THIRD and VIRGINIA APARTMENTS

2013 3rd Avenue
Seattle, WA 98121
DPD Project Number: 3013740

DESIGN REVIEW
July 2, 2013

Plymouth HOUSING GROUP

SMR ARCHITECTS

Belltown Neighborhood Boundary
2013-2015 3rd Avenue
DENNY WAY
ELLIOTT BAY
ALASKAN WAY
1ST AVE
2ND AVE
3RD AVE
4TH AVE
LENORA ST
VIRGINIA ST
STEWART ST
OLIVE ST
INTERSTATE
5
N

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Development Objectives

The project will consist of 64 studio units and 1 one-bedroom unit on levels 2-7. Exterior residential amenity area will be provided at the second and roof level. The first level includes tenant amenities such as a common room, kitchen, computer room, central laundry and recreation room as well as three staff offices, storage and mechanical/ electrical rooms. Approximately 1,000 sf of commercial tenant improvement will be provided for 62.4% of the 3rd Avenue façade - departure requested.

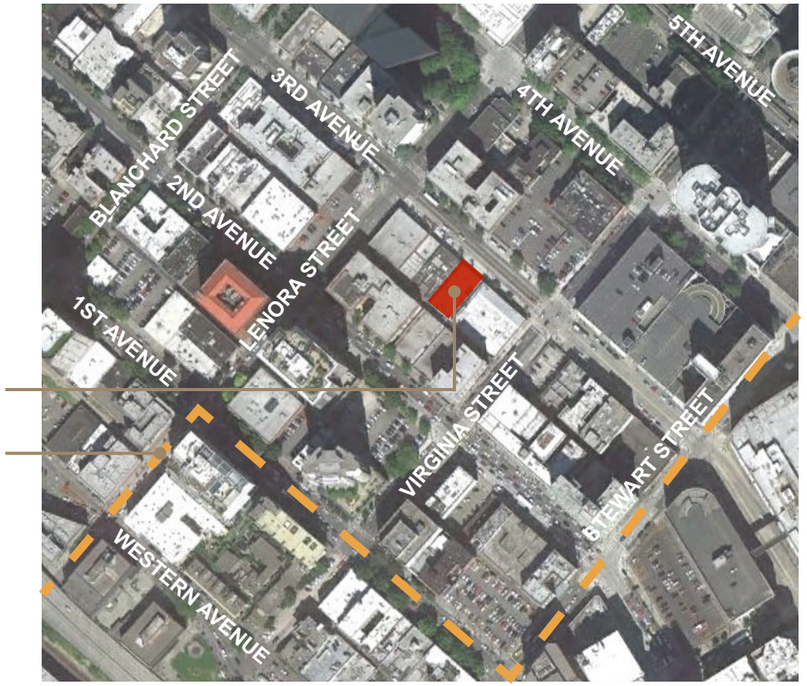
Site Zoning

The site is within the Belltown Neighborhood Boundary/Belltown Urban Village. The zoning for the site is Downtown Mixed Commercial (DMC) 240/290-400. 3rd Avenue is a principal transit street, class I pedestrian street with a required minimum sidewalk width of 18 feet. A setback of 2 feet along the alley is required to meet alley width requirements. Street-level uses and property line facades are required. Continuous overhead weather protection is required between 10-15 feet above the sidewalk and a minimum of 8 feet horizontally from the building façade. The minimum façade height along a class I pedestrian street is 25 feet. The façade between 2 and 8 feet above the sidewalk shall be transparent with a minimum of 60% transparency. This does not apply to areas of the façade in residential use. Residential amenity space is required equal to 5% of the building square footage in residential use. A maximum of 50% may be enclosed.

Project Team

Owner	2013 Third Avenue LLC 2113 3rd Avenue Seattle, Washington 98121 Contact: Aidan Poile apoile@plymouthhousing.org
Architect	SMR Architects 911 Western Avenue, Suite 200 Seattle, Washington 98104 Contact: Kathryn Smith ksmith@smrarchitects.com
Landscape Architect	Fazio Associates 3131 Western Avenue, Suite 316 Seattle, Washington 98121 Contact: Robert Fazio rob@fazioassociates.com
DPD Land Use Planner	Bruce Rips Bruce.Rips@seattle.gov

Vicinity Map



Site Location

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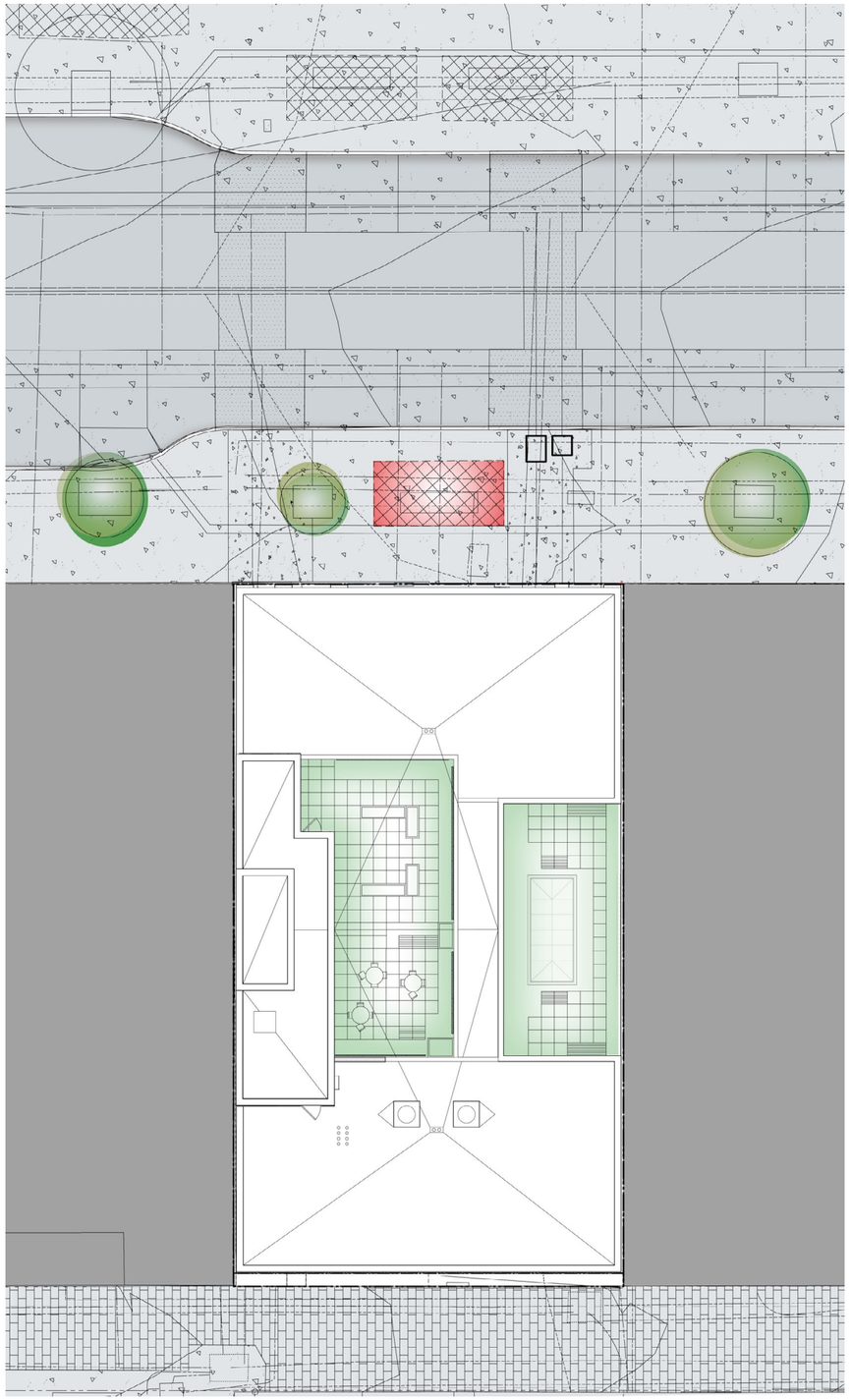
PROJECT OVERVIEW



Building and Site Data

Building Address:	2013-2015 3rd Avenue Seattle, WA 98121
Site Area:	6,487 SF; approx. 0.1489 acres. 60'x108'
Zoning:	Downtown Mixed Commercial 240/290-400
Departure:	23.49.009 Street-Level Use Requirements
Building Footprint:	6,143 SF
Setbacks:	2-0" Alley setback
Building Height:	69'-9 1/2"
Building Area:	41,706 SF
General Sales & Services:	1,158 SF
Residential Use Area:	38,505 SF
Residential Amenity Area:	2,540 SF/967 SF enclosed
Bike Storage:	1:2 = 33 Bike Storage Spaces/36 Provided
Solid Waste Storage:	435 SF(Residential) + 41 SF(Commercial) = 476 SF minimum/565 SF Provided
Construction:	Five levels of type V-A over two levels of type I-A.
Proposed # of Units:	(64) Studio Units; (1) One-Bedroom Unit

Guiding Concepts

Neighborhood Relationships
Relate of the Belltown neighborhood character and transportation network.
Take cues from Belltown neighborhood iconic and historic building massing, datum lines and proportion using contemporary materials and detailing.

Site Relationships
Activate and enhance pedestrian experience. Provide inviting retail space, lighting for safety and "eyes on the street" presence. Identify pedestrian flow separate from the Metro bus stop area.

Commercial
Create a vibrant and transparent space for a future tenant to encourage interaction and viability. Interact with the bus stop, by locating the main entry towards the south corner. Provide various signage opportunities along the building and at the canopy.

Housing
Provide 65 units of affordable rental housing using an efficient floor plan. Create safe and functional amenity space with access to private exterior space. Areas for group gatherings interior and exterior as well as gardening opportunities are reflected in the spaces created.

Third Avenue Streetscape: Southwest Elevation

Virginia Street | Swifty Printing | Building Site/Metro Rapid Ride Stop | Denny Hill Office Building | Abracadabra Printing | Jewish Federation of Greater Seattle | Lenora Street

Third Avenue Streetscape: Northeast Elevation

Lenora Street | YWCA Opportunity Place | Metro Rapid Ride Stop/Surface Parking | Virginia Street

PROJECT OVERVIEW

Alley Streetscape: Southwest Elevation

Block Development

Building Bases:

The ground level facades are brick and concrete along both sides of the street as well as the alley.

Building Structure:

One- and two-story buildings from the early 20th century line the street. The facades vary with brown & red brick as well as painted concrete. Office and retails uses at the ground floor.

Existing Canopies:

A few canopies do exist along the block currently, mainly identifying entrances and used for signage.

Alley: From mid-alley looking Northwest

Alley: From site looking Southwest

Alley: From mid-alley looking Southeast

New Neighborhood Development

Building Bases:

The ground level facades are brick, concrete masonry, tile and concrete.

Building Materials:

The upper levels vary throughout the neighborhood with metal siding, fiber cement siding, curtain wall, brick and concrete.

Building Structure:

Podium building with one- or two-stories of concrete structure and a minimum of five-stories above. Mainly residential apartments and condominiums with ground level retail spaces are the new construction in Belltown.

New Canopies:

Most new developments have continuous, single height canopies with a few exceptions throughout the neighborhood.

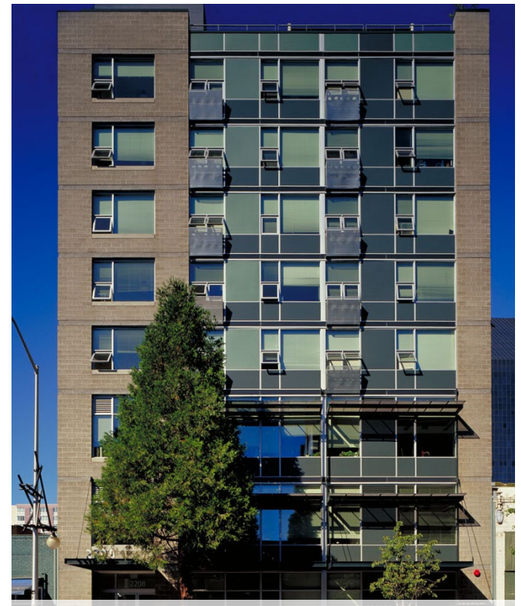
A: Site Planning and Massing

A-1: Respond to 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 sites.

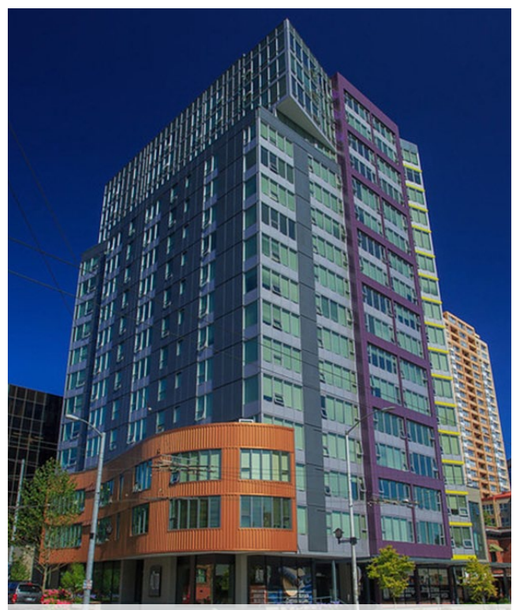
Board Guidance
In seeking to understand the urban environment, the applicant should respond to an urban form beyond that of merely the immediate context.

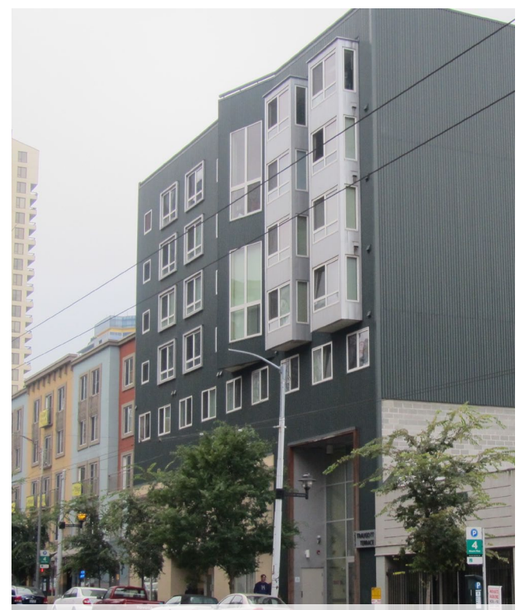
Applicant Response
After reviewing contemporary building examples throughout Belltown, there is a consistent playfulness in the design, patterning, and use of color. These clues were evaluated in lieu of the surrounding historic building of the immediate site.


Senior Services
Concrete Masonry Units with Curtain Wall

Bakhita Gardens
Brick Base with Fiber Cement Board Above

The Parc Condominiums
CMU Base with Metal Siding Above


Alto Apartments
Concrete Base with Metal Siding Above


Traugott Terrace
Concrete Base with Metal Siding Above

Second & Bell
Brick, Tile, Slate & Concrete with Curtain Wall & Metal Siding

B: Architectural Expression

B-3: Reinforce the Positive Urban Form and 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.
A. 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.
B. Use regulating lines to promote contextual harmony, solidify the relationship between new and old buildings, and lead the eye down the street.
C. 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.

Board Guidance
See guidance for C-2.

Applicant Response
B-3 A. The proposed design uses regulating lines vertically and horizontally to manage the offset windows.
B-3 B. The base of the proposed design relates to and respects the single story building to the north with horizontal regulating lines.
B-3 C. Recessed windows to create shadow lines and fenestration detailing is high to meet the expectations of the Board.
See response to C-2 for additional comments.

C: The Streetscape

C-2: Design Facades of Many Scales
Design architectural features, fenestration patterns, and materials compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

Board Guidance
Mimicking a historic building with inexpensive materials won't necessarily work well. The Board encourages a solution that emphasizes scale and detail inclusive of the entire Third Avenue facade. The Board noted the lack of upper level detailing at the Langdon & Anne Simmons Senior Apartments.
The size of the fenestration, as shown on the various elevation studies, appeared inadequate for the units. The building should provide residents with generous amounts of natural light.

Applicant Response
The street level façade has been designed to relate to the pedestrian experience, creating transparency into the future retail space. The residential entry is the only recess along the front façade, identifying the entrance and relating to the human scale. The continuous canopy is set at a uniform height approximately ten feet above the sidewalk to provide a relatable scale to the pedestrian and protection from the weather. The upper levels are designed with façade and window recesses to create interest and shadows. For each residential unit, about 38% of the exterior wall is dedicated to window area. This provides generous amounts of natural light in proportion to the size of the units which is addressed in more detail later in the packet.
See response to B-3 for additional comments.

Proposed Building
One-Story Masonry Base. Strong Entry Bay with Sub-Bays - Wide Side Bays with Narrow Center Bay. Multi-Level Cornice.

Pedestrian View
Transparent Retail Space

Pedestrian View
Residential Entry

C: The Streetscape (Continued)

C-3: Provide Active - Not Blank - Facades
Buildings should not have large blank walls facing the street, especially near sidewalks.

Board Guidance
Attention to architectural details that act as an intermediary between the structure's multiple scales will provide a means of meeting this guidelines as well as C-2.

Applicant Response
The sidewalk level façade is maximized with storefront windows, residential entry and an artistic screening element, which also acts as building signage, for the gas meter. Split face concrete masonry unit facade is proposed to incorporate texture at the pedestrian level, its rough nature also discourages leaning, but a brick alternative is also presented to relate to the brick facades along the block if this is desired by the Board.
See response to C-2 for additional comments.

Pedestrian View

C: The Streetscape (Continued)

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 Guidelines
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.

Board Guidance
For this project alone, design the overhead weather protection in a manner that discourages loitering beneath the canopy. See guidance for D-6.

Applicant Response
Continuous overhead weather protection will be provided along the sidewalk at a scale relatable to the pedestrian. To discourage loitering, the only recess along the front façade is at the residential entry, which is an active, well-lit and monitored entry. The occupant load of the retail area is such that the doors may swing in. This allows the design along the retail to be a property line façade with no recesses for loitering. The canopy will be designed to discourage persons to loiter directly next to the building; the canopy will be set off from the building 12" to allow water to fall between the canopy and the building. The canopy will slope towards the building and collect the rainwater in a gutter that is tight lined into the building.

Entry Gate, 1st Ave. & Battery St.

Westlake Ave. & Thomas St.

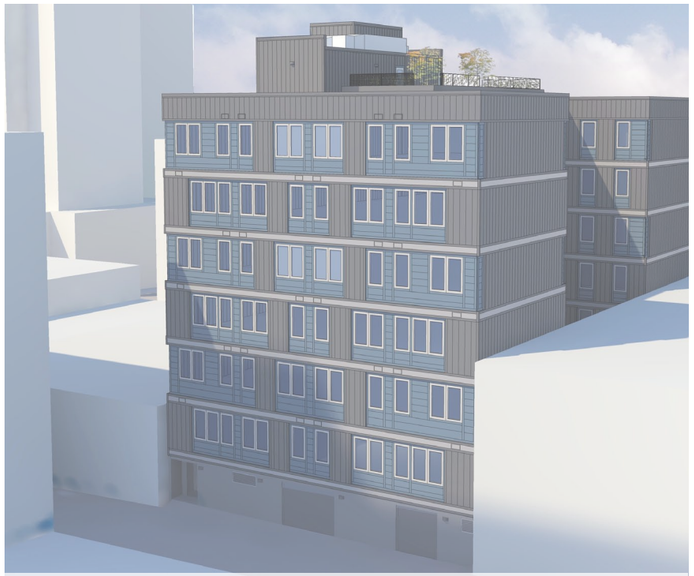
C: The Streetscape (Continued)

C-6: Develop the Alley Facade
To increase pedestrian safety, comfort, and interest, develop portions of the alley facade in response to the unique conditions of the site or project.

