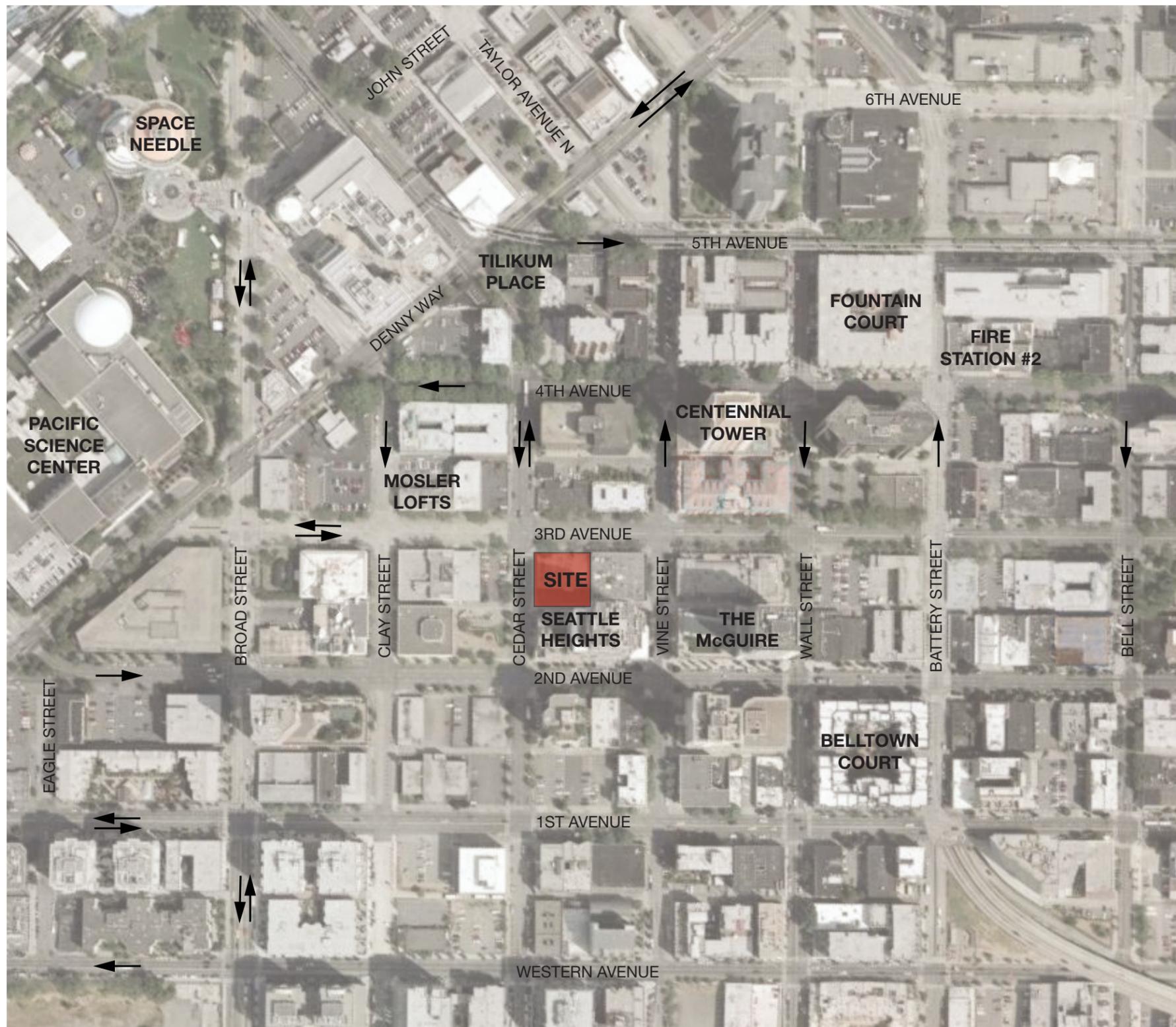


**2625 Third Avenue – Early Design Guidance** (DPD# 3011119)  
prepared for 3rd & Cedar LLC

April 27, 2010



### PROJECT DESCRIPTION

The proposed mixed-use residential project will be comprised of ground level retail with apartments above and four levels of parking below grade. As required, this packet proposes three design alternatives for the project. The number of apartment floors varies for each alternative and will be described on proceeding pages. In all three alternatives, the parking is concealed from view with access from the alley.

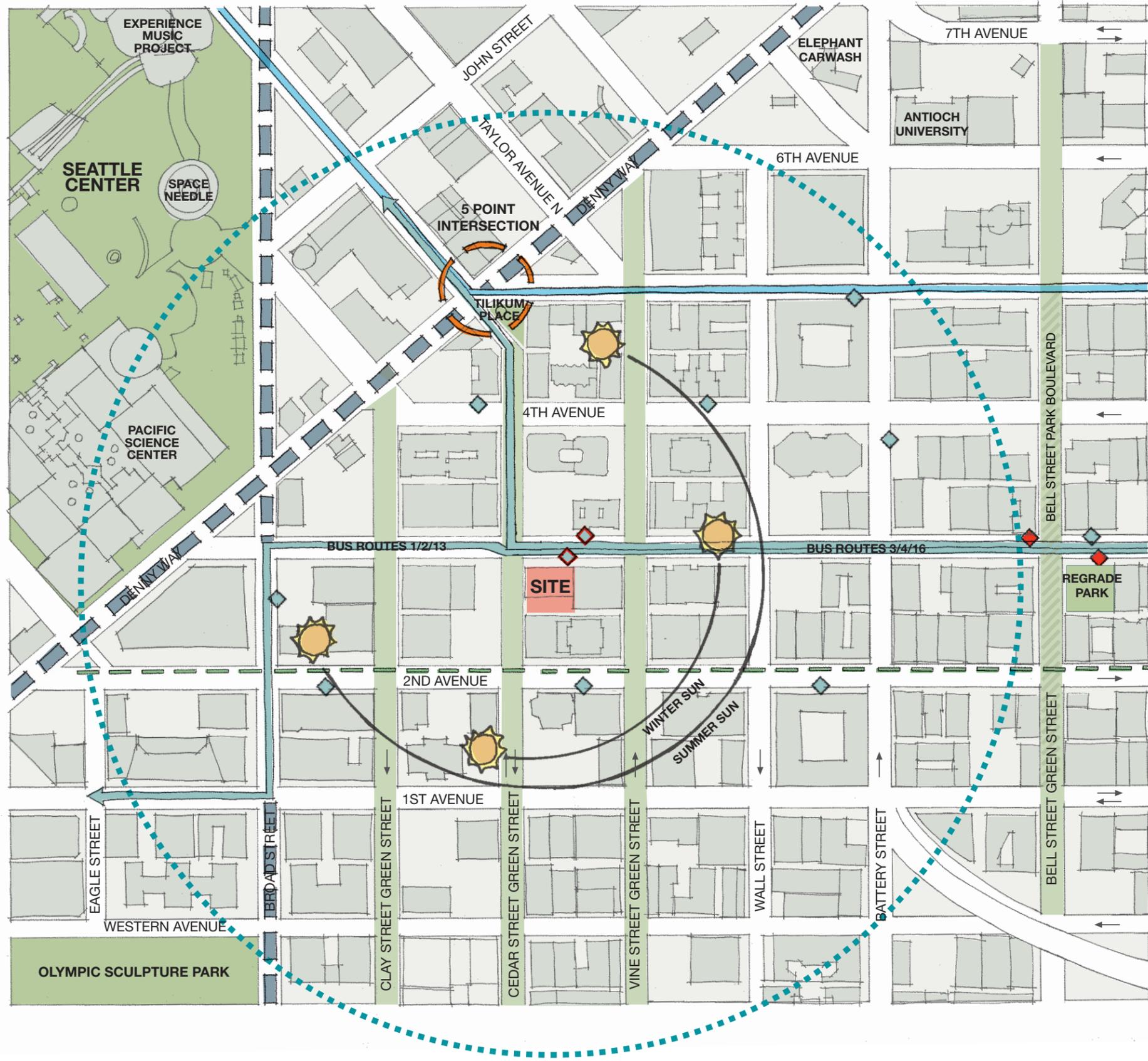
The development site is located at the south corner of the intersection of Third Avenue and Cedar Street in the Belltown neighborhood. Third Avenue is a principle transit street with access to multiple bus lines including the soon to be implemented Rapid Ride transit system. Cedar Street is a designated Green Street, with Green Street development currently implemented between Western and 1st Avenue only. The development site is, however, two blocks southwest via Cedar Street from Tilikum Place - an established pedestrian scale amenity with eclectic restaurants, mature street trees and the landmark Chief Seattle statue. Development of Cedar Street as a Green Street is not only an opportunity to progress toward the goal of a continuous Green Street, but also an opportunity to strengthen the pedestrian connection to Tilikum Place.

The buildings in the project's vicinity can be characterized by mid-century one, two, and three story commercial and retail buildings interspersed with multi-story residential buildings built between 1980 and present. This mixture of building types is represented by the development site's two closest neighbors - Rite Aid and Seattle Heights. Rite Aid, immediately adjacent to the development site, features concrete Art Deco detailing - an architectural style popular in 1931, the year of its construction. The building across the alley from the project site is the 26 story Seattle Heights residential tower, completed in 1994. Seattle Heights has a symmetrical design that includes an alley façade that matches its 2nd Avenue primary façade. This symmetry results in residential alley-facing units that are only eighteen feet across the alley from this proposal's development site.

### APPROXIMATE DEVELOPMENT OBJECTIVES

- 200 residential units
- 5,000 square feet of ground-level retail
- 136 parking stalls

### Development Objectives and Aerial Photograph



LEGEND

- PROJECT SITE
- PUBLIC PARKS
- 3RD AVE BUS ROUTES
- RAPID RIDE STATION STOP
- BUS STOP
- SHARED STOP
- MONO RAIL
- MAJOR THOROUGHFARES
- BIKE LANE
- SUN
- APPROXIMATE 5 MINUTE WALK (1/10 OF A MILE)

The development site is a short walk to cultural and recreational opportunities such as Tilikum Place, Seattle Center, the Olympic Sculpture Park, and Regrade Park (also known as Beltown's dog park). Continued development of Clay, Cedar, and Vine as Green Streets coupled with the Bell Street Park Boulevard will increase Belltown's pedestrian friendly environment. The project is also proximate to various transportation opportunities which include: the shared Metro/Rapid Ride bus stop located in the project's right-of-way; the designated bike lane along 2nd Avenue; and Denny Avenue which connects to I-5 and I-90.

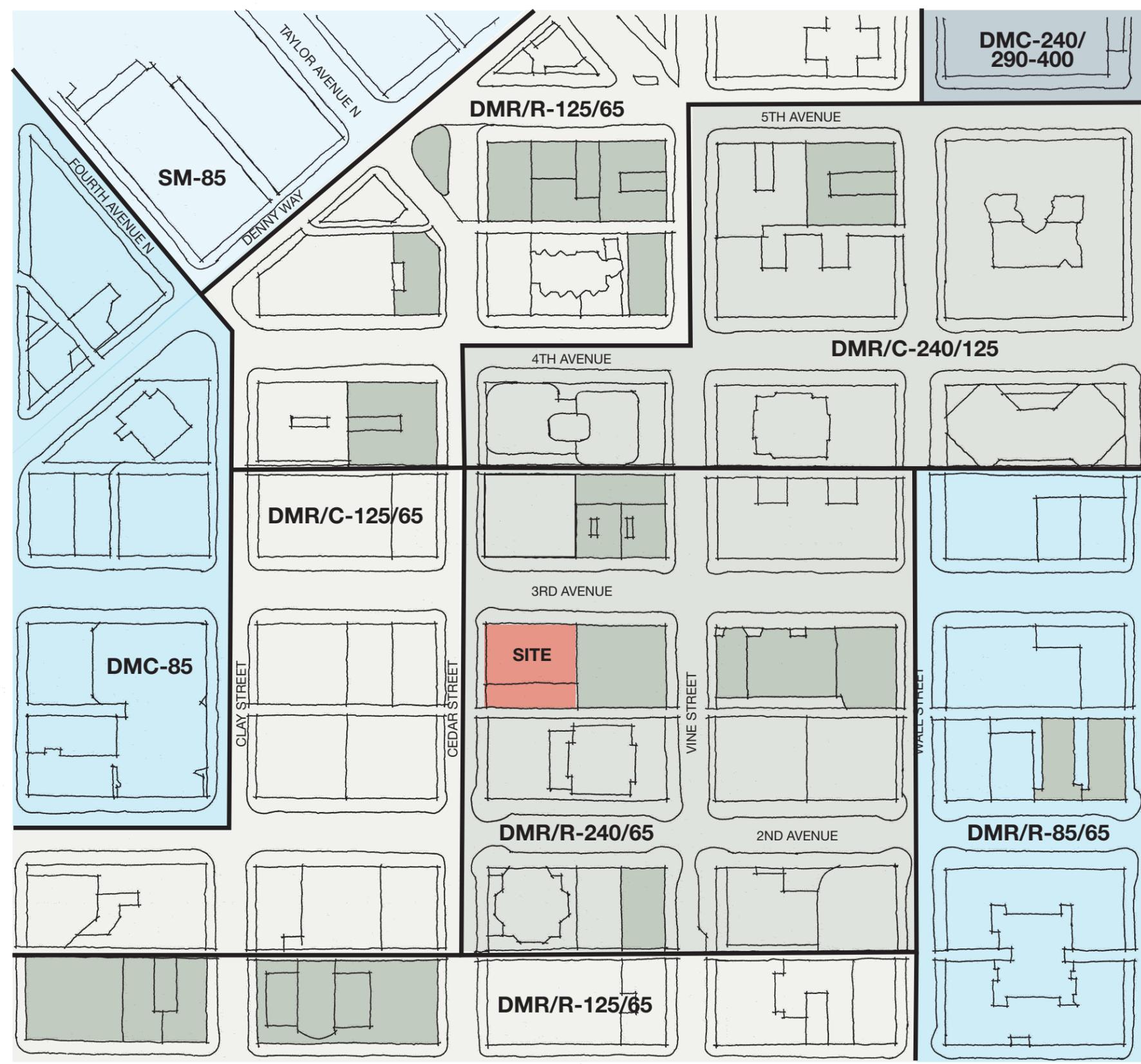
Urban Design Diagram



The Downtown Design Guidelines and Belltown Design Guidelines listed below are those considered most applicable to the development site by the applicants.

<b>A-1 RESPOND TO THE PHYSICAL ENVIRONMENT</b>
Develop an architectural concept and compose the building’s massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site.
<b>A-2 ENHANCE THE SKYLINE</b>
Design the upper portion of the building to promote visual interest and variety in the downtown skyline.
<b>B-1 RESPOND TO THE NEIGHBORHOOD CONTEXT</b>
Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.  c. Design visually attractive buildings that add richness and variety to Belltown, including creative contemporary architectural solutions.
<b>B-2 CREATE A TRANSITION IN BULK &amp; SCALE</b>
Compose the massing of the building to create a transition to the height, bulk, and scale of development in nearby less intensive zones. New buildings should be compatible with the scale of development surrounding the project site.  The objective of this guideline is to discourage overly massive, bulky or unmodulated structures that are unsympathetic to the surrounding context.
<b>B-4 DESIGN A WELL-PROPORTIONED &amp; UNIFIED BUILDING</b>
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.
<b>C-1 PROMOTE PEDESTRIAN INTERACTION</b>
Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk related spaces should appear safe, welcoming, and open to the general public.
<b>C-4 REINFORCE BUILDING ENTRIES</b>
To promote pedestrian comfort, safety, and orientation, reinforce the building’s entry.

<b>C-6 DEVELOP THE ALLEY FACADE</b>
To increase pedestrian safety, comfort, and interest: develop portions of the alley facade in response to the unique conditions of the site or project.
<b>D-1 PROVIDE INVITING &amp; USABLE OPEN SPACE</b>
Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.
<b>D-3 PROVIDE ELEMENTS THAT DEFINE THE PLACE</b>
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.  Green Streets: Green Streets are street rights-of-way that are enhanced for pedestrian circulation and activity with a variety of pedestrian-oriented features, such as sidewalk widening, landscaping, artwork, and traffic calming. Interesting street level uses and pedestrian amenities enliven the Green Street and lend special identity to the surrounding area.
<b>E-2 INTEGRATE PARKING FACILITIES</b>
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



**ZONING LEGEND**

- PROJECT SITE
- ICON/HISTORIC BUILDINGS\*
- 400' MAX HEIGHT
- 240' MAX HEIGHT
- 125' MAX HEIGHT
- 85' MAX HEIGHT

\*as identified in Belltown Design Guidelines

Within the DMR/R-240/65 zone, the development site borders a 125' zone providing an opportunity for the project to be a transition between the 240' and 125' zones. The site is also within a few blocks of at least seven different zones, suggesting the lack of a consistent overall zoning strategy for this portion of Belltown.



