

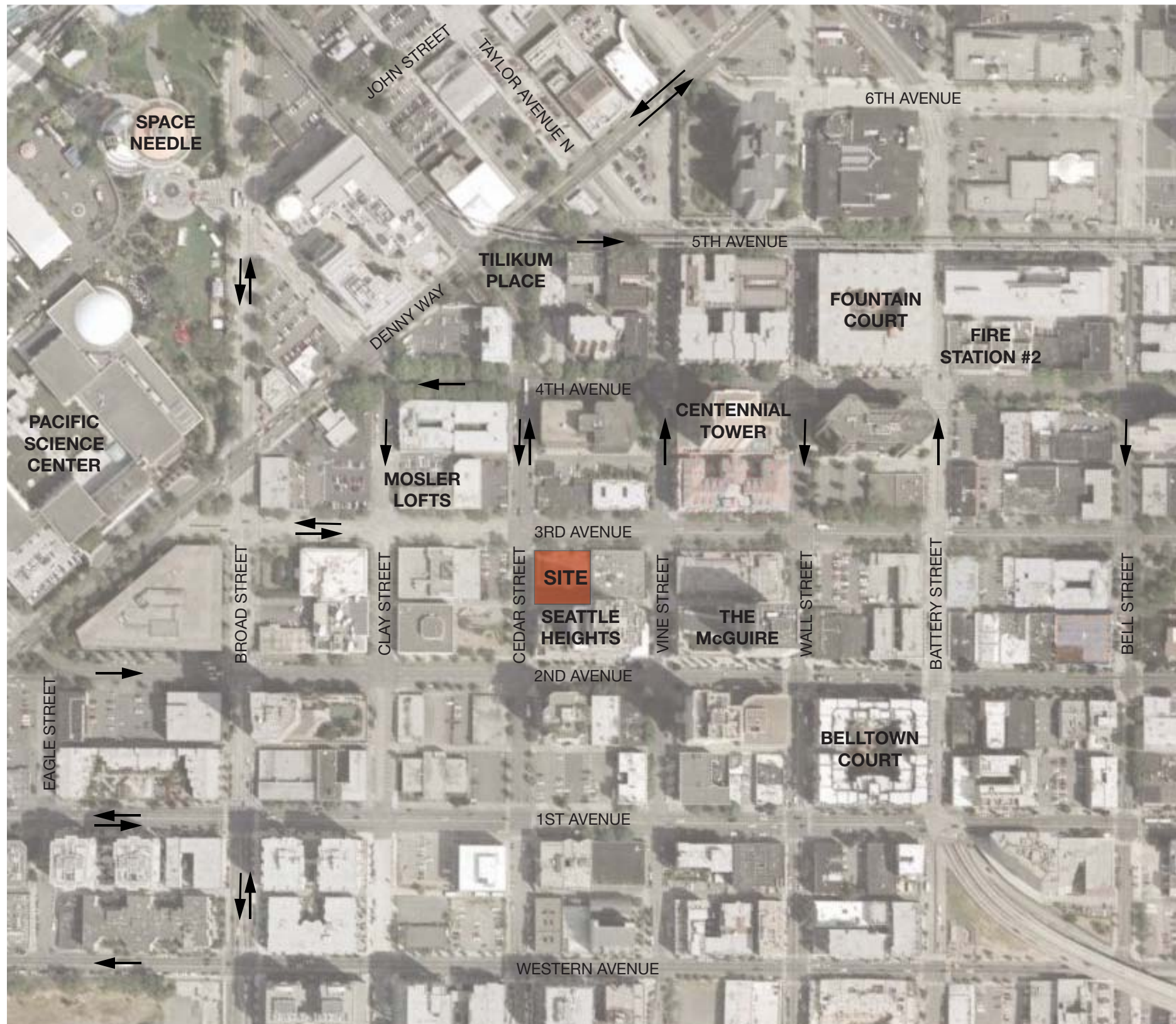


2625 Third Avenue – Design Review Board (DPD# 3011119)
prepared for 3rd & Cedar LLC

September 28, 2010

HEWITT

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PROJECT DESCRIPTION

The proposed mixed-use residential project will be comprised of ground level retail with 18 floors of apartments above and four levels of parking below grade. 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
- 4,000 square feet of ground-level retail
- 130 parking stalls

Development Objectives and Aerial Photograph

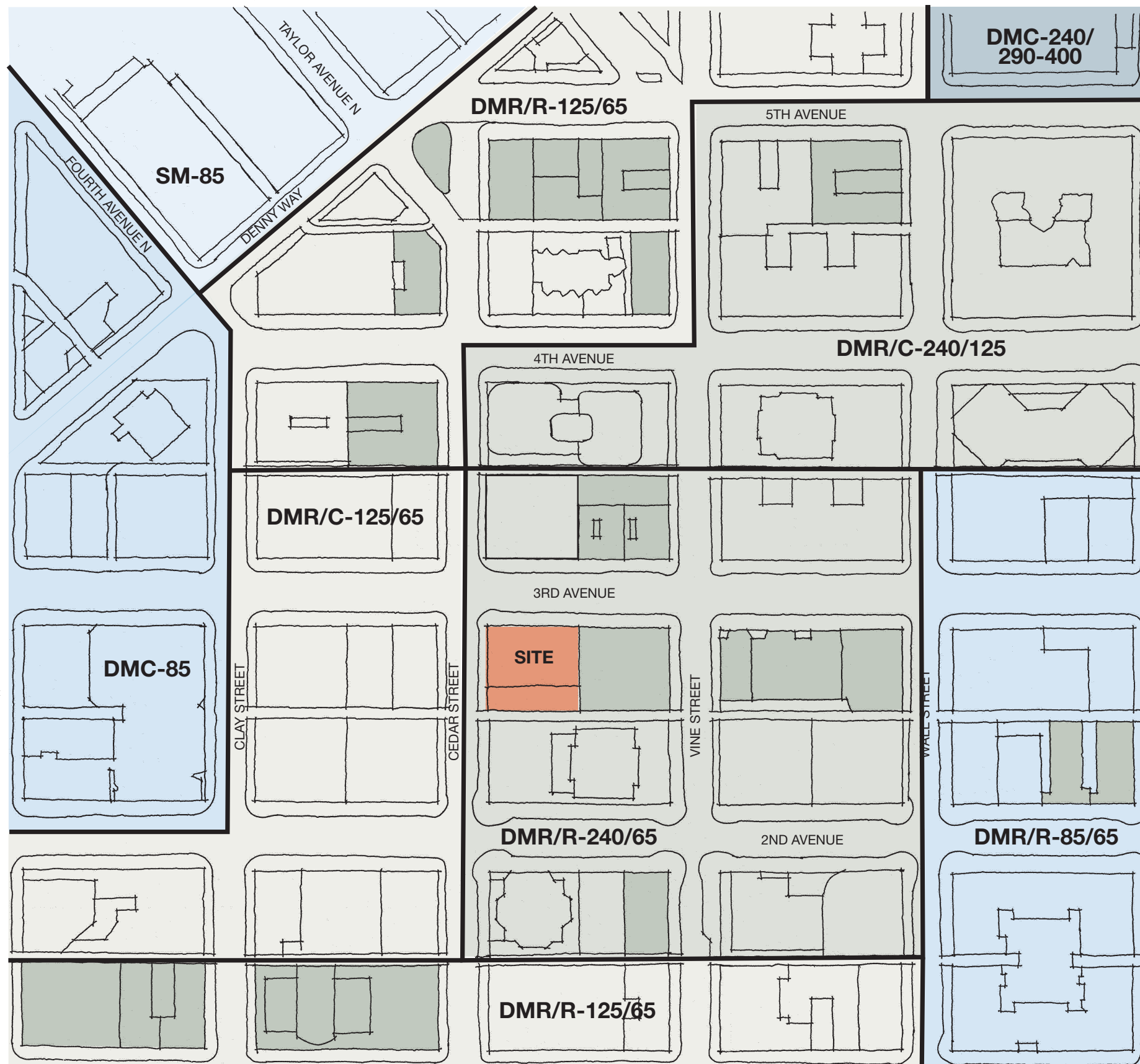


LEGEND

- 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)
- DESIGNATED GREEN STREET
- BELL STREET PARK BOULEVARD
- IMPLEMENTED GREEN STREET

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 Belltown'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.





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

- | | |
|---|--|
| 1 Zeeks Pizza | 22 Studio 2602 (Hair Salon) |
| 2 Tilikum Place | William Collier Design |
| Chief Seattle Statue | Rick Gustafson Design |
| 3 5 Point Cafe and Bar | 23 Emerald City Design (Interior Design) |
| 5 Point Laundromat | Centennial Court |
| Golden Singha (Restaurant) | Belltown Video |
| Cafe Bella | 24 Grange Insurance Group |
| 4 Edwards House (Residence) | 25 New Horizons Ministries |
| Musa Design | 26 Diamond Parking |
| Steve Fey Fine Arts Photography | 27 Thrive Communities |
| G Force | Cross Cut Public Media |
| 5 Northwest Business Telecommunications | Red Propeller |
| 6 The Davenport (Apartments) | Development Site for Alto Apartments |
| 7 Artisan Cafe | 28 Rite Aid |
| Rejuvenate | 29 Belltown Martial Arts & Fitness |
| Montreaux | Sandi Choe Photography |
| 8 The Devonshire (Apartments) | CRC Design |
| 9 Parking | 30 Lavalobe, LLC |
| 10 2770 4th Avenue (Apartments) | 31 State Farm Insurance |
| Katie's Formal Wear | Ltd Real Estate |
| 11 Taco DelMar | 32 Grange Insurance Group |
| Tillicum Place Cafe | 33 Private Courtyard |
| Sublime Hair Salon | 34 TRF Pacific, LLC |
| Bambino's East Coast Pizzeria | Real Property Investors, LLC |
| 12 Bayview Tower Apartments | Le P'tit Bistro |
| 13 Stonecliff Apartments | Seattle Heights (Apartments) |
| 14 Medallion Imports Corporation (Carpet) | The Home Office |
| Zeitoun (Cafe) | International Kitchens |
| Fonte Micro Coffee Roaster | 35 Carpenters Local 131 |
| Sidney (Apartments) | Quint EBY Salon |
| 15 The Vermont Inn | 36 Urban Ease |
| 16 Watermark at the Regrade | McGuire Apartments |
| 17 John L. Scott Real Estate | FedEx |
| Commercial Office Interiors | 37 Local Vine |
| Thompson Team Real Estate | 38 Lighting Supply |
| 18 Shallots Asian Bistro | 39 Vacant |
| The Framery | 40 Harbor Heights (Apartments) |
| Centennial (Apartments) | Seattle Nails |
| Boulangerie Nantaise (Bakery) | 41 1st Security Bank |
| Rockin' (Restaurant) | Star Equity Management |
| 19 Mosler Lofts | 42 Third and Wall Art Group |
| The Green Leaf Cafe | Exficio (Clothing) |
| Shore Bank Pacific | 43 JQB Yacht Design |
| 20 Street Bean Espresso | Euphoria Co Salon |
| Kroll Map Company | 44 Fancy Cleaners |
| 21 Belltown Healing Arts | Arbor Deli |
| Belltown Chiropractic | Seattle Celars Wine Merchant |
| Daria Reaga Ph. D | UW Medicine Belltown Clinic |
| CP Uniforma | |

- | | | |
|------------------|---------------------|-------------|
| (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 Conditions





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)

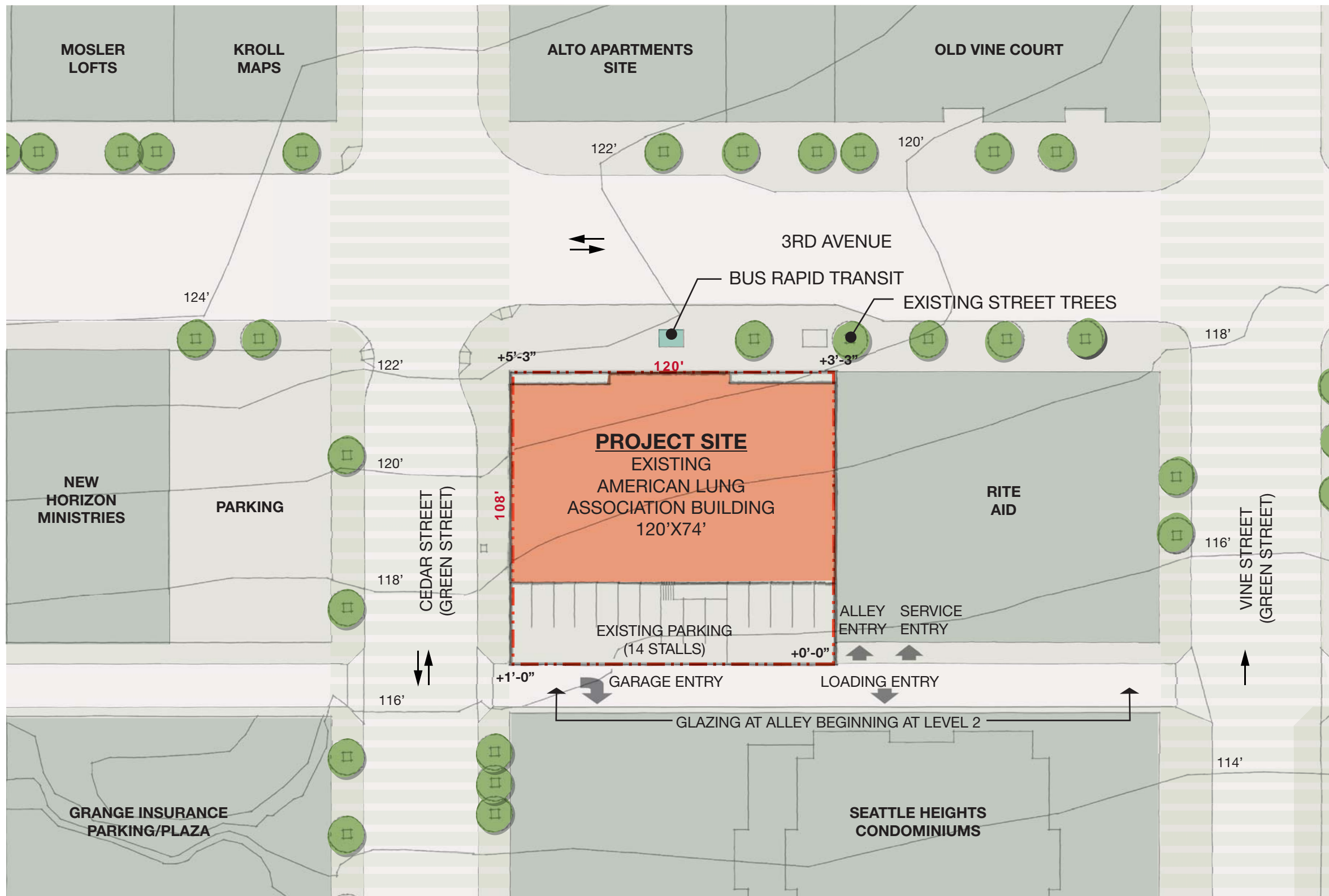


11 – Harbour Heights (looking West)



