

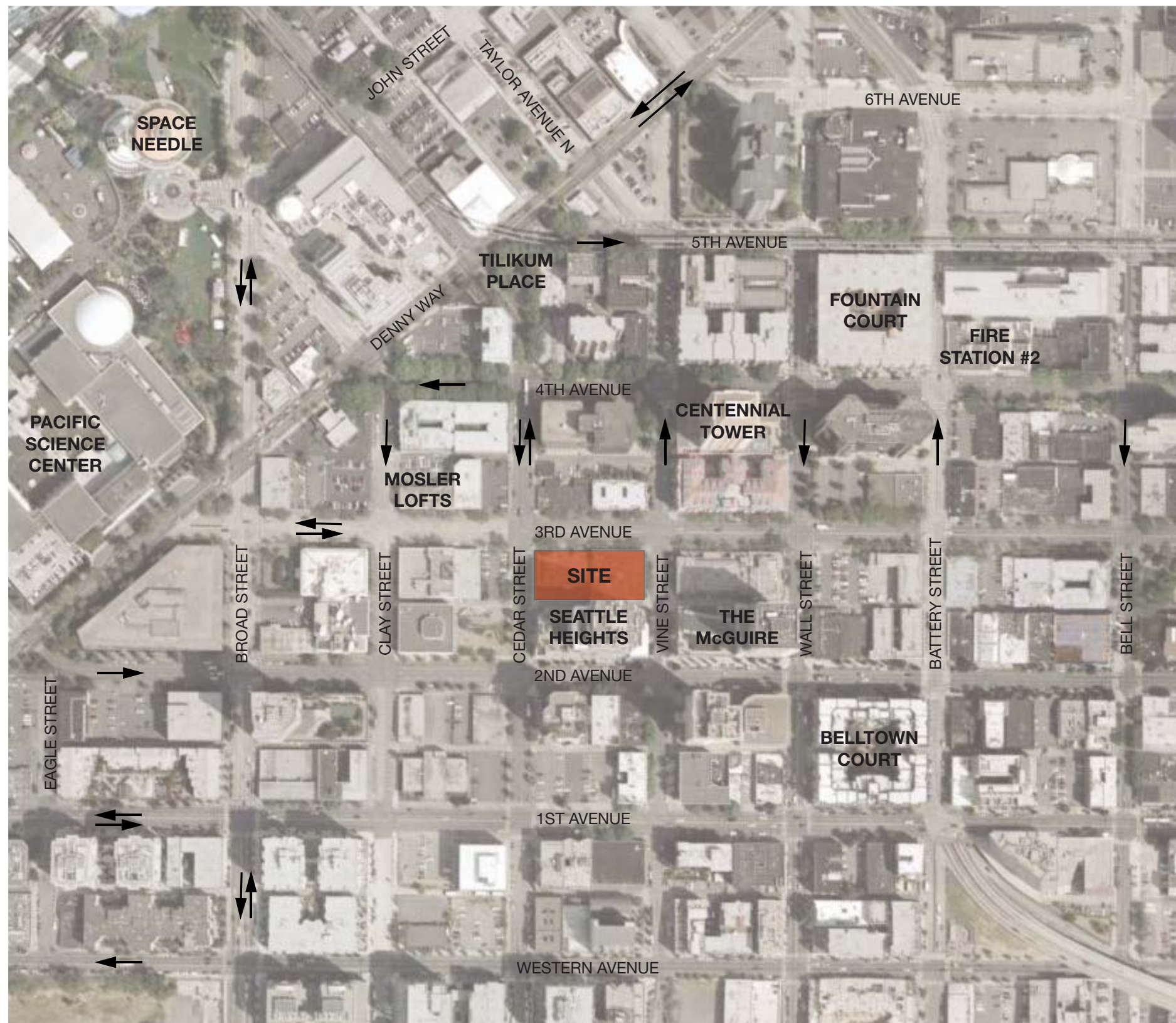


**2625 Third Avenue – Recommendation Meeting** (DPD# 3011119)  
prepared for 3rd & Cedar LLC

February 22, 2011

HEWITT





## PROJECT DESCRIPTION

The proposed mixed-use residential project will be comprised of ground level retail with 26 floors of apartments above and five levels of parking below grade. 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.

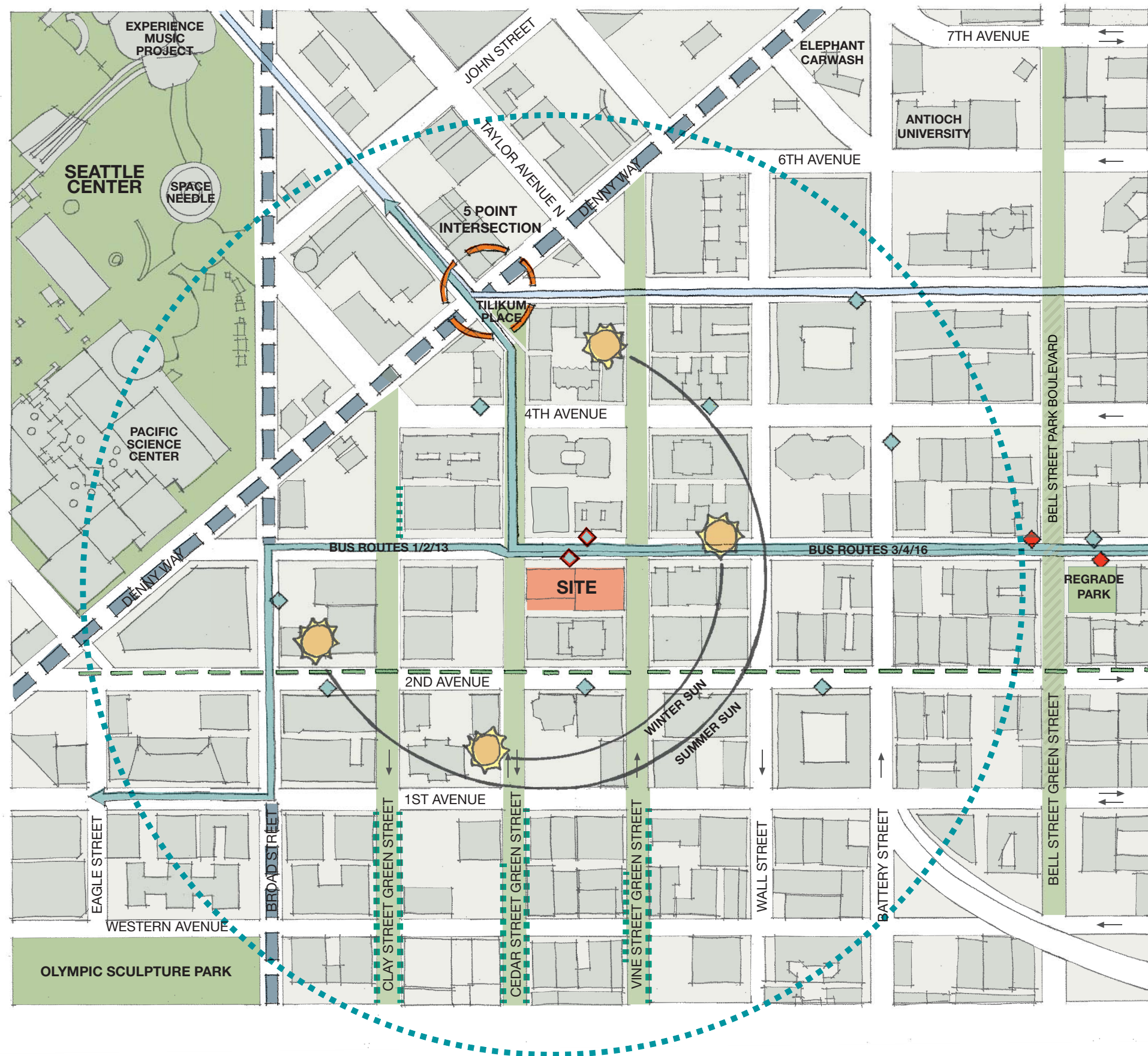
The buildings in the project's vicinity can be characterized by mid-century one, two, and three story commercial and retail buildings interspersed with multi-story residential buildings built between 1980 and present.

## APPROXIMATE DEVELOPMENT OBJECTIVES

310 residential units  
4,000 square feet of ground-level retail  
160 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.

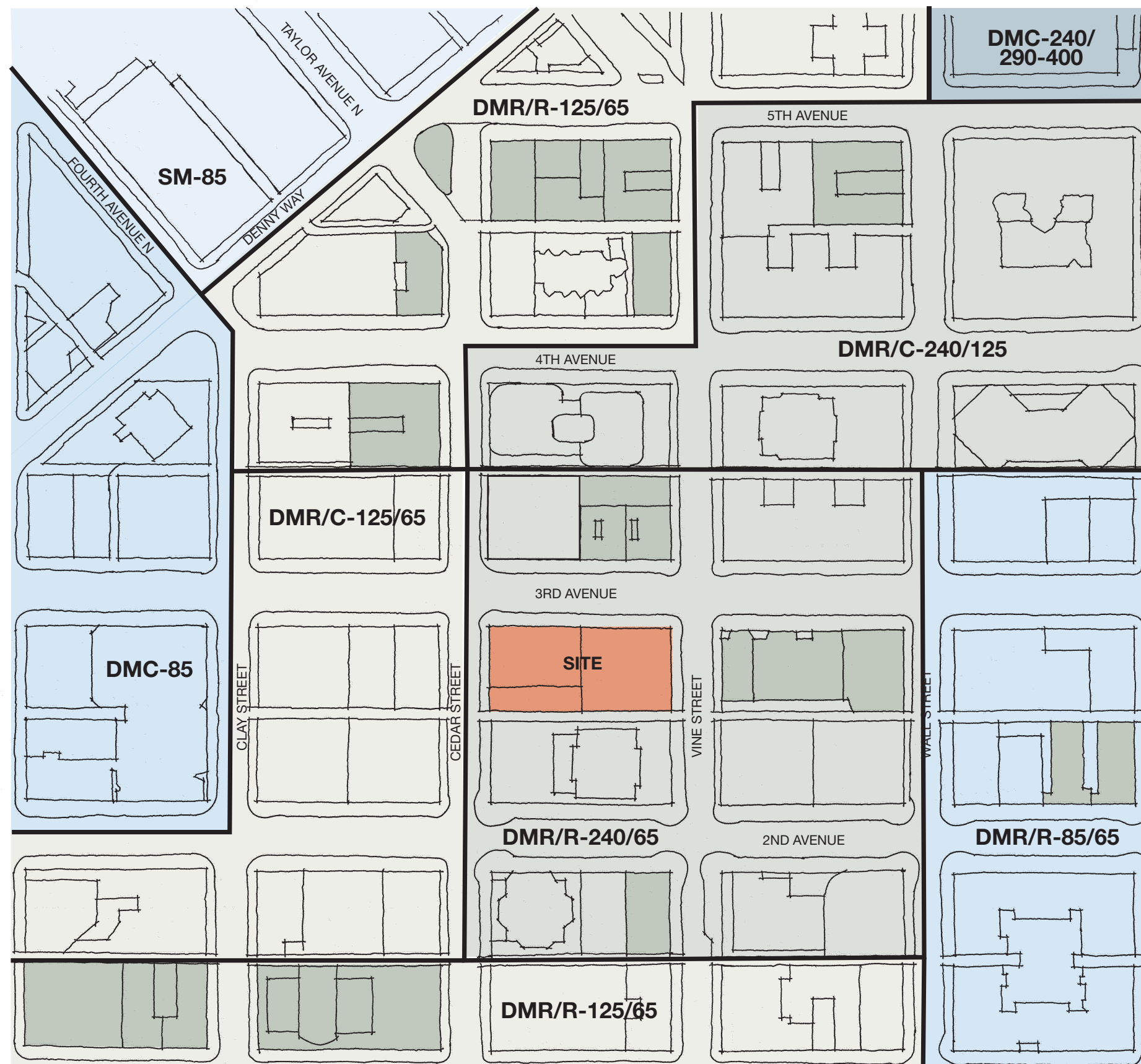
## Urban Design Diagram

The Downtown Design Guidelines and Belltown Design Guidelines listed below are those considered most applicable to the development site by the DRB at the EDG meeting.

