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PROPOSAL

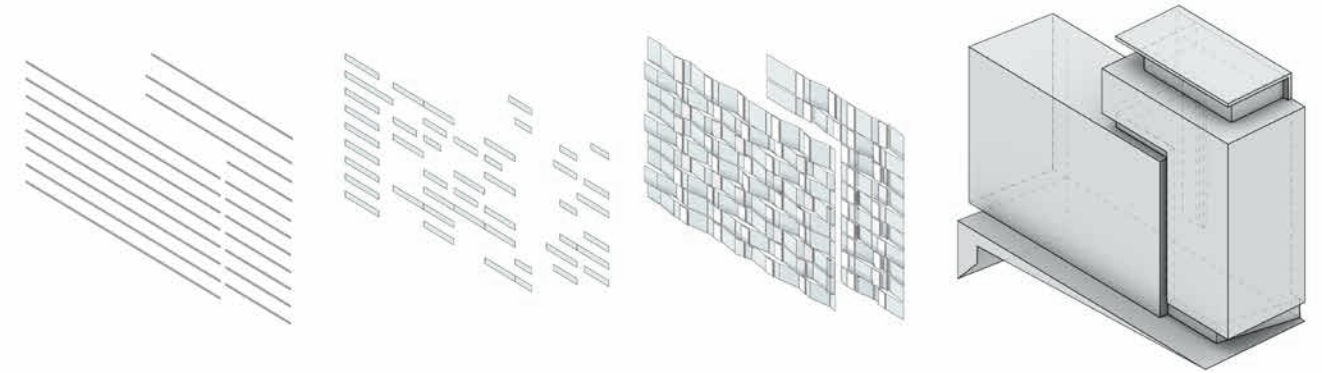
The proposed development is a mid-rise multifamily residential structure stepping down from 12 to 10 stories, comprising 100 units of housing with 71 parking stalls, mostly below grade. Tenant amenities will be provided on the upper and lower roofs. No commercial spaces will be provided.

The Design Review Board reviewed three concepts at the previous Early Design Guidance meeting. The Board's discussion and deliberation centered around both the "Interlock" and the "Folded Veil" concepts. Certain positive attributes of both of these concepts were identified and have been integrated into and developed in the preferred concept for the Board's further consideration and recommendation.

The overarching concept of the "Folded Veil" was supported by the Board, with additional guidance to "quiet" the project and to strive for refinements that achieve elegance and conceptual unity and allow the building to be read as a work of architecture, acknowledging that while the building may have a sculptural quality it should be well considered and crafted.

The Board's guidance forms the framework for our refined concept, as illustrated on the following pages.

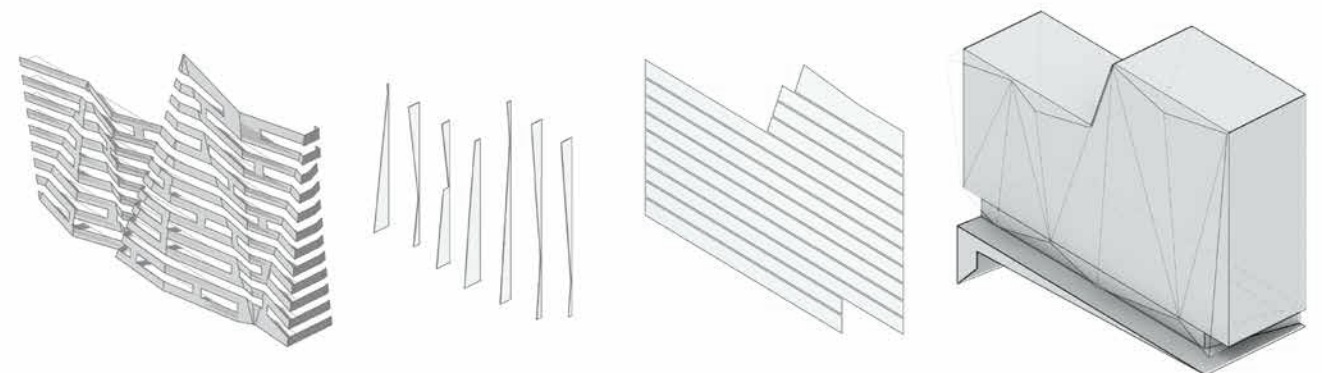
1 INTERLOCK

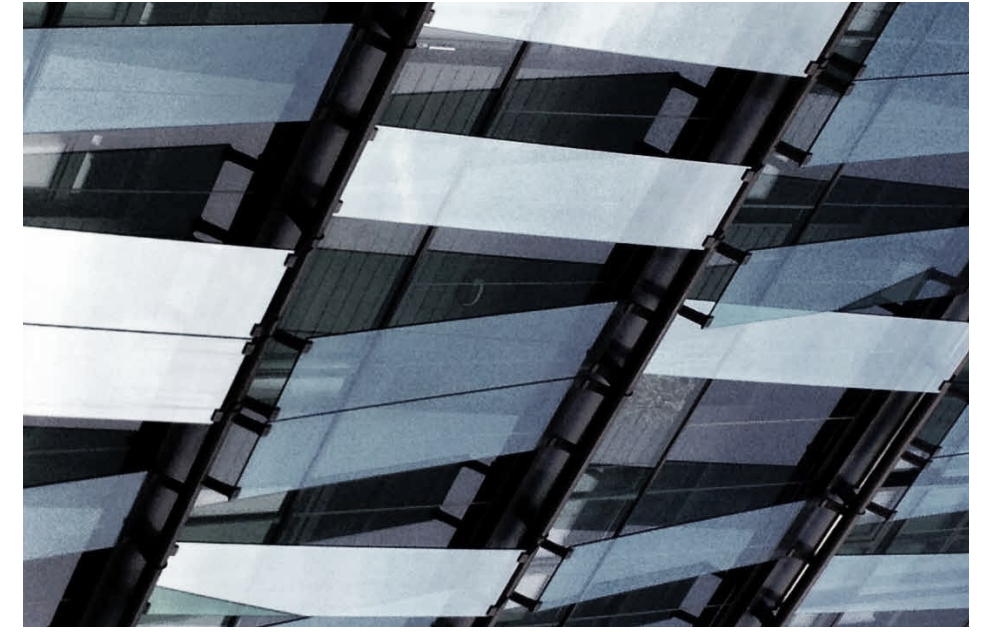


2 MÖBIUS



3 FOLDED VEIL (PREFERRED)





1 VOLUMETRICS

“Board members were not so concerned with the height of the “step” in massing of the building which was dictated by the interaction of the site topography and Land Use Code.” *

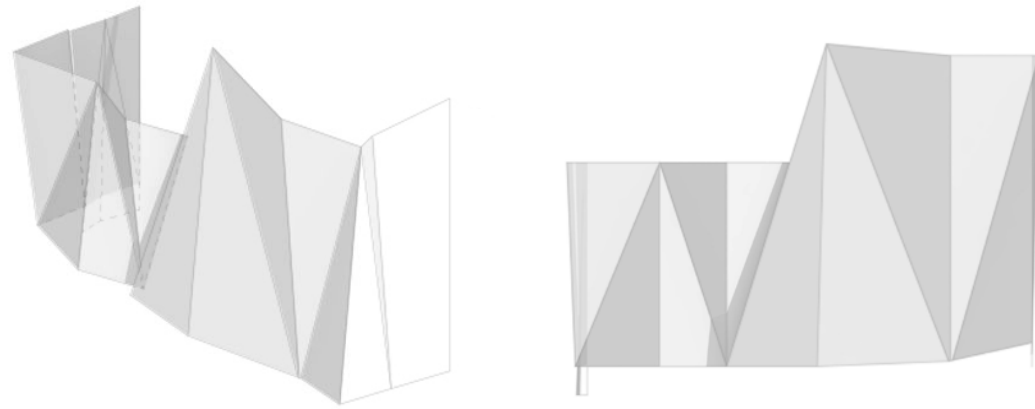
2 APPROPRIATENESS

“The consensus direction was to “be elegant”, but “be quieted” paying attention to the ‘veil’s materiality, ability to mute the balconies potential obtrusiveness, and integration into all the facades of the building.” *

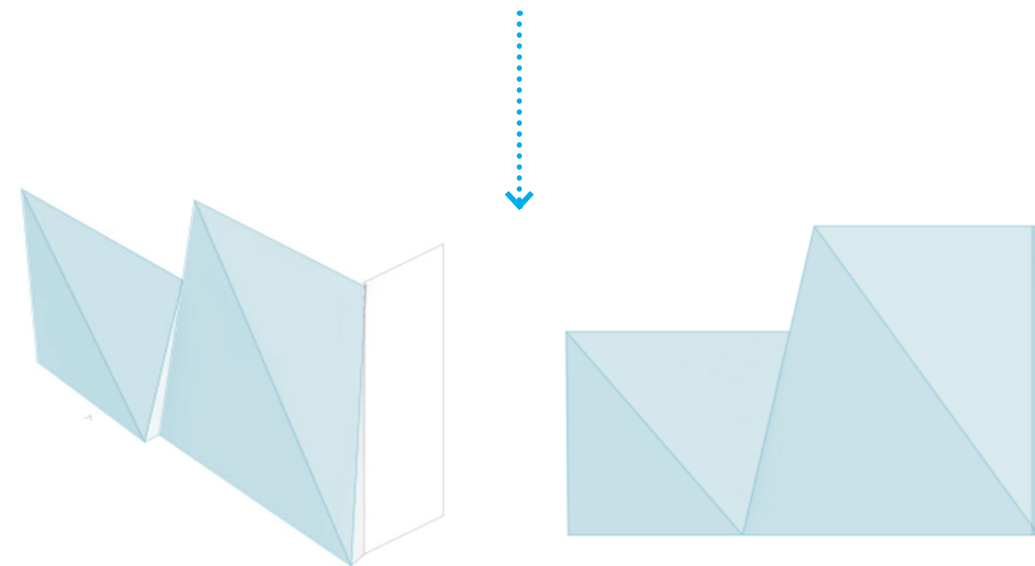
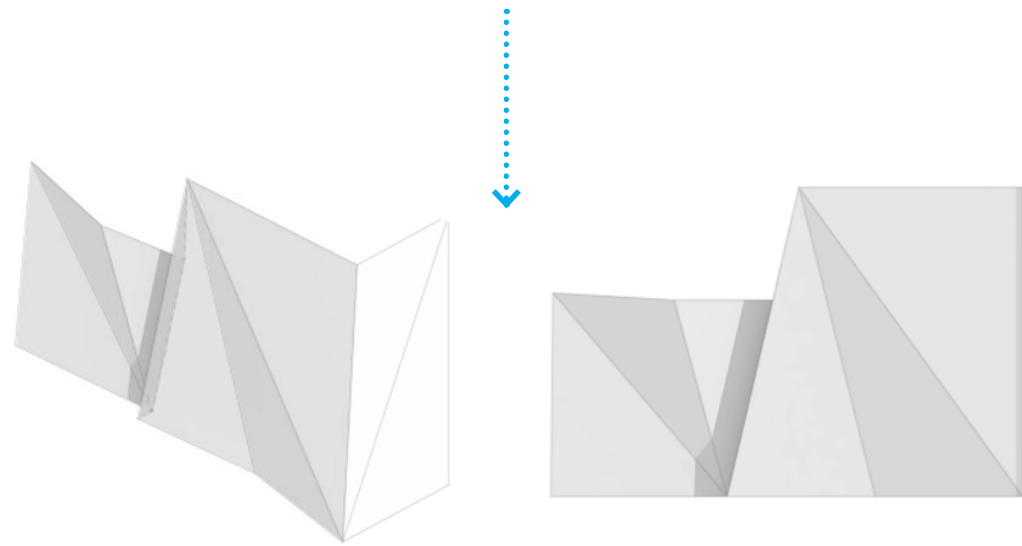


* excerpted from DPD notes for EDG 1 & 2

“BE ELEGANT”



“Folded Veil” reviewed at EDG: 8 folds, perforated metal



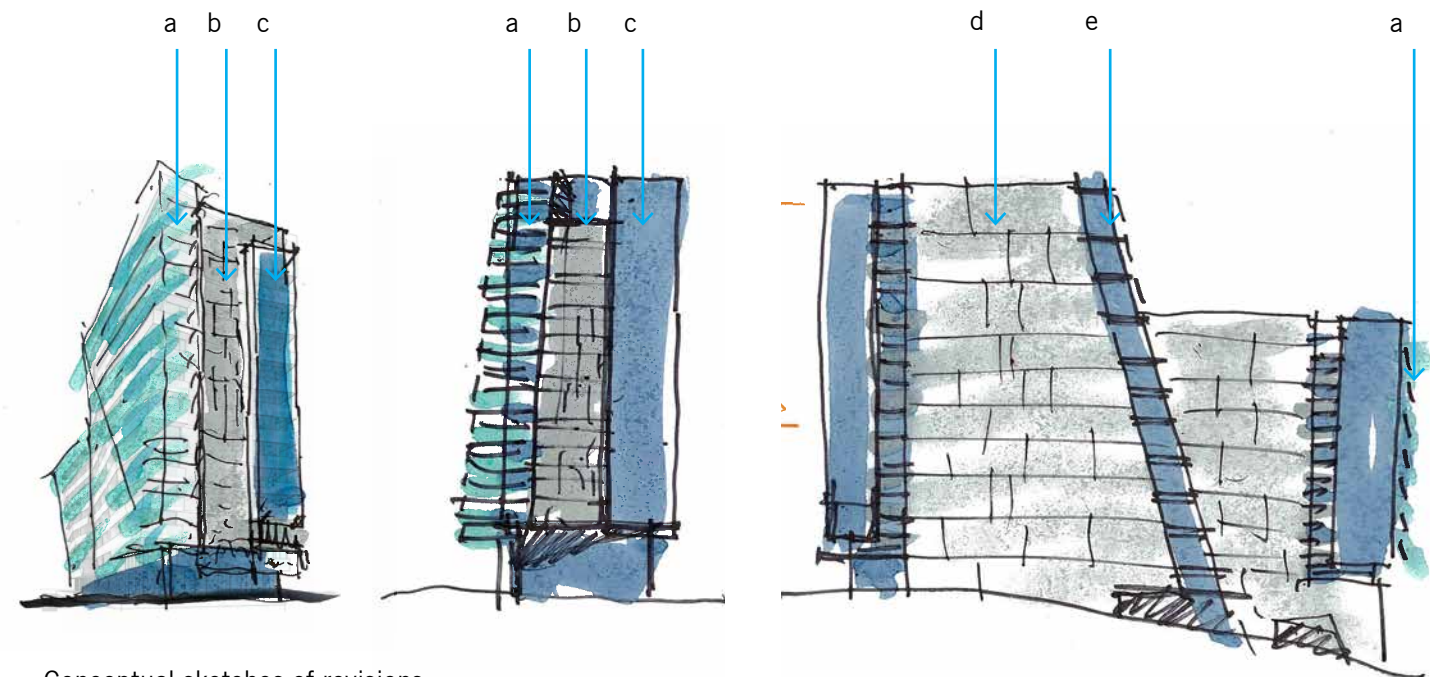
“Folded Veil” proposed: 2 folds, glass with metallic inner layer

“UNIFY AND INTEGRATE”

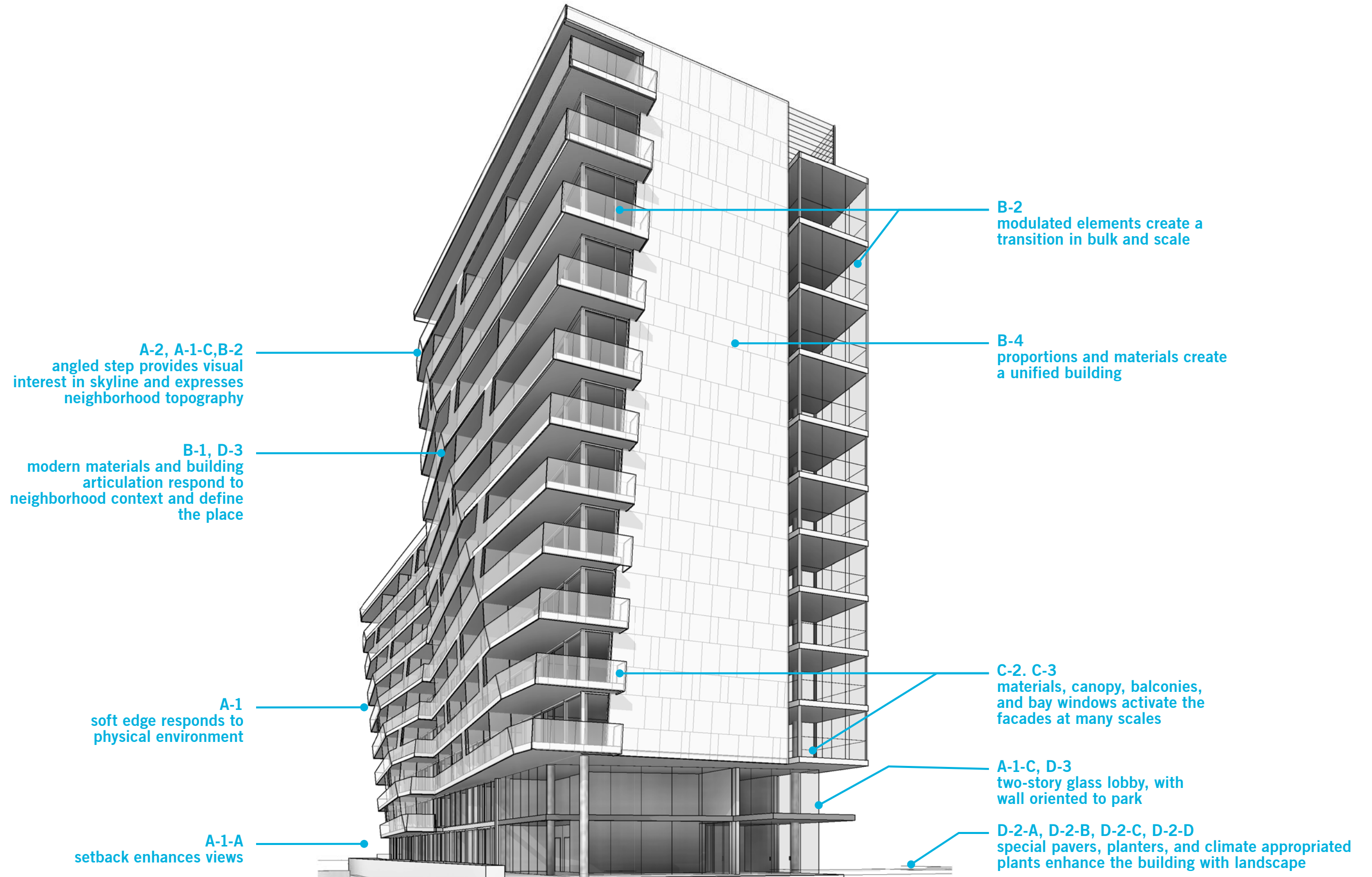
The preferred concept of the “Folded Veil” has been substantially refined to unify the concept design and to integrate the veil into an overall composition of the building.

