2700 Elliott Avenue

Early Design Guidance 2

DPD No. 3009932

2700 Elliott Avenue
Responses to Early Design Guideline Priorities of Downtown Design Review Board
Priorities established June 23, 2009

The board chose to carry forward guidelines from the previous EDG. Bulleted items are Belltown-specific supplemental guidance. **Responses to each priority are shown below in bold.**

A Site Planning

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 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.

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 three small commercial office spaces that step up the hill on Cedar Street which have street level entries. It will strive to enhance the pedestrian experience with additional pedestrian-oriented function where possible, especially with regard to an engaging green street design.

A-2 Enhance the Skyline

Design the upper portion of the building to promote visual interest and variety in the downtown 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 areas on the upper roof and private outdoor terraces on the lower roof. Clerestories are intended for the western perimeter of the upper and lower roofs. Vegetated roofs and some vegetated walls are being considered for inclusion in the roofscape.

B Architectural Expression: Relating to the Neighborhood Context

B-3 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.

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

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 not bland. Sitting at the end of a sloping street, the new development's shortened podium has an inviting presence. The sculpted massing generates visual interest from every vantage point, while the resulting shadow lines produce intermediate scale articulation. A finer grain texture will surface in the layering of fenestration and materiality.

C The Streetscape: Creating the Pedestrian Environment

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.

The project should include continuous overhead weather protection along public streets.

The development intends to provide continuous, lit canopies along the Elliott Avenue frontage to comply with the requirement for continuous overhead weather protection. The canopy will also turn the corner at Cedar Street to include the corner retail space. A departure is requested from the requirement for continuous overhead weather protection along Cedar Street in order to encourage development of planting on the Green Street. Targeted canopies along Cedar Street are intended to highlight the three office entries.

C-6 Develop the Alley Façade

To increase pedestrian safety, comfort, and interest, develop portions of the alley facade in response to the unique conditions of the site or project.

- Services and utilities areas, while essential to urban development, should be screened or otherwise hidden from the view of the pedestrian.

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

The alley-level façade will provide area for essential building services, as it does for the neighboring buildings. This area offers parking access, garage air-intake and exhaust, provisions for an emergency generator, provisions for Seattle City Light's transformer vault, gas meters, and a niche for storing trash on pick-up days. The façade above the alley level is intended to be developed to the same extent as the others on the building. The alley façade will serve as the primary and, in some cases, only exterior wall for many residential units.

D Public Amenities: Enhancing the Streetscape & Open Space

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 materials.

No specific guidance provided.

Substantial landscaping is envisioned at the green street, on building terraces, and on the roof level. Special paving, screen walls, planters, site furniture, and living plant material are all part of the initial concepts for these areas of the building and site.

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.

- Consider incorporating art that relates to the established or emerging theme of that area.

The design should attempt to involve artists along the Cedar "Green" Street facade and on any blank facade areas. One member of the Board suggested that use of "something funky" at the street level would be appropriate for the site.

The approach to adjacent pedestrian spaces is focused on development of the green street as key in defining the place. The involvement of artists will be considered, if appropriate.

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 façade, on the underside on overhead weather protection, on and around street furniture, in merchandising display windows, and on signage.

- Install lighting to illuminate distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest.

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. Illuminating distinctive features of the building makes sense and will be pursued as the design develops.

E Vehicular Access & Parking: Minimizing the Adverse Impacts

E-1 Minimize Curb Cut Impacts
Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

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

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

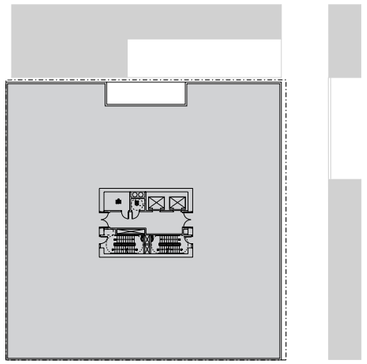
E-2 Integrate Parking Facilities
Minimize the visual impact of parking by integrating parking facilities with surrounding development. Incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by.

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.

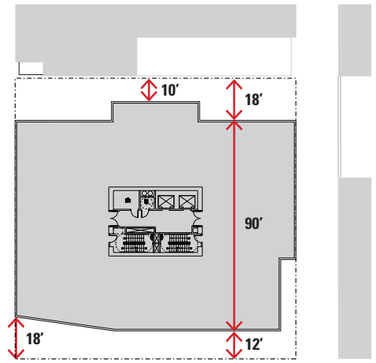
By using steep speed ramps from the alley, the new development minimizes above-grade ramping along the Cedar Street and Elliott Avenue façades.

SITE ANALYSIS

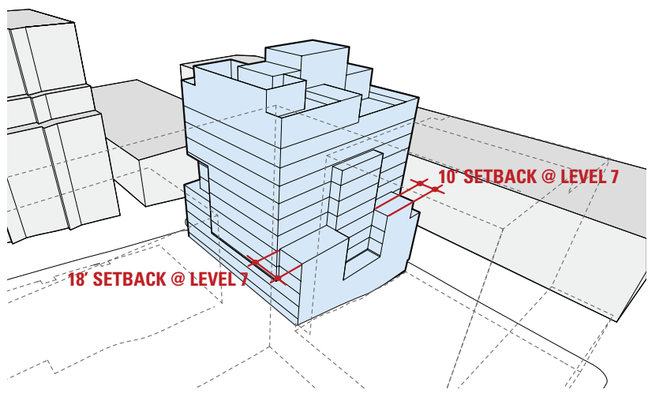
OPTION 3 - PREFERRED (EDG 1 - June 23, 2009)

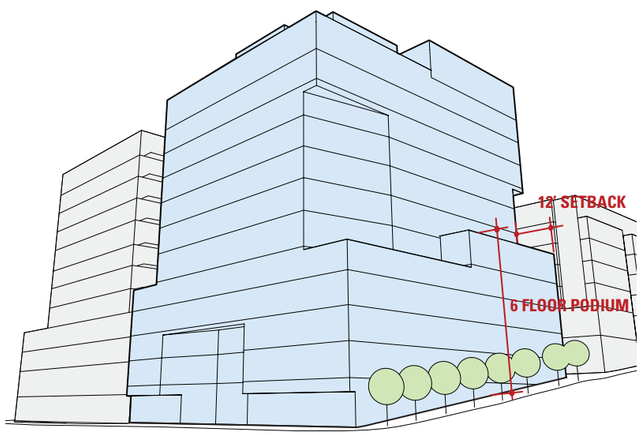


LOWER RESIDENTIAL PLAN LEVELS 2 - 6

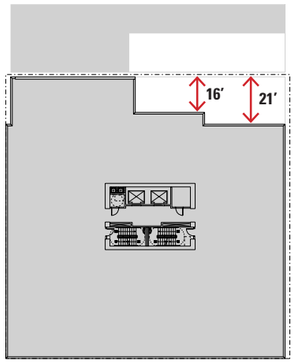


UPPER RESIDENTIAL PLAN LEVELS 7 - 14





OPTION 3 - REVISED (EDG 2 - August 25, 2009)



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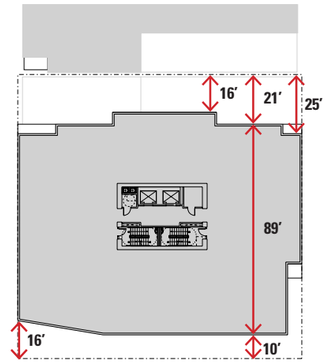

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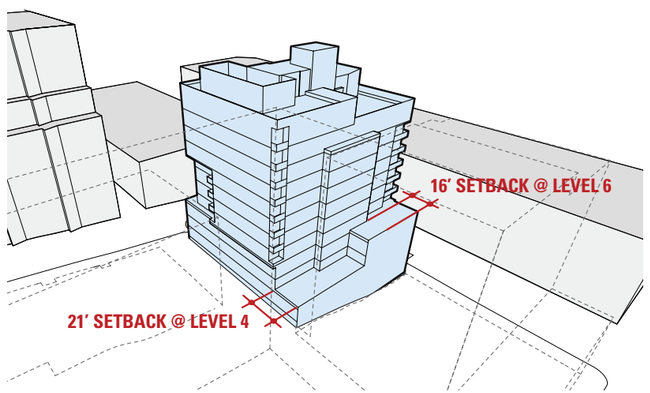

