



2720 Fourth Avenue – Design Review Board DPD# 3012441
prepared for HB 4th and Denny, LLC
November 8th, 2011

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Statement of Development Objectives:

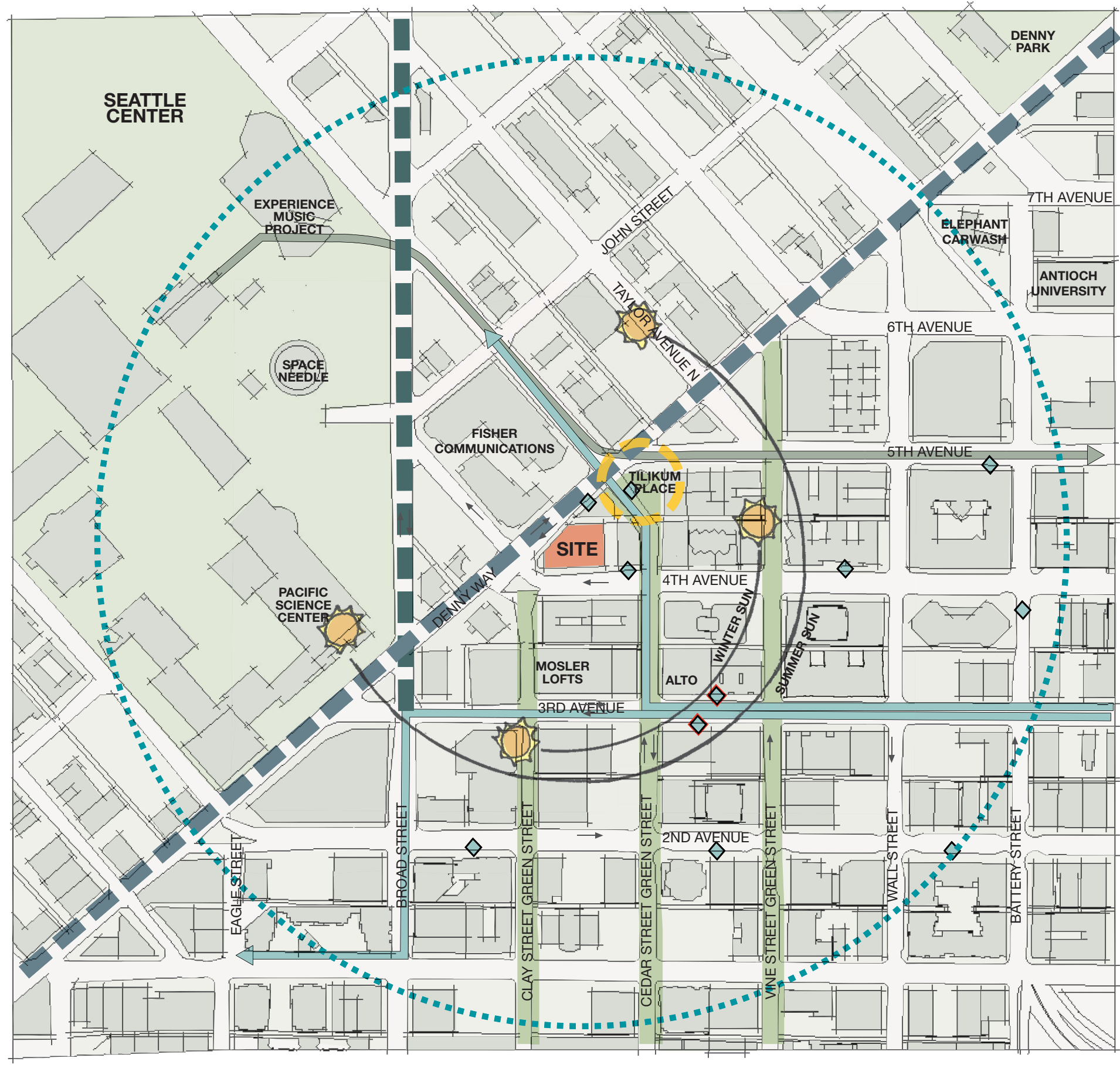
The proposed mixed-use residential project will be comprised of ground level retail with 13 floors of residential units above and three floors of below grade parking with over 70 spaces for bicycle parking. Parking is concealed from view with access from the alley.

The development site is located between Denny Way and the Northeast side of 4th Avenue at the edge of the Belltown neighborhood. Denny Way is a major thoroughfare, while 4th Avenue is a principal arterial with one-way traffic moving in a northwest direction. The development site is located adjacent to Tilikum Place to the northeast and one block southwest of the Seattle Center. Tilikum Place is an established pedestrian scale amenity with eclectic restaurants, mature street trees, and the landmark Chief Seattle statute. The buildings in the project's vicinity are characterized by a range of two and three story structures built in the early 20th century to larger residential and commercial buildings built between the late 20th century to present.


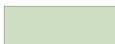










Approximate Development Objectives:

- 167 Residential units
- 6,092 square feet of new ground level retail
- 89 below grade parking stalls

Development Objectives and Aerial Photograph



LEGEND

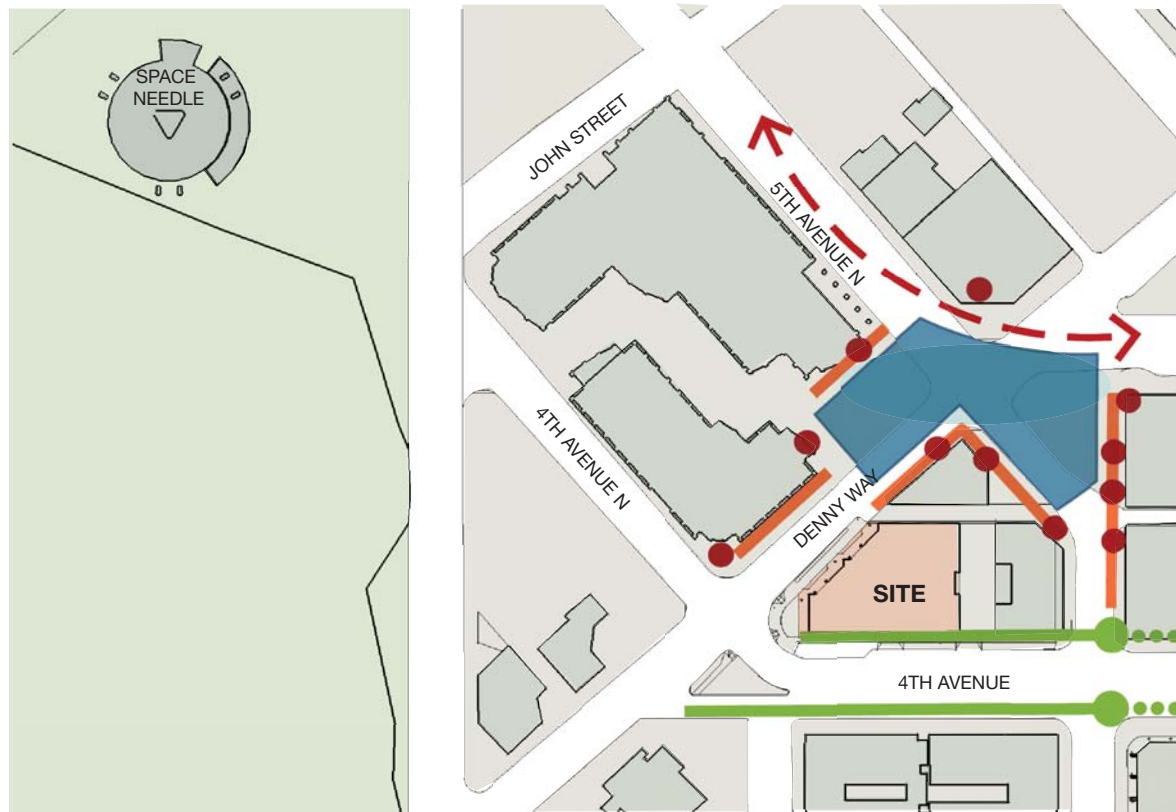
-  PROJECT SITE
-  PUBLIC PARKS
-  3RD AVE BUS ROUTES
-  RAPID RIDE STATION STOP
-  BUS STOP
-  SHARED STOP
-  MONO RAIL
-  MAJOR THOROUGHFARES
-  BIKE LANE
-  SUN
-  APPROXIMATE 5 MINUTE WALK (1/10 OF A MILE)
-  DESIGNATED GREEN STREET

Urban Design Analysis:

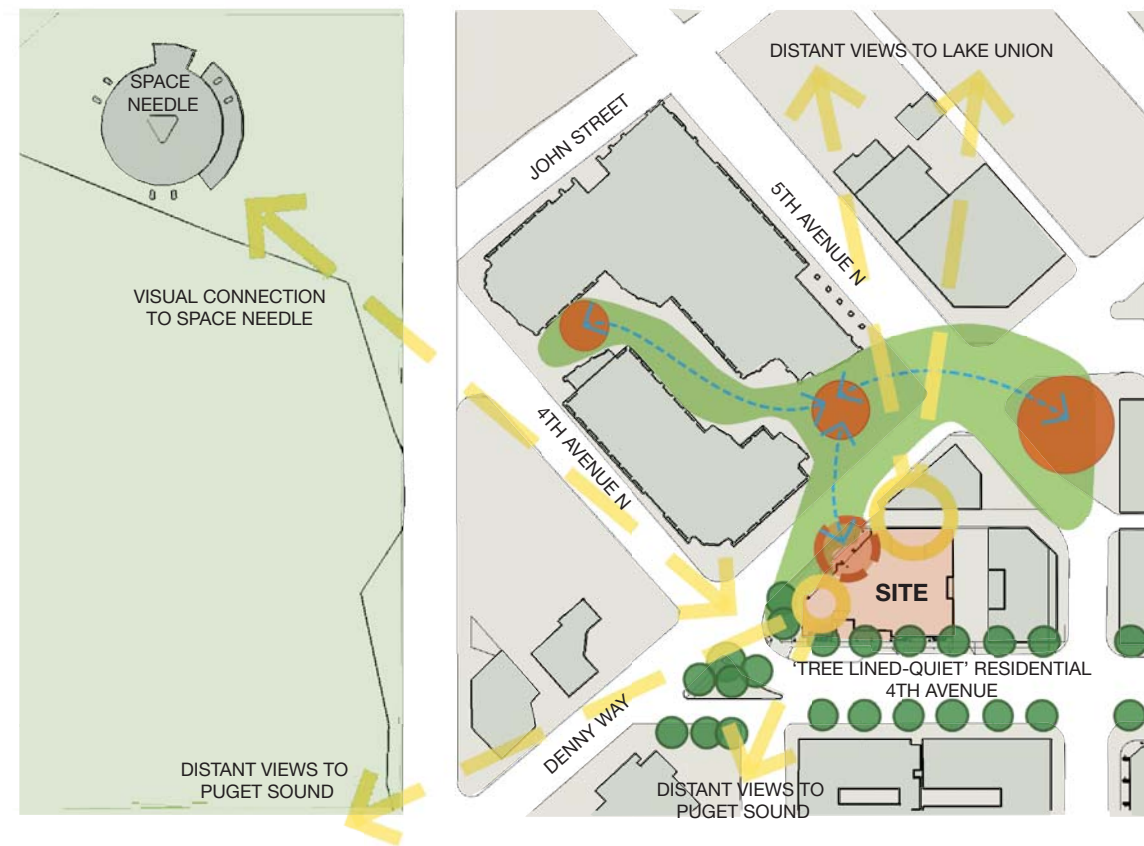
The development site is a short walk to cultural and recreational opportunities such as Tilikum Place, Seattle Center, and Denny Park. Development of Clay, Cedar and Vine as green streets coupled with the Bell Street Park Boulevard will increase Belltown's pedestrian friendly environment. The project is also proximate to various transportation opportunities which include: the shared Metro/Rapid Ride bus stop on Third Avenue, between Cedar and Vine Streets, a designated bike lane on 2nd Ave; and Denny Way, which connects to I-5 and I-90.

Existing Urban Conditions

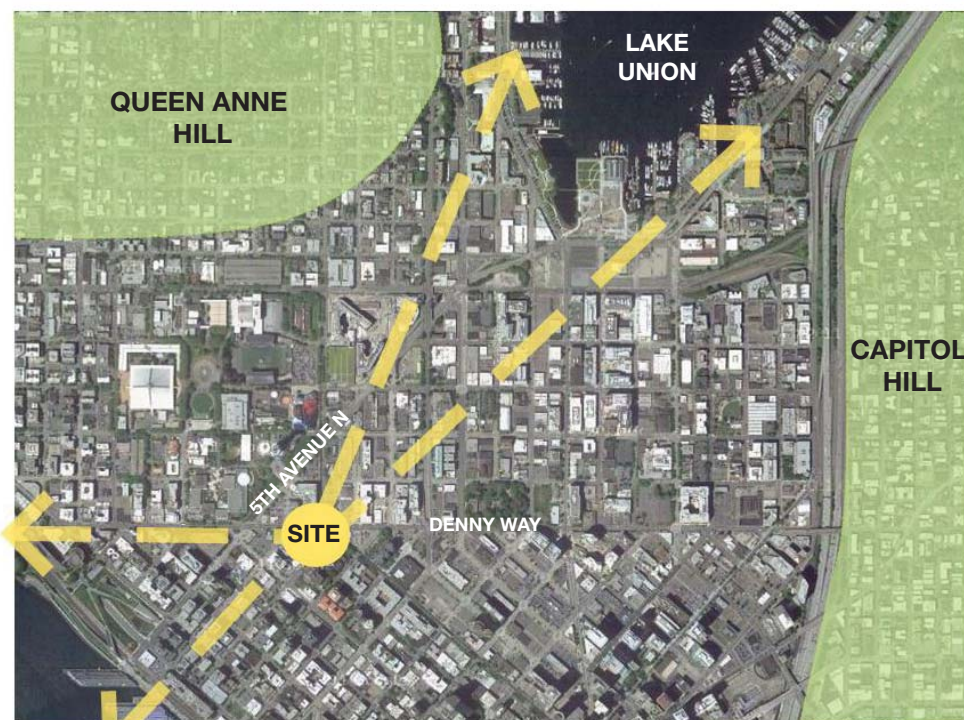




BOUNDARIES AND EDGES



LOCAL SITE EXPERIENCES

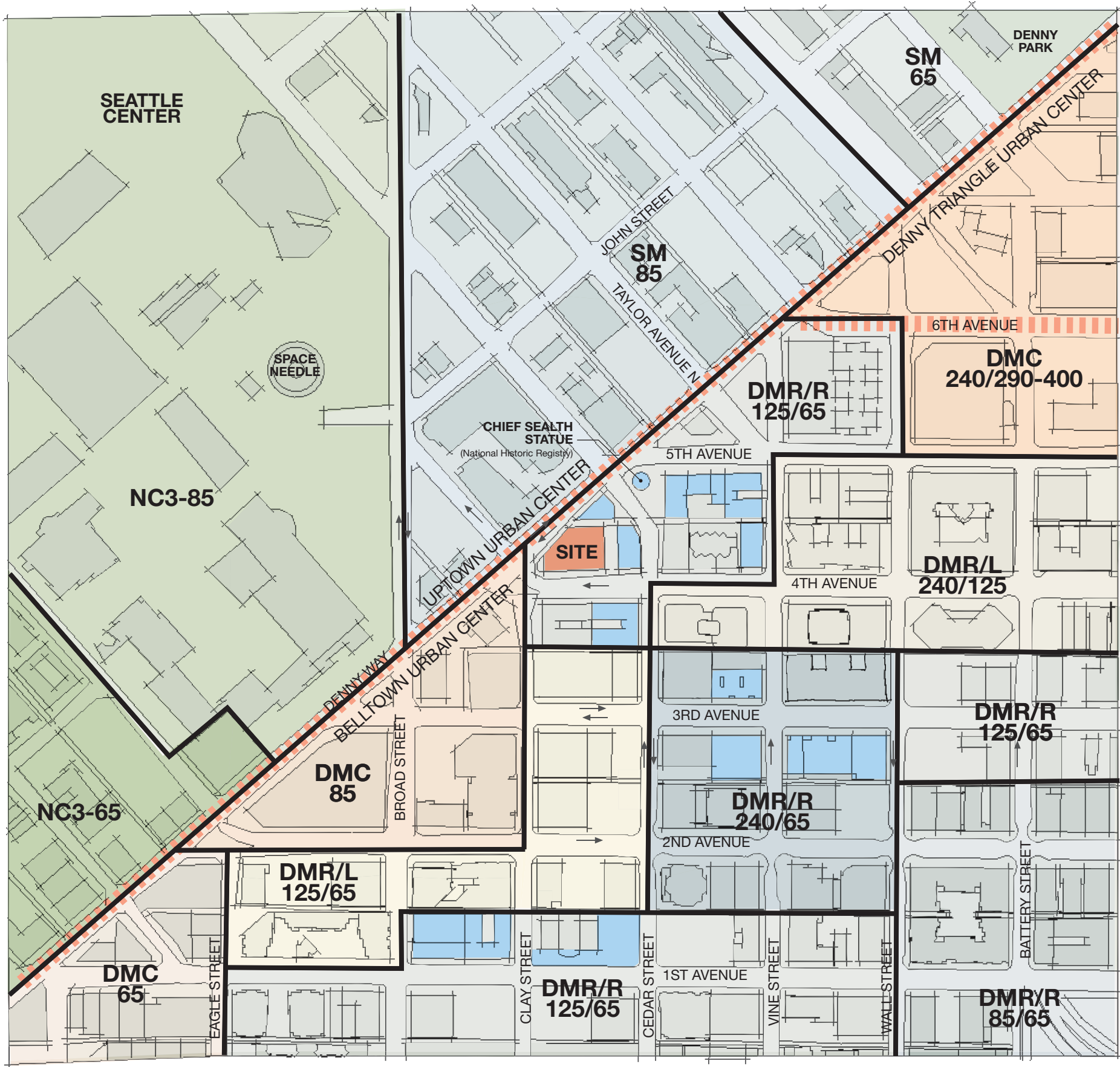


VIEWS

LEGEND

- VIEWS
- COMMERCIAL SPACE ENTRY LOCATIONS
- EDGE CREATED BY EXISTING BUILDING FACADES
- EDGE CREATED BY EXISTING MATURE STREET TREES
- BOUNDARY CREATED BY MONORAIL ABUTMENTS AND OVERHEAD RAILWAY
- OUTDOOR PUBLIC SPACES
- POTENTIAL CENTER OF OUTDOOR PUBLIC SPACE
- MAJOR EXISTING STREET TREES
- OUTDOOR PUBLIC SPACE SHAPED BY BOUNDARIES

