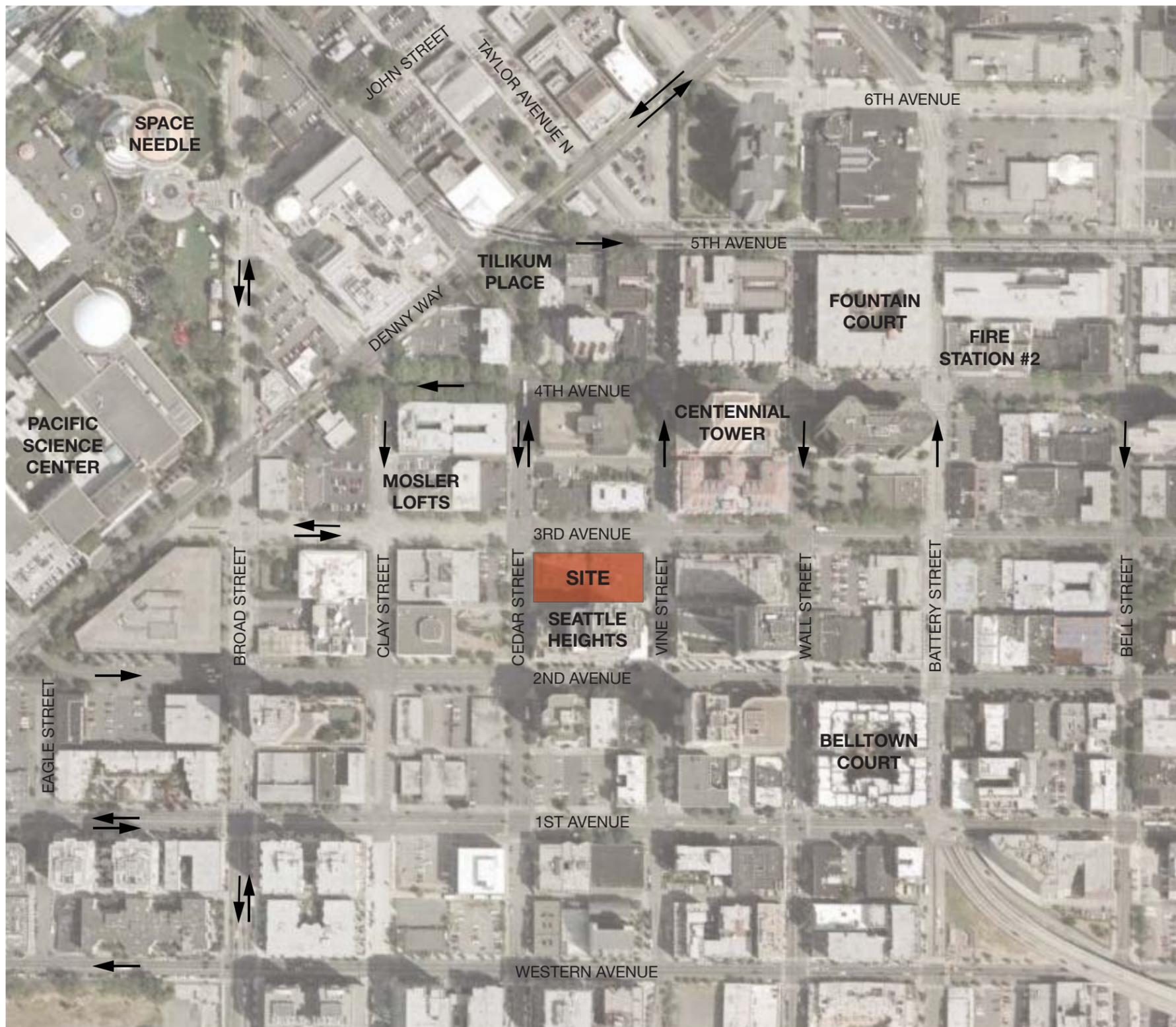




2625 Third Avenue – Early Design Guidance DPD# 3012188
prepared for 3rd & Cedar LLC

April 12, 2011



PROJECT DESCRIPTION

The proposed mixed-use residential project will be comprised of ground level retail with 25 floors of apartments above five levels of below grade parking. In all three alternatives, the parking is concealed from view with access from the alley.

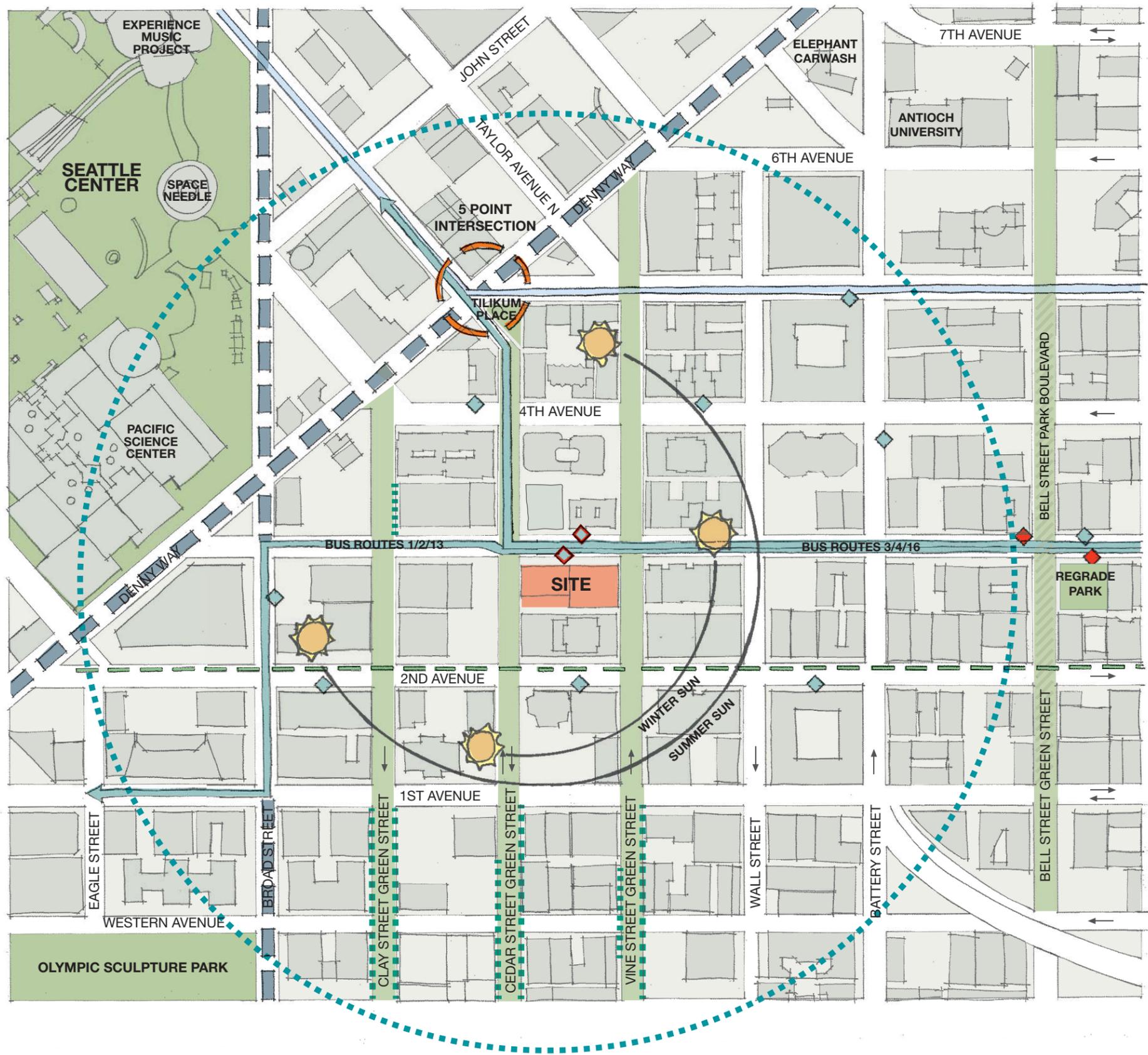
The development site is located between Vine and Cedar on the west side of Third Avenue within the Belltown neighborhood. Third Avenue is a principle transit street with access to multiple bus lines including the soon to be implemented Rapid Ride transit system. Cedar and Vine are designated Green Streets with Green Street development currently implemented between Western and 1st Avenue only. The development site is 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 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 new 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.

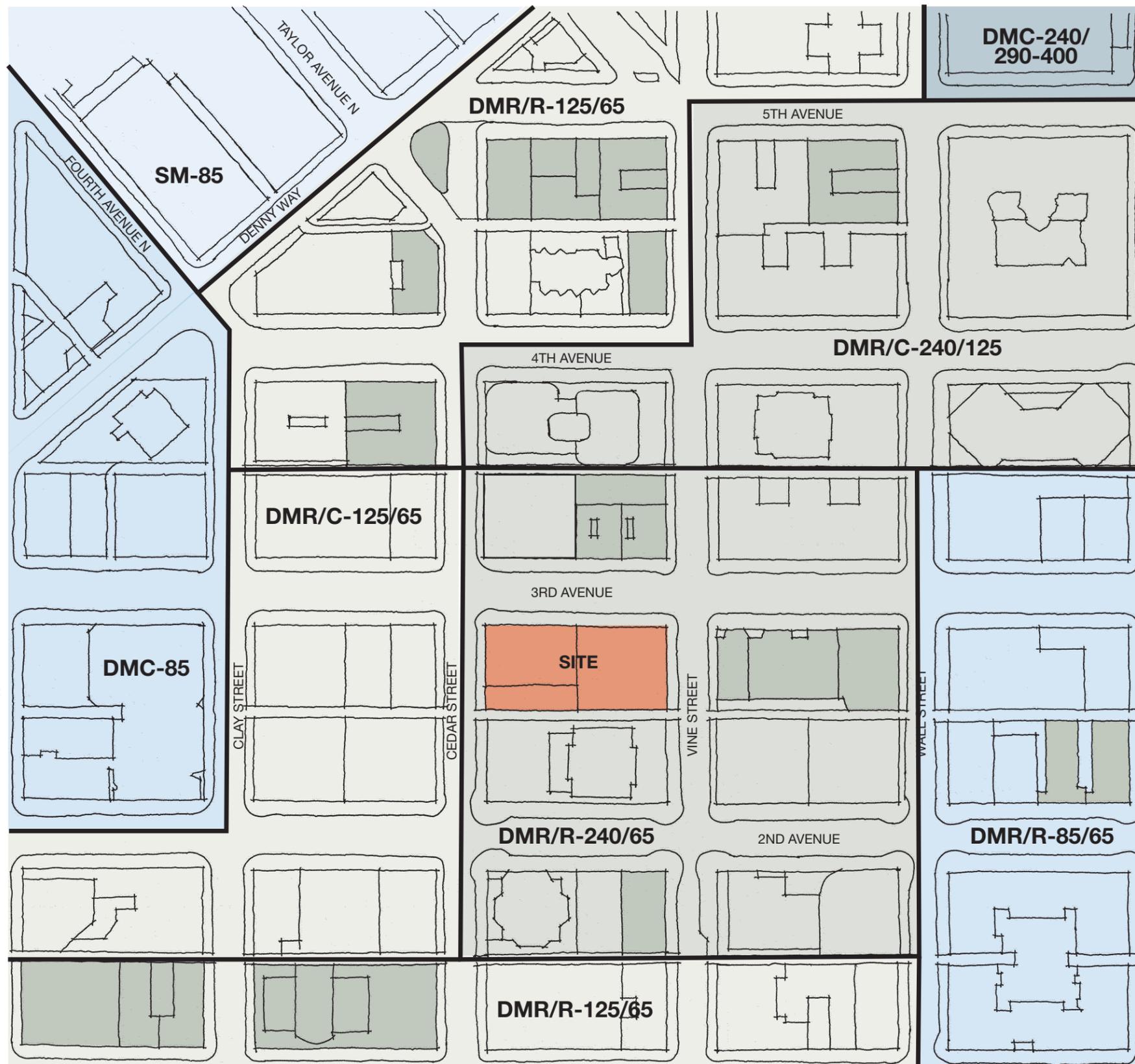
Urban Design Diagram



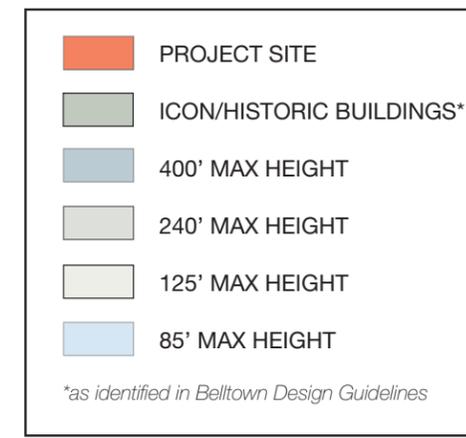
The Downtown Design Guidelines and Belltown Design Guidelines listed below are those considered most applicable to the development site by the applicant.

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 nearby or beyond the immediate context of the building site.
A-2 ENHANCE THE SKYLINE
Design the upper portion of the building to promote visual interest and variety in the downtown skyline.
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. c. Design visually attractive buildings that add richness and variety to Belltown, including creative contemporary architectural solutions.
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 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-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.
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 appear safe, welcoming, and open to the general public.
C-3 PROVIDE ACTIVE-NOTBLANK-FACADES
Buildings should not have large blank walls facing the street, especially near sidewalks.
C-4 REINFORCE BUILDING ENTRIES
To promote pedestrian comfort, safety, and orientation, reinforce the building’s entry.

