

MINNIE FLATS

Design Review Recommendation
November 04, 2014

DPD project # 3015680

101 Denny Way
Seattle, WA 98109

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PROPOSAL



This proposal is addressing a need for affordable housing within the city's urban neighborhoods. Labeled "workforce housing" by many, the objective is to provide an opportunity for those with limited income or with needs for a safe, simple, efficient living environment, to find residence within our urban centers. This achieves several objectives such as reduced commuting and encouraging live-where-you work opportunities; keeping people and their contributions in the city rather than outlying suburbs; all the while utilizing the cities pre-established systems. Our commitment to the neighborhood, great design, and the health and well-being of our residents has resulted in several exciting up and coming communities throughout Seattle.

This site has a strong presence within the Belltown neighborhood and sits at the busy intersection of Denny Way and 1st Avenue. The Belltown neighborhood, as well as the Downtown core, are under heavy development and the adjacency to the waterfront and the Seattle City Center makes this site very desirable. Other amenities include an abundance of local eateries and bars, retail along 1st Avenue, and close proximity to public transportation,

101 Denny Way, Seattle ,WA 98109

- DMC-65 Zone
- Site area - 5,811
- 6 story mixed-use structure (1 story of commercial, 5 stories of residential)
- 82 Units
- 2,642 SF Commerical Space
- Demolition of existing 1 story structure

Design objectives and challenges drawn from analysis

- The neighborhood is eclectic and without any one predominant archetype, use, or character. However, the Belltown neighborhood offers many design cues that could ultimately inform the design
- The scale of the neighborhood is mid-rise mixed use with high density that transitions to high-rise several blocks to the south-west.
- There is heavy pedestrian traffic along both Denny Way and 1st Avenue, so creating a building with a pedestrian scale is crucial.
- Due to the topography of the site and the viability of retail at the ground floor, stepping of the ground floor may be needed along Denny Way.
- Crafting a timeless contribution that fits within, and ultimately compliments the surrounding neighborhoods is of high importance
- This project will be a continuation of our commitment to strategic, sustainable, and affordable urban development

DOWNTOWN | BELLTOWN DESIGN GUIDELINES

A. SITE PLANNING & MASSING

- A-1 Responding to Site Characteristics

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

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

B. ARCHITECTURAL EXPRESSION

- B-1 Respond to the Neighborhood Context –

Establish a harmonious transition between newer and older buildings. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape; Complement the architectural character of an adjacent historic building or area; however, imitation of historical styles is discouraged. References to period architecture should be interpreted in a contemporary manner; Design visually attractive buildings that add richness and variety to Belltown, including creative contemporary architectural solutions; Employ design strategies and incorporate architectural elements that reinforce Belltown's unique qualities. In particular, the neighborhood's best buildings tend to support an active street life.

- **B-2 Create a Transition in Bulk & Scale** - New high-rise and half- to full-block developments are juxtaposed with older and smaller scale buildings throughout the neighborhood. Many methods to reduce the apparent scale of new developments through contextually responsive design are identified in other guidelines (e.g., B-1: Respond to the neighborhood context and reinforce B-3 objectives. The objective of this guideline is to discourage overly massive, bulky or unmodulated structures that are unsympathetic to the surrounding context.

- **B-3 Reinforce the Positive Urban Form & Architectural attributes of the Immediate Area** - The principal objective of this guideline is to promote scale and character compatibility through reinforcement of the desirable patterns of massing and facade composition found in the surrounding area. Pay particular attention to designated landmarks and other noteworthy buildings. **Respond to the regulating lines and rhythms of adjacent buildings that also support a street-level environment;** regulating lines and rhythms include vertical and horizontal patterns as expressed by cornice lines, belt lines, doors, windows, structural bays and modulation. Use regulating lines to promote contextual harmony, solidify the relationship between new and old buildings, and lead the eye down the street. Pay attention to excellent fenestration patterns and detailing in the vicinity. The use of recessed windows that create shadow lines, and suggest solidity, is encouraged.

- **B-4 Design a Well-Proportioned & Unified Building** - Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

C. THE STREETScape

- C-1 Promote Pedestrian Interaction –

Reinforce existing retail concentrations; vary in size, width, and depth of commercial spaces, accommodating for smaller businesses, where feasible; incorporate the following elements in the adjacent public realm and in open spaces around the building: unique hardscape treatments, pedestrian-scale sidewalk lighting, accent paving (especially at corners, entries and passageways), creative landscape treatments (planting, planters, trellises, arbors); seating, gathering spaces; water features, inclusion of art elements

Building/Site Corners. Building corners are places of convergence.

The following considerations help reinforce site and building corners: provide meaningful setbacks/ open space, if feasible; provide seating as gathering spaces; incorporate street/pedestrian amenities in these spaces; make these spaces safe (good visibility); iconic corner identifiers to create wayfinders that draw people to the site

Design for uses that are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity. **Where appropriate, consider configuring retail space to attract tenants with products or services that will “spill-out” onto the sidewalk (up to six feet where sidewalk is sufficiently wide)**

- **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.

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

- **C-4 Reinforce Building Entries** – To promote pedestrian comfort, safety, and orientation.

- **C-5 Encourage Overhead Weather Protection** – Overhead weather protection should be designed with consideration given to:

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

D. PUBLIC AMENITIES

- **D-1 Provide Inviting & Usable Open Space** – Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.

- **D-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.

- **D-3 Provide Elements that Define the Space** – Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable “sense of place” associated with the building.

Art and Heritage

Art and History are vital to reinforcing a sense of place. Consider incorporating the following into the siting and design: Vestiges of Belltown Heritage, such as preserving existing stone sidewalks, curbs, art that relates to the established or emerging theme of that area (e.g., Western, 1st, 2nd, 3rd Avenue streetspecific character. See “Street furniture/ furnishings” under Guideline D-3, pgs. 25-27); and install plaques or other features on the building that pay tribute to Belltown history.

Street Hierarchy (Denny = Arterial, 1st = Promenade)

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. Any new installations between Denny Way and Virginia Street should continue the established character of the street by using unique pieces of inexpensive and salvaged materials such as the Wilkenson sandstone pieces that are currently in place.

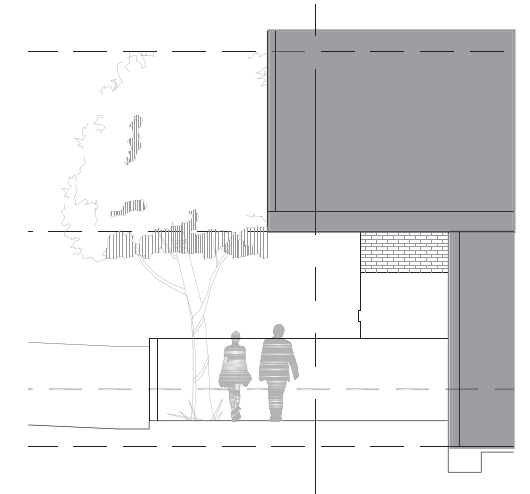
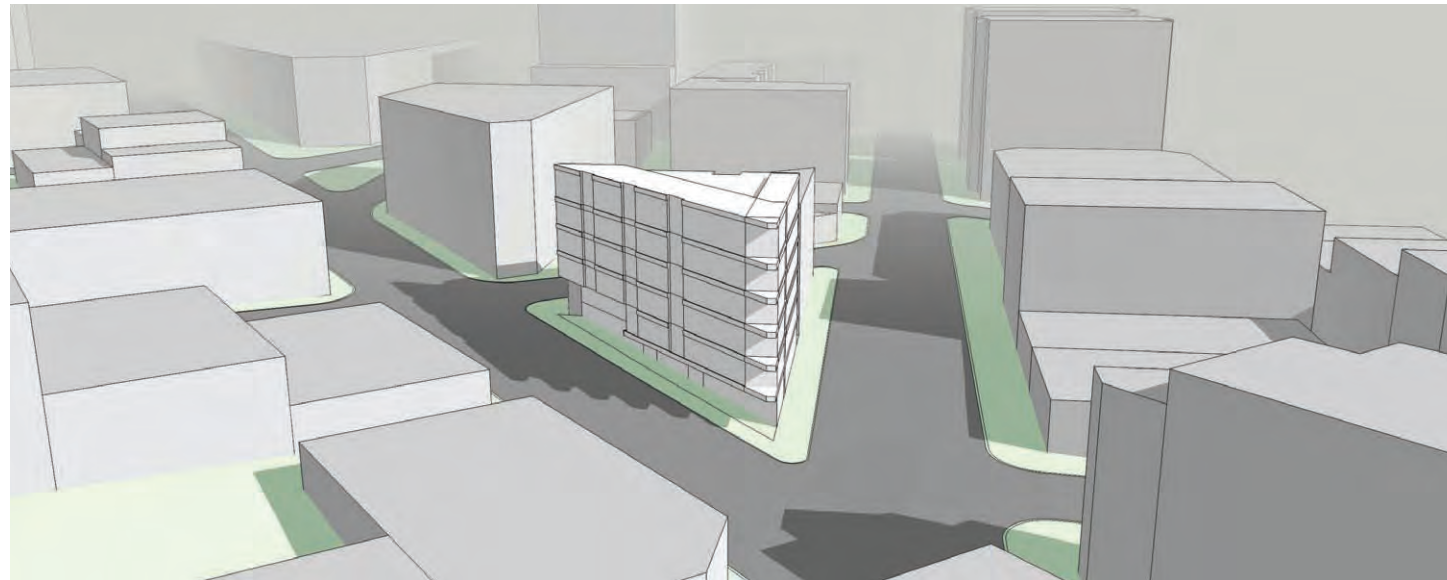
1st avenue Sidewalks should be wide and pedestrian amenities like benches, kiosks and pedestrian-scale lighting are especially important on promenade streets.

- **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. 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; Use signs to help distinguish the ground level of a building from the upper levels of a building; and Establish a rhythm of elements along the street-level facade; for instance, the regular cadence of signs with storefront enhances the pedestrian experience.

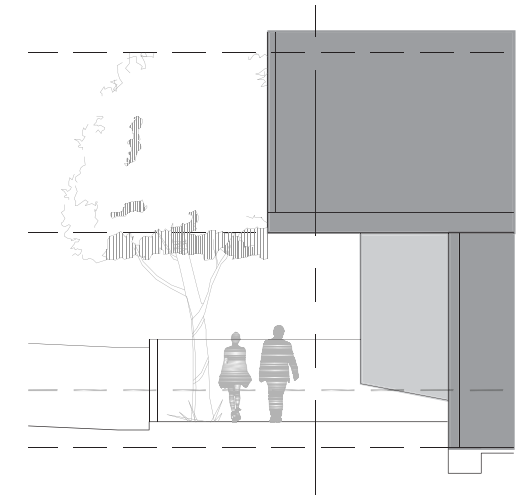
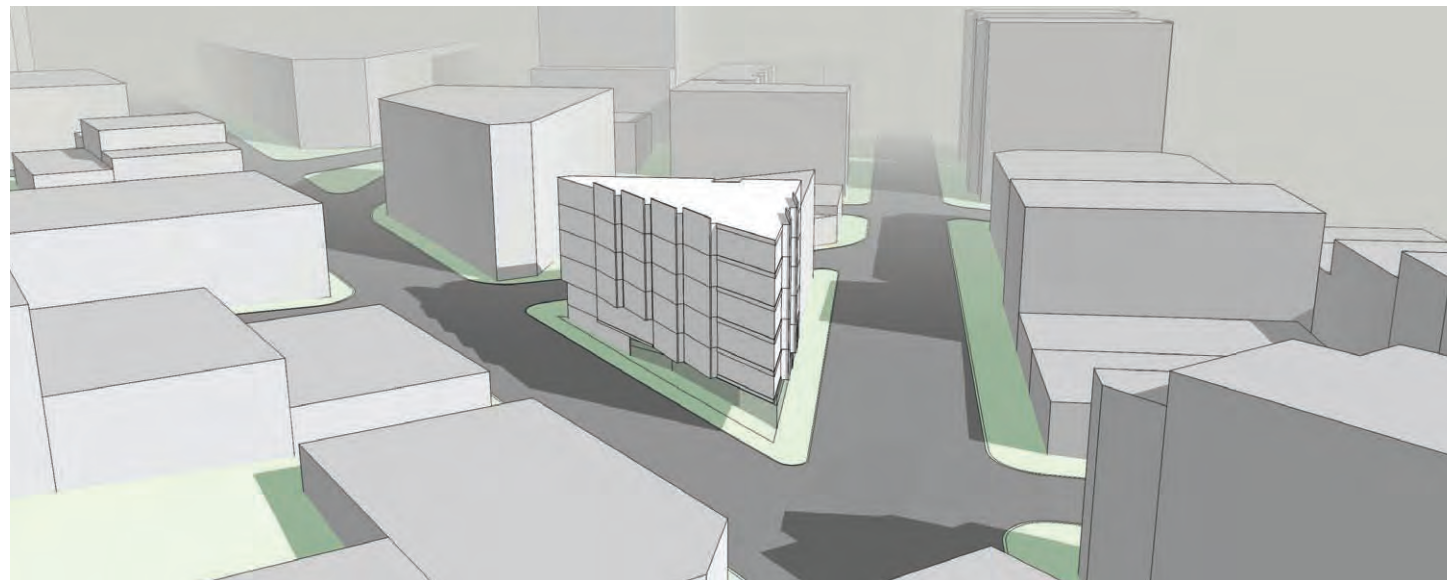
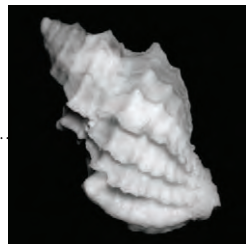
- **D-5 Provide Adequate Lighting** – To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and on signage. Illuminate distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest; Install lighting in display windows that spills onto and illuminates the sidewalk; Orient outside lighting to minimize glare within the public right-of-way.