Urban Design Concepts



- PROJECT SITE
- ICON/HISTORIC BUILDINGS*
- *as identified in Belltown Design Guidelines
- NEIGHBORHOOD DESIGNATORS

Zoning Map





- S Sycamore
- K Katsura
- M Maple
- H Honey Locust
- G Sweet Gum
- E Hybrid Elm
- O Red Oak
- PE Flowering Pear

EXISTING NEARBY USES

- 1** Café Appassionato
Young's Accounting
Surface parking lot
- 2** 76 Gas Station
- 3** 711 Food Stores
Surface parking lot
- 4** Fisher Plaza West Building
Iron Stone Bank
Subway Sandwiches
Belltown Visions
Forza Coffee Company
The Cheese Cellar
Grecian Corner
- 5** Fisher Plaza East Building
Sport Restaurant and Bar
Jura Physicians
La Belle Elaine's
KUNS Univision Seattle
KOMO News Radio 99.7 FM
STAR Radio 101.5 FM
KVI Radio 570 AM
- 6** Fat City German Motor Specialists
- 7** Susan G. Komen for the Cure - Puget Sound
- 8** Surface parking lot
- 9** Vacant
- 10** Surface parking lot
- 11** Vacant
- 12** Surface parking lot
- 13** Taylor 128 Apartments
- 14** Walgreen's Pharmacy
- 15** Faulkenbury and Wright Cleaners
- 16** Surface parking lot
- 17** Archstone Belltown Apartments
Breakaway Sports
Dream Salon
Paul M. Garrett Bookkeeping and Taxes
Briggs Brothers
Belltown Spa
Carebonds Insurance
Amore Infused Restaurant
Soul The Salon
US Postal Service
City Foods Grocery and Delicatessen
- 18** Zeeks Pizza Headquarters
Tilikum Place
- 19** Chief Sealth Statue
- 20** 5 Point Cafe and Bar
5 Point Laundromat
Golden Singha (Restaurant)
Beanie's Smoke Shop
- 21** Edwards on 5th (Residence)
Steve Fey Fine Arts Photography
G Force
Turner Helion Antiques and Design
- 22** Belltown Spine and Wellness
- 23** The Davenport (Apartments)
- 24** Artisan Cafe
EZ Salon
Coach Health Consulting
Montreaux
- 25** The Devonshire (Apartments)
- 26** 2770 4th Avenue (Apartments)
FedEx Office
Tina's Nails
- 27** Taco Del Mar
Tillicum Place Cafe
Sublime Hair Salon
Bambino's East Coast Pizzeria
- 28** Bayview Tower (Apartments)
- 29** The Stonecliff (Apartments)
- 30** Uptown Espresso
Salon Divas
Fonte Micro Coffee Roaster
Sidney (Apartments)
- 31** Wells Fargo
- 32** The Vermont Inn
- 33** Watermark at the Regrade
- 34** John L. Scott Real Estate
Commercial Office Interiors
- 35** Centennial (Apartments)
Petra Mediterranean Bistro
The Framery
Henry & Oscar's
Boulangerie Nantaise
Belltown Bride
Belltown Dance Studio
- 36** Car Toys
- 37** Surface parking lot
- 38** Mosler Lofts
One Pacific Coast Bank
- 39** Street Bean Espresso
Kroll Map Company
- 40** Alto Apartments site
- 41** BOPA Skincare
Dina S. Good Salon
Doria Reagan Ph.D
Law Offices of J. Michael Gallagher
Parlor 11
Set Salon
3 @ Vine Salon
William Collier Design
- 42** Centennial Court
Bella Bridesmaids
Belltown Video

Existing Use and Tree Survey





1 – Fisher Plaza (looking North)



2 – The Vermont Inn (looking South)



3 – Alto Apartments (looking East)



4 – Mosler Lofts (looking SouthEast)



5 – The Watermarke Apartments (looking NorthWest)



6 – The Stonecliff Apartments (looking East)



7 – 2720 4th Avenue (looking North)



8 – John L. Scott Real Estate (looking NorthWest)



9 – Bay View Tower (looking East)



10 – The Sidney Apartments (looking SouthEast)

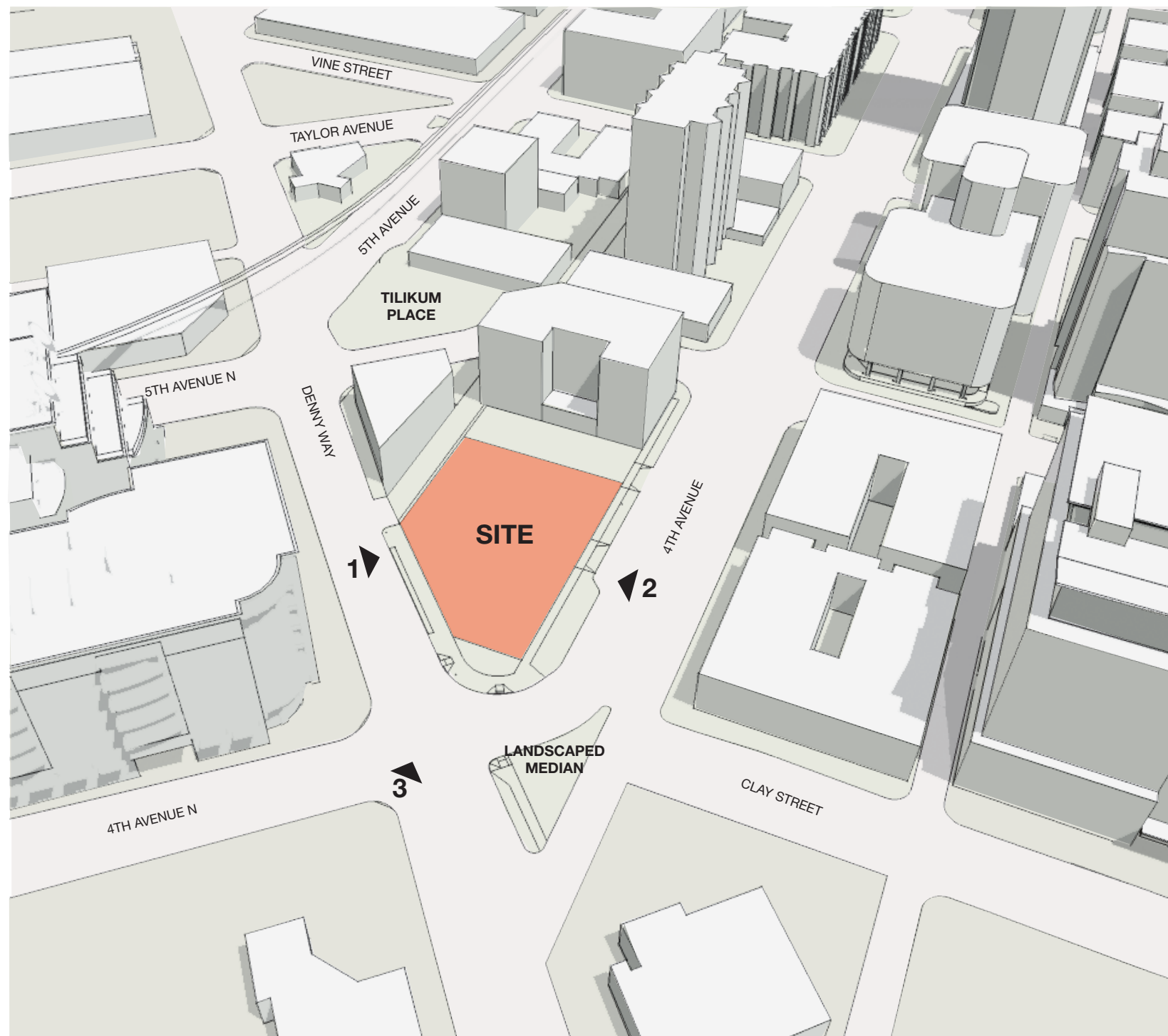


11 – Zeek's Pizza building (looking South)



