ARTHOUSE

2334 ELLIOTT AVENUE

DESIGN REVIEW

DPD #3012499

JANUARY 10, 2012

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SEATTLE, WA 98116
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nk
NICHOLSON KOVALCHICK ARCHITECTS

PROJECT DESCRIPTION

SITE LOCATION

CONTENTS

ADDRESS: 2334 Elliott Avenue
DPD PROJECT #: 3012499
OWNER: 55 Battery, LLC
APPLICANT: Nicholson Kovalchick Architects

DEVELOPMENT OBJECTIVES

- Reinforce the contextual rhythm (scale, massing, building modulation) of the streetscape along Elliott & Battery.
- Maximize scenic views of Elliott Bay from both residential spaces and common outdoor spaces.
- Take advantage of the topography to provide natural pedestrian and vehicular access points into the building.
- Create a pedestrian-friendly, interactive environment at the ground plane while designing facades and terraced roof decks that can be appreciated when viewed from afar.
- Incorporate sustainable design strategies to preserve resources.

The proposed project is a 7-story apartment building (8 levels total) consisting of 5 wood-framed floors organized around a courtyard above a podium housing additional residential units, parking, live/work units and residential amenity spaces. The project site is located in a DMR/C 85/65 zone in the Belltown Urban Center Village. The site slopes approximately 22' from the northeast (at the alley) to the southwest (the intersection of Elliott & Battery). Pedestrian access to the 2-story building lobby will occur at the corner with a secondary residential access point uphill along Battery. The double-height lobby, general commercial and amenity spaces, along with two raised residential units, will line the 2-level garage. Separate vehicular access points to each level of the garage are proposed, one from the alley and one from Elliott.

The upper most floors will have unobstructed views of Elliott Bay once above the Art Institute Building. Two landscaped common area roof decks (on Levels 06 & 08) with views of Elliott Bay and the city skyline will be provided for tenant use. A small courtyard facing Elliott will be for the private use of the units that front the space on Level 03 and will feature a rainwater feature for the infiltration of runoff from the building roof before dropping to grade.

Number of Residential Units:	139
Number of Parking Stalls:	83
Gross Residential Floor Area:	Approximately 104,000 SF
Gross Lobby & Indoor Amenity Area:	Approximately 4,000 SF
Gross Commercial Floor Area:	Approximately 3,500 SF
Gross Parking Area:	Approximately 26,500 SF
Total Area:	**Approximately 138,000 SF**

EXISTING SITE

- 21,600 square feet (180' x 120')
- Currently vacant lot
- Grade change +/- 22' from NE corner (high) to SW corner (low)

ZONING AND OVERLAY DESIGNATION

Zoning: DMR/C 85/65
Zoning Overlays:
- Belltown Urban Center Village
- Downtown Fire District
- Archaeological Buffer Area

Street Designations:
- Elliott Avenue: Class II Pedestrian Street, Principal Arterial
- Battery Street: Class II Pedestrian Street, Access Street

ADJACENT TO SITE

- East (shared side property line): 6 –Story, 92 Unit '2300 Elliott Avenue Apartments' c. 1990
- North (across 16'-wide improved alley): 2-story plus basement, 15,000 sf 'Mars Hill Fellowship Church' c. 1949 & surface parking lot and separate 7,200 sf commercial surface parking lot.
- West (across 66'-wide Battery Street): 6-story, 118 Unit 'Elliott Bay Plaza Apartments' c. 1990
- South (across 66'-wide Elliott Street): 3-story commercial office over 4-story garage, 276,000 sf Seattle Art Institute Building c. 1983

NEIGHBORING DEVELOPMENT

The neighborhood is located at the southwestern edge of the Belltown Urban Center Village, between the First Avenue Commercial District and the waterfront. The immediate vicinity is defined by several mid-rise multi-family residential structures that step down the steeply sloping topography as one approaches Elliott Bay. Elliott and Western constitute principal arterials that parallel the waterfront while circulation on Battery diminishes as it approaches the water. Further to the northwest, numerous high-rise residential towers define the area while to the southeast, the Alaskan Way viaduct emerges from the Battery Street tunnel creating a psychological barrier between the site and Downtown.

The project site is bounded by what were once commercial warehouse structures dating from the first half of the 20th Century and surface parking lots directly across the alley to the north. Directly to the east (sharing a side property line) and west (across Battery) are 6-story, wood-frame over podium apartment buildings organized around internal courtyards. Directly across Elliott to the south are a line of commercial office buildings that house the Seattle Art Institute and Seattle World Trade Center. There is a limited amount of retail spaces on the immediate surrounding blocks. The Belltown P-Patch is a block away on Elliott and the Seattle Empire Laundry Building is on the opposite side of the block at the intersection of Western and Bell.


1 81 VINE STREET


2 A-1 LAUNDRY BUILDING


3 FIRST AVE HISTORIC BUILDINGS


4 ALASKAN WAY VIADUCT


5 BELLTOWN P-PATCH


6 GROWING VINE STREET


7 RAILROAD AT ALASKAN WAY


8 BELL STREET PEDESTRIAN BRIDGE


9 ALASKAN WAY


10 2300 ELLIOTT AVENUE APARTMENTS


11 ELLIOTT BAY PLAZA APARTMENTS


12 ART INSTITUTE

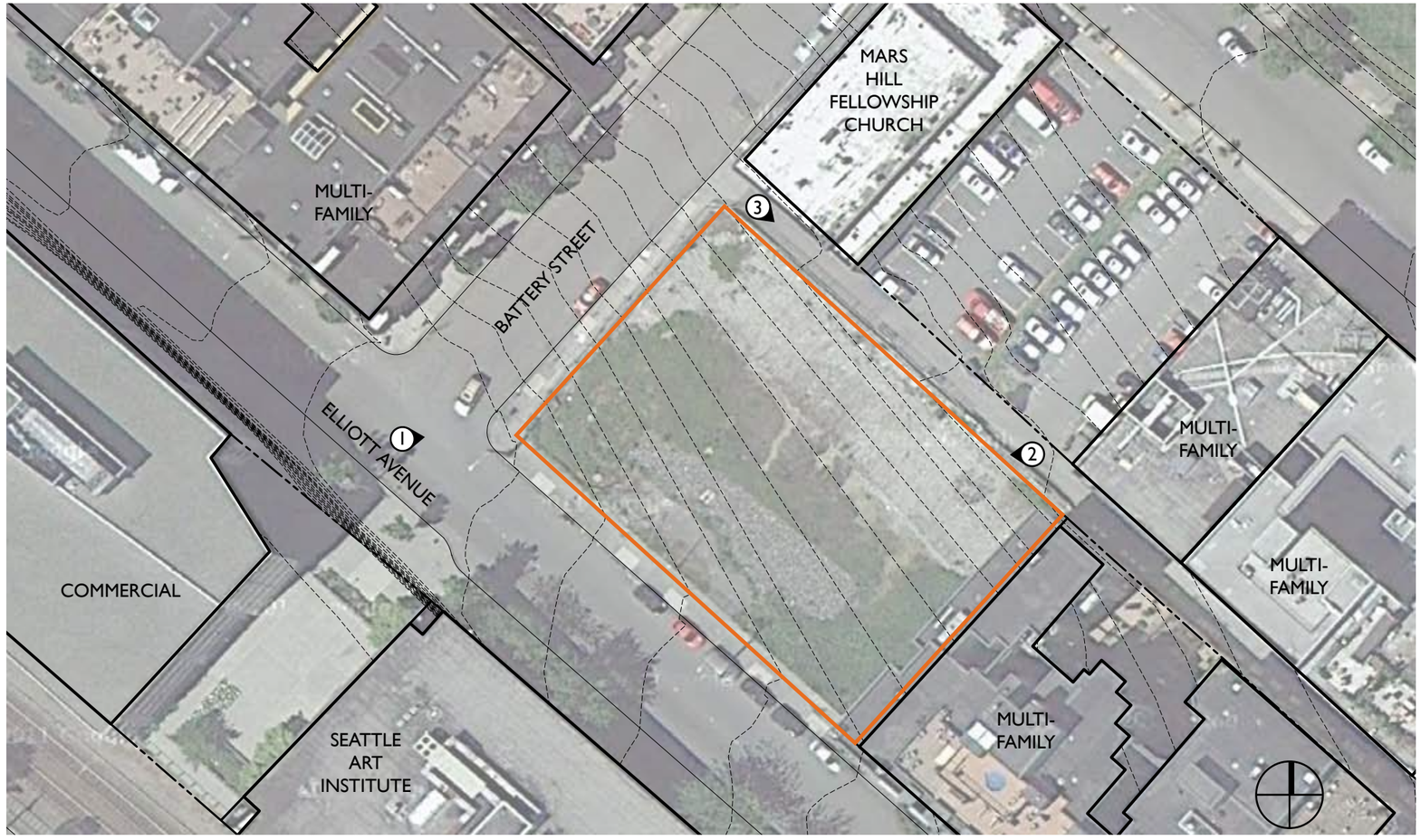
OPPORTUNITIES & CONSTRAINTS

The site is perched on a steep slope a block above the waterfront in a section of Belltown marked by former industrial buildings and densely-spaced mid-rise apartment buildings built in the past two decades. As noted in the Design Guidelines, Belltown is Seattle's densest residential community and features a high concentration of jobs and retail activities that create a mixed-use community with ample pedestrian activity. The diversity in social and cultural fabric creates the condition for an enhanced built environment through architecture, public art and street amenities. Additionally, the Design Guidelines call for new buildings to "not appear to have been constructed in a past era." Considering all of these factors, the project presents an opportunity to reinforce the existing pattern of dense mid-rise apartment buildings in a modern architectural style. By introducing an enhanced element of design, the project would further improve the streetscape along Elliott and Battery.

The site slopes steeply to the southwest, creating the potential to maximize views of Elliott Bay and to maximize solar exposure in common outdoor spaces. Additionally, the existing natural topography around the perimeter of the site would accommodate pedestrian and vehicular access to multiple levels of the proposed building directly from the street.

Wedged between the end of the Alaskan Way Viaduct and the row of Seattle World Trade Center buildings, the site can feel disconnected from the waterfront and downtown, at least until the Viaduct is removed. Battery slopes steeply uphill toward Western and First Avenues. Due to these constraints, there is less pedestrian traffic in the immediate area than in other parts of Belltown. This could be why there is a noticeable lack of retail on the surrounding blocks. With the exceptions of partially glazed lobby entrances, the adjacent apartment buildings feature long, blank facades at street level along Elliott. Multiple setback restrictions come into play at various heights across the site that would create an interesting building mass, but complicate the ability to "stack" units and align vertical circulation.

- Opportunity to continue the existing pattern of mid-rise apartment and office buildings on the immediately surrounding blocks.
- Opportunity to mass the building to take advantage of views of Elliott Bay and solar exposure to the southwest.
- Opportunity to use the topography to create access points to multiple floors and have the relation to grade and ceiling heights help inform the use in the various streetscape spaces.
- The various view corridor, height limits and setbacks provide an opportunity to create a building that varies in height and mass.
- However, these setbacks and stepbacks make stacking units difficult and create multiple outdoor roofs and decks over living spaces that complicate waterproofing.



