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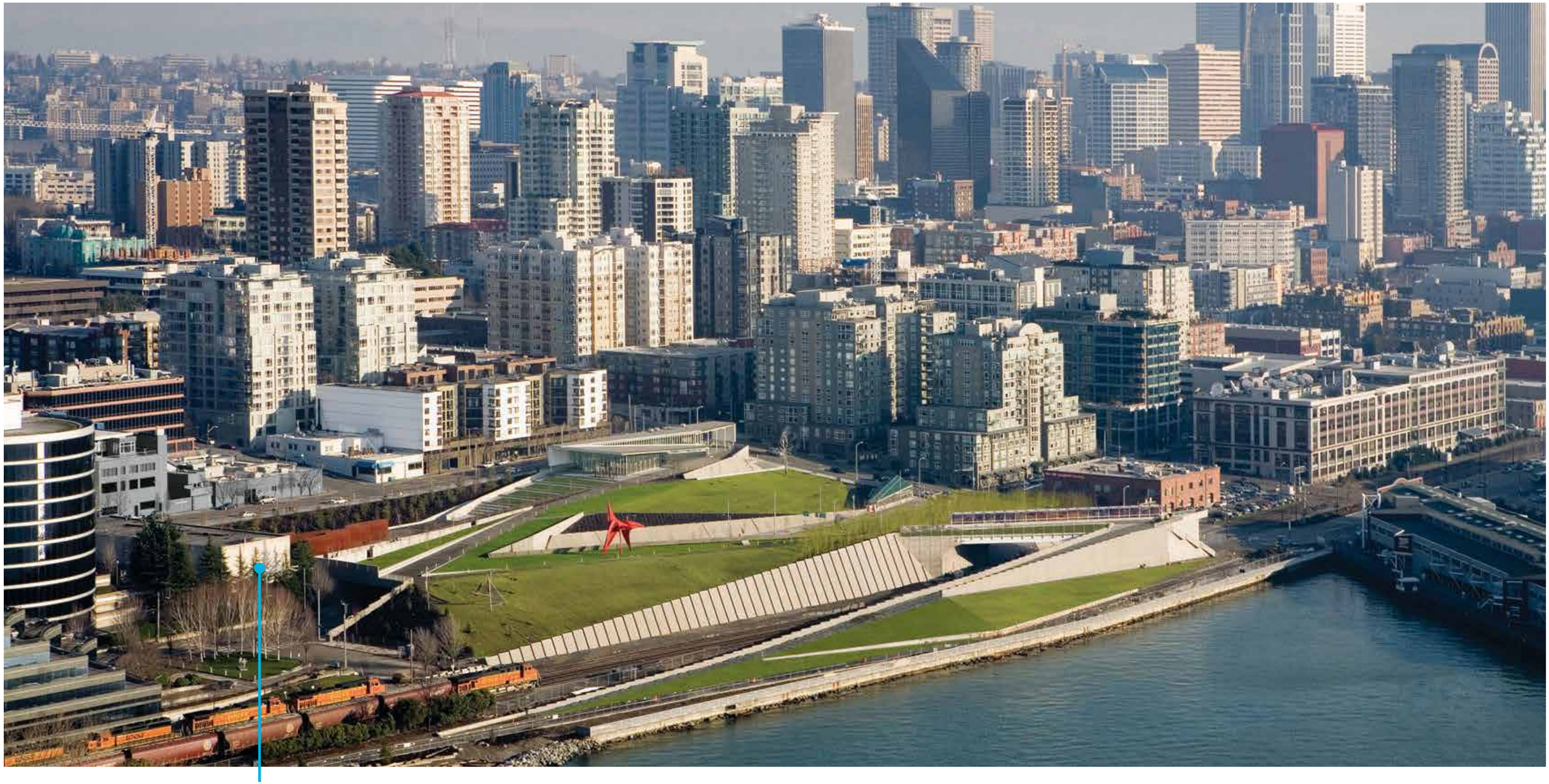


PROPOSAL

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 board was supportive of the design overall but requested an additional meeting to discuss several additional refinements “with a laser focus”.

1 REDUCE ROOFTOP SIZE

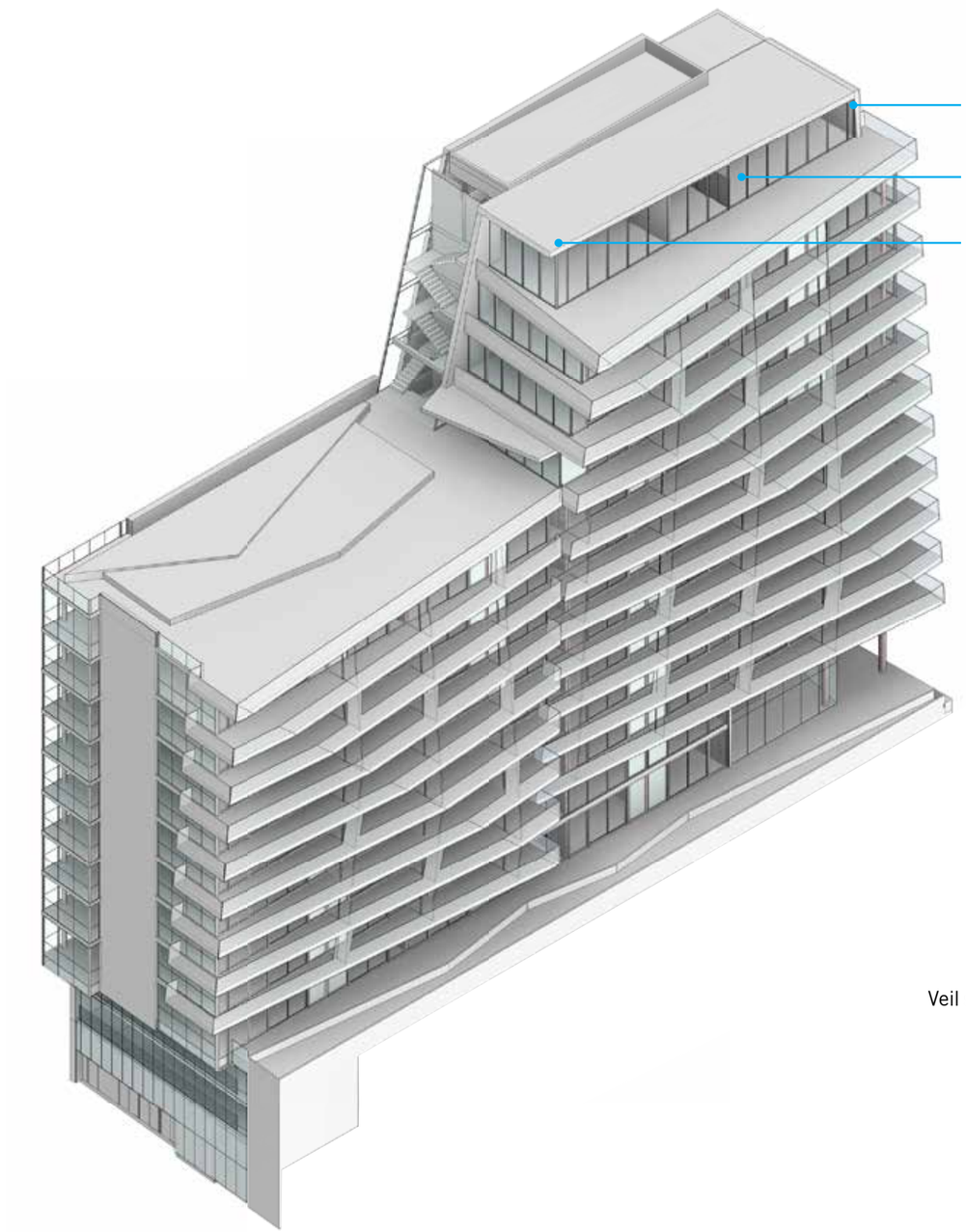
Reduce size and set back.

2 ‘VEIL’

Address potential glare impacts.

Visually integrate veil.

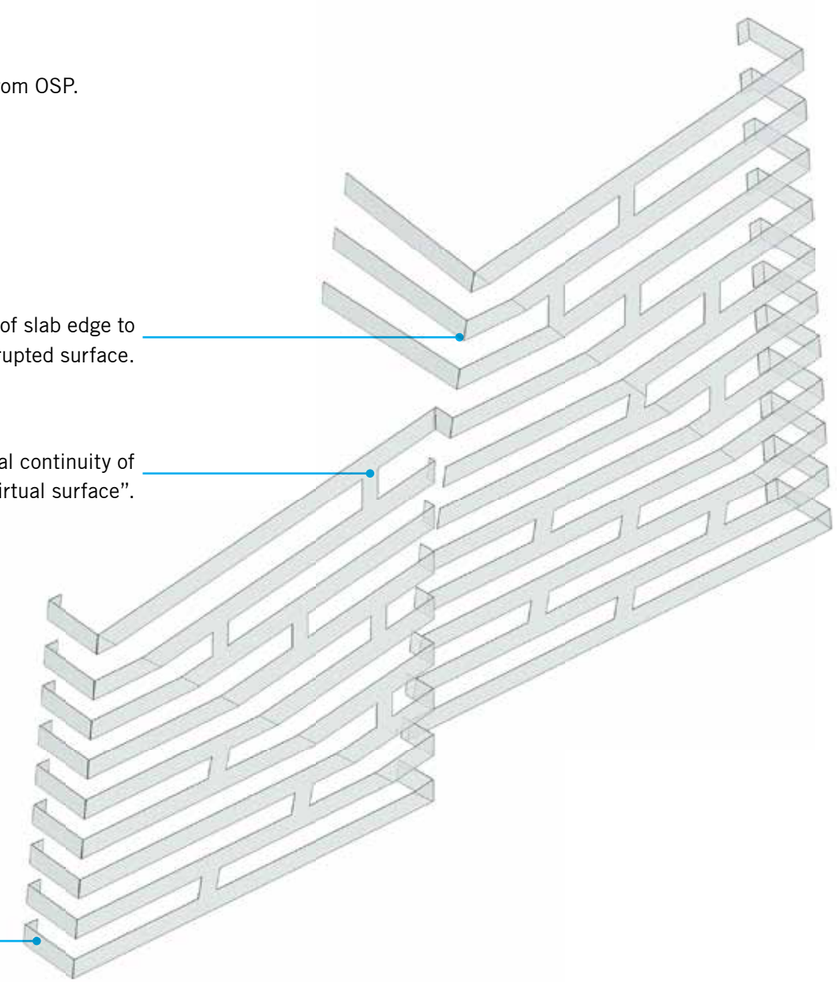
1 + 2



Width reduced at east facade.

Enclosed area reduced and set back from OSP.

Overhang detail eliminated.



Veil surface extends in front of slab edge to provide clean and uniterrupted surface.

Vertical panels provide visual continuity of the veil as a “virtual surface”.

Veil surfaces turn corners to engage building massing.

A-2, A-1-C,B-2
setback wall and roof provides visual interest in skyline and respond to neighborhood scale

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

B-1, D-3
modern materials and building articulation respond to neighborhood context and define the place

A-1
soft edge responds to physical environment

A-1-A
setback enhances views

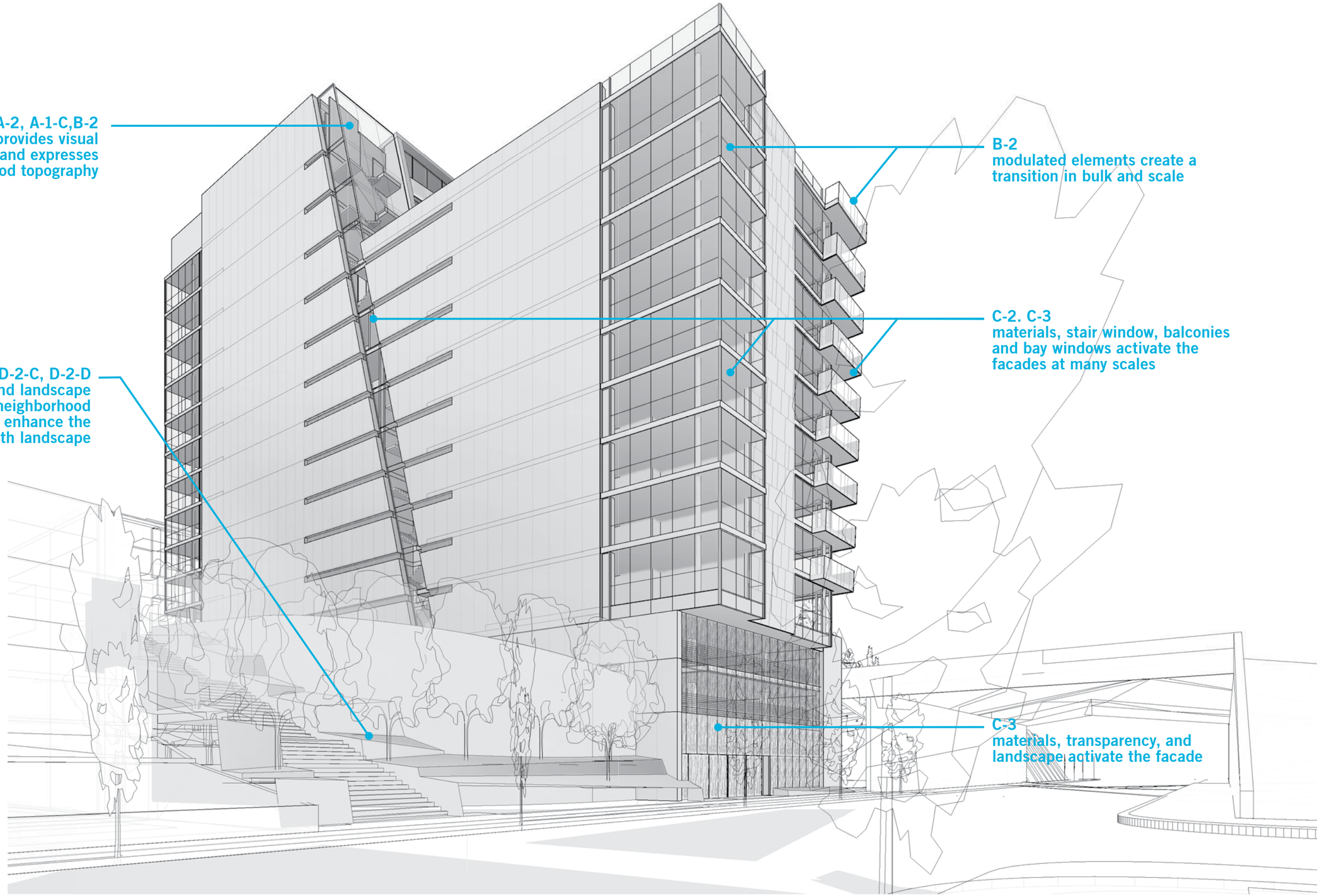
B-2
modulated elements create a transition in bulk and scale

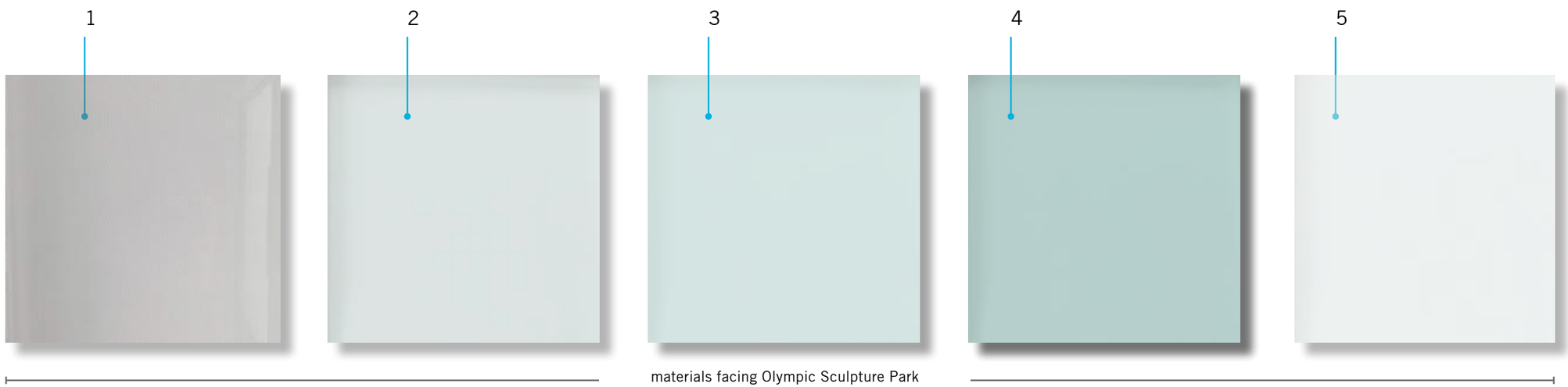
B-4
proportions and materials create a unified building

