

3031 Western Avenue

DPD Project Number 3008148

Early Design Guidance December 20, 2007

MUP intake August 22, 2008

Recommendation Meeting, October 28, 2008



Martin Selig Real Estate

ruffcorn mott hinthorne stine

1. How is this project a “neighbor” to the existing community around it?
2. How is this project a “neighbor” to the Sculpture Park?
3. How does the project effectively meet the ground along each edge?

Priority Design Guidelines Identified by the Board:

- A-1 Respond to physical environment
- B-1 Respond to neighborhood context
- B-3 Reinforce positive urban form & architectural attributes of the immediate area
- B-4 Design a well proportioned and unified building
- C-1 Promote pedestrian interaction
- C-3 Provide active, not blank facades
- C-5 Encourage overhead weather protection
- D-1 Provide inviting and usable open space
- D-2 Enhance the building with landscaping
- D-6 Design for personal safety and security
- E-2 Integrate parking facilities

Departures:

None requested.

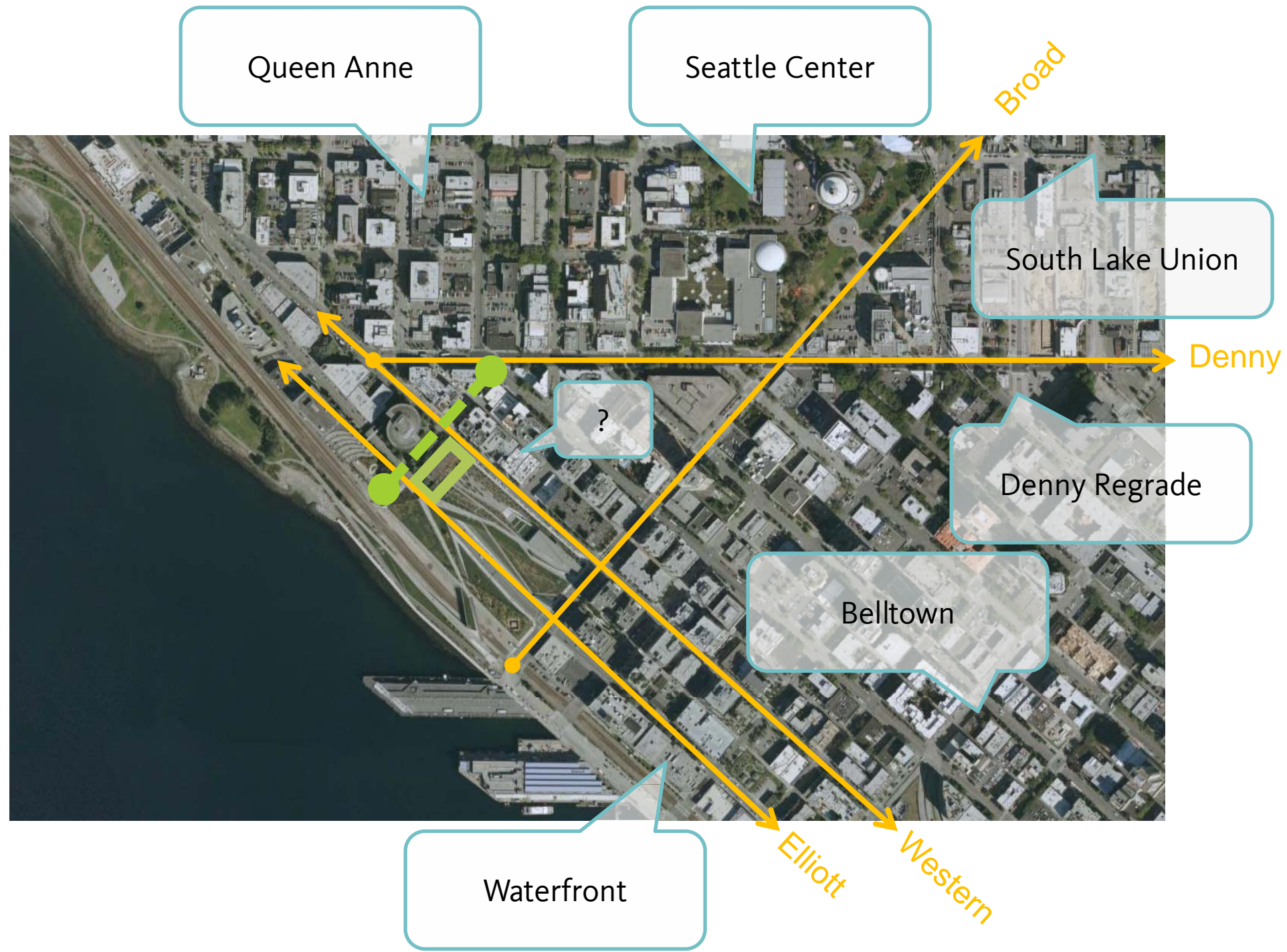
Additional Requests:

Views from the water, sections showing relationship to neighborhood and park

1. How is this project a “neighbor”
to the existing community?

Thorough and detailed neighborhood analysis.
Sectional and perspective views to express broader context.