Belltown-Specific Supplemental Guidelines
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 docs 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 the rest of the building to create a coherent architectural concept.

Board Guidance
Select materials for the alley facade to be easily cleaned of graffiti.

Applicant Response
The alley façade treatment will be painted concrete that can easily be re-painted over graffiti if it were to occur. The alley façade has also been revised to minimize recesses for persons to loiter. All refuse dumpster are located within the building with access from a solid overhead door.


Enlarged West Elevation (Alley) - Painted concrete base

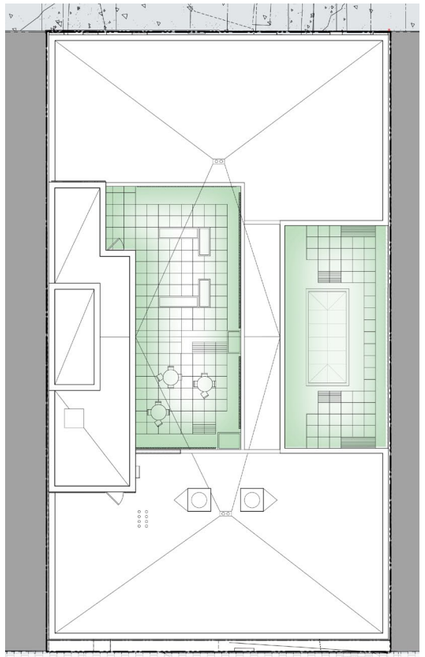
D: Public Amenities

D-1: Provide Inviting and Usable Open Space
Design public open space 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 Guidelines
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.

Board Guidance
The Board emphasized its expectation to have the resident amenity area adjoin the upper level open space. This will provide a pleasant environment (the concept plans illustrated an amenity area without natural light) for the residents. Certain tenant services (e.g. laundry) may remain on the lower level. A close proximity of these spaces with one another will improve the building's purpose.

Applicant Response
Due to construction type and number of residential units as a funding requirement, it was not possible to design the building so that the interior residential amenity space was adjacent to the exterior space. We do agree that it would improve the amenity space as a response a large skylight into the common room has been provided for natural light. The level one common room is used in conjunction with the other first floor spaces such as the kitchen, adjacent recreation room for overflow space, laundry room, computer room and lavatories.
The second floor exterior space is intended for contemplative use and the roof deck for group activities such as group meeting as well as gardening. It has been re-configured around the skylight and focuses the space away from the adjacent residential units.
Additionally, a rooftop deck has been provided to increase the exterior amenity area and quality of the exterior space. This space will be used for larger groups and gardening.


Exterior Amenity Space

View of Rooftop Deck

View of Level 2 Deck

D: Public Amenities (Continued)

D-3: Provide Elements That Define the Place
Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable "sense of place" associated with the building.

Belltown-Specific Supplemental Guidelines
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.
Green Streets: Green streets are street rights-of-way that are enhanced for pedestrian circulation and activity with a variety of pedestrian-oriented features, such as sidewalk widening, landscaping, artwork, and traffic calming. Interesting street level uses and pedestrian amenities enliven the Green Street and lend special identity to the surrounding area.
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.

Board Guidance
Due to site constraints much of the building's identity relies on the appearance of the Third Avenue facade. A design, rich with detailing at all levels, will communicate a sense of place. How the treatment of the facade, both its organization and its detailing, relates to its surroundings and its own internal needs will help establish its success.

Applicant Response
The transparency and texture of the masonry at level one creates interest for the pedestrian. The upper levels will be designed with high level details of recesses and protrusions to create interest/shadows when viewed from across and down the street. The offset windows create movement up the building while offsetting the horizontal and vertical elements. The protruding bay highlights the main entry to the building.

Pedestrian View

D-4: 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 Supplemental Guidelines
If the building is large, consider designing a comprehensive building and tenant signage system using one of the following or similar methods:
A. 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
B. Show creativity and individual expression in the design of signs.
C. Use signs to help distinguish the ground level of a building from the upper levels of a building; and
D. Establish a rhythm of elements along the street-level facade; for instance, the regular cadence of signs with storefronts enhances the pedestrian experience.

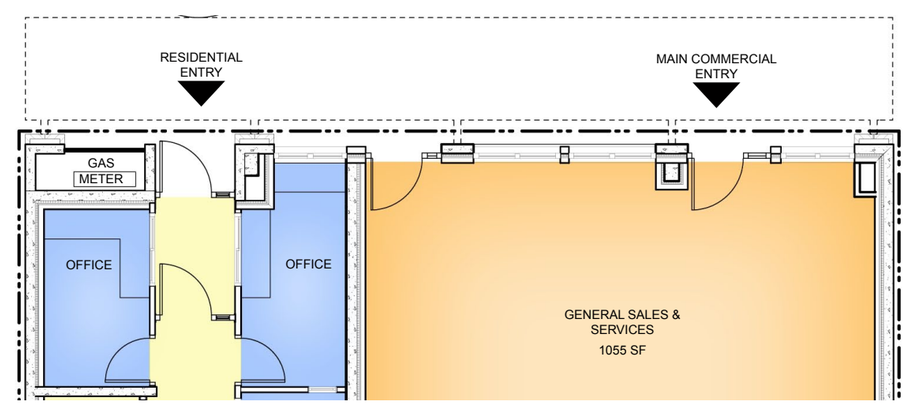
Board Guidance
The use of signage ought to eliminate the reliance on staggered canopy heights to signify the residential and commercial entries.

Applicant Response
It is proposed to have the retail signage above the retail entrances storefront as well as blade signage attached to the canopy for additional pedestrian visibility. Residential/building signage will be incorporated into the screening for the gas meter and address numbers at the edge of the canopy.

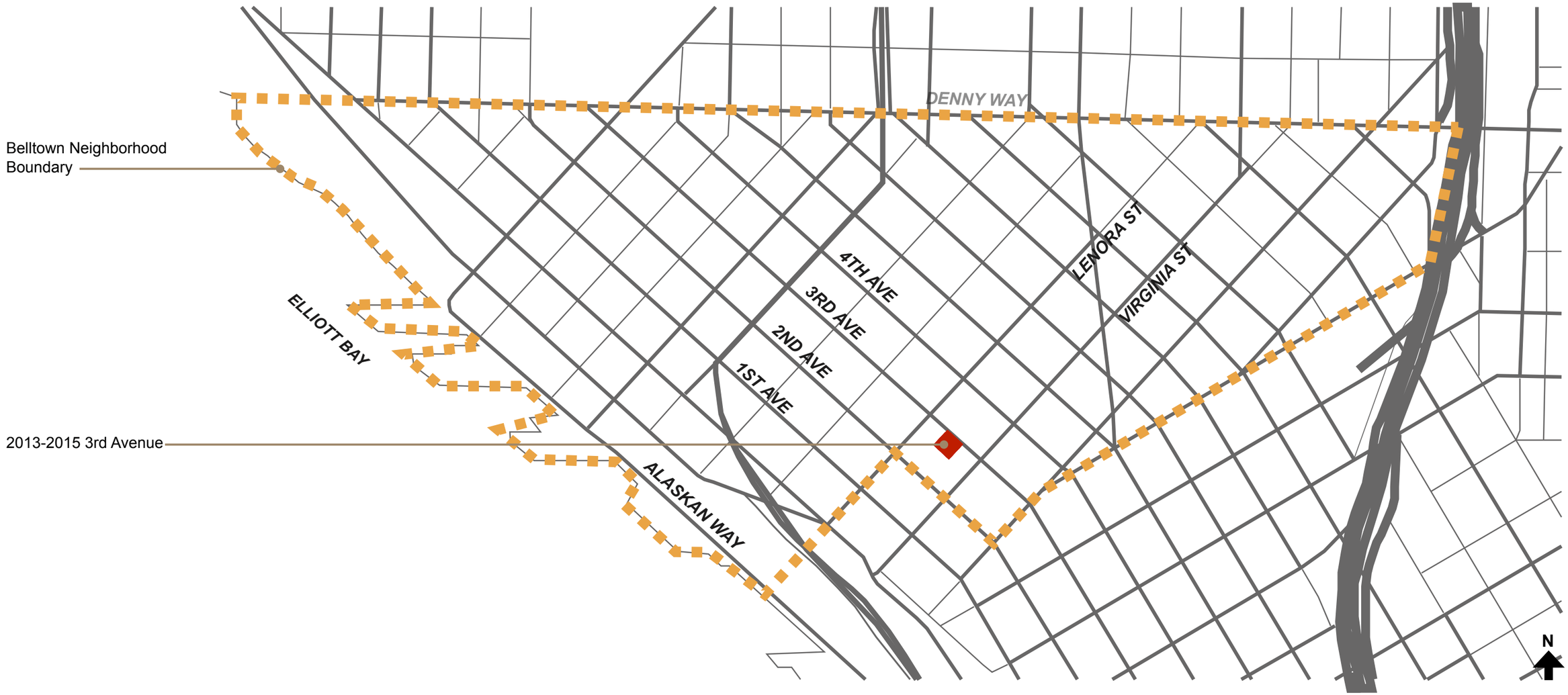
D-6: Design for Personal Safety and Security
Design the building and site to enhance the real and perceived feeling of personal safety and security in the immediate area.

Board Guidance
The architect's solutions must respond to the neighbors' concerns about safety and their concerns about the propensity of people loitering in front of the buildings. Design the canopy and the alcoves to discourage people from camping out beneath them and within them respectively. Raise the canopies' height and avoid staggering them.

Applicant Response
The concerns regarding safety and loitering is addressed by limiting the recesses along the facade, leaving a gap between the canopy and building, and providing lighting. The requested departure also addresses safety and loitering concerns by providing eyes on the sidewalk, refer to requested departure page for additional information.
See response to C-5 & C-6 for additional comments.



Partial First Floor Plan



NEIGHBORHOOD ANALYSIS

Charlesgate Apartments

Windham Apartments

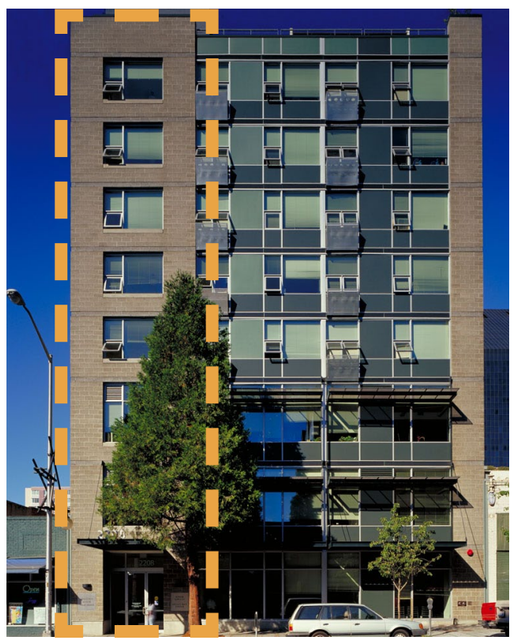
A: Site Planning and Massing

A-1: Respond to 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 sites.

Board Guidance
In seeking to understand the urban environment, the applicant should respond to an urban form beyond that of merely the immediate context.

Applicant Response
Studying the entries of buildings in the neighborhood and its relationship to the rest of the building. Reviewing the base materials of contemporary building in Belltown to select an appropriate contemporary material.



Senior Services

Traugott Terrace

The Moore Theater/Hotel

Terminal Sales Annex

NEIGHBORHOOD CONTEXT: ENTRIES

The Parc Condominiums, CMU Base

Fountain Court, CMU Base

MIrabella, Concrete base with brick

Bakhita Gardens, Brick Base

Senior Services, CMU Base

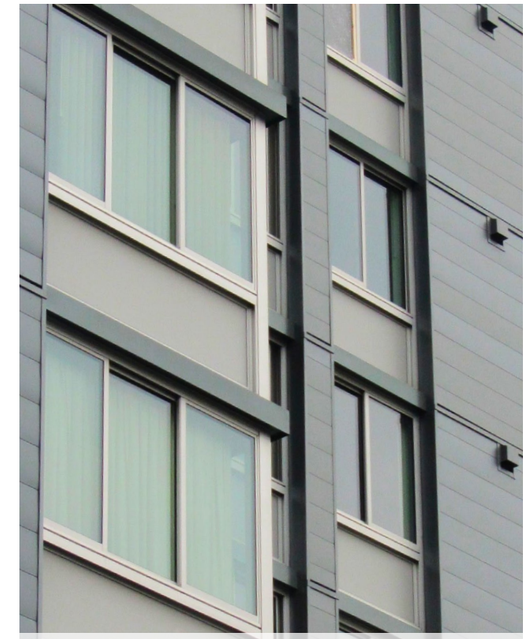
Opportunity Place, Concrete Base

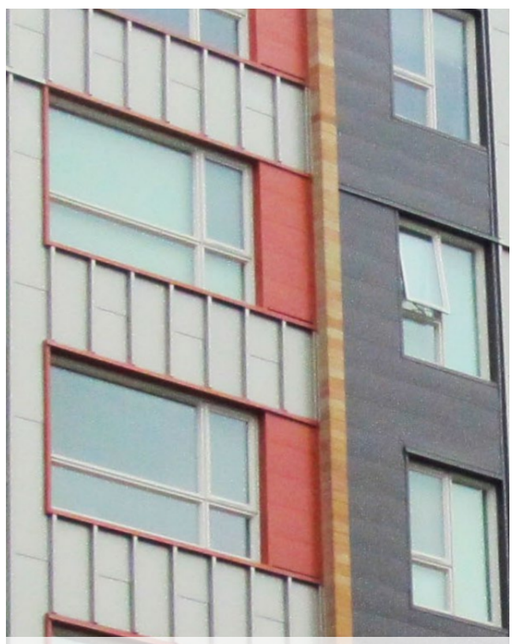
Lenora Apartments, Concrete Base

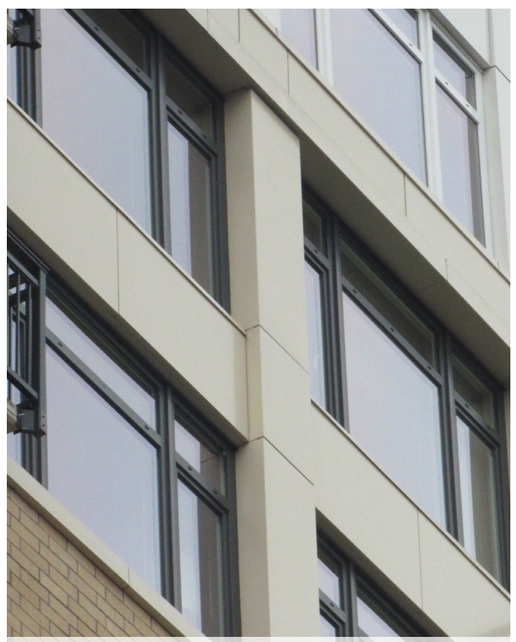
NEIGHBORHOOD CONTEXT: NEW BUILDING BASES

The Parc Condominiums

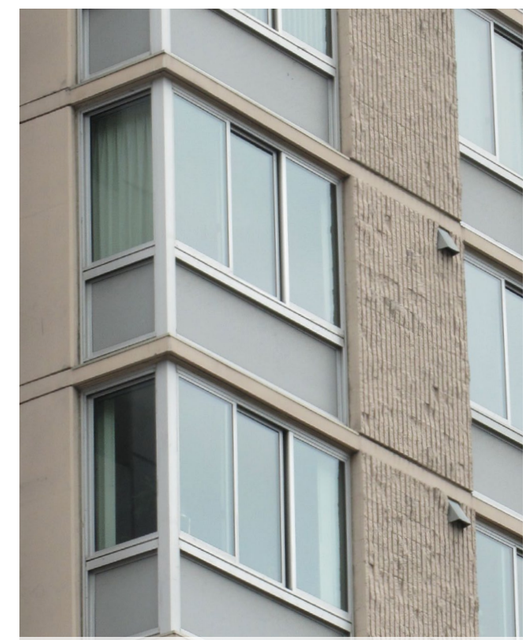
Lenora Apartmetns, 2nd Ave. & Lenora St.


Security House (Alley)

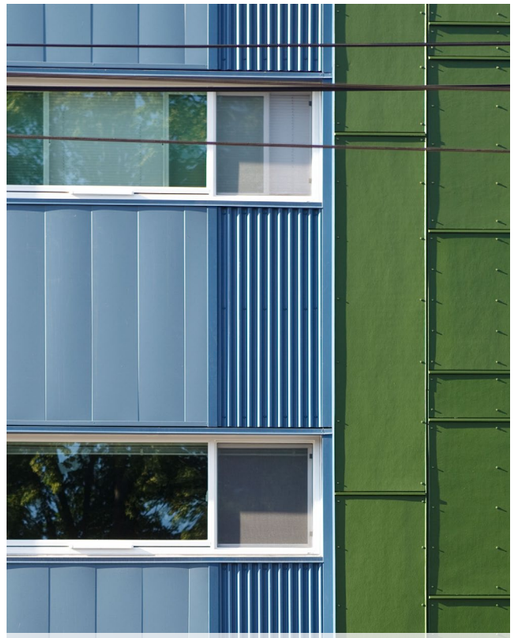

First & Vine Apartments, 1st Ave. & Vine St.


Mirabella, Fairview Ave. N. & Denny Way

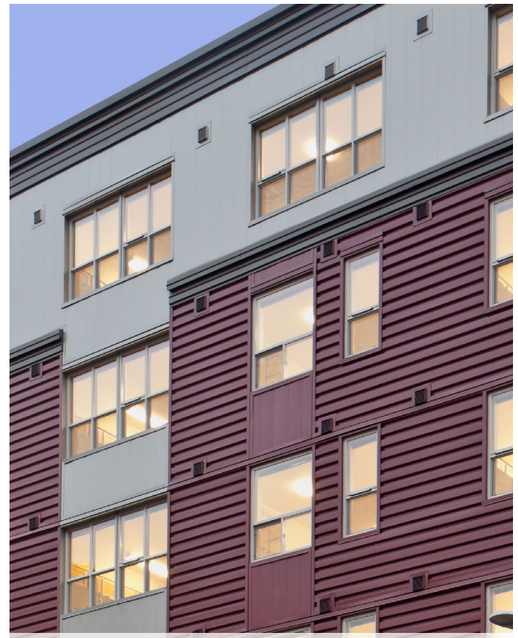
Alto Apartmetns, 3rd Ave. & Cedar St.


Security House (4th Ave)

WINDOW DETAILING: BELLTOWN EXAMPLES



Holiday Apts., 10th Ave. E. & E. John St.



