



THE **JUSTEN** COLUMBIA WEST
Company LLC PROPERTIES, INC.

2015 2ND AVENUE

DESIGN RECOMMENDATION MEETING

DPD PROJECT #: 3007605

JUNE 24, 2008



WEBER THOMPSON

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DRB UPDATE

In EDG #1 and #2 we presented both 1931 Second Avenue (2nd and Virginia South) and 2015 Second Avenue (2nd and Virginia North) together. We received and responded to the excellent direction on tower placement and massing from the board and suggestions from the community. However, due to working with the Landmarks Board Architectural Review committee on strategies to preserve significant portions of the Terminal Sales Annex for the South Tower project, the two timelines and design processes have diverged. Thus, at this time we have moved forward with both projects on an individual basis.

PROJECT VISION STATEMENT

2015 2ND AVENUE

The project site is on the northwest side of the intersection at Second Avenue and Virginia Street, the crown of the hill signifying the highest point in Belltown. As such, the site deserves a prominent structure that acknowledges it’s place in the city as an entry point to the north market area and Victor Steinbrueck Park, as well as a prominent part of the transition from Downtown to Belltown.

The project’s block is on the south edge of Belltown, downtown Seattle’s most dense residential neighborhood and sits across First Avenue from the Pike Place Market district. The Project vision is to continue the residential density of the neighborhood and include ground-floor retail where possible to enhance the pedestrian environment.

2015 2nd Avenue will adhere to the full height and narrow profile of the city’s land-use code provisions adopted in April of 2006. The residential tower will be slender and unique above a 65 foot-high base which has been crafted to respond nimbly to context and use. Below the street-level will be residential parking; street level will contain retail, the residential lobby and residential services; the five floors above the street-level will contain perimeter townhouses and work studios, parking and amenities all for the residents of the building. Considerations from and for the two existing residential towers on the block have helped shape and mold the tower. A balance has been struck between the needs of this design proposal and concerns we have heard from the community. Maintaining this balance will require continued support from the board for the listed departures which make the tower shaping and positioning possible.

GOAL FOR DRB MEETING: RECOMMENDATION

We hope to achieve recommendation based on the scheme presented.



ADDRESS:
2015 Second Avenue

SITE CHARACTERISTICS:
The site is 108' in the East-West direction and 180' in the North-South direction. There will be a 2' Alley widening dedication.

Site area is 19,440 sf.

The Site was occupied by the Commodore Hotel, which was recently demolished. The site is currently being used for surface parking.

OVERLAY DISTRICT:
Belltown Overlay

MAP 1A ZONING:
Current: DMC 240/290-400
Downtown Mixed Commercial

MAP 1B STREET CLASSIFICATION:
Second Avenue is a Principal Transit Street
Virginia is a Minor arterial

Second Avenue is a Class I Pedestrian
Virginia is a Class II Pedestrian

MAP 1C SIDEWALK WIDTHS:
15' on Second Avenue
12' on Virginia Street

MAP 1D VIEW CORRIDORS:
None

SMC 23.49.008 STRUCTURE HEIGHT:
Base = 85'
Tower = 400'
Rooftop Features Screening = +40'



DEPARTURES

- **SMC 23.49.058 D.2**
MAXIMUM TOWER WIDTH
- **SMC 23.53.035 A.2**
STRUCTURAL BUILDING OVERHANGS.
- **SMC 23.49.009B3**
STREET LEVEL USE
- **SMC 23.49.010 B.1**
COMMON RECREATION AREA



PROJECT STATISTICS

NUMBER OF FLOORS:

Parking	
Below Grade	4
Above Grade	4
Retail, Service, Lobby	1
Storage and townhouses	1
Residential	33
Total Floors Above Grade	39

PROJECT HEIGHT: 400'

PROJECT HEIGHT AT MECHANICAL SCREEN: 440'

DWELLING UNITS: 244

PARKING QUANTITY: 308

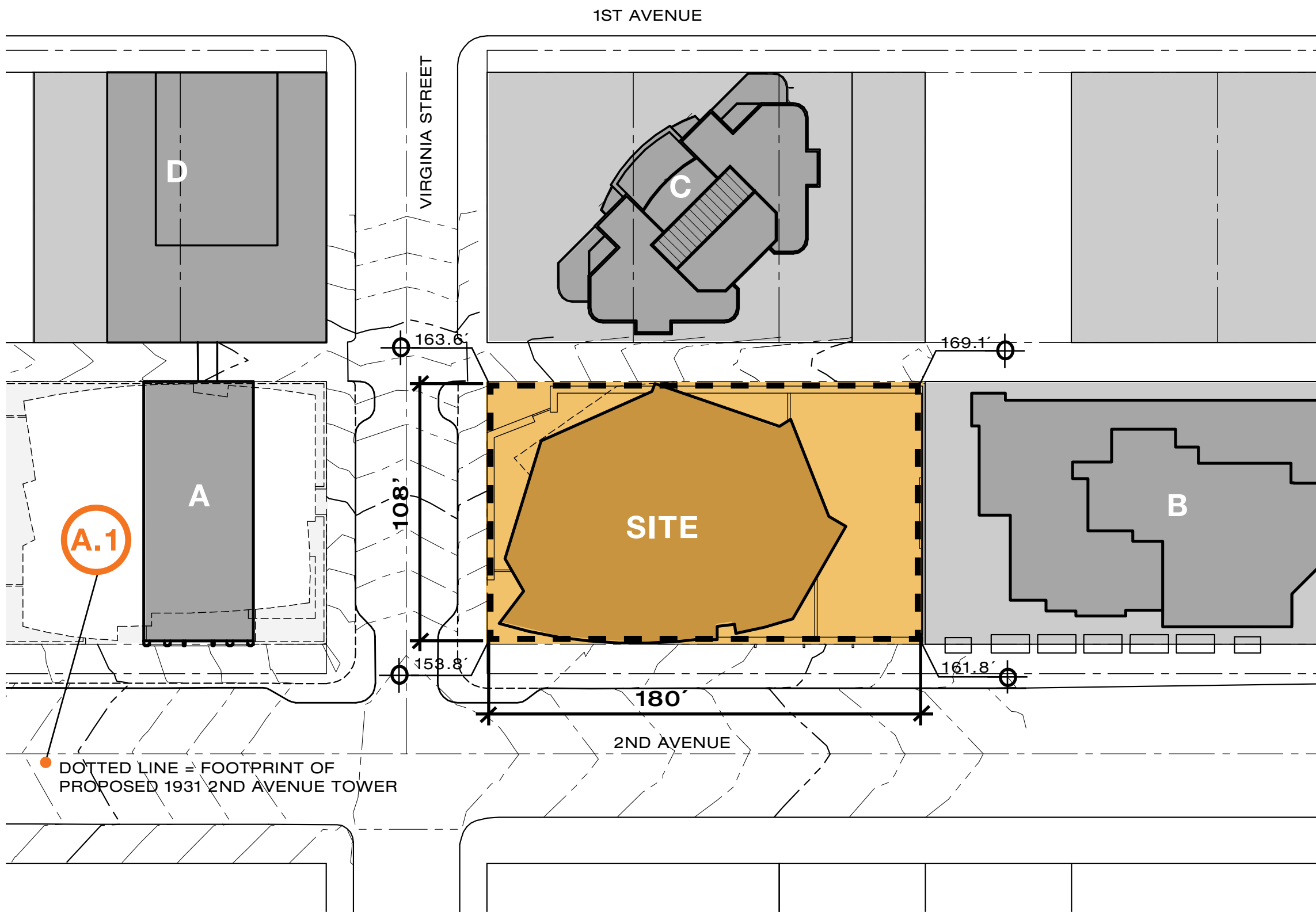
PROJECT SQUARE FOOTAGE:

Residential Area for Common Recreation Calculation	270,657
Total Area	538,394

COMMON RECREATION AREA REQUIRED: 13,533

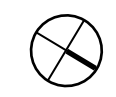
COMMON RECREATION AREA PROVIDED:

Exterior	6,579
Interior	4,614
Total	11,193



- EXISTING BUILDINGS
- SITE

- A** TERMINAL SALES ANNEX
(HISTORIC LANDMARK)
- A.1** PROPOSED TOWER
- B** CRISTALLA
- C** ONE PACIFIC TOWER
- D** TERMINAL SALES BUILDING
(HISTORIC LANDMARK)



SITE (180')



VIRGINIA STREET

WEST SIDE OF SECOND AVENUE

LENORA STREET



LENORA STREET

EAST SIDE OF SECOND AVENUE

VIRGINIA STREET

SITE (108')



1ST AVENUE

NORTH SIDE OF VIRGINIA STREET (WEST OF 2ND AVENUE)



2ND AVENUE



2ND AVENUE

NORTH SIDE OF VIRGINIA STREET
(EAST OF 2ND AVENUE)

ALLEY



A. SITE PLANNING

A-1 Respond to the physical environment. Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.

The Board noted that perhaps the pointed edge at the southeast corner could be further setback.

The Board noted that the while the shaping of the north tower has been revised, as seen from a distance, the beveled condition of the north tower will not be evident – only the edges will be apparent – thus making the bulk seem greater.

The Board strongly agreed that the design of the two buildings should steer away from concepts or designs that are similar to each other. The two towers will appear as a pair from and that alone is a sufficient commonality. The Board encouraged different building profiles that will read from a distance.

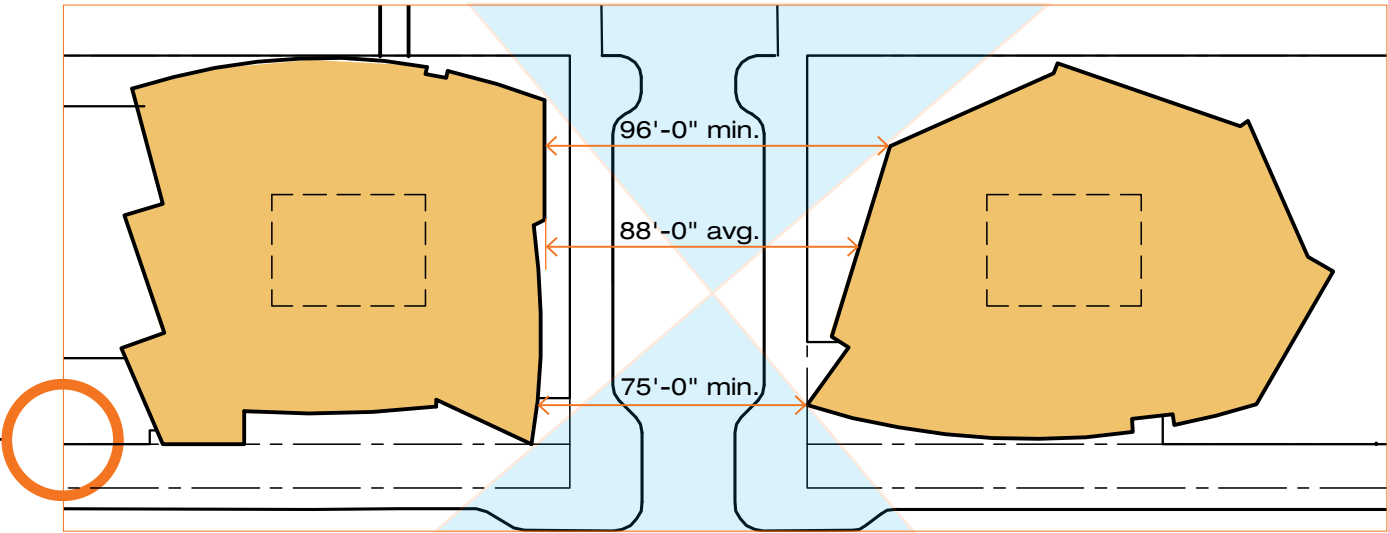


ILLUSTRATION FROM EDG #2

B. ARCHITECTURAL EXPRESSION

B-1 Respond to the neighborhood context. Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

The Board recommended shaving back the point at the southeast corner back by five feet to see whether this change results in a better relationship between the buildings and between the tower and the podium.

The Board also noted at the datum lines established by the Cristalla and 1218 Second Avenue should endeavor to be reflected in the design as a series of buildings. For both buildings, the Board would like to see more integration of the base design into the tower. The Board looks forward to reviewing three-dimensional images of the podium and tower designs and how they relate.

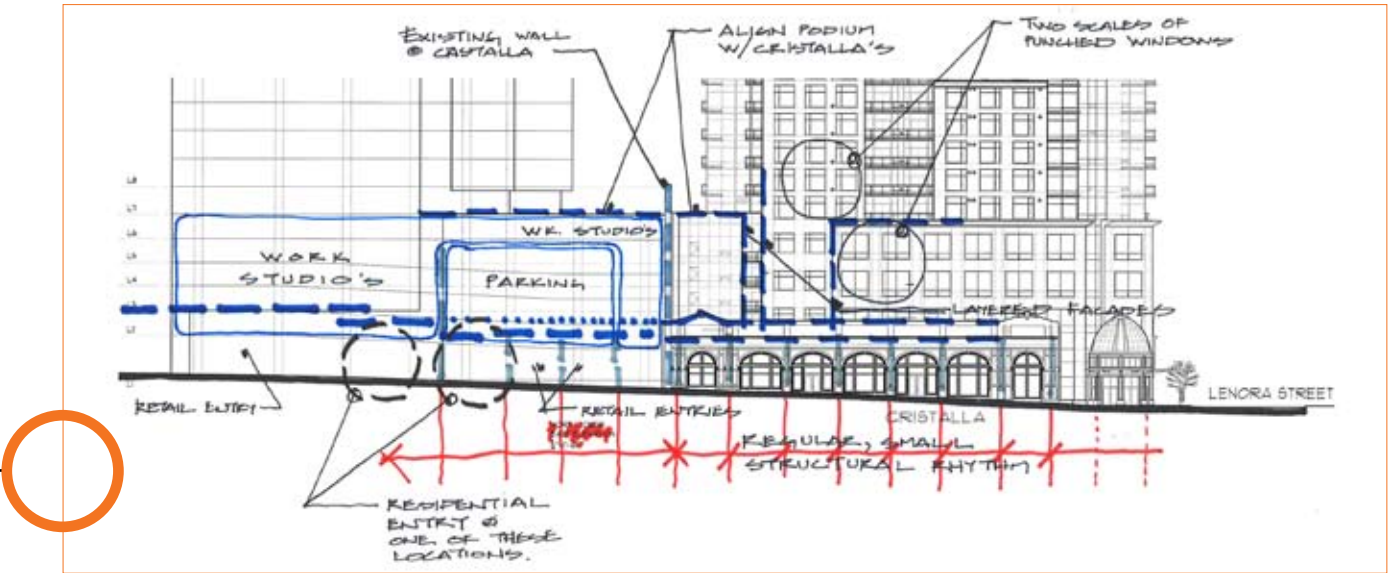


ILLUSTRATION FROM EDG #2

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

The Board agreed that the strong commercial appearance and uses at the ground level is critical. The Board looks forward to reviewing conceptual ideas of how the designs will weave together the tower and podium designs. The Board felt unclear as to the factors driving the different base designs. Generally, the Board agreed that the architectural expression of the various base designs were too busy. The podium should respond to the scale and datum lines of the neighboring buildings.



PERSPECTIVES FROM EDG #2

C. THE STREETScape

C-1 Promote pedestrian interaction. Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming, and open to the public.

The Board noted that this guideline will be a critical consideration for future reviews and that the details of the pedestrian level.

C-4 Reinforce Building Entries. To promote pedestrian comfort, safety and orientation, reinforce the building entrance.

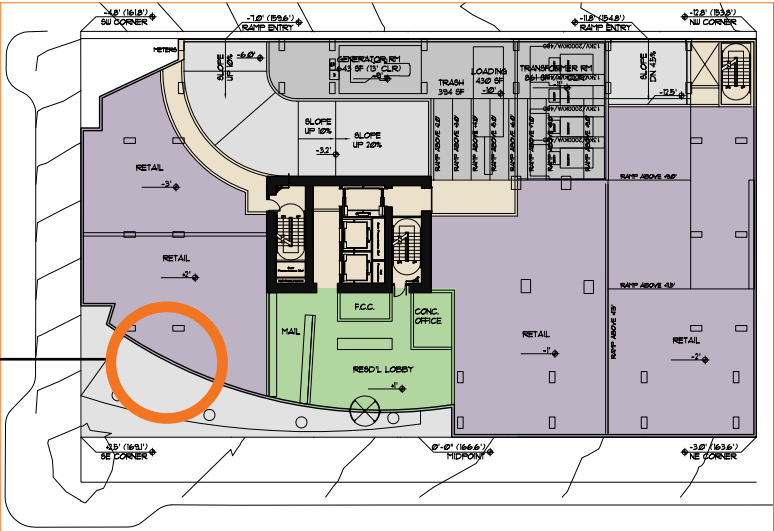
This priority guideline was added at the Second EDG meeting.

C-5 Encourage overhead weather protection. Encourage project applicants to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

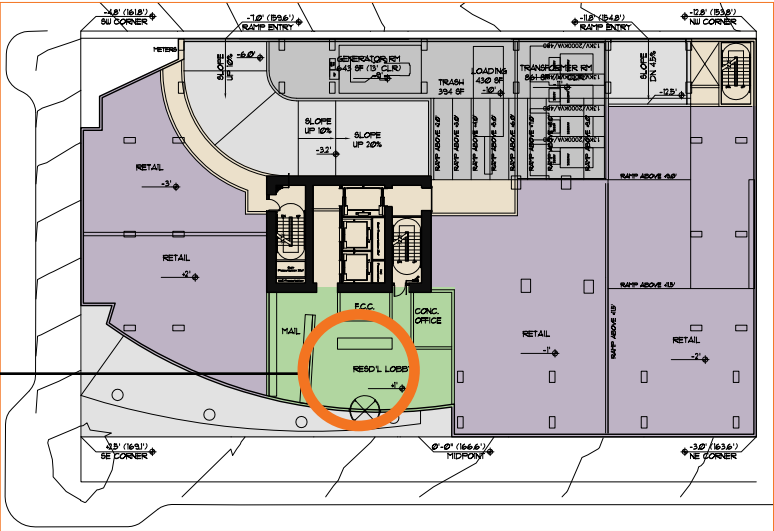
At the Second EDG, the Board noted a preference for stepped canopies to help reinforce the entries and uses.

C-6 Develop the alley facade. To increase pedestrian safety, comfort and interest, develop portions of the alley facade in response to the unique conditions of the site or project.

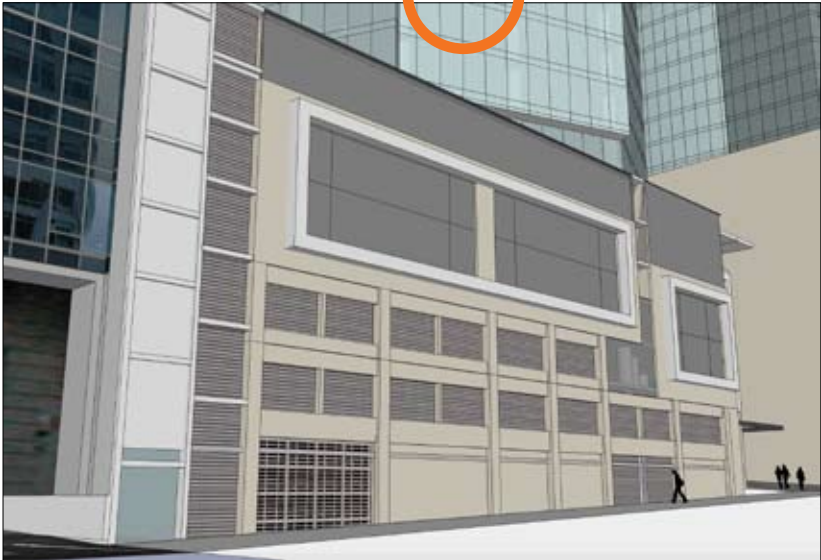
At the Second EDG meeting, the Board agreed that the design of the alley façade is critical both from a safety standpoint, but also because several residential floors of OPT will face the proposed podium. The lighting and nighttime illumination plan for the alley is important. The Board reiterated support for having active uses and views of the alley from the proposed buildings, as well as developing the alley corners with curb bulbs, creating mini plaza spaces that are landscaped and extend into the alleyways.



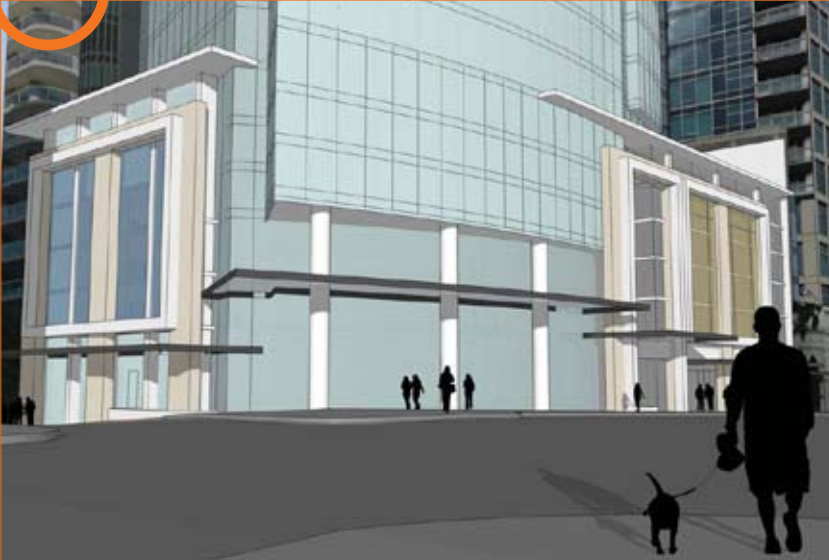
PLAN FROM EDG #2



PLAN FROM EDG #2



PERSPECTIVES FROM EDG #2



D. PUBLIC AMENITIES

D-2 Enhance the Building with Landscaping. Enhance the building and site with substantial landscaping, which includes special pavements, trellis, screen walls, planters and site furniture, as well as living plant material.

At the Second EDG meeting, the Board encouraged the applicant to explore extending the landscaping and right-of-way improvements across Second Avenue.

D-6 Design for personal safety and security. Design the site to enhance the real and perceived feeling of personal safety and security in the immediate area.

This priority guideline was added at the Second EDG meeting.

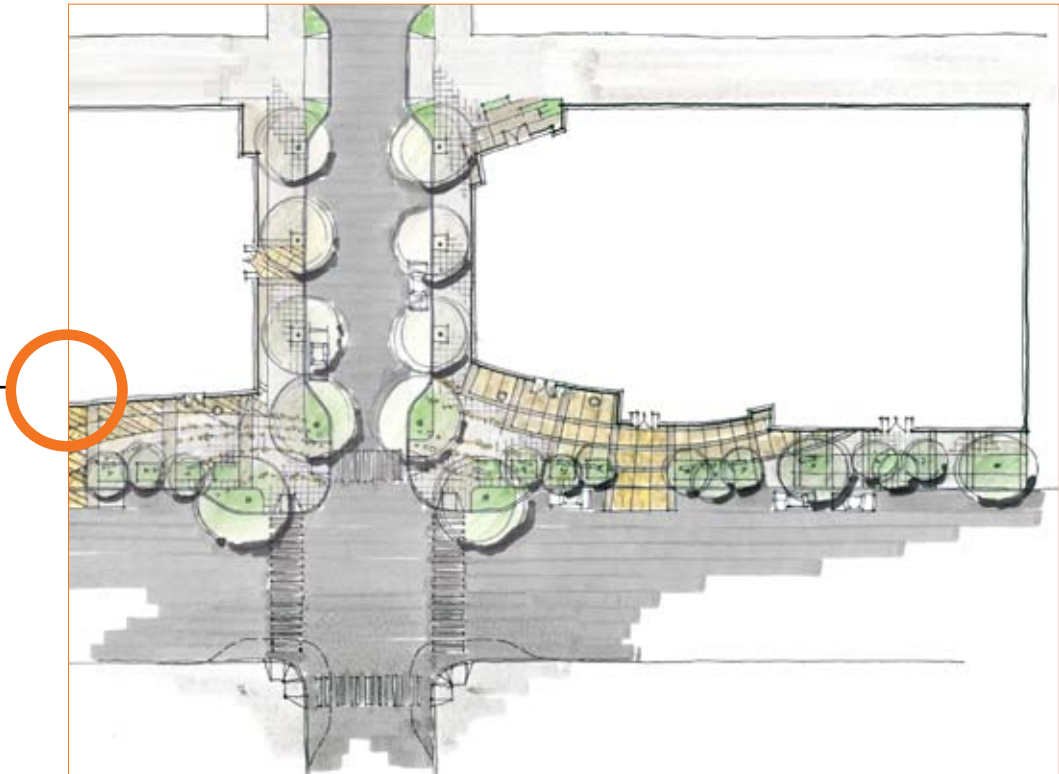
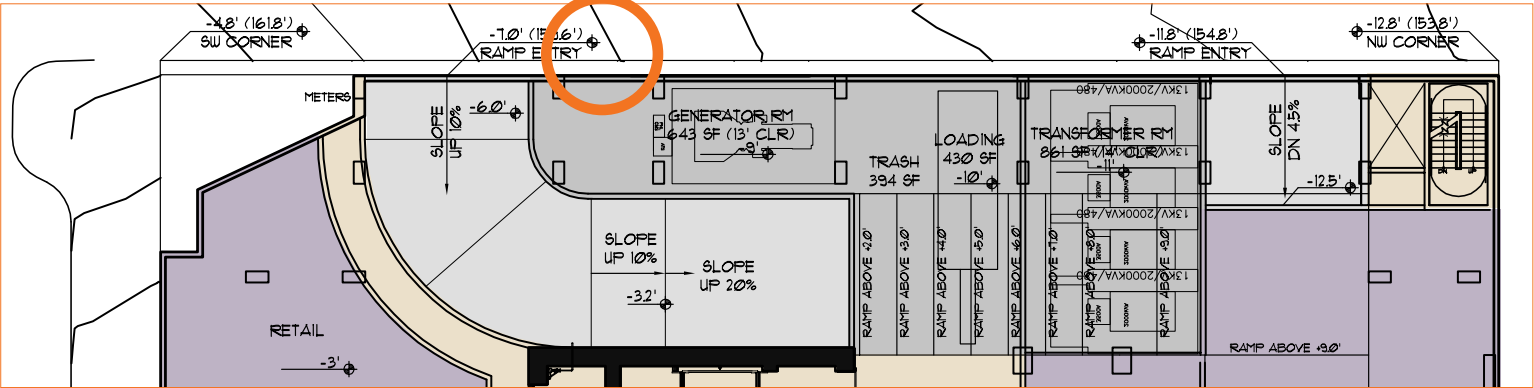


ILLUSTRATION FROM EDG #1

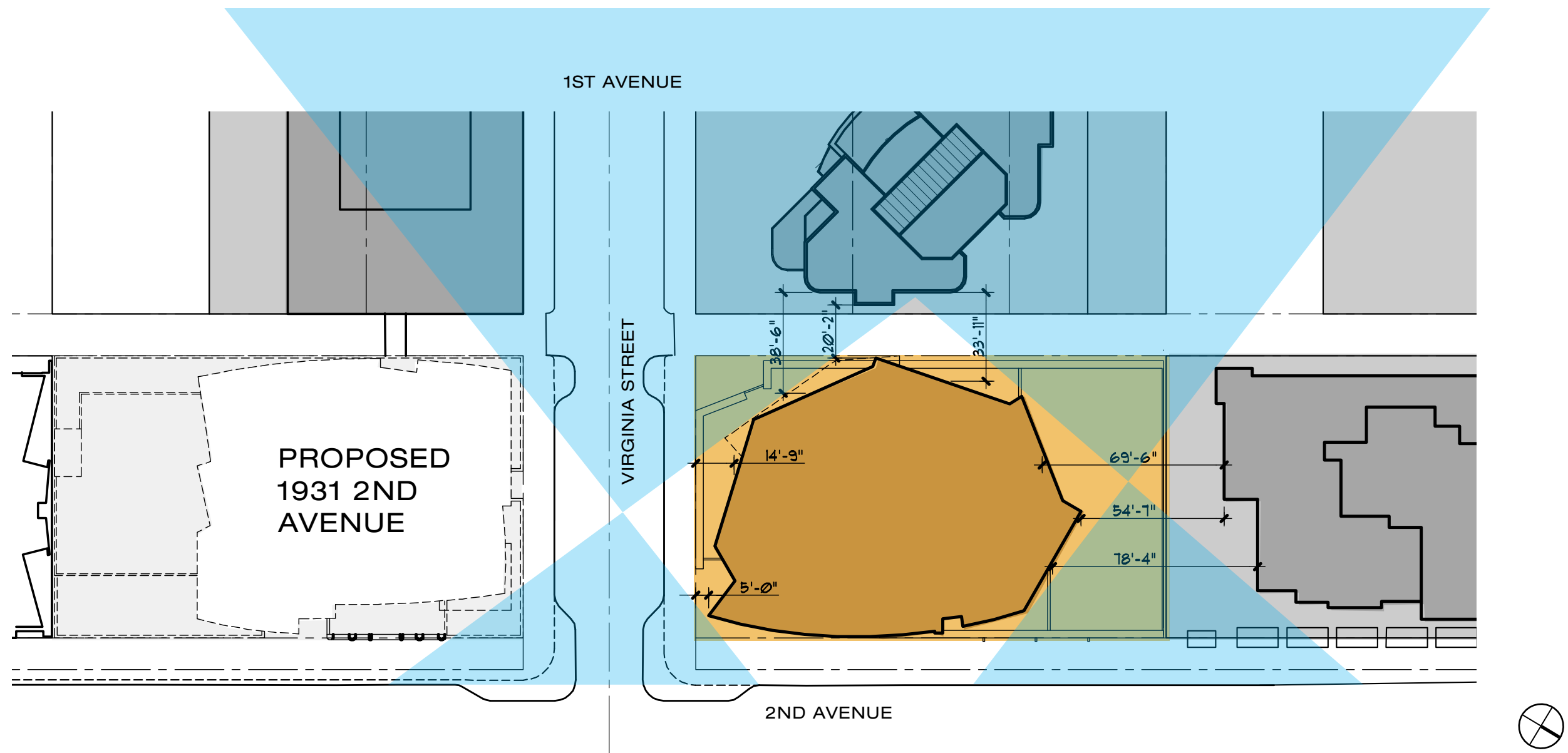
E. VEHICULAR ACCESS & PARKING

E-3 Minimize the Presence of Service Areas. Locate service areas for trash dumpsters, loading docks, mechanical equipment and the like away from the street where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

The Board agreed that the proposed buildings should either accommodate the existing dumpsters within the buildings or set back the building face more than the two feet that is required along the alley by Code.



PLAN FROM EDG #2



1931 2ND AVENUE

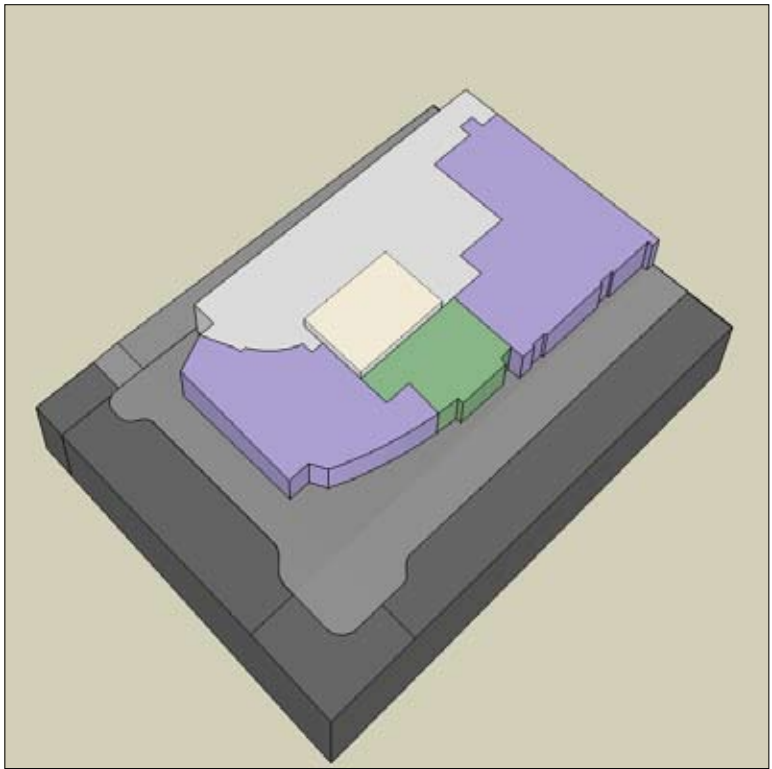
- Landmarks Board determined that the Terminal Sales Annex is a Landmark structure
- The project team has presented twice to the Architectural Review Committee (ARC), and will present once more prior to the south tower DRB recommendation meeting.
- The massing has evolved due to recommendations by the ARC on how best to preserve the character of the landmark structure.
- The project team has tried to balance the direction of the EDG #1 and 2 with that of the ARC, resulting in positive changes.
- The project is evolving with it's own character, thus reducing the "twin" effect of the early massing studies.

