



1203 EAST
SPRUCE STREET



T PROPERTY INVESTMENTS LLC

1203 E SPRUCE ST, SEATTLE WA 98122
#3040434-EG
MARCH 30TH, 2023

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ADDRESS [2.1]
1203 East Spruce Street
Seattle, Washington 98122

PARCEL NUMBER(S)

PARCEL A: 3927400051
PARCEL B: 4226900005
PARCEL C: 4226900015
PARCEL D: 4226900019
PARCEL E: 4226900020
PARCEL F: 4226900085
PARCEL G: 4226900095
PARCEL H: 4226900110
PARCEL I: 4226900115
PARCEL J: 4226900125
PARCEL K: 4226900070
PARCEL L: 3927400045
PARCEL M: 4226900105

SDCI PROJECT NUMBER [2.2]

#3040434-EG

APPLICANT TEAM [2.4]
OWNER:

T Property Investments, LLC

ARCHITECT:

MG2
1101 2nd Avenue #100,
Seattle, WA 98101
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LANDSCAPE ARCHITECT:

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Michael Moyers
michael@mediumla.com
503-780-1791

3.0

**DEVELOPMENT
OBJECTIVES &
PUBLIC
OUTREACH**

USES AND DEVELOPMENT QUANTITIES [3.1-3.4]

ADDRESS:	1203 East Spruce Street, Seattle WA 98122
ZONES:	NC3P-75(M) / NC3-65(M1) / LR3(M)
OVERLAYS:	First Hill/ Capitol Hill Urban Area
SITE AREA:	72,353.7 SF / 1.66 Acres
COMMERCIAL AREA:	Approx. 1,859 SF
UNITS:	Approx. 391
PARKING STALLS:	Approx. 243

SUMMARY OF DEVELOPMENT OBJECTIVES [3.5]

The proposed site is uniquely situated along multiple zones varying from NC3P-75, NC3-65, and LR3. 12th Avenue is directly west of the site, the busiest street with the higher intensity zones. E Spruce Street sits to the north providing a quieter right of way and the longest frontage of the proposed project. To the east lies quieter residential neighborhoods, community gardens, and immediate adjacencies to historic Washington Hall. E Fir Street is located south of our site along with new midrise construction and distant views to Mt. Rainier.

The site itself serves as a crossroads of zoning and architecture at varying scales. The proposed design strives to integrate itself within the surrounding context and improve the pedestrian experience by responding with the appropriate scale, design, and rich cultural history of the neighborhood. Design goals for the project include:

- Establish massing that supports the transition of zones and neighborhoods
- Utilize a rich blend of traditional and modern materials to address the area's historic presence and acknowledge the evolving neighborhood
- Use appropriate facade modulation, textural changes, and patterning to reduce the enormity of the building mass and create an appropriate pedestrian-friendly scale



PUBLIC OUTREACH [3.6]

ONLINE AND MAILER SURVEY OUTREACH

Public outreach for the project was performed using the following methods from 12/28/22 through 1/23/23:

- Direct mailing of an informational flyer to all residences and businesses within 500', resulting in outreach to 239 unique addresses, 11 neighborhood community groups, and 49 ethnic media outlets.
- Establish an interactive project website outlining general project information and goals, with a public commenting function (www.1203ESpruceStProject.com/project-overview)
- Created an online survey, publicized via the mailed flyer and featured on the website, for feedback on the proposed project.

At the end of the outreach period, there were 12 unique responses to the outreach with 80% of the respondents indicating they live very close to the project.

SUMMARY OF COMMENTS:

Following is a summary of the major, recurring themes from the public comments received through the various outreach surveys:

Design and Character:

- A design in respect to the neighborhood character, culture, and context
- Attention to human-scale design with quality materials
- Attention and design to the north side, despite its relationship to the detention facility
- Equal consideration to design towards landscaping, seating, and lighting/safety

Parking and Access

- Difficulty in finding parking spots within the area
- Encouraged providing a lot of parking for cars and bikes
- Providing and being mindful of accessible routes

ADDITIONAL COMMUNITY OUTREACH

Independent of the mandatory Public Outreach effort, the project team has engaged Historic Seattle and the Central Area Land Use Review Committee (LURC) in conversations around the site and design. With the project site's extensive history, the team sought to engage the local community groups to understand their concerns, and bring awareness to the new change in development.

COMMUNITY OUTREACH COMMENTS:

The following is a summary of feedback from meetings and conversations with these community groups as of this document's issuance:

Site and Neighborhood Concerns:

- Consider the relationships between the different zones, potential development, and existing neighborhood context
- Understanding the relationship between the site's development and historic Washington Hall. With the heavy presence and extensive activities hosted by Washington Hall, the project should be mindful of creating a safe environment for the neighborhood community
- Being cognizant during construction of rain/stormwater and mitigating run-off to neighboring streets and buildings

Architectural Character:

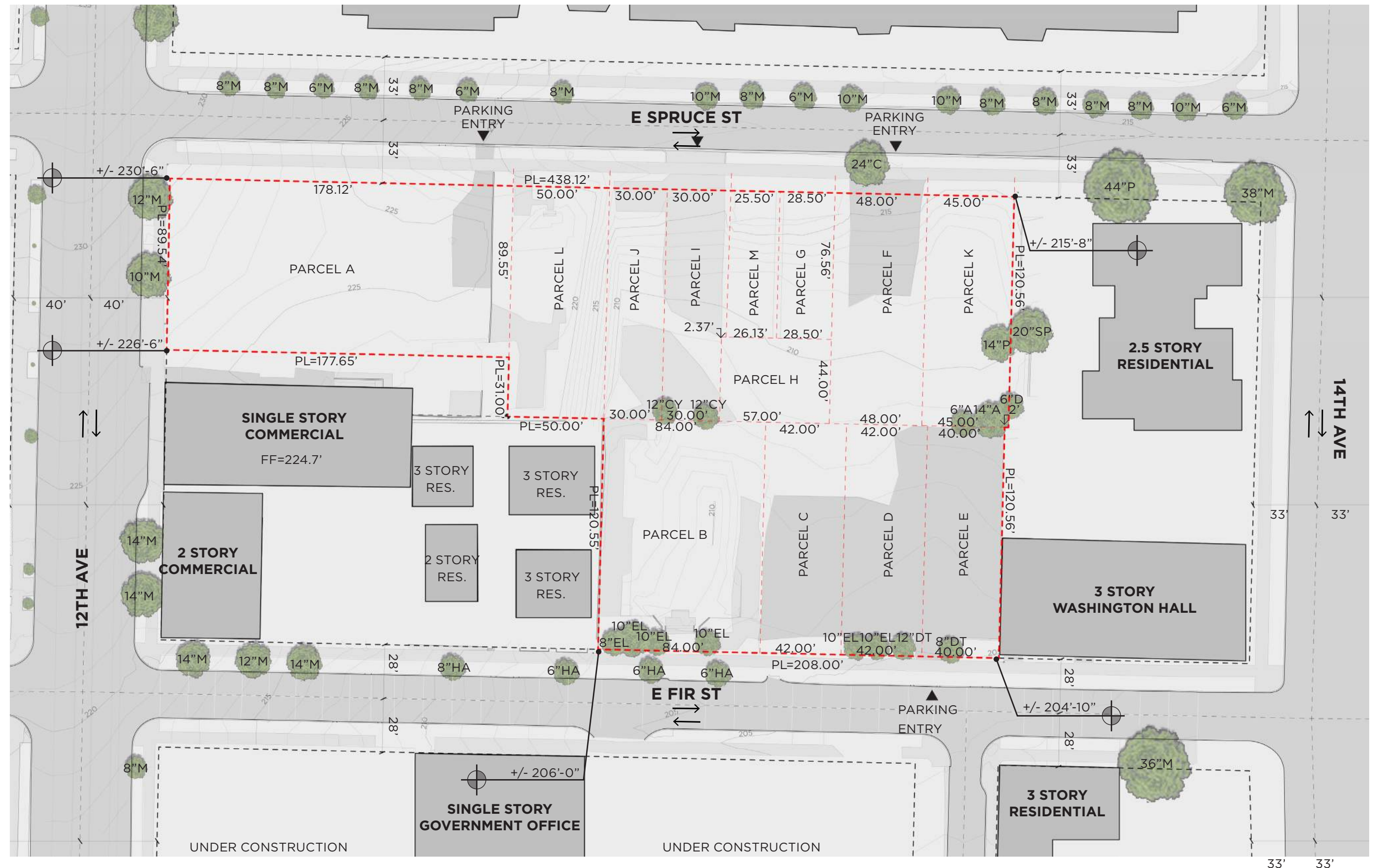
- Capture opportunities to incorporate Central Area Guidelines and foster a development that's aligned to the character of the neighborhood
- Design with a mind towards healthy activation of the pedestrian designated street and proposed retail elements to support local community businesses

4.0

EXISTING SITE PLAN

TREE SPECIES

C - Cedar
P - Pine
SP - Spruce
M - Maple
CY - Cherry
DT - Deciduous Tree
EL - Elm
A - Alder



LEGAL DESCRIPTION:

PARCEL A (3927400051):

PARCEL A OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3022858, AS RECORDED UNDER RECORDING NO. 20180321900002, RECORDS OF KING COUNTY, WASHINGTON. PLAT BLOCK: 1 PLAT LOT: 8-9-10-11

PARCEL B (4226900005):

LOTS 1 AND 2, BLOCK 1, LAWLER’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 214, RECORDS OF KING COUNTY, WASHINGTON. PLAT BLOCK: 1 PLAT LOT: 1-2

PARCEL C (4226900015):

LOT 3, BLOCK 1, LAWLER’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 214, RECORDS OF KING COUNTY, WASHINGTON. PLAT BLOCK: 1 PLAT LOT: 3

PARCEL D (4226900019):

LOT 4, BLOCK 1, LAWLER’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 214, RECORDS OF KING COUNTY, WASHINGTON. PLAT BLOCK: 1 PLAT LOT: 4

PARCEL E (4226900020):

THE WEST 40 FEET OF LOT 5, BLOCK 1, LAWLER’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 214, RECORDS OF KING COUNTY, WASHINGTON. PLAT BLOCK: 1 PLAT LOT: 5

PARCEL F (4226900085):

THE EAST 9 FEET OF LOT 14, BLOCK 1, LAWLER’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 214, IN KING COUNTY, WASHINGTON; TOGETHER WITH THE WEST 39 FEET OF LOT 13, SAID BLOCK 1 OF SAID PLAT. PLAT BLOCK: 1 PLAT LOT: 13-14

PARCEL G (4226900095):

THAT PORTION LOT 14, BLOCK 1, LAWLER’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 214, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE NORTH LINE OF SAID LOT 14 WITH THE CENTER LINE OF A 4 FOOT CONCRETE WALKWAY WHICH POINT IS 28.53 FEET, MORE OR LESS, WEST OF THE NORTHEAST CORNER OF THE WEST 33 FEET OF SAID LOT 14; THENCE SOUTH, ALONG A CENTER LINE OF THE SAID CONCRETE WALKWAY, 76 FEET, MORE OR LESS, TO A POINT WHICH IS 44 FEET NORTH OF THE SOUTH LINE OF SAID LOT 14; THENCE EAST, 28.50 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 33 FEET OF SAID LOT 14; THENCE NORTH ALONG THE EAST LINE OF THE WEST 33 FEET OF SAID LOT 14, 76 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 14; THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 14, 28.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. PLAT BLOCK: 1 PLAT LOT: 14

PARCEL H (4226900110):

THE SOUTH 44 FEET OF THE WEST 33 FEET OF LOT 14, BLOCK 1, LAWLER’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 214, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH THE SOUTH 44 FEET OF THE EAST 24 FEET OF LOT 15, BLOCK 1 OF SAID PLAT. PLAT BLOCK: 1 PLAT LOT: 14-15

PARCEL I (4226900115):

THE WEST 18 FEET OF LOT 15, BLOCK 1, LAWLER’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 214, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH THE EAST 12 FEET OF LOT 16, BLOCK 1 OF SAID PLAT; AND TOGETHER WITH THAT PORTION OF THE EAST 24 FEET OF THE NORTH 76 FEET OF AFORESAID LOT 15 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 15, WHICH IS 21 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE WEST, ALONG SAID NORTH LINE, 3 FEET; THENCE SOUTH, ALONG THE WEST LINE OF THE EAST 24 FEET OF SAID LOT 15, 76 FEET; THENCE EAST, ALONG THE SOUTH LINE OF THE NORTH 76 FEET OF SAID LOT 15, 2.37 FEET; THENCE NORTHERLY, 76.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. PLAT BLOCK: 1 PLAT LOT: 15-16

PARCEL J (4226900125):

LOT 16, BLOCK 1, LAWLER’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 214, IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 12 FEET THEREOF. PLAT BLOCK: 1 PLAT LOT: 16

PARCEL K (4226900070):

LOTS 12 AND 13, BLOCK 1, LAWLER’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 214, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE WEST 39 FEET OF LOT 13. PLAT BLOCK: 1 PLAT LOT: 12-13

PARCEL L (3927400045):

LOT 7, BLOCK 1, KOLLOCK’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 29, RECORDS OF KING COUNTY, WASHINGTON. PLAT BLOCK: 1 PLAT LOT: 7

PARCEL M (4226900105):

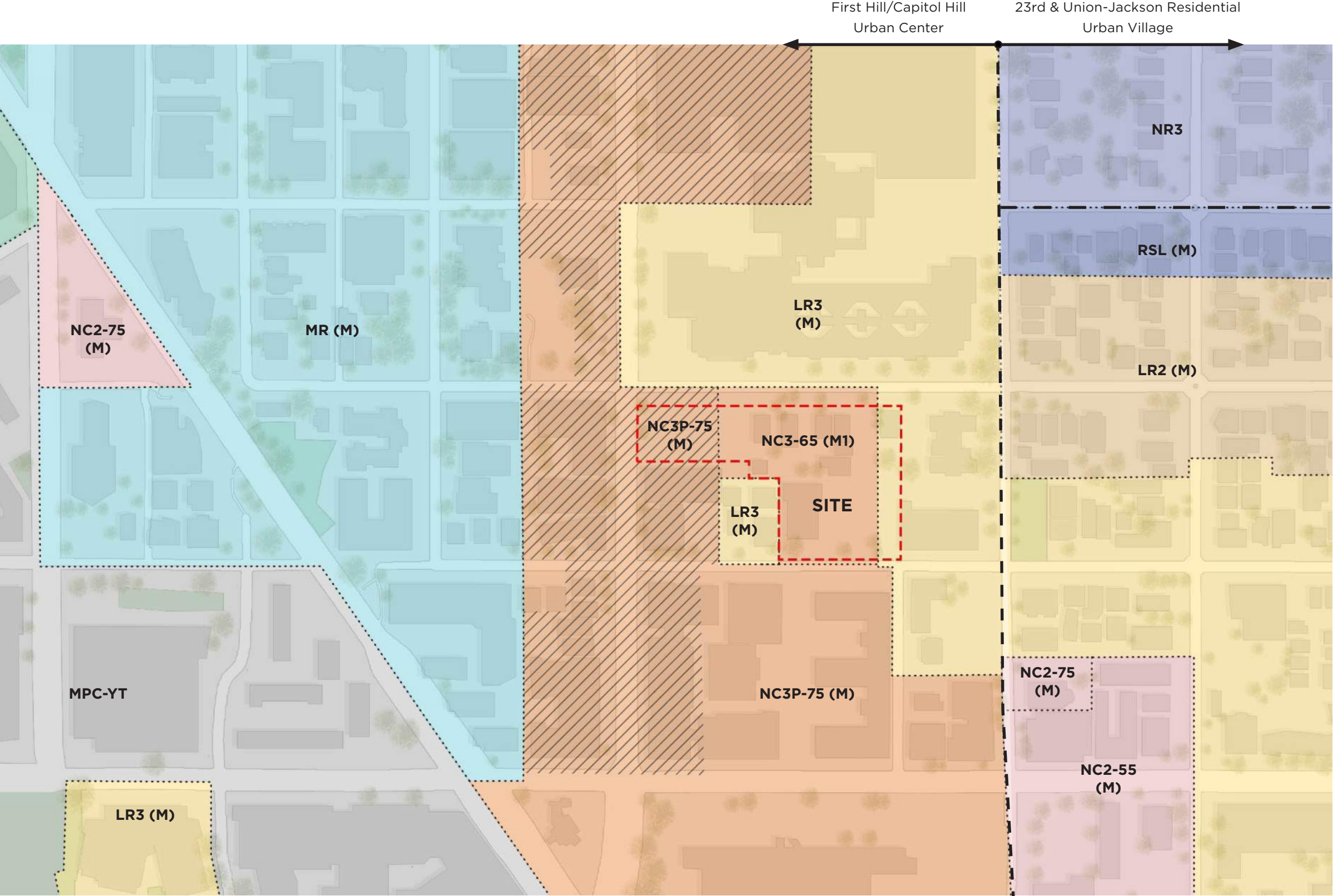
THAT PORTION OF LOTS 14 AND 15 IN BLOCK 1 OF LAWLER’S ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 214, RECORDS OF KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTERLINE OF A 4 FOOT CONCRETE WALKWAY AT A POINT WHICH IS 28.50 FEET, MORE OR LESS WEST OF THE NORTHEAST CORNER OF THE WEST 33 FEET OF LOT 14 IN SAID BLOCK 1; THENCE SOUTH ALONG THE CENTERLINE OF SAID WALKWAY, 76 FEET, MORE OR LESS, TO A POINT WHICH IS 44 FEET NORTH OF THE SOUTH LINE OF SAID LOT 14; THENCE WEST 28.50 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 24 FEET OF LOT 15 IN SAID BLOCK; THENCE NORTH 76 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 15; THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 14 AND 15, A DISTANCE OF 28.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT: THENCE WEST ALONG THE NORTH LINE THEREOF 25.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING WEST 3 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT, 76 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT, 2.37 FEET; THENCE NORTHERLY 76.1 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. PLAT BLOCK: 1 PLAT LOT:14-15

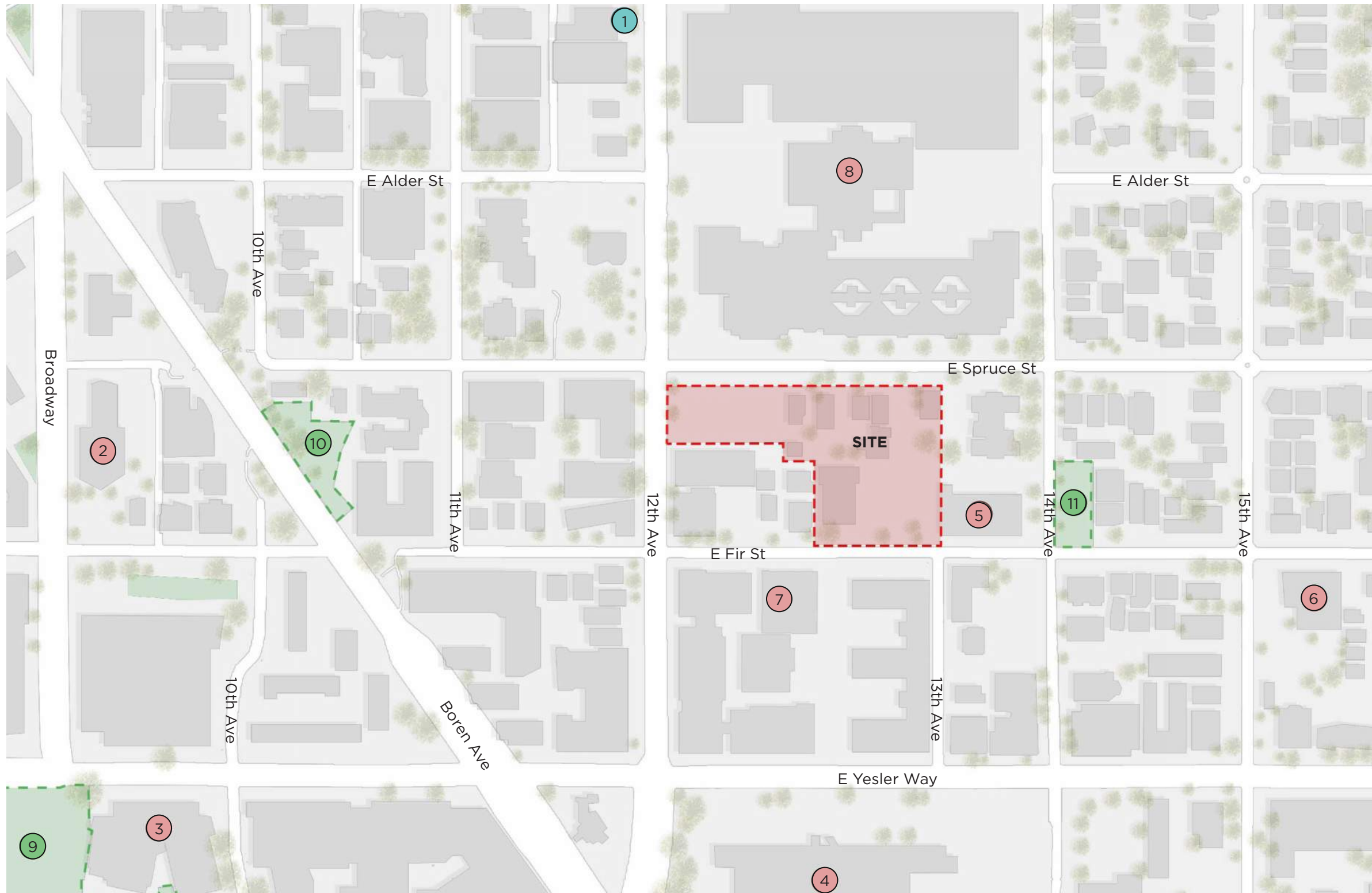
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URBAN DESIGN ANALYSIS

- Major Institutions
- Neighborhood Commercial 2
- Neighborhood Commercial 3
- Lowrise 2
- Lowrise 3
- Midrise
- Neighborhood Residential 3
- Residential Small Lot
- Mastered Planned Community
- Pedestrian Overlay Zone





CULTURAL FACILITIES:

- ① Seattle Men's Chorus & Seattle Women's Chorus

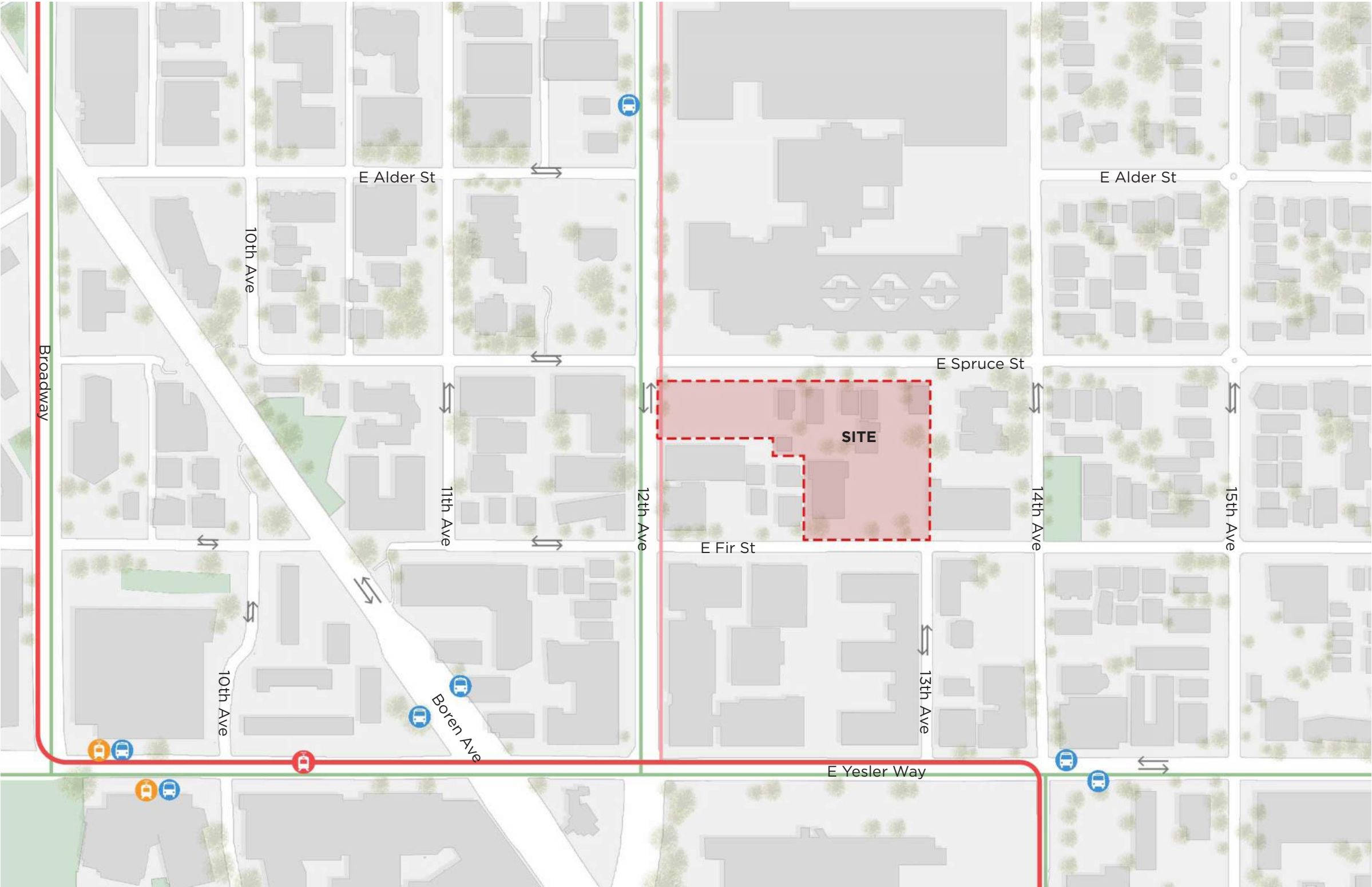
COMMUNITY/GOVT FACILITIES:

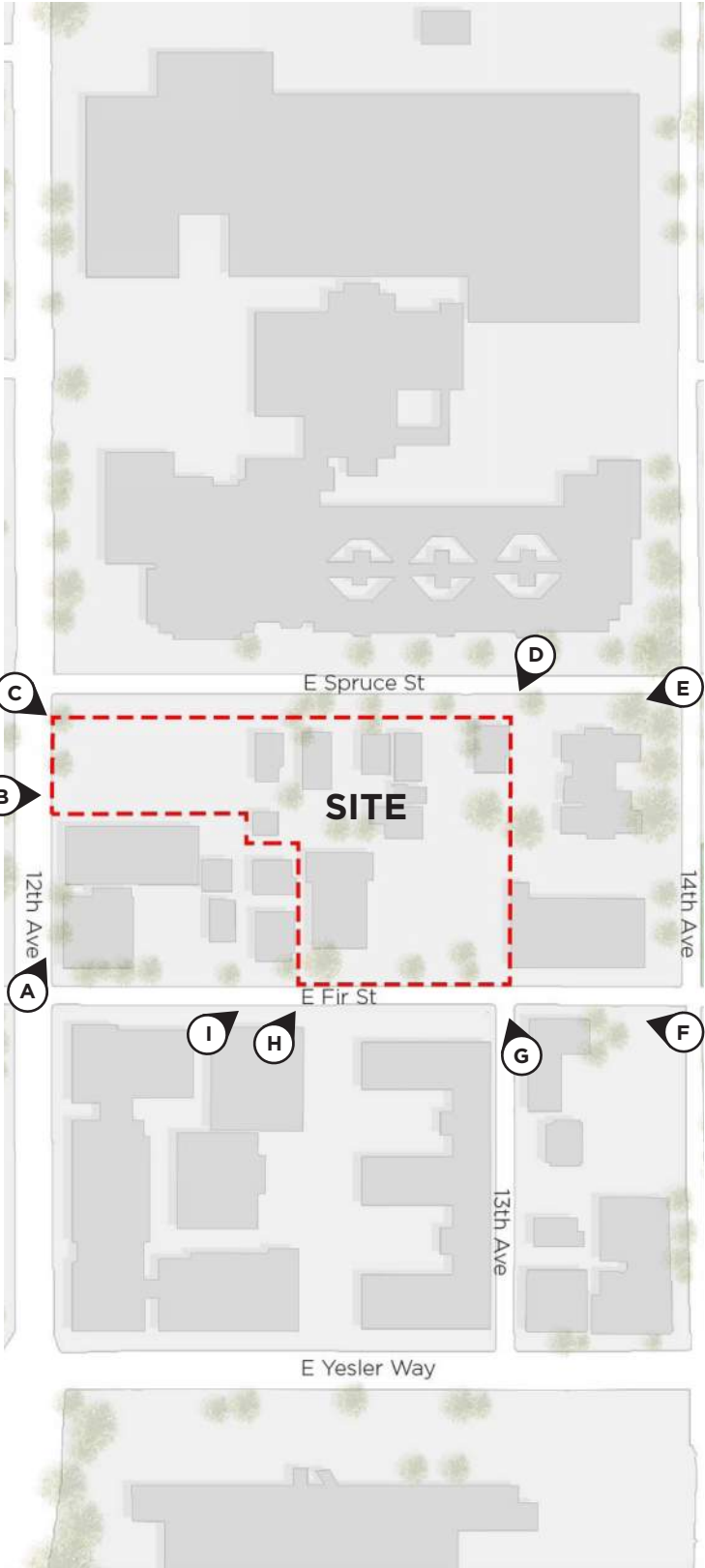
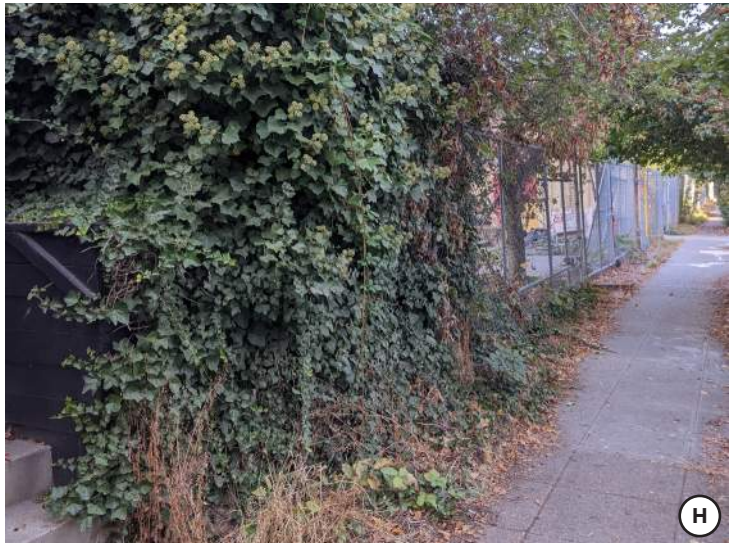
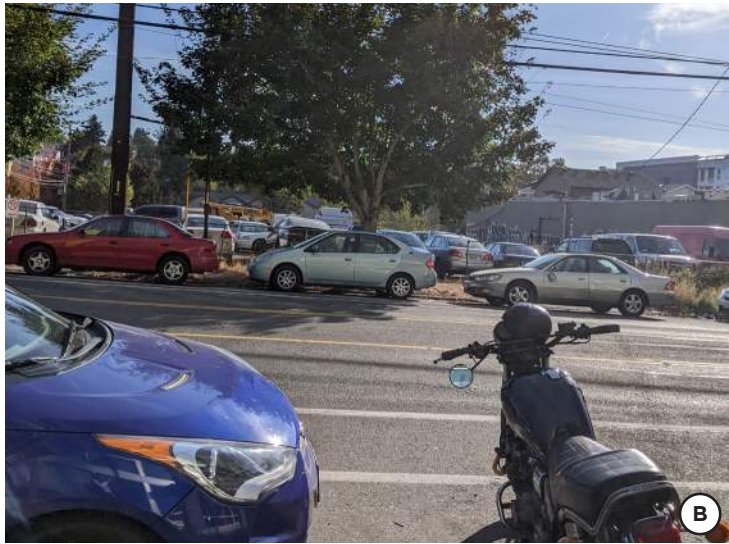
- ② Japanese Baptist Church
- ③ Yesler Community Center
- ④ Bailey Gatzert Elementary School
- ⑤ Washington Hall
- ⑥ Goodwill Baptist Church
- ⑦ King County Archives & Records
- ⑧ Judge Patricia H. Clark Children and Family Justice Center

OPEN SPACES:

- ⑨ Yesler Terrace Park & Spraypark
- ⑩ Horiuchi Park
- ⑪ Squire Park P-Patch Community Gardens

- Bike Lane
- Streetcar
- Pedestrian Route
- Traffic Direction
- Bus Stop
- Streetcar Stop



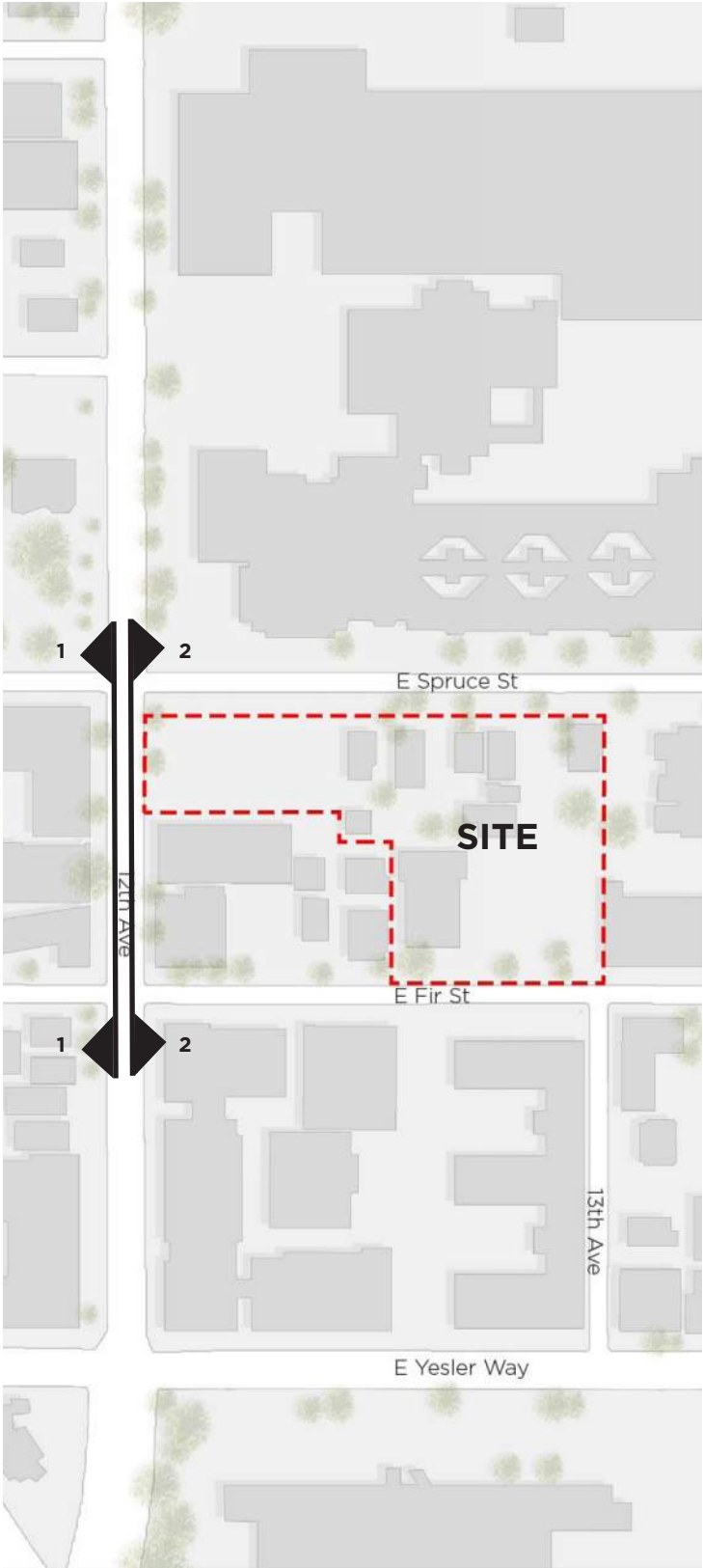




1. 12TH AVE, LOOKING WEST



2. 12TH WAY, LOOKING EAST





3. E SPRUCE ST, LOOKING NORTH



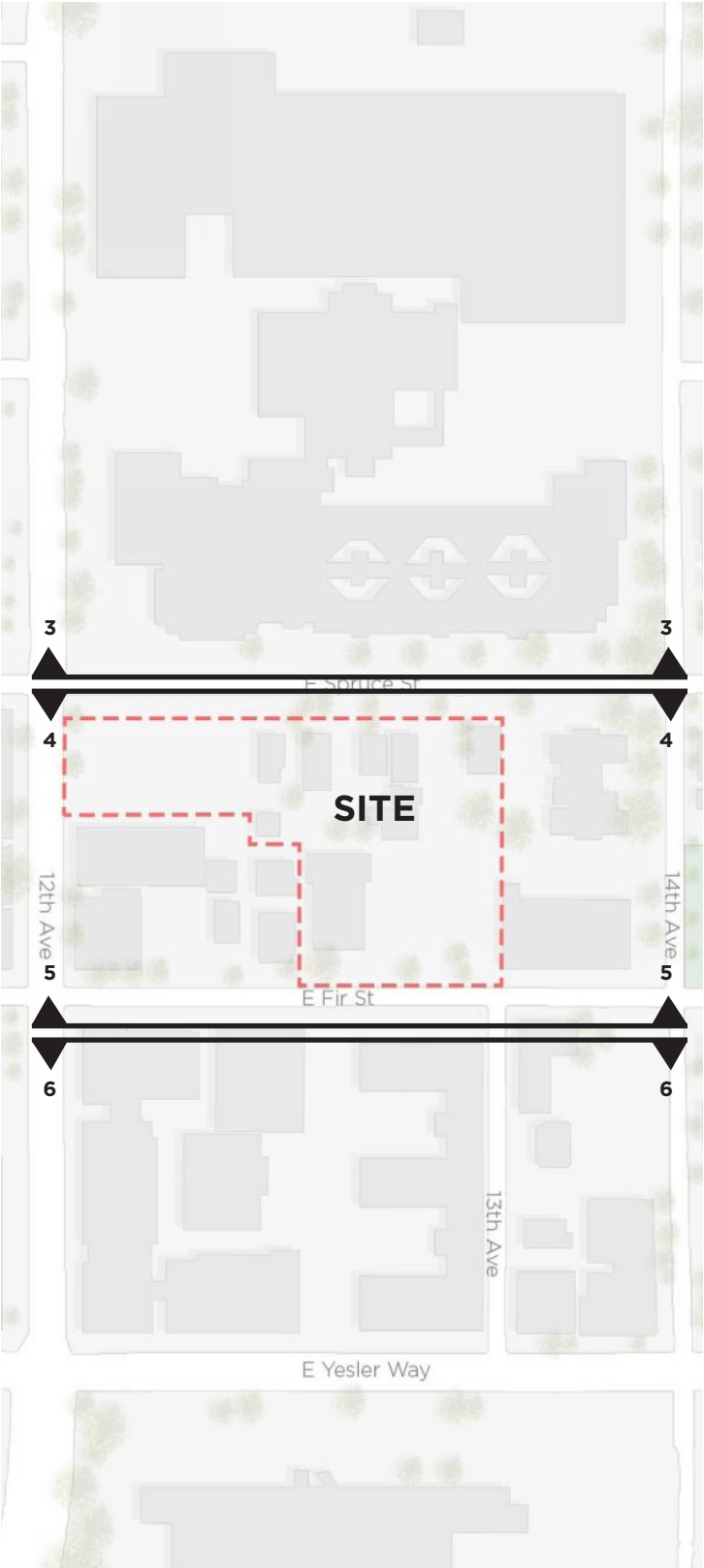
4. E SPRUCE ST, LOOKING SOUTH



5. E FIR ST, LOOKING NORTH



6. E FIR ST, LOOKING SOUTH



NEIGHBORHOOD ANALYSIS

Existing Buildings of Similar Height, Size of Site, or Unit Density

The diagram and associated images illustrate the character of the neighborhood and surrounding context.

Based on the analysis, there are numerous buildings of equivalent scale similar to our project. These comparisons showcase similar height, size of site, or unit density. These vary from relatively new construction to more historic buildings.

Despite the seemingly large scale of our site and approach to urban density, looking at the neighboring context, there are multiple precedents within the area of similar multifamily projects. Each provides a lesson in opportunity to introduce character, support the neighborhood community, and improve the pedestrian experience within the area



While each of the massing options showcases a similar scale and unit density, the preferred Scheme C most closely relates to and enhances both the urban character and pedestrian experience

- CS2.1.d: Sense of Place; Distinctive Streets
- CS3.1: Fitting Old and New Together



The Decibel Apartments



Kebero Court Apartments



Emerson Seattle Apartments

NEIGHBORHOOD ANALYSIS

In addition to the existing structures, within our immediate vicinity, there are several structures either within development or have proposed designs that are of similar scale and use. The proposed multi-story mixed-use development is in kind with neighborhood trends.



Approved 7 Story Building/SDCI #3028662



Approved 6 Story Building/SDCI #3034455



Proposed 8 Story Building/SDCI #3038915



Approved 8 Story Building/SDCI #3028225

NEIGHBORHOOD ANALYSIS

North of our site, sharing the frontage along E Spruce St. is the Judge Patricia H. Clark Children and Family Justice Center (CCFJC). The King County facility is a relatively new addition to the area with construction being completed on March 11, 2022.

Given the security of the facility, the entire frontage along E Spruce St. is fenced with the only street interaction being a gated vehicular entry into the site. The closest building structure maintains a rough 110'-0" distance from the right of way.

