unit Count = Approx. 144
- Approx. 102,500 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.86
- Code compliant - no departures



C.1

WEST MASSING DIAGRAM OPTION C.1

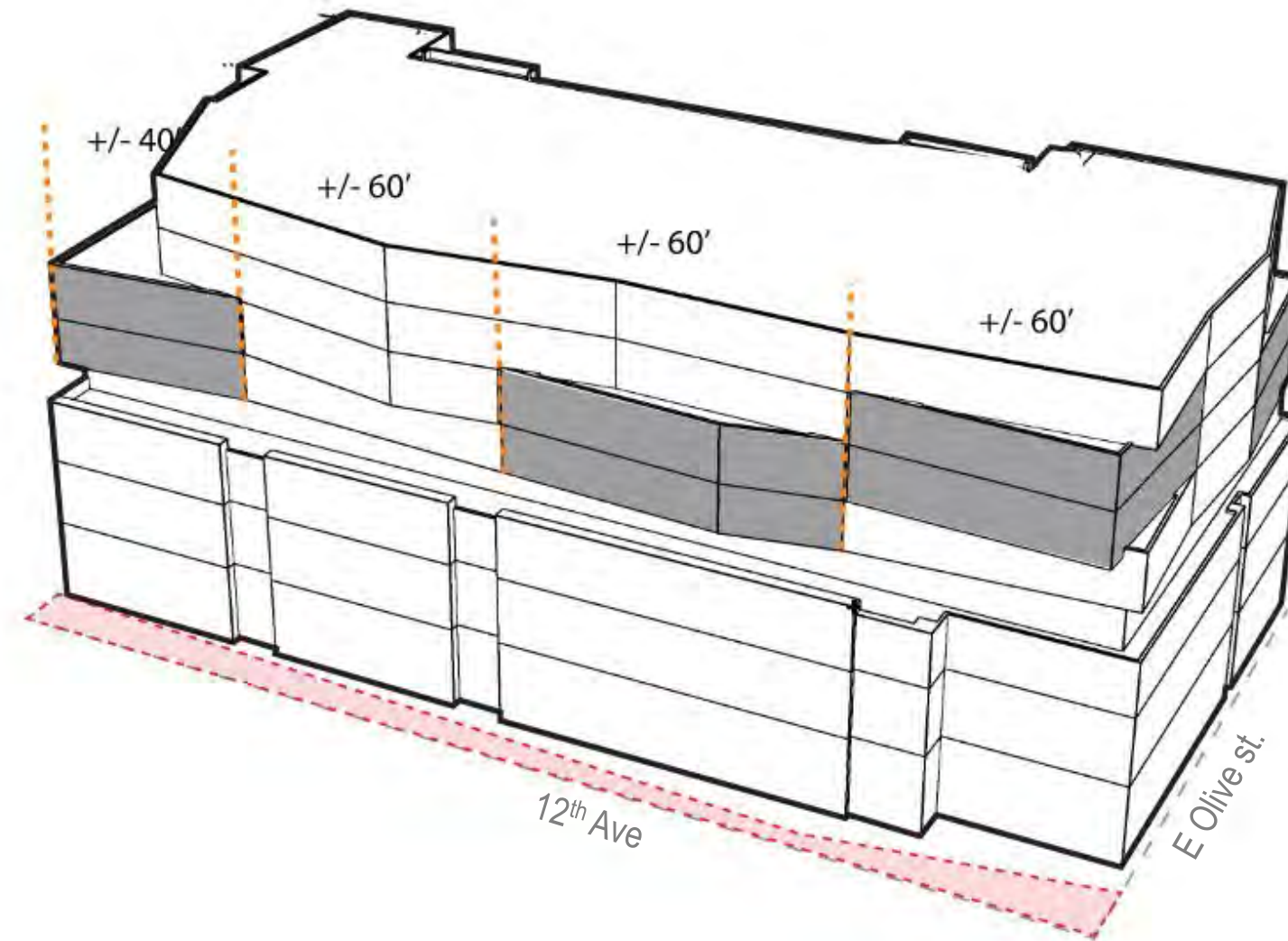
Start with Opt. C bay intervals



C.1

WEST MASSING DIAGRAM OPTION C.1

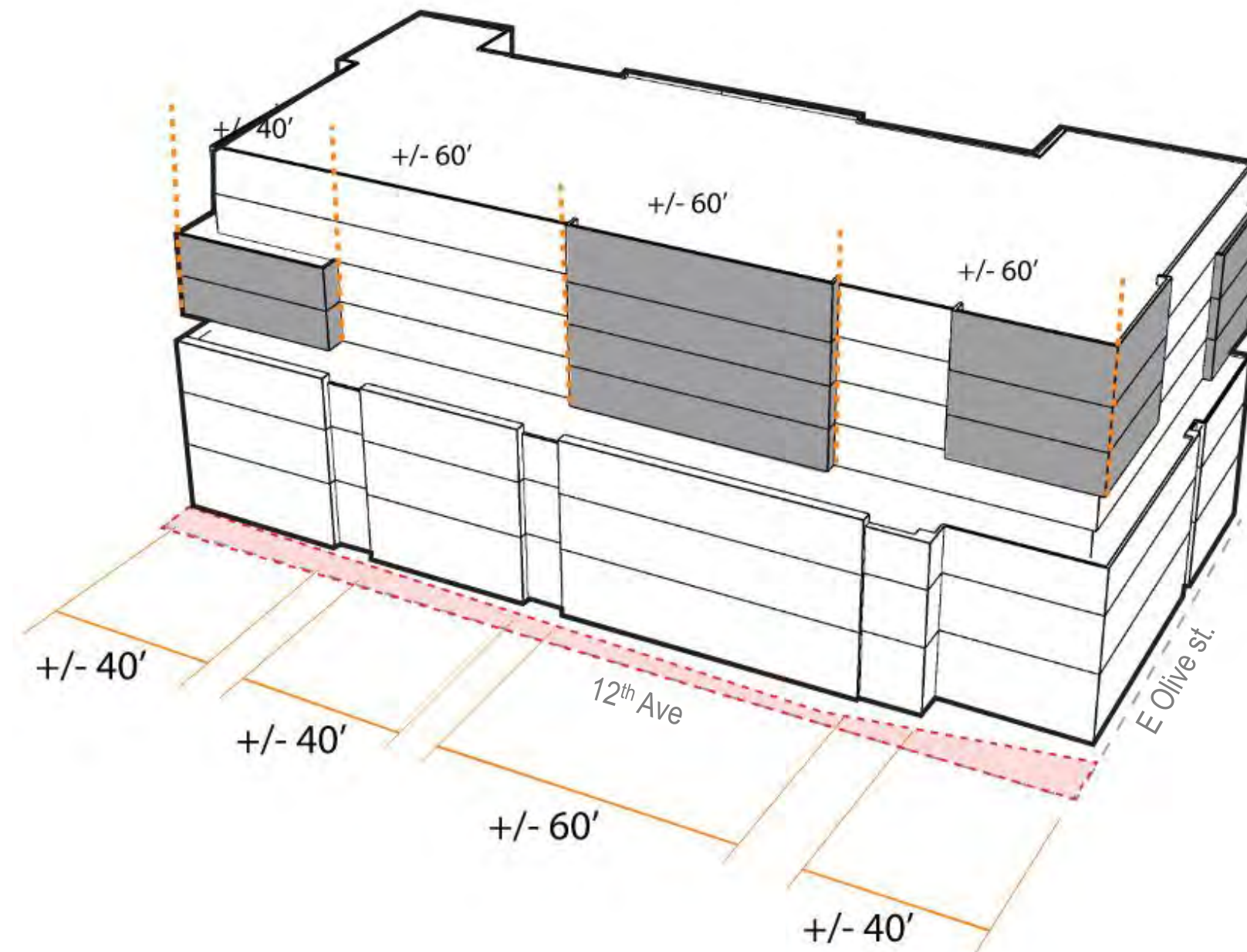
Start with Opt. C bay intervals



C.1

WEST MASSING DIAGRAM
OPTION C.1

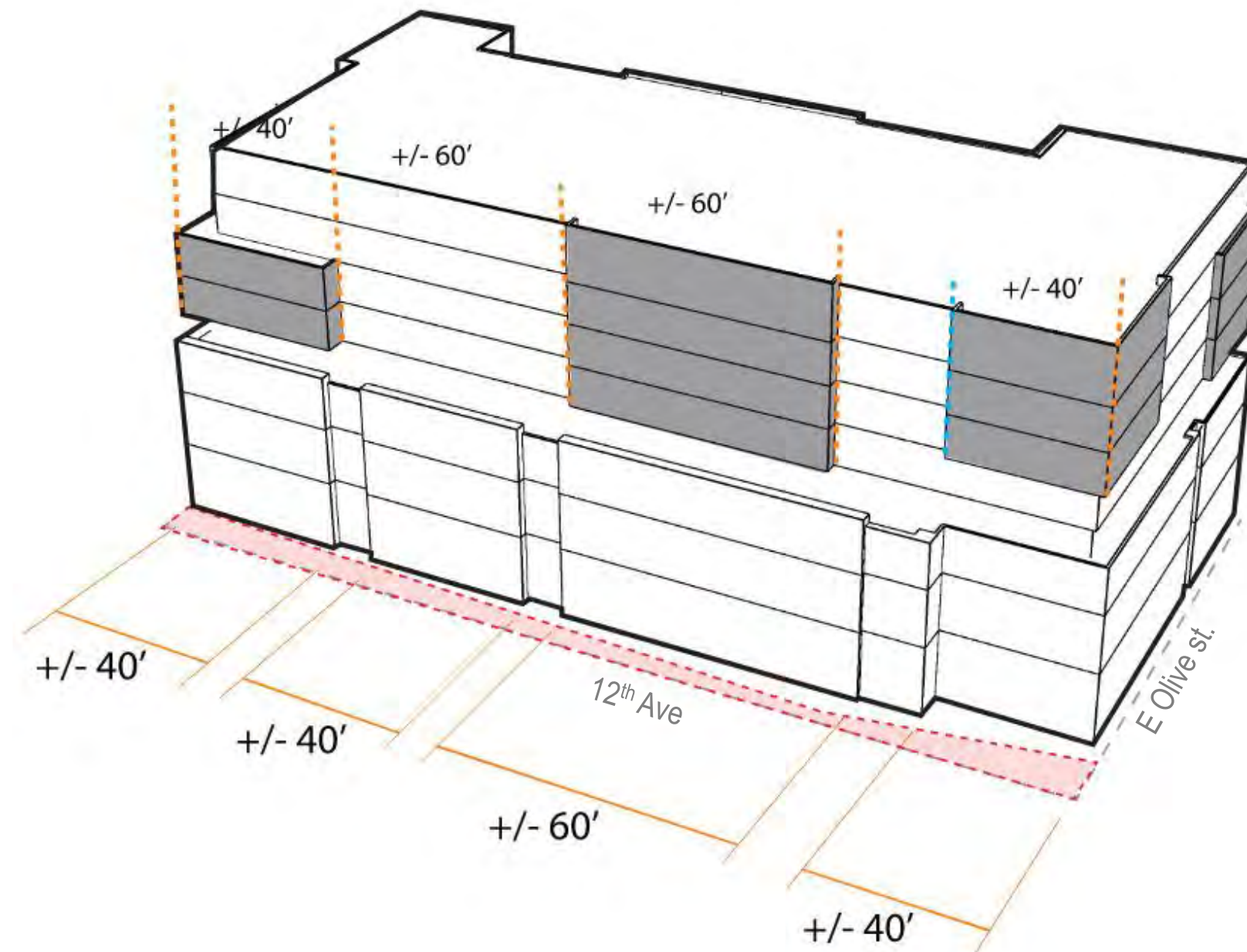
Make Orthogonal



C.1

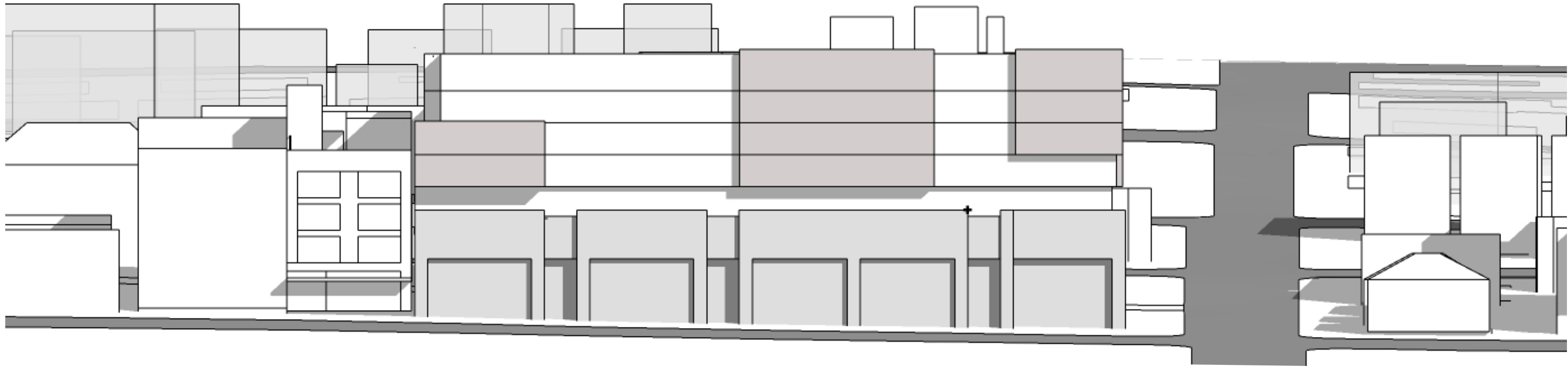
WEST MASSING DIAGRAM
OPTION C.1

Make Orthogonal



C.1
WEST EL

MASSING OPTIONS - OPTION C.1 – WEST ELEVATION – CONCEPT DIAGRAMS



*ALL DIMENSIONS ARE ROUNDED TO DEMONSTRATE RELATIONSHIP

C.1

WEST EL

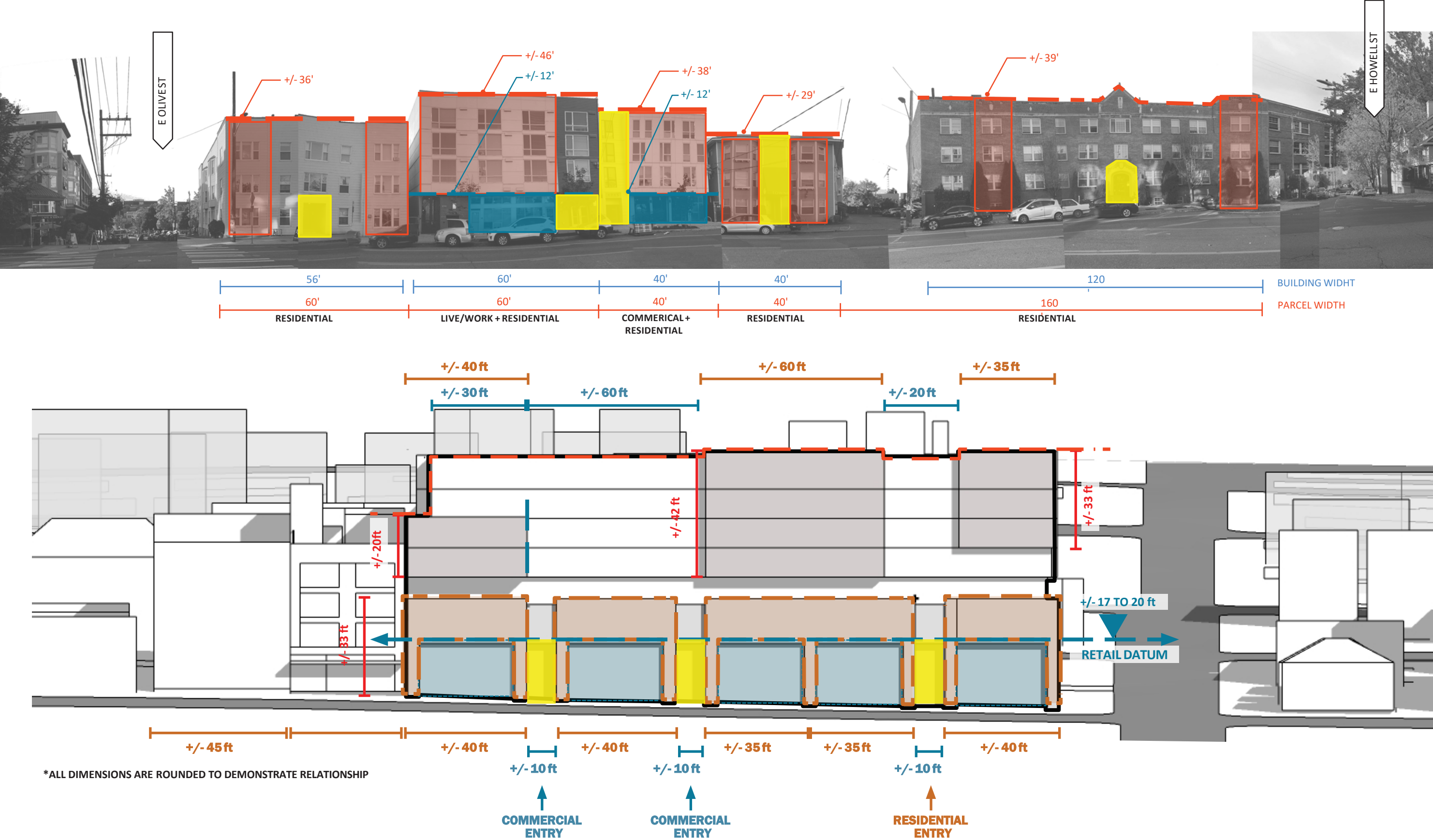
MASSING OPTIONS - OPTION C.1 – WEST ELEVATION



C.1

WEST EL

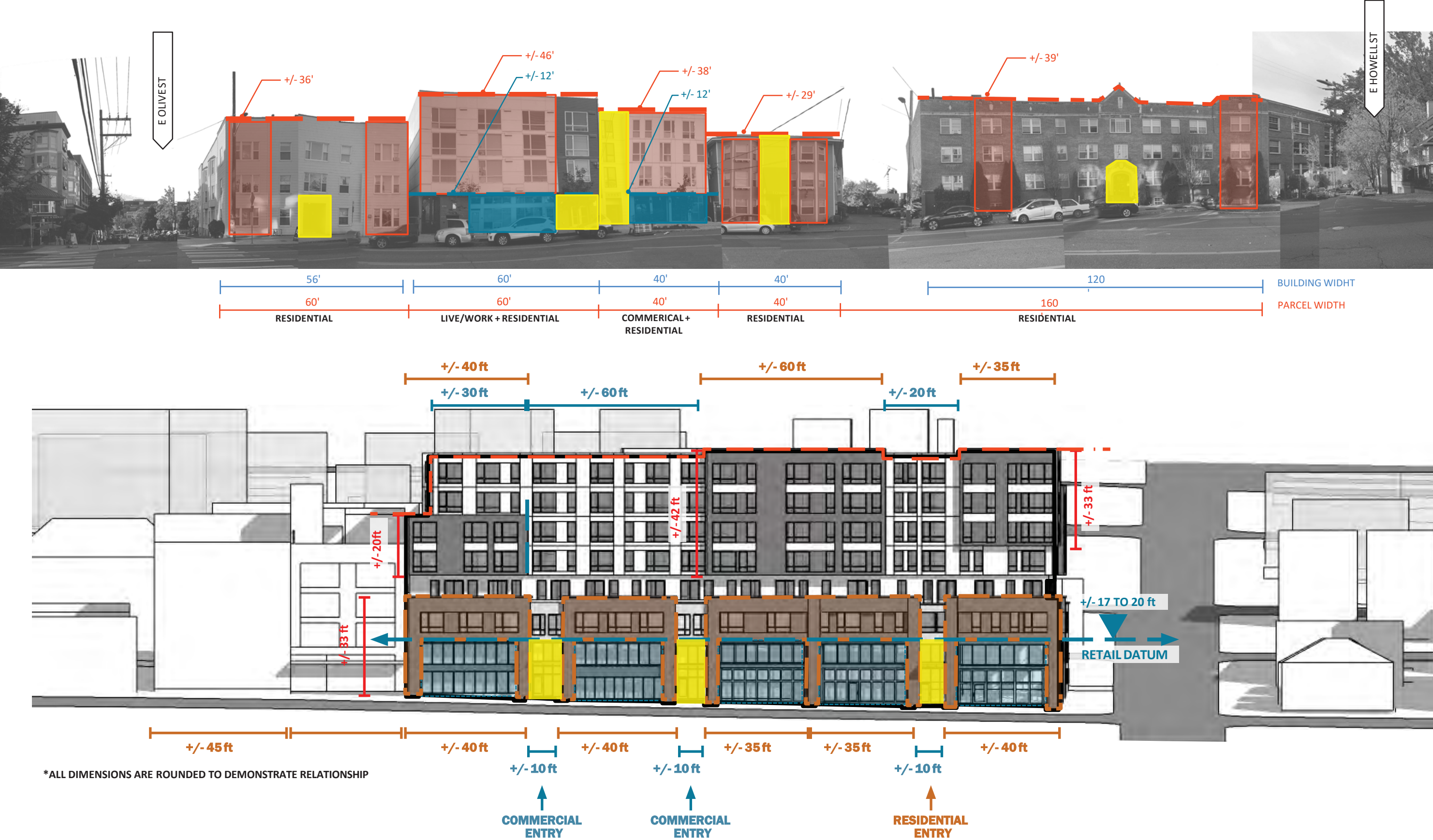
MASSING OPTIONS - OPTION C.1 – WEST ELEVATION



C.1

WEST EL

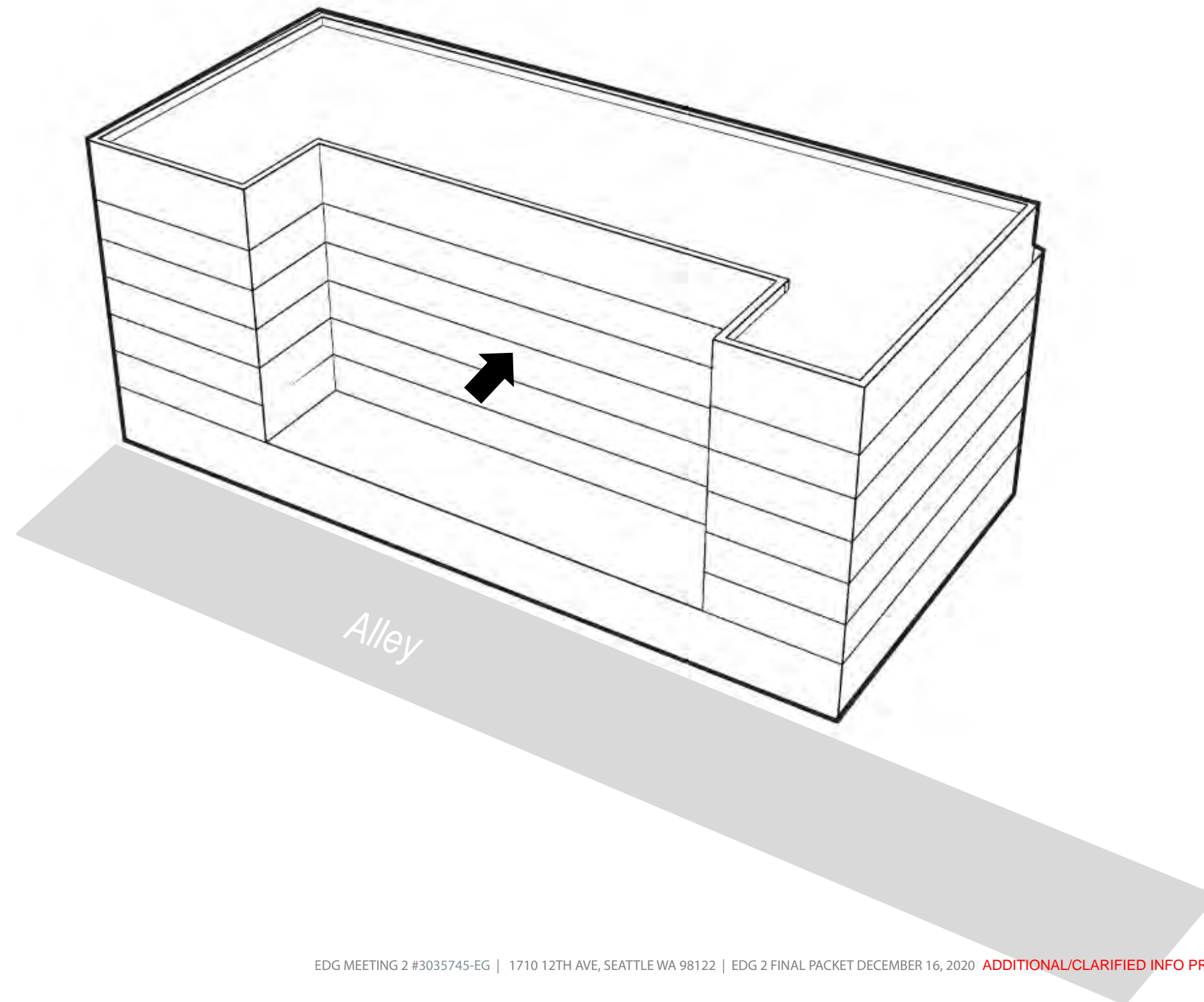
MASSING OPTIONS - OPTION C.1 – WEST ELEVATION



C.1

EAST MASSING DIAGRAM
OPTION C.1

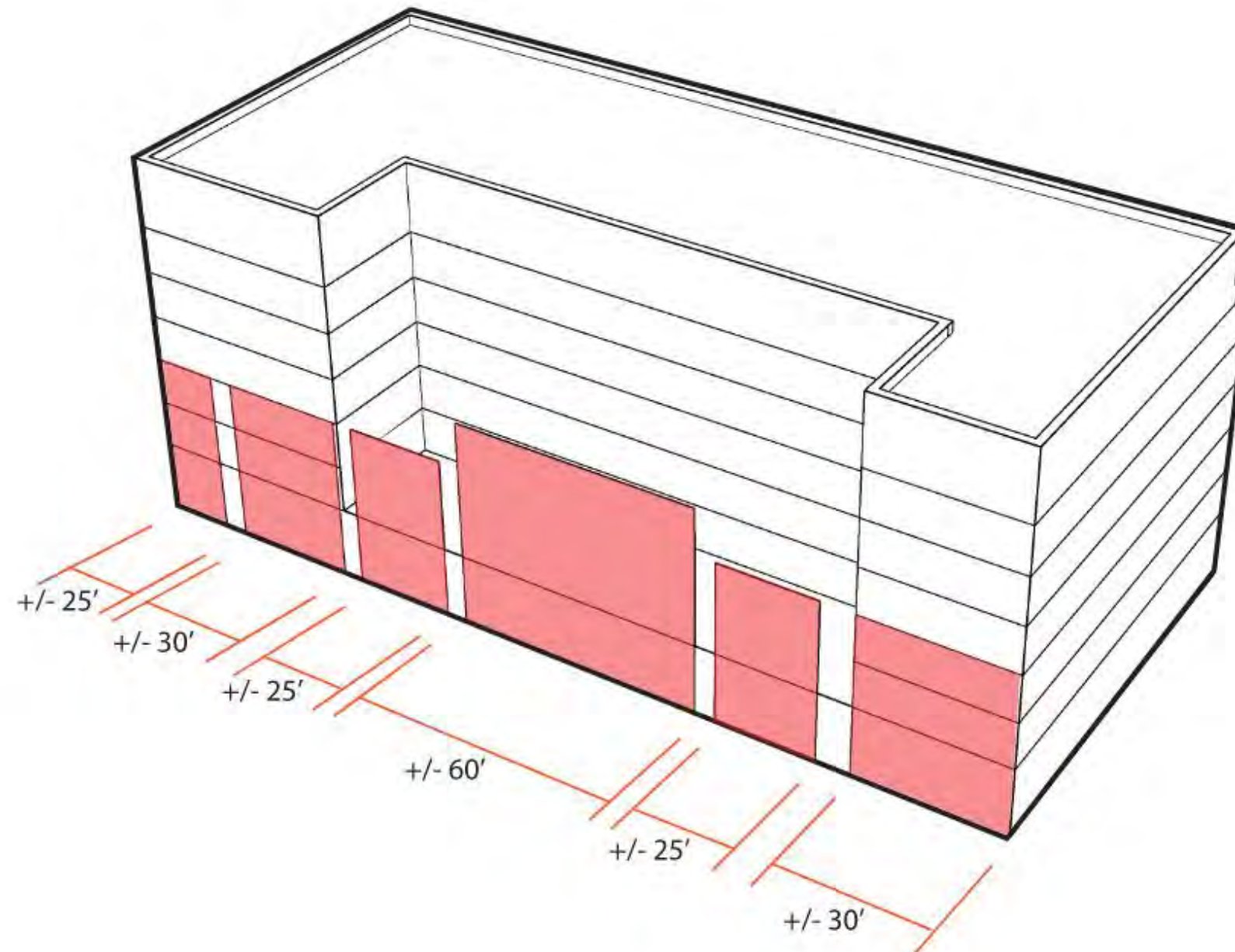
Pull mass away from LR3 zone



C.1

EAST MASSING DIAGRAM OPTION C.1

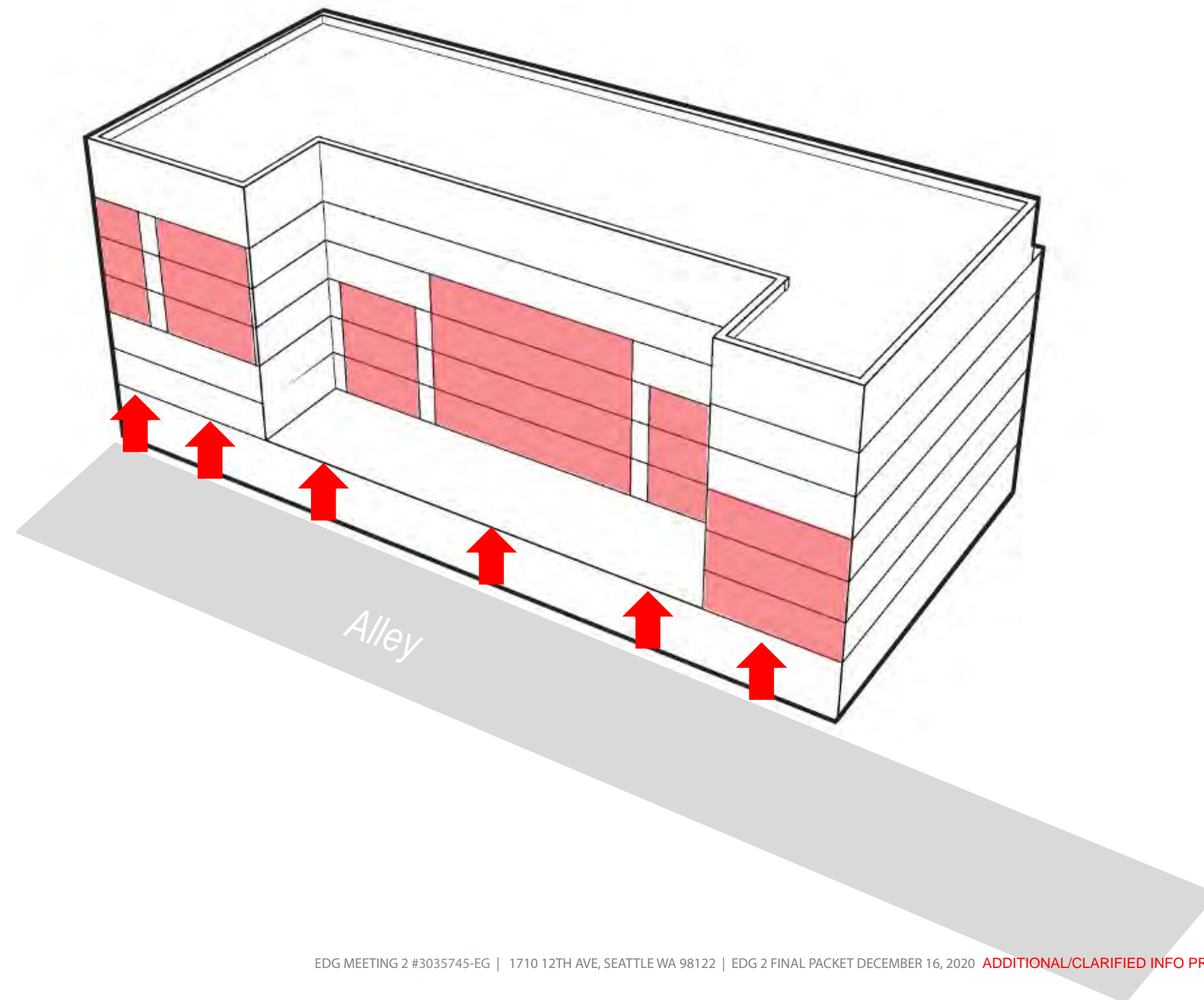
*Secondary massing breakdown – (square)
Based on surrounding building fabric*



C.1

EAST MASSING DIAGRAM OPTION C.1

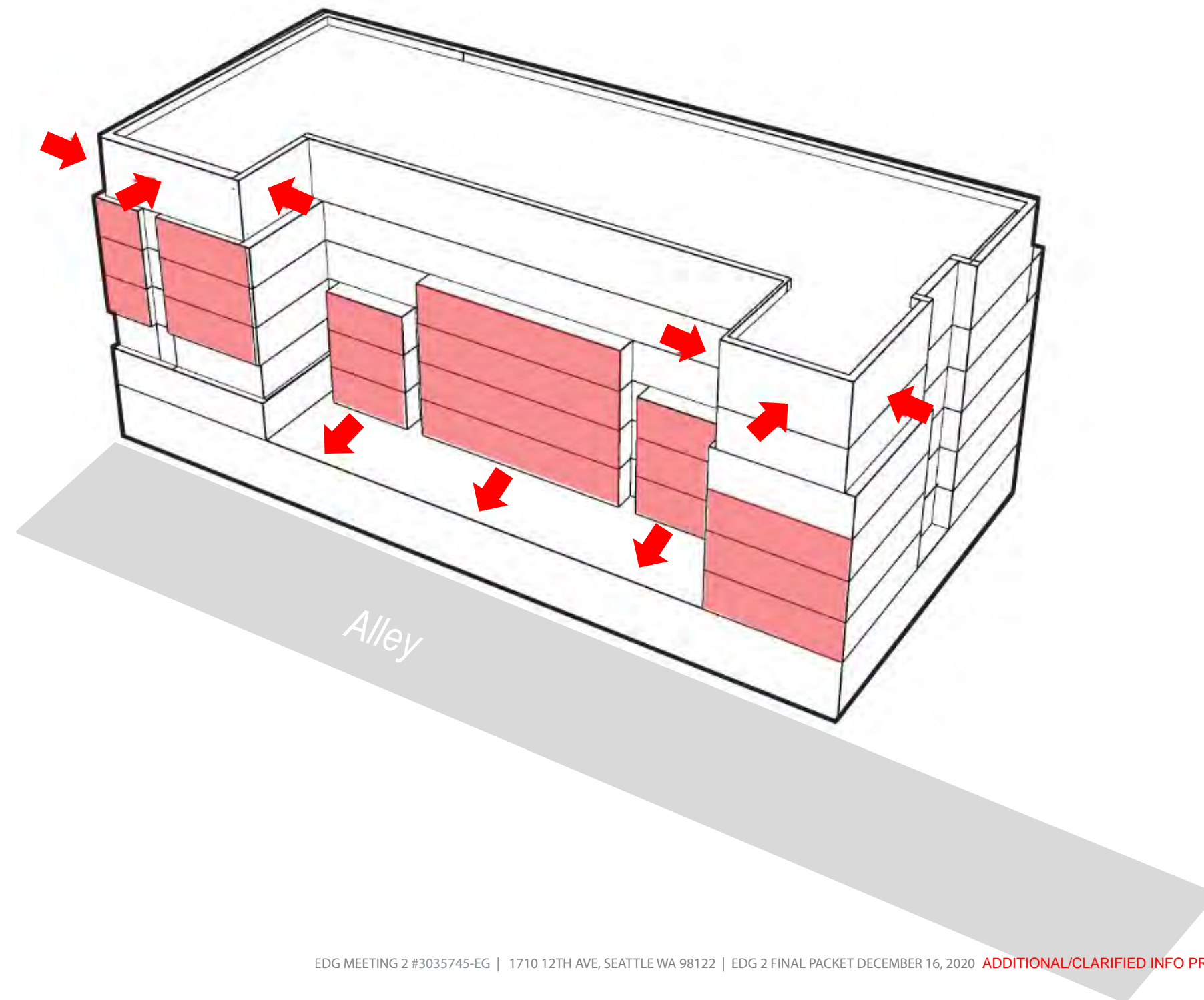
*Secondary massing breakdown – (square)
Based on surrounding building fabric*



C.1

EAST MASSING DIAGRAM OPTION C.1

*Secondary massing breakdown – (square)
Based on surrounding building fabric
Upper levels set back further*



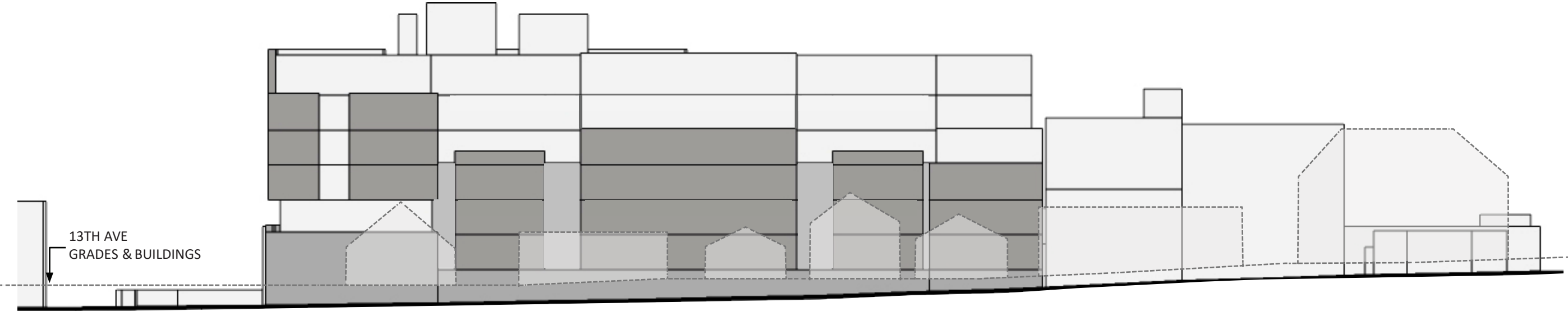
C.1
EAST EL

MASSING OPTIONS - OPTION C.1 – EAST ELEVATION



*ALL DIMENSIONS ARE ROUNDED TO DEMONSTRATE RELATIONSHIP

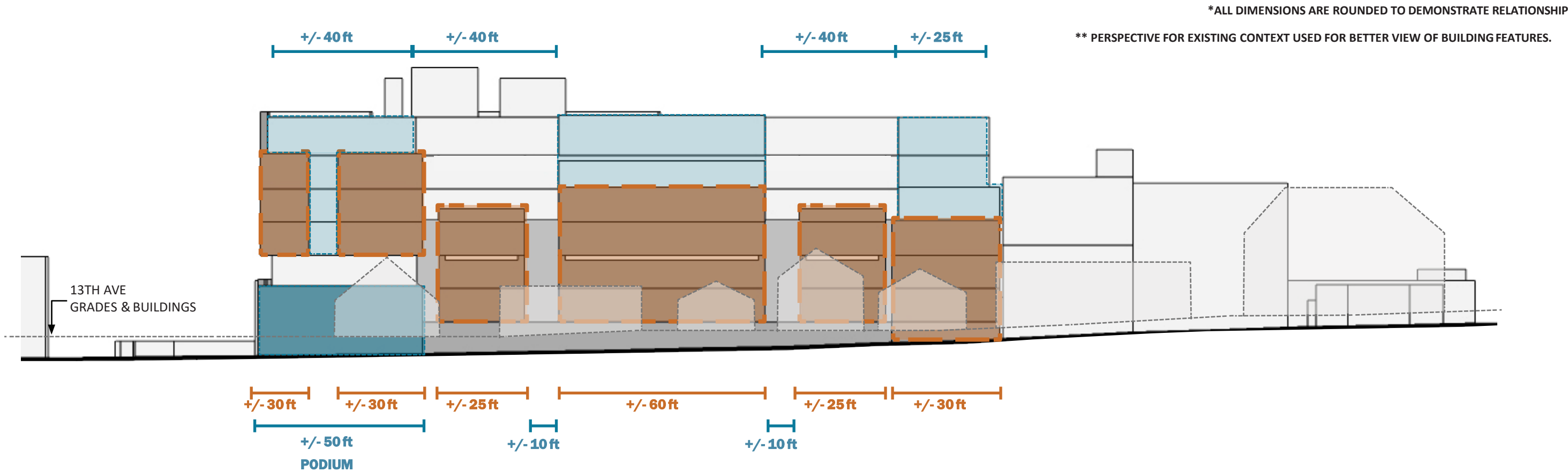
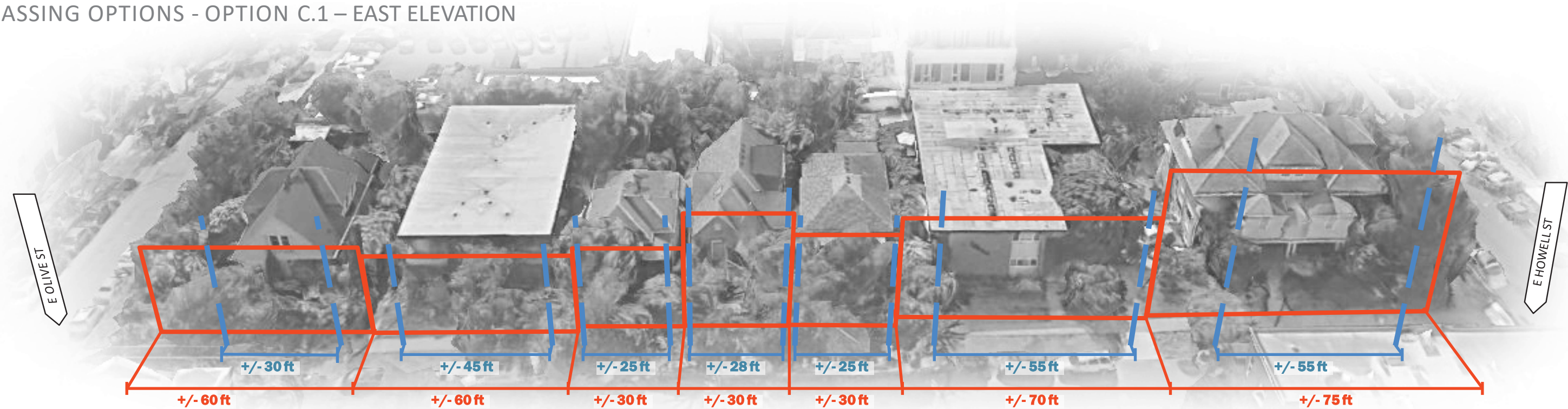
** PERSPECTIVE FOR EXISTING CONTEXT USED FOR BETTER VIEW OF BUILDING FEATURES.