1 CORNER OF BATTERY & ELLIOTT

2 VIEW OF SITE FROM ALLEY

3 ALLEY

ZONING ANALYSIS

ZONING CODE PROVISIONS

SMC 23.49.008 STRUCTURE HEIGHT

Allowed Maximum Structure Height: 85'-0" Above Height Datum
* (Commercial use limited to 65'-0" in height)

SMC 23.86.006 STRUCTURE HEIGHT MEASUREMENT

Height Datum (Midpoint @ Elliott Ave): +47.61'

Proposed Maximum Structure Height (Above Height Datum):
- To Top of Roof: 75'-3 1/2"
- To Top of Parapet: 77'-9 1/2"
- To Top of Stair & Elevator Penthouses*: 85'-3 1/2"

*Allowed projections 15' above height limit.

SMC 23.49.011.A.1. FLOOR AREA RATIO

Base: 1.00 Base
4.00 Maximum
Proposed: 0.00 *

* Per SMC 23.49.011.B.1., Residential use, parking associated with residential use and street-level retail uses not included in DMR/C Zone

SMC 23.49.019 PARKING

No parking, either long-term or short-term, is required for uses on lots in Downtown zones. 83 Stalls Provided.

Bicycle Parking

Required:	Per table 23.49.019 a, one (1) bicycle parking space is required for every two (2) dwelling units, up to 50 spaces, and one (1) bicycle parking space is required for every four (4) dwelling units after 50 spaces	
Provided:	100 dwelling units @ .5 bicycle spaces/unit	= 50 spaces
	39 dwelling units @ .25 bicycle spaces/unit	= 10 spaces
	Total bicycle spaces required	= 60 spaces
	Total bicycle spaces provided	= 70 spaces

SMC 23.49.024 VIEW CORRIDOR REQUIREMENTS

An upper level setback is required along the Battery Street view corridor. Per the table for section 23.49.024 B, the setback is 30' from the Battery Street property line for portions of the building above 50'.

Per SMC 23.41.012.B.9., departures from this requirement may be granted to allow open railings on upper level roof decks or rooftop open space to project into the required view corridor, provided such railings are determined to have a minimal impact on views and meet the requirements of the Building Code.

*DEPARTURE REQUESTED TO ALLOW OPEN GUARDRAILS, & PARAPETS ENCLOSING PLANTERS TO PROJECT VERTICALLY INTO THE VIEW CORRIDOR SETBACK IN ORDER TO ACCOMMODATE THE ROOF DECK ON LEVEL 06.

SMC 23.49.010.B. COMMON RECREATION AREA

Required: 5% of total Gross Floor Area
103,592 sf GFA x .05 =5,180 sf
Per SMC 23.49.010.B.:
A maximum of fifty (50) percent of the common recreation area may be enclosed. Common recreation area that is provided as open space at street level shall be counted as twice the actual area in determining the amount provided to meet the common recreation area requirement.

5,180 sf / 2 = 2,590 sf min. for enclosed & unenclosed spaces

Provided:

Enclosed	
Lobby/Clubhouse Amenity	=2,331 sf
Fitness Room	=1,060 sf
Level 08 Amenity Room	= 664 sf
TOTAL:	=4,055 sf

Unenclosed	
Entry Plaza	= 362 sf x 2
Battery St Landscape Plaza	= 243 sf x 2
Level 06 Common Rec. Area*	= 3,397 sf
Level 08 Common Rec. Area	= 947 sf
TOTAL:	= 5,554 sf

Total Common Rec. Area: = 9,609 sf (9.3% < 5% min.)

*DEPARTURE REQUESTED FOR LOWER THAN 50:50 RATIO OF UNENCLOSED:ENCLOSED COMMON AREA, IF DEPARTURE IS NOT GRANTED FOR GUARDRAIL AND PLANTER VERTICAL PROJECTIONS TO ACCOMMODATE PROPOSED ROOF DECK ON LEVEL 06.

SMC 23.49.018 OVERHEAD WEATHER PROTECTION & LIGHTING

Continuous overhead weather protection required along the entire street frontage of a lot except along those portions of the structure facade that: 2) abut a bonused open space amenity feature; or 3) are separated from the street property line or widened sidewalk on private property by a landscaped area at least two (2) feet in width; or 4) are driveways into structures or loading docks. Overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall or must extend to a line two (2) feet from the curb line, whichever is less.

SMC 23.49.158 COVERAGE AND FLOOR SIZE LIMITS

For portions of the building between 65' and 85', the permitted coverage is 65%.

*DEPARTURE REQUESTED FOR AN ADDITIONAL 3.7% COVERAGE ON LEVEL 8, FOR AN APPROXIMATE TOTAL OF 68.7% COVERAGE.

DPD ZONING MAP

SMC 23.49.164 MAXIMUM WALL DIMENSIONS

For portions of the building between 65' and 125' in height, the permitted maximum width is 120'.

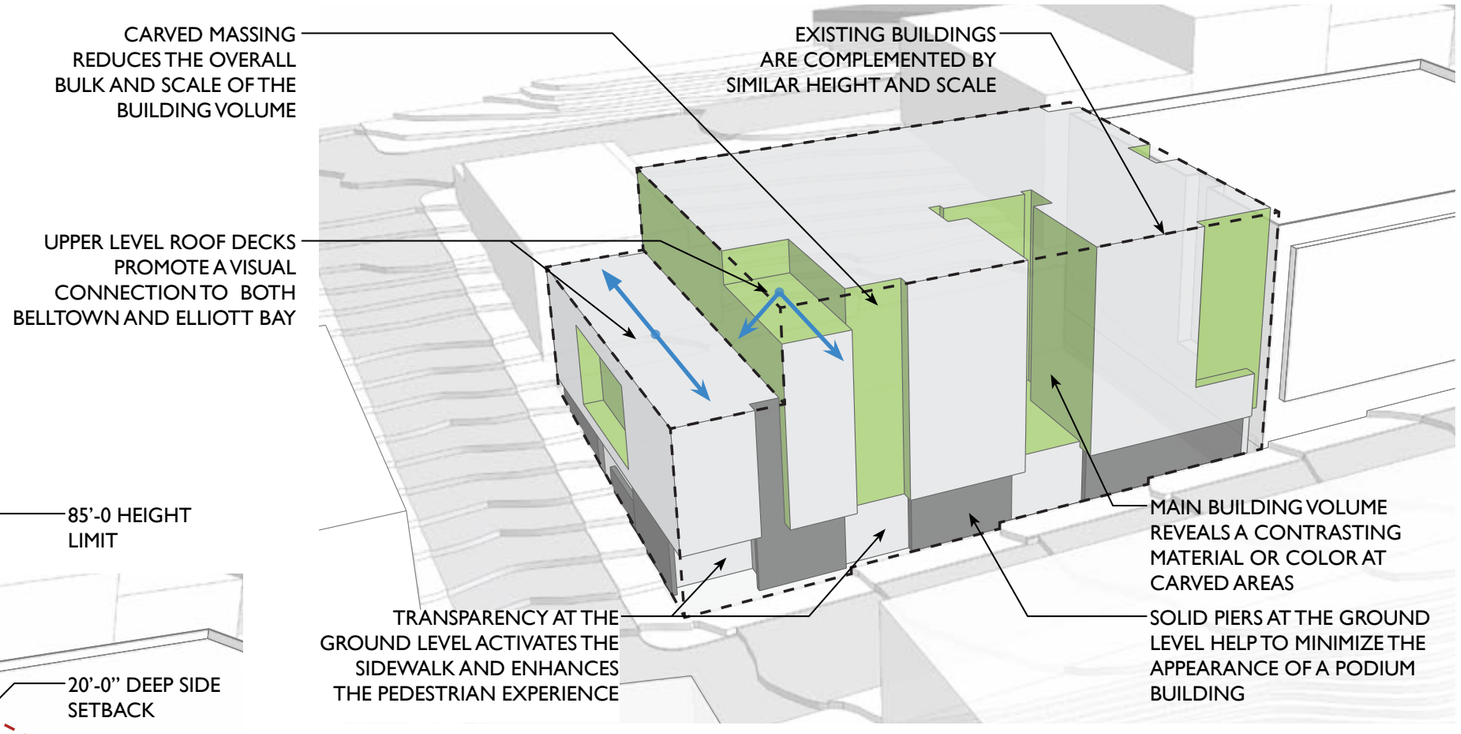
Max. facade length at Elliott Ave	= 108'-0" (Taken at Level 08)
Max. facade length at Battery St	= 118'-0" (Taken at Level 08)
Max. facade length at Alley	= Exempt

SMC 23.49.164 SIDE SETBACK REQUIREMENTS

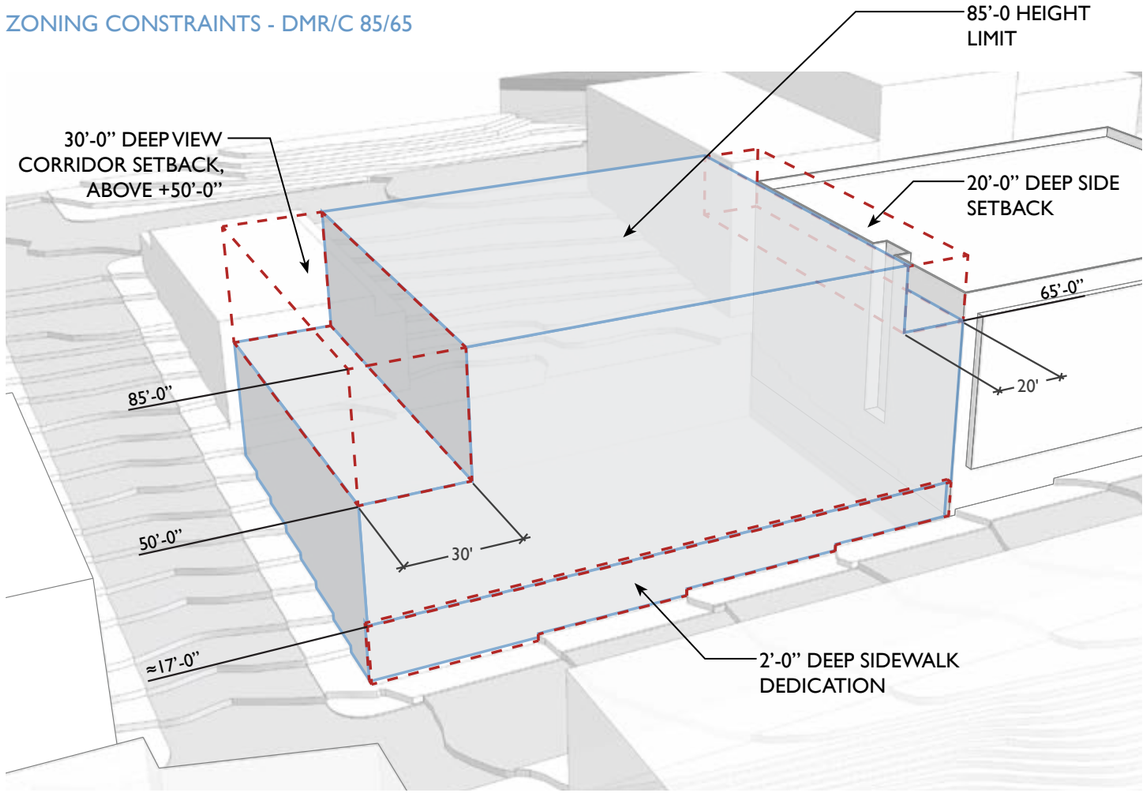
For portions of the building above 65', a 20' setback from a side property line is required, as determined by the length of the frontage of the lot.

*DEPARTURE REQUESTED FOR A 20' ENCROACHMENT INTO THE SIDE SETBACK.

