

FAÇADE D

PREFERRED OPTION:

- 3 story façade at street helps to break up continuous line of 2 story elements
- Proportions and openings have nice balance
- Deep corner returns reveal reading of building depth
- Large recesses flanking each side help frame façade

OPTION A: 2 STORY ALTERNATIVE:

- Create 2 story façade at street
- Step back at levels 3 & 4

OPTION B: 3 STORY WITH RECESSED 4TH FLOOR ALTERNATIVE

- Keep 3 story façade at street
- Push level four wall further away from street
- Reducing bulk and giving a 3 story only feel



Facade D- Preferred



Facade D- Option A



Facade D- Option B

Precedent Setting Projects in Design District

CBD – IA & CBD -IB

CBD-1A

Heathman Hotel:

- 4 story project with 3 stories of hotel over ground floor retail/amenity space
- Underground Garage with access off alley to north
- Retail/Amenity spaces facing Kirkland Avenue with arcade along full length of facade
- 3 story elements flank central roof deck with varied stepbacks of 6'

CBD -1B

Kirkland Central Condominiums: Kirkland Avenue & State Street

- 5 story project with 4 stories of condominium over ground floor retail
- Underground Garage with access off alley to west
- Retail facing Kirkland Avenue with varied stepbacks to 3 story blocks; fifth level recessed
- Retail faces public plaza (R.O.W.) and steps back 12' to 30' (approximately) for level 2 roof garden
- South east block is 5 stories from street with bay windows and decks projecting
- Alley face is 5 stories with bay windows and decks projecting



Precedent Setting Projects in our Design District

CBD - 1B

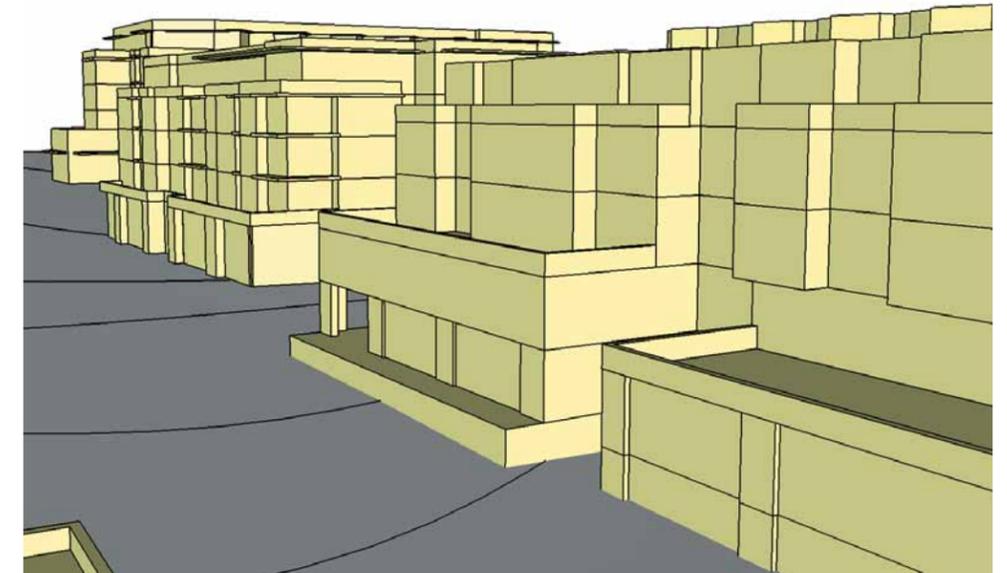
CBD -1B

Merrill Gardens Senior Housing: Kirkland Avenue & Main Street

- 5 story senior housing project with ground floor retail
- Underground Garage with access off Main Street round-a-bout to west
- Stepbacks above retail on Kirkland Avenue range from 8' – 8" to 15' – 8" and average 10 – 11'
- Residential floors above the retail ground level stack 3 levels (30') with decks projecting into stepbacks
- 5th floor steps back an additional 7' to 9'

Bank of America site Senior Housing: Kirkland Avenue & Lake Street

- 5 story senior housing project with ground floor retail
- Underground Garage with access off alley to south and round-a-bout to east
- 1 and 2 story retail frontage along Lake Street and Kirkland Avenue
- Stepbacks above second floor on Lake Street range from 6 feet to 10 feet. Average of 9 1/2'
- Corner site requirements more extensive setbacks and DRB guidelines
- NOTE: Due to corner site, public plaza location, the building rotates east away from the curb.
- Portion of 4 and 5 story building visible along alley and Main Street



