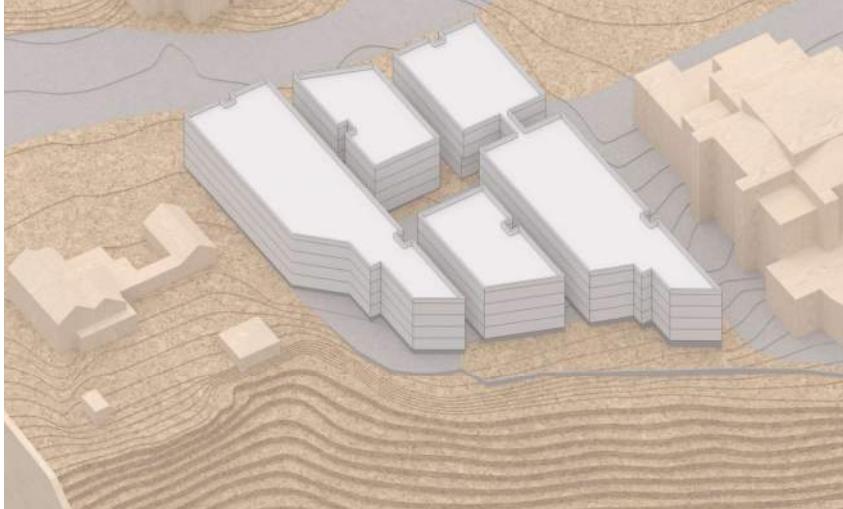


SAINT MARK'S APARTMENTS

MASSING DESIGN
15 DEC 2025



CAPACITY STUDIES



OPTION 1
MAXIMUM CAPACITY

Type III-B
Height: **40'**

- two simple bars + two point access buildings
- central courtyard and broken up massing for "village" feel
- partial underground parking with centralized systems for maximum efficiency

	STUDIO	ONE	TWO	THREE	
UNIT COUNT	12	70	26	26	134
	9%	51%	20%	20%	

PARKING COUNT	40	0.30
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ABOVE GROUND	111,543 SF
BELOW GRADE PARKING	36,202 SF
TOTAL GSF	131,331 SF



OPTION 2
ST. NICHOLAS ADAPTIVE RE-USE + NEW BUILD

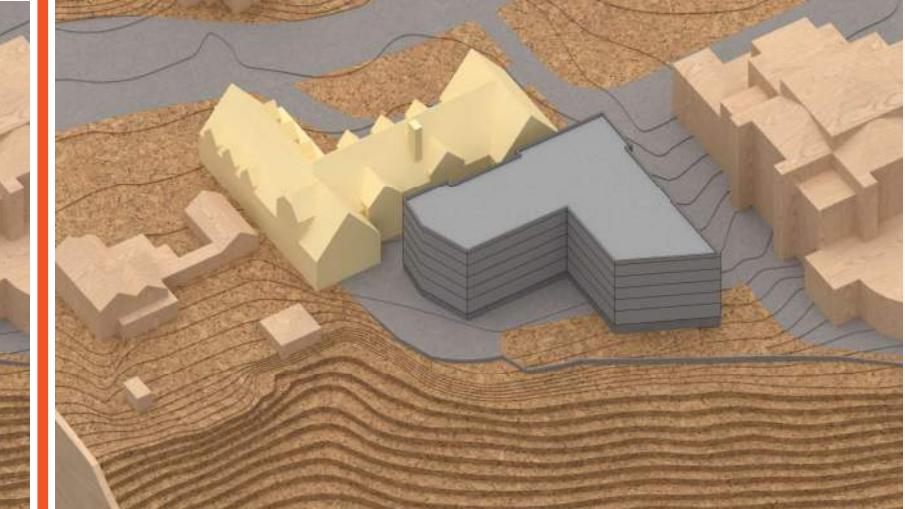
Type V-B / III-B
Height: **40'**

- The existing footprint of St. Nicholas School is closer to both the lot line and slope setbacks than new construction would allow.
- The existing building is 15' taller than current zoning would allow.
- The new building is connected by an open air arcade at the primary entry and by a below-grade mechanical tunnel to the proposed new parking garage.

	STUDIO	ONE	TWO	THREE	
UNIT COUNT	8	56	30	10	104
	8%	54%	29%	10%	

PARKING COUNT	34	0.34
---------------	----	------

NEW GSF	46,967 SF
ADAPTIVE REUSE GSF	38,988 SF
ADDITION GSF	11,460 SF
BELOW GRADE PARKING	13,400 SF
TOTAL GSF	110,418 SF



OPTION 2B - PREFERRED
ST. NICHOLAS ADAPTIVE RE-USE + ADDITION

Type III-B / V-B
Height: **55'**

- Per SMC 23.42.118, landmark structures may be expanded even if the expansion increases the extent of nonconformity, when the Landmarks Board determines that there is no feasible alternative that meets the development standards of the zone while preserving the integrity of the landmark structure.