MASSING CONCEPT



ZONING CONSTRAINTS - DMR/C 85/65



DEPARTURE MATRIX

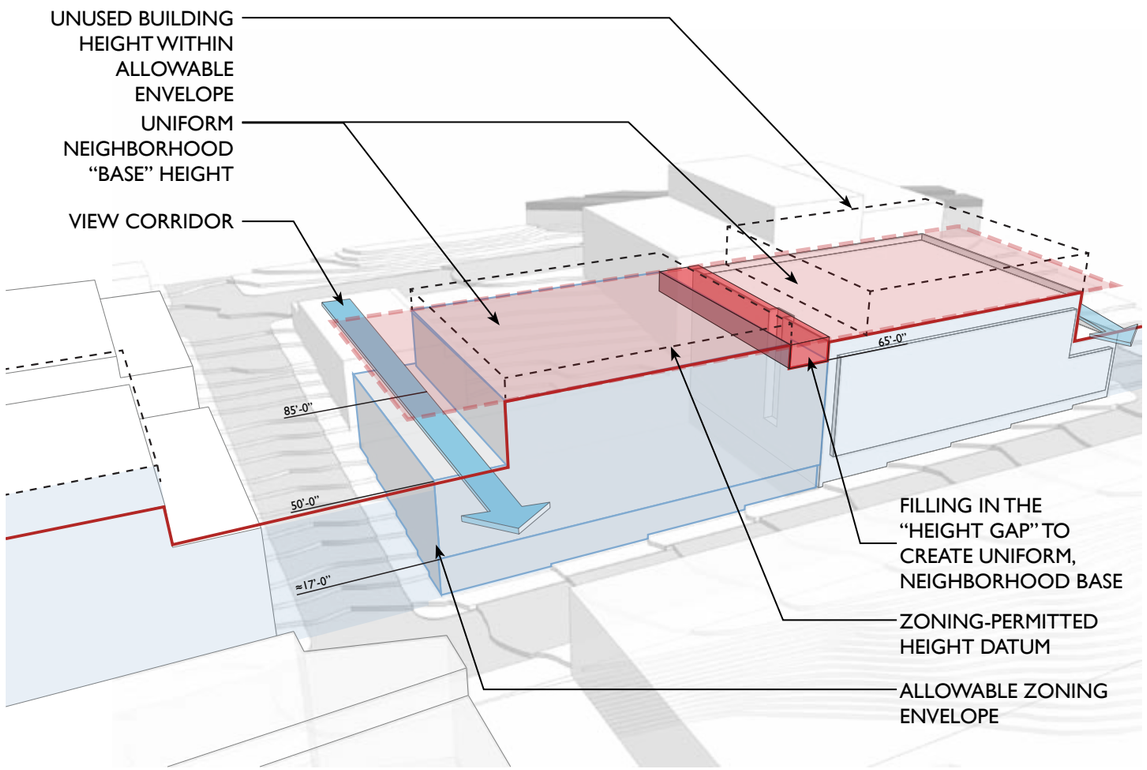
DEPARTURE RATIONALE

Two main factors drive the departure requests:

- Reinforcing the zoning concept of "tower & base" for the immediate neighborhood. (Departure requests #1 & #2)
- The creation of a large common outdoor deck on the roof area created by the view corridor along Battery. (Departure requests #3 & #4)

	DMR/C 85/65 ZONING CODE	REQUIREMENTS	REQUESTS
ASSOCIATED REQUEST	#1 SIDE SETBACKS SMC 23.49.166	Side setback of 20' required from common property line above 65'	The purpose of the height & setback limits in this zone and surrounding zones is to create a "base and tower" massing condition. This departure is requested to reinforce the massing "base" of the neighborhood created by the DMR/C 85/65 Zone. Both this proposed project and the adjacent buildings do not take advantage of the full 85' height limit. By following the requirements imposed by the 20' sideyard setback above 65', a 1 story tall by 20' wide gap will be created between this proposed project and the adjacent existing apartment building. This should be considered as taking a small portion of the allowable buildable envelope if another story was added to reach the maximum height limit and relocating it lower in the building to reinforce the established building lines and massing of the neighborhood.
	#2 LOT COVERAGE SMC 23.49.158	65% maximum lot coverage between 65' and 85'	If Departure #1 is granted, then the lot coverage between 65' and 85' would result in 68.7% lot coverage, an addition of 3.7% over the permitted 65% coverage. The rationale for this departure request is in conjunction with the request in Departure #1.
ASSOCIATED REQUEST	#3 PROJECTIONS INTO THE VIEW CORRIDOR SMC 23.49.024.B & SMC 23.41.012.B.9	A view corridor along Battery limits the building height to 50' as measured from the property corner at Elliott.	Allow 42" high open railings, planter boxes and parapets used to enclose planting located at the Level 06 roof deck to project vertically into the required view corridor above 50'. Would allow the roof area created by the Battery St. view corridor to be used as outdoor common recreation area in addition to enhancing the appearance of the building when viewed from 1st Avenue or from uphill buildings. The result would be an ample landscaped space that could be enjoyed by both the residents of the building and the surrounding community.
	POTENTIAL #4 MAXIMUM ENCLOSED COMMON AREA SMC 23.49.010.b.2	Allow enclosed common floor area that exceeds the minimum requirements to not be counted in the 1:1 ratio of outdoor to enclosed common area.	If Departure #3 is granted, Departure #4 is not necessary. If Departure #3 is not granted, the roof deck on Level 06 cannot be created. By code, 5% of the Gross Residential Area is required to be common area, which equals 5,180 sf of total Common Area (2,590 sf each for enclosed and unenclosed. If the proposed roof deck on Level 06 is not created, the total Unenclosed Common Area would total 2,157 sf, 443 sf under the minimum required. The total Common Area, including the Enclosed Common Area would be 6,212 sf, more than 1,000 sf over the minimum required. Therefore, if Departure #3 is not granted, we request that the allowable ratio between enclosed and unenclosed common area be adjusted to 1.85/1.

DMR/C 85/65 ZONE TOWER/BASE CONCEPT



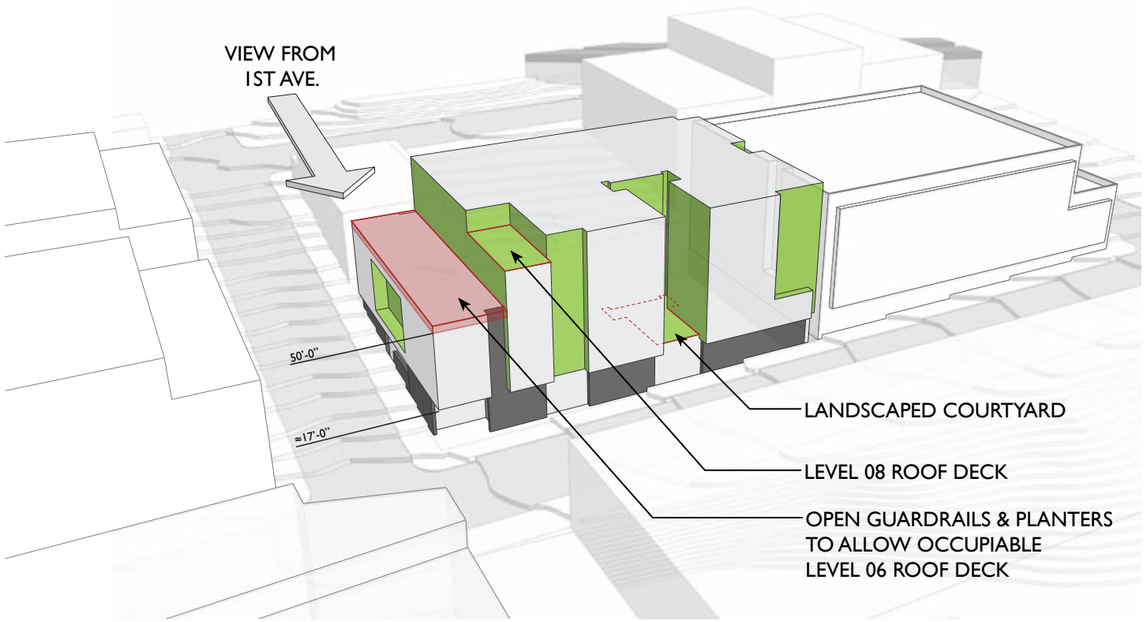
DEPARTURE #1 - SIDE SETBACKS

- Reinforce the massing "base" of the neighborhood created by the DMR/C 85/65 zone by filling in the "height gap"
- Reinforce the established building lines with a more consistent and aligned height datum between the proposed building and the existing surrounding buildings.

DEPARTURE #2 - LOT COVERAGE

- If Departure #1 is granted, then the lot coverage for the area between 65' and 85' would be 3.7% above the 65% maximum lot coverage

DMR/C 85/65 ZONE VIEW CORRIDOR REQUIREMENTS



DEPARTURE #3 - PROJECTIONS INTO THE VIEW CORRIDOR

- By allowing vertical railings, planters, and parapets to project vertically into the required view corridor, a common recreation area would be created on Level 06.
- In addition to being a tenant recreation area, the landscaped roof deck would enhance the views looking towards Elliott Bay from 1st Ave. and other uphill areas, enjoyed by both tenants and the surrounding community.
- SMC 23.41.012.B.9 allows "open railings on upper level roof decks or rooftop open space to project into the required view corridor"

DEPARTURE #4 - MAXIMUM ENCLOSED COMMON AREA

- Dependent on Departure #3; not required if Departure #3 is granted.
- If Departure #3 is not granted, then the ratio between enclosed and unenclosed common recreation area would be 1.85/1.

AESTHETIC VIGNETTE A - NEO MID-CENTURY MODERN: EMPHASIZING HORIZONTAL BUILDING LINES & SOFTENED WITH WOOD ACCENTS.

AESTHETIC VIGNETTE B - ERODED ENVELOPE: RESIDENTIAL FLOOR PLANS DICTATE CUTS INTO THE DARK-COLORED ENVELOPE AT BALCONIES THAT REVEAL A VIVID-COLORED INNER CORE.

AESTHETIC VIGNETTE C - VERTICAL FRAMES: EMPHASIZING VERTICAL BUILDING LINES, PROJECTIONS ARE ARTICULATED AS 'PICTURE-FRAMES' WITH LARGE GLAZED OPENINGS.