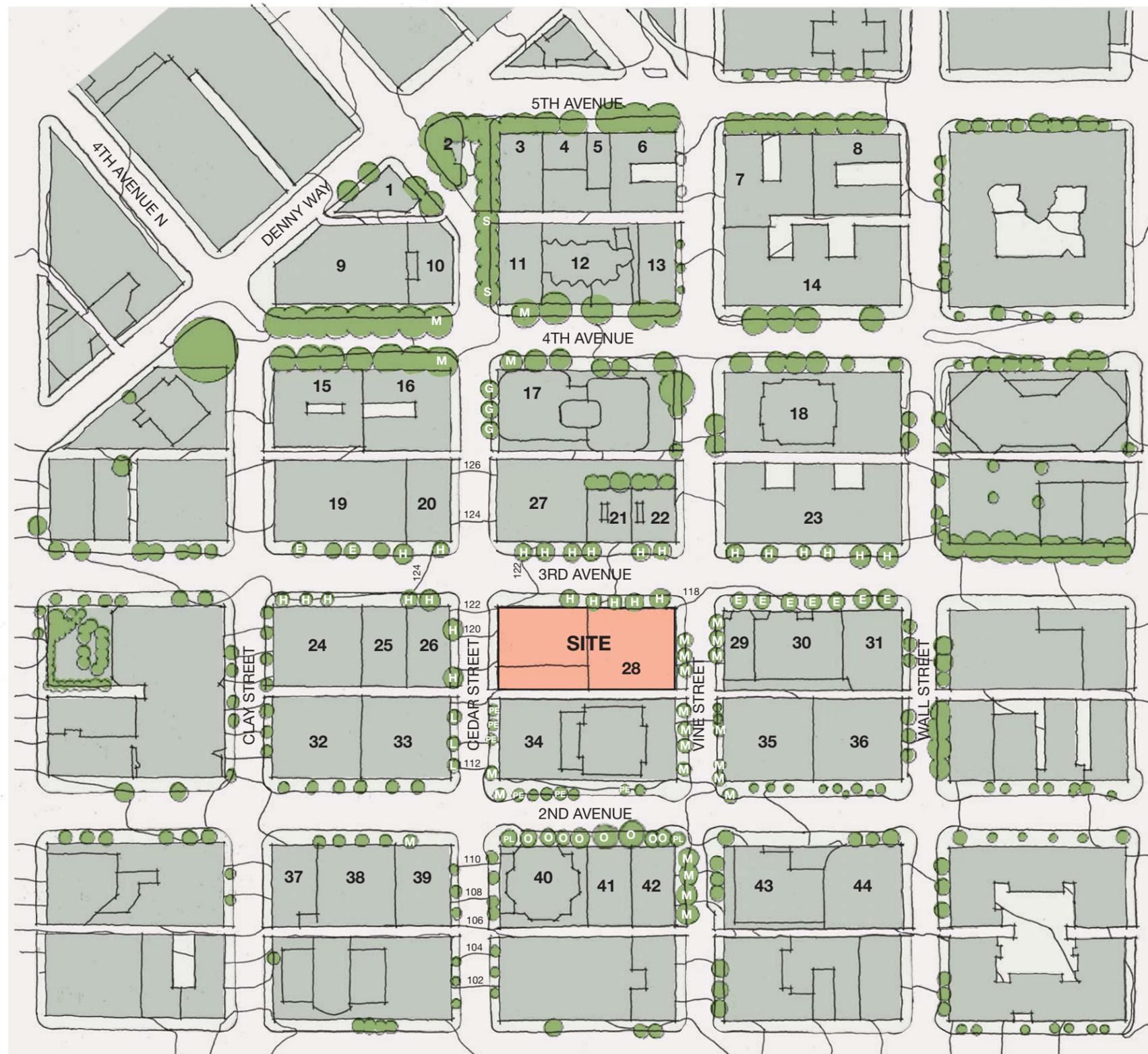
C-6 DEVELOP THE ALLEY FACADE
To increase pedestrian safety, comfort, and interest: develop portions of the alley facade in response to the unique conditions of the site or project.
D-1 PROVIDE INVITING & USABLE OPEN SPACE
Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.
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. 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.
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



ZONING LEGEND



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

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





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)



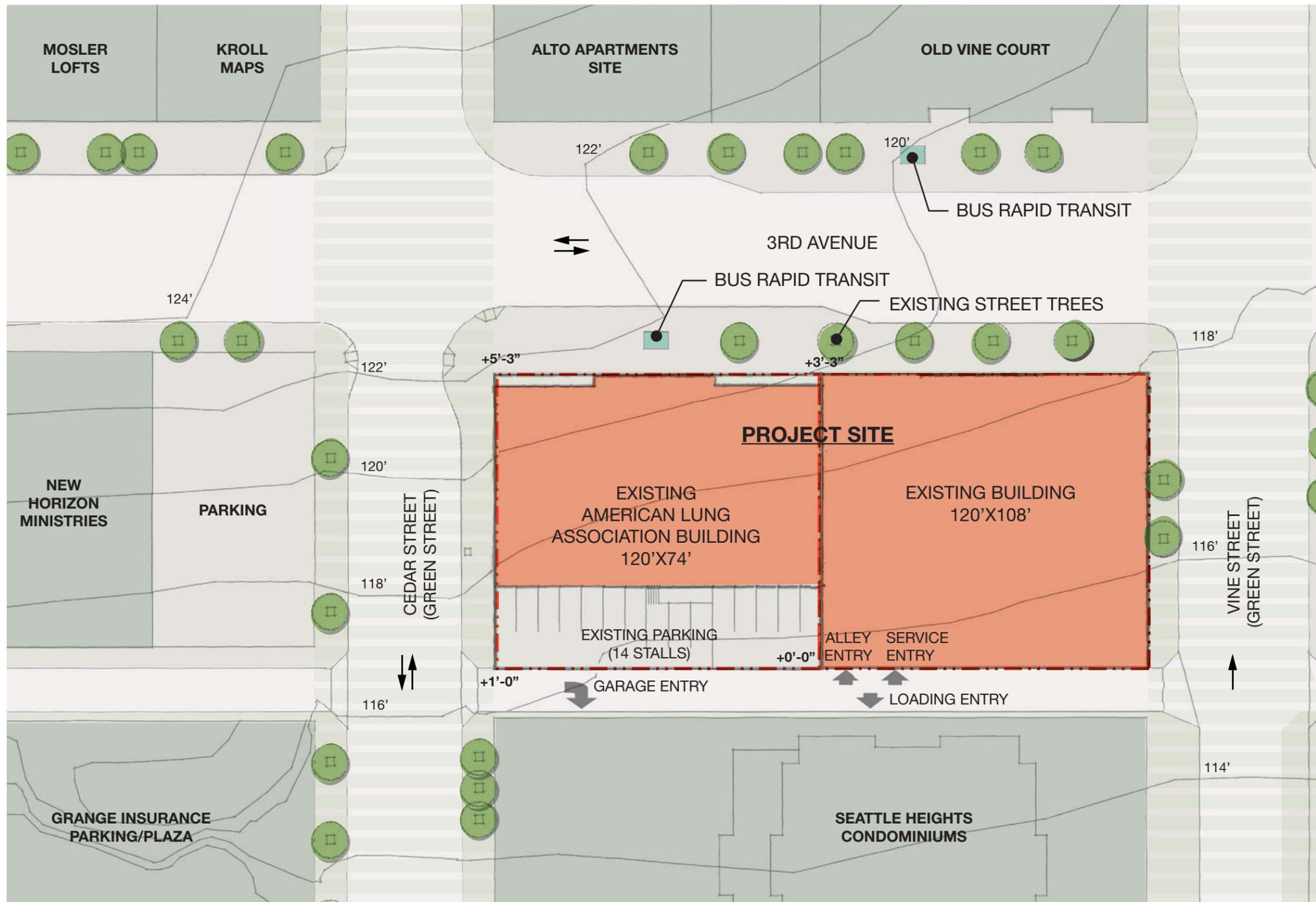
9 – Bay Vista Tower (looking West)



10 – Harbour Heights (looking West)

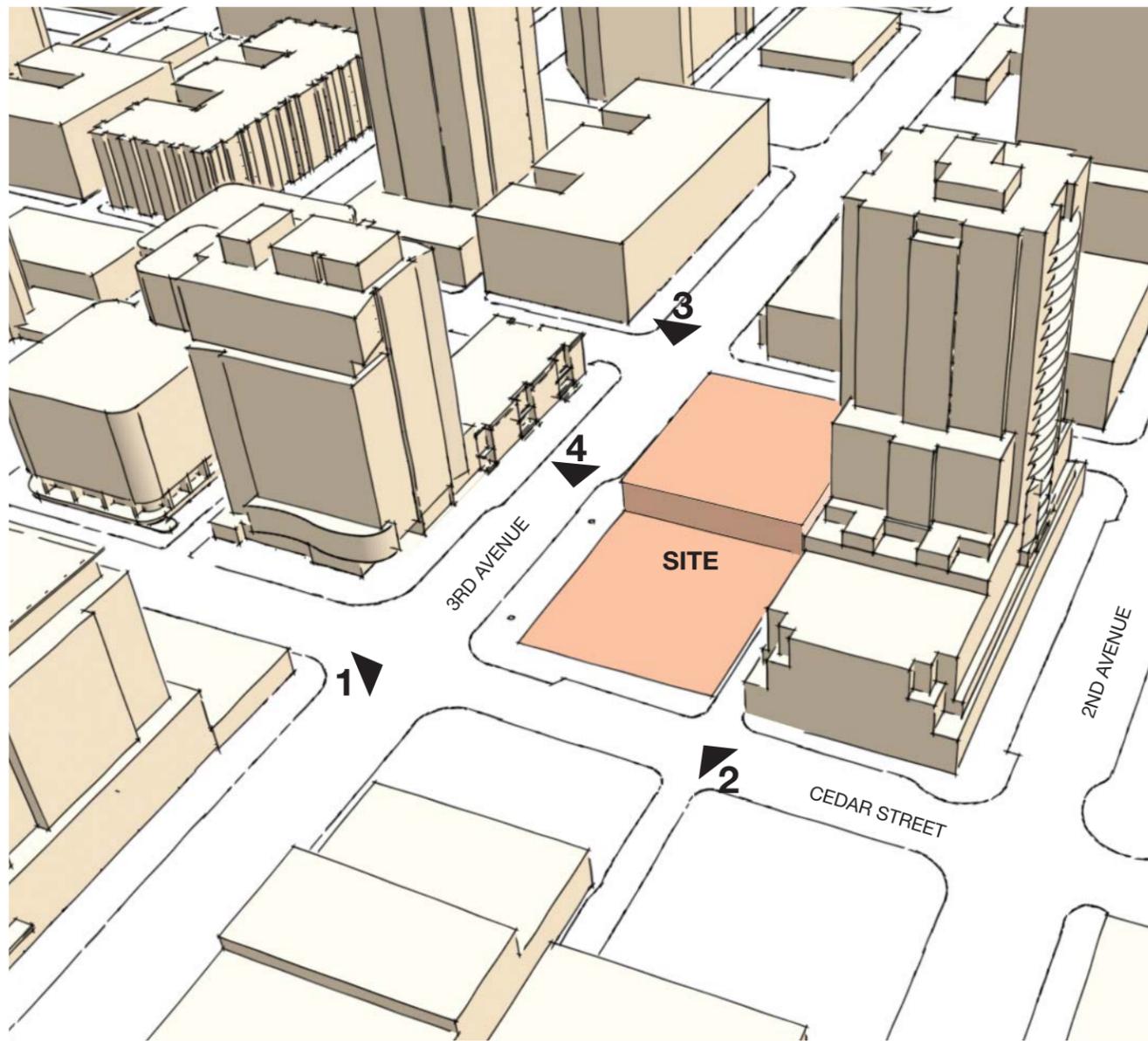


Nearby Structures



The development site is currently occupied by the American Lung Association and Metropolitan Press buildings. The American Lung Association is a one-story office building that fronts Third Avenue and Cedar Street. It was constructed in 1954 and has been occupied by the American Lung Association since 1985. Behind the building is a 14 stall pay-to-park lot that fronts the alley. The Metropolitan Press is a two-story Art Deco retail/office building that fronts Third Avenue and Vine Street. It was constructed in 1931 and is currently occupied by Rite Aid. The proposed development will include demolition of the American Lung Association building and the small surface parking lot. The Metropolitan Press / Rite Aid building will remain.