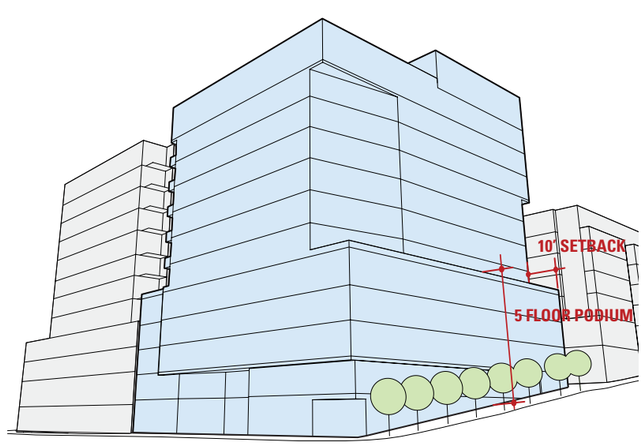

BELOW GRADE PARKING LEVEL 01

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- OFFICE/RETAIL
- RESIDENTIAL
- RESIDENTIAL AMENITY
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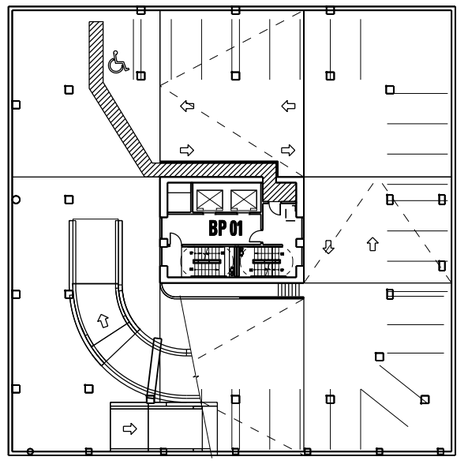
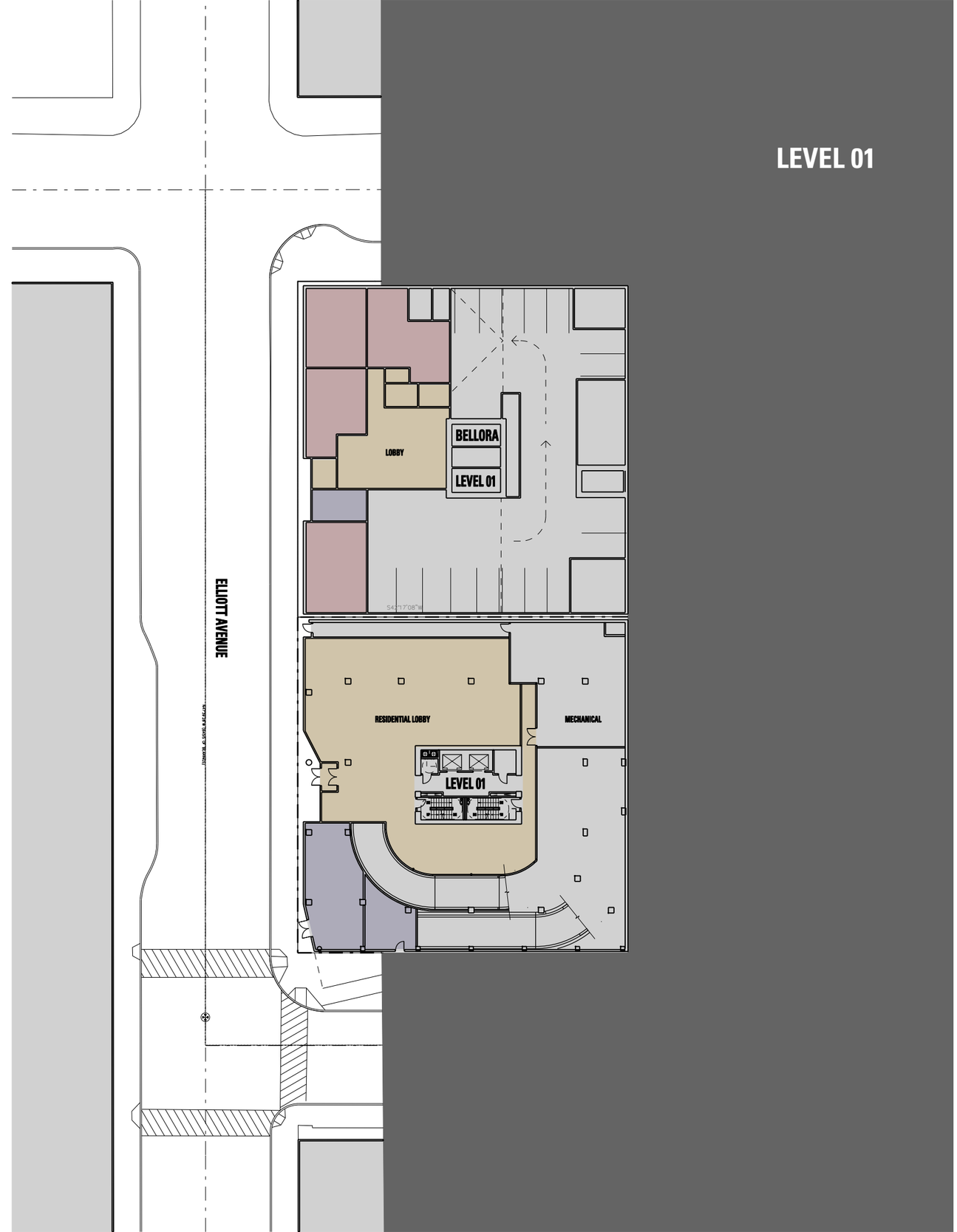
- LANDSCAPE - PAVED





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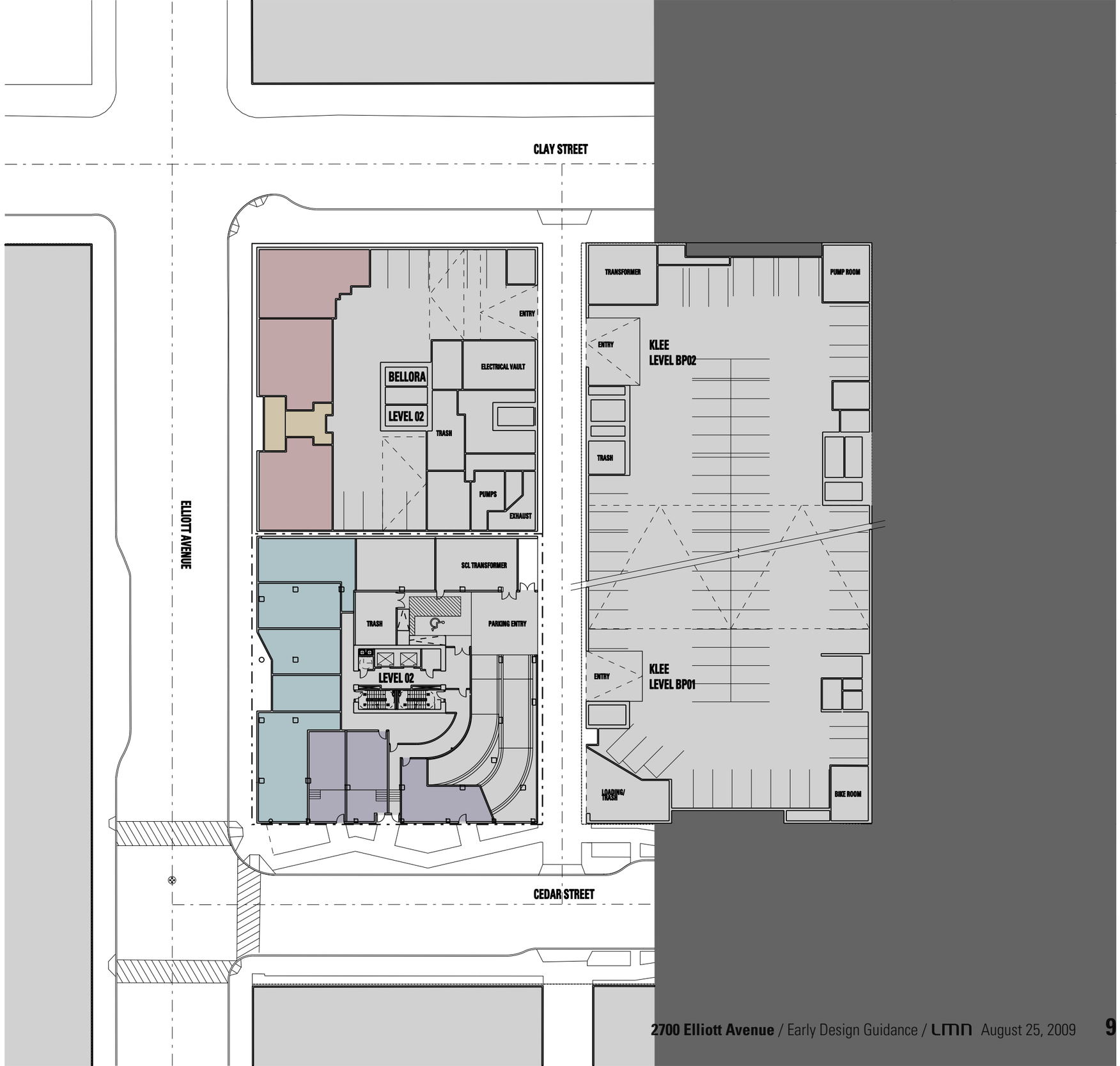