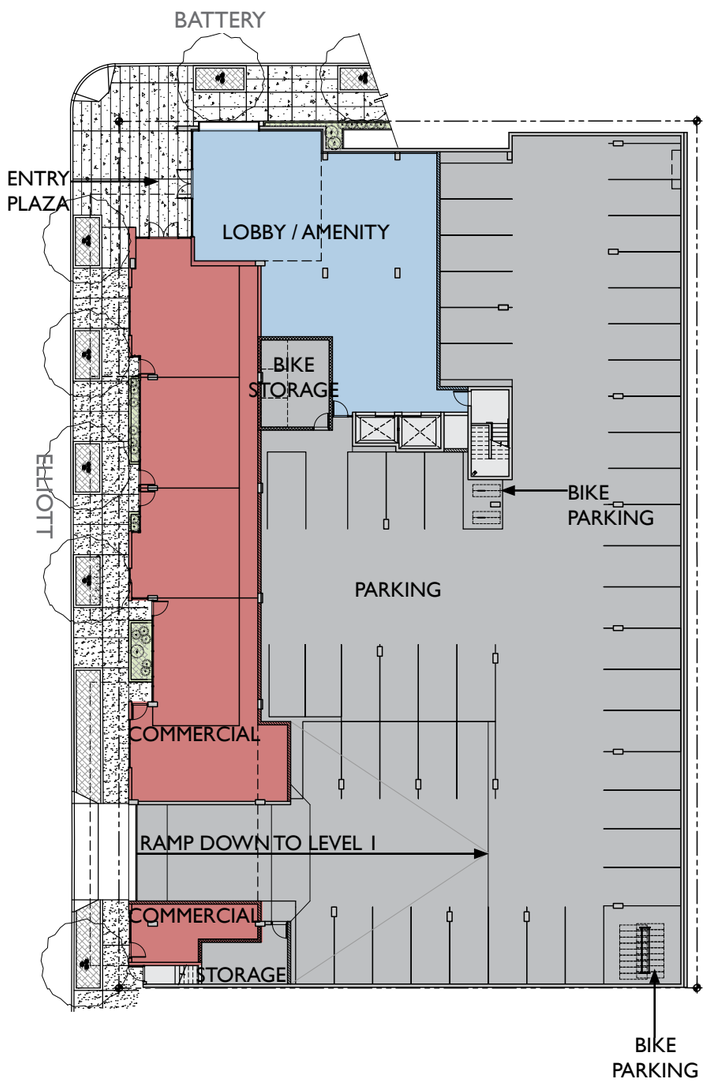
AESTHETIC DIRECTION & MATERIALS

The immediate area around the site is defined by the former warehouse buildings once associated with waterfront industry, the hard-edged concrete and glass style of the World Trade Center buildings and the emergence of the Alaskan Way Viaduct from the Battery Tunnel. The project seeks to utilize the palate of industrial materials and respond to the existing character of the neighborhood, but at a residential scale with bold elements that would add an artistic spark, similar to other recently completed residential projects in the neighborhood. This material palate will likely include metal panel systems, exposed concrete, steel-framed balconies and large windows. Vivid colors and interesting material textures would be used strategically to enliven the streetscape and create a distinctive sense of place.

NK ARCHITECT'S BROADSTONE KOI APARTMENTS

NK ARCHITECT'S 222 VIEW APARTMENTS

LEVEL 1



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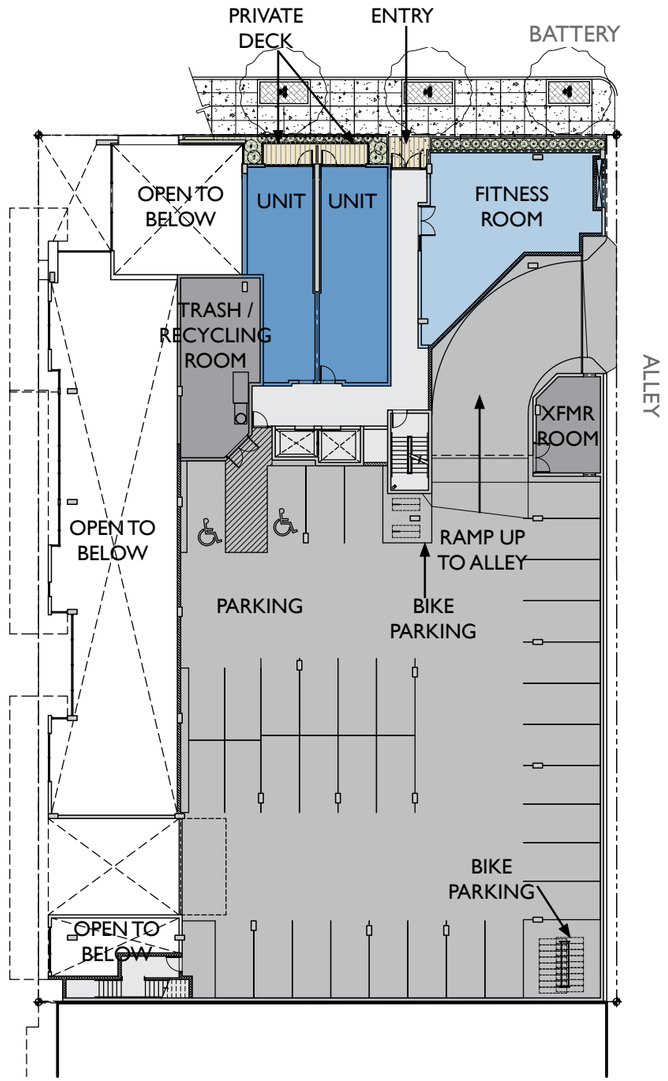

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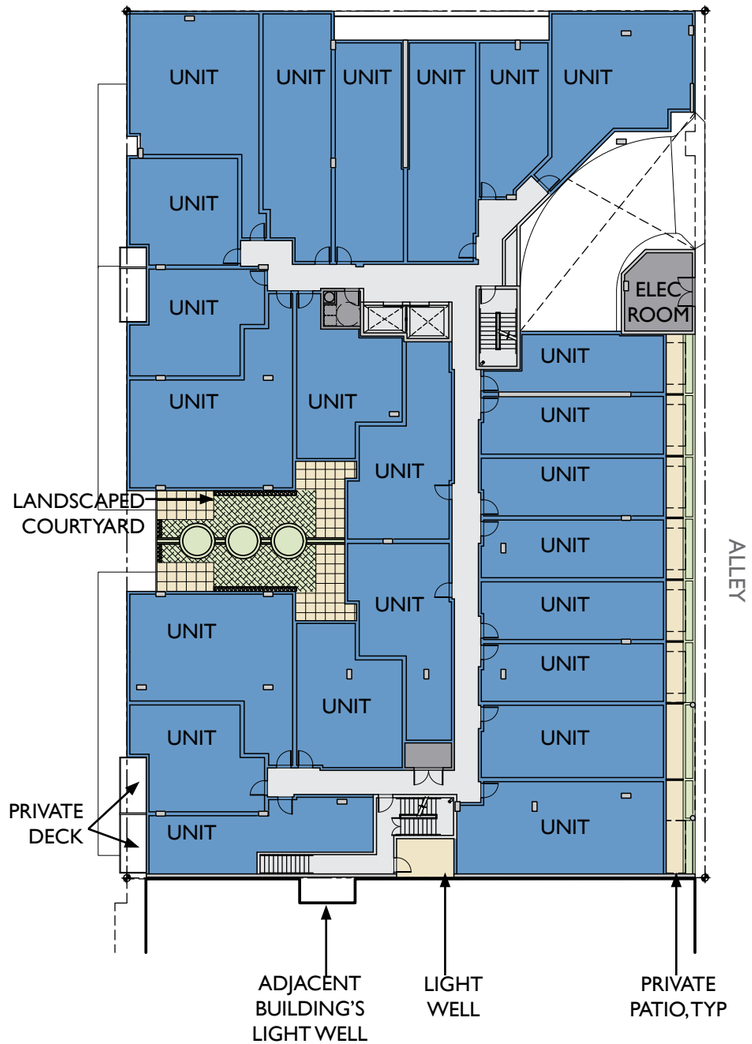
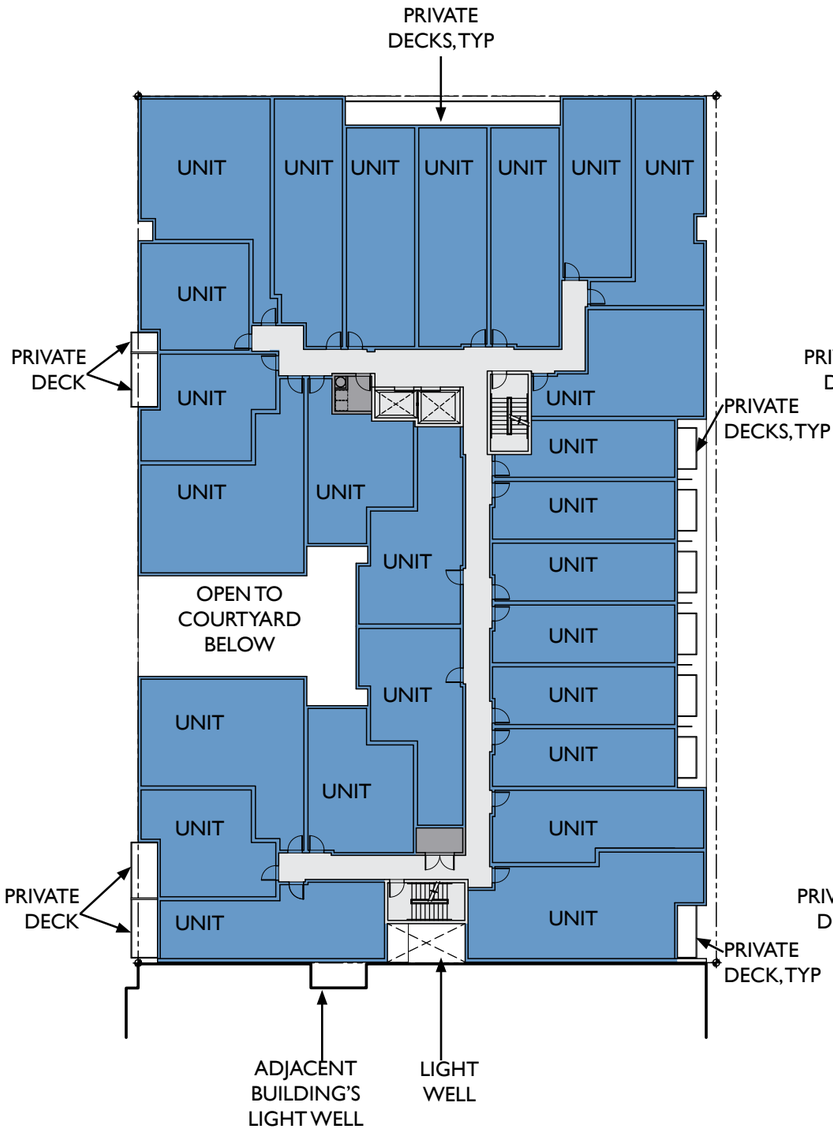
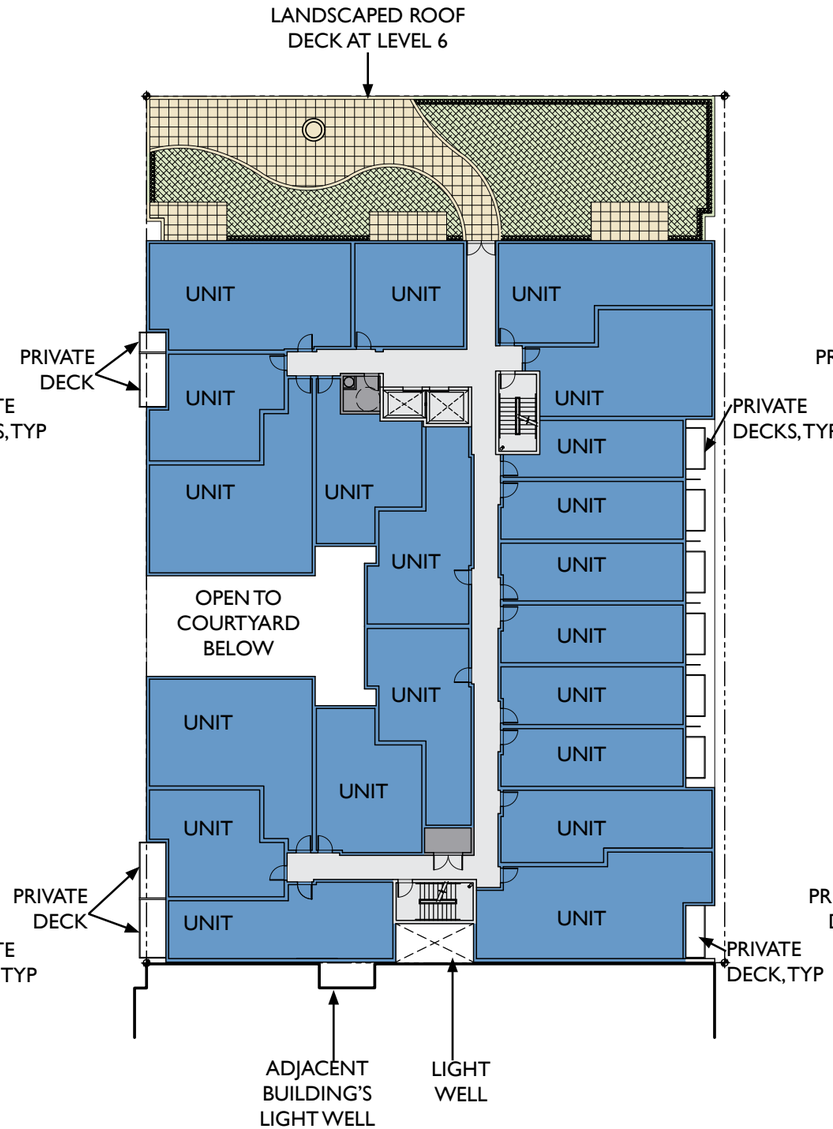


