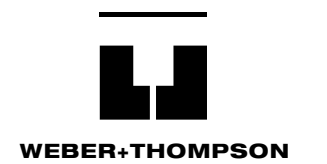


# 2134 WESTERN AVENUE | Early Design Guidance Meeting

january 22, 2008



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## PROJECT SUMMARY

Presented for Design Review is a single building in Downtown's DMR/C 85/65 zone located in the Belltown Urban Center Village Overlay. The building will be 6 stories of residential (5 stories of Type 5 and 1 story of Type 1) over a pedestrian oriented retail base. Parking will be at grade at the alley only and below grade for 4 stories. The project is proposing to include 2 stories of public parking and 2 stories of residential parking. A graphic representation of site context and zoning analysis is included to illustrate the constraints and opportunities of this project.

The lot fronts Blanchard Street to the North, Western Avenue to the West, a shared alley to the East and a shared property line with a 2 story retail building to the south. The site area is 180'X120'. The site slopes down approximately 13' from the northwest corner to the northeast corner on Blanchard and slopes down approximately 15.5' from the southeast corner to the southwest corner at the shared south property line.

The lot is currently occupied by a surface pay parking lot. Blanchard Street is a City of Seattle Green Street. Western Avenue is a class 2 Pedestrian Street.

## VICINITY

This block of Western Avenue is an increasingly active pedestrian area. Despite its close proximity to the Alaskan Way Viaduct it is also just two blocks from the north end of the Pike Place Market and close to the nightlife, shopping and eateries of Belltown. The surrounding buildings exhibit a wide variety of scale, architectural vocabulary and building materials. There is a 33 story building to the east and a two story building immediately to the south. Brick is clearly a prevalent exterior material for nearby projects both old and new. There are two classic examples of 4 story brick buildings directly across Blanchard Street (containing the LazyBoy Retail and Belltown Billiards). The building at the northwest corner of Western and Blanchard is a good example of a lofty, industrial aesthetic. In addition there are examples of architectural concrete in Continental Plaza and the Western Triangle Building across the street with its mirrored glass and large expanses of solid façade.

PROJECT STATISTICS

NUMBER OF FLOORS

PARKING BELOW GRADE	4
RETAIL SERVICE AND LOBBY	1
RESIDENTIAL	6
TOTAL FLOORS ABOVE GRADE	7

PROJECT HEIGHT ALLOWED	85'
PROJECT HEIGHT PROPOSED	81'-6"

DWELLING UNITS	113
----------------	-----

PARKING QUANTITY

PUBLIC	165
RESIDENTIAL	118
TOTAL	283

PROJECT SQUARE FOOTAGE  
GROSS BUILDING FLOOR PLATES

P4	21600 sf
P3	21600 sf
P2	21600 sf
P1	21600 sf
L1	21240 sf
L2	21,023 sf
L3	15319 sf
L4	15711 sf
L5	15711 sf
L6	14503 sf
L7	14503 sf

RESID. AREA FOR COMMON REC. CALC.	82207 sf
COMMON RECREATION AREA REQUIRED	4110 sf
COMMON RECREATION PROVIDED	
INTERIOR	5155 sf
EXTERIOR	3724 sf
TOTAL	8879 sf

POTENTIAL CODE DEPARTURES

- COVERAGE AND FLOOR SIZE LIMITS (23.49.158) ABOVE 65'
- PRINCIPAL USE PARKING FOR PUBLIC  
(NOT A DESIGN DEPARTURE BUT WE REQUEST BOARD SUPPORT)





SEATTLE ZONING ANALYSIS

ZONE AND OVERLAYS

DMR/C 85/65 Downtown Mixed Residential/Commercial.  
Belltown Urban Center Village Overlay

SITE ADDRESS

2134 Western Avenue

SITE TAX PARCEL NUMBERS

197720-0505-03

SITE AREA

180'x120'

ALLEY WIDENING

A 16' wide alley exists on the northeast side of the property. A 2' wide dedication to the city is required for alley widening.

FLOOR AREA RATIO

23.49.011.A.1

Base FAR 1

Maximum FAR 4

Not included in chargeable floor area:

- Street level commercial, customer service office and entertainment uses with a minimum height of 13' and a minimum depth of 15' and overhead weather protection.
- Residential.

MAXIMUM COVERAGE AND FLOOR SIZE LIMITS

100% coverage allowed up to 65' in height

65% coverage from 66' to 85'

STREET FAÇADE REQUIREMENTS

Minimum façade heights; setback limits; façade transparency; blank façade limits; and Landscaping standards shall apply to each lot line that abuts a street designated on Map 1F. The standards on each street frontage shall vary according to the pedestrian street classification of the street on Map 1F.

Minimum façade height on Western Avenue is 15'.

GREEN STREET SETBACKS

10' Setback on Blanchard Street between 65' and 85'.

COMMON RECREATIONAL AREA

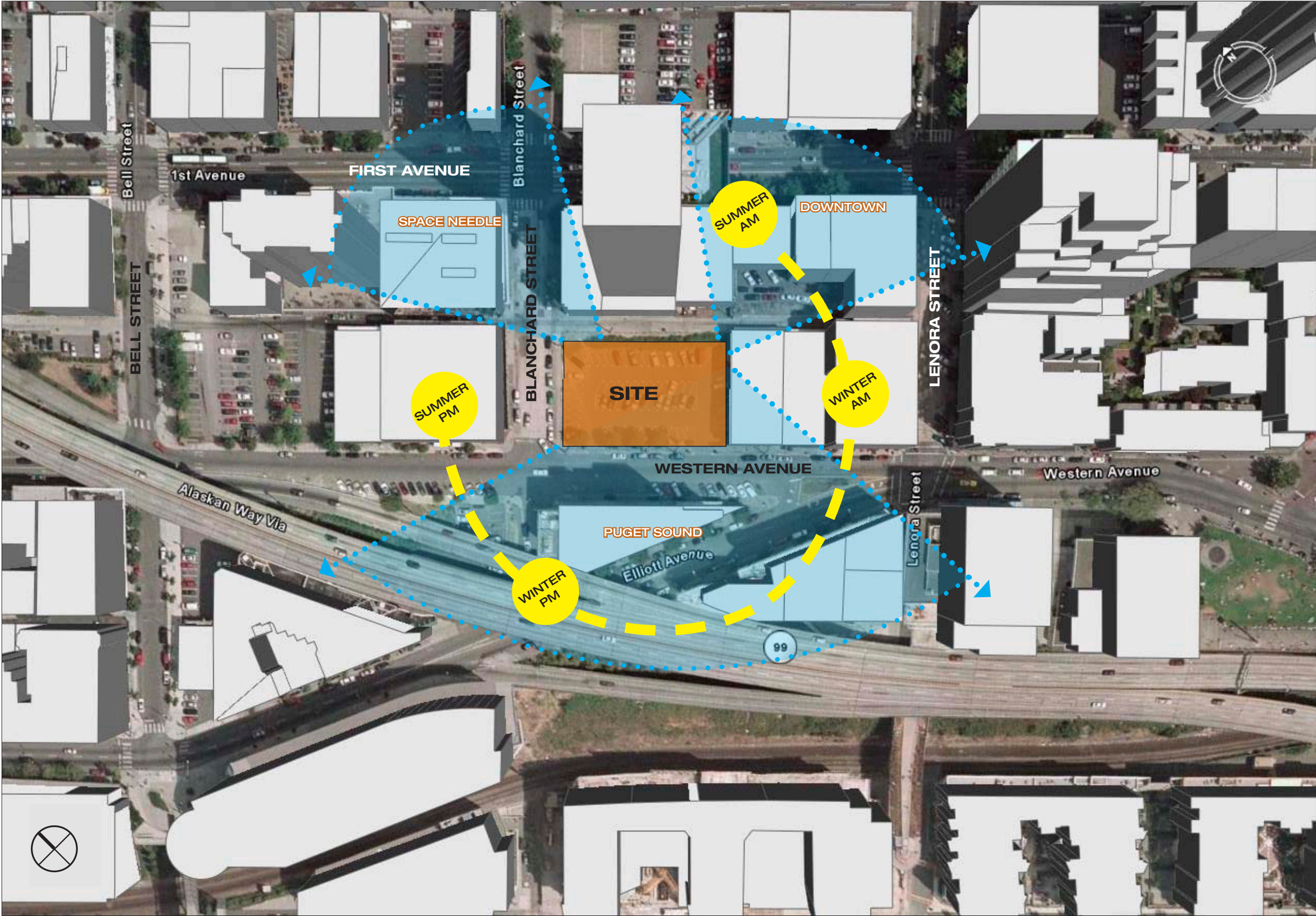
5% of total gross area in residential use. 50% maximum may be enclosed.

PARKING

Parking is not required for residential uses in downtown.