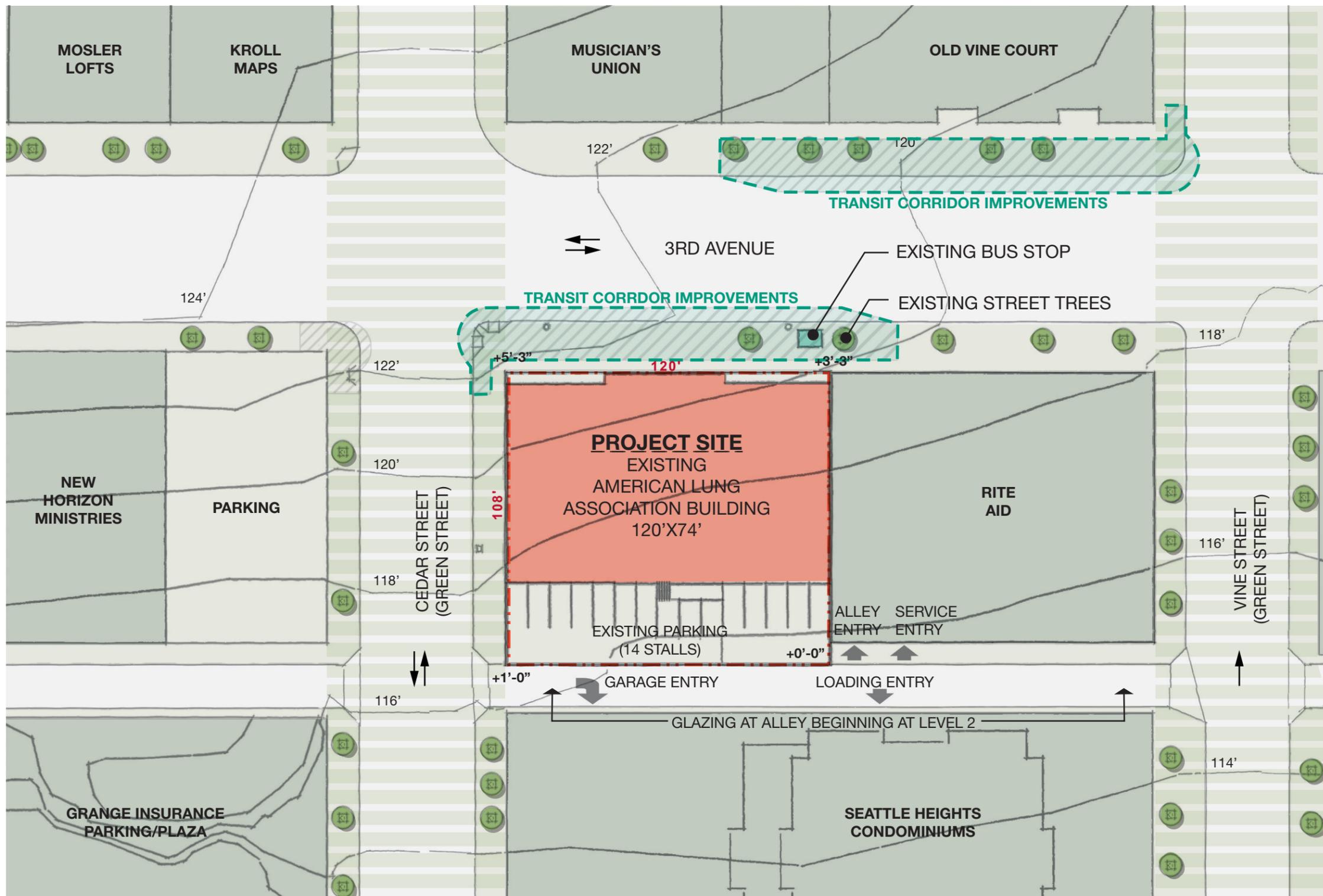
**EXISTING NEARBY USES**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>1 Zeeks Pizza</li> <li>2 Tilkum Place<br/>Chief Seattle Statue</li> <li>3 5 Point Cafe and Bar<br/>5 Point Laundromat<br/>Golden Singha (Restaurant)<br/>Cafe Bella</li> <li>4 Edwards House (Residence)<br/>Musa Design<br/>Steve Fey Fine Arts Photography<br/>G Force</li> <li>5 Northwest Business Telecommunications</li> <li>6 The Davenport (Apartments)</li> <li>7 Artisan Cafe<br/>Rejuvenate<br/>Montreaux</li> <li>8 The Devonshire (Apartments)</li> <li>9 Parking</li> <li>10 2770 4th Avenue (Apartments)<br/>Katie's Formal Wear</li> <li>11 Taco DelMar<br/>Tillicum Place Cafe<br/>Sublime Hair Salon<br/>Bambino's East Coast Pizzeria</li> <li>12 Bayview Tower Apartments</li> <li>13 Stonecliff Apartments</li> <li>14 Medallion Imports Corporation (Carpet)<br/>Zeitoon (Cafe)<br/>Fonte Micro Coffee Roaster<br/>Sidney (Apartments)</li> <li>15 The Vermont Inn</li> <li>16 Watermark at the Regrade</li> <li>17 John L. Scott Real Estate<br/>Commercial Office Interiors<br/>Thompson Team Real Estate</li> <li>18 Shallots Asian Bistro<br/>The Framery<br/>Centennial (Apartments)<br/>Boulangerie Nantaise (Bakery)<br/>Rockin' (Restaurant)</li> <li>19 Mosler Lofts<br/>The Green Leaf Cafe<br/>Shore Bank Pacific</li> <li>20 Street Bean Espresso<br/>Kroll Map Company</li> <li>21 Belltown Healing Arts<br/>Belltown Chiropractic<br/>Daria Reaga Ph. D<br/>CP Uniforma</li> </ul> | <ul style="list-style-type: none"> <li>22 Studio 2602 (Hair Salon)<br/>William Collier Design<br/>Rick Gustafson Design</li> <li>23 Emerald City Design (Interior Design)<br/>Centennial Court<br/>Belltown Video</li> <li>24 Grange Insurance Group</li> <li>25 New Horizons Ministries</li> <li>26 Diamond Parking</li> <li>27 Thrive Communities<br/>Cross Cut Public Media<br/>Red Propeller</li> <li>28 Rite Aid</li> <li>29 Belltown Martial Arts &amp; Fitness<br/>Sandi Choe Photography<br/>CRC Design</li> <li>30 Lavalobe, LLC</li> <li>31 State Farm Insurance<br/>Ltd Real Estate</li> <li>32 Grange Insurance Group</li> <li>33 Private Courtyard</li> <li>34 TRF Pacific, LLC<br/>Real Property Investors, LLC<br/>Le P'tit Bistro<br/>Seattle Heights (Apartments)<br/>The Home Office<br/>International Kitchens</li> <li>35 Carpenters Local 131<br/>Quint EBY Salon</li> <li>36 Urban Ease<br/>FedEx<br/>Local Vine</li> <li>37 Lighting Supply</li> <li>38 Vacant</li> <li>39 Vacant</li> <li>40 Seattle Nails<br/>1st Security Bank</li> <li>41 Star Equity Management<br/>Third and Wall Art Group</li> <li>42 Exficio (Clothing)<br/>JQB Yacht Design</li> <li>43 Euphoria Co Salon<br/>Fancy Cleaners</li> <li>44 Arbor Deli<br/>Seattle Celars Wine Merchant<br/>UW Medicine Belltown Clinic</li> </ul> |
|---|--|

- |                  |                     |             |
|------------------|---------------------|-------------|
| (S) Sycamore     | (PL) Flowering Plum | (M) Maple   |
| (G) Sweet Gum    | (E) Hybrid Elm      | (L) Linden  |
| (H) Honey Locust | (PE) Flowering Pear | (O) Red Oak |

**Existing Use and Tree Survey**





The development site is currently occupied by a one-story office building completed in 1954 and occupied by the American Lung Association since 1985. Recently, paid parking as an accessory use was added to the alley side of the building. The proposed development will include demolition of the existing building and surface parking lot. All proposed parking for the new development will be below grade.

The Seattle Heights building uses the alley for access to light and air for its residences. While the proposed project will contain alley-facing units, alternative massing is proposed to create a greater separation between units in Seattle Heights' residences and the development site's residences. This increased separation will provide more privacy for both developments than the massing which is allowed by code.

Site Analysis



1 – Mosler Lofts, Kroll Maps (looking North)



2 – 4th & Vine Building, Musicians Union, Old Vine Court (looking East)



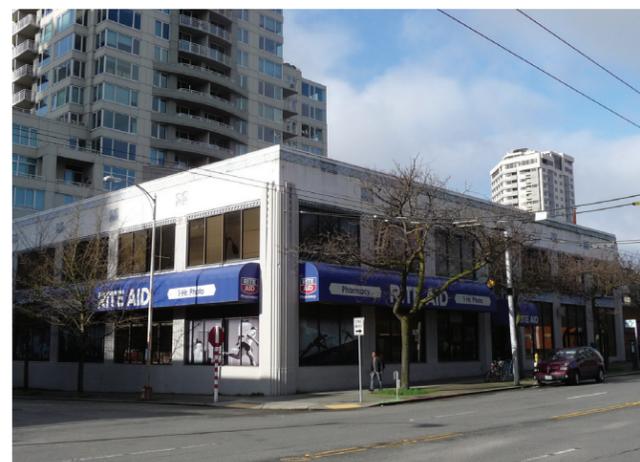
3 – Alto Apartments (looking East)



4 – Kiro 7 News (looking West)



5 New Horizons Ministry (looking West)



6 Rite Aid



7 – Grange Insurance Building & Plaza (looking North)



8 – Seattle Heights (looking North)



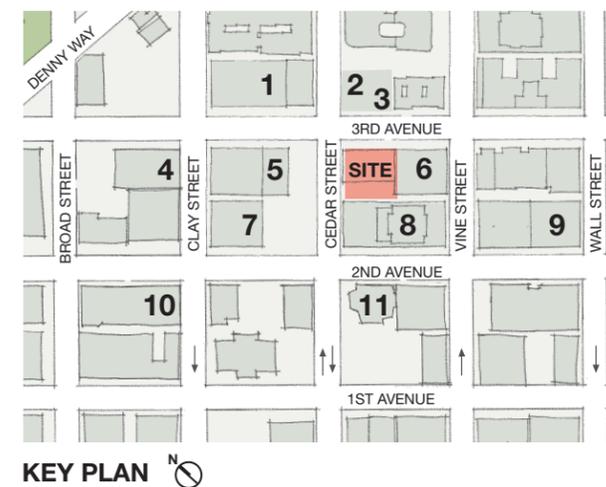
9 – McGuire Building (looking North)



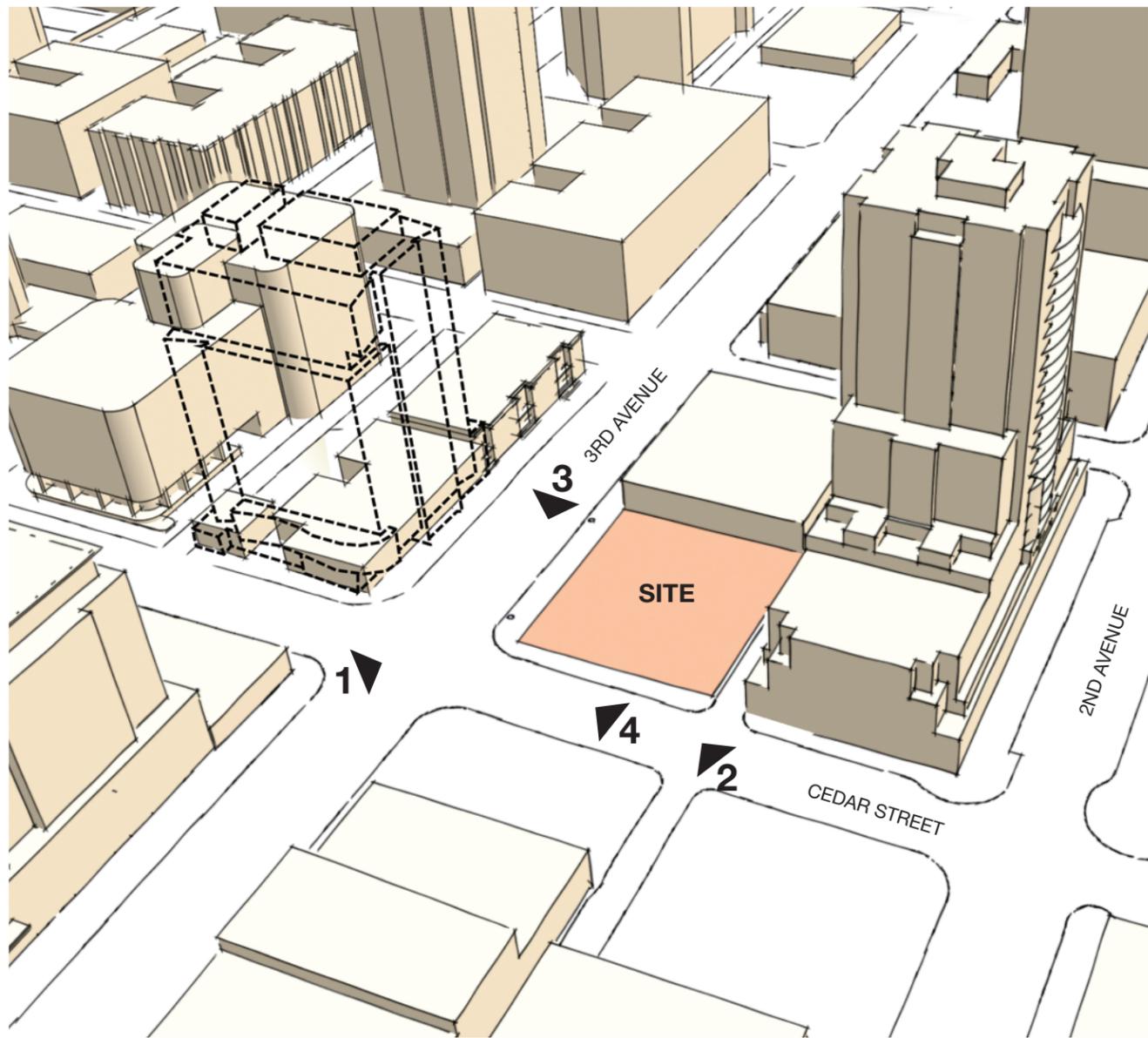
10 – Bay Vista Tower (looking West)



11 – Harbour Heights (looking West)



### Nearby Structures



VICINITY DIAGRAM



1 - 2612 3rd Avenue (project site) looking SouthWest



2 - Project Site looking SouthEast



3 - Project Site looking NorthWest



4 - Project Site looking East

Vicinity Diagram and Site Photographs



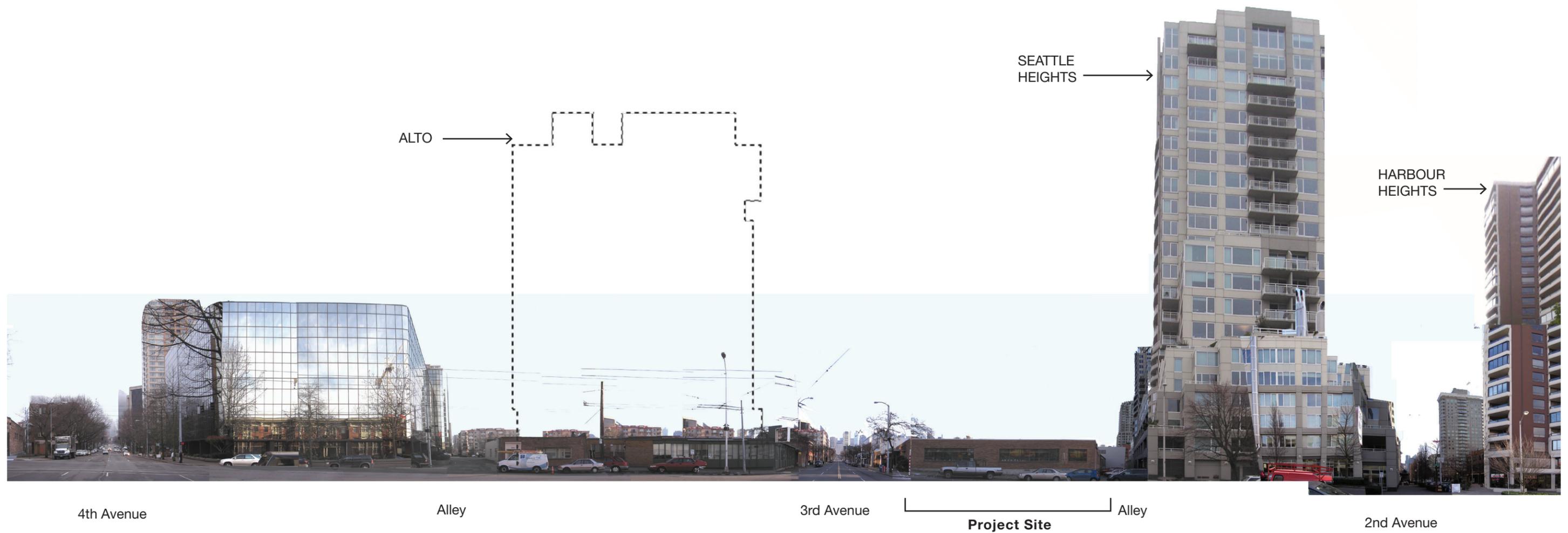
The alternative massing of the proposed project's alley-facing units is in response to the alley condition created by the neighboring Seattle Heights building.

