WALTON LOFTS WESTERN AVE & VINE ST SEATTLE, WASHINGTON

INTERIM DESIGN REVIEW DPD PROJECT #3002311 FEBRUARY 5, 2013

VIA | sca | KPLA

WALTON LOFTS

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INTERIM DESIGN REVIEW

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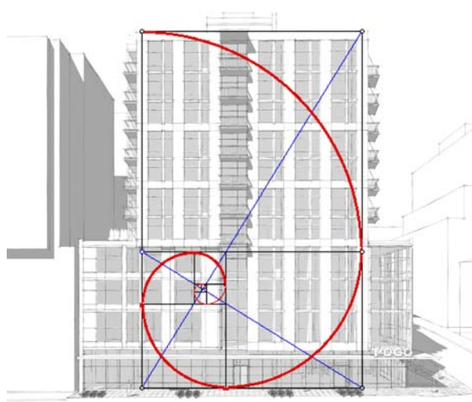
THE SCHUSTER GROUP

Established in 1989, The Schuster Group is a multi-faceted, vertically integrated real estate investment, development, and merchant banking firm, headquartered in Seattle, Washington.

As a nationally recognized award-winning developer, the Schuster name has become synonymous with innovation, sustainability, and assured quality. Throughout the years, The Schuster Group has built a distinguished reputation of developing dynamic environments by uniquely blending vision, creativity and high performance processes. Our experience extends across a wide array of real estate investments. From developing urban high-rise condominiums to revitalizing rural and suburban communities through housing, commercial office space and retail projects, The Schuster Group continues to change the landscape in which we do business and enhance the communities which bears our stamp through positive planning and development.

Paramount in our work is The Schuster Group mission: to serve our customers and stakeholders, by creating a legacy of distinctive sustainable building environments of value in which they will thrive.

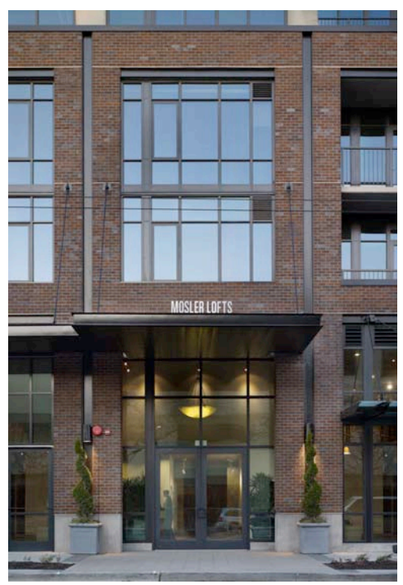


VIA ARCHITECTURE

An award-winning design firm, VIA Architecture is one of the Pacific Northwest's leaders in transit and urban design, and sustainable community planning. VIA currently employs 44 professionals in their Seattle, San Francisco, and Vancouver, BC offices. The firm is a compact organization focused on personal service for both public and private clients.

Through VIA's design leadership role on large infrastructure projects, they have become adept at working in close collaboration with other design firms, the public sector, and transit agencies.

We listen. Our clients value the personal attention our team brings to each job, and our ability to create solutions that exceed their expectations. Through poetry + mathematics, we blend together function and beauty to solve problems in a thoughtful approach.



SHOESMITH COX

Our design philosophy is based on listening, synergy and delight. By understanding the goals of the client – budgetary, market response and brand identity – as well as those of the City and other applicable stakeholders, we seek to create "win-win" situations. We look for opportunities available through the Design Review process to better the building's envelope relative to the zoning code. We look for opportunities within the brand identity and market response to create fresh and delightful places that represent a unique offering – on the market and within the city. We deliberately seek to make the response spirited, delightful and fun. We seek to innovate and reach beyond previous work -- to learn from the past while pushing / pursuing new avenues of stimulation and creativity.

We deliberately seek to heal the fabric of the city and the immediate neighborhood in which a project resides. We look to make positive connections, to physical spaces and to the resonant perception of place. We look to understand how a building achieves the best possible "fit" – into both the context and the aspirations of its immediate community.

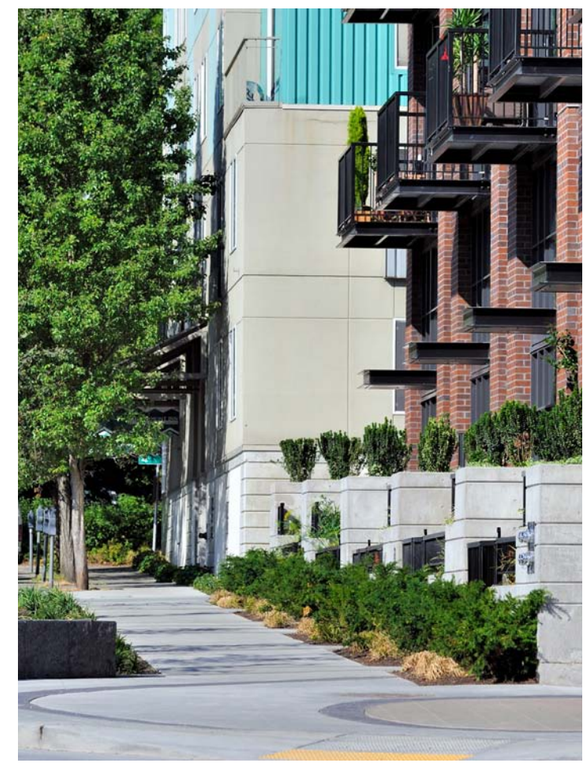
We strive to do all of this within an inclusive and collaborative environment. We seek to capture and nurture the creativity and passions of our clients, consultant teams and collaborators -- and harness these for the good of the project. We listen, think together, laugh and enjoy the successes of the entire team. We believe that great design is the product of strong individuals, but is also, at its most successful level, a team sport.

KENNETH PHILP

Kenneth Philp Landscape Architects (KPLA) is a firm of five dedicated practitioners who share a passion for landscape architecture, urban design, and sustainable development. Throughout the progression of a project, each site and situation generates ideas that are unique to themselves. KPLA prides itself on combining comprehensive site and context analysis with creativity to produce innovative, place-based spaces that not only serve immediate users, but are an asset to the wider community.

Our flexible, adaptable design approach allows us to address and respond to the complexities and opportunities of each project while maintaining the client and design team's vision and goals. With this proven process and over 60 combined years of professional experience in planning, design, permitting, project management, and construction administration services, we are able to create places that are a unique expression of site and community.

These teams have worked together successfully on several projects in the past. Steve Cox of Shoesmith Cox Architects and VIA Architecture collaborated on the Joseph Arnold Lofts project (currently under construction at Elliott and Cedar), also for The Schuster Group. Steve was the Design Principal for The Schuster Group's Mosler Lofts while with Mithun. Kenneth Philp Landscape Architects worked on Mosler Lofts, and collaborated with both Steve Cox and VIA Architecture personnel on the Thea's Landing project in Tacoma.



Development Objectives + Program:

The Schuster Group is responsible for several of Seattle's most innovative multi-family developments – from the acclaimed Mosler Lofts at Third Avenue and Clay Street to Muriel's Landing on University Ave. and the Joseph Arnold Lofts, currently under construction at Elliott Avenue and Cedar Street. These projects begin with a commitment to their individual place in the city; to heal the fabric and create places of timeless quality and enduring value. This project will be no exception.

The project context is largely residential, across Vine Street, across Western Avenue and further to the north. The remainder of the block between this site and Wall Street to the south contains two 3-story commercial buildings, the Skyway Luggage building and another 3-story building housing the Millionair Club.

The project seeks to develop 130-140 units of urban multifamily housing within this established residential neighborhood. The design seeks to respect its context, in both use and scale, and to offer an appropriate scale and presence relative to the neighborhood P-Patch Park immediately to the west across the alley. Underground parking is proposed for between 75 and 90 cars, and will be accessed from the alley.

Programmatically the building proposes to merge the building's lobby and activity spaces into a "library" – offering programs available to building residents and guests and an attractive semi-public foyer buffering the resident spaces from the immediate context. The building plans to offer a fitness room, other activity spaces, a bike room and bike shop for resident use and a space adjacent to the P-Patch Park appropriate to use by P-Patch owners and gardeners. Residential Uses along Western Avenue should support the sidewalk environment and provide pedestrian amenity and weather protection.

The primary building entry wants to be off Vine Street. Vine is perhaps Seattle's most iconic "green street", and we propose to continue established design vocabularies for this corridor as part of both the sidewalk design and that of the building's northern edge. View corridor restrictions along Vine Street require a 25-foot step-back from Vine Street above a height of 35 feet.

Likely Design Departure requests include bay window design, marquee design, (to permit design consistency and/or preserve street trees), lot coverage above 85 feet (to allow floorplate consistency and a simpler, more straightforward building), parking ratio (to allow more compact cars) and vertical clearance at the alley.

Key Zoning and Land Use Issues:

ZONE
DMR/C 125/65
Belltown Urban Center Village
Frequent Transit Service

SITE DATA
Area = 14,400 SF (120'X120')
2521 Western Ave
Parcel Id: 0653000195

STREETS
Vine Street - Green Street View Corridor
Western Avenue - Principal Arterial, Class II Pedestrian Street

STRUCTURE HEIGHT
SMC 23.49.008 C: 65'-0" for only non-residential or live work uses. 125'-0" For residential uses.

SMC 23.86.006 E: Height Measurement
Vine Street slope is greater than 7.5%, property line divided into two equal segments (four or fewer required) none longer than 120'.

SMC 23.49.008 D: Above Height Limit
Open Railing, Planters, Parapets - 4'-0"
Stairs, Mech. Equipment - 15'-0"
Elevator Penthouse For 8' High Cab - 23'-0"
For Taller Cabs - 25'-0" (elevator provides access to a rooftop providing 10'-0" usable open space)

SMC 23.49.008 D: 2. The following rooftop features are permitted up to the heights indicated below, as long as the combined coverage of all rooftop features, whether or not listed in this subsection 23.49.008.D.2, does not exceed 55 percent of the roof area for structures that are subject to maximum floor area limits per story pursuant to Section 23.49.058, or 35 percent of the roof area for other structures.

STREET LEVEL USES
SMC 23.49.009: No Requirement (Based On Street Designation)

COMMON RECREATION AREA
SMC 23.49.010 B:
1. A total of 5% of the total gross floor area in residential use shall be provided as common recreation area and may be provided at or above ground level.

2. A maximum of fifty (50) percent of the common recreation area may be enclosed.

3. The minimum horizontal dimension for required common recreation areas shall be fifteen (15) feet, except for open space provided as landscaped setback area at street level, which shall have a minimum horizontal dimension of ten (10) feet. No required common recreation area shall be less than two hundred twenty-five (225) square feet.

4. Common recreation area that is provided as open space at street level shall be counted as twice the actual area in determining the amount provided to meet the common recreation area requirement.

9. For lots abutting designated green streets, up to fifty (50) percent of the common recreation area requirement may be met by contributing to the development of a green street.

FLOOR AREA RATIO
SMC 23.49.011: In DMR/C zone, 125'/65' Height District, Base Far is 1 and Max Far is 4.

Exemptions (SMC 23.49.011 B. 1.):
b. Street level uses with 13' floor height, 16' depth and overhead protection.
f. Residential use
k. Below-grade floor area
l. Parking accessory to residential use

Reductions (SMC 23.49.011 B.2)
Mech Equipment Is 3.5% Reduction Of Chargeable Area After Exemptions

OVERHEAD WEATHER PROTECTION
SMC 23.49.018: 10' - 15' above sidewalk minimum horizontal dimension of 8' protection from building wall or 2' from curb, whichever is less.

PARKING REQUIREMENTS
SMC 23.49.019 A&B: No requirement; within structures, parking shall be below street level or separated by other uses 60% min medium size

SMC 23.49.019 H: Access to parking required to be from alley

BICYCLE PARKING
SMC 23.49.019 B: 1 Bicycle parking space / 2 dwelling units. After 50, spaces additional spaces are required at one-half the ratio when covered auto parking is provided, all long-term bicycle parking shall be covered. Shower facilities for bicycle users is not required for residential occupancy.

SIDEWALK WIDTH REQUIREMENTS
SMC 23.49.022: Minimum width of 12' along Western Ave, variable width along Vine Street

VIEW CORRIDORS
SMC 23.49.024: Minimum 25' setback from Vine Street property line required above 35' (measured at Western property line)

LOT COVERAGE
SMC 23.49.158:
0'-65' = 100% Coverage,
65'-85' = 75% Coverage,
85'-125' = 65% Coverage

FACADE TRANSPARENCY
SMC 23.49.162 C&D:
Western Ave Designation - Class II Pedestrian,
Slope Of Street Frontage < 7.5%
Required Façade Transparency = 30%
Maximum Blank Façade = 30'-0' Wide, 70% Total

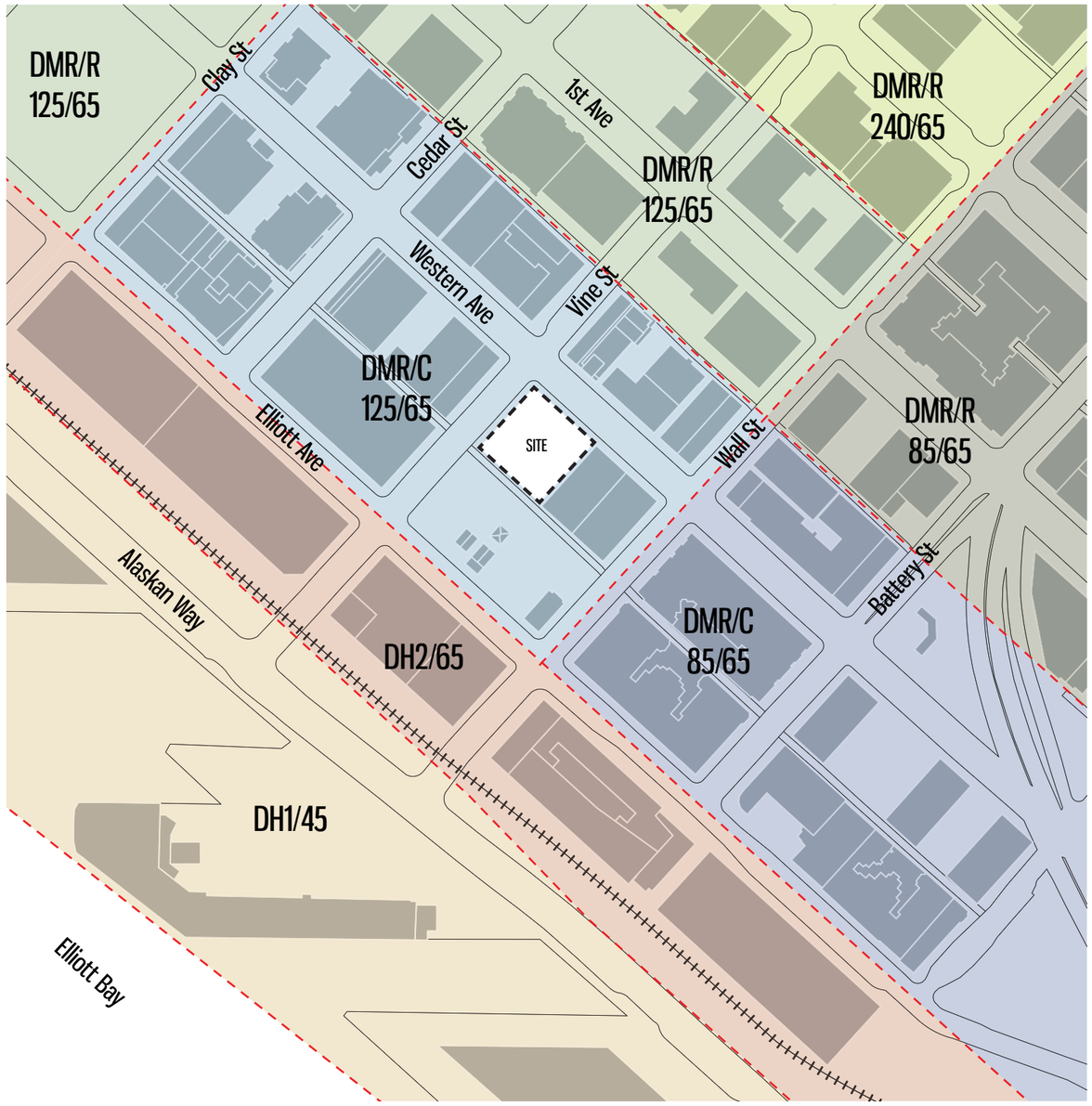
Vine Street Designation - Green Street,
Slope Of Street Frontage > 7.5%
Required Façade Transparency = 25%
Maximum Blank Façade = 30'-0" Wide, 75% Total.

SETBACKS
SMC 23.49.166B:
A. Side Setback: Not Required (<120' Frontage Along Western Ave)

B. Green Street Setback: 10' For Portions Above 65' Up To 85', Above 85' Additional Setback At A Rate Of 1' For Every 5' Of Height.

MAXIMUM WIDTH AND DEPTH
SMC 23.49.164:
Height Of Portion Of Structure: 65'-125':
90' On Avenues, 120' On East/West Streets

LOADING BERTH REQUIREMENTS
SMC 23.54.035: No Requirement For Residential Uses



Zoning Map

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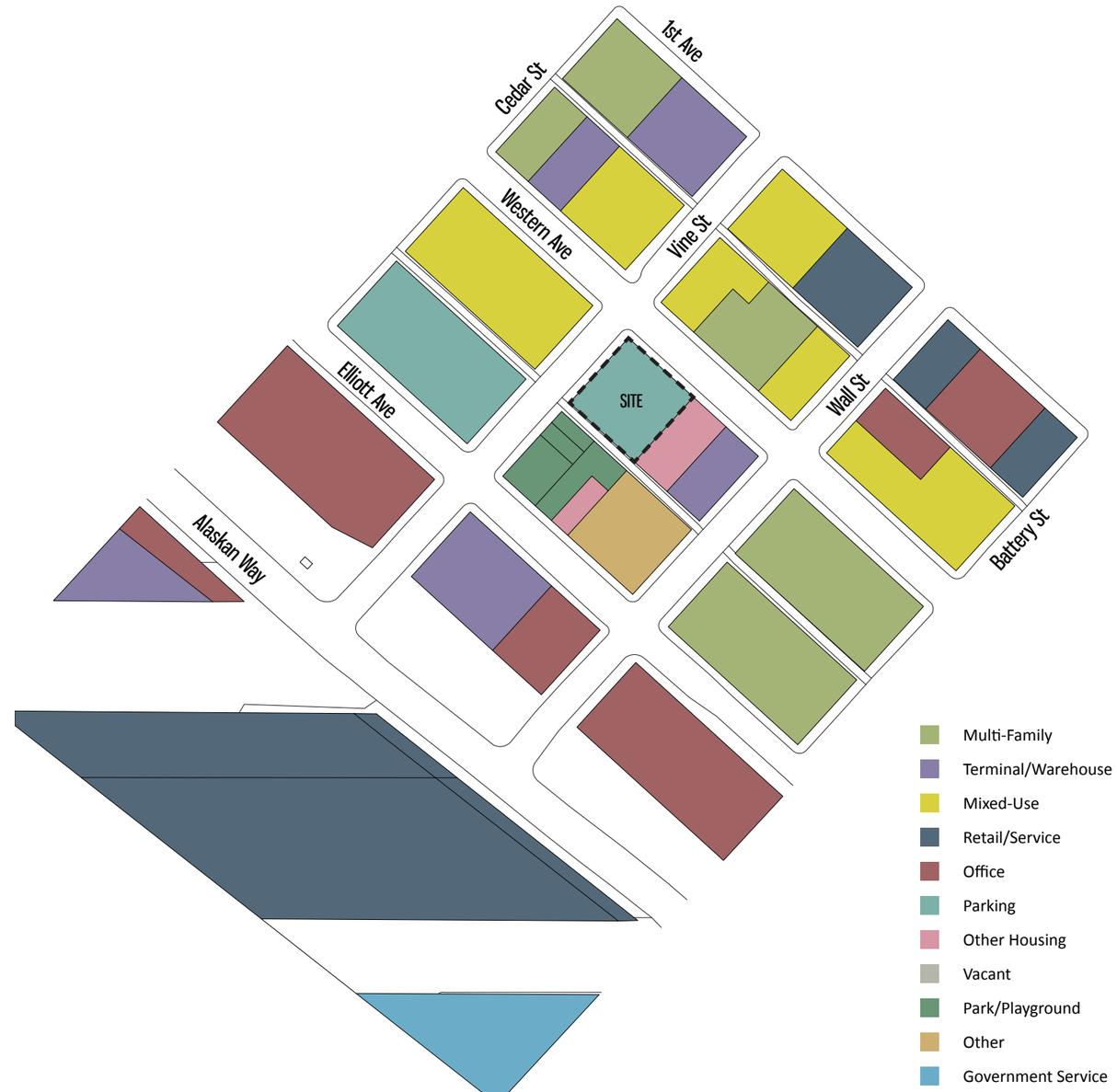