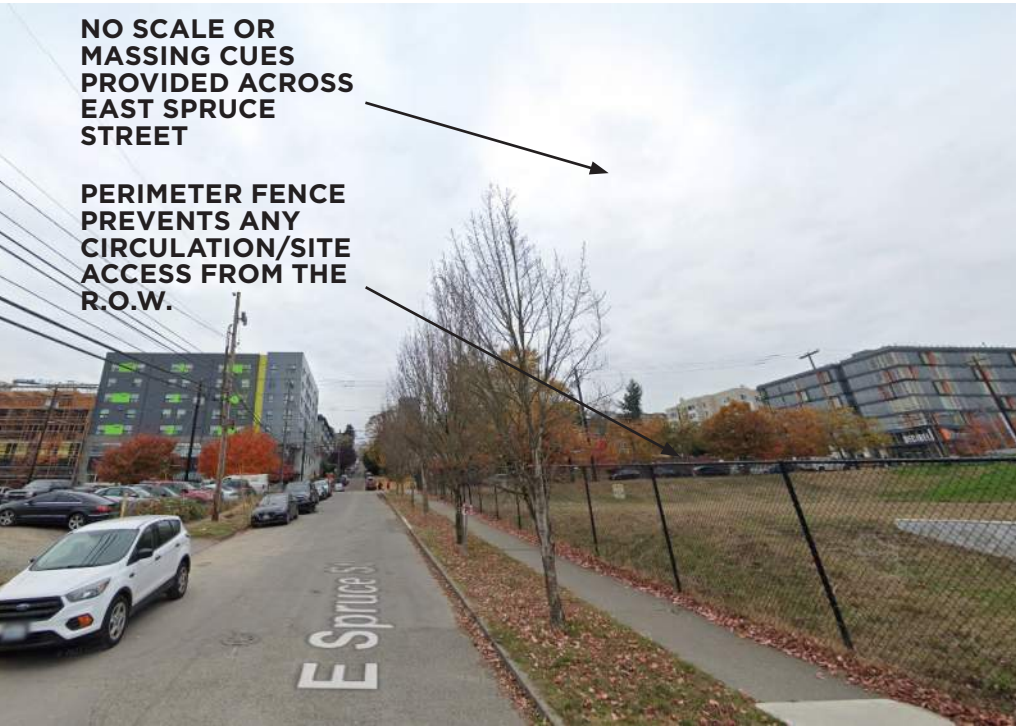
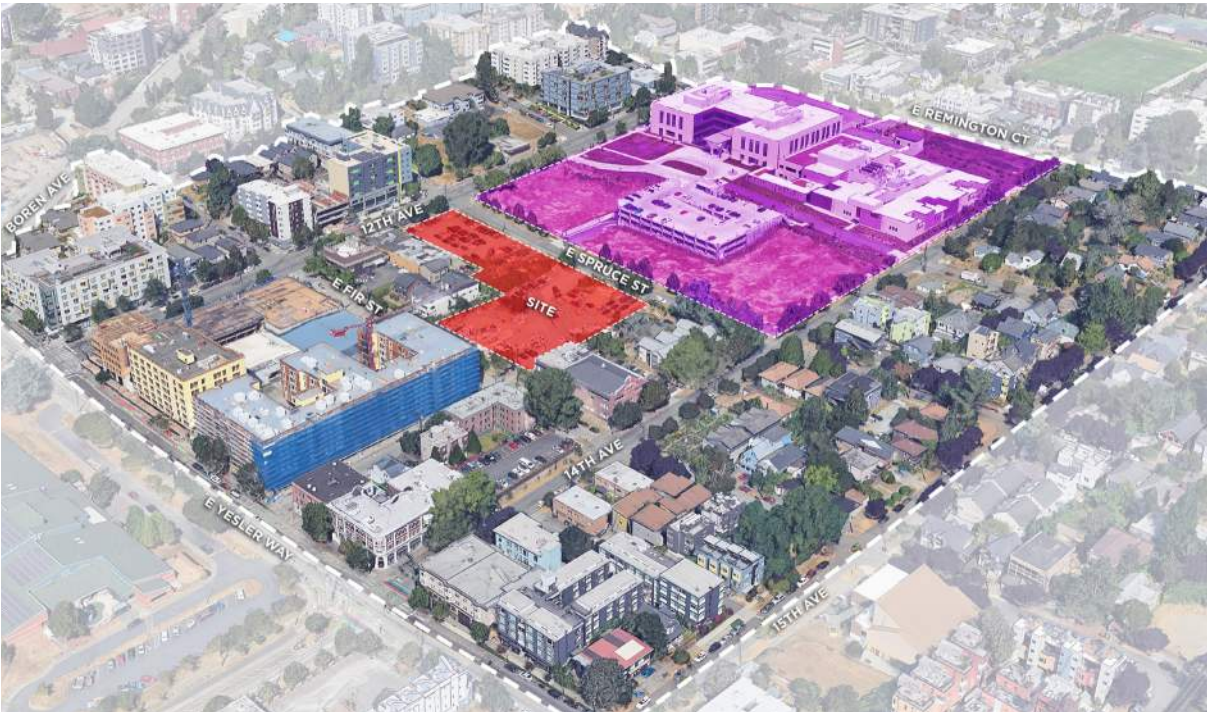
Ultimately, King County maintains jurisdictional authority over this site and it can be expected there are no future developments planned north of E. Spruce Street, across our site. Furthermore, given the recent completion of construction, it can be assumed that these facilities will not be demolished in the foreseeable future.

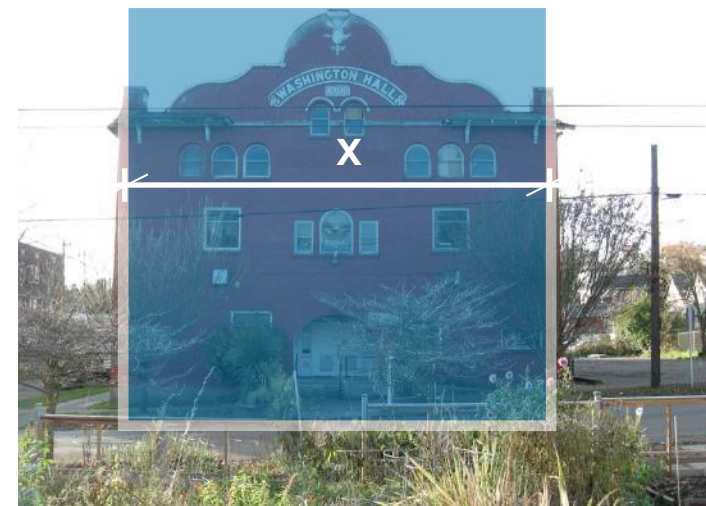
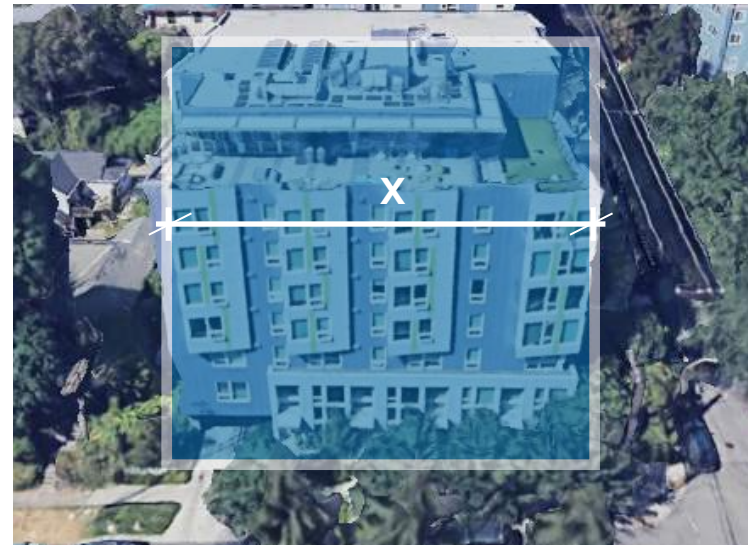
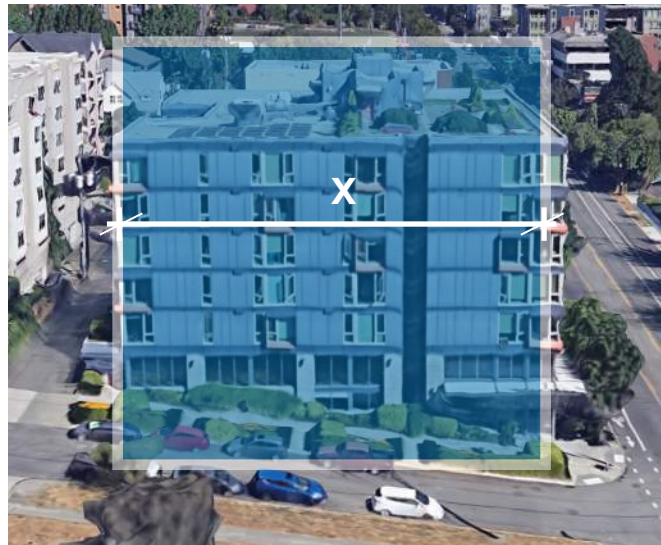
The project's north facade has minimal context to respond to and yields the opportunity to establish the character and context of E. Spruce Street.

The project's longest facade is along E. Spruce Street and has minimal context to respond to across the street. This provides an opportunity for an independent approach to the character and context for the north frontage. The preferred Scheme C reduces the enormity of the facade and breaks down the long frontage to similar massing scales within the area

CS3.A.4: Evolving Neighborhoods

DC2.A.2: Reducing Perceived Mass





NEIGHBORHOOD ANALYSIS

In a rapidly evolving neighborhood with a rich blend of historic and modern structures, it's essential to create a compatible language between existing architectural context and new development. This relationship begins with perceived patterns and general massing sizes.

The neighborhood begins to provide cues to inform the perceived size of massing elements. The consistent pattern as seen through the neighborhood establishes a unifying scale for the area. It provides opportunity for longer frontages to diminish their monolithic presence and acknowledge an established interval to be compatible with smaller adjacent structures and properties.

While the approximate width varies from site to site, these collective massings of relatively similar width establish a clear cadence and rhythm along the neighborhood streetscape. The resultant 'x' divisions indicate a methodology in how to establish the proportions of the project's facade.

The site sits along various zones that have the capacity to accommodate denser/taller developments. This idea is reinforced by the ongoing construction located further west and directly south of the site. The proposed schemes blend potential development with historic context to help create a precedent for positive/desirable context for the neighborhood.

CS3.A.1 - Fitting Old and New Together

CS3.A.4 - Evolving Neighborhoods

NEIGHBORHOOD ANALYSIS

Proposed/Existing Commercial and Mixed-Use Functions

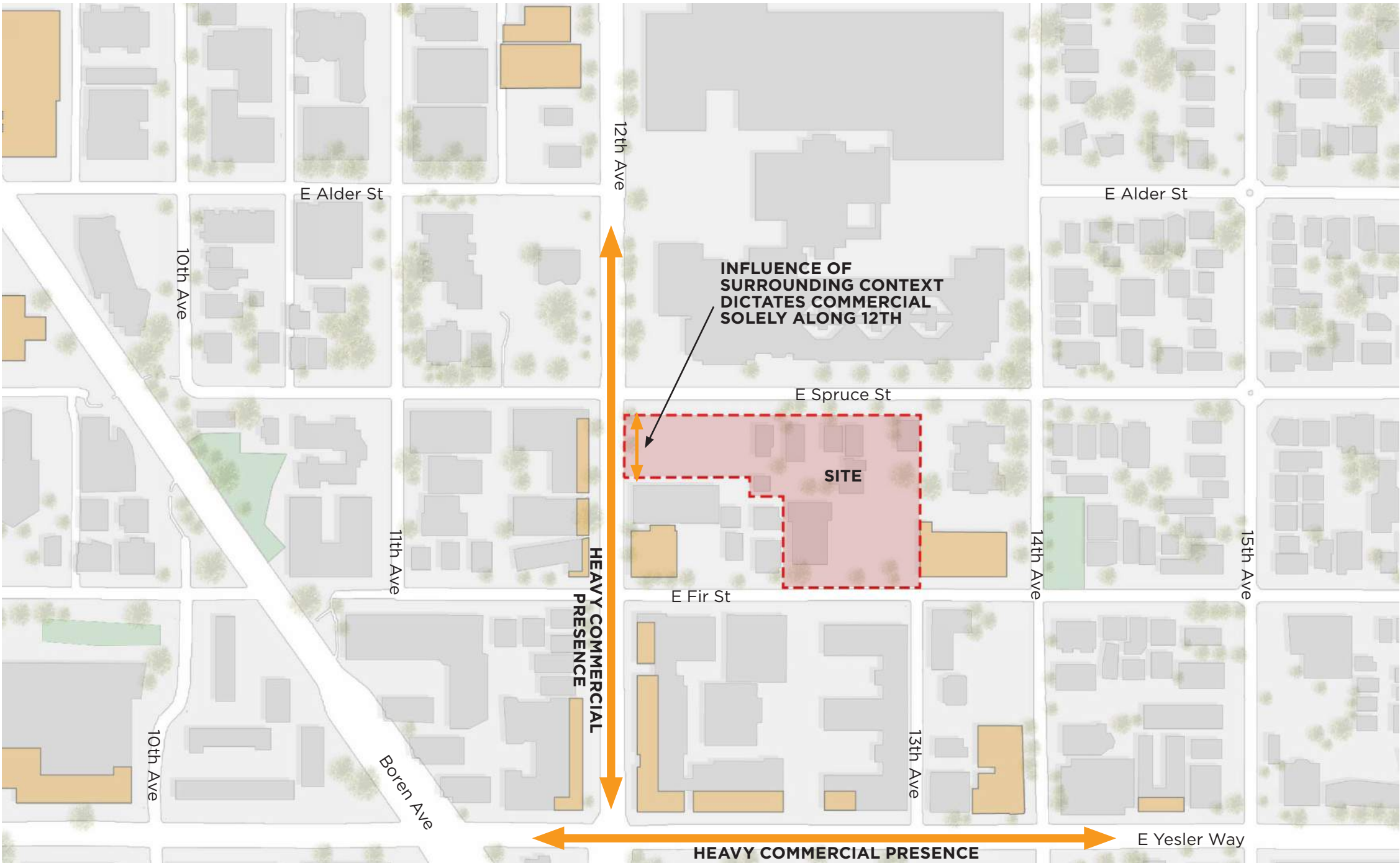
The associated map displays commercial and mixed-use functions that are located around our site. As shown, these functions are only pre-dominately along selected corridors such as 12th Avenue and E Yesler Way. Furthermore, most of the surrounding commercial/mixed-use functions are from expected developments or projects that are currently under construction.

Contextually, the project supports minimal commercial function except along these thoroughfares. Rather than stand-alone brick and mortar stores, most of the ongoing construction expects an integration of commercial functions with residential housing

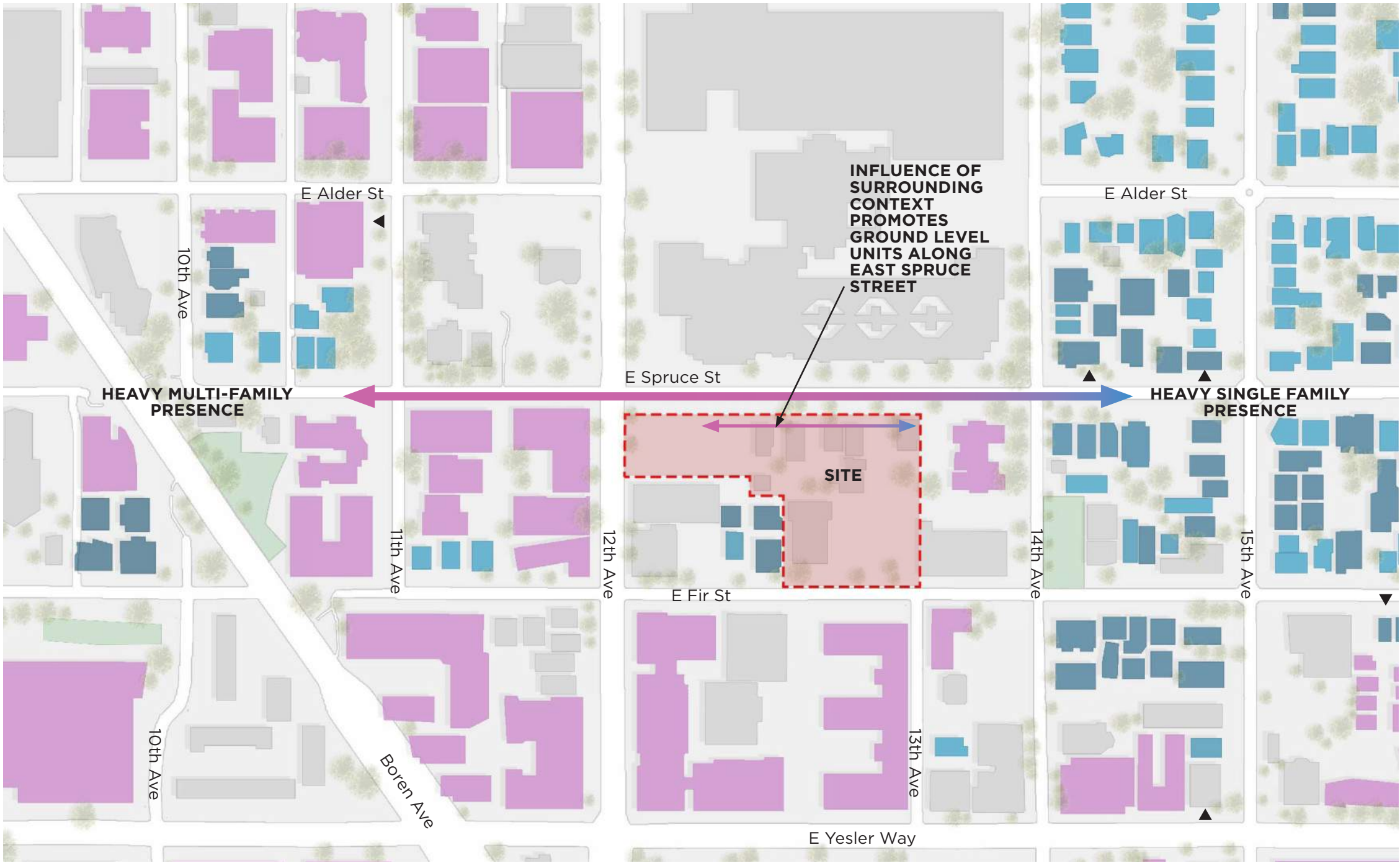
The proposed project supports the growing commercial activity along 12th Avenue but aligns with the more pre-dominate residential characteristics of the neighborhood. Understanding the importance of the intersection of 12th Ave and E Spruce St, it becomes a prime location for commercial activity

CS2.C.1: Corner Sites

CS3.A.4: Evolving Neighborhoods



NEIGHBORHOOD ANALYSIS



- Multifamily
- Single Family Residences
- 2-4 Unit Residences
- Exterior Accessible Ground Level Units

The associated map displays a comparison between multi-family buildings and single-family residences around the area.

The surrounding context displays that the project is primarily rooted in a dense and quiet neighborhood community to the east and larger multifamily to the west. The neighborhood is a rich blend of single family houses/townhomes, small duplexes, and low rise multi-family.

Sidewalks and right of ways along this neighborhood aim to promote an inviting pedestrian experience-- fostering a symbiotic relationship between the pedestrian and residential experience. Exterior accessible ground floor units, while sparse, integrate themselves similarly to entries of single-family residences.

As the site transitions from a lower to higher intensity zone, the project supports an extension of the walkable characteristics of the neighborhood by providing ground level units with accessible terraces or entries. This blends the aspects of a neighborly community with the inherent density of a multifamily project.

CS2.B.2: Connection to the Street

PL3.B: Residential Edges



NEIGHBORHOOD ANALYSIS

The surrounding context, as it exists, is under the maximum available zoning height requirements. With the development trends of the neighborhood, particularly to the west of the site, higher density mid-rise projects are well within the acceptable expectations.

Precedent within the area demonstrates numerous opportunities of how a building can embrace the natural characteristics of the site through its massing and form. The perceived stepped massings created by adjacent structures produce a natural segmentation for long facades and adjusts the rhythm to one’s experience as they walk along the adjacent slope.

On long sites, such as our own, there’s opportunity to integrate the project with the skyline created by the surrounding structures. . The increased heights allowed by zoning code are further accentuated by the increasing grade as you move further west. It provides opportunity to complement adjacent buildings, their potential development and follow the naturally occurring steps in the skyline.

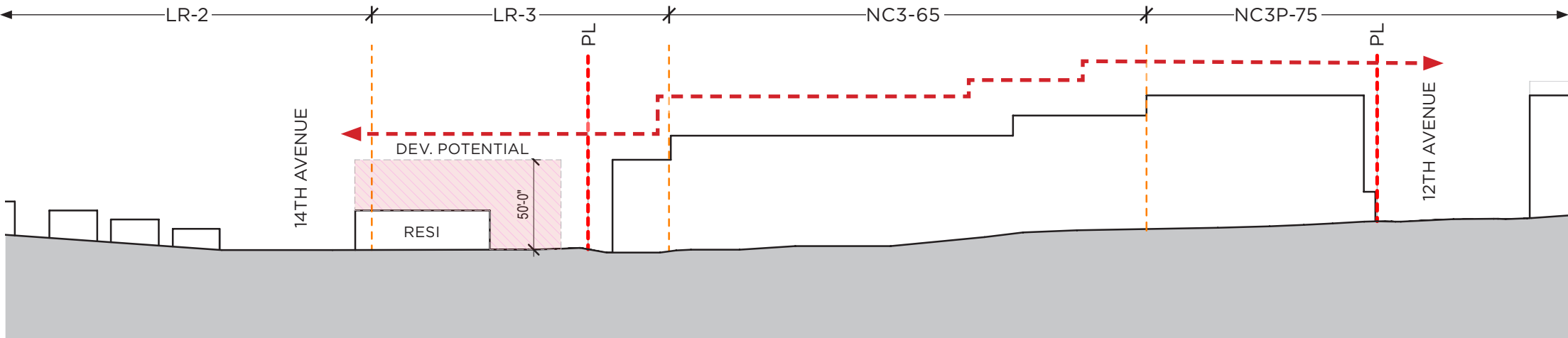
The site sits along various zones that have the capacity to accommodate denser/taller developments.

The length of the project site lends itself to a design approach that breaks down it’s overall scale. The preferred Scheme C highlights the changing topography and pulls from the characteristics of the existing context as it relates to grade. Breaking the massing into distinctive steps creates a favorable pedestrian experience and provides a break within the enormous length of the Spruce facade.

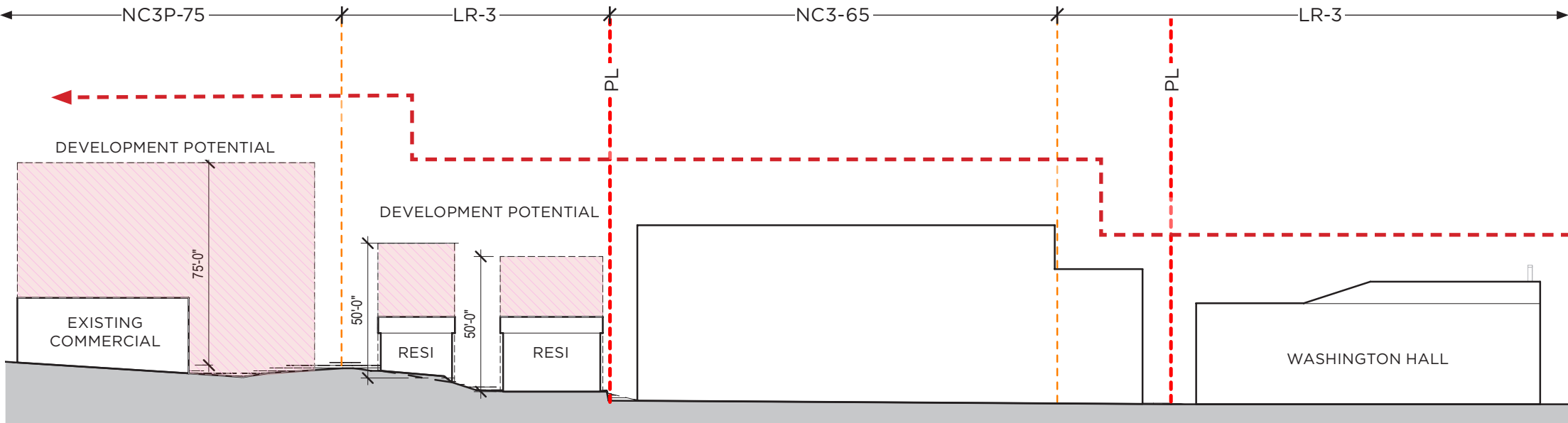
CS3.A.1 - Fitting Old and New Together

CS3.A.4 - Evolving Neighborhoods

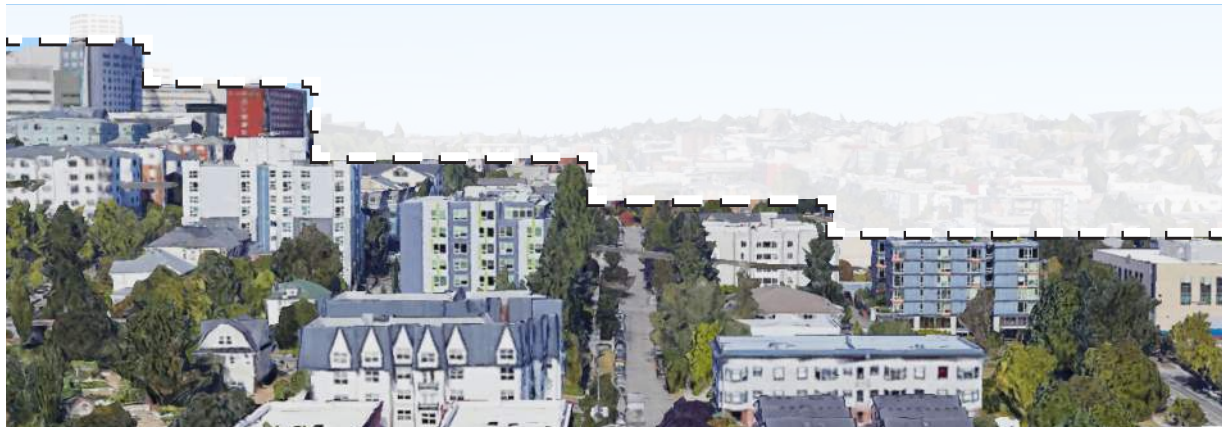
CS2.B.1: Site Characteristics



E SPRUCE ST, LOOKING SOUTH - NOT TO SCALE



E FIR STREET, LOOKING NORTH - NOT TO SCALE



Skyline, West of Project Site



Skyline, East of Project Site

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ZONING DATA

ADDRESS	1203 East Spruce Street, Seattle, WA 98122
ZONE	NC3P-75(M) / NC3-65(M1) / LR3(M) First Hill / Capitol Hill Urban Center Flexible Parking Area
PERMITTED USES	Residential - Approximately 391 Units Proposed Commercial - Approximately 1859 SF Proposed Parking - Approximately 239 Spaces Proposed
STRUCTURE HEIGHT (23.45.514 TABLE A) 23.47A.012)	Base Height Limit: NC3P-75: 75' / NC3-65: 65' / LR3: 50' Proposed heights comply
FLOOR AREA RATIO (23.47A.013)	314,476 SF Proposed FAR complies
SETBACK REQUIREMENTS (23.45.518 TABLE A) (23.47A.014B & C)	LR3: <ul style="list-style-type: none">Front: 5' minimumRear: 10' minimum with alley, 15' min with no alleySide (facades 40' or less in length): 5'Side (facades greater than 40' in length): 7' average; 5' min NC3P-75 / NC3-65: <ul style="list-style-type: none">Front Setback: 0'-0"Required Side Setback: Adjacent zone is LR. 10'-0" from 13'-0" to 65'-0". Additional 1'-0" for every 10' of height. <ul style="list-style-type: none">Required Rear Setback: 0'-0"Upper Level Setback: Average of 8'-0" above 65' for all street-facing facades.
STREET-LEVEL STANDARDS (23.47A.008)	Blank segments of the street-facing facades between 2'-0" and 8'-0" above the sidewalk may not exceed 20'-0" in width. The total amount of all blank facade segments may not exceed 40% of the width of the facade. Continuous overhead weather protection is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street.

AMENITY AREA (23.45.522) (23.47A.024)	LR3: <ul style="list-style-type: none">25% of lot area.For apartments, amenity area required at ground level shall be provided as common space. NC3P-75 / NC3-65: <ul style="list-style-type: none">Required Amenity Area shall not be less than 5% of the total gross square footage, excluding mechanical equipment and parking.Minimum Amenity Space: 313,851 SF x 0.05 = 15,692.6 SFAll residents shall have access to at least one common or private amenity area.Amenity areas shall not be enclosed. Proposal complies with Amenity Area requirements
PARKING ACCESS (23.47A.032)	If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines pursuant to subsection 24.47A.032.C, and curb cuts are permitted pursuant to section 23.54.030.F.2.a.1. Proposal requests 1 curb cut off of Fir Street
BICYCLE PARKING (23.54.015.K, TABLE D)	<ul style="list-style-type: none">Long Term: 1 per dwelling unit.Short Term: 1 per 20 dwelling units. Proposed bicycle parking complies
PARKING COUNT (23.54.015)	<ul style="list-style-type: none">1 space per dwelling unit, 1 space for every 2 small efficiency dwelling units. No Minimum Requirement if: in commercial, RSL and multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within a frequent transit service area Proposed parking count complies
SOLID WASTE AND RECYCLABLE STORAGE (23.54.040)	Mixed use development that contains both residential and non-residential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50% of the requirement for non-residential development. Non-residential Development: 0 - 5,000 SF: 82 SF Residential Development: 575 SF + 4 SF for each additional unit above 100 575 SF + 4(291) = 1,739 SF 1,739 SF + (82 SF x 0.50) = 1,780 SF Proposed waste and recyclable storage area complies
FACADE WIDTH (23.47A.014.D)	Structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line. Proposed modulation complies

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7.0

DESIGN GUIDELINES

CS2 - URBAN PATTERN AND FORM

C.3. FULL BLOCK SITES

Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street level and include repeating elements to add variety and rhythm to the facade and overall building design. Consider providing through-block access and/or designing the project as an assemblage of buildings and spaces within the block.

The project maintains a full block presence, particularly along Spruce. The long facade is broken up by gaskets establishing an assemblage of distinct massings. The scale of these massings are derived from the scale of other buildings within the area. The facade further aims to avoid a monolithic presence along the street level by providing human scale details, materials, and fenestrations appropriate for a street-level presence. In addition to Spruce, the project maintains a half-block frontage along Fir Street in which a similar treatment will be introduced to reduce the monolithic scale.

D.1. EXISTING DEVELOPMENT AND ZONING

Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

The project site straddles multiple zones; LR-3, NC3-65 and NC3P-75. As a result, the building will adopt the appropriate zoning height requirements and complement adjacent building heights within these respective zones. Understanding the scale of neighboring buildings, particularly in different zones, the building frontages will reflect the appropriate scale and detailing of the project’s neighbors.

D.3. ZONE TRANSITIONS

Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk, and scale between the anticipated development potential of the adjacent zone and the proposed development.

The project abuts the edge of different zones. The height of the project will step down from a higher NC3P-75 zoning height to a smaller LR-3 zoning height. As the project spans the full block along Spruce, it will serve as a transition between these two extremes. The project will acknowledge its unique location and provide thoughtful massing/detailing to approach a changing scale.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE - TRANSITION AND DELINEATION OF ZONES

In addition to building height, use building massing and articulation to transition to single-family scaled fabric. Other acceptable methods include setbacks, building footprint size, and placement on the site, building width, facade modulation, and roof line articulation

Given the different scales of NC3P-75 to LR-3, the building will provide facade modulations to create a thoughtful transition to the single-family scaled fabric. By creating a rhythm and clear cadence along the facade, it’ll create a unified pedestrian experience through the full-block frontage of Spruce Street. This unified rhythm is complimented by a more refined approach to detailing and fenestrations that will scale appropriately to the respective zones and the surrounding context.

PL3 - STREET-LEVEL INTERACTION

A. ENTRIES

Identifiable common entries to residential buildings; Design primary entries to multi-family buildings to be an architectural focal point, using clear, pedestrian-scale signage, architectural enhancements such as heavy or contrasting trim, distinctive materials, large doors, canopies, and seating

B. RESIDENTIAL EDGES

Design ground floor residences for security and privacy, while still contributing to an active streetscape. Use vegetation/landscape screening, modest setbacks, and/or vertical modulation to create a layered transition from the privacy of the house to the public space of the street and sidewalk.



Emerson provides an example of engaging the ROW despite a continuous low-height fencing for residential privacy



Batik Apartments showcases ground level units elevated from the ROW

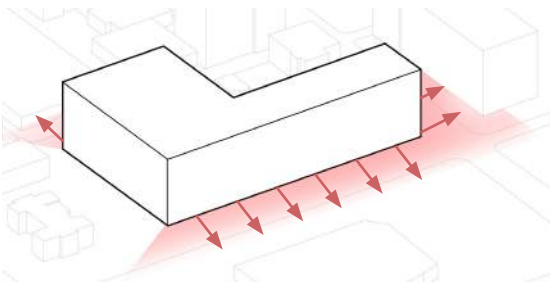


Batik Apartments, though inaccessible from the exterior, display alternative opportunities for ground level units to engage the public space

Residential edges along the streetscape are placed away from the busy corridor of 12th Avenue and focused primarily along the east side of the project site. Ground floor units provide an extension to the adjacent, smaller scale and single-family neighborhood to promote a friendlier community and comfortable pedestrian experience.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE - FRONTAGES/STREETSCAPES

Promote transparency and “eyes on the street.” Provide exterior access to ground floor residential units. Encourage a safe, comfortable environment for pedestrians with components of complete streets.

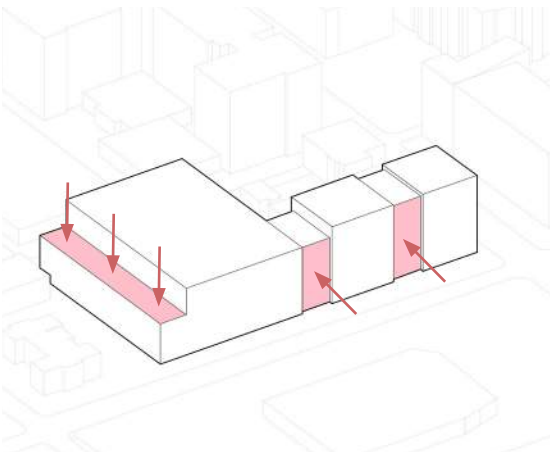


The preferred design mitigates blind spots and promotes “eyes on the street” through a mix of commercial, residential lobby, and residences along the streetscape. The continuous ground level facade maximizes visibility along and from within the structure. Points of primary entry are to be clearly designated with appropriate signage, lighting, and detailing.

DC2 - ARCHITECTURAL CONCEPT

A.2. REDUCING PERCEIVED MASS

Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.



The perceived mass can be reduced by lowering the height as it steps to LR3 and providing relief along the E Spruce St frontage

In addition to the assemblage of distinct massings, the project is further supported by secondary architectural elements to reduce the enormity of Spruce’s full-block frontage and Fir’s half-block frontage. The project utilizes a mix of inset and outset balconies to create further texture/recesses along the facade. Canopies, signage, and accompanied detailing along entryways and storefronts provide another layer to reduce the perceived enormity of the massings. In addition, the ground-level units and respective landscaping components provide a complete street, promoting a more pedestrian-friendly scale and aims to reduce the intensity of the massing.

C.3. FIT WITH NEIGHBORING BUILDINGS

Use design elements to achieve a successful fit between a building and its neighbors such as considering aspects of neighboring buildings through architectural style, roof line, datum line, detailing, fenestration, color, or materials



Decibel Apartments



12th and Yesler, Under Construction

DC3 - OPEN SPACE CONCEPT

C.2. AMENITIES AND FEATURES

Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed.

The project yields a variety of different outdoor amenity spaces, both as rooftop and courtyard spaces. Each of these amenities will feature unique landscaping elements to promote a blend of privacy for residents and providing opportune spaces to foster community.

DC4 - EXTERIOR ELEMENTS AND FINISHES

A.1. EXTERIOR FINISH MATERIALS

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged

The massings may change in materiality but will provide fenestrations, texture, and detailing in a cohesive expression to enhance the neighborhood. The pedestrian level experience will be treated with high importance, with great attention to detailing and exceptional materials, complimenting the contextual history of the area. Street-level applications on all sides will be high quality and durable, balancing the public and private uses through changes in texture and transparency.



Washington Hall



The Baldwin

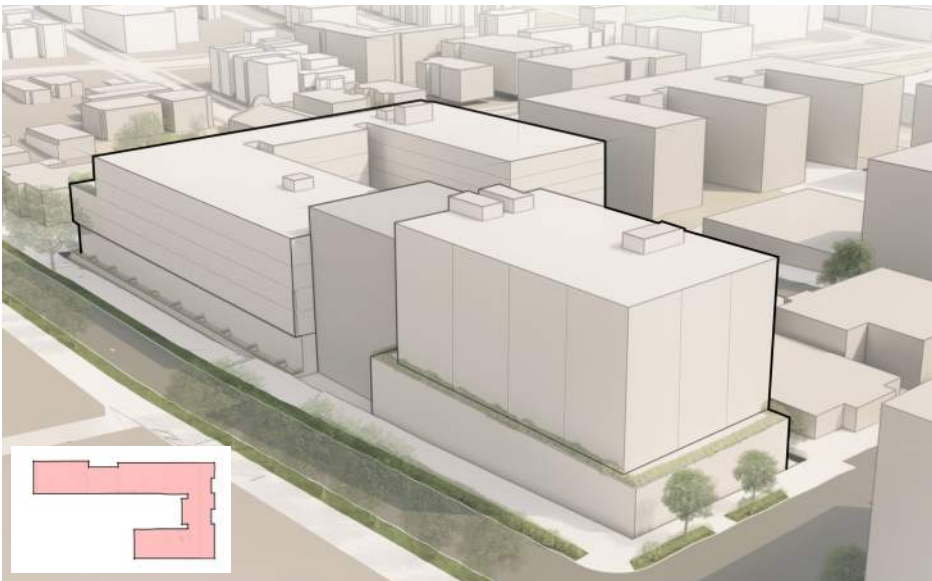


1312 E Yesler Way

8.0

ARCHITECTURAL MASSING CONCEPTS

SCHEME A



ADVANTAGES

- Massing appropriately steps down to meet the scale of the lower intensity zone and the adjacent residential neighborhood
- Upper floor setback along E Spruce Street and 12th Avenue create an additional layer of engagement from residential units along the retail zone/prominent corner
- Wider setback midway along E Spruce Street breaks down overall massing and creates opportunity for smaller varied building forms

DISADVANTAGES

- Massing on the east side extends the full heights allowed by zoning creating an imposing east frontage adjacent to the lower intensity zones
- Entrance to parking is directly adjacent to Washington Hall
- Despite setbacks per zoning, it still creates a unified expression along E Spruce and a monotonous north frontage
- Plan encourages a more dominant retail presence along E Spruce Street that conversely prefers a more residential presence

No Departures Requested

SCHEME B



ADVANTAGES

- Breaks the enormity of the frontage along E Spruce by creating distinct massings
- Upper floor setback along 12th Avenue create an additional layer of engagement from residential units along the retail zone
- Taller podium presence along E Spruce Street assists in minimizing pinch points due to grade

DISADVANTAGES

- Creates an imposing mass on the east side, adjacent to the lower intensity zones
- Dual massings minimize opportunity for smaller, varied forms/modulation encouraged by Central Area Neighborhood Guidelines. Less distinct shadow lines to create depth
- Courtyard is enclosed the full height of the building, creating an imposing internal outdoor space
- Entrance to parking is directly adjacent to Washington Hall

No Departures Requested

SCHEME C - PREFERRED OPTION



ADVANTAGES

- Massing appropriately steps down to meet the scale of the lower intensity zone and the adjacent residential neighborhood
- East frontage is carved to allow for light, green space, and frontage relationship scaled appropriately to lower intensity zone
- Provides ample opportunity for green spaces and amenity along the east side to create a visual and symbolic relationship with community gardens and residential neighborhood
- Opens the courtyard through a breezeway, providing opportunities for greater amenities and public interaction
- Modulation breaks the enormity of the frontage along Spruce and creates opportunity for texture and material patterning

DISADVANTAGES

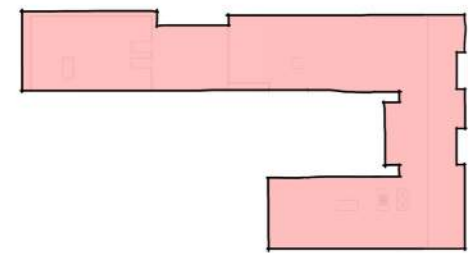
- Lower podium presence along E Spruce Street creates a more intimate space but dictates greater care to be taken due to changing topography

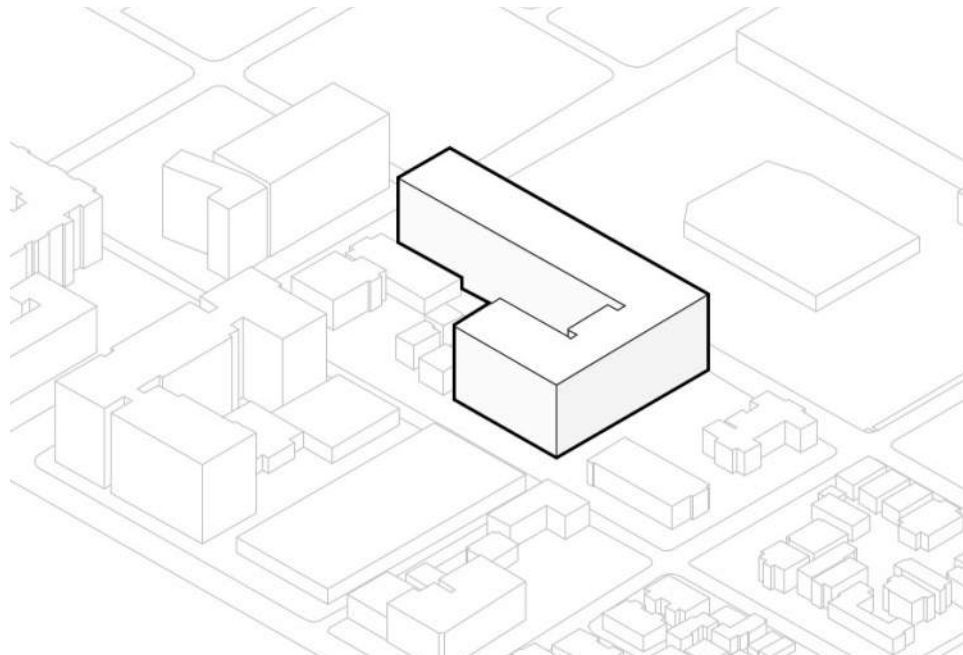
No Departures Requested

SCHEME A

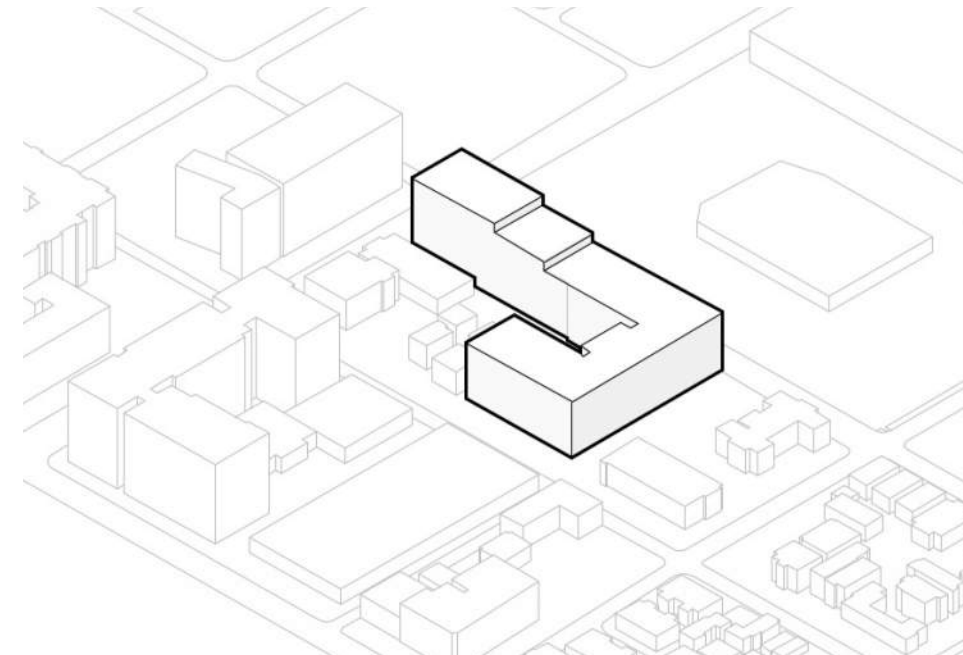
SPRUCE 1

Site Area:	72,353 SF
Gross Area:	359,991 SF
FAR Allowed:	5.5
FAR Proposed:	5.0
Parking Stalls:	Approx. 229
Departures:	None

