

HEWITT

**EARLY DESIGN GUIDANCE MEETING**

DPD# 3016702 January 20, 2014

**2ND + STEWART**

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## Project Vision

The development site at Second Avenue, from Stewart Street to Pine Street, is situated adjacent to the Pike Place Market Historic District and just a few short blocks from the City’s shopping core. It is perched on one of the highest intersections in the downtown area and borders the edge where a shift in the City street grid occurs. The area of the site, for a proposed residential tower, is a small, irregular shaped trapezoid adjacent to the well-known Broadacres Building. The culmination of these site conditions and location is rich in potential and requires a landmark, iconic response that contributes to the unique authenticity of the neighborhood.

By capitalizing on the small area within the development site, its irregular shape, and the bonus height incentive, the design intends to anchor an edge of the stimulating Pike Place Market and will respond to the differing streetscapes. Stewart Street is pedestrian-scaled and has a strong visual relationship to the Market and Elliot Bay beyond. Second Avenue is a broad, north to south, heavily-used city connector for vehicles, bicycles, and King County Metro and Sound Transit bus services. Each street is highly active but unique in character. The design responds with an entry on Stewart that is pedestrian-scaled and highlights the water/market connection, while the Second Avenue frontage offers a tall, transparent public face to the tower. A visible elevator lobby entry and double height space anchors the corner. The facade and street edge intends to facilitate the heavily used transit stop.

The upper level massing of the structure uses the shifted geometries of the street grid to reduce scale and gesture to the surrounding environment. Massing is stepped back to respect the Broadacres Building. The elevator core at the edge of the building mass is flanked by residential units and wraps around the above-grade parking, reducing undesirable inactive portions of the facades. The roof, a common recreation program, and elevator penthouse provide a unique and signature merging of the structure and skyline. This allows occupants to connect with dramatic urban and natural vistas.

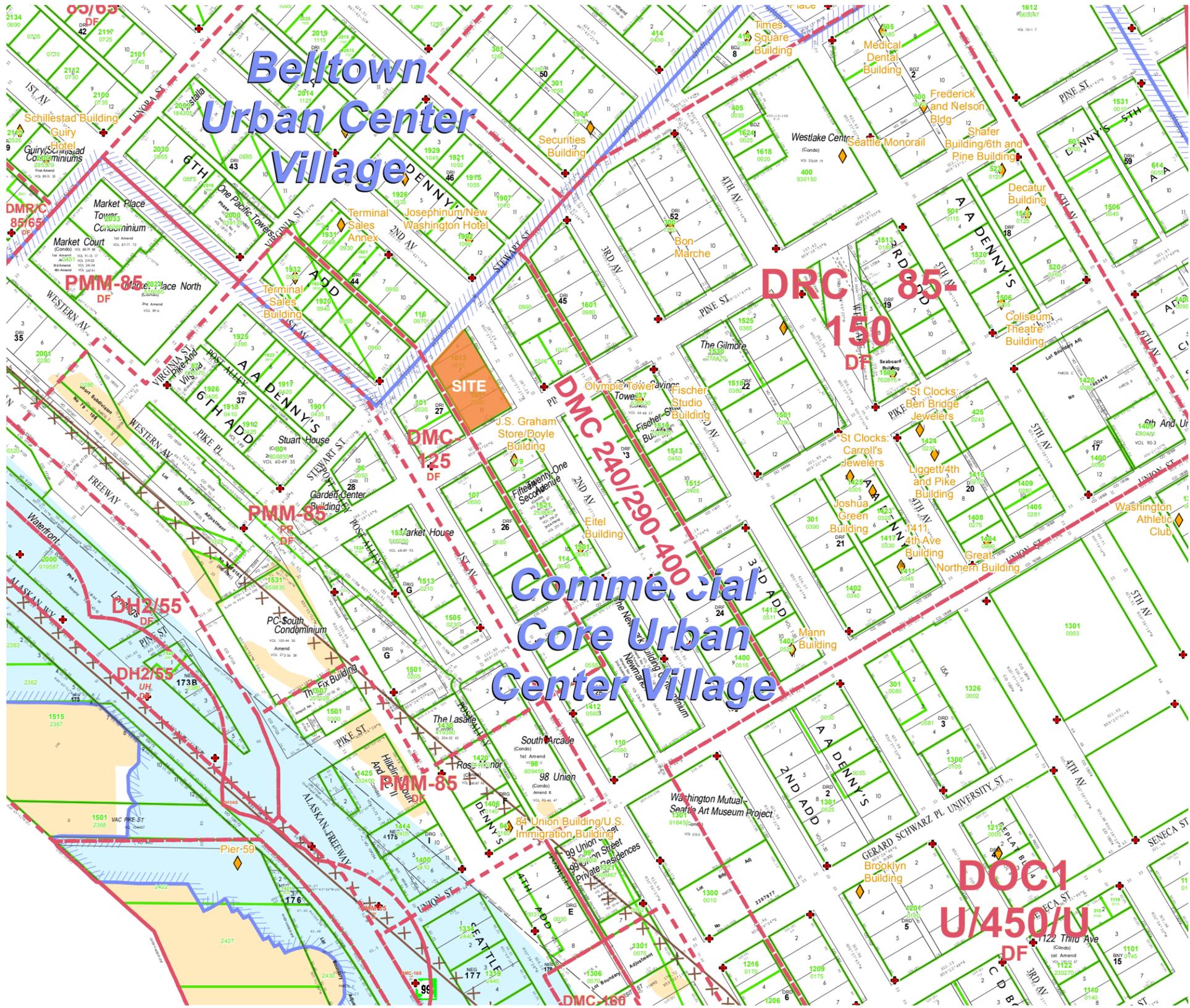
### DEVELOPMENT OBJECTIVES -

The proposal is a 400’, 39-story, mixed-use structure with associated services and common recreation areas. Ground level retail with below and above grade parking are intended.

Approximate quantities are as follows:

Residential:	approximately 230 apartment units
Affordable housing incentive:	Cash payment option proposed
Ground level retail:	1,000 sf
Parking:	125-140 stalls; 4 levels below grade, 4-6 levels above grade

Potential departure requests:	Street level uses Facade modulation
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**PROJECT ADDRESS:**  
 Development Site Address includes both parcels:  
 1613 Second Ave. (MJA Building)  
 1601 Second Ave. (Broadacres Building)

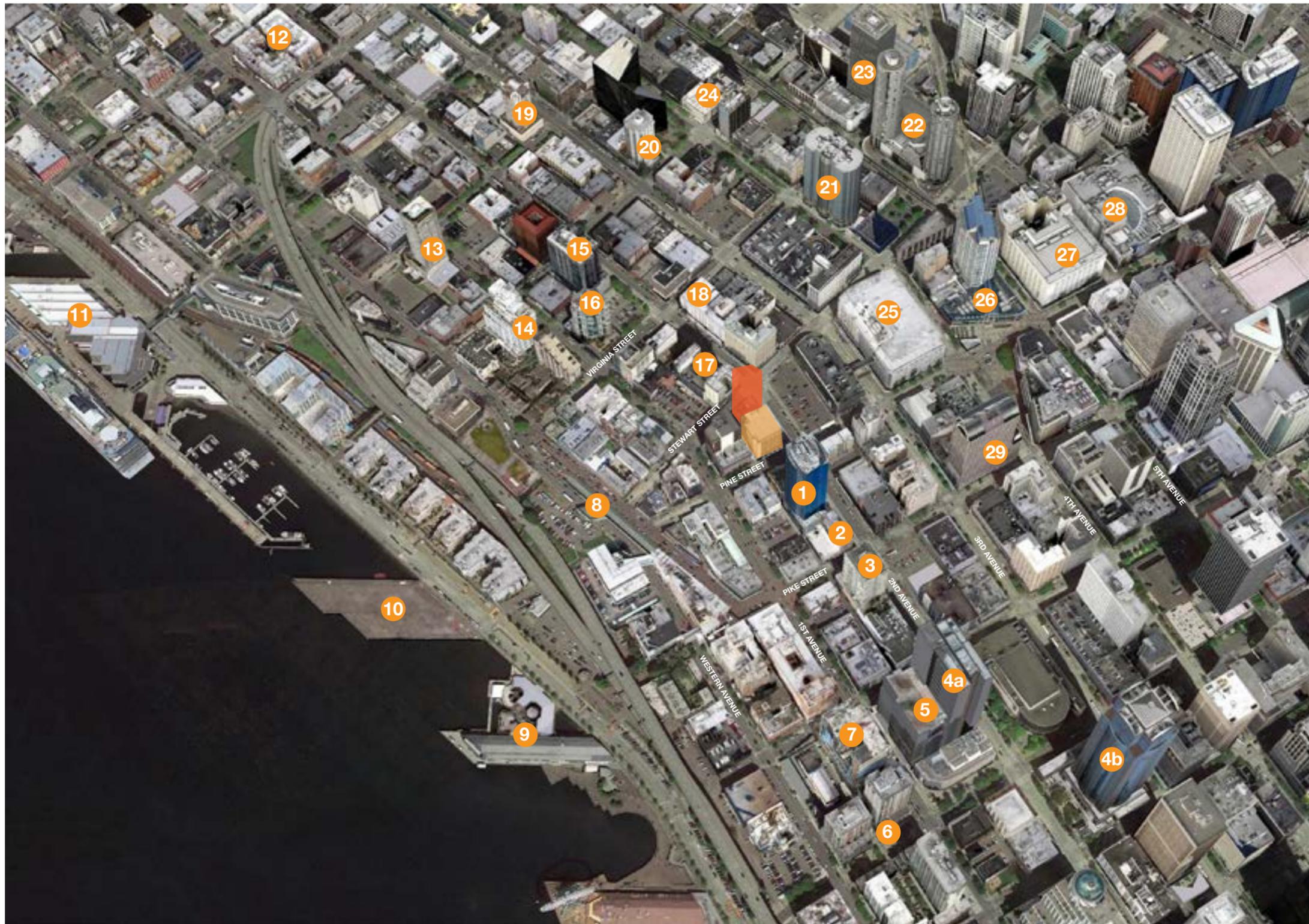
**KING COUNTY PARCEL NUMBERS:**  
 197720-0015 (MJA Building)  
 1977200040 (Broadacres Building)