The architecture is conceived of an assemblage of formal and material components that respond appropriately and uniquely to their context, program, performance requirements, and orientation in a direct and open expression.

- a) veil turns corners
- b) taut infill at privacy zone
- c) full height windows at occupied zones
- d) expression of structure
- e) “slit” at height transition and stair



Conceptual sketches of revisions

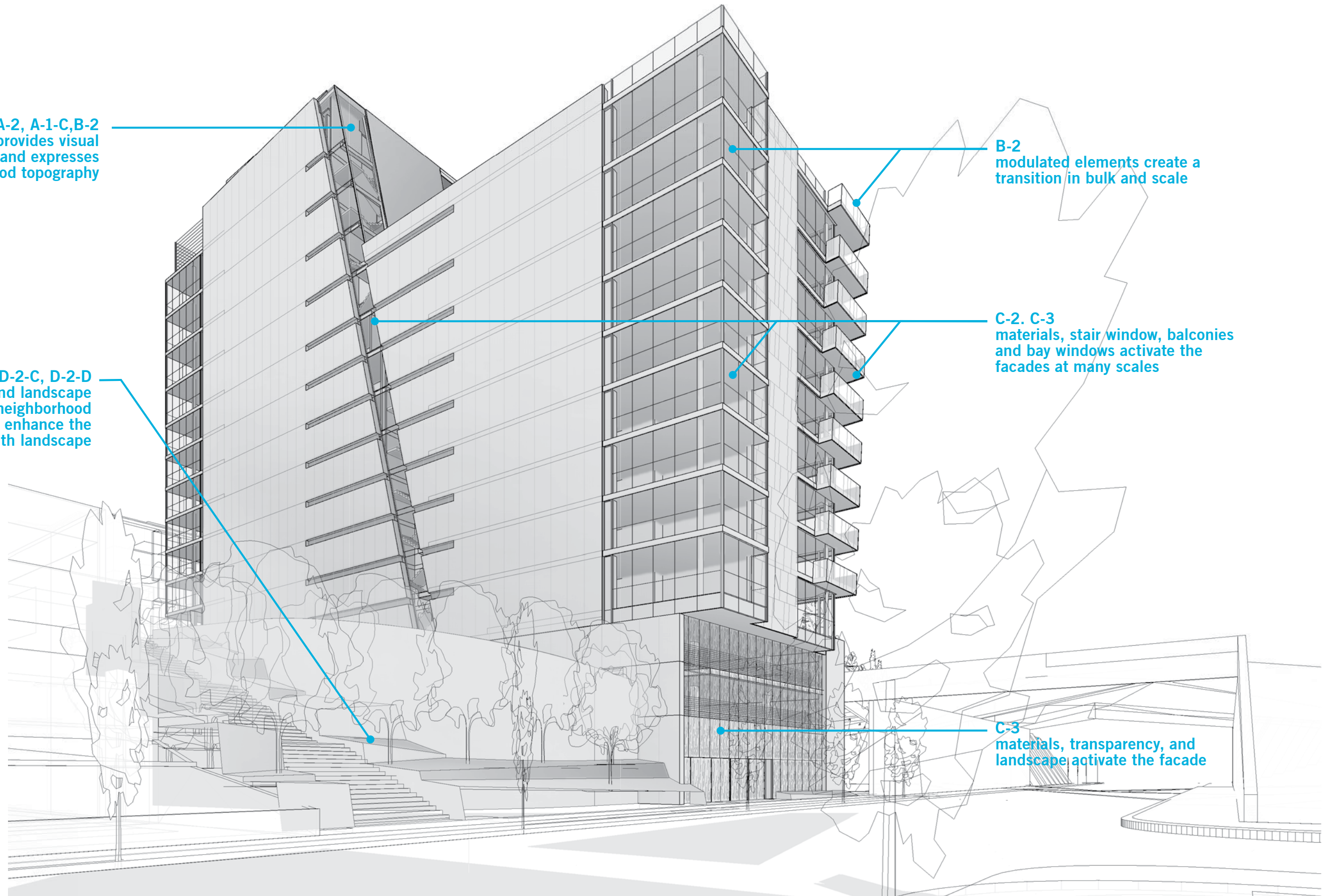


A-2, A-1-C, B-2
angled step provides visual
interest in skyline and expresses
neighborhood topography

B-2
modulated elements create a
transition in bulk and scale

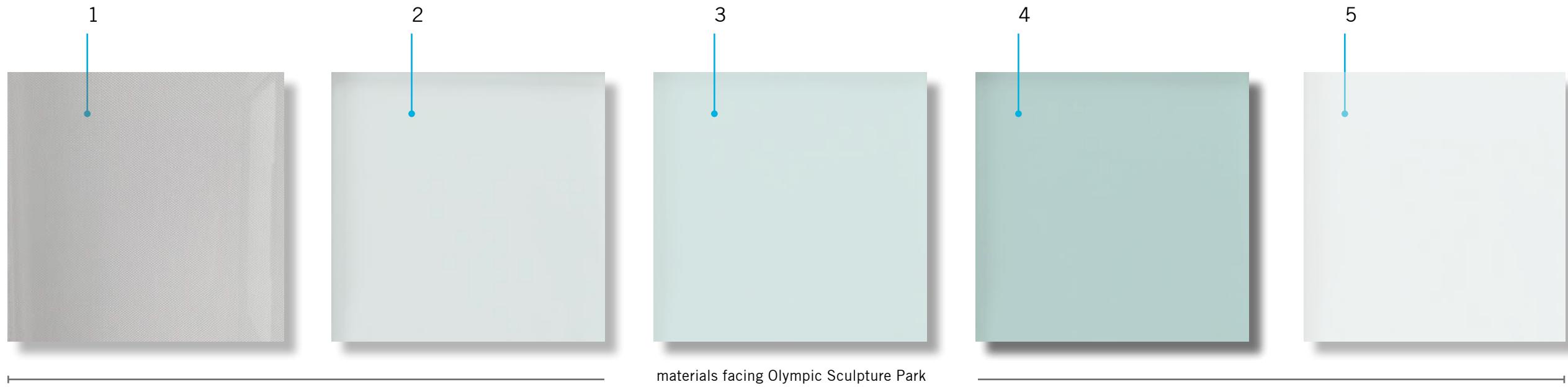
A-1-C, D-2-A, D-2-B, D-2-C, D-2-D
public stair and landscape
respond to the neighborhood
topography and enhance the
building with landscape

C-2, C-3
materials, stair window, balconies
and bay windows activate the
facades at many scales



C-3
materials, transparency, and
landscape activate the facade





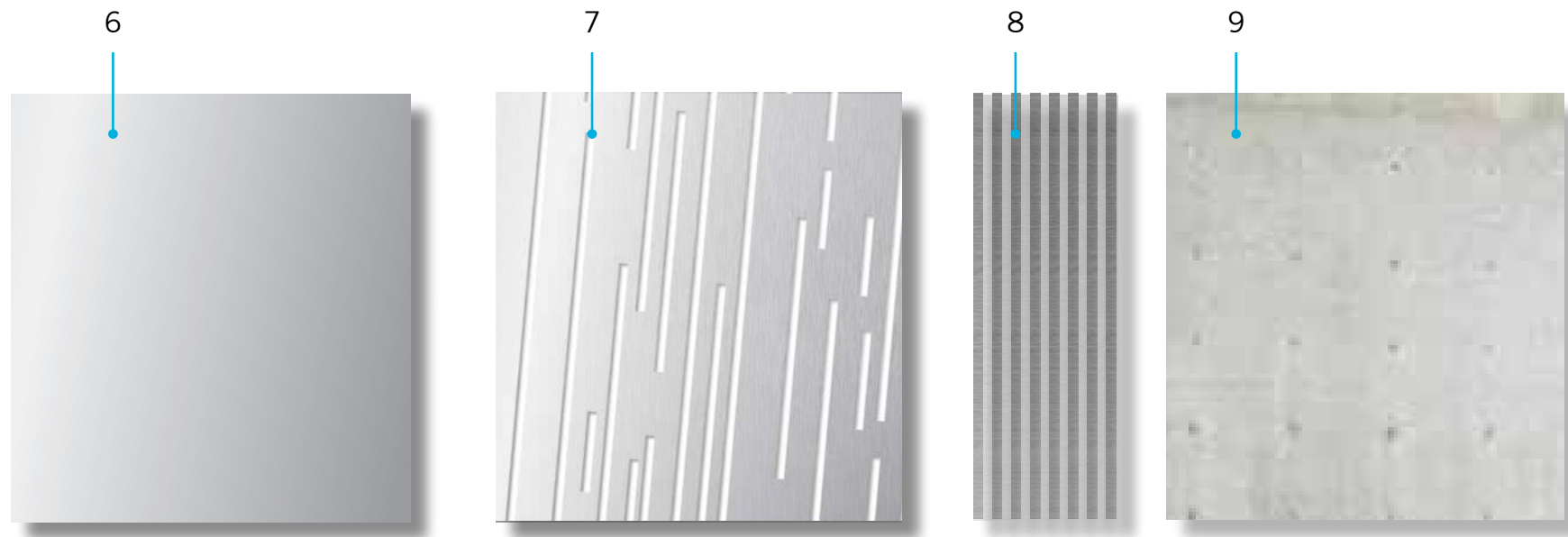
materials facing Olympic Sculpture Park

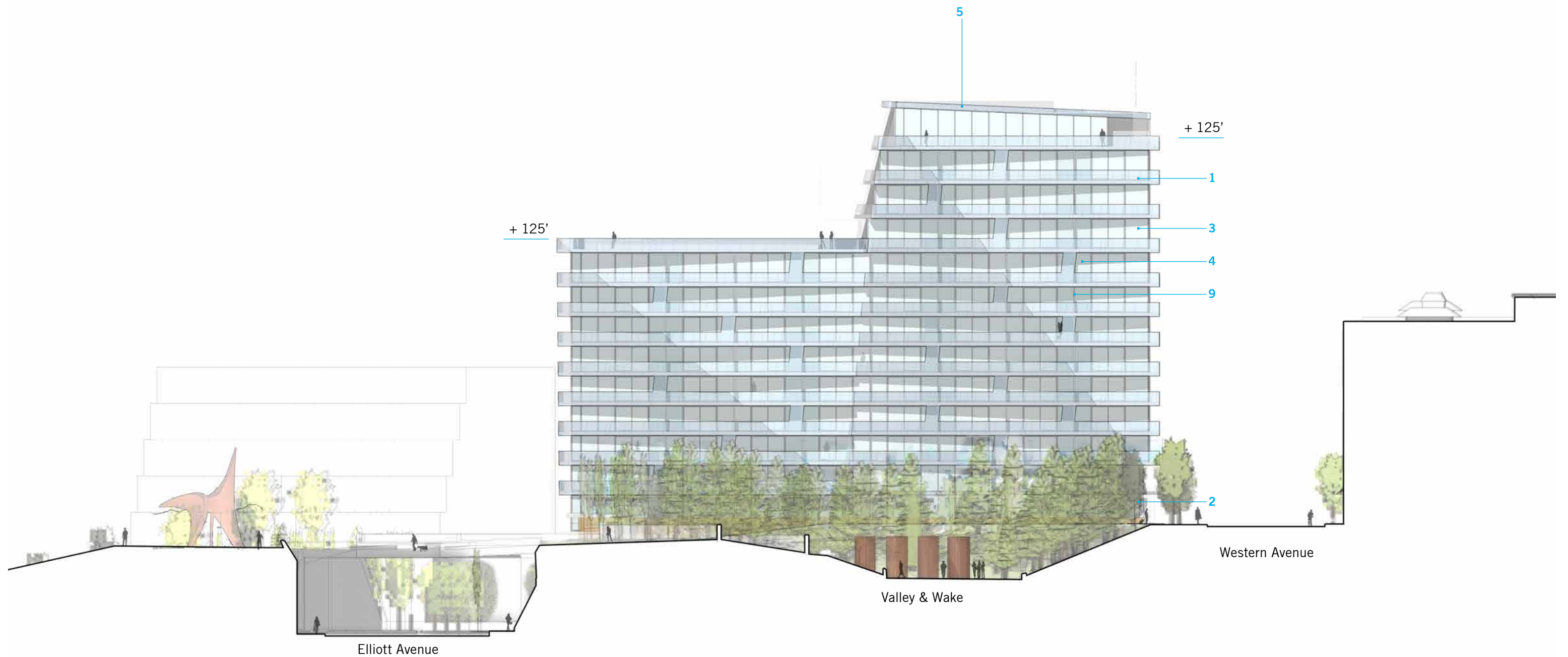
The proposed exterior material palette is derived from the context of the sculpture park, both in terms of specific material selections and intended material effects in order to create a harmonious and sensitive response to the park context.

The building is clad in glass, metal, and concrete - the three primary materials of the existing structures within the park and the park edges.

The materials colors, tonality, transparency, and translucency are carefully selected in a calibrated gradient of neutral and light tones that provide varying degrees of "density" and sheen to create an ephemeral presence adjacent to the park, similar to the effects of the existing structure within the park.