Pat Williams Apartments, Pontius Ave N

C: The Streetscape

C-2: Design Facades of Many Scales

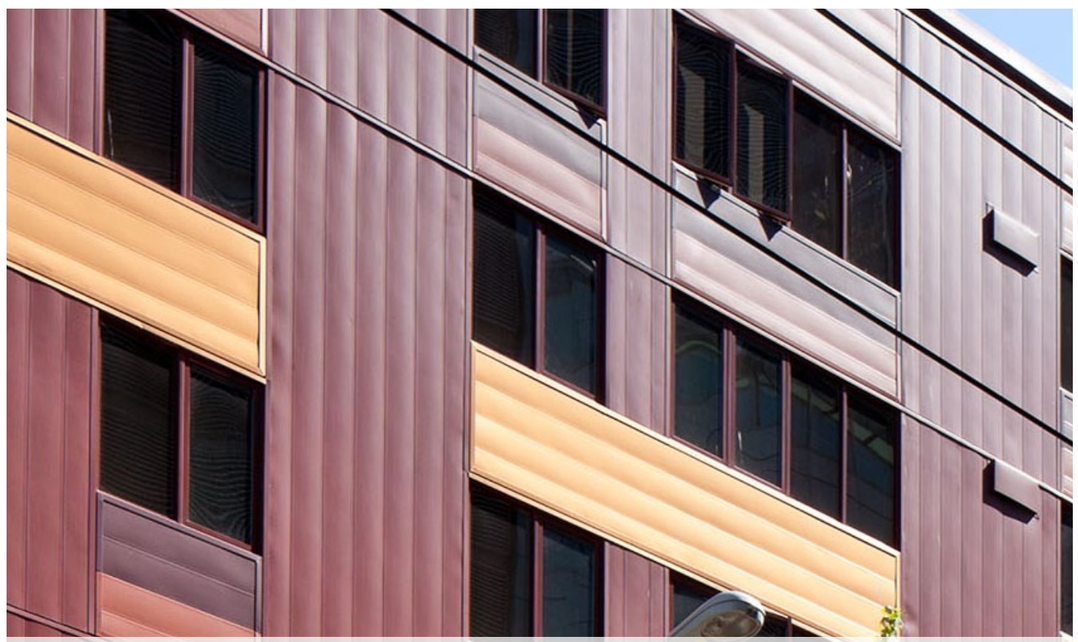
Design architectural features, fenestration patterns, and materials compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

Board Guidance

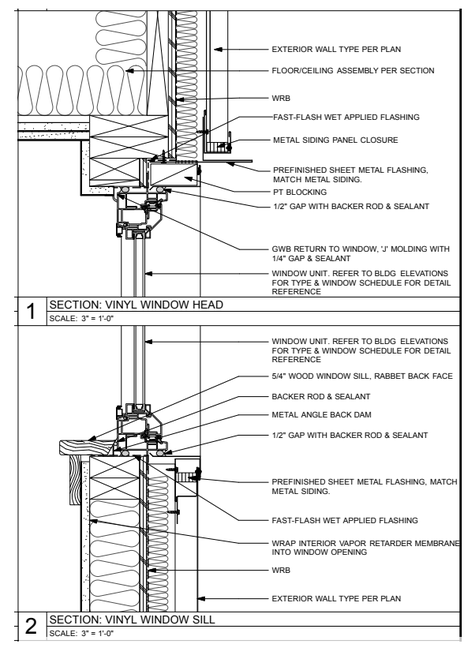
Mimicking a historic building with inexpensive materials won't necessarily work well. The Board encourages a solution that emphasizes scale and detail inclusive of the entire Third Avenue facade. The Board noted the lack of upper level detailing at the Langdon & Anne Simmons Senior Apartments.

Applicant Response

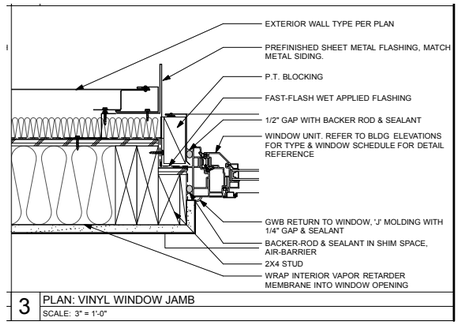
The upper levels are designed with façade and window recesses to create interest and shadows.



Dekko Place, 9th Ave. & Stewart St.



Proposed Windows: Detail

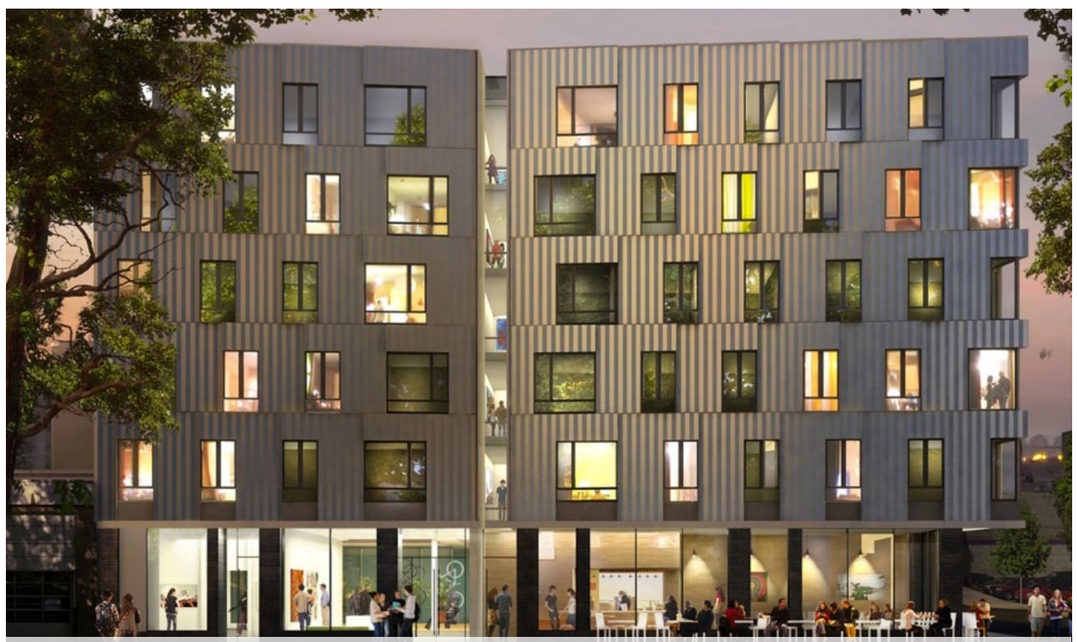


WINDOW DETAILING: SMR EXAMPLES

Algonquin Center for Construction Excellence; Diamond Schmitt Architects & Edward J. Cuhaci and Associates Architects; Ottawa, Canada

La Casa; Studio Twenty Seven Architecture; Washington D.C.

Senior Services
Belltown, Weinstein A/U



Art House; Lever Architecture & LRS Architects; Portland, OR

Erwin Building; Qarta Architektura; Prague, Czech Republic

Traugott Terrace
Belltown, Environmental Works

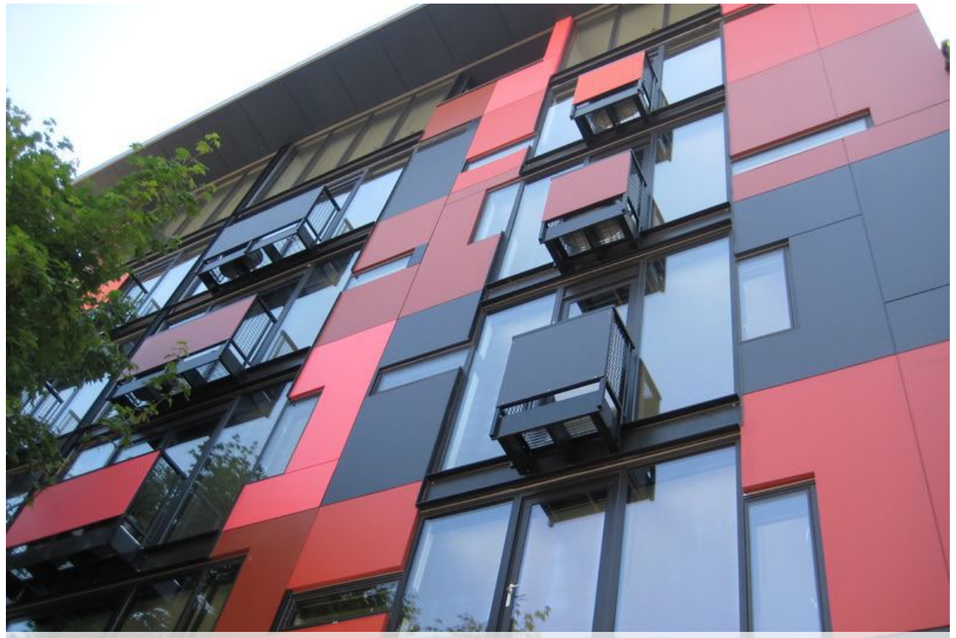
DESIGN PRECEDENT

Elm Hall, University of Washington, Mahlum

Champs Fleuris; Gaetan Le Penhuel Architecture; Vitry-sur-Seine, France

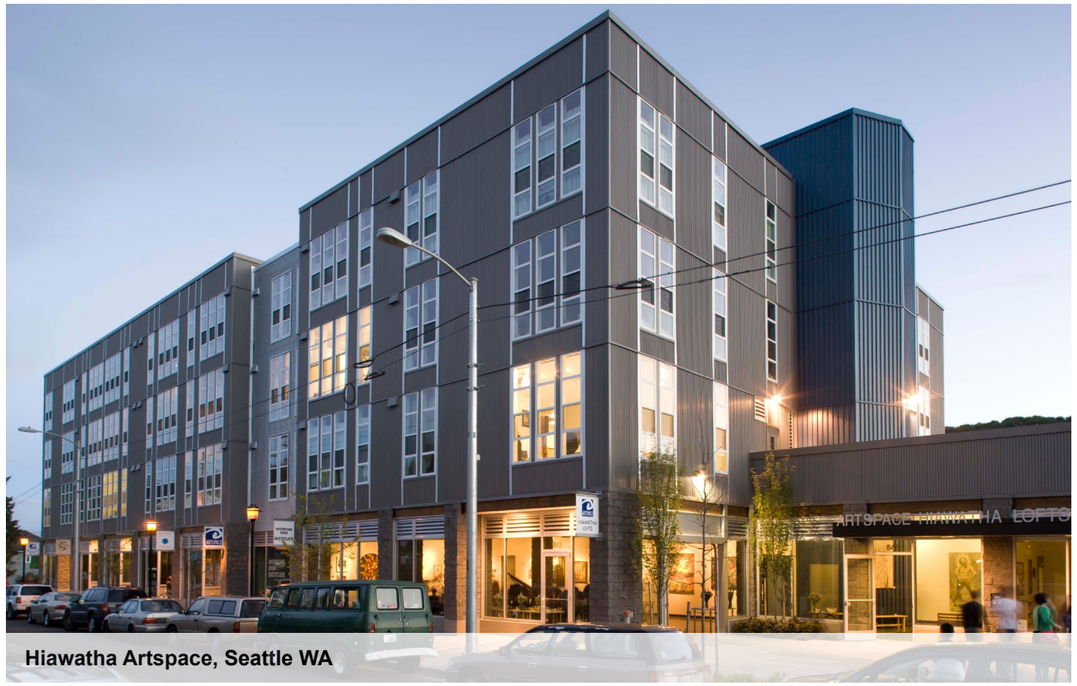
3rd Ave. & Bell St., Bushnaq Studio

The Parc Condominiums, Western Ave. & Cedar St., GGLO



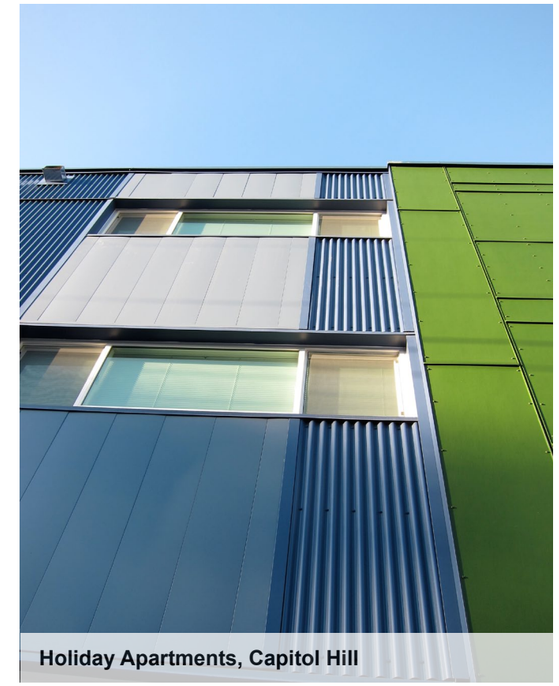
1111 E. Pike Street, Olson Kundig

DESIGN PRECEDENT



Hiawatha Artspace, Seattle WA

Williams Apartments, South Lake Union


Holiday Apartments, Capitol Hill

A.L. Humphrey House, Belltown

Plymouth Place, Belltown

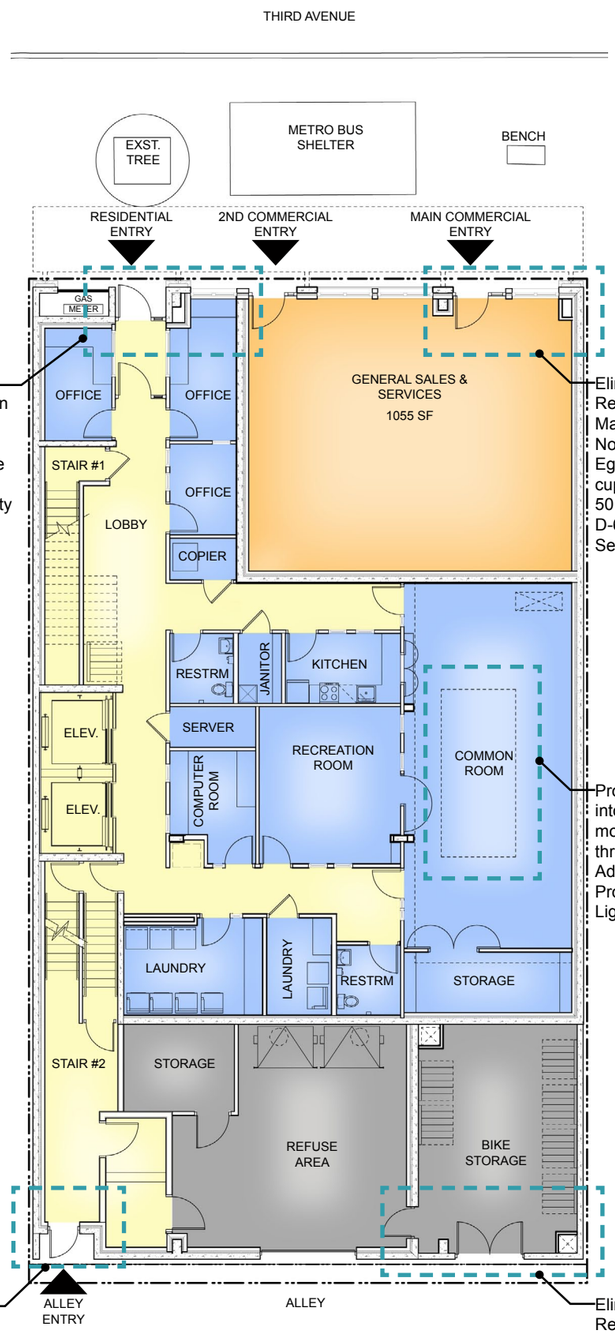
Dekko Place, Downtown, SMR & Olson Kundig

SMR EXAMPLES

PROPOSED DESIGN

Program Key:

- Commercial
- Residential Amenity Space
- Circulation
- Residential Units
- Storage/Utility
- Exterior Amenity Space



Minimize the Recess at the Main Entry and Providing "Eyes on the Street" - Departure Requested. Addresses D-6: Safety and Security.

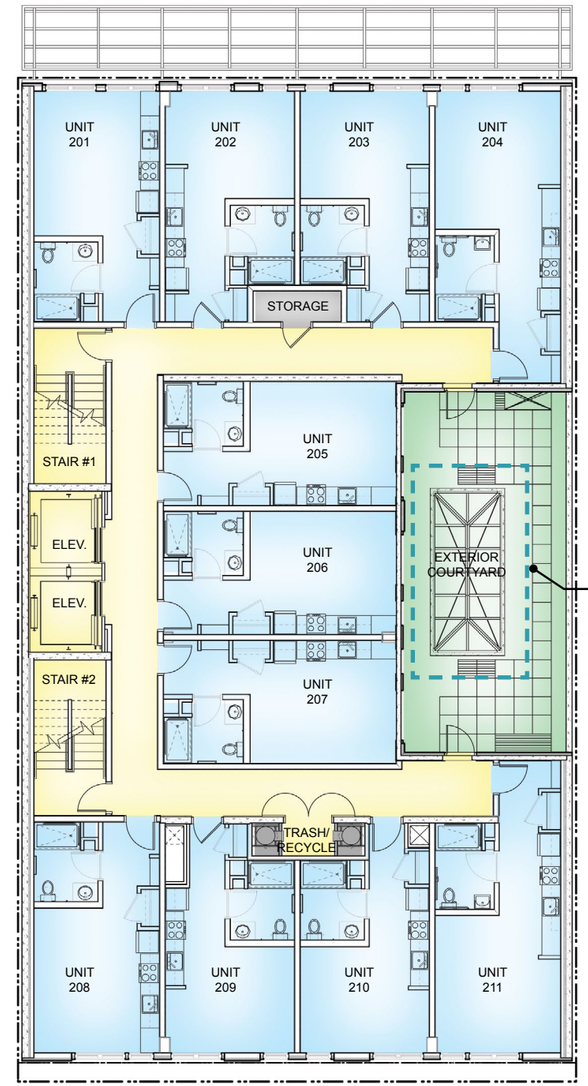
Eliminated the Recess at the Main Entry Door - Not Required for Egress due to Occupancy less than 50. Addresses D-6: Safety and Security.

Providing Daylight into the Common Room below through a Skylight. Addresses D-1: Providing Natural Light.

Minimize the Recess along the Alley. Addresses D-6: Safety and Security.

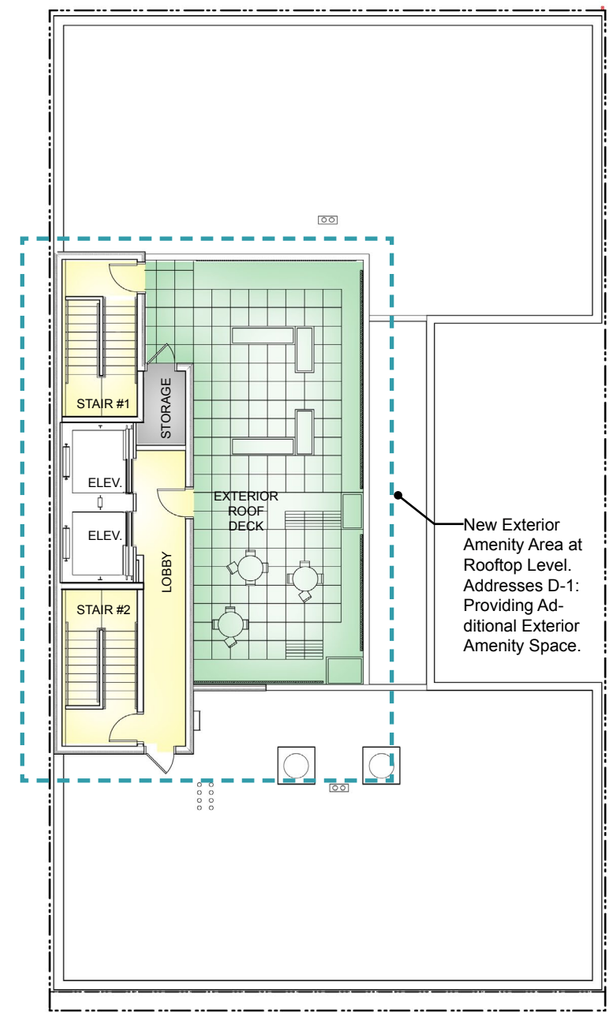
Eliminated the Recess along the Alley - SCL Vault moved to Basement Level. Addresses D-6: Safety and Security.

First Floor Plan



Providing Daylight into the Common Room below through a Skylight. Addresses D-1: Providing Natural Light.

Second/Typical Floor Plan



New Exterior Amenity Area at Rooftop Level. Addresses D-1: Providing Additional Exterior Amenity Space.