2015 2ND AVENUE

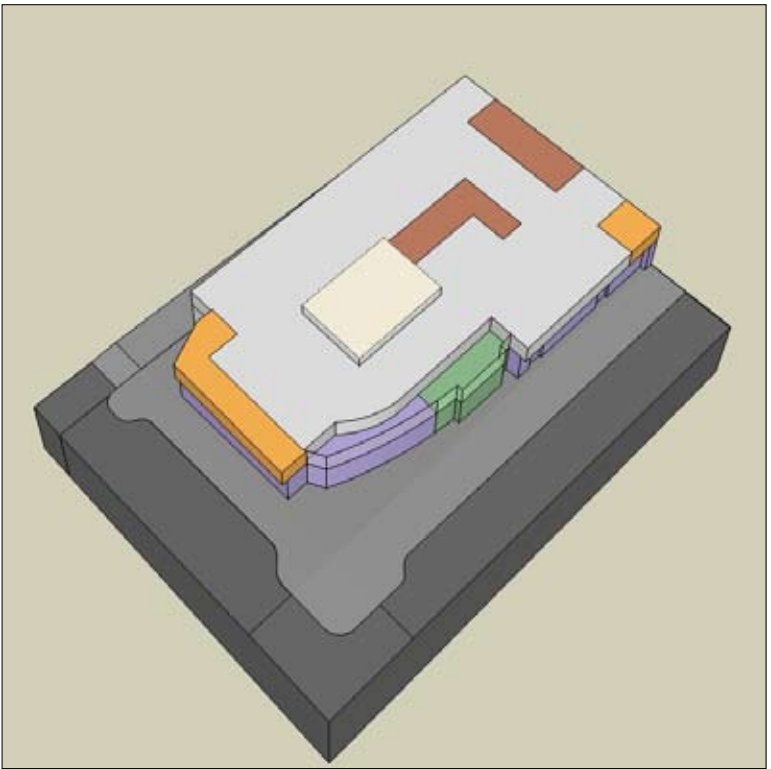
- The massing has evolved but not diverged from the concept presented in EDG #2.
- At EDG #2, it was suggested that the most southern projection (the southeast corner of the tower) should be pushed north by at least 5'. This was accommodated.
- The upper level projection has been faceted and separated as a unique facade element to achieve views and better articulate the architectural gesture. It remains above the OPT and Cristalla towers, thus not impacting either project.
- The project is evolving with it's own character, thus reducing the "twin" effect of the early massing studies.



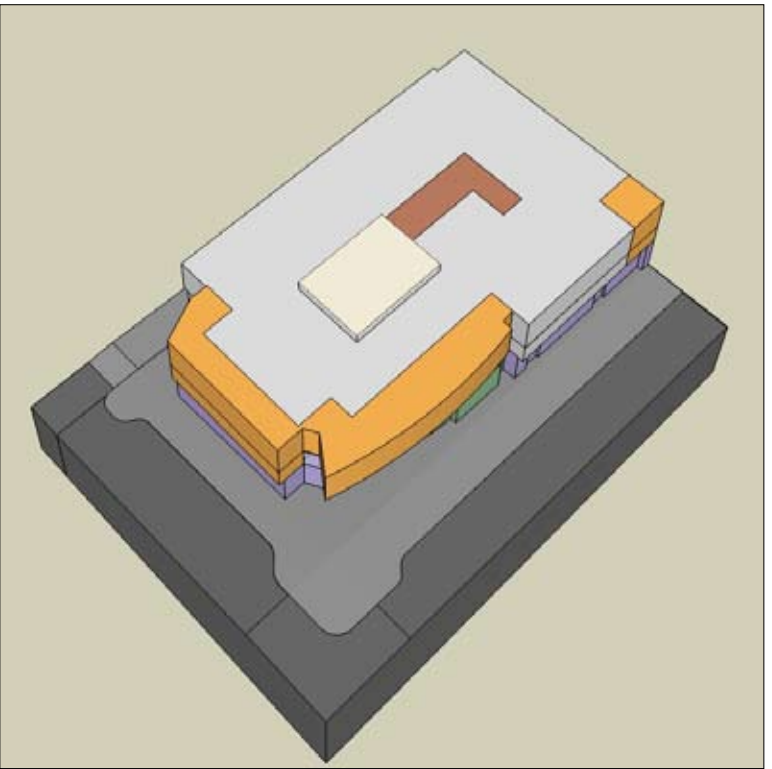
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- WORK STUDIO
- RETAIL
- RES. LOBBY / AMENITY
- STORAGE
- PARKING
- MECHANICAL
- CORE



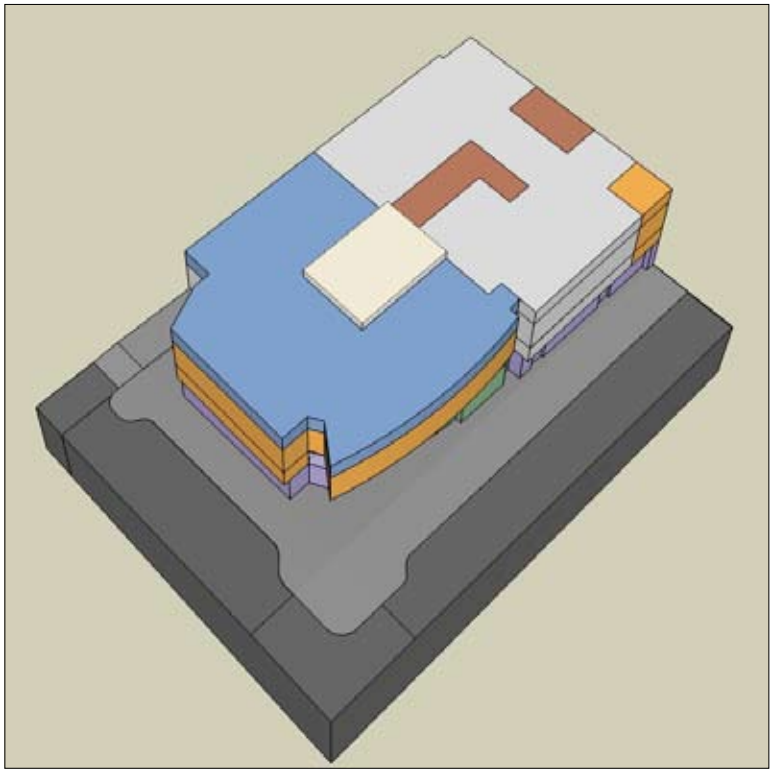
LEVEL 1



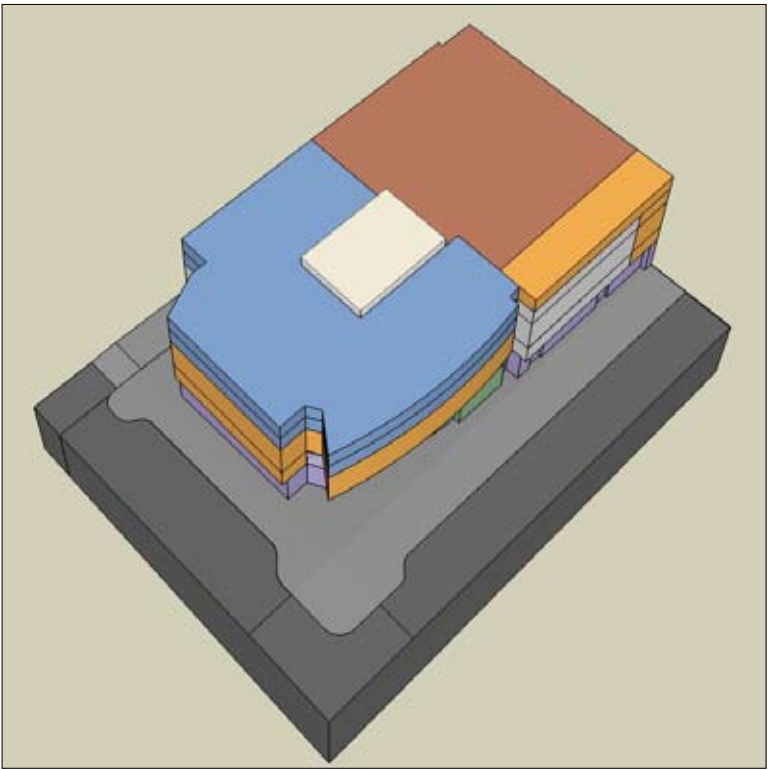
LEVEL 2



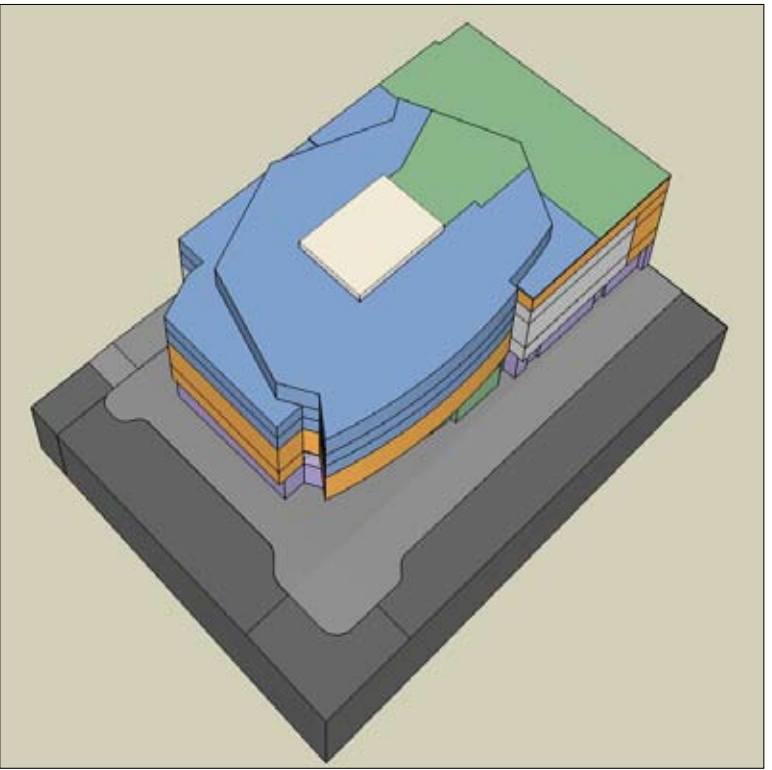
LEVEL 3-4



LEVEL 5

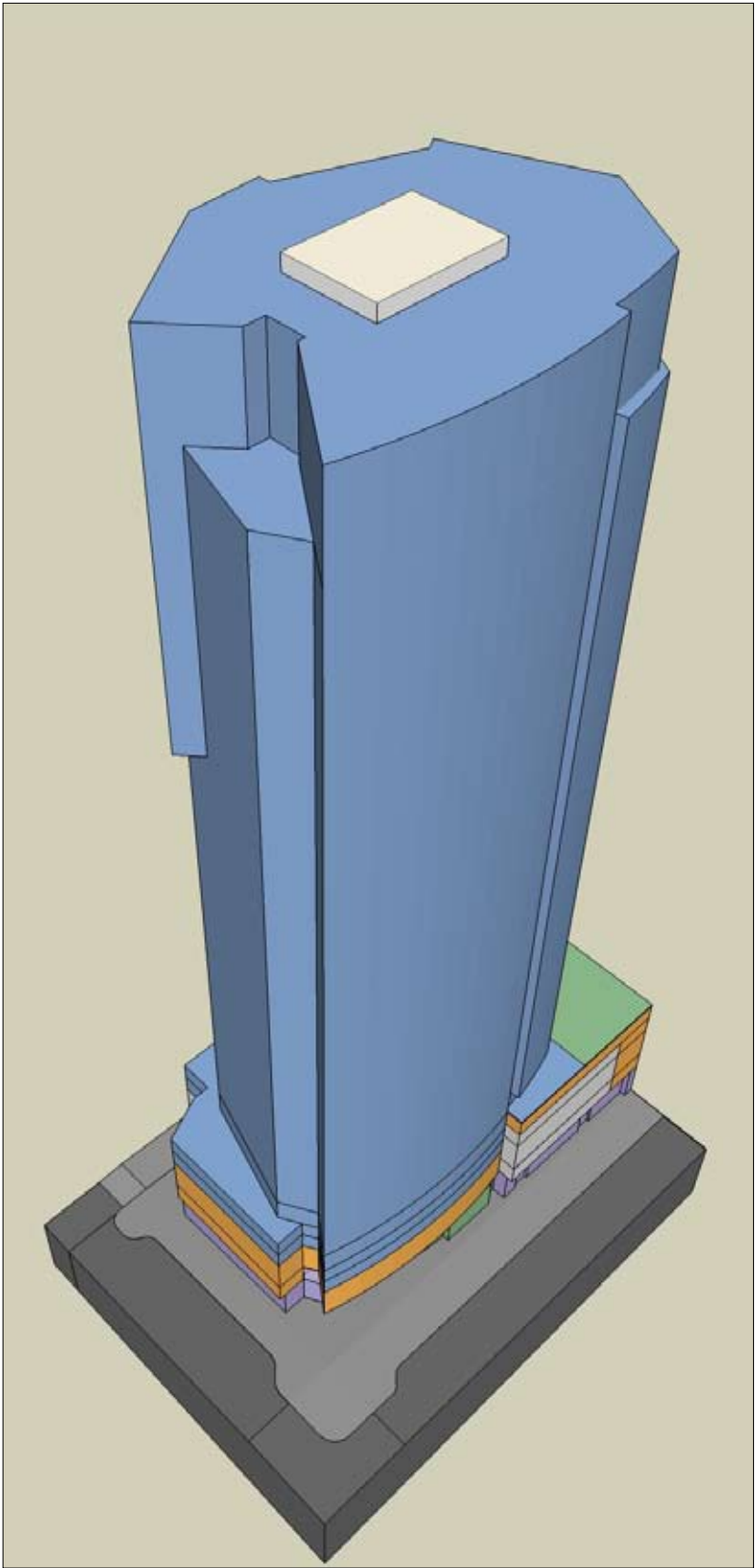


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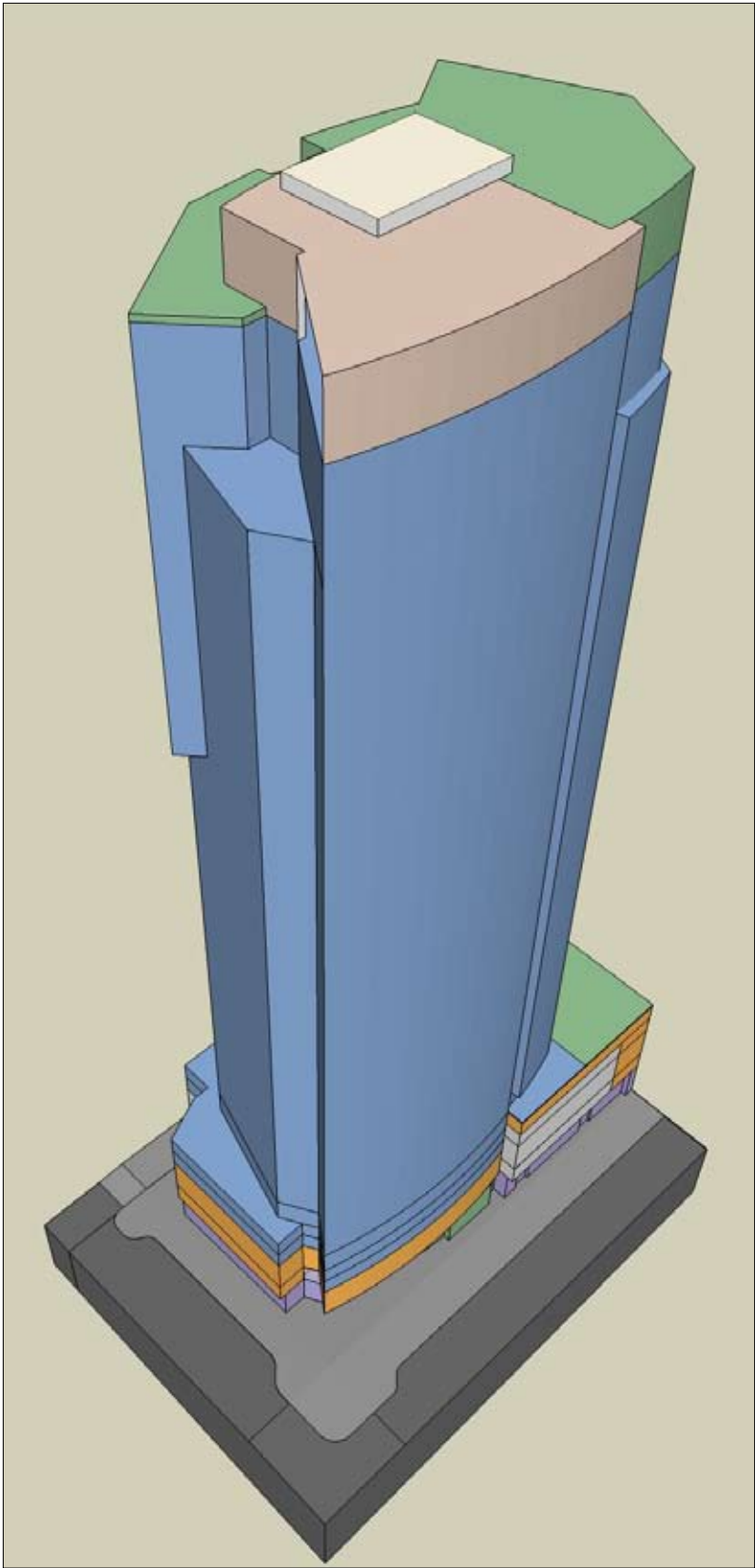


LEVEL 7

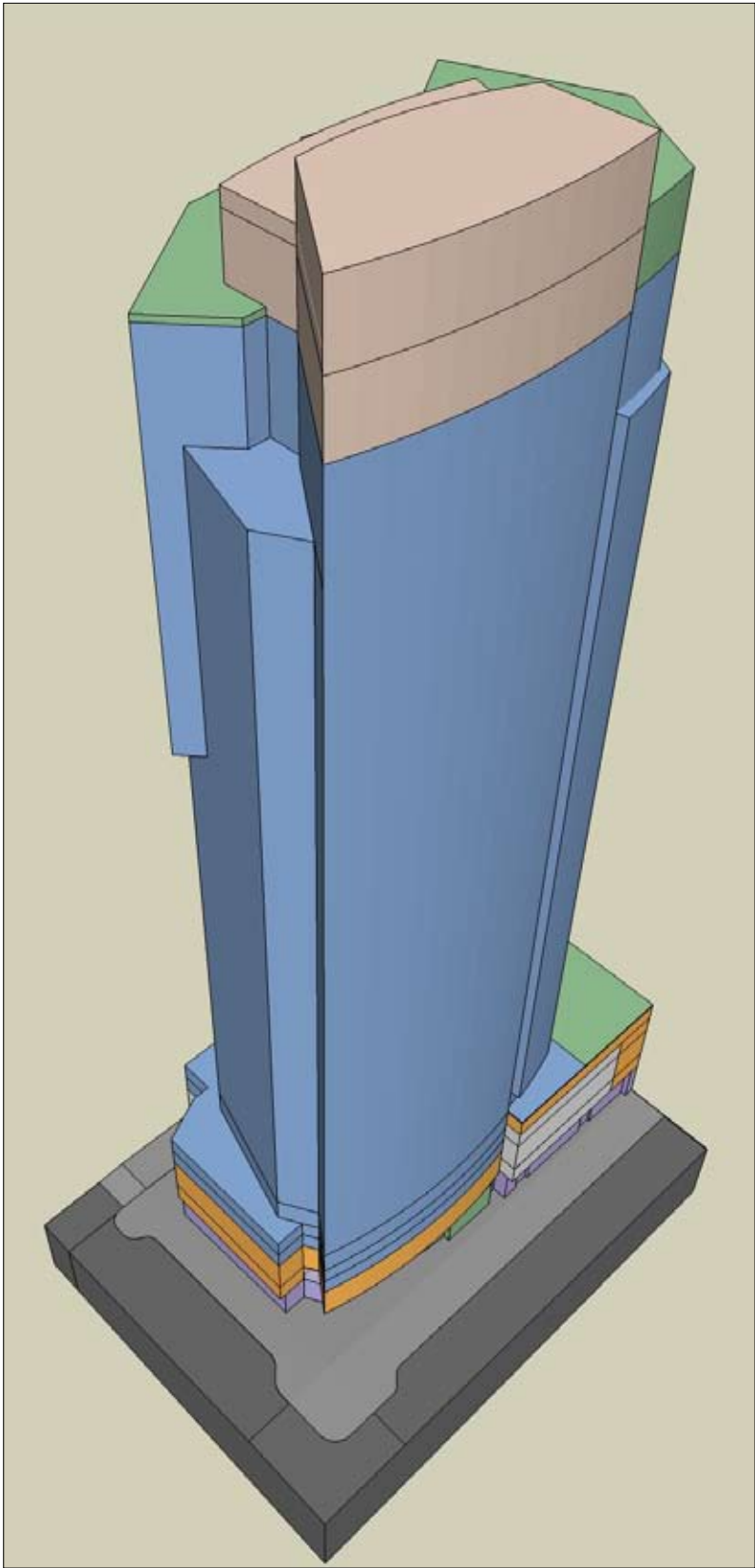
- RESIDENTIAL
- WORK STUDIO
- RETAIL
- RES. LOBBY / AMENITY
- STORAGE
- PARKING
- MECHANICAL
- CORE



LEVEL 8-39

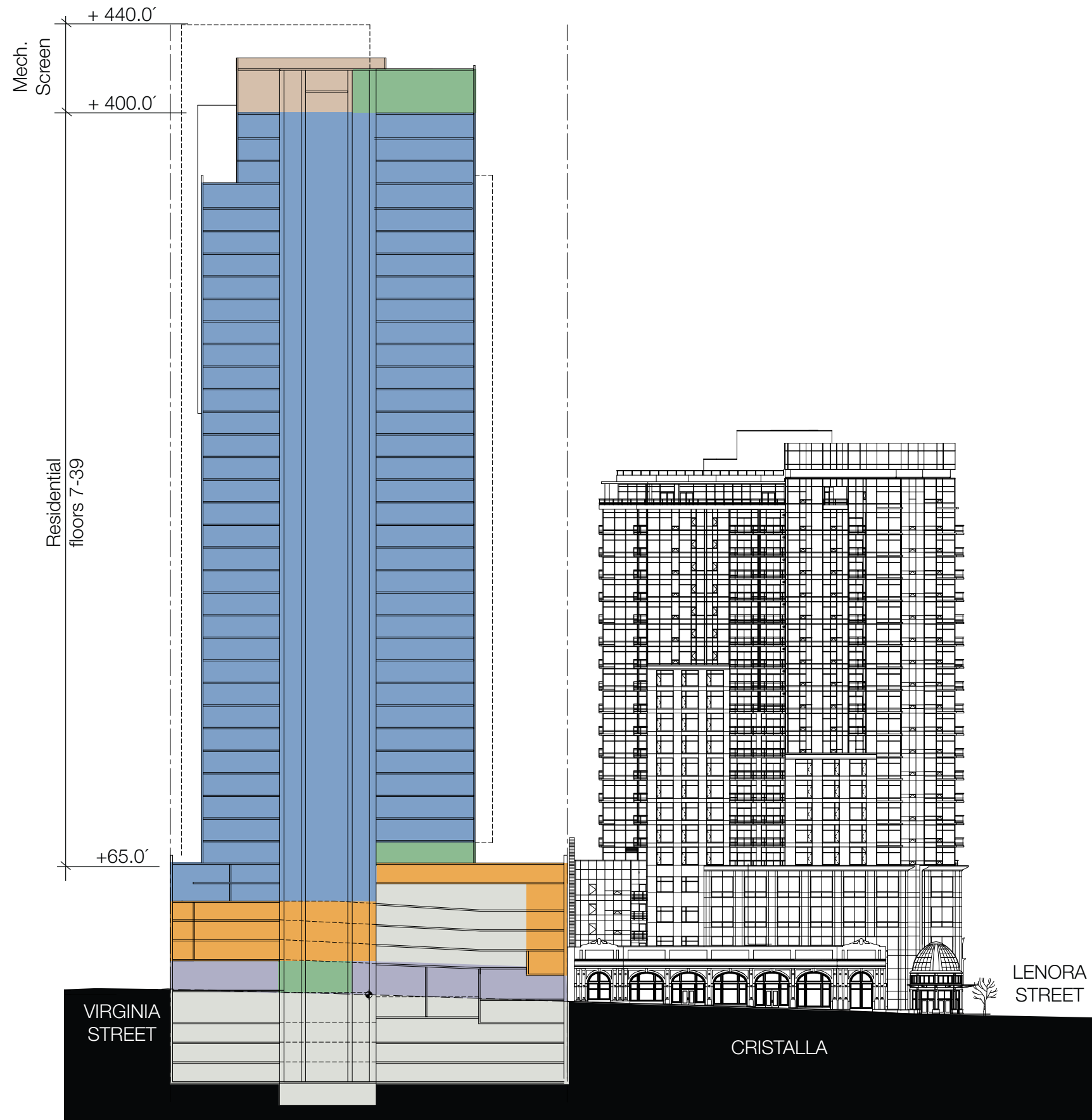


ROOF 1

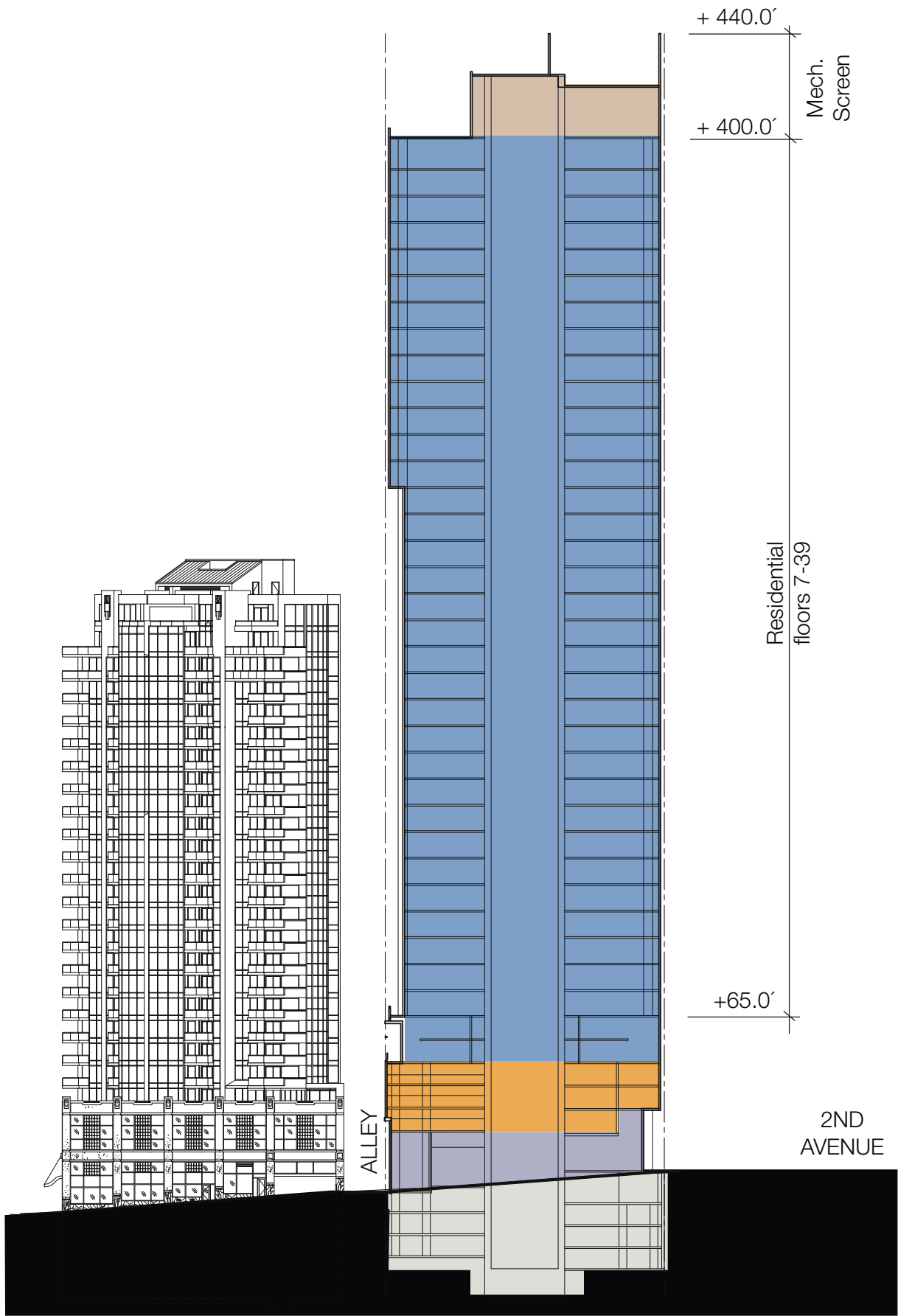


ROOF 2-3

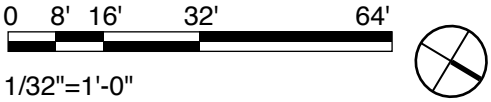
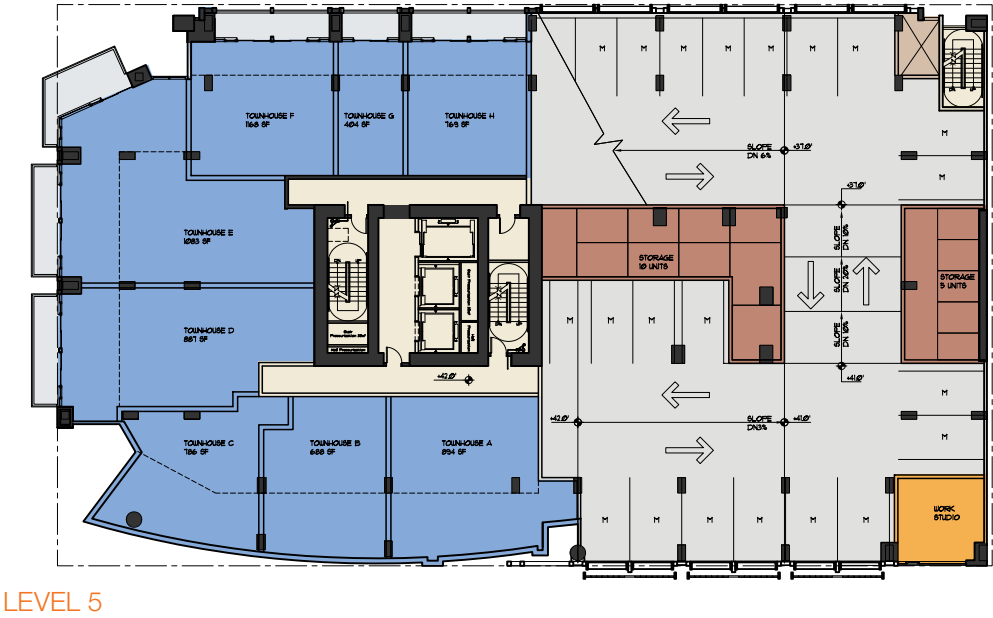
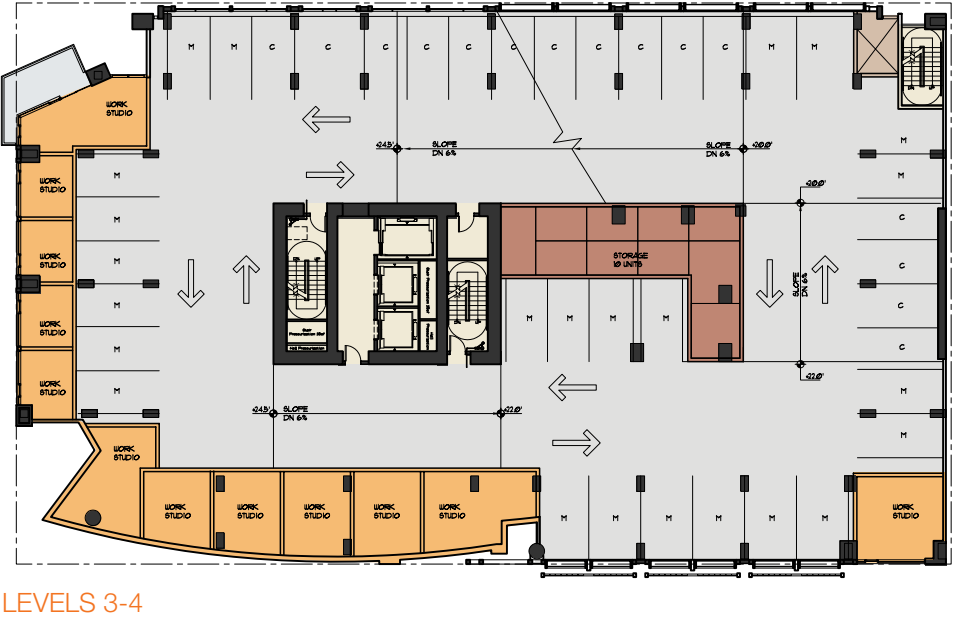
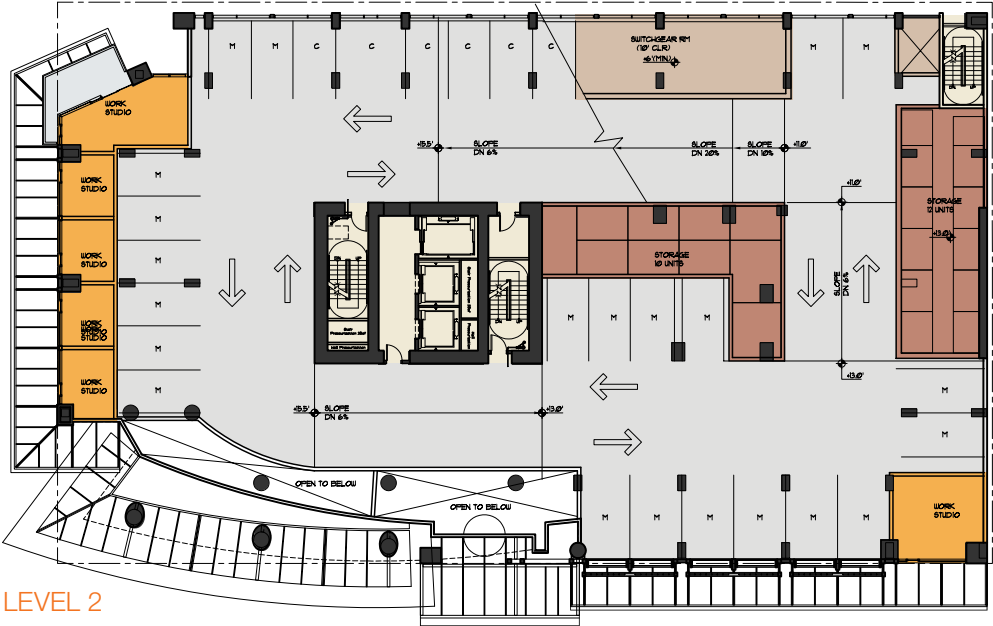
- RESIDENTIAL
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- RETAIL
- RES. LOBBY / AMENITY
- STORAGE
- PARKING
- MECHANICAL / BUILDING SERVICES
- CORE