Merrill Gardens Site



Bank of America Site



view looking southeast from lake street - before



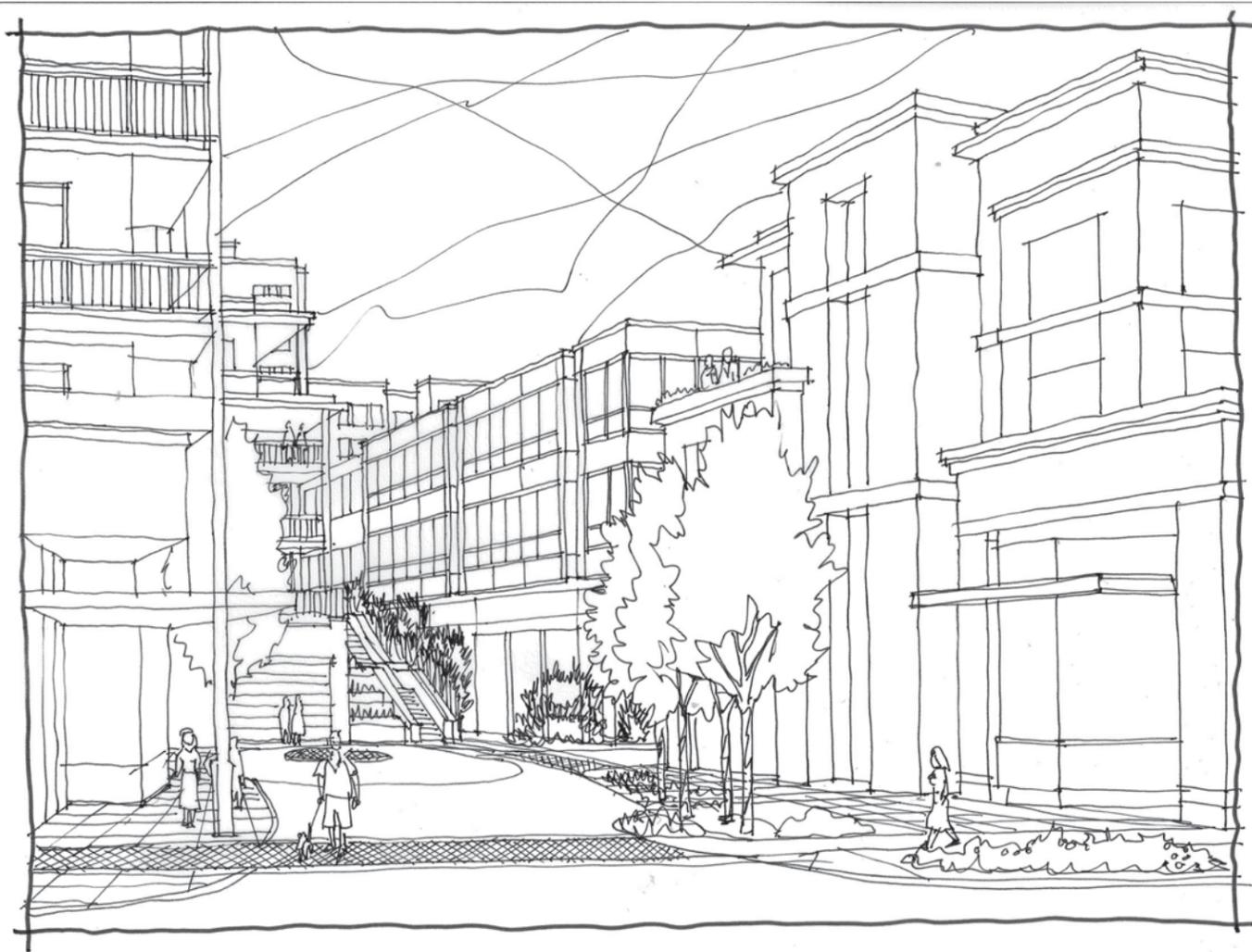
view looking southeast from lake street - after



