

2729 2nd Avenue

Early Design Guidance

EDG Meeting, Apr. 2, 2024

DEVELOPER

Cavatina Group SA
ul. Wielicka 28 B
30-552 Krakow
POLAND

ARCHITECT

Epstein
600 W Fulton St.
Chicago, IL 60661

LANDSCAPE ARCHITECT

Site Workshop
3800 Woodland Park Ave N
Seattle, WA 98103

00 Intro & Development Experience

DEVELOPER | ARCHITECT INTRO & RELEVANT EXPERIENCE

DEVELOPER/OWNER CAVATINA (KRAKOW, PL)

A Polish based developer, and design firm, Cavatina’s vision is to create unique, modern commercial and residential ecosystems where architecture fuses with functionality, design, art and nature in one.



CAVATINA + EPSTEIN
CH-89 DEVELOPMENT
WARSAW, POLAND



CAVATINA
MIXED USE RESIDENTIAL DEVELOPMENT
ŁÓDŹ, POLAND



CAVATINA
TUWIMA APARTMENTS
ŁÓDŹ, POLAND

ARCHITECT/ENGINEER EPSTEIN (CHICAGO, USA)

Epstein is a 100 year old Chicago based Architecture, Construction and Engineering firm. Our design philosophy encompasses a holistic approach that integrates cutting edge design, performance, sustainable practices, and a profound dedication to leaving a lasting positive impact for society and our planet.



EPSTEIN
111 W WACKER APARTMENTS
CHICAGO, ILLINOIS



EPSTEIN
COSMOPOLITAN LUX APTS
WARSAW, POLAND



EPSTEIN
RIVERFRONT BRIO MIXED USE RESIDENTIAL
OWENSBORO, KENTUCKY



EPSTEIN
PERSHING RESIDENTIAL DEVELOPMENT
CHICAGO, ILLINOIS

01 Development Objectives & Summary of Public Outreach

PROJECT DESCRIPTION

The proposed development is a mixed use residential tower containing retail and amenity space on the ground floor, residential units, and residential amenities on the roof.

Project Address

2729 2nd Avenue
Seattle, WA 98121

Parcel Number

0654000065

Zone

DMR/C 145/75

Site Area

12,960 SF (0.298 acres)

Project Metrics

- Total Area : 146,612 SF
- Total Retail Space : 5,279 SF
- Residential Units : 147 Units
- 15 stories above grade
- 1 story below grade
- 17 below grade parking stalls
- 160 bike stalls

DEVELOPMENT OBJECTIVES

The project seeks to enhance the urban landscape of Belltown, adding a distinct but complementary aesthetic to the neighborhood's eclectic mix of historic buildings and contemporary structures.

The project's design philosophy centers on **creating a sense of community and connectivity**, both within the building and with the neighborhood at large. Common areas and amenities are planned to **encourage interaction among residents**, fostering a sense of belonging and engagement. Ground-level retail aims to **enhance street life**, offering both residents and neighbors new venues for socializing, dining, and shopping.

Sustainability is a cornerstone of the development's objectives, reflecting a commitment to future-forward living that aligns with Seattle's progressive environmental ethos.

The project recognizes the importance of integrating with the existing urban fabric, **carefully considering the scale, rhythm, and architectural language of Belltown**.

Public art installations and landscaping efforts will be considered to beautify exterior spaces and connect the development to the neighborhood's artistic spirit and musical history. Through these efforts, the condominium project aspires to be not just a place to live but a significant contribution to Belltown's ongoing narrative, enhancing its cultural, social, and environmental landscape.

Relationship to Neighborhood Character

Environmentally Friendly

Sustainable

Unique Design

Lighting and Landscaping

Attractive Materials

Unique Storefronts

Open and Welcoming Design

Parking

Light and View

Affordability

Food and Beverage Retail

02 Urban Design Analysis

SITE CONTEXT PHOTO



VICINITY MAP

OBSERVATIONS

The area within immediate pedestrian access of the 2nd Ave. and Clay St. has many points of interest and a collection of urban patterns and forms located in Belltown. Parks and waterfront are within the 15 min walk shed of the project site. The neighborhood has various bicycle facilities including protected bike lanes and greenways. There are dedicated bus lanes and bus routes connectivity around the project site.



1 - LABOR TEMPLE



2 - BELLTOWN COTTAGE PARK



3 - OLYMPIC SCULPTURE PARK

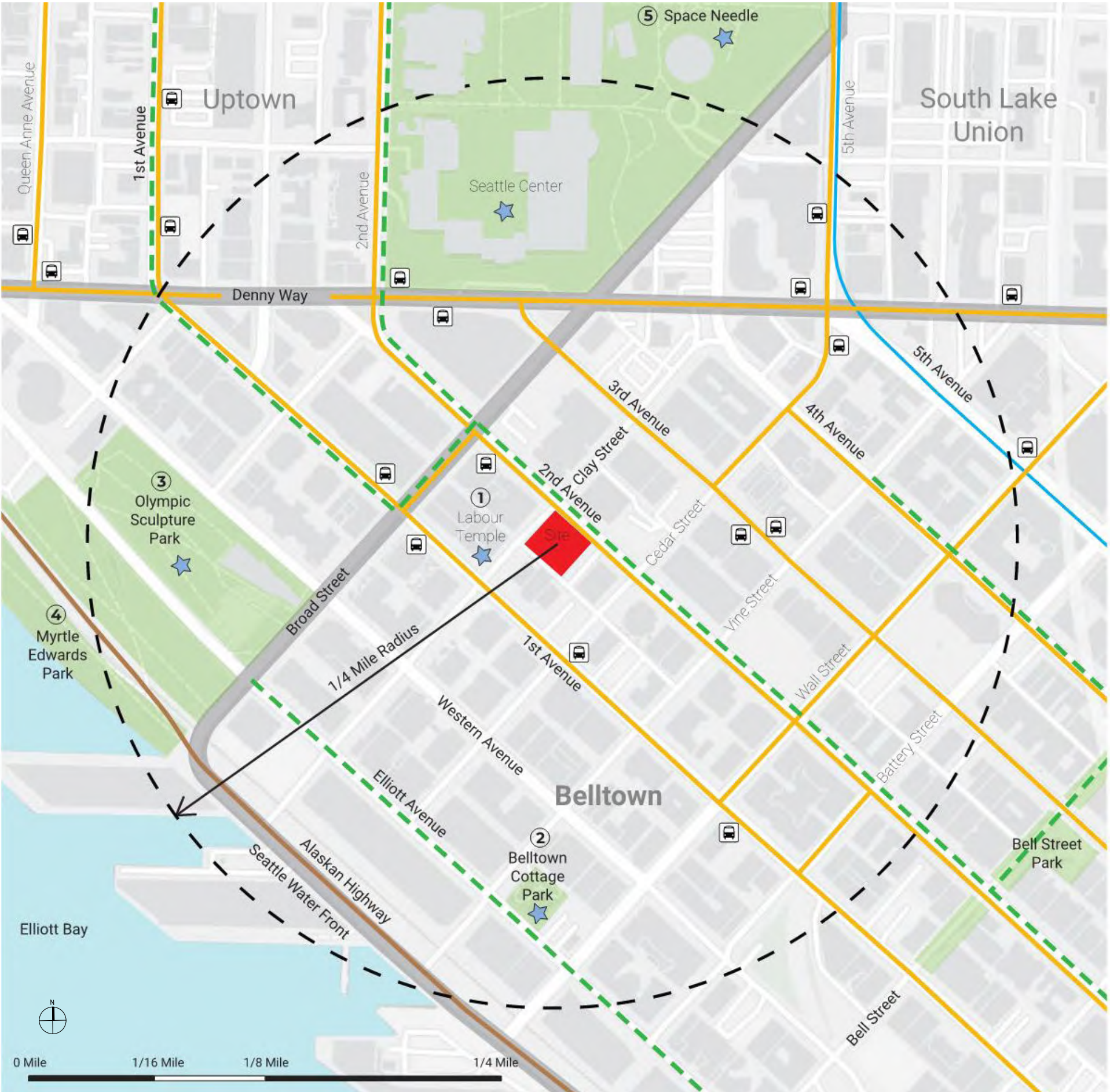


5 - MYRTLE EDWARDS PARK



5 - SPACE NEEDLE

- LEGEND
- PROJECT SITE
 - MAJOR ROAD
 - BUS ROUTE
 - TRANSIT STOP
 - BIKE LANE
 - RAILROAD
 - MONORAIL
 - PARK/GREENSPACE
 - WATER FRONT
 - LANDMARKS
 - 15 MIN WALK RADIUS



SURROUNDING USES VICINITY MAP

OBSERVATIONS & DESIGN CUES

The proposed site for development is surrounded by mix of uses at street level retails and offices with residential units above. This placement has informed the design to include engaging street level retail opportunities in an effort to enhance the pedestrian experience as well as provide a sense of place for the neighborhood.

The site is located in DMR/C 145/75 zone Downtown where both commercial and residential development is generally allowed. Mandatory Housing Affordability requirements apply to development in this zone. There is an additional Downtown Fire District Overlay.

LEGEND

PROJECT SITE

RESIDENTIAL

COMMERCIAL/RETAIL

CULTURAL

HOSPITALITY

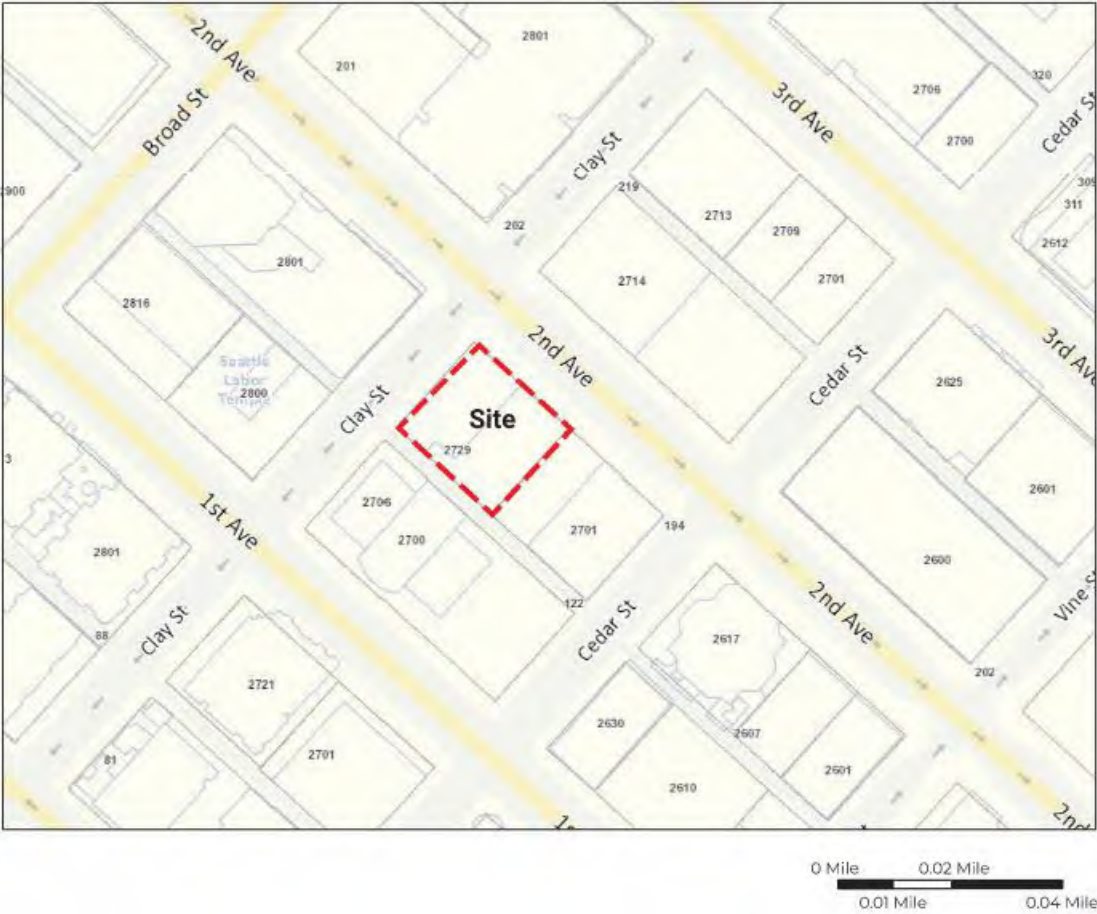
BUILDING IN PROGRESS

PARCEL

PARK/GREEN SPACE

WATER

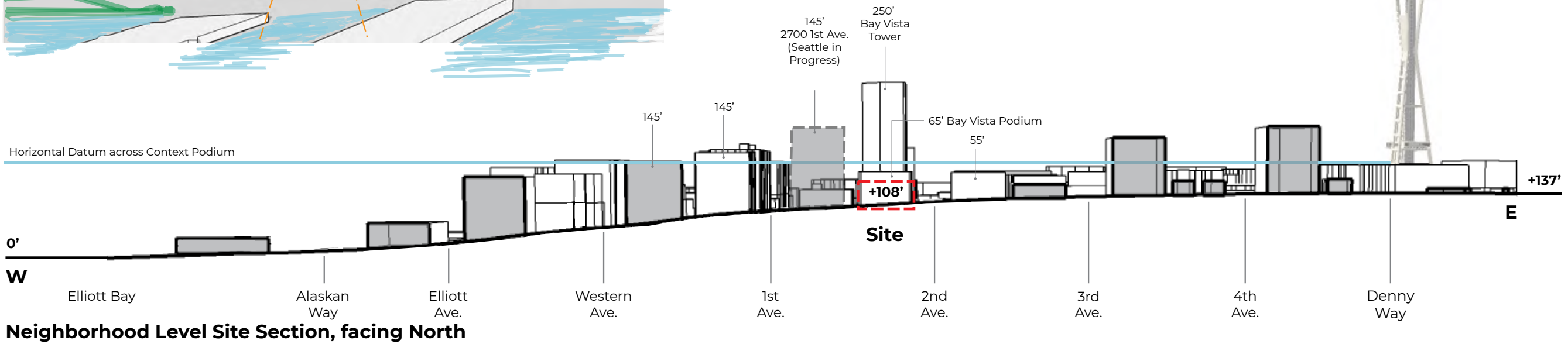
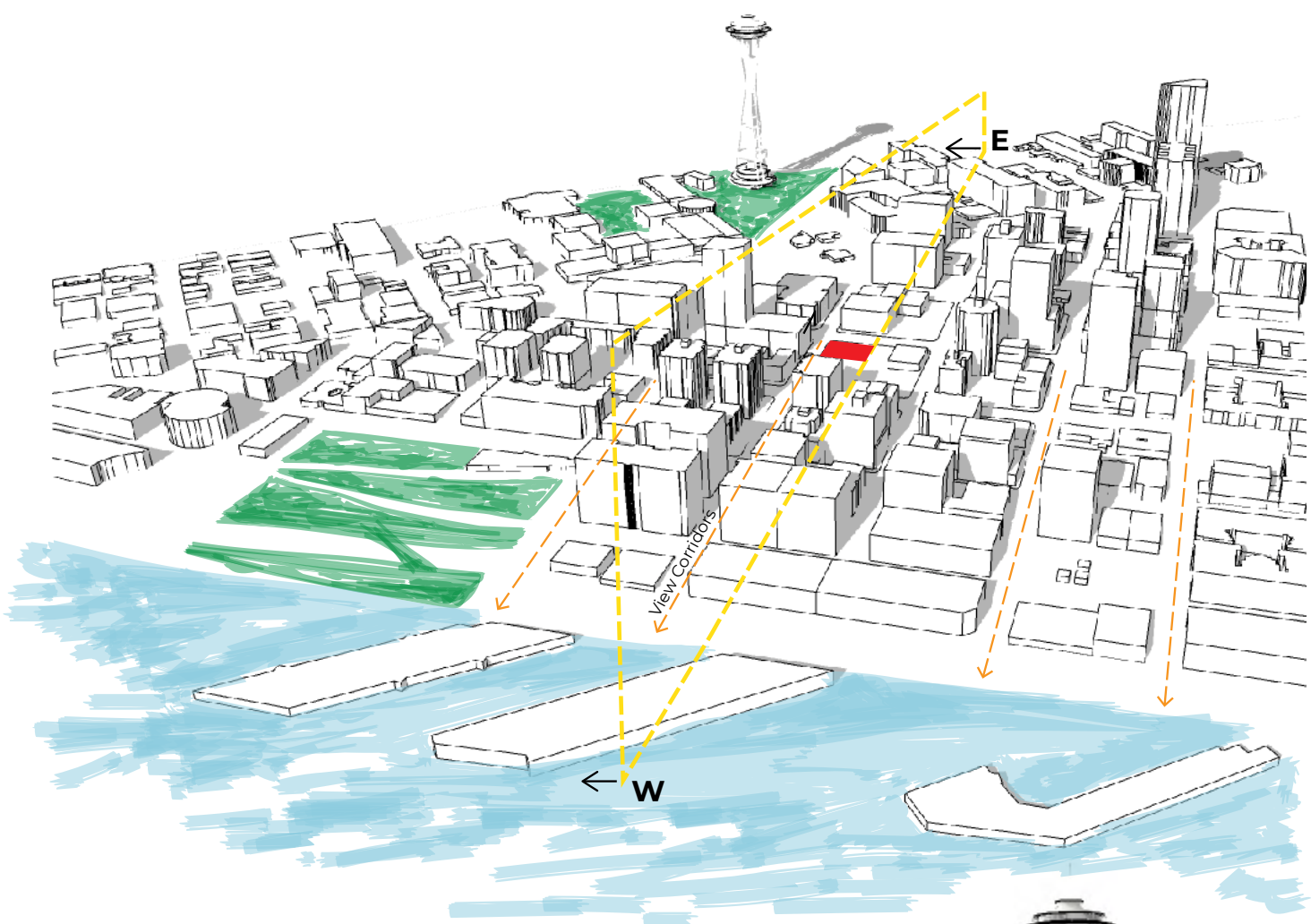
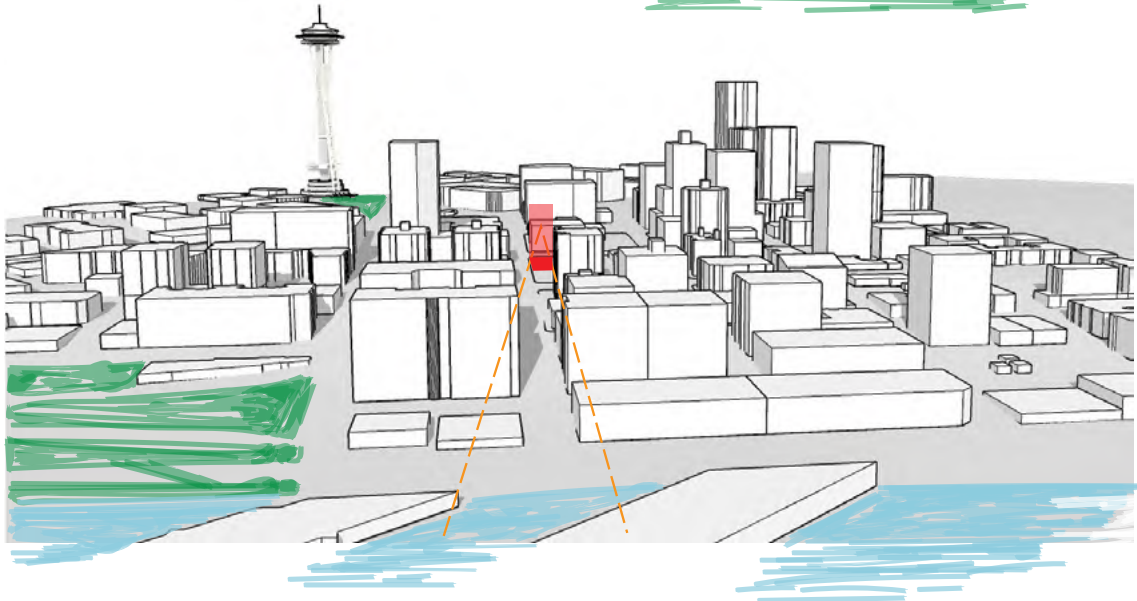
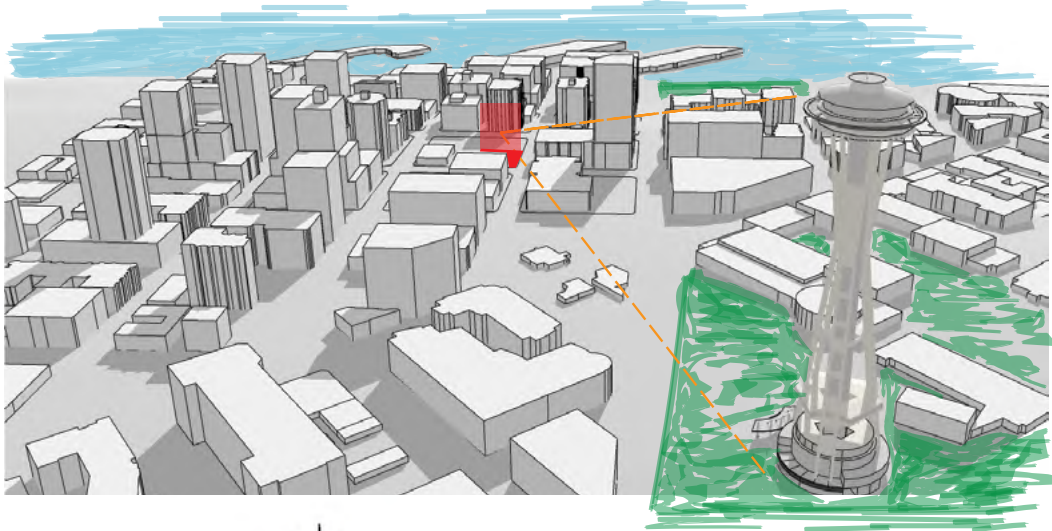
DMR/C 145/75 Zone