**SITE AREA:**  
 8,483 sf (MJA Building)  
 12,195 sf (Broadacres Building)  
 Total Site Area: 20,678 sf

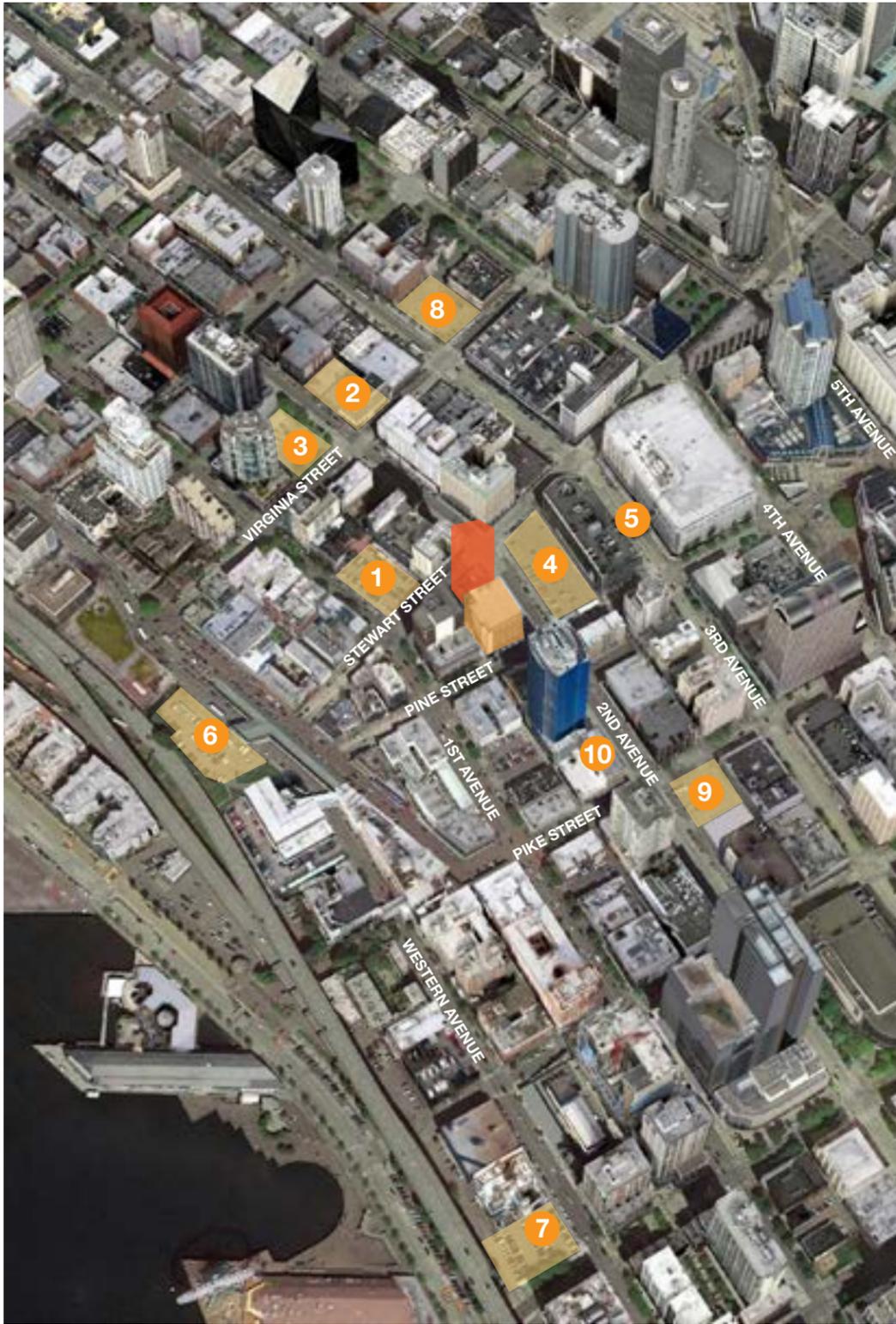
**OVERLAY DISTRICT:**  
 Commercial Core Urban Center Village

**ZONING CLASSIFICATION:**  
 DMC 240/290-400

**STREET CLASSIFICATIONS:**  
 Stewart Street:  
 Class I Pedestrian Street  
 Principal Transit Street:  
 No view corridors  
 Second Avenue:  
 Class I Pedestrian Street  
 Principal Transit Street:  
 No view corridors



- 1 Fifteen Twenty-One 2nd Avenue
- 2 Eitel Building
- 3 Newmark Tower / Target
- 4a Russel Investment Center
- 4b 1201 3rd Avenue
- 5 Seattle Art Museum
- 6 Harbor Steps
- 7 Four Seasons Hotel / Residences
- 8 Pike Place Market
- 9 Seattle Aquarium
- 10 Pier 62 & 63
- 11 Bell Street Pier
- 12 Belltown Court
- 13 Continental Place Condominiums
- 14 Market Place Tower
- 15 Cristalla Residences
- 16 One Pacific Tower
- 17 Viktoria
- 18 Moore Theatre
- 19 The Grand View Condominiums
- 20 Royal Crest Condominiums
- 21 Escala
- 22 The Westin Seattle
- 23 The Westin Building
- 24 Cinerama
- 25 Macy's
- 26 Westlake Center
- 27 Nordstrom
- 28 Pacific Place
- 29 Century Square



- 1 1900 1st Avenue - Apartments / Hotel
- 2 2000 2nd Avenue - 9-story Hotel
- 3 2001 2nd Avenue
- 4 204 Pine Street
- 5 3rd Avenue Bus Corridor Improvements
- 6 PC1-North
- 7 Western & University
- 8 2000 3rd Avenue
- 9 1430 2nd Avenue
- 10 Eitel Building



- Commercial / Office
- Residential Mixed-Use
- Parking
- Hotel
- Cultural
- Arts & Entertainment
- Park
- Services
- Site



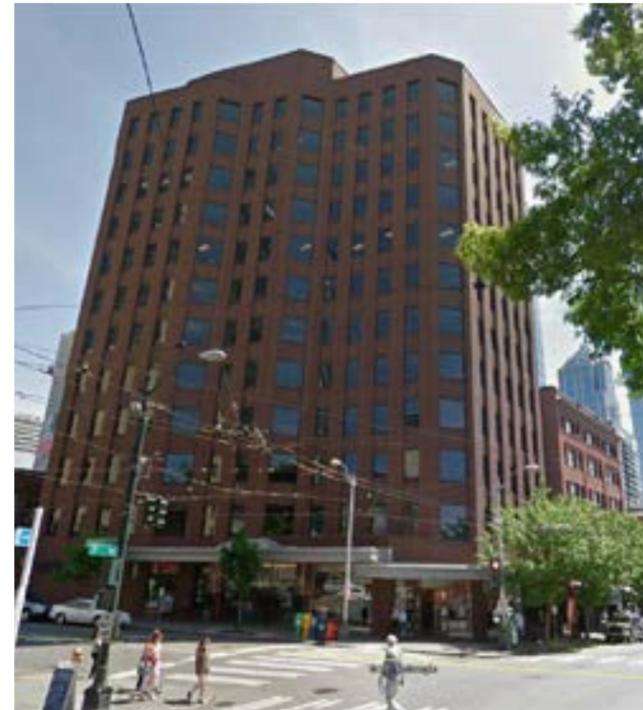
- Belltown
- Commercial Core
- Pike Place Market
- Towers
- Parks
- Transit
- View Corridor
- 1st Avenue