Existing Land Use Diagram

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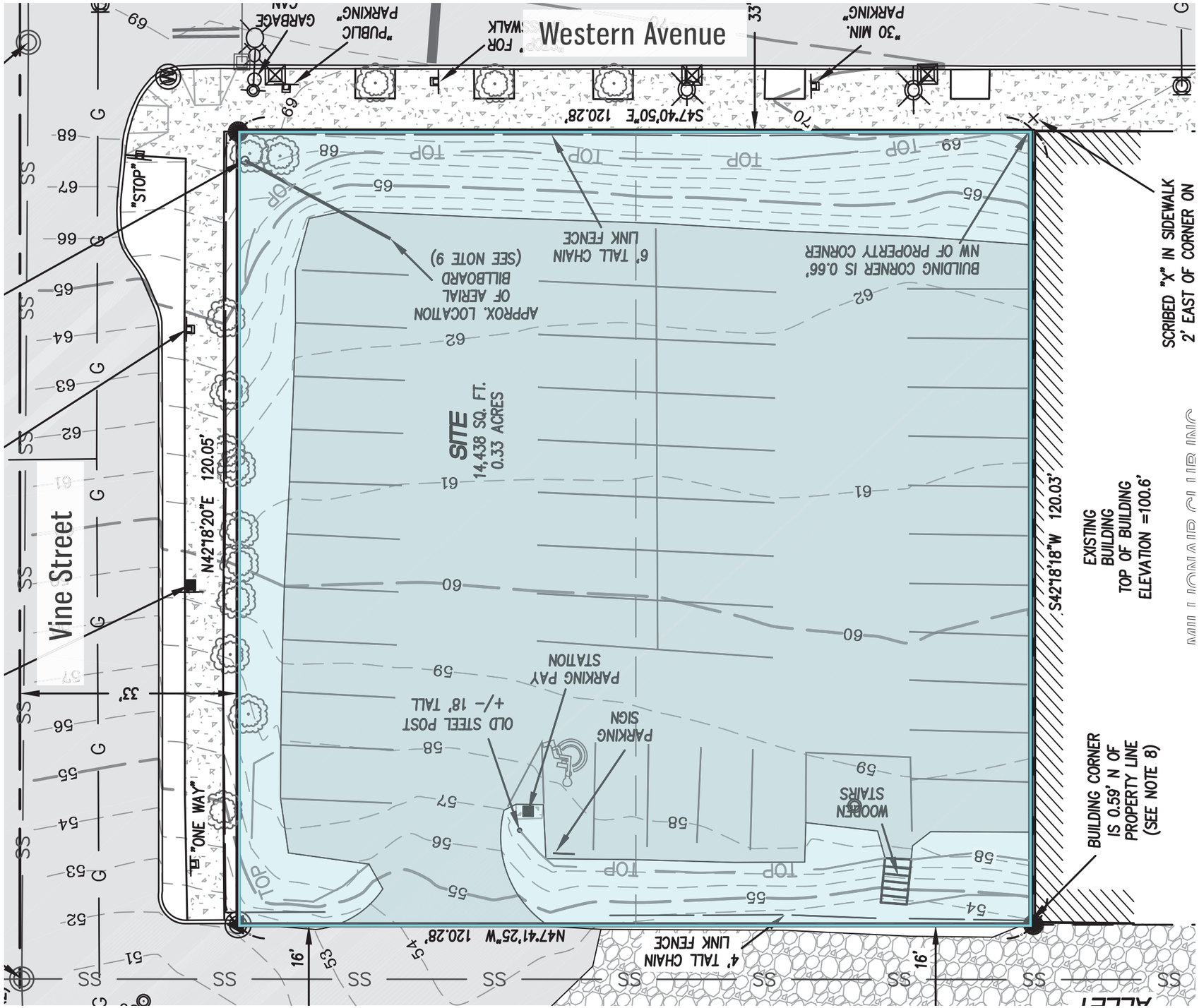
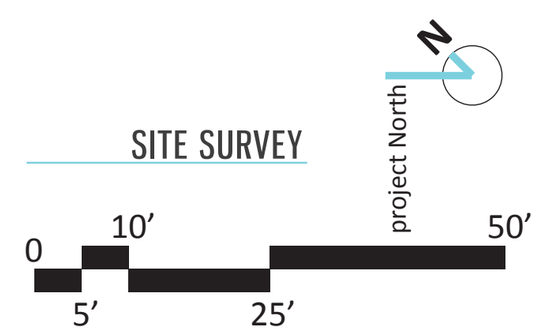
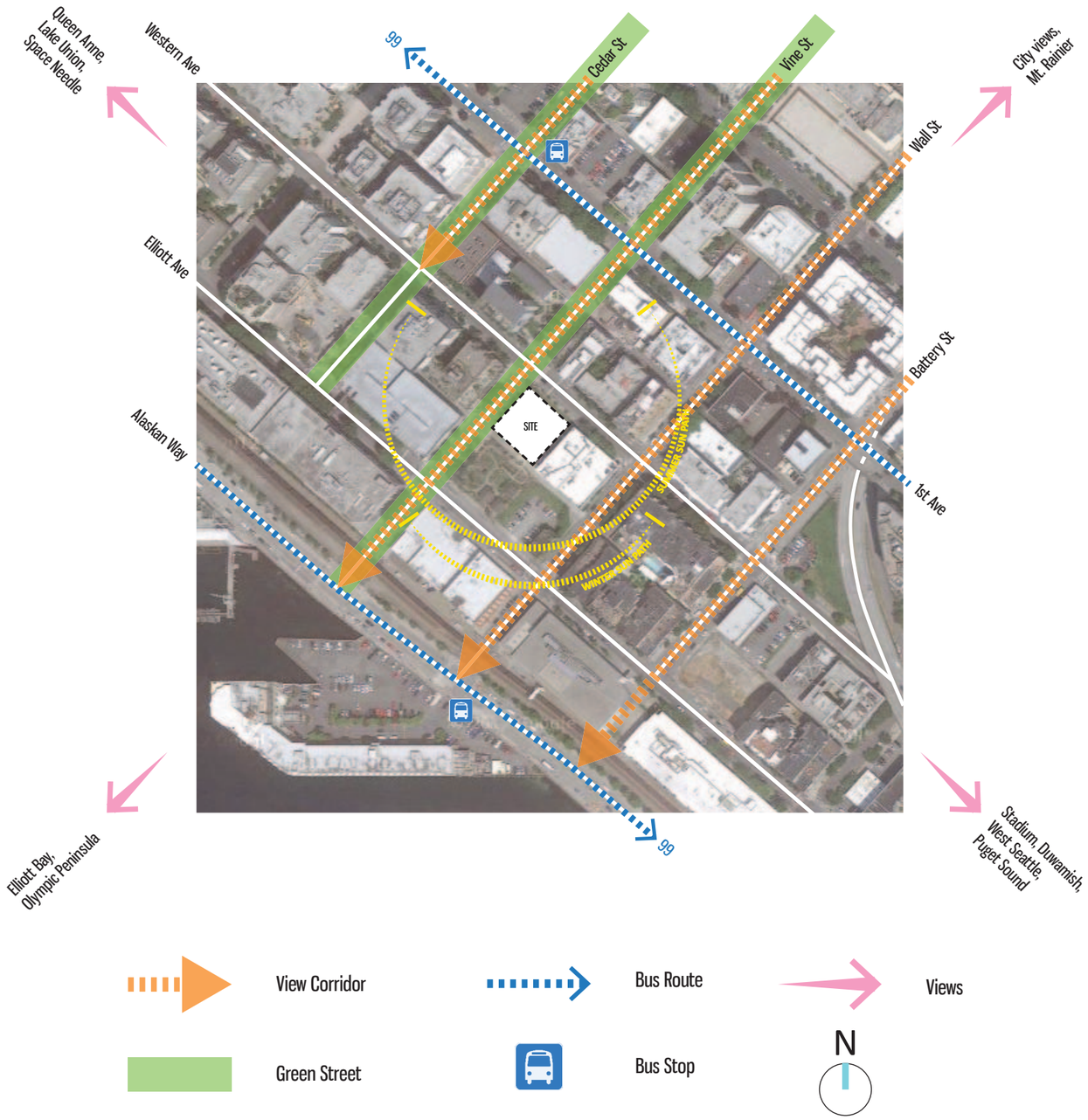


The site is currently devoted to surface parking for about 45 cars. Accessed off the alley, the parking level is as much as 16 feet below the sidewalk elevation along Western Avenue. For purposes of this project we will assume Project North to be toward Vine Street, and the existing Millionair Club building to be immediately south of the site. The alley immediately west of the site is unpaved and largely unimproved. West of the alley is the Belltown P-Patch Park, devoted to public agricultural uses and the landmark-designated Belltown Cottages.

The site will need to "give" two feet along both the Western Avenue and alley frontages for R.O.W. width and improvements, although the building may step back over that setback at upper level(s). The adjacent Millionair Club's building straddles the south property line about a foot, and will need to be underpinned in order to provide both foundation design and below-grade parking for this project.





SITE CIRCULATION

Vehicles arriving from downtown and south/east of the project site must come down Wall Street, and turn right into the alley, then into the building. Vehicles coming south on Elliott Ave. may turn up Vine Street and enter the alley from the north, then into the building. Pedestrians arriving at the building will most likely walk down Vine Street or north along Western Ave until they find the building entrance. We believe a Vine Street address represents the better residential signature and identity for a building at this site.

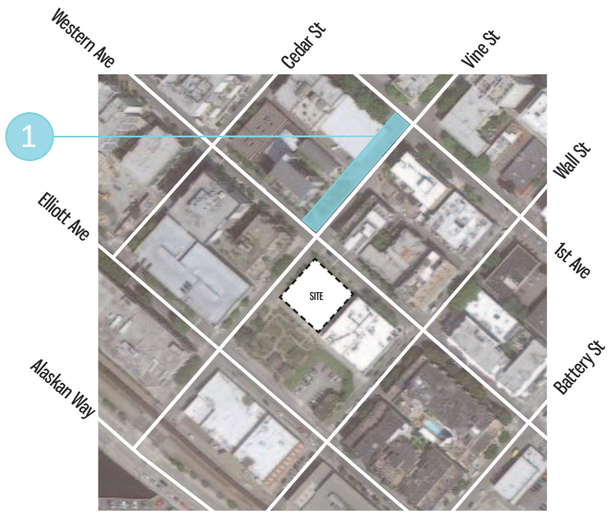
1

VINE ST, FACING NORTHWEST, BETWEEN 1ST AVE & WESTERN AVE

KEYNOTES:

A Retail not successful at this location. This space has been on the market for years.

B Commercial base establishes podium height



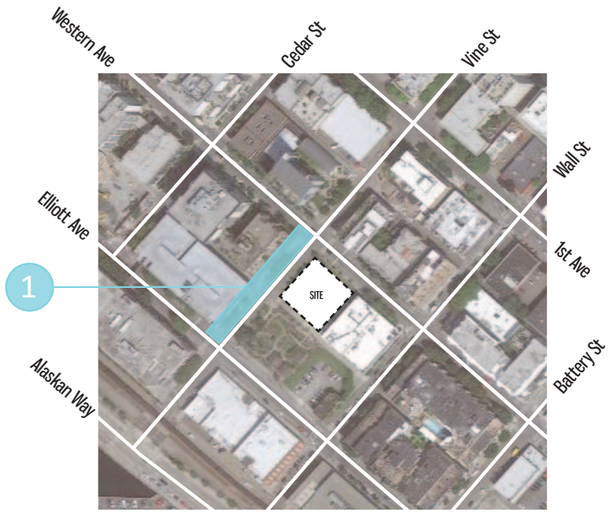
1

VINE ST, FACING NORTHWEST, BETWEEN WESTERN AVE & ELLIOTT AVE

KEYNOTES:

A 5-story parking structure is not an example of context we wish to emulate

B Lower-than-prescribed podium/stepback at around 28 feet (relates to floor levels established for residential beyond)



1

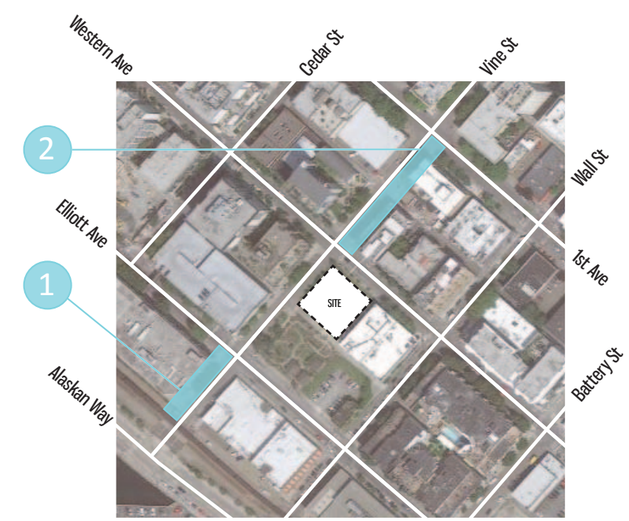
VINE ST, FACING NORTHWEST, BETWEEN ELLIOTT AVE AND ALASKAN WAY

2

VINE ST, FACING SOUTHEAST, BETWEEN WESTERN AVE & ELLIOTT AVE

KEYNOTES:

- (A) Non-conforming 2-block-long building at 65-foot height (approximate)
- (B) Historic Building as base, with residential above
- (C) Note Vine Street address for residences
- (D) Artistic interventions along Vine Street engage building, and vice-versa
- (E) Non-conforming building at 65-foot height (approximate)



1

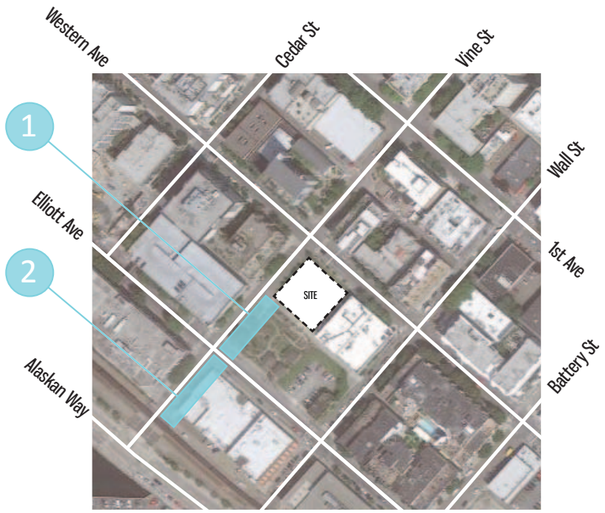
VINE ST, FACING SOUTHEAST, BETWEEN WESTERN AVE & ELLIOTT AVE

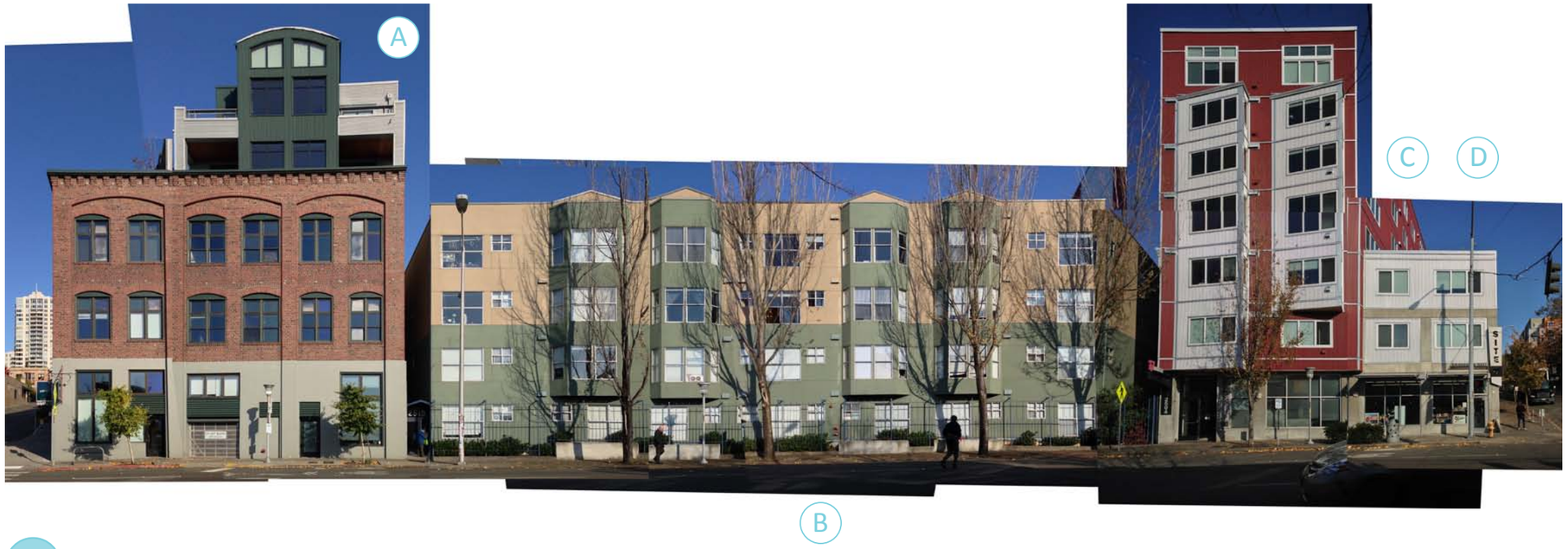
2

VINE ST, FACING SOUTHEAST, BETWEEN ELLIOTT AVE & ALASKAN WAY

KEYNOTES:

- (A) Street/park design artistry and "cistern steps" story along edge of park
- (B) Park is home to Belltown Cottages
- (C) Largely-conforming building at 30-foot height (approximate)





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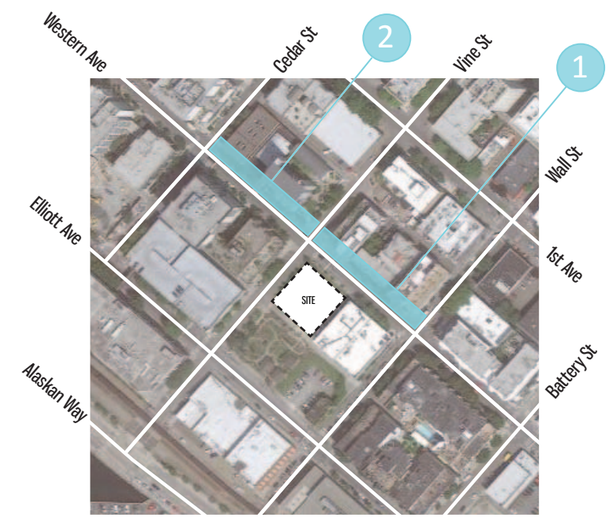
WESTERN AVE, FACING NORTHEAST, BETWEEN WALL ST & VINE ST

2

WESTERN AVE, FACING NORTHEAST, BETWEEN VINE ST & CEDAR ST

KEYNOTES:

- (A) Non-conforming building of uncertain height. "Good" example of a base/residential dialog.
- (B) Less-positive example with street-level residential, planter screens and projecting bays
- (C) Alluding to Banner Building one block to the north
- (D) Podium ht. driven by residential levels and wood construction
- (E) Iconic Banner Building (c.1994) with strong rhythm and rigorous articulation



1

WESTERN AVE, FACING SOUTHWEST, BETWEEN VINE ST & CEDAR ST

KEYNOTES:

- A Podium ht. driven by residential levels and wood construction
- B Podium ht. driven by building's internal logic, not context
- C Skyway Luggage Building (vacant)
- D Millionair Club Building
- E Project site looking west

2

WESTERN AVE, FACING SOUTHWEST, BETWEEN WALL ST & VINE ST

1

ELLIOTT AVE, FACING NORTHEAST, BETWEEN WALL ST & VINE ST

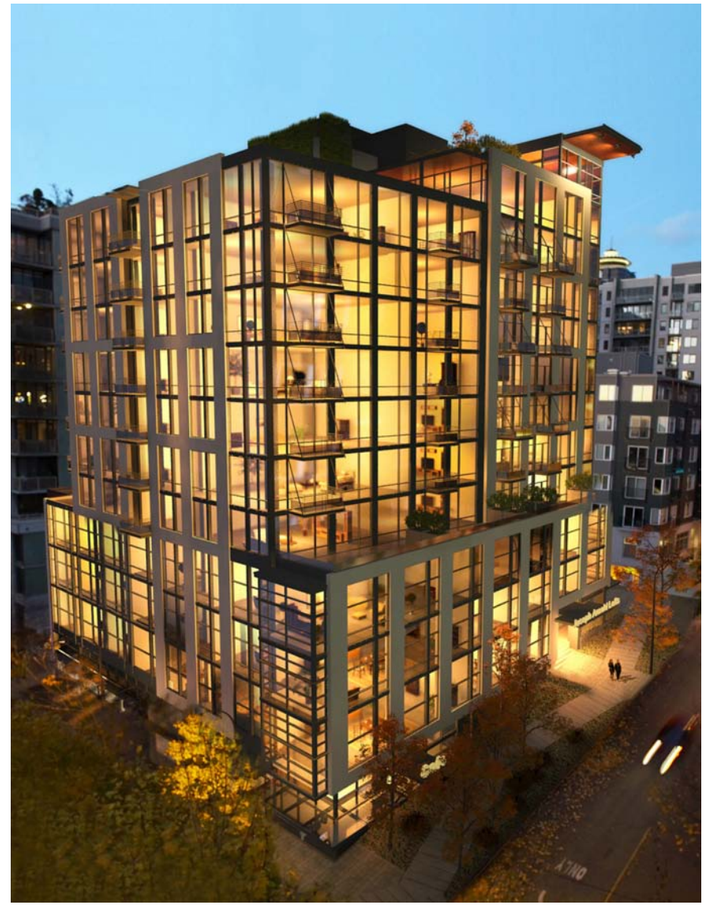
KEYNOTES:

A Site (behind park) offers excellent views from all residential levels

B Landmark-designated Belltown Cottages and P-Patch Park.

Belltown Cottages (archive photo)

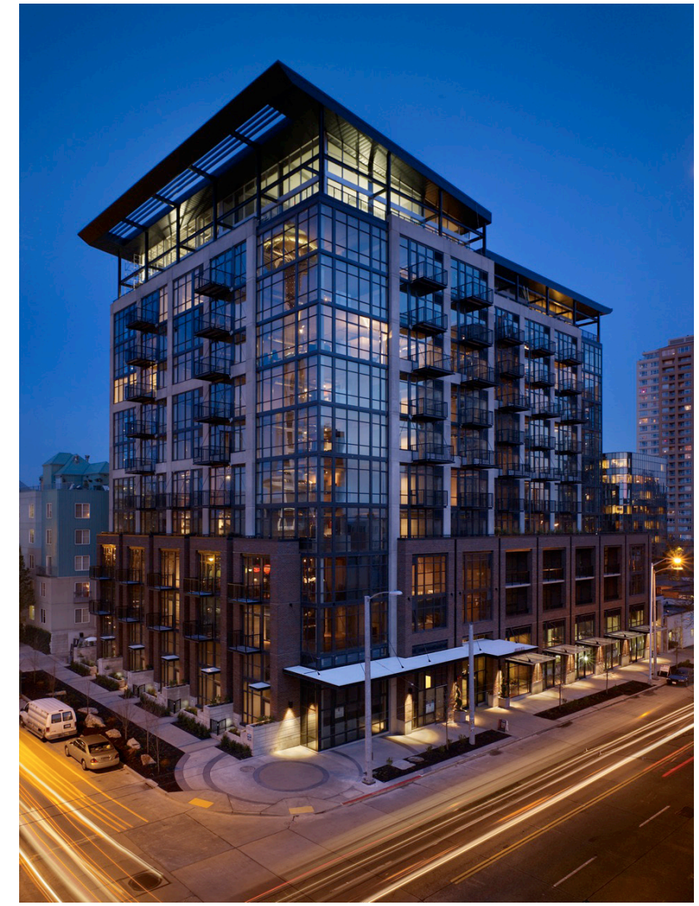
Many of the images on the following pages come from the website of the Bell's Town Tour -- "an opportunity to explore the history and culture of this vibrant neighborhood...", sponsored by the City of Seattle Department of Neighborhoods, Belltown Business Association and its member businesses, and Michelle Hippler and Belltown Local.



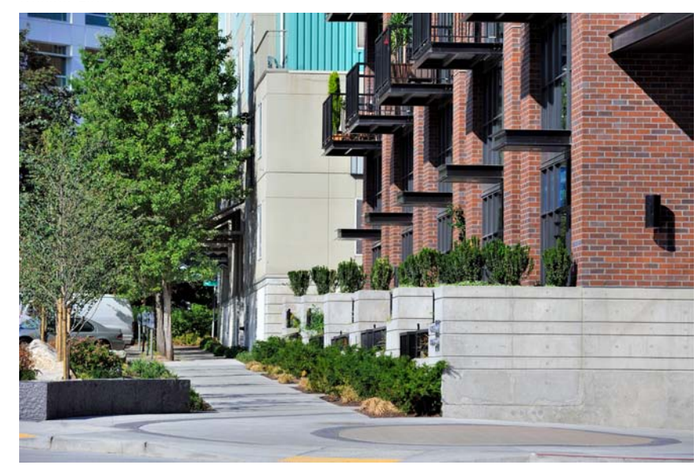
Joseph Arnold Lofts (artist's rendering)

This design and development team has completed one project in Belltown -- Mosler Lofts at Third Avenue and Clay Street -- and is under construction with another, the Joseph Arnold Lofts project at Elliott Avenue and Cedar Street, one block north of this site. Both projects seek a "fit" within their context, and seek to fully realize their unique potential within Belltown's urban fabric. Both previous projects utilized Design Departures available through the Design Review process to better the prescriptive zoning envelope for the benefit of their residents and their neighbors.

This project offers unique opportunities not available to the other projects – greater view potential and adjacency to the Belltown P-Patch Park. As such the building's scale and design response will likely acknowledge this place, as well as the unique and special character of Vine Street.



Mosler Lofts



Mosler Lofts along Cedar Street (green street w/ ground-level residential)

entry along Vine Street

corner of Western and Vine

archive photo

guidance....

81 Vine Street Lofts, built 1914, renovated in 1994 and 1999 by Carolyn Geise

Long the home of Frayn Printing and Publishing, 81 Vine was renovated into a mixed-use building with offices, live/work lofts, a restaurant and parking. Seven additional penthouse units were constructed of metal siding, contrasting with the original brick structure. The bio-filtration system is disguised inside an exterior sculpture designed by artist Buster Simpson.

In addition to the iconic green street treatment and sculptural integration of a drainage strategy, this project informs the discussion of our desired parti' -- that of a residential block over a site-filling masonry base.