BLANCHARD LOOKING SOUTH



BLANCHARD LOOKING NORTH

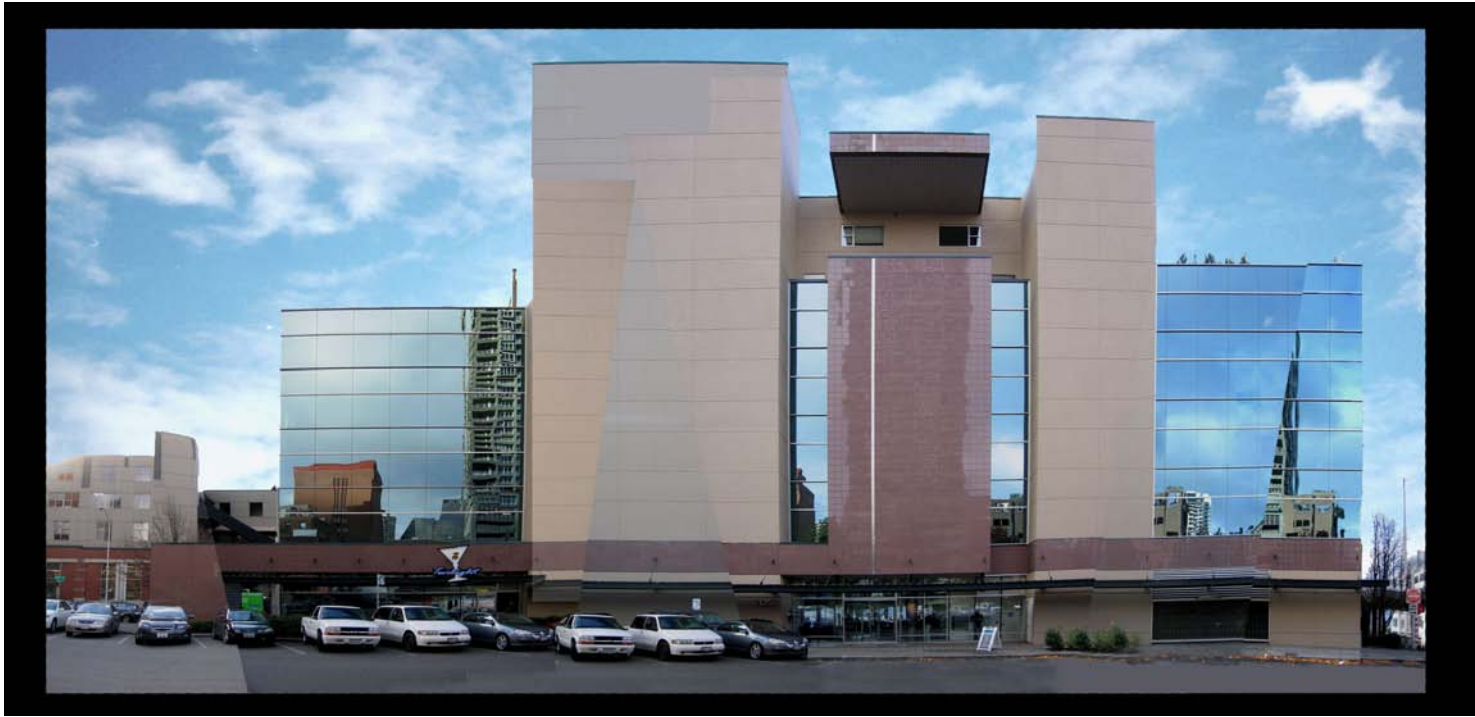






WESTERN AVENUE LOOKING EAST

SITE



WESTERN LOOKING WEST



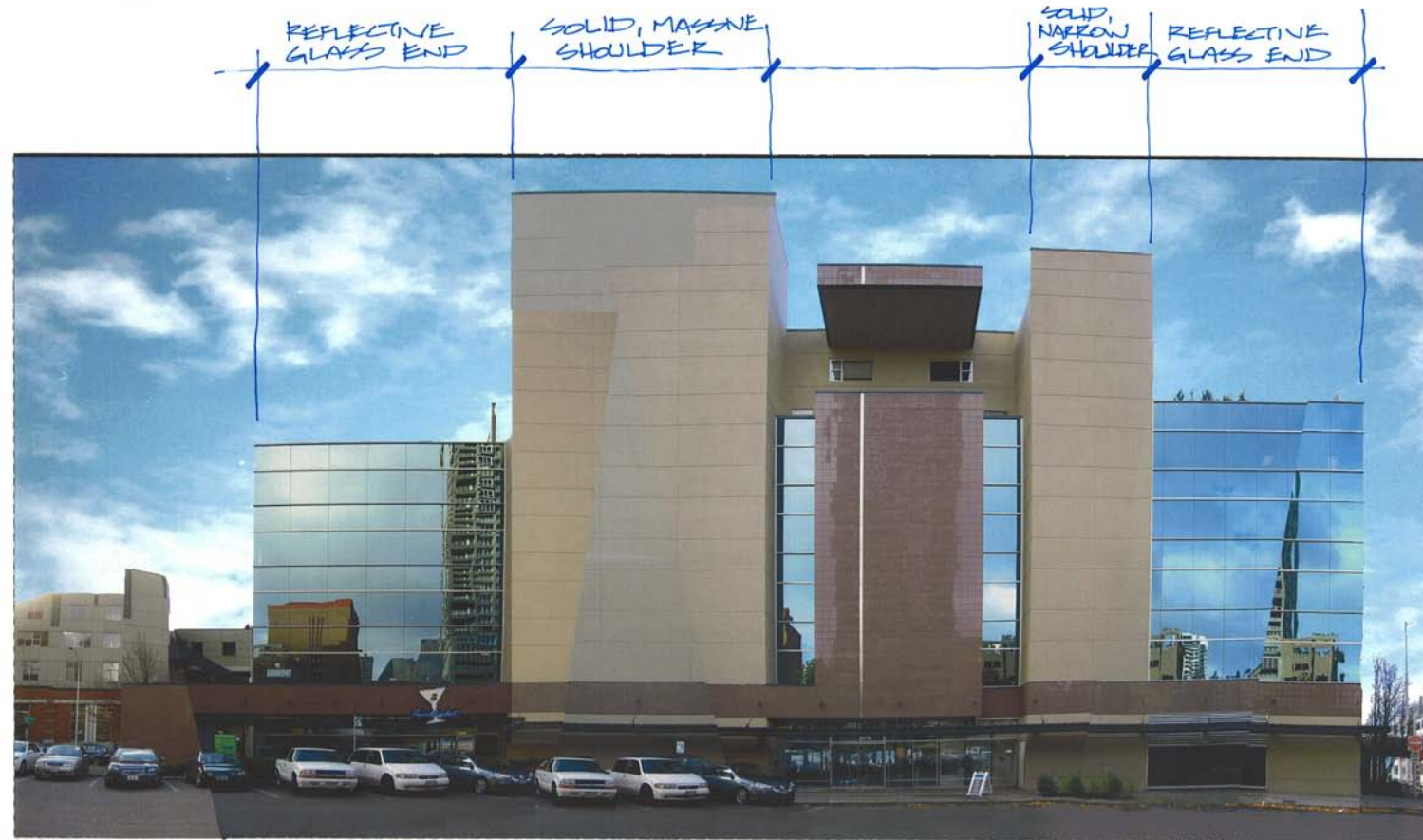
2134 WESTERN AVENUE | SITE ANALYSIS STREETSCAPE



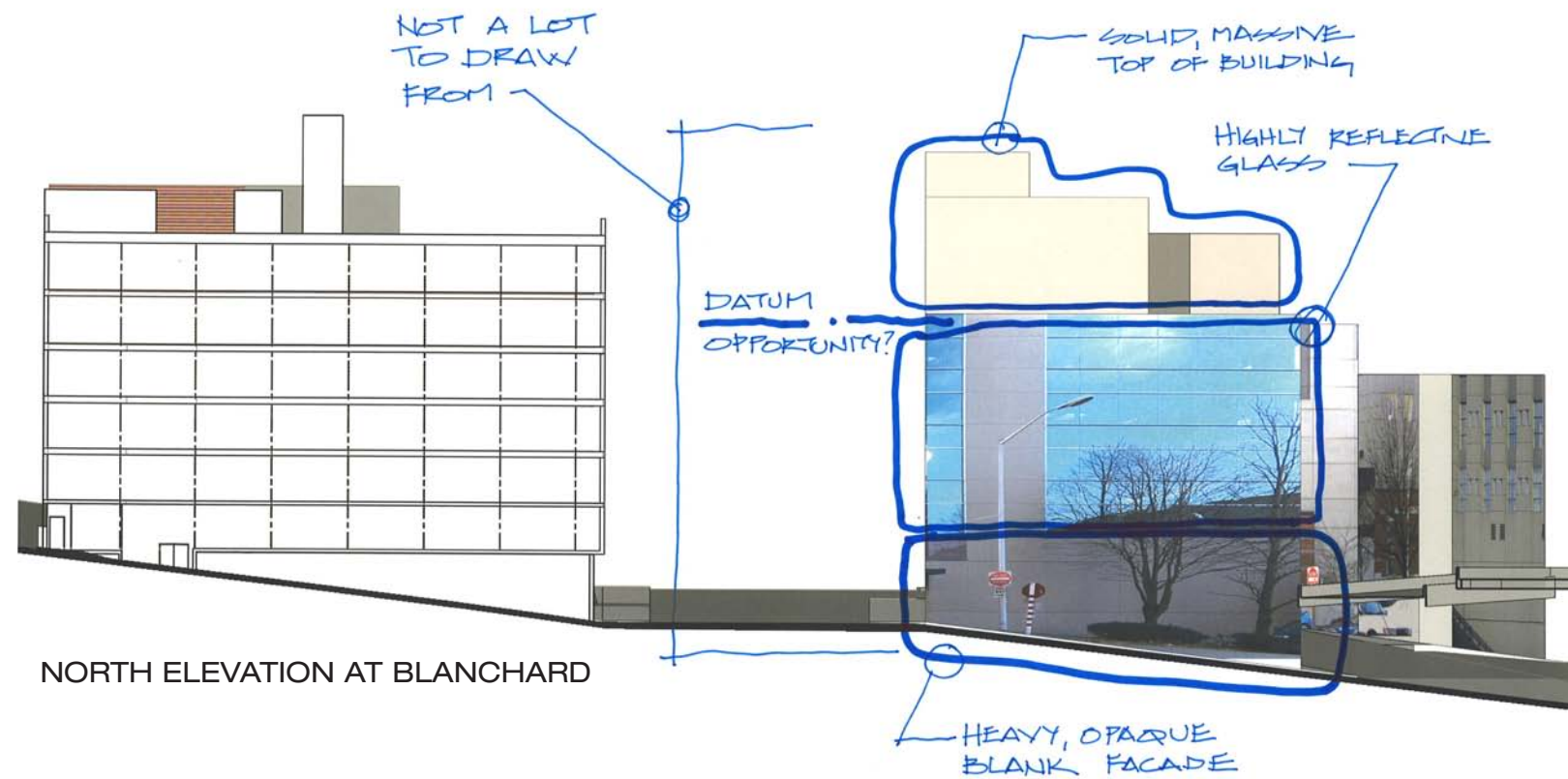






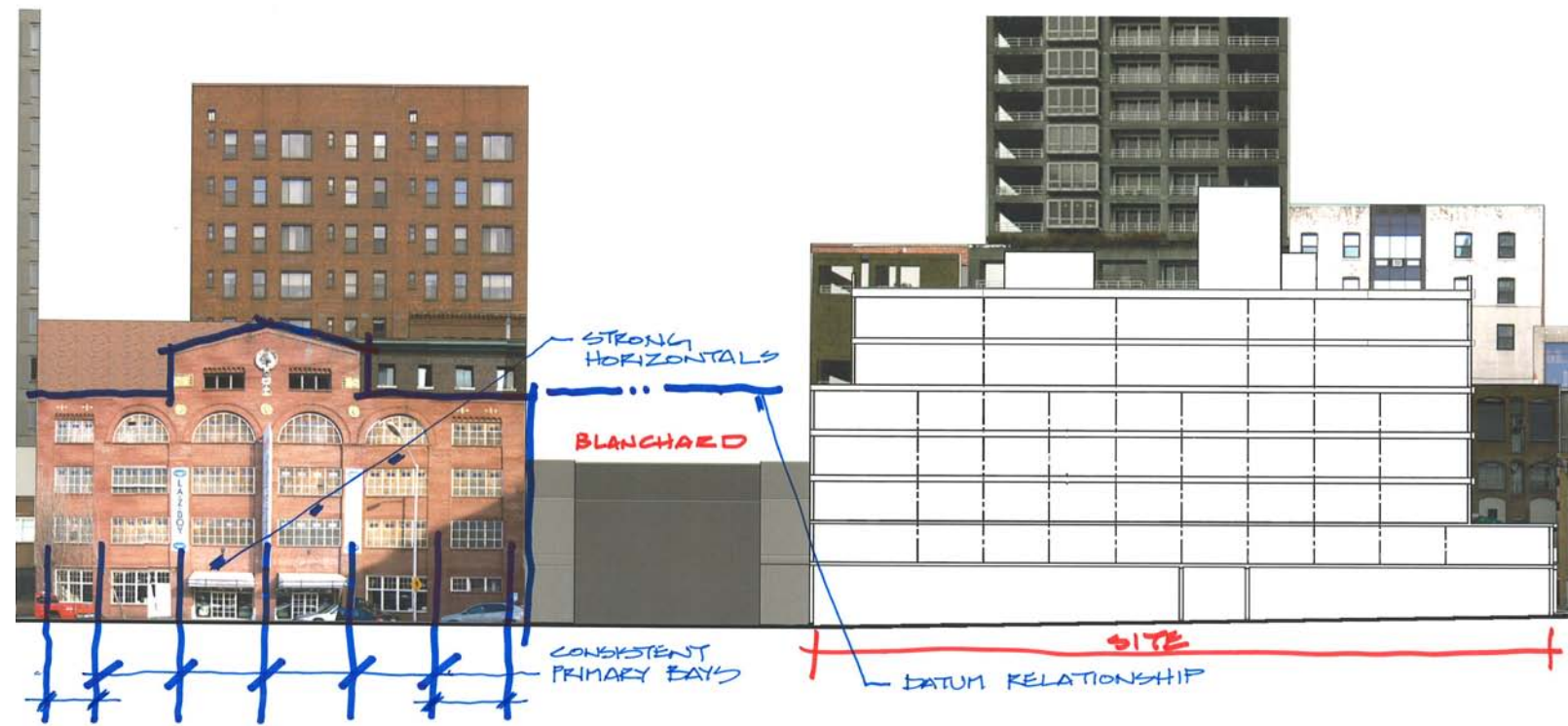