3 BLOCK X 3 BLOCK AXONOMETRIC



TOPOGRAPHY AND VIEW CORRIDORS



URBAN CONTEXT PLAN

OBSERVATIONS

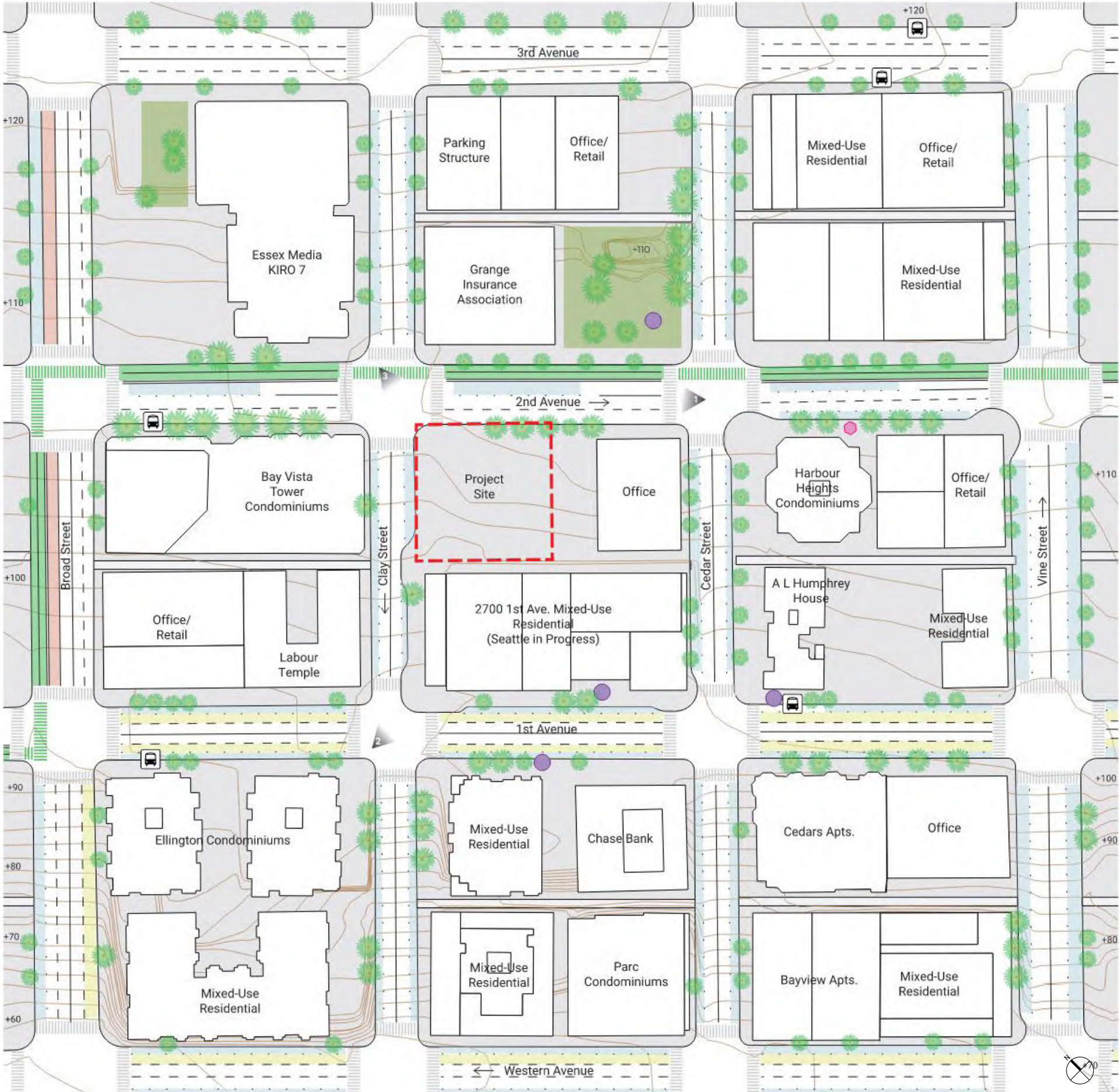
There is a mix of uses and various streetscapes within the 9 blocks around the project site.

Public art, retailers and sidewalk landscaping create vibrant pedestrian experience.

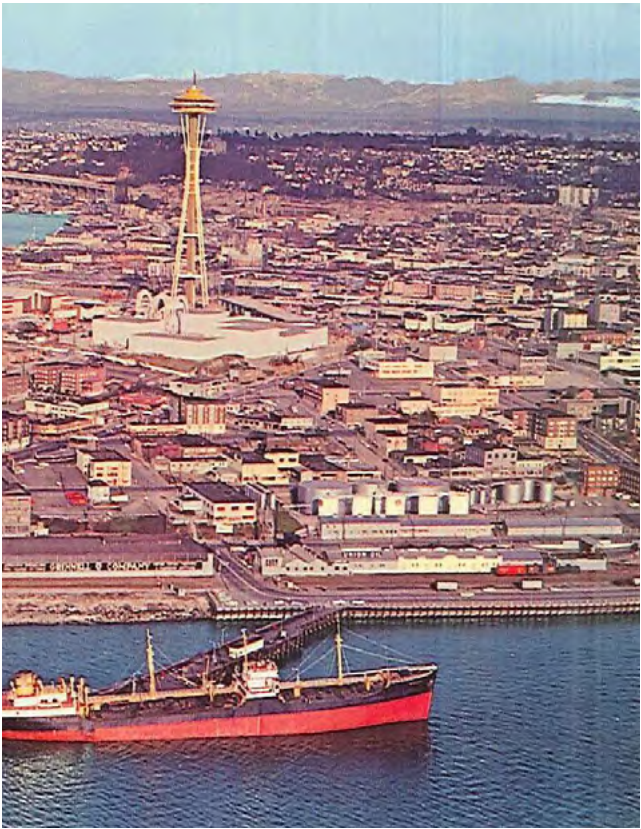
There is a mix of typologies and open spaces breaking building masses and creating a more human scale to each block.



- LEGEND**
- PROJECT SITE
 - BIKE LANE
 - SHARED LANE
 - BUS LANE
 - PARKING
 - PARK/ GREEN SPACE
 - TRANSIT STOP
 - ONE-WAY ST.
 - TOPOGRAPHY
 - EXISTING TREES
 - PUBLIC ART
 - PUBLIC BENCH



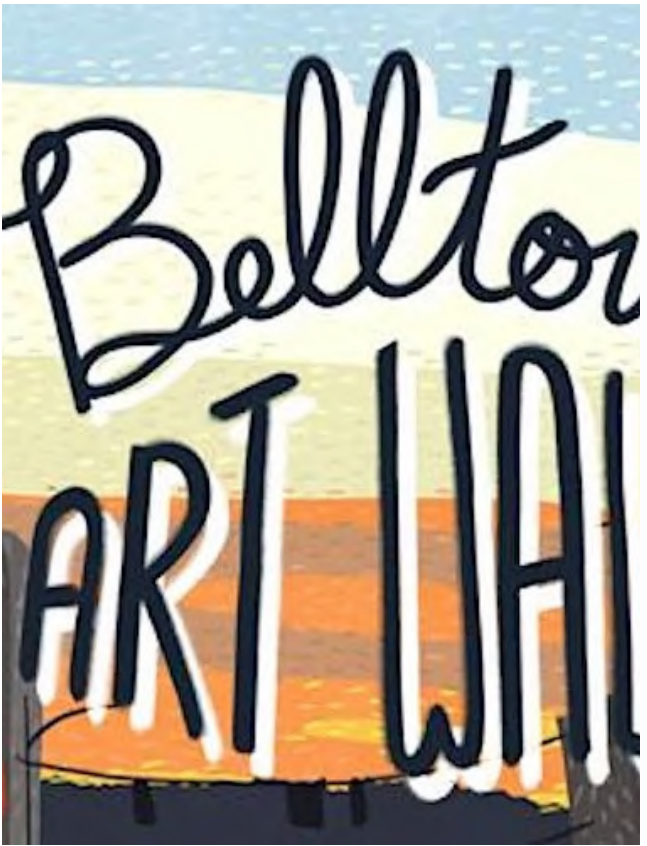
NEIGHBORHOOD CHARACTER



CROCODILE 2501 1ST AVE



303 BATTERY



CINERAMA 2100 4TH AVE



PRECEDENT IMAGES | DESIGN INSPIRATION



1. **10 Clay Street:** Legibility of facade elements, considerate facade detailing, material changes between major massing volumes will be important to our design.

2. **75 Vine Street:** Facade Rhythm and Podium Tower distinction through materiality. Juliet balconies in lieu of cantilevered balconies.



3. **Cedar Speedster:** Although not located in Belltown, the project is a great example of massing blocks being emphasized by changes in material from dark to light wood. Warm, approachable and inviting retail is also a goal of the development.



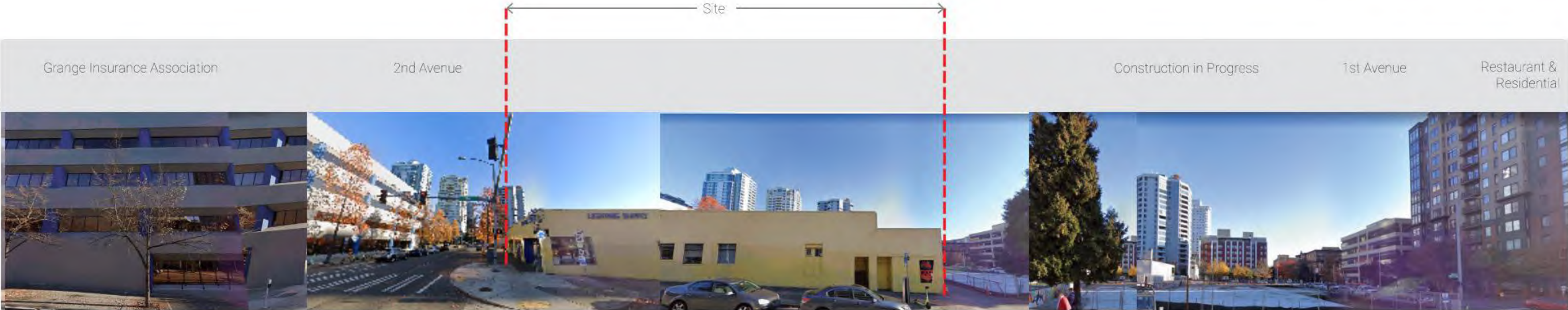
4. **Cyclops Cafe and Lounge:** Creative signage, corner presence, indoor outdoor spaces are an inspiration and goal for our development.

5. **Labor Temple:** Facade Rhythm and hierarchy of base, shaft and capitol have been considered in our building massing and facade design. Additionally colors from the labor temple will be used on the facade.

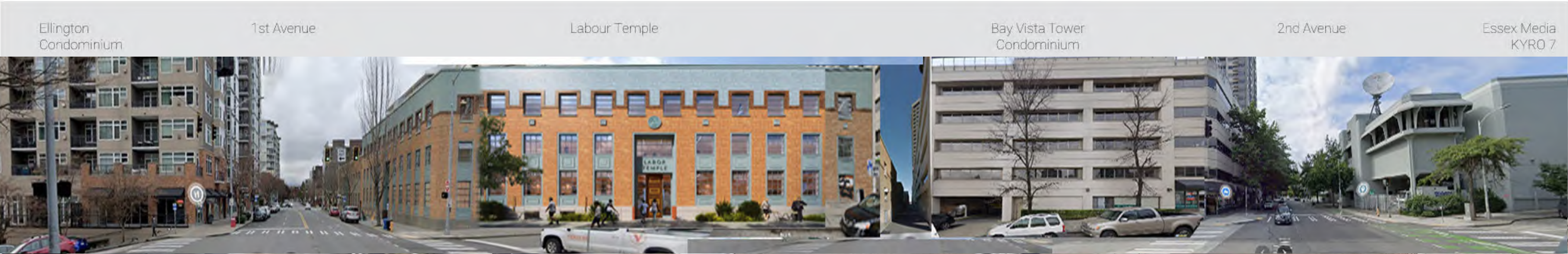


6. **1st Avenue:** One of many examples of building height variety which creates visual interest.. This was an inspiration for our podium's stepped massing.

STREETSCAPE PHOTO-MONTAGE - CLAY STREET

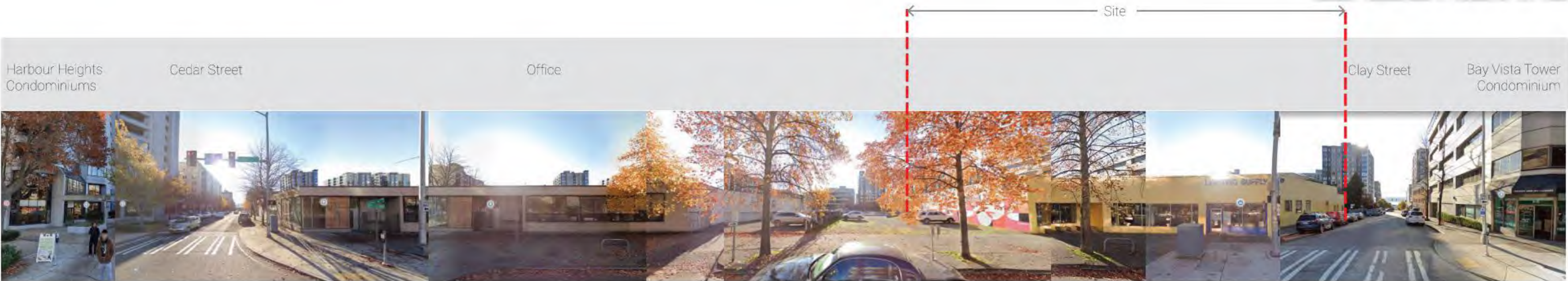


1. Streetscape of Clay Street looking towards the site

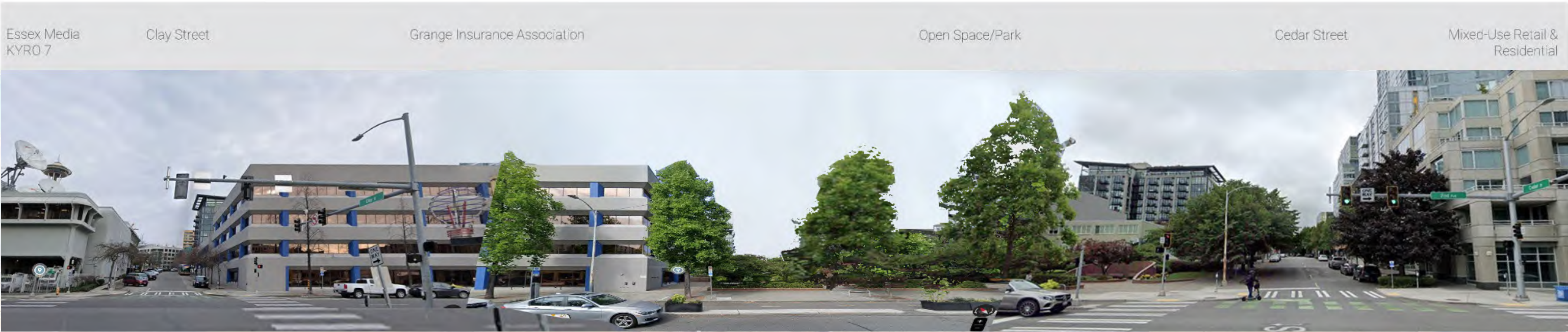


2. Streetscape of Clay Street looking opposite from the site

STREETSCAPE PHOTO-MONTAGE - 2ND AVENUE



3. Streetscape of 2nd Avenue looking towards the site



4. Streetscape of 2nd Avenue looking opposite from the site

03 Design Guidelines

PRIORITY DESIGN GUIDELINES

A-1 c

Site Planning and Massing

Consider providing multiple entries and windows at street level on sloping streets.

C-1 c

Promote Pedestrian Interaction

Consider providing multiple entries and windows at street level on sloping streets.

Design Intent:

The design intends to activate the sloping pedestrian walkway on Clay street in several ways that prioritize public experience and perception of the building including providing public bench seating integrated into the podium facade, a retail entrance, stepped planters, indoor outdoor seating and recessed residential balconies at podium.



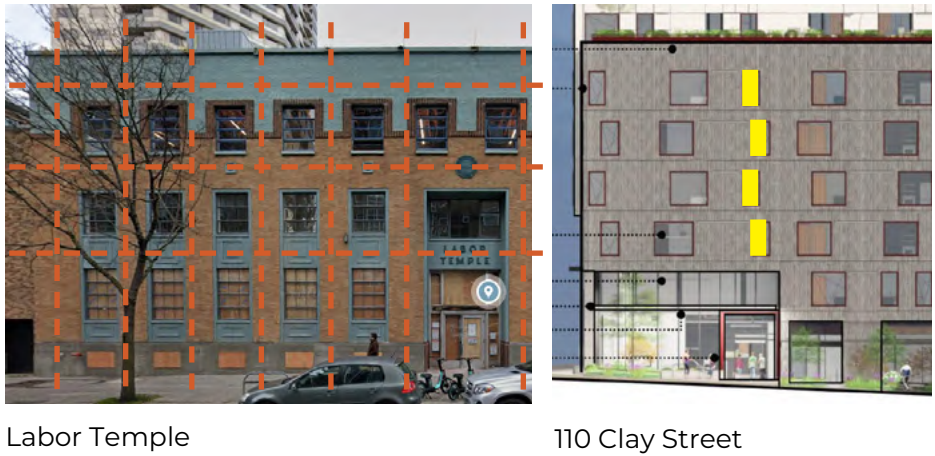
B-3 a & b

Promote Scale and Character

Respond to regulating lines and Rhythms of adjacent buildings

Design Intent:

The regularized grid of the Labor Temple is considered in the design along with the randomized window pattern of the upcoming 110 Clay Street Building. The design overlays a vivacious colored glass and recessed balcony pattern over an orderly facade grid that telegraphs the building structure.



C-1 a, c & d

Promote Pedestrian Interaction

Building corners are places of convergence.

Design Intent:

The upcoming 110 Clay st. retail and the existing retail on 2nd Ave will intersect on our site and be emphasized by a strong two story corner massing expression which will highlight major public and retail entries. Artwork, unique paving, landscaping and pedestrian scale lighting will also create an approachable and inviting atmosphere.