1. Metallic Glass 'Veil'
2. Low iron vision glazing at lobby
3. Vision glazing at residential
4. Shadow box assembly
5. Translucent glass
6. Metal panel
7. Perforated metal plate
8. Metal Screen
9. Concrete



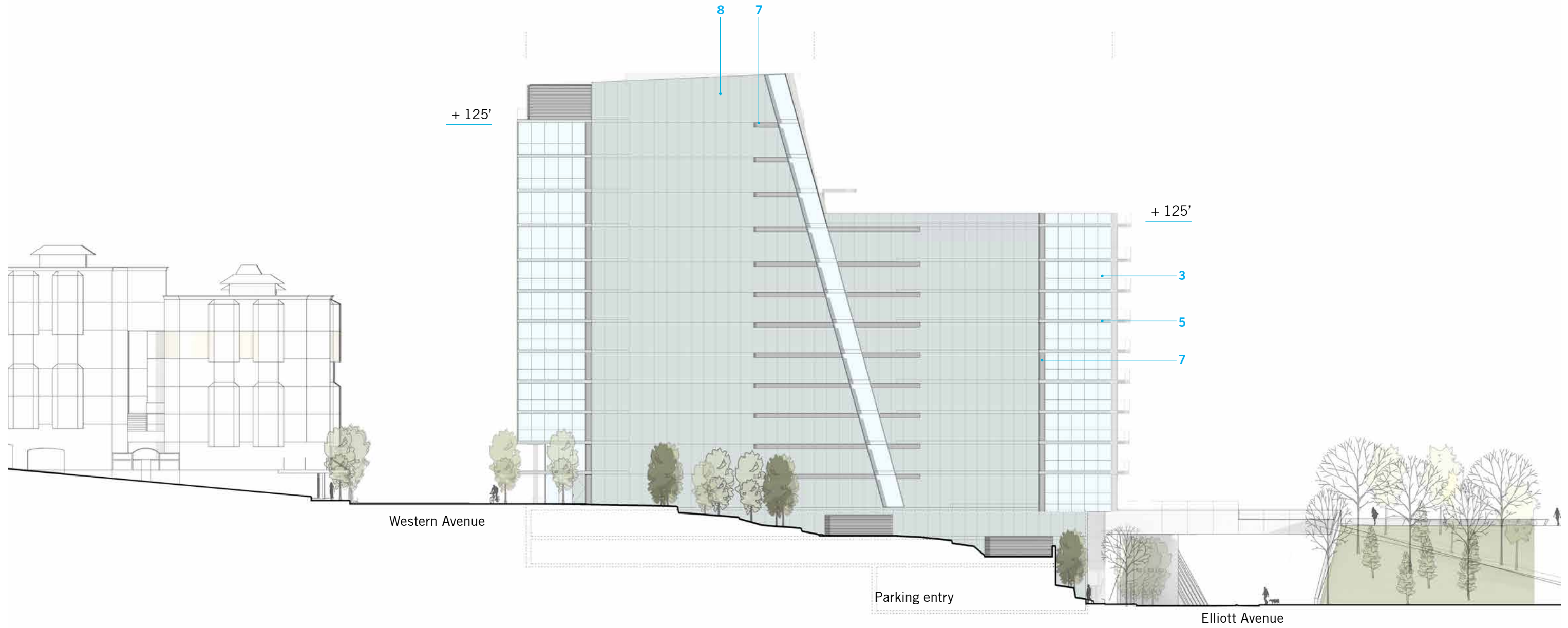


- 1 'Veil' - translucent glass with metal fabric inter layer
- 2 Vision glazing at Lobby
- 3 Vision glazing
- 4 Shadow box
- 5 Metal panel / metal details
- 6 Metal perf
- 7 Metal screen
- 8 Concrete
- 9 Privacy Screen

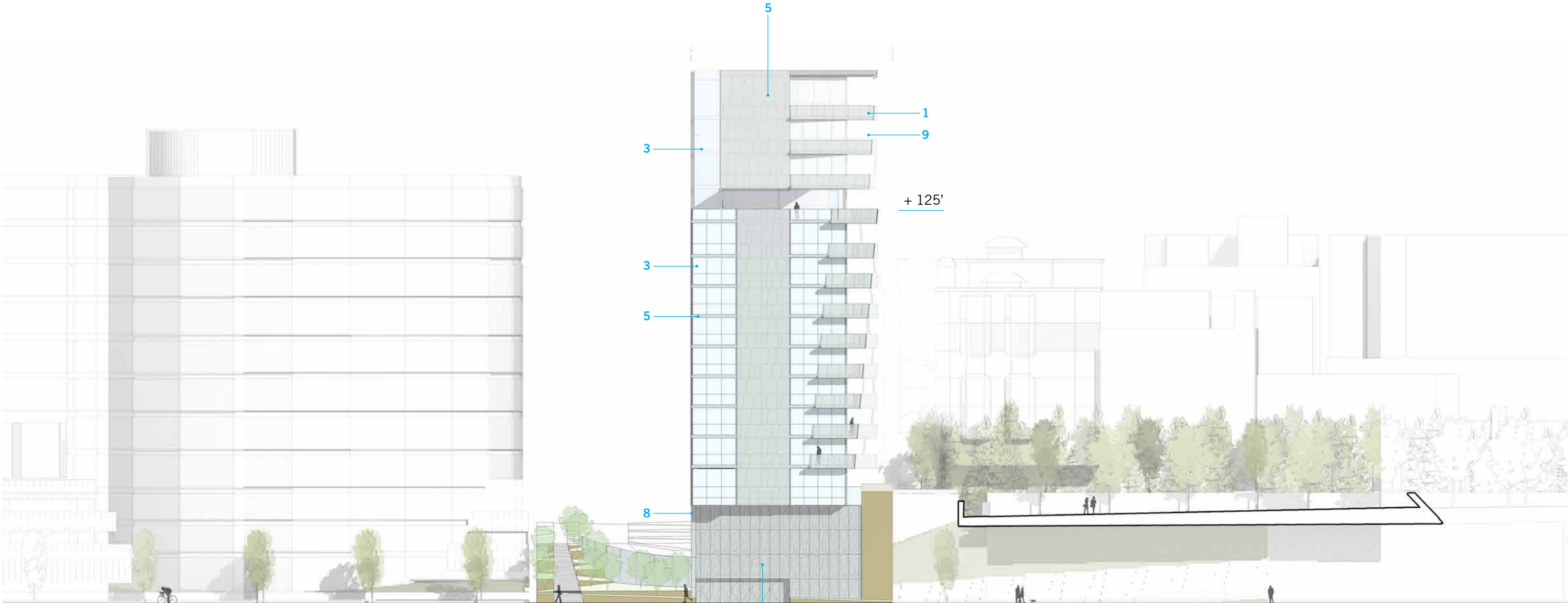


- 1 'Veil' - translucent glass with metal fabric inter layer
- 2 Vision glazing at Lobby
- 3 Vision glazing
- 4 Shadow box
- 5 Metal panel / metal details
- 6 Metal perf
- 7 Metal screen
- 8 Concrete
- 9 Privacy Screen

ELEVATION: NORTH



- 1 'Veil' - translucent glass with metal fabric inter layer
- 2 Vision glazing at Lobby
- 3 Vision glazing
- 4 Shadow box
- 5 Metal panel / metal details
- 6 Metal perf
- 7 Metal screen
- 8 Concrete
- 9 Privacy Screen



Bay Street Stair

OSP landscape bridge

- 1 'Veil' - translucent glass with metal fabric inter layer
- 2 Vision glazing at Lobby
- 3 Vision glazing
- 4 Shadow box
- 5 Metal panel / metal details
- 6 Metal perf
- 7 Metal screen
- 8 Concrete
- 9 Privacy Screen

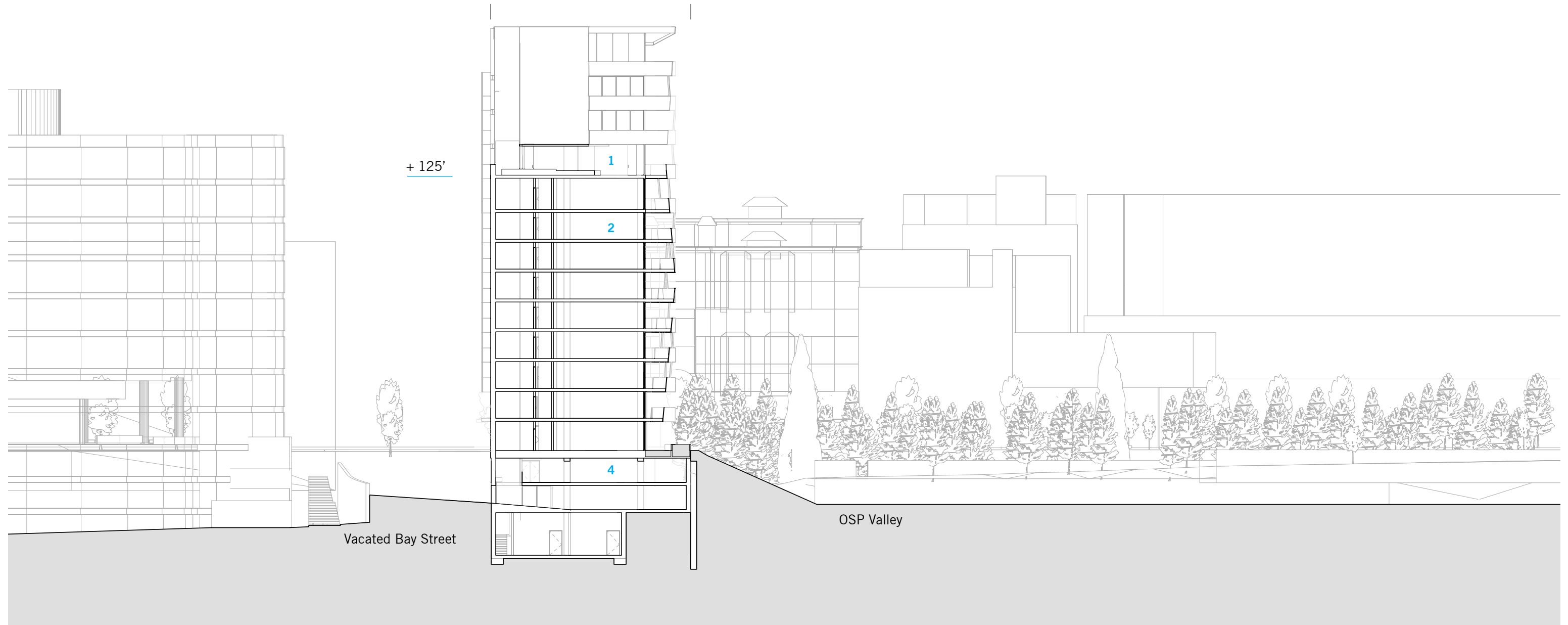




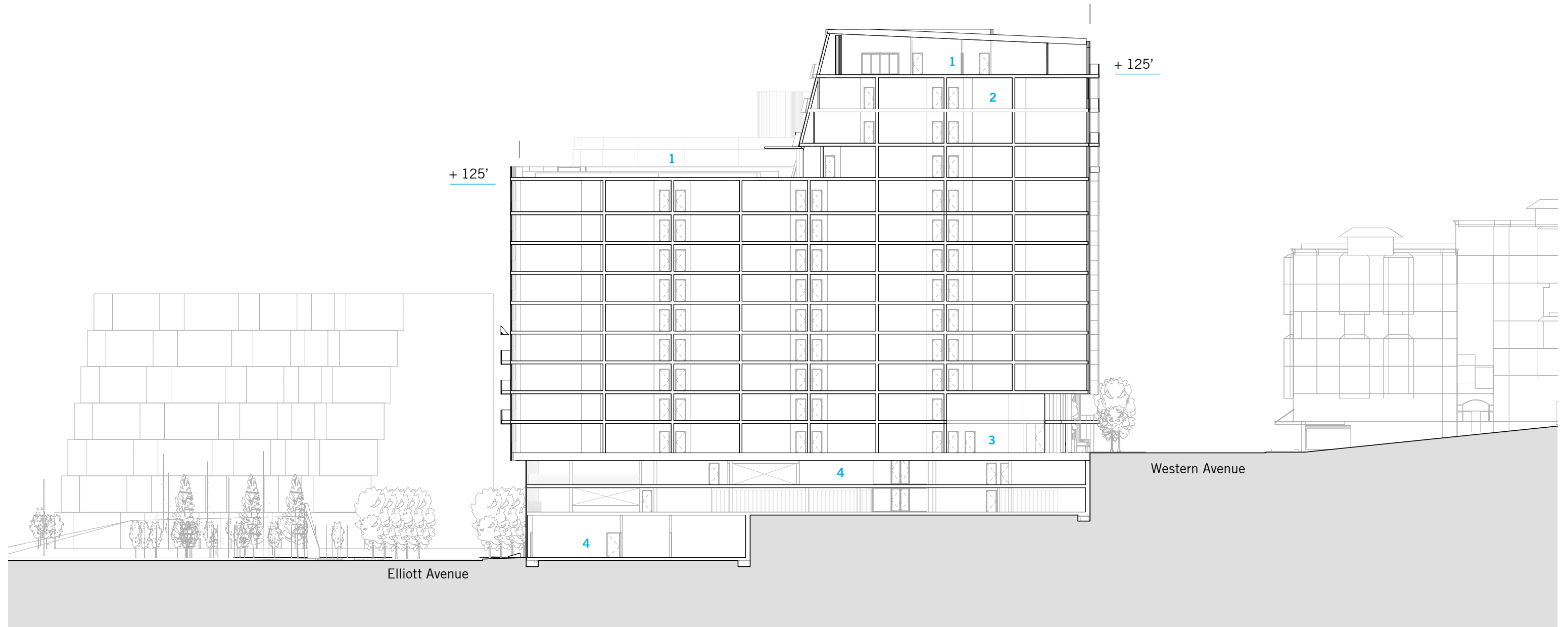




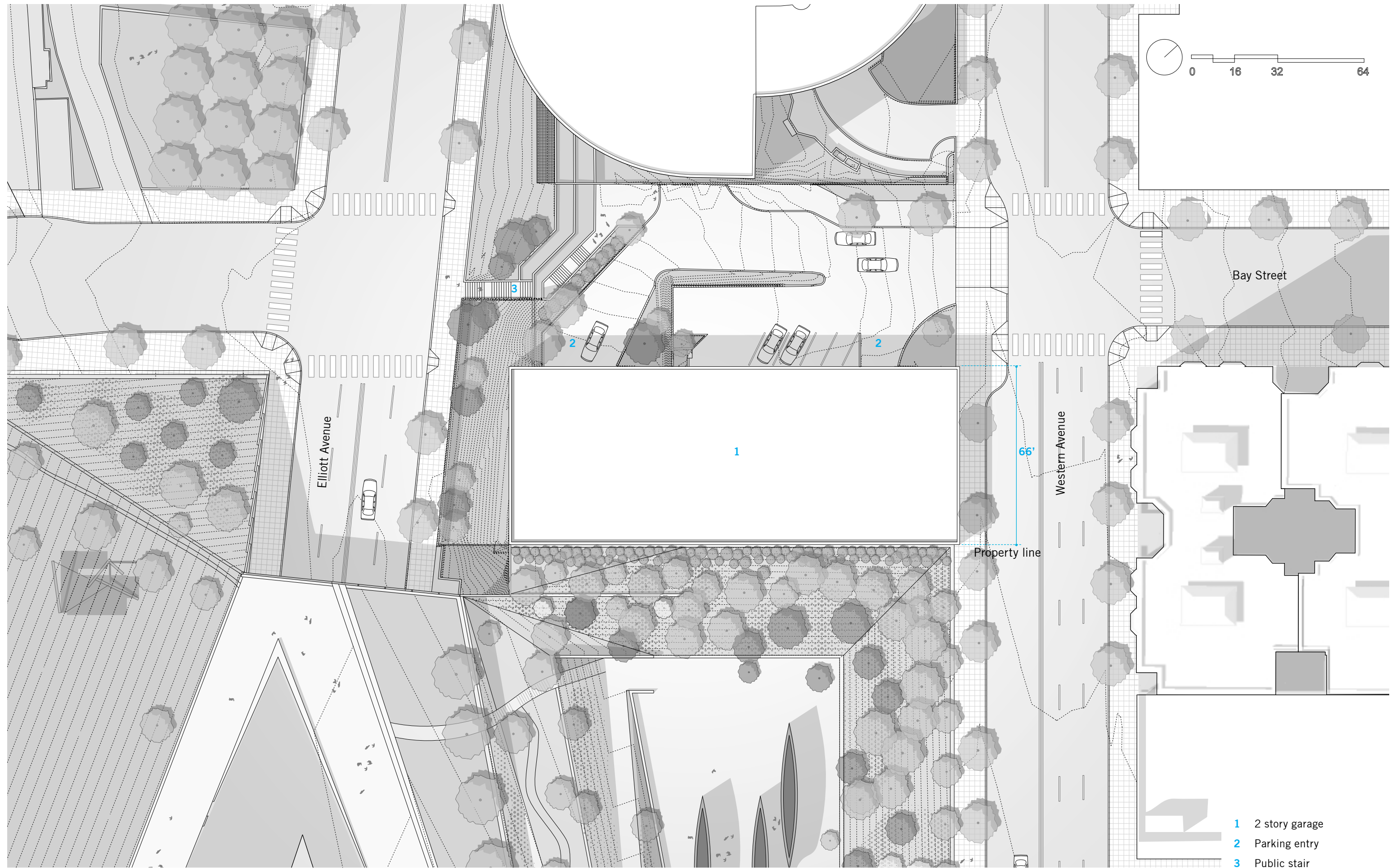
BUILDING SECTION TRANSVERSE



- 1 Residential amenities
- 2 Residential units
- 3 Building Lobby
- 4 Parking / Utilities