Connections, green space, activation of street



Neighborhood

Zoning, Open Space, Connections



Alaskan Way

BNSF Railroad

Elliott Avenue

Western Avenue

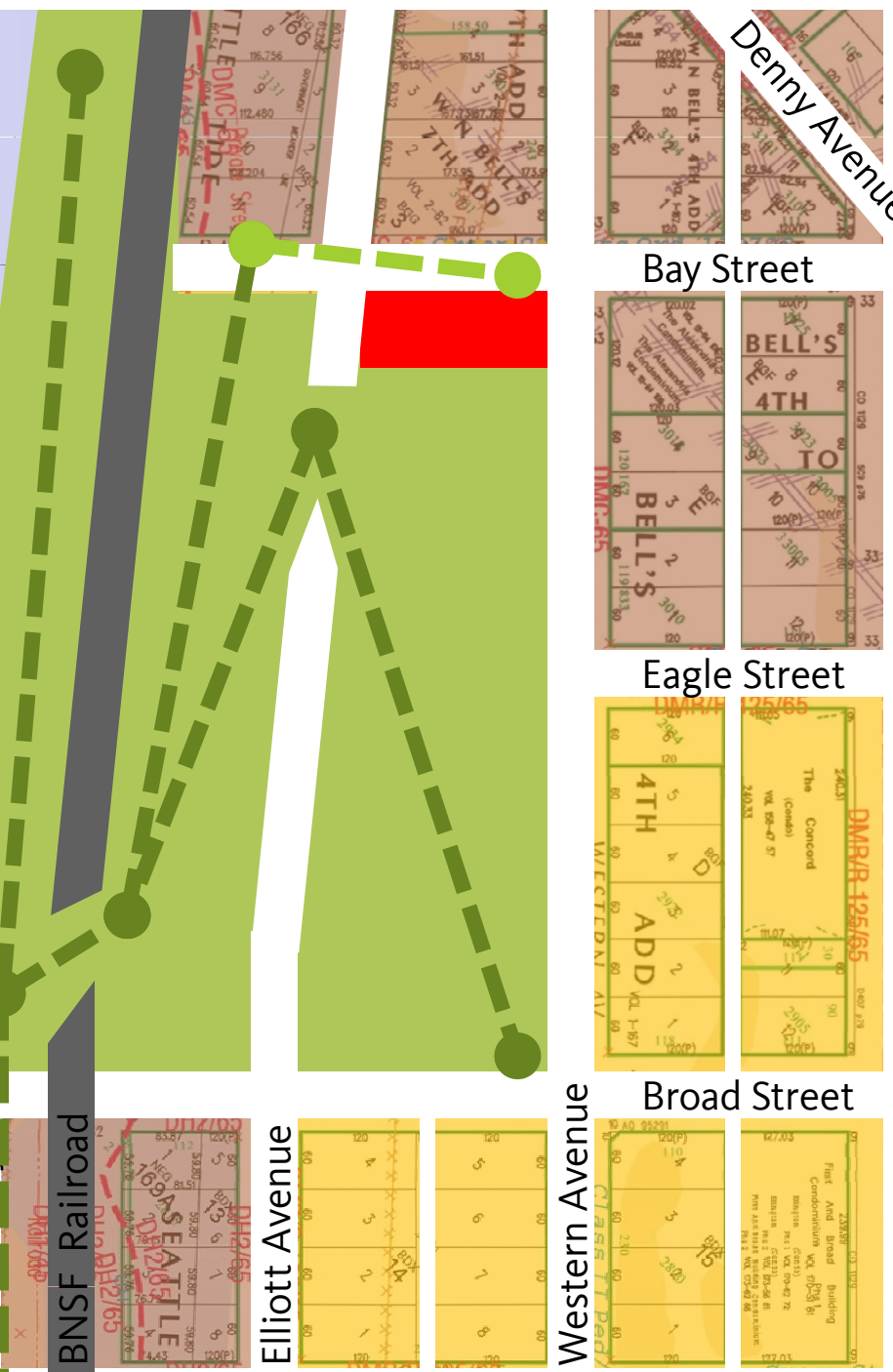
Clay Street

Broad Street

Eagle Street

Bay Street

Denny Avenue





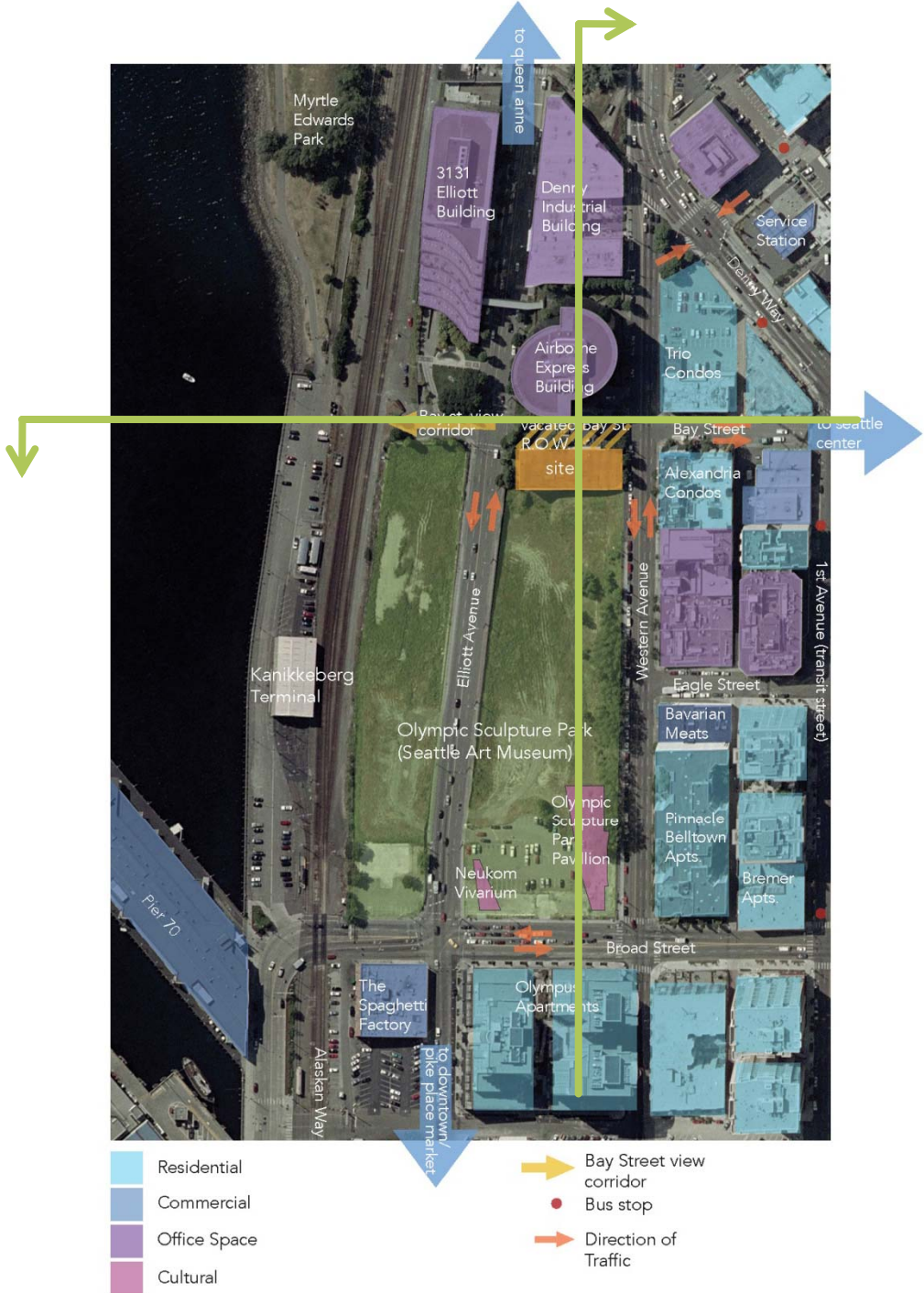
Neighborhood

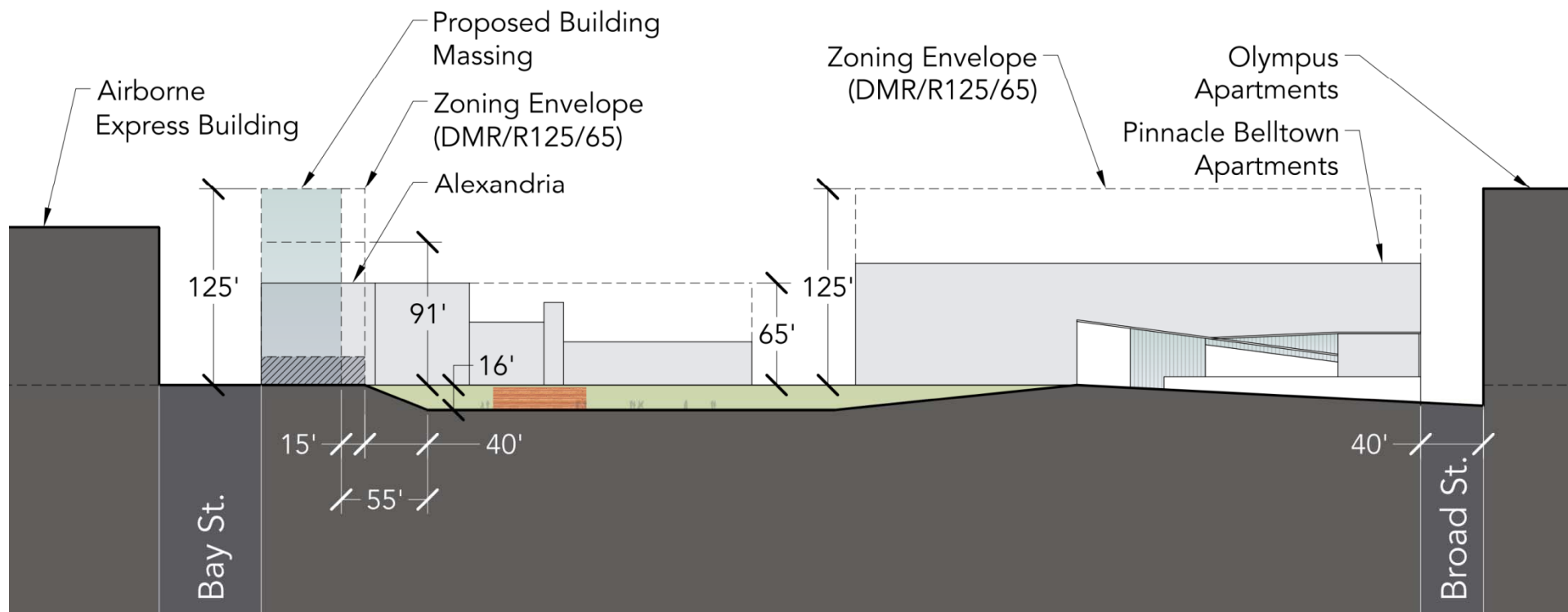
Height, Future Form, "Outdoor Room"