Proposed for 2nd & Pine



1st & Virginia



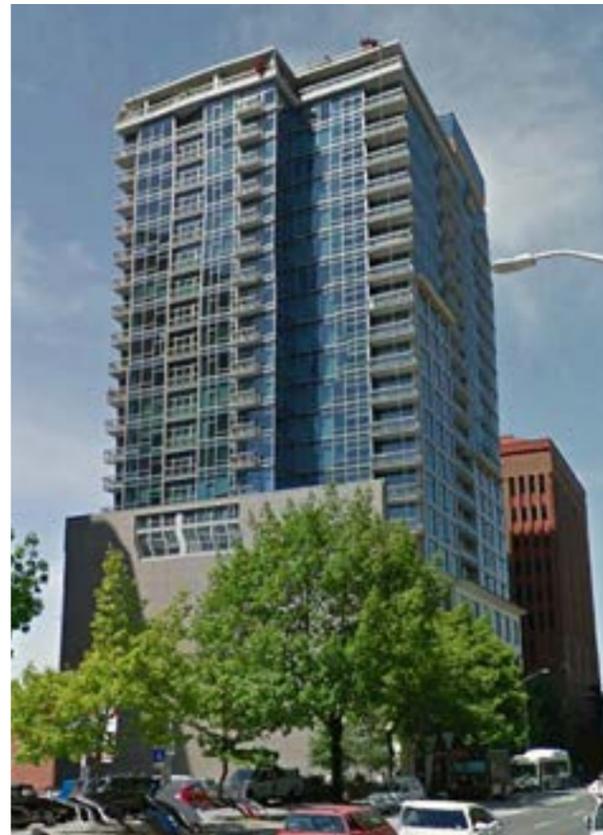
101 Stewart



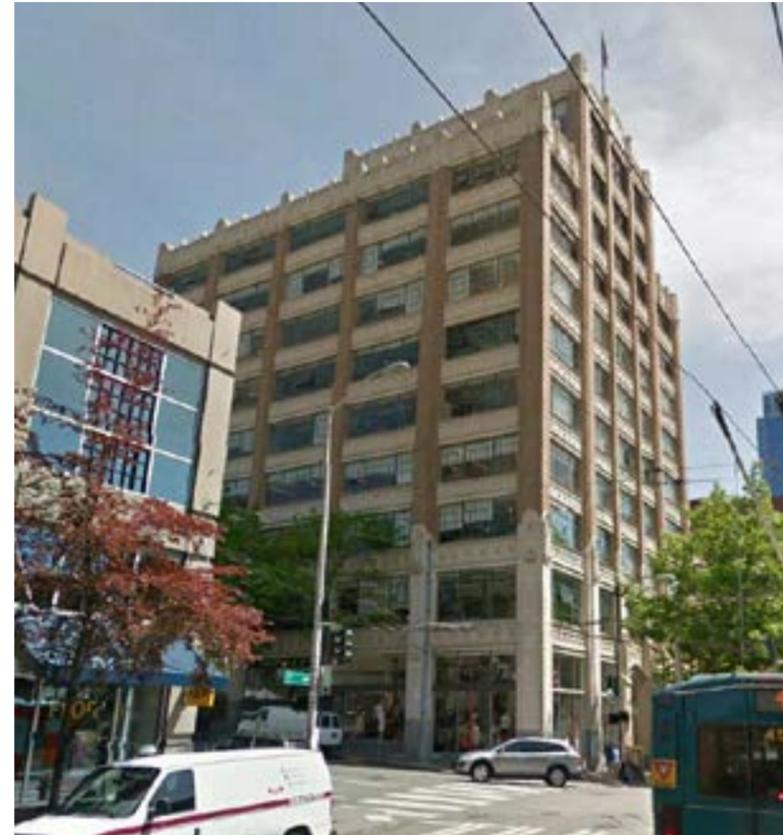
2nd & Pine - Doyle Building



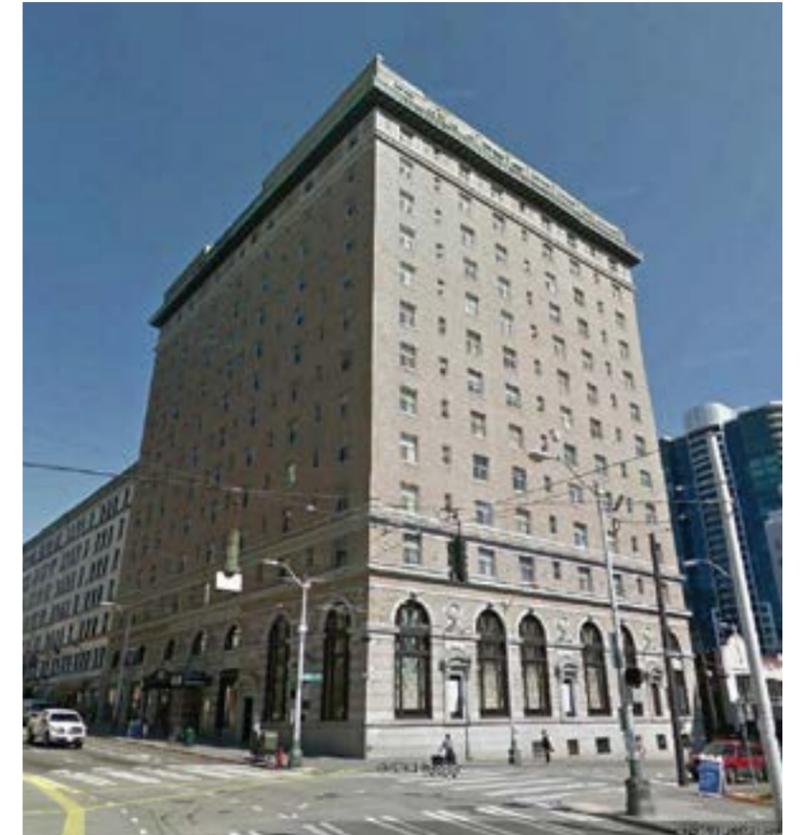
Proposed hotel for 1st & Stewart



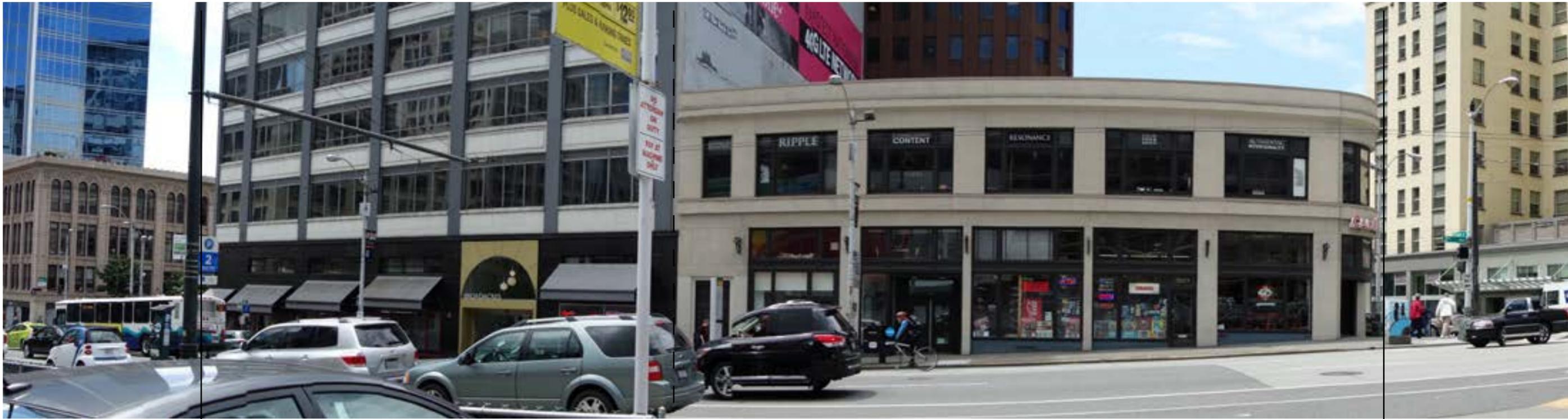
Crystallia Building



Terminal Sales Building



Josephinum Building



View looking west toward site from Second Avenue

SITE



View looking east from site at Second Avenue



View looking south toward site from Stewart Street

SITE



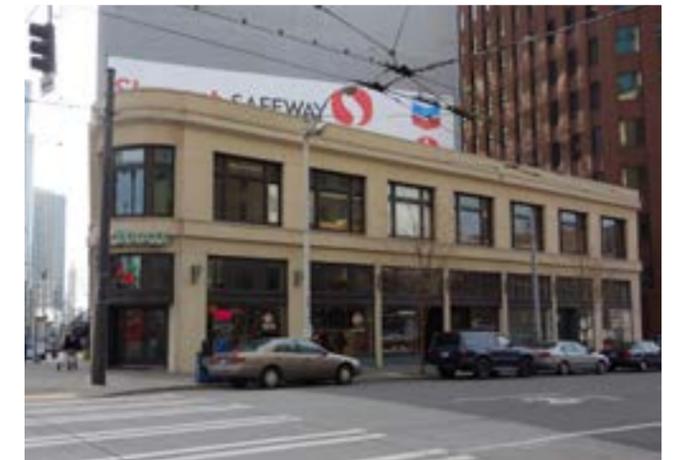
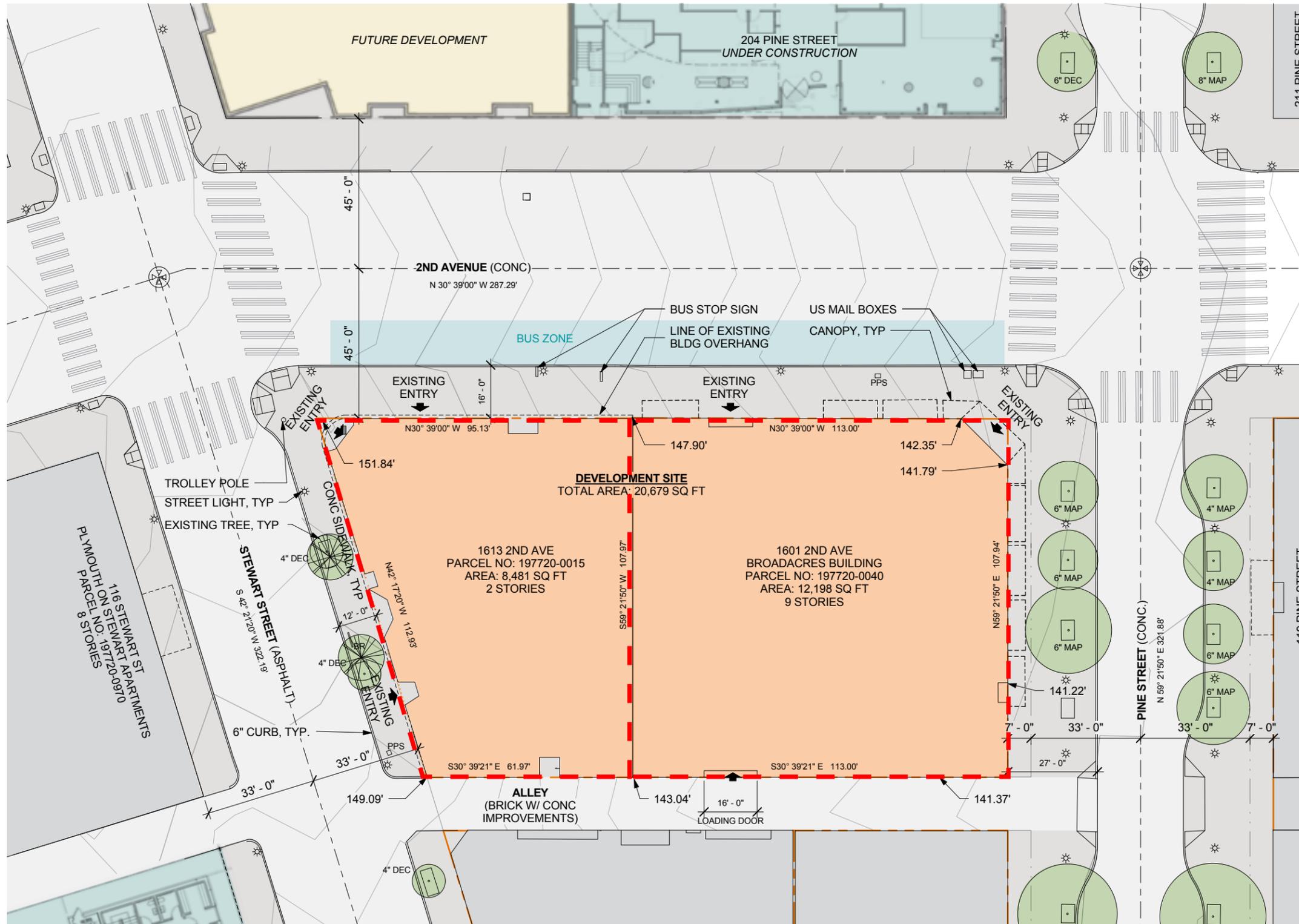
View looking north from site at Stewart Street



View looking south down alley from Stewart Street



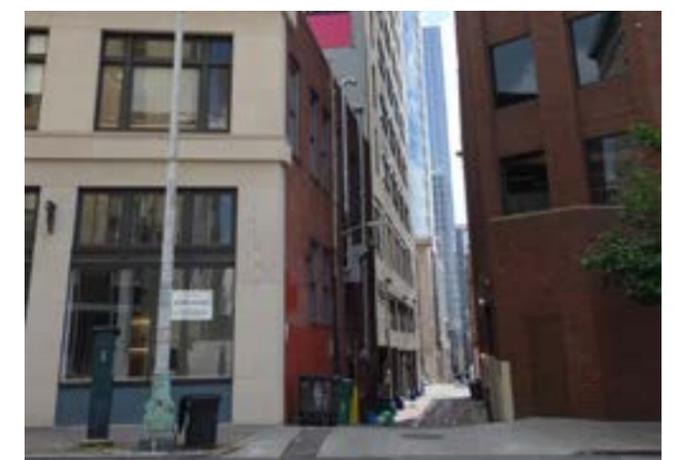
View looking north down alley from Pine Street



2nd & Stewart, MJA Building



2nd & Stewart, Broadacres Building



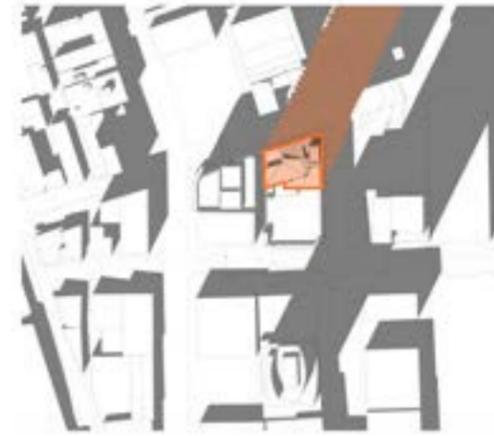
Alley west of site looking south

10AM

12NOON

2PM

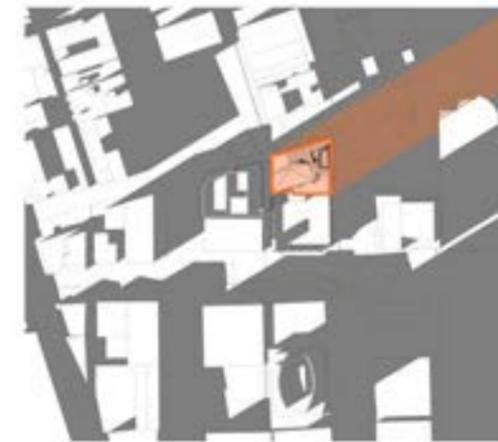
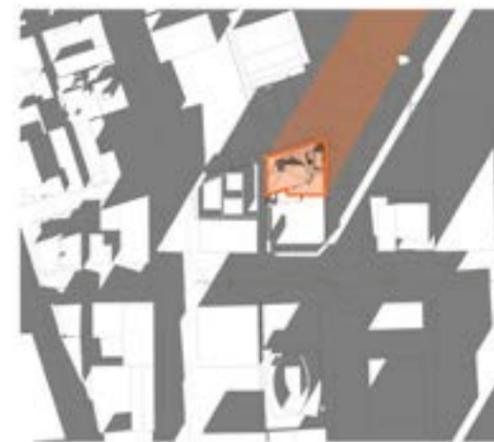
EQUINOX



JUNE 21



DEC 21





**23.49.008 Structure Height**

The base structure height for residential use is 290'. The maximum height is 400'.