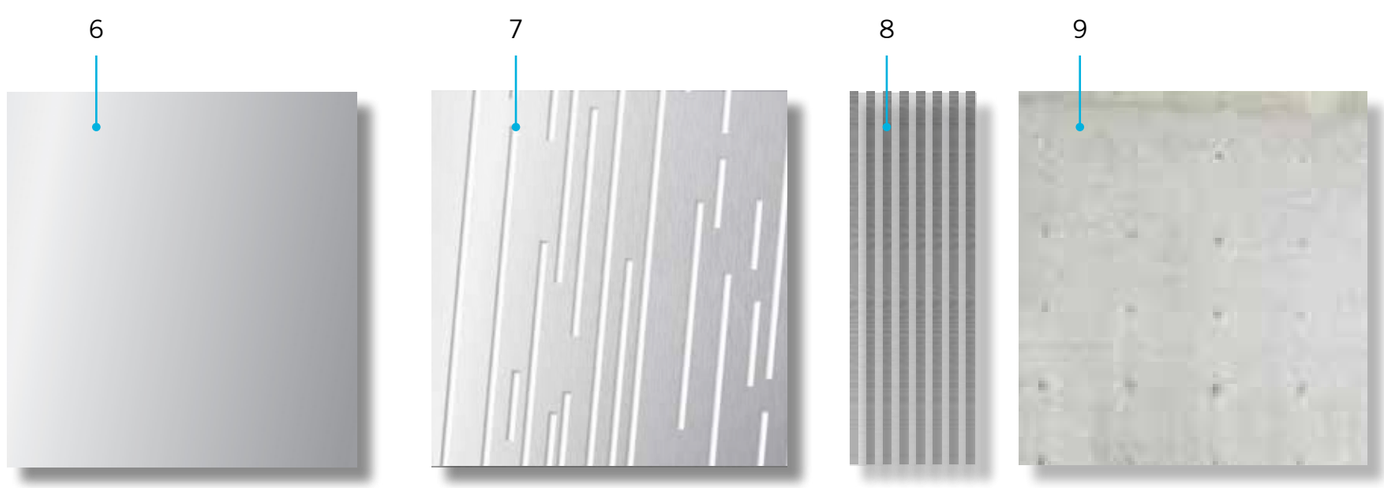
C-2. C-3
materials, canopy, balconies, and bay windows activate the facades at many scales

A-1-C, D-3
two-story glass lobby, with wall oriented to park

D-2-A, D-2-B, D-2-C, D-2-D
special pavers, planters, and climate appropriated plants enhance the building with landscape


A-2, A-1-C,B-2
angled step provides visual interest in skyline and expresses neighborhood topography
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
B-2
modulated elements create a transition in bulk and scale
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





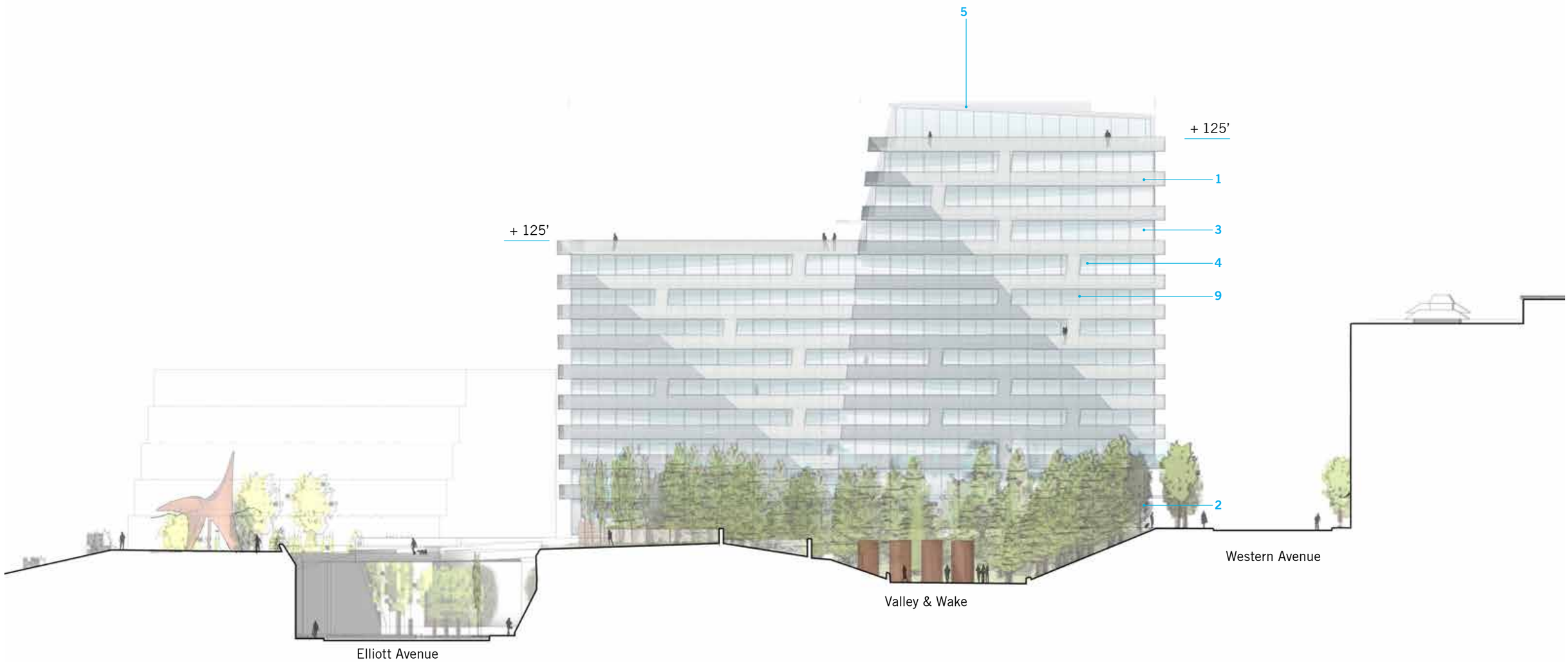
The proposed exterior material palette is derived from the context of the sculpture park, both in terms of specific material selections and intended material effects in order to create a harmonious and sensitive response to the park context.

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

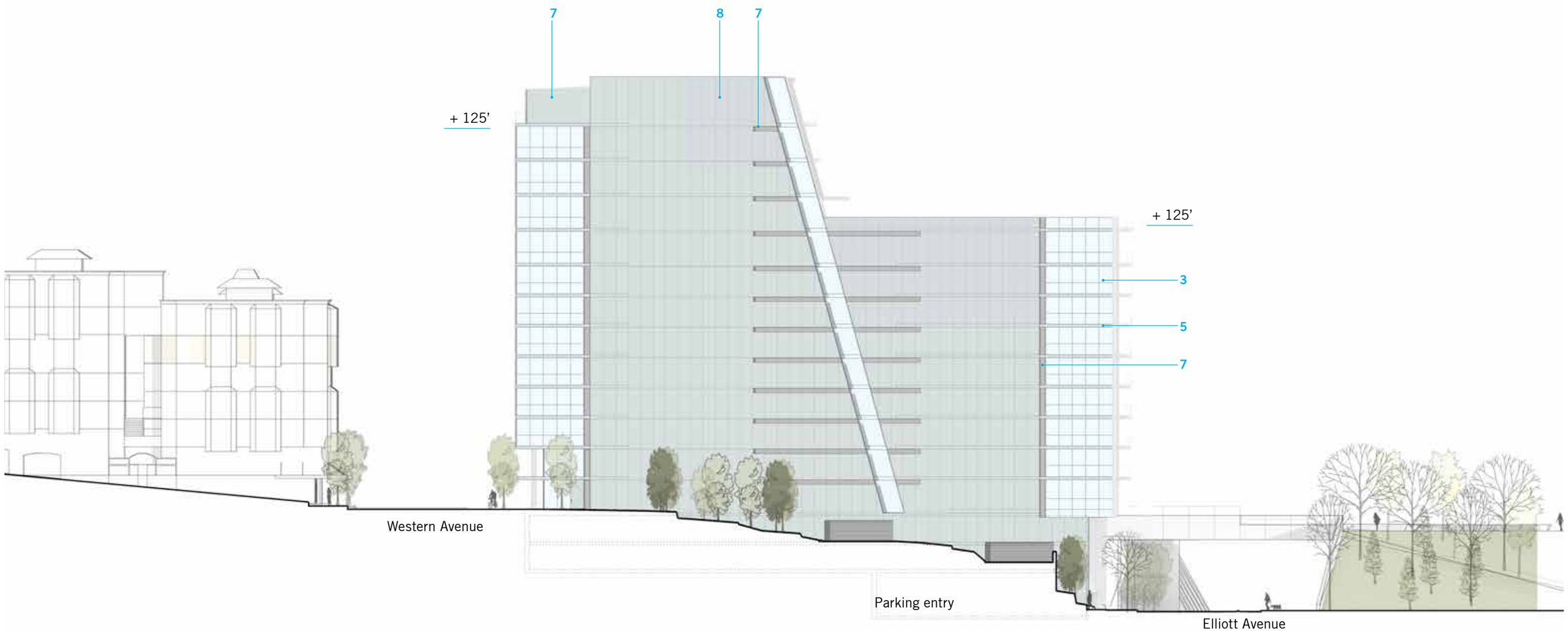
ELEVATION: SOUTH



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
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1 'Veil' - translucent glass with metal fabric inter layer
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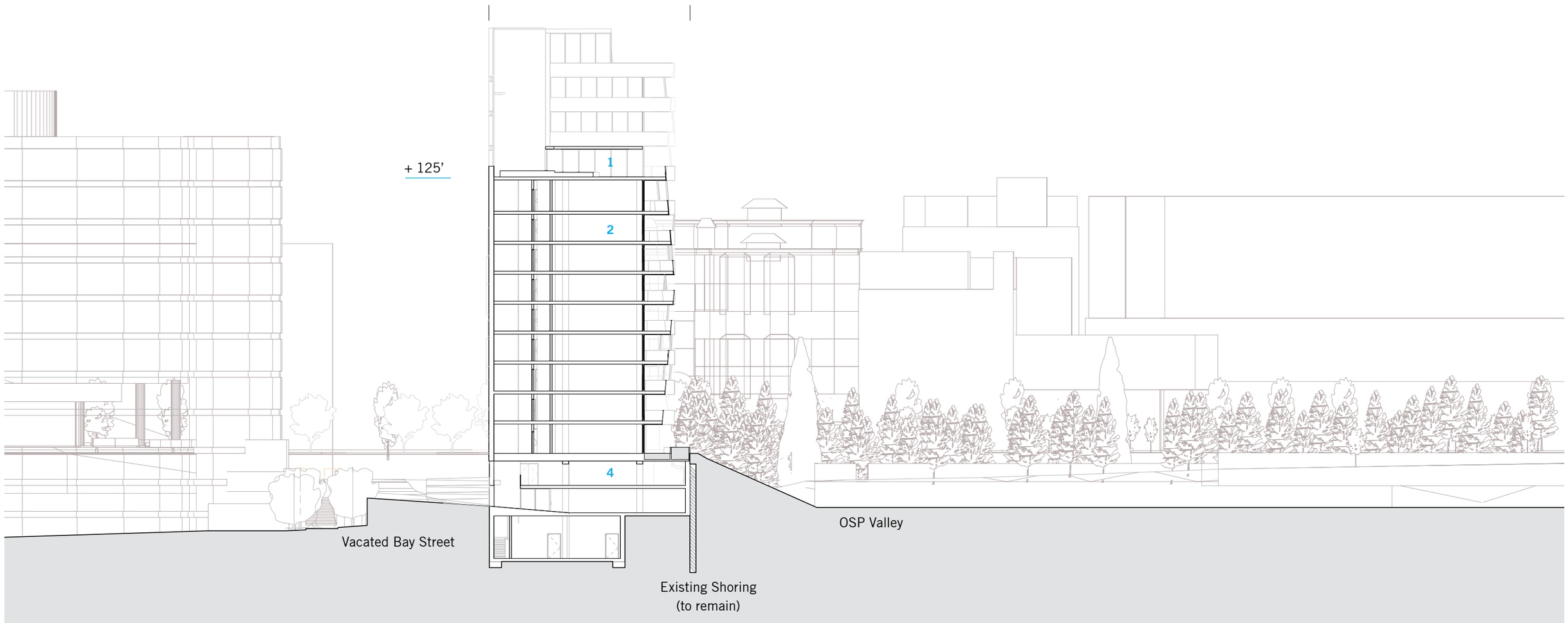
9 Privacy Screen