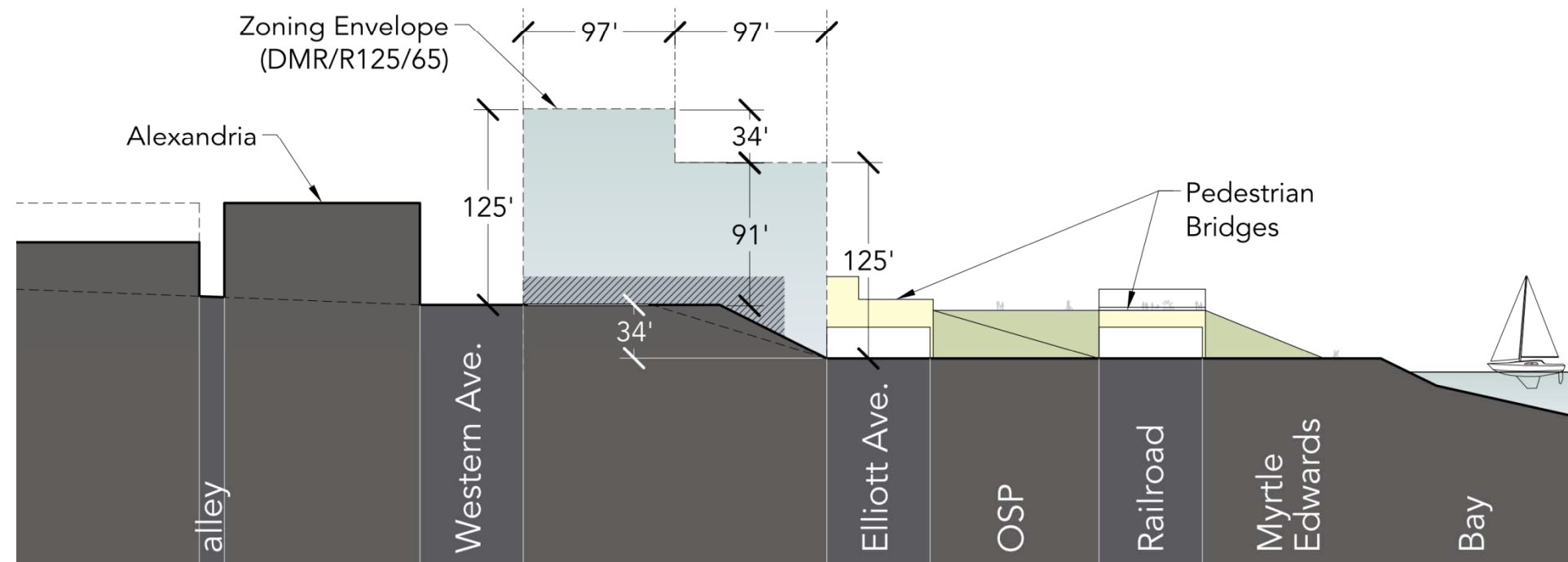
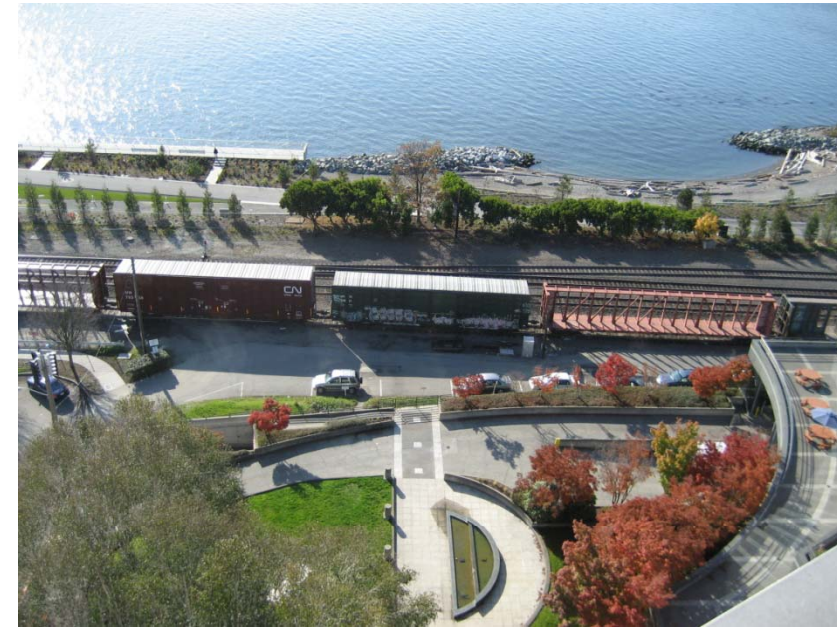