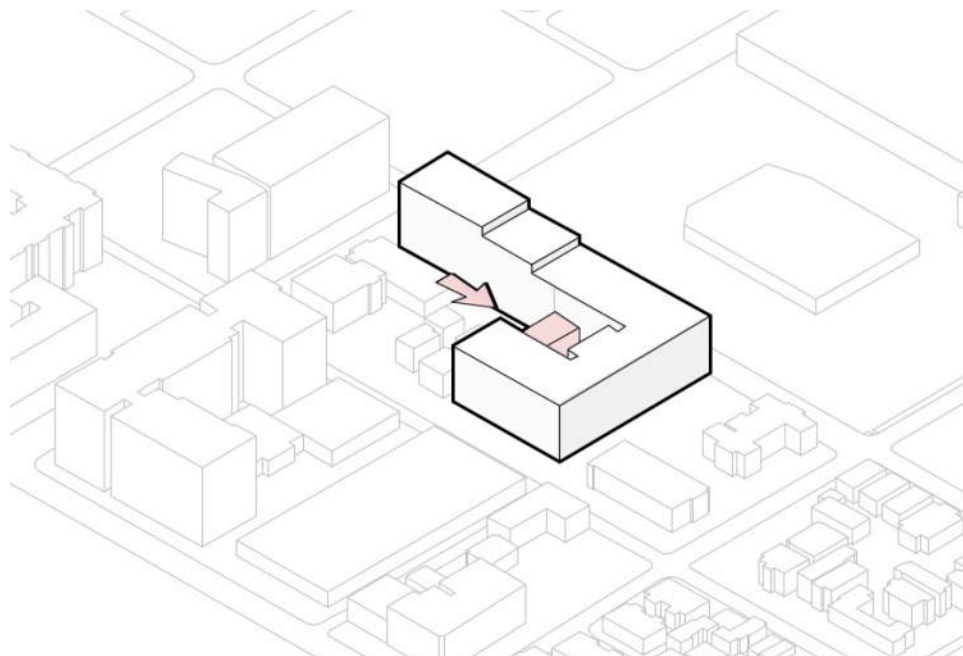




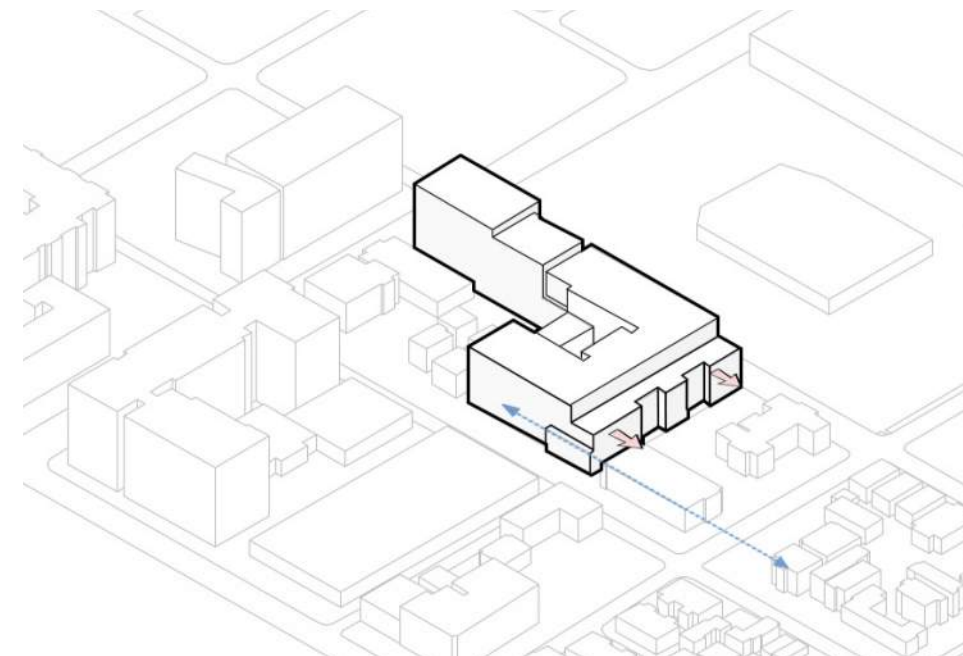
INITIAL CONDITION TO MAXIMIZE FRONTAGE ALONG ALL STREETS



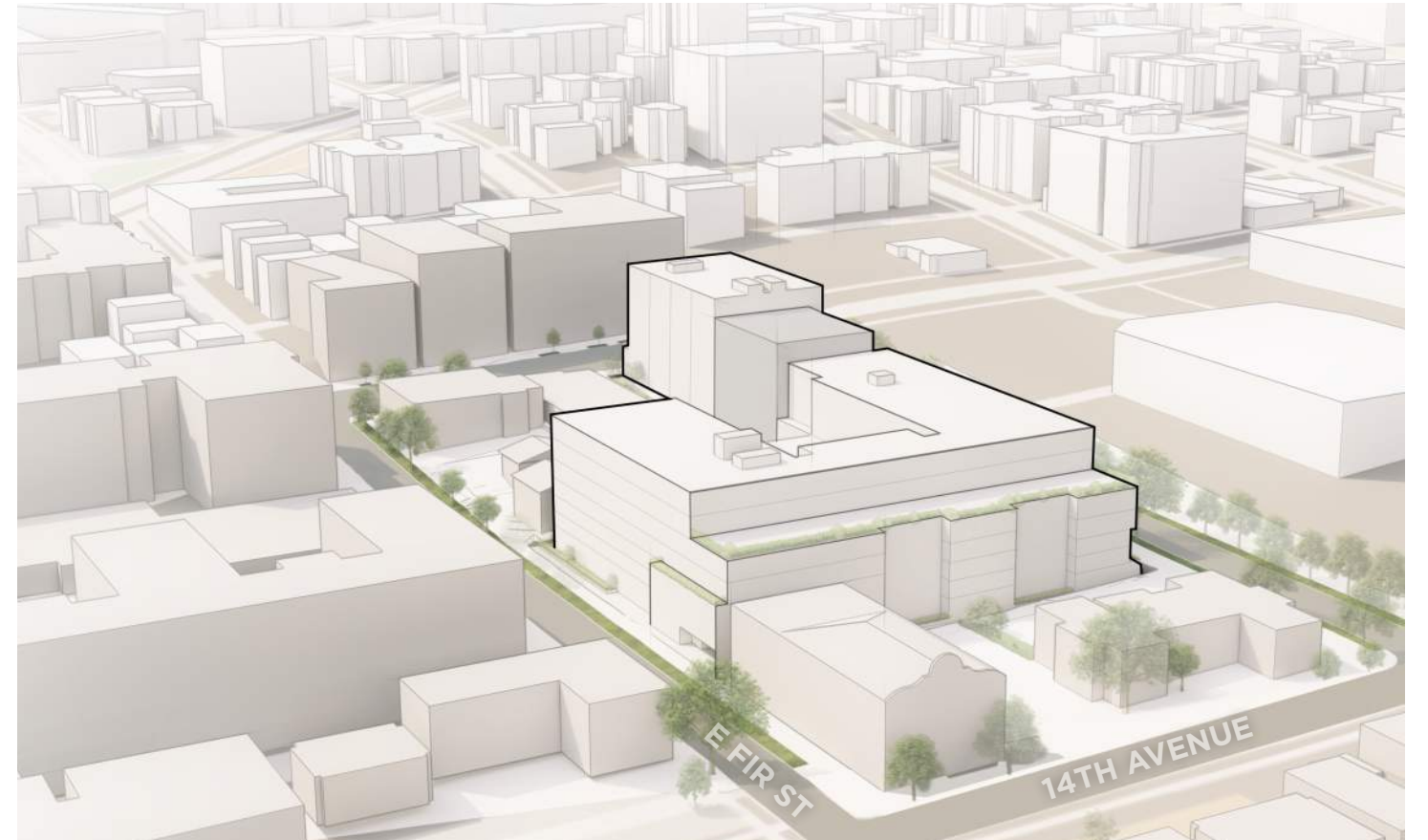
PROVIDE STEPS IN MASSING TO ACCOMMODATE ZONING REQUIREMENTS

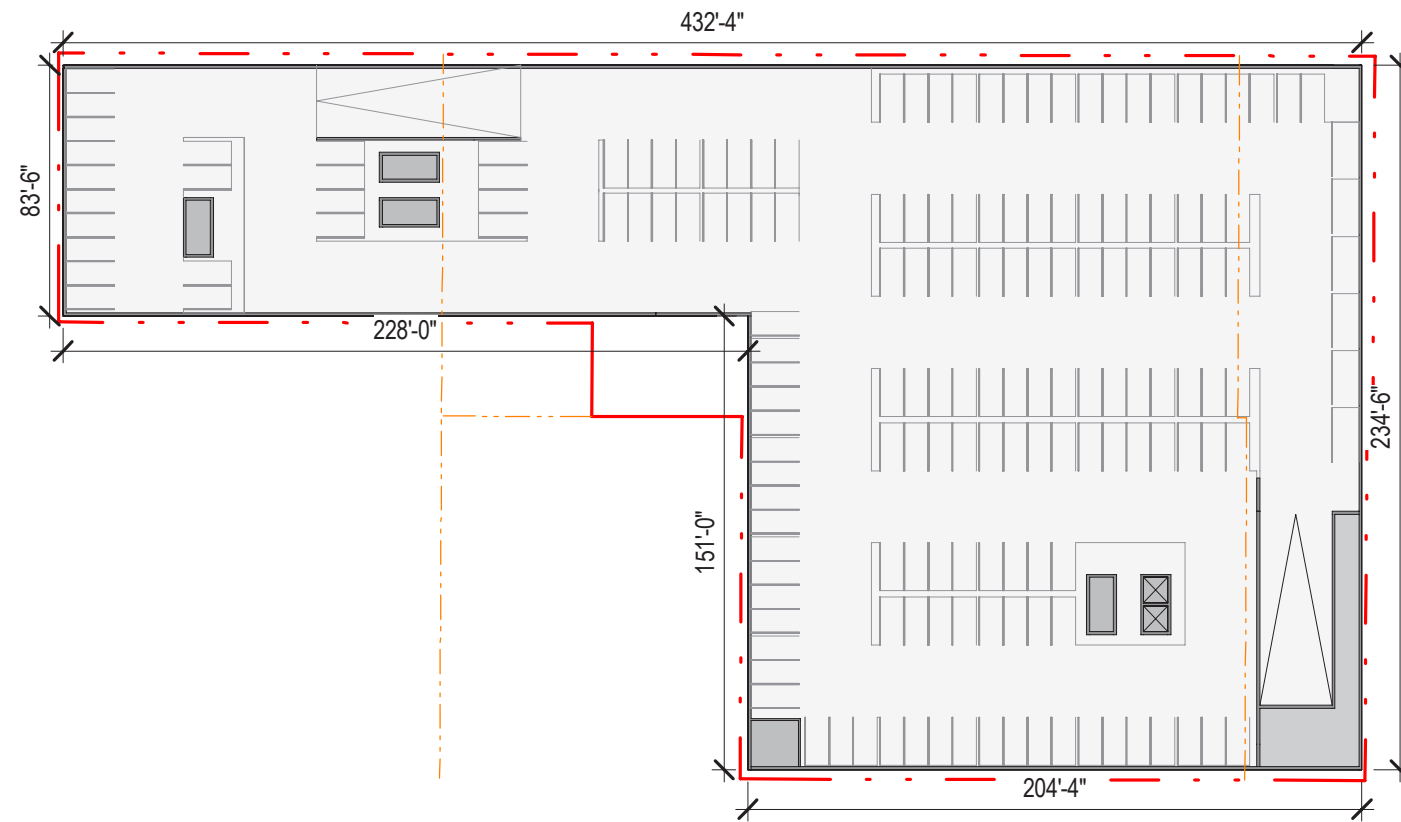


BRIDGE THE GAP BETWEEN MASSINGS AND CREATE A MORE PRIVATE COURTYARD AND AMENITY SPACE

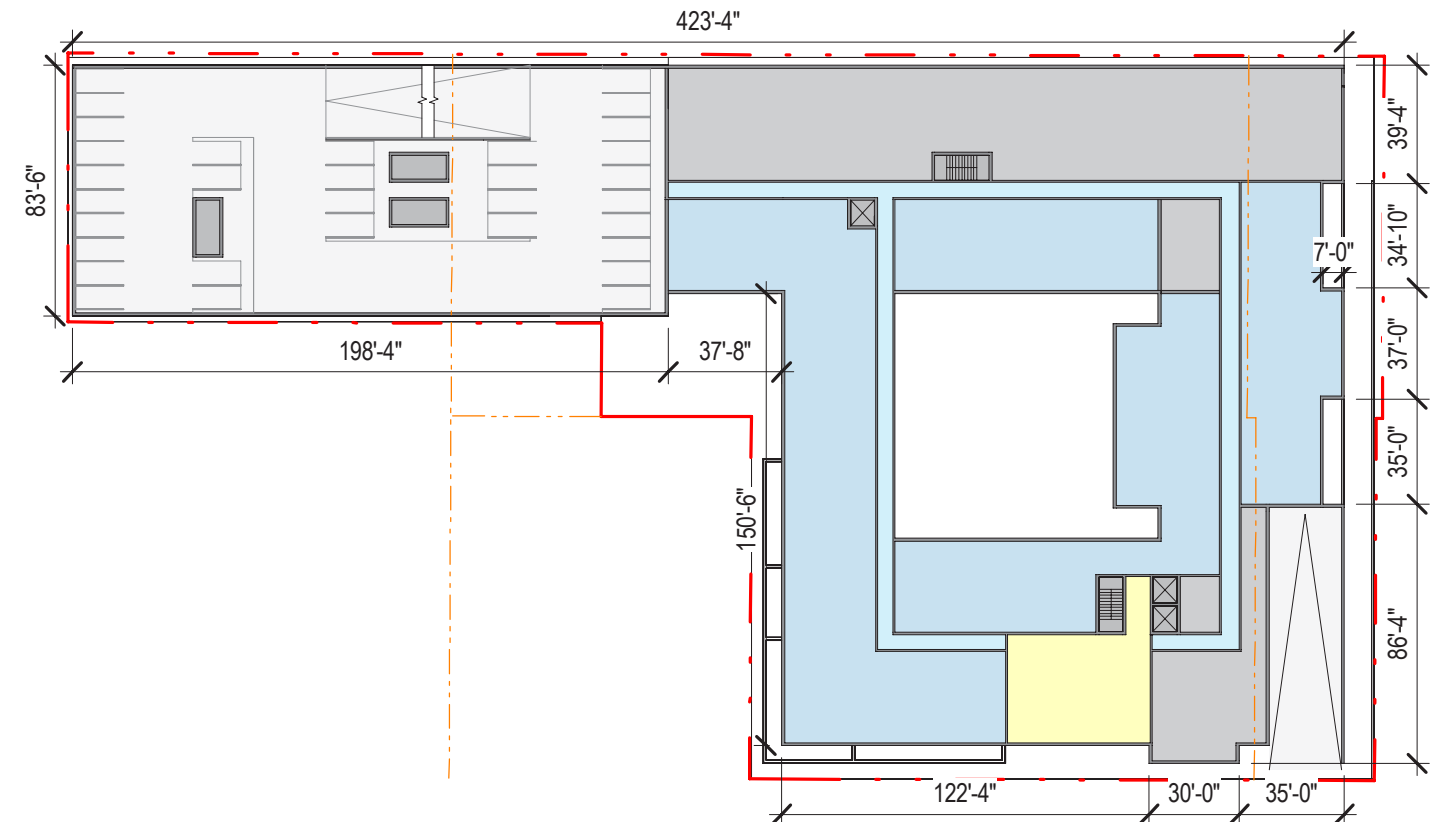


ESTABLISH A MASSING RELATIONSHIP WITH THE LOW RISE CONTEXT AND PROVIDE A TRANSITION BETWEEN LOWER LEVEL AND HIGHER LEVEL ZONES

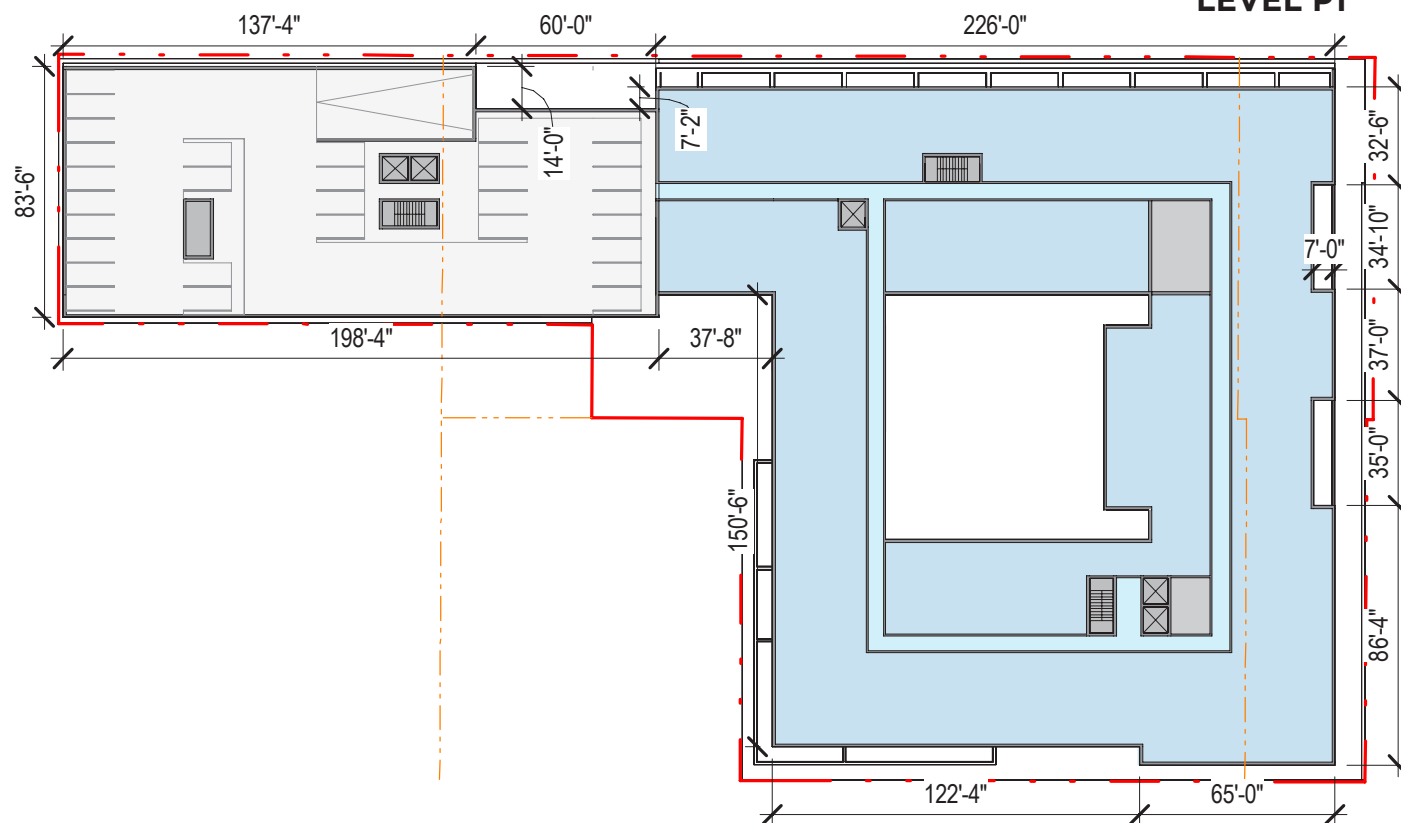













LEVEL P1

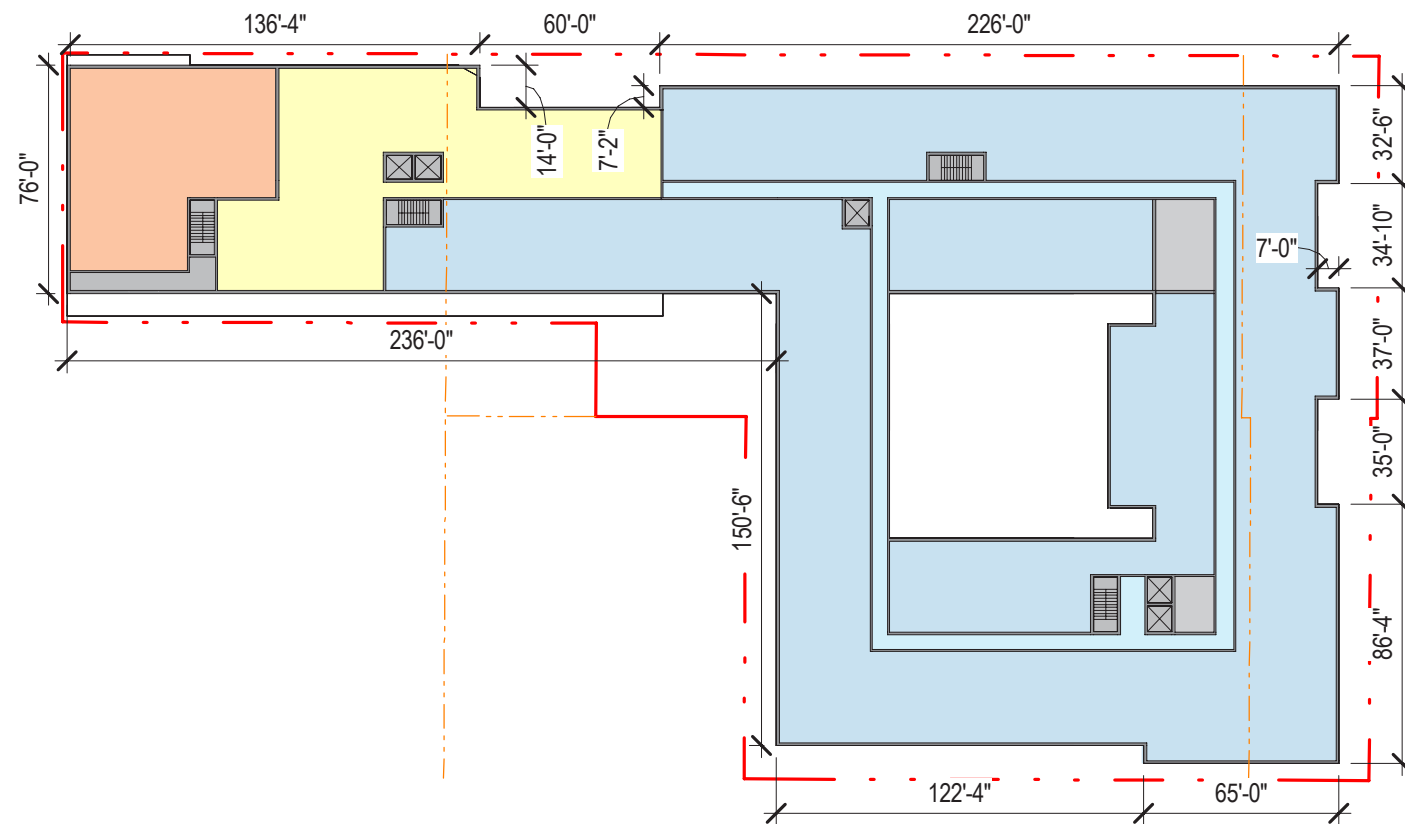


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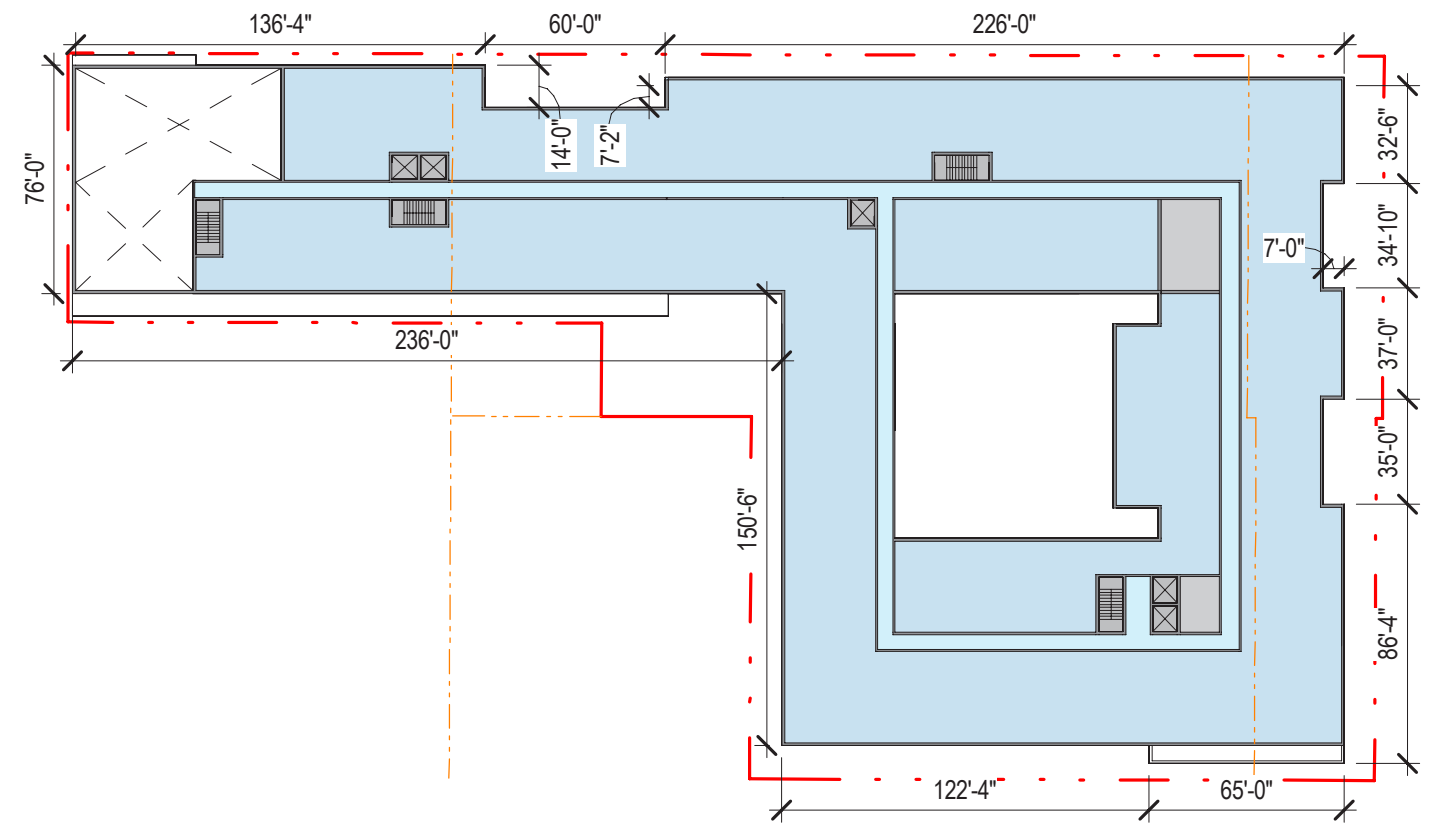


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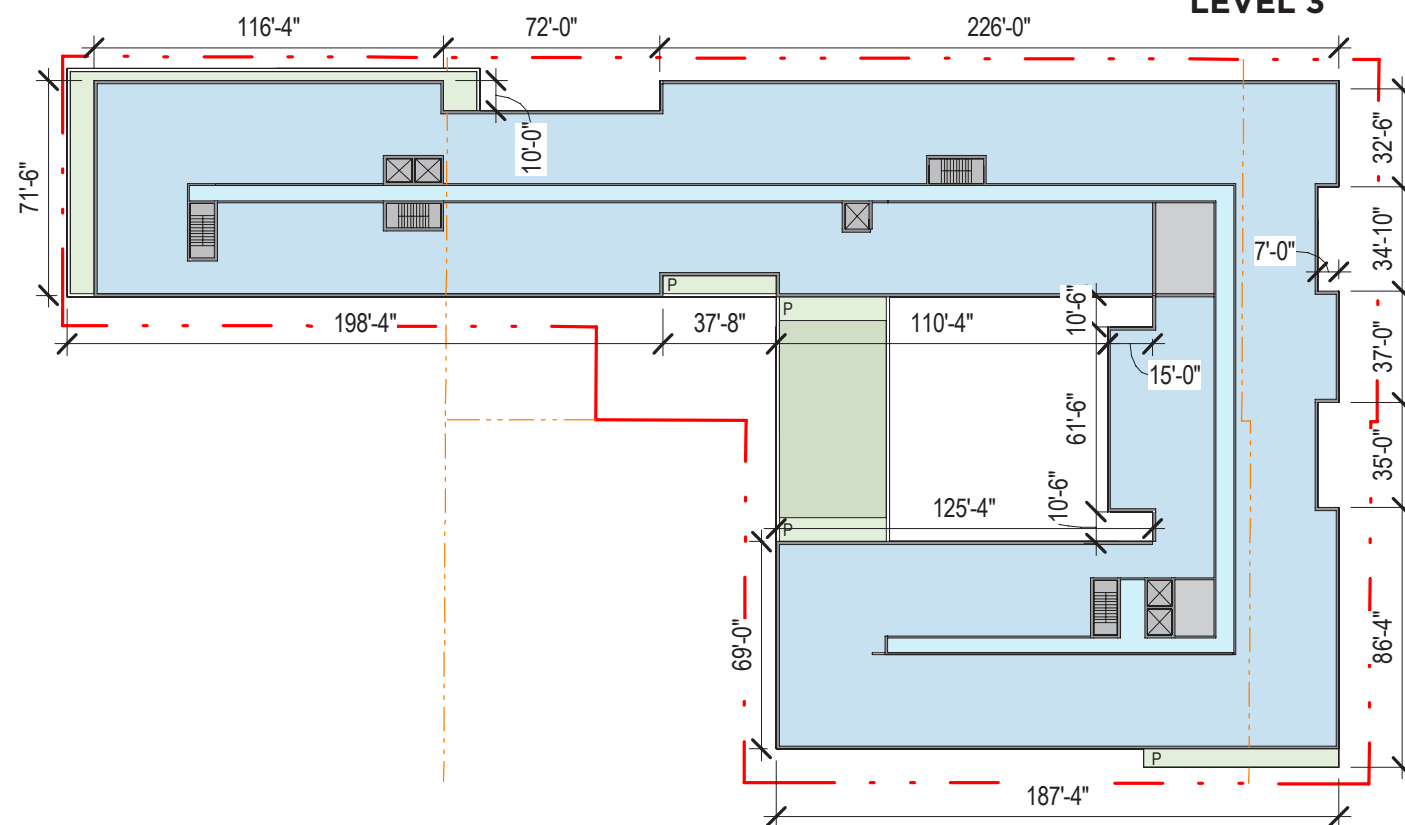
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|  | SERVICE |  | AMENITY OUTDOOR |
|  | RESIDENTIAL |  | NONACCESSIBLE OUTDOOR |
|  | RESIDENTIAL COMMON | | |
|  | AMENITY/LOBBY | | |
|  | RETAIL | | |












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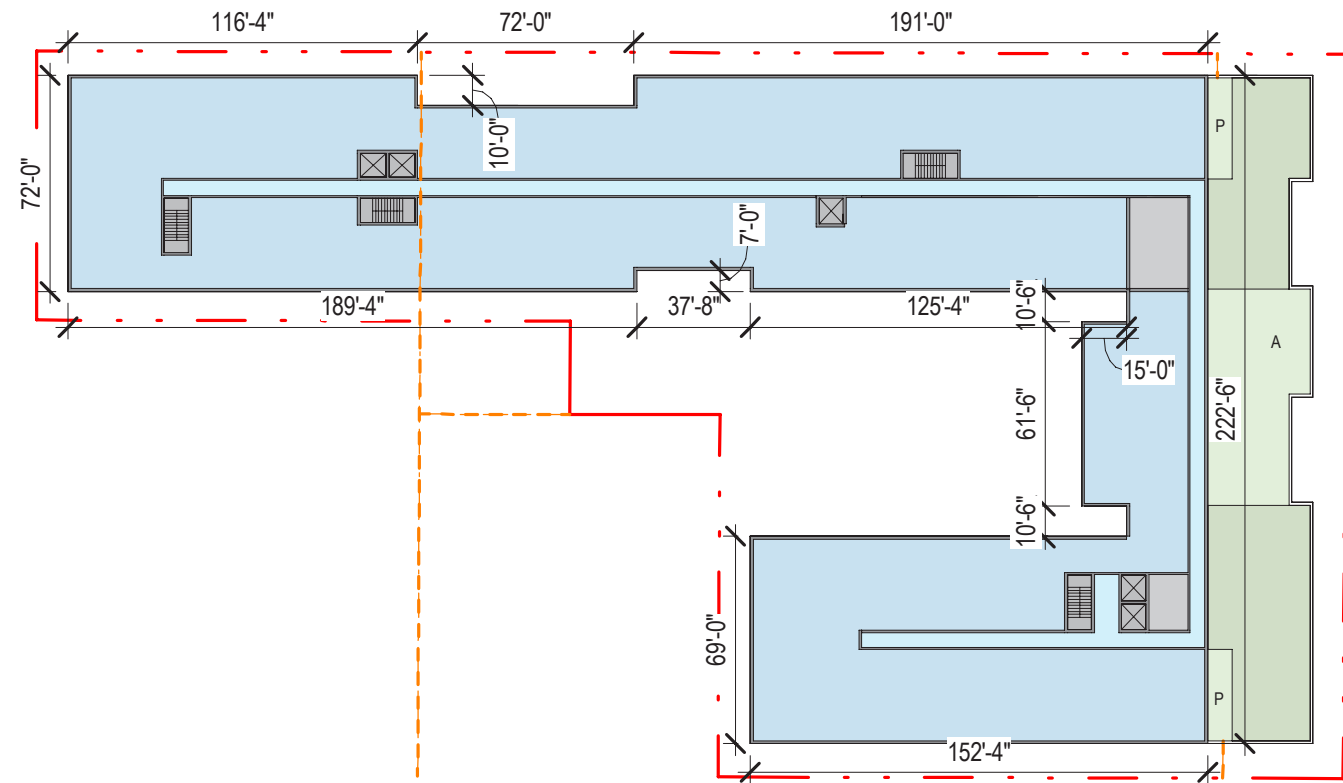


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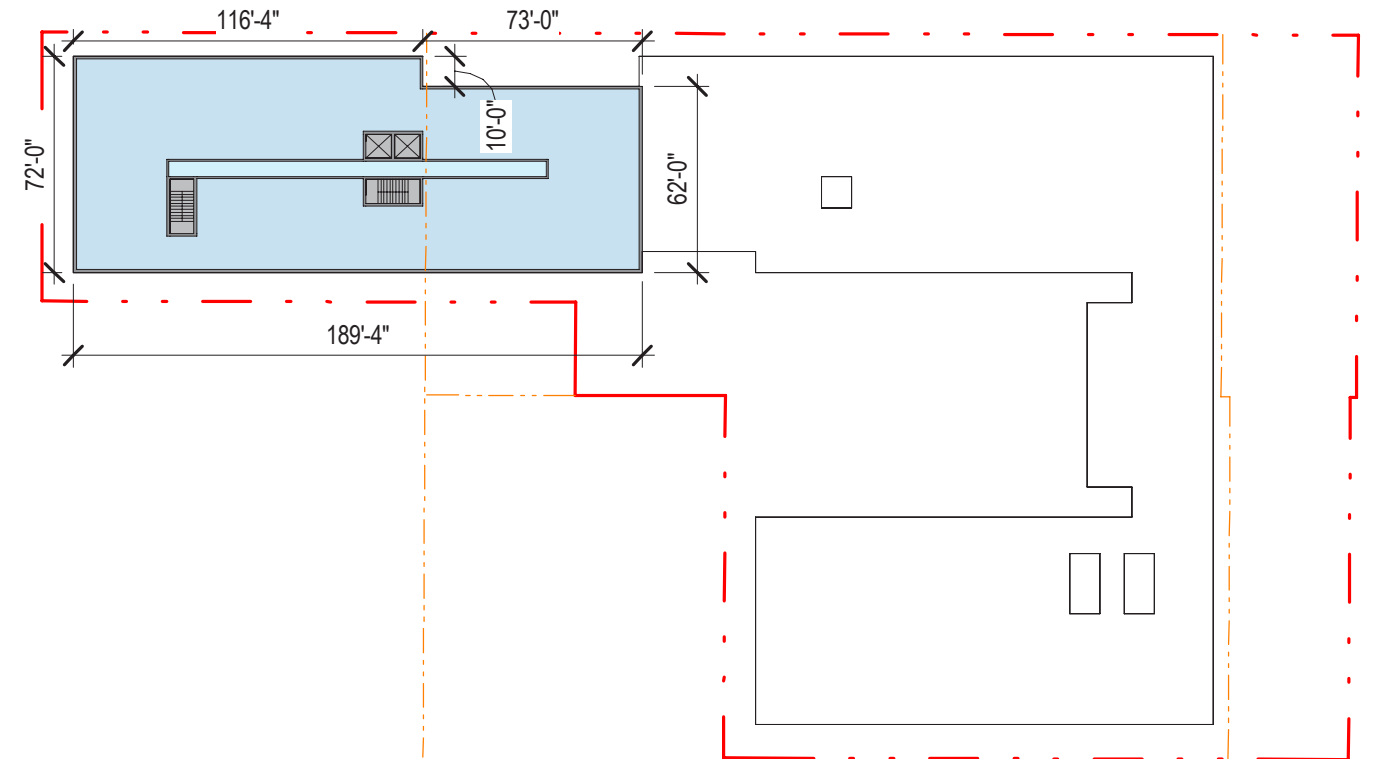


LEVEL 5

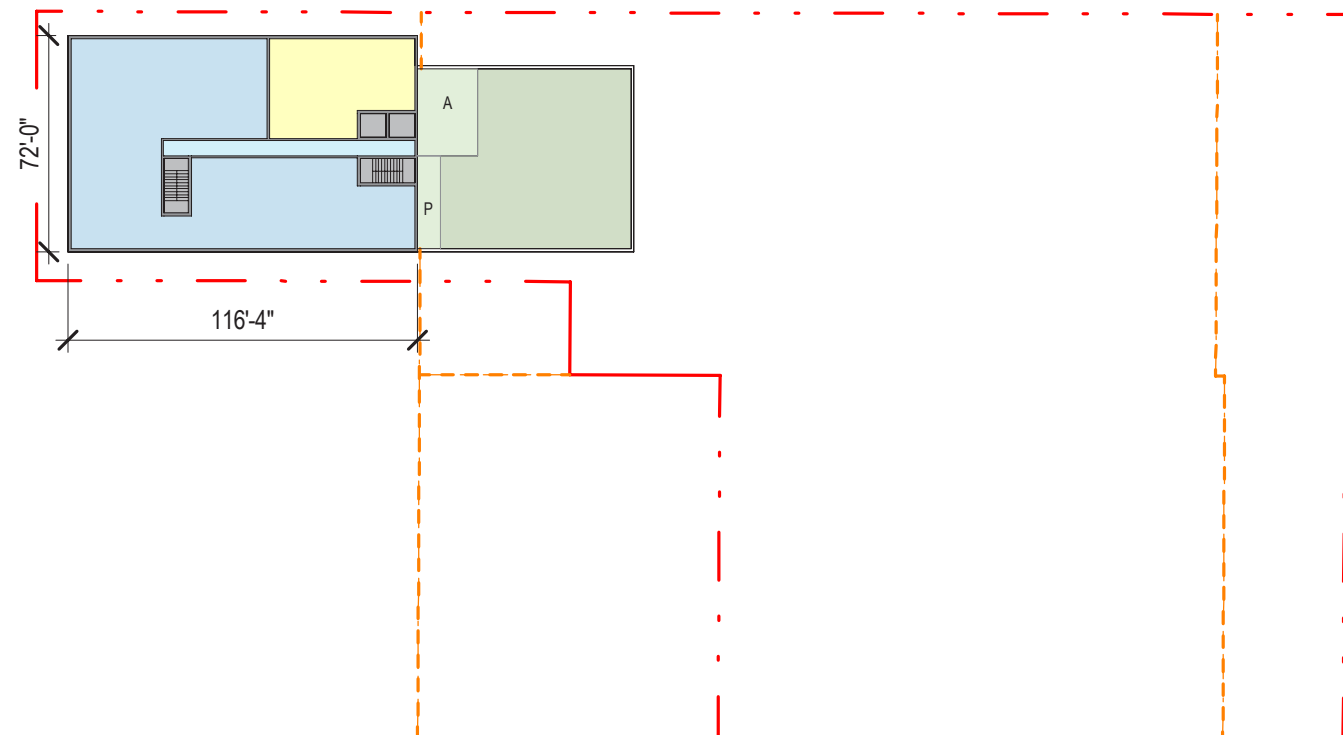
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|  | SERVICE |  | AMENITY OUTDOOR |
|  | RESIDENTIAL |  | NONACCESSIBLE OUTDOOR |
|  | RESIDENTIAL COMMON | | |
|  | AMENITY/LOBBY | | |
|  | RETAIL | | |