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

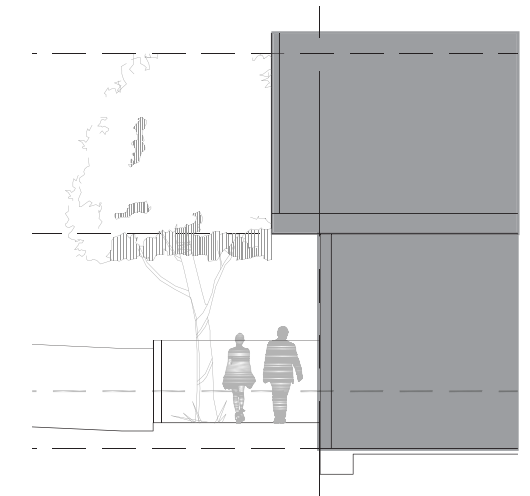
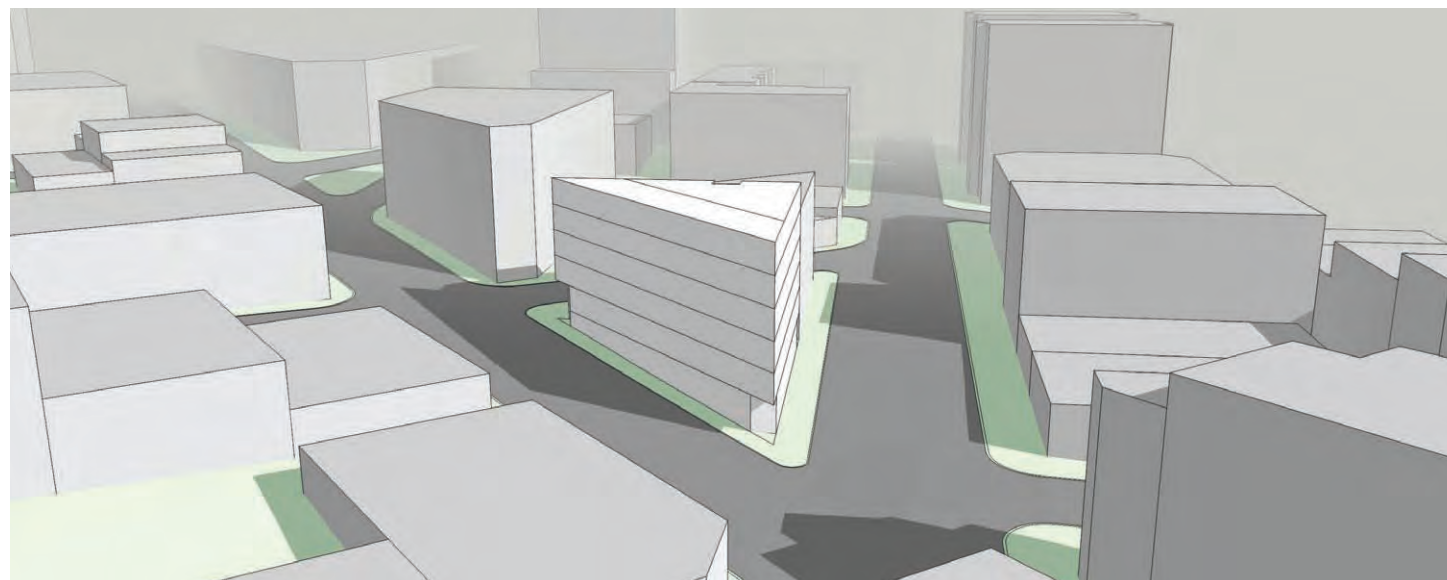
OPTION 1



OPTION 2



OPTION 3



EARLY DESIGN GUIDANCE RESPONSE

A. SITE PLANNING & MASSING

- At the Early Design Guidance Meeting, the Board agreed the site has a unique shape and is very visible, especially from Denny Way looking east, so the design of the 'prow corner' at all scales is important (B above). The Board supported the bays, other windows and balconies oriented to the westward water views (A above). The Board considered the sloping sidewalk along Denny and encouraged the commercial storefront step up at the east end (and any overhanging floor also step there), to create a tall storefront scale or 'event' at that Denny location.

Response:

The applicant has continued to develop and refine the supported massing scheme. Special attention has been given to the street level in order to provide maximum transparency into the non-residential space. Along the north façade, the overhang of the upper stories that is a result of the wider sidewalk requirement follows the sloping grade in order to provide the minimum 10'-0" clearance above the sidewalk. The "event" is a collection of unique site responses that create opportunities for visually interesting architectural expressions. The pedestrian visual connection with the commercial space will allow passersby to view the food preparation of the restaurant below and opportunities for interesting interior expression and lighting are plentiful.

B. ARCHITECTURAL EXPRESSION

- At the Early Design Guidance Meeting, the Board discussed how a smaller site does not require fussy elevations and overly animated materials, but the clarity, detailing and build quality of a more limited palette must be very sophisticated at such a visible site. The Board encouraged some consideration of proportions and datums on the abutting 'Belltown ranked' structure, since the two will read as a single mass from many viewpoints.



Response:

The site geometry affords the project a unique expression. The applicant has established a rational, well-proportioned building that embraces and carefully composes some otherwise challenging conditions (8' overhang, triangular shape, engaging the old and the new façades). The new structure has "bookends" of complimentary Belltown form, expression and materials. This allows the new and old to transition without mimicry of times past, but contemporary expression using classic forms and proportions. Older building elevations in Belltown are very often organized with a base (one story) and a top (multiple stories). (see above examples) The design recognized this condition of the neighbor and utilized the horizontal datums as cues for primary organization. The ground floor is predominately storefront glazing framed by structural columns which is consistent with many Belltown commercial storefronts. The upper building is composed of a simple palette of materials that reflect both the history of the neighborhood and the connectivity to the historic waterfront activities and natural elements:

Masonry: utilized throughout Belltown



◀ Corten Steel: A sophisticated reference to the shipping industry and Serra artwork found at the Olympic sculpture park



▶ Beach rock blue: The upper stories have a base color recalling the deep bluish gray beach rocks found on Puget Sound shores



◀ White/neutral gray sails: the upper story bays reach out to connect the users to the water, downtown and the space needle. The geometry of the bays reflect that of a sailboat which trace the waters nearby.

- At the Early Design Guidance Meeting, the Board agreed the tall (12 ft clear height minimum) and transparent ground floor shown is to be maintained, with stepping along Denny as described under A-1. The Board supported the upper massing scheme that included angled bays, as long as they are orderly and not disjointed over the relatively compact façades. The Board supported large windows and bay or corner windows that afford small units with maximum views and daylight.



Response: ▲

The upper story angled bays have a cadence, proportion and transparency that result in well-proportioned sophisticated façades. Denny and 1st avenue have different expressions utilizing the same palette, so the façades relate but reflect the unique character of the frontage (Denny= commercial arterial, 1st ave= residential cues). Each unit, has large windows that allow light and air into the units and provide eyes-on-the-street.

C. THE STREETScape

- At the Early Design Guidance Meeting, the Board agreed that generous sidewalks on both streets are important (see departure comments), and applauded the proposed commercial space wrapping the corner and as far east as possible on both street frontages. The Board requested multiple doors (and/or door location options) be shown on both commercial frontages. The Board supported the mezzanine on Denny, and the bike storage below it, as long as there is a tenant door located as far east as possible to activate the frontage, and the bike storage has a transparent wall to the sidewalk, as stated by the applicant. The site is a prominent corner, and in response to the Belltown guidance underlined above, the design should explore innovative ways to express the acute corner at the ground level, possibly with a distinctive entrance, internal seating bay, and/or butt-glazed corner glass. The corner should be highly transparent to maximize pedestrian sightlines.

Response:

The project has slightly revised the configuration to make better use of the floor plane below grade and to leverage an activated and visually interesting street front. Along the east Denny frontage, the mezzanine in the commercial space will be animated with tenant activities (restaurant seating, etc) with restrooms tucked below. The egress door has been located as far east as possible. The bike storage has been located near the residential lobby where it can provide a visually interesting use, demonstrating a commitment to alternative transportation while serving the residents with secured bike parking. ▶ The ground floor has been carefully designed to express the unique shape of the site and carries the transparency out to the corner of 1st Avenue and the Denny setback. Large operable doors are located along both frontages to allow for inside-outside seating and/or activated commercial presence as possible.



EARLY DESIGN GUIDANCE RESPONSE

D. PUBLIC AMENITIES

- At the Early Design Guidance Meeting, the Board supported the special paving color and pattern shown on 1st Avenue (pg 25) as that south-facing frontage has excellent potential for a sidewalk café and high pedestrian volumes. Explore other artful elements as described in the Belltown guidance underlined above, which lock this design into this specific neighborhood and location.

Response:

There is ample opportunity along First Ave to incorporate artful elements into the café seating fencing (if alcohol is served), bike racks and tree grates at a tactile level. These elements will be evaluated by local artists and the resulting expression will arise out of that direct collaboration and tenant activity. ▼



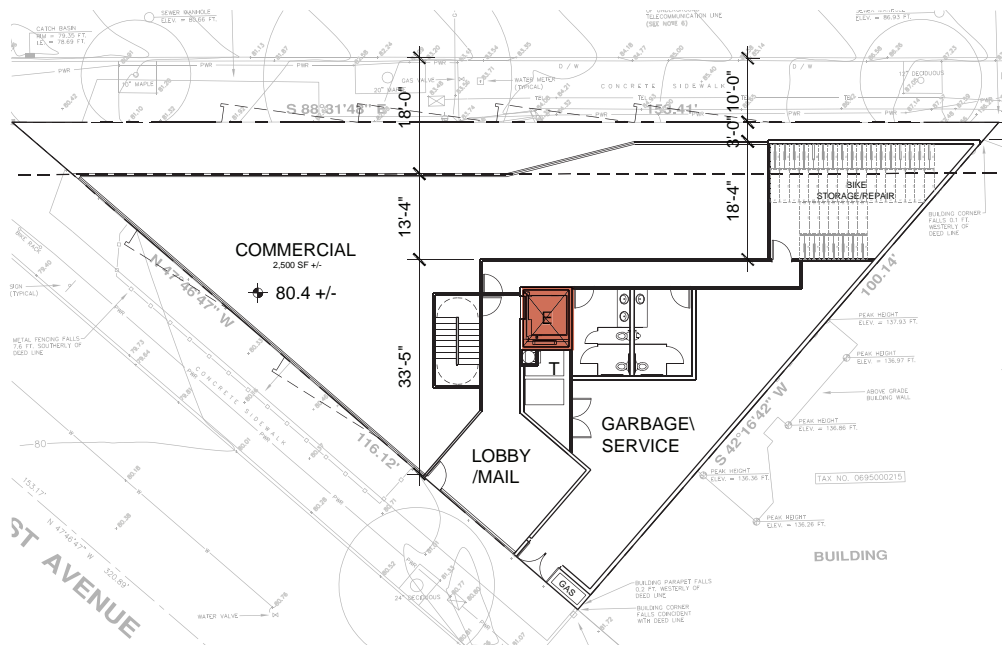
E. VEHICULAR ACCESS AND PARKING

- At the Early Design Guidance Meeting, the Board supported the lobby and trash/service doors at the south corner, but requested more study on the proposed elevator core, stairs and associated corridors and restrooms, to maximize the commercial depth along Denny (assuming an 18 ft sidewalk). In particular, the Board suggested the ground floor restroom and bike storage corridor be relocated, and/or the bike access share the exit door shown on Denny Way.

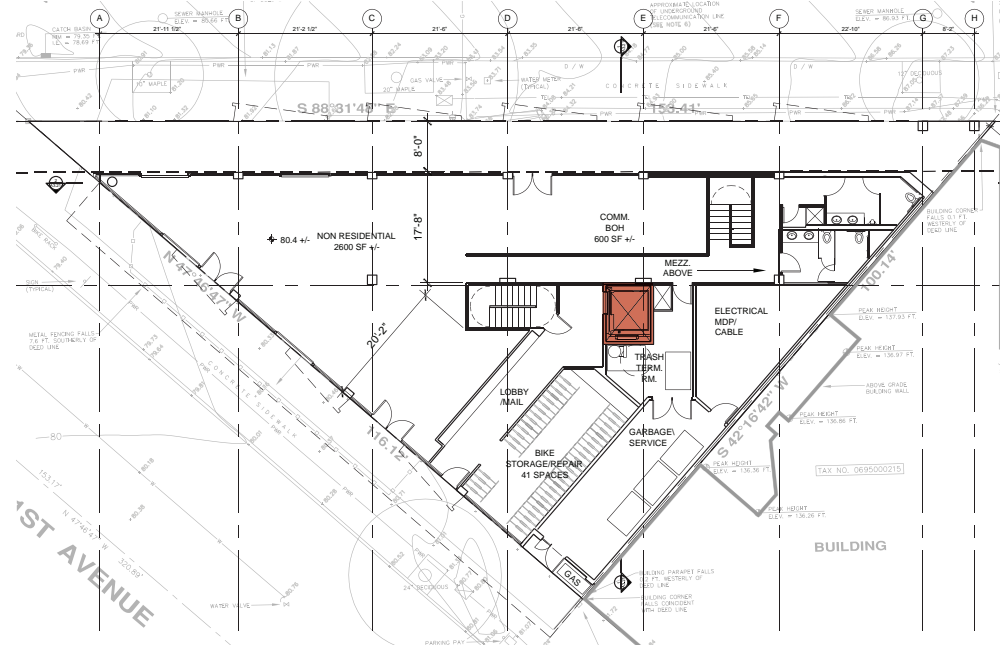
Response:

The elevator core and associated connected corridors were relocated to the south to provide a 17' minimum commercial depth along Denny Way. ▼ As mentioned earlier, the bike storage has been relocated to become a prominent visual element.

EDG Scheme



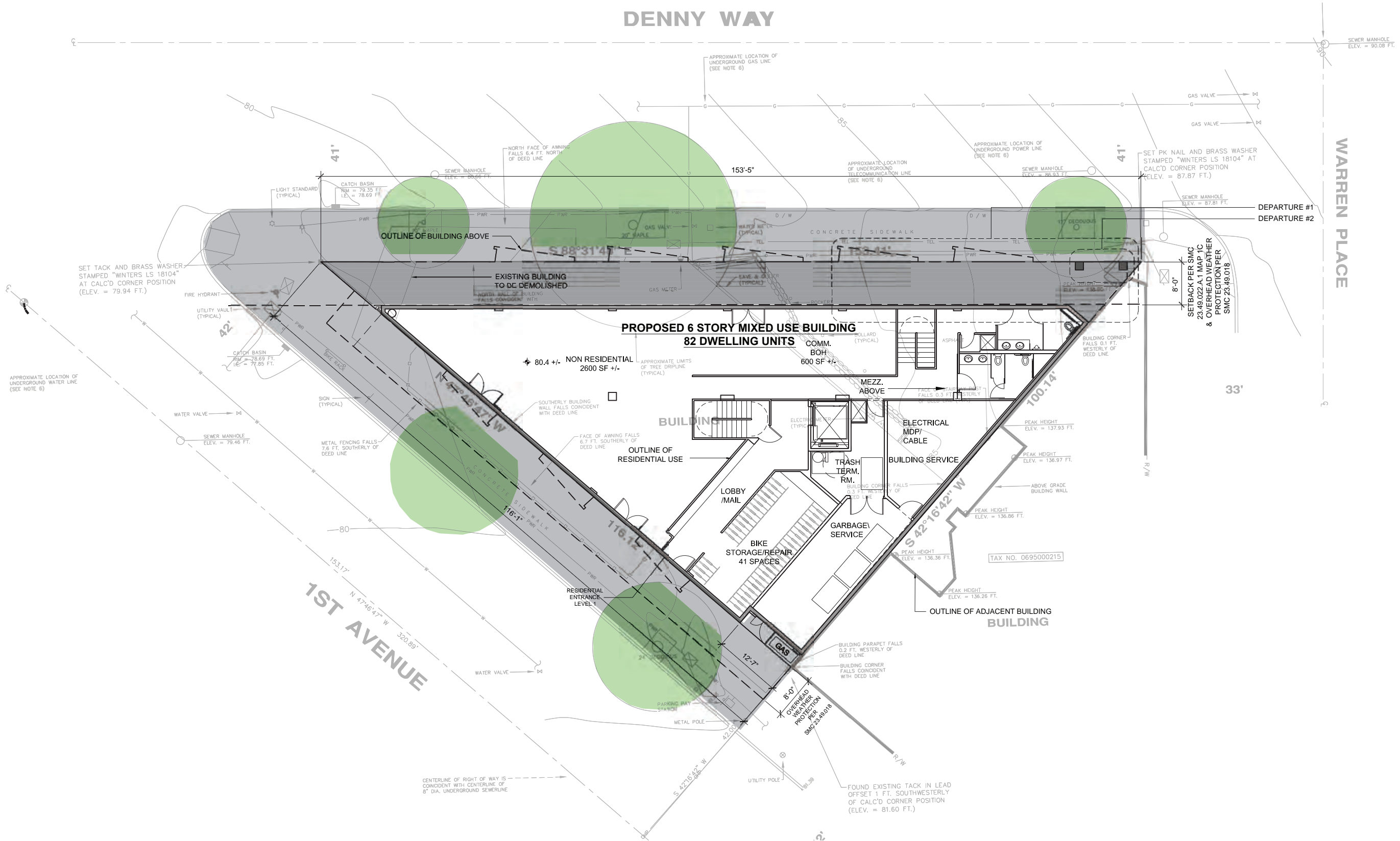
Proposed Scheme



PROPOSED DESIGN



DENNY WAY



WARREN PLACE

1ST AVENUE

PROPOSED 6 STORY MIXED USE BUILDING
82 DWELLING UNITS

80.4 +/- NON RESIDENTIAL
2600 SF +/-

COMM. BOH
600 SF +/-

OUTLINE OF RESIDENTIAL USE

OUTLINE OF BUILDING ABOVE

EXISTING BUILDING TO BE DEMOLISHED

LOBBY / MAIL

BIKE STORAGE/REPAIR
41 SPACES

RESIDENTIAL ENTRANCE
LEVEL 1

PARKING BAY

METAL POLE

UTILITY POLE

FOUND EXISTING TACK IN LEAD
OFFSET 1 FT. SOUTHWESTERLY
OF CALC'D CORNER POSITION
(ELEV. = 81.60 FT.)