KEY PLAN

Nearby Structures



VICINITY DIAGRAM



1 – Project Site looking SouthWest

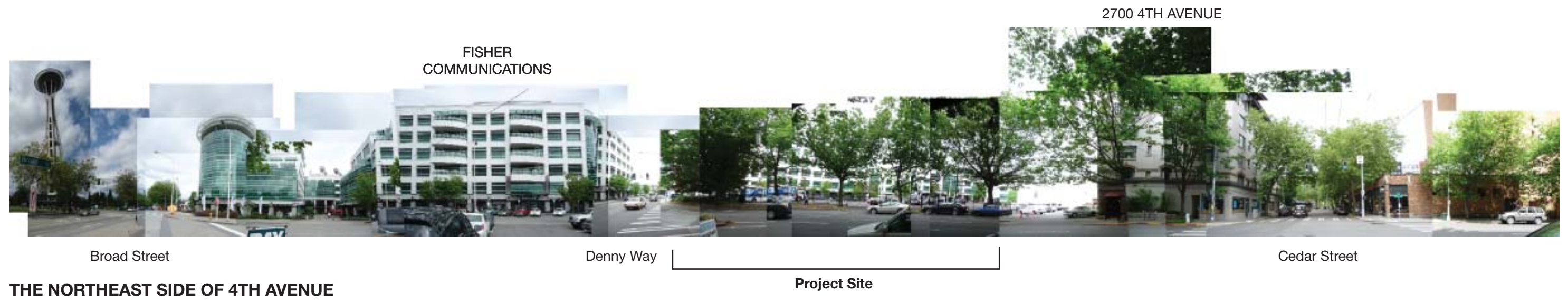


2 – Project Site looking North



3 – Project Site looking South

Vicinity Diagram and Site Photographs



4th Avenue Photographs

FISHER COMMUNICATIONS



4th Avenue N

5th Avenue N

THE NORTH SIDE OF DENNY WAY

TILIKUM PLACE

ZEEKS PIZZA



5th Avenue

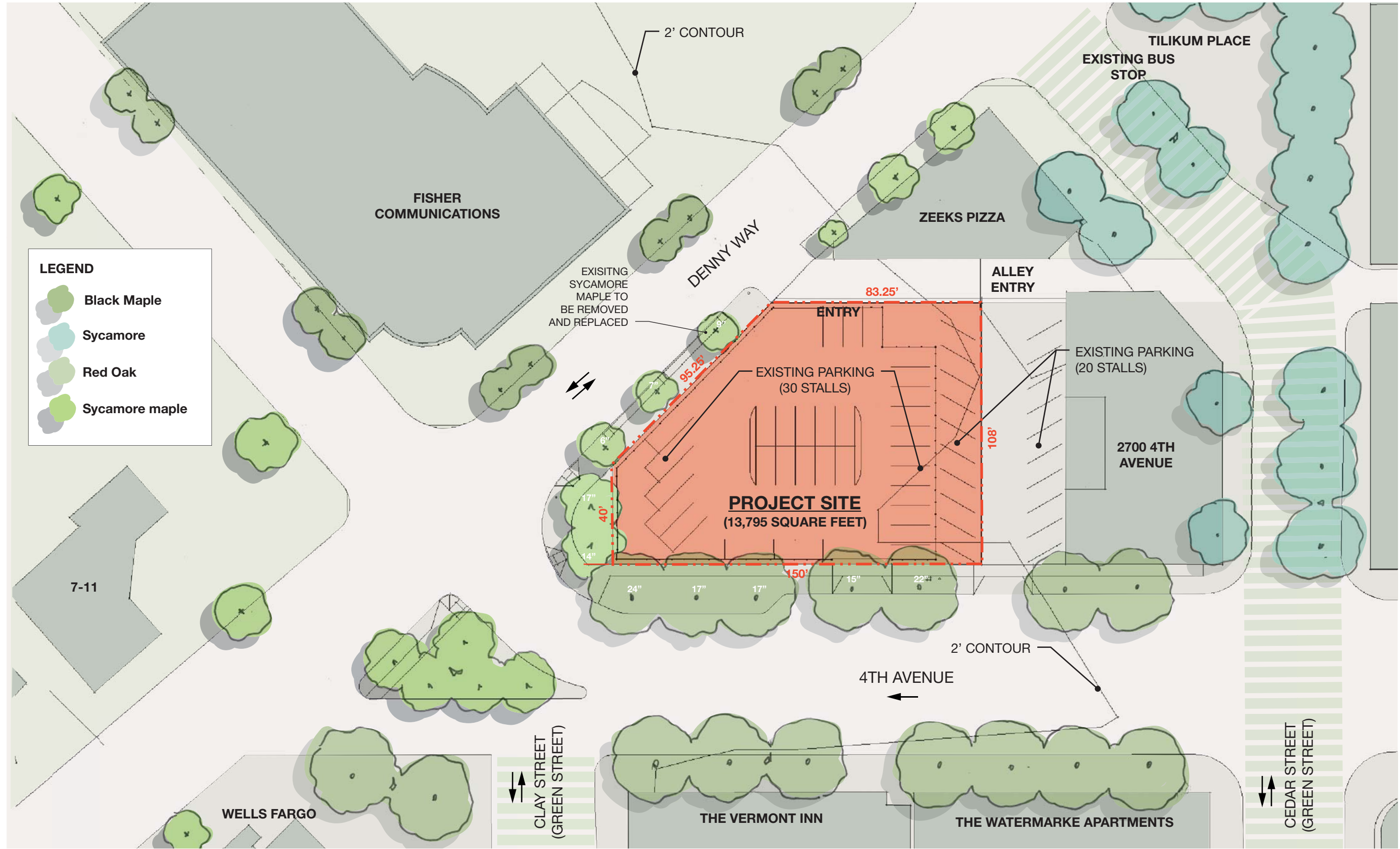
Alley

Project Site

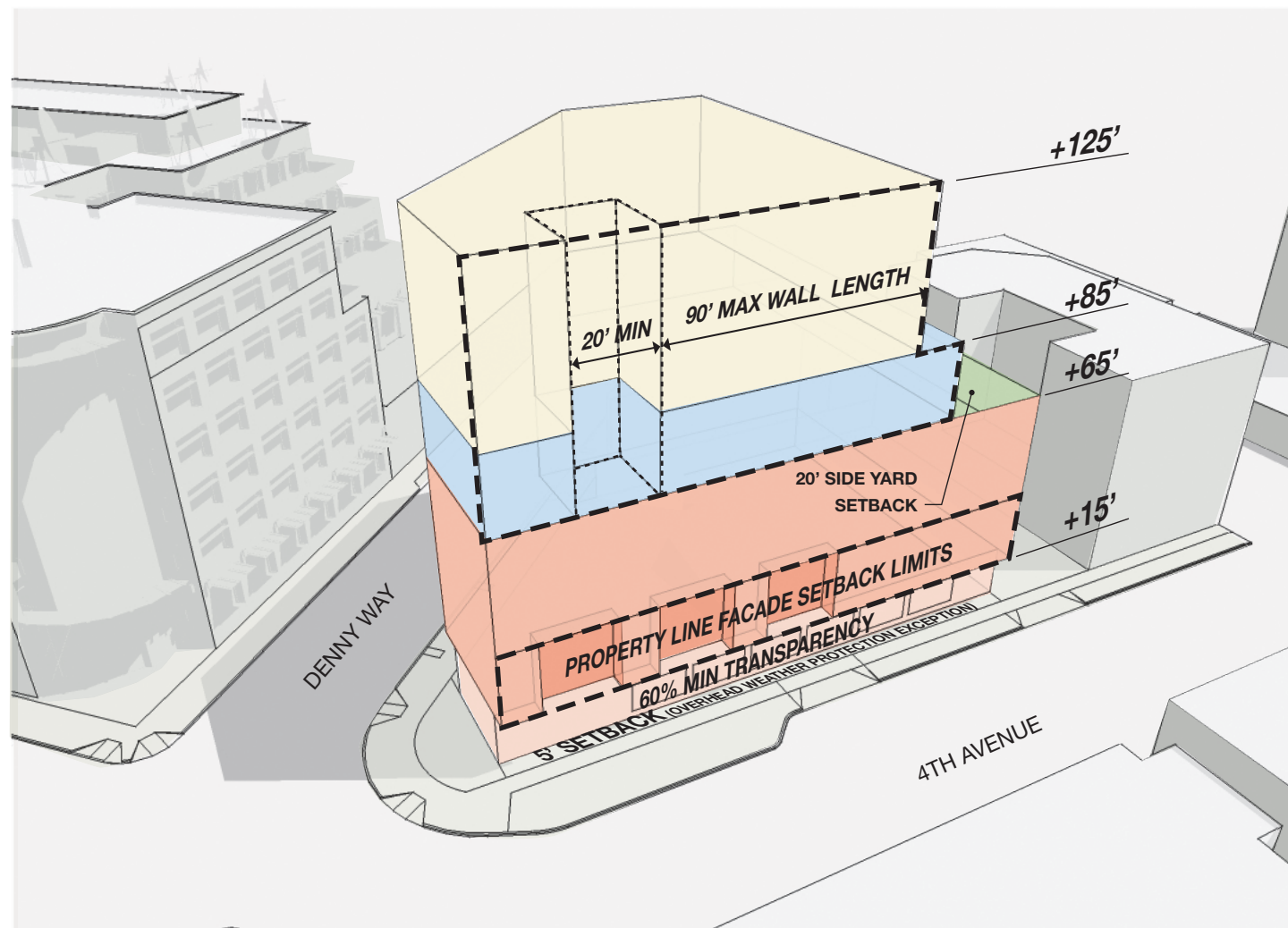
4th Avenue

THE SOUTHWEST SIDE OF 4TH AVENUE

Denny Way Photographs

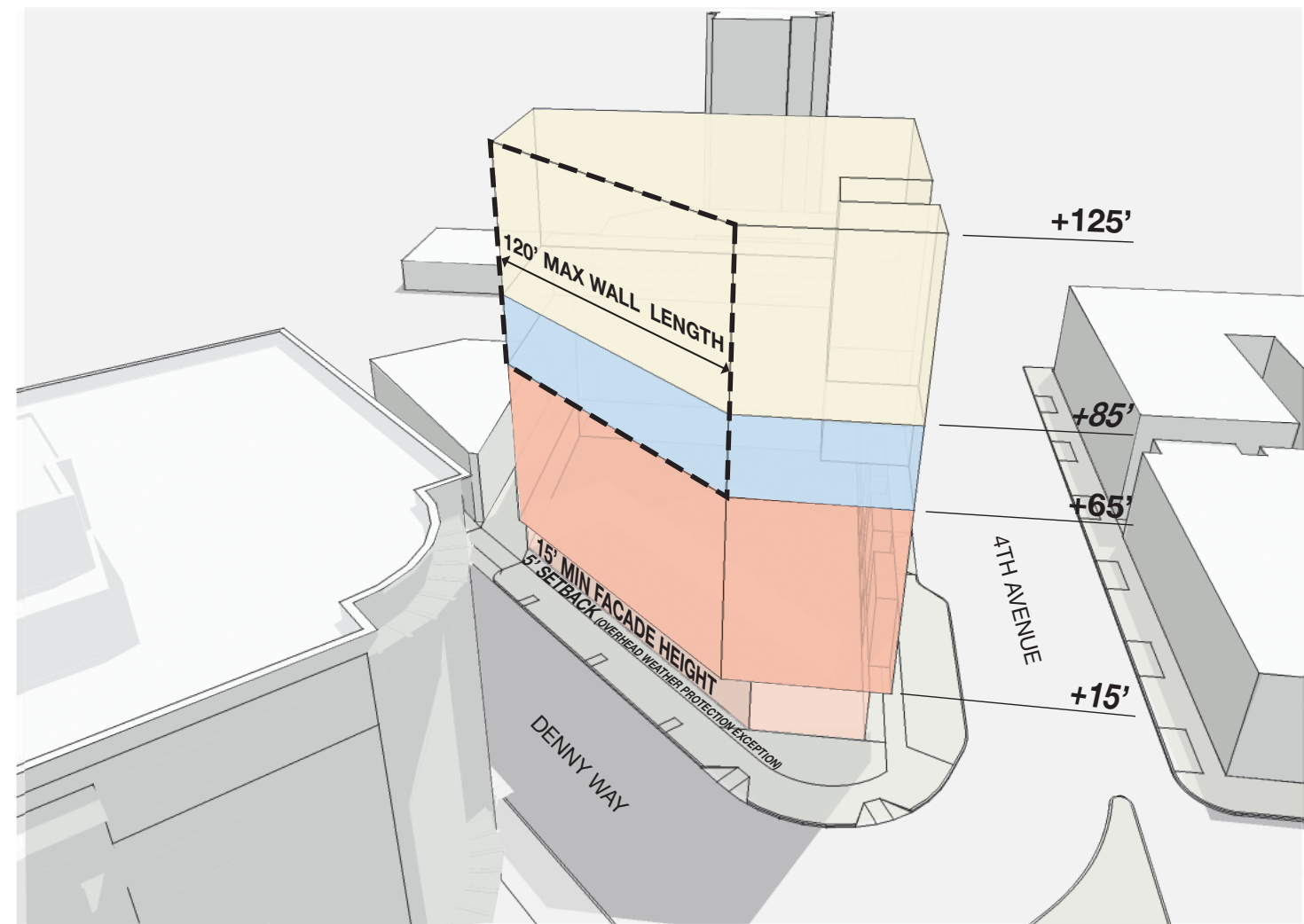


Site Analysis



Zoning Envelope Diagram — 4th Avenue (Class I Pedestrian Street)

- 65' to 125' — 65% Max Coverage
- 65' to 85' — 75% Max Coverage
- 0" to 65' — 100% Max Coverage
- 0' to 15' — No Setback Restrictions



Zoning Envelope Diagram — Denny Way (Class II Pedestrian Street)

Site Zoning Analysis

Although all guidelines are relevant, only the guidelines believed to be most applicable to the proposal are included here.

SITE PLANNING AND MASSING – RESPONDING TO THE LARGER CONTEXT

A1 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-specific supplemental guidance:

- 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 architecture and building mass should respond to sites having nonstandard shapes. There are several changes in the street grid alignment in Belltown, resulting in triangular sites and chamfered corners. Examples of this include: 1st, Western and Elliott between Battery and Lenora, and along Denny;
- The topography of the neighborhood lends to its unique character. Design buildings to take advantage of this condition as an opportunity, rather than a constraint. Along the streets, single entry, blank facades are discouraged. Consider providing multiple entries and windows at street level on sloping streets.

The Board agreed with the Applicant's choice of this guideline representing one of the highest priorities for project success, noting the high degree of site visibility.

A1 Response

The proposal's site is located in a transitional zone comprised of varying building scales and uses within its immediate context. The site is also located at the a neighborhood boundary, between the character of an eclectic mix of small shops, tree-lined streets, and residential buildings meeting the busy thoroughfare of Denny Way, and energy of Seattle's festival grounds and cultural hub - Seattle Center.

The lower levels of the proposal form distinct street facades by conforming to the property boundary with modulation at the ground level for the residential entry, and future retail entries.

The upper levels are oriented to respond to multi-directional views to Elliott Bay to the west, Lake Union to the northeast and city views to the south.

A2 Enhance the skyline. Design the upper portion of the building to promote visual interest and variety in the downtown skyline.

The Board noted that as the site sits at the edge of a transition zone, this transition should be reflected, especially in the upper facades.

A2 Response

To establish clear architectural expression that enhances the skyline while approaching the site along Denny way in both the East and West directions, two multi-story vertical bays (at the corner of 4th Avenue and Denny Way and the alley, meeting Denny Way) anchor the block edges in both form and color. The upper level building mass transitions between these two vertical bays by stepping back from Denny Way, providing an articulated expression at the skyline. At the center of this articulation, at the roof level, a very transparent community room punctuates the roof level's profile.

ARCHITECTURAL EXPRESSION – RELATING TO THE NEIGHBORHOOD CONTEXT

B1 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-specific supplemental guidance:

Belltown has a rich architectural context, with a wide variety of architectural styles represented within the neighborhood. Contemporary methods of building can potentially create visual conflicts with older buildings due to differences in scale, massing, and degrees of articulation. Sometimes new buildings add exteriors that mimic past architectural styles, creating a sense of unauthentic design. These guidelines emphasize the concept of historical continuity, or in other words, the relationship of structures over time. This relationship encourages diversity within a coherent whole, reinforcing the unique and evolving character of Belltown.

Considerations

- Establish a harmonious transition between newer and older buildings. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.
- 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.
- Design visually attractive buildings that add richness and variety to Belltown, including creative contemporary architectural solutions.
- 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 noted the project's proximity to Tillicum Place as important.

B1 Response

Like the structures in the surrounding neighborhood, the proposal contributes an architectural gesture of its time. Massing continues the form and scale of neighboring residential buildings, and ground level retail and residential uses make strong connections to the sidewalk and public realm.

B2 Create a transition in bulk and 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-specific supplemental guidance:

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. The objective of this guideline is to discourage overly massive, bulky or unmodulated structures that are unsympathetic to the surrounding context.

The Board once again noted the importance of the site's location at the edge of a zone shift.

B2 Response

The proposal acknowledges the form of existing residential structures to the south by extending a horizontal datum near the 60' level, and massing responds to the fine-grained scale of structures surrounding Tilikum Place via façade projections and stepping of the building mass.

B3 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.

Belltown-specific supplemental guidance:

The principal objective of this guideline is to promote scale and character compatibility through reinforcement of the desirable patterns of massing and facade composition found in the surrounding area. Pay particular attention to designated

landmarks and other noteworthy buildings.

- Respond to the regulating lines and rhythms of adjacent buildings that also support a street-level environment; regulating lines and rhythms include vertical and horizontal patterns as expressed by cornice lines, belt lines, doors, windows, structural bays and modulation.
- Use regulating lines to promote contextual harmony, solidify the relationship between new and old buildings, and lead the eye down the street.
- Pay attention to excellent fenestration patterns and detailing in the vicinity. The use of recessed windows that create shadow lines, and suggest solidity, is encouraged.

The Board recommended that store fronts should avoid display of a generic relationship to the street level, given the sense of intimacy that nearby, older development offers the pedestrian.

B3 Response

To emphasize the transition from "quiet and intimate" - to a higher activity district, the ground level fronting 4th Avenue and Denny Way is proposed to be highly transparent, with retail frontage along 80% of the 4th Avenue facade (the remaining 20% of frontage is the highly transparent residential entry and residential functions), and 100% of Denny Way facade length. Retail frontage also turns the corner into the alley. Structural columns at ground level are disengaged from the building skin. A low stemwall clad in vertically coursed tile establishes a relationship to sidewalk and pedestrians. Retail entries are recessed. Storefront mullion spacings further define pedestrian scale in conjunction with extensive canopy coverage.

B4 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 and applicant identified this guideline to be of highest priority.

B4 Response

The proposal's massing is organized along each façade to respond to its immediate context, while maintaining a consistent expression to create a unified building.

At the ground level, the proposal lines the site with primarily retail uses and a high level of facade transparency. On top of the base are building masses that are viewed from all sides at the street level. These masses form a composition of elements in the foreground, middle ground and background. Foreground elements (multi-storied vertical bays) are anchoring the South, East and West corners, with the facades stepping back to form a background to the bays.

The 4th Avenue façade continues a datum established by existing structures at or near the 60' height before stepping back to shape the south and north site corners. A vertical projecting bay signals the building's residential entry fronting 4th Avenue and ties into a strong horizontal canopy line and building recess reveal that features a residential amenity space.

The building's massing steps down along the alley creating a multi-story bay, reducing the scale of the building to respond to the smaller scaled structures at Tilikum Place.

THE STREETScape – CREATING THE PEDESTRIAN ENVIRONMENT

C1 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-specific supplemental guidance:

- reinforce existing retail concentrations;

- vary in size, width, and depth of commercial spaces, accommodating for smaller businesses, where feasible;
- 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
- 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 gatheringspaces
 - 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

The Board echoed public comments about the need to eliminate ground level hiding spots and discourage unsavory activities.

C1 Response

Pedestrian activity and safety are enhanced through the elimination of columns originally proposed in the EDG phase. The extent of proposed retail and residential activities will contribute "eyes on the street", with a high degree of transparency. Overhead weather protection will be held off the façade slightly to allow daylighting to wash the ground level façade.

C3 Provide active—not blank—facades. Buildings should not have large blank walls facing the street, especially near sidewalks.

The Board referred to a public comment about highly reflective glass potentially creating a negative experience equal to that of a blank facade.

C3 Response

The proposal will have an extremely high degree of ground level transparency as detailed in response to guideline B3 above. Glazing will be clear and reflection should be minimized due to shading via overhead weather protection as well as shading provided by the existing mature tree canopy along 4th Avenue and at the juncture of 4th Avenue and Denny Way.

C4 Reinforce building entries. To promote pedestrian comfort, safety, and orientation, reinforce the building's entry.

The guideline above was selected by the Board to be of highest priority.

C4 Response

The proposal reinforces the building's entry by recessing the façade, by elevating the entry canopy portion of overhead weather protection (distinct from the remaining canopies), and by linking this entry composition to the residential tower with a projecting bay rendered in an iconic color.

C5 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.

Belltown-specific supplemental guidance:

- Overhead weather protection should be designed with consideration given to:

Design Guidelines

- a. the overall architectural concept of the building (as described in Guideline B-4);
- b. uses occurring within the building (such as entries and retail spaces) or in the adjacent streetscape environment (such as bus stops and intersections);
- c. minimizing gaps in coverage;
- d. a drainage strategy that keeps rain water off the street-level facade and sidewalk;
- e. continuity with weather protection provided on nearby buildings;
- f. relationship to architectural features and elements on adjacent development, especially if abutting a building of historic or noteworthy character;
- g. the scale of the space defined by the height and depth of the weather protection;
- h. use of translucent or transparent covering material to maintain a pleasant sidewalk environment with plenty of natural light; and
- i. when opaque material is used, the illumination of light-colored undersides to increase security after dark.

The correct integration of pedestrian pathways beneath canopies or other forms of overhead weather protection along the various street fronts was regarded by the Board to be critical to the success of the project.