PRIORITY DESIGN GUIDELINES

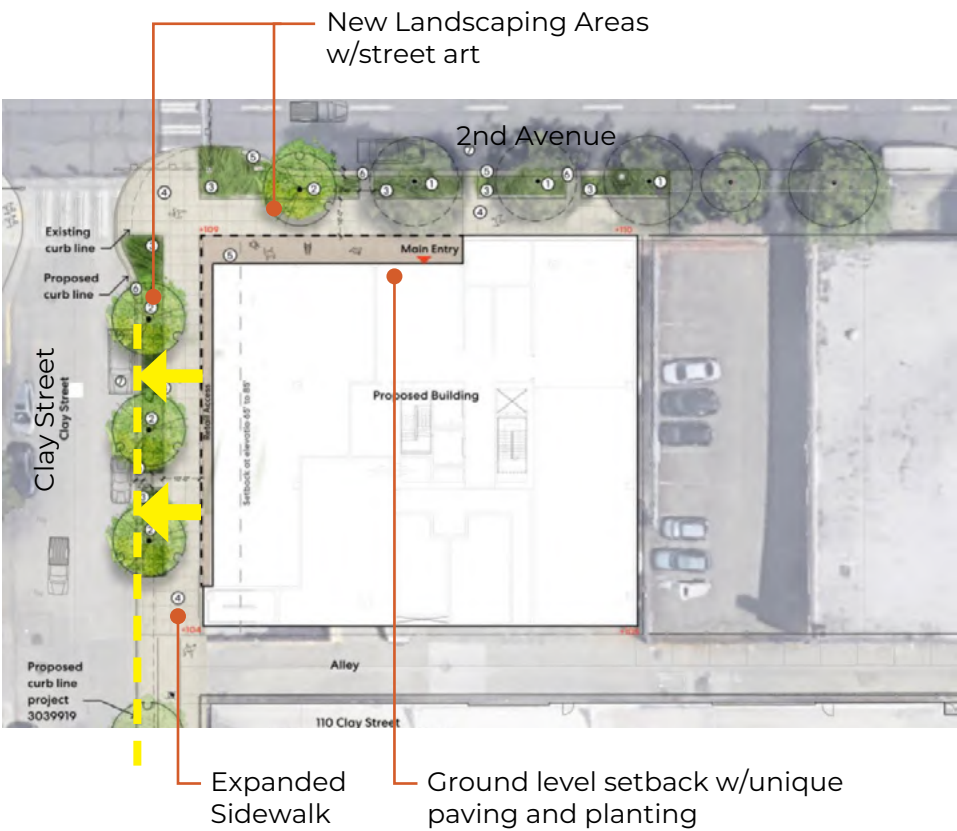
D-2

Enhance the Building with Landscaping

Enhancing the Streetscape & Open Spaces

Design Intent:

The design intends to increase the sidewalk width at clay street to align south with the newly proposed sidewalk at the 110 Clay Street Development; this allows for planters and trees to be introduced without reducing pedestrian walkway width. A self imposed building setback on 2nd Avenue at ground level, which is a requested deviation, allows for additional pedestrian space as well as unique paving and planters to be introduced.



D-3

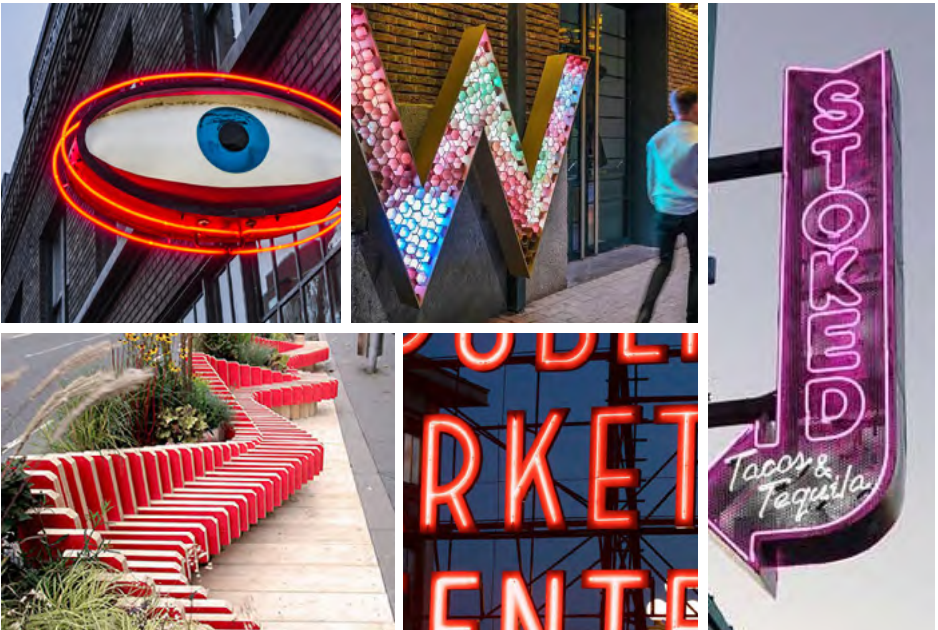
Provide Elements that Define Place

The exciting street-level uses and pedestrian amenities enliven Green Street and lend a unique identity to the surrounding area. In addition, green Streets provide a sense of hierarchy that defines the neighborhood street by street.

Design Intent:

Considerations:

- a. Street Furniture/Furnishings that can be functional and creative art.
- b. Art installations that enhance the pedestrian experience
- c. Provide adequate and well-lit signage that shows creativity



04 Survey & Proposed Site Plan

SURVEY

LEGAL DESCRIPTION

LOTS 5 AND 6, BLOCK 19, FIRST ADDITION TO THAT PART OF SEATTLE LAID OFF BY WM. N. BELL AND A. A. DENNY (COMMONLY KNOWN AS BELL AND DENNY'S FIRST ADDITION TO THE CITY OF SEATTLE) ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 61, IN KING COUNTY WASHINGTON;

EXCEPT THE NORTHEAST 12 FEET AS CONDEMNED BY THE CITY OF SEATTLE FOR WIDENING OF 2ND AVENUE AS PROVIDED FOR BY ORDINANCE NO. 1107.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

EXCEPTIONS FROM TITLE REPORT

- LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM STEWART TITLE GUARANTY COMPANY ALTA COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 22000200779 DATED AUGUST 31, 2022. IN PREPARING THIS SURVEY MAP, ESM CONSULTING ENGINEERS, LLC (ESM) HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS SURVEY MAP. ESM HAS WHOLLY RELIED ON SAID REFERENCED REPORT TO PREPARE THIS SURVEY MAP AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- 1-11. NOT REPORTED HEREIN - SEE TITLE REPORT FOR ADDITIONAL INFORMATION.
12. SUBJECT TO PAYMENT OF REAL ESTATE EXCISE TAX, IF REQUIRED. EXCEPTION CANNOT BE PLOTTED.
13. SUBJECT TO GENERAL AND SPECIAL TAXES AND CHARGES FOR TAX ACCOUNT NO. 065400-0065-01. EXCEPTION CANNOT BE PLOTTED. EXCEPTION CANNOT BE PLOTTED.
14. SUBJECT TO CURRENT AND/OR ADVANCE PERSONAL PROPERTY TAXES THAT MAY BECOME DUE UPON TRANSFER OR SALE OF THE PREMISES HEREIN DESCRIBED. PLEASE CONTACT THE KING COUNTY TREASURER'S OFFICE FOR FURTHER INFORMATION. EXCEPTION CANNOT BE PLOTTED.
15. SUBJECT TO LIABILITY FOR SEWER TREATMENT CAPACITY CHARGES THAT MAY BE ASSESSED BUT NOT DISCLOSED IN THE PUBLIC RECORDS.
- 16-22. NOT REPORTED HEREIN - SEE TITLE REPORT FOR ADDITIONAL INFORMATION.

NOTES

1. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF CAVATINA GW SP Z O.O. AND STEWART TITLE GUARANTY COMPANY. THE RIGHT TO RELY ON OR USE THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS RE-CERTIFICATION BY ESM CONSULTING ENGINEERS, L.L.C., AND/OR THE PROFESSIONAL LAND SURVEYOR WHOSE SEAL APPEARS HEREON.
2. THE LEGAL DESCRIPTION HEREON DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT DESCRIBED HEREIN. THERE ARE NO TITLE GAPS OR OVERLAPS BETWEEN THE LEGAL DESCRIPTIONS OF THE PROPERTIES ADJOINING TO THE WEST, NORTH AND EAST.
3. NO CORNERS HAVE BEEN SET IN CONJUNCTION WITH THIS SURVEY.
4. THE ADDRESS FOR THE SURVEYED PROPERTY IS 2729 2ND AVENUE, SEATTLE, WA 98121.
5. FLOOD ZONE DESIGNATION FOR THE SURVEYED PROPERTY IS ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE RATE MAP, PANEL NUMBER 630 OF 1725, PIERCE COUNTY, WASHINGTON, MAP NO. 55033C06300, EFFECTIVE DATE, AUGUST 19, 2020. THE SURVEYED PROPERTY IS CONSIDERED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
6. THE SURVEYED PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES A TOTAL AREA OF 12,960 SQUARE FEET (0.298 ACRES), MORE OR LESS.
7. DIMENSIONS FOR BUILDING AS SHOWN HEREON ARE TO THE EXTERIOR FACE OF FOUNDATION. SQUARE FOOTAGE OF FOUNDATION FOOTPRINT IS APPROXIMATELY 6,090 SQUARE FEET.
8. THE SURVEYED PROPERTY ADJOINS THREE PUBLIC RIGHTS OF WAY - 2ND AVENUE, CLAY STREET AND THE ALLEY WITHIN BLOCK 19 WHICH ARE CONCRETE OR ASPHALT ROADS. ACCESS TO AND FROM THE SURVEYED PROPERTY CURRENTLY EXISTS FROM THE ALLEY ADJOINING THE SOUTHWESTERLY LINE THEREOF.
9. THERE ARE NO WETLANDS ON THE SURVEYED PROPERTY.
10. THERE ARE NO OBSERVABLE CEMETERIES OR BURIAL GROUNDS.
11. THERE ARE NO PONDS, LAKES, SPRINGS, OR RIVERS ON THE SURVEYED PROPERTY.
12. HORIZONTAL DATUM IS NAD 83/91 WASHINGTON NORTH US FOOT.
13. ALL TIES ARE SHOWN EITHER ALONG THE PROPERTY LINE OR PERPENDICULAR TO THE PROPERTY LINE OF THE SURVEYED PROPERTY. OFFSET DISTANCES ARE SHOWN ON THE SAME SIDE OF THE PROPERTY LINE THAT THE OBJECT APPEARS.
14. THERE ARE NO MARKED PARKING STALLS ON THE SURVEYED PROPERTY AT THIS TIME.
15. ACCORDING TO THE SEATTLE DEPARTMENT OF TRANSPORTATION 2021-2026 PROPOSED CAPITAL IMPROVEMENT PROGRAM DOCUMENT AVAILABLE ONLINE, THERE ARE NO PLANNED IMPROVEMENTS FOR THE RIGHTS OF WAY ADJOINING THE SURVEYED PROPERTY.

SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

TWO LEICA SYSTEM 500 DUAL FREQUENCY GPS RECEIVERS, ONE 10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100

PROCEDURE USED : REAL TIME KINEMATIC AND RAPID STATIC GPS AND FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090

LAND SURVEYOR'S CERTIFICATE

TO CAVATINA GW SP Z O.O. AND STEWART TITLE GUARANTY COMPANY AS FOLLOWS:

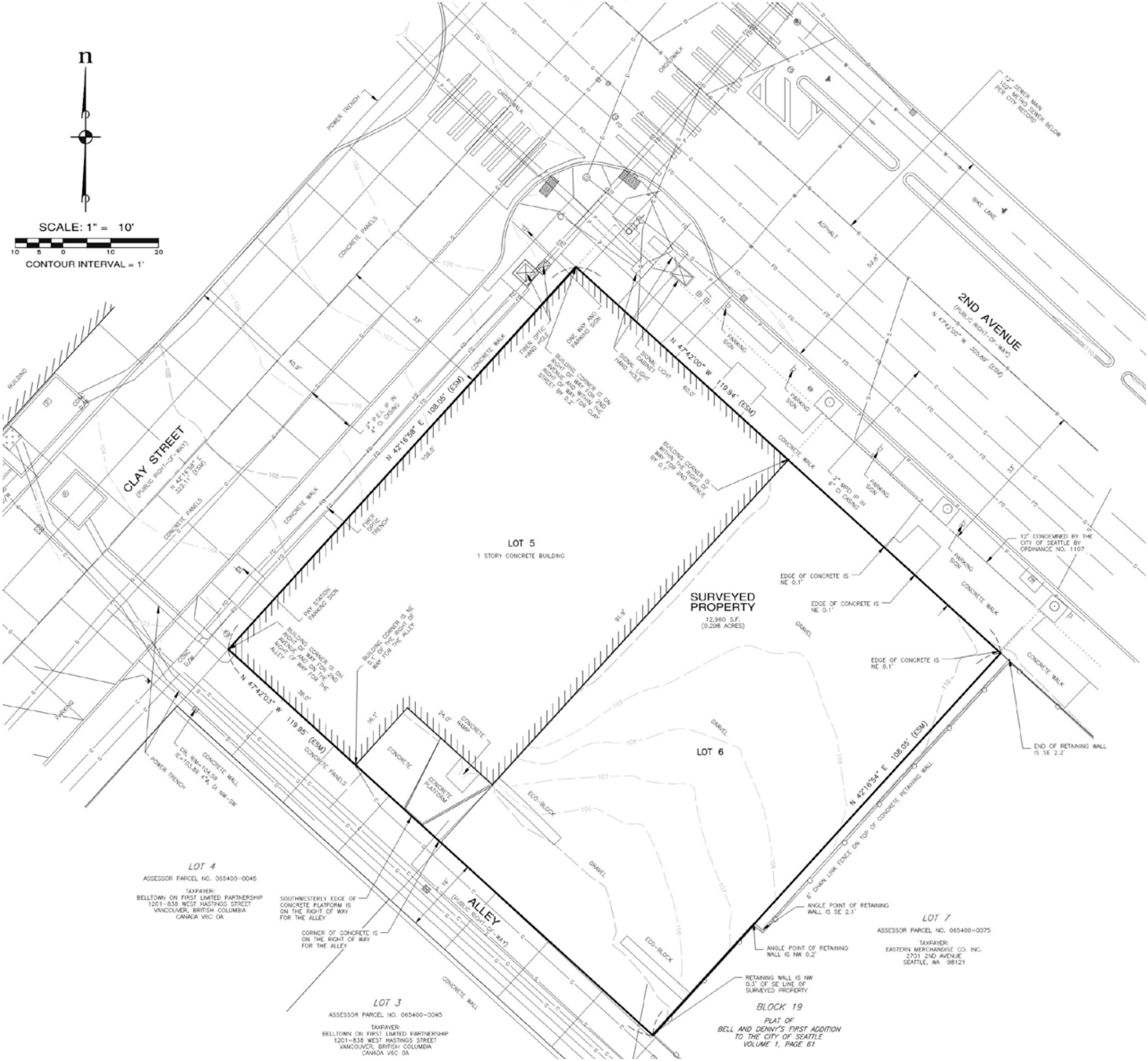
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 11(B), 13, 14, 16, 17, 18 AND 19 FROM TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 15, 2022.

DATE OF PLAT OR MAP: NOVEMBER 15, 2022.

ZACHARY T. LENNON, REGISTERED SURVEYOR
STATE OF WASHINGTON REGISTRATION NO. 44925



A PORTION OF THE NW 1/4 OF THE NW1/4 OF SECTION 31, 25 N., R. 4 E., W.M.



LEGEND

- ① INDICATES EXCEPTION NUMBER HEREON
- FOUND MONUMENT AS NOTED
- FOUND CORNER AS NOTED
- (COS) CITY OF SEATTLE TILE MAP
- ☀ LIGHT POST WITH ARM
- ☀ LIGHT POST
- 🚲 BIKE RACK
- 📧 MAIL BOX
- 📏 SIGN
- 🏠 TRUNCATED DOME
- ⚙ GAS VALVE
- 🔌 POWER GRATE
- 🔌 POWER JUNCTION BOX
- 🔌 POWER MANHOLE
- 🔌 POWER VAULT
- 🔌 STORM CATCH BASIN
- 🔌 STORM CATCH BASIN
- 📶 SIGNAL CABINET
- 📶 SIGNAL HAND HOLE
- 📶 SIGNAL PEDESTRIAN POLE
- 📶 SIGNAL POLE
- 📶 SIGNAL POLE WITH LIGHT
- 🚰 SANITARY SEWER CLEANOUT
- 🚰 SANITARY SEWER MANHOLE
- 🚰 BIKE LANE
- 🚰 LEFT TURN ARROW
- 🚰 LANE ARROW STRAIGHT
- 🚰 FIBER MANHOLE
- 🚰 FIBER OPTIC HAND HOLE/VAULT
- 📶 TELEPHONE MANHOLE
- 📶 TELEPHONE VAULT
- 🌳 DECIDUOUS
- 🚰 WATER FIRE HYDRANT
- 🚰 WATER IRRIGATION CONTROL VALVE
- 🚰 WATER MAHOLE
- 🚰 WATER METER
- 🚰 MONITOR WELL
- 🚰 WATER VALVE

- ▬ BUILDING LINE
- ▬ BIKE LANE STRIPING
- ▬ LANE STRIPING
- CHAIN LINK FENCE
- C — COMMUNICATION
- FO — FIBER OPTIC
- G — GAS
- P — POWER
- S — SANITARY SEWER
- D — STORM DRAINAGE
- W — WATER

REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	ORIGINAL SURVEY NOVEMBER 2022	ZL

ESM CONSULTING ENGINEERS, LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003

FEDERAL WAY
UNIVERSITY
(206) 257-9960

www.esmcivil.com

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

CAVATINA GW SP Z O.O.

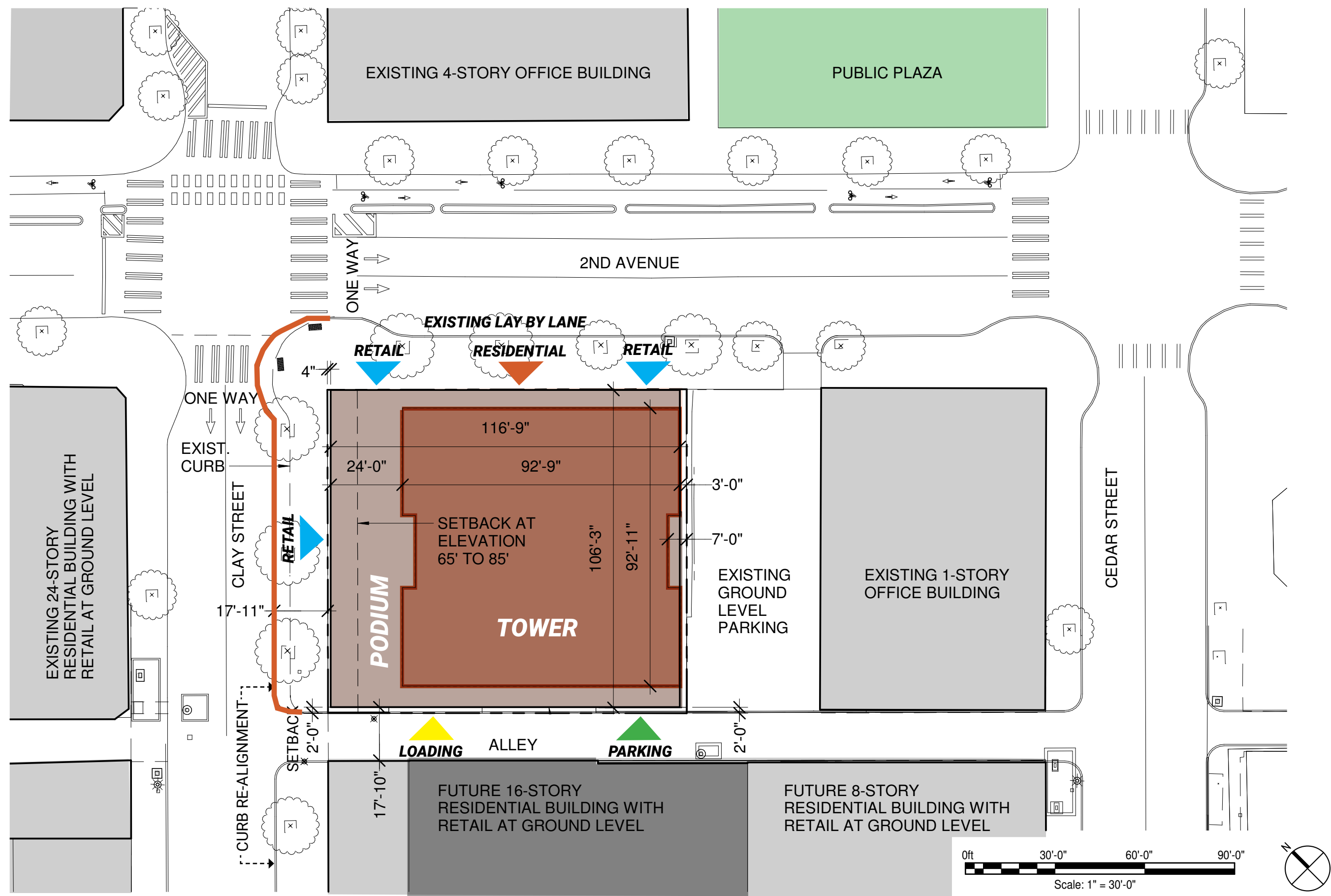
2729 2ND AVENUE, SEATTLE, WA

ALTA/NSPS LAND TITLE SURVEY

SEATTLE WASHINGTON

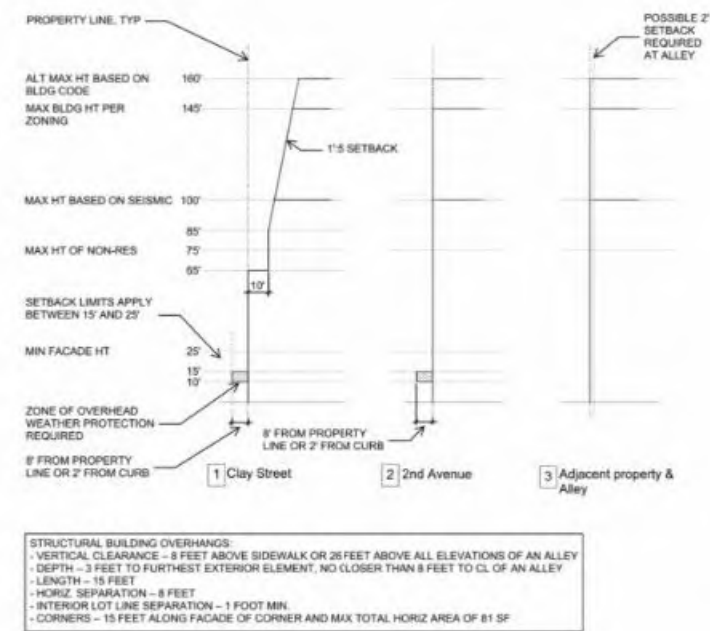
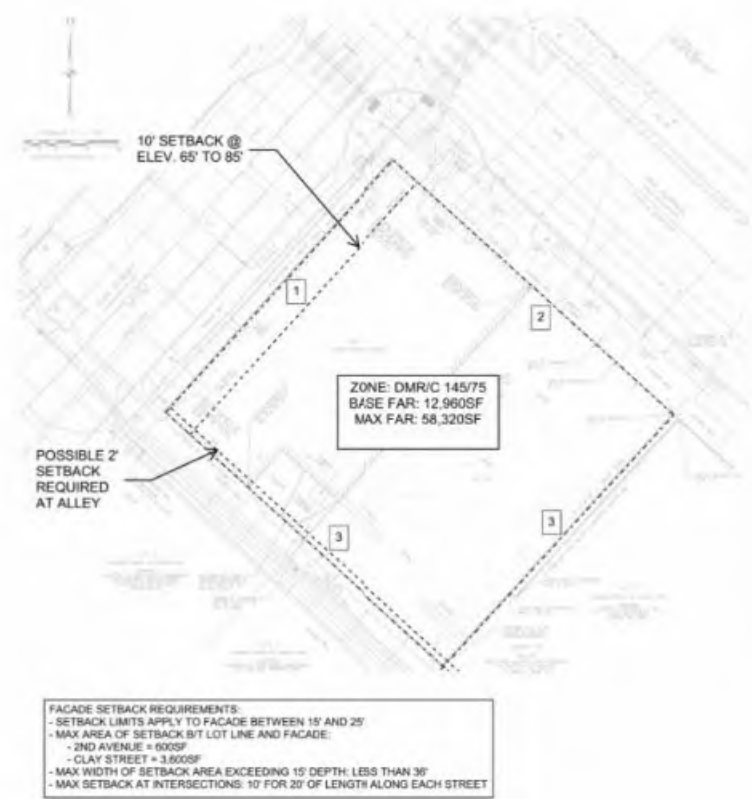
JOB NO.:	2323-001-022
DWG. NAME:	ALTA-01
DESIGNED BY:	
DRAWN BY:	C.A.F./R.F.G.