MEZZ. ABOVE

TRASH TERM. RM.

GARBAGE SERVICE

ELECTRICAL MDP/CABLE

BUILDING SERVICE

OUTLINE OF ADJACENT BUILDING

BUILDING PARAPET FALLS
0.2 FT. WESTERLY OF
DEED LINE

BUILDING CORNER FALLS
COINCIDENT WITH DEED LINE

BUILDING CORNER FALLS
0.1 FT. WESTERLY OF
DEED LINE

PEAK HEIGHT
ELEV. = 137.93 FT.

PEAK HEIGHT
ELEV. = 136.97 FT.

PEAK HEIGHT
ELEV. = 136.86 FT.

PEAK HEIGHT
ELEV. = 136.38 FT.

PEAK HEIGHT
ELEV. = 136.26 FT.

TAX NO. 0695000215

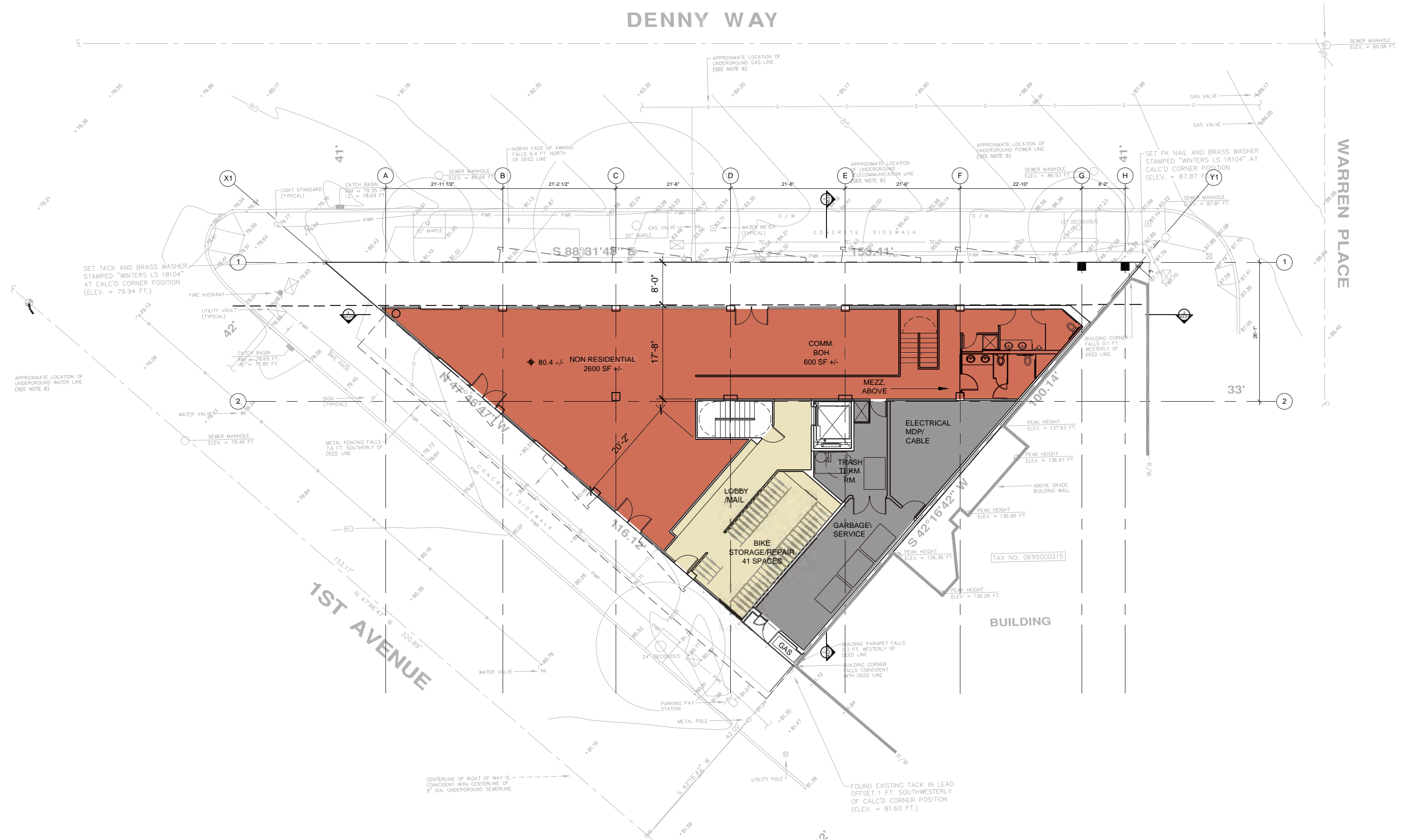
DEPARTURE #1

DEPARTURE #2

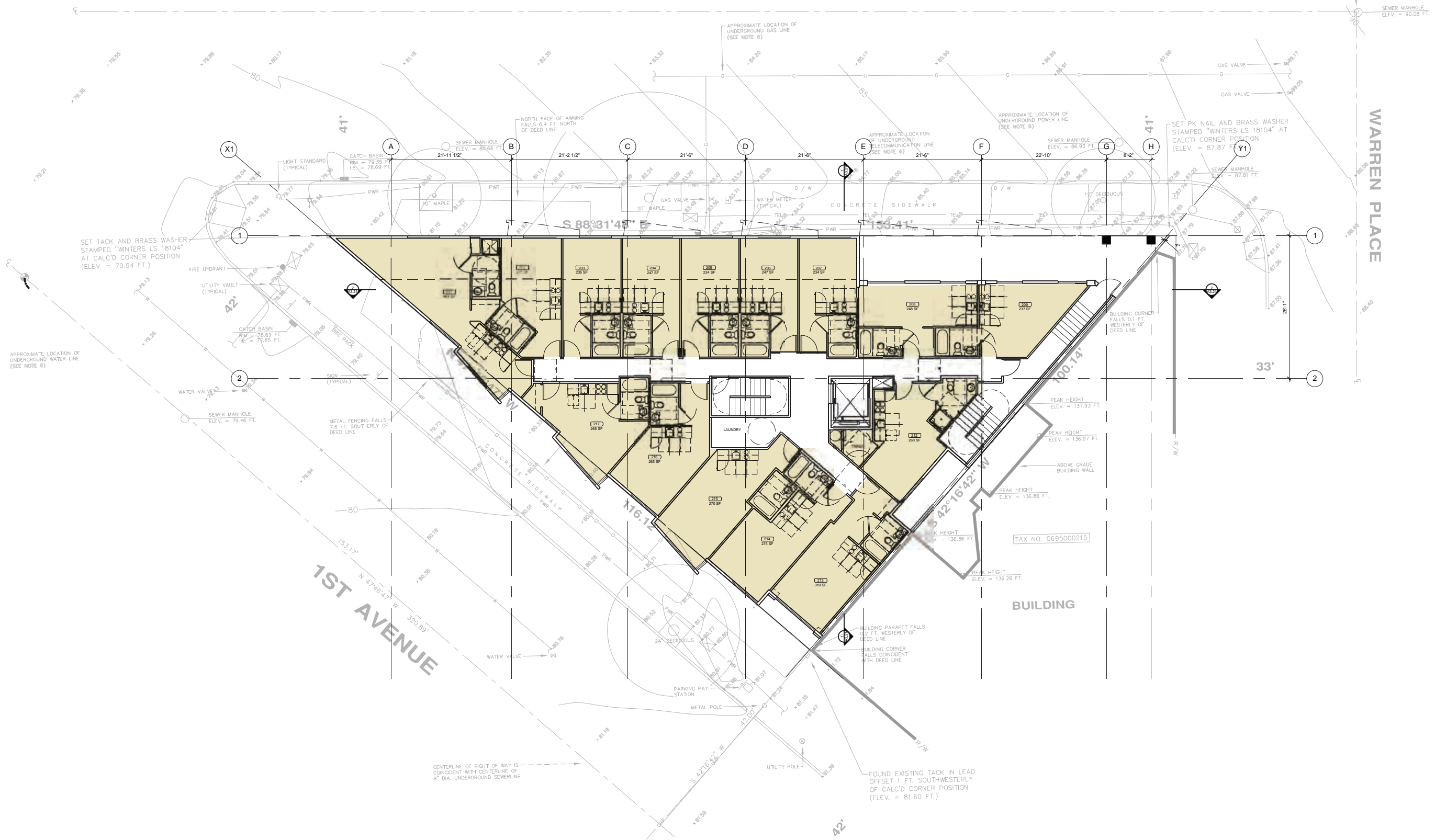
SETBACK PER SMC
23.49.022.A.1 MAP 1C
& OVERHEAD WEATHER
PROTECTION PER
SMC 23.49.018



DENNY WAY



DENNY WAY



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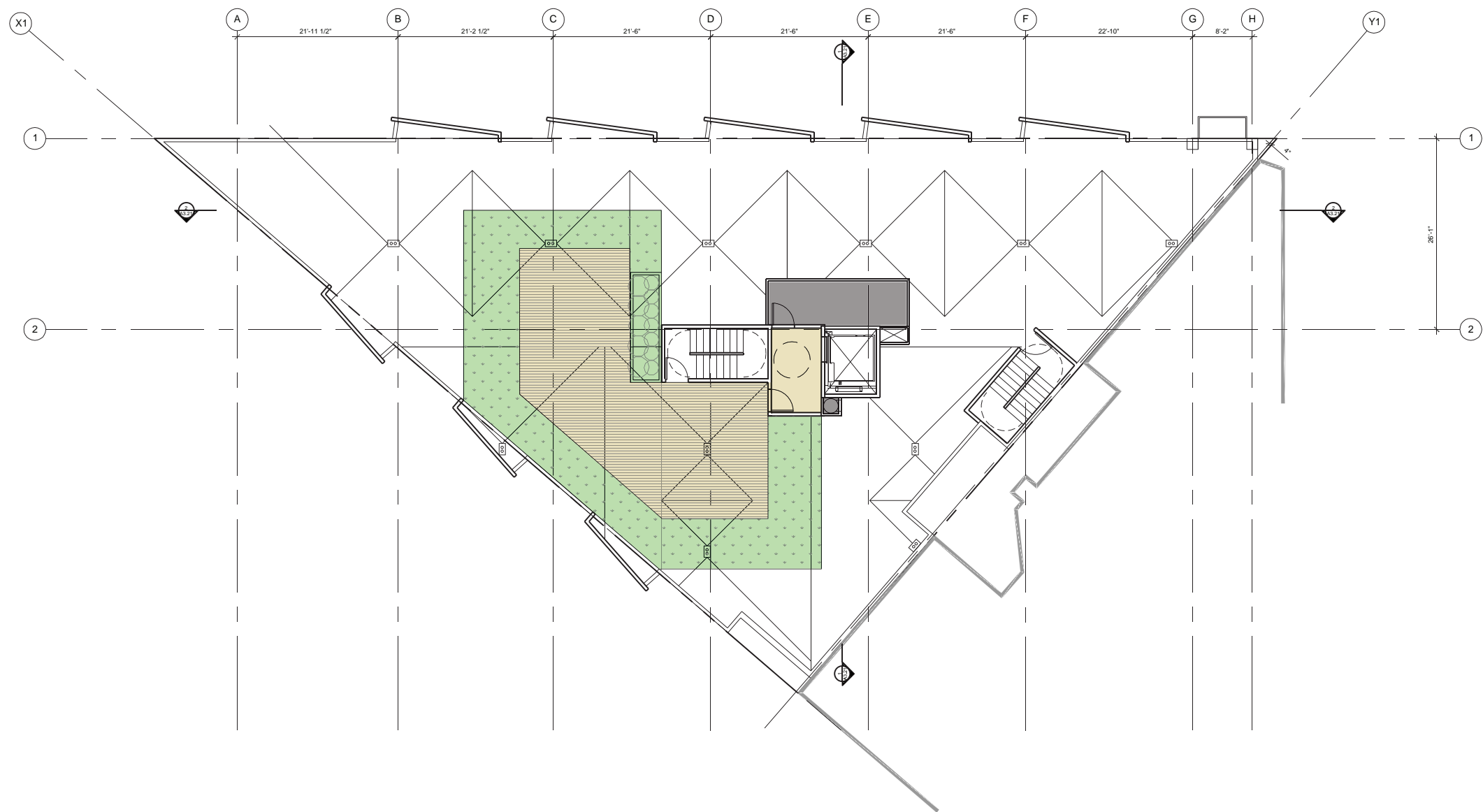
BUILDING

