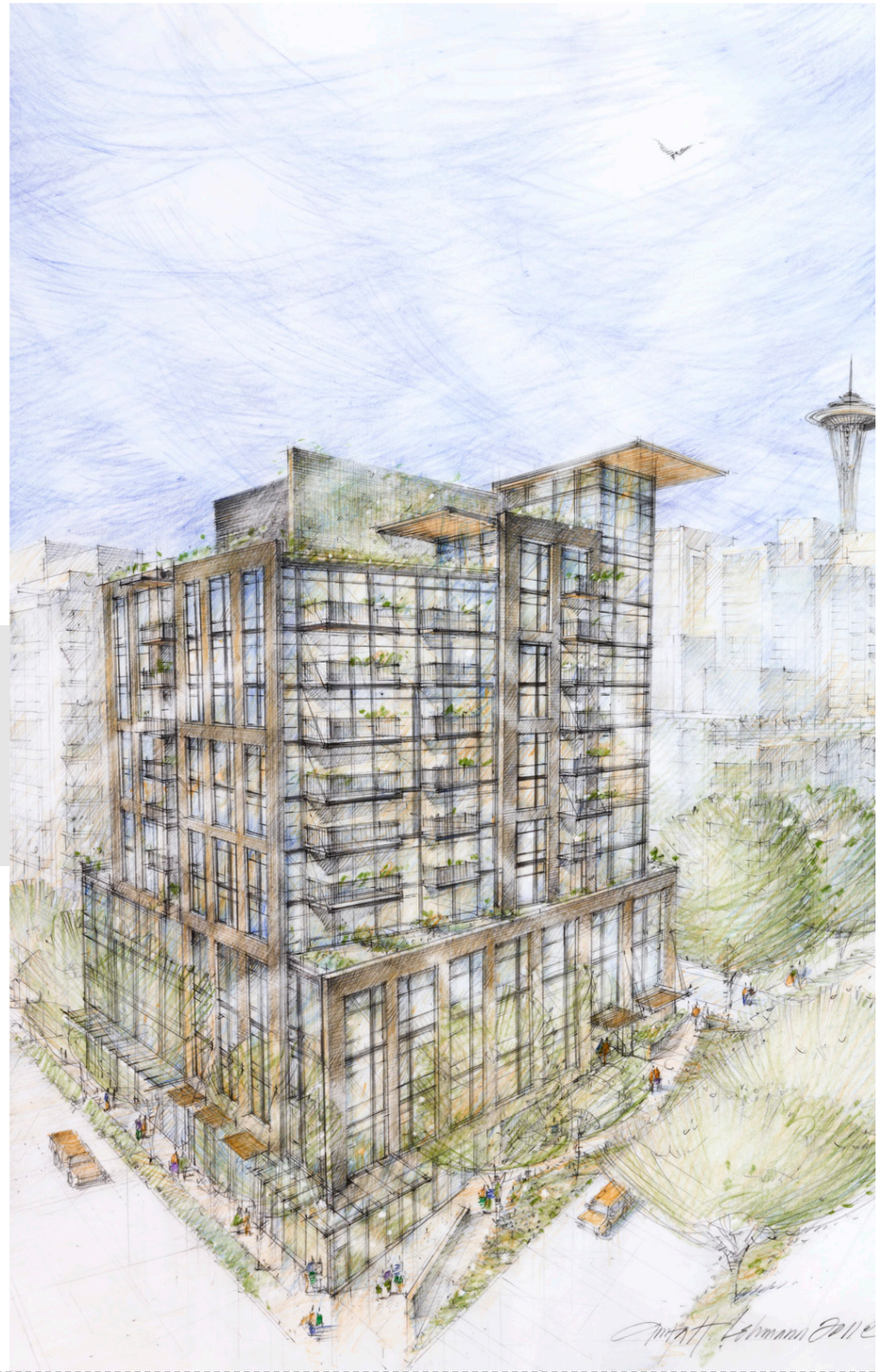
2700 ELLIOTT AVENUE

JOSEPH ARNOLD LOFTS

DESIGN REVIEW RECOMMENDATION MEETING



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2700 ELLIOTT AVENUE

As this project progresses from its EDG meetings to the development of a preferred alternative and the incorporation of both Design Review Board and public input, we will be focusing on the following 4 principal design issues:

- Urban design strategies related to the project's massing, upper-level setbacks and resultant proportions.
- The design language of the building exterior -- as parti diagrams and the context-specific functions of the skin.
- The experience of the building from various locations in the city, emphasizing approach, wayfinding and identity.
- Exterior common areas, landscaping and green street design language.

We've organized this booklet around those four points, and have provided survey, floor plans and technical information within an appendix at the end of the booklet.

RECOMMENDATIONS MEETING

A
site from
Bainbridge Island Ferry

B
site from Cedar Street
and Second Ave

C
site from Cedar Street
and First Ave

D
view of Belltown from
Olympic Sculpture Park

Project Context

The site, at the corner of Elliott Avenue and Cedar Street in Belltown, represents the last remaining lot within a block containing three condominium buildings. The 13-story Bellora to the north along Elliott, and the Klee's two buildings – one 12 stories and the other 7 stories – occupy the remaining ¾ of the block. Within a block of the site are numerous other residential mid-rise and high-rise projects, including the Parc, the Vine and the twin-tower, 12-story Olympus.

The entire block is zoned DMR/C 125/65, permitting residential development to 125 feet in height. Residential uses are exempted from FAR, and from parking requirements within this zone.

Elliott Avenue is a Class II pedestrian street, a principal arterial one-way southbound and is chiefly a conduit to Aurora Avenue and the viaduct. Cedar Street is a green street, with two-way traffic and on-street parking. It is relatively steep, and the site falls within the Hillside Terrace zone for Public Amenity Features if provided. The green street design vocabulary for Cedar Street has been established by previous development. Transit service is available nearby, and 3rd Avenue (a principal transit street) is 3 1/2 blocks to the east.

The site is comparatively well-hidden, obscured on approach along Elliott Avenue by the Bellora, on approach down Cedar by both topography and existing buildings, and by virtue of the fact that Cedar Street does not continue to the west past this site.

Physical Context

As evident from the photographs on the following page, the site is surrounded by condominium buildings on two sides, a parking structure to the south across Cedar Street and the Real Networks (former American Can Company) building across Elliott Avenue to the west.

Above 55' or so the site enjoys uninterrupted views of Elliott Bay to the west, southwest and northwest, as well as views of the downtown skyline to the south. Nearby territorial views to the east, into the courtyard between the Klee's two towers, are pleasant as well -- representing an intense urban fabric of units, planted terraces, balconies and amenity areas.

Experientially Elliott Avenue is somewhat dark and canyon-like. Cedar Street is steep, but is a green street and represents the residents' primary conduit to Belltown and the city to the east. The Olympic Sculpture Park is 2 blocks to the north, and bay windows along Elliott Avenue could make a visual connection to the park and the Calder sculpture at the terminus of Elliott Avenue into the park.

The south facade of the Bellora, immediately north of the subject site, contains a blank concrete wall, painted green and approximately 40 feet in length.

1 East side of Elliott Avenue

2 West side of Elliott Avenue

3 South side of Clay Street

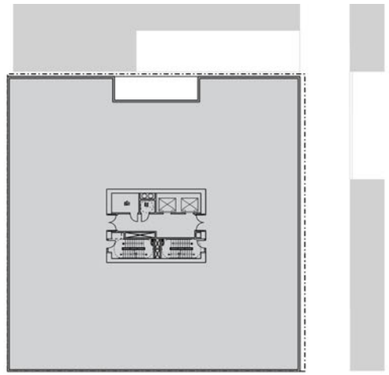
4 North side of Cedar Street

Urban Design Strategies

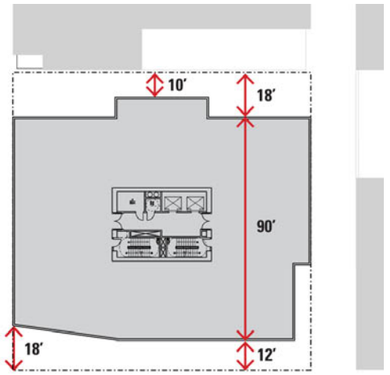
Two EDG meetings, dialog with DPD planning staff and input from neighbors and stakeholders have helped develop the project's primary urban design strategies. These include the shifting of the project's tower mass to the south, toward Cedar Street, and the provision of an additional setback, of between 16 and 21 feet, along the project's north property line adjacent to the Bellora. This results in a reduction of the code-required green street setbacks above 85 feet.

To better realize the effect of these green street setbacks, the project proposes to "slice" 6 feet from the southwest corner, resulting in a splayed opening to accommodate views.

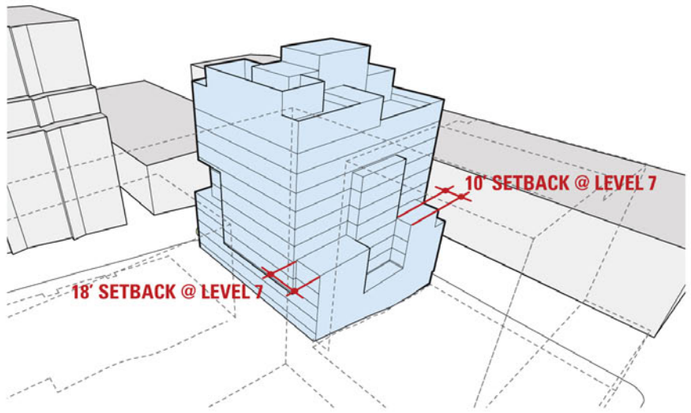
Another strategy resulting in both a reduction in the building's mass and superior proportions, is to reduce the height of the "podium" base, from 65' to a height of between 38 and 54 feet (measured from the sidewalk). This also opens up views from the east, provides a more appropriate pedestrian scale along the green street and produces a more harmonious relationship with the massing of the adjacent Bellora.

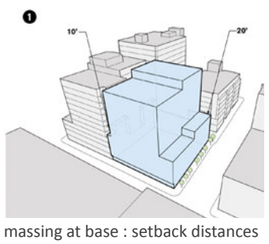


LOWER RESIDENTIAL PLAN LEVELS 2 - 6

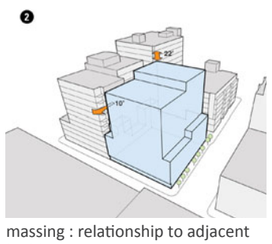


UPPER RESIDENTIAL PLAN LEVELS 7 - 14

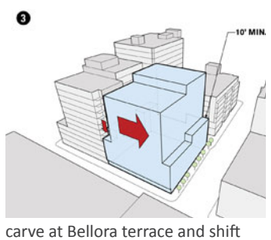




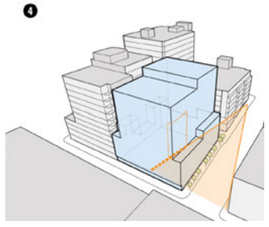
massing at base : setback distances



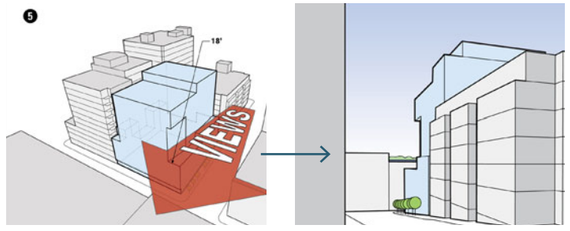
massing : relationship to adjacent buildings



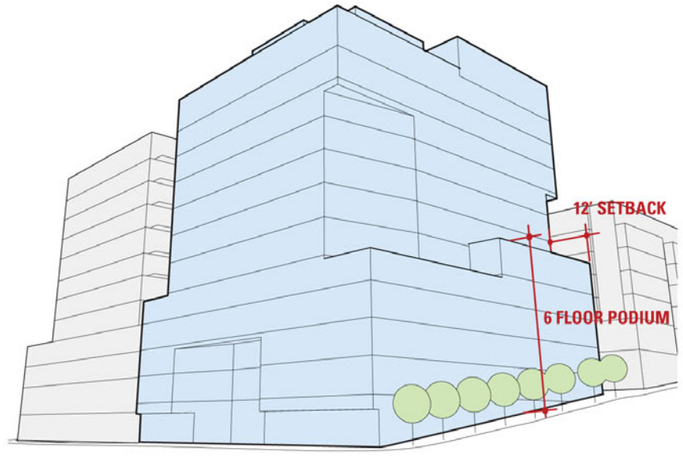
carve at Bellora terrace and shift upper volume



views from street and sidewalks



adjust envelope to accommodate views



Massing of the project relative to the neighbors resulted in the additional setback along the north property line, the softening of project corners with indents for decks and a massing of the building along the north edge to somewhat mirror that of the Bellora. A lower podium was proposed adjacent to the Bellora's open space, allowing those two spaces to work in harmony with one another, and with the open space provided between the Klee's two tower masses.

These urban design strategies, shaped by the context and input from the neighbors, result in a lower building podium, more open space to the north and two corridors for views and light. They also form the basis for our three primary design departures, dealing with the revised upper level (green street) setbacks, the resultant facade length and the resultant redistribution of building area as lot coverage.

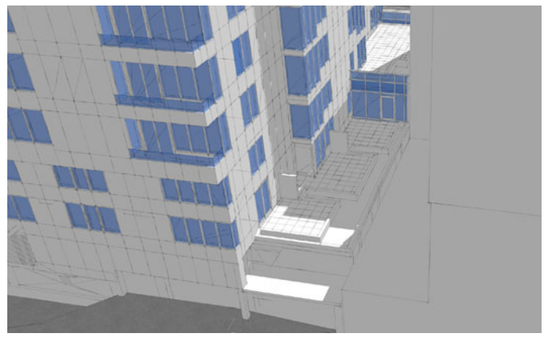
proposed scheme overall massing and form

proposed scheme at NE corner / Bellora

previous scheme overall massing and form

Proposed and previous schemes showing relocated entries, design language revisions and lowering of terrace level adjacent to the Bellora. Note wider view corridor “slice”, removal of overhanging mass at upper levels, animation of facade with decks and balconies and enhanced green street planting.

proposed scheme at NE corner / Bellora



previous scheme at NE corner / Bellora

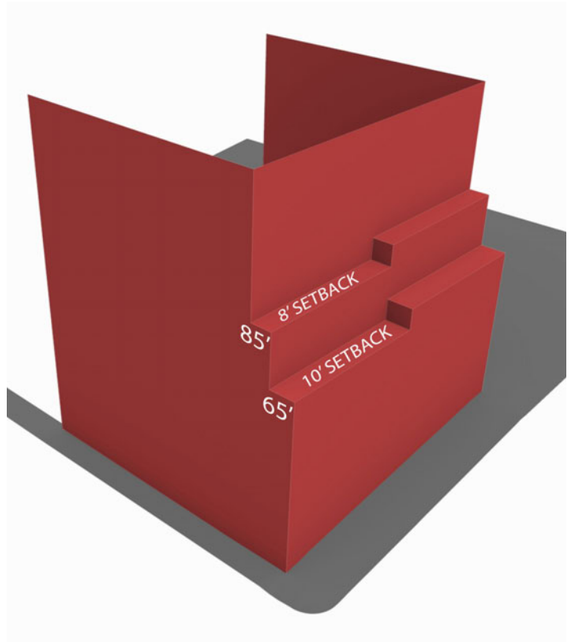
Design Revisions

Following the two EDG meetings in June and August of 2009, the project was submitted for Master Use Permit in October, 2009. Since that submittal, we’ve made several key changes to the design, scope and scale of the project, while endeavoring to respect those urban design strategies and offerings of the previous design.

While still primarily residential, the project is now planned as rental apartments instead of for-sale condominiums. As such the average unit size is reduced, and there are now about 130 units proposed instead of 115. We’ve eliminated 1 ½ floors of the parking structure, resulting in a parking count of about 75 cars instead of 107. We’ve relocated the parking entrance to the extreme NE corner of the site, allowing vehicles to ramp below space now provided at the corner of Cedar Street and the alley. We’ve relocated the primary residential entrance to this corner on Cedar Street, and increased the retail square footage along Elliott Avenue.

We’ve eliminated a floor from the building, resulting in higher ceiling heights and the opportunity to create smaller urban lofts. We’ve reduced the scale of the mechanical penthouses, and enlarged the scale and design presence of rooftop common areas for residents. We’ve revised the exterior design vocabulary, envisioning a simpler expression of window-wall and vertically-proportioned concrete frames. We’re proposing decks or balconies for every unit above the podium level, adding detail, texture and interest to upper level facades. We’ve lowered the podium and terrace along the north side of the building, resulting in a more context-appropriate scale relative to the neighboring condominium.

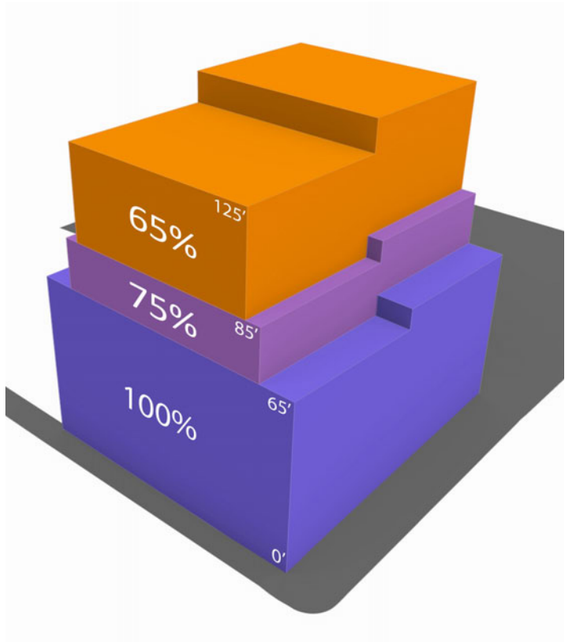
We’ve eliminated dumpster parking in the alley, and will be treating the alley as the front door to the building. We’ve strengthened the green street design, as this is now the location of the building’s residential entry and the project’s primary address. The project will be a “green” building, seeking triple certification from Green Globes (roughly equivalent to LEED Gold), Built-Green and Energy Star. It will be developed under current Building and Energy Codes, both revised since the project’s initial submittals.



Upper-Level Setbacks

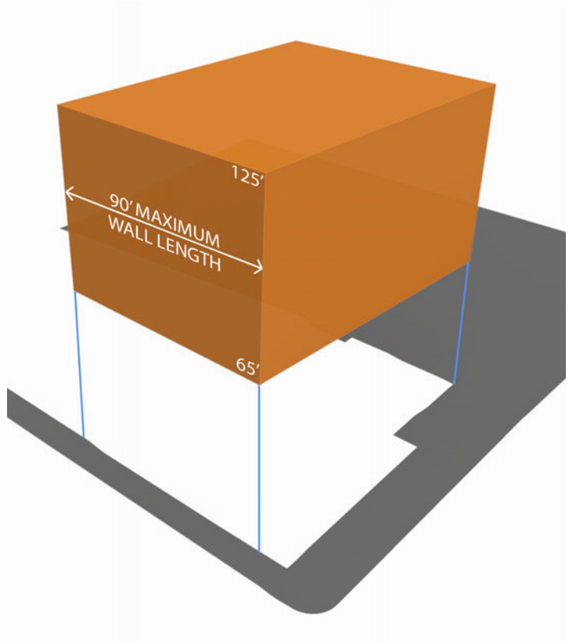
Upper level setbacks required for this site are related to those set forth at green streets. The envelope calls for no setbacks below 65 feet in height. A ten-foot setback from the green street from 65 feet to 85 feet in height is required, as is an additional eight-foot setback above 85 feet.

As the site is steeply-sloping, the heights for these setbacks occur separately for each segment of the green street facade, as depicted in the diagram above.



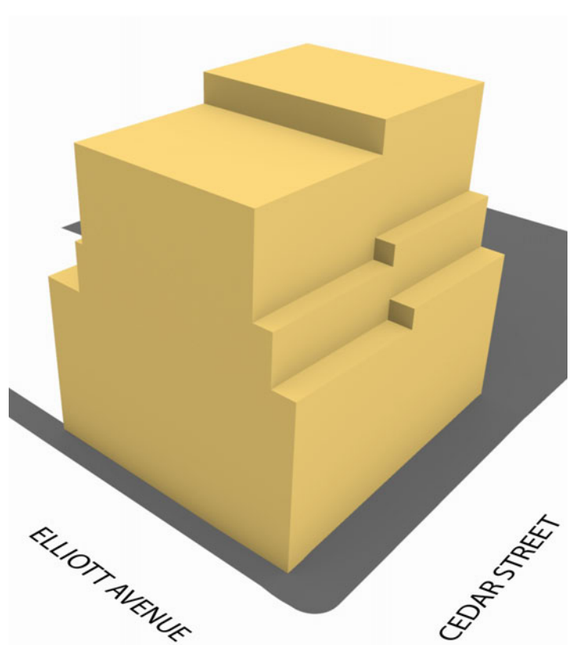
Lot Coverage

The lot coverage diagram for this zone and this site appears somewhat similar, with different coverage limits prescribed below 65 feet, between 65 and 85 feet, and above 85 feet in height. The heights at which these coverage limits occur also occur separately within each segment of the sloping site.



Facade Length

As a further measure of project bulk and massing, upper-level facade lengths, (above 65 feet), are limited in this zone, along the principal pedestrian street, to a maximum of 90 feet. This is measured as one side of the largest rectangle enclosing the building mass with sides perpendicular to this street.

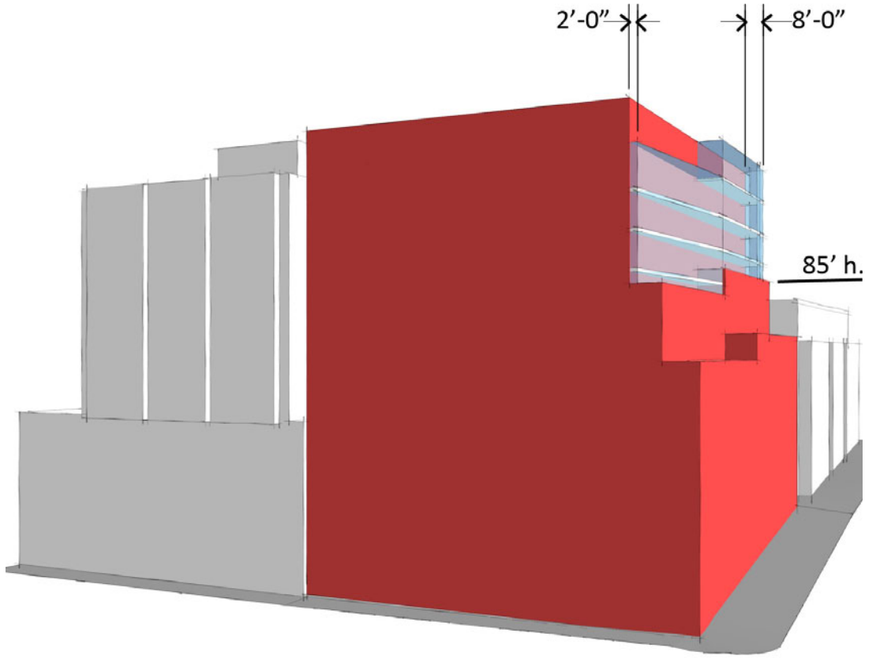


Zoning Envelope

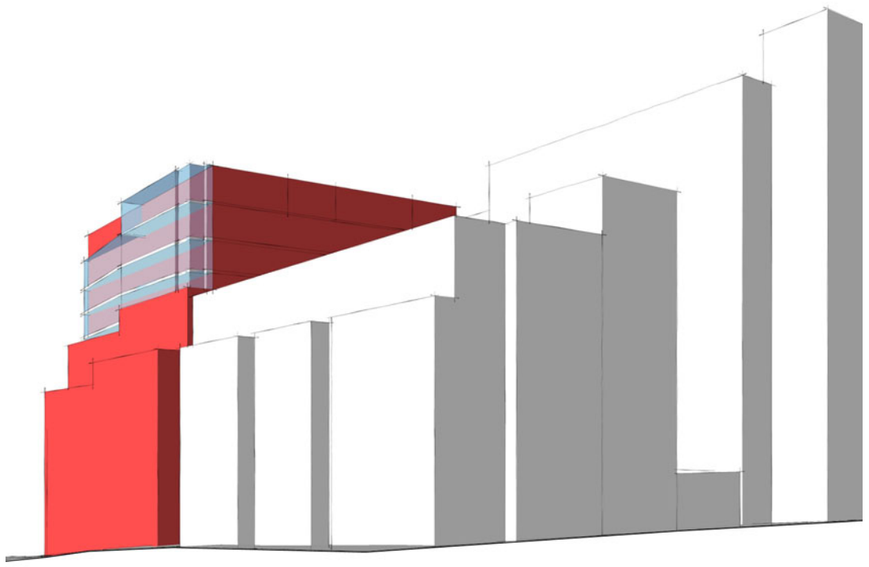
The overall zoning envelope resulting from these three controls is depicted above.