The three-story base is very common in Belltown, and represents a key aspect of the "club" to which we seek to belong. The residential element above doesn't try to copy or imitate the base, but separates itself in color, material and architectural expression. Some relationship between the two parts is pursued, primarily through the use of soft arch forms and transom lites.

archive photo

Austin Bell Building. Note corner entry.

Oregon Apartments, 1902 -- photo from Belltown Historic Tour website. Note corner entry.

historical cues....

Many of the simple three and four-story brick masonry buildings that once dominated Belltown are still around today.

Above and far right, the Hull Building, designed Elmer Fischer, 1889, 2401 First Ave. This Victorian style commercial building with touches of Richardsonian Romanesque, was built, in part, by Bing Crosby's great-grandfather who worked as a carpenter during the construction. The striking brick façade is supported by cast iron columns and capped by a metal cornice. 1889 was the year Washington became a state and as well as the year a fire burned most of the city's business district in Pioneer Square.

The scale of many of these buildings serves as a template for Zoning Code required stepbacks and podium height benchmarks in Belltown. This same height and experiential scale informed setback and stepback decisions at Mosler Lofts.

Note the building/street relationship of the "new" building

photo from Belltown Historic Tour website

Terminal Sales Building -- photo from Belltown Historic Tour website

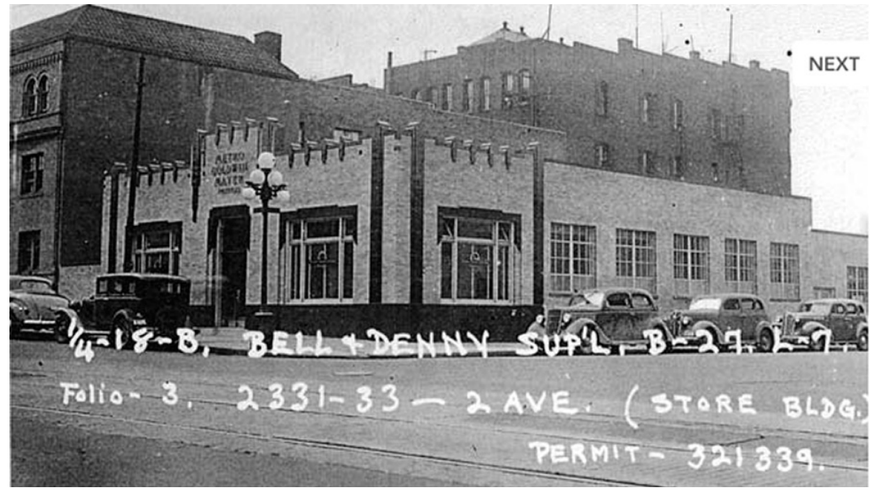


photo from Belltown Historic Tour website

note corner entry

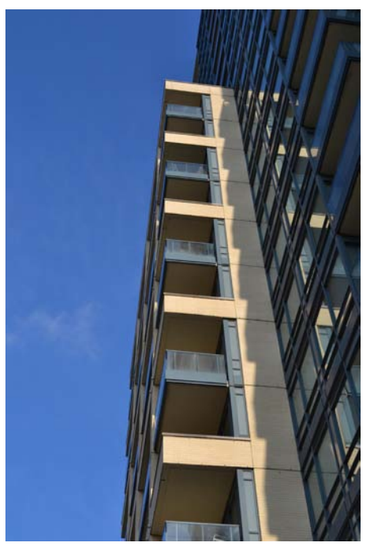
photo from Belltown Historic Tour website

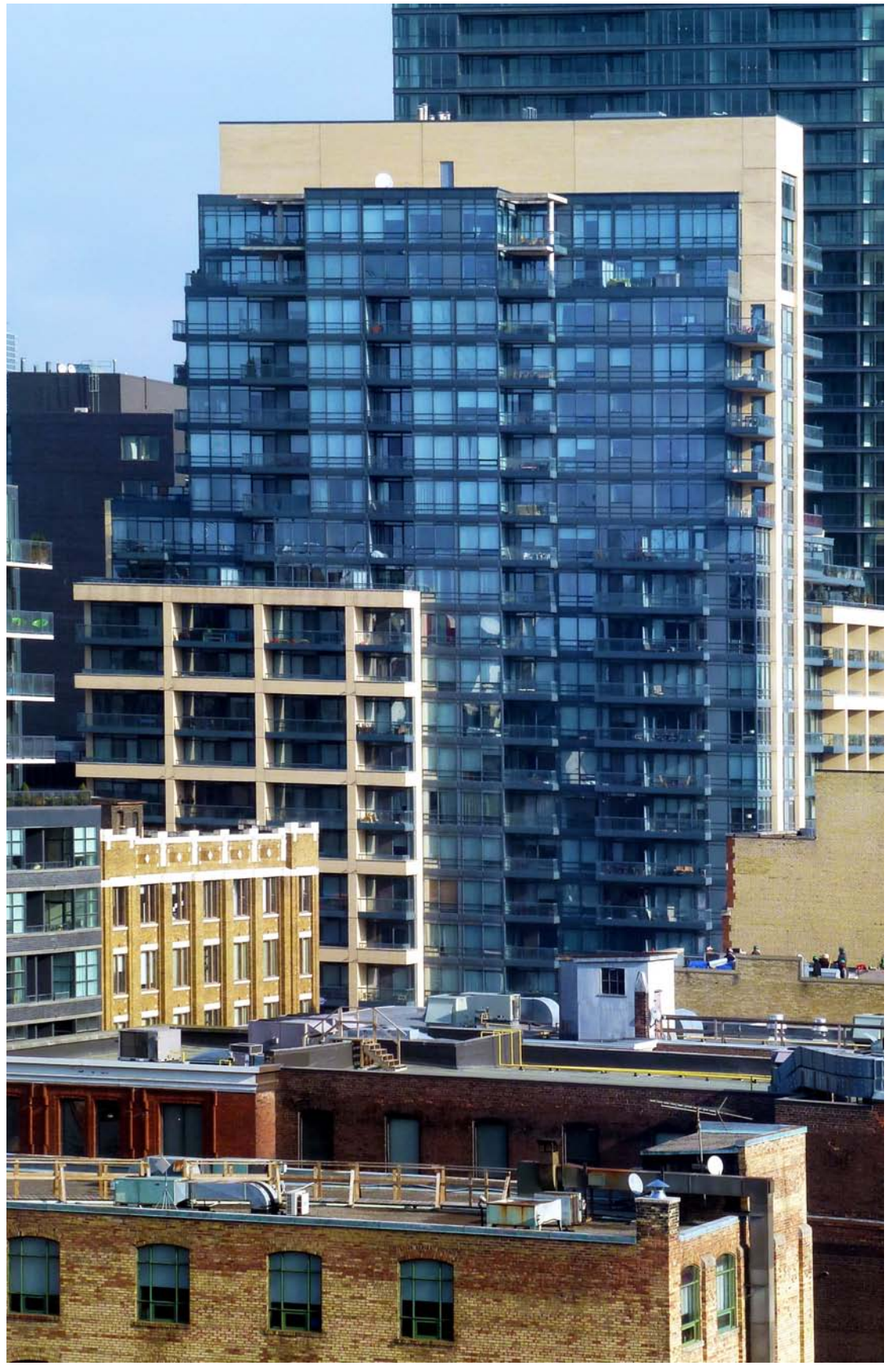
other examples....

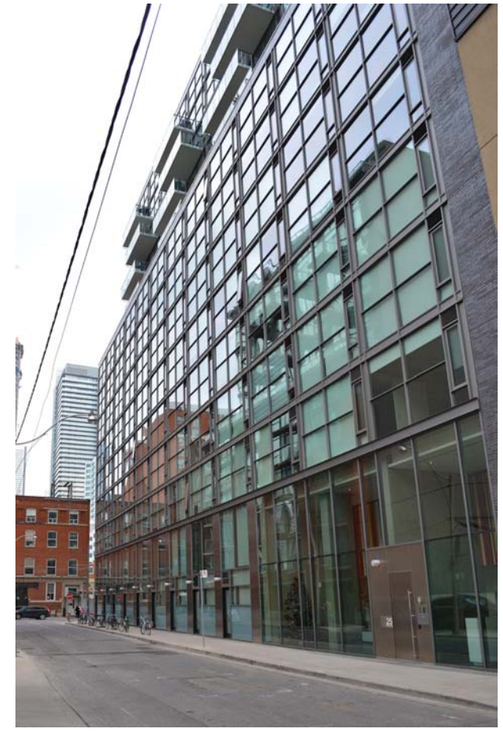
Buckley's, housed in the MGM/ Loew's Film Distribution Building, designed by Edmund W. Denle, 1936, 2331 Second

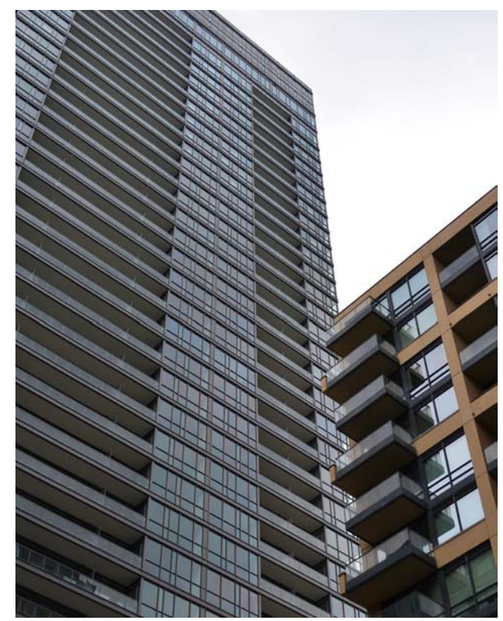
This one-story Art Deco building, also known as Majorie, originally housed the distribution center for two major studios. The building evokes 1930's Hollywood glamour with its light colored brick contrasting with unusual black terra-cotta ornamentation. Belltown was home to almost two dozen buildings associated with "the talkies."

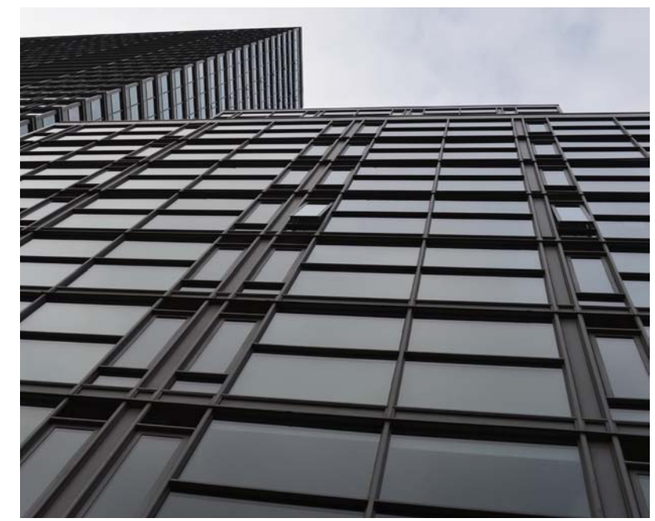
In many ways this building serves as inspiration for the color palette we're currently studying....







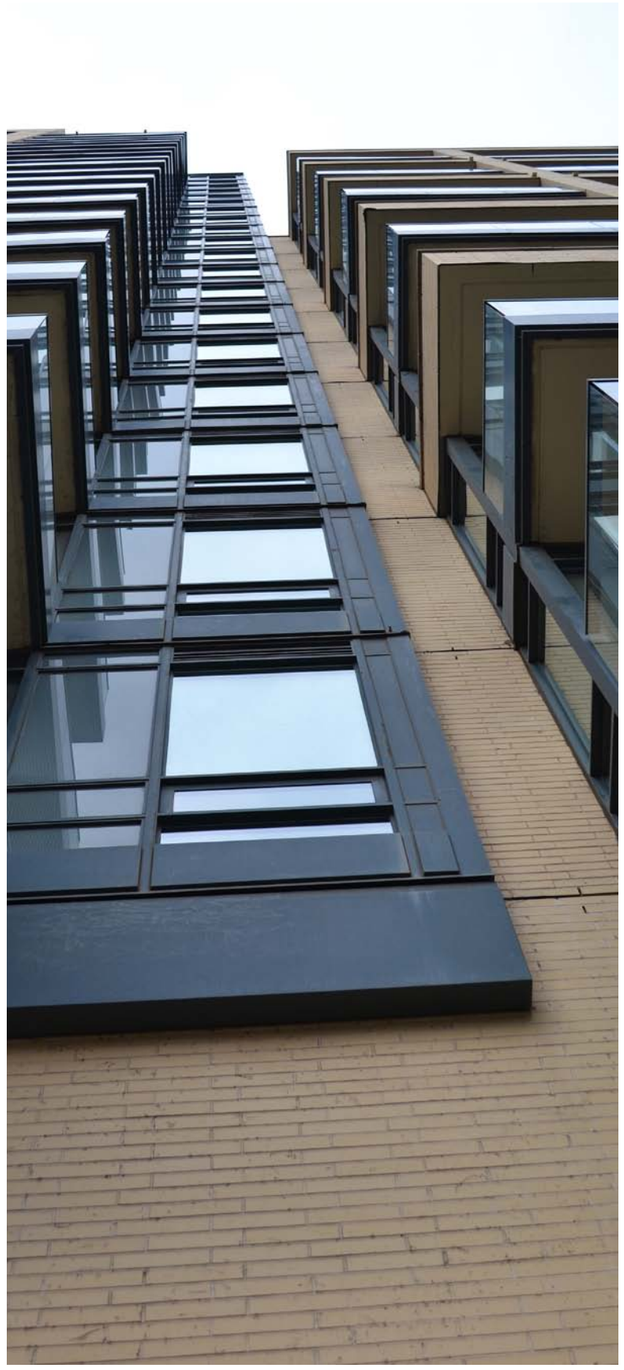


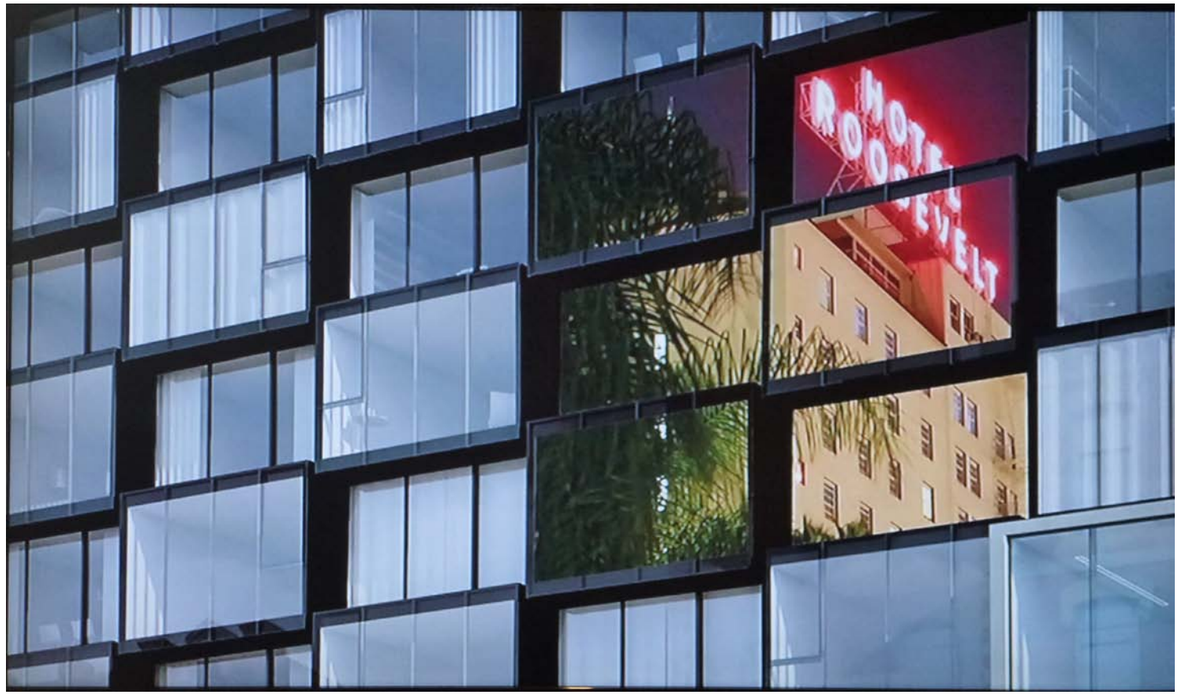


inspiration...

A recent research trip to Toronto yielded example projects that further inform our thinking as we enter the Schematic Design Phase of this project. The following illustrations highlight some of these areas....

The idea of contrasting a three and frour story masonry base with a simple, well-proportioned, dark metallic residential body is one we seek to pursue.

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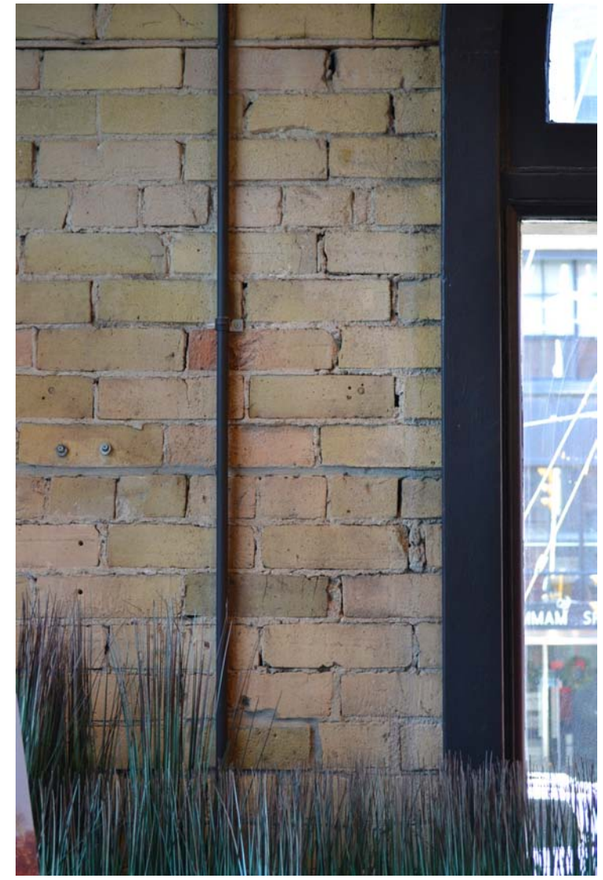
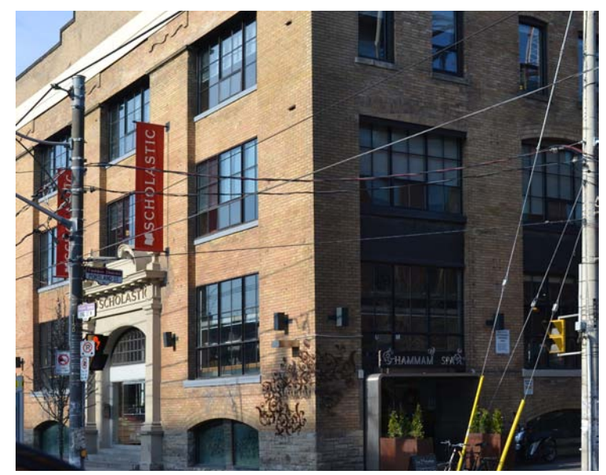
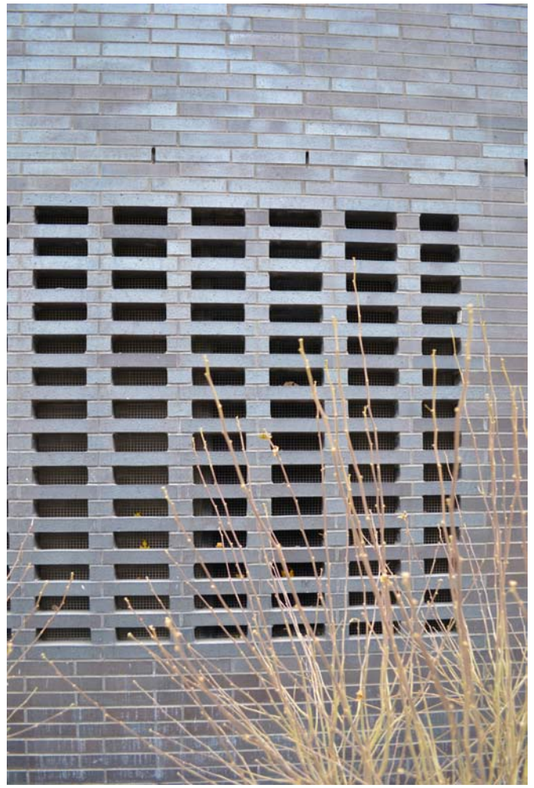



SCHOLASTIC
SCHOLASTIC


mechanical vent

decks

elements...

These elements further illustrate the project's program and initial design intent.

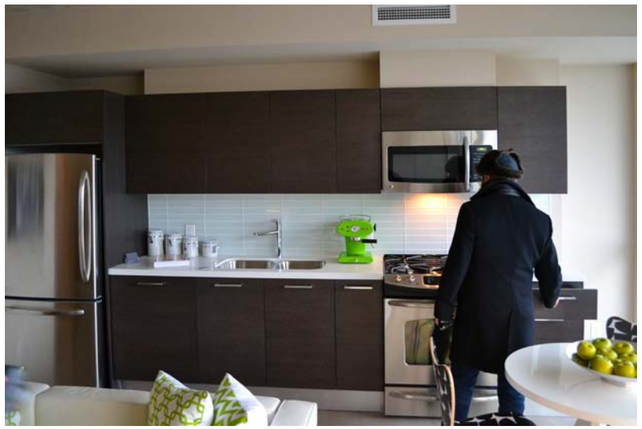
The alley facade is not only the service side of the building and "back-of-house", but it fronts directly on the park. Landscape treatments, innovative ways of handling mechanical screening and simple, sculptural approaches to those parts of the building that actively engage the park (decks, operable windows, rooftop terraces, etc.) can help to minimize the intrusion.

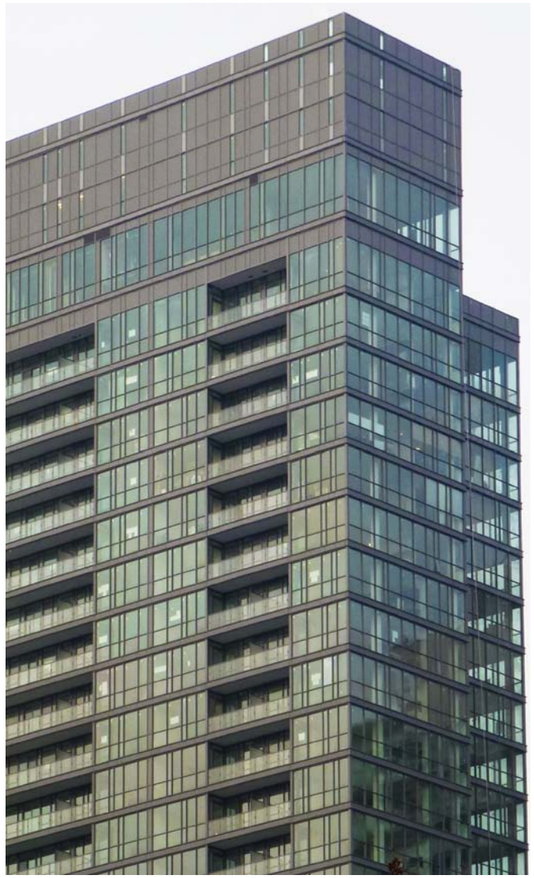
The units themselves plan to offer simple, open and flexible plans and generous windows -- effectively making the city and the views into the fourth wall of every room. Use of raw concrete at walls and ceilings further expresses the building's connection to the reality and enduring structure of urban life.