WARREN PLACE

1ST AVENUE

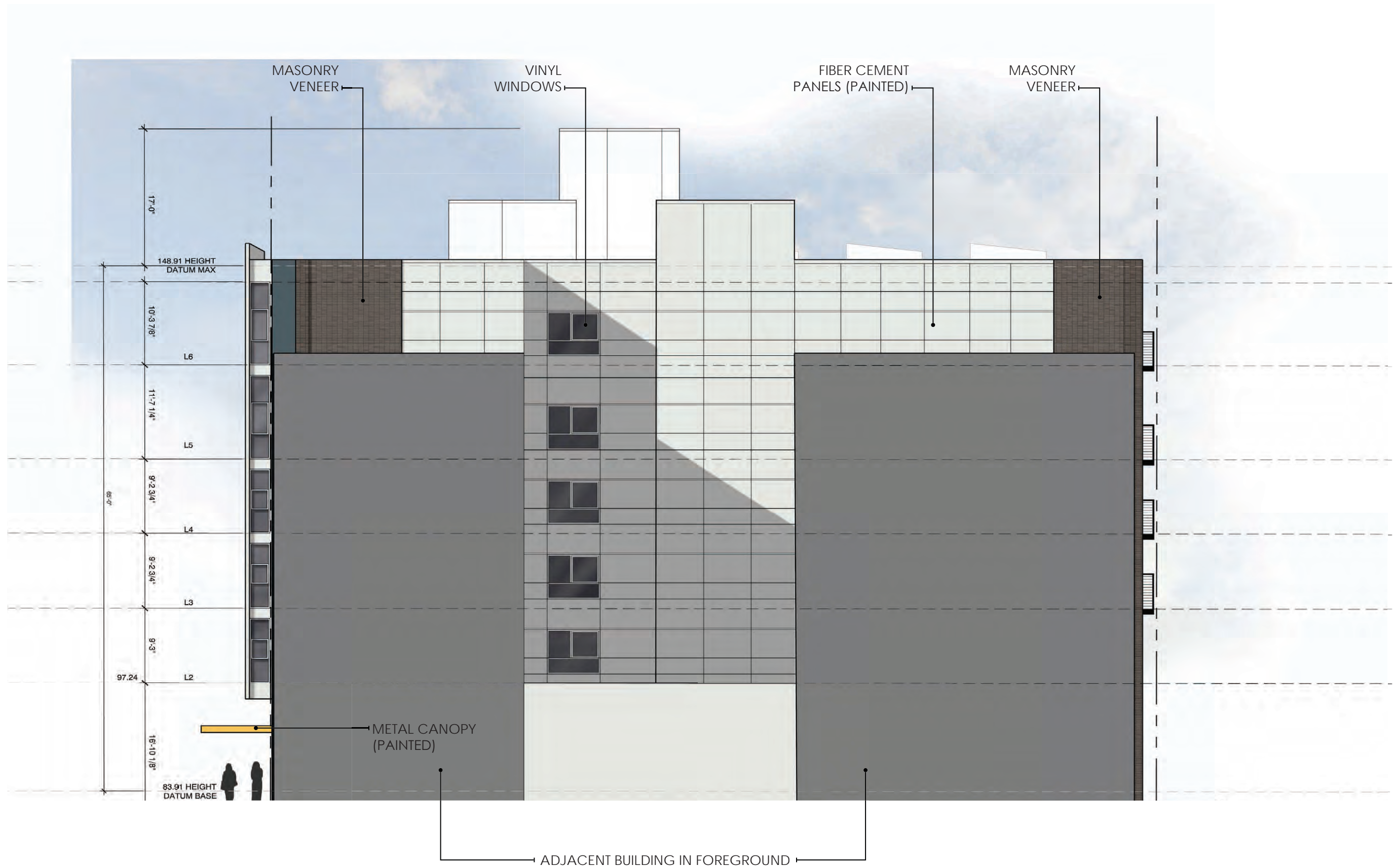


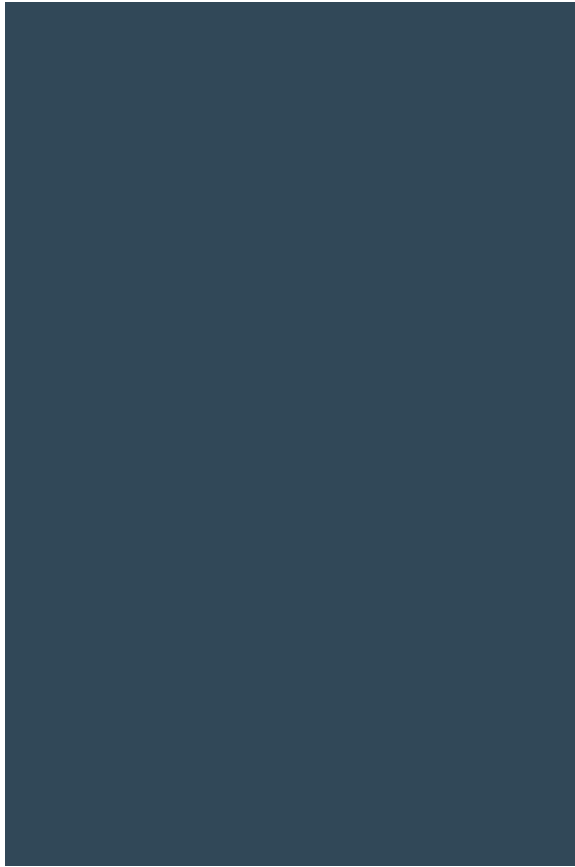




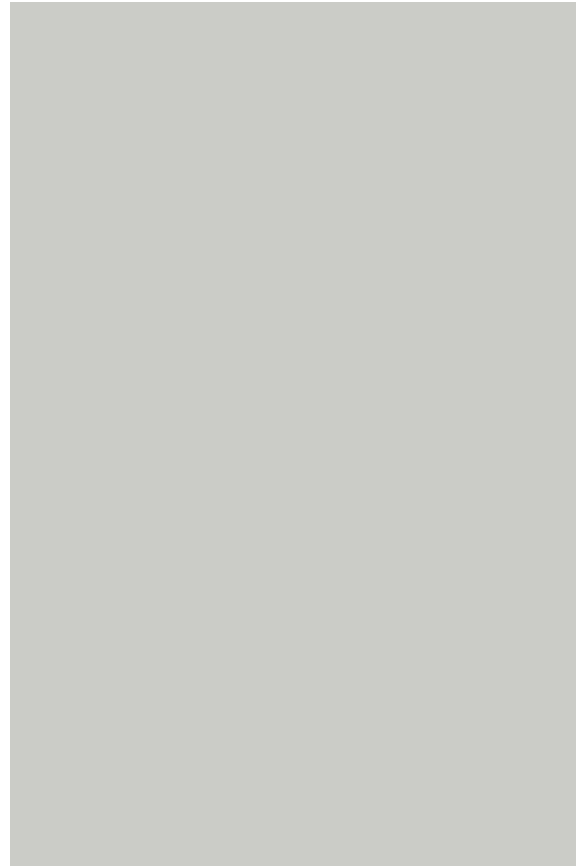








MAIN FIELD - BLUE
FIBER CEMENT PANEL (PAINTED)



MAIN FIELD - LIGHT GRAY
FIBER CEMENT PANEL (PAINTED)



MAIN FIELD
CORTEN STEEL SIDING



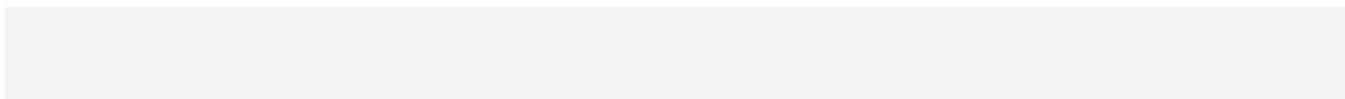
SECONDARY FIELD
BRICK VENEER - EBONY



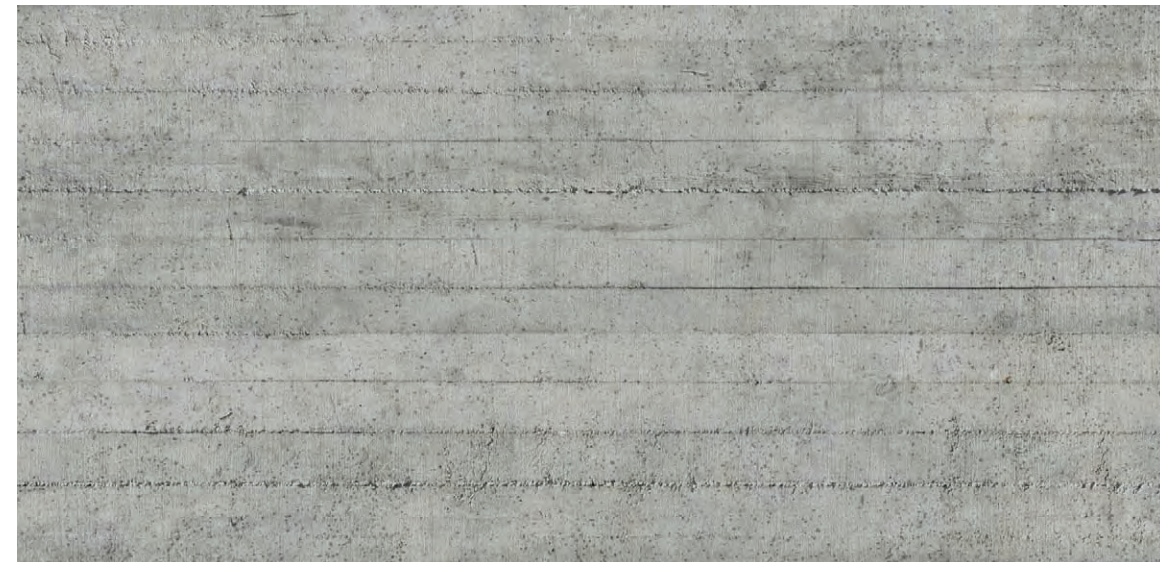
CANOPY - YELLOW
METAL (PAINTED)



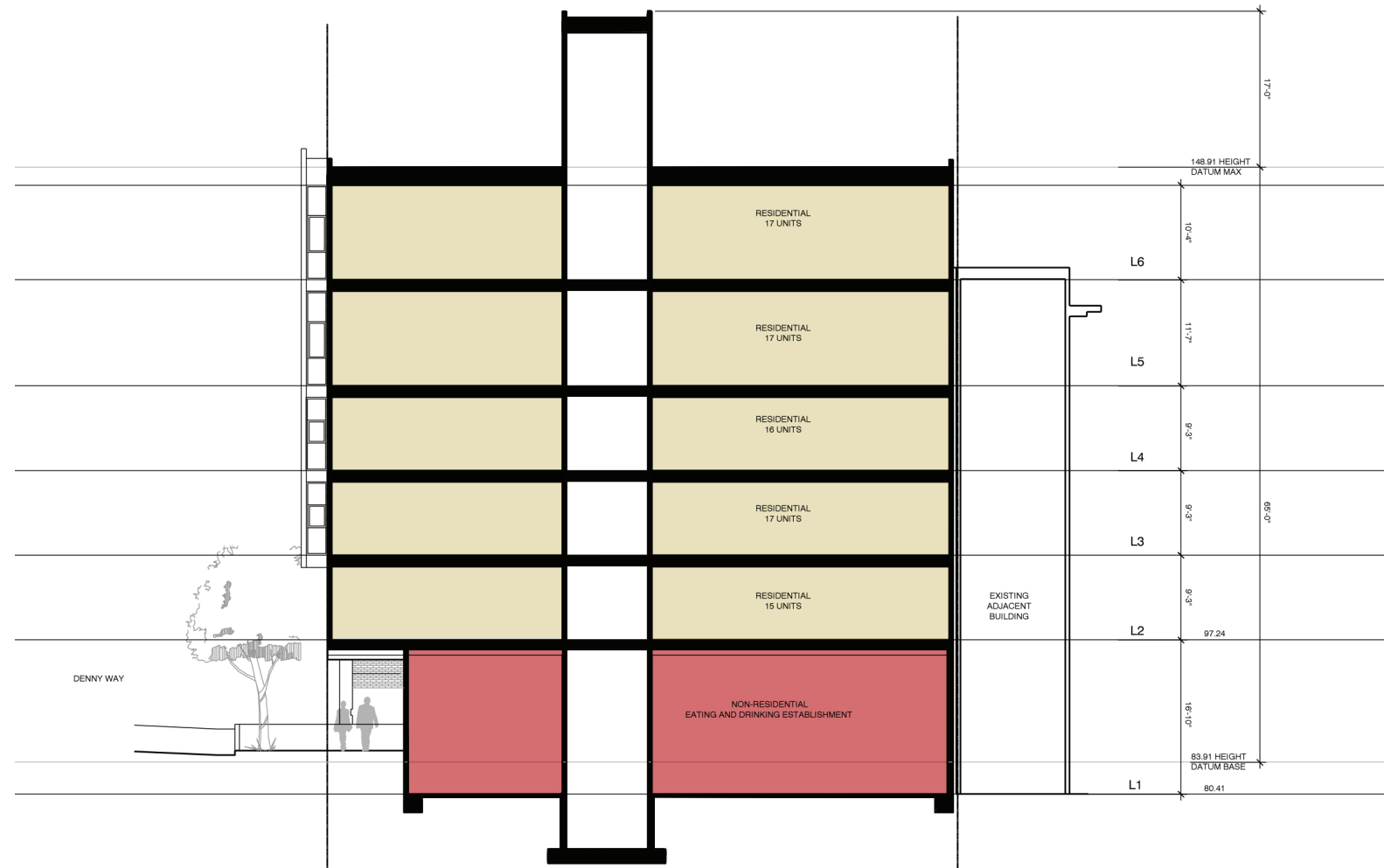
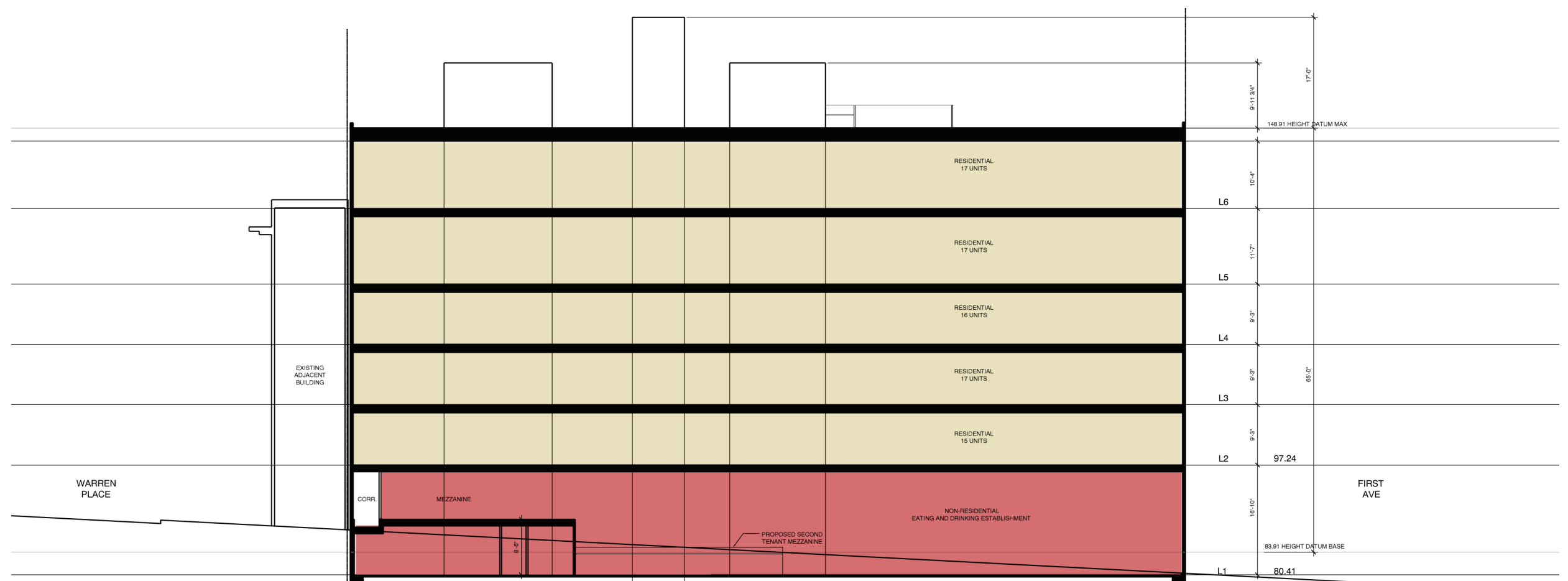
METAL ACCENTS & FIBERGLASS WINDOWS