LEVELS 6-7



LEVEL 8



LEVEL 9

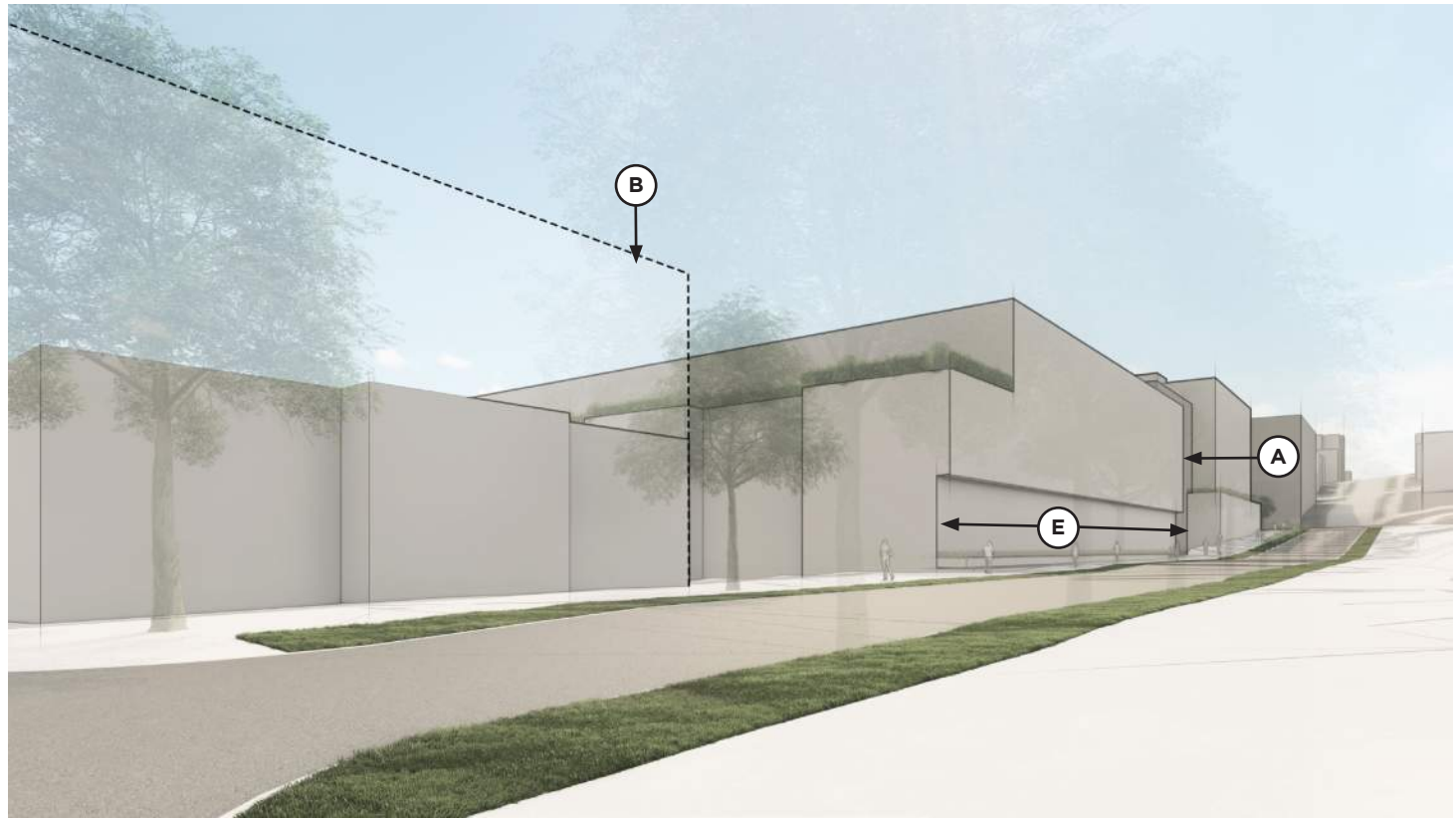
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|  | PARKING |  | PRIVATE RESIDENTIAL OUTDOOR |
|  | SERVICE |  | AMENITY OUTDOOR |
|  | RESIDENTIAL |  | NONACCESSIBLE OUTDOOR |
|  | RESIDENTIAL COMMON | | |
|  | AMENITY/LOBBY | | |
|  | RETAIL | | |



VIEW 1 - 12TH AVENUE LOOKING SOUTH



VIEW 2 - 12TH AVENUE LOOKING NORTH



VIEW 3 - E SPRUCE ST AND 14TH AVENUE LOOKING SOUTHWEST

- (A)** Frontage along E Spruce Street is set back to provide relief along the elevation of the facade

 - CS2.C.3 - Full Block Sites
 - DC2.A.2 - Reducing Perceived Mass
- (B)** Faded context displays development potential for adjacent property

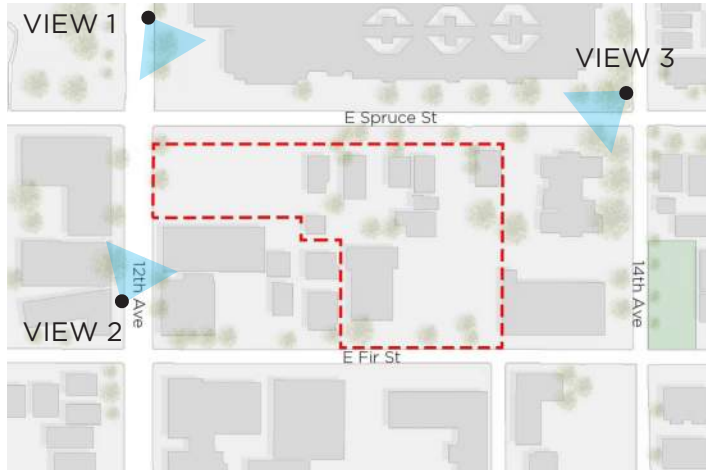
 - DC2.C.3. - Fit With Neighboring Buildings
- (C)** Upper floor setback along retail zone creates additional layer of engagement along 12th

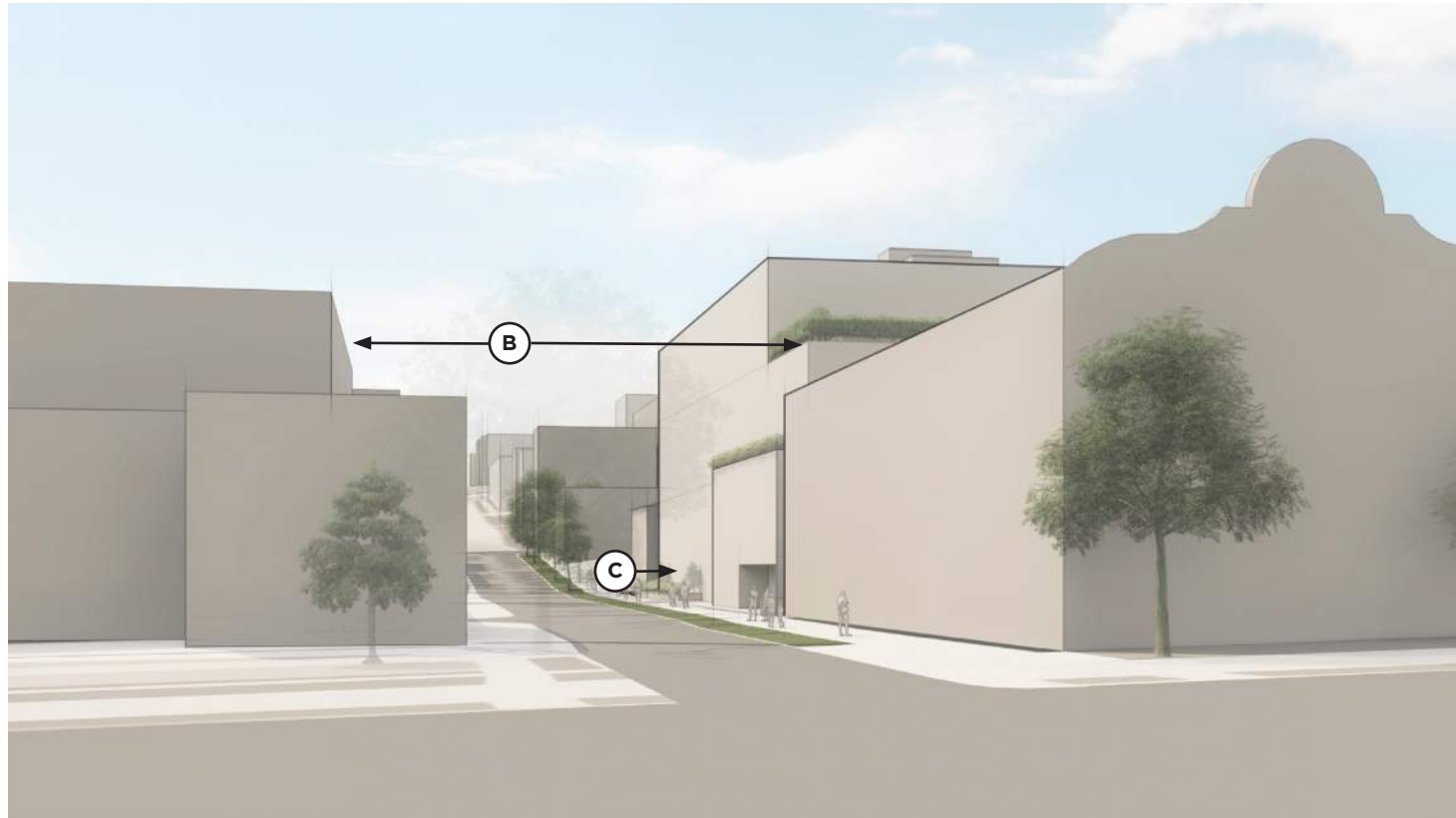
 - Central Guidelines - DC2.1.G - Building Layout and Massing
- (D)** Height and massing along 12th Avenue responds similarly to the surrounding context

 - CS2.D.1 - Existing Development and Zoning

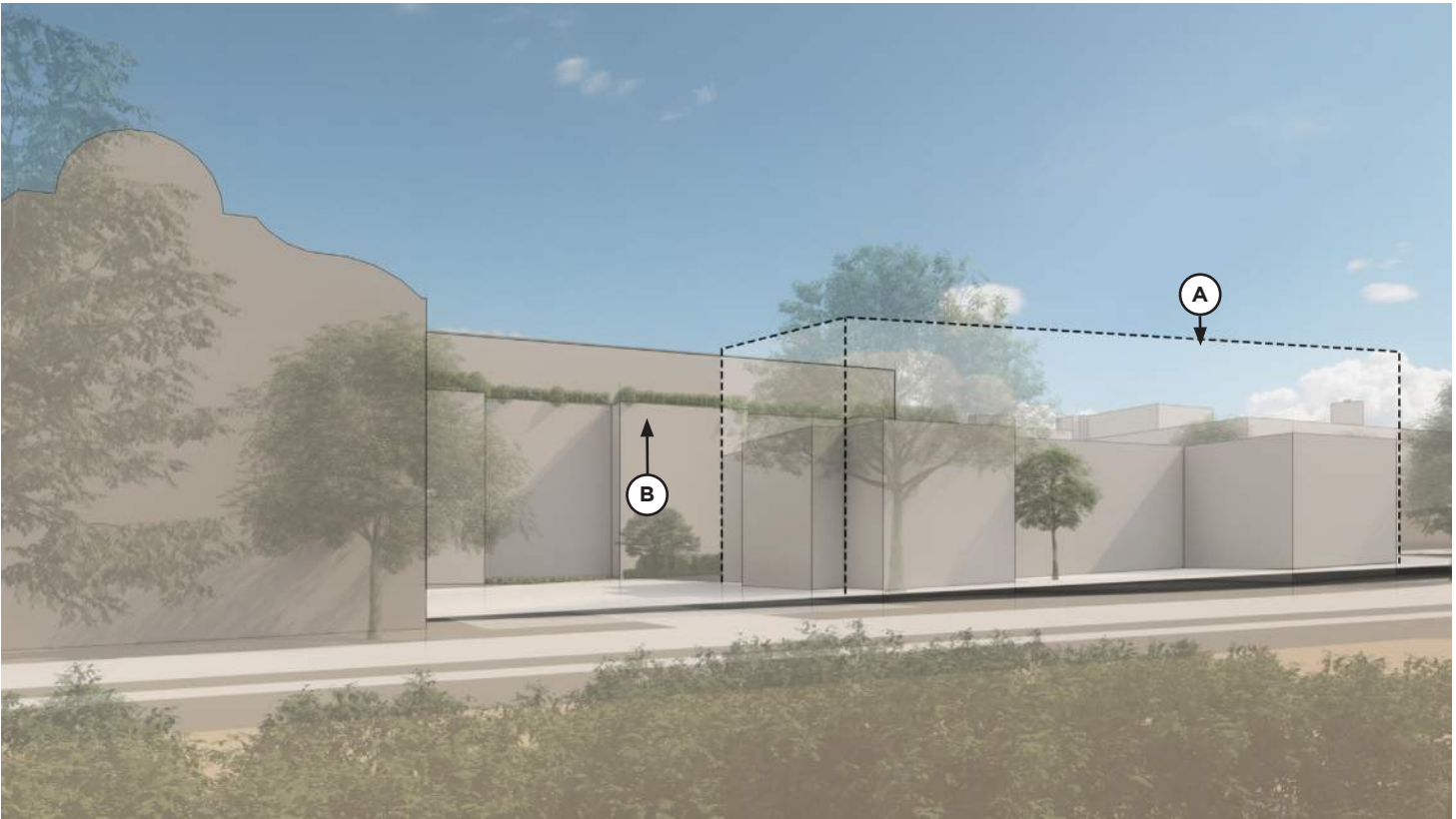
- (E)** Ground level units facilitate pedestrian-to-resident interaction and serve as an extension of the adjacent single family neighborhood

 - Central Guidelines - PL3.2.J - Streetscape Treatment

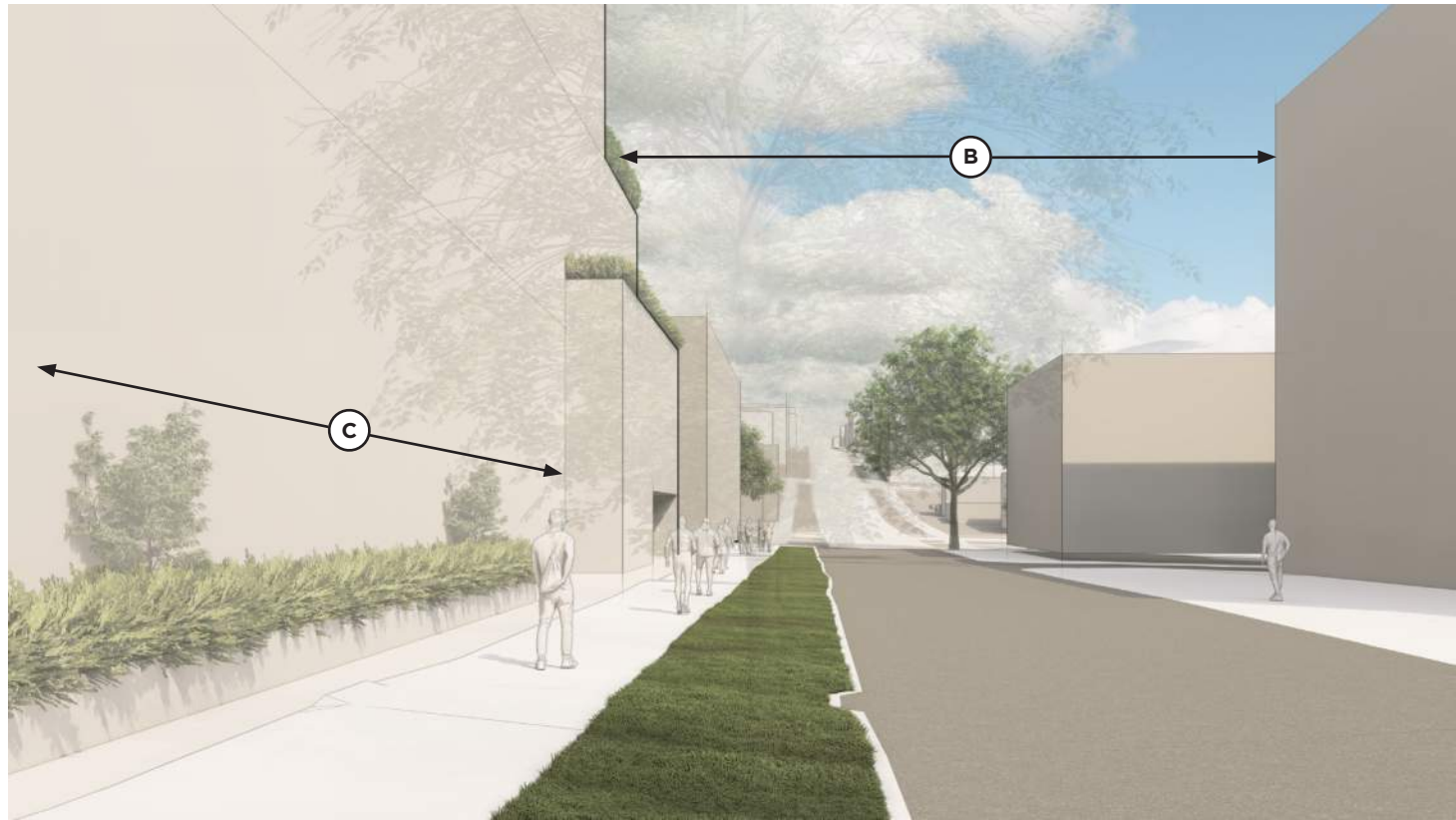




VIEW 4 - E FIR STREET AND 14TH AVENUE LOOKING WEST



VIEW 5 - FROM SQUIRE PARK COMMUNITY GARDENS



VIEW 6 - E FIR STREET LOOKING EAST

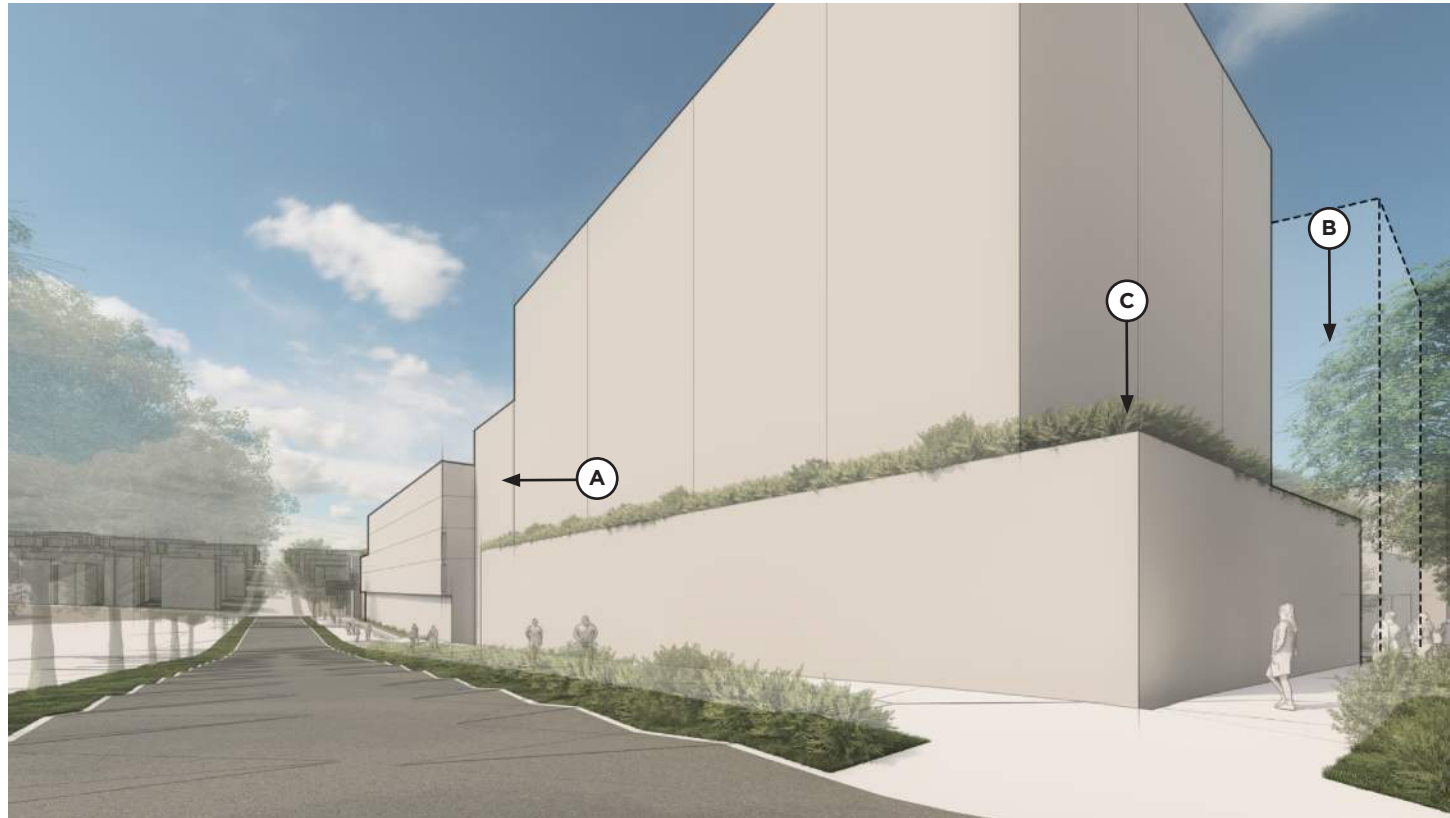
- Ⓐ Faded context displays development potential for adjacent property.

 - DC2.C.3. - Fit With Neighboring Buildings
 - CS2.D.1 - Existing Development and zoning
- Ⓑ Steps down to relate to the height of neighboring buildings and their future development potential

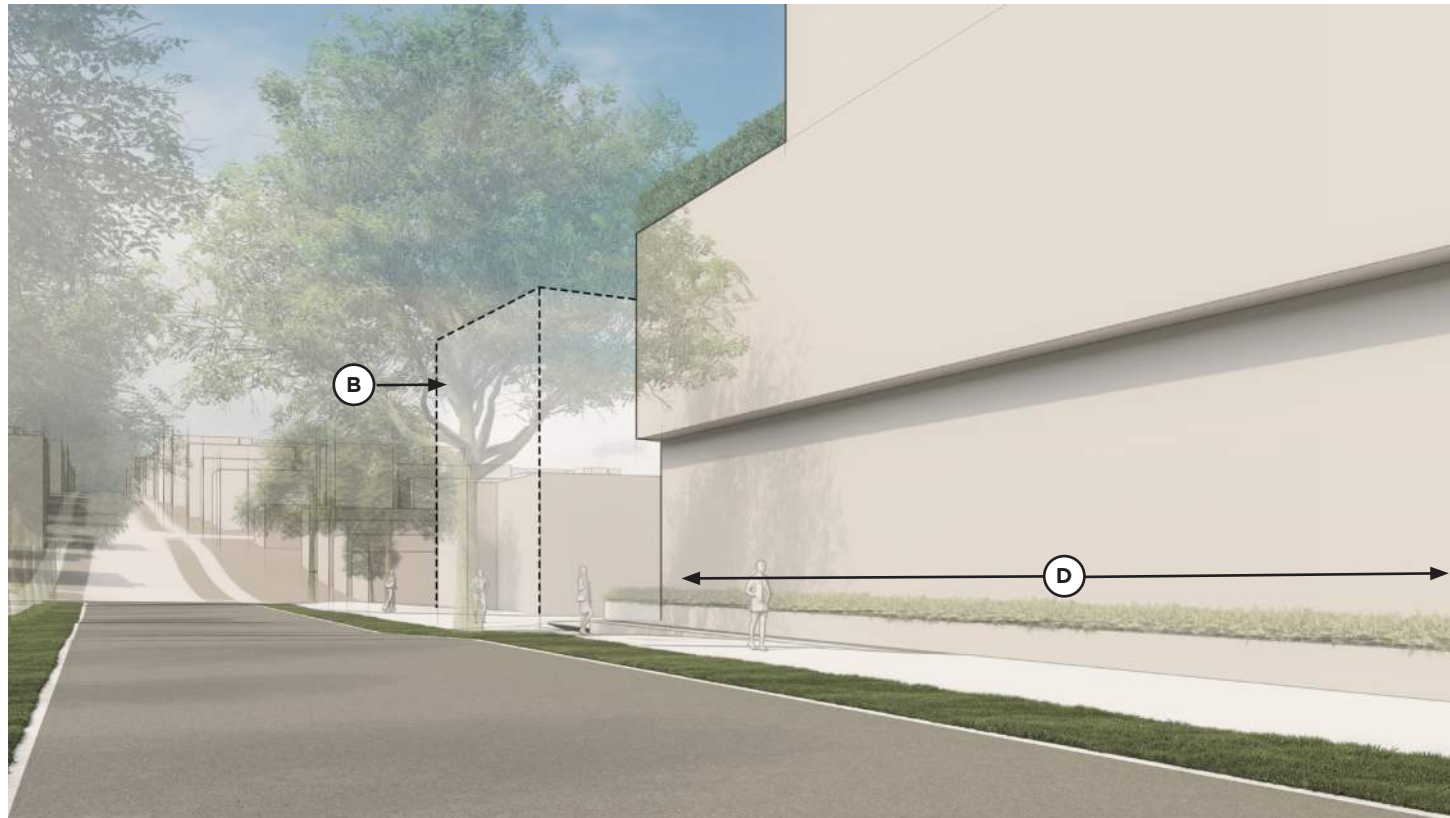
 - Central Guidelines - Transition and Delineation of Zones
- Ⓒ Ground level units facilitate pedestrian-to-resident interaction and serve as an extension of the adjacent single family neighborhood

 - Central Guidelines - PL3.2.J - Streetscape Treatment





VIEW 7 - E SPRUCE STREET AND 12TH AVENUE LOOKING EAST



VIEW 8 - E SPRUCE STREET LOOKING EAST

- Ⓐ Frontage along E Spruce Street is set back to provide relief along the elevation of the facade

 - CS2.C.3 - Full Block Sites
 - DC2.A.2 - Reducing Perceived Mass
- Ⓑ Faded context displays development potential for adjacent property.

 - DC2.C.3. - Fit With Neighboring Buildings
- Ⓒ Steps down to relate to the height of neighboring buildings and their future development potential

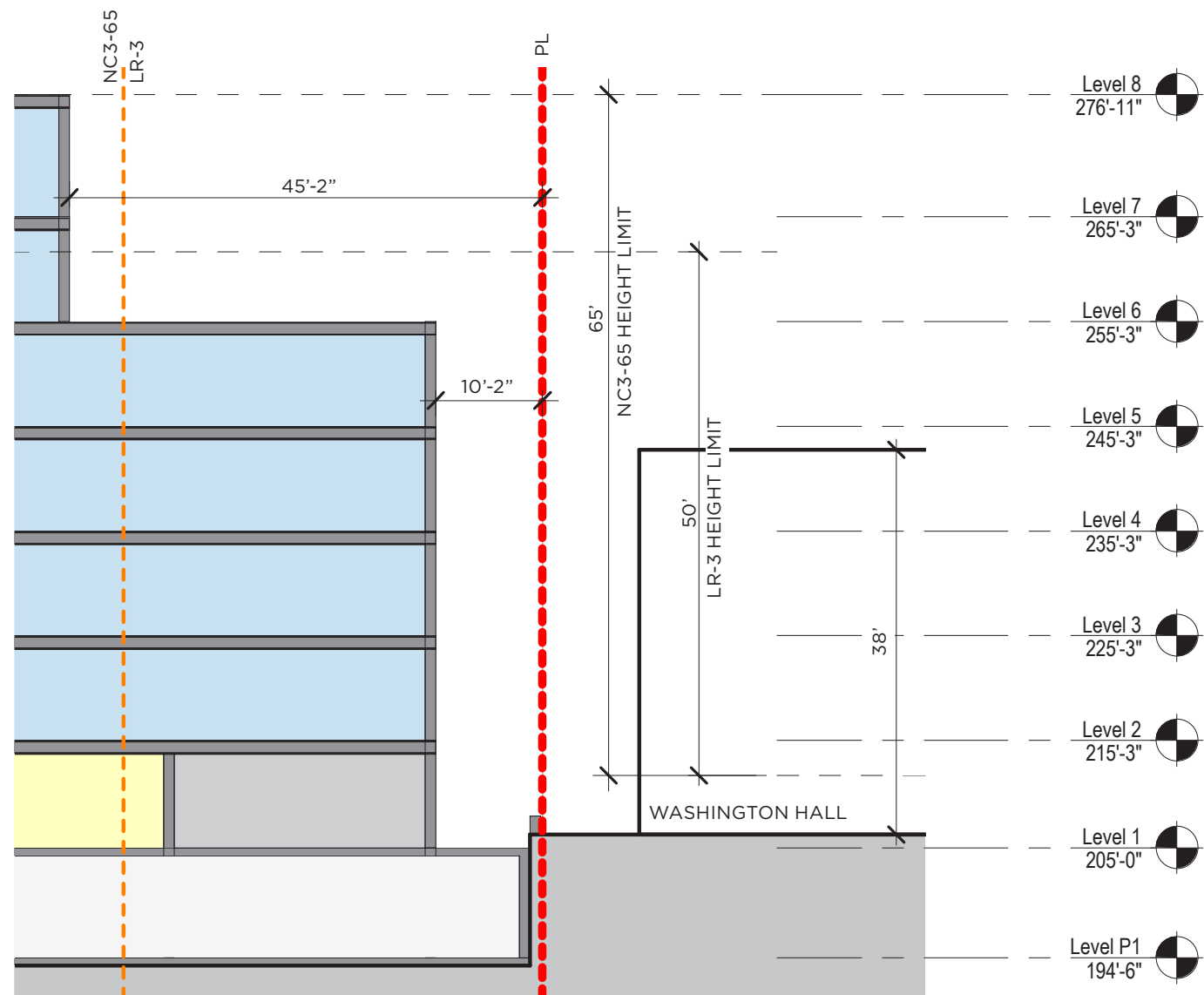
 - Central Guidelines - Transition and Delineation of Zones
- Ⓓ Ground level units facilitate pedestrian-to-resident interaction and serve as an extension of the adjacent single family neighborhood

 - Central Guidelines - PL3.2.J - Streetscape Treatment

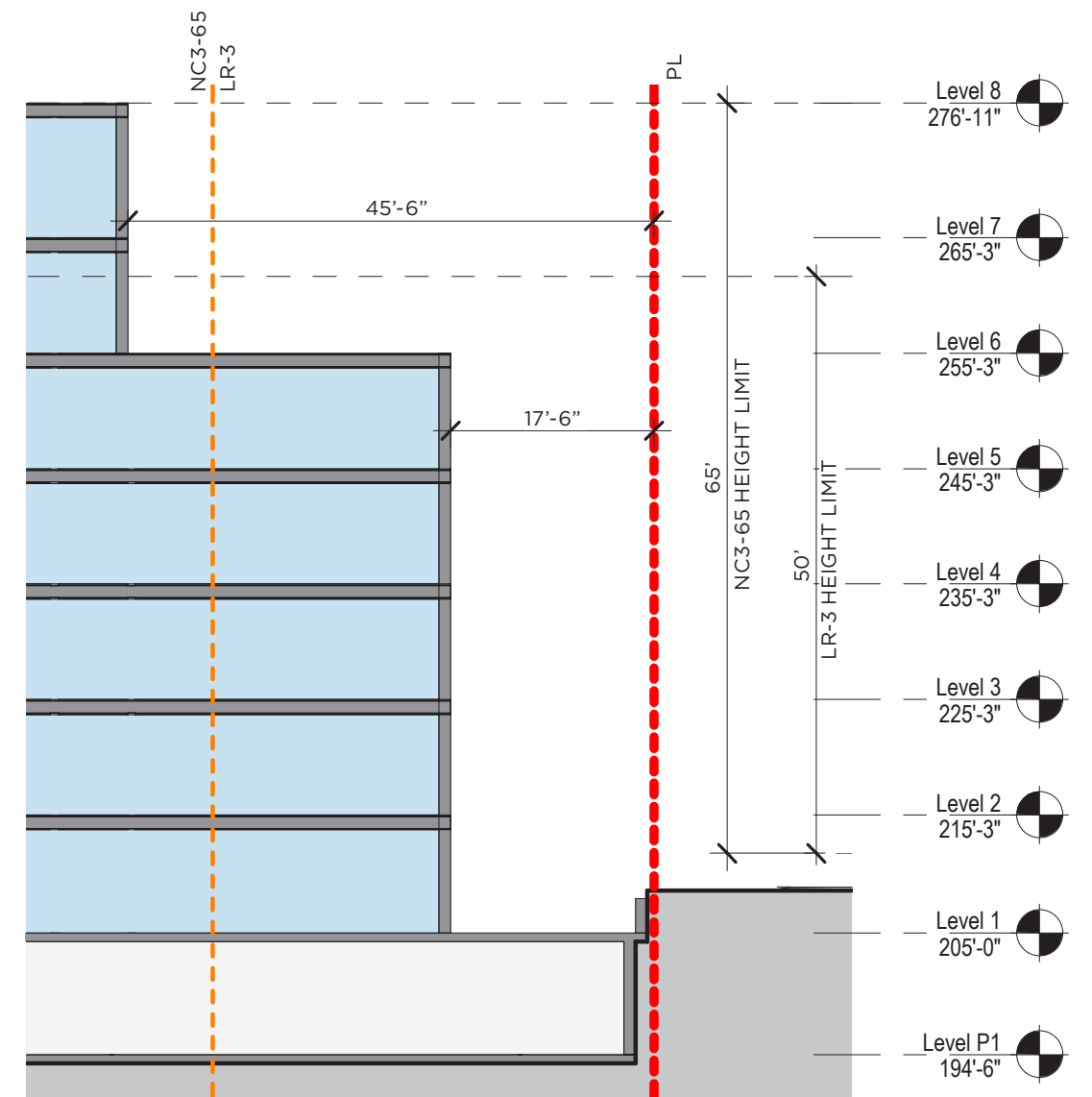




- | | | | |
|--|-------------|--|--------------------|
| | PARKING | | RESIDENTIAL COMMON |
| | SERVICE | | AMENITY/LOBBY |
| | RESIDENTIAL | | RETAIL |






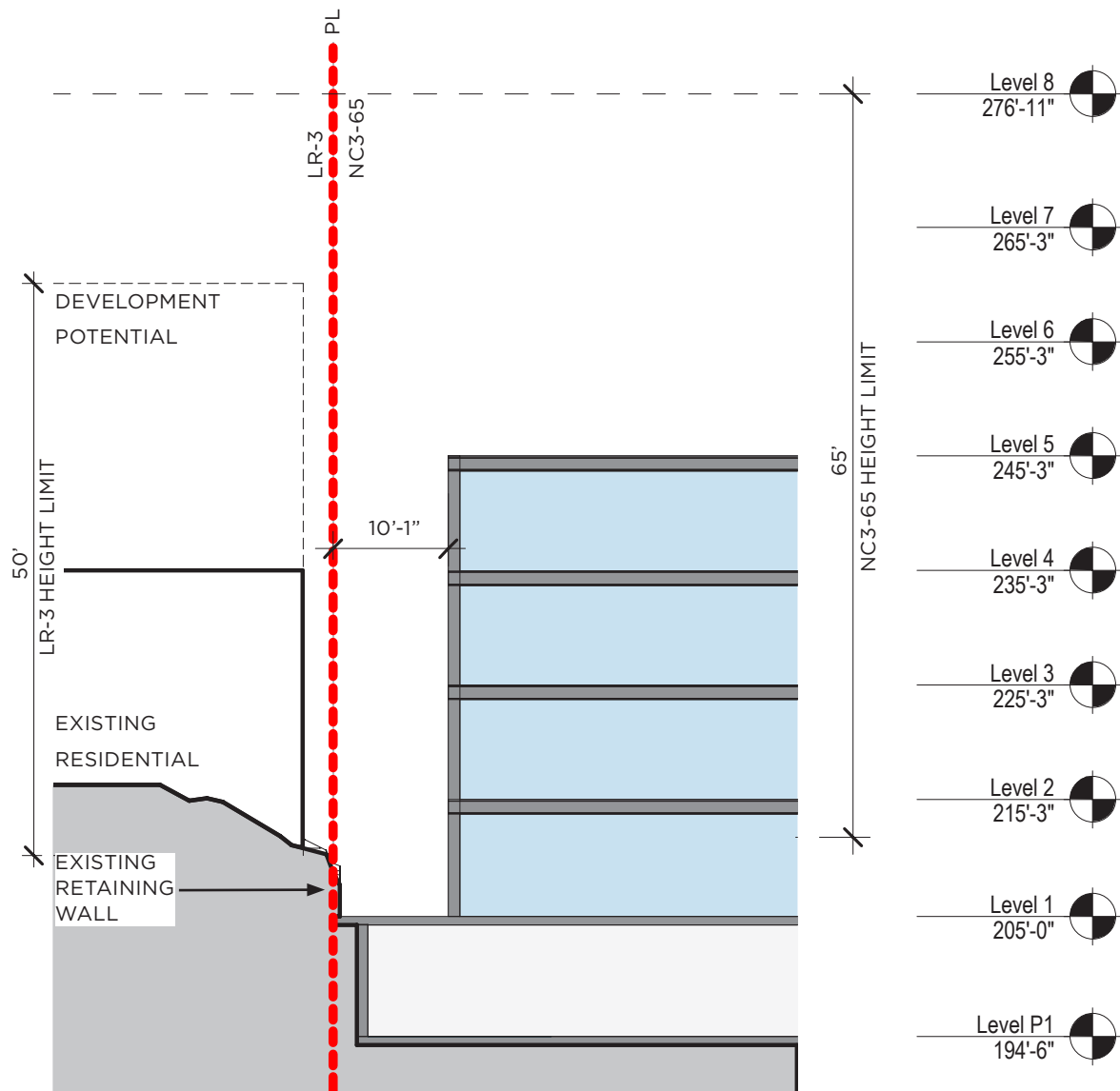
DIAGRAMMATIC SECTION 1-1



DIAGRAMMATIC SECTION 2-2

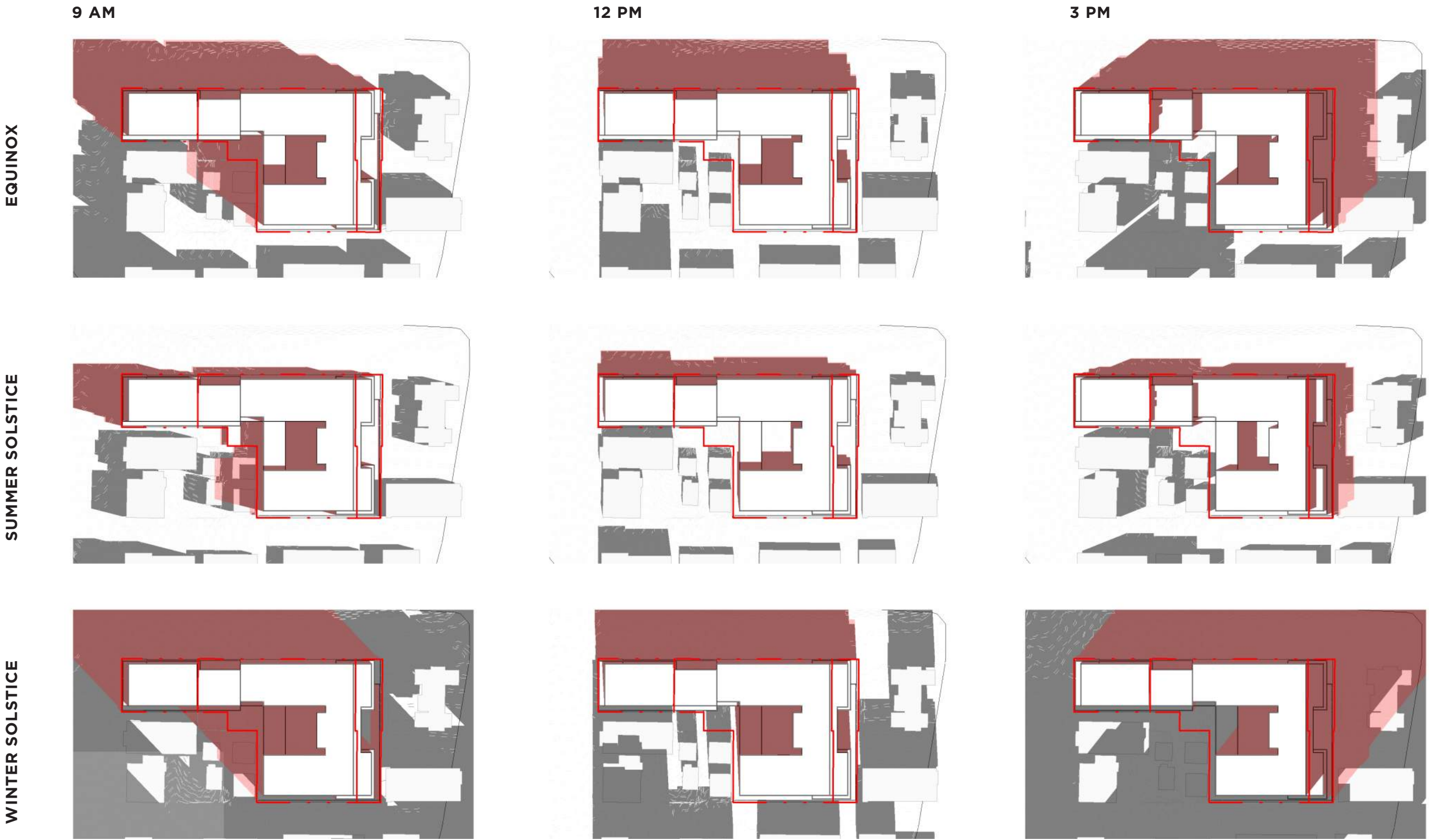


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|---|-------------|---|--------------------|
|  | PARKING |  | RESIDENTIAL COMMON |
|  | SERVICE |  | AMENITY/LOBBY |
|  | RESIDENTIAL |  | RETAIL |



DIAGRAMMATIC SECTION 3-3

SHADOW STUDY

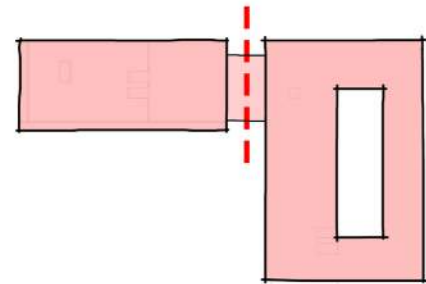


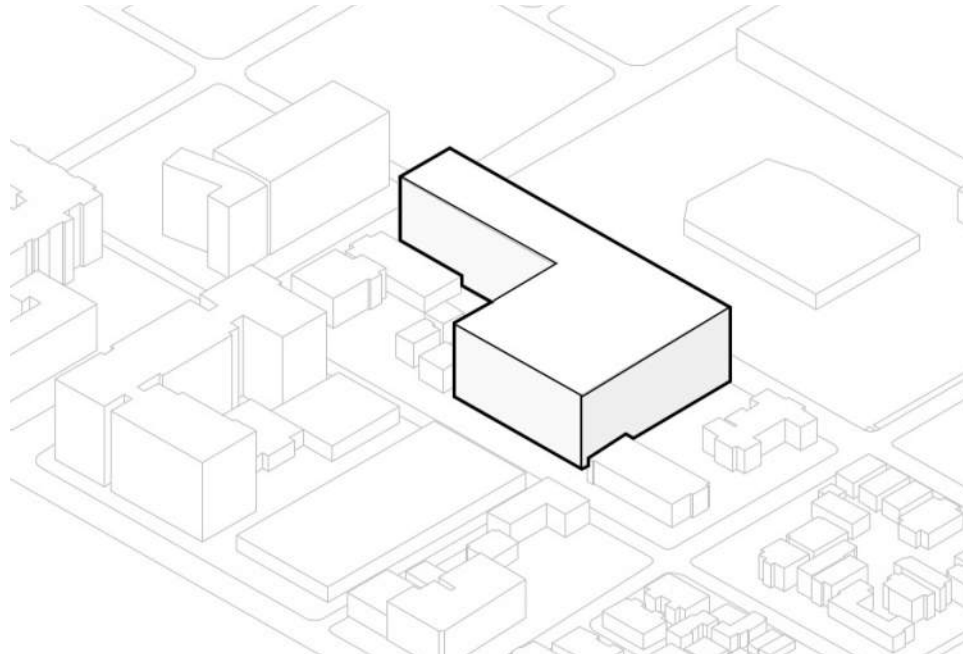
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SCHEME B

