

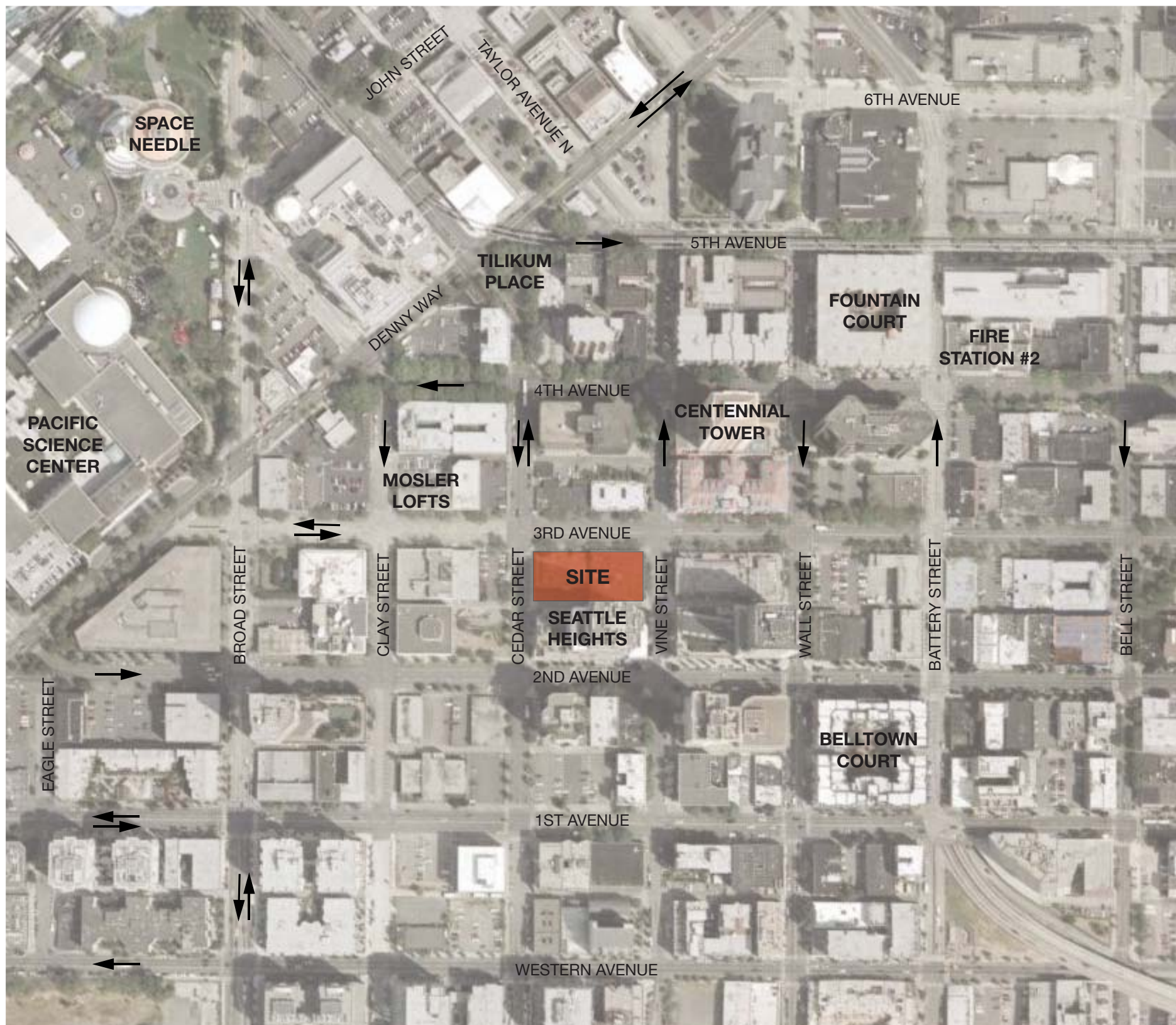


225 Cedar Street – Design Review Board (DPD# 3012188)
prepared for 3rd & Cedar LLC

July 12, 2011

HEWITT

1	Development Objectives and Aerial Photograph
2	Urban Design Diagram
3	Zoning Map
4	Existing Uses and Conditions
5	Nearby Structures
6	Site Analysis
7	Vicinity Diagram and Site Photographs
8	Existing Conditions Photograph
9	Cedar Street Photographs
10	Third Avenue Photographs
11	Site Massing and Lot Coverage Analysis
12	Zoning Context
13-16	Design Guidelines
17	Illustrative Site Plan
18	Cedar Street and Alley
19	Cedar Street and Third Avenue
20-22	Proposed Plans
23	Section
24	Context View – Northwest Corner
25	Context View – Northeast Corner
26	Third Avenue View without Future Development Potential
27	Third Avenue View with Future Development Potential
28	Context View – South
29	Cedar Street Elevation/Partial Plans
30	Third Avenue Elevation/Partial Plans
31	Alley Elevation/Partial Plans
32	Roof and Terrace Views
33	Cedar Street Elevation
34	Third Avenue Elevation
35	South Elevation
36	Alley Elevation
37	Architectural Materials
38	Landscape Materials
39	Landscape Plantings
40	Neighborhood View
41	Departures



PROJECT DESCRIPTION

The proposed mixed-use residential project will be comprised of 25 floors of apartments, ground level retail and five levels of below grade parking.

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 facade that matches its 2nd Avenue primary facade. 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

- 300 residential units
- 3,500 square feet of new ground-level retail
- Maintaining the existing Rite Aid retail
- 160 parking stalls

Development Objectives and Aerial Photograph



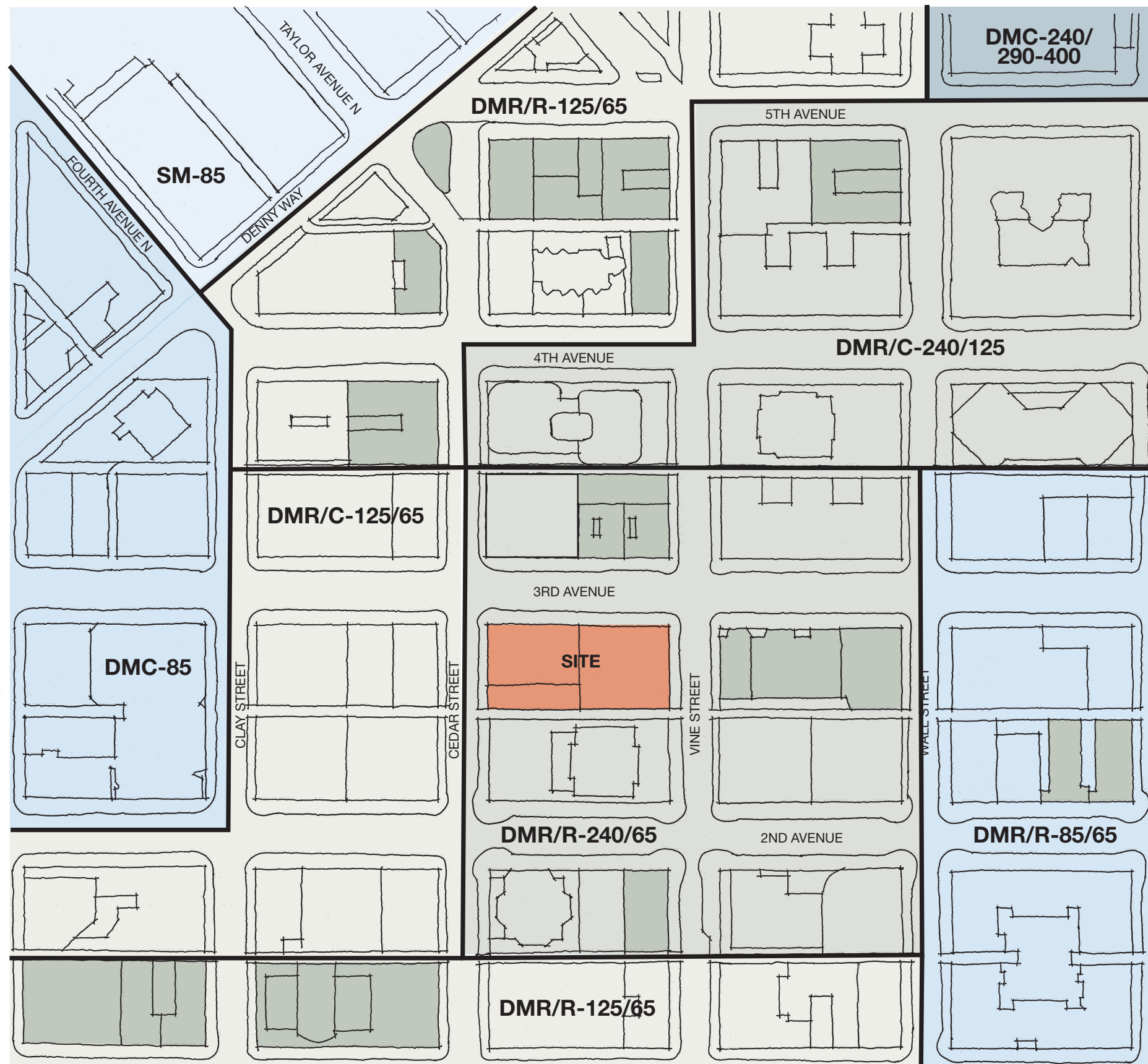
LEGEND

- PROJECT SITE
- PUBLIC PARKS
- 3RD AVE BUS ROUTES
- RAPID RIDE STATION STOP
- BUS STOP
- SHARED STOP
- MONO RAIL
- MAJOR THOROUGHFARES
- BIKE LANE
- SUN
- VIEWS
- 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





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





EXISTING NEARBY USES

- | | |
|---|---|
| <ul style="list-style-type: none"> 1 Zeeks Pizza Headquarters 2 Tilkum Place
Chief Seattle Statue 3 5 Point Cafe and Bar
5 Point Laundromat
Golden Singha (Restaurant)
Beanie's Smoke Shop 4 Edwards on 5th (Residence)
Steve Fey Fine Arts Photography
G Force
Turner Helion Antiques and Design 5 Belltown Spine and Wellness 6 The Davenport (Apartments) 7 Artisan Cafe
EZ Salon
Coach Health Consulting
Montreaux 8 The Devonshire (Apartments) 9 Parking 10 2770 4th Avenue (Apartments)
FedEx Office
Tina's Nails 11 Taco DelMar
Tillicum Place Cafe
Sublime Hair Salon
Bambino's East Coast Pizzeria 12 Bayview Tower (Apartments) 13 The Stonecliff (Apartments) 14 Uptown Espresso
Salon Divas
Fonte Micro Coffee Roaster
Sidney (Apartments) 15 The Vermont Inn 16 Watermark at the Regrade 17 John L. Scott Real Estate
Commercial Office Interiors 18 Centennial (Apartments)
Petra Mediterranean Bistro
The Framery
Henry & Oscar's
Boulangerie Nantaise
Belltown Bride
Belltown Dance Studio 19 Mosler Lofts
One Pacific Coast Bank 20 Street Bean Espresso
Kroll Map Company 21 BOPA Skincare
Dina S. Good Salon | <ul style="list-style-type: none"> Doria Reagan Ph.D
Law Offices of J. Michael Gallagher 22 Parlor 11
Set Salon
3 @ Vine Salon
William Collier Design 23 Bella Bridesmaids
Centennial Court
Belltown Video 24 Grange Insurance Group 25 New Horizons Ministries 26 Diamond Parking 27 Alto Apartments site 28 Rite Aid 29 Belltown Martial Arts & Fitness
Sandi Choe Photography
CRC Design 30 Glogowski Law Firm
Amnis Corporation
Mercy Housing Northwest
Floyd, Pflueger & Ringer, RS
Craft Architects, PLLC
CG Software Training 31 State Farm Insurance 32 Grange Insurance Group 33 Grange Insurance Courtyard 34 Axtion Club Fitness
Seattle Heights (Apartments)
The Home Office
Tandoori Hut 35 Carpenters Local 131
Quint EBY Salon 36 McGuire Site 37 Seattle Lighting Supply 38 Parking 39 Vacant 40 Harbor Heights (Apartments)
Seattle Nails
1st Security Bank 41 MetaJure
Star Equity Management
Yearup 42 Exficio (Clothing)
JQB Yacht Design 43 Euphoria Co Salon
Fancy Cleaners 44 Legacy Center
Arbor Deli
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 |