ALUMINUM STOREFRONT & VINYL WINDOWS



MASONRY
BOARD FORM CONCRETE - NATURAL

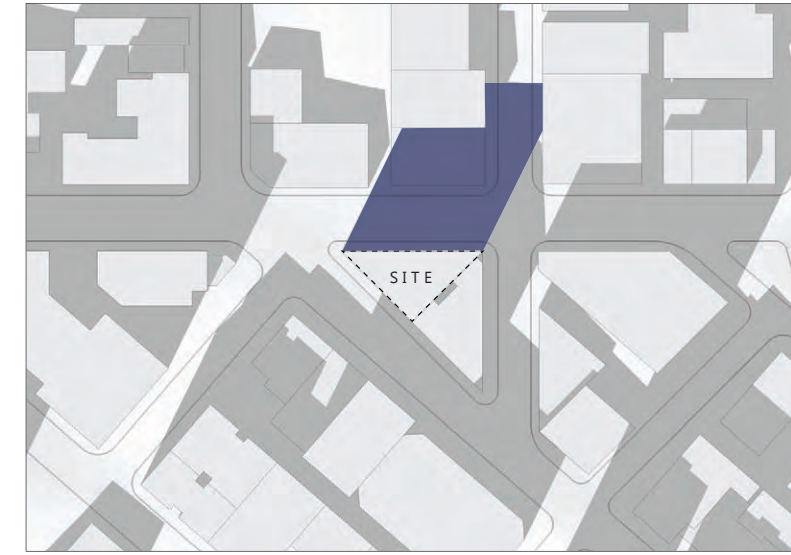




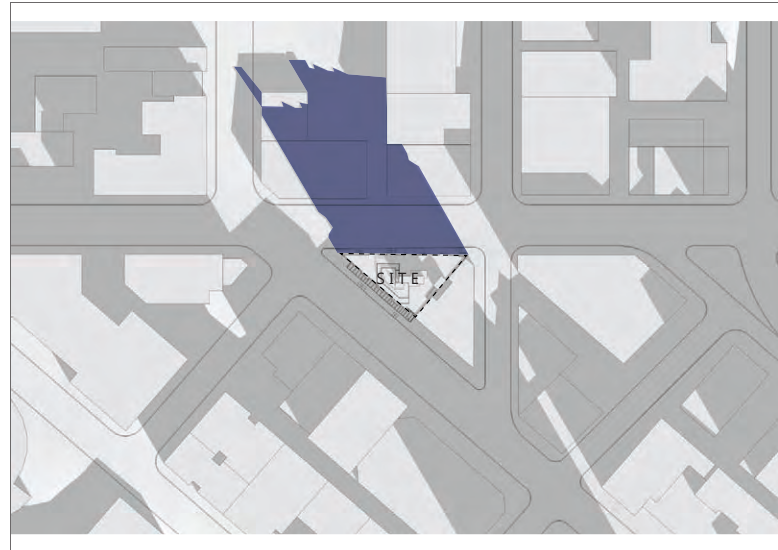
☀️ **WINTER SOLSTICE** - DECEMBER 21 at 10am
Max Zoning Envelope



☀️ **WINTER SOLSTICE** - DECEMBER 21 at 12pm
Max Zoning Envelope



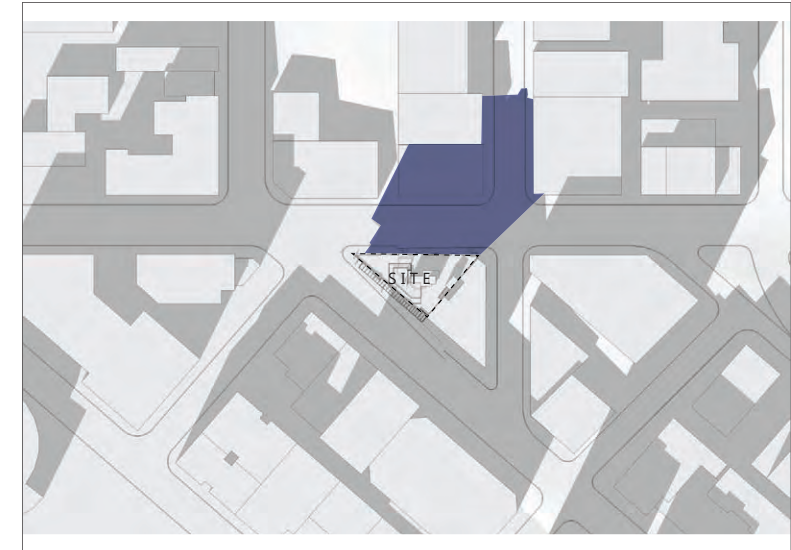
☀️ **WINTER SOLSTICE** - DECEMBER 21 at 2pm
Max Zoning Envelope



☀️ **WINTER SOLSTICE** - DECEMBER 21 at 10am
Proposed Design



☀️ **WINTER SOLSTICE** - DECEMBER 21 at 12pm
Proposed Design



☀️ **WINTER SOLSTICE** - DECEMBER 21 at 2pm
Proposed Design



DENNY WAY FACADE



VIEW FROM INTERSECTION OF FIRST AVE AND DENNY WAY



FIRST AVE FACADE



CORNER OF 1ST AND DENNY



PEDESTRIAN REALM ALONG FIRST AVE



PEDESTRIAN REALM ALONG DENNY WAY



VIEW FROM INTERSECTION LOOKING SW



VIEW FROM 1ST AVE LOOKING NW



VIEW FROM DENNY WAY LOOKING W



EXISTING MAPLE TREES ON DENNY WAY



ULMUS MORTON STALWART
COMMENDATION ELM



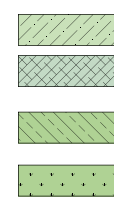
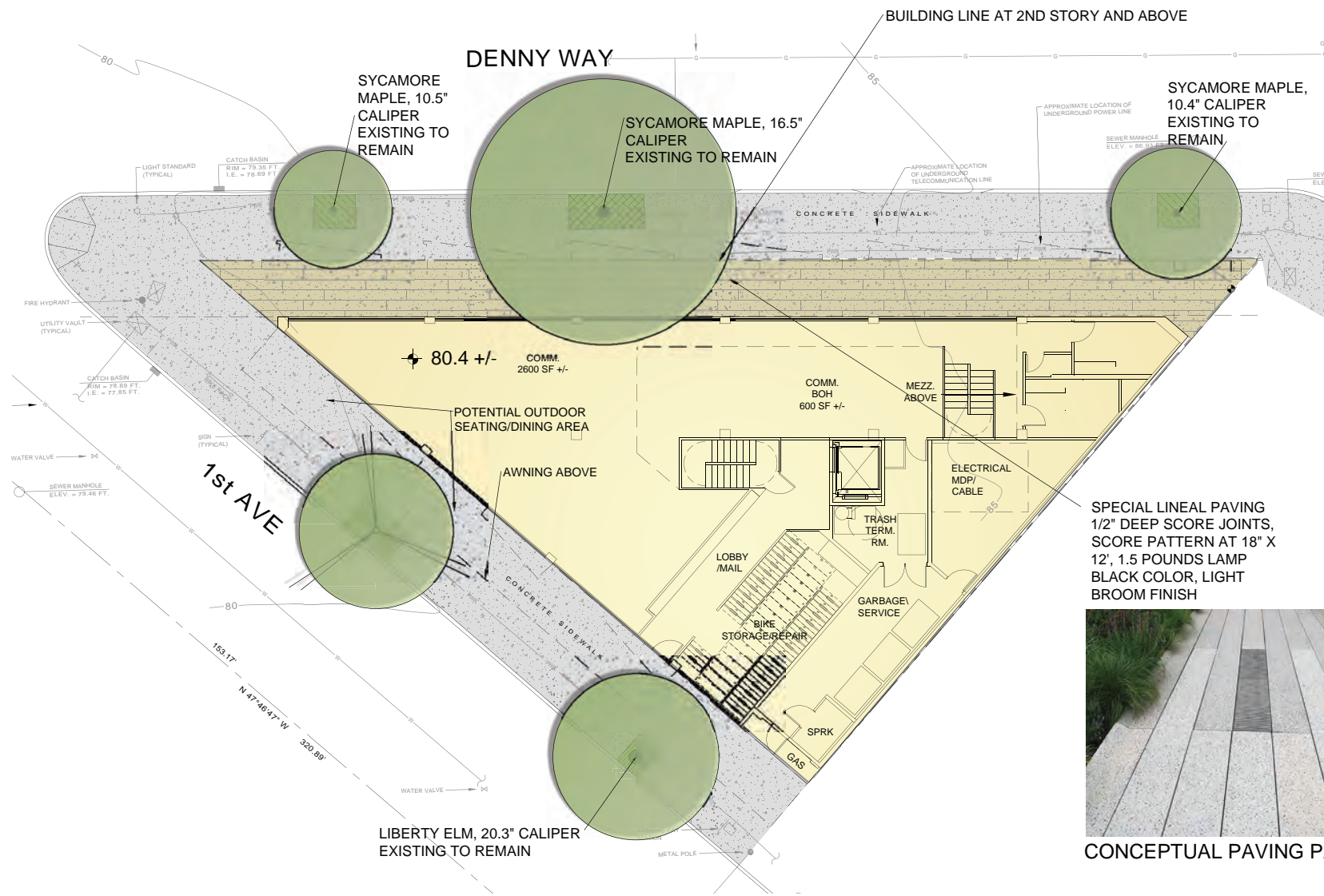
KINNIKINNICK MASSACHUSETTS
ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'



EMERALD CARPET CREEPING RASPBERRY
RUBUS PENTALOBUS 'EMERALD CARPET'



DWARF PERIWINKLE, FLOWER COLOR WINE
VINCA MINOR 'WINE'



SPECIAL LINEAL PAVING
1/2" DEEP SCORE JOINTS,
SCORE PATTERN AT 18" X
12', 1.5 POUNDS LAMP
BLACK COLOR, LIGHT
BROOM FINISH



CONCEPTUAL PAVING PATTERN

PLANT SCHEDULE

QUANT		BOTANICAL NAME	COMMON NAME	SIZE	SPACING
1	#	ULMUS MORTON STALWART STREET TREE FORM, 6' MINIMUM BRANCH HEIGHT	COMMENDATION ELM PER BILL AMES, SDOT	2" CAL	
7	#	BERBERIS THUNBERGII 'SUN JOY GOLDEN PILLAR'	GOLDEN PILLAR BARBERRY	2 GAL	
5	#	ESCALLONIA 'NEWPORT DWARF'	NEWPORT DWARF ESCALLONIA	2 GAL	
24	#	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	KINNIKINNICK MASSACHUSETTS	4" POTS	18" O.C.
20	#	RUBUS PENTALOBUS 'EMERALD CARPET'	EMERALD CARPET CREEPING RASPBERRY	4" POTS	18" O.C.
24	#	VINCA MINOR 'WINE'	DWARF PERIWINKLE, FLOWER COLOR WINE	4" POTS	18" O.C.
725 SF	#	LIVEROOF 4" DEEP GREEN ROOF TRAY SYSTEM			

PROVIDE QUANTITIES LISTED IN SCHEDULE OR AS SHOWN ON PLAN, WHICHEVER IS GREATER FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH

PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES

DROUGHT TOLERANT SHRUB OR GROUNDCOVER, ONCE ESTABLISHED, NOTE SOME SPECIES ARE DRAUGHT TOLERANT WHEN GROWN IN SHADE AS THEY ARE ON THIS PLAN

STREET TREES TO BE BRANCHED AT 6' MINIMUM

COORDINATE ALL WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS.

CONTACT SDOT URBAN FORESTRY (206-684-5693) TO COORDINATE STREET TREE SELECTION, TREE PROTECTION AS WELL AS ANY OTHER WORK IN THE RIGHT OF WAY **BEFORE** WORK COMMENCES ON-SITE. A PERMIT FROM SDOT WILL BE NECESSARY TO PRUNE EXISTING TREES. ALSO CONTACT URBAN FORESTRY FOR INSPECTION AND APPROVAL OF NEW STREET TREES

EXISTING STREET TREES TO BE PROTECTED FROM CONSTRUCTION DAMAGE PER COS PLAN 142. EQUIPMENT IS NOT TO BE STORED OR DRIVEN OVER THE PLANTING STRIP WITHOUT CONSULTING WITH SDOT URBAN FORESTRY. SDOT URBAN FORESTRY WILL NEED TO INSPECT THE PROTECTION BEFORE SITE WORK BEGINS.



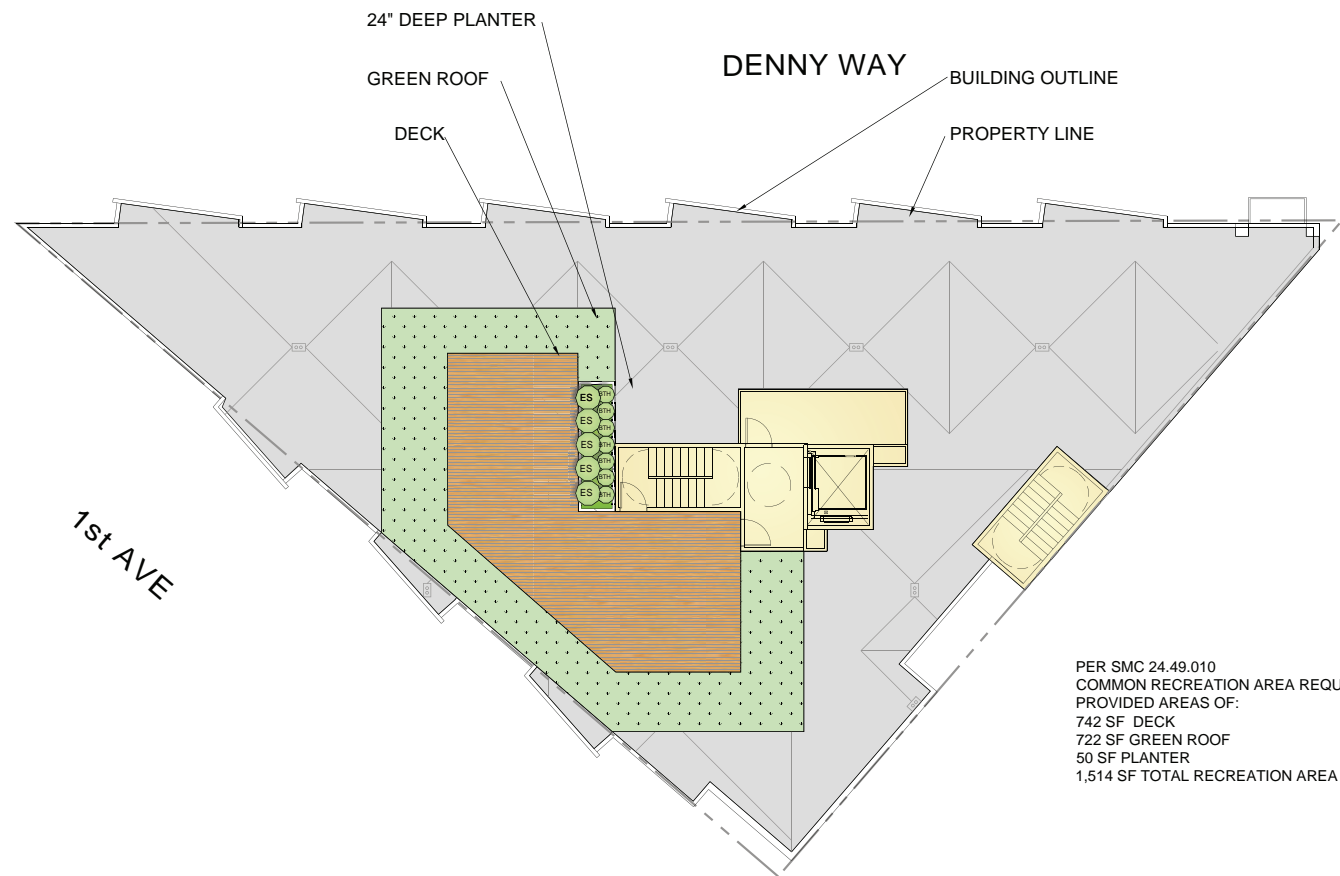
LIVEROOF - GREEN ROOF



NEWPORT DWARF ESCALLONIA
ESCALLONIA NEWPORT DWARF



GOLDEN PILLAR BARBERRY
BERBERIS THUNBERGII 'MARIA'



PER SMC 24.49.010
COMMON RECREATION AREA REQUIREMENT OF 1,400 SF
PROVIDED AREAS OF:
742 SF DECK
722 SF GREEN ROOF
50 SF PLANTER
1,514 SF TOTAL RECREATION AREA PROVIDED

PLANT SCHEDULE

QUANT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
1 #	ULMUS MORTON STALWART STREET TREE FORM, 6' MINIMUM BRANCH HEIGHT	COMMENDATION ELM PER BILL AMES, SDOT	2" CAL	
7 #	BERBERIS THUNBERGII 'SUN JOY GOLDEN PILLAR'	GOLDEN PILLAR BARBERRY	2 GAL	
5 #	ESCALLONIA 'NEWPORT DWARF'	NEWPORT DWARF ESCALLONIA	2 GAL	
24 #	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	KINNIKINICK MASSACHUSETTS	4" POTS	18" O.C.
20 #	RUBUS PENTALOBUS 'EMERALD CARPET'	EMERALD CARPET CREEPING RASPBERRY	4" POTS	18" O.C.
24 #	VINCA MINOR 'WINE'	DWARF PERIWINKLE, FLOWER COLOR WINE	4" POTS	18" O.C.
725 SF	LIVEROOF 4" DEEP GREEN ROOF TRAY SYSTEM			

PROVIDE QUANTITIES LISTED IN SCHEDULE OR AS SHOWN ON PLAN, WHICHEVER IS GREATER FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH

PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES

DROUGHT TOLERANT SHRUB OR GROUNDCOVER, ONCE ESTABLISHED, NOTE SOME SPECIES ARE DRAUGHT TOLERANT WHEN GROWN IN SHADE AS THEY ARE ON THIS PLAN

STREET TREES TO BE BRANCHED AT 6' MINIMUM

COORDINATE ALL WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS.