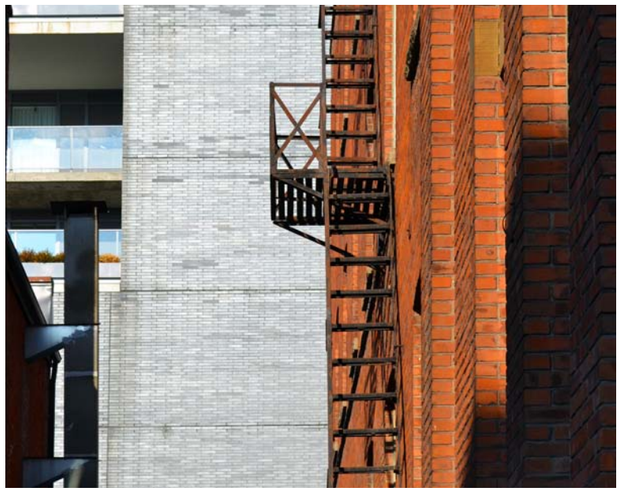
note concrete wall within unit

simple in-line kitchens that feel like furniture

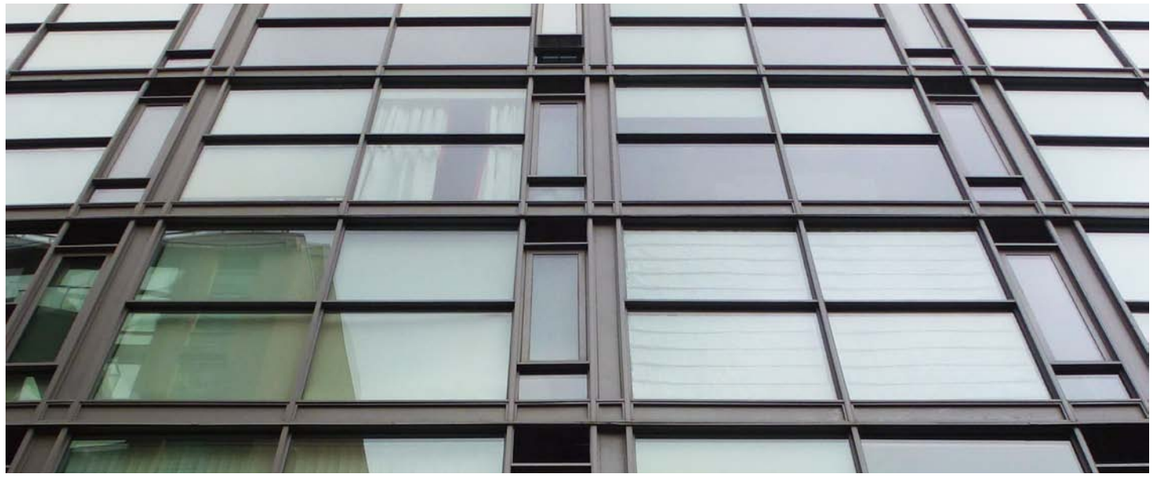
raw materials without finishes or decoration

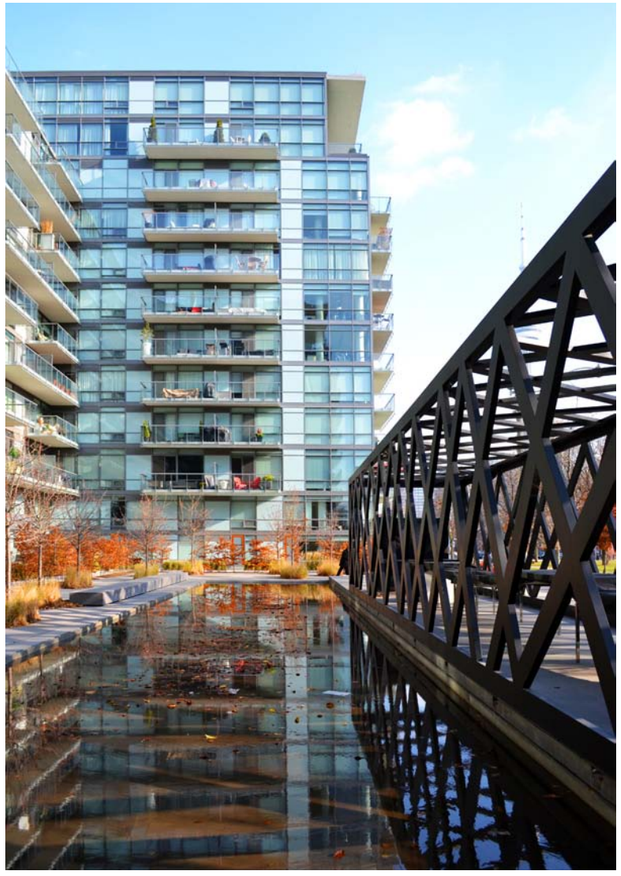

larger kitchen





TELIER
boutique
bakery
café lounge





25

PERTINENT DESIGN GUIDELINES

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 building will be organized to optimize views, utilize the natural topography and support the human and vehicular circulation patterns of the neighborhood.

DRB Guidance (EDG 1/8/2013):
The Board noted this guideline's high importance.

A-2 ENHANCE THE SKYLINE

Design the upper portion of the building to promote visual interest and variety in the downtown skyline.

DRB Guidance (EDG 1/8/2013):
Responding to public comment, the Board requests more information about the placement and the characteristics of the mechanical penthouses. Atop some of the neighboring buildings, these equipment towers have interesting design characteristics which relate to the community's interest in providing exceptional and artistic infrastructure.

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.

DRB Guidance (EDG 1/8/2013):
The Board supports the idea of a masonry podium or base and a glass and metal tower rising above it. The masonry plinth would relate in height and materials to older Belltown buildings.

B-2 CREATE A TRANSITION IN BULK & SCALE.

Compose the massing of the building to create a transition to the height, bulk, and scale of development in neighboring or nearby less intensive zones.

The building proposes to step back in acknowledgement of surrounding buildings and open space.

B-3 REINFORCE THE POSITIVE URBAN FORM & ARCHITECTURAL ATTRIBUTES OF THE IMMEDIATE AREA

Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

DRB Guidance (EDG 1/8/2013):
The applicant's proposal to build in the view corridor was not accepted by the Board. A request for a departure would not likely be granted as it does not appear that projecting into the view corridor would better meet the design guidelines.

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.

While the building proposes to have a distinct base and "body", the two will be woven together through secondary elements, common proportions and other unifying elements.

DRB Guidance (EDG 1/8/2013):
As mentioned above, the Board agreed with the podium/tower concept. The shaping of the tower will be an important consideration as the design progresses.

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.

DRB Guidance (EDG 1/8/2013):
The location of the residential amenity area (the library) merited discussion. Does it make more sense to place this feature along Western Ave rather than along and above Vine St? By the next meeting, the architects should, at least, consider Western Ave. as an option and provide a strong rationale for their ultimate direction.

Due to the adjacency of the Millionair Club and the practice of workers queuing along Western Ave, discussion focused on how the design of the residential units fronting on the street could create a useful separation between the residential use and the pedestrian activity. As shown in the drawings, the planters separating the sidewalk from the units did not appear to provide adequate buffer.

The building's relationship to the three conterminous rights of way, including the alley, should promote pedestrian interaction by the exceptional handling of materials, landscaping, and transparency.

C-2 DESIGN FACADES OF MANY SCALES

Design architectural features, fenestration patterns, and materials compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

DRB Guidance (EDG 1/8/2013):
The Board noted that the architect appeared to understand the importance of this guideline. Due to its visibility above the Millionair Club, the design strategy for the south facade will be an important consideration at the next meeting.

C-3 PROVIDE ACTIVE - NOT BLANK - FACADES

Buildings should not have large blank walls facing the street, especially near sidewalks.

We propose to average floor areas above the podium level, permitting more setbacks and window area below 85 feet than would be possible under a strict zoning code response.

DRB Guidance (EDG 1/8/2013):
Emphasis focused on the desirability of transparency and attention to detail at street level for both Western Ave and Vine St. Due to the west facade's proximity and exposure to the P-Patch, the base along the alley should have more detail and interest than would normally be for an elevation facing an alley. At the second EDG meeting, the drawings should clearly identify where transparency and blank walls will occur at the three rights of way. Avoid large expanses of blank wall at the building's base. Detailing of the masonry provides an opportunity for exploration of texture and pattern along the structure's base to engage pedestrians.

C-4 REINFORCE BUILDING ENTRIES

To promote pedestrian comfort, safety, and orientation, reinforce the building's entry.

We propose the building entry on the corner of Western and Vine, and a Vine Street (green street) address.

DRB Guidance (EDG 1/8/2013):
The Board members expressed general agreement with the applicant that the primary residential entry ought to occur at the corner of Vine and Western.

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.

DRB Guidance (EDG 1/8/2013):
The applicant requested a departure for the design of the overhead weather protection. The Board noted that it was too early to determine whether holding the canopy a few feet away from the building edge made sense.

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.

We anticipate that the alley facade will be among the most prominently viewed sides of the building, and will treat it as such.

DRB Guidance (EDG 1/8/2013):
Due to its visibility from the west, the alley facade has more importance than a typical alley. The design should have an attention to detail; in particular, the two proposed garage doors should possess interest and a level of refinement matching the rest of the structure.

D-1 PROVIDE INVITING & USABLE OPEN SPACE

Design public open spaces to promote a visually pleasing, safe, and active environment for workers,residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.

DRB Guidance (EDG 1/8/2013):
Key to the project's success is continuing the design language established for Vine St.

D-2 ENHANCE THE BUILDING WITH LANDSCAPING

Enhance the building and site with substantial landscaping—which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

We propose to spend considerable time and attention on this aspect of the building/site design.

DRB Guidance (EDG 1/8/2013):
The alley facade ought to acknowledge the P-Patch amenity. Talk to the gardeners at the P-Patch. Design the plinth to complement the lush landscape across the alley.

The design of the landscaping along Vine St. should complete the gap between the area adjacent to the P-Patch and the area in front of the building at 81 Vine St. Explore a rainwater collection system to complement the other systems along Vine St. Similar to the others, the system should visibly express the process of collection and transmittal of water.

Provide concept landscape plans for the roof and terrace(s). Will the terrace above Vine St. possess a water collection system integrated with the Vine St. landscaping?

D-3 PROVIDE ELEMENTS THAT DEFINE THE PLACE

Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable "sense of place" associated with the building.

DRB Guidance (EDG 1/8/2013):
Consider using, landscaping, art and placemaking techniques to endow Western, Vine and the alley with an identity. Vine St. should integrate the concepts provided in the Growing Vine Street Revisted 2004 document.

D-5 PROVIDE ADEQUATE LIGHTING

To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture,in merchandising display windows, and on signage.

DRB Guidance (EDG 1/8/2013):
Ensure safety by providing adequate pedestrian scaled lighting along the three rights of way.

D-6 DESIGN FOR PERSONAL SAFETY & SECURITY

Design the building and site to enhance the real and perceived feeling of personal safety and security in the immediate area.

DRB Guidance (EDG 1/8/2013):
See guidance for D-5.

E-2 INTEGRATE PARKING FACILITIES

Minimize the visual impact of parking by integrating parking facilities with surrounding development. Incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by.

Parking and service functions will occur within the building, will be accessed off the alley, and be shielded from the park and the public.

DRB Guidance (EDG 1/8/2013):
Discussion focused on the need for two garage doors on the alley. The Board concluded that if two doors are needed that they should be well designed.

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 front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

Parking and service functions will occur within the building, will be accessed off the alley, and be shielded from the park and the public.

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 nearby or beyond the immediate context of the building site.

A-1
Site Planning & Massing
Responding to the Larger Context

These buildings employ similar massing compositions in response to the area's topography and view corridors.

Landscape and public art elements transform a potentially challenging slope into a pedestrian-friendly streetscape.

Example of storefront windows on a sloping street, adding visual interest.

Belltown-specific supplemental guidance

a. Develop the architectural concept and arrange the building mass to enhance views. This includes views of the water and mountains, and noteworthy structures such as the Space Needle;

b. The architecture and building mass should respond to sites having nonstandard shapes. There are several changes in the street grid alignment in Belltown, resulting in triangular sites and chamfered corners. Examples of this include: 1st, Western and Elliott between Battery and Lenora, and along Denny;

c. The topography of the neighborhood lends to its unique character. Design buildings to take advantage of this condition as an opportunity, rather than a constraint. Along the streets, single entry, blank facades are discouraged. Consider providing multiple entries and windows at street level on sloping streets.

Multiple, "townhouse" style or live/work entries with stoops placed on a slope to activate the street environment.

While ours is a standard-sized and traditionally-shaped lot, we do enjoy some unique characteristics. The site slopes about 16 feet down to the west (toward the alley and the P-Patch Park), presenting access and frontage challenges along the Vine Streetscape.

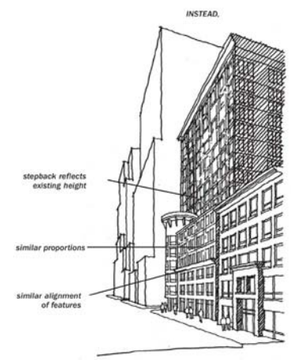
Vine Street represents a further challenge in that it is perhaps Seattle's most iconic "green street". Vine St. offers quirky and unique artistic elements, glorifying the mundane and delighting the pedestrian. The P-Patch Park at Vine St. and Elliott, immediately west of the site, houses the historic Belltown Cottages and represents another whimsical and individualistic expression of Vine Street's singular DNA.

This is a view site -- offering excellent views to the southeast (city and territorial), to the south (downtown and skyline), to the southwest (stadiums, Port of Seattle, Duwammish waterway, cranes) and to the west and northwest (Elliott Bay, shipping lanes, islands ands mountains).

Avoid this type of monolithic, unmodulated design that does not relate at all to the scale of the pedestrian at the street level.

This building base is not proportionate with the vertical massing of the tower above, resulting in a truncated street level presence that lacks a welcoming face to the building.

B-2
Architectural Expression
Relating to the Neighborhood Context



These two examples show how new high-rise (left) and mid-rise (right) construction can relate well in massing and scale to an existing building of merit. Buildings should meet the street with human-scale proportions and detailing that is responsive to patterns of urban form.

We propose to take scale and material cues from adjacent buildings, as well as to offer scale and/or material transitions designed to create an appropriate and humane scale relative to the park.

To a significant degree, the sketch at left labeled "INSTEAD..." is representative of the building parti we prefer. We propose a 3 and 4-story masonry base, and to set the "tower" portion of the building away from that in both distance and expression.

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.

B-1
Architectural Expression
Relating to the Neighborhood Context

The new building (b) employs a massing composition similar to the adjacent, older building (a). While contemporary in design, the use of brick and horizontal lines at the base result in a compatible relationship.

Belltown-specific supplemental guidance

Belltown has a rich architectural context, with a wide variety of architectural styles represented within the neighborhood. Contemporary methods of building can potentially create visual conflicts with older buildings due to differences in scale, massing, and degrees of articulation. Sometimes new buildings add exteriors that mimic past architectural styles, creating a sense of unauthentic design. These guidelines emphasize the concept of historical continuity, or in other words, the relationship of structures over time. This relationship encourages diversity within a coherent whole, reinforcing the unique and evolving character of Belltown.

Considerations

a. Establish a harmonious transition between newer and older buildings. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.

b. Complement the architectural character of an adjacent historic building or area; however, imitation of historical styles is discouraged. References to period architecture should be interpreted in a contemporary manner.

c. Design visually attractive buildings that add richness and variety to Belltown, including creative contemporary architectural solutions.

d. Employ design strategies and incorporate architectural elements that reinforce Belltown's unique qualities. In particular, the neighborhood's best buildings tend to support an active street life.

Employ massing compositions that conform to Belltown's unique topography and stellar views.

Example of a well-composed historic building,with a defined base, middle and top. New developments can take cues from this composition, while at the same time avoiding attempts at historical replication.

A contemporary design that adheres to the basic design principles found in the historic building at the left.

Facade articulation: building modulation creates intervals with architectural elements such as bays and an entry portico that lend a human scale.

A contemporary example of a building articulated into intervals. Articulation methods include building modulation, set back roof lines and details (balconies, trellises).

B-1
Architectural Expression
Relating to the Neighborhood Context

We've shown examples of the "club" to which we seek to belong.

We propose a 3-story "podium" of masonry, respecting this historical and physical context, and a simple 8-story rectangular block atop that base.

Reinforce the positive urban form & architectural attributes of the immediate area.

Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements,and streetscape characteristics of nearby development.

B-3
Architectural Expression
Relating to the Neighborhood Context

Belltown-specific supplemental guidance

The principal objective of this guideline is to promote scale and character compatibility through reinforcement of the desirable patterns of massing and facade composition found in the surrounding area. Pay particular attention to designated landmarks and other noteworthy buildings.

a. Respond to the regulating lines and rhythms of adjacent buildings that also support a street-level environment; regulating lines and rhythms include vertical and horizontal patterns as expressed by cornice lines, belt lines, doors, windows, structural bays and modulation.

b. Use regulating lines to promote contextual harmony, solidify the relationship between new and old buildings, and lead the eye down the street.

c. Pay attention to excellent fenestration patterns and detailing in the vicinity. The use of recessed windows that create shadow lines, and suggest solidity, is encouraged.

The new building (b) complements the scale and proportion of the older building's (a) facade.

Belltown Precedent: defined cornices

The courtyard apartment is a prevalent building type in Belltown (above left). This type is encouraged in new development (such as the buildings above to the right) to create usable open space and to break down building mass.

Preserving Neighborhood Icons
Building design should always be sensitive to the surrounding urban, built and natural conditions. This example shows the preservation of a neighborhood icon's terra cotta facade, and the integration of the facade into a contemporary residential tower. A contextual approach does not necessarily mean a historicist approach, however, in this case an important piece of Belltown's architectural history was able to be incorporated into the new building.

B-3
Architectural Expression
Relating to the Neighborhood Context

Building on corner lot that reinforces the street corner with a pedestrian entry, storefront and architectural detailing.

Bay windows are common in both older (left) and newer buildings (middle and right images) in Belltown.

Promote pedestrian interaction.

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

The sidewalk is the essence of the pedestrian experience, and streets comprise the greatest amount of open space in Belltown. As abutters to this rich environment, new developments have the opportunity to enhance an already active day and night street life through engaging transitions between the public and private realm. Several of the following considerations recommend improvements in the public right-of-way, and require review and approval from Seattle Department of Transportation's (SDOT) street use team. Refer to the "Designing Streetscapes to Address Safety and Accessibility Requirements" section on pages 6-7. When planning objects and making improvements in the right-of-way, issues of safety and maintenance should be resolved prior to the final land use decision.

C-1
The Streetscape
Creating the Pedestrian Environment

Building corners are places of convergence. This iconic neighborhood corner is a wayfinder in the pedestrian environment, as well as a gathering space.

Belltown-specific supplemental guidance

a. reinforce existing retail concentrations;

b. vary in size, width, and depth of commercial spaces, accommodating for smaller businesses, where feasible;

c. incorporate the following elements in the adjacent public realm and in open spaces around the building:

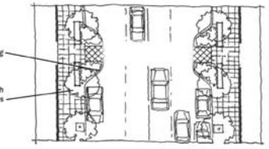
- unique hardscape treatments
- pedestrian-scale sidewalk lighting
- accent paving (especially at corners, entries and passageways)

Architectural scaling elements: the proportions, rhythms and dimensions of these largely transparent, open and inviting storefronts lend a human scale at the street level.

- creative landscape treatments (planting, planters, trellises, arbors)
- seating, gathering spaces
- water features, inclusion of art elements

d. Building/Site Corners. Building corners are places of convergence. The following considerations help reinforce site and building corners:

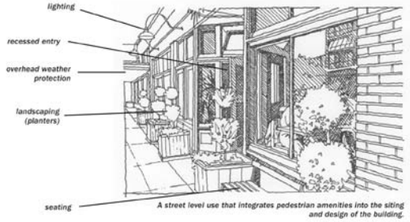
- provide meaningful setbacks/ open space, if feasible
- provide seating as gathering spaces
- incorporate street/ pedestrian amenities in these spaces
- make these spaces safe (good visibility)
- iconic corner identifiers to create wayfinders that draw people to the site



Streetscape amenities help buildings connect to, and enhance centers of commercial and social activity.

Design for uses that are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity. Where appropriate, consider configuring retail space to attract tenants with products or services that will "spill-out" onto the sidewalk (up to six feet where sidewalk is sufficiently wide).

C-1
The Streetscape
Creating the Pedestrian Environment



A street level use that integrates pedestrian amenities into the siting and design of the building.

We propose to respect the unique streetscape along Vine through landscape and hardscape treatments unique to this project.

We propose a corner entry, at Western and Vine, and a Vine Street address.

We propose amenity and semi-public spaces along Vine Street, encouraging and supporting interaction between inside and outside along this frontage.

We recognize that this zone of Western Avenue is NOT a strong retail concentration, and propose street-level residential uses along a portion of this frontage.

We recognize the alley frontage as more than the back of the building -- but another "front" along which service and access must occur.

We seek to locate vehicular entries so as to minimize traffic and conflicts along the park's alley frontage.

d. provide year-round greenery — drought tolerant species are encouraged to promote water conservation and reduce maintenance concerns; and

e. provide opportunities for installation of civic art in the landscape; designer/artist collaborations are encouraged (e.g., Growing Vine Street).

Landscaping is crucial in making attractive, usable spaces created by building modulation.

Street Design

Belltown Precedent: Landscaping and outdoor furnishings invite activity and enhance the urban setting.

D-2
Public Amenities
Enhancing the Streetscape & Open Space

Street Hierarchy (cont.)

Promenade Streets: 1st Avenue, 2nd Avenue, 3rd Avenue, 5th Avenue, Alaskan Way

Street Furniture/Furnishings:

1st , 2nd and 3rd Avenues

See above. Sidewalks should be wide and pedestrian amenities like benches, kiosks and pedestrian-scale lighting are especially important on promenade streets.

5th Avenue

Installations on 5th Avenue are encouraged to have a futuristic or "googie" architectural theme to reflect the presence of the monorail as part of the streetscape.

D-3
Public Amenities
Enhancing the Streetscape & Open Space

Emerging Multi-Use Connector Streets: Western Avenue, Elliott Avenue

These streets offer good connections between Pike Place Market and the new sculpture garden. The area is experiencing a fair amount of residential growth. Like 1st Avenue, these streets are receiving eclectic public art and varied facades, and ultimately both will become promenade-type streets.

Street Edge/Furnishings:

- Concentrate pedestrian improvements at intersections with Green Streets (Bell, Blanchard, Vine, Cedar between 1st and Elliott, Clay, Eagle, and Bay Streets).
- Pedestrian crossings should be "exaggerated," that is they should be marked and illuminated in a manner where they will be quickly and clearly seen by motorists.

DESIGN EXPLORATIONS

Schemes studied, learned from and, in most cases, rejected....

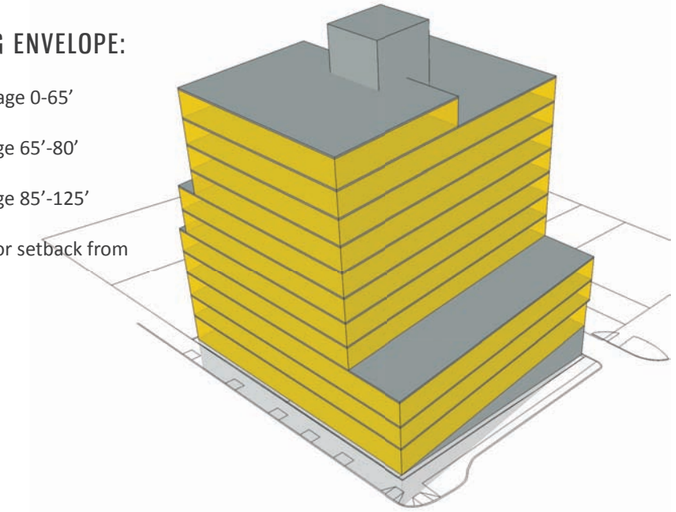
BASE ZONING ENVELOPE:

100% Lot Coverage 0-65'

75% Lot Coverage 65'-80'

65% Lot Coverage 85'-125'

25' View Corridor setback from Vine above 35'



This scheme represents one possible interpretation of the base zoning envelope, with stepbacks at the heights prescribed.