C.1

EAST EL

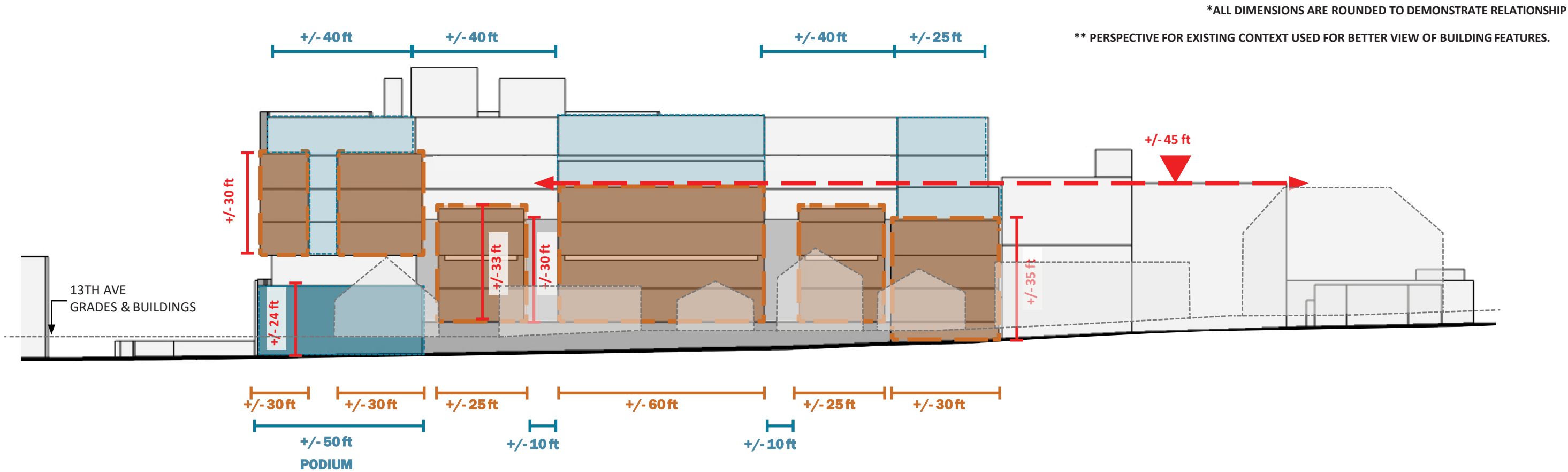
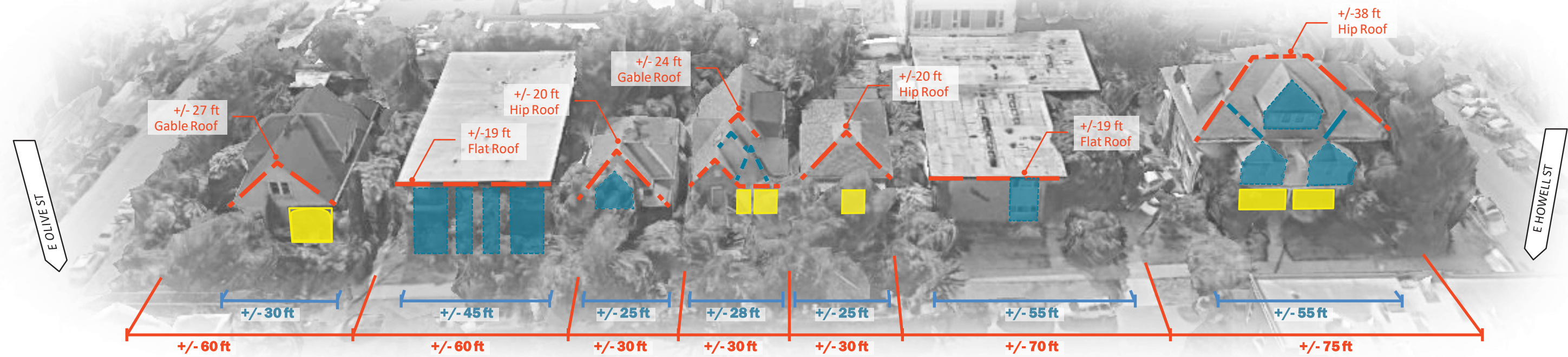
MASSING OPTIONS - OPTION C.1 – EAST ELEVATION



C.1

EAST EL

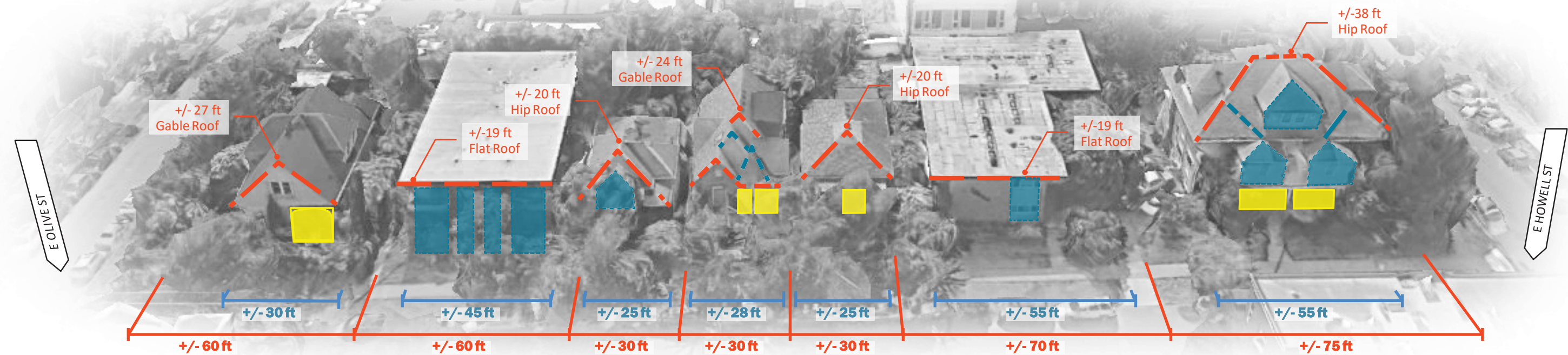
MASSING OPTIONS - OPTION C.1 – EAST ELEVATION



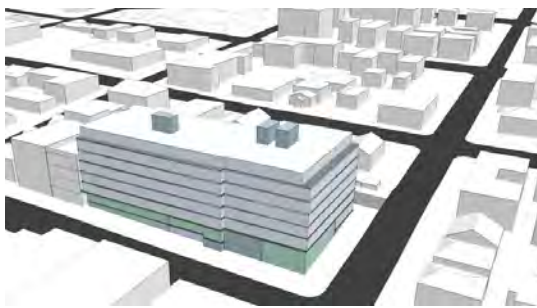
C.1

EAST EL

MASSING OPTIONS - OPTION C.1 – EAST ELEVATION



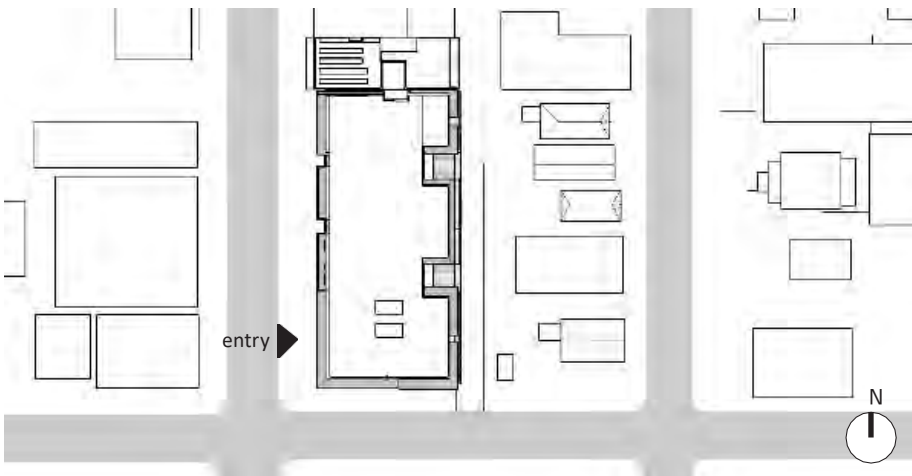
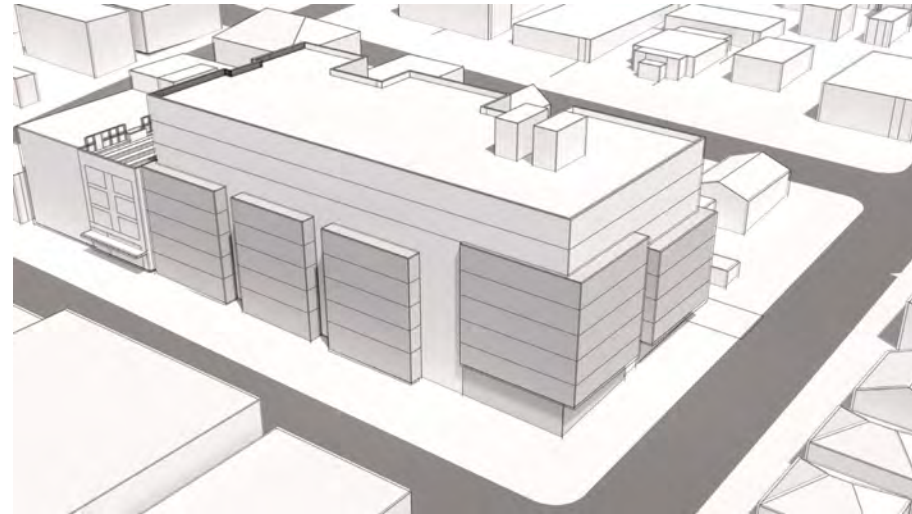
A



EDG 1 VERSION

OPTION A

- Unit Count = Approx. 155
- Approx. 102,300 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.99
- **Code compliant - no departures**



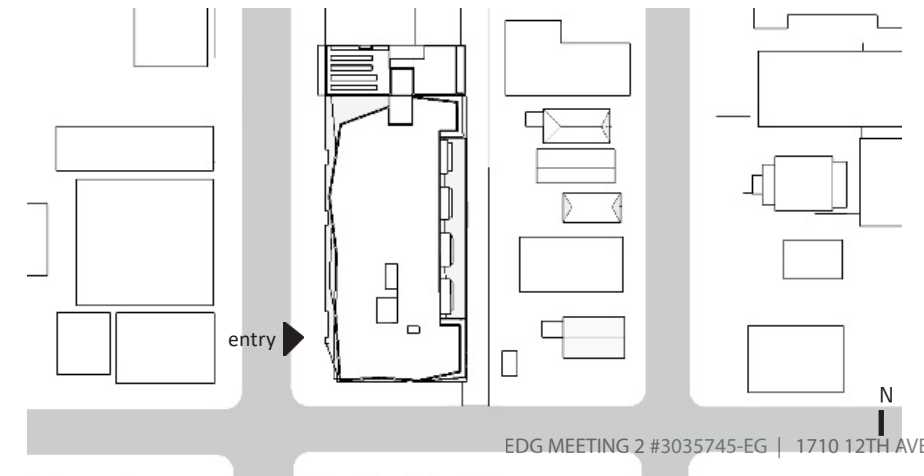
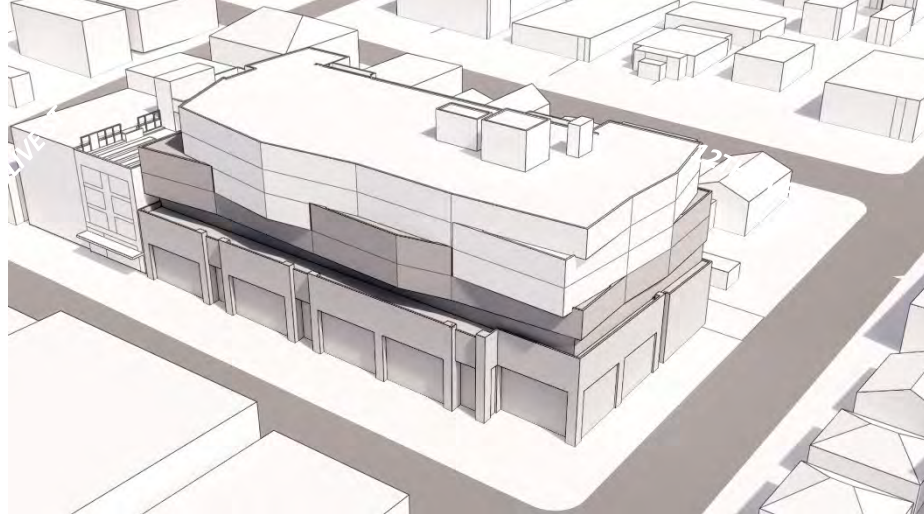
C



EDG 1 VERSION

OPTION C IMPROVED

- Unit Count = Approx. 144
- Approx. 101,000 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.67
- **Code compliant - no departures**

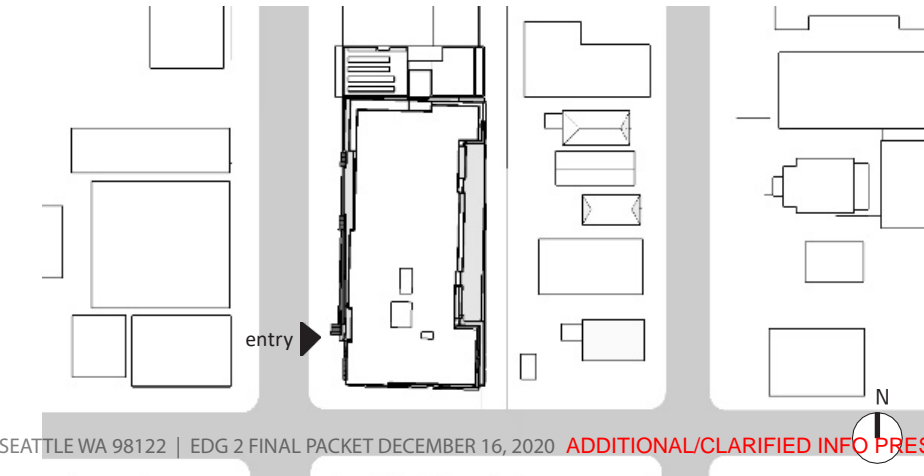
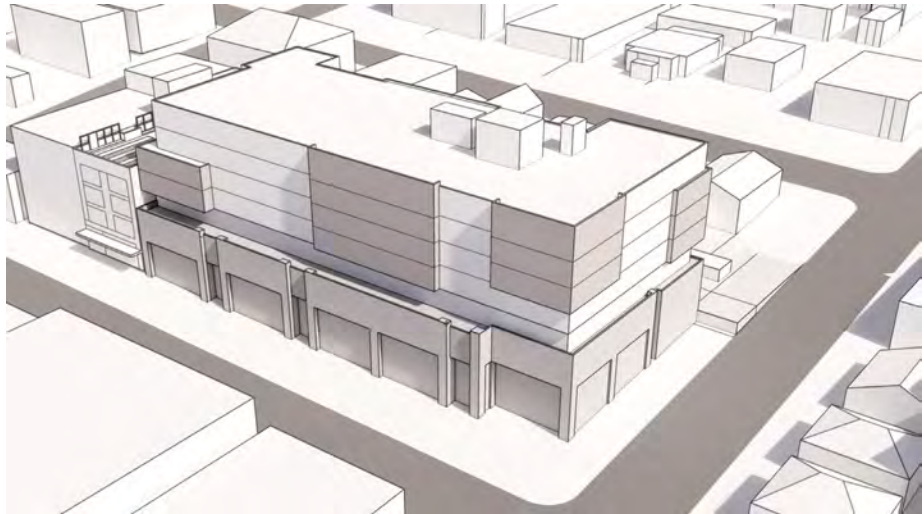


C.1



OPTION C.1 (NEW VERSION)

- Unit Count = Approx. 144
- Approx. 101,000 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.67
- **Code compliant - no departures**

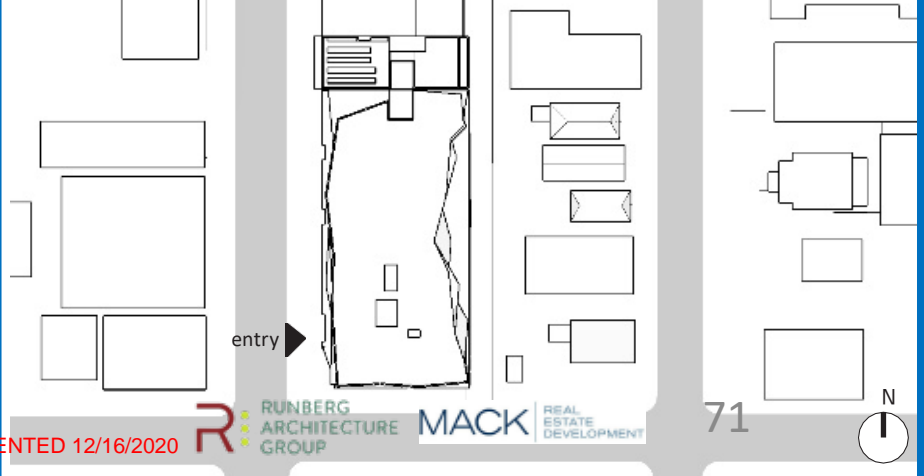


D



OPTION D - "WAVE & GASKET EAST"

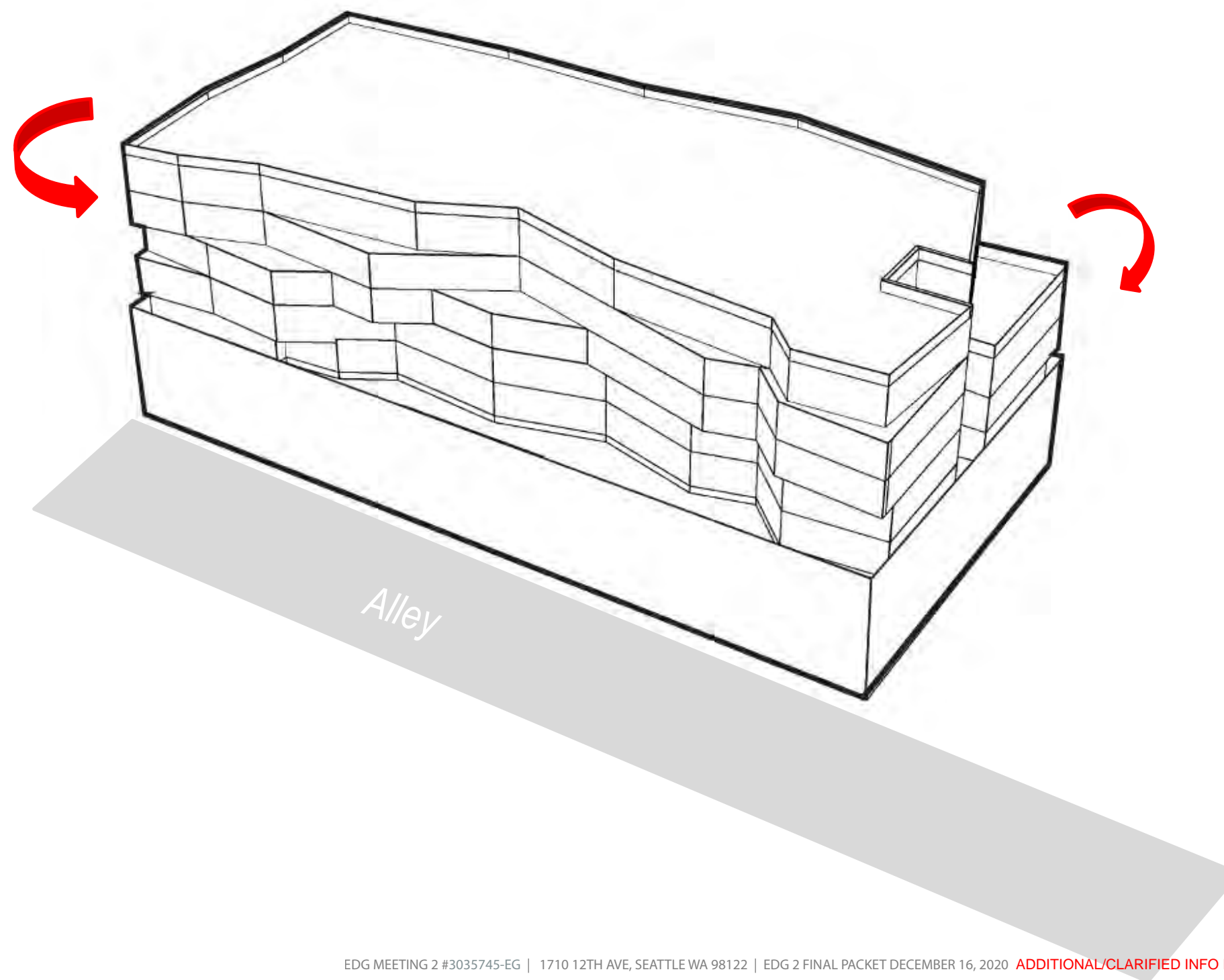
- Unit Count = Approx. 144
- Approx. 102,500 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.86
- **Code compliant - no departures**



D

EAST MASSING DIAGRAM OPTION D

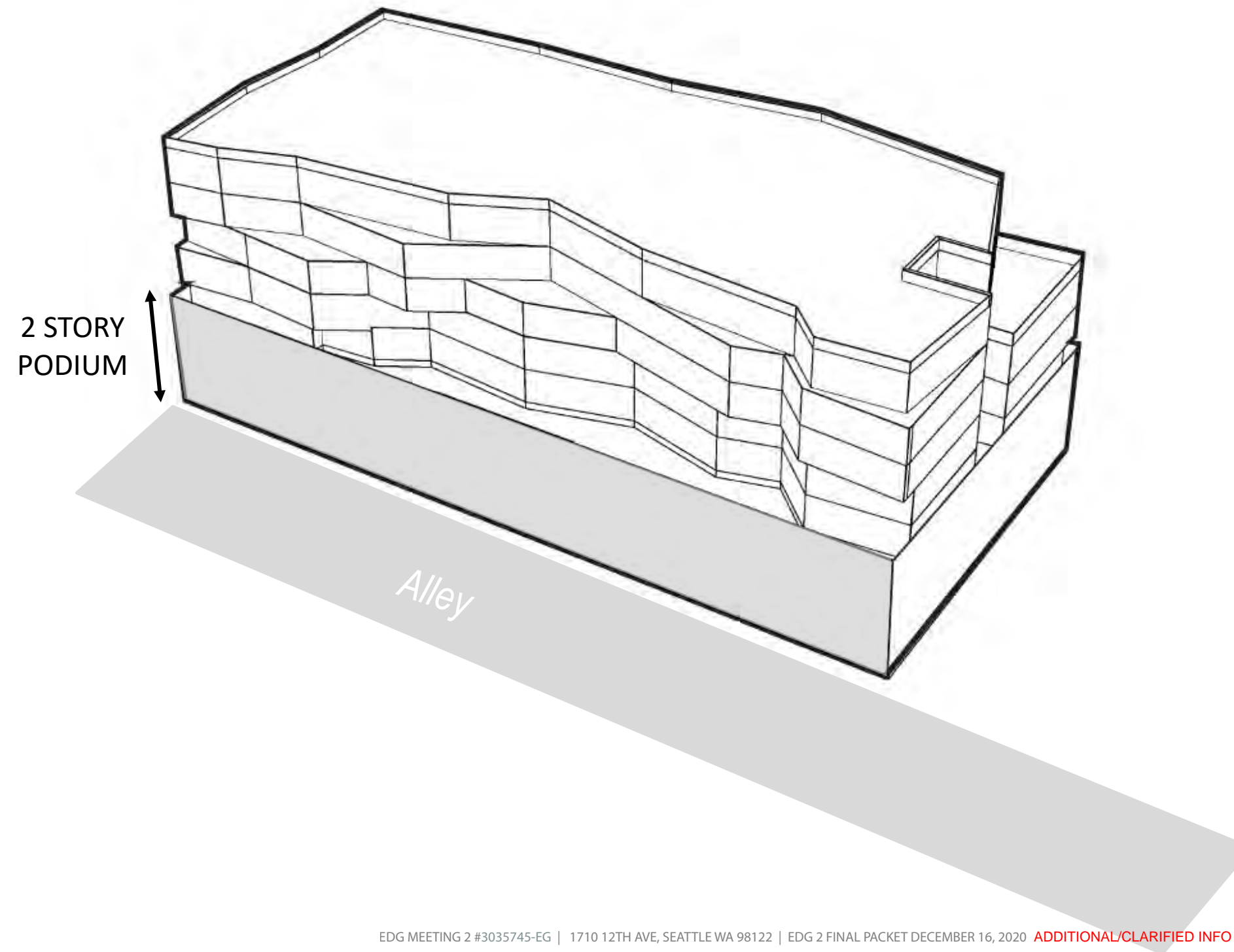
West modulation concept extended / wrapped to east side – (weave)



D

EAST MASSING DIAGRAM OPTION D

Base raised to align with west façade base – units along face of alley (1 -2 stories above as alley drops to south)



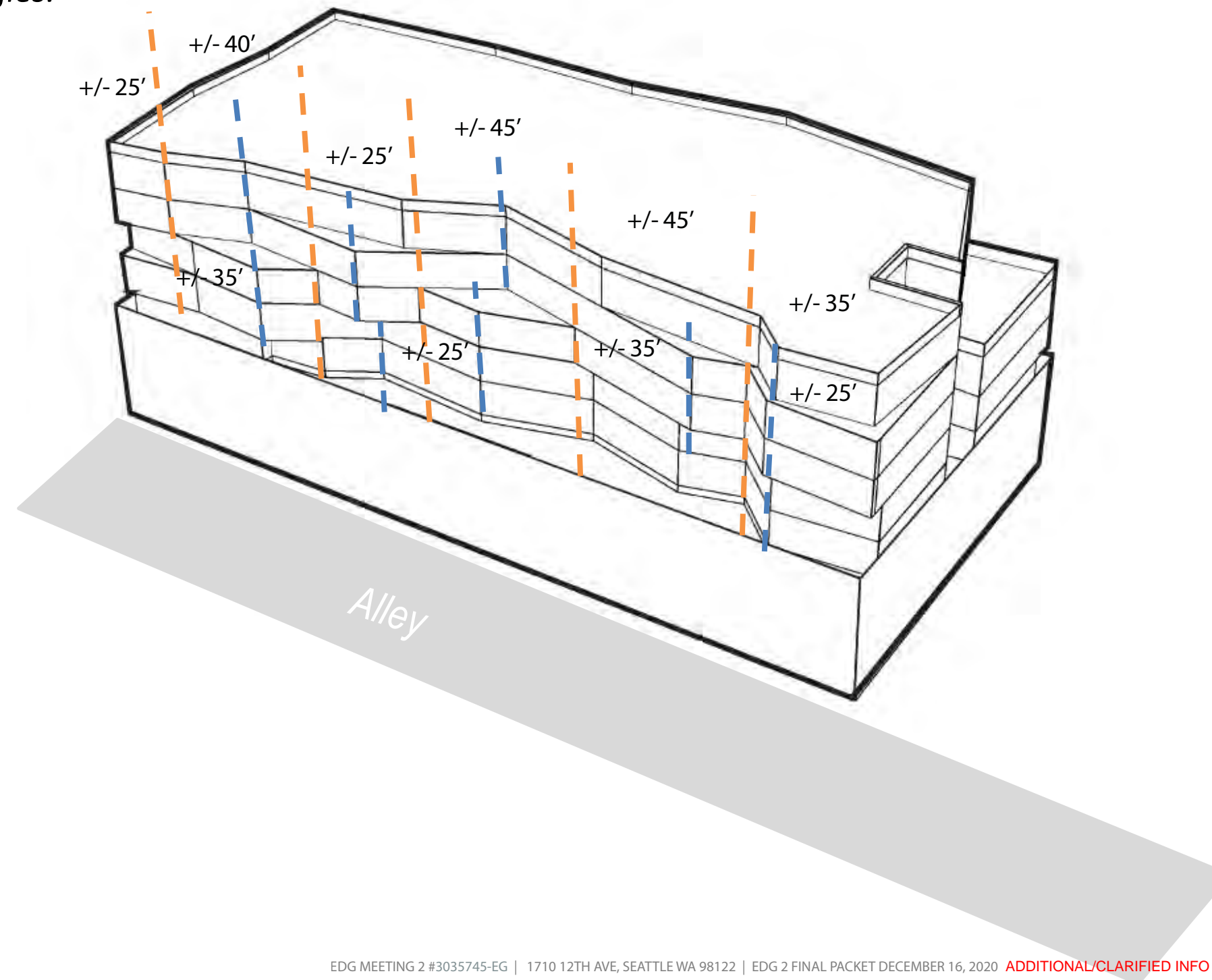
D

EAST MASSING DIAGRAM OPTION D

Secondary massing breakdown – (weave)

Based on surrounding building fabric

Larger paired and tripled “bays” on west are further broken into singles and pairs with more angles.



D

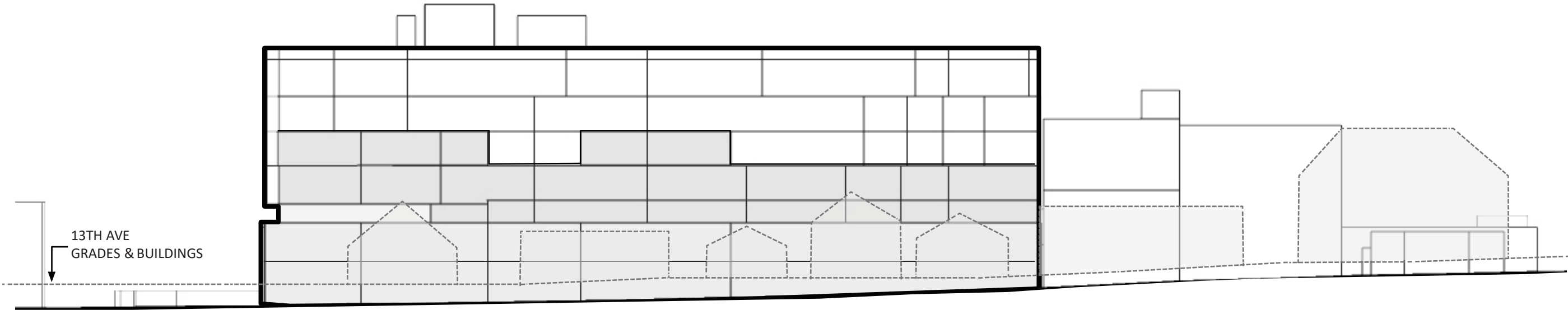
EAST EL

MASSING OPTIONS - OPTION D – EAST ELEVATION



*ALL DIMENSIONS ARE ROUNDED TO DEMONSTRATE RELATIONSHIP

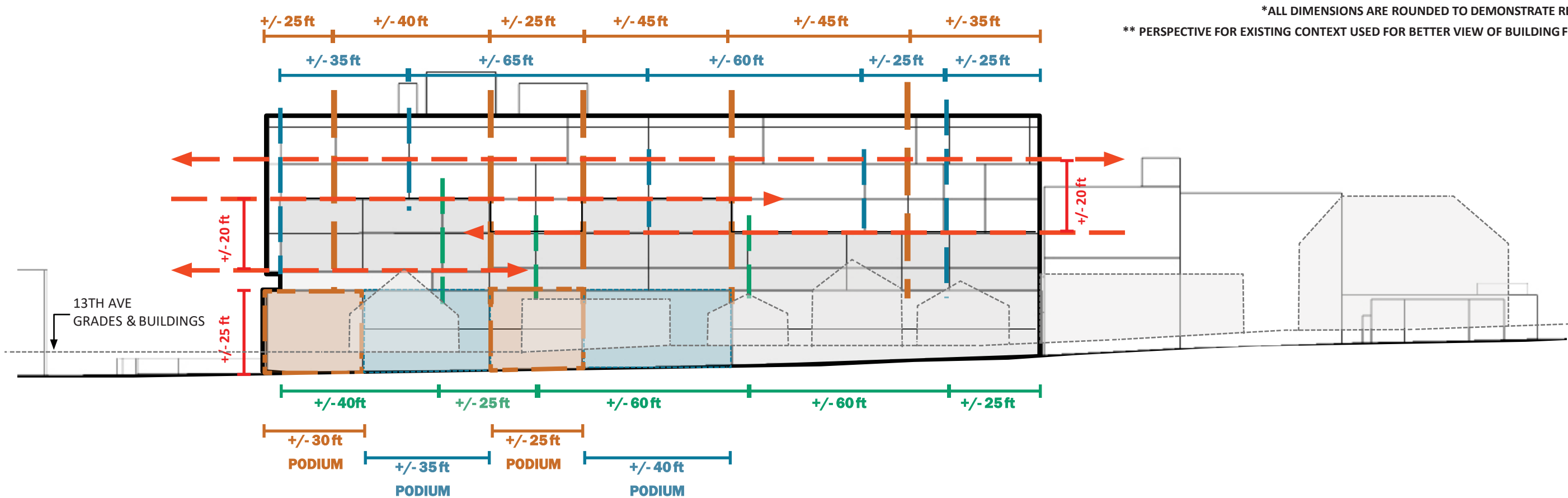
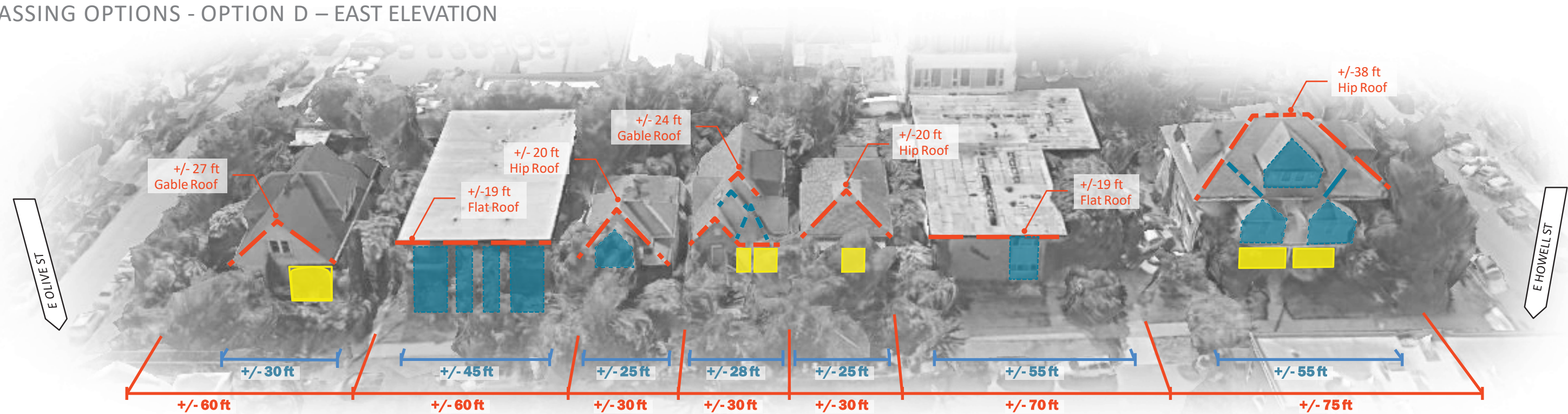
** PERSPECTIVE FOR EXISTING CONTEXT USED FOR BETTER VIEW OF BUILDING FEATURES.



D

EAST EL

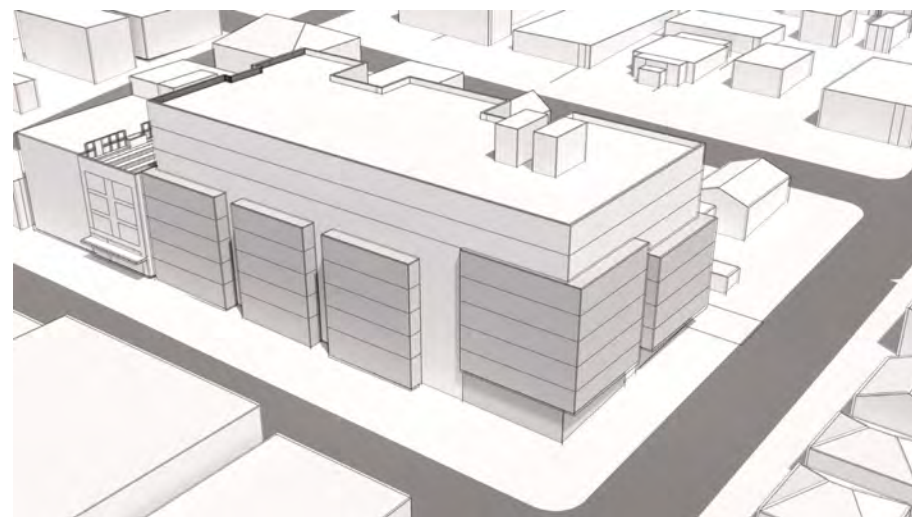
MASSING OPTIONS - OPTION D – EAST ELEVATION



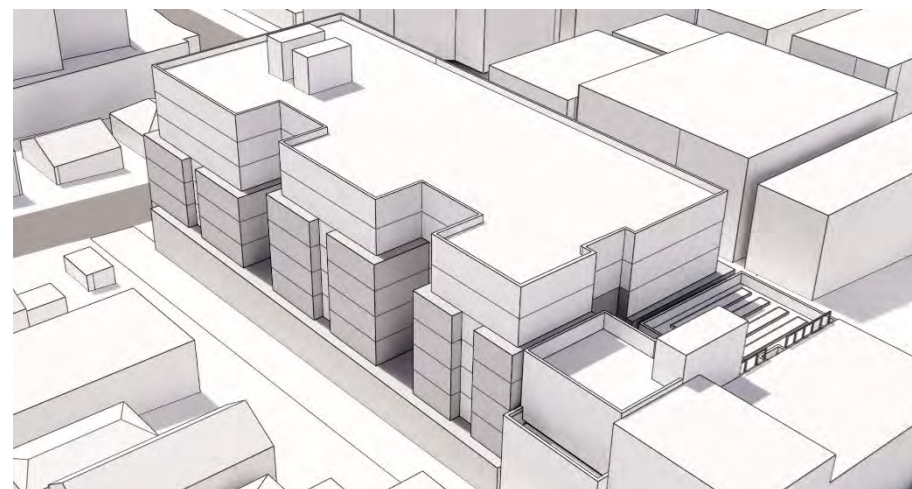
*ALL DIMENSIONS ARE ROUNDED TO DEMONSTRATE RELATIONSHIP

** PERSPECTIVE FOR EXISTING CONTEXT USED FOR BETTER VIEW OF BUILDING FEATURES.

A

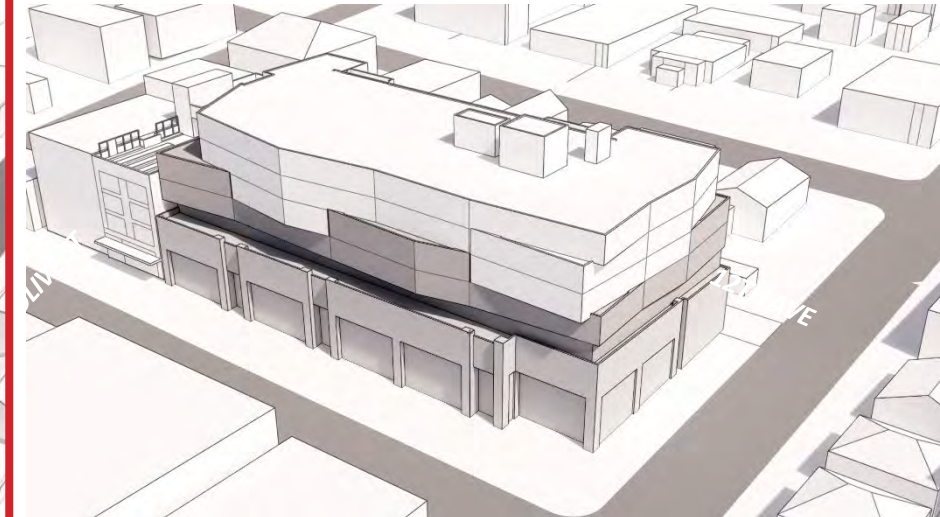


OPTION A

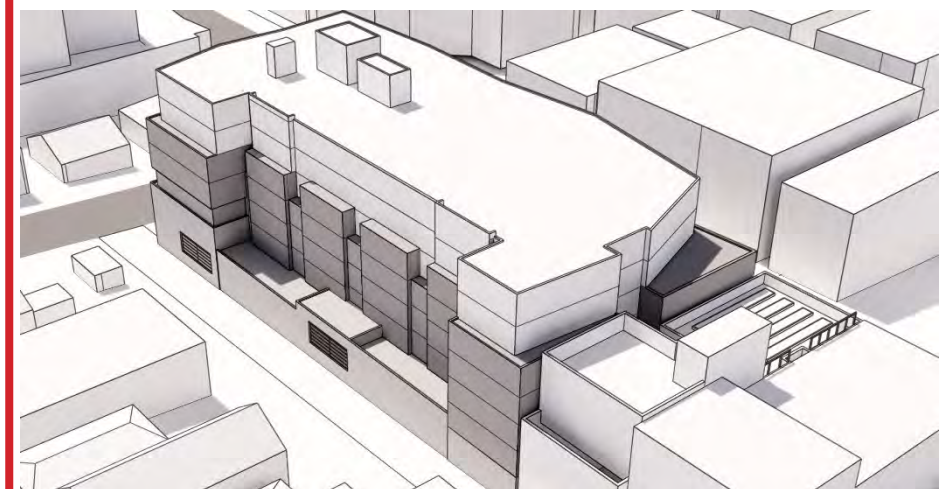


C

PREFERRED



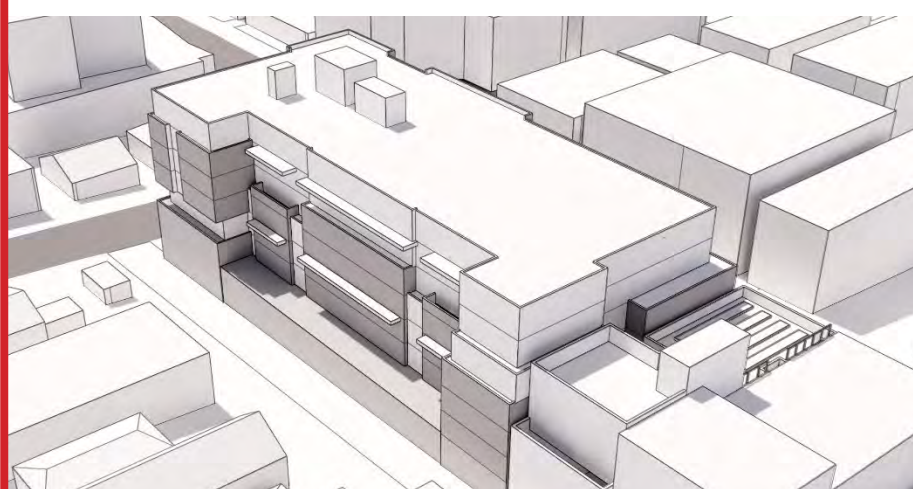
OPTION C IMPROVED



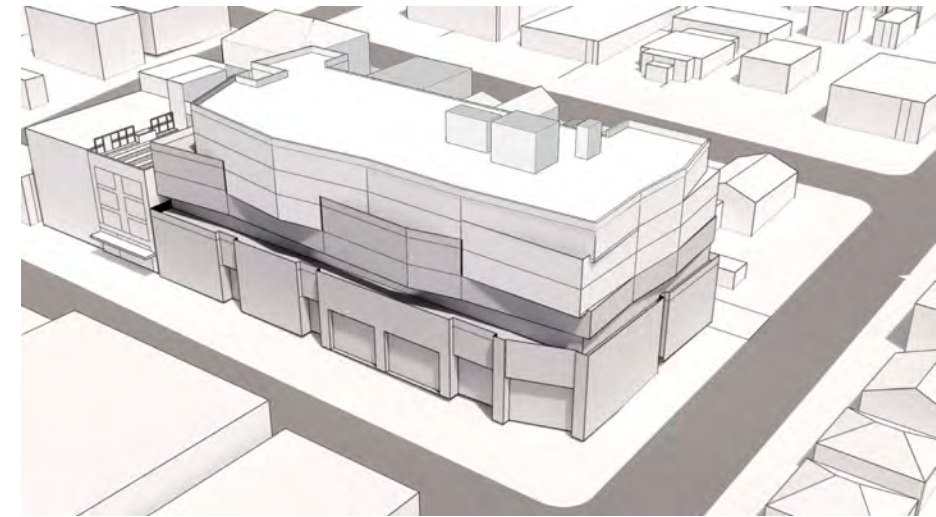
C.1



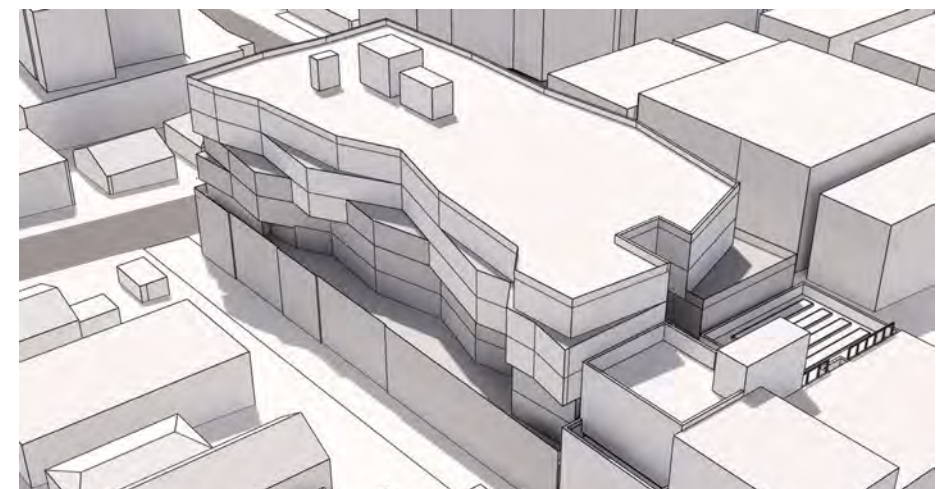
OPTION C.1 (NEW VERSION)



D



OPTION D - "WAVE & GASKET EAST"



II.