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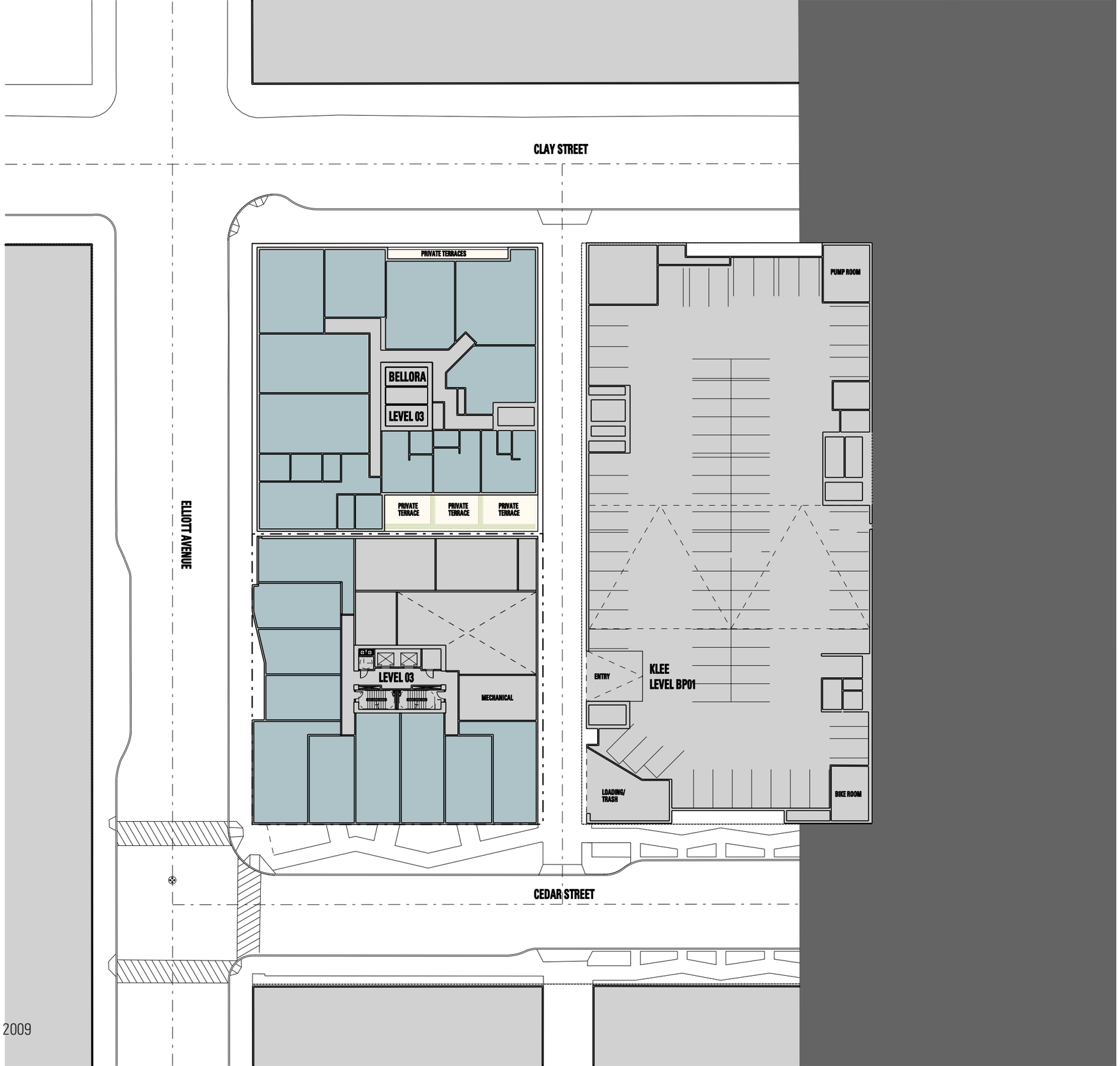

LEVEL 04

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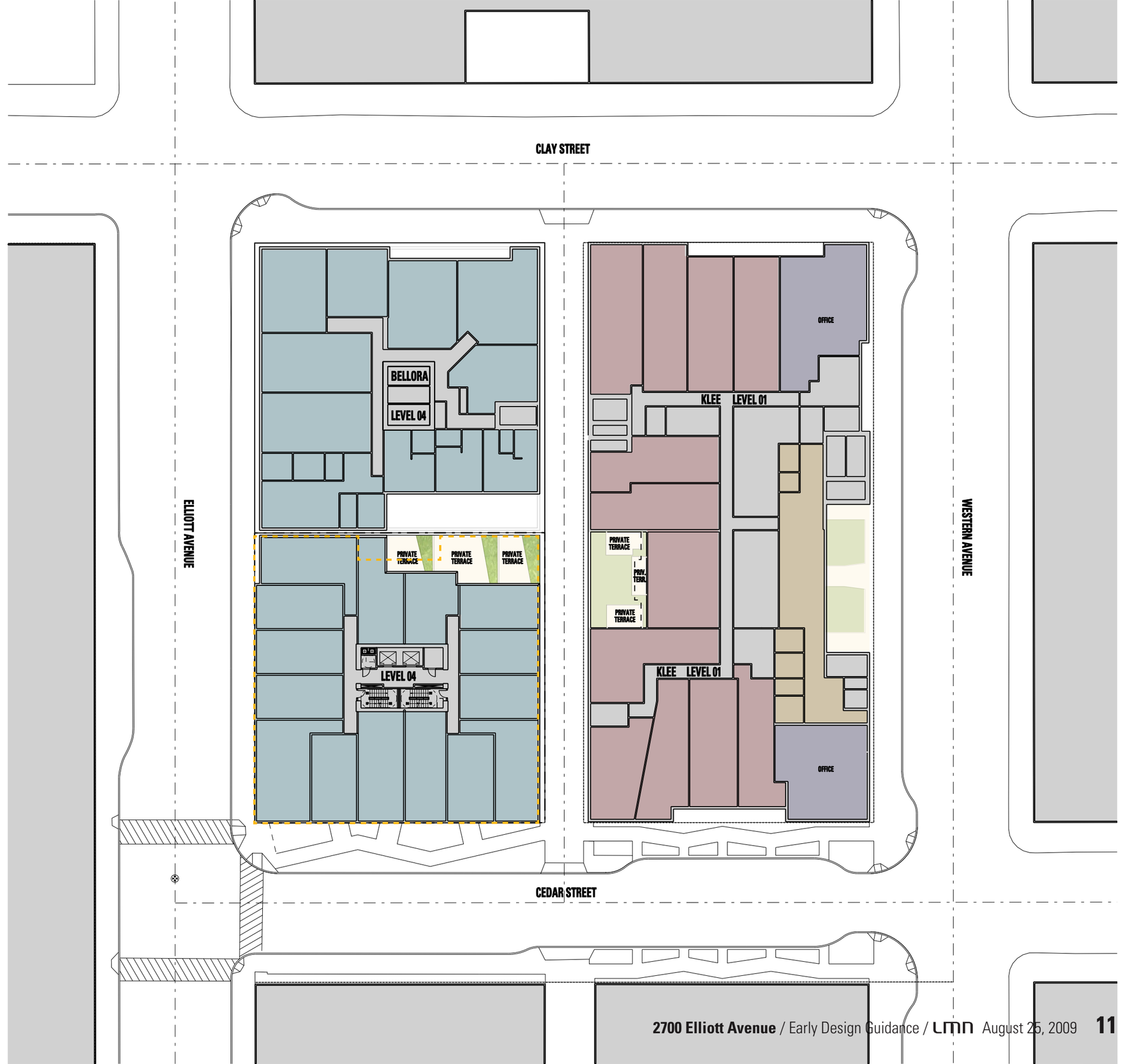

LEVEL 05

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LEVELS 06-09

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- RESIDENTIAL
- RESIDENTIAL AMENITY
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- LANDSCAPE - PAVED
- BUILDING PERIMETER, Option 3 - Preferred (EDG 1 - June 23, 2009)

LEVELS 10-11

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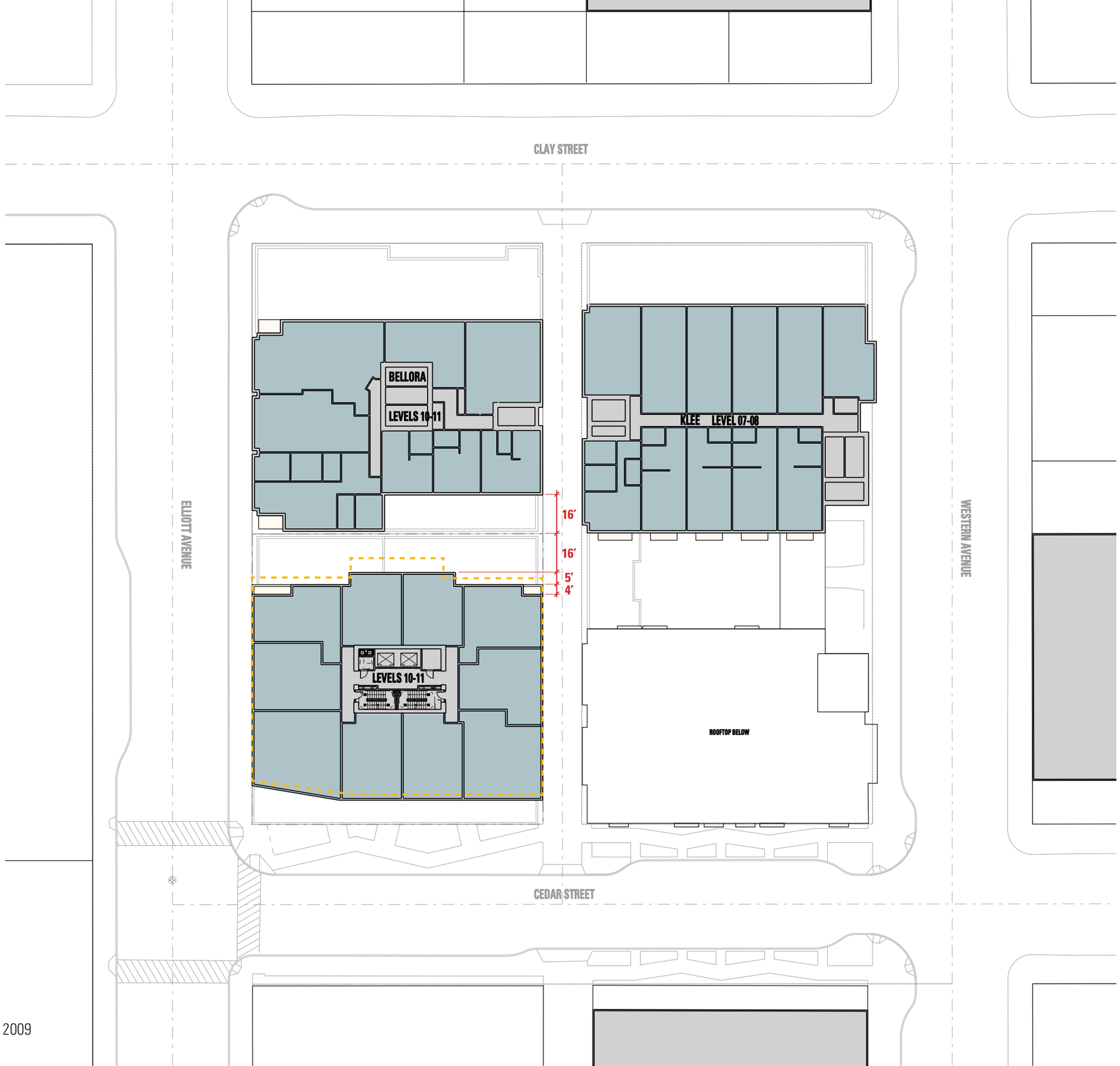