Neighborhood

Activities



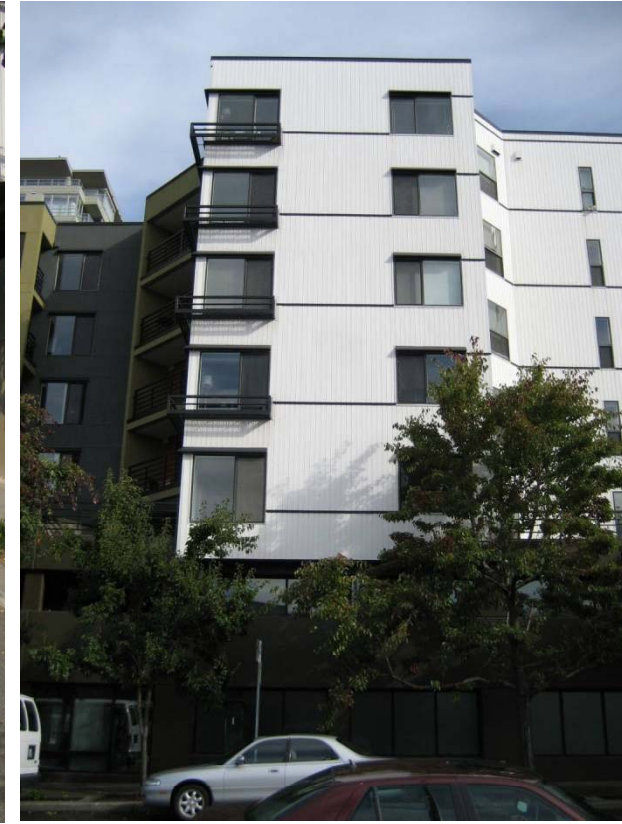




Neighborhood

Western Avenue





Neighborhood

Elliott Avenue

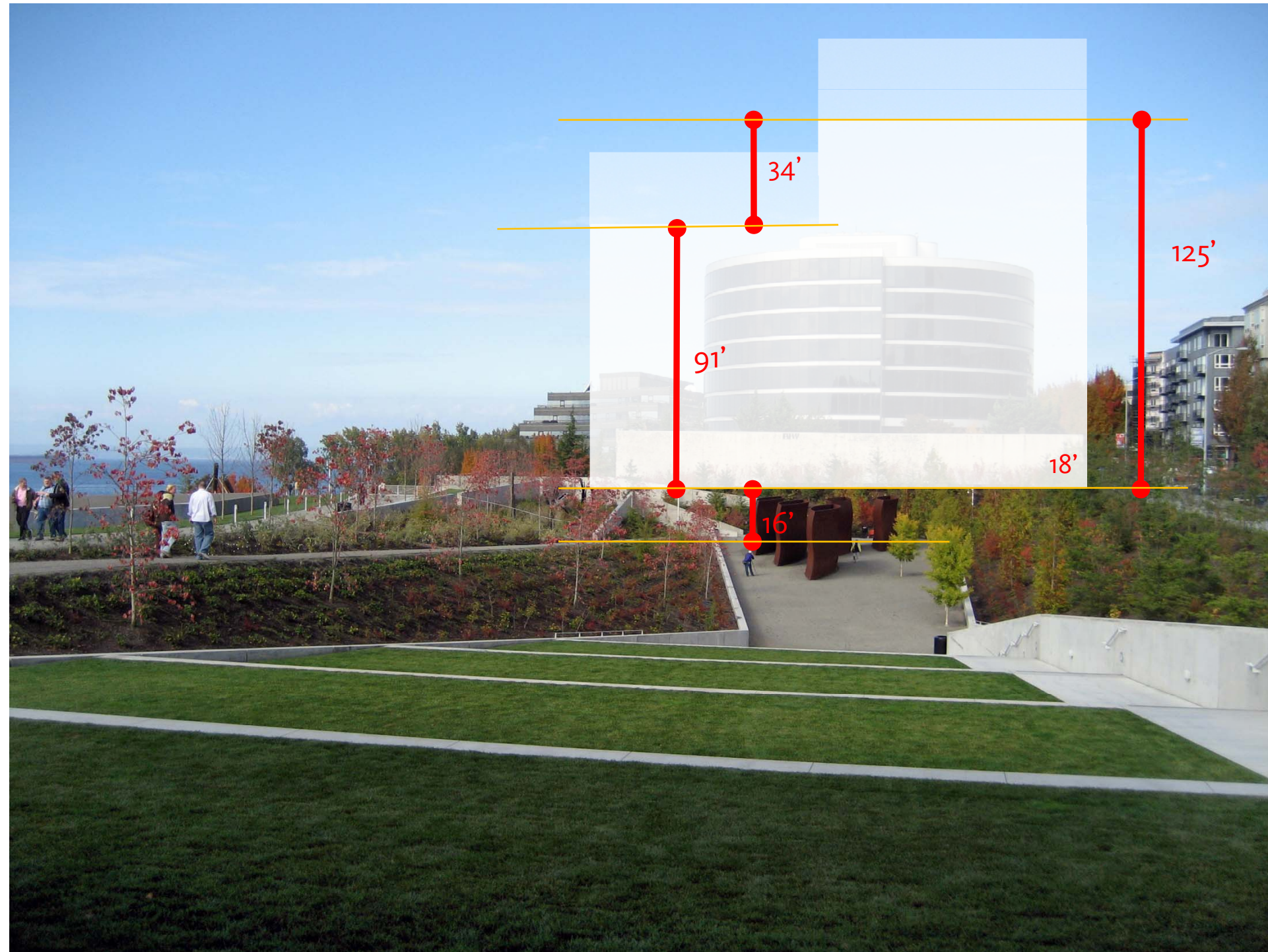


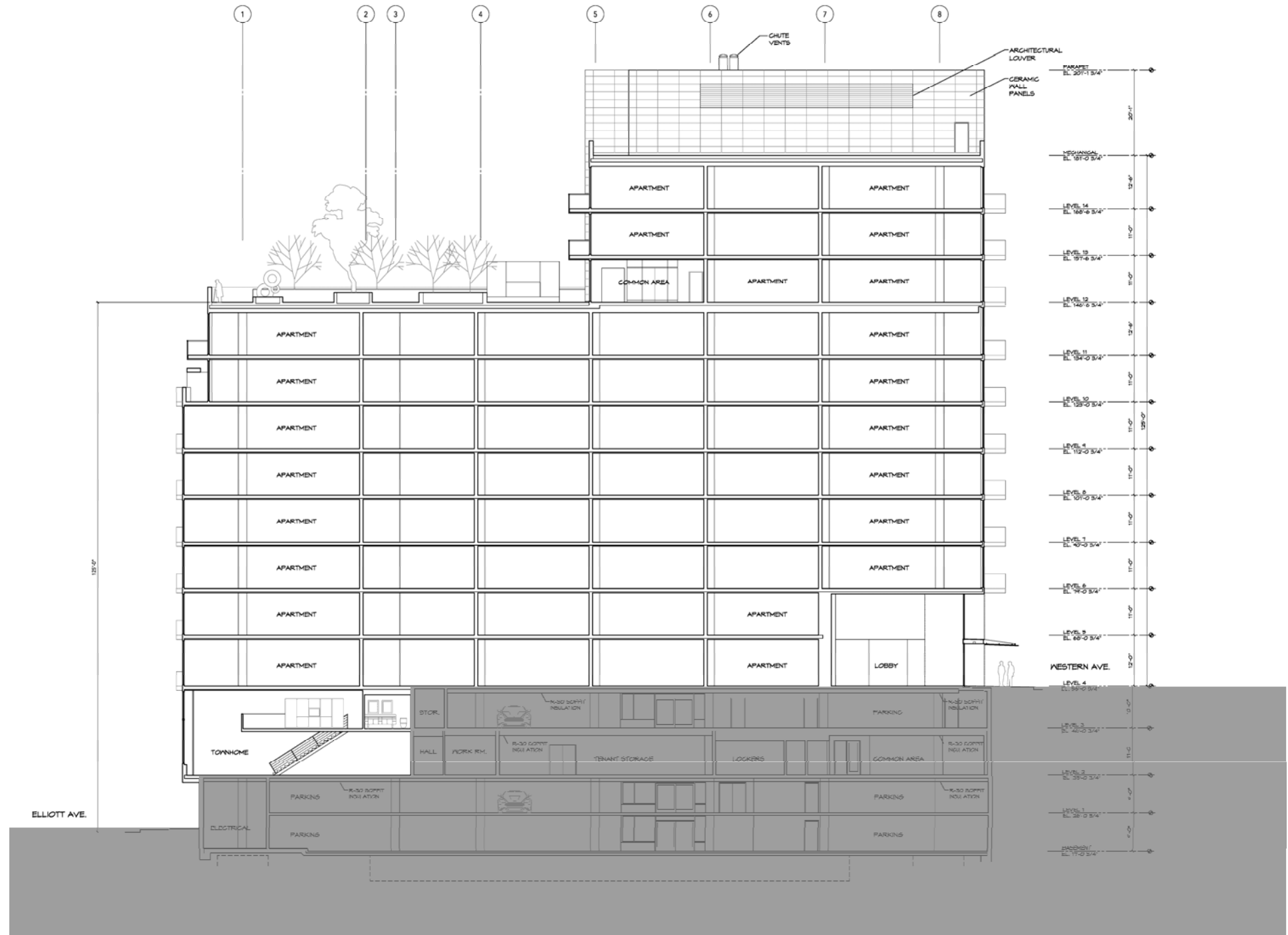


2. How is this project a “neighbor”
to the Sculpture Park?

Board expressed interest in a greater setback from Park.
Board suggested quieting the south façade modulation.