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)



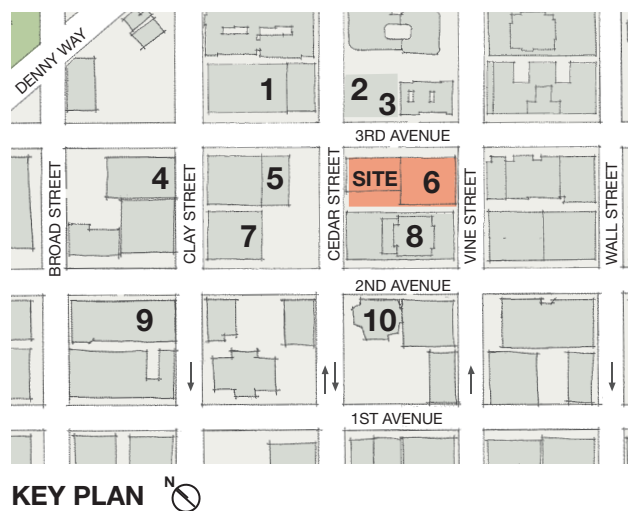
8 – Seattle Heights (looking North)



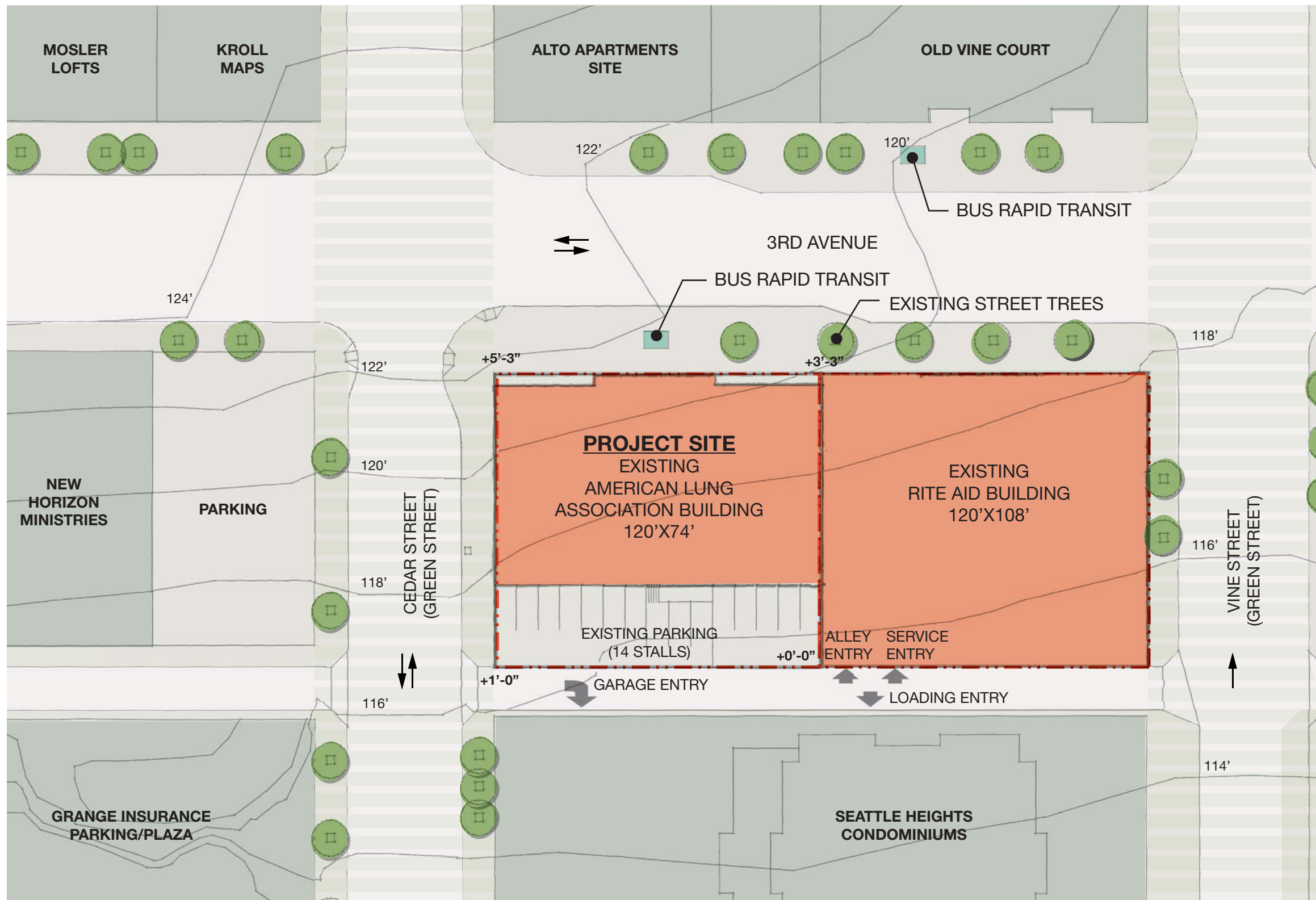
9 – Bay Vista Tower (looking West)



10 – Harbour Heights (looking West)

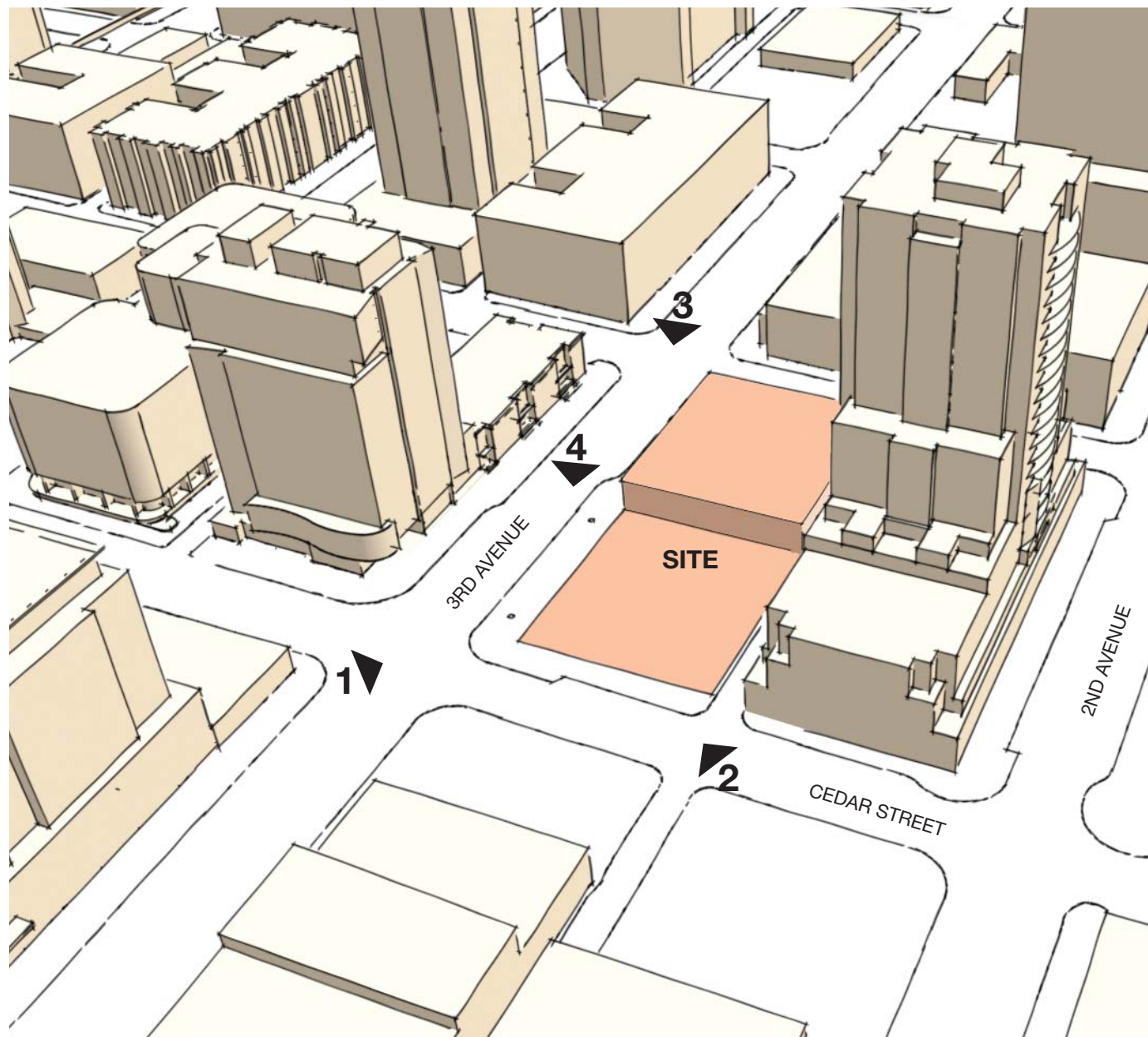


Nearby Structures



The development site is currently occupied by the American Lung Association and Rite Aid 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. Rite Aid is a two-story Art Deco retail/office building that fronts Third Avenue and Vine Street. It was constructed in 1931. The proposed development will include demolition of the American Lung Association building and the small surface parking lot. The 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



