



2700 Elliott Avenue

Early Design Guidance

DPD No. 3009932

DEVELOPMENT OBJECTIVES:
The Schuster Group

As a nationally recognized award-winning developer, the Schuster name has become synonymous with innovative design, assured quality, and industry leadership in sustainable building practices.

Throughout the years, The Schuster Group has built a distinguished reputation of developing dynamic environments by uniquely blending vision, creativity and high performance processes. Paramount in its work is The Schuster Group mission: to create a legacy of distinctive landmark projects which enhance their communities.

2700 ELLIOTT AVENUE

In its project at 2700 Elliott Avenue, The Schuster Group will bring contemporary residential design to the rapidly changing urban fabric of Belltown. Here, a progressive sculpture park sits amidst historic enterprises, and upscale residences rise above the maturing streetscape of this neighborhood in transition. With its face to the Puget Sound, 2700 Elliott Avenue will be conservative in its environmental impact and outwardly responsive to the competing demands of its immediate context.

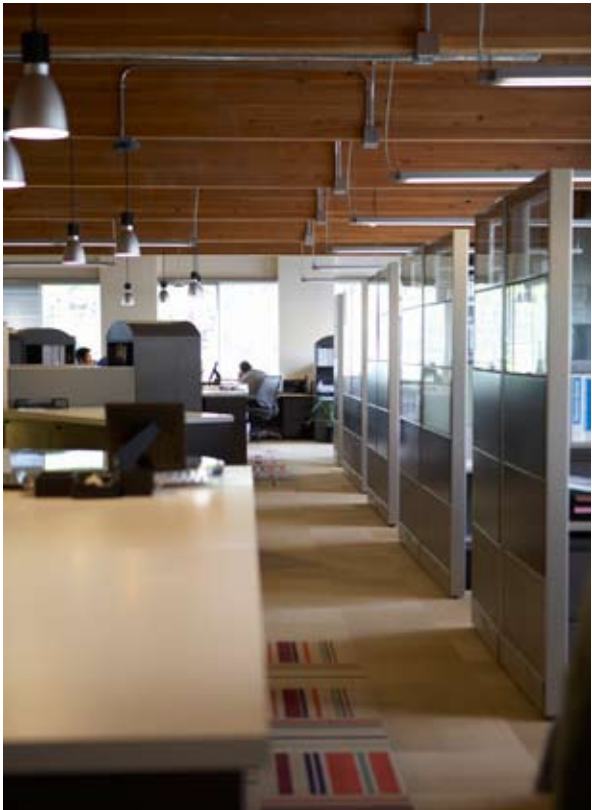
- Approximately 120 residential units
- Approximately 122 stalls of below grade parking
- Approximately 2,000 sf of leasable office space



Holmes Harbor Golf Course and Clubhouse Whidbey Island, WA



Normandy Park Towne Center, WA



Suite 200, W Harrison Street / Seattle, WA



Mosler Lofts interior, 3rd & Clay / Seattle, WA



Mosler Lofts, 3rd & Clay / Seattle, WA

RESPONSES TO EDG PRIORITIES OF DOWNTOWN DESIGN REVIEW BOARD

2700 Elliott Avenue

February 26, 2002

After visiting the site, considering the analysis of the site and context provided by the proponents and hearing public comment, the Design Review Board members provided the siting and design guidance described below and identified by letter and number those siting and design guidelines found in the City of Seattle’s “Downtown Design Guidelines” of highest priority for this project:

DOWNTOWN DESIGN GUIDELINES

A Site Planning & Massing - Responding to the Larger Context

A-1 Respond to the physical environment.

The topography of the project site could potentially result in areas of blank façade along Cedar Street. The Board stated that the design of the project should avoid blank facades at street level.

The new development intends to include a retail space at the corner of Elliott and Cedar, and will strive to enhance the pedestrian experience with additional pedestrian-oriented function where possible and an engaging green street design.

A-2 Enhance the skyline.

The Board encouraged the applicant to consider the project’s view from water as well as the view from the upper Belltown neighborhood when designing rooftop features. The Board was favorably inclined to allow flexibility in designing an attractive building top and contributing to skyline.

The stepped form of the top of the new development will blend well with the neighboring buildings and will meet the intent of the Hillside Terrace area in which the building will reside. The development intends to include common outdoor recreation area on the upper roof and private outdoor terraces on the lower roof. Strategically located clerestories are intended for portions of the perimeter of the roofs. These elements will predominate in views of the roofscape.

B Architectural Expression - Relating to the Neighborhood Context

B-1 Respond to the Neighborhood Context.

The design of the new building should relate in some manner to the scale and pattern of bays of the neighboring Real Networks building.

The design of the new building is in early development. Scale and pattern of the building relative to neighboring structures will be considered in the building design; however, relationship to the bays of the Real Networks building is not seen as the driving force in the design.

B-3 Reinforce the positive urban form & architectural attributes of the immediate area.

The Board commented on the unsuccessful design of a number of recent projects in the vicinity. The applicants were encouraged to design an interesting building against the repetitive bland design of existing neighboring structures. Use of color, shadow lines, and relief in facades was recommended. The Board recommended incorporating whimsy or playfulness distinctive of the Belltown neighborhood.

The developer and architect intend to create an interesting, contemporary building that is uniquely expressive and not bland. The massing of the preferred scheme relieves the large scale of façades with shadow lines; the use of materiality, texture and pattern will provide a secondary scale of visual variety.

B-4 Design a well-proportioned & unified building.

Horizontal banding was encouraged to break up the building mass. The Terminal Sales building was noted as a good massing/banding prototype for this project. The Elliott façade and the Cedar façade should form a coherent whole; response to the difference between the character of the two streets should not be oversimplified. The Terminal Sales Building was noted as a successful example of this approach.

The developer and architect are intent on creating a well-proportioned contemporary building that is read as a coherent whole, while providing the appropriate level of secondary detail. At this point in the design process, the Terminal Sales Building does not seem like the appropriate prototype. Since Elliott Avenue is a secondary pedestrian street and Cedar Street is a green street, the design of the pedestrian environment will be different and appropriate to those two conditions.

C The Streetscape - Creating the Pedestrian Environment

C-1 Promote pedestrian interaction.

The Board suggested that the street-level design of the façade, at least along Elliott Avenue, should relate to storefront design, and the design of ground level space should accommodate the possibility of commercial use.

The new development hopes to include two retail spaces that front on Elliott Avenue. The Elliott Avenue street-level façade development will reflect the retail uses.

C-3 Provide active – not blank – facades.

Privacy of the proposed ground level units should be addressed to avoid the streetscape being characterized by closed window blinds. Warmth and small-scale texture of materials (such as masonry) at the street level is

encouraged. The Board noted Murray Franklyn’s use of brick in projects like Austin Bell and Pomeroy.

This guideline applies primarily to ground level residences, which were part of the original proposal but are not included in the current proposal. SMC 23.49.162 C requires a minimum transparency of 30% on Elliott Avenue and 25% on Cedar Street. The project will exceed those minimums.

C-4 Reinforce building entries.

The Board encouraged maintaining the different scale of the entrances (common lobby and live/work spaces) along Elliott Avenue. In response to the more residential character of the streets as opposed to the avenues, the Board suggested incorporating more residential types of entries (in terms of feel and proportion) along Cedar. The existence of good prototypes of this in Vancouver was mentioned. “Stoops”, recessed entries, and landscaping were noted as desirable elements of residential entries.

Different scales of entrances are intended in the new development. The main building entry at Elliott Avenue will have a large scale inset to signify its importance. Storefront entries will be relatively smaller than the main entry gesture. Cedar Street office entries, where they occur, are intended to have individual canopies to reinforce their entry function. There will not be any residential or live/work entries at either Elliott Avenue or Cedar Street.

C-5 Encourage overhead weather protection.

Continuous overhead weather protection along public streets was encouraged.

Continuous overhead weather protection along public streets is now a requirement of the Seattle Land Use & Zoning Code. The new development will provide continuous canopies at the Elliott Avenue frontage to comply with this requirement. We are requesting a departure from the requirement for continuous overhead weather protection along Cedar Street to encourage a development of planting on the Green Street.

C-6 Develop the alley façade.

The Board recommended designing an attractive alley façade for the benefit of the neighbors across the alley and uphill from the site.

Although the alley-level façade will include parking access, service access, garage exhaust, and provisions for Seattle City Light’s transformer vault, the alley façade is intended to be developed to the same extent as the other façades. Many residential units will have exterior walls on the alley façade, some with very good views over the neighboring building, so we expect a fairly animated façade at the alley.

D Public Amenities - Enhancing the Streetscape & Open Space

D-3 Provide elements that define the place.

Involvement of artists in the Cedar Green Street façade and in any blank façade areas was encouraged. One member of the Board suggested the use of “something funky” at the street level would be appropriate for the site.

The new development will consider involvement of artists if appropriate, but the approach we are taking to the pedestrian spaces is focused on development of the green street as key in defining the place.

D-5 Provide adequate lighting.

Attractive lighting fixtures at street level should complement the overall design of street facades.

The new development has not yet progressed to the point where lighting fixtures have been selected, but attractive fixtures at street level are intended and will seek to comply with sustainability guidelines that encourage minimal trespass of light from the building and site.

E Vehicular Access & Parking - Minimizing the Adverse Impacts

E-1 Minimize curb cuts impacts.

The Board noted that parking access and access to service areas should be at the alley.

The new development will locate parking and service access areas at the alley.

E-2 Integrate parking facilities.

The Board appreciated the proposed concept design for the accessory garage: access from the alley, the interior above-grade parking space to be separated from the street by residential spaces.

The new development takes a different approach to parking than the development that initiated this comment. By using steep speed ramps from the alley we are able to minimize above-grade ramping at the street sides of the building. Where the speed ramp is present at Cedar Street, it will be kept to a minimum and will be well screened from the street and sidewalk.

BELLTOWN AERIAL & STREET VIEWS



A
site from
Bainbridge Island Ferry



B
site from Cedar Street
and Second Avenue



C
site from Cedar Street
from First Avenue

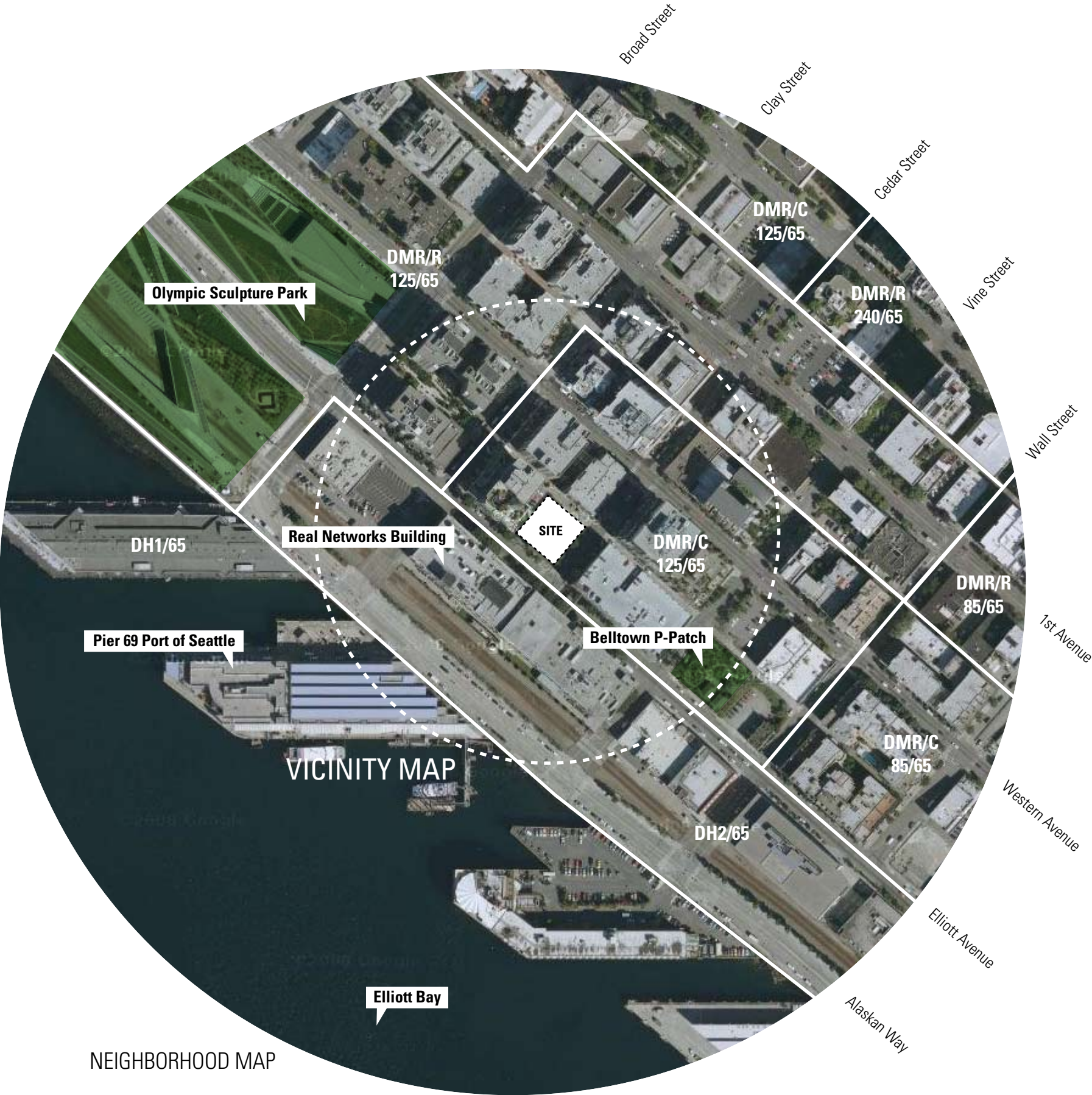


D
view of Belltown from
Olympic Sculpture Park



LAND USE CODE SUMMARY

Zone.....	DMR/C 125/65
Street Classifications.....	Elliott Avenue is a Principal Arterial Cedar Street is a Green Street
Sidewalk Widths.....	Elliott Avenue – 12 feet Cedar Street – Variable
View Corridors.....	No view corridor at this site
Pedestrian Streets.....	Elliott Avenue is a Class II Pedestrian Street Cedar Street is a Green Street
Public Amenity Features..	Site is part of a Hillside Terrace
Urban Villages.....	Site is part of Belltown Urban Center Village
Structure Height.....	125 feet
Height Measurement, 23.86.006 E	When the slope of the major street property line exceeds 7.5%, the major street property line shall be divided into 4 or fewer equal segments no longer than 120 feet in length. The elevation of maximum height shall be determined by adding the maximum permitted height to the existing grade elevation at the mid-point of each segment. When the lot has 2 or more street lot lines of equal length, the applicant shall choose the major street property line (Cedar St).
Street Level Uses, 23.49.009	No requirement for street level uses at this site.
Floor Area Ratio, 23.49.011	In DMR/C zone in 125'/65' height district, base FAR is 1 and maximum FAR is 4. Per 23.049.011 B. 1. f, residential use is not included in chargeable floor area.
Overhead Weather Protection, 23.49.018	Continuous overhead weather protection is required along the entire street frontage of a lot, except along those portions of the structure façade that: a. Are farther than 5 feet from the street property line or widened sidewalk; b. Are separated from the street property line or widened sidewalk by a landscaped area at least 2 feet in width; c. Are driveways into structures or loading docks.
Access to Parking, 23.49.019 H	Alley access is required.
Coverage and Floor Size Limits, 23.49.158	Portions of structures above an elevation of 65 feet have the following coverage limits: 0' - 65' 100% 14,400 SF 66' – 85' 75% 10,800 SF 86' – 125' 65% 9,360 SF
Maximum Wall Dimensions, 23.49.164	Maximum wall lengths for portions of a structure above 65 feet are as follows: 90 feet on Elliott Avenue 120 feet on Cedar Street
Side Setback and Green Street Setback Requirements, 23.49.166 B	Because the frontage on Elliott Avenue is 120 feet or less, setbacks are not required from side lot lines that are not street side lot lines. A setback from the street property line is required on green streets (Cedar Street) as follows: 65' to 85' elevation 10 foot setback required 86' to 240' elevation [18 foot setback required] (H-85') x .2 + 10' = (125'-85') x .2 + 10' = 18' setback



NEIGHBORHOOD MAP

SITE ANALYSIS



A
view of Alexander Calder's "Eagle"
in the Olympic Sculpture Park from
the corner of Elliott Ave. and Cedar St.