**Existing Conditions Photograph**

**2625 Third Avenue – Early Design Guidance**  
3rd & Cedar LLC  
April 27, 2010  
09013



THE NORTH SIDE OF CEDAR STREET

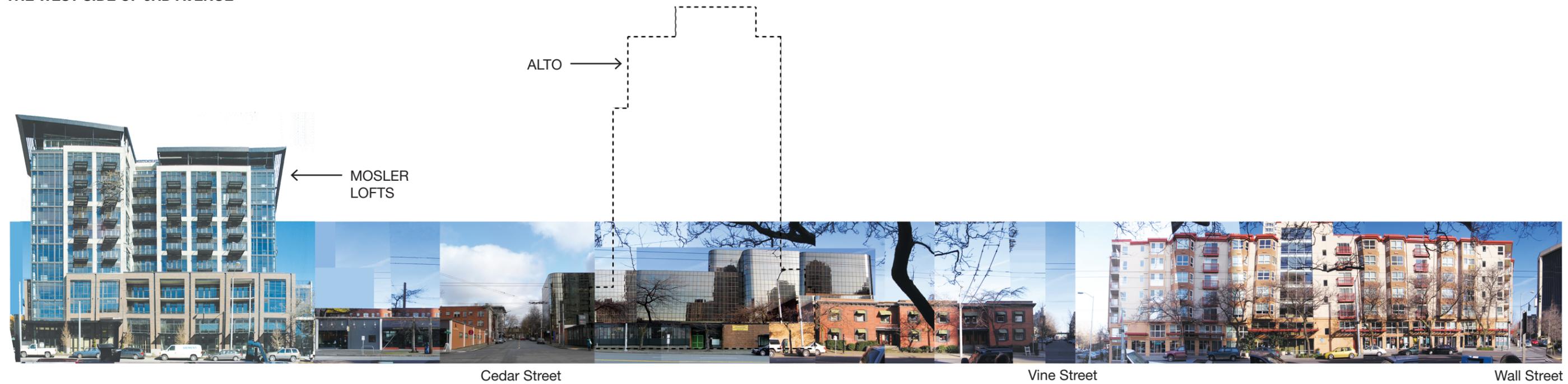


THE SOUTH SIDE OF CEDAR STREET

Cedar Street Photographs



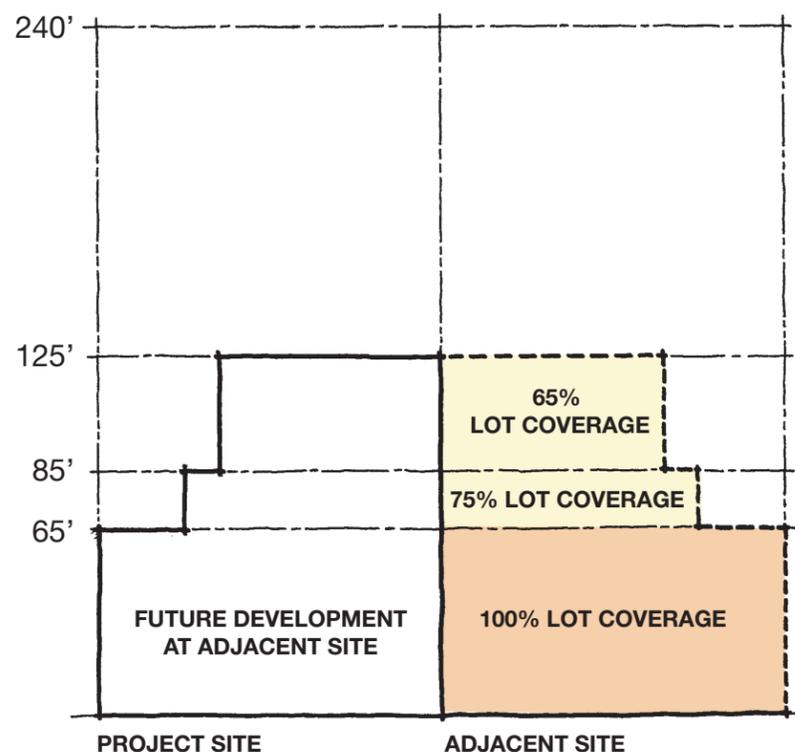
THE WEST SIDE OF 3RD AVENUE



THE EAST SIDE OF 3RD AVENUE

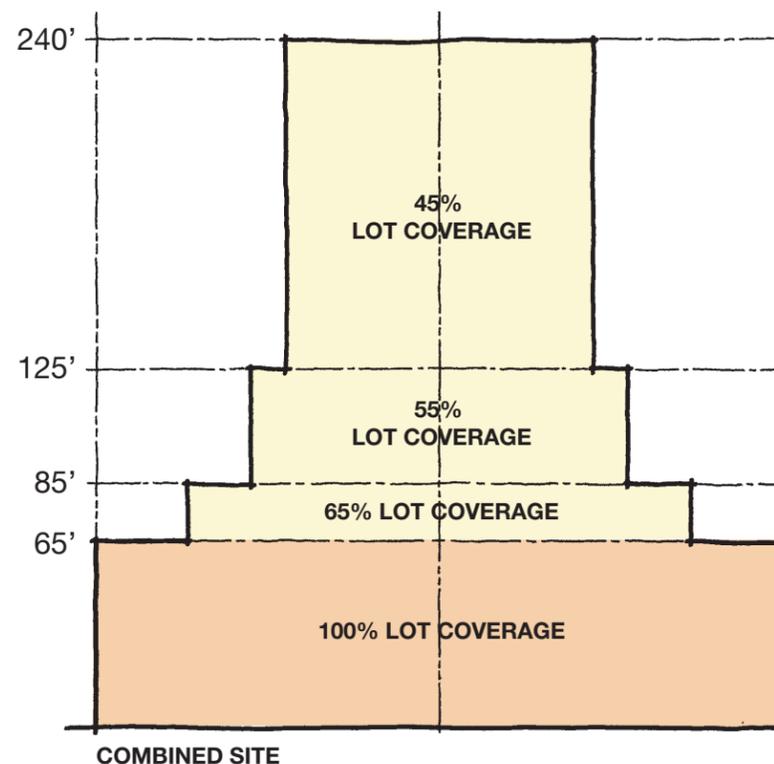
3rd Avenue Photographs

**MASSING DIAGRAM OF 120' LOT BASED ON CODE**



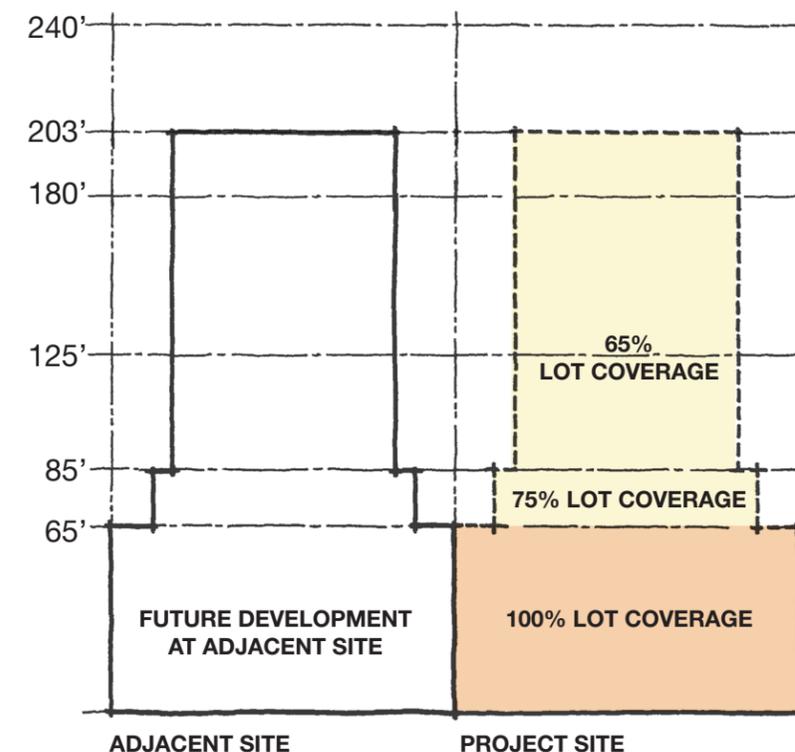
LOT SIZE: 12,960 SQUARE FEET  
BUILDING MASS: 1,373,760 CUBIC FEET

**MASSING DIAGRAM OF 240' LOT BASED ON CODE**



LOT SIZE: 25,920 SQUARE FEET  
BUILDING MASS: 3,793,750 CUBIC FEET  
(FULL BLOCK DEVELOPMENT)

**ALTERNATIVE MASSING DIAGRAM BASED ON 50% FULL BLOCK**



LOT SIZE: 12,960 SQUARE FEET  
BUILDING MASS: 1,896,875 CUBIC FEET  
(ONE HALF OF 240' LOT MASSING)

**SMC 23.49.156 DOWNTOWN MIXED RESIDENTIAL, MINIMUM LOT SIZE**

- A. There shall be a minimum lot size of nineteen thousand (19,000) square feet for any structure over one hundred twenty-five (125) feet high.
- B. Floor size. Each floor in portions of structures above an elevation of one hundred twenty-five (125) feet shall have a maximum gross floor area of eight thousand (8,000) square feet.

**SMC 23.49.158 DOWNTOWN MIXED RESIDENTIAL, COVERAGE AND FLOOR SIZE LIMITS**

- A. Coverage.
  - 1. Except on lots located in the DMR/R eight-five (85) foot height district, portions of structures above sixty-five (65) feet shall meet the following coverage limits:

Elevation of Portion of Structure (in feet)	Percent of Coverage Permitted by Lot Size			
	0-19,000 SF	19,001-25,000 SF	25,001-38,000 SF	Greater Than 38,000 SF
0-65	100%	100%	100%	100%
66-85	75%	65%	55%	45%
86-125	65%	55%	50%	40%
126-240	N/A	45%	40%	35%

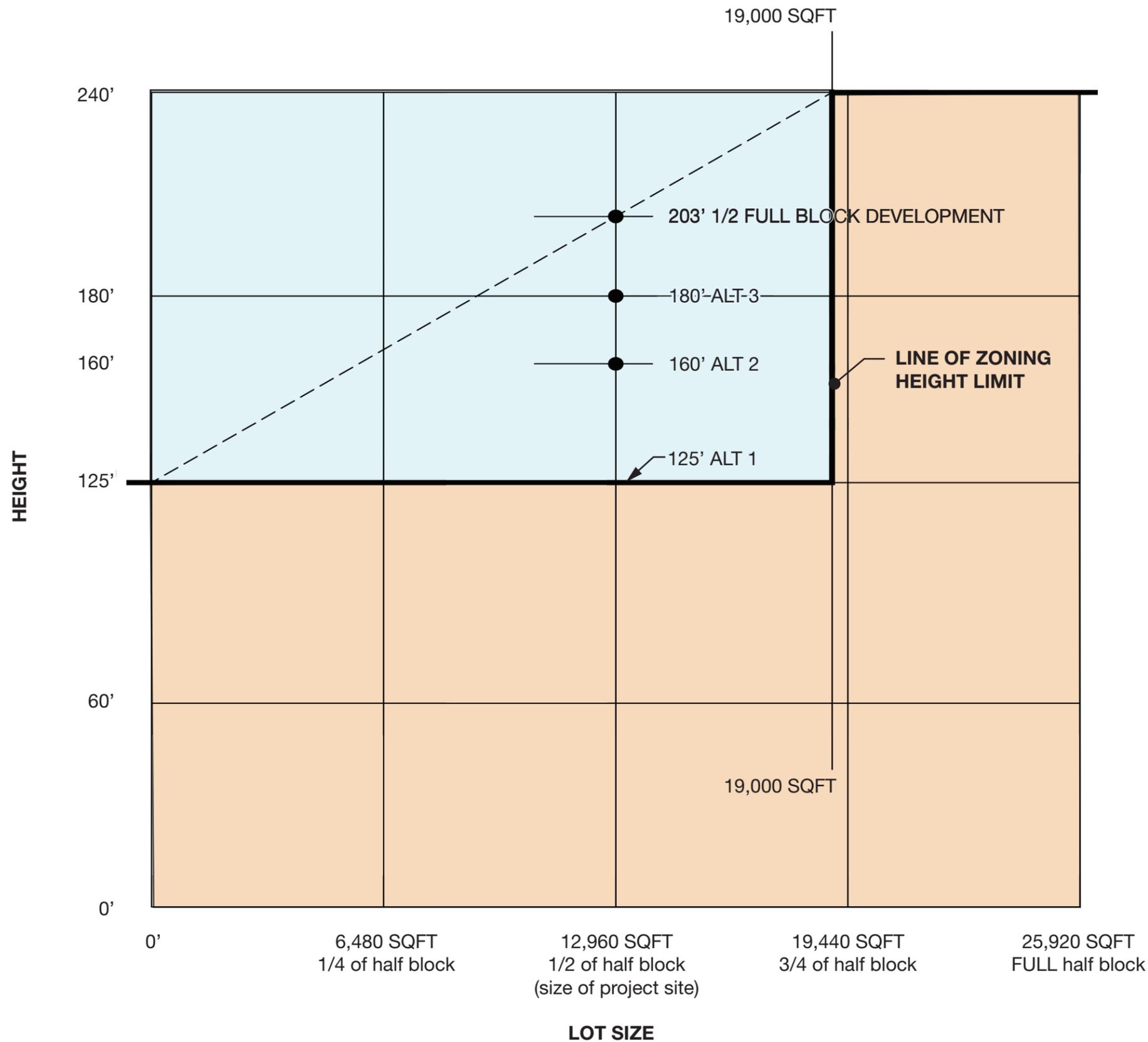
- B. Floor size. Each floor in portions of structures above an elevation of one hundred twenty-five (125) feet shall have a maximum gross floor area of eight thousand (8,000) square feet.

**SMC 23.49.166 DOWNTOWN MIXED RESIDENTIAL, GREEN STREET SETBACK REQUIREMENTS**

- B. Green Street Setbacks. Except on lots located in DMR/R eighty-five (85) foot height districts, a setback from the street property line shall be required on green streets designated on Map 1G at an elevation of sixty-five (65) feet. The setback shall be as follows:

Elevation of Portion of Structure	Required Setback
65' to 85'	10'
86' to 240'	(H-85') X .2 + 10' Additional setback at a rate of 1 foot for every 5 feet of height.

**Site Massing and Lot Coverage Analysis**



This graph illustrates the relationship between a project's allowable height and the project's lot size. While the site is zoned for 240' development, the project's height is restricted to 125' due to its lot size - 12,960 square feet. A minimum lot size of 19,000 square feet is required in order to develop above 125'. In other words, any development site in this zone below 19,000 sf is limited in height to 125'. Any site 19,000 sf and higher is limited in height to 240'.

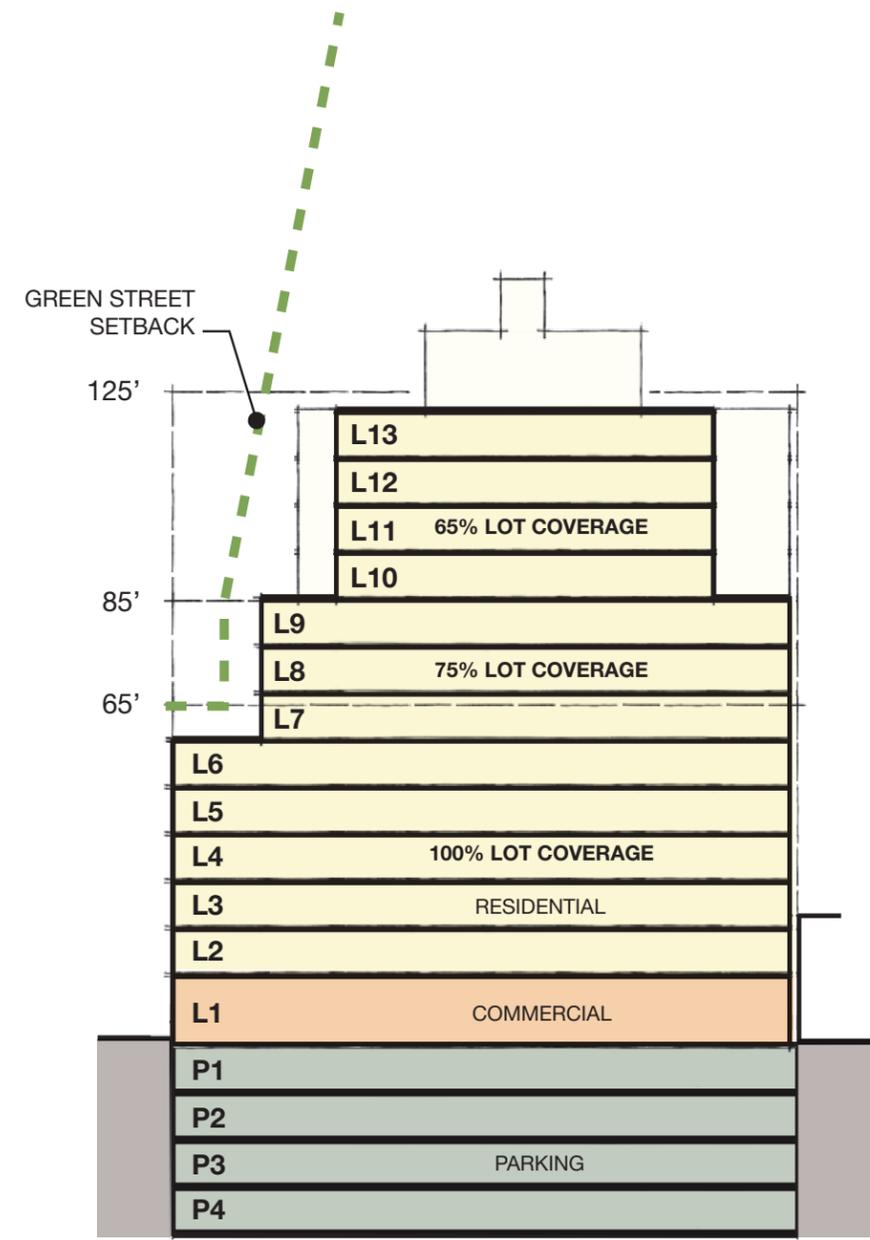
The dashed diagonal line represents a gradual increase in the allowable height: which we propose is a more equitable distribution of allowable height. It suggests that a site at the size of our lot (12,960 sf) would be allowed to be developed to a maximum height of 203'. However, none of the proposed alternatives is this high. Alternative 1, the code-compliant alternative, has a height of 125'. Alternative 2 proposes a height of 160', while Alternative 3 proposes a height of 180'.

**Lot Size / Height Analysis**



**ALTERNATIVE 1 - STACKING DIAGRAM**

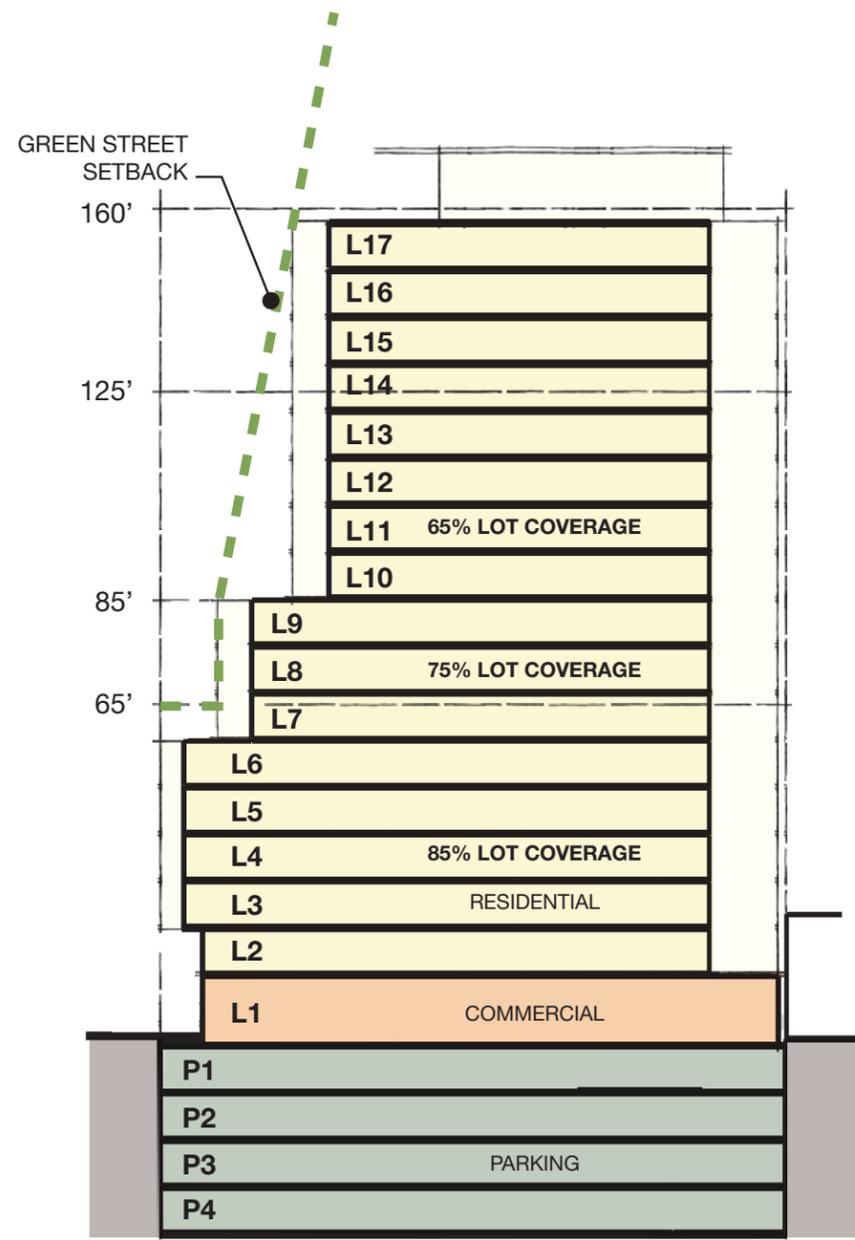
- 13 stories with area distributed per code
- 125' height
- no departures



SECTION A-A

**ALTERNATIVE 2 - STACKING DIAGRAM**

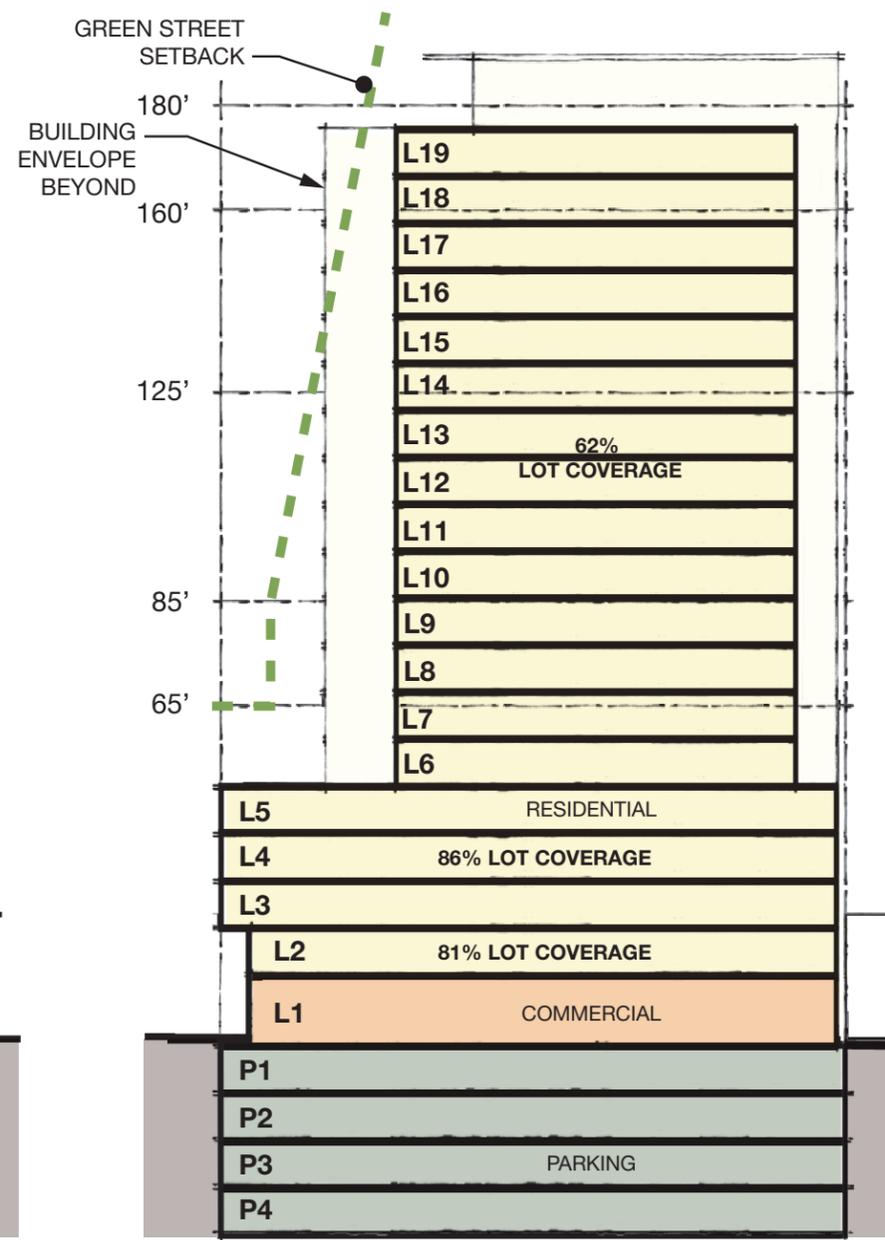
- 17 stories with less area than allowed by code at floors L1-L9
- 160' height
- departure for site area required