Setbacks , Modulation, Profile















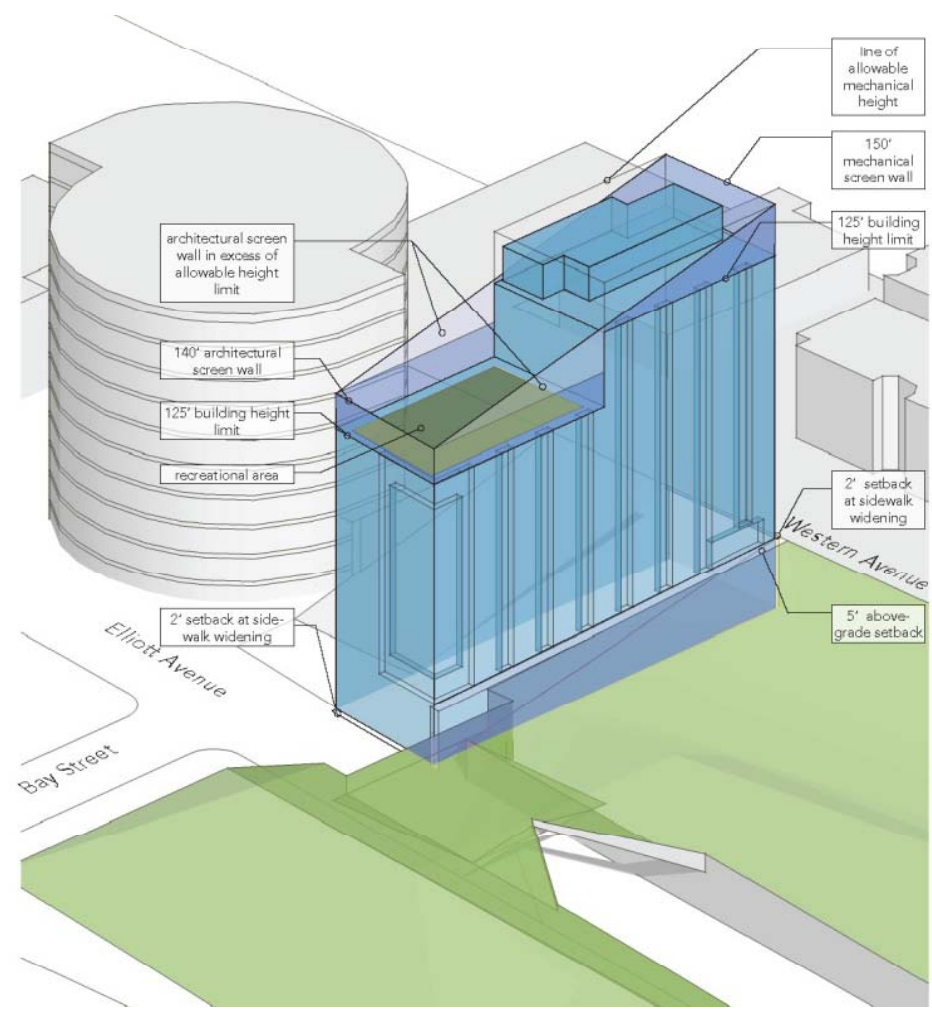
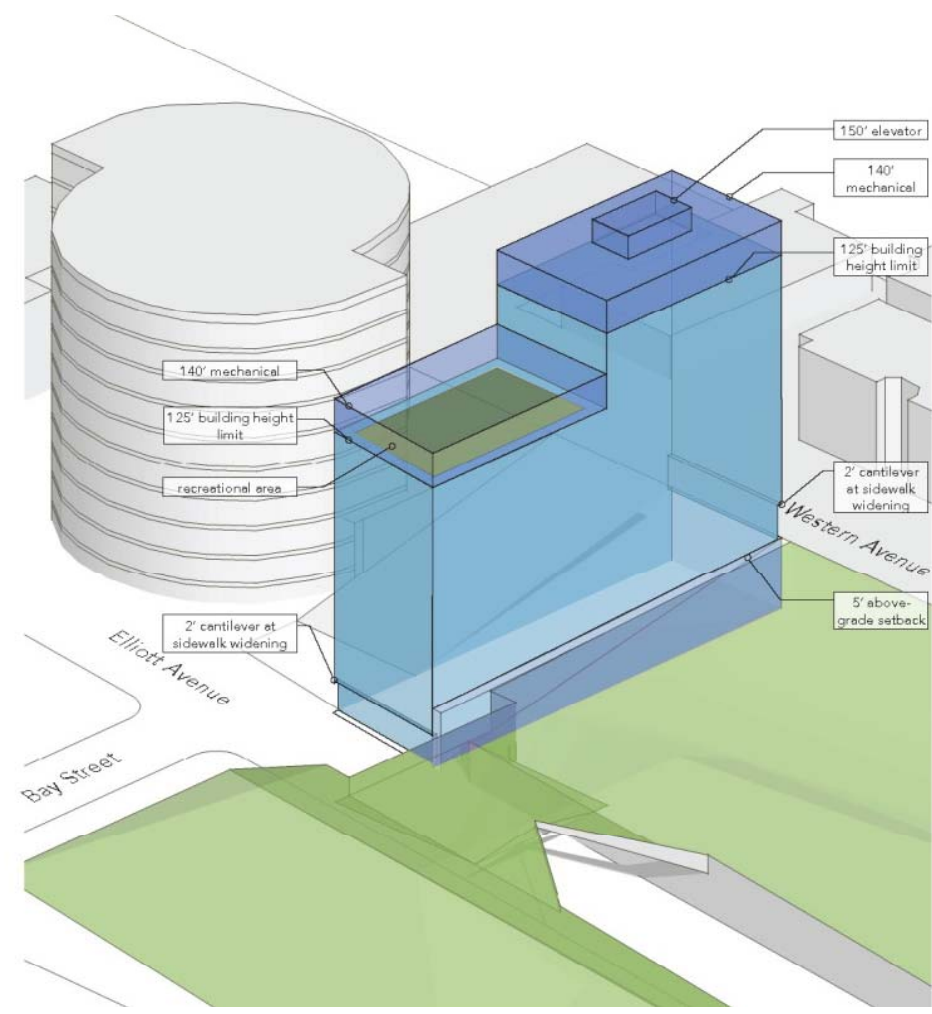
then .



now .