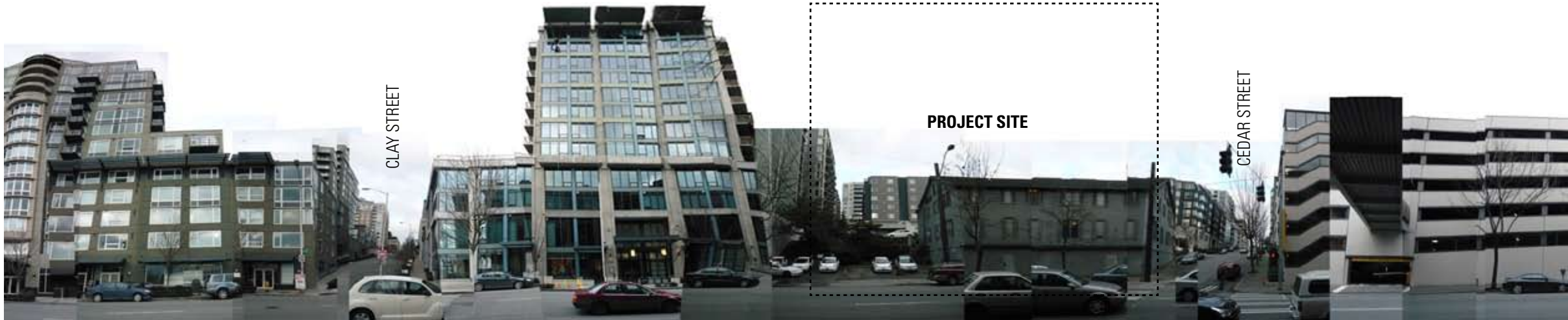
B
Belltown P-Patch
at Elliott Ave. and Vine St.