PREVIOUS RENDERING: FROM PARK VALLEY

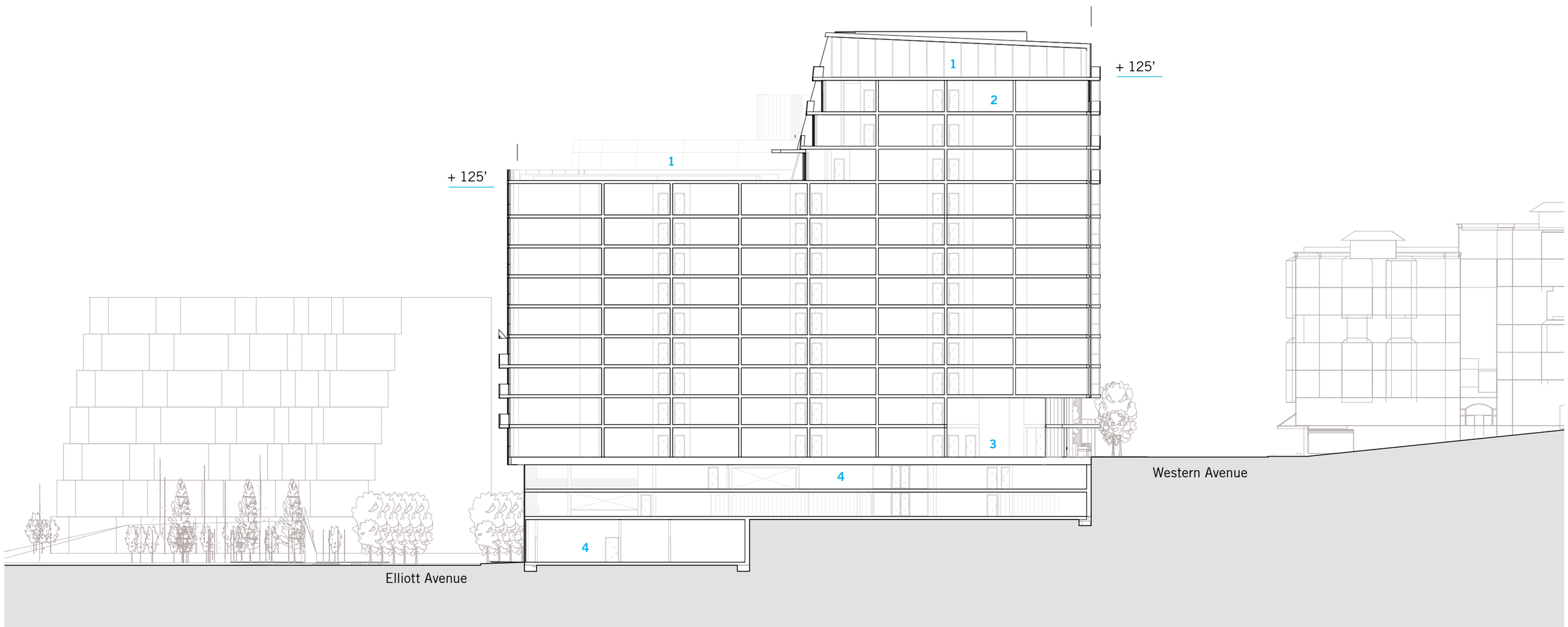
PREVIOUS RENDERING: FROM WESTERN AVENUE

PREVIOUS RENDERING: FROM PARK BRIDGE AT ELLIOTT AVENUE

BUILDING SECTION TRANSVERSE

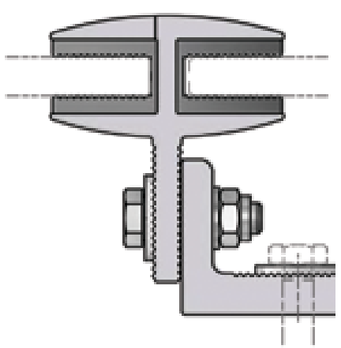


1 Residential amenities
2 Residential units
3 Building Lobby
4 Parking / Utilities

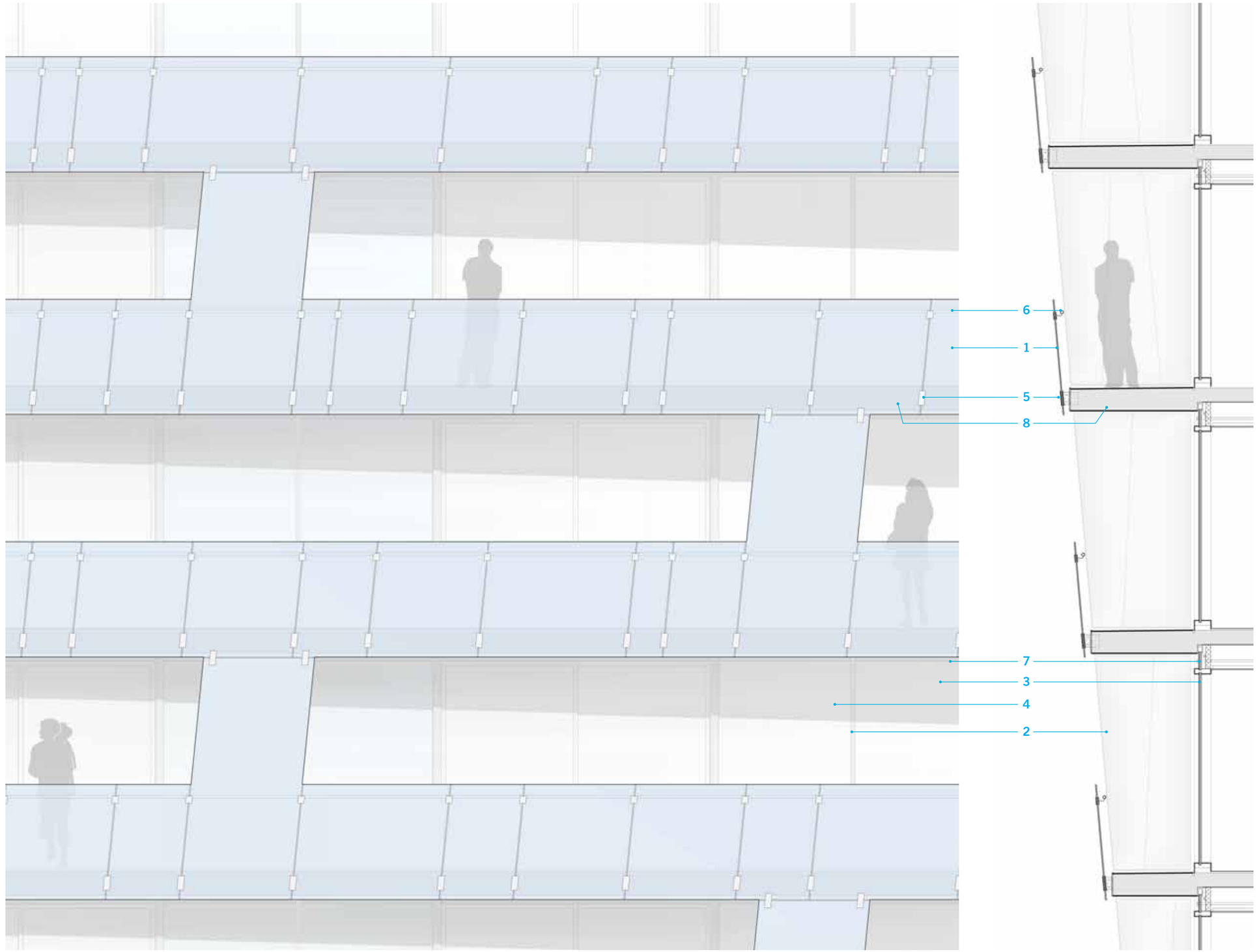


1 Residential amenities
2 Residential units
3 Building Lobby
4 Parking / Utilities

FACADE DETAILS: ATTACHMENTS / ELEVATION / SECTION



1 'Veil' Glass
2 Privacy Screen
3 Vision Glass
4 Shadow Box
5 Metal Glass Attachment
6 Handrail
7 Integrated Lighting and Sprinklers
8 Concrete



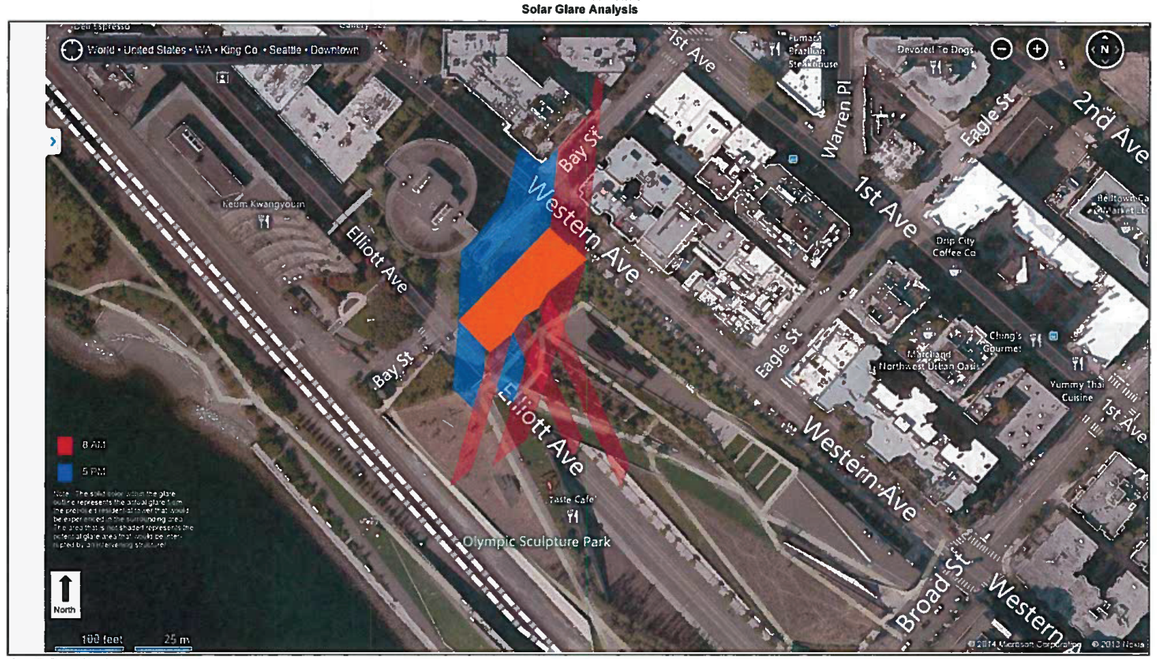
3031 Western Avenue
Solar Glare Analysis

Source: EA and Bing Maps, 2014

EA Engineering, Science, and Technology, Inc.

Figure 4
Spring Equinox - March 21st - Pacific Daylight Savings Time (PDST)

3031 Western Avenue
Solar Glare Analysis



Source: EA and Bing Maps, 2014

EA Engineering, Science, and Technology, Inc.

Figure 5
Summer Solstice - June 21st - Pacific Daylight Savings Time (PDST)

As part of the MUP Submittal a Solar Glare Analysis was prepared by EA Engineering and included in the SEPA Report for the project. Below are excerpts from the report. The full study can be found in the SEPA report.

Purpose of this Study

Seattle Municipal Code 23.47A.022 E. indicates that:

> Glare diagrams that clearly identify potential adverse glare impacts on residential zones and on arterials shall be required when:
>
> 1. Any structure is proposed to have a facade of reflective coated glass or other highly reflective material, and/or new or expanded structures greater than sixty-five (65) feet in height are proposed to have more than thirty (30) percent of a facade composed of clear or tinted glass; and
> 2. The facade(s) surfaced or composed of materials referred to in subsection 1 above either:
> a. Are oriented toward and are less than two hundred (200) feet from any residential zone, and/or
> b. Are oriented toward and are less than four hundred (400) feet from a major arterial with more than fifteen thousand (15,000) vehicle trips per day, according to Seattle Department of Transportation data.

The proposed building could contain glass or reflective materials and is adjacent to Elliott Avenue, which has an average annual weekday traffic volume of 42,800 vehicles[1], and Western Avenue, which is classified as an arterial. The proposed project is also adjacent to residential buildings, which are located to the east and south. Thus, a solar glare analysis has been prepared for this project.

The purpose of this *Solar Glare Analysis* is to evaluate light and glare-related impacts -- specifically reflected solar glare resulting from glazing associated with the *3031 Western Avenue Development* that is proposed for this site.[2] The focus of the analysis is the potential environmental impact to motorists on Western and Elliott Avenues during the AM and PM peak traffic hour periods.

Approach

This glare analysis has been prepared consistent with provisions of Seattle's Land Use Code and acceptable methodology[3] for projects within the City. The methodology that has been used involves a trigonometric/planimetric approach for determining reflected solar glare impacts. This analysis primarily evaluates reflected solar glare impacts resulting from glazing on the façade of the proposed building during four key periods of the year – vernal equinox (March 21st), summer solstice (June 21st), autumnal equinox (September 21st), and winter solstice (December 21st).

The glare diagrams that are contained in this analysis include adjustments for:

- the gradients of Westlake Avenue and Denny Way based on street profile information;
- adjacent buildings; and,
- daylight savings time, which affects vernal equinox, summer solstice and autumnal equinox.

Potential Mitigation Measures

While vehicular traffic on Western Avenue and Elliott Avenue could occasionally experience reflected solar glare from the façades of the proposed residential building, the duration of such impact for motorists would be relatively brief (one to eight seconds, depending upon season and time of day). Additionally, the facades of the proposed building would be extensively modulated (i.e., folds in the façade, use of decks), which is expected to lessen the solar glare-related impacts discussed in this report. Lastly, existing glare in the vicinity of the project site from the Airborne Express building would be blocked for the most part by the proposed *3031 Western Avenue Development* project, thereby reducing the amount of overall glare in the project area. No significant environmental impact is, therefore, anticipated for either Western Avenue or Elliott Avenue, and no mitigation measures are believed necessary.

As noted, solar glare cast by the *Proposed Action* during the year is anticipated to affect portions of the Olympic Sculpture Park throughout the day. No mitigation is proposed because the greatest extent of solar glare-related impacts would mostly occur at times of the day when use of the park by the public is minimal, as well as the fact that solar glare would affect only small portions of the park.

The following measures could help reduce light and glare - related impacts from the project.

- As noted previously, while building façade materials have not yet been fully determined, the building would primarily be glass curtain wall with limited metal panels at the mechanical penthouse. At this point in the process, however, the structure has been designed with extensive façade modulation, which is expected to lessen reflected solar glare-related impacts. Reflectivity of the glazing will be dictated by the nature of glass that is employed and the requirements set forth by the City's Energy Code and the LEED energy requirements. It is anticipated, however, that no excessively-reflective surfaces (i.e. mirrored glass, or polished metals) that go beyond what is required to meet energy-related code provisions are proposed anywhere on the exterior of the project.

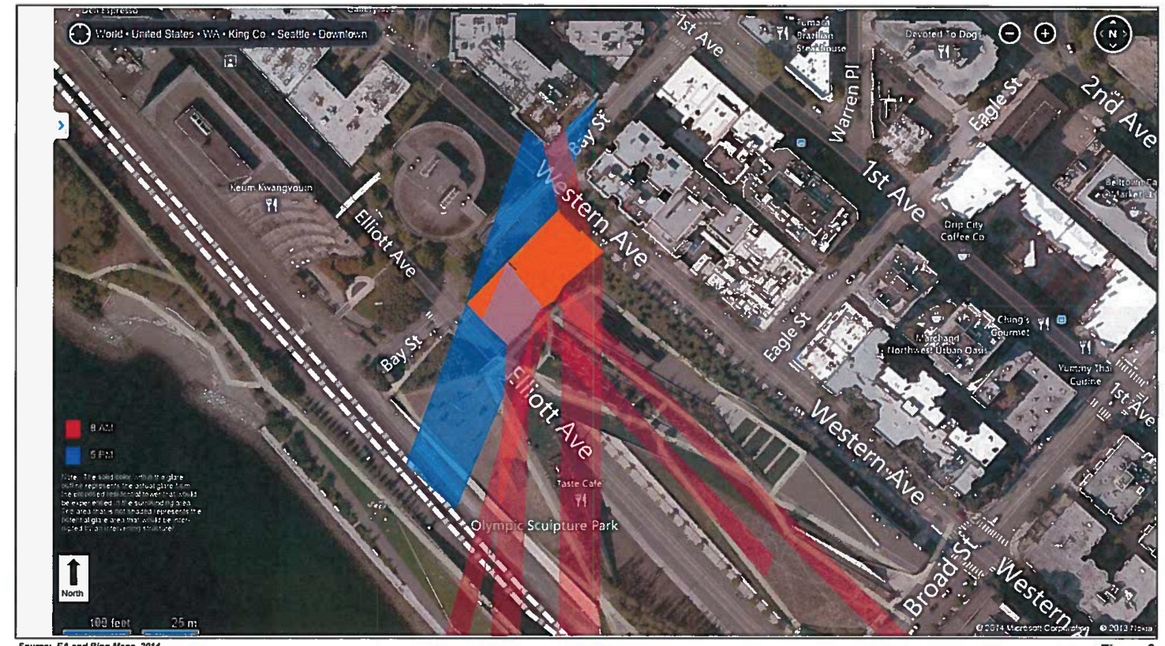
- The proposed street trees and the use of building materials with relatively low-reflectivity at street level (assuming approval by the DRB) would minimize reflective glare-related impacts to pedestrians, motorists and nearby residents.

- Pedestrian-scale lighting would be provided consistent with code, function and safety requirements. Exterior lighting would include fixtures to direct the light downward and/or upward and away from off-site land uses.

Significant Unavoidable Adverse Impacts

No significant unavoidable adverse impacts are anticipated.

3031 Western Avenue
Solar Glare Analysis

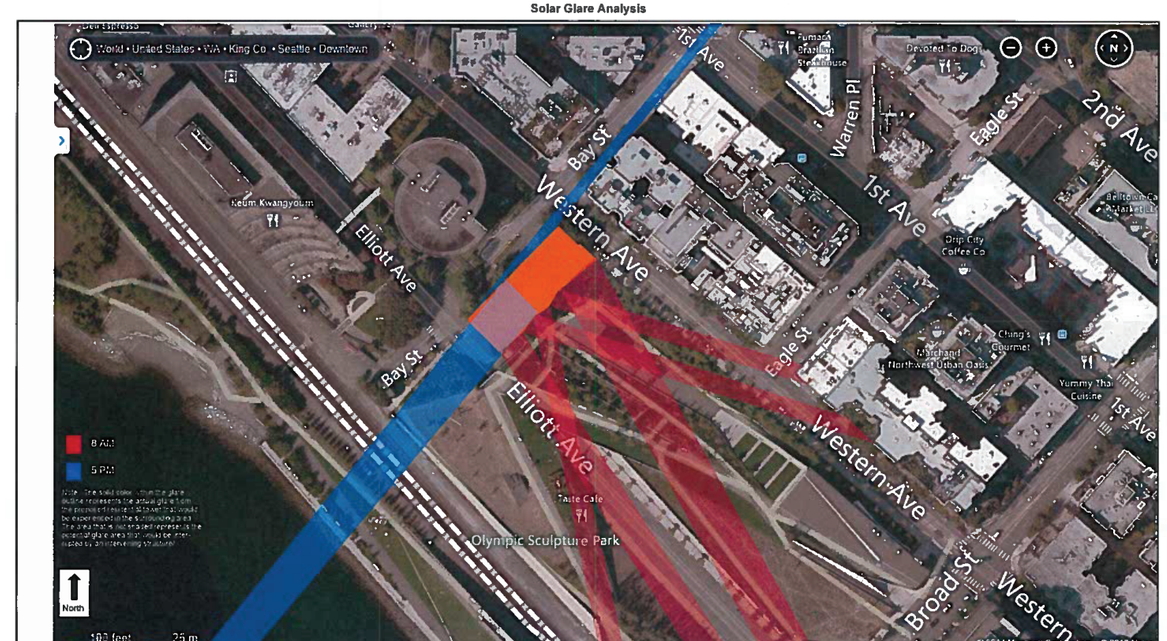


Source: EA and Bing Maps, 2014

EA Engineering, Science, and Technology, Inc.

Figure 6
Autumnal Equinox - Sept. 21st - Pacific Daylight Savings Time (PDST)

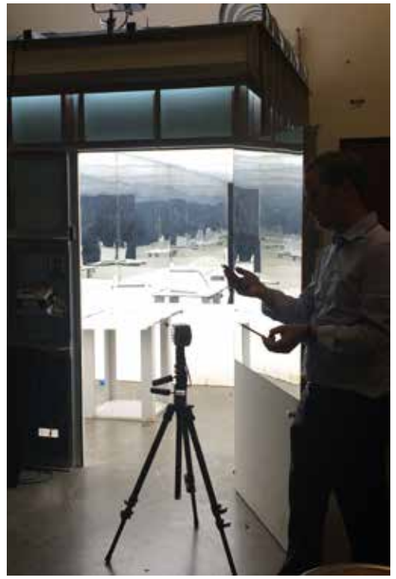
3031 Western Avenue
Solar Glare Analysis



Source: EA and Bing Maps, 2014

EA Engineering, Science, and Technology, Inc.

Figure 7
Winter Solstice - Dec. 21st - Pacific Standard Time (PST)



Reflectivity Analysis I - Luminance Measurement of Sky Box Reflection

Reflectivity Analysis II - Illuminance Measurement of Direct Beam Reflection

PROCESS

The project team visited the Integrated Design Lab (IDL) to study the reflectivity of exterior cladding materials. Christopher Meek used light measuring equipment to determine the relative reflective properties of exterior cladding materials in two analyses.

In Analysis I, each material sample was positioned within the IDL's Overcast Sky Box to determine the luminance measurement of light reflected off of the sample. (The Sky Box provides a consistent light source between samples and minimizes external light contamination). Each sample was tilted to a 45 degree angle from horizontal in the direct aim of a luminance meter. Three measurements were taken per sample to account for surface inconsistencies.