AVERAGE GRADE /
WESTERN AVENUE

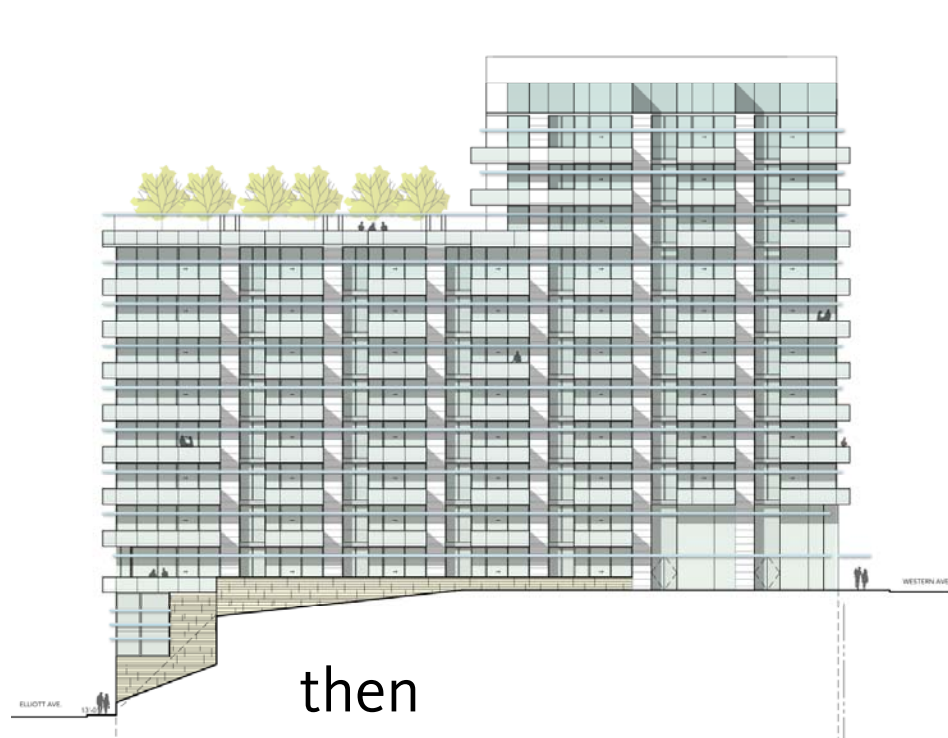


then



now





then



now

3. How does the project effectively meet the ground along each edge?

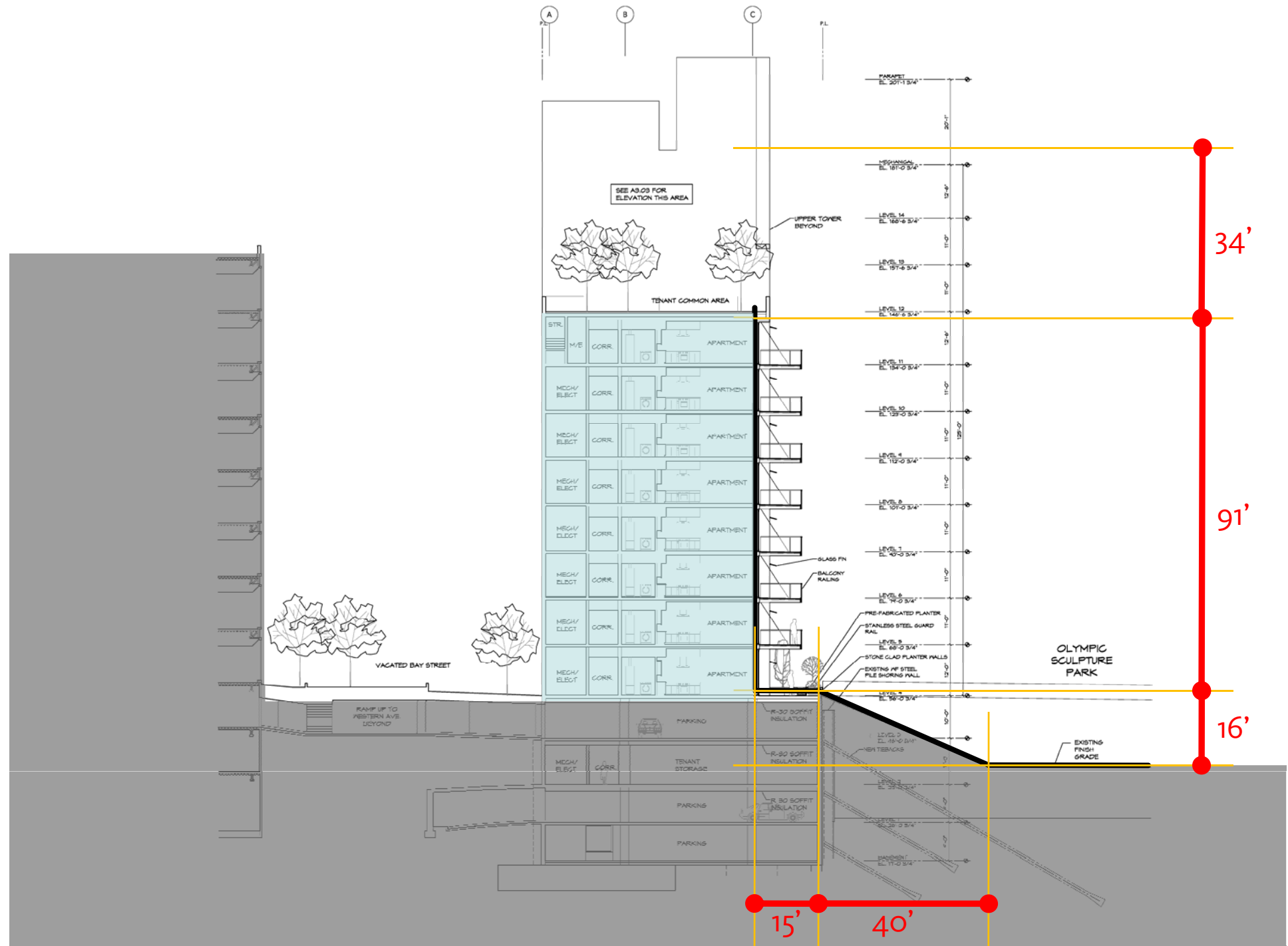
Details of façades.

Details of courtyard on Bay Street, plantings, materials, etc.