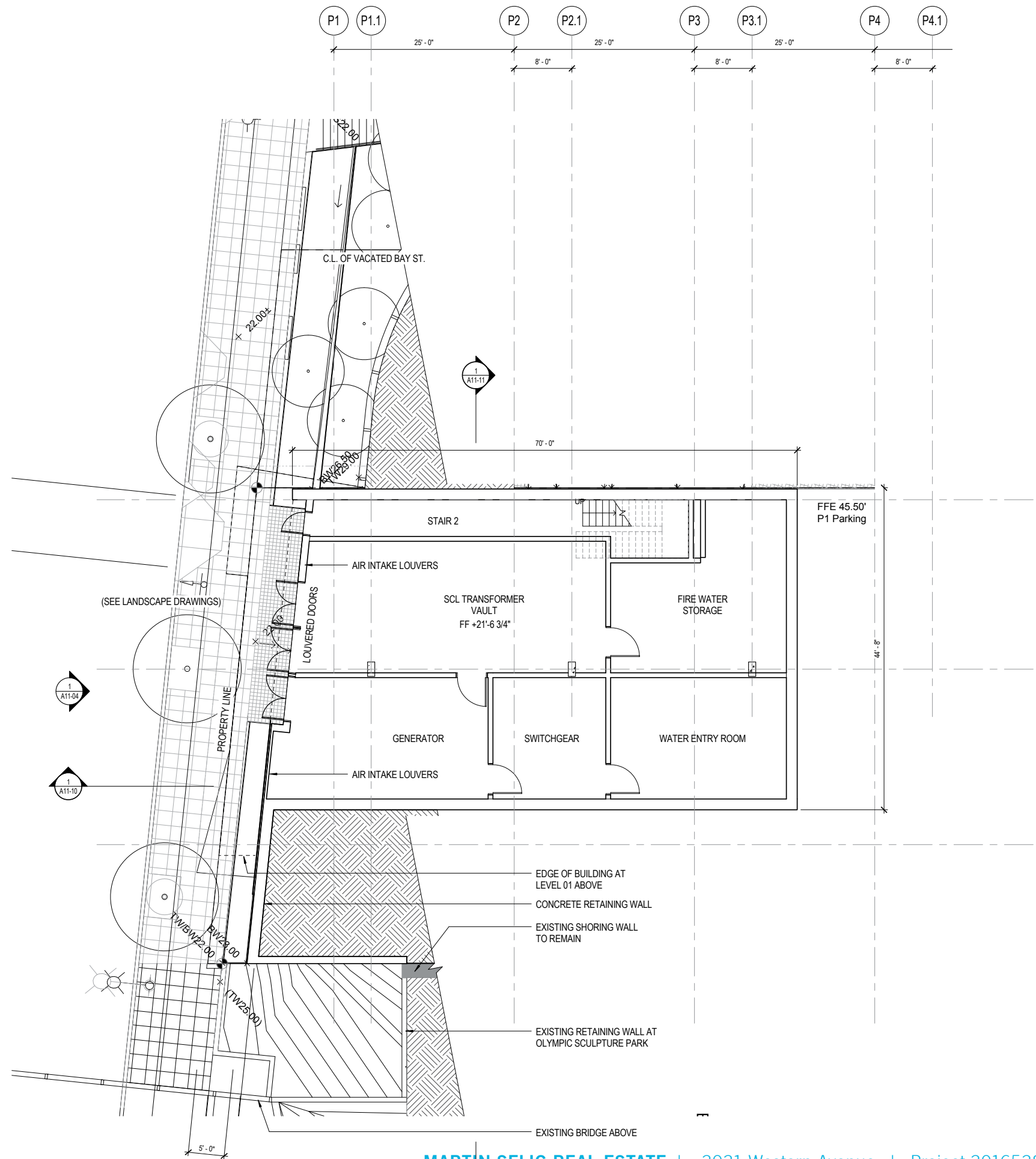


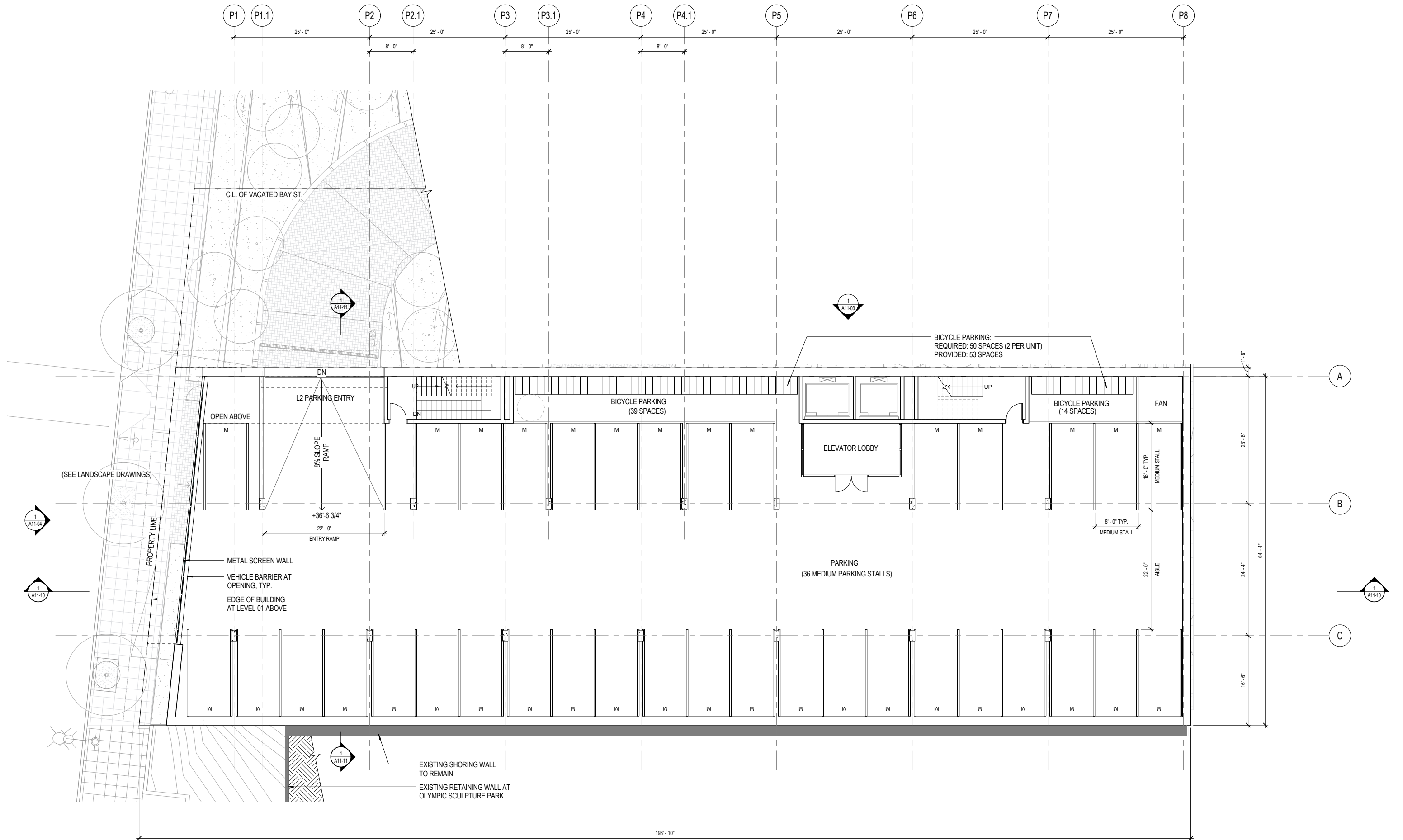
- 1 Residential amenities
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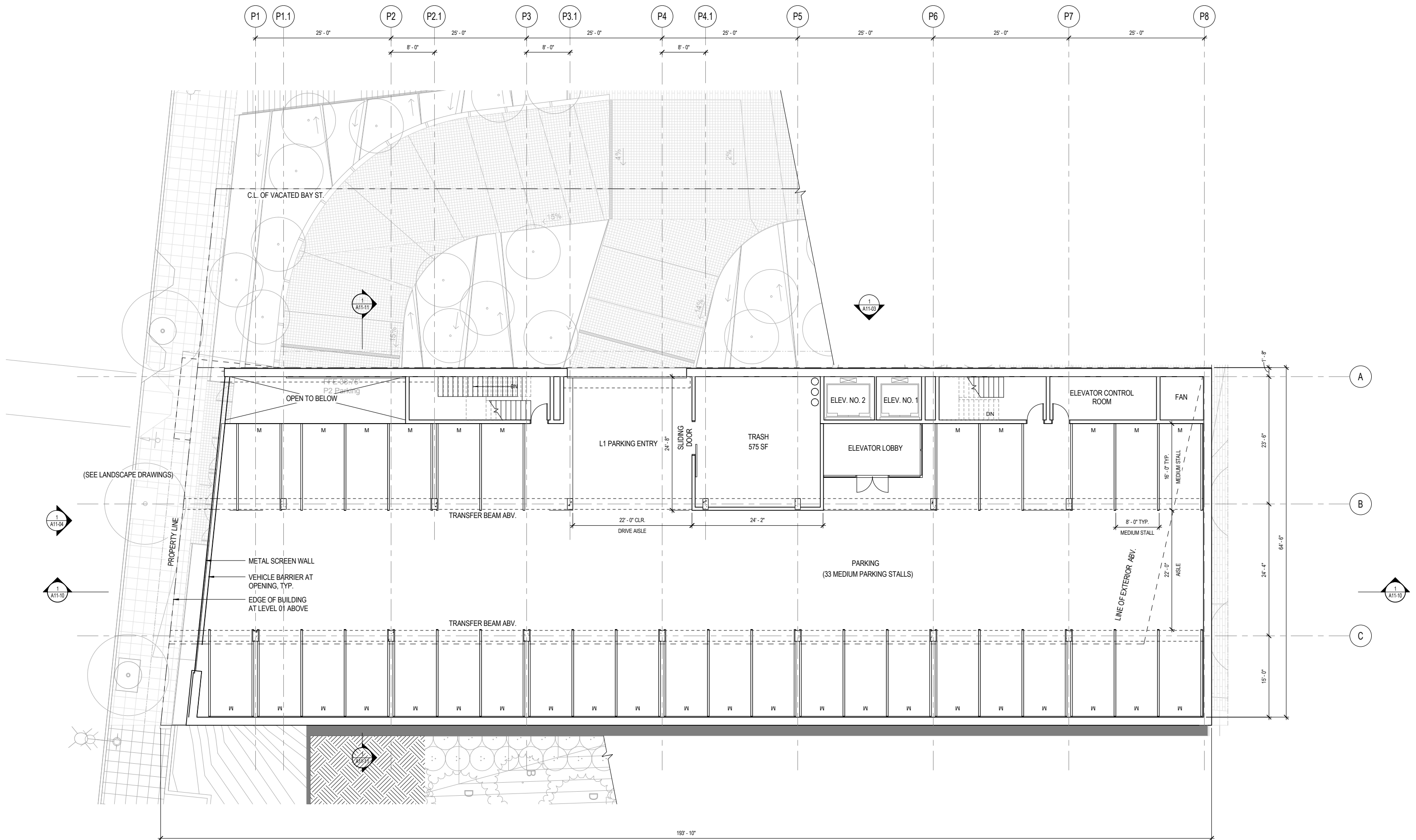