PROPOSED SITE PLAN

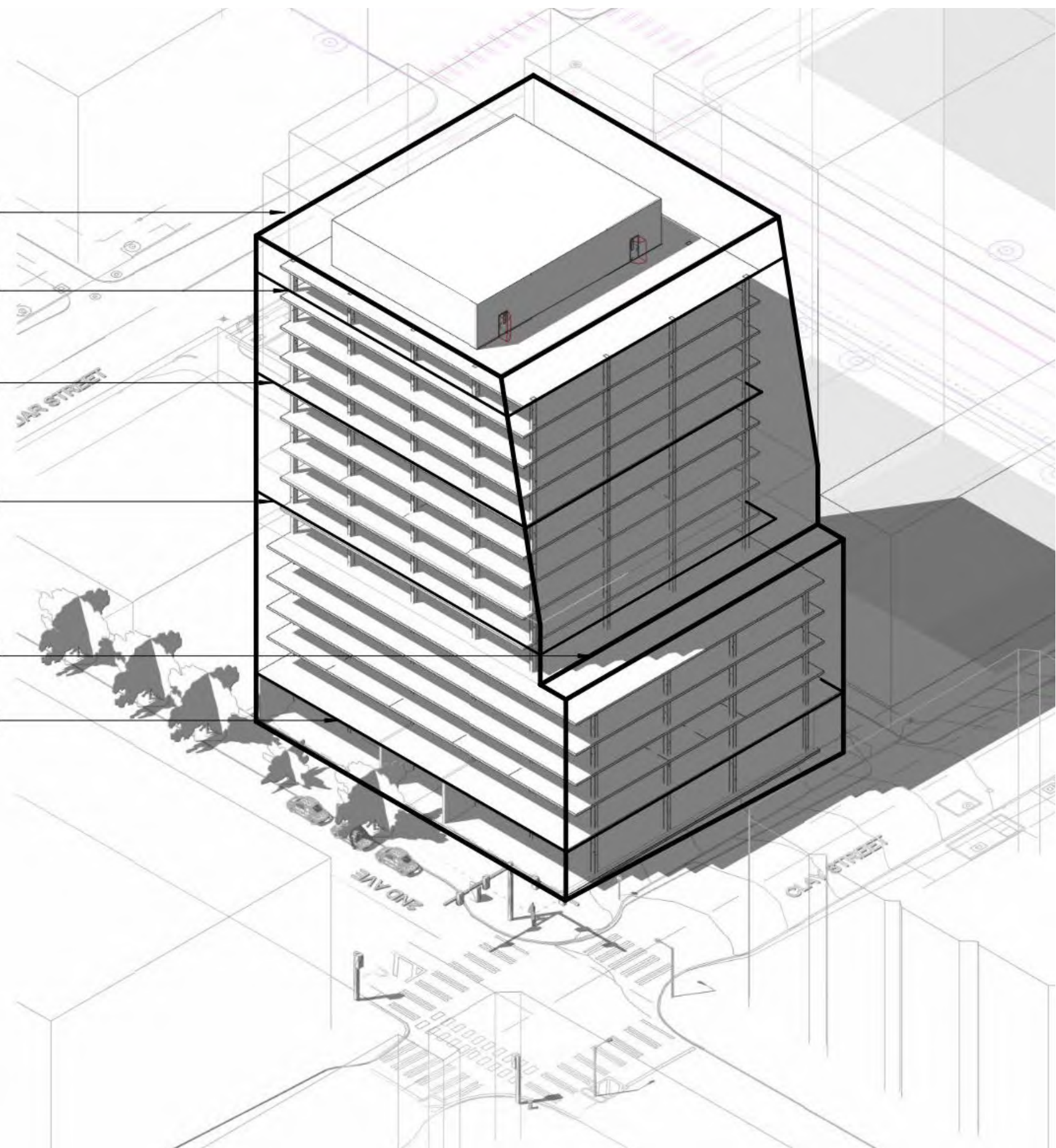


05 Zoning Data

SUMMARY OF DEVELOPMENT STANDARDS

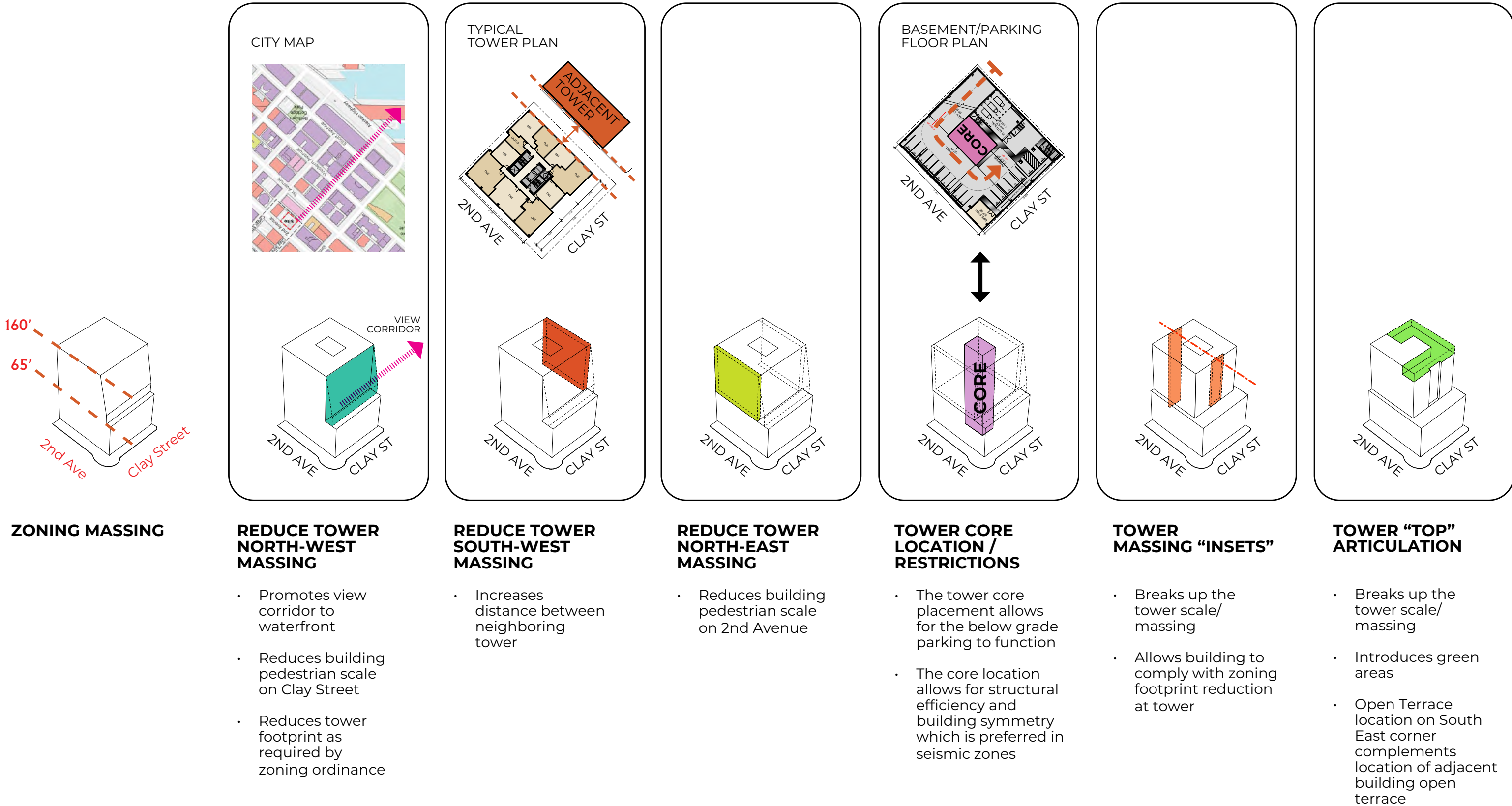


- MAX HEIGHT OVERRUN
160'
- MAX BUILDING HEIGHT
145'
- MAX FLOOR AREA LVL 9-14
65% OF LOT AREA - 8424 Sq. Ft.
- MAX FLOOR AREA LVL 7-8
75% OF LOT AREA - 9720 Sq. Ft.
- 10' SETBACK @ 65' HEIGHT
- MAX FLOOR AREA LVL 1-6
12744 Sq. Ft.



06 Architectural Massing Concepts

TOWER MASSING APPROACH

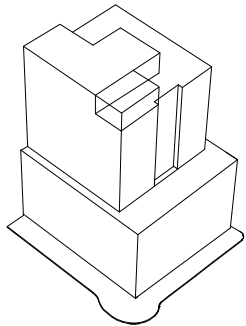
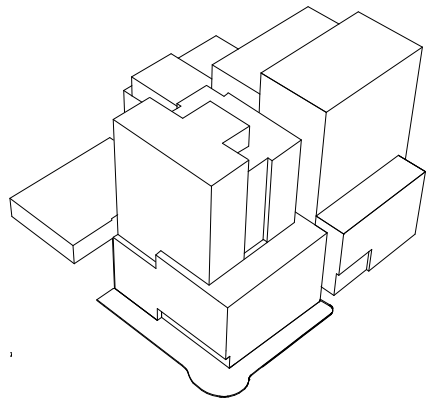


BUILDING MASSING DIAGRAM IN CONTEXT

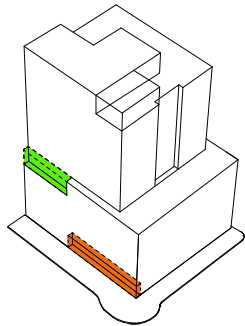


PODIUM MASSING APPROACH

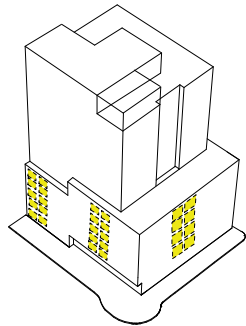
SCHEME-A



BASELINE
MAX ALLOWABLE
PODIUM MASS



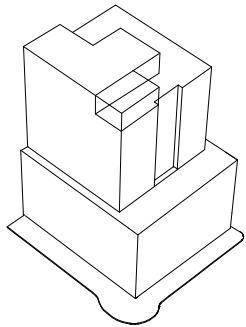
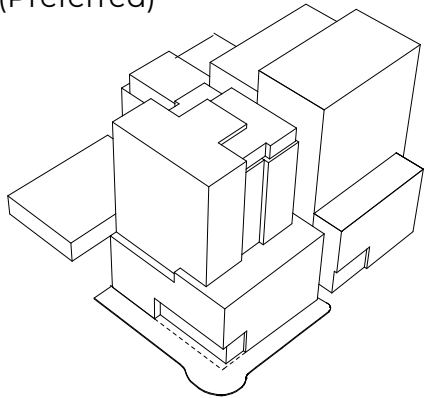
ONE STORY
CORNER CUT +
REDUCED SCALE
AT 2ND AVE



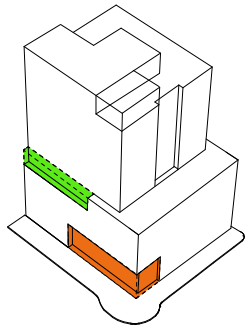
ORGANIZED
TERRACES

SCHEME-B

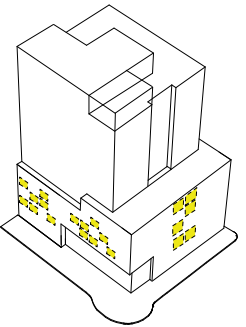
(Preferred)



BASELINE
MAX ALLOWABLE
PODIUM MASS

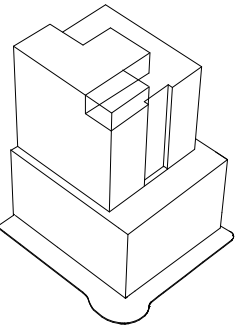
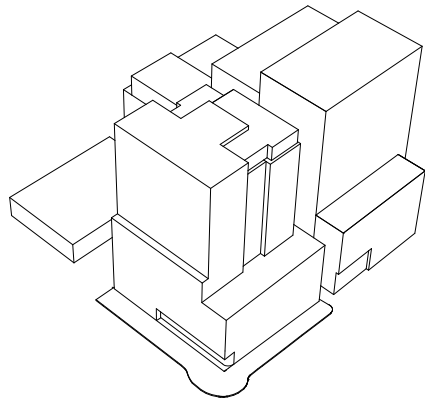


TWO STORY
CORNER CUT +
REDUCED SCALE
AT 2ND AVE

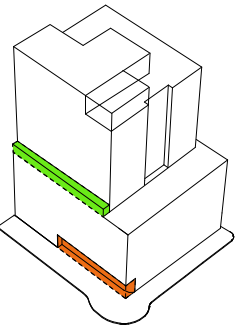


PATTERNED
TERRACES

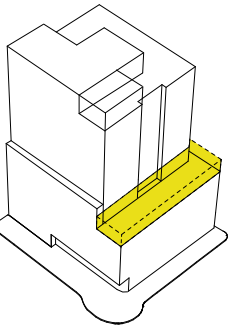
SCHEME-C



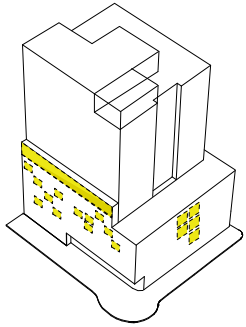
BASELINE
MAX ALLOWABLE
PODIUM MASS



ONE STORY
CORNER CUT +
INCREASED PODIUM
MASSING HEIGHT
AT 2ND AVE



REDUCED
PODIUM MASS
AT CLAY ST



PATTERNED
TERRACES

BUILDING MASSING COMPARISON



SCHEME - A
Rising Corner Massing (No Zoning Departures)

The massing composition steps up to the intersection of 2nd and Clay. From a distance this creates a visual pointed “tower” aesthetic at the main street corner. A one story cantilevered inset frames the public program elements.



SCHEME - B
Pedestrian Gateway (Preferred - No Zoning Departures)

The podium massing is carved up to the second level to announce publicly accessible program elements and building entries. This massing creates an interesting pedestrian street corner node with a two story retail and residential entry that could feature artwork/murals to further interact with pedestrians.



SCHEME - C
Cascading Corner Massing (No Zoning Departures)

The massing has a cascading affect that drops down at the corner of 2nd and Clay. From a distance this scheme also emphasizes the height of the “tower” Element.

BUILDING MASSING COMPARISON



SCHEME - A
Rising Corner Massing (No Zoning Departures)



SCHEME - B
Pedestrian Gateway (Preferred - No Zoning Departures)



SCHEME - C
Cascading Corner Massing (No Zoning Departures)

PRO/CON | SCHEME - A

Rising Corner Massing



***Massing Challenge**

The “tower” massing volume above the podium is landlocked in footprint by the setback zoning requirements on clay street as well as by the possible core location that would allow parking to function in the basement level. These restrictions have steered the team’s focus on providing podium massing alternatives as well as some facade explorations.

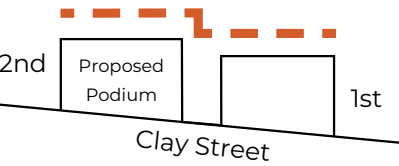
View from 2nd Ave Looking South (Clay Street right of image)

View from 2nd Ave Looking South (Clay Street right of image)



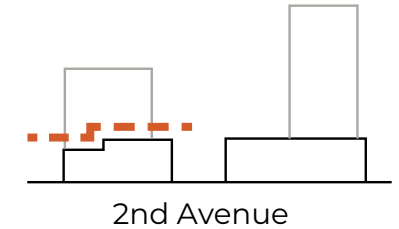
PRO

On Clay Street, the podium steps up with the slope of the site.



PRO

On 2nd Ave the podium massing steps down from the corner creating visually interesting street elevation movement.



CON

Although the podium continues the 2nd Ave and Clay street Retail, it does not create enough visual interest with the massing at the pedestrian corner.