As a result of the urban design strategies outlined on the previous pages, this project's massing is voluntarily subject to additional controls as well -- including reductions in the volume of the base (below 65 feet), additional setbacks along the project's north side (adjacent to the Bellora), a view corridor enhancing "slice" off the southwest corner of the building and reductions in the height of the podium base portion of the building.

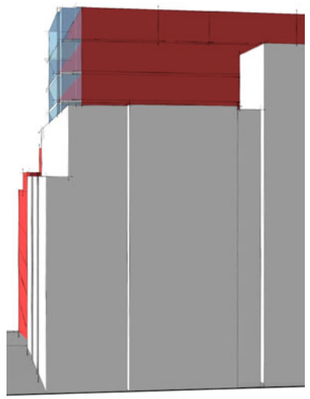
The following pages explore the relationships between all of these zoning envelopes and the massing of the proposed building....



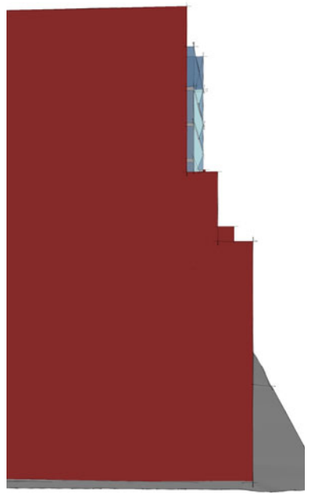
Massing model @ corner of Elliott and Cedar. Area in blue does not conform to zoning envelope for setbacks.



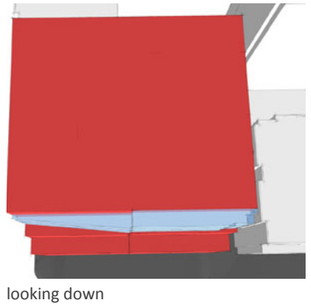
Massing model @ corner of Cedar and Western. Area in blue does not conform to zoning envelope for setbacks.



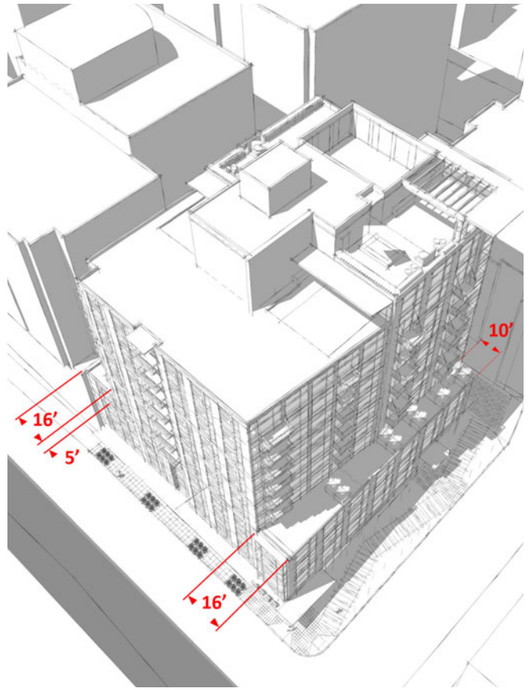
looking west



looking east



looking down

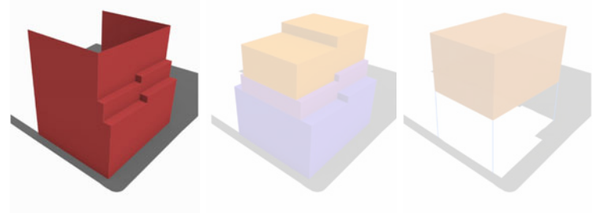


Upper-Level Setbacks

As a result of the building’s upper-level mass being shifted 16 to 21 feet to the south, toward Cedar Street and away from the Bellora to the north, the building’s massing protrudes beyond the green street upper-level setback envelope prescribed by the Zoning Code. As a result of the “slice” off the southwest corner of the building, the projecting area of non-conformance varies between 2 feet and a maximum of 8 feet at the alley. All of this non-conformance is above 85 feet in height, as the building below that point is smaller than the code maximum.

Experiential views show the impact of this shift from a number of vantage points.

In addition to the building’s mass shifting to the south, the podium level is proposed to be lower than the code-permitted 65 feet -- by between 1 1/2 and 2 1/2 stories.



SETBACKS LOT COVERAGE FACADE LENGTH

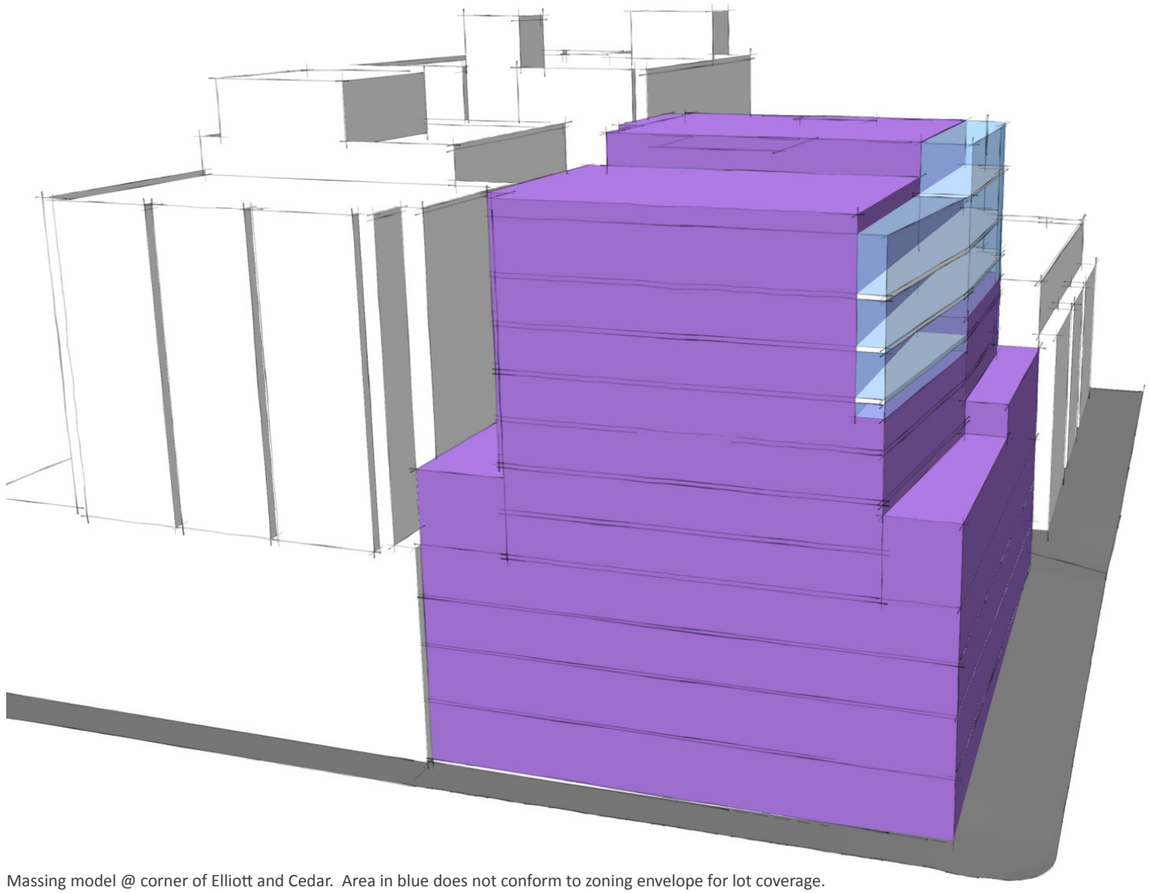
Lot Coverage

The lot coverage percentage diagram and zoning envelope contrasts with the proposed building massing in a similar way to that of the upper-level setbacks.

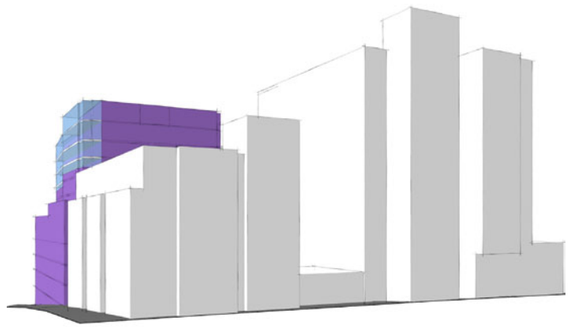
More a resultant of building less on the lower floors, of proposing a podium height well below the allowable 65 feet and of offering open space at the northeast corner of the site similar to that of the Bellora's, we propose to replace some of this building above 85 feet. The resultant non-conformance is similar by design to that of the upper-level setbacks, as these two strategies go hand-in-hand.

The tables toward the lower right of this page illustrate the coverage percentage portion of this strategy in detail. We propose 90% maximum lot coverage within the lowest 65 feet of the building, maintain 75% coverage between 65 feet and 85 feet in height, and propose 75% lot coverage above 85 feet as well. The square footage resulting from this move is less than would result from building the zoning envelope over the same number of floors, but this distribution of the square footage benefits all parties to a higher degree.

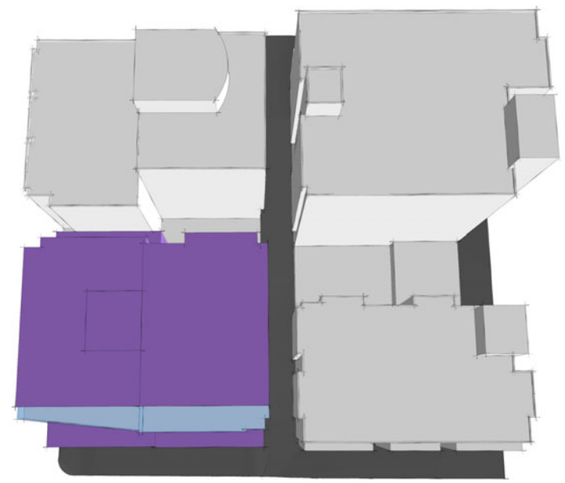
The Bellora to the north receives open space above level 3 and 5 that mirrors their own, while the scale and qualitative experience of the Klee's open space benefits as well.



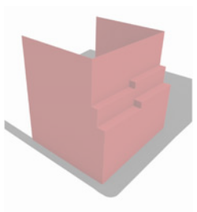
Massing model @ corner of Elliott and Cedar. Area in blue does not conform to zoning envelope for lot coverage.



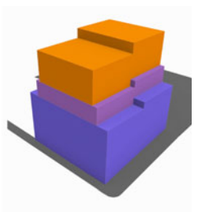
view @ corner of Cedar Street and Western



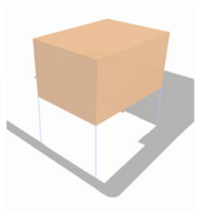
looking down



SETBACKS



LOT COVERAGE



FACADE LENGTH

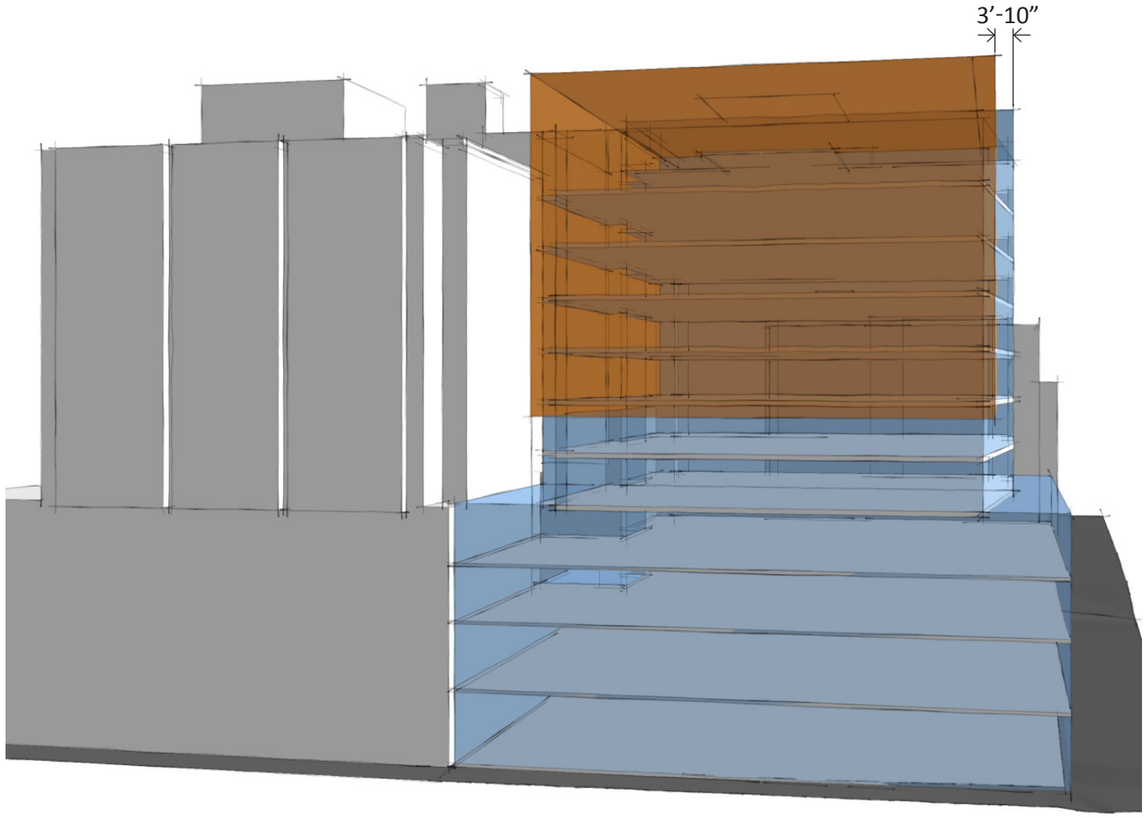
FLOOR	ELEVATION	WEST SEGMENT	EAST SEGMENT	TOTAL	COVERAGE
			167.83		
12	156.08	159.83 (125')	4,680	4,680	65%
11	144.42	9,360		9,360	65%
10	134.08	9,360	127.83	9,360	65%
9	123.75	119.83 (85') 4,680	5,400	10,080	70%
8	113.42	5,400	5,400 107.83	10,800	75%
7	103.08	99.83 (65') 5,400	7,200	12,600	88%
6	92.75	14,400		14,400	100%
5	82.42	14,400		14,400	100%
4	70.50	14,400		14,400	100%
3	59.00	14,400		14,400	100%
2	45.50	14,400		14,400	100%
1	30.50	34.83 (0') 14,400		14,400	100%

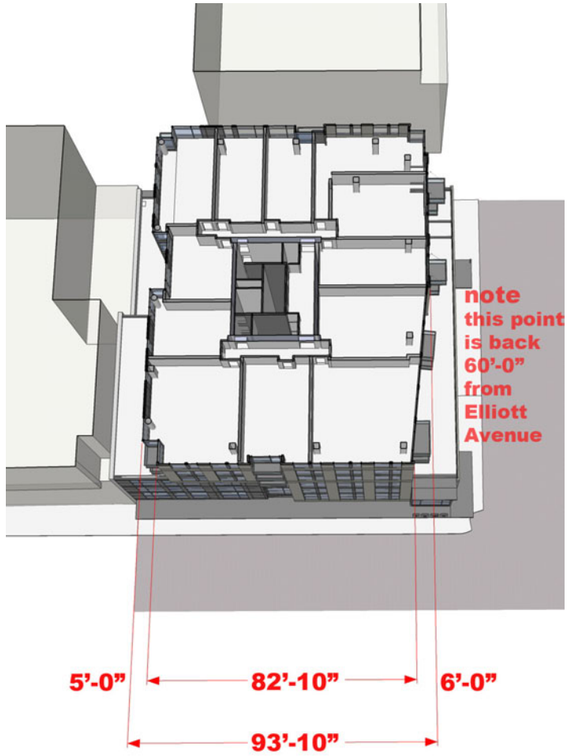
GROSS SQUARE FOOTAGE **143,280**

FLOOR	WEST SEGMENT	EAST SEGMENT	TOTAL	COVERAGE
		125'		
12	125'	5,400	5,400	75%
11	10,800		10,800	75%
10	10,800		10,800	75%
9	10,800		10,800	75%
8	10,800	65'	10,800	75%
7	65' 5,400	6,480	11,880	83%
6	12,960		12,960	90%
5	12,960		12,960	90%
4	12,960		12,960	90%
3	12,960		12,960	90%
2	12,960		12,960	90%
1	12,960		12,960	90%

GROSS SQUARE FOOTAGE **138,240**

FLOOR	WEST SEGMENT	EAST SEGMENT	COVERAGE
		125'	
12	125'	5,389	75%
11	10,489		73%
10	10,489		73%
9	10,489		73%
8	10,489		73%
7	10,489		73%
6	10,489		73%
5	10,489		73%
4	12,634		88%
3	12,634		88%
2	13,174		91%
1	13,507		94%





plan section showing facade lengths

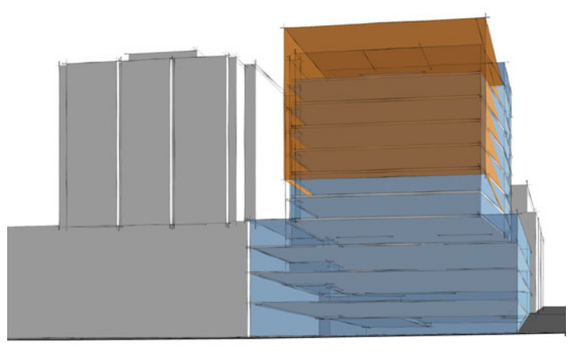
Facade Lengths

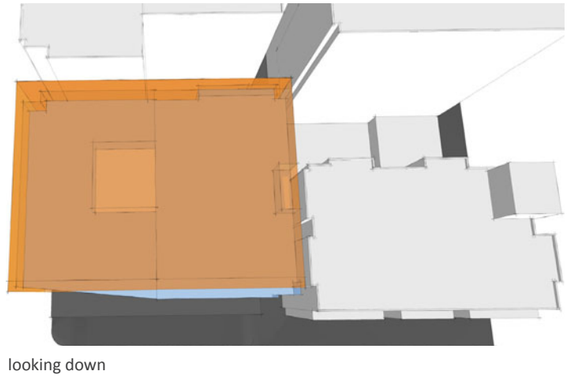
The third limitation on bulk, scale and massing impacting our zoning envelope is that of facade length -- limiting building widths along principal pedestrian streets (Elliott Avenue) to 90 feet in length on smaller sites.

The zoning envelope is again contrasted with the building massing proposed, and the area of non-conformance is highlighted.

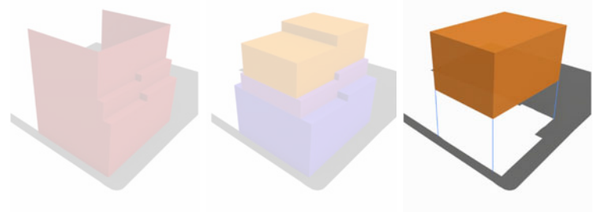
As our proposed massing, and areas of non-conformance, result most directly from the shift of the upper-level mass to the south, away from the Bellora, and the proposal to build less on the lower floors, this non-conformance diagram begins to look similar to the other two. Again, this is no accident, as all of these strategies are intended to work together.

The diagram to the right illustrates the 90 foot facade along Elliott Avenue contrasted with the proposed massing. The conforming mass would actually appear larger than what is proposed.





looking down

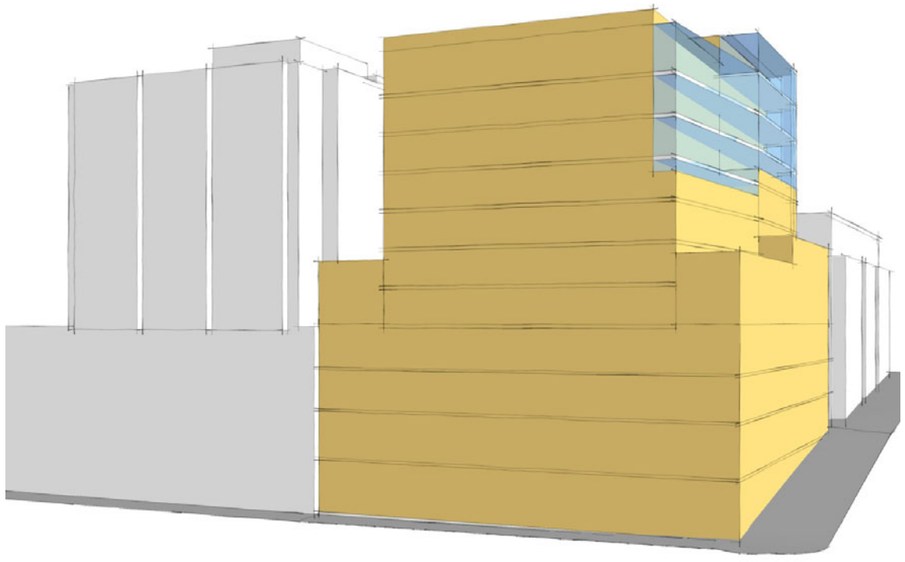


SETBACKS LOT COVERAGE FACADE LENGTH

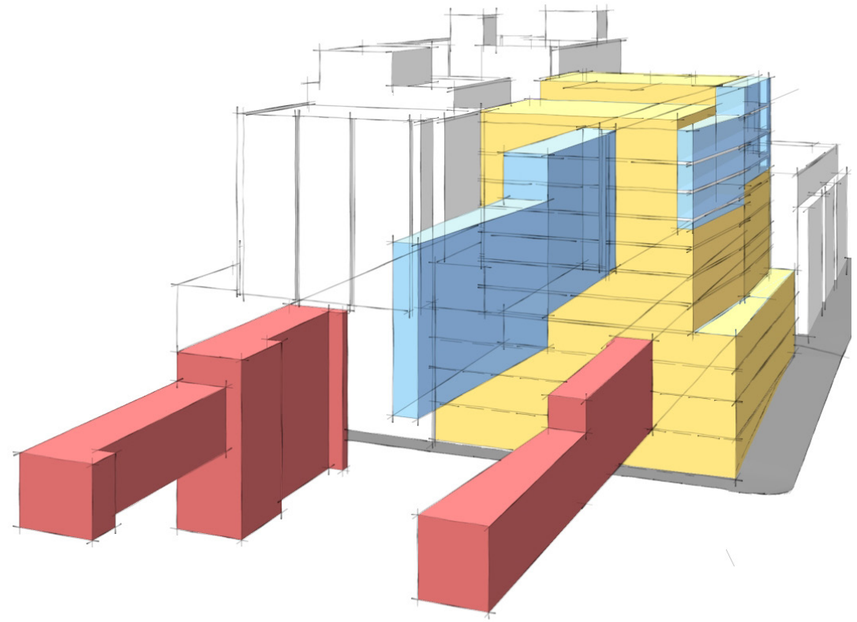
Massing Summary

The overall, aggregate zoning envelope for this site is shown to the right in yellow, with the non-conforming area resulting from our proposed massing shown in blue. The exploded view to the further right shows this non-conforming area, as well as some of those areas proposed not to be built on the lower floors. The red area is greater than the blue area, as both the diagram and the tabular data on page 8 illustrate. We're building less on the lower 5 or 6 floors, and a little more on the upper three.

That is perhaps less the point than the fact that this proposed massing has been primarily shaped through two DRB meetings, through dialogue with neighbors and stakeholders, through interactive exchanges with City planning staff and through an urban design strategy to which we remain loyal after two years. We believe this results in a better building ***here*** -- on this site, in this context and with the adjacent buildings present here. It is responsive to our client, and responsible to the neighborhood and the unique character of this place.