VICINITY MAP

STREET VIEWS

East side of
ELLIOTT AVENUE



West side of
ELLIOTT AVENUE



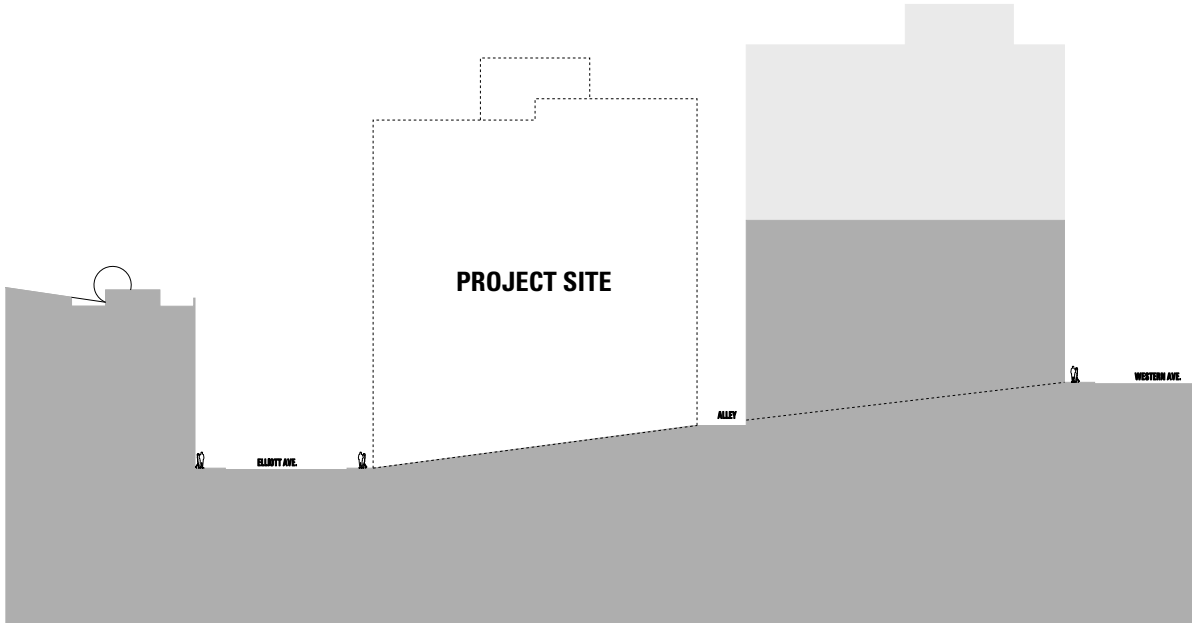
North side of
CEDAR STREET



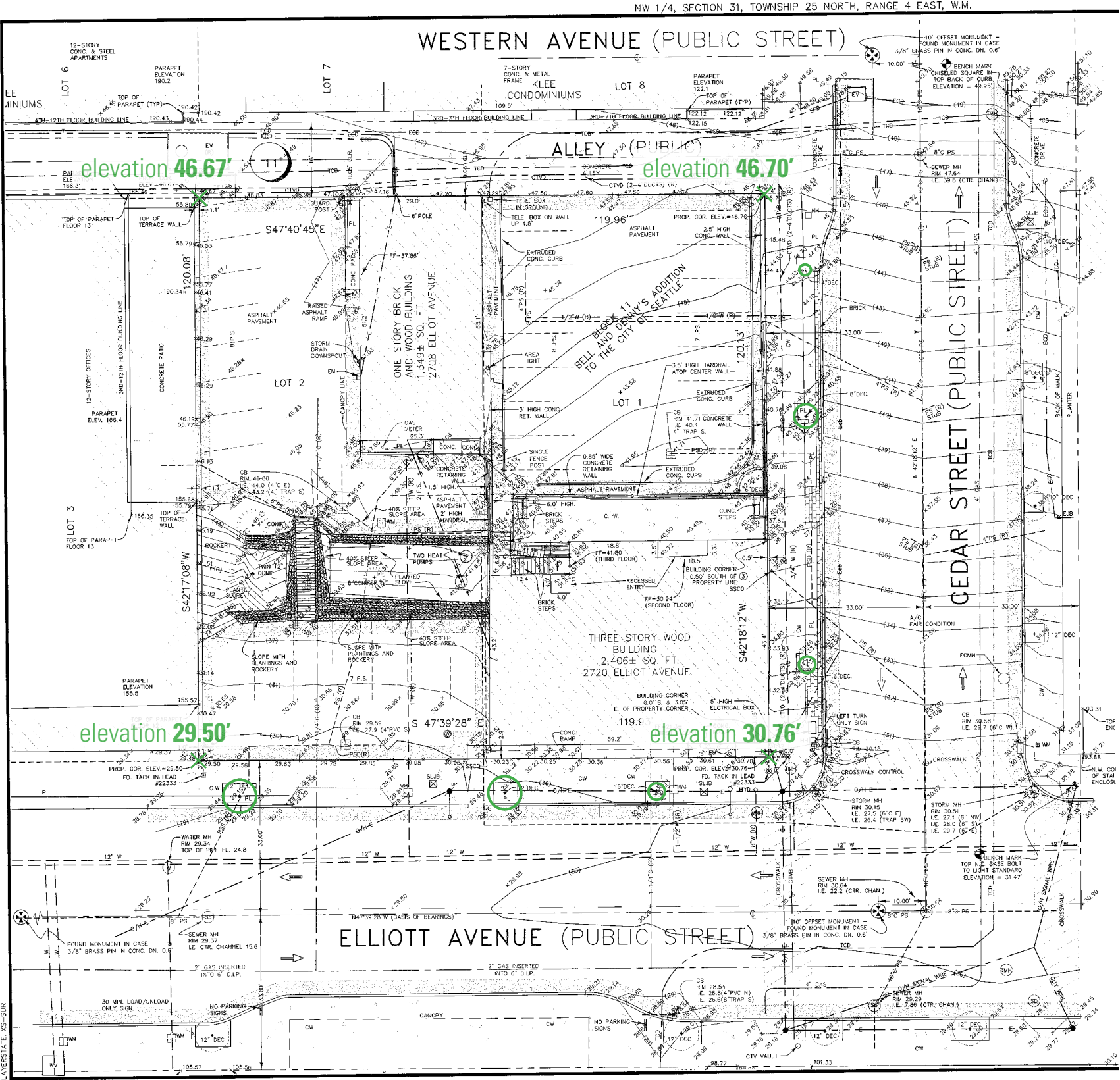
South side of
CEDAR STREET



**SITE PLAN:
Tree Survey and Topography**

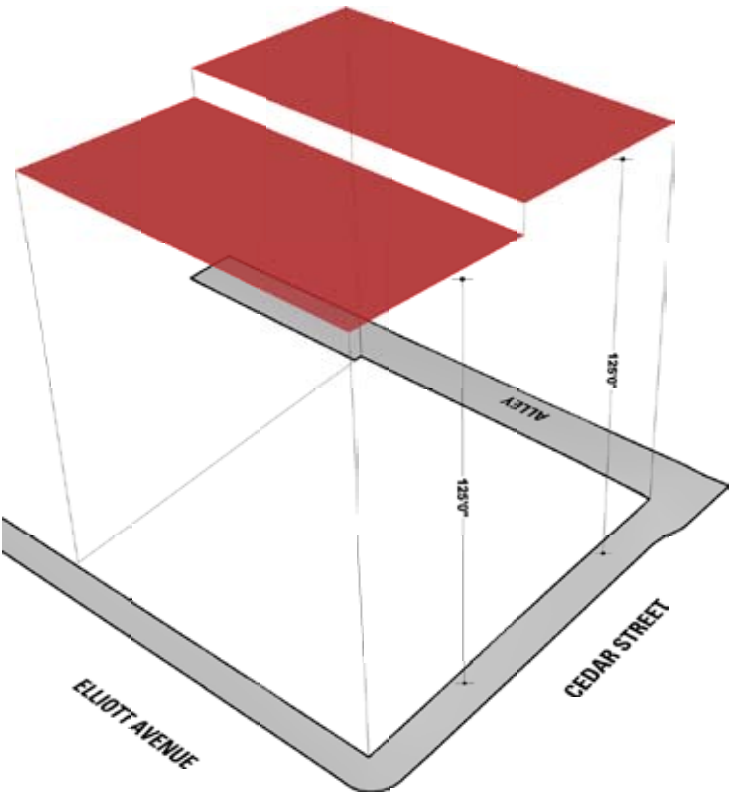


CEDAR STREET SECTION



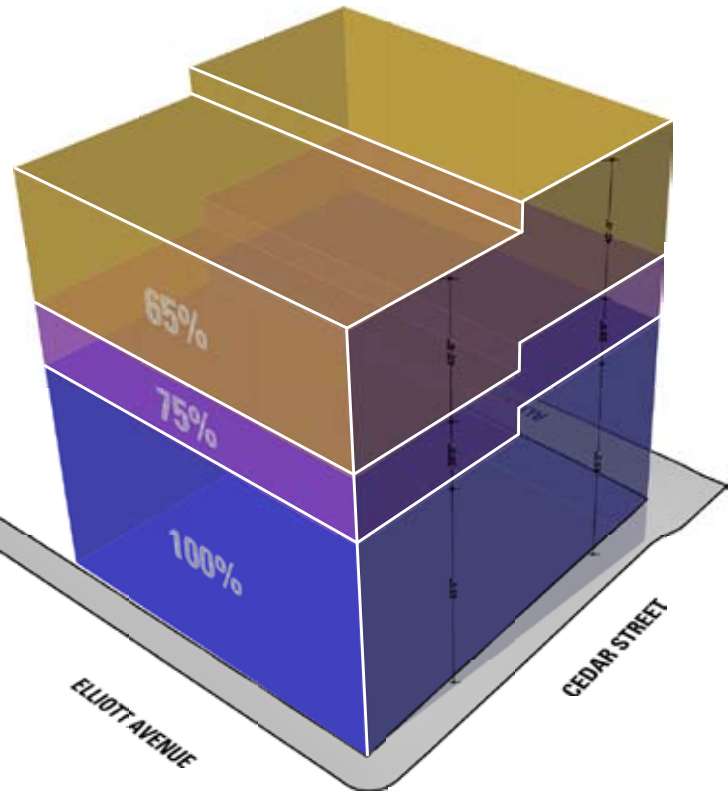
SITE SURVEY

ZONING ENVELOPE ANALYSIS



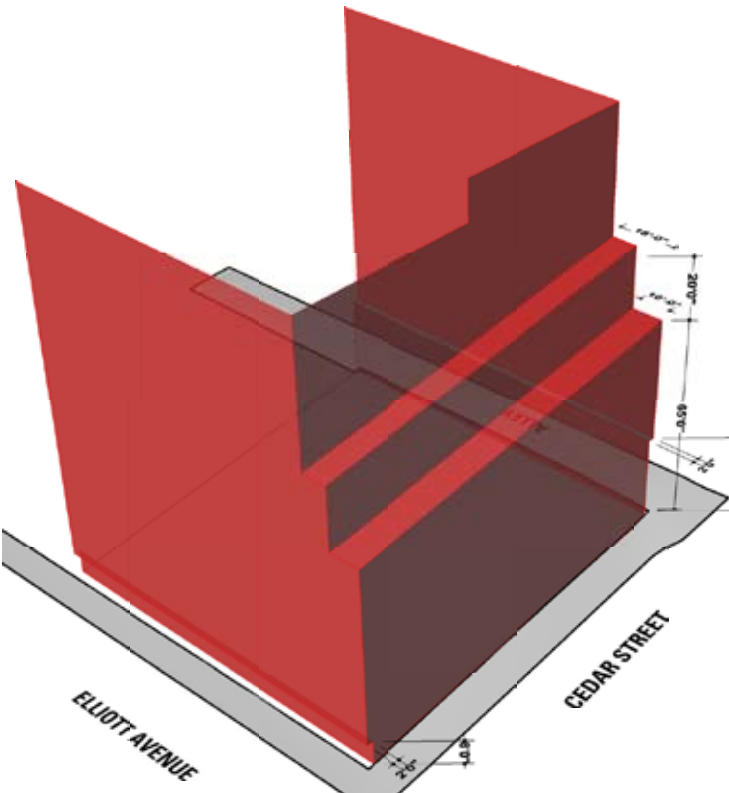
HEIGHT REQUIREMENTS

+



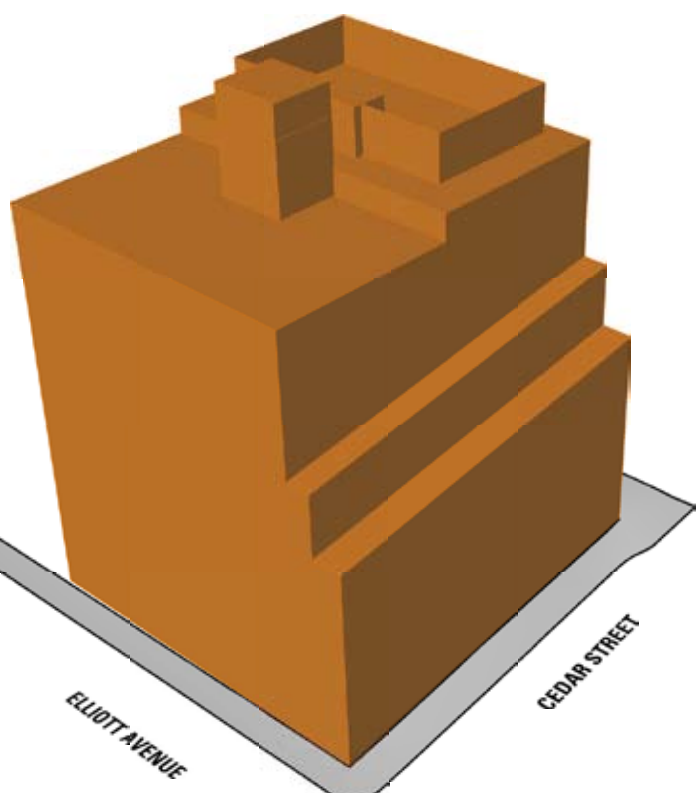
LOT COVERAGE

+



SETBACKS

=



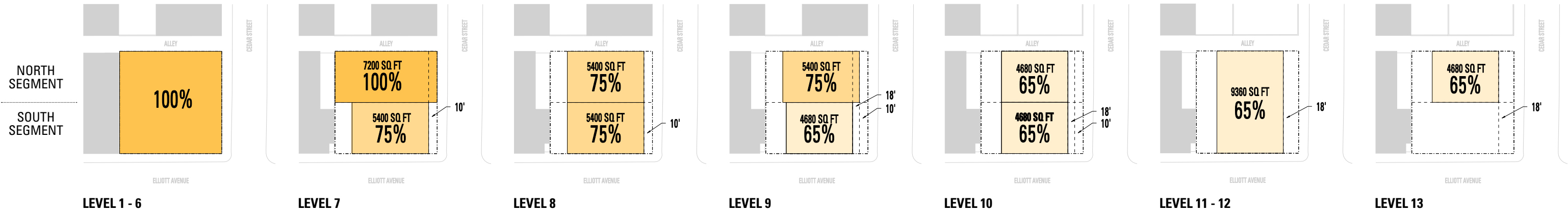
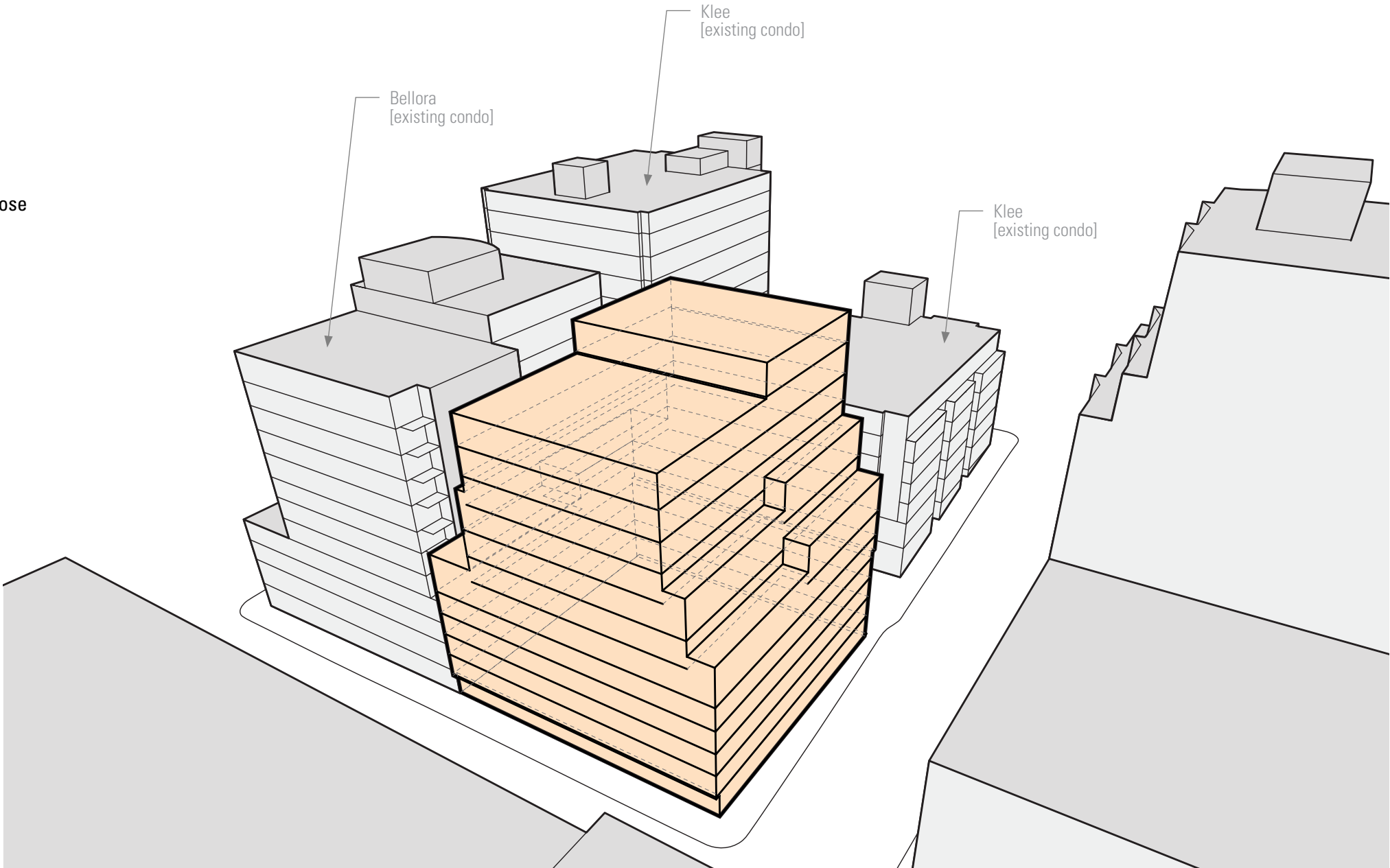
ZONING ENVELOPE

LOT COVERAGE CALCULATION

While not a proposed building concept, this is an allowable building massing within the prescribed zoning envelope. This massing is illustrated for the purpose of calculating total buildable area for the site.

LEVEL	South Segment AREA	North Segment AREA	TOTAL AREA	COVERAGE	AVG
13		4,680	4,680	65%	65%
12	4,680	4,680	9,360	65%	
11	4,680	4,680	9,360	65%	
10	4,680	4,680	9,360	65%	
9	4,680	5,400	10,080	70%	75%
8	5,400	5,400	10,800	75%	
7	5,400	7,200	12,600	88%	100%
6	7,200	7,200	14,400	100%	
5	7,200	7,200	14,400	100%	
4	7,200	7,200	14,400	100%	
3	7,200	7,200	14,400	100%	
2	7,200	7,200	14,400	100%	
1	7,200	7,200	14,400	100%	

Gross Square Footage 152,640



OPTION 1

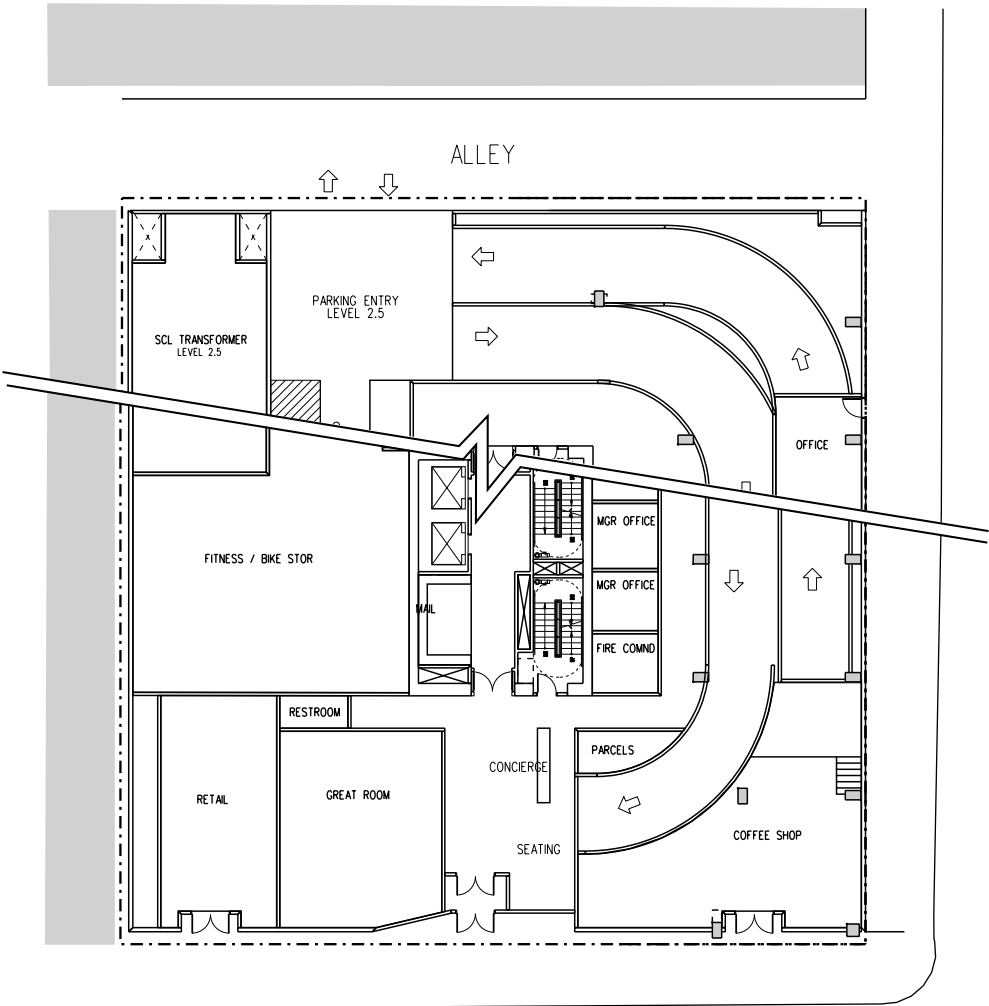
Responding to the limits of the zoning envelope, this option is code compliant.

Opportunities:

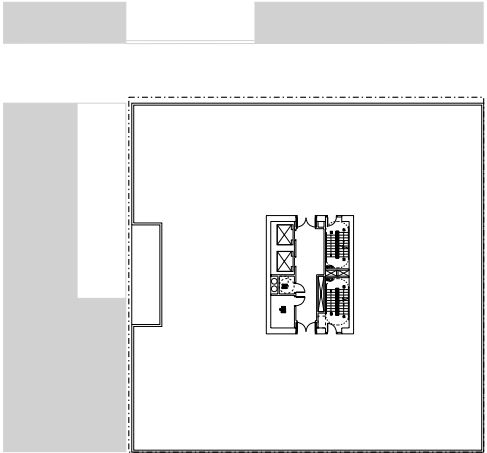
- No departures required.
- Efficiency in residential unit planning made possible by simplified massing.