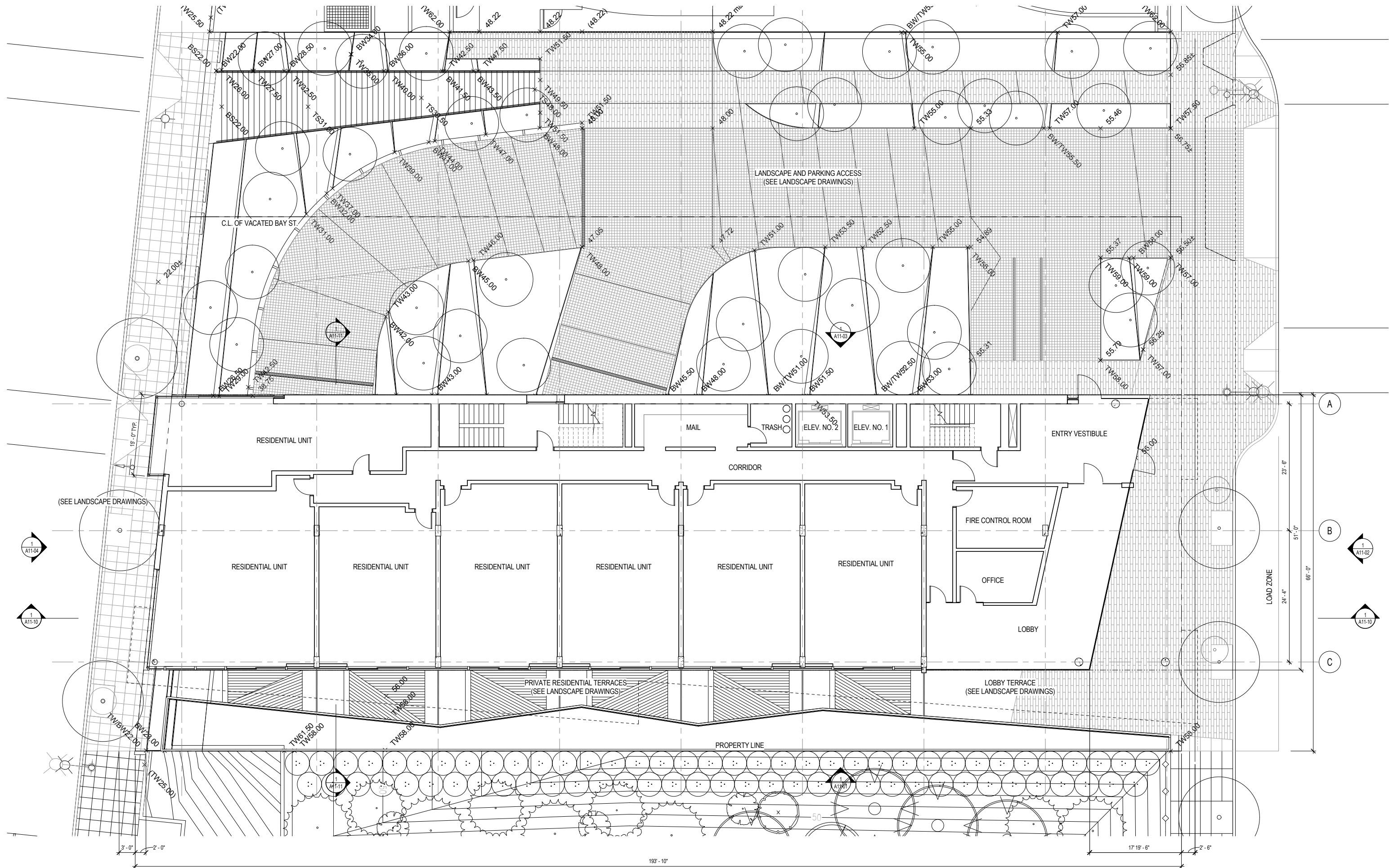
FLOOR PLANS: GROUND LEVEL AT ELLIOTT AVENUE, LEVEL L3



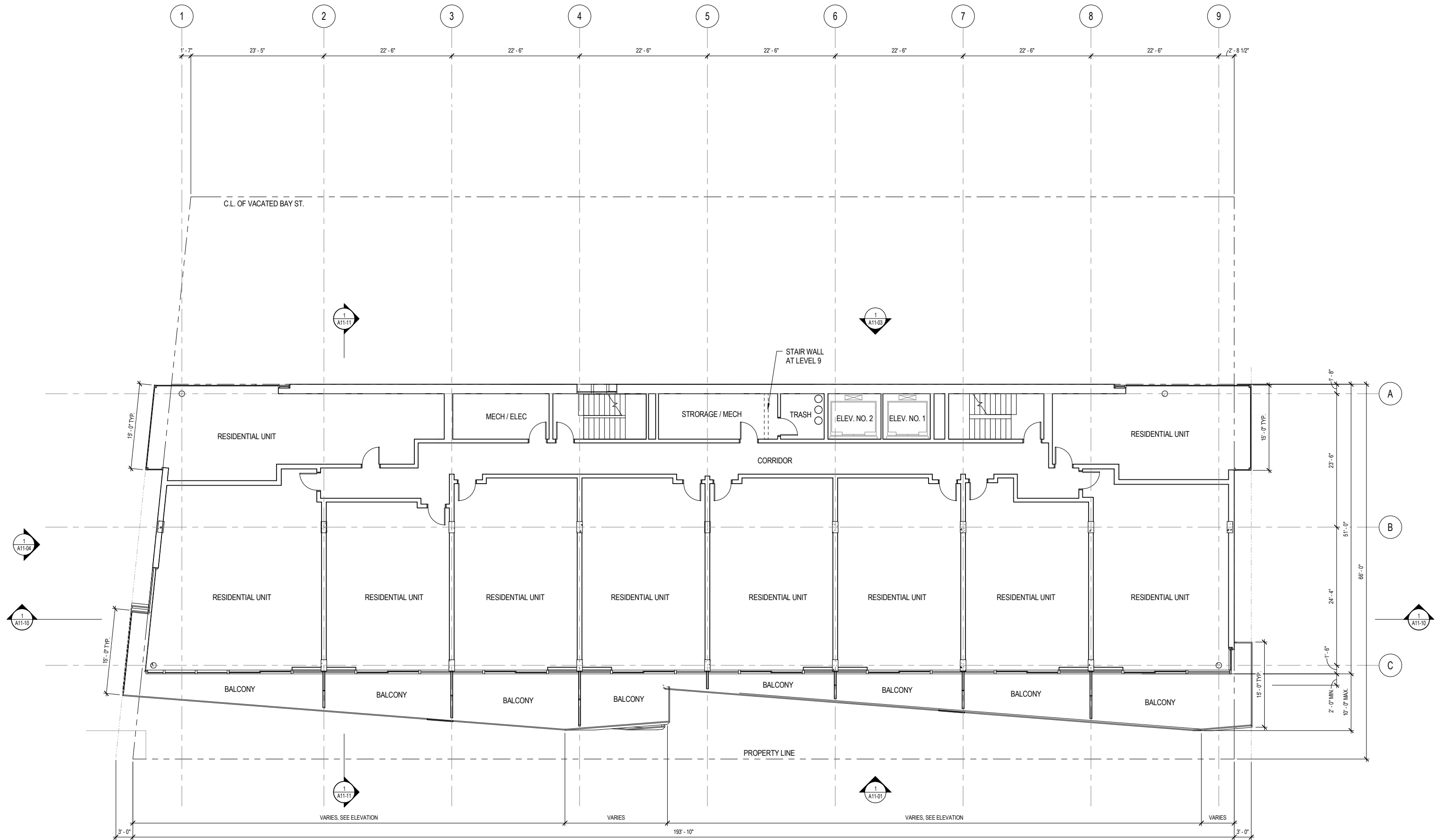


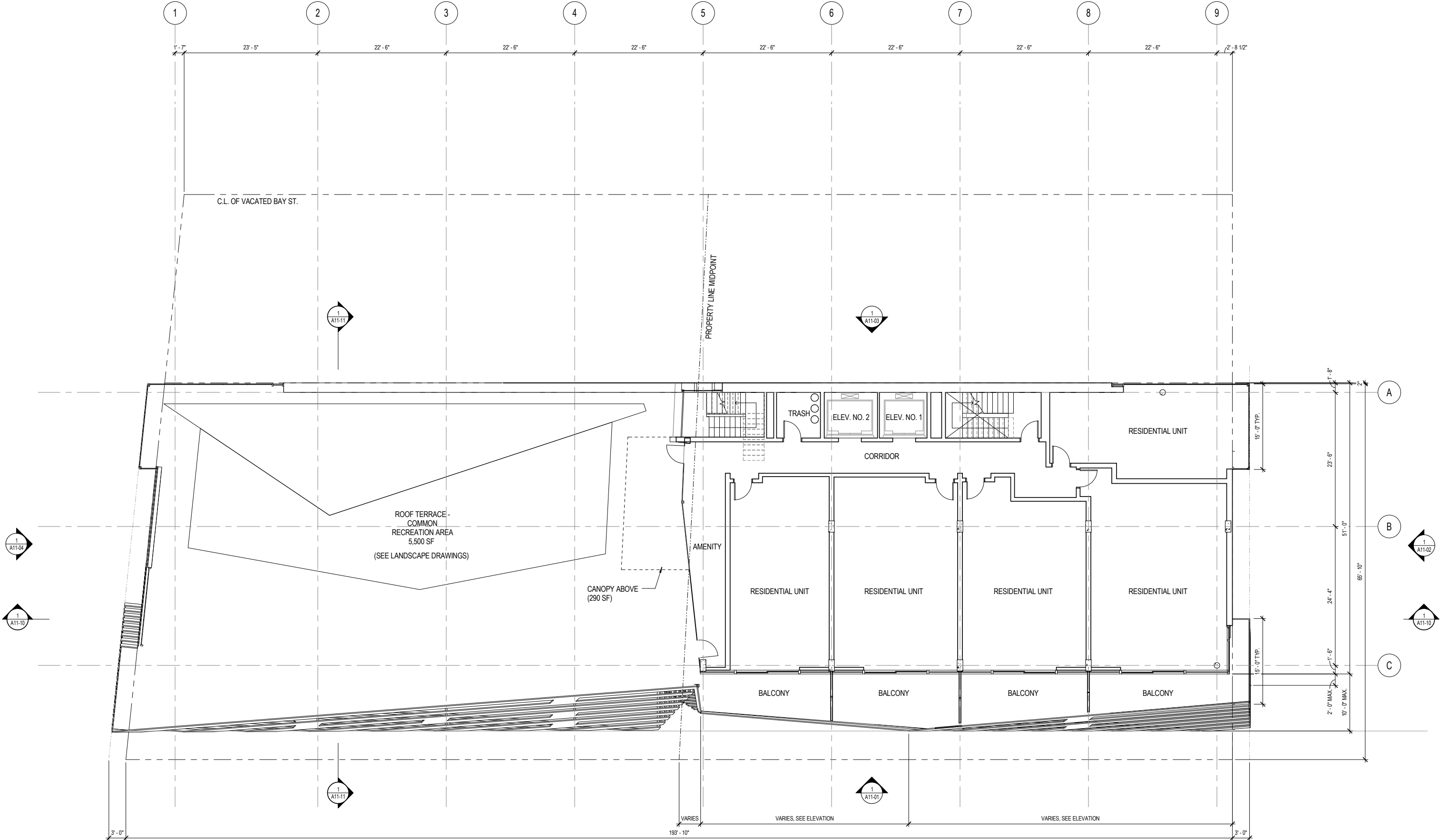
FLOOR PLANS: PARKING LEVEL L1





FLOOR PLANS: TYPICAL RESIDENTIAL LEVEL





LANDSCAPE PLAN: GROUND LEVEL



GROUND LEVEL

The landscape design takes cues from the adjacent OSP with angular forms working uphill from Elliott Avenue to Western Avenue along the new Bay Street pedestrian connector.

The planting palette is made up of NW native trees and shrubs and takes inspiration from the adjacent OSP "Valley" planting palette. Smaller flowering trees are used in order to maintain clear sight lines for pedestrian safety.

Stone paving with a variety of textures and colors is used to delineate vehicular vs. pedestrian spaces and crossings.

ROOF TERRACE

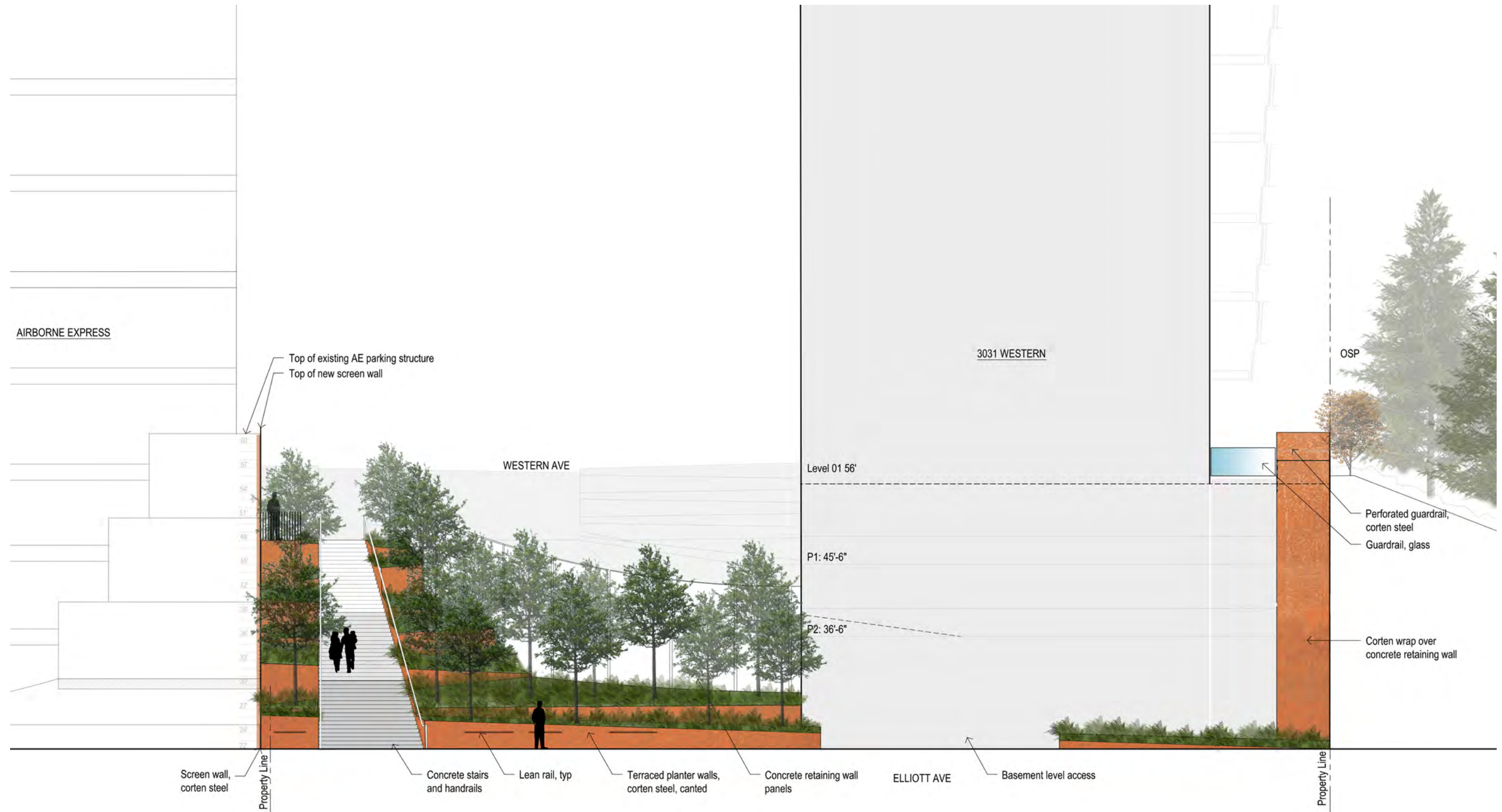
As an extension of the OSP regional precincts (e.g. Meadow, Valley, etc) a new precinct "Mountain" is being used to guild the design of the roof terrace. In this precinct there are windswept Shore Pines and large flat boulder outcropping with low planting.

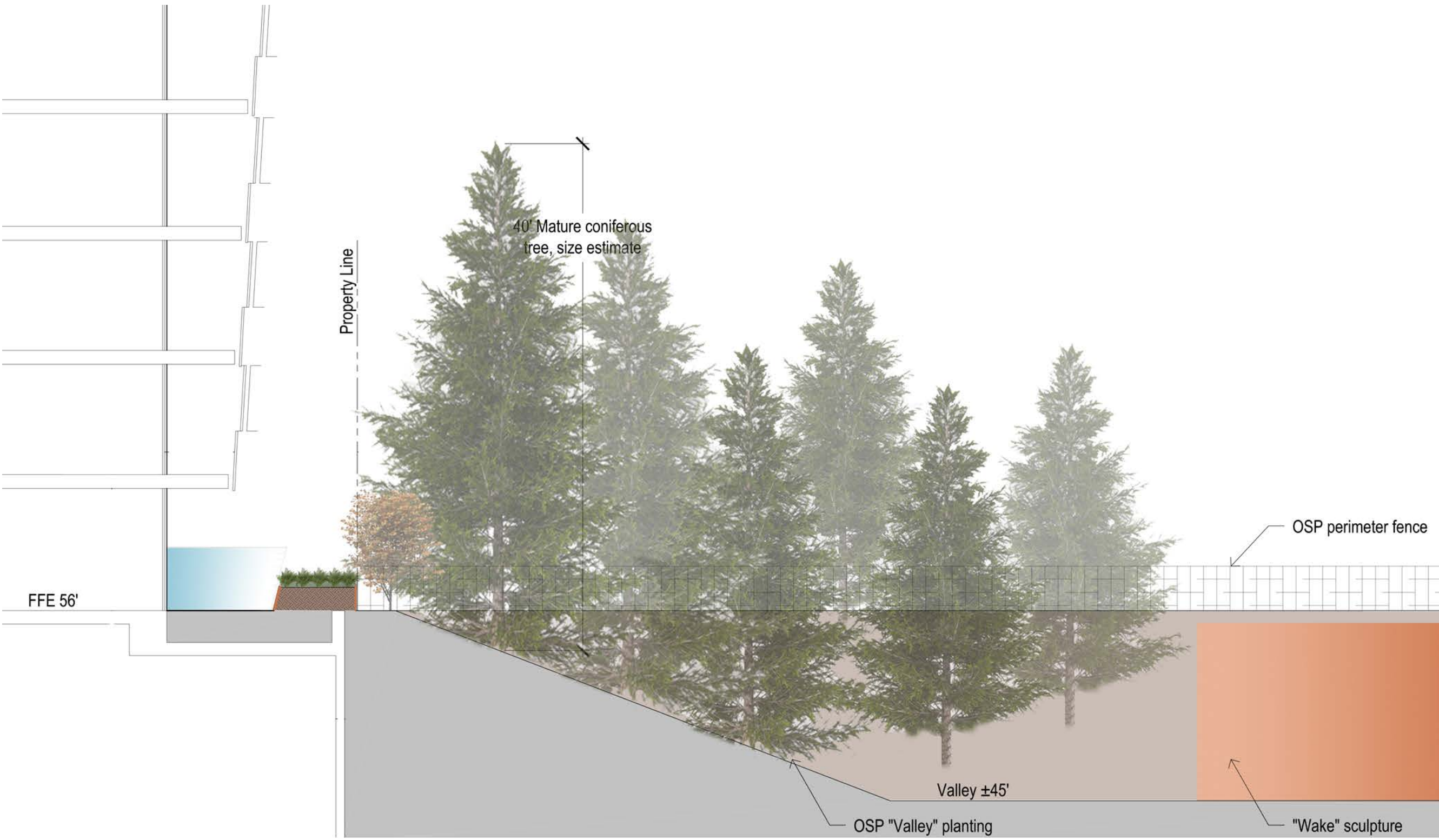
An accessible raised deck at the center of the terrace gives a good vantage point and the feeling of ascending the mountain.

Planting is made up of hardy low sedums and grasses working around the stone outcropping.