Site Analysis



VICINITY DIAGRAM



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



2 - Project Site looking SouthEast



3 - Project Site looking NorthWest

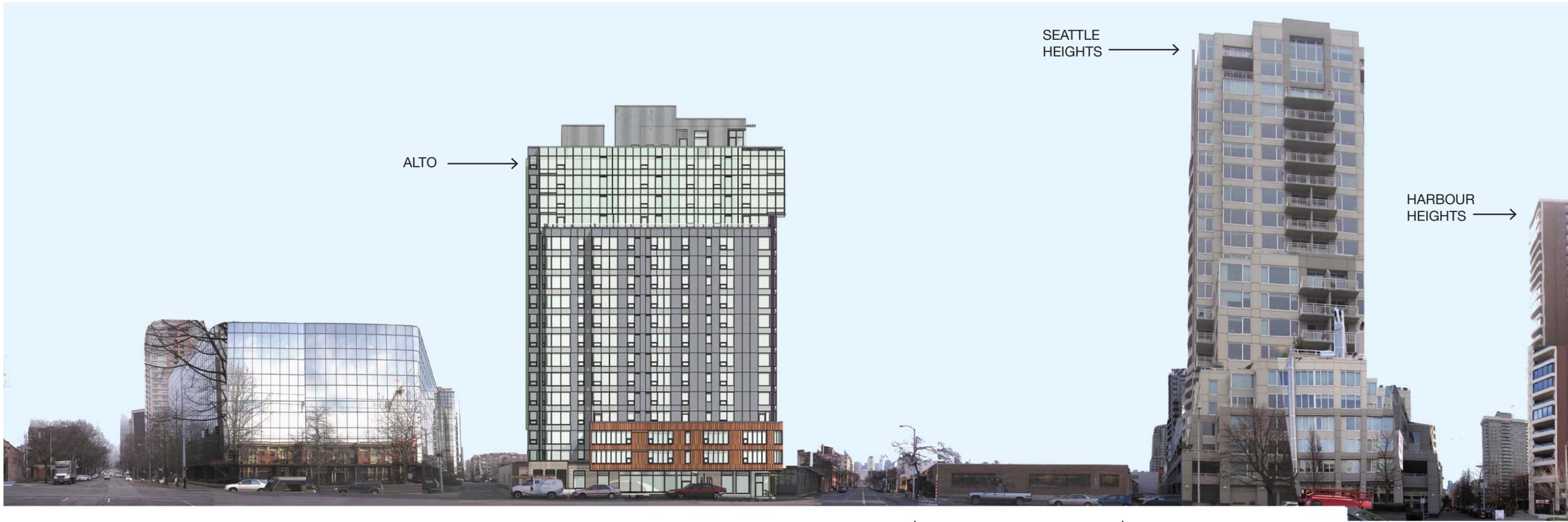


4 - Project Site looking NorthWest

Vicinity Diagram and Site Photographs



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



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

Cedar Street Photographs



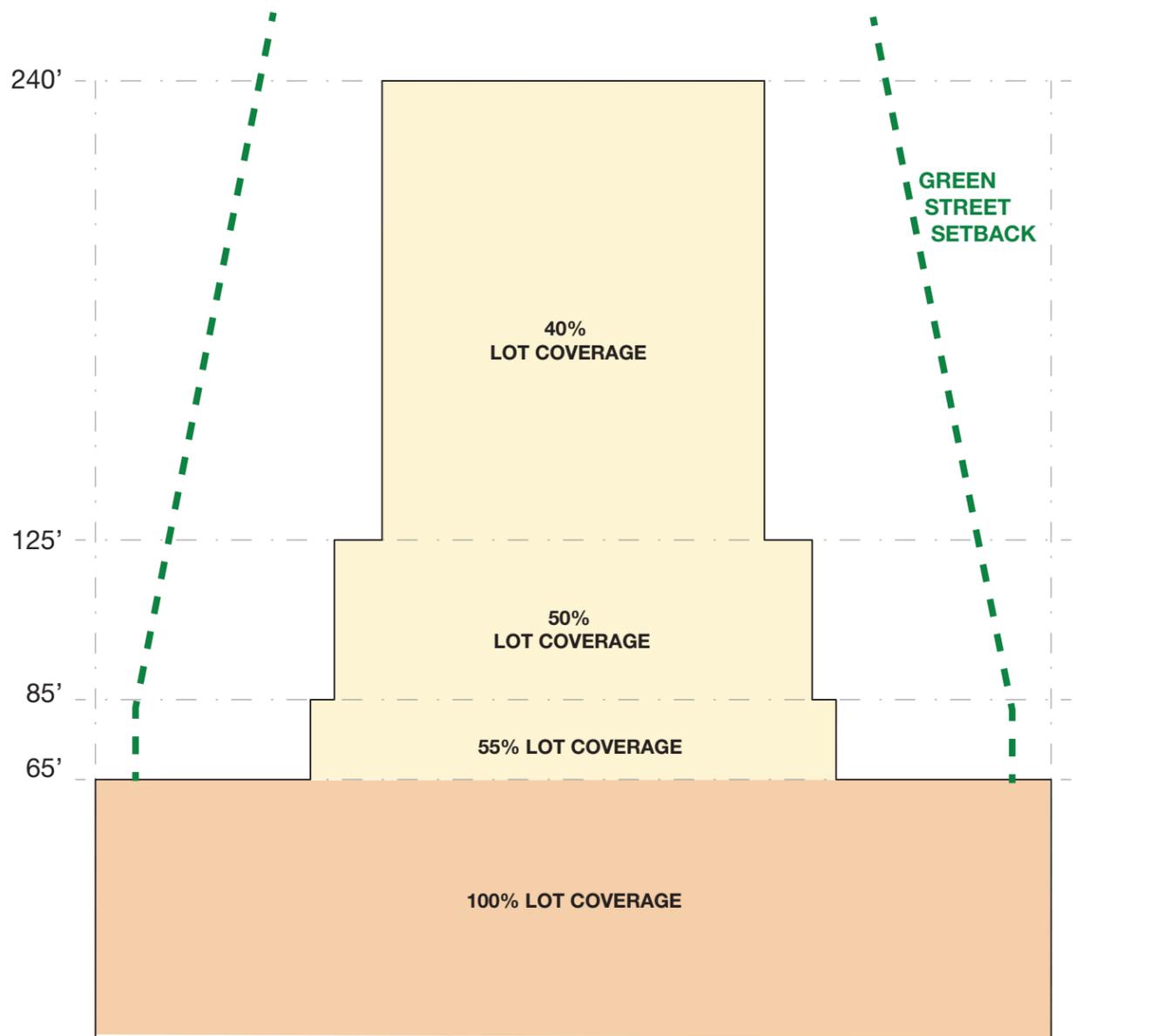
THE WEST SIDE OF 3RD AVENUE



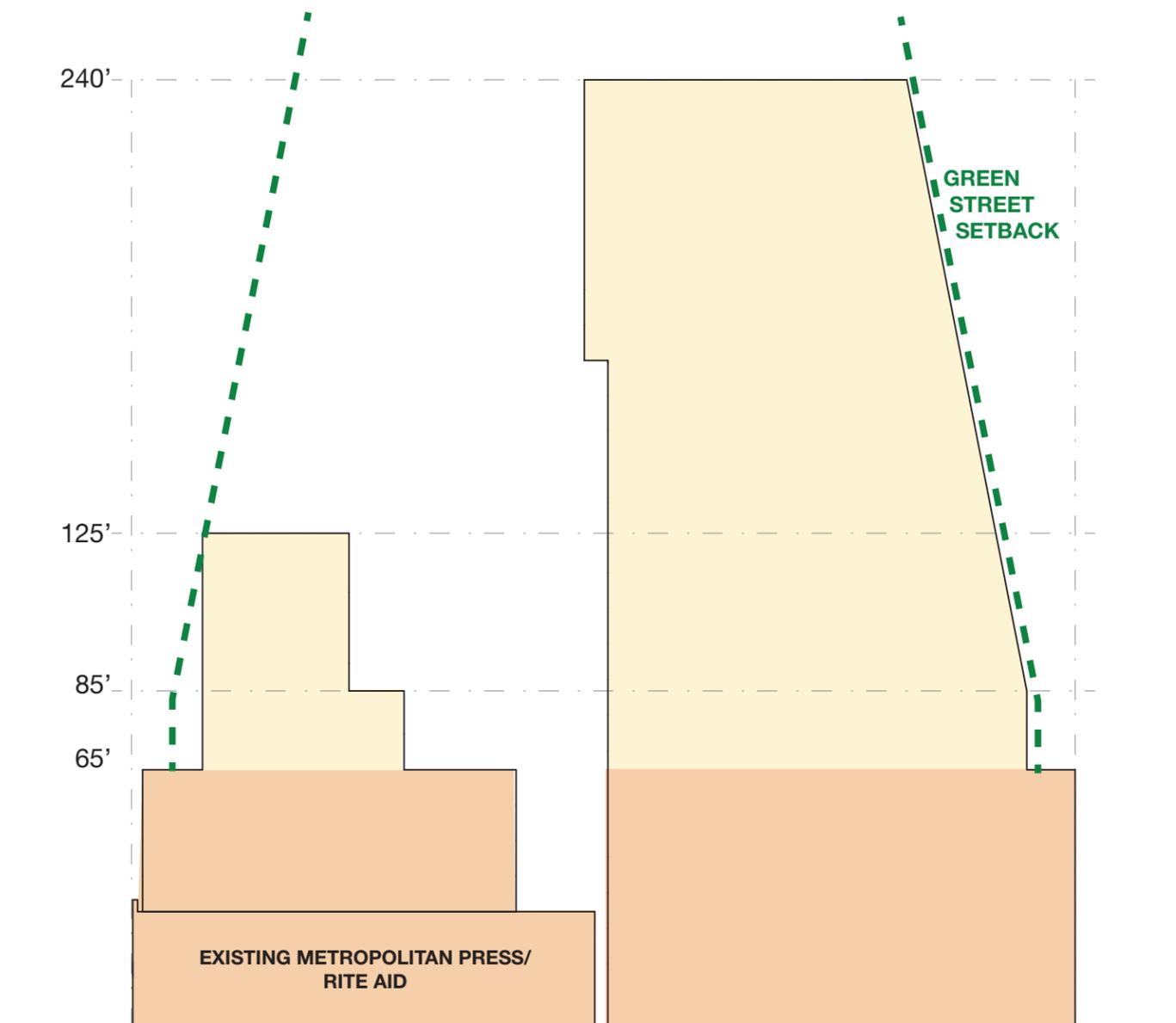
THE EAST SIDE OF 3RD AVENUE

3rd Avenue Photographs

MASSING DIAGRAM OF 240' LOT BASED ON CODE



MASSING DIAGRAM OF PROPOSED CONCEPT



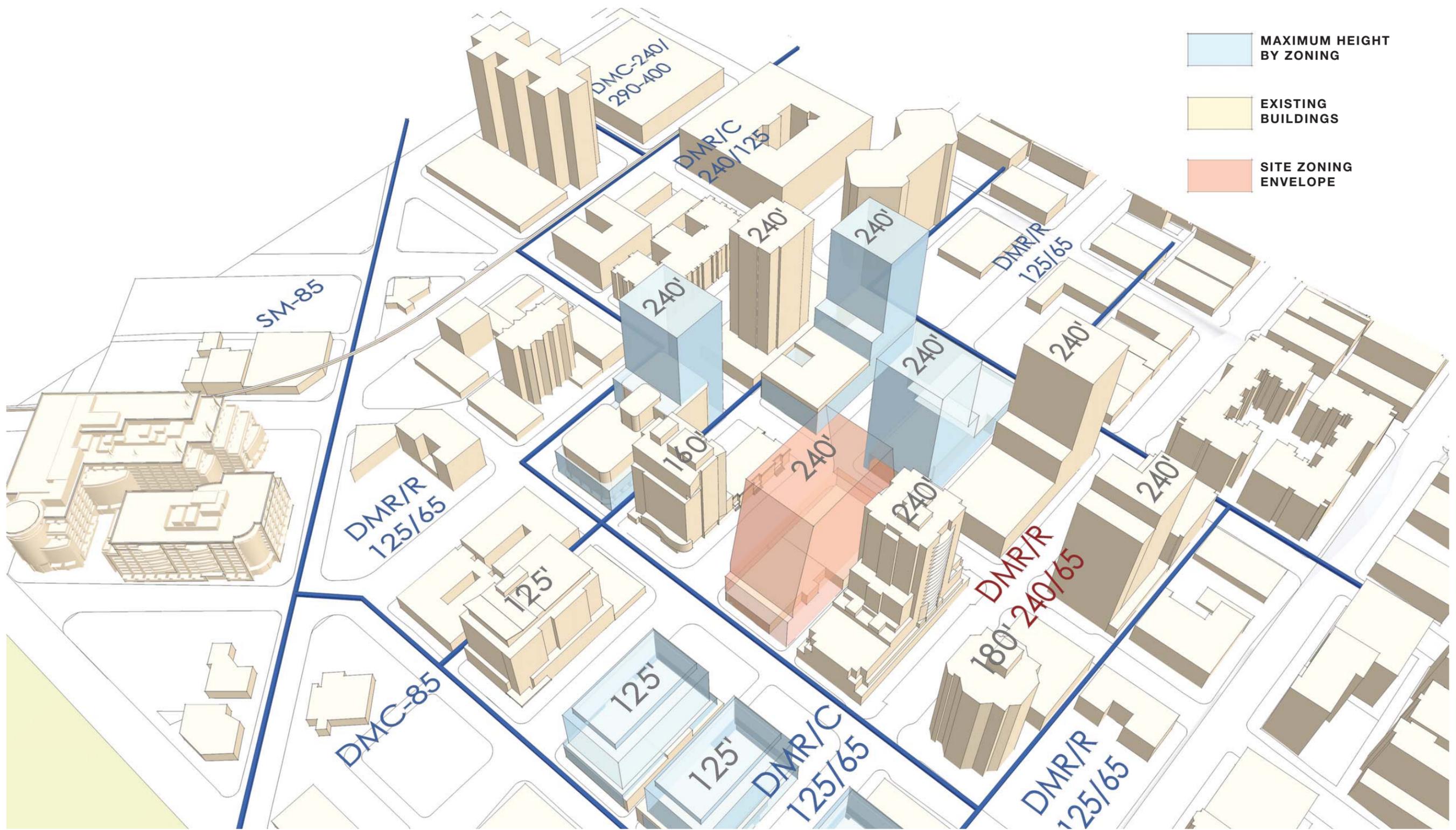
SMC 23.49.158 DOWNTOWN MIXED RESIDENTIAL, COVERAGE AND FLOOR SIZE LIMITS

- 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 as shown in the table.
- 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.

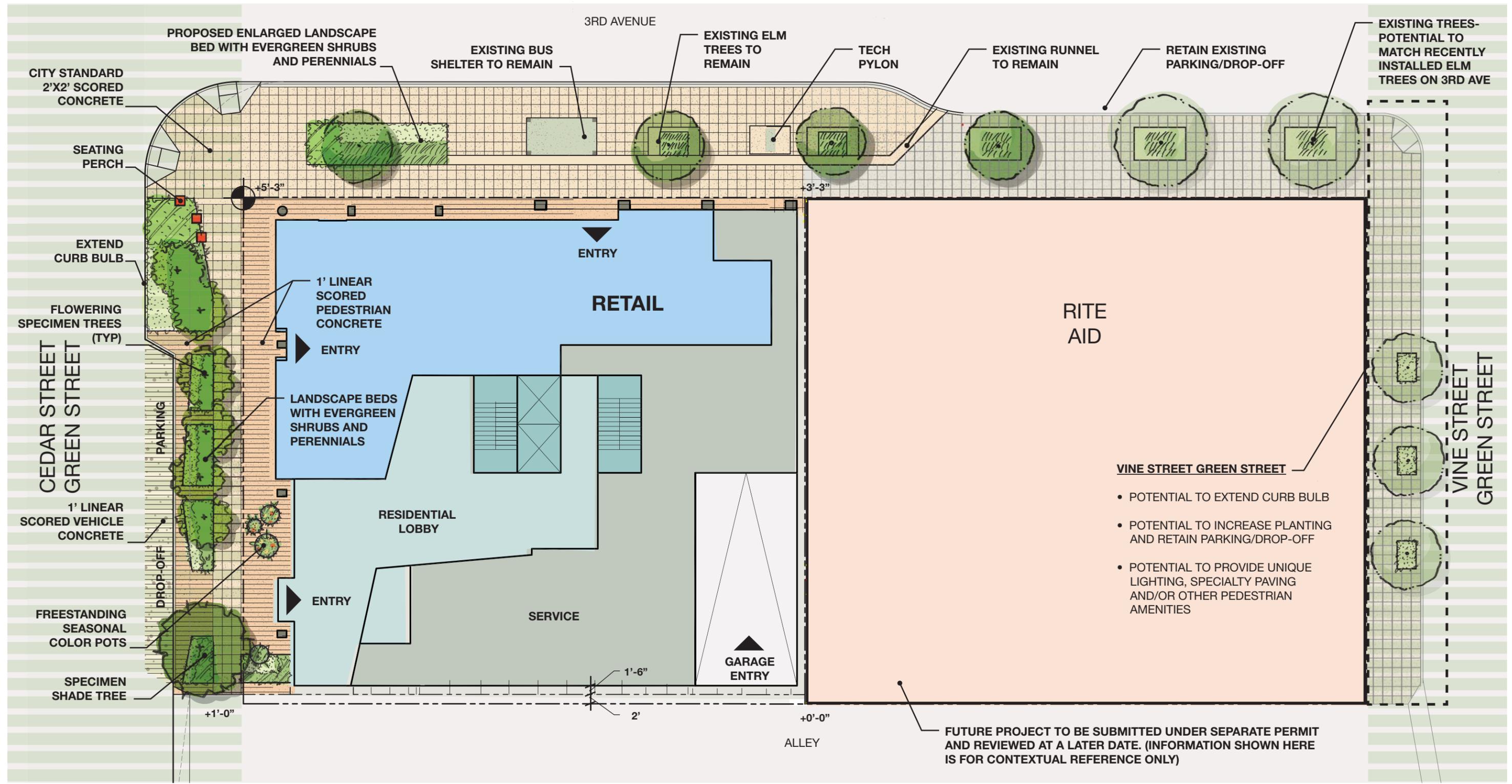
Percent of Coverage Permitted by Lot Size

Elevation of Portion of Structure (in feet)	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%