C5 Response

Overhead weather protection is coordinated and planned along the full length of 4th Avenue and Denny way street frontages. The majority of street frontage is proposed to be for retail use. The “Clay Street terminus”, or intersection of 4th Avenue and Denny Way, sets the building back 5’ from the property line, adjacent to two mature trees, and is intended to encourage pedestrian interaction between retail activities and the existing landscaped bed, under the shelter of these tree canopies. Architectural weather protection is not provided here, given the close proximity of the trees to the recessed building face. Canopies will be opaque, due to the extensive sticky residues generated by the existing trees. Canopies will be held off the facade 12” to allow daylighting to wash the ground level storefront face. Canopy undersides will be painted a light color to reflect light, with undercanopy lighting fixtures proposed.

C6 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-specific supplemental considerations:

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:

- e. 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.
- f. 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:

- g. 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.

The Board identified the alley as a special space warranting consideration, including exploration of the parking entry/exit as the only “opening”, conceptual or actual, onto the alley.

C6 Response

The proposal activates the alley facade near Denny Way with a transparent retail storefront that turns the building corner and squarely faces Denny Way's westbound vehicular and pedestrian traffic. The remainder of the alley facade is rendered in ground face concrete masonry units, and building-mounted lighting fixtures extend along the length of this portion of the facade to enhance security. Openings in the alley facade are required for building service functions, providing detail, practical working use, and facade texture.

PUBLIC AMENITIES – ENHANCING THE STREETScape & OPEN SPACE

D2 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-specific supplemental guidance:

Landscape enhancement of the site may include some of the approaches or features listed below, where appropriate:

- a. emphasize entries with special planting in conjunction with decorative paving and/or lighting;
- b. use landscaping to make plazas and courtyards comfortable for human activity and social interaction;
- c. distinctively landscape open areas created by building modulation, such as entry courtyards;
- d. provide year-round greenery — drought tolerant species are encouraged to promote water conservation and reduce maintenance concerns; and
- e. provide opportunities for installation of civic art in the landscape; designer/ artist collaborations are encouraged (e.g., Growing Vine Street).

The Board noted the enhancement of the existing 4th Avenue tree canopy area and the establishment of a planted buffer between pedestrians and vehicles along Denny Way as significant and positive moves.

D2 Response

The proposal addresses street frontage landscaping in distinct manners.

4th Avenue treatments will preserve and celebrate the existing mature trees and their lush canopy cover by providing expanded tree pit openings and simple, low (12”-18” high) vegetation, interconnected by fine, dense crushed gravel surfacing. The trees and sidewalk landscaping are intended to clearly frame the residential lobby and retail uses.

The existing, large curb bulb at the juncture of 4th Avenue and Denny Way, including its two mature trees, will be enhanced with taller landscaping (24”-30” high) incorporating more variety in order to finish the block strongly and strengthen the transition to Denny Way.

On Denny Way, per direction from Bill Ames, SDOT Forester, the proposal removes three existing street trees, replacing them with new, and a continuous landscaped buffer edge (24”-30” high) will connect the tree beds along the curb line, providing increased pervious surface, visual interest, and pedestrian protection from the high volume and speed of Denny Way's vehicular traffic.

D3 Provide elements that define the space. 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-specific supplemental guidance:

Belltown is eclectic, diverse, eccentric and whimsical. New developments should incorporate elements on building facades, within open space, or on the sidewalk that refer to the neighborhood’s rich art and history to reinforce a sense of place in Belltown.

Art and Heritage:

Art and History are vital to reinforcing a sense of place. Consider incorporating the following into the siting and design:

- vestiges of Belltown Heritage, such as preserving existing stone sidewalks and curbs;
- art that relates to the established or emerging theme of that area; and
- install plaques or other features on the building that pay tribute to Belltown history.

Street Hierarchy:

The function and character of Belltown’s streetscapes are defined street by street. In defining the streetscape for various streets, the hierarchy of streets is determined by street function, adjacent land uses, and the nature of existing streetscape improvements.

4th Avenue:

Street furnishings on 4th Avenue should be “off-the-shelf”/ catalogue modern to reflect the high-rise land uses existing or permitted along that corridor.

The Board highlighted nearby Tilikum Place as an outstanding example of the successful interplay of private and public realms.

D3 Response

The residential lobby and entrance are highlighted by a street-level facade indentation, loosely framed by the trunks of two mature street trees, and physically connected to the street curb with a linear concrete paver walking surface. This linear pattern is also recalled on the vertical tile coursing below storefront window sills fronting the sidewalks.

Pedestrians will have an opportunity to walk close to the building facade and away from the vehicular traffic on Denny Way via a “shortcut sidewalk” south of the re-planted curb bulb. This pathway is proposed as a linear concrete paver walking surface having a higher degree of articulation than adjacent replaced sidewalk paving.

D4 Provide appropriate signage. Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood.

Belltown-specific design considerations:

If the project is large, consider designing a comprehensive building and tenant signage system using one of the following or similar methods:

- Use signs on an individual storefront’s awning, overhang, shop entrance, or building facade to add interest and give a human dimension to street-level building facades; and
- Show creativity and individual expression in the design of signs.
- Use signs to help distinguish the ground level of a building from the upper levels of a building; and
- Establish a rhythm of elements along the street-level facade; for instance, the regular cadence of signs with storefronts enhances the pedestrian experience.

D5 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.

Belltown-specific design considerations:

Consider employing one or more of the following lighting strategies as appropriate.

- Illuminate distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest.
- Install lighting in display windows that spills onto and illuminates the sidewalk.
- Orient outside lighting to minimize glare within the public right-of-way.

D6 Design for personal safety & security. Design the building and site to enhance the real and perceived feeling of personal safety and security in the immediate area.

The Board discussed the above D4 - D6 guidelines, but did not offer specific recommendations.

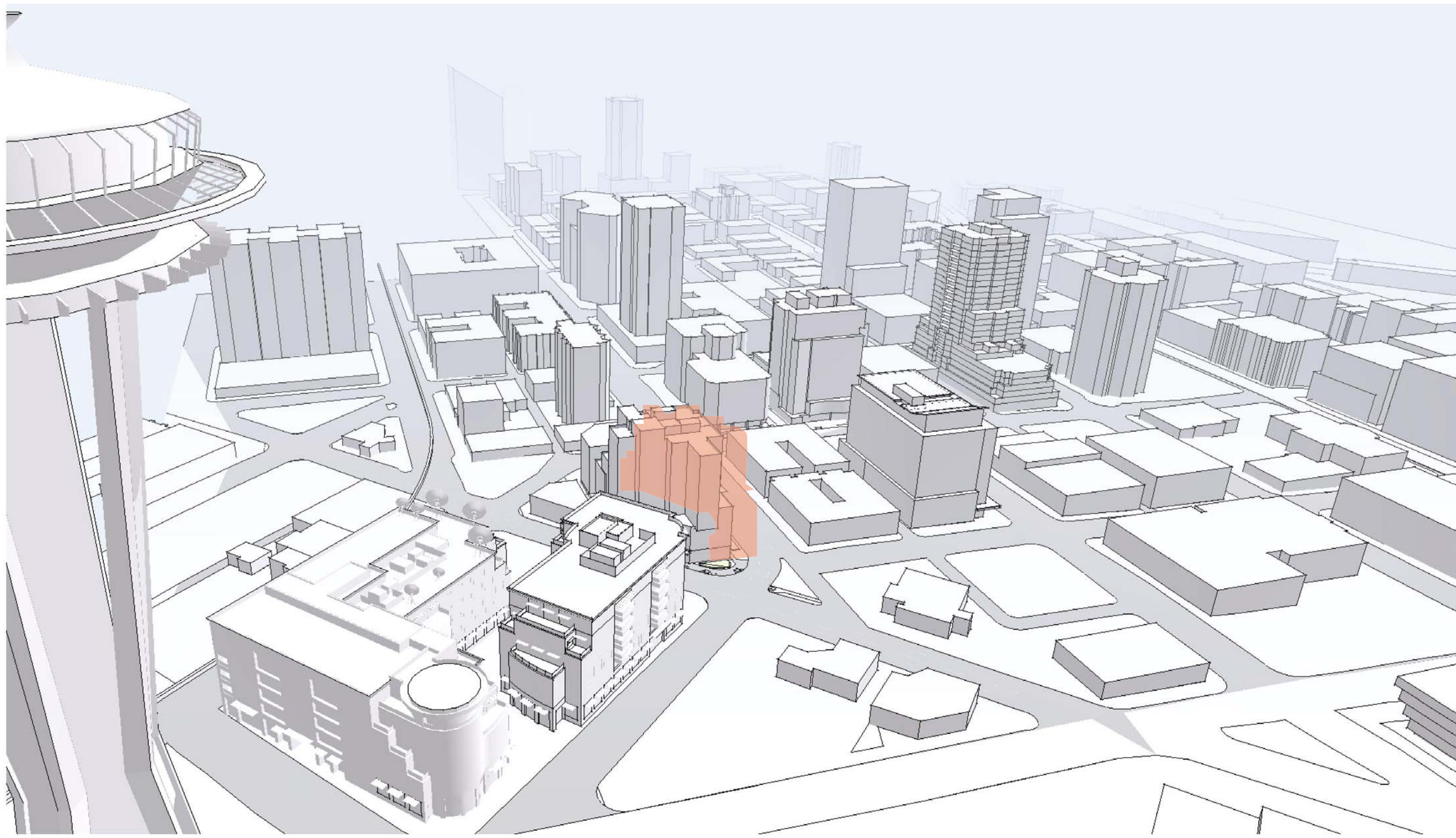
D4 - D6 Response

Signage designs will be developed in future project phases and consist of blade signs below canopies as well as window signs (also below canopies) for retail tenants. Residential identity and address signage will be integrated within the building’s architectural language.

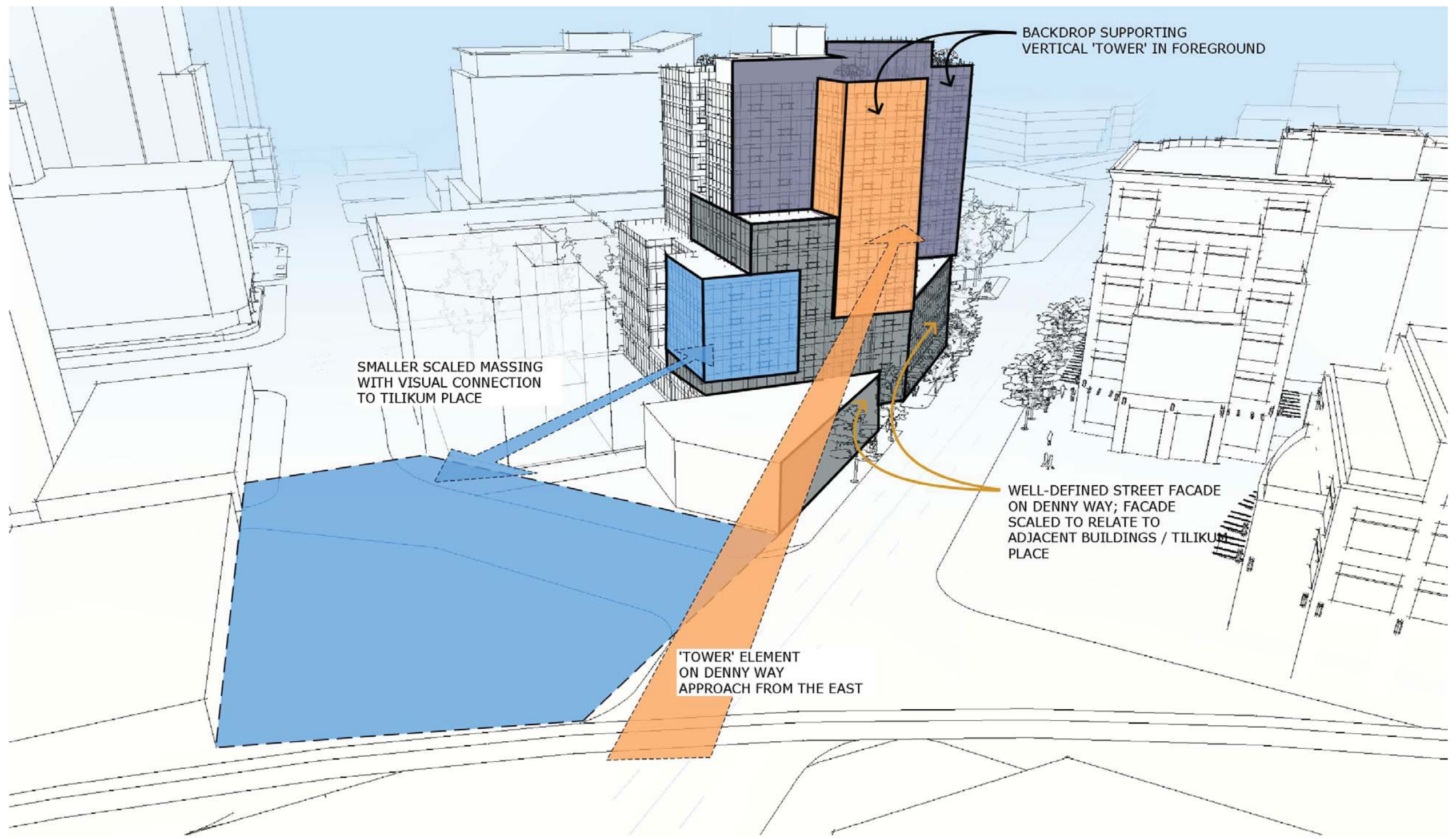
Undercanopy lighting will be provided to illuminate sidewalk surfaces and promote a sense of security. Building-mounted lighting is proposed along the alley facade.