Nearby Structures

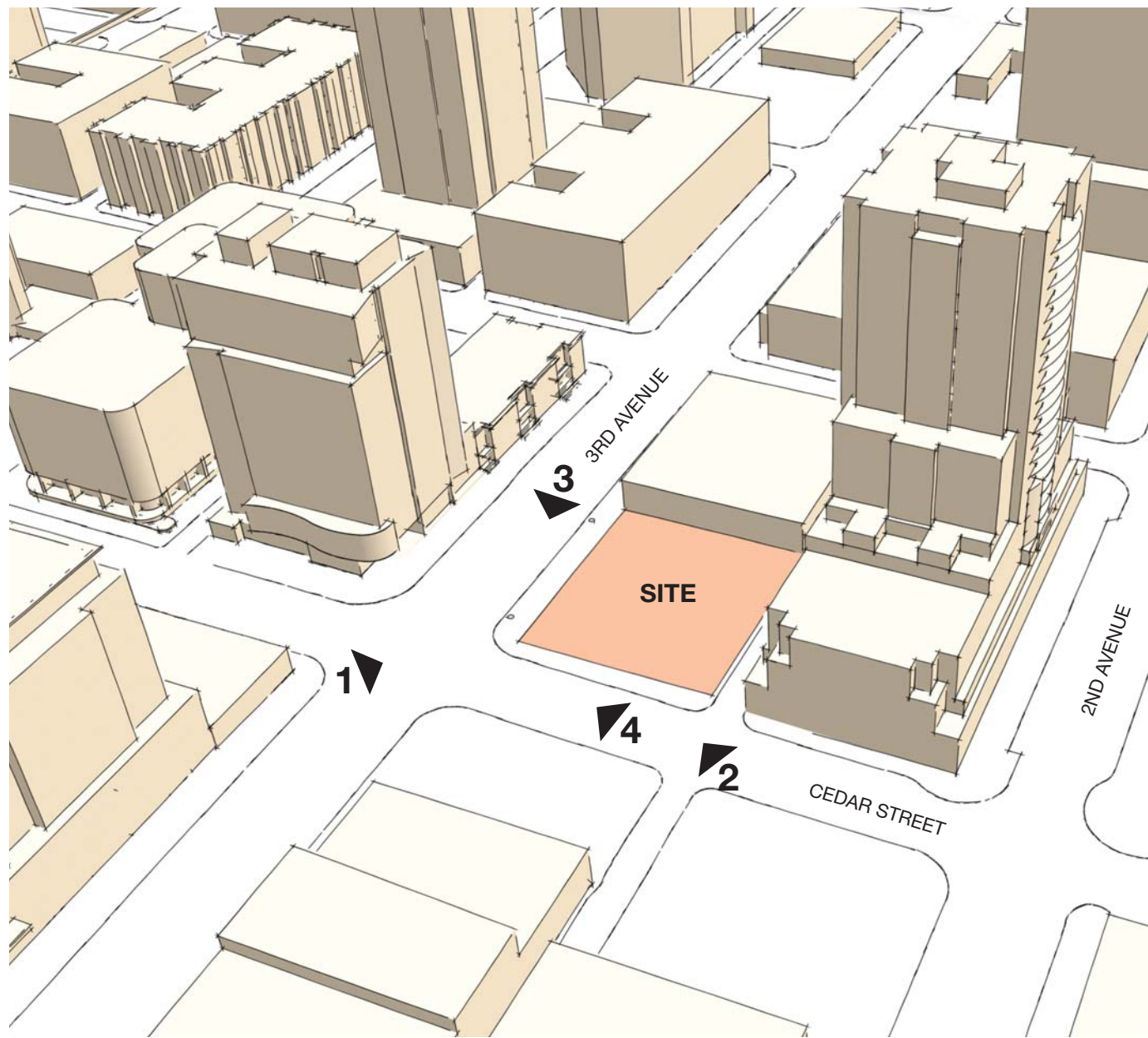
2625 Third Avenue – Design Review Board
 3rd & Cedar LLC
 September 28, 2010



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 the third avenue right-of-way received transit corridor improvements which include a corner curb bulb, widened sidewalks and new street trees. Paid parking as an accessory use occurs on 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



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

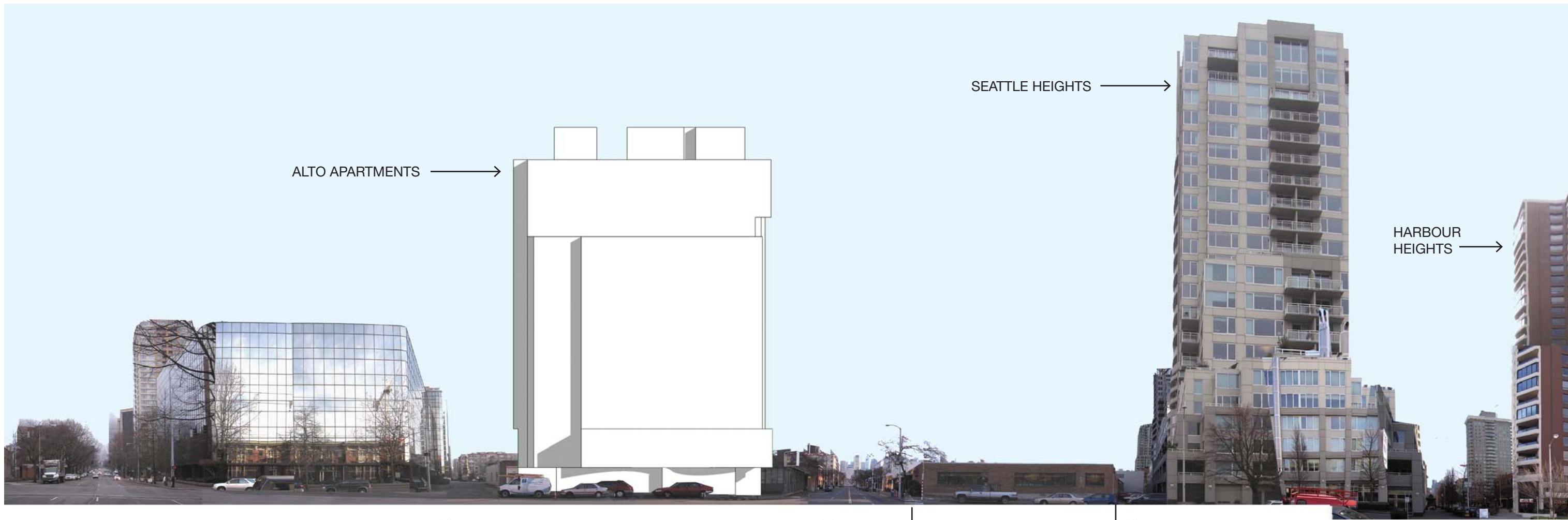


The proposed project's alley massing strategies are in response to the alley-facing units of the adjacent Seattle Heights building.

Existing Conditions Photograph



2nd Avenue 3rd Avenue Alley 4th Avenue
THE NORTH SIDE OF CEDAR STREET

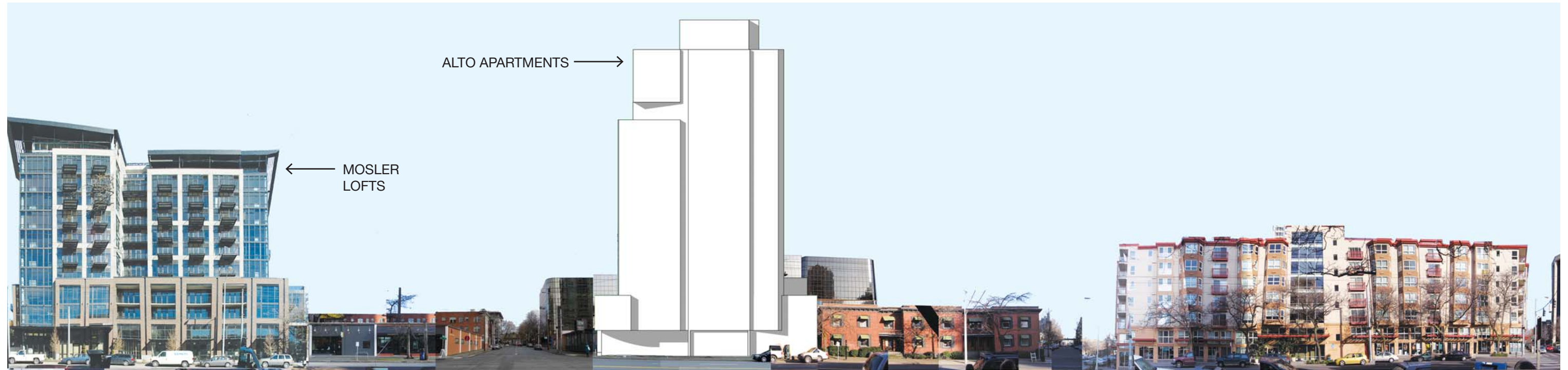


4th Avenue Alley 3rd Avenue Alley 2nd Avenue
THE SOUTH SIDE OF CEDAR STREET **Project Site**

Cedar Street Photographs



THE WEST SIDE OF 3RD AVENUE Vine Street Project Site Cedar Street



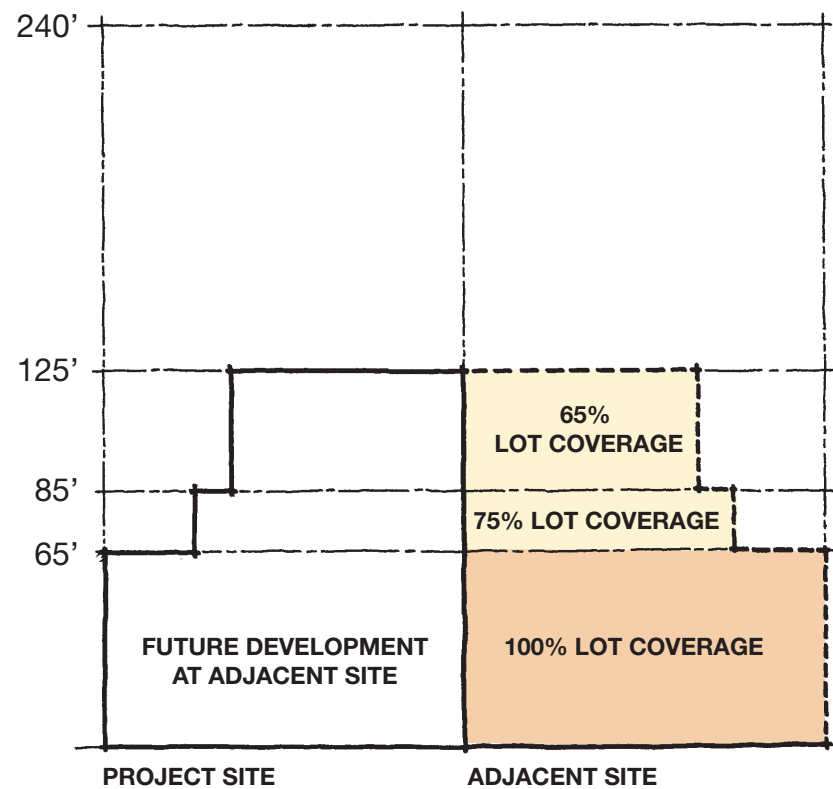
THE EAST SIDE OF 3RD AVENUE Cedar Street Vine Street Wall Street

3rd Avenue Photographs

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

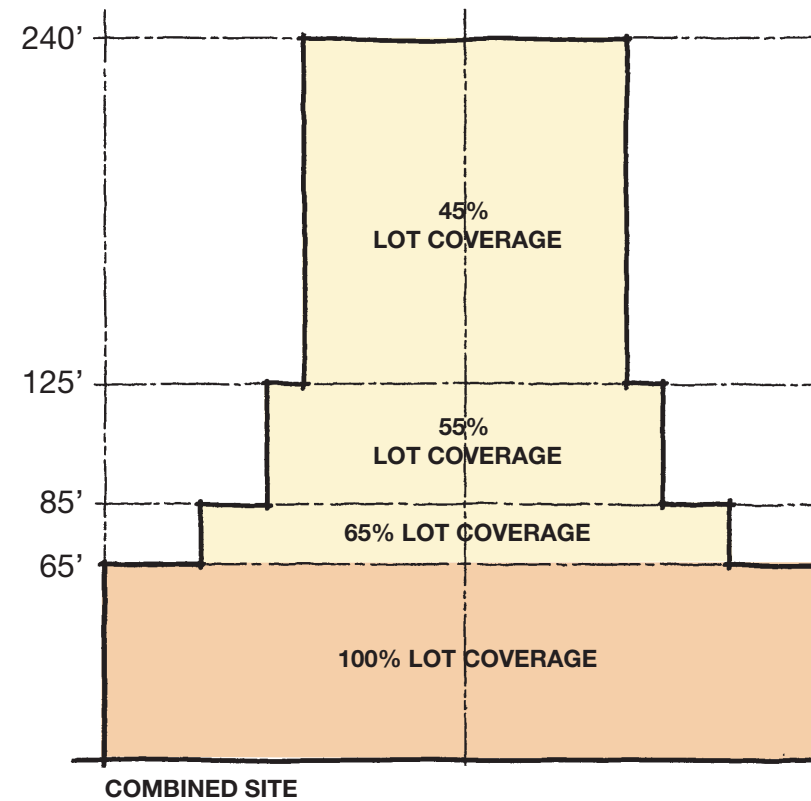
- A. There shall be a minimum lot size of nineteen thousand (19,000) square feet for any structure over one hundred twenty-five (125) feet high.
- B. Floor size. Each floor in portions of structures above an elevation of one hundred twenty-five (125) feet shall have a maximum gross floor area of eight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