	STUDIO	ONE	TWO	THREE	
UNIT COUNT	8	64	36	11	119
	7%	54%	30%	11%	

PARKING COUNT	34	0.29
---------------	----	------

NEW GSF	58,849 SF
ADAPTIVE REUSE GSF	38,988 SF
ADDITION GSF	11,460 SF
BELOW GRADE PARKING	13,400 SF
TOTAL GSF	122,300 SF

DESIGN CONCEPT: MASSING



DESIGN CONCEPT: MASSING

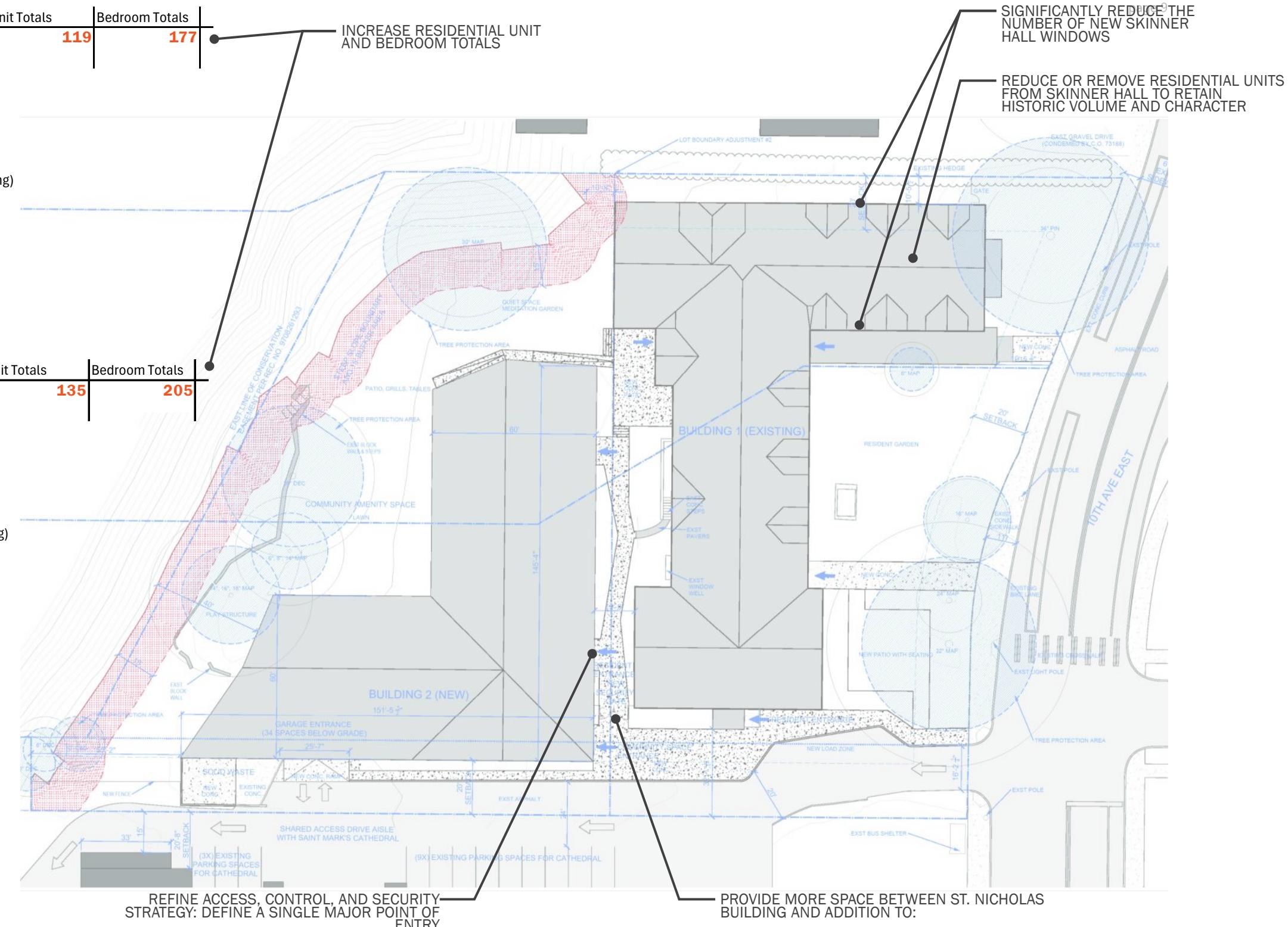


PROJECT HISTORY

CHANGE NEEDED

PREVIOUS LANDMARKS MEETING:

Project	Level	3 BR	2 BR	1 BR	Studio	Unit Totals	Bedroom Totals
TOTAL		11	36	64	8	119	177
% of Total		9.24%	30.25%	53.78%	6.72%		
Parking Total		34					
New Construction GSF		58,849 SF	(L1-L5)				
Adaptive Reuse GSF		38,988 SF					
Interior Addition SF		11,460 SF	(added SF in the St. Nicholas Building)				
Below Grade Parking		13,400 SF					
TOTAL GSF		122,697 SF					



DESIGN PROGRESS & EVOLUTION

PRELIMINARY STUDIES | FRAME



STUDY A

DRAWBACKS:
TOO NARROW
BETWEEN ADDITION
AND ST. NICHOLAS
BUILDING AT
SOUTHEAST CORNER



STUDY B

DRAWBACKS:
DIAGONAL GEOMETRY OF
ADDITION DISTINCTLY
DIFFERENTIATES FROM
CATHEDRAL AND ST.
NICHOLAS MASSING
INSTEAD OF CONNECTING
THE 3 BUILDINGS TO
CREATE A MORE UNIFIED
CAMPUS CHARACTER.