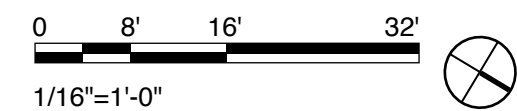
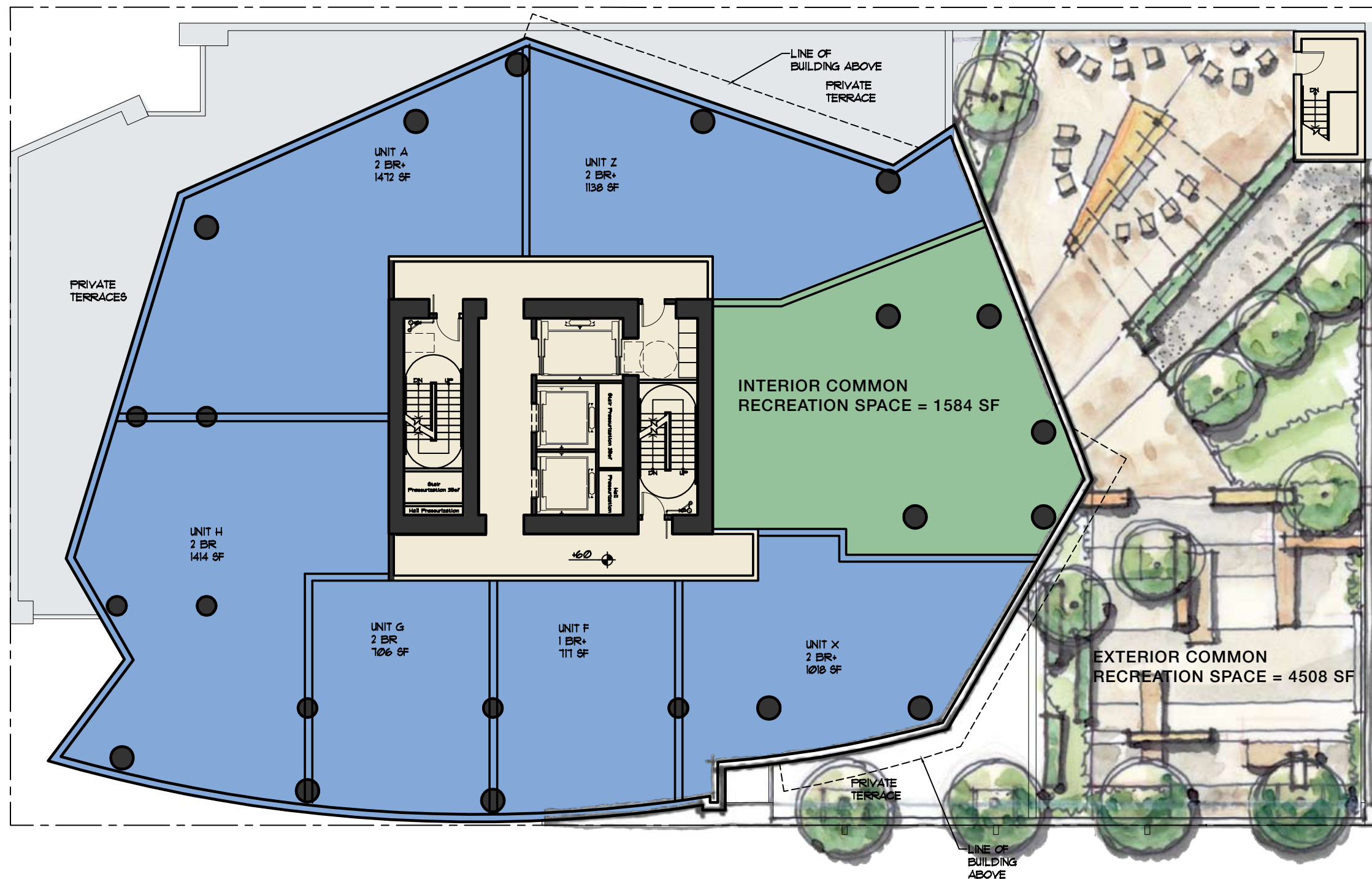
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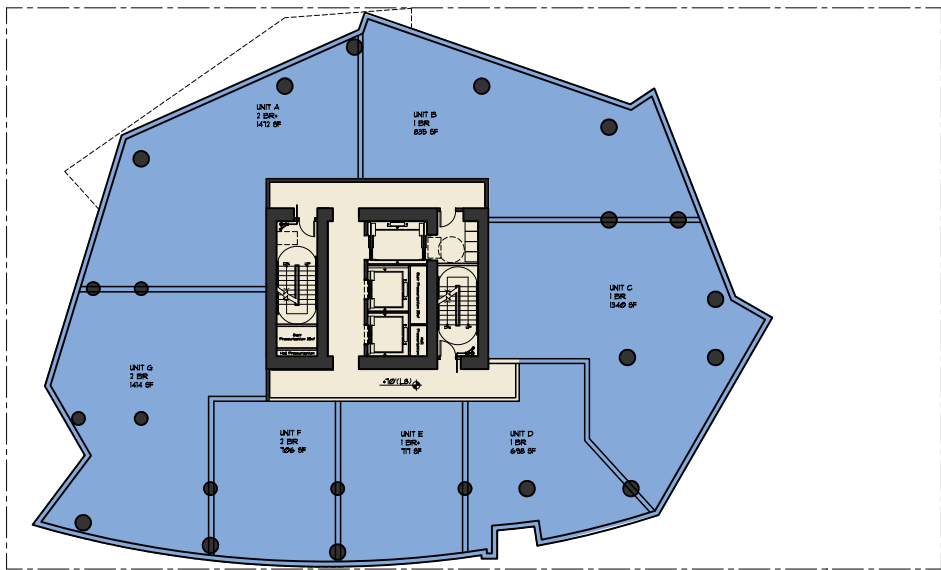
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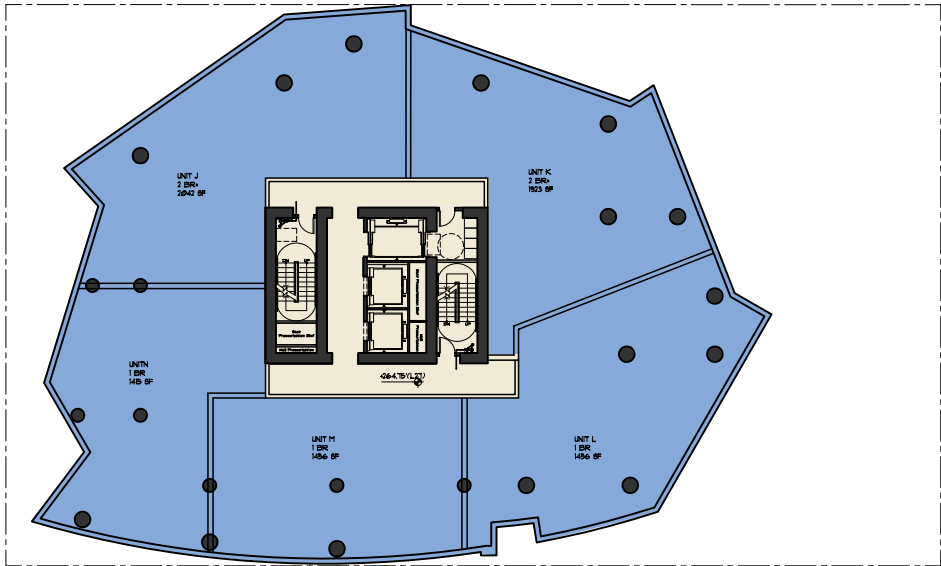
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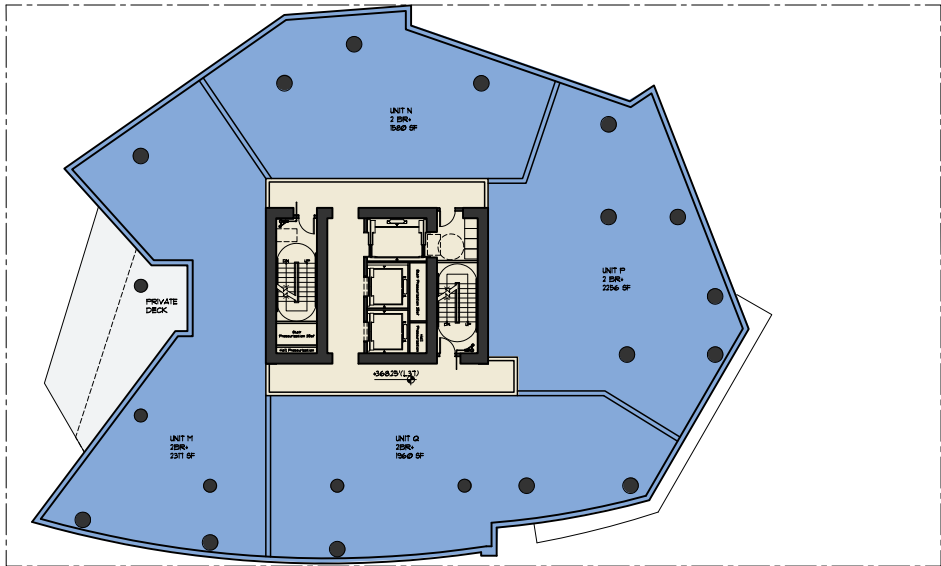
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|  | RES. LOBBY / AMENITY |  | CORE |



LEVELS 8-26



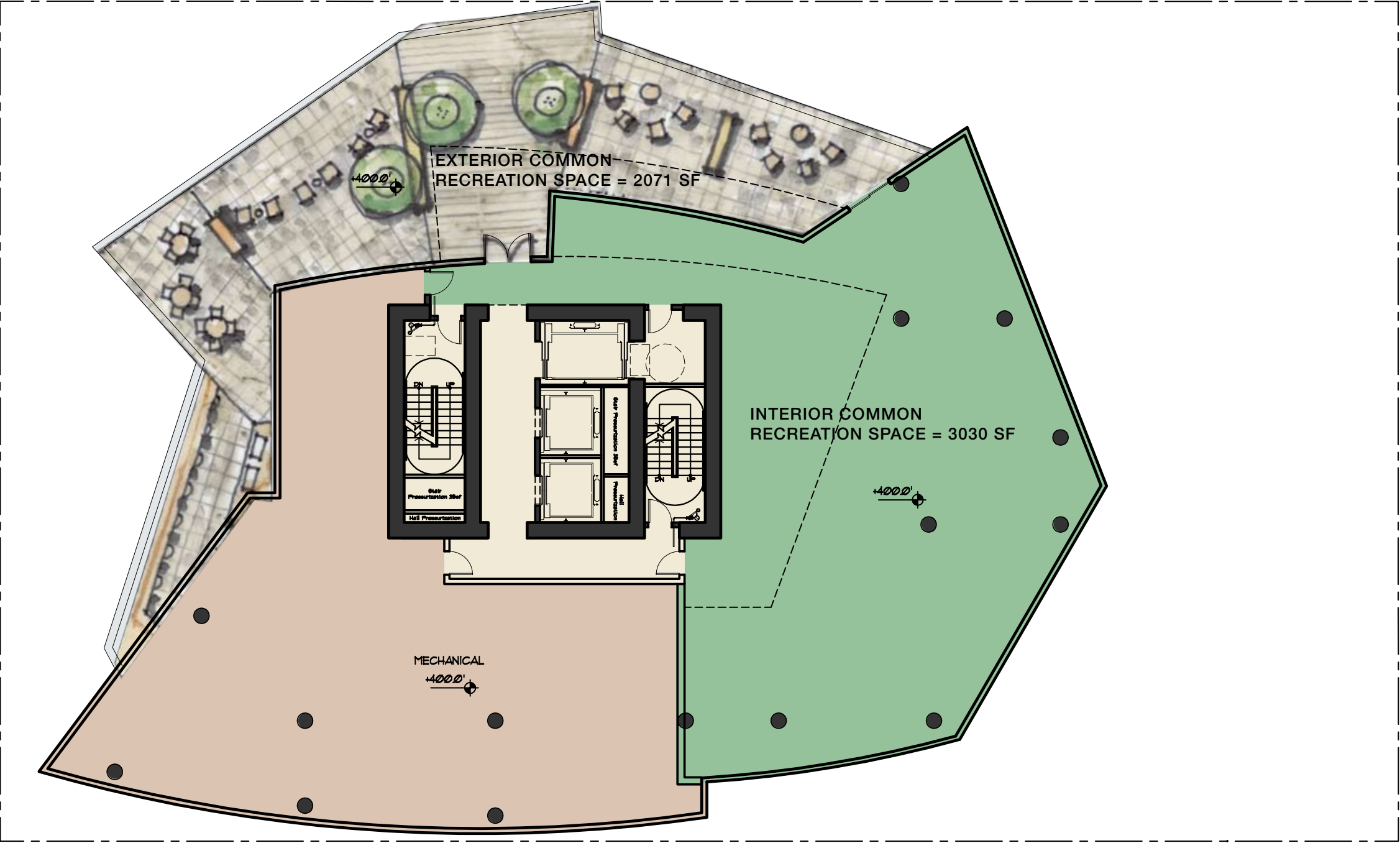
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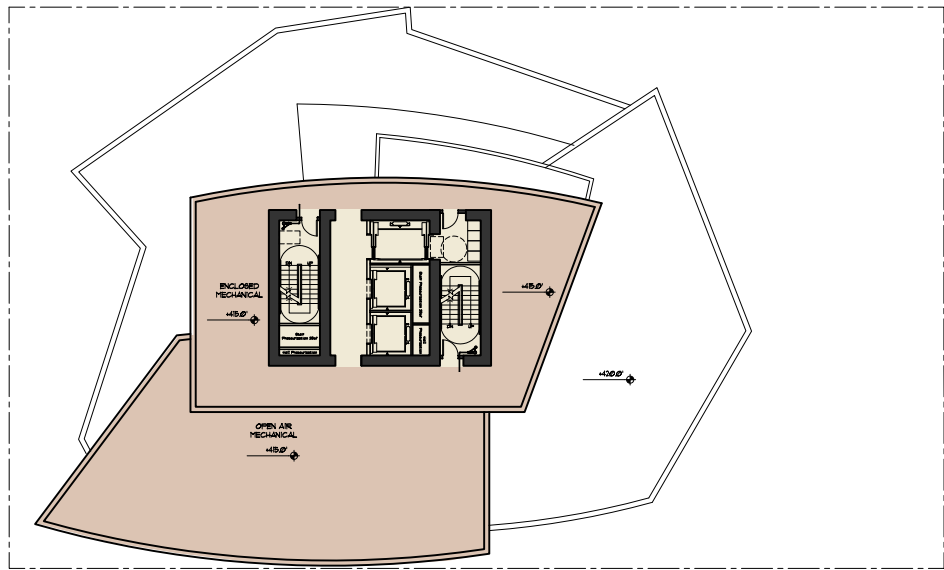
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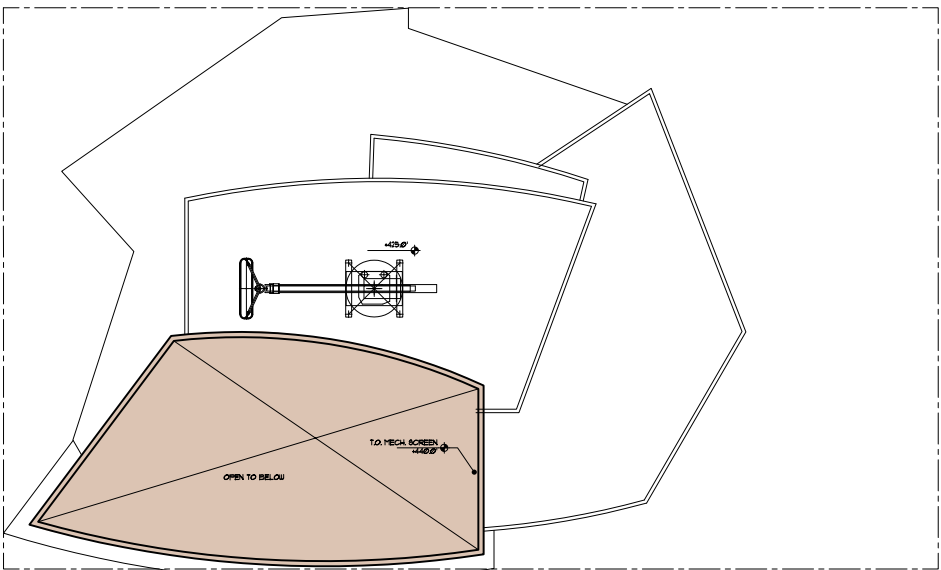
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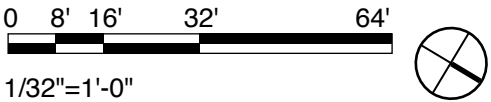
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|  | RES. LOBBY / AMENITY |  | CORE |

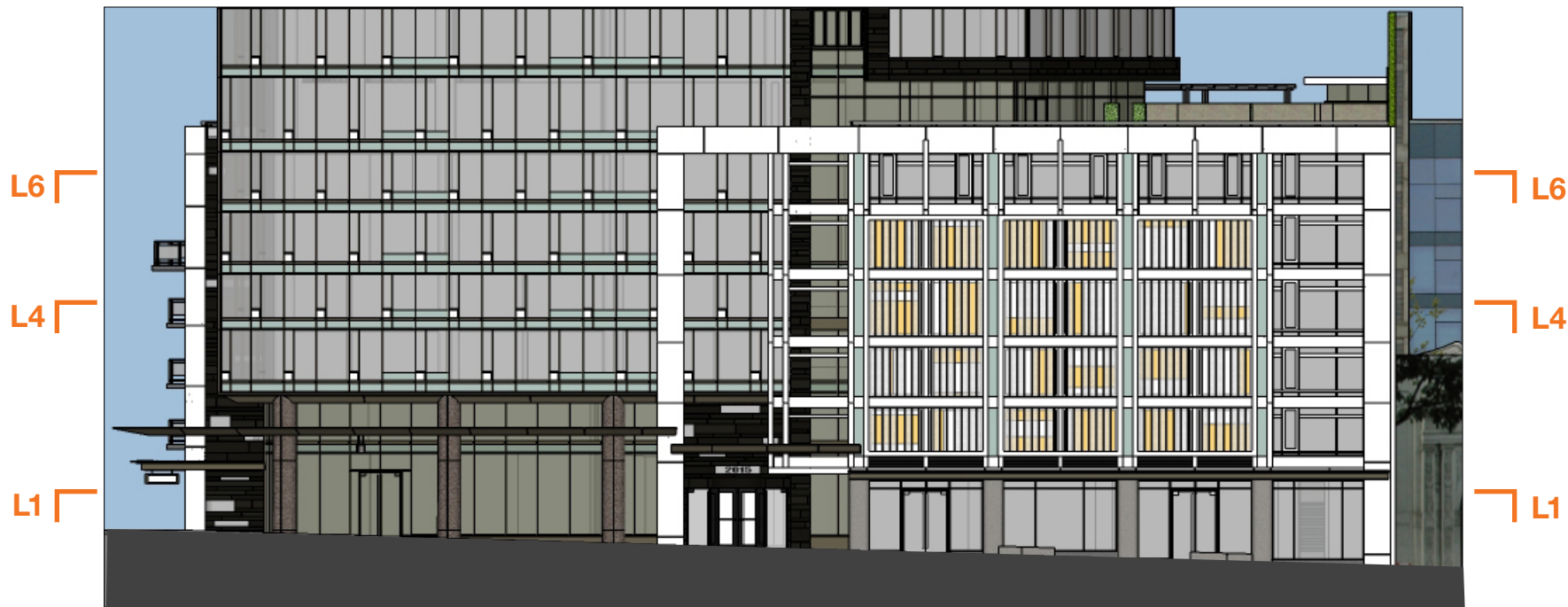


ROOF PLAN LEVEL 2

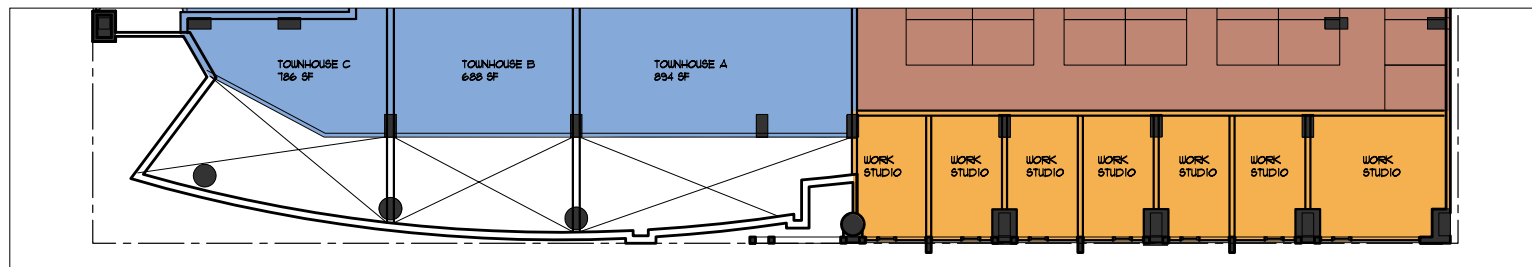


ROOF PLAN LEVEL 3

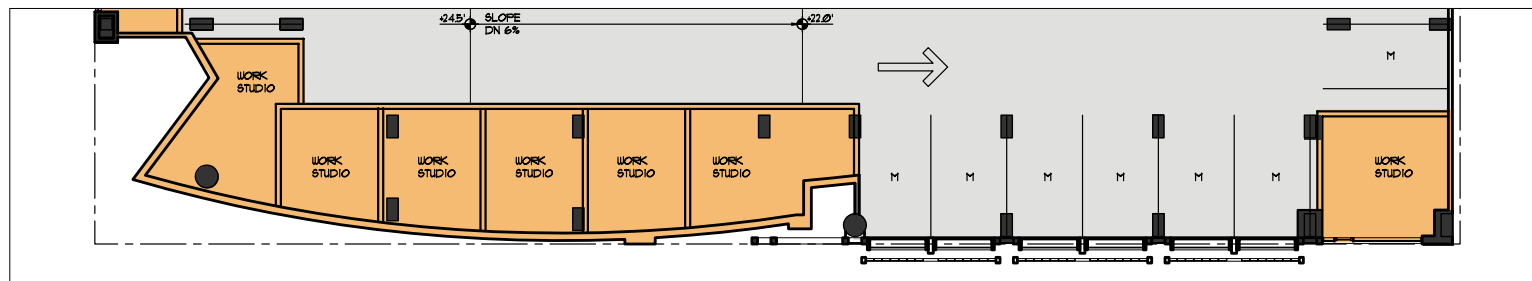




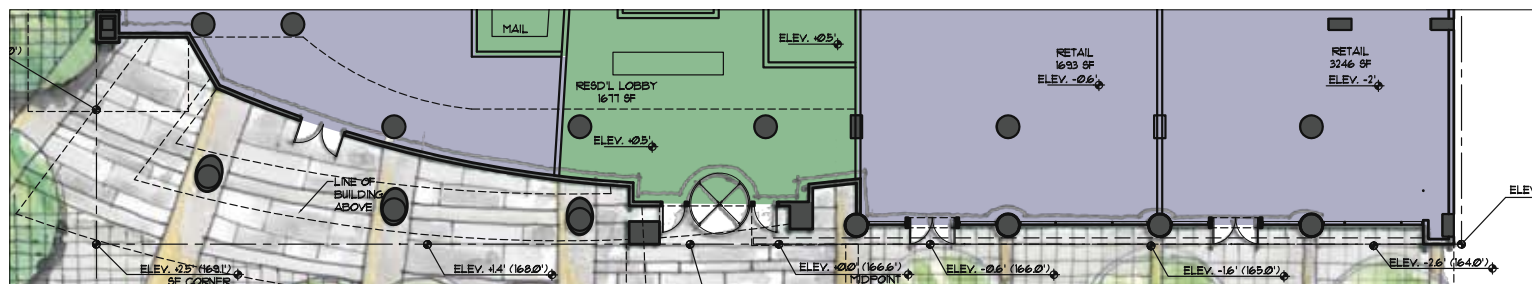
PARTIAL BUILDING ELEVATION ON 2ND AVENUE