HEIGHT, BULK AND SCALE: INCL.MASSING/TRANSITIONS NORTH, EAST (NEIGHBORING ZONES)

- i. Option A - massing brought to similar detail as option C
- ii. Option B - not included (see main packet above) - least different from C & massing too close to east neighbors
- i. Option C - updated based on 11/12 guidance
- ii. Option C.1 - sim to C but with simple, square upper levels
- iii. Option D - unchanged from main packet

Guidance received at EDG 2 meeting 11/12:

- 1 **AH-“Step down and setback from the “much lower” density to the east....there’s a way to break down to feel like its not one bulky mass .”**
 - Option C has been further developed with additional stepdowns and setbacks at the east facade (transition) upper-level corners.
 - Different sub-modulation options for the vertical bays have been explored on C and C.1, which could be inter-changeable, showing different interpretations of the rhythm of the neighborhood (smalls, mediums and larges).
- 2 **LP-“Option C feels a bit busy (upper levels)....North setback at upper levels successful and could be applied to the other corners, especially transitions to residential zone to east....more dramatic massing shift at SW(upper) corner.”**
 - Option C.1 has been provided with the same base as C as an option to flatten out and simplify the upper floors.
- 3 **EG-“Appreciate how options C/D tried to break down the scale along 12th and alley. North and south need some consideration.”**
 - South facade has been modified along with upper-level step backs adjusting material locations. Further emphasizes zigzagging wrapping into alley.
- 4 **AT-“One massing is developed with planner’s feedback and others neglected. You have to take into account both existing and anticipated scale zoning and zone transitions. We have to strike a balance. Look at the intension behind the rezone. city needing more housing, affordability, and where to place it. Option C more responsive to the guidelines; CS2D because its more developed accordingly. Zigzagging of the building mass on the top (should) wrap around on East olive and into the alley a little bit”**
- 5 **MA-“Hard to pull in architectural concept trough just B/C not discussed much in packet... Leaning toward more successful where the building is pulling away (from) lower scale neighbors, north and east in particular(Alastair and Lauren agree)”**
 - Option A has been brought up to a similar development level as C for comparison (due to time constraints B has not been included.)

- 6 ***AH- "Takes(too many) cues from "Capitol Hill" (Pike/Pine) needs more "neighborhood context"***
- 7 ***AT- "Does feel it fits other recent precedents: brick base, top plays with recent development imbue with more playful, expressive massing but need to better explain and explored."***
- 8 ***EG- "Playfulness is exciting and what's fun about Capitol Hill.....can be inspired by 12th Ave Arts but should also have a clear idea of this context and this intersection"***
 - Concepts are developed based on neighborhood analysis and reacting to constraints of site (specifically the powerlines cutting the SW corner)
- 9 ***EG- "....Board is somewhere between options C&D"***



SUGGESTED PRECEDENT IMAGES FROM SDCI



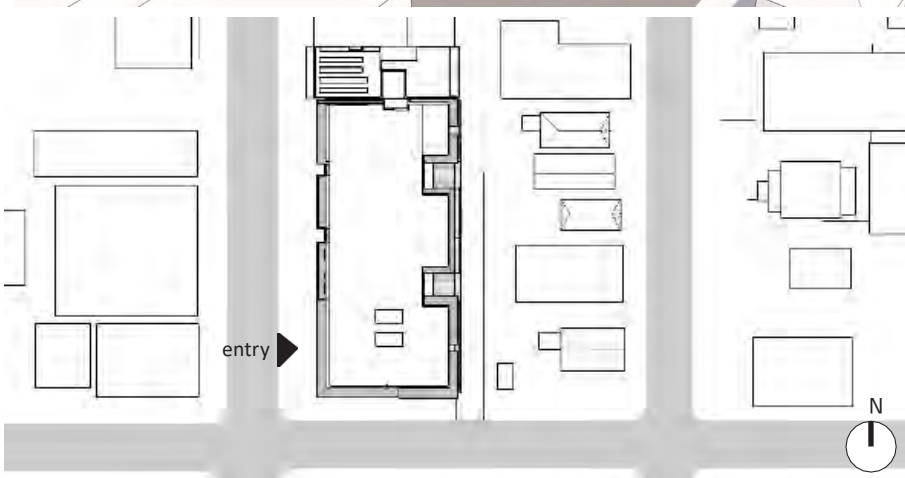
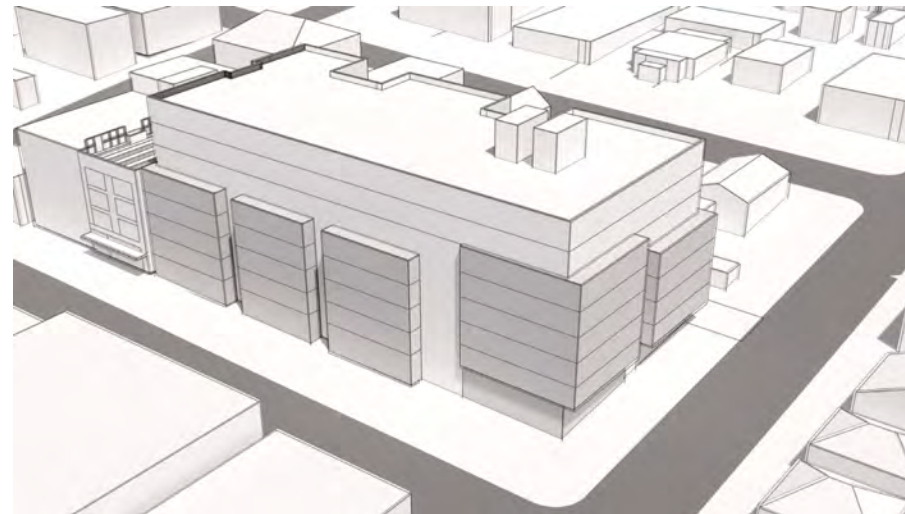


A

OPTION A

- Unit Count = Approx. 155
- Approx. 102,300 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.99
- **Code compliant - no departures**

EDG 1 VERSION



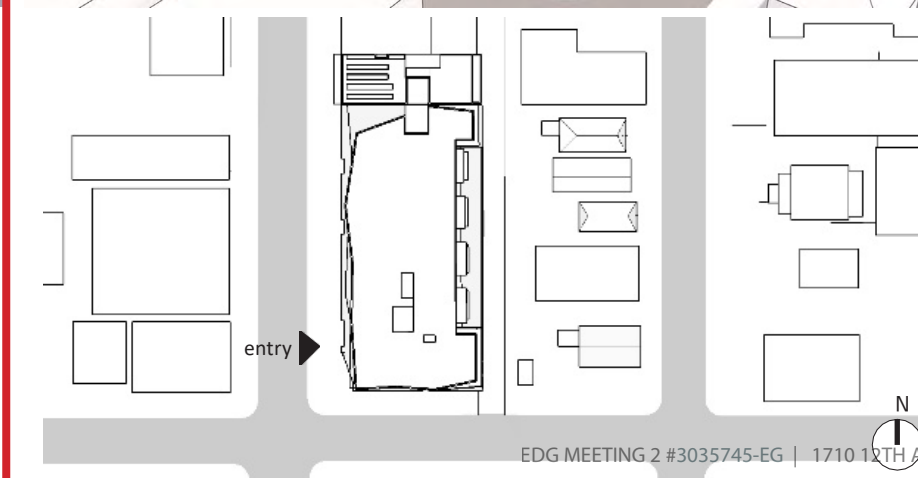
PREFERRED

C

OPTION C IMPROVED

- Unit Count = Approx. 144
- Approx. 101,000 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.67
- **Code compliant - no departures**

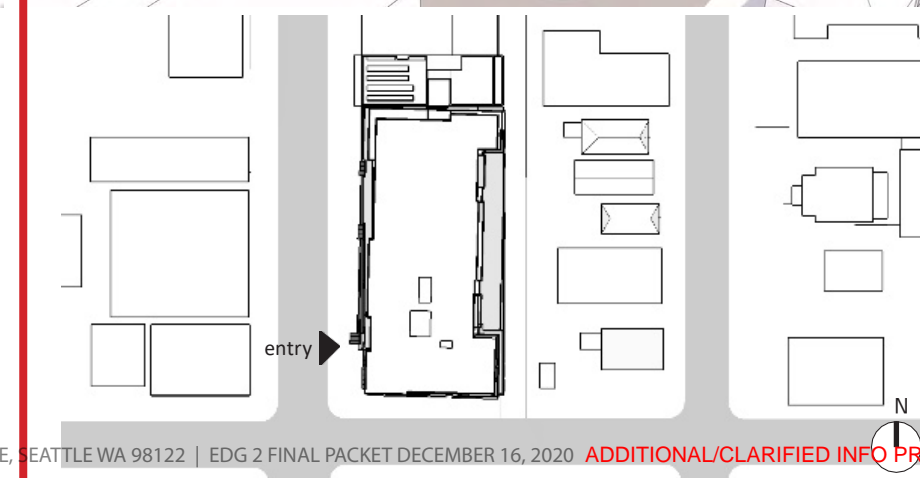
EDG 1 VERSION



C.1

OPTION C.1 (NEW VERSION)

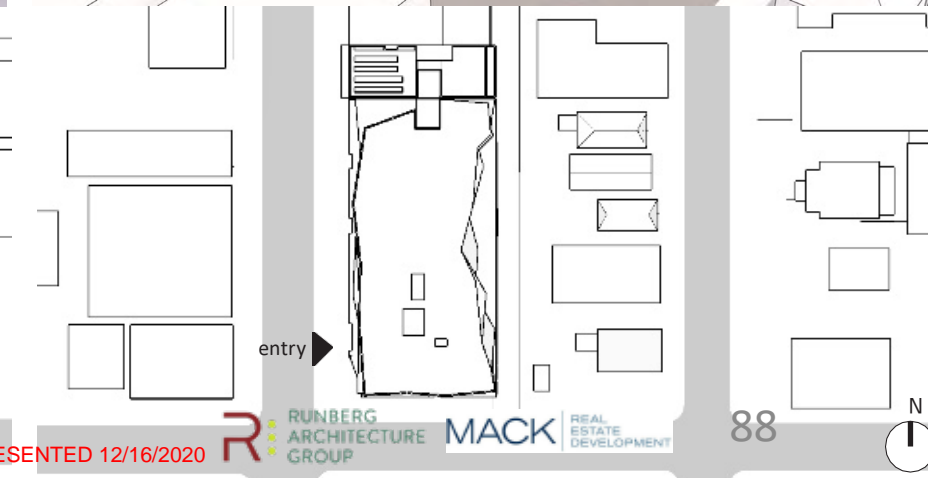
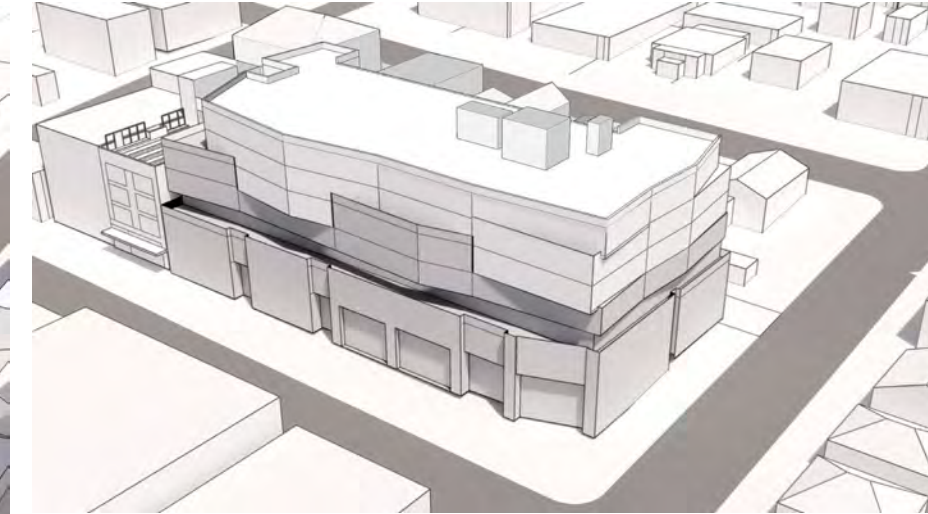
- Unit Count = Approx. 144
- Approx. 101,000 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.67
- **Code compliant - no departures**



D

OPTION D - "WAVE & GASKET EAST"

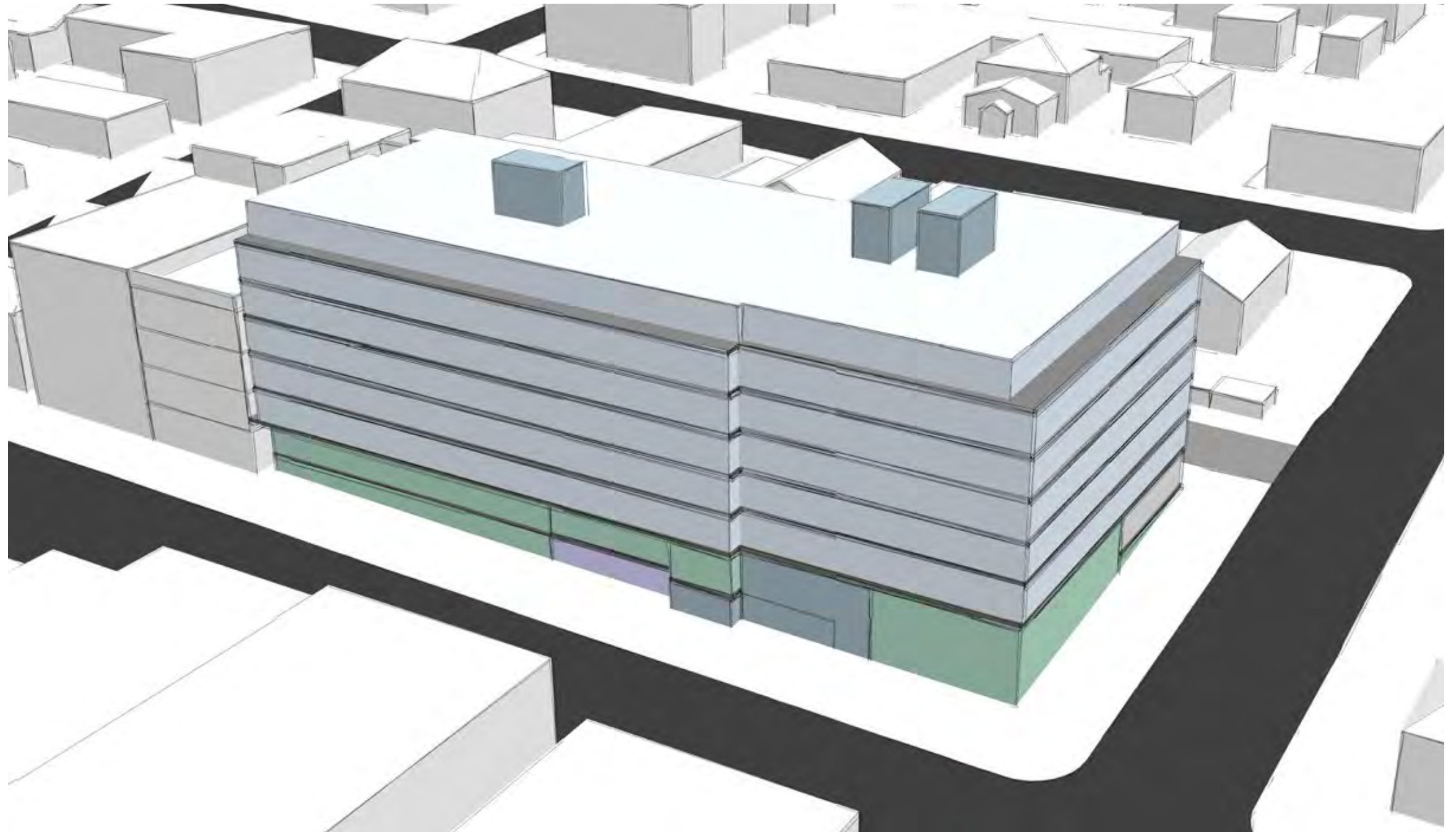
- Unit Count = Approx. 144
- Approx. 102,500 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.86
- **Code compliant - no departures**



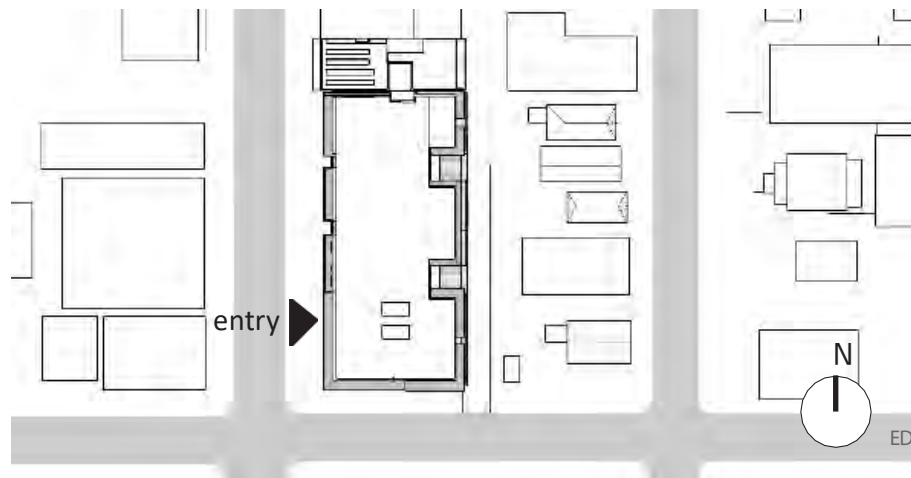
A

OPTION A UPDATED - SUMMARY

- Unit Count = Approx. 144
- Approx. 102,500 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.86
- 75' Above Average Grade
- **Code compliant - no departures**



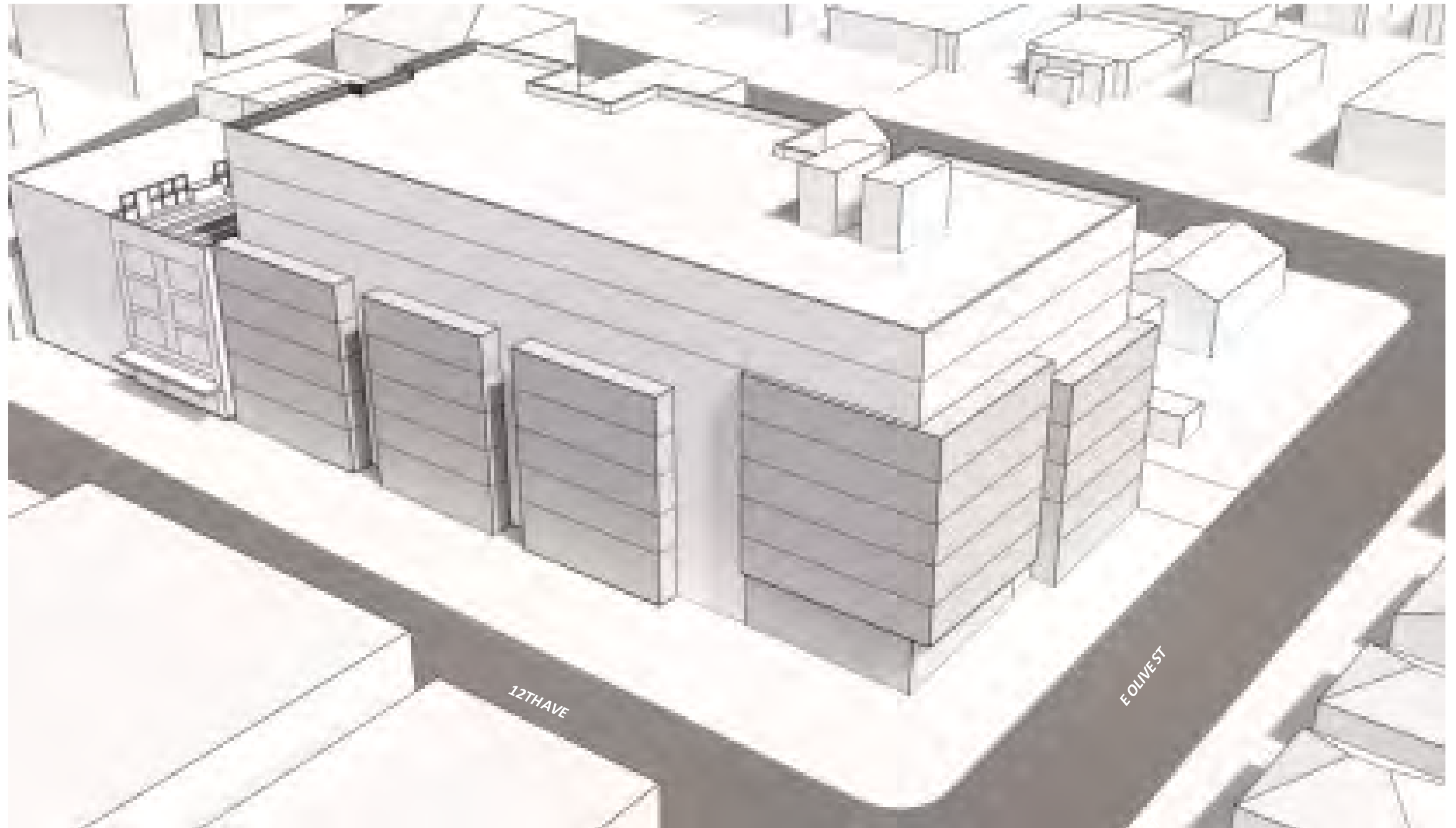
EDG 1 VERSION – APRIL 04, 2020



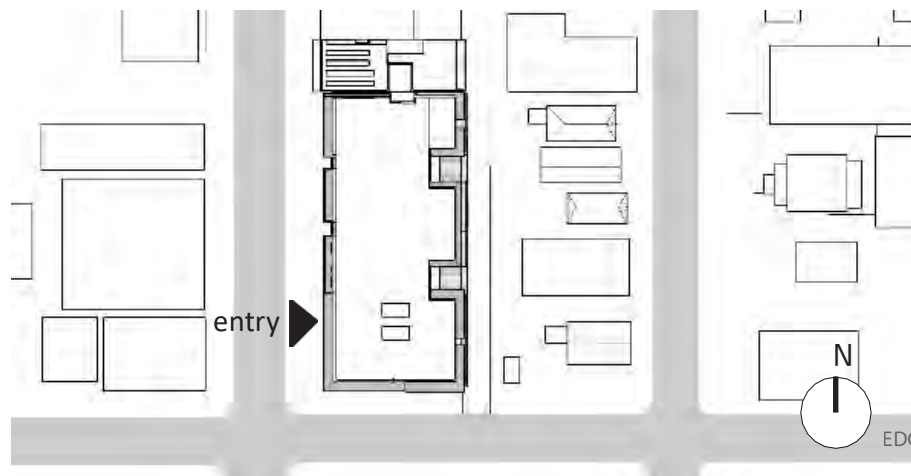
A

OPTION A UPDATED - SUMMARY

- Unit Count = Approx. 144
- Approx. 102,500 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.86
- 75' Above Average Grade
- **Code compliant - no departures**



EDG 2 VERSION – NOVEMBER 12, 2020



A

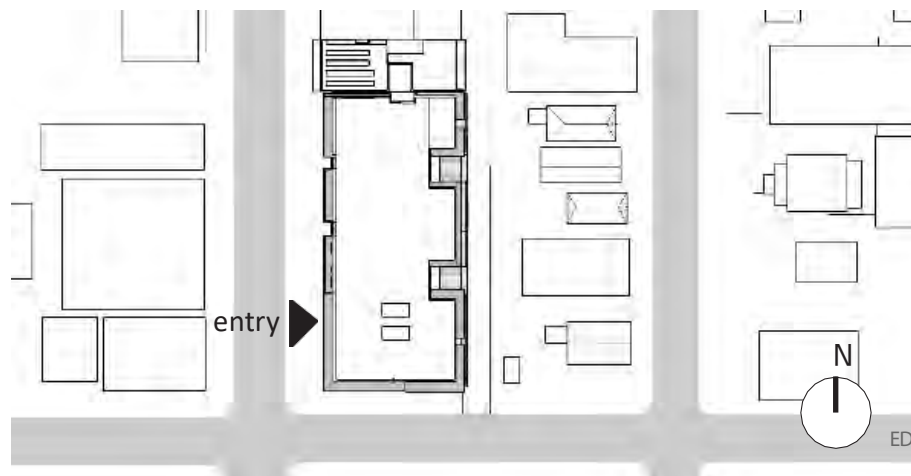
OPTION A UPDATED - SUMMARY

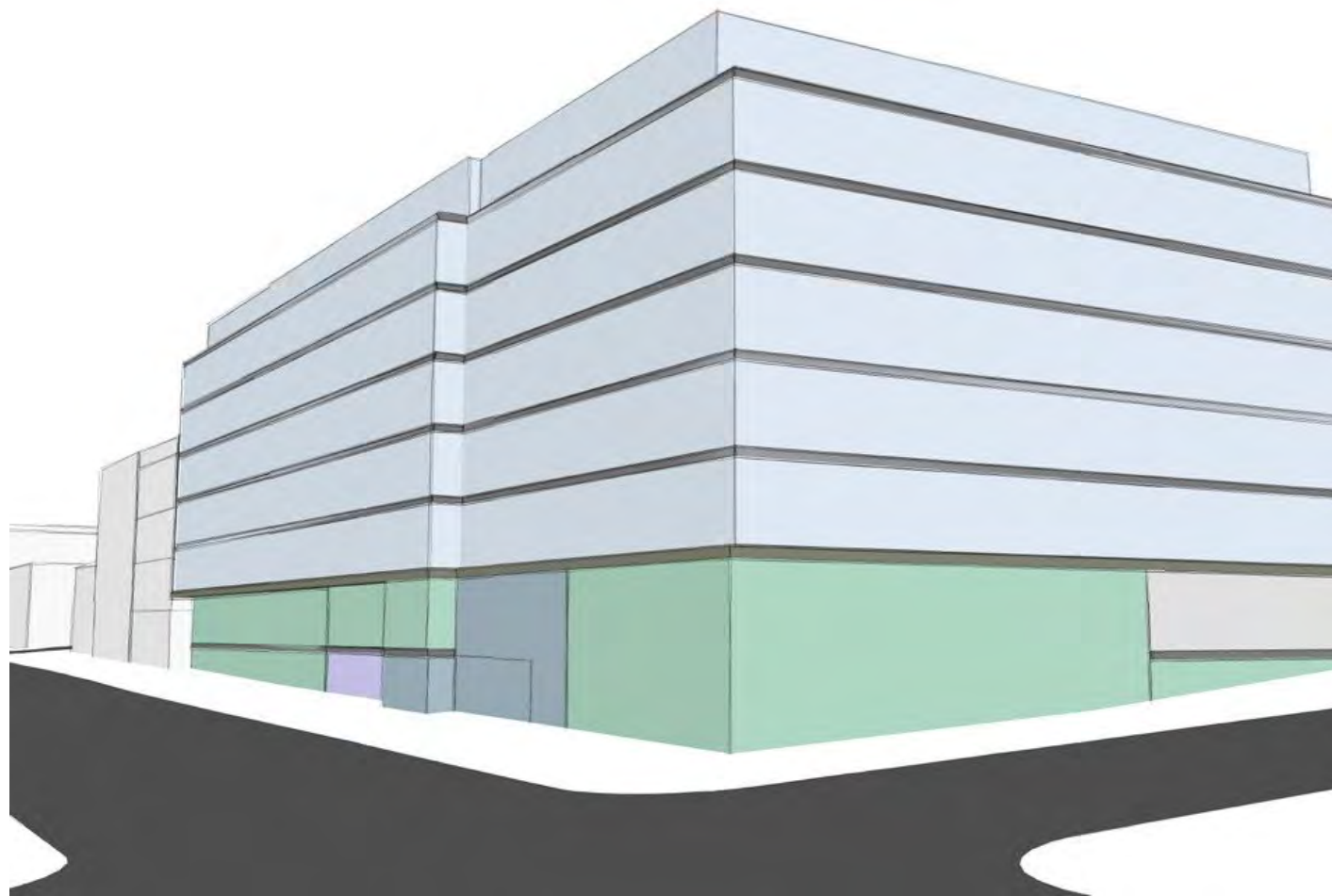
- Unit Count = Approx. 144
- Approx. 102,500 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.86
- 75' Above Average Grade
- **Code compliant - no departures**

WINDOWS, SECONDARY
MODULATION/MASSING ADDED TO
BRING UP RELATIVELY EQUIVELANT
DEVELOPMENT OF OPTION C.