STUDY C

DRAWBACKS:
GRADUALLY STEPPED
FACADE MAY NOT PROVIDE
ENOUGH RELIEF ALONG
THE LENGTH OF THE EAST
FACADE.

MASSING ARTICULATION IS
NOT CONSISTENT AROUND
THE BUILDING.



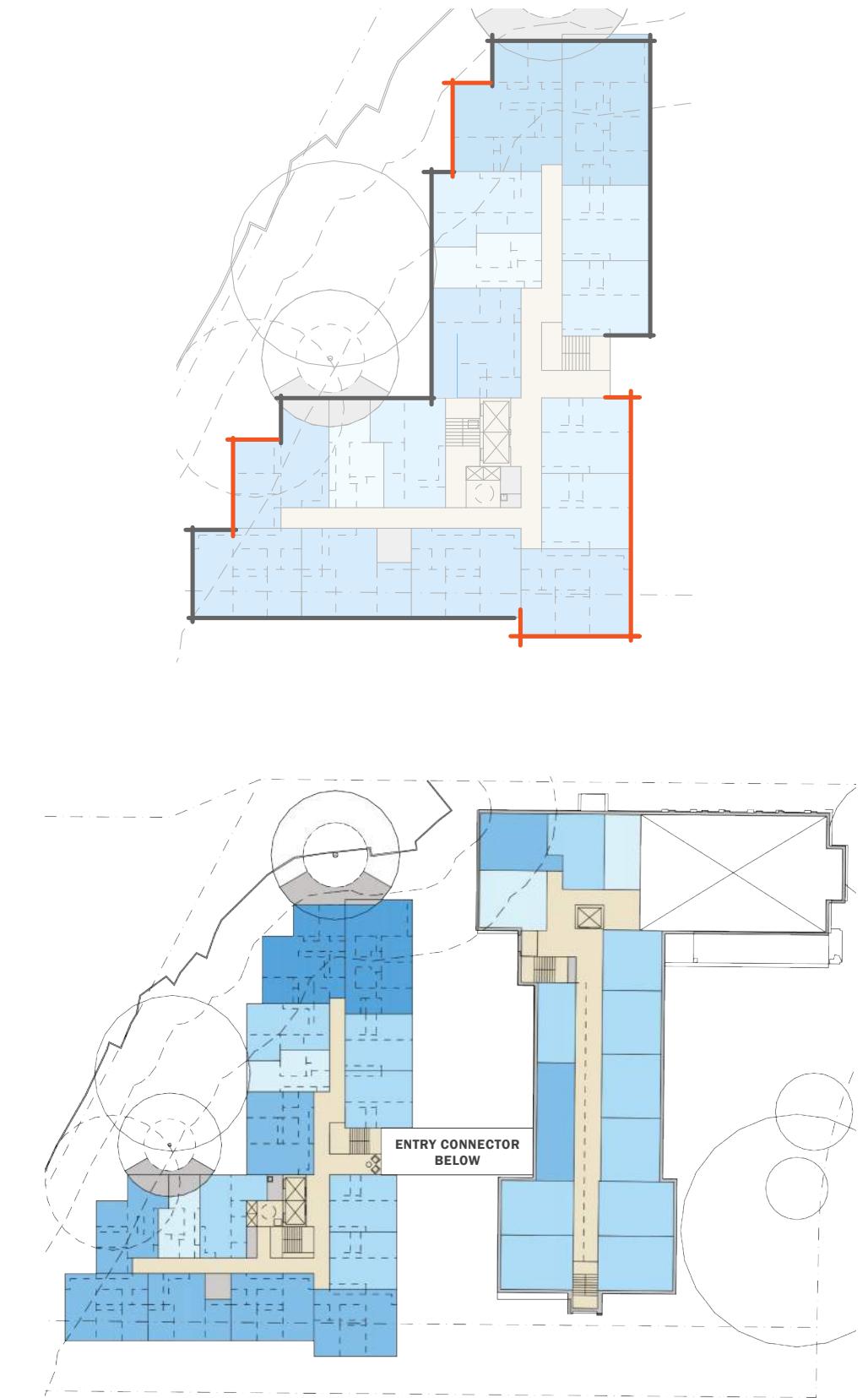
PREFERRED MASSING

BENEFITS:

- ENLARGED WIDTH BETWEEN ADDITION AND ST. NICHOLAS BUILDING
 - PROVIDES BETTER ACCESS TO LIGHT AND AIR
 - REINFORCES CAMPUS-LIKE SITING: INDIVIDUAL BUILDINGS SET IN A LANDSCAPE
 - PROVIDES CLEARER DISTINCTION BETWEEN NEW AND HISTORIC ARCHITECTURE
- CONNECTOR BETWEEN ADDITION AND ST. NICHOLAS BUILDING
 - CREATES AN INDOOR ADA COMPLIANT PATHWAY BETWEEN BUILDINGS
 - IMPROVES OPERATIONAL MANAGEMENT BY CREATING A SINGLE POINT OF ENTRY INTO THE BUILDING
 - PROVIDES A DISTINCT SENSE OF ARRIVAL
- SIMPLIFIED MASSING EMPHASIZES THE SOUTHEAST CORNER VOLUME WHERE QUALITY MATERIALS AND ENHANCED FACADE DETAILS WILL BE MOST VISIBLE