LEVEL 12

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LEVEL 13

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- BUILDING PERIMETER, Option 3 - Preferred (EDG 1 - June 23, 2009)

UPPER ROOF COMMON REC AREA

- OFFICE/RESIDENTIAL
- OFFICE/RETAIL
- RESIDENTIAL
- RESIDENTIAL AMENITY
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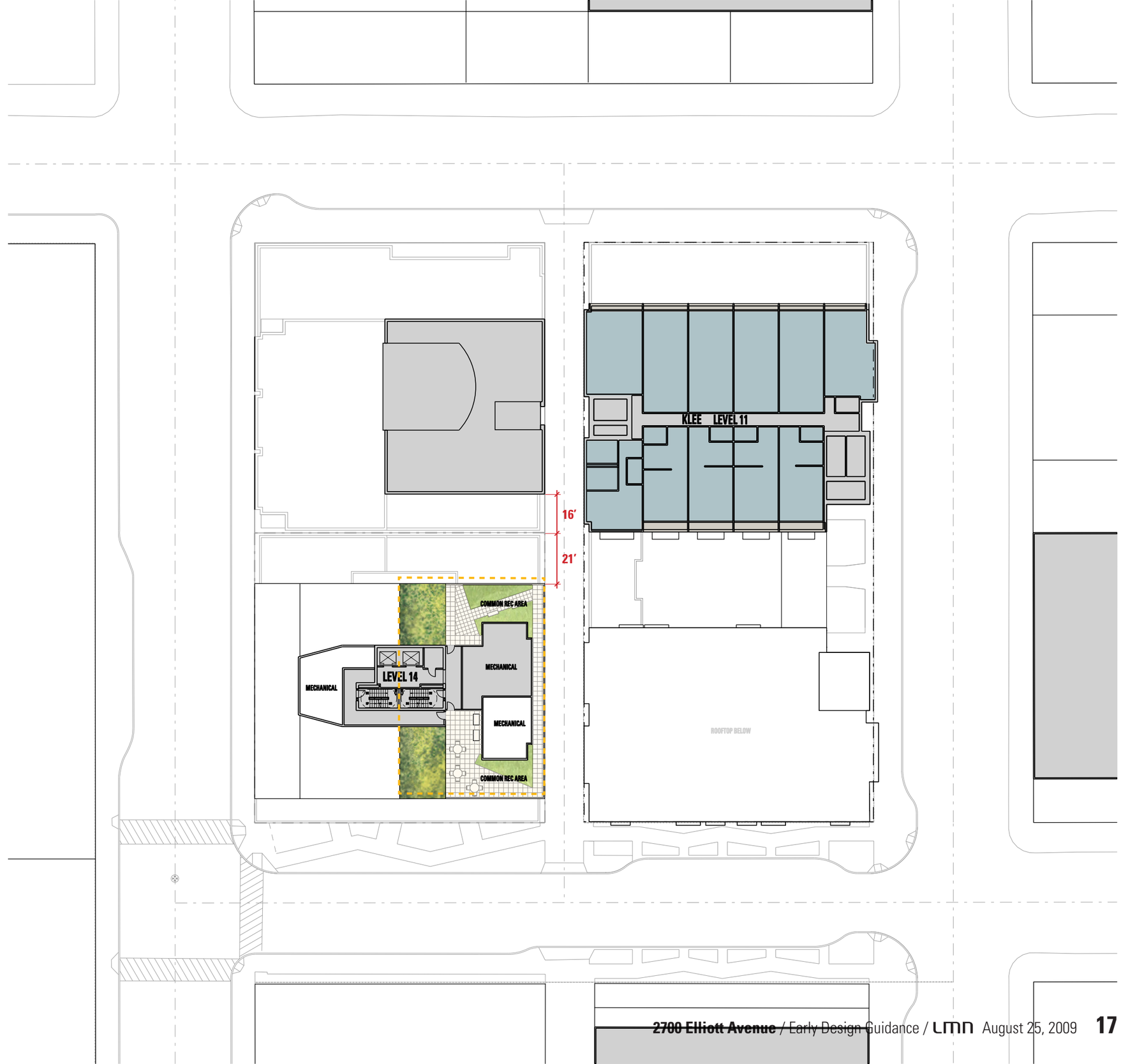
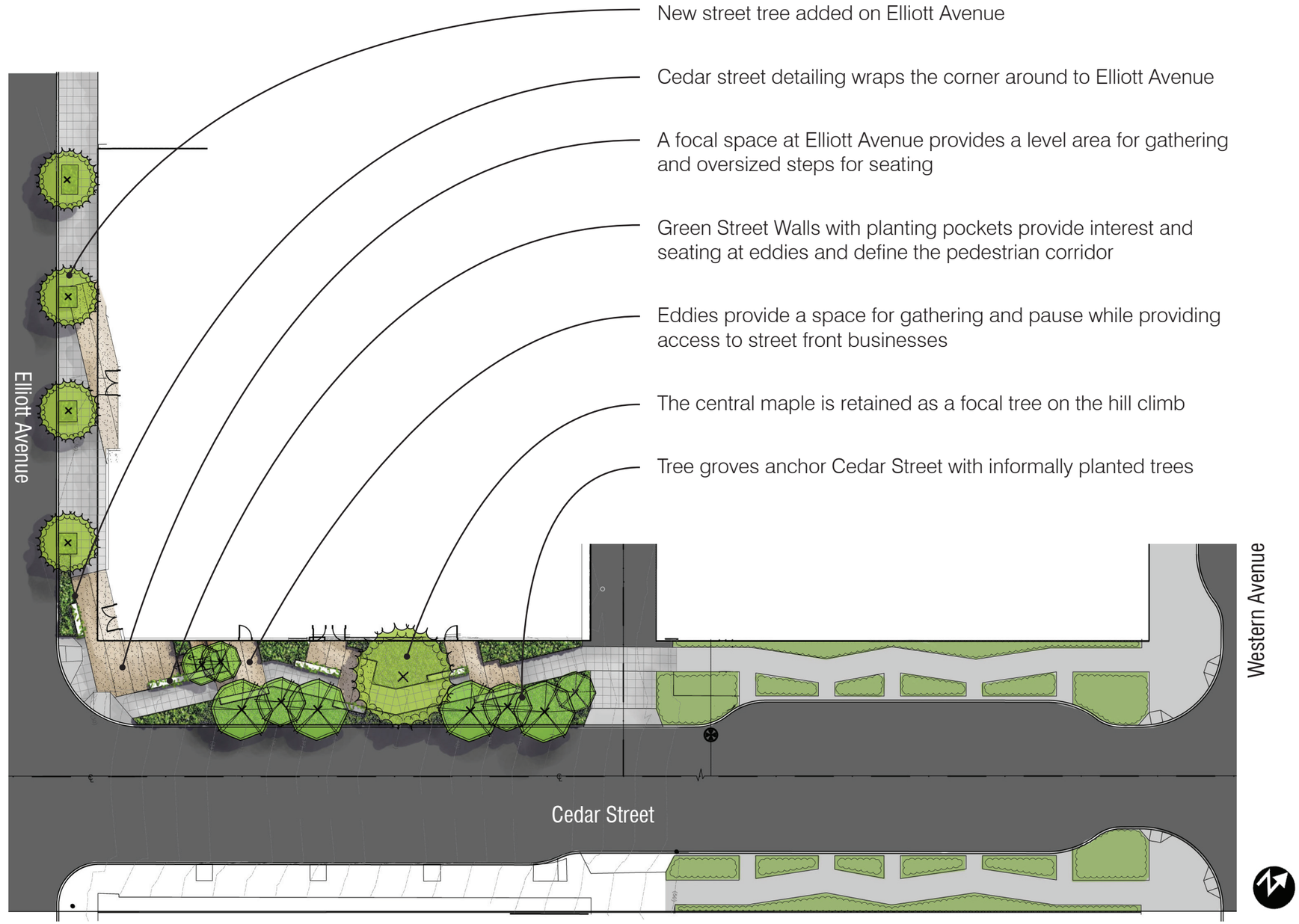
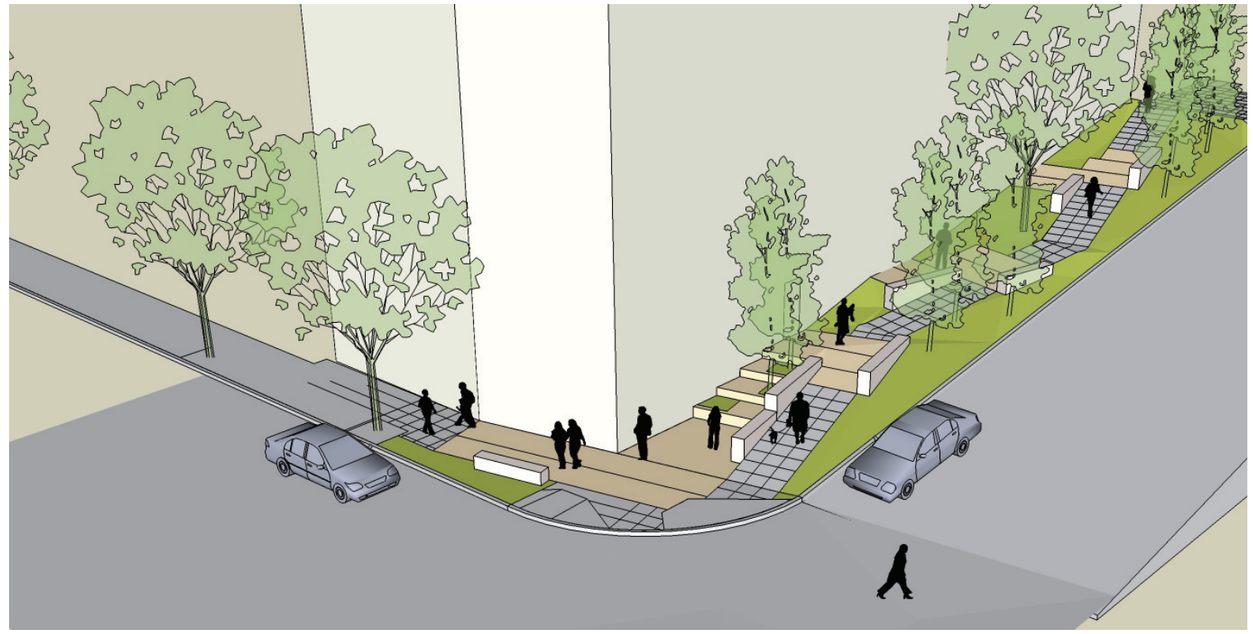
- LANDSCAPE - PAVED
- BUILDING PERIMETER, Option 3 - Preferred (EDG 1 - June 23, 2009)