Note the extent of blank, south-facing (city-facing) wall below 65 feet where lot coverage remains at 100%. Even to the 85-foot height, window areas are reduced below a practical level.

AVERAGE HI-LINE:

View corridor stepback level raised one story to create open-ness at ground plane

Floorplates above view corridor averaged for simplicity, constructability, and design clarity

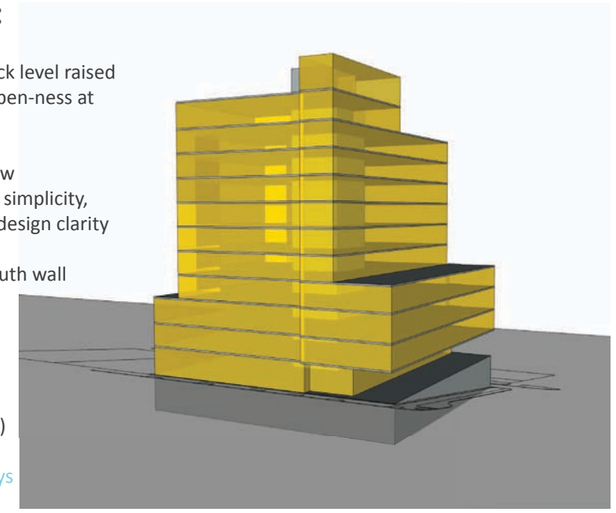
Permits additional south wall articulation

Departures:

Floor area above 85'

View corridor (height)

possibly: window bays



This scheme lifts the podium and the view corridor stepback up one story to create open spce and a view corridor at the (Western Avenue) sidewalk level. This scheme also informs and influences many of those following, exploring the idea of raising the podium base along the view corridor / green street edge in order to provide public space (at the Western Avenue elevation) along it. Re-connection with the street at the NW corner of the site is problematic for these schemes....

GOOD SOUTH WALL:

View corridor stepback level raised one story to create open-ness at ground plane

South wall pushed back 6'-14' from property line to allow glazing

NE corner pulled into view corridor, creating splayed wall

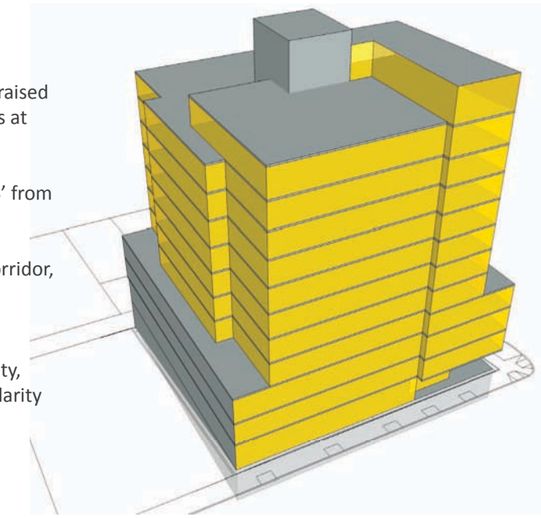
Floorplates above view corridor averaged for simplicity, constructability, and design clarity

Departures:

Floor area above 85'

View corridor (height)

possibly: window bays



This scheme also represents a similar square footage yield, but sets the upper-story mass of the building to the north a bit -- allowing more glazing at the south wall facing downtown. This scheme also proposes a splay in the north wall, to minimize the impact of the upper portion's move into the view corridor.

AVERAGE:

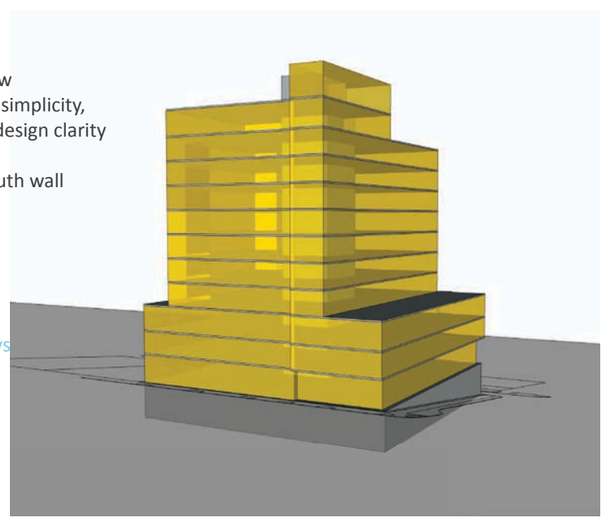
Floorplates above view corridor averaged for simplicity, constructability, and design clarity

Permits additional south wall articulation

Departures:

Floor area above 85'

possibly: window bays



This scheme represents a similar overall square footage as the base zoning scheme, but requires fewer different floor plate configurations.

AVERAGE HI-LINE HI-LIFT:

View corridor stepback level raised two stories to create additional open-ness and a "civic scale" at ground plane

Floorplates above view corridor averaged for simplicity, constructability, and design clarity

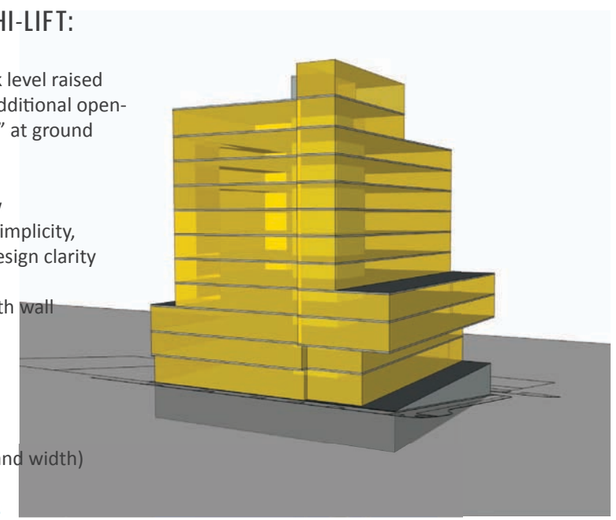
Permits additional south wall articulation

Departures:

Floor area above 85'

View corridor (height and width)

possibly: window bays



This scheme lifts the podium and the view corridor stepback up yet another story into the view corridor -- and is perhaps a little too "heroic".

A LITTLE SHIFT:

Similar to "GOOD SOUTH WALL" scheme....

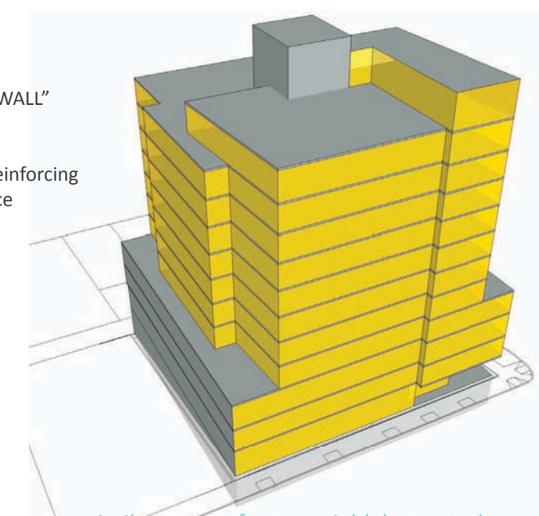
SE corner echoes splay - reinforcing stepback from central piece

Departures:

Floor area above 85'

View corridor (height)

possibly: window bays



This scheme also represents a similar square footage yield, but sets the upper-story mass of the building to the north a bit -- allowing more glazing at the south wall facing downtown. This scheme also proposes a splay in the north wall, to minimize the impact of the upper portion's move into the view corridor.

BUMP CITY (WWBD):

View corridor stepback level raised one story to create open-ness at ground plane

Transparent bays into view corridor along NW face of building offer planting, articulation and green street response

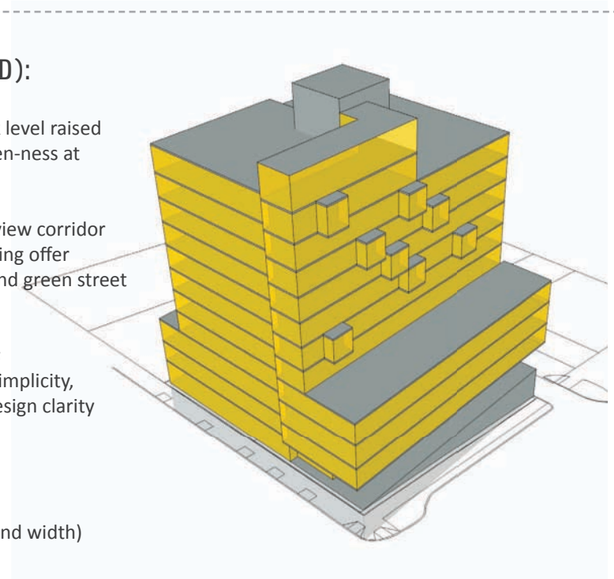
Floorplates above view corridor averaged for simplicity, constructability, and design clarity

Departures:

Floor area above 85’

View corridor (height and width)

Window bays



This scheme, affectionately referred to as “What Would Buster Do” offers a whimsical composition of mostly-transparent, green-roofed intrusions into the view corridor.

The rooftop massing illustrated in these past several schemes is also less than ideal for several reasons....

GREEN WALL:

View corridor stepback level raised one story to create open-ness at ground plane

Green street view corridor response

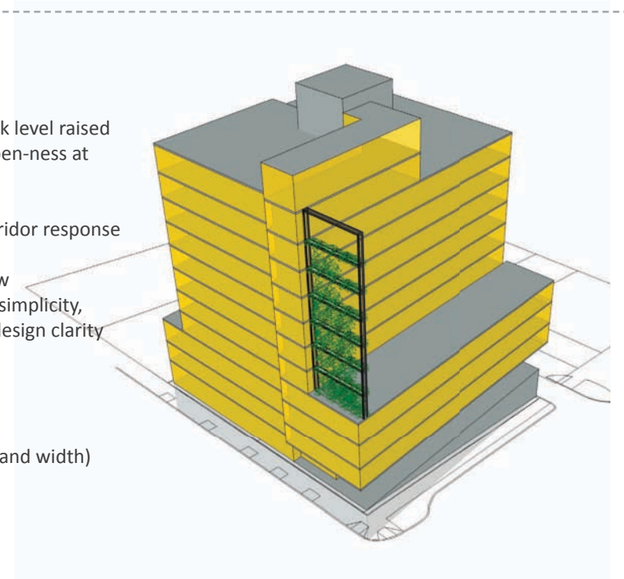
Floorplates above view corridor averaged for simplicity, constructability, and design clarity

Departures:

Floor area above 85’

View corridor (height and width)

Window bays



This scheme proposes to echo the green-street/view corridor setback with a sculptural element within the view corridor.

BOOKSTACK:

View corridor stepback level raised one story to create open-ness at ground plane

Transparent bays into view corridor along NW face of building offer planting, articulation and green street response

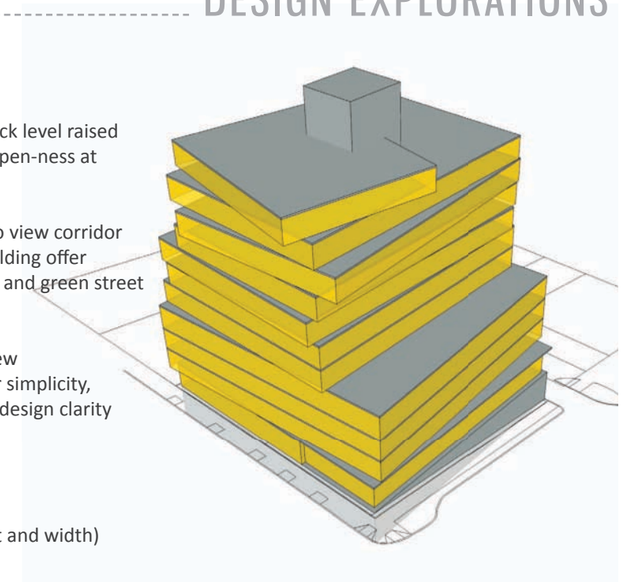
Floorplates above view corridor averaged for simplicity, constructability, and design clarity

Departures:

Floor area above 85’

View corridor (height and width)

Window bays



This scheme, also known as “What Would Koolhas Do” offers a celebratory extrapolation of the lobby’s “library” space while highlighting the diversity of the site’s view opportunities. (It is not a legitimate option for us.)

PODIUM - ALTERNATIVE 1:

Floorplates above view corridor averaged for simplicity, constructability, and design clarity

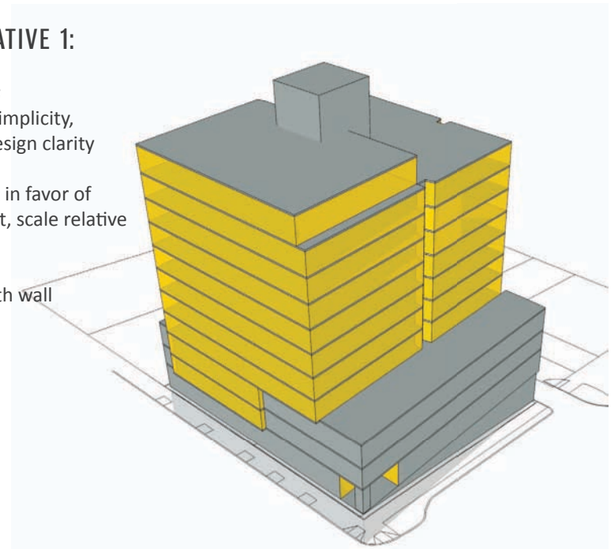
Building/base dialogue in favor of scale relative to context, scale relative to P-Patch park

Permits additional south wall fenestration

Departures:

Floor area above 85’

View corridor (width)



Pulling the upper-level mass tof the building to the north enough to permit south-wall glazing, this scheme sets a simple rectangular element atop a simple square one.

PODIUM - ALTERNATIVE 2:

Floorplates above view corridor averaged for simplicity, constructability, and design clarity

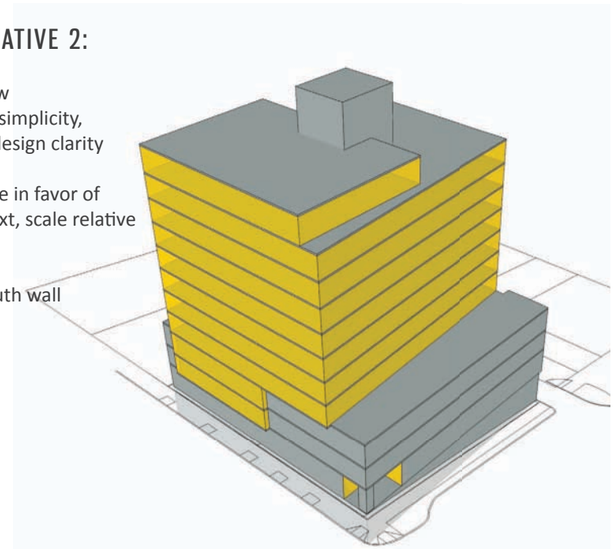
Building/base dialogue in favor of scale relative to context, scale relative to P-Patch park

Permits additional south wall fenestration

Departures:

Floor area above 85’

View corridor (width)



Similar to the previous scheme, this option splays the north wall such that the northwest corner most critical to the function of the view corridor may intrude to a lesser degree.

PODIUM - ALTERNATIVE 3:

Floorplates above view corridor averaged for simplicity, constructability, and design clarity

Building/base dialogue in favor of scale relative to context, scale relative to P-Patch park

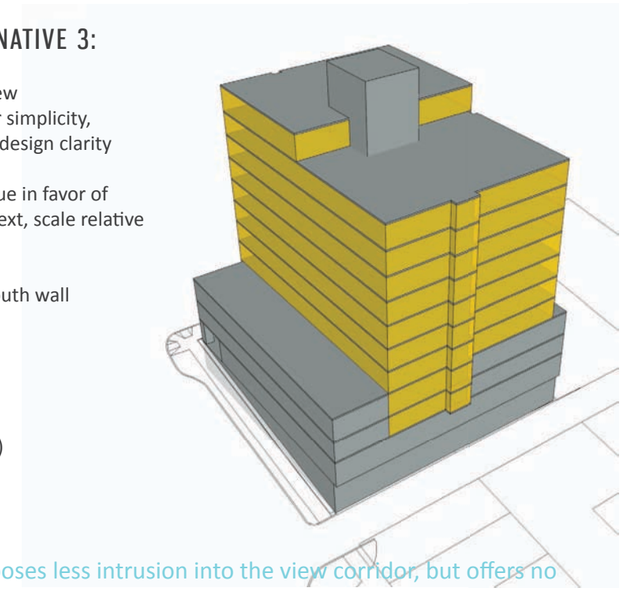
Permits additional south wall fenestration

Departures:

Floor area above 85’

View corridor (width)

Window bays



This scheme proposes less intrusion into the view corridor, but offers no stepback from the podium above the park.

PUBLIC COMMENT

Approximately 30 members of the public affixed their names to the Early Design Review sign-in sheet. The speakers raised the following issues:

View Corridor

- The community worked hard to create the view corridor. The building mass should not enter into the view corridor setback. (Note: This was stated by several of the speakers.)
- Preserving the view corridor is important.
- Don't move the proposed structure closer to The Vine Building.

Vine St. Landscaping

- The plaza at the corner of the alley and Vine (at the P-Patch) is one of the most charming places in Belltown.
- The community has been involved with the development of Vine St. for 18 years. This is the first proposal on Vine since the creation of the Growing Vine St. plan.
- Vine St. is a prototype for collecting rainwater. The EDG packet doesn't convey how important this issue is.
- The EDG booklet does not understand the amount of public input that has already occurred.
- Landscaping on Vine is very important.
- The site lies in the middle of the demonstration projects. There is a cistern at 81Vine and the cistern steps west of the alley. The project site is the missing link and a key piece ofthe landscaping.
- The Carolyn Geise plaza is only half done. It needs its mirror image on the other side of the alley. Steps in the sidewalk are already approved by SDOT.
- Create the mirror image of the cistern steps/plaza. Be as creative as possible. The community worked hard to put the pieces together.
- The landscape design should make a meaningful connection to the existing landscape along Vine St.

Western Ave.

- Western Ave is narrow. It creates a wind tunnel.
- Design the building to achieve a dynamic streetscape.
- Western Ave has a high level of pedestrian accidents.
- The dwelling units on Western should have stoops.
- The design of Western Ave frontage must consider the daily queue of workers at the Millionair Club.
- Western Ave is also a safety concern. The proposed planters and hedges at units along Western are not an adequate buffer between the sidewalk and the residential units.

The Alley

- The alley grade can't be changed much. Use cobblestones on the alley.
- Due to the garage's location across from the P-Patch, design beautiful doors.

The Roof

- Pay attention to the design of the roof top mechanical equipment. The design should be as interesting as the equipment on the roofs of nearby buildings. Do not make the mechanical equipment too large.
- Install a living roof. The building should meet green building standards.

Programming

- Consider placing the resident amenity area (called the library by the applicant) on Western Ave rather than along Vine.
- Consider creating an entrance at the corner of the building closest to the park where the applicant wants a bike shop.
- Add art both indoors and outdoors. Integrate the art and the landscaping.
- Add a public oriented amenity to the property.

Other

- Design a beautiful building.

DESIGN RESPONSE

View Corridor

- The building mass does not enter the view corridor setback.

Vine St. Landscaping

- We propose to fill in the missing link of Vine Street by showcasing and celebrating the passage of water down the street.
- We propose to complete the Vine Street concept between the Beckoning Cistern and Cistern Steps plaza (Carolyn Geise Plaza) and to continue the green street vocabulary established at the Cistern Steps up Vine Street.

Western Ave.

- We propose to widen the sidewalk along Western Avenue, integrate planting and to create a vibrant plaza at the corner of Western and Vine and activation nodes at that plaza and at the south edge of the Western Avenue frontage.

The Alley

- We propose accent paving at the alley crossing, and an artistic treatment of the alley facade.

The Roof

- Rooftop mechanical screening elements are comparatively small, due to an innovative and efficient mechanical system. Most of the remainder of the roof area is landscaped / green roof.

Programming

- The resident amenity space is intended to be a community space for the apartments, and provide a linkage to Vine Street, eyes on the street and park, and views of Elliott Bay. Art and landscaping will be well-integrated.

Other

- We propose a building that completes an important link in the community, exemplifying the goals represented in the Downtown/ Belltown Design Guidelines.

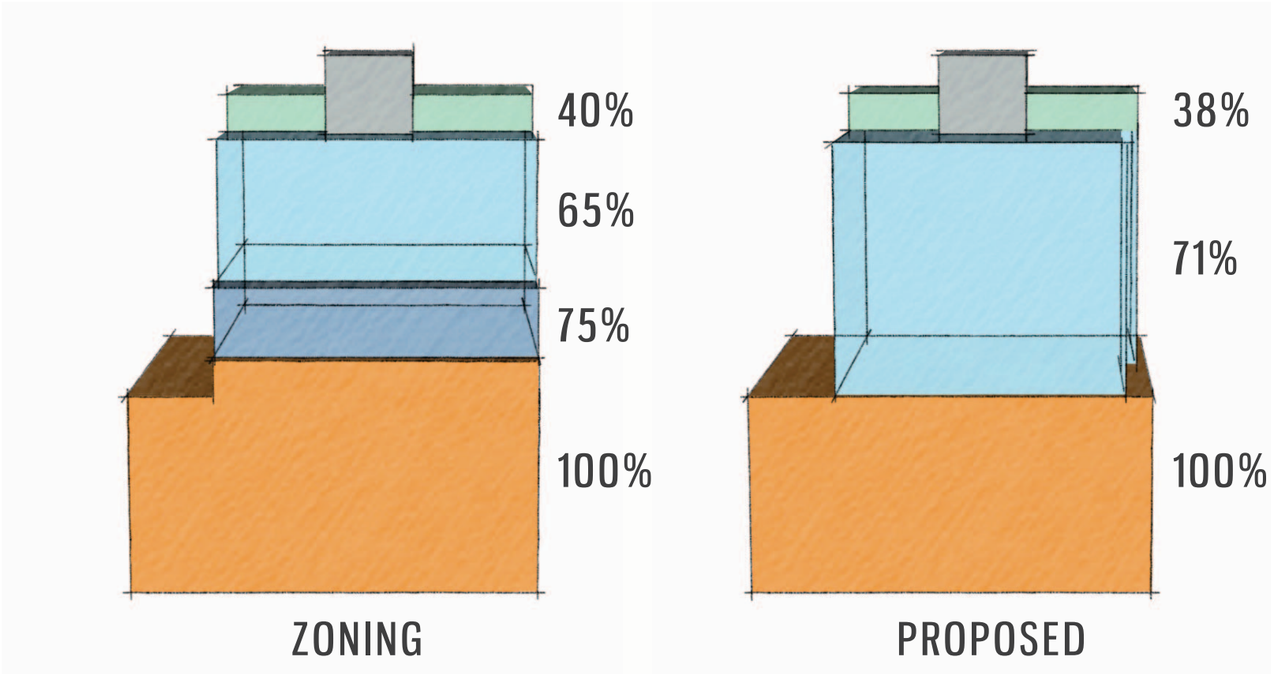
BUILDING MASSING SCHEME “PODIUM” - PREFERRED SCHEME FROM EDG

Notes:

- Building mass above view corridor averaged in the interest of design clarity and to better realize the values expressed in Design Guidelines.
- Building / base relationship creates appropriate base scale, responds to Belltown context and regulating lines of adjacent buildings.
- Upper portion of building set inboard at south wall for increased glazing and orientation to views.

Departures:

- In order to achieve the purest clarity of design vision, and the expression of the building’s podium / upper level dialog, we seek a lot coverage departure.