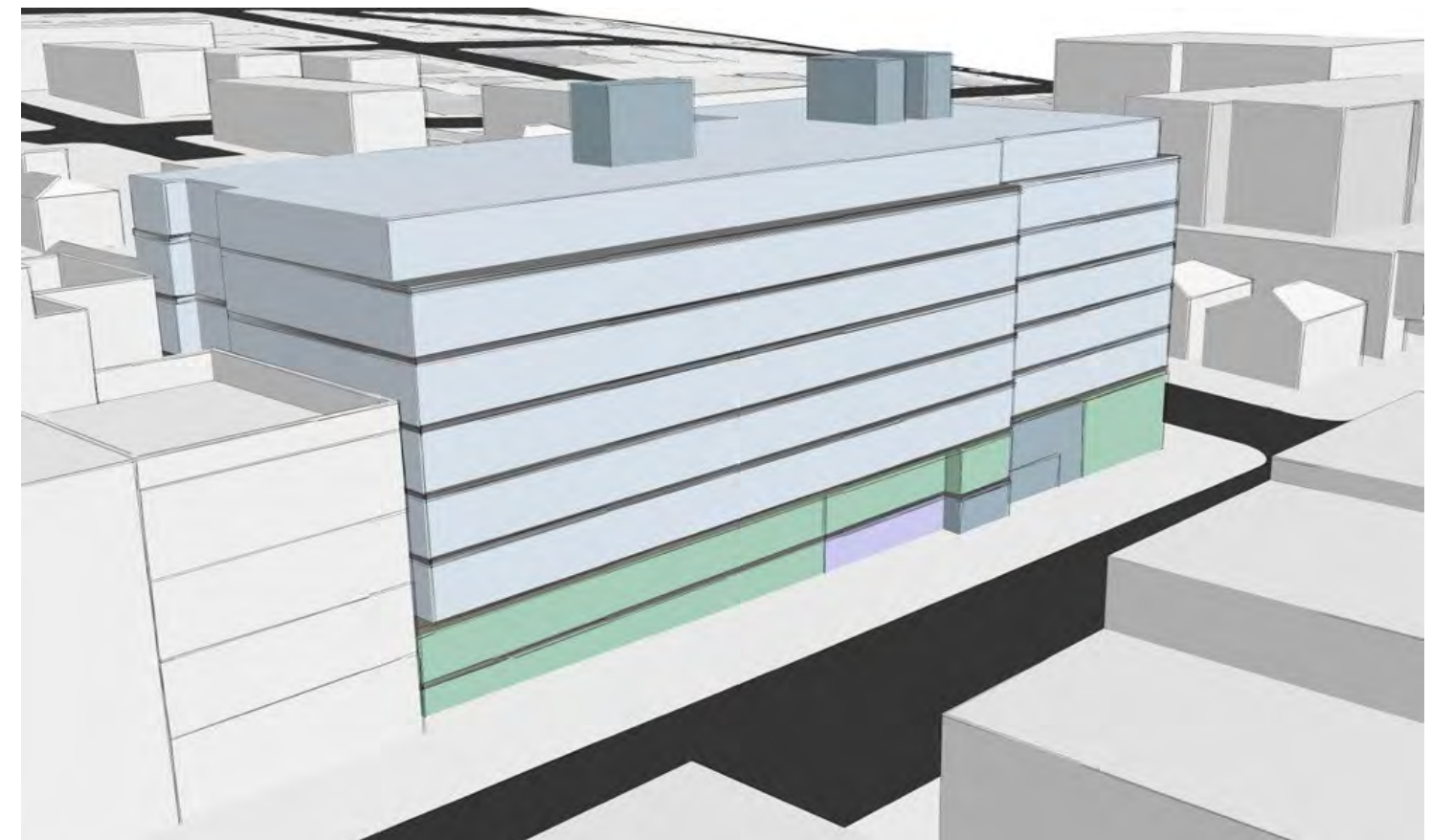


BIRDS EYE VIEW FROM SW CORNER

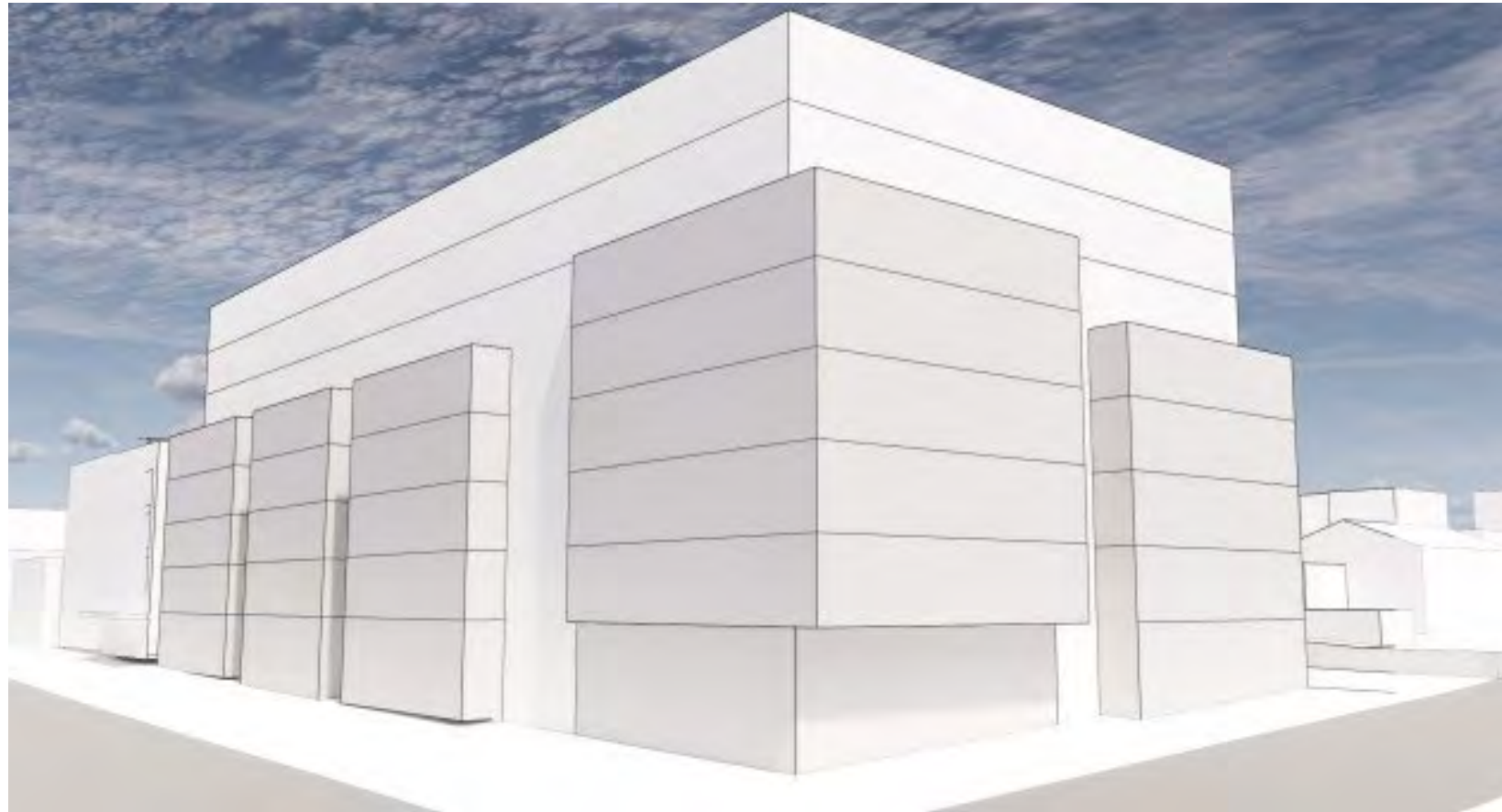




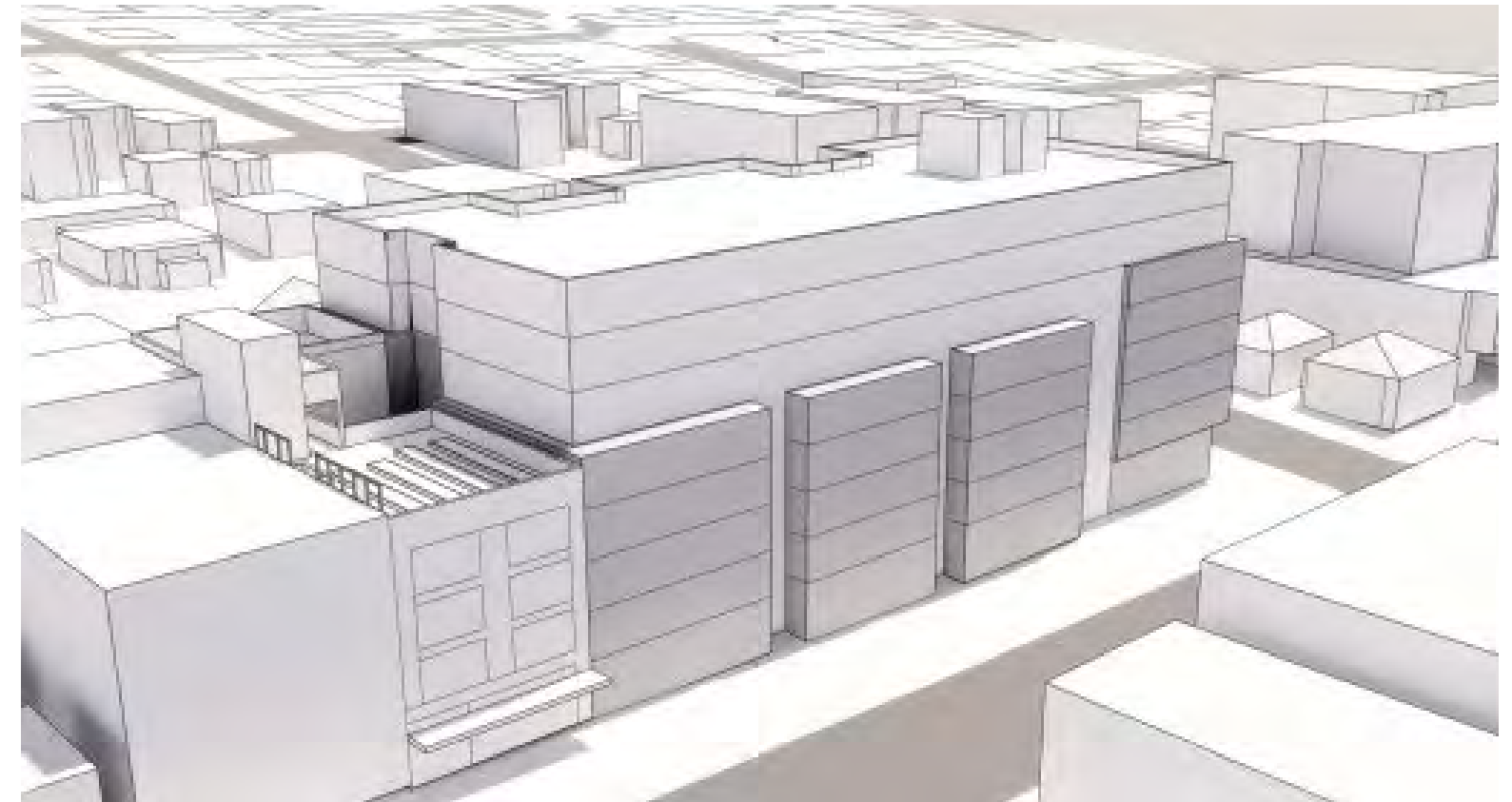
EDG 1 VERSION – APRIL 04, 2020



EDG 1 VERSION – APRIL 04, 2020



EDG 2 VERSION – NOVEMBER 12, 2020



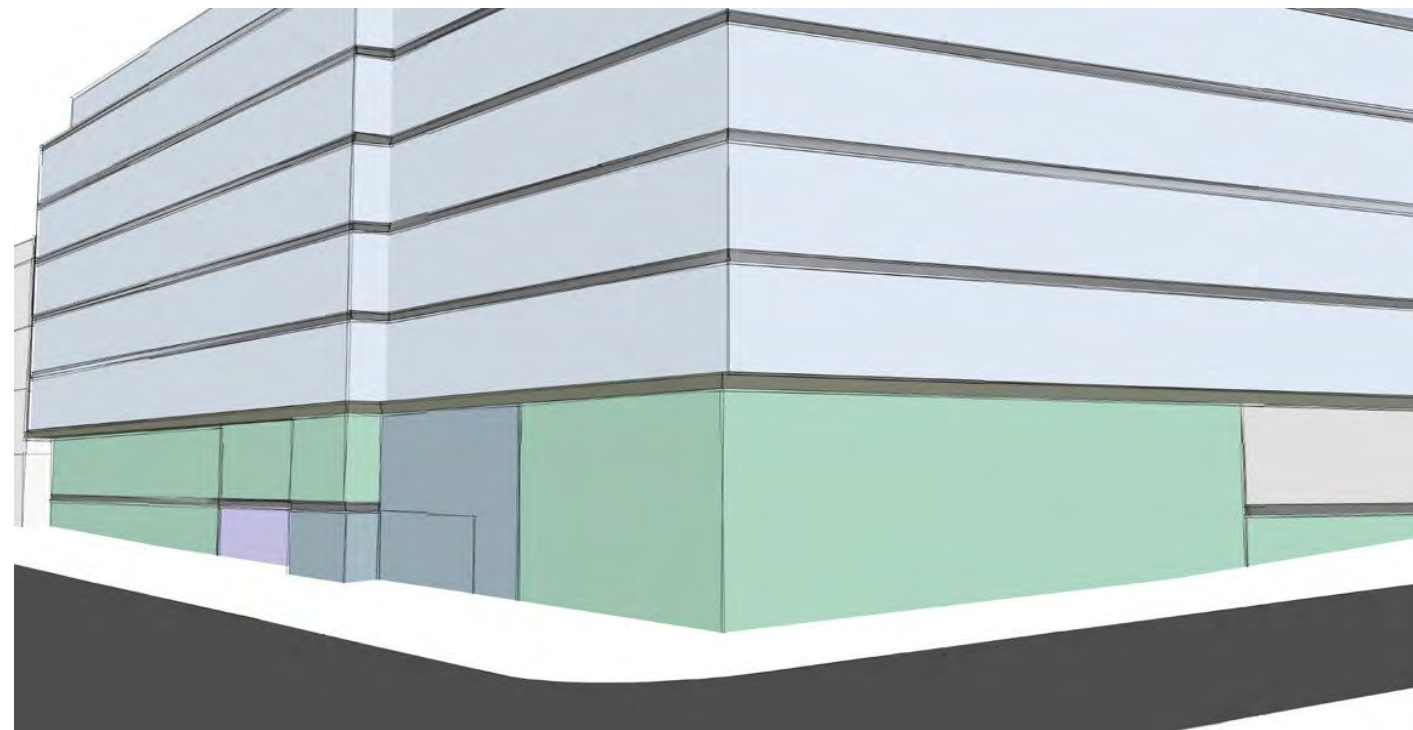
EDG 2 VERSION – NOVEMBER 12, 2020



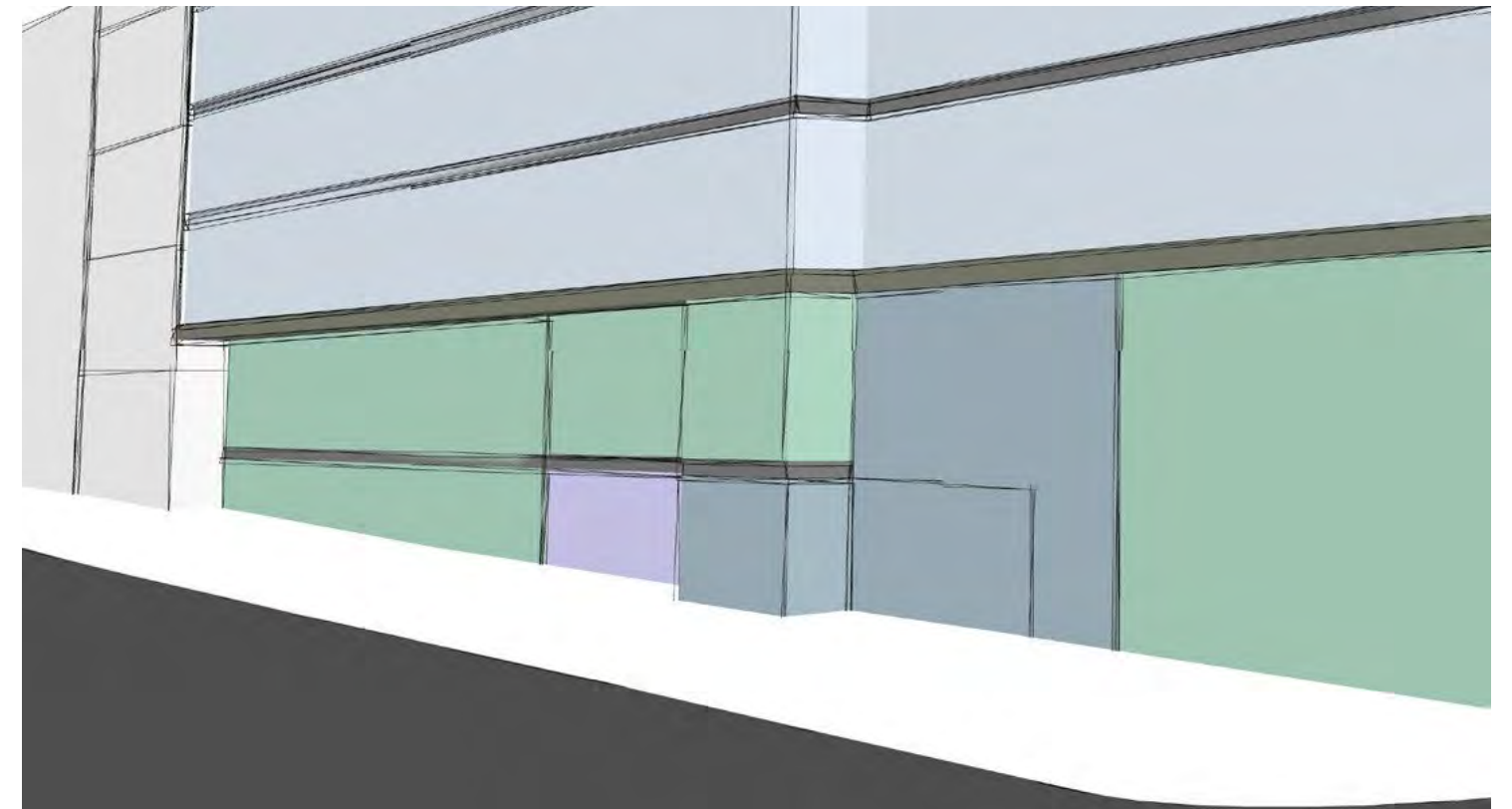
VIEW #1: STREET LEVEL VIEW FROM THE CORNER OF 12TH AVE AND E



VIEW #2: BIRDS EYE VIEW FROM NW CORNER



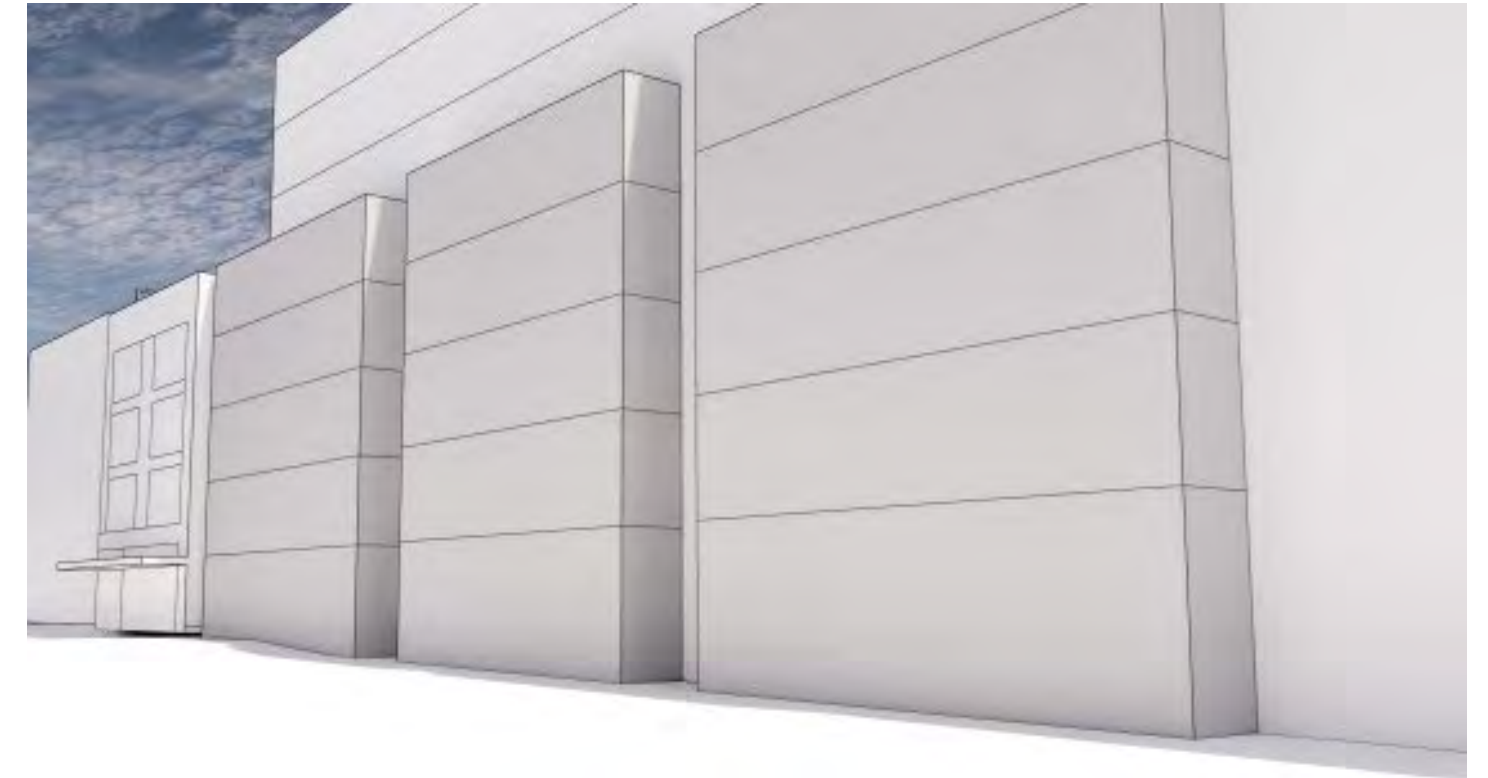
EDG 1 VERSION – APRIL 04, 2020



EDG 1 VERSION – APRIL 04, 2020



EDG 2 VERSION – NOVEMBER 12, 2020



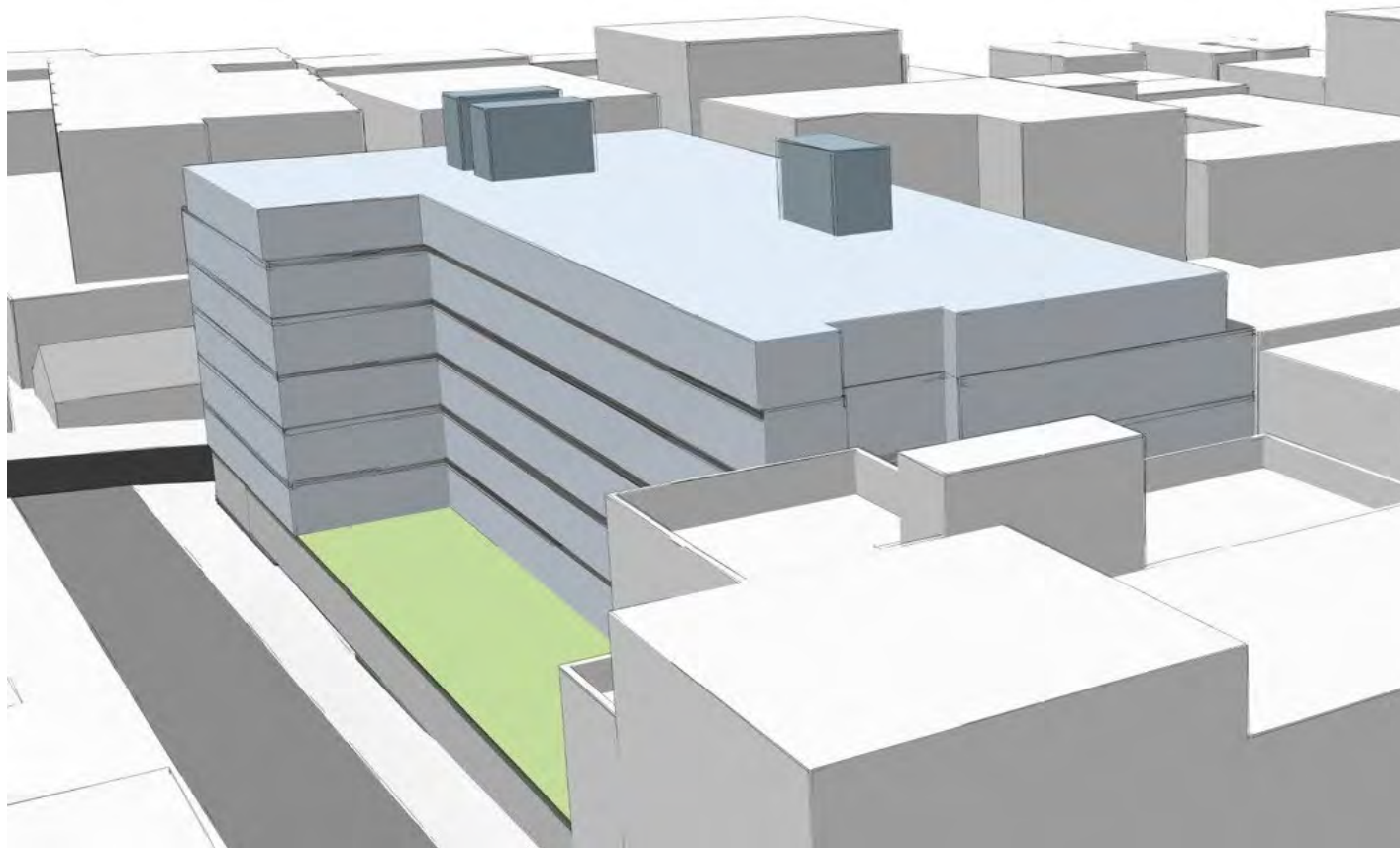
EDG 2 VERSION – NOVEMBER 12, 2020



VIEW #3: STREET LEVEL VIEW FROM THE CORNER OF 12TH AVE AND E OLIVE ST



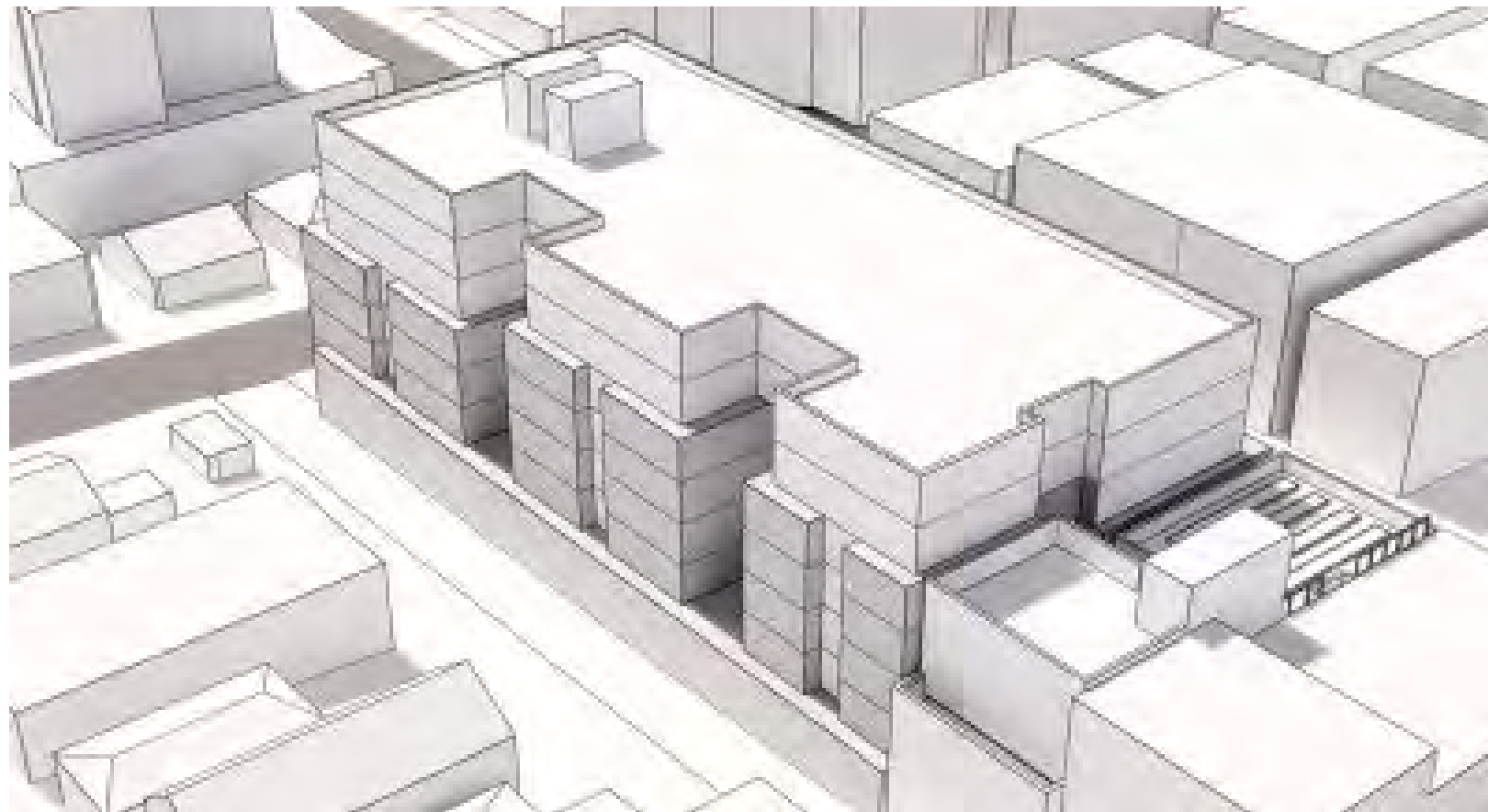
VIEW #4: STREET LEVEL VIEW FROM 12TH AVE



EDG 1 VERSION – APRIL 04, 2020



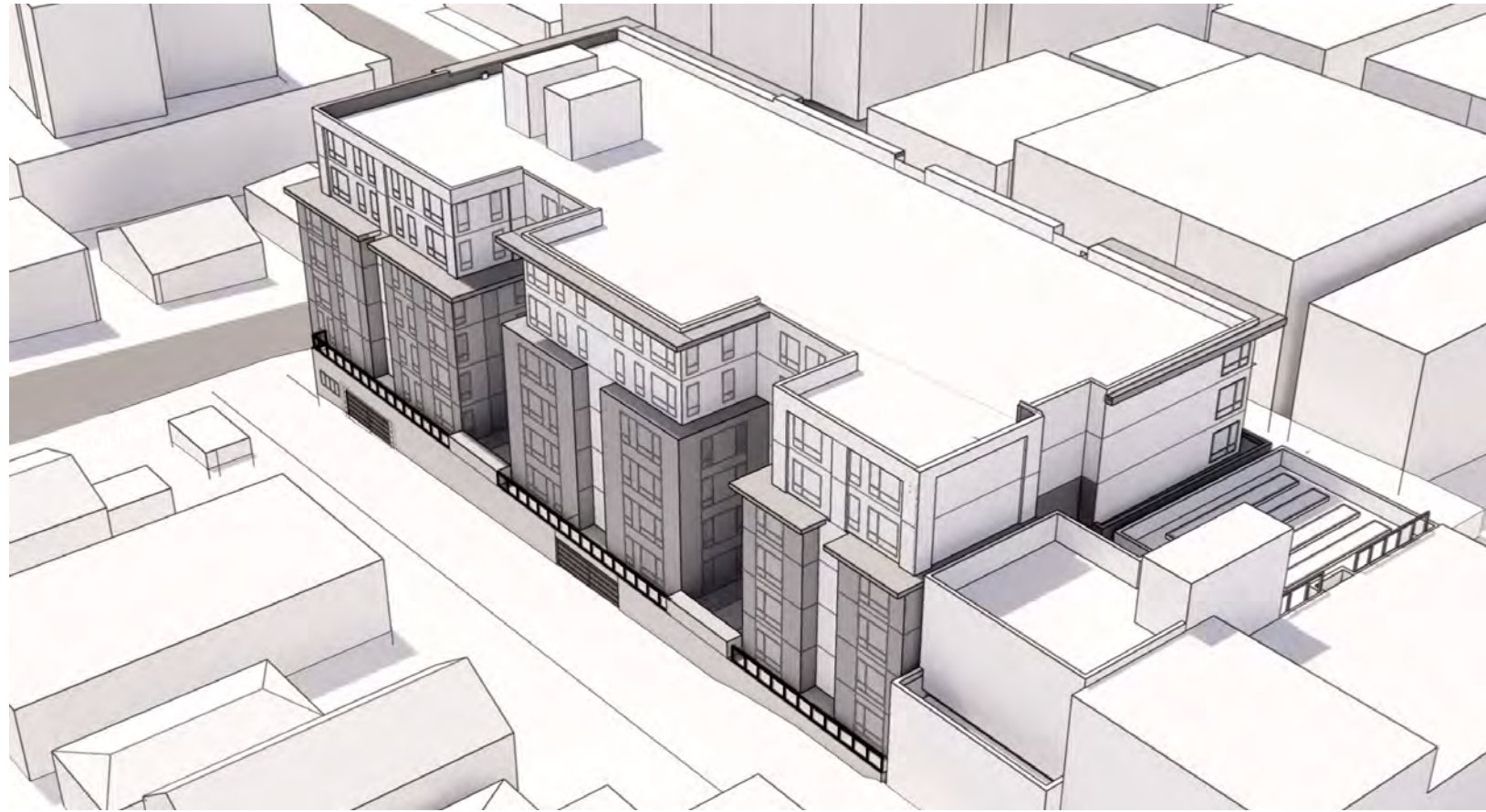
EDG 1 VERSION – APRIL 04, 2020



EDG 2 VERSION – NOVEMBER 12, 2020



EDG 2 VERSION – NOVEMBER 12, 2020



VIEW #5: BIRD'S EYE VIEW FROM NE CORNER

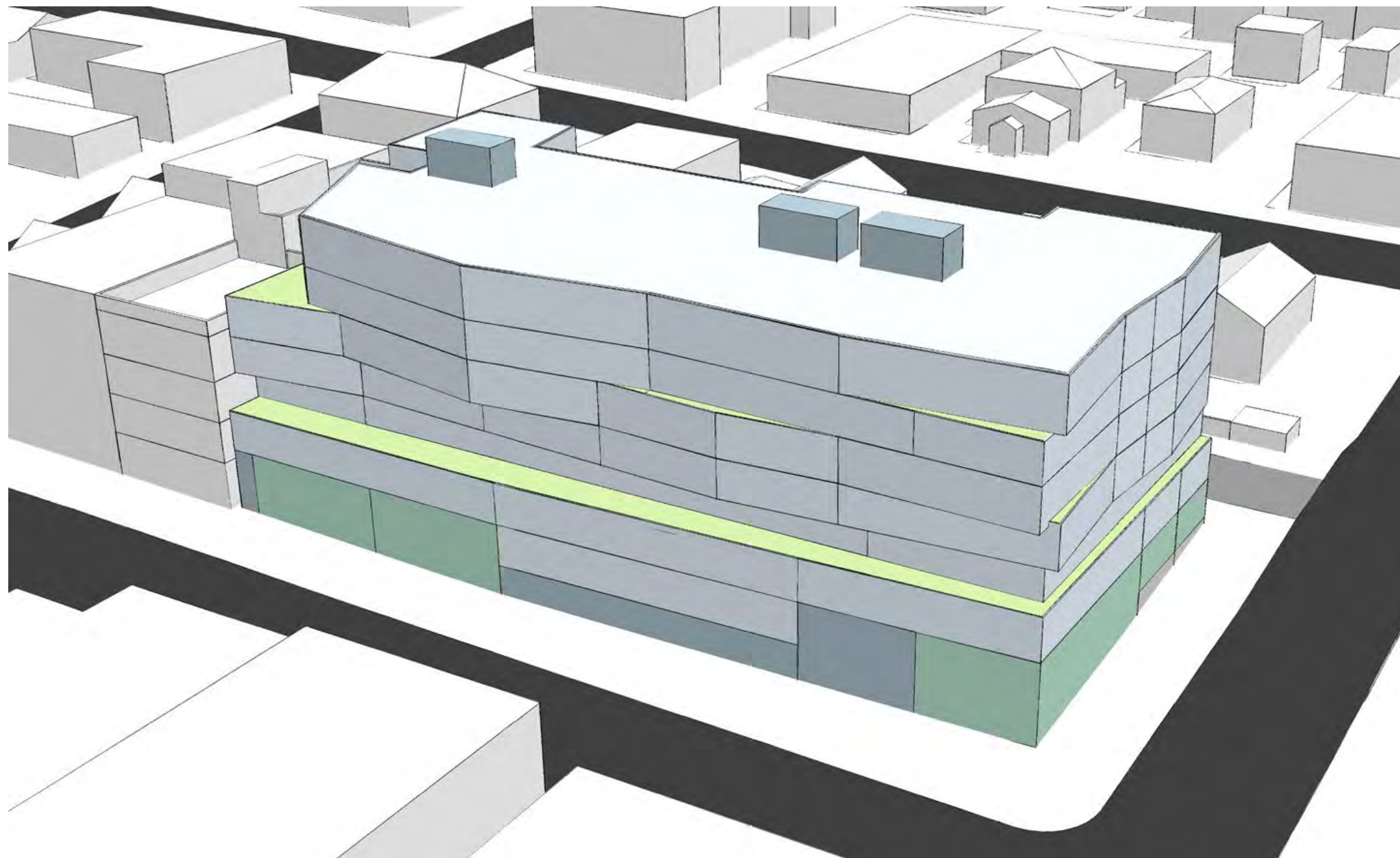


VIEW #6: STREET LEVEL VIEW FROM THE EAST SIDE OF E OLIVE ST

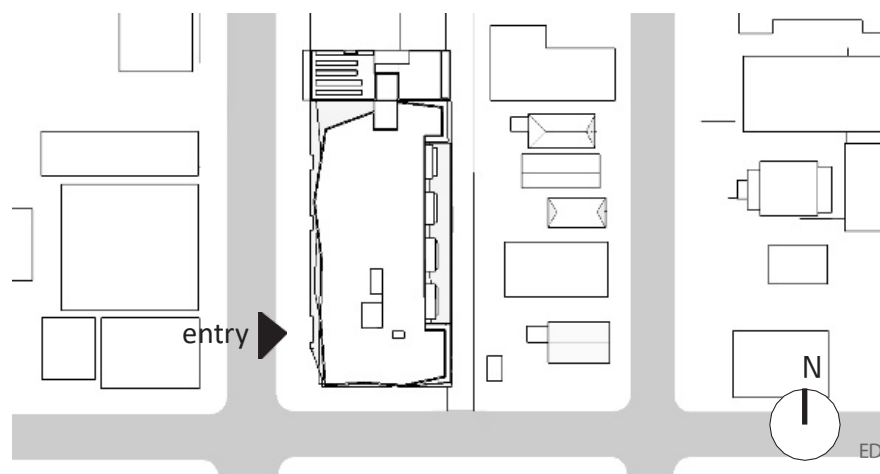
C

OPTION C UPDATED - SUMMARY

- Unit Count = Approx. 144
- Approx. 102,500 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.86
- 75' Above Average Grade
- Code compliant - no departures



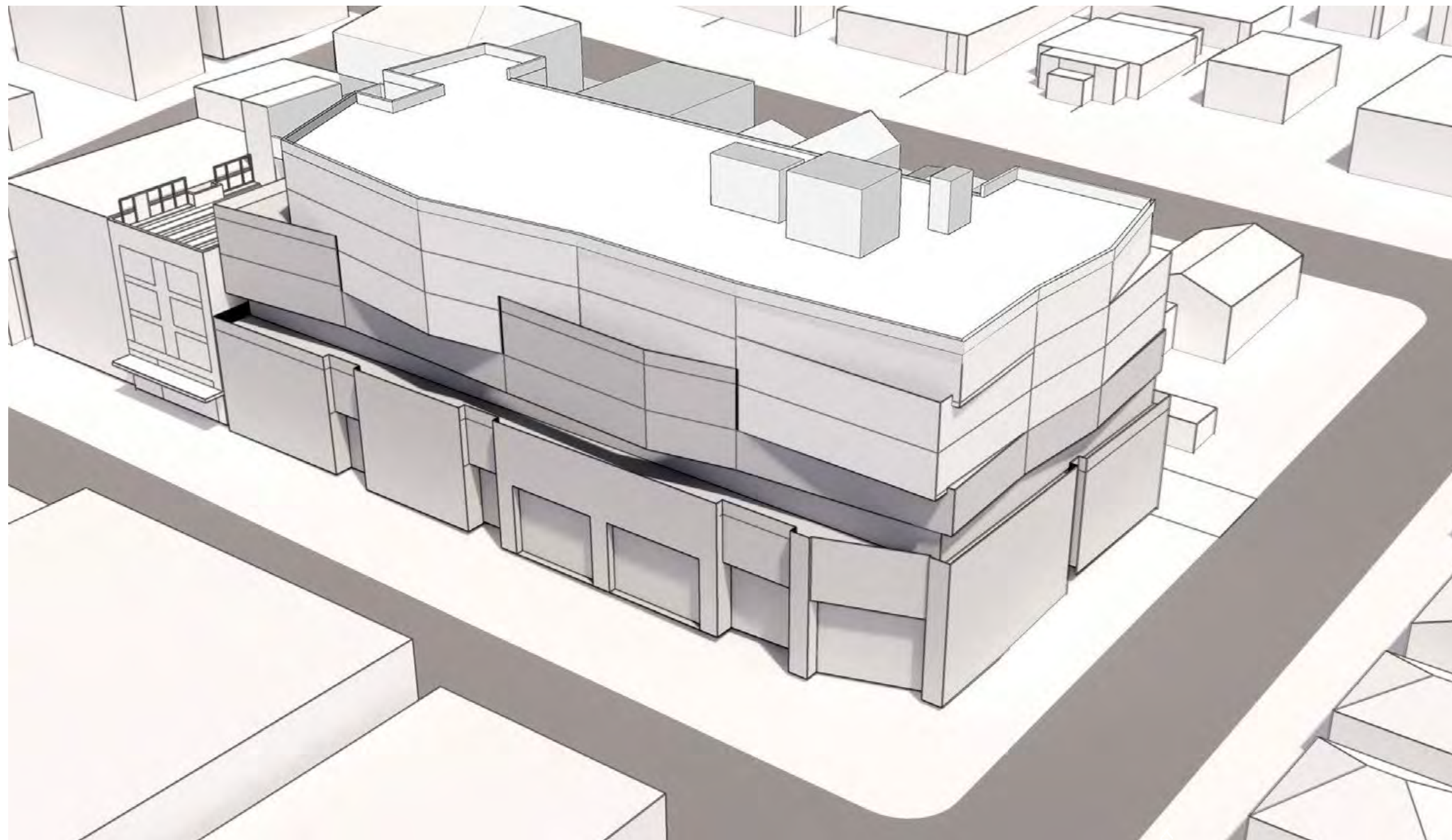
EDG 1 VERSION- APRIL 04, 2020



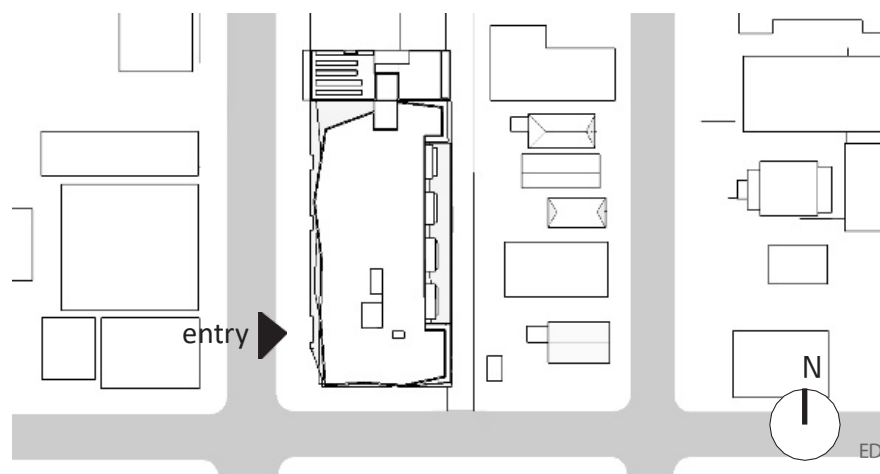
C

OPTION C UPDATED - SUMMARY

- Unit Count = Approx. 144
- Approx. 102,500 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.86
- 75' Above Average Grade
- Code compliant - no departures**



EDG 2 VERSION – NOVEMBER 12, 2020

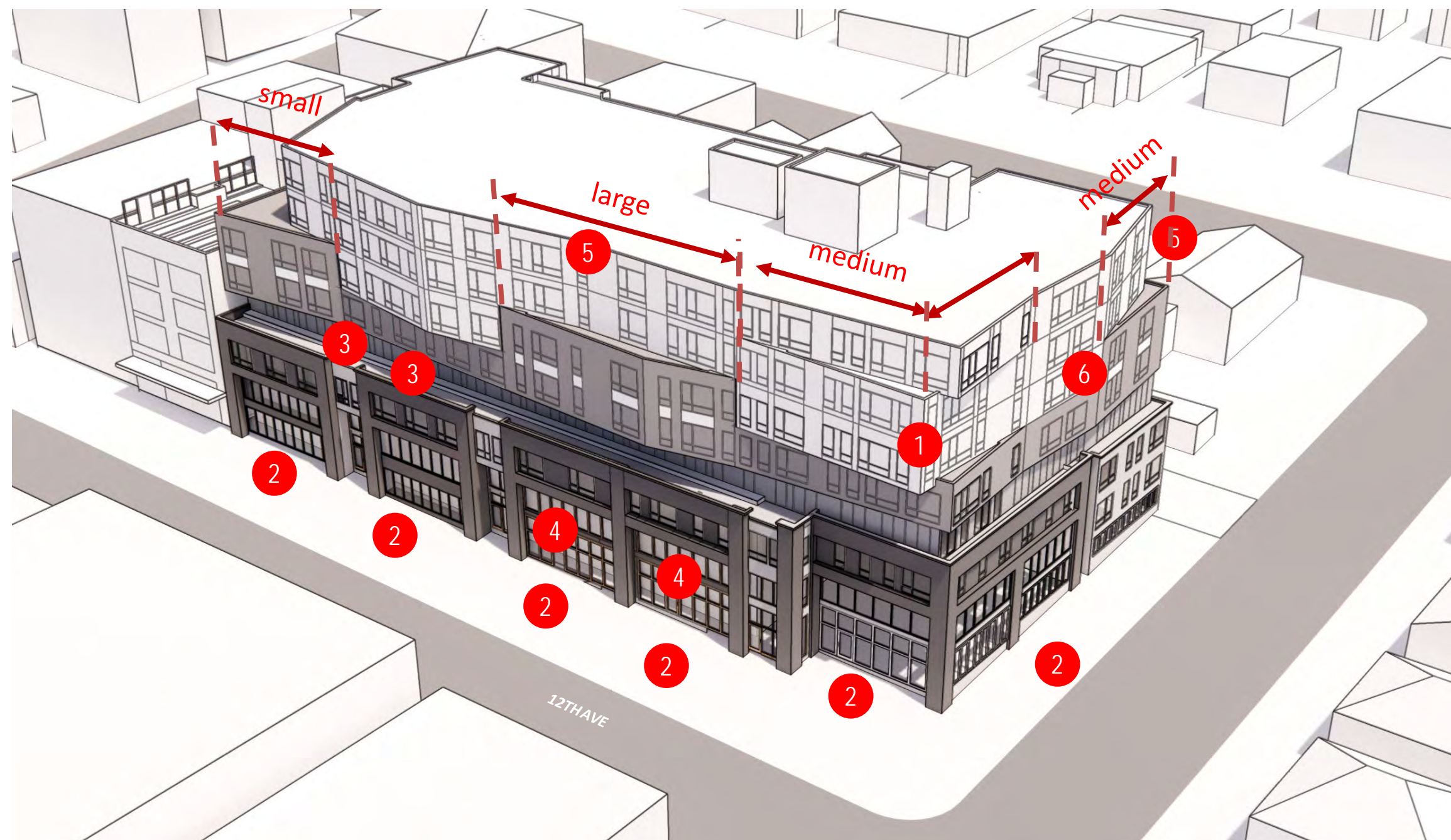


OPTION C UPDATED - SUMMARY

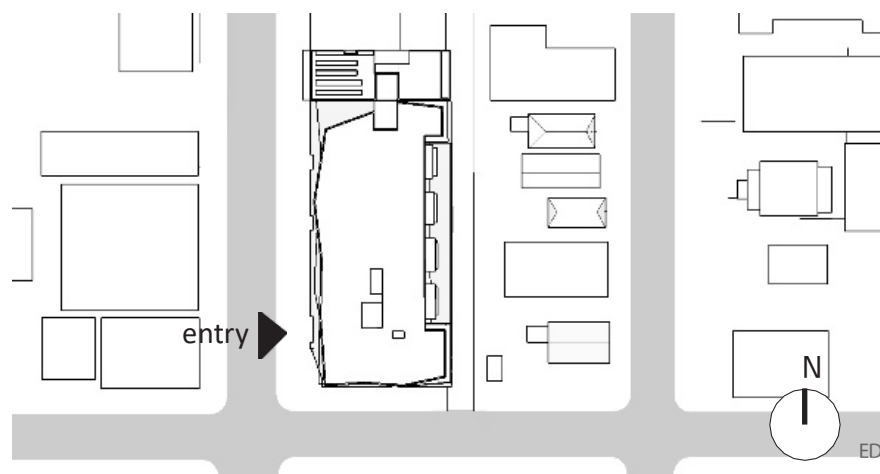
- Unit Count = Approx. 144
- Approx. 102,500 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.86
- 75' Above Average Grade
- Code compliant - no departures

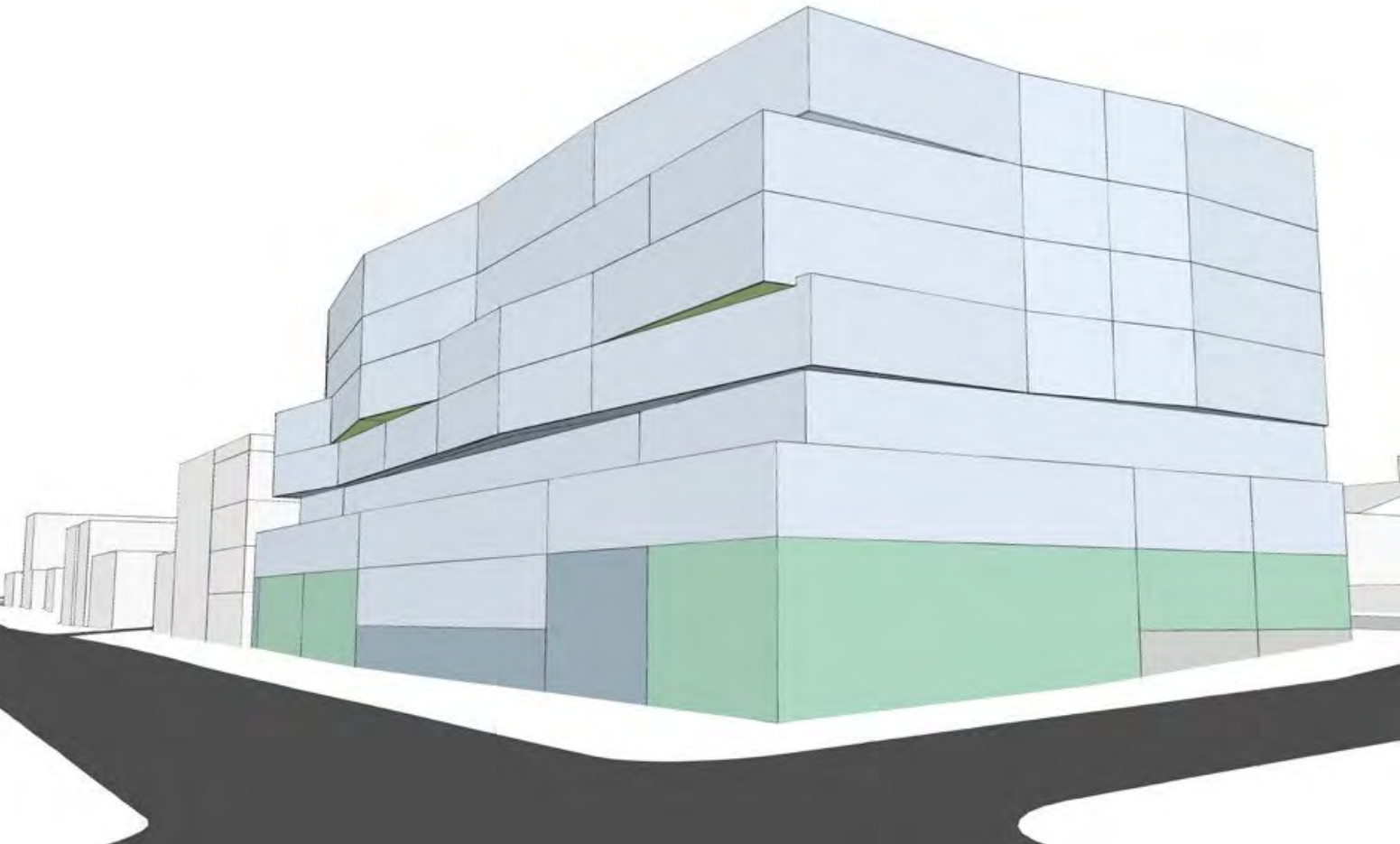
ADJUSTED BASE:

- 1 ORTHOGONAL CORNER
- 2 NARROWED BRICK PIERS (5' down to 3.5')
- 3 PAREPETS & MATERIALS
- 4 WINDOWS TO FIT WITH COMMERCIAL
- 5 PUSHED UPPER-LEVEL CORNER ANGLES AS FAR AS POSSIBLE
- SOUTH SIDE:
 - 6 ADJUSTED ANGLES AND MATERIALS TO BREAK UP FURTHER