Roof Plan

BUILDING PLANS: PREFERRED

DEPARTURE

SMC 23.49.009: Street-Level Use Requirements

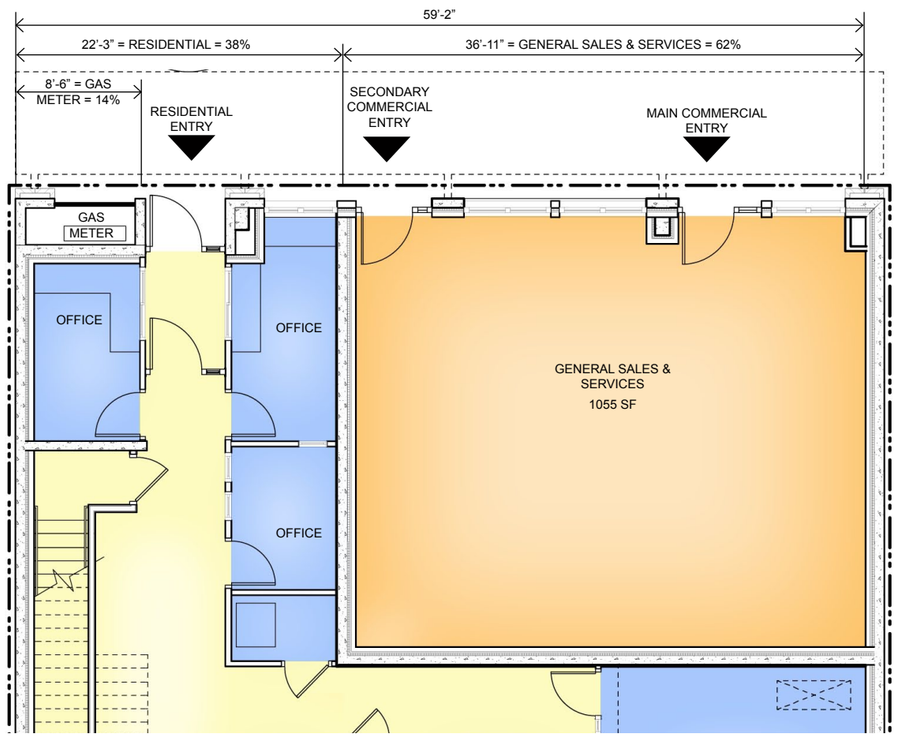
Request a reduction in General Sales & Services street frontage. The result of this design change locates a front office that monitors the visitors to the building, as well as other sidewalk activity, creating “eyes on the street”. This addresses safety and security concerns from the neighborhood. The overall square footage of the General Sales & Services remained the same, while creating a more usable depth. The Owner has reviewed the space with a Marketing Consultant, agreeing that approximately 1,000sf or being able to split the space into 500sf is the target for the current leasing market. The gas meter, which serves both the Residential and General Sales & Services area, is approximately 14% of the overall street frontage. The storefront in front of the office will match the General Sales & Services storefront.

75% minimum street use frontage for General Sales & Services required.

62% street use frontage for General Sales & Services provided.

25% maximum street use frontage for Residential Use allowed.

38% street use frontage for Residential Use provided. (Includes 14% for gas meter)



Partial First Floor Plan

Program Key:

- Commercial
- Residential Amenity Space
- Circulation

D: Public Amenities

D-6: Design for Personal Safety and Security

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

Board Guidance

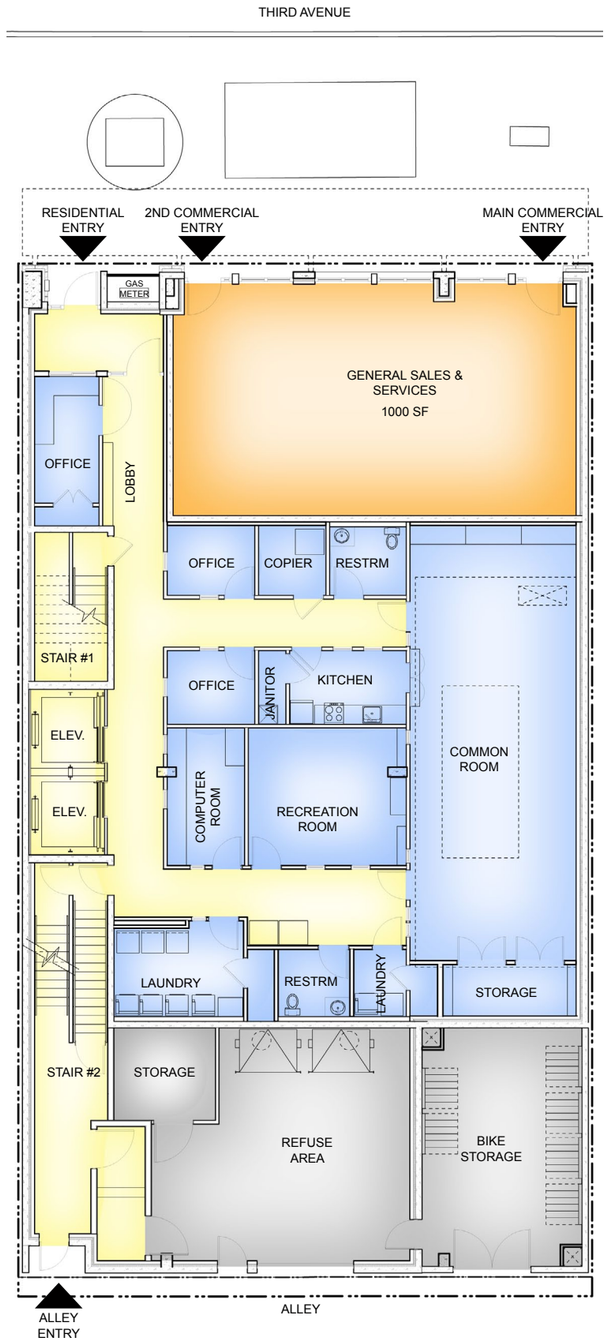
The architect’s solutions must respond to the neighbors’ concerns about safety and their concerns about the propensity of people loitering in front of the buildings. Design the canopy and the alcoves to discourage people from camping out beneath them and within them respectively. Raise the canopies’ height and avoid staggering them.

Applicant Response

The requested departure addresses safety and loitering concerns by providing eyes on the sidewalk.

Third Avenue Elevation

DEPARTURE: PREFERRED



First Floor Plan

SMC 23.49.009: Street-Level Use Requirements

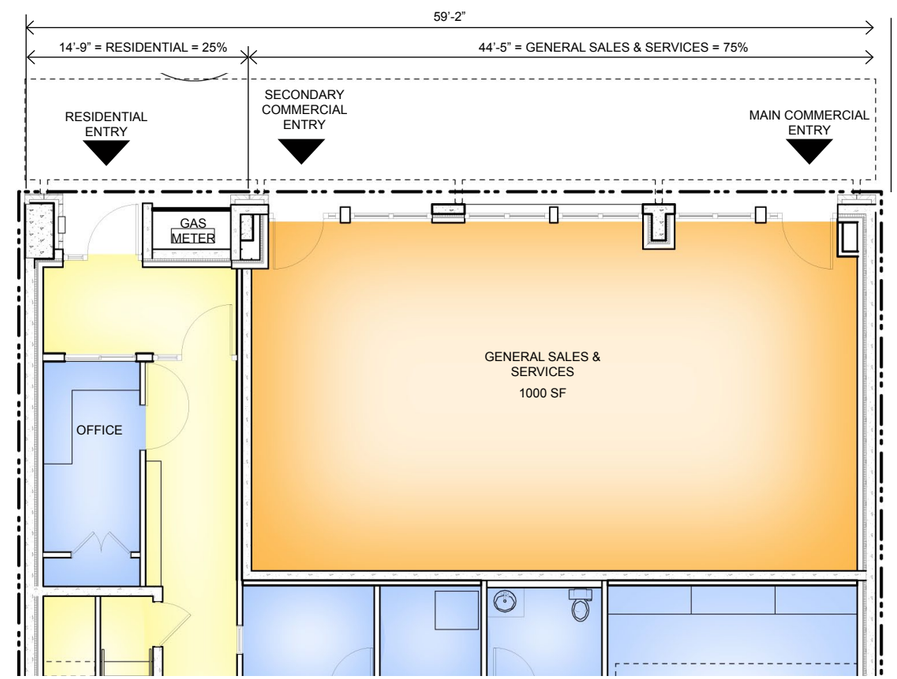
A departure would not be required if this first floor plan is preferred by the Board. This plan does not provide direct visual connection from the check-in office, but through the vestibule to the front door.

75% minimum street use frontage for General Sales & Services required.

75% street use frontage for General Sales & Services provided.

25% maximum street use frontage for Residential Use allowed.

25% street use frontage for Residential Use provided.



Partial First Floor Plan

Program Key:

- Commercial
- Residential Amenity Space
- Circulation
- Residential Units
- Storage/Utility
- Exterior Amenity Space

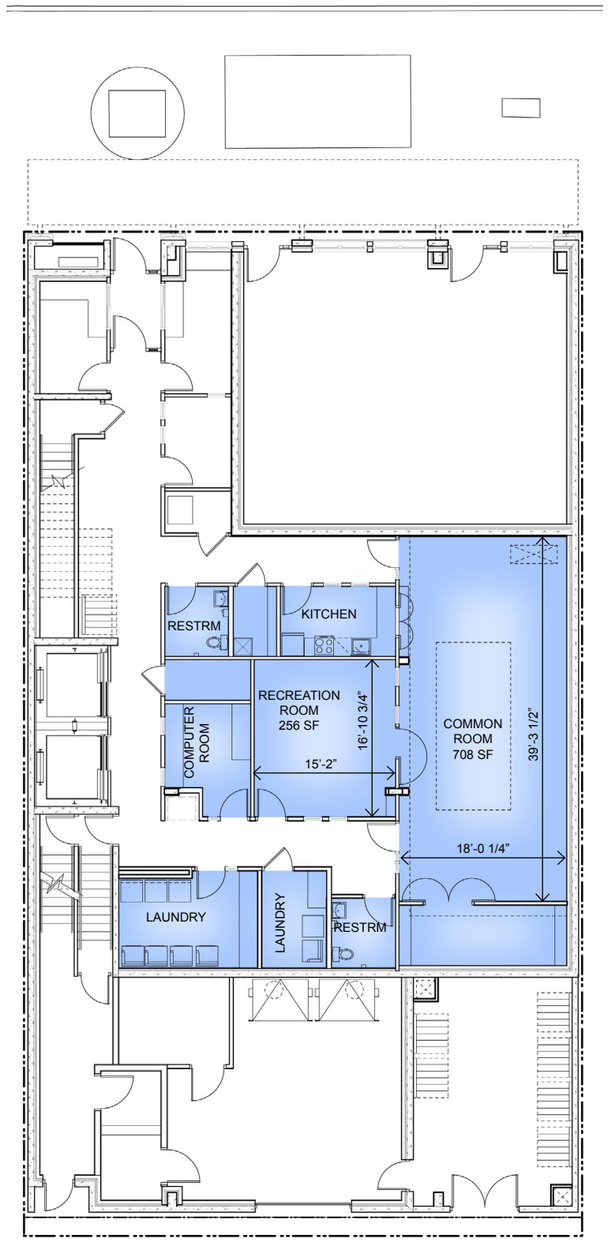
BUILDING PLANS: ALTERNATE - NO DEPARTURE

Third Avenue Pedestrian View - Residential Entry

Third Avenue Pedestrian View

Third Avenue Pedestrian View

BUILDING PERSPECTIVES: ALTERNATE - NO DEPARTURE

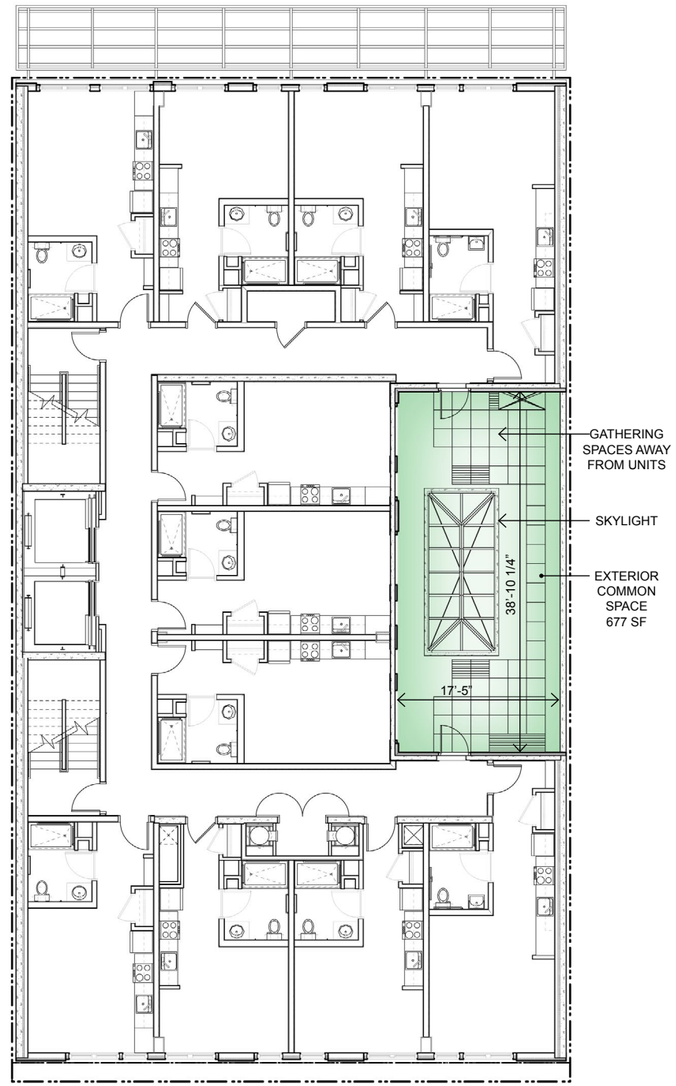


Level 1 Amenities

Total Square Footage: 964 SF
Common Room: Gathering space for residents.

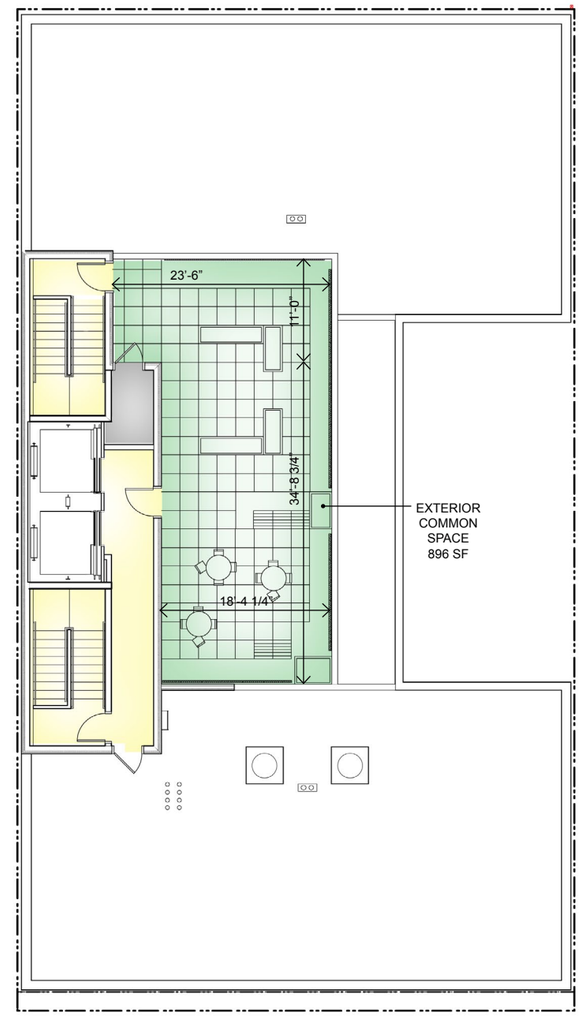
- Games
- Meals - Use of Kitchen integral element
- Meetings
- Functions

Recreation Room: TV or exercise and overflow for Common Room
The Level 1 Amenity Spaces are integrated and used together.



Level 2 Amenities

Total Square Footage: 677 SF
Exterior Courtyard: Contemplative atmosphere for reading and board games.
The gathering areas are focused away from the residential units. The skylight and vertical landscape features filter the exterior space from the units. Addresses D-1: Privacy for units adjacent to exterior common space.



Roof Amenities

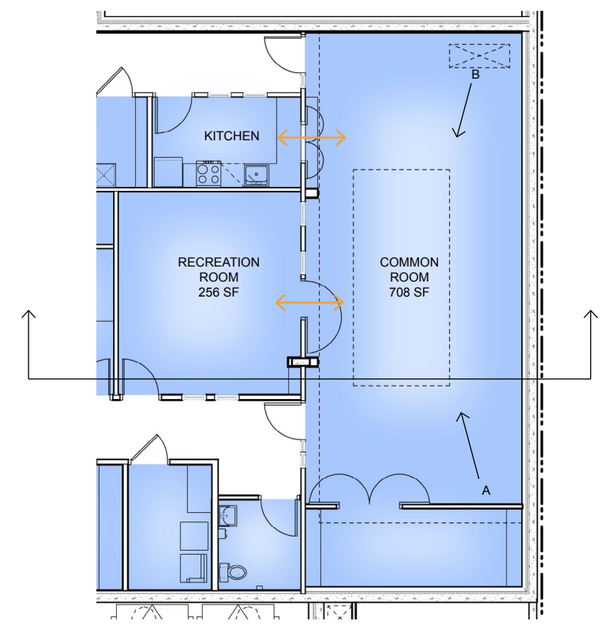
Total Square Footage: 896 SF
Roof Deck: Community gardening & small group gathering.
Provides additional exterior amenity area. Addresses D-1.