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A



Manufacturer:
Hinkley Lighting Inc.

Dimensions:
6"W x 18"H x 4"E

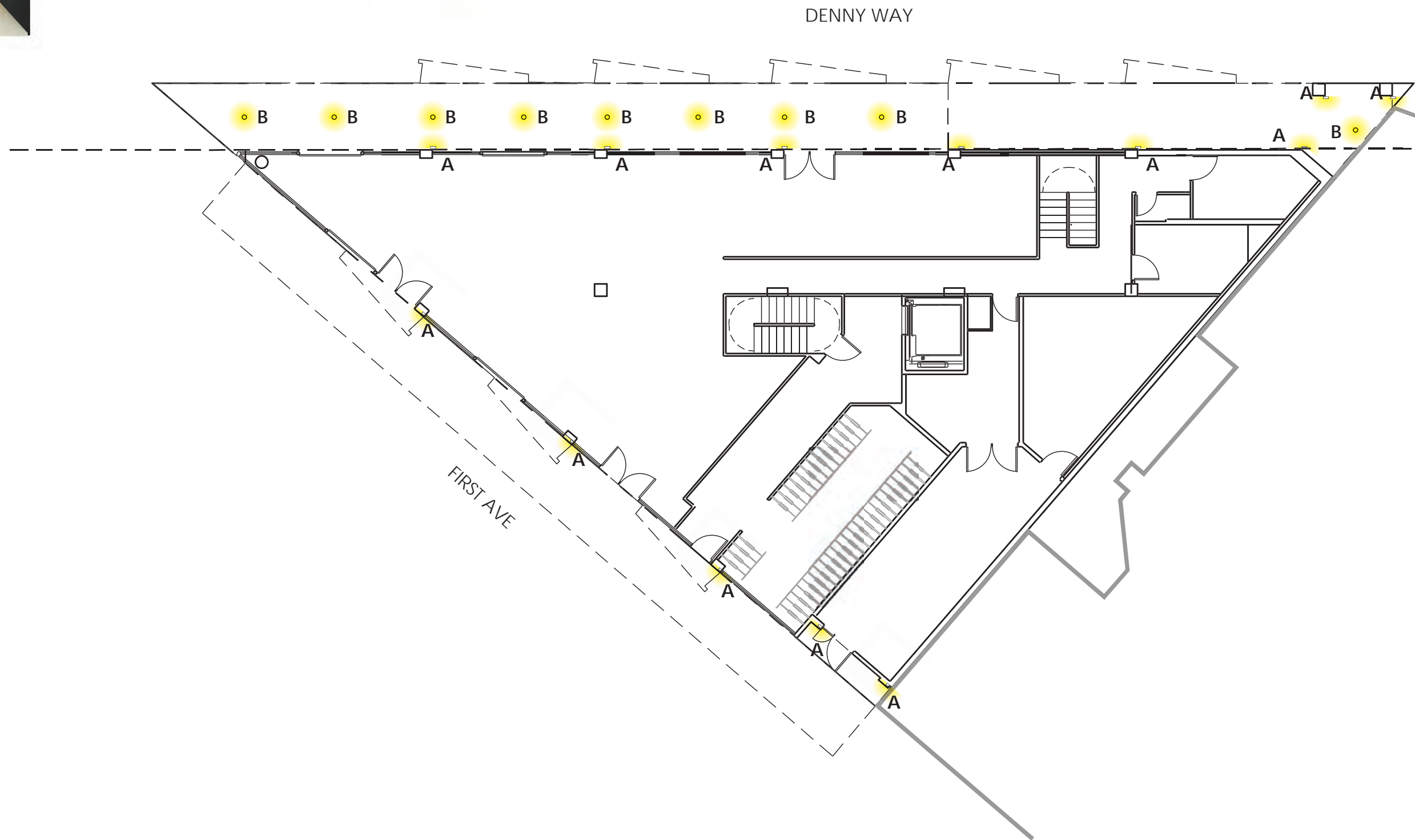
Dark Sky Compliant

B



Manufacturer:
Cooper Lighting

Dimensions:
6" Diameter





A & B

Commercial and Residential entry signage - blade signs affixed to underside of canopy along First Ave.

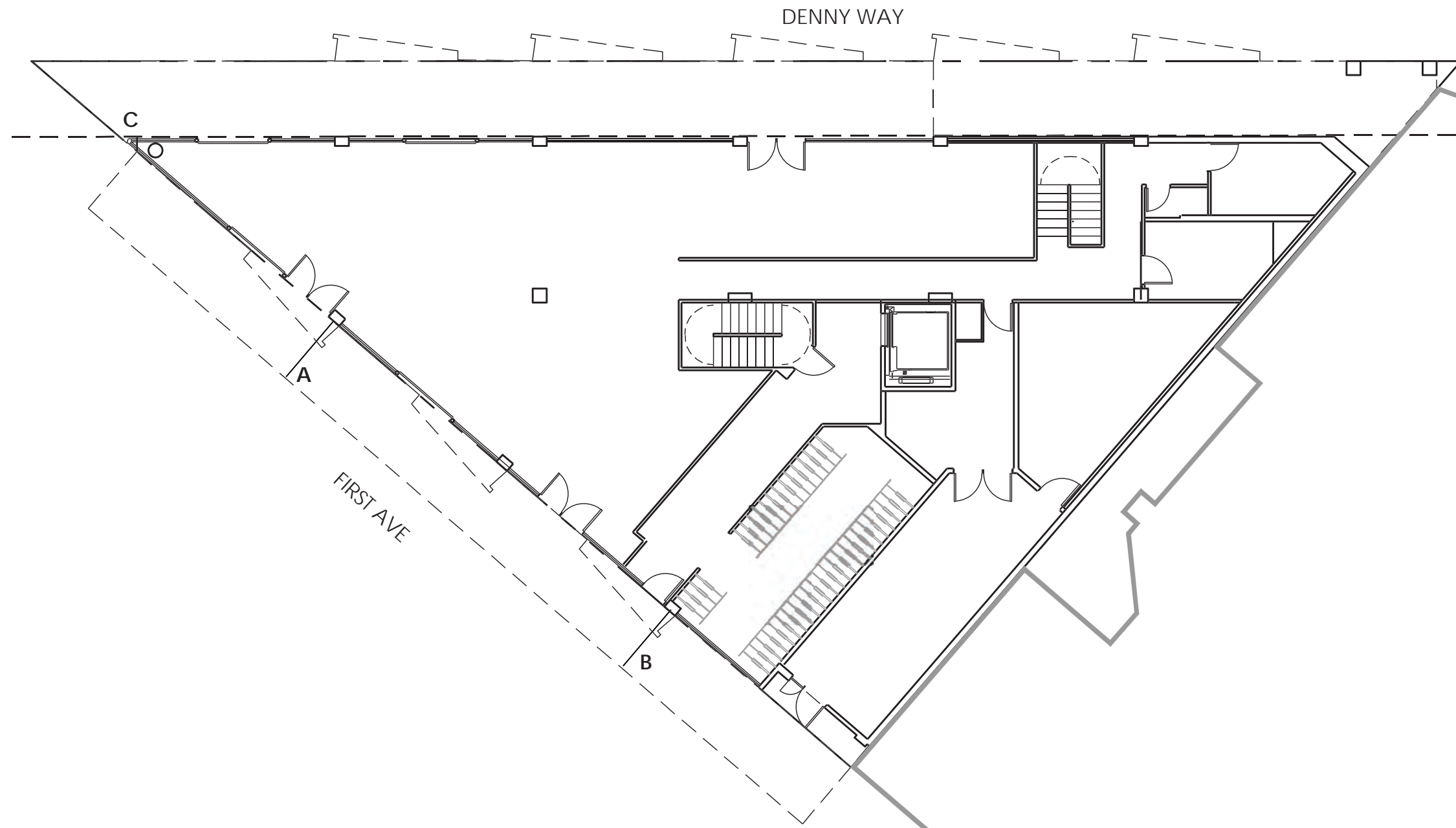


C

Large scale building signage at corner
Corten Steel letters

1'-9" X 8'-0" 14 SF

(max. sign area of an identification sign
for a multi-family structure is 72 SF
SMC 23.55.030.4c



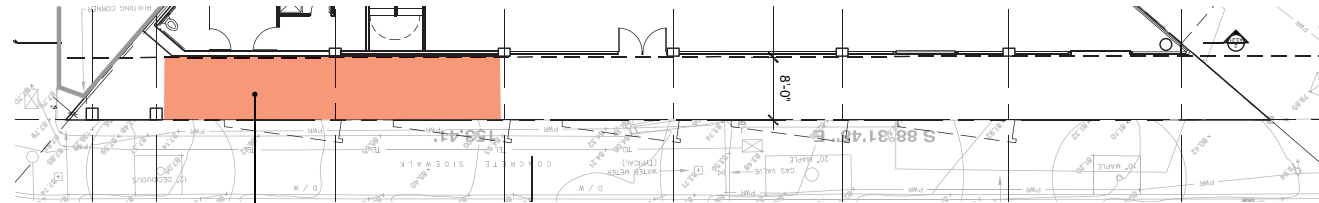
DEPARTURE 1:

LIMITS OF OVERHEAD WEATHER PROTECTION PER 23.49.018.D

REQUESTED DEPARTURE: OVERHEAD WEATHER PROTECTION WILL BE AT 18' IN LIEU OF THE MAXIMUM RANGE OF 15'.

JUSTIFICATION:

THE BUILDING OVERHANG FROM THE SIDEWALK IMPROVEMENT SETBACK WILL PROVIDE ADEQUATE PROTECTION FROM THE ELEMENTS. THE PREVAILING WET WEATHER PATTERNS COME FROM THE SOUTH-SOUTHWEST AND LOCATIONS ON THE NORTH SIDE OF LOCAL BUILDINGS ARE GENERALLY MORE PROTECTED. THE ADDITIONAL THREE FEET IN HEIGHT WILL RESULT IN NEGLIGIBLE DIFFERENCE IN LEVEL OF PROTECTION. ADDITIONALLY, TO THE COMPLEX GEOMETRY OF THE SITE AND REQUIRED SETBACKS, AN ADDITIONAL CANOPY SYSTEM WILL OVER-COMPLICATE THE VISUAL COMPOSITION OF THE NORTH FACADE.



PORTION OF SIDEWALK WITH WEATHER PROTECTION ABOVE 13'-0"

13'-0" DATUM



PROPOSED



CODE COMPLIANT

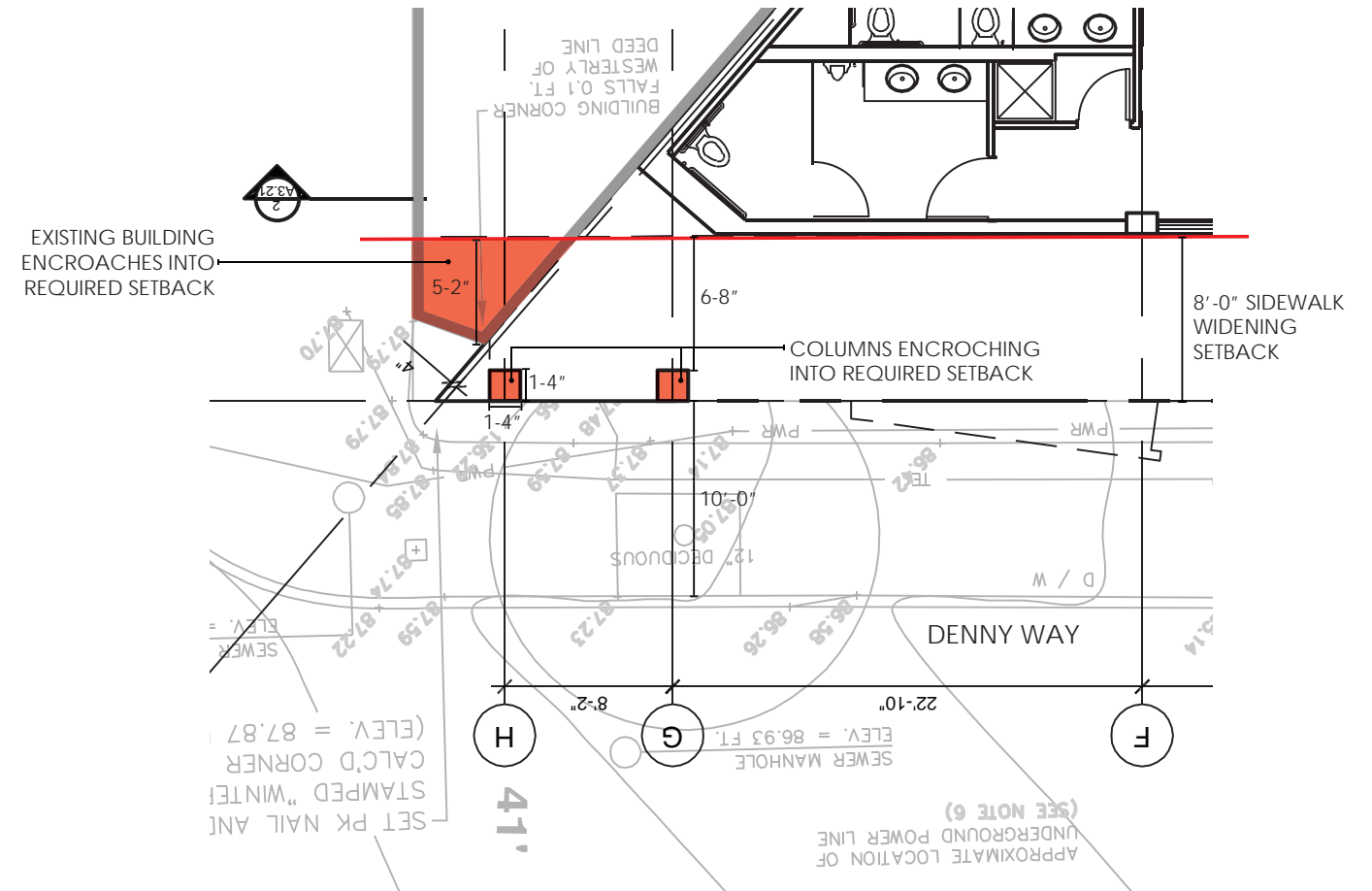
DEPARTURE 2:

CLEAR DEPTH OF SIDEWALK WIDENING SETBACK PER SMC 23.49.022

REQUESTED DEPARTURE: TO ALLOW TWO (@) 16" X 16" COLUMNS TO ENCROACH INTO THE SETBACK

JUSTIFICATION:

THE EXISTING APARTMENT BUILDING TO THE EAST ENCROACHES INTO THE REQUIRED SETBACK LINE. IN ORDER TO PROVIDE A COHESIVE AND COHERENT DESIGN RESPONSE OF THE NEW CONSTRUCTION ENGAGING THE EXISTING BUILDING, THE APPLICANT SEEKS TO CREATE A SUBSTANTIAL FRAME THAT WILL DEFINE THE EDGE OF THE EXISTING PROPERTY AND ALLOW FOR A GRACEFUL TRANSITION BETWEEN THE TWO BUILDINGS. SHOULD THE EXISTING BUILDING TO THE EAST EVENTUALLY BE DEMOLISHED, THE PROPOSED COLUMN LOCATION WILL ALLOW FOR THE INTENDED WIDENED SIDEWALK TO BE A CLEAR 16'-8" OF SIDEWALK WIDTH.