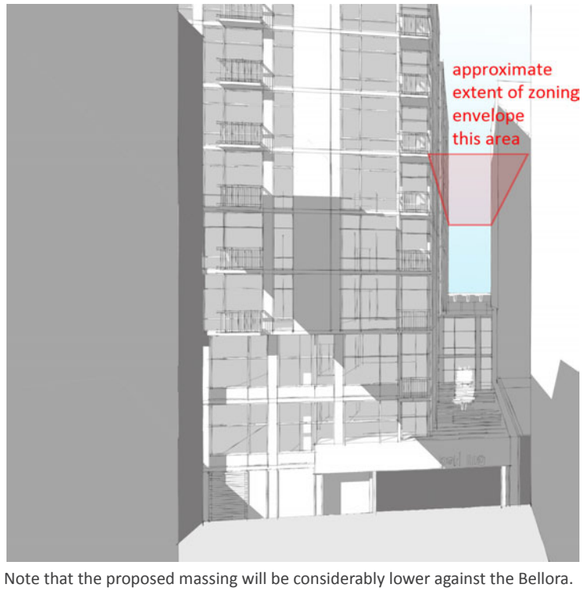


Proposed massing within zoning envelope

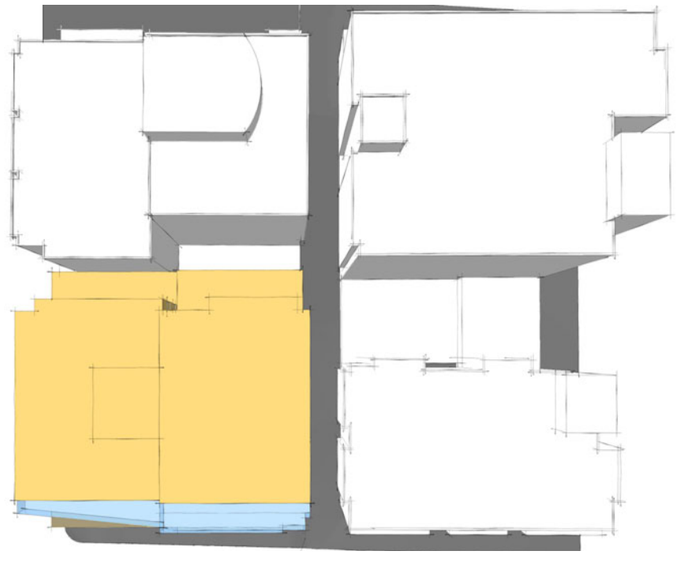


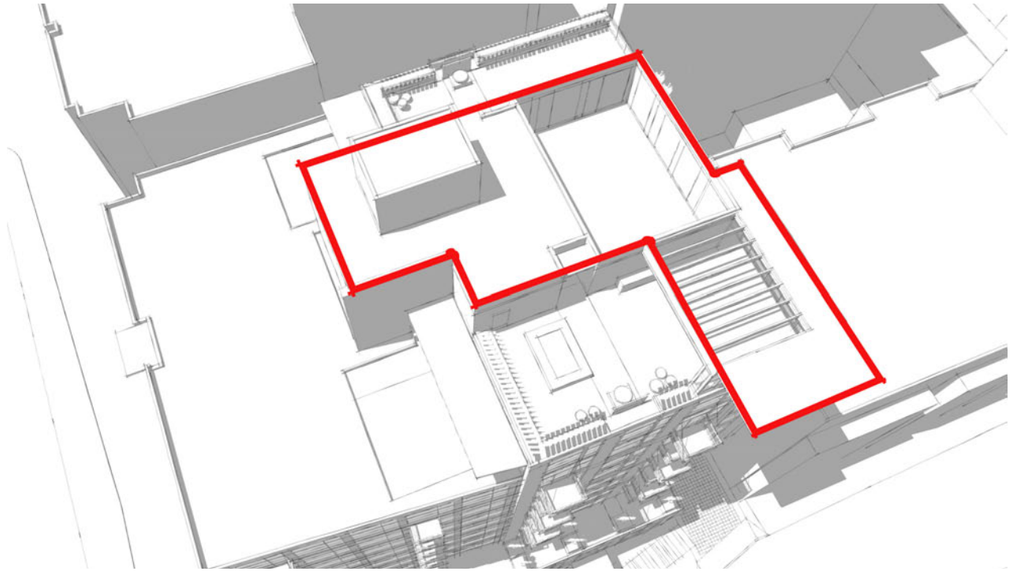
Exploded view showing proposed area outside of zoning envelope (blue) and areas to be unbuilt (red)

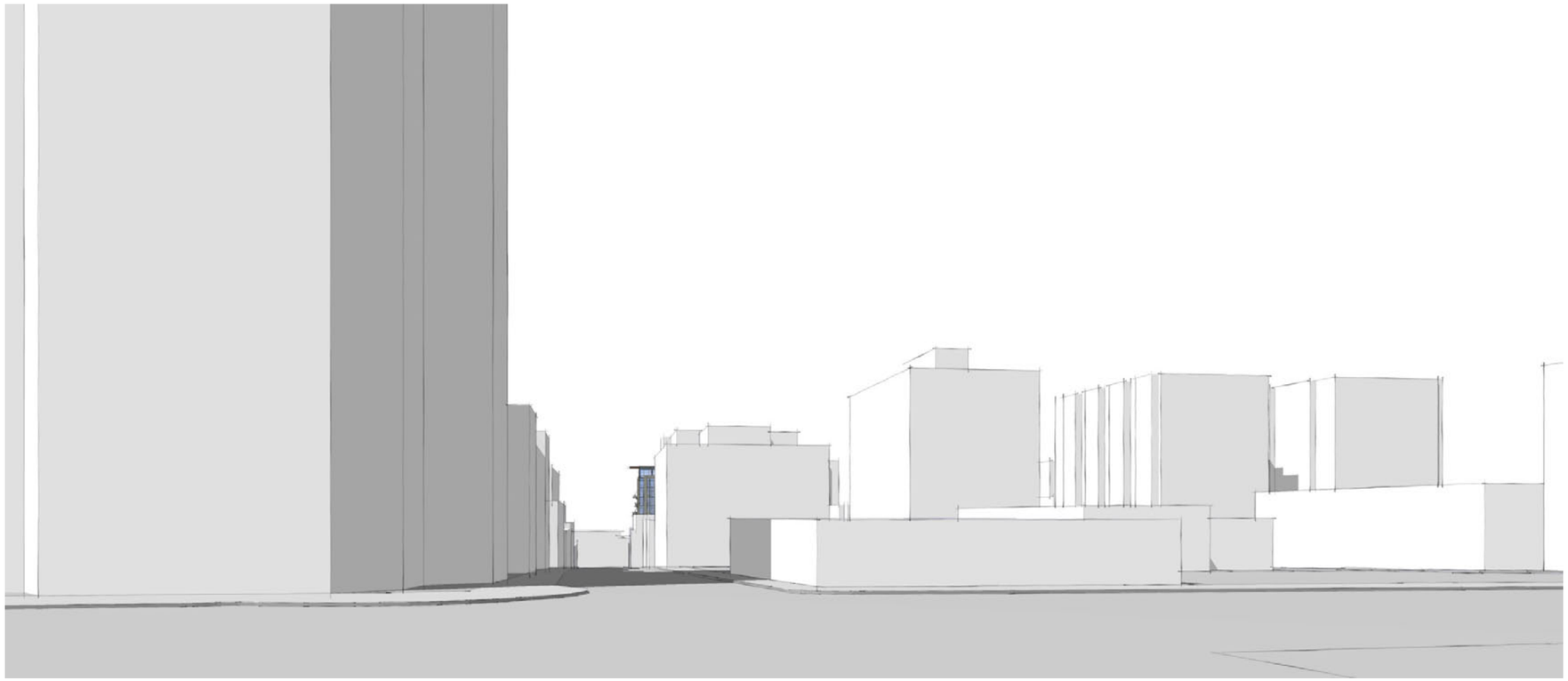
View of zoning envelope from Western Avenue, through the Klee courtyard



Note that the proposed massing will be considerably lower against the Bellora.







Rooftop Feature

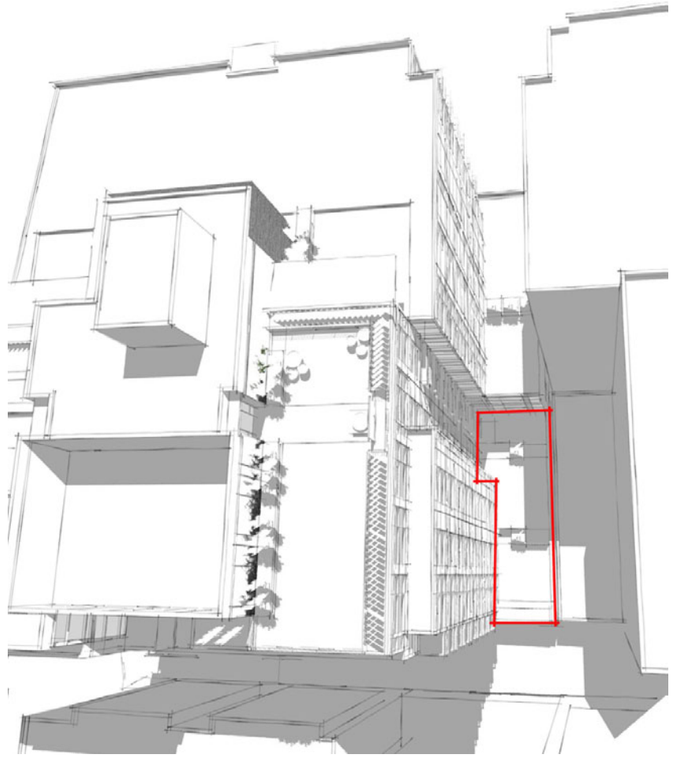
The rooftop feature at the southeast corner of the building, directly above the entry, is wearing several hats....

It serves as a valuable wayfinding aid, helping to identify both the building and the entry destination from various points in the city. It serves the goal of enhancing the skyline by creating an iconic identity element as encouraged by Design Guidelines and the Board. It serves as a windscreen and partial weather protection for the building's primary amenity feature -- the rooftop deck and social/barbecue area. It screens mechanical equipment and the mechanical penthouse -- but does so with a "people place" and not just a metal screen.

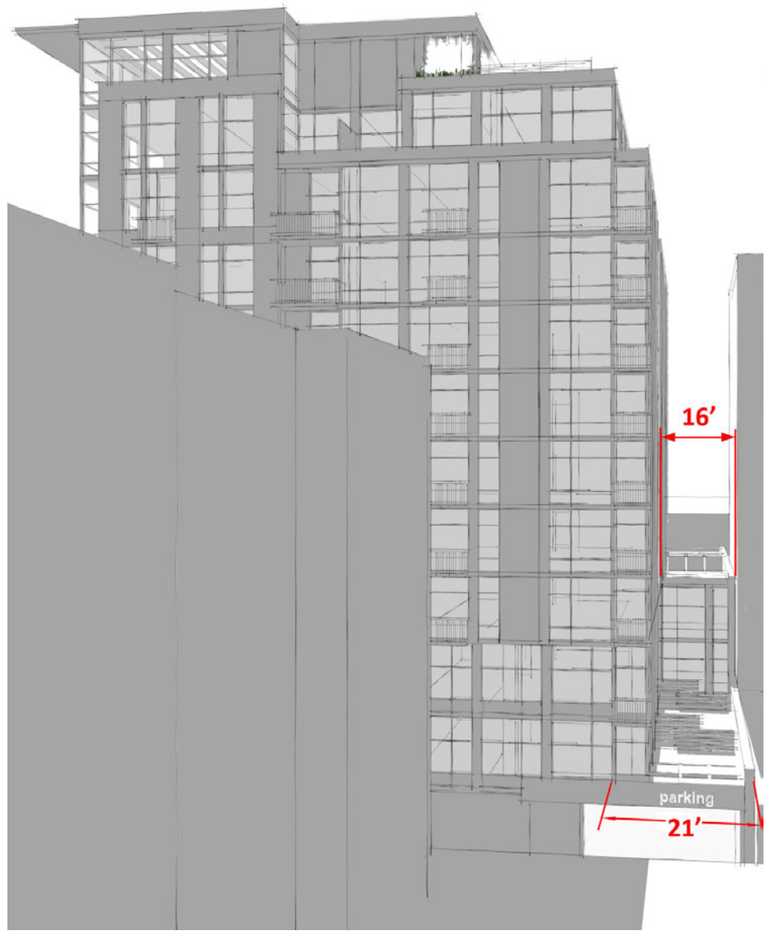
Our rooftop coverage is below the 35% maximum permitted by code -- in part due to an innovative and efficient variable refrigerant volume heating and cooling system that will also improve the building's energy performance. The opportunity this presents to both offer and express resident amenity space as part of the rooftop design is irresistible.

This scheme definitely showcases this resident amenity feature as a prominent element within the architectural vocabulary -- highlight its use, its relationship top the entry and its role in the skyline.

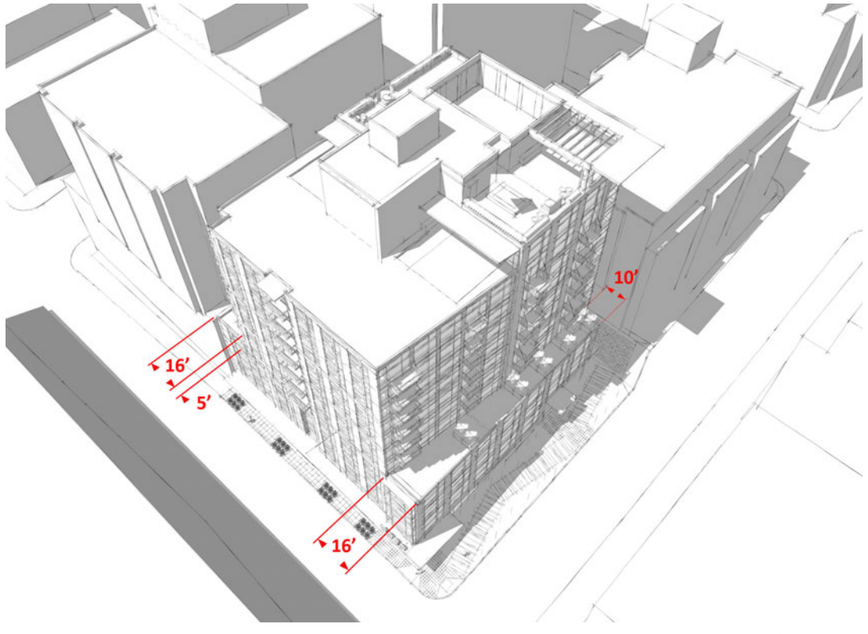
Actual dimensions of reduced podium. Code allows 65 feet, measured from points 30 feet inboard of the east and west property lines.



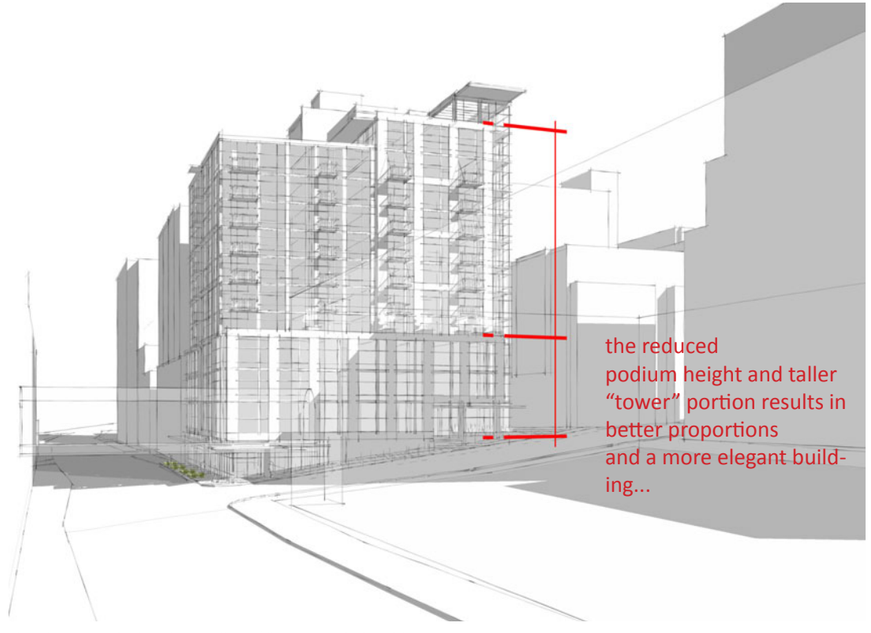
interior setback -- open space mirrors that of Bellora (to the right)



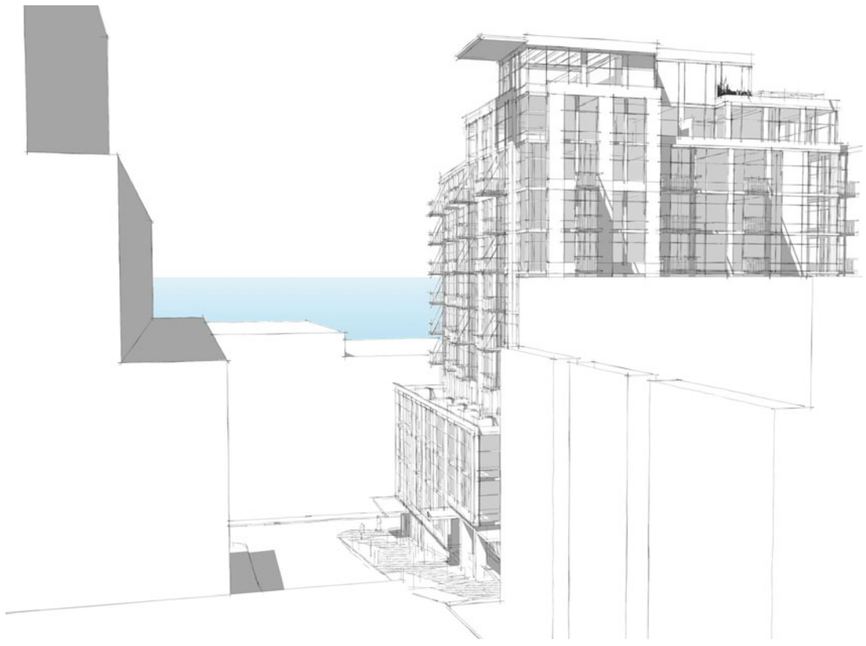
interior property line setbacks proposed -- 16 feet minimum, 21 feet at corners and in middle



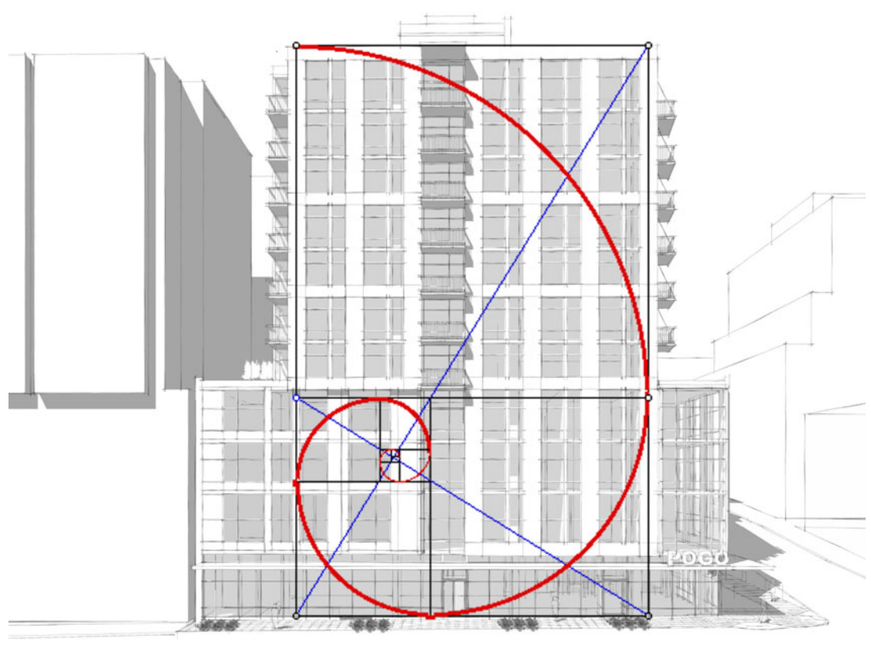
Aerial view showing two setbacks -- along green street and at interior property line. Note 6-foot "slice" at SW corner.



view from south showing podium / "tower" relationship



from Cedar Street looking west -- studying impact of the 6-foot "slice" and lower podium on view corridor



analysis of proportions resulting from lower podium

Summary

This is a relatively small building, on a tricky infill site, that proposes to make some fairly large "moves". We propose to depart from the zoning envelope for upper-level (green street) setbacks, for lot coverage and for facade length, for the better interests of both the building and its neighbors.

Making fewer setback "steps" simplifies this small building form, and creates a more harmonious relationship with both the adjacent Bellora and the Klee courtyard to the east. Creating two setbacks, along the green street and within the lot respects the neighboring properties, while the "slice" and wider view corridor helps realize the intent of the green street setbacks.

The lot coverage departures are similar -- to build less below 65 feet, and replace some of that area on the 3 uppermost floors.

The facade length departure is also a product of the twin setbacks, allowing the building to claim the space left in between them.

These two proposed setbacks, along the green street and along the north side prove to be the most limiting factor in the developable area of the site. As the lot coverage tables illustrate, our proposed coverage is less than would be allowed within the zoning envelope for the same number of floors, and the building shown is somewhat smaller yet. It's not a very large building, and we'd like to keep it strong and simple.

south elevation along Cedar Street

The parti is simple -- a “tower” mass above the pedestrian-scaled street wall. The “slice” off the south facade, opening up views from the street and sidewalks to the east, is expressed as a lighter, finer metal frame with a larger percentage of glazing focused on the views to the south and southwest.

The podium street wall is a simple 3-story frame perched above the glass ground floor retail, with the residential entry occurring at the point where the frame meets the green street. The upper-level mass, set back 10 feet, folds under the podium and becomes the lobby and front door for the residents. Three layers of planting, including the green street planting, a planter mass against the right-of-way and another along the lobby edge are reinforced inside by a signature green wall at the back of the lobby.

corner at Cedar Street and the alley, Klee shown ghosted in foreground

The alley facade shares the residential entry, the parking entry, garage ventilation and the expression of smaller units facing the alley and into the open space between the Klee’s two towers. A concrete frame element turns the corner, mirroring the frame above the entry and creating the glass corner that folds into the lobby and the amenity space at the rooftop.

The upper story massing cuts away to create penthouse-level terraces, and to echo the stepped massing of the south facade.

east elevation at alley, with Bellora to the right

As the alley facade turns the corner, the building notches back, to create the interior setback along the north side and to create the lower podium terrace adjacent to thart of the Bellora.

A flexible grid of metal panels and glass allows us to vary the glazing percentage, and to control the location of windows relative to the Bellora’s large, blank concrete wall. This flexible grid of metal panels, and the more-rigid grid of precast concrete frames, make up the exterior design language of building.