COMMON RECREATION SPACE

Common Room Perspective - B

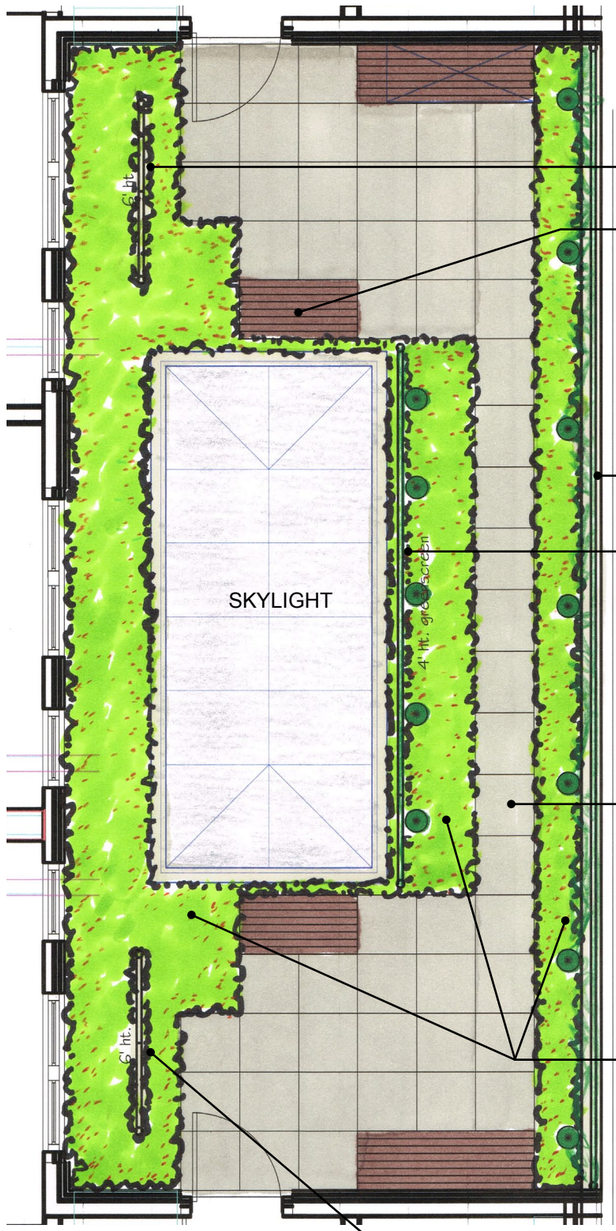
Common Room Section

Common Room Perspective - A



Common Room Plan

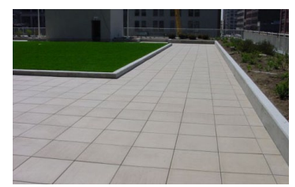
LEVEL 1 COMMON SPACE



Bench

4' High Green Screen Atop Parapet Wall

4' High Green Screen

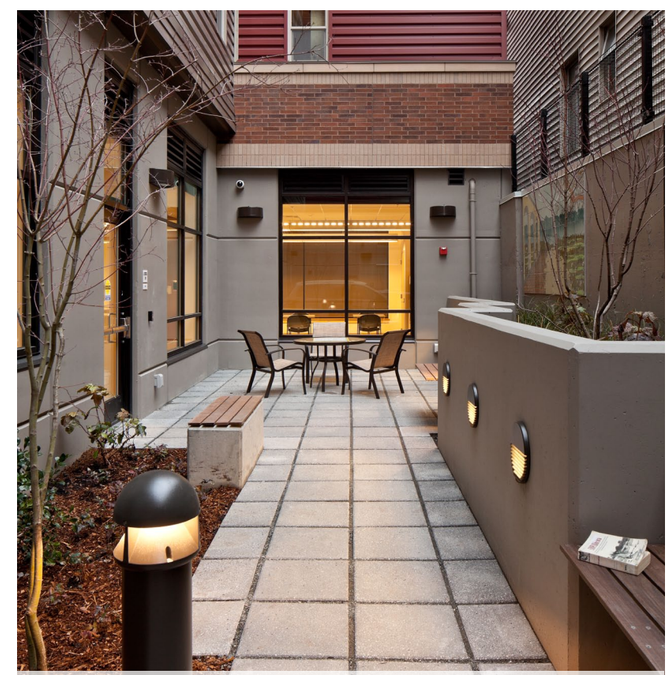


24" X 24" Pedestal Pavers

8" Liveroof System

Aluminum Panels/Vertical Screens; Laser Cut

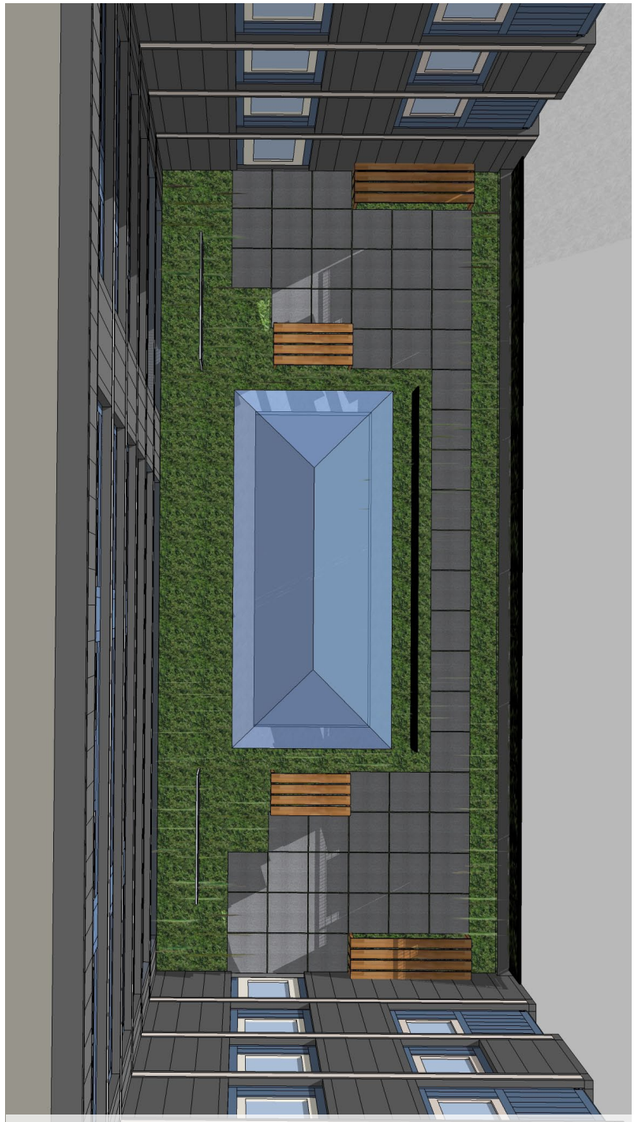
Langdon & Anne Simmons Apartments



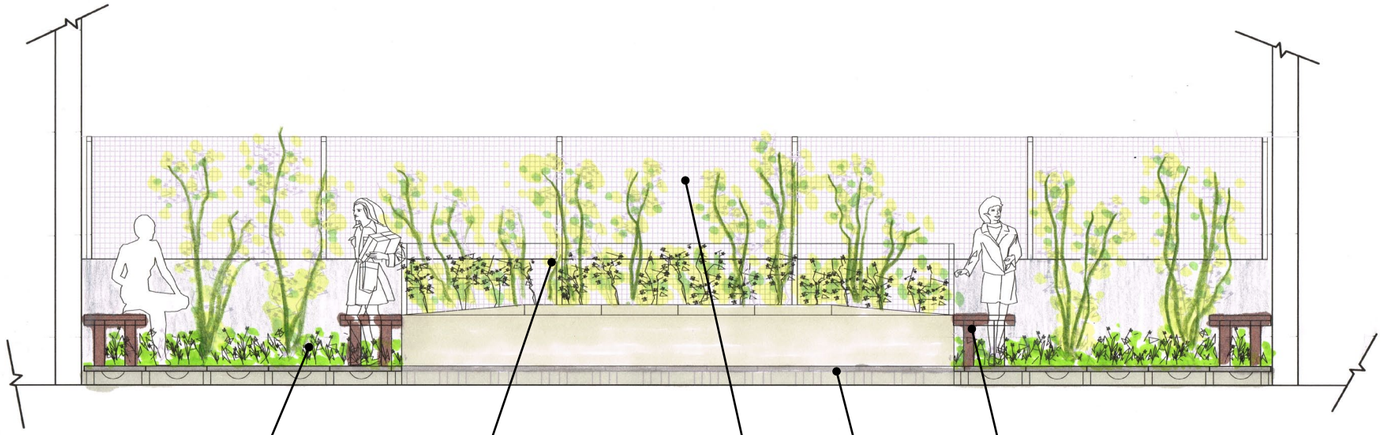
Pat Williams Apartments

FAZIO ASSOCIATES LLC
LANDSCAPE ARCHITECTS

LANDSCAPE: 2ND FLOOR DECK



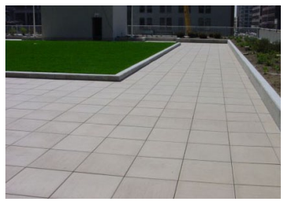
Proposed Deck



8" Liveroof System

Top of Parapet Wall Beyond

Bench

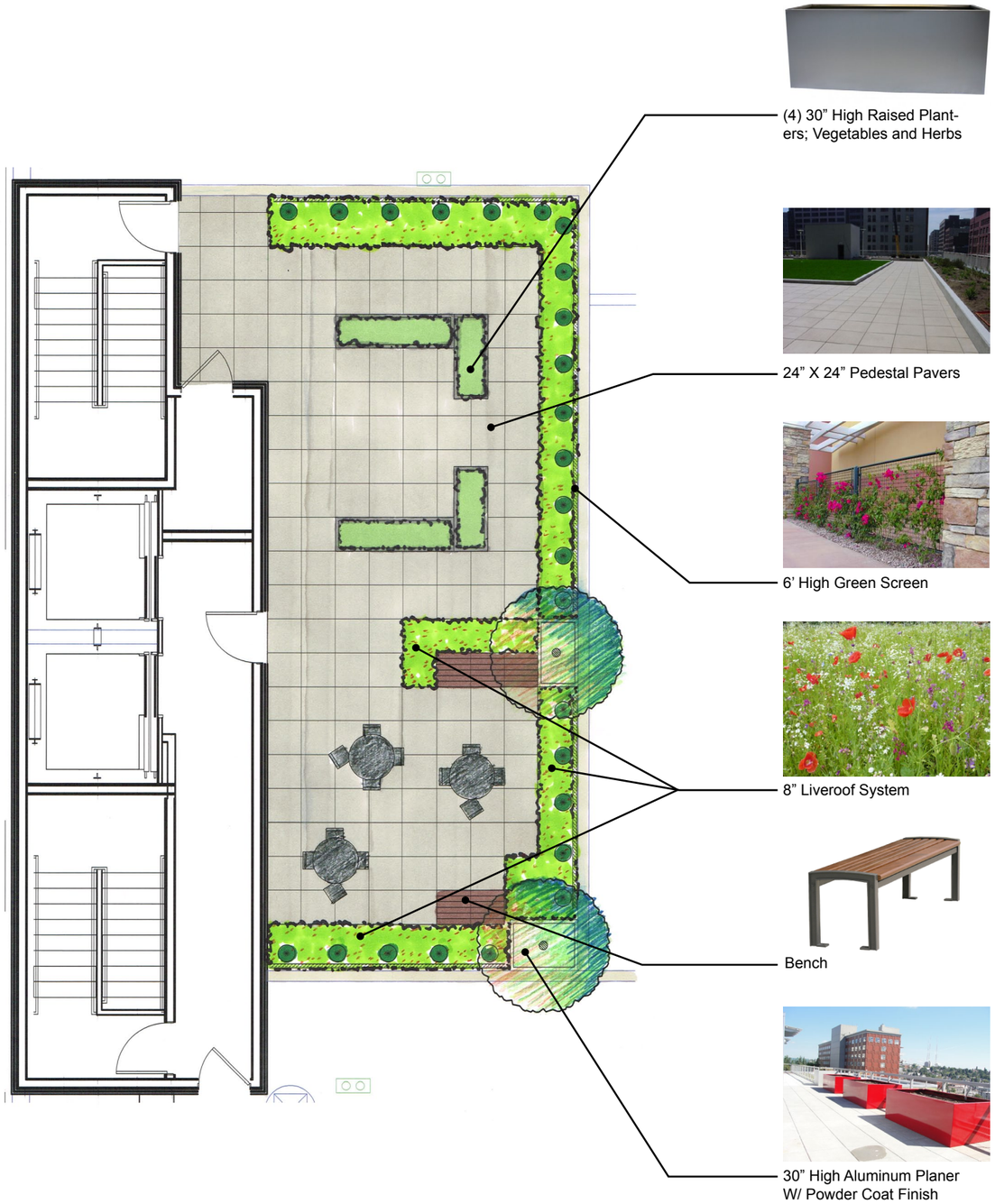


24" X 24" Pedestal Pavers

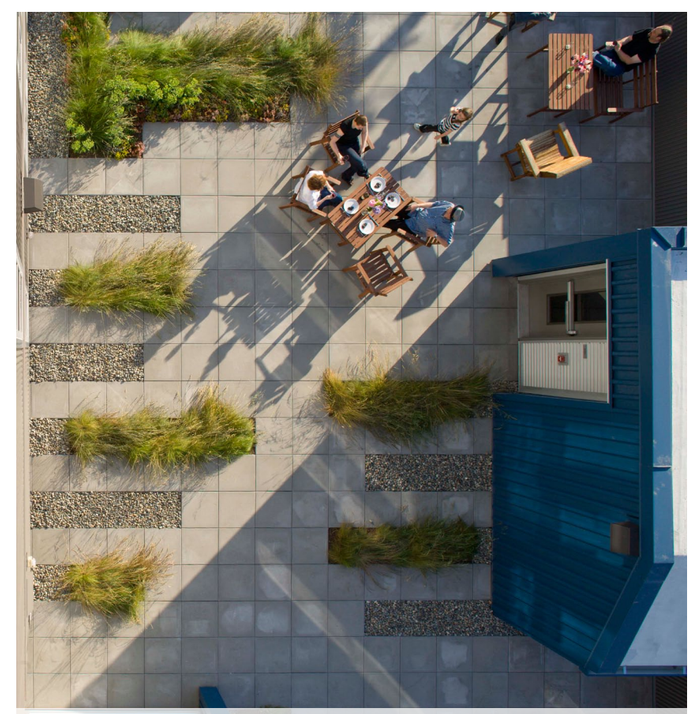
4' High Green Screen Atop Parapet Wall

Proposed 2nd Floor Deck

LANDSCAPE: 2ND FLOOR DECK



David Colwell Building

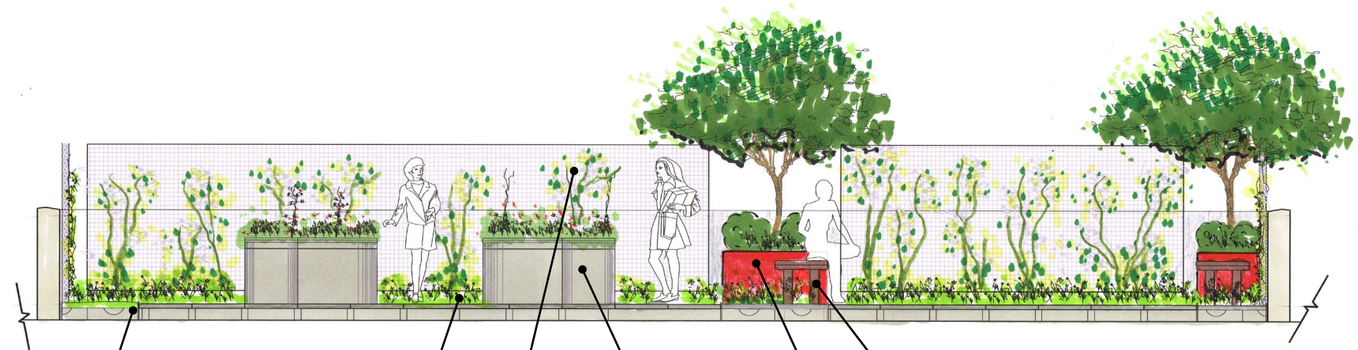


Hiawatha Artspace

FAZIO ASSOCIATES LLC
LANDSCAPE ARCHITECTS

LANDSCAPE: ROOFTOP DECK

Proposed Roof Deck



24” X 24” Pedestal Pavers

8” Liveroof System

6’ High Green Screen

Bench

30” High Aluminum Planter
W/ Powder Coat Finish

(4) 30” High Raised Plant-
ers; Vegetables and Herbs

Proposed Roof Deck

Proposed Roof Deck

LANDSCAPE: ROOFTOP DECK

Third Avenue Elevation

Third Avenue Pedestrian View

Third Avenue Pedestrian View - Residential Entry

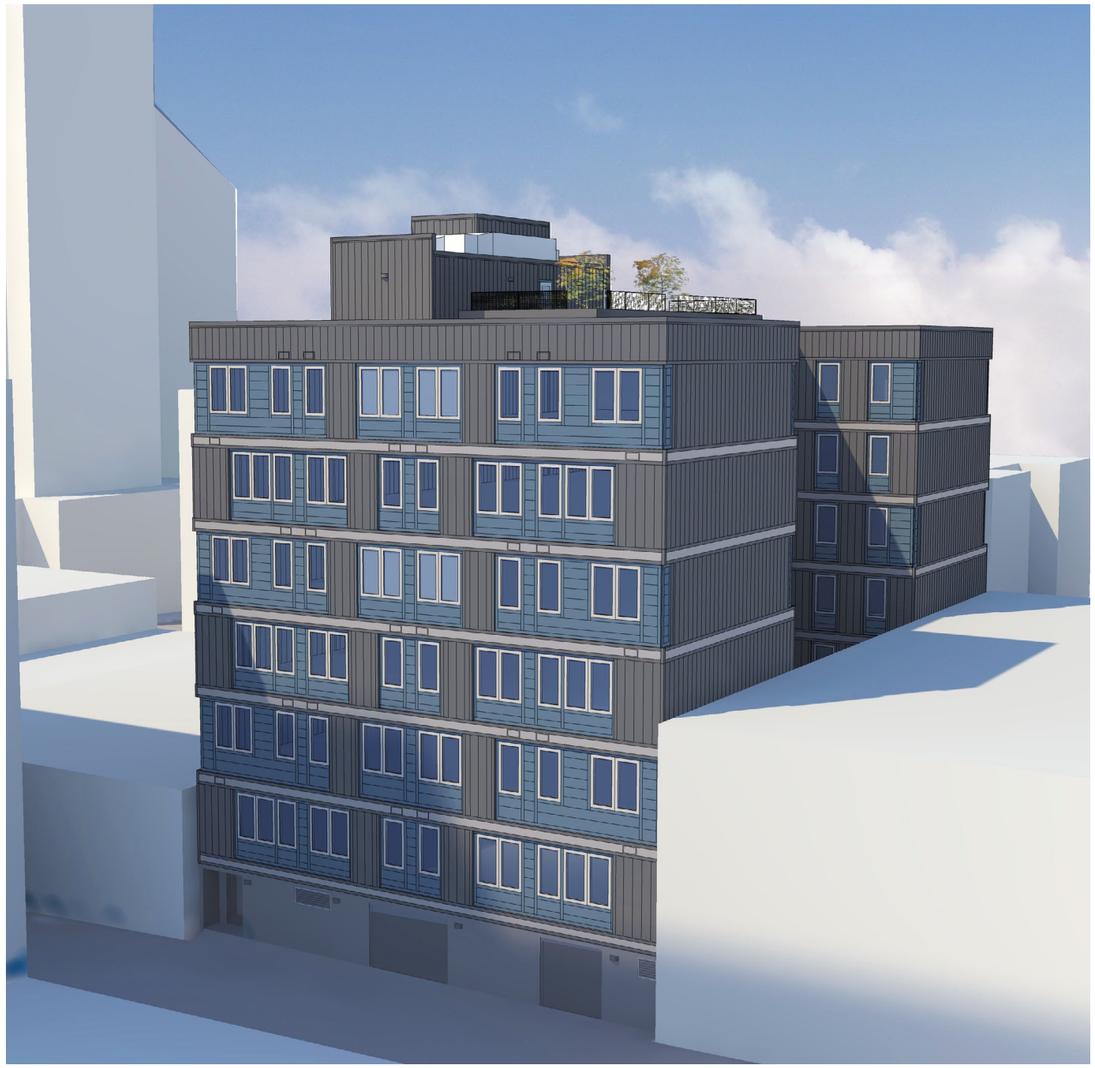
BUILDING PERSPECTIVES: PREFERRED

Third Avenue Pedestrian View - Main Retail Entry

Third Avenue Pedestrian View

Third Avenue Elevation

BUILDING PERSPECTIVES: PREFERRED



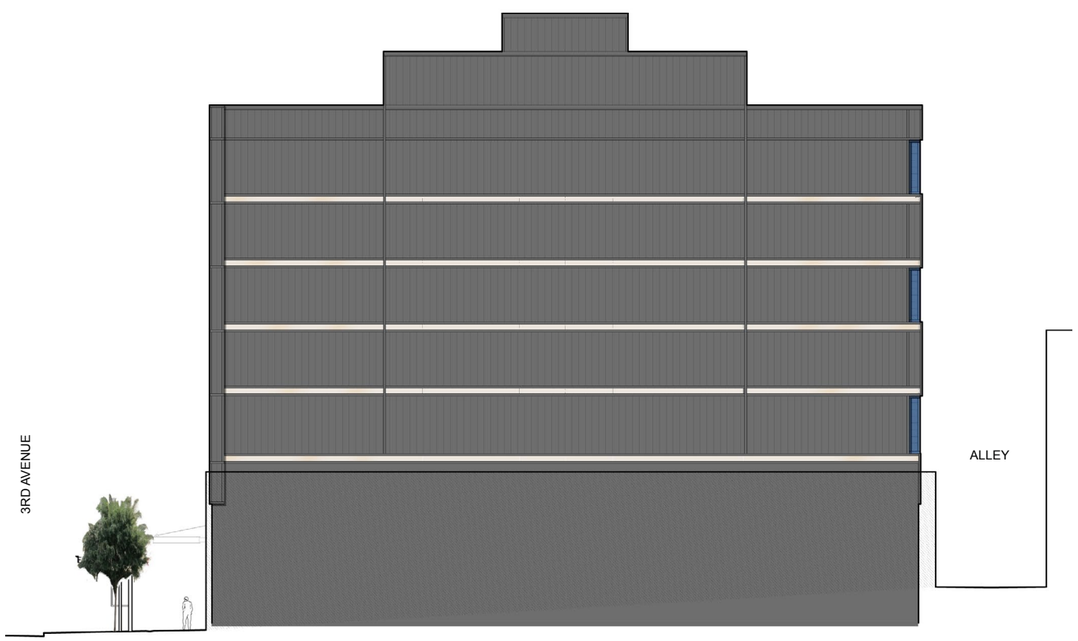
Alley Perspective

View looking North East

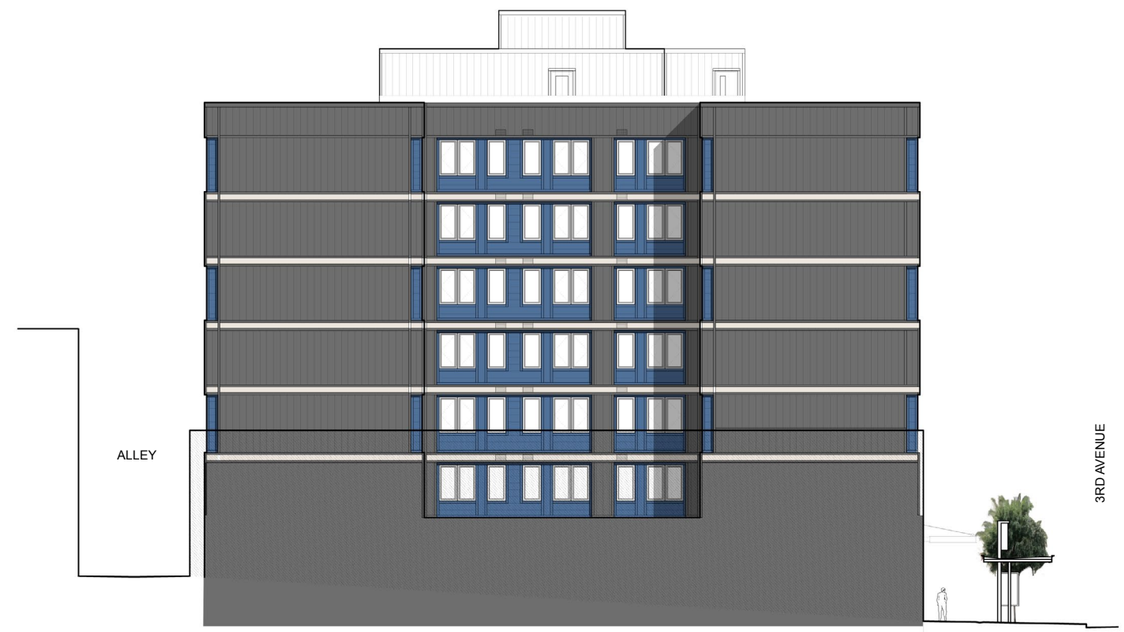
BUILDING PERSPECTIVES: PREFERRED

East Elevation (Third Avenue)

West Elevation (Alley)



North Elevation



South Elevation

BUILDING ELEVATIONS: PREFERRED

C: The Streetscape

C-2: Design Facades of Many Scales

Design architectural features, fenestration patterns, and materials compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

Board Guidance

The size of the fenestration, as shown on the various elevation studies, appeared inadequate for the units. The building should provide residents with generous amounts of natural light.

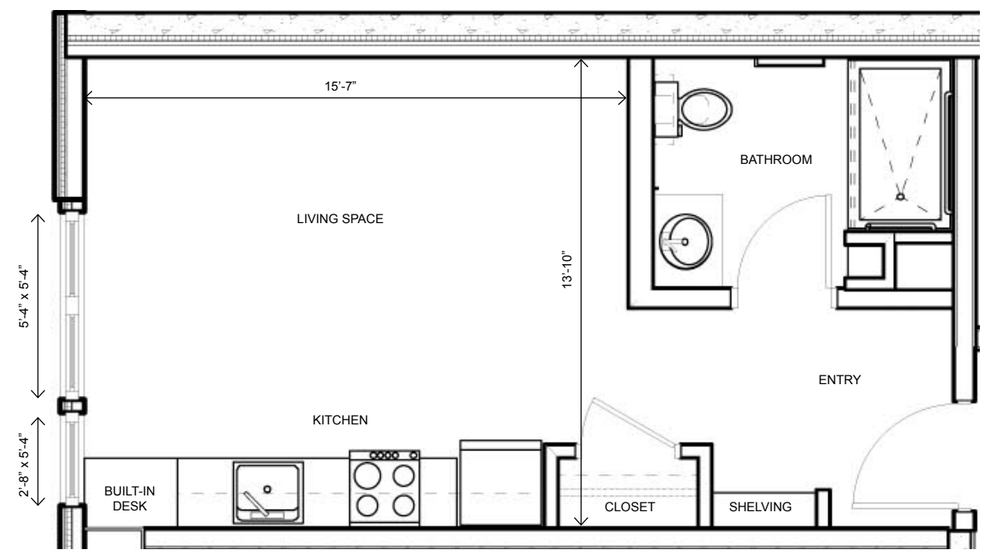
Applicant Response

The upper levels are designed with façade and window recesses to create interest and shadows. The window size has been increased from the EDG Submittal. For each residential unit, about 38% of the exterior wall is dedicated to window area. This provides generous amounts of natural light in proportion to the size of the units while providing flexible interior space for furniture layout. The amount of window balances the line of providing enough natural light and allowing for privacy especially being located on 3rd Avenue. Each unit has two operable casement windows for natural ventilation. The two interior unit examples shown are at other Plymouth Housing Group properties with similar window proportions to the units.