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



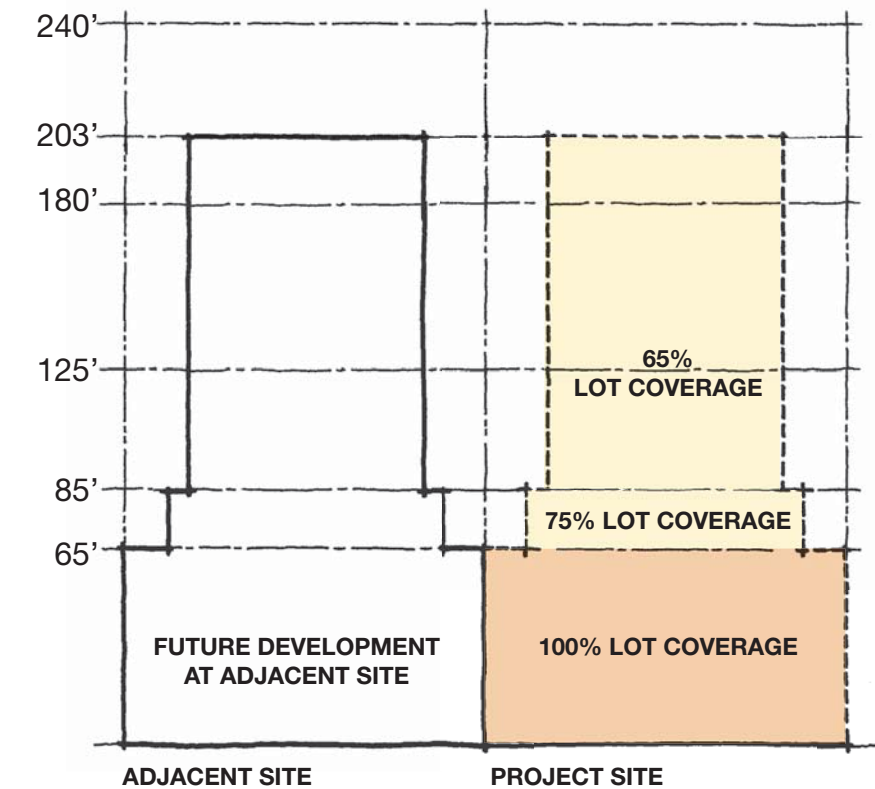
LOT SIZE: 12,960 SQUARE FEET
BUILDING MASS: 1,373,760 CUBIC FEET

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



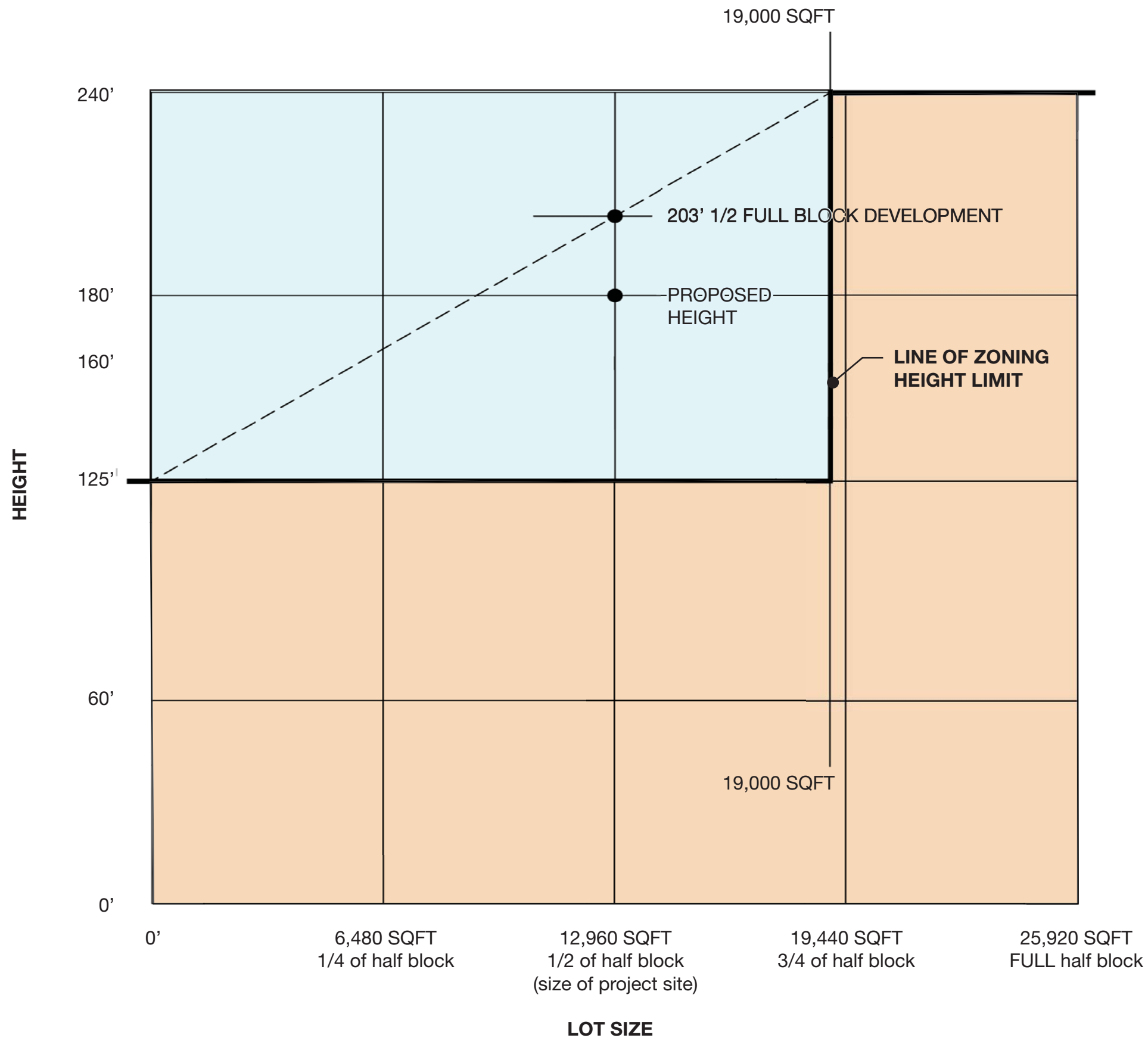
LOT SIZE: 25,920 SQUARE FEET
BUILDING MASS: 3,793,750 CUBIC FEET
(FULL BLOCK DEVELOPMENT)

**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)

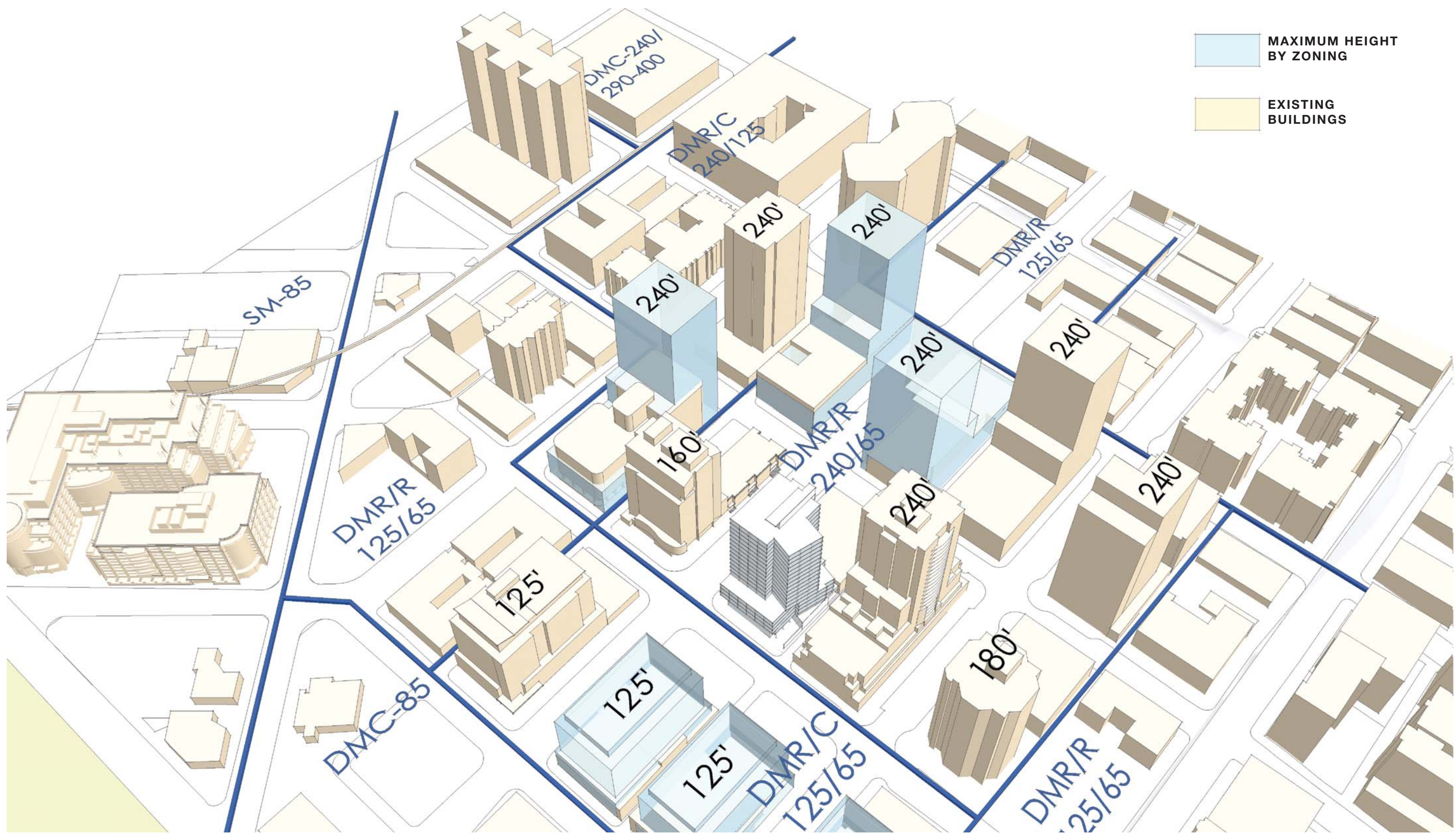
Site Massing and Lot Coverage Analysis



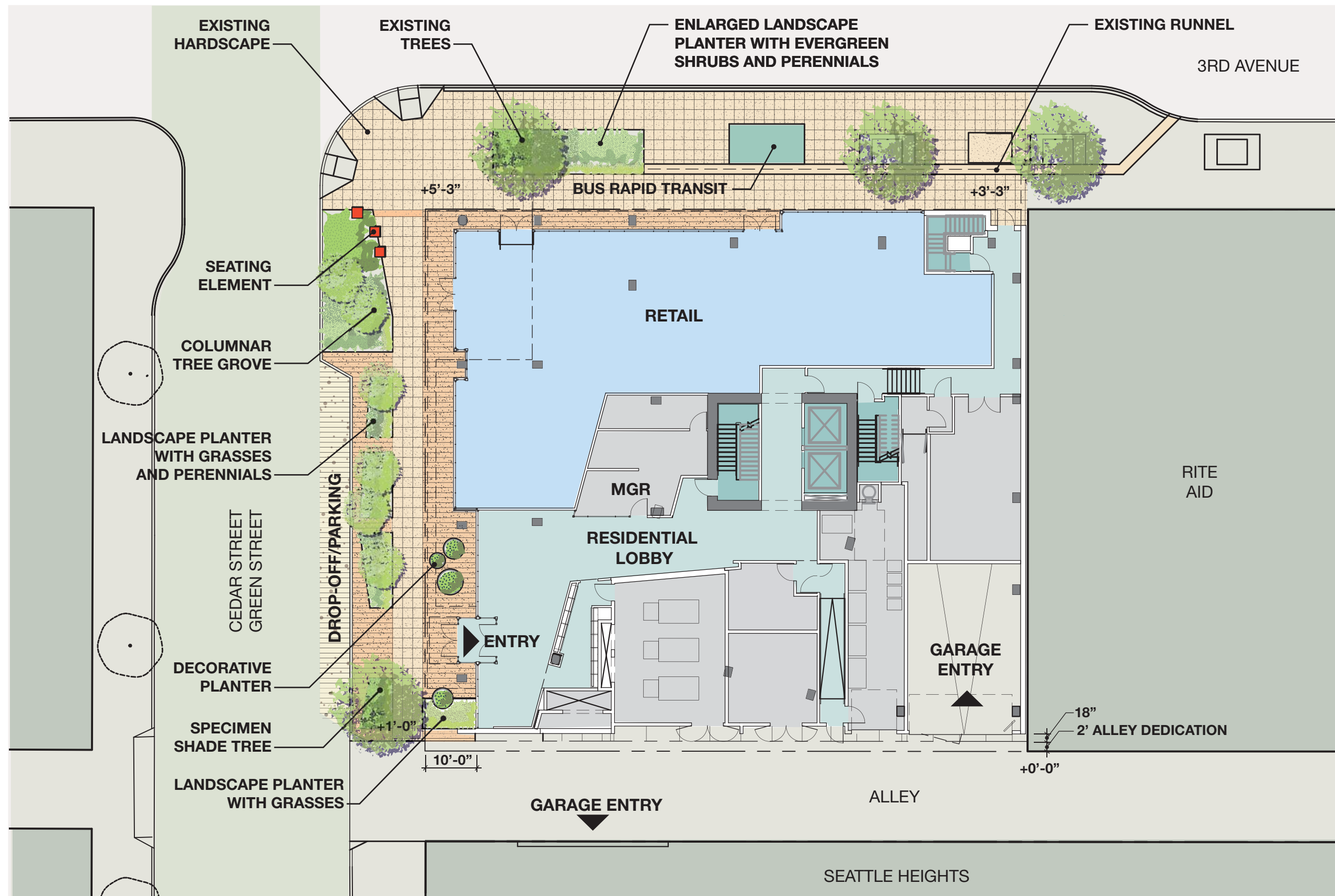
This graph illustrates the relationship between a project's allowable height and the project's lot size. While the site is zoned for 240' development, the project's height is restricted to 125' due to its lot size - 12,960 square feet. A minimum lot size of 19,000 square feet is required in order to 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, the proposal is a building with a height of 180'.

Lot Size / Height Analysis



Zoning Context



Illustrative Site Plan



Cedar Street and Alley Perspective



Context Perspective



Context Perspective



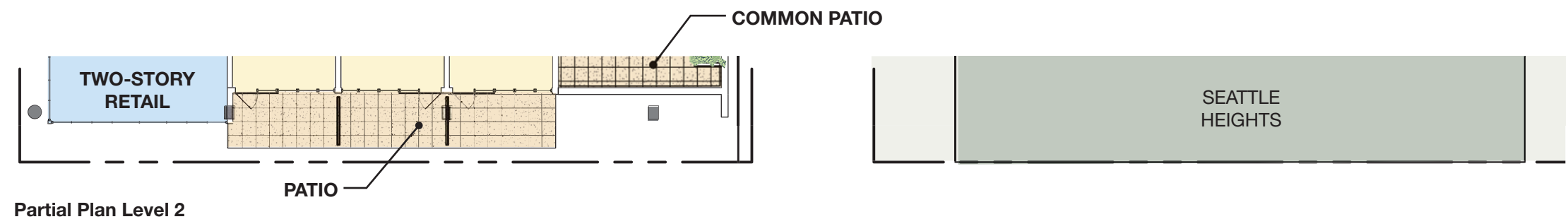
Cedar Street and Third Avenue Perspective