The proposed structure height is 400' and intends to meet the requirements of SMC 23.49.015 (voluntary agreements for low and moderate income housing.)

The applicant will request a departure from the development standards for street level uses.

**23.49.011 Floor area ratio**

Table A: Base = 5; Max = 7

B. Exemptions and deductions from FAR calculations = b. Street-level uses meeting the requirements of Section 23.49.009.

The applicant intends to not propose any chargeable FAR to the development site.

**23.49.018 Overhead Weather Protection and Lighting.**

A. Continuous overhead weather protection shall be required for new development along the entire street frontage of a lot except along those portions of the structure facade that:

3. are separated from the street property line or widened sidewalk on private property by a landscaped area at least two (2) feet in width

B. Overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall or must extend to a line two (2) feet from the curb line, whichever is less.

The proposal complies.

**23.49.019 Parking quantity, location and access requirements, and screening and landscaping of surface parking areas.**

B.1.a. Parking at street level. On Class I pedestrian streets, parking is not permitted at street level unless separated from the street by other uses, provided that garage doors need not be separated.

2. Except as provided in subsection B1 above for parking at street level, parking within structures shall be located below street level or separated from the street by other uses, except as follows:

(1) One (1) story of parking shall be permitted above the first story of a structure for each story of parking provided below grade that is of at least equivalent capacity, up to a maximum of four (4) stories of parking above the first story.

(2) Parking above the third story of a structure shall be separated from the street by another use for a minimum of thirty (30) percent of each street frontage of the structure. For structures on lots located at street intersections, the separation by another use shall be provided at the corner portion(s) of the structure.

(3) The perimeter of each story of parking above the first story of the structure shall have an opaque screen at least three and one-half (3 1/2) feet high where the parking is not separated from the street by another use.

Alternatives A & B proposes 4 levels of below grade parking and 4 levels above per SMC 23.49.019.B.2; Alternative C proposes 4 levels below grade, 4 level above grade per SMC 23.49.019.B.2.a, and 2 levels with parking separated from the street by other uses per SMC 23.49.019.2.

**SMC 23.49.022 Minimum Sidewalk and Alley Width**

MAP C; Stewart Street to be increased 3'; 2nd Ave. to be increased 2'; a 2' alley dedication is required.

The proposal complies.

**SMC 23.49.056 Street facade, landscaping, and street setback requirements**

A. Minimum Facade Height. Table A, Class 1 pedestrian streets: 25'

The facade heights on Stewart and 2nd Ave. will exceed 25'.

C. Facade Transparency Requirements.

2. Facade transparency requirements do not apply to portions of structures in residential use.

4.a. Class I pedestrian streets: A minimum of 60 percent of the street level street-facing facade shall be transparent.

The existing facades on the development site will remain unchanged. The proposed facades will provide 60% transparency for portions of the structure not in residential use.

D. Blank Facade Limits.

c. Blank facade limits do not apply to portions of structures in residential use.

2.a. Blank Facade Limits for Class I Pedestrian Streets shall be no more than 15 feet wide.

c. The total width of all blank facade segments, including garage doors, shall not exceed 40 percent of the street-facing facade of the structure on each street frontage, or 50 percent if the slope of the street frontage of the facade exceeds 7.5 percent.

The existing facades of the development site to remain unchanged; the proposed structure intends to comply.

E. Street Tree Requirements. Street trees are required on all streets that have a pedestrian classification and abut a lot.

The proposal complies.

**SMC 23.49.058.B Facade Modulation**

Facade modulation required above 85' for portions of the structure within 15' of a street property line. Length of unmodulated facades decreases per Table 23.49.058A

The applicant will request a departure for the configuration of unmodulated facade length on Stewart Street, above 240' only. All other facades will comply.

**23.49.058.D.1 Tower Floor Area Limits**

Table 23.49.058D1: 10,700 sf average floor area for structures exceeding the base height; The maximum floor area of any story in a tower is 11,500 sf

The proposal's residential use gross floor area does not exceed 10,700 sf.

**23.49.058.D.2 Maximum Tower Width**

Maximum facade width above 85' along 2nd Ave. Limited to 80% of the street frontage or 120' whichever is less

The proposal's maximum tower width is 120'. The proposal complies.

**SMC 23.49.058.E Tower Spacing**

No separation required between structures on different blocks; on the same block but different zones and from existing structures allowed before the effective date of ordinance 122054.

The proposal complies.

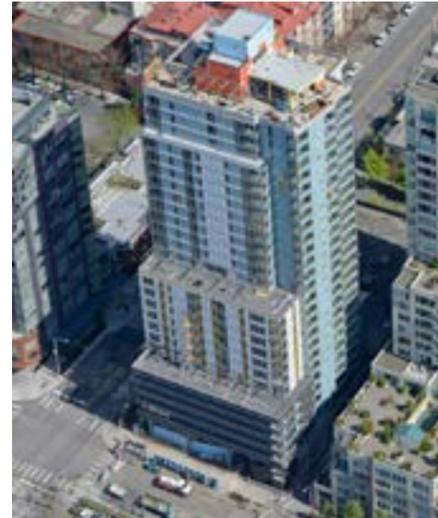


**A-1 Respond to the physical environment.**

*Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.*

**A-1 Response:**

The proposal site occurs at a change in the street grid alignment providing a non-standard lot shape. The massing of the building responds to the changing grid. Nearby buildings vary in height and scale. The proposal modulates its massing to respond to the different scales of its neighbors. The site occurs at the edge of a lower scale zone providing dramatic views of Elliot Bay, Pike Place Market and the downtown core.



**A-2 Enhance the skyline.**

*Design the upper portion of the building to promote visual interest and variety in the downtown skyline.*

**A-2 Response:**

The arrangement and expression of the elevator core intermixed with sloping and varied profile of the rooftop amenity are expressed. The allowed height above the maximum zoning height needed for elevator core provides a beacon quality in the skyline.



**B-1 Respond to the neighborhood context.**

*Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.*

**B-1 Response:**

The proposal's site near the northern edge of the Pike Place Market has the opportunity to contribute to the pedestrian experience on Stewart Street. The building facades are setback to create a two-story base. Lobby spaces wrap the street level facades to activate the sidewalk. Further, the massing adjacent to the Broadacres Building recesses, echoing its neighbor's height.



**B-2 Create a transition in bulk & scale.**

*Compose the massing of the building to create a transition to the height, bulk, and scale of development in neighboring or nearby less intensive zones.*

**B-2 response:**

The southeast facade, between the Broadacres Building and the mechanical penthouse of 101 Stewart, recesses its massing acknowledging the differing heights of its neighbors. The southwest corner angles inward responding to Stewart Street's grid and reducing the scale vertically on the facade.

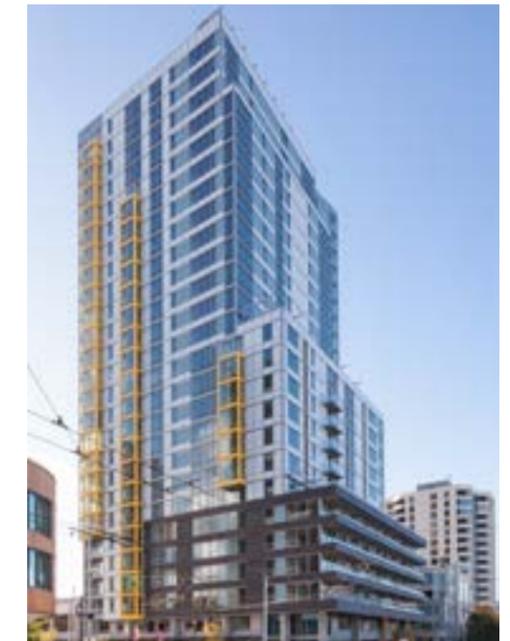


**B-4 Design a well-proportioned & unified building.**

*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.*

**B-4 Response:**

The small site size and irregular shape, combined with the proposed 400' height achieved through the affordable housing incentive, creates a tall, slender appealing architectural form. Taut window wall cladding reinforces the distinctive massing created by the unique site.



**C-1 Promote pedestrian interaction.**

*Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming.*

**C-1 Response:**

The proposed Stewart Street facade is transparent with potential for an intermediate mezzanine to increase the activity between the sidewalk and interior ground level. On Second Avenue, a similar tall, interior space with visibility to and from the street provides activity. Overhead cover along Second Avenue provides an enhanced environment for transit users. Residential units wrap above-grade parking activating the lower portions of the proposal to and from the streets.



**C-6 Develop the alley facade.**

*To increase pedestrian safety, comfort, and interest, develop portions of the alley facade in response to the unique conditions of the site or project.*

**C-6 Response:**

Limited alley length for building services is mitigated with transparent facades at the intersection of the alley and Stewart Street. A secondary day-to-day entry is overlapped at the same intersection providing pedestrian activity, lighting for security, and a vantage toward the Market and Elliot Bay.