EAST ELEVATION AT WESTERN AVENUE

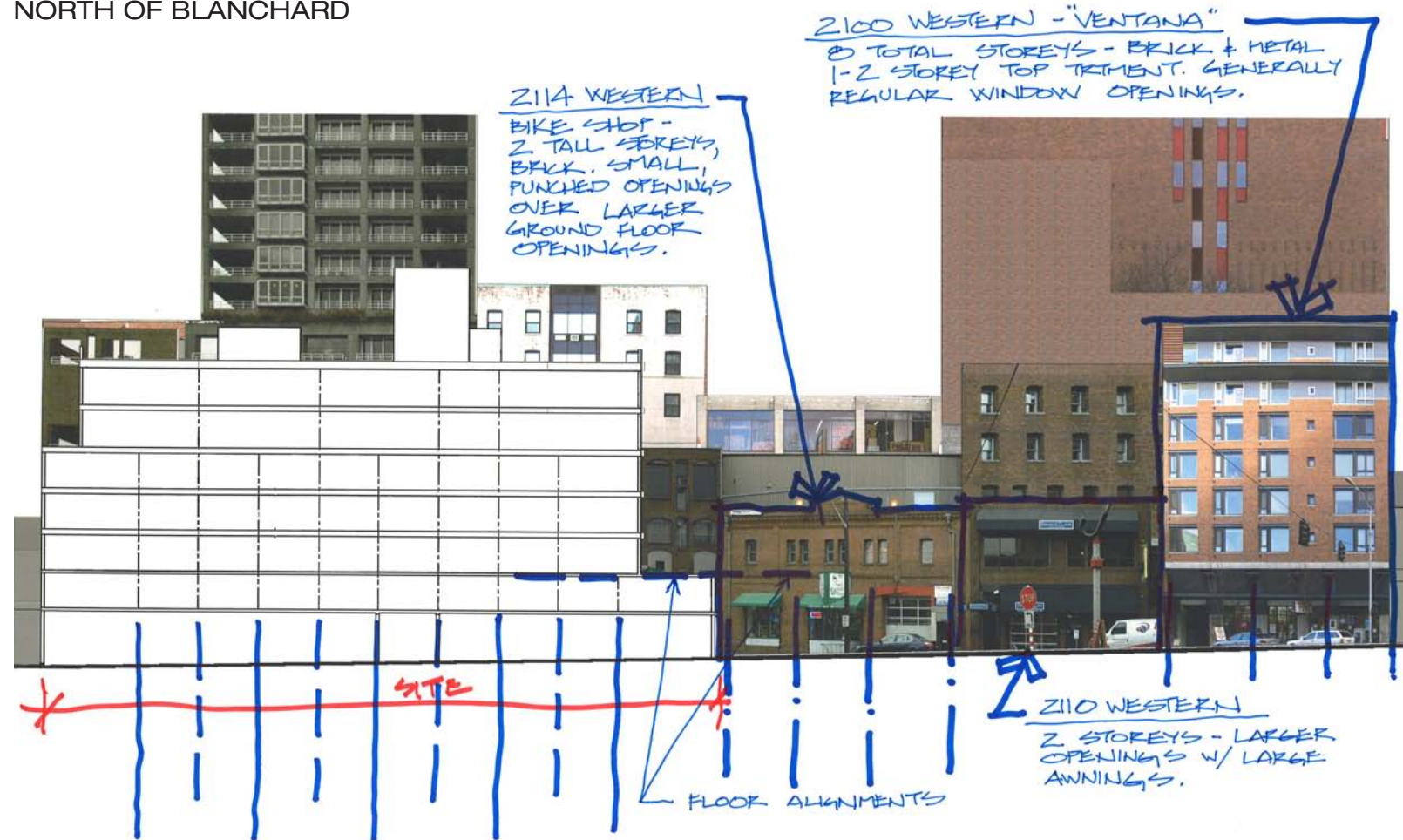


NORTH ELEVATION AT BLANCHARD



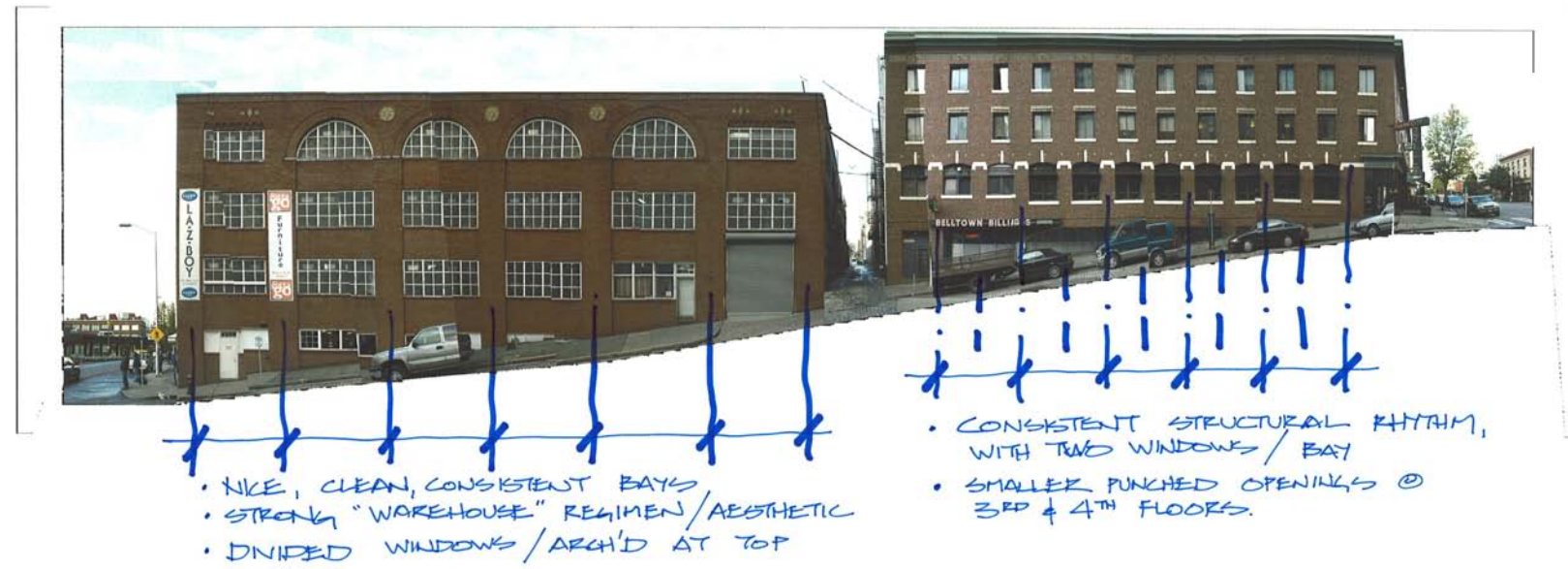


NORTH OF BLANCHARD

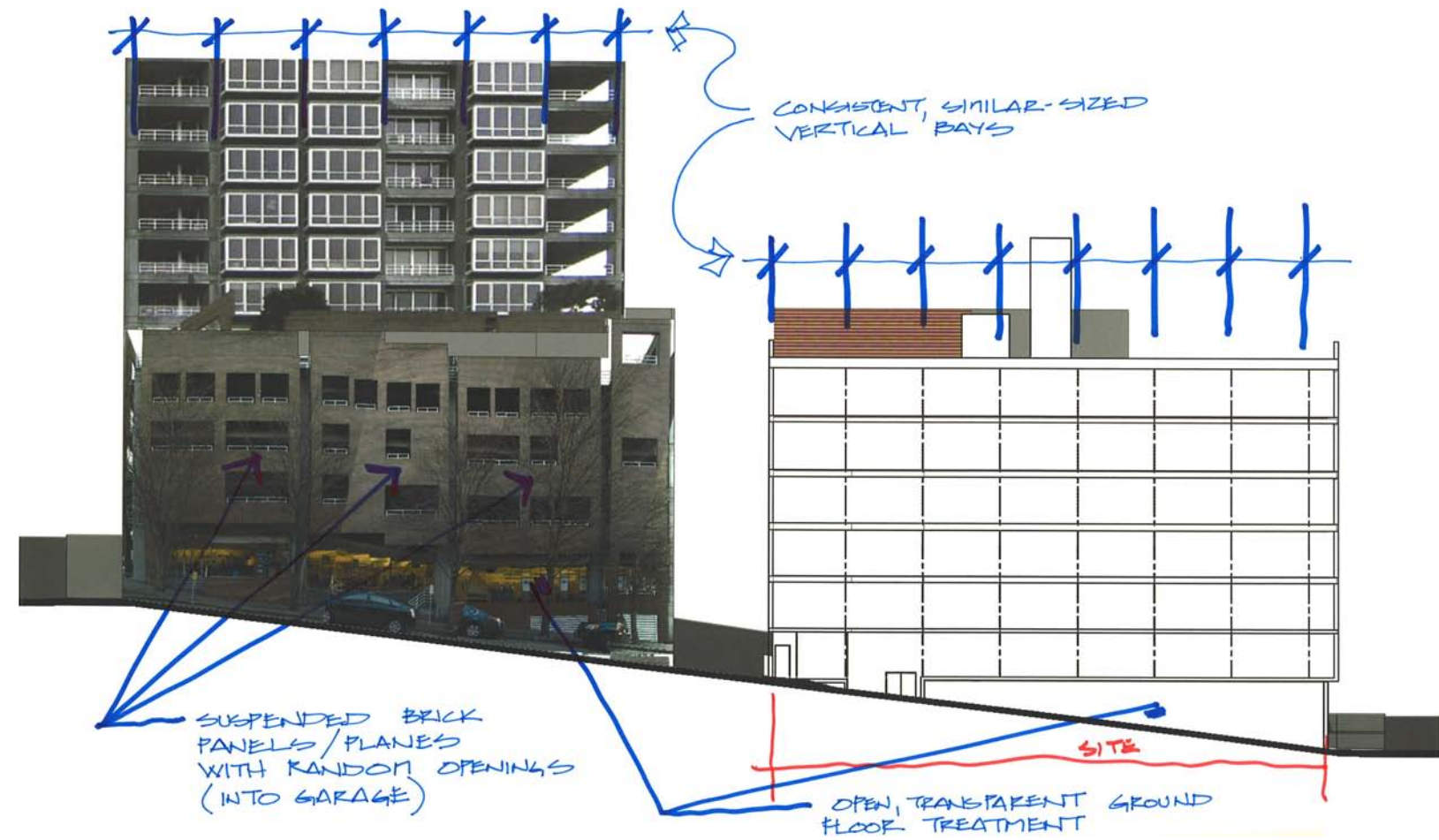


SOUTH OF BLANCHARD

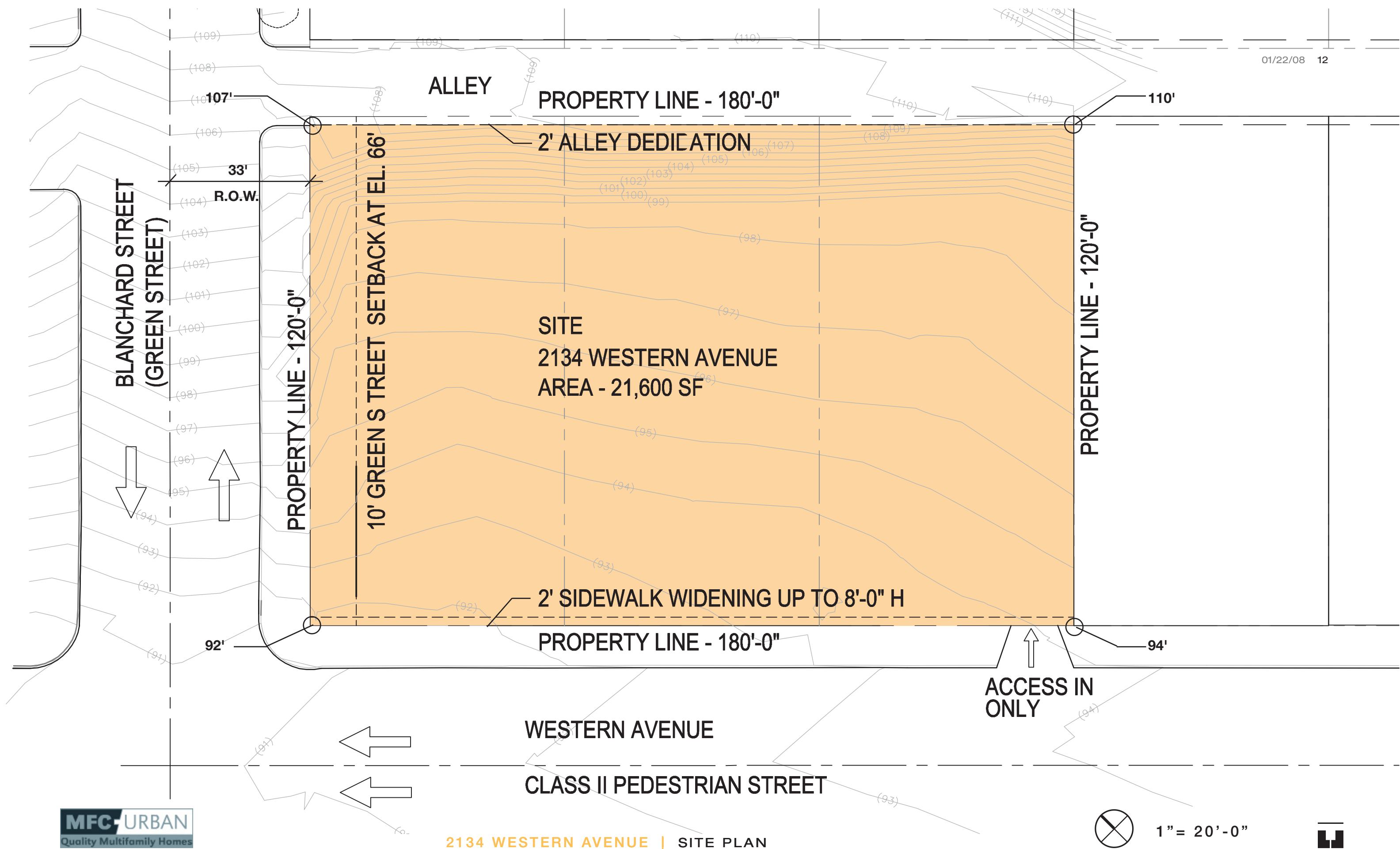




NORTH SIDE OF BLANCHARD



SOUTH SIDE OF BLANCHARD

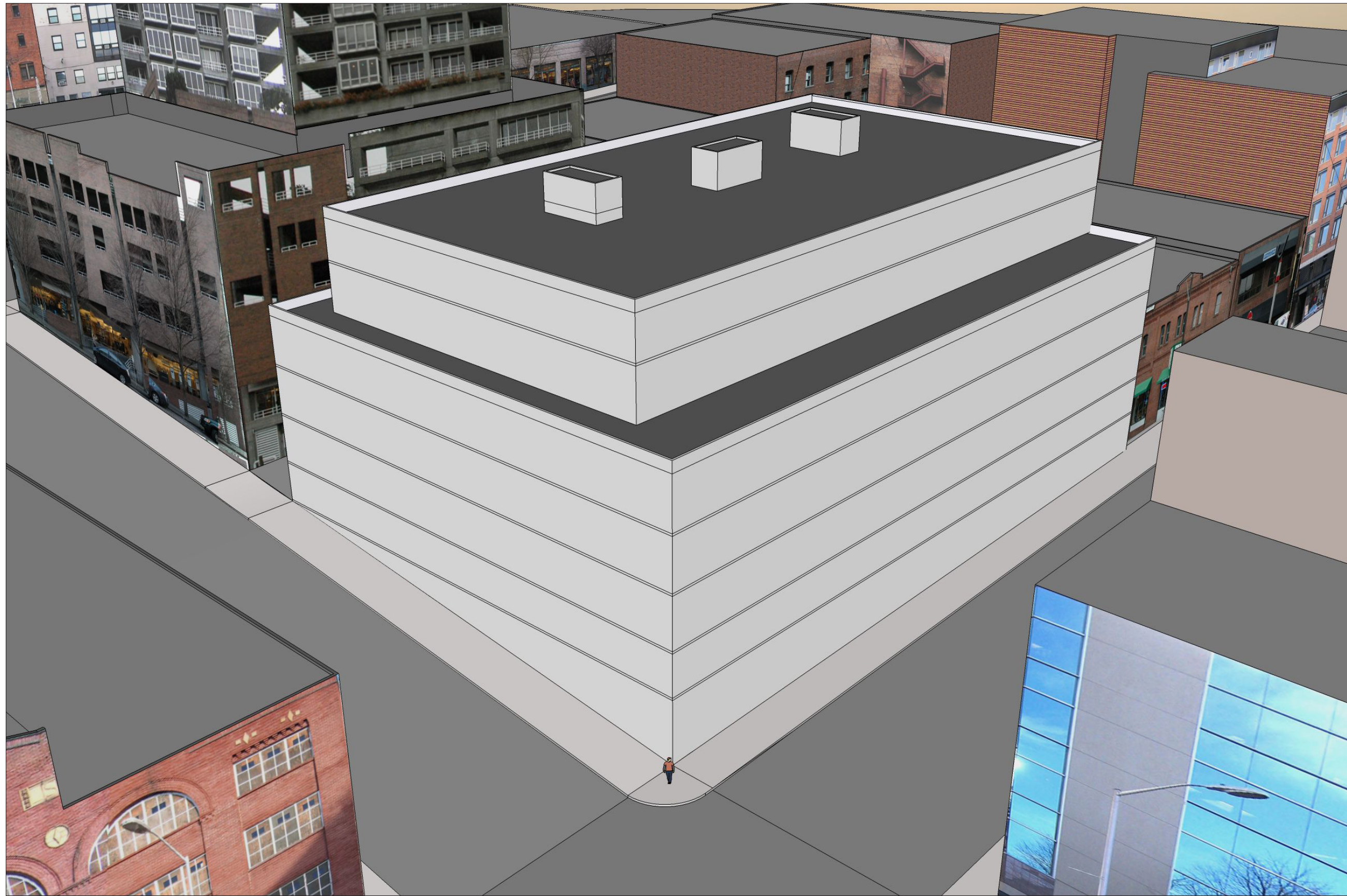