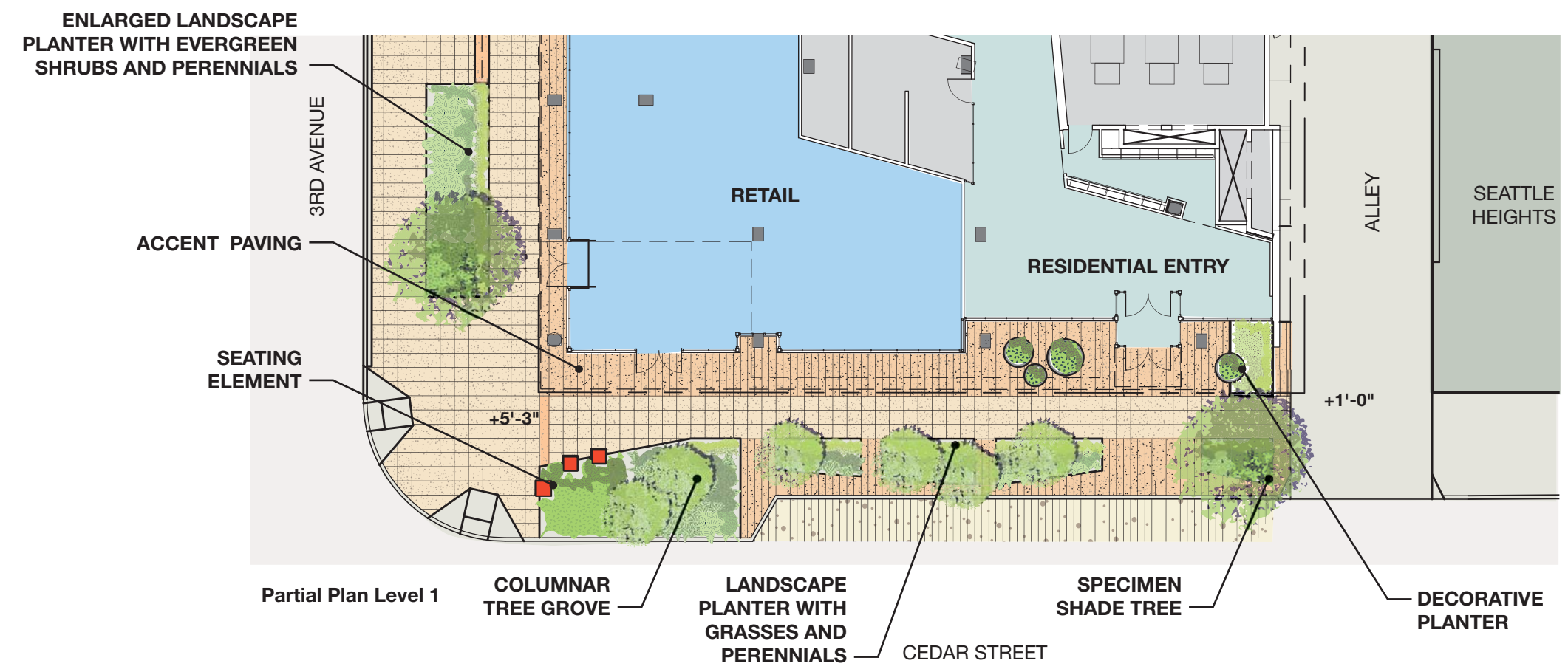
Cedar Street and Third Avenue Night Perspective



Cedar Street Elevation



Partial Plan Level 2

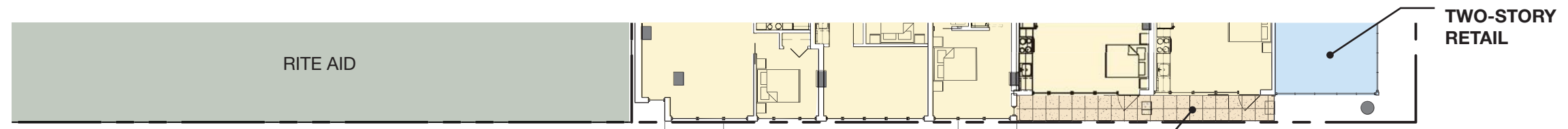


Partial Plan Level 1

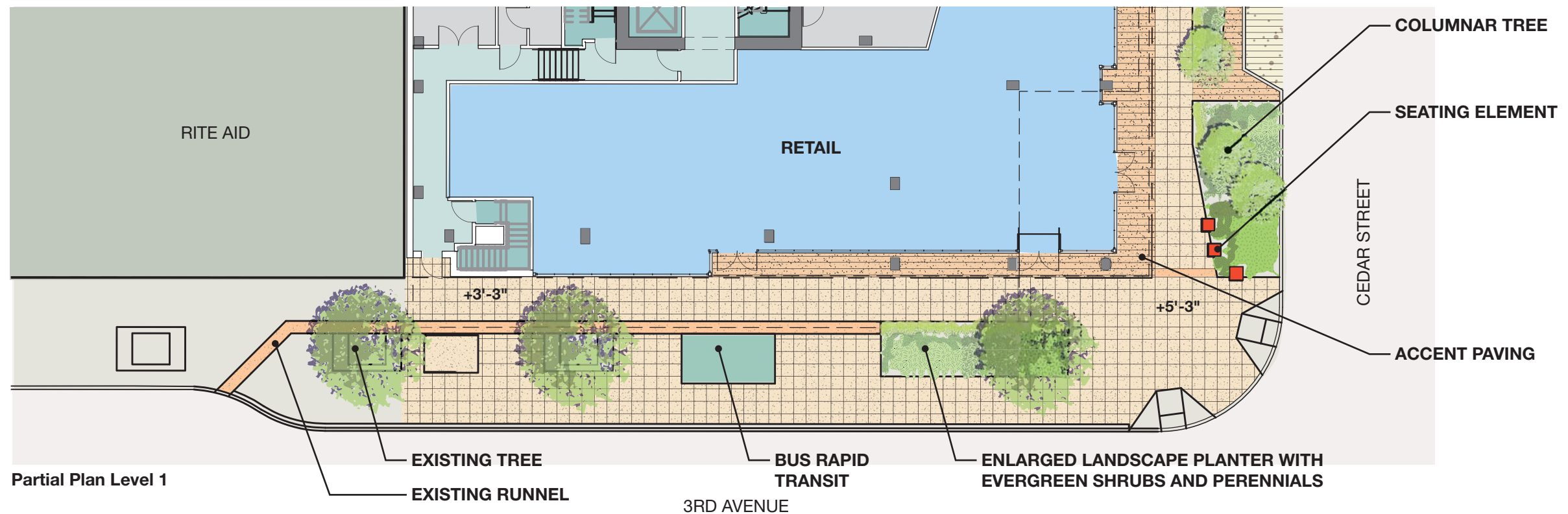
Cedar Street Elevation/Partial Plans



Third Avenue Elevation



Partial Plan Level 2

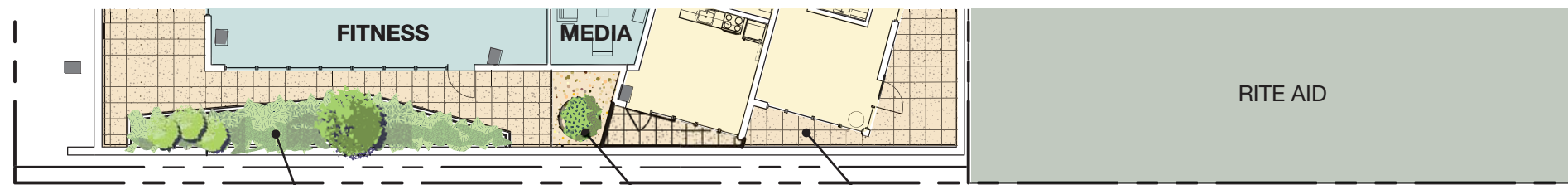


Partial Plan Level 1

Third Avenue Elevation/Partial Plans



Alley Elevation

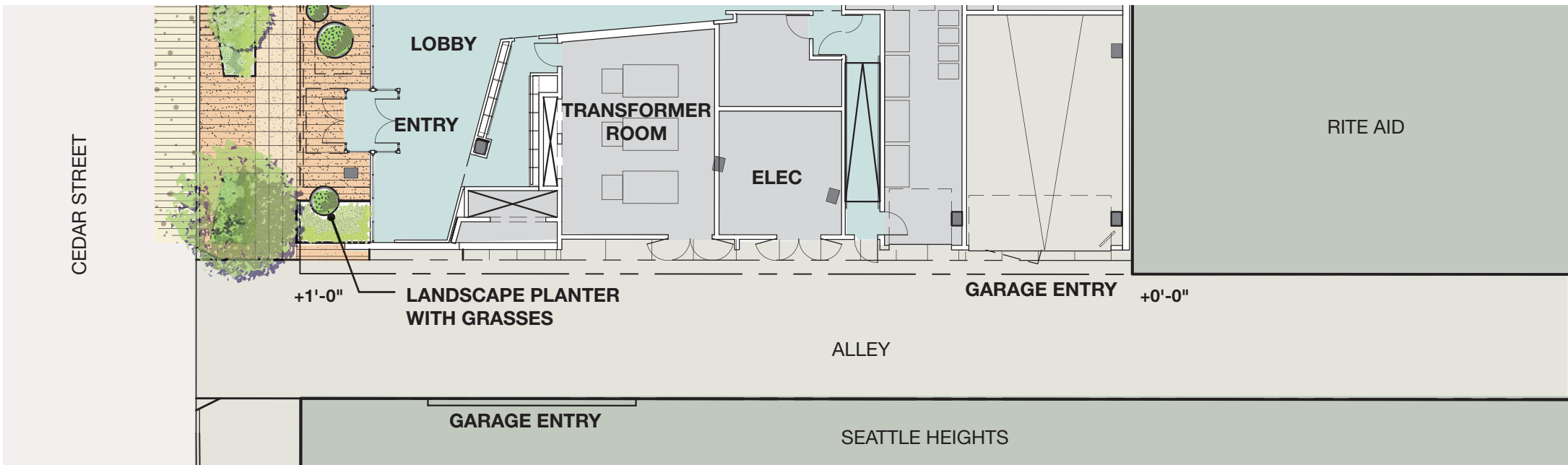


Partial Plan Level 2

ENLARGED LANDSCAPE
PLANTER WITH
EVERGREEN SHRUBS
AND PERENNIALS

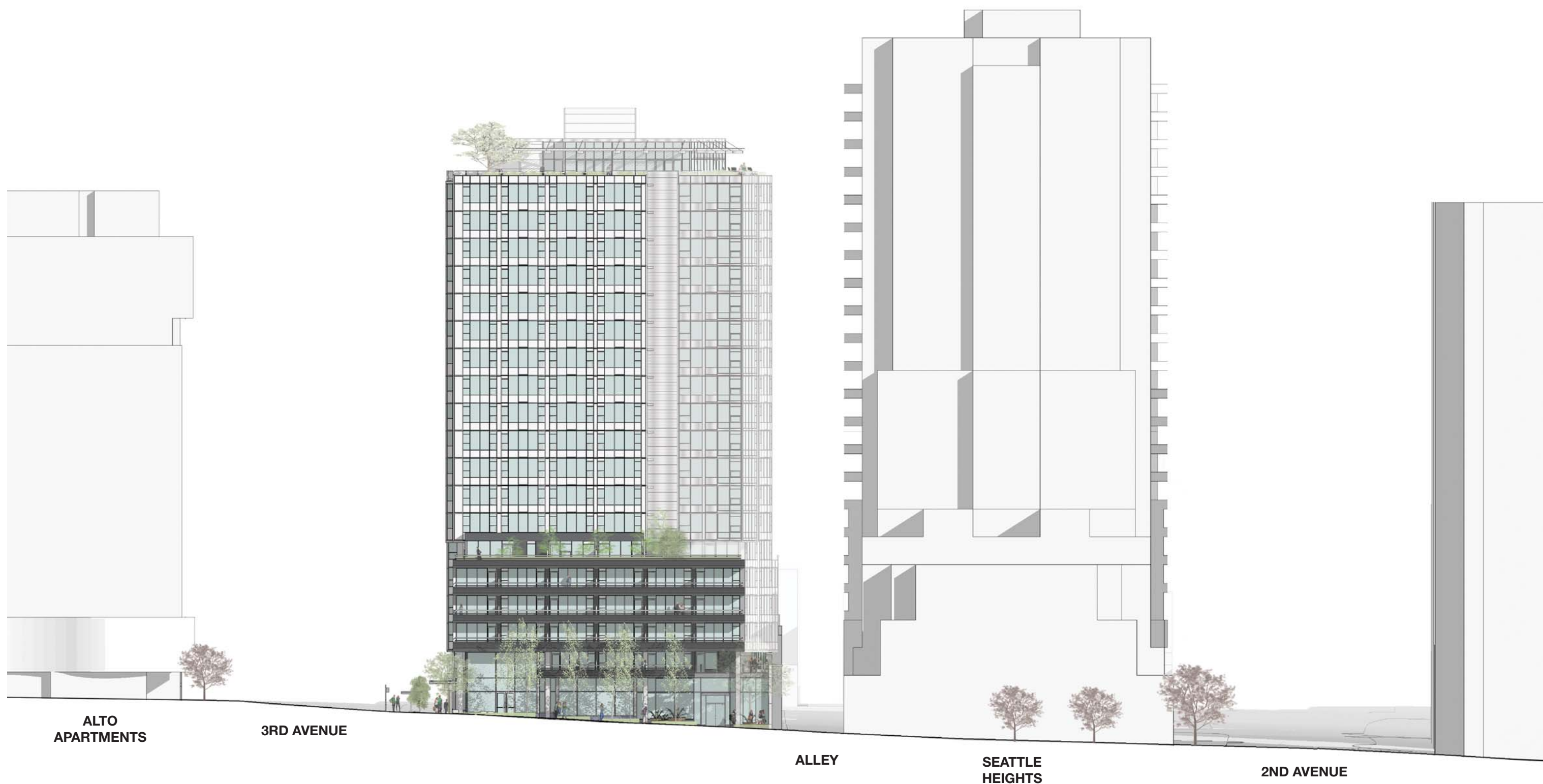
DECORATIVE
PLANTER

PATIO



Partial Plan Level 1

Alley Elevation/Partial Plans



ALTO APARTMENTS

3RD AVENUE

ALLEY

SEATTLE HEIGHTS

2ND AVENUE

Cedar Street Elevation



VINE STREET

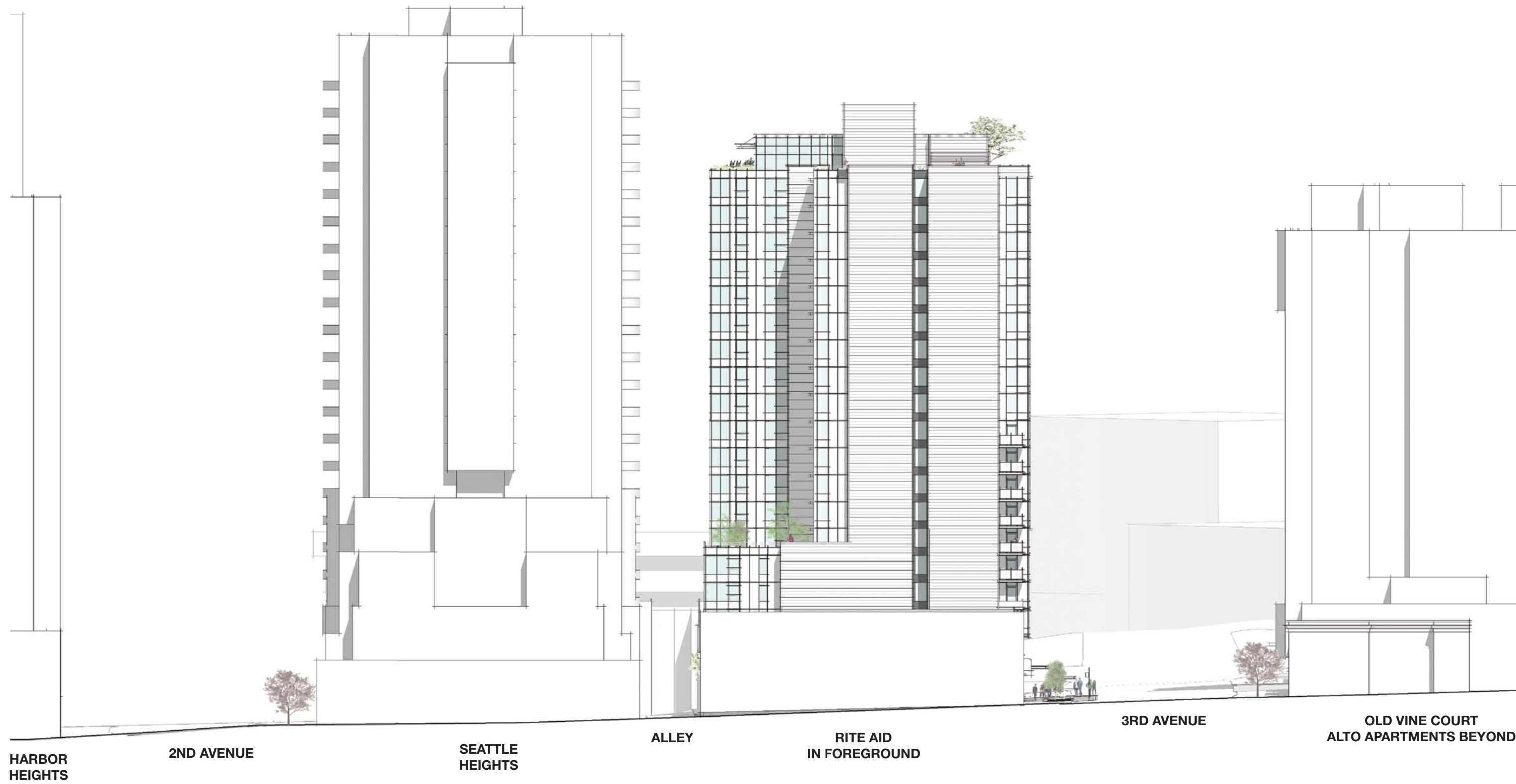
RITE AID
(SEATTLE HEIGHTS BEYOND)