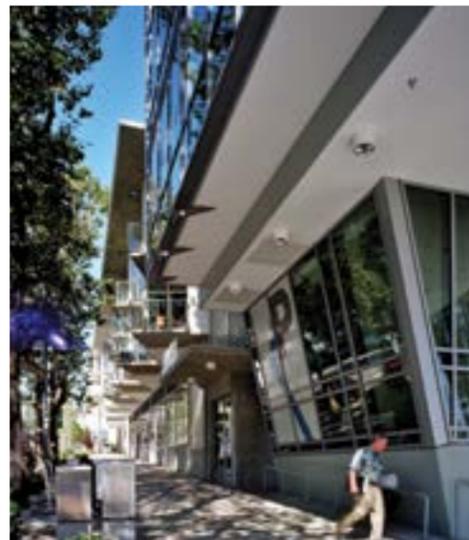


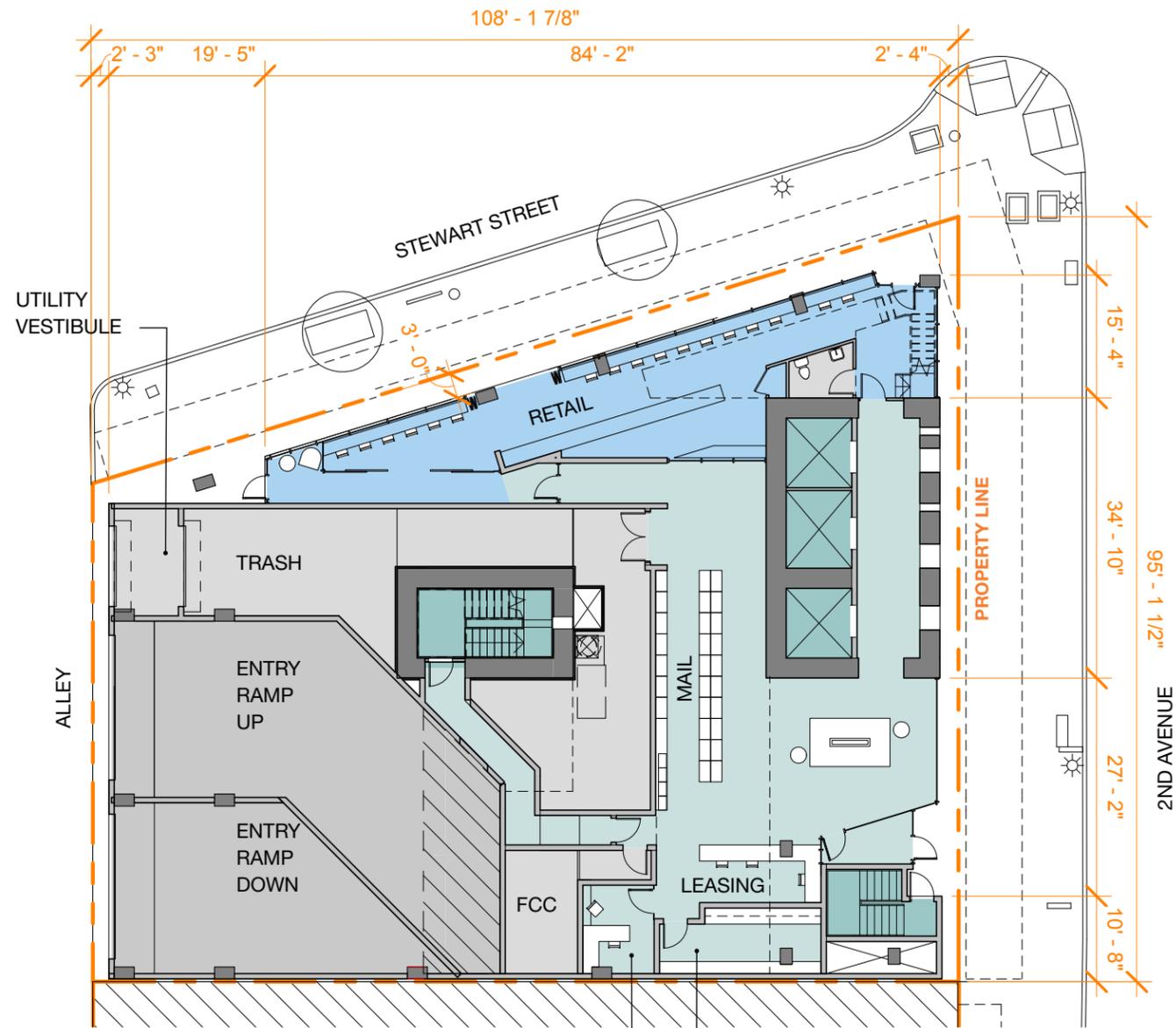
**D- 3 Provide elements that define the place.**

*Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable “sense of place” associated with the building.*

**D-3 Response:**

The site's prominent location relative to the Pike Place Market, the downtown retail core, and Belltown neighborhood provides a unique opportunity for a memorable place. The location of the elevator lobby along Second Avenue provides an opportunity for creative use of facade openings and lighting.





**GROUND FLOOR PLAN**

**PROGRAM**

- Residential Use
- Units
- Retail
- Parking
- Amenity
- Vertical Circulation
- Back of House



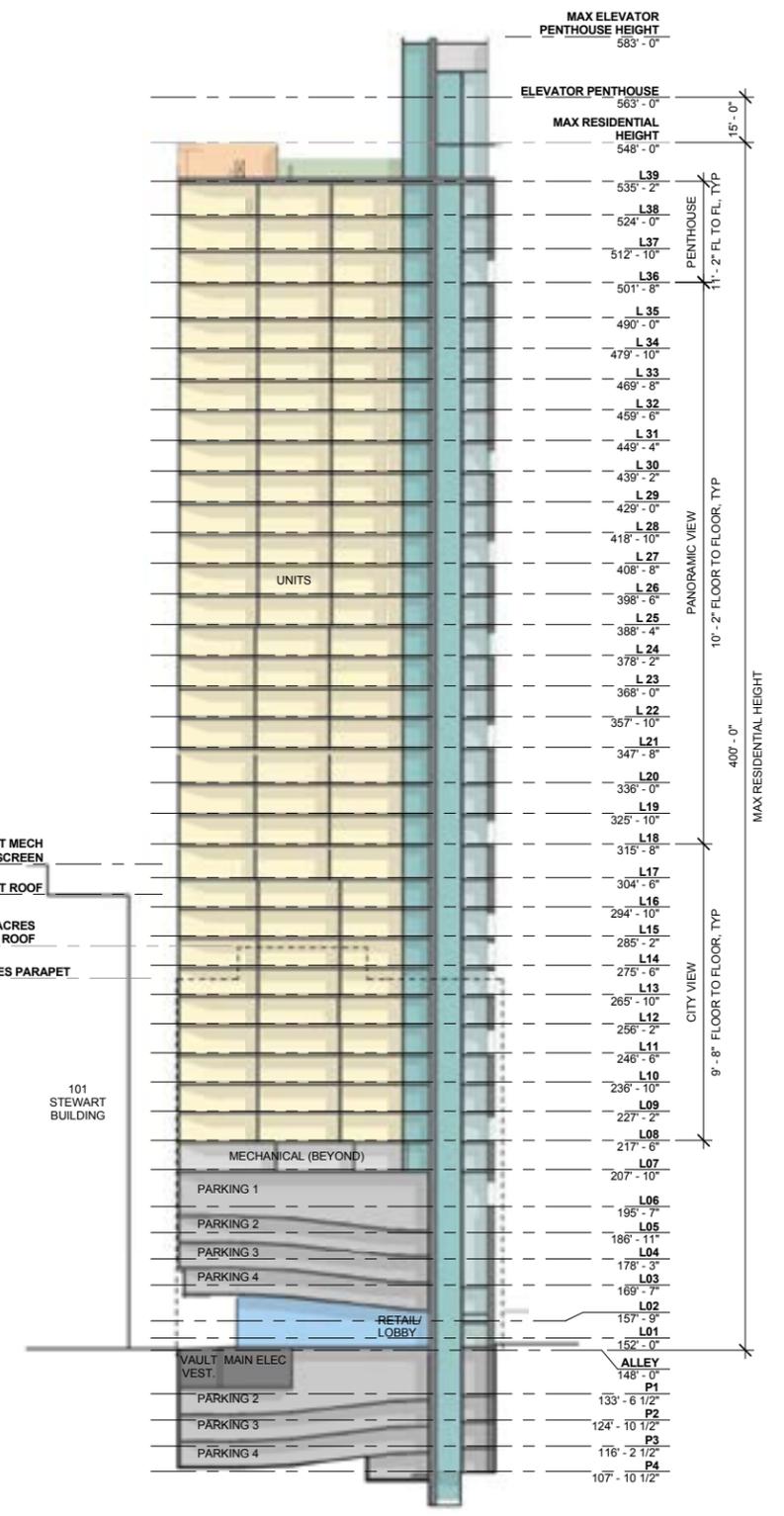
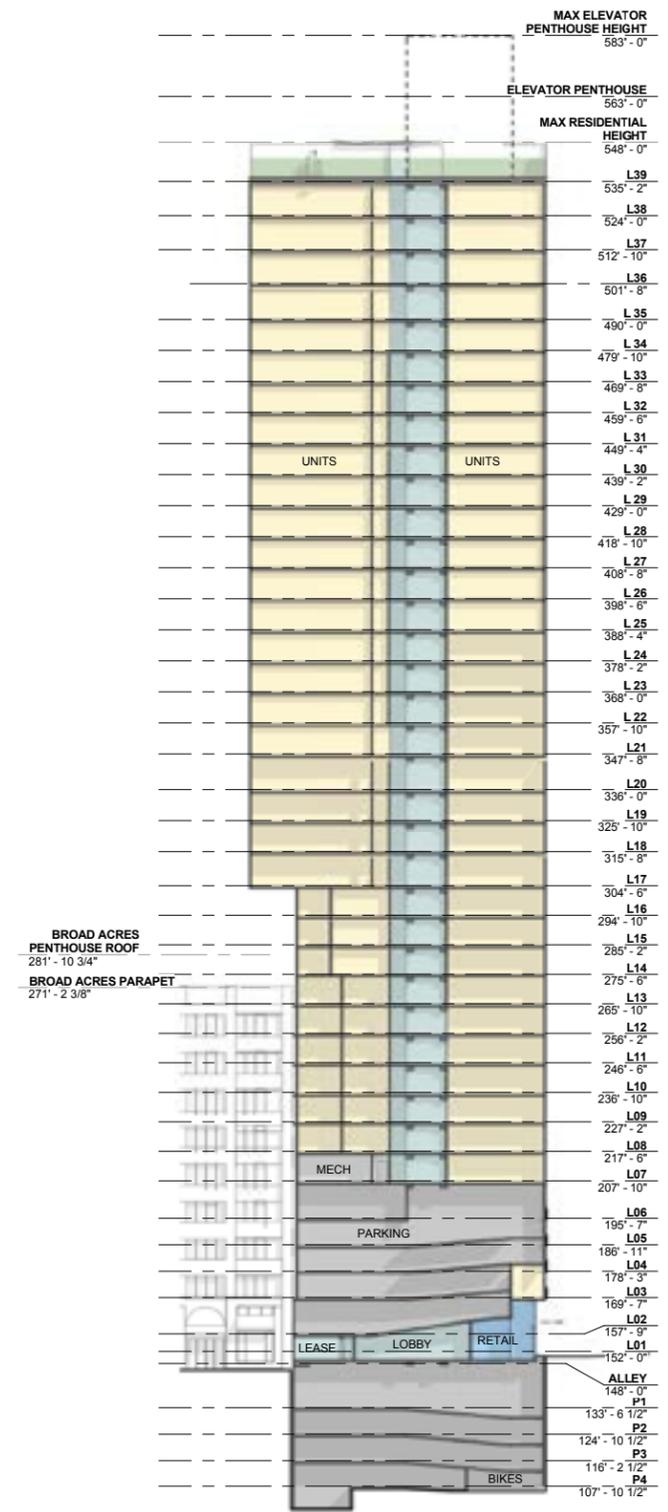
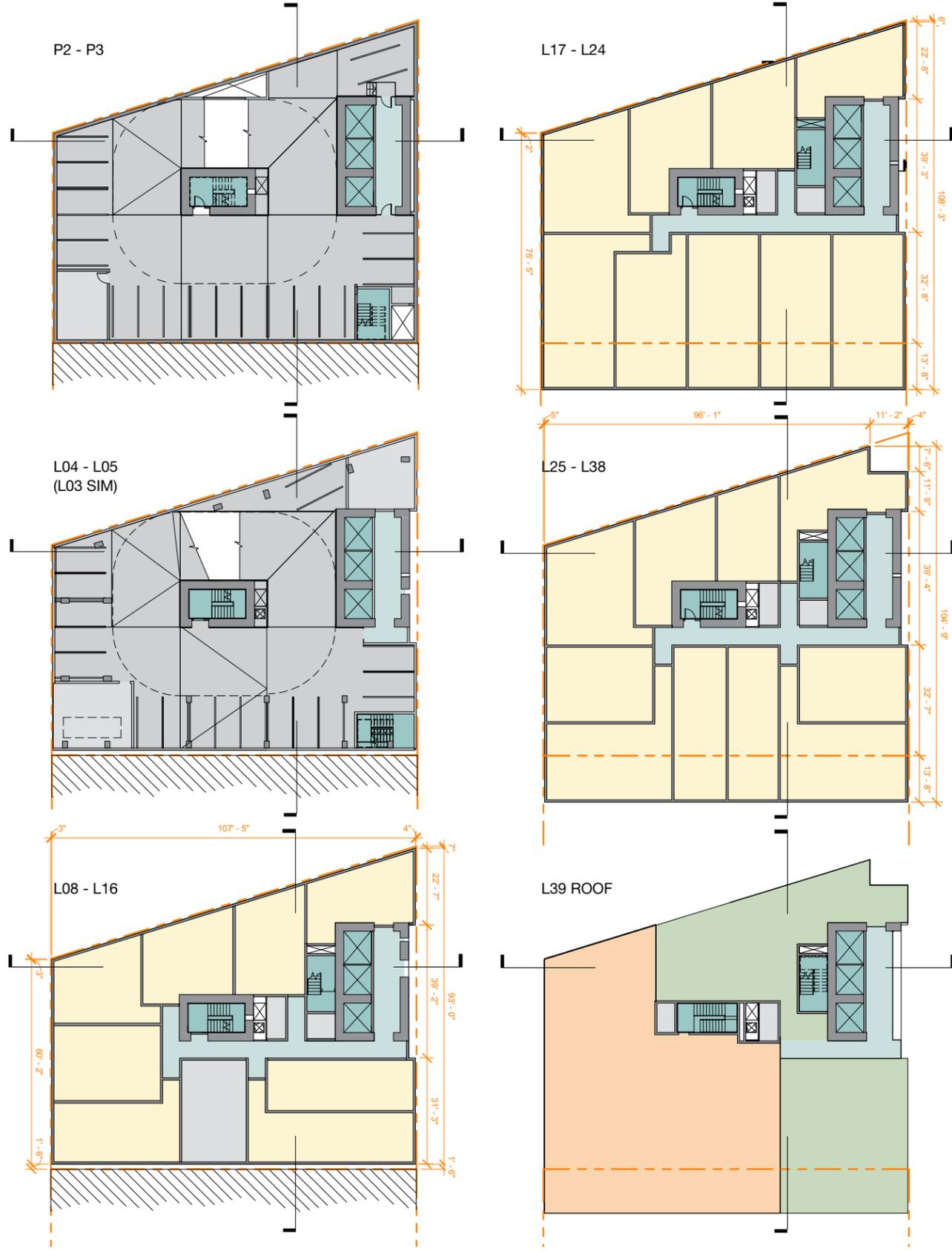
**SCHEME SUMMARY**