SCHEME - A

Rising Corner Massing

Future 110 Clay Street Development



View from 2nd Ave Looking South (Clay Street right of image)



View from 2nd Ave Looking South (Clay Street right of image)

SCHEME - A

Rising Corner Massing



View Looking South (Clay Street right of image)

SCHEME - A

Rising Corner Massing



View from 2nd Avenue Looking West

SCHEME - A

Rising Corner Massing



View from Clay Street Looking North/East

SCHEME - A
Rising Corner Massing



View from 2nd Ave Looking West

SCHEME - A

Rising Corner Massing

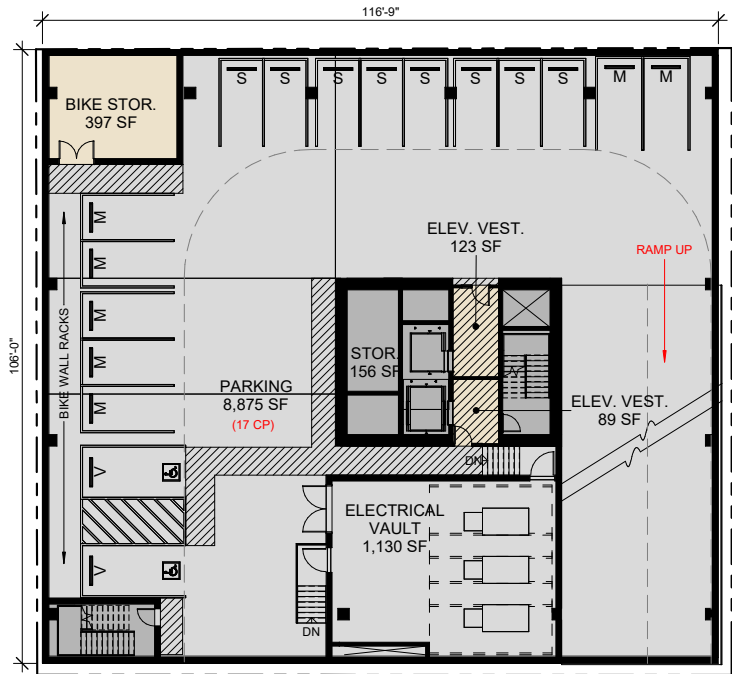


View from Clay Street

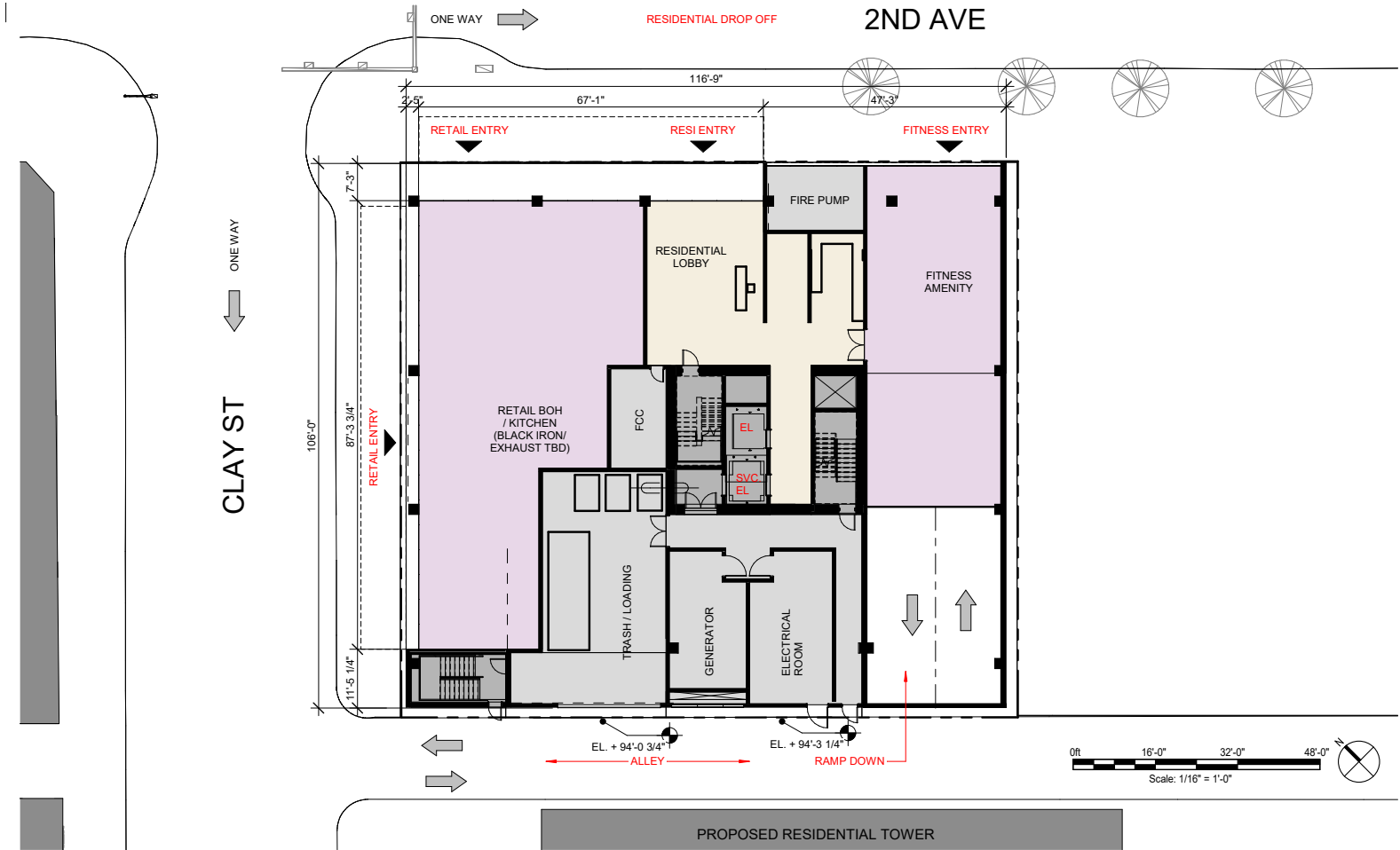
SCHEME - A

Rising Corner Massing

- OUTDOOR AMENITIES
- RESIDENTIAL AMENITIES
- RESIDENTIAL
- RETAIL
- SUPPORT SERVICES
- ELEVATOR CORE



PLAN - BASEMENT

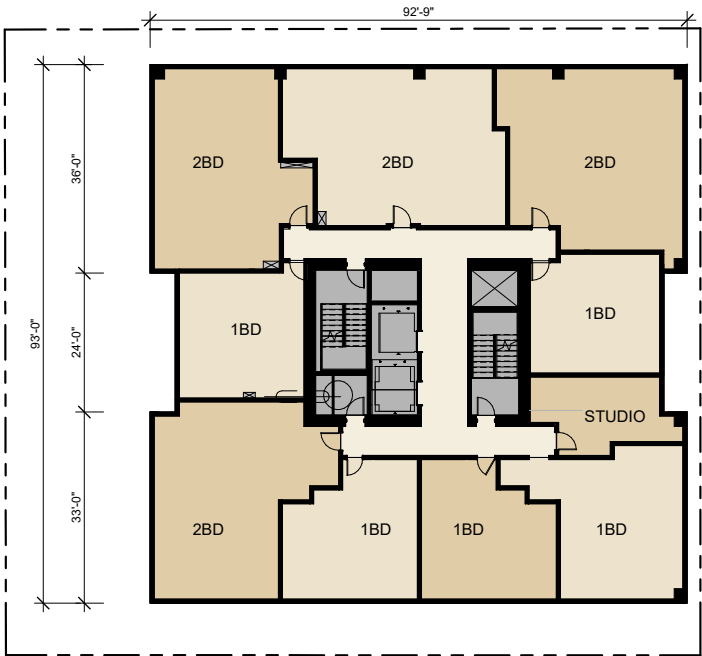


PLAN - GROUND LEVEL

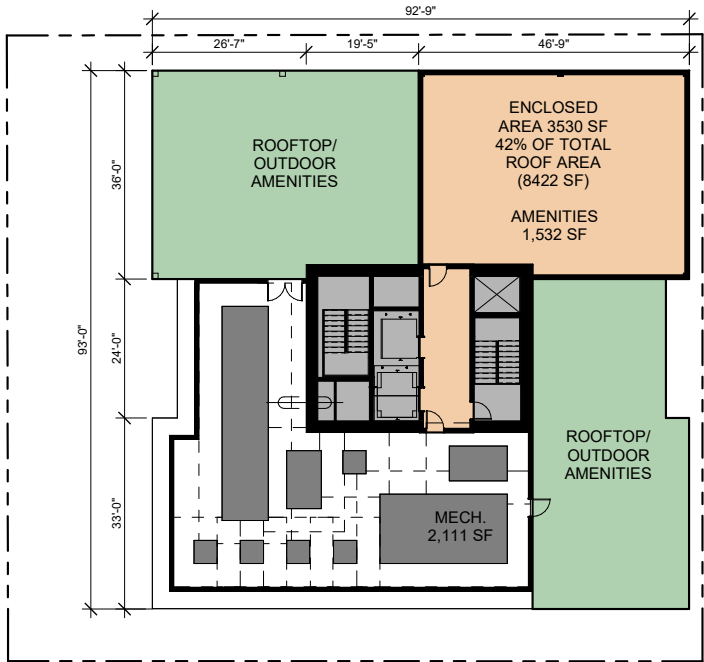
SCHEME - A

Rising Corner Massing

- OUTDOOR AMENITIES
- RESIDENTIAL AMENITIES
- RESIDENTIAL
- RETAIL
- SUPPORT SERVICES
- ELEVATOR CORE



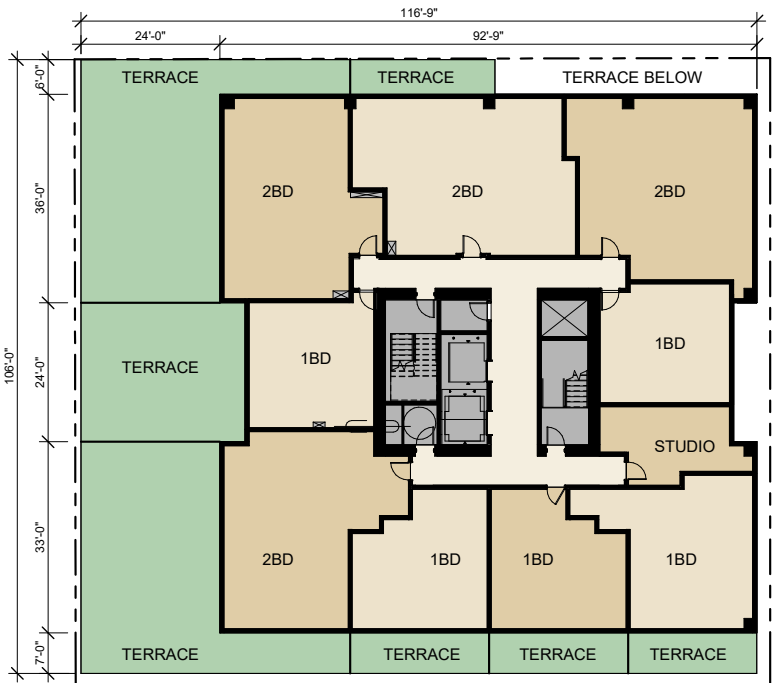
PLAN - LEVELS 8-14
(TOWER TYPICAL)



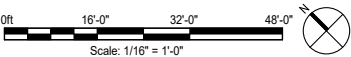
PLAN - LEVEL 15 ROOFTOP



PLAN - PODIUM TYPICAL



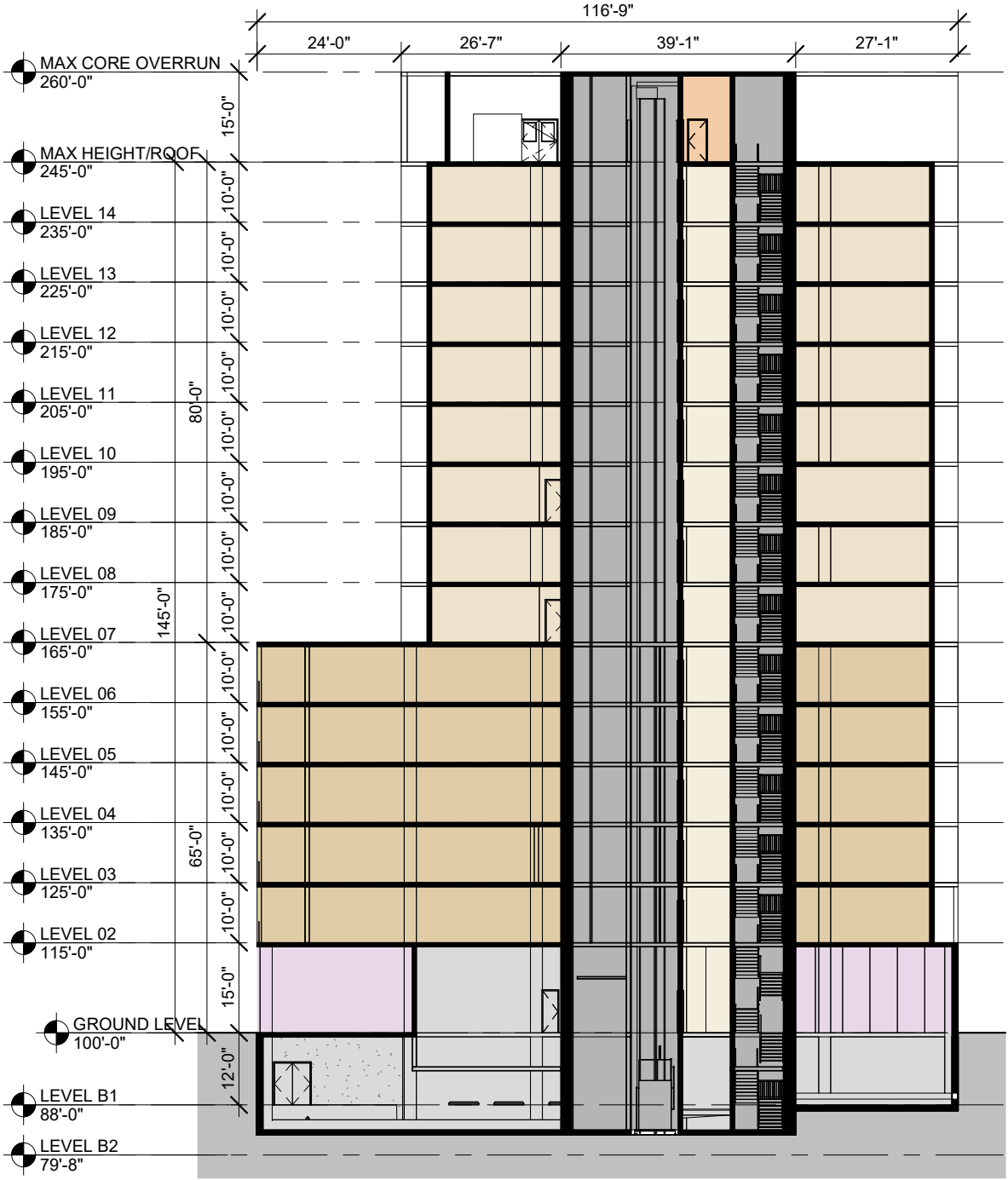
PLAN - LEVEL 7



SCHEME - A

Rising Corner Massing

- OUTDOOR AMENITIES
- RESIDENTIAL AMENITIES
- RESIDENTIAL
- RETAIL
- SUPPORT SERVICES
- ELEVATOR CORE



EAST-WEST SECTION

PRO/CON | SCHEME - B

Pedestrian Gateway (Preferred)



***Massing Challenge**

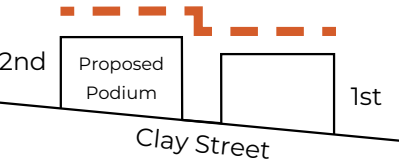
The “tower” massing volume above the podium is landlocked in footprint by the setback zoning requirements on clay street as well as by the possible core location that would allow parking to function in the basement level. These restrictions have steered the team’s focus on providing podium massing alternatives as well as some facade explorations.

View from 2nd Ave Looking South (Clay Street right of image)

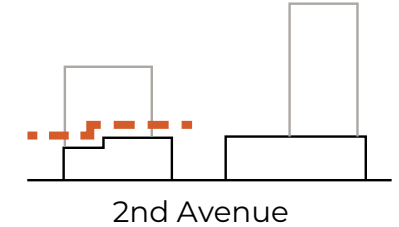
View from 2nd Ave Looking South (Clay Street right of image)



PRO
On Clay Street, the podium steps up with the slope of the site.



PRO
On 2nd Ave the podium massing steps down from the corner creating visually interesting street elevation movement.



PRO
The 2nd Ave and Clay Street Retail visually converge on a two story retail/entry massing corner expression. The corner becomes a visual marker for pedestrians.

SCHEME - B (Preferred)

Pedestrian Gateway

Future 110 Clay Street Development



View from 2nd Ave Looking South (Clay Street right of image)



View from 2nd Ave Looking South (Clay Street right of image)

SCHEME - B (Preferred)

Pedestrian Gateway



View Looking South (Clay Street right of image)

SCHEME - B (Preferred)

Pedestrian Gateway



View from 2nd Avenue Looking West

SCHEME - B (Preferred)

Pedestrian Gateway



Future 110 Clay Street Development

Labor Temple

View from Clay Street Looking North/East

SCHEME - B (Preferred)
Pedestrian Gateway



View from 2nd Ave Looking West

SCHEME - B (Preferred)
Pedestrian Gateway

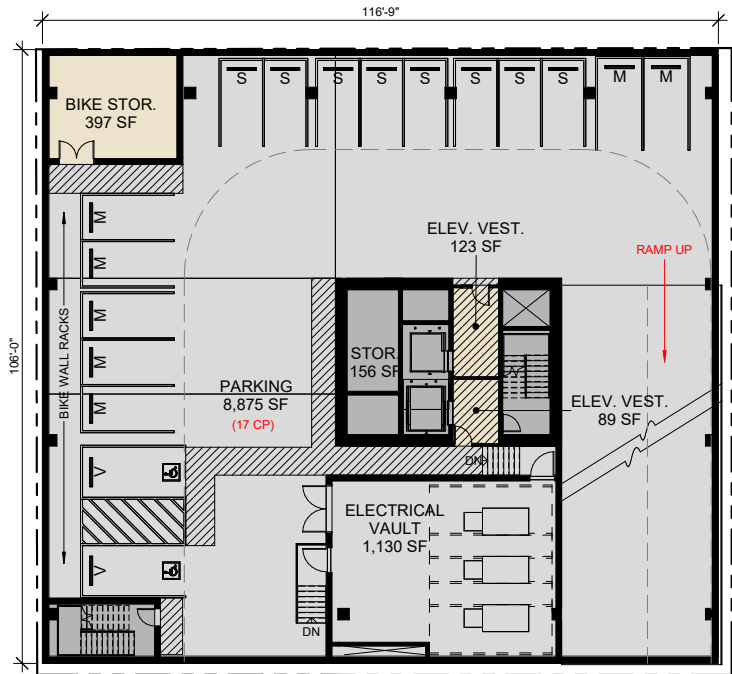


View from Clay Street

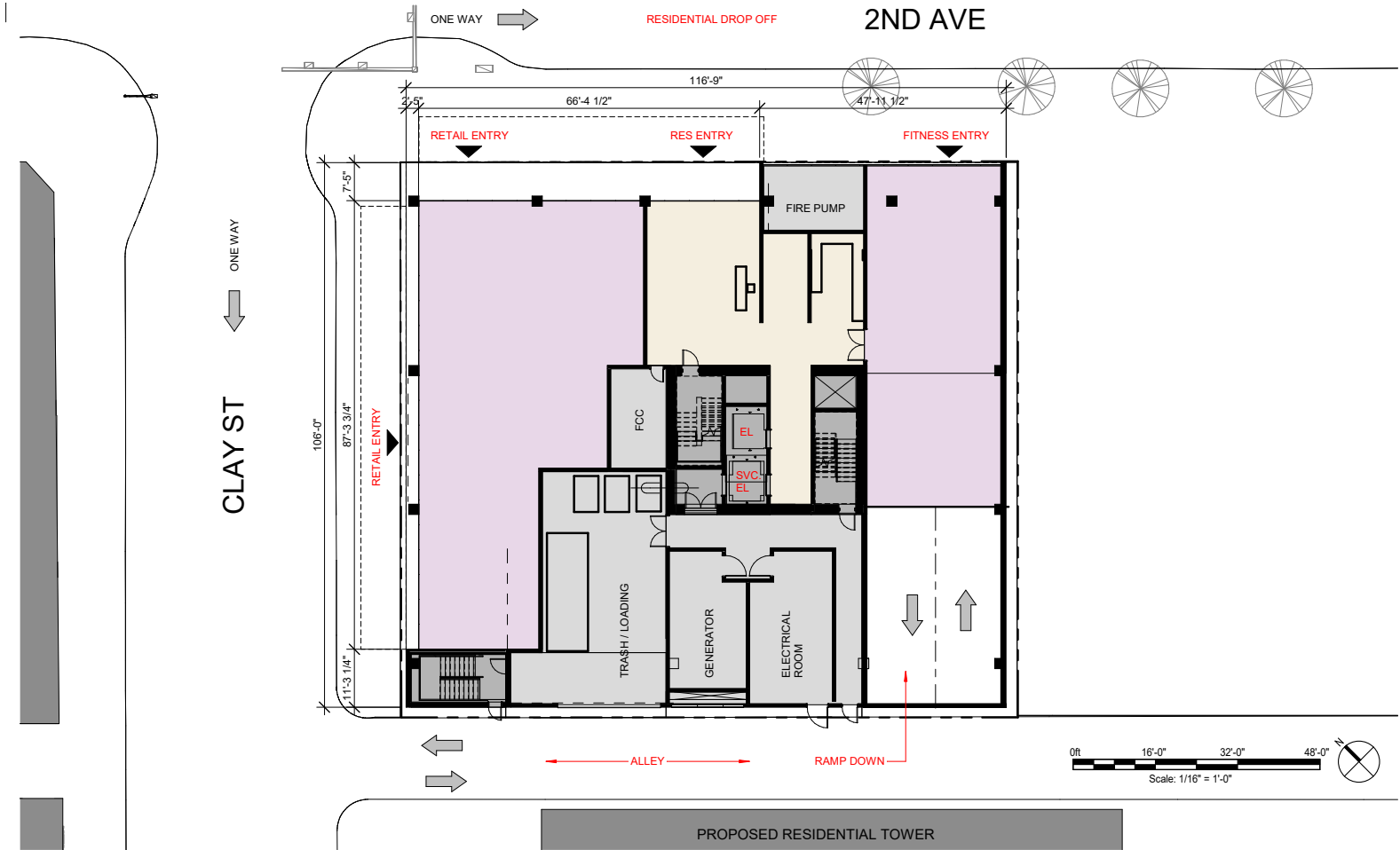
SCHEME - B (Preferred)