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



2nd Avenue

3rd Avenue

Alley

4th Avenue

THE NORTH SIDE OF CEDAR STREET



4th Avenue

Alley

3rd Avenue

Alley

2nd Avenue

Project Site

THE SOUTH SIDE OF CEDAR STREET

Cedar Street Photographs



THE WEST SIDE OF 3RD AVENUE

Vine Street

Project Site

Cedar Street



THE EAST SIDE OF 3RD AVENUE

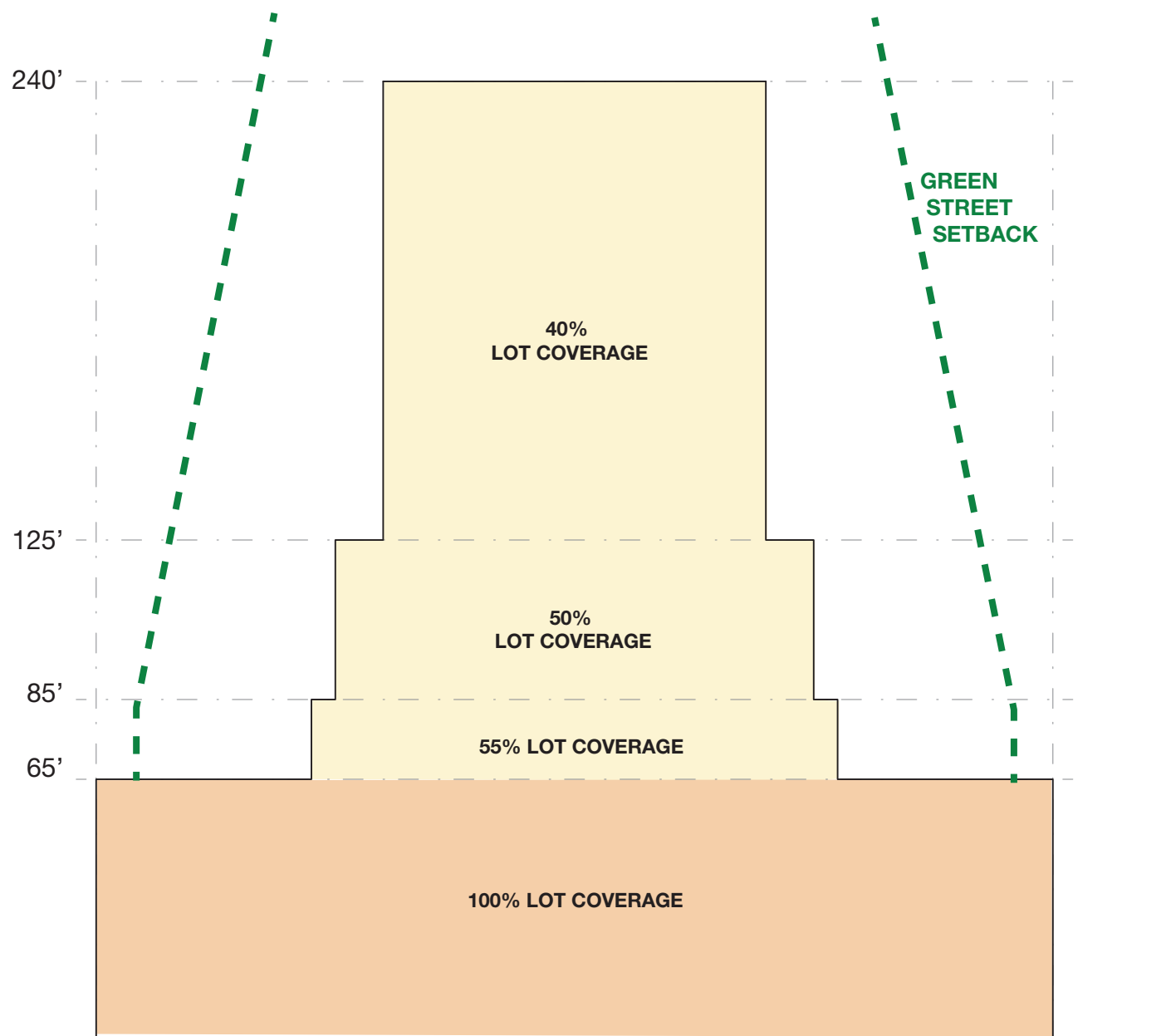
Cedar Street

Vine Street

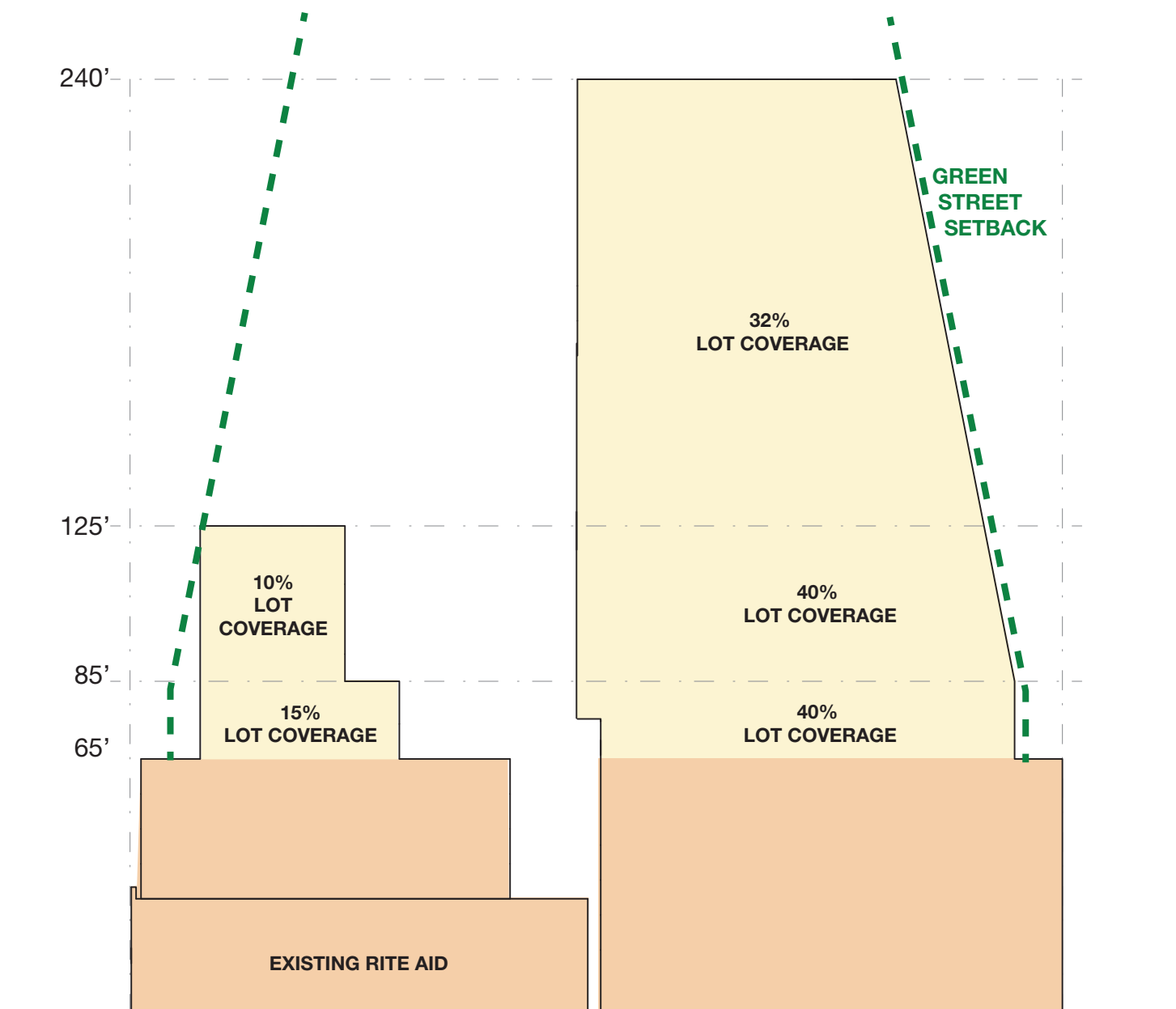
Wall Street

3rd Avenue Photographs

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

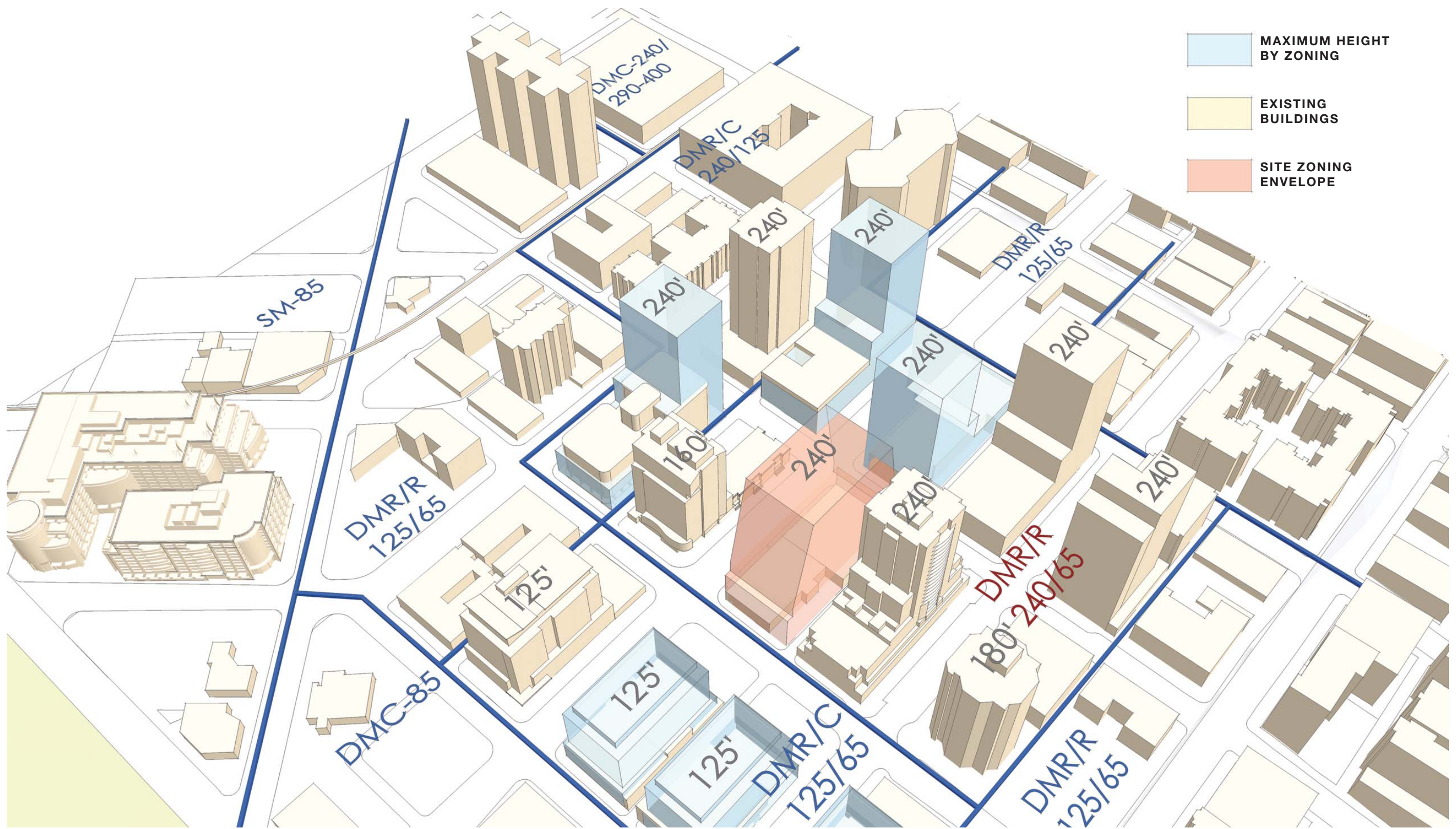
- A. Coverage.
 - 1. Except on lots located in the DMR/R eight-five (85) foot height district, portions of structures above sixty-five (65) feet shall meet the following coverage limits as shown in the table.
- B. Floor size. Each floor in portions of structures above an elevation of one hundred twenty-five (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%

*Per Land Use Code, gross floor area is defined as the total area bounded by the inside surface of the exterior wall.

Site Massing and Lot Coverage Analysis



Zoning Context

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 liked the way the orthogonal base re-enforced the existing urban form while still leading the pedestrian around the corner at Third and Bell.

A-1 RESPONSE

The proposed design has canted alley-facing units to provide a direct orientation for views of Puget Sound and to avoid a direct orientation with Seattle Heights homes across the alley. Apartments which have views over the nearby Mosler Lofts will have views of the Space Needle as will much of the rooftop amenity spaces. Apartments with windows on the southwest building elevation will have views of downtown.

The orthogonal base with balconies facing Cedar Street remains a prominent feature of the design.

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

As noted in the Board deliberations above, there was some discussion regarding whether the structure should wear a cap and what a proper cap to this structure would be.

A-2 RESPONSE

The project proposes visual interest through differing the heights of parapets in relation to the various massing components of the tower and through the introduction of Cedar Street trellis elements at each building setback and at the roof. The proposed trellises match the trellis at the alley and are designed in the same vocabulary as the project's guardrails and patio dividers to help create a unified building design. The combination of trellises and setbacks provide variety to the building's connection to the sky.

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 (Metropolitan Press Building) located at the corner of 3rd Avenue and Vine Street. Associated with the Board discussion there had been several comments by Board members regarding gestures, as had been incorporated into the design of the earlier iteration of a structure on the same site, that would acknowledge, without necessarily being deferential to, the structure across the alley (the Seattle Heights building).

B-1 RESPONSE

Massing transitions are incorporated into the building's form to break down its scale. Where possible, the transitions have been developed as terraces with trellises. At the project's prominent corner, Masonry is used on levels 3 through 7 to distinguish a base element that relates in scale and material to the numerous older Belltown Buildings. At the proposed project's east corner (adjacent to Rite Aid), the building is setback at Levels 1 through 6 to create a break in the massing that responds to the scale of the Rite Aid building. The two-story colonnade and storefront along Third Avenue relate to the height and length of the Rite Aid building. The alley facade has been adjusted in response to comments generated during the EDG to include a cant in the geometry of the tower and a setback from the property line at the tower's south corner. These adjustments to the massing respond to the proximity of Seattle Heights across the alley.