<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-3    PROVIDE ACTIVE-NOTBLANK-FACADES</b>
Buildings should not have large blank walss facing the street, especially near sidewalks.
<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**

- |   |  |
|---|--|
| 1 Zeeks Pizza                             | 22 Studio 2602 (Hair Salon)              |
| 2 Tilkum 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                          |
| Zeitoon (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 Tree Survey**







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)

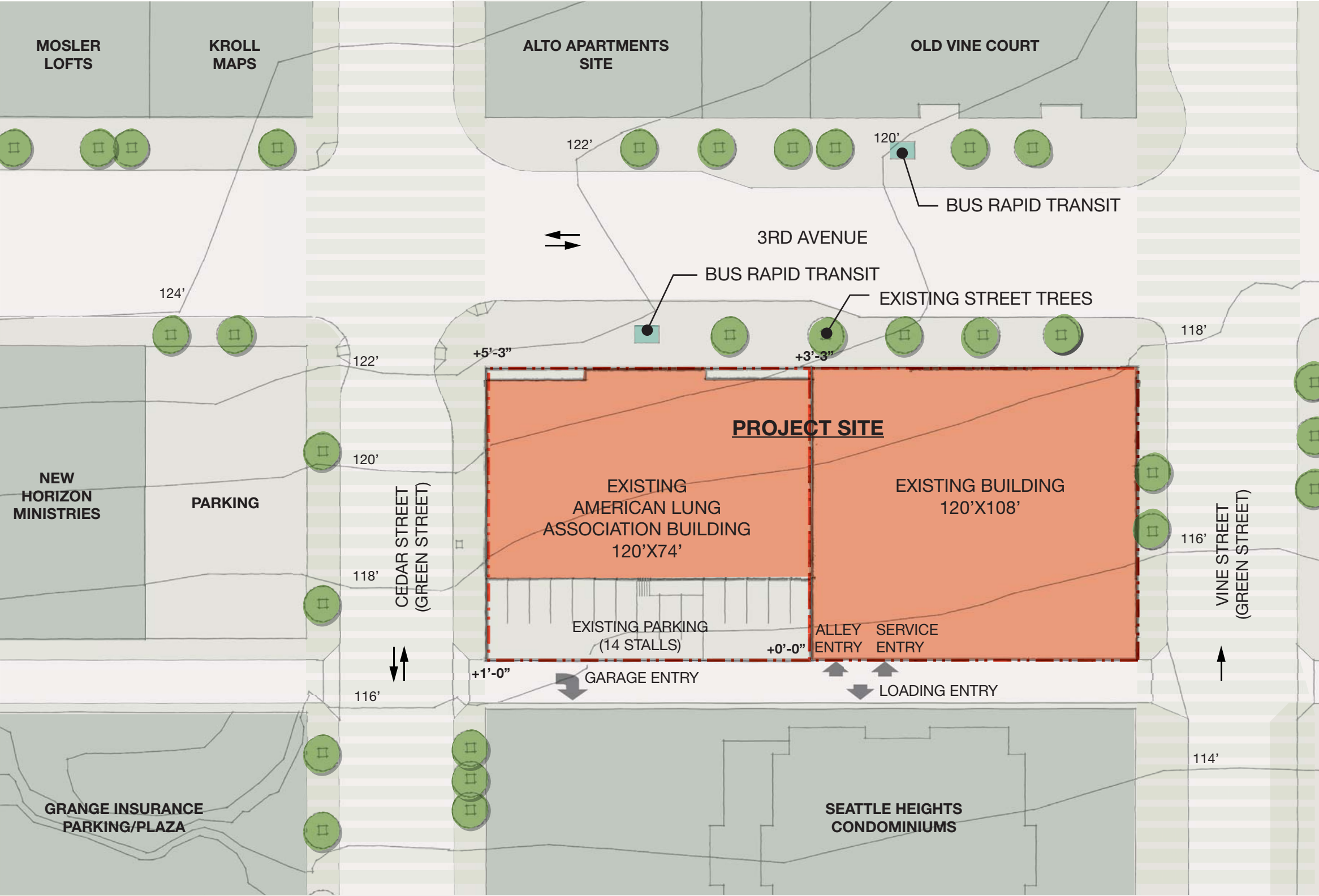


11 – Harbour Heights (looking West)



Nearby Structures

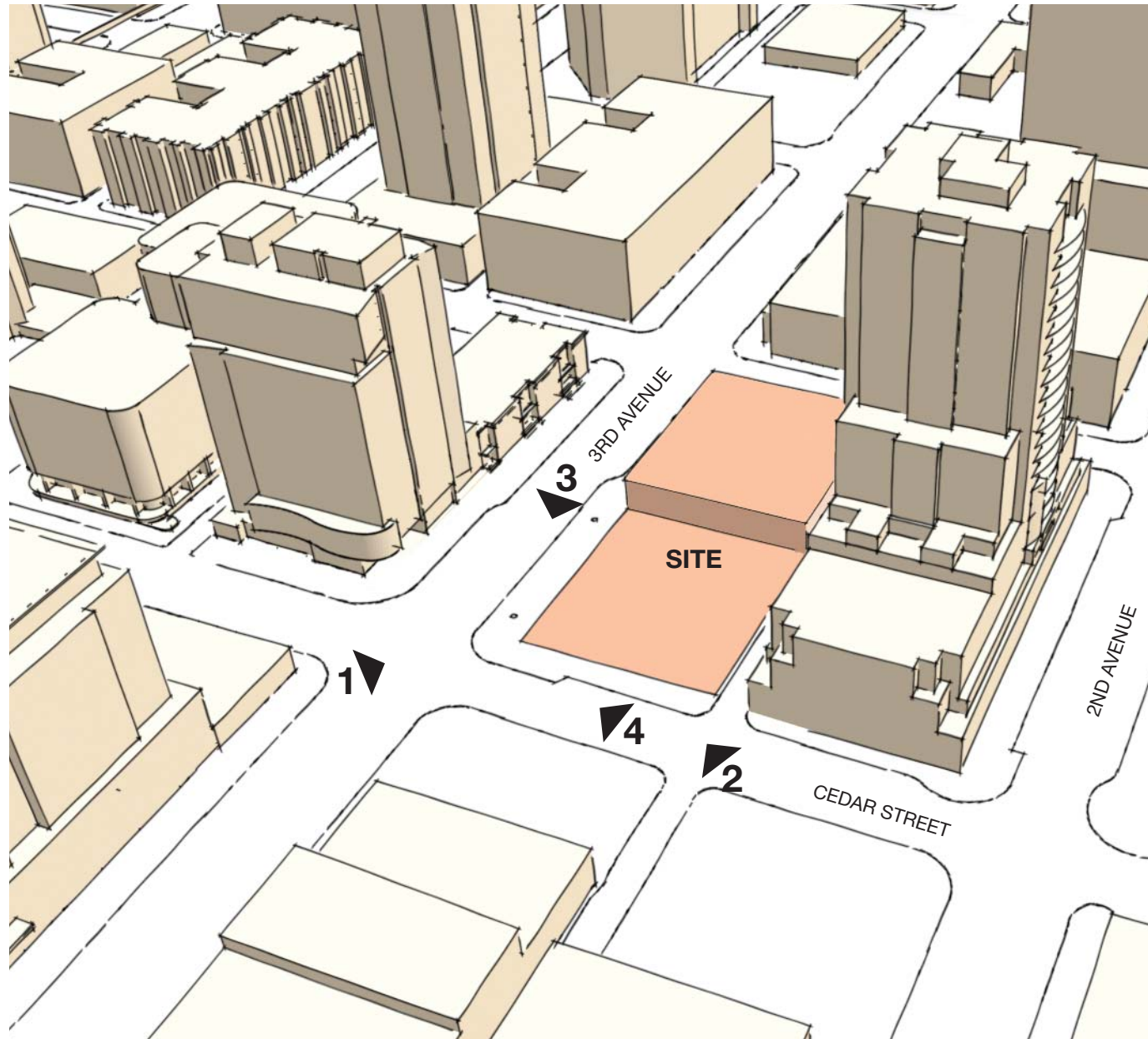




The development site is currently occupied by a one-story office building completed in 1954 and occupied by the American Lung Association since 1985. Recently the third avenue right-of-way received transit corridor improvements which include a corner curb bulb, widened sidewalks and new street trees. 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.





VICINITY DIAGRAM



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



2 – Project Site looking SouthEast



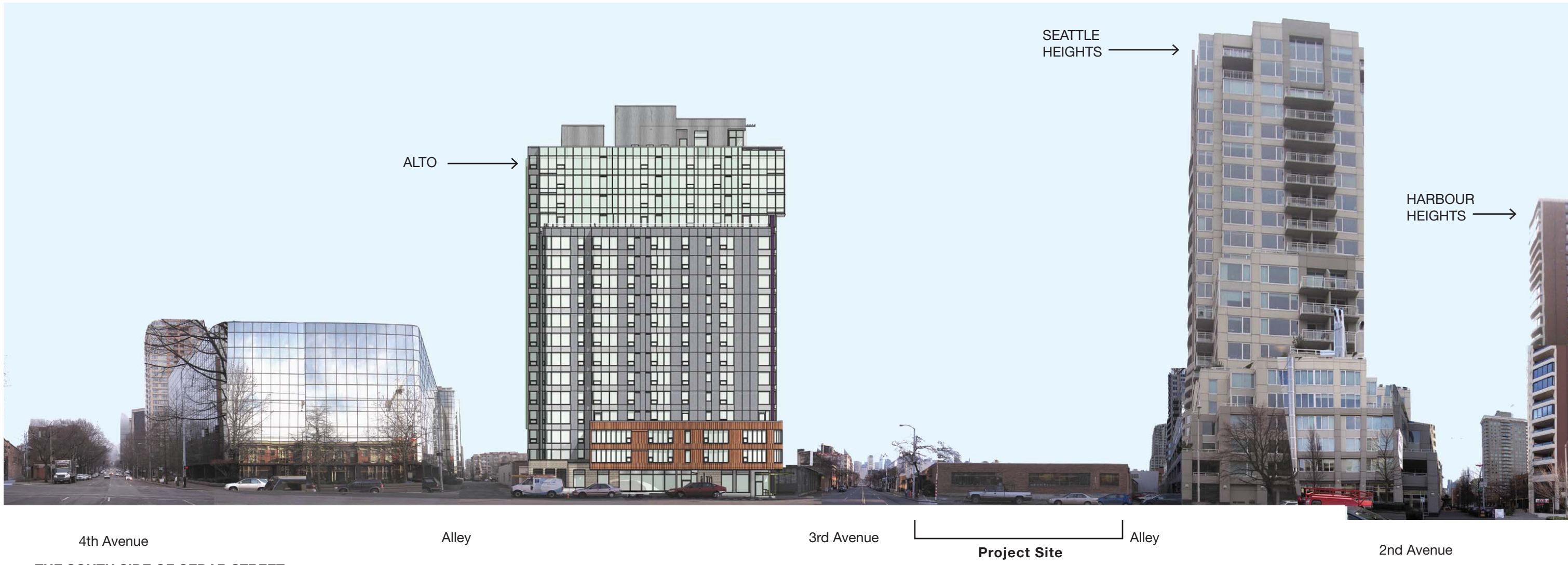
3 – Project Site looking NorthWest



4 – Project Site looking East

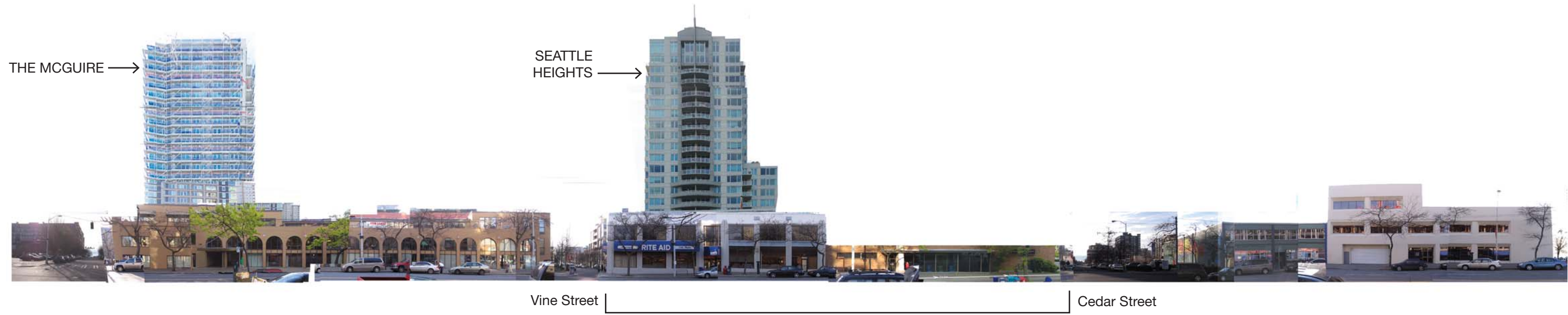
### Vicinity Diagram and Site Photographs