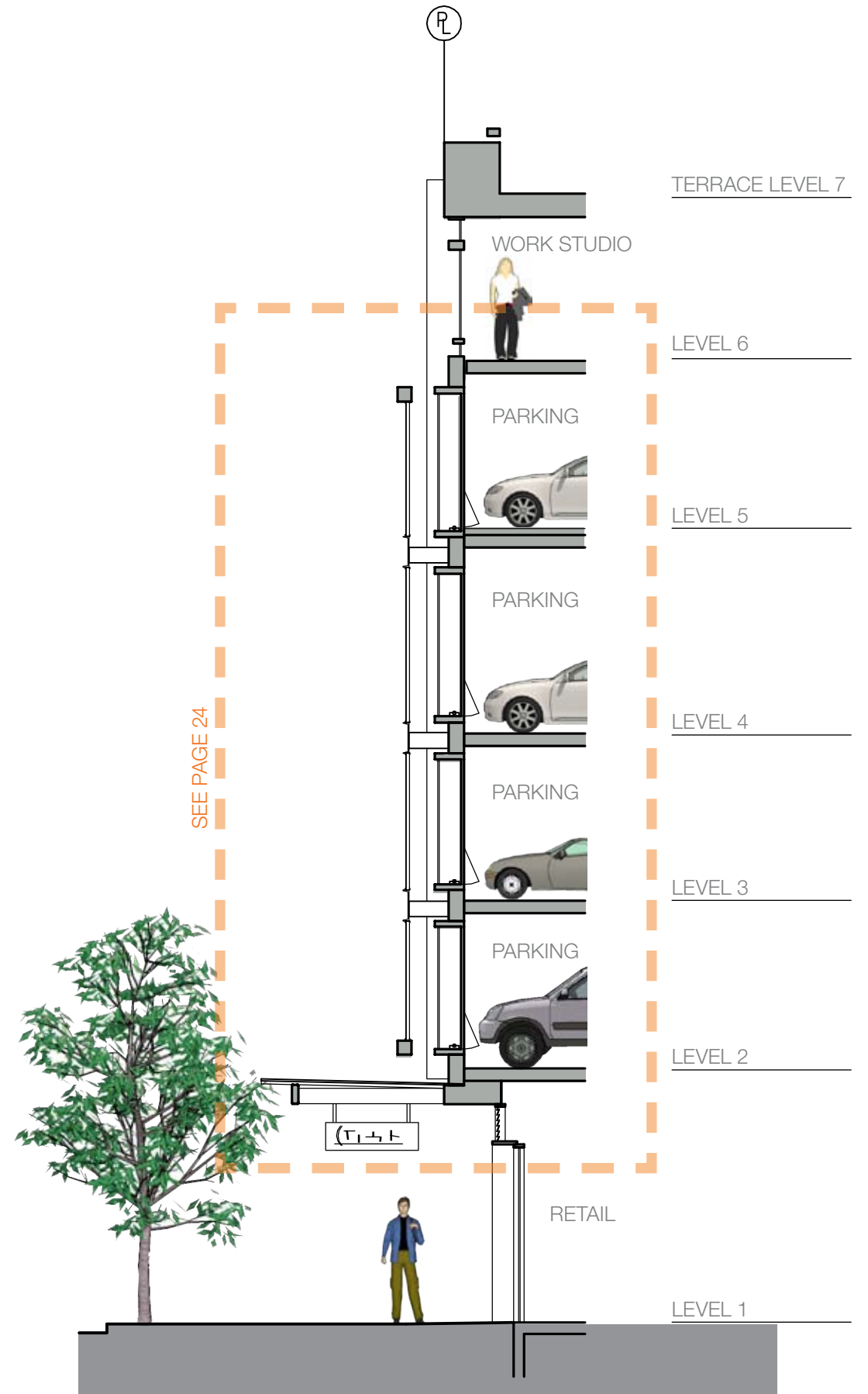
L6 PLAN DETAIL



L3-4 PLAN DETAIL

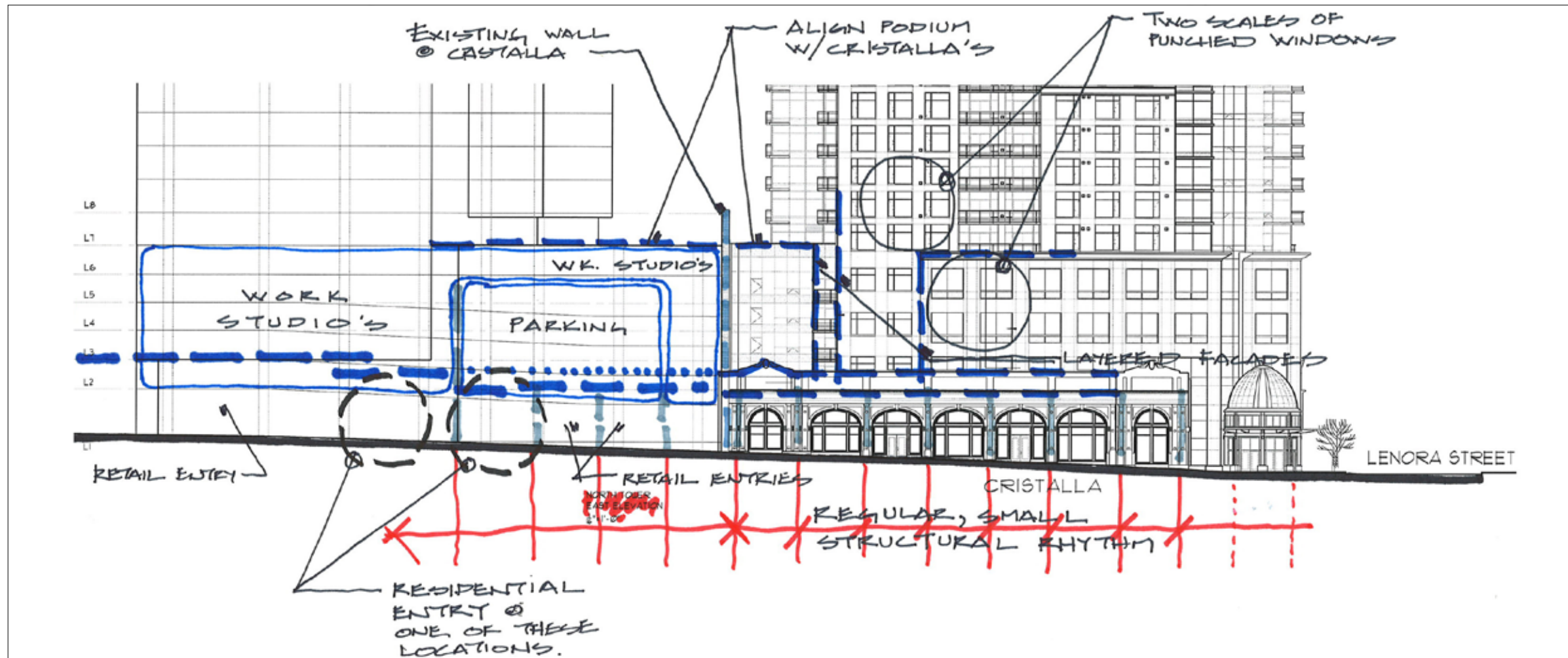


L1 PLAN DETAIL



PARTIAL WALL SECTION AT 2ND AVENUE



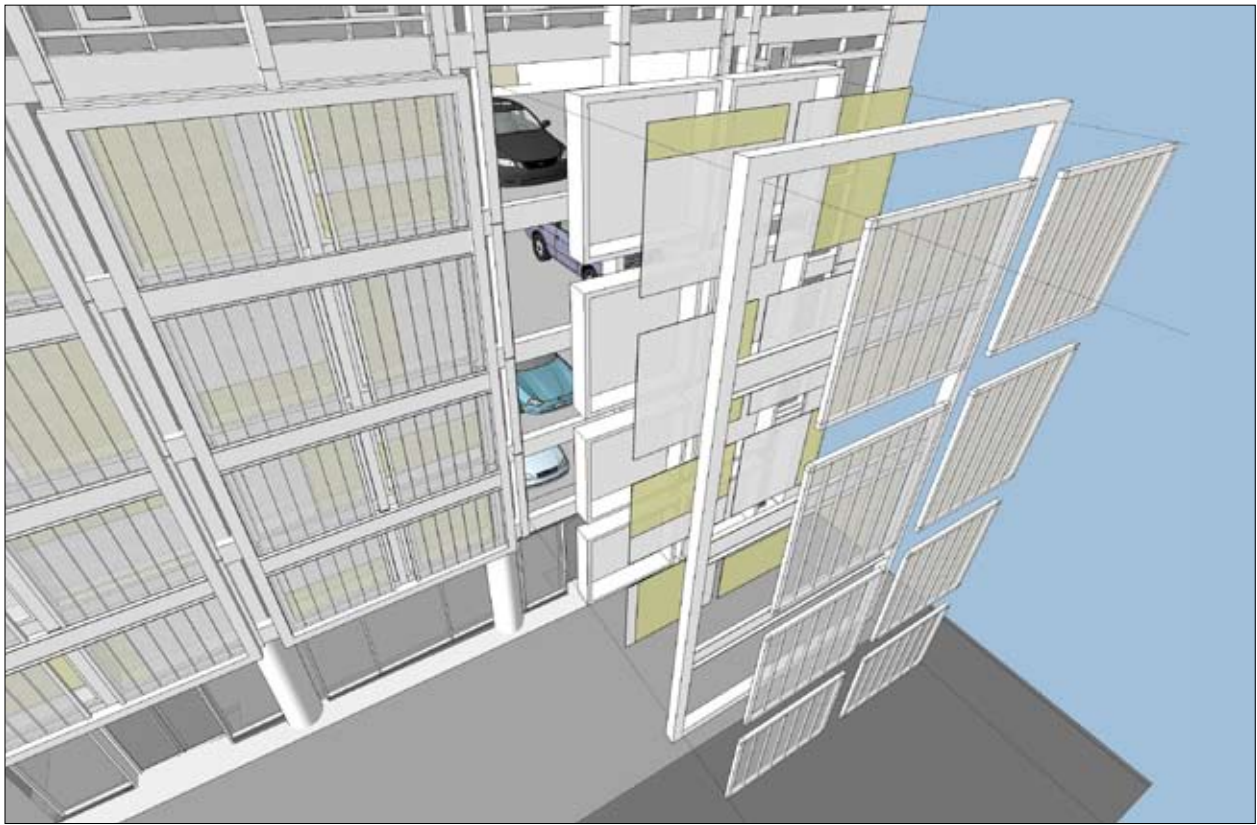


PERSPECTIVE 2ND AVENUE FACADE

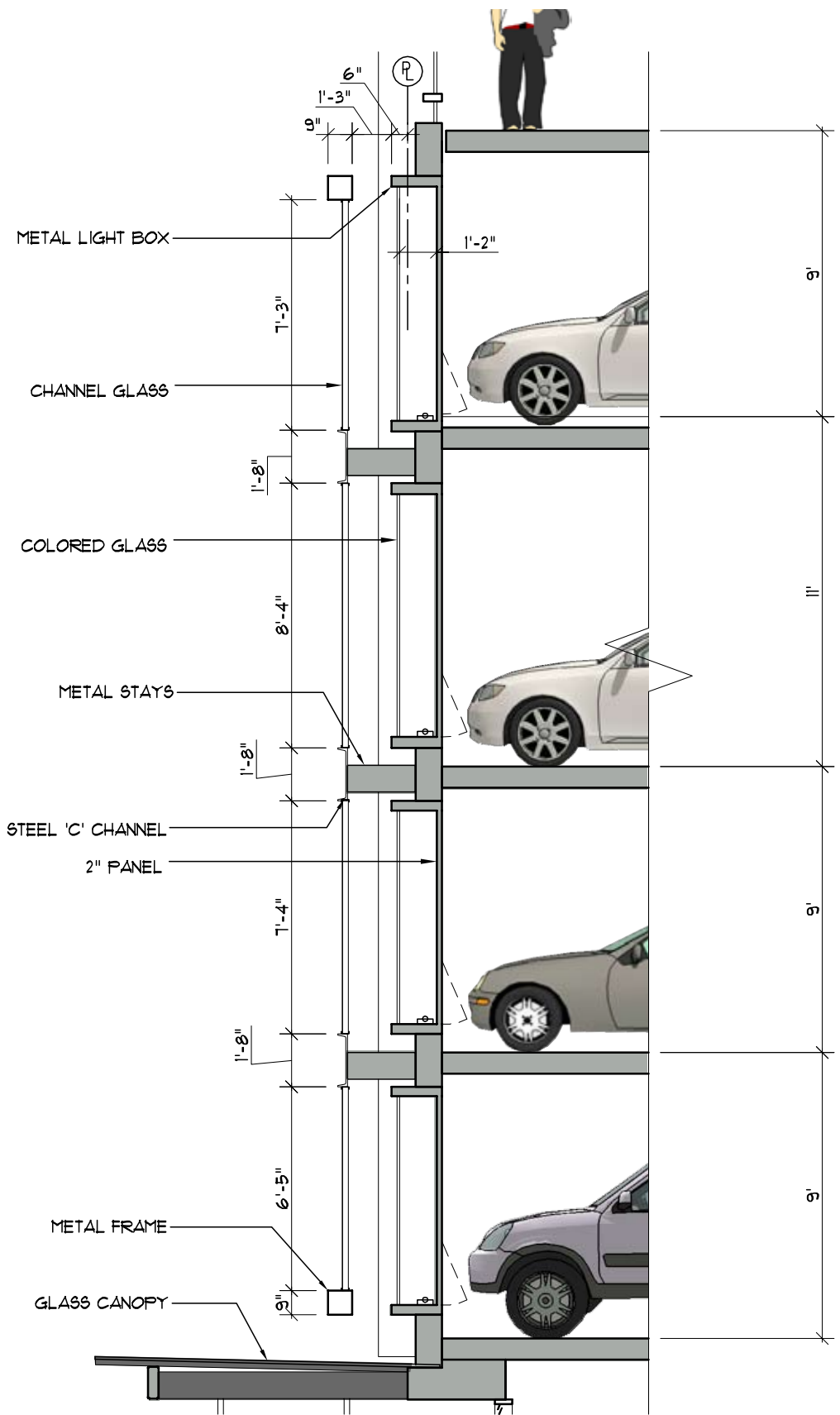




ELEVATION IMAGE



EXPLODED AXON OF LIGHT BOX





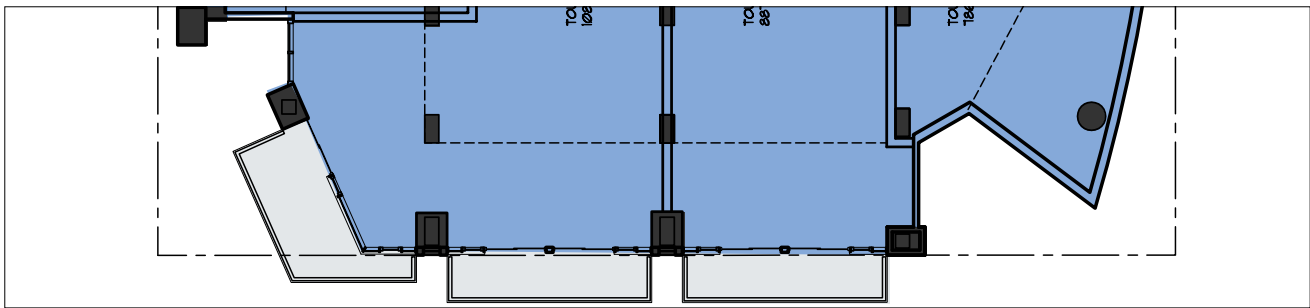
L5

L4

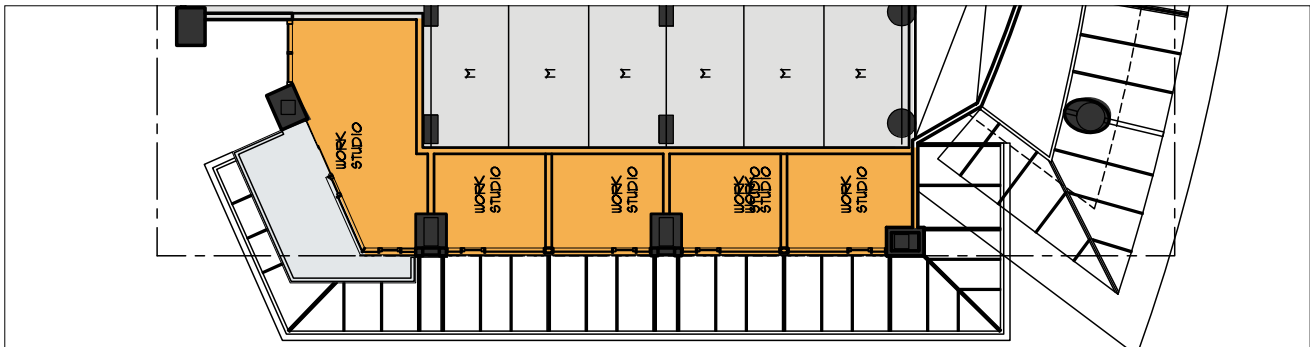
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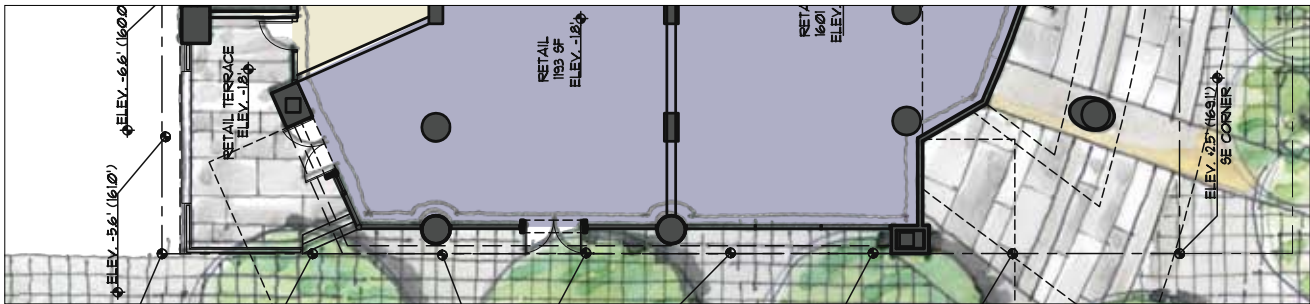
PARTIAL BUILDING ELEVATION AT VIRGINIA STREET