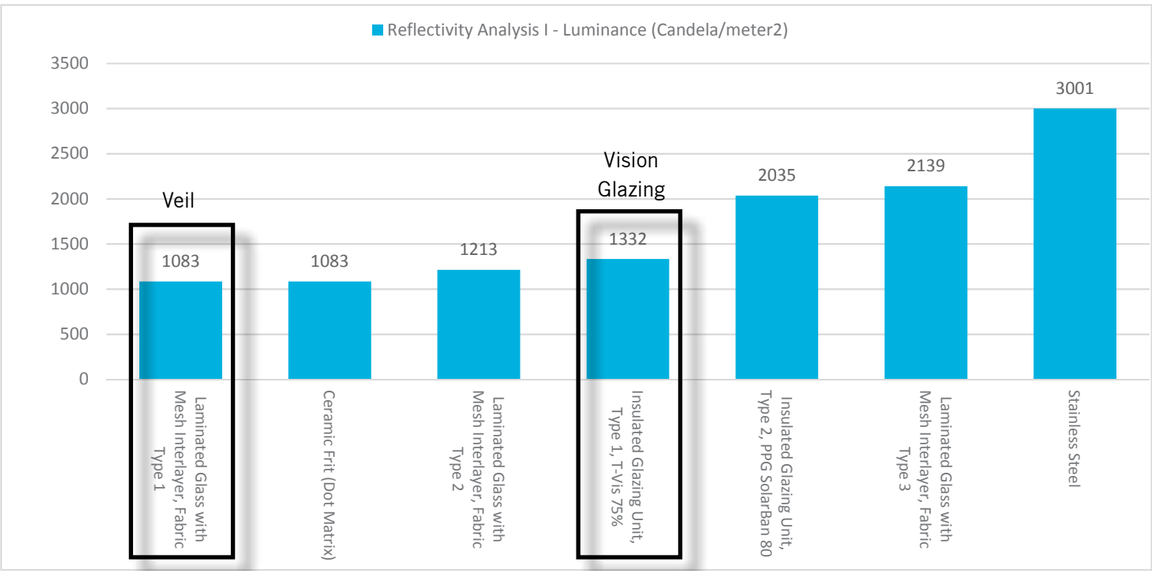
In Analysis II, the material samples were positioned at an approximately 80 degree angle from the light source (a 500W halogen ellipsoidal collimated spotlight, commonly used as an artificial sun). The source was directed approximately 35 degrees from horizontal and then we tilted the heliodon surface an additional 45 degrees to concentrate the reflection (35 and 45 together create the total 80 degree incident angle). The resultant peak reflectivity was recorded by an illuminance meter. (We concentrated the light to get a relative measurement- this angle on a south facing building is very infrequent).

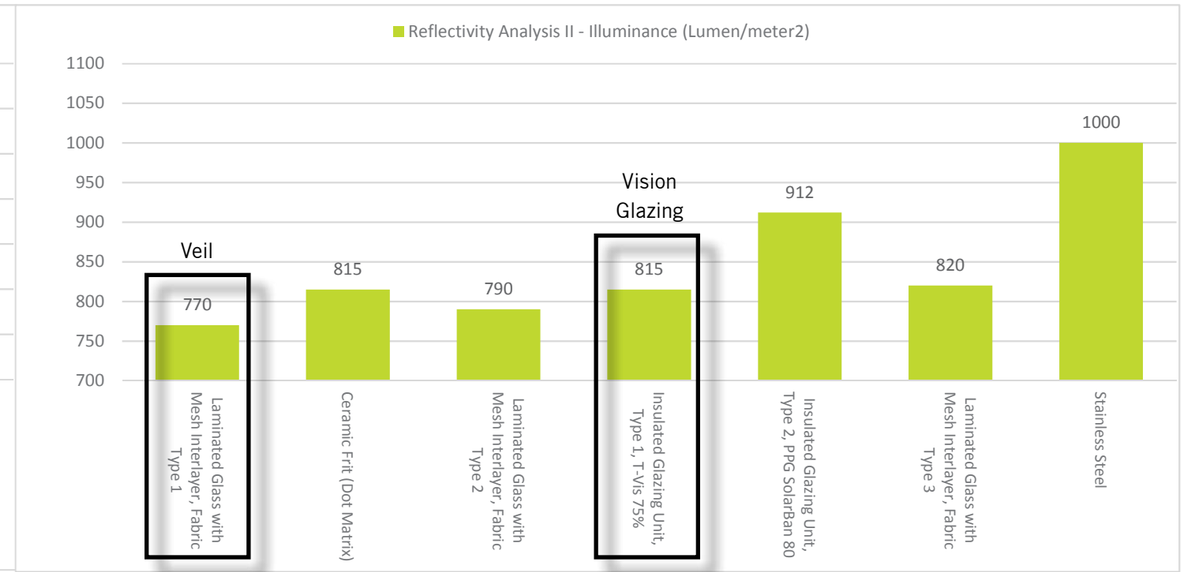
In both analyses, two proposed material samples were bench marked within a set of 7 material samples providing a comparative measurement of reflective intensity.

RESULTS

The proposed 'Veil' balcony cladding performed most favorably out of the 7 materials with regard to reflective intensity. In terms of both luminance and illuminance, it out-performed not only similar mesh interlayer samples (see fabric types 1-3), but also fared better than both the insulated glazing units (IGUs) represented in the set.

The proposed recessed vision glazing (IGU Type 1) performed predictably. In spatial terms of the proposed building, the projected 'Veil' balcony cladding functions as a deep horizontal light shelf for the proposed south-facing facade.

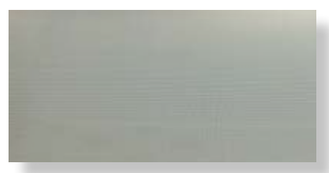




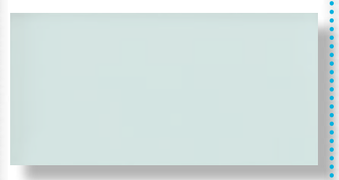
	Manufacturer ID	Description	Proposed Project Application	Reflectivity Analysis I - Luminance (Candela/meter^2) Low	Med	High	Average	% of Control	Reflectivity Analysis II - Illuminance (Lumen/meter^2) Peak Illuminance	
1 -	**PWST-119391**	**Laminated Glass with Mesh Interlayer, Fabric Type 1**	**'Veil' - Balcony Cladding**	**1070**	**1080**	**1100**	**1083**	**baseline**	**770**	**baseline**
2 -		Ceramic Frit (Dot Matrix)		1070	1080	1100	1083	0% increase from baseline	815	5.8% increase from baseline
3 -	PWST-119393	Laminated Glass with Mesh Interlayer, Fabric Type 2		1197	1202	1240	1213	11.9% increase from baseline	790	2.5% increase from baseline
4 -		**Insulated Glazing Unit, Type 1, T-Vis 75%**	**Vision Glazing**	**1312**	**1320**	**1363**	**1332**	22.9% increase from baseline	**815**	5.8% increase from baseline
5 -		Insulated Glazing Unit, Type 2, PPG SolarBan 80		2000	2003	2103	2035	87.8% increase from baseline	912	18.4% increase from baseline
6 -	PWST-119392	Laminated Glass with Mesh Interlayer, Fabric Type 3		2111	2120	2185	2139	97.4% increase from baseline	820	6.4% increase from baseline
7 -		Stainless Steel		2977	3010	3016	3001	177% increase from baseline	1000	29.8% increase from baseline

1 - Glass with Metal Mesh Interlayer (Mesh type 1, LT = 68.1%)

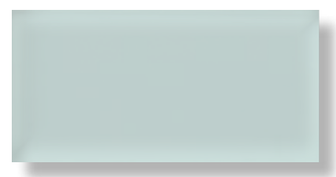
2 - Glass with Ceramic Frit



3 - Glass with Metal Mesh Interlayer (Mesh type 2)



4 - Insulated Glazing Unit (LT = 75%, SCHG = .75)



5 - Insulated Glazing Unit (LT = 47%, SCHG = .24)

6 - Glass with Metal Mesh Interlayer (Mesh type 3)

7 - Stainless Steel, natural finish

UNIVERSITY OF WASHINGTON
INTEGRATED DESIGN LAB
DEPARTMENT OF ARCHITECTURE
COLLEGE OF BUILT ENVIRONMENTS

100 NE NORTHLAKE WAY
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29 August 2014

To: Ms. Jordan Selig
Martin Selig Real Estate
1000 Second Avenue, Suite 1800
Seattle, WA 98104-1046

Mr. Erik Mott, AIA, NCARB, LEED AP BD+C
Principal
Perkins+Will
1221 2nd Ave #200
Seattle, WA 98101

From: Christopher Meek, AIA, Research Associate Professor
UW Integrated Design Lab
1501 E. Madison St. #200
Seattle, WA 90122

Re: *3031 Western – Direct sunlight reflection from 3031 Western Ave. at SAM OSP*

The University of Washington Integrated Design Lab has extensive experience providing daylighting consulting, evaluation of glare, solar shading, light re-direction, and simulation of sunlight and skylight using physically-based digital simulation methods. We also have extensive capabilities in physical assessment of the luminous environment.

We have reviewed the current schematic design documents submitted by Perkins + Will to the Design Review Board dated 5 August 2014. Based on this review we provide comments, based on our experience, as to the likelihood of atypical reflection and/or concentration of direct beam sunlight at locations adjacent to the south façade of the proposed apartment tower at 3031 Western Ave.

Excessive glare and solar convergence from building facades are caused by three primary conditions: (1) unmodulated highly reflective, low-visible light transmission glazing with low solar heat gain coefficient (SHGC); (2) concave glazing or otherwise specular (shiny) building forms that concentrate sunlight; (3) mirrored surfaces that provide unwanted line-of-sight to the disc of the sun from surrounding locations.

In our review of the current design proposal, none of these architectural elements appear to be present. Furthermore, the proposed balcony projections indicated will substantially reduce sunlight reflection, since they will interrupt direct reflections from the glazed building enclosure. However, to minimize the reflection of sunlight, the balcony guardrail, if glazed, should be specified to avoid highly reflective materials. Given these parameters, the experience of the surrounding sites is very likely to be similar to that of a common urban environment in Seattle.

Several recent high-profile buildings have been documented to cause concentrations of direct sunlight from reflections. These include the Vdara Hotel and Spa in Las Vegas, NV and the 20 Fenchurch Street ("Walkie-Talkie") tower in London, UK. These buildings are both characterized by concave facade of un-modulated reflective, low solar-heat-gain-coefficient (SHGC) glass. In the case of 20 Fenchurch, the concave form occurs in both "plan" and "section." These forms create a solar convergence that results in amplification of solar heat and sunlight at a point relative to the incident angle of the solar disc. The proposed remediation for both of these projects has included fixed non-reflective horizontal projections to intercept the reflected sunlight from the glass façade.

The current façade design of the proposed 3031 Western Ave. apartment contains no concave elements, so concentration of reflected sunlight is extremely unlikely. Furthermore, the current façade configuration includes exterior concrete balconies which will receive direct sunlight through the unobstructed area above the guard rail, re-directing it to the apartment interior and balcony ceiling, rather than reflecting back to the adjacent site to the south. The exception to this is the guardrail itself, which will be subject to direct sunlight, similar to that of a conventional window. For this reason, and to minimize the reflection of sunlight, the glazed balcony guardrail should be specified to permit visible light transmission through the rail assembly, to avoid low SHGC glass, and to avoid highly reflective materials.

Another high-profile project characterized by unwanted direct sunlight re-direction is the Museum Tower in Dallas, TX and its impact on the Nasher Sculpture Center (NSC). The Museum Tower sits to the north of the NSC and has a convex façade of uninterrupted glazing that reflects direct sunlight into gallery apertures that are designed to be illuminated solely with diffuse daylight from the north sky. A report[i] produced by Rowan Williams Davies and Irwin Inc. (RWDI), has shown through simulation that the interior illuminance levels of galleries on a clear day at the summer solstice (21 June) in Dallas are substantially increased. This increase in light intensity is significant in the case of an interior gallery space that is illuminated to conventional curatorial standards in the 50-500 lux range. At the Museum Tower, several remedies have been proposed. The two most prominent solutions include: (1) a reconfigured roof aperture at the NSC, and (2) to provide horizontal projections at the Museum Tower to intercept the reflected sunlight.

The proposed façade of the apartment tower at 3031 Western includes horizontal projections and does not include uninterrupted highly reflective glazing, so a similar increase in surrounding illuminance is not likely. Further, such an increase in horizontal illuminance, if present, would be unlikely to have a meaningful impact on the visual experience of the exterior landscape during periods of direct sunlight (Seattle clear sky at noon on 21 June provides 91,500[ii] lux of horizontal illuminance at an unobstructed horizontal surface). As indicated previously, attention should be paid to the materiality and surface reflectance characteristics of the balcony guard rail to ensure

that direct beam sunlight striking the balconies will remain primarily on the balcony surface or will be redirected to the interior.

Thank you for the opportunity to review the project proposal. Do not hesitate to contact me if you have any questions or comments.

Sincerely,

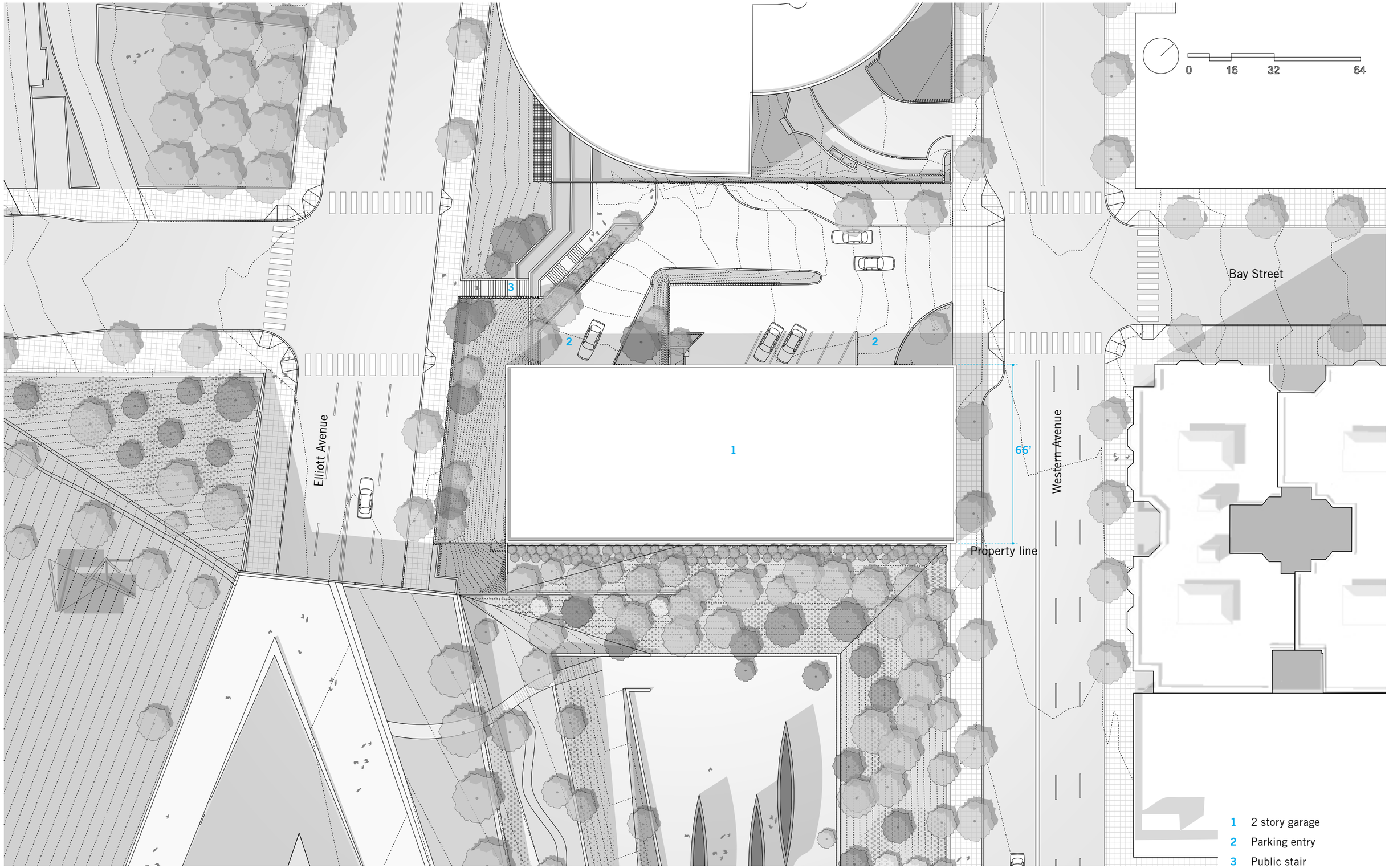
Christopher Meek, AIA, IES
Research Associate Professor

Integrated Design Lab
University of Washington Department of Architecture

[i] RWDI Museum Tower report dated 19 April 2013
http://www.scribd.com/fullscreen/147605295?access_key=key-2bgsuw6ph9zju0dh5lix&allow_share=true&escape=false&view_mode=scroll
(retrieved 25 August 2014)