**Cedar Street Photographs**





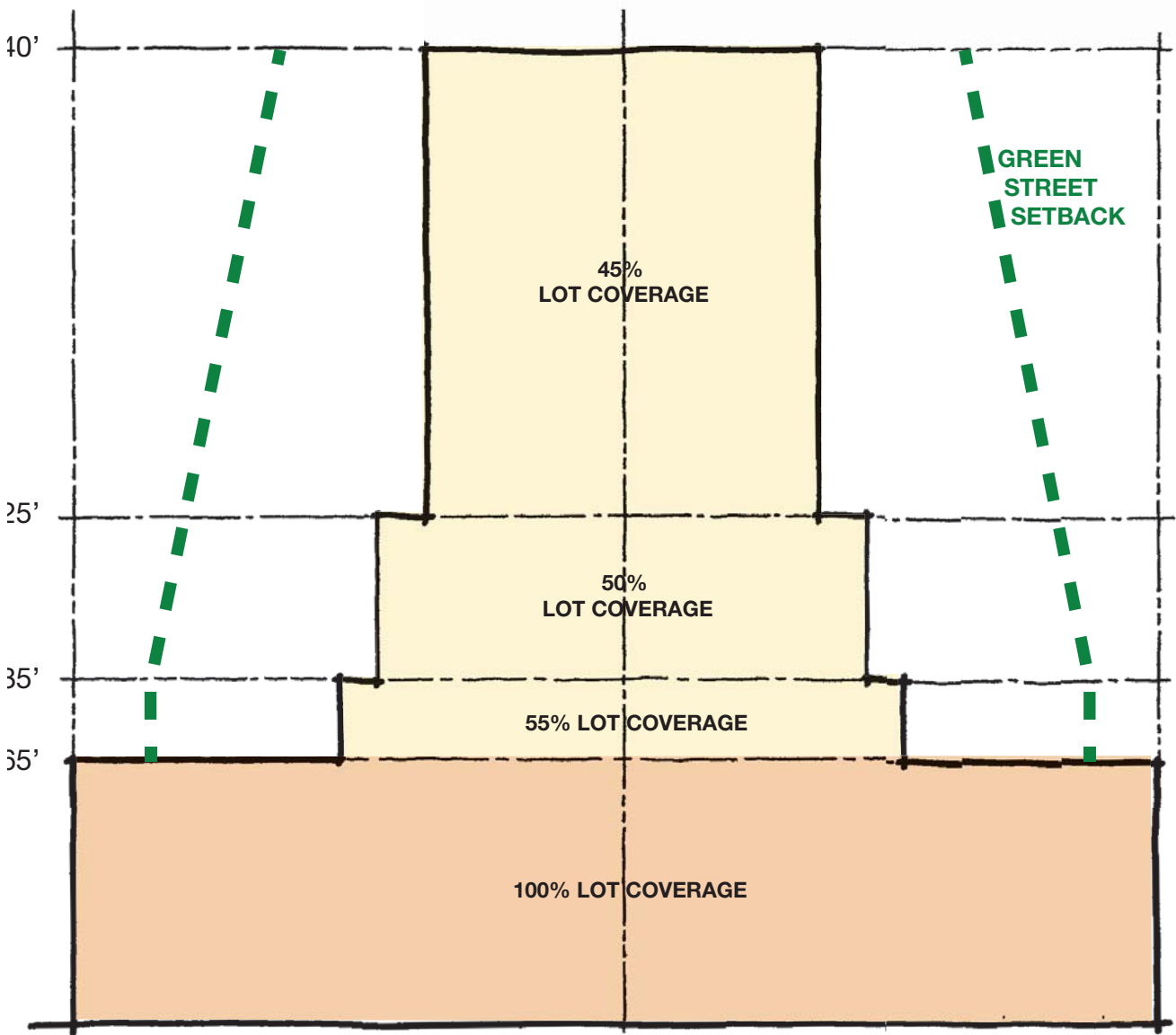
THE WEST SIDE OF 3RD AVENUE



THE EAST SIDE OF 3RD AVENUE

### 3rd Avenue Photographs

# MASSING DIAGRAM OF 240' LOT BASED ON CODE



## COMBINED SITE

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

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

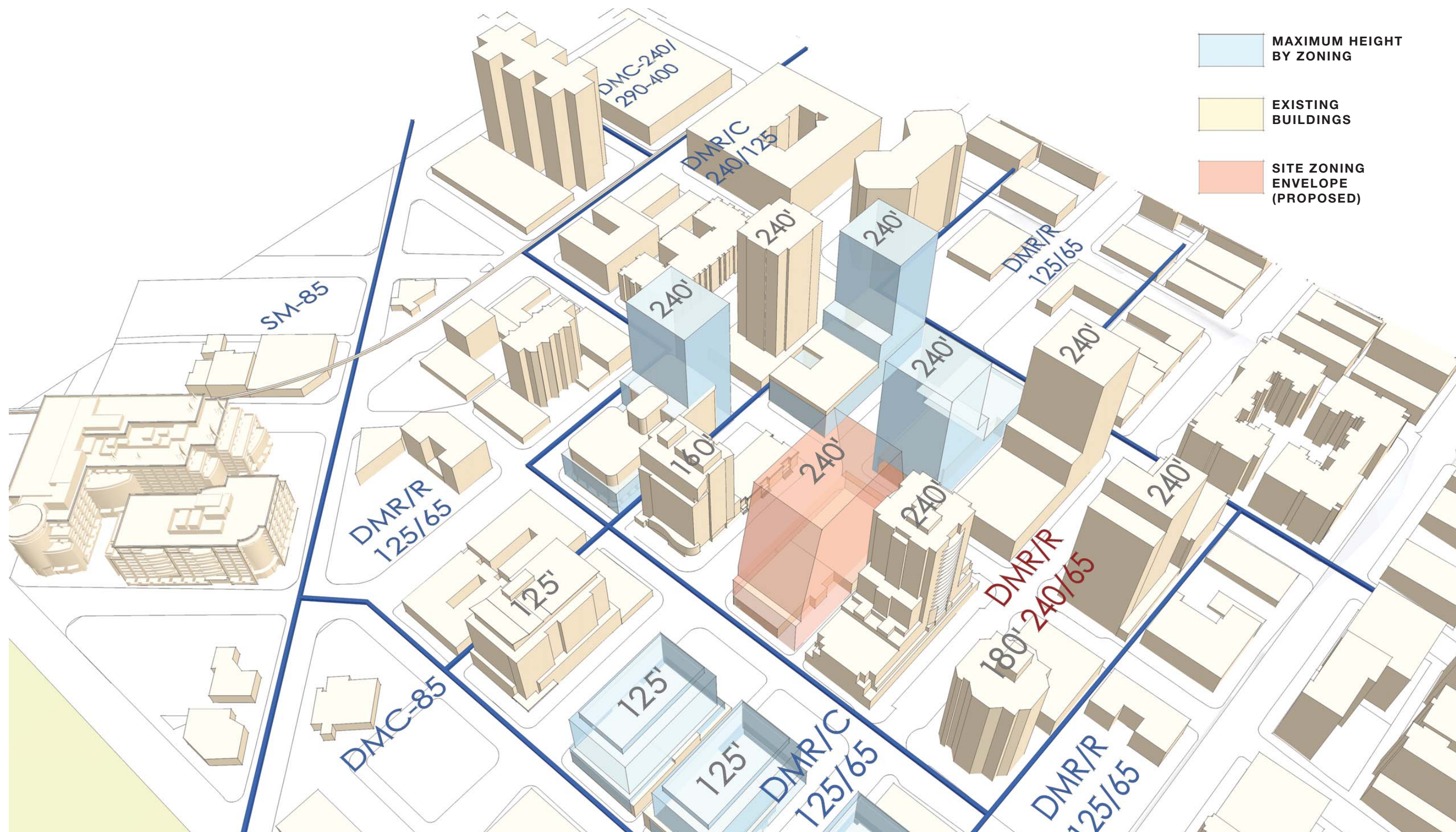
- A. Coverage.
  - 1. Except on lots located in the DMR/R eight-five (85) foot height district, portions of structures above sixty-five (65) feet shall meet the following coverage limits:

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.

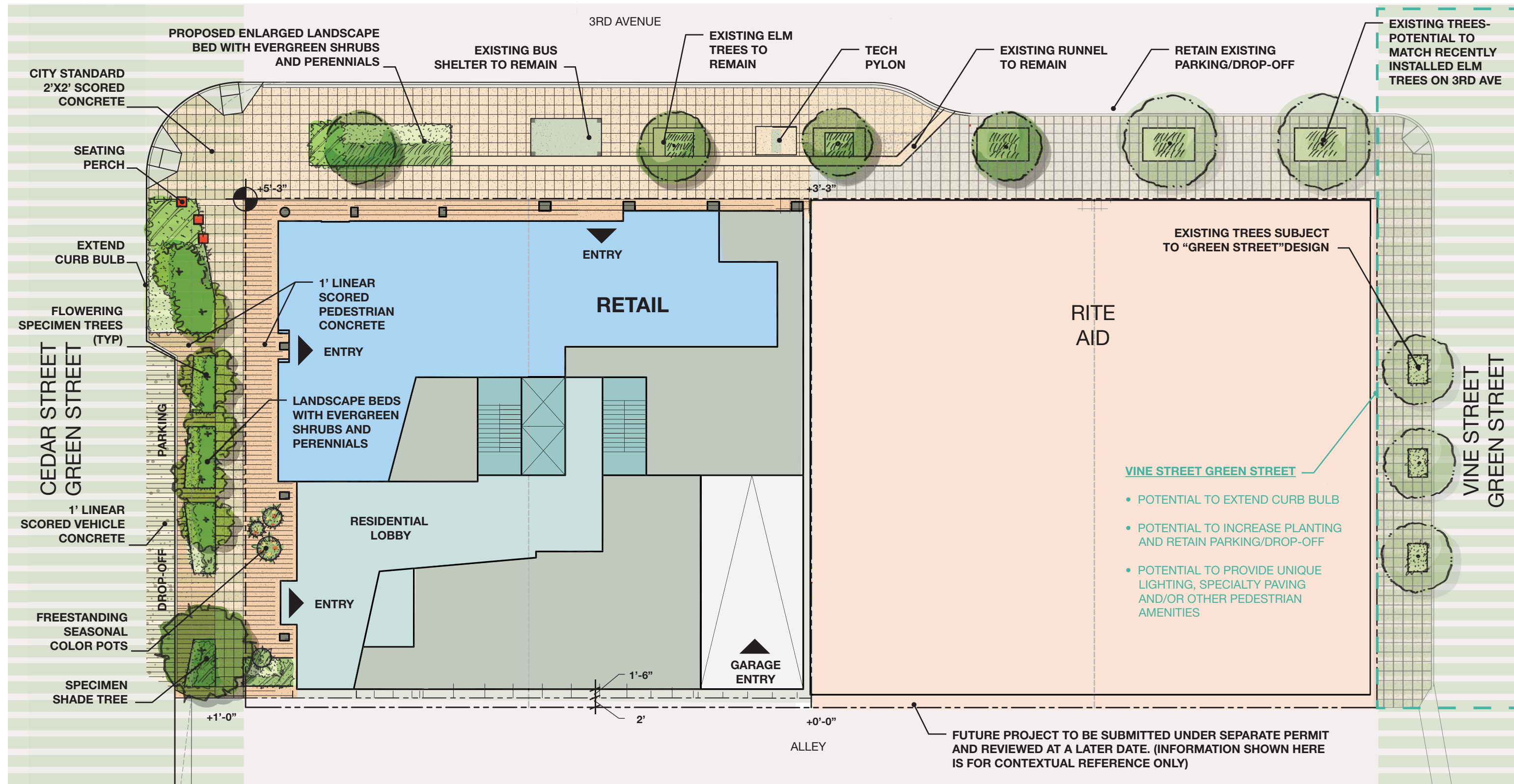
## Site Massing and Lot Coverage Analysis