2134 WESTERN AVENUE | SITE PLAN





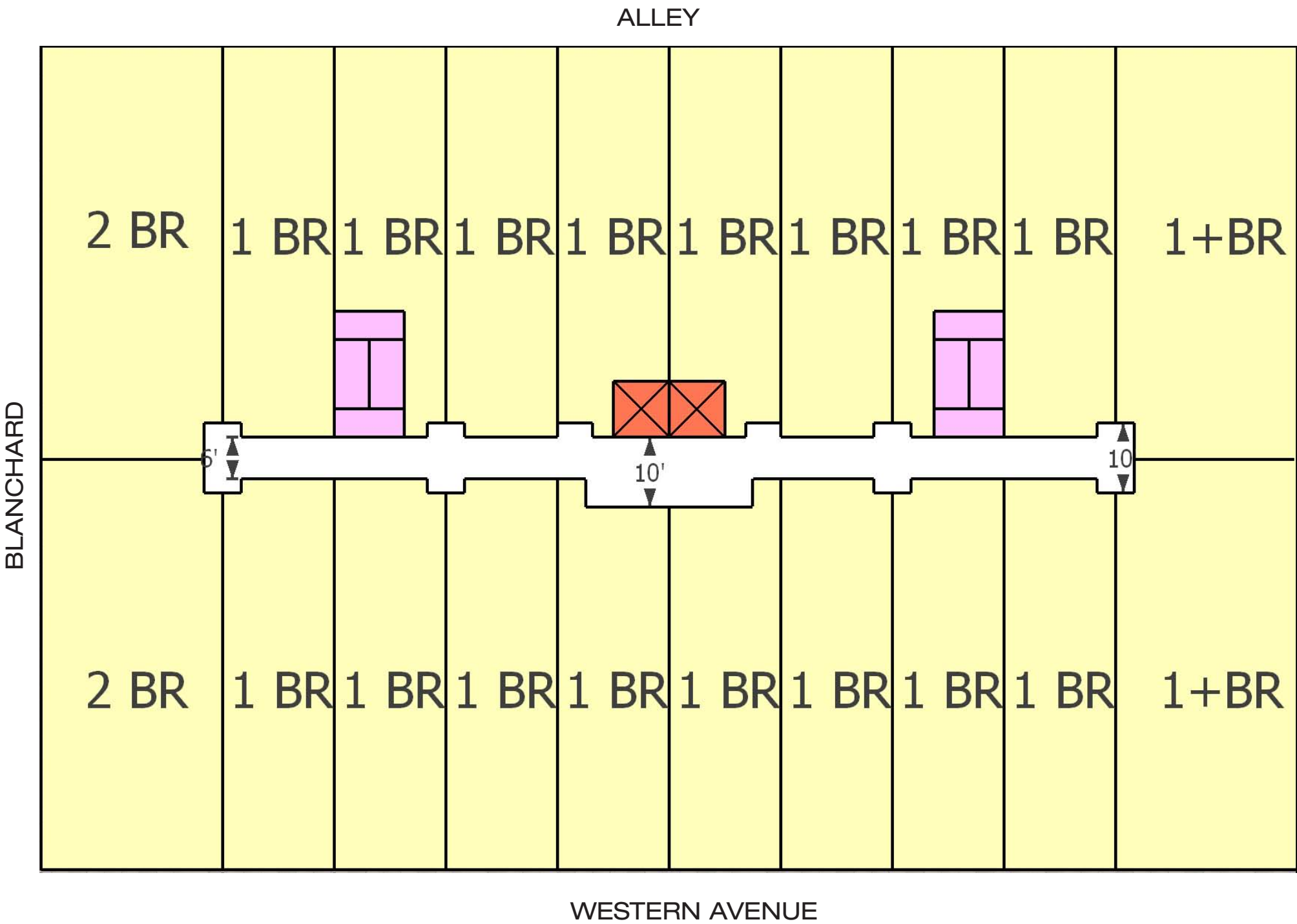




2134 WESTERN AVENUE | OPTION ONE: NORTHWESTERN CORNER VIEW



- CIRCULATION
- PARKING
- HARDSCAPE
- ELEVATED HARDSCAPE
- CANTILEVER ABOVE
- OPEN SPACE
- ROOF DECK
- RESIDENTIAL SPACE
- LOFT
- SERVICE
- AMENITY SPACE
- STORAGE
- MECHANICAL
- STAIR
- ELEVATOR
- RETAIL