CEDAR STREET

SURFACE
PARKING LOT

NEW HORIZON
MINISTRIES

Third Avenue Elevation



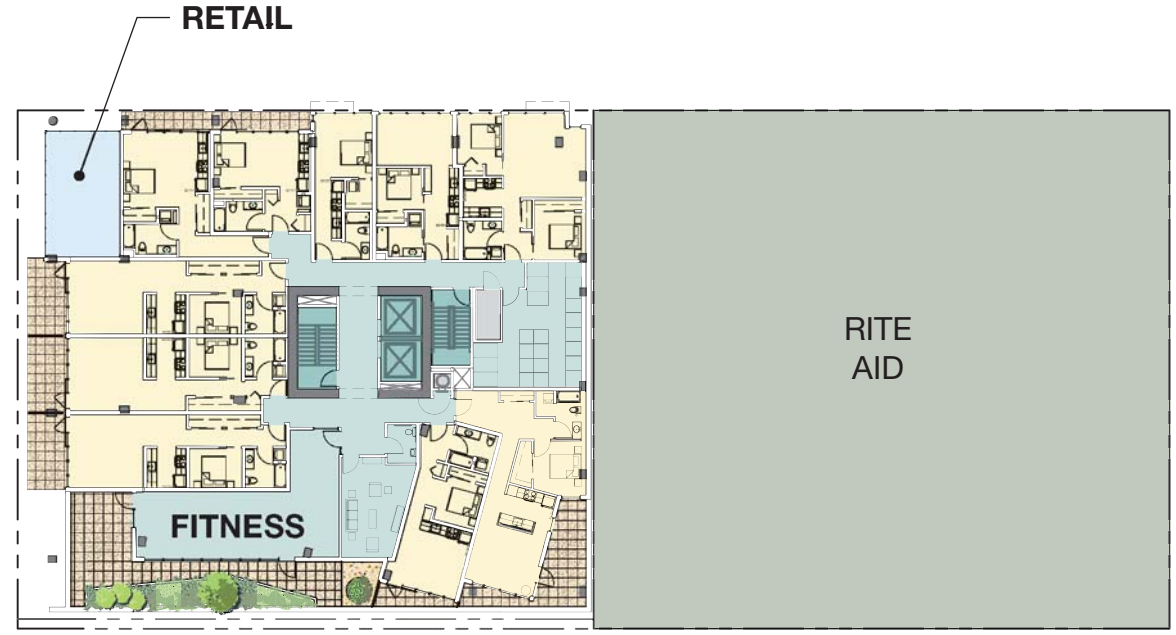
South Elevation



Alley Elevation

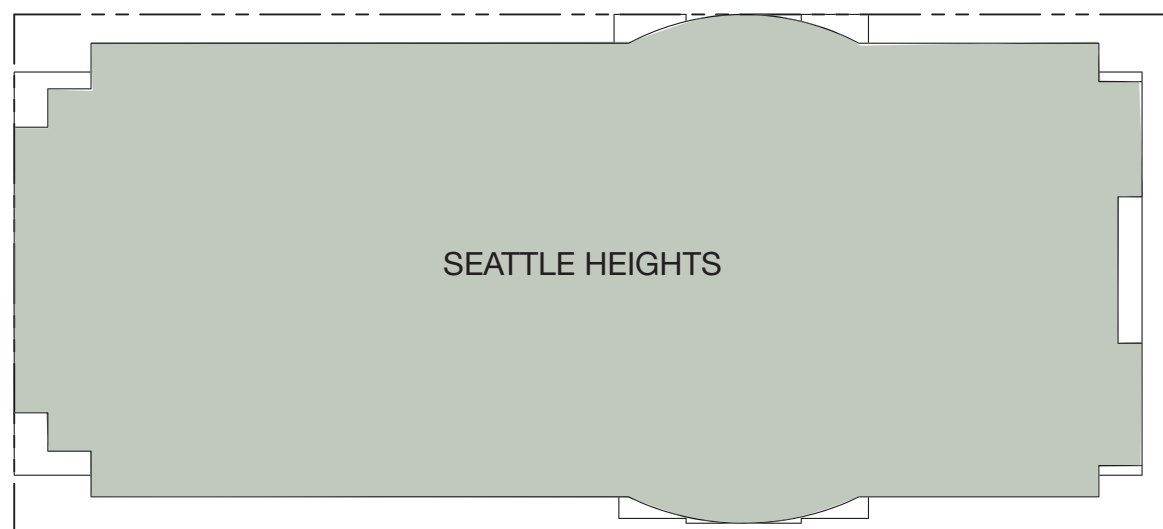
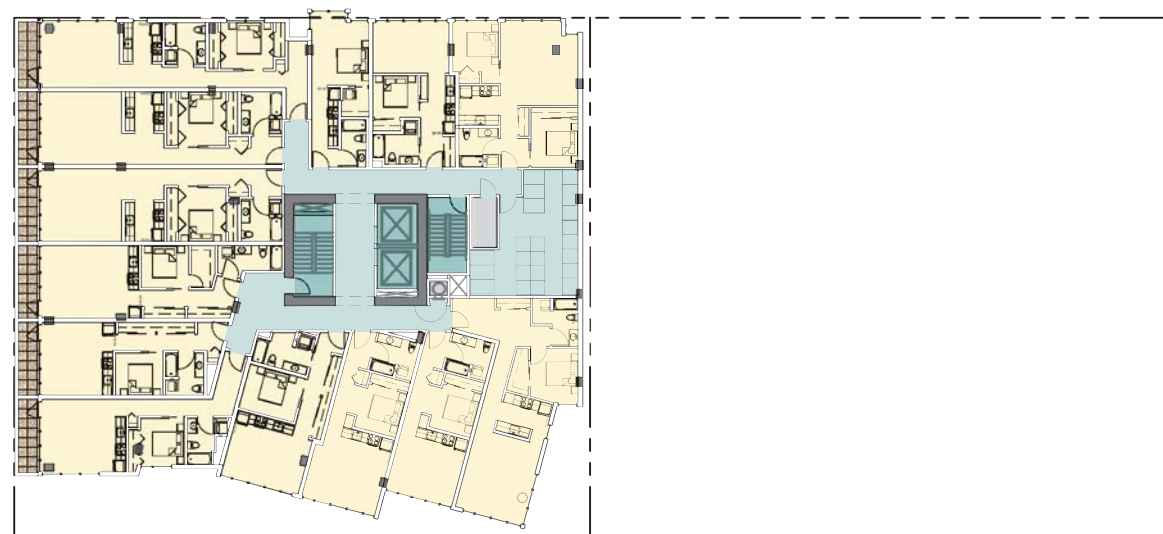


LEVEL 1

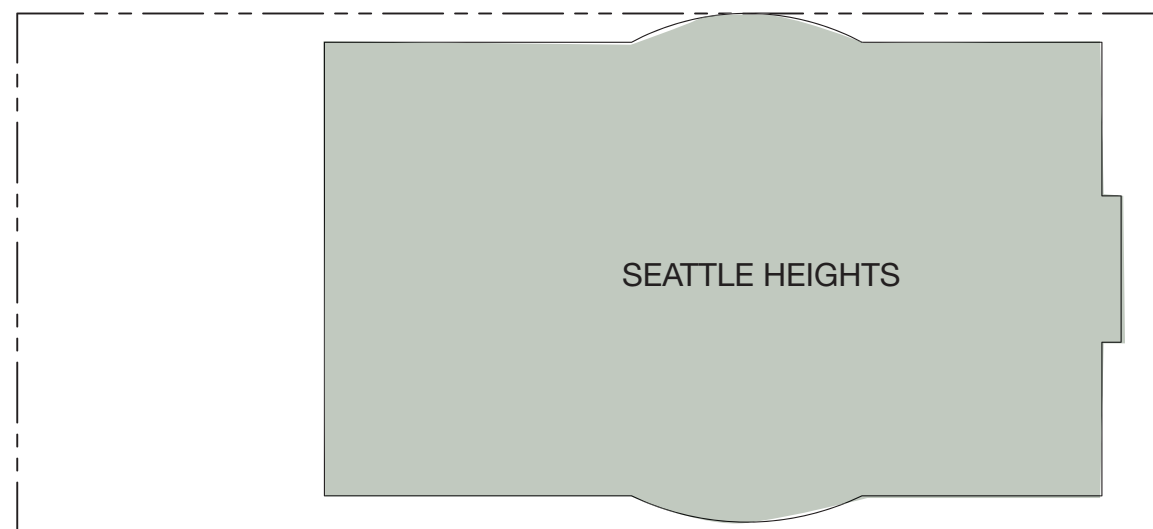
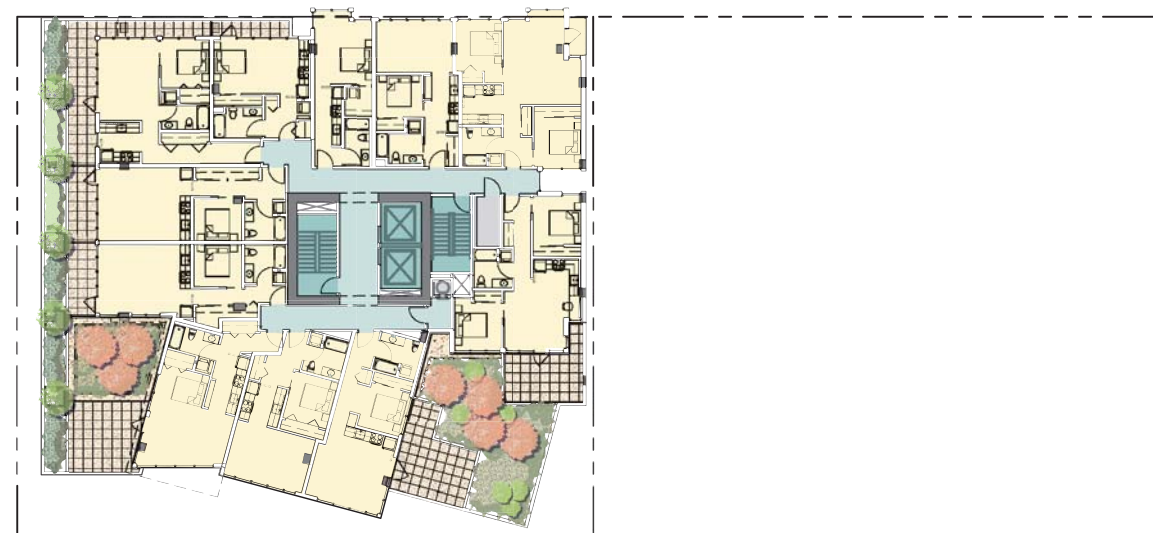