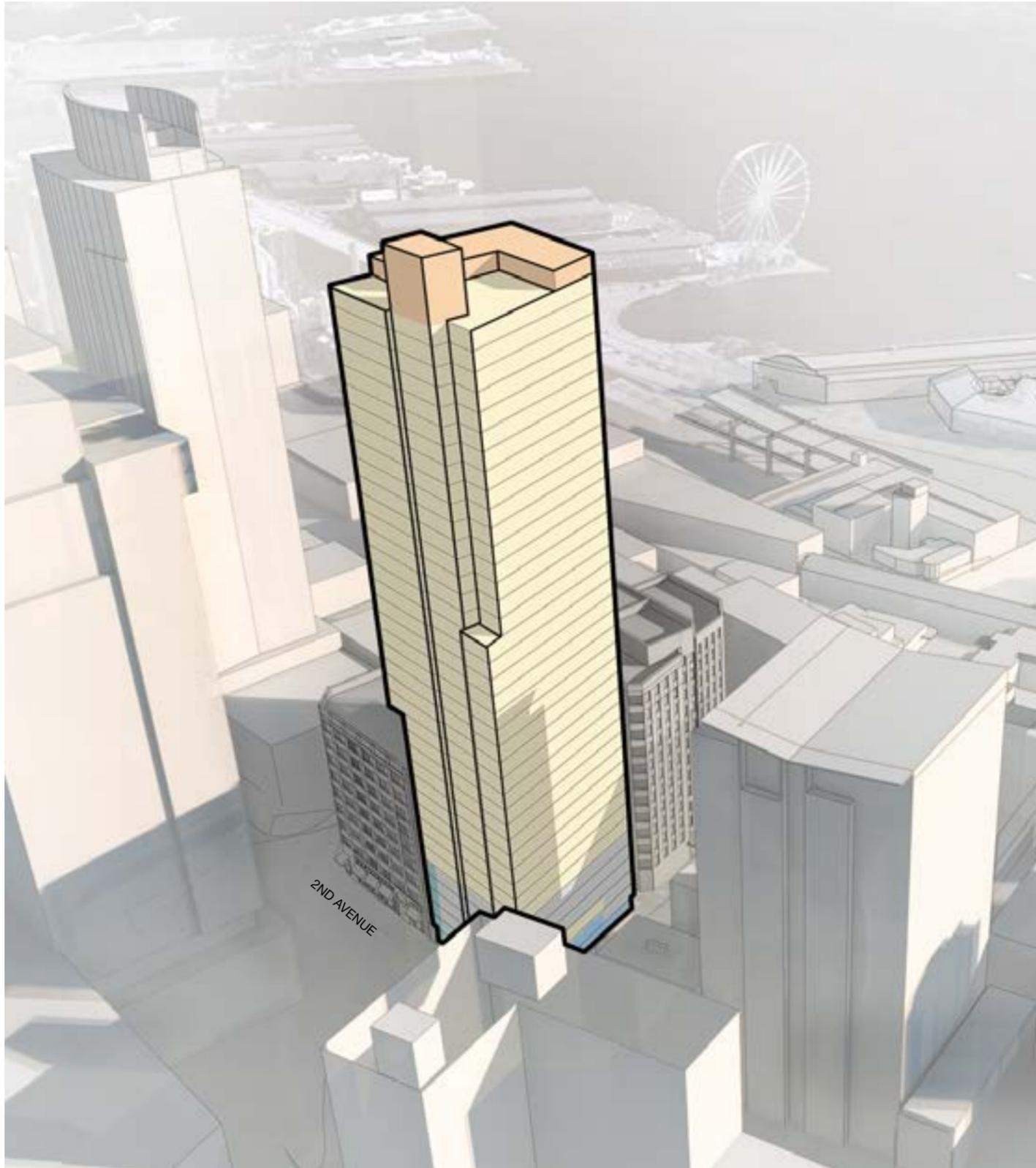
**OPPORTUNITIES**

Closest alternate meeting Land Use Code requirements.  
 Full extent of Stewart Street dedicated to pedestrian friendly uses i.e. retail opportunity such as a cafe.  
 Retail location at corner of Second Avenue and Stewart Street contributes street level uses to both streets.  
 Facade Modulation above 240' in height does not require a departure request.  
 Simple

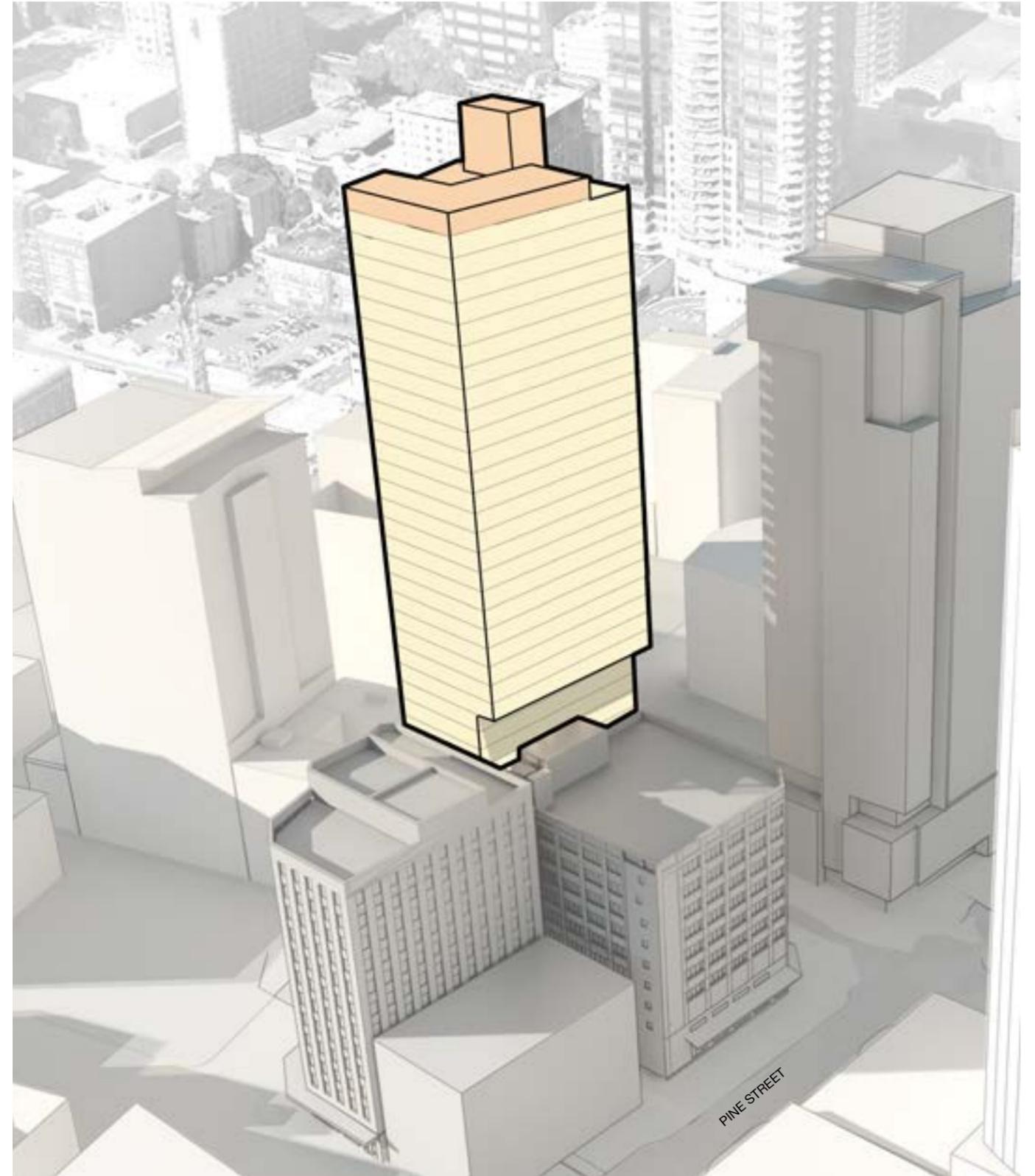
**CONSTRAINTS**

Street level Use requirement on Second Avenue short of 75% of the street frontage.  
 Residential entry located off of Second Avenue not as compatible adjacent to the transit stop activity.  
 Upper level facade modulation at corner of Second Avenue and Stewart Street meets code, however creates a 15' setback that adds complexity to the structure.