APPENDIX

SEATTLE MUNICIPAL CODE TITLE 23 - DMC-65

SITE SURVEY

SMC 23.49.008 STRUCTURE HEIGHT:

- 65' above midpoint of primary street lot line, 15' additional for stair penthouses, 25' additional height for elevator penthouses, (35' with rooftop access)

SMC 23.49.009 STREET LEVEL USES:

- No required street level uses defined by this section.

SMC 23.49.010 GENERAL REQUIREMENTS FOR RESIDENTIAL USES:

- Common Recreation Area: 5% of the Gross residential area, 50% of which may be enclosed.
- Minimum 225 Sf with minimum dimension of 15'

SMC 23.49.011 FLOOR AREA RATIO:

- 4.0; Residential uses are exempt per B.1.f., Rooftop mechanical equipment is calculated as part of the FAR.

SMC 23.49.018 OVERHEAD WEATHER PROTECTION AND LIGHTING:

- Continuous overhead weather protection required except portions of projects located farther than 5' from lot line.
- Must be at least 8' horizontal from building edge and 10' above sidewalk max. 15' above sidewalk.
- Lighting may be located in the canopy or on the building.

SMC 23.49.022 MINIMUM SIDEWALK AND ALLEY WIDTH:

- 18' setback from face of existing curb required for minimum sidewalk.

23.49.025:

- Odor, noise, light/glare, and solid waste recyclable materials storage space standards

SMC 23.49.042 PERMITTED USES:

- Proposed uses Commercial and Residential are permitted outright.

SMC 23.49.056 STREET FACADE, LANDSCAPING, AND STREET SETBACK REQUIREMENTS:

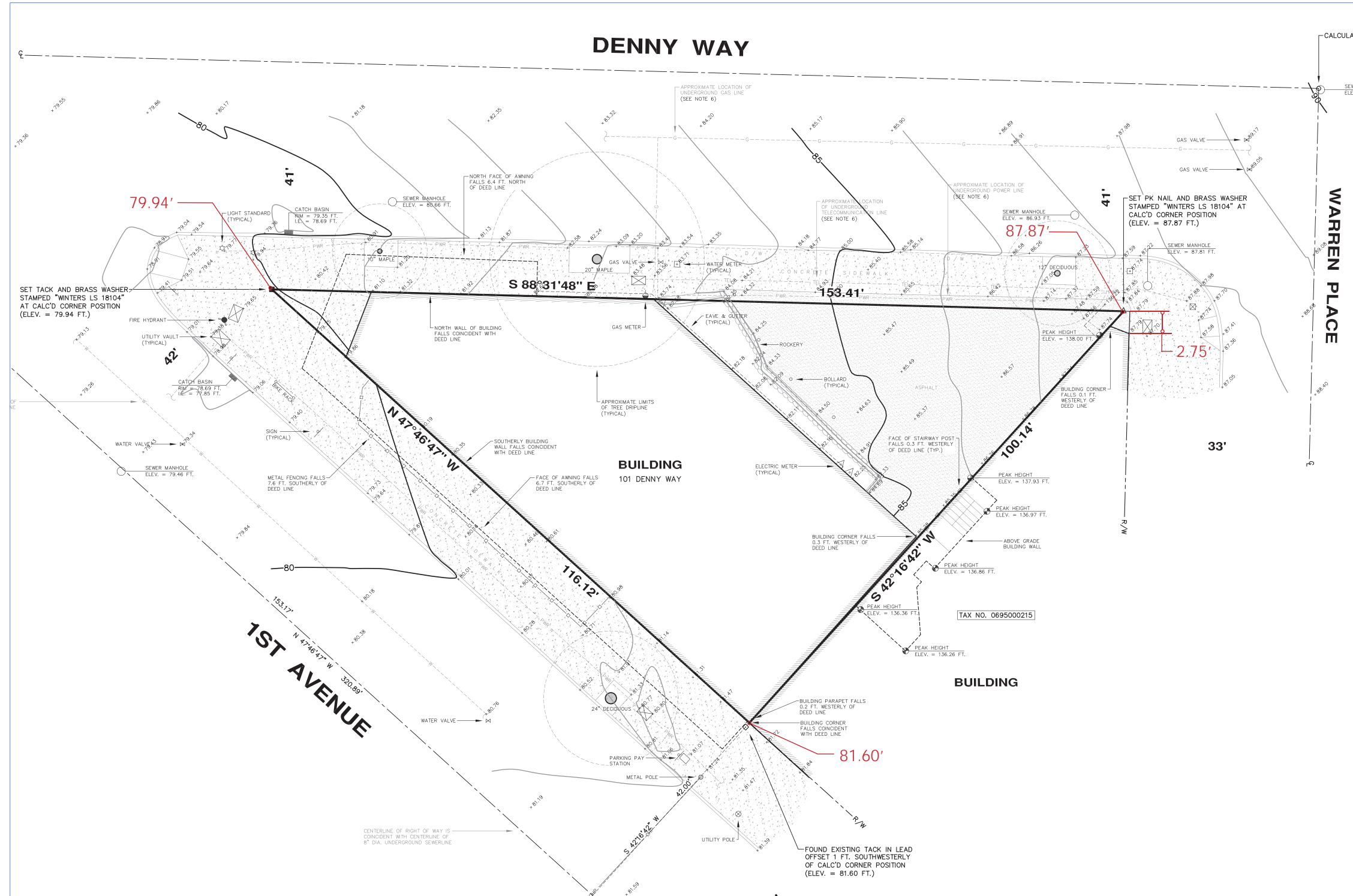
- First Avenue is Class I Pedestrian Street
- Denny is a Class II Pedestrian Street
- Minimum facade Height: 35' @ 1st Avenue, 25' @ Denny
- General Setback Limits. The following setback limits apply on streets not requiring property line facades, as shown on Map 1H: See 23.49.056.B.2 for exact limitations and requirements.

SMC 23.49.056.C FACADE TRANSPARENCY REQUIREMENTS:

- Clear transparent glazing systems are required at the facade between 2 feet and 8 feet above the sidewalk, except for residential uses.
- First Avenue Class I pedestrian streets and designated green streets: A minimum of 60 percent of the street level street-facing facade shall be transparent.
- Denny Class II pedestrian streets: A minimum of 30 percent of the street level street-facing facade shall be transparent.

SMC 23.49.056.D BLANK FACADE LIMITS:

- Blank facade limits apply to the area of the facade between 2 feet and 8 feet above the sidewalk, but do not apply to portions of structures in residential use.
- Blank Facade Limits for Class I Pedestrian Streets (1st Ave) shall be no more than 15 feet wide and limited to 40 percent of the facade.
- Blank Facade Limits for Class II Pedestrian Streets (Denny) shall be no more than 30 feet wide, and not exceed 70 percent of the street facade of the structure on each street frontage



ENVIRONMENTAL ANALYSIS



ZONING & SURROUNDING USES



CIRCULATION & TRANSIT



KEY

- MAIN
- ARTERIAL
- BIKE ROUTE / LANES
- P PARK
- T TRANSIT STOP
- TRANSIT ROUTE
- COMMERCIAL
- MULTI-FAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL
- MIXED USE
- OPEN SPACE
- EDUCATIONAL | RELIGIOUS



NEIGHBORHOOD VICINITY MAP



01. SEATTLE CITY CENTER



02. LOOKING NORTH ON QUEEN ANNE AVENUE



03. METROPOLITAN MARKET | 100 MERCER ST



04. EXPO MIXED USE PROJECT | 118 REPUBLICAN ST



05. POTTERY NORTHWEST | 226 1ST AVE N



06. ADJACENT MIXED USE PROJECTS | QUEEN ANNE AVE N & DENNY WAY



07. THE BERNARD APARTMENTS | 115 WARREN AVE N



08. VIEW OF PEDESTRIAN EXPERIENCE | LOOKING SOUTH DOWN 1ST AVE



09. LARGE MIXED USE PROJECT | 2911 2ND AVE



010. MOSLER LOFTS MIXED USE PROJECT | 2720 3RD AVE



011. 2900 ON FIRST APARTMENTS | 2900 1ST AVE



012. OLYMPIC SCULPTURE PARK

NEIGHBORHOOD VICINITY | SUMMARY

The architecture surrounding the site is eclectic and without any one predominant archetype, use or character. The neighborhood is under heavy development, which seems to be predominantly mixed-use projects and urban infill. The vibrant Belltown core provides character and plenty of local amenities.



SITE CONTEXT MAP



01. SITE | SOUTH APPROACH FROM QUEEN ANNE AVE



02. SITE | LOOKING EAST DOWN DENNY WAY



03. SITE | LOOKING EAST DOWN DENNY WAY



04. SITE | LOOKING NORTH EAST ACROSS 1ST AVE



05. SITE | WEST APPROACH FROM DENNY WAY



06. SITE | LOOKING SOUTHWEST ACROSS DENNY WAY



07. SITE | LOOKING WEST DOWN DENNY



08. SITE | EAST APPROACH FROM DENNY WAY



09. SITE | NORTHWEST APPROACH FROM 1ST AVE



10. SITE | VIEW OF FREQUENT TRANSIT STOP



11. SITE | VIEW OF NEARBY GAS STATION

IMAGES 1-9: GRAY ENVELOPE SHOWS THE MAX HEIGHT OF 65 FEET

SITE CONTEXT | SUMMARY

The site is located within the Belltown Urban Center of Seattle and sits on the prominent corner of Denny Way and 1st Avenue. The adjacent parcels are a mix of multi-family housing, mixed-use, and commercial. The sites prominent location offers a vast array of amenities including the Seattle City Center, The Olympic Sculpture Park, easy access to the Waterfront and many local retail establishments and restaurants. Local and regional public transportation are easily accessed as well.

PHOTO MONTAGE OF SITE



DENNY WAY

SITE

WARREN AVENUE

ALONG 1ST AVE



WARREN AVE

SITE

FIRST AVENUE

ALONG DENNY WAY



ANALYSIS:

THIS DIAGRAM DOCUMENTS THE EXISTING CONDITIONS, USES AND GENERAL STREETScape DEVELOPMENT ALONG DENNY WAY FOR AN APPROXIMATE DEPTH OF 30' FROM THE PROPERTY LINE. THE OBJECTIVE IS TO DEMONSTRATE RELATIONSHIPS OF USES TO THE STREET ADJACENT TO THE APPLICANT SITE IN ORDER TO IDENTIFY PRE-EXISTING PATTERNS TO GUIDE AND TO INFORM THE EVOLUTION OF THE DESIGN.

CONCLUSION:

AS IT RELATES TO THE STREETScape ALONG THE SOUTHERN EDGE OF DENNY WAY, THE USES ARE PREDOMINATELY COMMERCIAL. MANY OF THE STOREFRONTS ALONG THE SOUTH EDGE OF DENNY ARE INTERNALIZED WITH OPAQUE OR OBSCURED WINDOWS WITH SHALLOW SPATIAL DEPTHS (<15') AND OR VERTICAL DISPLACEMENT FROM THE SIDEWALK LEVEL. ADJACENT DEVELOPMENTS TO THE WEST HAVE IMPLEMENTED WIDER SIDEWALK SETBACKS (APPROXIMATELY 8' IN DEPTH) WHILE DEVELOPMENT TO THE EAST POSSESSES DEFINITIVE ENCROACHMENTS INTO THE REQUIRED SIDEWALK WIDENING REQUIREMENT OF 23.49.002 MAKING THE FULL IMPLEMENTATION OF THIS PROVISION INCONSISTENT. IT WOULD SEEM THE SIDEWALK WIDENING WOULD BE BETTER SUITED ON THE NORTH SIDE OF DENNY DUE TO SOUTHERN EXPOSURE. IT IS UNCLEAR WHAT THE SIDEWALK WIDENING SETBACK IS ACHIEVING AS THERE IS NO STRONG PEDESTRIAN DESTINATION TO THE WEST AND THE SEATTLE CENTER CONNECTIVITY WOULD BE BETTER SUITED ALONG THE NORTH DENNY SIDEWALK.

KEY

- * BUSINESS ENTRANCE
- COMMERCIAL
- MULTI-FAMILY RESIDENTIAL
- MIXED USE
- EDUCATIONAL | RELIGIOUS
- OPEN SPACE/LANDSCAPING
- PARKING/UTILITY
- OFFICE
- ED EATING AND DRINKING ESTABLISHMENT
- SS SALES & SERVICE GENERAL