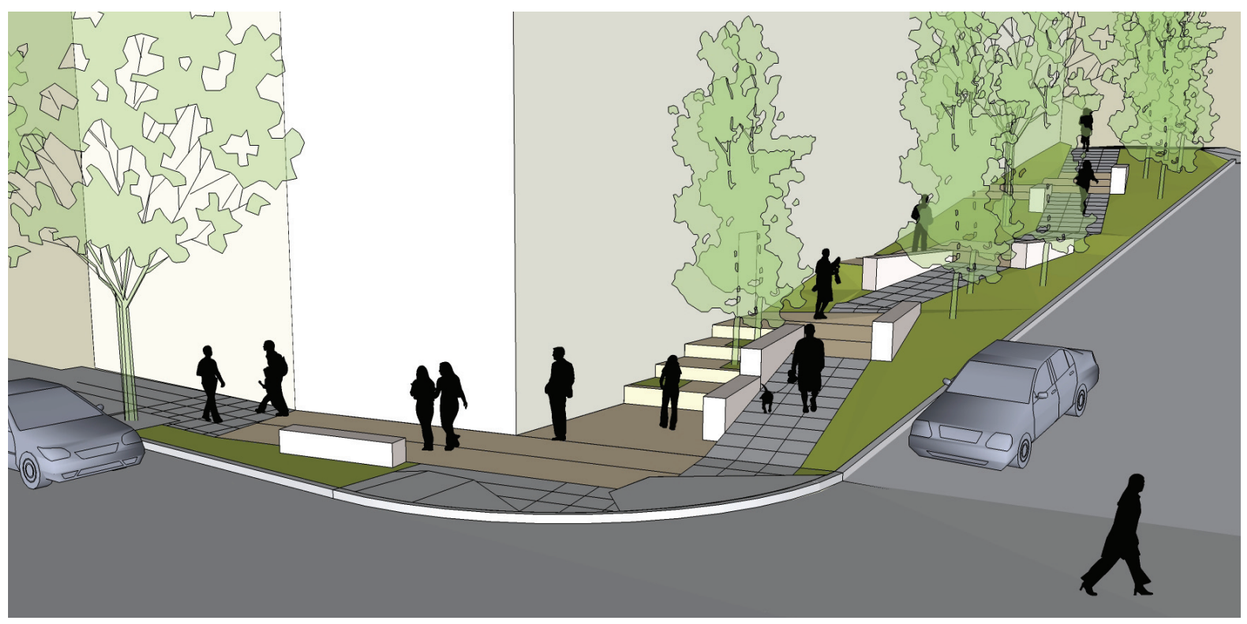


STREETSCAPE ELEMENTS



STREETSCAPE ELEMENTS

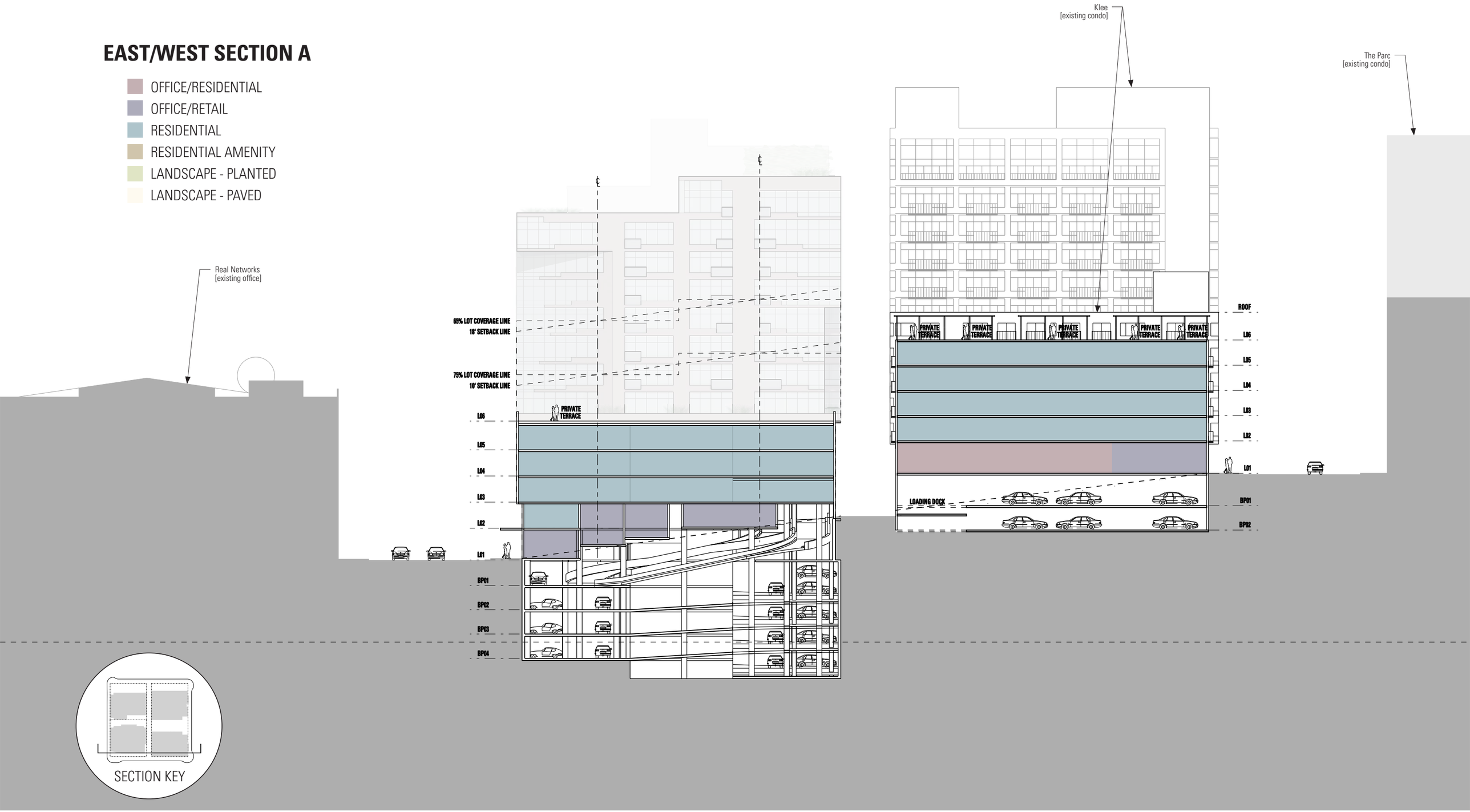




The design intent of this streetscape provides a visual and functional impact that announces the start of a green street and enhances the green street/cul-de-sac formed by the western terminus of Cedar at Elliott. Building upon the character of completed portions of the streetscape to the east, this segment allows for an improved experience of passage for pedestrians, creates enough room to allow small groups to pause, and a gathering point at the corner of Elliott. The inward looking streetscape provides a focal point and gathering place at its intersection with Elliott Avenue. The Cedar Street design wraps the corner of the project onto Elliott, transitioning to a simple, understated streetscape that builds on existing standards and is punctuated by the building entry.