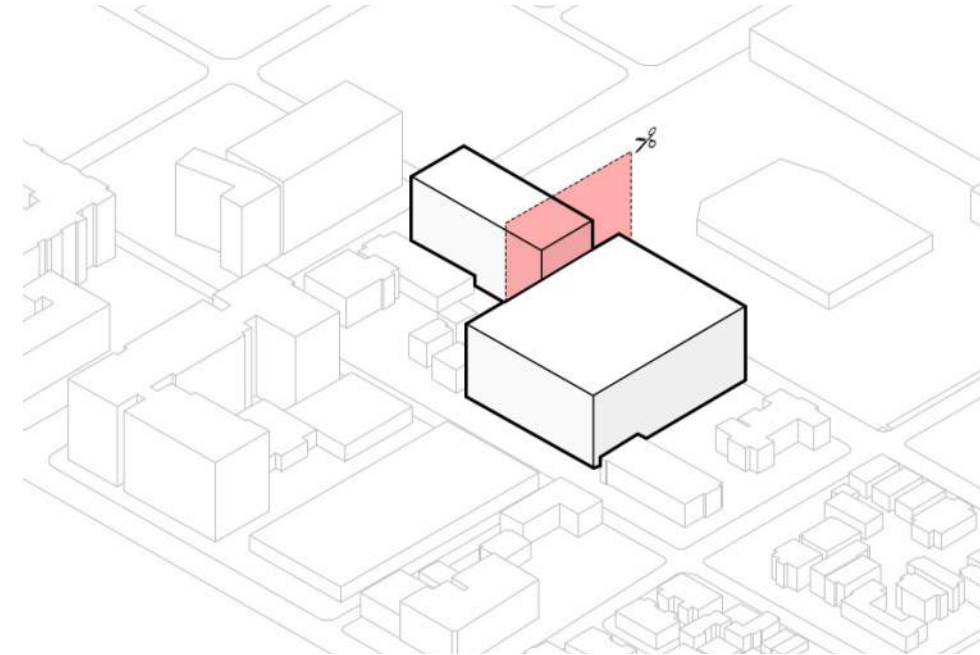
SPRUCE 2

Site Area:	72,353 SF
Gross Area:	359,991 SF
FAR Allowed:	5.5
FAR Proposed:	5.0
Parking Stalls:	Approx. 219
Departures:	None

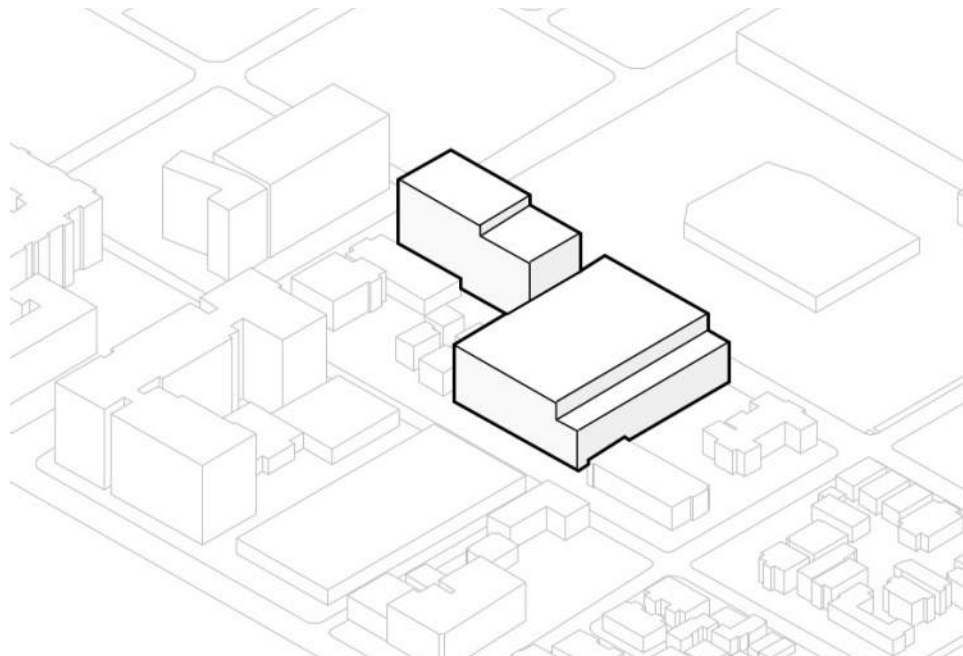




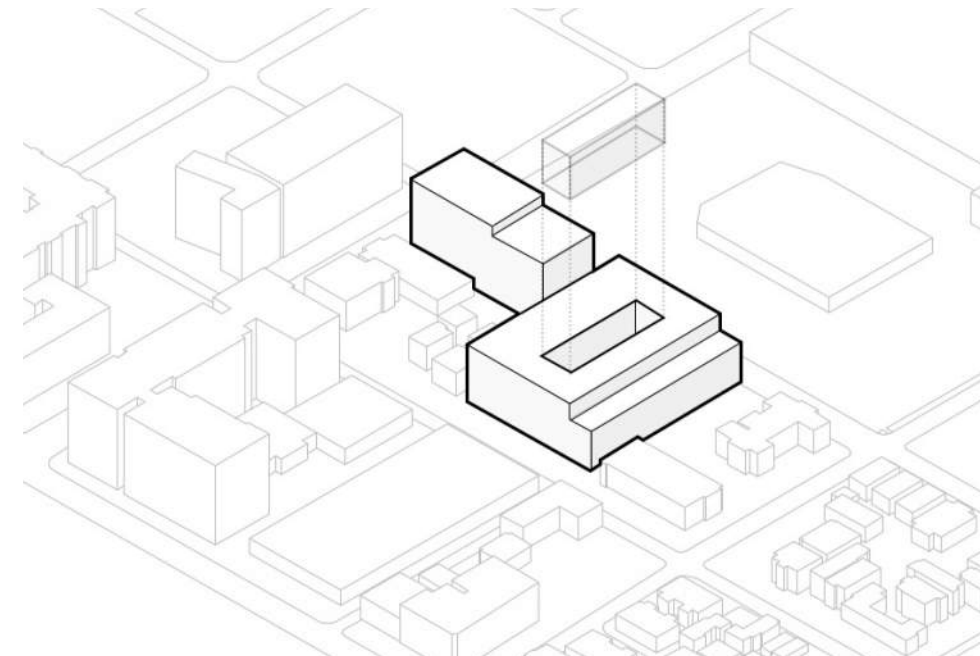
INITIAL CONDITION



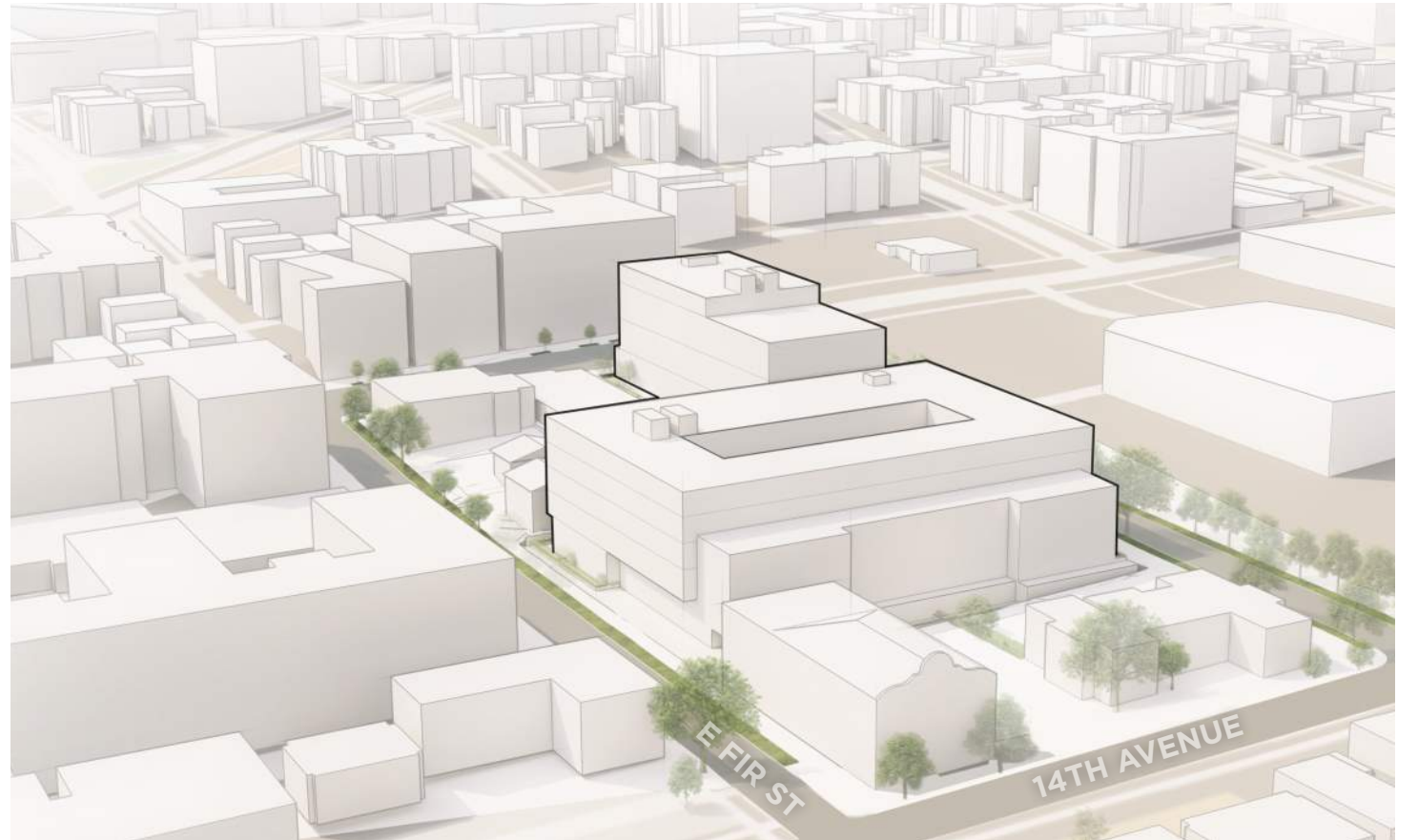
DIVIDE SINGULAR MONUMENTAL MASSING INTO TWO SEPARATE MASSINGS ABOVE THE PODIUM LEVEL. PROVIDES A RELIEF ON THE FACADE ALONG SPRUCE

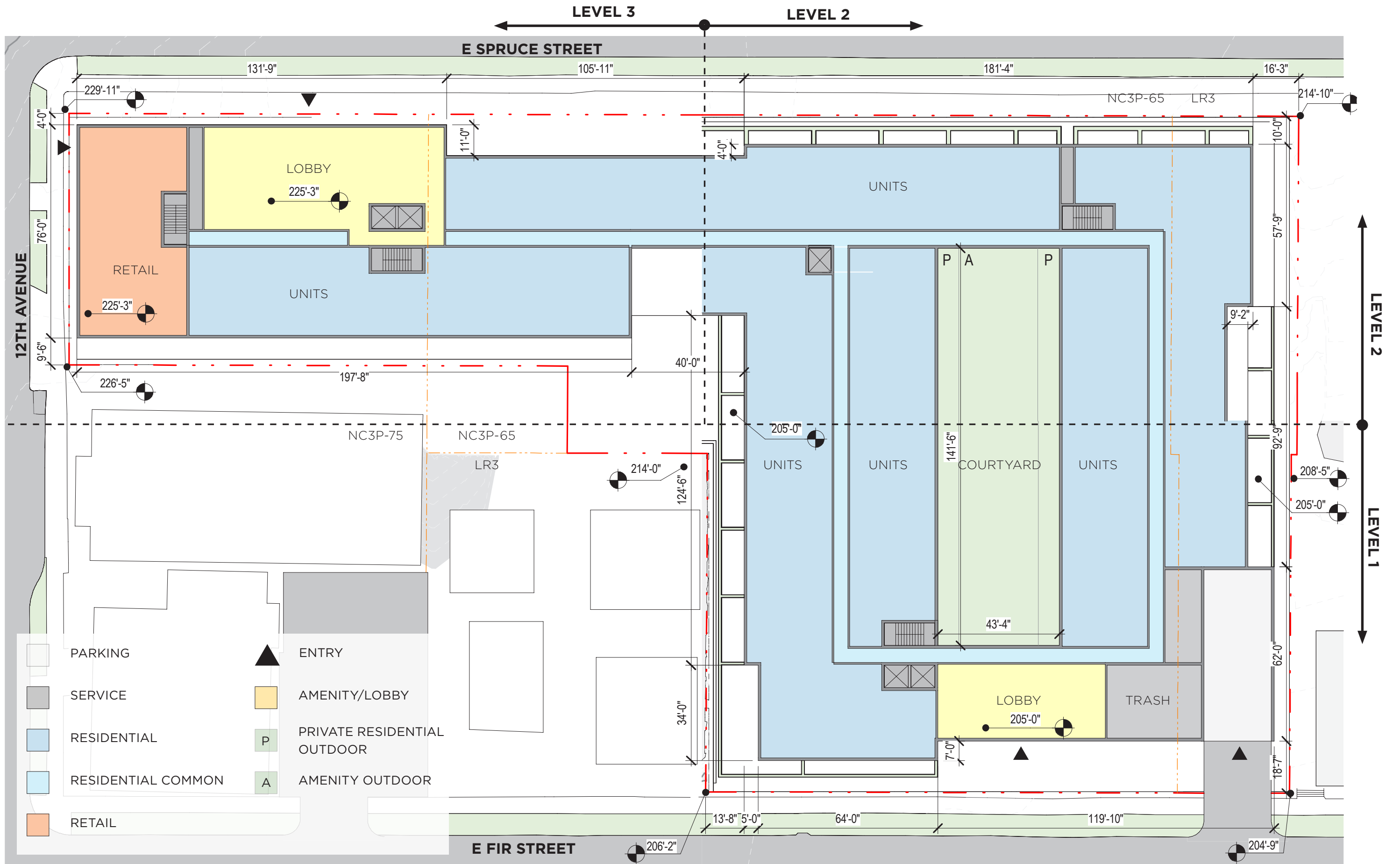


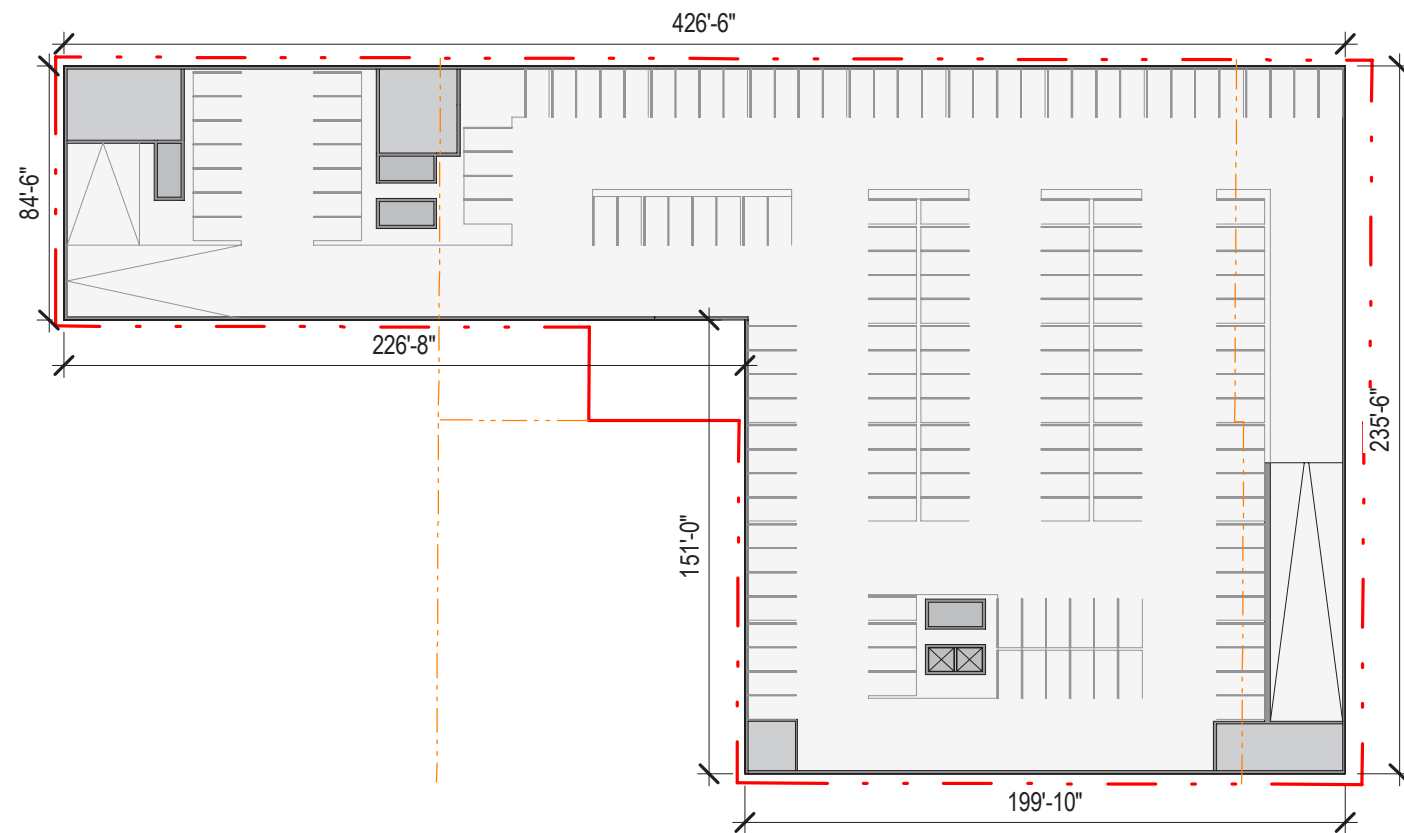
PROVIDE STEPS IN THE MASSING TO MEET ZONING HEIGHT REQUIREMENTS



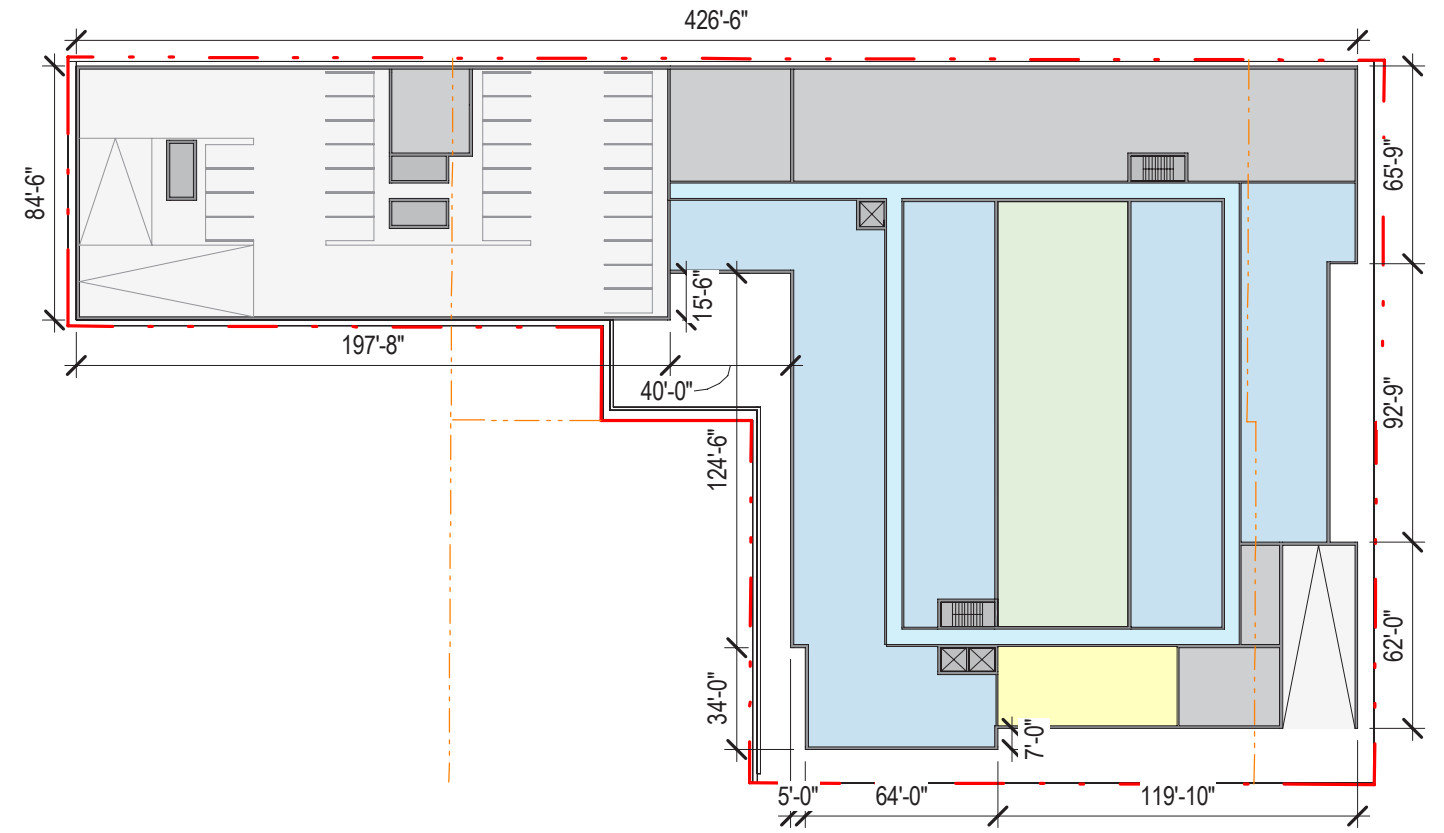
ESTABLISH COURTYARD TO PROVIDE INTERNAL VIEWS AND LIGHT



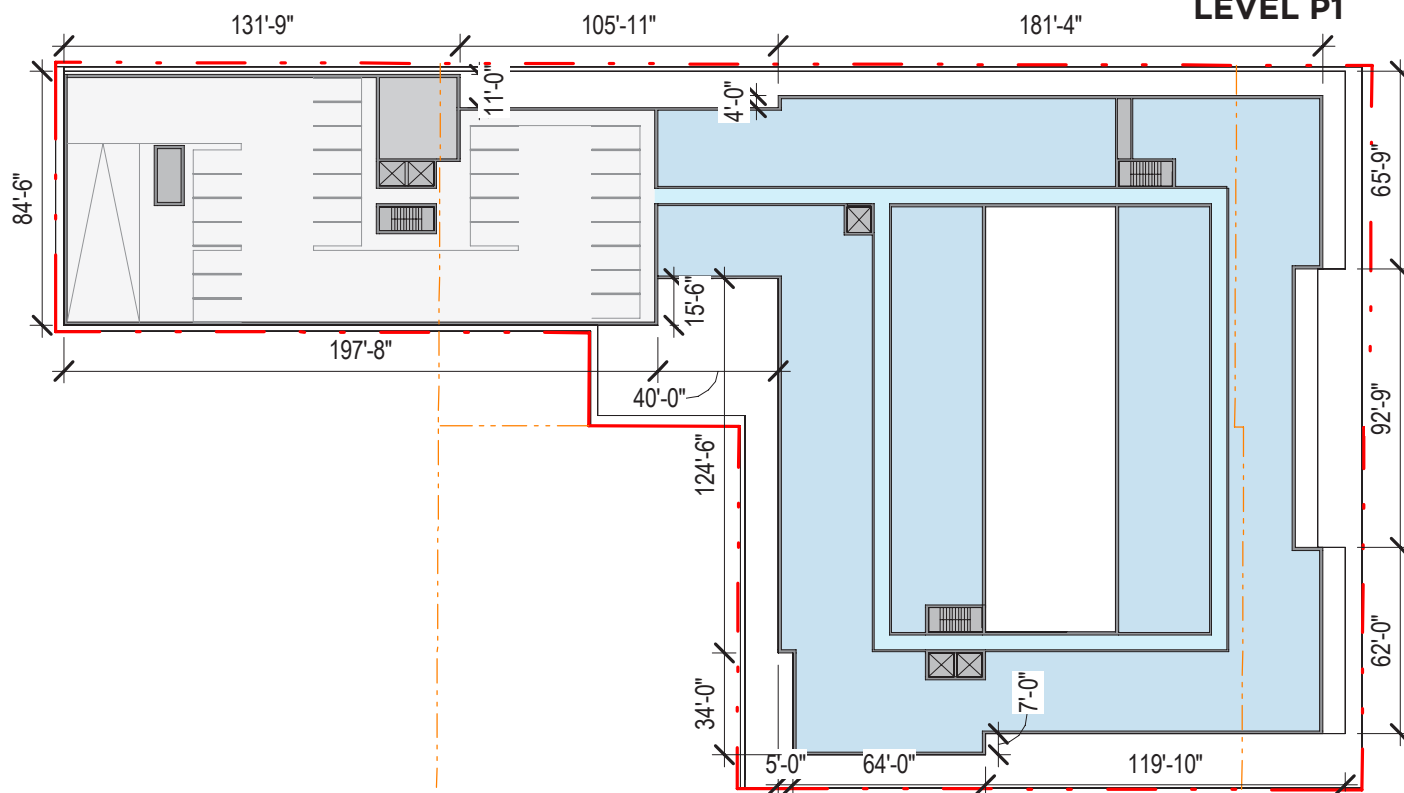













LEVEL P1

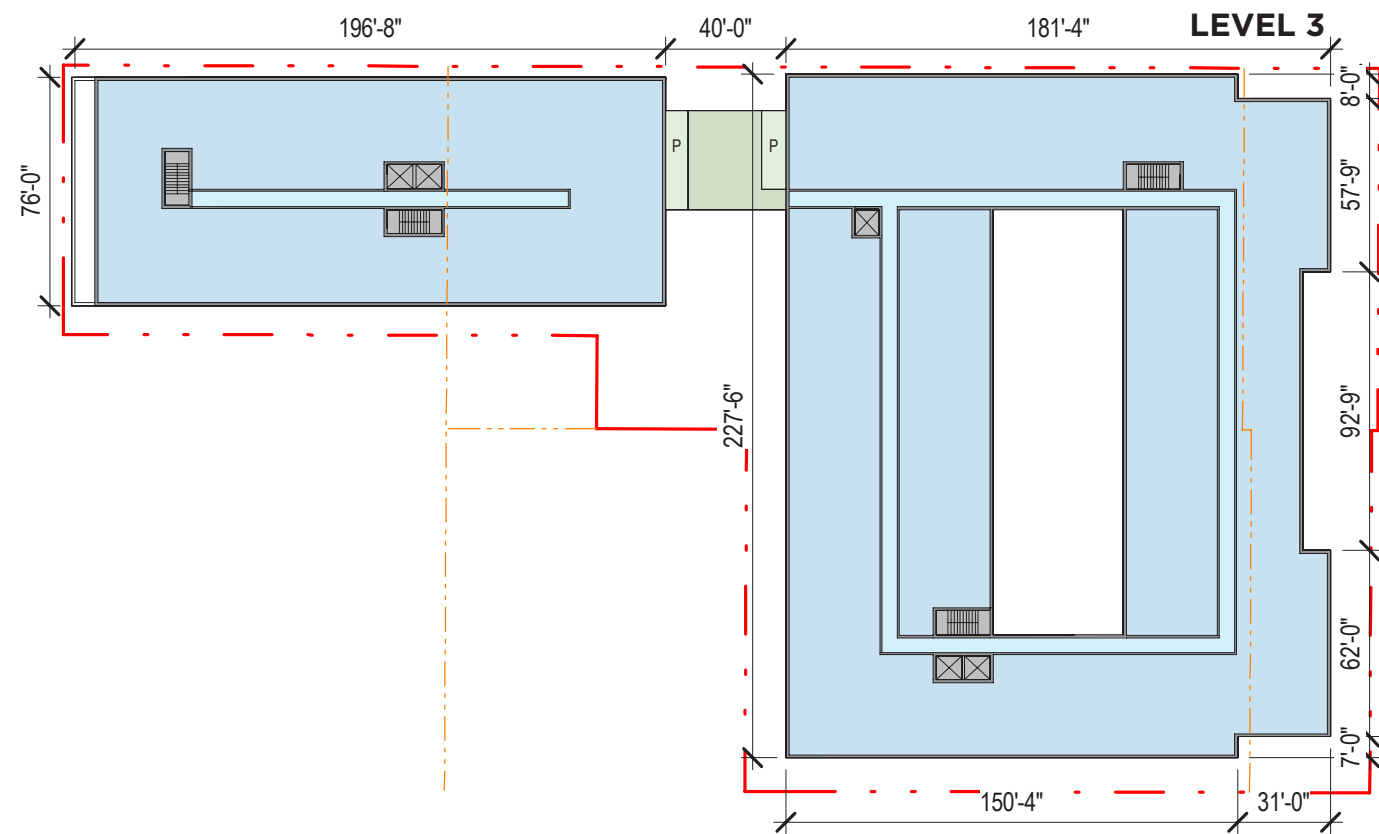
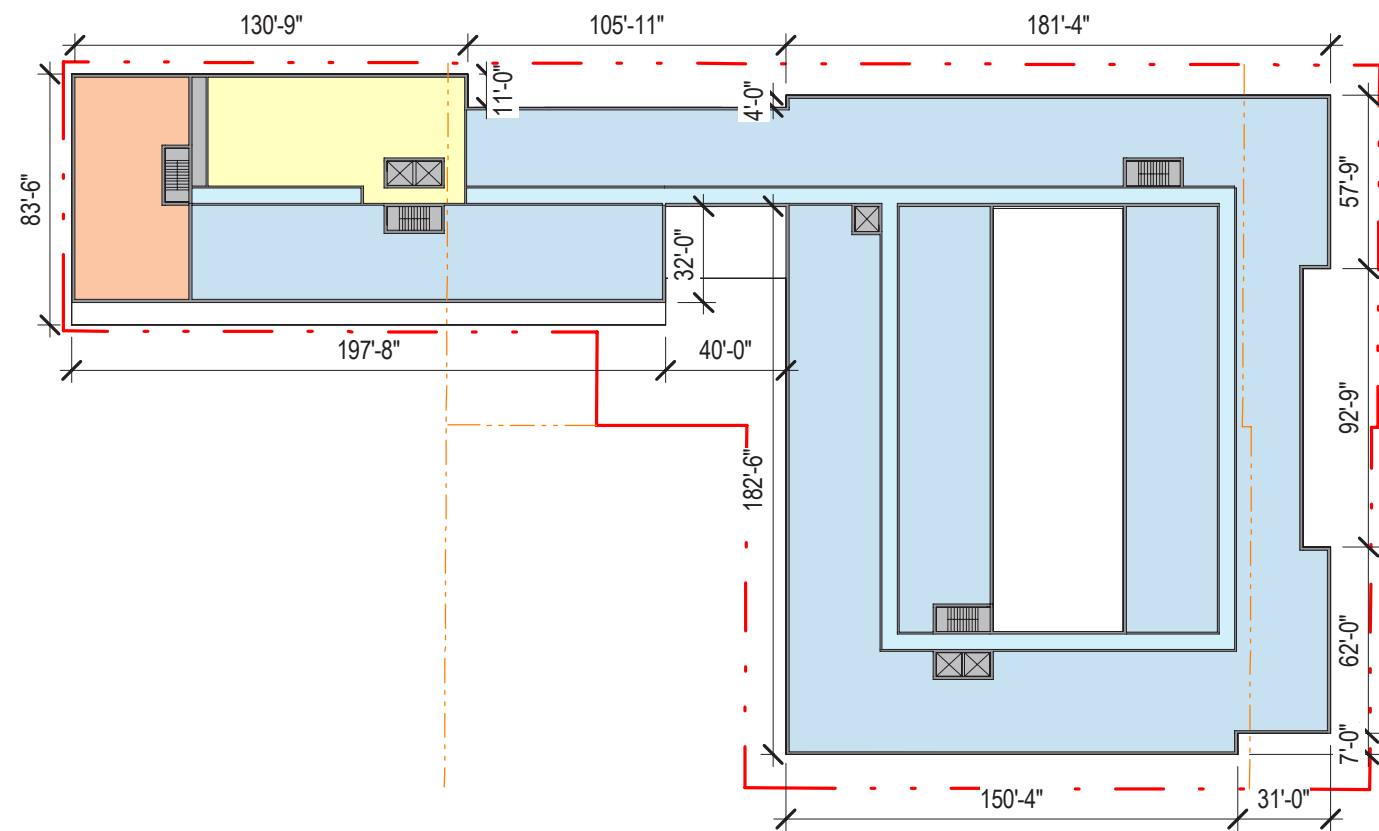


LEVEL 1



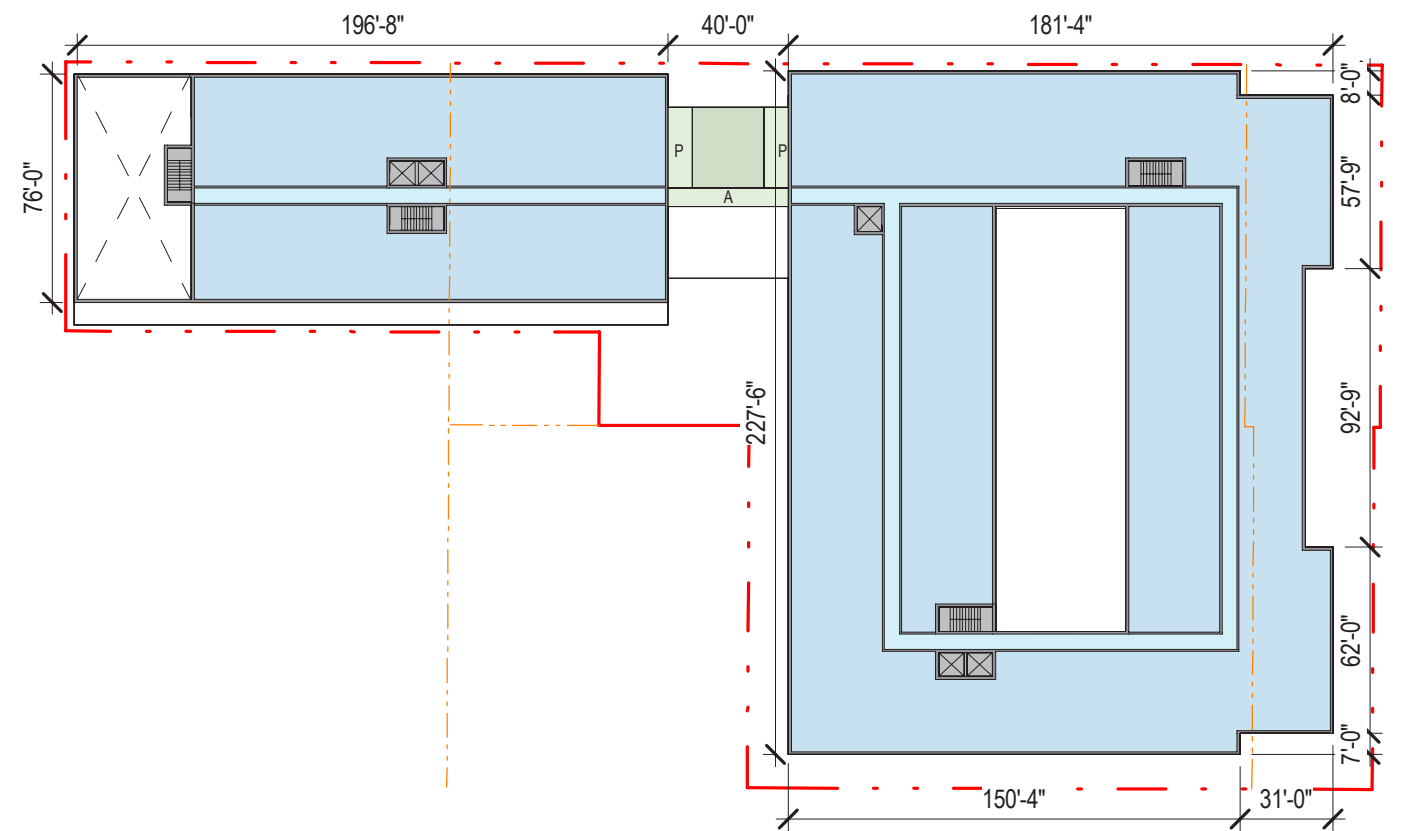
LEVEL 2

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|  | SERVICE |  | AMENITY OUTDOOR |
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|  | RESIDENTIAL COMMON | | |
|  | AMENITY/LOBBY | | |
|  | RETAIL | | |












LEVEL 3

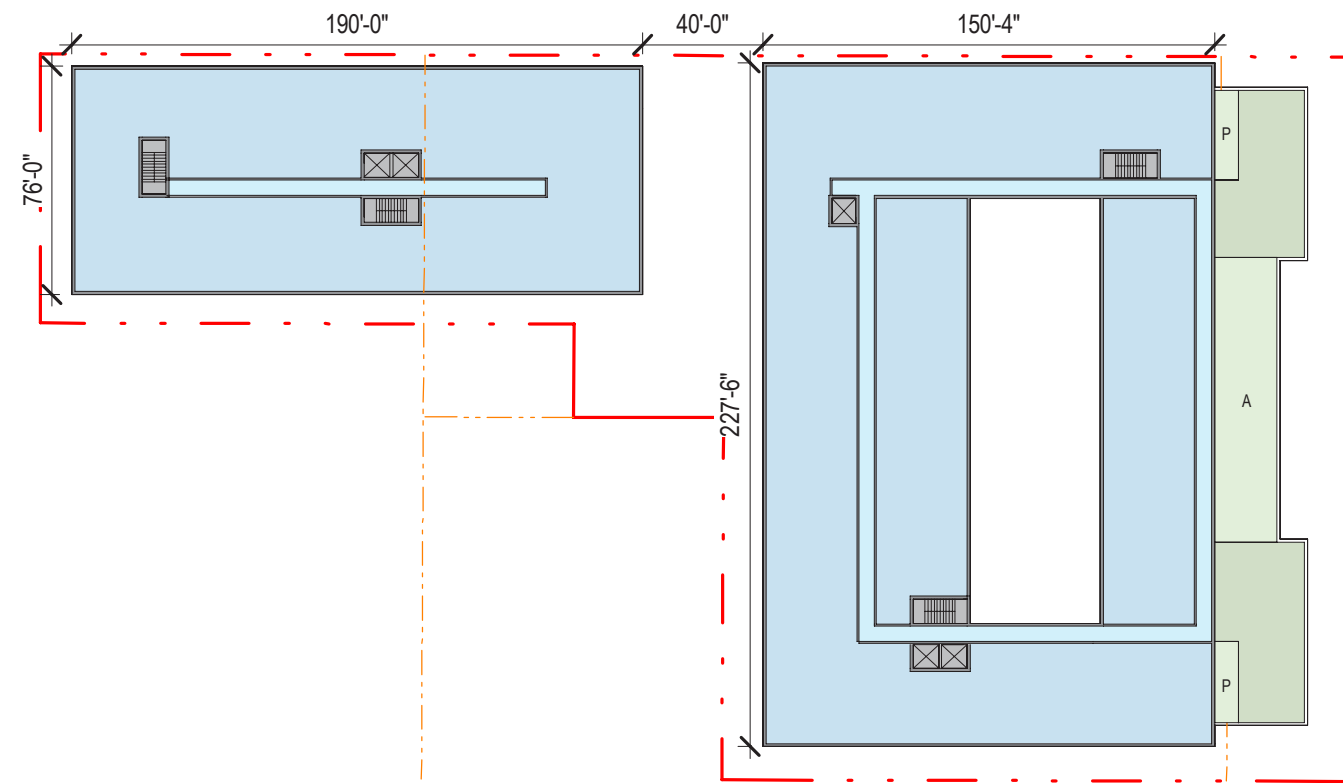
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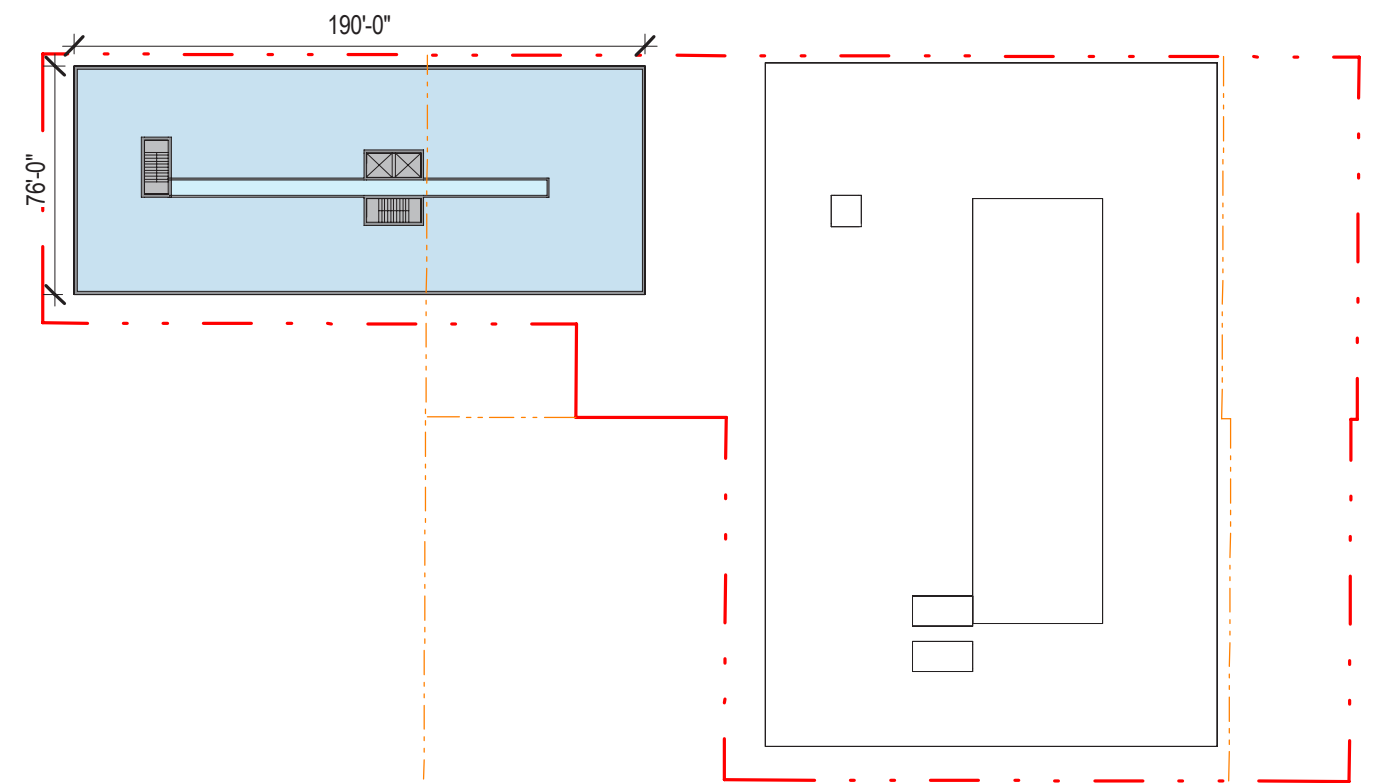
LEVEL 4