Interior Unit Example

Interior Unit Example

Interior Perspective



Typical Enlarged Unit Plan

UNIT WINDOWS

B: Architectural Expression

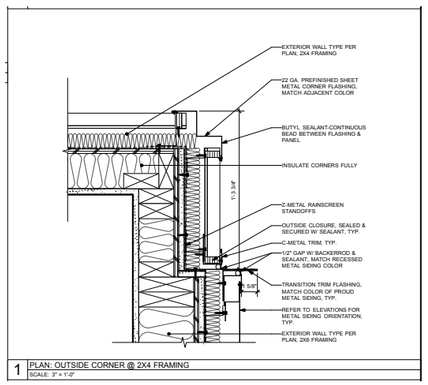
B-3: Reinforce the Positive Urban Form and Architectural Attributes of the Immediate Area
Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

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.
A. 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.
B. Use regulating lines to promote contextual harmony, solidify the relationship between new and old buildings, and lead the eye down the street.
C. 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.

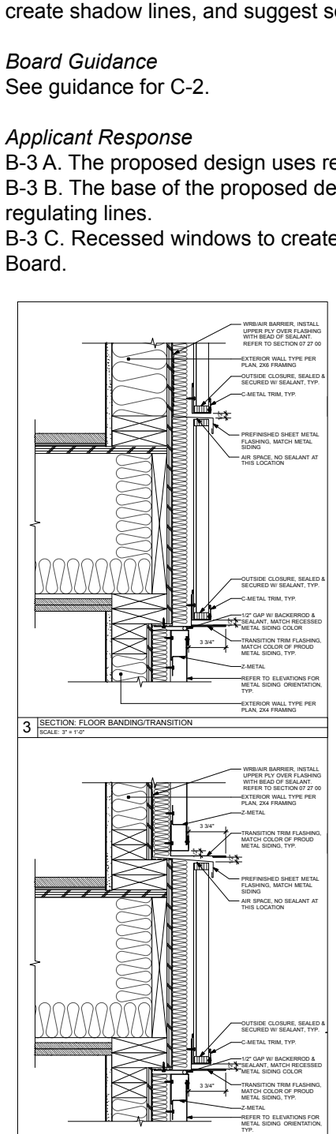
Board Guidance
See guidance for C-2.

Applicant Response
B-3 A. The proposed design uses regulating lines vertically and horizontally to manage the offset windows.
B-3 B. The base of the proposed design relates to and respects the single story building to the north with horizontal regulating lines.
B-3 C. Recessed windows to create shadow lines and fenestration detailing is high to meet the expectations of the Board.

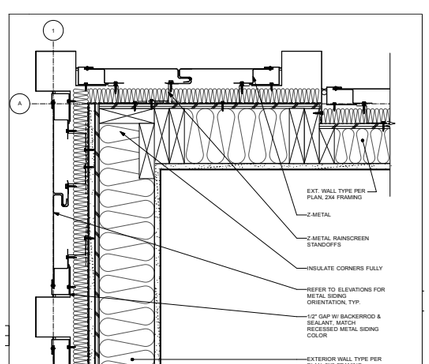
3 SECTION: FLOOR BANDING/TRANSITION
SCALE: 3" = 1'-0"



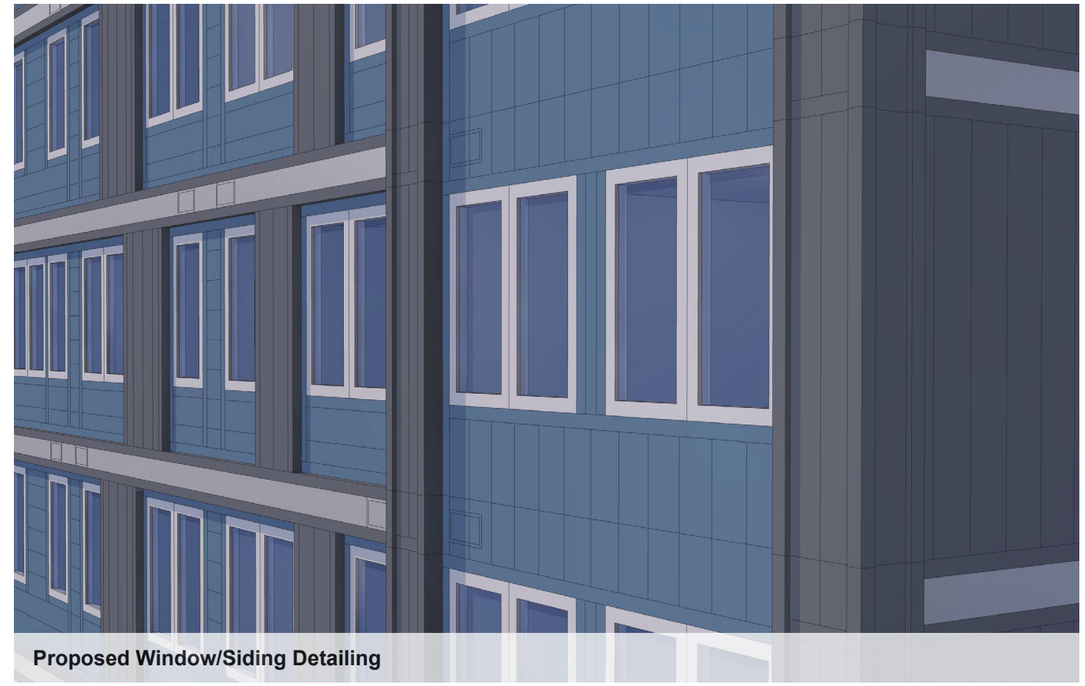
1 PLAN: OUTSIDE CORNER @ 2X4 FRAMING
SCALE: 3" = 1'-0"

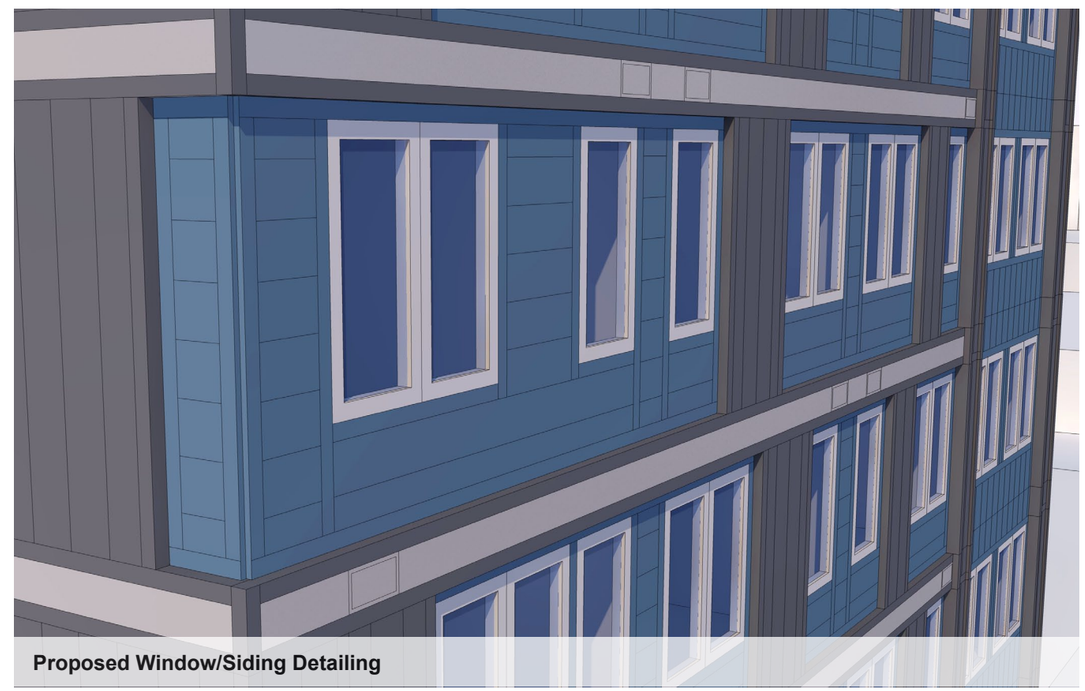


4 SECTION: FLOOR BANDING/TRANSITION
SCALE: 3" = 1'-0"



4 PLAN: OUTSIDE CORNER
SCALE: 3" = 1'-0"


Proposed Window/Siding Detailing

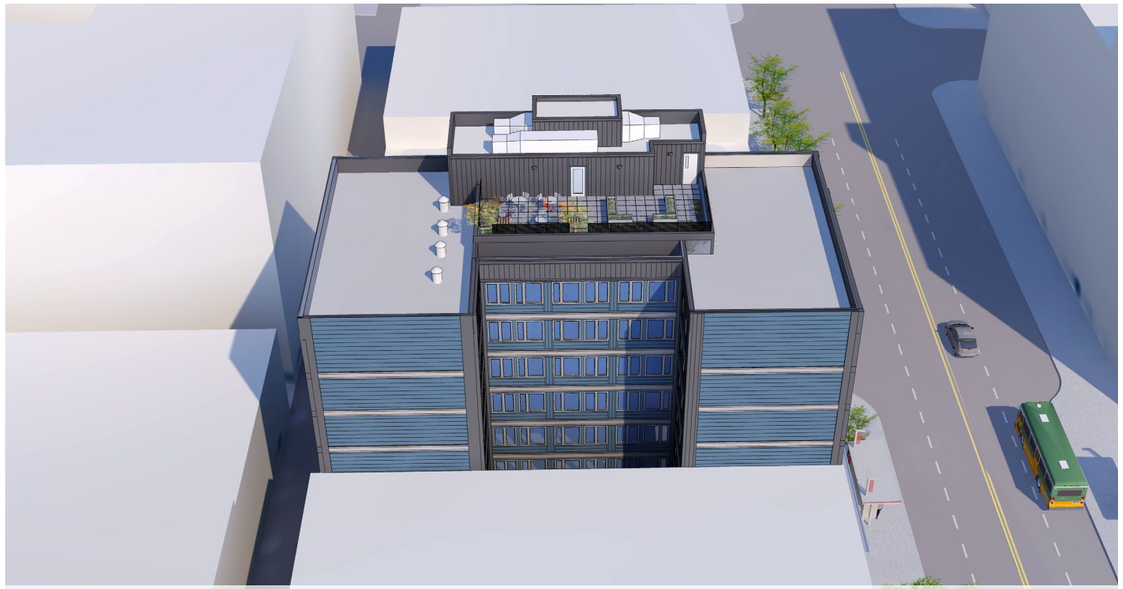

Proposed Window/Siding Detailing

SIDING & WINDOW DETAILING

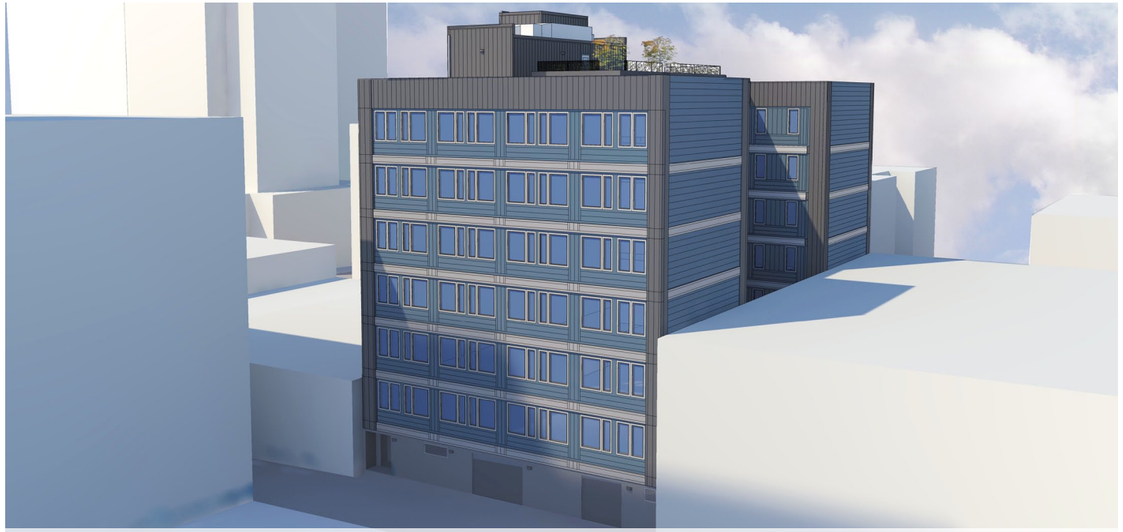
Third Avenue Elevation

Third Avenue Pedestrian View

BUILDING PERSPECTIVES: ALTERNATE



View looking North East

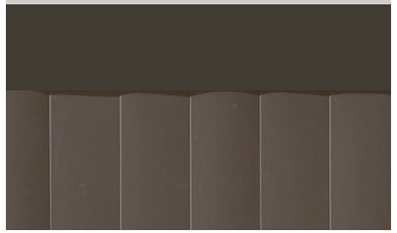


Alley

Third Avenue Elevation

BUILDING PERSPECTIVES: ALTERNATE

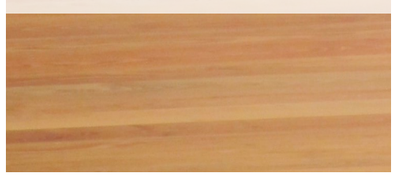
Smooth Face Metal Panel
Cool Weathered Copper



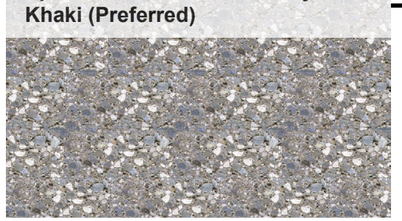
Vinyl Windows, Adobe

Painted Steel Canopy
Color Similar to Storefront

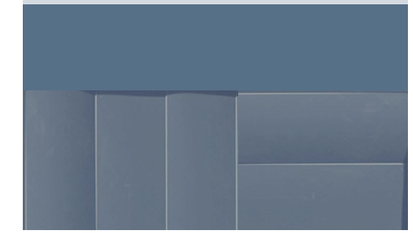
Underside of Canopy
Treated Cedar/Wood



Split Face Concrete Masonry Unit
Khaki (Preferred)



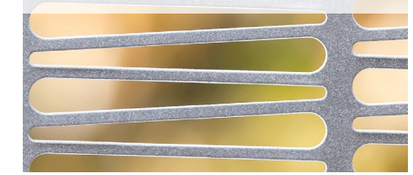
Smooth Face Metal Panel
Tahoe Blue



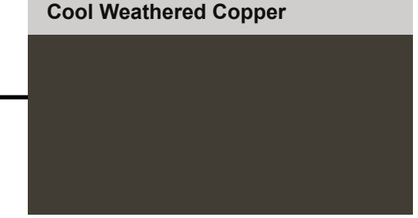
Smooth Face Metal Panel
Cool Metallic Champagne

Storefront Windows, Anodized
Aluminum

Perforated Metal Screen



Painted Concrete
Cool Weathered Copper



MATERIALS

Third Avenue Pedestrian View - Brick Veneer

Third Avenue Pedestrian View - Concrete Masonry Unit

Brick Veneer
Redondo Gray & Pewter Blended 50/50 (Alternate)

Split Face Concrete Masonry Unit
Khaki (Preferred)

MASONRY BASE: OPTIONS

Westlake Ave. & Thomas St.