L5 PLAN DETAIL



L2-4 PLAN DETAIL



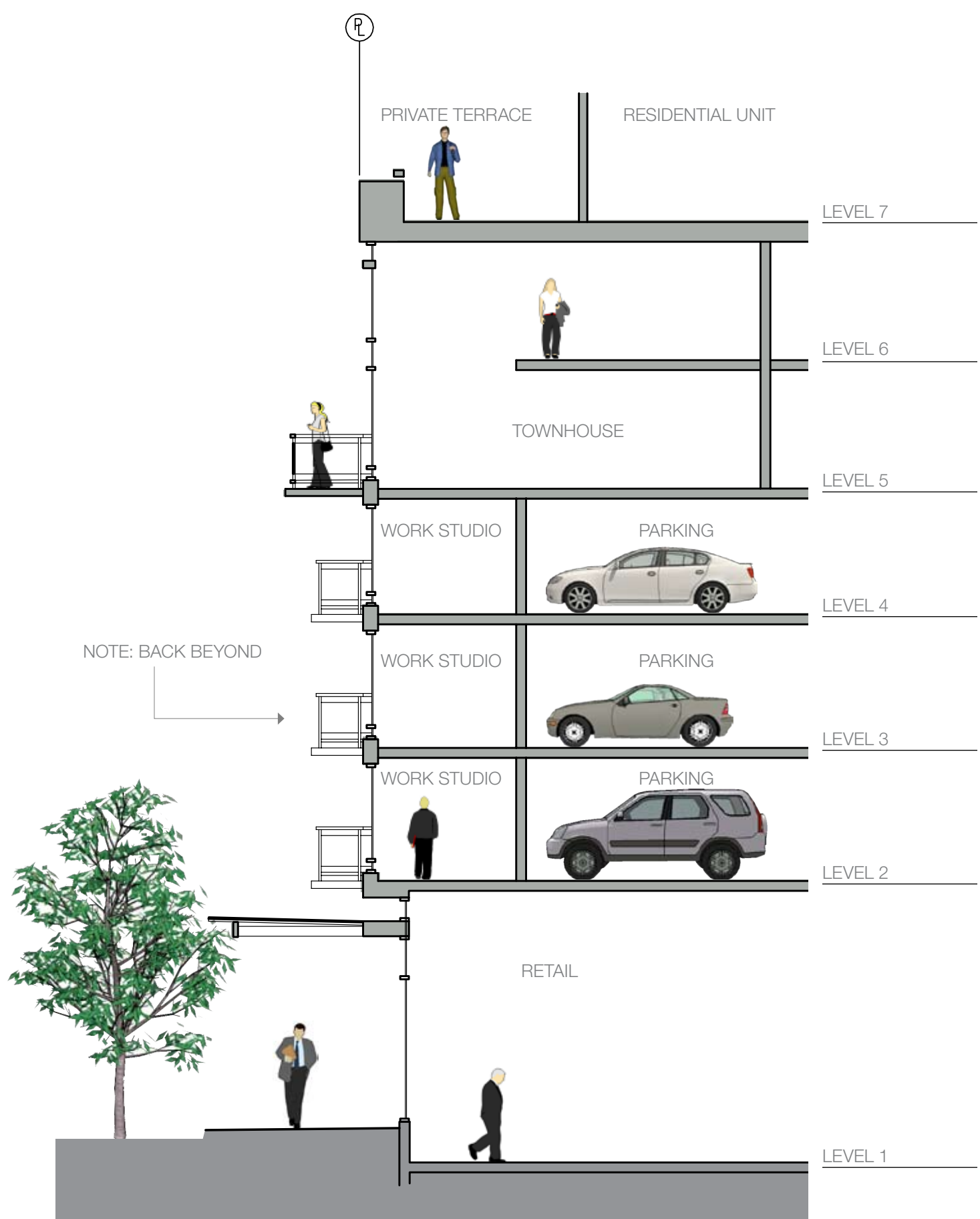
L1 PLAN DETAIL



L5

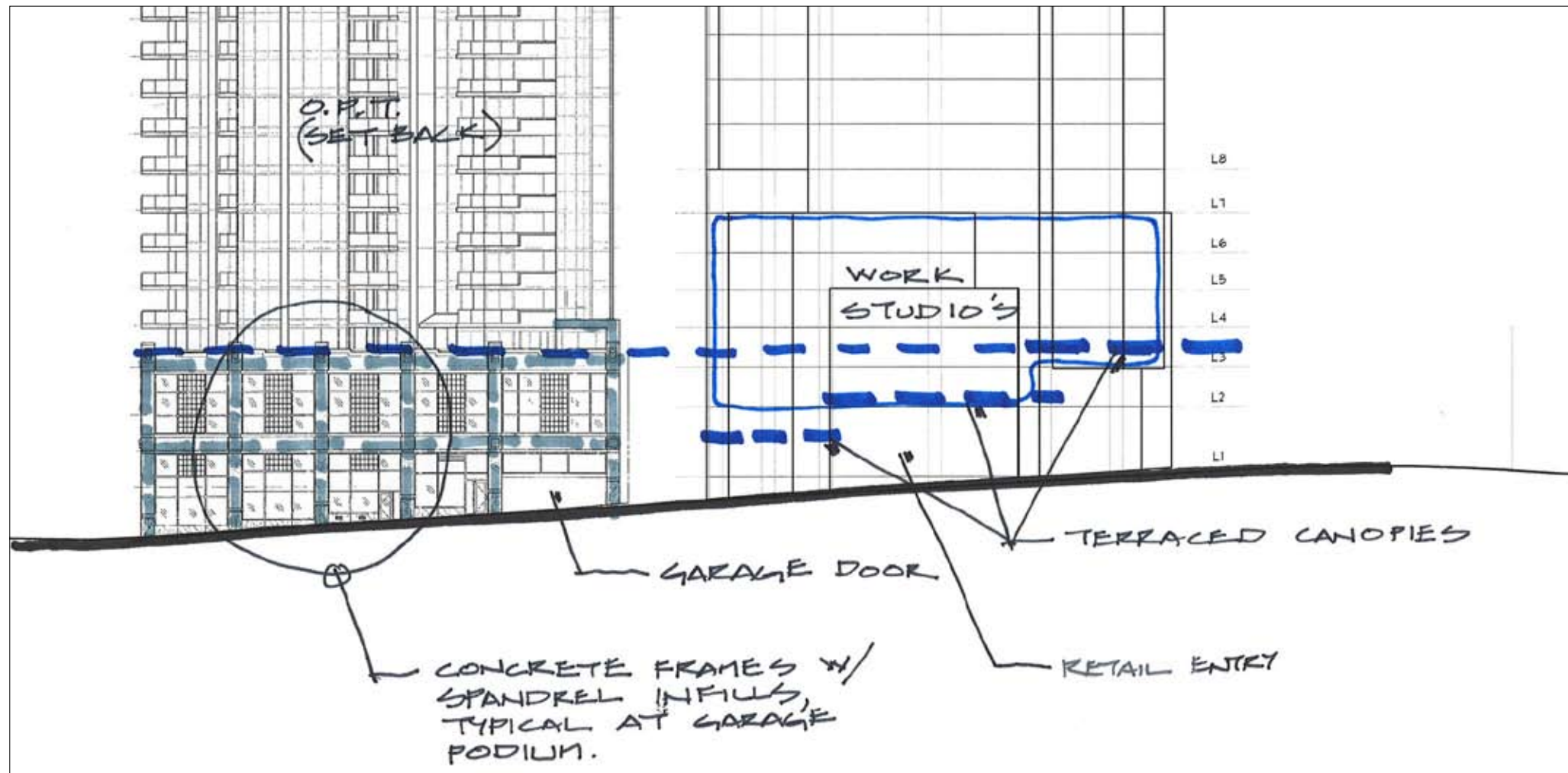
L4

L1



PARTIAL WALL SECTION AT VIRGINIA



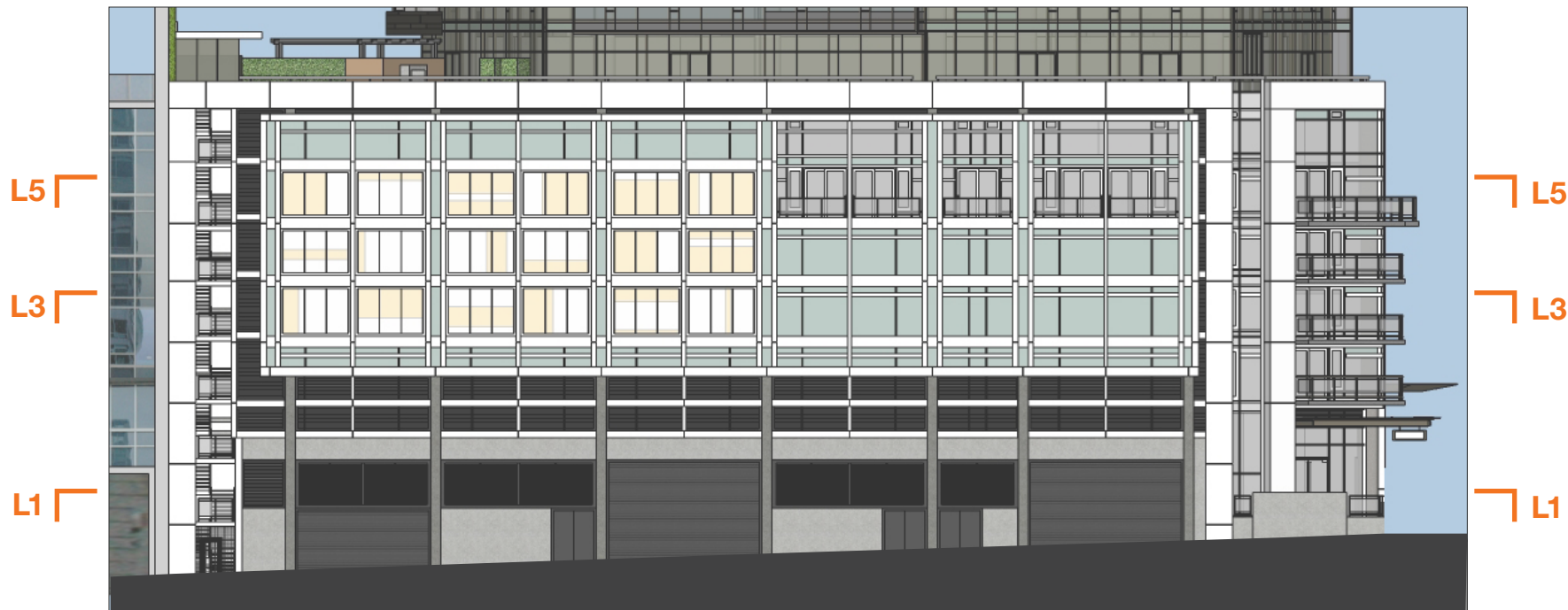


VIRGINIA STREET ELEVATION STUDY

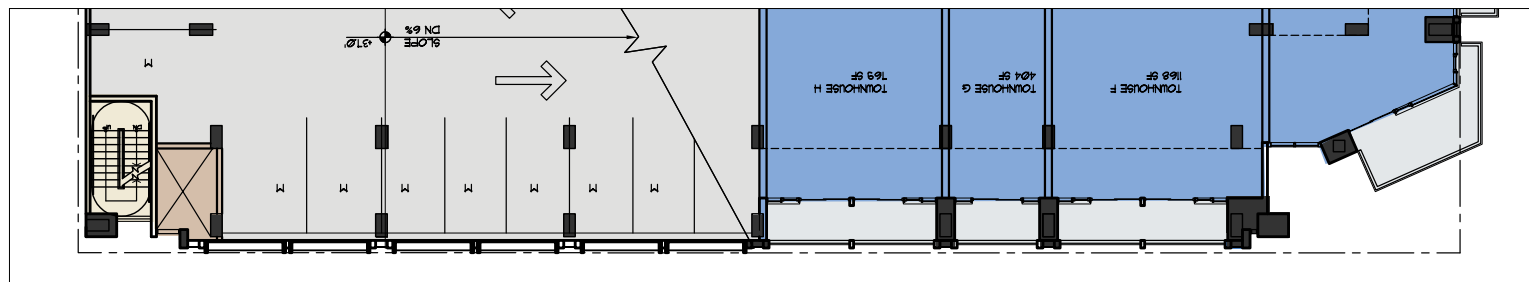


PERSPECTIVE VIRGINIA STREET FACADE

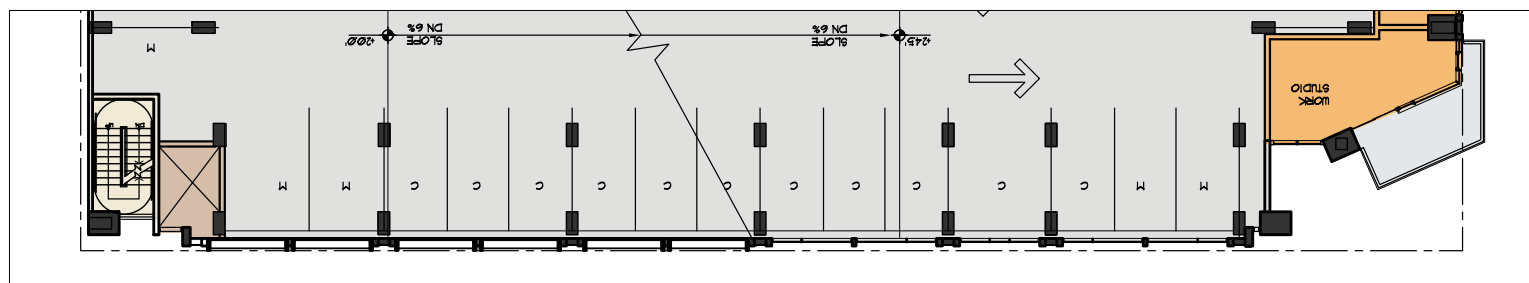




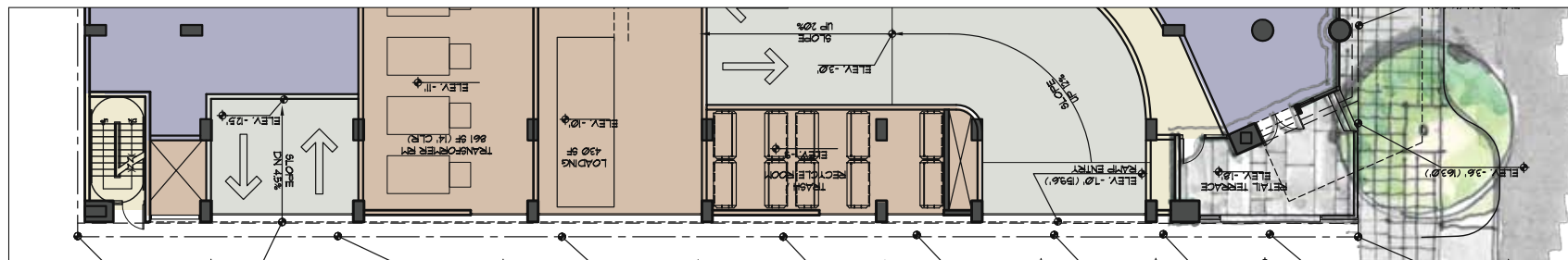
PARTIAL BUILDING ELEVATION AT ALLEY



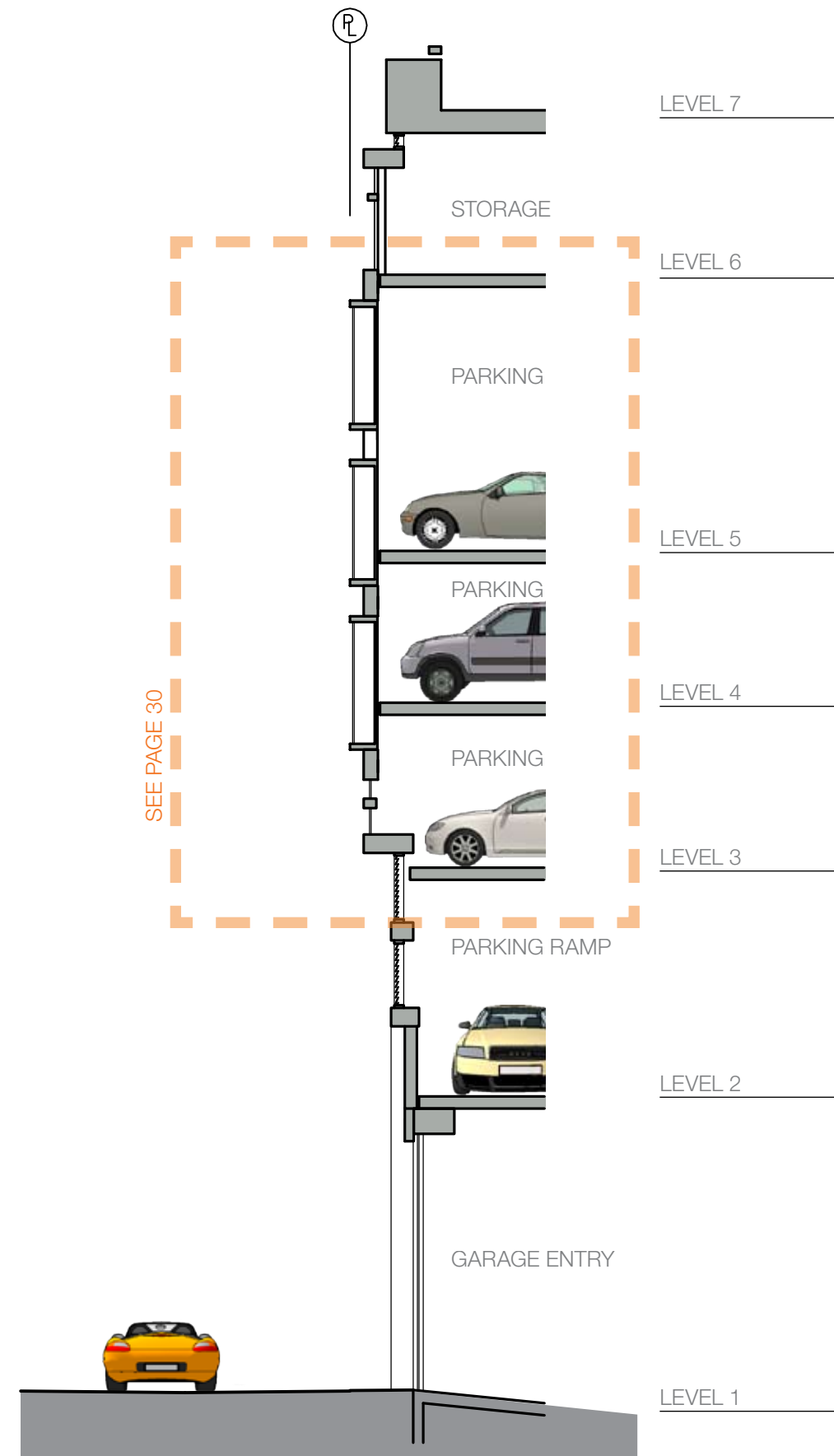
L5 PLAN DETAIL



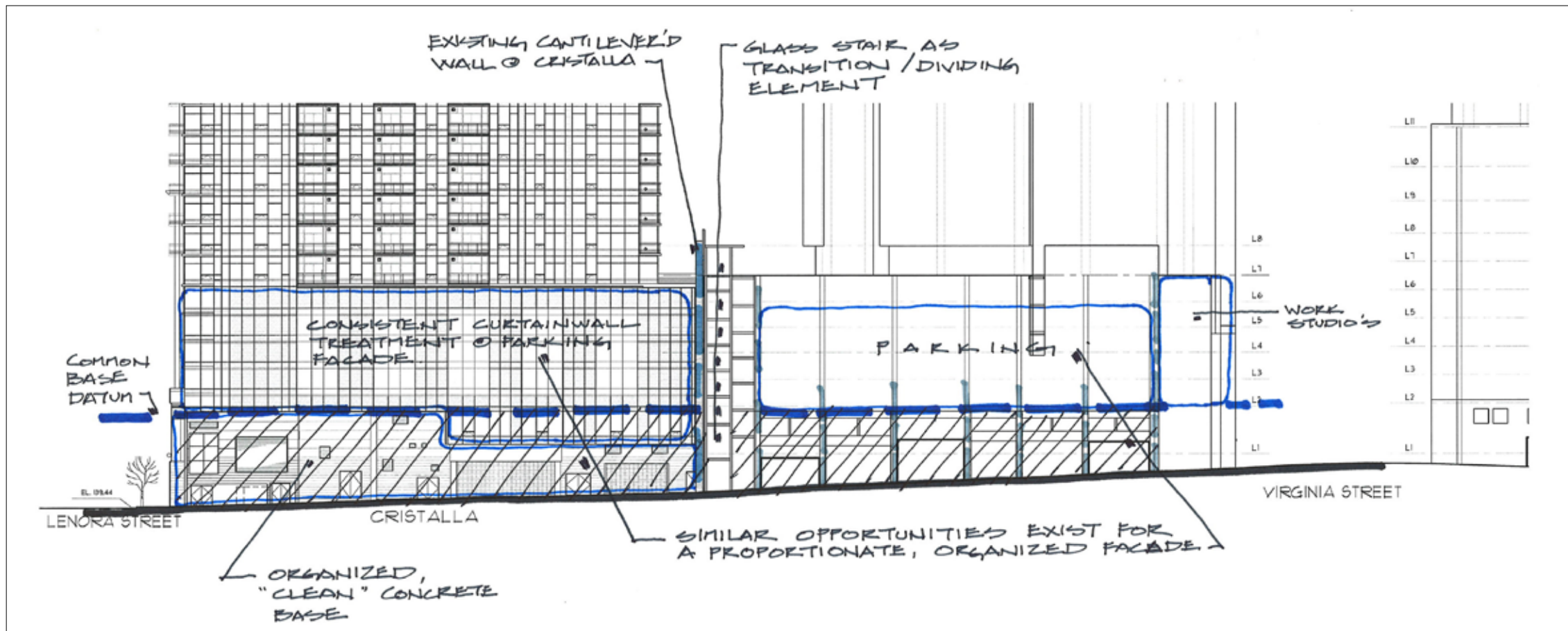
L3-4 PLAN DETAIL



L1 PLAN DETAIL

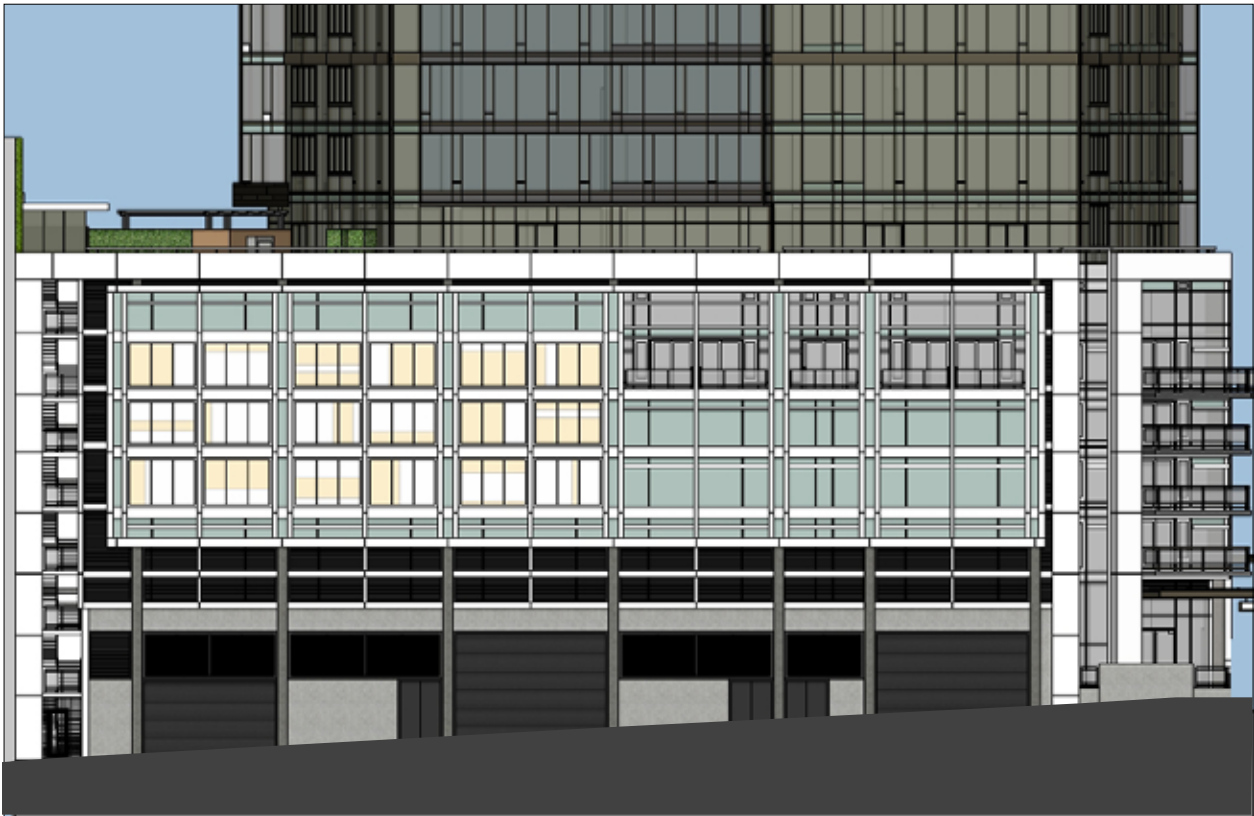


PARTIAL WALL SECTION AT ALLEY



PERSPECTIVE ALLEY FACADE

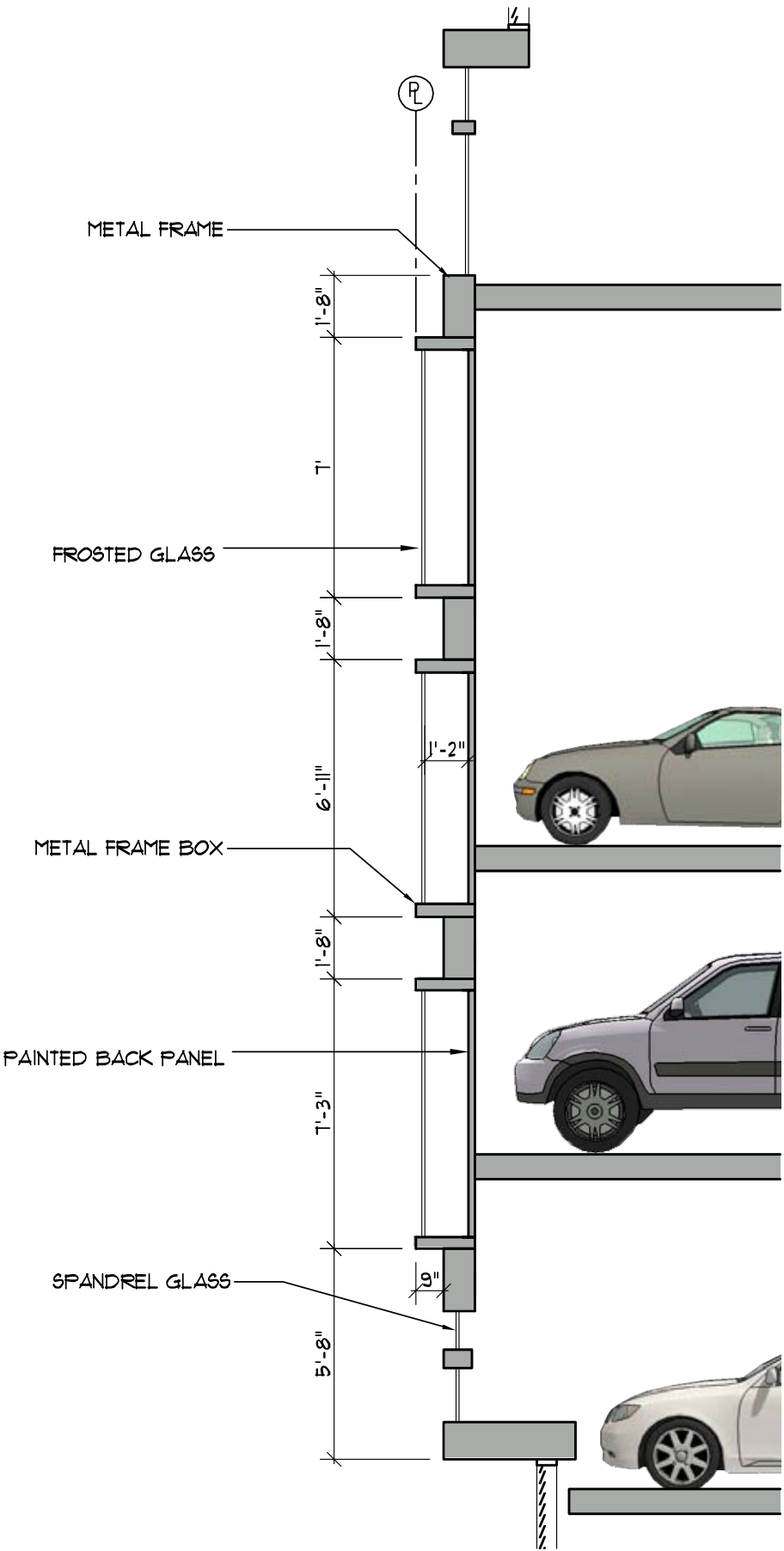




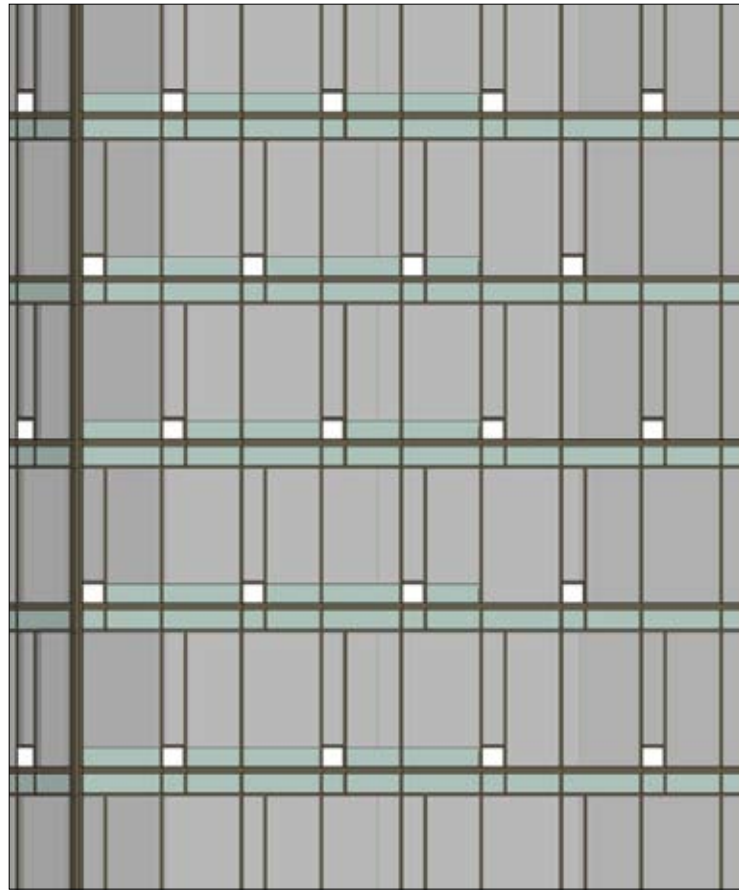
ELEVATION IMAGE



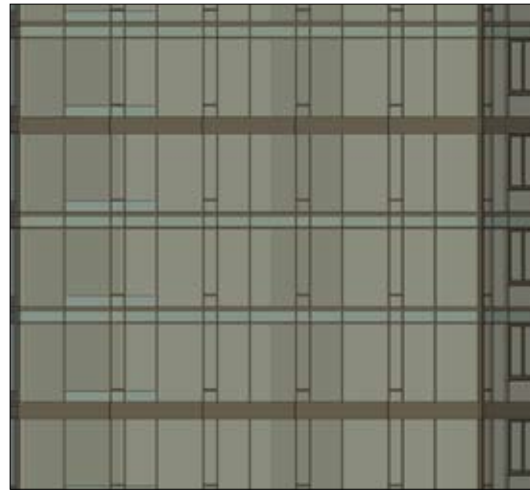
EXPLODED AXON OF LIGHT BOX



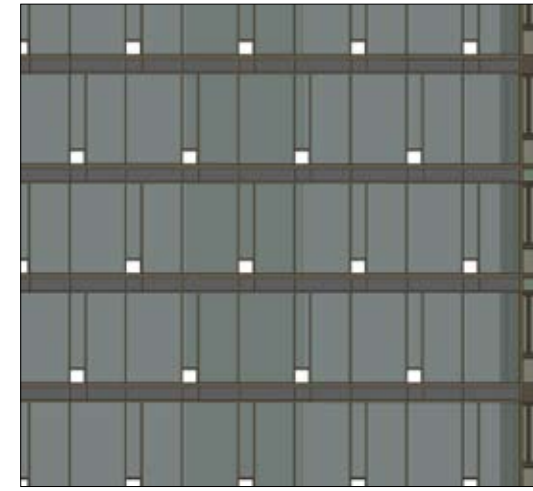




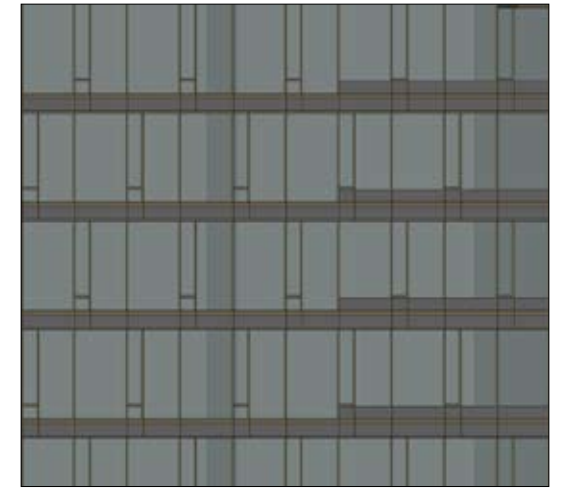
DIAGONAL VENTS WITH ACCENT SQUARE, BLUE GLASS



STACKED VENTS, LIGHT GREY GLASS



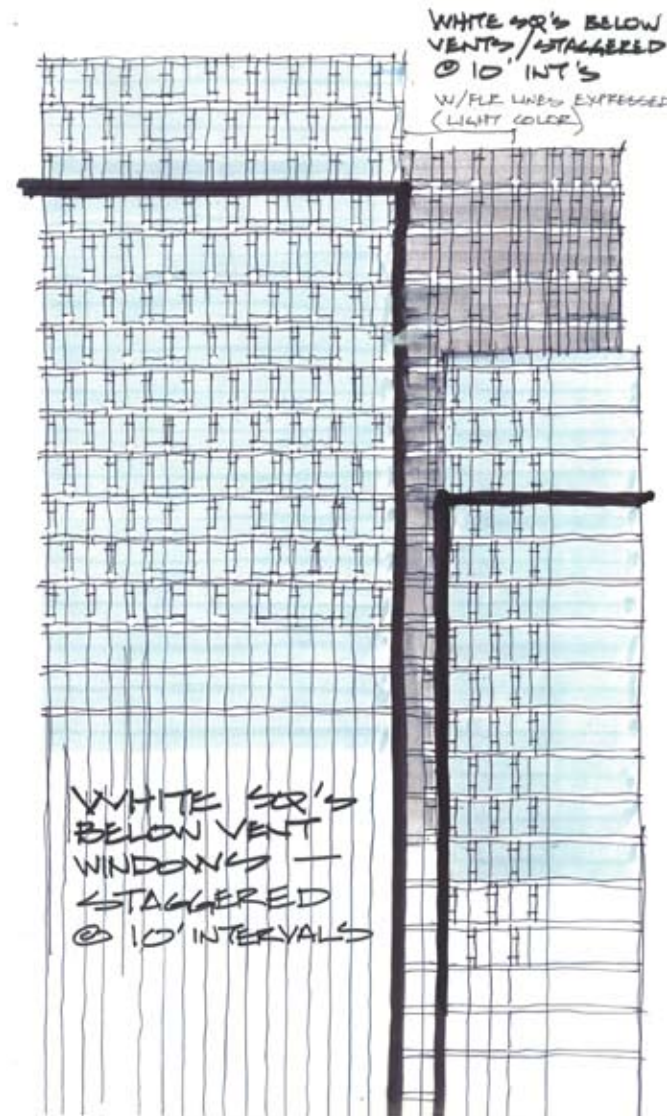
DIAGONAL VENTS WITH ACCENT SQUARE, DARK GREY GLASS



DIAGONAL VENTS, DARK GREY GLASS



FENESTRATION PERSPECTIVE



INSPIRATION





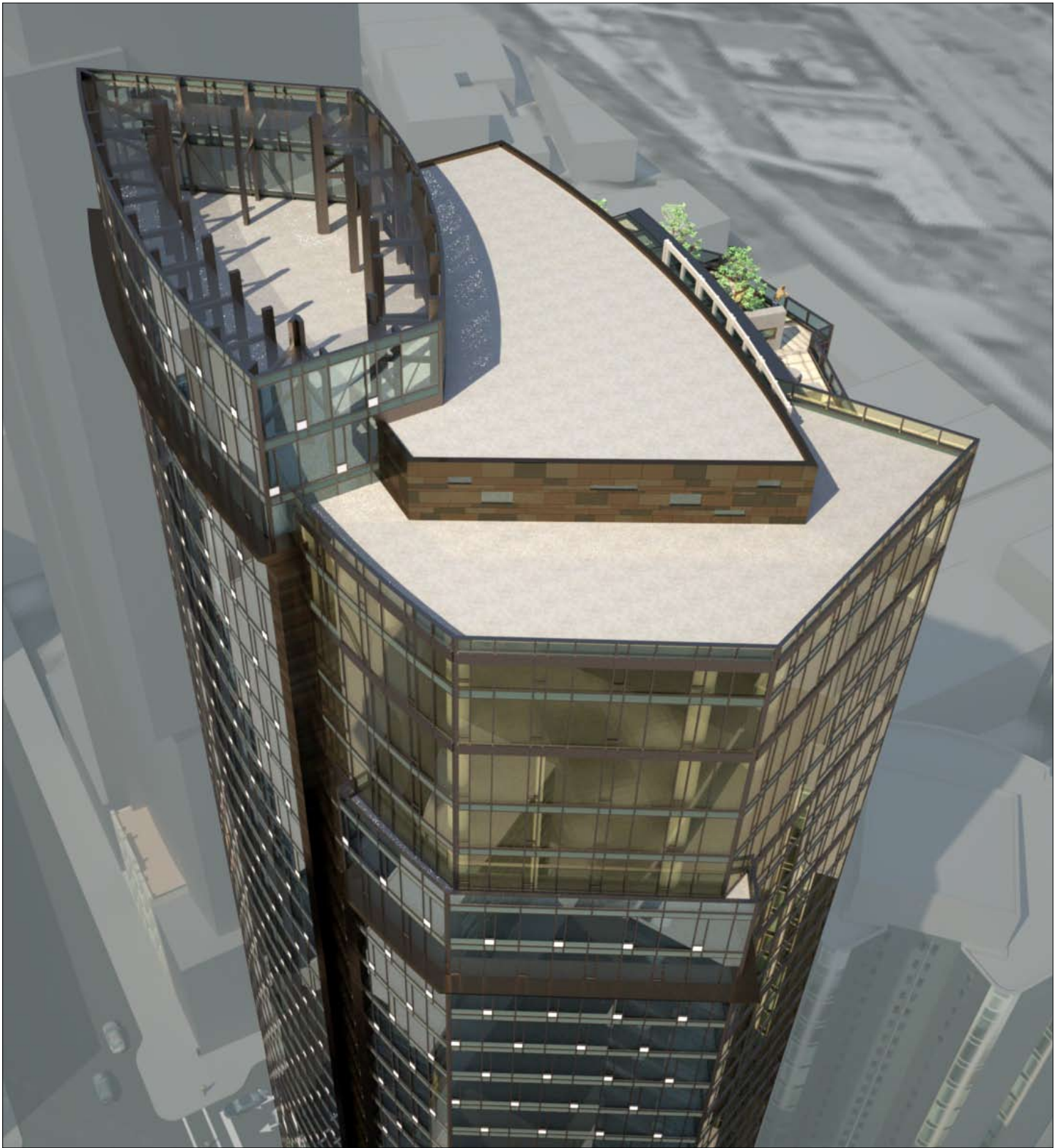




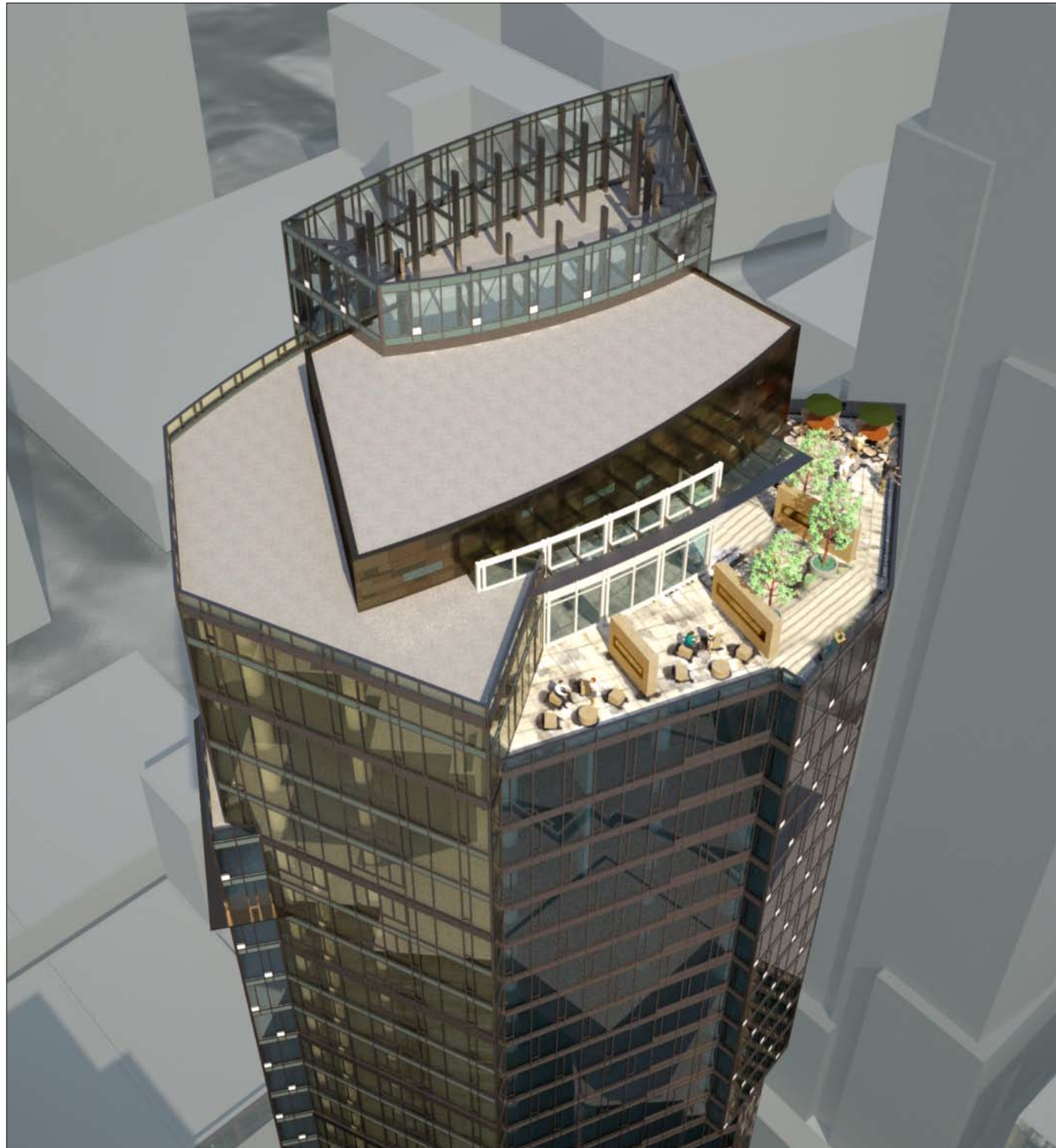




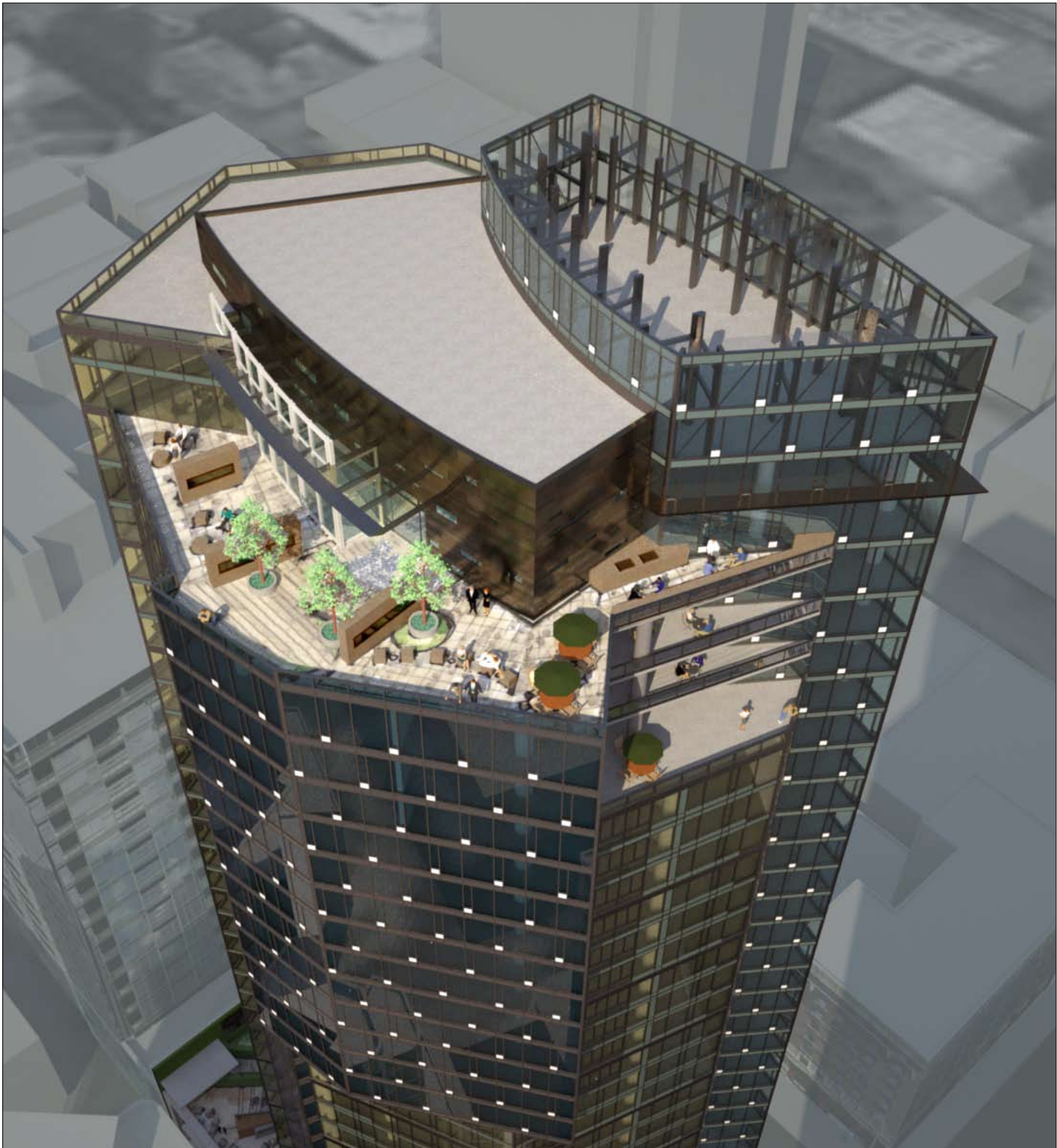
BIRD'S EYE LOOKING WEST



BIRD'S EYE LOOKING SOUTH



BIRD'S EYE LOOKING EAST



BIRD'S EYE LOOKING NORTH

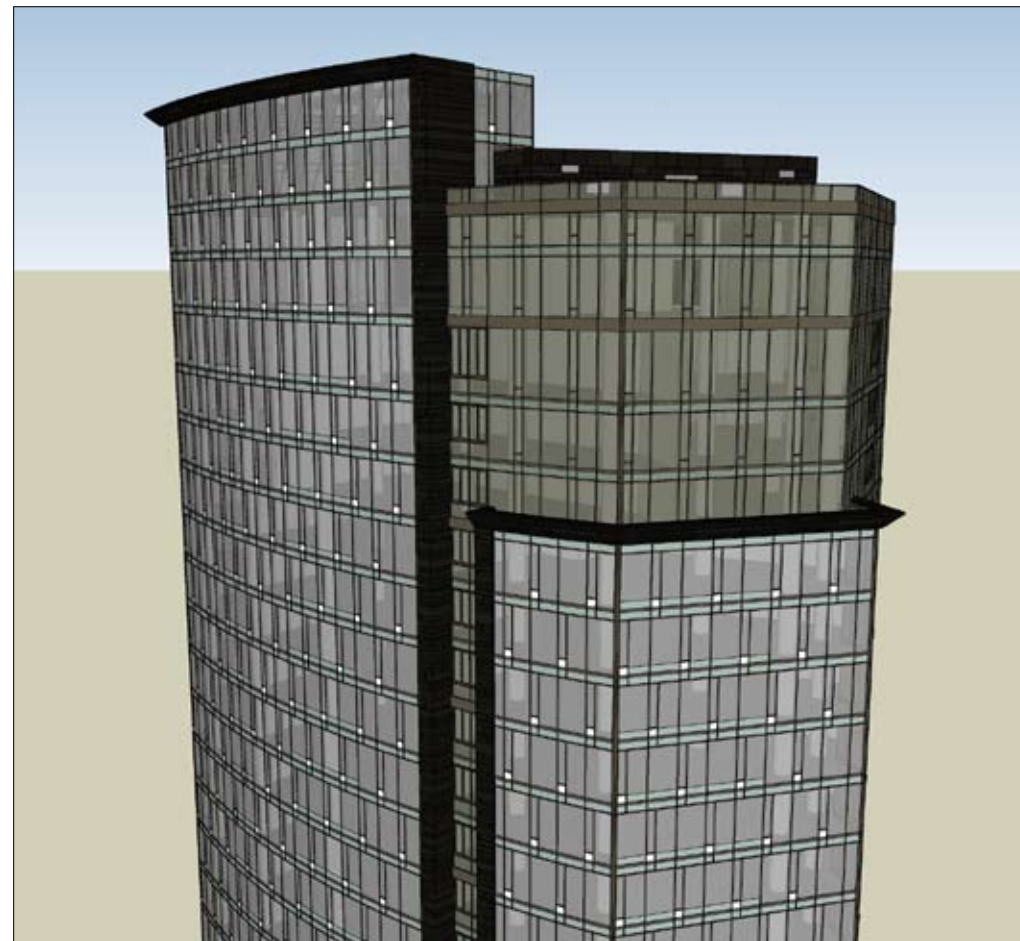




TOWER PERSPECTIVE

ALTERNATE 1 HAS BEEN PROVIDED TO EXPLORE ALTERNATE SOLUTIONS AND FACILITATE DISCUSSION ABOUT THIS CRITICAL FACADE ELEMENT.