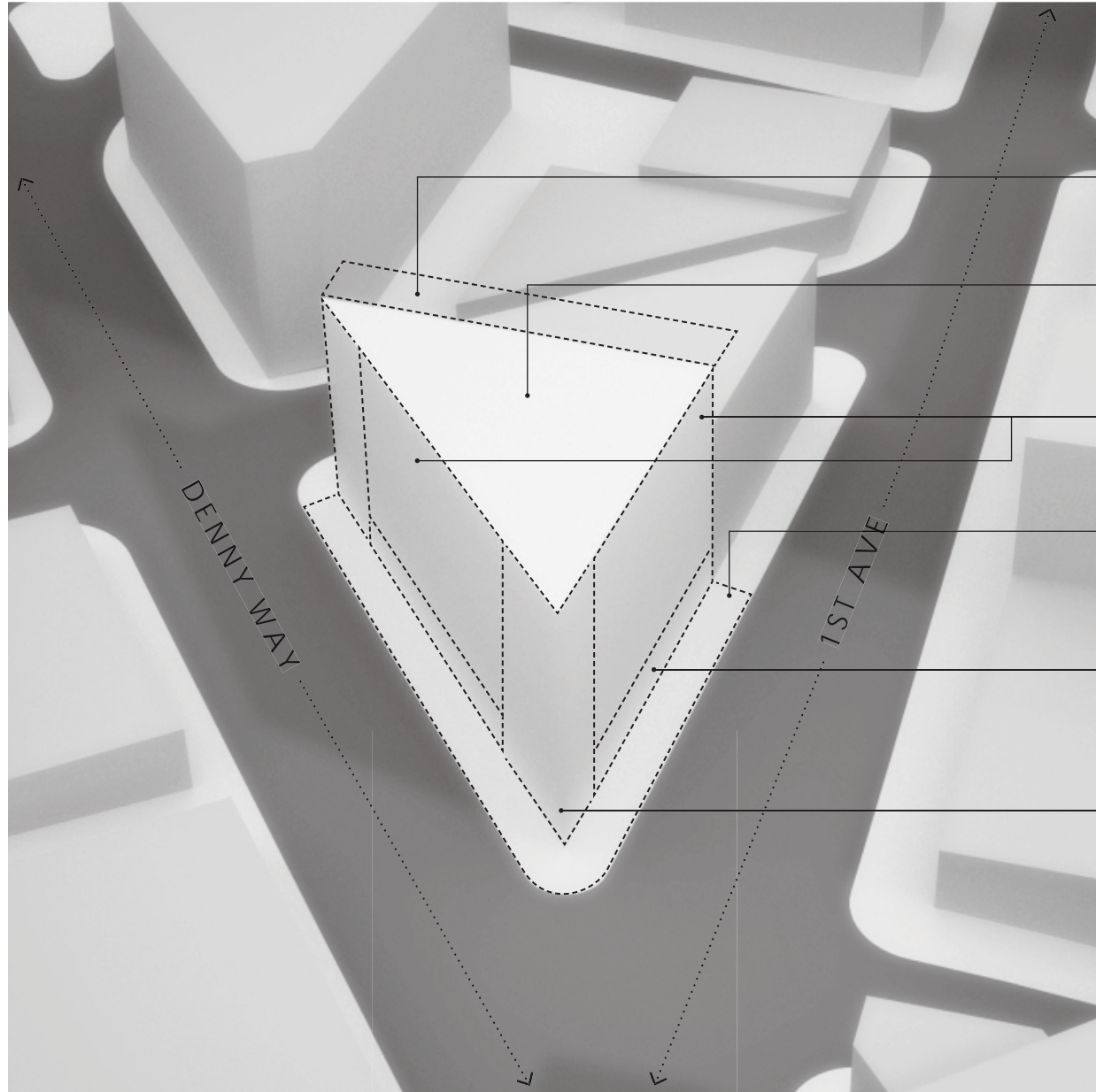
NEIGHBORHOOD MAP



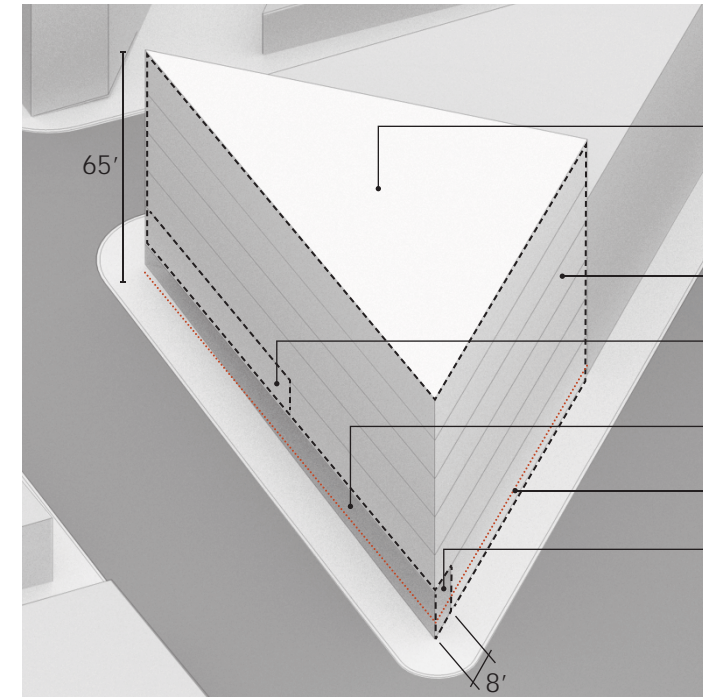
KEY

- 01 HOMEWOOD SUITES
- 02 WATERFRONT | RECREATION, TRAILS, EXT...
- 03 BOAT STREET CAFE
- 04 SHELL GAS STATION
- 05 PITA EXPRESS
- 06 SUBWAY SANDWICHES
- 07 TINI BIGS LOUNGE
- 08 OLYMPIC SCULPTURE PARK
- 09 TASTE CAFE
- 10 CROSSFIT BELLTOWN
- 11 MORFEY'S CAKES
- 12 KEY ARENA
- 13 FIRST UNITED METHODIST CHURCH OF SEATTLE
- 14 SEATTLE CHILDRENS THEATRE
- 15 GREEN LEAF VIETNAMESE
- 16 PACIFIC SCIENCE CENTER
- 17 THE ARMORY | FOOD COURT, CENTER SCHOOL
- 18 SEATTLE CITY CENTER
- 19 CHIHULY GARDEN AND GLASS
- 20 SPACE NEEDLE
- 21 7-ELEVEN
- 22 STREET BEAN ESPRESSO
- 23 TILIKUM PLACE CAFE
- 24 FORZA COFFEE
- 25 EMP MUSEUM

MASSING ANALYSIS PER GUIDELINES



- Respond to the Neighborhood Context
Design a Well-Proportioned & Unified Building
DESIGN GUIDELINE B-1, B-4
- Enhance the Skyline
Respond to the Neighborhood Context
Create a Transition in Bulk & Scale
DESIGN GUIDELINE A-1, B-1, B-2
- Design a Well-Proportioned & Unified Building
Design Facades of Many Scales
DESIGN GUIDELINE B-4, C-2
- Enhance the Building with Landscaping
Provide Adequate Lighting
Design for Personal Safety & Security
DESIGN GUIDELINE D-2, D-5, D-6
- Promote Pedestrian Interaction,
Provide Active Facades
Encourage Overhead Weather Protection,
DESIGN GUIDELINE C-1, C-3, C-5
- Respond to Site Characteristics
Provide Elements that Define the Space
DESIGN GUIDELINE A-1, D-3



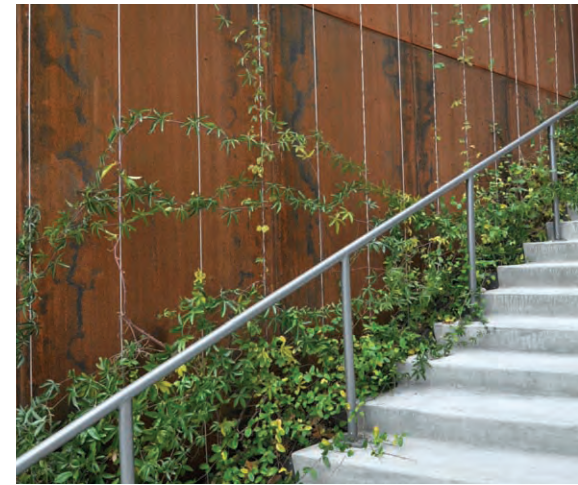
- DMC-65 Zone = Max height of 65'
- Residential
- Possible stepping of L1 for commercial use
- Commercial
- Average Grade Plane = 83.91'
- 8' setback at street for future improvement



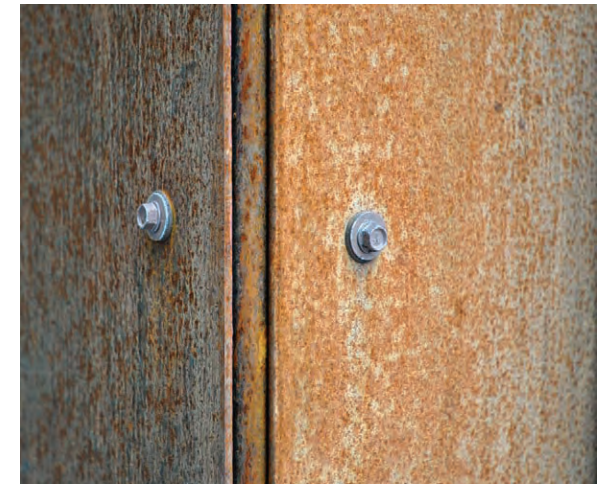
NEIGHBORHOOD VICINITY MAP



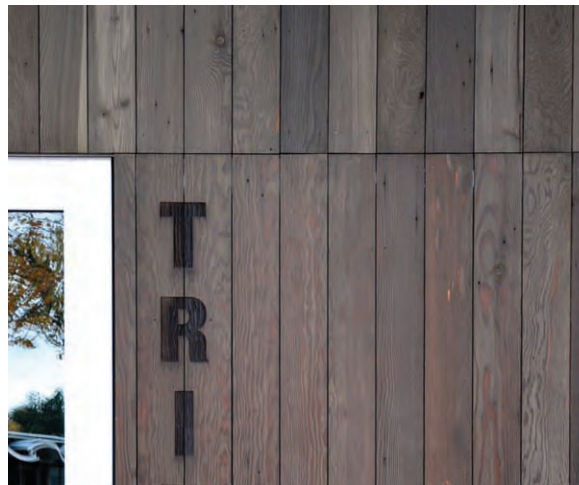
01. RESIDENTIAL ENTRY AND AWNING



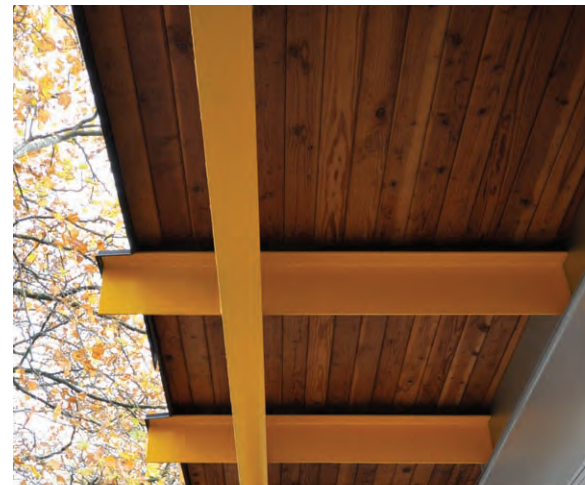
02. VIEW OF LANDSCAPING & MATERIALS



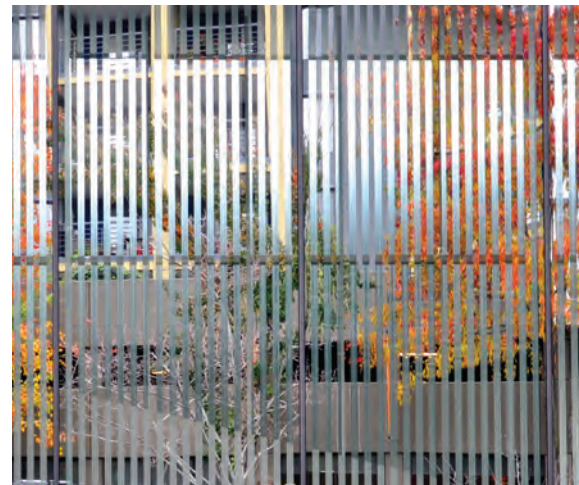
03. MATERIALITY DETAIL



04. STOREFRONT ENTRY



05. SOFFIT DETAIL



06. MATERIALITY DETAIL



07. VIEW OF BRICK COURSING



08. MATERIALITY



09. BAY WINDOW AND VERTICALITY



10. GROUND LEVEL SCNCE



11. MATERIALITY USE

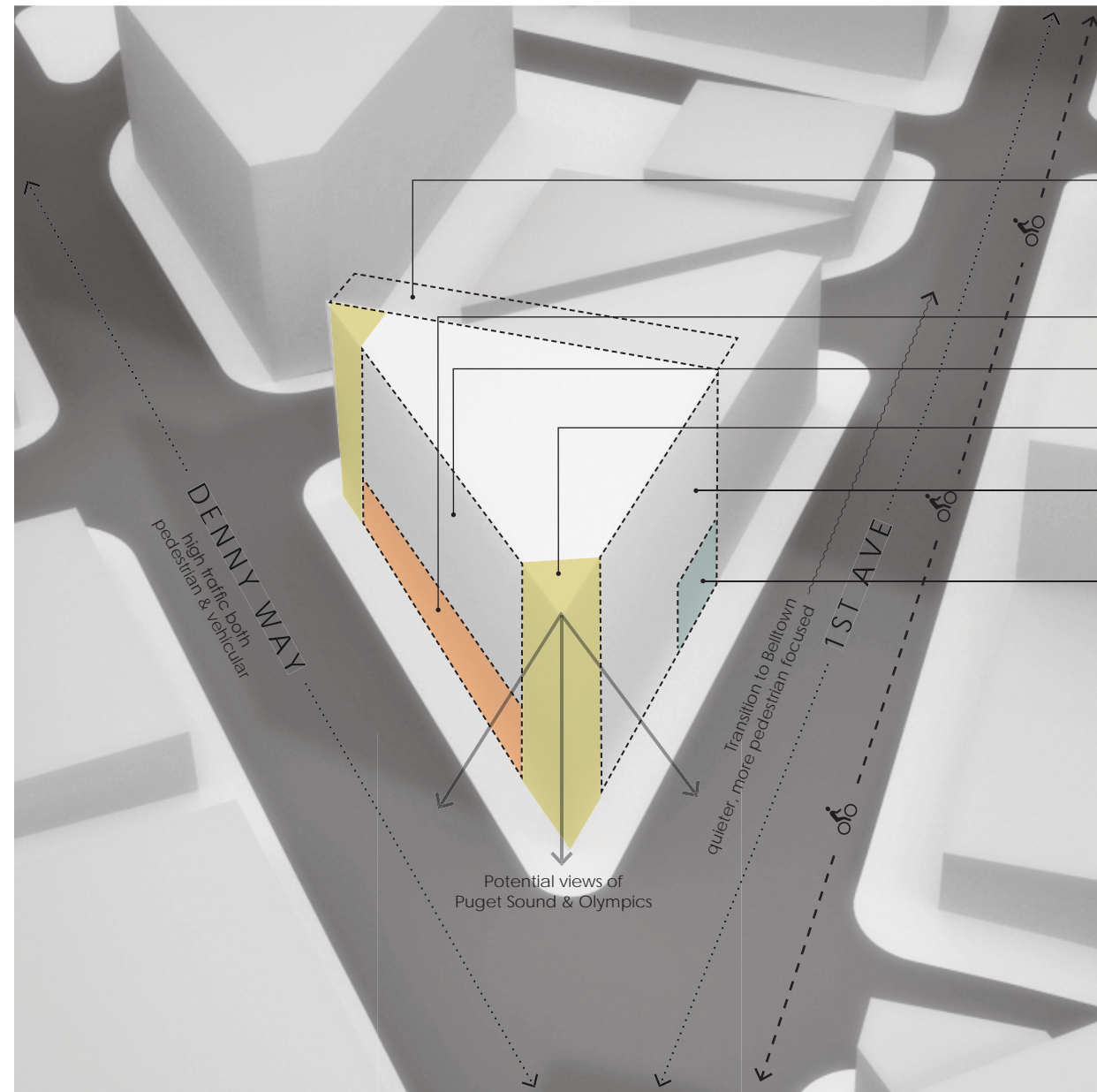


12. LANDSCAPING ALONG PEDESTRIAN EXPERIENCE

DESIGN CUES | SUMMARY

THERE IS A VARIETY OF DESIGN CUES TO INSPIRE A TACTILE, WELL PROPORTIONED PEDESTRIAN EXPERIENCE IN THE NEARBY CONTEXT. ASIDE FROM A DOMINANT MATERIAL (BRICK) FOUND IN THE BELLTOWN NEIGHBORHOOD, THERE IS A WIDE VARIETY OF ARCHITECTURAL EXPRESSION IN THE NEARBY CONTEXT.

CONCEPTUAL DESIGN ANALYSIS



- Coordinate openings and massing to be sensitive to neighboring buildings
- Commercial presence along Denny Way
- More active facade
- Prominent urban corners
- Residential facade to compliment Belltown neighborhood
- Residential entry

DESIGN INSPIRATION | URBAN INFILL



WORK EXAMPLES



JANETTE APD | ARCHITECT