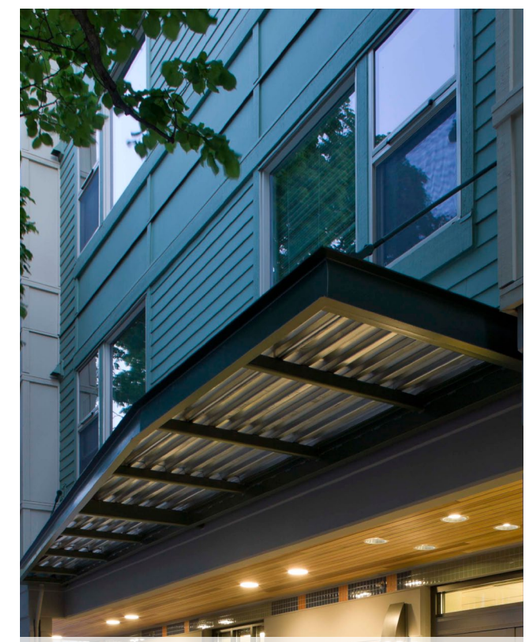
Westlake Ave. & Denny Way

SMR Example

Western Ave. & Lenora St.

Minor Ave. N. & Republican St.

1st Ave. & Clay St.


SMR Example

CANOPY DESIGN: EXAMPLES

C: The Streetscape (Continued)

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 Guidelines

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.

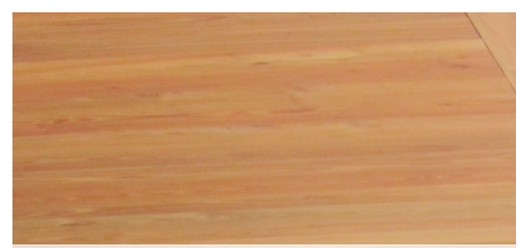
Board Guidance

For this project alone, design the overhead weather protection in a manner that discourages loitering beneath the canopy. See guidance for D-6.

Applicant Response

Continuous overhead weather protection will be provided along the sidewalk at a scale relatable to the pedestrian. To discourage loitering, the only recess along the front façade is at the residential entry, which is an active, well-lit and monitored entry. The occupant load of the retail area is such that the doors may swing in. This allows the design along the retail to be a property line façade with no recesses for loitering. The canopy will be designed to discourage persons to loiter directly next to the building; the canopy will be set off from the building 12" to allow water to fall between the canopy and the building. The canopy will slope towards the building and collect the rainwater in a gutter that is tight lined into the building.

Painted Steel Canopy
Color Similar to Storefront



Underside of Canopy
Treated Cedar/Wood

CANOPY DESIGN: PROPOSED

Fairview Ave. N. & Denny Way

Western Ave. & Cedar St.

6th Ave. & Lenora St.

2020 Westlake Ave

3rd Ave. & Vine St.

2nd Ave. & Bell St.

2nd Ave. & Lenora St.

SIGNAGE DESIGN: EXAMPLES

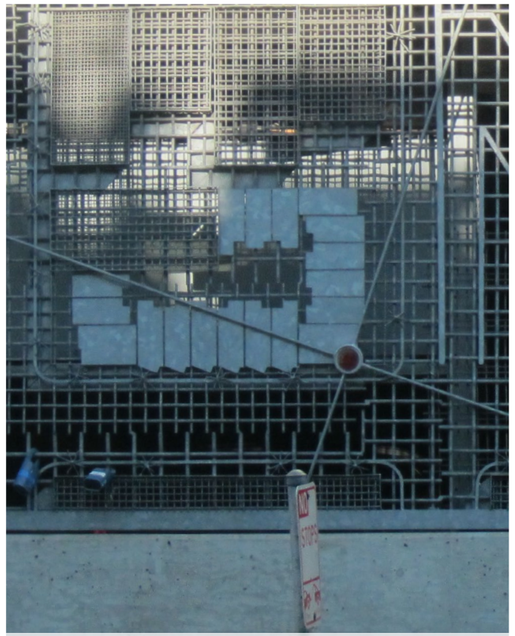
SMR Example

SMR Example

Proposed Signage above Storefront Entries for Vehicle and Across Street Pedestrians

Proposed Blade Signage below Canopy for Pedestrians Identifying Entries

SIGNAGE DESIGN: PROPOSED



Wall Art., Western Ave. & Battery St.

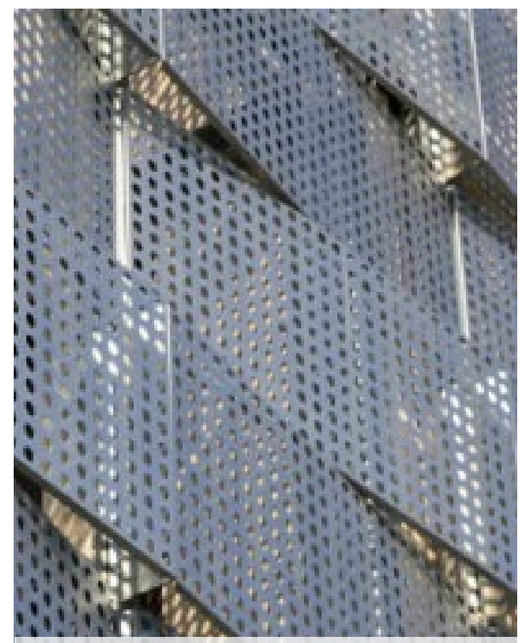
ALLOY Architectural Screens

Entry Gate, 1st Ave. & Battery St.

SMR Example

Corten Screen, Kellock Trading, Australia

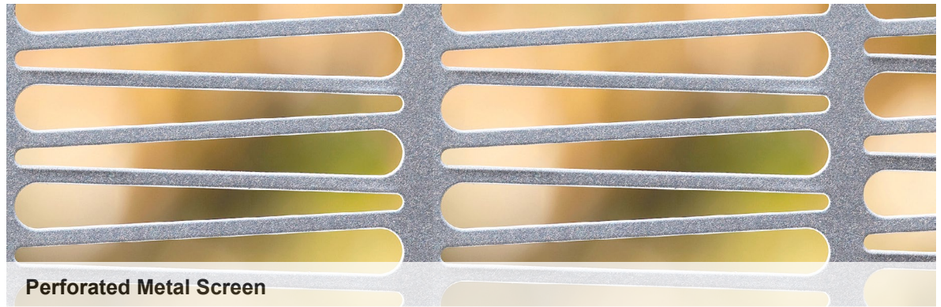
Sidewalk Screen, 1st Ave. & Battery St.



Edogawa Garage Club, Tokyo

SMR Example

SCREEN / GATE DESIGN: EXAMPLES



D: Public Amenities

D-4: 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 Supplemental Guidelines
If the building is large, consider designing a comprehensive building and tenant signage system using one of the following or similar methods:
A. 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
B. Show creativity and individual expression in the design of signs.
C. Use signs to help distinguish the ground level of a building from the upper levels of a building; and
D. Establish a rhythm of elements along the street-level facade; for instance, the regular cadence of signs with storefronts enhances the pedestrian experience.

Board Guidance
The use of signage ought to eliminate the reliance on staggered canopy heights to signify the residential and commercial entries.

Applicant Response
It is proposed to have the retail signage above the retail entrances storefront as well as blade signage attached to the canopy for additional pedestrian visibility. Residential/building signage will be incorporated into the screening for the gas meter and address numbers at the edge of the canopy. The design of the screening element will be further refined and inspired by the building's name once chosen.

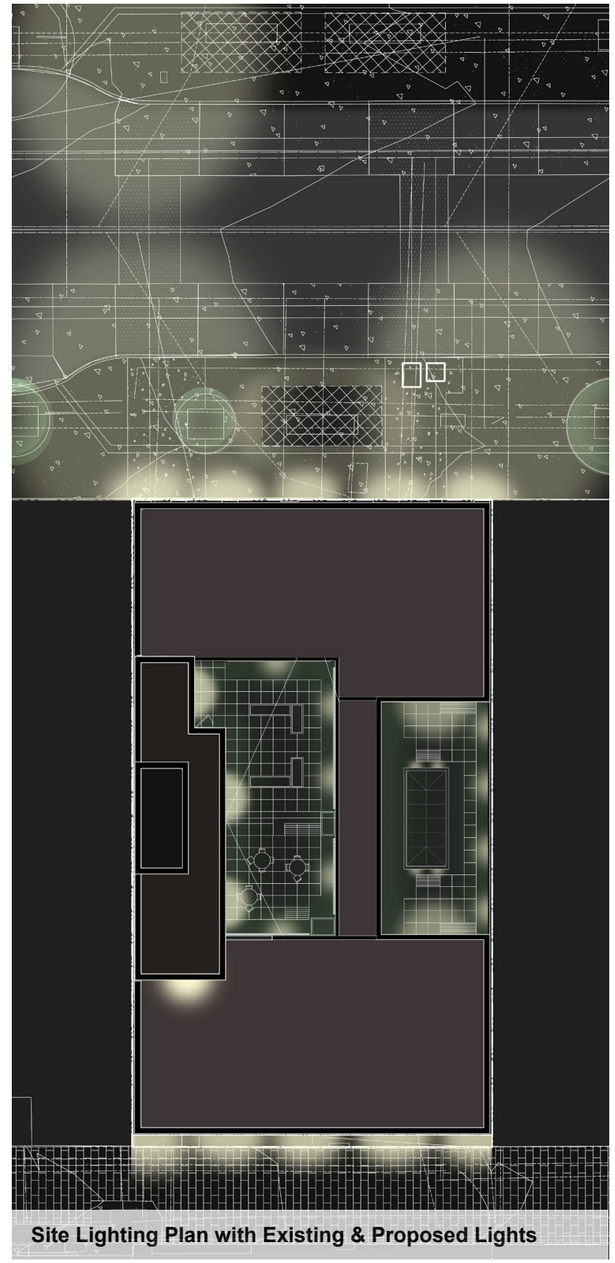
Seattle Land Use Code

23.49.029: Utility Services Uses:
Provide either a 5 foot deep landscaped area or architectural detailing, artwork, vegetated trellises, decorative fencing or similar.

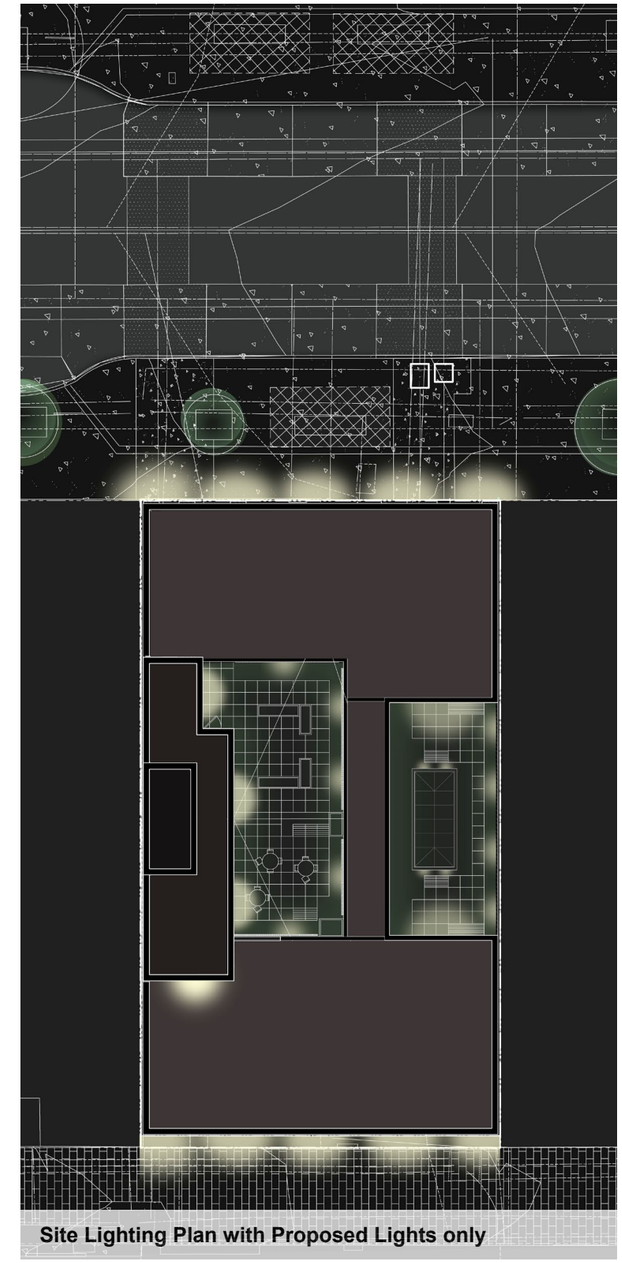
SCREEN / GATE DESIGN: PROPOSED

Alley Light Fixtures

3rd Avenue Light Fixtures
Color to Match Storefront



Site Lighting Plan with Existing & Proposed Lights



Site Lighting Plan with Proposed Lights only

LIGHTING DESIGN

APPENDIX

SEATTLE LAND USE CODE ANALYSIS

Downtown Mixed Commercial - DMC 240/290-400

Belltown Urban Center Village

Principal Transit Street

Class I Pedestrian Street

23.49.009 Street-Level Use Required; 75% Street Frontage:
General Sales & Services; Human Service uses & Childcare Facilities; Retail Sales, Major Durables; Entertainment Uses; Libraries; Eating & Drinking Establishments; Sales & Services Marine.

23.49.010 General Requirements for Residential Uses:
5% of total gross floor area in residential use shall be provided as common recreation space. A maximum of 50% may be enclosed, the minimum horizontal depth shall be 15 feet and minimum 225 square feet.

23.49.011 Floor Area Ration: Exempt.

23.49.018 Overhead Weather Protection and Lighting:
Continuous protection required along the entire street frontage with a minimum height of 10 feet/maximum height of 15 feet and extend a minimum of 8 feet from the building.

23.49.019 Parking:
Vehicle parking is not required.

Bicycle Parking: 1 bicycle parking space for every 2 residential units = 33 minimum. 36 Provided.

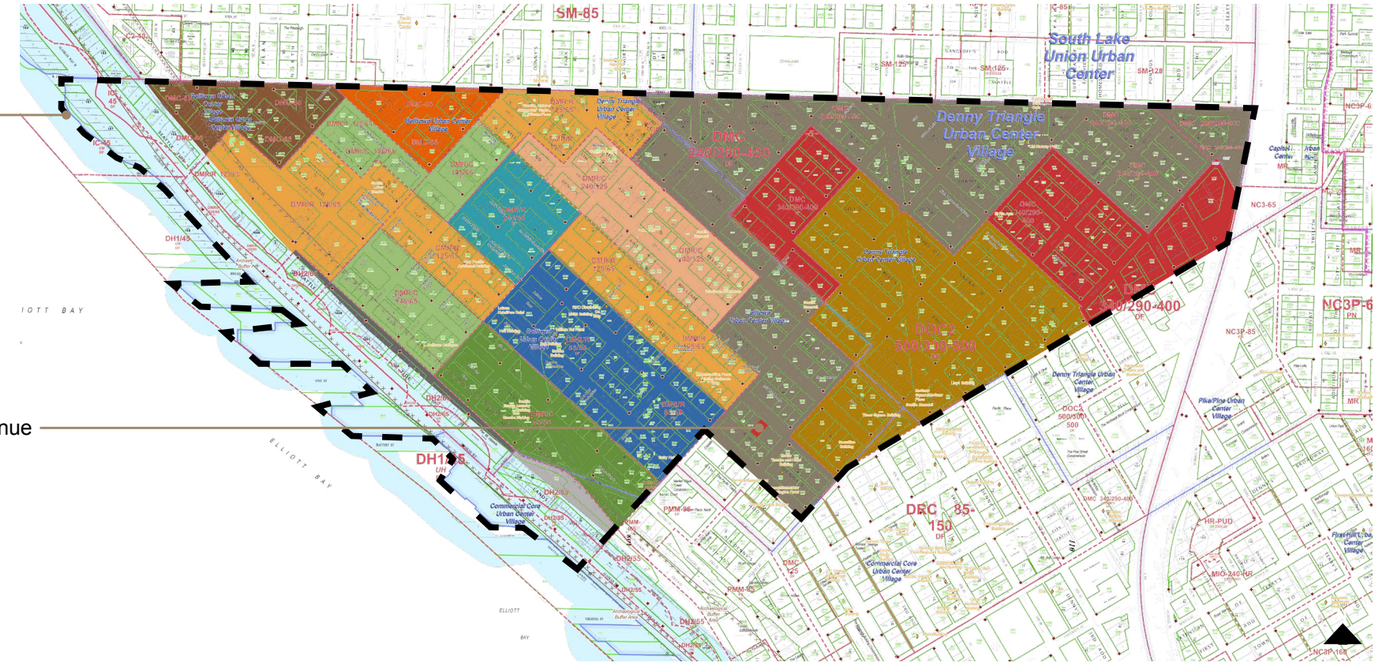
23.49.029: Utility Services Uses:
Provide either a 5 foot deep landscaped area or architectural detailing, artwork, vegetated trellises, decorative fencing or similar.

23.49.056 Street Façade:
DMC along Class I Pedestrian Street = 25 feet
Façade Transparency: Area of the façade between 2 and 8 feet above the sidewalk shall be transparent. This does not apply to areas of the façade in residential use. Class I Pedestrian Streets shall be a minimum of 60%.

Blank Façade Limits: Area of the façade between 2 and 8 feet above the sidewalk shall not exceed 7.5% of blank area and shall not exceed 15 feet in length.