ALTERNATE 1 IS NOT THE PREFERED ALTERNATE.



PERSPECTIVE LOOKING SOUTH



PERSPECTIVE LOOKING NORTH

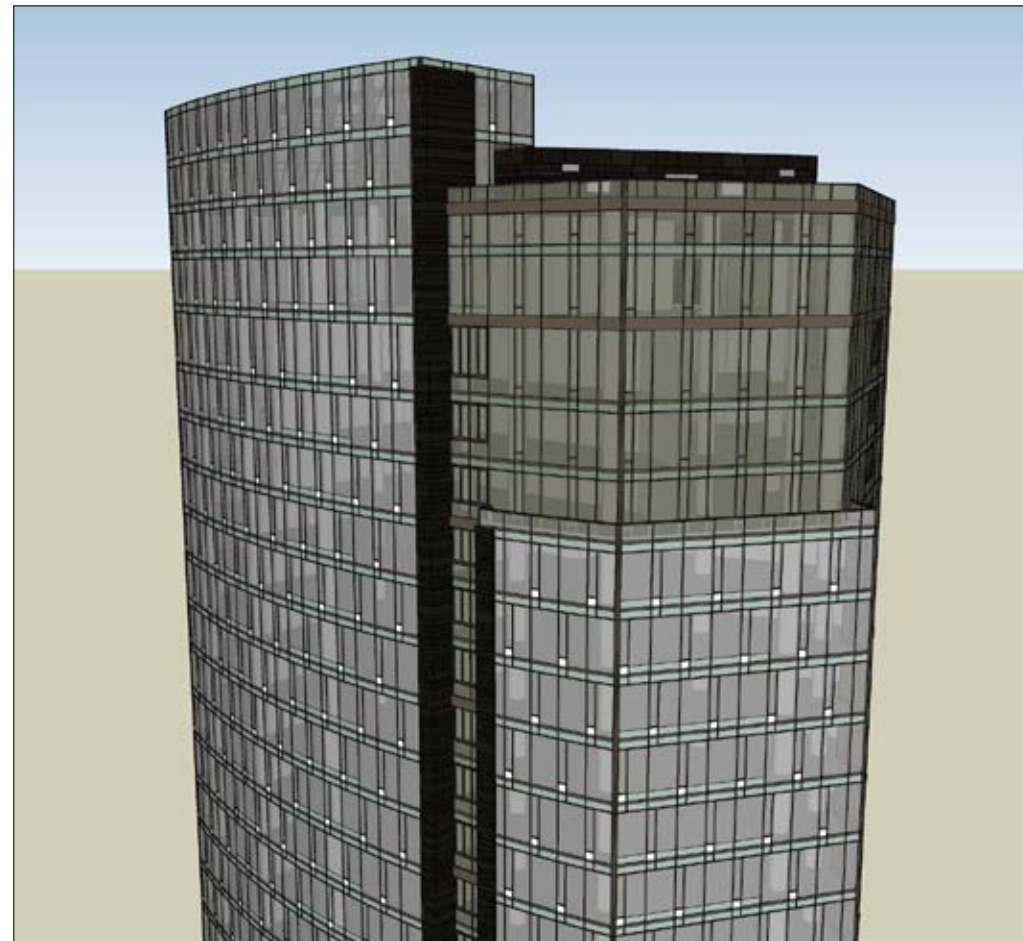




TOWER PERSPECTIVE

ALTERNATE 2 HAS BEEN PROVIDED TO EXPLORE ALTERNATE SOLUTIONS AND FACILITATE DISCUSSION ABOUT THIS CRITICAL FACADE ELEMENT.

ALTERNATE 2 IS NOT THE PREFERED ALTERNATE.



PERSPECTIVE LOOKING SOUTH



PERSPECTIVE LOOKING NORTH











ALTERNATE 1 HAS BEEN PROVIDED TO EXPLORE ALTERNATE SOLUTIONS AND FACILITATE DISCUSSION ABOUT THIS CRITICAL FACADE ELEMENT.

ALTERNATE 1 IS NOT THE PREFERED ALTERNATE.



VIEW AT 2ND AVENUE



VIEW AT CORNER OF 2ND AVENUE AND VIRGINIA



ALTERNATE 1 HAS BEEN PROVIDED TO EXPLORE ALTERNATE SOLUTIONS AND FACILITATE DISCUSSION ABOUT THIS CRITICAL FACADE ELEMENT.

ALTERNATE 1 IS NOT THE PREFERRED ALTERNATE.



VIEW AT CORNER OF ALLEY AND VIRGINIA



VIEW OF ALLEY

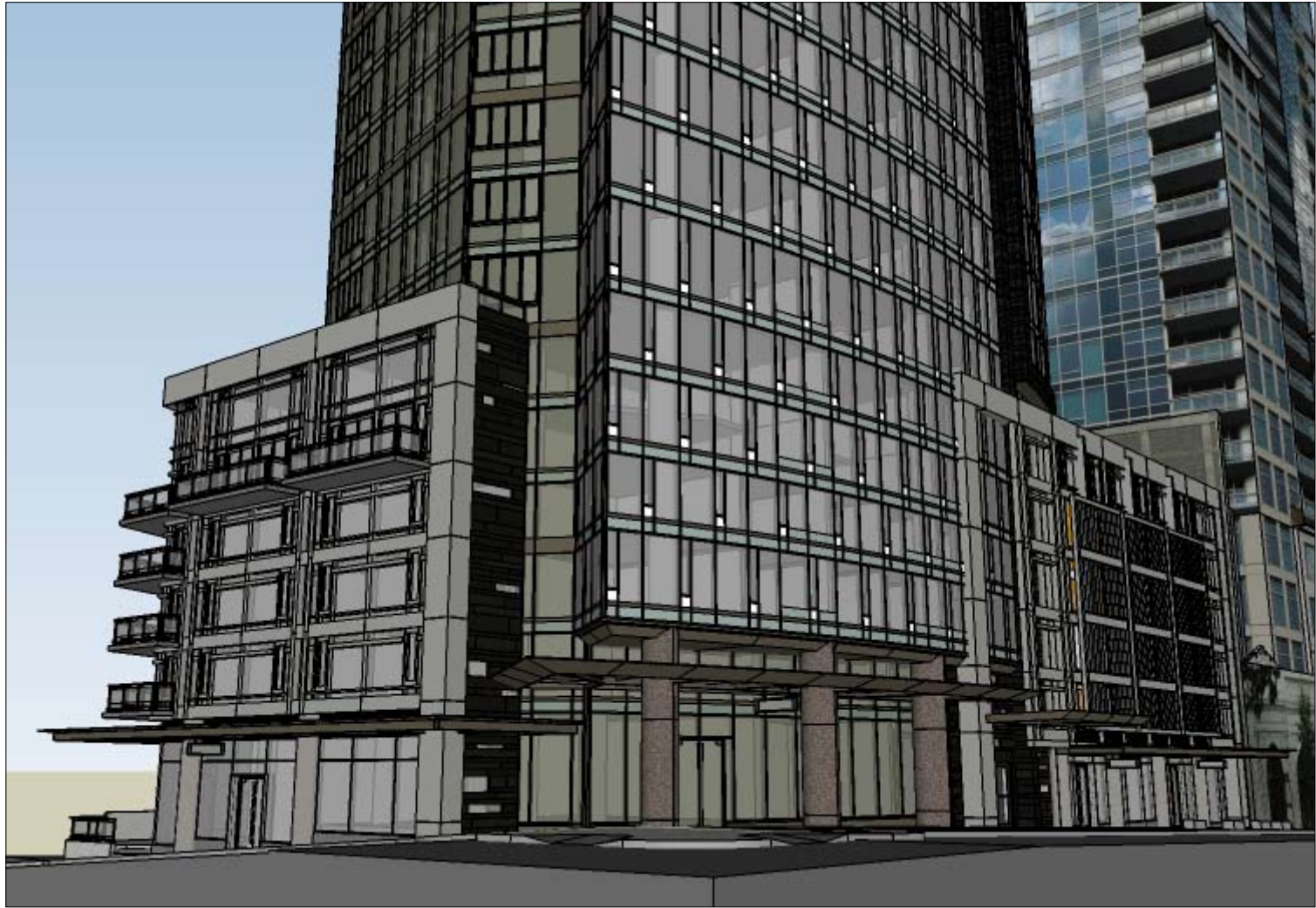


ALTERNATE 2 HAS BEEN PROVIDED TO EXPLORE ALTERNATE SOLUTIONS AND FACILITATE DISCUSSION ABOUT THIS CRITICAL FACADE ELEMENT.

ALTERNATE 2 IS NOT THE PREFERED ALTERNATE.



VIEW AT 2ND AVENUE



VIEW AT CORNER OF 2ND AVENUE AND VIRGINIA

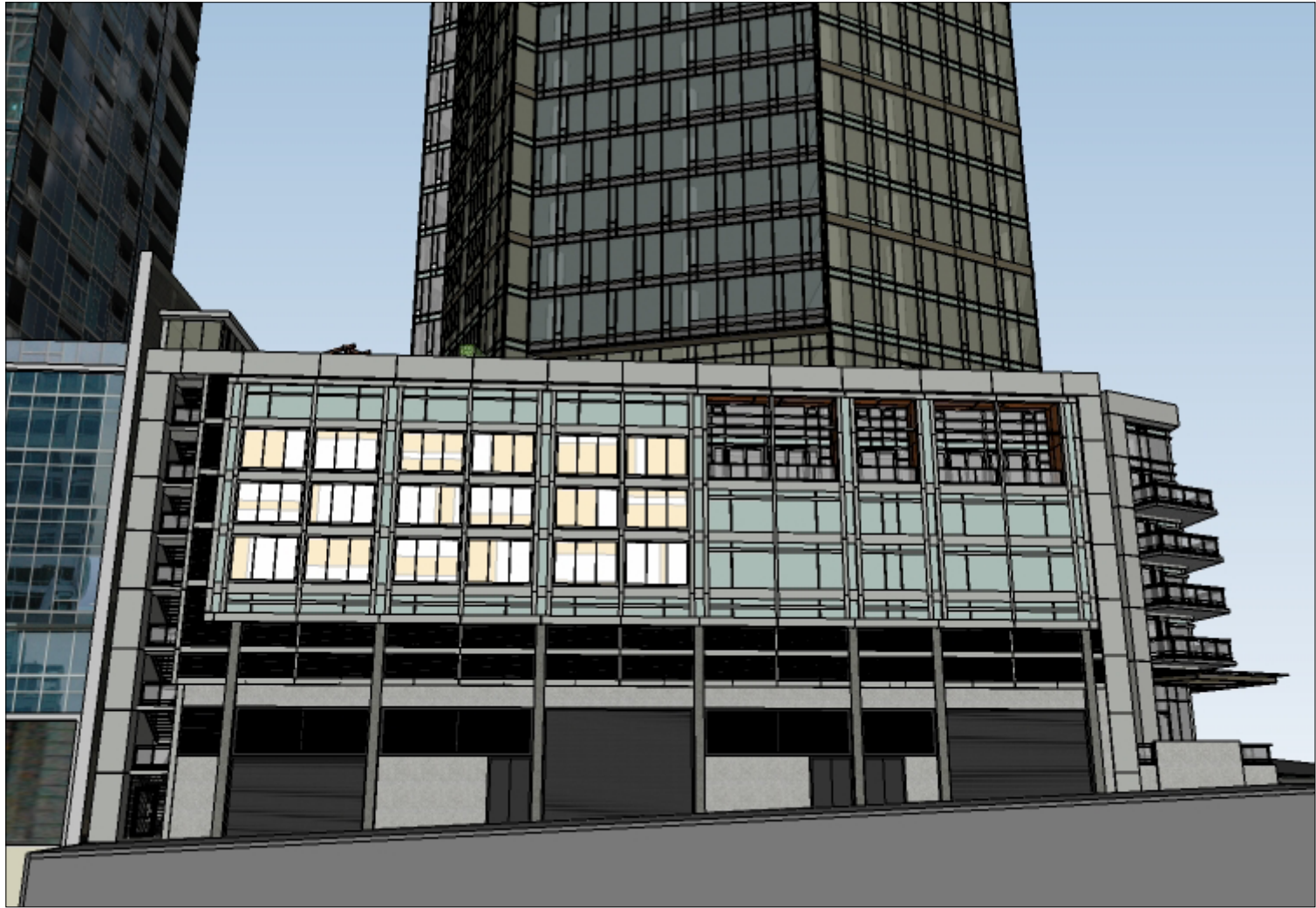


ALTERNATE 2 HAS BEEN PROVIDED TO EXPLORE ALTERNATE SOLUTIONS AND FACILITATE DISCUSSION ABOUT THIS CRITICAL FACADE ELEMENT.

ALTERNATE 2 IS NOT THE PREFERRED ALTERNATE.



VIEW AT CORNER OF ALLEY AND VIRGINIA



VIEW OF ALLEY

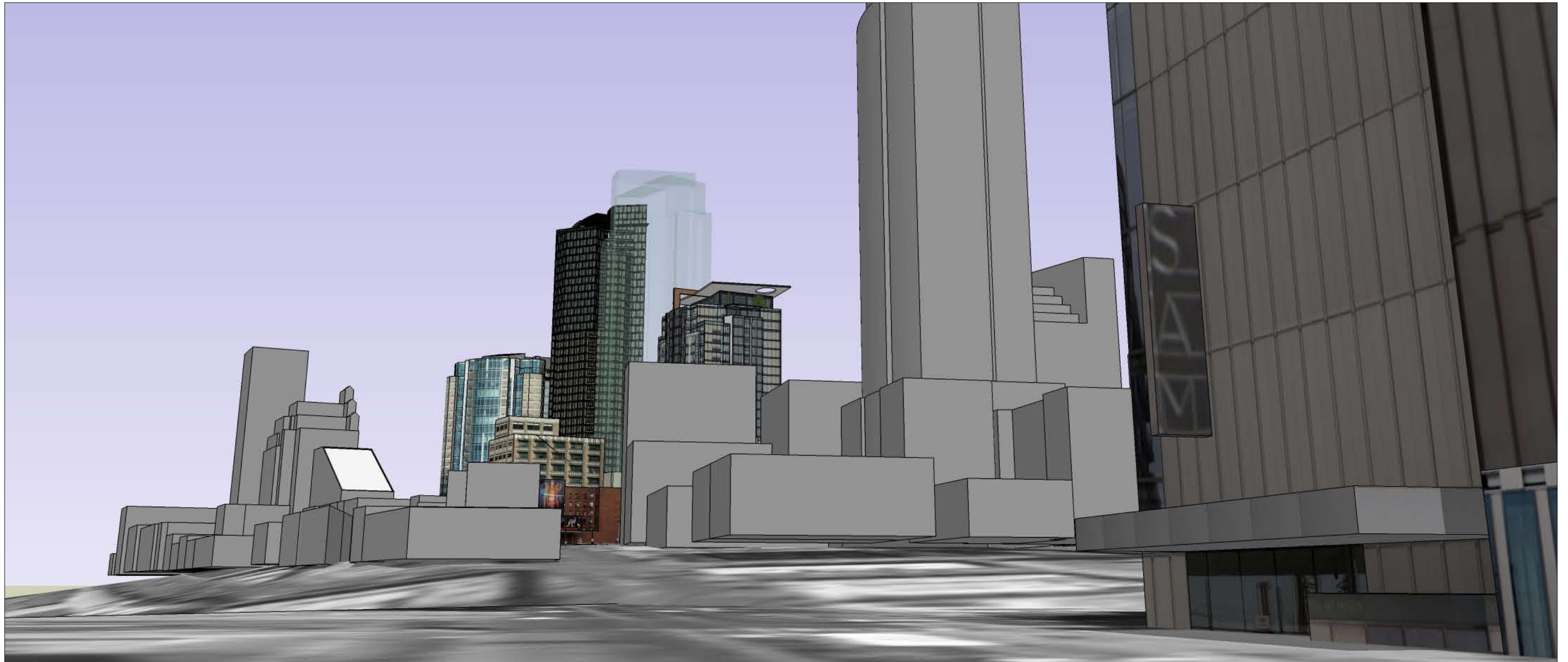


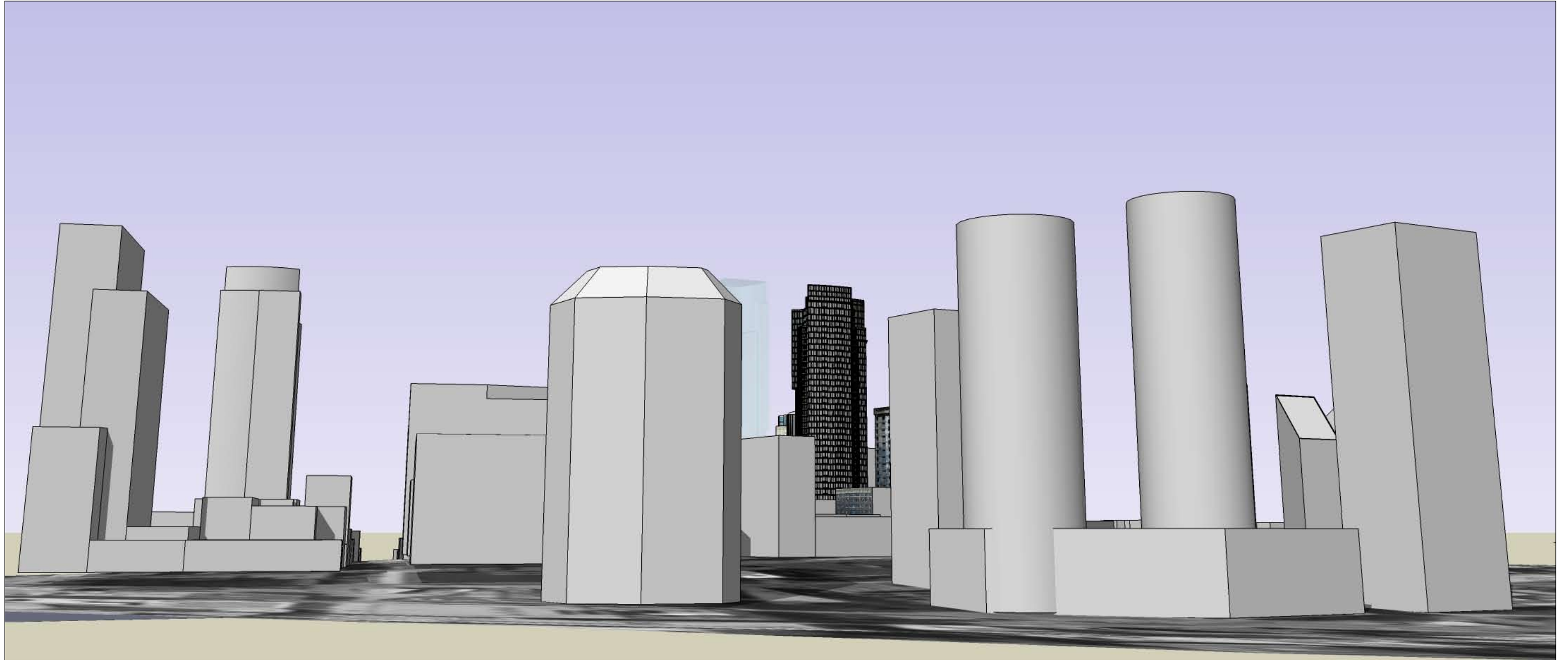




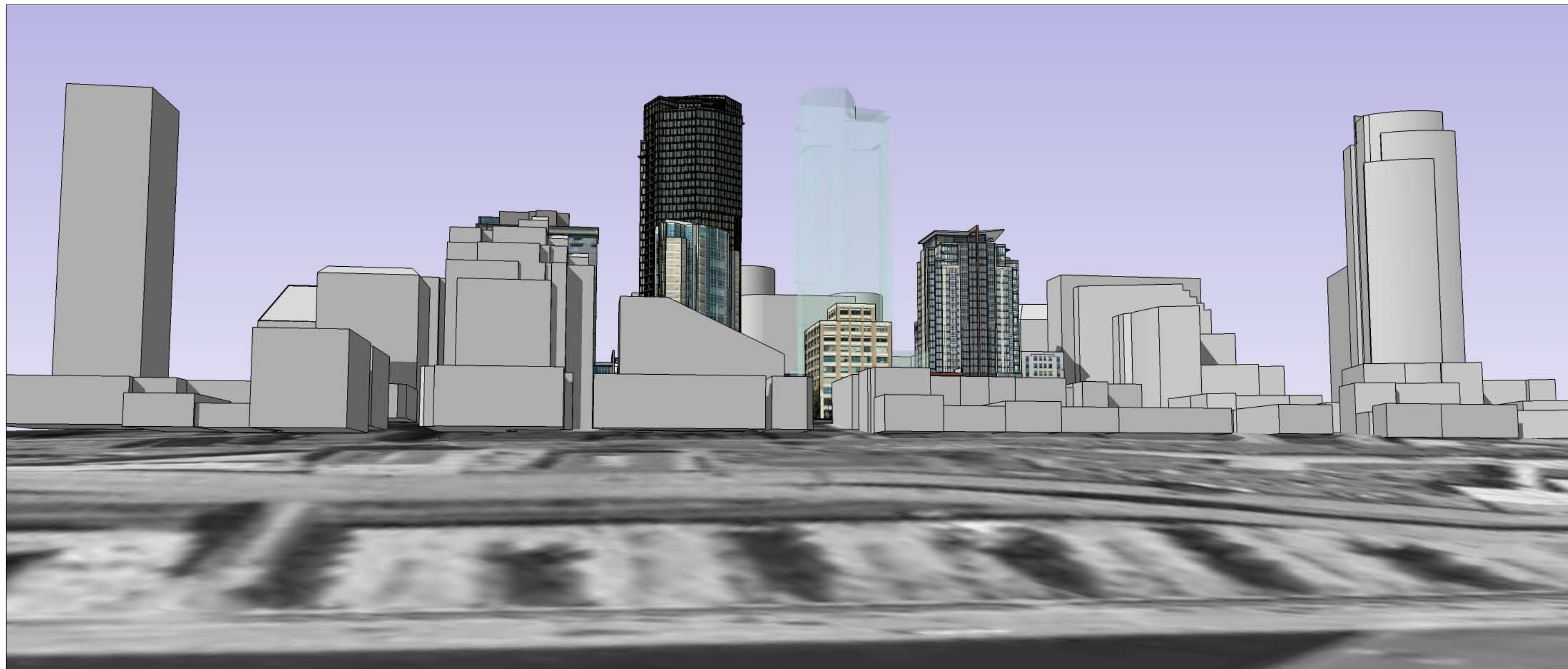














GLASS #1
Blue Glass



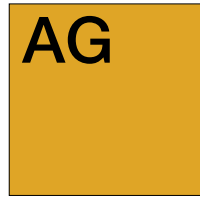
GLASS #2
Amber Glass



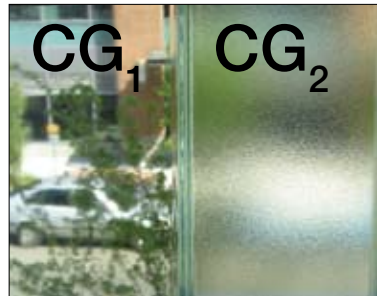
SPANDREL GLASS #1
Blue Spandrel Glass



SPANDREL GLASS #2
Olive Spandrel Glass

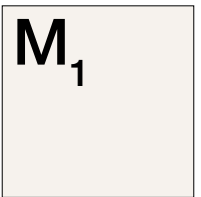
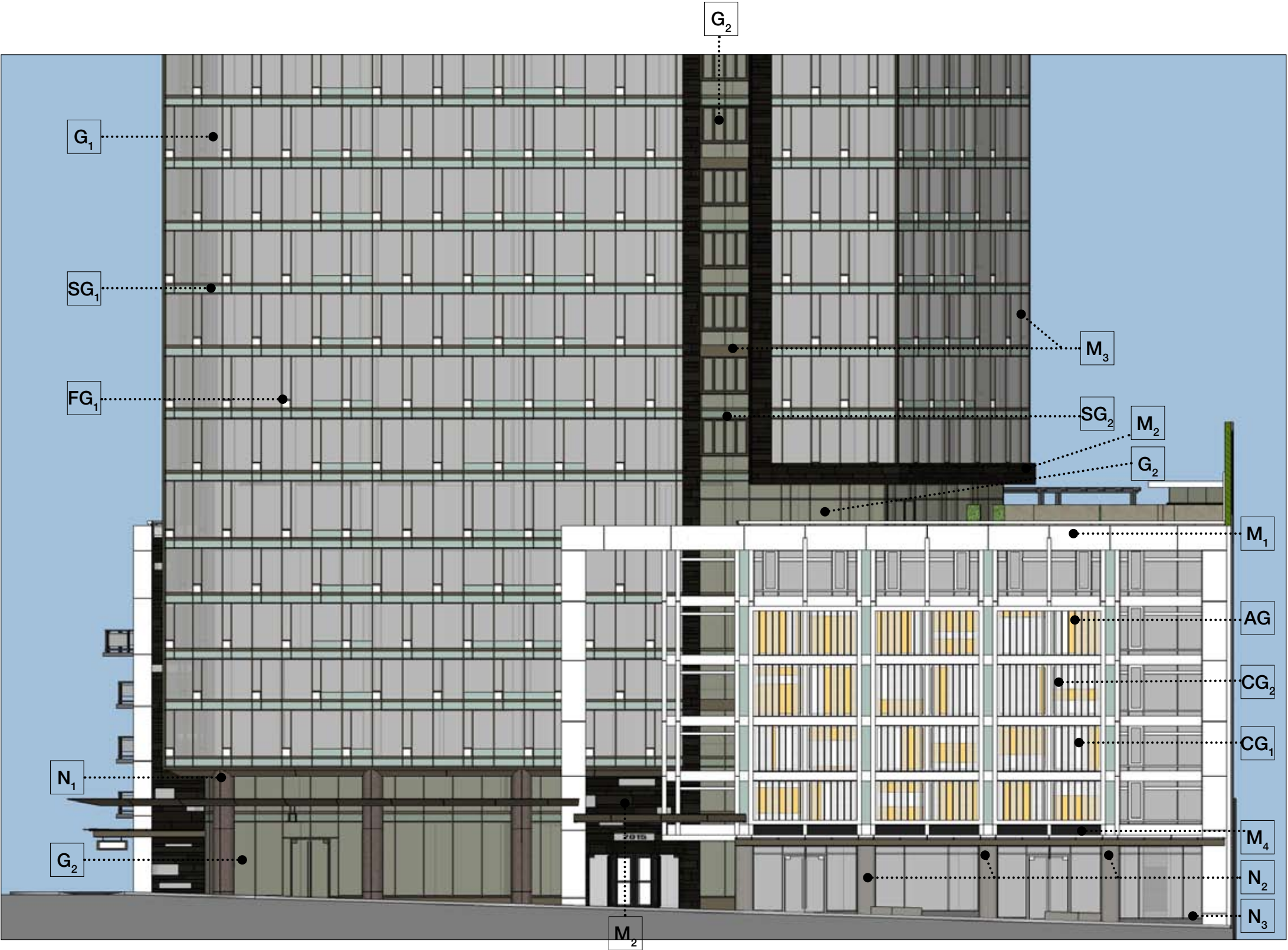