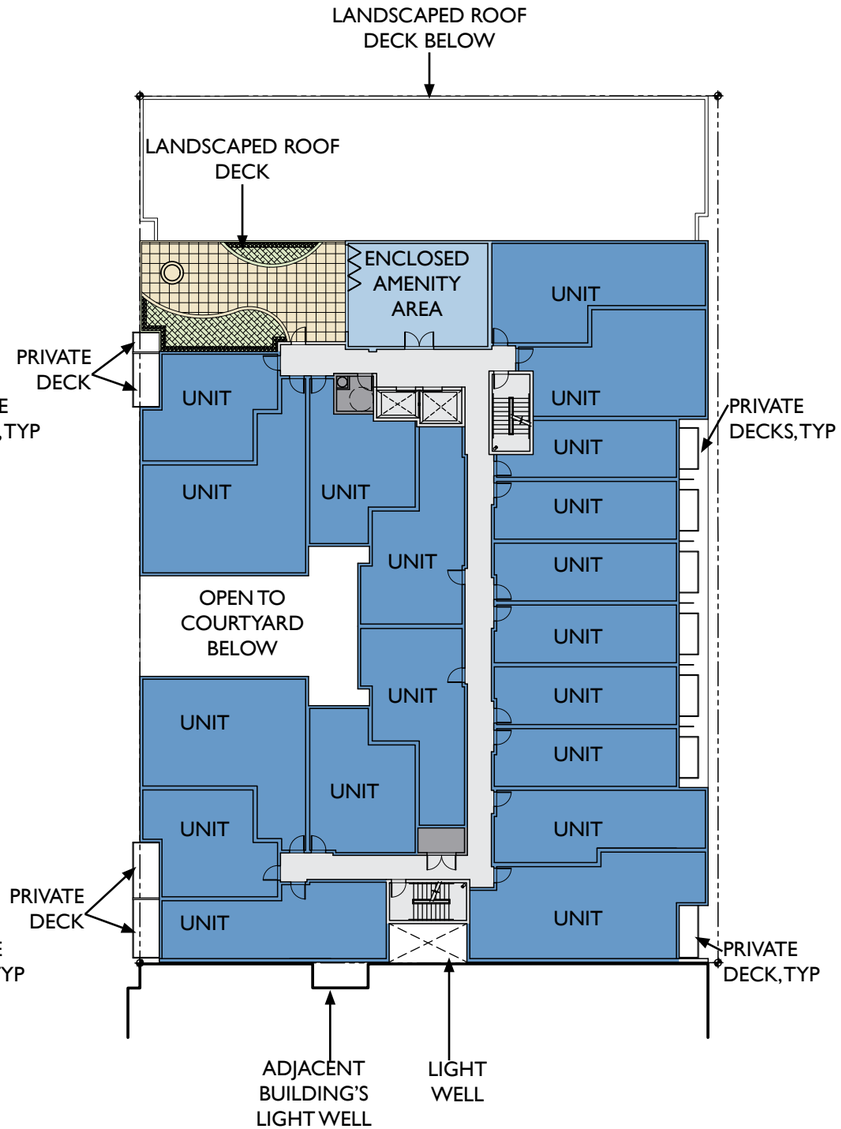
LEVELS 4-5



LEVEL 6-7



LEVEL 8



PROPOSED SOUTH ELEVATION

MATERIALS

1. METAL PANEL SIDING: AEP SPAN PRESTIGE PANEL, COOL REGAL WHITE
2. METAL PANEL SIDING: AEP SPAN PRESTIGE PANEL, CUSTOM COLOR: "SOUNDER'S GREEN" (PANTONE 381U)
3. BOARD FORMED CAST-IN-PLACE CONCRETE
4. VINYL WINDOW/DOOR SYSTEM - WHITE FINISH COLOR
5. STOREFRONT SYSTEM - CLEAR ANODIZED ALUMINUM
6. BOLT-ON ANODIZED ALUMINUM BALCONY / GUARD SYSTEM
   - GLASS GUARD FACING STREETS
   - METAL MESH (TO MATCH PRIVACY SCREEN) GUARD AT ALLEY
7. PAINTED STEEL AND GLASS CANOPY SYSTEM
8. METAL MESH PRIVACY / SECURITY SCREEN
9. LAMINATED GLASS SEMI-TRANSLUCENT METALLIC PRIVACY SCREEN

MATERIALS

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7. PAINTED STEEL AND GLASS CANOPY SYSTEM
8. METAL MESH PRIVACY / SECURITY SCREEN
9. LAMINATED GLASS SEMI-TRANSLUCENT METALLIC PRIVACY SCREEN

PROPOSED NORTH ELEVATION

MATERIALS

1. METAL PANEL SIDING: AEP SPAN PRESTIGE PANEL, COOL REGAL WHITE
2. METAL PANEL SIDING: AEP SPAN PRESTIGE PANEL, CUSTOM COLOR: "SOUNDER'S GREEN" (PANTONE 381U)
3. BOARD FORMED CAST-IN-PLACE CONCRETE
4. VINYL WINDOW/DOOR SYSTEM - WHITE FINISH COLOR
5. STOREFRONT SYSTEM - CLEAR ANODIZED ALUMINUM
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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-specific supplemental guidance:

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;

B. 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;

C. 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.

At the Early Design Guidance Meeting, the Board identified the adjacent building and the sloped site as important elements of the physical context to address. The multifamily building adjacent to the southeast has a "notch" providing light and air to windows of units which should be addressed in a complementary way, most likely with a matching setback. The sloping site would present challenges in the way the building relates to the sidewalk along Elliott Ave. where it would be important to create a strong pedestrian experience.

Any live/work units included should be truly commercial in their character.

The Board did not express support for a departure to begin at a higher point matching the plinth of the neighboring building, stating that this did not provide a better solution to the guidelines which would call for building setbacks at increasing elevation.

Response:
The building massing is driven by the multiple zoning conditions (multiple height limits, view corridor, stepbacks and maximum façade lengths) that affect the buildable envelope while the articulation of the resultant massing is driven by programmatic requirements and view opportunities. The proposed project will maximize views from residential units and common amenity spaces.

The lower floors form distinct facades that respond to the steeply sloping topography, with multiple building entrances provided at different levels in the building. The relation to grade and the various ceiling heights determine the location of ground floor uses. 92% of the frontage along the two streets has active uses behind the storefronts despite the challenging grade condition.

During the Early Design Guidance, there was some concern expressed toward obstructing light and views from the "notch" in the adjacent building and that this could negatively effect the existing units. Upon further review of the layout of the adjacent building, the windows in this notch do not serve any units. They are located in a corridor that was once open to the exterior but was later enclosed in anticipation of a building being built on this site now under review.

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-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.

At the Early Design Guidance Meeting, the Board stated it is important for the building to help create and enhance the positive aspects of the neighborhood character. Bland street-facing facades should be minimized. Entries and windows should meet the sidewalk to the greatest extent possible. A large, wide open, transparent lobby would be a positive element.

Of the examples of existing buildings to draw inspiration from, the H2O and Broadstone Koi were found most appropriate and useful. The 222 View was also said to have some positive elements.

Response:
Great care was given to design a well-articulated, active street facing façade that engages passers-by. A large commercial space is now planned for the ground floor along Elliott with expansive storefront glazing in addition to a small retail space further up Elliott that would be ideal for a bike repair shop or small art supply store, as the Art Institute is located directly across Elliott. A covered, double-height entry space is located at the corner and is shared by the building lobby and retail space. A second residential entry is located uphill along Battery for tenants venturing to and from the commercial and entertainment spaces in Belltown. Two residential units with raised decks and the residential gym will provide additional interest along Battery and help to address the steeply sloping grade.

The proposed building is designed with a modern aesthetic, similar to the H2O and Koi apartment projects, and utilizes a clean, simple material and color palette.

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.

At the Early Design Guidance Meeting, the Board stated that this is an important principal to be incorporated into the building design.

Response:
The design parti begins with a basic rectilinear volume defined by the overall building envelope. The basic box is then eroded where zoning and programmatic requirements are imposed, exposing the brightly colored core of the massing. Where the hillside slopes away to expose a 2-story space, the object rests on a sturdy base interspaced with large expanses of storefront glass. Architectural detailing, articulation and landscaping respond to this conceptual parti in various, yet conceptually consistent ways. The overall massing and dominant building lines respond to the surrounding context by filling in the roofline and building wall condition along Elliott that is currently broken by the vacant site. The height, size and patterning of windows and decks keeps with the patterns and rhythms established by other similar mid-rise residential buildings in the immediate area. The alley-facing façade was given just as much care as the two street-facing façades, as it will be prominently viewed from 1st Avenue and surrounding structures for an indefinite period of time.

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-specific supplemental guidance:

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), and iconic corner identifiers to create wayfinders that draw people to the site.

At the Early Design Guidance Meeting, the Board discussed the importance of creating a good pedestrian environment at this site. The Board stated it is important for the building to address and relate to the sidewalk and pedestrians along each frontage and that this would be particularly challenging along the steep Battery St. frontage. It asked that the equipment vault shown along a sidewalk be recessed into the building behind an intervening use.

Response:
In response to the Board's comments during the EDG, a large commercial space is now planned along Elliott. The large, covered entry at the corner is fronted by the double height glazing of the building lobby and retail entry and provides a sheltered waiting place. The upper-level courtyard space along Elliott Ave, while exclusively for tenant use, will nonetheless add to the pedestrian experience from below with lush landscaping and water features that are intended to be visible and experienced from Elliott Ave. Less intense, single story uses step up the hillside along Battery with special care given to create a landscaped, recessed secondary entry for residential tenants.

C-3 PROVIDE ACTIVE—NOT BLANK—FACADES.

Buildings should not have large blank walls facing the street, especially near sidewalks.

At the Early Design Guidance Meeting, the Board indicated this guideline was one of particular applicability.