Challenges:

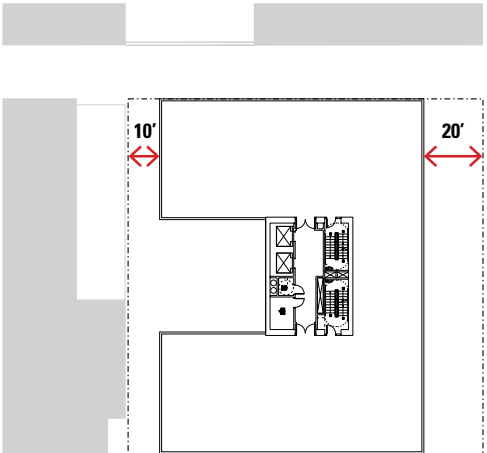
- Tall, 7 floor podium along Cedar Street negatively impacts the street experience and the greater Belltown context
- Undesirable close proximity to adjacent residential buildings is necessitated by Green Street setback and structural constraints.
- Limited allowable glazing facing Bellora per 2006 SBC given building proximity to property line.
- 4" reduction in floor-to-floor height for all residential units in order to achieve code-compliant rooftop



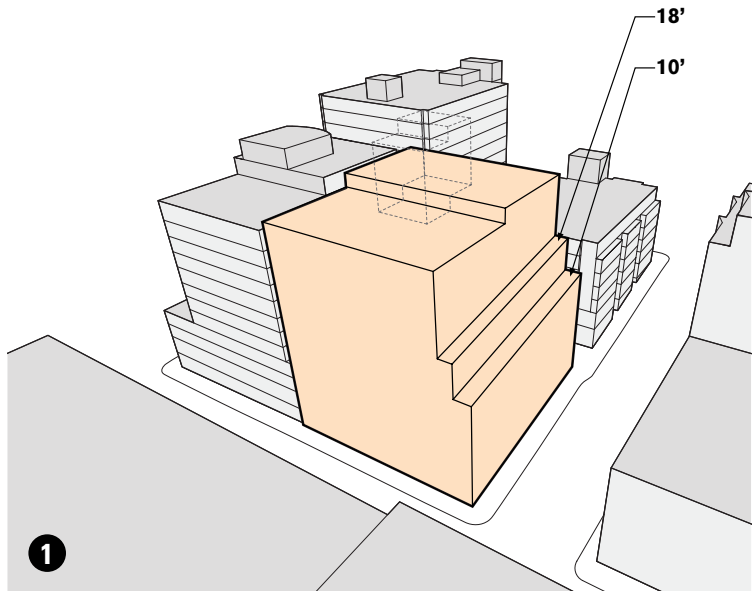
COMPOSITE STREET LEVEL PLAN



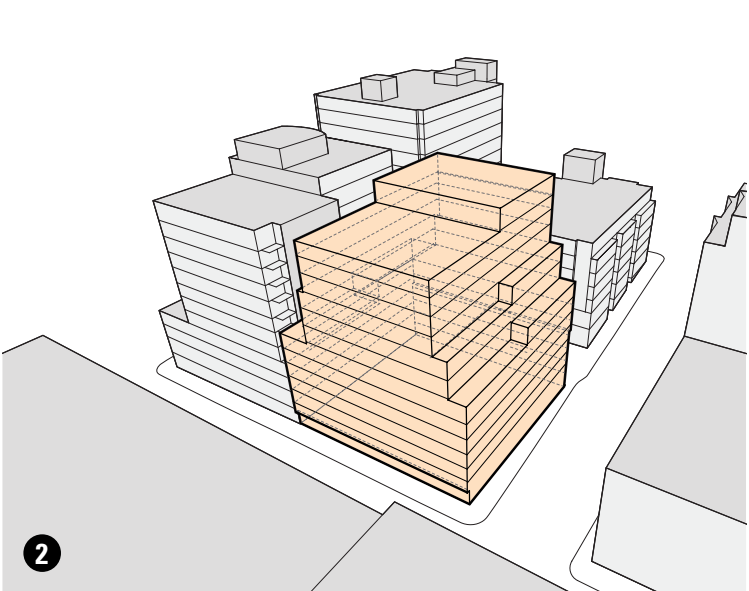
TYPICAL LOWER RESIDENTIAL LEVEL



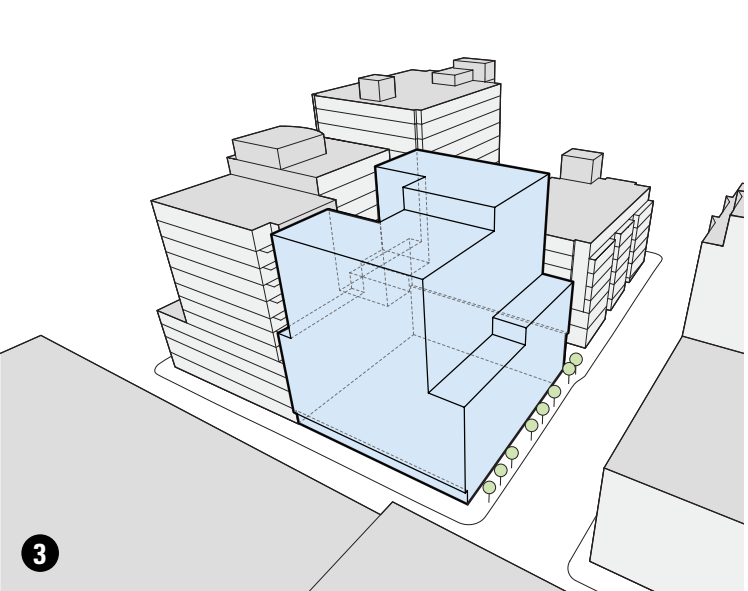
TYPICAL UPPER RESIDENTIAL LEVEL



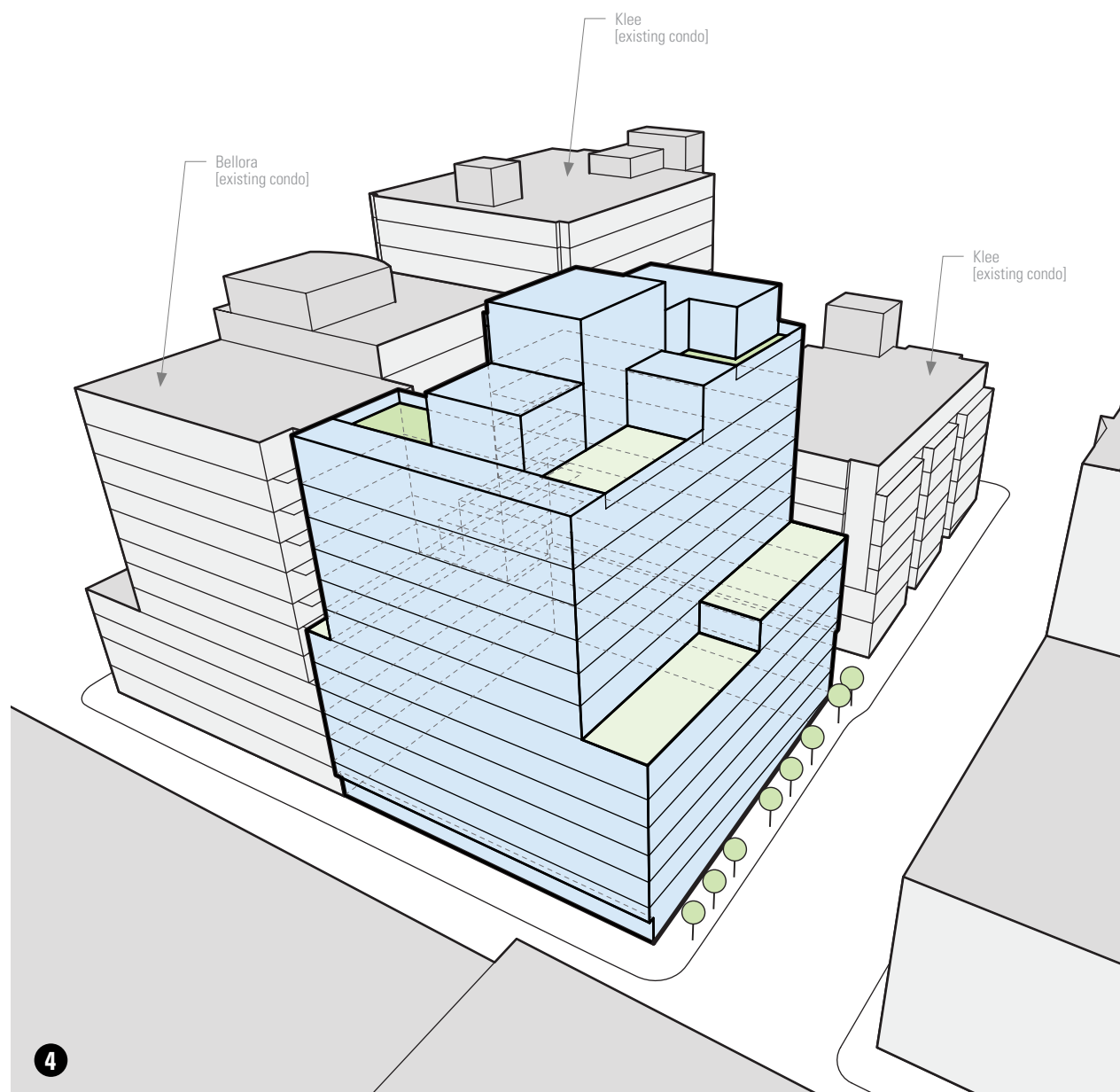
ZONED POTENTIAL BUILDING EXTENTS



BASELINE ZONING BUILD-OUT



ADJUSTED VOLUME WITH INNER COURT



4

BUILDING MASSING



OPTION 2

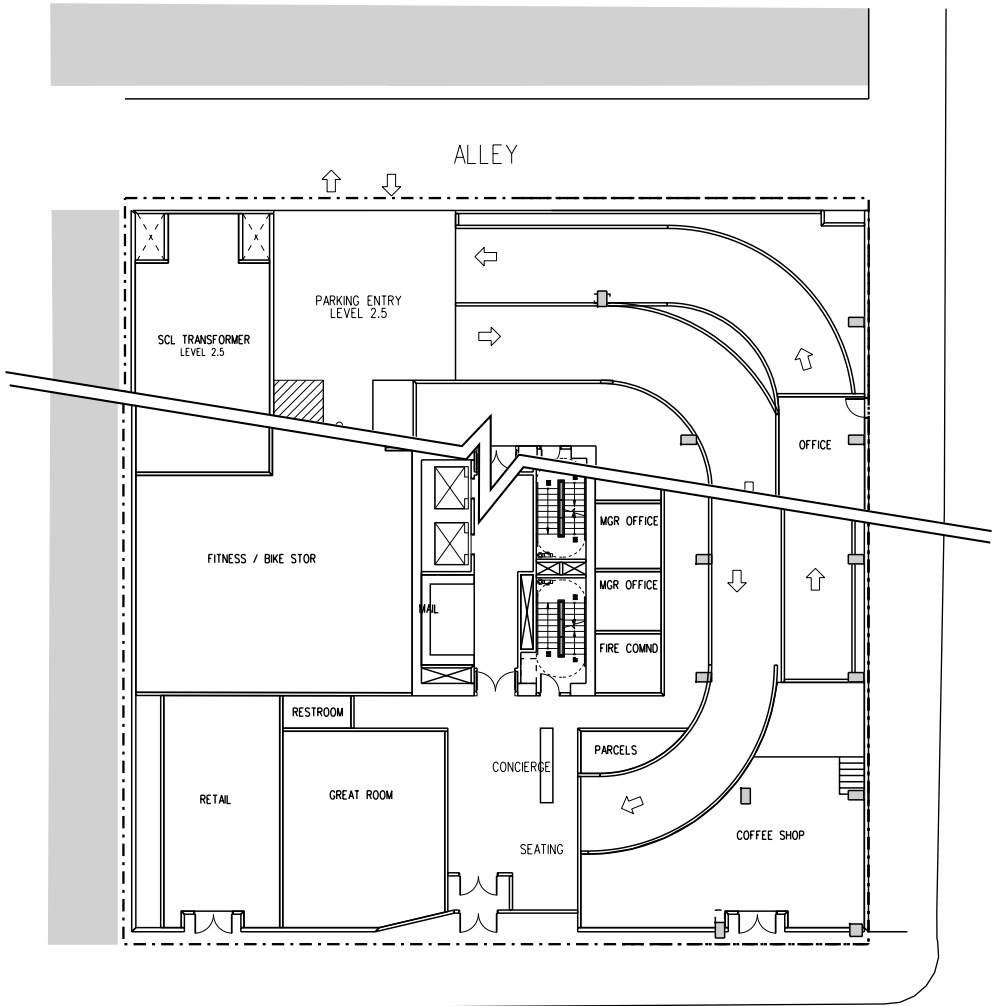
Massing is made more responsive to context by redistributing total buildable area from the podium to the upper floors.

- Opportunities:**
- Shorter, 6 floor podium along Cedar Street more closely relates to existing context
 - More elegant proportions of the tower in relation to the podium
 - Efficiency in residential unit planning made possible by simplified massing.

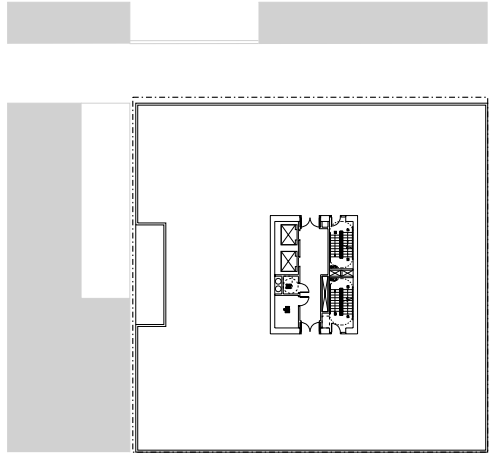
- Challenges:**
- Undesirable close proximity to adjacent residential buildings is necessitated by Green Street setback and structural constraints.
 - Limited allowable glazing facing Bellora per 2006 SBC given building proximity to property line.
 - Departure for lot coverage required.