SECTION B-B

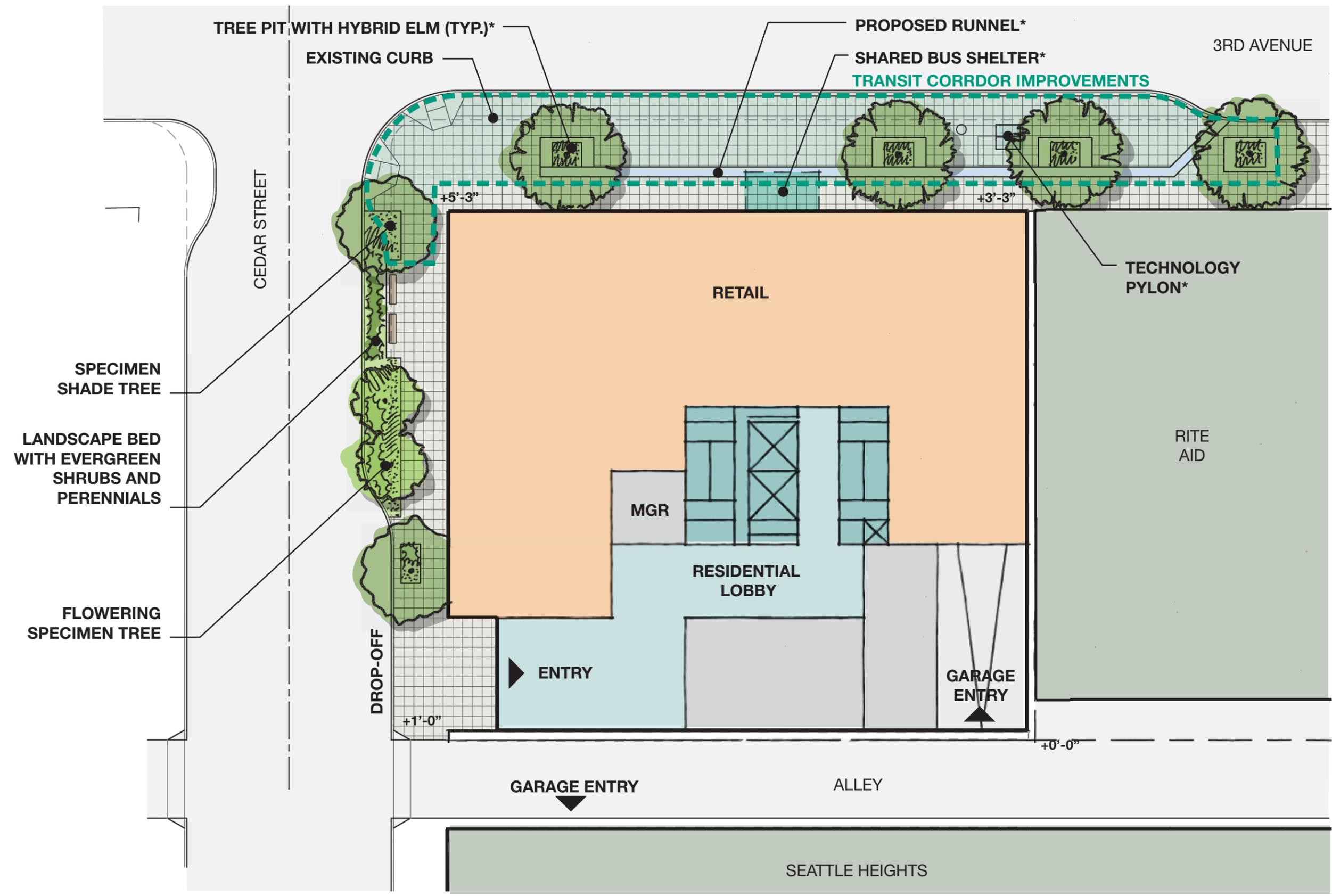
**ALTERNATIVE 3 - STACKING DIAGRAM**

- 19 stories with less area than allowed by code at all floors
- 180' height
- departure for site area required



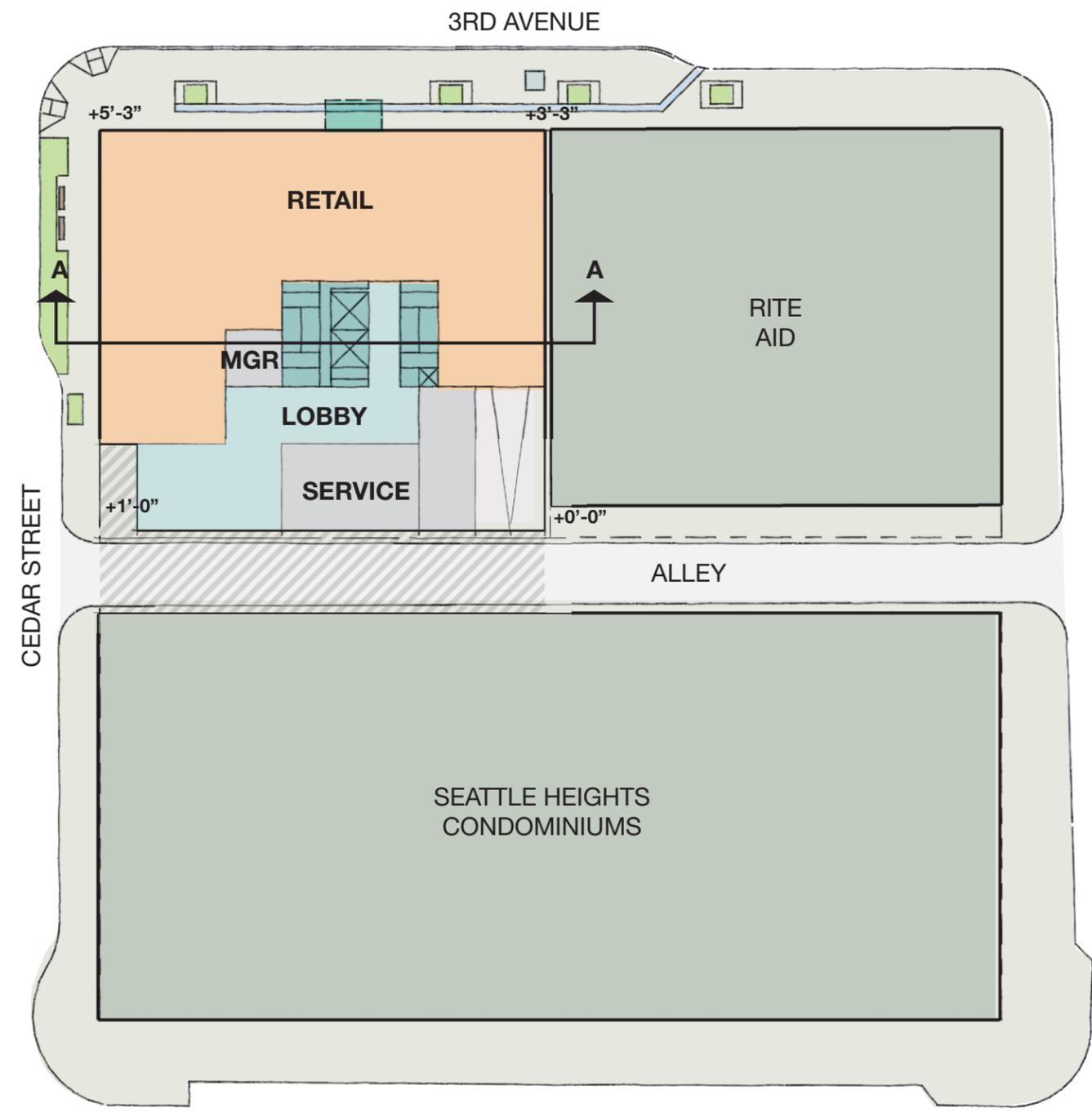
SECTION C-C

**Building Program / Stacking Alternatives**

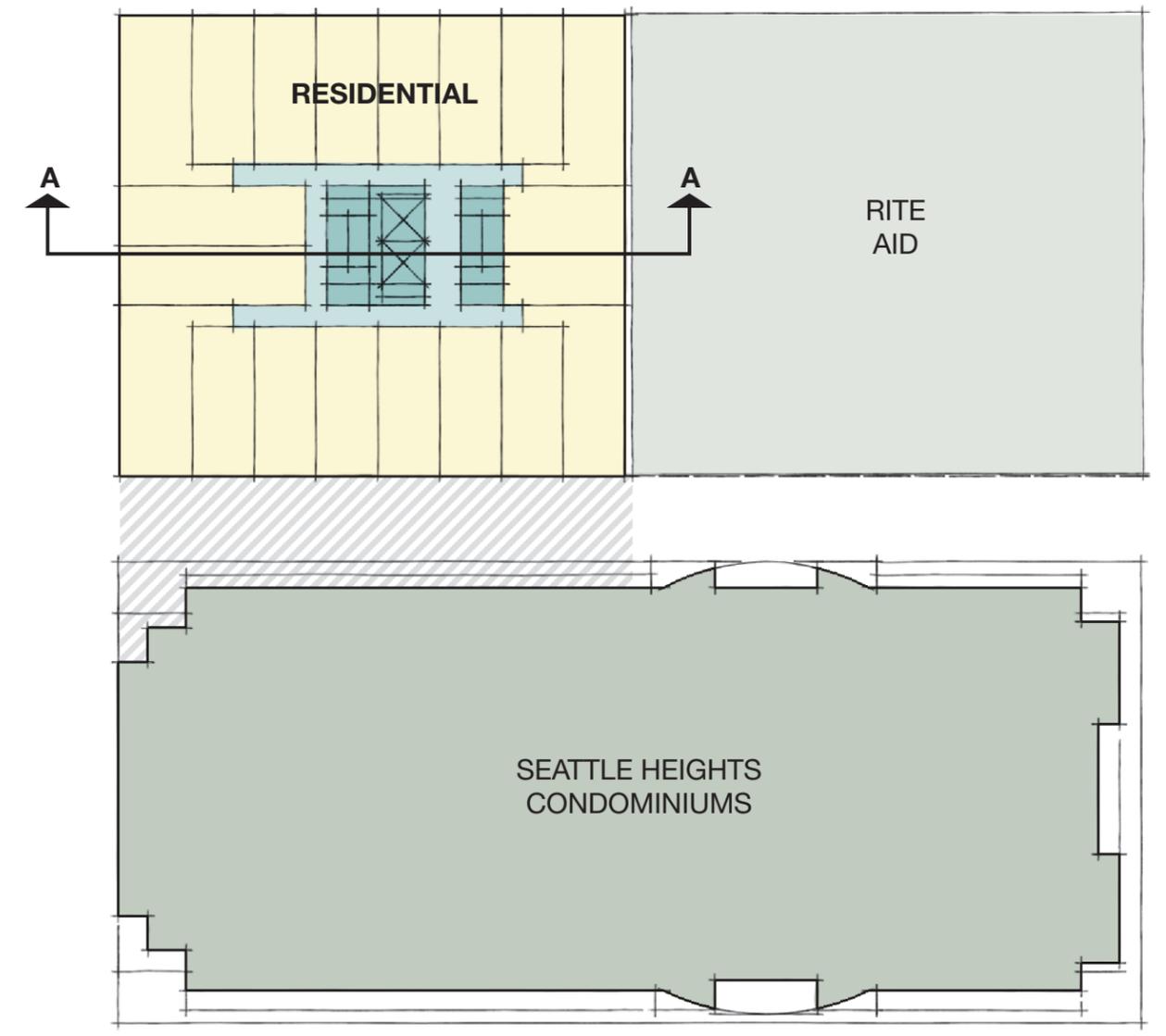


\* Indicates work to be completed as part of Transit Corridor Improvement Contract that is vetted and separate from the packet's proposed design

**Alternative 1 – Illustrative Site Plan**



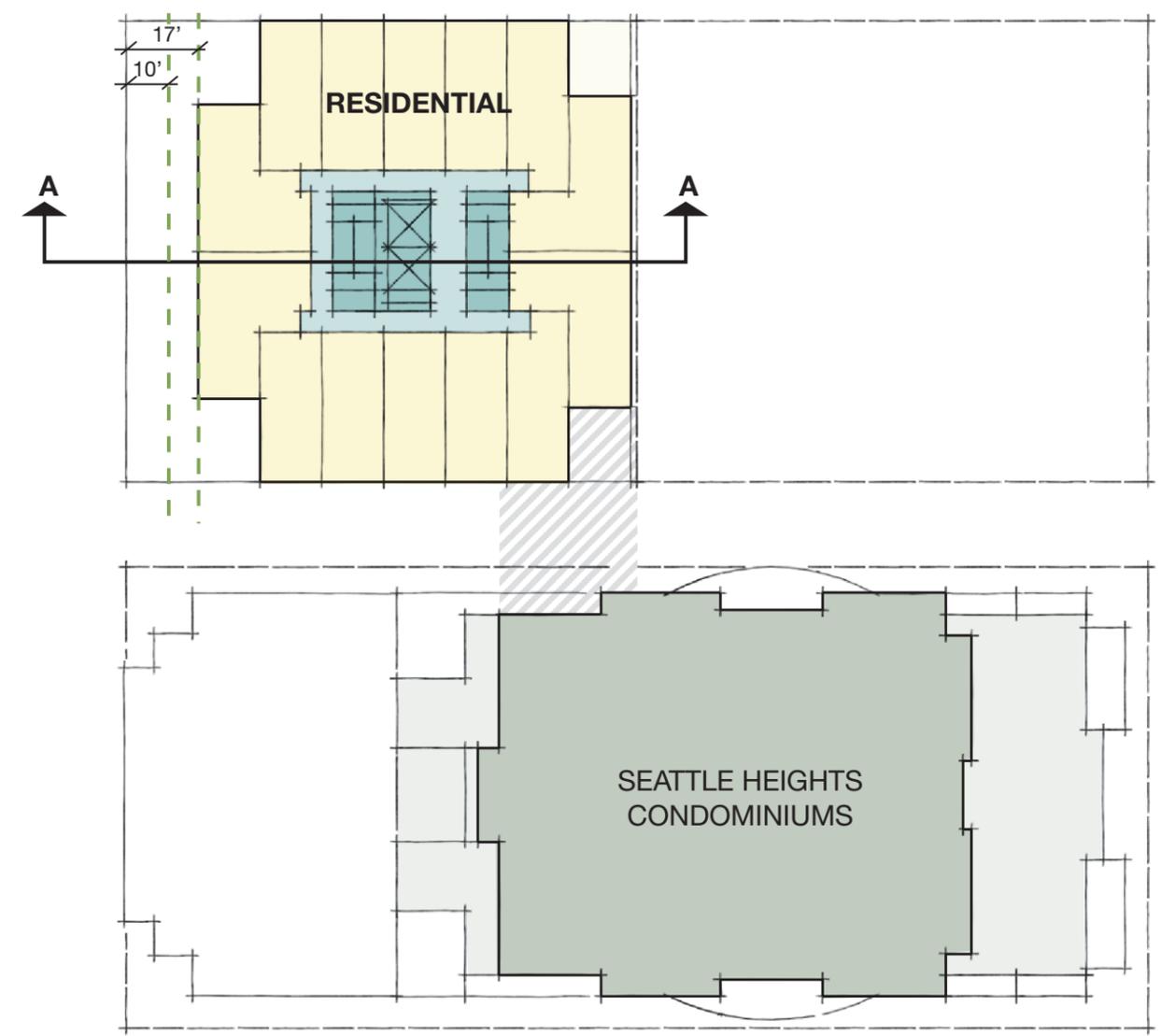
LEVEL 1



LEVELS 3-6 (LEVEL 2 SIMILAR)