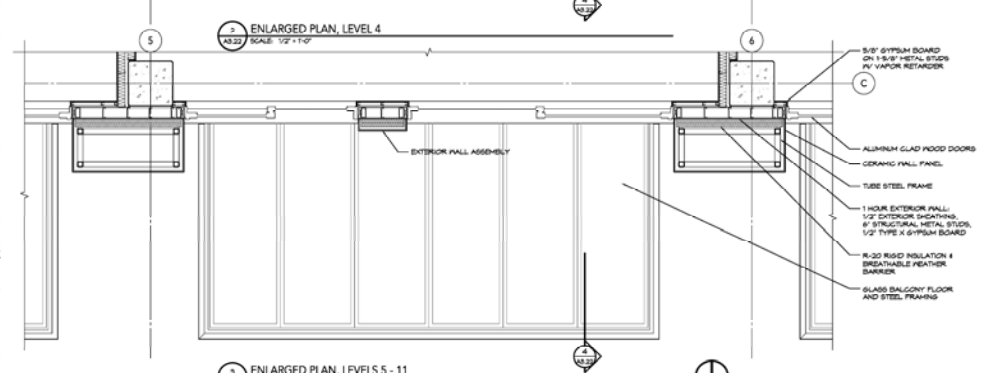
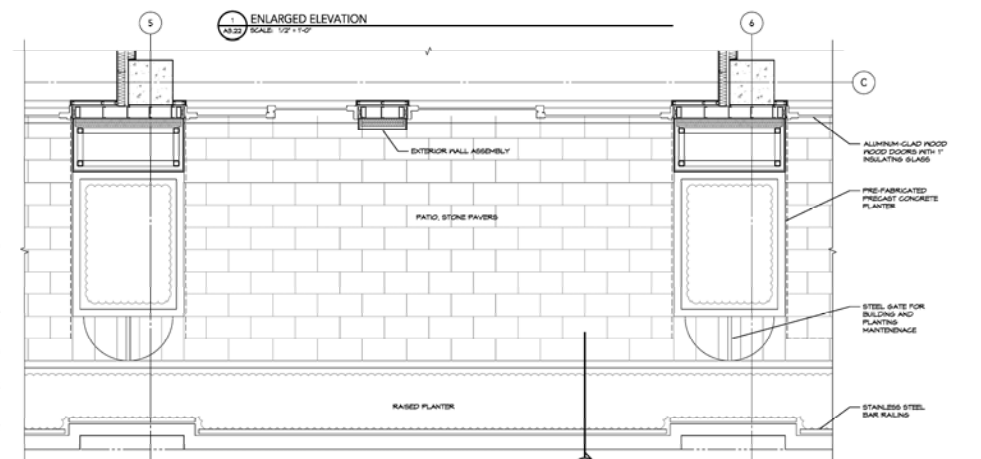
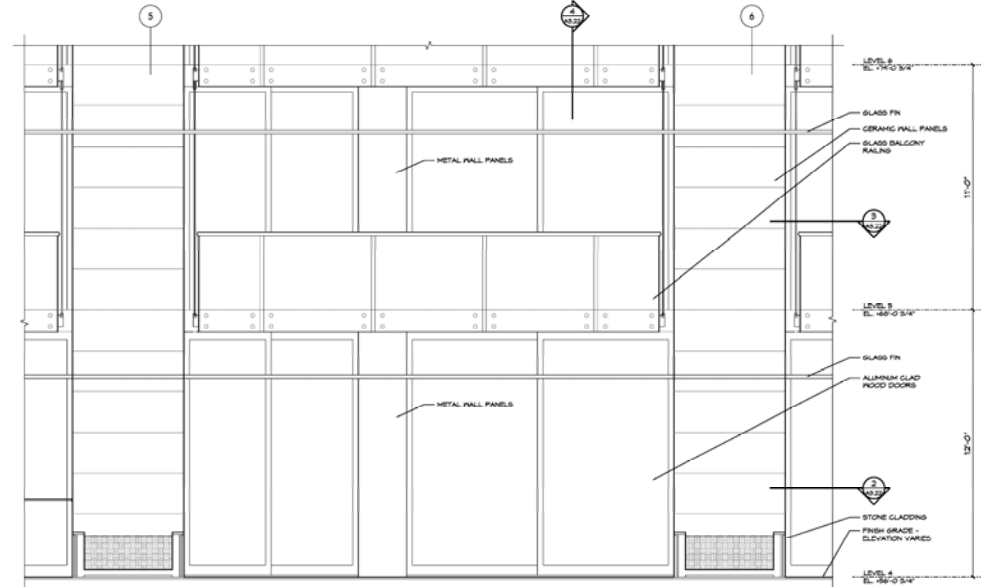
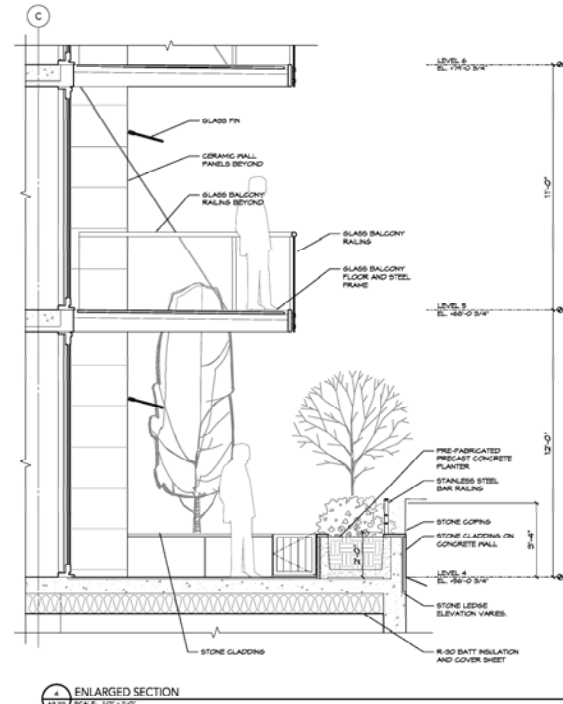
Consideration of Elliott frontage, Park facing terraces.

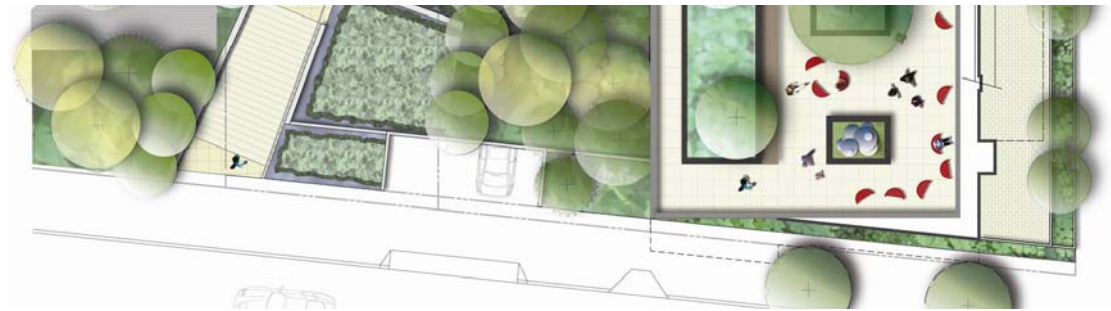
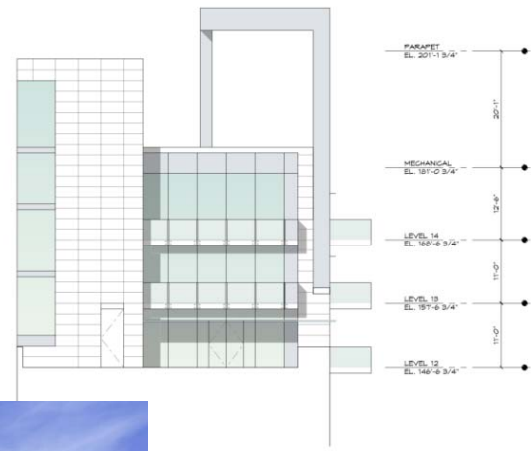