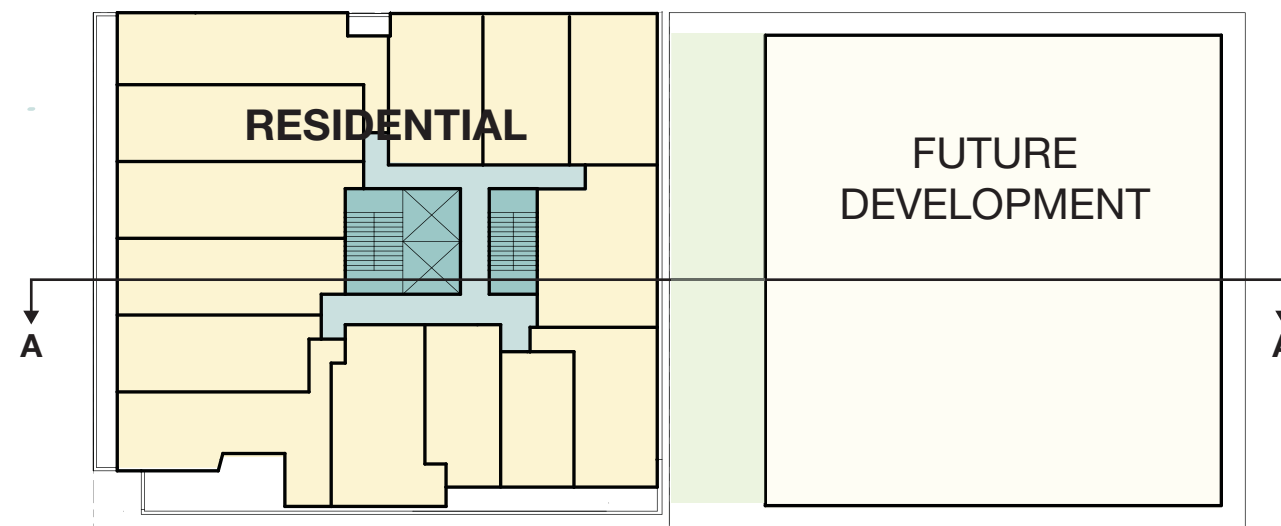
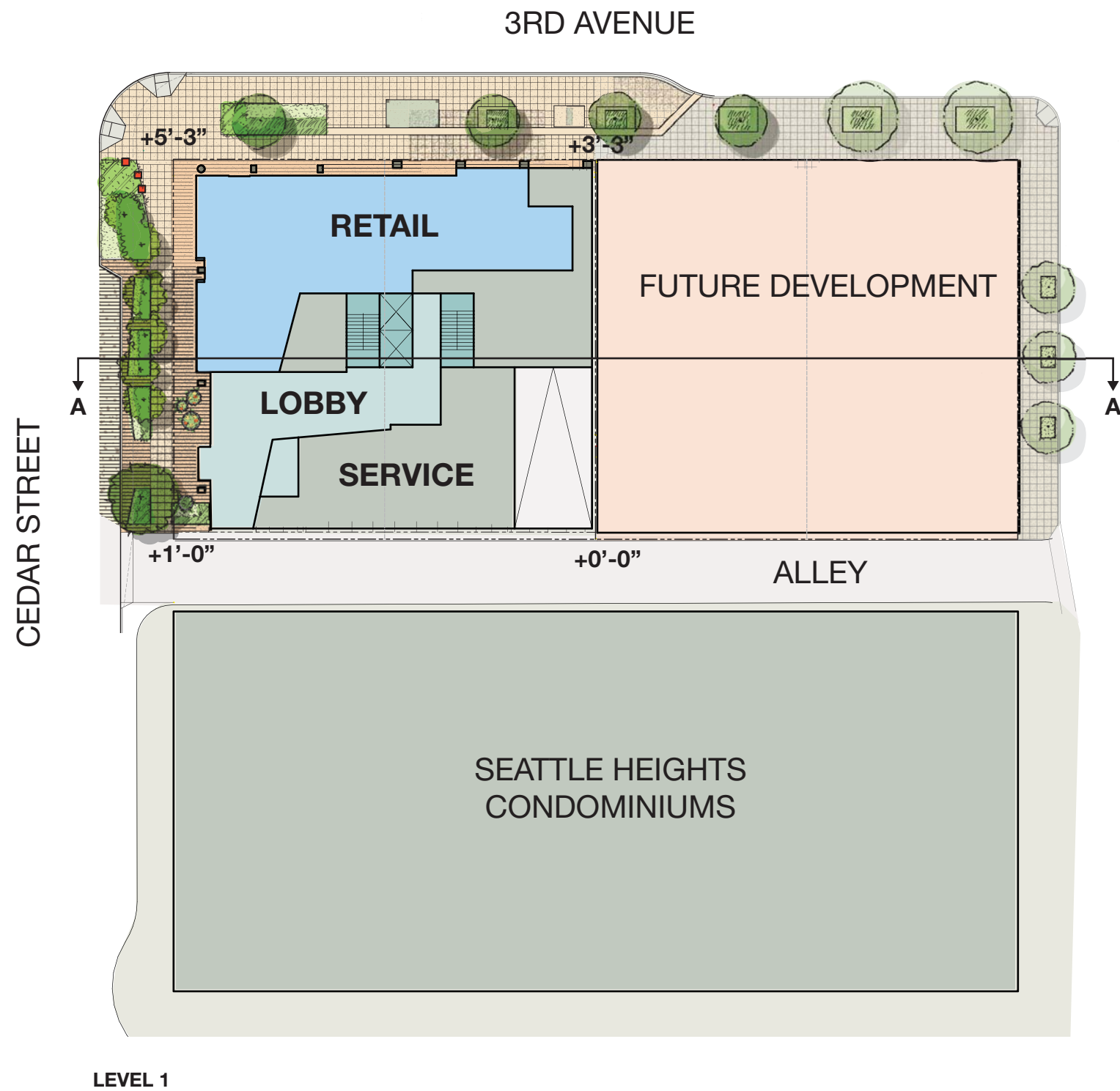
## Zoning Context





Illustrative Site Plan

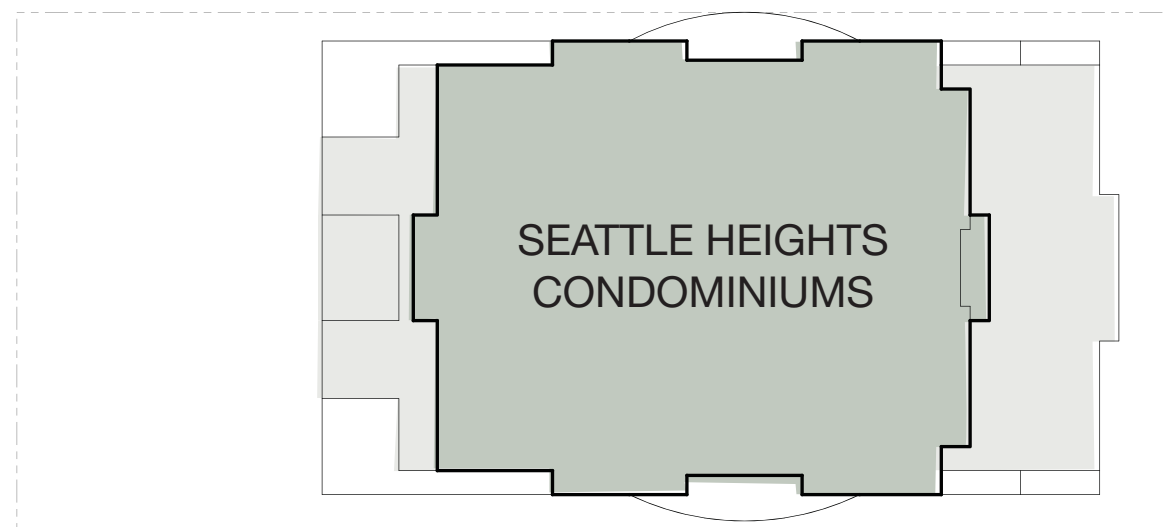
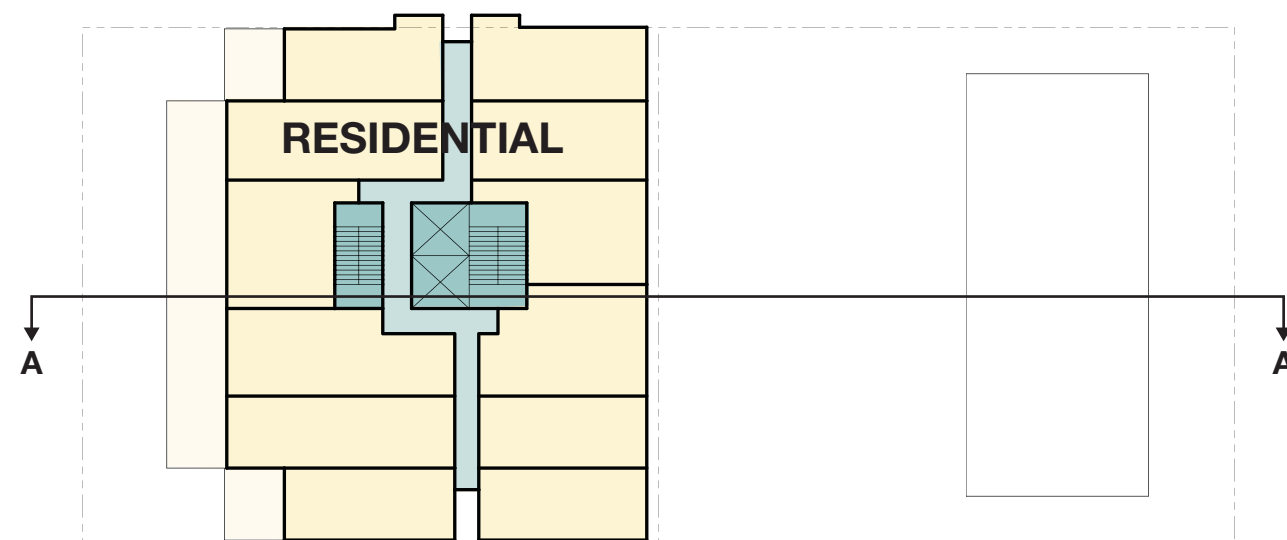
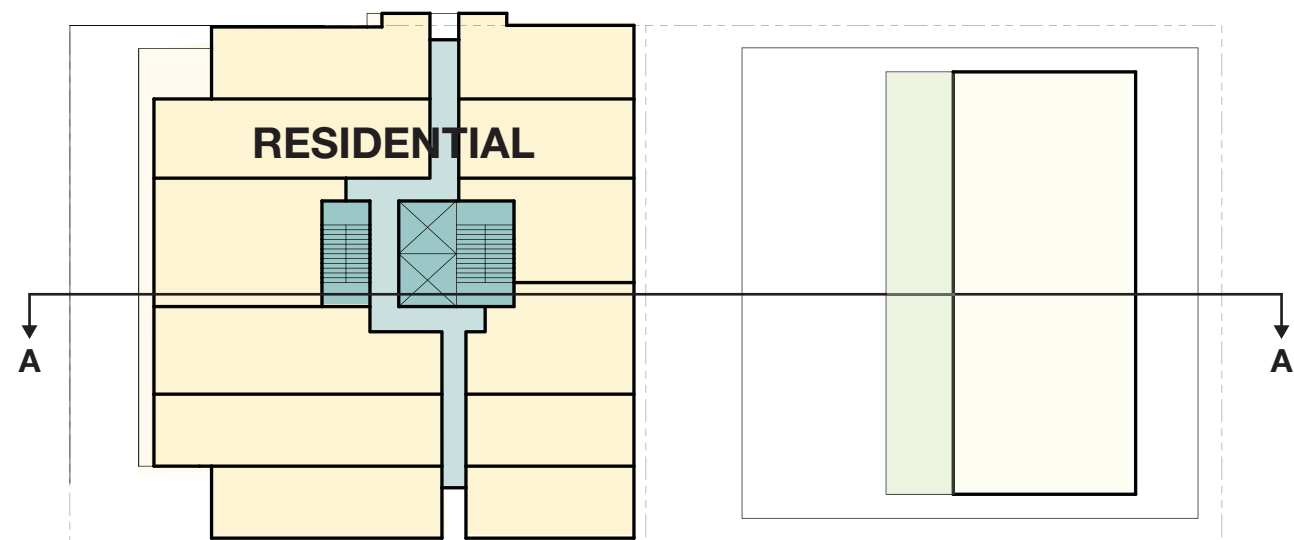




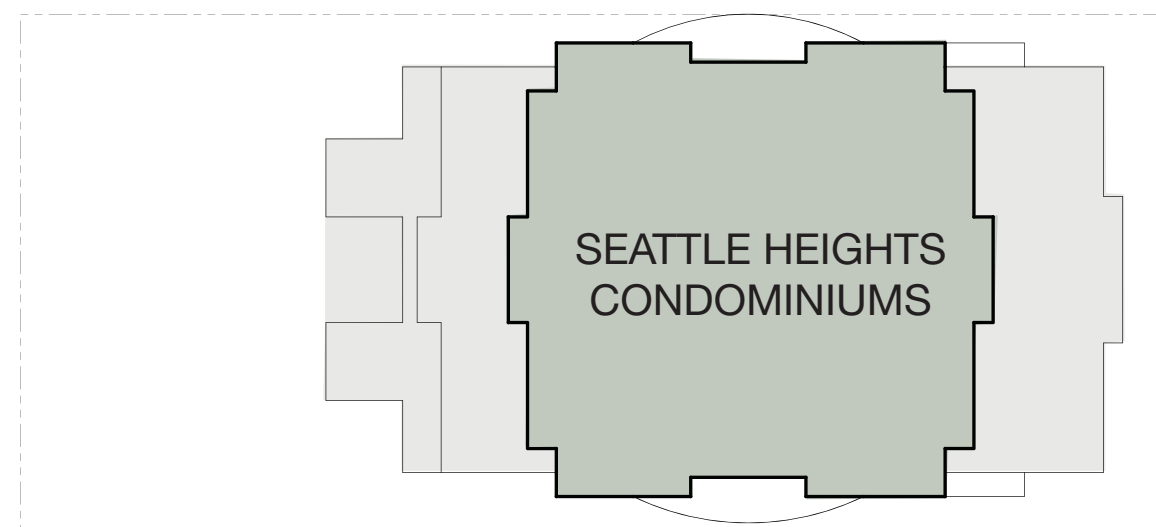
LEVELS 3-5 (LEVEL 2 SIMILAR)