DESIGN PROGRESS & EVOLUTION

PROPOSED MASSING | SIMPLIFY



PROPOSED DESIGN
MASSING



PERSPECTIVE VIEW FROM 10TH AVE E LOOKING WEST

PROPOSED DESIGN
MASSING



PERSPECTIVE VIEW FROM E GALER ST LOOKING WEST

PROPOSED DESIGN
MASSING



PERSPECTIVE VIEW FROM 10TH AVE E LOOKING SOUTHWEST

PROPOSED DESIGN
MASSING



ENTRY COURT PERSPECTIVE VIEW LOOKING NORTH

PROPOSED DESIGN
MASSING



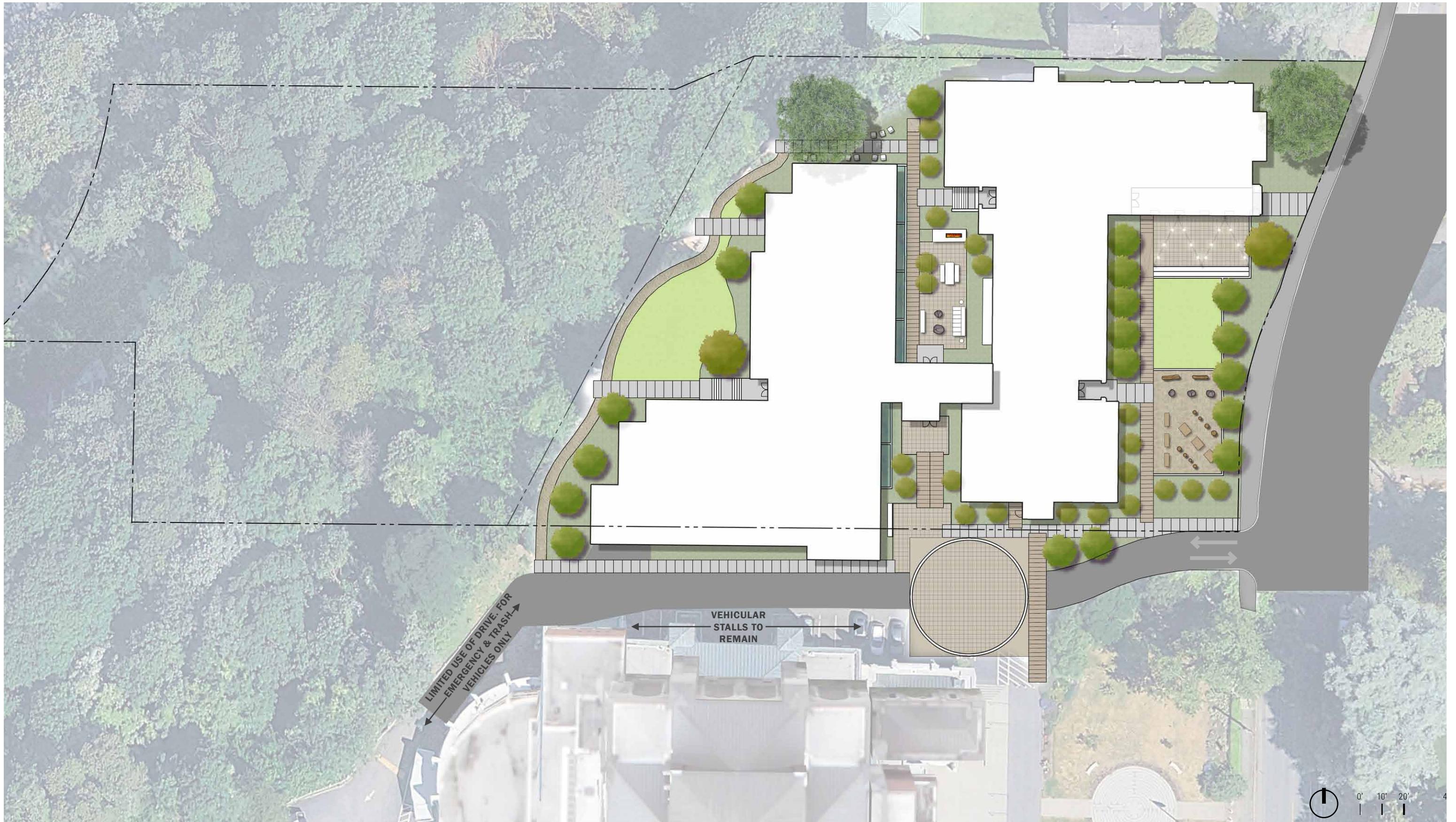
RESIDENT COURTYARD VIEW LOOKING SOUTH

PROPOSED DESIGN
SITE STRATEGY



CORNER OF E GALER ST AND 10TH AVE E

PROPOSED DESIGN
SITE STRATEGY

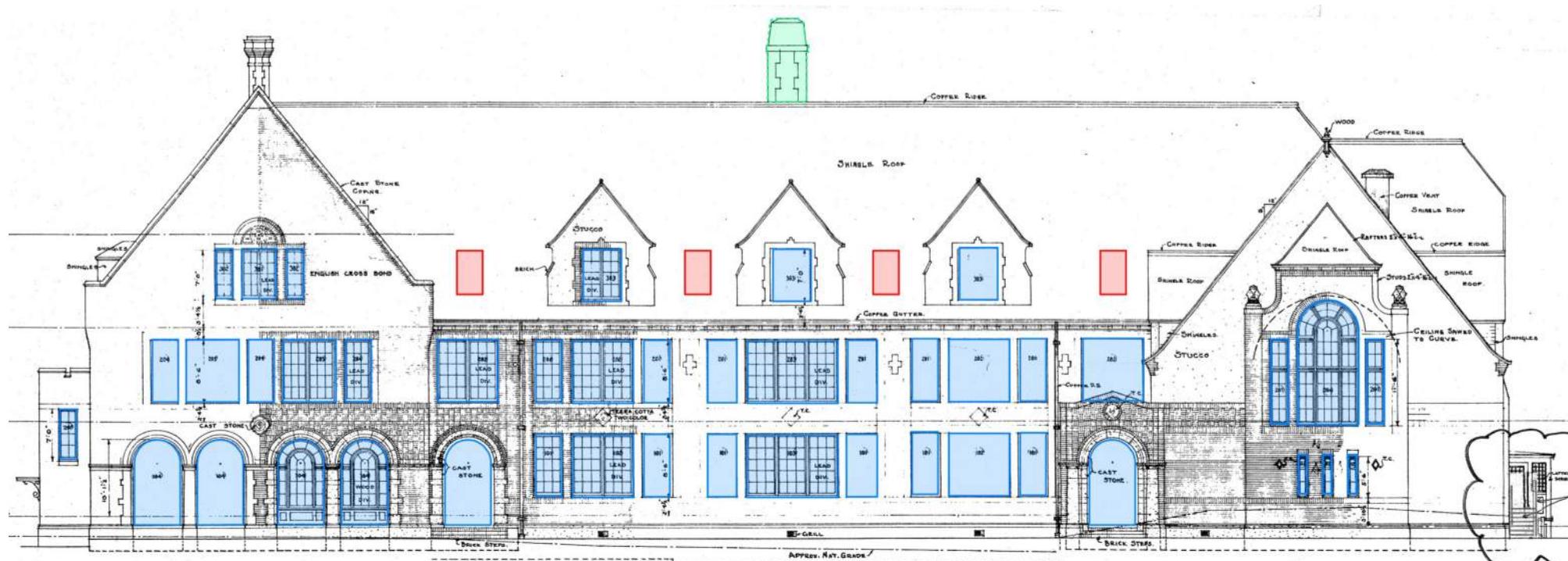


ADAPTIVE RE-USE ELEVATION IMPACTS