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|  | RESIDENTIAL COMMON | | |
|  | AMENITY/LOBBY | | |
|  | RETAIL | | |

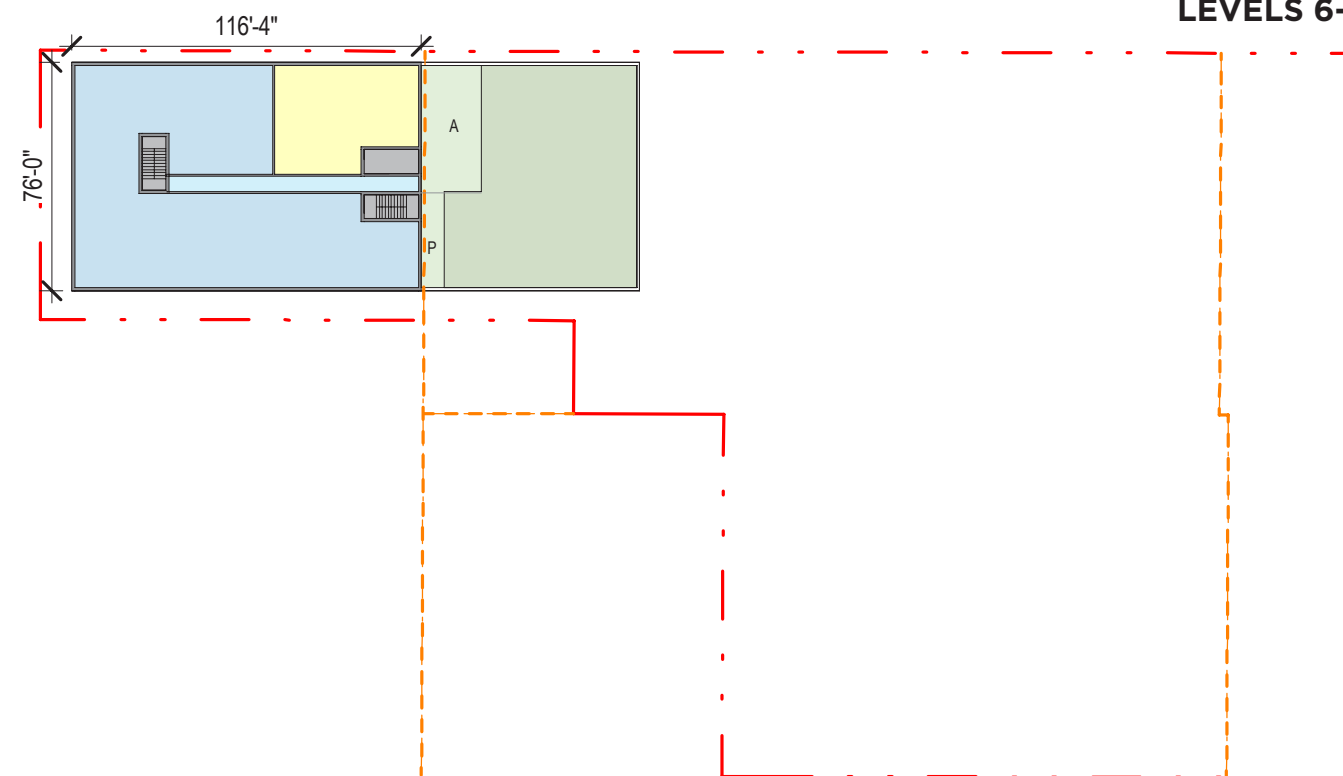













LEVELS 6-7



LEVEL 8



LEVEL 9

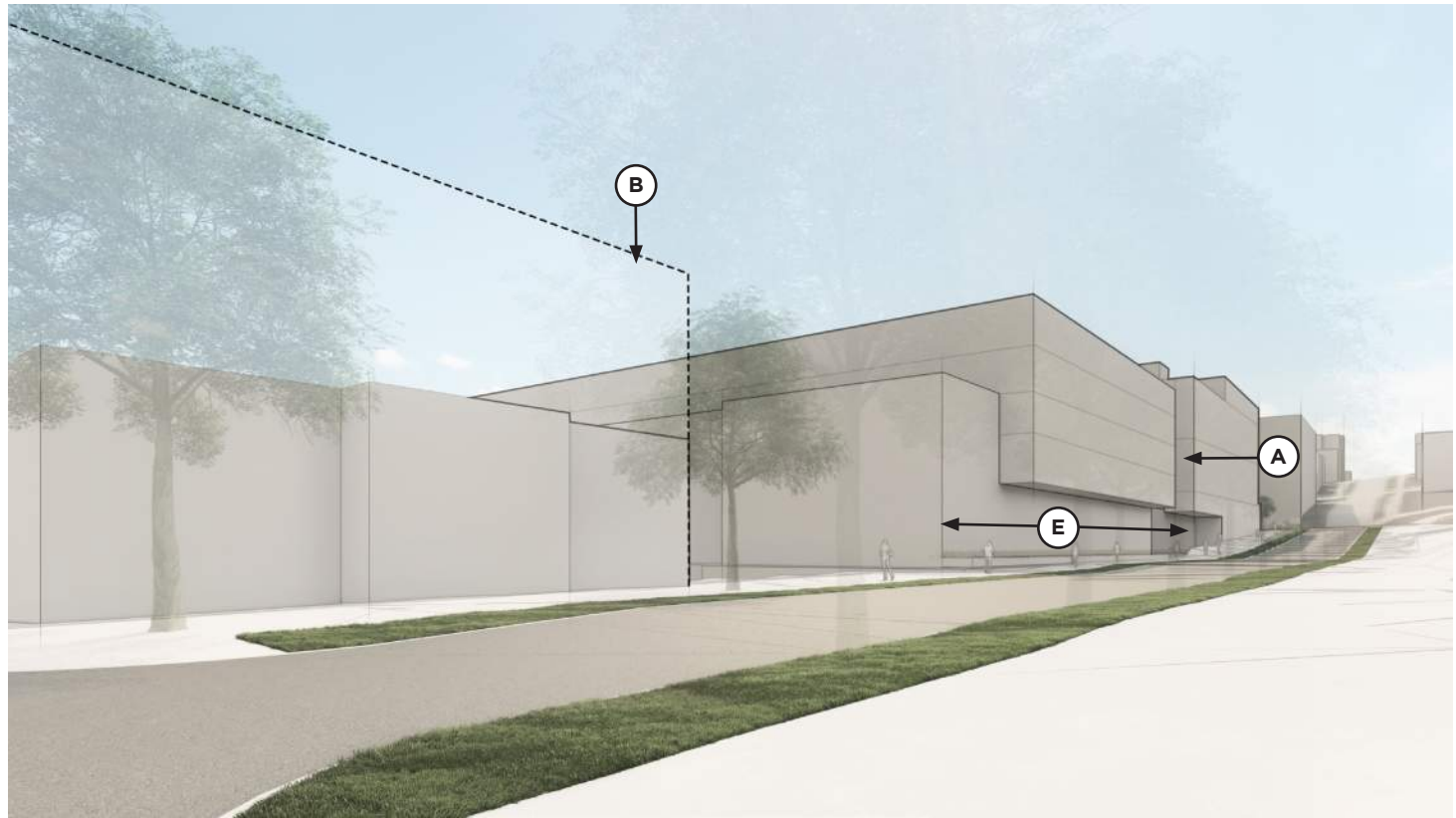
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|  | RESIDENTIAL |  | NONACCESSIBLE OUTDOOR |
|  | RESIDENTIAL COMMON | | |
|  | AMENITY/LOBBY | | |
|  | RETAIL | | |



VIEW 1 - 12TH AVENUE LOOKING SOUTH



VIEW 2 - 12TH AVENUE LOOKING NORTH



VIEW 3 - E SPRUCE ST AND 14TH AVENUE LOOKING SOUTHWEST

- (A)** Frontage along E Spruce Street is divided into two distinct massings

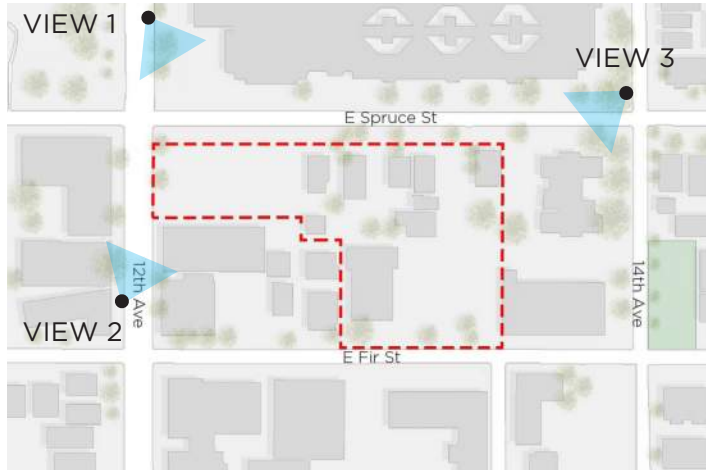
 - CS2.C.3 - Full Block Sites
 - DC2.A.2 - Reducing Perceived Mass
- (B)** Faded context displays development potential for adjacent property

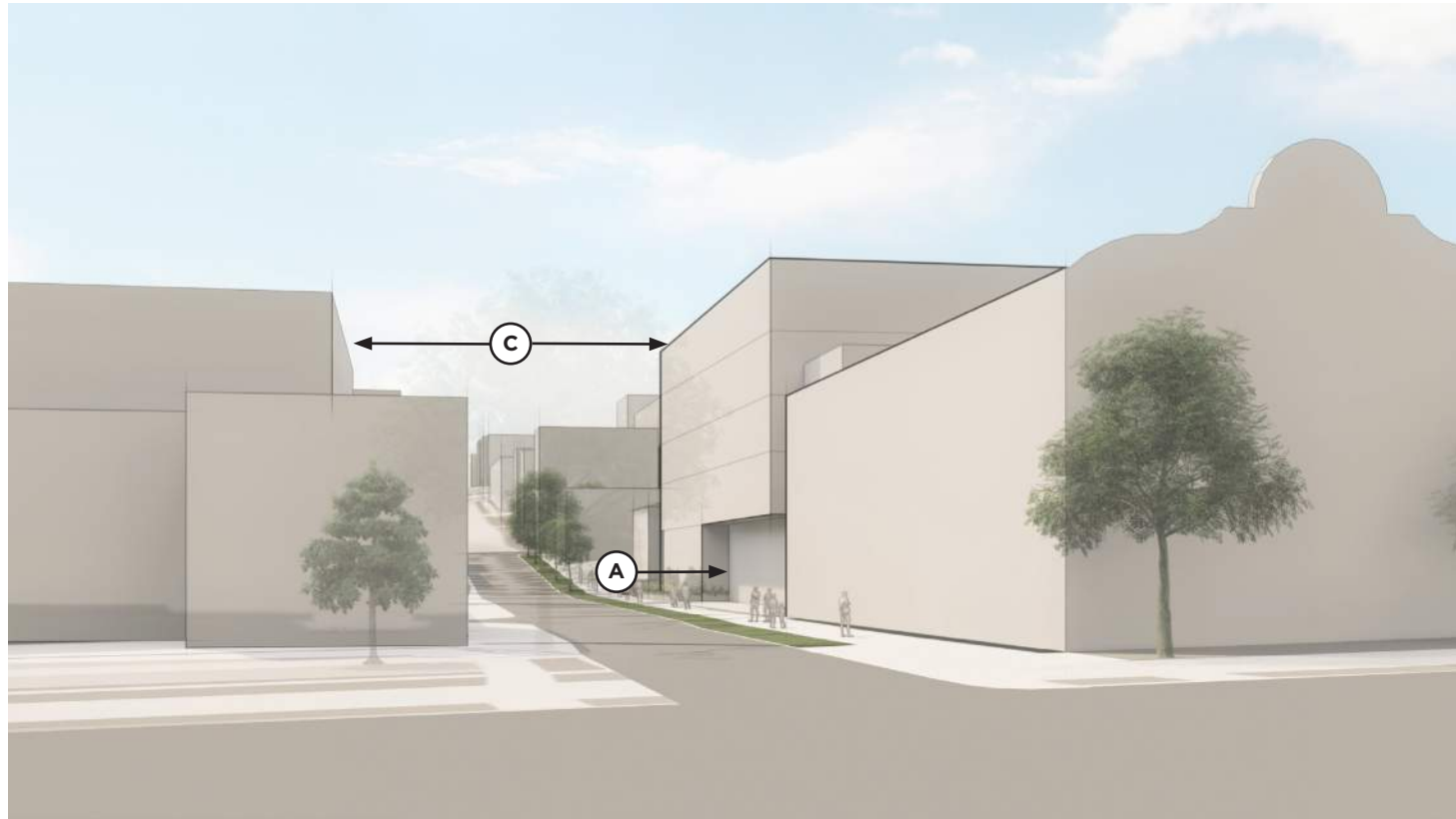
 - CS2.D.1 - Existing Development and Zoning
- (C)** Upper floor setback along retail zone creates additional layer of engagement along 12th

 - Central Guidelines - DC2.1.G - Building Layout and Massing
- (D)** Height and massing along 12th Avenue responds similarly to the surrounding context

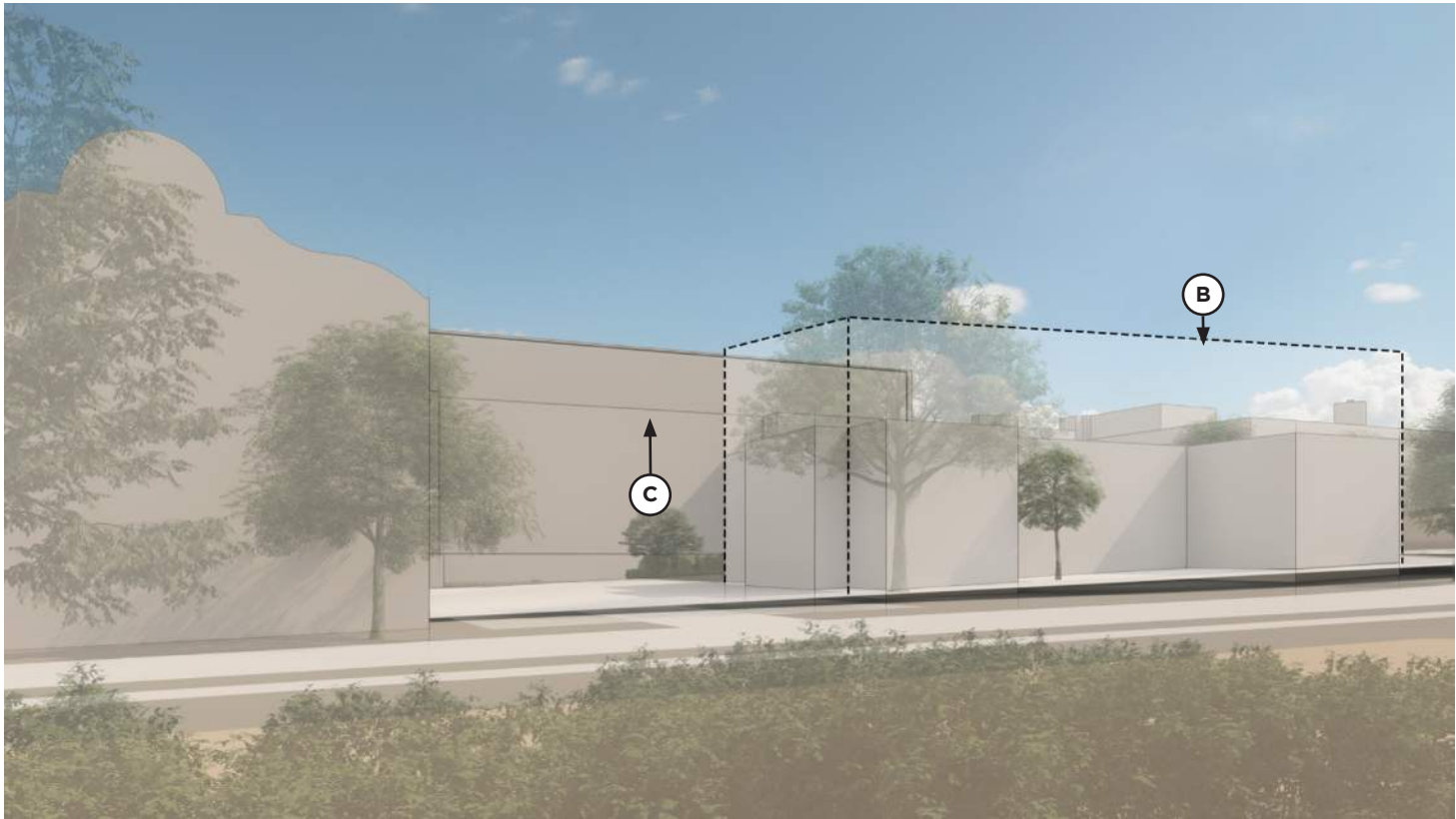
 - DC2.C.3 - Fit With Neighboring Buildings
- (E)** Ground level units facilitate pedestrian-to-resident interaction and serve as an extension of the adjacent single family neighborhood

 - Central Guidelines - PL3.2.J - Streetscape Treatment

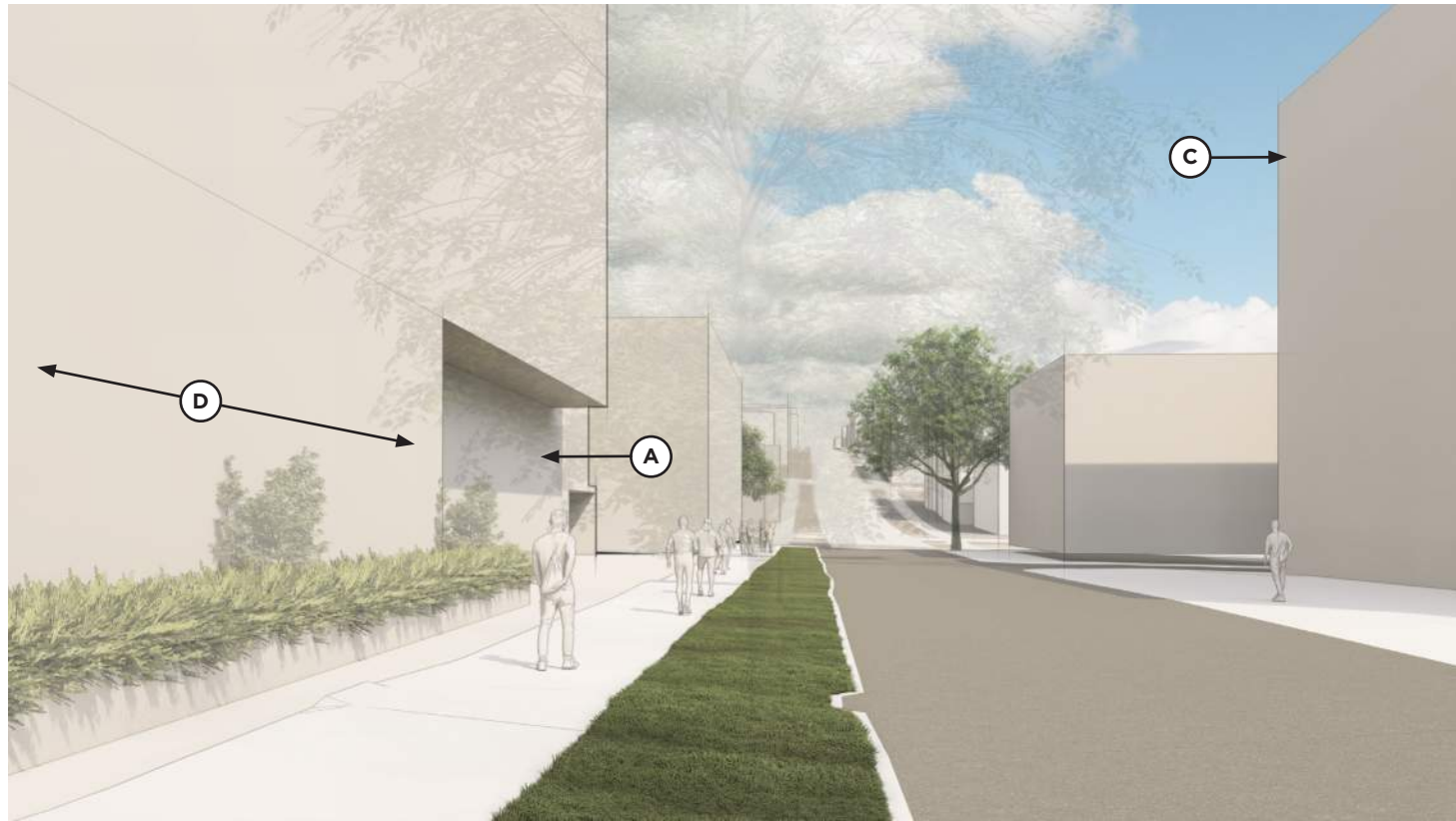




VIEW 4 - E FIR STREET AND 14TH AVENUE LOOKING WEST



VIEW 5 - FROM SQUIRE PARK COMMUNITY GARDENS



VIEW 6 - E FIR STREET LOOKING EAST

(A) Recessed lobby entries become akin to a community porch/patio. Particularly near community-focused nodes such as Washington Hall and Squire Park, it encourages a slower pedestrian pace, promotes gathering, and provides shelter

- Central Guidelines - PL3.2.B
- Central Guidelines - PL3.2.I

(B) Faded context displays development potential for adjacent property.

- DC2.C.3. - Fit With Neighboring Buildings

(C) While the structure does not necessarily transition to the single-family scaled fabric, it adopts a similar scale to the multifamily developments across E Fir Street

- CS2.D.1 - Existing Development and Zoning

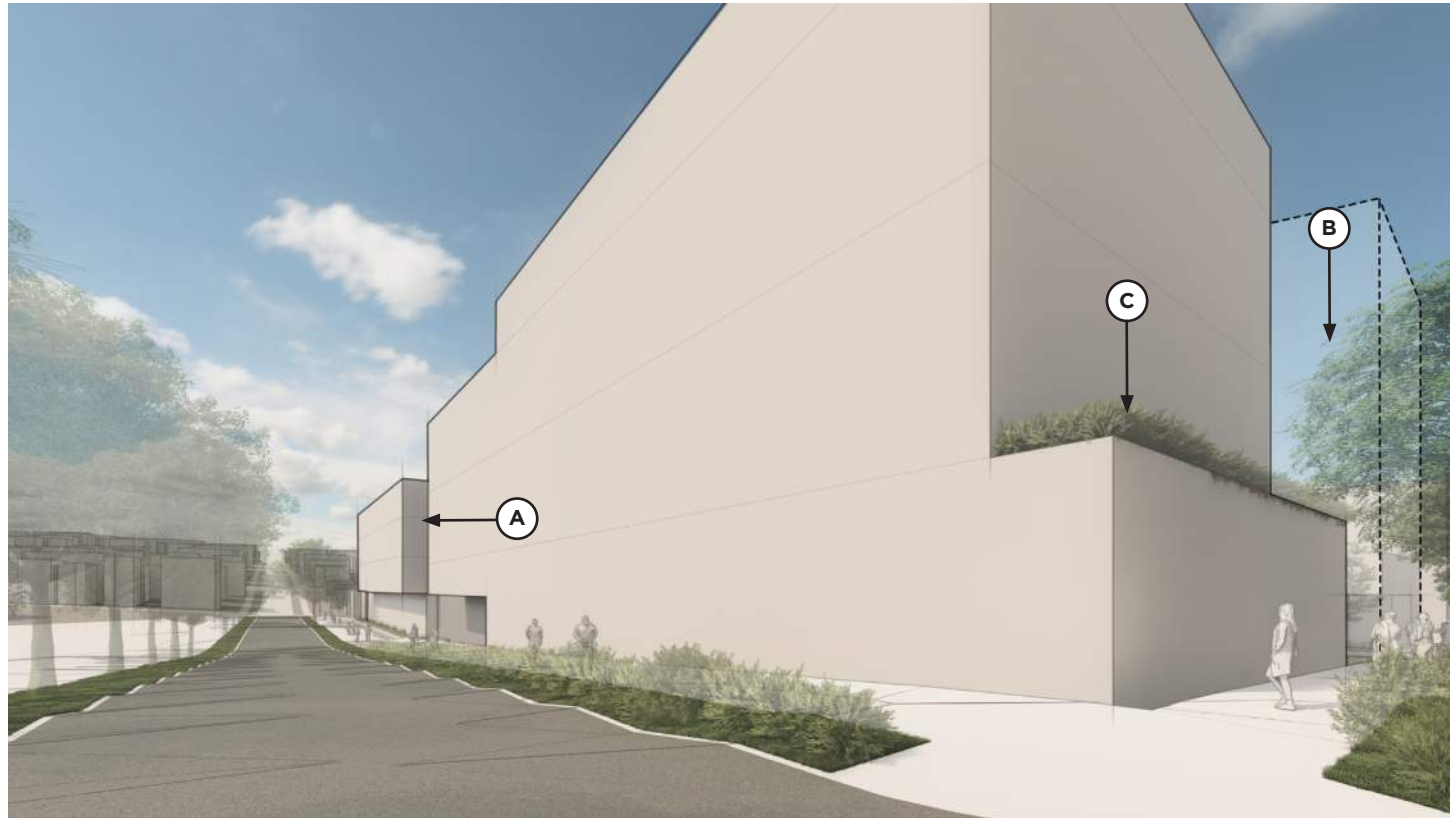
(D) Ground level units facilitate pedestrian-to-resident interaction and serve as an extension of the adjacent single family neighborhood

- Central Guidelines - PL3.2.J - Streetscape Treatment

1203 EAST SPRUCE STREET
SEATTLE, WASHINGTON 98122
EARLY DESIGN GUIDANCE

ARCHITECTURAL MASSING CONCEPT: SCHEME B VIGNETTES [8.5]

56



VIEW 7 - E SPRUCE STREET AND 12TH AVENUE LOOKING EAST



VIEW 8 - E SPRUCE STREET LOOKING EAST

- Ⓐ Frontage along E Spruce Street is divided into two distinct massings

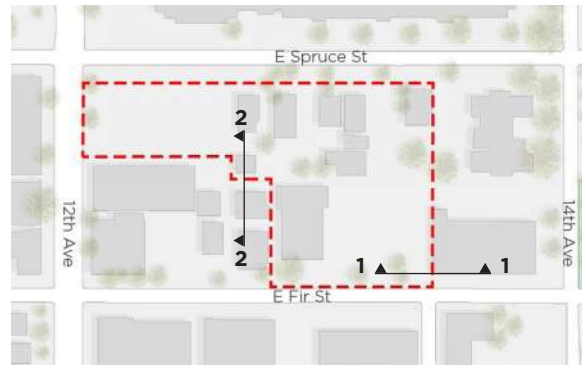
 - CS2.C.3 - Full Block Sites
 - DC2.A.2 - Reducing Perceived Mass
- Ⓑ Faded context displays development potential for adjacent property.

 - DC2.C.3. - Fit With Neighboring Buildings
- Ⓒ Upper floor setback along retail zone creates additional layer of engagement along 12th

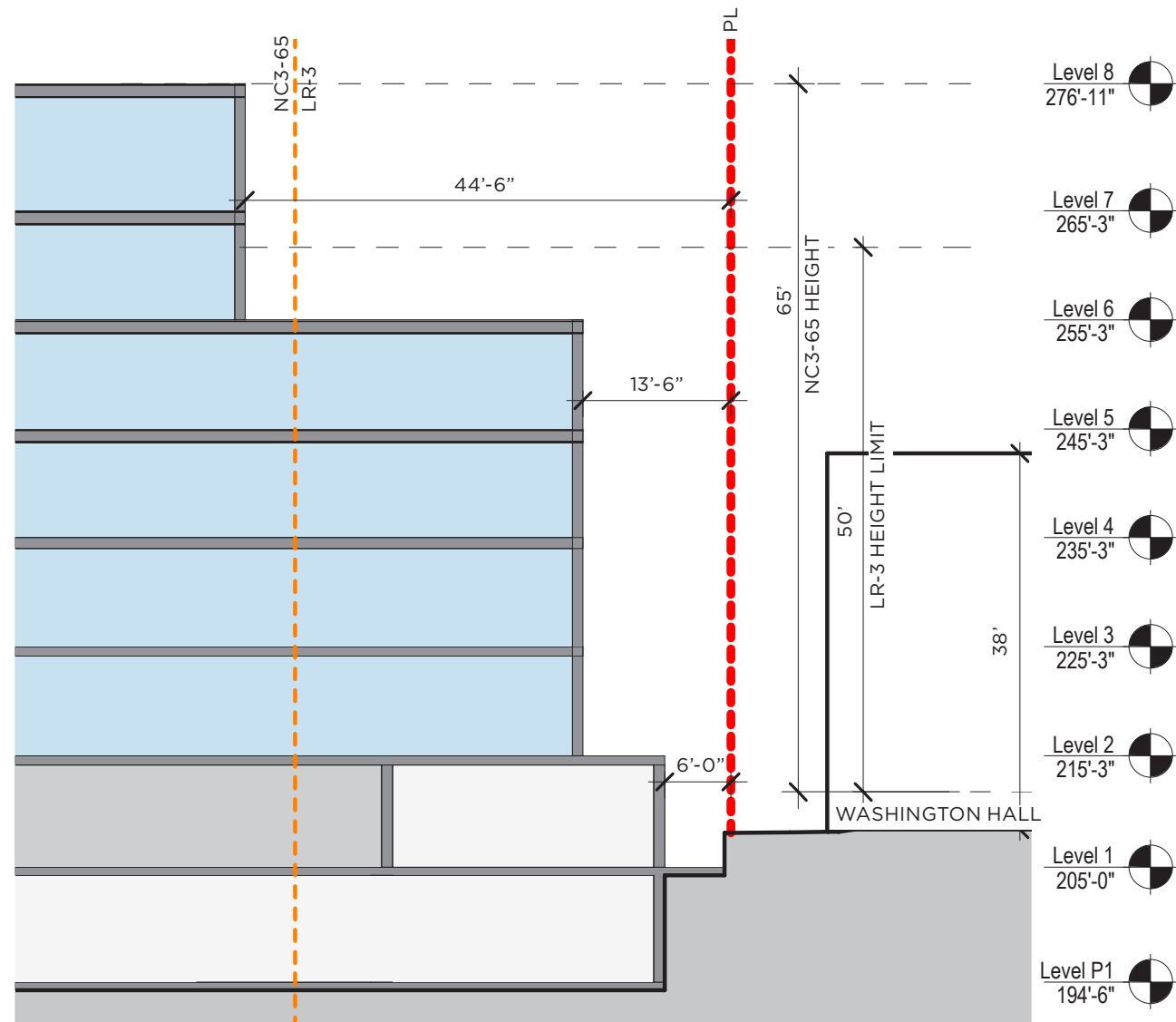
 - Central Guidelines - DC2.1.G - Building Layout and Massing
- Ⓓ Ground level units facilitate pedestrian-to-resident interaction and serve as an extension of the adjacent single family neighborhood

 - Central Guidelines - PL3.2.J - Streetscape Treatment

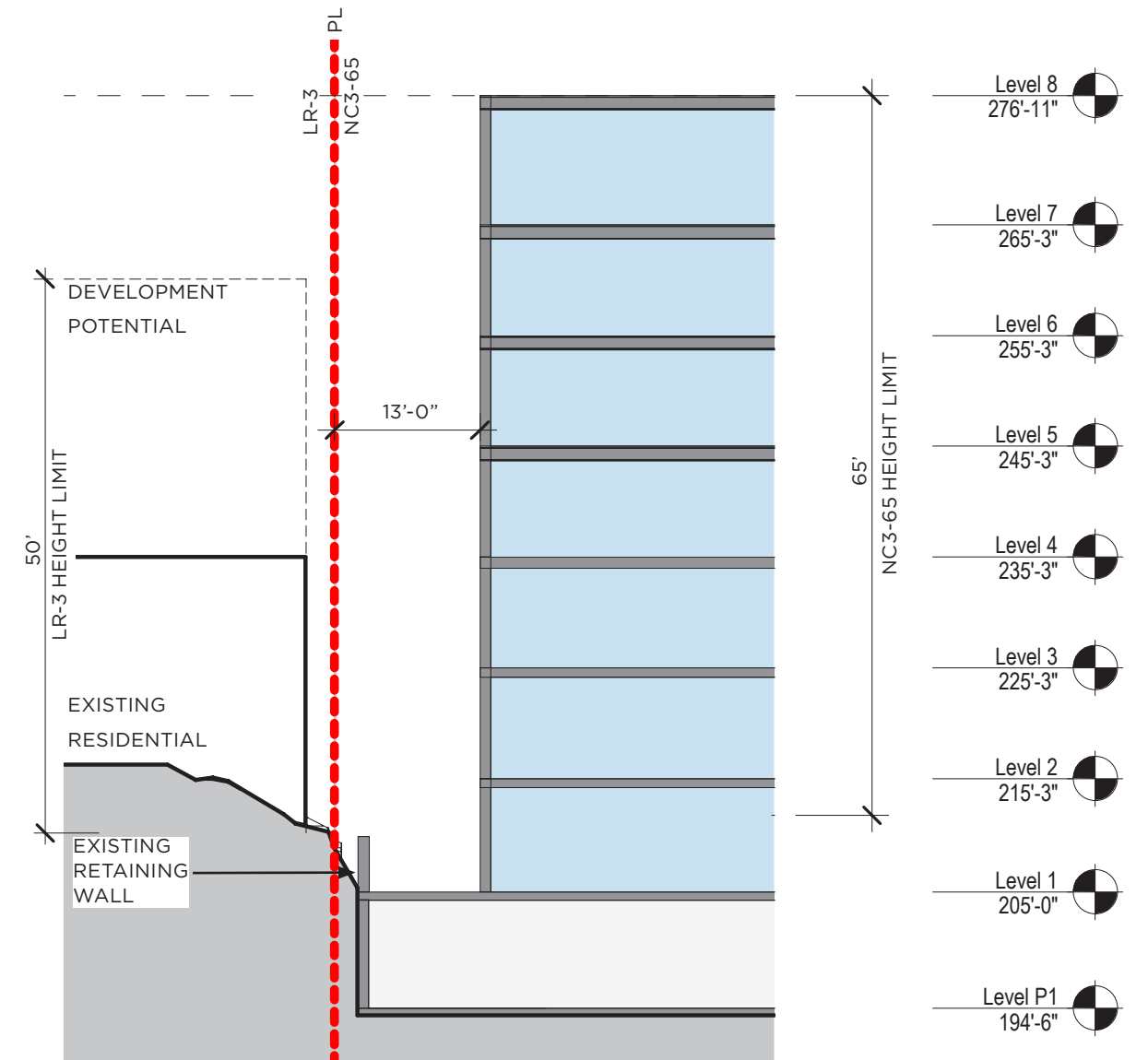




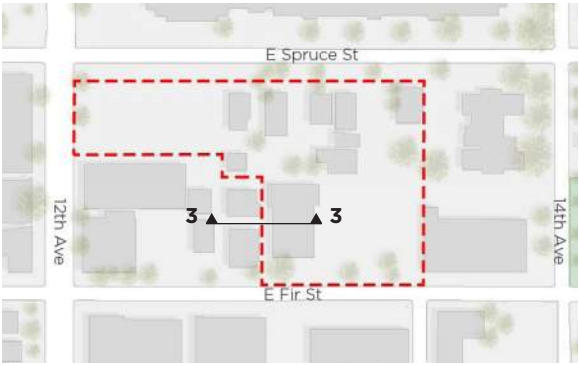
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| | SERVICE | | AMENITY/LOBBY |
| | RESIDENTIAL | | RETAIL |



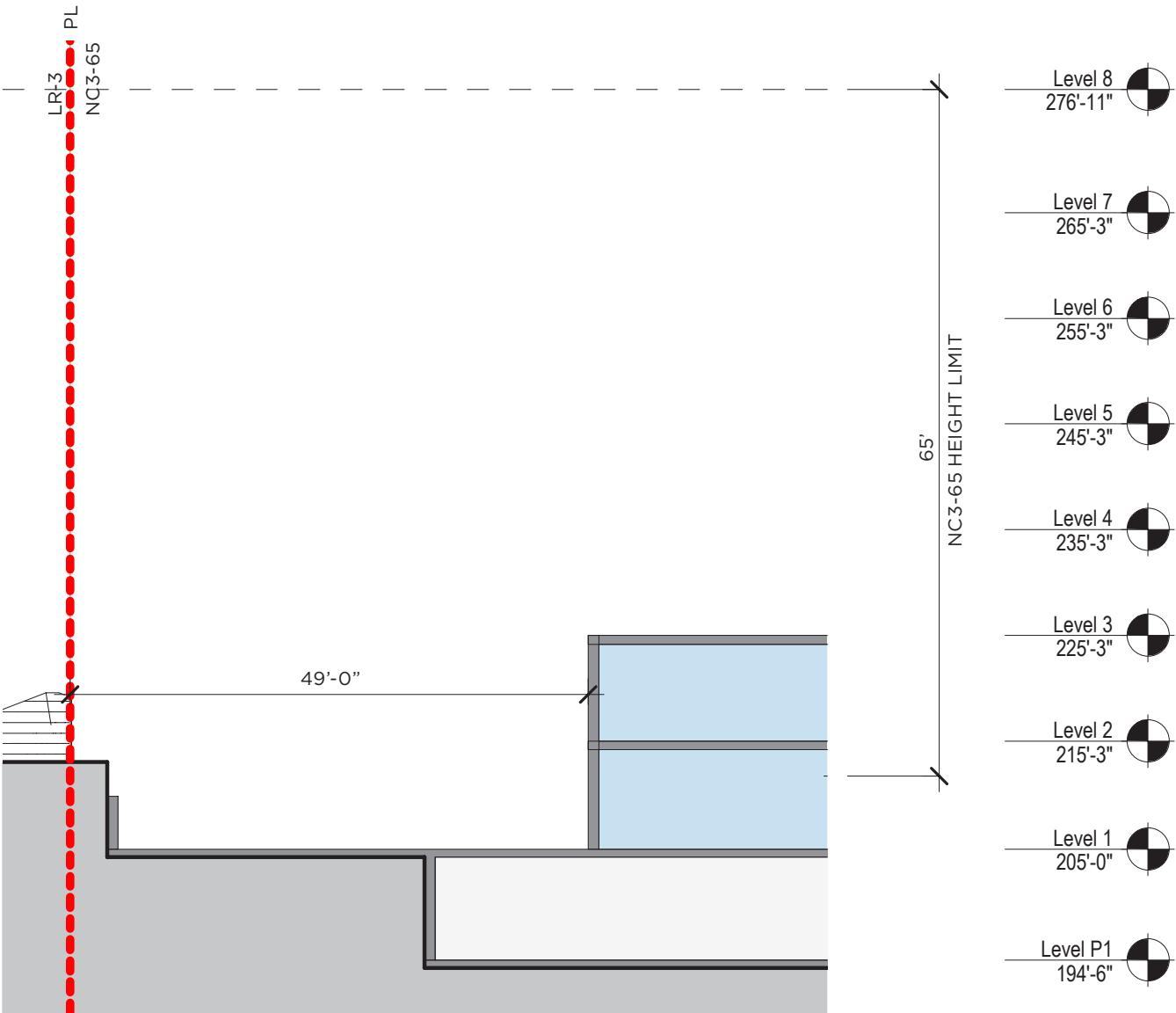
DIAGRAMMATIC SECTION 1-1



DIAGRAMMATIC SECTION 2-2

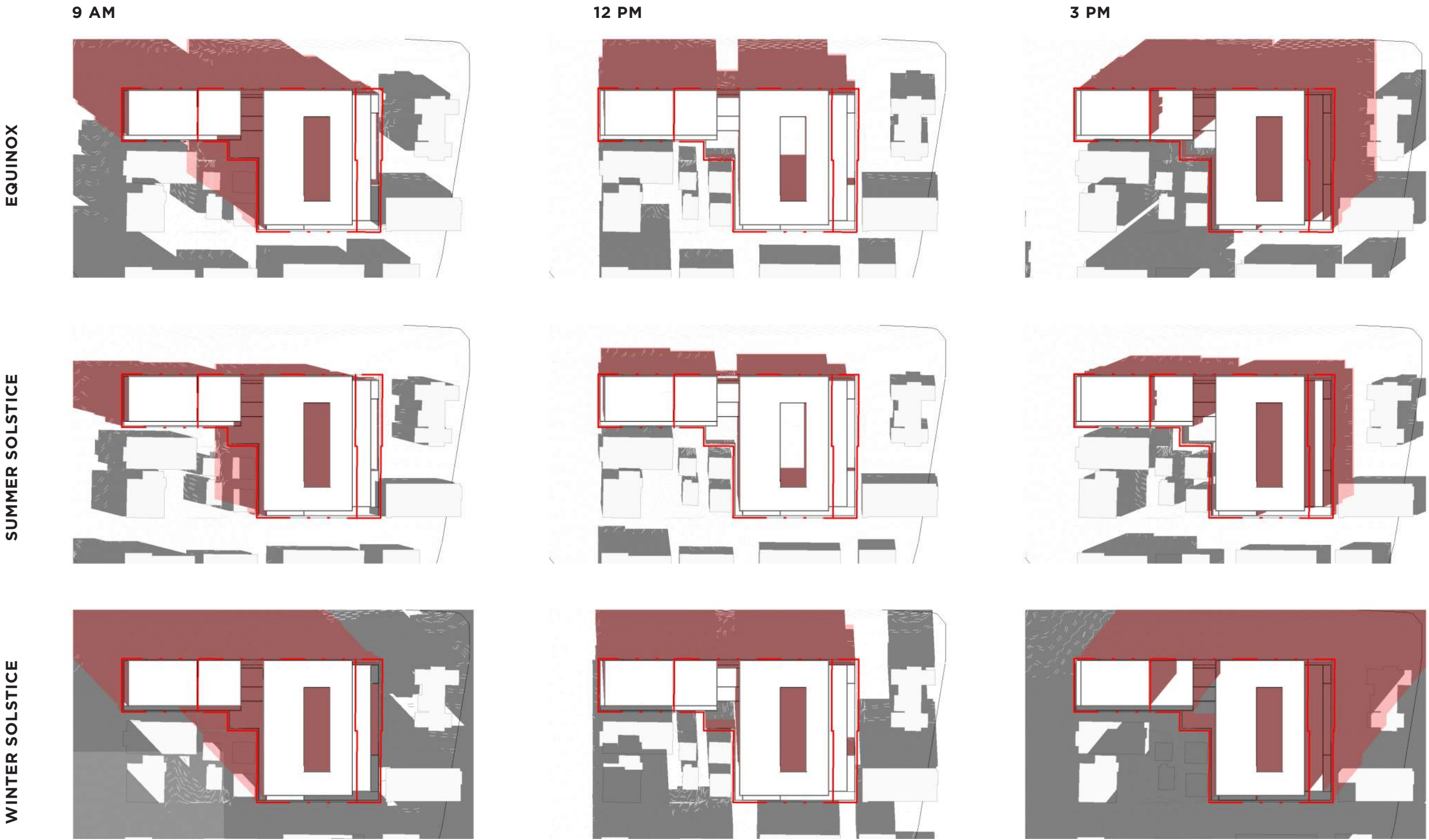


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| | PARKING | | RESIDENTIAL COMMON |
| | SERVICE | | AMENITY/LOBBY |
| | RESIDENTIAL | | RETAIL |