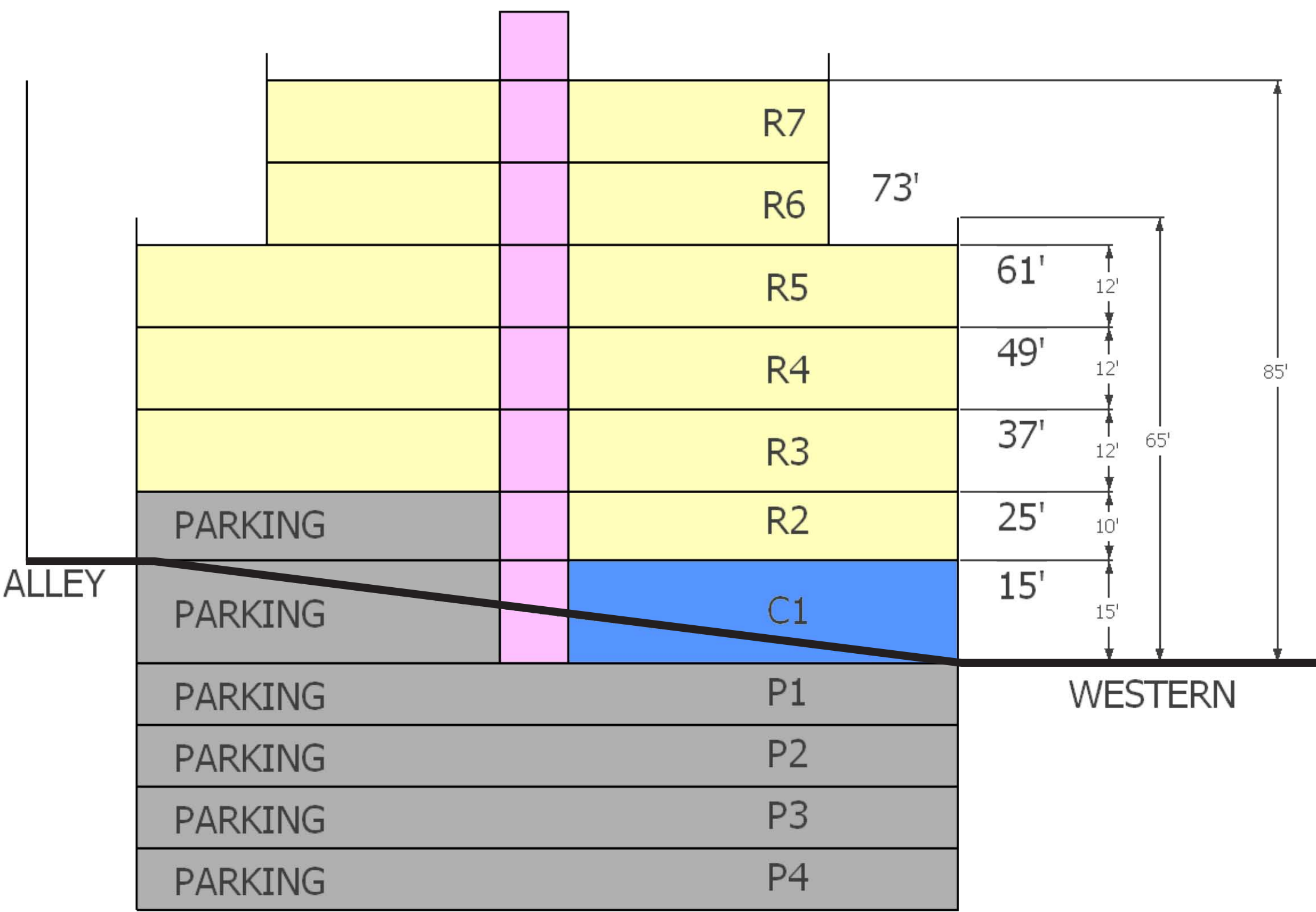
2134 WESTERN AVENUE | OPTION ONE: TYPICAL RESIDENTIAL PLAN





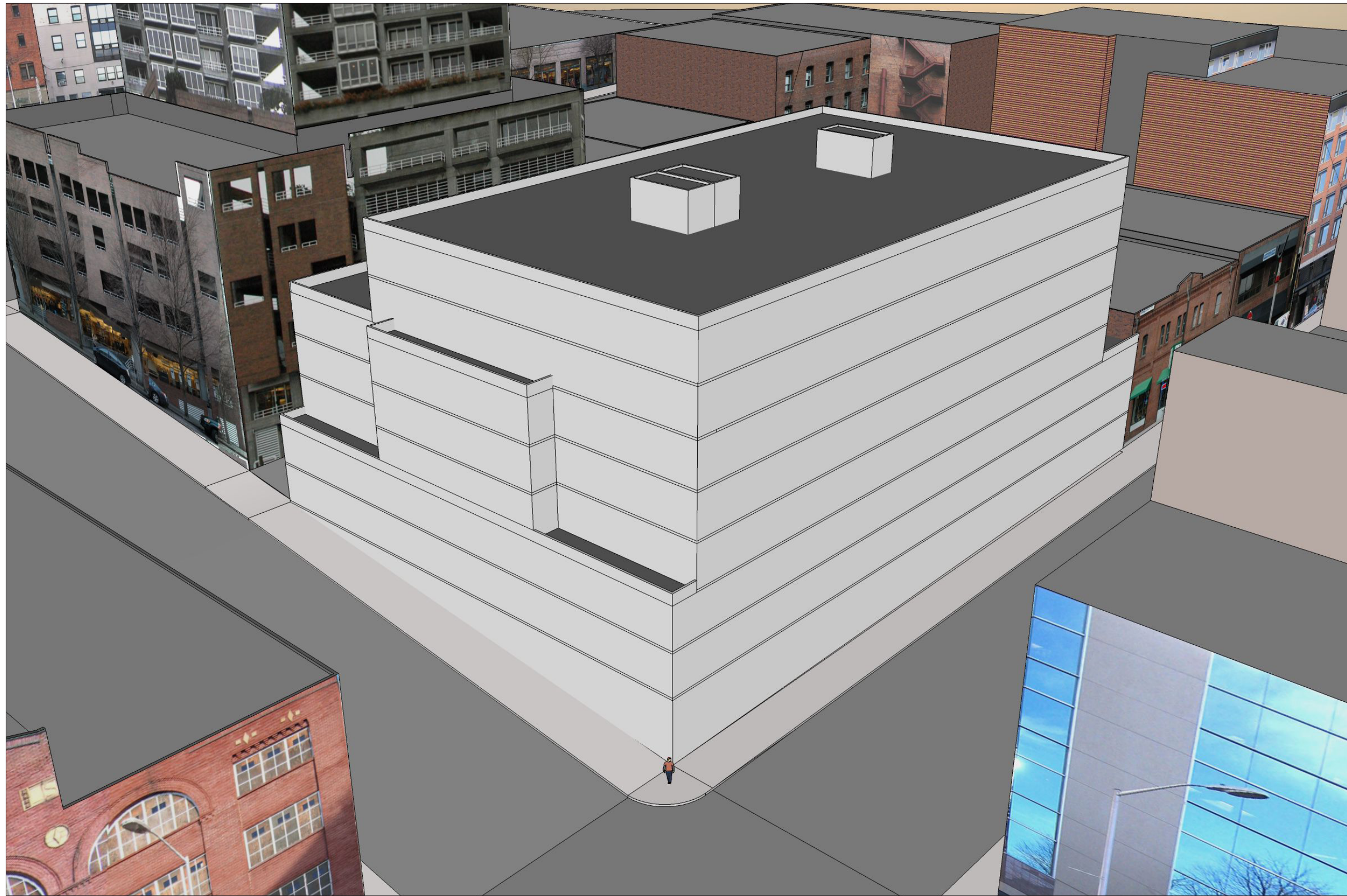


- CIRCULATION
- PARKING
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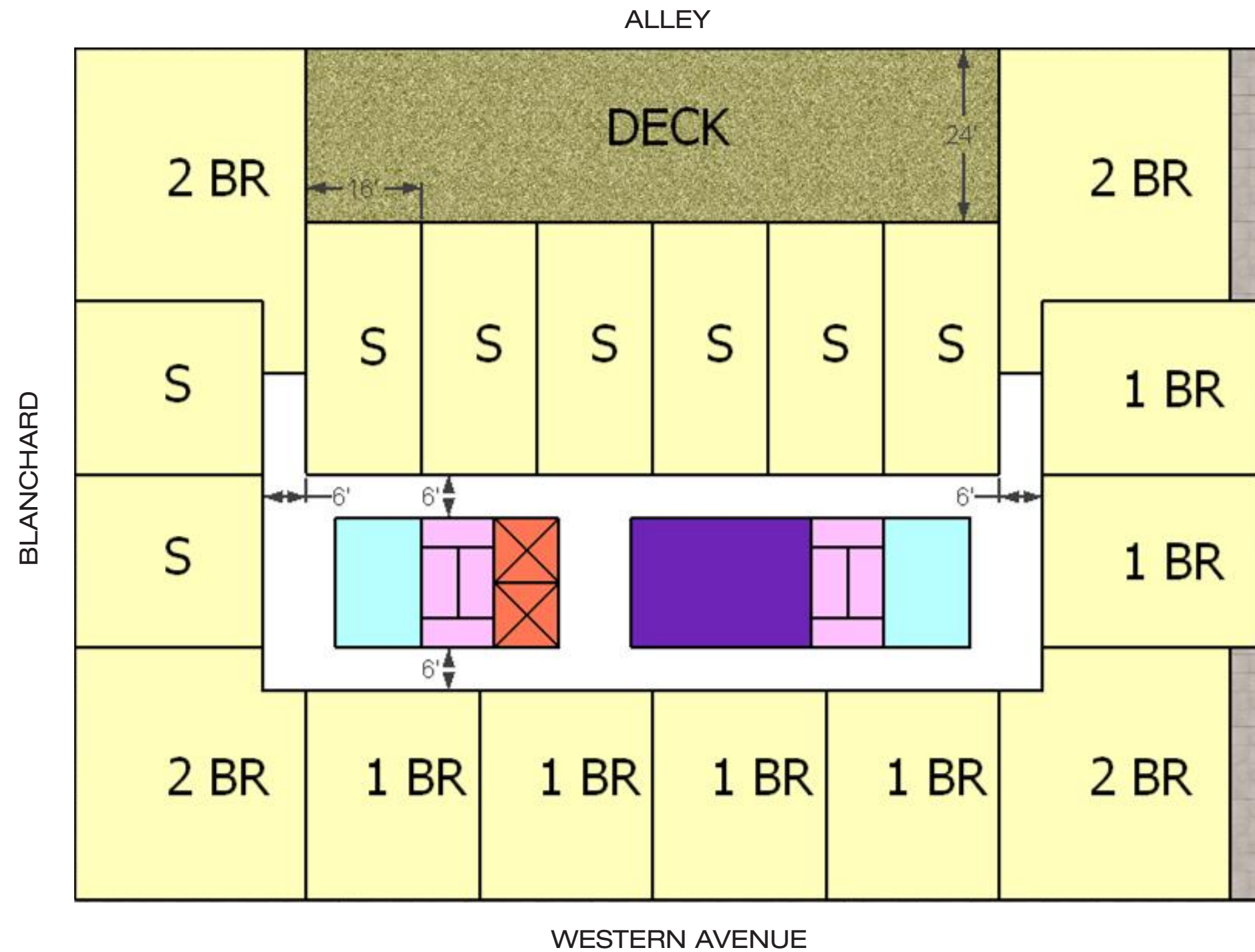


2134 WESTERN AVENUE | OPTION TWO: NORTHWESTERN CORNER VIEW





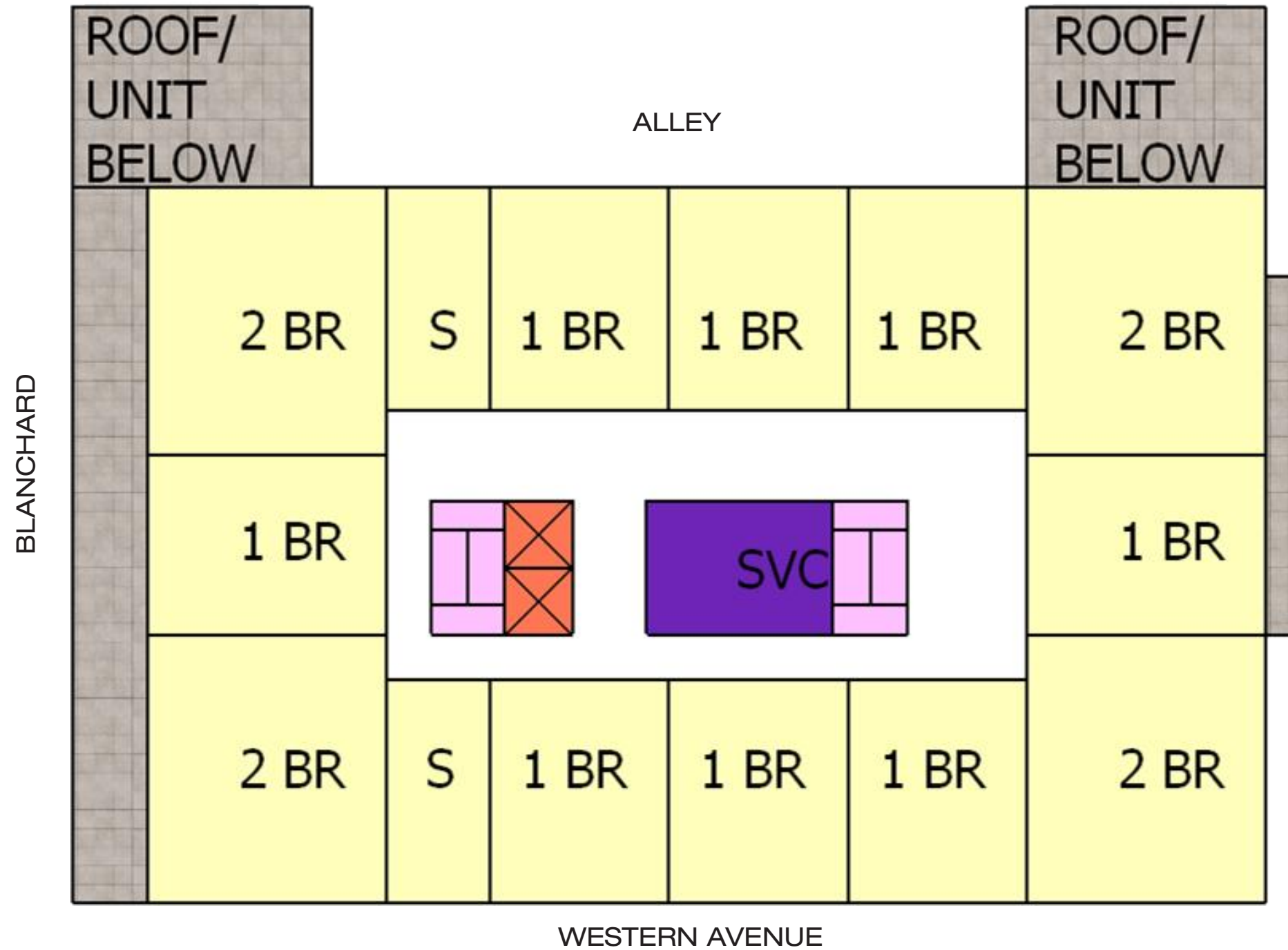
- CIRCULATION
- PARKING
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2134 WESTERN AVENUE | OPTION TWO: TYPICAL RESIDENTIAL PLAN