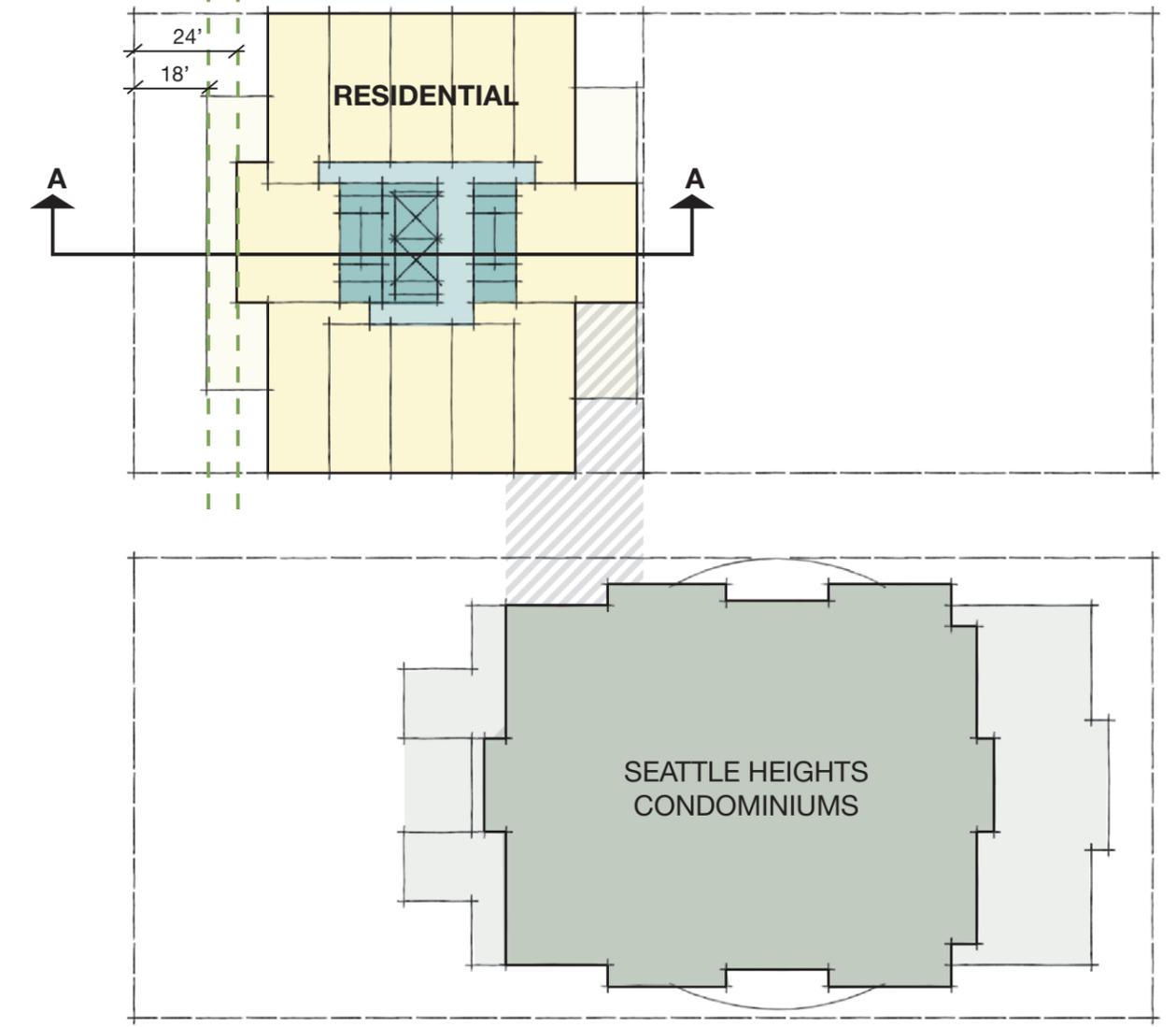
Alternative 1 - Plans

REQ'D GREEN  
STREET SETBACK | SETBACK  
AT LEVEL 9 | PROVIDED



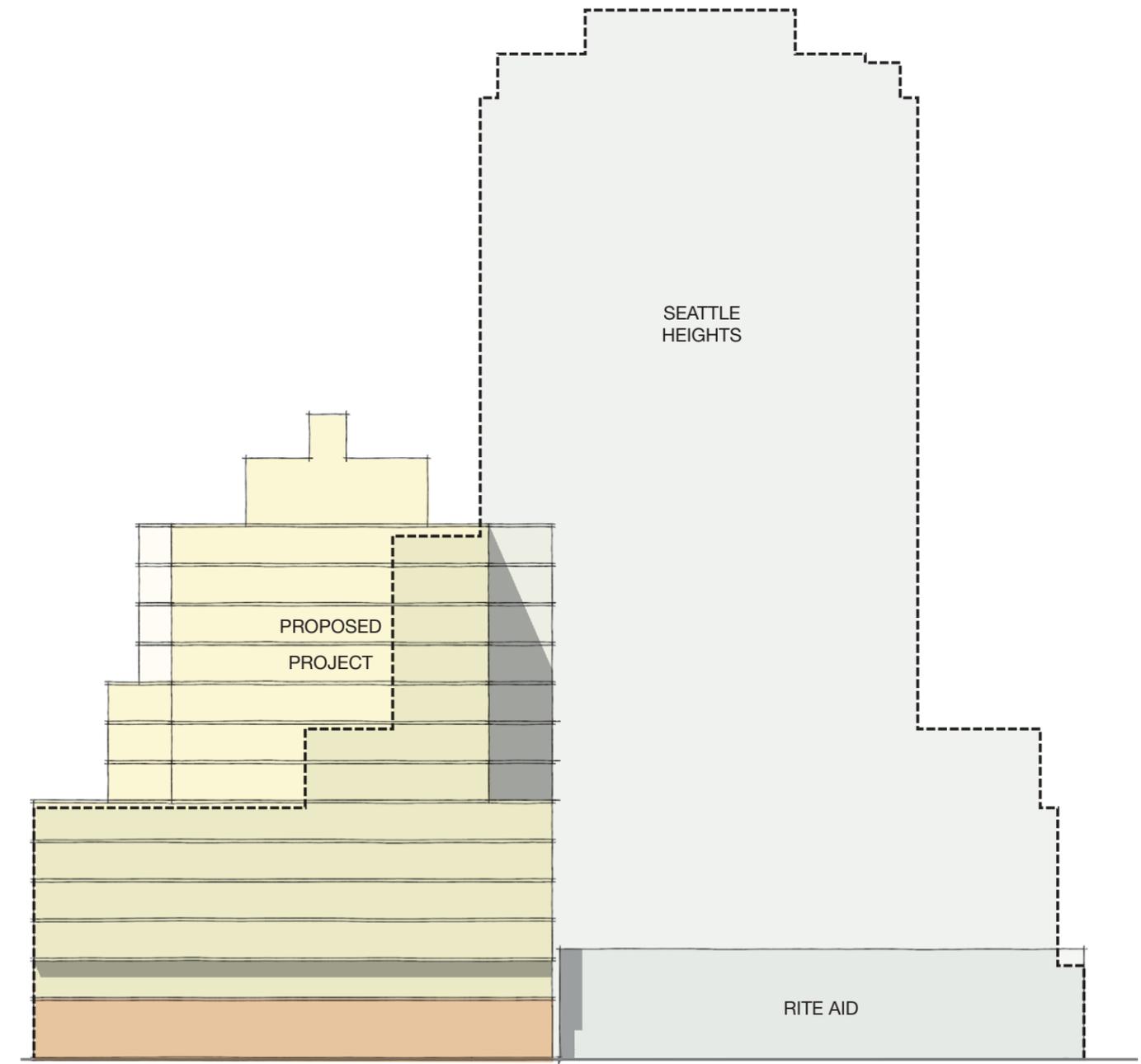
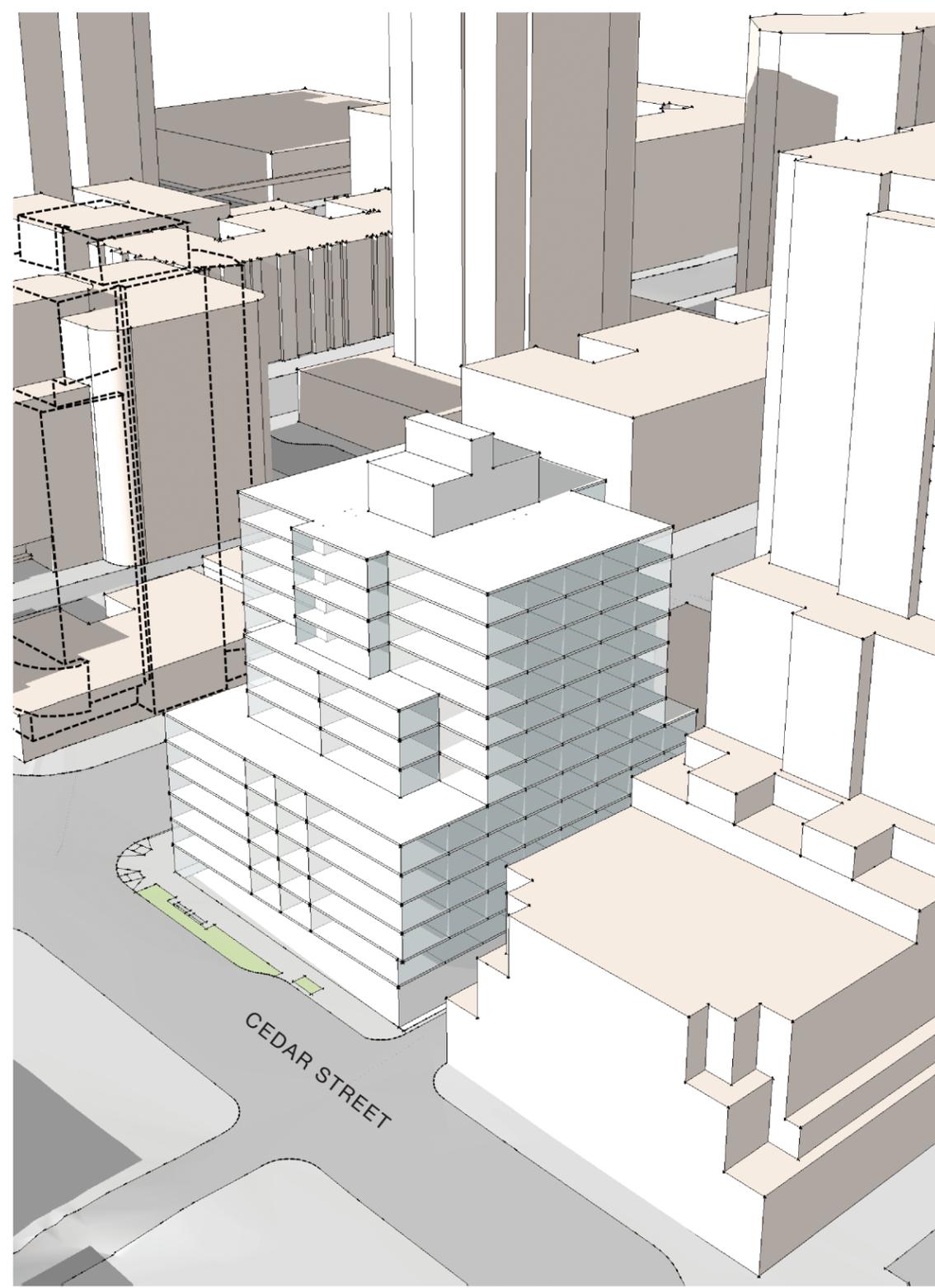
LEVELS 7-9

REQ'D GREEN  
STREET SETBACK | SETBACK  
AT LEVEL 13 | PROVIDED



LEVELS 10-13

Alternative 1 - Plans



Site Diagram looking Northeast from 2nd Avenue

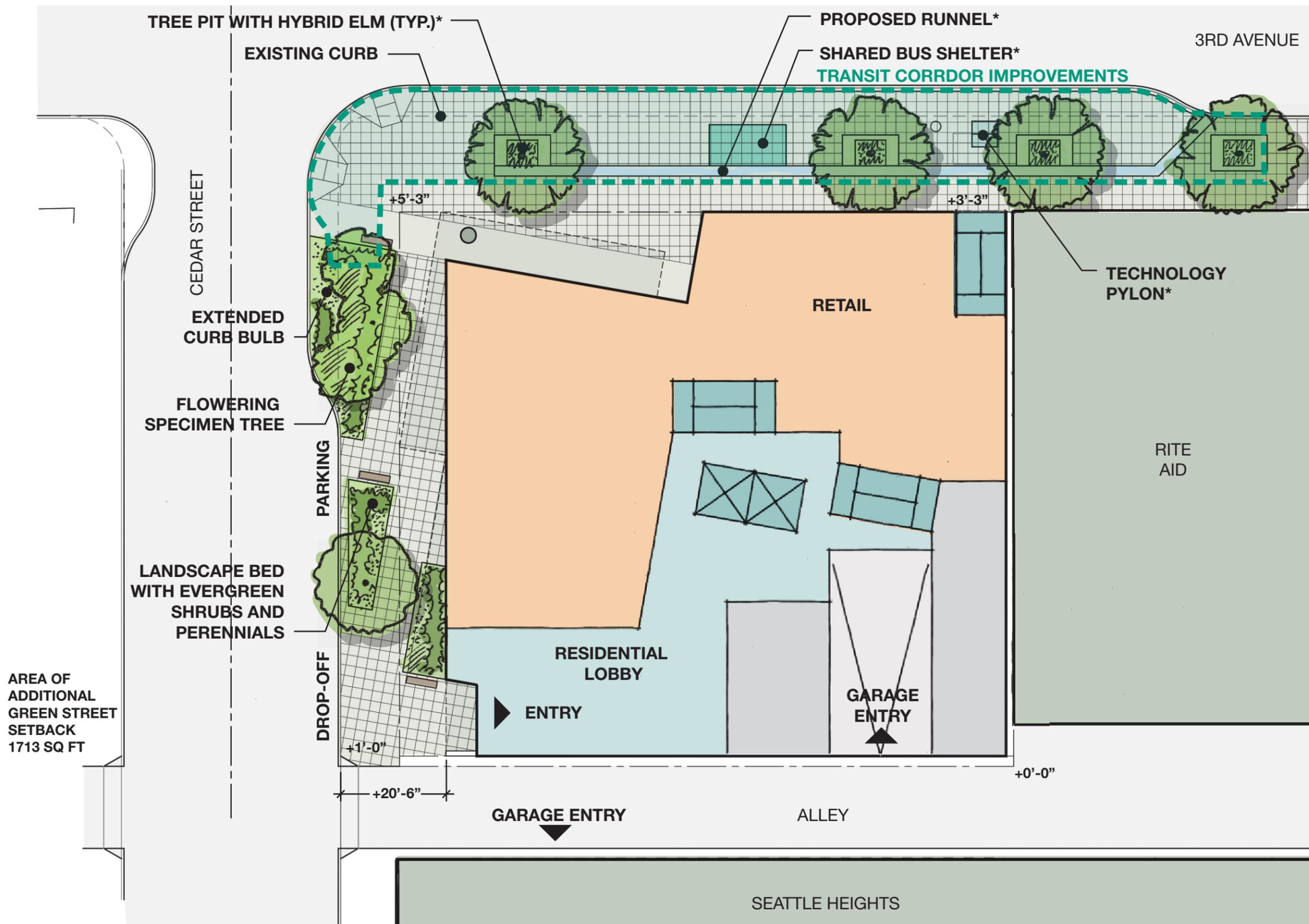
**ADVANTAGES**

- Building massing is based on Land Use Code; no departures required

**CHALLENGES**

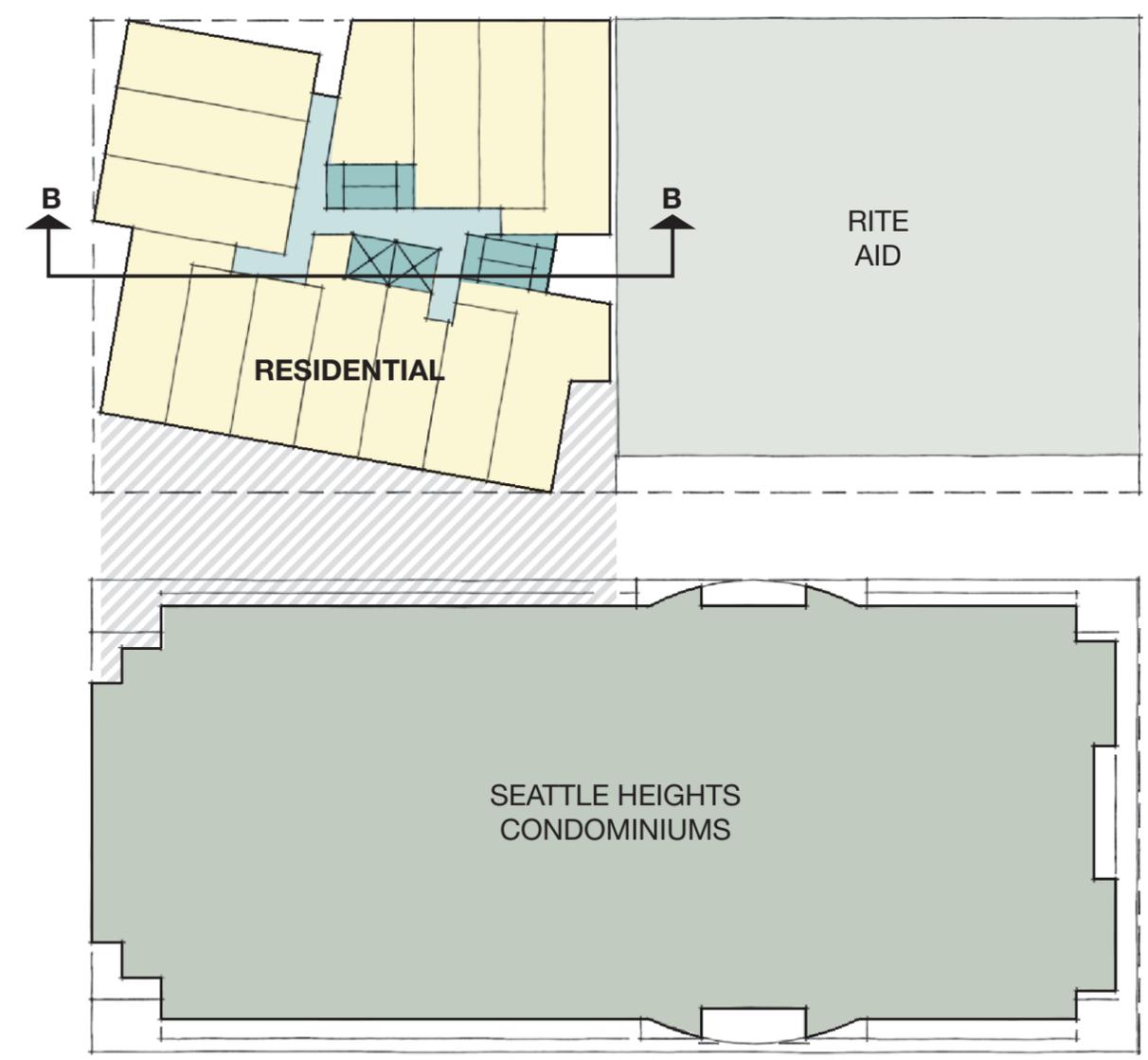
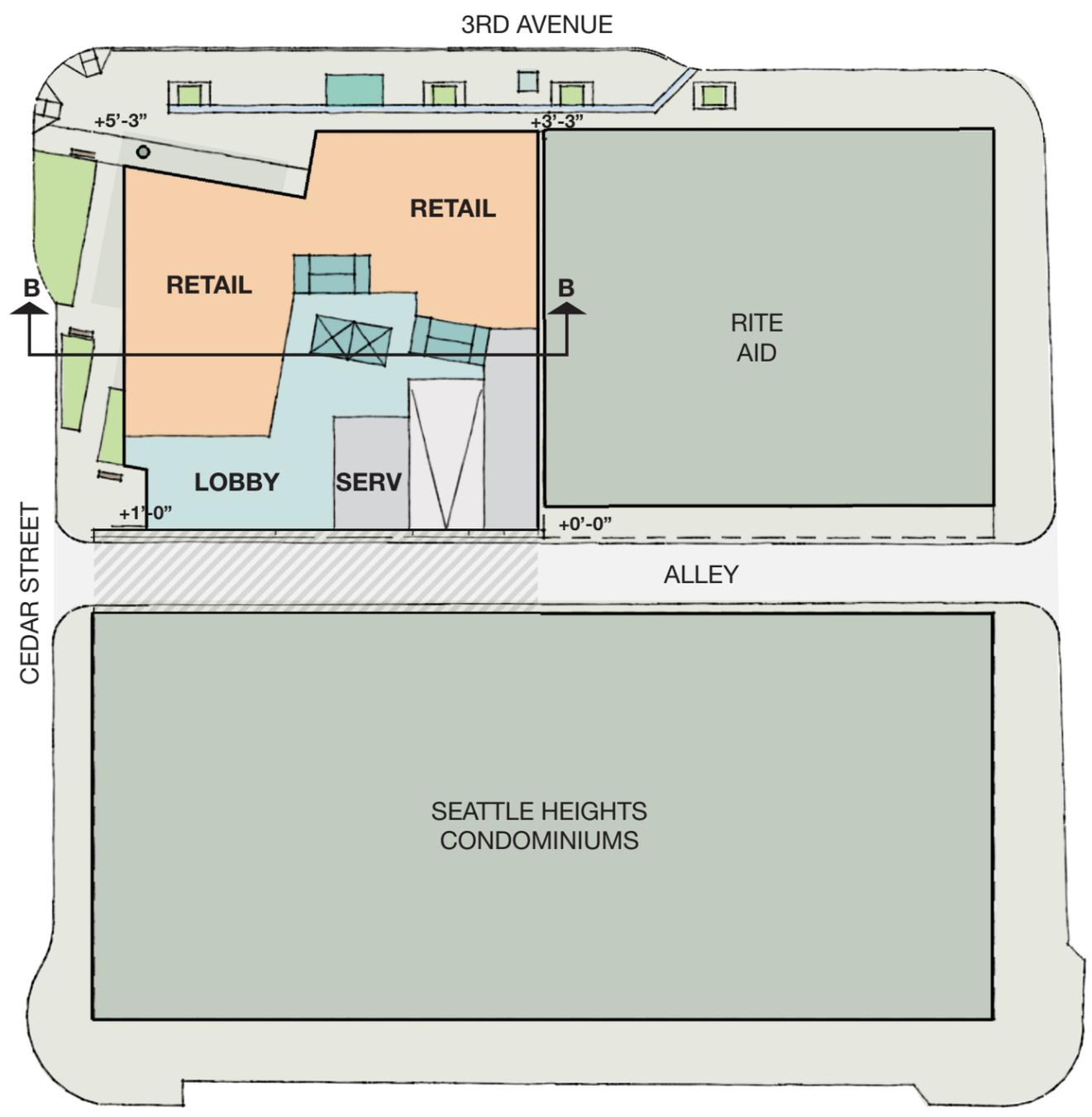
- Building does not respond to the Seattle Heights alley-facing units
- All Green Street contribution is in the public right-of-way