EAST/WEST SECTION A

- OFFICE/RESIDENTIAL
- OFFICE/RETAIL
- RESIDENTIAL
- RESIDENTIAL AMENITY
- LANDSCAPE - PLANTED
- LANDSCAPE - PAVED



EAST/WEST SECTION B

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- OFFICE/RETAIL
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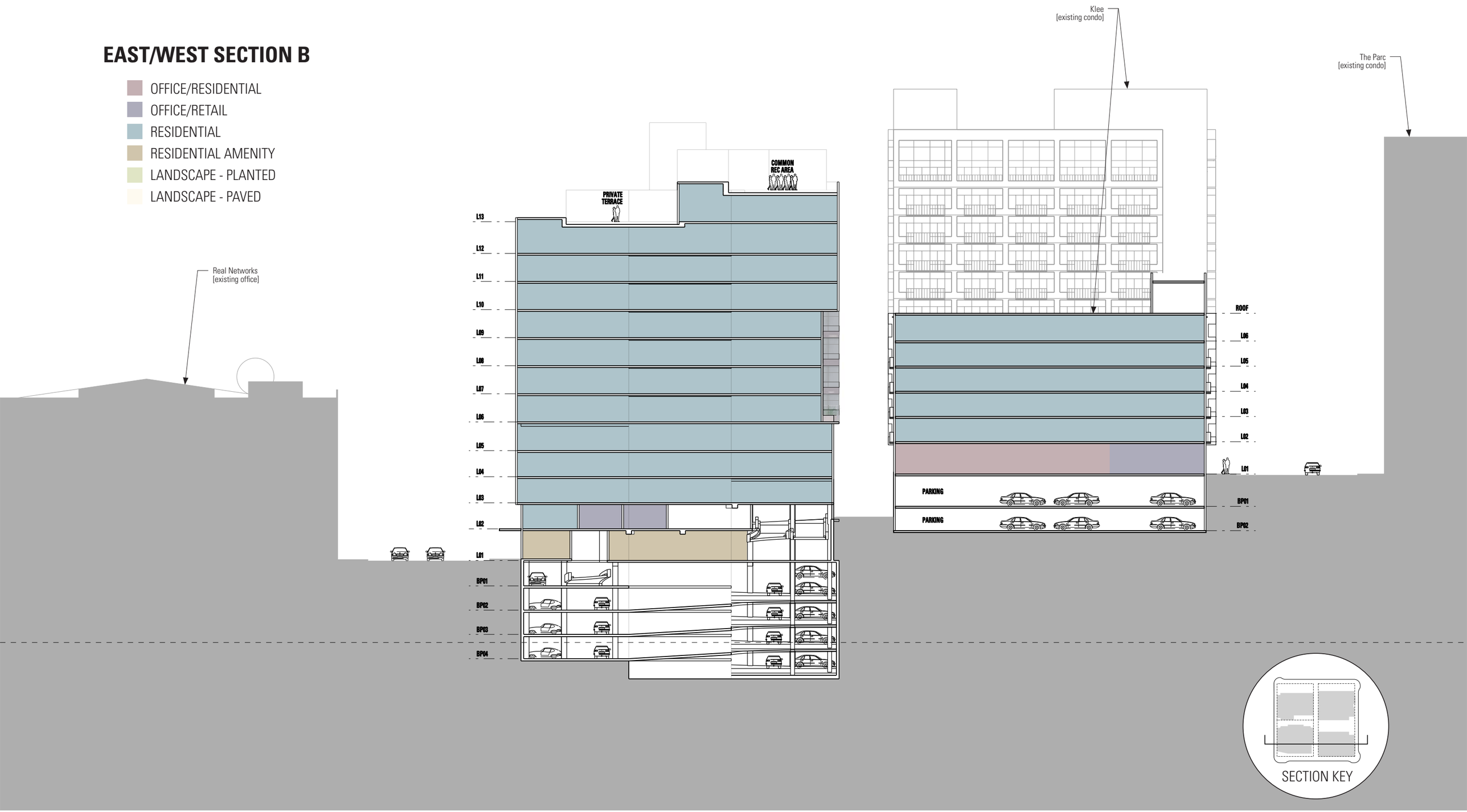

EAST/WEST SECTION C

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- OFFICE/RETAIL
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- RESIDENTIAL AMENITY
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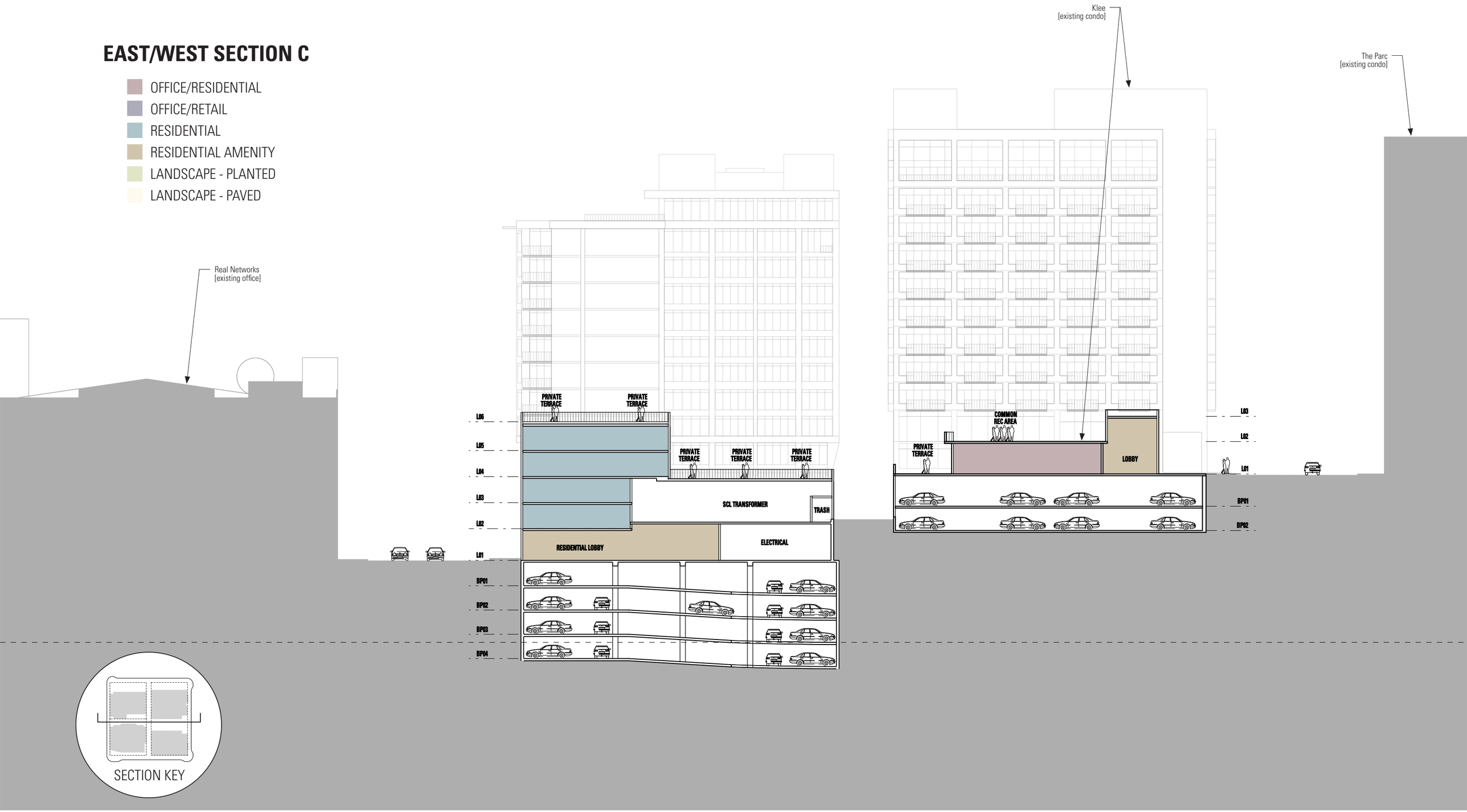

NORTH/SOUTH SECTION

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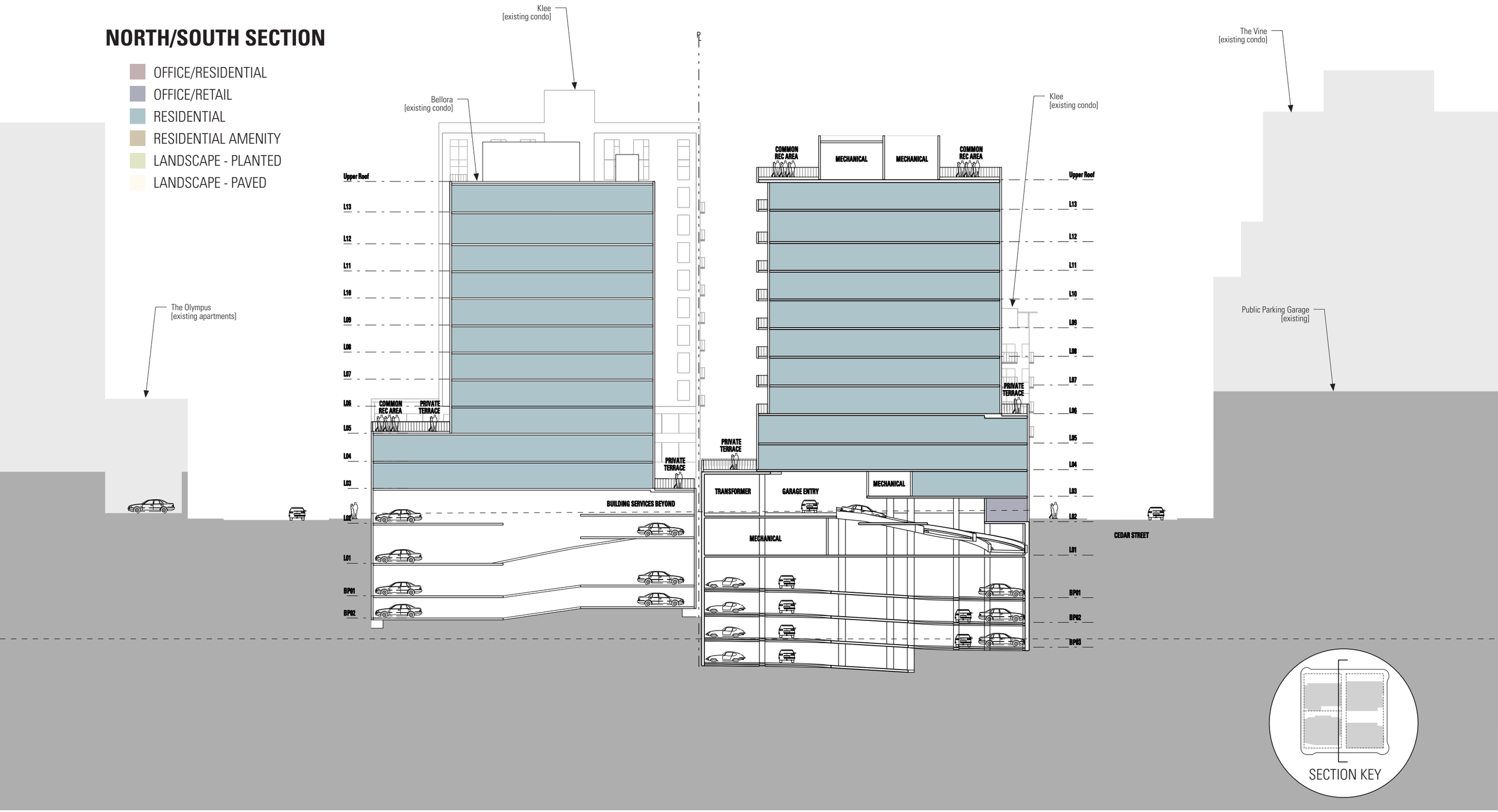