LEVEL	South Segment	North Segment	TOTAL AREA	COVERAGE	AVG
	AREA	AREA			
13		5,400	5,400	75%	75%
12	5,400	5,400	10,800	75%	
11	5,400	5,400	10,800	75%	
10	5,400	5,400	10,800	75%	
9	5,400	5,400	10,800	75%	75%
8	5,400	5,400	10,800	75%	
7	5,400	5,400	10,800	75%	
6	6,040	7,000	13,040	91%	
5	7,000	6,800	13,800	96%	94%
4	7,000	6,800	13,800	96%	
3	7,000	6,900	13,900	97%	
2	7,000	6,900	13,900	97%	
1	6,800	7,200	14,000	97%	

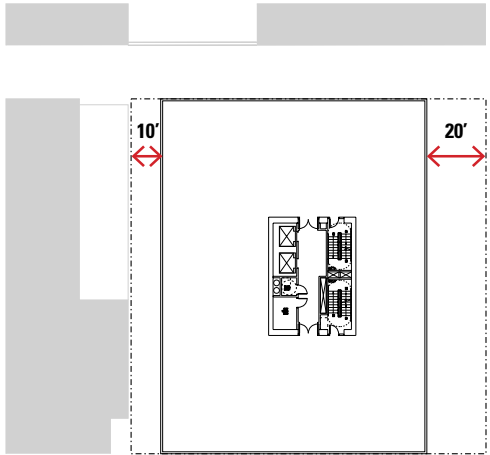
Gross Square Footage 152,640



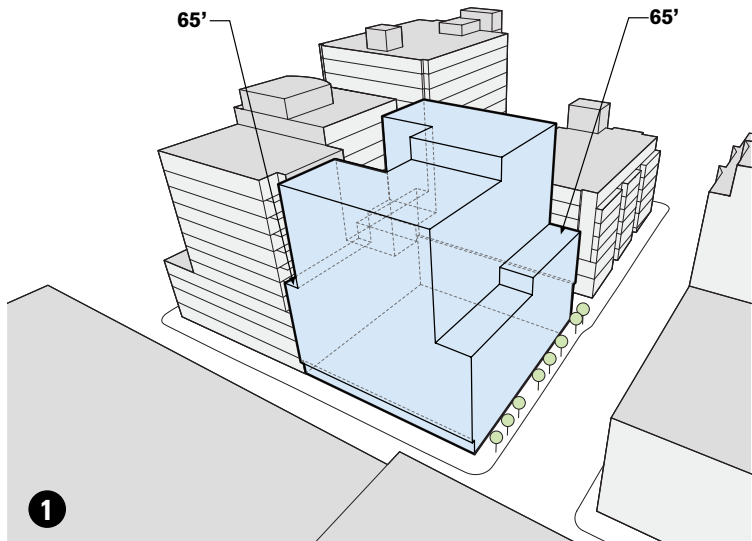
COMPOSITE STREET LEVEL PLAN



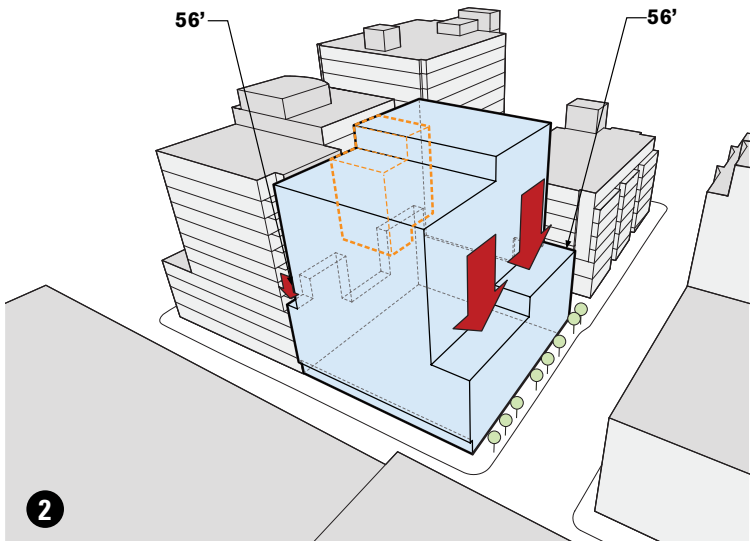
TYPICAL LOWER RESIDENTIAL LEVEL



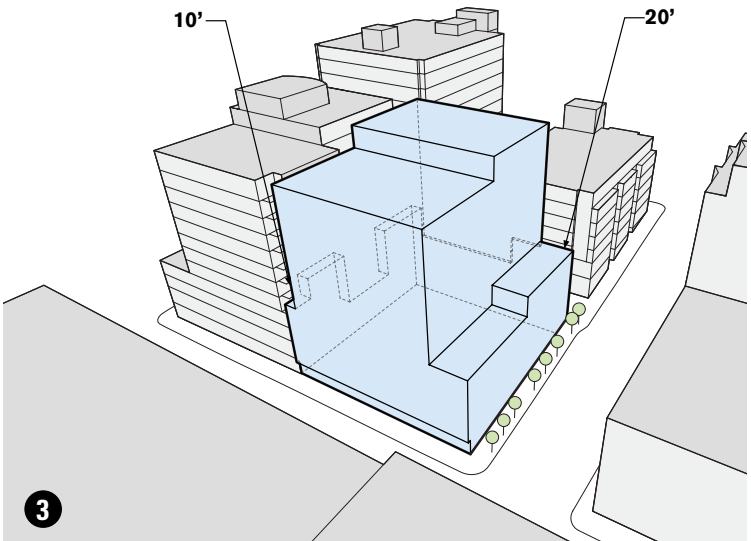
TYPICAL UPPER RESIDENTIAL LEVEL