EXISTING WINDOW AND/OR DOOR LOCATION

AREA TO BE DEMOLISHED/REMOVED

NEW WINDOW OR SKYLIGHT LOCATION



EAST ELEVATION

SKYLIGHTS
ALREADY EXIST
ON THE EAST
FAÇADE



ADAPTIVE RE-USE ELEVATION IMPACTS

 EXISTING WINDOW AND/OR DOOR LOCATION

 AREA TO BE DEMOLISHED/REMOVED

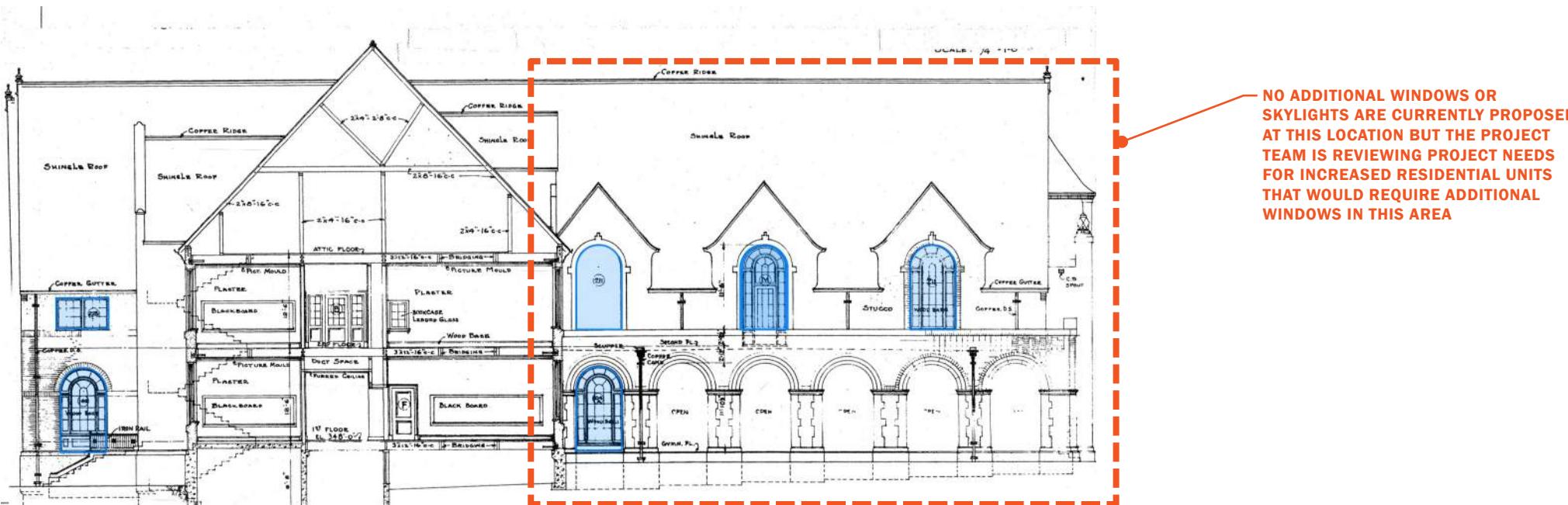
 NEW WINDOW OR SKYLIGHT LOCATION



SOUTH ELEVATION - ORIGINAL DESIGN DOCUMENTS



SOUTH ELEVATION



SOUTH ELEVATION AT SKINNER HALL



DORMER TO
REPLACE
EXISTING
SKYLIGHT

ADAPTIVE RE-USE ELEVATION IMPACTS

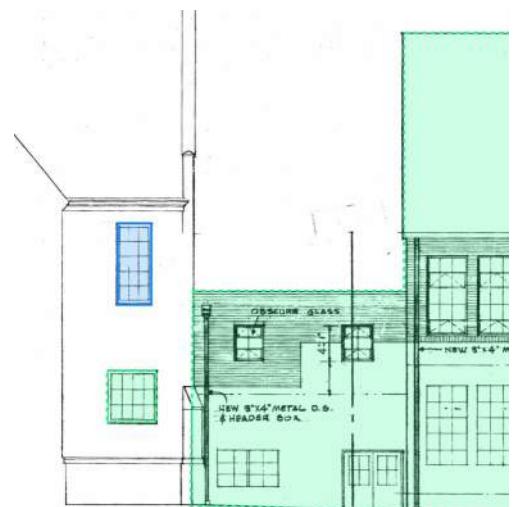
■ EXISTING WINDOW AND/OR DOOR LOCATION