Response:
The main mechanical spaces for the building have been moved adjacent to the alley or internally within the building, so as to not take away from any space along Elliott Ave or Battery St that has the potential to enhance the pedestrian experience. Nearly all of the street facing facades is glazed or landscaped and, with the exception of the steep slope along Battery, protected by sidewalk canopy.

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.

Belltown-specific supplemental guidance:

Overhead weather protection should be designed with consideration given to:

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.

At the Early Design Guidance Meeting, the Board listed this guideline as one of high importance.

Response:
Nearly all of the sidewalk along Elliott Ave is protected by a steel and glass canopy despite the 8' grade change along it's length. Where the building façade steps in to allow for recessed entries, the canopies wrap inboard to protect these doorways while still providing cover for the sidewalk. While the steep slope along Battery makes overhead protection exceedingly difficult, the secondary residential access is recessed into the building to provide a covered entry.

D-1 PROVIDE INVITING & USABLE OPEN SPACE.

Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.

Belltown-specific supplemental guidance:
As a dense, urban neighborhood, Belltown views its streets as its front porches, and its parks and private plazas and spaces as its yards and gardens. The design and location of urban open spaces on a site or adjoining sidewalk is an important determinant in a successful environment, and the type and character of the open space should be influenced by the building's uses.

Residential open space: Residential buildings should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

At the Early Design Guidance Meeting, the Board indicated that it does not favor putting a driveway along a street frontage. It is not being asked for a departure for this element as it is not a development standard which can be departed from through Design Review. The Board indicated that the negative impacts of curb cuts and driveways should be minimized.

Response:
After careful study of the alternatives, a Director's Decision was granted to allow a curb cut on Elliott to serve the lower level of parking in addition to an access ramp down from the alley to serve the 2nd level of parking. This was due in part because an existing SIP had been granted for this condition. After developing several options, it was determined that the design alternative with garage access from Elliott allows for more usable space at the ground-level perimeter of the building that would otherwise be occupied by internal ramping pushed out to the building façade. This strategy allows for a large commercial space along Elliott Ave and an activated streetscape along Battery that would not otherwise have been possible with one driveway access from the alley that relied solely on internal ramping. The Elliott Ave access point has been narrowed as much as possible, special sidewalk paving will be used, and provisions for pedestrian safety, such as mirrors and notification devices will be incorporated into the design.

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-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

At the Early Design Guidance Meeting, the Board discussed that, given the topography of the area, some upper levels will be observable from surrounding areas and that a well developed landscape would be important.

Response:
The project includes a variety of different landscape strategies consistent and appropriate to their specific locations. At the ground level, paving patterns reflect the façade modulation and articulation, and set off special areas like the building entries. At the entry plaza, the walking surface treatment is extended out to the curb line, so as to make the area a complete and coherent pedestrian experience.

Two upper-level landscaped areas are provided for building tenants. The larger of the two, on Level 06, will be easily and predominantly viewable from the higher elevation of 1st Ave, 1.5 blocks to the northeast. The upper-level amenity areas will not only provide active green space for the tenants, but also enhance the view towards Elliott Bay and the Olympic Mountains from higher elevated streets to the northeast. Native grasses and trayed sedum are used extensively to allow for usable green area within the building footprint.

E-1 MINIMIZE CURB CUT IMPACTS.

Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

At the Early Design Guidance Meeting, the Board indicated this would be a high priority were curb cuts to be incorporated in the final plan.

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.

At the Early Design Guidance Meeting, the Board stated that this guideline also indicates alley access should be utilized.

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 front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

At the Early Design Guidance Meeting, the Board indicated that utility vaults should not be located along street frontages and that dumpster location and loading areas should be shown at the next meeting.

Response:
As mentioned in the response for Section D, the driveway access from Elliott will be narrowed as much as possible and the opening will be architecturally integrated into the overall design parti for the building. Distinct paving patterns and planting will be used to identify the garage access for the purpose of pedestrian safety, but the design of these features will mesh with the nature of the streetscape design. Additionally, retail spaces will flank either side of the entry to diminish its impact on the streetscape.

In response to the Board's comments during the EDG, the major mechanical and utility spaces have been located adjacent to the alley, thus minimizing their impact on either Elliott Ave or Battery St. The building's main trash room is located within the interior of the second level of parking, and will be accessed from the alley as well. Garage ventilation equipment will be housed internally and will not be easily seen from the street.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

The following departures are likely to be requested at the Recommendation Meeting:

1. Side Setbacks (SMC 23.49.166): The Code requires side setback of 20 feet above 65 feet in height. The applicant proposes to raise the height at which the setback occurs to match the level at which a similar setback occurs on the building to the south.

The Board indicated they did not see a design advantage in granting such a departure and were not initially inclined to do so.

Response:
The height and setback requirements of this area of Belltown are intended to create a uniform base from block to block on which towers, set back from the edges of this base, rise to varying heights – the "Tower/Base" concept.

As the base elevation for this site is approximately 1 story lower than that of the adjacent building, but the proposed structure is designed with an additional floor, the tops of the two buildings will nearly align. However, the 20' setback requirement above 65' will create an odd notch between the rooflines of the two buildings, resulting in a broken "massing base" and creating a water-proofing "bathtub" effect.

We respectfully request that this departure request be further considered as we believe this will result in a better response to the existing urban condition and will aid in creating a consistent building-wall effect along Elliott Avenue.

2. Lot Coverage (SMC 23.49.158): The Code requires a maximum of 65% lot coverage between 65 and 85 feet in height. The applicant proposes 68.7% lot coverage between 65 and 85 feet in height.

The Board indicated because the rational for this departure is connected to that for the upper level side setback departure, this one also seems to lack merit.

Response:
As Departure request #2 stems from Departure request #1, the rational for this departure is in conjunction with the request listed above.

3. Projections into View Corridor (SMC 23.49.024.B): The Code requires a view corridor setback above 50 feet along Battery St. The applicant proposes open railings and planter boxes at the edges of roof top open space elements.

The Board indicated they might be in favor of such a departure where doing so would provide a design benefit such as visible landscape or attractive architectural elements when looking down the view corridor from the east.

Response:
By granting this departure request, raised planters, guardrails and parapets used to enclose planting beds would be permitted to rise vertically into the view corridor approximately 42" above the 50' height limit. By providing the open guardrails and planters, the nearly 3,400 sf of roof area could be used as an amply landscaped roof deck by the building residents. In addition, as a majority of the roof area would be set aside exclusively for the planting of tall grasses and sedum, the waving patterns of the landscape design would be easily seen for pedestrians walking along 1st Ave, a block and a half to the northeast, thus giving something back to the community at-large.

This request is listed as a standard development departure under SMC 23.41.012.B.9

4. Maximum Enclosed Common Area (SMC 23.49.010.b.2): The Code requires a maximum ration of 1:1 of enclosed to open of common open space.

The Board indicated they might be in favor of such a departure where doing so would provide a design benefit.

Response:
This Departure request is related to Departure request #3, but will be needed only if request #3 is not allowed to create the roof deck on Level 06. Nearly double the minimum amount of common area, enclosed and unenclosed, is proposed under this design. However, if the roof deck on Level 06 is not permitted, the 1:1 ratio of enclosed to unenclosed space required by code will not be met due to the amount of enclosed common area that is proposed. Even without the Level 06 roof deck, over 2,000 sf of unenclosed common area would remain. In this scenario, rather than scale back the amount of enclosed common space to meet the 1:1 ratio, we would request that the ratio be adjusted to reflect the proposed proportion of enclosed to unenclosed space.

STREETSCAPE PLAN

SELECTED RESPONSES TO DESIGN GUIDELINES & BOARD COMMENTS DURING EDG

(A-1 C) - Respond to the physical environment (topography)
Design buildings to take advantage of this condition as an opportunity, rather than a constraint. Consider providing multiple entries and windows at street level on sloping streets.

The lower floors form distinct facades that respond to the steeply sloping topography with multiple building entrances. For instance, a second residential access point was added at Level 02 to assist residents coming and going to 1st Ave.

(C-3 & E-3) Provide active, not blank facades & minimize the presence of service areas.
Buildings should not have large blank walls facing the street. Locate service areas away from the street.

In response to comments at the EDG, now all mechanical & utility spaces are now located at the alley or internally within the building and nearly all of the garage is lined with active uses.

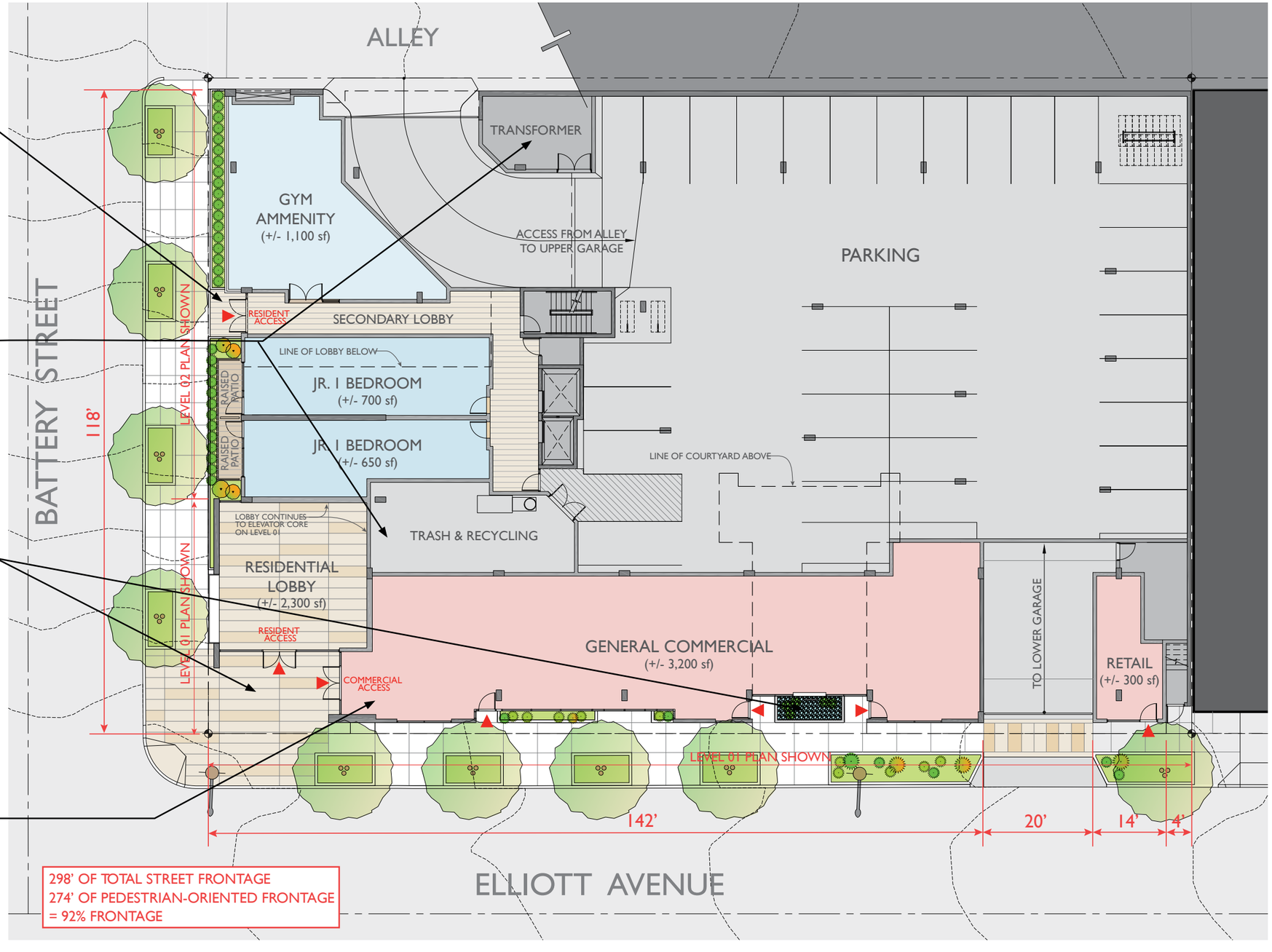
(D-2) Enhance the building with landscaping
Emphasize entries with special planting in conjunction with decorative paving or lighting. Distinctively landscape open areas that are created by building modulation, such as entry courtyards.