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 Metropolitan Press building at 2603 3rd Avenue. Remarks under B-1 above indicate the Board's interest in how this transition will be handled.

B-2 RESPONSE

The overall development strategy of the site proposes that the Rite Aid building remain. Future development constructed on top of Rite Aid will include a courtyard that will: aid south facing units of this proposed first phase of development; benefit north edge units of the future phase of development; provide more access to light and air for adjacent Seattle Heights units; and make the existing form and features of the Rite Aid easily discernable yet integrated into a dense, urban development.

The proposed building massing is being articulated with a prominent masonry base that relates to the older smaller scale structures and the prominent base on the Alto Apartments project currently under construction across Third Avenue. The lower level setbacks at the alley and the tower's south corner allow for a greater degree of separation between the Seattle Heights Tower and the proposed project. The proposed design provides a setback at the lower six levels adjacent to the Rite Aid building as a massing modulation to both distinguish the existing building and provide a massing relationship to the proposed building.

B-3 Reinforce the positive urban form & architectural attributes of the immediate area. Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

The Board was not interested in slavish imitation of attributes but rather an acknowledgement of datum points and siting characteristics within the neighborhood, relating both to vintage and newer construction.

B-3 RESPONSE

As noted in the response to B-2, the building massing is being articulated with a prominent masonry base that relates to the older smaller scale structures and the prominent base on the Alto Apartments projects currently under construction across Third Avenue. The tower of the proposed project respects the established green street setback. The proposal's Green Street development will continue the goal of an enhanced pedestrian environment that was started further west of the site along Cedar and Vine Streets and has been continued by the Mosler Lofts and Alto developments.

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. 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 projects) 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, patios, bay windows, and trellises provide a further breakdown in scale.

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. Wrapping the proposed Green Street amenities around the corner at Third Avenue and Cedar Street and clearly linking the two pedestrian realms was a significant gesture. Building overhangs and overhead weather protection along both street-facing facades would also be essential elements of the integrated wrap. Pedestrian-scale sidewalk lighting, especially at entries, seating and creative landscape treatments, including planters and trellises, water features and inclusion 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 3rd & Cedar corner has been developed with the following elements common to both the Third Avenue and Cedar Street facades: a two-story retail space that is setback from the property line; building overhangs at Level 3, and a two-story colonnade. The two-story retail corner and the residential lobby at the west end of Cedar Street create a spatial variety to the pedestrian experience of the building. Elements of the Rapid Ride improvements have been incorporated into the Cedar Street Green Street design. Seating, landscaped planters, and accent paving are proposed site design elements.

C-5 Encourage overhead weather protection. Encourage project applicants to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

This was cited by the Board as always of major concern for downtown projects.

C-5 RESPONSE

The majority of Third Avenue employs a canopy for weather protection, while Cedar Street uses a retail setback with building overhangs for weather protection. Retail and the residential lobby provide the majority of frontage along Third Avenue, while retail and the residential lobby provide frontage along Cedar Street. These functions will illuminate the sidewalk. Portions of the sidewalk not fronted by the lobby and retail will be augmented with exterior lighting.

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.

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 facade should not be ignored. An alley facade should be treated with form, scale and materials similar to rest of the building to create a coherent architectural concept.

Following up on several comments from members of the public, the Board emphasized their own concerns that the alley facade and its relationship to the structure across from it was an important issue for them as it had been in the earlier proposal of a building for this site. Among those concerns would be the impacts of utility equipment. Additionally, several considerations that are contained in the Belltown supplemental guidelines were applicable. In designing a well-proportioned and unified building, the alley facade is 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.

C-6 RESPONSE

The alley facade has been treated as a primary facade with canted alley facing units have an orientation that provides views in the direction of the Puget Sound for apartments on Levels 7 through 26. The cant also avoids a direct orientation with Seattle Heights' homes across the alley at the lower six residential levels. The alley facade uses similar materials, scales, and forms as the other facades. At ground level, the project's alley wall has been setback 18 inches beyond the required 2 foot dedication for a total of 3.5 feet. A trellis with integral lighting has been incorporated into the railing at the edge of the Level 2 alley terraces. The rooftops which face the alley including the main roof have all been developed as accessible spaces integrated with landscaping.

D-2 Enhance the building with landscaping. Enhance the building and site with substantial landscaping—which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

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.

A is the integration or “wrap” of landscaping and amenity features where the pedestrian realms of Cedar Street and Third Avenue meet. 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-2 RESPONSE

Cedar Street is being developed as a Green Street which includes seating, extensive landscaped planters, and accent paving site design elements. At Third Avenue, the project proposes enlarging an existing small scale planting area to a size that is compatible with the proposed Cedar Street planters. The patios formed by the building's setbacks at Levels 2, 7, and 14 utilize planting and trellises to define edges and to delineate separation. The roof incorporates large planting areas, a trellis and a residential pea patch.

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 residential entry off Cedar Street provides an opportunity to create a special downtown space, given the challenge to integrate this area into the Green Street improvements along the half 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 creative design the sidewalk along 3rd Avenue in front of the proposed structure can still be imbued with a memorable sense of place that will be associated with the building.

D-3 RESPONSE

The development of Cedar Street as a Green Street is an amenity that creates a sense of place. We have enhanced the green street by extending the curb bulb along Cedar Street which originates at the project corner, thus wrapping a design element from 3rd Avenue around the corner and down Cedar Street. Ground-level building elements which wrap the corner include a two-story building setback integrated with a two-story corner atrium and colonnade formed by two-story painted concrete columns. The masonry cladding is a design element that wraps the building corner on levels 3 through 6.

D-5 Provide Adequate Lighting. To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, and on signage.

D-6 Design for Personal Safety and Security. Design the building and site to enhance the real and perceived feeling of personal safety and security in the immediate area.

Each of these guidelines was selected to be of highest priority as they need to be applied in particular to the ground-level alley facade treatments and generally to upper-level alley-facade treatments

D-5 AND D-6 RESPONSE

As noted in the response to C-5, retail and the residential lobby provide the majority of frontage along Third Avenue, while retail and the residential lobby provide frontage along Cedar Street. These functions will both activate and illuminate the sidewalk. Portions of the sidewalk not fronted by the lobby and retail will be augmented with exterior lighting. The trellis design along the alley incorporates lighting fixtures that concentrate the lighting at the alley paving and limit light spill that could disturb neighbors.

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.

E-3 Minimize the Presence of Service Areas. Locate service areas for trash dumpsters, loading docks, mechanical equipment and the like away from the street where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

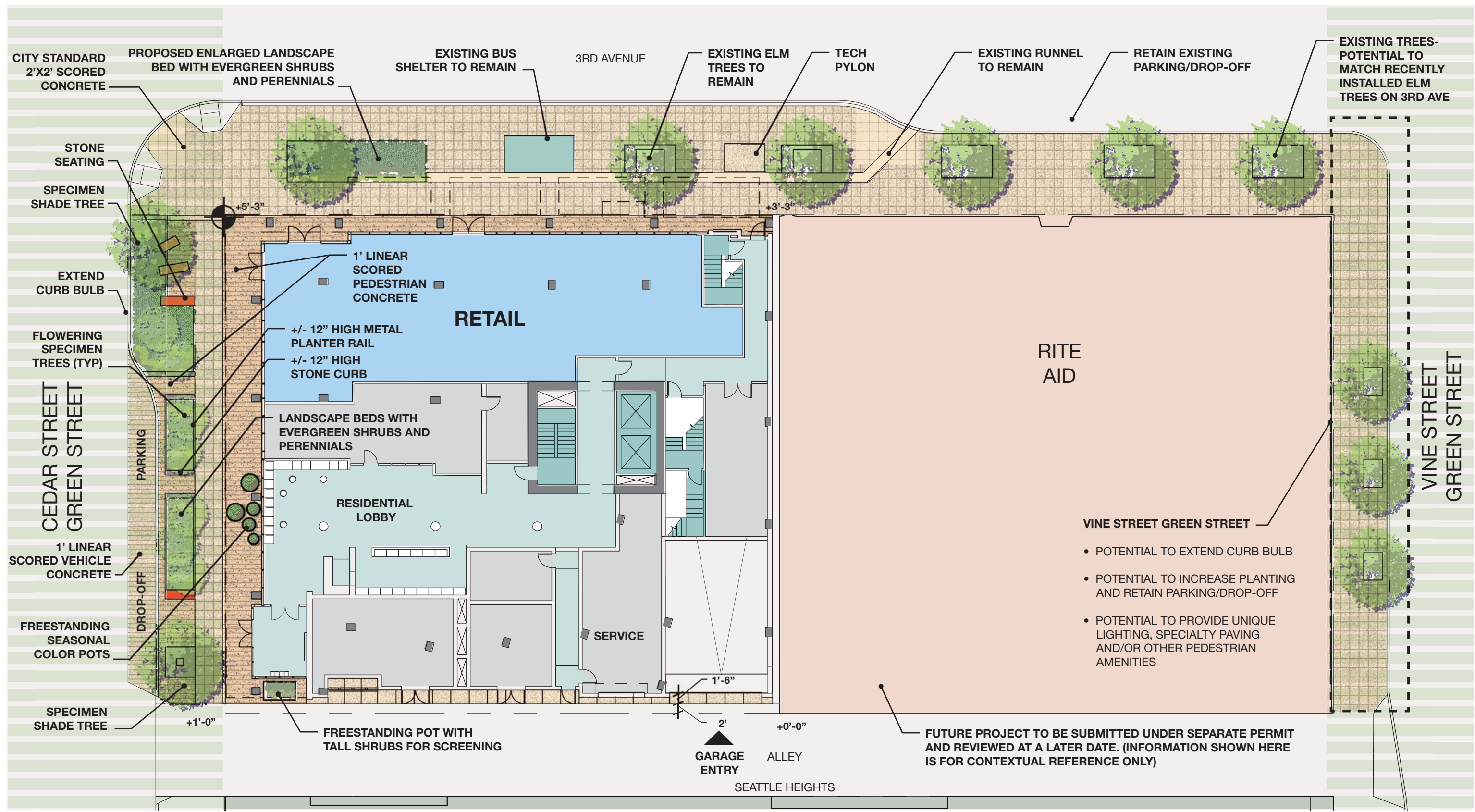
These two guidelines were called out as being of highest priority to the success of the project particularly as impinged on development of the alley area and alley facade. Among other considerations, the Downtown guidelines call for using a portion of the top of the parking level (in this case, entry) as deck, patio, or garden....The Board also indicated a desire to see demonstrated the functional interactions and potential conflicts between garage entries on either side of the alley since Seattle Heights already has a garage entry directly across from that proposed as part of the new development.

Since compatibility between neighbors was a major motif of the meeting, the Board encouraged the design team to explore options that might reduce conflicts between garage entries and utility functions at the alley. (There is no supplemental guidance under these heading provided in the Belltown-specific guidelines.)

E-2 AND E-3 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". All rooftops facing the alley (Levels 2, 7, 14) and the main roof have been developed as accessible spaces integrated with landscaping.

All service functions are located at the alley per the design guidelines.