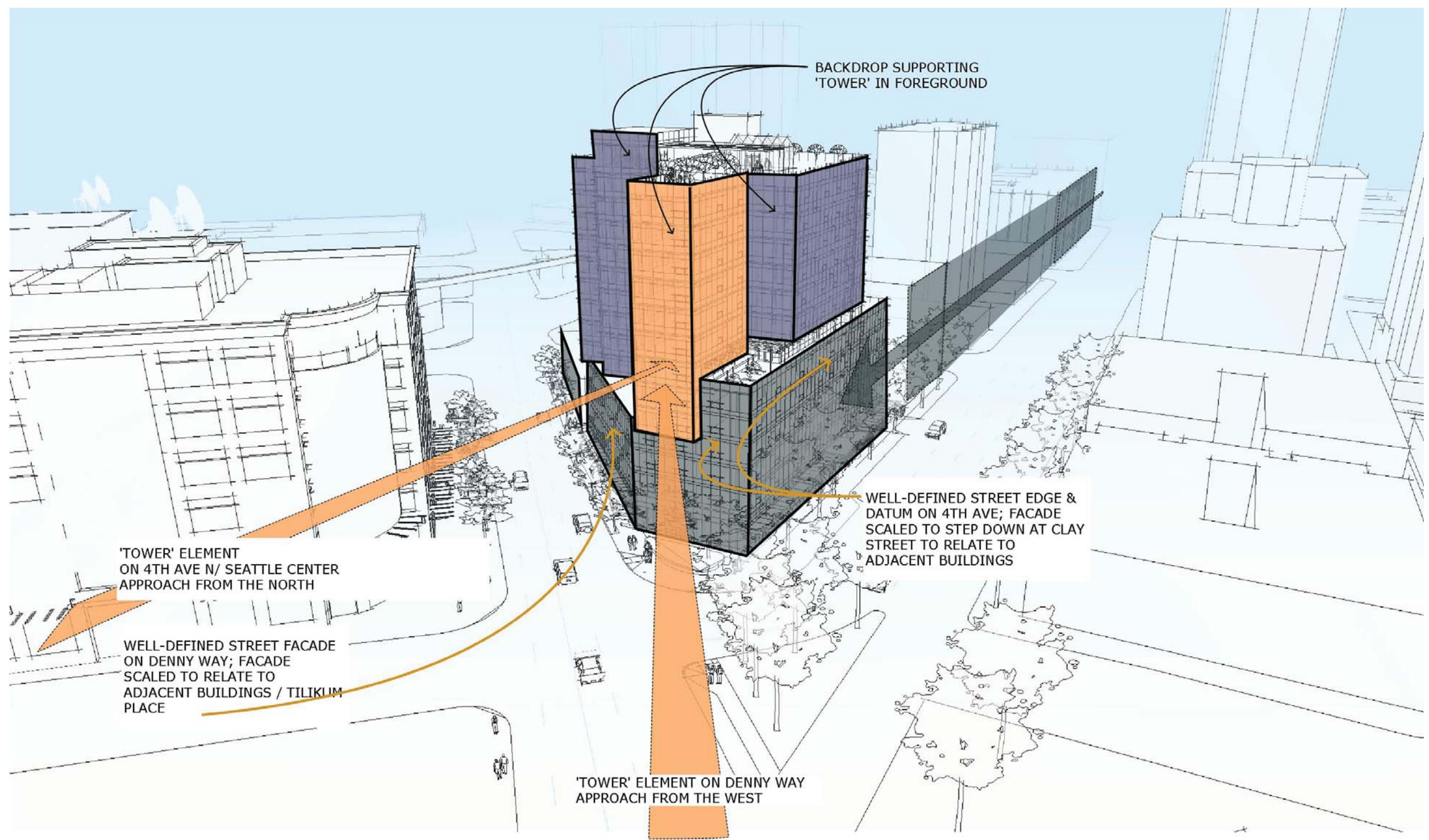
Design Progression - EDG Massing



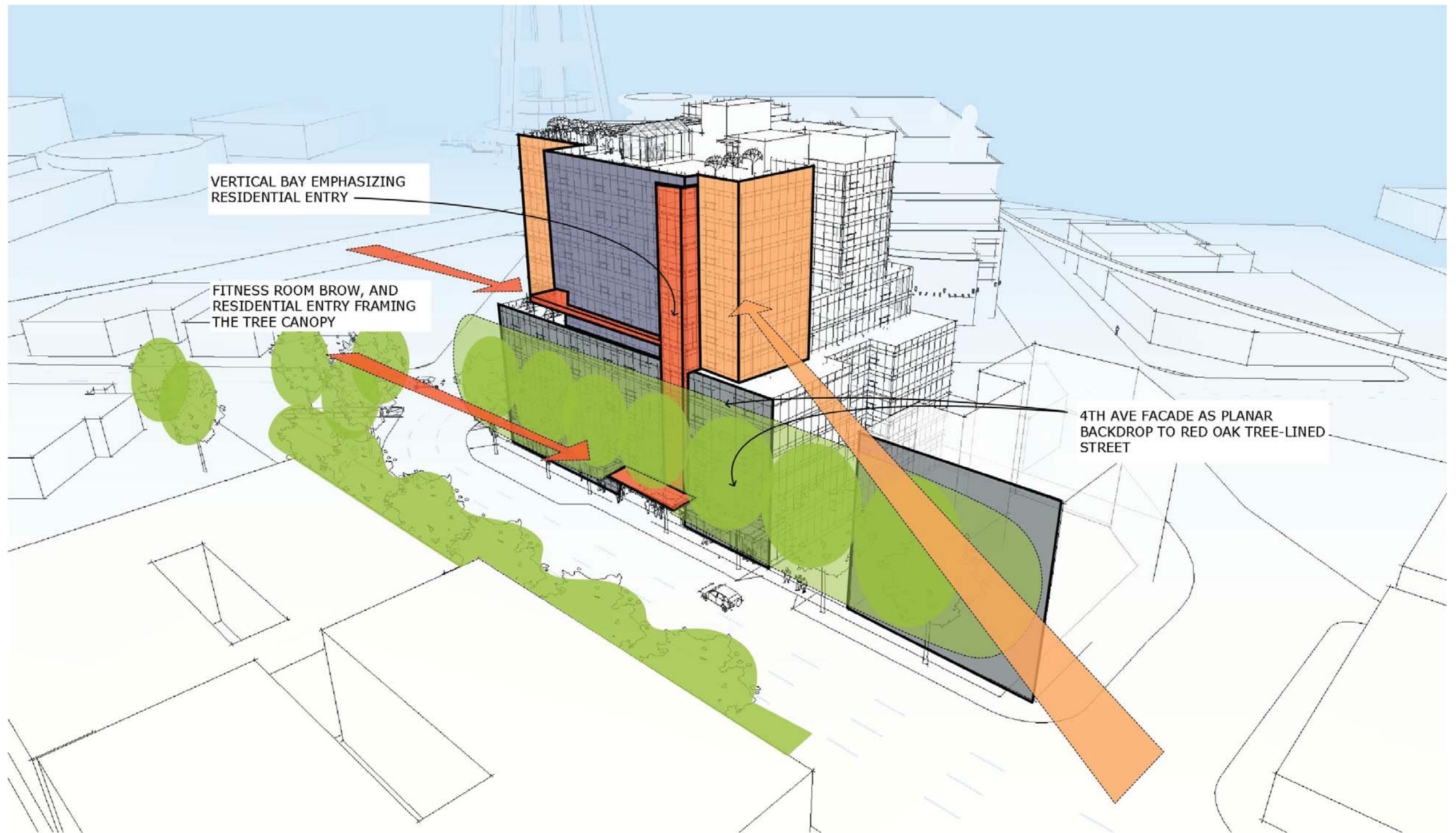
NW Aerial Perspective



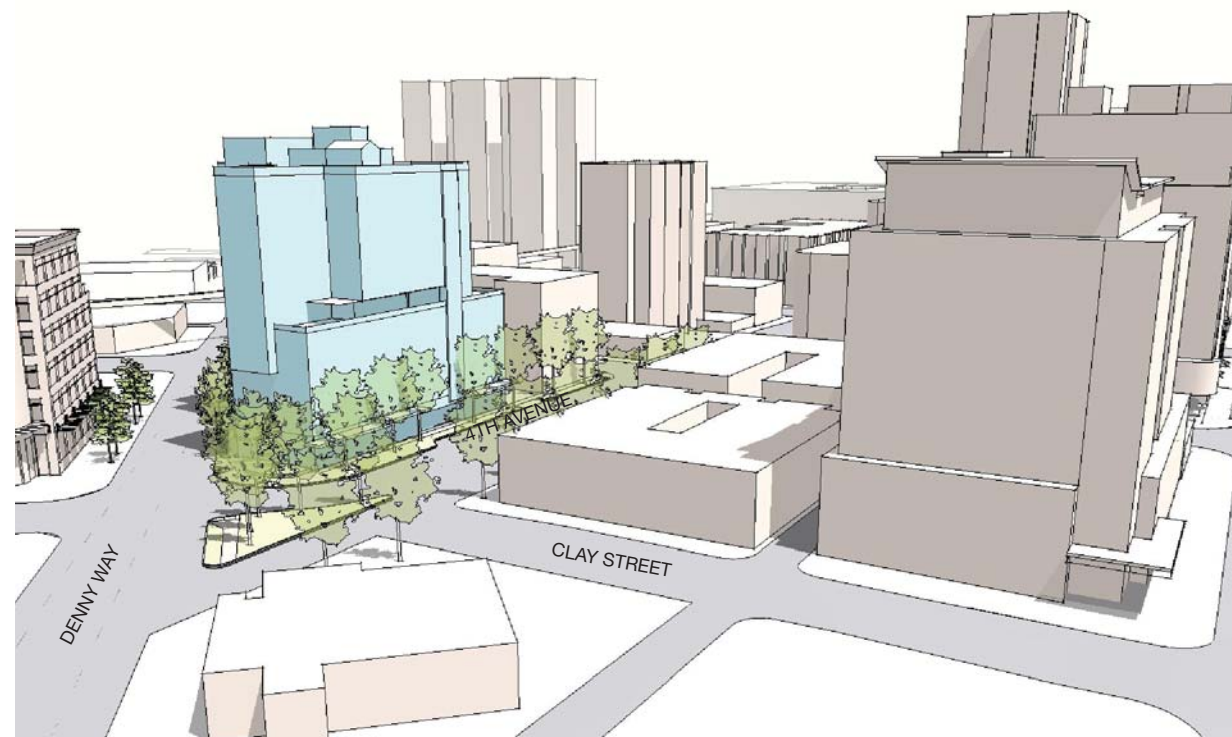
Urban Concept Diagram - View from the East



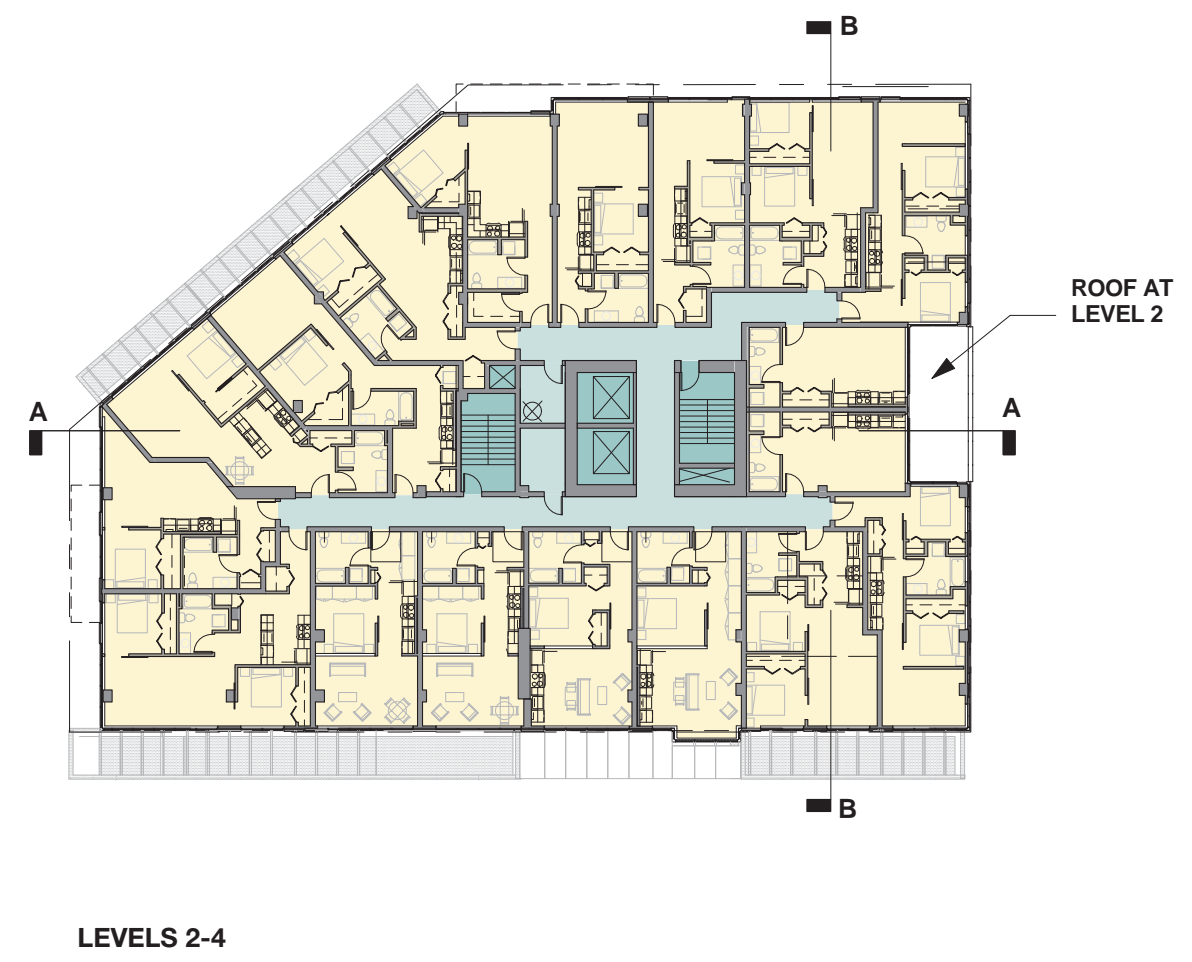
Urban Concept Diagram - View from the West