■ AREA TO BE DEMOLISHED/REMOVED

■ NEW WINDOW OR SKYLIGHT LOCATION



WEST ELEVATION



PARTIAL NORTH ELEVATION

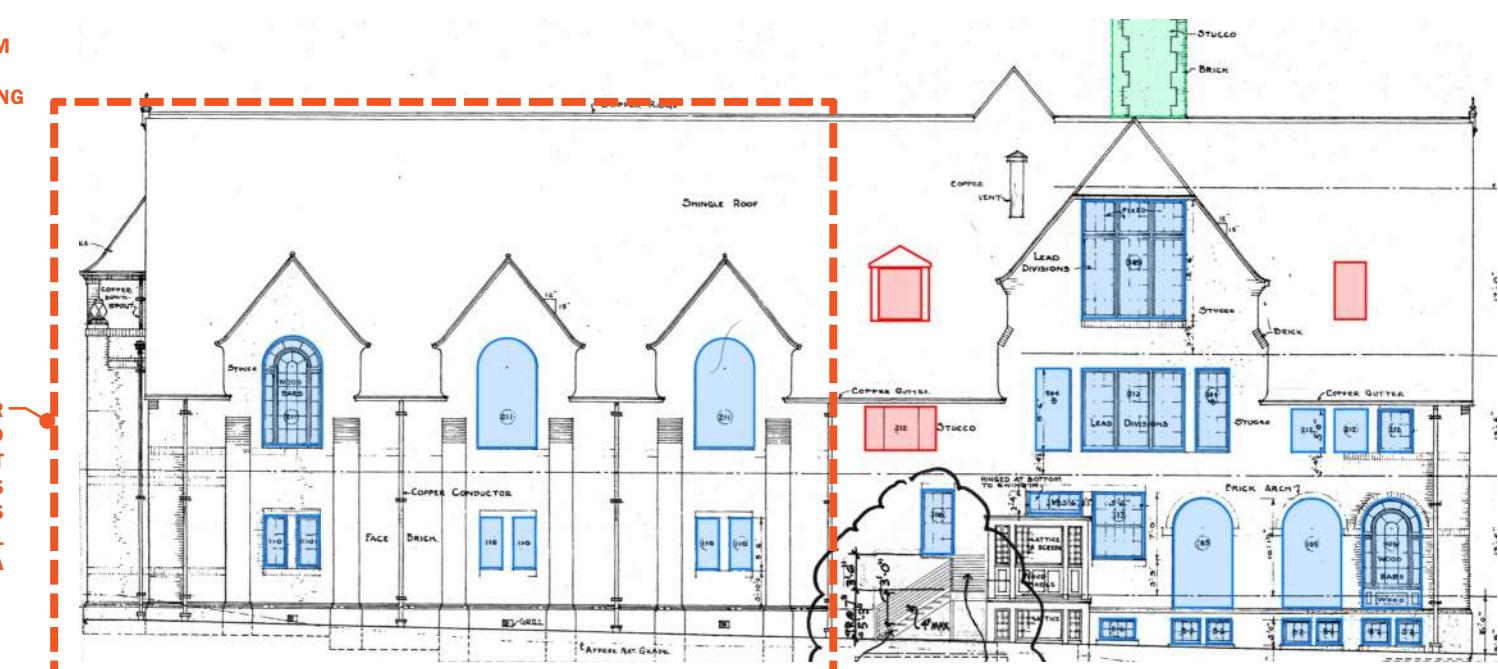


EXISTING CHIMNEY TO BE REMOVED.
CHIMNEY HAS LIMITED VISIBILITY FROM
10TH AVENUE, WILL BE DEFUNCT AND
WOULD NEED STRUCTURAL REINFORCING
TO REMAIN. IT'S REMOVAL BETTER
ACCOMMODATES RESIDENTIAL UNIT
LAYOUTS

EXISTING VENT
TERMINATIONS TO
REMAIN

DORMER TO REPLACE
EXISTING SKYLIGHT

NO ADDITIONAL WINDOWS OR
SKYLIGHTS ARE CURRENTLY PROPOSED
AT THIS LOCATION BUT THE PROJECT
TEAM IS REVIEWING PROJECT NEEDS
FOR INCREASED RESIDENTIAL UNITS
THAT WOULD REQUIRE ADDITIONAL
WINDOWS IN THIS AREA