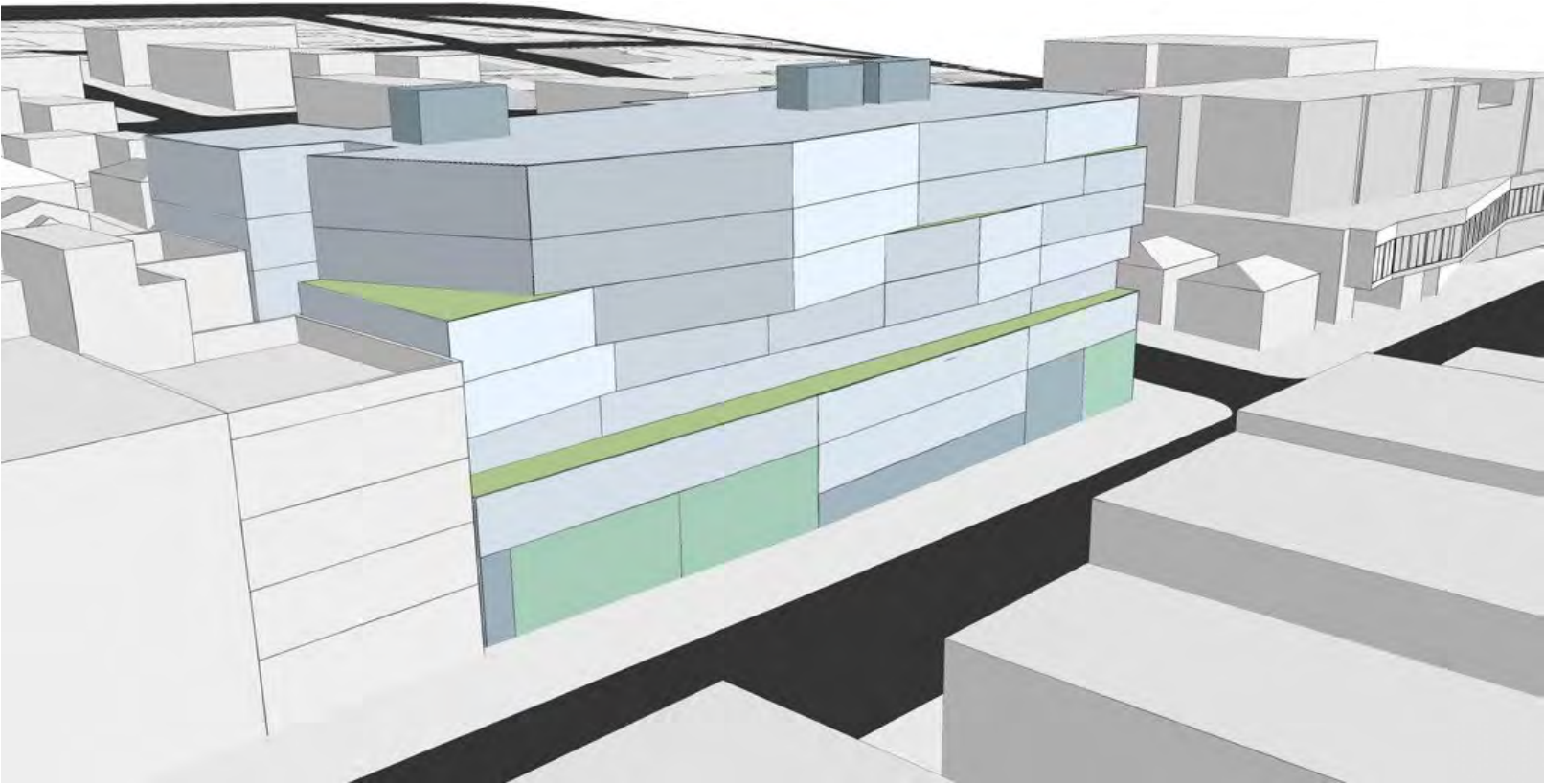


BIRDS EYE VIEW FROM SW CORNER





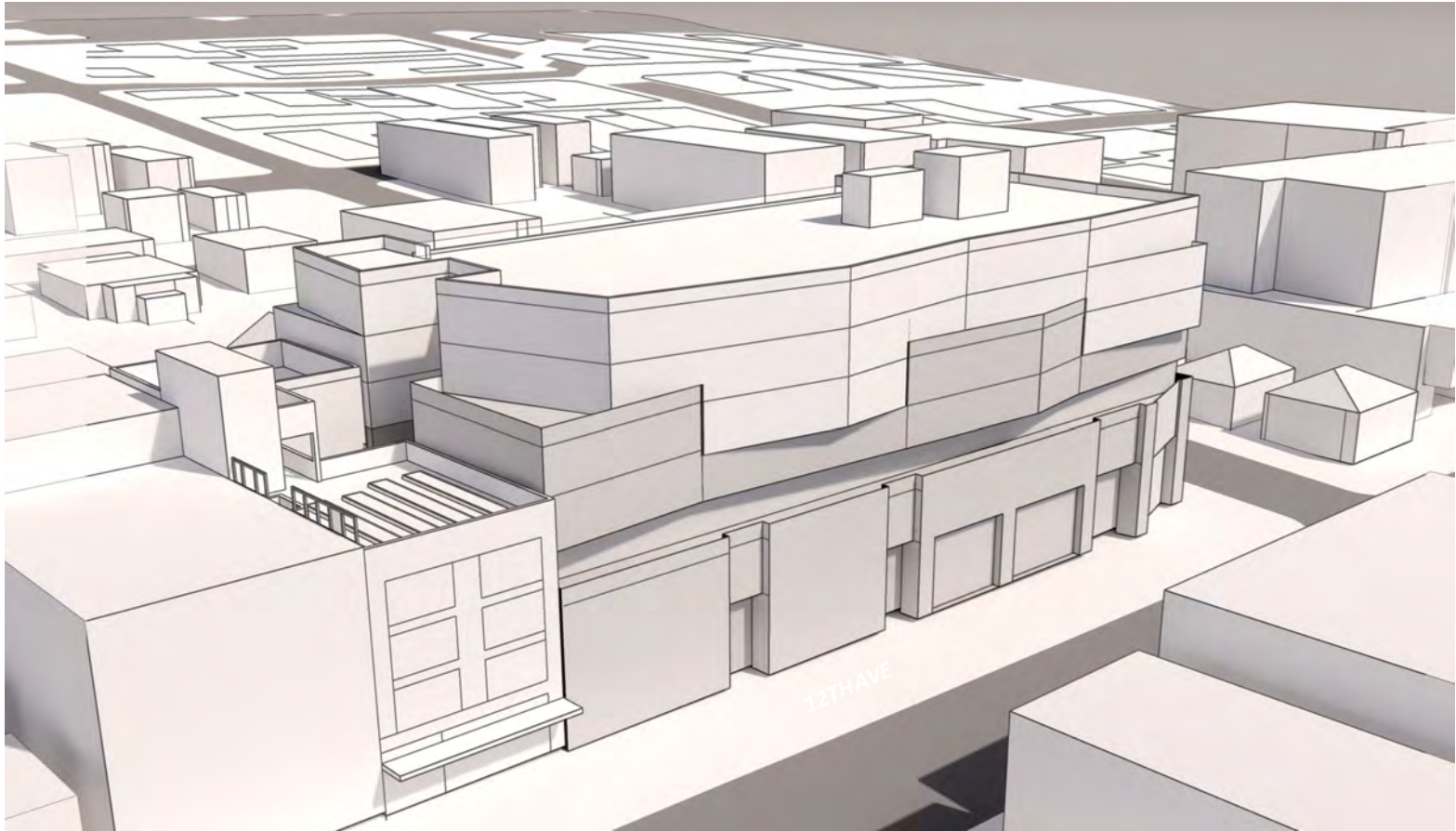
EDG 1 VERSION - APRIL 04, 2020



EDG 1 VERSION - APRIL 04, 2020



EDG 2 VERSION – NOVEMBER 12, 2020



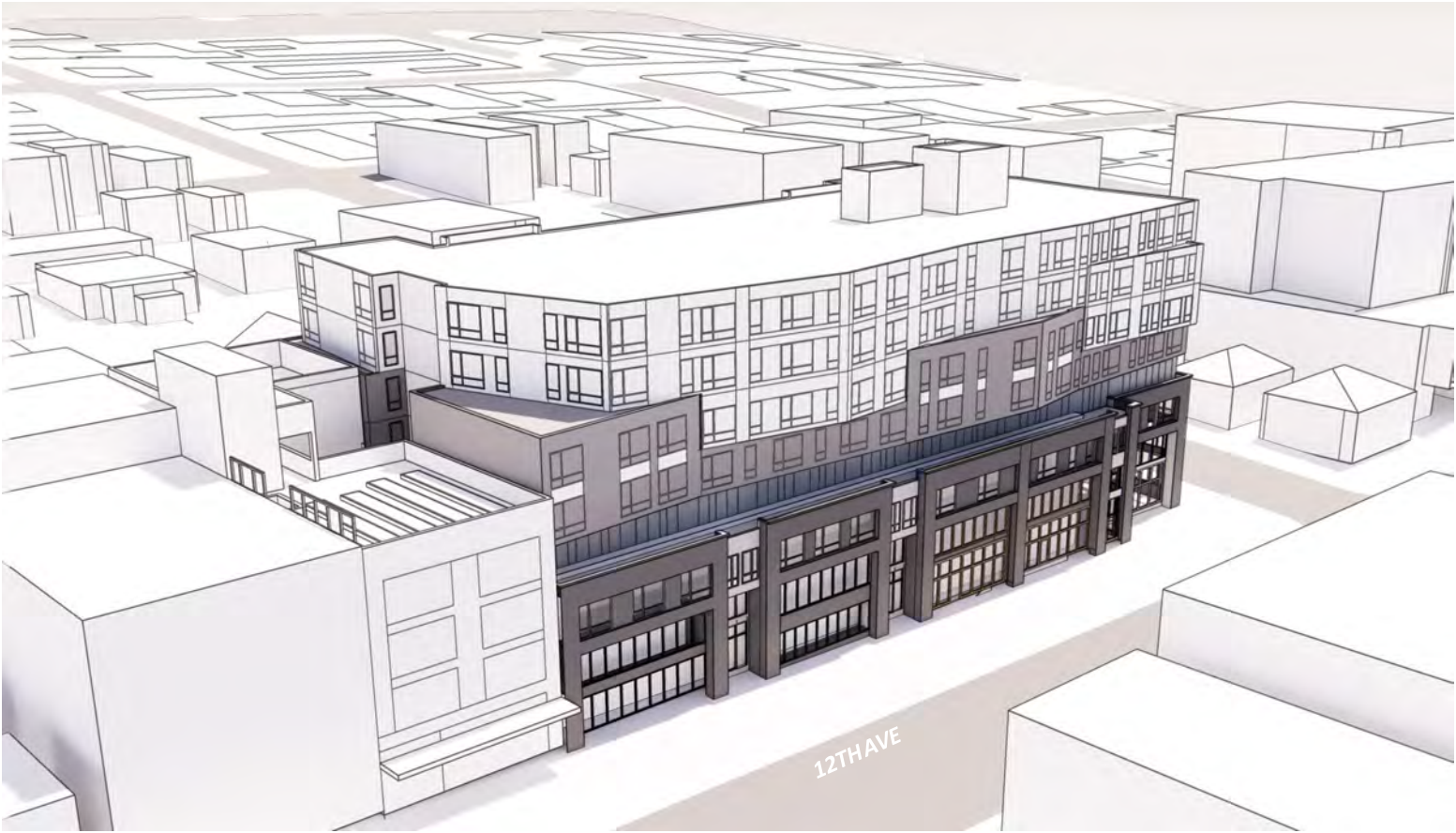
EDG 2 VERSION – NOVEMBER 12, 2020



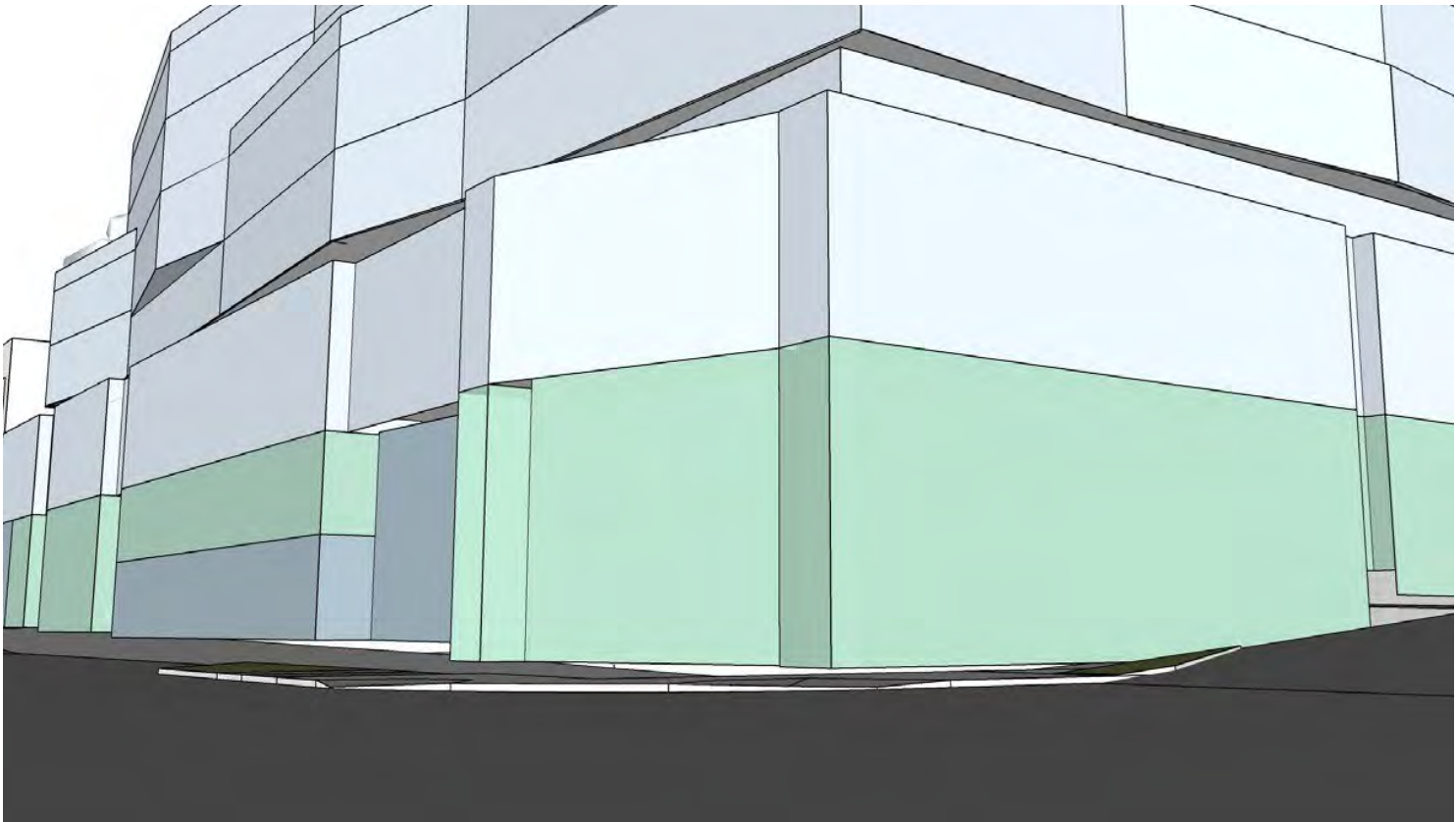
MASSING OPTIONS - OPTION C



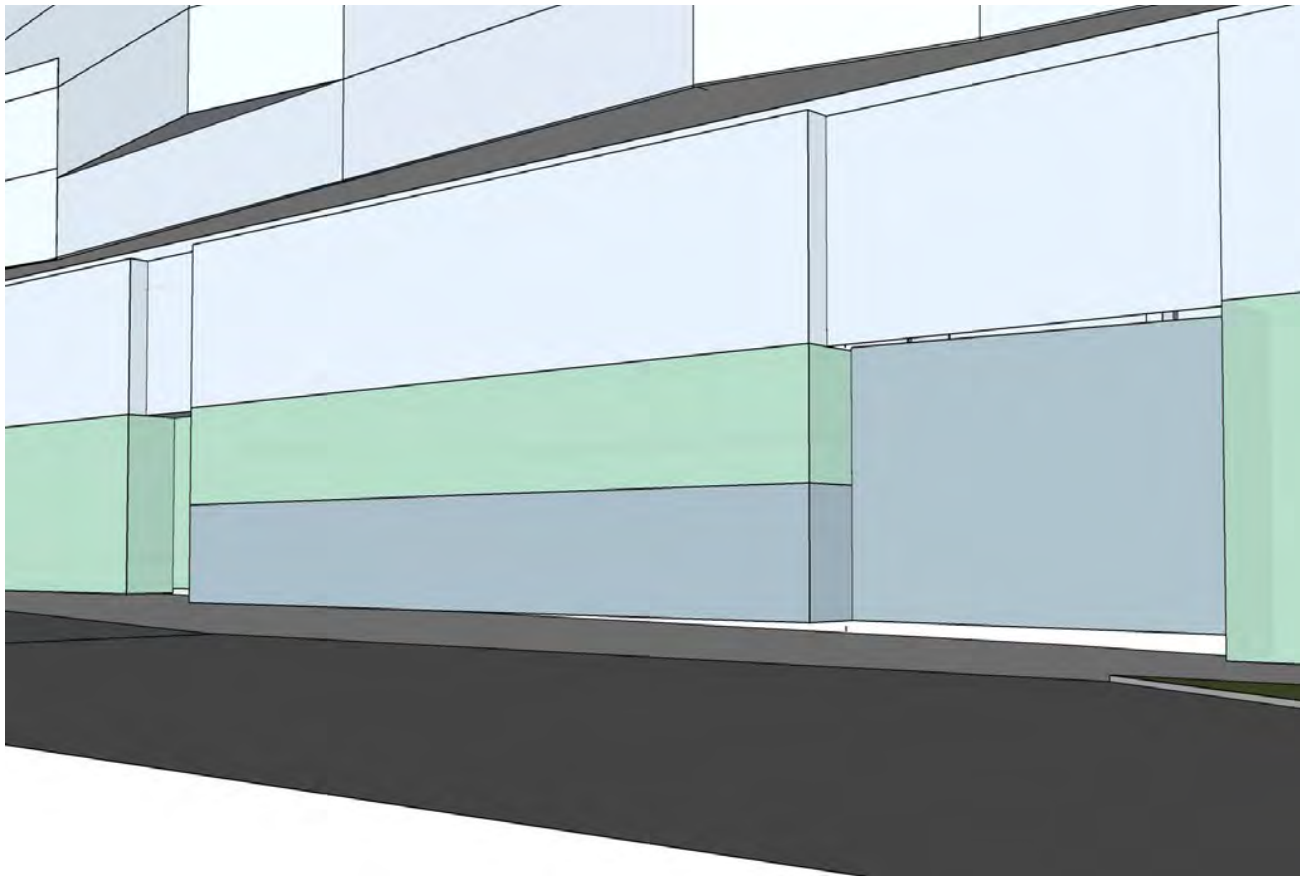
VIEW #1: STREET LEVEL VIEW FROM THE CORNER OF 12TH AVE AND E



VIEW #2: BIRDS EYE VIEW FROM NW CORNER



EDG 1 VERSION - APRIL 04, 2020



EDG 2 VERSION – NOVEMBER 12, 2020



EDG 2 VERSION – NOVEMBER 12, 2020



EDG 2 VERSION – NOVEMBER 12, 2020



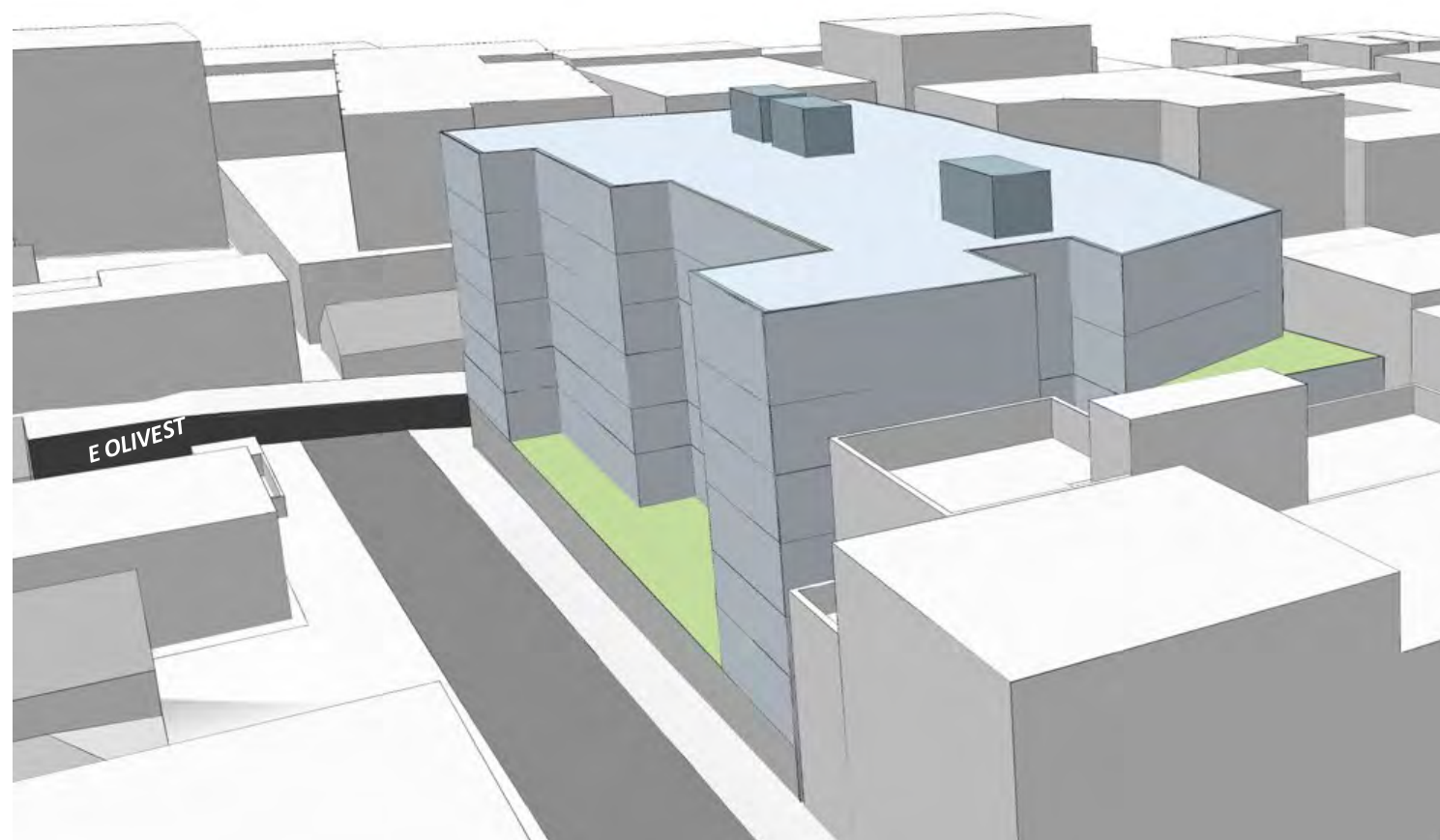
MASSING OPTIONS - OPTION C



VIEW #3: STREET LEVEL VIEW FROM THE CORNER OF 12TH AVE AND E OLIVE ST



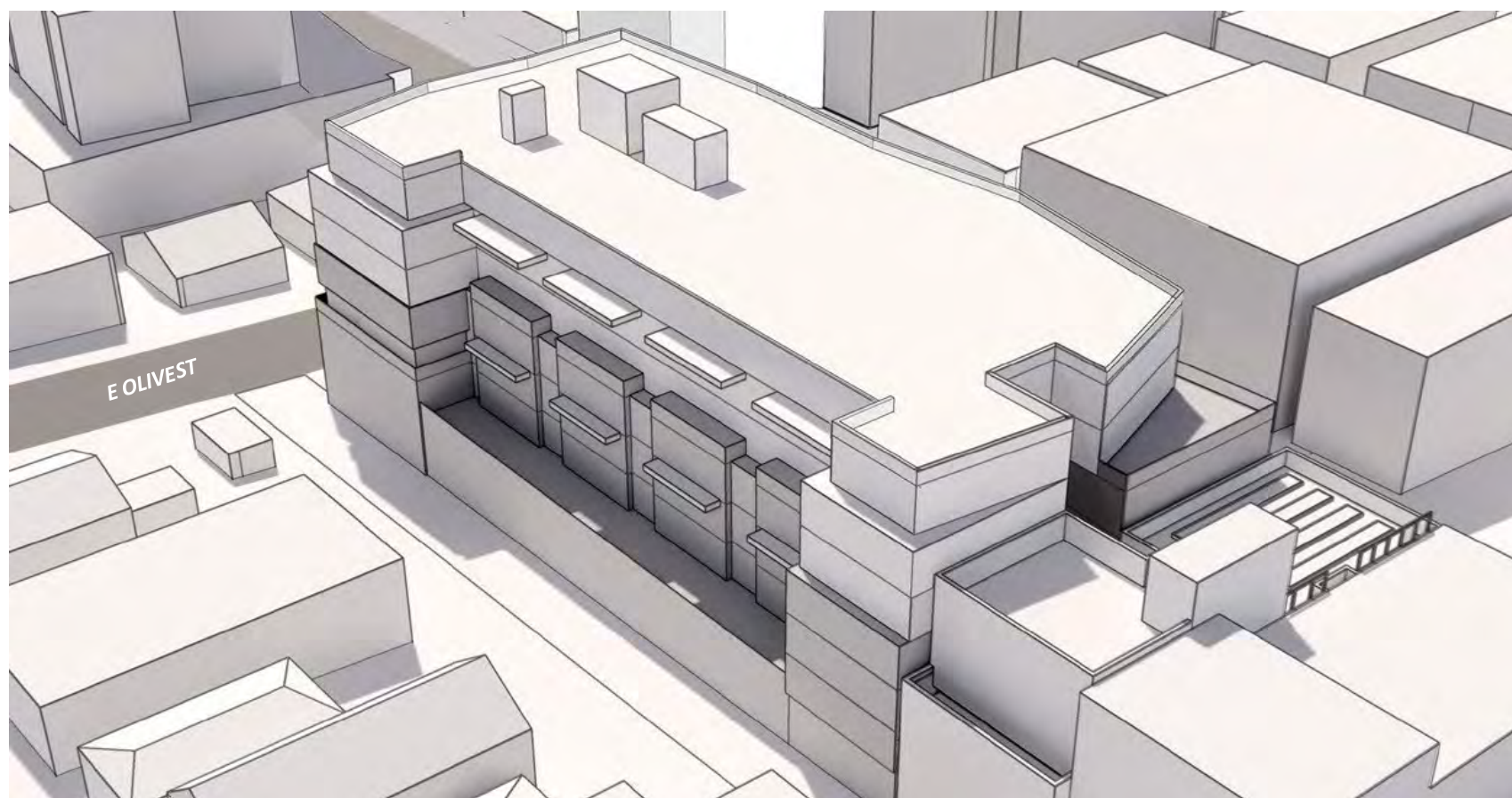
VIEW #4: STREET LEVEL VIEW FROM 12TH AVE



EDG 1 VERSION - APRIL 04, 2020



EDG 1 VERSION - APRIL 04, 2020



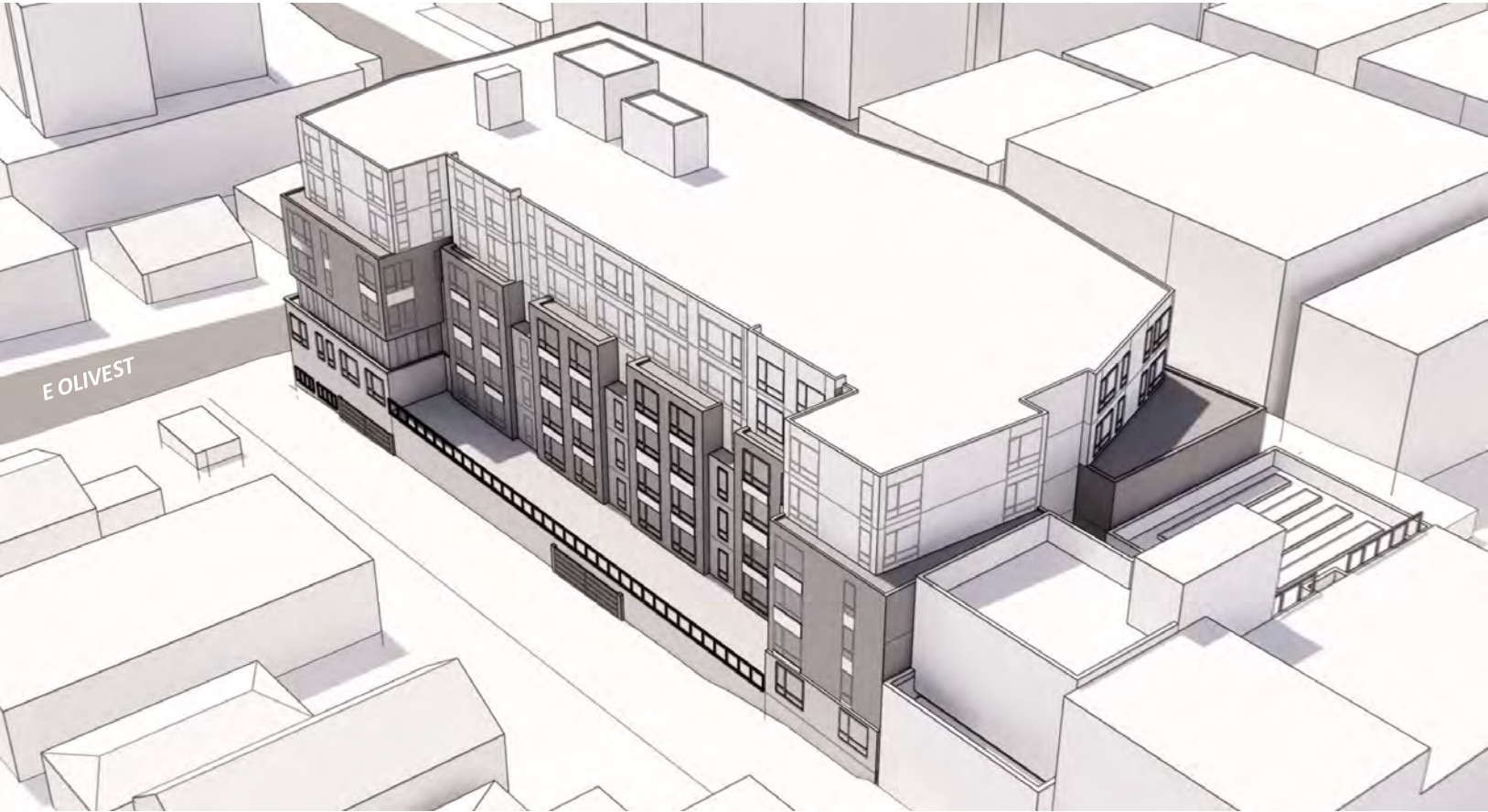
EDG 2 VERSION – NOVEMBER 12, 2020



EDG 2 VERSION – NOVEMBER 12, 2020



MASSING OPTIONS - OPTION C

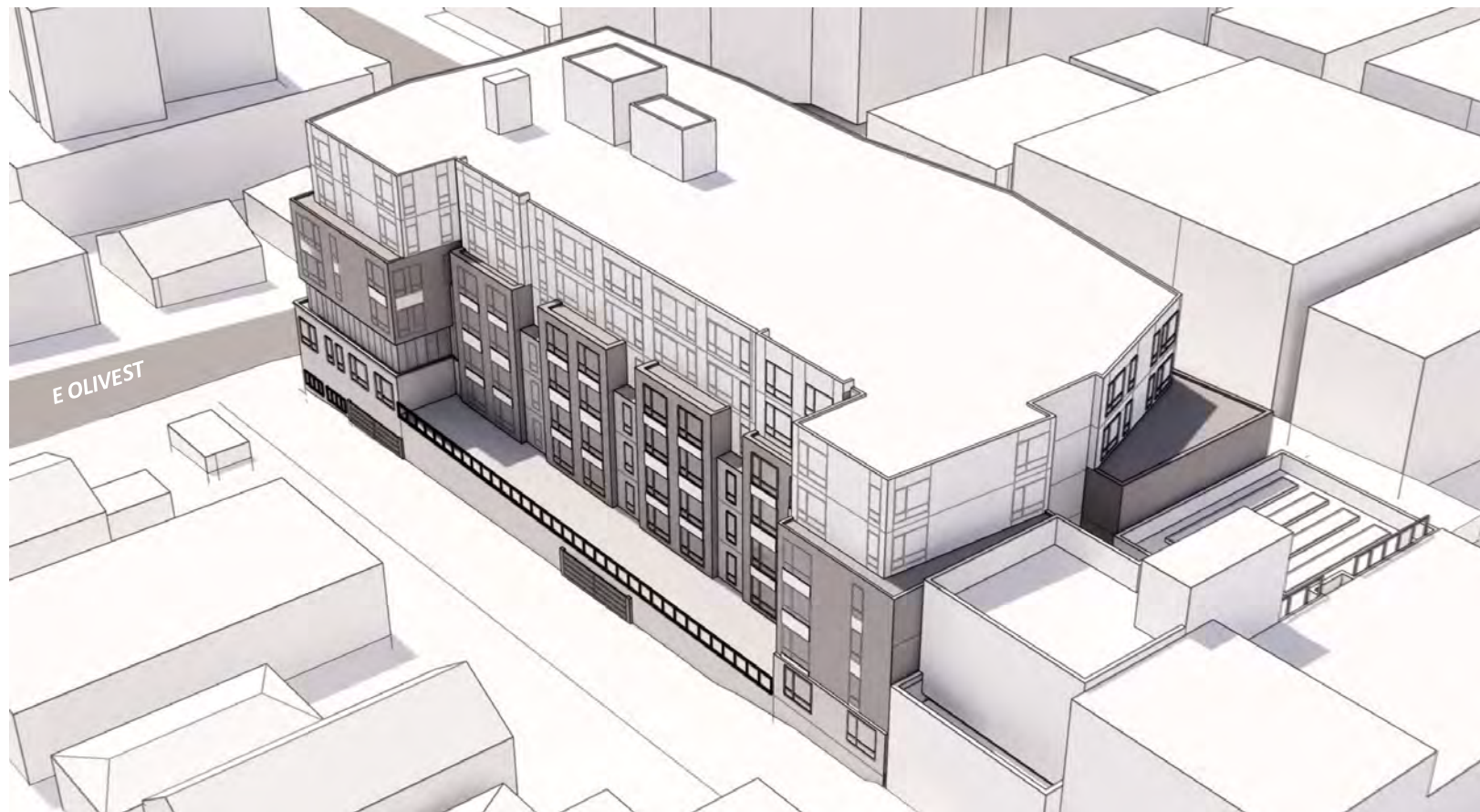


VIEW #5: BIRD'S EYE VIEW FROM NE CORNER



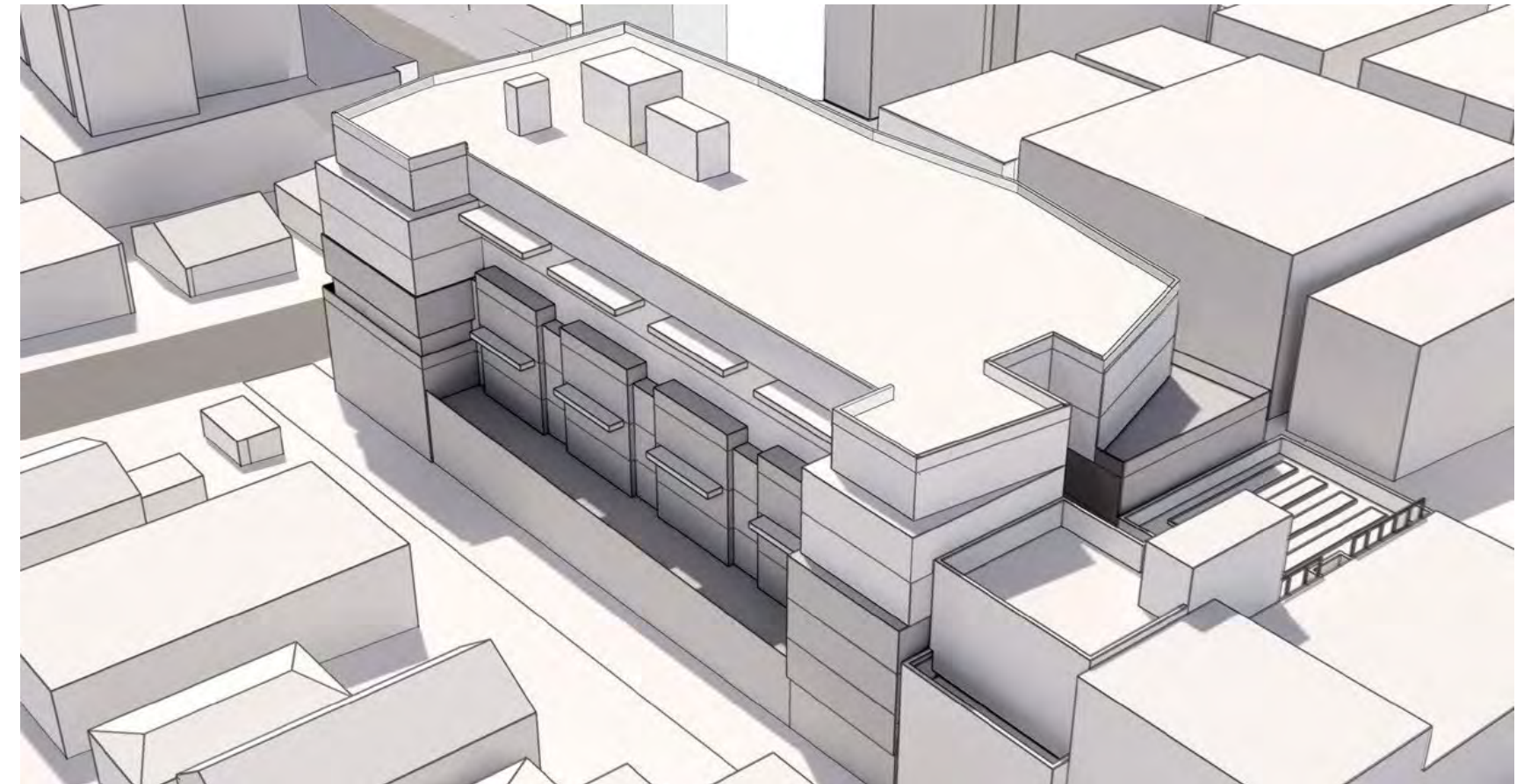
VIEW #6: STREET LEVEL VIEW FROM THE EAST SIDE OF E OLIVE ST

DECEMBER 16, 2020



VIEW #5: BIRD'S EYE VIEW FROM NE CORNER

NOVEMBER 12, 2020



EDG 2 VERSION (Option C) – NOVEMBER 12, 2020

- EAST SIDE:
 - TOP FLOOR CORNER ANGLED SETBACKS EXTENDED ONE MORE FLOOR DOWN
 - RAISED HEIGHT OF BAYS AND EXTENDED RECESSED GASKETS TO PARAPET

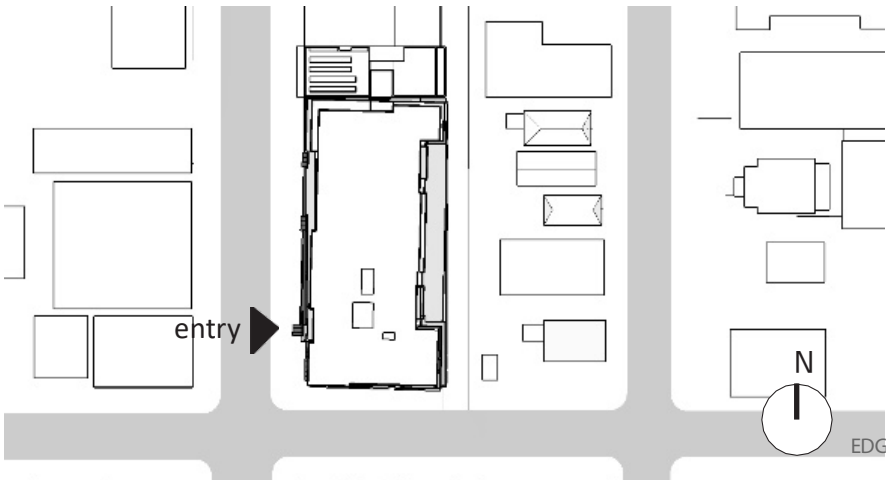
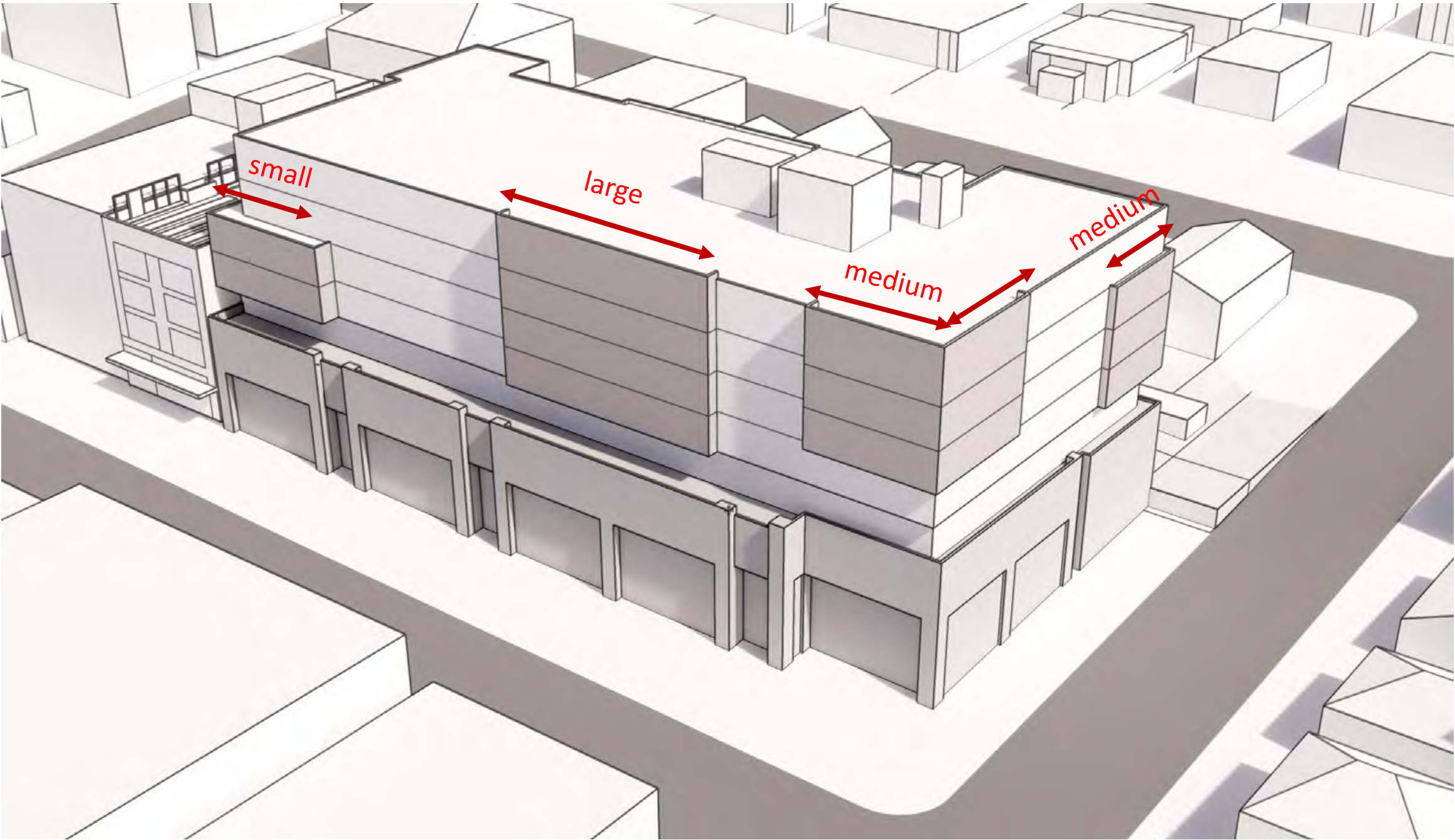
C.1

OPTION C.1 (NEW OPTION) - SUMMARY

- Unit Count = Approx. 144
- Approx. 102,500 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.86
- 75' Above Average Grade
- Code compliant - no departures

C BUT ORTHOGONAL (SAME MODULE DEFINITIONS)

- ADJUSTED BASE:
 - ORTHOGONAL CORNER
 - NARROWED BRICK PIERS (5' down to 3.5')
 - PAREPETS & MATERIALS
 - WINDOWS TO FIT WITH COMMERCIAL
- SOUTH SIDE:
 - ADJUSTED MATERIALS TO BREAK UP FURTHER



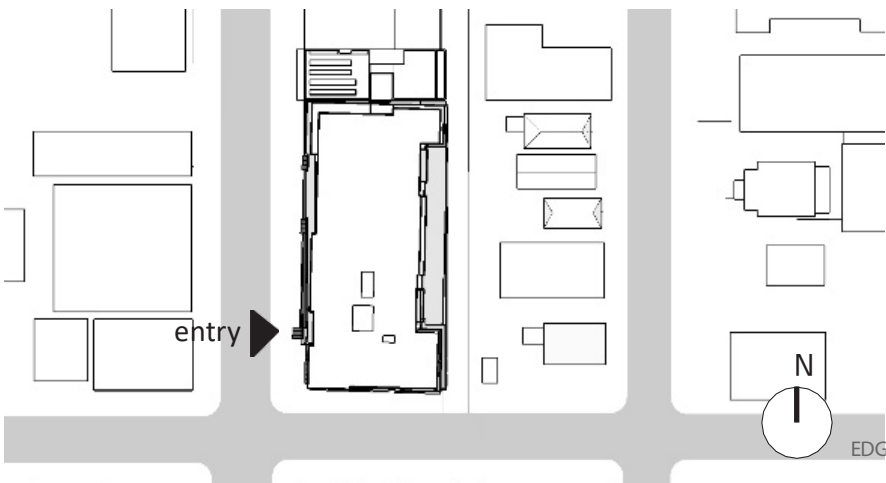
C.1

OPTION C.1 (NEW OPTION) - SUMMARY

- Unit Count = Approx. 144
- Approx. 102,500 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.86
- 75' Above Average Grade
- Code compliant - no departures