Alternative 1 – Plans





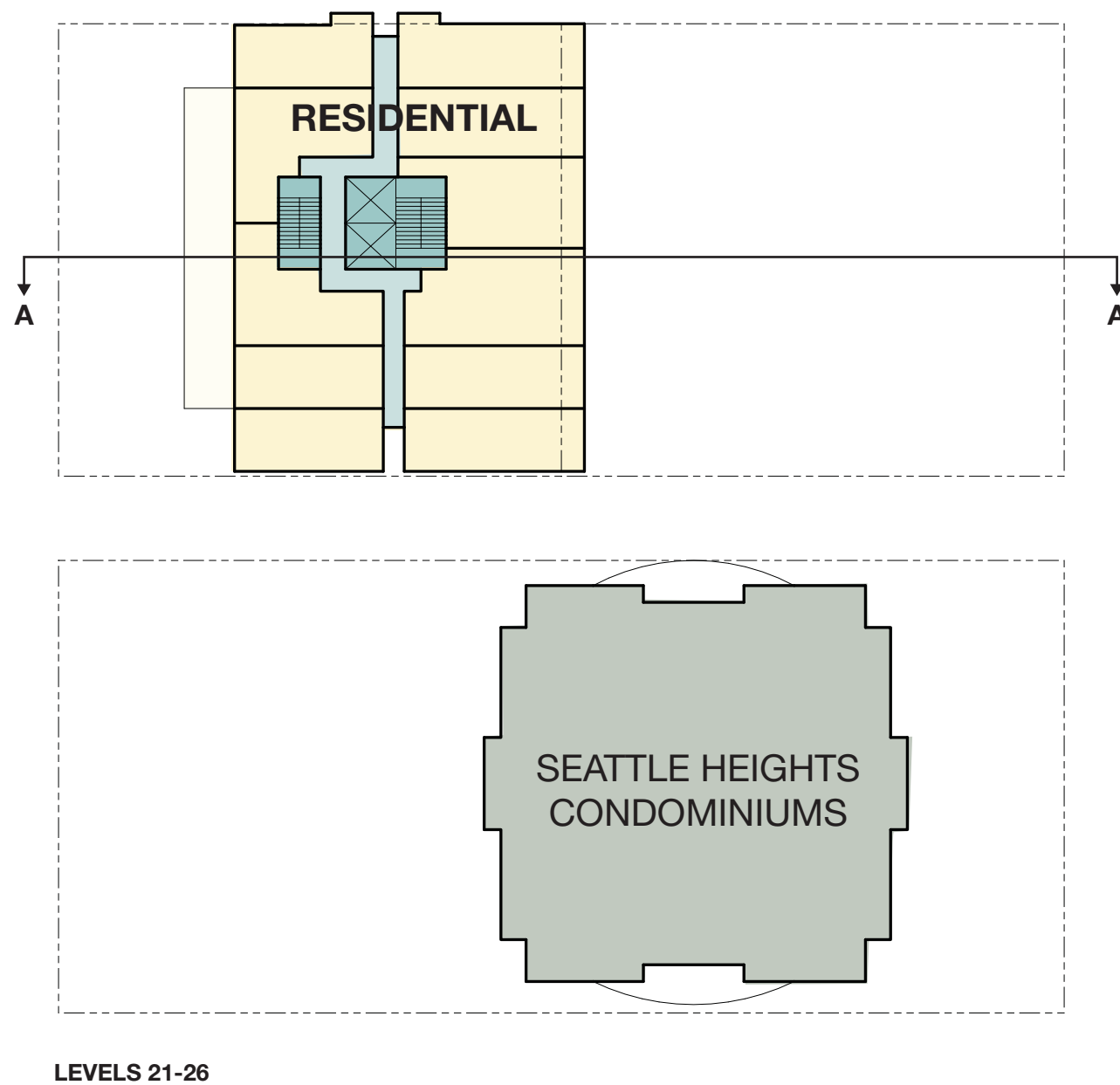
LEVELS 7-13 (LEVEL 6 SIMILAR)



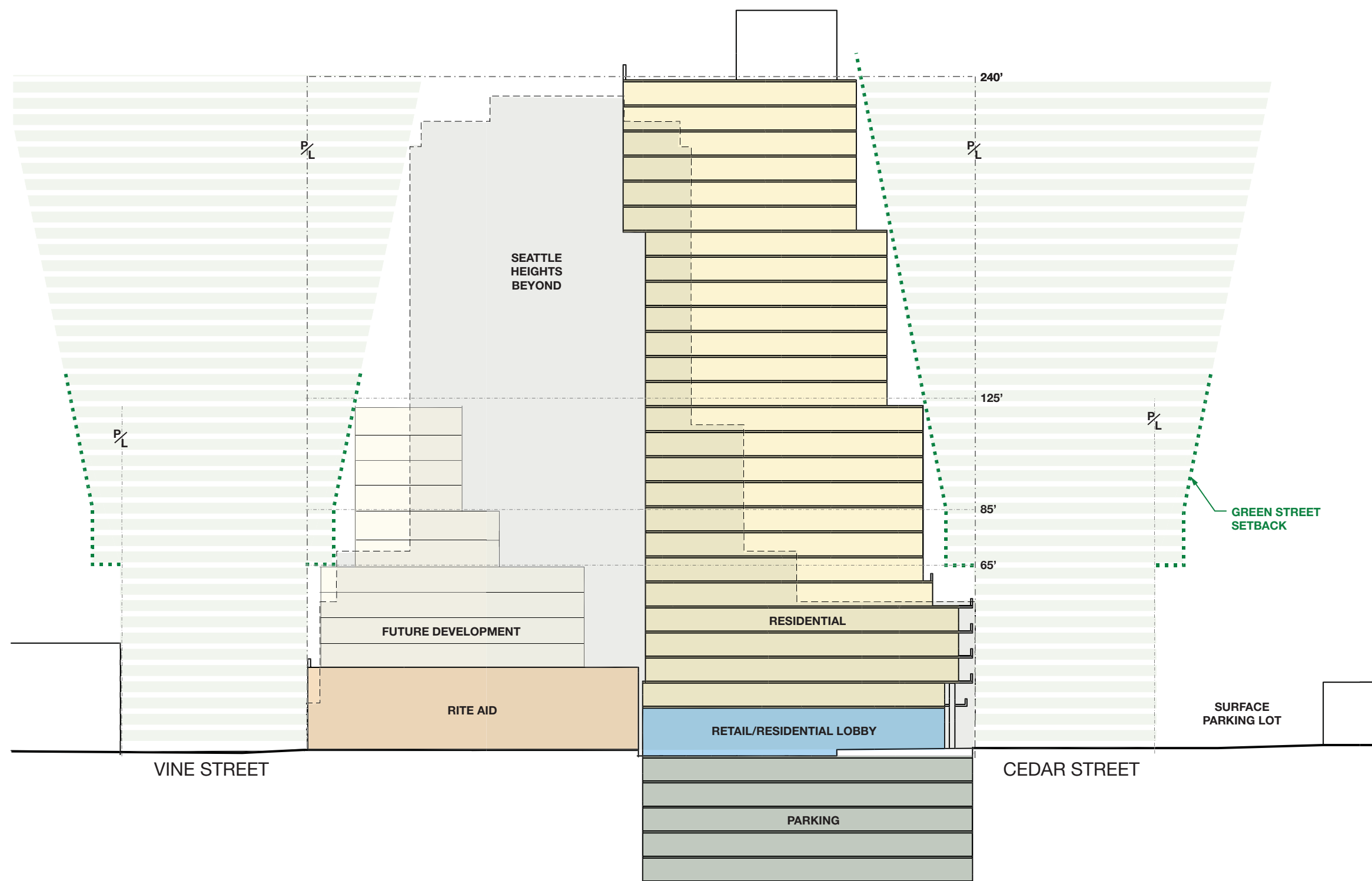
LEVELS 14-20

## Alternative 1 – Plans









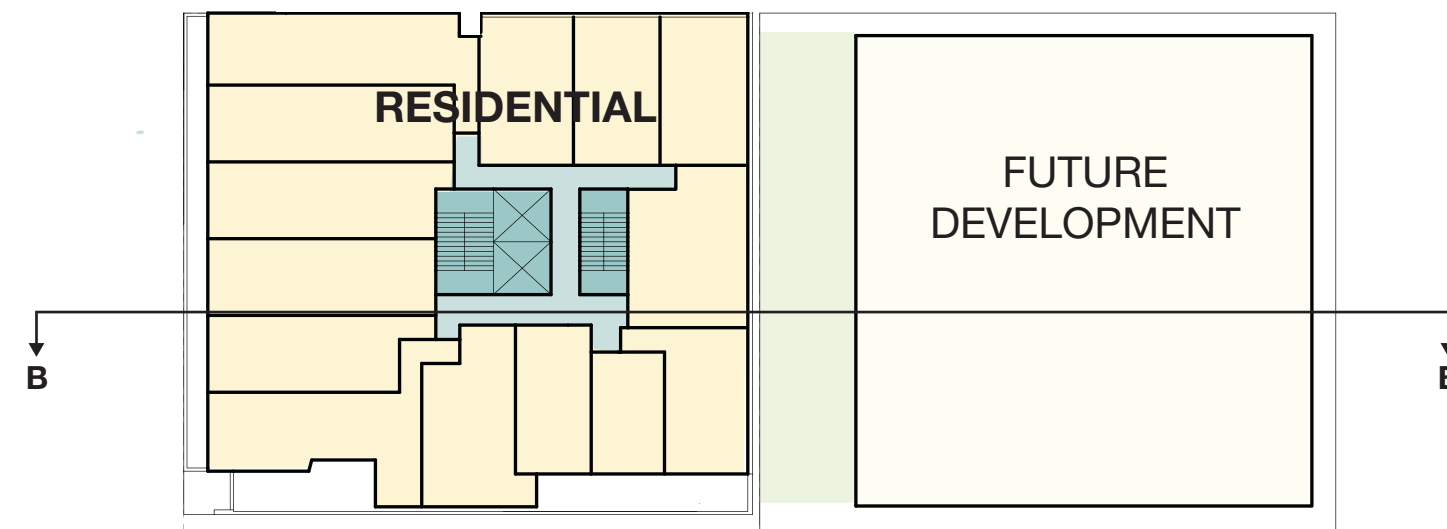
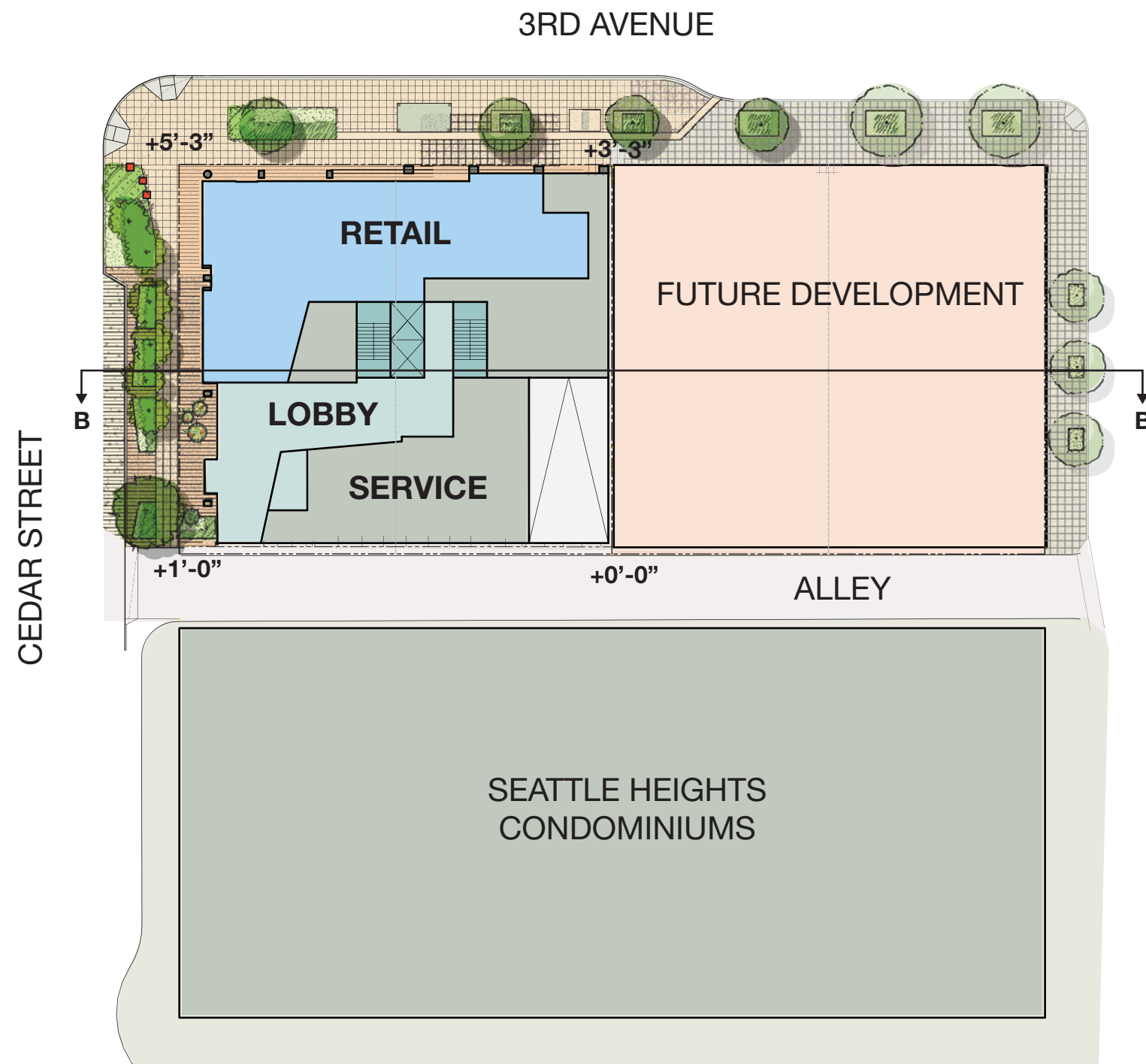
## Alternative 1 – Section AA