Illustrative Site Plan



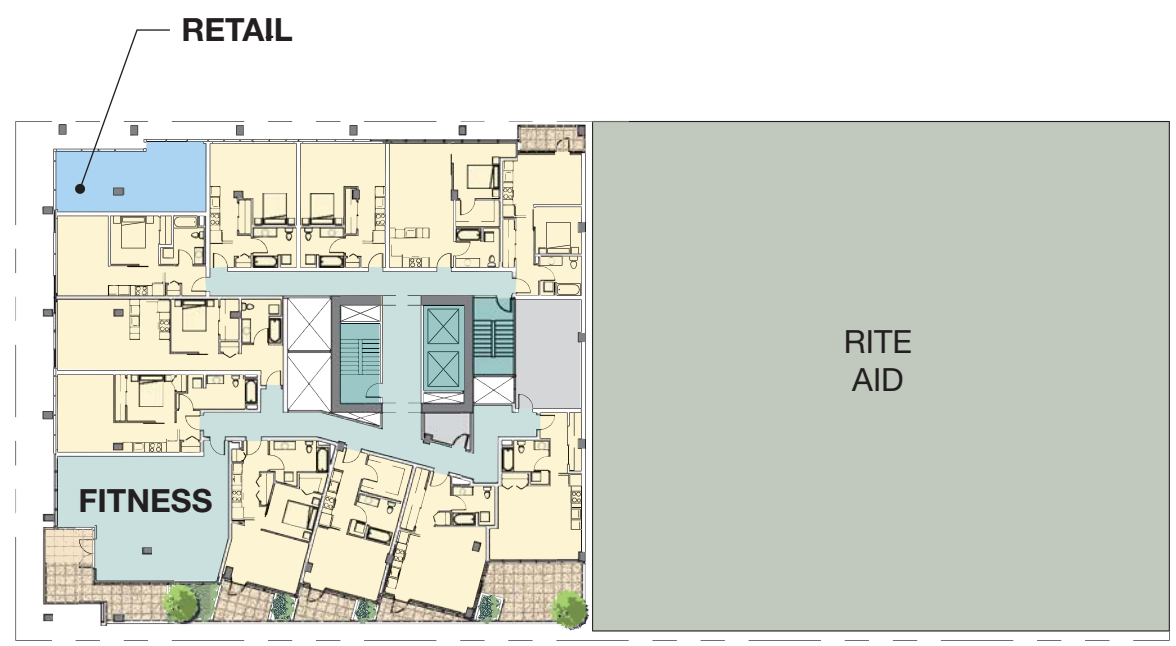
Cedar Street and Alley



Cedar Street and Third Avenue

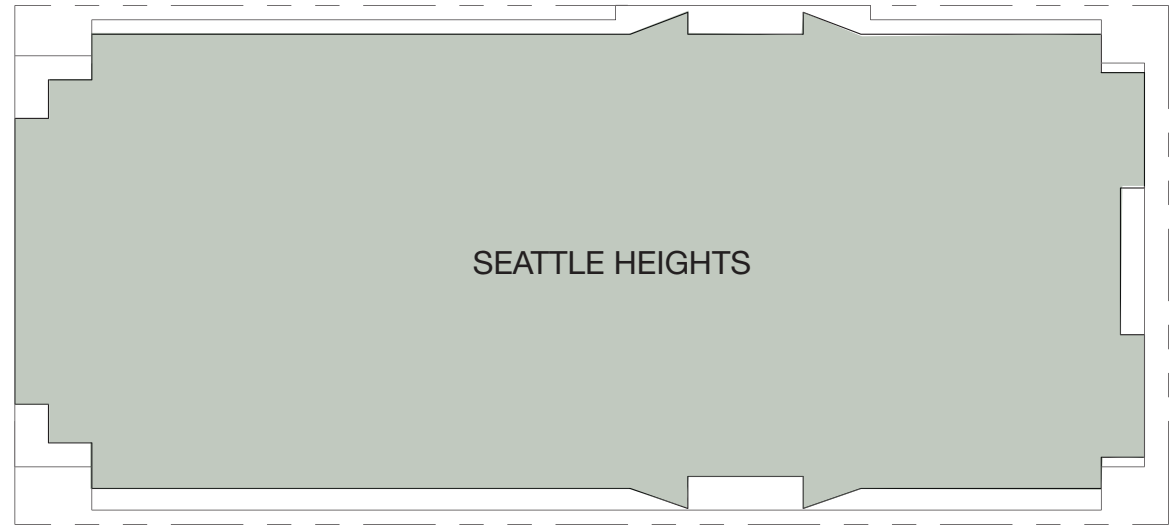
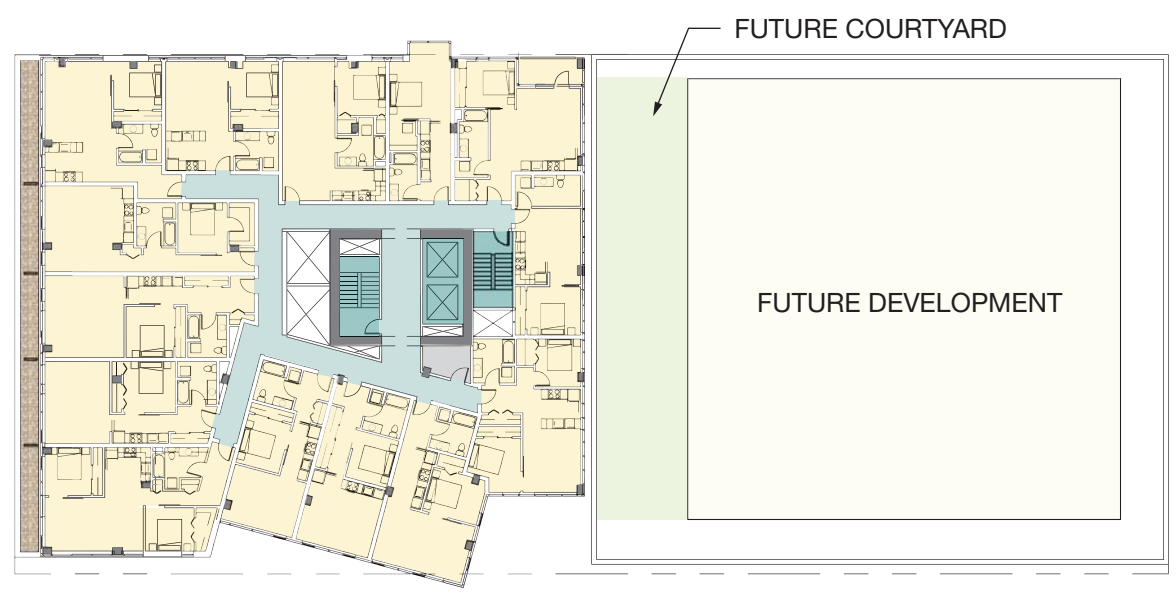


LEVEL 1

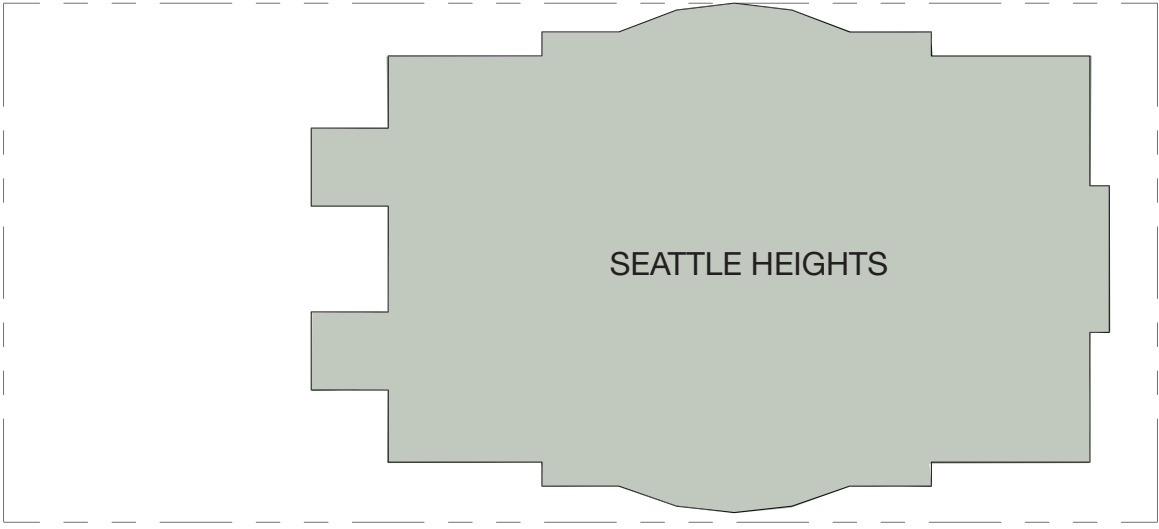
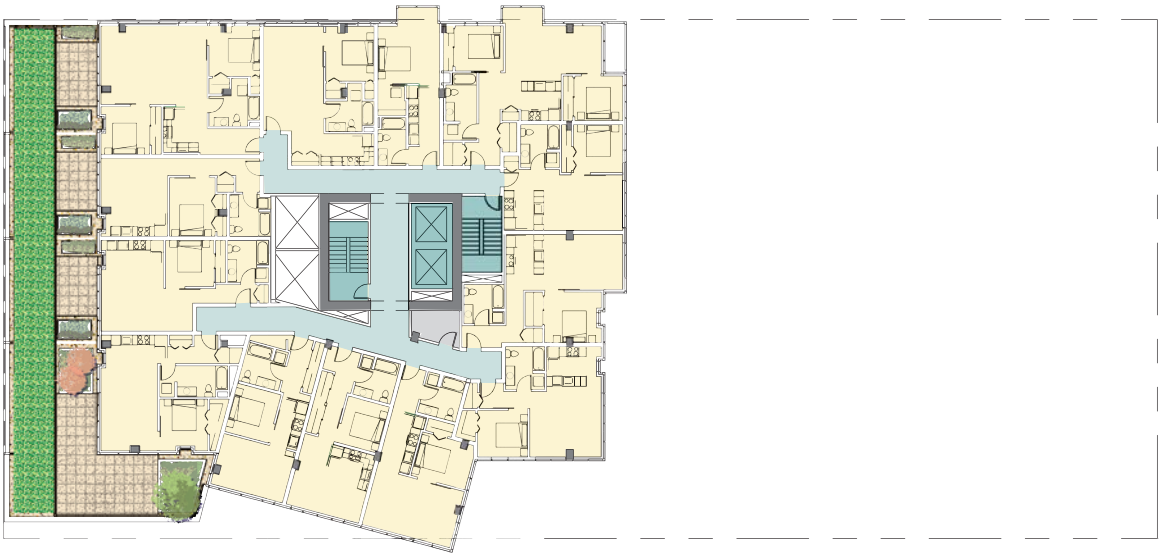