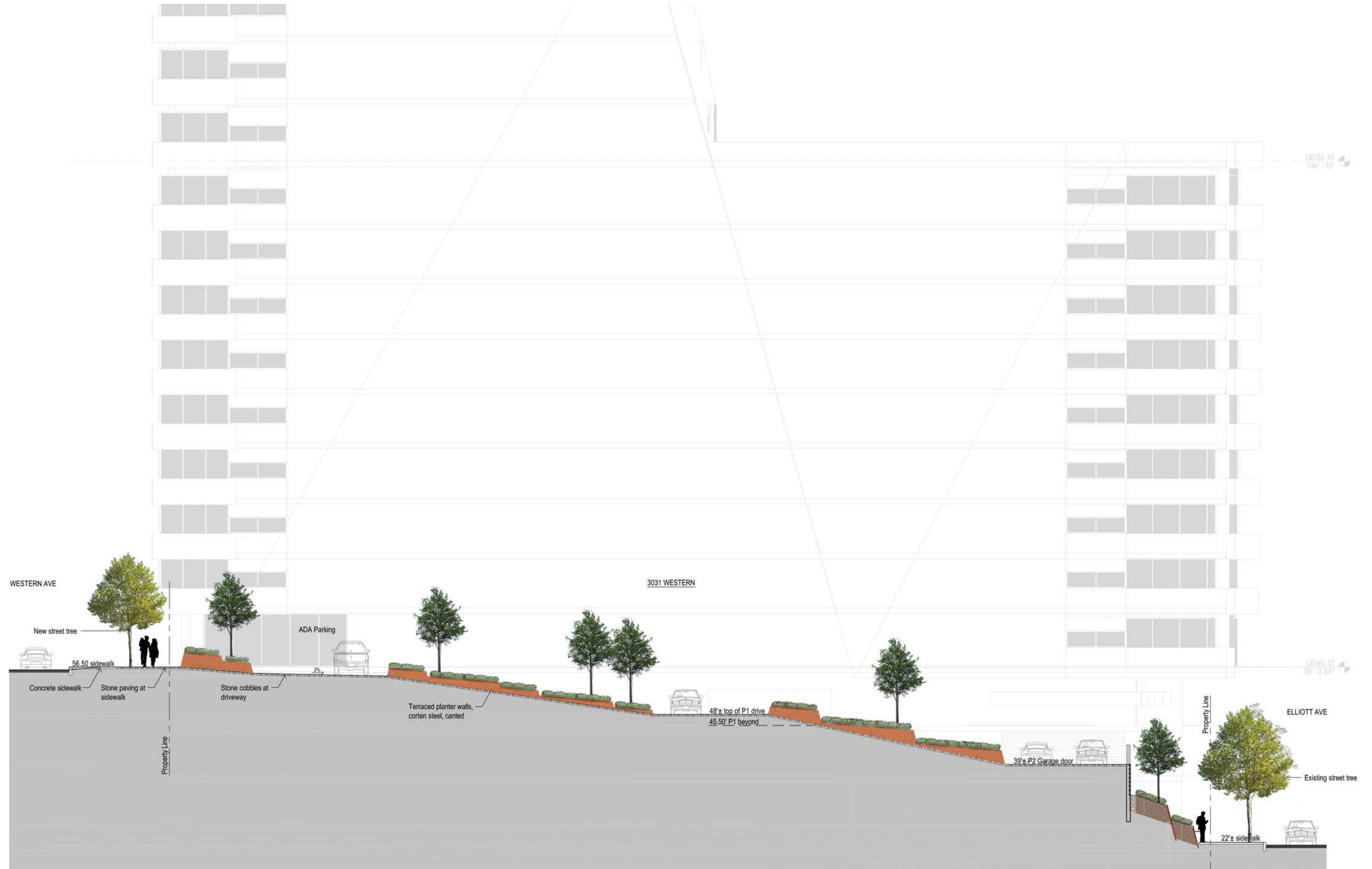


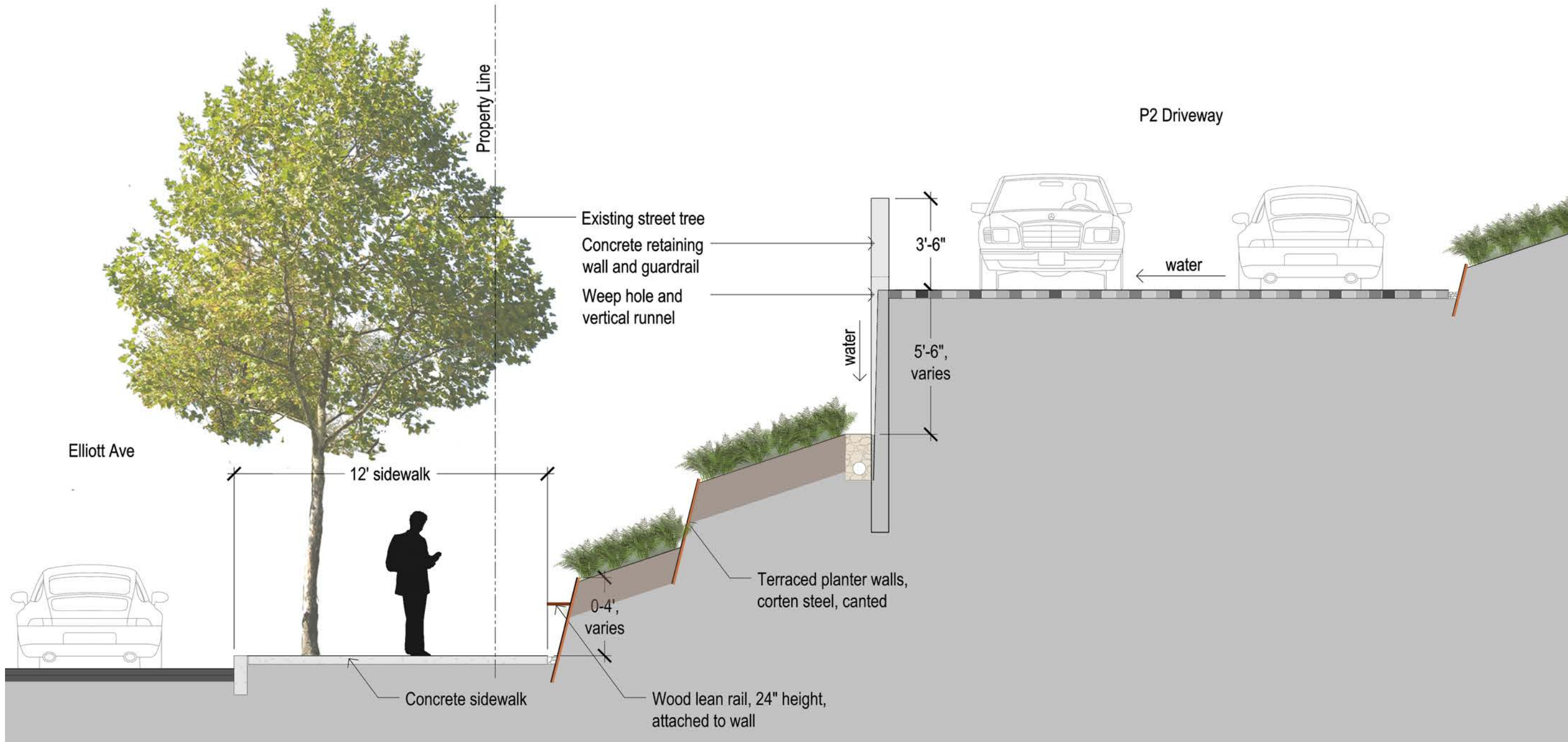
LANDSCAPE SECTIONS: EAST ELEVATION FROM ELLIOTT AVENUE



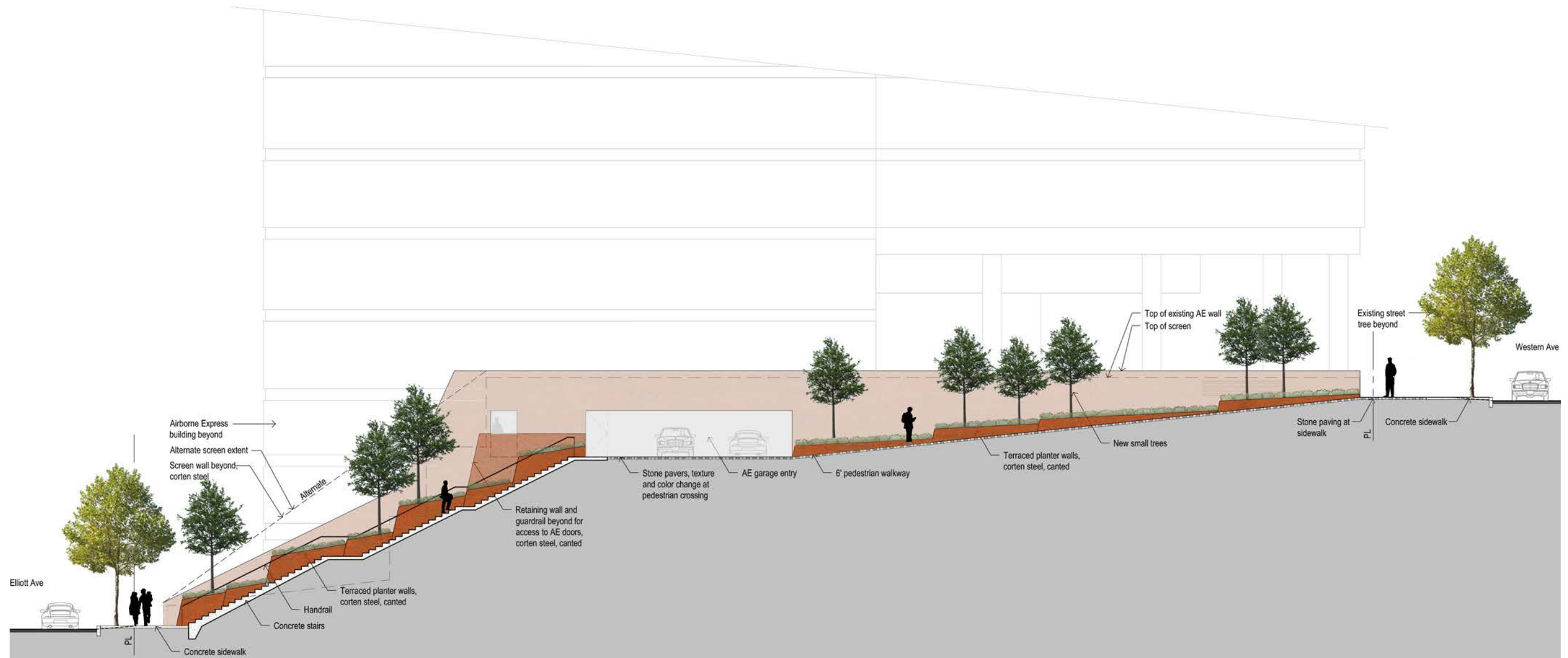


LANDSCAPE SECTIONS: BAY STREET DRIVEWAY LOOKING SOUTH

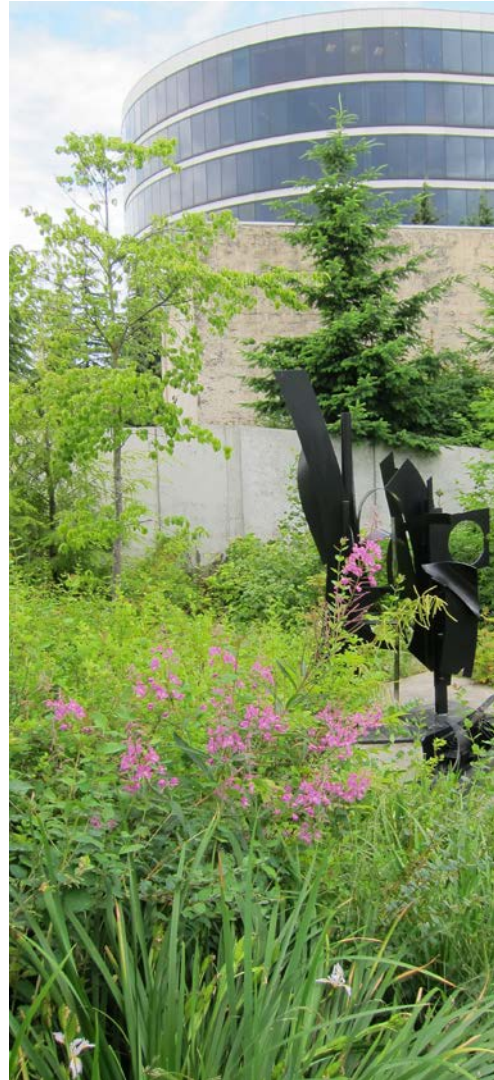




LANDSCAPE SECTIONS: BAY STREET DRIVEWAY LOOKING NORTH



GROUND LEVEL



INSPIRATION
Adjacent 'Valley' planting design at OSP



Pacific Serviceberry
Amelanchier alnifolia



'Eddie's White' Dogwood
Cornus 'Eddie's White'



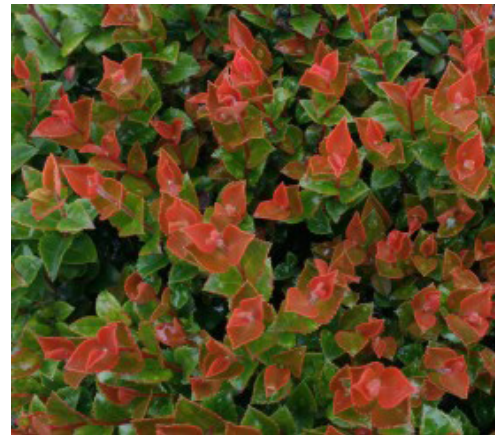
Vine Maple
Acer circinatum



Flowering Currant
Ribes sanguineum



Thimbleberry
Rubus parviflorus



Evergreen Huckleberry
Vaccinium ovatum



Sword Fern
Polystichum munitum



Salal
Gaultheria shallon



Oregon Grape
Mahonia repens



Coastal Strawberry
Fragaria chiloensis

ROOF TERRACE



Shore Pine
Pinus contorta



Japanese Maple
Acer palmatum



Mexican Feather Grass
Stipa tenuissima



Stonecrop
Sedum 'Autumn Joy'