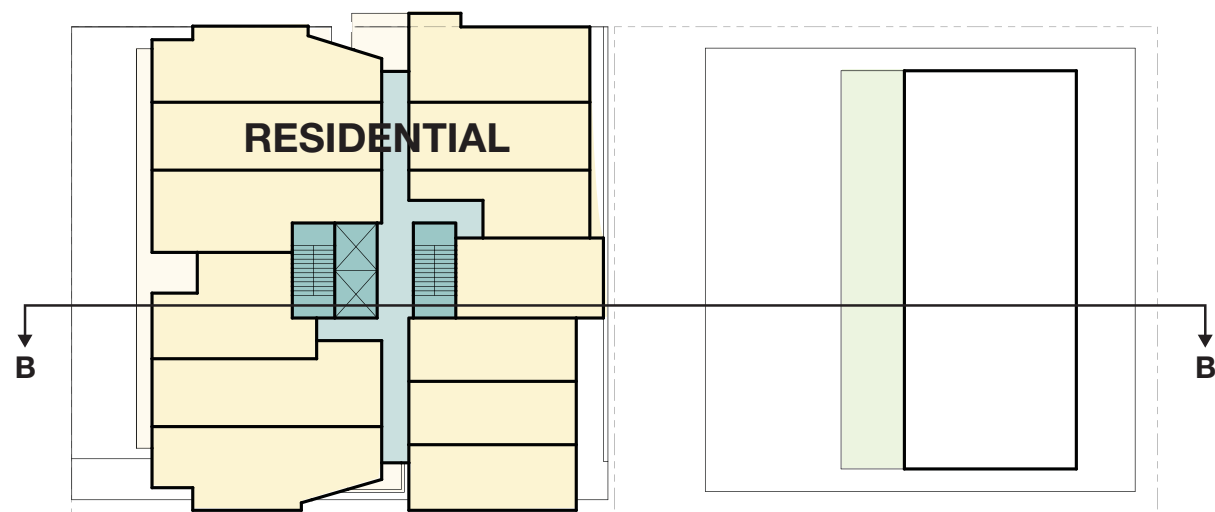
**Alternative 1 – Perspective View**



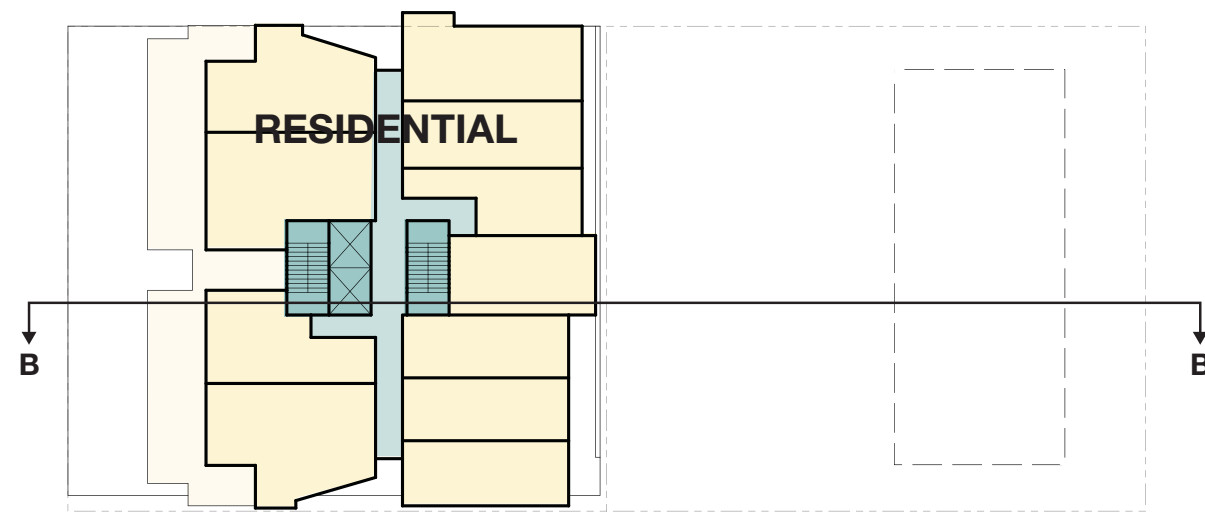


## Alternative 2 – Plans

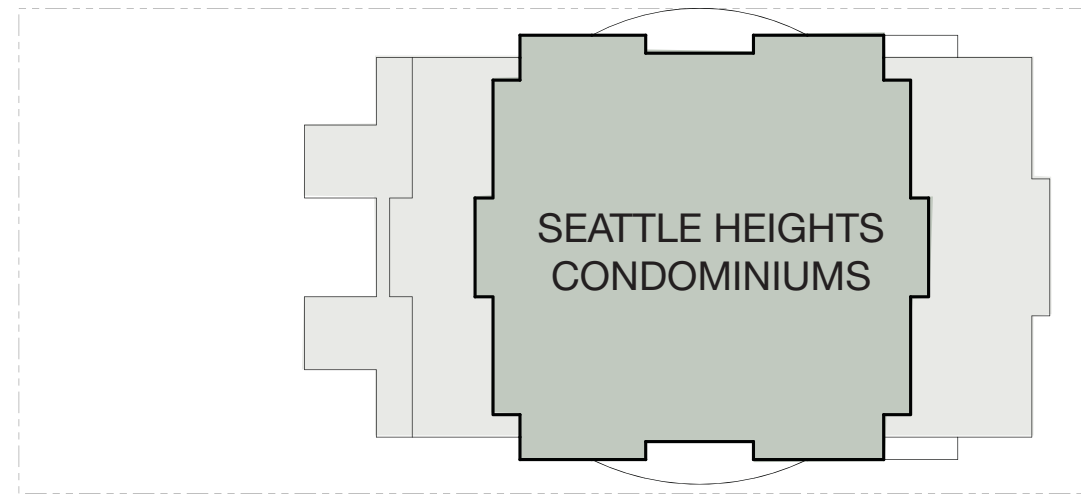




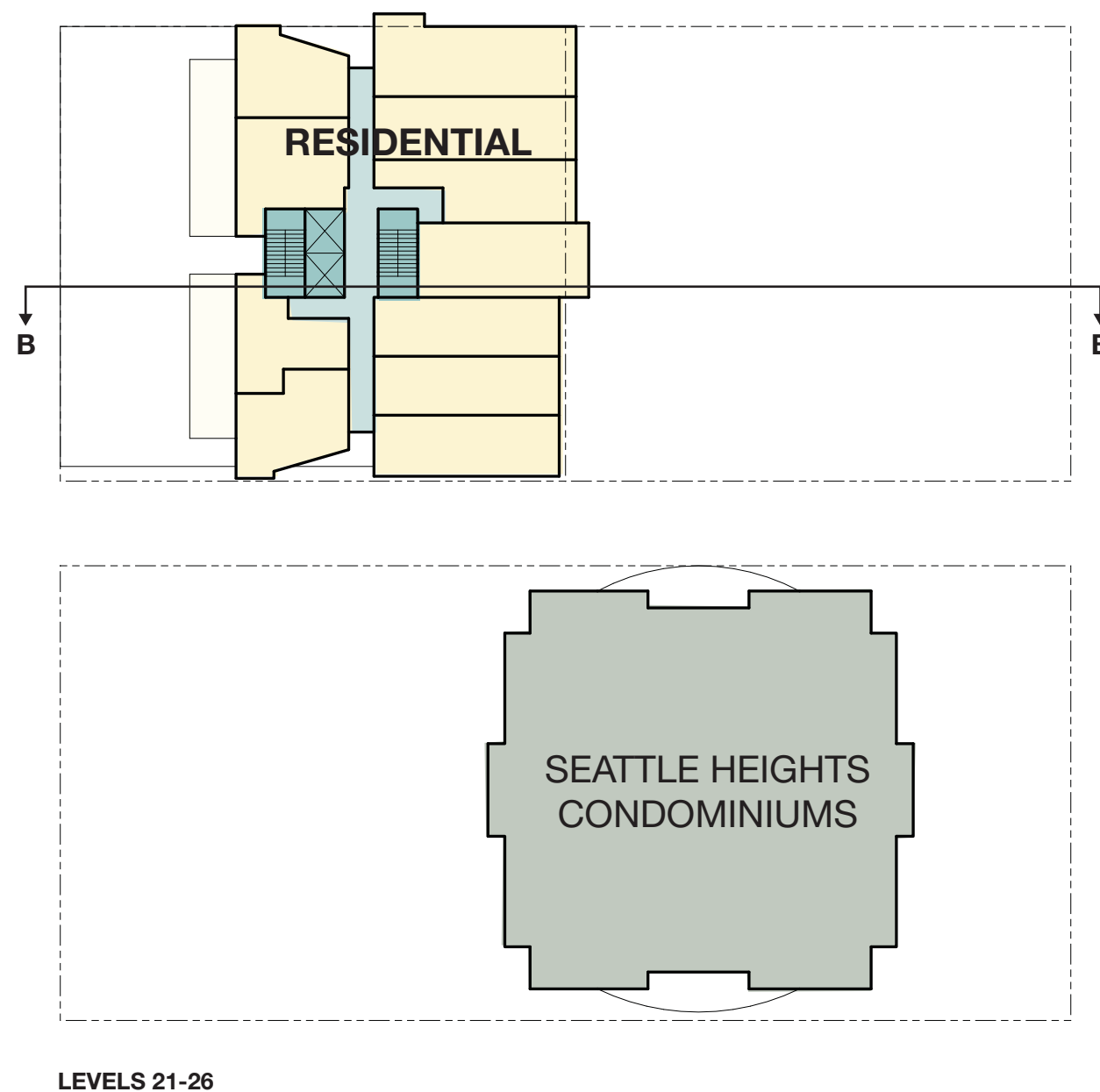
LEVELS 7-13 (LEVEL 6 SIMILAR)