The various streetfront entries are treated with landscaping features, the most noticeable being the covered double-height entry "eroded" into the base of the building at the corner. Elements such as a rainwater chute and seating area have been added to the front of the building to enhance the pedestrian experience.

In addition, multiple landscaped roof decks for residential tenants are planned at various levels in the building.

(C-1) Promote pedestrian interaction
Spaces for street level uses should be designed to engage pedestrians with activities occurring within them.

Since the EDG, the majority of the Elliott Avenue frontage has been designed as a general commercial space with ample storefront glazing. Multiple landscaped recesses and an active mix of storefronts and attractive, yet durable, solid materials will be incorporated into the design at grade.



SELECTED RESPONSES TO DESIGN GUIDELINES & BOARD COMMENTS DURING EDG

(C-3) Provide active, not blank facades.
Buildings should not have large blank walls facing the street, especially near sidewalks. At the Early Design Guidance Meeting, the Board indicated this guideline was one of particular applicability.

Elements, such as the building sign suspended from the main facade of the building and a picture window incorporated into a structural wall looking into the lobby are used to create additional interest for passers-by in this urban, active part of Downtown.

(B-1) - Respond to the neighborhood context
Board comment at EDG: "Important for the building to create and enhance the positive aspects of the neighborhood character. Bland street facing facades should be minimized. Entries and windows should meet the sidewalk to the greatest extent possible. A large, transparent lobby would be a positive element."

In response to the Board's comments, great attention was spent designing the street-facing facades, especially at grade, with the intent of giving something back to the community. For instance, the corner of the building is now anchored by a double-height glazed, recessed entry for use by both building residents and the commercial space. This area will feature decorative paving, specialty lighting and, potentially, a public art piece.

(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.

Nearly all of the sidewalk along Elliott Ave is protected by a steel and glass canopy despite the 8' grade change along it's length. Further up Elliott, where the building façade steps in to allow for recessed entries, the canopies wrap inboard to protect these doorways while still providing cover for the sidewalk.

(C-1) Promote pedestrian interaction
Spaces for street level uses should be designed to engage pedestrians with activities occurring within them.

Since the EDG, the majority of the Elliott Avenue frontage has been designed as a general commercial space with ample storefront glazing. Multiple landscaped recesses and an engaging, yet durable, material palette will be incorporated into the design at grade.

SELECTED RESPONSES TO DESIGN GUIDELINES & BOARD COMMENTS DURING EDG - STREETSCAPE DETAIL ELEVATIONS

(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.

Nearly all of the sidewalk along Elliott Ave is protected by a steel and glass canopy despite the 8' grade change along it's length. Where the building façade steps in to allow for recessed entries, the canopies wrap inboard to protect these doorways while still providing cover for the sidewalk.

(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.

Landscape features have been designed to engage pedestrians and give something back to the community, such as a rainwater feature that conducts roof drainage through filtration basins in the landscaped courtyard on Level 03 before falling into a rain garden at grade. Designed to be viewed from afar, the large roof deck on Level 06 will be easily and prominently viewable from the higher elevation of 1st Avenue, 1.5 blocks to the northeast.

ELLIOTT AVE ELEVATION

(C-1) Promote pedestrian interaction

Spaces for street level uses should be designed to engage pedestrians with activities occurring within them.

Since the EDG, the majority of the Elliott Ave frontage has been designed as a general commercial space with ample storefront glazing. Multiple landscaped recesses, an active mix of storefronts and attractive, yet durable, solid materials will be incorporated into the design at grade.

(A-1 C) - Respond to the physical environment (topography)

Design buildings to take advantage of this condition as an opportunity, rather than a constraint. Consider providing multiple entries and windows at street level on sloping streets.

The lower floors form distinct façades that respond to the sloping topography with multiple building entrances. In addition to the main commercial entry at the corner, landscaped alcoves have been integrated into the storefront and a small, commercial space uphill along Elliott Ave is planned.

(D-2) Enhance the building with landscaping
At the Early Design Guidance Meeting, the Board discussed that, given the topography of the area, some upper levels will be observable from surrounding areas and that a well developed landscape would be important.

The large roof deck on Level 06 will be easily and prominently viewable from the higher elevation of 1st Avenue, 1.5 blocks to the northeast. Native grasses and trayed sedum are used extensively and will be designed to create a waving, undulating pattern that can be viewed from afar.

(A-1 C) - Respond to the physical environment (topography)
Design buildings to take advantage of this condition as an opportunity, rather than a constraint. Consider providing multiple entries and windows at street level on sloping streets.

The lower floors form distinct facades that respond to the steeply sloping topography with multiple building entrances. For instance, a second residential access point was added to assist residents venturing up the hill to 1st Ave. The tenant gym located on Level 02 is provided with a string of large, clerestory windows to provide a framed view into and out of the building.

(B-4) - Create 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 design parti begins with a basic rectilinear volume defined by the overall building envelope. The box is then eroded where zoning and programmatic requirements are imposed, exposing the brightly colored core of the object. Where the hillside slopes away to expose a 2-story space, the object rests on a sturdy base interspersed with large expanses of storefront glass.

LEVEL 1 LANDSCAPE PLAN

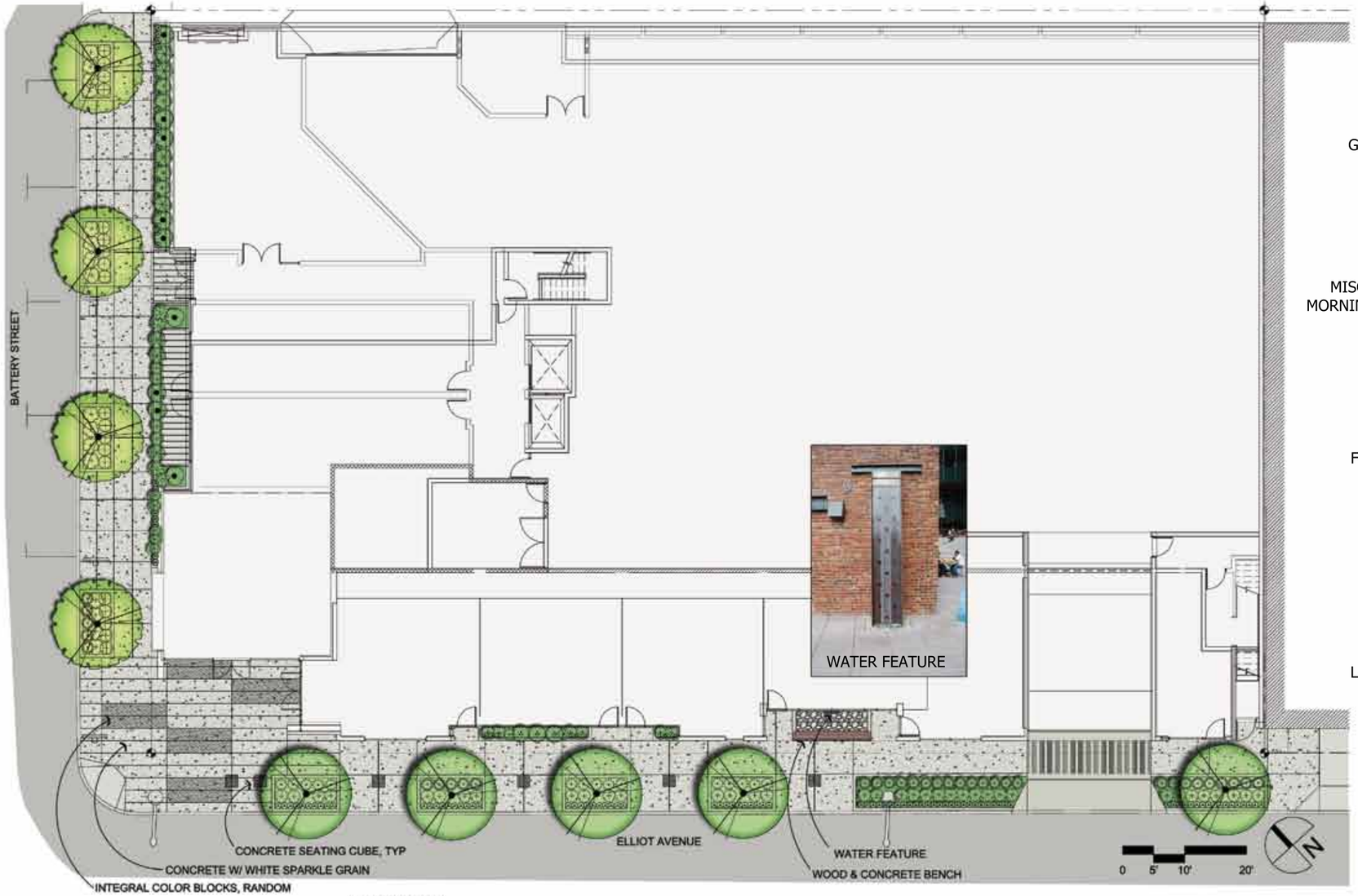
LITTLE RASCAL HOLLY

NANDINA

CALLUNA FIREFLY

SEAT CUBES

SPECIAL PAVING



GERANIUM

MISCANTHUS MORNING LIGHT

HAMELN FOUNTAIN GRASS

LAVENDER

MAHONIA ORANGE FLAME

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	ACER RUBRUM 'SCARLET SENTINEL'	SCARLET SENTINEL MAPLE	2 1/2" CAL.	5
	QUERCUS PALUSTRIS 'CROWNRIGHT'	CROWNRIGHT PIN OAK	2 1/2" CAL.	4

GRASSES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	CAREX TESTACEA	BROWN SEDGE	1 GAL	33
	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT SILVER GRASS	1 GAL	7
	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	1 GAL	22