LEVEL 2



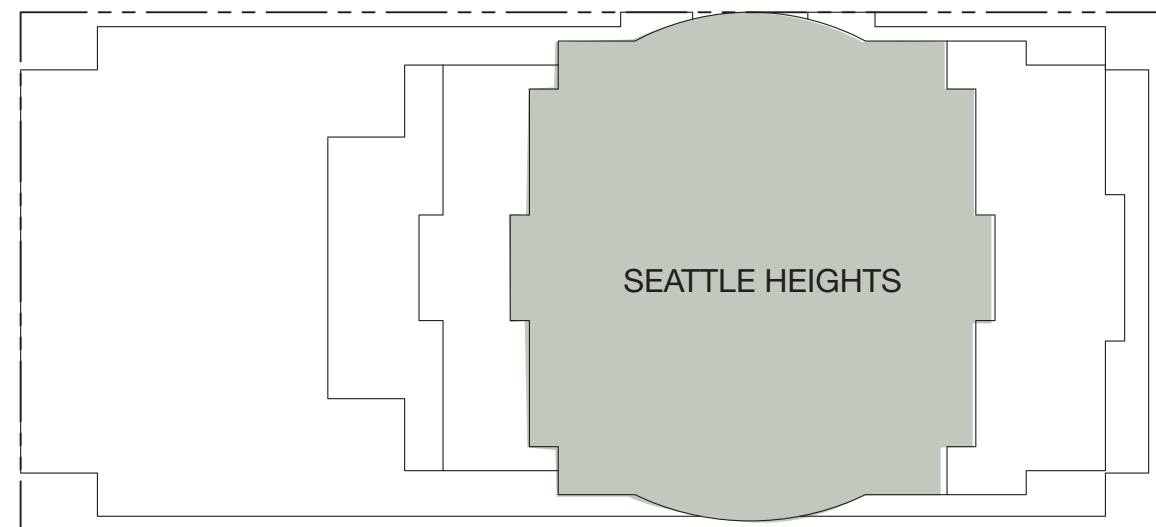
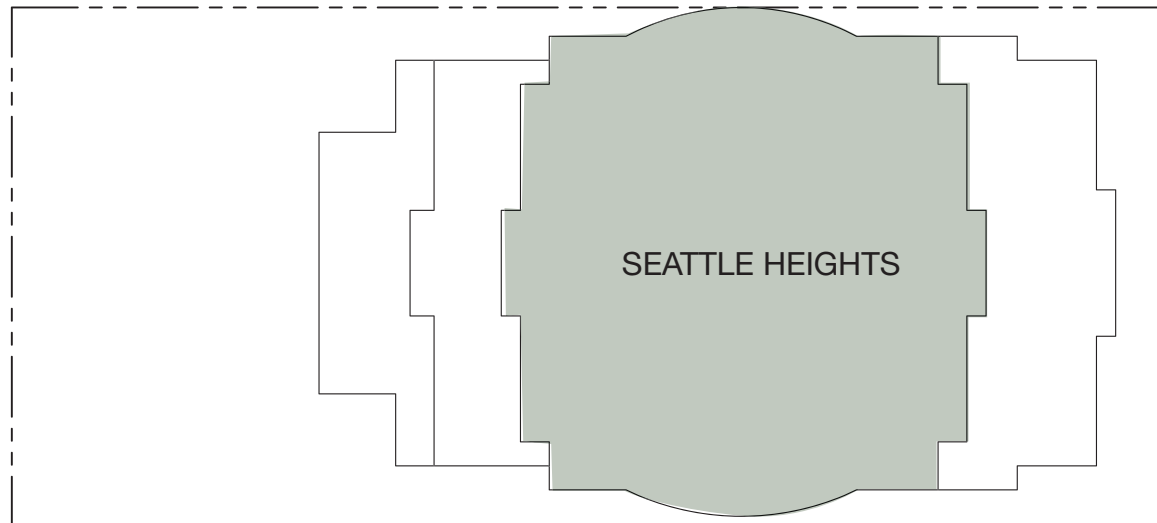
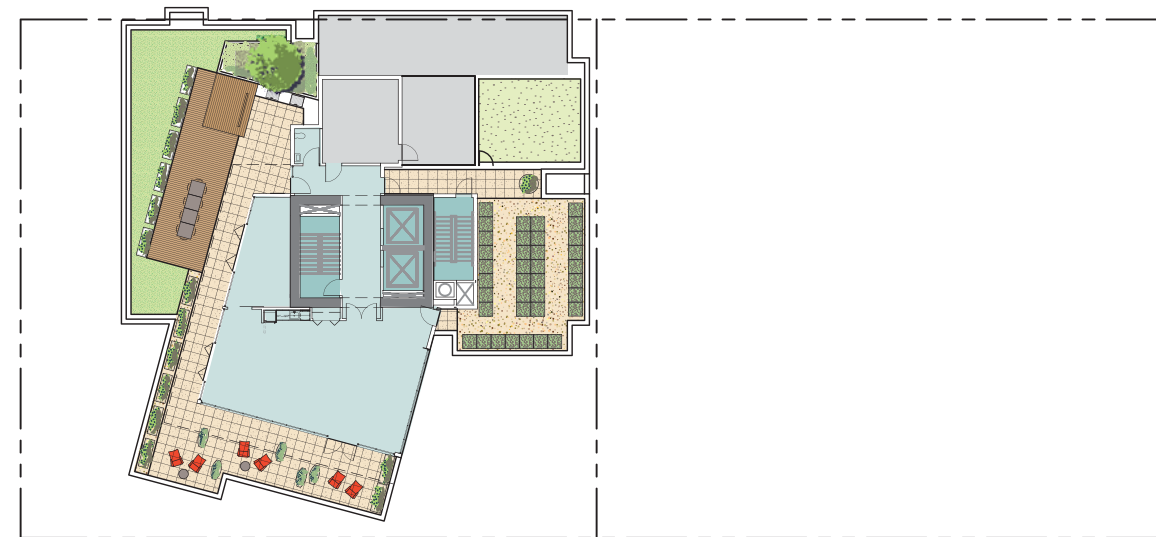
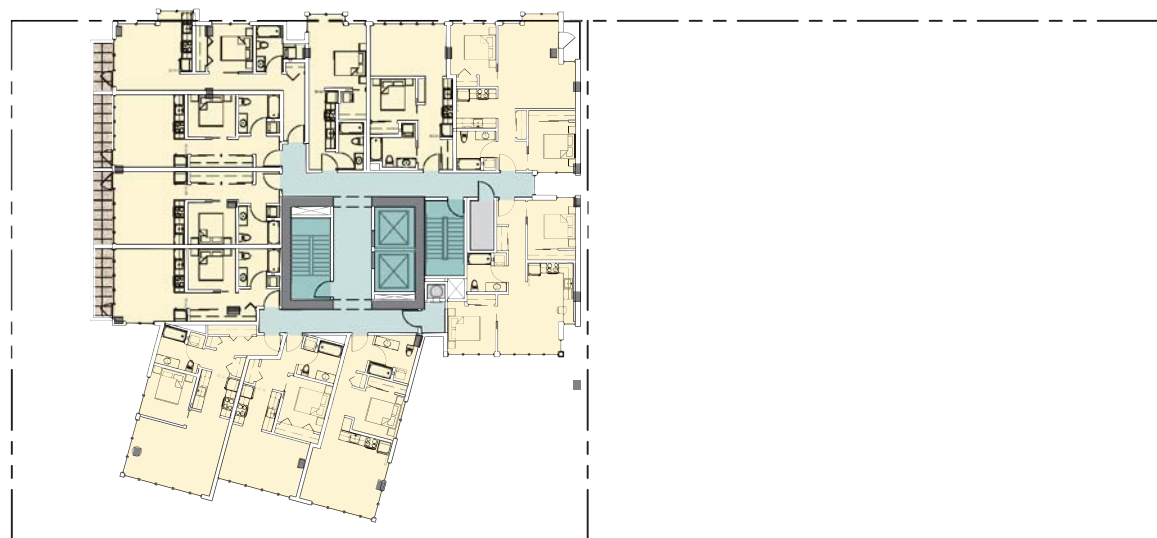