LEVEL 2



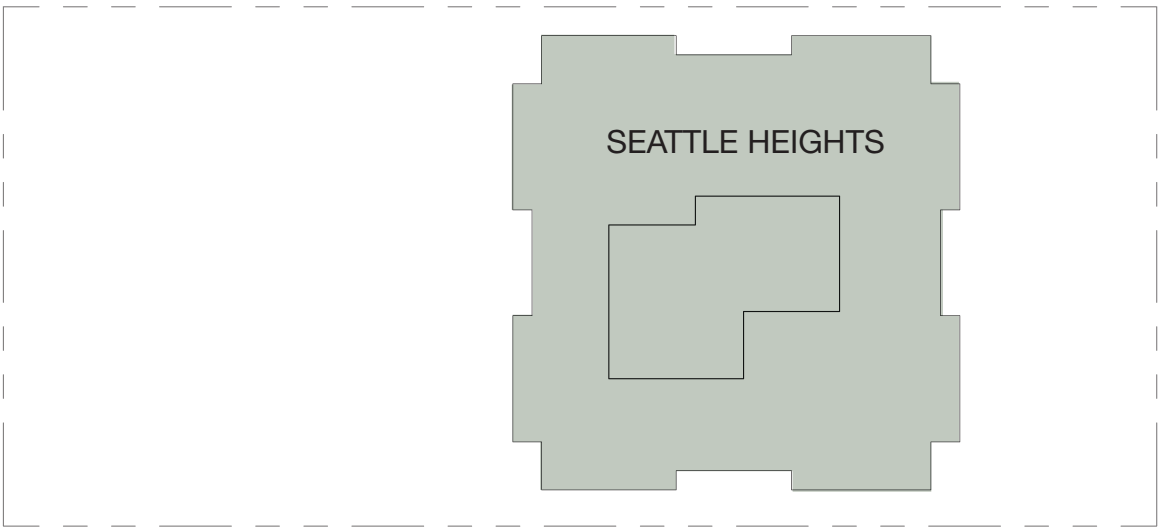
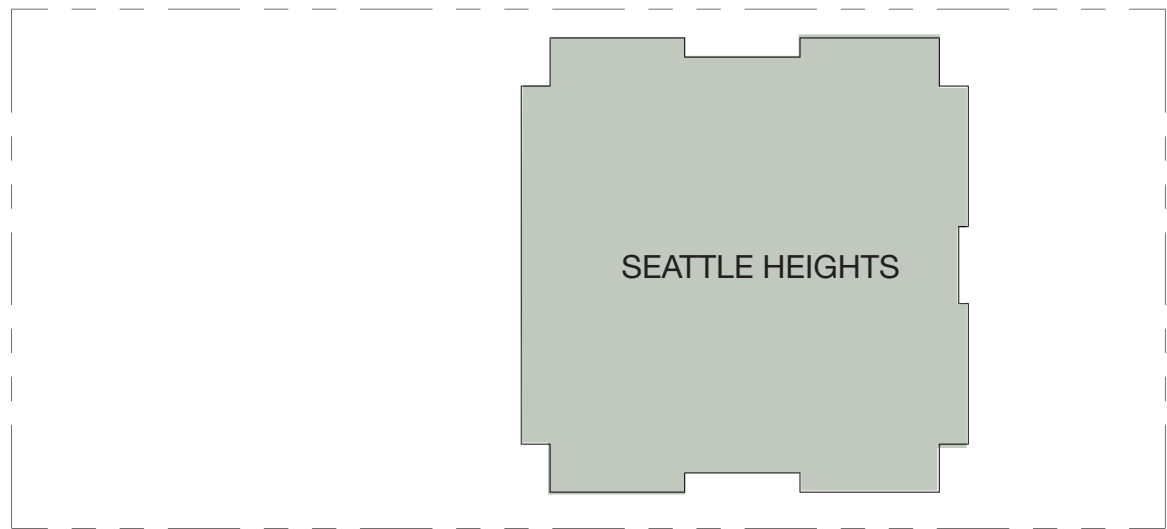
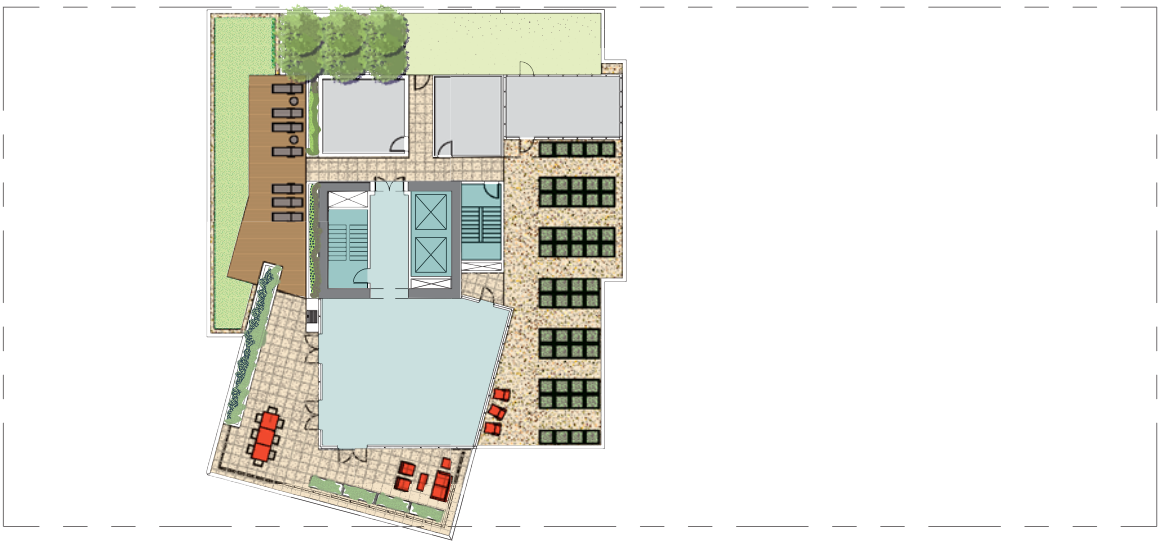
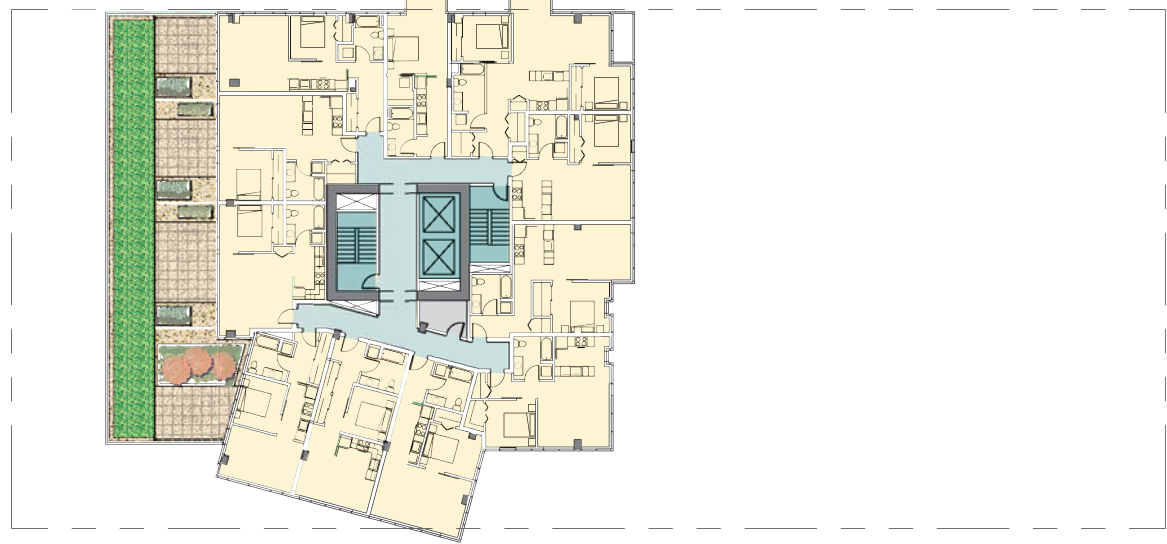


LEVELS 4-6 (LEVEL 3 SIMILAR)



LEVEL 7 (LEVELS 8-13 SIMILAR)

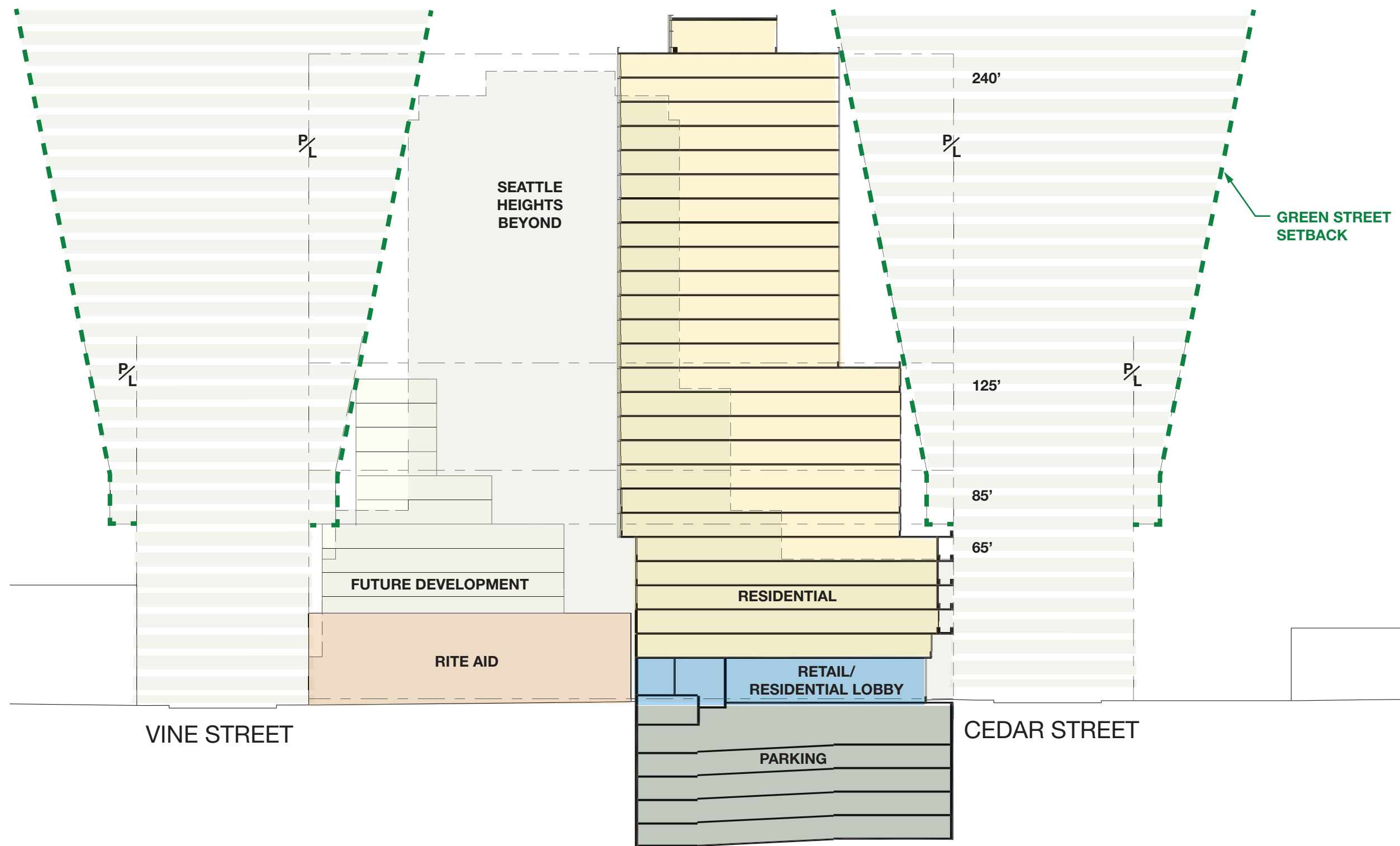
Proposed Plans



LEVEL 14 (LEVELS 15-26 SIMILAR)

LEVEL ROOF

Proposed Plans





Context View – Northwest Corner



Context View – Northeast Corner



Third Avenue View without Future Development Potential



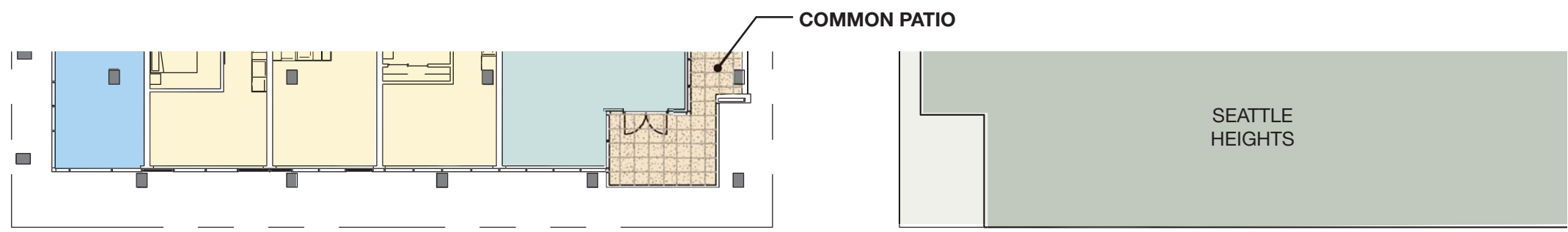
Third Avenue View with Future Development Potential