view east towards hector's - before



view east towards hector's - after



view looking southwest from kirkland ave - before



view looking southwest from kirkland ave - after



view east from lake street- before



view east from lake street - after



entrance view



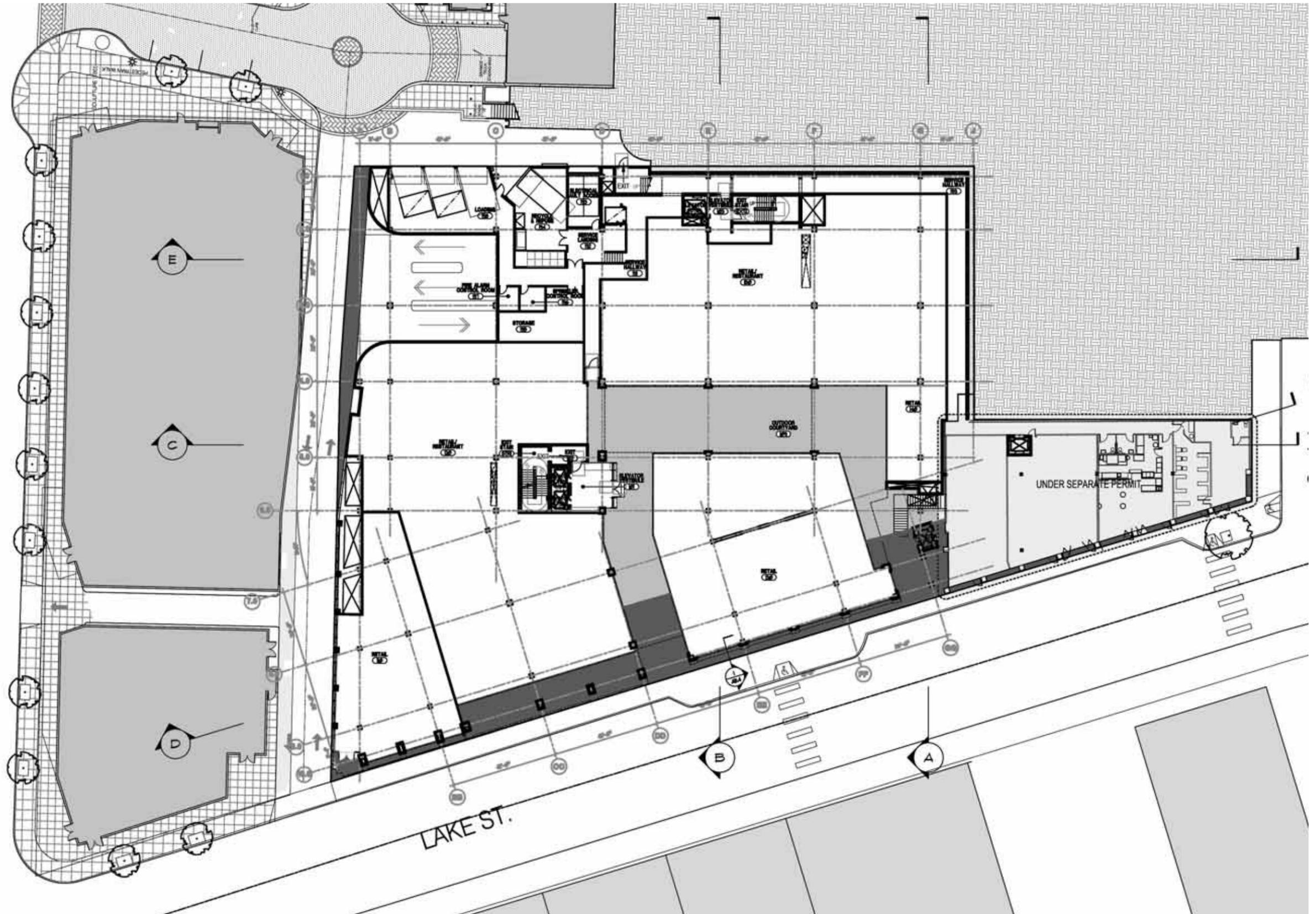
view into light court

OLD LOT COVERAGE CALCULATIONS

	Site Area	Coverage	Open Space
SITE	50014	100%	
FLOOR 1			
w/ out light court	46793	93%	7%
with light court	41850	83%	17%
FLOOR 2	43995	88%	12%
FLOOR 3	45208	90%	10%
FLOOR 4	43646	87%	13%