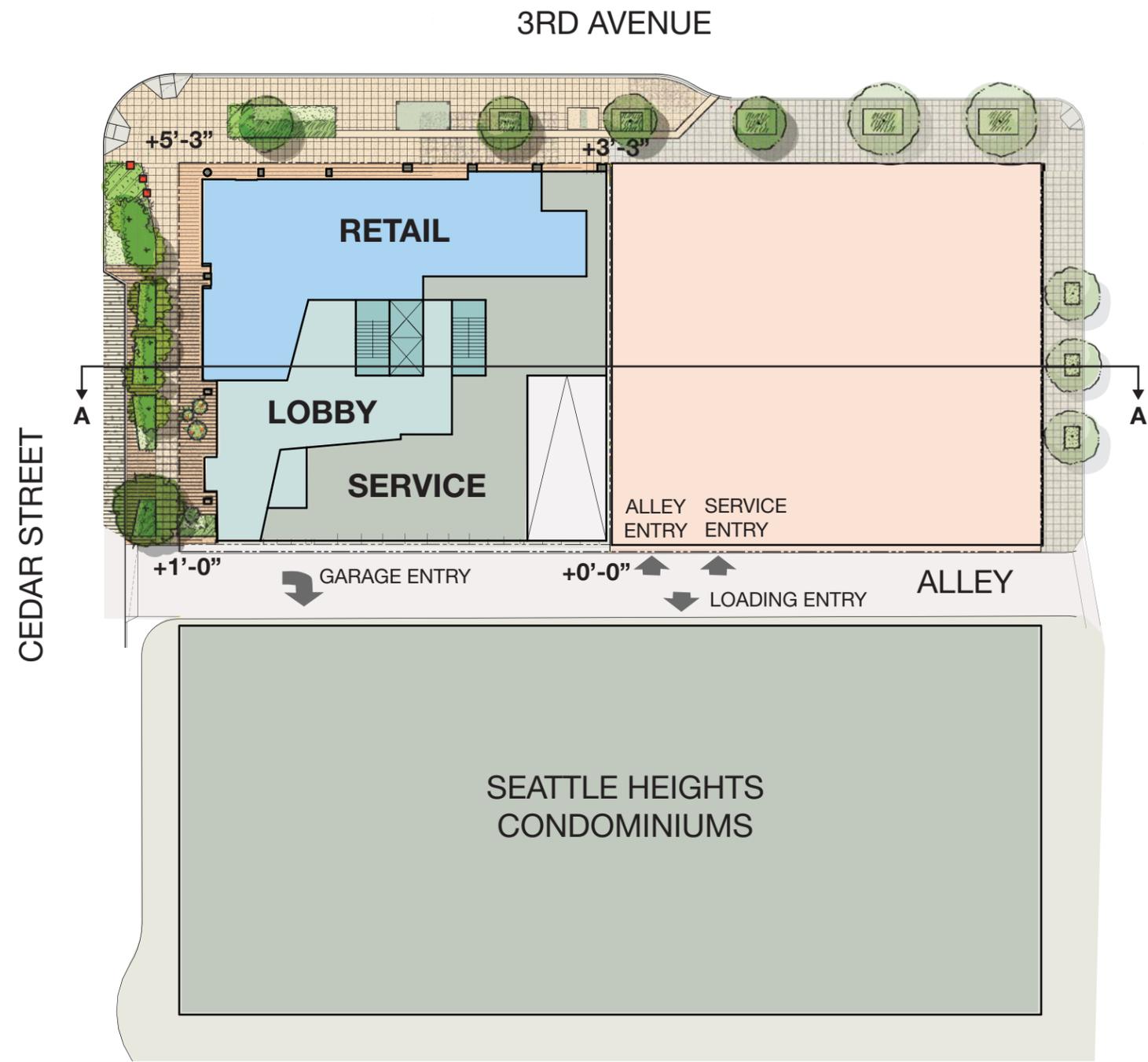
Site Massing and Lot Coverage Analysis



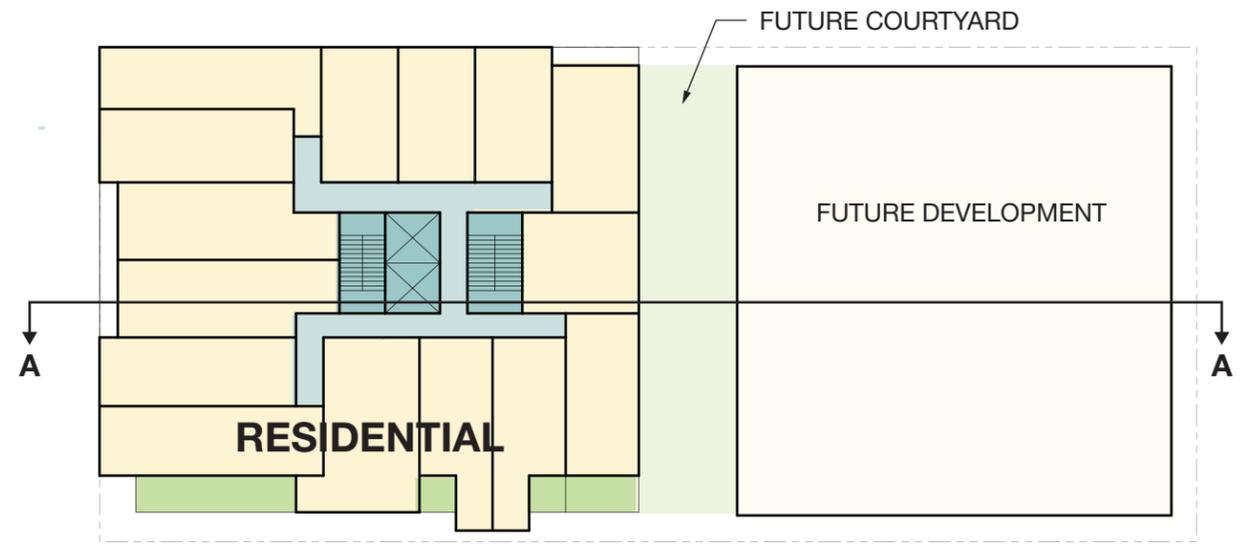
Zoning Context



Illustrative Site Plan



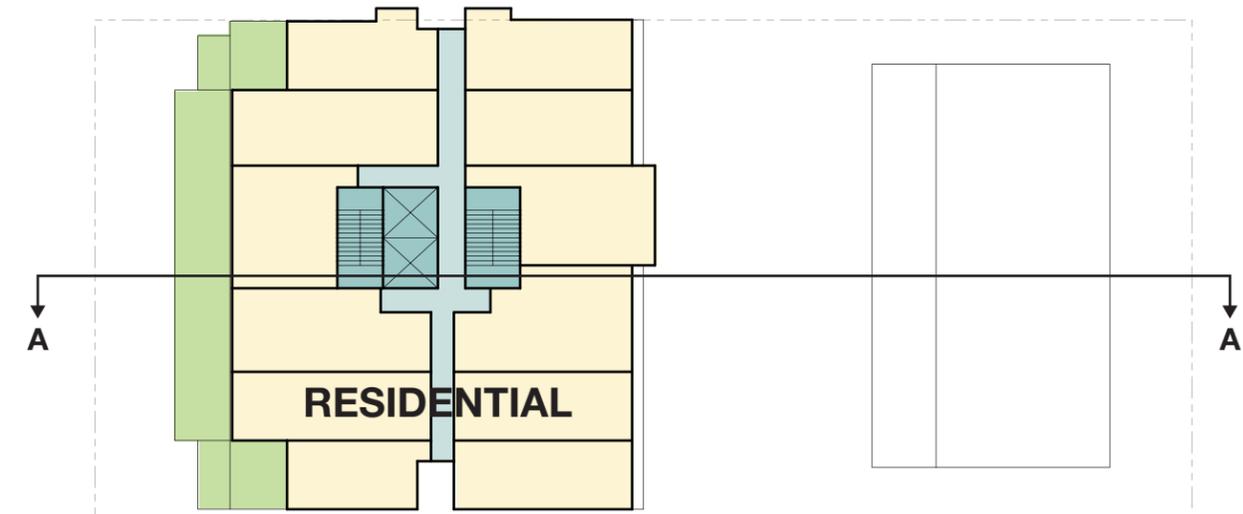
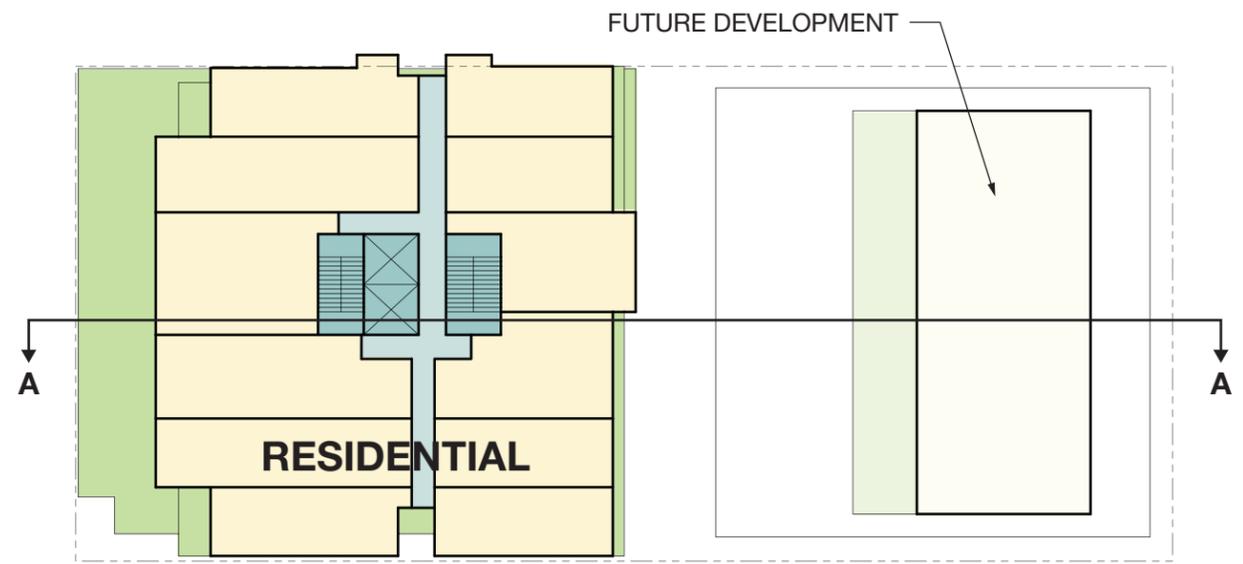
LEVEL 1



LEVELS 3-6 (LEVEL 2 SIMILAR)



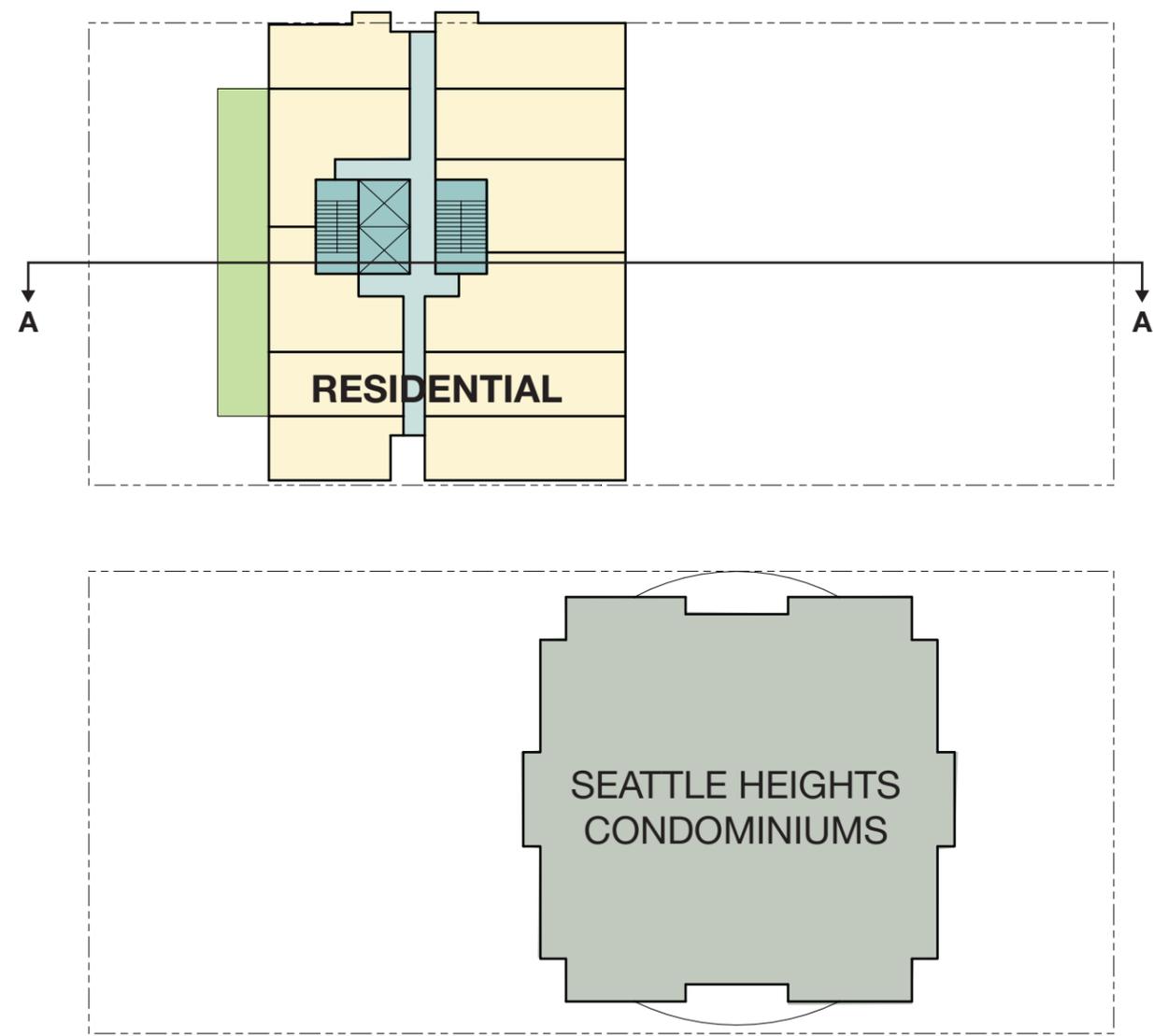
Alternative 1 - Plans



LEVELS 8-13 (LEVEL 6 SIMILAR)