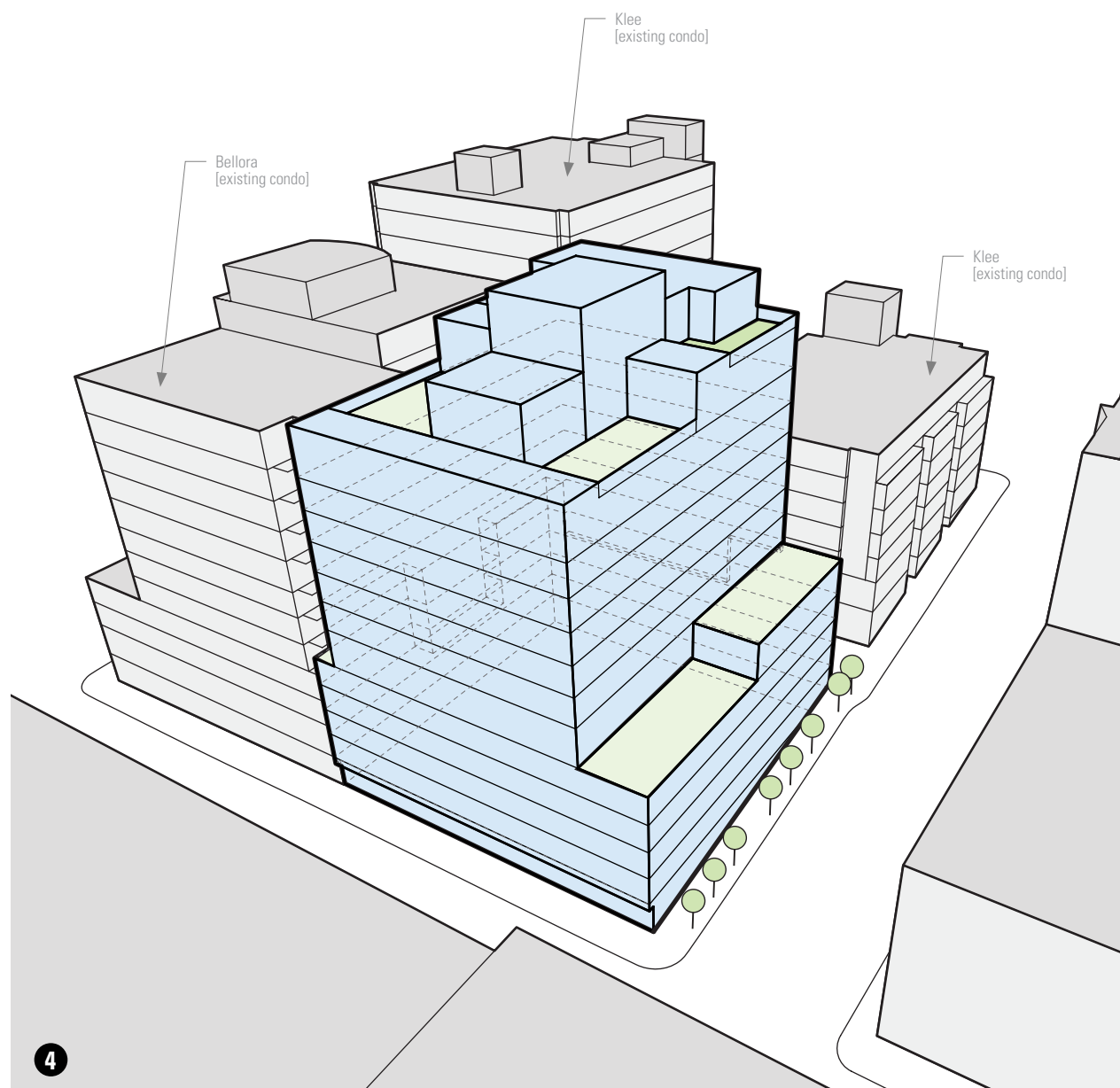
OPTION 1 MASSING AS BASE



DROP PODIUM LEVEL AND RE-DISTRIBUTE AREA

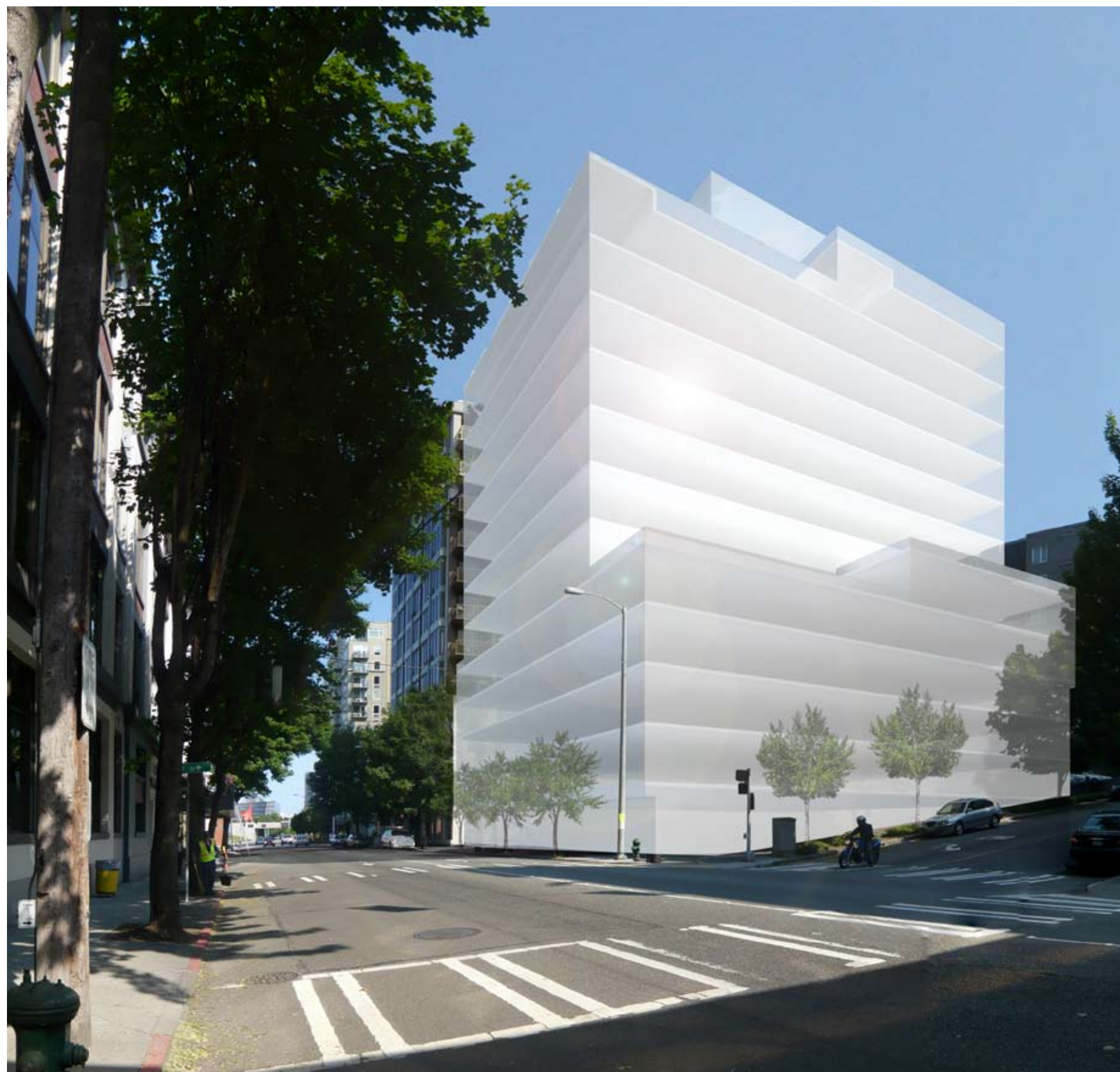


SIMPLIFIED ZONING MASSING

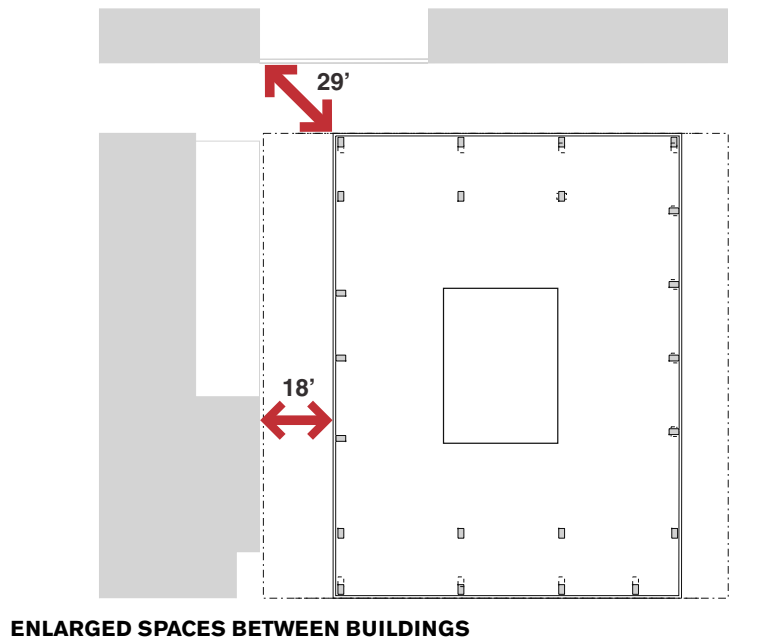
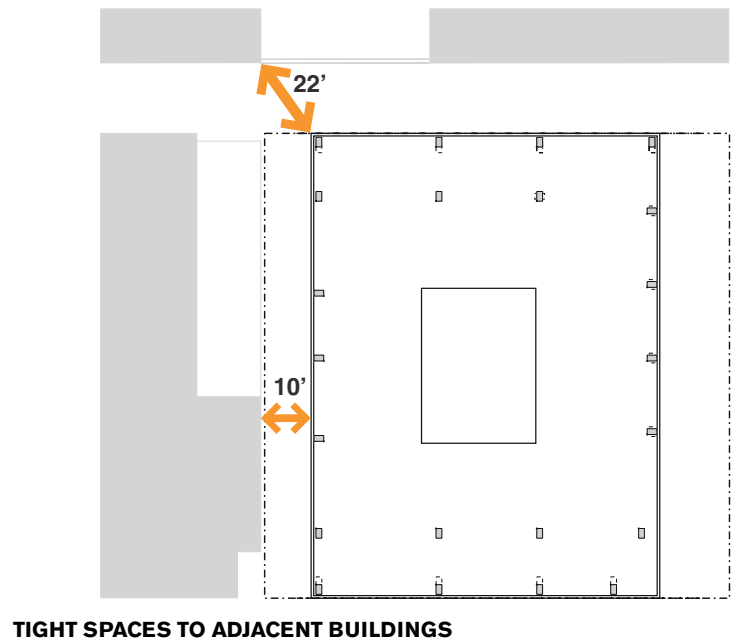
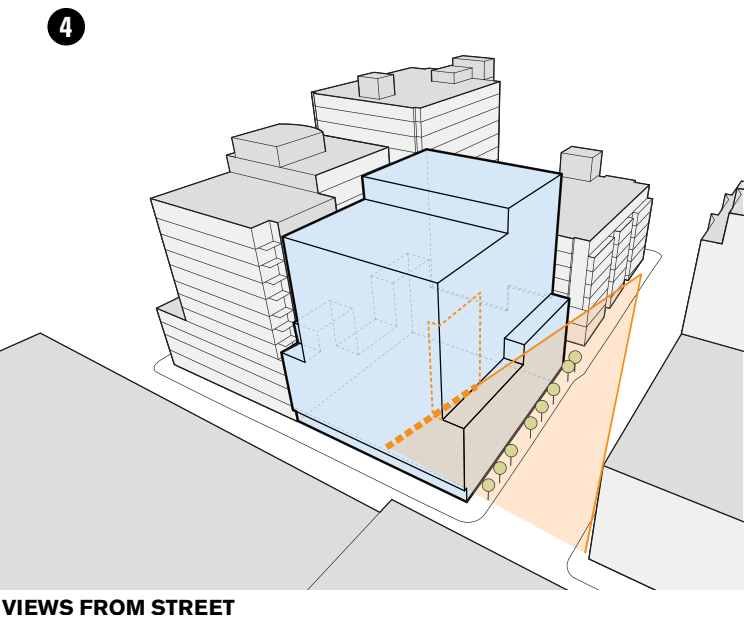
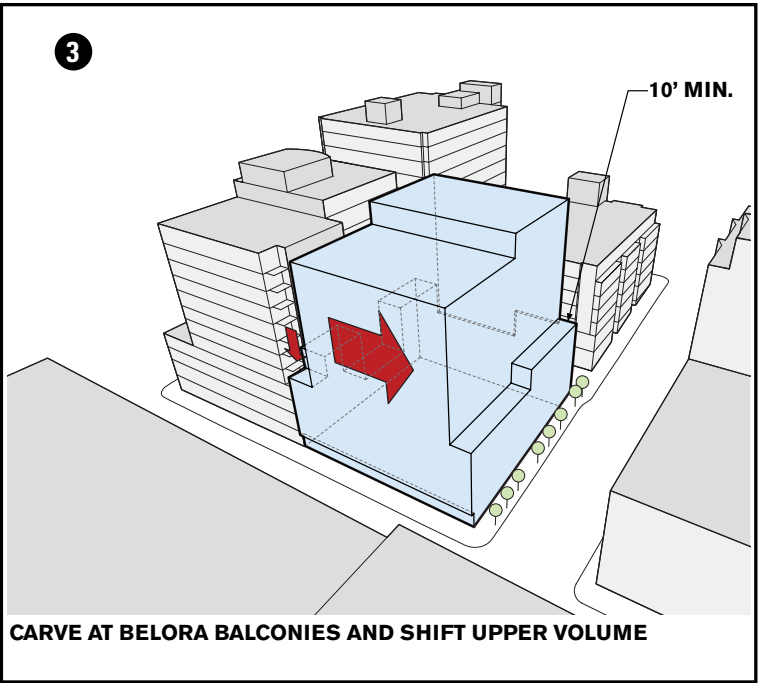
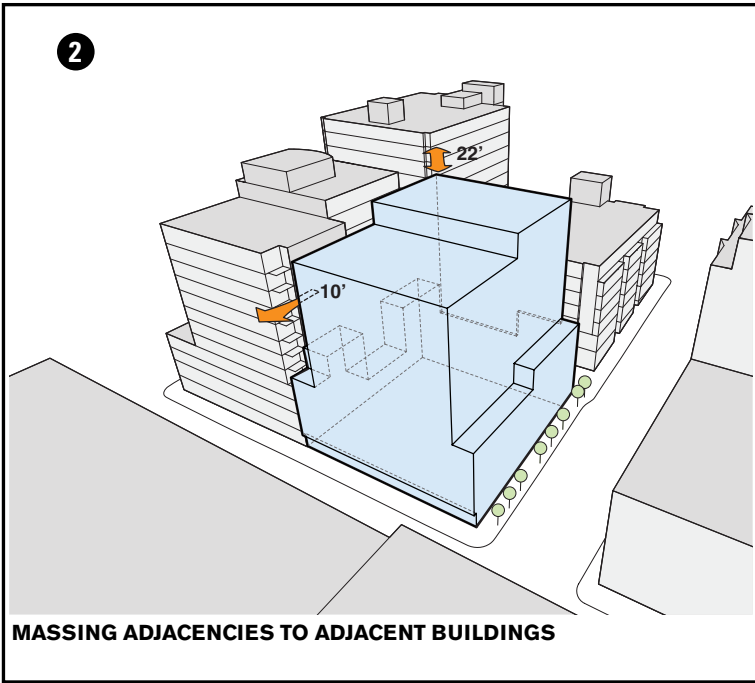
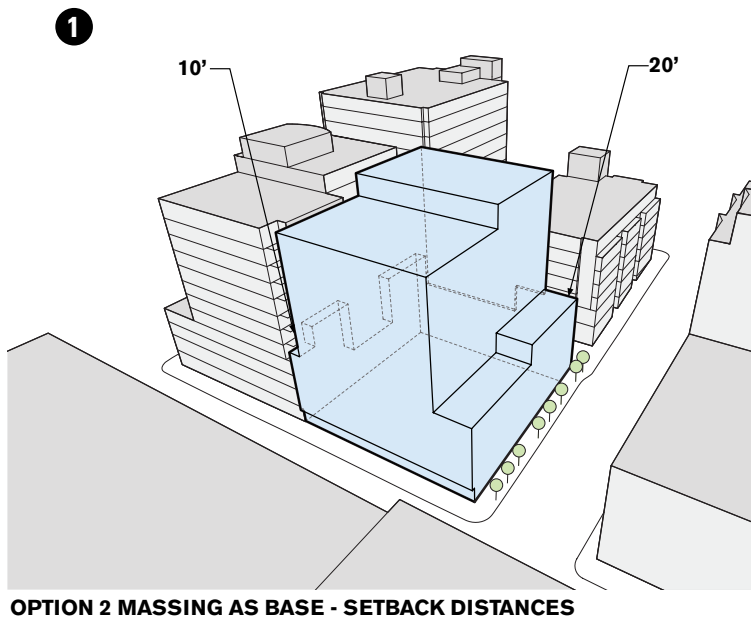


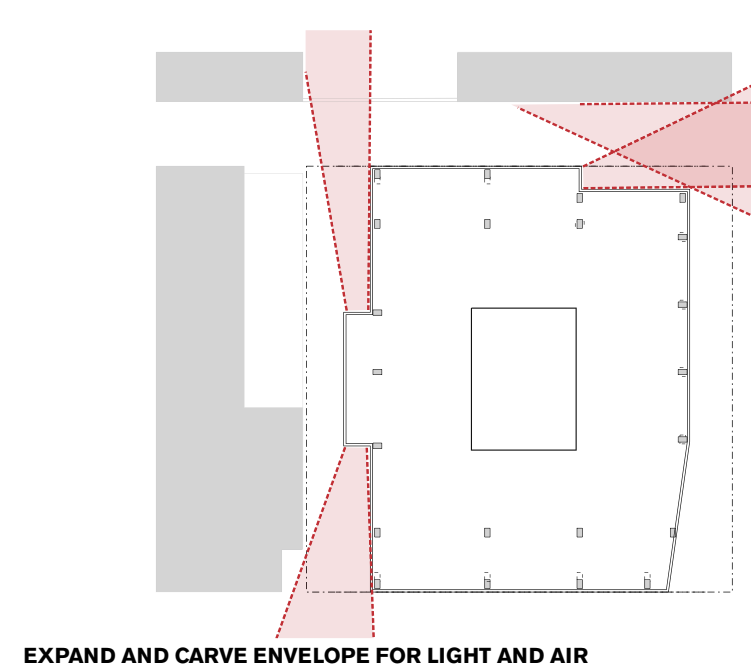
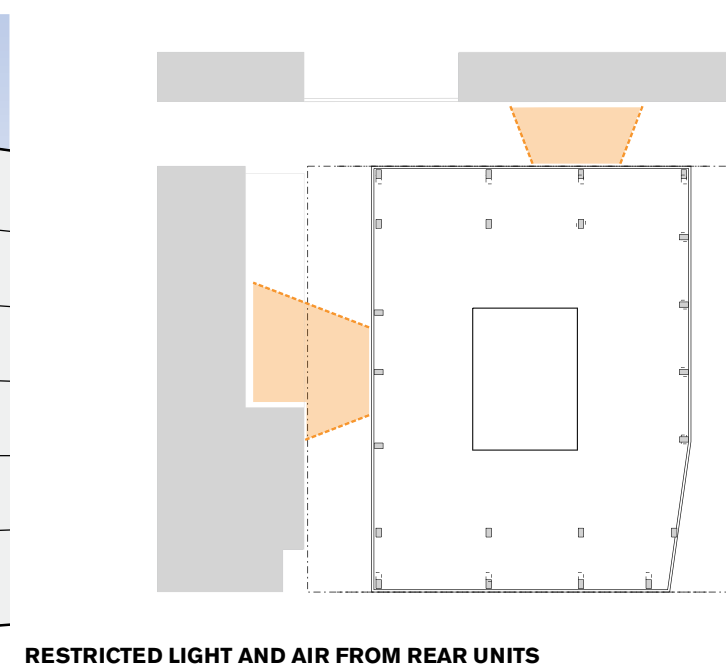
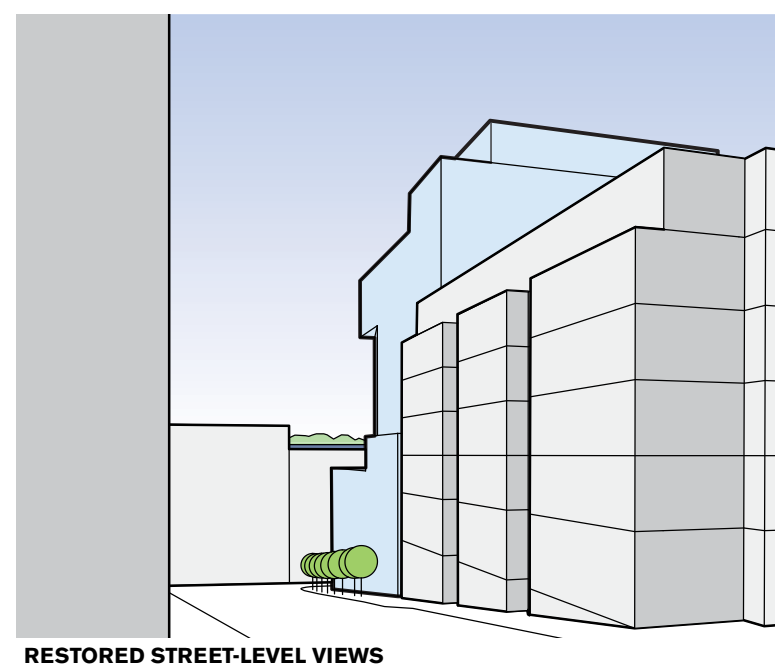
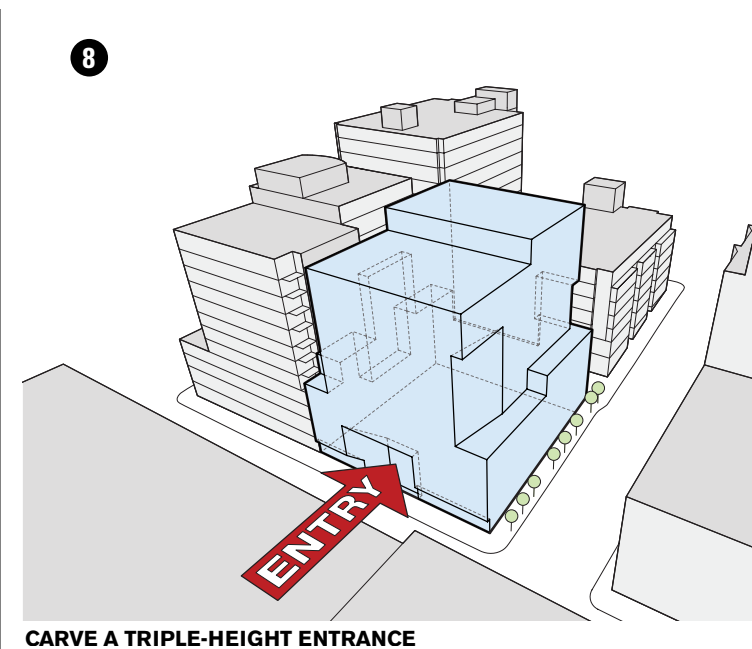
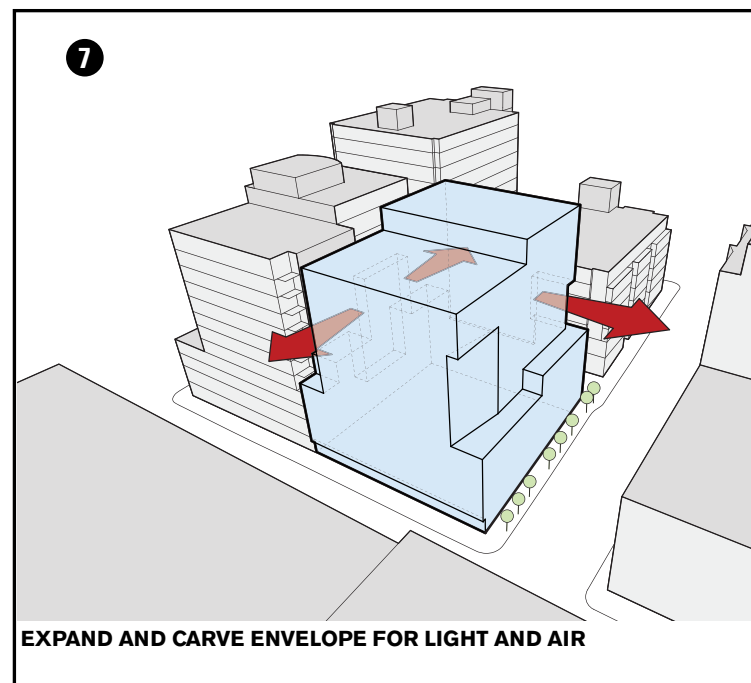
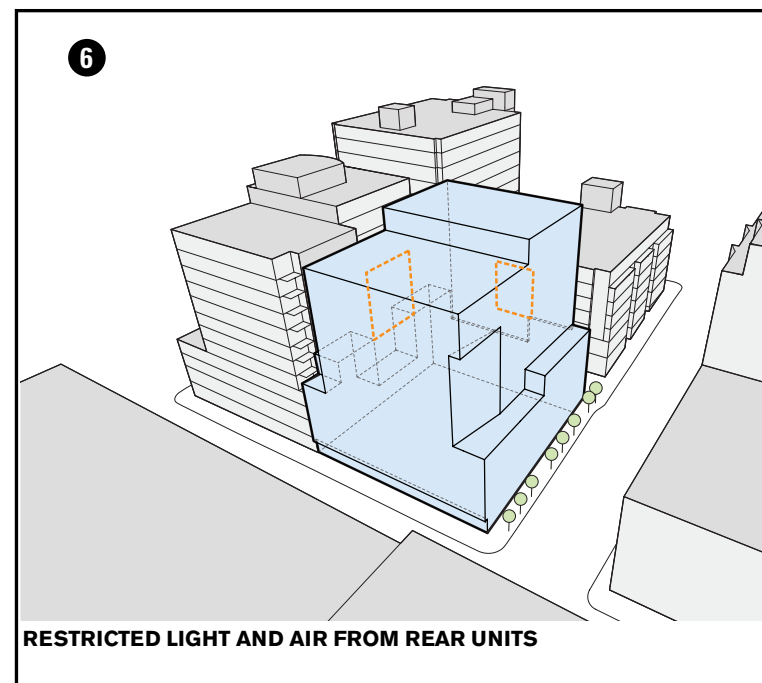
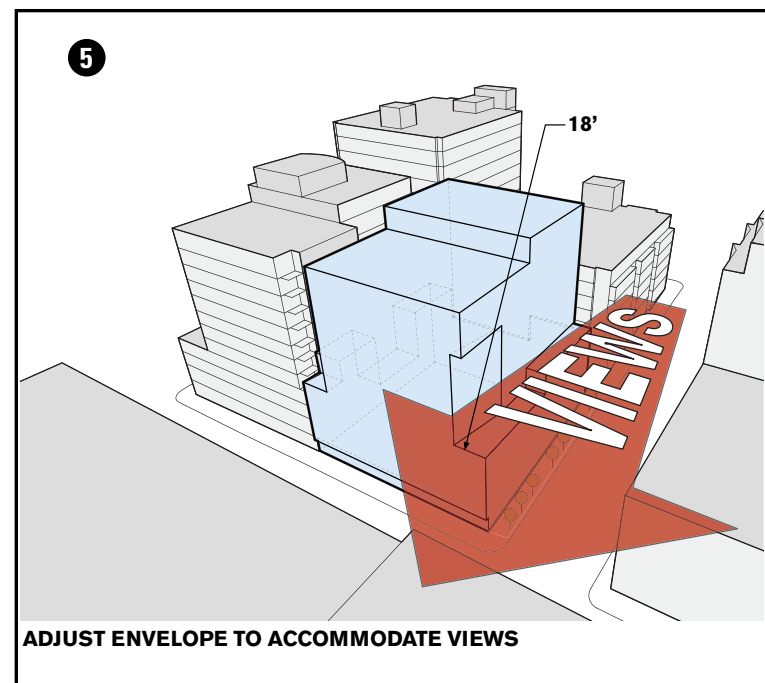
4