TRANSLUCENT ACCENT GLASS



CHANNEL GLASS
"Clear"
Channel Glass

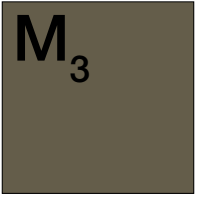
CHANNEL GLASS
"Bubbled"
Channel Glass



METAL PANEL #1
Bone White Metal



METAL PANEL #2
Accent Metal



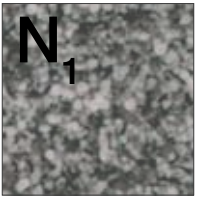
**MULLIONS/
CANOPIES/
TOWER BANDS**



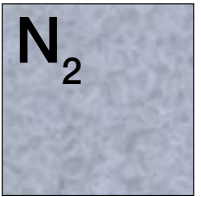
**LOUVERS/
ALLEY ACCESS
DOORS**



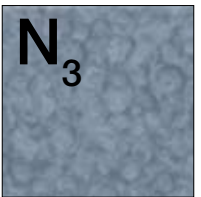
**FROSTED
GLASS**



**NEOPARIES
DARK BROWN
COLUMN
WRAPS**



**NEOPARIES
LIGHT GRAY
COLUMN
WRAPS**



**NEOPARIES
GRAY BASE
CLADDING**



G₁

GLASS #1
Blue Glass

G₂

GLASS #2
Amber Glass

G₃

GLASS #3
Dark Gray Glass

SG₁

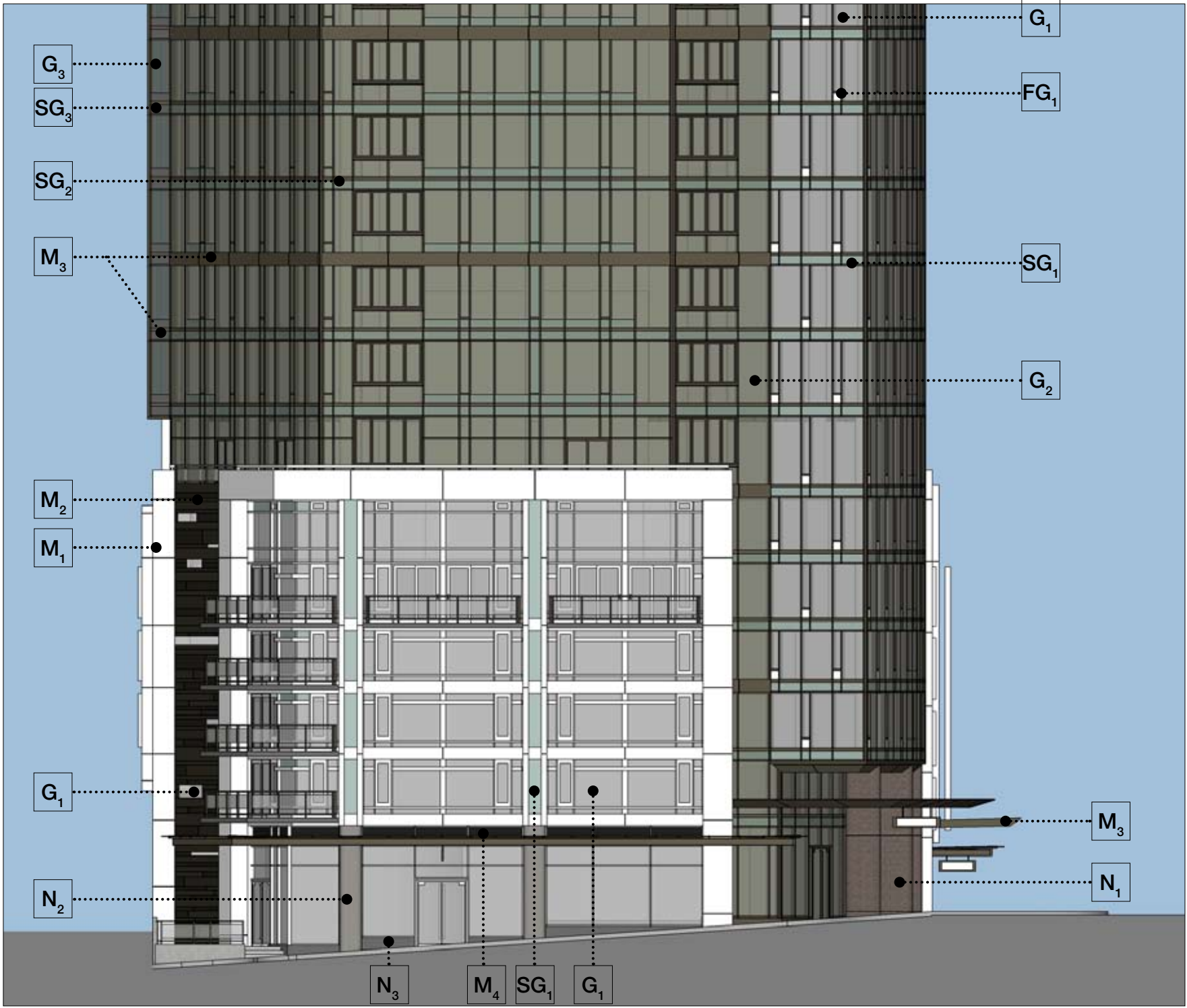
SPANDREL
GLASS #1
Blue Spandrel
Glass

SG₂

SPANDREL
GLASS #2
Olive Spandrel
Glass

SG₃

SPANDREL
GLASS #3
Dark Gray
Spandrel
Glass



M₁

METAL PANEL #1
Bone White Metal

M₂

METAL PANEL #2
Accent Metal

M₃

MULLIONS/
CANOPIES/
TOWER BANDS

M₄

LOUVERS/
ALLEY ACCESS
DOORS

FG₁

FROSTED
GLASS

N₁

NEOPARIES
DARK BROWN
COLUMN
WRAPS

N₂

NEOPARIES
LIGHT GRAY
COLUMN
WRAPS

N₃

NEOPARIES
GRAY BASE
CLADDING

G₁

GLASS #1
Blue Glass

G₂

GLASS #2
Amber Glass

G₃

GLASS #3
Dark Gray Glass

AG

ACCENT
COLOR
BEHIND
FROSTED
GLASS

SG₁

SPANDREL
GLASS #1
Blue Spandrel
Glass

SG₂

SPANDREL
GLASS #2
Olive Spandrel
Glass

SG₃

SPANDREL
GLASS #3
Dark Gray
Spandrel
Glass



M₁

METAL PANEL #1
Bone White Metal

M₃

MULLIONS/
CANOPIES/
TOWER BANDS

M₄

LOUVERS/
ALLEY ACCESS
DOORS

FG₁

FROSTED
GLASS

C₁

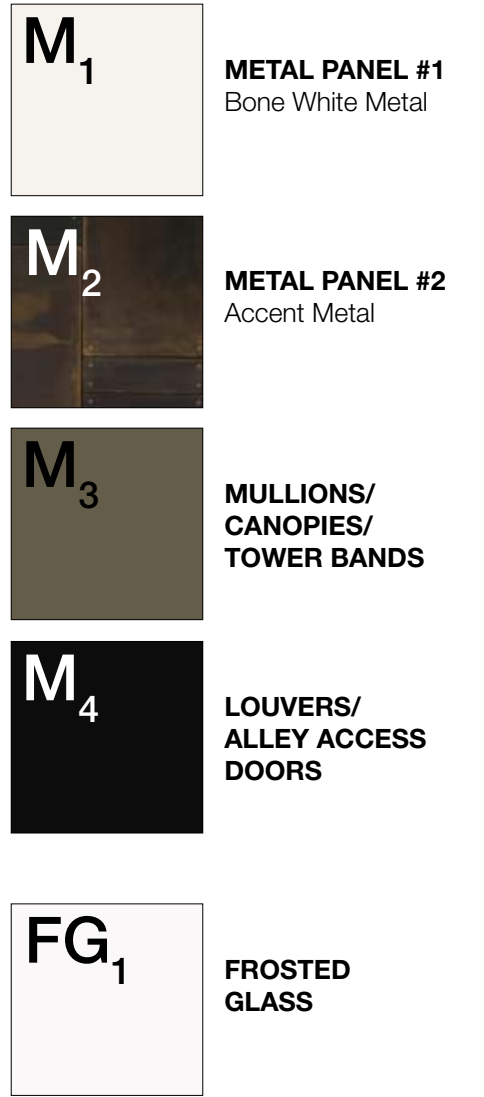
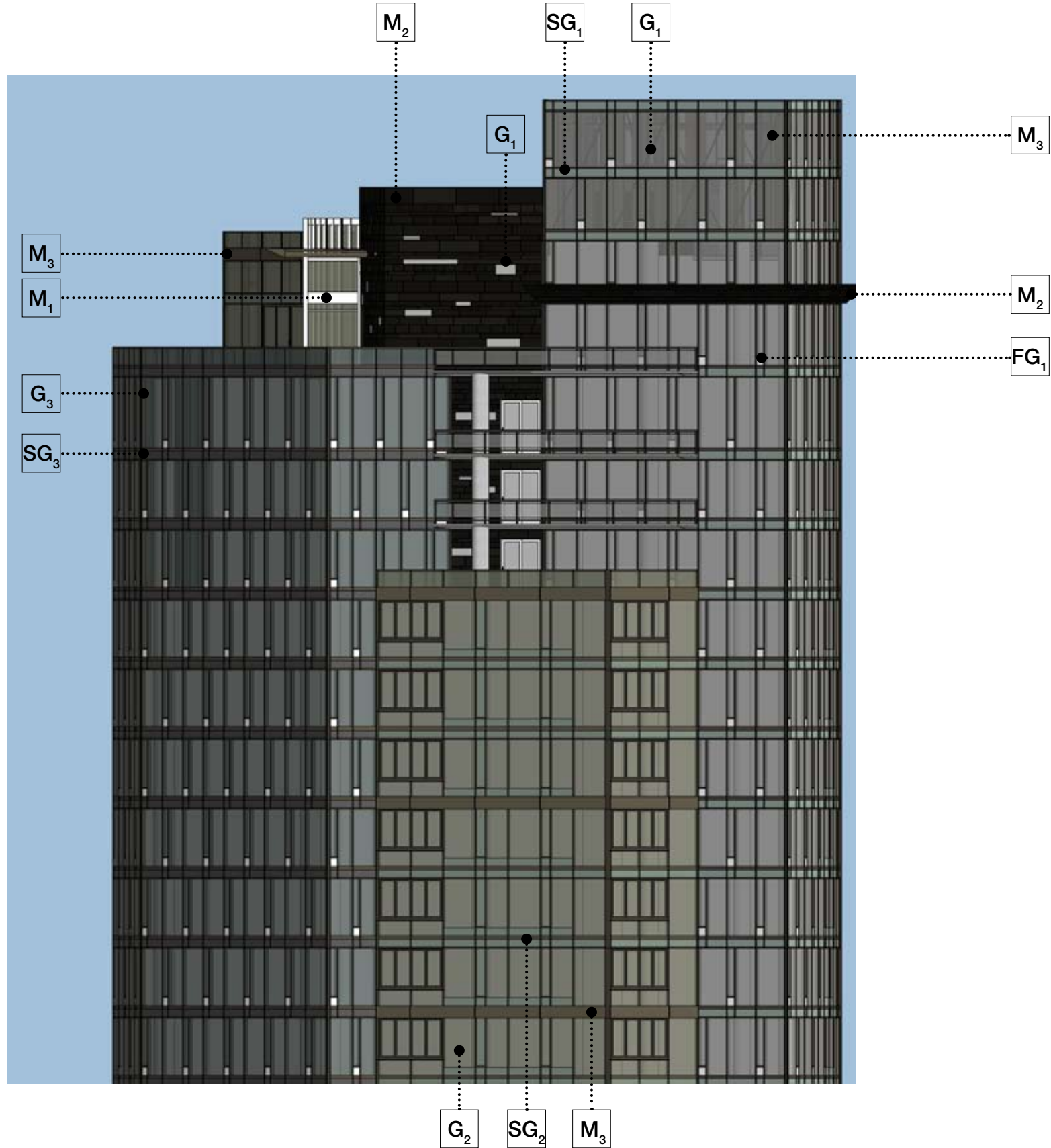
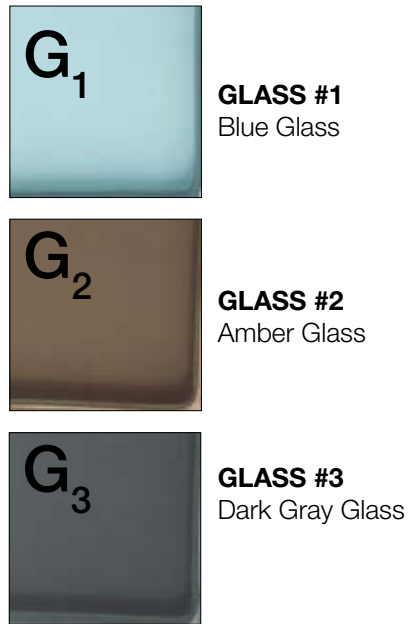
CONCRETE