STREET VIEWS

East side of
ELLIOTT AVENUE

West side of
ELLIOTT AVENUE

North side of
CEDAR STREET

South side of
CEDAR STREET

WEST ELEVATION ELLIOTT AVENUE

SOUTH ELEVATION CEDAR STREET

EAST ELEVATION ALLEY

KLEE WEST ELEVATION KLEE ALLEY

NORTH ELEVATION COMMON PROPERTY LINE

① BAINBRIDGE ISLAND FERRY

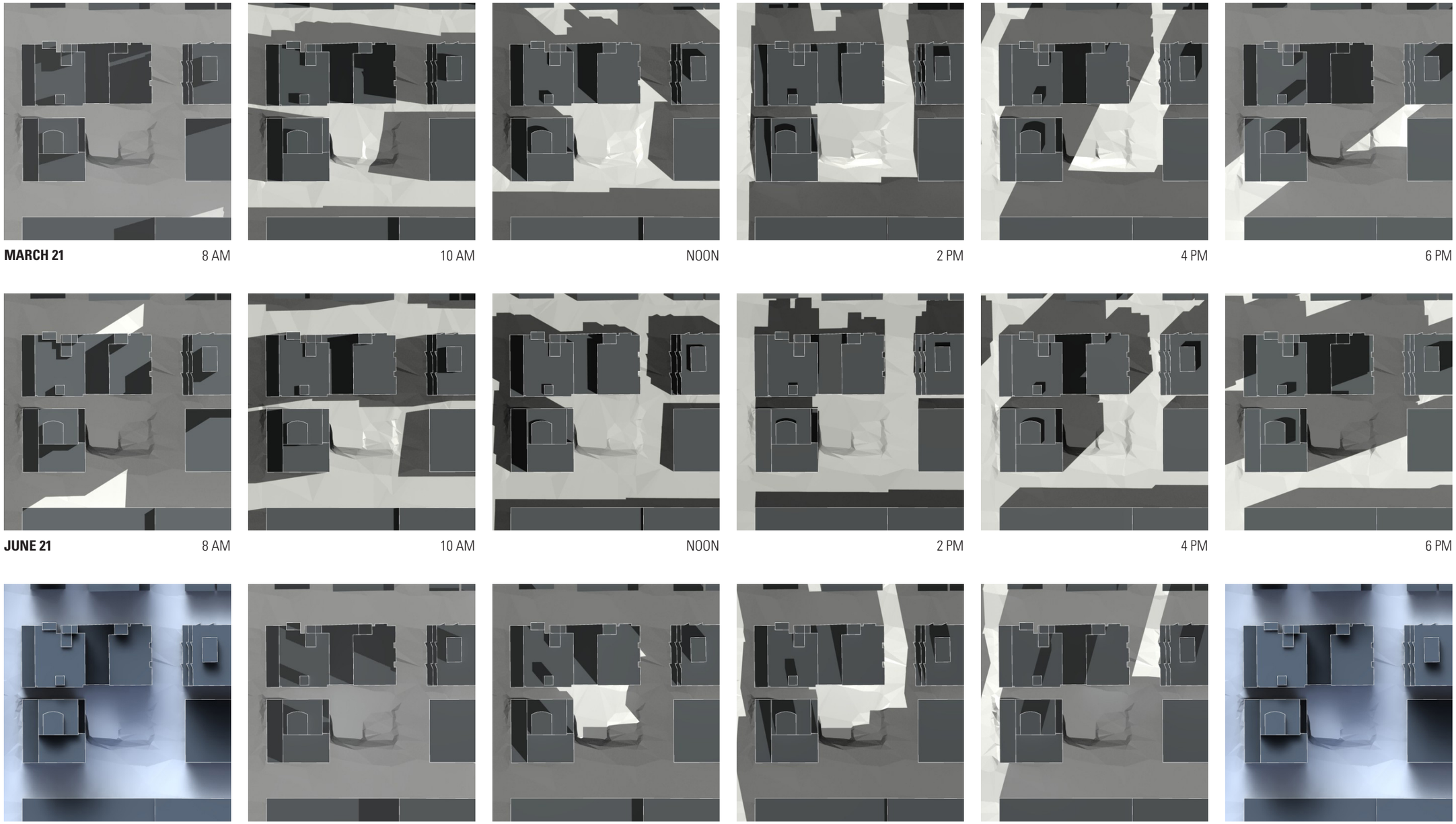
② SECOND AVENUE & CEDAR STREET

③ FIRST AVENUE & CEDAR STREET

④ ELLIOTT AVENUE & CLAY STREET

⑤ ELLIOTT AVENUE & CEDAR STREET

SOLAR STUDIES NO BUILDING

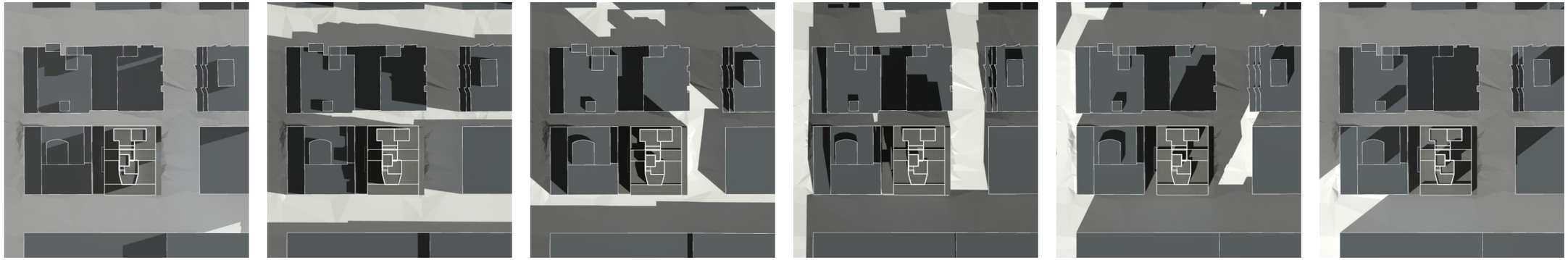


MARCH 21 8 AM 10 AM NOON 2 PM 4 PM 6 PM

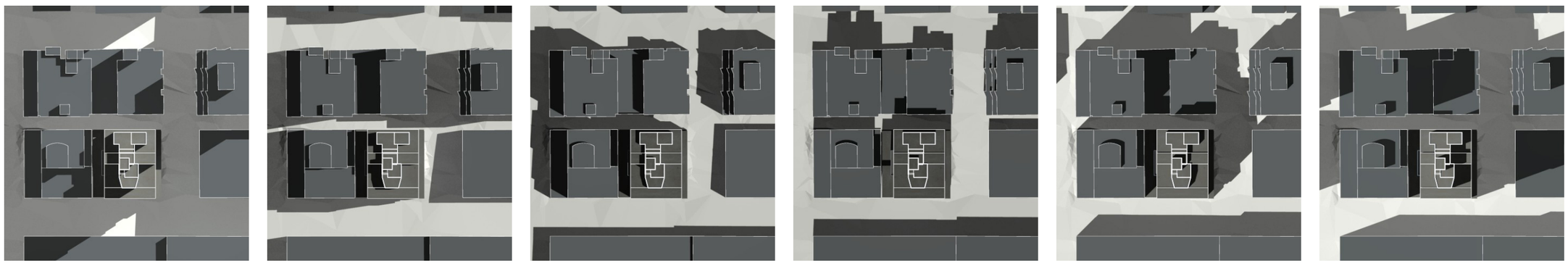
JUNE 21 8 AM 10 AM NOON 2 PM 4 PM 6 PM

DECEMBER 21 8 AM 10 AM NOON 2 PM 4 PM 6 PM

SOLAR STUDIES OPTION 3 - REVISED



MARCH 21 8 AM 10 AM NOON 2 PM 4 PM 6 PM



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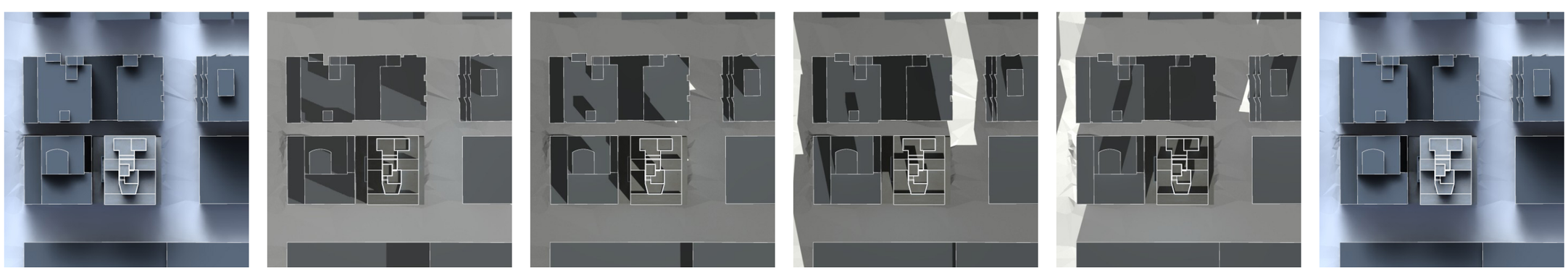