BUILDING MASSING



OPTION 3: PREFERRED





OPTION 3: PREFERRED

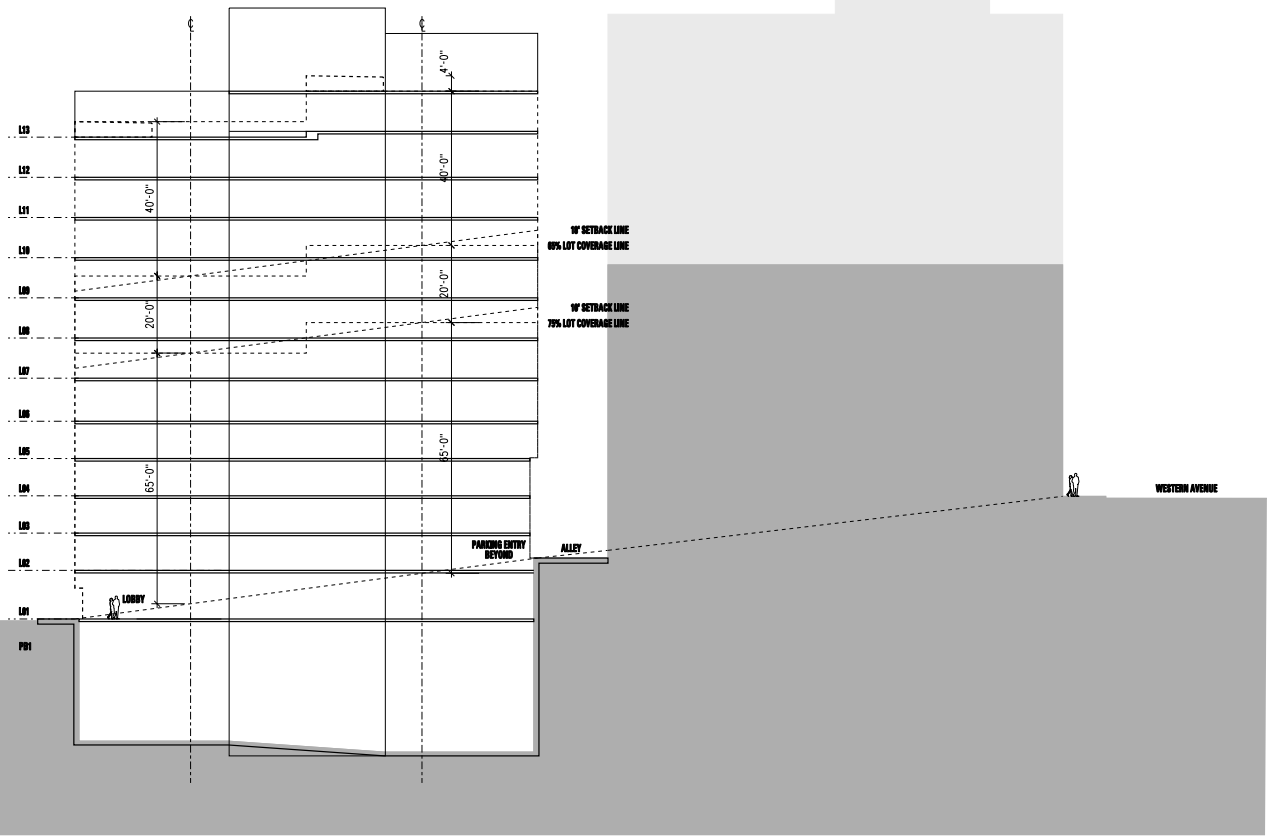
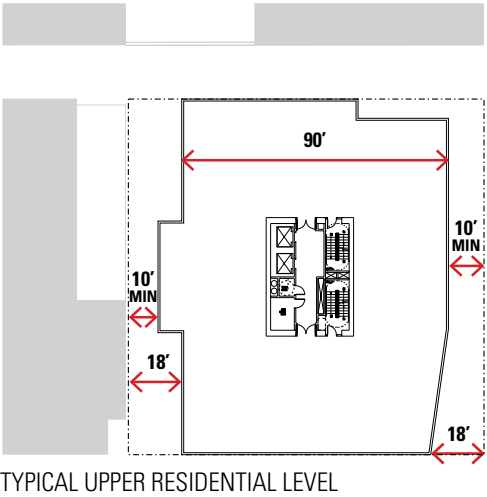
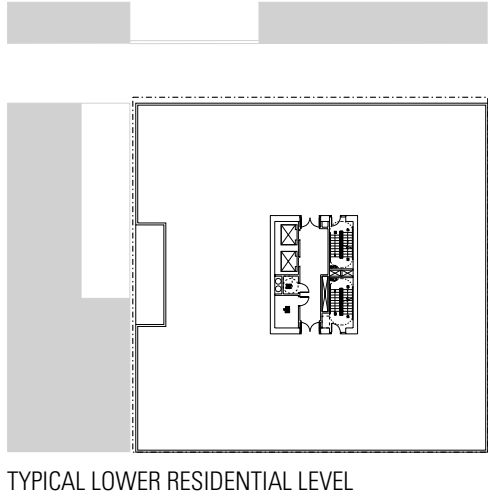
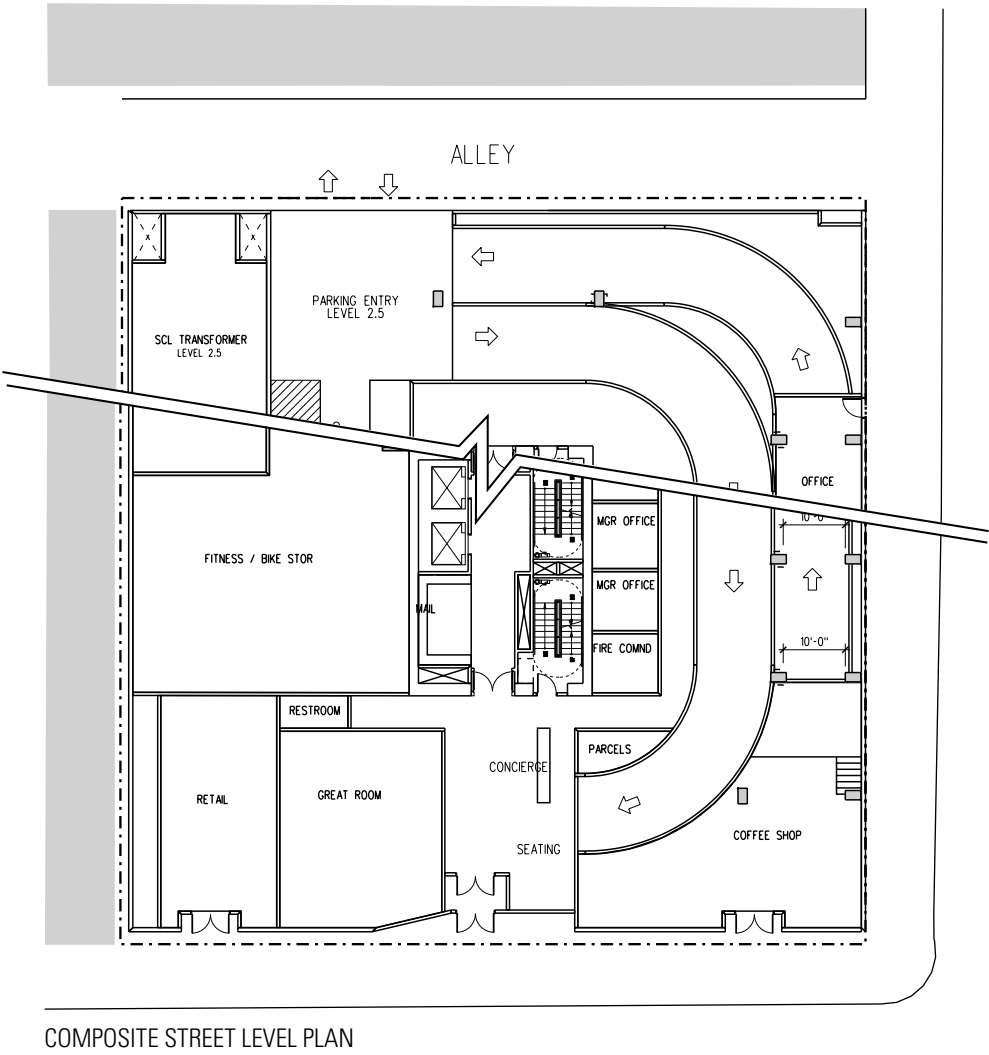
Adjustments to the massing of Option 2 are made to gain site-specific improvements for both the building and its neighborhood.

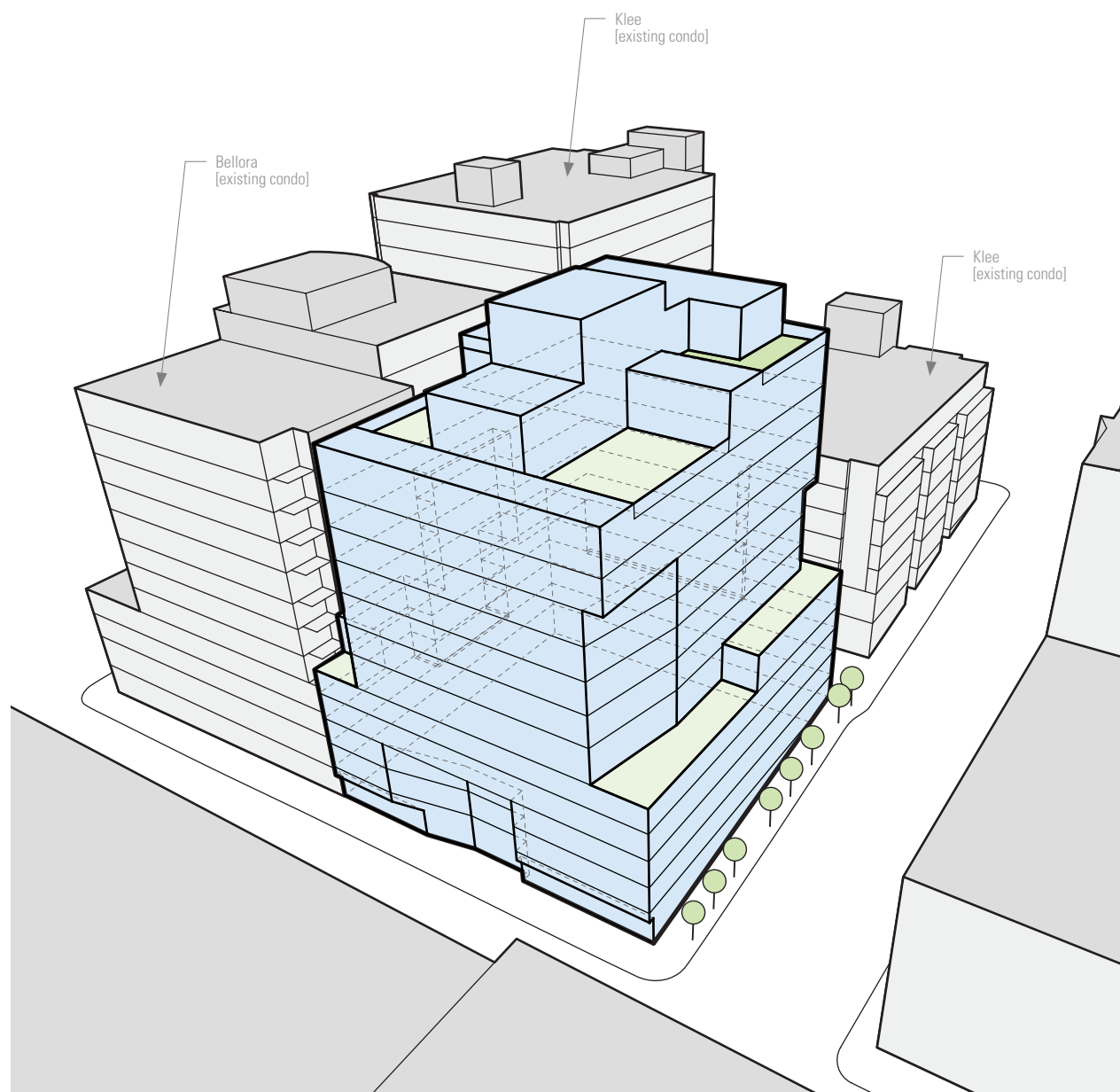
- Opportunities:
- Enhanced adjacencies to existing residential buildings with minimal compromise to the Green Street pedestrian experience granted by departure from upper level Green Street setback.
 - Capacity for more sculpting of the building mass while maintaining total buildable area.