LEVELS 3-5



LEVEL 6

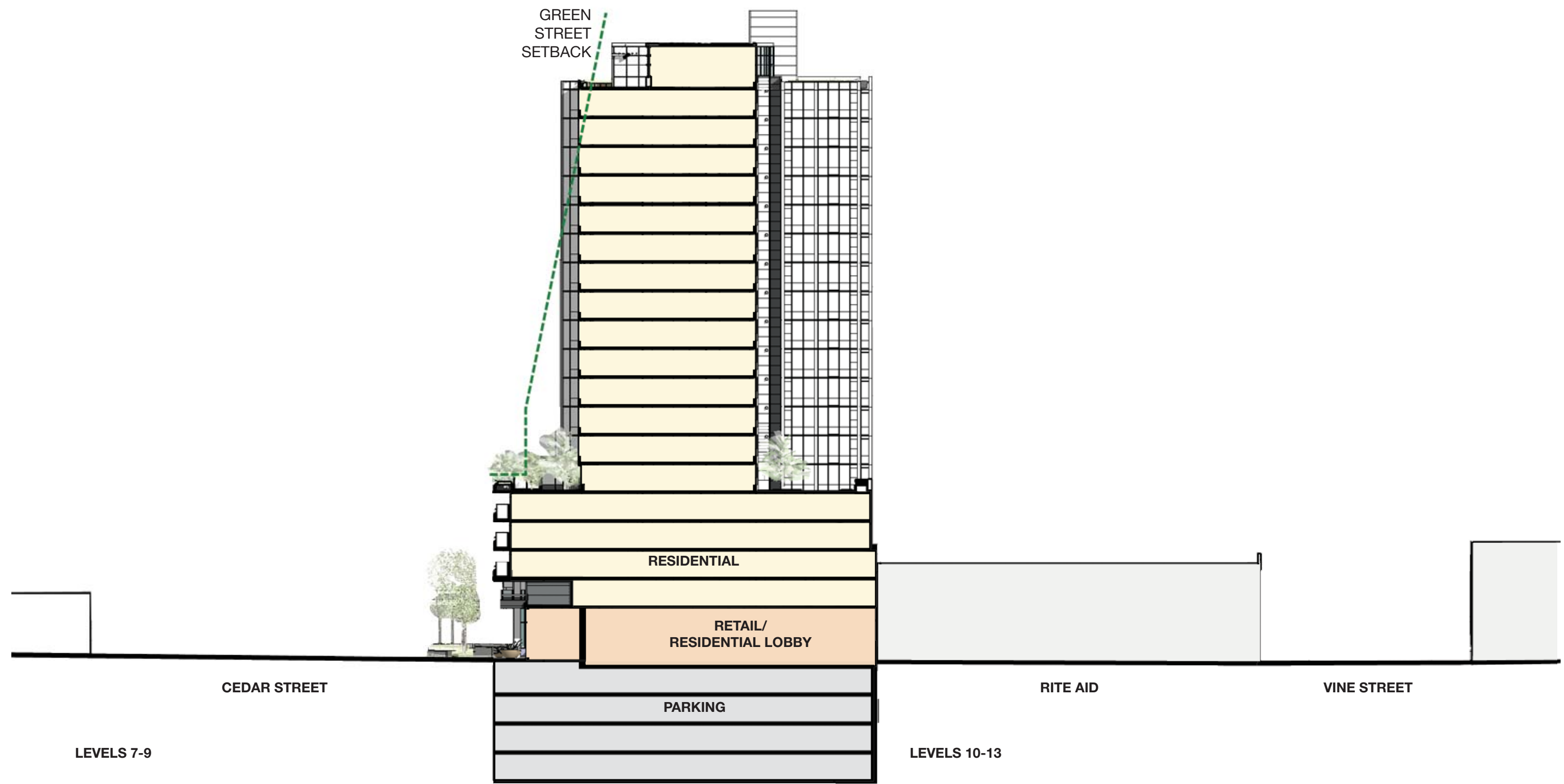
Proposed Plans



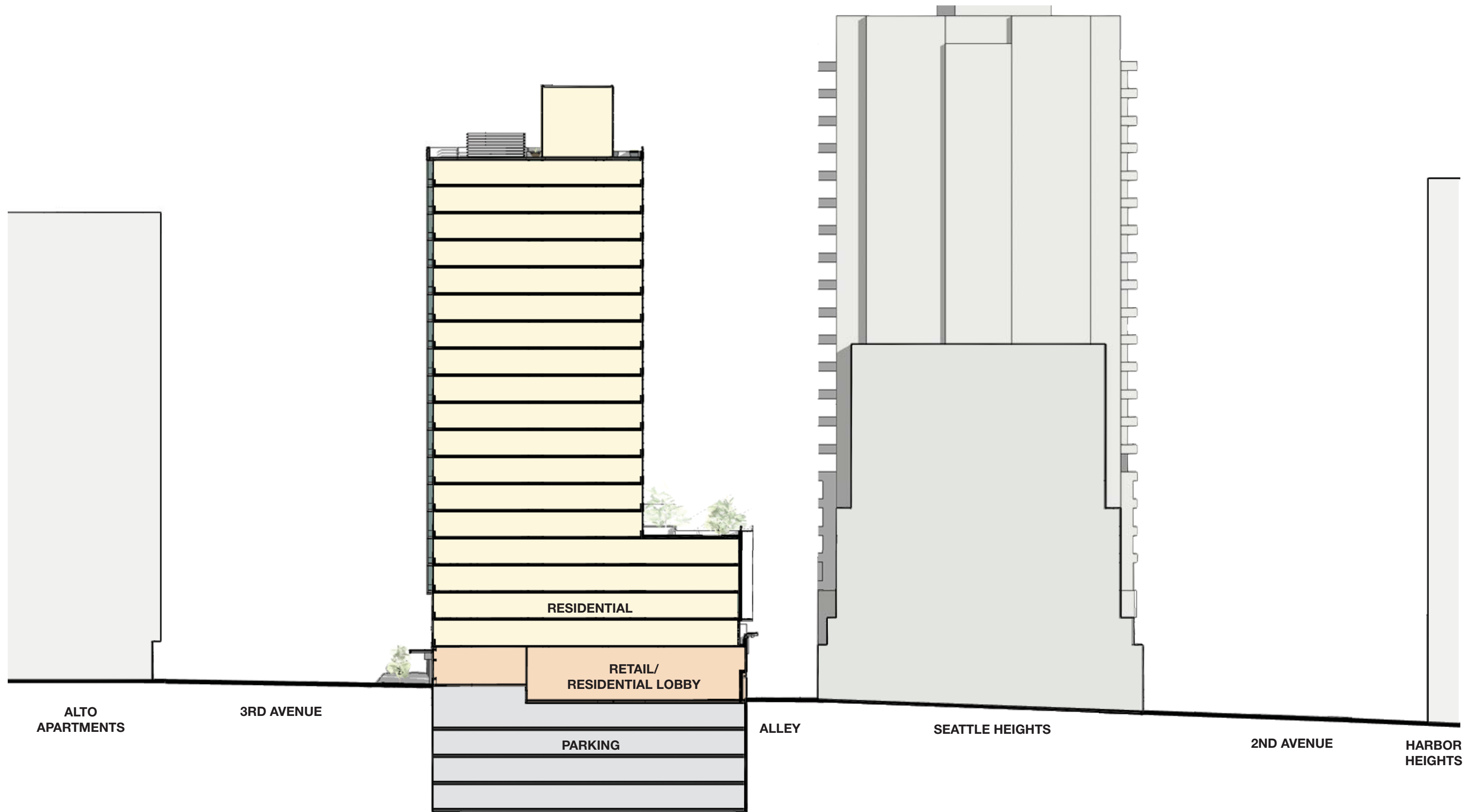
LEVELS 7-19

LEVEL ROOF

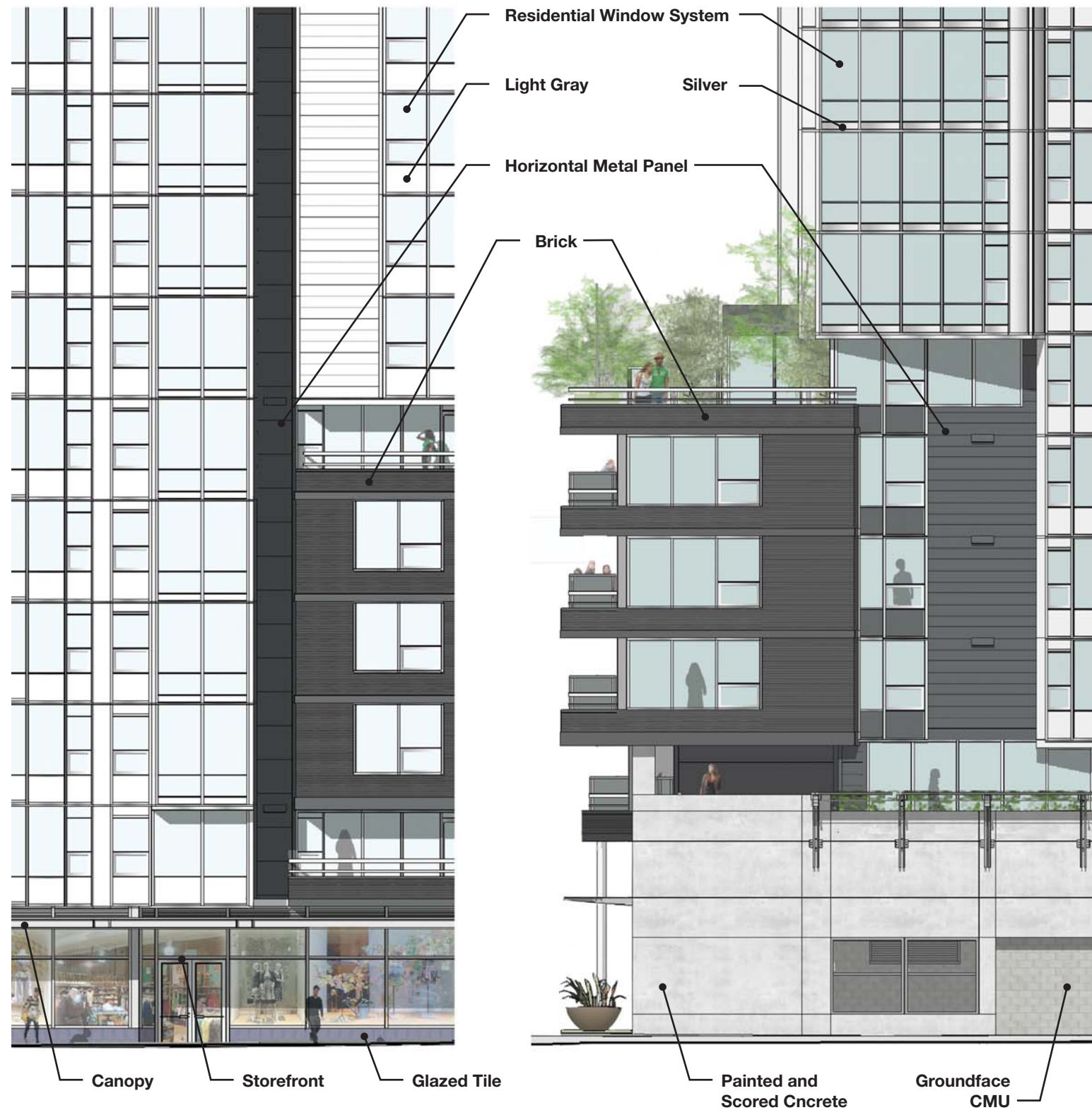
Proposed Plans



Building Section looking South



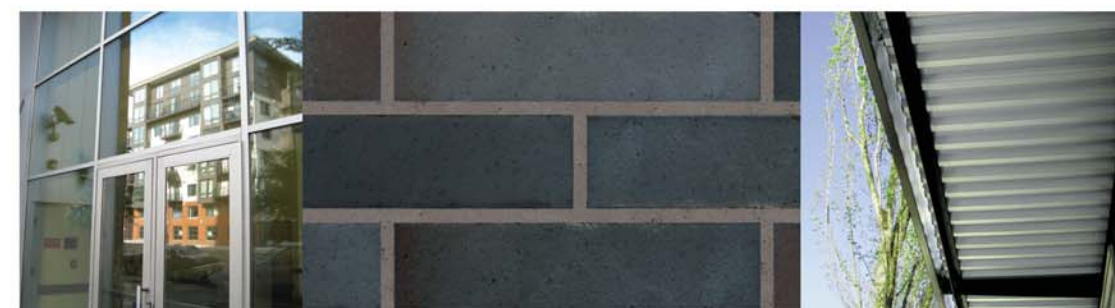
Building Section looking East



Residential Window System Window Systems with Metal Panel Horizontal Metal Panel



Light Gray Charcoal Silver

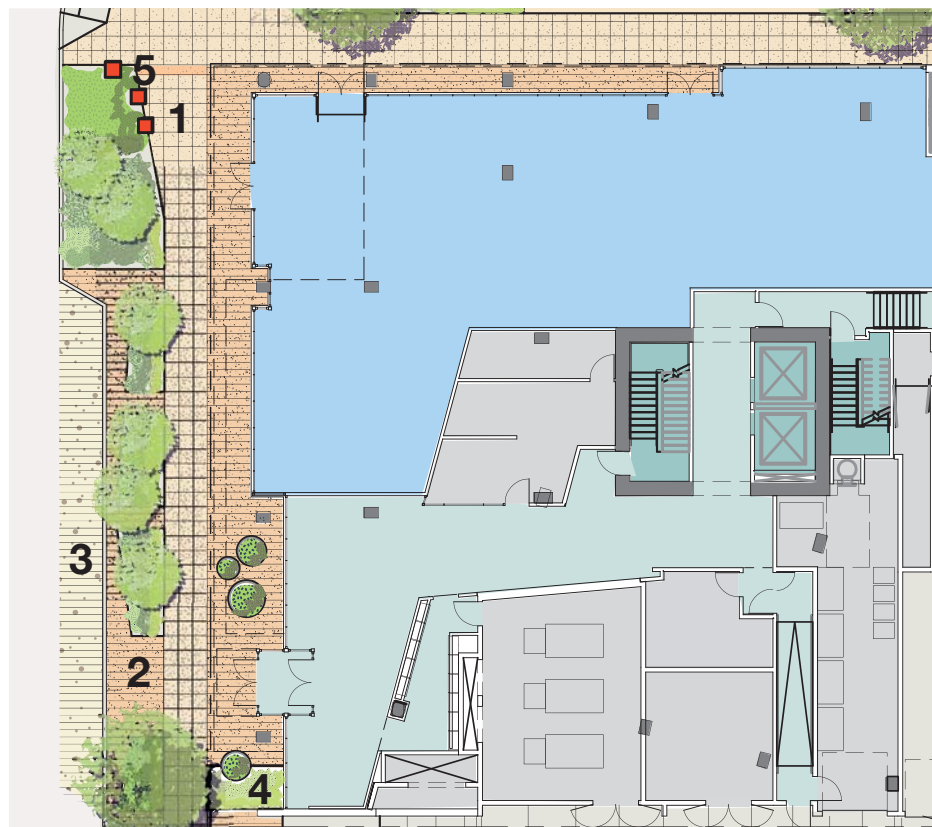


Storefront Brick Canopy



Glazed Tile Groundface CMU Painted and Scored Concrete

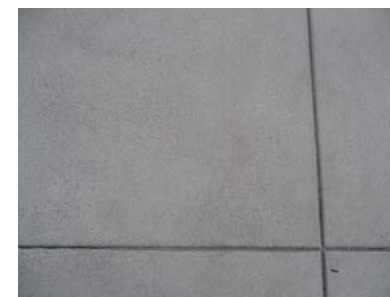
Architectural Materials



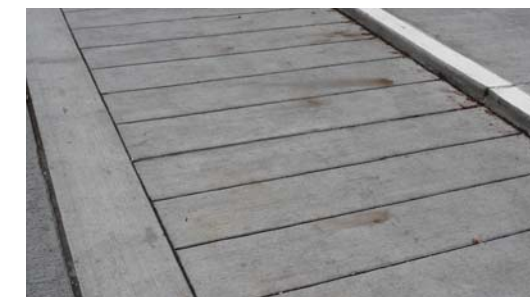
LEVEL 1 PLAN



1 - Scored Concrete



2 - Sandblasted Concrete



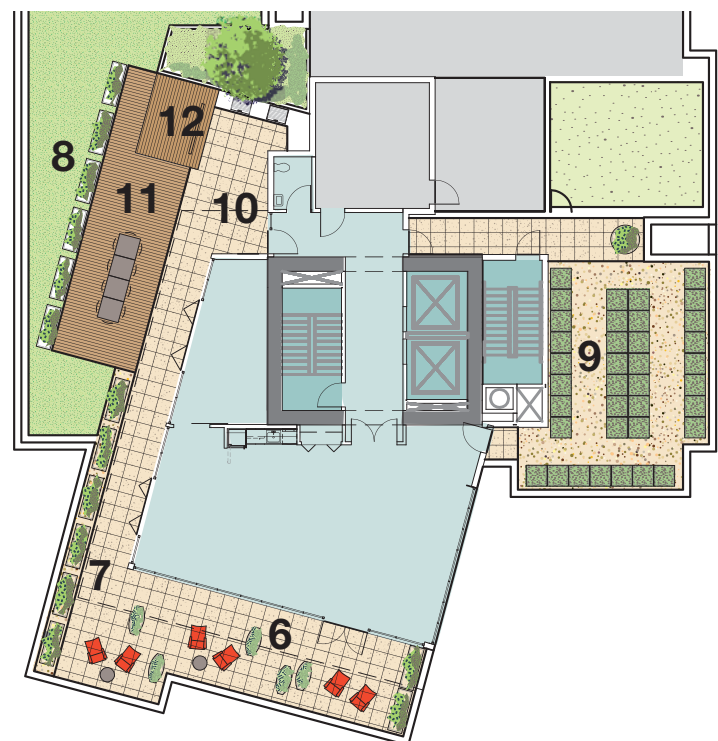
3 - Scored Concrete



4 - Decorative Planter



5 - Stone Seating Element



ROOF PLAN



6 - Decorative Wok Bowl



7 - Raised Concrete Planter



8 - Decorative Planter



9 - P-Patch Planter



10 - Pedestal Paver



11 - Wood Decking



12 - Wood Seating Element

Landscape Materials

Grasses/Groundcovers



Arctostaphylos uva-ursi



Polystichum munitum



Liriope spicata



Helictotrichon sempervirens



Carex morrowii

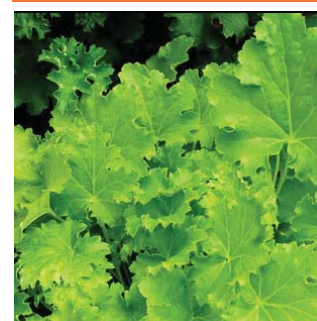


Rubus calcynoides



Mahonia repens

Perennials



Heuchera species



Schizostylis coccinea



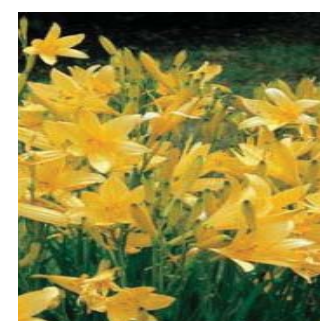
Agapanthus orientalis



Euphorbia species



Penstemon



Hemerocallis spp.

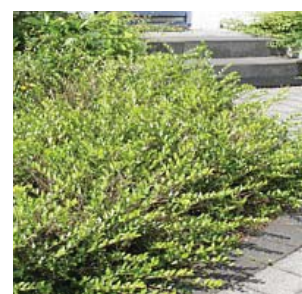
Legend:

- Plant material at Street Level
- Plant material at Above Grade Locations

Shrubs



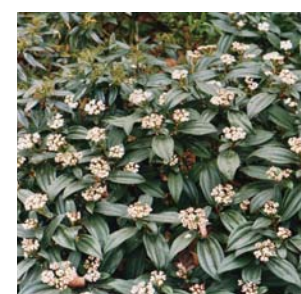
Cornus sanguinea



Lonicera pileata



Sarcococca ruscifolia



Viburnum davidii



Arbutus unedo



Nandina domestica



Mahonia nervosa



Lavandula species



Myrica californica

Trees



Populus tremuloides



Ulmus x hybrid



Platanus occidentalis



Amelanchier grandiflora



Lagerstroemia indica



Ligustrum lucidum



Cotinus coggygria



Pinus contorta

Landscape Plantings

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.

Belltown Guidelines (augmenting A-1).

- a. Develop the architectural concept and arrange the building mass to enhance views. This includes views of the water and mountains, and noteworthy structures such as the Space Needle;**

The guideline above was chosen by the board to be of high priority. The Board noted that the proposed development indicated under "Alternative 3," with its orthogonal base re-enforcing the existing urban form, and upper sections canted in deference to its neighbor across the alley indicated a thoughtful and strong direction for future design development. Belltown guideline A-1 would encourage windows at street level along the slope of Cedar Street and landscaping to provide a pedestrian friendly streetscape.

A-1 RESPONSE

The project proposal represents the development of the previously titled "Alternative 3". The canted alley facing units have an orientation that provides views in the direction of the Puget Sound while responding to the Seattle Heights alley facing units. Both street facades, Cedar Street and Third Ave., have been developed to include large expanses of glazing that allow views into the project and views of the developed Cedar Street Green Street for users inside the building. The glazing culminates at the building's corner with a two-story glazed commercial/retail atrium.

A-2 Enhance the skyline. Design the upper portion of the building to promote visual interest and variety in the downtown skyline.

The Board responded favorably to the general direction indicated in Alternative 3, which presented a generally slender form, stepped back from the Green Street and with segments canted toward the northeast. One Board Member called for more views of the structure, particularly showing it from 3rd Avenue and showing in further detail the south façade and its relationship with the building on the half block to the south. (There are no Belltown supplemental guidelines for A-2.)

A-2 RESPONSE

The project proposal represents the development of the previously titled "Alternative 3" concept from the EDG Meeting. Development of the project has focused on all facades of the building including the 3rd Avenue façade and the façade facing the adjacent RiteAid building. The massing of the 3rd Avenue façade is intended to create a slender appearance and a clear articulation of massing components. The massing of the south façade has been developed to create setbacks which provide opportunities for glazing. The tower of the alley facing facade has a large setback to provide distance between itself and the Seattle Heights Tower. This setback also enhances the slender appearance of the 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.

Belltown Guideline (augmenting B-1).

- a. Establish a harmonious transition between newer and older buildings. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.**
- b. Complement the architectural character of an adjacent historic building or area; however, imitation of historical styles is discouraged. References to period architecture should be interpreted in a contemporary manner.**
- c. Design visually attractive buildings that add richness and variety to Belltown, including creative contemporary architectural solutions.**
- d. Employ design strategies and incorporate architectural elements that reinforce Belltown's unique qualities. In particular, the neighborhood's best buildings tend to support an active street life.**

The Board members were pleased that the scheme of alternative 3 showed promise of a visually attractive building that could add richness and variety to the existing Belltown landscape. Additionally, the Belltown guidelines would require a harmonious transition between the intended tower and the two-story older building located at the corner of 3rd Avenue and Vine Street. Associated with the Board discussion there had been request for detailed graphic information relating to the façade that would face the neighboring building to the south.

B-1 RESPONSE

The project proposal represents the development of the previously titled "Alternative 3" concept from the EDG Meeting. The massing of the 3rd Avenue façade has been developed to include a clear articulation of massing components which break down the façade's scale. The articulation of a corner base clad in masonry allows the project to relate to the numerous remaining older Belltown buildings. At the proposed project's east corner (adjacent to RiteAid), the building is setback above Level 3 to create an edge that is closer in scale to the RiteAid building. Rather than butting the buildings to each other, on Levels 1 and 2 there is a small setback to provide a more gracious building to building interaction. The south façade is clad with materials that are congruent with the other project elevations has been developed to create setbacks which provide opportunities for glazing.

B-2 Create a transition in bulk & scale. Compose the massing of the building to create a transition to the height, bulk, and scale of development in neighboring or nearby less intensive zones.

Belltown Guideline (augmenting B-2).

New high-rise and half- to full-block developments are juxtaposed with older and smaller scale buildings throughout the neighborhood. Many methods to reduce the apparent scale of new developments through contextually responsive design are identified in other guidelines (e.g., B-1: Respond to the neighborhood context and B-3: Reinforce the positive urban form & architectural attributes of the immediate area). The objective of this guideline is to discourage overly massive, bulky or unmodulated structures that are unsympathetic to the surrounding context.

New buildings should be compatible with the scale of development surrounding the building site and the Belltown guideline extends the consideration of sensitive transitions to abutting structures within the same zone, in this case the Payless Drug building at 2603 3rd Avenue. Remarks under B-1 above indicate the Board's continuing interest in how this transition will be handled.

The site is also located at the edge of a zoning height change along the Cedar Street façade and the Board's initial response to the proposed development was favorable to the design departures from the green street setback and additional height for a slimmer tower since it allowed for potentially sympathetic and sensitive massing relationships to the Payless building and the Seattle Heights building as well as structures in the less intensive zone across Cedar Street.

B-2 RESPONSE

The building massing is being articulated to create a slender appearance at the tower portion. The project proposes a base massing form clad in masonry base at the corner of 3rd and Cedar which relates to smaller scale developments in the area. The lower level setbacks at the alley and the tower's south corner setbacks allow for a greater degree of separation between the Seattle Heights Tower and the proposed project. Please see the response to B-1 for more explanation of the propped project's relationship to the RiteAid building and the development of the south façade.

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.