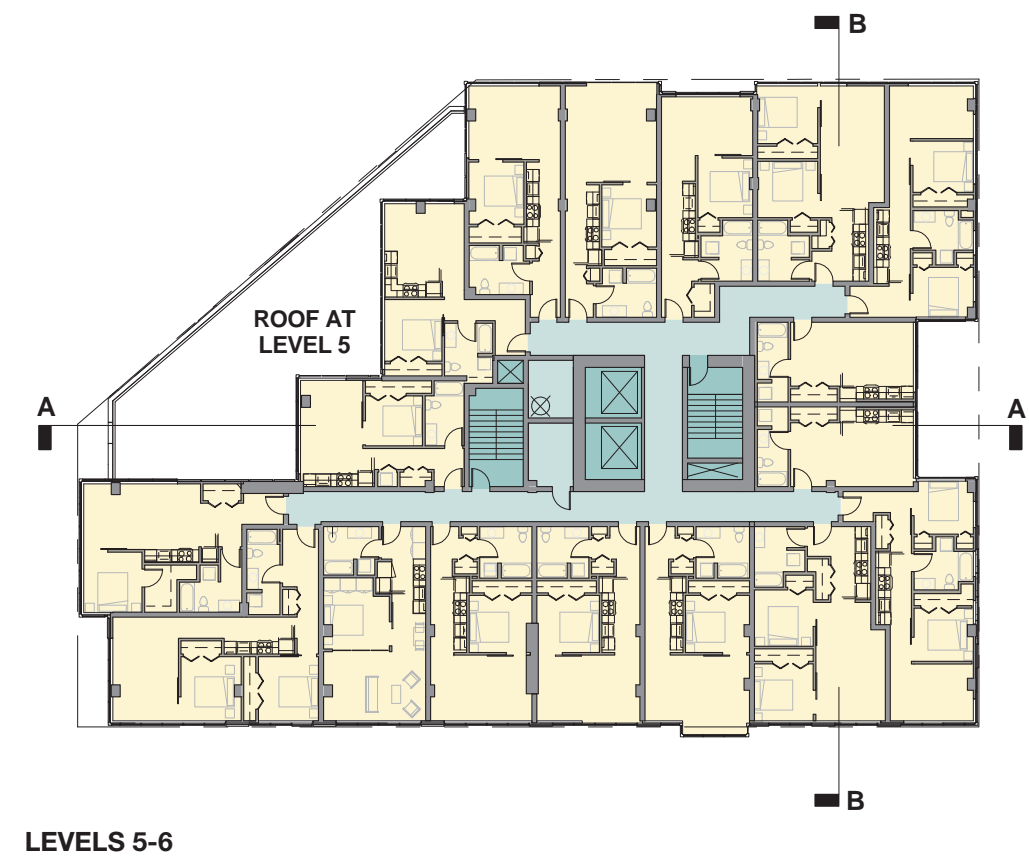


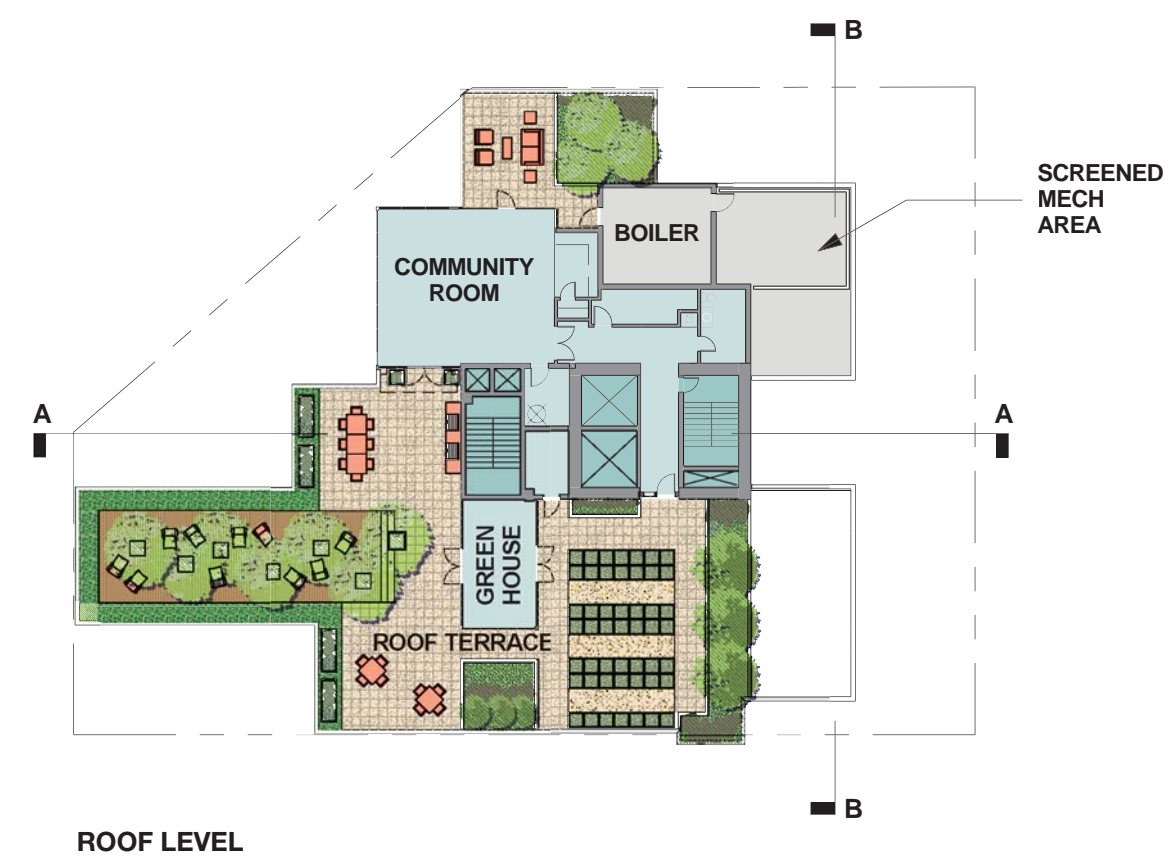
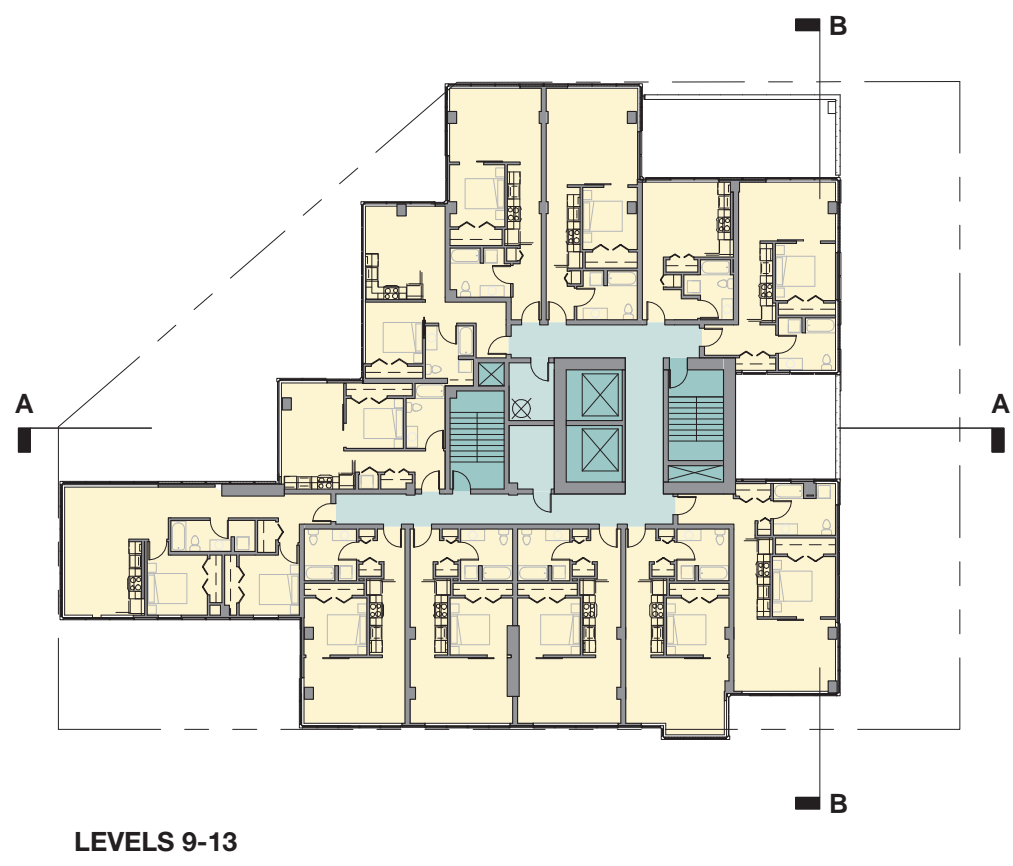
Urban Concept Diagram - View from the South



Proposed DRB Massing









Building Perspective - Denny Way Looking East



Building Perspective - Denny Way Looking East



Building Perspective - Denny Way looking west



Building Perspective - 4th Ave. looking North



Street Level Perspective - 4th Ave.