DIAGRAMMATIC SECTION 3-3

SHADOW STUDY

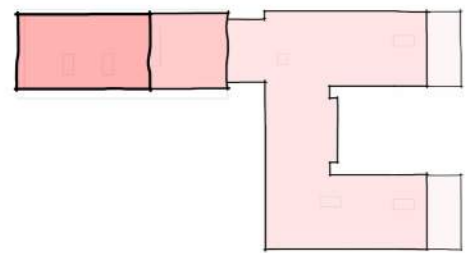


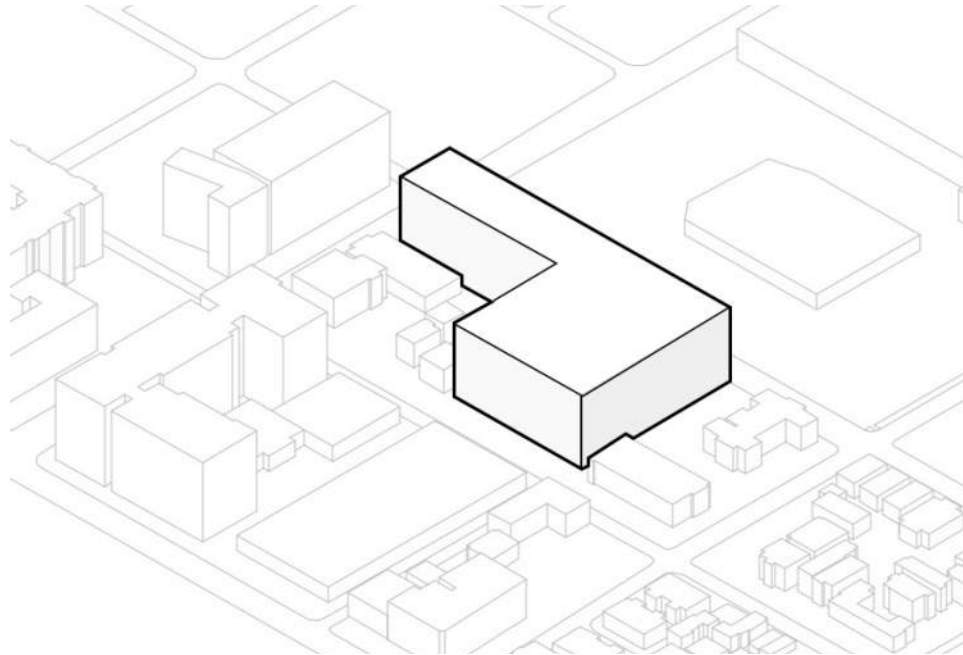
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SCHEME C

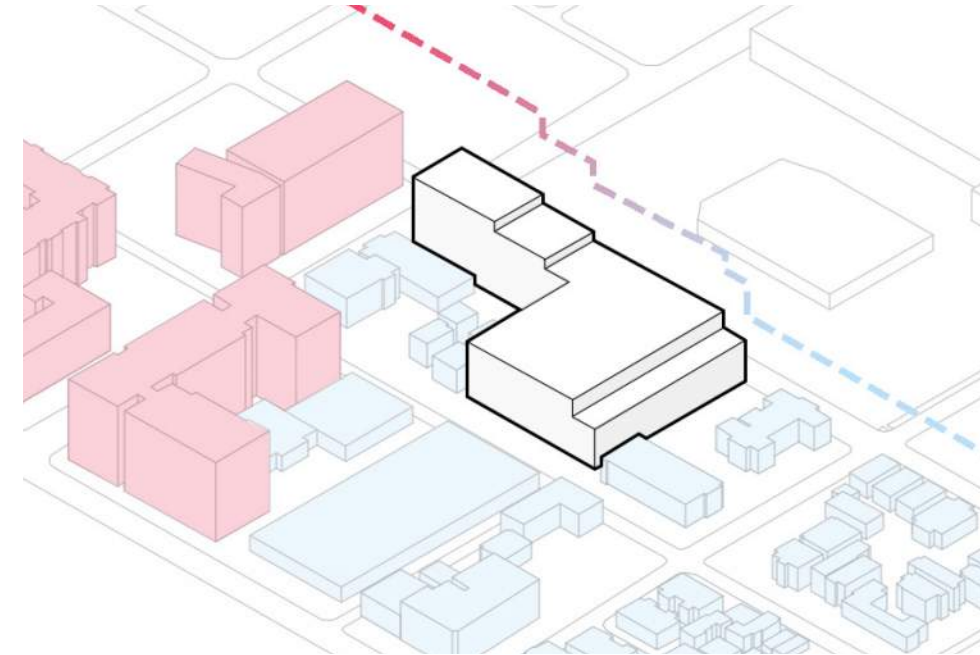
SPRUCE 3

Site Area:	72,353 SF
Gross Area:	385,771 SF
FAR Allowed:	5.5
FAR Proposed:	5.3
Parking Stalls:	Approx. 243
Departures:	None



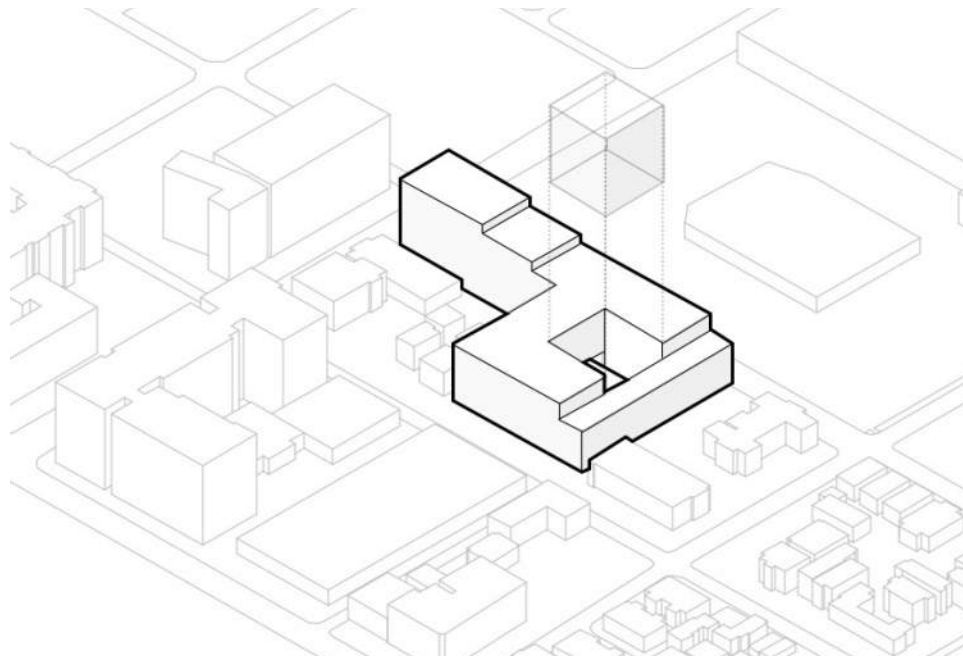


INITIAL CONDITION

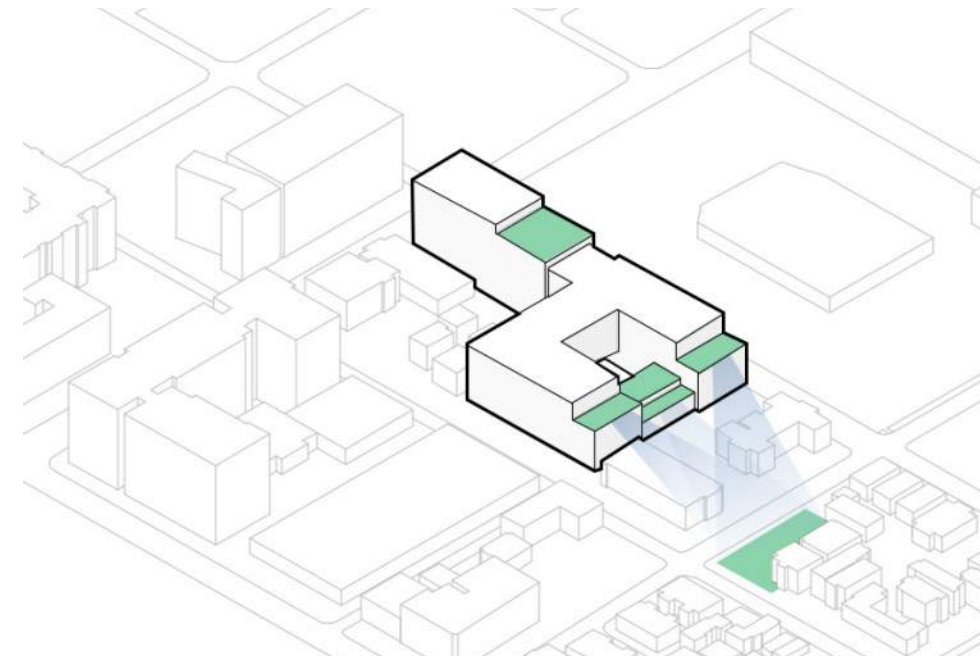


STEP MASSING TO MEET ZONING HEIGHT REQUIREMENTS AND
RELATE TO SURROUNDING CONTEXT.

SCALES DOWN TO A MORE VERNACULAR APPROACH AS THE SITE
STEPS DOWN TO RESIDENTIAL HOMES

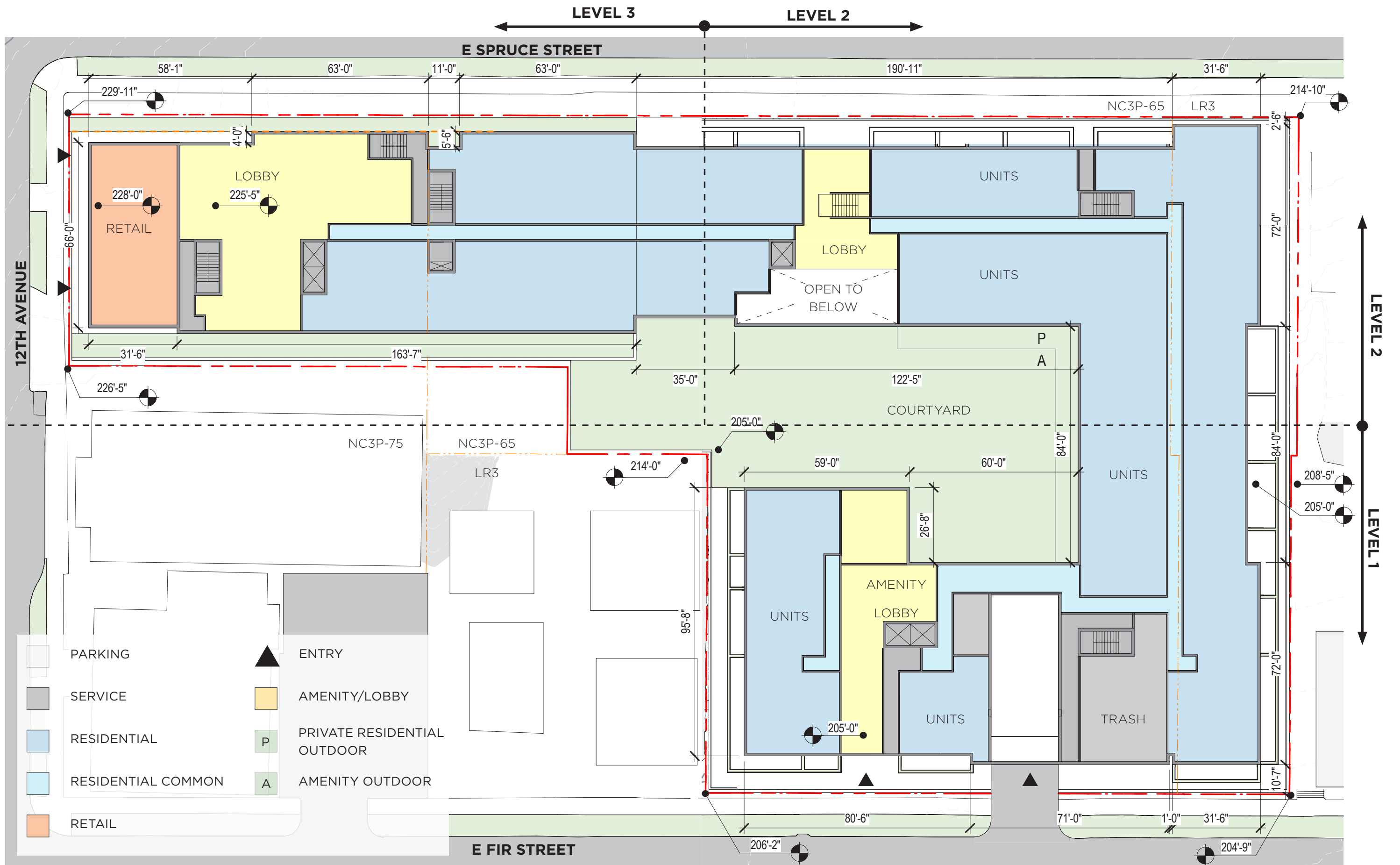


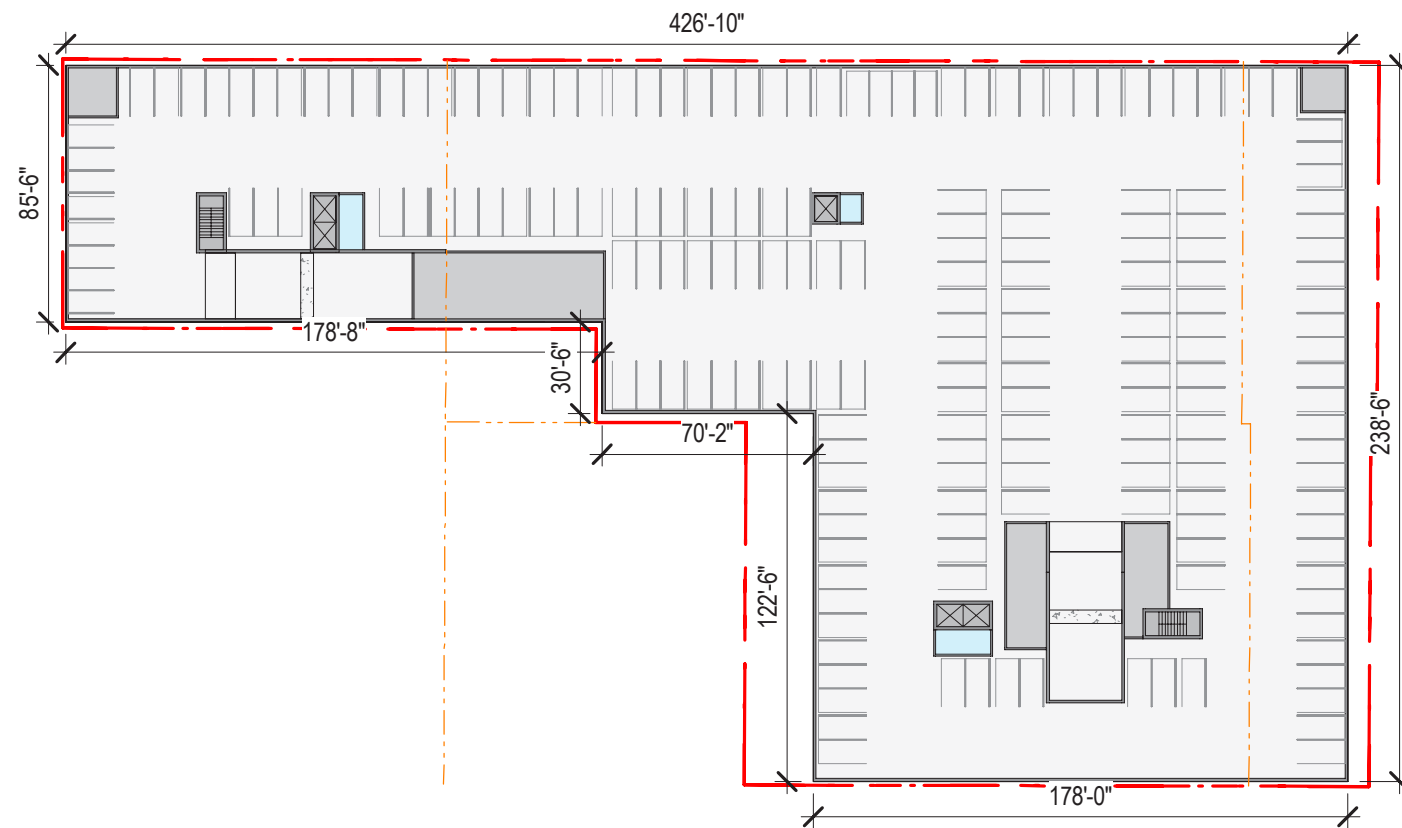
ESTABLISH COURTYARD TO PROVIDE INTERNAL VIEWS AND LIGHT



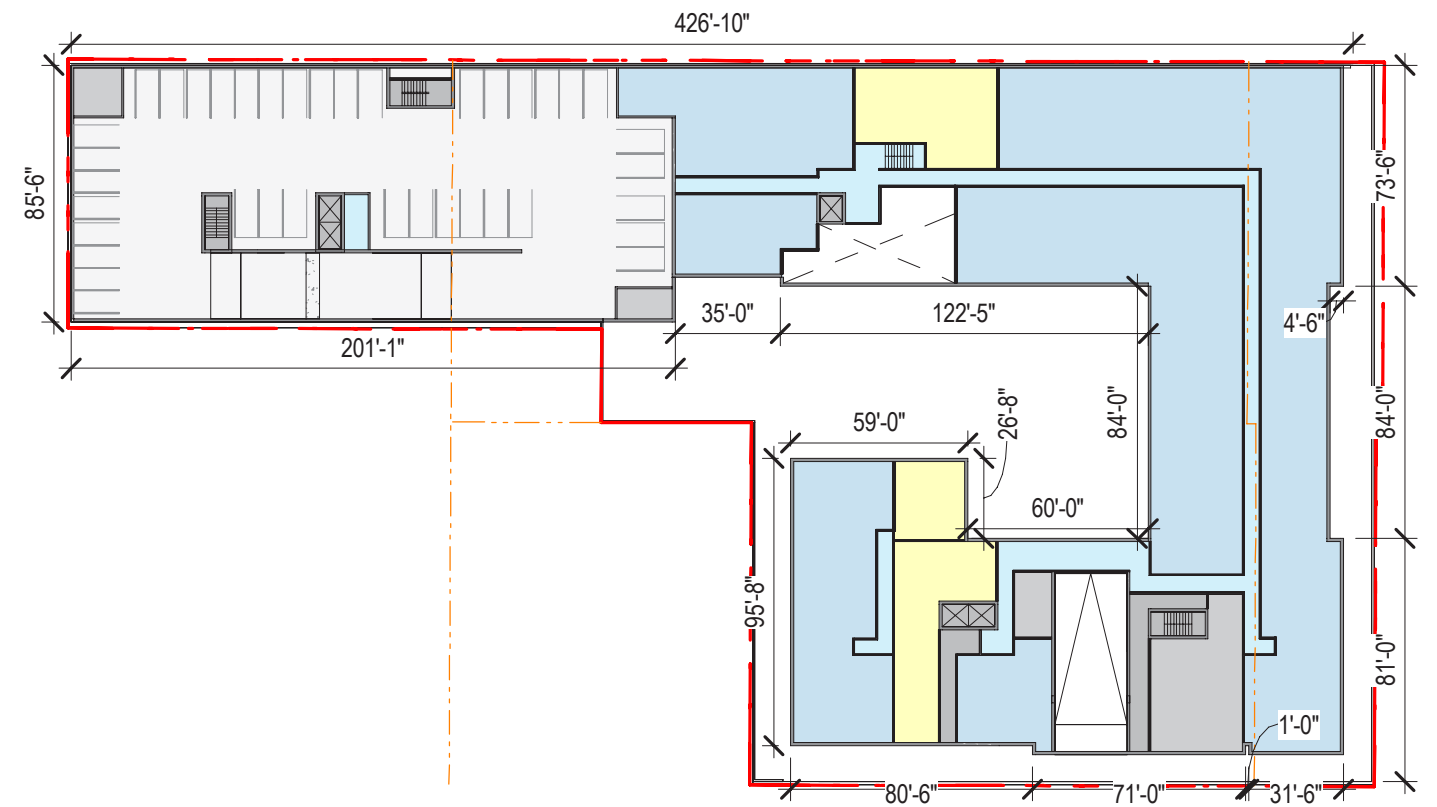
PROVIDE GREEN SPACES AND AMENITY ALONG LIGHTER
INTENSITY ZONE TRANSITION. CREATES A VISUAL AND SYMBOLIC
RELATIONSHIP WITH SQUIRE PARK COMMUNITY GARDENS



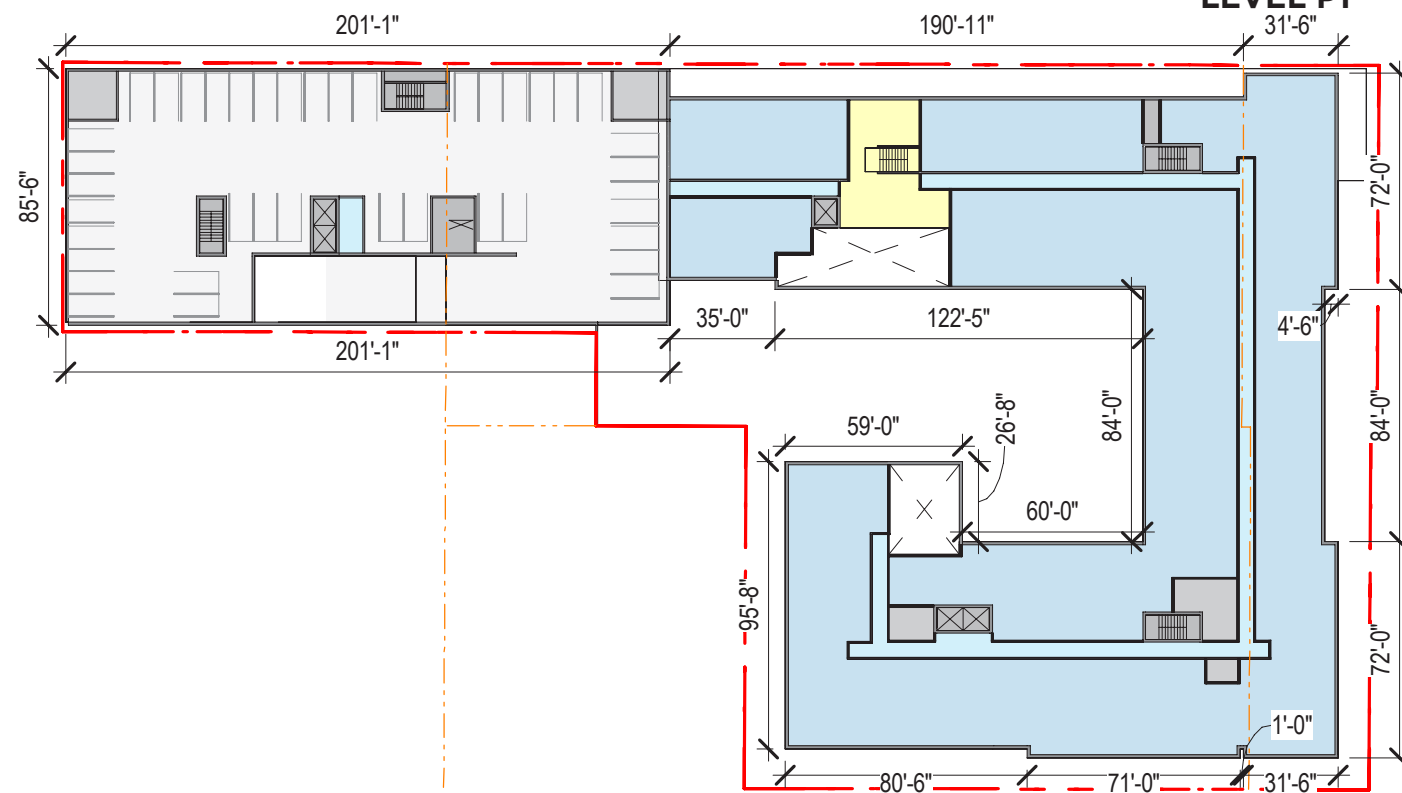













LEVEL P1

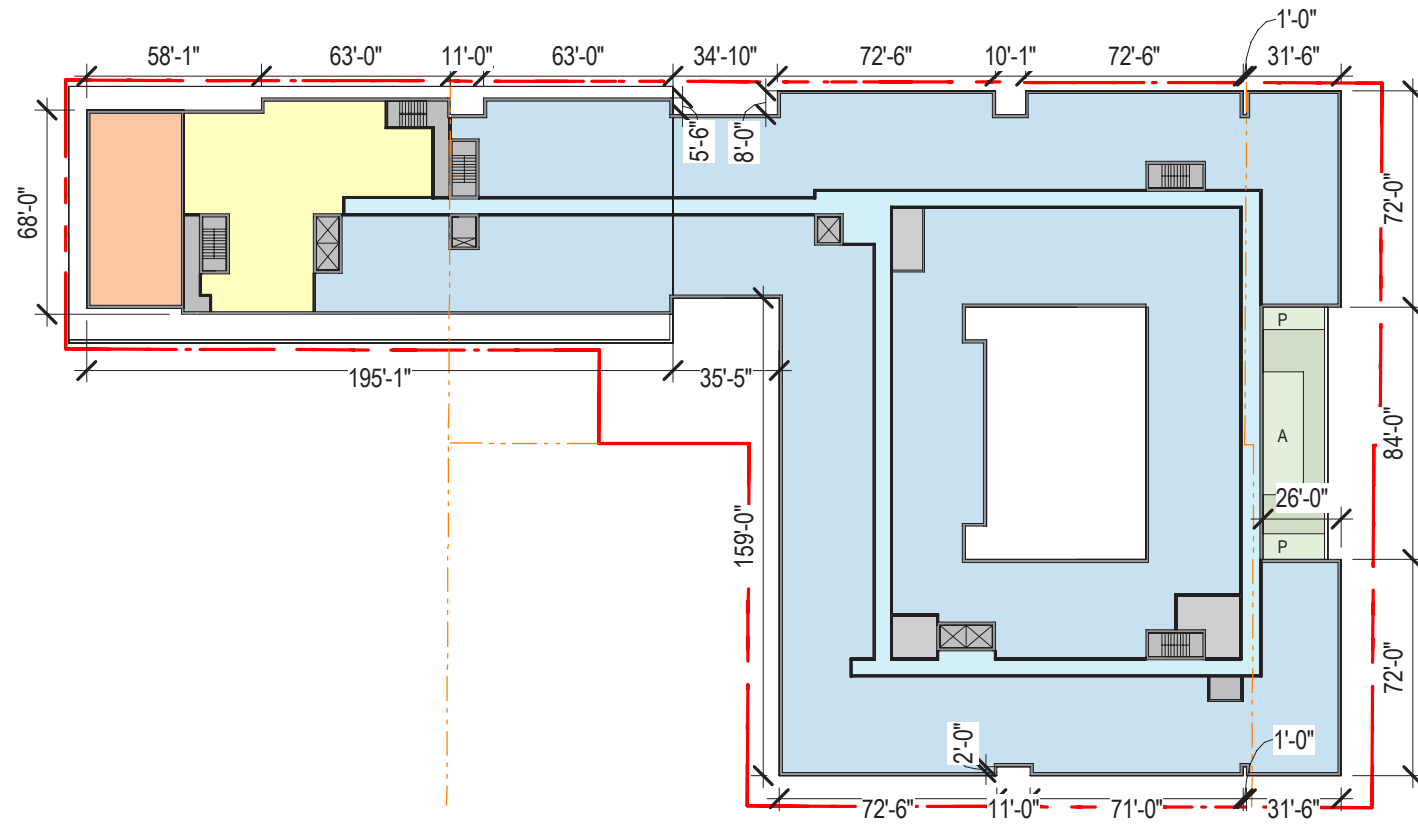


LEVEL 1

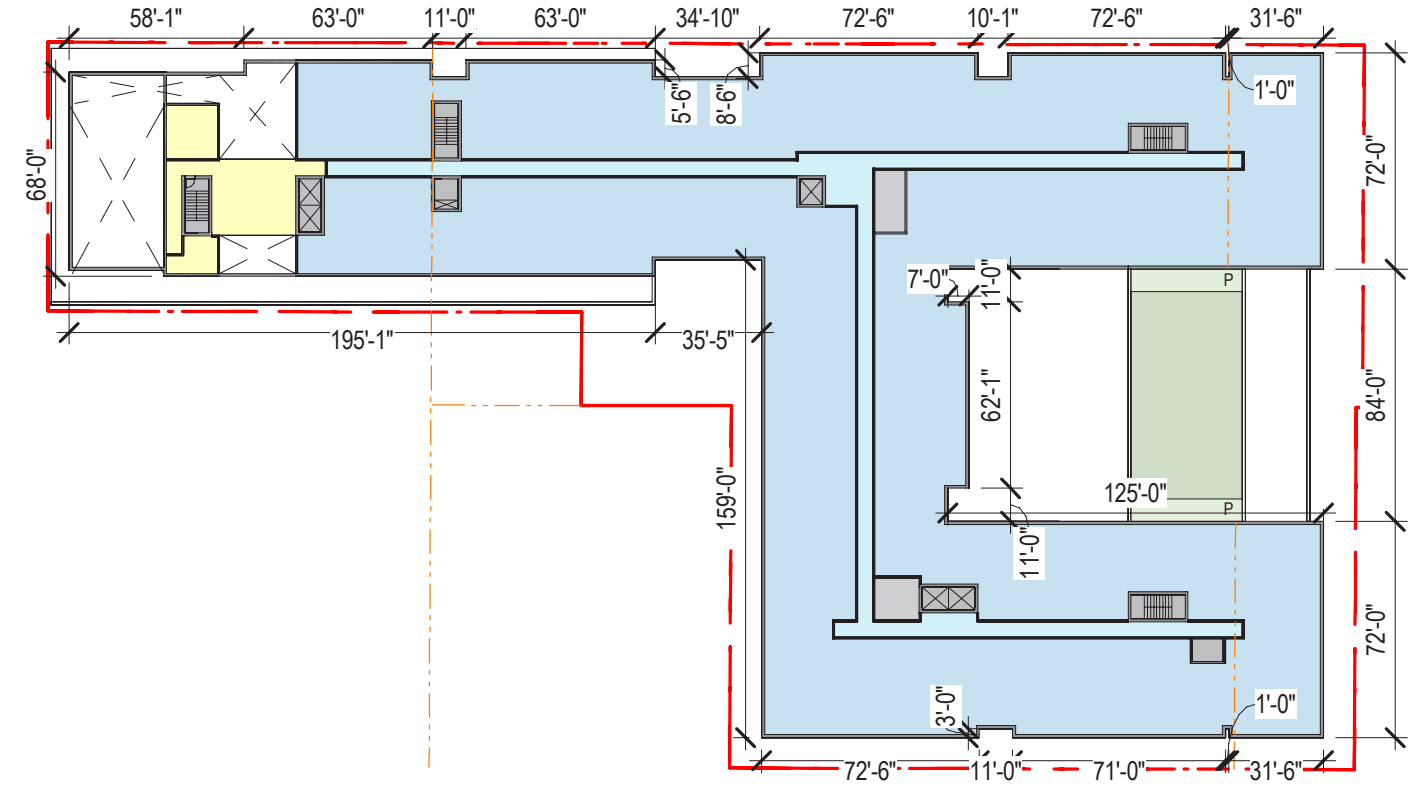


LEVEL 2

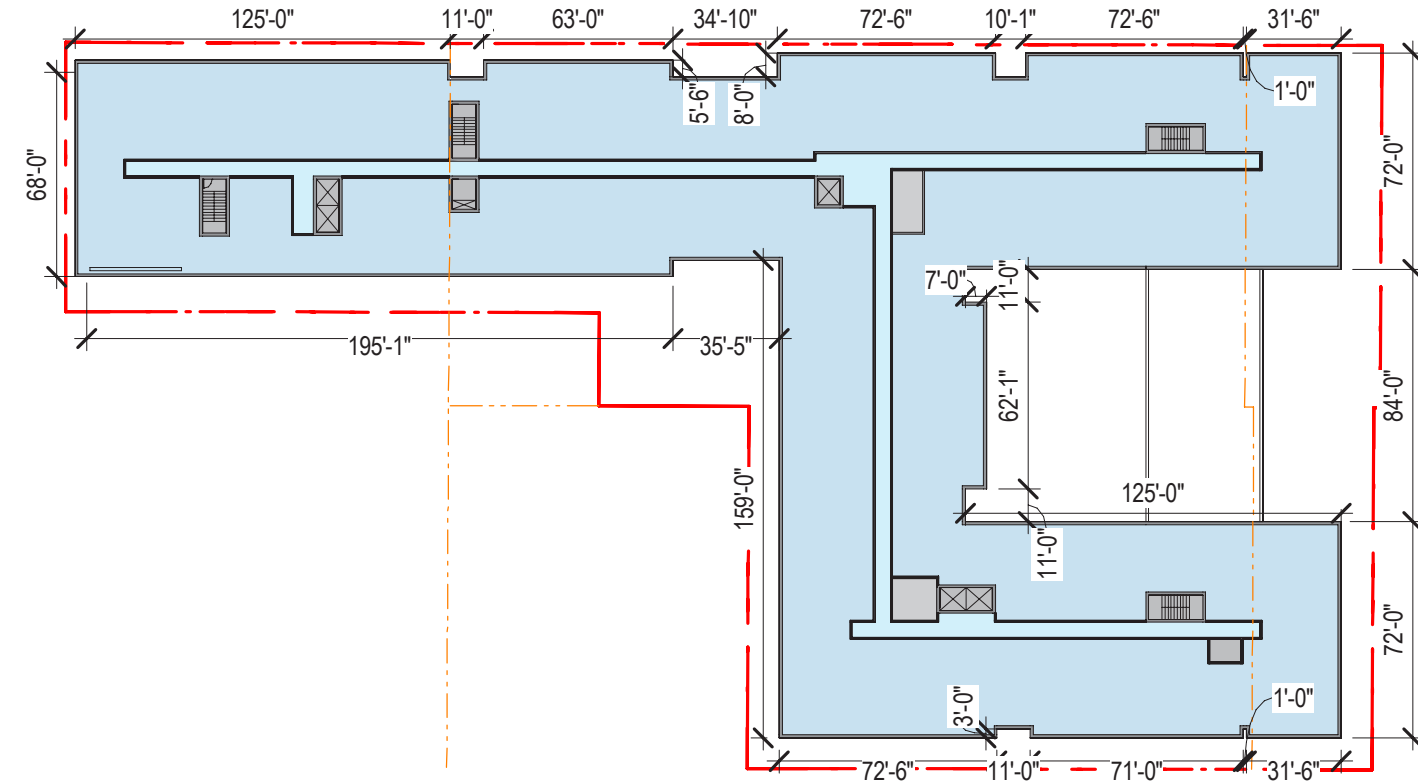
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|  | SERVICE |  | AMENITY OUTDOOR |
|  | RESIDENTIAL |  | NONACCESSIBLE OUTDOOR |
|  | RESIDENTIAL COMMON | | |
|  | AMENITY/LOBBY | | |
|  | RETAIL | | |












LEVEL 3



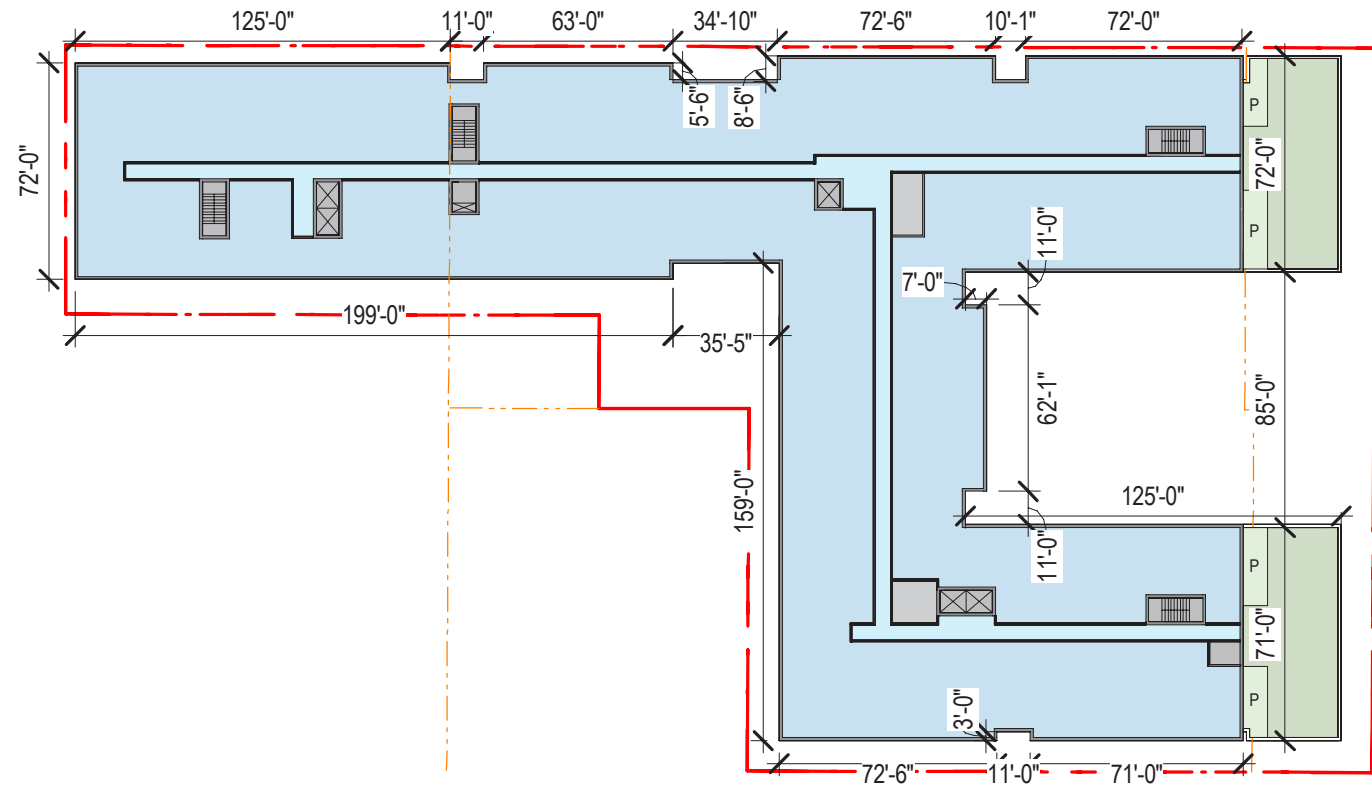
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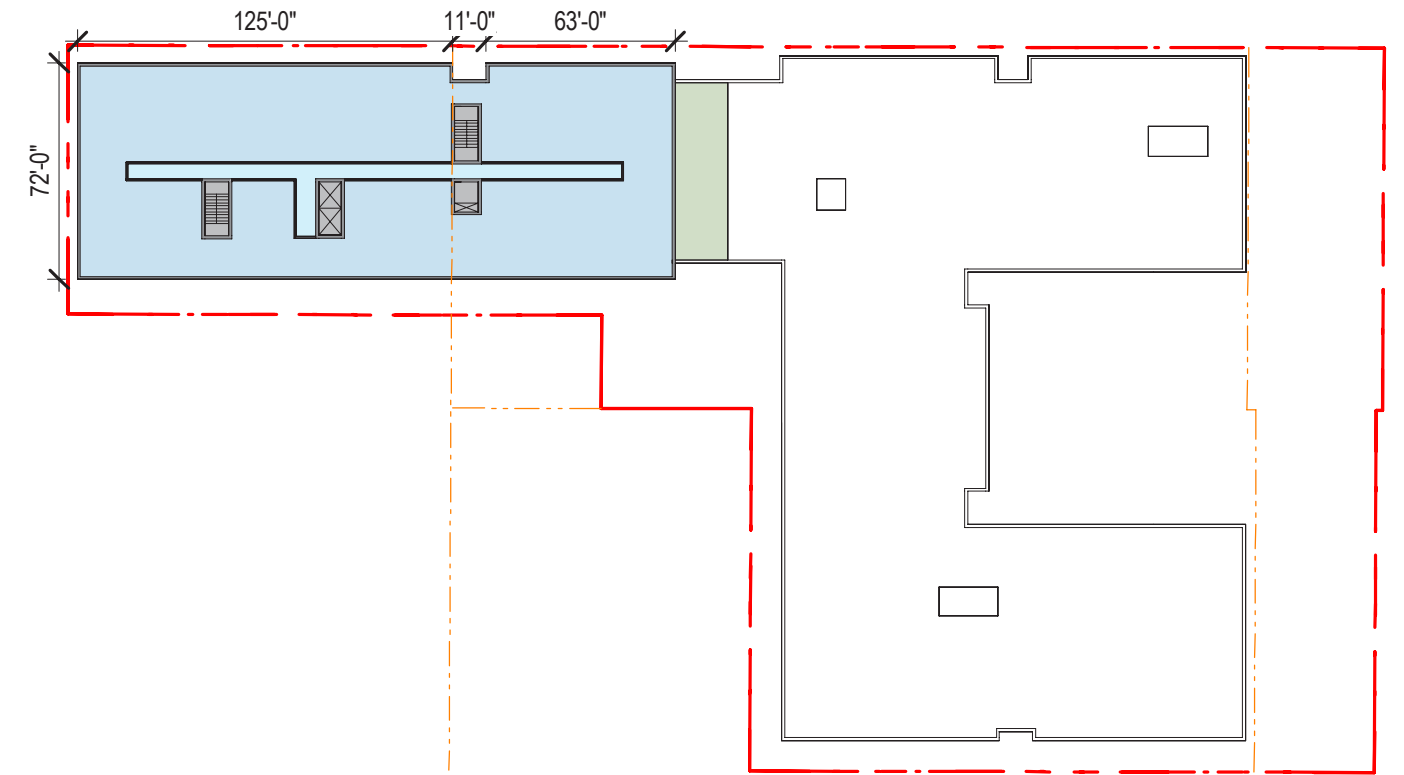
LEVEL 5