Note the relationship to the Bellora's blank concrete wall, with minimal glazing and unit windows opening up at the corners.

above: aerial view showing north elevation, with Bellora shown ghosted in foreground

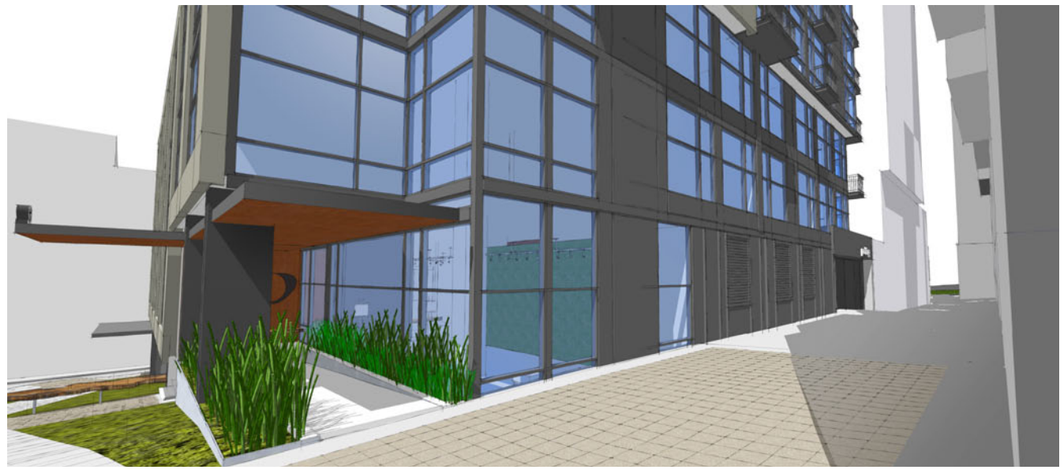
below: facade activated with decks, balconies and terrace

above: west elevation at Elliott Avenue (Bellora not shown for clarity)

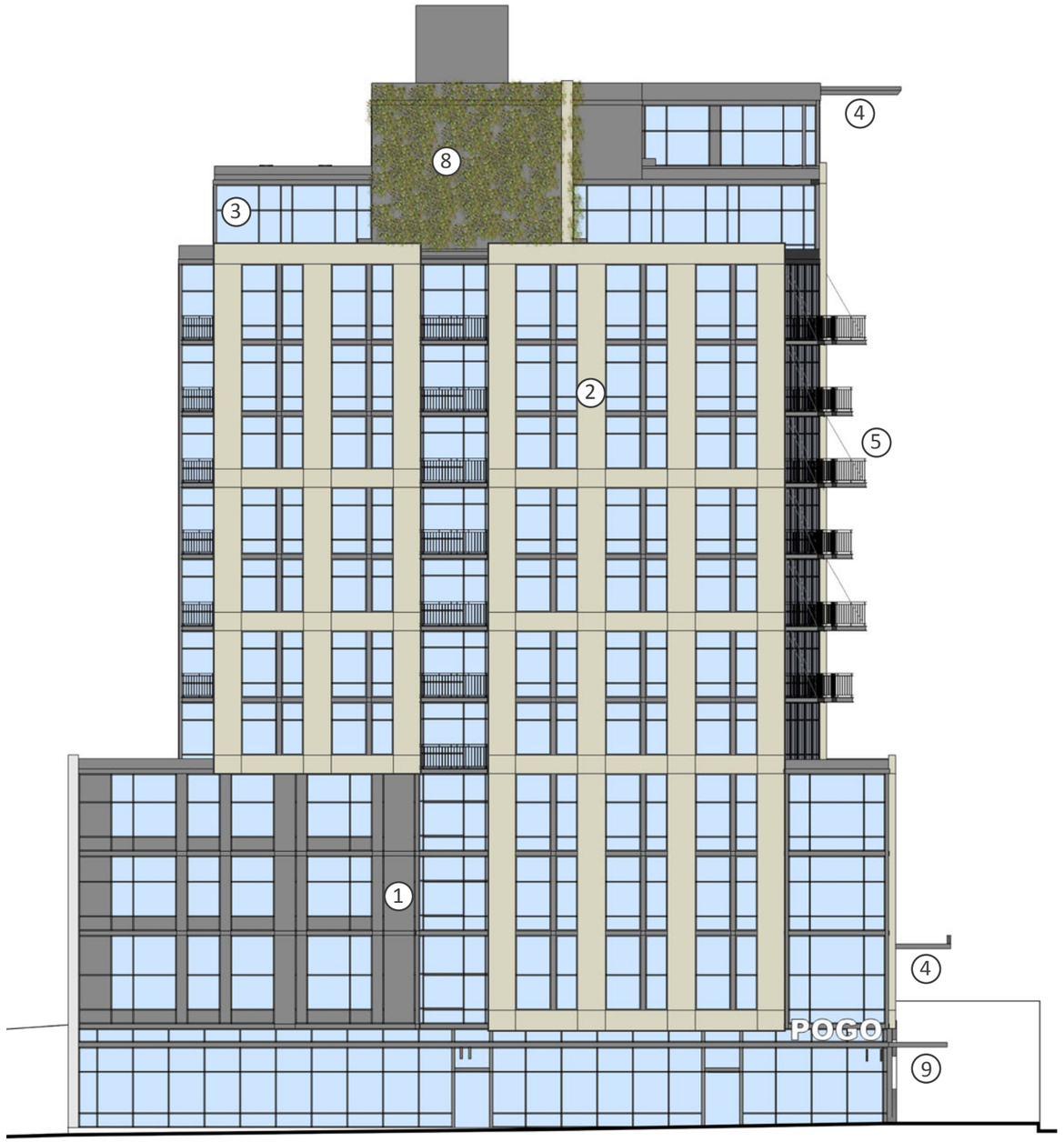
North facade design language folds around the corner to the Elliott Avenue facade, while the concrete frame vocabulary expresses and reinforces the street edge. All of this is perched above the continuous glass curtain of the Elliott Avenue street-level retail.

The concrete frames "hold" the property lines and define the "box" of the tower, while the secondary grid of metal panels expresses areas added or subtracted from the geometry....

below: entry at corner of Cedar Street and alley



NORTH ELEVATION
SCALE: 1”=20’

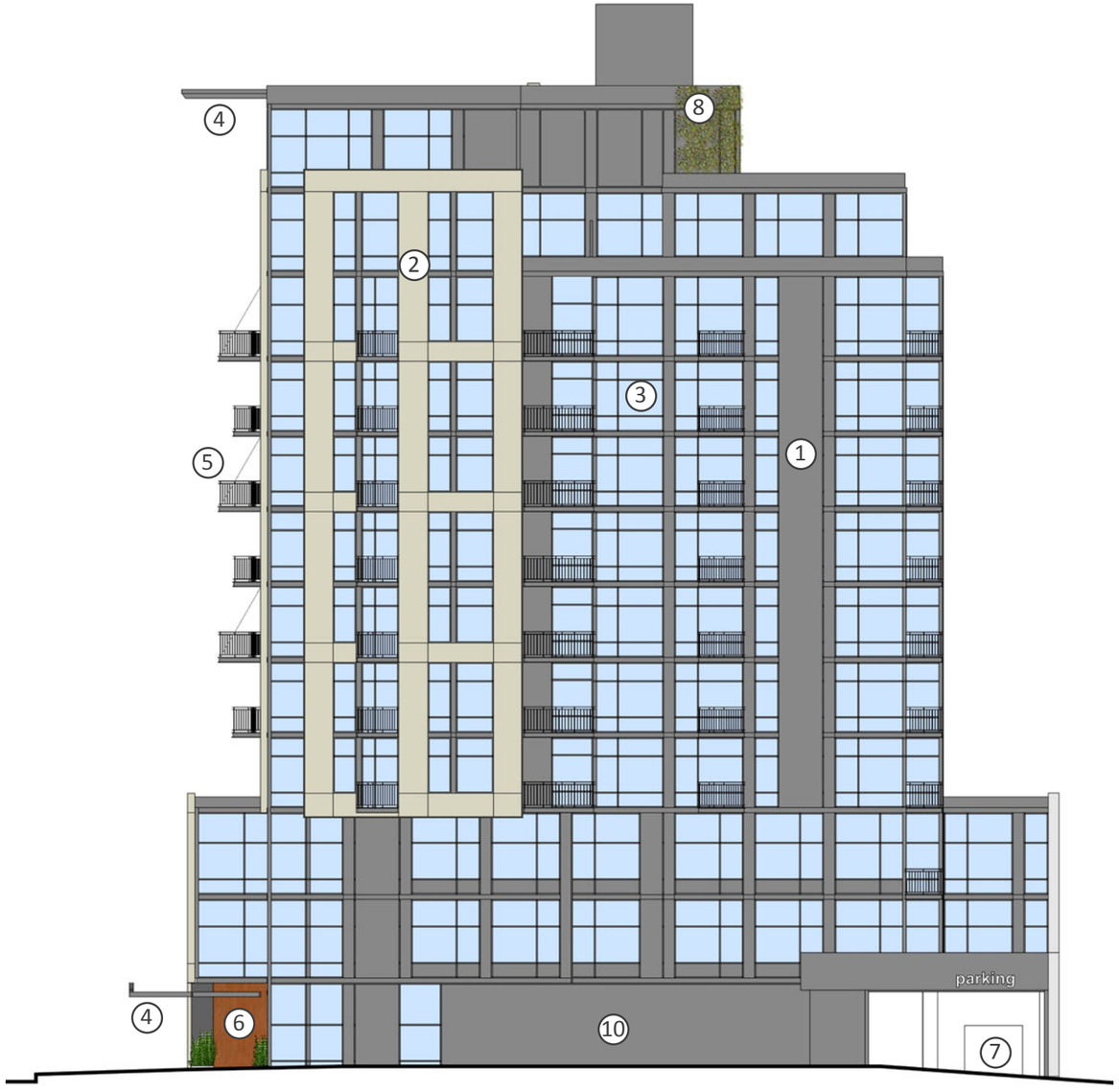


WEST ELEVATION
SCALE: 1”=20’

KEY NOTES

1. METAL PANEL
2. CONCRETE FRAME
3. WINDOW SYSTEM
4. WOOD SOFFIT @ CANOPY
5. OPEN METAL RAILINGS @ DECKS
6. WOOD ACCENT WALL
7. OPEN MESH @ GARAGE DOOR
8. GREEN WALL
9. MARQUEE & SIGNAGE @ RETAIL
10. LOUVERS FOR VENTILATION THIS AREA

SOUTH ELEVATION
SCALE: 1”=20’



EAST ELEVATION
SCALE: 1”=20’

Southbound Approach from Elliott

Arrival by foot or by car from the north, down Elliott Avenue, will be a common approach to the building. Our project is largely concealed by the mass of the equally-tall Bellora condominium immediately north of the site.

Elliott Avenue represents somewhat of a canyon -- a high-speed arterial and, for the time being, an on-ramp to Aurora Avenue and the viaduct. The historic building housing Real Networks, across the street from the site to the west, is a 2-block-long building, terminating Cedar Street at Elliott Avenue.

A gestural bay window, within the setback of the tower from the streetwall frame, signals the Cedar Street intersection, reinforces the green street scale and heralds the entry further up along Cedar.

3

4

Northbound Approach from Elliott

Arrival by foot from the south, along Elliott Avenue, may also be a common approach to the building. Pedestrians coming north are first aware of the building's residential and retail entries signalled by their canopies -- the retail marquee canopy directly over the storefronts and the amenity area roof announcing the lobby as a destination below.

At the intersection of Cedar Street and Elliott, the terminus of the green street, the bay window reinforces the green street axis, celebrates its pedestrian scale and turns the eye toward the residential entry to the east.

3

4

Southbound Approach from Clay, Alley

Arrival by car from the south, along the alley, will be the primary approach to the parking and drop-off areas.

Residents arrive from and depart to the north, as the garage entry is limited to right-in, left-out access.

Between the Klee to the east, and the Bellora to the immediate north, the buildings' alley presence share similar massing, scale and functions.

Continuing past the parking garage entry, resident and visitor drop-off is available and accessible at the intersection of Cedar Street and the alley.

3

4

Westbound Approach from Cedar Street

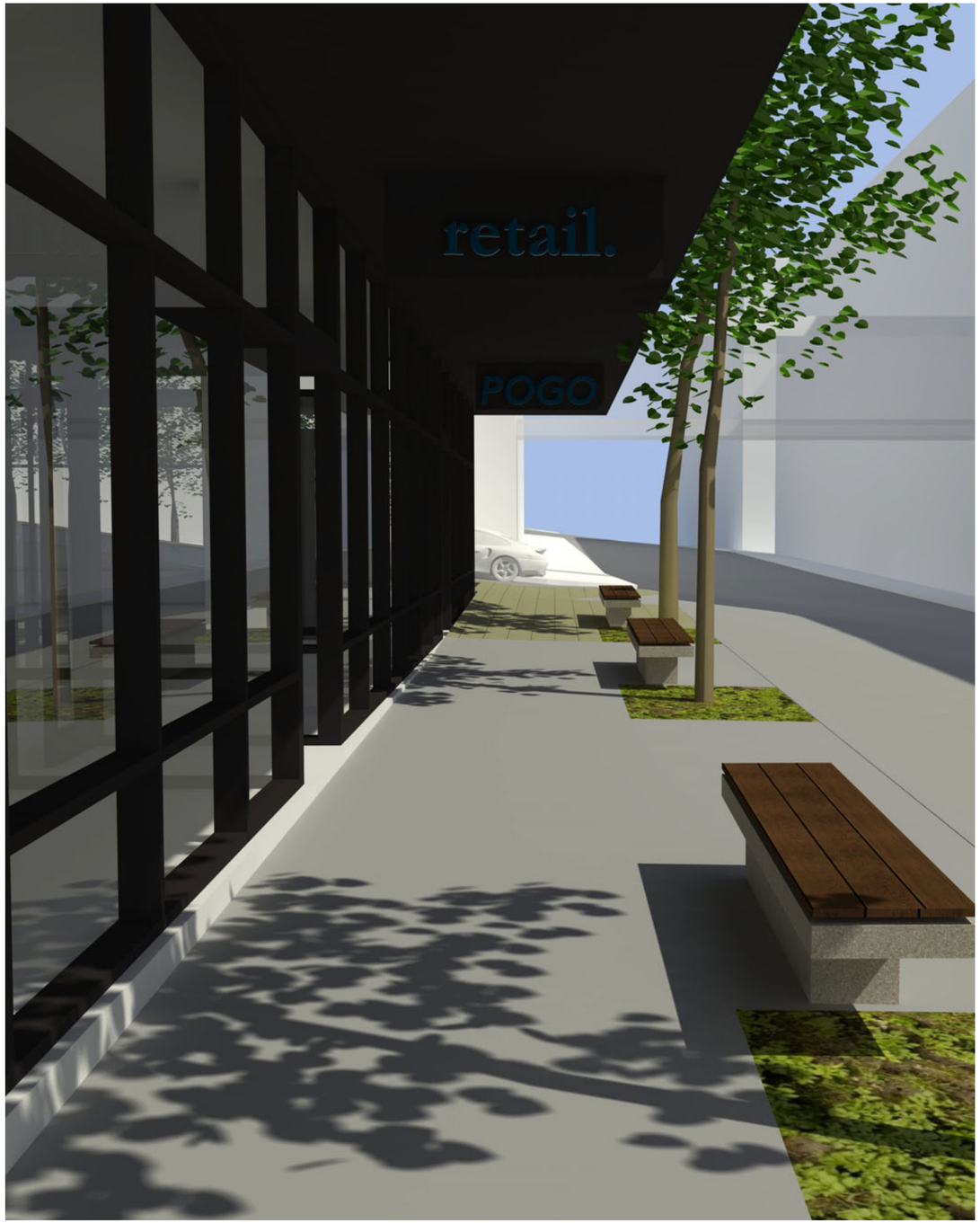
Cedar Street will most likely serve as the residents' favorite conduit to and from the building -- as they walk to work, to dinner, to Belltown and to downtown. The building is well-concealed by the steep topography, and the number of equally-tall condominium and apartment projects in this area of Belltown.

The rooftop amenity element and windscreen also heralds the building, signals the location of the lobby below and serves as a wayfinding device -- orienting visitors to the presence of their destination.


3


62
4

aerial view of model looking northeast



street level along Elliott Avenue with benches, retail entries

residential entry along Cedar Street at the alley (portion of the Klee omitted to show alley)

Identity Features Summary

To a unique extent, this building has been designed in context -- as a product of balancing public and private interests, as a result of listening to the neighbors and respecting the nature of the spaces already claimed on this block, as a result of the need to mitigate negative environmental features and less-pleasant exposures, and in response to the desire to optimize the residents' experience of the particular amenities of this site.

Views to and from the site have been considered, as advantages for the betterment of the residents' experience and as they contribute to the identity and design signature of the building.

The bay window element, projecting 2 feet over the Elliott Avenue sidewalk, serves as both a terminus to the green street and a celebration of its pedestrian scale. It advertises the presence of the lobby and entry around the corner, and it connects the building visually and directly to the experiential axis of Elliott Avenue. From this bay window residents will look directly to the Olympic Sculpture Park, and down Elliott to the city.

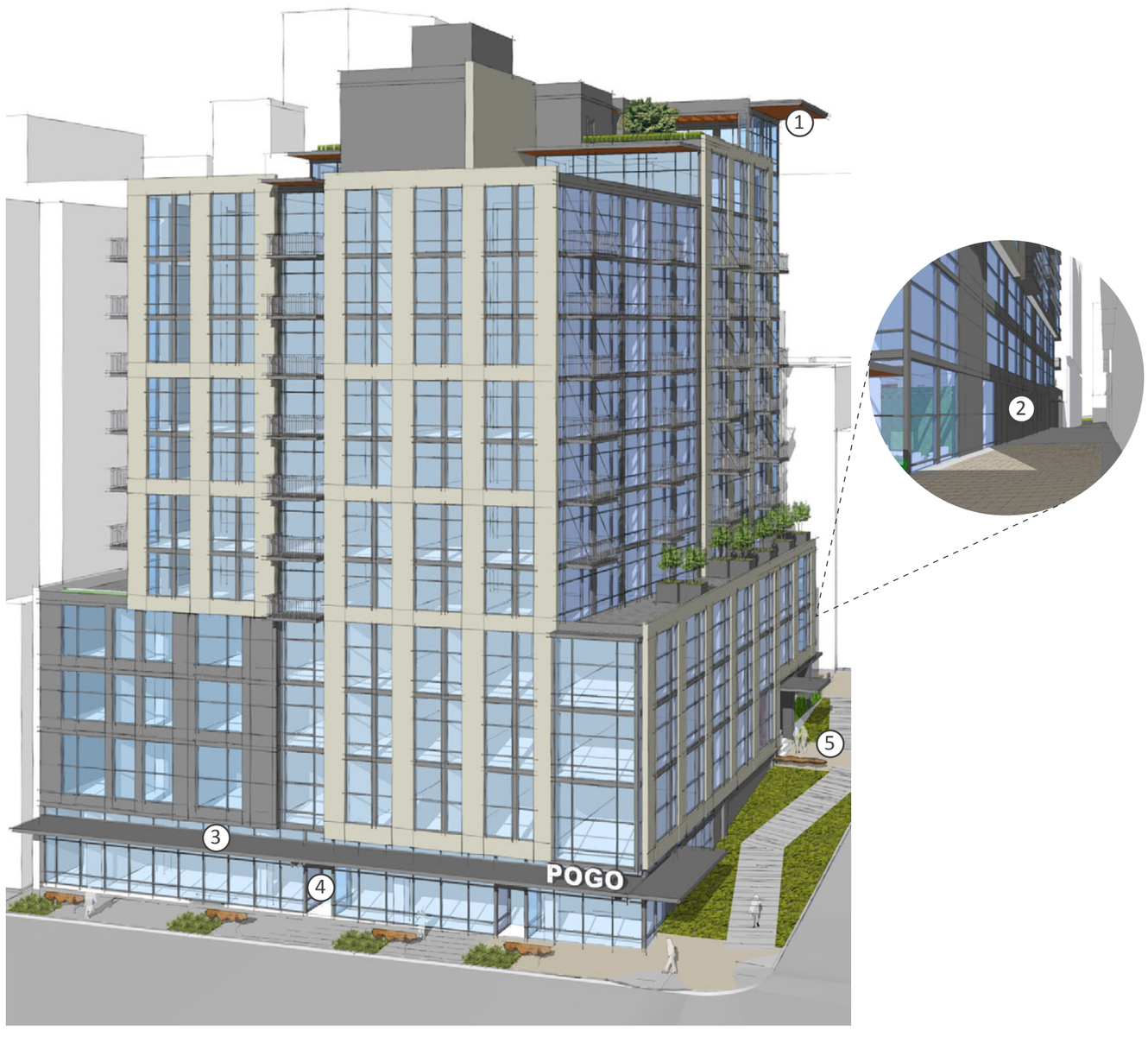
The rooftop design element, providing a measure of wind and weather protection for the building's most important resident amenity, literally connects this resource to the lobby and front door, bridging the extent of the building.

corner of Elliott Avenue and Cedar Street showing bay window

Elliott Avenue retail environment with bay window -- reinforcing the green street scale

relationship of upper and lower canopies

conceptual view from Elliott Bay

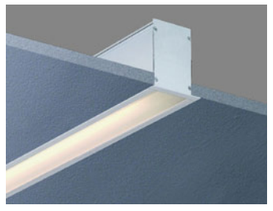


1 LINEAR FLOODLIGHT - ROOF MARQUEE

This concealed fixture will wash light across the face of the wood soffits. both at the rooftop level and at the entry level.

2 SHIELDED WALL SCONCE - ALLEY COLUMNS

This small downlight / sidelight will be mounted along the alley wall, about 8 feet above the driving surface, and provide lighting on the alley surface. One or both of the open sides of this fixture may the shielded as well.

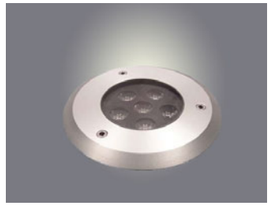


3 RECESSED LINEAR LIGHT - ELLIOTT AVE.CANOPY

This recessed fixture will occur within the metal marquee canopies above the retail spaces along Elliott Avenue. It may be used in different lengths (in increments of 2 feet) and may be staggered for design effect.

4 RECESSED CAN LIGHT - RETAIL ENTRY

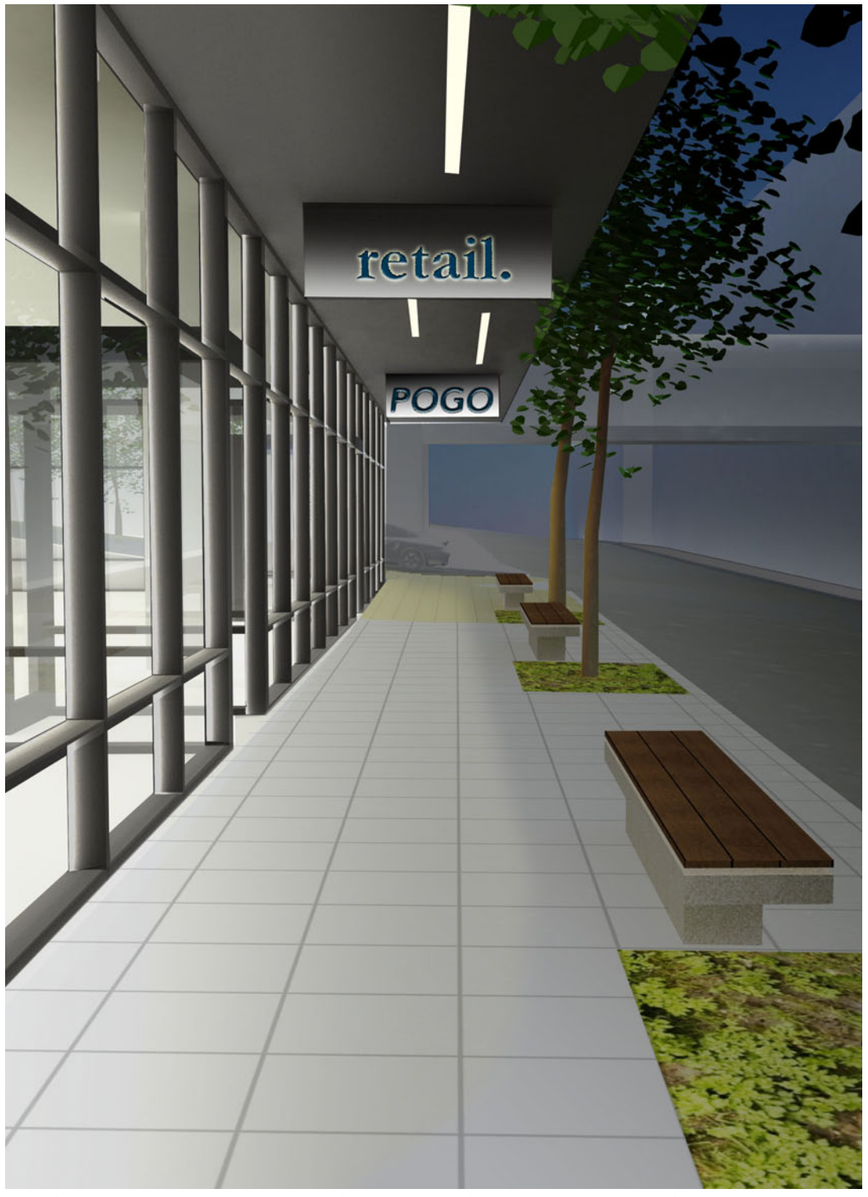
These recessed can fixtures provide additional and accent lighting within tenant door recesses along Elliott Avenue.