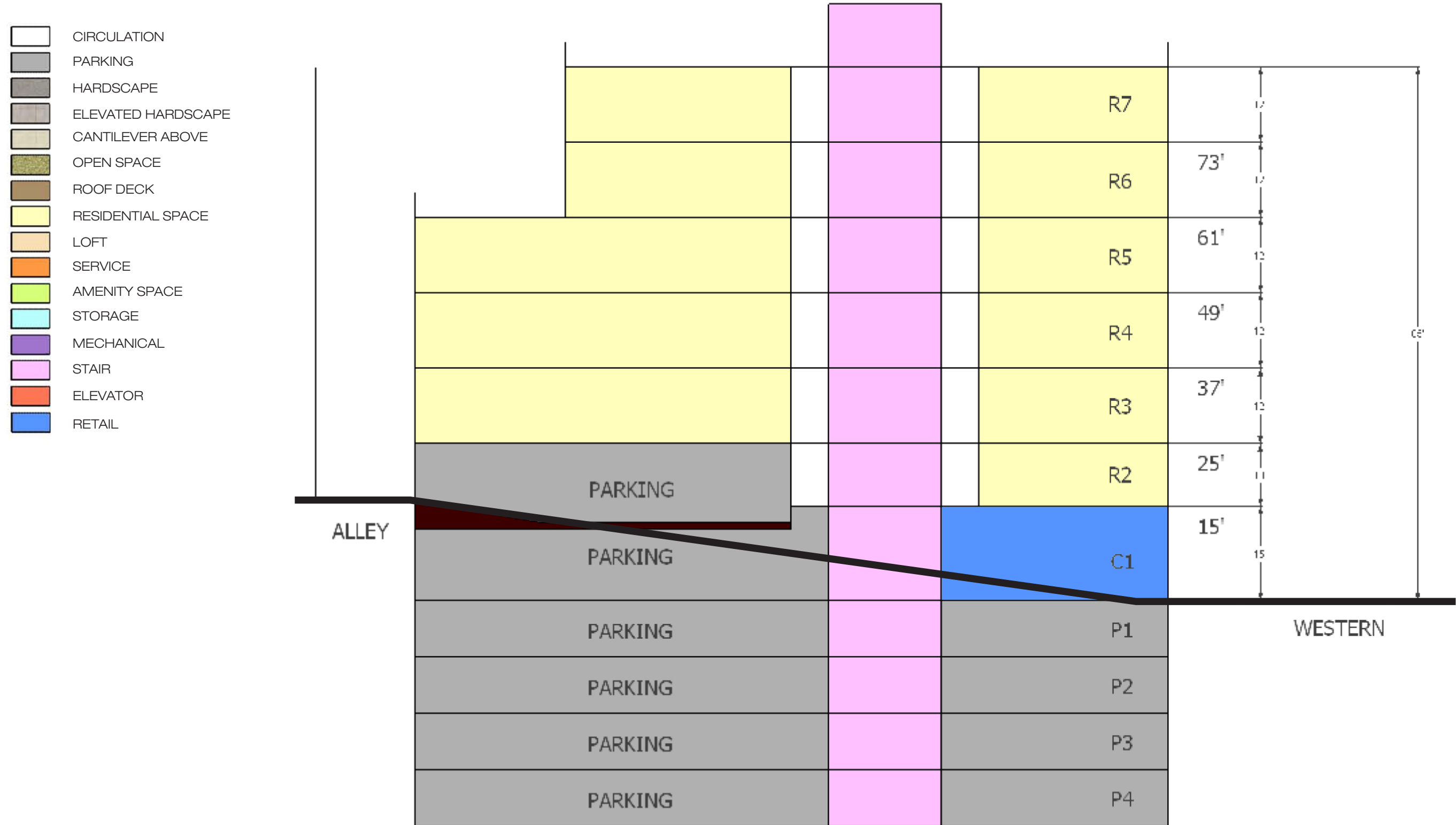
- CIRCULATION
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2134 WESTERN AVENUE | OPTION TWO: TYPICAL UPPER LEVEL PLAN

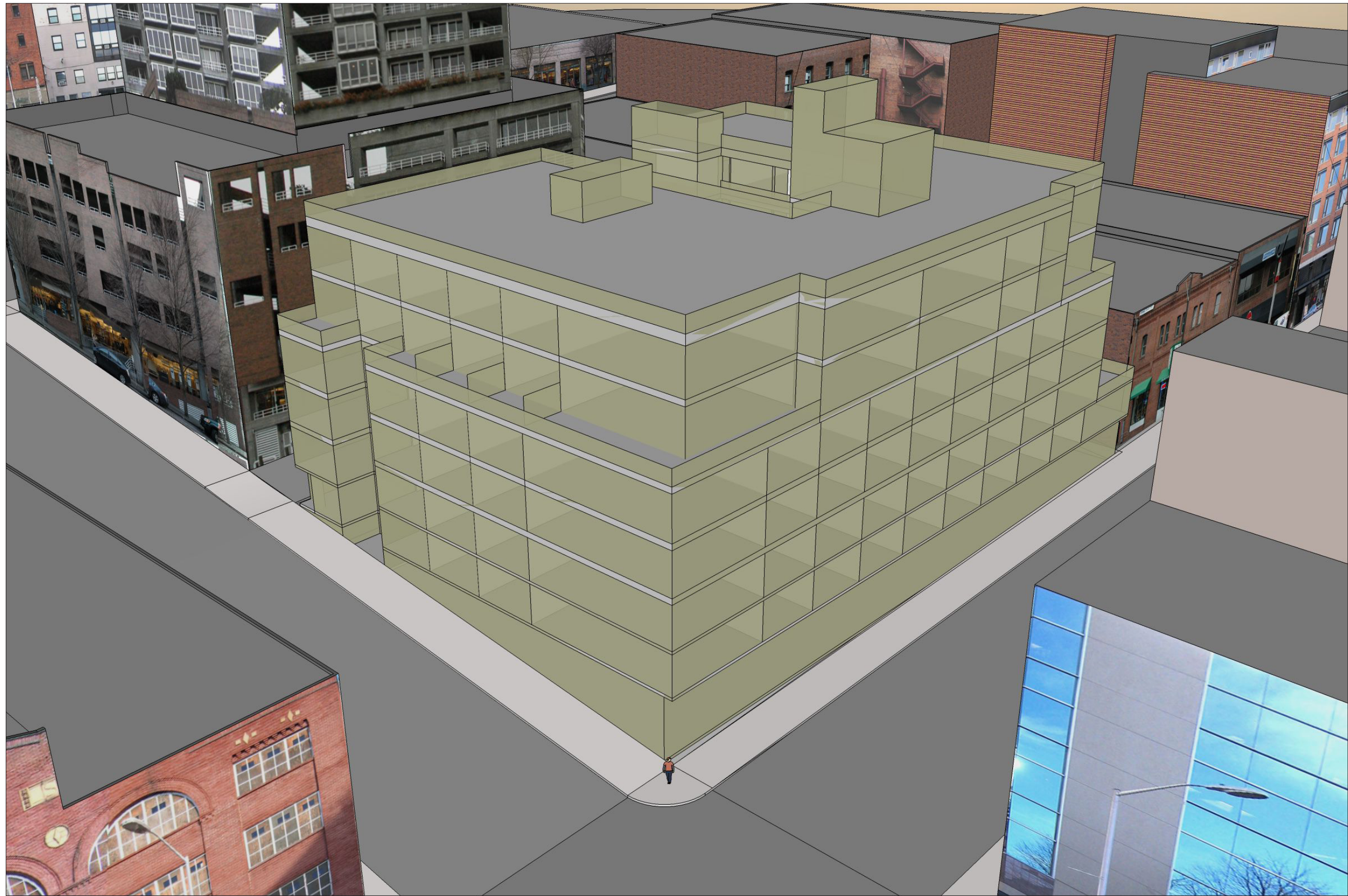






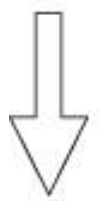






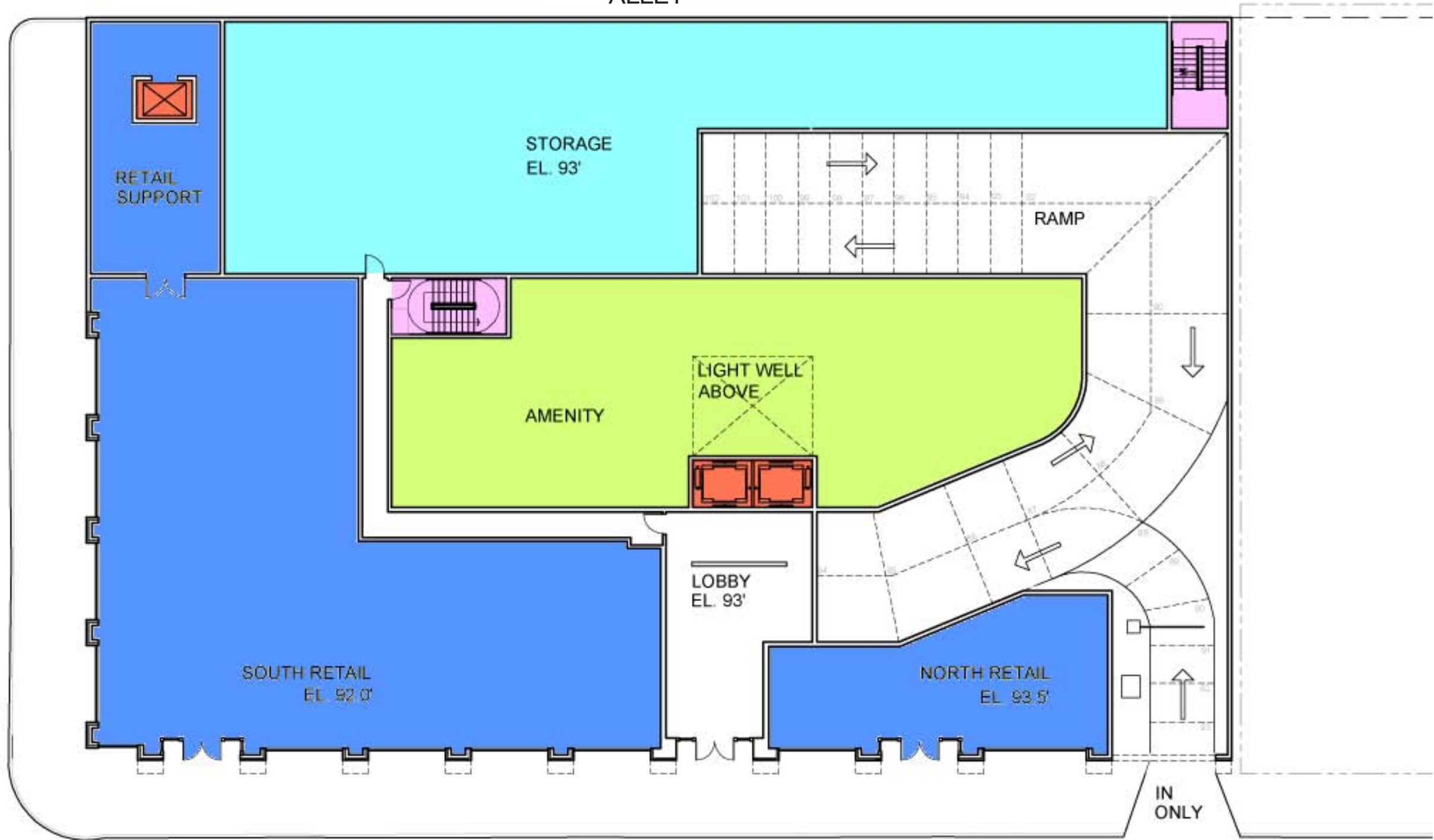


- CIRCULATION
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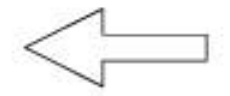