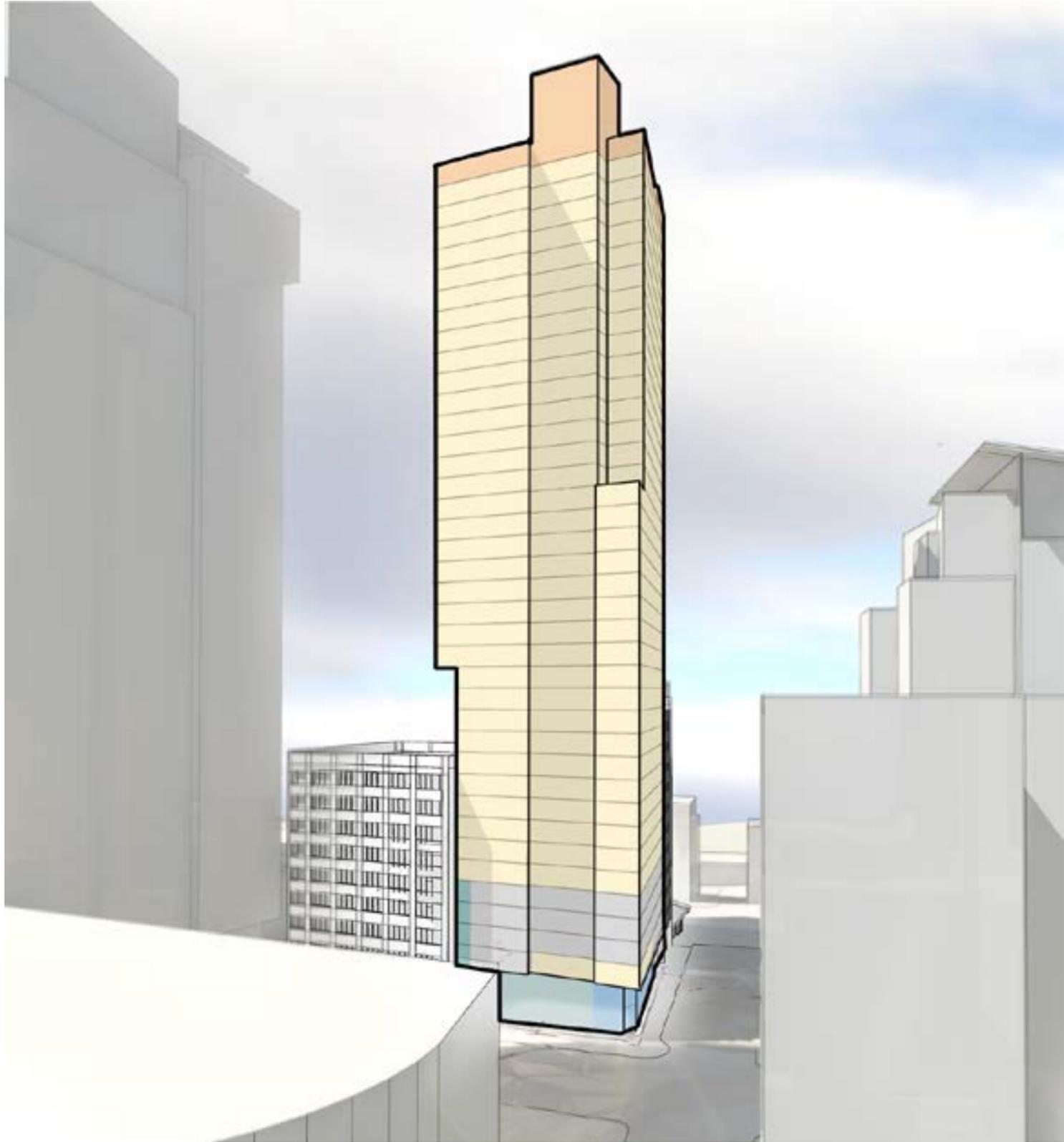




Massing view from north looking south



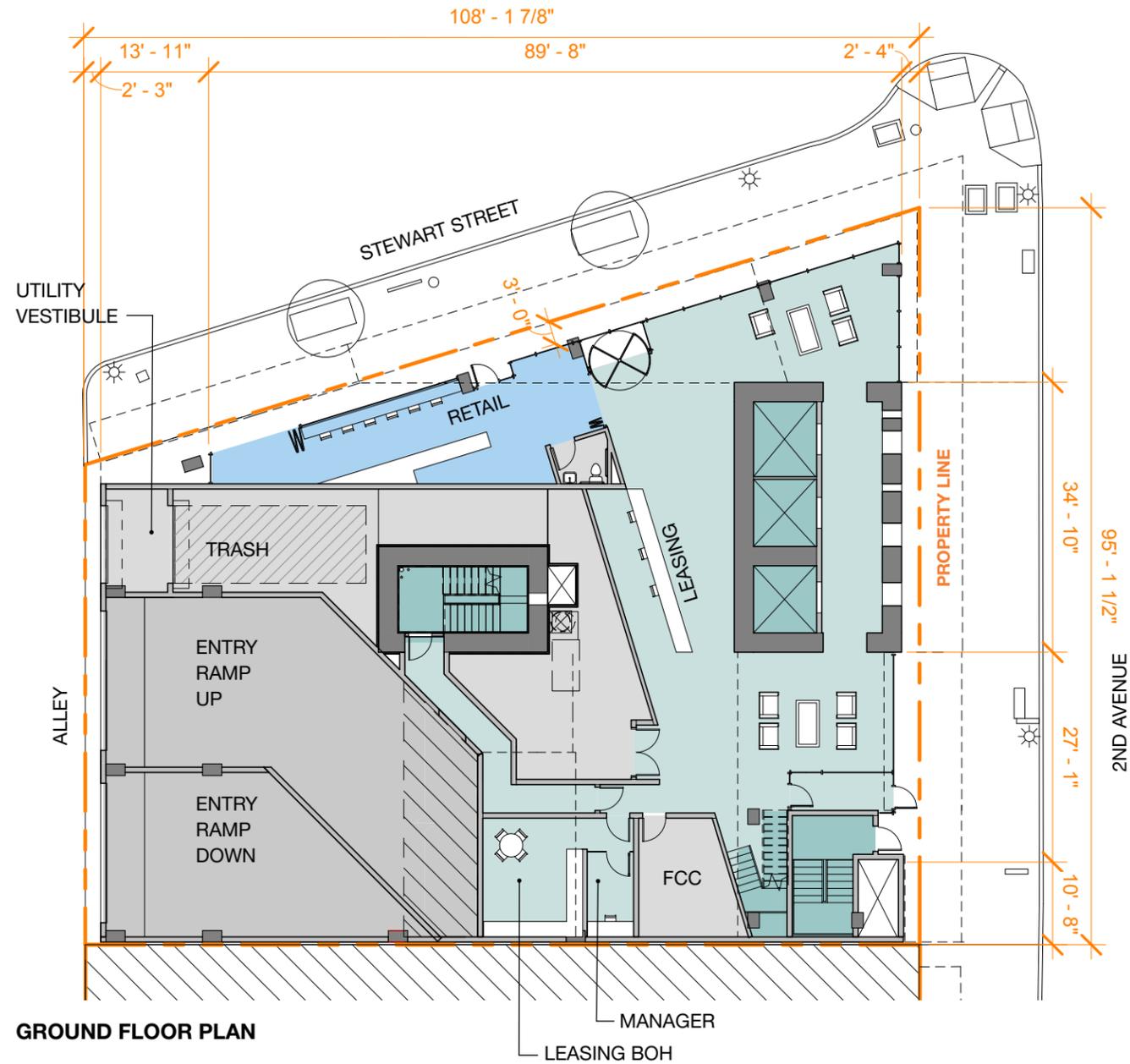
Massing view from south looking north



PROGRAM

- Residential Use
- Units
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- Parking
- Amenity
- Vertical Circulation
- Back of House

Massing view from Stewart Street looking southwest



**GROUND FLOOR PLAN**

**PROGRAM**

- Residential Use
- Units
- Retail
- Parking
- Amenity
- Vertical Circulation
- Back of House