**Alternative 1 – Massing**



\* Indicates work to be completed as part of Transit Corridor Improvement Contract that is vetted and separate from the packet's proposed design

**Alternative 2 – Illustrative Site Plan**

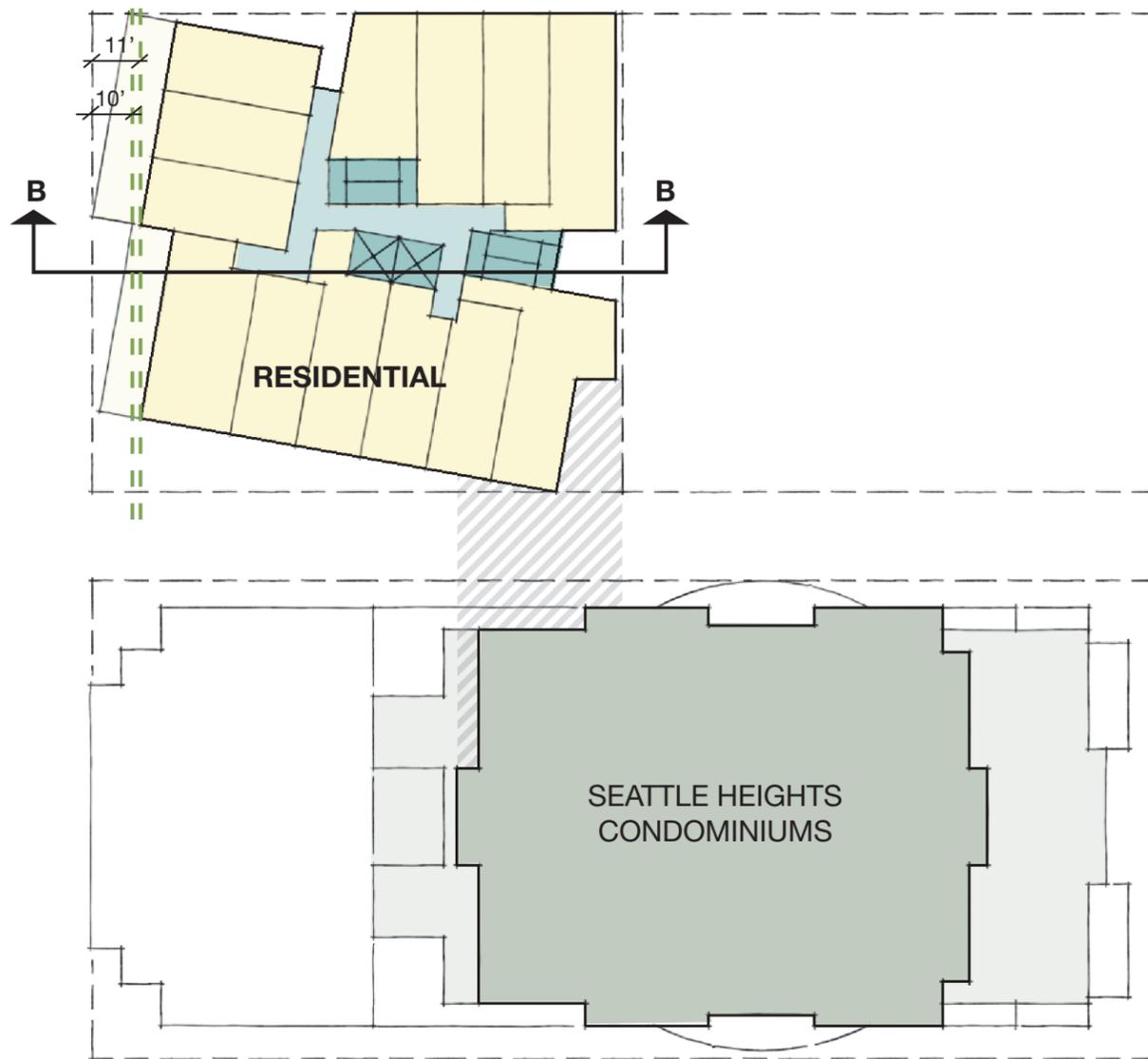


LEVEL 1

LEVELS 3-6 (LEVEL 2 SIMILAR)

Alternative 2 - Plans

REQ'D GREEN || SETBACK  
STREET SETBACK || PROVIDED



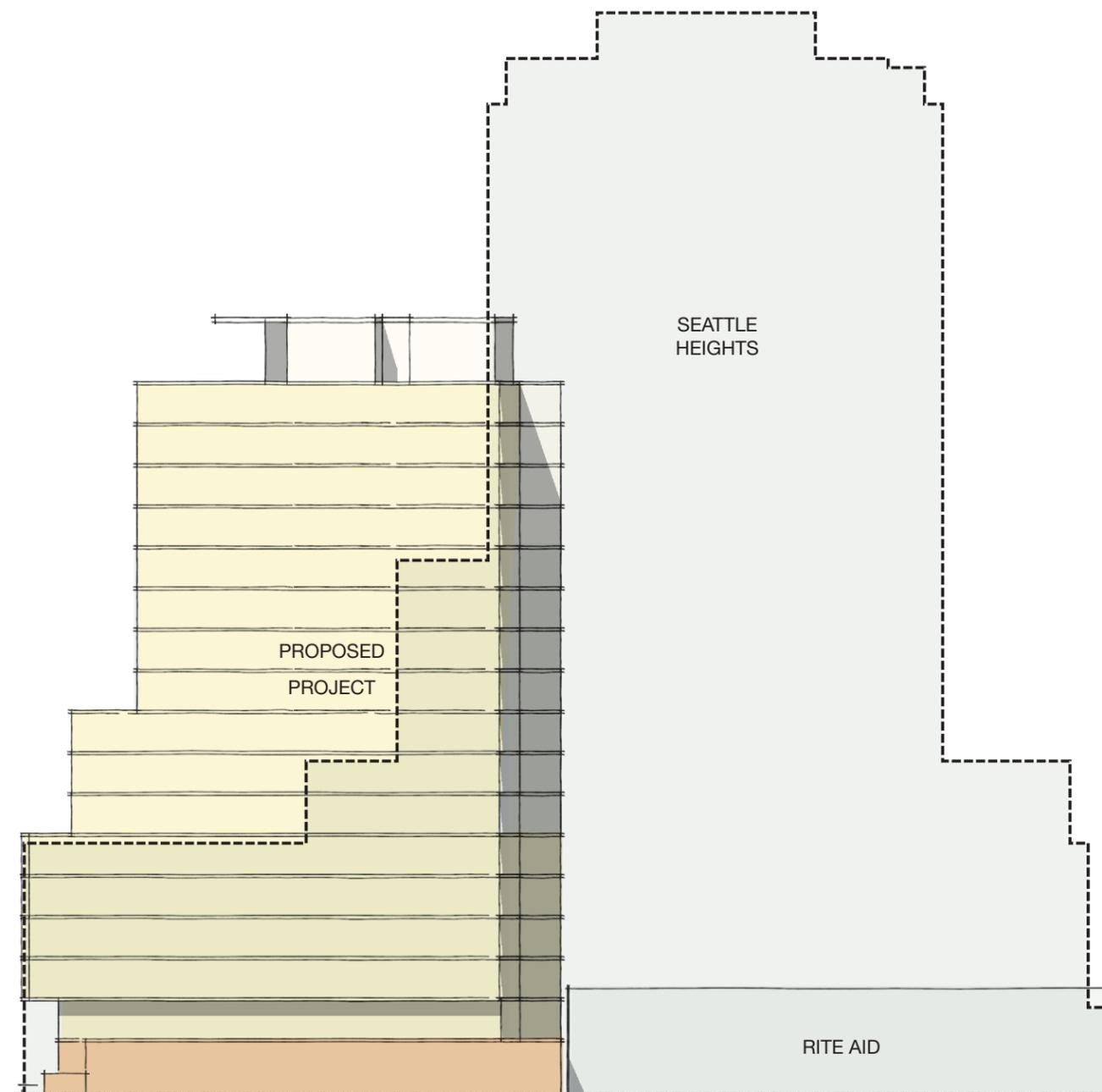
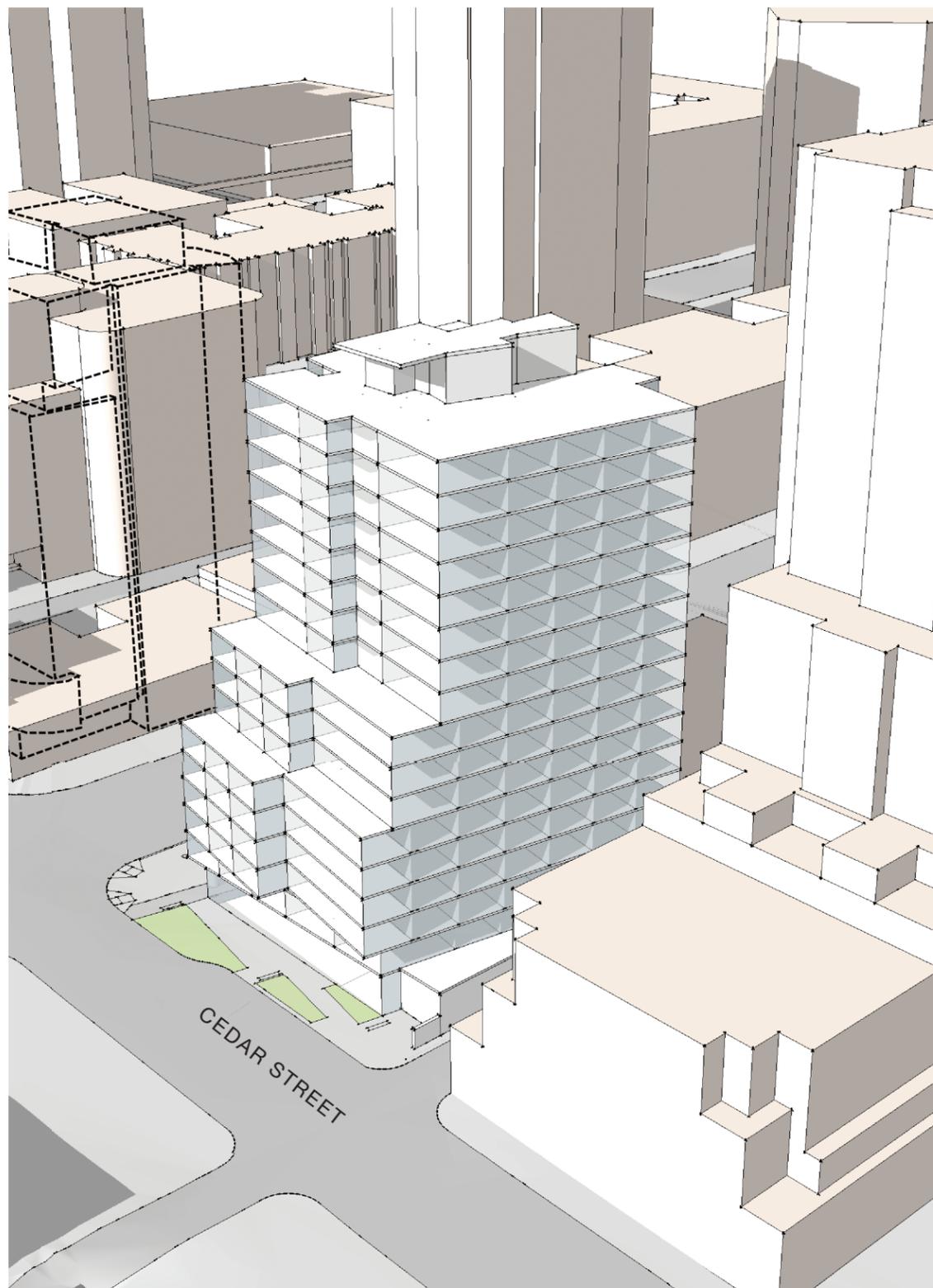
LEVELS 7-9

REQ'D GREEN  
STREET SETBACK  
AT LEVEL 17



LEVELS 10-17

Alternative 2 - Plans



Site Diagram looking Northeast from 2nd Avenue

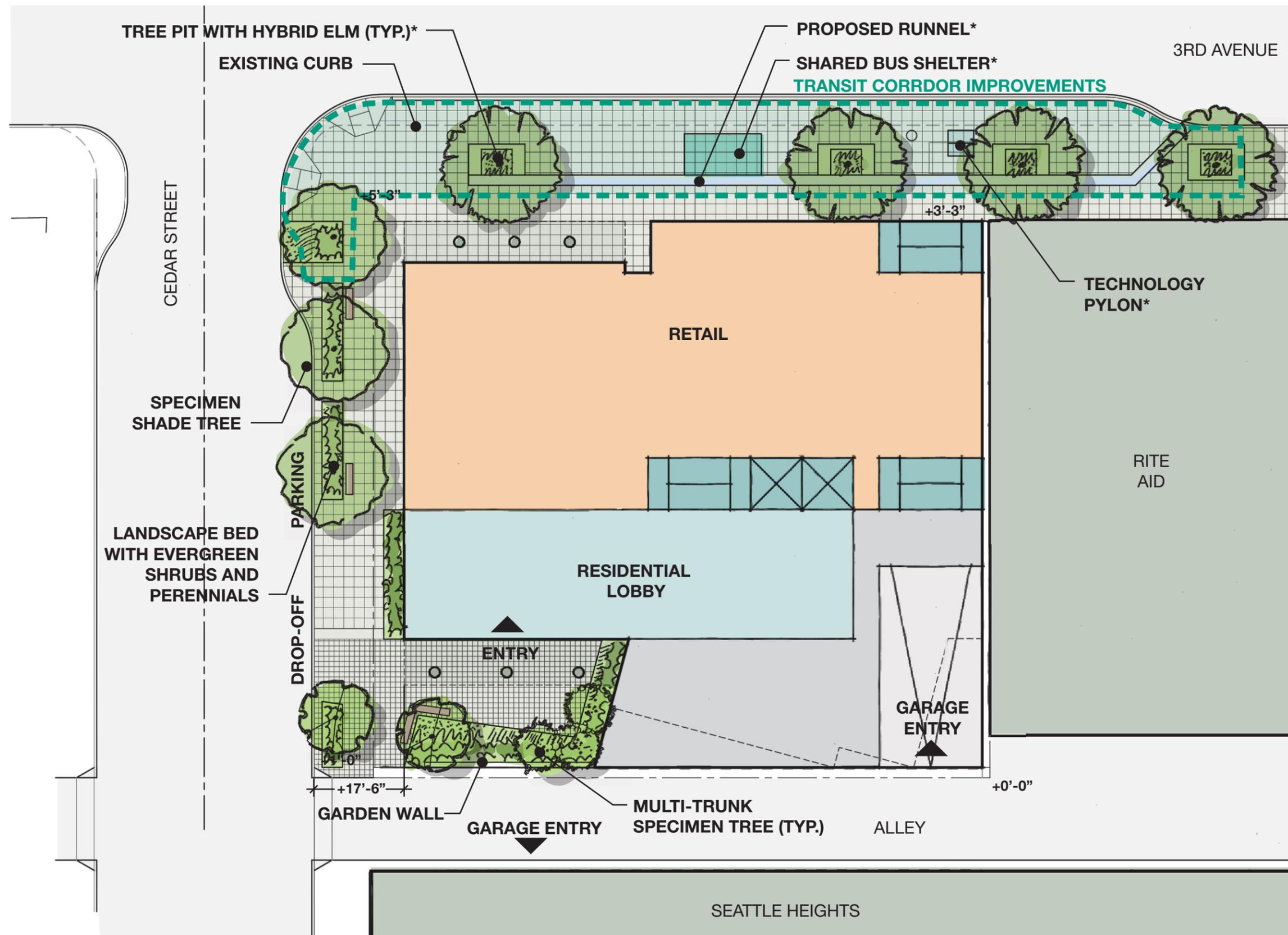
#### ADVANTAGES

- Building responds to the Seattle Heights alley-facing units
- Enhances the green street amenity by providing a setback along Cedar Street at street level
- Less mass below 65' than what is allowable by code
- Articulated setbacks allow for glazing on the facade adjacent to Rite Aid
- Proposed height creates a transition between 125' and 240' zones