Pedestrian Gateway

- OUTDOOR AMENITIES
- RESIDENTIAL AMENITIES
- RESIDENTIAL
- RETAIL
- SUPPORT SERVICES
- ELEVATOR CORE



PLAN - BASEMENT

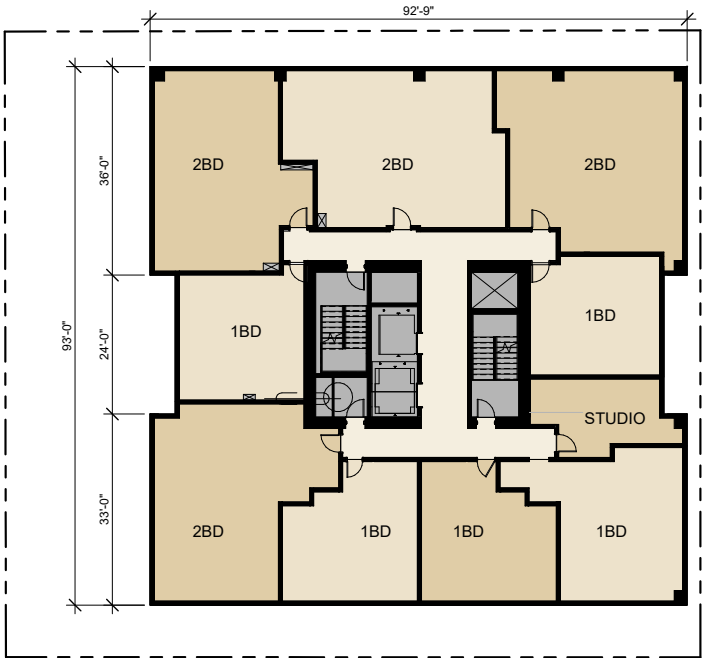


PLAN - GROUND LEVEL

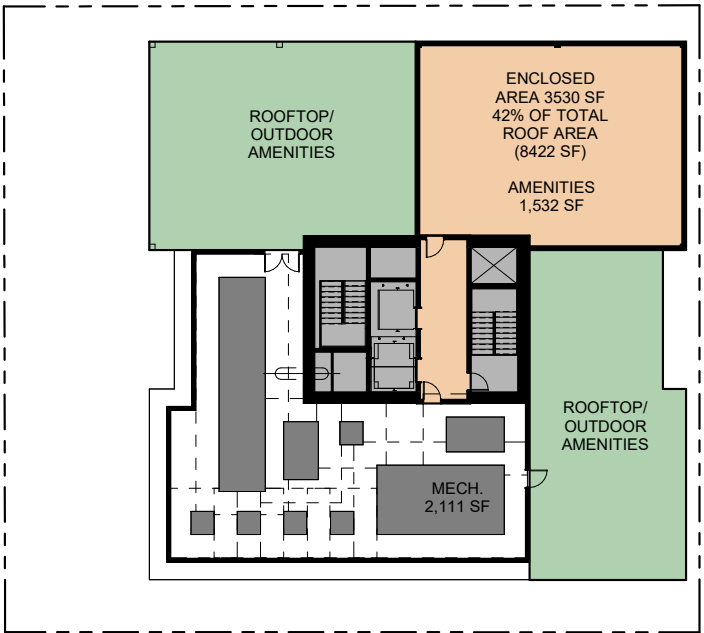
SCHEME - B (Preferred)

Pedestrian Gateway

- OUTDOOR AMENITIES
- RESIDENTIAL AMENITIES
- RESIDENTIAL
- RETAIL
- SUPPORT SERVICES
- ELEVATOR CORE



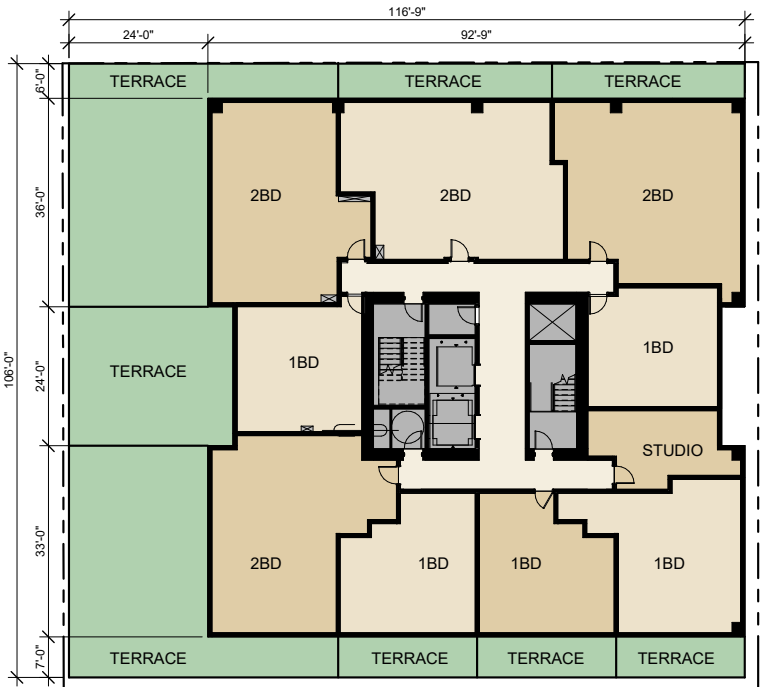
PLAN - LEVELS 8-14
(TOWER TYPICAL)



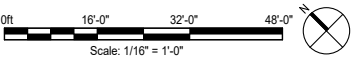
PLAN - LEVEL 15 ROOFTOP



PLAN - PODIUM TYPICAL



PLAN - LEVEL 7



PRO/CON | SCHEME - C

Cascading Massing



View from 2nd Ave Looking South (Clay Street right of image)

View from 2nd Ave Looking South (Clay Street right of image)

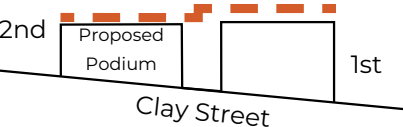
***Massing Challenge**

The “tower” massing volume above the podium is landlocked in footprint by the setback zoning requirements on clay street as well as by the possible core location that would allow parking to function in the basement level. These restrictions have steered the team’s focus on providing podium massing alternatives as well as some facade explorations.



CON

The podium is a near miss and almost level with the adjacent building podium on Clay street. The massing does not step up with the street slope.



PRO

On 2nd Ave the podium massing steps down from the corner creating visually interesting street elevation movement.



CON

Although the podium continues the 2nd Ave and Clay street Retail, it does not create enough visual interest with the massing at the pedestrian corner. Additionally there is no visual communication with the nearby park.

SCHEME - C

Cascading Corner Massing

Future 110 Clay Street Development



View from 2nd Ave Looking South (Clay Street right of image)



View from 2nd Ave Looking South (Clay Street right of image)

SCHEME - C

Cascading Corner Massing



View Looking South (Clay Street right of image)

SCHEME - C

Cascading Corner Massing



View from 2nd Avenue Looking West

SCHEME - C

Cascading Corner Massing



Future 110 Clay Street Development

Labor Temple

View from Clay Street Looking North/East

SCHEME - C
Cascading Corner Massing



View from 2nd Ave West

SCHEME - C

Cascading Corner Massing

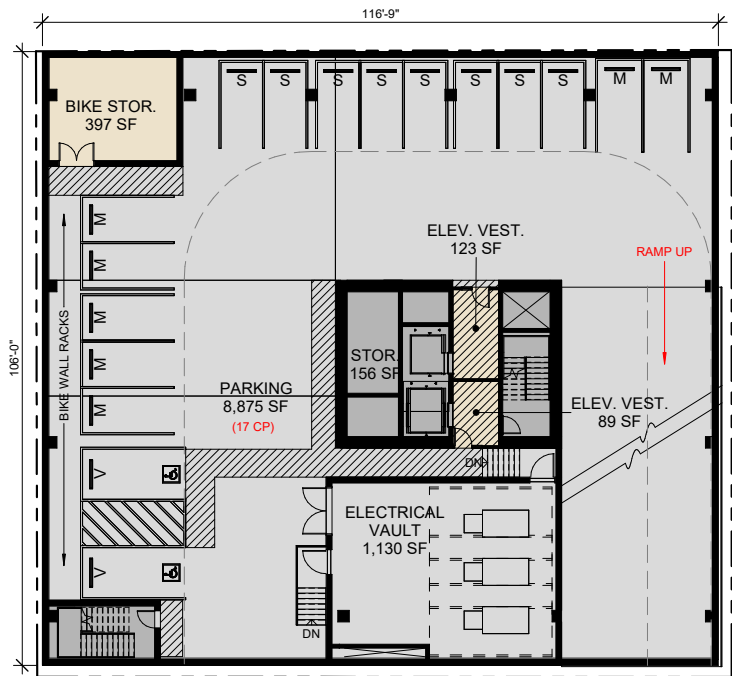


View from Clay Street

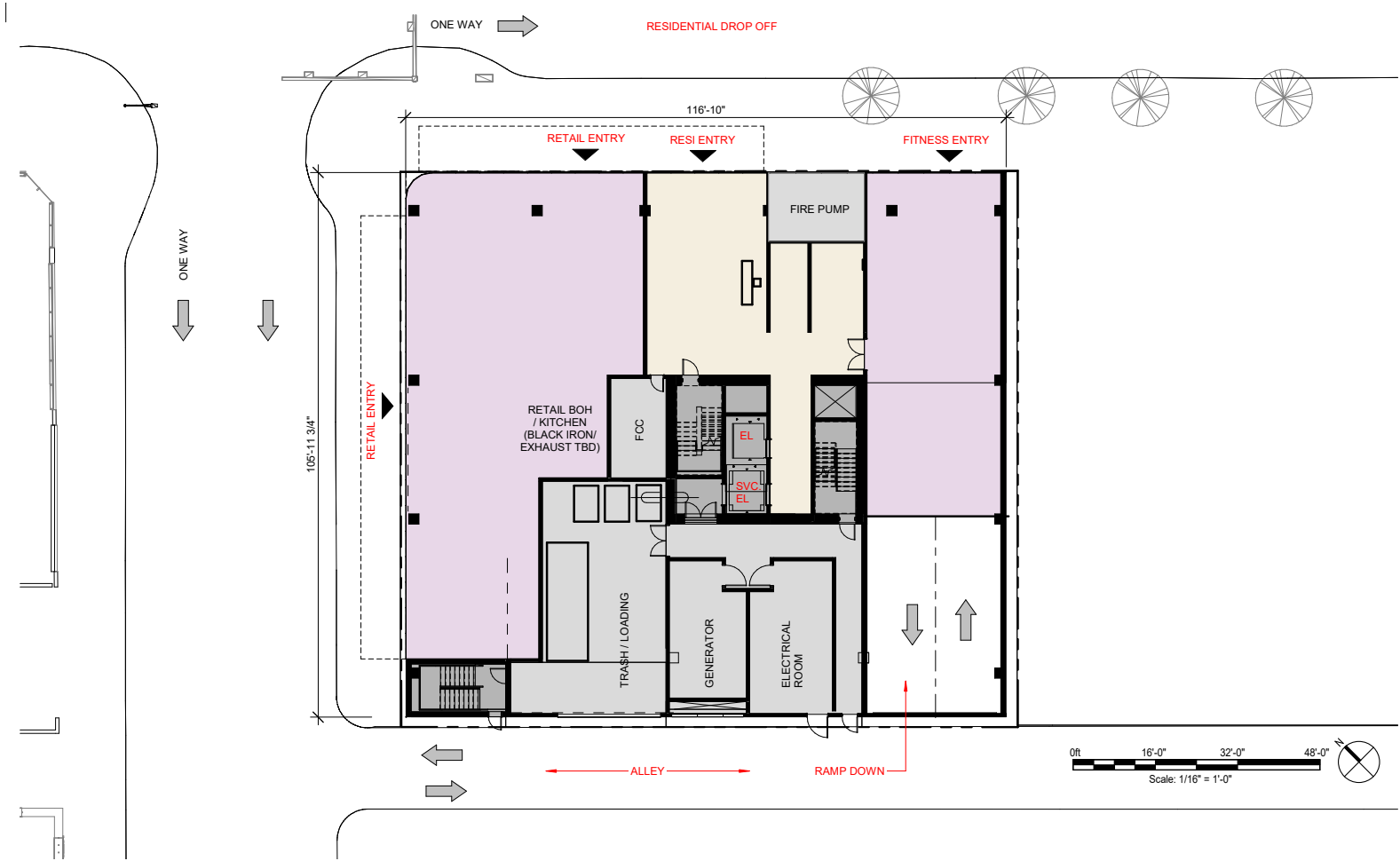
SCHEME - C

Cascading Corner Massing

- OUTDOOR AMENITIES
- RESIDENTIAL AMENITIES
- RESIDENTIAL
- RETAIL
- SUPPORT SERVICES
- ELEVATOR CORE



PLAN - BASEMENT



PLAN - GROUND LEVEL

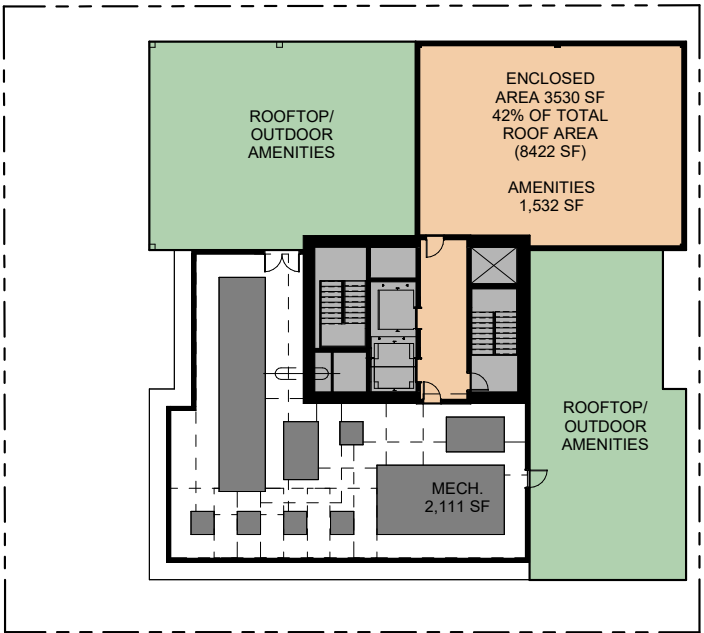
SCHEME - C

Cascading Corner Massing

- OUTDOOR AMENITIES
- RESIDENTIAL AMENITIES
- RESIDENTIAL
- RETAIL
- SUPPORT SERVICES
- ELEVATOR CORE



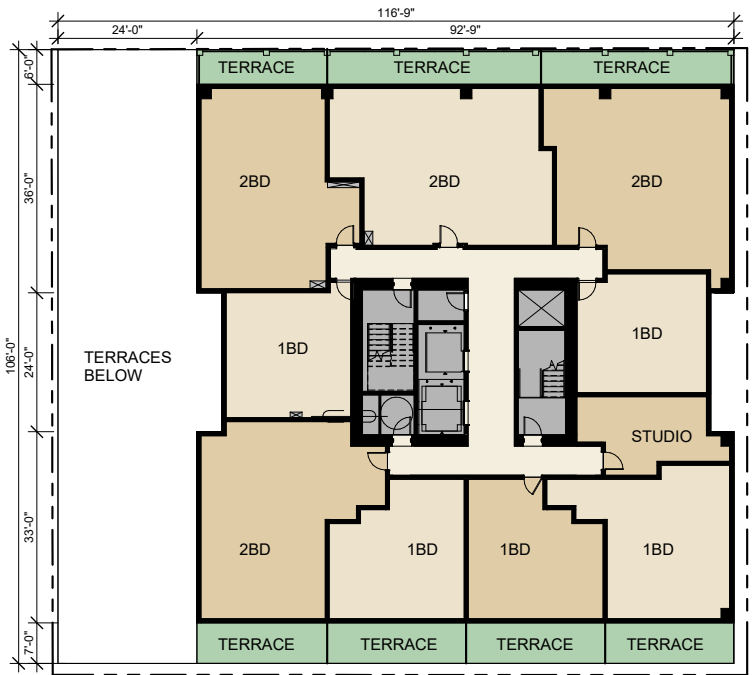
PLAN - LEVELS 8-14
(TOWER TYPICAL)