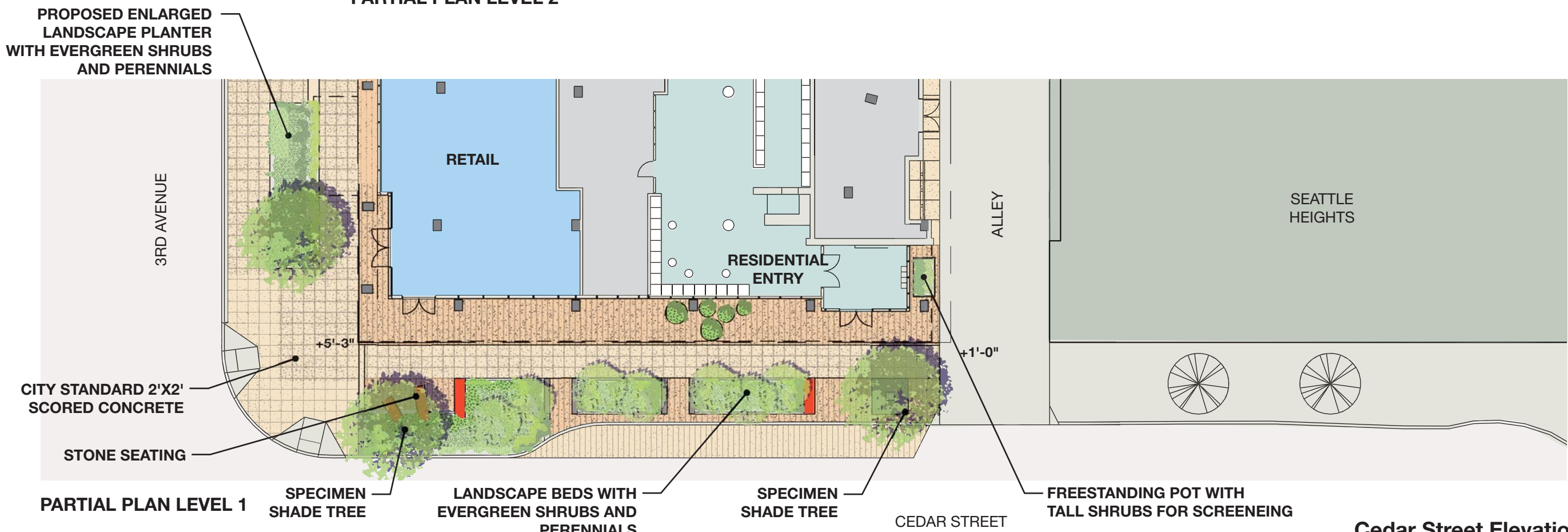
Context View – South



CEDAR STREET ELEVATION



PARTIAL PLAN LEVEL 2

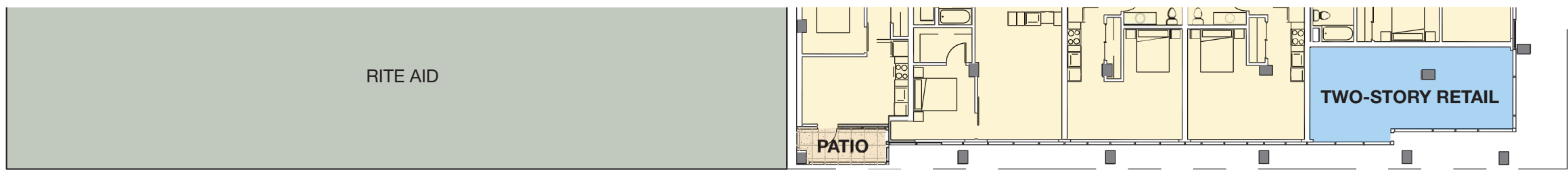


PARTIAL PLAN LEVEL 1

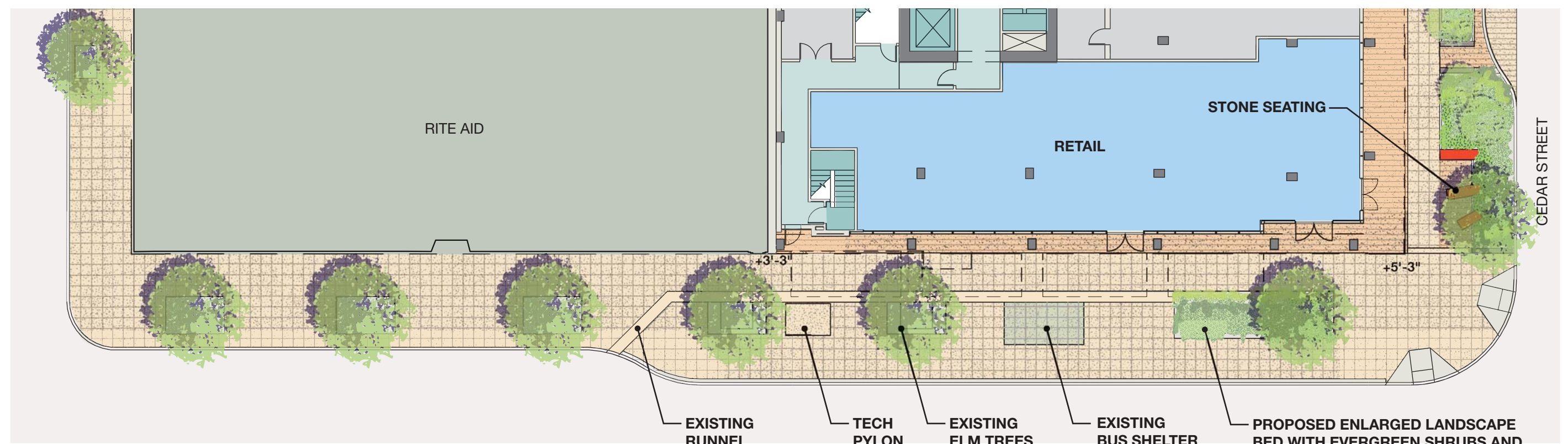
Cedar Street Elevation/Partial Plans



THIRD AVENUE ELEVATION



PARTIAL PLAN LEVEL 2



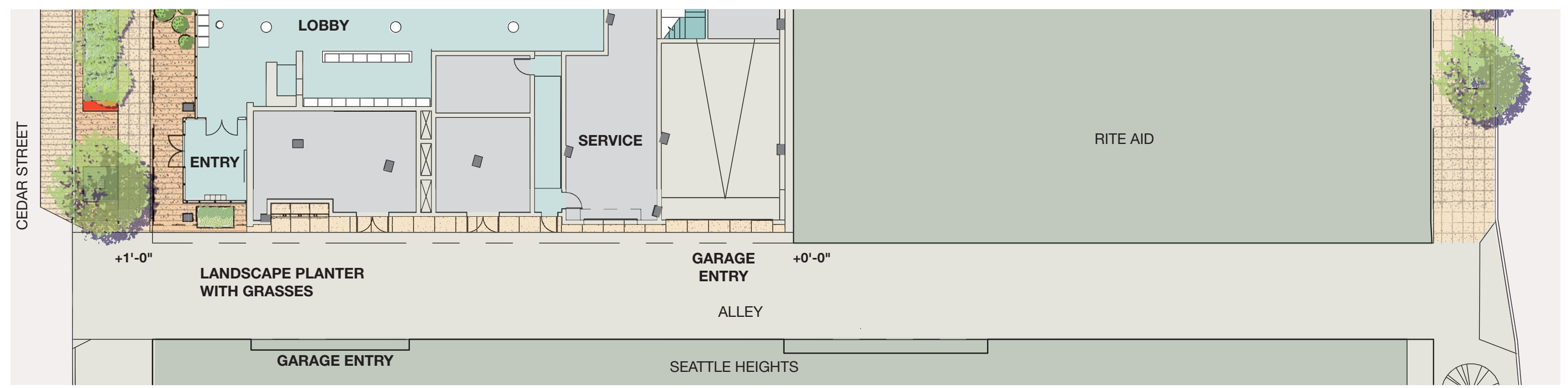
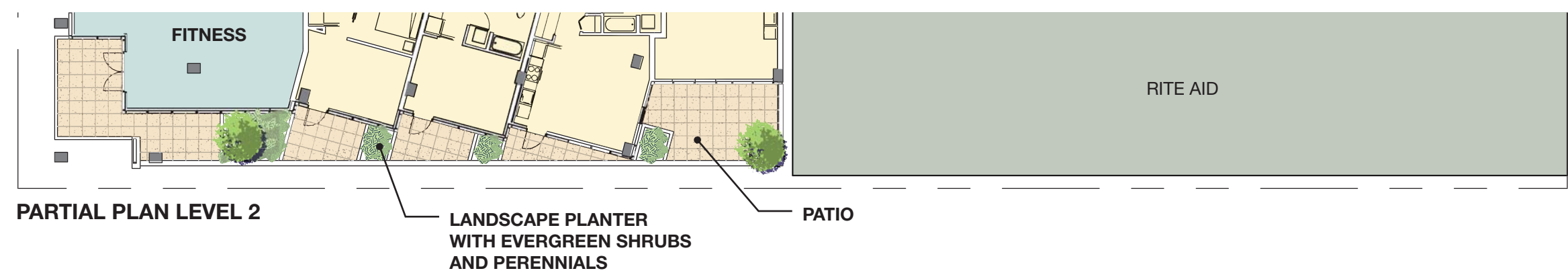
PARTIAL PLAN LEVEL 1

3RD AVENUE

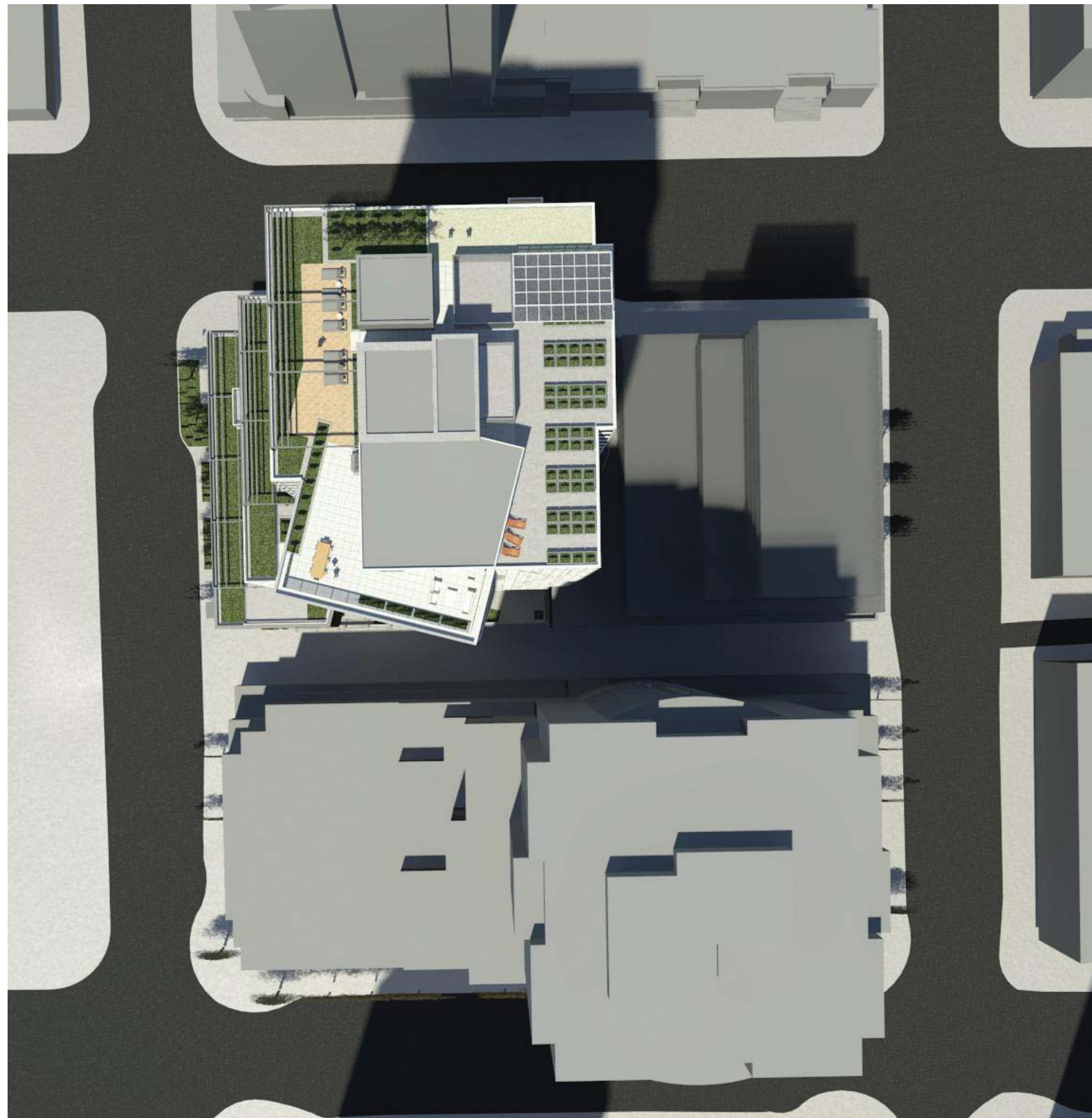
Third Avenue Elevation/Partial Plans



ALLEY ELEVATION



Alley Elevation/Partial Plans



Roof and Terrace Views



Cedar Street Elevation



VINE STREET

RITE AID
(SEATTLE HEIGHTS BEYOND)