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|  | SERVICE |  | AMENITY OUTDOOR |
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|  | RESIDENTIAL COMMON | | |
|  | AMENITY/LOBBY | | |
|  | RETAIL | | |

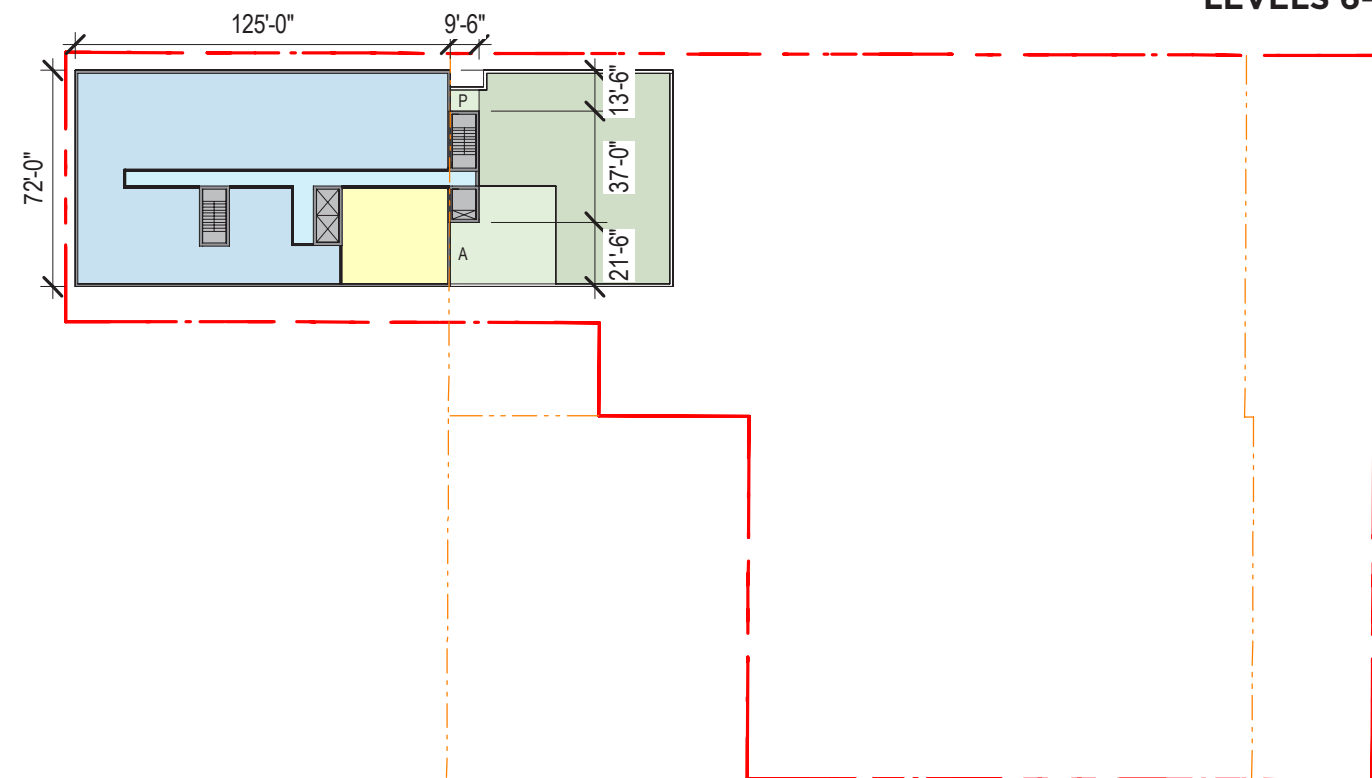













LEVELS 6-7



LEVEL 8



LEVEL 9

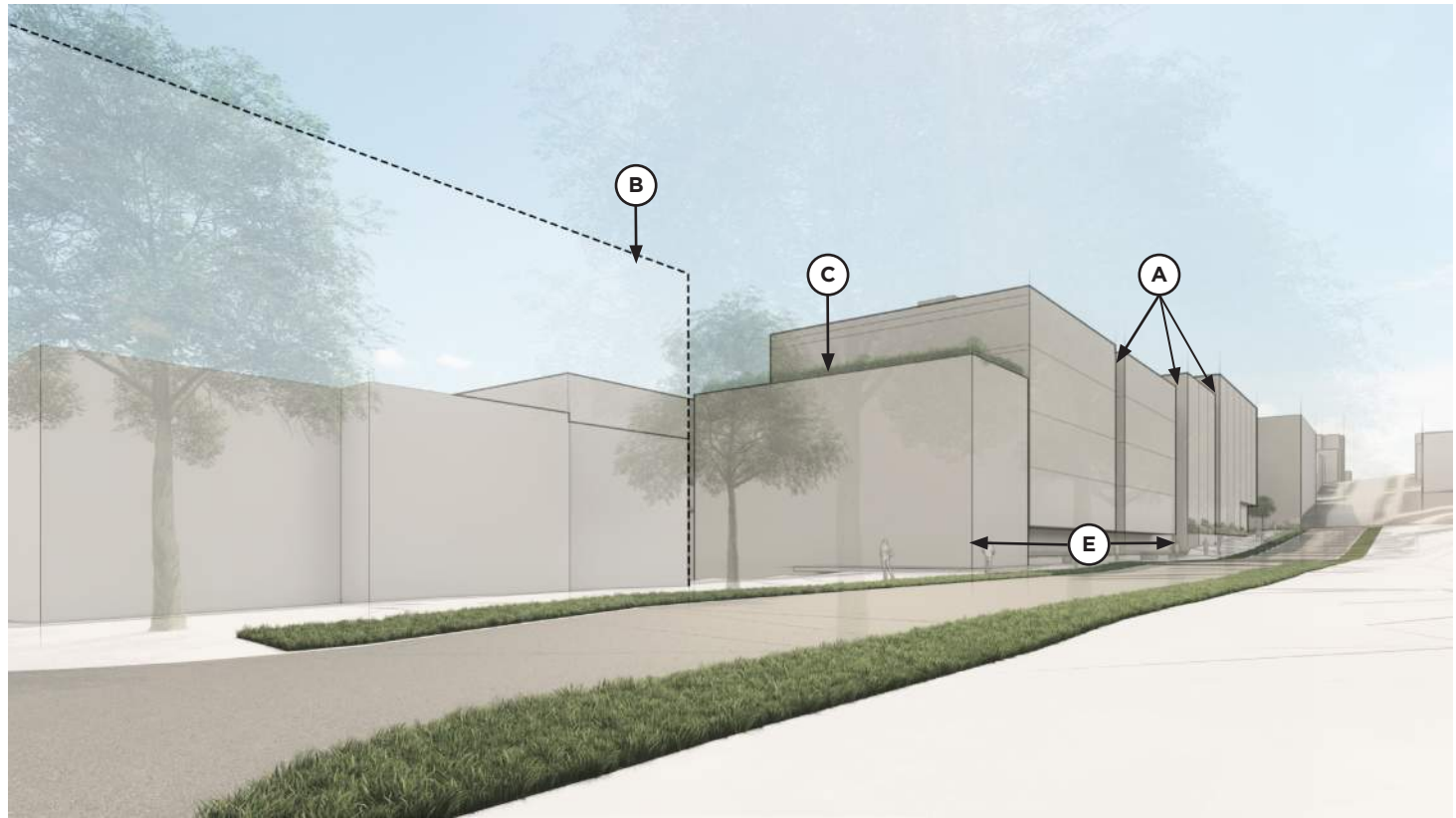
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|  | SERVICE |  | AMENITY OUTDOOR |
|  | RESIDENTIAL |  | NONACCESSIBLE OUTDOOR |
|  | RESIDENTIAL COMMON | | |
|  | AMENITY/LOBBY | | |
|  | RETAIL | | |



VIEW 1 - 12TH AVENUE LOOKING SOUTH



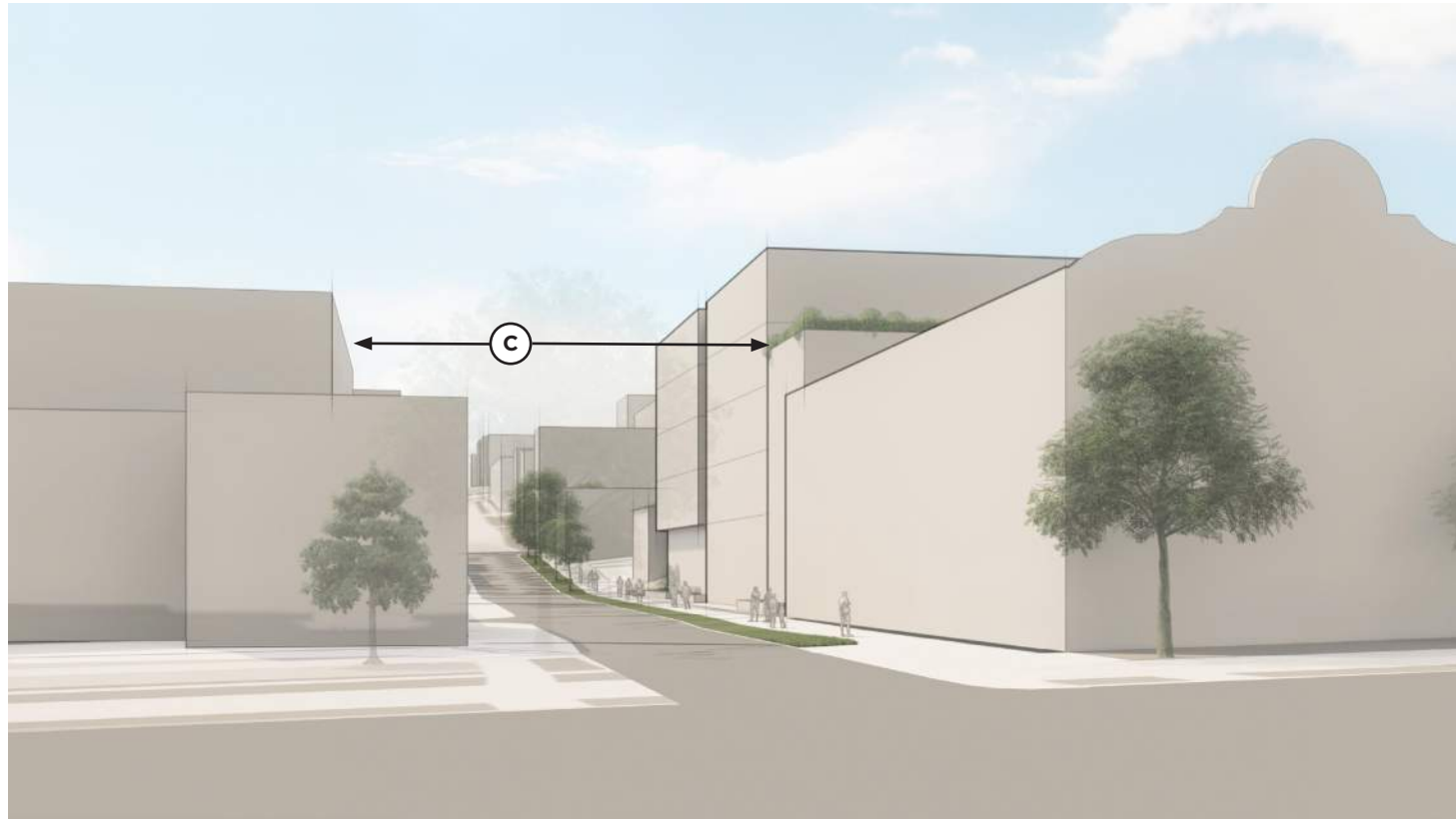
VIEW 2 - 12TH AVENUE LOOKING NORTH



VIEW 3 - E SPRUCE ST AND 14TH AVENUE LOOKING SOUTHWEST

- (A)** Gaskets provide relief along the E Spruce Street frontage
 - CS2.C.3 - Full Block Sites
 - DC2.A.2 - Reducing Perceived Mass
- (B)** Faded context displays development potential for adjacent property
 - DC2.C.3. - Fit With Neighboring Buildings
- (C)** Project steps down to provide an appropriate transition from NC3P-75 to LR-3
 - CS2.D.3 - Zone Transitions
- (D)** Height and massing along 12th Avenue responds similarly to the surrounding context
 - CS2.D.1 - Existing Development and Zoning
- (E)** Ground level units facilitate pedestrian-to-resident interaction and serve as an extension of the adjacent single family neighborhood
 - Central Guidelines - PL3.2.J - Streetscape Treatment

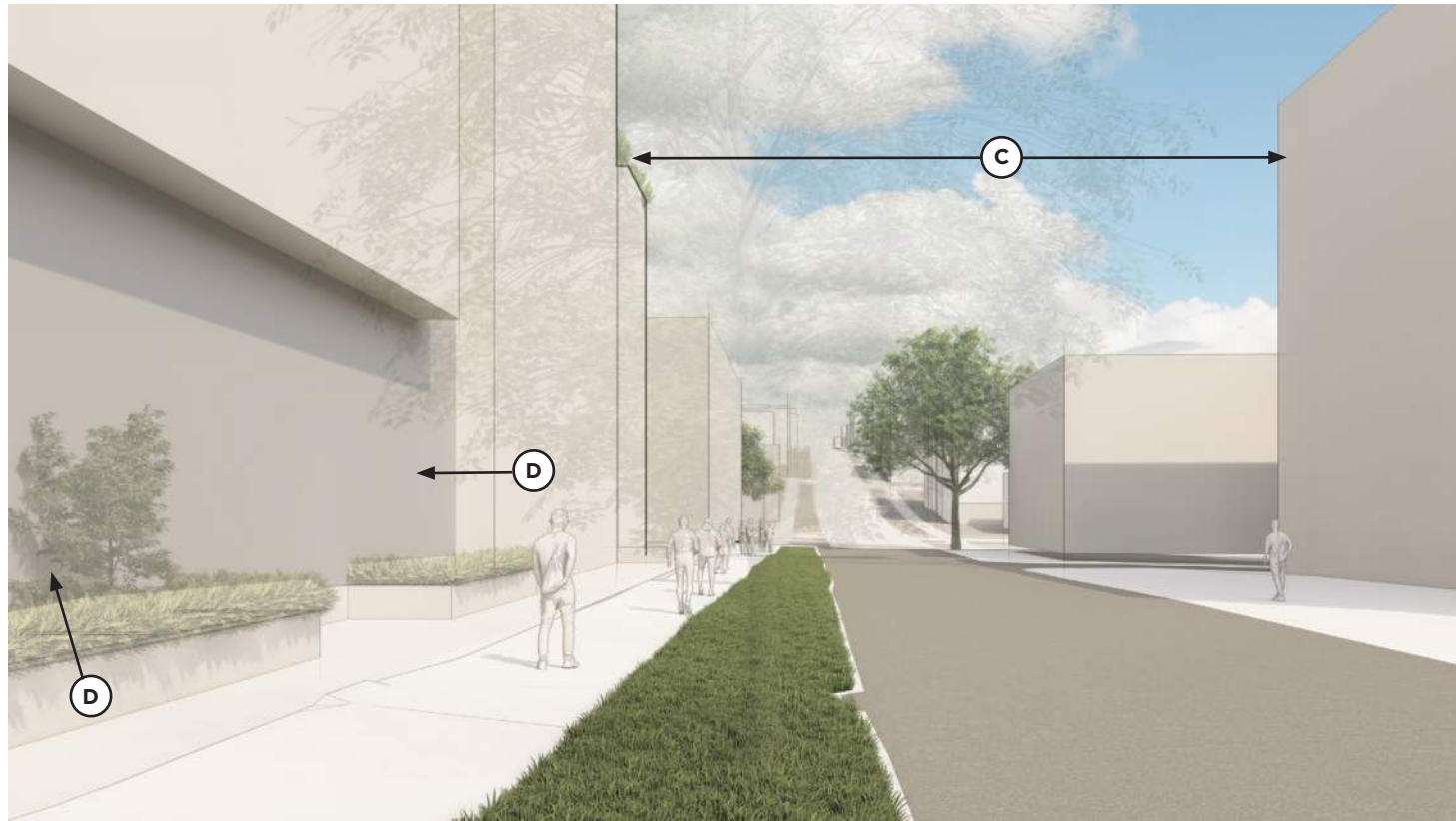




VIEW 4 - E FIR STREET AND 14TH AVENUE LOOKING WEST



VIEW 5 - FROM SQUIRE PARK COMMUNITY GARDENS



VIEW 6 - E FIR STREET LOOKING EAST

A Gaskets provide relief along the E Fir Street frontage

- DC2.A.2 - Reducing Perceived Mass

Faded context displays development potential for adjacent property.

B

- DC2.C.3. - Fit With Neighboring Buildings

Steps down to relate to the height of neighboring buildings and their future development potential

C

- Central Guidelines - Transition and Delineation of Zones

Ground level units facilitate pedestrian-to-resident interaction and serve as an extension of the adjacent single family neighborhood

D

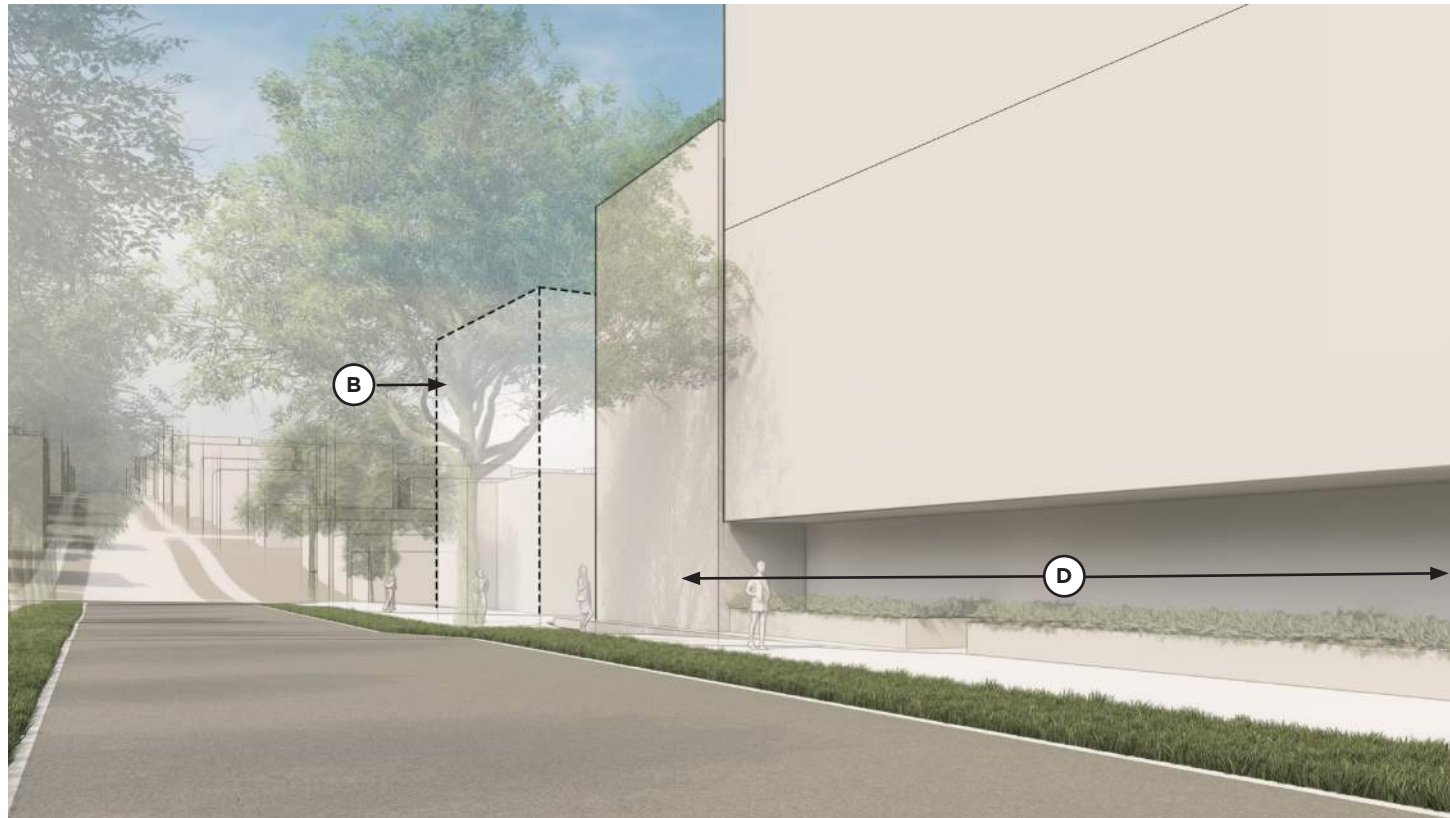
- Central Guidelines - PL3.2.J - Streetscape Treatment

E Gaskets, similar to E Spruce Street, breaks the monolithic building and encourages a finer-grain approach to the diverse blend of scales along E Fir Street

- DC2.A.2 - Reducing Perceived Mass
- Central Guidelines - DC2.1.C



VIEW 7 - E SPRUCE STREET AND 12TH AVENUE LOOKING EAST



VIEW 8 - E SPRUCE STREET LOOKING EAST

- (A)** Frontage along E Spruce Street is divided into two distinct massings

 - CS2.C.3 - Full Block Sites
 - DC2.A.2 - Reducing Perceived Mass
- (B)** Faded context displays development potential for adjacent property.

 - DC2.C.3. - Fit With Neighboring Buildings
- (C)** Recessed entry and storefront to encourage a slower pedestrian pace and provide opportunities to stop and gather

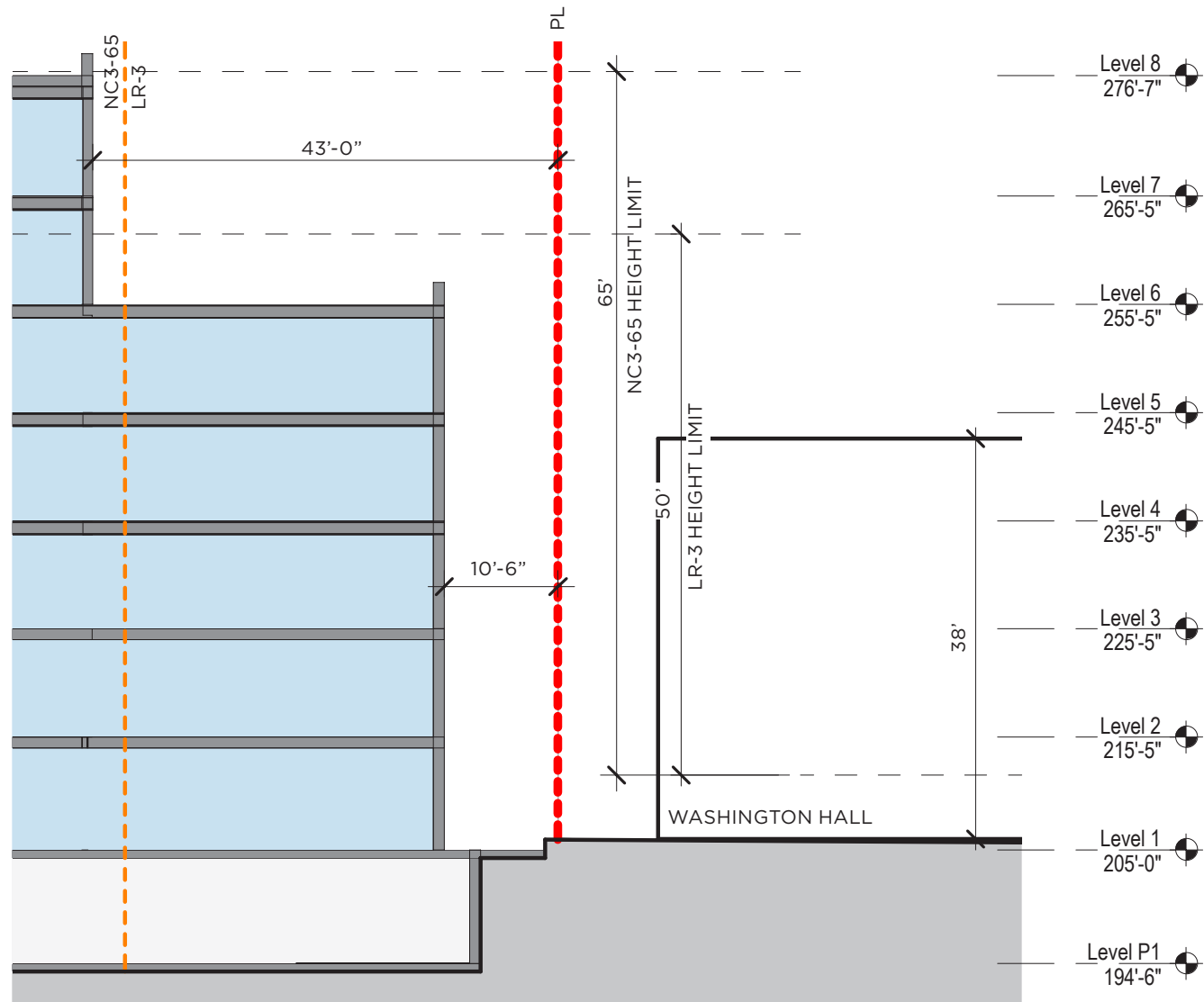
 - Central Guidelines - PL3.2.B - Streetscape Treatment
- (D)** Ground level units facilitate pedestrian-to-resident interaction and serve as an extension of the adjacent single family neighborhood

 - Central Guidelines - PL3.2.J - Streetscape Treatment

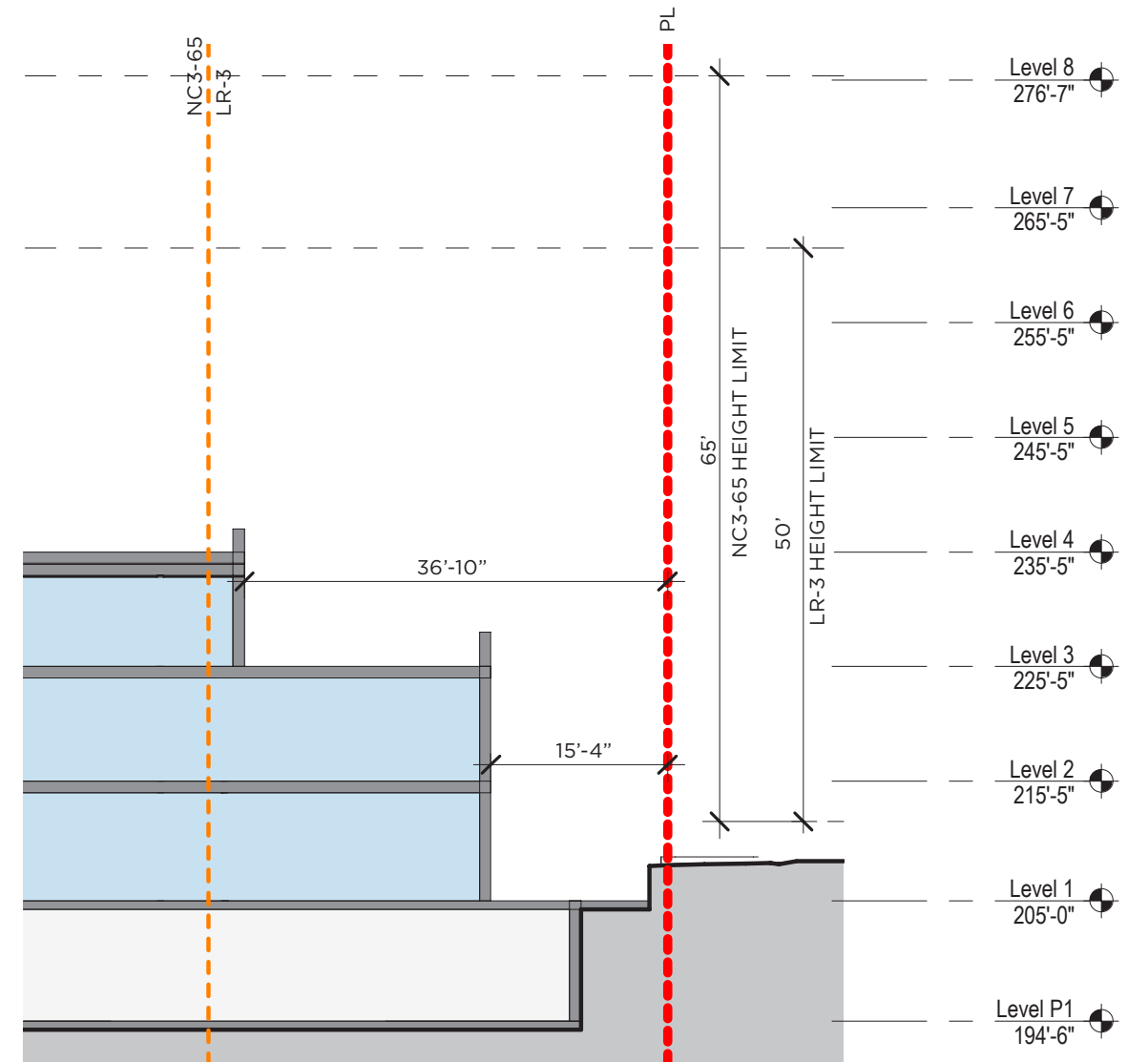




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| | PARKING | | RESIDENTIAL COMMON |
| | SERVICE | | AMENITY/LOBBY |
| | RESIDENTIAL | | RETAIL |



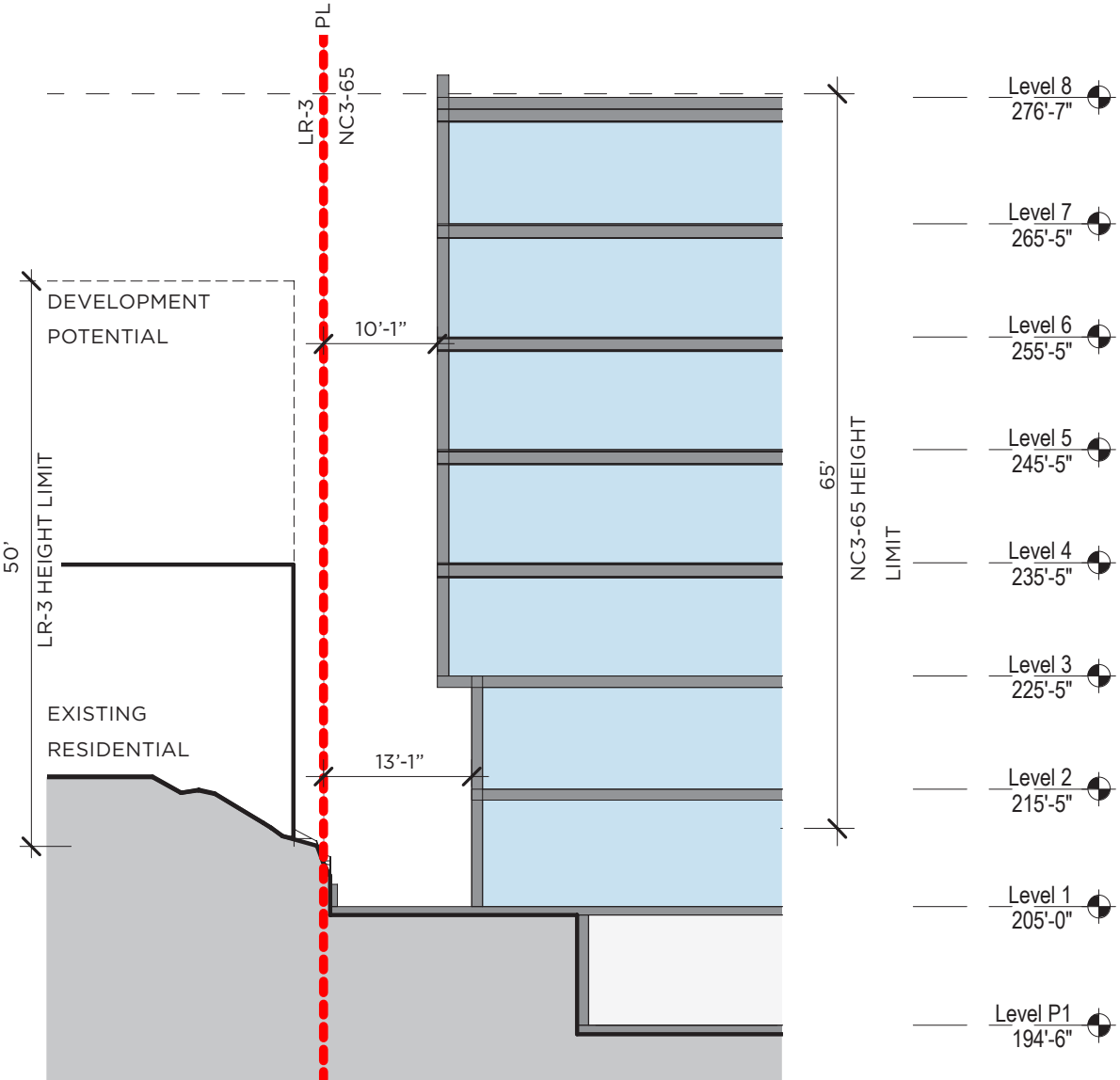
DIAGRAMMATIC SECTION 1-1



DIAGRAMMATIC SECTION 2-2

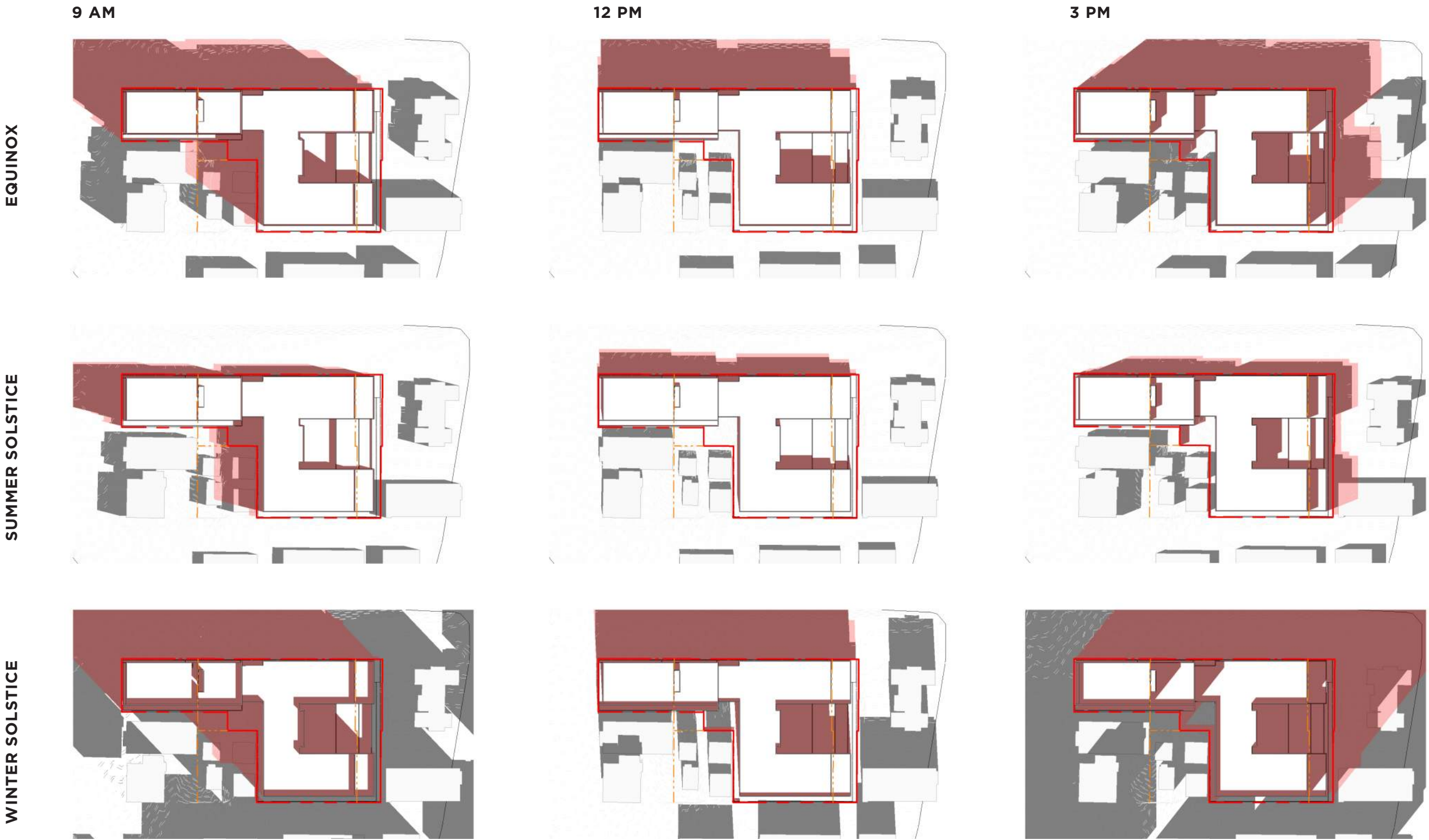


- | | | | |
|--|-------------|--|--------------------|
| | PARKING | | RESIDENTIAL COMMON |
| | SERVICE | | AMENITY/LOBBY |
| | RESIDENTIAL | | RETAIL |



DIAGRAMMATIC SECTION 3-3

SHADOW STUDY



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RIGHT OF WAY AND FRONTAGES

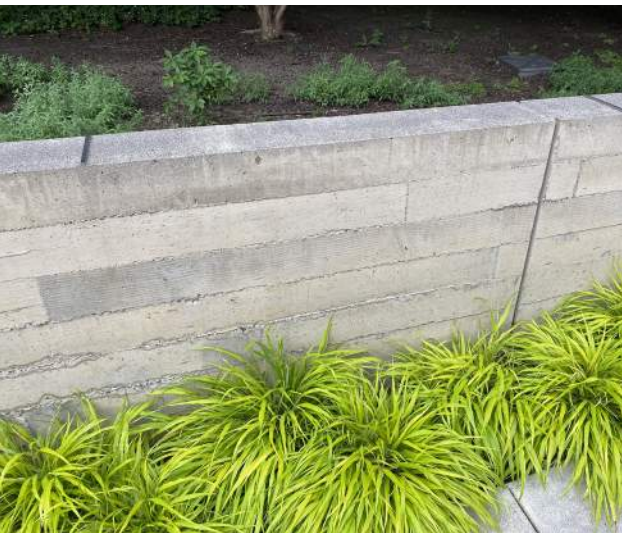
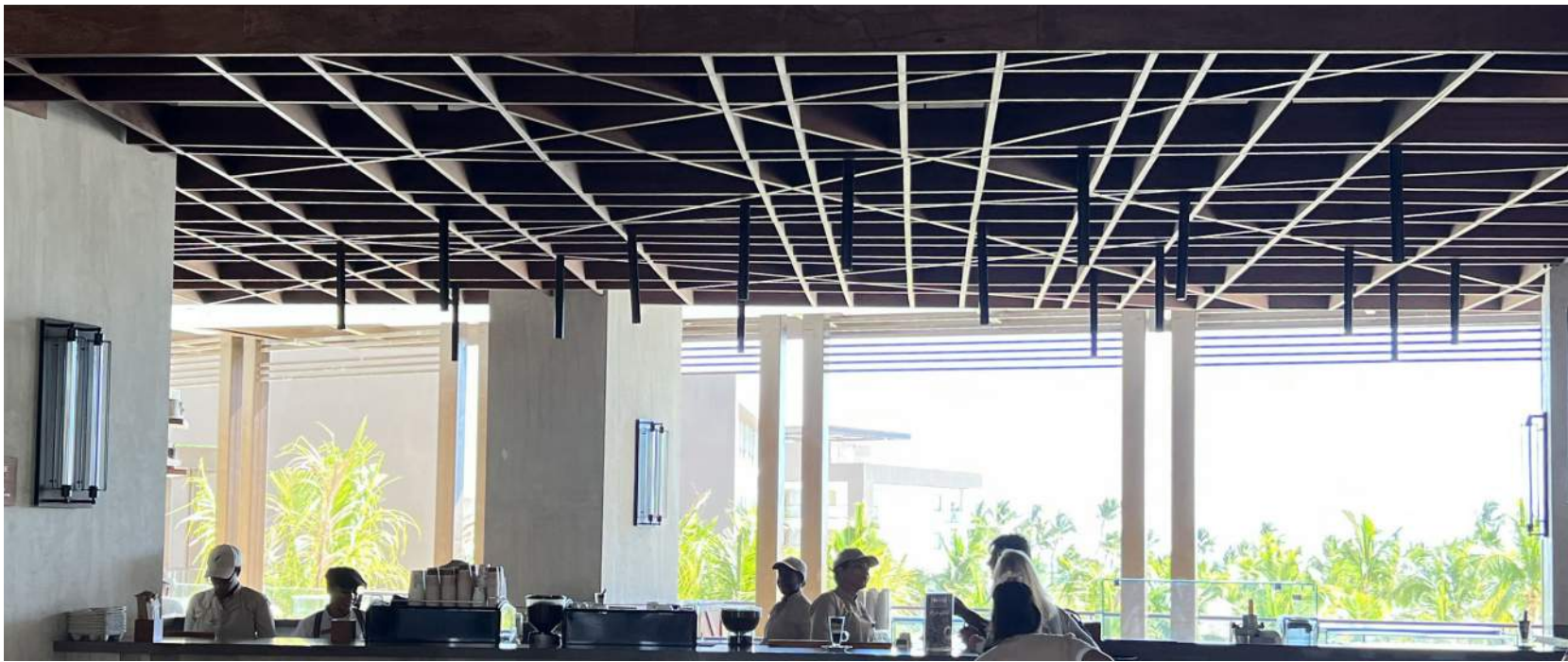


STREET TREE - STEWARTIA MONADELPHA

STREET TREE - ZELKOVA 'VILLAGE GREEN'

BUILDING FRONTAGE TEXTURES

COURTYARDS AND PATIOS



SCULPTURAL FURNISHINGS, SURFACE TEXTURES, AND ACTIVITIES

COURTYARD AND PATIOS



VARIED FURNISHING OPTIONS

GREEN ROOFS



PRE-VEGETATED SEDUM TILE®

An innovative option for immediate on-roof planting and instant 'Green Roof'. Our 12" x 24" TILE® (using one of our standard mixes planted to your mix requirements) can be shipped anywhere in t country and installed quickly by installation crews on-site.

A coconut fiber base assures effective rooting of plants to the underlying growth medium and holds the tile together for easy installation.



RAISED PLANTER EDGES



PRE-GROWN SEDUM MATS



BANDS AND PATTERNS



PLANTED POTS AND FURNISHINGS ON RAISED PAVERS



SEDUM BANDS AND PATTERNS