BLANCHARD

ALLEY



WESTERN AVENUE

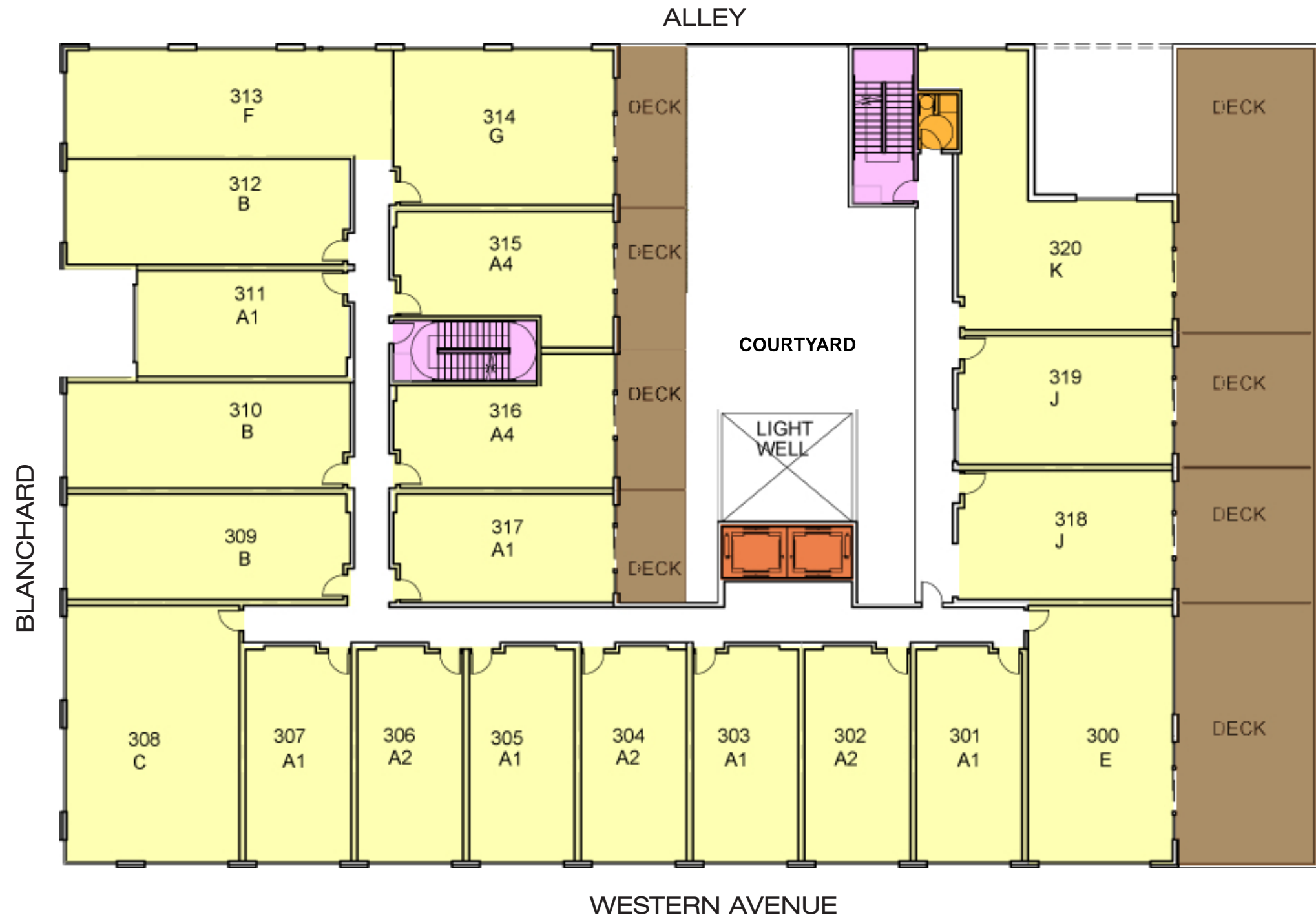


2134 WESTERN AVENUE | OPTION THREE: GROUND LEVEL PLAN



2134 WESTERN AVENUE | OPTION THREE: RESIDENTIAL LEVEL 2 PLAN

- CIRCULATION
- PARKING
- HARDSCAPE
- ELEVATED HARDSCAPE
- CANTILEVER ABOVE
- OPEN SPACE
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2134 WESTERN AVENUE | OPTION THREE: RESIDENTIAL LEVEL 4+5 SIM. PLAN



















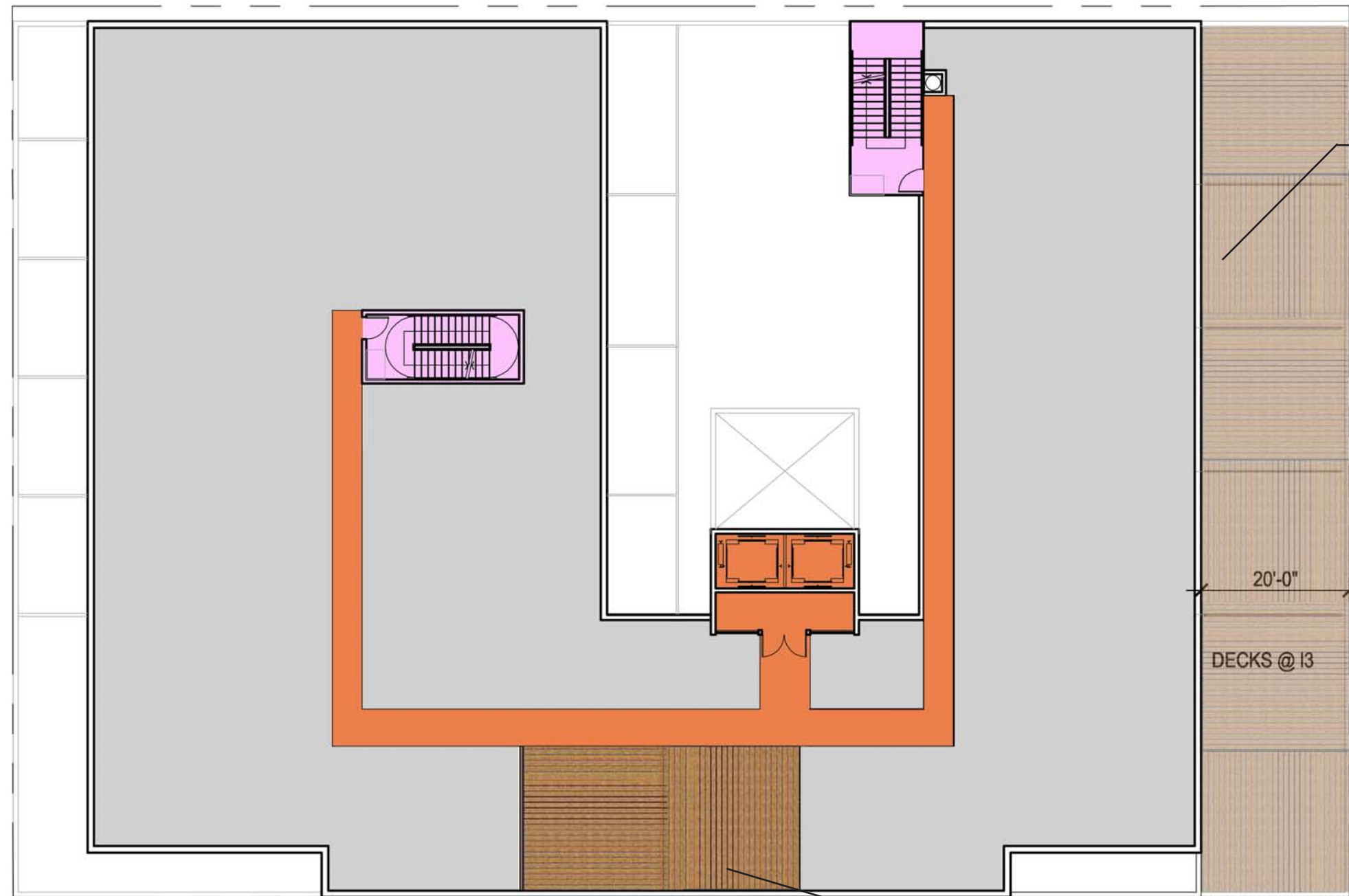


- CIRCULATION
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2134 WESTERN AVENUE | OPTION THREE: RESIDENTIAL LEVEL 6-7 PLAN

-  CIRCULATION
-  PARKING
-  HARDSCAPE
-  ELEVATED HARDSCAPE
-  CANTILEVER ABOVE
-  OPEN SPACE
-  ROOF DECK
-  RESIDENTIAL SPACE
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-  SERVICE
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-  MECHANICAL
-  STAIR
-  ELEVATOR
-  RETAIL



**COMMON  
RECREATION SPACE  
2,990 S.F. AT LEVEL 3**

20'-0"  
DECKS @ I3

**COMMON RECREATION SPACE  
734 S.F. AT ROOF**

**OUTDOOR COMMON RECREATION AREA CALCULATIONS**

ROOF DECK - 734 SF  
 RESID. DECKS AT I3 - 2990 SF  
 TOTAL OUTDOOR COMMON RECREATION AREA PROVIDED - 3724 SF  
 TOTAL OUTDOOR COMMON RECREATION AREA REQUIRED -  $82207 (5\%) = 4214 / 2 = 2107 \text{ SF}$