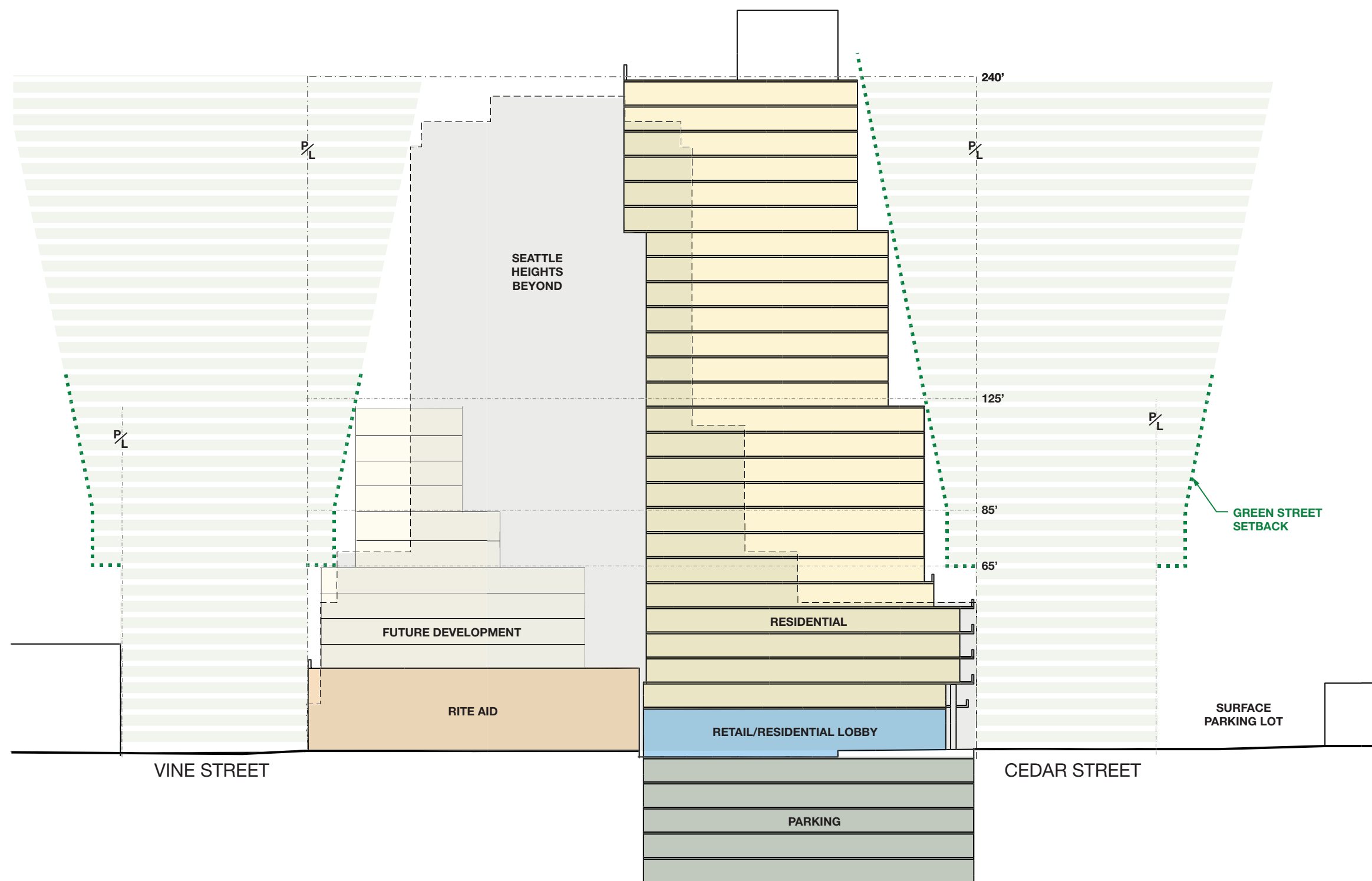
LEVELS 14-20



## Alternative 2 – Plans





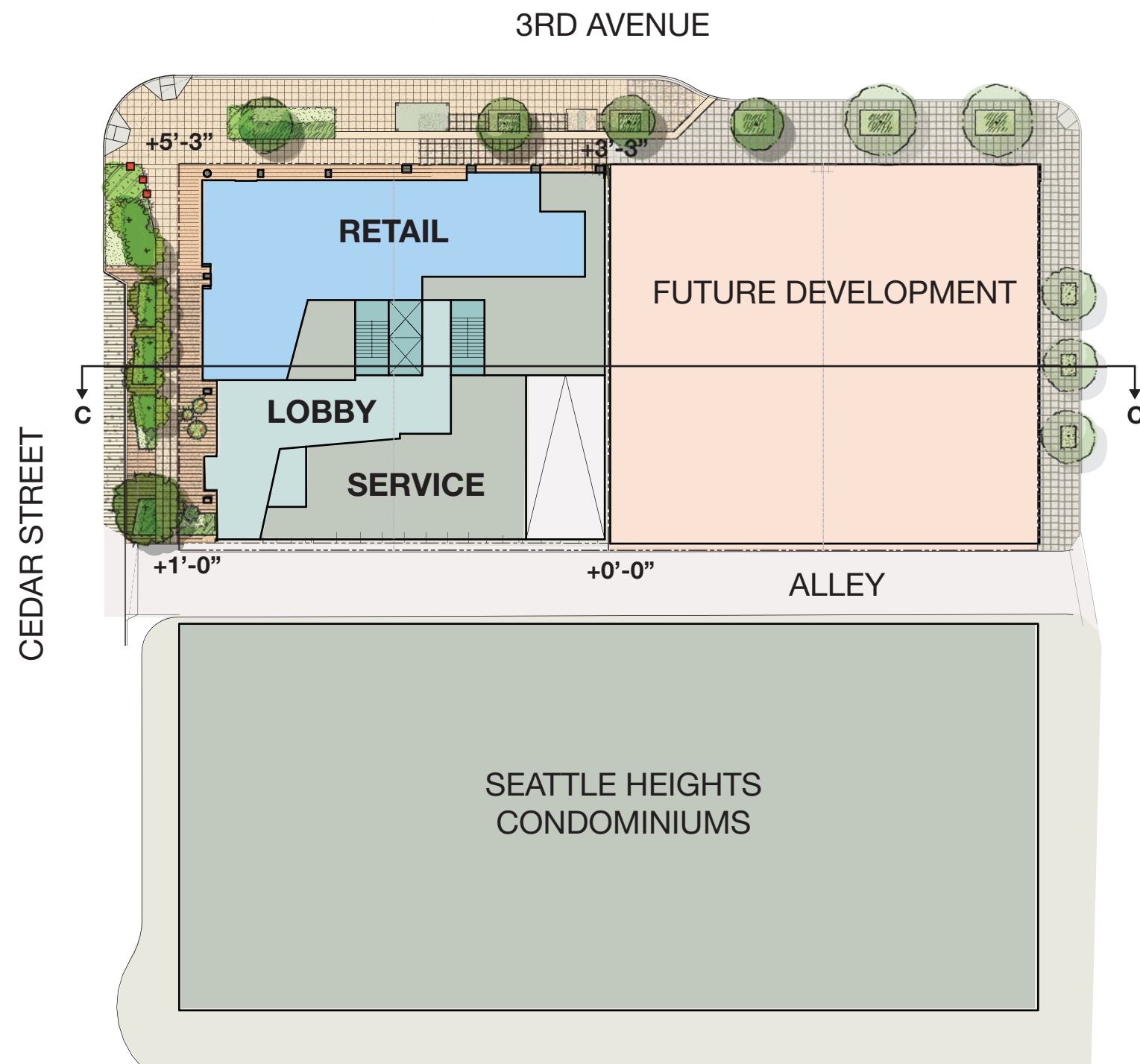


## Alternative 2 – Section BB

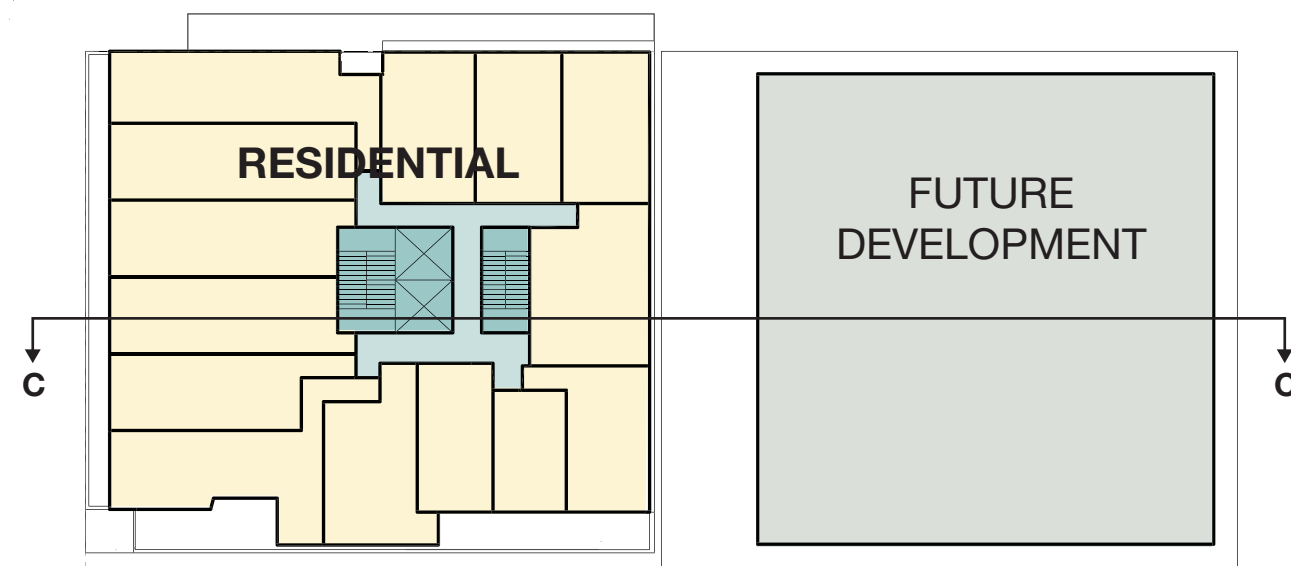


### Alternative 2 – Perspective View





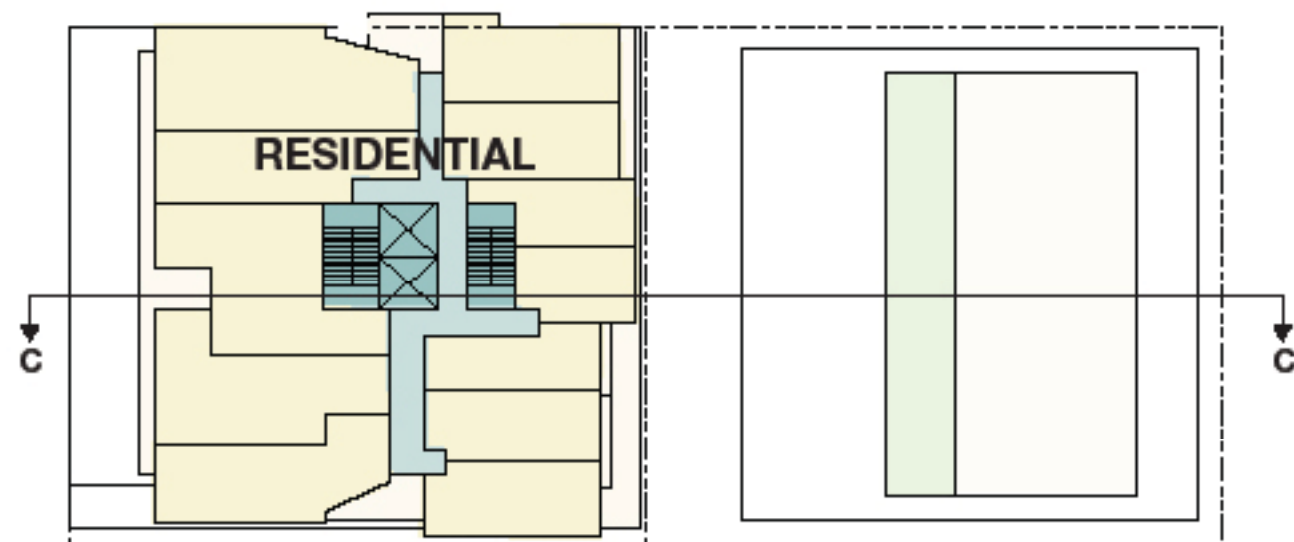
LEVEL 1



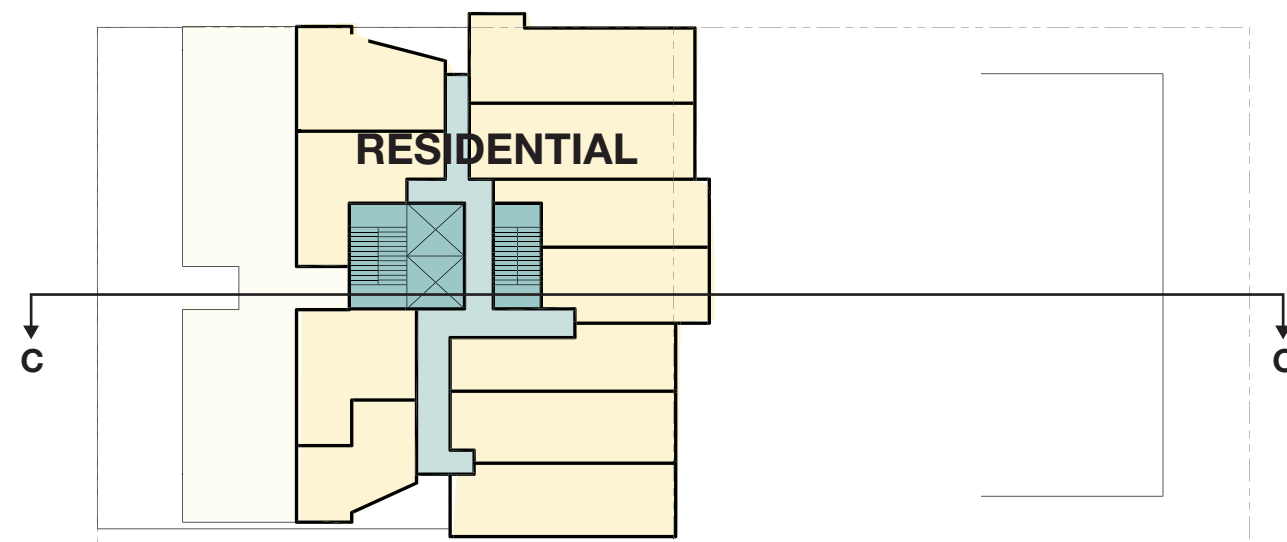
LEVELS 3-5 (LEVEL 2 SIMILAR)