How the requested Lot Coverage Design Departure better meets the Design Guidelines

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.

Belltown-specific supplemental guidance:

A. Develop the architectural concept and arrange the building mass to enhance views. This includes views of the water and mountains, and noteworthy structures such as the Space Needle;

- The Board noted this guideline's high importance. The Departure allows a modest stepped setback at the south property line by reallocating area into a straightforward and graceful upper level element over a podium grounded in the context of the neighborhood. This step back from the podium not only clarifies the juxtaposition visually, it also modulates the south façade to be fenestrated and articulated in lieu of a single, blank plane.
- This setback allows windows to be located on this wall in lieu of a significant blank wall that would exist if the building were pushed to the property line as the base zoning would suggest. Views of the City and the Sound are therefore possible from the units on this façade. The setback of the building enhances access to views of the Sound from the east as well as increasing access to light and air for the P-Patch to the west.

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.

Belltown-specific supplemental guidance:

Belltown has a rich architectural context, with a wide variety of architectural styles represented within the neighborhood. Contemporary methods of building can potentially create visual conflicts with older buildings due to differences in scale, massing, and degrees of articulation. Sometimes new buildings add exteriors that mimic past architectural styles, creating a sense of unauthentic design. These guidelines emphasize the concept of historical continuity, or in other words, the relationship of structures over time. This relationship encourages diversity within a coherent whole, reinforcing the unique and evolving character of Belltown.

- The Board supports the idea of a masonry podium or base and a glass and metal tower rising above it. The masonry plinth would relate in height and materials to older Belltown buildings. The Departure facilitates a clear massing that establishes this podium that responds to neighborhood context and scale in its dimensions, materials and fenestration while clearly contrasting with a tower element above.

B-2 Create a Transition in Bulk & Scale. Compose the massing of the building to create a transition to the height, bulk, and scale of development in neighboring or nearby less intensive zones.

Belltown-specific supplemental guidance:

New high-rise and half- to full-block developments are juxtaposed with older and smaller scale buildings throughout the neighborhood. Many methods to reduce the apparent scale of new developments through contextually responsive design are identified in other guidelines (e.g.,8-1: Respond to the neighborhood context and 8-3: Reinforce the positive urban form &architectural attributes of the immediate area). The objective of this guideline is to discourage overly massive, bulky or un-modulated structures that are unsympathetic to the surrounding context.

- The building takes cues from adjacent buildings, as well as offering scale and material transitions designed to create an appropriate and humane relationship to the park and to the surrounding neighbors.
- The proposed approach is to clarify the concept of podium and tower element clearly by setting the tower portion of the building away from the podium in both distance and expression in lieu of a stacking of diminishing floor planes that visually blend with the podium massing in lieu of distinguishing it.

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.

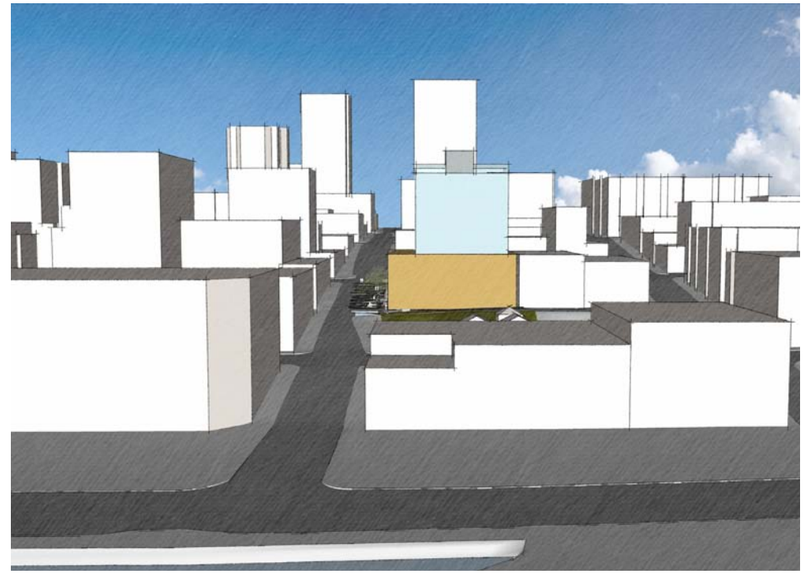
- The Board agreed with the podium/tower concept. An uncomplicated shaping of the tower will be an important consideration as the design progresses. The proposed Departure allows the project to better meet this Guideline by clarifying the juxtaposition of the tower element above the podium. In lieu of a vertically-stepped mass that "flows" from the podium up into the tower, the tower will be able to step back in a clear move above the podium, while sharing similar proportions and secondary elements.

The massing diagrams studied in context better reveal some of the impacts of these massing choices. The proposed envelope is consistent throughout the primary body of the building, essentially averaging the allowable area above the view corridor setback to create a less-fussy, more refined building envelope.

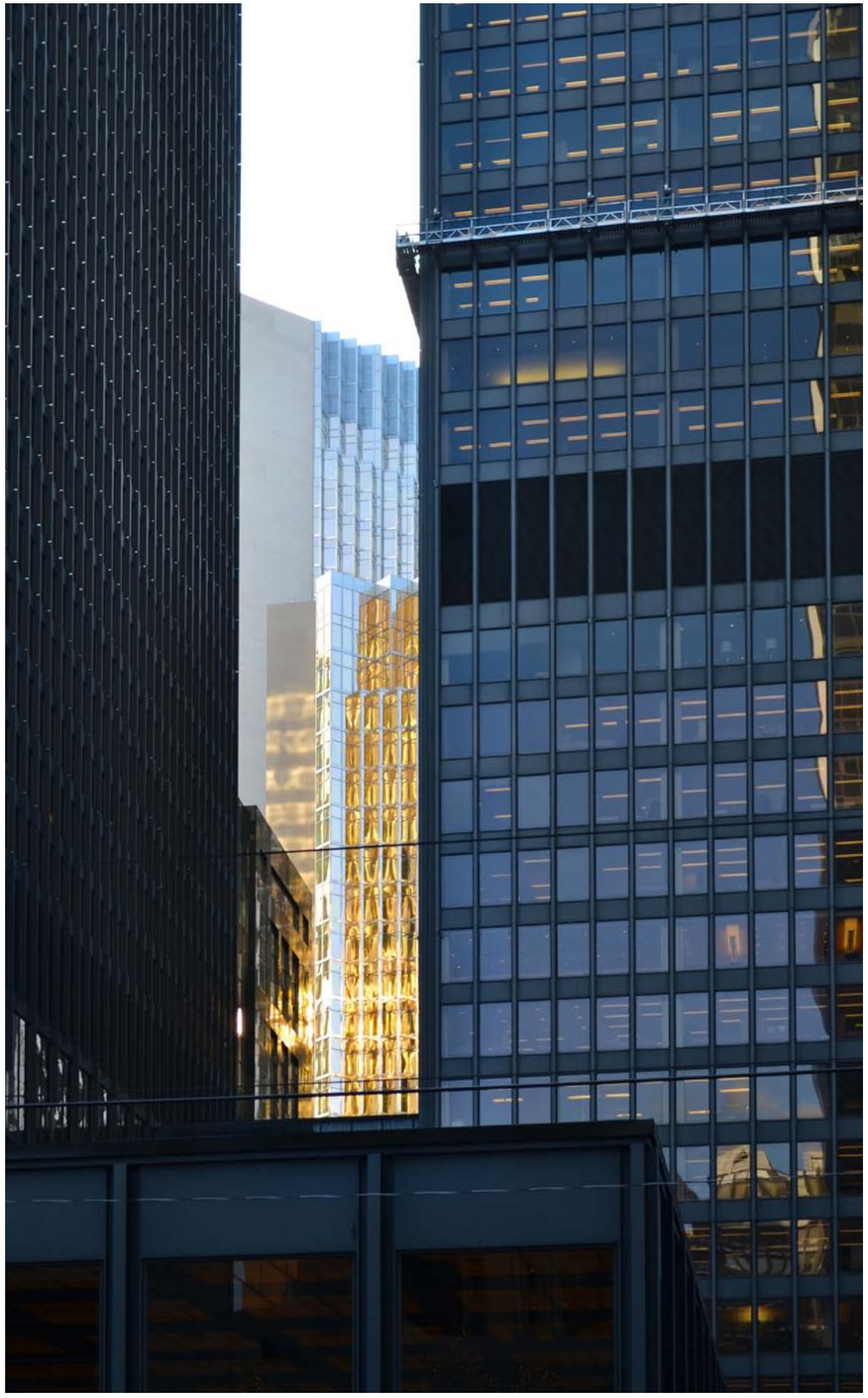
The upper portion of the building -- a more direct and natural element with fewer busy and distracting machinations -- results in a more successful realization of both concept and design clarity.

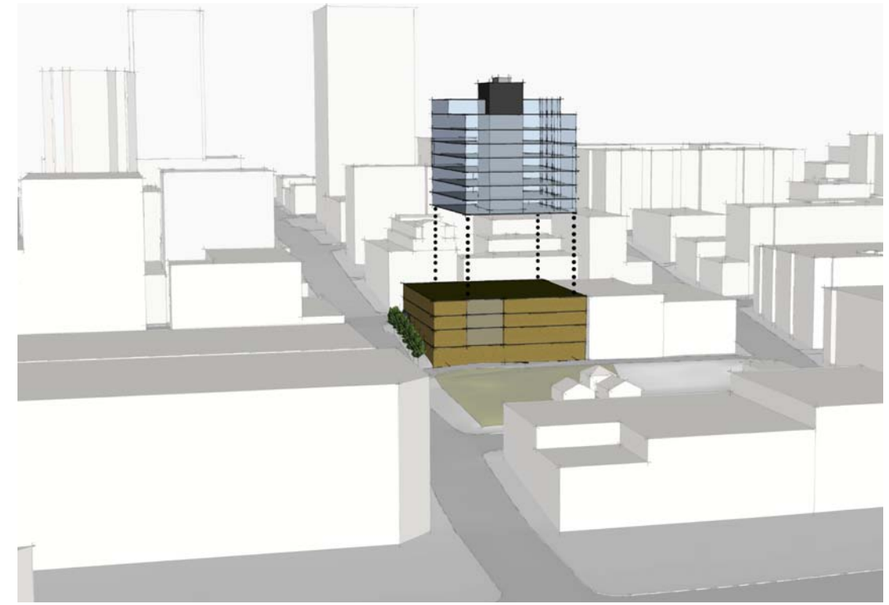
The mass is better positioned with respect to views. This massing option offers a clearer separation between the Belltown-appropriate podium with its scale and material references, and a quiet, uncomplicated tower element.

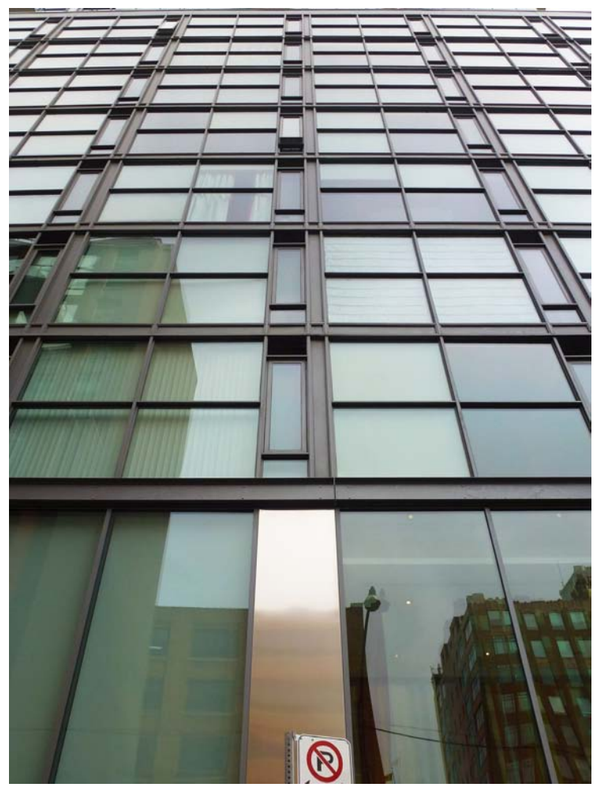
ZONING ENVELOPE

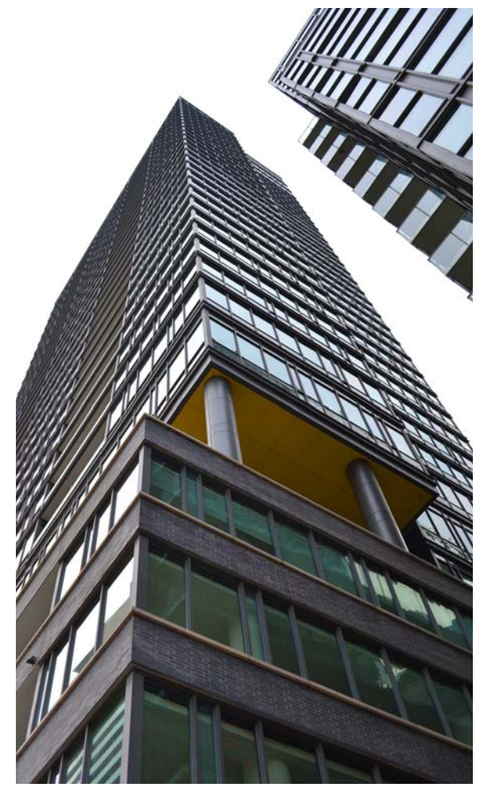


PROPOSED SCHEME









Our parti' diagram derives from our preferred podium concept, from the view-corridor-defined scale also so appropriate to Belltown, from the Design Guideline supported the ideal of setting one slightly-different thing upon another and from the desire to create a figure-ground relationship honoring the base, and allowing the portion on top to be the recessive background element.

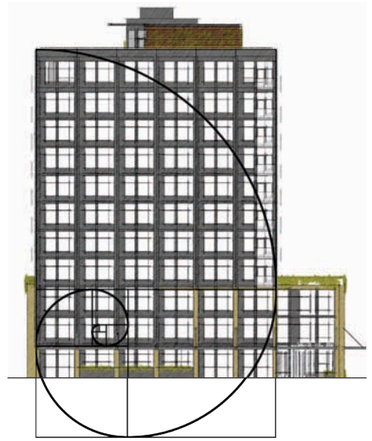
We find precedent and support for this language -- in noteworthy buildings, in the Downtown / Belltown Design Guidelines A1, B1, B2 and B4. We seek a simple clarity of massing and form, allowing the pedestrian-scaled portion of the building to step forward visually, and the tower portion to recede. The following diagrams illustrate the massing inherent in this straightforward, intelligible approach.

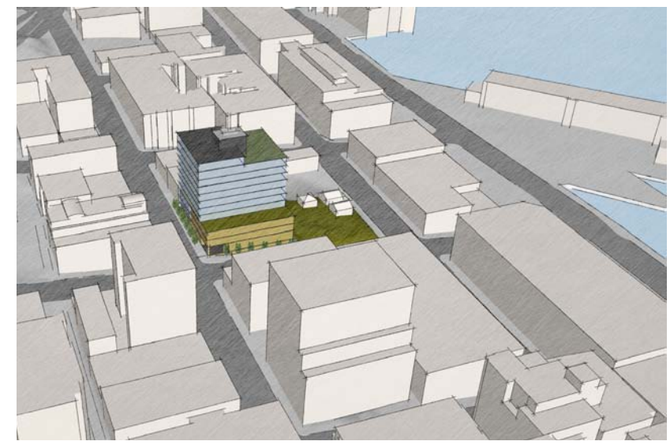
The concept of simplicity and clarity of form is illustrated in these diagrams -- of a roughly-rectangular upper-level mass atop a square 3 and 4-story base. The base scale connects to Belltown, to the view corridor's height limit, to the scale of the club to which we earlier alluded and to the scale of our immediate neighbors.

section at Vine Street looking south

view looking south

sections at Western Ave. looking west -- massing diagram and proposed building concept



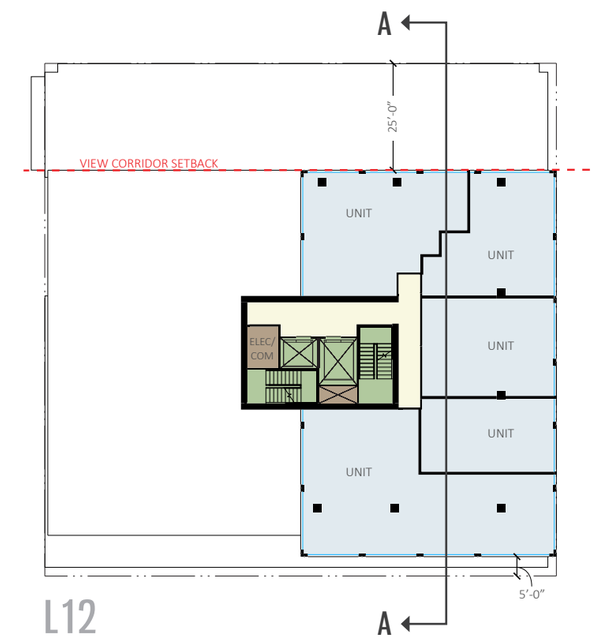


As we prepare to study the relationship between the building's two lucid parts we look to maintain the strength and object sense of the three-story base while keeping the tower portion as quiet as possible. The simple beauty of the tower's form will ensure succes to this effort. We look to reduce the number of steps in the zoning envelope, to create a stronger two-part building clear in concept and intent.

We seek to average the zoning envelope's five lot coverage steps into three: the base up to the view corridor, the floor plane up to the lower height limit, and the partial-level penthouse floor. As such the building will be smaller than the zoning code allows below a height of 85 feet -- the 9th story. The building would then be slightly larger than the zoning envelope above this point through the 11th story. At that point the lower height limit will only permit the uppermost (12th story) to be about half the floor plate, because we are on a steeply-sloping site.

The point of this departure is not to somehow gain floor area, but to realize the development potential within a cleaner, more straightforward building, with fewer different floor planes and modulations. The purpose is to develop a clearer expression of the podium parti' -- a Belltown-scaled masonry base with an uncomplicated, intelligible background building integrated into the more enhanced, dynamic podium. As Belltown fills up and fills in, we wish to have designed a building of enduring value, timeless beauty, and honest clarity.