NORTH ELEVATION

PROPOSED DESIGN
DEMOLITION EXTENTS





THANK YOU

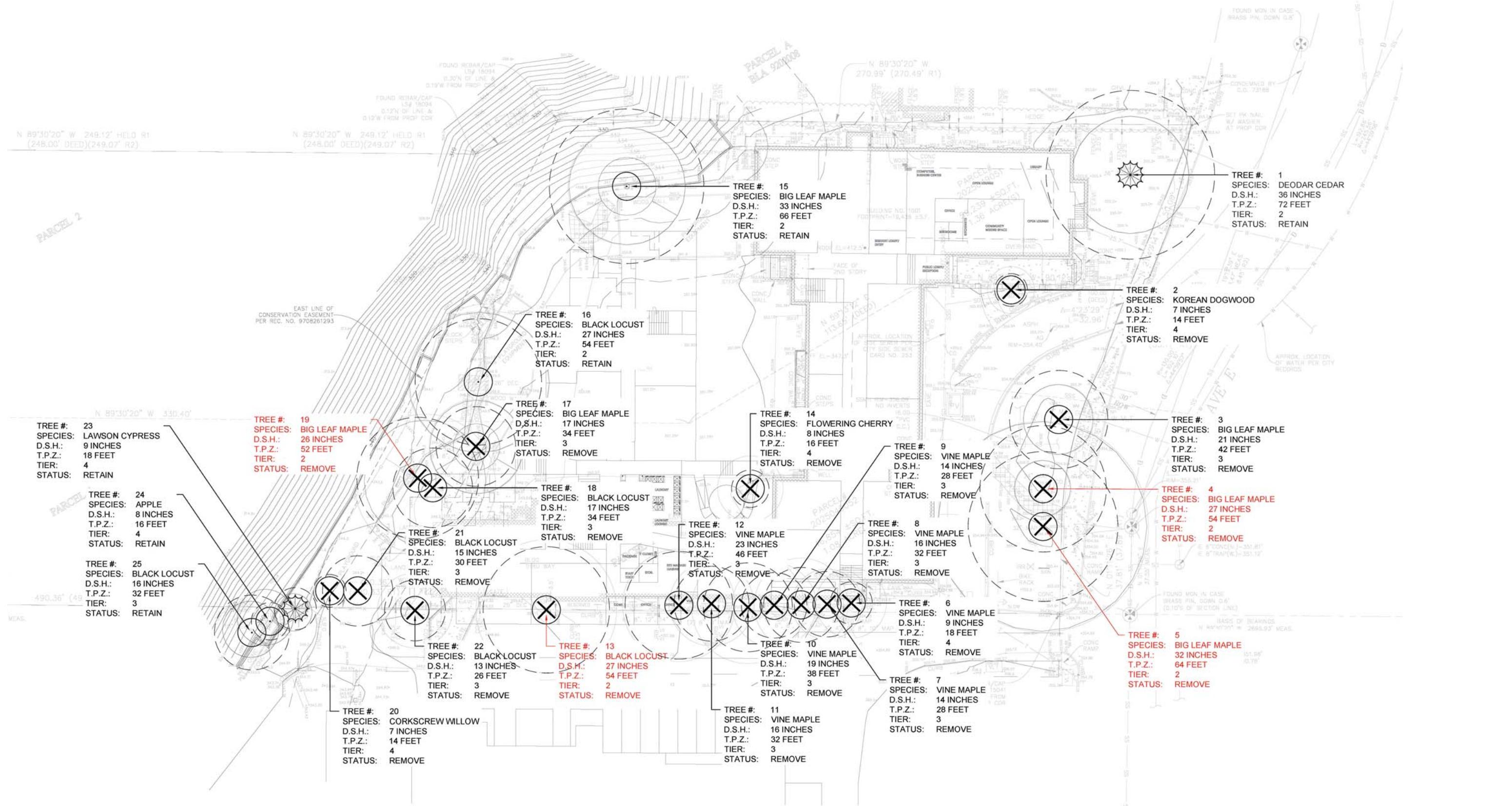
APPENDIX
PREVIOUS LANDMARKS MEETING | ADAPTIVE RE-USE PROPOSED ALTERATIONS

page 11

ADAPTIVE RE-USE
ELEVATION IMPACTS



APPENDIX TREE STRATEGY



APPENDIX
MASSING FROM I-5



I-5 VIEW LOOKING SOUTHEAST

APPENDIX
MASSING AERIAL VIEW LOOKING SOUTH



PROPOSED DESIGN
MASSING



PROJECT HISTORY

CHANGE NEEDED

PREVIOUS LANDMARKS MEETING:

Project	Level	3 BR	2 BR	1 BR	Studio	Unit Totals	Bedroom Totals
TOTAL		11	36	64	8	119	177
% of Total		9.24%	30.25%	53.78%	6.72%		

Parking Total 34

New Construction GSF	58,849 SF	(L1-L5)