#### CHALLENGES

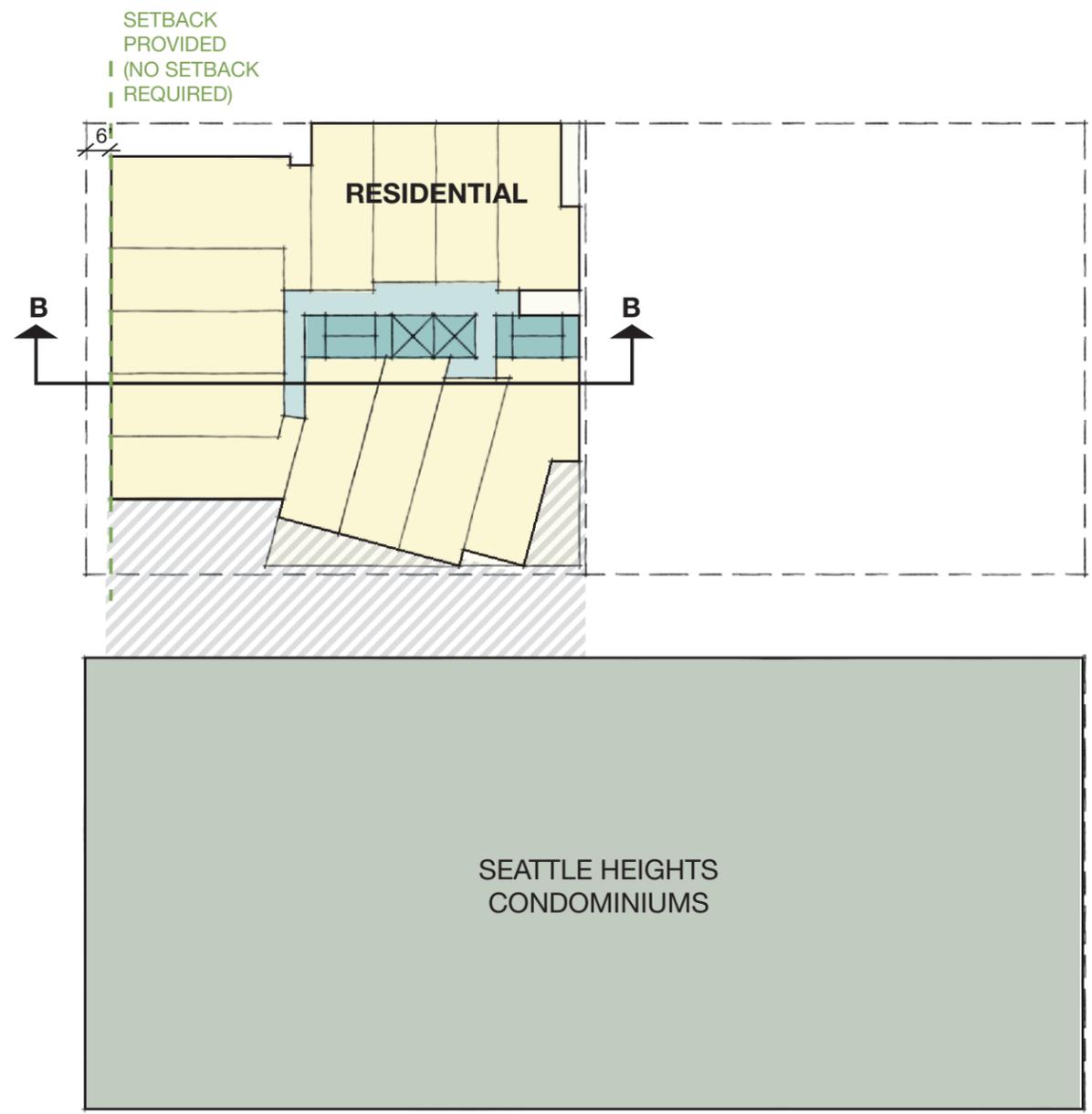
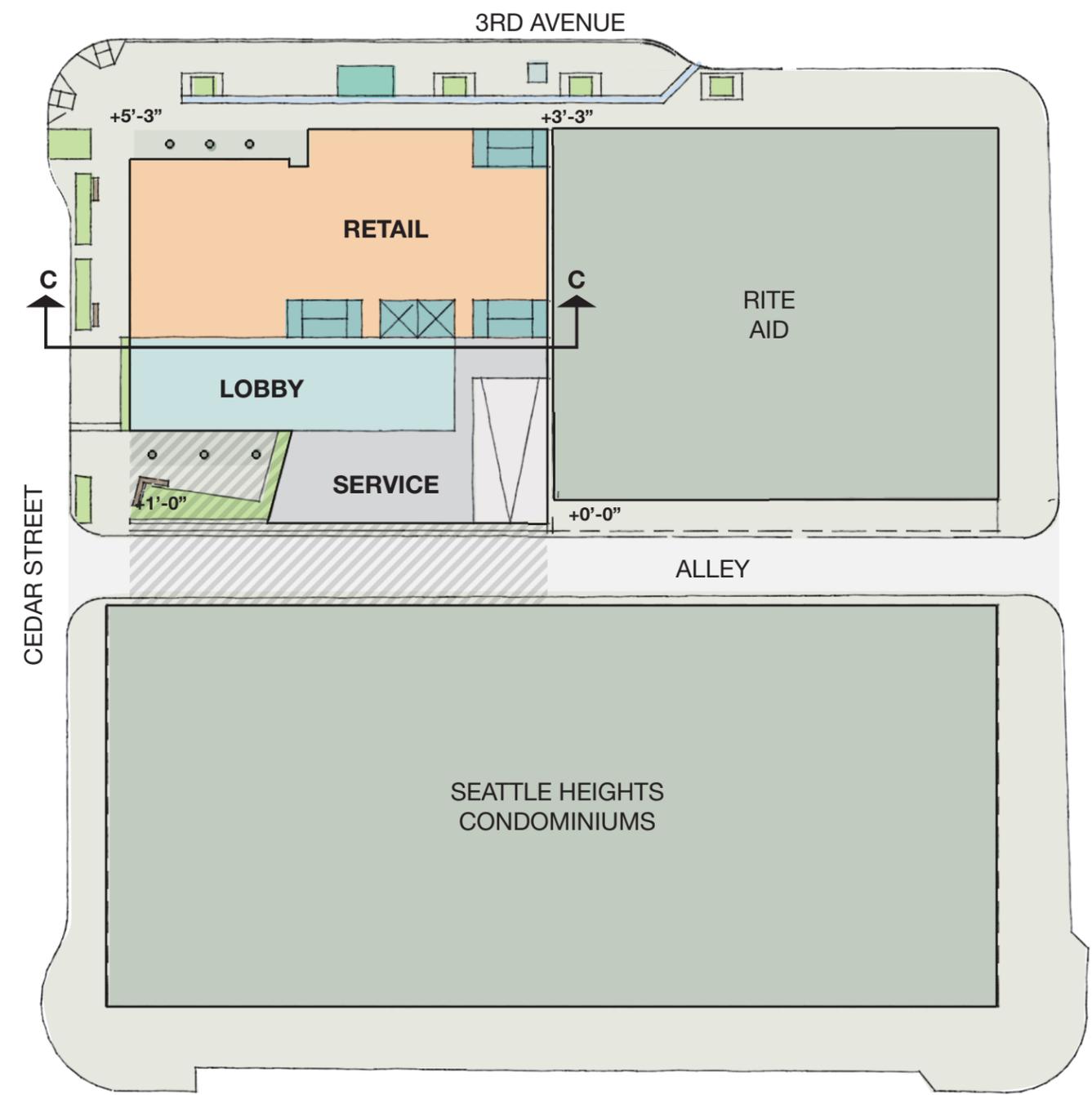
- Lot size departure required for four floors above 125'
- Wall length departure required for Third Avenue elevation above 65'

#### Alternative 2 – Massing



\* Indicates work to be completed as part of Transit Corridor Improvement Contract that is vetted and separate from the packet's proposed design

**Alternative 3 – Illustrative Site Plan**

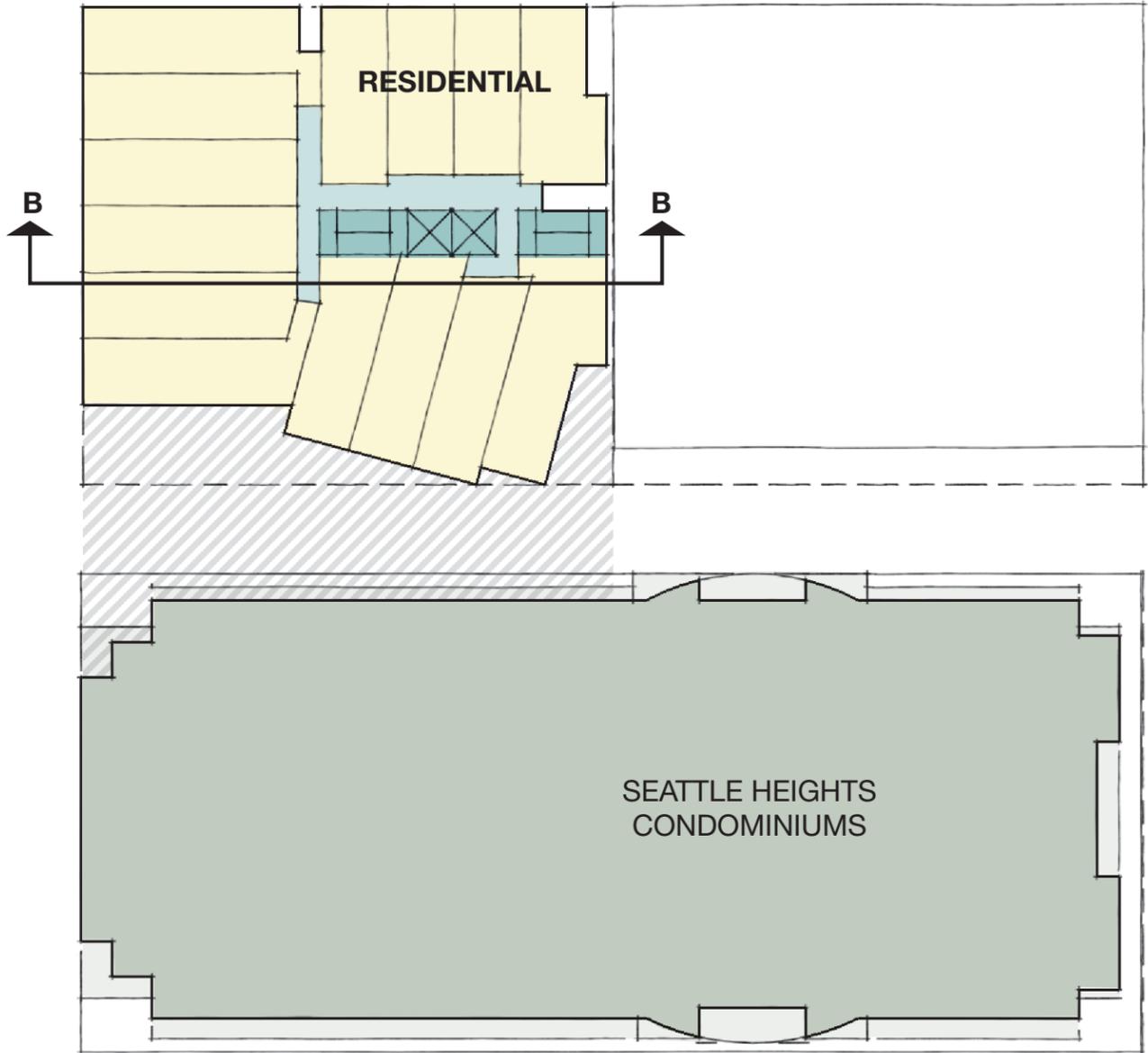


LEVEL 1

LEVEL 2

Alternative 3 – Plans

AVERAGED SETBACK PROVIDED | REQ'D GREEN STREET SETBACK AT LEVEL 19

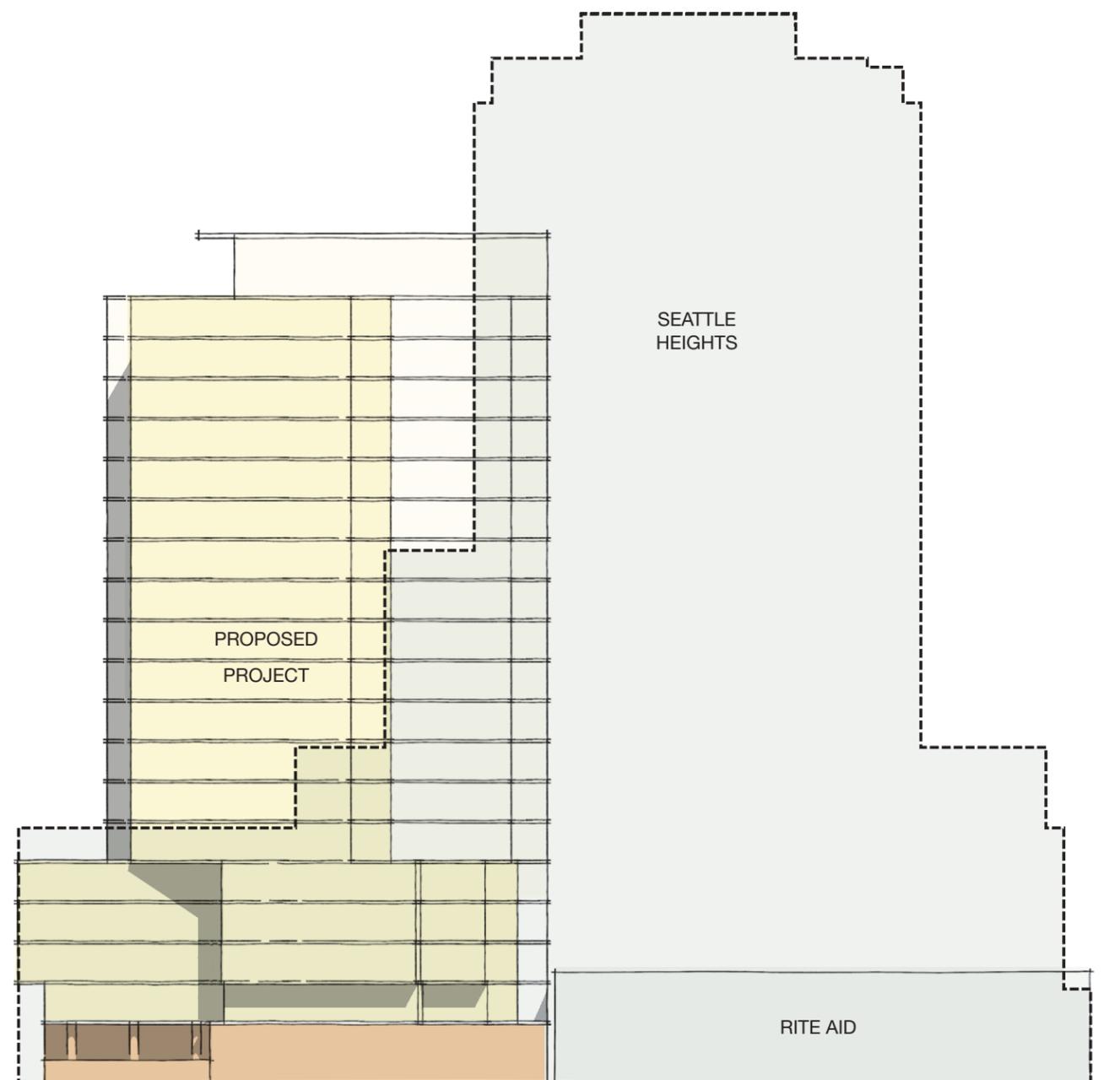
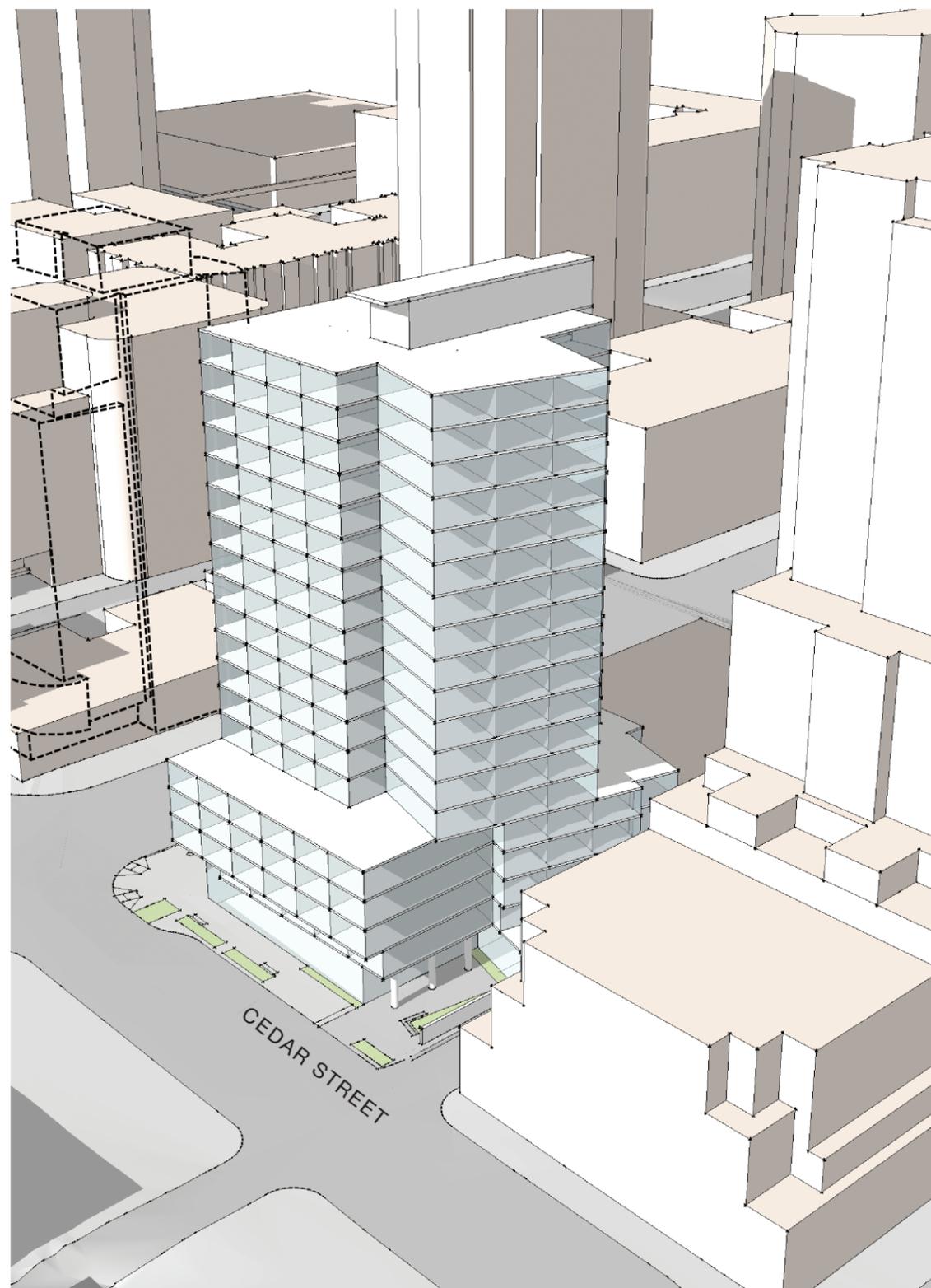


LEVELS 3-5



LEVELS 6-19

Alternative 3 - Plans



Site Diagram looking Northeast from 2nd Avenue

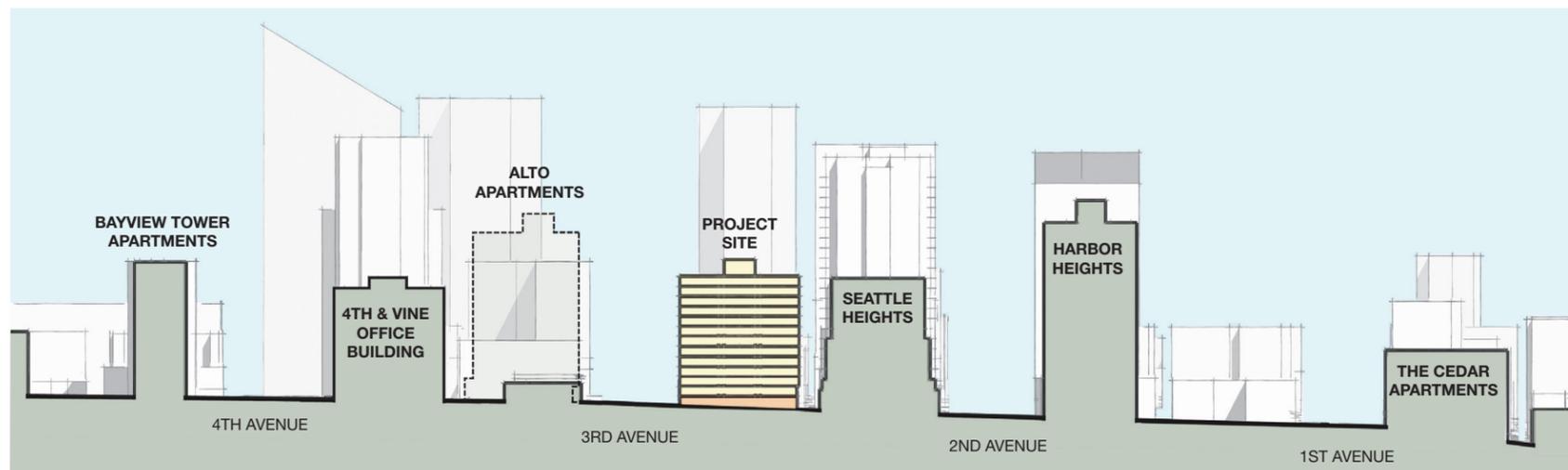
#### ADVANTAGES

- Building responds to the Seattle Heights alley-facing units
- Smaller floor plates at all levels than what is allowed by code
- Enhances the green street amenity by providing a setback along Cedar Street at street level
- Enhances the green street amenity by providing a landscaped entry court
- By averaging the green street setback, more open space is provided closer to street level
- Setbacks allow for glazing on the façade adjacent to Rite Aid
- Proposed height creates a transition between 125' and 240' zones