5 INGRADE UPLIGHT - MAIN ENTRY

This LED fixture, in the planting area or in the concrete deck itself, provides accent uplighting of the entry canopy, art/accent wall, columns and landscape features around the Cedar Street residential entry.

Night time rendering of resident entry and lobby showing proposed ingrade, canopy, and alley lighting

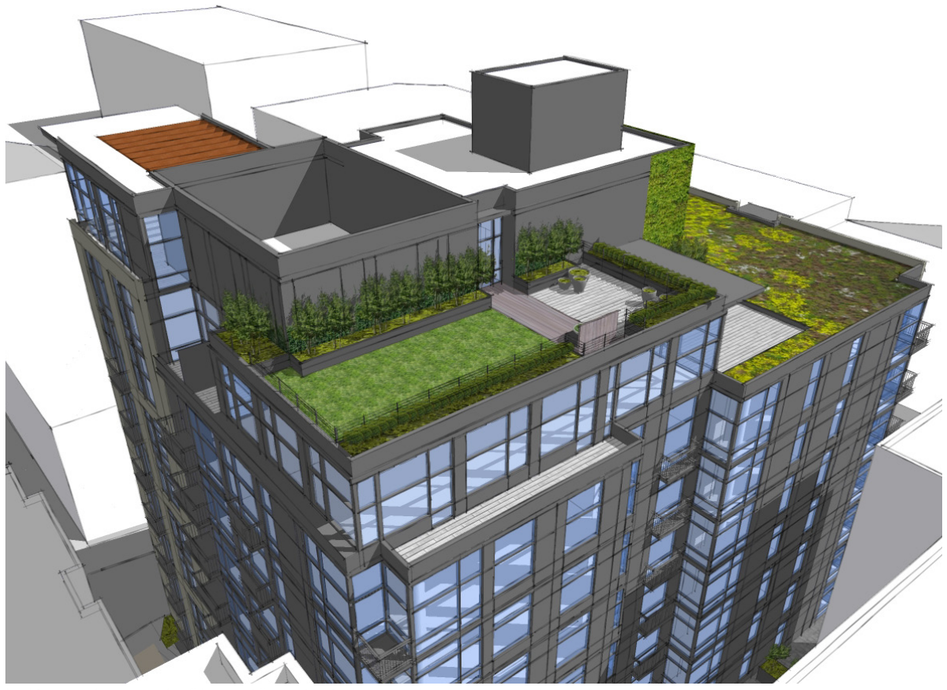


Night time rendering along Elliott facade showing proposed retail and overhead canopy lighting

Common Areas / Resident Amenities

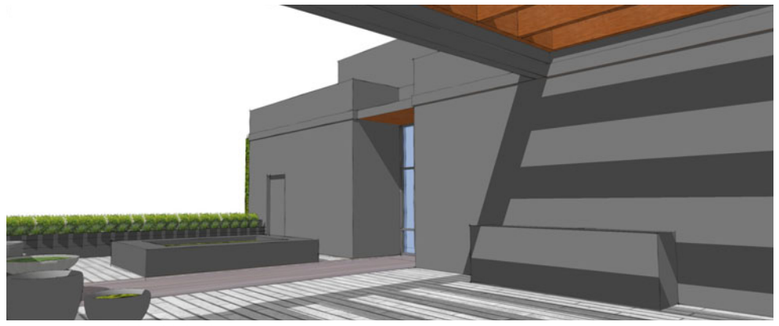
The most prominent and important resident common areas or amenity spaces occur on the rooftop. While penthouse unit terraces with views over an expansive green roof occupy the 12th floor, the upper roof on either side of the mechanical core is dedicated to common areas for all of the residents.

To the south is the residents' barbecue and social space -- a generous deck with seating and some overhead weather and wind protection that opens to views of the water to the west and the city to the south. To the north of the core is a smaller "dog park" offering a place where dog owners can take their pets without having to brave the streets or even get out of their slippers.



looking southwest at the "dog park", mechanical core and common areas beyond

common area deck with barbecue



common area deck with barbecue

roofscape looking east

green roof and penthouse unit terrace with common area deck above

penthouse unit terrace with green roof beyond

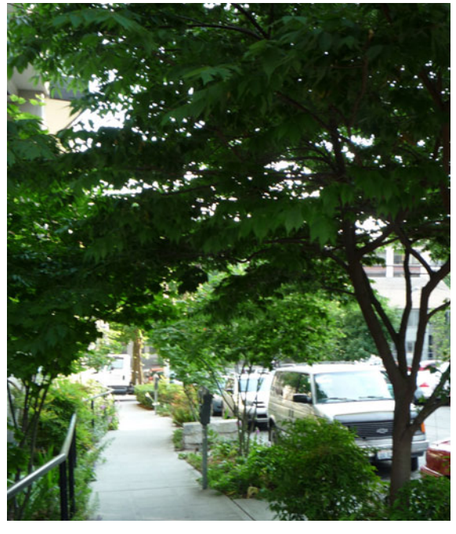
Cedar Street looking East

Site Context and Landscape Concept

The project's streetscape and landscape are a reflection of the unique qualities of its site. Situated at the base of an established and largely implemented green street, from street level to building terraces and rooftops the landscape builds upon the green street qualities.

The western limit of Cedar Street, adjacent to the site, is unique among Seattle's green streets in that it marks the start or terminus of moving through the green street corridor. Not only is the street physically truncated by the Real Networks Building, but views from the street are blocked as well, with no views out to Elliott Bay, which is contrary to many of downtown's east/west green streets. The opportunity of the streetscape is to compliment the introverted quality of Cedar Street's intersection with Elliott Avenue with an appropriately meaningful, powerful and green streetscape experience.

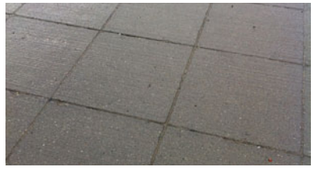
In addition to on-grade streetscape, planting and landscape elements are incorporated into numerous building floors in the form of private terraces, green roofs and a common recreation terrace on the building's uppermost floors.

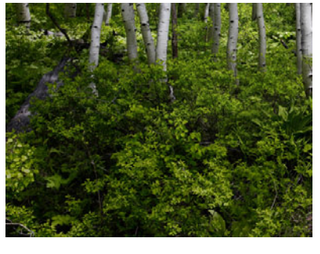


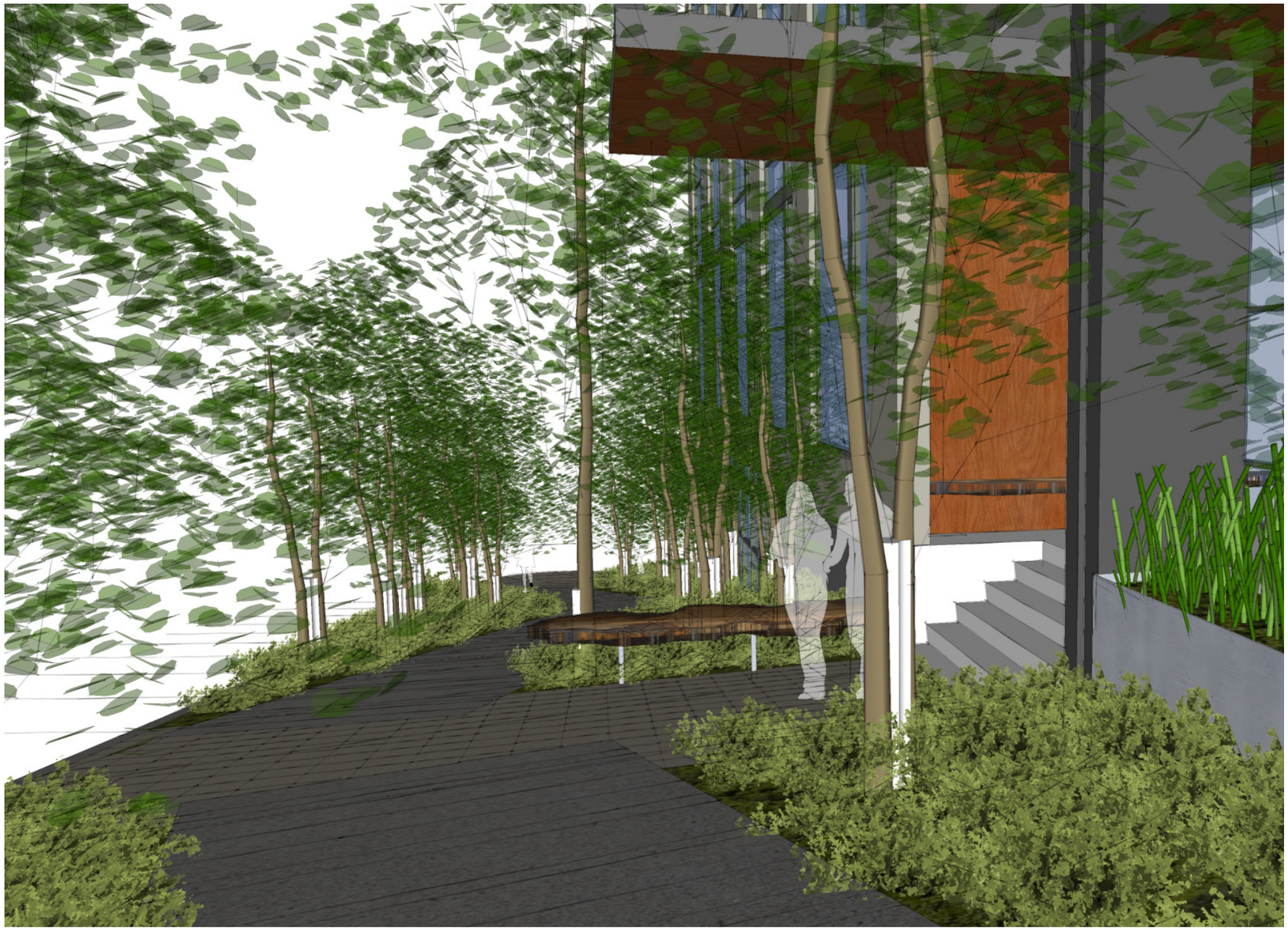
Streetscape

The streetscape design and its interaction with the building is dependant upon Cedar Street being a designated green street. The Cedar Streetscape starts at the alley and reaches around onto Elliott Avenue, focusing on creating a pedestrian experience worthy of being both the starting point and terminus of the green street corridor by:

- Engaging the alley in the green street experience by wrapping specialty paving from the green street into the alley, complimenting the alley as a valued and highly visible façade and part of the building experience.
- Widening the pedestrian and planting zone of the streetscape with a curb bulb that reclaims vehicular space for the green street experience.
- Placing the building's primary entry at mid-block on Cedar Street, adjacent to the alley, where its increased activity and design features, including inside/outside planting repetition and seating elements, infuse the streetscape with life and interest.
- Widening the sidewalk from the typical (and narrow) 6-foot dimension to 8 feet, while honoring the zigzag character of already implemented sections of streetscape.
- Creation of three landings of specialty paving at the alley corner of Cedar Street and Elliott Avenue as well as a wooden bench extending from the lobby into the streetscape at the residential entry.
- Providing extensive planting to envelope the sidewalk in an "urban understory" unique to any Seattle streetscape.
- Bringing the green street experience around to Elliott Avenue where specialty paving and building canopies wrap consistent project materials around the corner, and street trees under-planted with shrubs provide buffers to Elliott Avenue in combination with bench elements that allow activity from adjacent building retail to spill into and enliven the streetscape.







Cedar Street looking West

The Urban Understory

The Cedar Street experience is dominated by a dense grove of multi-stemmed Vine Maples (a Northwest native) with countless smaller diameter trunks providing a dense grove structure. The lacy canopies will provide filtered sunlight and stunning seasonal interest including brilliant fall color. These trees will be under-planted with a monoculture of light-colored Japanese sedge, providing a soft, grass-like herbaceous “forest floor” while being a very tough and densely growing plant as needed in a demanding urban environment. These plants together will provide a powerful experience of moving through an urban forest that will be significantly different from the typical street tree and planting approach.

Roof Top Terraces & Foors 12 - 13

The rooftops and terraces on both the 12th and 13th floors are designed to provide visual interest when viewed from the surrounding city. Both floors share a common landscape character, though the 12th floor is privately accessible, while the 13th floor is a common amenity space open to the all residents of the building.

12TH FLOOR

Two units opening onto the 12th floor roof are provided with private terraces that flow from the unit out onto the roof as an outdoor living space. Adjacent to the terraces and buffering the adjacent mechanical penthouse elements are constructed planters providing a significant landscape of deciduous shrubs (8–12 feet in height) in the foreground, and a background of deciduous ivy, recalling the character of the Cedar Street Streetscape below. The largest and most visible landscape element of the 12th floor rooftop is a sedum-based low-profile green roof that blankets the remaining portion of the roof.

View to SE

View to NE

View to NE

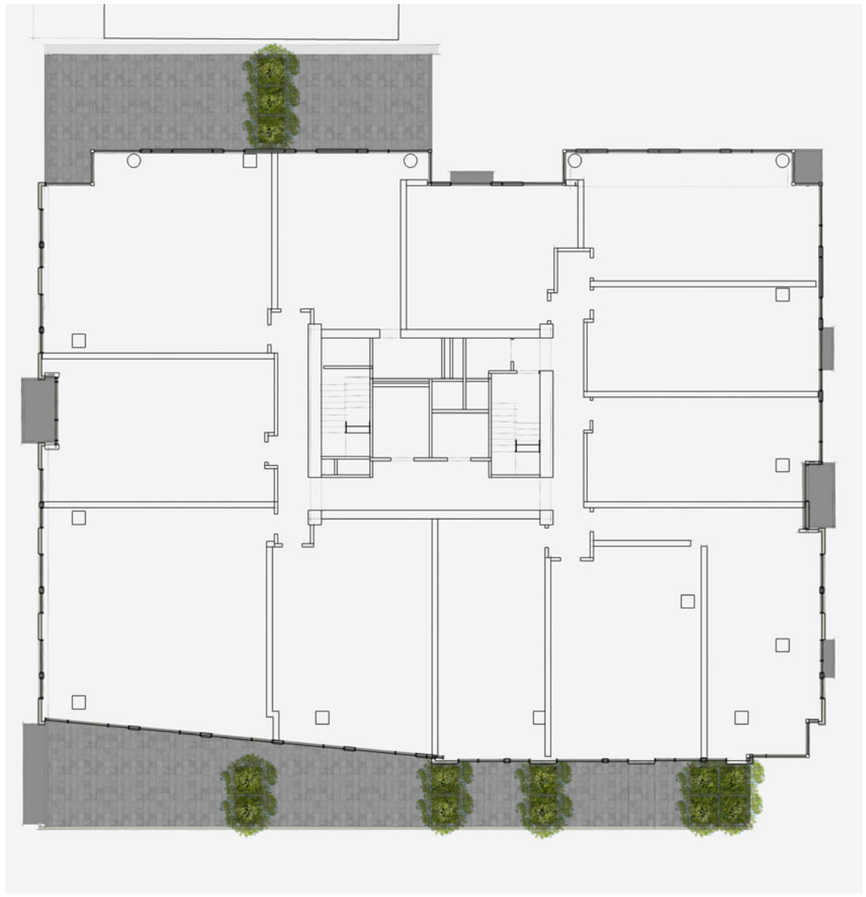
View to SW

13TH FLOOR

The north and south sides of the 13th floor provide two distinct amenity spaces serving different programmatic purposes yet sharing a common materials vocabulary. The northern terrace provides a small seating space and adjacent synthetic lawn area wrapped by a planter of formal evergreen hedge and groundcover, which acts as a guardrail. As with the 12th floor, the adjacent mechanical penthouse is screened with a landscape of deciduous shrubs (8–12 feet in height) in the foreground, and a background of deciduous ivy. The southern terrace provides a larger gathering space open to the sky and partially covered for individuals or groups to enjoy. This terrace is also wrapped with a planter of formal evergreen hedge and groundcover. A freestanding planter on the terrace is planted with a specimen deciduous tree. The northern and southern terraces are tied together through the elevator foyer with a common paving material of wood decking.

Unit Terraces

In addition to the many decks that bring architectural interest to the building, there are several terraces where the building allows for significant outdoor spaces and glimpses of planting providing interest. These terraces consist of a consistent family of materials of precast pavers, wood decking accents, occasional wood screens and steel planters. Planting typically consists of vertical growing shrubs (6–8 feet in height) under-planted with an evergreen groundcover. The combination of hardscape material and planting provides visual interest to the building when viewed from the surrounding buildings and the street.



3RD FLOOR -- TERRACE LANDSCAPING

5TH FLOOR -- TERRACE LANDSCAPING

Landscape Experience

The resulting experience of streetscape, roof tops and building terraces creates a common language of landscape and hardscape elements that are visible from the street while also providing interest to the building when viewed from surrounding structures.

View to NW

View to SW

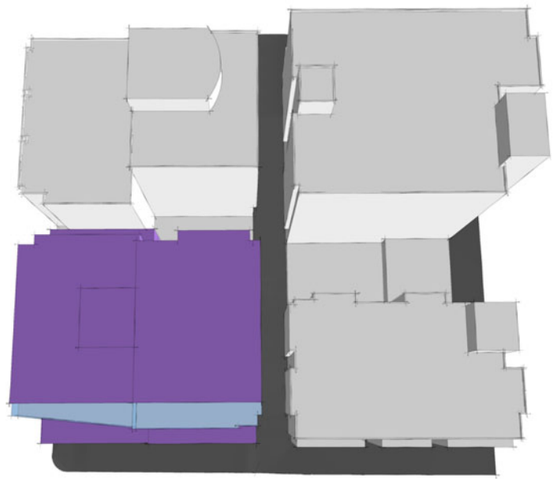
Land Use Code Departures

LOT COVERAGE:
SMC 23.49.158 A1

Elevation	Permitted Coverage
0 – 65 ft	**100%**
66 - 85 ft	**75%**
86 – 125 ft	**65%**

Elevation	Proposed Coverage
0 – 65 ft	90%
66 - 85 ft	75%
86 – 125 ft	75%

The proposed concept results in superior massing to that prescribed by the Land Use Code. This strategy allows us to make that first step early, to lower the podium level about 2 floors -- better suiting the context, establishing a better pedestrian scale at both Cedar Street and Elliott Avenue, and mitigating the apparent mass of the building's bulkiest component. The proportions of the building are improved, and the relationship between the podium and the top is vastly enhanced, thereby supporting the Design Guideline to *Design a Well-Proportioned and Unified Building* (B-4)

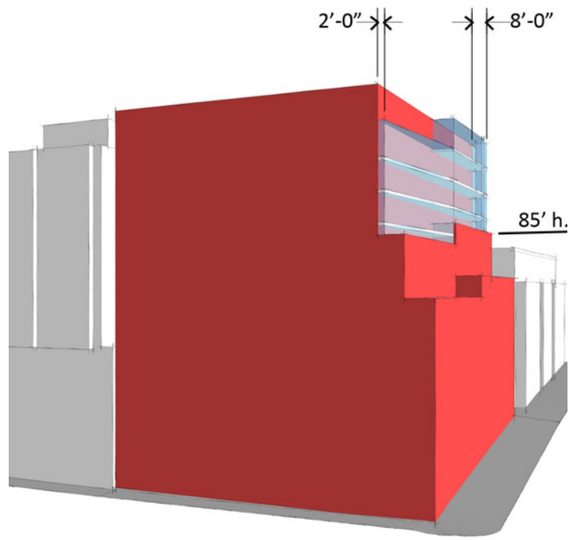


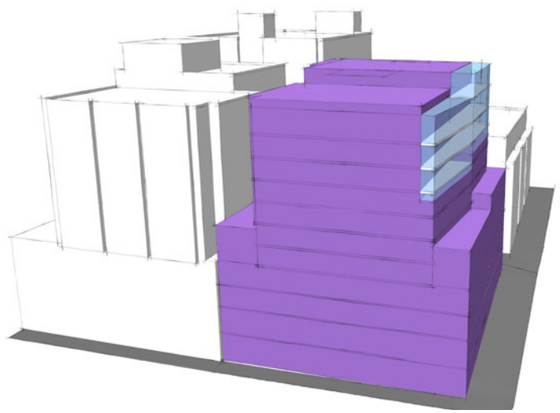
GREEN STREET SETBACKS:
SMC 23.49.166 B

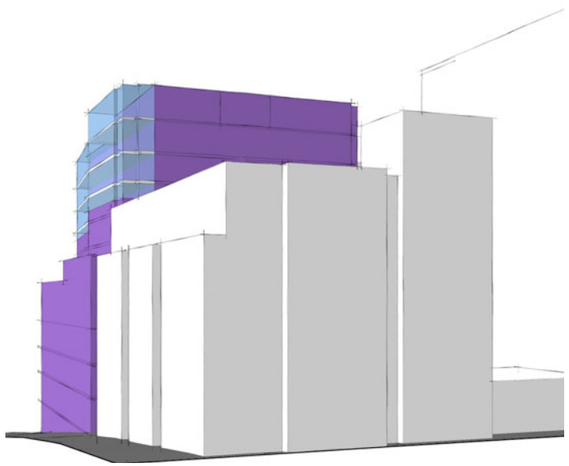
Elevation	Required Setback
65 – 85 ft	**10'**
86 - 240 ft	**18'**

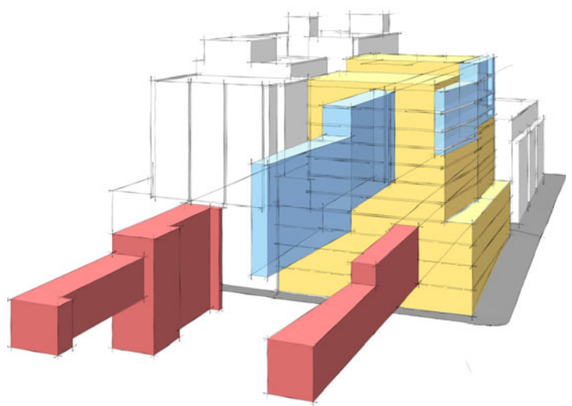
Elevation	Proposed Setback
65 – 85 ft	10'
86 - 240 ft	10'

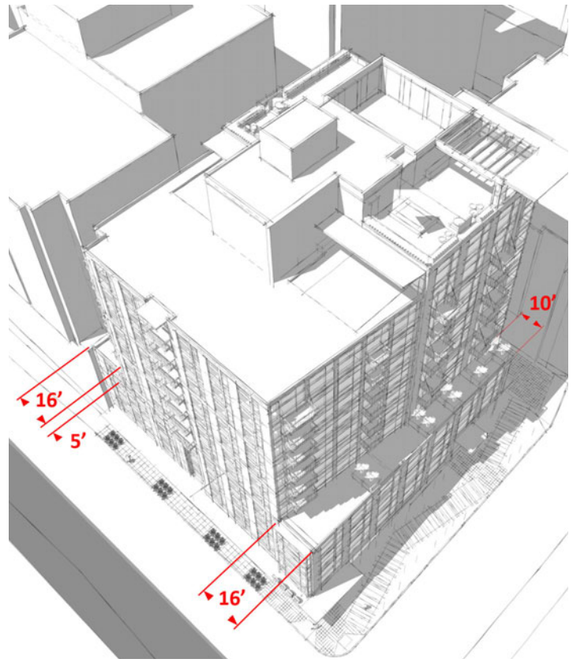
The reduced setback above 65' allows balance between competing interests, by opening up the space above the green street and allowing more distance between the project and its neighbors to the north and the northeast. As noted in the previous departure rationale, making the step early – well below the 65' threshold – helps the green street as well, and offers a superior walking scale along Cedar Street.