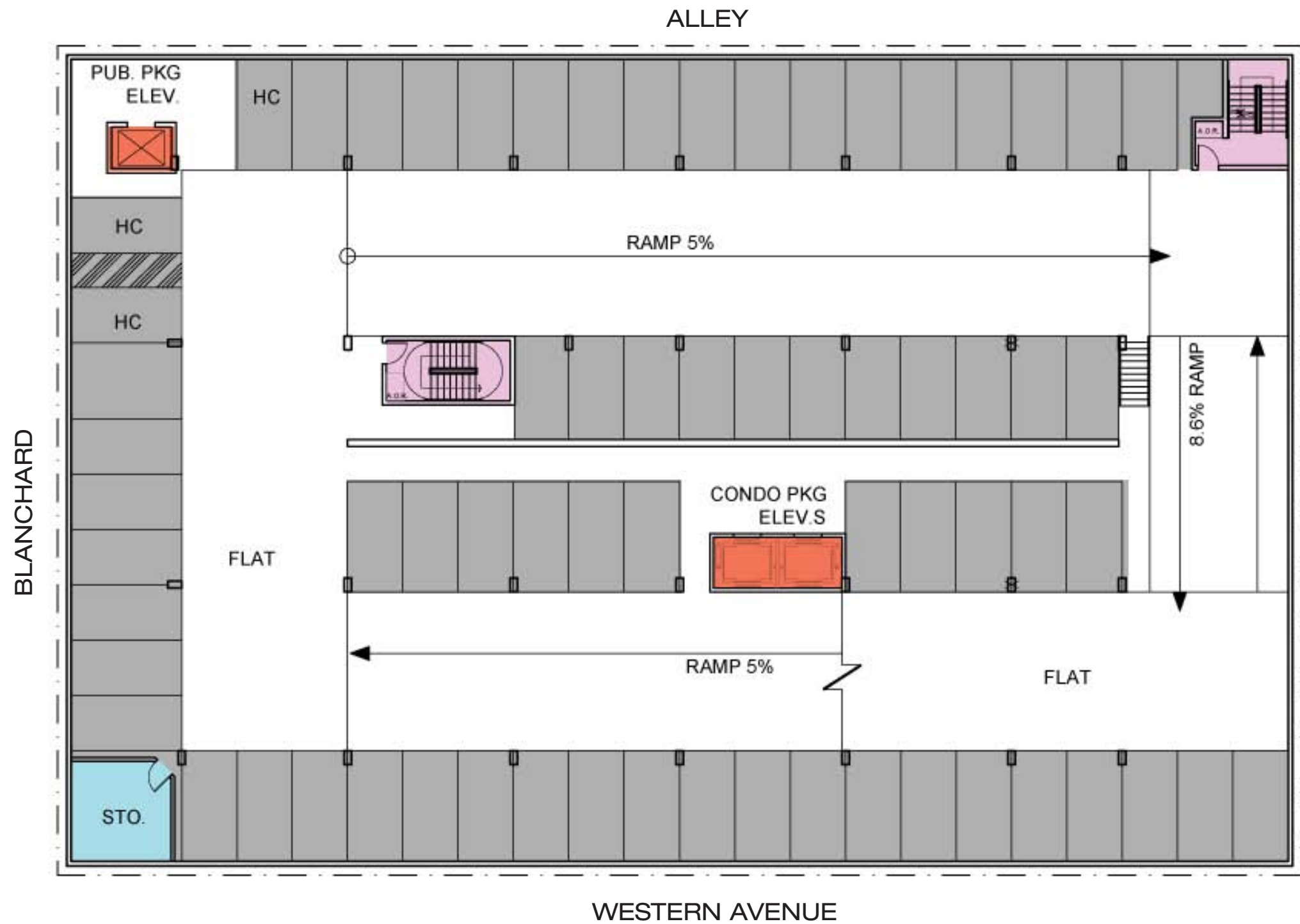


**2134 WESTERN AVENUE | OPTION THREE: ROOF PLAN**



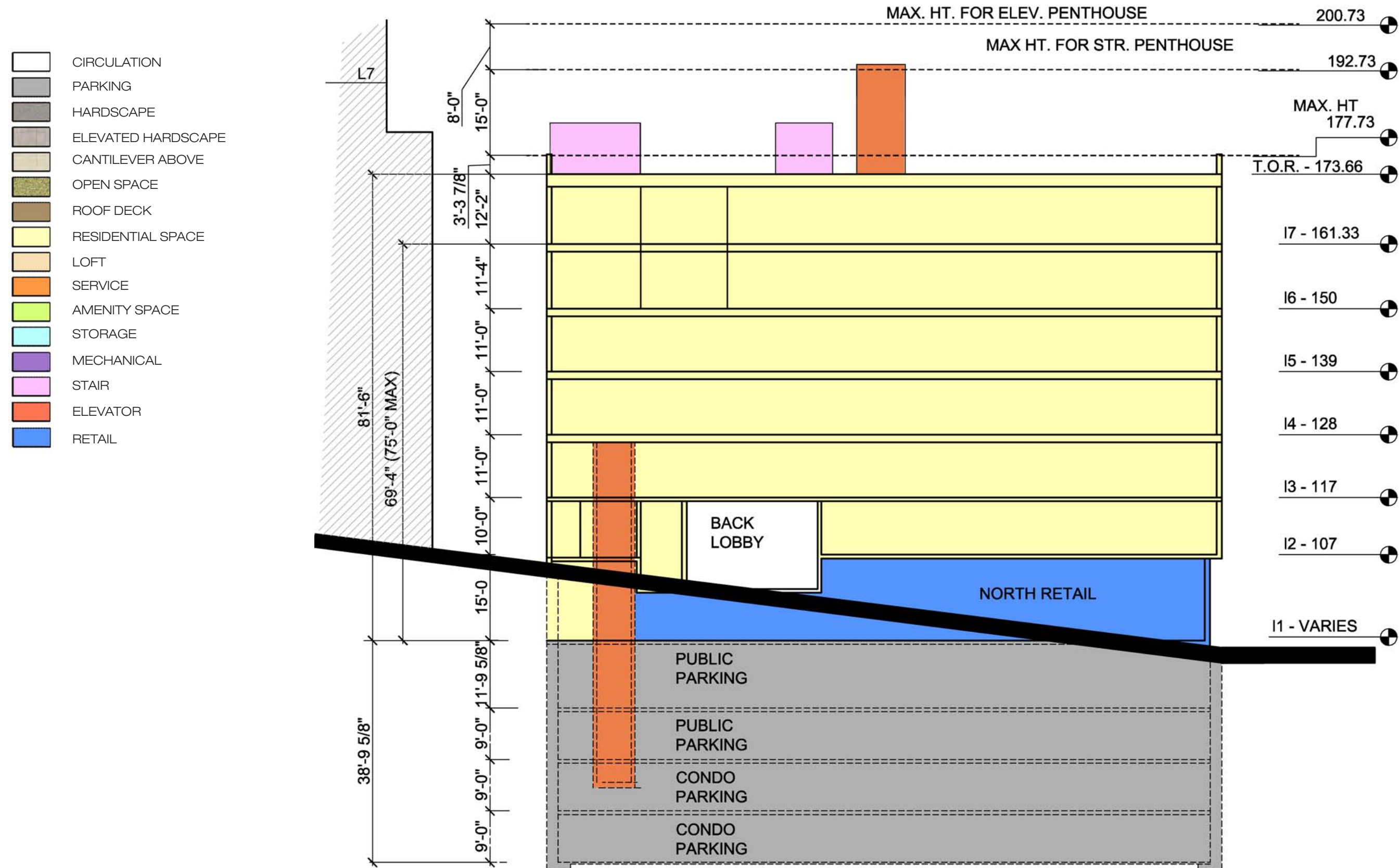


- CIRCULATION
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2134 WESTERN AVENUE | OPTION THREE: PARKING LEVEL 1-4 SIM. PLAN









WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



2134 WESTERN AVENUE | OPTION ONE: ELEVATIONS







WEST ELEVATION



NORTH ELEVATION



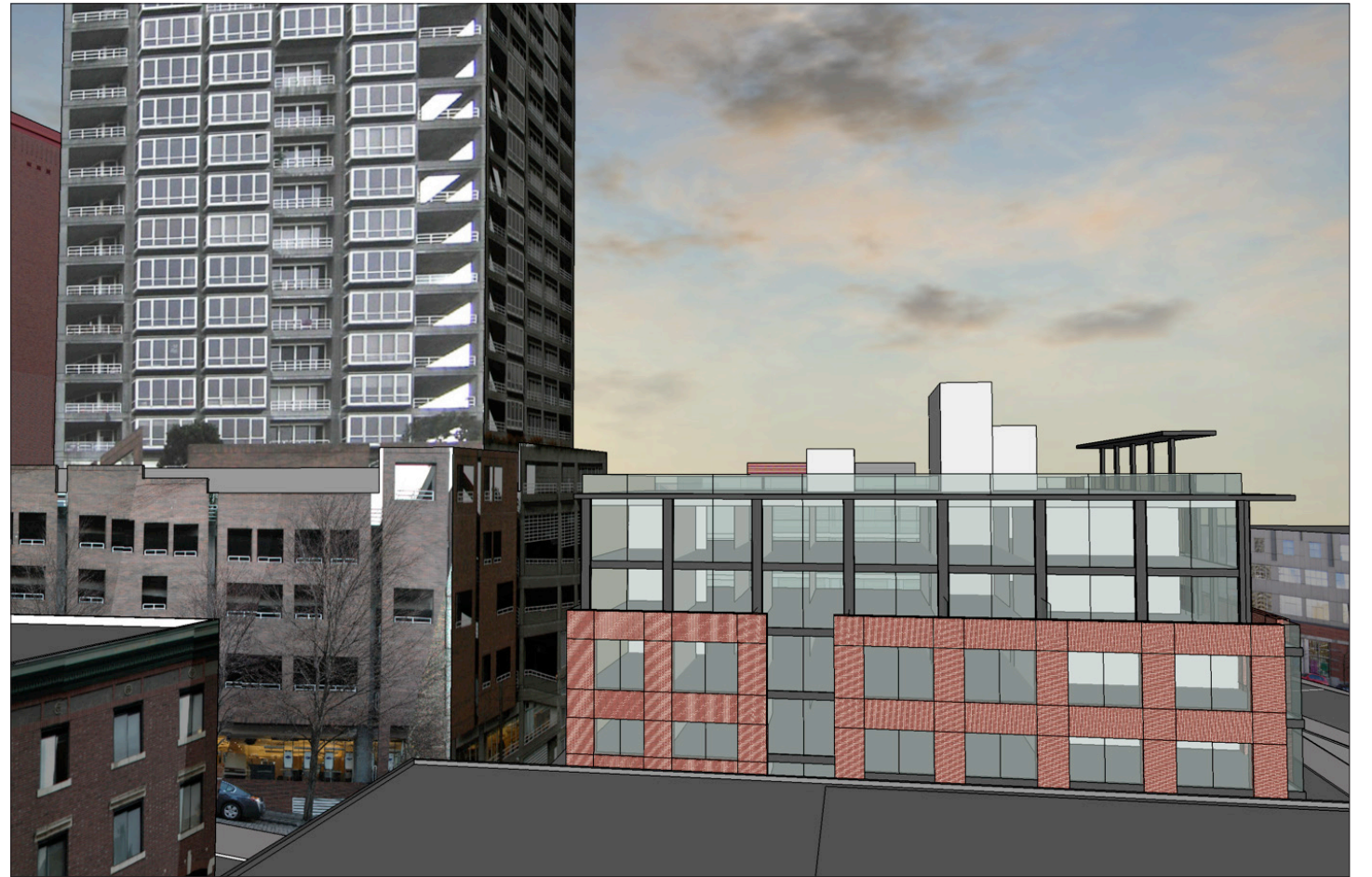
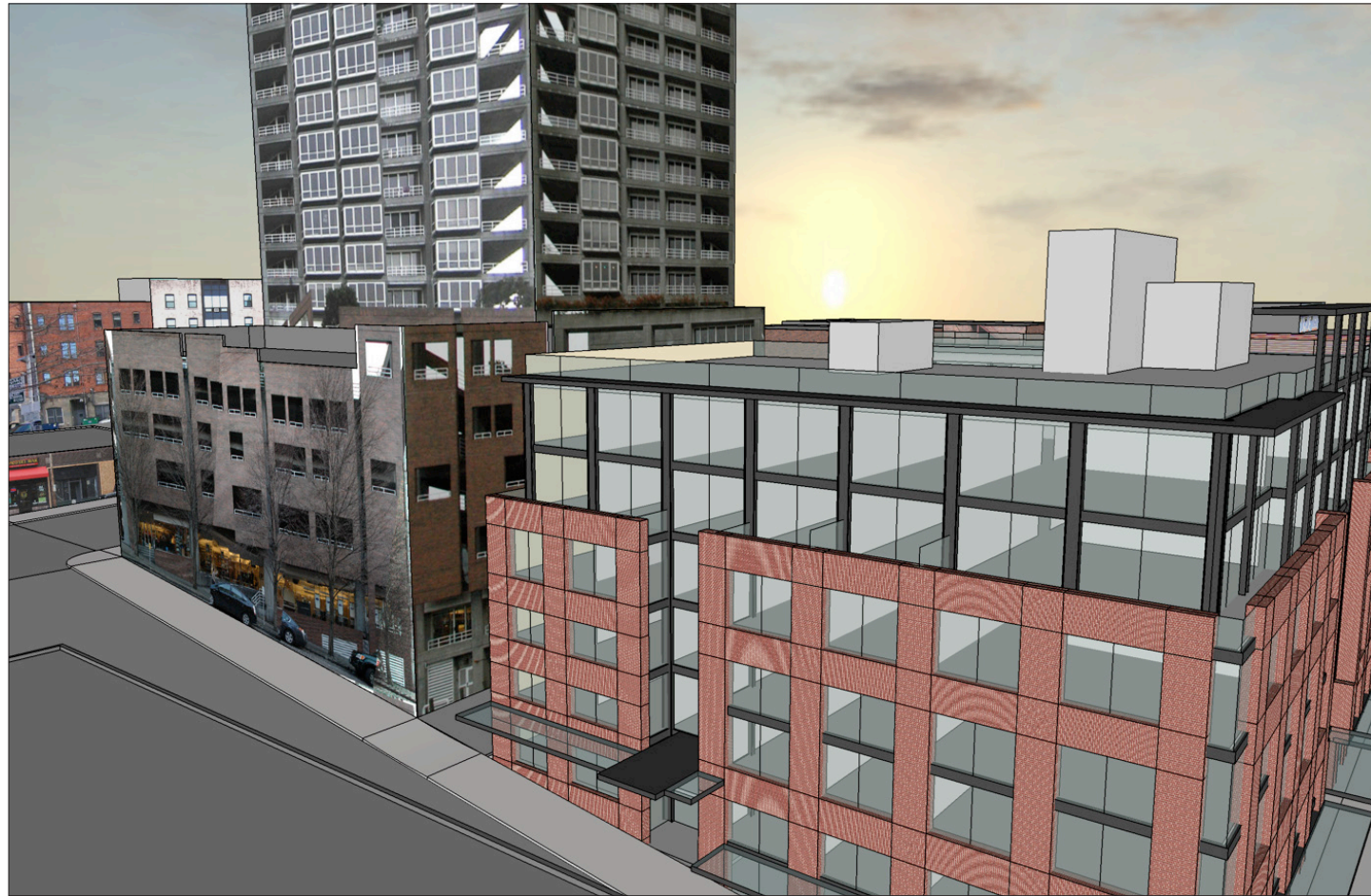
SOUTH ELEVATION



2134 WESTERN AVENUE | OPTION TWO: ELEVATIONS







**A. SITE PLANNING**

- A-1 Responding to the Site Characteristics
- A-2 Streetscape Compatibility
- A-3 Entrances Visible from the Street
- A-4 Human Activity
- A-5 Respect for Adjacent Sites
- A-6 Transition Between Residence and Street
- A-7 Residential Open Space
- A-8 Parking and Vehicle Access
- A-9 Location of Parking on Commercial Street Fronts
- A-10 Corner Lots

**B. HEIGHT, BULK AND SCALE****C. ARCHITECTURAL ELEMENTS AND MATERIALS**

- C-1 Architectural Context
- C-2 Architectural Concept and Consistency
- C-3 Human Scale
- C-4 Exterior Finish Materials
- C-5 Structured Parking Entrances

**D. PEDESTRIAN ENVIRONMENT**

- D-1 Pedestrian Open Spaces and Entrances
- D-2 Blank Walls
- D-3 Retaining Walls
- D-4 Design of Parking Lots Near Sidewalks
- D-5 Visual Impacts of Parking Structures
- D-6 Screening of Dumpsters, Utilities and Service Areas
- D-7 Pedestrian Safety

**E. LANDSCAPING**

- E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites
- E-2 Landscaping to Enhance the Building and/or Site
- E-3 Landscape Design to Address Special Site Conditions



POSSIBLE DEPARTURE observed for EDG – 2134 Western Avenue

ITEM	DEVELOPMENT STANDARDS	REQUIREMENT	PROPOSED	DIFFERENCE	CONSIDERATIONS
1.	<b>SMC 23.49.158 DMR Zone, coverage and floor size limits</b>	On sites between 19,001 SF and 25,000 SF in area, floor coverage above 66' is to be a maximum of 65% of site area. <b>For this project, that is 14,040 SF (65% of 21,600 SF).</b>	The applicant proposes 67% coverage above 66' height.	406 SF of additional coverage at floors 6 and 7 each. (67% = 14,446 SF versus 65% = 14,040 SF)	The building can be a maximum height of 85'. The applicant is proposing a height of 81.5', three and a half feet lower than allowed.area. . The architectural treatment of the top two floors (starting at 58' height) is envisioned to be very light, transparent and typically set back, diminishing the perception of mass at those levels.