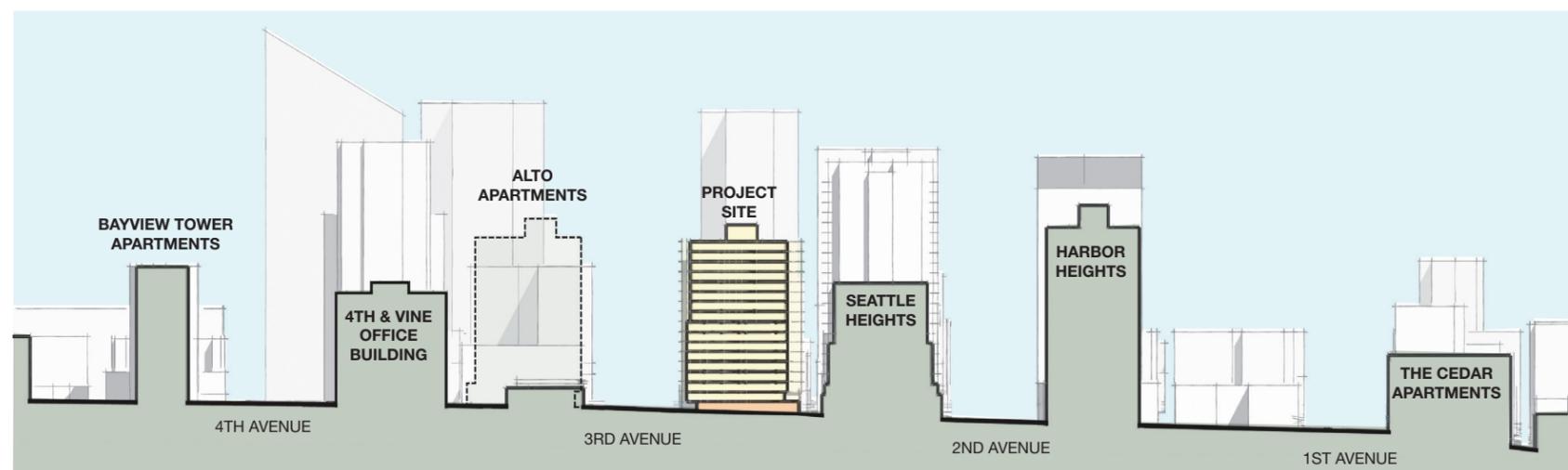
#### CHALLENGES

- Lot size departure required for six floors above 125'
- The proposal averages the green street setback which requires a setback departure for the top four floors

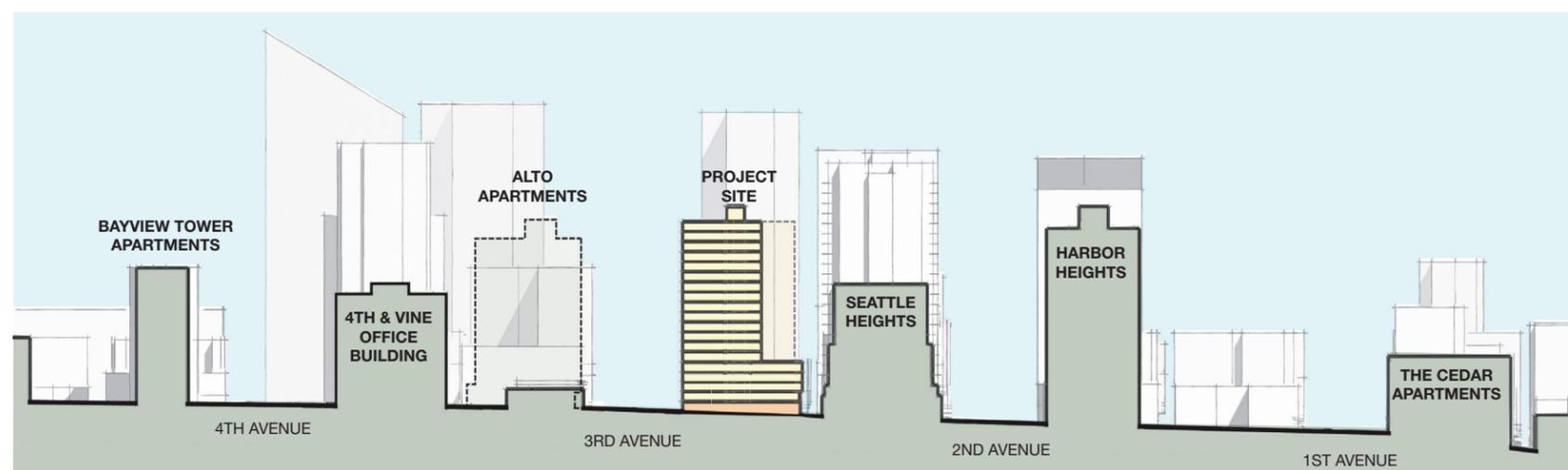
### Alternative 3 – Massing



ALTERNATIVE 1

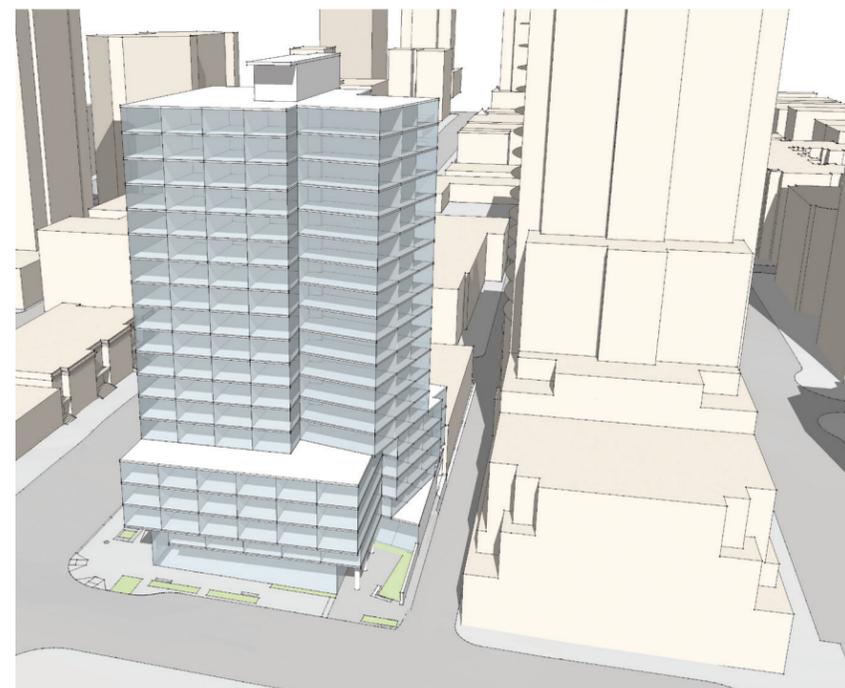
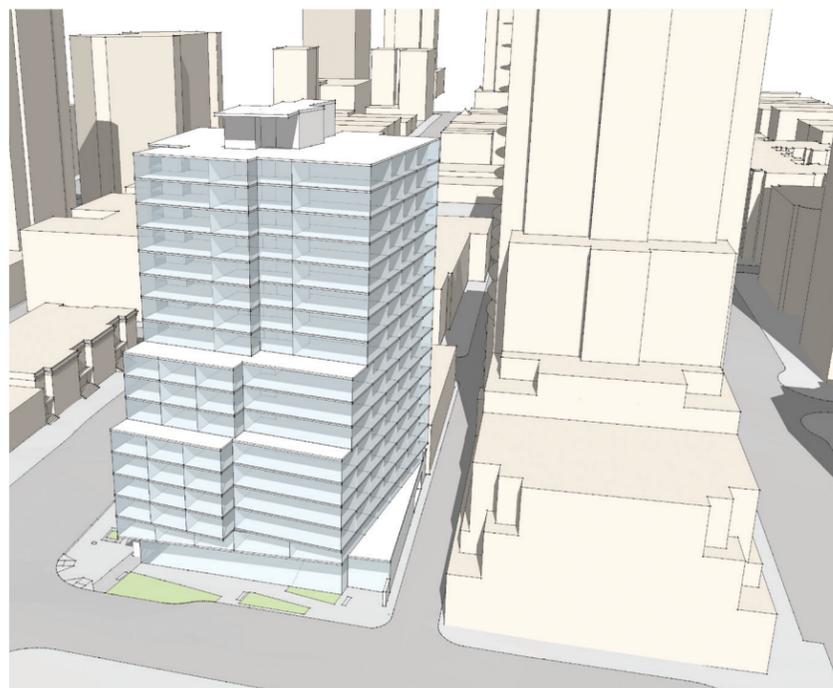
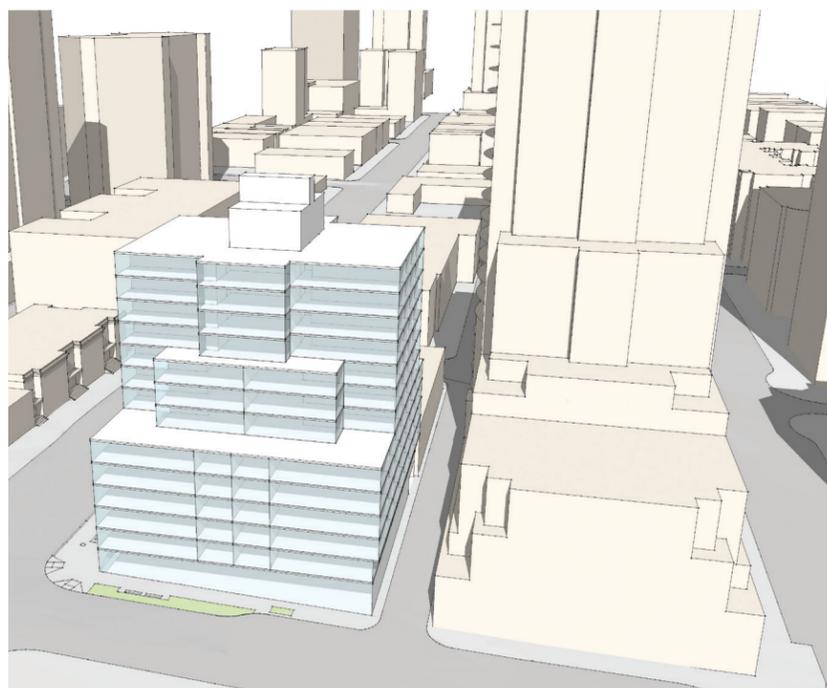


ALTERNATIVE 2



ALTERNATIVE 3

Cedar Street Longitudinal Section



ALTERNATIVE 1 (CODE COMPLIANT)

ALTERNATIVE 2

ALTERNATIVE 3

Comparison Views of Alternatives

**ALTERNATIVE 1**

CODE	DEVELOPMENT STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION
No Departures Requested				

**ALTERNATIVE 2**

CODE	DEVELOPMENT STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION
23.49.153	Minimum Lot Size	minimum lot size of 19,000 square feet for any structure over 125 feet	allow a 12,960 square foot lot to have a building taller than 125'	<ul style="list-style-type: none"> <li>As a quarter block site, this alternative proposes a building mass that is less than 50% of a fully developed half-block site and is less than 10% more volume than allowed by code.</li> <li>At 160', this alternative proposes a more equitable allowance of building height for lots smaller than 19,000 square feet (see Lot Size / Height diagram).</li> <li>This alternative proposes a building height which creates a transition between 125' and 240' zones.</li> <li>This alternative will provide an amenity to the neighborhood by enhancing Cedar Street as a Green Street in a more substantive way than the code compliant scheme.</li> <li>This alternative responds to the existing condition of the Seattle Heights alley-facing units</li> </ul>
23.49.164	Maximum Wall Dimension	maximum wall dimension along 3rd Ave is 90'	allow for a 99' wall along 3rd Avenue for building Levels 7, 8, & 9.	<ul style="list-style-type: none"> <li>The proposed wall length is interrupted by a non-orthogonal setback</li> <li>The departure applies only to Levels 7, 8, and 9</li> <li>Wall length on Levels 10 - 17 is less than 90'</li> </ul>

**ALTERNATIVE 3**

CODE	DEVELOPMENT STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION
23.49.153	Minimum Lot Size	minimum lot size of 19,000 square feet for any structure over 125 feet	allow a 12,960 square foot lot to have a building taller than 125'	<ul style="list-style-type: none"> <li>As a quarter block site, this alternative proposes a building mass that is less than 50% of a fully developed half-block site and is less than 10% more volume than allowed by code.</li> <li>At 180', this alternative proposes a more equitable allowance of building height for lots smaller than 19,000 square feet (see Lot Size / Height diagram on page 13).</li> <li>This alternative proposes a building height which creates a transition between 125' and 240' zones.</li> <li>This alternative will provide an amenity to the neighborhood by enhancing Cedar Street as a Green Street in a more substantive way than the code compliant alternative.</li> <li>This alternative responds to the existing condition of the Seattle Heights alley-facing units.</li> </ul>
23.49.166	Green Street Setback	required setback at green street for portion of structure between 86' – 240' at a rate calculated by $(H-85') \times 0.2 + 10'$	The proposal "averages" the green street setback which requires a setback departure for the top five floors	<ul style="list-style-type: none"> <li>A calculated average green street setback would be 14'-5". This alternative proposes an "average" setback of 21'. The amount of building area encroaching into the setback is substantially less than the extra area of setback provided at the lower levels (see Section Diagram on page 15)</li> <li>Project will enhance the green street amenity at the level of human interaction by providing: a street level setback along Cedar Street; a landscaped entry court; and more landscaping and open space at the street level than the code compliant alternative.</li> </ul>

**Requested Departures**



Harbor Steps



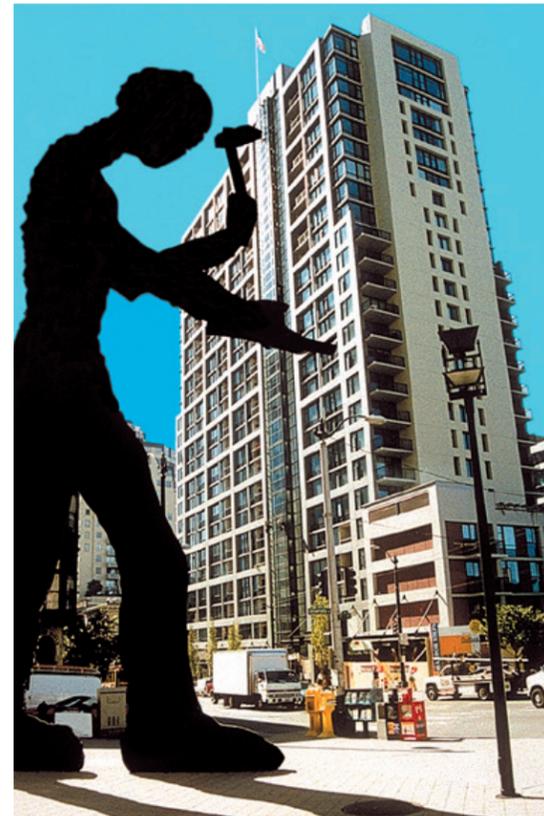
Klee Lofts and Suites



Alto Apartments - Entitled/Proposed



Mural Apartments



Harbor Steps



2nd and Bell - Entitled/Proposed

Firm Experience



Cedar Street - Green Street



Harbor Steps - Post Alley



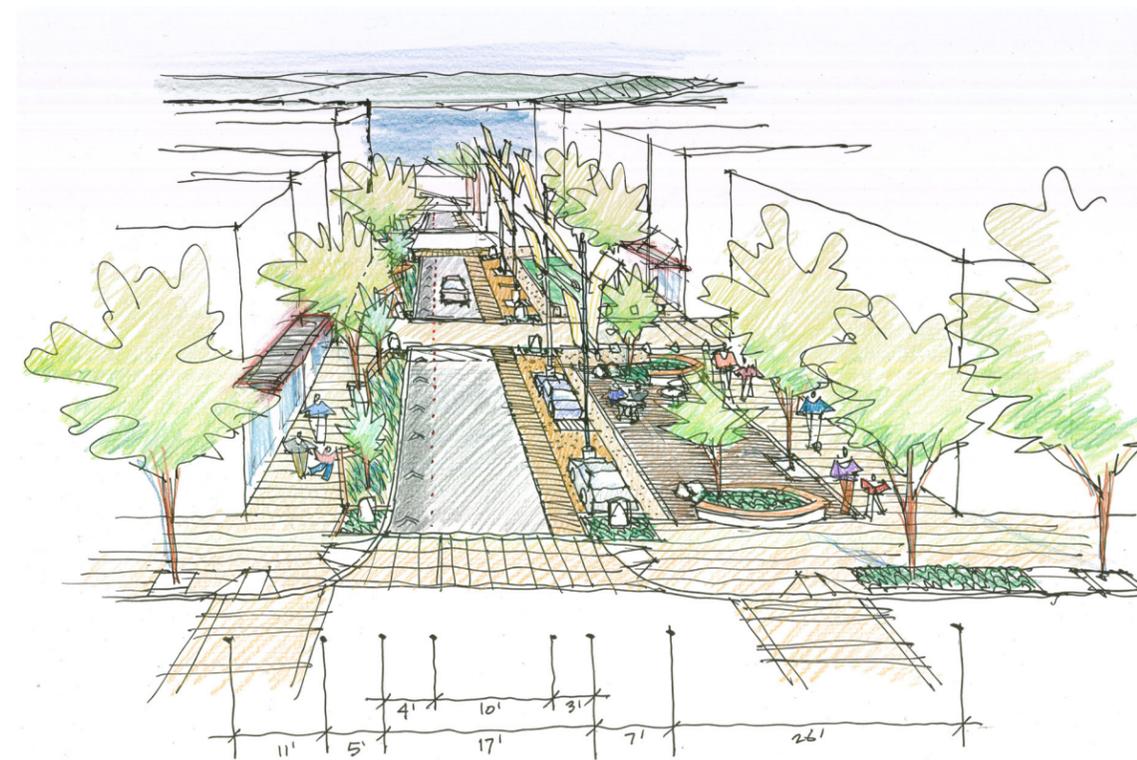
500 Mercer LUMEN



Block 40 South Lake Union



Alcyone



Bell Street Park Boulevard

**Firm Experience**