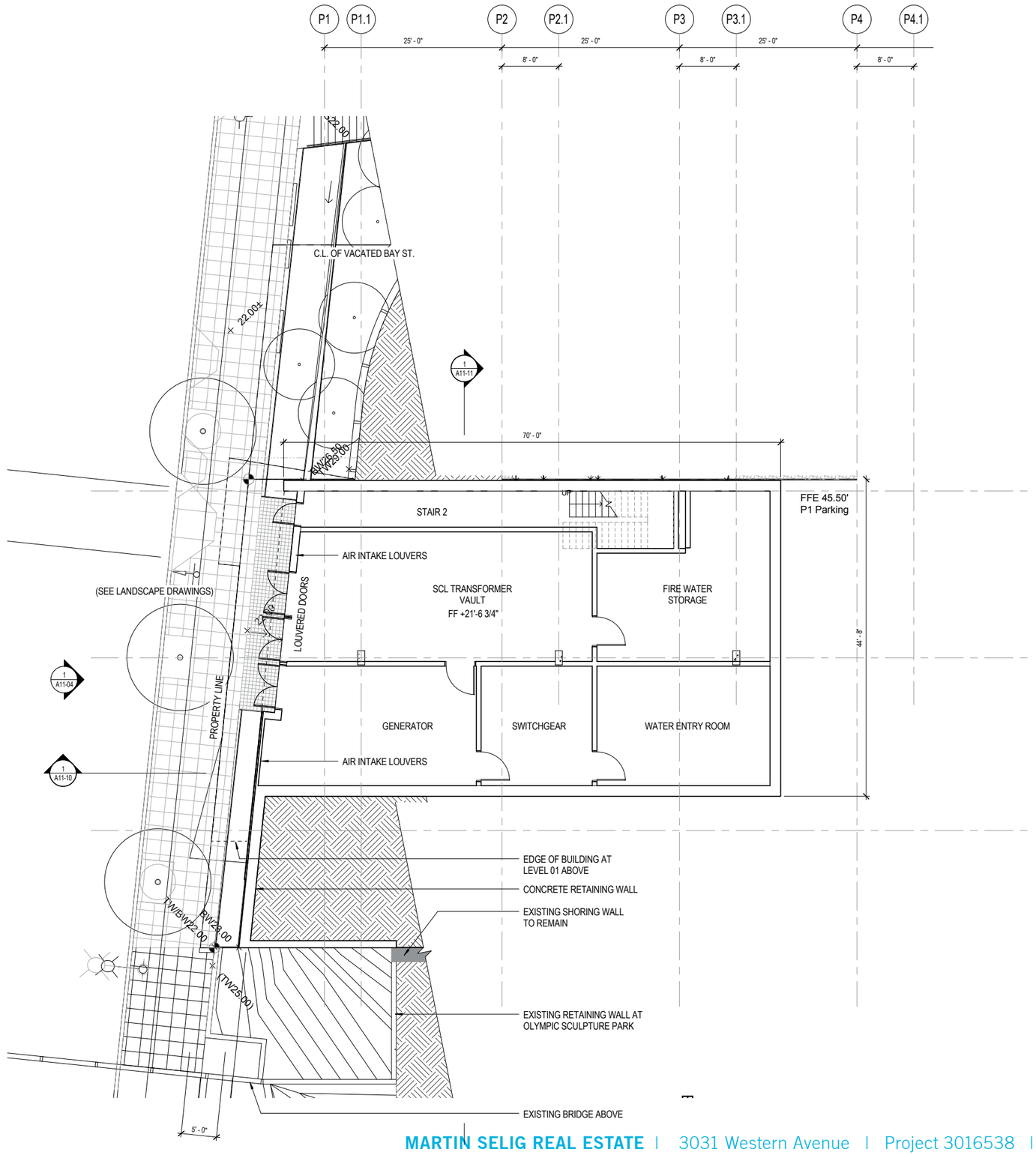
[ii] Robbins, Claude L.; *Daylighting Design and Analysis*, Daylight and Sunlight Availability Tables; 1986

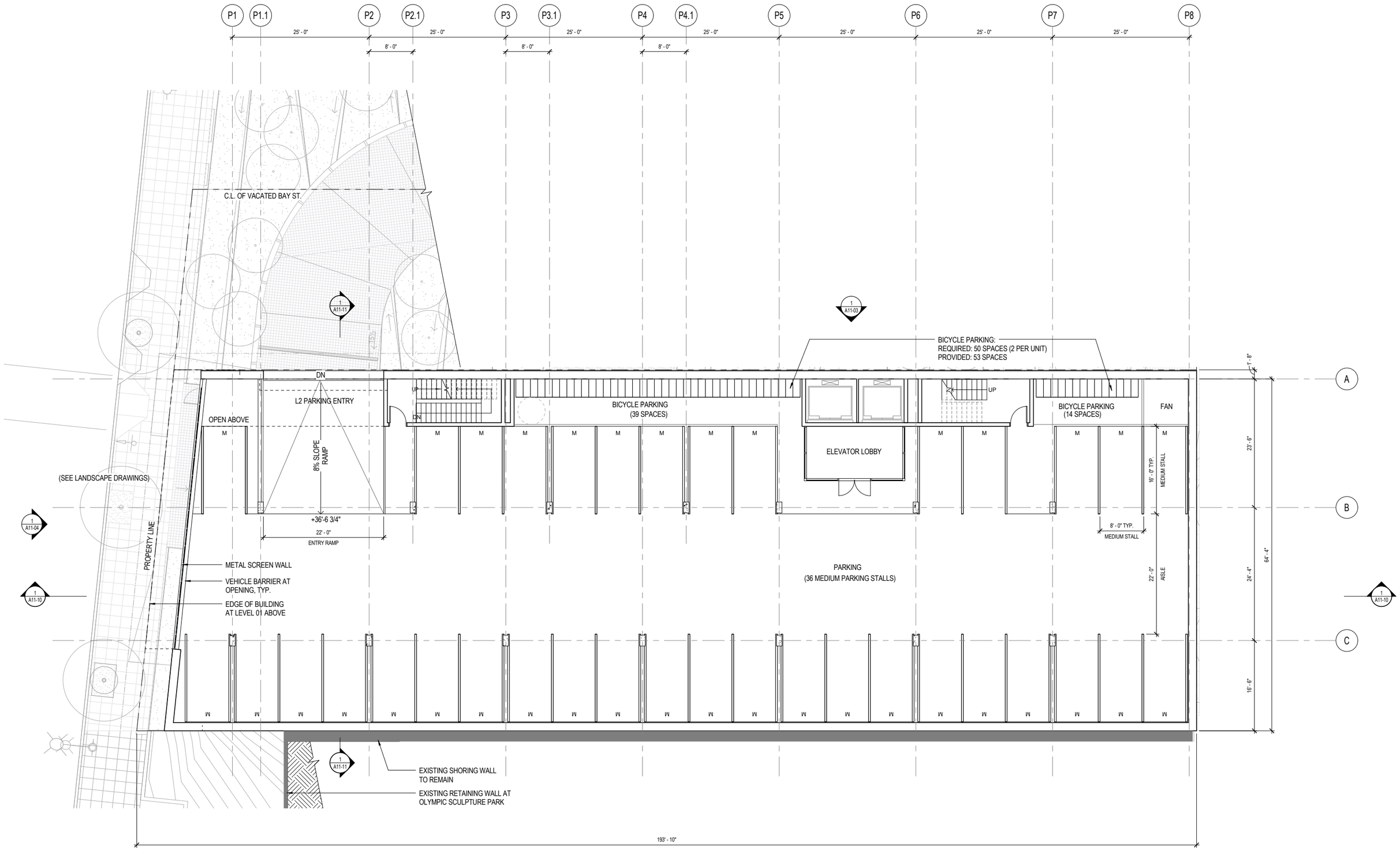
SITE PLAN: EXISTING



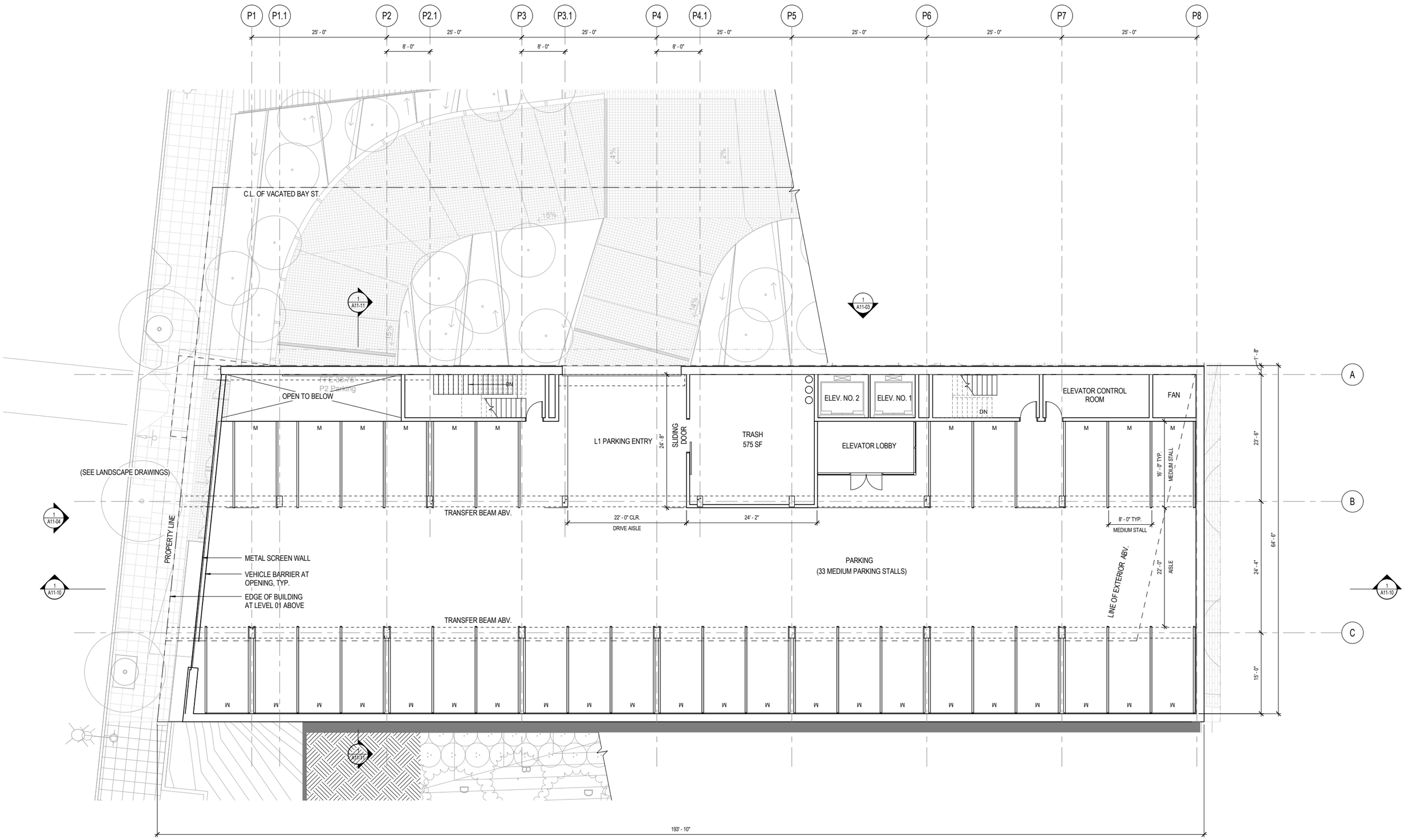
SITE PLAN: PROPOSED

FLOOR PLANS: GROUND LEVEL AT ELLIOTT AVENUE, LEVEL L3

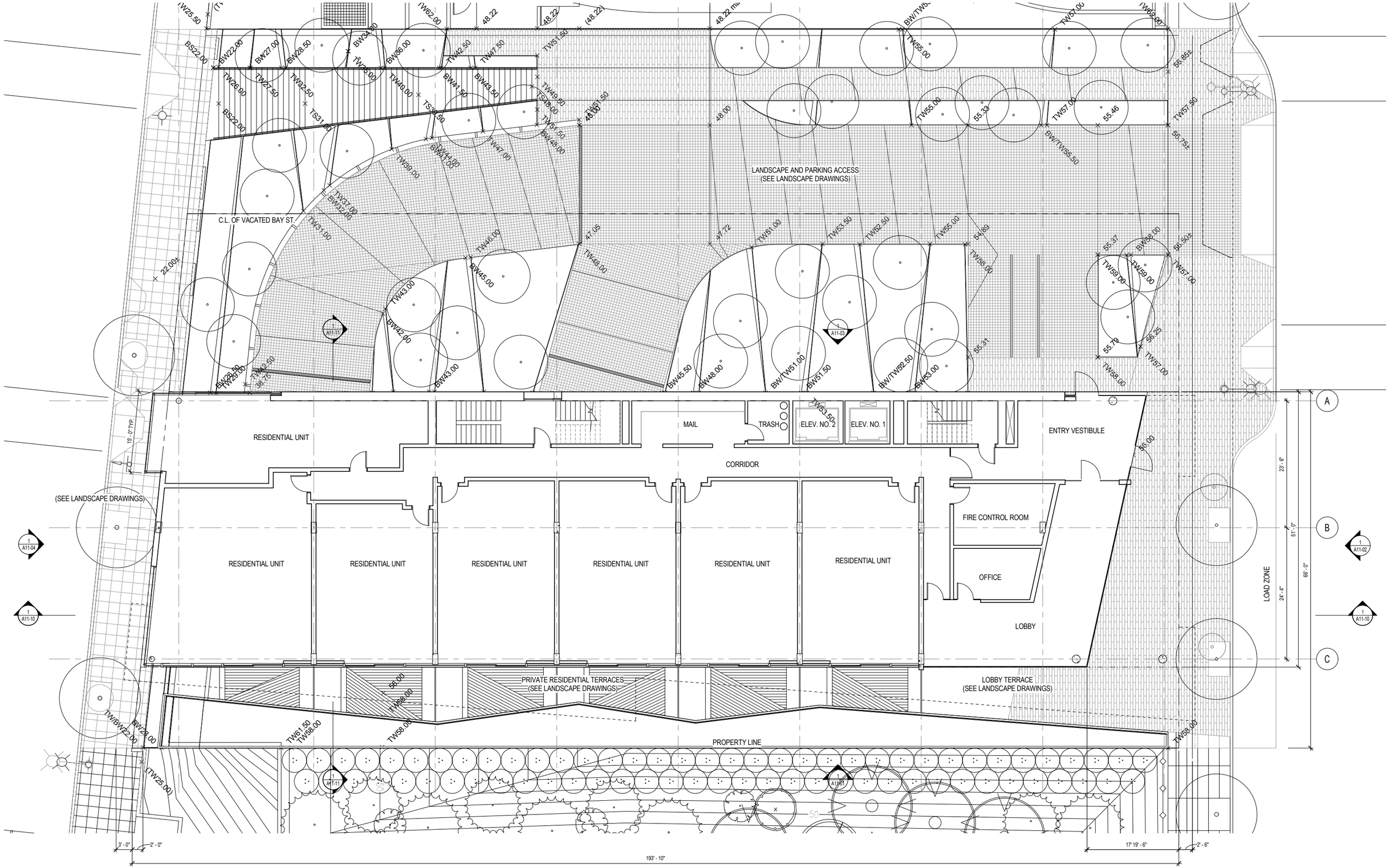



P1
P1.1
P2
P2.1
P3
P3.1
P4
P4.1
P5
P6
P7
P8
25' - 0"
8' - 0"
A
B
C
C.L. OF VACATED BAY ST.
1 A11-11
1 A11-03
1 A11-04
1 A11-10
BICYCLE PARKING:
REQUIRED: 50 SPACES (2 PER UNIT)
PROVIDED: 53 SPACES
DN
UP
L2 PARKING ENTRY
OPEN ABOVE
8% SLOPE RAMP
+36'-6 3/4"
22' - 0"
ENTRY RAMP
BICYCLE PARKING
(39 SPACES)
ELEVATOR LOBBY
BICYCLE PARKING
(14 SPACES)
FAN
(SEE LANDSCAPE DRAWINGS)
PROPERTY LINE
METAL SCREEN WALL
VEHICLE BARRIER AT
OPENING, TYP.
EDGE OF BUILDING
AT LEVEL 01 ABOVE
PARKING
(36 MEDIUM PARKING STALLS)
16' - 0" TYP.
MEDIUM STALL
8' - 0" TYP.
MEDIUM STALL
22' - 0"
AISLE
1' - 8"
23' - 6"
24' - 4"
64' - 4"
16' - 6"
EXISTING SHORING WALL
TO REMAIN
EXISTING RETAINING WALL AT
OLYMPIC SCULPTURE PARK
193' - 10"