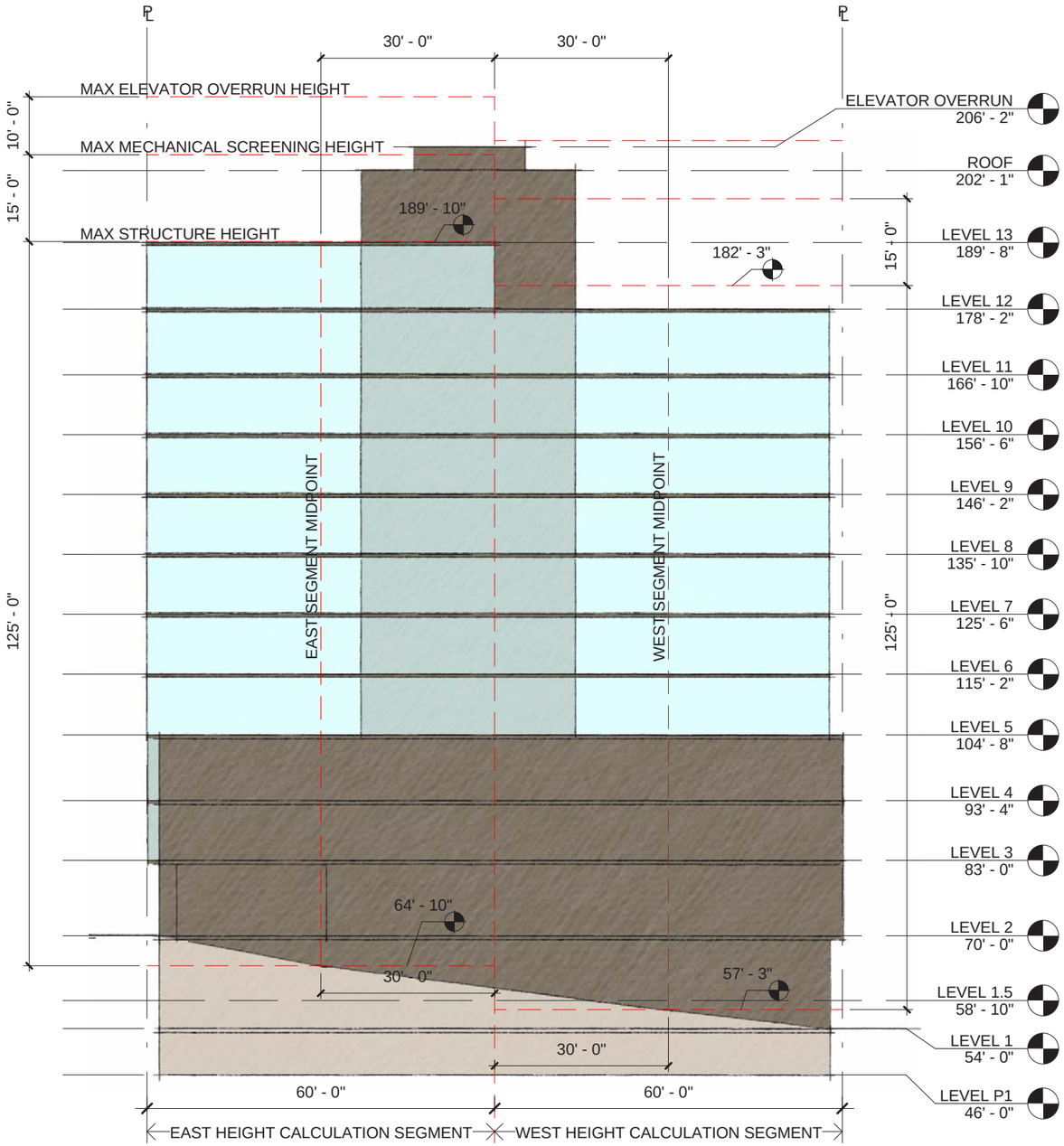
BUILDING PLANS - PREFERRED

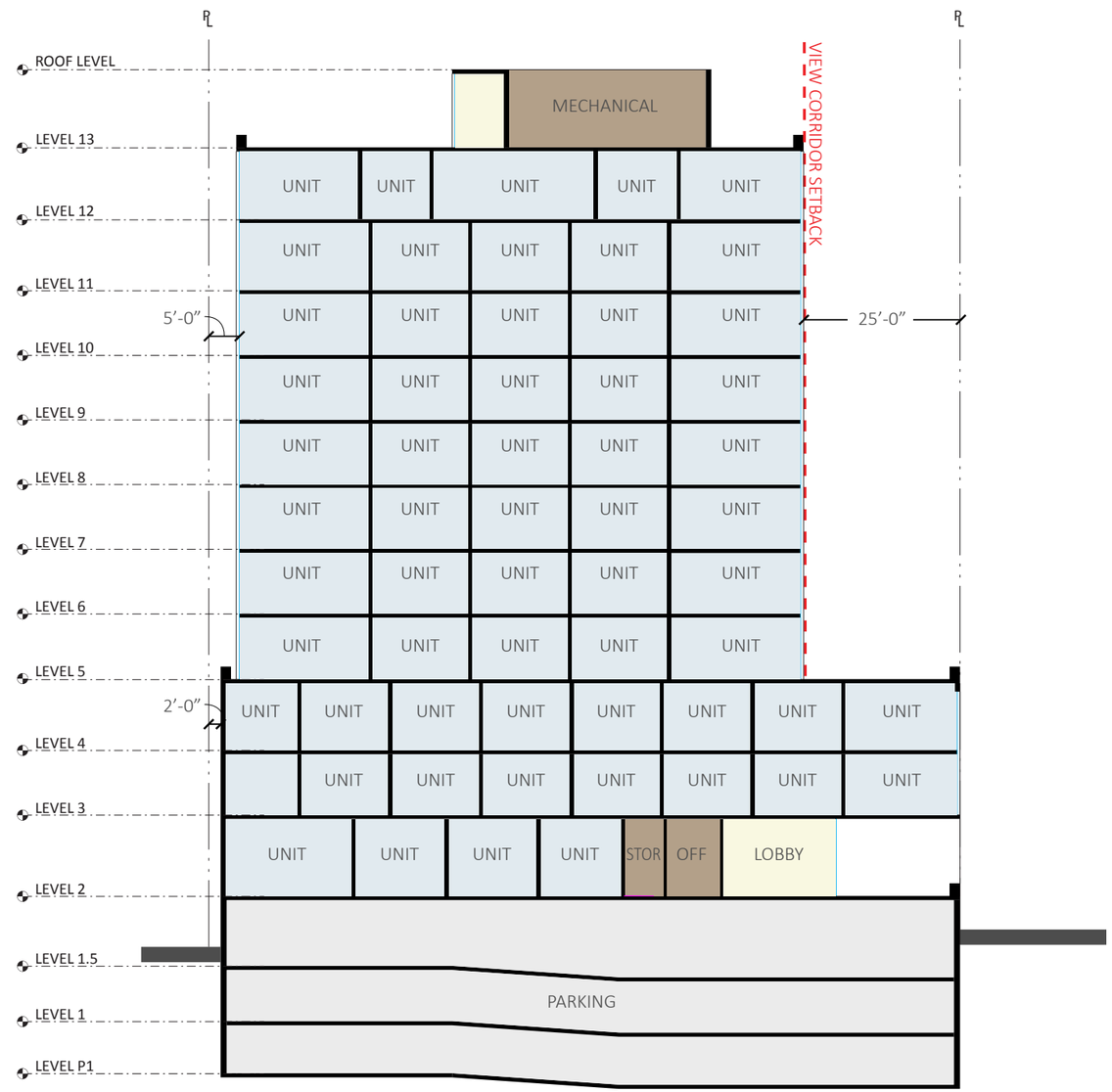


PROGRAM LEGEND

- RESIDENTIAL
- CIRCULATION
- AMENITY
- VERTICAL CIRCULATION
- SUPPORT
- PARKING

project North

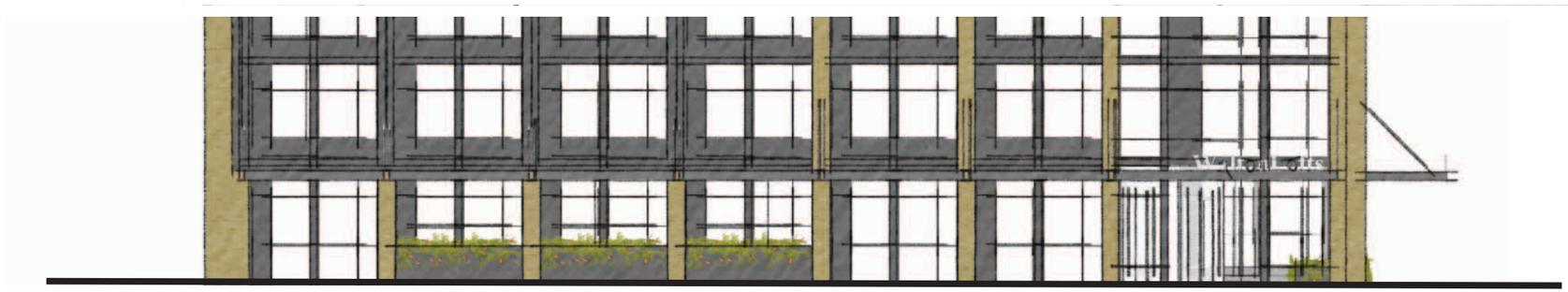

30' - 0"
30' - 0"
MAX ELEVATOR OVERRUN HEIGHT
MAX MECHANICAL SCREENING HEIGHT
MAX STRUCTURE HEIGHT
10' - 0"
15' - 0"
125' - 0"
189' - 10"
182' - 3"
64' - 10"
30' - 0"
57' - 3"
30' - 0"
EAST SEGMENT MIDPOINT
WEST SEGMENT MIDPOINT
ELEVATOR OVERRUN 206' - 2"
ROOF 202' - 1"
LEVEL 13 189' - 8"
LEVEL 12 178' - 2"
LEVEL 11 166' - 10"
LEVEL 10 156' - 6"
LEVEL 9 146' - 2"
LEVEL 8 135' - 10"
LEVEL 7 125' - 6"
LEVEL 6 115' - 2"
LEVEL 5 104' - 8"
LEVEL 4 93' - 4"
LEVEL 3 83' - 0"
LEVEL 2 70' - 0"
LEVEL 1.5 58' - 10"
LEVEL 1 54' - 0"
LEVEL P1 46' - 0"
15' - 0"
125' - 0"
60' - 0"
60' - 0"
EAST HEIGHT CALCULATION SEGMENT
WEST HEIGHT CALCULATION SEGMENT


ROOF LEVEL
LEVEL 13
LEVEL 12
LEVEL 11
LEVEL 10
LEVEL 9
LEVEL 8
LEVEL 7
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1.5
LEVEL 1
LEVEL P1
MECHANICAL
VIEW CORRIDOR SETBACK
UNIT
STOR
OFF
LOBBY
PARKING
5'-0"
2'-0"
25'-0"

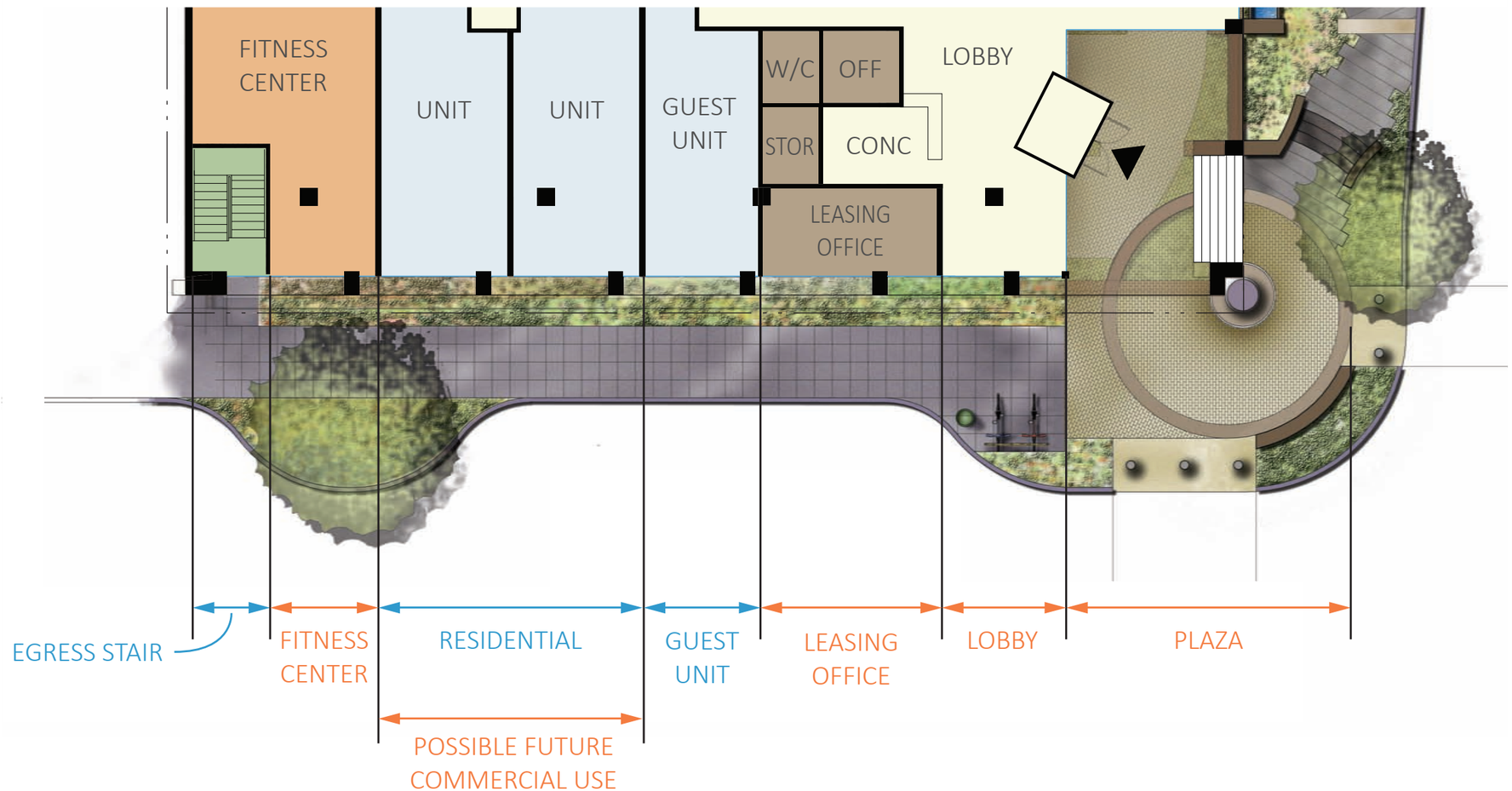
SECTION A-A

BUILDING MASSING - PREFERRED

Wireframe views of the massing model in photographic context suggest that the podium base and the overall massing is an appropriate “fit”. The material warmth of the podium masonry connects with the buildings down Western and up Vine. A simple upper-level mass offers less visual competition, allowing the base and the groundplane to dominate the experience.



ELEVATION AT WESTERN AVENUE



same section as left, adapted to commercial use. Note planter removed and storefront with entry filled into frame

section through Fitness Center at southeast corner of building. Note grade separation as Western Avenue climbs from the corner to midblock.

We propose to offer some residential units along Western Avenue, including the guest unit (a resident amenity) adjacent to the lobby. The remainder of the Western Avenue frontage consists of the entry plaza, the lobby, the Leasing and Presentation Center, a guest room and residents' Fitness Center. The Fitness Center in the southeast corner most closely abuts the Millionair Club.

While retail or commercial space is not considered economically viable at this time, the residents represent 24-hour users of the building, and eyes on the street throughout the day and night. A combination of factors, including control of the marquee drip line, planters, on-grade planting and multiple sets of in-window blinds, help mitigate the closeness of resident and sidewalk users.

Walton Lofts

Steel marquee canopies along Western Avenue and turning the corner above the entry recess along Vine Street extend 8' from the building face. Tension rod supports secure the marquees to the building and provide detail and interest.

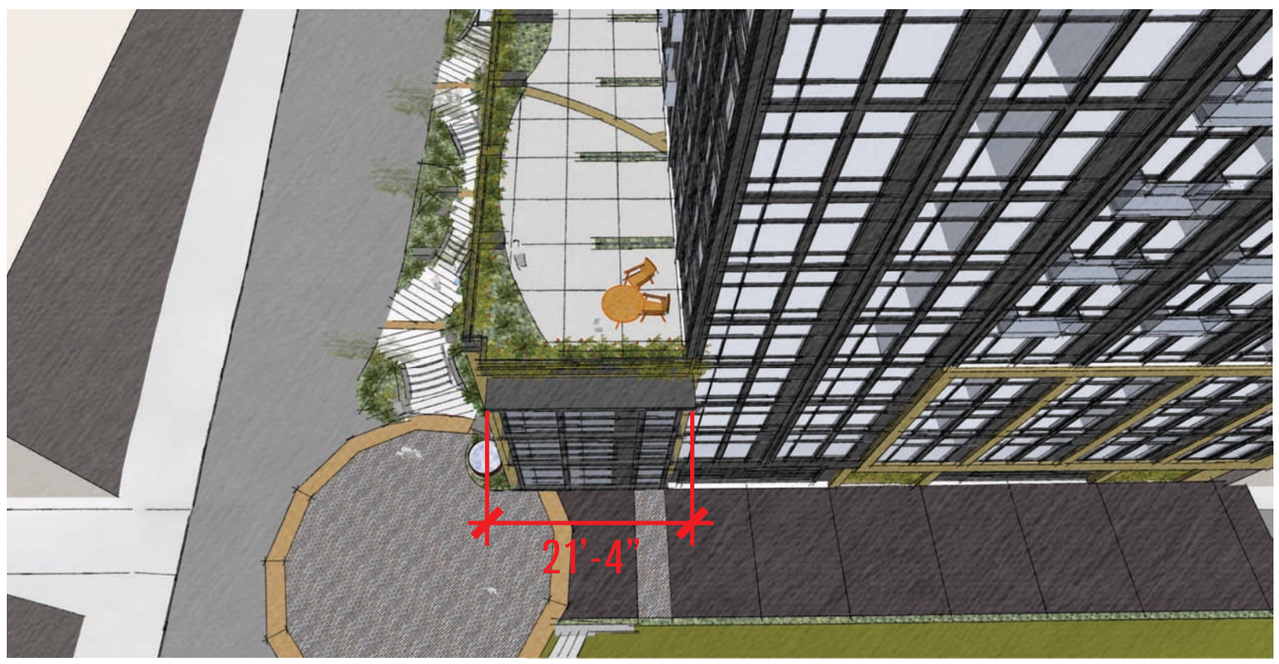
As indicated in the sketch to the left, the canopies sit just outboard of most of the Western Avenue building edge, as they absorb a portion of the tower's extension back out over the sidewalk in the southeast corner of the site.

Detail sketch at entry looking south.

We propose a bay window -- in the building's podium bay resulting from the view corridor setback. The floor of this bay window will be above the floor height at the second floor, resulting in a raised book nook and sometime stage within the amenity space / library along Vine Street. The bay window's mullion spacing and articulation is proposed to be somewhat different than that of the adjoining window wall, signalling it as a special element.

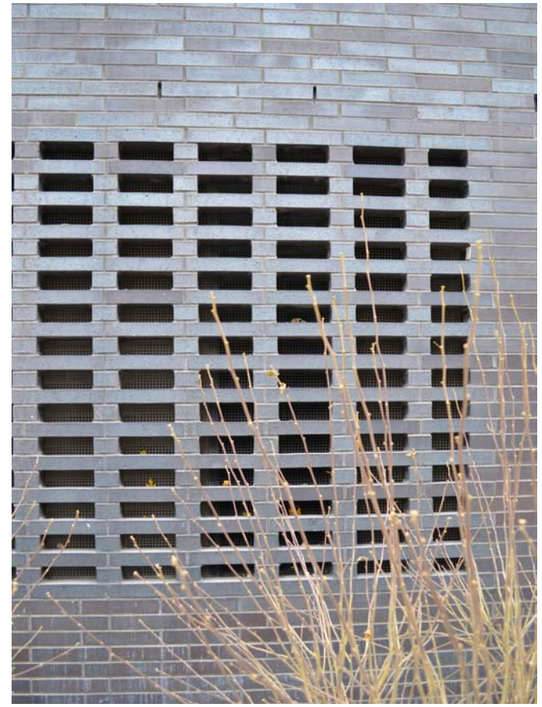
As indicated in the sketch on the opposite page, bottom left, the width of this bay is guided by the view corridor setback. The further desire for an architectural expression consistent with that of the remainder of the building necessitates a modest Design Departure for this element -- for a width greater than 15 feet and for square corners.
(See Design Departure #3)

view from alley



view above alley

view looking east up Vine Street

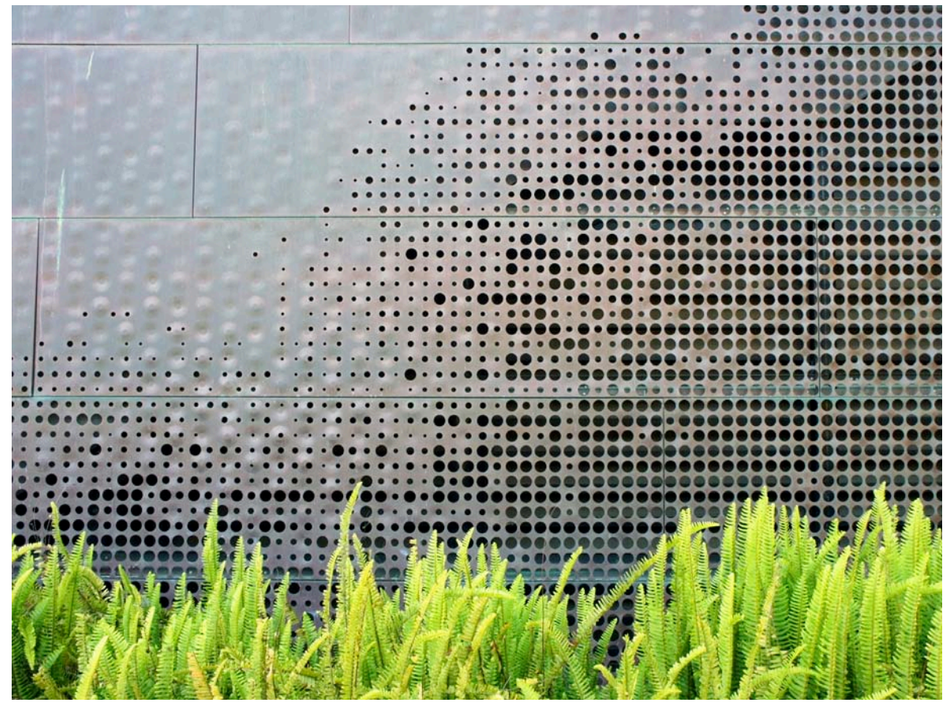


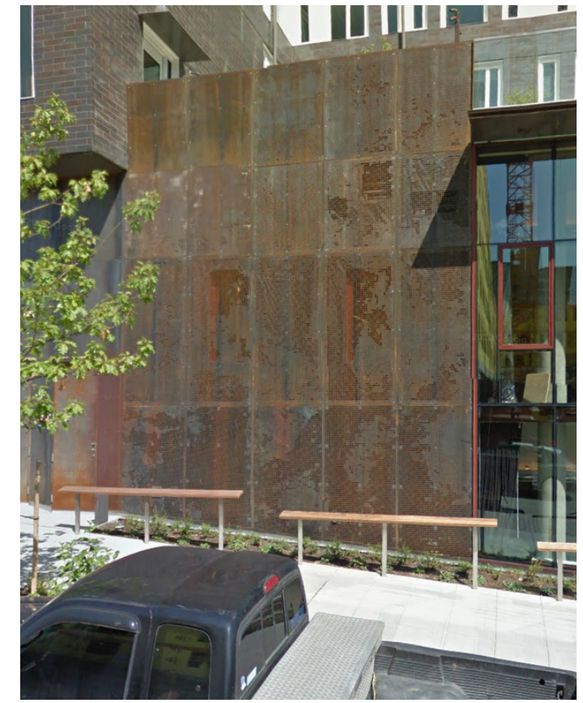
In addition to the podium mass extending back out over the alley (a 2-foot cantilever), the alley facade is differentiated by the need to house most of the building's service, loading, mechanical, electrical and vehicular access functions.

The bike room and bike workshop, an important but visually chaotic function, occupies the building's northwest corner, at the intersection of Vine Street and the alley. We anticipate an artistic treatment at tthis corner where a brick and green wall element is shown as a placeholder. Further along the alley the building's transformer room, (really a Seattle City Light governed space), and the trash/recycle room share the facade with primary vehicular access and a second vehicle access for limited parking, service vehicles, moving vans and loading functions. While the vast majority of these activities can take place within the building, they are requireds to be located and accessed along the alley.

A brick facade, the use of brick vents instead of large, industrial-looking louvers, the incorporation of green wall plantings and the disciplined organization of these components can result in a functional alley elevation that is also appropriate and pleasing to the park.

Artistic treatments for screening elements, parking garage doors, ventilation covers and blank wall areas can turn these elements from eyesores into special details. Belltown's reputation for quirky and individualistic representations of otherwise mundane building parts almost demands an artistic response along this particular alley or section of Vine Street....





view of amenity deck looking northwest

view looking south up Western Avenue

view of rooftop dog run looking southeast

view looking north down Western Avenue

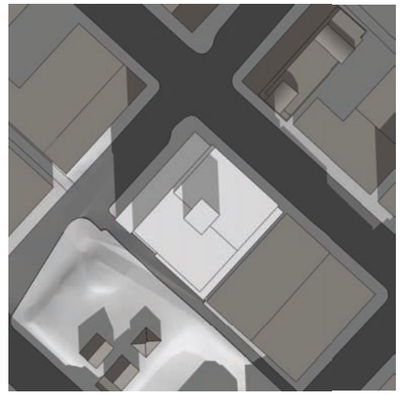
view of corner of Western Avenue and Vine Street

view looking west down Vine Street

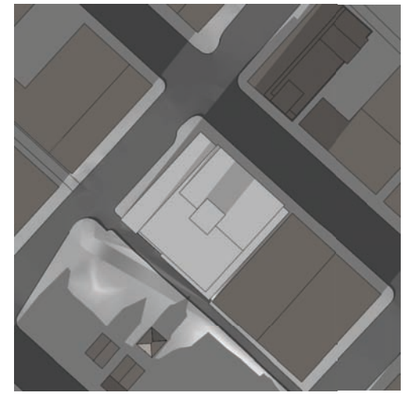
BUILDING MASSING SCHEME - PREFERRED: SOLAR STUDY

WINTER SOLSTICE

9AM

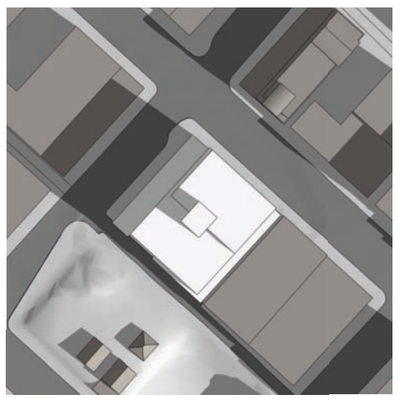


NOON

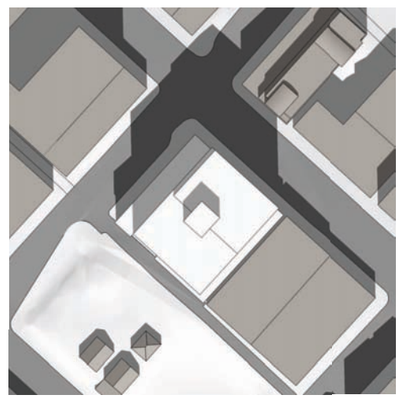


3PM

EQUINOX



9AM



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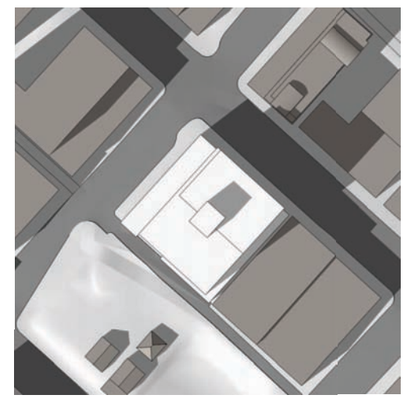
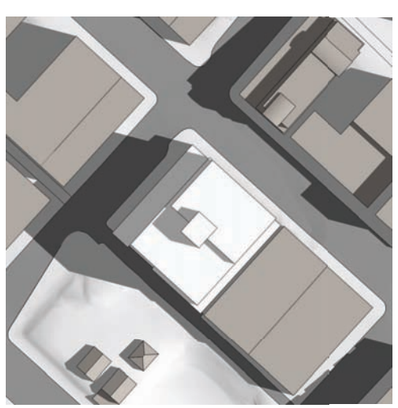
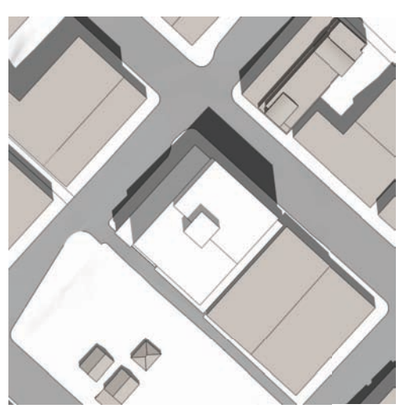


3PM

SUMMER SOLSTICE



9AM

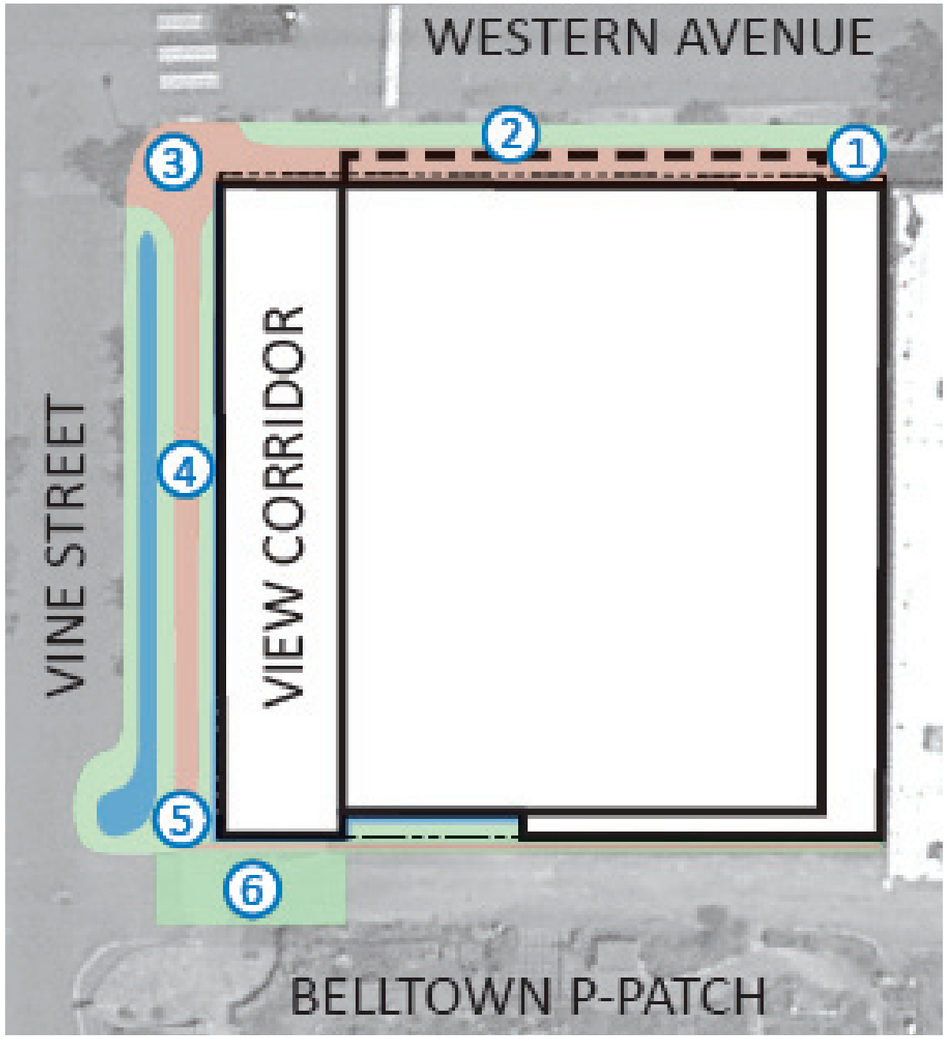


NOON

3PM

As you can see by the graphic to the left, the building's relationship to the P-Patch park is very benign with regard to shade and shadow impacts.