- Challenges:
- Departure for lot coverage and green street setback required.

LEVEL	South Segment AREA	North Segment AREA	TOTAL AREA	COVERAGE	AVG
13		5,400	5,400	75%	
12	5,400	5,400	10,800	75%	75%
11	5,400	5,400	10,800	75%	
10	5,400	5,400	10,800	75%	
9	5,400	5,400	10,800	75%	75%
8	5,400	5,400	10,800	75%	
7	5,400	5,400	10,800	75%	
6	6,040	7,000	13,040	91%	
5	7,000	6,800	13,800	96%	94%
4	7,000	6,800	13,800	96%	
3	7,000	6,900	13,900	97%	
2	7,000	6,900	13,900	97%	
1	6,800	7,200	14,000	97%	

Gross Square Footage 152,640





BUILDING MASSING



LANDSCAPE CONCEPT

CEDAR STREET

As the western terminus of Cedar Street, the bottom of a hill and lacking views to the west, this is the "cul-de-sac" of a green street. The design intent is to create a streetscape of adequate visual and functional impact to warrant being the start of the green street, an inward looking streetscape that provides a focal point and gathering place at its intersection with Elliott Avenue. Building on the character of completed portions of the green street to the east, this segment allows not only an improved experience of passage for pedestrians, but also creates enough room to allow small groups to pause, and even a gathering point at the corner of Elliott. It has not yet been determined what the impact of curb realignment and regrading may have on existing trees.

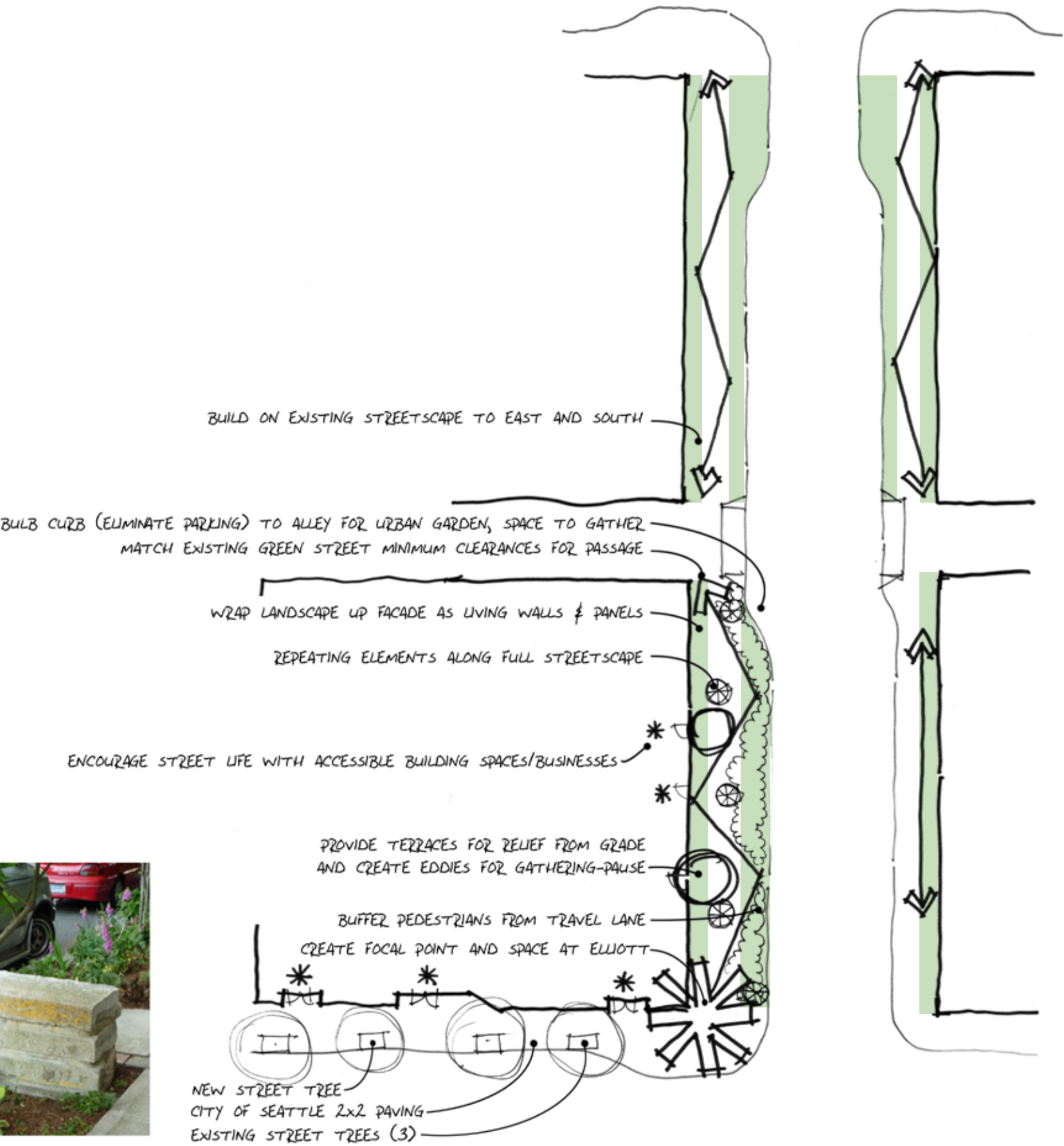
ELLIOTT AVENUE

The Elliott Avenue streetscape is a simple, understated streetscape, building on existing standards and punctuated by the building entry. Of the three existing street trees, one additional tree will be added to the streetscape. One of the existing street trees is in poor condition and will be replaced in its current location.

EXISTING CONDITIONS



EXISTING DETAILS



STREETSCAPE ELEMENTS

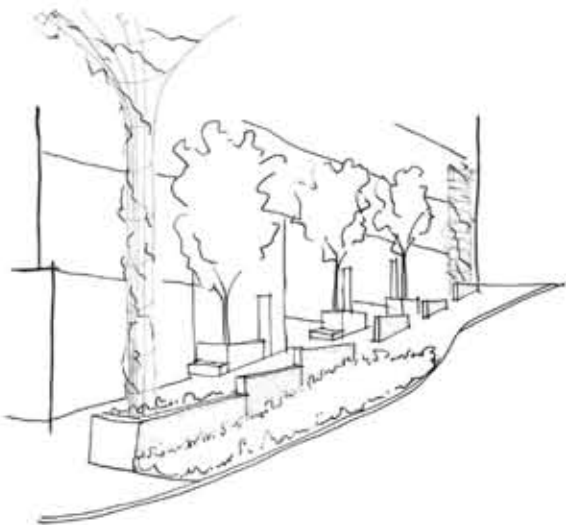
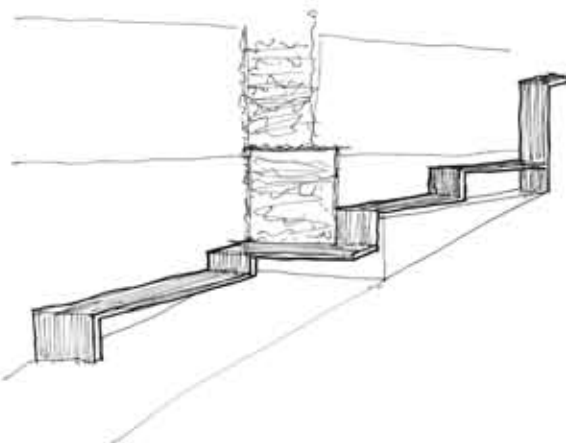
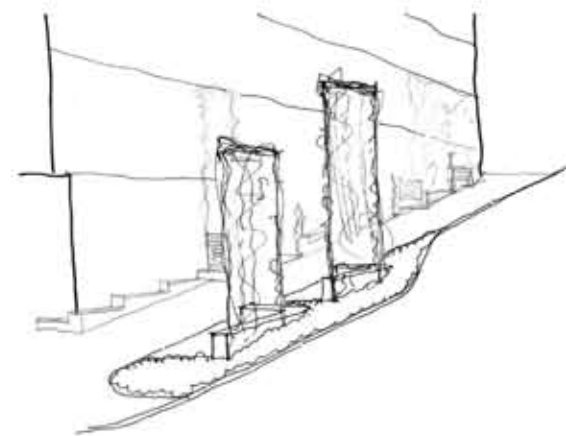
MATERIALS

SALVAGED
STONE
CONCRETE
GLASS
WOOD
LIVING



ELEMENTS

WALLS
SEATING
LIGHTING
CISTERNS
RIBBON



PLANTING

ARCHITECTURAL
LIVING WALLS
FREESTANDING
RAIN GARDEN



REQUESTS FOR LAND USE CODE DEPARTURES

Requirement	Proposed	Comments
Lot Coverage (SMC 23.49.158 A1)		<ul style="list-style-type: none">Lot coverage departures are allowed as part of the design review process per SMC 23.41.012.The resultant overall building area matches the area allowable in the same number of floors.The proposed concept results in better overall massing than prescribed by the code requirements and better meets the intent of the development standards.Given the complex parking ramps required for below grade parking with alley access, the proposed concept allows a more rational column placement than would be possible if a literal application of the lot coverage requirements is applied.
<u>Elevation</u> 0 - 65 ft 66 - 85 ft 86 - 125 ft	<u>Permitted Coverage</u> 100% 75% 65%	<u>Average Proposed Coverage</u> 94% 75% 75%
Green Street Setback (SMC 23.49.166 B)		<ul style="list-style-type: none">Green street setback departures are allowed as part of the design review process per SMC 23.41.012.The reduced setback above 85 ft is moderated by a cant to an 18' setback in the southwest corner of most upper floors, which allows wider views from the east down Cedar Street, effectively meeting the intent of the required setback.The reduced setback above 85 ft allows an optimal balance between the competing considerations of (1) opening up the space above the green street and (2) providing more distance between the proposed project and its neighbors to the north (Bellora) and northeast (Klee).The proposed concept results in better overall massing than prescribed by the code requirements and better meets the intent of the development standards.
<u>Elevation</u> 65 - 85 ft 86 - 240 ft	<u>Required Setback</u> 10 ft 18 ft	<u>Proposed Setback</u> 10 ft minimum, up to 18 ft 10 ft minimum, up to 18 ft

Requirement	Proposed	Comments
Maximum Wall Dimensions (SMC 23.49.164 A)		<ul style="list-style-type: none">Maximum wall dimension departures are allowed as part of the design review process per SMC 23.41.012.The perceived width of the building on Elliott Avenue will be 90 ft, which meets the intent of the development standard.The 8-foot extension allows for improved access to daylight and views for units that face the adjacent building to the north.
Above an elevation of 65 feet, the maximum wall length shall be measured parallel to the street property line and shall be: <u>Elevation</u> 65 - 125 ft 65 - 125 ft	<u>Maximum Length</u> 90 ft on avenues 120 ft on streets	On Elliott Avenue, the proposal is to limit the wall dimension to 90 ft except for allowing an 8-foot extension at the north side of the building, approximately 50 ft back from the Elliott Avenue property line.
Rooftop Features (SMC 23.49.008 D2)		<ul style="list-style-type: none">Although under provisions of SMC 23.41.012, structure height is not allowed to depart, departures for rooftop features are not specifically prohibited.The effect of this proposal would be to limit the combined area of the tall rooftop features - stair penthouses, elevator penthouses, and mechanical equipment - to 35% coverage. Low elements such as railings, parapets, planters, and clerestories would be unlimited in coverage.23.49.008 D1 explicitly allows unlimited coverage for low elements. It is only when combined with tall elements that paragraph D2 limits the combined total is limited to 35%.Since this project requires that both stairs and elevators extend to the roof, tall penthouses are mandatory. This mandate should not cause desirable low elements like planters and parapets to be limited.
Rooftop features that exceed the height limits are limited to 35% of the roof area. Rooftop features include railings, planters, clerestories, skylights, parapets stair penthouses, mechanical equipment, elevator penthouses, and other permanent constructions on the roof.	It is proposed that enclosed rooftop features more than 4 feet above the height limit be limited to 35% and that rooftop features that are not more than 4 feet above the height limit be unlimited.	
Overhead Weather Protection (SMC 23.49.018 A)		<ul style="list-style-type: none">Overhead weather protection departures are allowed as part of the design review process per SMC 23.41.012.Continuous overhead weather protection on Cedar Street, with its 13% grade, would results in awkward stepped canopies.Continuous canopies on Cedar Street will not allow the development of the green street to include viable landscaping at the building edge, which is intended.Not having continuous overhead weather protection on Cedar Street continues the existing pattern of green street development established at the eastern portion of the block (the Klee does not include any canopies on Cedar).
Continuous overhead weather protection is required along the entire street frontage of both Elliott Avenue and Cedar Street.	Continuous overhead weather protection is proposed along Elliott Avenue. Individual canopies are proposed at Cedar Street to accent and provide weather protection for entries to commercial spaces.	