LEVELS 14-20

Alternative 1 – Plans



LEVELS 21-26

Alternative 1 – Plans



Alternative 1 – East Elevation



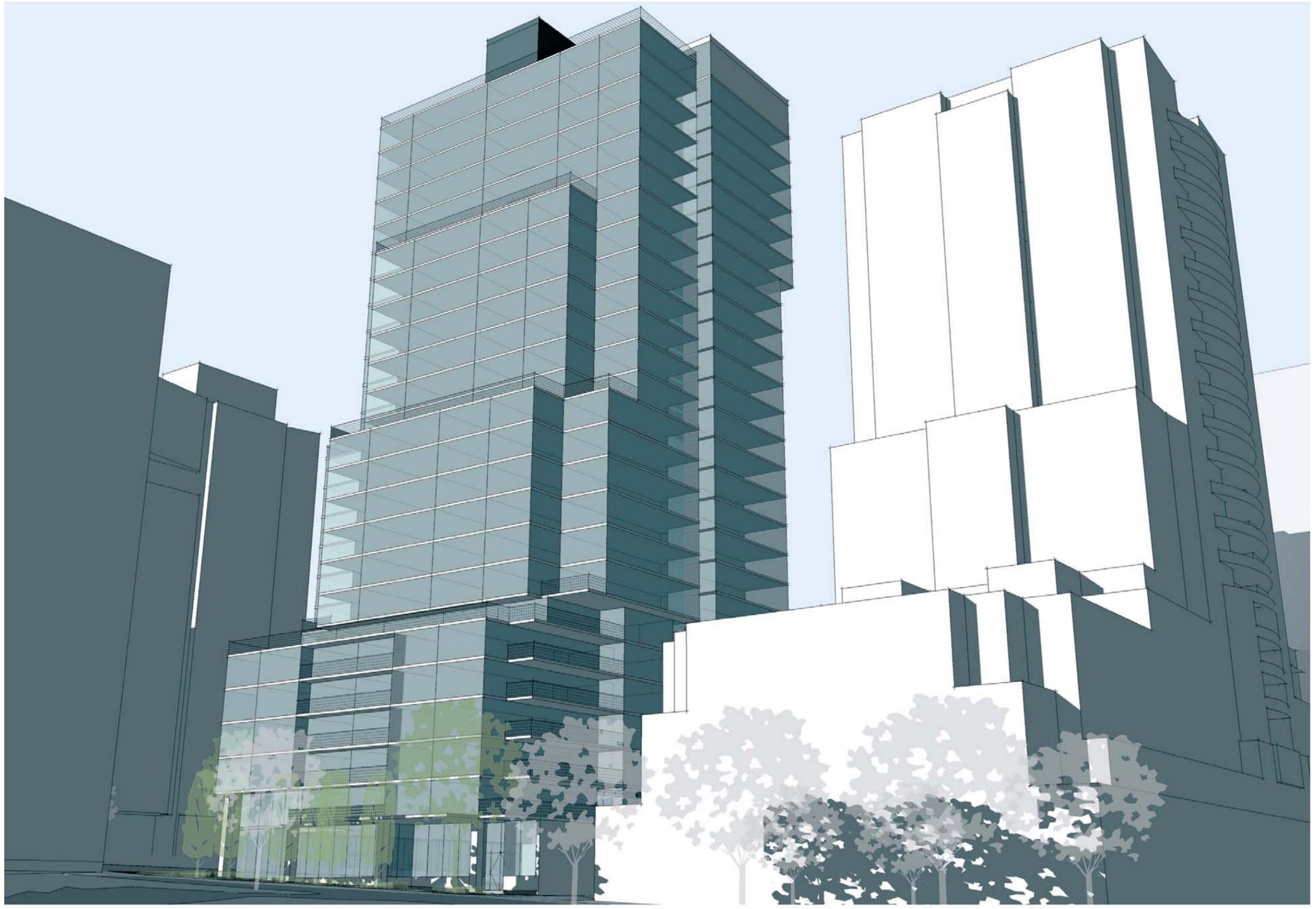
Alternative 1 – Perspective Views with Future Development Potential



Alternative 1 – Perspective Views without Future Development Potential

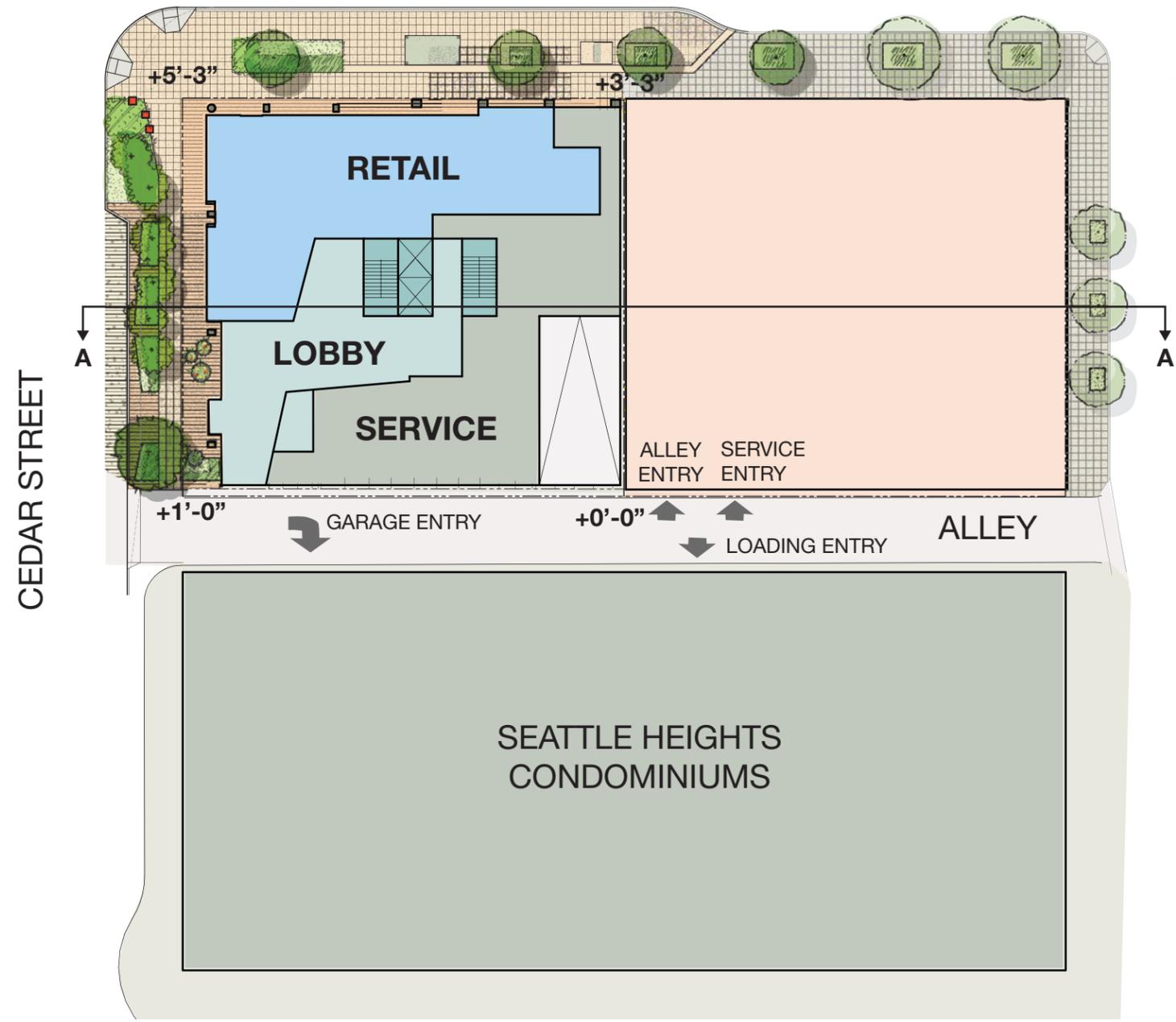


Alternative 1 – Corner of 3rd Avenue and Cedar Street

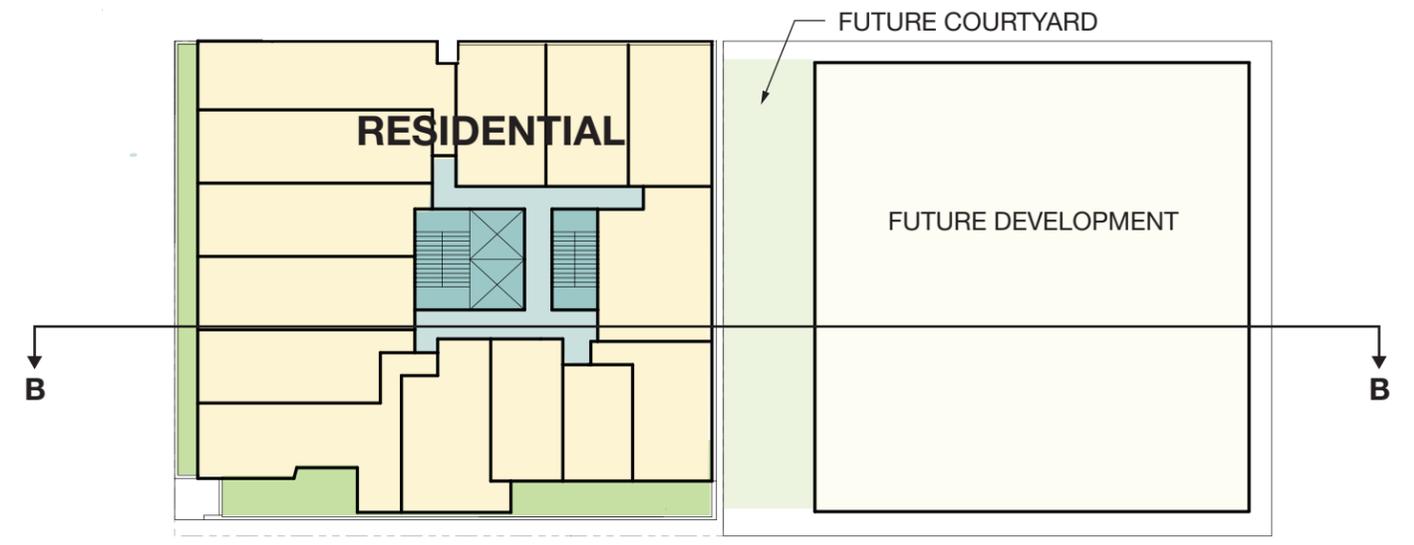


Alternative 1 – Corner of Cedar Street and Alley

3RD AVENUE



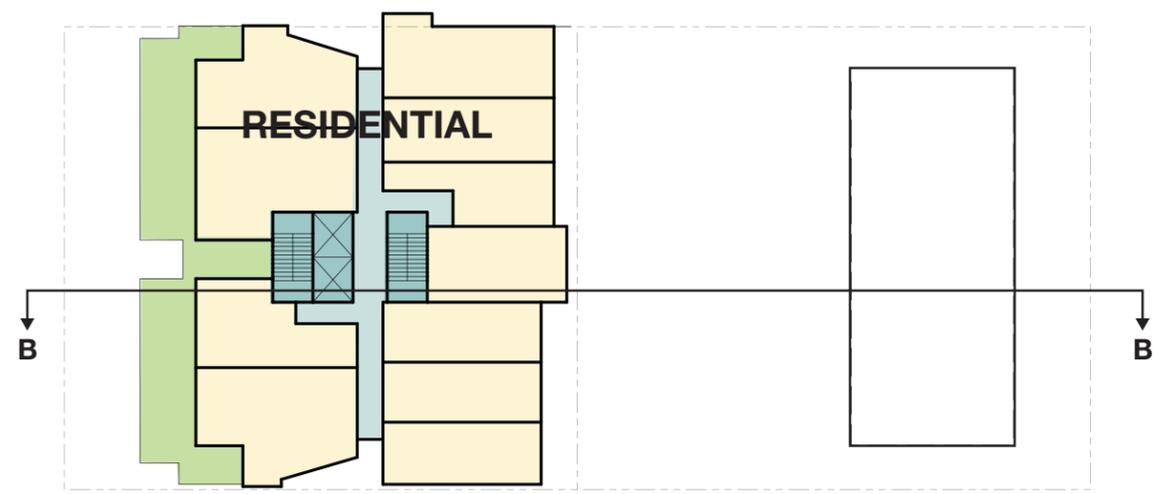
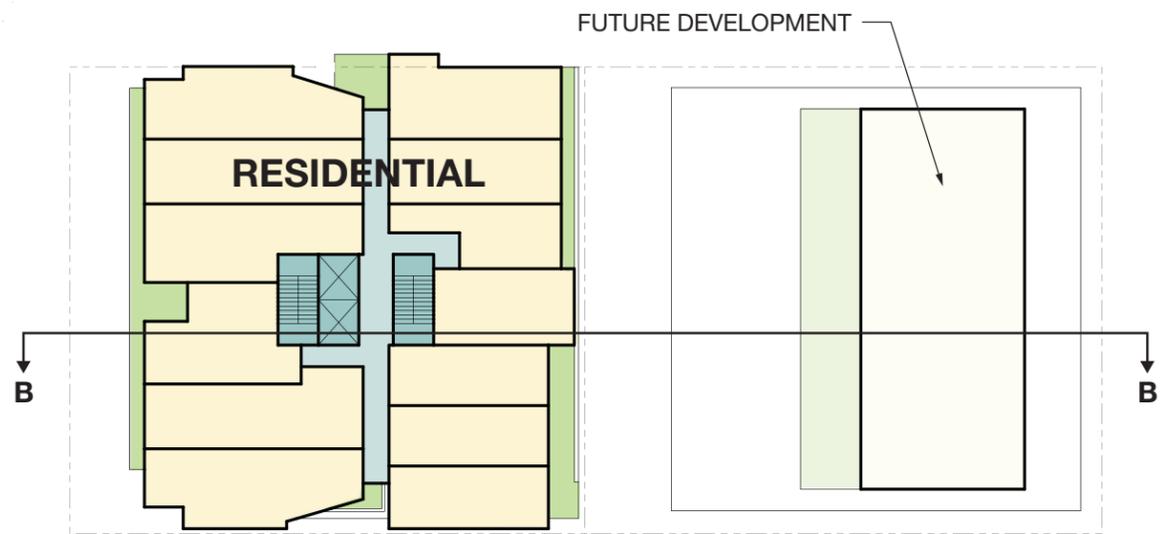
LEVEL 1



LEVELS 3-5 (LEVEL 2 SIMILAR)