Low Sedum



Low Sedum

LANDSCAPE MATERIALS

GROUND LEVEL



Linear stone pavers



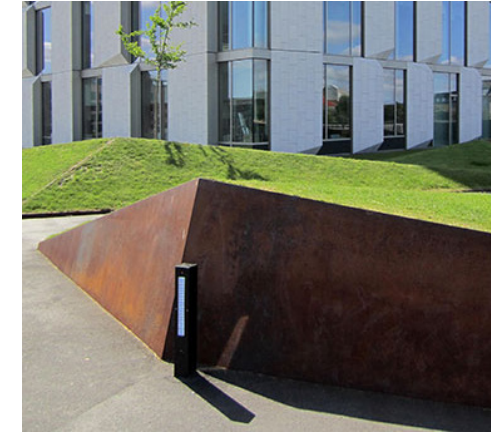
Cobblestones - vehicular



Concrete stairs inset in Corten steel planter



Corten edge with handrails



Corten canted with sloped top



Standing seat

ROOF TERRACE



Small windswept trees, stone outcropping, groundcover massing



Raised viewing platform w/ decking



Decking angles



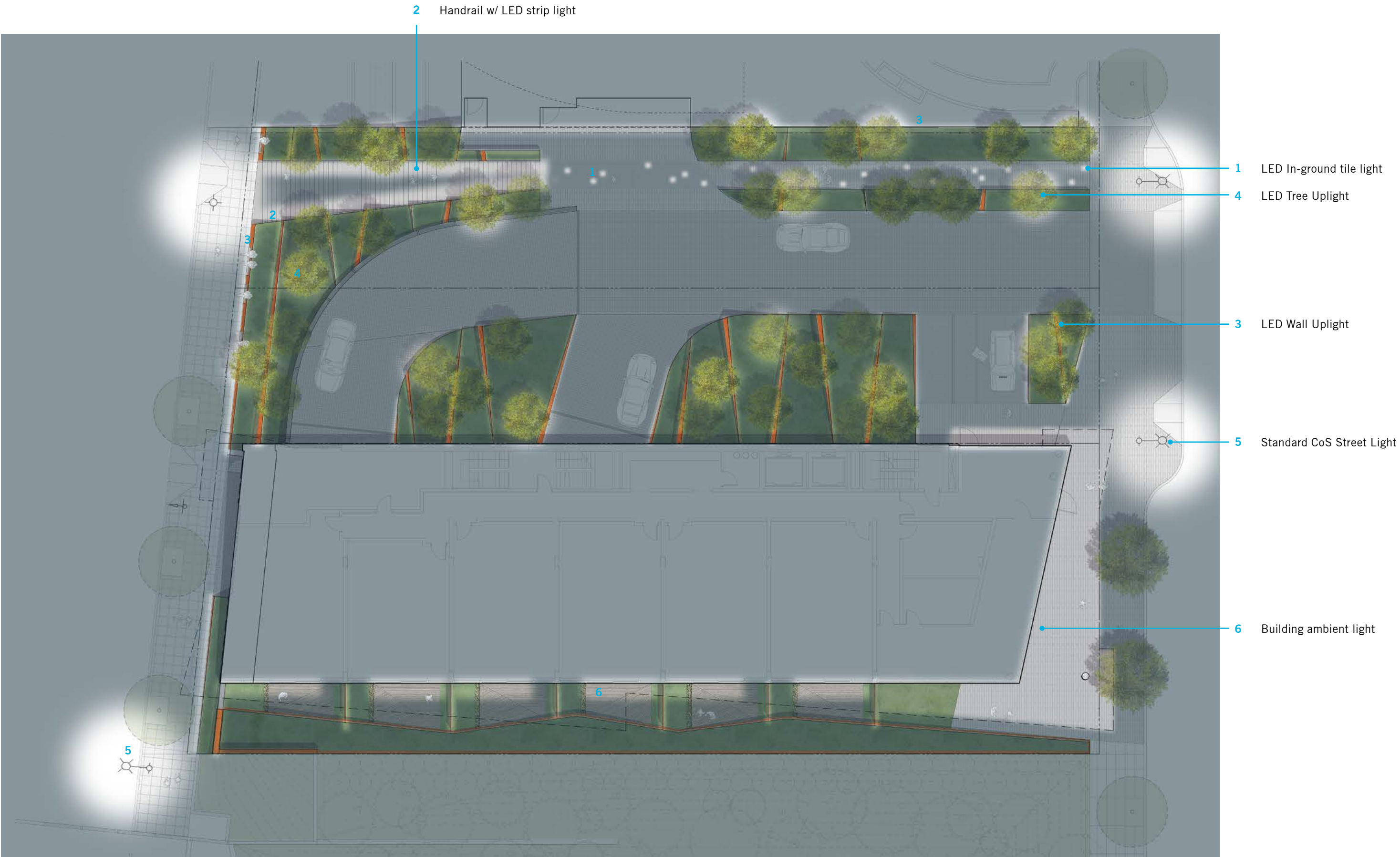
Fire element w/ seating

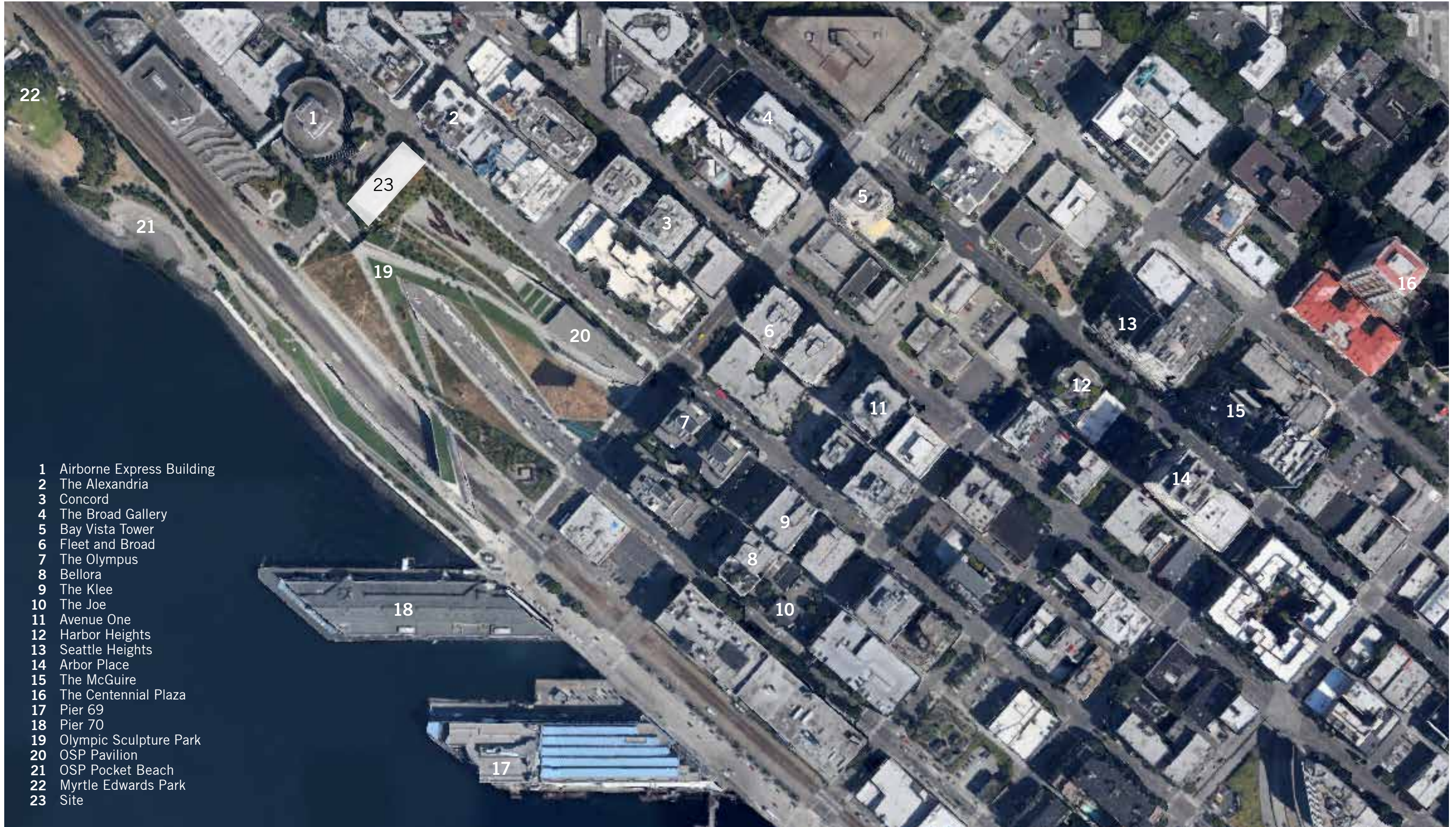


Communal table & overhead canopy

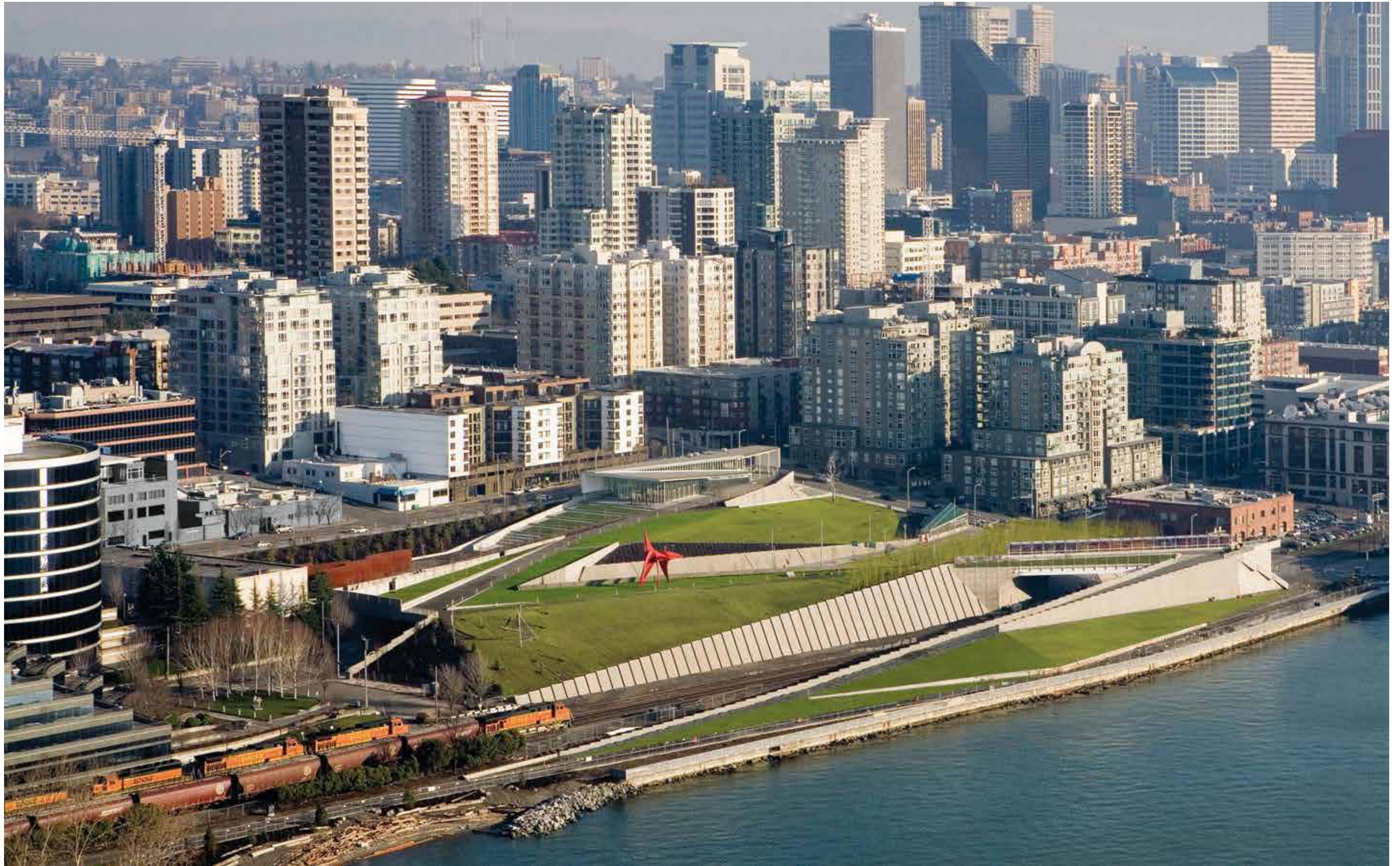


Grill area



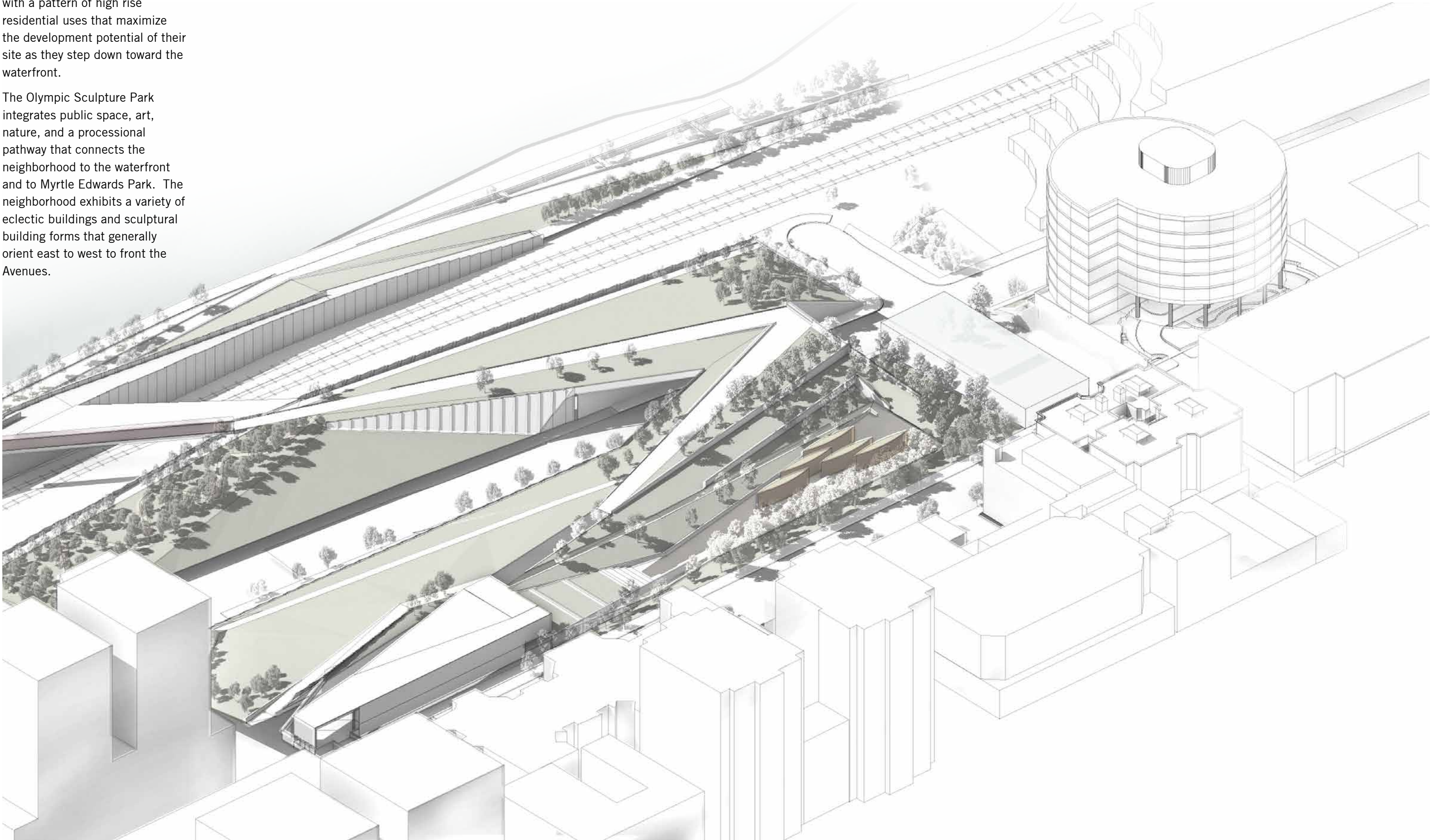


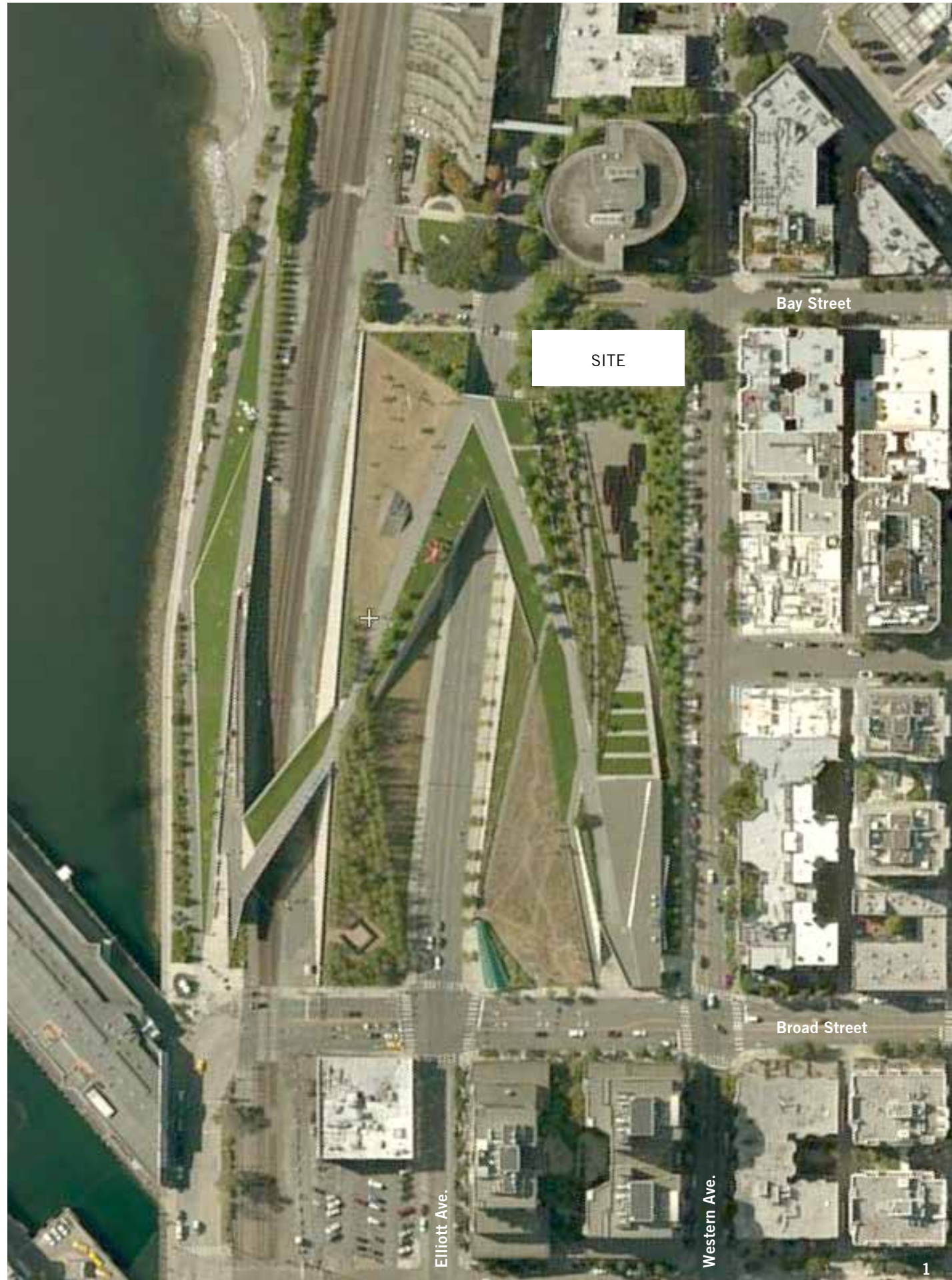




The site is in the Belltown overlay of the downtown zone with a pattern of high rise residential uses that maximize the development potential of their site as they step down toward the waterfront.

The Olympic Sculpture Park integrates public space, art, nature, and a processional pathway that connects the neighborhood to the waterfront and to Myrtle Edwards Park. The neighborhood exhibits a variety of eclectic buildings and sculptural building forms that generally orient east to west to front the Avenues.



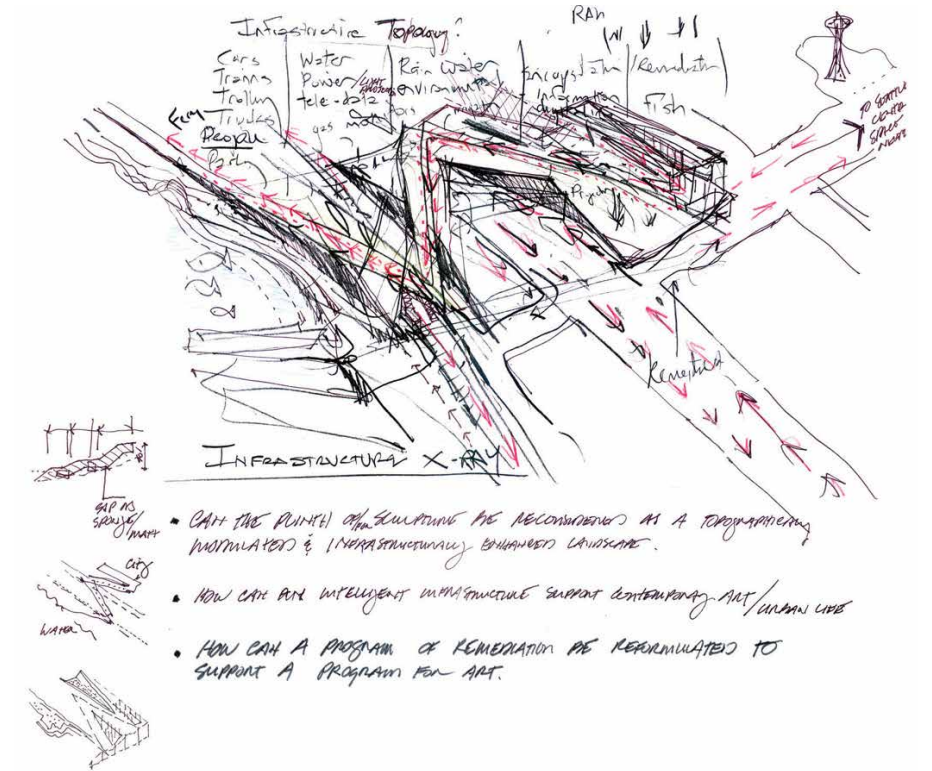


2

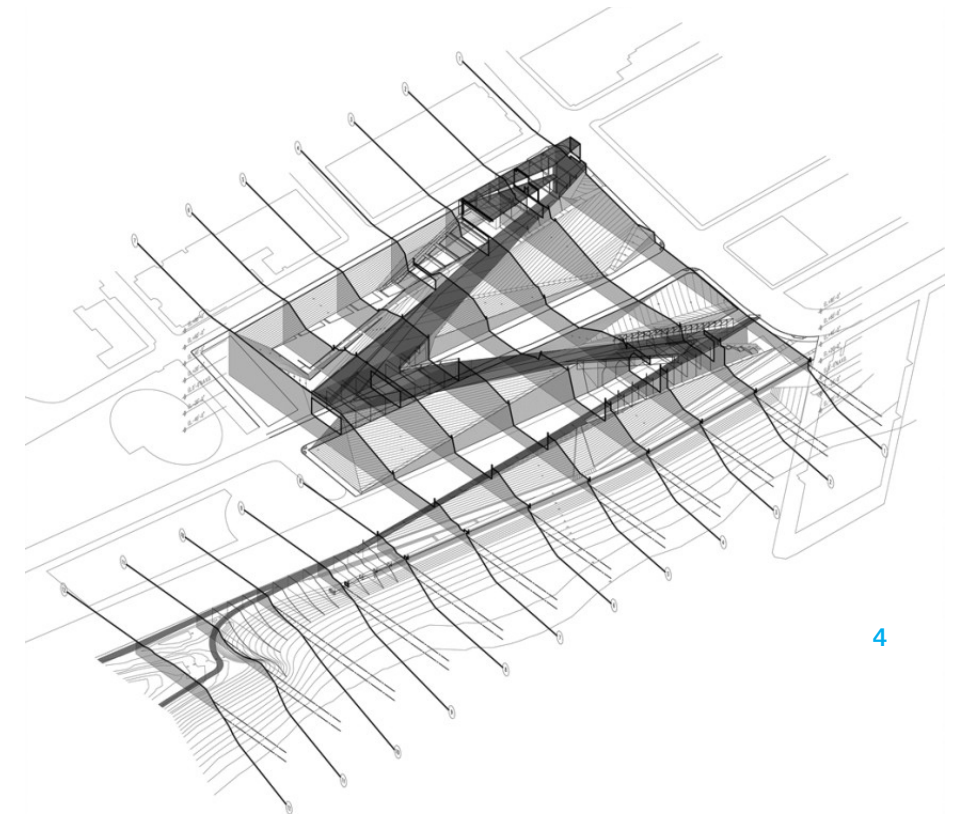
The park was designed by the urban and natural landscape as a “folded surface”, a conceptual operation that extends into the Paccar Pavilion building at the southeast corner of the site. The folded surfaces define a processional “Z path” that leads the eye dynamically across the city grid to carefully constructed vantage points toward the water and away from the site.