MAXIMUM WALL DIMENSIONS:

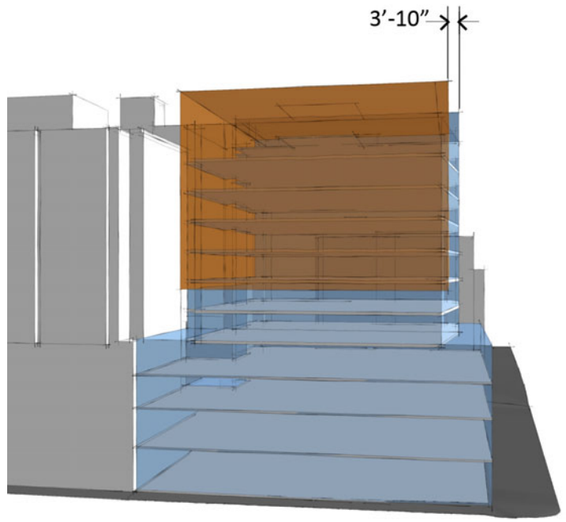
SMC 23.49.164 A

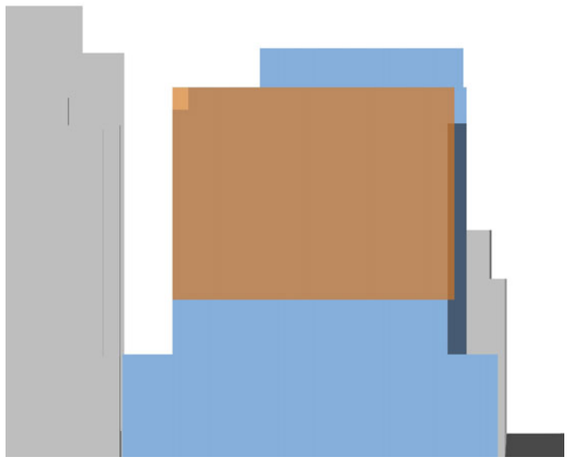
Elevation	Maximum Length
65 – 125 ft	**90’ on avenue**
65 – 125 ft	**120’ on street**

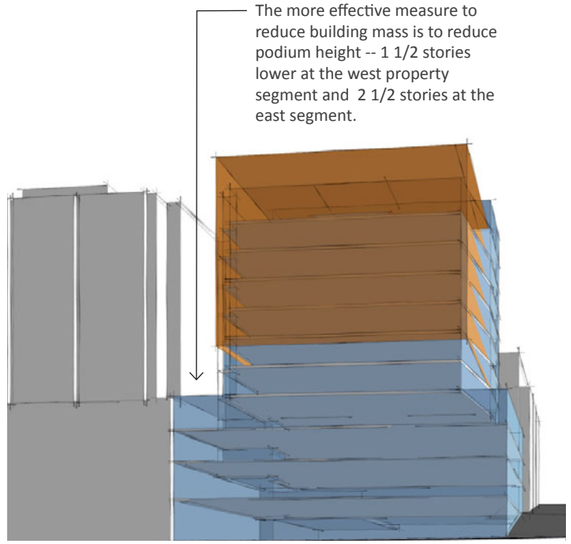
Elevation	Proposed Length
65 – 85 ft	93’-10” on Elliott
86 - 240 ft	120’ on Cedar

The maximum projected length of the Elliott Avenue façade is 93’-10”, although the maximum perceived façade length is a little under 88 feet. The 3’-10” projected length beyond the maximum occurs approximately 60’ back from Elliott Avenue.

Part of the increased wall dimension is represented by the smaller 5’ deep “bumps” along the north side of the building - important to the livability of the units along that side as they allow some views to the east and west and help mitigate the oppressive bulk of the Bellora’s tall, blank concrete wall.







VERTICAL BAY WINDOW:

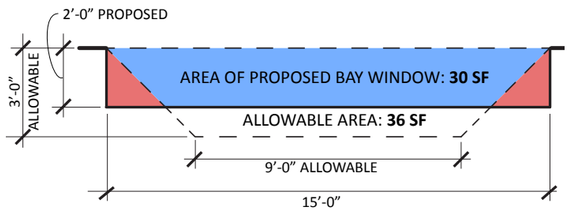
SMC 23.53.035.A.4.c

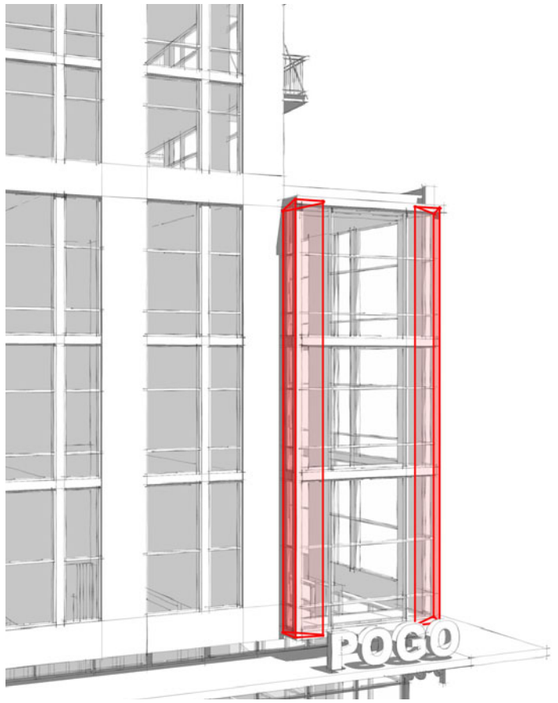
The maximum length of bay window shall be 15’ and shall be reduced in proportion to the distance from such line by means of 45° angles drawn inward, reaching a maximum of 9’ along a line parallel to and at a distance of 3’ from the line establishing the open area.

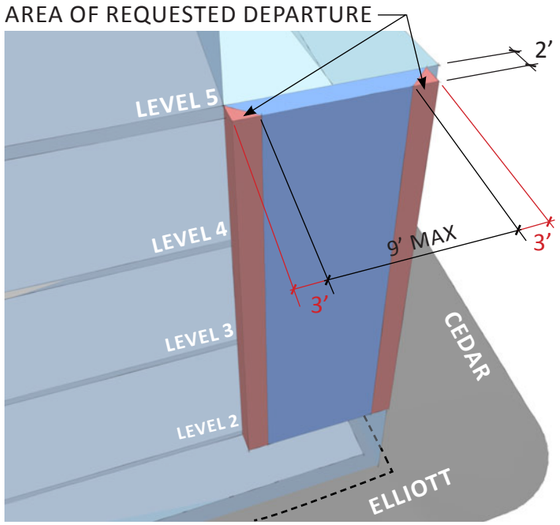
We propose a bay window near the corner of Elliott and Cedar, to project 2’-0” over the Elliott Avenue property line for a length of 15’-0. We request an exception only to the requirement that the sides of a bay window be reduced by 45 degree angles to a maximum face of 9’-0”. The proposed bay window is square-sided with a face of 15’-0”.

The proposed bay window is a small but strong gesture. It creates a signal along the Elliott Avenue approach heralding the green street, supporting the Design Guideline to *Provide Elements that Define the Place* (D-3). It also reinforces the building’s lower pedestrian scale along Cedar and offers an indicator of the Cedar Street lobby and entrance. The geometry of the building contains no 45-degree angles, and a bay window element thus defined would represent an anomaly.

A bay window per the development standard would result in an 3’-0” deep overhang beyond the property line occupying 36 SF; the proposed bay window is smaller at 30 sf with an overhang of 2’-0”.







Building Massing & Overall Form

The DRB recommended the podium level along the north side drop one story to better align with the Bellora's 4th floor terrace. Further sculpting of the building form along the north and east facades was recommended, as well as shifting the building mass toward Cedar Street to strike a balance between public and private interests.

DESIGN RESPONSE

We have dropped the podium level adjacent to the Bellora's terrace to establish a more synergetic relationship. We propose additional modulation of the north façade, creating a finer texture and additional interest. The building mass is shifted toward the green street, and a view aperture is proposed along the Cedar Street façade, to mitigate the decreased setback of the building in that area.

ARCHITECTURAL EXPERIENCE

The DRB recommended the incorporation of balconies along both Elliott and Cedar to activate the upper levels of the building, refinement of the rooftop features and massing, rooftop landscaping and smaller rooftop mechanical penthouses in general.

DESIGN RESPONSE

We have added balconies at all units, and propose variety within the balcony types consistent with the (revised) design language of the building. The rooftop has been refined, mechanical areas decreased and landscaping added. Resident common amenity areas are also highlighted in the revised design.

A-1 RESPOND TO THE PHYSICAL ENVIRONMENT

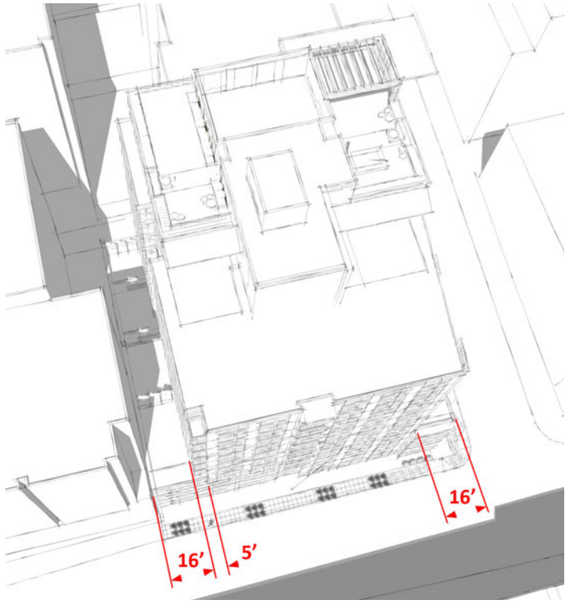
Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.

PREVIOUS GUIDANCE

The DRB wished the building to take advantage of its physical setting, topography and context. They discouraged blank facades at street level, favored multiple entries and windows along the sloping street(s).

DESIGN RESPONSE

The building massing has been refined in direct response to the building's context, site characteristics, view opportunities and the imaging of the building from surrounding blocks. Blank facades have been reduced, especially at street level.



A-2 ENHANCE THE SKYLINE

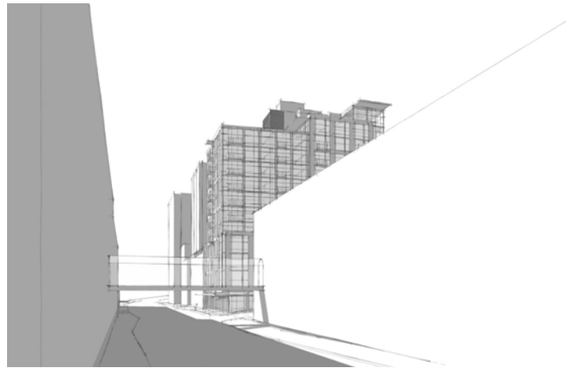
Design the upper portion of the building to promote visual interest and variety in the downtown skyline.

PREVIOUS GUIDANCE

The DRB encouraged the applicant to consider the project's view from the water as well as from the upper Belltown neighborhood when designing rooftop features. The board was inclined to allow flexibility in this area. The mechanical penthouse width should be reexamined to lessen visual impacts, especially upon adjacent properties to the east and north.

DESIGN RESPONSE

We have reduced the scale and width of mechanical penthouses, as well as refined and simplified the geometry of those elements. In addition, we propose rooftop mechanical screening elements that provide wind and/or rain protection for resident amenity areas located on the rooftop. This element creates an iconic building 'top", facilitates the visibility of the building from both the waterfront and from the neighborhood to the east of the building – important to the identity of this otherwise well-hidden building.



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.

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

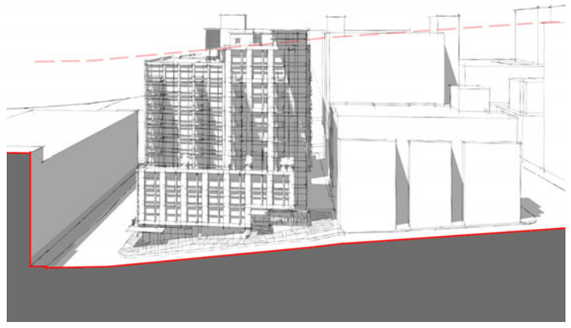
Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements and streetscape characteristics of nearby development.

PREVIOUS GUIDANCE

The DRB wished to strengthen the relationship of the building form along Elliott to the abutting Bellora, as well as to express and reinforce relationships between the new and existing buildings – as to lead the eye down the street.

DESIGN RESPONSE

The design language of this building has been considerably revised, resulting in a more harmonious relationship with the adjacent Bellora, the nearby Klee Lofts and other residential buildings close by within Belltown. Street level design is integrated into the building's language, and varies appropriately along Cedar and Elliott, reflecting the considerably different characters of these two edges. Our little bay window along Elliott both leads the eye down the street and foreshadows the special pedestrian scale of the green street.



B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING

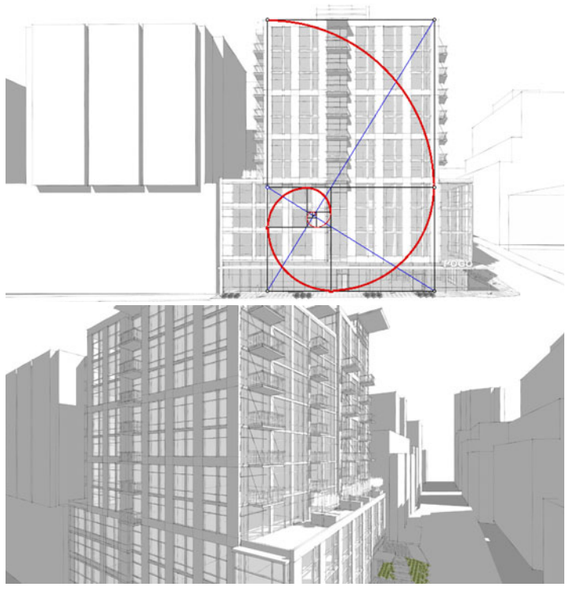
Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

PREVIOUS GUIDANCE

The DRB encouraged the design of an "interesting" building against the "repetitive and bland" design of existing neighborhood structures, recommending whimsical, playful gestures while keeping principal volumetric masses along the north and east facades consistent with those of surrounding buildings.

DESIGN RESPONSE

The redesigned building offers increased façade variety, complexity and interplay of architectural vocabularies integrated into the building's dual-height-limit strategy and the complex relationships with its neighbors. The building is vertically articulated, well-proportioned and expressive of a unique point-of-view about living in the city, well-adapted to this particular location.



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.

C-3 PROVIDE ACTIVE -NOT BLANK- FACADES

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

C-4 REINFORCE BUILDING ENTRIES

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

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.

PREVIOUS GUIDANCE

The DRB wished the building to provide continuous overhead weather protection along public streets.

DESIGN RESPONSE

The project proposes continuous overhead marquees along the Elliott Avenue streetscape. Weather protection, in the form of marquee canopies, is also proposed at the residential entrance along Cedar Street. In addition, the residential entry is inset about 10 feet under the building, providing light, protection and a sense of ownership.

C-6 DEVELOP THE ALLEY FACADE

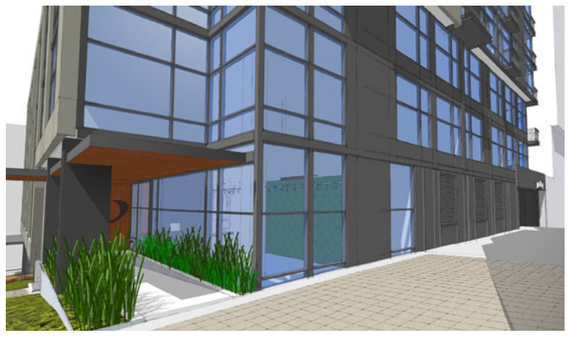
To increase pedestrian safety, comfort and interest, develop portions of the alley façade in response to the unique conditions of the site or project.

PREVIOUS GUIDANCE

The DRB recommended designing an attractive alley façade for the benefit of the neighbors across the alley and up the hill from the site.

DESIGN RESPONSE

The project proposes to design the alley façade with the same care and attention that will be given to the other three sides of the building. As the alley/Cedar Street corner is the most prominent exposure of the building to the rest of the neighborhood, and the primary point of arrival to the building, it is particularly important to develop this façade with our complete attention.



D-1 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.

PREVIOUS GUIDANCE

The DRB recommended aligning the fourth floor terrace level with that of the adjacent Bellora.

DESIGN RESPONSE

The terrace adjacent to the Bellora has been moved down to the third level, and is at about the same elevation as the Bellora's corresponding terrace and open space, and enhanced with landscaping.

D-3 PROVIDE ELEMENTS THAT DEFINE THE PLACE

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

PREVIOUS GUIDANCE

The DRB asked that art be incorporated into the design of the building and/or sidewalk along Cedar Street.

DESIGN RESPONSE

We agree with the DRB's suggestion, and will be seeking to incorporate art and/or sculpture into the design of the green street. We will also signal the green street terminus at Elliott and Cedar with a special gesture, art installation or design treatment.

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 of overhead weather protection, on and around street furniture, in merchandising display windows and on signage.

PREVIOUS GUIDANCE

The DRB asked that lighting fixtures be complementary to the design of the building and street facades.

DESIGN RESPONSE

We agree with the DRB's suggestion, and will choose or design lighting elements complementary to the design of the building and/or public space(s). The fact that the residential entry is recessed under the building should provide ample opportunity to adjust the lighting signature to the entry as well as the pedestrian realm along the green street.

E-1 MINIMIZE CURB CUTS

Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

PREVIOUS GUIDANCE

The DRB noted that parking access and service access should be at the alley as proposed.

DESIGN RESPONSE

Parking and service access is provided from the alley, and no curb cuts are proposed for this project. Refer to Guideline C-6 as well for design reponse with regard to the alley and service functions.

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.

PREVIOUS GUIDANCE

The DRB appreciated the design concept for the accessory garage: access from the alley, the interior above-grade parking space to be separated from the street by residential spaces. The alley should not be treated as a back door for vehicles and pedestrians, and amenities are encouraged to enhance the experience of adjoining properties and pedestrians.

DESIGN RESPONSE

The concept remains largely unchanged. As the garage entry has been moved to the extreme northeast corner of the site, and the terrace abutting the Bellora has been dropped to the third level, the roof immediately over the parking entrance will now be a landscaped deck.

Project Summary

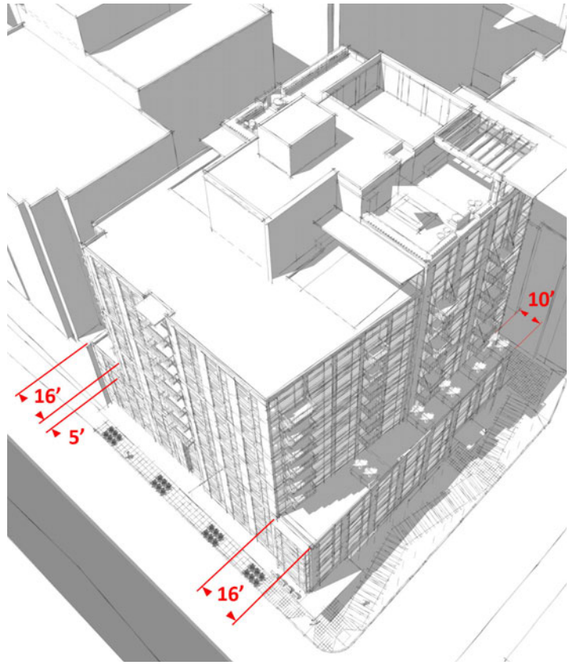
We've listened to the DRB, and to the project's neighbors. We've shaped a building now limited both by zoning code setbacks and interior property line setbacks agreed to through the EDG process.

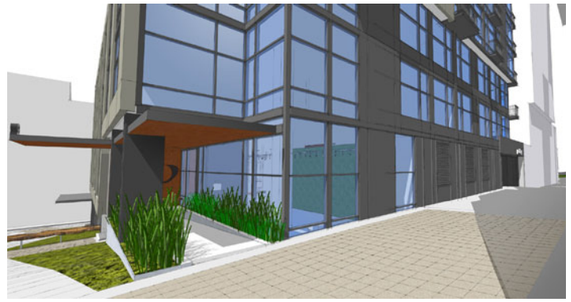
We've respected the urban design strategies offered in the two EDG meetings and strengthened them. The massing of the building has been arrived at responsibly, thoughtfully and with input from adjacent residents, the DRB and the City.

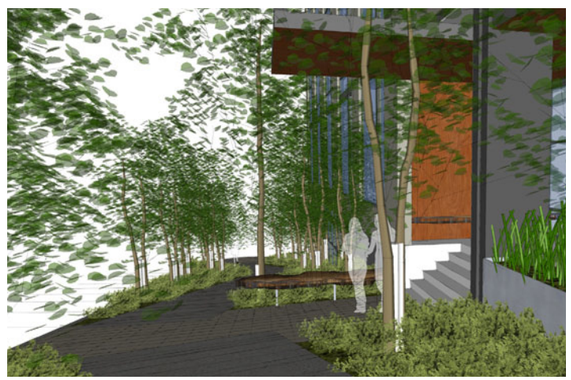
We believe the outcome -- this building in this location -- is better for both the neighbors and the public than the result of simply putting a roof and a skin on the zoning envelope. It's better for the preservation of views, the protection of open space, the proportions and the constructability of the project.

The green street design is consistent with the vocabulary already established along Cedar Street, but stronger as befits the terminus of the street.

This will be a good building, and a green building. We are seeking Green Globes certification -- 3 Globes (or the approximate equivalent of LEED Gold). We are targeting Built-Green 4-Star, and Energy Star certification as well.