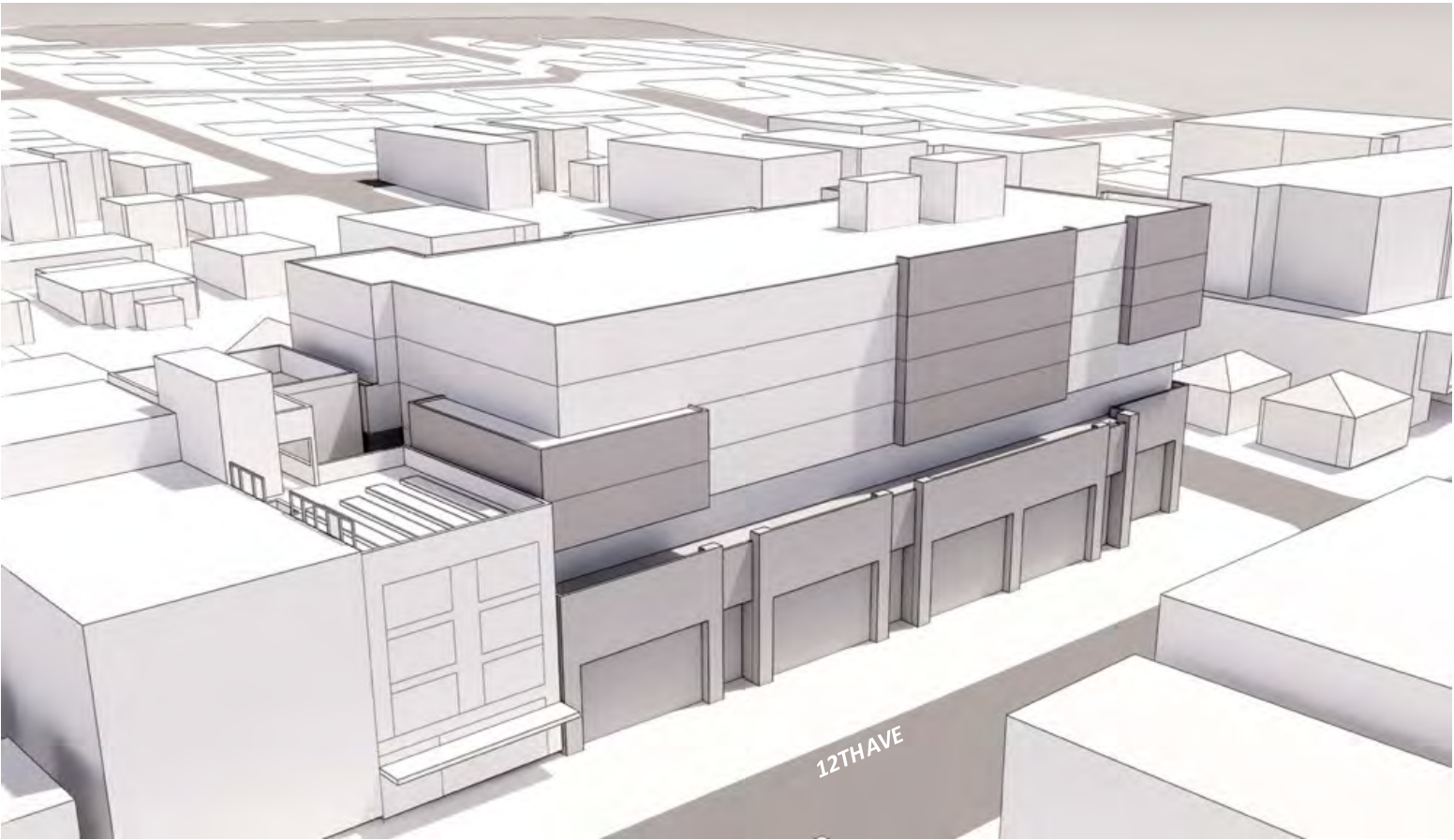
C BUT ORTHOGONAL (SAME MODULE DEFINITIONS)

- ADJUSTED BASE:
 - ORTHOGONAL CORNER
 - NARROWED BRICK PIERS (5' down to 3.5')
 - PAREPETS & MATERIALS
 - WINDOWS TO FIT WITH COMMERCIAL
- SOUTH SIDE:
 - ADJUSTED MATERIALS TO BREAK UP FURTHER





VIEW #1: STREET LEVEL VIEW FROM THE CORNER OF 12TH AVE AND E



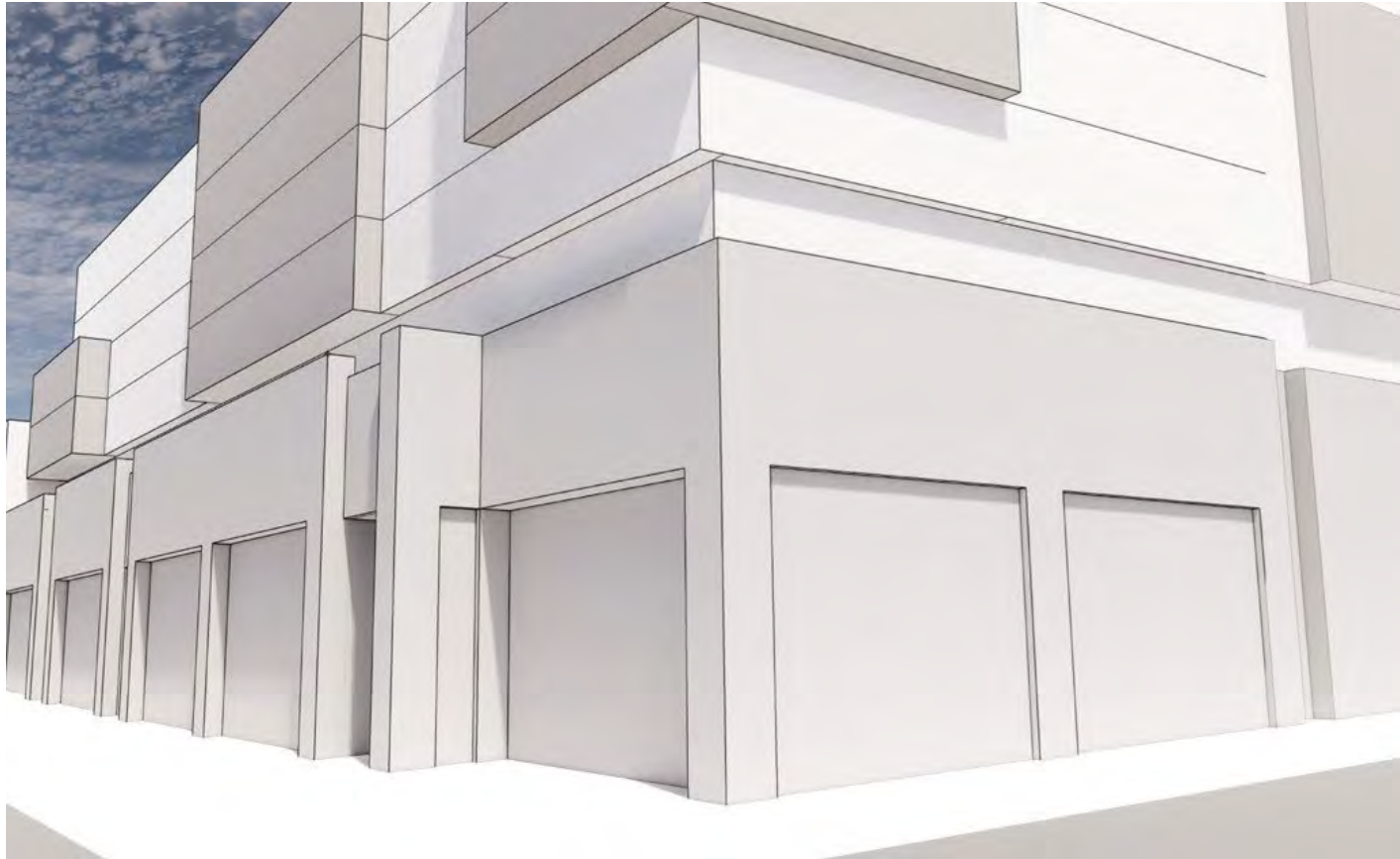
VIEW #2: BIRDS EYE VIEW FROM NW CORNER



VIEW #1: STREET LEVEL VIEW FROM THE CORNER OF 12TH AVE AND E



VIEW #2: BIRDS EYE VIEW FROM NW CORNER



VIEW #3: STREET LEVEL VIEW FROM THE CORNER OF 12TH AVE AND E OLIVE ST



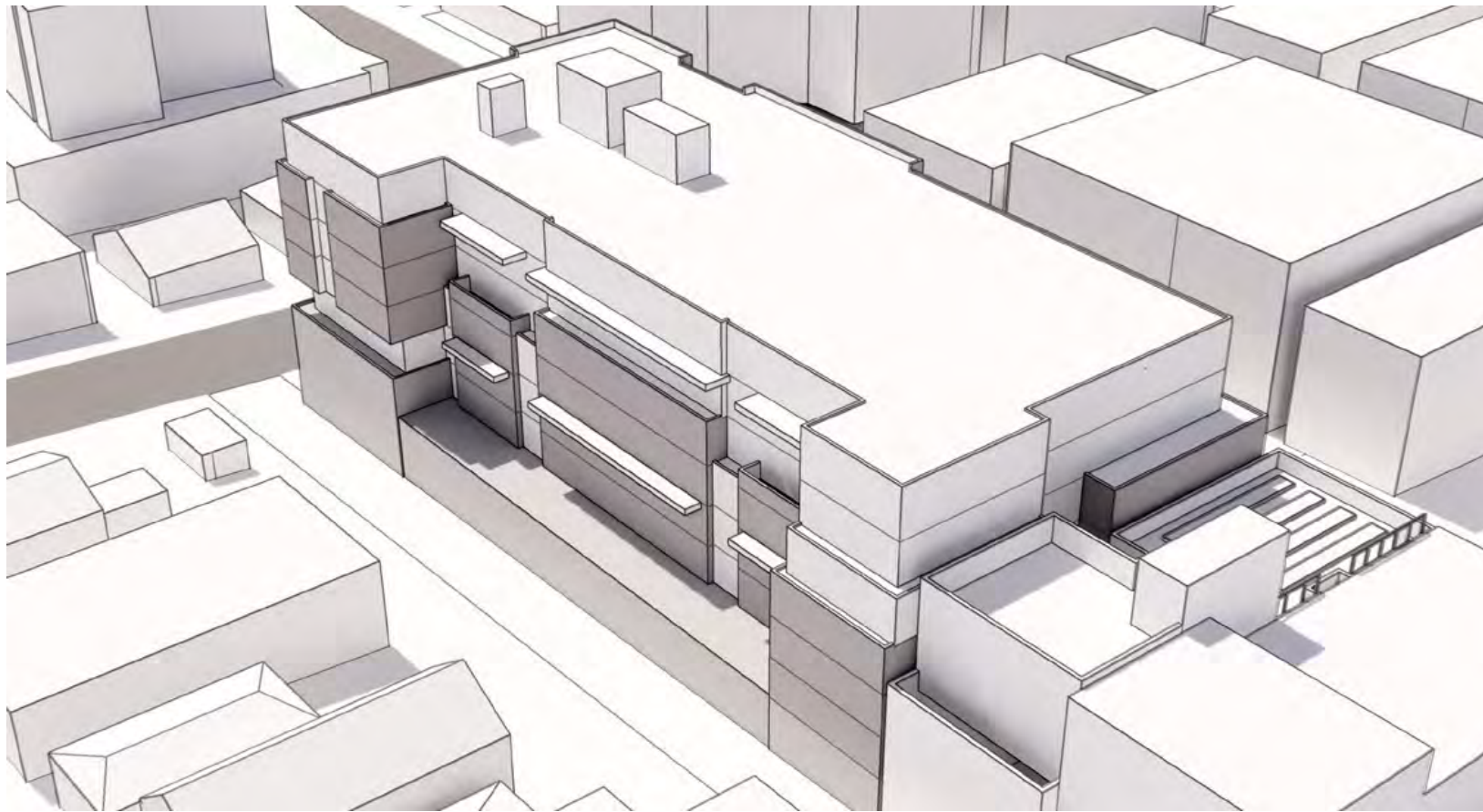
VIEW #4: STREET LEVEL VIEW FROM 12TH AVE



VIEW #3: STREET LEVEL VIEW FROM THE CORNER OF 12TH AVE AND E OLIVE ST



VIEW #4: STREET LEVEL VIEW FROM 12TH AVE



VIEW #5: BIRD'S EYE VIEW FROM NE CORNER



VIEW #6: STREET LEVEL VIEW FROM THE EAST SIDE OF E OLIVE ST

- EAST SIDE (SIMILAR BUT ALTERNATE TO C):
 - TOP FLOOR CORNER (NORTH ONLY) SETBACK EXTENDED ONE MORE FLOOR DOWN
 - RAISED HEIGHT OF (MIDDLE ONLY) BAY AND WIDENED, BUMP OUT EXTENDED TO PARAPET
 - SOUTH BAY BROKEN WITH VERTICAL GASKET



VIEW #5: BIRD'S EYE VIEW FROM NE CORNER



VIEW #6: STREET LEVEL VIEW FROM THE EAST SIDE OF E OLIVE ST

- EAST SIDE (SIMILAR BUT ALTERNATE TO C):
 - TOP FLOOR CORNER (NORTH ONLY) SETBACK EXTENDED ONE MORE FLOOR DOWN
 - RAISED HEIGHT OF (MIDDLE ONLY) BAY AND WIDENED, BUMP OUT EXTENDED TO PARAPET
 - SOUTH BAY BROKEN WITH VERTICAL GASKET

III.

GROUND FLOOR RESOLUTION AND STREET SCAPE

- i. 12th Ave Facade
- ii. E. Olive St.
- iii. Alley

- 1 **AH-“More porosity, more outdoor seating. Appreciate height at retail spaces. Concerned about long lobby. Concerned about alley streetscape.... Blank space along 220’...we saw units opening...onto that type of space...from a safety standpoint.”**
- 2 **LP-“Massing help to clearly identify the residential entry ...C did a good job of breaking up the scales and massing at ground level.....develop material choices...further break down façade...consistent glazing strategy along 12th.”**
- 3 **MA-“Doesn’t seem to be significant rhythm or repetition in those bays harkening back to the parcels/other conceptual reason....more porosity using more entrances**
- 4 **EG-“Operable windows making it porous even if it is not an entrance.”**
 - Option C, C.1 and D:
 - Further emphasis has been provided to identify the residential entry (linked to neighborhood rhythms, heights and widths.
 - Parapet heights further emphasize these moves.
 - Materials are being developed to also break up massing.
 - Opportunities for art are being identified and reserved
 - Glazing is being adjusted to blend living space with commercial space resulting in playful, but consistent facade design.
 - Piers/Pilasters and the amount of dark brick has been reduced to closer match widths of historic/local buildings.
 - Additional Porosity is being studied
- 6 **AT-“Study angle at corner, divergent from rest of base orthogonal logic.”**
 - Corner at cafe has been adjusted be orthogonal giving more outdoor seating space and supporting the dichotomy/contrast of the podium form vs the upper form

EDG 2: STREET EDGE – LOBBY AND COMMERCIAL

COMMERCIAL SPACE A
SMALLER LOCAL RETAIL

COMMERCIAL SPACE B
MEDIUM LOCAL RETAIL

LEVEL 1.5 UNITS ABOVE
CO-WORKING LOBBY

TENANT FITNESS AT LEVEL 1.5 EXTENDS TO
ALLEY AND OVERLOOK E OLIVE ST.

COMMERCIAL SPACE C
CAFE

Spaces along frontage
spill out, provide seating
and "rooms" extending
across to planter strip
where there is more
seating and rubberized
walking surface as well
as unique planting per

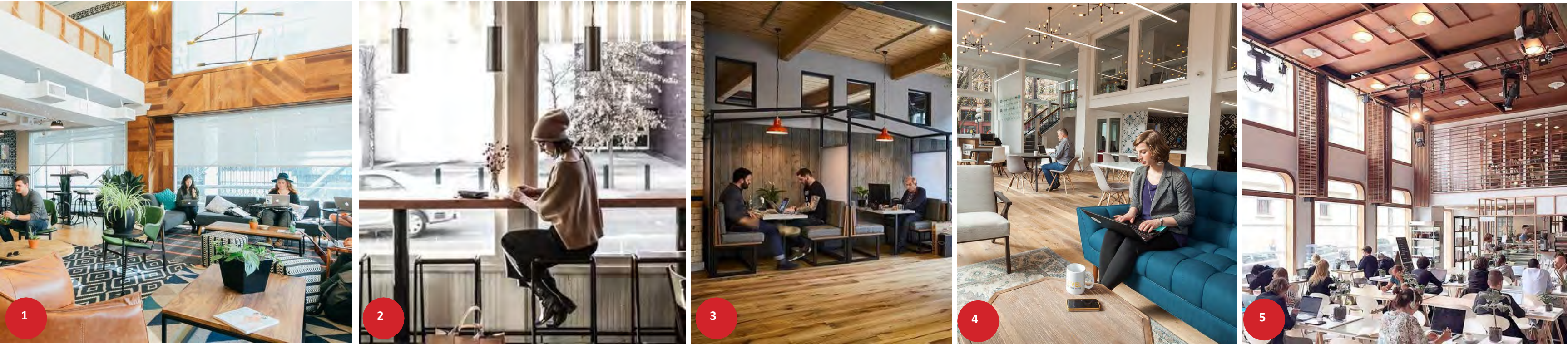
Portion of co-working
lobby prepped for future
conversion to commercial

Co-working bar space
with operable windows

Lobby entry double
height similar to adjacent
commercial spaces

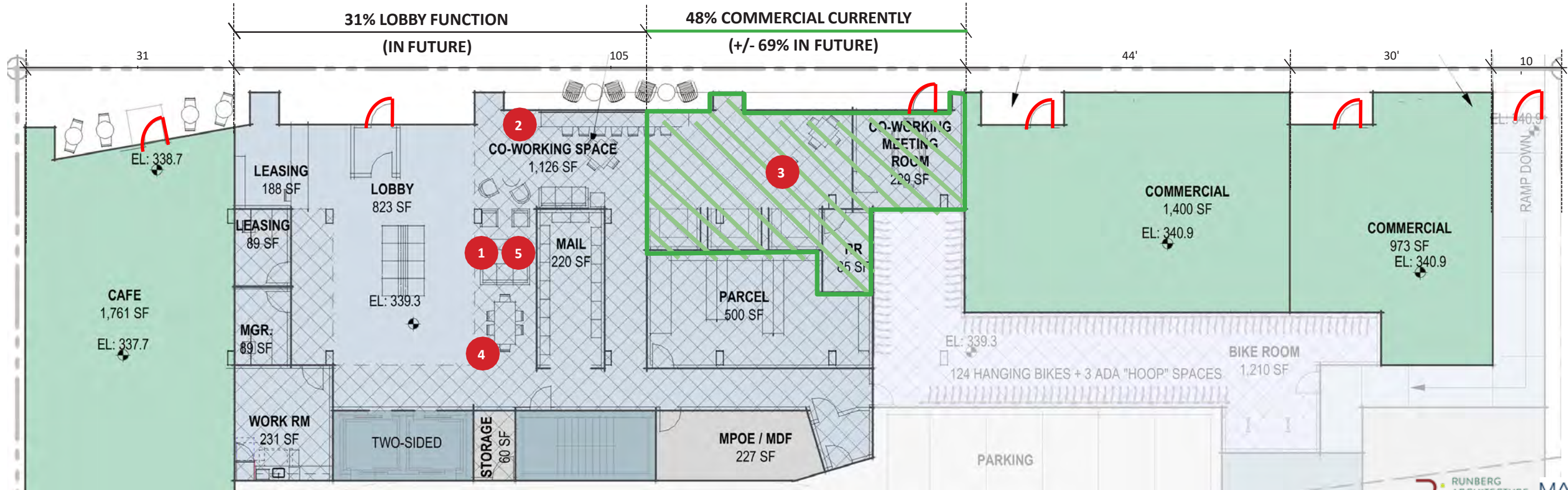


EDG 2: STREET EDGE – LOBBY AND COMMERCIAL – POTENTIAL FUTURE COMMERCIAL SPACE

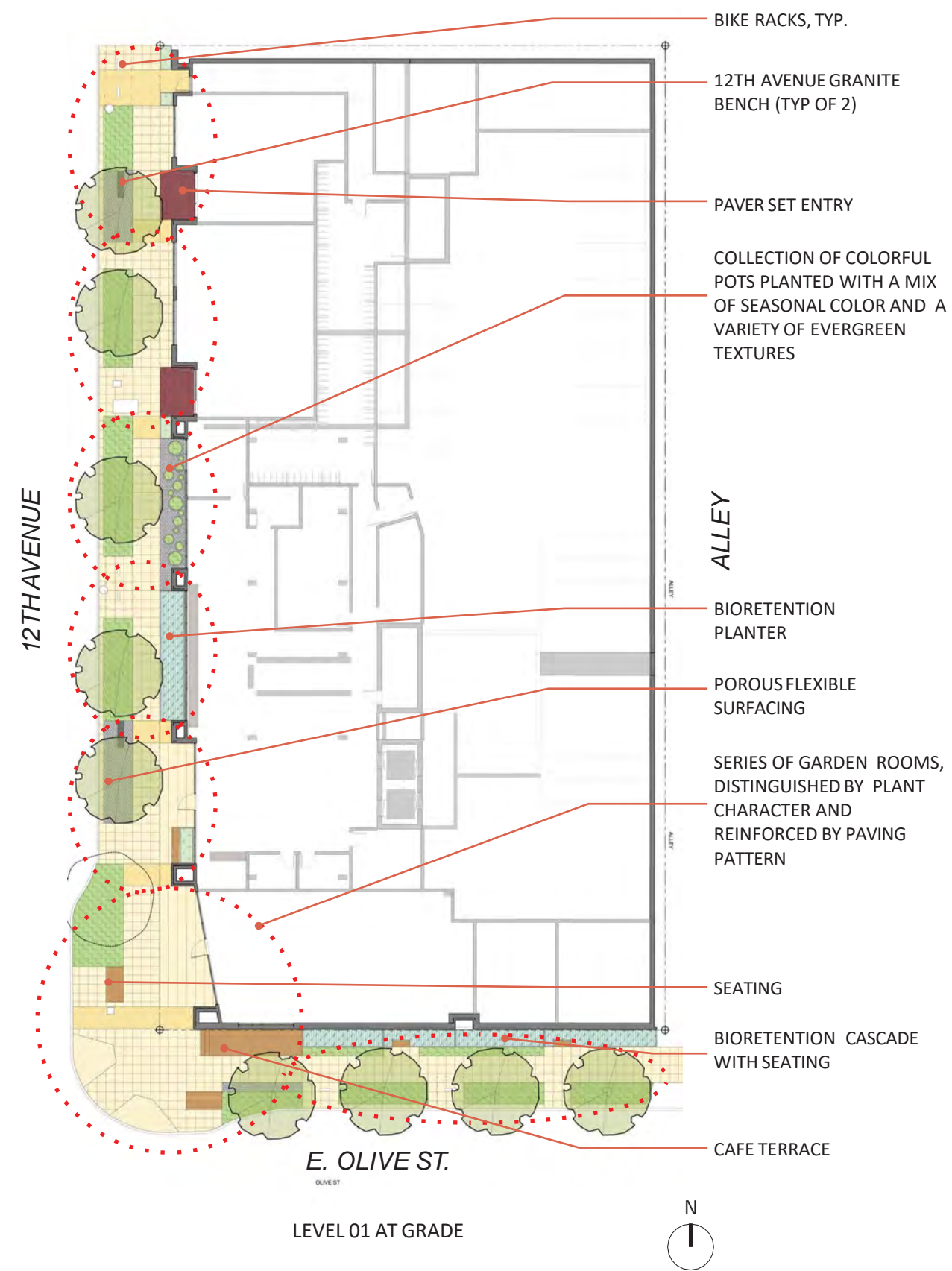


POTENTIAL FUTURE COMMERCIAL SPACE

STOREFRONT GLAZING GOES TO GRADE FOR FUTURE
CONVERSION TO COMMERCIAL ENTRY DOOR



LANDSCAPE DESIGN



ADR EDG 1 GUIDANCE

4.a. Staff supports the programming of active commercial uses along 12th Ave. In agreement with public comment, Staff recommends further development of a porous and engaging street edge with pedestrian amenities, landscaping, and a design that responds to the commercial context nearby. (CS1-4.e, PL3-B, PL3-C)

DESIGN RESPONSE

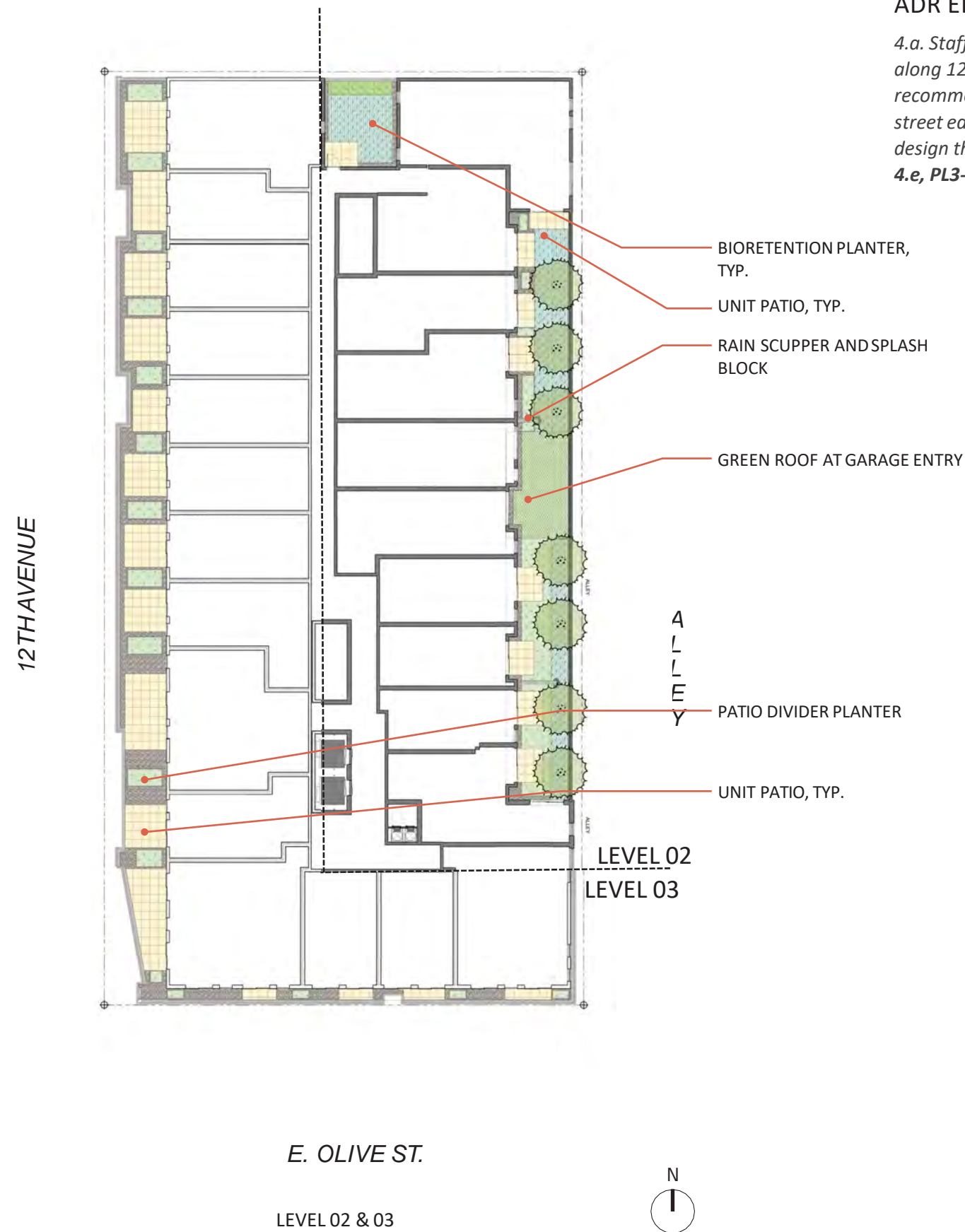
All at grade facade will feel commercial in nature. There are no residential units at grade.

Outdoor spill-out space is included and blends with the lobby outdoor seating area and landscaping.

Street trees will be increased. Only one of the (6) existing street trees is healthy and will be retained. All others will be replaced with (9) additional new large caliper trees with lush planting. The building is set back from street property line to allow space for trees and generous sidewalk space.



STREET EDGE – LANDSCAPE DESIGN



ADR EDG 1 GUIDANCE

4.a. Staff supports the programming of active commercial uses along 12th Ave. In agreement with public comment, Staff recommends further development of a porous and engaging street edge with pedestrian amenities, landscaping, and a design that responds to the commercial context nearby. (CS1-4.e, PL3-B, PL3-C)

DESIGN RESPONSE

Several trees will be removed along the alley as they are in the ROW.



STREET EDGE - LOBBY AND COMMERCIAL



Opt. C at 11/12 EDG 2



STREET EDGE - LOBBY AND COMMERCIAL



STREET EDGE - LOBBY AND COMMERCIAL



STREET EDGE - LOBBY AND COMMERCIAL



Opt. C at 11/12 EDG 2



Guidance received at EDG 2 meeting 11/12:

- 3 ***Alley- “Concerned with height and length of solid wall... Provide those pedestrian view from the alley.”***
- 5 ***Alley- “Get some more regular eyes and transparency on the alley...choice of the applicant to actually stage dumpsters in alley and to the extent that there could be some nooks or niches.”***

- Elevation of EDG 2 (11/12 meeting) is provided showing that podium wall is lower than may have been perceived. Varies from +/- 1' below unit floor at north end to 10' high near south end of courtyard with glass rail and planting above.
- Alley has two garage doors, some air circulation screens, and windows at north and south ends with at least three units with eyes directly onto the alley.
- Some pedestrian views in the alley have been provided. these will be developed for the 12/16 meeting.
- trash pick up is being dictated by SPU and not allowing internal storage of dumpsters. Alcoves were also explored but would not fit with internal circulation or the grades of the alley.
- We will develop circulation diagrams for the 12/16 meeting.



MASSING & CONTEXT / ZONE TRANSITION - STREET ELEVATIONS



MASSING & CONTEXT / ZONE TRANSITION - STREET ELEVATIONS













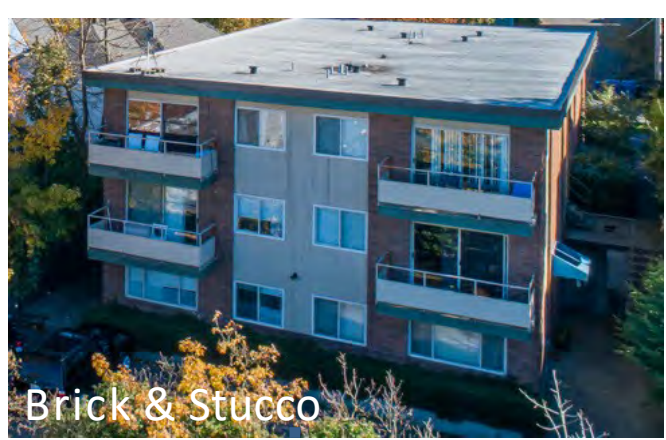
IV.

SECONDARY FEATURES: MATERIALS, LANDSCAPE AMENITIES

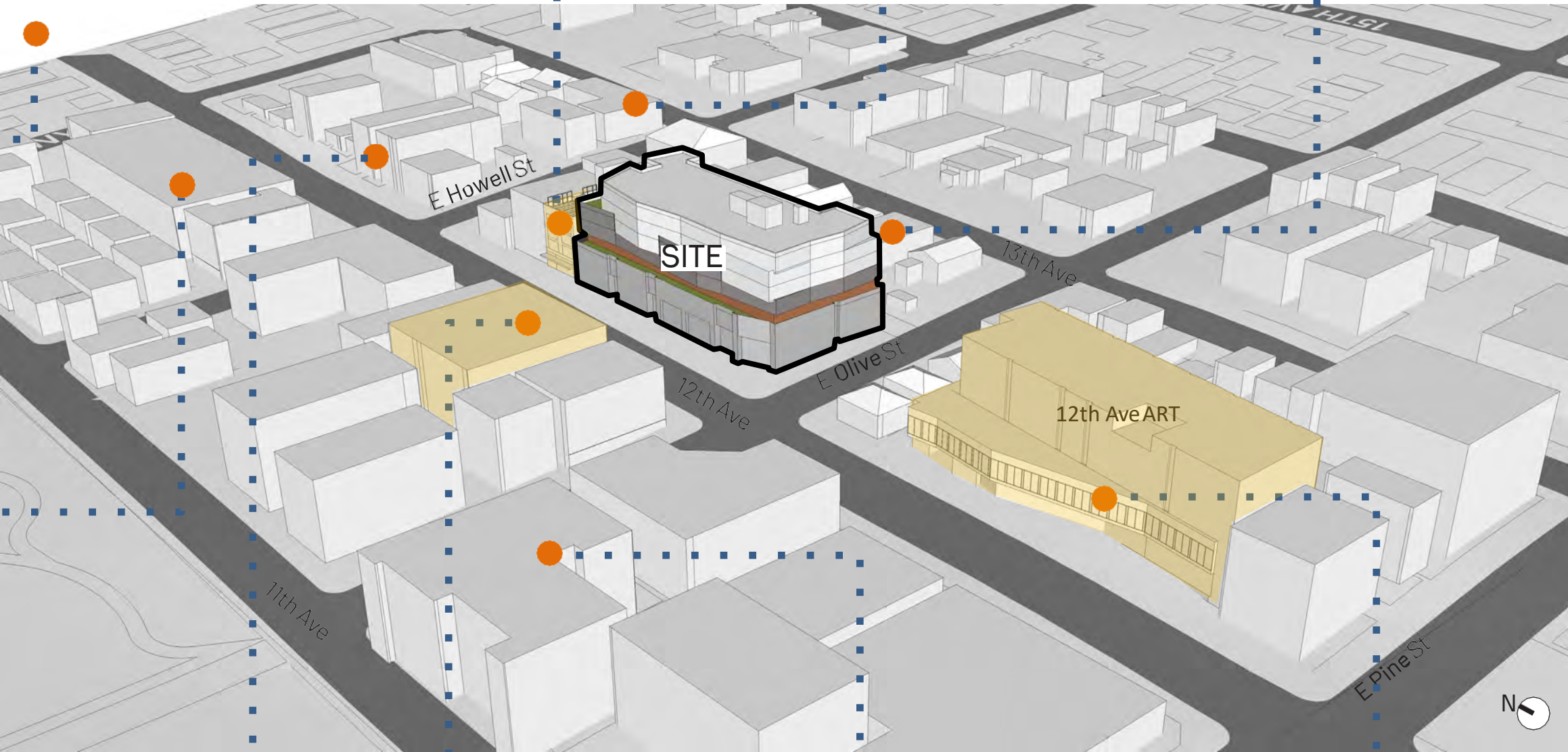
i. Use of fiber cement

- 1 **AH-*"The extensive use of Hardie panels and the, the size of the windows on 12th avenue is not up to the standard of recent projects approved by the board."***
 - Hardie is used extensively in the neighborhood
 - We have had success (award winning projects) using Hardie and detailing it correctly.
 - Windows are at the maximum allowed by energy code.
- 2 **MA-*"If cementitious panel is used, it would certainly not be in the quantity that is shown right now..."***
- 3 **LP-*"Materials...on that base...to really help to breakdown the scale...looking at some variations there(in the colors/tones)...that incorporating art at...street edge."***
 - As noted / shown in section III (at grade detailing), we are incorporating various materials and colors breaking down 12th Ave and E. Olive St. podium
- 4 **AT-*"Tall ceiling heights in the retail space...the part where...I would feel this is not very appropriate to 12th ave. in that there's not much to bring the scale down to... more of a human height..along the side.... "***
 - Additionally, materials, minor modulation in storefronts and bays, canopies / signage yet to be designed will break the street facade down to pedestrian scale as indicated in some of our other successful projects.
- 5 **EG-*"Art being incorporated... a very important part of the neighborhood."***

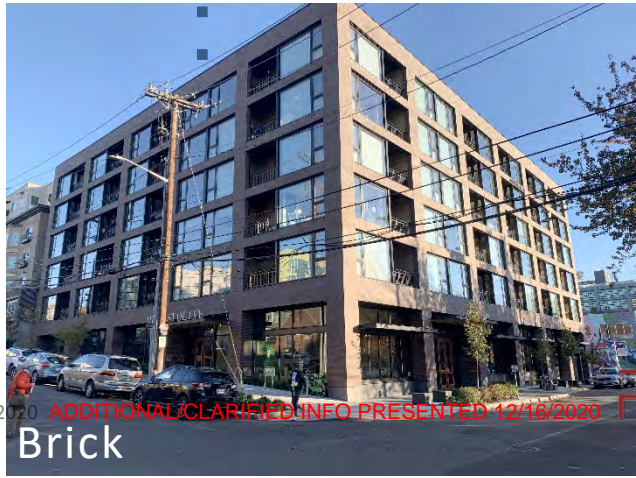
POTENTIAL MATERIAL CONTEXT



@ corner of 12th Ave & E. John St.