### Alternative 3 – Plans



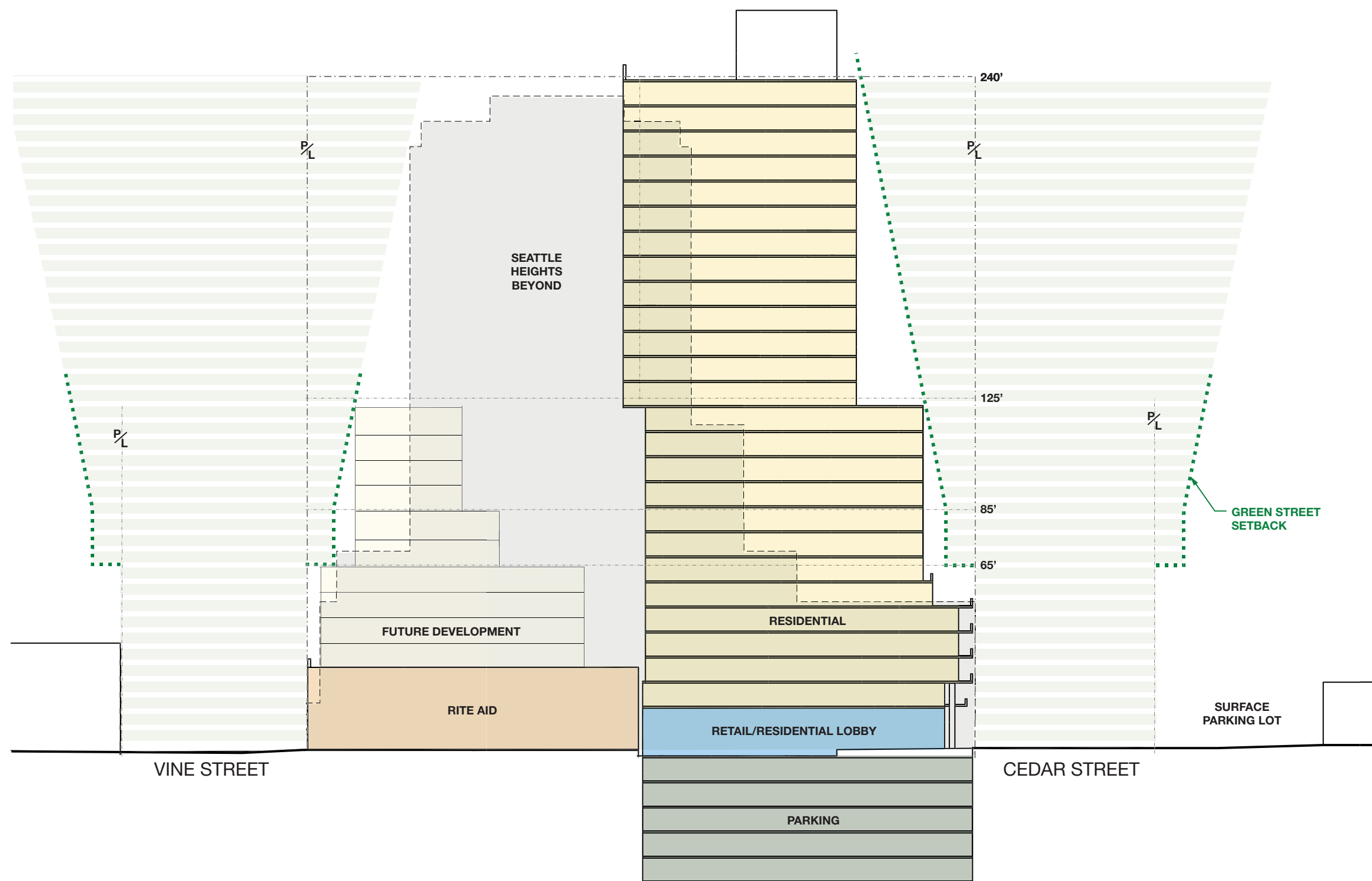
LEVELS 7-13 (LEVEL 6 SIMILAR)



LEVELS 14-26

### Alternative 3 – Plans





### Alternative 3 – Section CC



### Alternative 3 – Perspective View





ALTERNATIVE 1



ALTERNATIVE 2



ALTERNATIVE 3



ALTERNATIVE 1



ALTERNATIVE 2



ALTERNATIVE 3

## Comparison Views of Alternatives

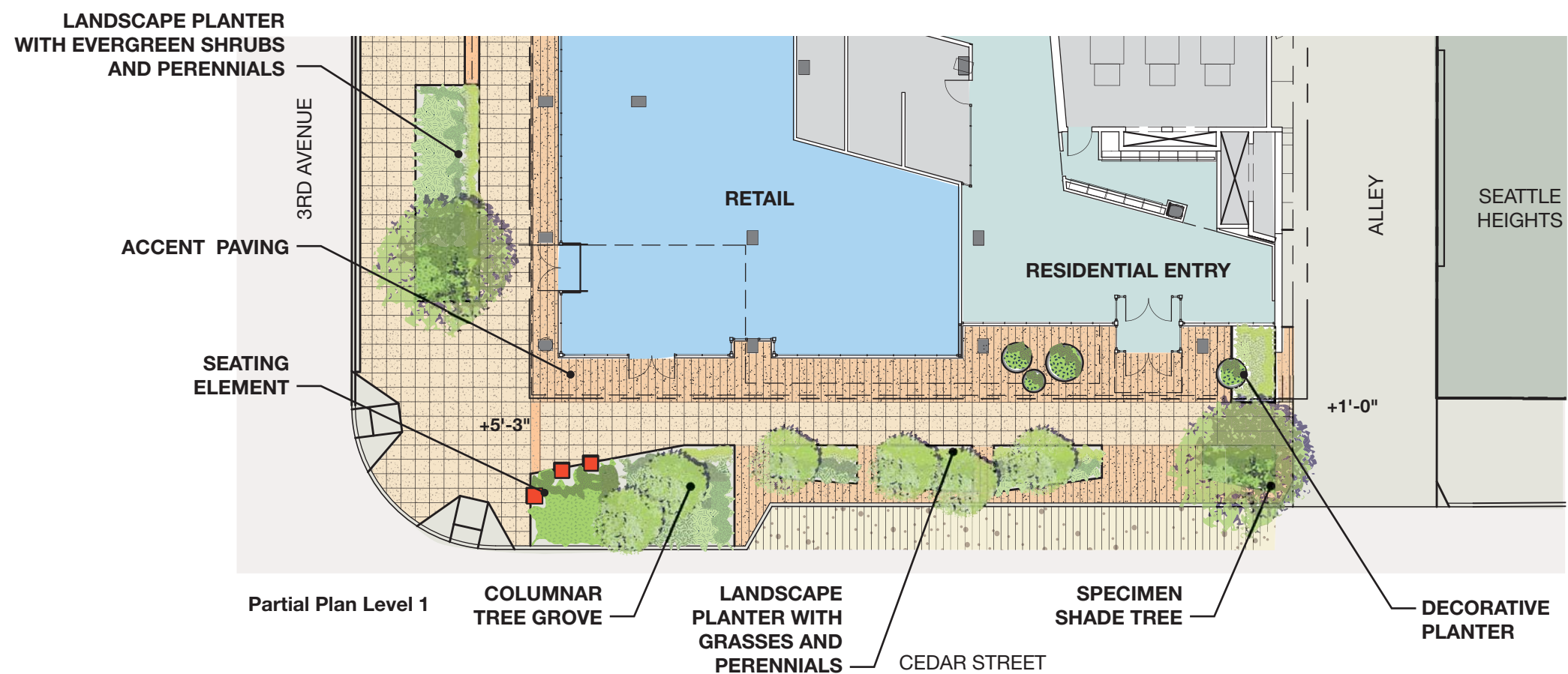
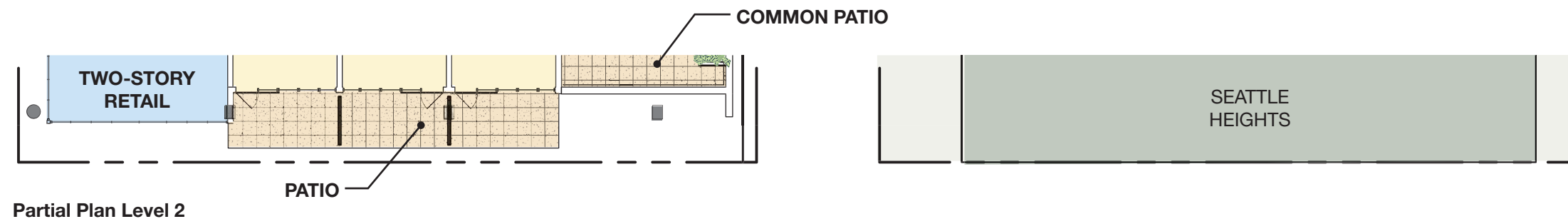
ALTERNATIVE 1				
CODE	DEVELOPMENT STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION
No Departures Requested				

ALTERNATIVE 2				
CODE	DEVELOPMENT STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION
No Departures Requested				

ALTERNATIVE 3				
CODE	DEVELOPMENT STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION
No Departures Requested				

Requested Departures





Cedar Street Elevation/Partial Plans (DRB Sept 28, 2010)





Harbor Steps



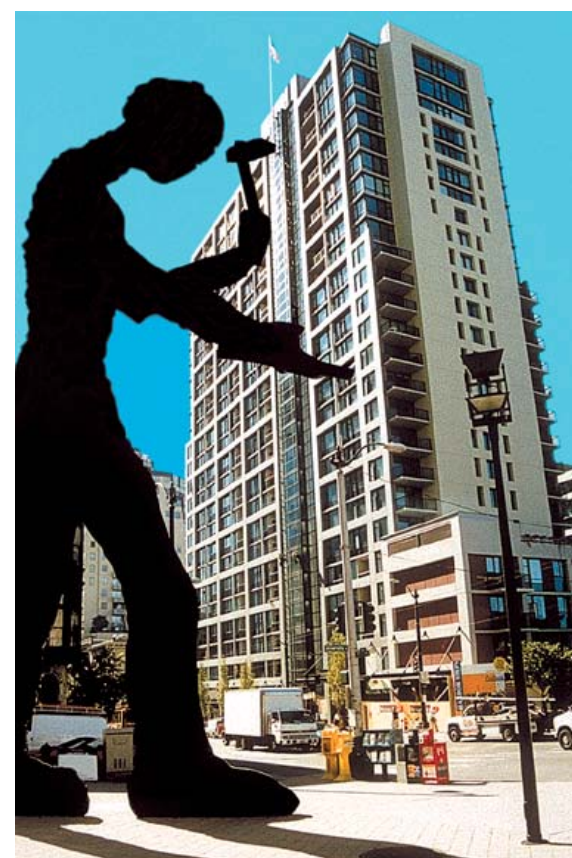
Klee Lofts and Suites



Alto Apartments – Entitled/Proposed



Mural Apartments



Harbor Steps



2nd and Bell – Entitled/Proposed

## Firm Experience





Cedar Street - Green Street



Harbor Steps - Post Alley



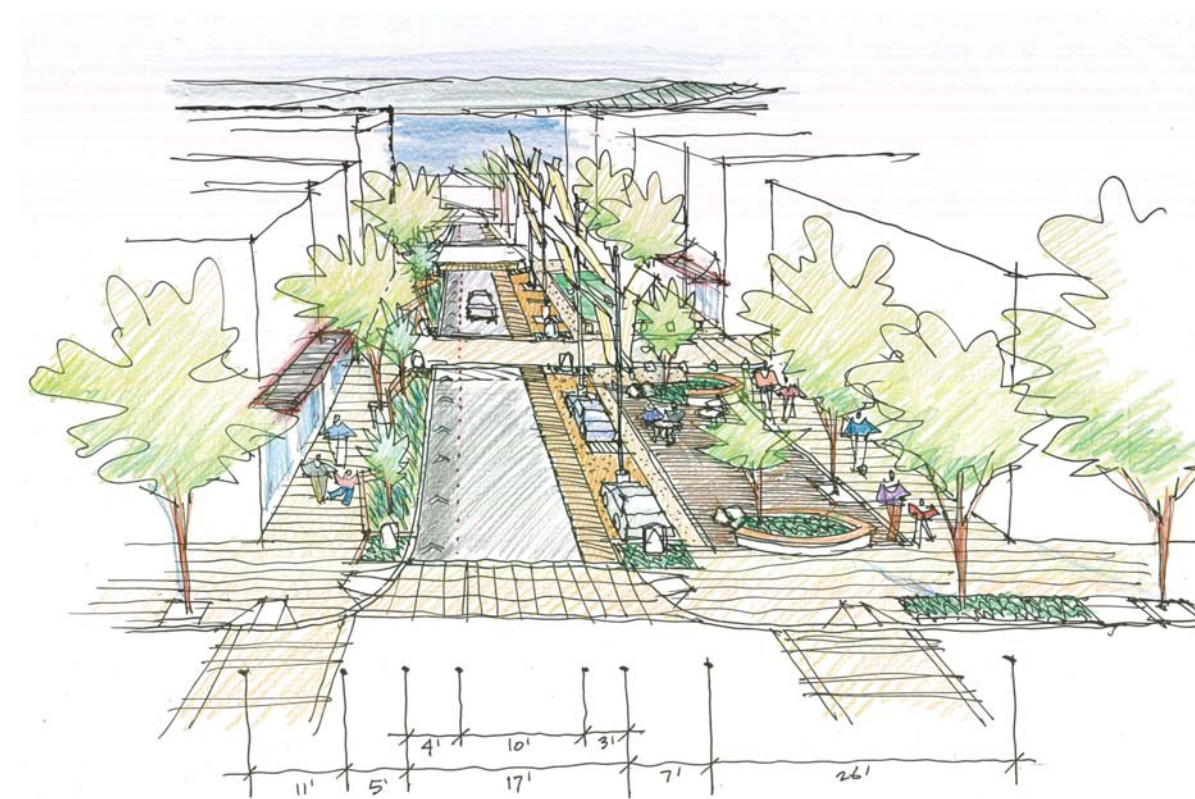
500 Mercer LUMEN



Block 40 South Lake Union



Alcyone



Bell Street Park Boulevard

## Firm Experience