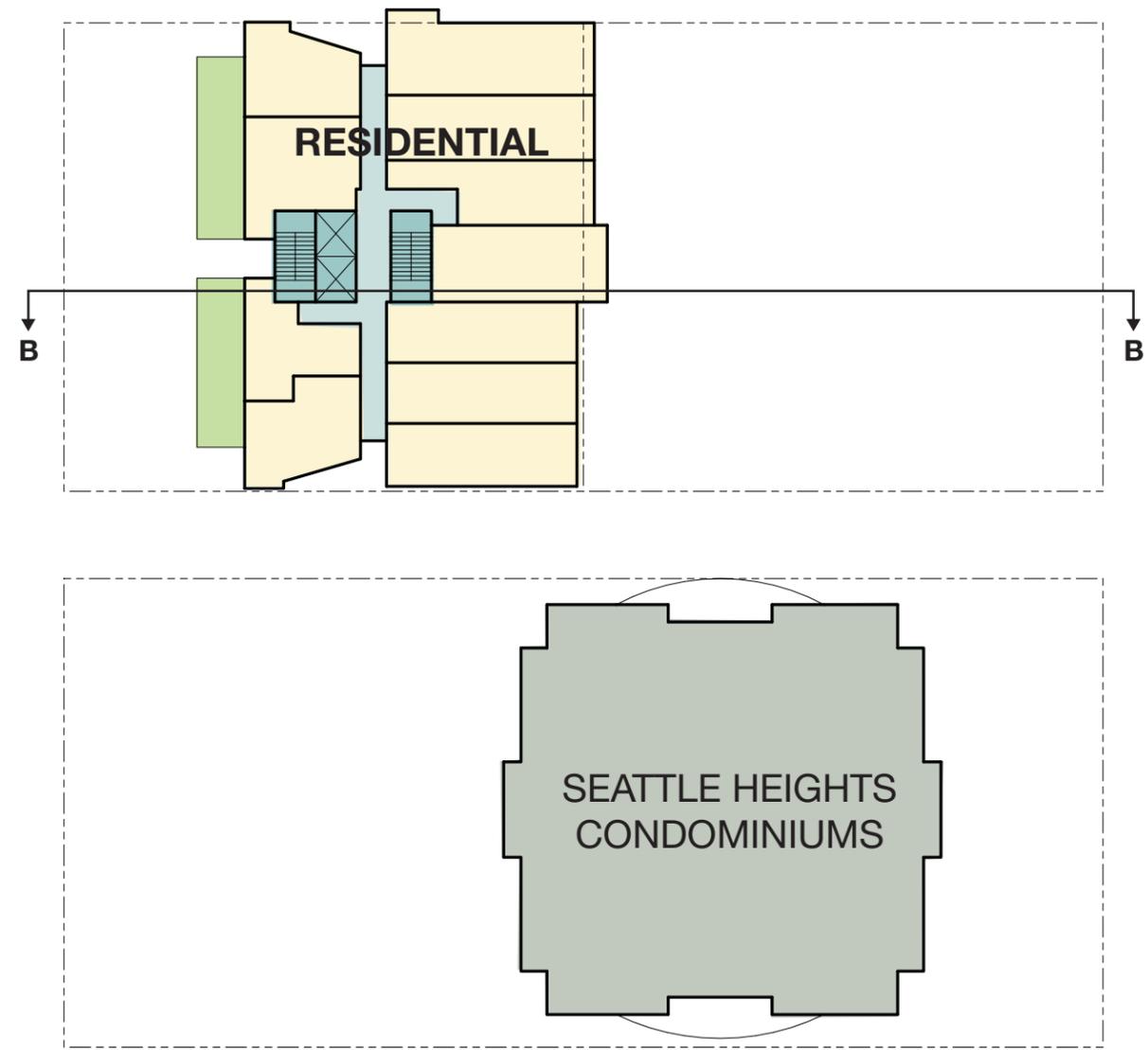
Alternative 2 - Plans



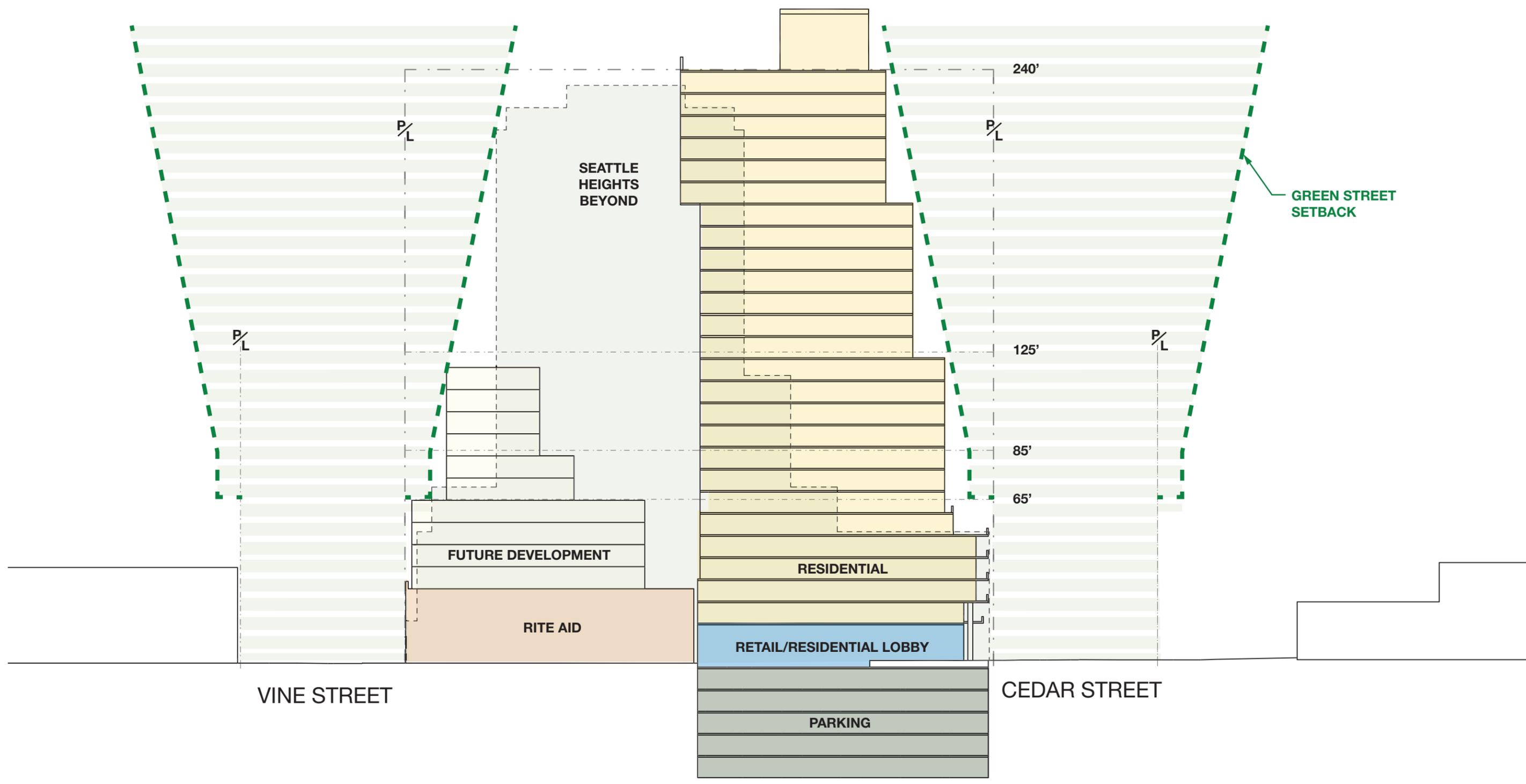
LEVELS 7-13 (LEVEL 6 SIMILAR)

LEVELS 14-20

Alternative 2 – Plans



LEVELS 21-26



GREEN STREET SETBACK

VINE STREET

CEDAR STREET

FUTURE DEVELOPMENT

RITE AID

RETAIL/RESIDENTIAL LOBBY

RESIDENTIAL

SEATTLE HEIGHTS BEYOND

PARKING

240'

125'

85'

65'

P/L

P/L

P/L

P/L

Alternative 2 – Section BB



Alternative 2 – East Elevation



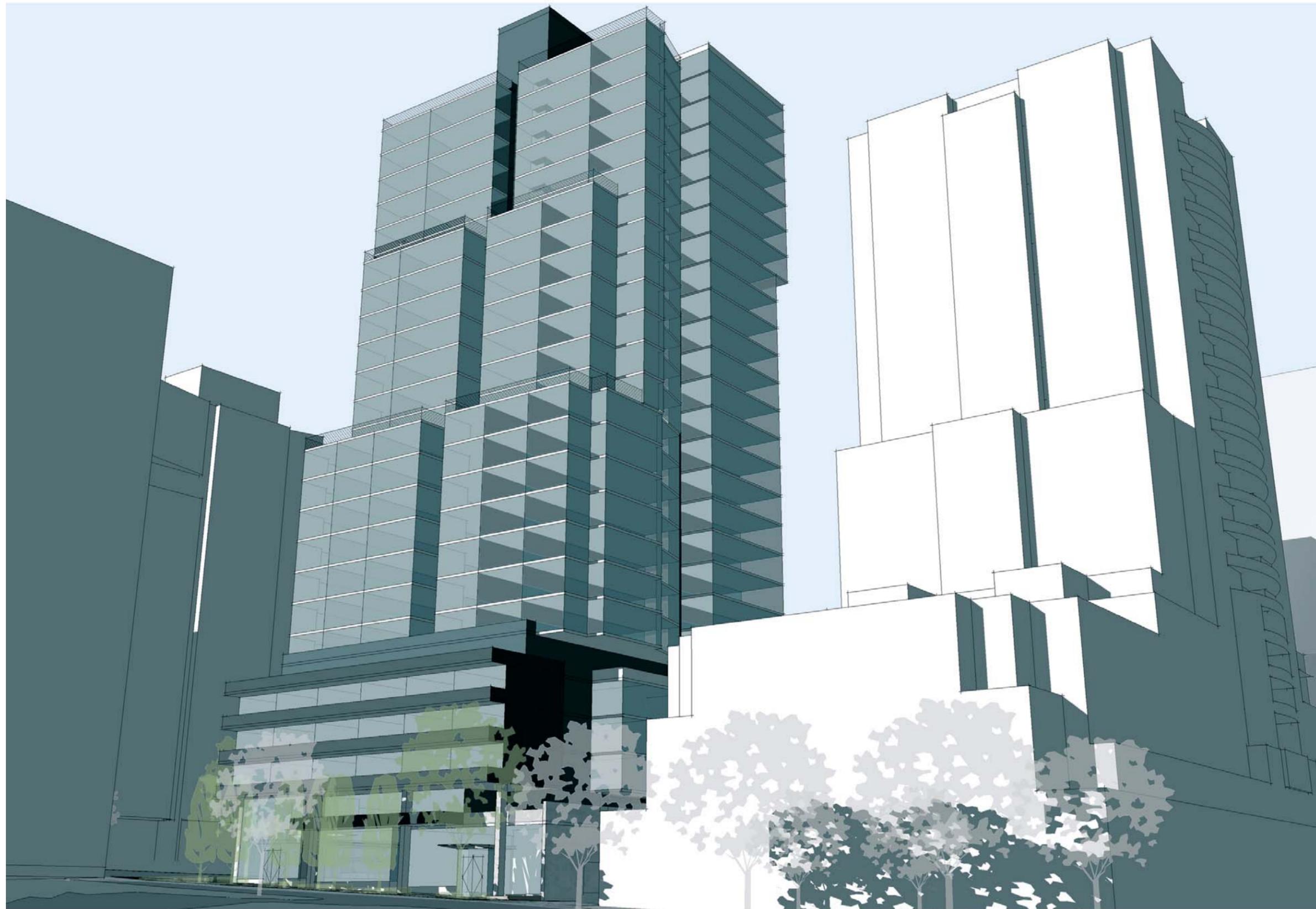
Alternative 2 – Perspective Views with Future Development Potential



Alternative 2 – Perspective Views without Future Development Potential



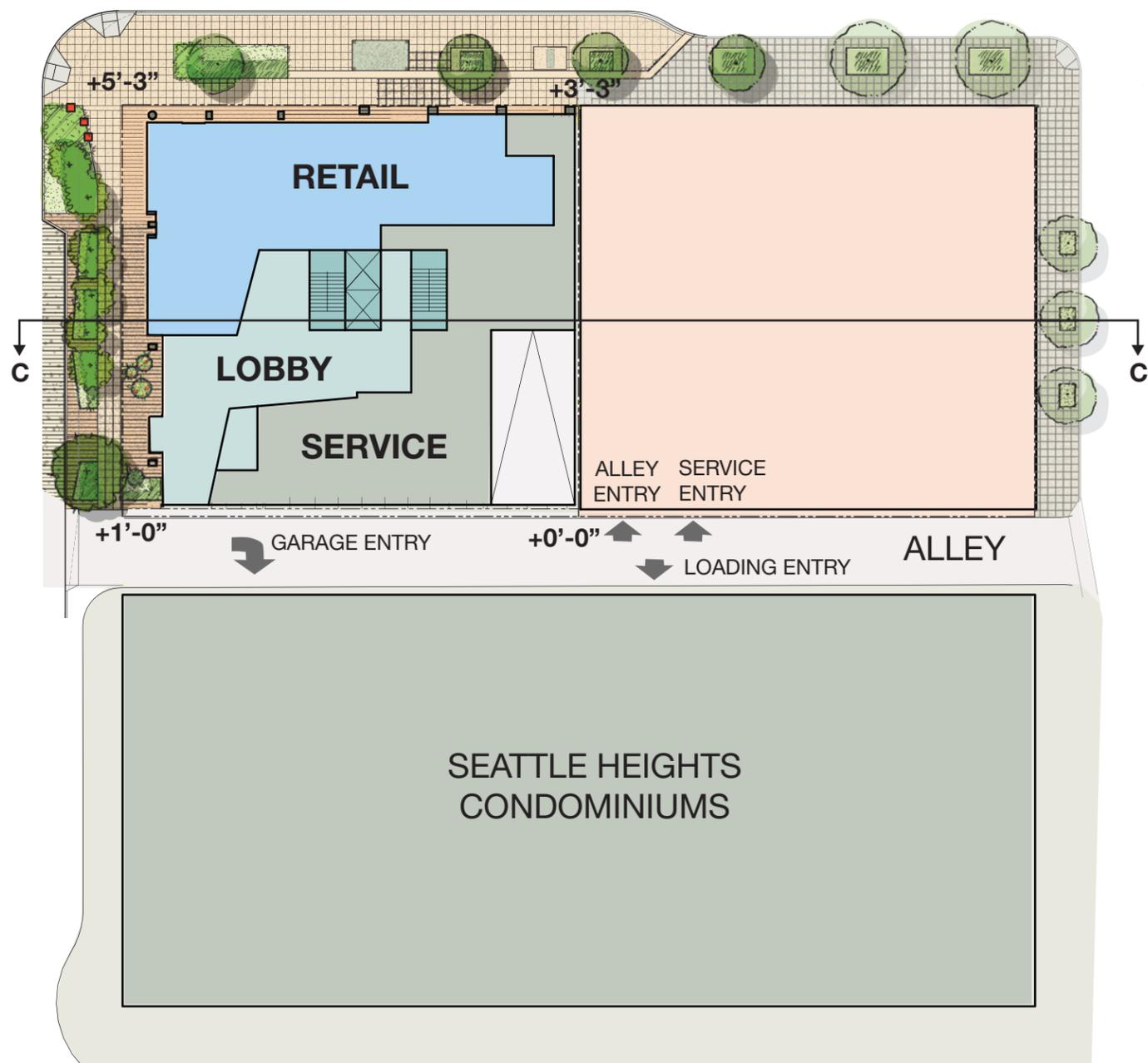
Alternative 2 – Corner of 3rd Avenue and Cedar Street