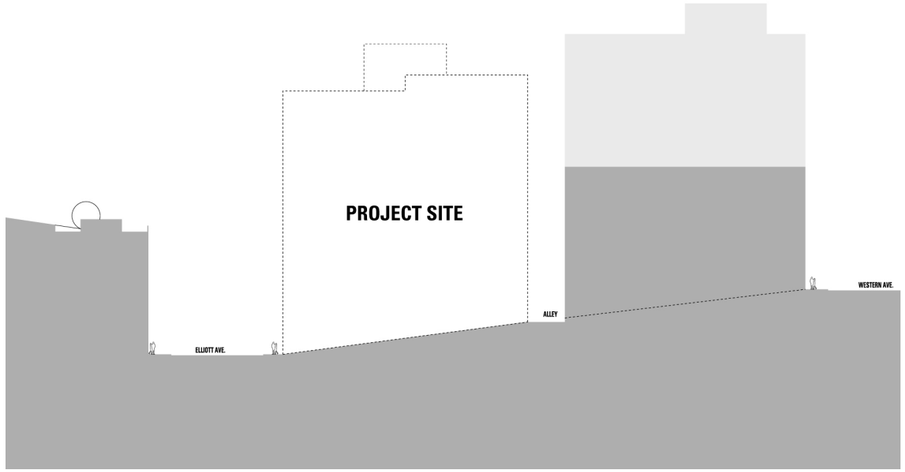




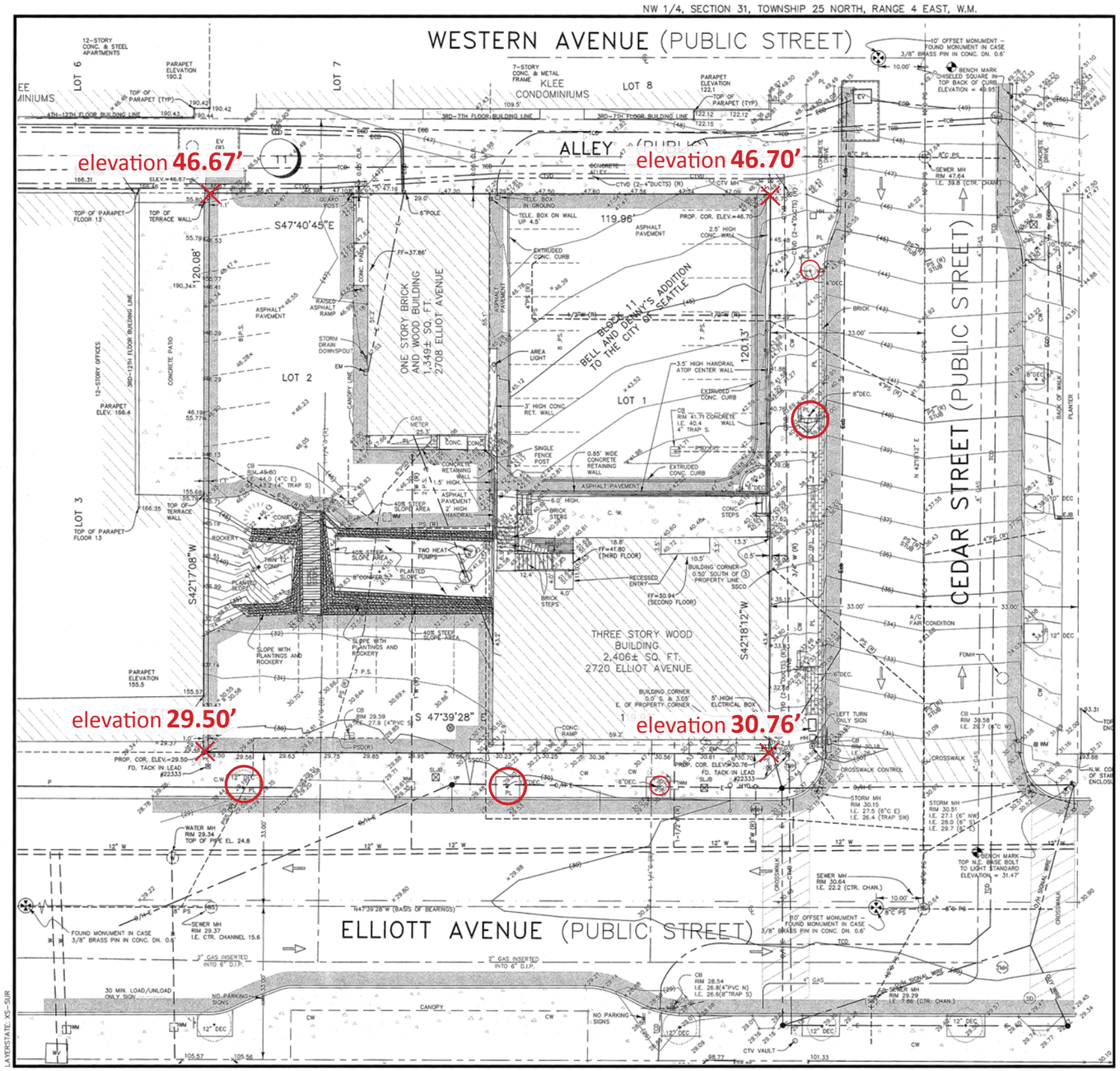
APPENDIX

BUILDING AREA SUMMARY (GSF)

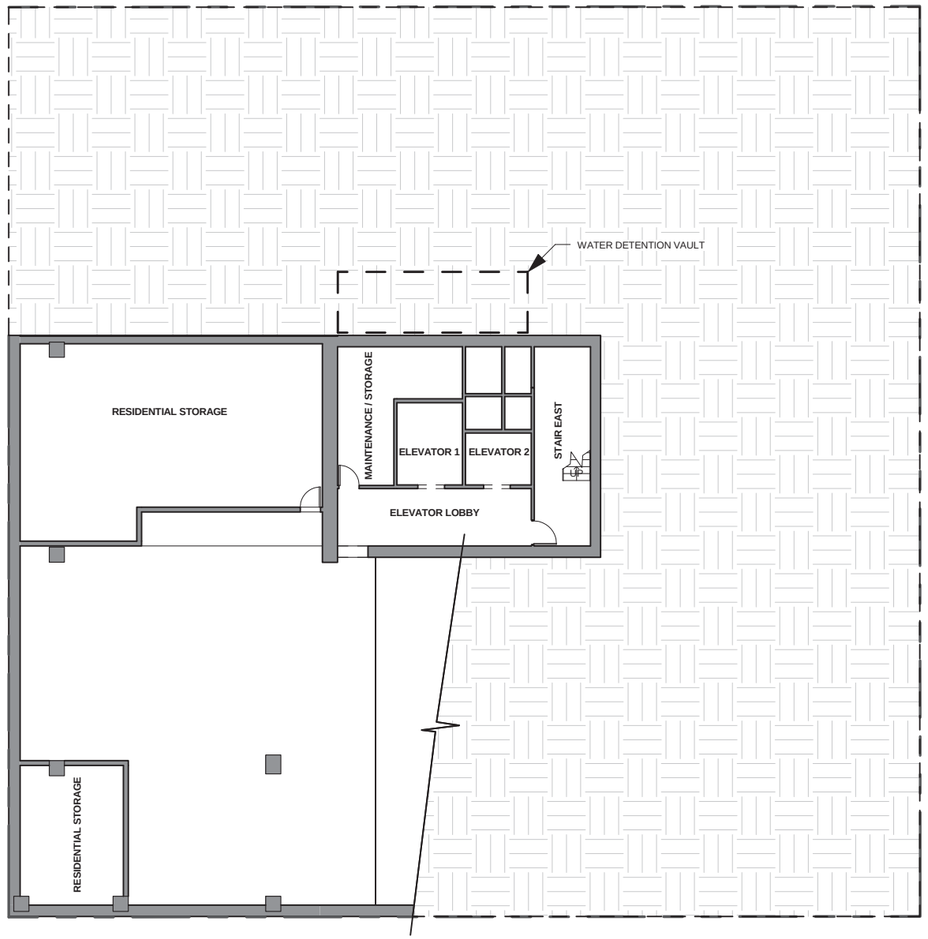
LEVEL	PARKING	RETAIL	RESIDENTIAL	TOTAL
LEVEL 13			3,280	3,280
LEVEL 12			5,389	5,389
LEVEL 11			10,489	10,489
LEVEL 10			10,489	10,489
LEVEL 9			10,489	10,489
LEVEL 8			10,489	10,489
LEVEL 7			10,489	10,489
LEVEL 6			10,489	10,489
LEVEL 5			10,489	10,489
LEVEL 4			12,634	12,634
LEVEL 3			12,634	12,634
LEVEL 2	3,663		9,511	13,174
LEVEL 1	3,343	3,793	6,371	13,507
PARKING 01	13,680			13,680
PARKING 02	13,680			13,680
PARKING 03	4,864			4,864
TOTAL	**39,230**	**3,793**	**123,242**	**166,265**
% OF TOTAL	24%	2%	74%	



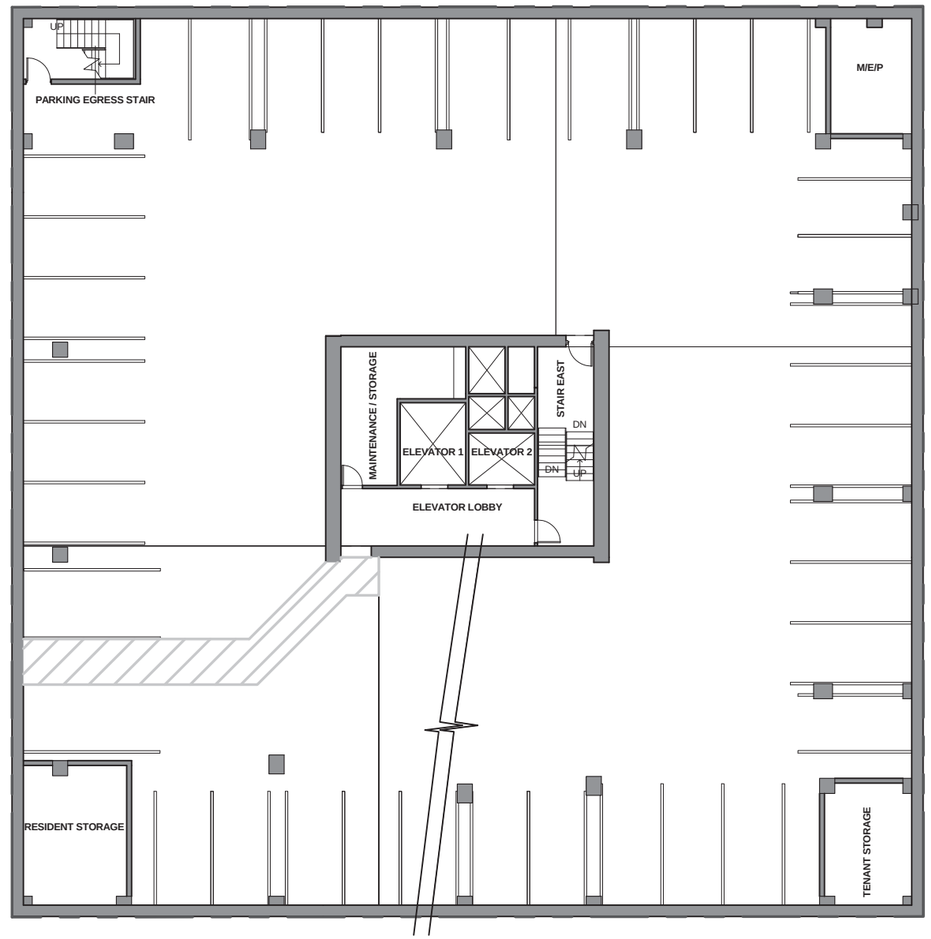
CEDAR STREET SECTION



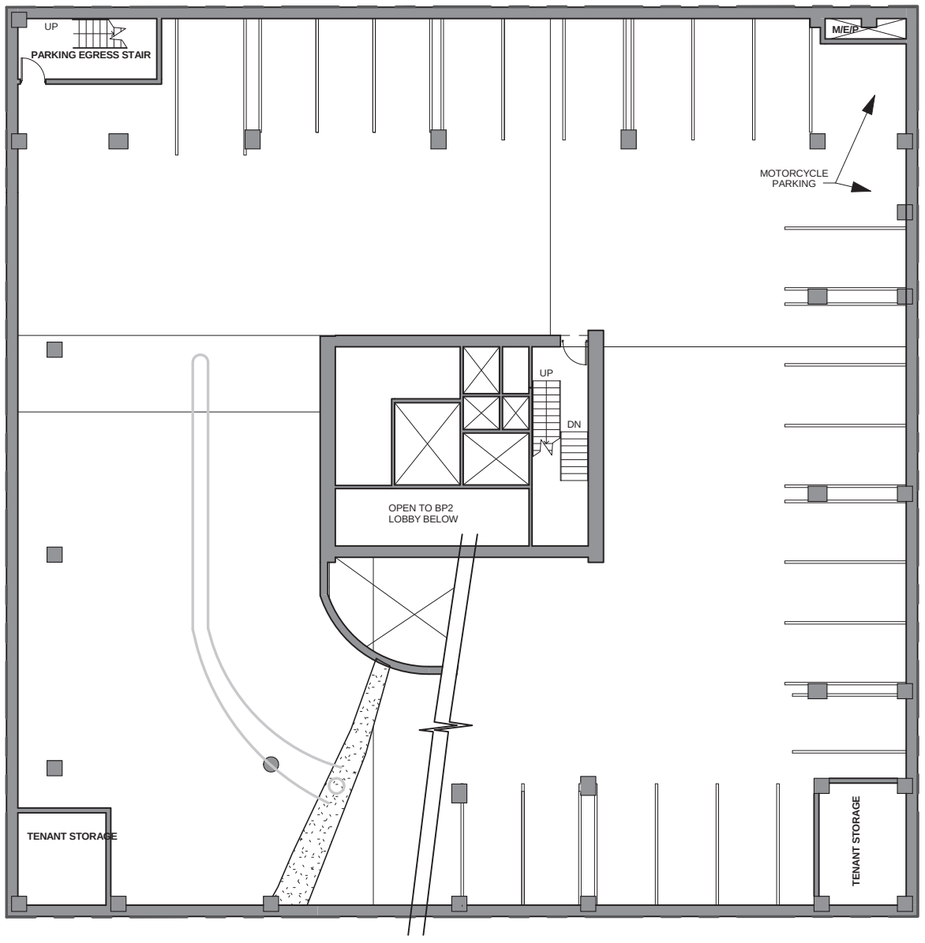
SITE SURVEY



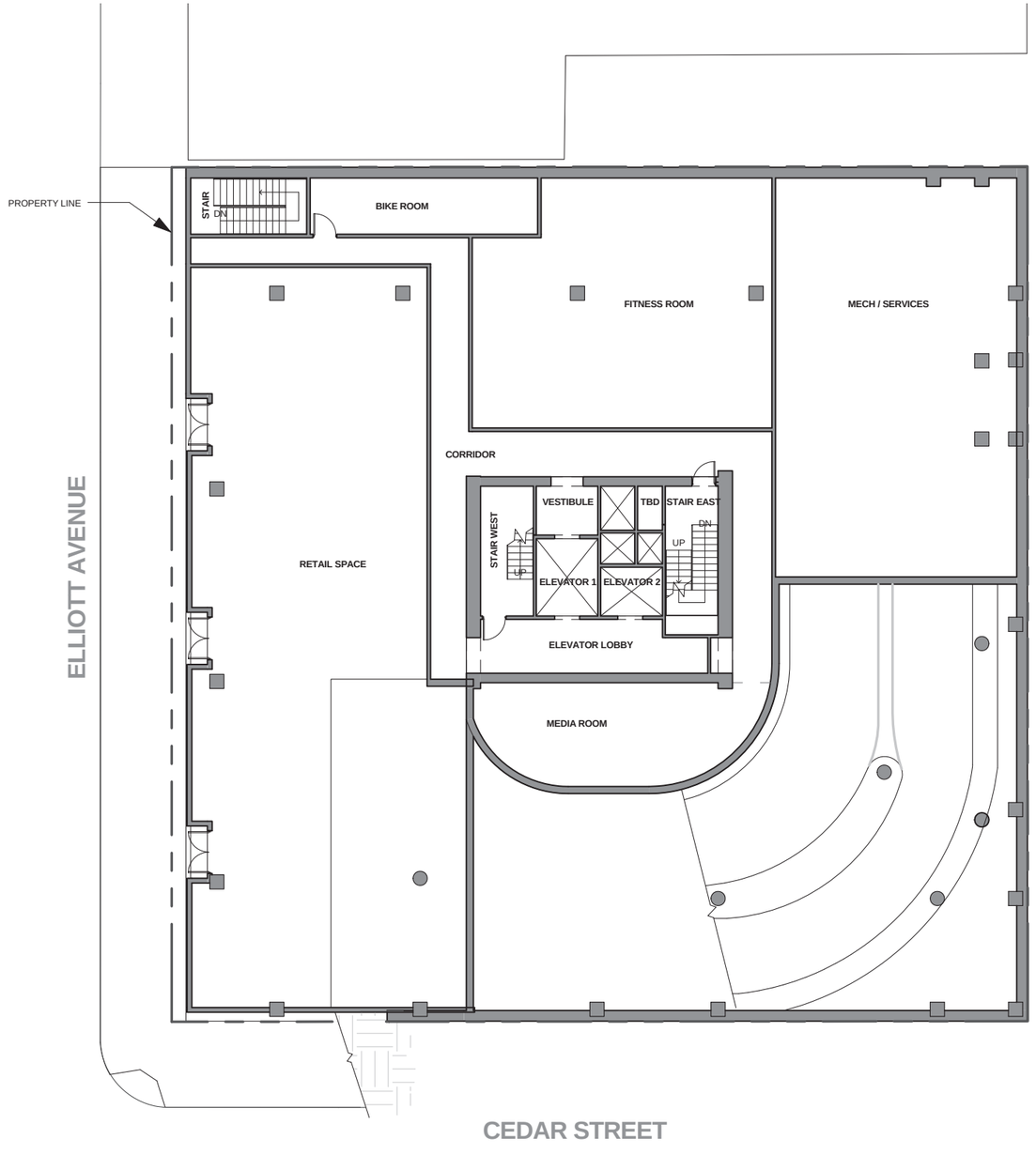
BASEMENT PLAN 3
SCALE: 1”=20’



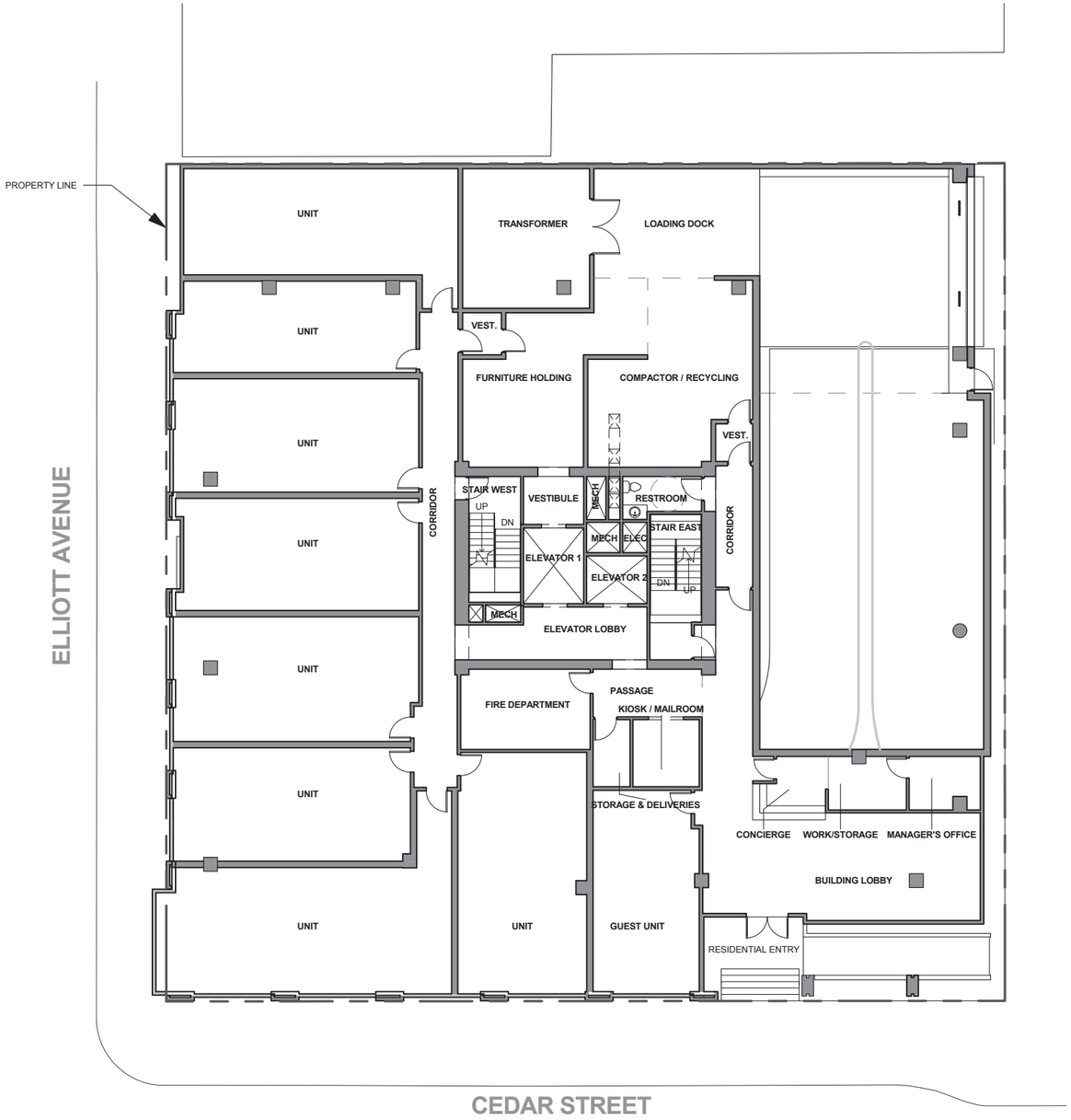
BASEMENT PLAN 2
SCALE: 1”=20’



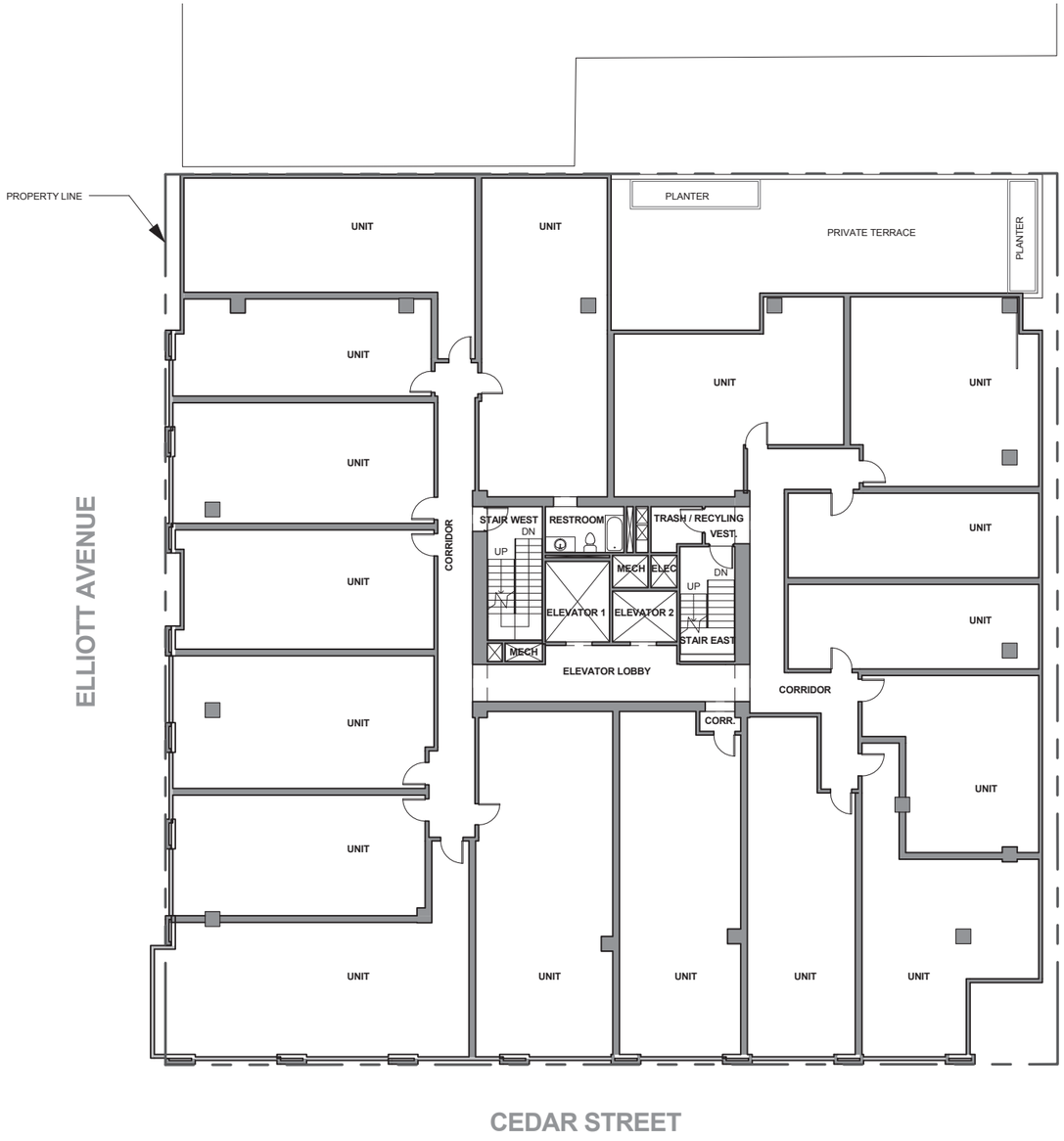
BASEMENT PLAN 1
SCALE: 1”=20’