- 1 Aerial vicinity map
- 2 OSP was designed by “folding”
- 3 OSP was designed as a processional space
- 4 OSP folded surface and transverse “cuts”
- 5 View from site

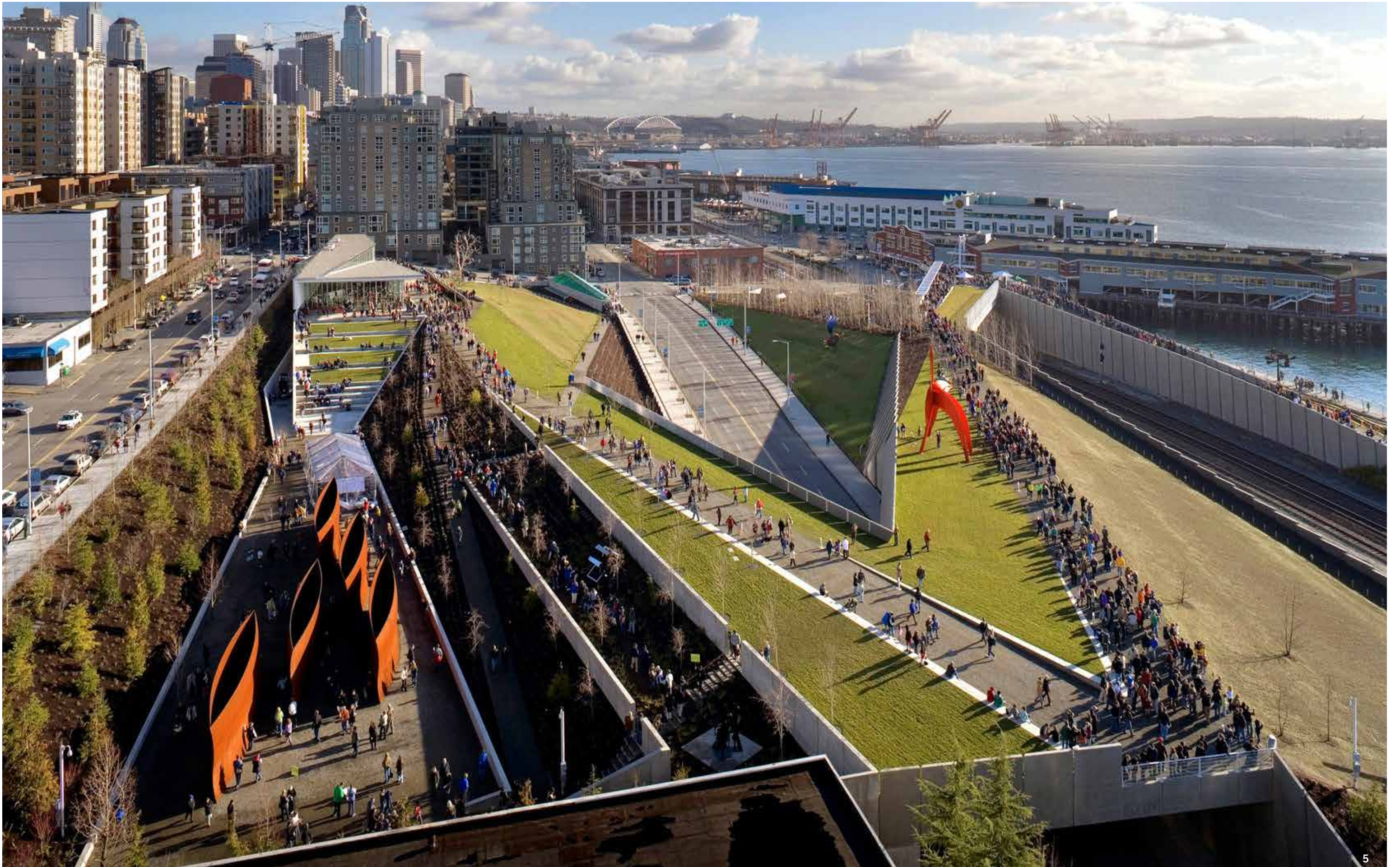
2,3,4,5 from Weiss Manfredi website

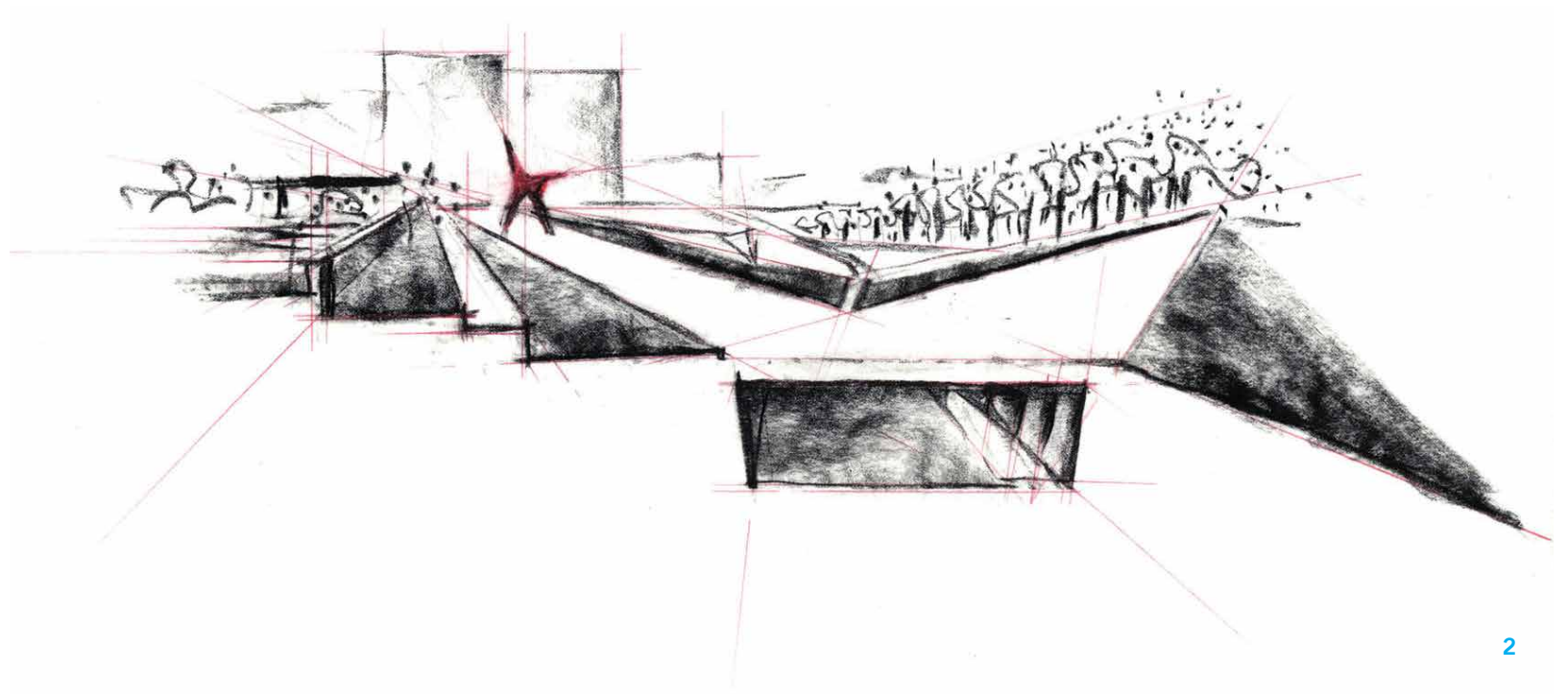


3

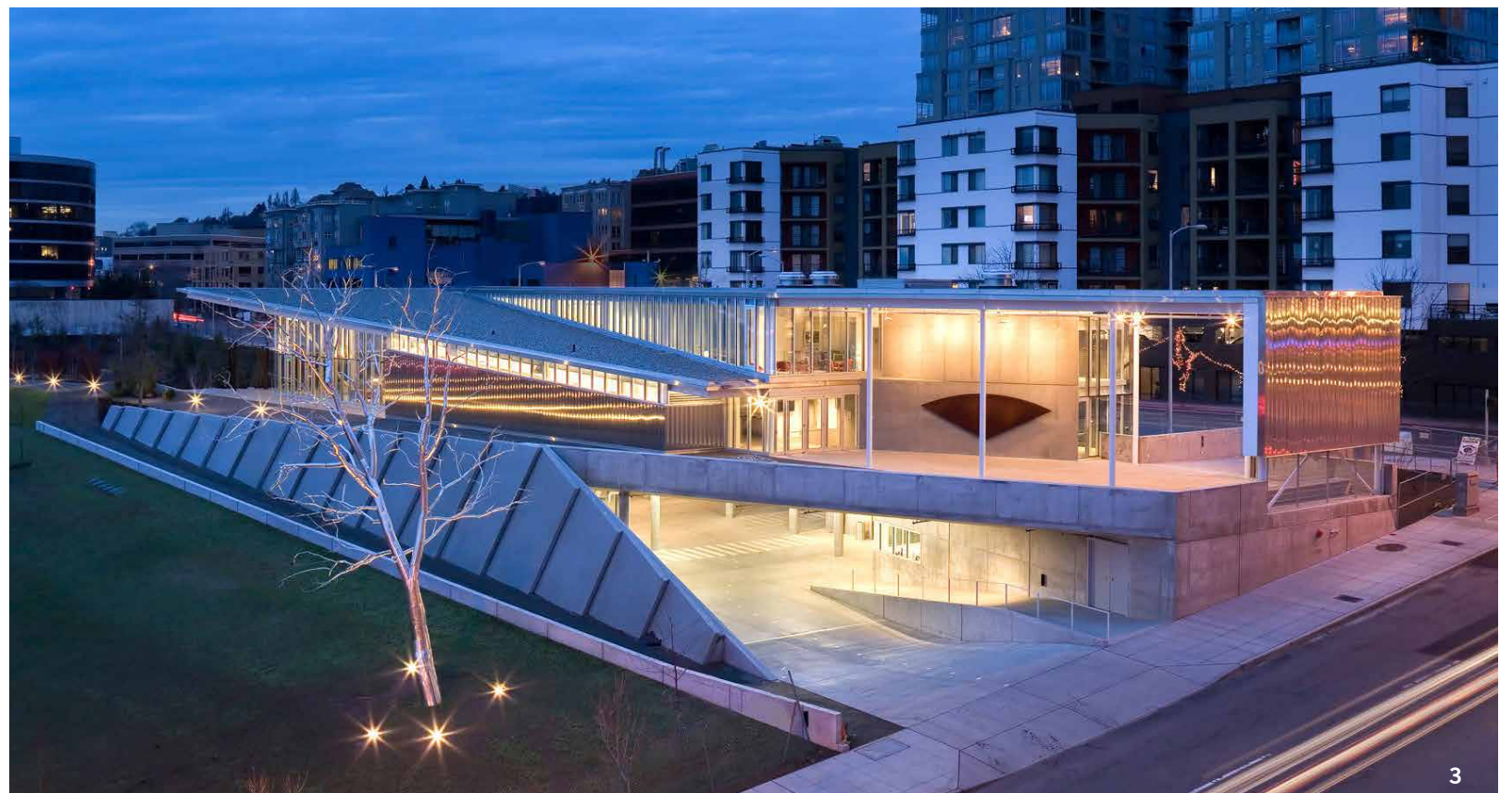


4





- 1 Aerial vicinity map
 - 2 OSP has both natural and urban edges
 - 3 Paccar Pavilion is designed by “folding”
 - 4 Paccar Pavilion forms an edge
 - 5 Paccar Pavilion frames view to northwest
- 2,3,4,5 from Weiss Manfredi website*





The park provides a natural feeling open space in a dense urban environment of developments that are generally hard edged and banal. The edges of the park space have been carefully designed by use of visual screening devices such as plantings and grade separations, as well as framing devices such as the Paccar Pavilion. The path 'vectors' of the park and pavilion effectively frame views and set up view axes that are oblique to the site, privileging the northwest views to the waterfront and successfully creating a non-axial spatial configuration that subverts the city grid.



EXISTING SITE: 9 BLOCK MAP OF ZONING, EXISTING USES AND STRUCTURES



The site is surrounded by a mix of uses, commercial to the north, residential to the east and southeast, and the park and waterfront to the south and west. The site is oriented east to west and steps down from Western Avenue to Elliott Avenue toward Elliott Bay.

- Residential
- Commercial
- Office Space
- Cultural
- Beyond Site
- Bus Stop
- Direction of Traffic

ZONING DATA

Zoning Designation:

DMR/R 125/65

Overlay District:

Belltown UCV

SEATTLE MUNICIPAL CODE (SMC):

TITLE 23 - LAND USE CODE

Subtitle III Land Use Regulations

Division 2 Authorized Uses and Development Standards

Chapter 23.49 - Downtown Zoning

(Sections have been excerpted as applicable to proposed project)

SMC 23.49.008 STRUCTURE HEIGHT

C. Height in downtown mixed residential zones:

Residential uses may extend to the 125 foot height limit.

Structure height on a through lot further defined in SMC 23.86.006, E, 3 as:

“... The elevation of maximum height shall apply only to the half of the lot nearest the major street property line. On the other half of a through lot, the elevation of maximum height shall be determined by the above method using the street lot line opposite and parallel to the major street property line...”

Therefore, since the major streets are Western and Elliott Avenues, the maximum height steps at the midpoint of the through lot.

D. Rooftop features:

Stair penthouses, covered or enclosed common recreation area, and mechanical equipment are permitted to extend fifteen feet above the height limit as long as the combined coverage of all rooftop features does not exceed 55 percent of the roof area for structures that are subject to maximum floor area limits, or 35 percent of the roof area for other structures. Elevator penthouses are permitted to extend up to twenty-five feet above the permitted height. When providing access to a rooftop open space, an additional ten feet is permitted, totalling thirty-five feet.

SMC 23.49.009 STREET-LEVEL USE REQUIREMENTS

Per map 1g, street level uses are not required.

SMC 23.49.010 GENERAL REQUIREMENTS FOR RESIDENTIAL USES

Common recreation area is required to be an area equivalent to five (5) percent of the total gross floor area in residential use. The common recreation area shall be available to all residents and may be provided at or above ground level. A maximum of fifty (50) percent of the recreation area may be enclosed.

SMC 23.49.016 OPEN SPACE

Not applicable to DMR/R district.

SMC 23.49.018 OVERHEAD WEATHER PROTECTION AND LIGHTING

Continuous overhead weather protection shall be required for new development along the entire street frontage, except along those portions of the structure facade that are separated from the street property line by a landscaped area at least two (2) feet in width. Adequate lighting for pedestrians shall be provided.

SMC 23.49.019 PARKING QUANTITY, LOCATION AND ACCESS REQUIREMENTS, AND SCREENING AND LANDSCAPING OF SURFACE PARKING AREAS

A. No parking is required for uses on lots in downtown zones.

E. Bicycle parking is required at a rate of 1 space for every two dwelling units and shall be located on site provided in a safe, accessible and convenient location. Spaces within dwelling units or on balconies do not count toward the bicycle parking requirement.

SMC 23.49.022: MINIMUM SIDEWALK AND ALLEY WIDTH

Twelve feet at both Western and Elliott Avenues.

SMC 23.49.024 VIEW CORRIDOR REQUIREMENTS

Per map 1d, Bay Street is a view corridor. No view corridor setback is required.

SMC 23.49.158 COVERAGE AND FLOOR SIZE LIMITS

A. Coverage.

2. In order to meet the coverage limits, a lot may be combined with one (1) or more abutting lots, whether occupied by existing structures or not provided that:

a. The coverage of all structures on the lots meets the limits set in this subsection A; and

b. The fee owners of the abutting lot(s) shall execute a deed or other agreement, which restricts future development so that in combination with the other lots the coverage limits shall not be exceeded.

Parcels B and C are combined to form the lot.

SMC 23.49.166 SIDE SETBACK AND GREEN STREET SETBACK REQUIREMENTS

A. Setbacks are required from side lot lines that are not street side lot lines. The setback shall occur above an elevation of sixty-five feet. The amount of the setback shall be determined by the length of the frontage of the lot on avenues. If frontage on an avenue is 120 feet or less, then no setback above sixty-five feet is required.

Per presubmittal conference and prior approvals, frontage requirements apply to single frontages. Therefore, no departures requested.

B. A setback from the street property line shall be required on green streets at an elevation of sixty-five feet. Between 65 feet and 85 feet the required setback is ten feet. Above 85 feet the required setback is an additional eight feet, determined by $(h-85') \times 0.2+10' = (125'-85') \times 0.2+10' = 18'$.

Per presubmittal conference and prior approvals vacated Bay Street is no longer a street. Therefore it is no longer a Green Street, and Green Street setbacks no longer apply.