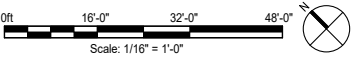
PLAN - LEVEL 15 ROOFTOP



PLAN - PODIUM TYPICAL



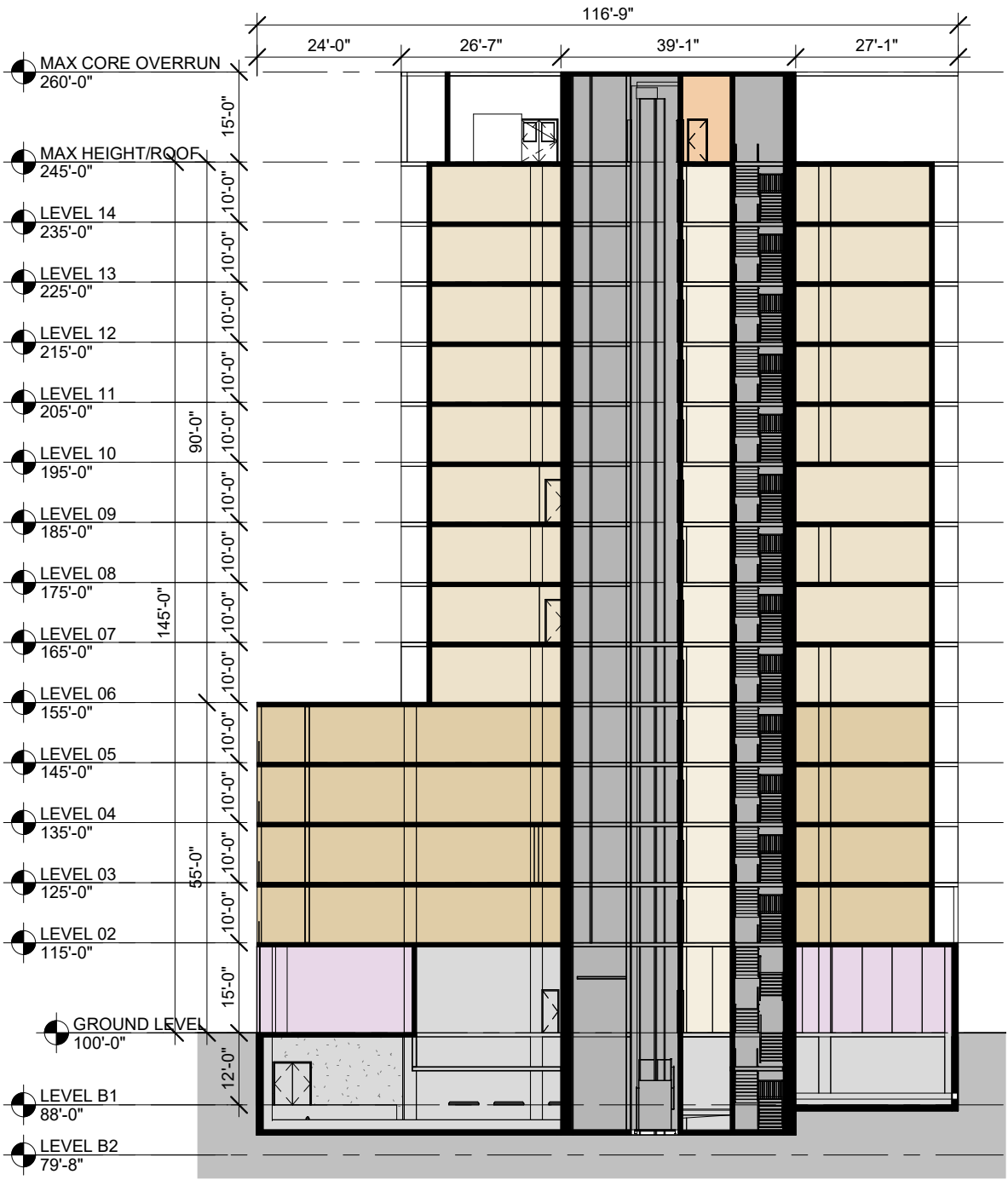
PLAN - LEVEL 7



SCHEME - C

Cascading Corner Massing

- OUTDOOR AMENITIES
- RESIDENTIAL AMENITIES
- RESIDENTIAL
- RETAIL
- SUPPORT SERVICES
- ELEVATOR CORE



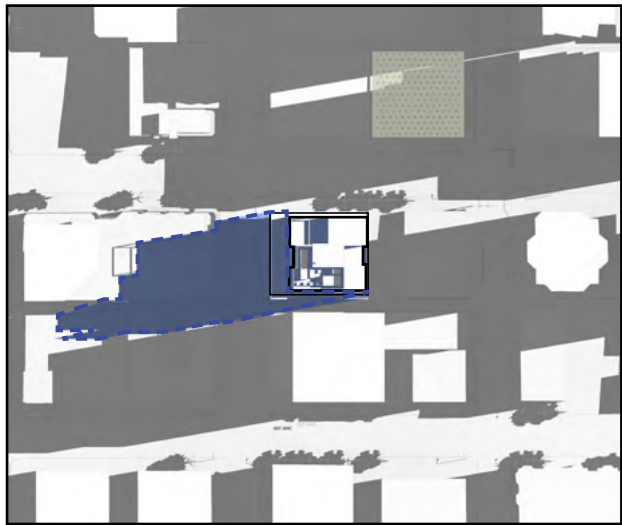
EAST-WEST SECTION

07 Solar Studies

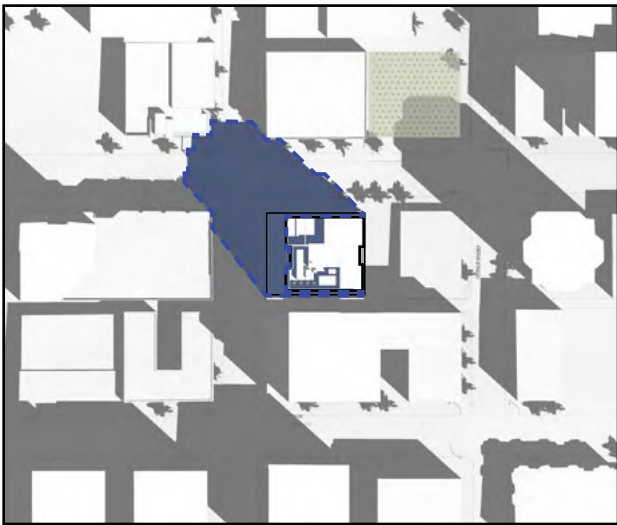
SUN & SHADOW STUDIES
MASSING OPTION A

Equinox
March 21st / September 21st

9:00am



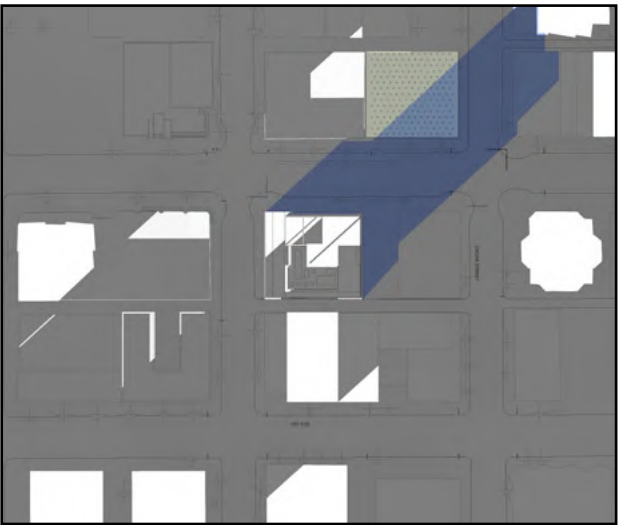
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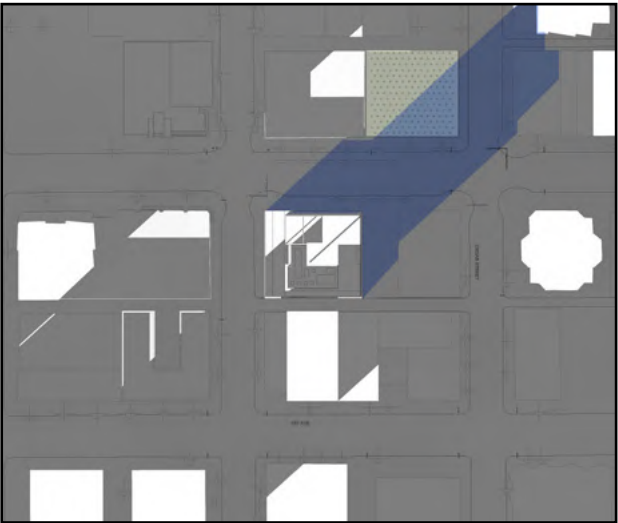
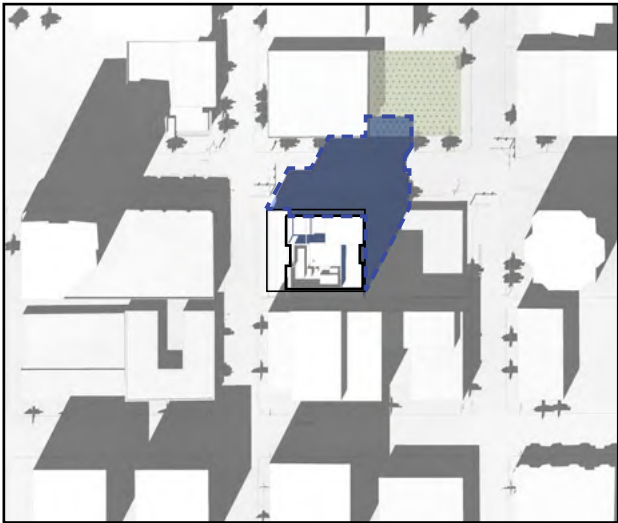
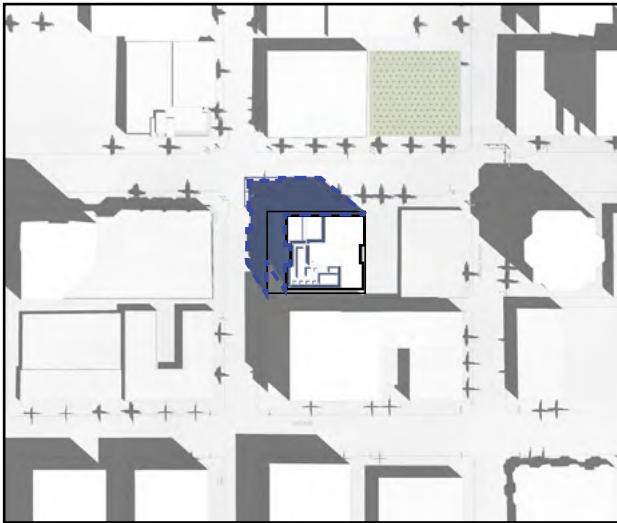
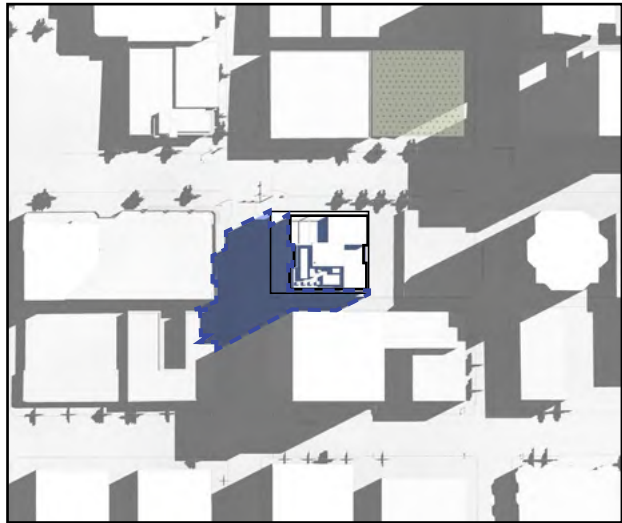
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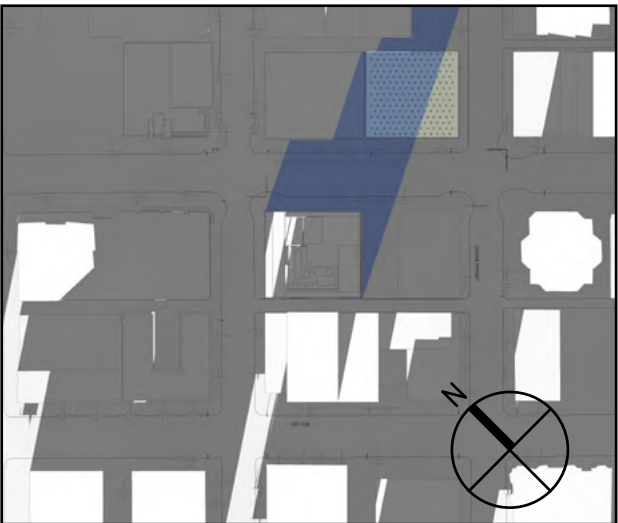
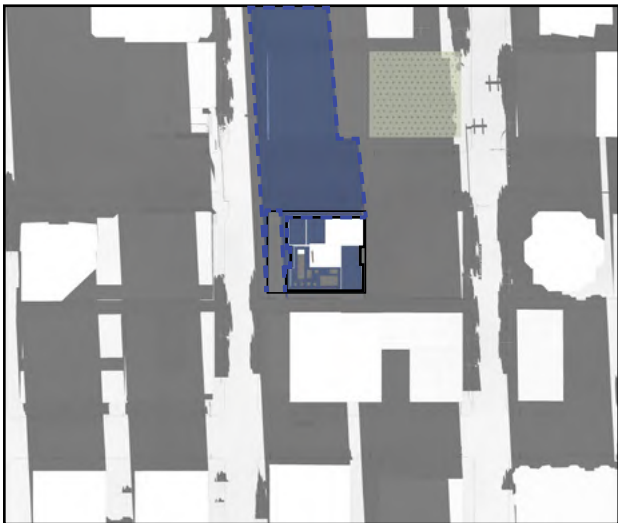
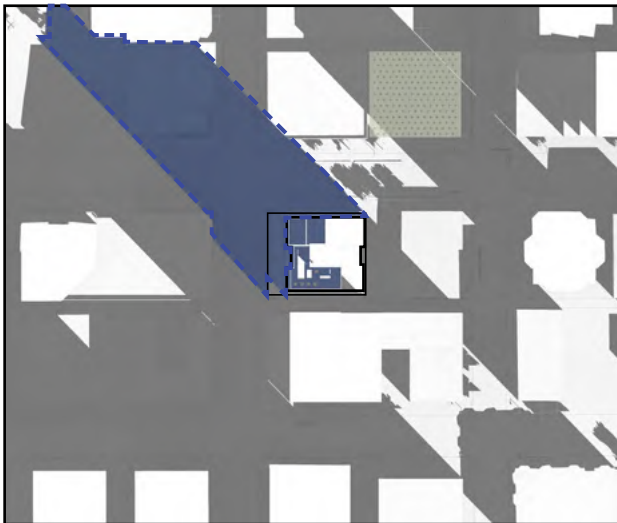
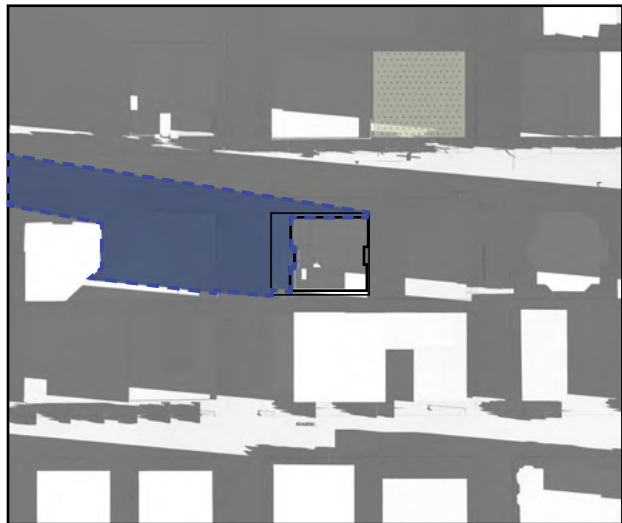
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Summer Solstice
June 21st



Winter Solstice
December 21st



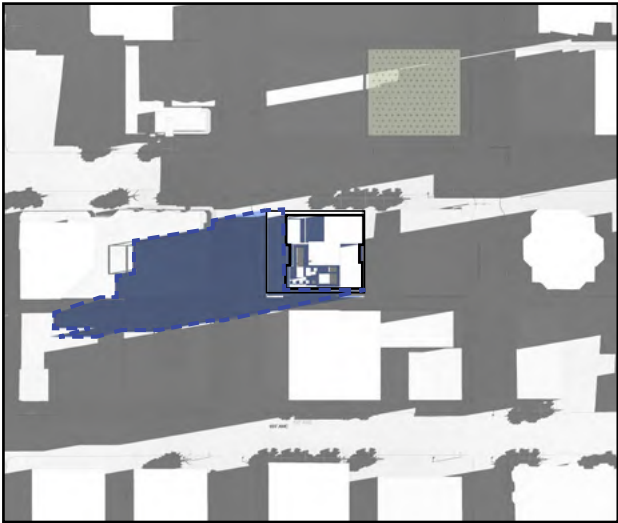
Public Plaza/ Open Space
Building Shadow

SUN & SHADOW STUDIES

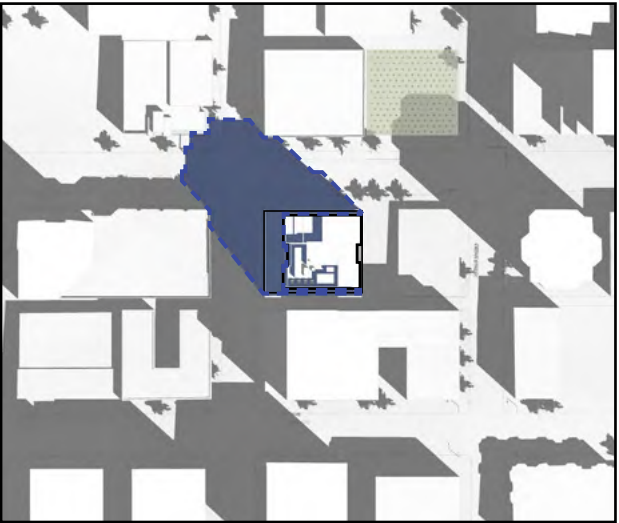
MASSING OPTION B

Equinox
March 21st / September 21st

9:00am



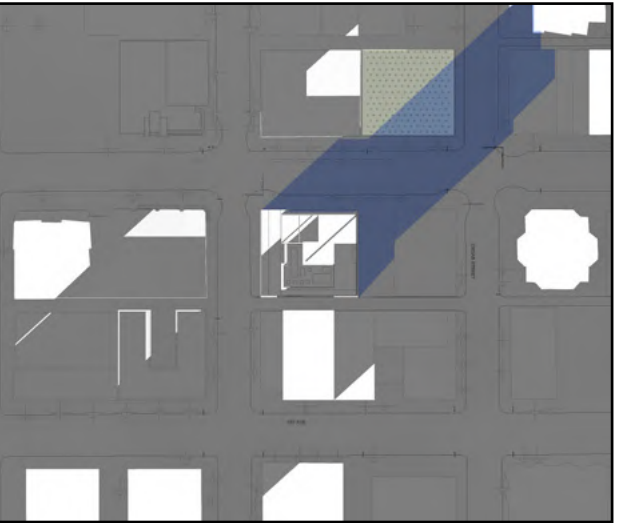
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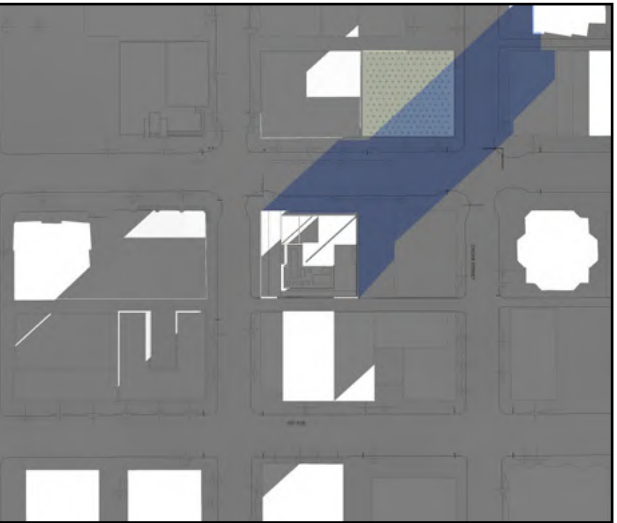
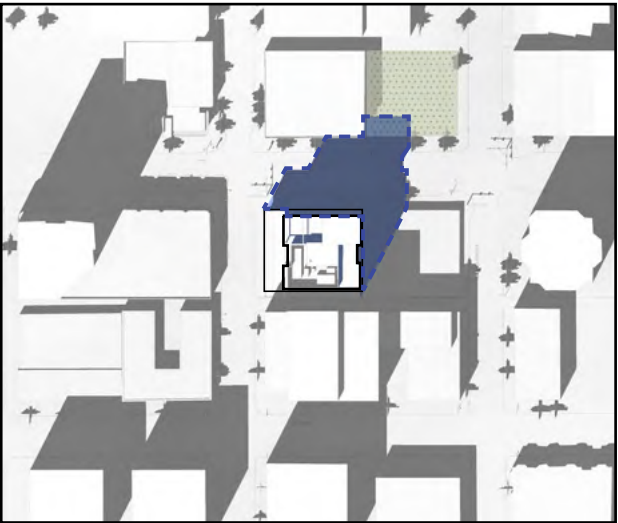
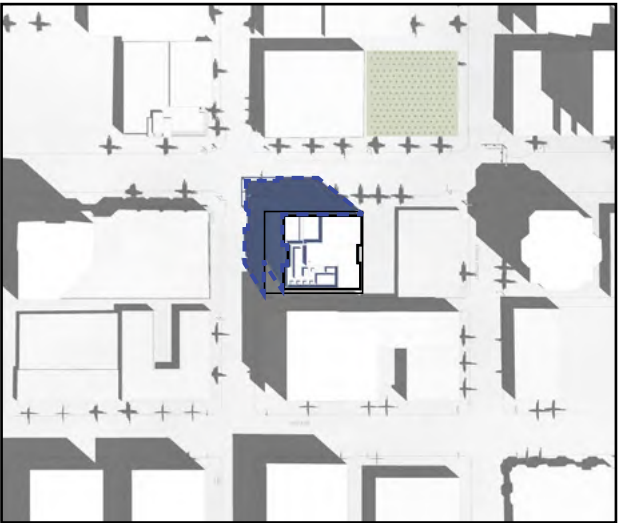
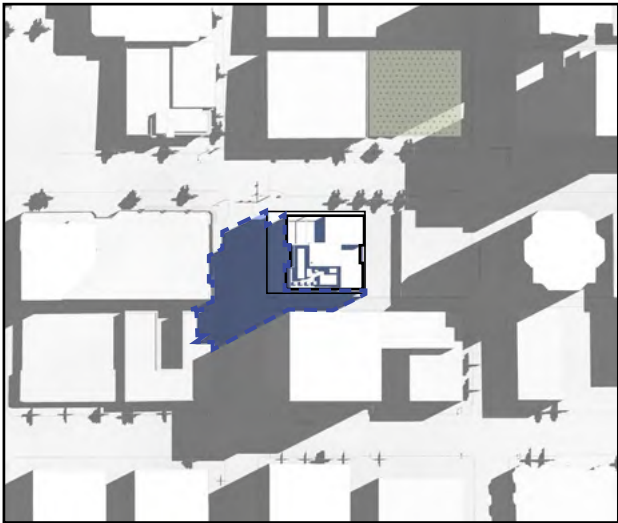
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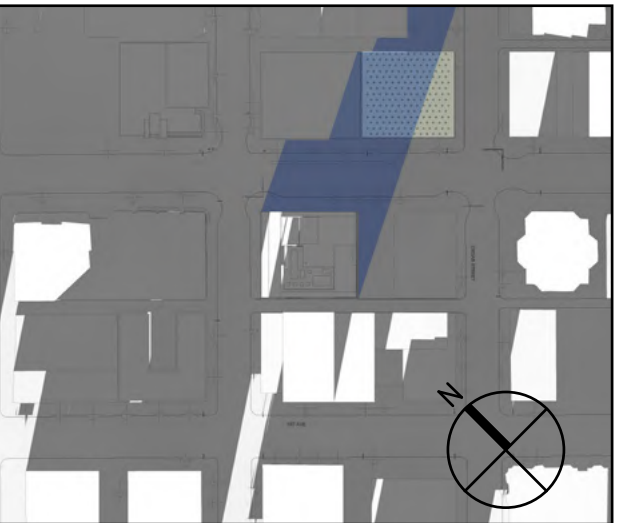
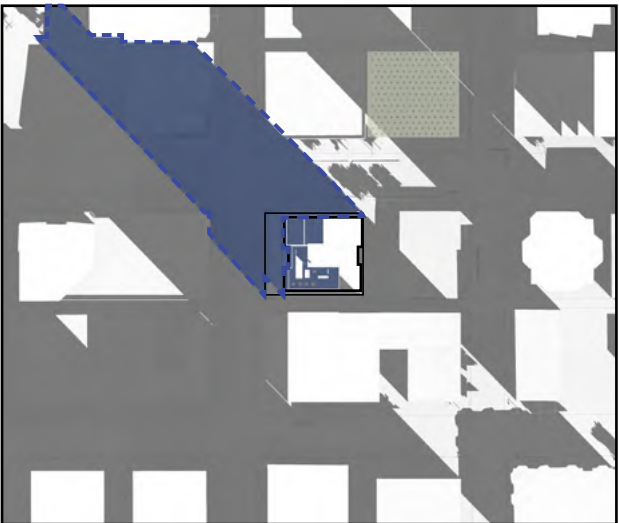
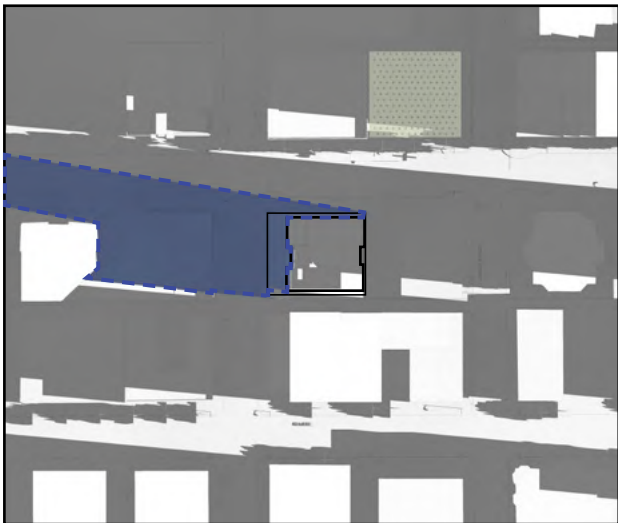
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Summer Solstice
June 21st