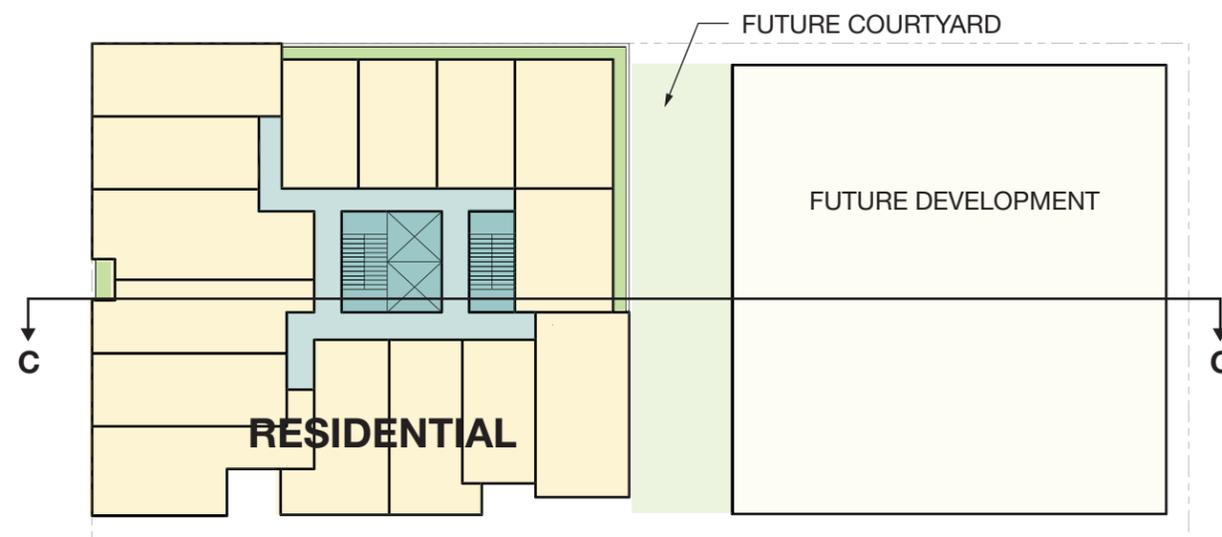
Alternative 2 – Corner of Cedar Street and Alley

3RD AVENUE

CEDAR STREET



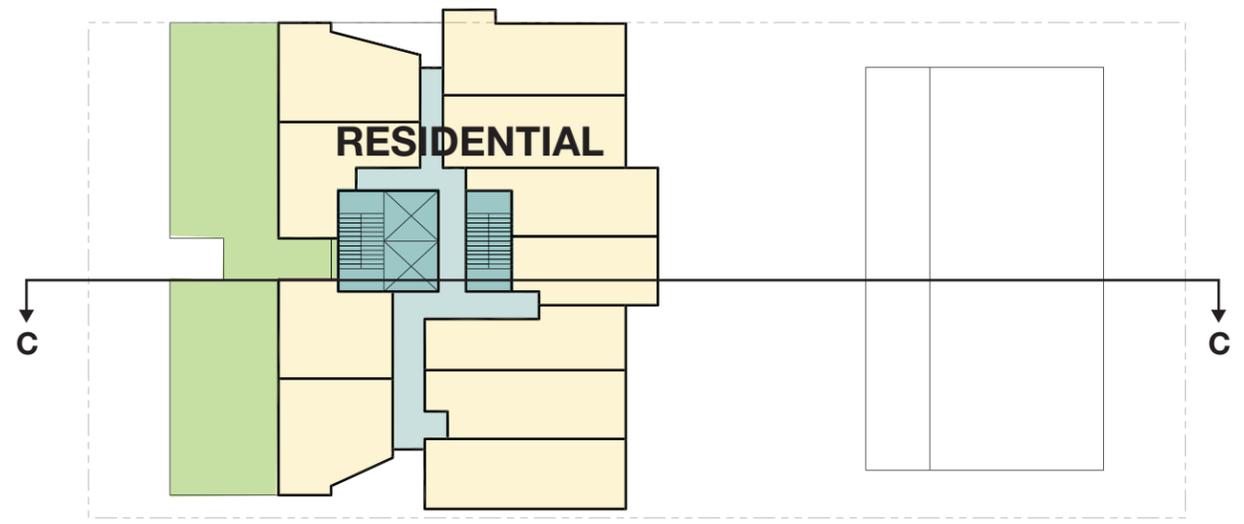
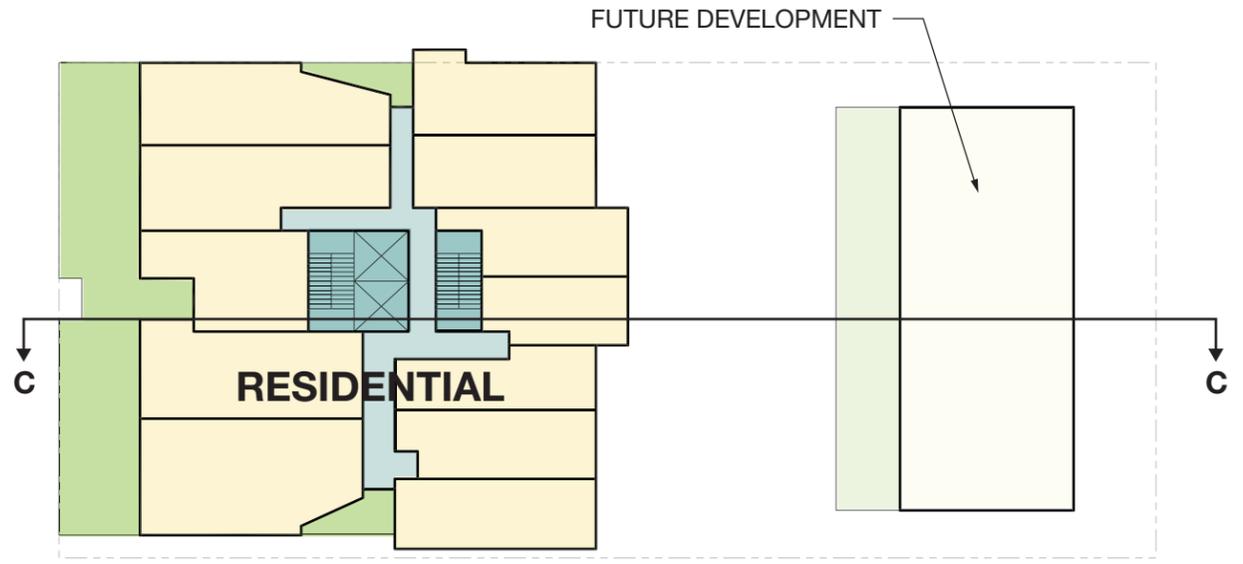
LEVEL 1



LEVELS 3-6 (LEVEL 2 SIMILAR)



Alternative 3 - Plans

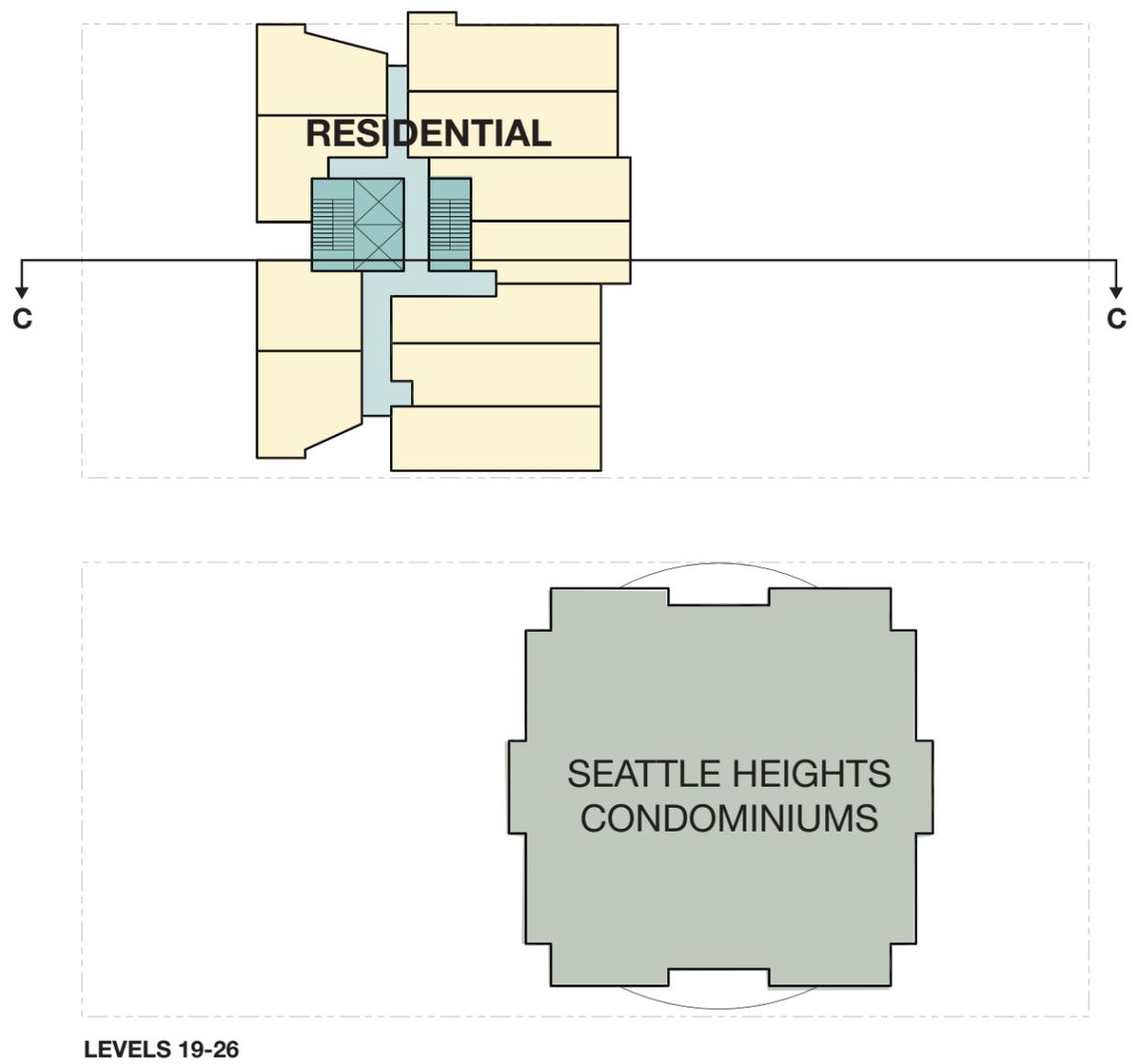


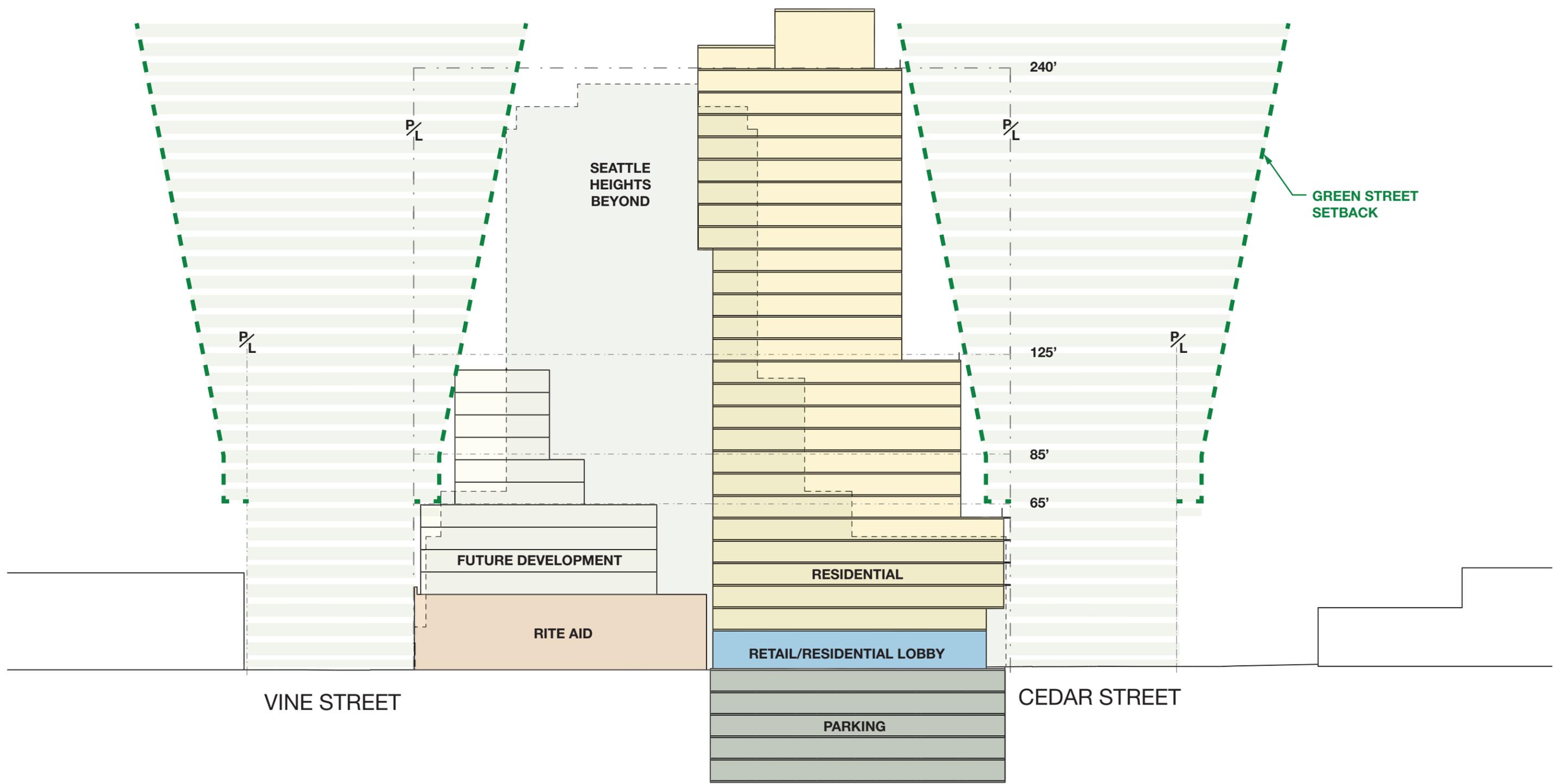
LEVELS 8-13 (LEVEL 7 SIMILAR)