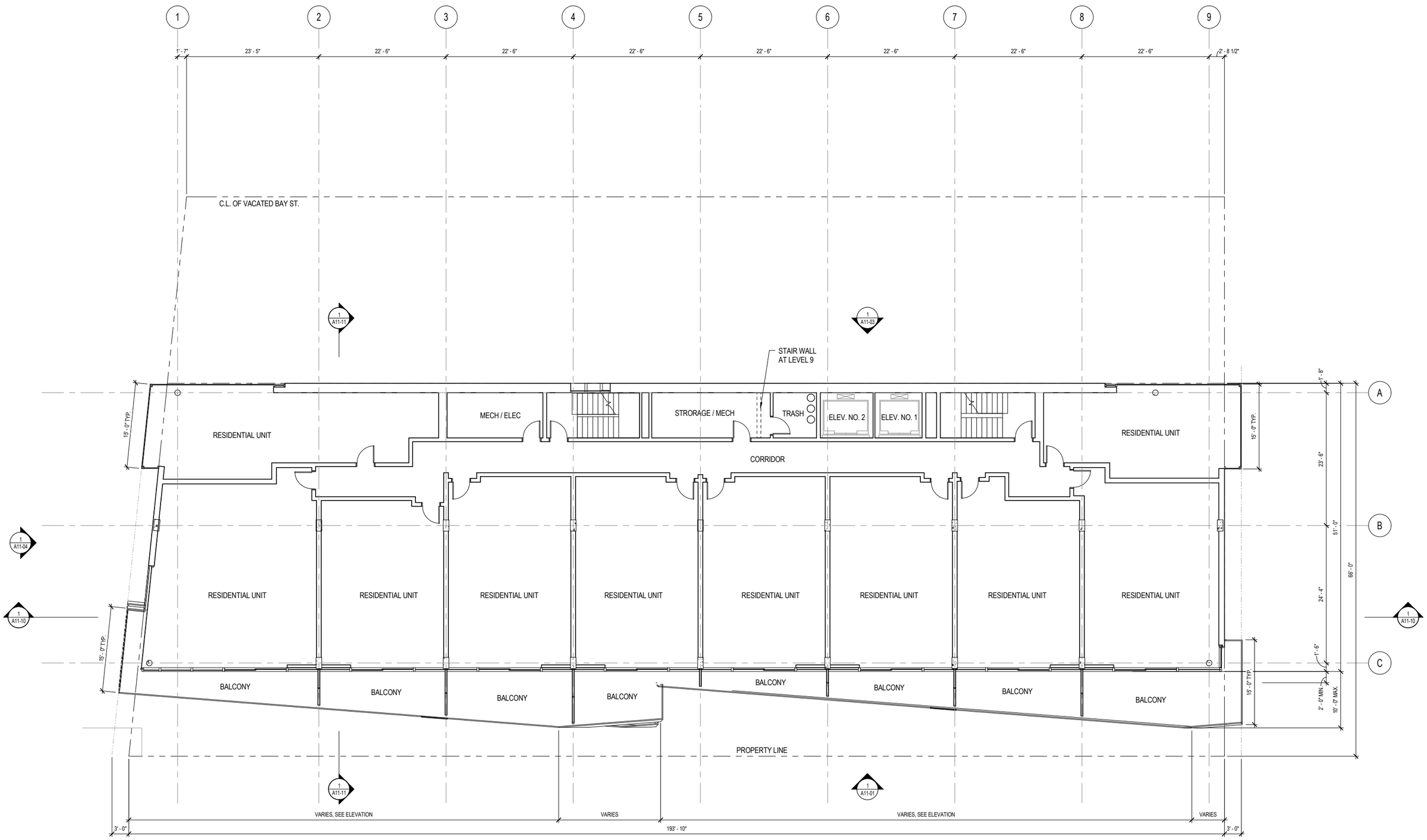
FLOOR PLANS: PARKING LEVEL L1

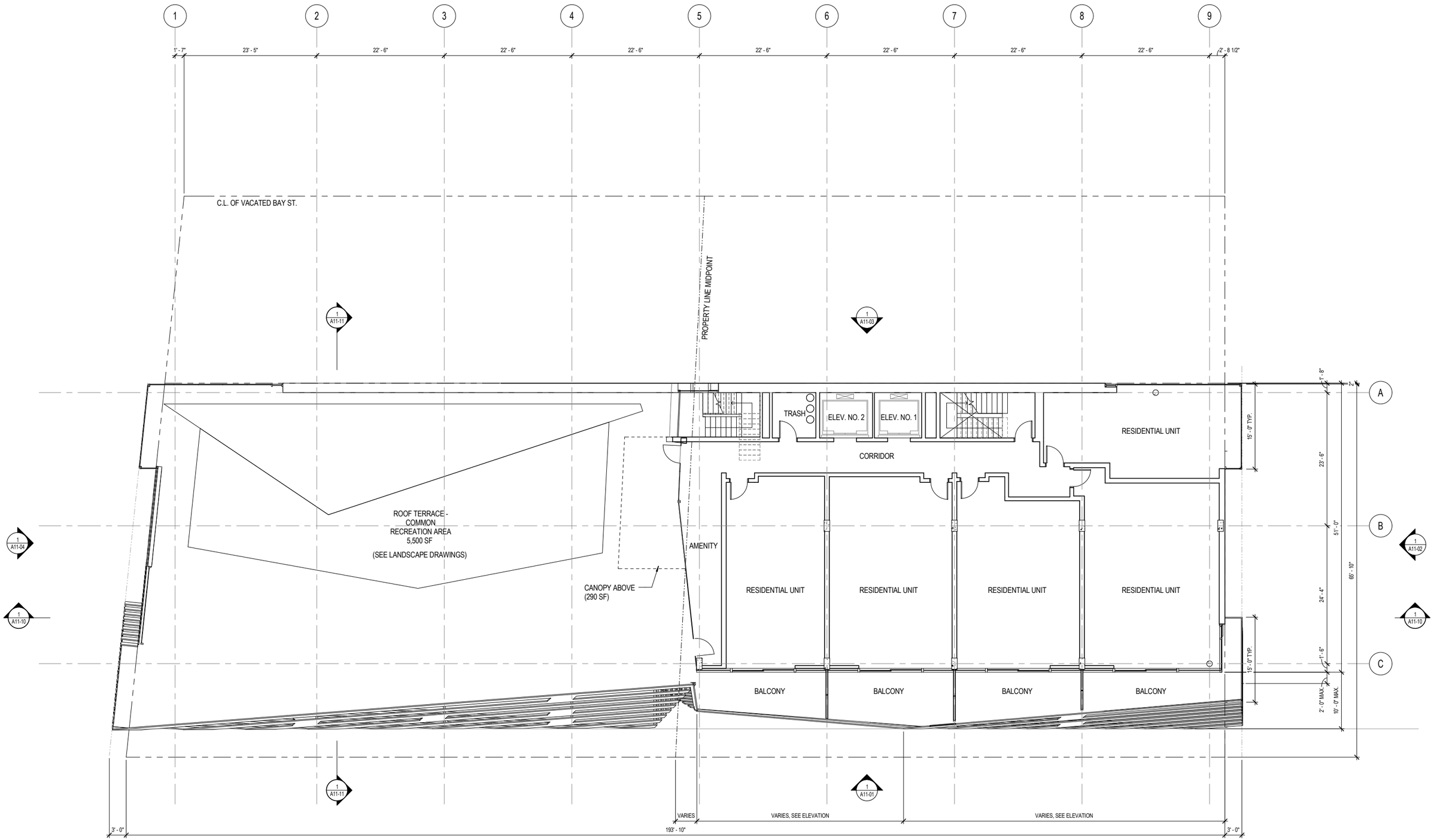


FLOOR PLANS: GROUND LEVEL AT WESTERN AVENUE

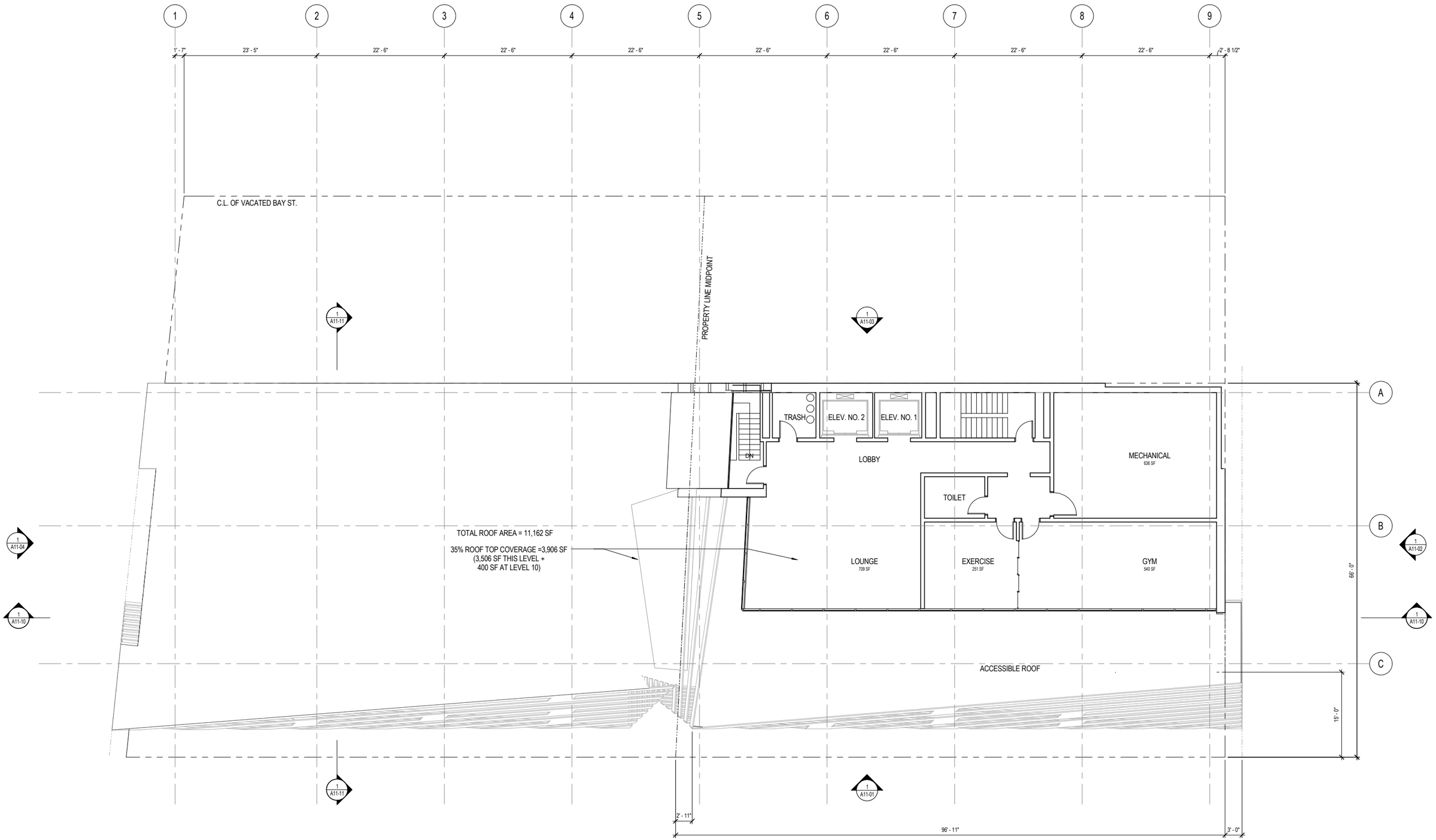


FLOOR PLANS: TYPICAL RESIDENTIAL LEVEL




1
2
3
4
5
6
7
8
9
1' - 7"
23' - 5"
22' - 6"
22' - 6"
22' - 6"
22' - 6"
22' - 6"
22' - 6"
22' - 6"
22' - 6"
2' - 8 1/2"
C.L. OF VACATED BAY ST.
PROPERTY LINE MIDPOINT
1
A11-11
1
A11-03
A
B
C
1
A11-04
1
A11-10
1
A11-02
1
A11-10
1
A11-11
1
A11-01
TRASH
ELEV. NO. 2
ELEV. NO. 1
CORRIDOR
RESIDENTIAL UNIT
ROOF TERRACE -
COMMON
RECREATION AREA
5,500 SF
(SEE LANDSCAPE DRAWINGS)
AMENITY
CANOPY ABOVE
(290 SF)
RESIDENTIAL UNIT
RESIDENTIAL UNIT
RESIDENTIAL UNIT
RESIDENTIAL UNIT
BALCONY
BALCONY
BALCONY
BALCONY
1' - 8"
1' - 2"
15' - 0" TYP.
23' - 6"
51' - 0"
65' - 10"
24' - 4"
1' - 6"
15' - 0" TYP.
2' - 0" MAX.
10' - 0" MAX.
3' - 0"
VARIES
VARIES, SEE ELEVATION
VARIES, SEE ELEVATION
193' - 10"
3' - 0"

FLOOR PLANS: ROOFTOP AMENITY AND MECHANICAL 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.