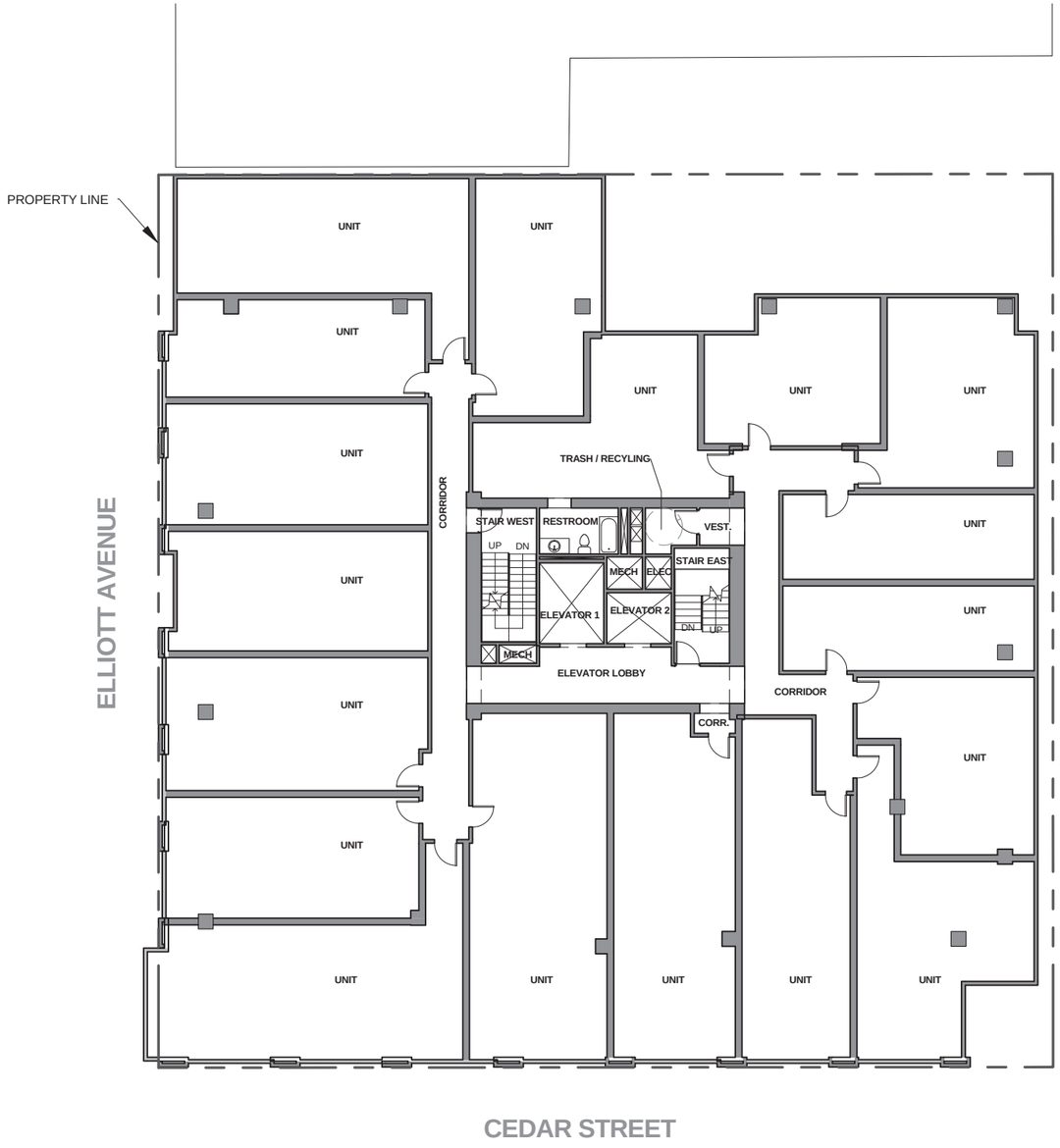
GROUND LEVEL PLAN
SCALE: 1”=20’



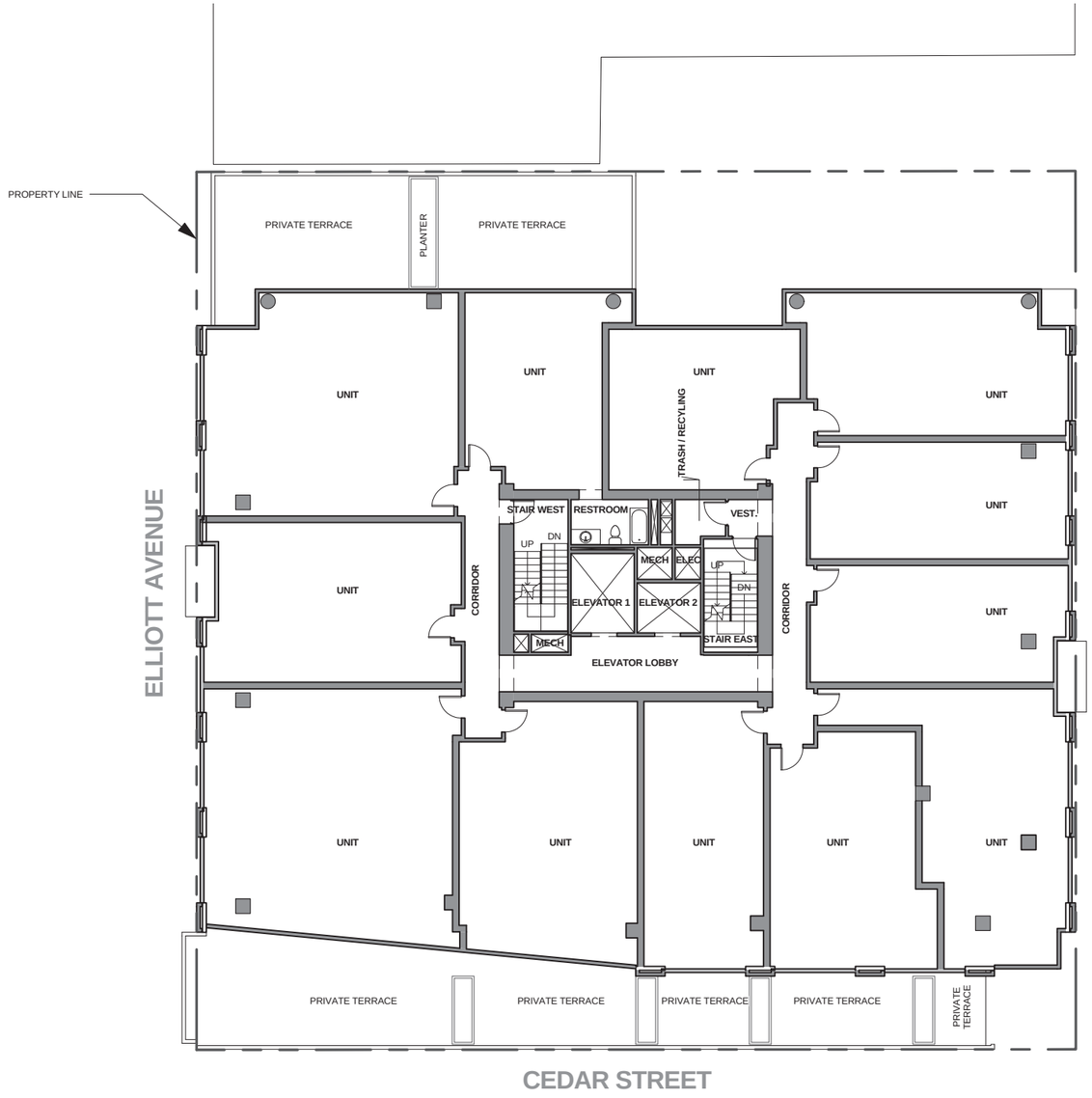
LEVEL 2 FLOOR PLAN
SCALE: 1”=20’



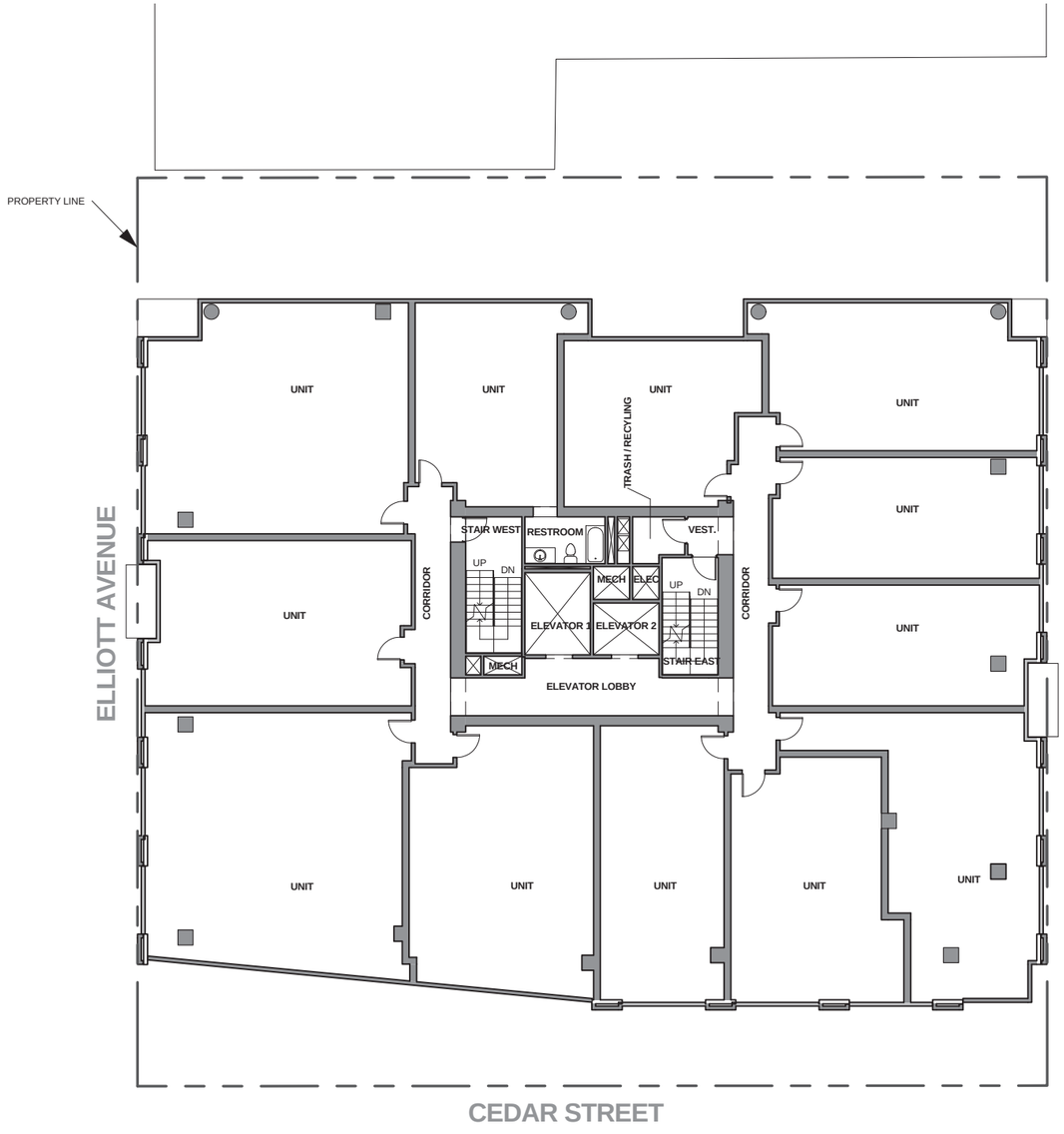
LEVEL 3 FLOOR PLAN
SCALE: 1”=20’



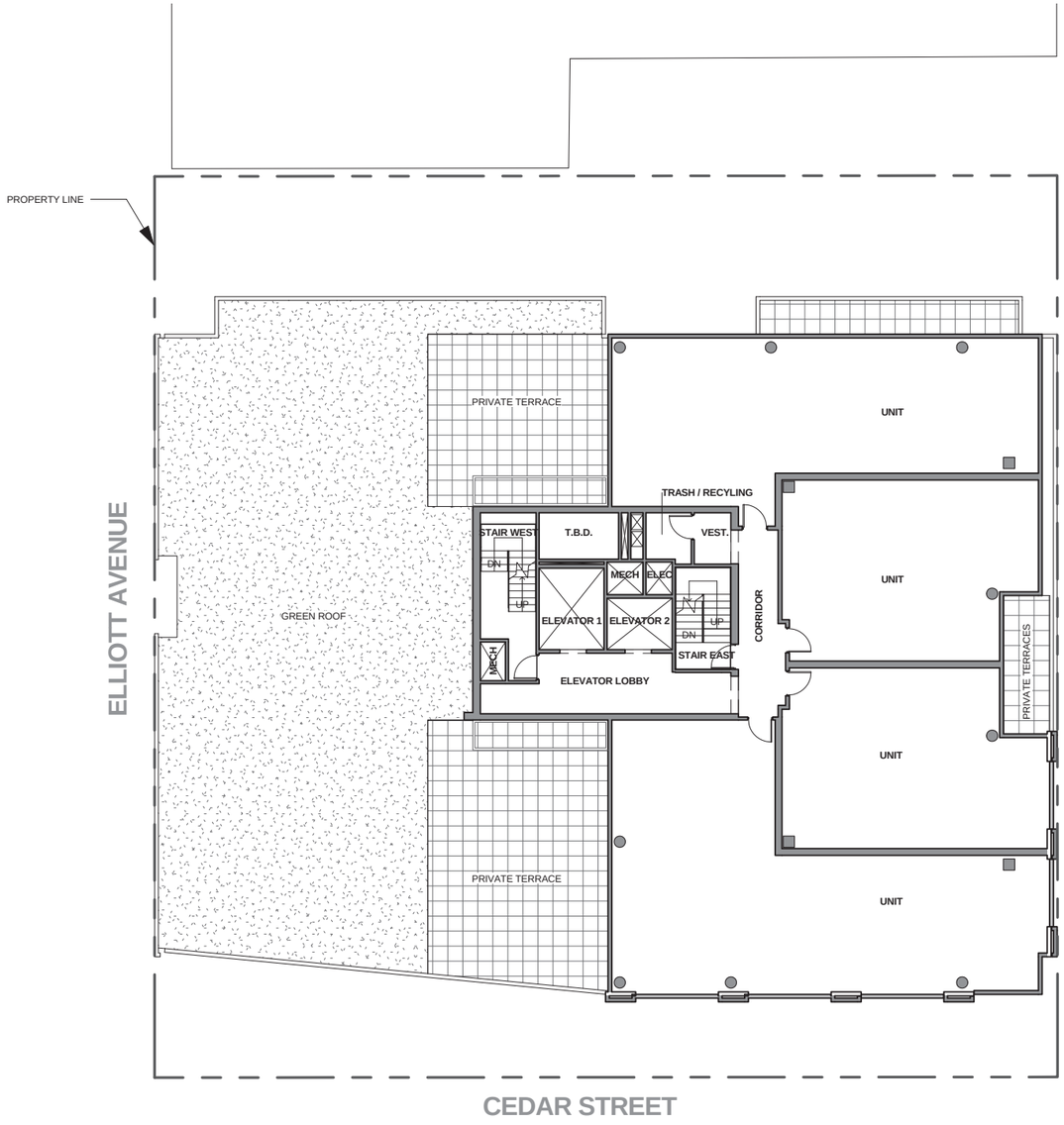
LEVEL 4 FLOOR PLAN
SCALE: 1”=20’



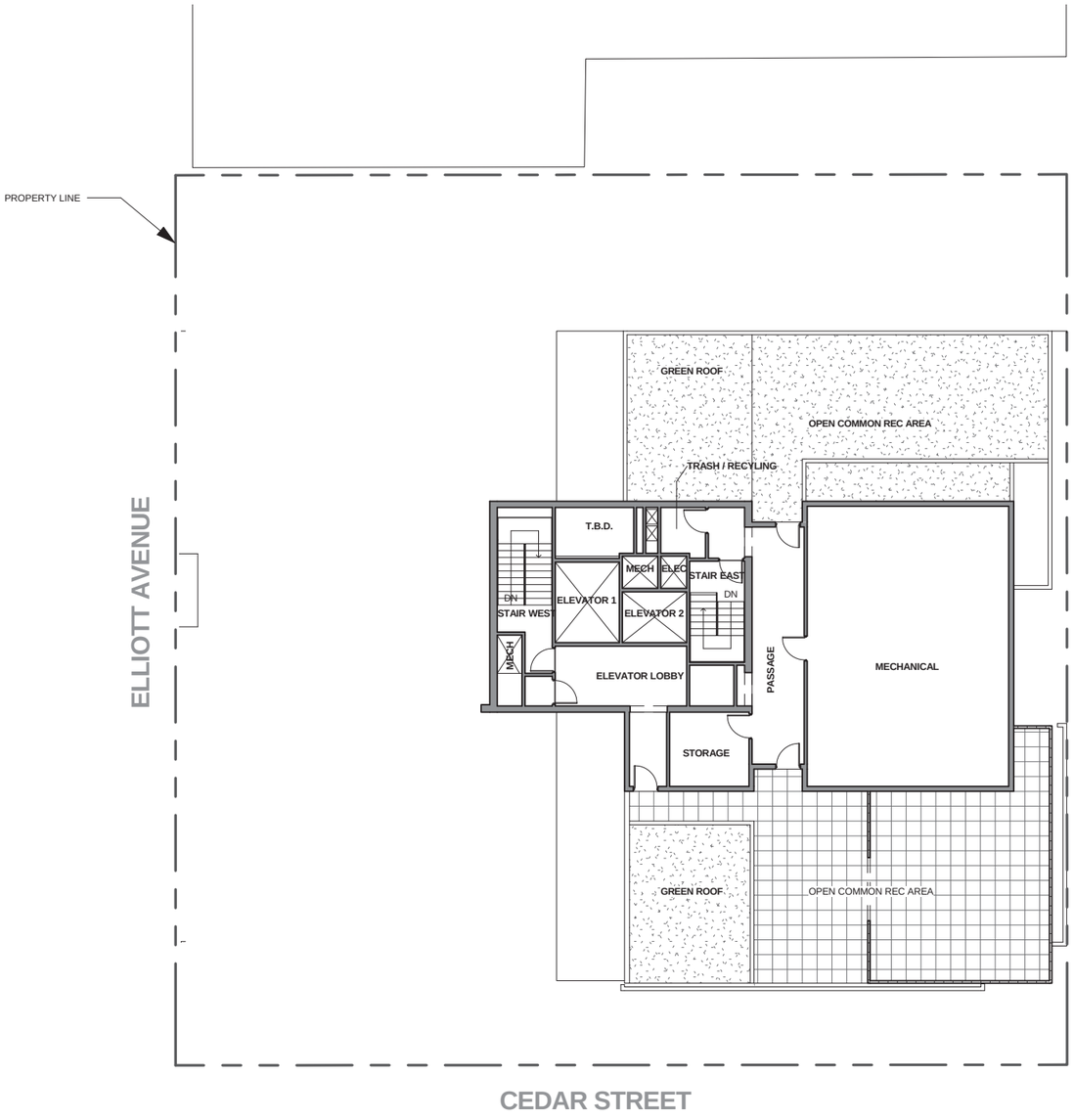
LEVEL 5 FLOOR PLAN
SCALE: 1”=20’



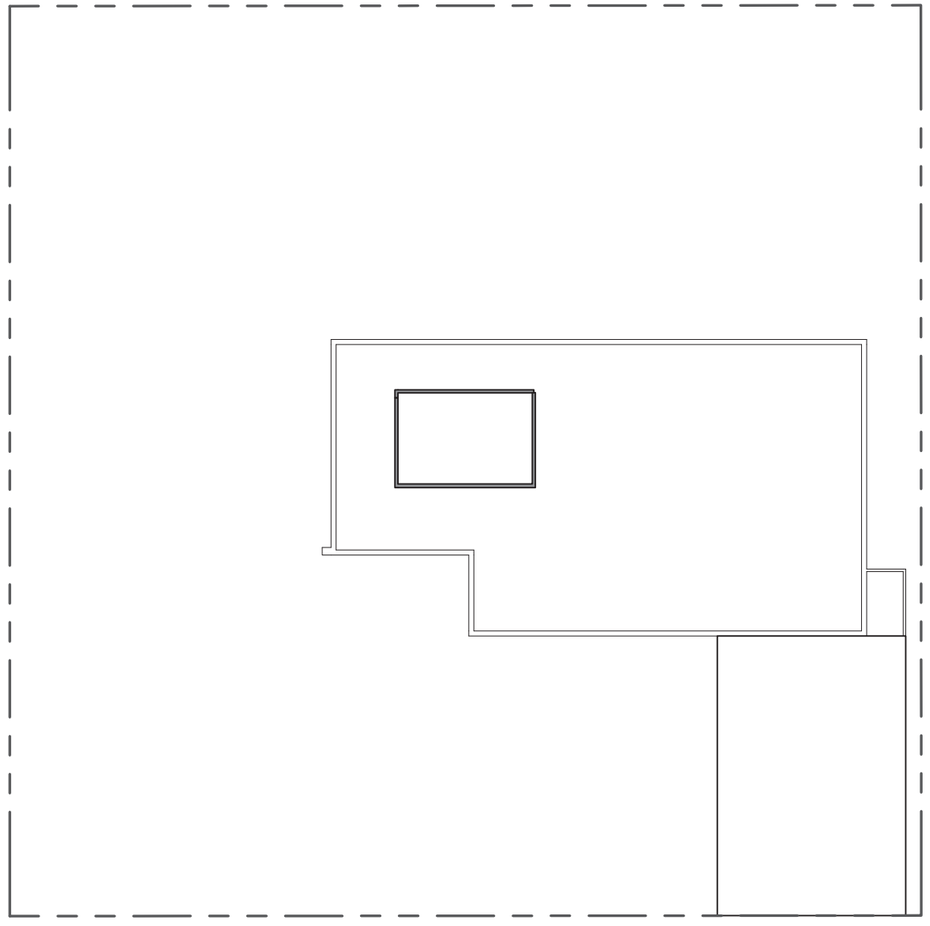
LEVEL 6-11 FLOOR PLAN
SCALE: 1”=20’



LEVEL 12 FLOOR PLAN
SCALE: 1”=20’



LEVEL 13 FLOOR PLAN
SCALE: 1”=20’



ROOF LEVEL PLAN
SCALE: 1”=20’

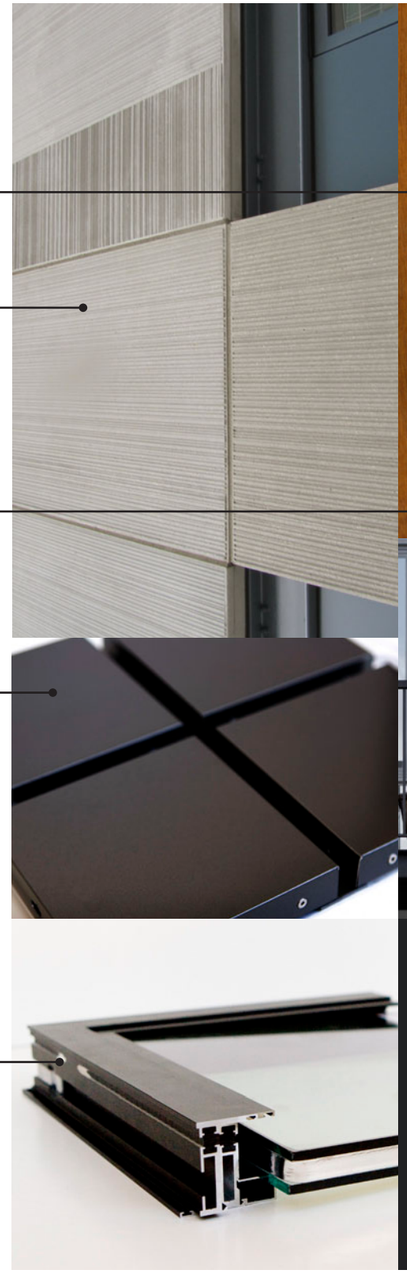
WOOD ACCENT

PRECAST CONCRETE FRAME

OPEN METAL RAILINGS

METAL PANEL

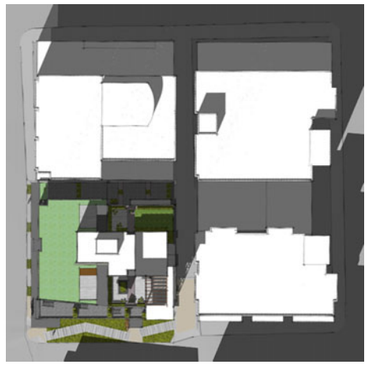
ALUMINUM WINDOW SYSTEM



PAINTED METAL

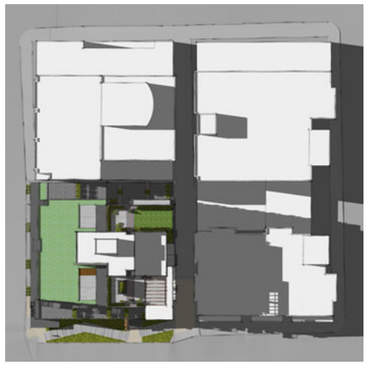
MARCH 21 8 AM

10 AM

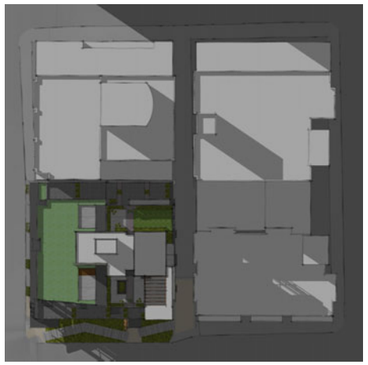


NOON

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