UPDATED LOT COVERAGE CALCULATIONS

	Site Area	Coverage	Open Space
SITE	50014	100%	
FLOOR 1			
w/ out light court	46242	92%	8%
with light court	41299	83%	17%
FLOOR 2	42369	85%	15%
FLOOR 3	44334	89%	11%
FLOOR 4	42822	86%	14%

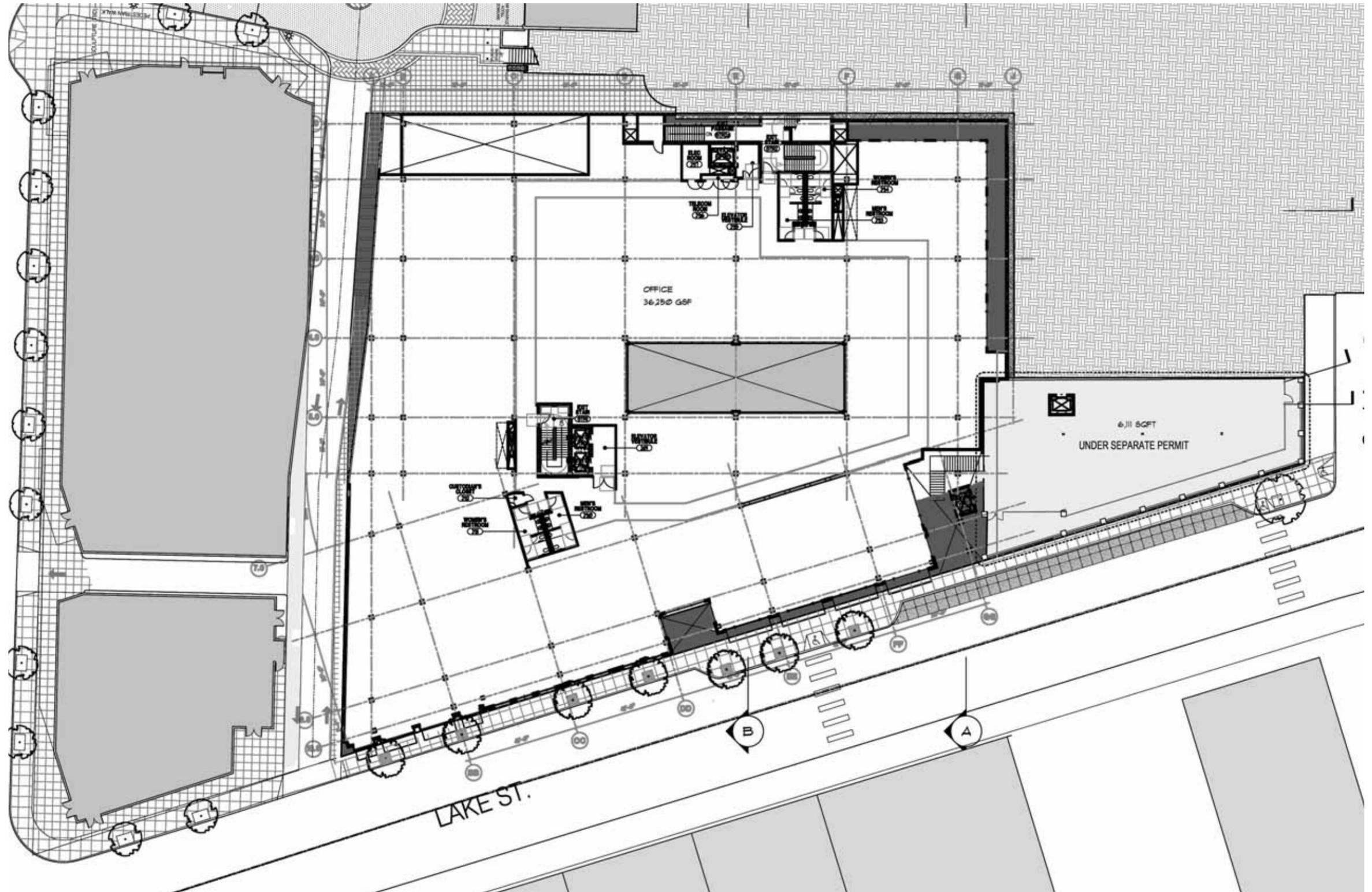


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