LEVELS 14-18

Alternative 3 – Plans





Alternative 3 – Section CC



Alternative 3 – East Elevation



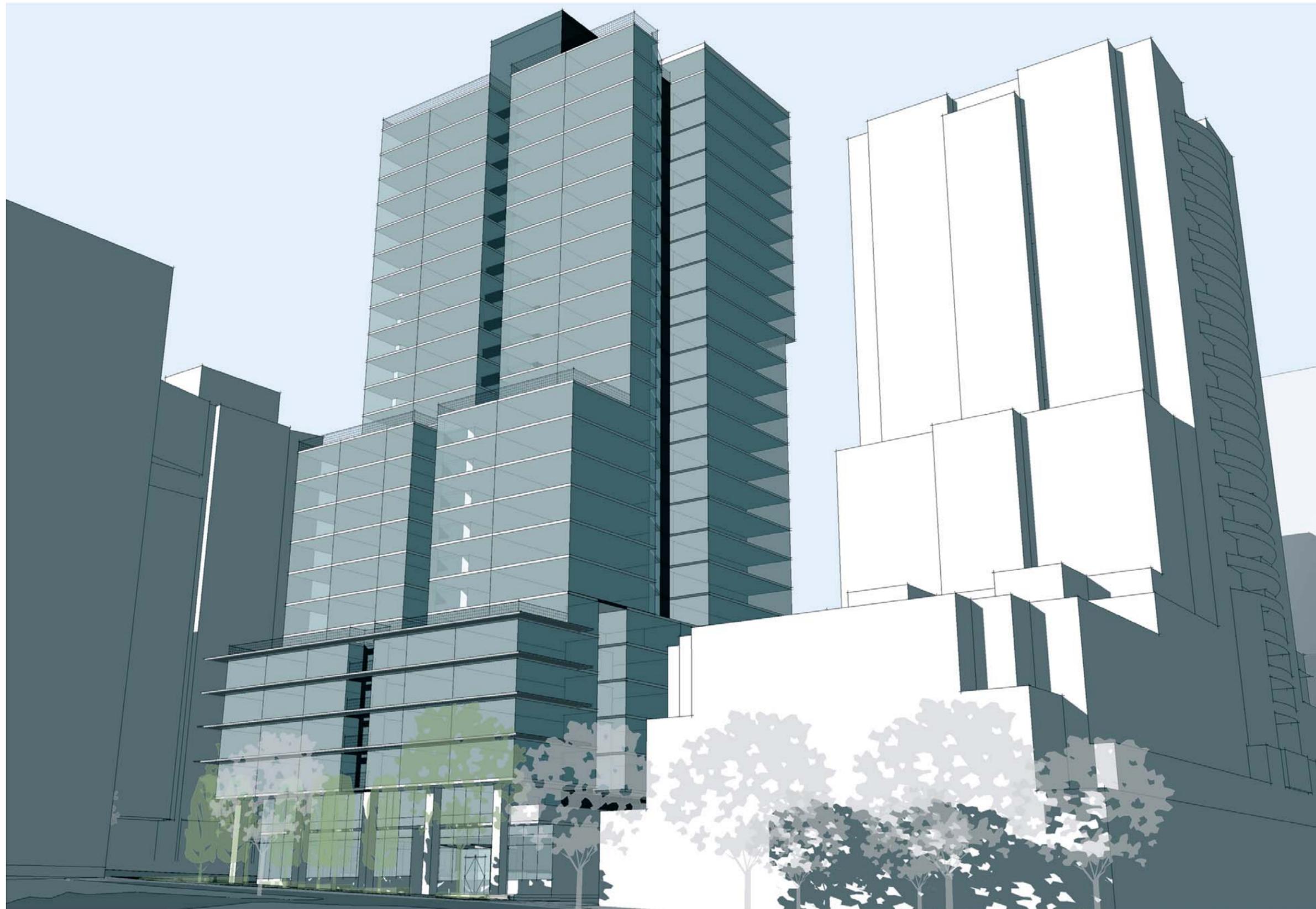
Alternative 3 – Perspective Views with Future Development Potential



Alternative 3 – Perspective Views without Future Development Potential



Alternative 3 – Corner of 3rd Avenue and Cedar Street



Alternative 3 – Corner of Cedar Street and Alley



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				

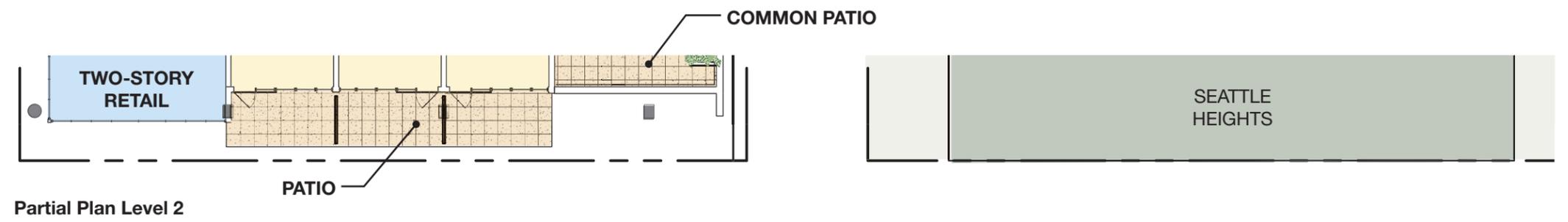
ALTERNATIVE 3

CODE	DEVELOPMENT STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION
No Departures Requested				

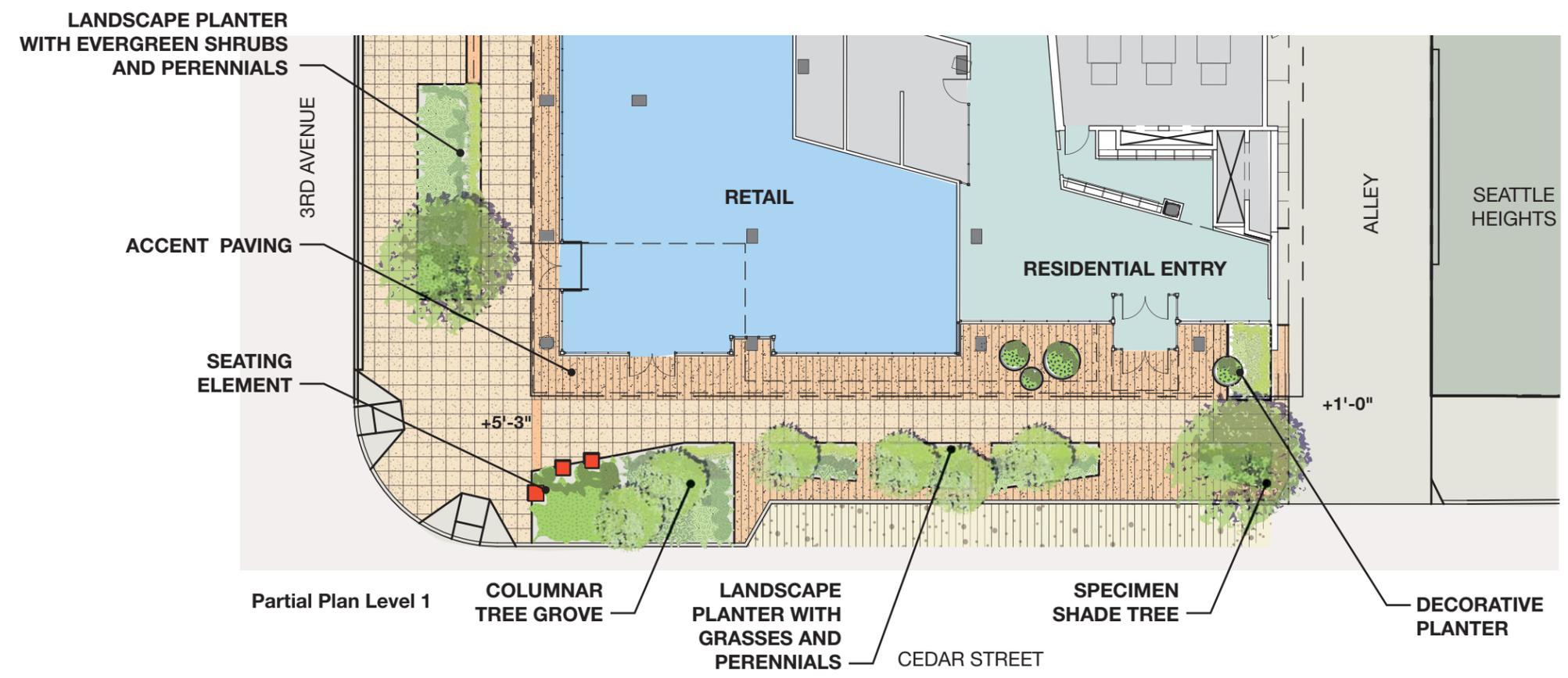
Requested Departures



Cedar Street Elevation



Partial Plan Level 2



Partial Plan Level 1

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



Harbor Steps



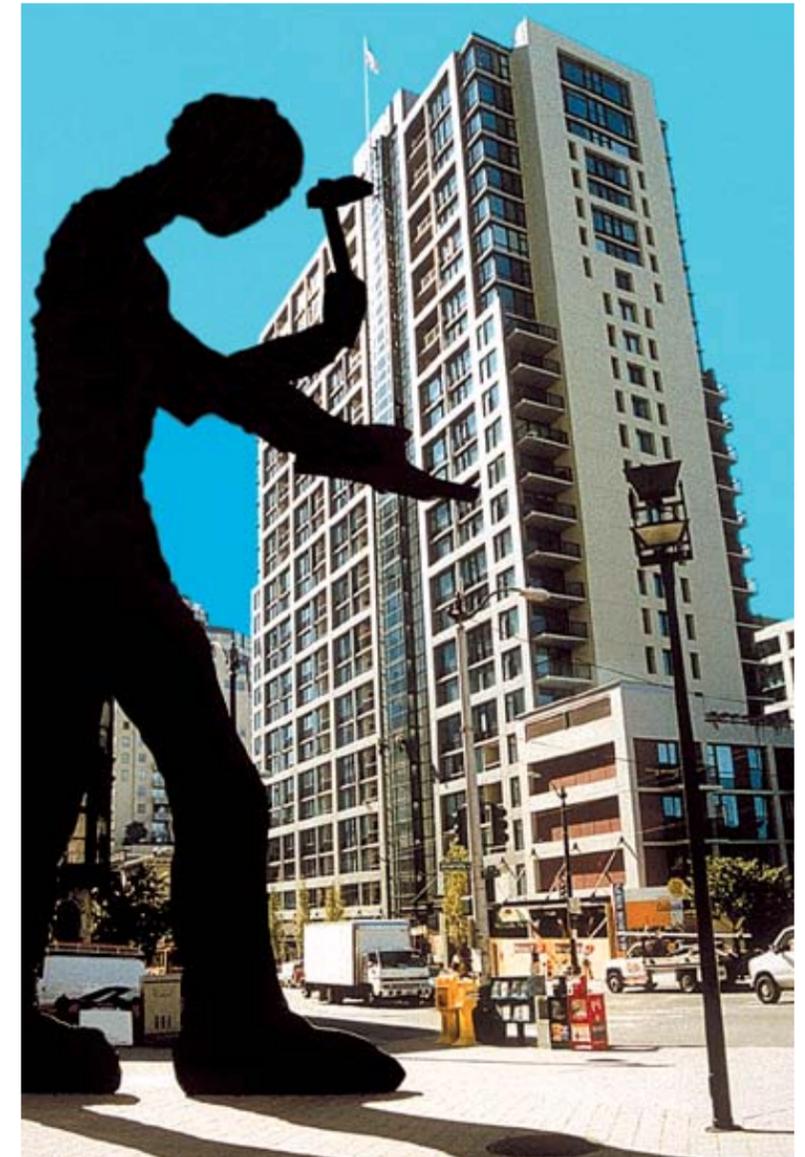
Klee Lofts and Suites



Mural Apartments



Alto Apartments - Entitled/Proposed



Harbor Steps

Firm Experience



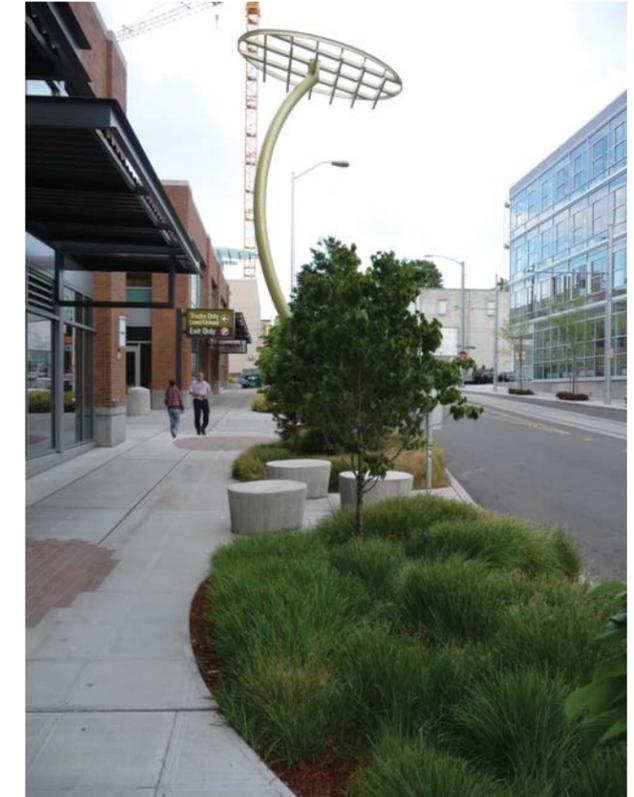
Cedar Street - Green Street



Harbor Steps - Post Alley



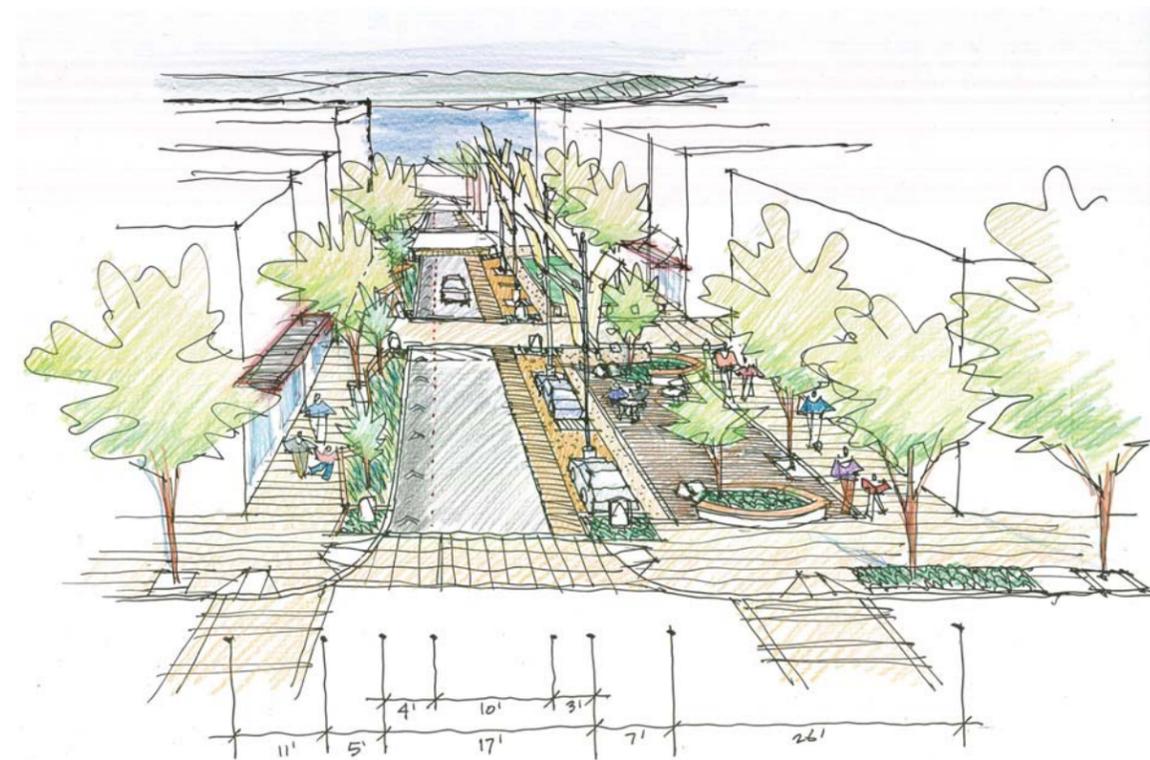
500 Mercer LUMEN



Block 40 South Lake Union



Alcyone



Bell Street Park Boulevard

Firm Experience