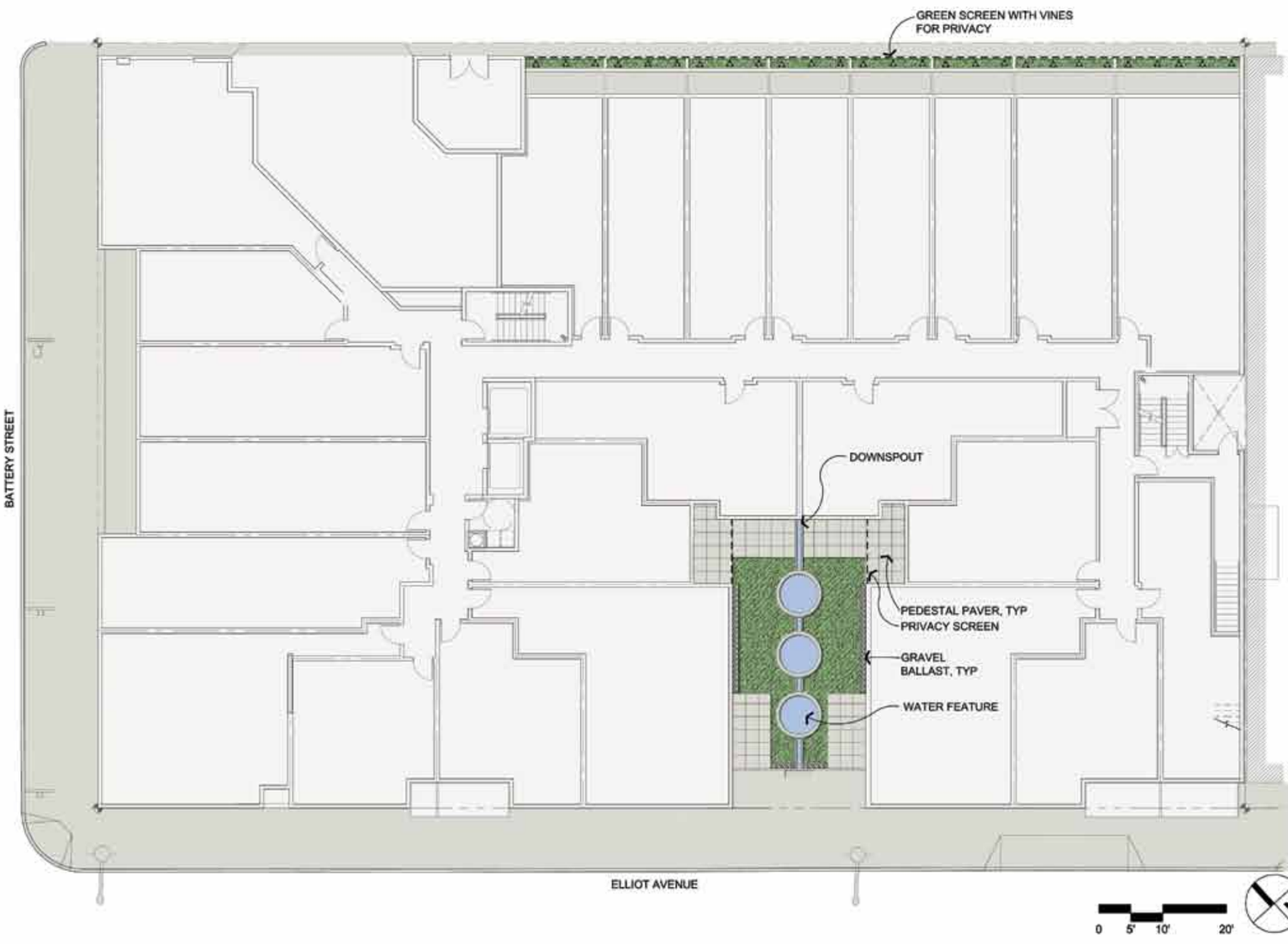
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	QTY
	CALLUNA VULGARIS 'FIREFLY'	HEATHER	1 GAL	19
	FUCHSIA MAGELLANICA 'VERSICOLOR'	HARDY FUCHSIA	1 GAL	6
	ILEX X 'MONDO'	LITTLE RASCAL HOLLY	3 GAL	20
	MAHONIA AQUIFOLIUM 'ORANGE FLAME'	OREGON GRAPE	3 GAL	3
	NANDINA DOMESTICA	HEAVENLY BAMBOO	3 GAL	9

ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	CONT	QTY
	GERANIUM SANGUINEUM	BLOOD RED GERANIUM	4"POT	116
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL	66

LONICERA
VINE

AUTUMN JOY
SEDUM

KARL
FOERSTER
FEATHER
GRASS



PLANT SCHEDULE

GREEN ROOF 8" TO 24" SOIL SYSTEM

SCREEN
WITH VINES

GREEN ROOF
&
PEDESTAL
PAVERS

WATER FEATURE

LEVEL 6 LANDSCAPE PLAN

MEXICAN FEATHER GRASS

FOUNTAIN GRASS

SPANISH LAVENDER

AKEBIA VINE

FIRE PIT

PLANT SCHEDULE

GREEN ROOF 8" TO 24" SOIL SYSTEM

SCREEN WITH VINES

GREEN ROOF & PEDESTAL PAVERS

MEXICAN
FEATHER
GRASS

FOUNTAIN
GRASS

NEPETA
WALKER'S LOW

PENSTEMON
HUSKER RED

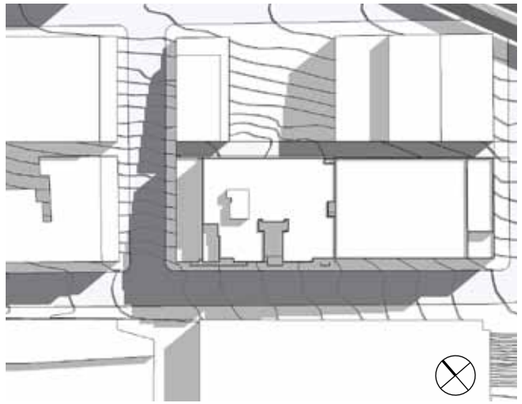
FIRE PIT

PLANT SCHEDULE

GREEN ROOF 8" TO 24" SOIL SYSTEM

GREEN ROOF
&
PEDESTAL
PAVERS

SHADOW STUDY



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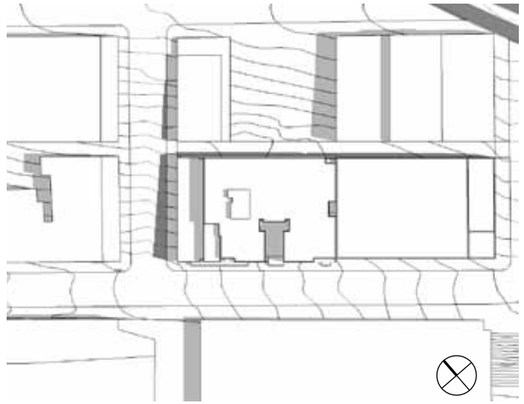
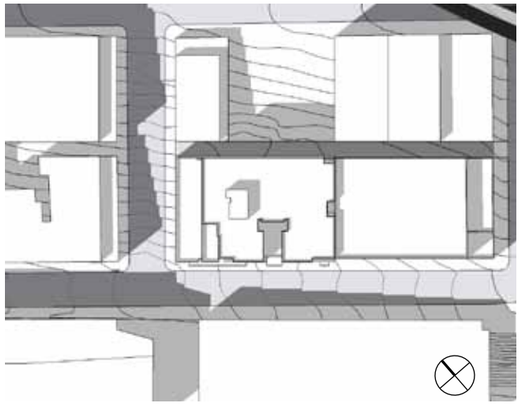


JUNE 21 - 11 AM

JUNE 21 - 2 PM



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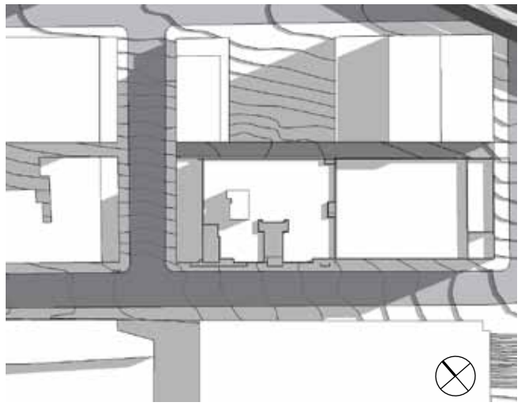

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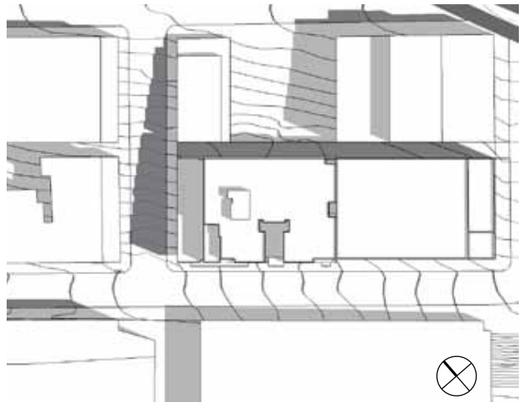

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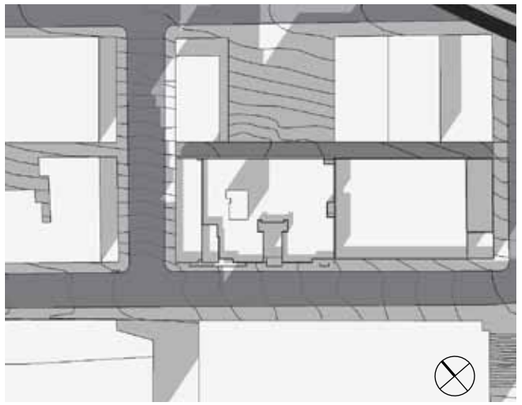

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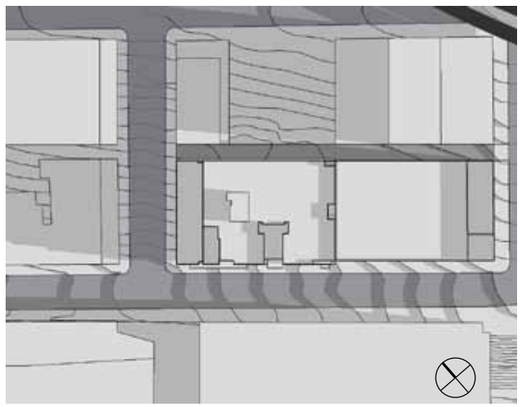

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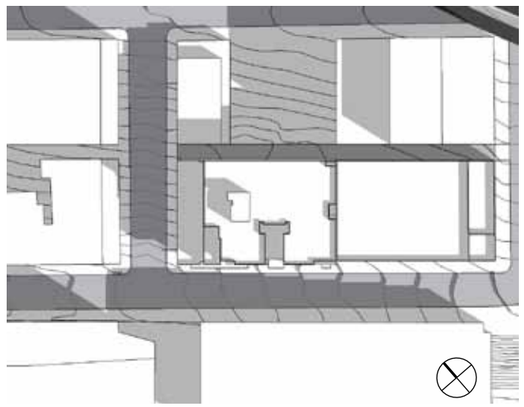
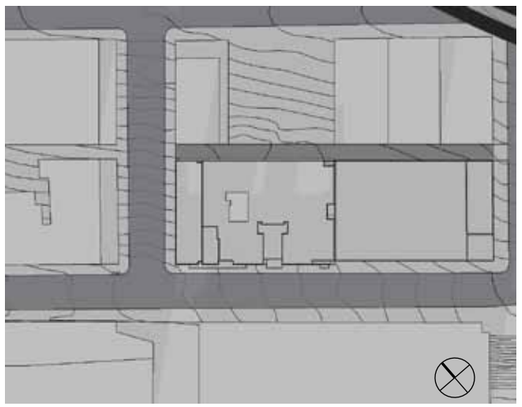


DECEMBER 21 - 11 AM

DECEMBER 21 - 2 PM



DECEMBER 21 - 5 PM

WESTLAKE VILLAGE

SALVEO - LEED H PLATINUM

CHELAN RESORT SUITES

THE DAKOTA

222 VIEW APARTMENTS

H2O APARTMENTS - LEED H MIDRISE PILOT GOLD TARGET

BROADSTONE KOI APARTMENTS - LEED NC CERTIFIED TARGET

OLIVE WAY MIXED-USE APARTMENTS - LEED NC SILVER TARGET

MIST APARTMENTS - LEED NC SILVER TARGET