The Board indicated their affinity for alternative three which maintained an orthogonal relationship at the base with both Cedar Street and Third Avenue and the upper portion of the tower with Third Avenue, while pulling away from the alley. The Board would await development of that design to adjudge the success of the integration of the various elements of the building into an integral whole. (There are no supplemental Belltown neighborhood guidelines relating to B-4.)

B-4 RESPONSE

The projects has been developed to create four unique facade massing conditions allowing the project to respond to the proximity of the Seattle Heights tower (in a way which is mutually beneficial to both project) while remaining a cohesive design. The articulation of a limited number massing components provides a breakdown in scale of the project and a consistent theme for each facade. The consistency of exterior materials aids in the unification of the design. Balconies and patios provide a further breakdown in scale. Setbacks at Levels 1, 2, 6, and the rooftop provide locations for landscaping at the sidewalk and patios that extend the Green Street Development up and into the building.

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.

Belltown Guideline (augmenting C-1).

- a. reinforce existing retail concentrations;
- b. vary in size, width, and depth of commercial spaces, accommodating for smaller businesses, where feasible;
- c. incorporate the following elements in the adjacent public realm and in open spaces around the building:
 - unique hardscape treatments
 - pedestrian-scale sidewalk lighting
 - accent paving (especially at corners, entries and passageways)
 - creative landscape treatments (planting, planters, trellises, arbors)
 - seating, gathering spaces
 - water features, inclusion of art elements
- d. Building/Site Corners. Building corners are places of convergence. The following considerations help reinforce site and building corners:
 - provide meaningful setbacks/ open space, if feasible
 - provide seating as gathering spaces
 - incorporate street/ pedestrian amenities in these spaces
 - make these spaces safe (good visibility)
 - iconic corner identifiers to create wayfinders that draw people to the site

Development of the new Rapid Ride bus stop in front of the building on Third Avenue will be a pedestrian generator on an already busy pedestrian street. The proposed Green Street amenities should wrap around the corner at Third Avenue and Cedar Street and clearly link the two pedestrian realms and the internal uses of the building and its openings onto the streets should re-enforce this pedestrian wrap. Building overhangs and overhead weather protection along both street-facing facades would also be essential elements of the integrated wrap. The pedestrian entry needs to be a truly inviting space, well integrated within the Green street amenities. Pedestrian scaled sidewalk lighting, especially at the entries, seating and creative landscape treatments, including planters and trellises, water features and inclusions of art elements, and accent paving are some of the specifics detailed in the Belltown-specific supplemental guidance to C-1.

C-1 RESPONSE

The proposed design of the 3rd & Cedar corner has been developed with a two-story retail atrium setback from the property line and capped by a building overhang. The atrium and overhang occur on both elevations reinforcing the wrapping nature of the building at its prominent corner. The curb bulb that is part of the Rapid Ride improvements has been enlarged and incorporated into the Cedar Street Green Street design. The project proposes to greatly increase the Third Avenue planting strip near the corner so that the planting elements on Cedar Street are able to turn the corner. Accent paving occurs adjacent to the storefront on both Cedar Street and Third Avenue. The design includes seating elements (that encourage respite but discourage napping) which have been placed near the corner. Overhead weather protection is provided by means of an extensive canopy along Third Avenue and building overhangs at the corner and along Cedar Street.

C-3 Provide active—not blank— facades. Buildings should not have large blank walls facing the street, especially near sidewalks.

The above Guideline was identified by the Board to be of highest priority for the project, but with little specific comment except to point out that code requirements could result in significant blank walls along the south façade, facing the Payless building property. The proposed design should not include any blank facades and the design team was especially encouraged to find ways to minimize any sizeable expanses of blank wall space on the alley or south facades. (There are no supplemental Belltown neighborhood guidelines relating to C-3.)

C-3 RESPONSE

There are no blank facades proposed. The massing of the south façade has been developed to create setbacks which provide opportunities for glazing. The cladding of the south façade is congruent with the cladding on the other facades.

C- 4 Reinforce Building Entries. To promote pedestrian comfort, safety, and orientation, reinforce building entries.

One primary entry would be that into the retail space, although there could be more than one entry into the space designated for commercial/retail use. According to the schemes presented there would be one entry for residents of the building into a residential lobby. The Guidelines for Downtown development note that entries should be clearly identifiable and visible from the street. Scheme 3 shows a “garden entry” off Cedar Street where the actual entry doors would be largely invisible from the street. Members of the Board were intrigued by the concept but cautioned that the successful execution of the garden entry would require careful management of those amenities like lighting and wayfaring and signaling that would promote a sense of comfort and of homecoming and of safety as well as the successful encouragement of the interaction of residents and their neighbors. (There are no supplemental Belltown neighborhood guidelines relating to C-4.)

C-4 RESPONSE

Three retail/commercial entries are proposed. Two of these entries are into the corner two-story atrium. The garden entry concept has been transformed. In order to make the residential entry will feel more secure the court aspect of the entry has been replaced with a 10' setback providing landscaping areas and room for an entrance vestibule outside of the general sidewalk pedestrian path. Above the residential atrium is a common area patio for all residents that is landscaped and adjacent to interior amenities.

C-6 Develop the alley façade. To increase pedestrian safety, comfort, and interest, develop portions of the alley façade in response to the unique conditions of the site or project.

Belltown Guideline (augmenting C-6).

Spaces for service and utilities:

- a. **Services and utilities, while essential to urban development, should be screened or otherwise hidden from the view of the pedestrian.**
- b. **Exterior trash receptacles should be screened on three sides, with a gate on the fourth side that also screens the receptacles from view. Provide a niche to recess the receptacle.**
- c. **Screen loading docks and truck parking from public view using building massing, architectural elements and/or landscaping.**
- d. **Ensure that all utility equipment is located, sized, and designed to be as inconspicuous as possible. Consider ways to reduce the noise impacts of HVAC equipment on the alley environment.**

Pedestrian environment:

- a. **Pedestrian circulation is an integral part of the site layout. Where possible and feasible, provide elements, such as landscaping and special paving, that help define a pedestrian friendly environment in the alley.**
- b. **Create a comfortably scaled and thoughtfully detailed urban environment in the alley through the use of well-designed architectural forms and details, particularly at street level.**

Architectural concept:

- a. **In designing a well-proportioned and unified building, the alley façade should not be ignored. An alley façade should be treated with form, scale and materials similar to rest of the building to create a coherent architectural concept.**

During the deliberations the Board had found the intention to respect the alley units of the Seattle Heights residential building to be commendable. Following up on several comments from members of the public, however, the Board emphasized several considerations that are contained in the Belltown supplemental guidelines. In designing a well-proportioned and unified building, the alley façade should not be ignored. It should be treated with form, scale, and materials similar to the rest of the building, thereby creating a coherent architectural concept. Of special concern should be the visual impacts of HVAC equipment. Views of the wedge-shaped rooftop of the parking entry and utility components should provide as pleasant an experience as possible from the alley face units of the proposal as well as from residences across the alley.

C-6 RESPONSE

The canted alley facing units have an orientation that provides views in the direction of the Puget Sound while responding to the Seattle Heights alley facing units. Due to the proximity of the Seattle Heights tower across the alley, the alley façade has been a major influence on the form of the building. A large setback at the project's south corner provides a 60' separation between the towers. The alley façade's form scale and materials are in keeping with the rest of the elevations. The rooftops along the alley on Level 2, Level 6, and the main roof have all been developed as accessible spaces integrated with landscaping.

D- 1 Provide inviting & usable open space. 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.

Belltown Guideline (augmenting D-1).

- Mixed-use developments are encouraged to provide useable open space adjacent to retail space, such as an outdoor cafe or restaurant seating, or a plaza with seating.
- Locate plazas intended for public use at/or near street grade to promote physical and visual connection to the street; on-site plazas may serve as a well-defined transition from the street. Take views and sun exposure into account as well.
- Define and contain outdoor spaces through a combination of building and landscape, and discourage oversized spaces that lack containment.
- The space should be well-buffered from moving cars so that users can best enjoy the space.
- Open spaces can feature art work, street furniture, and landscaping that invite customers or enhance the building's setting.
- Examples of desirable features to include are:
 - attractive pavers;
 - pedestrian-scaled site lighting;
 - retail spaces designed for uses that will comfortably "spill out" and enliven the open space;
 - areas for vendors in commercial areas;
 - landscaping that enhances the space and architecture;
 - pedestrian-scaled signage that identifies uses and shops; and
 - site furniture, art work, or amenities such as fountains, seating, and kiosks.
- Residential open space: Residential buildings should be sited to maximize opportunities for creating usable, attractive, well-integrated open space. In addition, the following should be considered:
 - a. courtyards that organize architectural elements while providing a common garden;
 - b. entry enhancements such as landscaping along a common pathway;
 - c. decks, balconies and upper level terraces;
 - d. play areas for children;
 - e. individual gardens; and
 - f. location of outdoor spaces to take advantage of sunlight and views.

An evident challenge for the project is the careful integration of the residential "garden entry" with the Green Street landscaping and amenities along Cedar Street and the Board expectantly awaits that elaboration. Another challenge is the integration or "wrap" of landscaping and amenity features where the pedestrian realms of Cedar Street and Third Avenue meet. The design team is reminded, as noted in the Downtown guidelines, that the design of planters, landscaping, walls and other street elements should allow visibility into and out of any open spaces at the ground level. As noted in the Belltown specific guidelines for D-1, the successful design of an open space adjoining a sidewalk is determinative of the success of creating a broader environment where building and streetscape are in harmony.

D-1 RESPONSE

A continuous two-story setback is provided at Cedar Street to enhance the opportunity for Green Street development and provide a more generous pedestrian realm. This setback wraps the building corner providing a two story retail entry atrium. The Cedar Street setback is increased at the residential entry providing room for planting that contributes to the Green Street and provides a low landscaped buffer between the lobby and the public realm at the base of the lobby atrium creating a sense of security for residents while providing visual interest for pedestrians with plenty of views into the 16' high glazed residential lobby. The continuous glazing, accent paving and landscaped planters all wrap the project's prominent corner.

D- 3 Provide elements that define the place. Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable "sense of place" associated with the building.

Belltown Guideline (augmenting D-3).

- **Art and Heritage.** Art and History are vital to reinforcing a sense of place. Consider incorporating the following into the siting and design:
 - b. Art that relates to the established or emerging theme of that area (e.g., Western, 1st, 2nd, 3rd Avenue street specific character.
 - 3rd Avenue: new installations on 3rd Avenue should continue to be 'civic' and substantial and be reflective of the role the street plays as a major bus route
 - c. Install plaques or other features on the building that pay tribute to Belltown history
- **Transit Streets: 1st, 3rd, and 6th Avenues; Cedar and Broad Streets from Denny Way to 1st Avenue.** Street Furniture/Furnishings:
 - o 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.
- **Promenade Streets: 1st Avenue, 2nd Avenue, 3rd Avenue, 5th Avenue, Alaskan Way.** Street Furniture/Furnishings:
 - o 1st, 2nd and 3rd Avenues. Sidewalks should be wide and pedestrian amenities like benches, kiosks and pedestrian-scale lighting are especially important on promenade streets.

The "garden entry" off Cedar Street provides a great opportunity to provide a special downtown space, especially as this is integrated into the Green Street improvements along this half of the block of Cedar Street. There is also a special opportunity to wrap the Green Street ambience around to Third Avenue. The sidewalk along Third Avenue should not be relegated to the utilitarian designation of "bus stop." As noted in the Belltown supplemental guidelines, new installations on 3rd Avenue should be "civic" and substantial and reflective of the role the street plays as a major bus route, but with a memorable sense of place that will be associated with the building.

D-3 RESPONSE

The garden entry concept has been transformed as noted in the response to guideline C-4. However, the proposed design provides a setback at the residential entry that will enhance the development of Cedar Street as a Green Street into an amenity that will contribute to the neighborhood and evoke a sense of place. Although the Third Avenue and Cedar Street building facades and landscaping have been designed in response to streets' different conditions, there are many elements in common which provide a cohesive whole including design elements which wrap the corner as described in the response to guideline D-1.

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.

Among other considerations, the Downtown guidelines call for using a portion of the top of the parking level (in this case, entry) as an outdoor deck, patio, or garden...In an interchange between the design team and the Board there was a brief discussion of the possibilities for the parking-entry/utility area which included a "green roof" and a "green wall" at the alley. Since the friendliness between neighbors was a major theme of the presentation, the Board encouraged the design team to explore a variety of options that would reduce the visual prominence of the garage entry and utility functions for neighbors across the alley. (There are no supplemental Belltown neighborhood guidelines relating to E-2.)

E-2 RESPONSE

The parking is all below grade and accessed from the alley. The parking entry is offset from the Seattle Heights parking entry to help alleviate potential traffic congestion. The alley wall has been setback an additional 18" beyond the 2'-0" alley dedication resulting in a minimum alley width of 21'-6". The rooftops facing the alley on Level 2, Level 6, and the main roof have all been developed as accessible spaces integrated with landscaping. The Level 2 rooftop patio incorporate a trellis into its guardrail along the alley facade. The trellis acting as a landscaped screen combined with proposed project's canted facade and multiple setbacks at the alley will provide more separation and an increased sense of privacy for the alley facing units of both residential projects.

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'	Allow a 12,960 square foot lot to have a building over 125'	<ul style="list-style-type: none"> As a quarter block site, this alternative proposes a building mass that is less than 50% of a fully developed half-block site. At 180', this proposal requests a more equitable allowance of building height for lots smaller than 19,000 square feet (see Lot Size/Height diagram). This proposed design provides an amenity to the neighborhood by enhancing Cedar Street as a green street in a more substantive way than a code allowable alternative. This proposed design responds to the existing condition of the Seattle Heights alley-facing units.
23.49.164	Maximum Wall Dimension	Maximum wall dimension along Third Avenue is 90' for portions of structure above 65' high	Allow for 97'-6" wall length along Third Avenue for floors 7 through 19	<ul style="list-style-type: none"> The proposed wall length is not continuous. It is interrupted by a setback near midpoint of the wall and another setback at the southeast corner. The two setbacks help visually reduce the Third Avenue wall length by articulating the mass into distinguishable volumes. Floor levels 1, 2, and 6 have less wall length than the 120' available (below 65')
23.49.166	Green Street Setback	The required setback at the green street for portions of structure between 86' and 240' is at a rate calculated by $(\text{Height}-85') \times 0.2 = 10'$ (in other words a 5:1 slope)	The proposal "averages" the green street setback which requires a departure for the top five floors	<ul style="list-style-type: none"> A calculated average green street setback would be 14'-5". The proposed design has an average setback of approximately 21'-0". The proposed design will enhance the green street amenity at the level of human interaction by providing a street level setback along Cedar Street and more landscaping and open space at the street level than a code allowable alternative.
23.53.035	Structural Building Overhangs	Overhead horizontal projections of a purely architectural or decorative character such as cornices, eaves, sills, and belt courses shall be limited to a maximum horizontal extension of one (1) foot and maximum vertical dimension of two (2) feet six (6) inches, and shall not increase the floor area or the volume of space enclosed by the building...	As an architectural feature on the Third Avenue facade, we are proposing a projection at the top three floors which is visually a vertical support for the cornice. This visual, vertical support is 18" wide, projects 20" horizontally and projects 27 feet vertically.	<ul style="list-style-type: none"> This visual, vertical support does not increase the floor area or the volume of space enclosed by the building. This architecture feature is for visual interest to help articulate the tower cornice.

Requested Departures