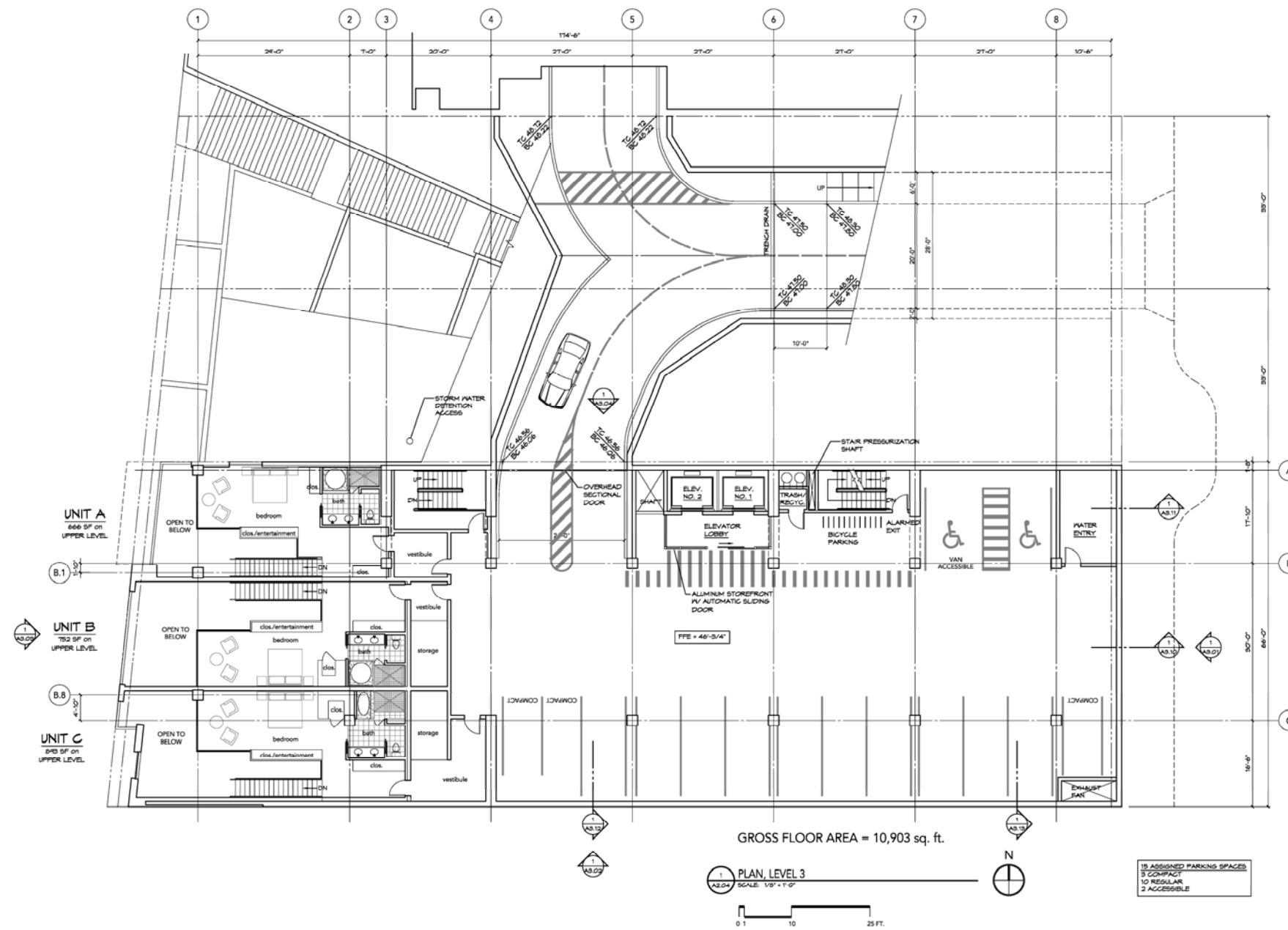


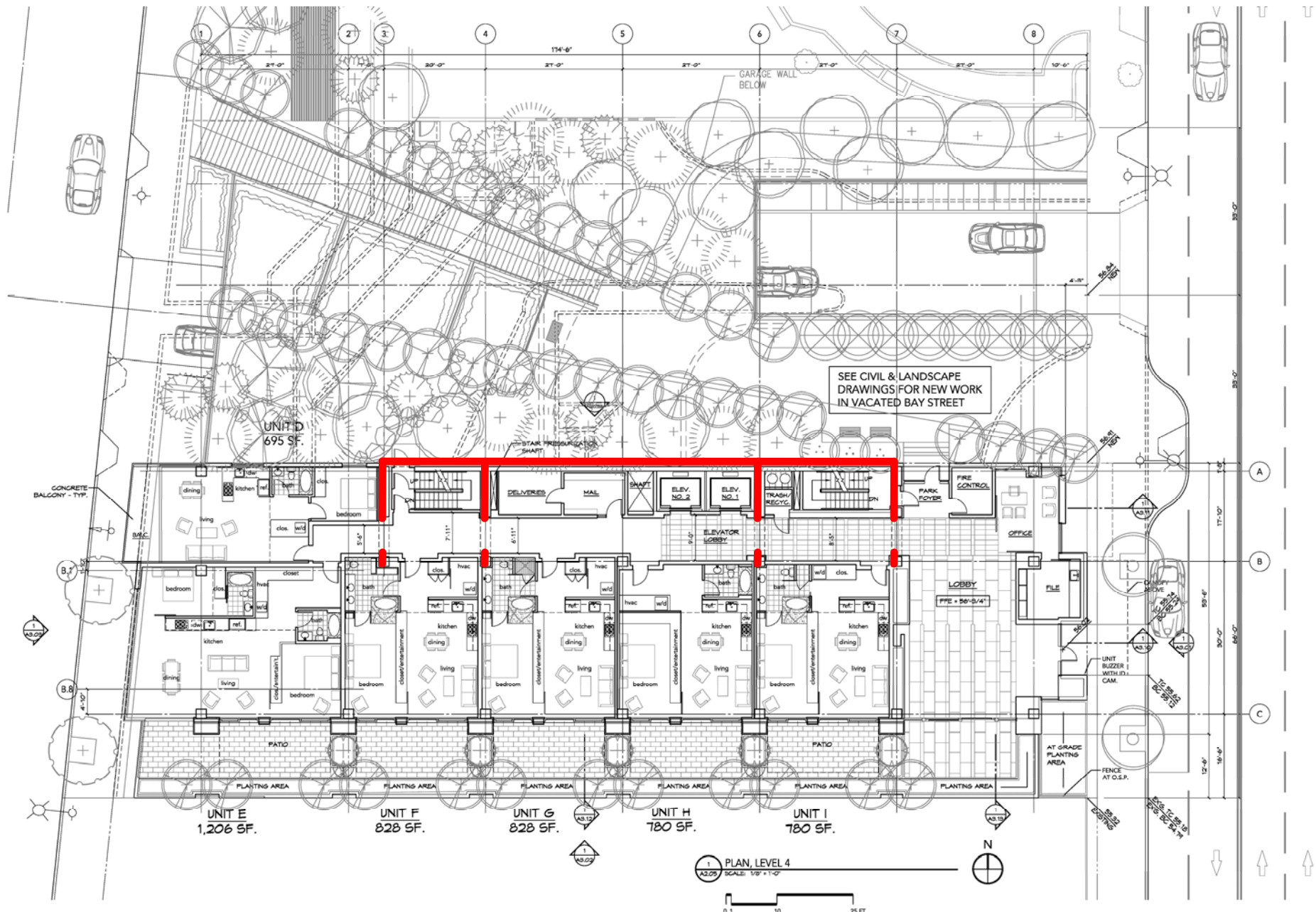




















Integrate an elegant edge and background to the OSP

Contribute a project consistent with the level of quality of the OSP

Wrap the development with park land