Winter Solstice
December 21st



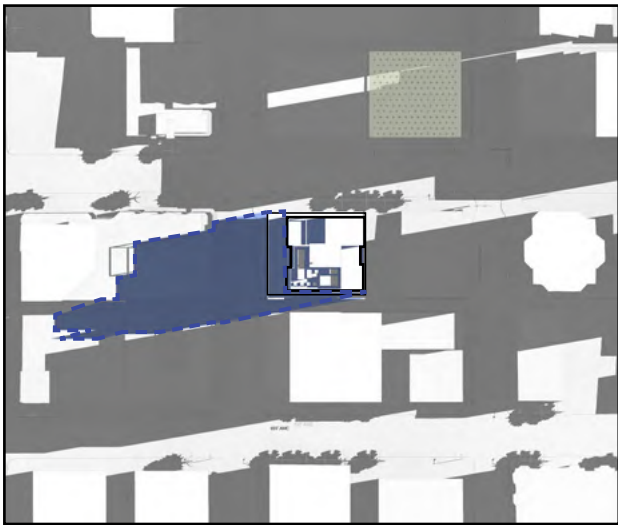
Public Plaza/ Open Space
Building Shadow

SUN & SHADOW STUDIES

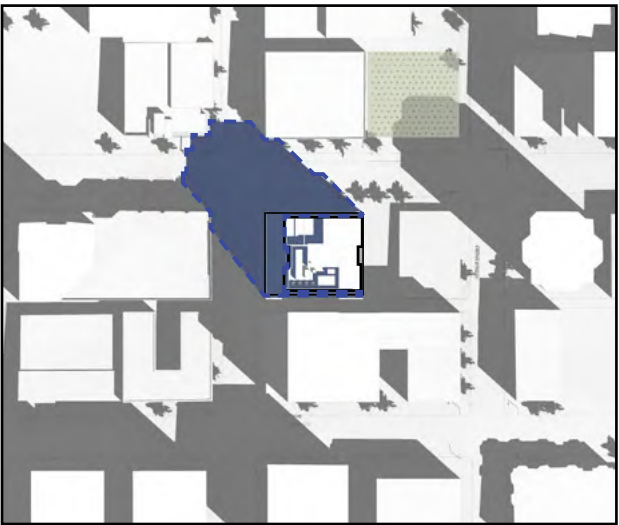
MASSING OPTION C

Equinox
March 21st / September 21st

9:00am



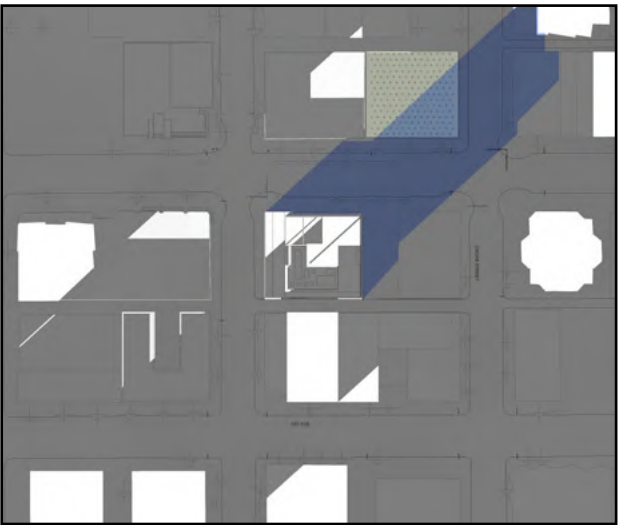
12:00pm



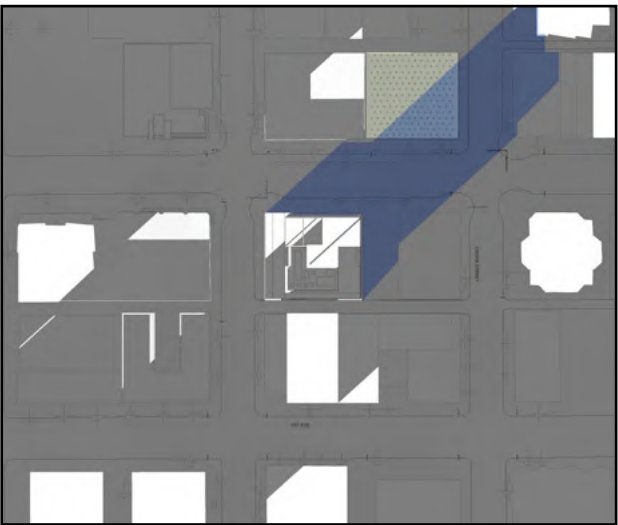
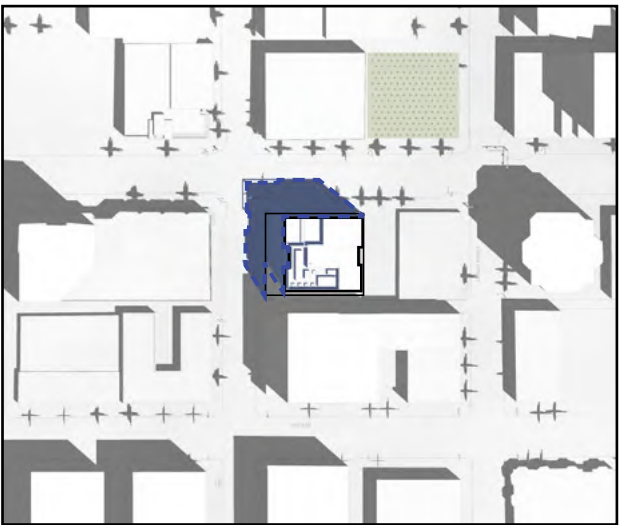
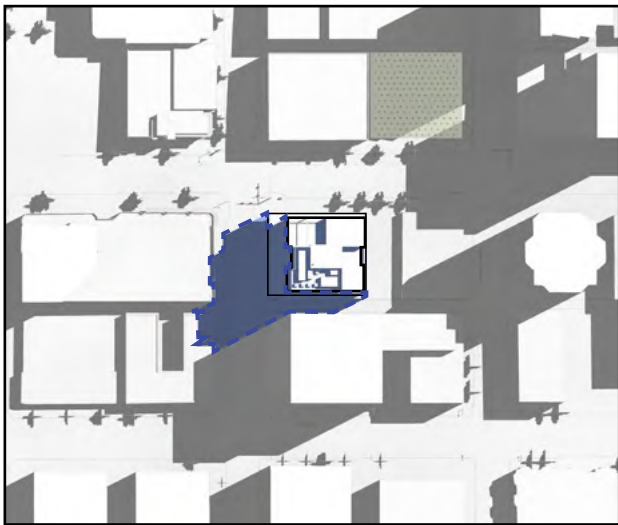
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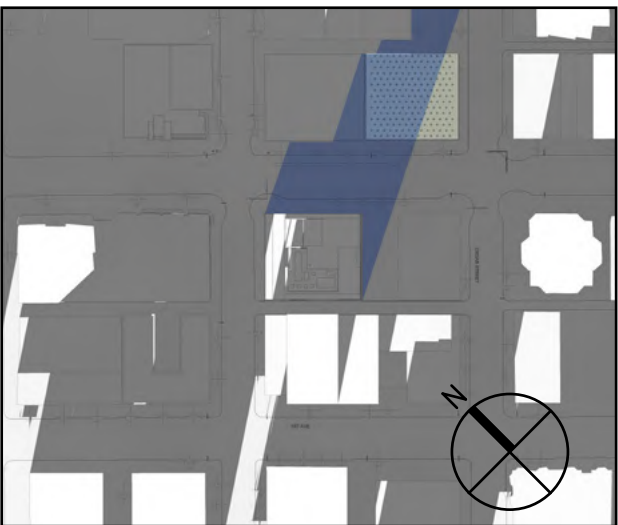
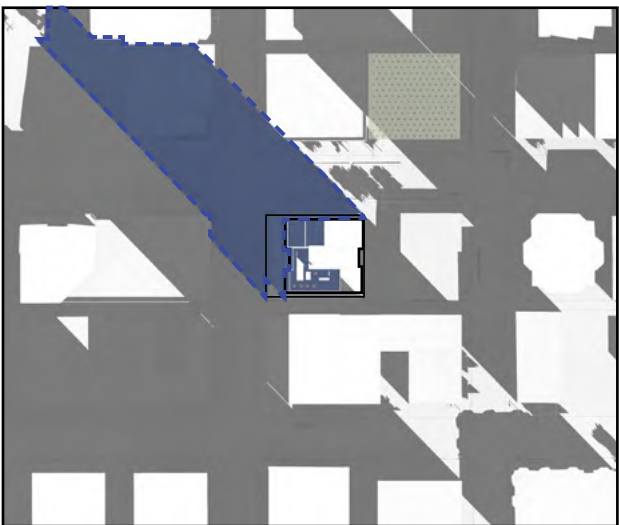
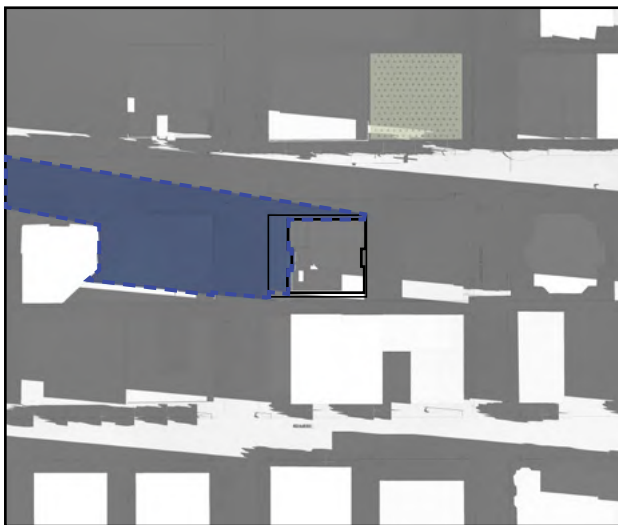
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Summer Solstice
June 21st



Winter Solstice
December 21st



Public Plaza/ Open Space
Building Shadow

08 Proposed Landscaping

EXISTING TREE SURVEY



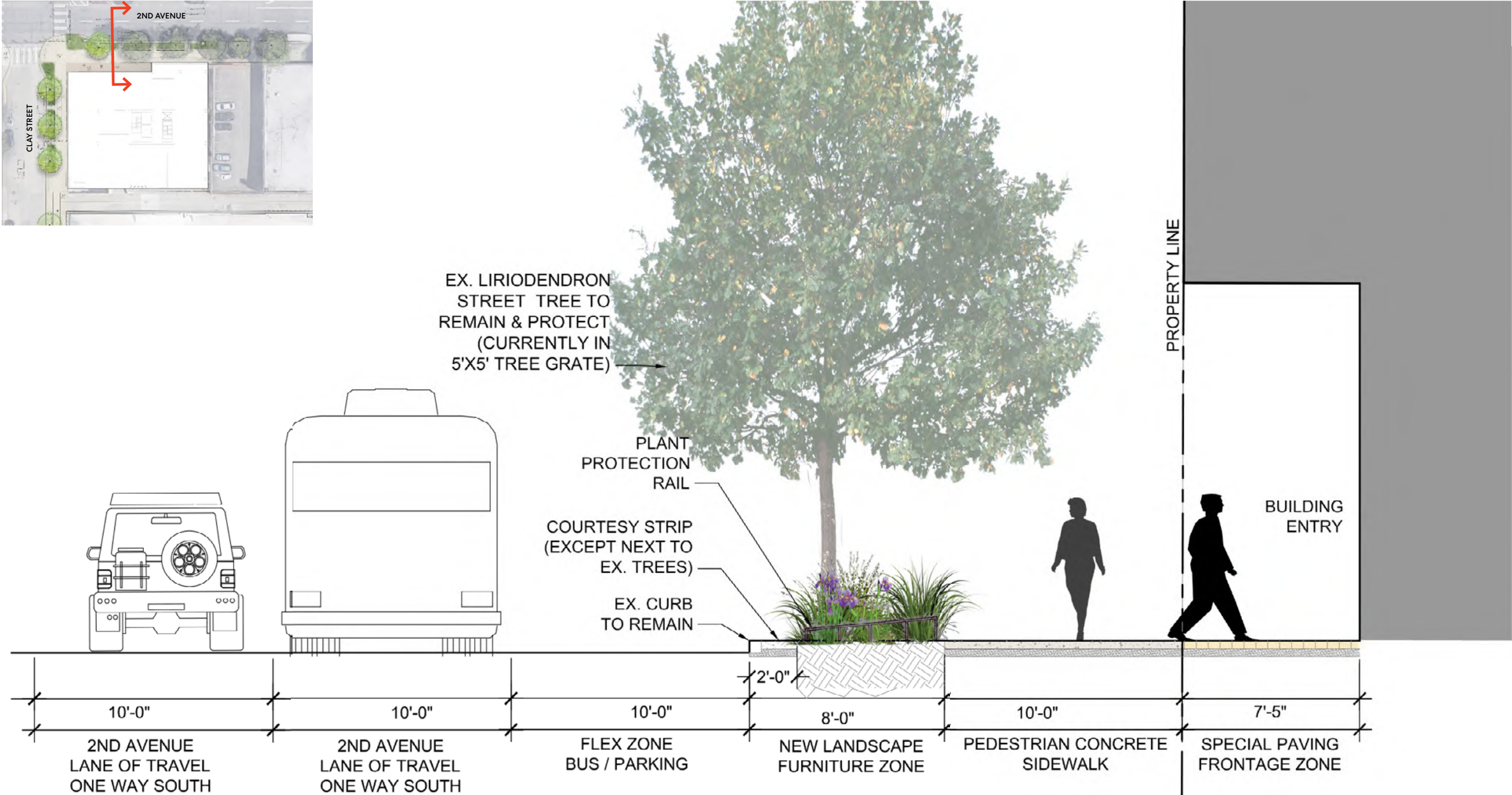
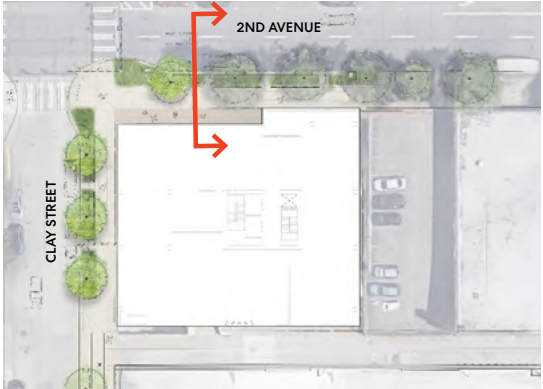
PROPOSED LANDSCAPING



PROPOSED LANDSCAPING

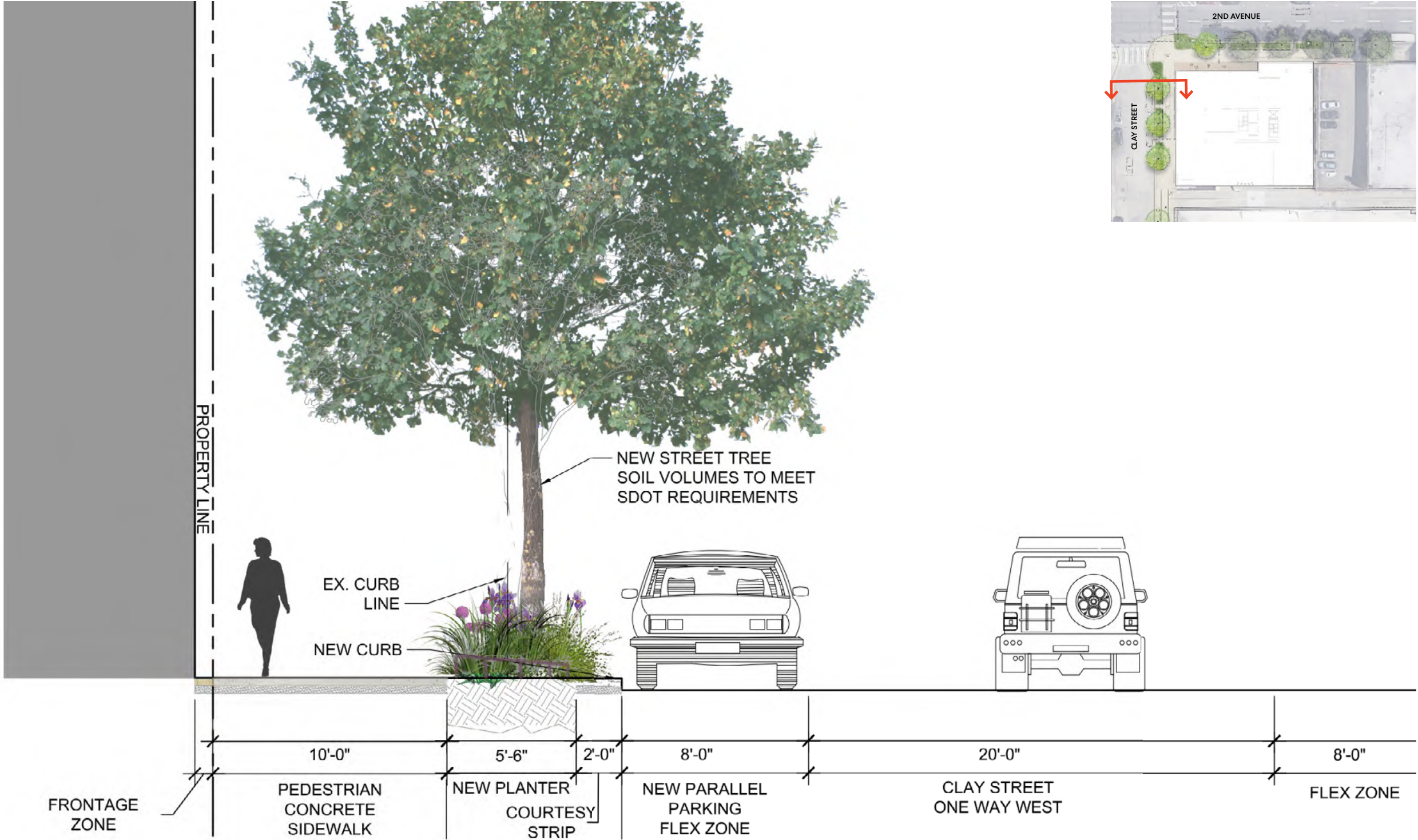
2ND AVENUE Street Cross-Sections : Pedestrian Experience

Key Map



PROPOSED LANDSCAPING

CLAY STREET
Street Cross-Sections : Pedestrian Experience



PROPOSED LANDSCAPING

MATERIAL & PLANTING PRECEDENTS



Special paving at entry



Welcoming facade



Seating & buffered sidewalk with courtesy strip



Seasonal interest



Native



Texture



09 Departures

No Departures Requested