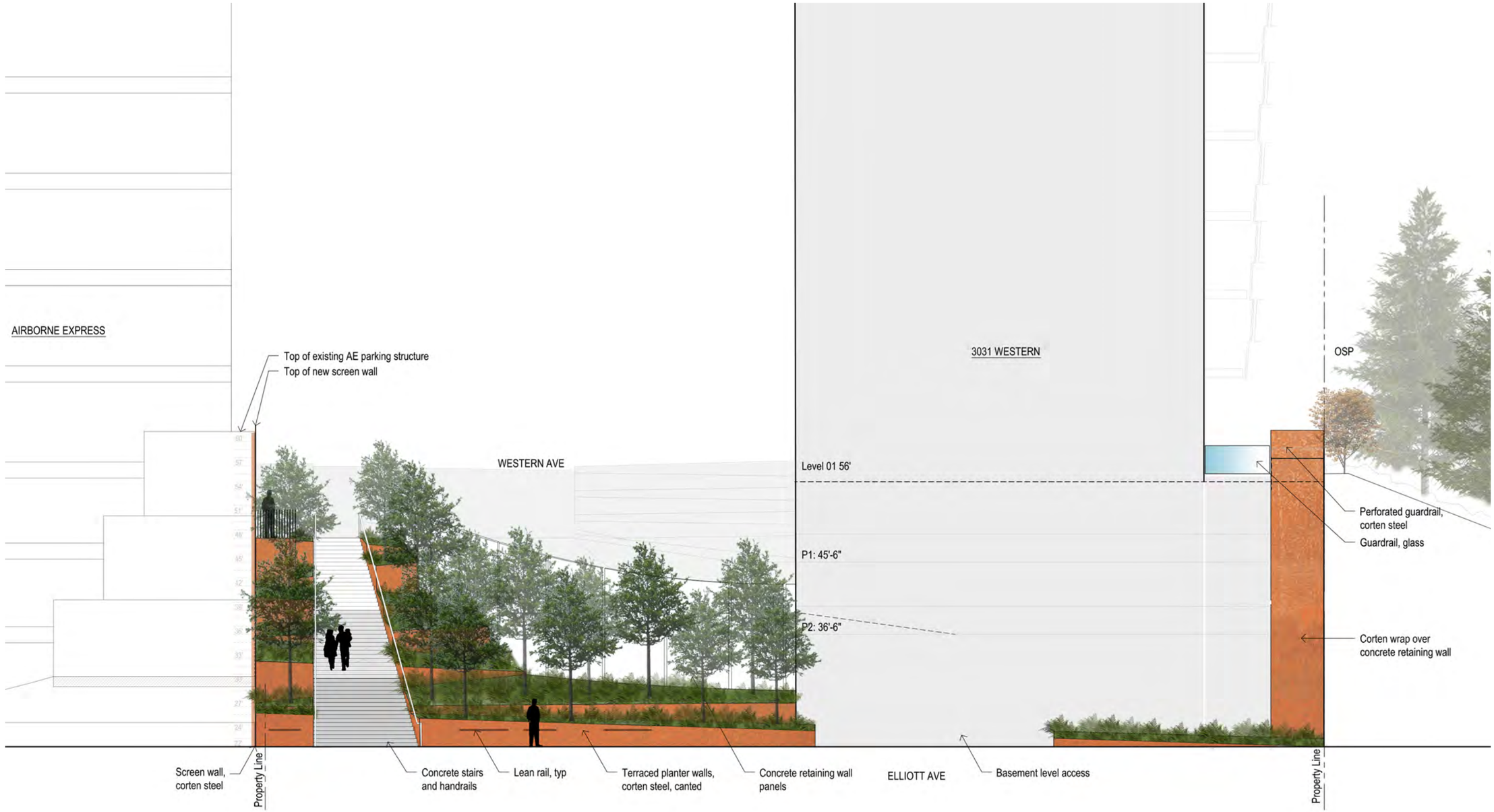
ROOF TERRACE

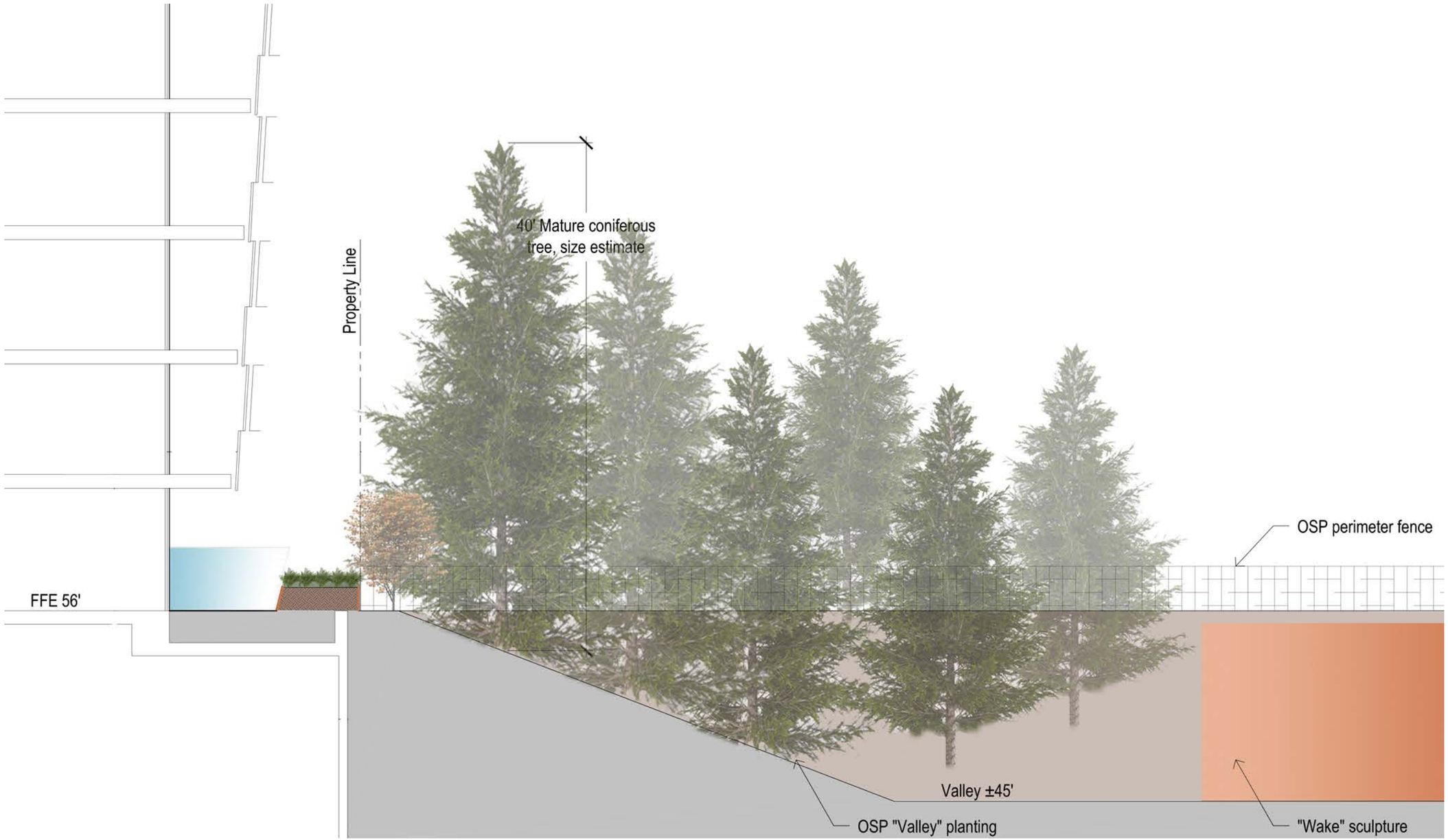
As an extension of the OSP regional precincts (e.g. Meadow, Valley, etc) a new precinct "Mountain" is being used to guild the design of the roof terrace. In this precinct there are windswept Shore Pines and large flat boulder outcropping with low planting.

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

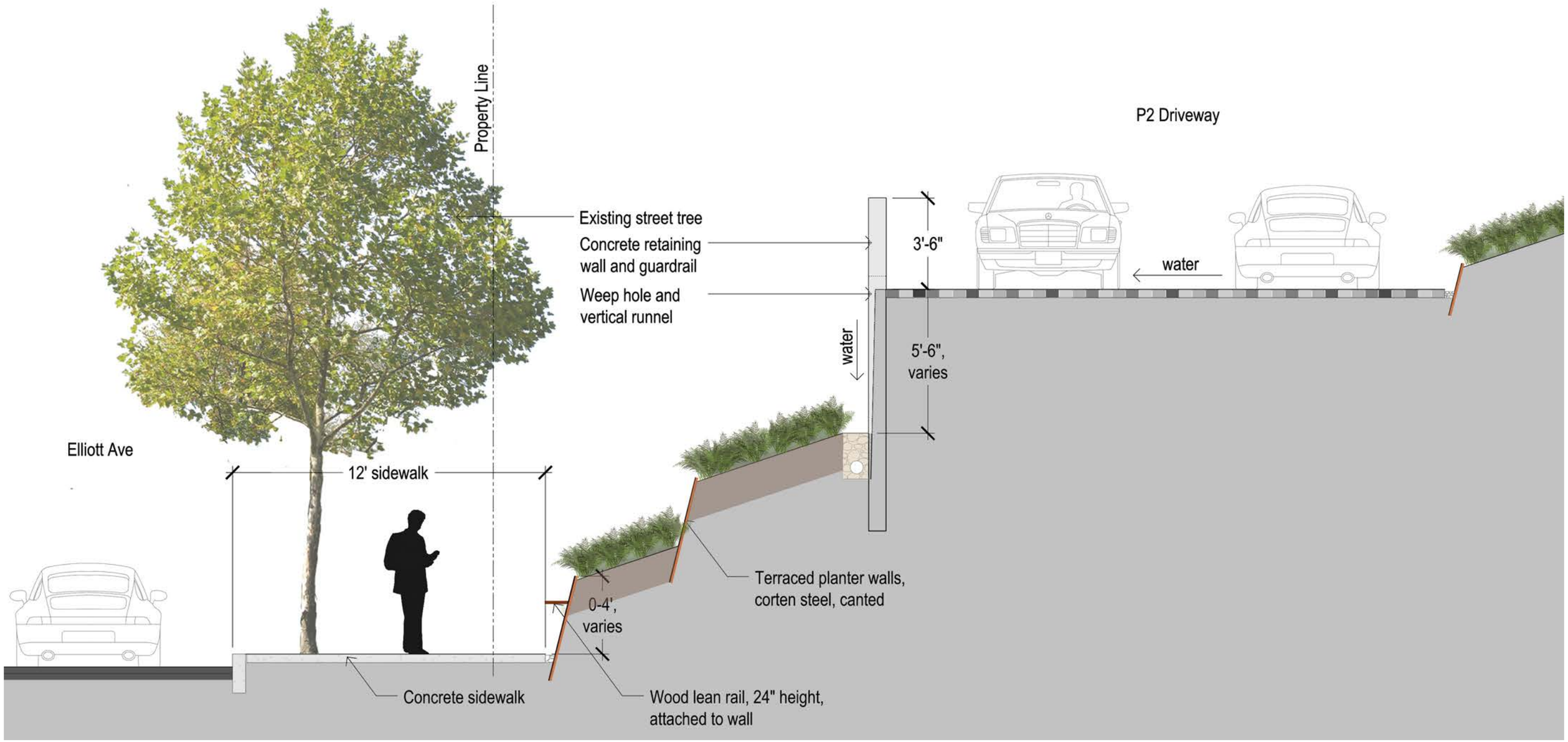
Planting is made up of hardy low sedums and grasses working around the stone outcropping.

LANDSCAPE SECTIONS: EAST ELEVATION FROM ELLIOTT AVENUE

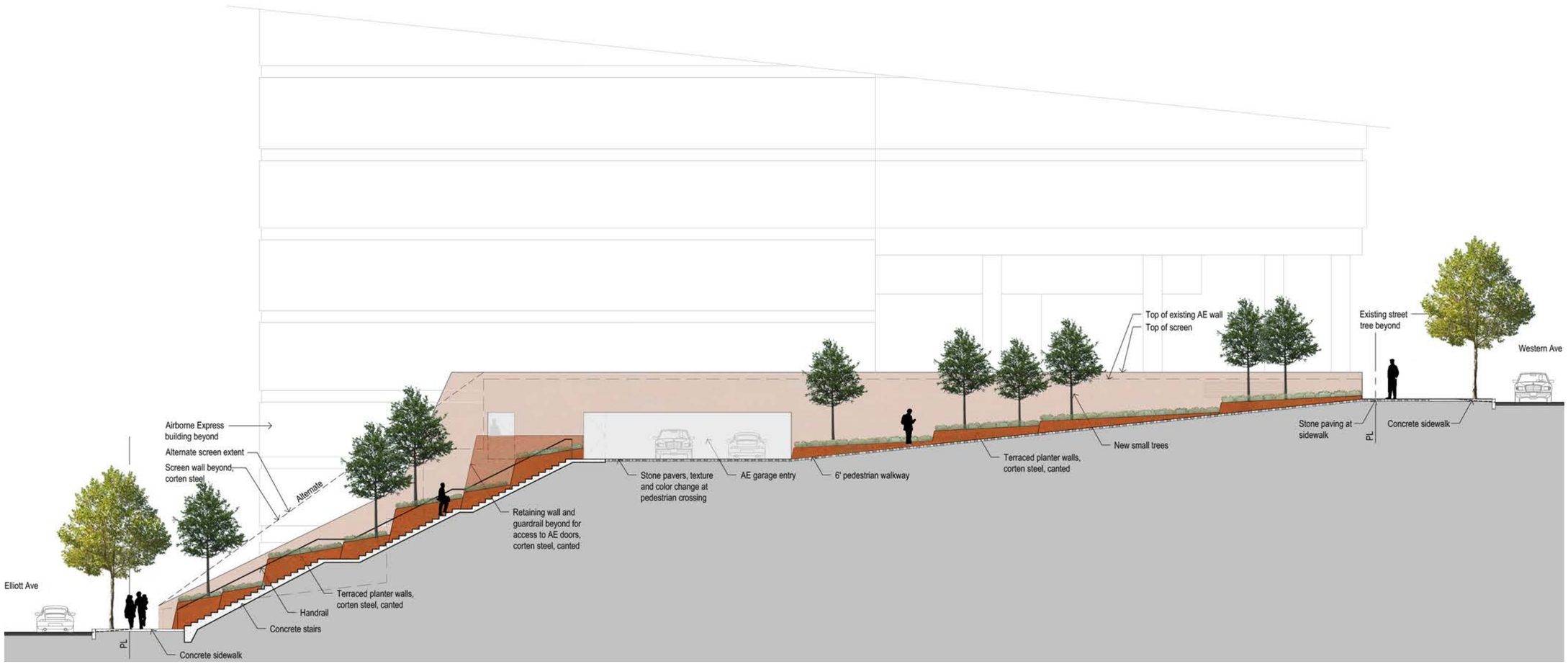



40' Mature coniferous
tree, size estimate
Property Line
OSP perimeter fence
FFE 56'
Valley ±45'
OSP "Valley" planting
"Wake" sculpture

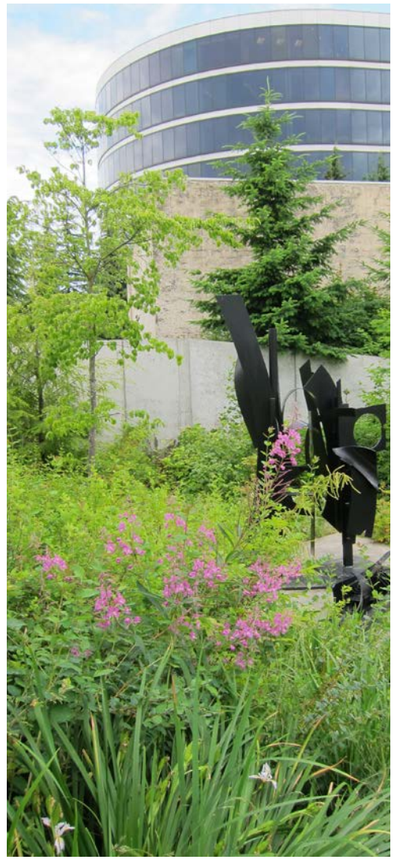
LANDSCAPE SECTIONS: BAY STREET DRIVEWAY LOOKING SOUTH


Property Line
P2 Driveway
Existing street tree
Concrete retaining wall and guardrail
Weep hole and vertical runnel
3'-6"
water
water
5'-6", varies
Elliott Ave
12' sidewalk
Terraced planter walls, corten steel, canted
0-4', varies
Concrete sidewalk
Wood lean rail, 24" height, attached to wall