A shadow from the massing represented by our preferred alternative only crosses the park boundary in the image to the lower left -- at 9:00 AM on June 21st. Shortly after this time the shadow of the building swings to the north and east, and is clear of the park, the P-Patch, the cottages and the plantings and gardens within the park. The Cistern Steps and Carolyn Geise plaza are similarly free of most shadow impacts.



1. HISTORICAL CONTEXT, INTERPRETIVE AND WAYFINDING ELEMENTS
2. STREETSCAPE PLANTED EDGE
3. PEDESTRIAN NODE, GREEN STREET, WAYFINDING
4. GREEN STREET, RAINWATER CELEBRATION, HISTORICAL CONTEXT, LIVING WALLS
5. GREEN STREET, P-PATCH COMMUNITY CONNECTION, LIVING WALLS
6. LIVING WALLS, ALLEY PAVEMENT TREATMENTS, P-PATCH COMMUNITY CONNECTIONS

CONCEPT

The landscape partí is composed of overlapping bands, each band reflecting a distinct element critical to informing the site design and how it responds to its surroundings. These components include the historic context of the site and neighborhood, the movement and celebration of rainwater, and the implementation of Green Street principles. Interweaving these conceptual elements to gradually and seamlessly mix will help reinforce a sense of place, enhance the pedestrian experience, and stitch together what is now a void in the urban fabric while creating another successful connector within the Green Streets model.

CONTEXT & NARRATIVE

Surrounded by a rich historic context with several architectural landmarks still present, this site has countless stories to tell. Through use of interpretive design elements in the streetscape, there is an opportunity to reveal and illuminate this past. Just as a dramatic alteration of topography during the Denny Re-grade created what is now Belltown, the future will bring equal transformation to the urban fabric by way of changes like the Seawall replacement project and removal of the Viaduct. By incorporating the strongest historic elements and interweaving those with demonstrations of sustainable practices, Walton Lofts will reinforce the Green Street model already shaping this neighborhood.

The streetscape should respond to and feel connected with the site's surroundings. This can be accomplished in a number of ways, such as using the building's materials in the horizontal plane and creating pedestrian-scaled sidewalk spaces that relate to the adjacent streetscapes. These relationships are especially critical along Western Avenue, where there is fast-moving traffic and little evidence of interventions that make for a comfortable pedestrian environment. This frontage provides opportunity creating a space that will be the beginning of a pedestrian-level reconnection of this area to the larger Belltown and Downtown communities, a connection that we hope becomes stronger with current and future urban design efforts. For those approaching from the south along Western, the hardscape-oriented streetscape will begin to give way to a softer, more open space. The topography, water views, and access to light make this corner ideal for creating an inviting public streetscape that could include design components such as rainwater demonstrations, native plantings, and artistic interpretive or wayfinding elements.

From an urban design perspective, the corner of Western Avenue and Vine Street will serve as the building's primary entrance, and will therefore be a critical pedestrian node. In addition, the topography here affords unique prospect, which makes this a highly visible and important space. From a story-telling perspective, this intersection is a convergence of natural elements and urban history; it is here where you take in expansive views of Elliott Bay—the ultimate destination of the rainwater that falls here—as well as the Belltown Cottages and historic brick buildings.

Descending from east to west along Vine Street, pedestrians' progress from a very urban environment into this visibly unique and special part of Belltown is punctuated by views down to the p-patch and cistern steps. The steep topography and precedent of other Green Street elements creates a setting where the presence or demonstration of the movement of stormwater along the north building façade may gradually give way to vertical planting or live walls. In keeping with the most successful elements of the adjacent Vine Street streetscape, articulation of sidewalks, use of native plantings, and celebration of rainwater will be part of the Walton Lofts landscape vocabulary.

The nature of the historic cues, as well as the scale of the pedestrian environment, changes dramatically as you move from urban-historic (north side) to residential-historic (west side) of the building. This results in the introduction of new colors and textures that are unique to both Belltown and the greater Downtown area. With the topography and adjacencies to the Belltown P-Patch and cistern steps, water movement and rainwater catchment will continue to inform the landscape design, though the character and type of rainwater demonstration may begin to reflect the unique spirit of the p-patch. This finer-grained urban-agrarian context elicits a different design response that will connect and bridge the more urban-facing parts of the building. Here, integrating historic interpretive elements, living walls or other vertical green components, and paving systems and patterns reaching across the alley will help create an appropriate 'front' to our western neighbors.

STORMWATER PLANTERS ALONG VINE STREET
VINE STREET STAIRS & SIDEWALK
PROPOSED EXPANSION OF CAROLYN GEISE PLAZA
EXISTING CAROLYN GEISE PLAZA
EXISTING WALL
VINE STREET
WATER FEATURE - WATER RECLAIMED FROM ROOFTOP
CROSSWALK ACROSS VINE
VINE STREET ENTRY PLAZA
PROPOSED CROSSWALK ACROSS WESTERN
PROPOSED IMPROVED P-PATCH ENTRY
EXISTING P-PATCH ENTRY
BIKE RACK, TRASH RECEPTACLE, STREET LIGHT
DROP-OFF / PICK-UP AREA, VEHICLE PULL OUT
ALLEY
WESTERN AVENUE
SIDEWALK
PLANTING AREA

VINE STREET STREETSCAPE

view of Vine Street looking east from alley

view of Vine Street from above

view from corner of Western Avenue and Vine Street looking west down Vine Street

The rigorous and straightforward rhythm of the facade acts as a neutral foil to the vibrant syncopation of the green street steps, planting and watercourse. An entry plaza at the corner of Western and Vine is balanced with the much-larger completion of Carolyn Geise plaza at the head of the Cistern Steps. Integration of art and landscape throughout the course of the water's journey into the cistern helps link the Vine Street story to the park.

We anticipate an artistic treatment at the alley /Vine Street corner as well, where a brick and green wall element is shown as a placeholder.

view of Vine Street (north) facade

view of Vine Street and alley looking east

view of Vine Street looking west

view of corner of Western Avenue and Vine Street

view of corner of Western Avenue and Vine Street

WESTERN AVENUE STREETSCAPE

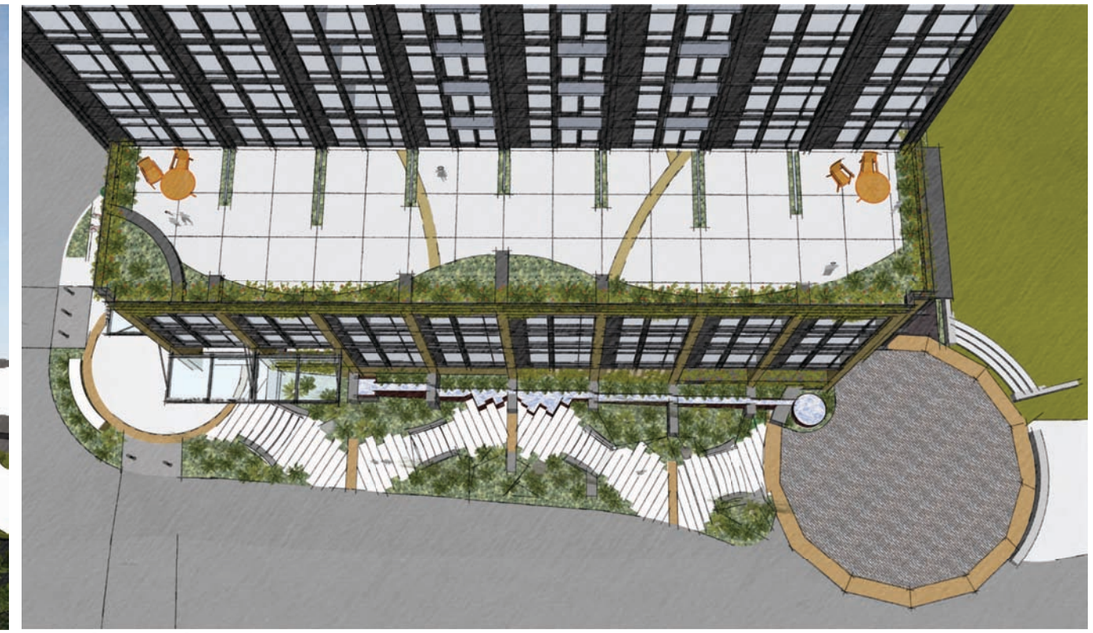
view of Western Avenue

view looking north on Western Avenue

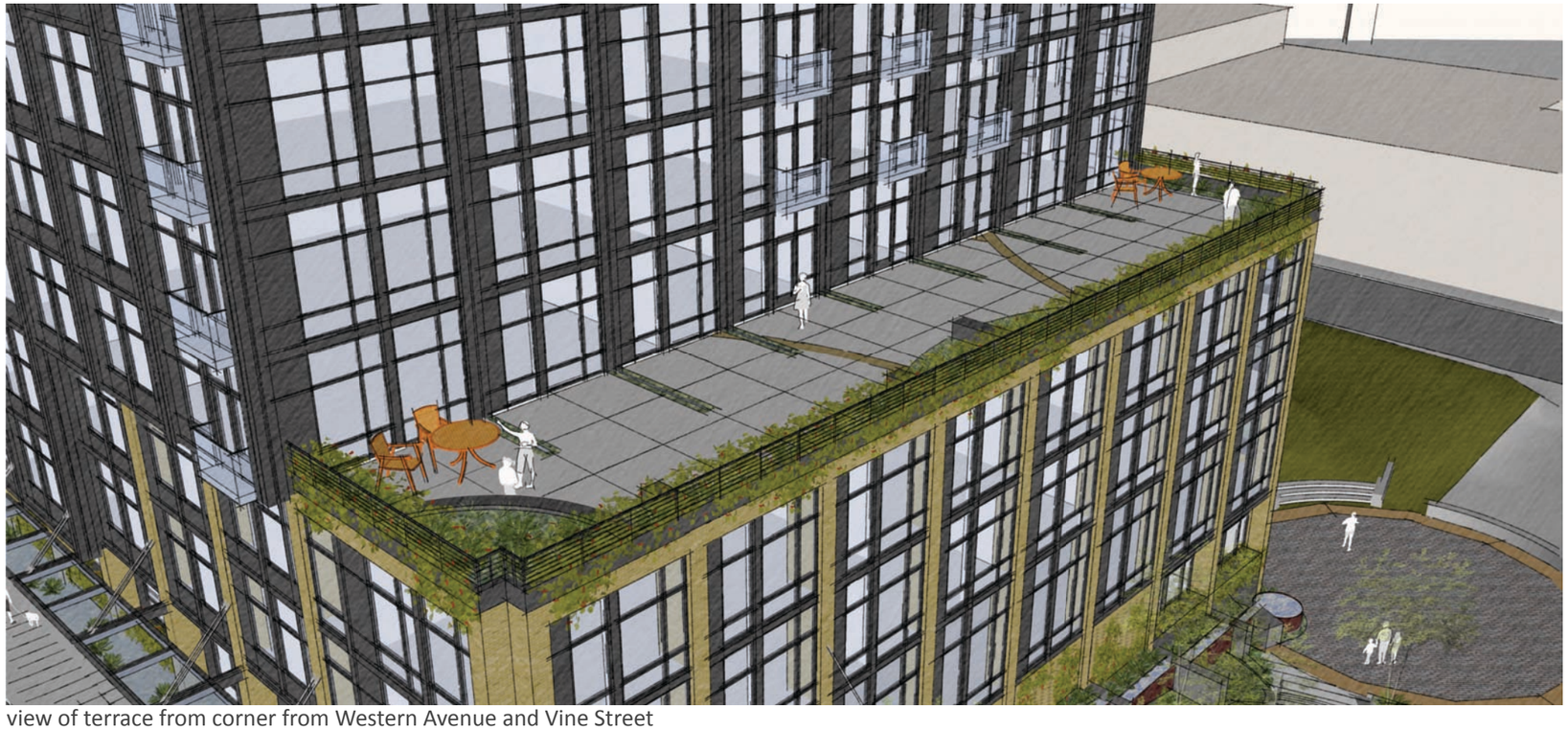
view of corner of Western Avenue and Vine Street

view looking west down Vine Street

view of terrace looking west



view of terrace from above



view of terrace from corner from Western Avenue and Vine Street

view of corner of Western Avenue and Vine Street

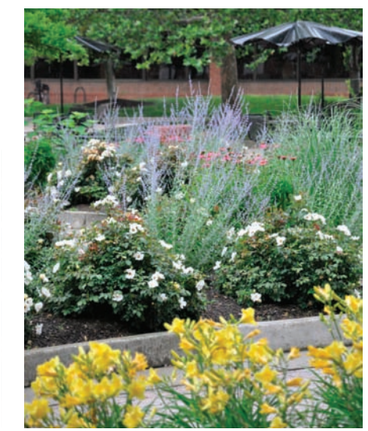
Images showing the green street setback terrace, and the connection of this element to the street-level terrace at the corner of Western and Vine.

HISTORIC & INTERPRETIVE ELEMENTS

PAVING MATERIALS & PATTERNS

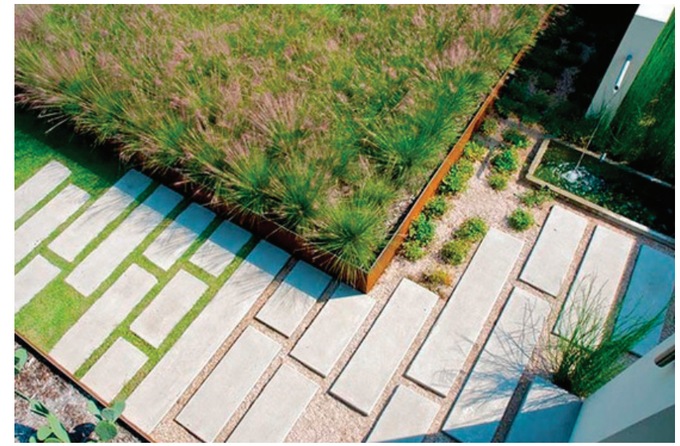
RAINWATER & STORM DRAINAGE

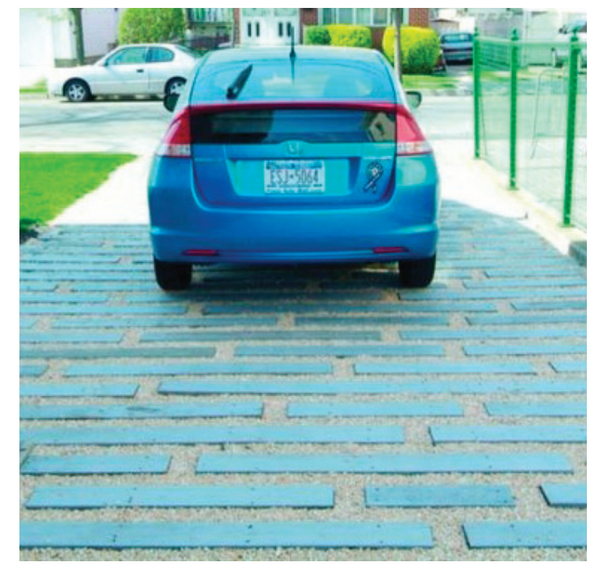
GREEN STREETS STREETSCAPE



P-PATCH & GREEN STREET STREETSCAPE

GREEN WALLS & SCREENS





ALLEY PAVING & PLANTING

Potential Development Standard Departures:

Departure Request #1

SMC 23.54.030.B.1.b. Residential Parking Space Requirements

Standard:

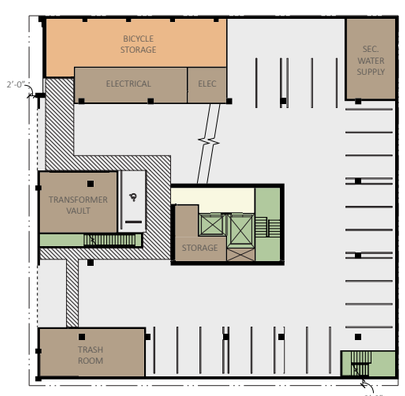
When more than five parking spaces are provided, a minimum of 60 percent of the parking spaces shall be striped for medium vehicles.

Proposed:

+/-75 parking stalls total; +/-30% medium parking stalls, +/-68% small parking stalls

Rationale:

No parking is required for the site/use. The view corridor and building service locations at the alley have an adverse impact on the preferred tower core location. The resulting dimensions between the core and property line along the south and east portions of the parking garage are limited to small parking stall/drive aisle dimensions.



Departure Request #2

SMC 23.53.035.A.1
Structural Building Overhangs

Standard:

Vertical clearance shall be a minimum of 26' from an alley.

Proposed:

Vertical clearance of +/-15' from finished alley elevation within the 2' alley dedication zone. +/-17' vertical clearance from finished alley elevation to bottom of bay window at northern end of alley.

Rationale:

Providing 14' of vertical clearance from the finished alley grade allows for better proportions and design consistency of the building podium at the highly visible alley/p-patch elevation. The 14' vertical clearance is limited to the 2' of area given over to the alley dedication, minimizing potential conflicts with service vehicles. The bay window projection is limited to +/- 22' in width, and located near the end of the alley, away from the trash service areas.

Departure Request #3

SMC 23.53.035.A.4
Structural Building Overhangs

Standard:

The maximum length of each bay window shall be 15', reduced to 9' with 45 degree angles.

Proposed:

Square bay, as wide as 22', for consistency with design rhythm.

Rationale:

Width of bay guided by view corridor setback.

Departure Request #4

SMC 23.49.018
Overhead Weather Protection

Standard:

Continuous overhead weather protection shall be required for new development along the entire street frontage, minimum dimension of 8' horizontally from building wall.

Proposed:

Overhead weather protection held away from building face and/or articulated in a manner consistent with design rhythm.

Rationale:

Consistency with design of building and street improvements.

Departure Request #5

SMC 23.49.158
Lot Coverage above 85'

Standard:

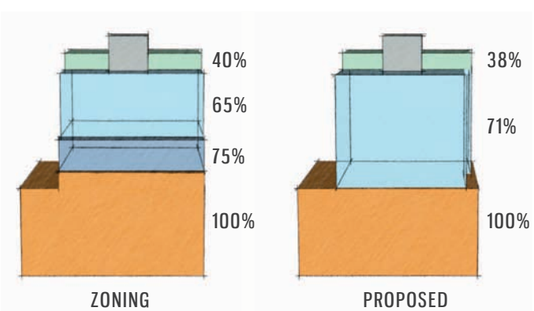
For portions of of the structure between 0'-65' height - 100% Lot Coverage
Greater than 65' up to 85' - 75% Lot Coverage
Greater than 85' up to 125' - 65% Lot Coverage

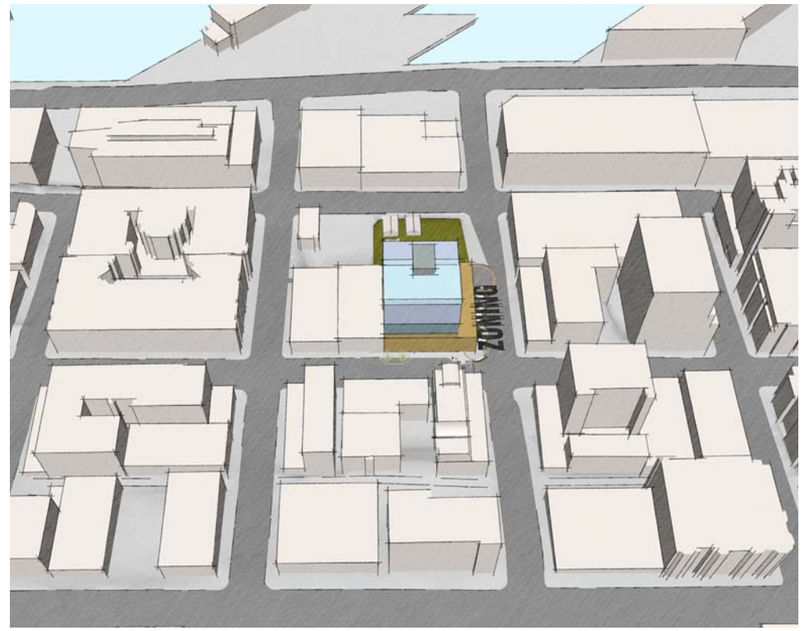
Proposed:

Average the lot coverage areas for all floors, reapportioning area to allow for consistent floor plate sizes in the tower portion of the building.

Rationale:

Averaging lot coverage for the portion of the building above 35' results in better overall massing than prescribed by the code requirements, and better meets the intent of the development standards. (See page 26)





ZONING ENVELOPE

PROPOSED SCHEME