- Brick: 25%
- Hardie: 25%
- metal: 10%
- Wood: 8%
- Exposed Concrete: 3%
- Glass: 30%



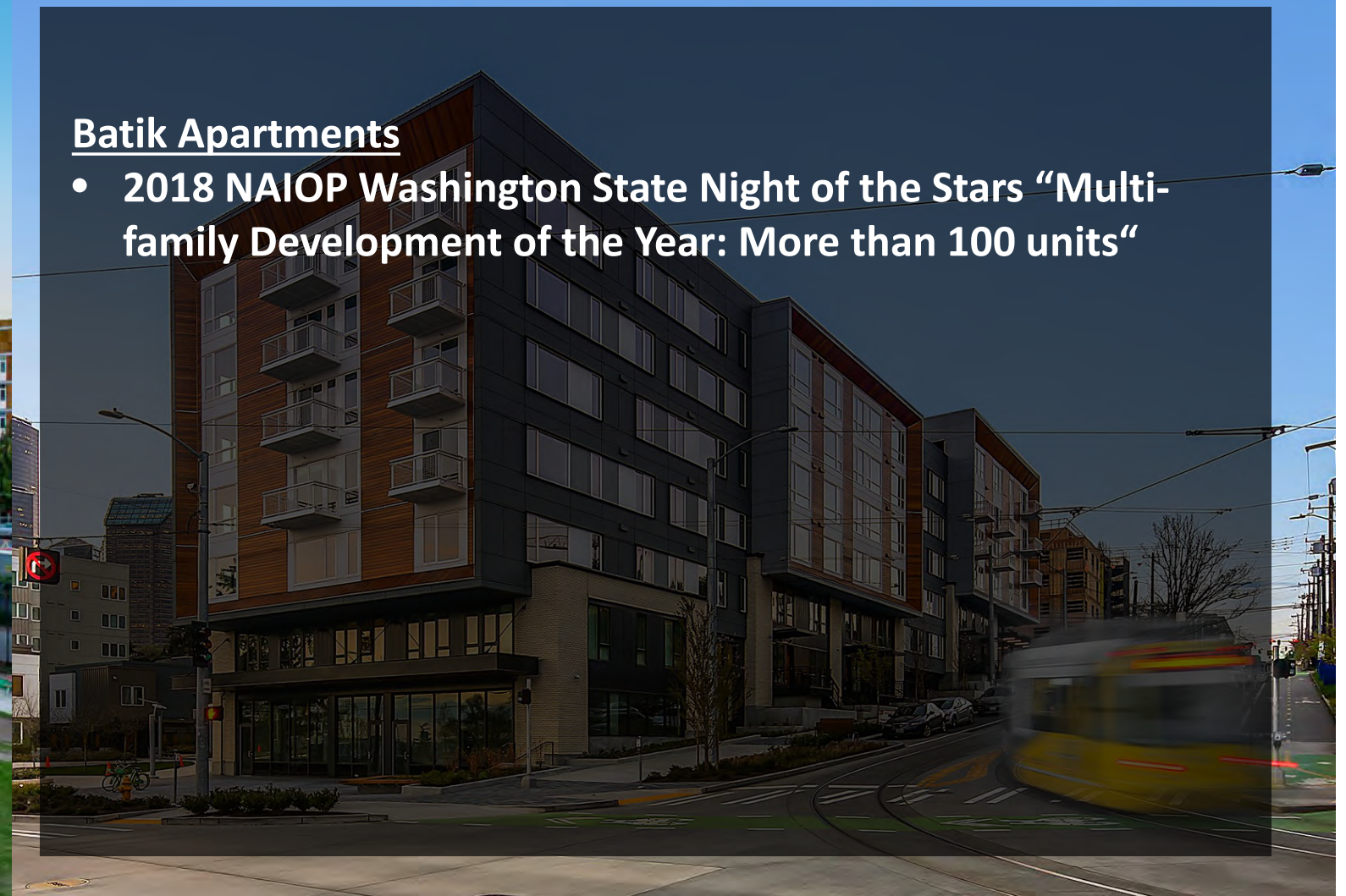
Sitka Apartments

- 2020 USGBC Outstanding Multifamily Project LEED Homes Awards
- 2019 Seattle Business magazine's Skyline Award
- 2019 Gold Nugget Grand Award for "Best Innovative Energy Design"
- 2016 Gold Nugget Award of Merit for "Best On the Boards Mixed Use Project"
- 2016 Gold Nugget Grand Award for "Best On the Boards Multifamily Community 50 du/acre or More"



Batik Apartments

- 2018 NAIOP Washington State Night of the Stars "Multi-family Development of the Year: More than 100 units"



Jackson Apartments

- 2020 NAIOP Multi-Family Residential Urban Development of the Year: More than 100 Units
- 2018 Gold Nugget Award of Merit for "Best On the Boards Mixed Use Project"



Lyric Apartments

- 2013 Gold Nugget Award of Merit for "Best Mixed Used Project"
- 2013 Gold Nugget Award of Merit for "Best Multi-Family Housing Project"

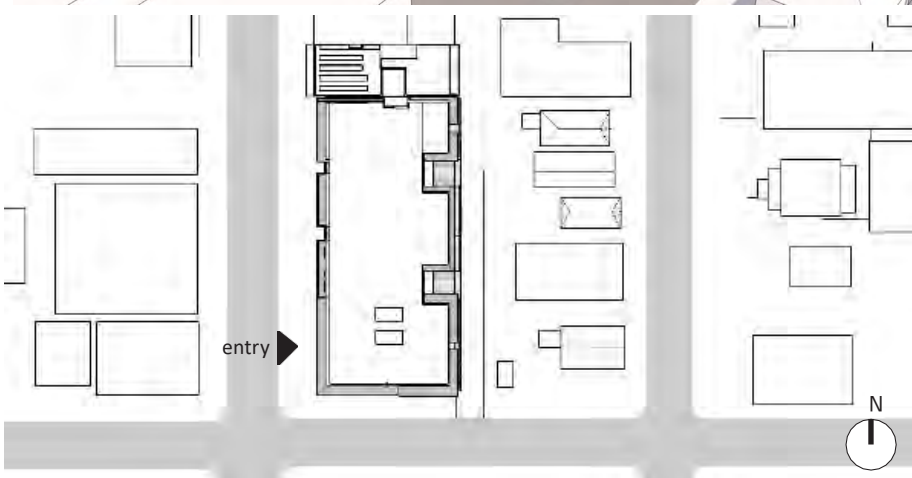
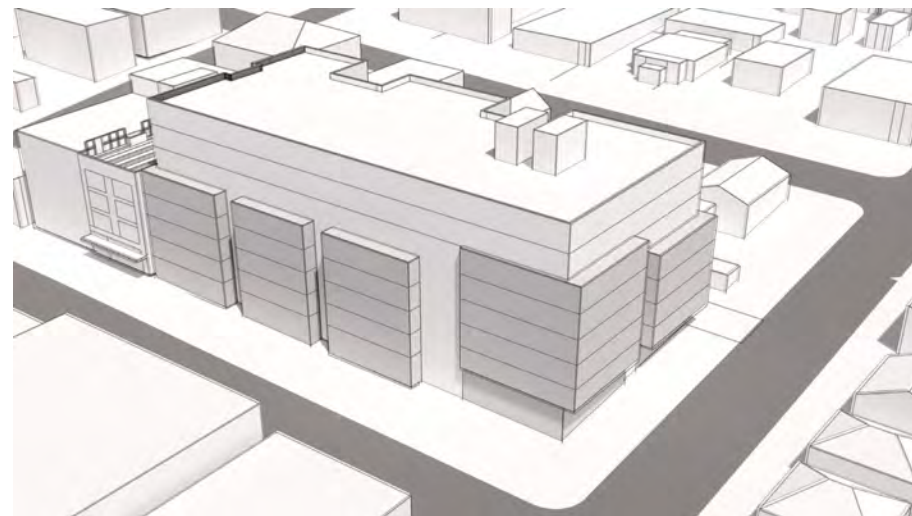




A

OPTION A

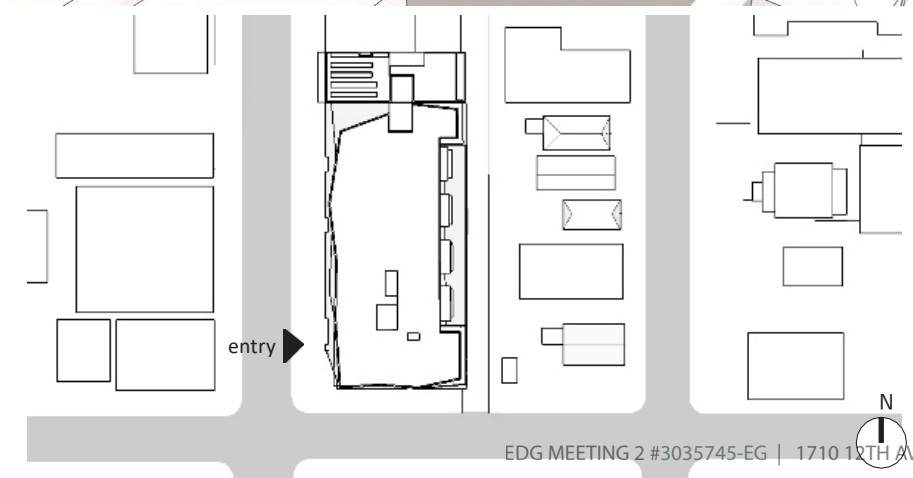
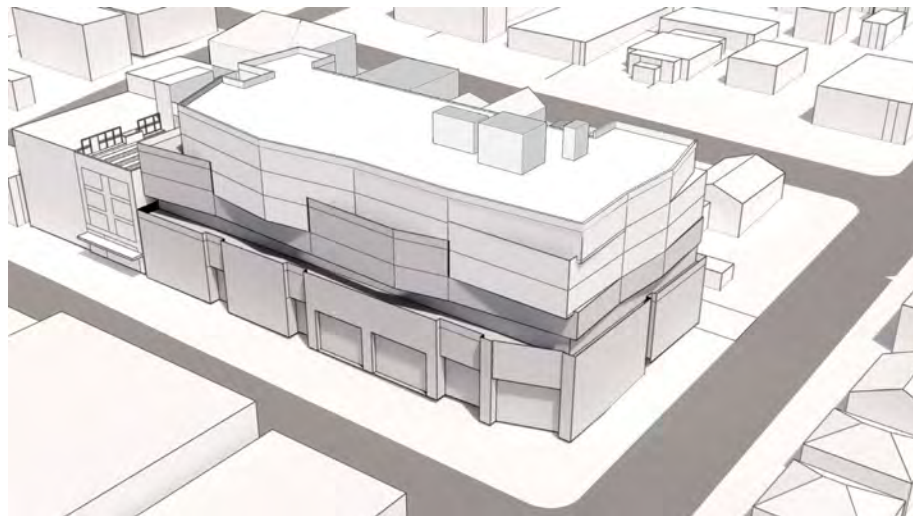
- Unit Count = Approx. 155
- Approx. 102,300 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.99
- **Code compliant - no departures**



C

OPTION C IMPROVED - **PREFERRED**

- Unit Count = Approx. 144
- Approx. 101,000 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.67
- **Code compliant - no departures**



C.1

OPTION C.1 (NEW VERSION)

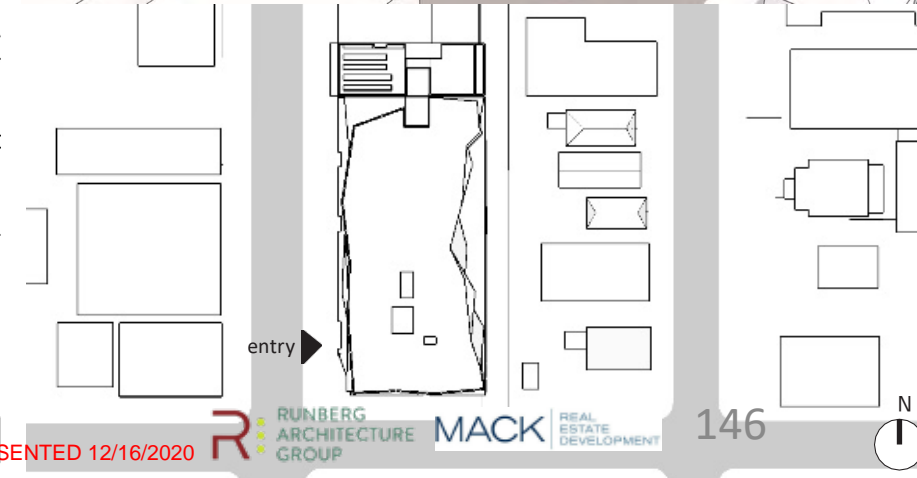
- Unit Count = Approx. 144
- Approx. 101,000 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.67
- **Code compliant - no departures**

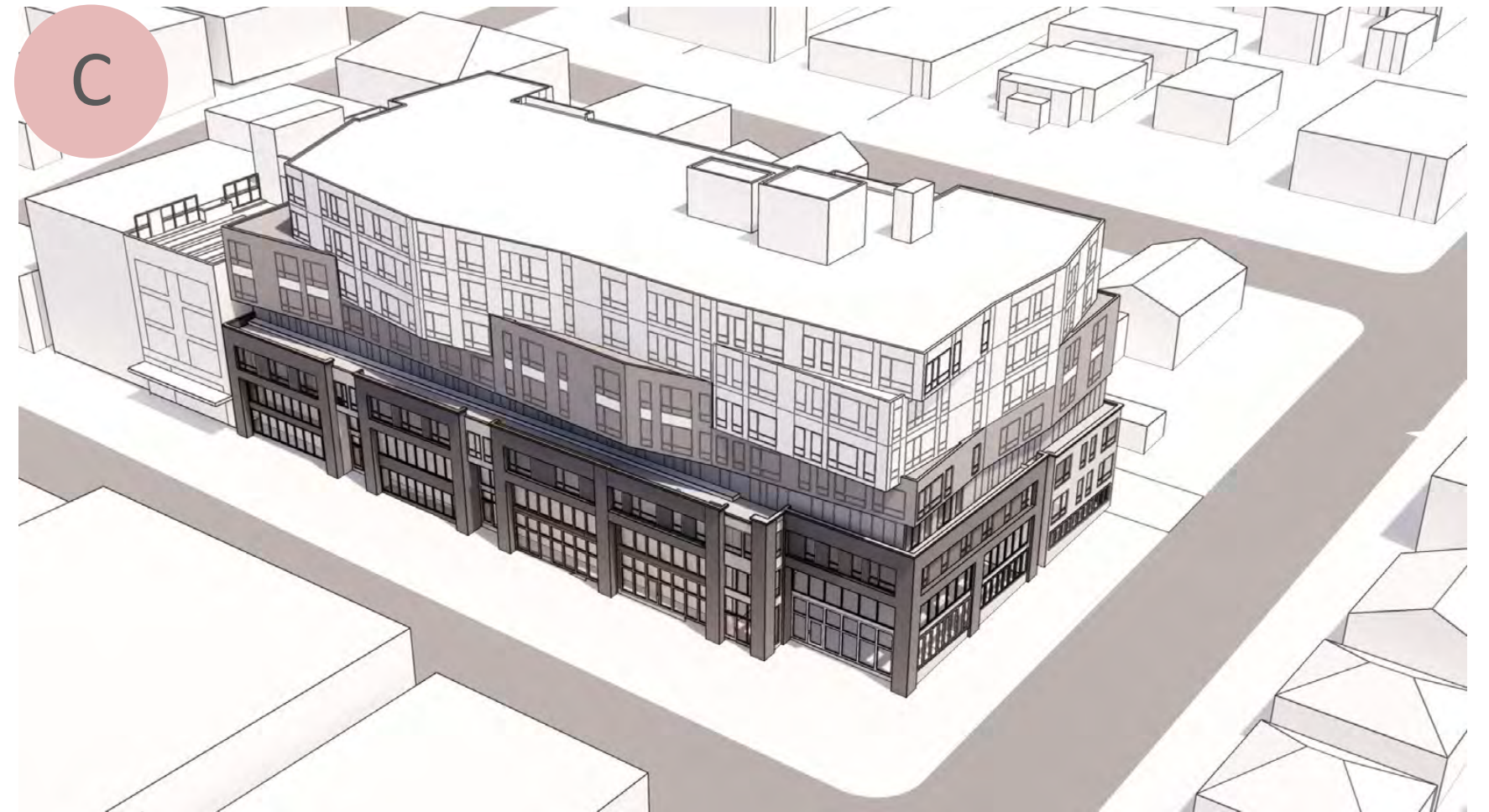


D

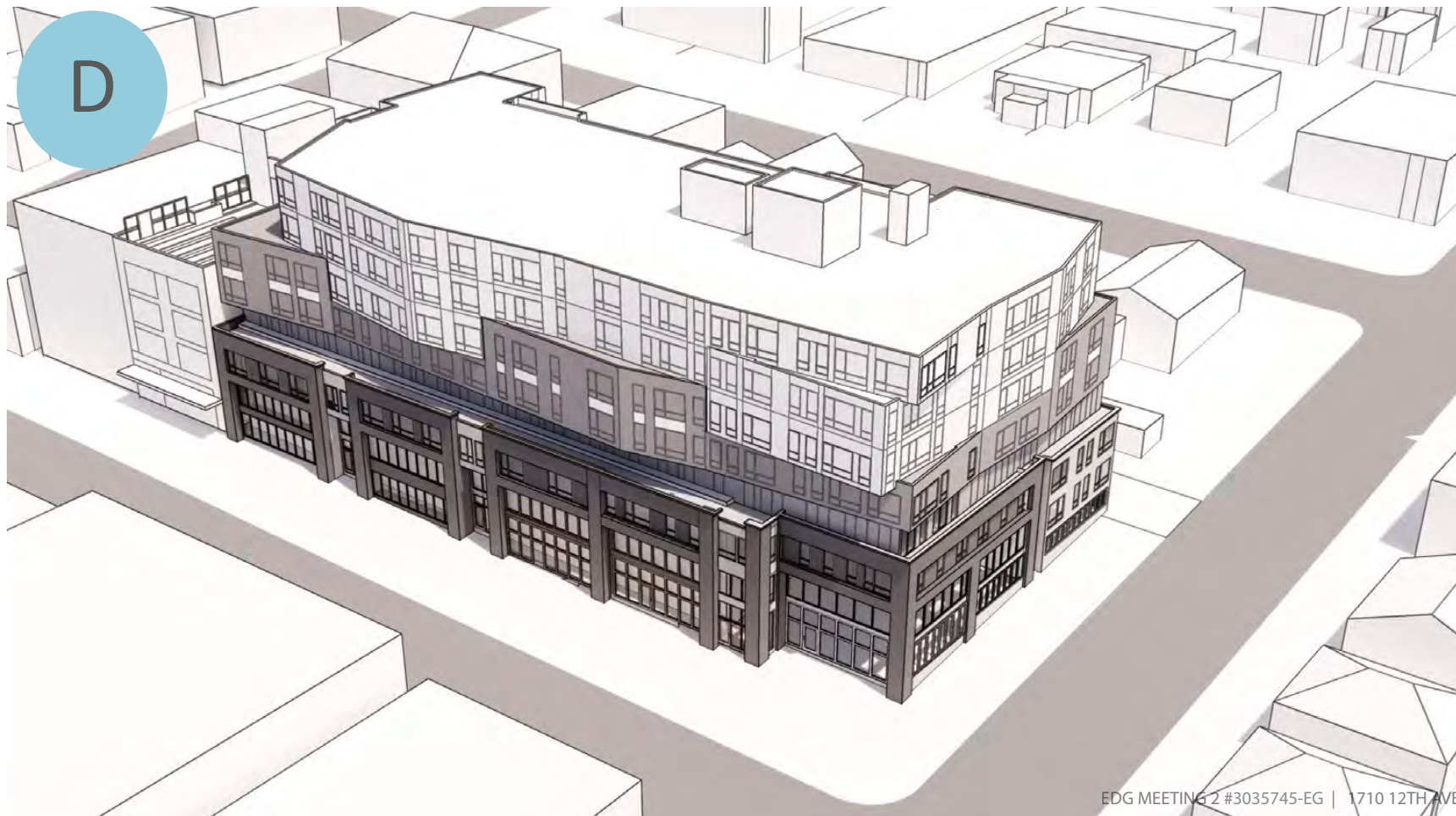
OPTION D - "WAVE & GASKET EAST"

- Unit Count = Approx. 144
- Approx. 102,500 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.86
- **Code compliant - no departures**





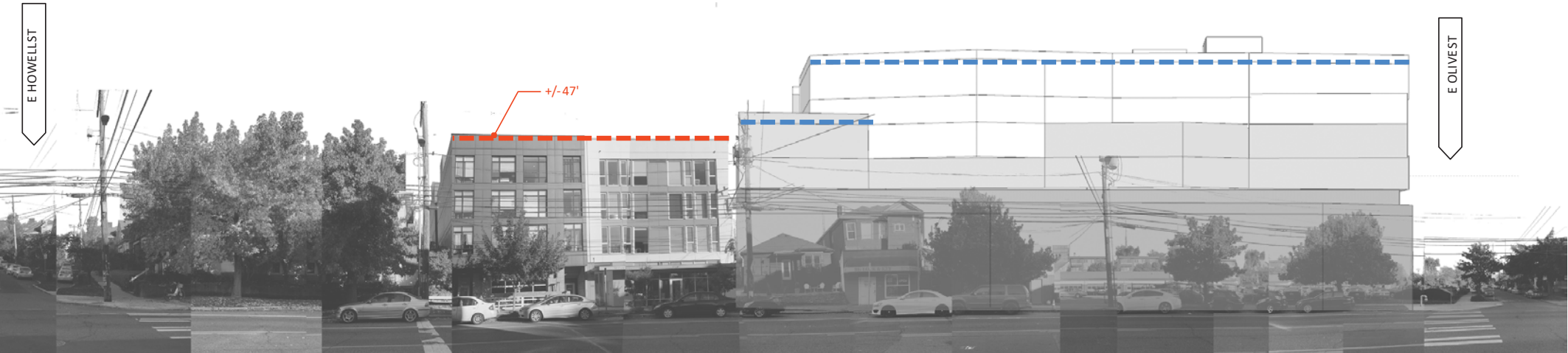
THANK YOU!

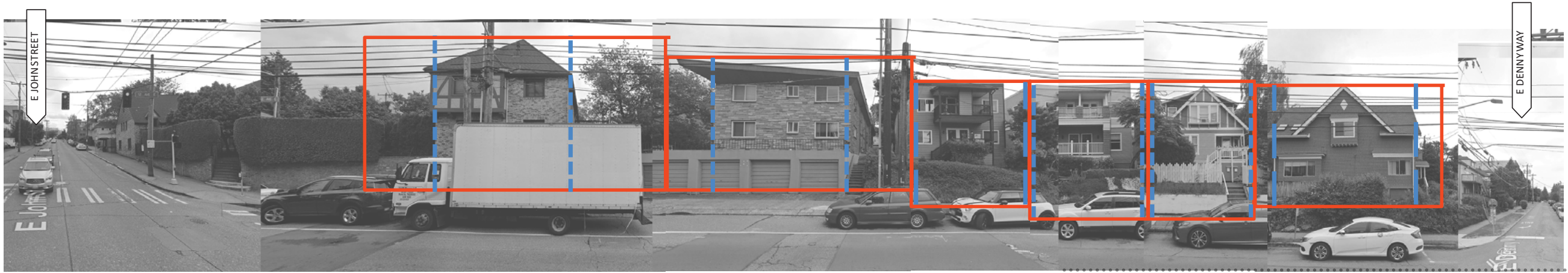


APPENDIX-EDG 3



12th AVE - EAST

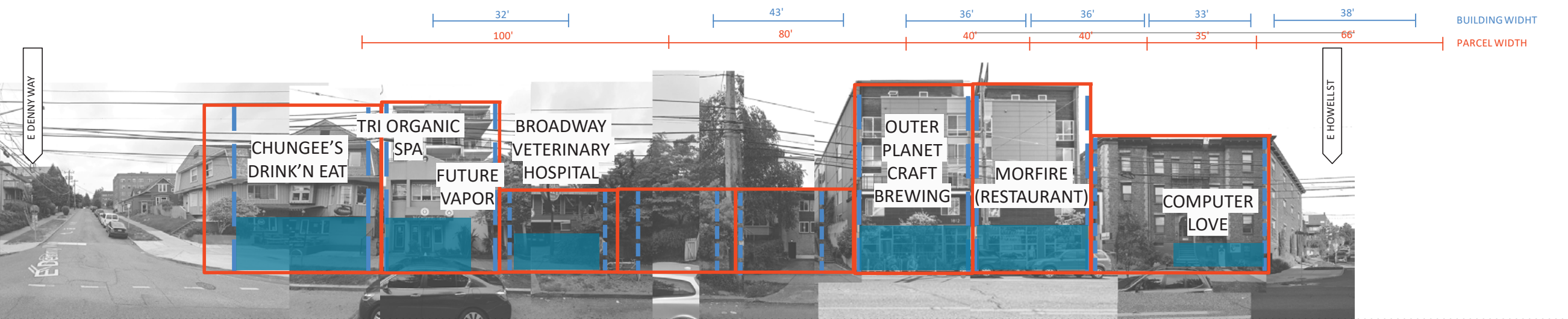




12th AVE - EAST

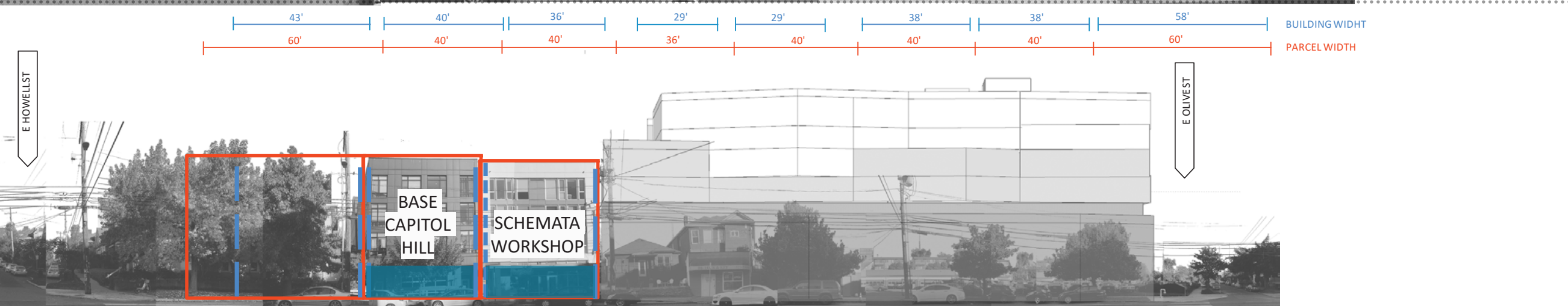
2 BUILDINGS -> ~40' WIDE
2 BUILDINGS -> ~32' WIDE
2 BUILDINGS -> ~36' WIDE

0 COMMERCIAL
6 RESIDENTIAL



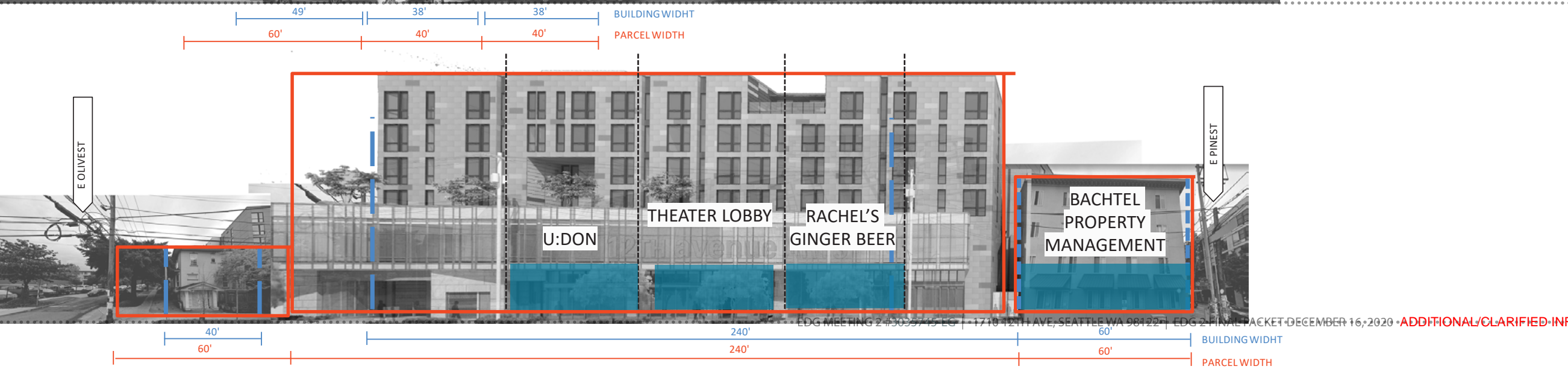
4 BUILDINGS -> 40' WIDE
2 BUILDINGS -> 60' WIDE
2 BUILDINGS -> 30' WIDE

7 COMMERCIAL
8 RESIDENTIAL



3 BUILDINGS -> 40' WIDE

2 COMMERCIAL
3 RESIDENTIAL



1 BUILDING -> 40' WIDE
1 BUILDING -> 60' WIDE
1 BUILDING -> 240' WIDE

4 COMMERCIAL
2 RESIDENTIAL

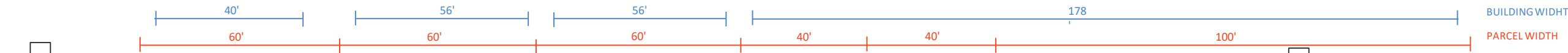




12th AVE - WEST

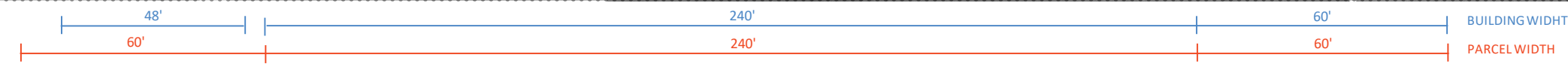
2 BUILDINGS -> 40' WIDE
2 BUILDINGS -> 60' WIDE
1 BUILDING -> 100' WIDE

0 COMMERCIAL
4 RESIDENTIAL



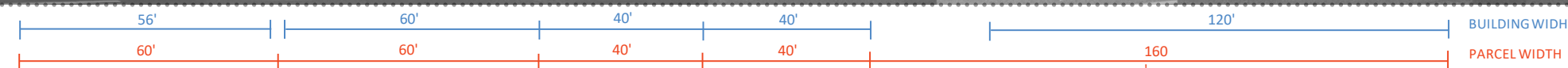
2 BUILDINGS -> 60' WIDE
1 BUILDING -> 240' WIDTH