DECEMBER 21 8 AM 10 AM NOON 2 PM 4 PM 6 PM

REQUESTS FOR LAND USE CODE DEPARTURES

Requirement	Proposed	Rationale for Departure

Lot Coverage
(SMC 23.49.158 A1)

Elevation	Permitted Coverage	Average Proposed Coverage
0 - 65 ft	100%	90%
66 - 85 ft	75%	75%
86 - 125 ft	65%	75%

- The proposed concept results in better overall massing than prescribed by this land use requirement. The reduced lower floors form a podium, the top of which is lower than allowed in order to respond to the immediate context of the adjacent buildings and to the scale of the Belltown neighborhood. In addition, by slightly increasing the bulk at the upper floors, a better proportion between the massing of the podium and that of the upper portion of the building is achieved.
- The proposed allowable coverage is 3,600 SF less than the permitted allowable coverage within the same number of floors. Lot coverage in this zone includes both enclosed area and balconies. The proposed concept includes balconies at three corner locations that serve to reduce the presence of the enclosed volume.
- The proposed increase in lot coverage allows the addition of mechanical shafts and rooftop equipment for heat recovery, which will result in increased energy efficiency. 65% lot coverage at the upper levels will not allow adequate area for either the shafts or the rooftop equipment.

PERMITTED ALLOWABLE COVERAGE
Two Segment Zoning Envelope

LEVEL	Segment W-AREA	Segment E-AREA	AREA	%
13		4,680	4,680	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%
8	5,400	5,400	10,800	75%
7	5,400	7,200	12,600	88%
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 Area	**152,640**	

PROPOSED ALLOWABLE COVERAGE

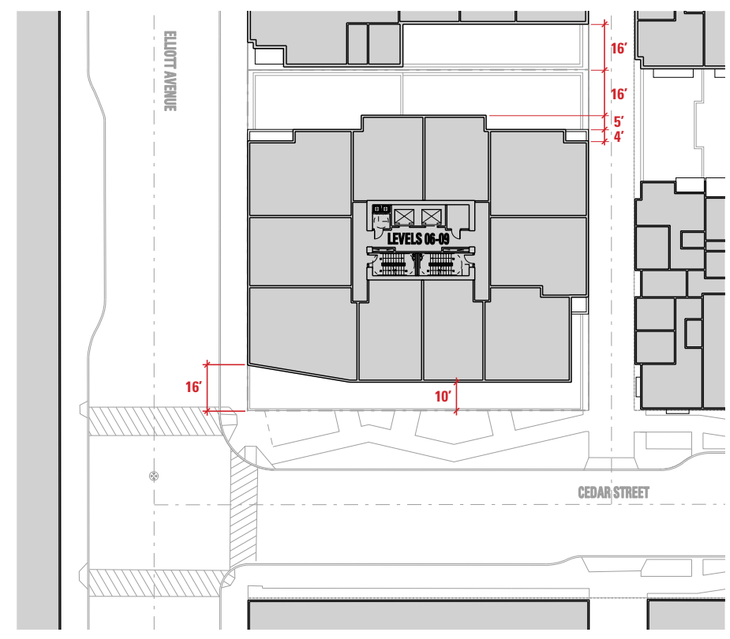
LEVEL	AREA	%
13	5,400	75%
12	10,800	75%
11	10,800	75%
10	10,800	75%
9	10,800	75%
8	10,800	75%
7	10,800	75%
6	10,800	75%
5	12,960	90%
4	12,960	90%
3	14,400	100%
2	13,820	96%
1	13,820	96%
	148,960	

Difference **-3,680**

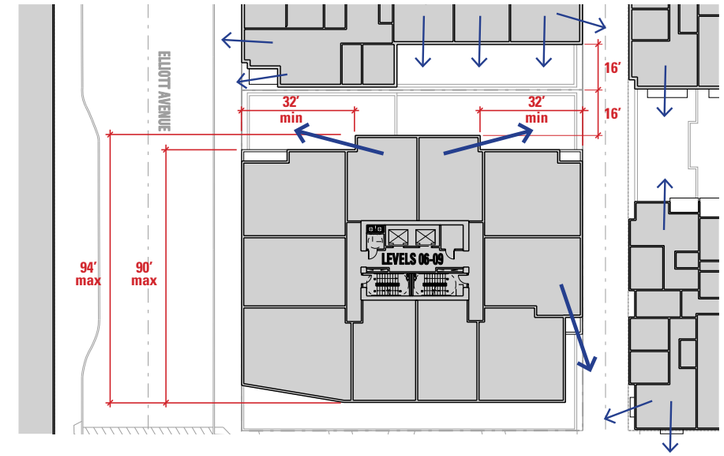
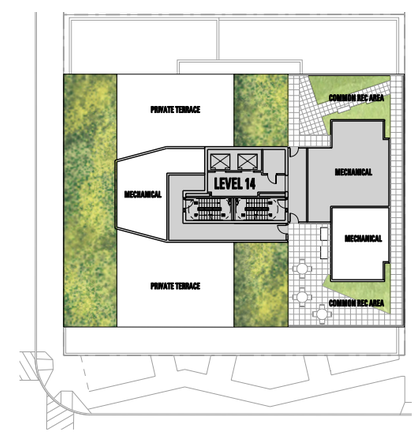
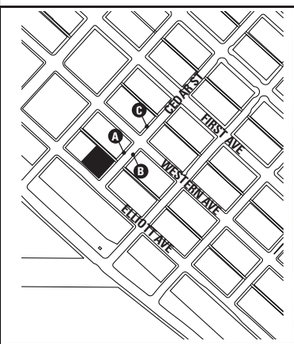
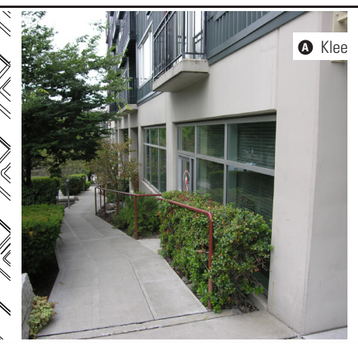
Green Street Setback
(SMC 23.49.166 B)

Elevation	Required Setback	Proposed Setback
65 - 85 ft	10 ft	10 ft minimum
86 - 240 ft	18 ft	10 ft minimum

- 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 an upper level volume that is more rational and that is sculpted as appropriate to respond to the context (particularly the canted wall at the corner of Elliott and Cedar that provides views of the skyline as intended by the required setback). The volume is also aligned with the building structure for the complex parking access ramps and below grade parking.



REQUESTS FOR LAND USE CODE DEPARTURES

Requirement	Proposed	Rationale for Departure	
Maximum Wall Dimensions (SMC 23.49.164 A) Above an elevation of 65 feet, the maximum wall length shall be measured parallel to the street property line and shall be: Elevation — Maximum Length 65 - 125 ft — 90 ft on avenues 65 - 125 ft — 120 ft on streets	The proposal is to limit the wall dimension above 65 feet to 90 feet at Elliott Ave. and the alley but allow an additional extension measuring no greater than 94 feet overall on the north side of the building. This extension will be no less than 32 feet back from Elliott Ave. and the alley.	• The perceived width of the building on Elliott Avenue and the alley will be 90 ft, meeting the intent of the development standard. • The extension allows for east and west facing windows that reorient the residential units on the north side of the building, enhancing privacy for the residential units in the adjacent building to the north (Bellora). • The increased wall dimension above 65 feet is used to increase building articulation by pushing out a portion of the north elevation; the area of that extension is balanced by pulling in the southeast corner. • With the green street setback departure, a separation of 32 feet is provided between the proposed extension and the south facing windows in the adjacent building to the north (Bellora).	
Rooftop Features (SMC 23.49.008 D2) 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.	This proposal limits the combined area of the tall rooftop features - stair penthouses, elevator penthouses, and mechanical equipment - to 35% coverage. Elements not more than 4 feet tall such as railings, parapets, planters, and clerestories would be unlimited in coverage.	• 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. • 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 to 35%. • The small size of the project site results in a large percentage (near 35%) of the roof coverage devoted to stair and elevator penthouses and mechanical equipment. • The roof will be visible from several neighboring buildings. This view will be enhanced by an active roofscape that includes planters and other features of common recreation areas that would not be possible without the departure.	
Overhead Weather Protection (SMC 23.49.018 A) 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.	• The green street design as implemented on Cedar Street includes landscape material on both sides of the sidewalk (in most cases abutting the building edge). This proposal intends to continue the existing pattern of green street development. Continuous overhead weather protection on Cedar Street would prohibit access to sun and precipitation required to maintain the landscape materials. • This proposal is consistent with adjacent buildings along Cedar Street. Continuous overhead weather protection has not been provided at the Klee, Vine or Parc.