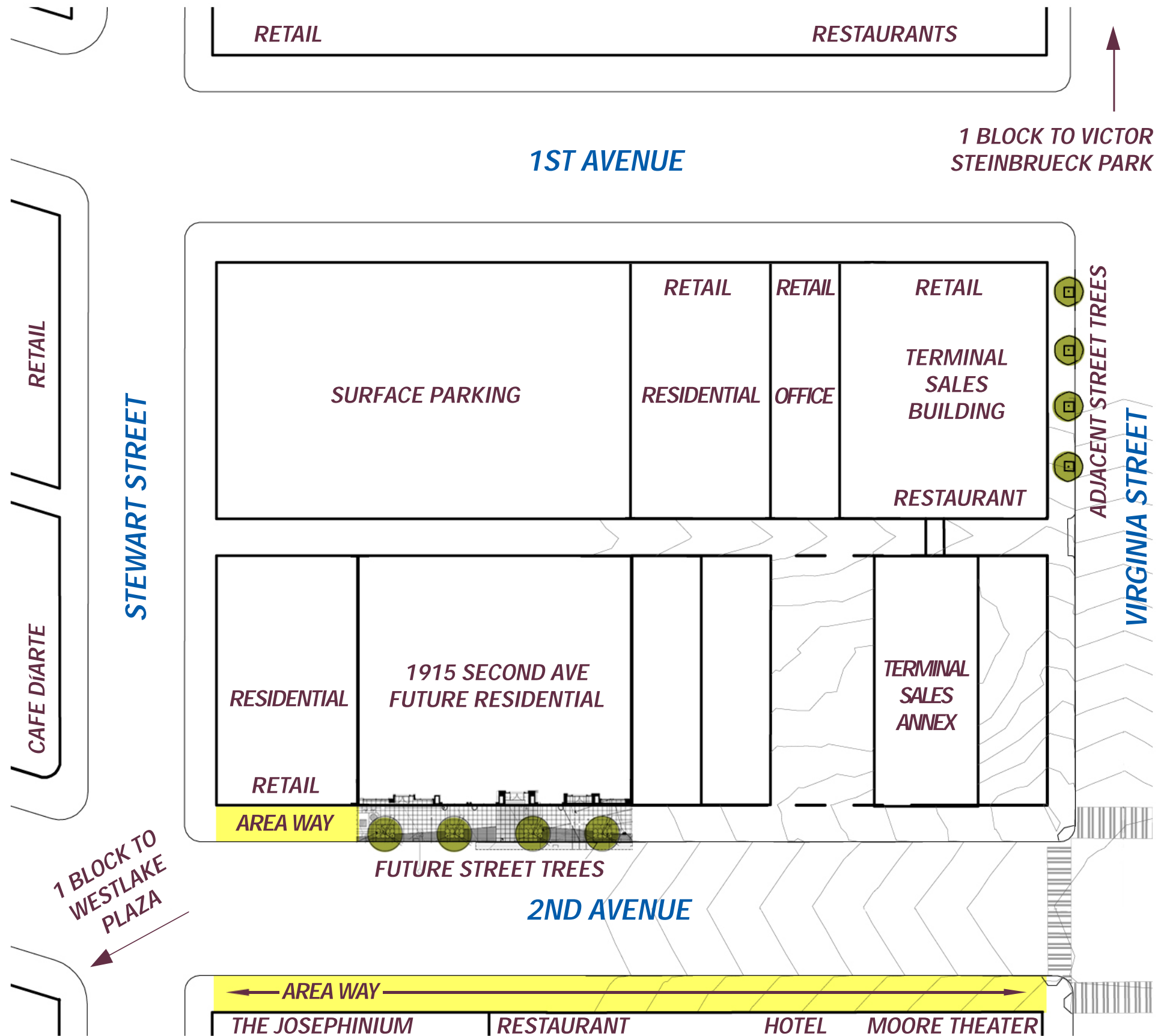
C₂

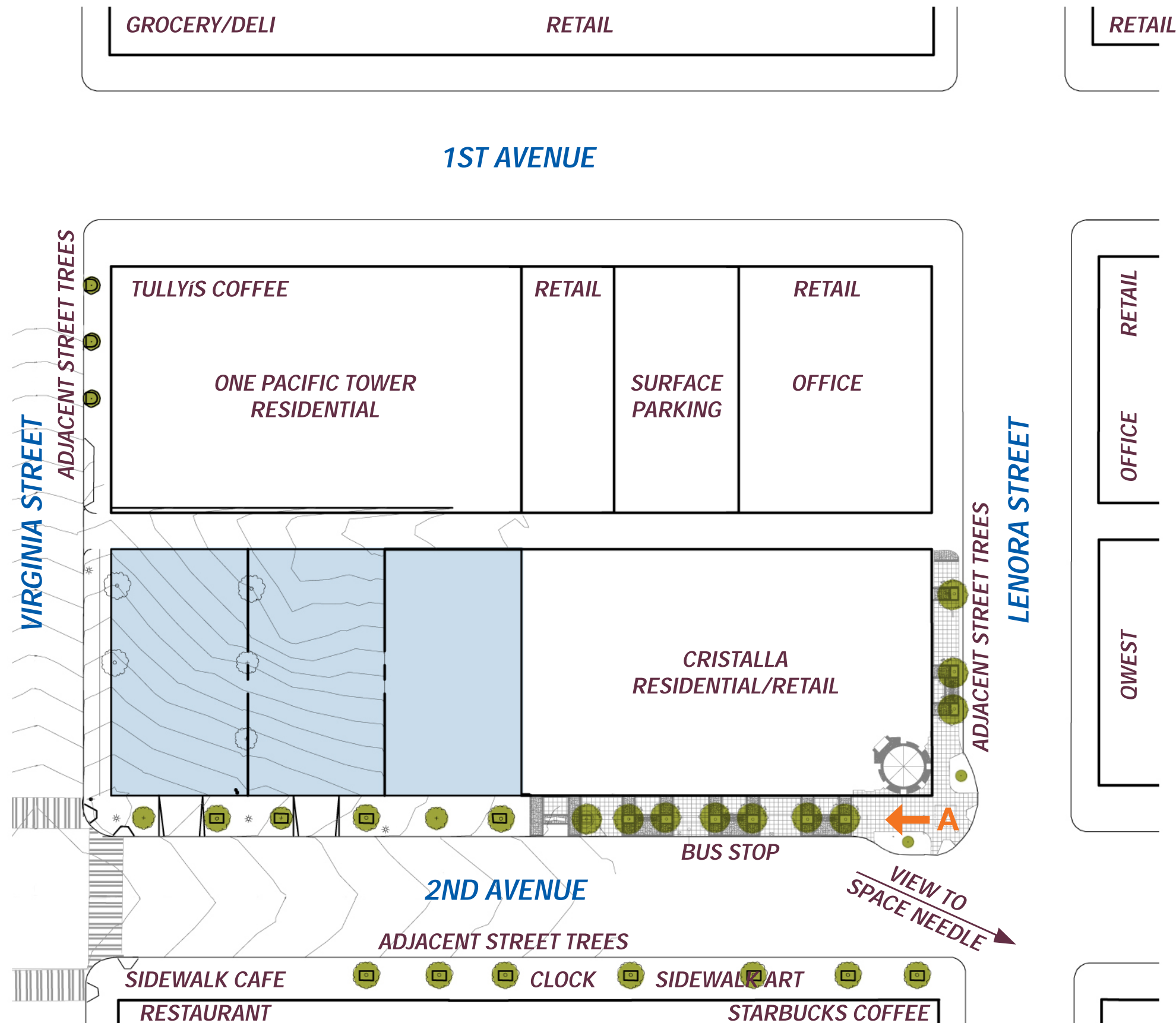
DARK CONCRETE

N₃

NEOPARIES
GRAY BASE
CLADDING

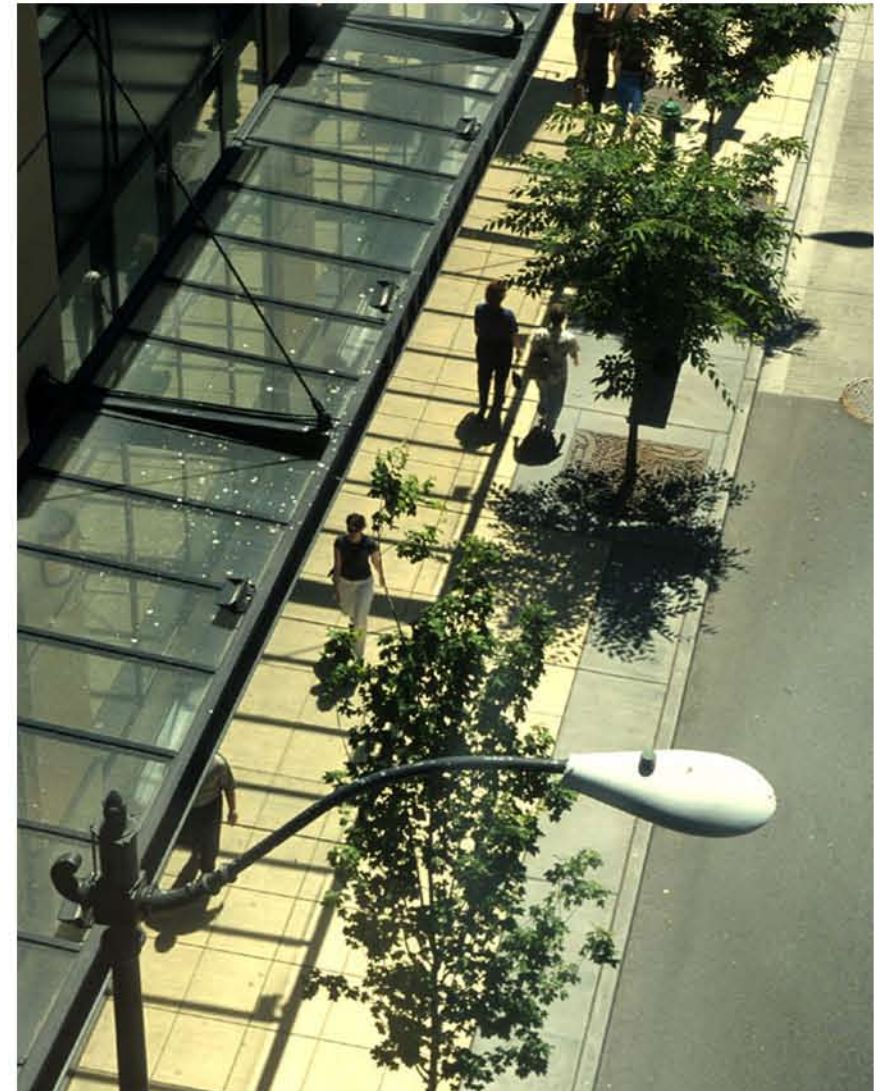




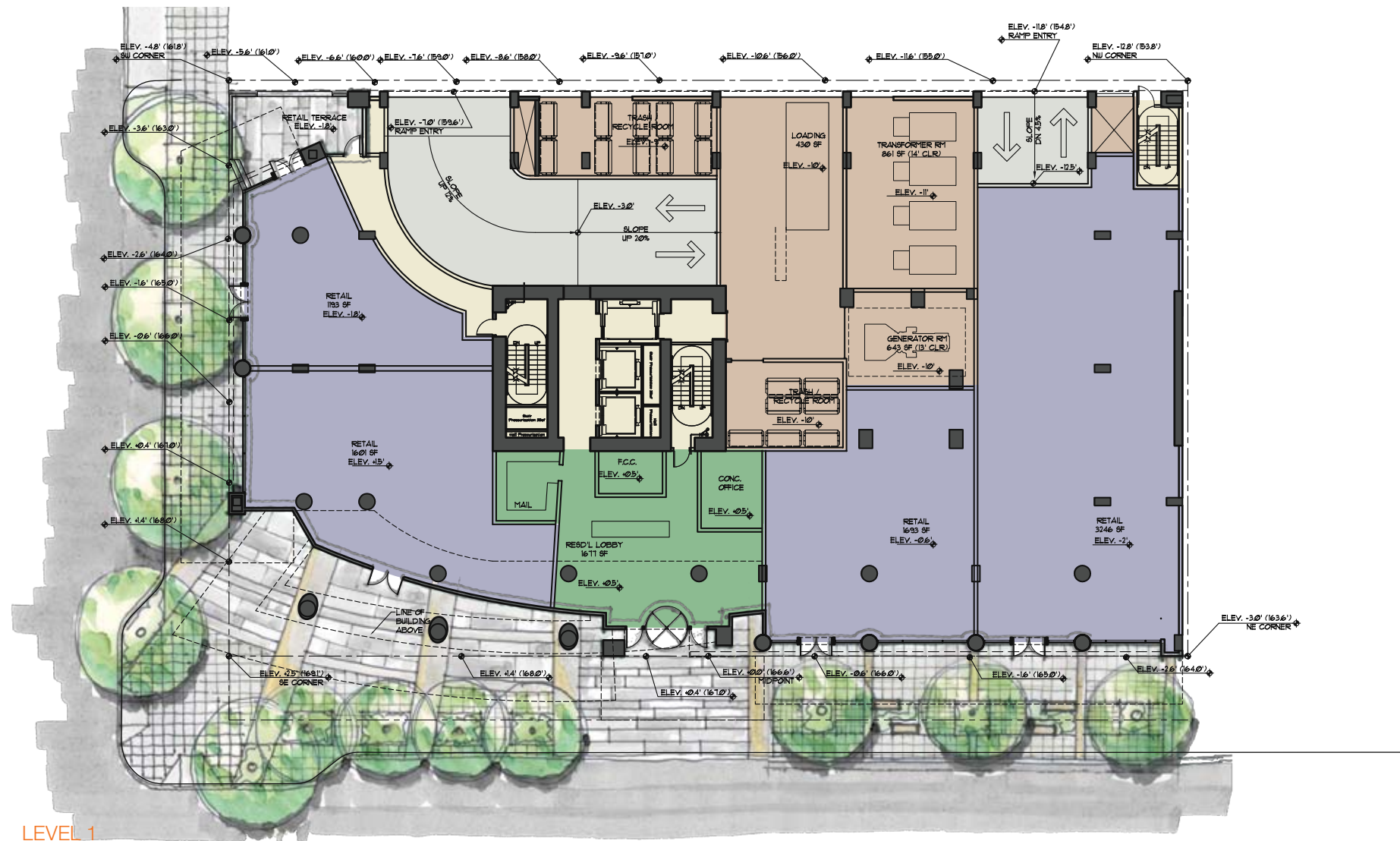


VIEW A









LEVEL 1



SECOND AVENUE LANDSCAPE



VIRGINIA STREET LANDSCAPE



Plum



Purple Plum



Viburnum



Rubus

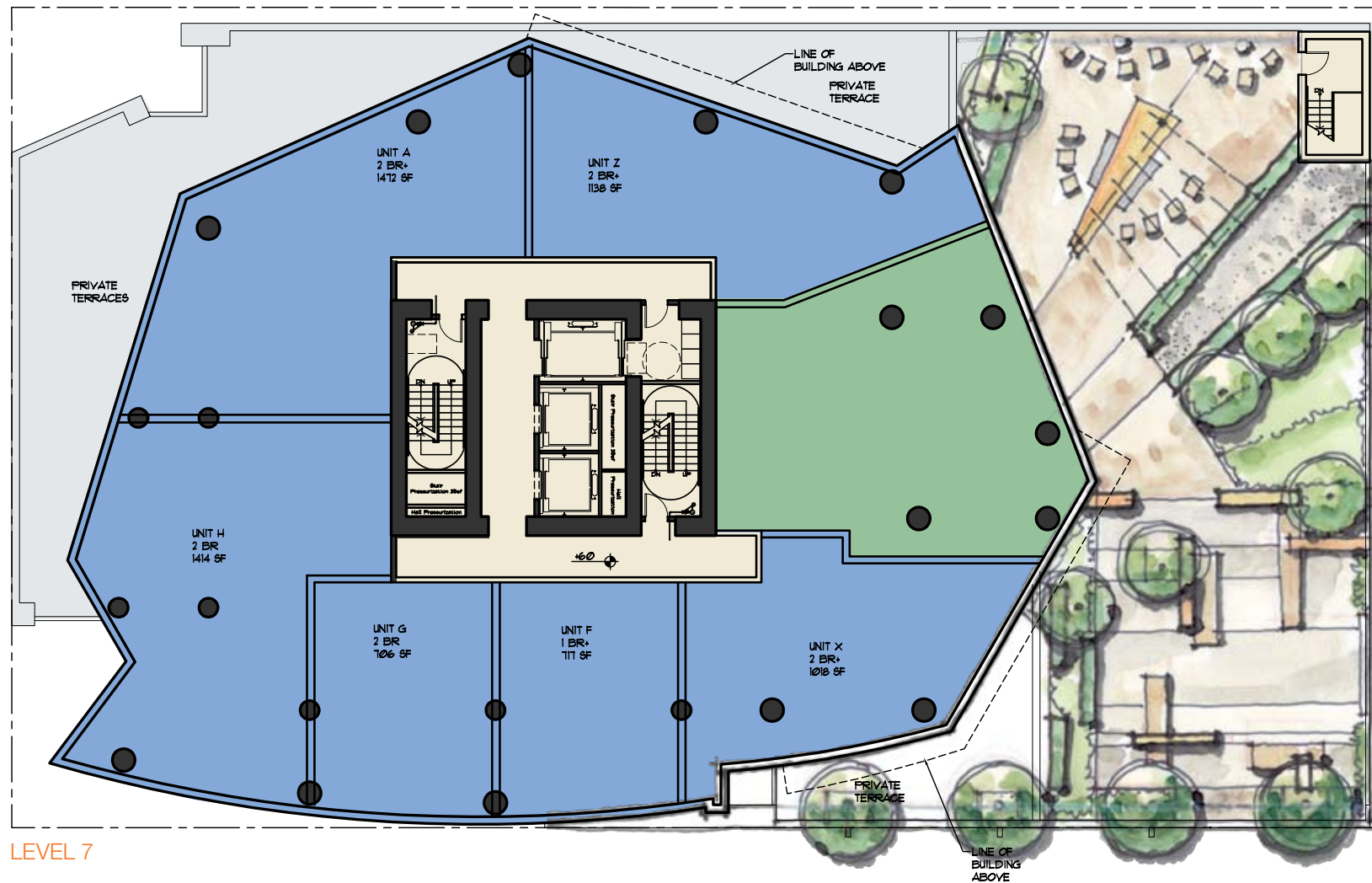


Forest Green Oak



Fragaria





LEVEL 7



VIEW FROM 2ND AVENUE



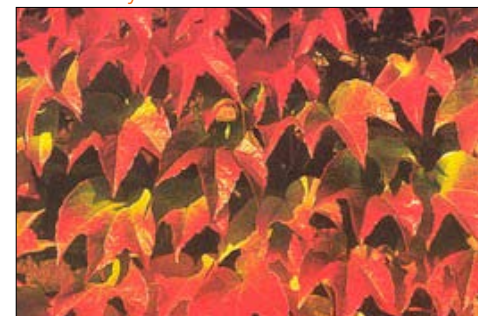
VIEW FROM ALLEY



Paperbark Maple



Hebe



Boston Ivy

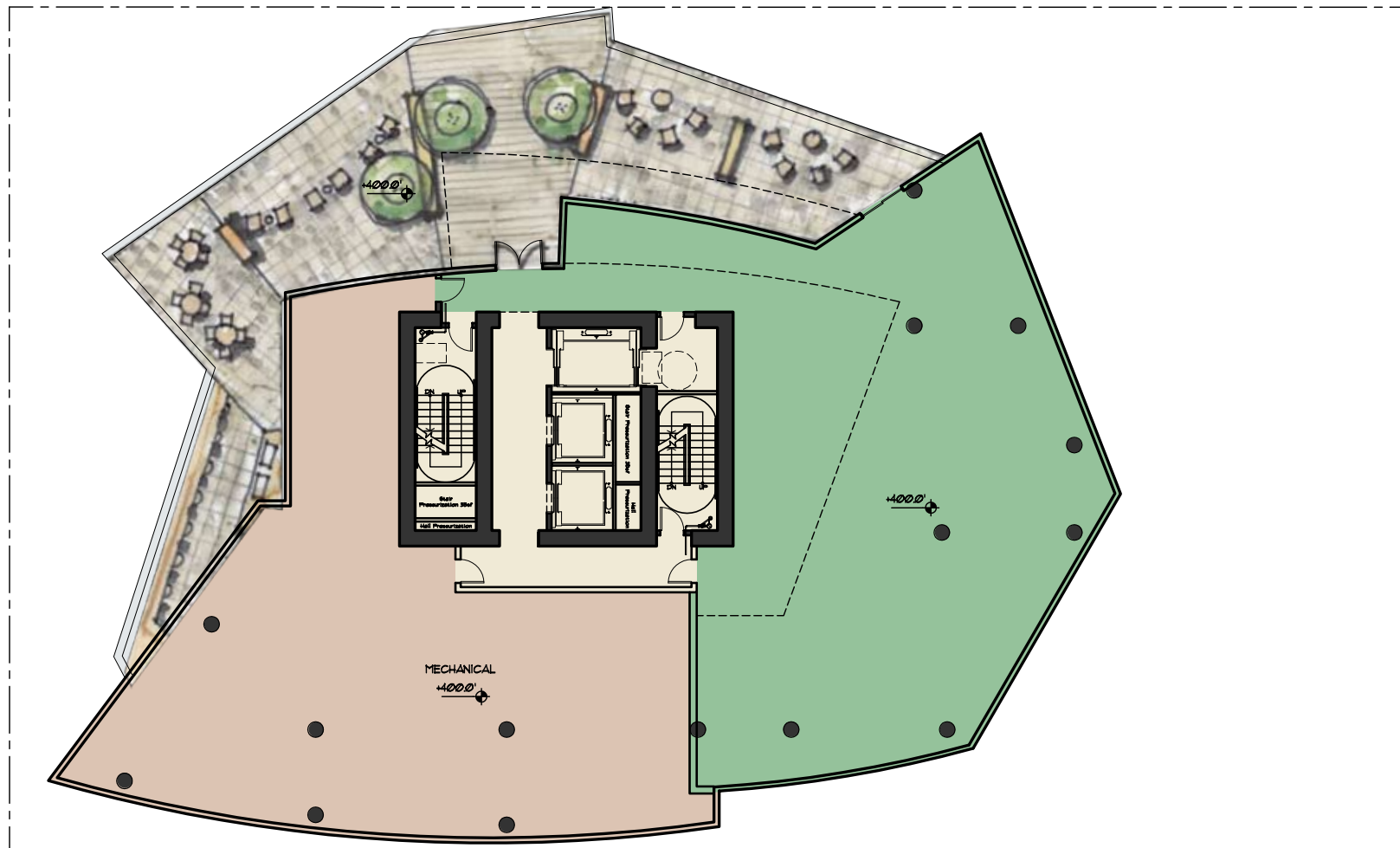


Minnesota snowflake



Vine Maple

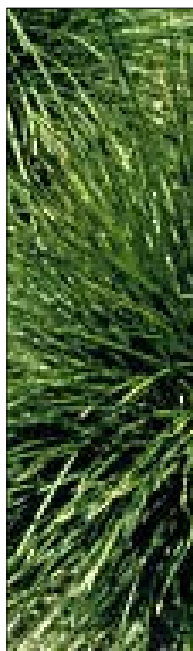




ROOF LEVEL

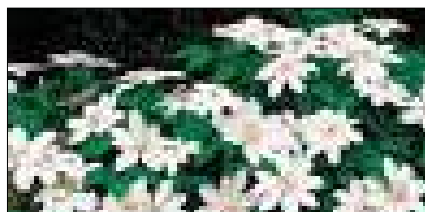


Katsura



Hair Grass

Clematis



Lily of the Nile

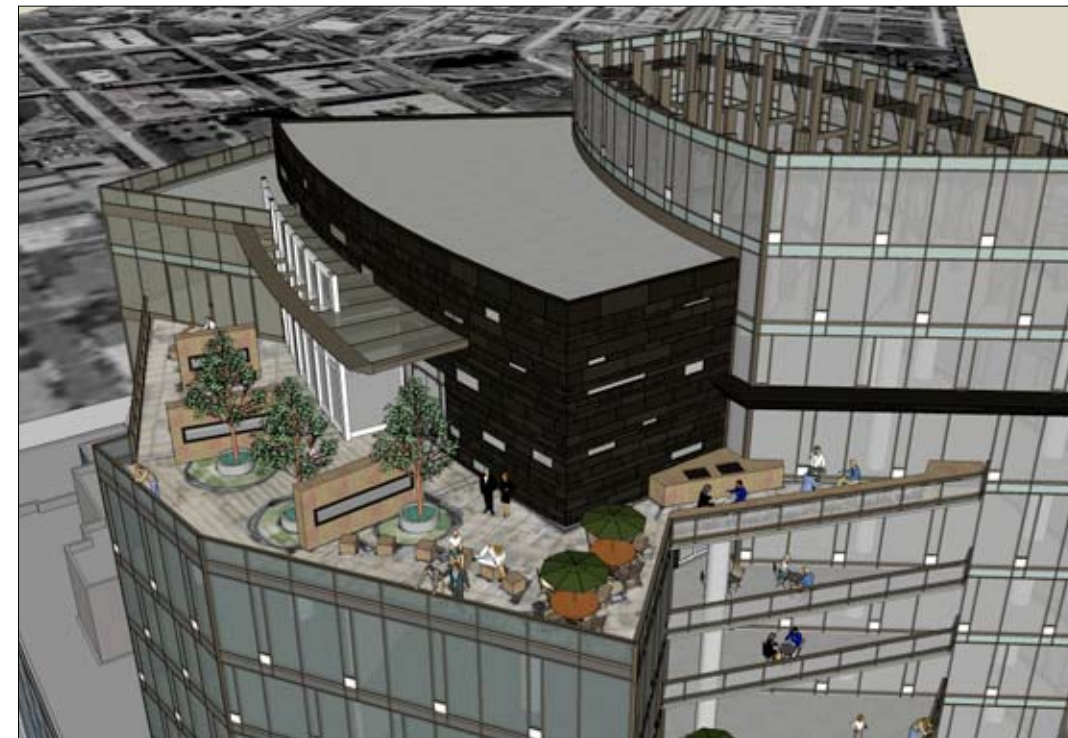
Lavender



Japanese Spurge



Silver Grass



VIEW FROM WEST



VIEW FROM SOUTH



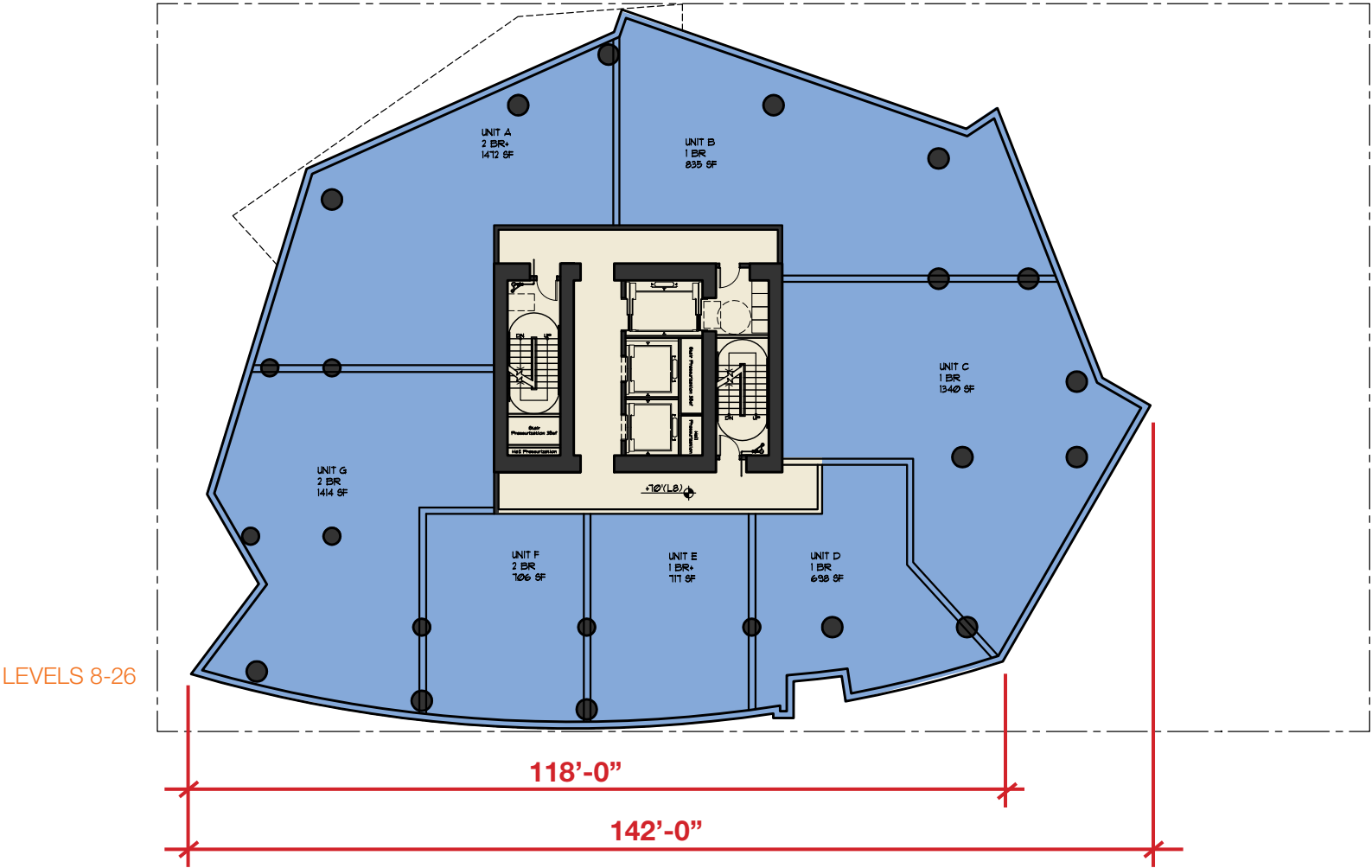






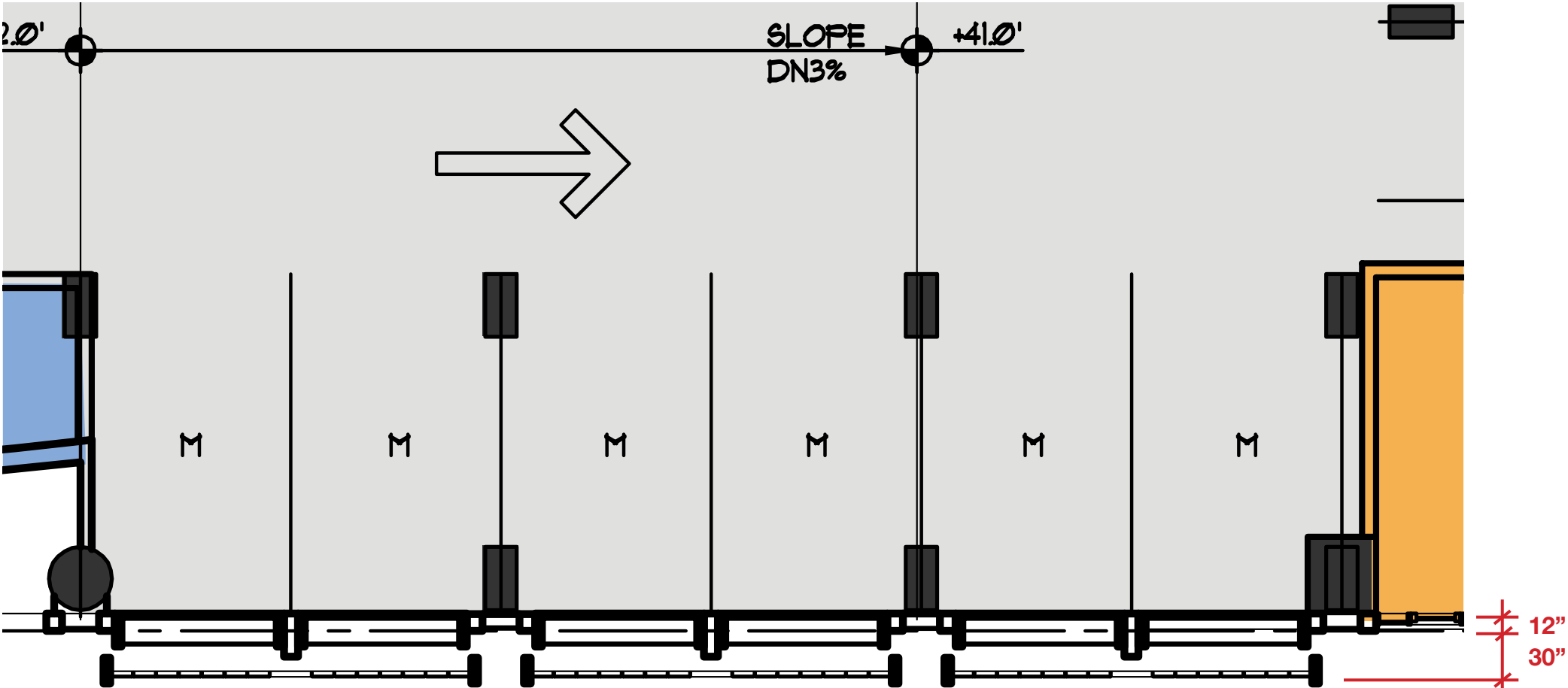
DEPARTURE #1 — 2015 2ND AVENUE

DEVELOPMENT STANDARDS	REQUIREMENT	PROPOSED	DIFFERENCE	CONSIDERATIONS
SMC 23.49.058 D.2 Maximum Tower Width	In DMC zones, the maximum facade width for portions of a building above eighty-five (85) feet along the general north/south axis of a site (parallel to the Avenues) shall be one hundred twenty (120) feet or eighty (80) percent of the width of the lot measured on the Avenue, which ever is less	The Proposed Tower is approximately 142' wide . 79% of the lot width.	22' in width	The façade of the tower fronting 2nd Avenue is approximately 118 feet wide (66% of the lot width), but in elevation, when added to the north wall, which is angled to the northwest, the overall façade width is approximately 142 feet. The proposed tower's additional width is a function of, and response to Design Review Board direction, and public concern for the massing bulk, and issues of light and air in relation to adjacent structures. In adherence to DRB direction, the design has responded by faceting the massing which orients wall planes away from neighboring buildings and minimizes the perceived breadth of the building.

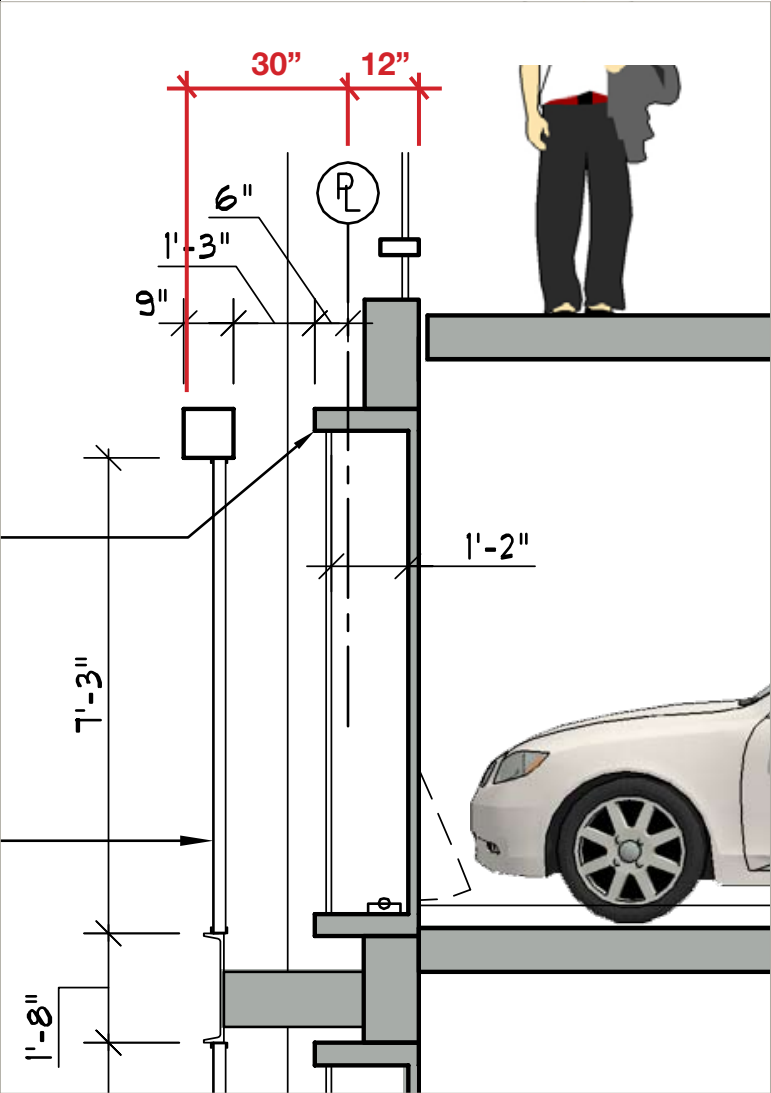


DEPARTURE #2 — 2015 2ND AVENUE

DEVELOPMENT STANDARDS	REQUIREMENT	PROPOSED	DIFFERENCE	CONSIDERATIONS
SMC 23.53.035 A.2 Structural building overhangs.	A. Structural building overhangs are encroachments into public property that include cornices, eaves, sills, belt courses, bay windows, balconies, facade treatment and other architectural features. 2. Overhead horizontal projections of a purely architectural or decorative character such as cornices, eaves, sills, and belt courses shall be limited to a maximum horizontal extension of one (1) foot and maximum vertical dimension of two (2) feet six (6) inches, and shall not increase the floor area or the volume of space enclosed by the building. At roof level, the projections may extend not more than three (3) feet horizontally. The vertical dimension of the overhead horizontal projection at the roof level may be increased if the roof level is one hundred (100) feet or higher above the street elevation. The total area of these projections shall not exceed thirty (30) percent of the area of any one (1) facade (see Exhibit 23.53.035-A).	A Departure has been requested to increase the structural overhang from 1 foot to 3 feet at the 2nd avenue garage screening area to allow for a more architectural solution.	Provides an additional 2 feet, which equals the 3' overhang allowed at the top of the building.	The 108' site depth allows for only 12" between the nose of a car parked in the garage and the property line. Our concept for screening the parking relies on a layered facade and thus more room is necessary to add visual interest.



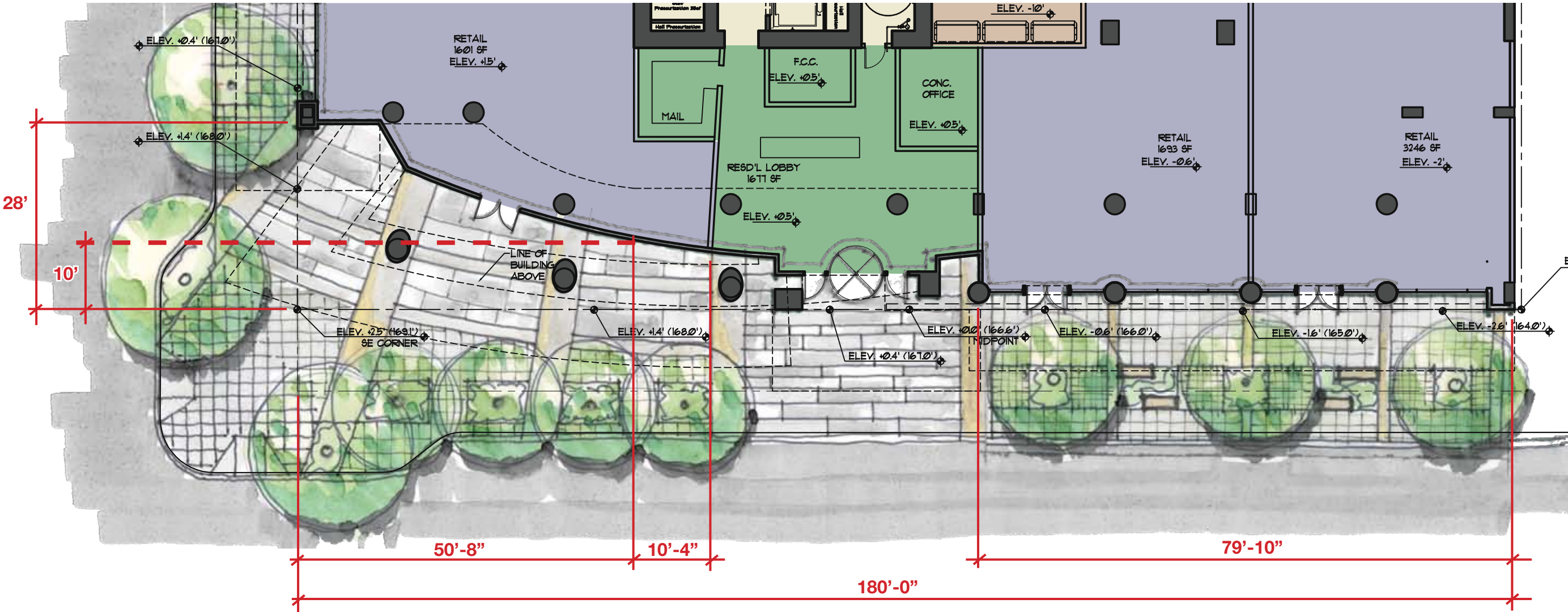
L5 PLAN DETAIL



PARTIAL WALL SECTION AT 2ND AVENUE

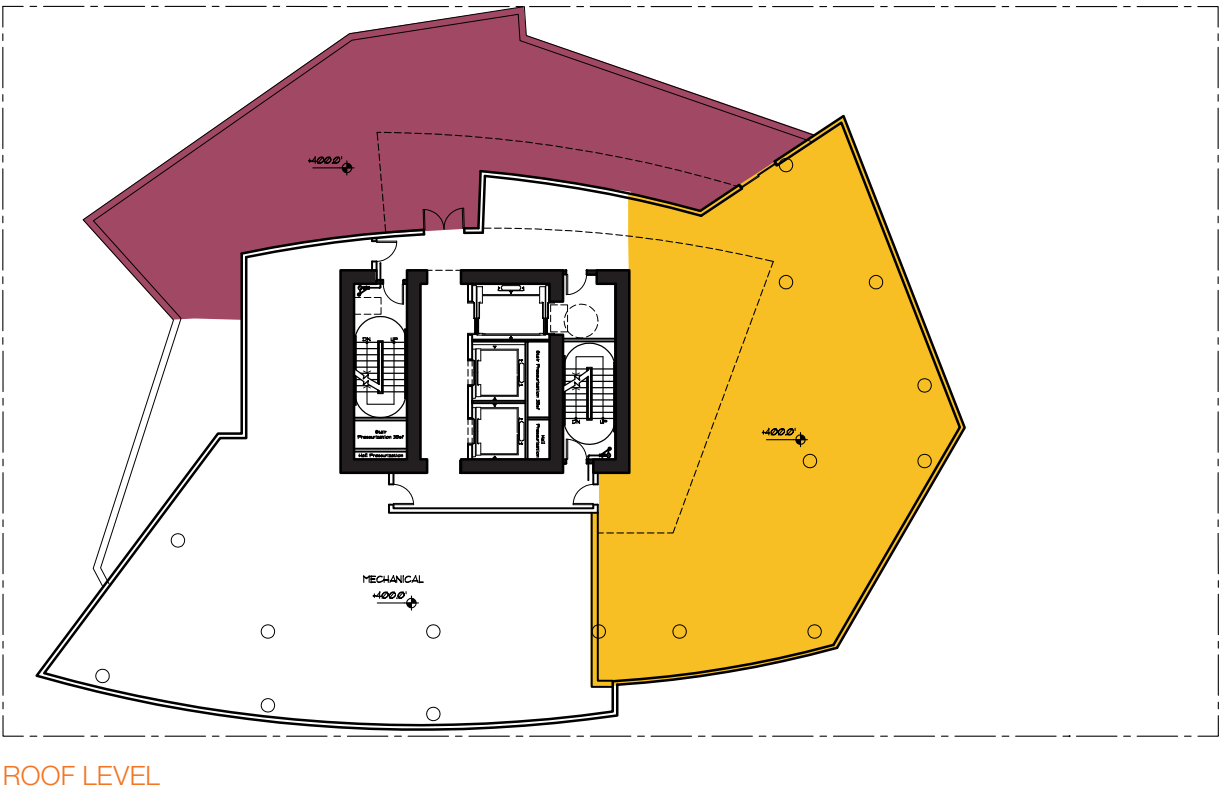
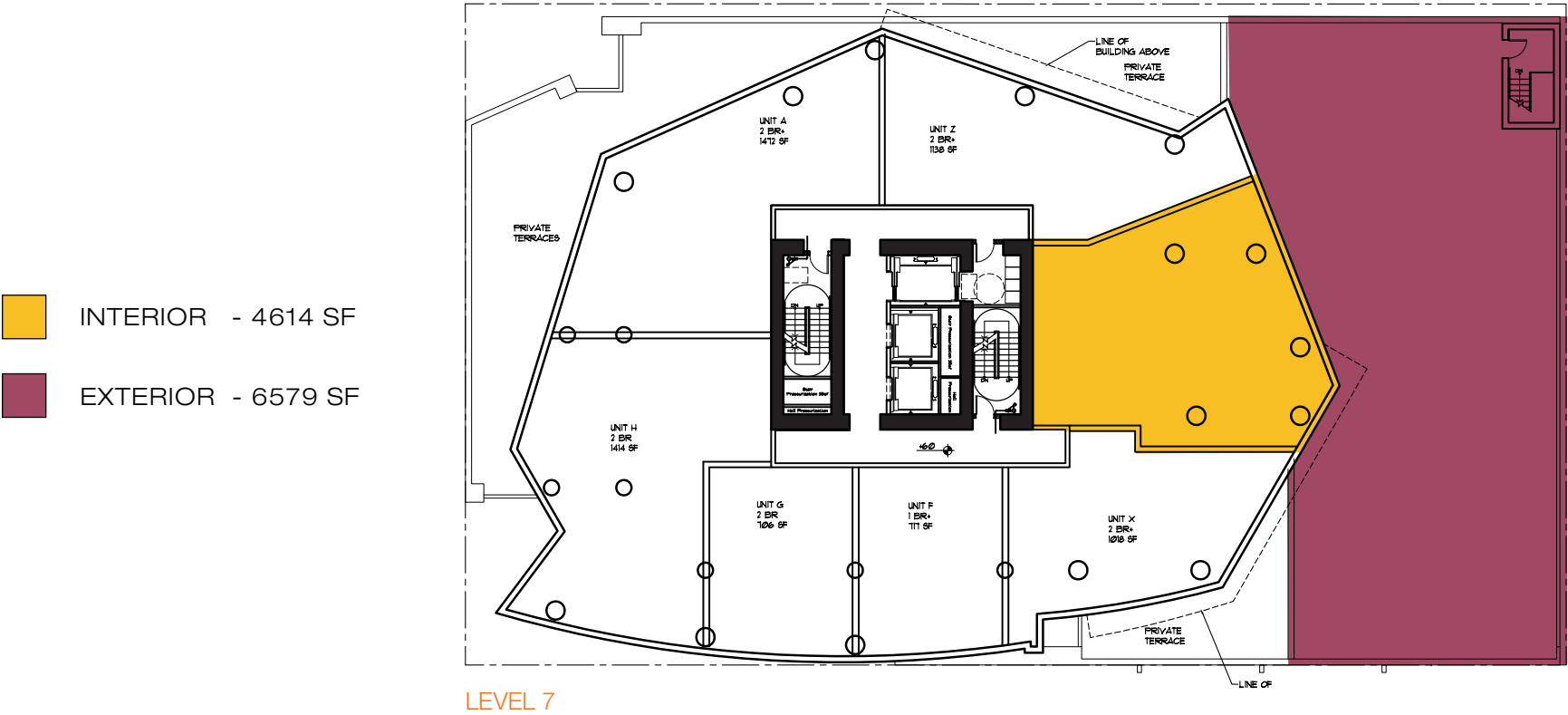
DEPARTURE #3 — 2015 2ND AVENUE

DEVELOPMENT STANDARDS	REQUIREMENT	PROPOSED	DIFFERENCE	CONSIDERATIONS
SMC 23.49.009B3 Street Level Use	75% street level uses within 10' of the property line.	A Departure has been requested to increase the 10' min. distance from the property line for street level uses to 28'.	An additional 18 feet from property line.	The project maintains 78% street front use, but nearly a third of this area is beyond 10' from the property line, reducing the amount of space we can include to 50%. The ground level is intentionally pulled away from the property line to create additional pedestrian amenity and sidewalk cafe or retail spill-out spaces. The departure provides an additional 18 feet of depth that street front uses can be from property line.



DEPARTURE #4 — 2015 2ND AVENUE

DEVELOPMENT STANDARDS	REQUIREMENT	PROPOSED	DIFFERENCE	CONSIDERATIONS
23.49.010 B,1 Common Recreation Area	An area equivalent to five (5) percent of the gross floor area in residential use, excluding any floor area in residential use gained in a project through a voluntary agreement for housing under SMC Section 23.49.015. In no instance shall the amount of required common recreation area exceed the area of the lot. For this project we are required to have 13,533 sf of Common Recreation Space.	We propose 11,193 sf of Common Recreation space. 6579 sf of Exterior Common Recreation space and 4614sf of Interior Common Recreation space. The amount of proposed exterior common recreation space exceeds 50% of the total amount proposed.	2340 sf	We have maximized the use of exterior common recreation space on the rooftop and the podium roof deck. Interior common recreation areas include uses like a meeting room, common gathering areas, and exercise facilities. Rather than provide extensive interior amenities, this concept encourages residents to support local health clubs, coffee shops, restaurants and movie theaters thereby contributing to a healthy, vibrant neighborhood.



DEPARTURES — 2015 2ND AVENUE

DEVELOPMENT STANDARDS	REQUIREMENT	PROPOSED	DIFFERENCE	CONSIDERATIONS
SMC 23.49.058 D.2 Maximum Tower Width	In DMC zones, the maximum facade width for portions of a building above eighty-five (85) feet along the general north/south axis of a site (parallel to the Avenues) shall be one hundred twenty (120) feet or eighty (80) percent of the width of the lot measured on the Avenue, which ever is less	The Proposed Tower is approximately 142' wide . 79% of the lot width.	22' in width	The façade of the tower fronting 2nd Avenue is approximately 118 feet wide (66% of the lot width), but in elevation, when added to the north wall, which is angled to the northwest, the overall façade width is approximately 142 feet. The proposed tower's additional width is a function of, and response to Design Review Board direction, and public concern for the massing bulk, and issues of light and air in relation to adjacent structures. In adherence to DRB direction, the design has responded by faceting the massing which orients wall planes away from neighboring buildings and minimizes the perceived breadth of the building.
SMC 23.53.035 A.2 Structural building overhangs.	A. Structural building overhangs are encroachments into public property that include cornices, eaves, sills, belt courses, bay windows, balconies, facade treatment and other architectural features. 2. Overhead horizontal projections of a purely architectural or decorative character such as cornices, eaves, sills, and belt courses shall be limited to a maximum horizontal extension of one (1) foot and maximum vertical dimension of two (2) feet six (6) inches, and shall not increase the floor area or the volume of space enclosed by the building. At roof level, the projections may extend not more than three (3) feet horizontally. The vertical dimension of the overhead horizontal projection at the roof level may be increased if the roof level is one hundred (100) feet or higher above the street elevation. The total area of these projections shall not exceed thirty (30) percent of the area of any one (1) facade (see Exhibit 23.53.035-A).	A Departure has been requested to increase the structural overhang from 1 foot to 3 feet at the 2nd avenue garage screening area to allow for a more architectural solution.	Provides an additional 2 feet , which equals the 3' overhang allowed at the top of the building.	The 108' site depth allows for only 12" between the nose of a car parked in the garage and the property line. Our concept for screening the parking relies on a layered facade and thus more room is necessary to add visual interest.
SMC 23.49.009B3 Street Level Use	75% street level uses within 10' of the property line.	A Departure has been requested to increase the 10' min. distance from the property line for street level uses to 28'.	An additional 18 feet from property line.	The project maintains 78% street front use, but nearly a third of this area is beyond 10' from the property line, reducing the amount of space we can include to 50%. The ground level is intentionally pulled away from the property line to create additional pedestrian amenity and sidewalk cafe or retail spill-out spaces. The departure provides an additional 18 feet of depth that street front uses can be from property line.
23.49.010 B,1 Common Recreation Area	An area equivalent to five (5) percent of the gross floor area in residential use, excluding any floor area in residential use gained in a project through a voluntary agreement for housing under SMC Section 23.49.015. In no instance shall the amount of required common recreation area exceed the area of the lot. For this project we are required to have 13,533 sf of Common Recreation Space.	We propose 11,193 sf of Common Recreation space. 6579 sf of Exterior Common Recreation space and 4614 sf of Interior Common Recreation space. The amount of proposed exterior common recreation space exceeds 50% of the total amount proposed.	2340 sf	We have maximized the use of exterior common recreation space on the rooftop and the podium roof deck. Interior common recreation areas include uses like a meeting room, common gathering areas, and exercise facilities. Rather than provide extensive interior amenities, this concept encourages residents to support local health clubs, coffee shops, restaurants and movie theaters thereby contributing to a healthy, vibrant neighborhood.