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

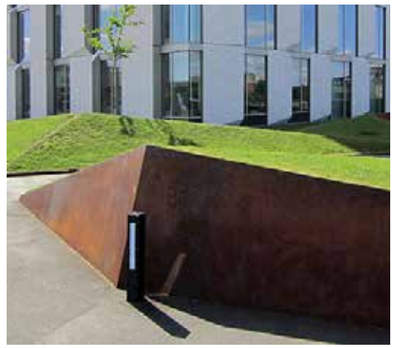
GROUND LEVEL

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

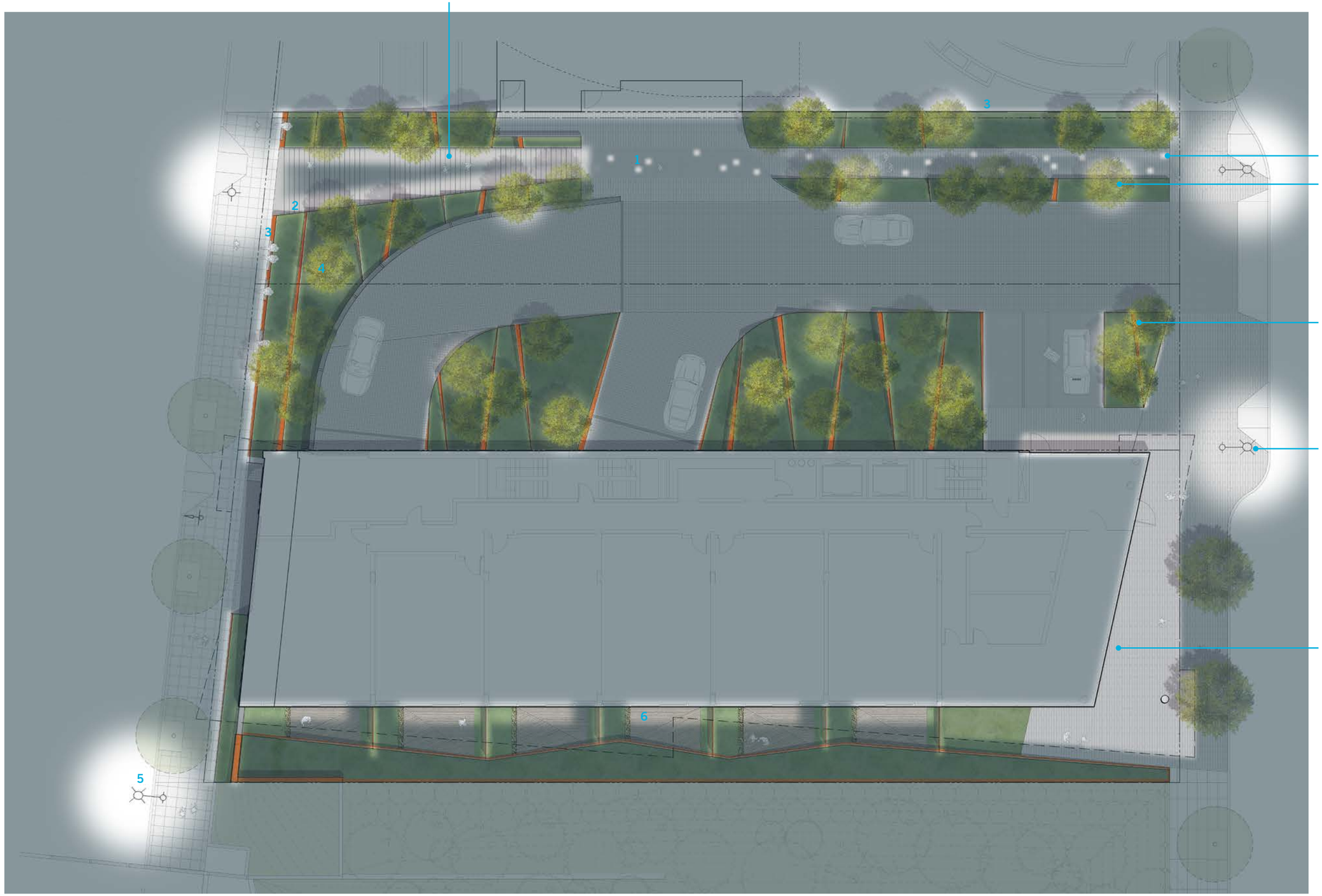
Raised viewing
platform w/ decking

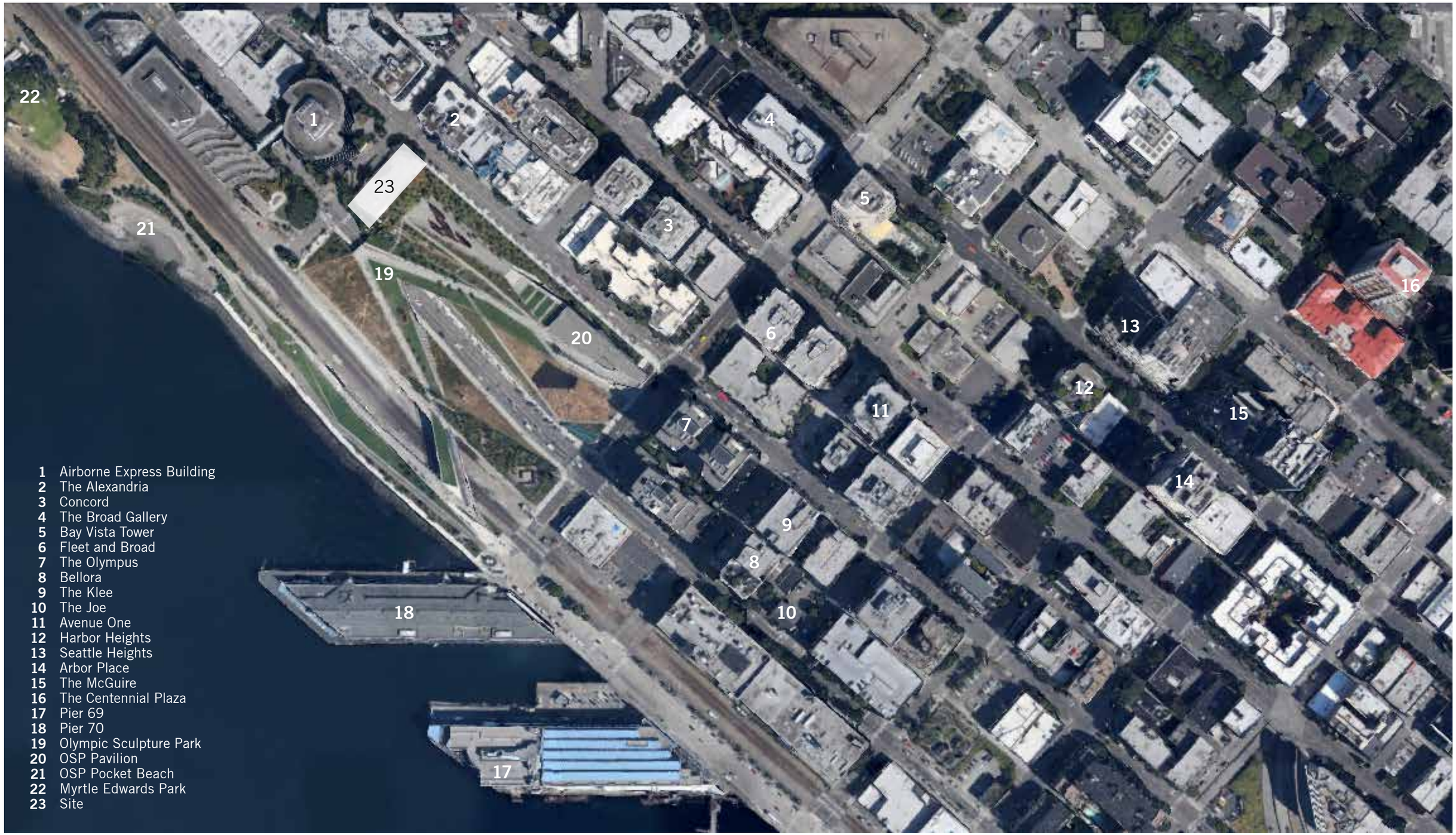
Decking angles

Fire element w/ seating

Communal table &
overhead canopy

Grill area


2 Handrail w/ LED strip light
1 LED In-ground tile light
4 LED Tree Uplight
3 LED Wall Uplight
5 Standard CoS Street Light
6 Building ambient light

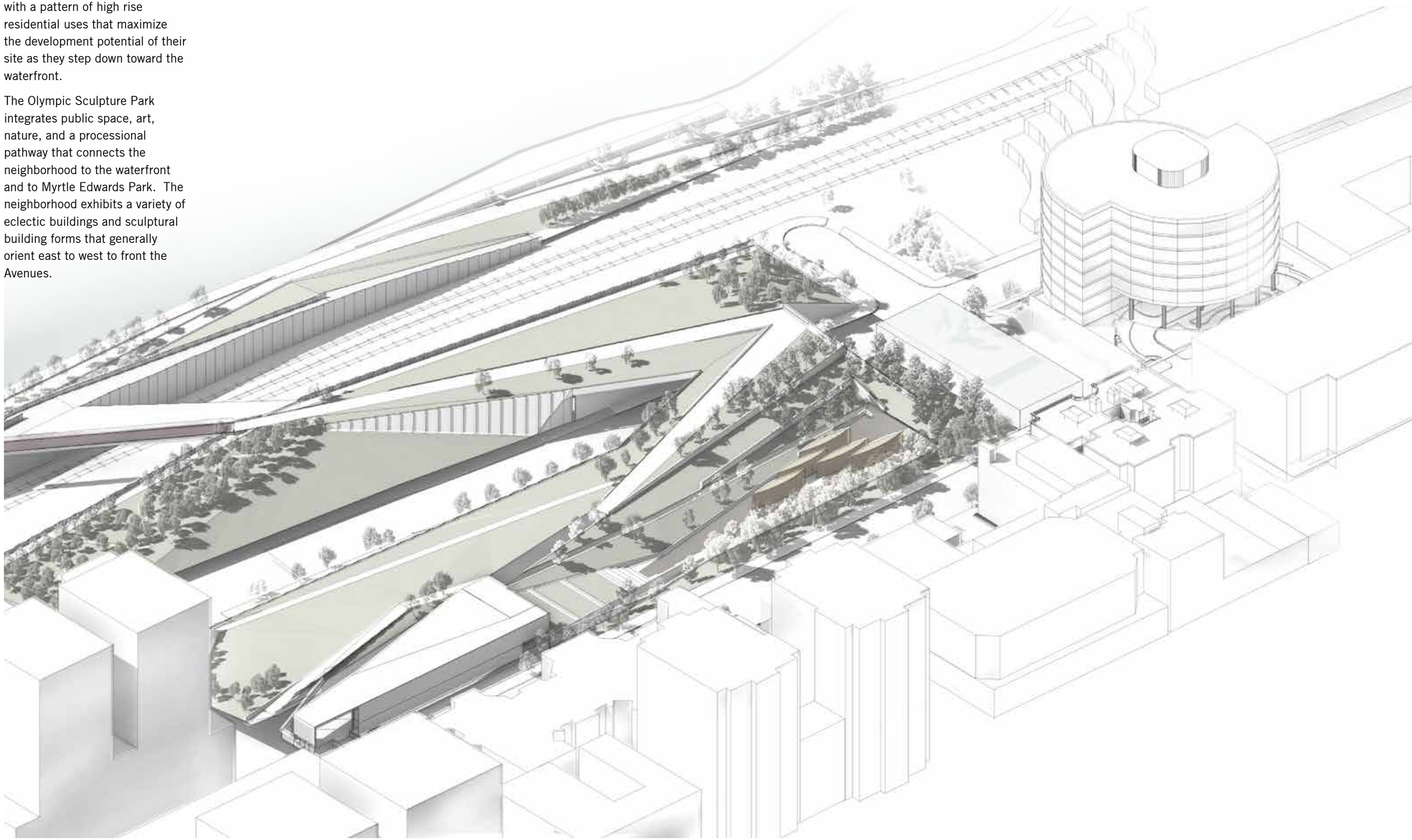


1 Airborne Express Building
2 The Alexandria
3 Concord
4 The Broad Gallery
5 Bay Vista Tower
6 Fleet and Broad
7 The Olympus
8 Bellora
9 The Klee
10 The Joe
11 Avenue One
12 Harbor Heights
13 Seattle Heights
14 Arbor Place
15 The McGuire
16 The Centennial Plaza
17 Pier 69
18 Pier 70
19 Olympic Sculpture Park
20 OSP Pavilion
21 OSP Pocket Beach
22 Myrtle Edwards Park
23 Site

IC-45
DMC-65
DMC-85
DMR/R 125/65
DMR/C 125/65
DMR/C 240/125
DMR/R 125/65
DMR/R 125/65
DMR/R 240/65
DMR/R 125/65
DMR/R 125/65
DH1/45
DMR/C 125/65
DMR/R 85/65
DH2/65
DMR/C 85/65

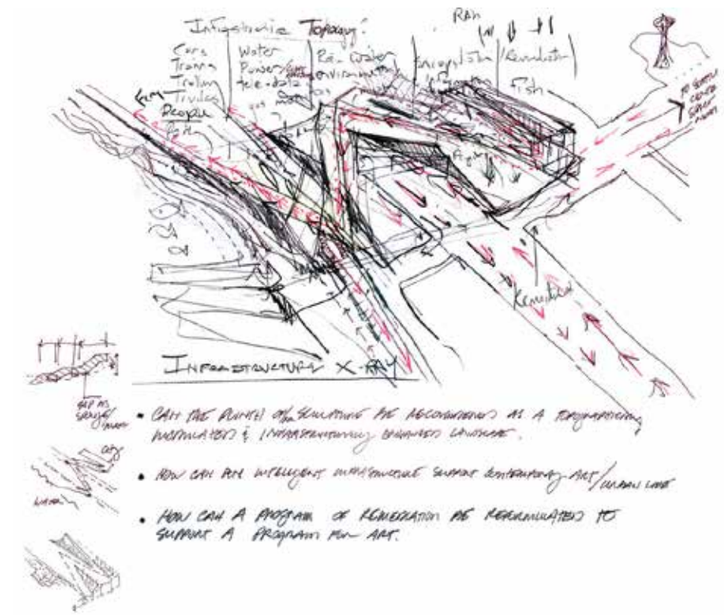
The site is in the Belltown overlay of the downtown zone with a pattern of high rise residential uses that maximize the development potential of their site as they step down toward the waterfront.

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.



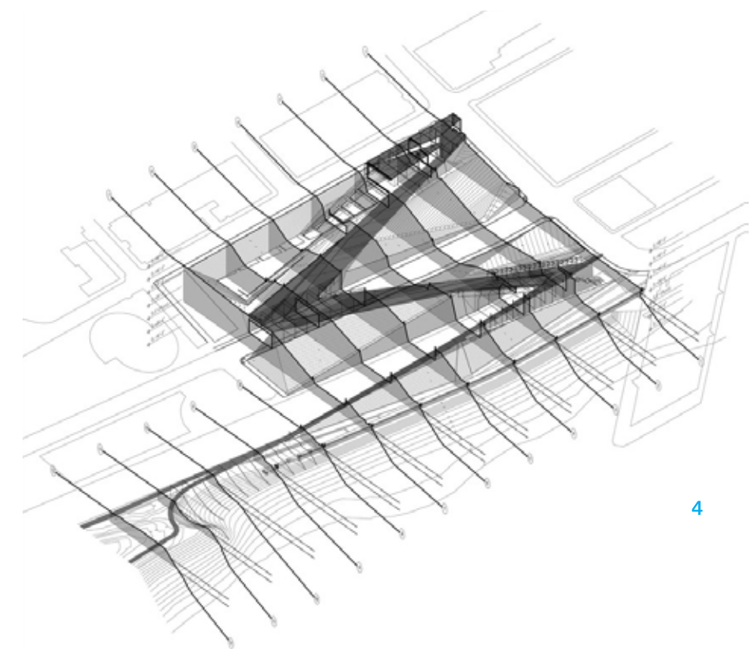
1

2



3

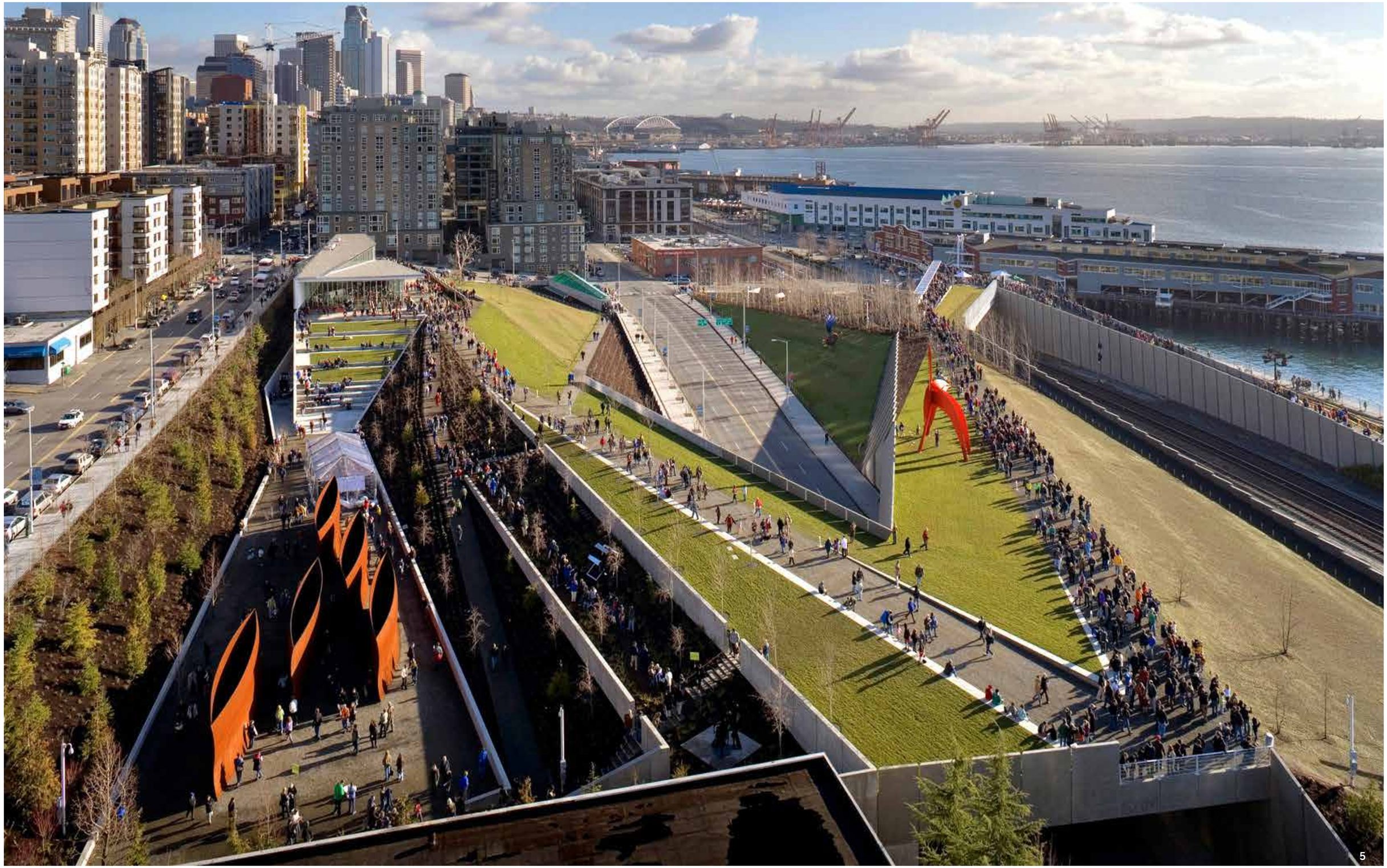
The park was designed by the urban and natural landscape as a "folded surface", a conceptual operation that extends into the Paccar Pavilion building at the southeast corner of the site. The folded surfaces define a processional "Z path" that leads the eye dynamically across the city grid to carefully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



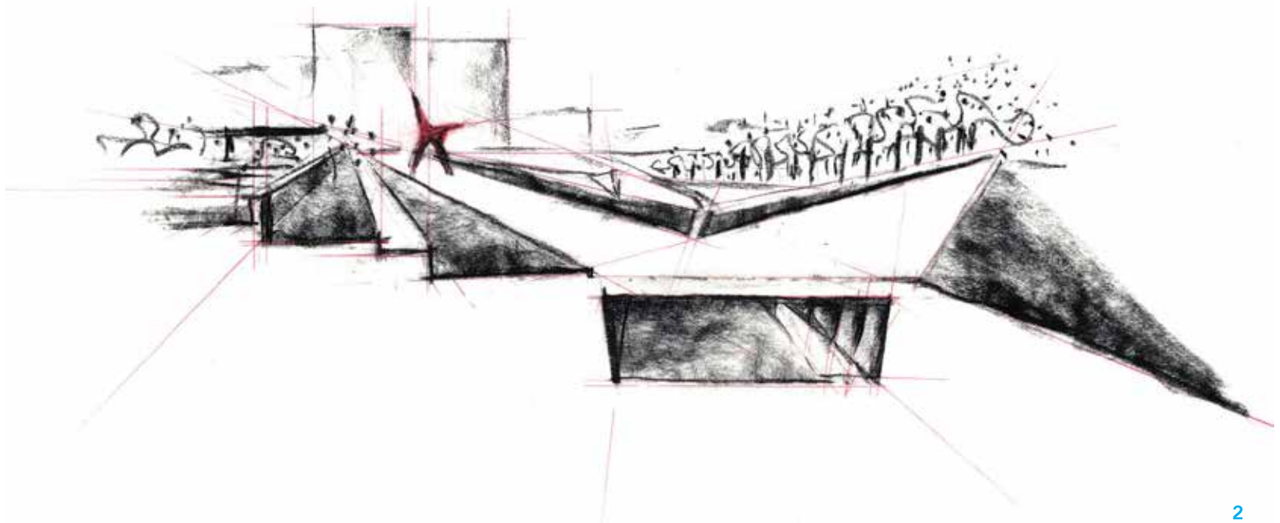
4

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


5

1



2

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

3

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') x 0.2+10' = (125'-85') x 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.