CEDAR STREET

SURFACE
PARKING LOT

Third Avenue Elevation



South Elevation



SURFACE
PARKING LOT

CEDAR STREET

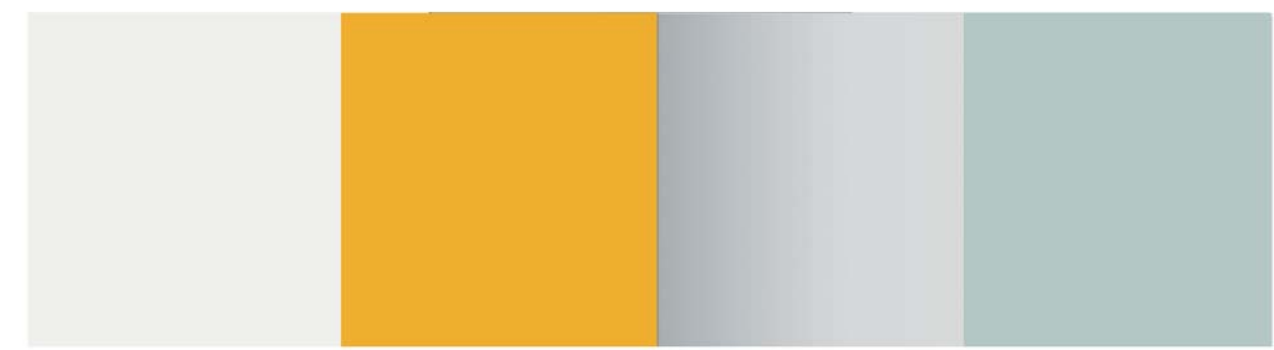
RITE AID
FOURTH & VINE OFFICE
BUILDING BEYOND

VINE STREET

Alley Elevation



Residential Window System with Metal Panel Residential Window System with Full Vision Glass Residential Window System with Spandrel Glass



Light Gray Panel Accent Yellow Panel Silver Panel Spandrel Glass Panel

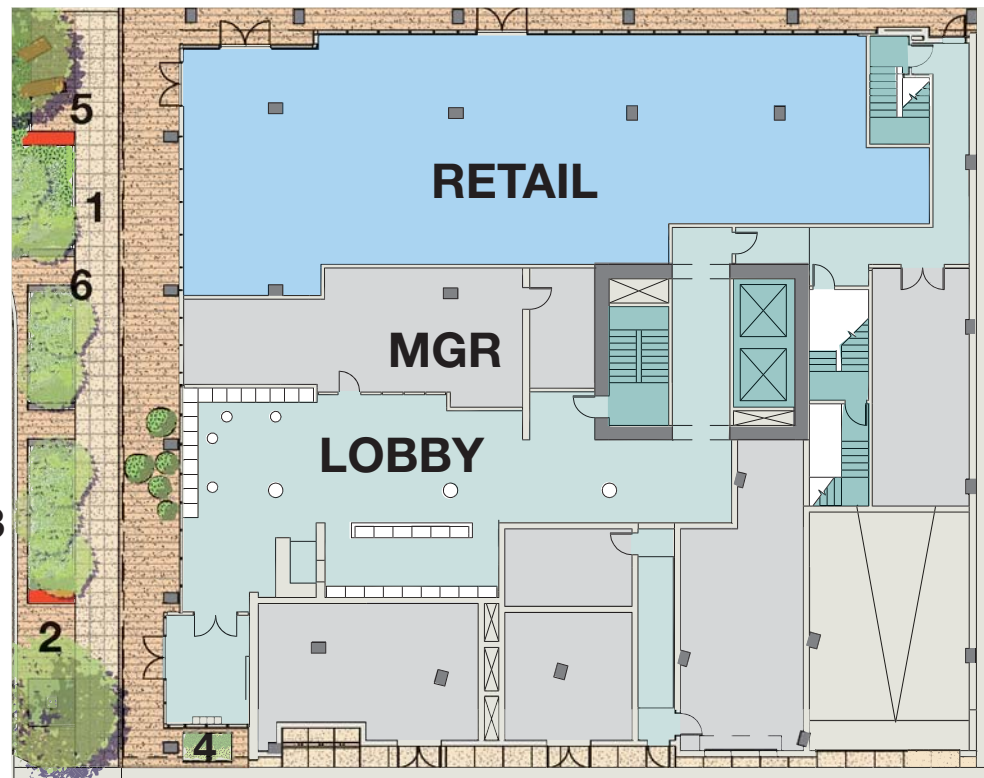


Storefront Brick Canopy



Glazed Tile Groundface CMU Painted and Scored Concrete

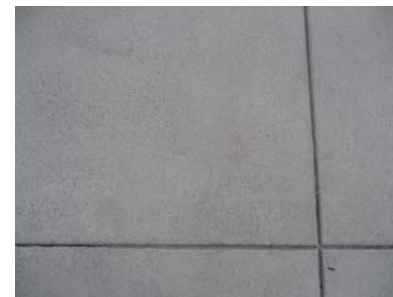
Architectural Materials



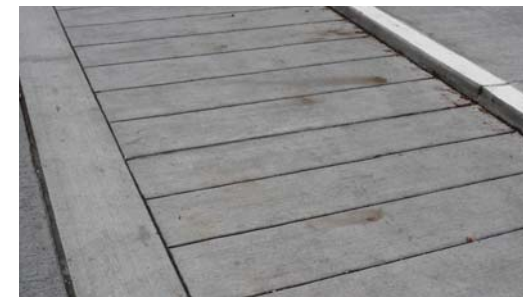
LEVEL 1 PLAN



1 - Scored Concrete



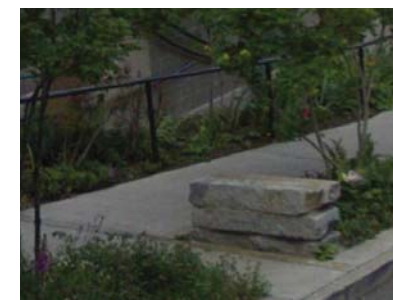
2 - Sandblasted Concrete



3 - Scored Concrete



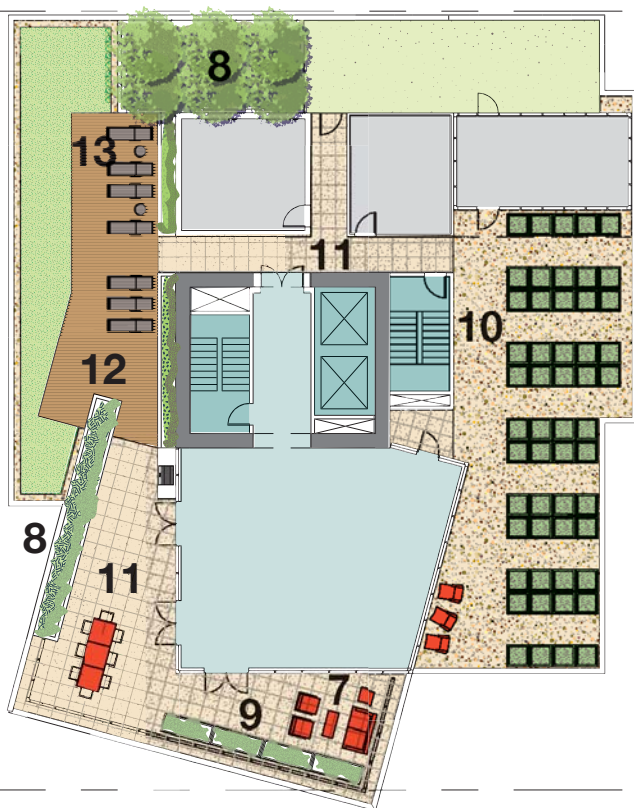
4 - Decorative Planter



5 - Stone Seating Element



6 - Planter Rail



ROOF PLAN



7 - Decorative Wok Bowl



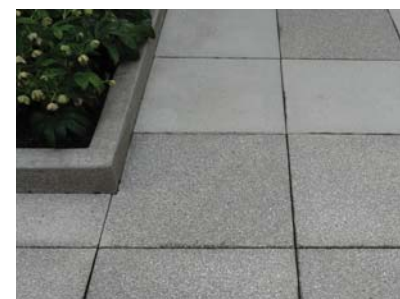
8 - Raised Concrete Planter



9 - Decorative Planter



10 - P-Patch Planter



11 - Pedestal Paver



12 - Wood Decking



13 - Wood Seating Element

Landscape Materials

Grasses/Groundcovers



Arctostaphylos uva-ursi



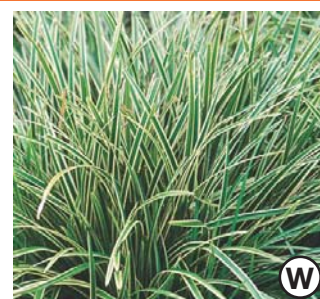
Polystichum munitum



Liriope spicata



Helictotrichon sempervirens



Carex morrowii



Rubus calcynoides



Mahonia repens

Perennials



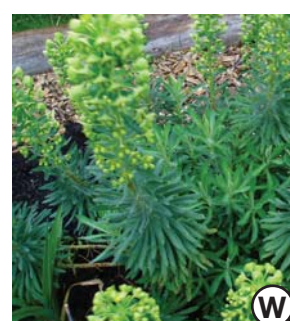
Heuchera species



Schizostylis coccinea



Agapanthus orientalis



Euphorbia species



Penstemon



Hemerocallis spp.

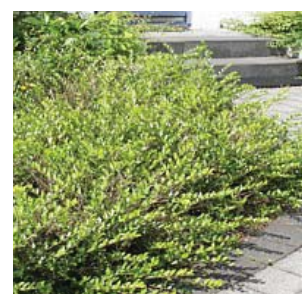
Legend:

- Plant material at Street Level
- Plant material at Above Grade Locations
- Wind resistant plant material

Shrubs



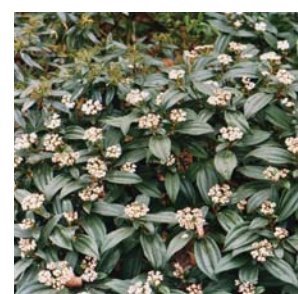
Cornus sanguinea



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



Acer ginnala

Landscape Plantings



Neighborhood View

CODE	DEVELOPMENT STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION
No Departures Requested				