6 COMMERCIAL
3 RESIDENTIAL



2 BUILDINGS -> 40' WIDE
2 BUILDINGS -> 60' WIDE
1 BUILDING -> 120' WIDE

1 COMMERCIAL
5 RESIDENTIAL



5 COMMERCIAL
1 RESIDENTIAL



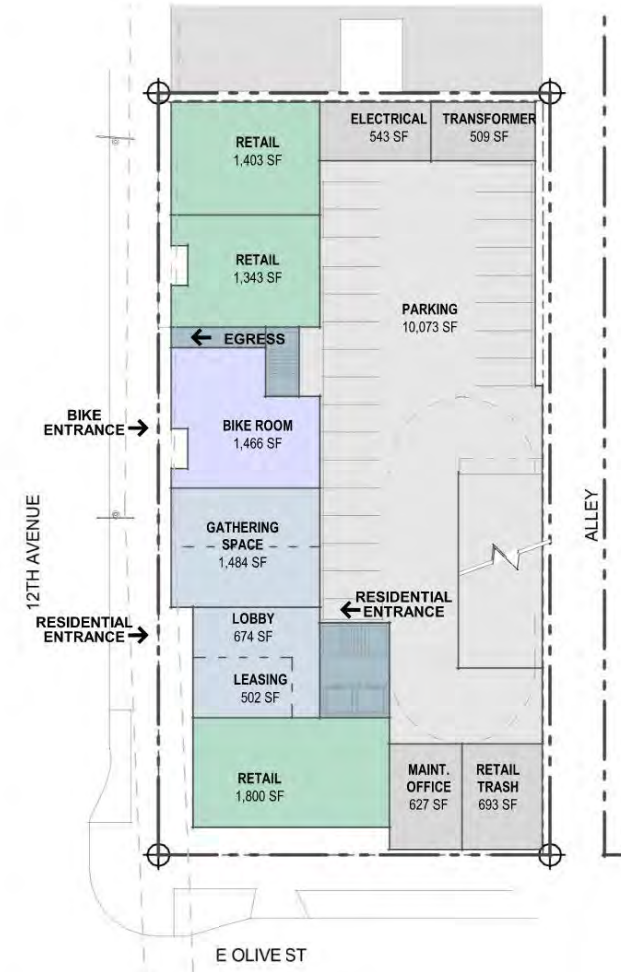
FLOOR PLANS

FLOOR PLAN LAYOUTS - OPTION A

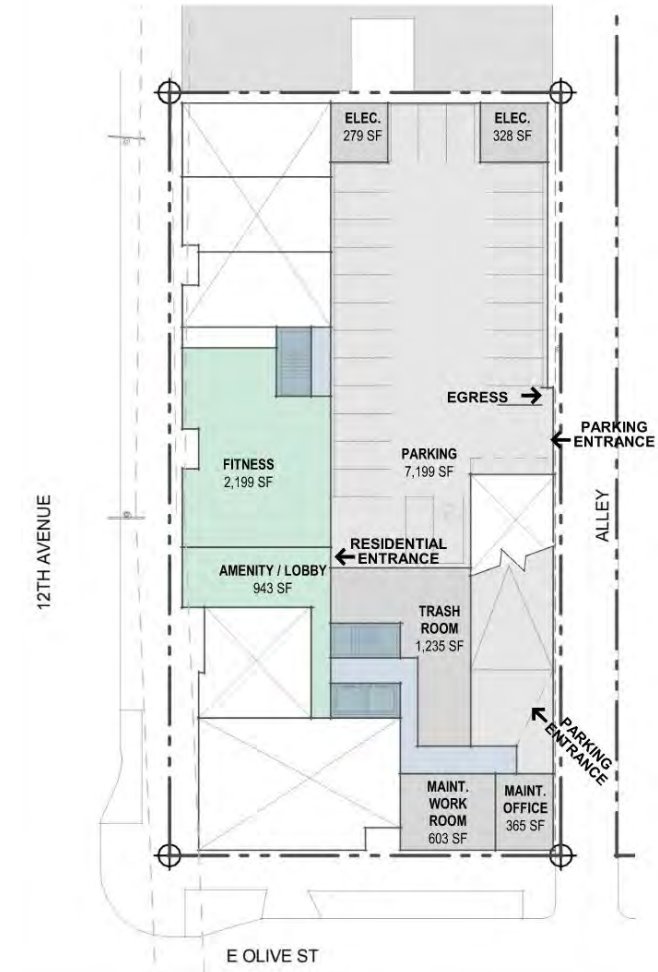
RESIDENTIAL

ROOF DECKLOBBY/ CIRCULATIONAMENITY SPACE

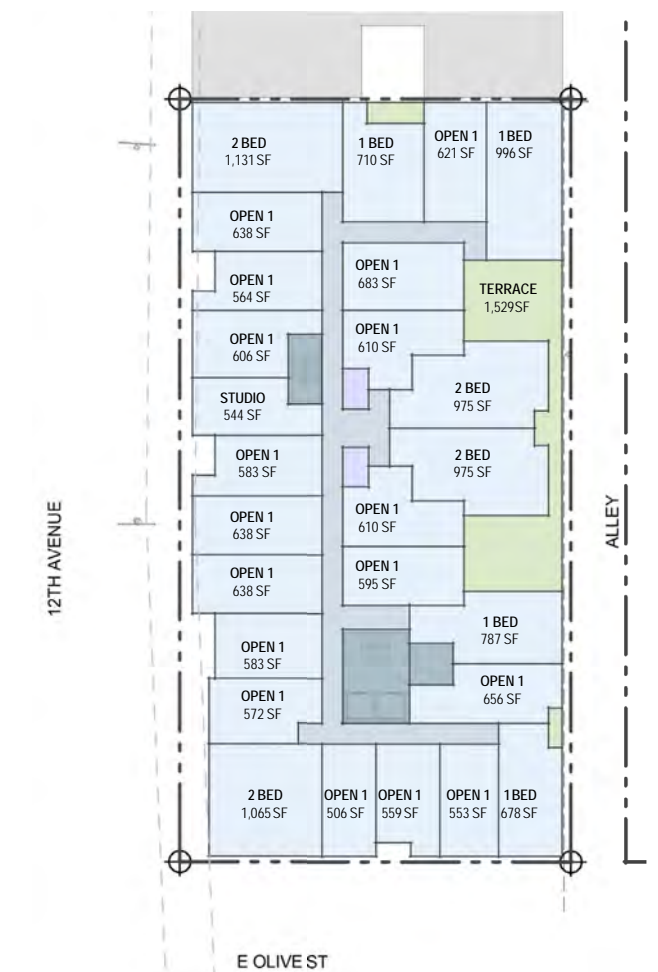
P1 LEVEL FLOOR PLAN



LEVEL 1 FLOOR PLAN



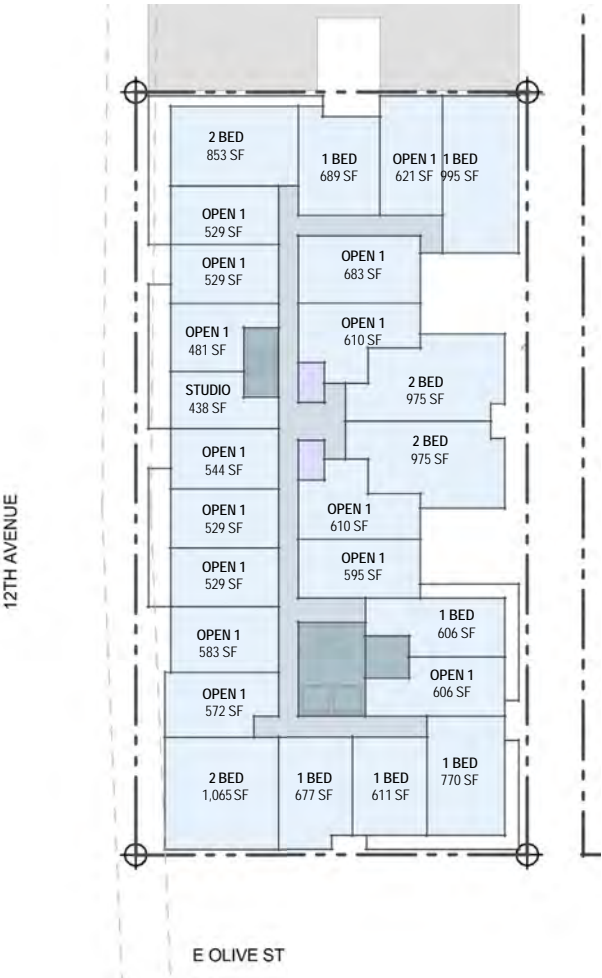
LEVEL 1.5 FLOOR PLAN



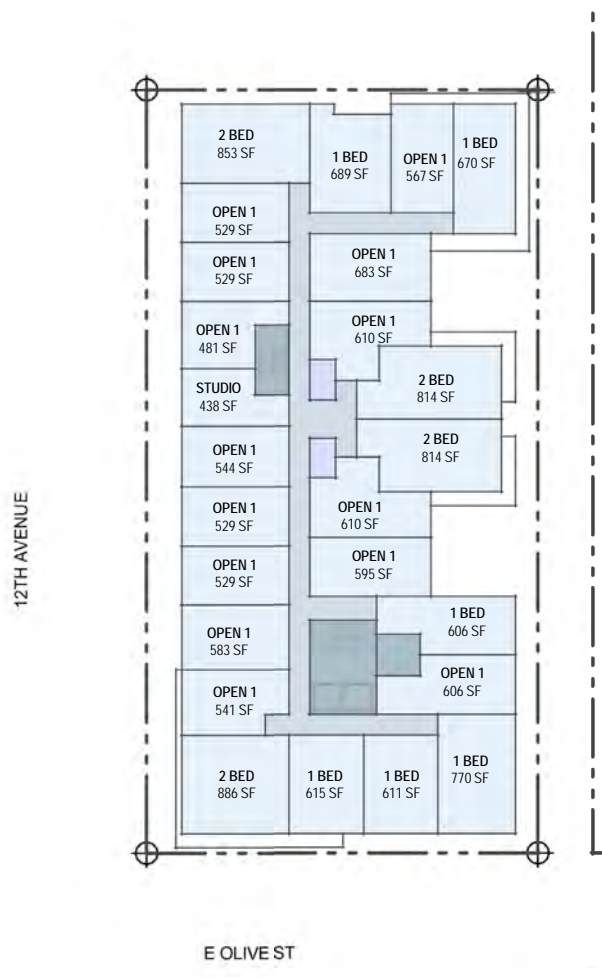
LEVEL 2 - 4 FLOOR PLAN



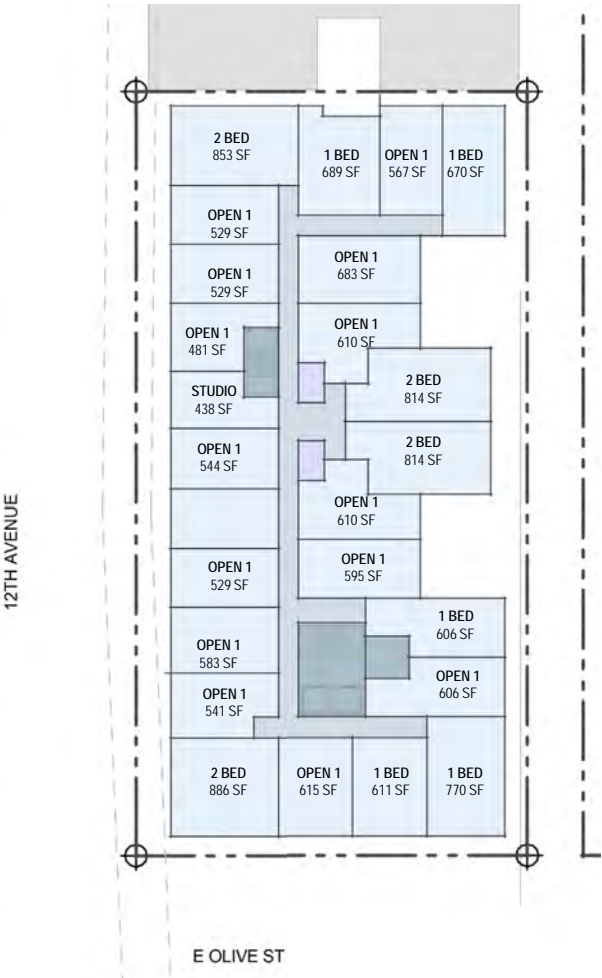
MASSING OPTIONS - OPTION A



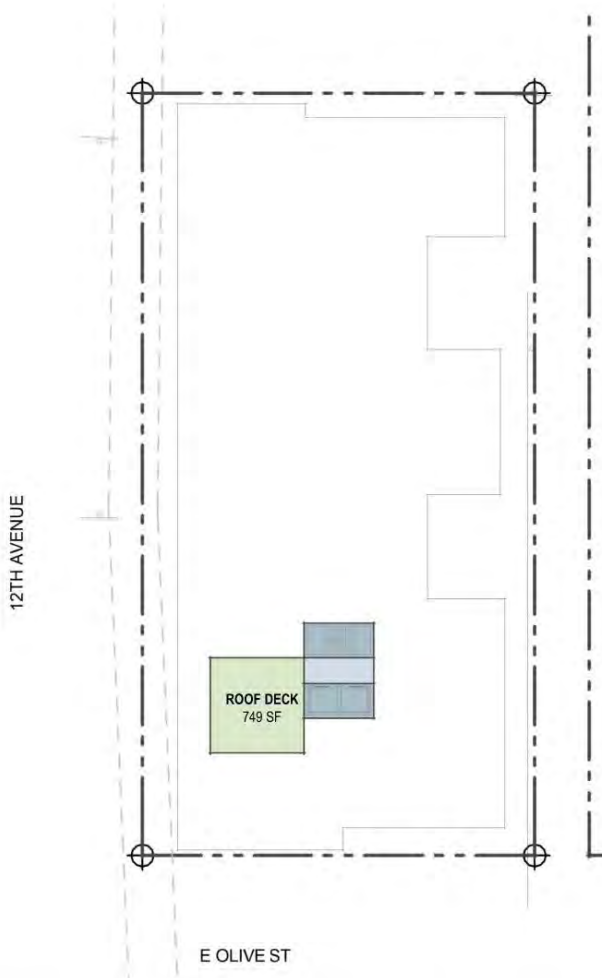
LEVEL 5 FLOOR PLAN



LEVEL 6 FLOOR PLAN



LEVEL 7 FLOOR PLAN



ROOF PLAN

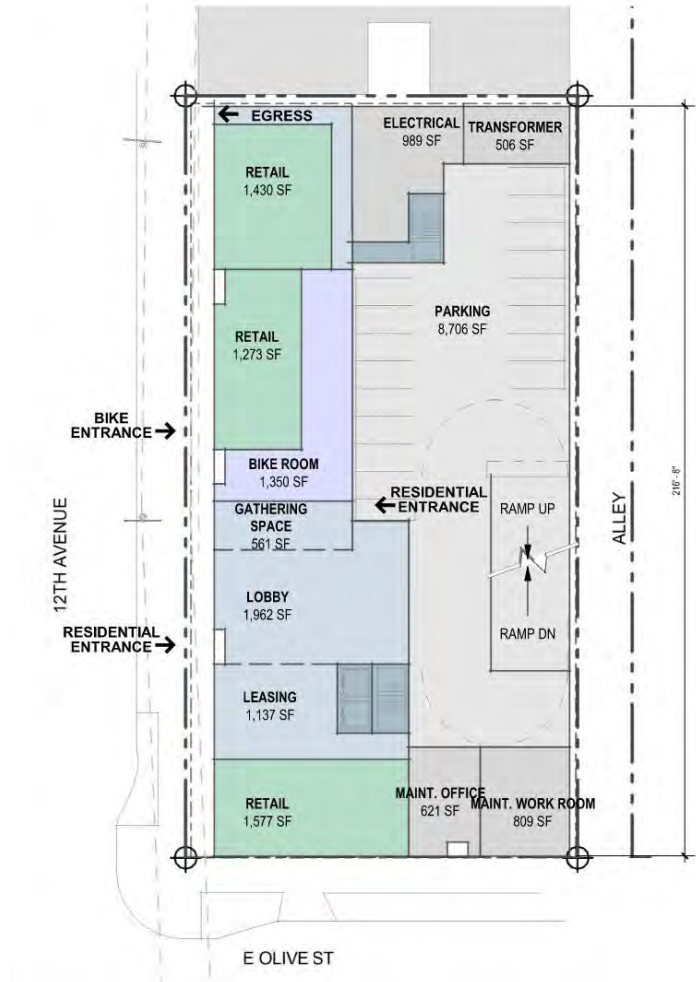


FLOOR PLAN LAYOUTS - OPTION B

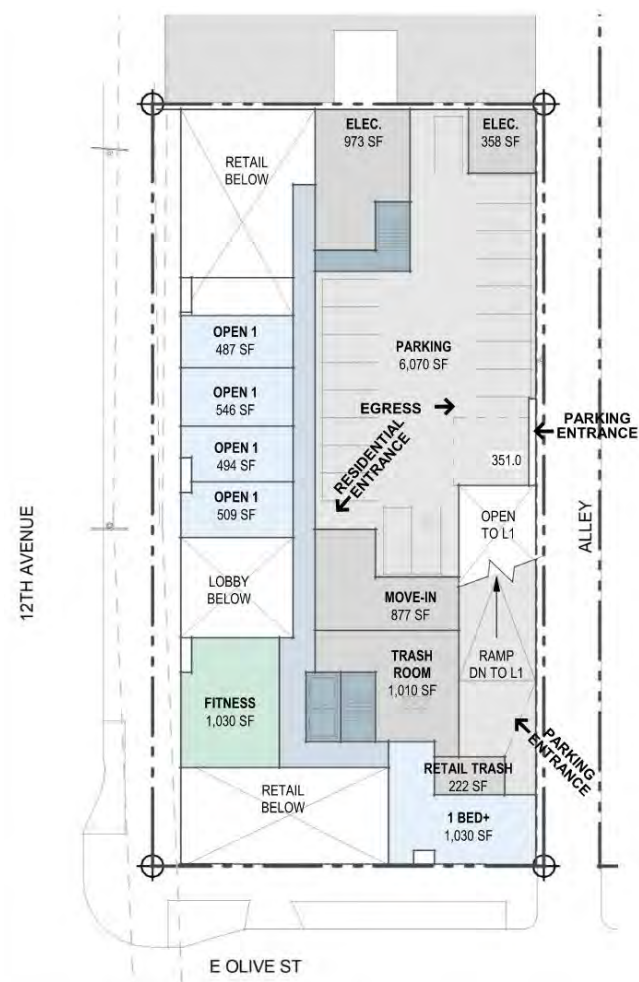
RESIDENTIAL

ROOF DECKLOBBY/ CIRCULATIONAMENITY SPACE

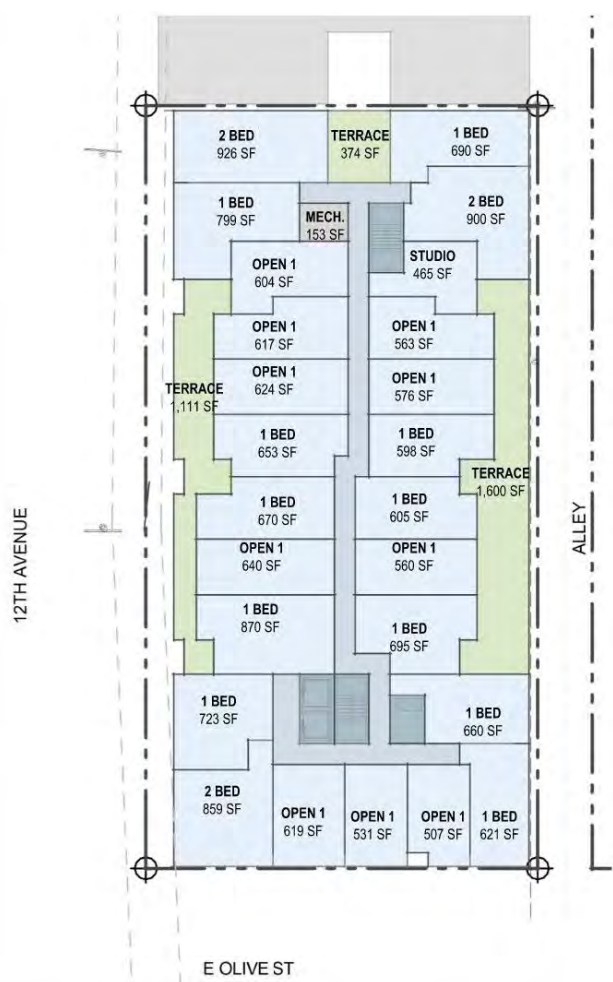
P1 LEVEL FLOOR PLAN



LEVEL 1 FLOOR PLAN



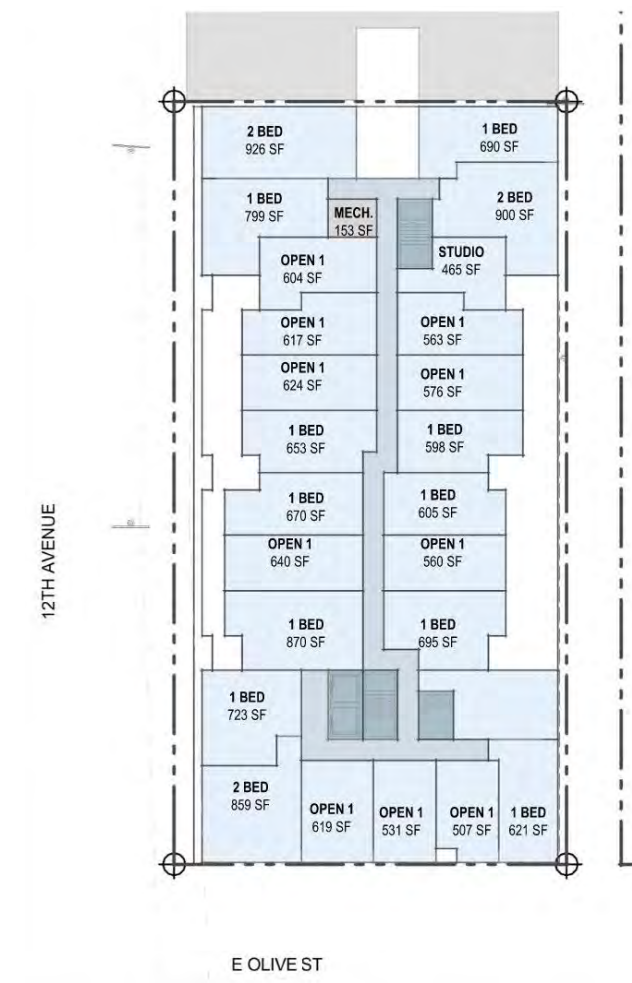
LEVEL 1.5 FLOOR PLAN



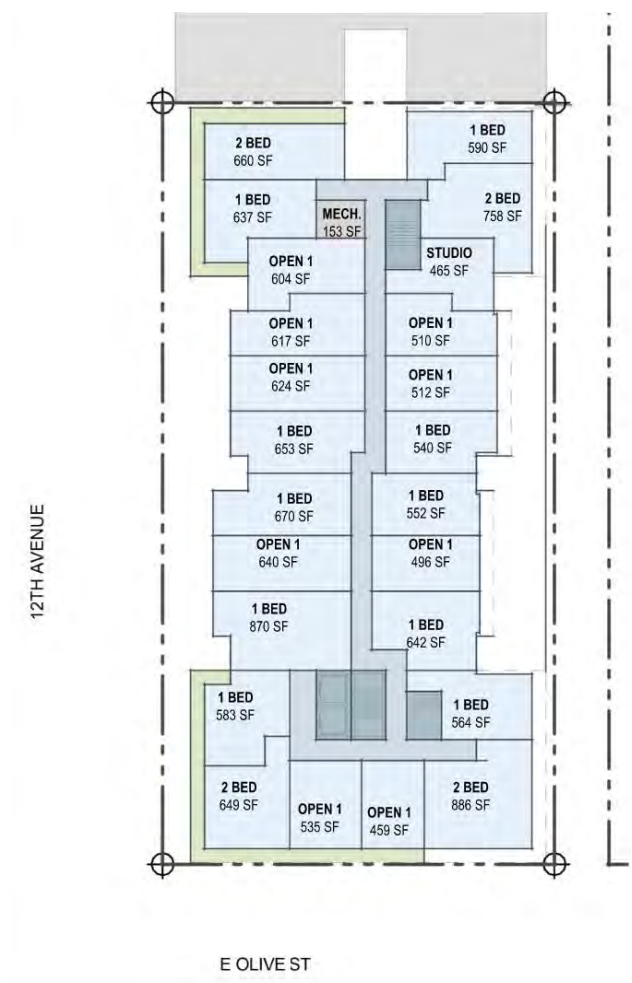
LEVEL 2 FLOOR PLAN



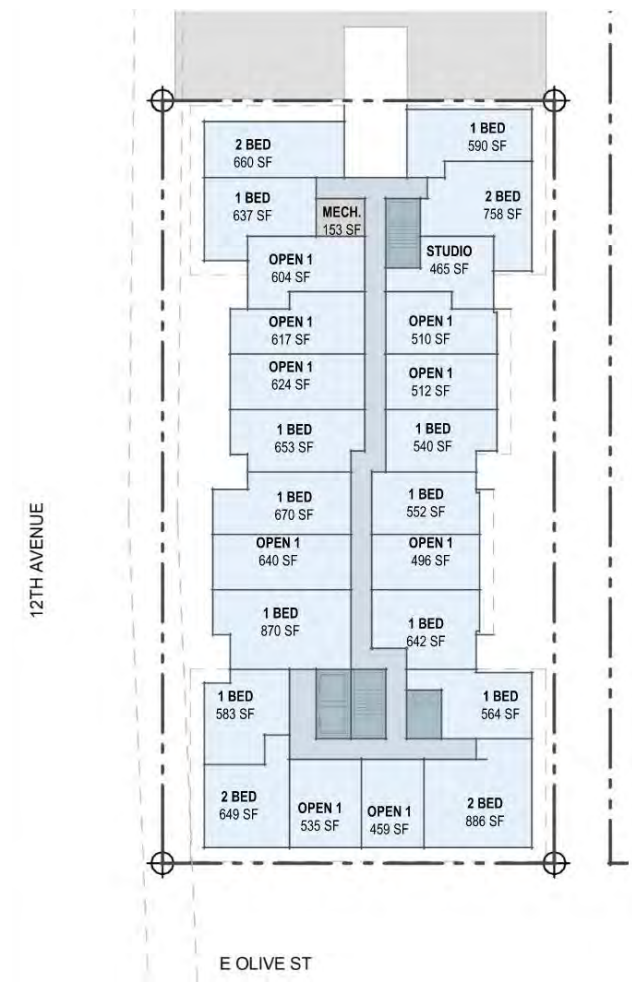
MASSING OPTIONS - OPTION B



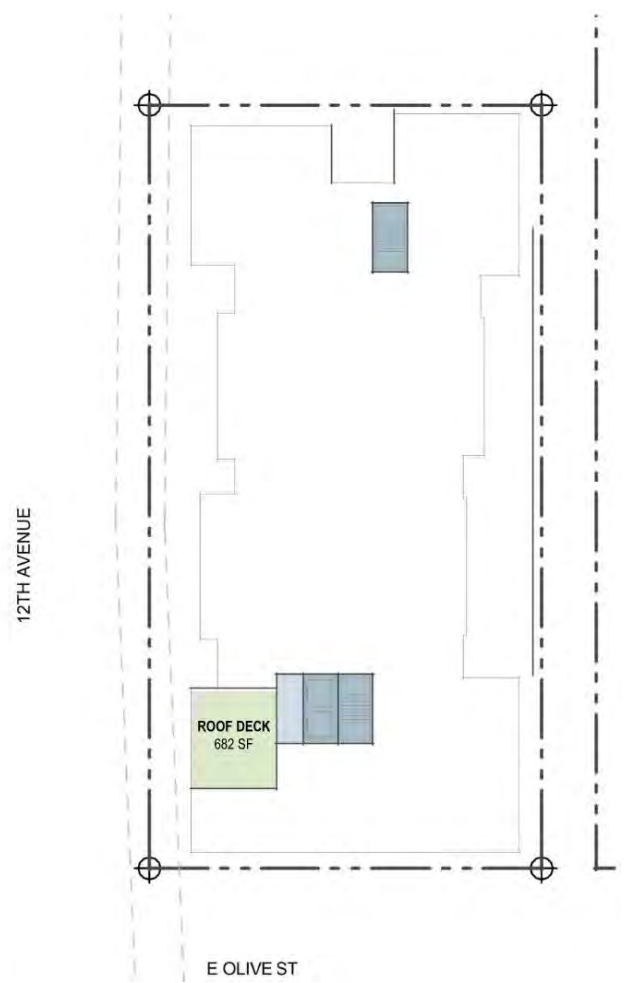
LEVEL 3-4 FLOOR PLAN



LEVEL 5-6 FLOOR PLAN



LEVEL 7 FLOOR PLAN



ROOF PLAN



FLOOR PLAN LAYOUTS - OPTION C

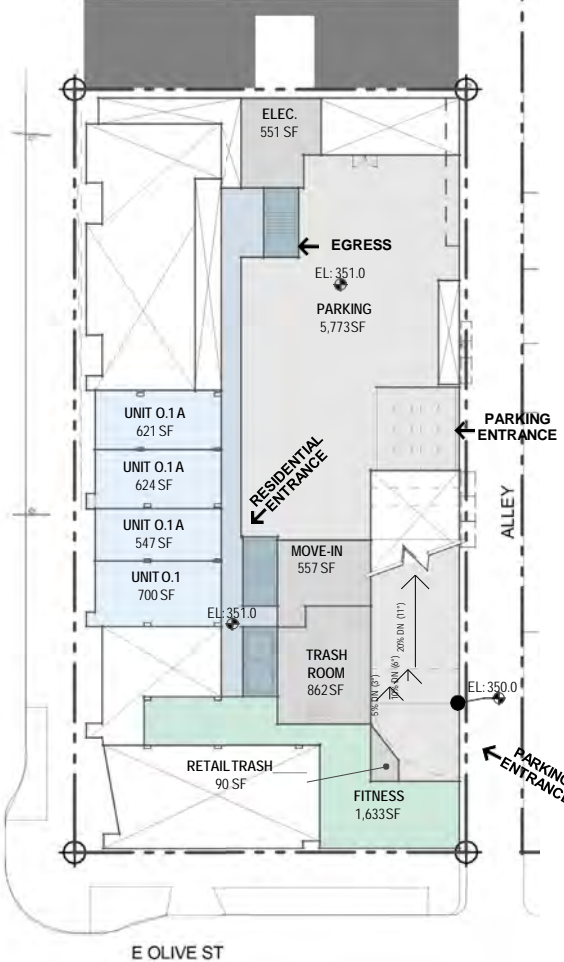
RESIDENTIAL

ROOF DECKLOBBY/ CIRCULATIONAMENITY SPACE

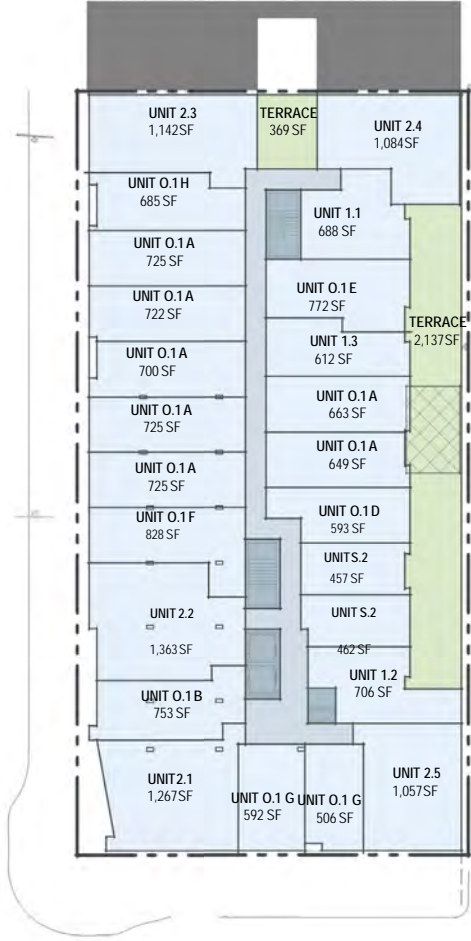
P1 LEVEL FLOOR PLAN



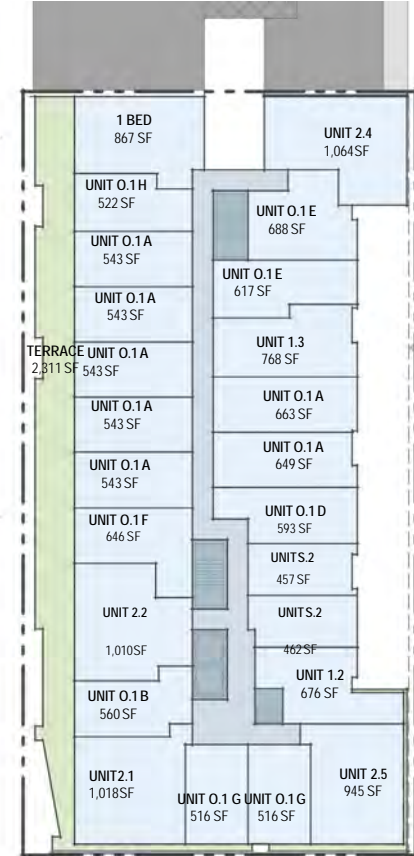
LEVEL 1 FLOOR PLAN



LEVEL 1.5 FLOOR PLAN



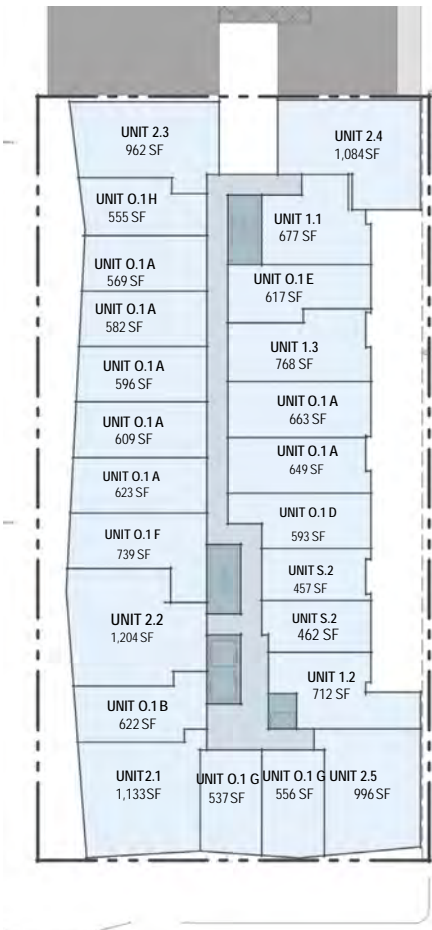
LEVEL 2 FLOOR PLAN



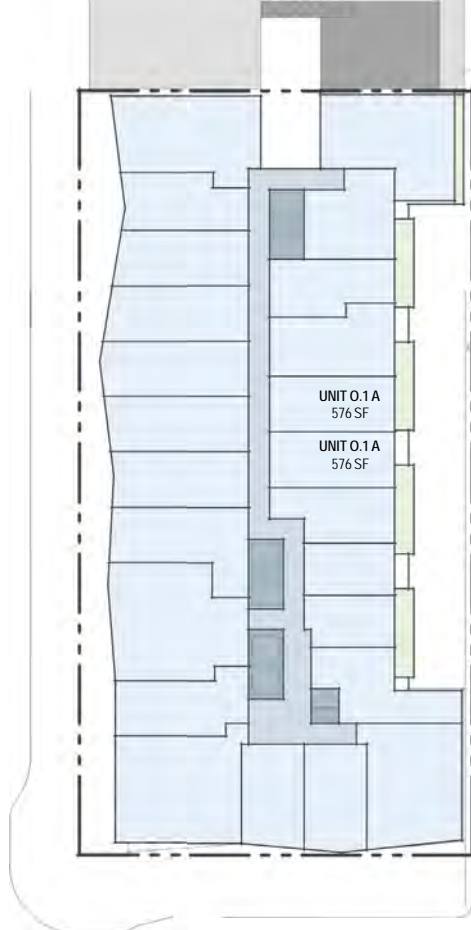
LEVEL 3 FLOOR PLAN



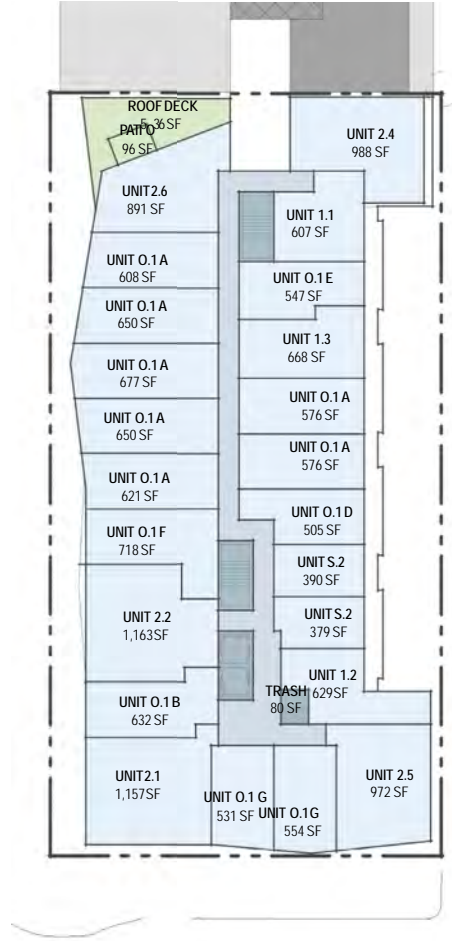
MASSING OPTIONS - OPTION C



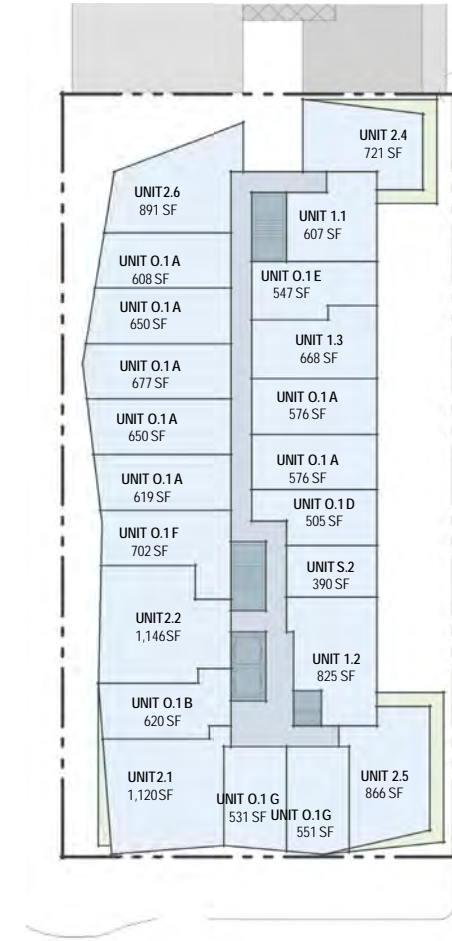
LEVEL 4 FLOOR PLAN



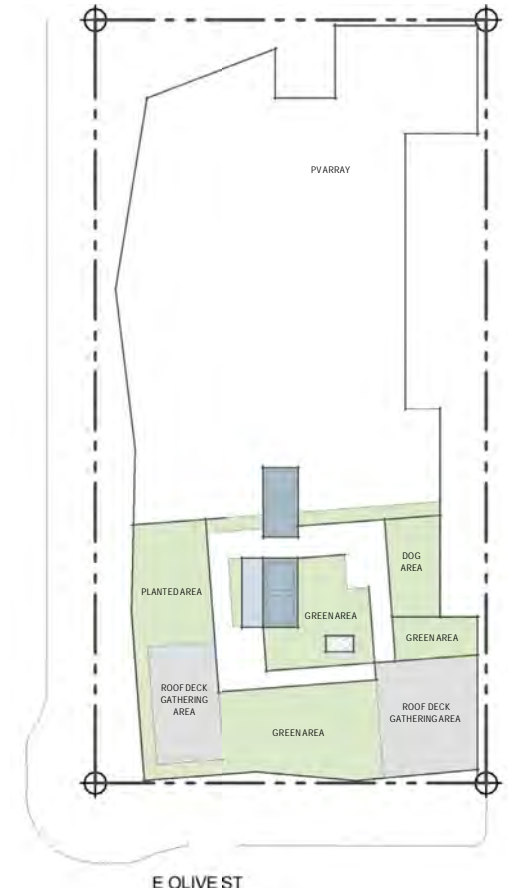
LEVEL 5 FLOOR PLAN



LEVEL 6 FLOOR PLAN



LEVEL 7 FLOOR PLAN



ROOF PLAN

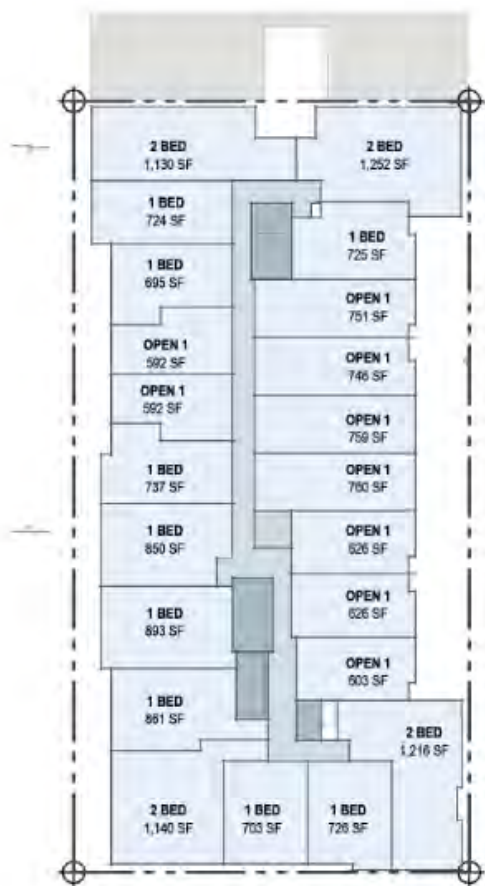


FLOOR PLAN LAYOUTS - OPTION C.1

RESIDENTIAL

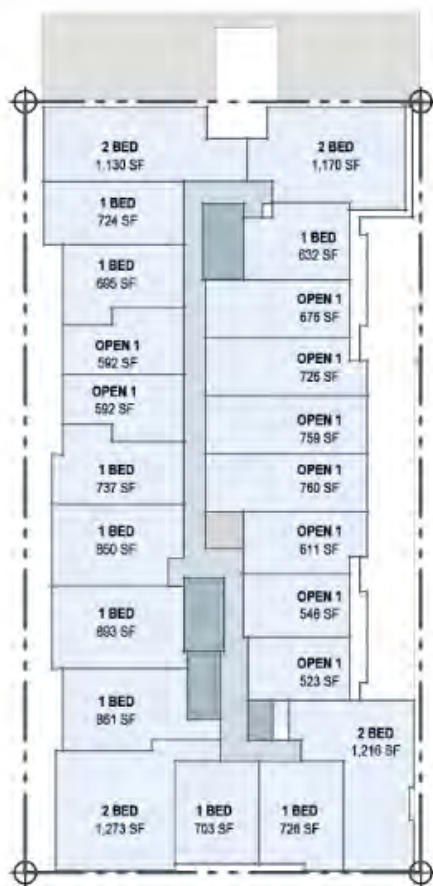
ROOF DECKLOBBY/ CIRCULATIONAMENITY SPACE

FLOOR PLAN LAYOUTS - OPTION C.1



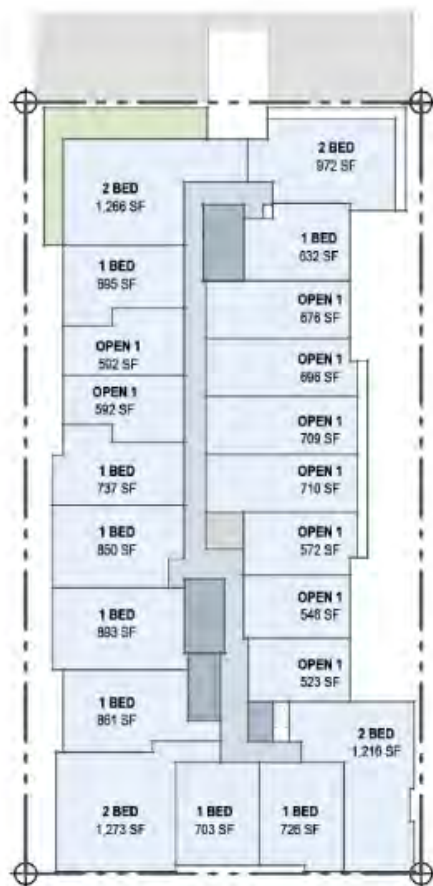
E OLIVE ST

LEVEL 4 FLOOR PLAN



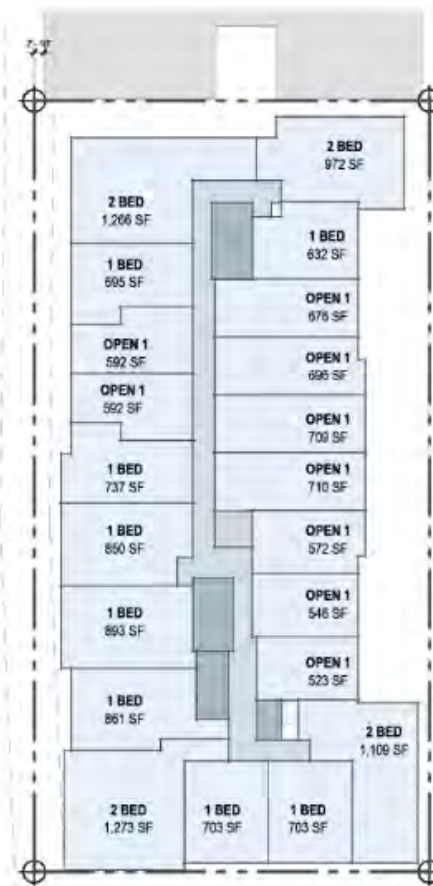
E OLIVE ST

LEVEL 5 FLOOR PLAN



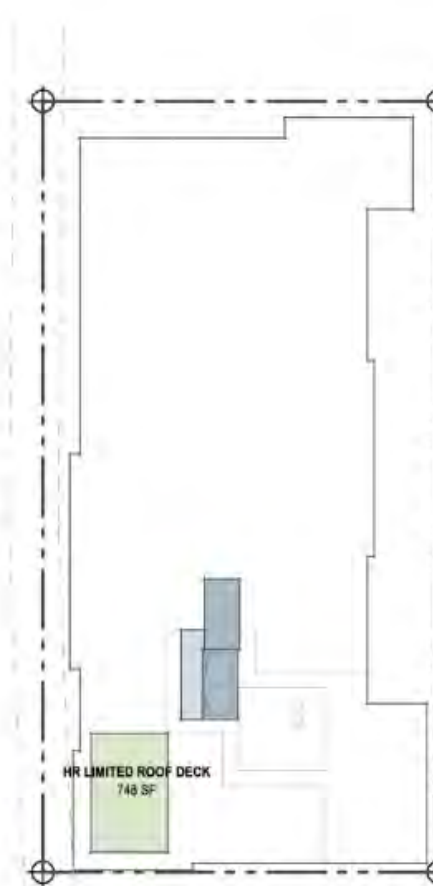
E OLIVE ST

LEVEL 6 FLOOR PLAN



E OLIVE ST

LEVEL 7 FLOOR PLAN



E OLIVE ST

ROOF PLAN



FLOOR PLAN LAYOUTS - OPTION D

RESIDENTIAL

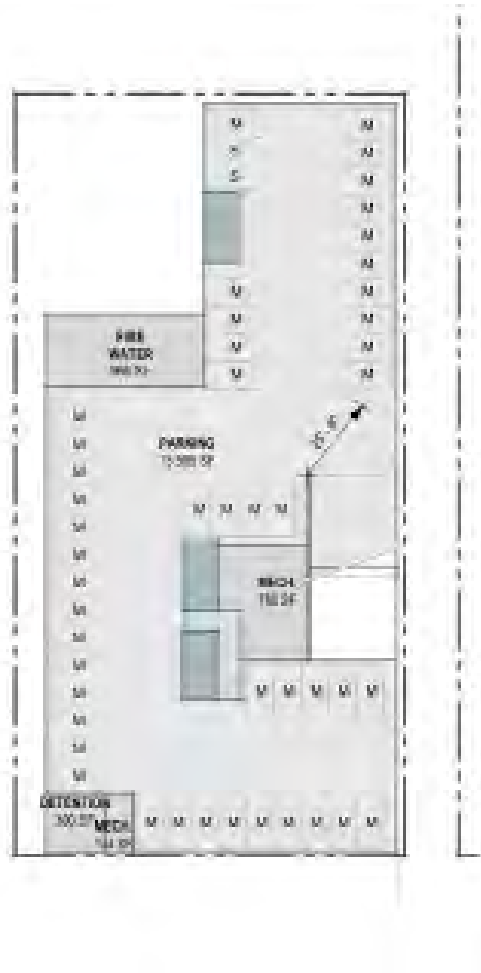
LOBBY/ CIRCULATION

AMENITY SPACE

ROOF DECK

RETAIL

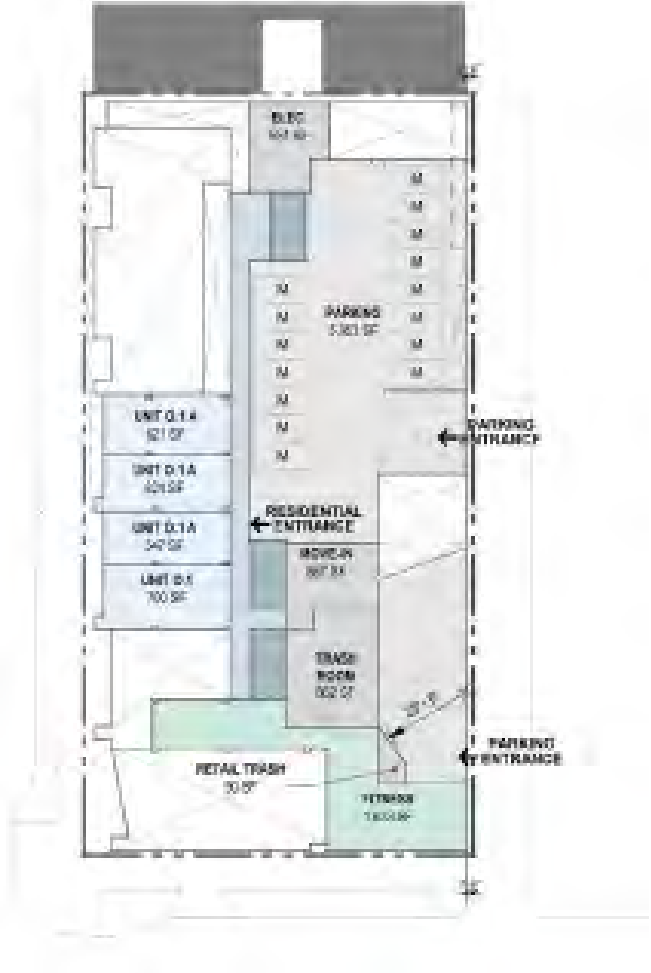
PARKING



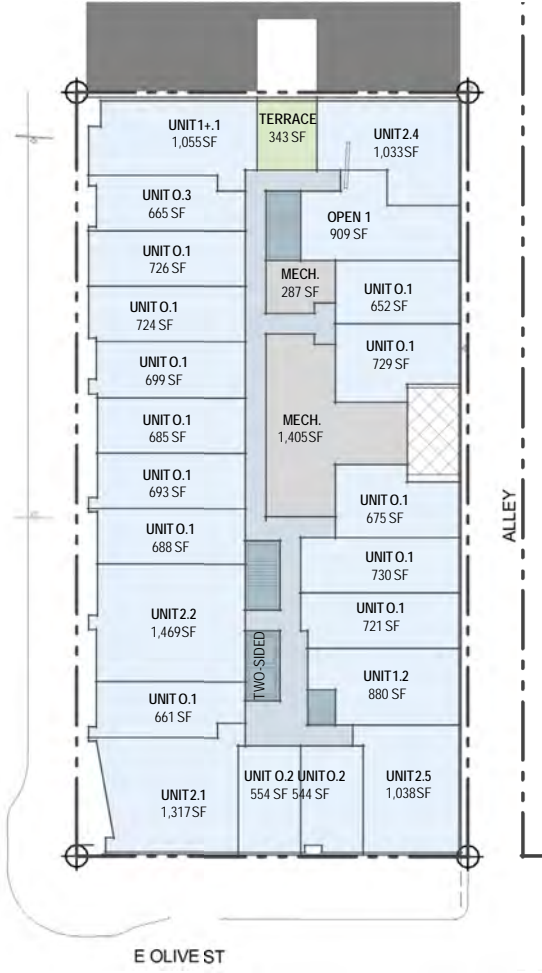
P1 LEVEL FLOOR PLAN



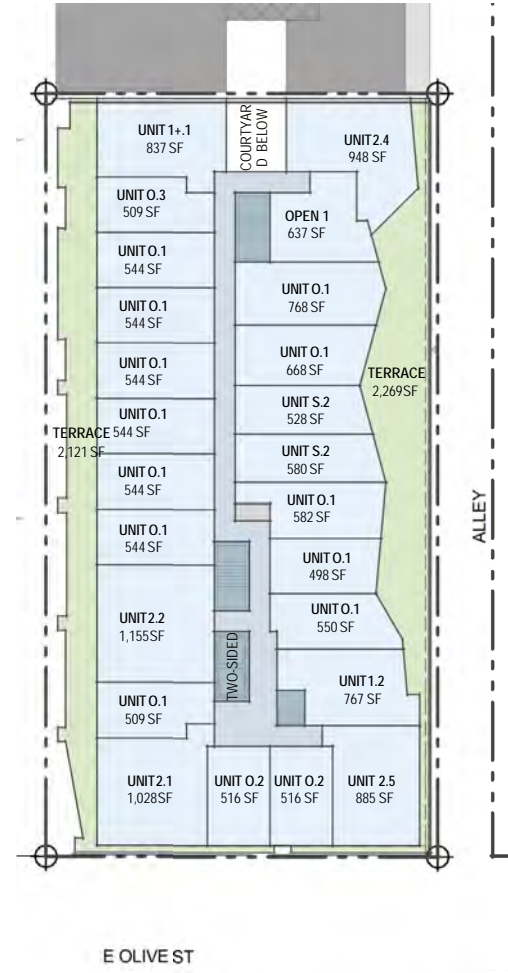
LEVEL 1 FLOOR PLAN



LEVEL 1.5 FLOOR PLAN

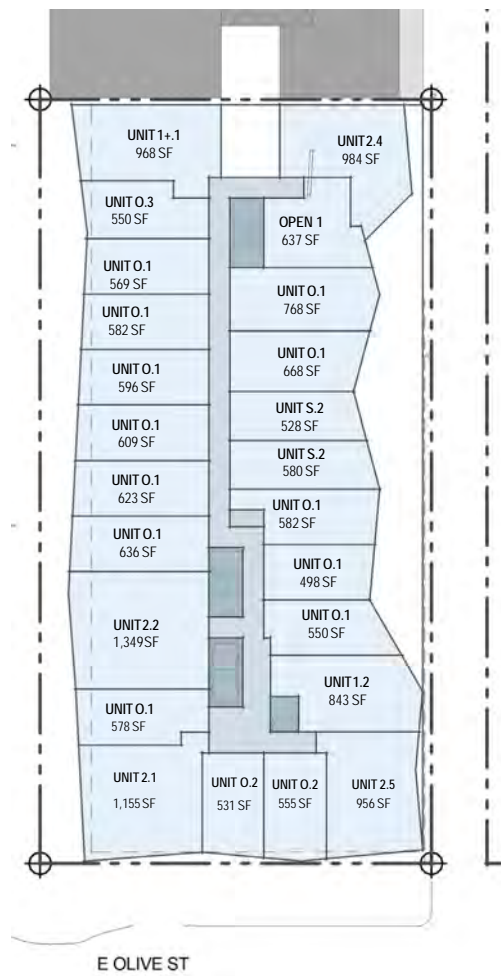


LEVEL 2 FLOOR PLAN

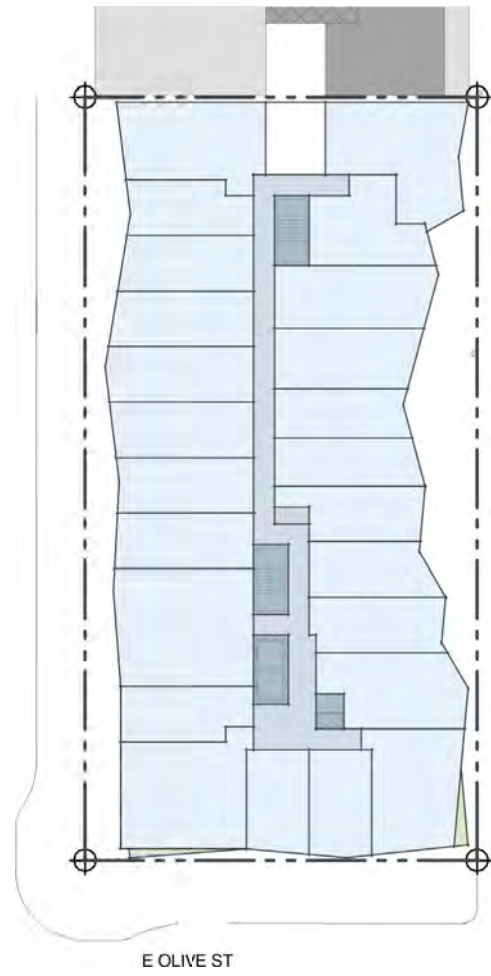


LEVEL 3 FLOOR PLAN

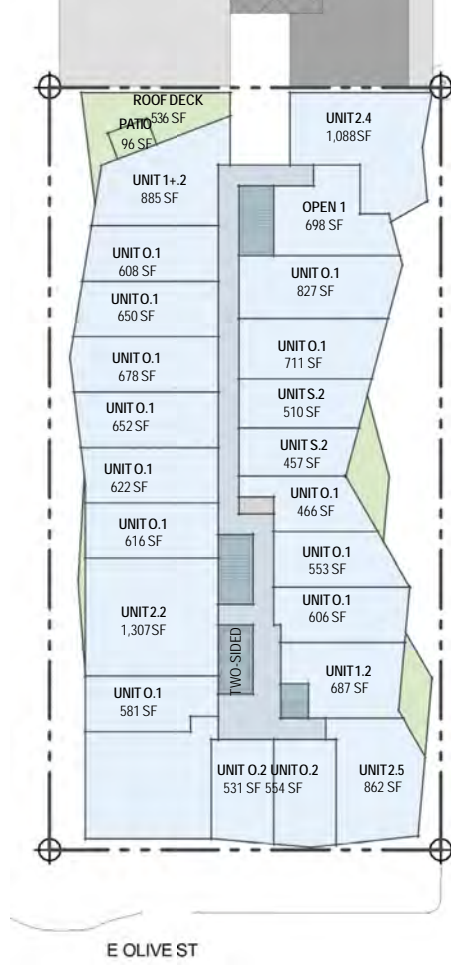
MASSING OPTIONS - OPTION D



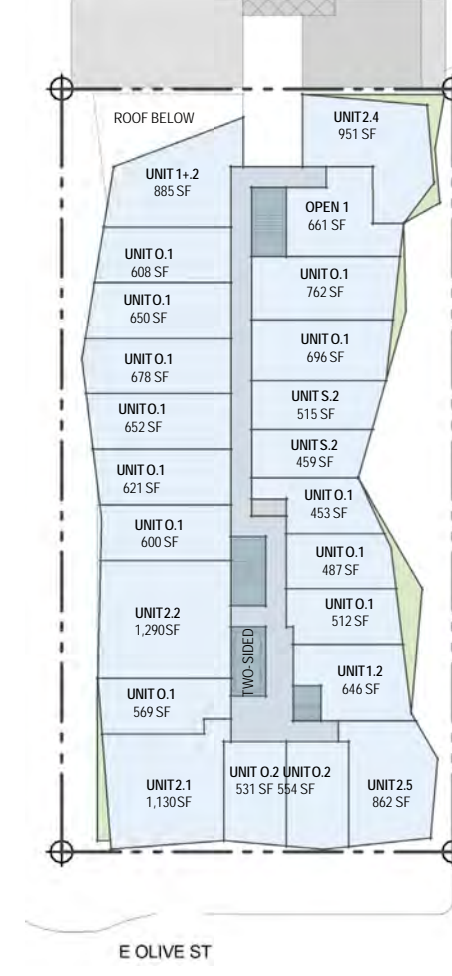
LEVEL 4 FLOOR PLAN



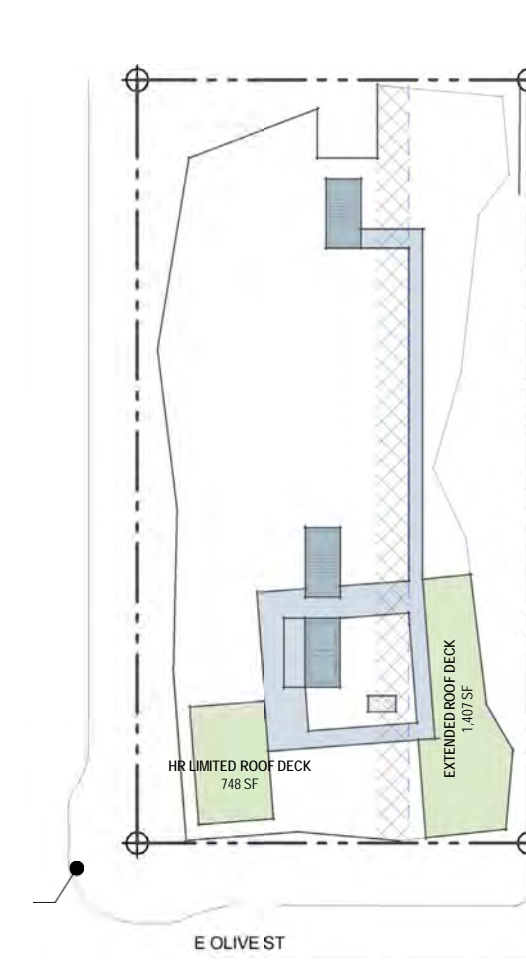
LEVEL 5 FLOOR PLAN



LEVEL 6 FLOOR PLAN



LEVEL 7 FLOOR PLAN



ROOF PLAN