Adaptive Reuse GSF	38,988 SF	
Interior Addition SF	11,460 SF	(added SF in the St. Nicholas Building)
Below Grade Parking	13,400 SF	
TOTAL GSF	122,697 SF	

PROPOSED SCHEME:

Project	Level	3 BR	2 BR	1 BR	Studio	Unit Totals	Bedroom Totals
TOTAL		15	40	60	20	135	205
% of Total		11.11%	29.63%	44.44%	14.81%		

Parking Total 34

New Construction GSF	84,654 SF	(L1-L6)
Adaptive Reuse GSF	38,988 SF	
Interior Addition SF	8,603 SF	(Added SF in the St. Nicholas building)
Below Grade Parking	13,069 SF	
TOTAL GSF	145,314 SF	

ROOFTOP ELEMENTS
VISUAL IMPACTS

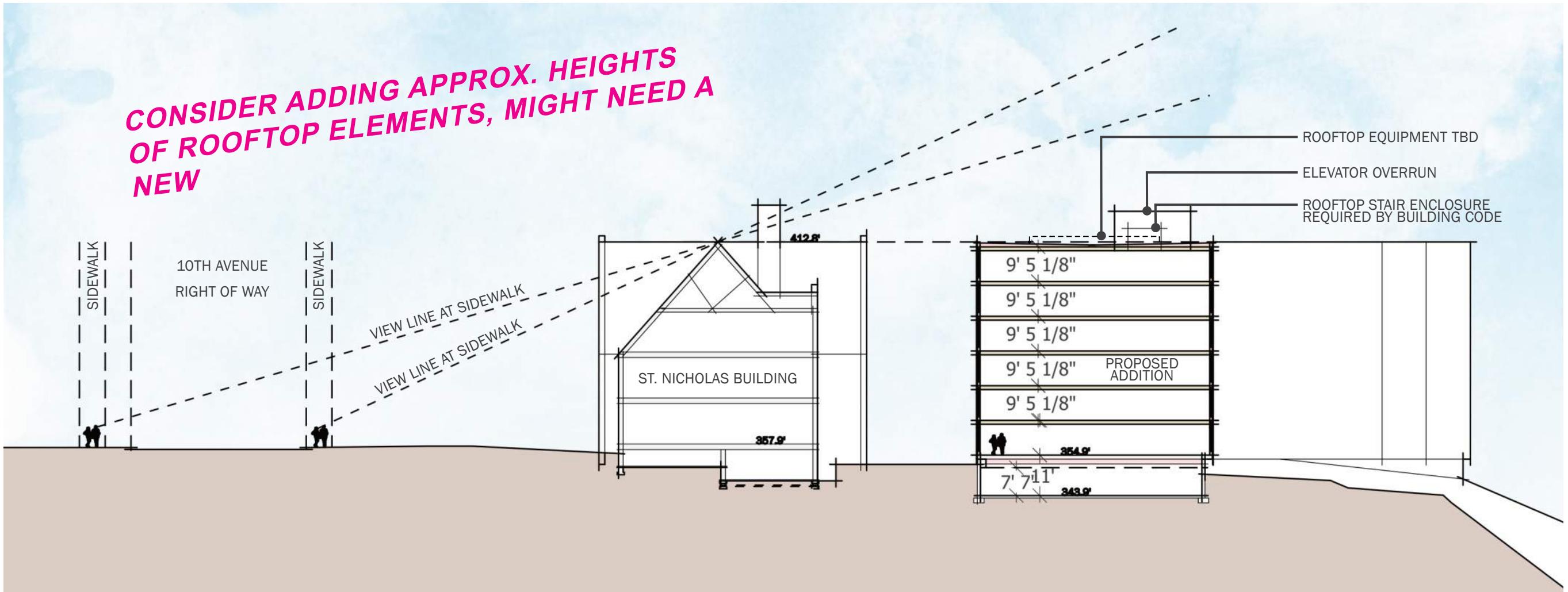


IMAGE FROM DOWN 10TH

IMAGE FROM DOWN GALER