23.54.040: Shared Storage for Solid Waste Containers
51-100 Dwelling units provide 375 square feet plus 4 square feet for each additional unit above 50. Nonresidential area 0-5,000 square feet shall provide 50% of minimum required area (82 square feet).
375 + (4x15) + (82/2) = 476 SF total
The minimum horizontal distance shall be 12 feet and access shall be 10 feet minimum.

Right-of-Way
Right-of-way improvements and street trees are not required as part of this development per the Preliminary Site Visit Report and confirmed during a Pre-Application meeting that was held on August 2nd, 2012.

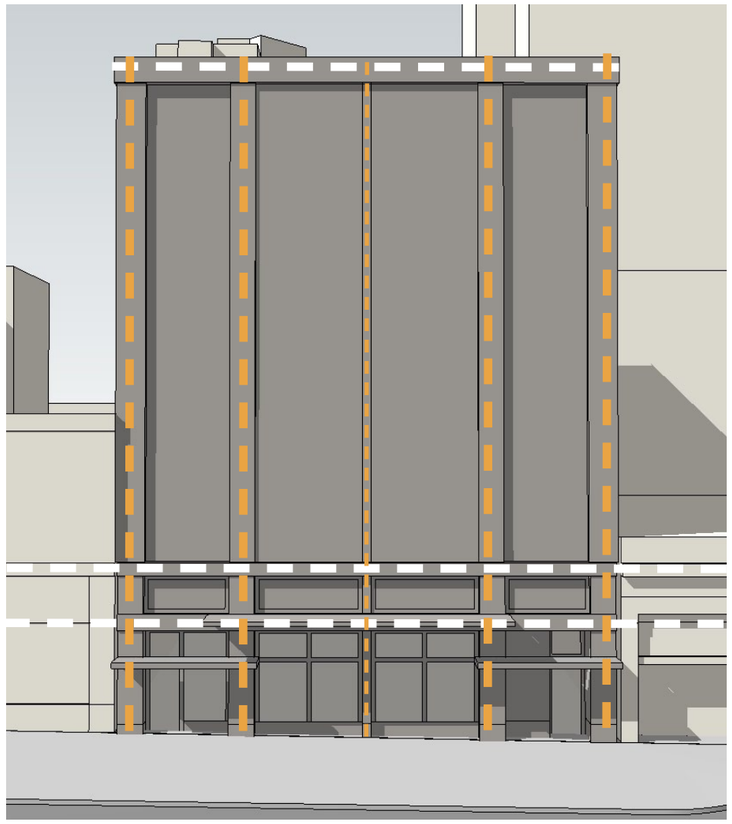


City of Seattle Zoning Map

KEY: Zoning

- DMC 340/290-400
- DMC 240/290-400
- DMC-85
- DMC-65
- DMR/C 240/125
- DMR/C 125/65
- DMR/C 85/65
- DMR/R 240/65
- DMR/R 125/65
- DMR/R 85/65
- DH2/85
- DH2/65
- DOC2 500/300-500

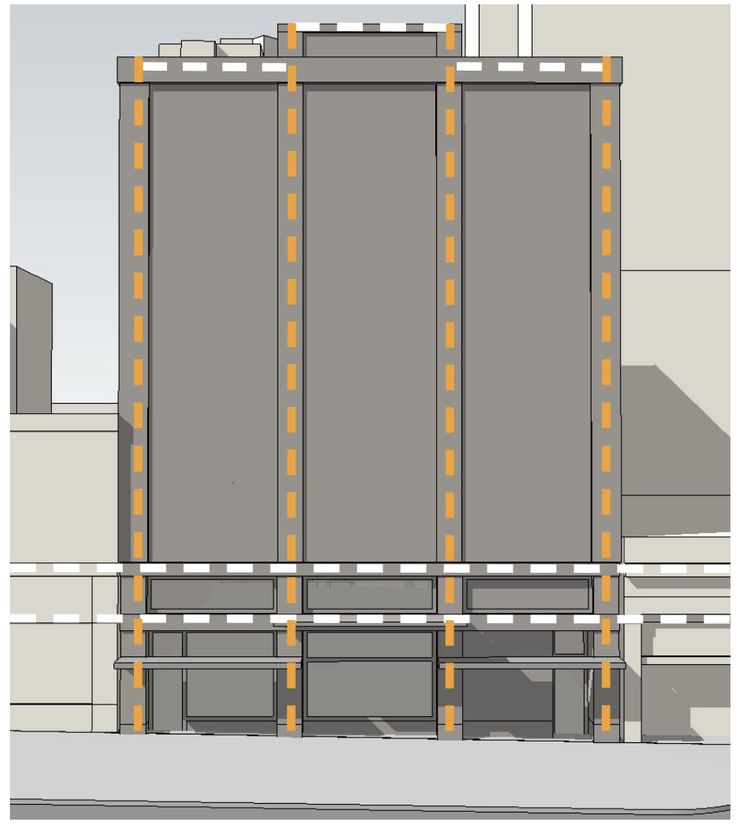
SEATTLE LAND USE CODE AND ZONING MAP



Elevation Study #1

1 Story Base with 6 Levels Above.
3 Strong Bays with Sub-Bays - Narrow Side Bays with Wide Center Bay; Regulating Lines Continuing Above.
Strong Cornice Line.

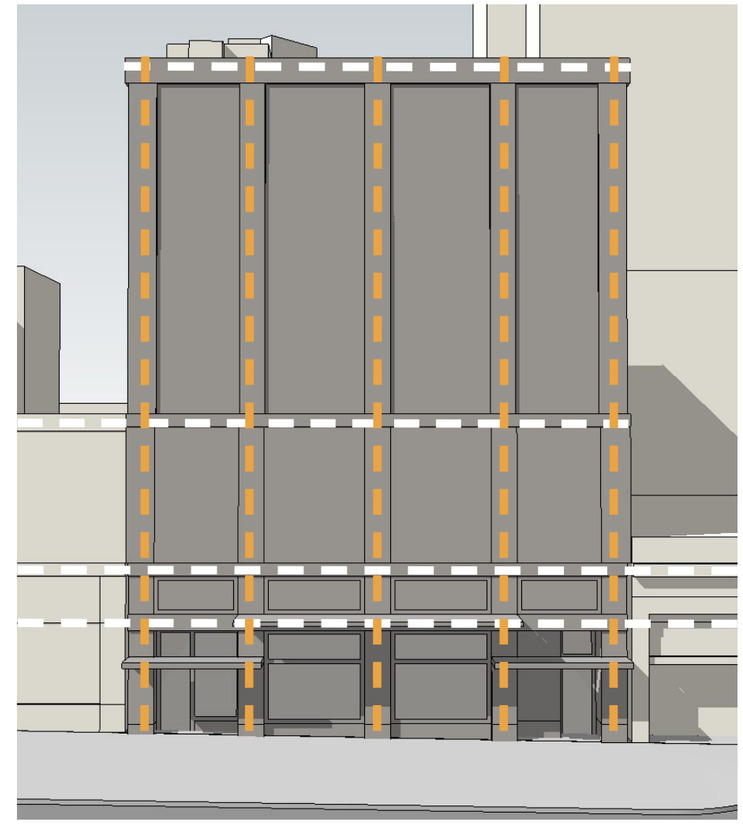
Similar Horizontal Datum Lines as Denny Hill Building.
Similar Bay Pattern as Pathe Building and Terminal Sales Annex.



Elevation Study #2

1 Story Base with 6 Levels Above.
3 Equal Bays with Regulating Lines Continuing Above.
Multi-Level Cornice Line.

Similar Horizontal Datum Lines as Denny Hill Building.
Similar Bay Pattern as Denny Hill Building and 2134 3rd Avenue.
Similar Cornice Pattern as Army Building & Terminal Sales Building.



Elevation Study #3

2 Story Base with 5 Levels Above.
4 Equal Bays.
Strong Cornice Line.

Similar Horizontal Datum Lines as Denny Hill Building & Matching Height of Swifty Printing.
Similar Bay Pattern as Jewish Federation of Seattle and Palladian.

EDG: SCHEME C ELEVATION STUDIES

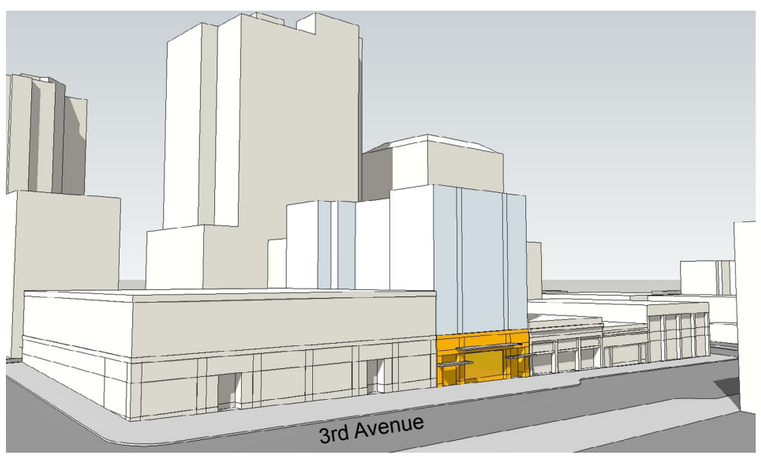
GUIDING CONCEPTS

Neighborhood Relationships:
The massing is taking cues from the Denny Hill building and upper level massing & proportion from other historic buildings in the neighborhood.

Site Relationships:
The overhead weather protection responds to the entrances as well as the existing Rapid Ride bus shelter.

Commercial:
The Commercial space entrance is located close to the Metro bus stop activity.

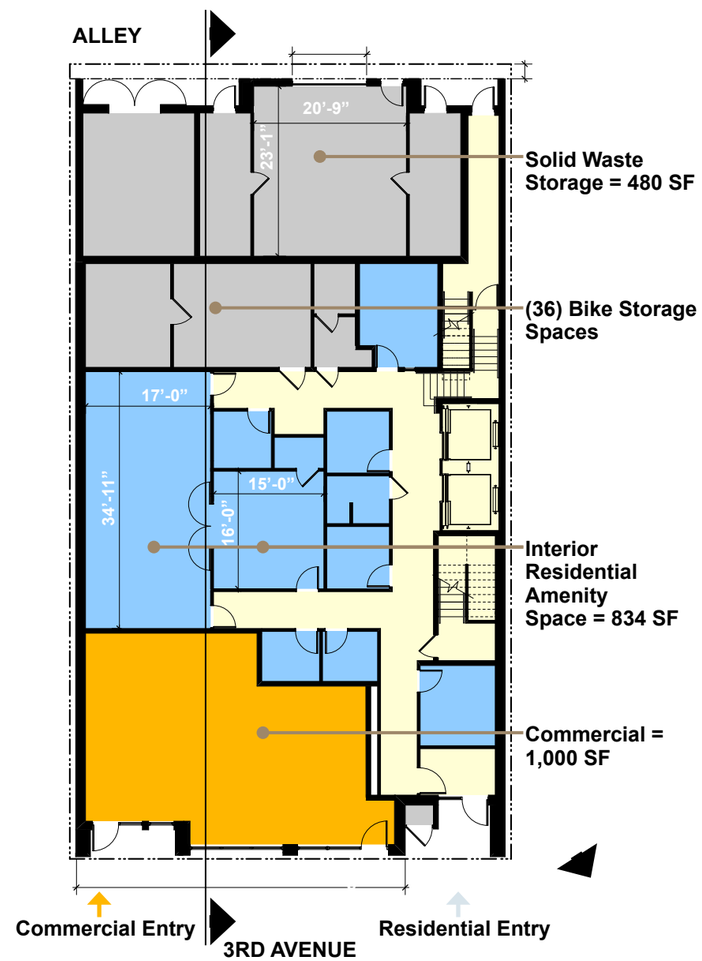
Housing:
The unit module is efficient and translate to the proportion of neighborhood buildings. The interior and exterior residential common recreation space stack so that light wells can bring daylight into the interior space.



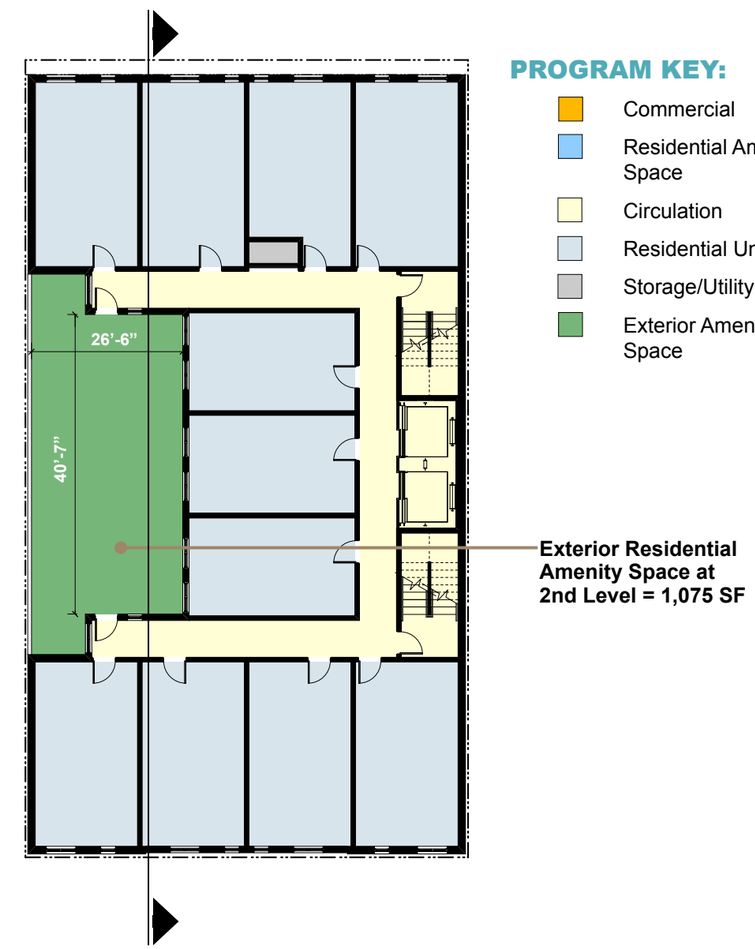
DESIGN GUIDELINE RESPONSES

B: Architectural Expression:
The massing responds to the adjacent iconic/historic buildings and similar building type massing in the neighborhood. The scale and proportion of the massing relates to the strong datum line created by the Denny Hill building.

C: The Streetscape:
Recessed entries identify the commercial and residential spaces. The overhead weather protection is lowered at the entrances to related to the pedestrian scale, while raising to allow for lighting and views into the commercial space.



Level 1



Typical Residential Level

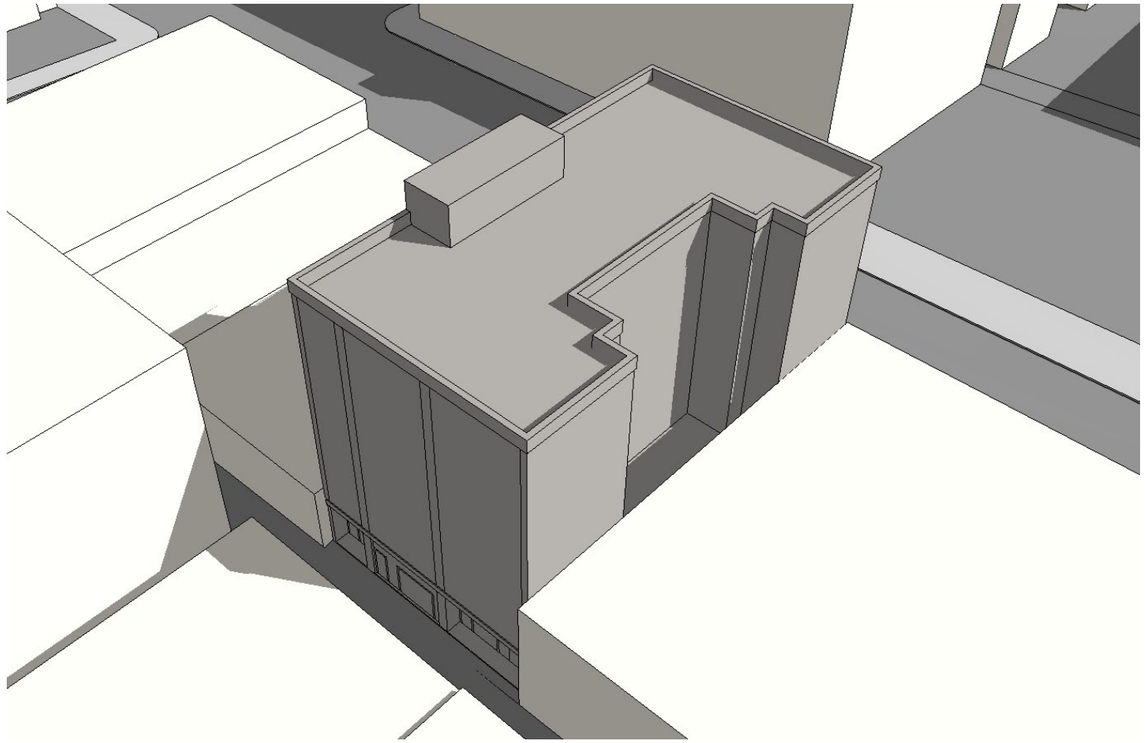
DEPARTURE REQUEST

None.

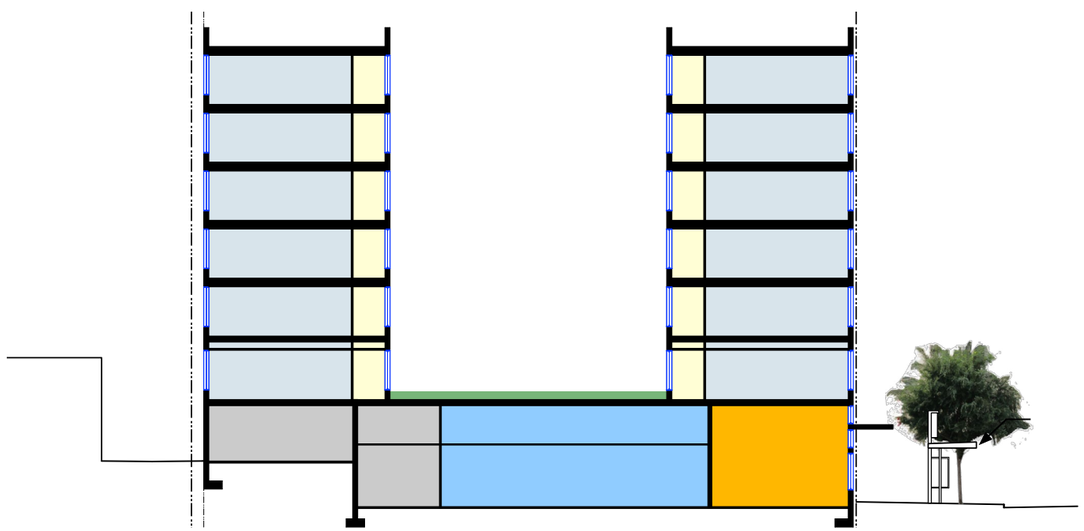
PROGRAM KEY:

- Commercial
- Residential Amenity Space
- Circulation
- Residential Units
- Storage/Utility
- Exterior Amenity Space

EDG: SCHEME C PREFERRED



View of Massing Along Alley



Proposed Section

PROGRAM KEY:

- Commercial
- Residential Amenity Space
- Circulation
- Residential Units
- Storage/Utility
- Exterior Amenity Space

Pedestrian View Looking Northwest

Pedestrian View Looking South

Pedestrian View Looking Southeast

EDG: SCHEME C PREFERRED