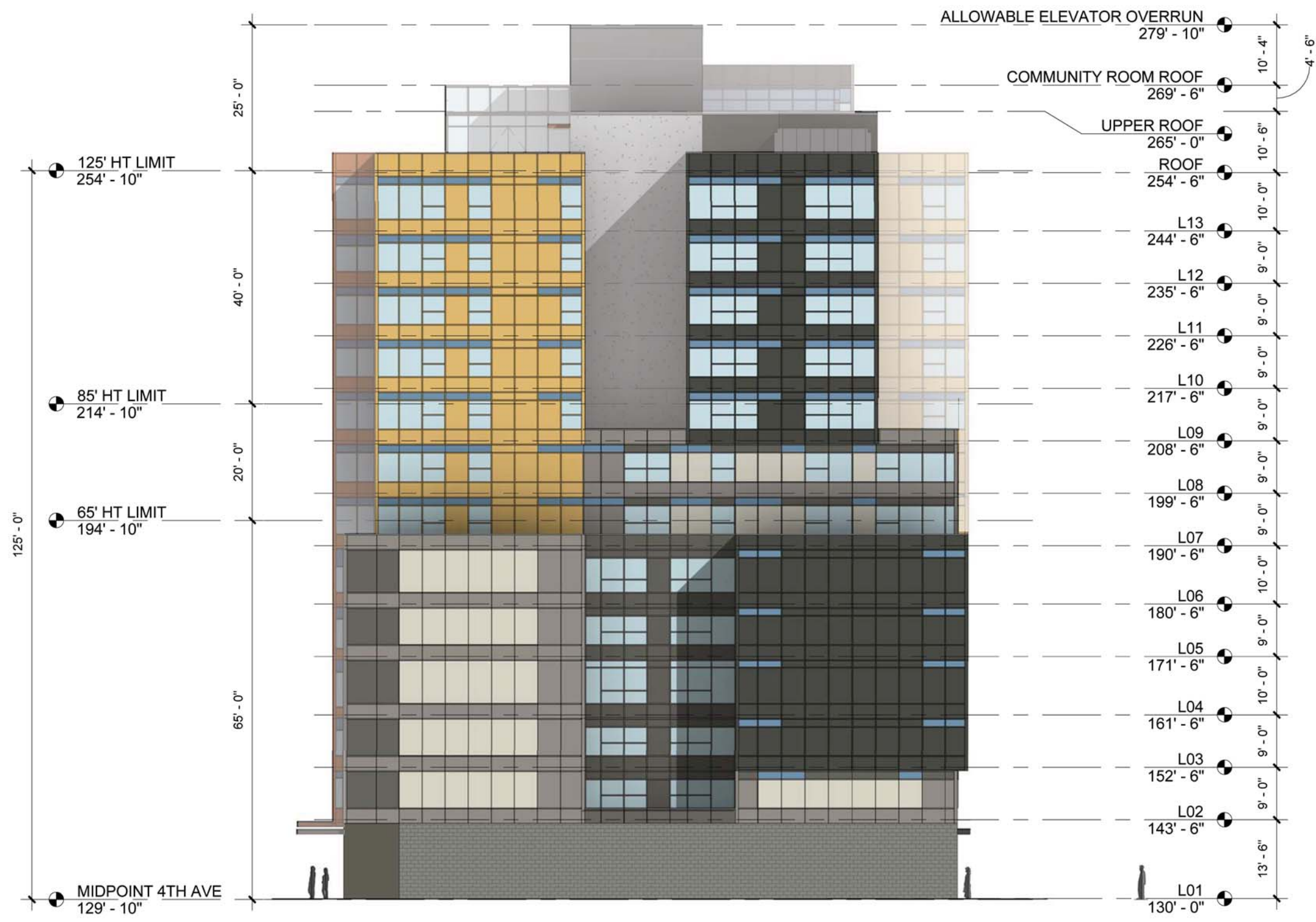
Street Level Perspective - Denny Way



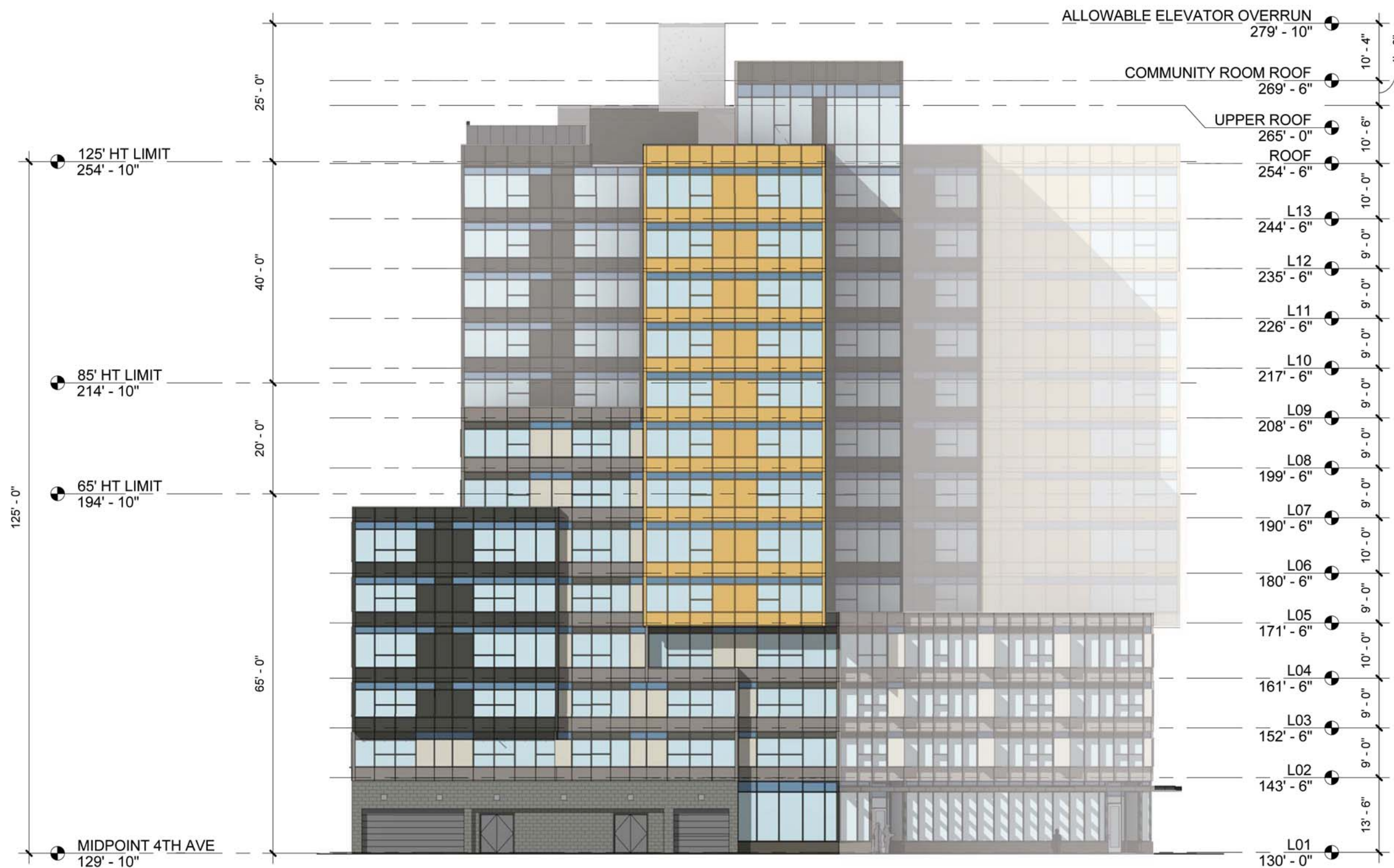
Street Level Perspective - Alley



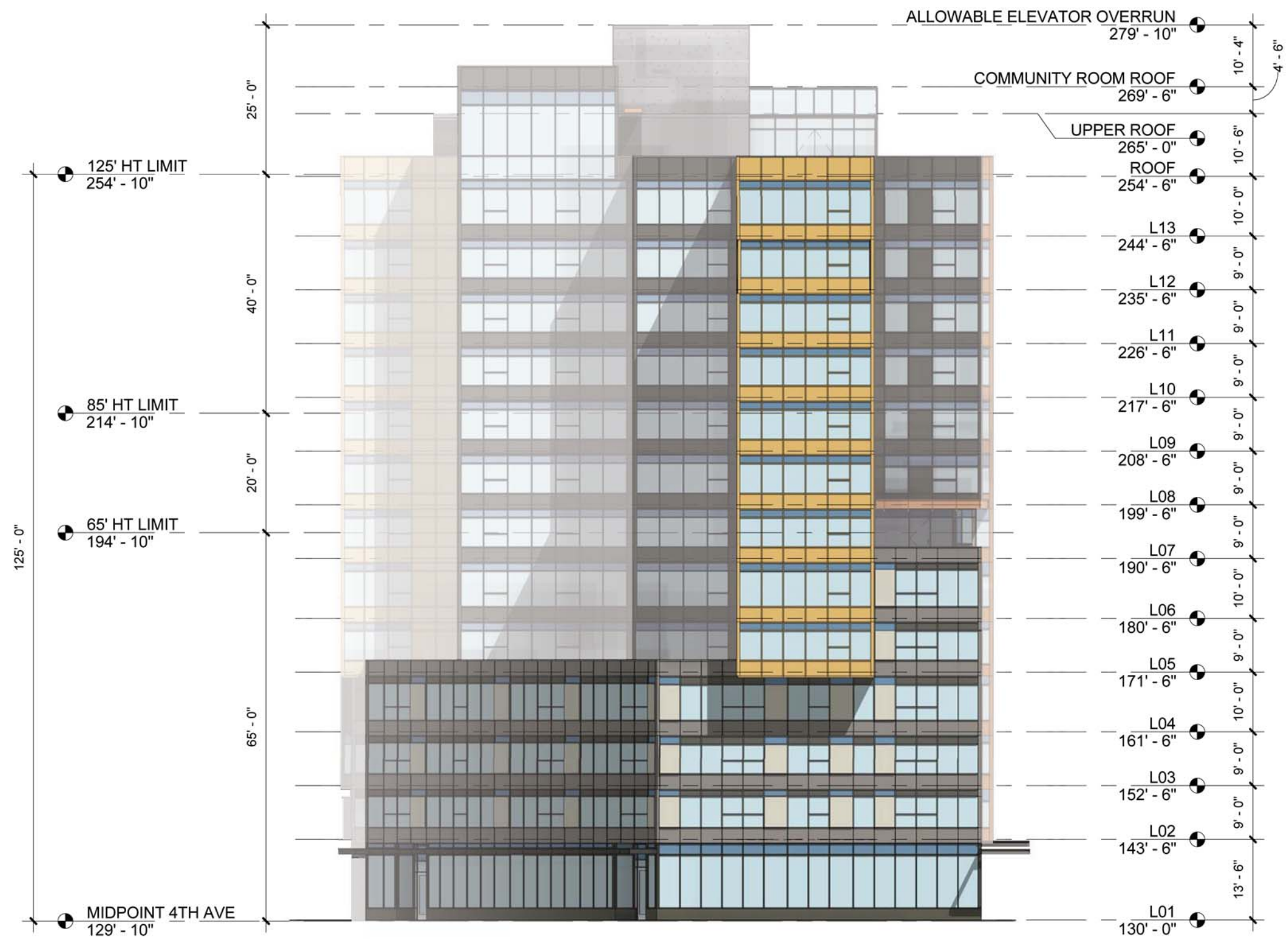
4th Ave. - West Elevation



South Elevation



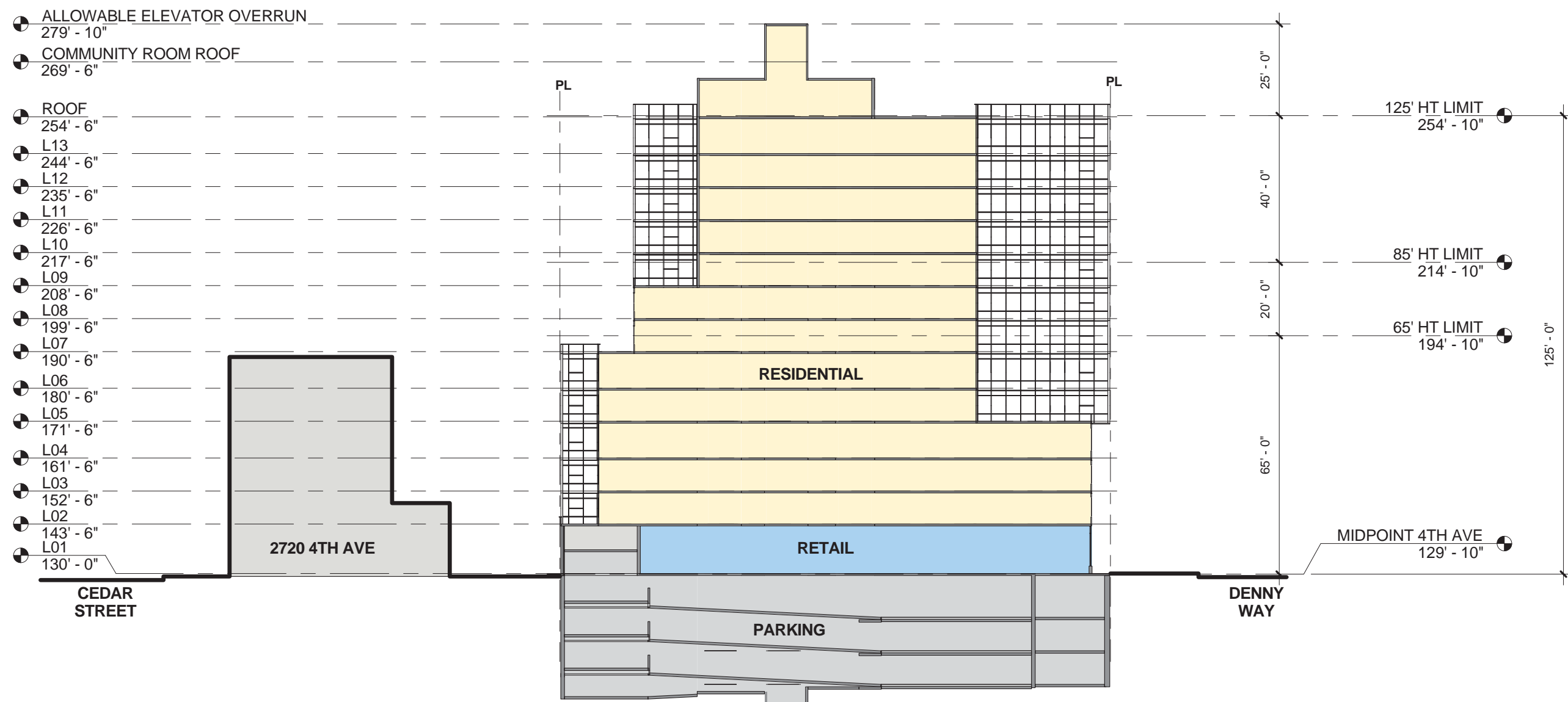
Alley - East Elevation



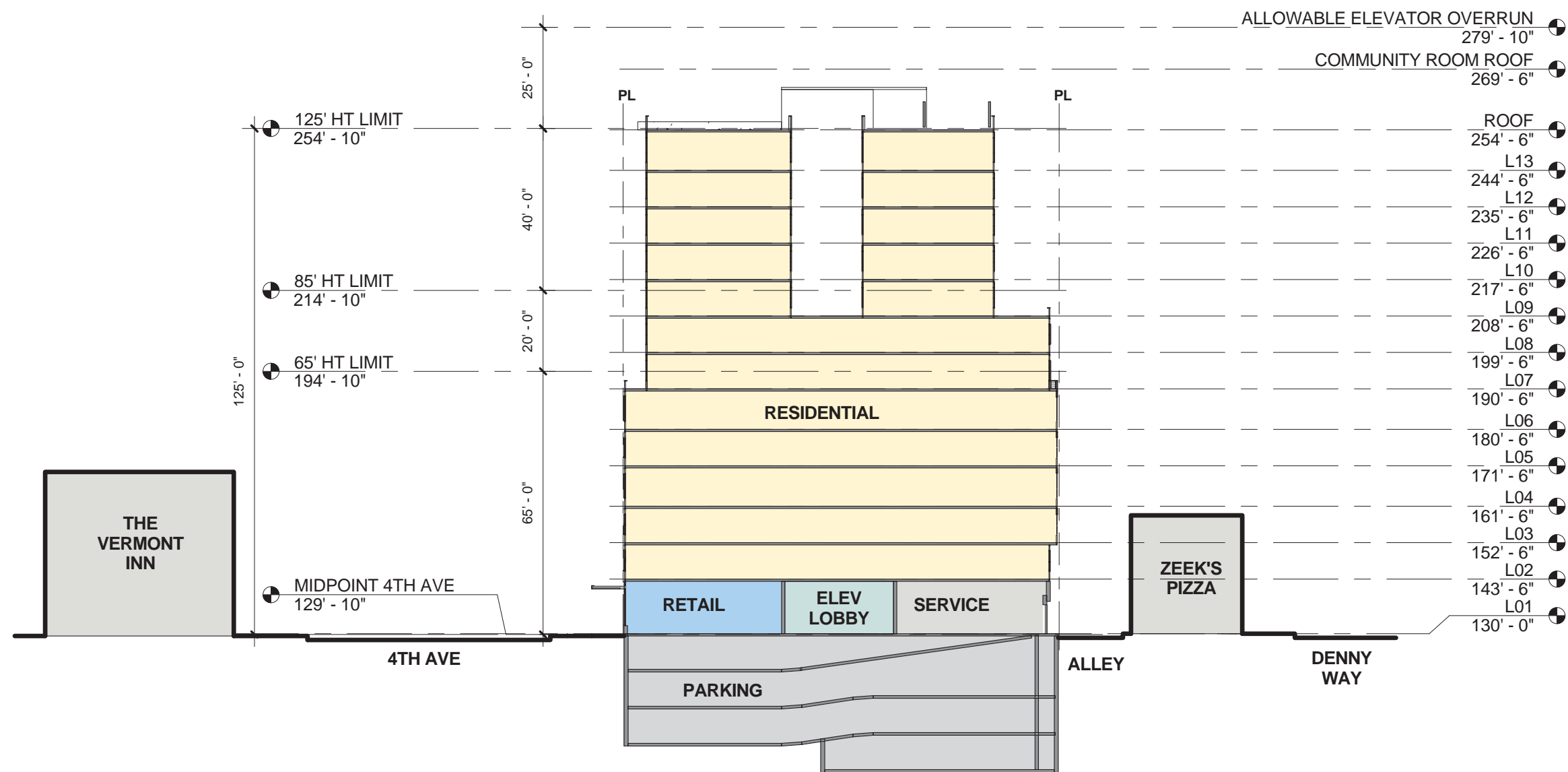
Clay Street Terminus - North Elevation



Denny Way - Northeast Elevation



Section AA



Section BB

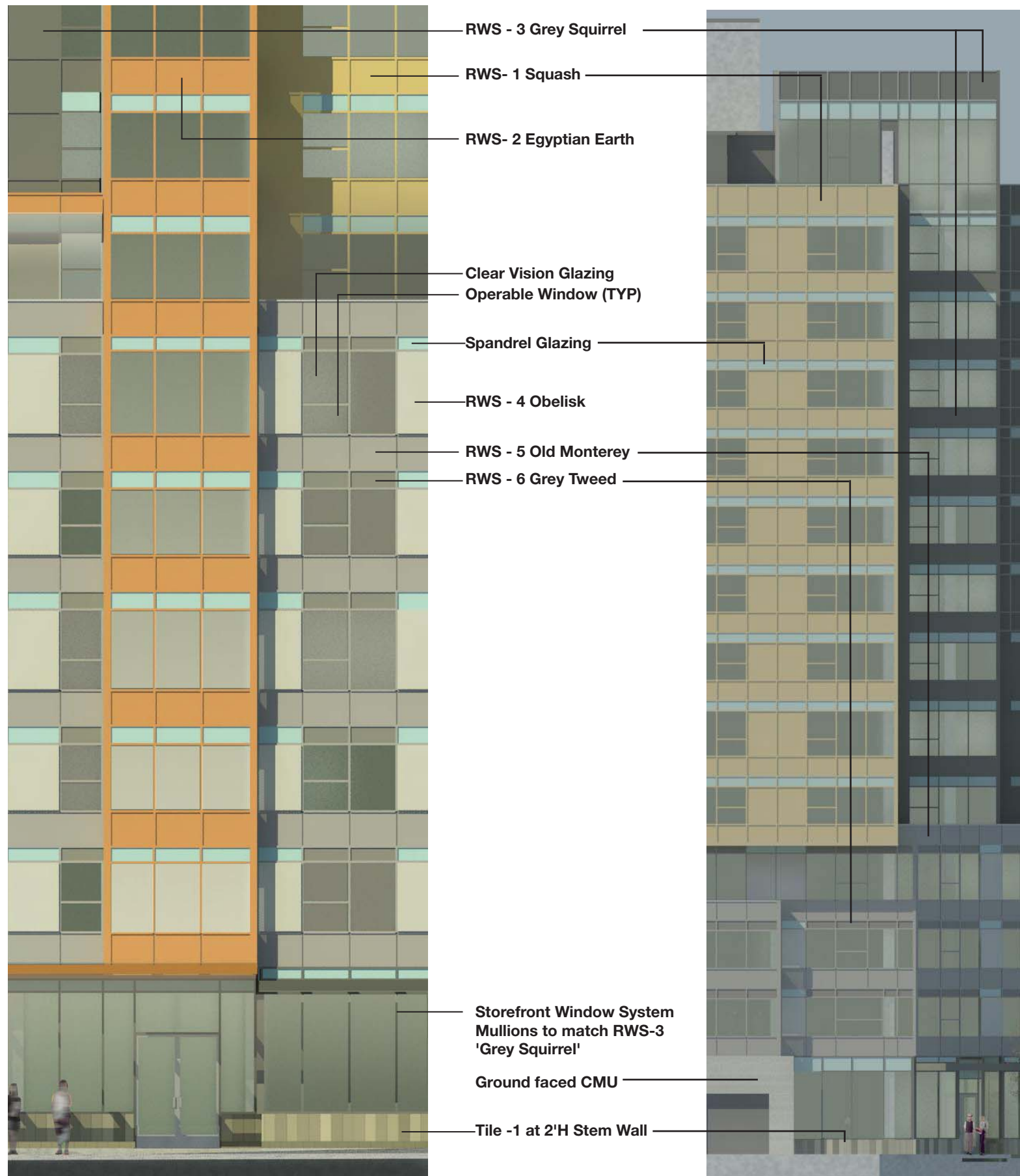


Neighborhood Character

Color, material and architectural aesthetics are mixed with constancy and diversity. Tilikum Place and street-level retail in the immediate area are consistent in color and texture. Most retail facades have a base, dark window and door surrounds, and a well defined transom. The darkness of these elements compliment the shadows cast by the mature trees in the neighborhood. Conversely, there is diversity in architectural character due to the contrasting scale between the architectural periods of Tilikum Place, the Seattle Center, and the mix of nearby contemporary structures such as Fisher Plaza.

The proposal borrows from the existing color palette, continuing the retail level of a base, rendered in dark-framed fenestration, and a top, which includes transoms and canopies.

Neighborhood Character



Store Front Window System Residential Window System Window Systems with Metal Panel

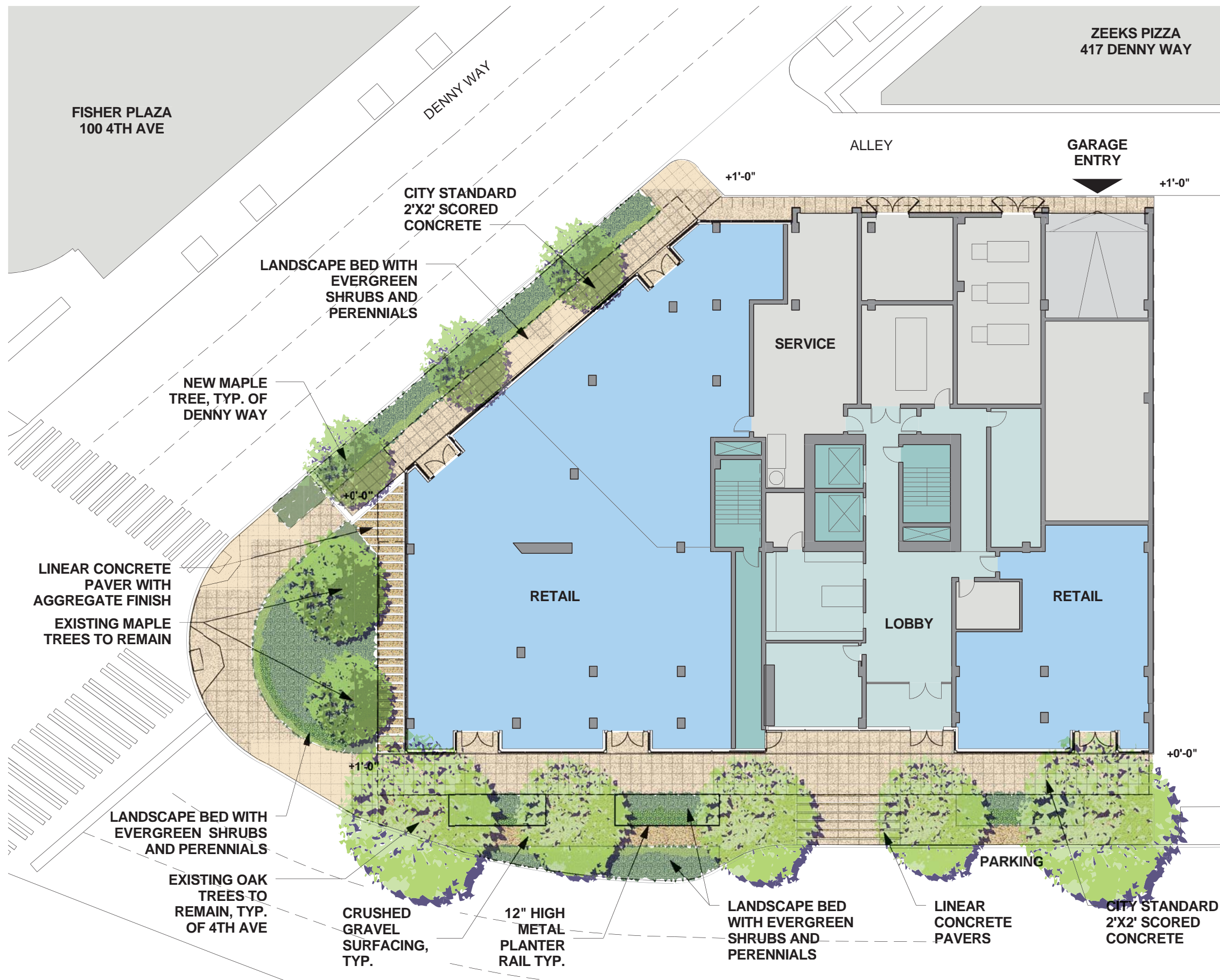


Exterior Residential Windows System with Metal Panel Colors



Exterior Wall Tile - (6" X 24" H; varied color) Spandrel Glass Panel Exterior Ground Faced CMU

Architectural Materials and Color



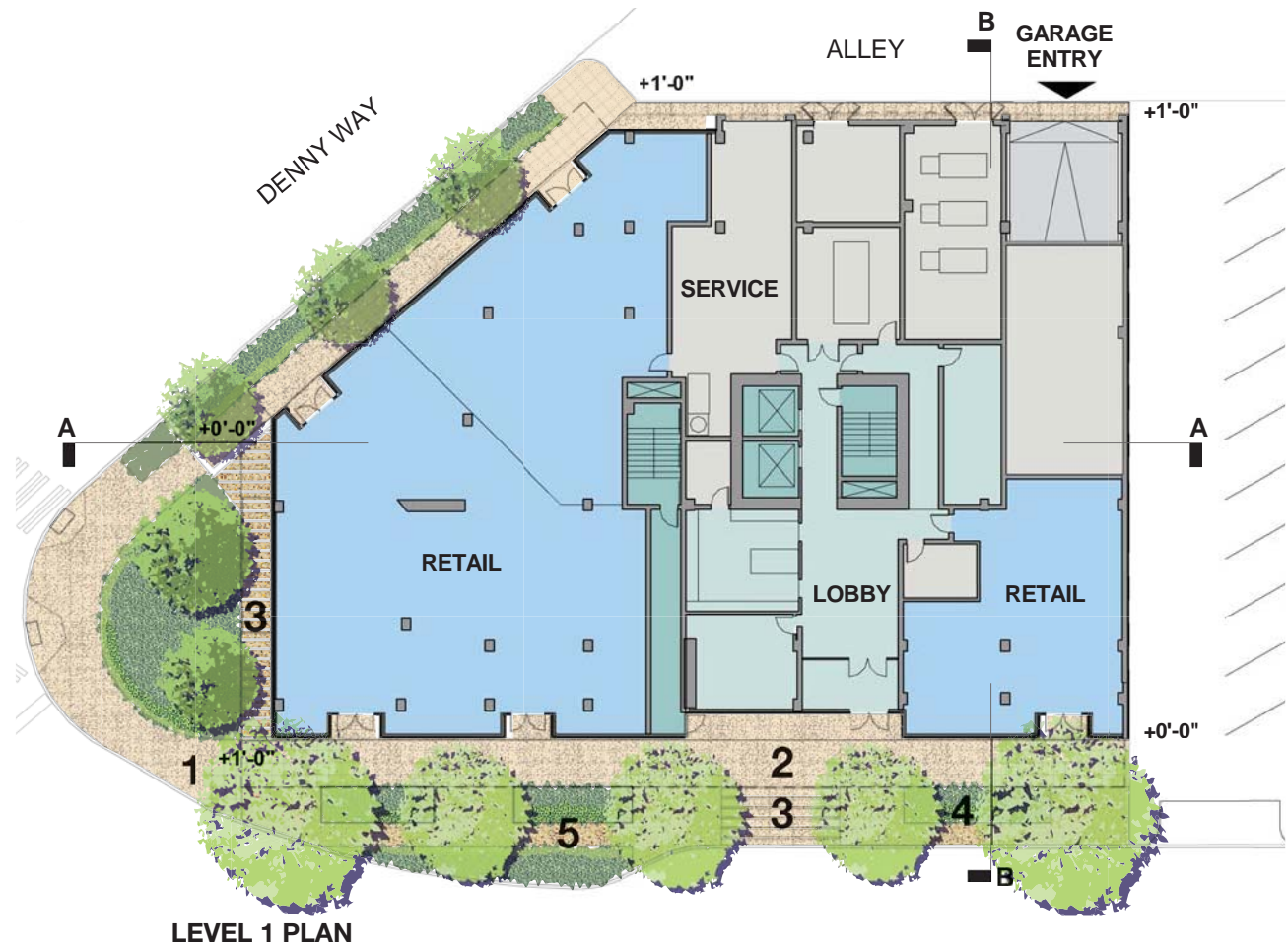
Landscape Concept:

The site design for the project will address the two street frontages in distinct manners.

On 4th Avenue we will preserve and celebrate the existing mature trees by providing expanded tree pit openings and simple, low (12"-18" high) vegetative treatment. The trees and sidewalk landscaping are intended to clearly frame the residential lobby and retail uses. The existing, large curb bulb at the north end will have taller landscaping (24"-30" high) with more variety in order to finish the block strongly, and strengthen the transition to Denny Way.

On Denny Way, per direction from Bill Ames, SDOT Forester, we will remove the existing trees, replacing them with new. A continuous landscaped buffer edge (24"-30" high) will be installed along the curb line to provide pedestrian protection from the high volume vehicular traffic.

Illustrative Landscape Plan



1 - Scored Concrete



2 - Sandblasted Concrete



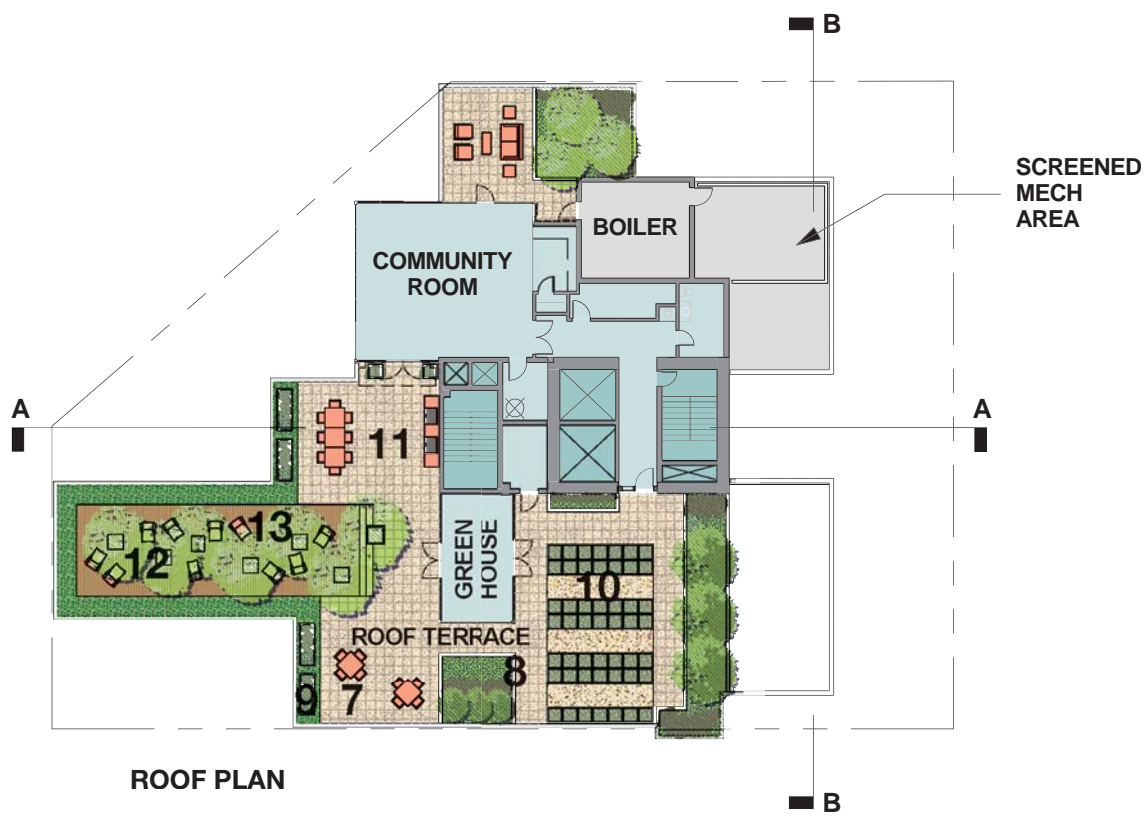
3 - Linear Concrete



4 - Planter Rail



5 - Crushed Gravel



7 - Tables and Chairs



8 - Raised Concrete Planter



9 - Decorative Planter



10 - P-Patch Planters



11 - Pedestal Paver



12 - Wood Decking



13 - Wood Seating Element

Landscape Materials

Grasses/Groundcovers



Arctostaphylos uva-ursi



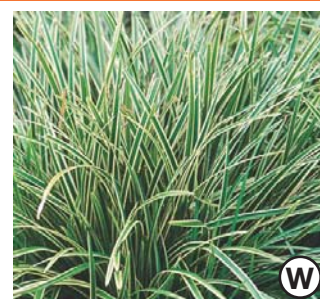
Polystichum munitum



Liriope spicata



Helictotrichon sempervirens



Carex morrowii



Rubus calcynoides



Mahonia repens

Perennials



Heuchera species



Schizostylis coccinea



Agapanthus orientalis



Euphorbia species



Penstemon

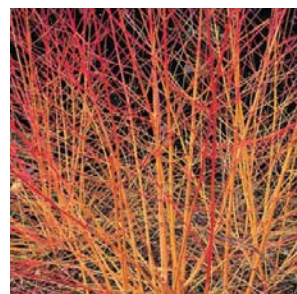


Hemerocallis spp.

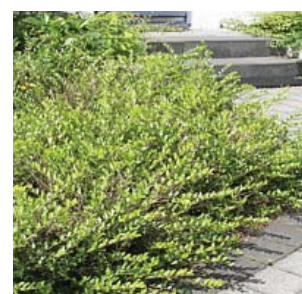
Legend:

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

Shrubs



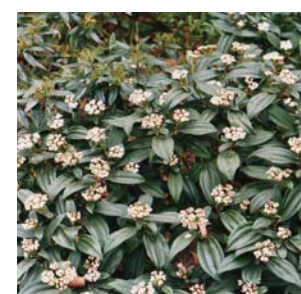
Cornus sanguinea



Lonicera pileata



Sarcococca ruscifolia



Viburnum davidii



Arbutus unedo



Nandina domestica



Mahonia nervosa



Lavandula species



Myrica californica

Trees



Quercus rubra - existing



Acer pseudoplatanus - existing



Acer nigrum



Amelanchier grandiflora



Ligustrum lucidum



Cotinus coggygria



Acer ginnala

Landscape Plantings

CODE	DEVELOPMENT STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION
SMC 23.49.018	Overhead Weather Protection and Lighting	Minimum canopy depth of 8'-0"	Reduce canopy on (Denny Way only) to 6'-0"	Reduction of width to accommodate existing sidewalk width and replacement of street trees without conflicting with proposed canopy.

Requested Departures



Harbor Steps



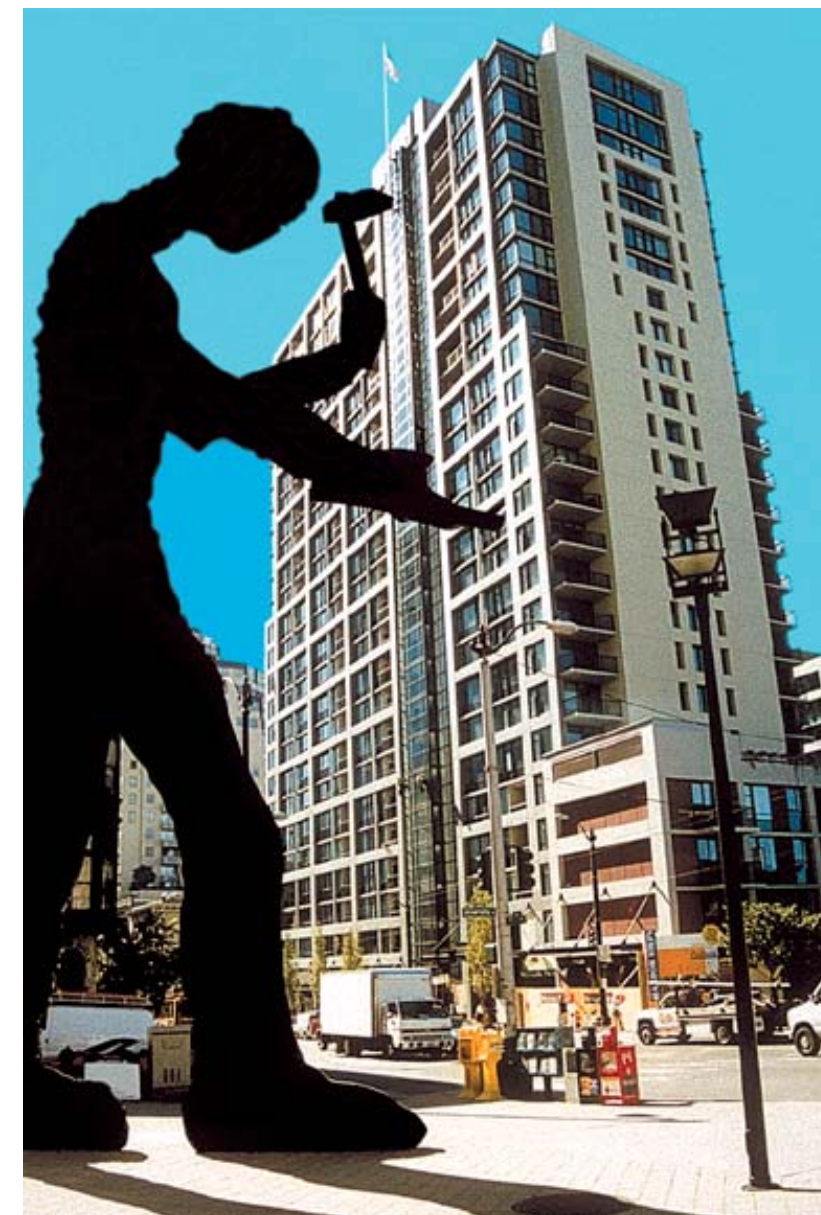
Klee Lofts and Suites



Mural Apartments



Alto Apartments - Under Construction



Harbor Steps

Firm Experience



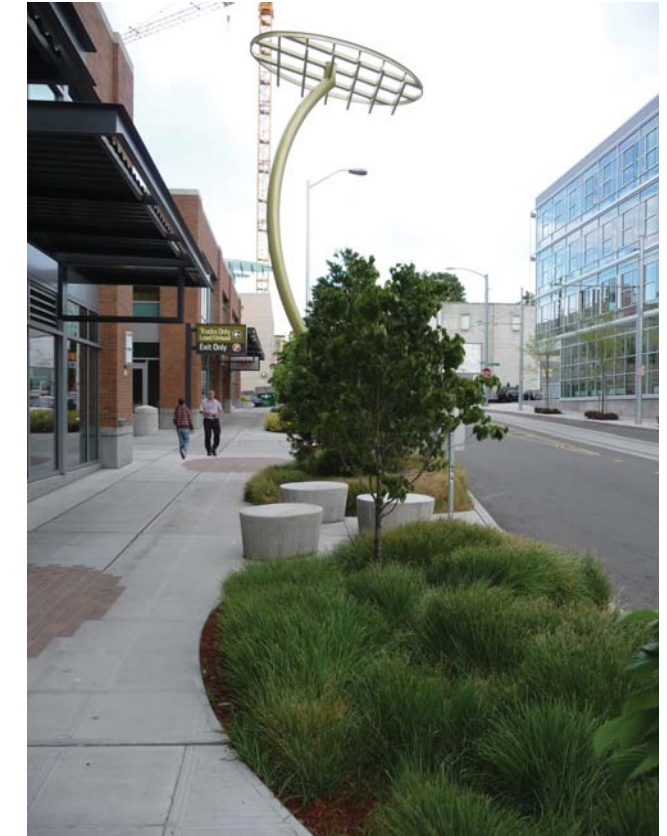
Cedar Street - Green Street



Harbor Steps - Post Alley



500 Mercer LUMEN



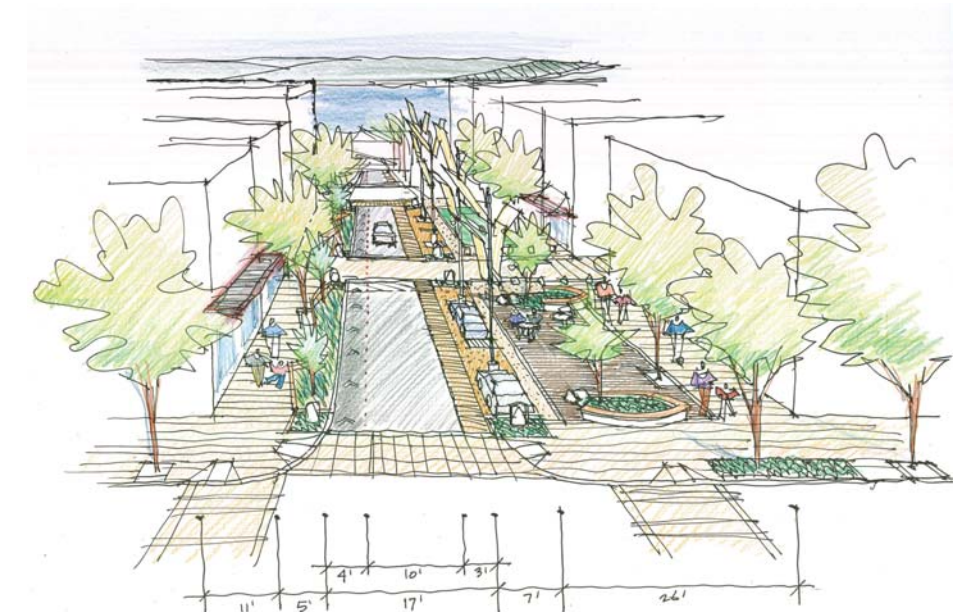
Block 40 South Lake Union



Alcyone



500 Mercer LUMEN



Bell Street Park Boulevard

Firm Experience