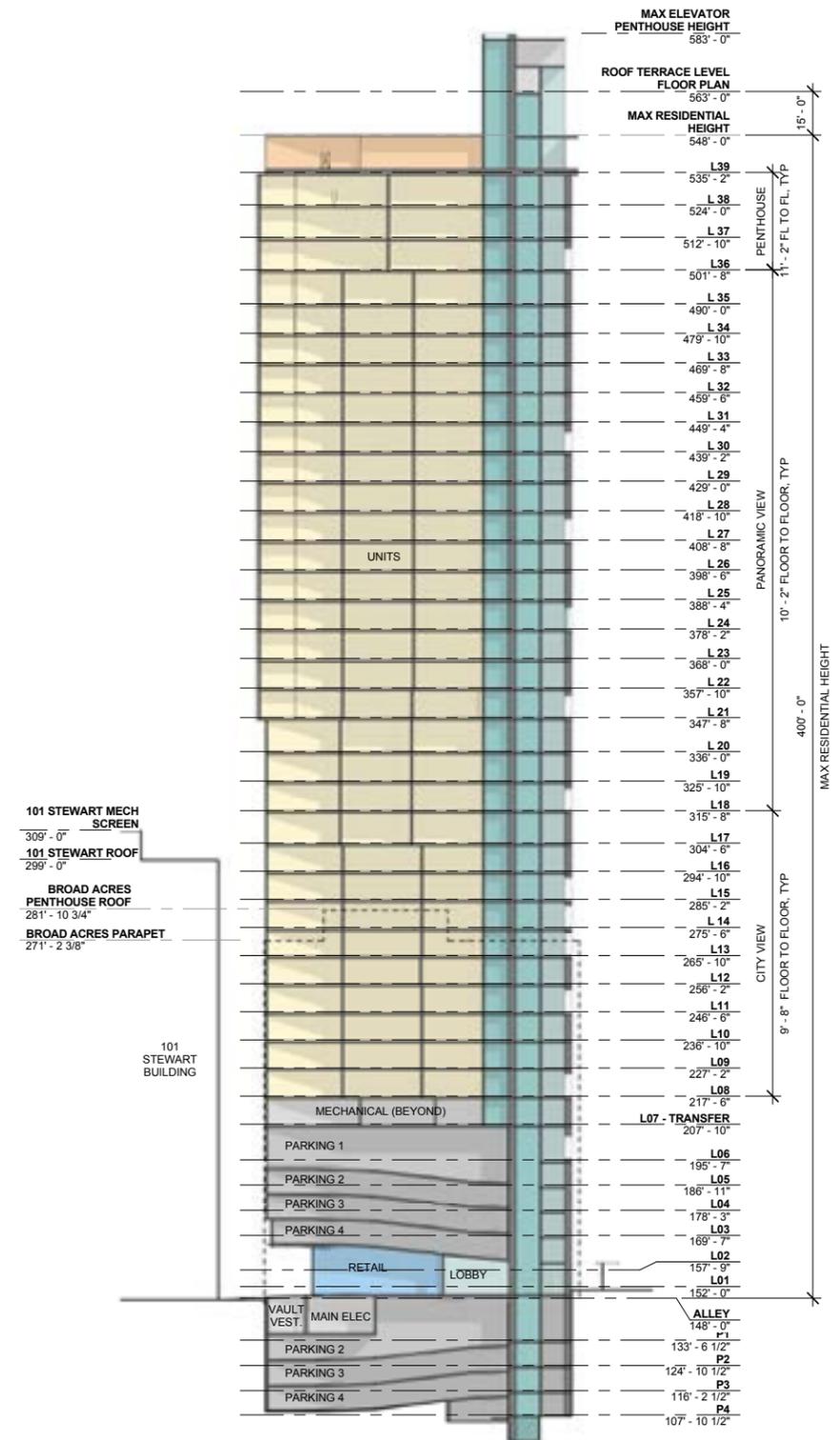
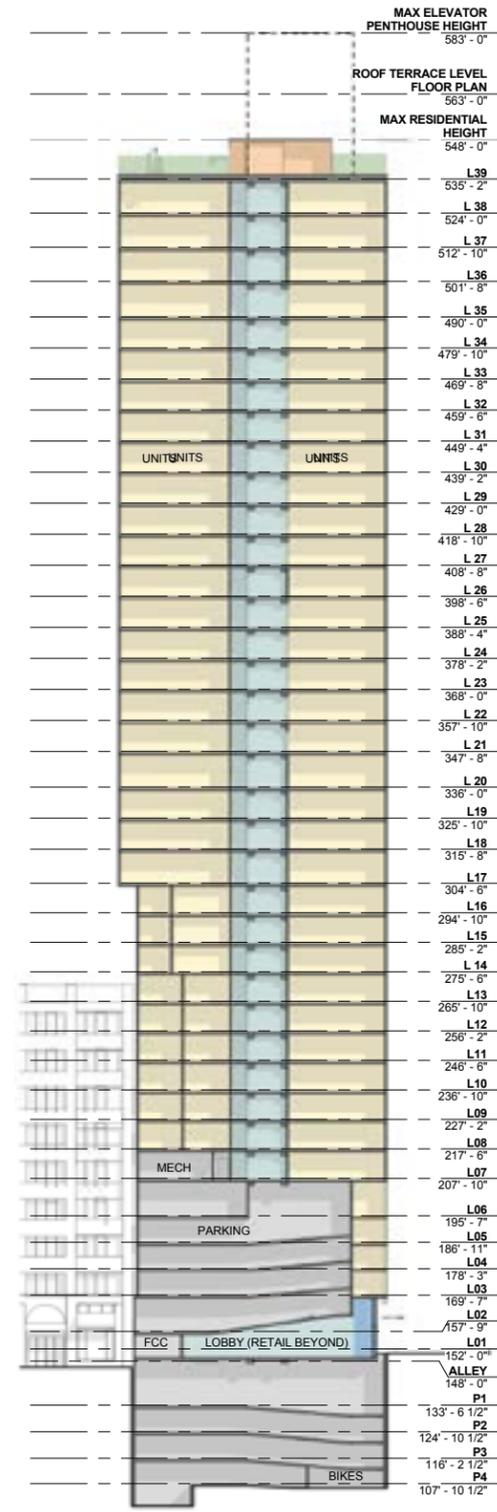
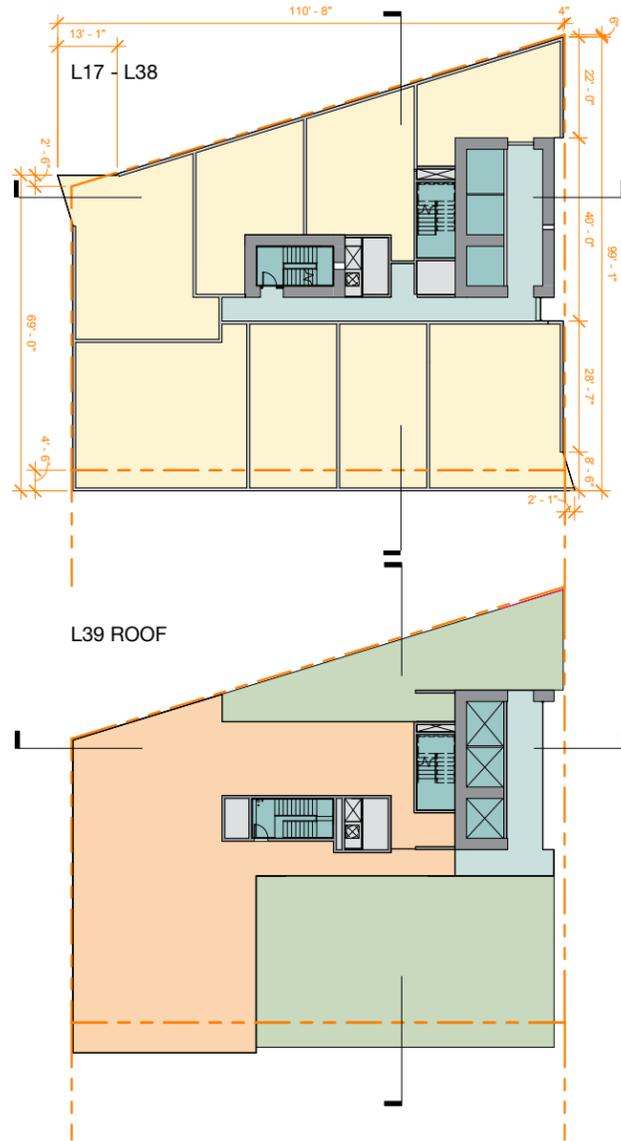
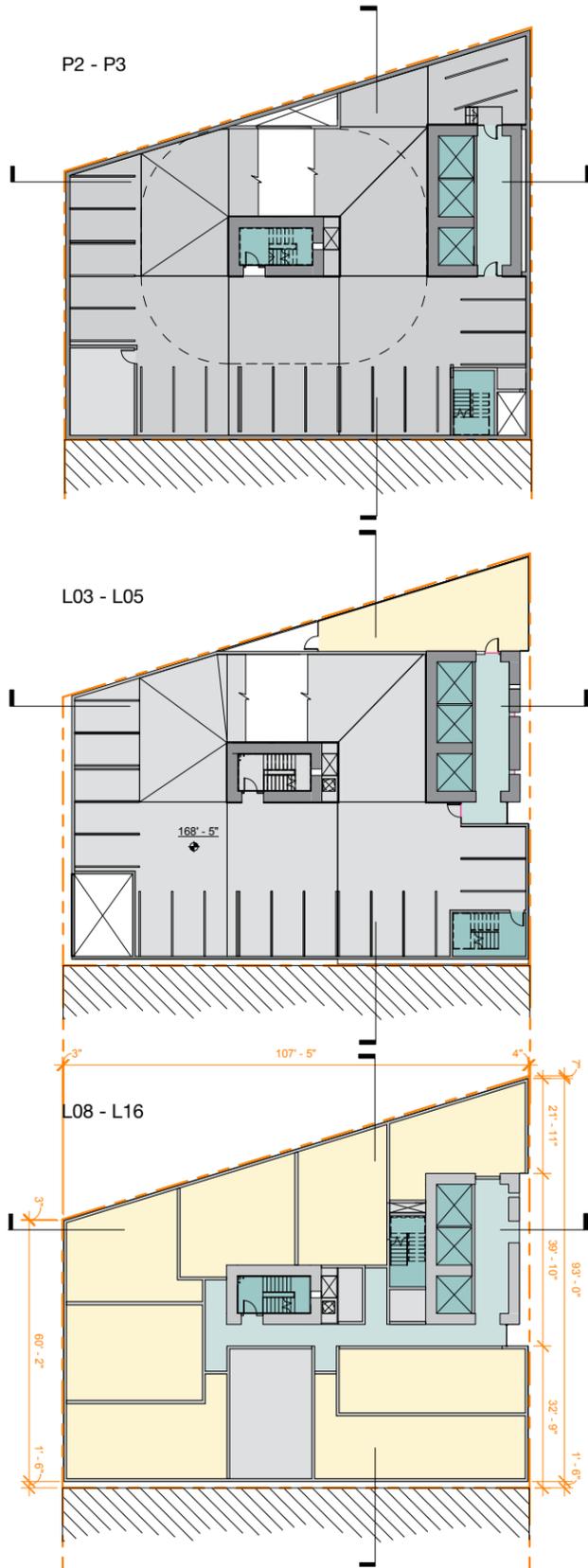
**SCHEME SUMMARY**

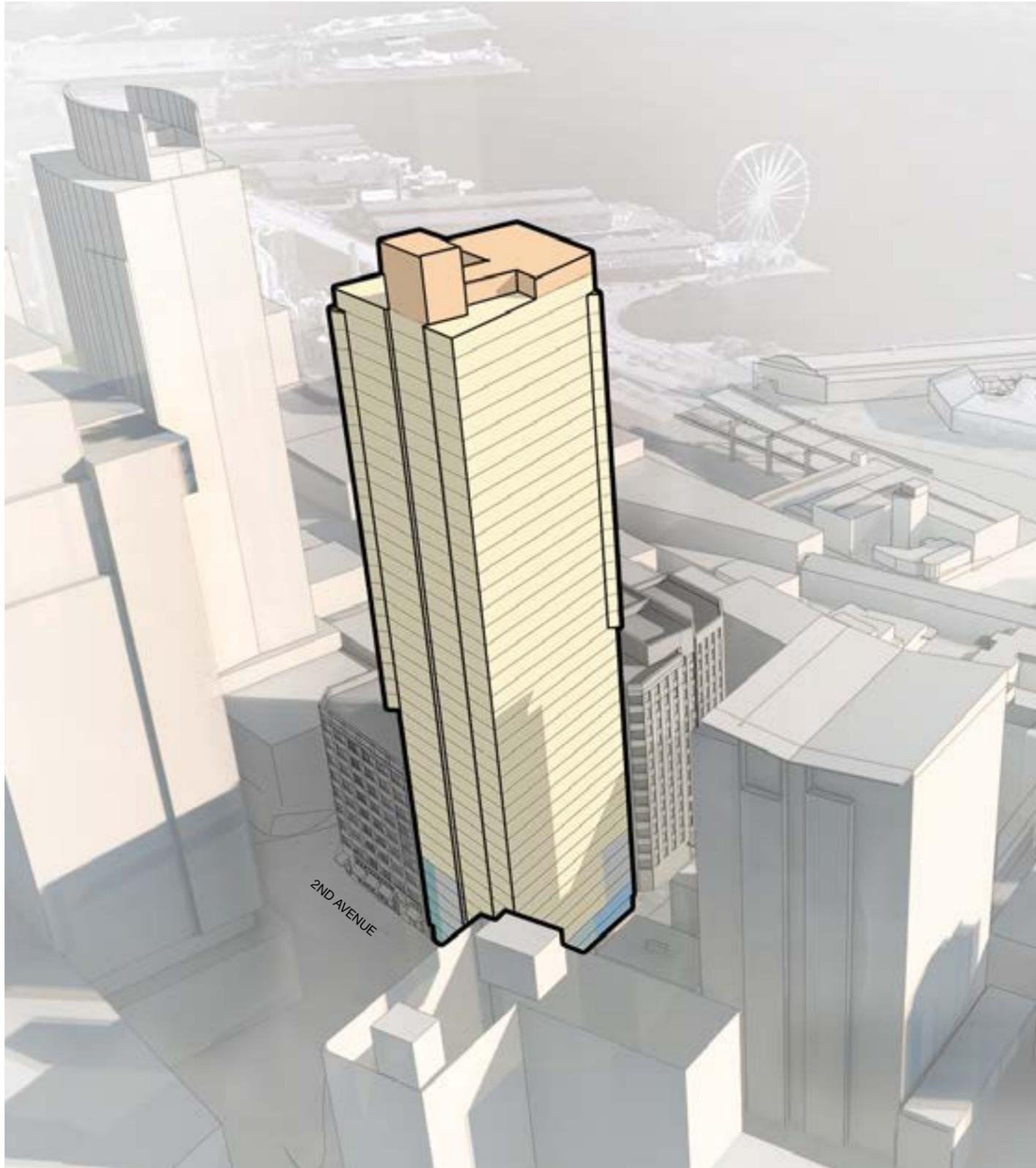
**OPPORTUNITIES**

Retail and residential lobby entries on Stewart Street.  
 Residential Lobby lounges along Second Avenue.  
 Ability for residential tower to have a secondary entry on Second Avenue.  
 Simple tower massing. Size of site and building mass smaller than overall bulk and scale allowed per land use code.  
 Above-grade parking separated by residential uses for majority of the facades.

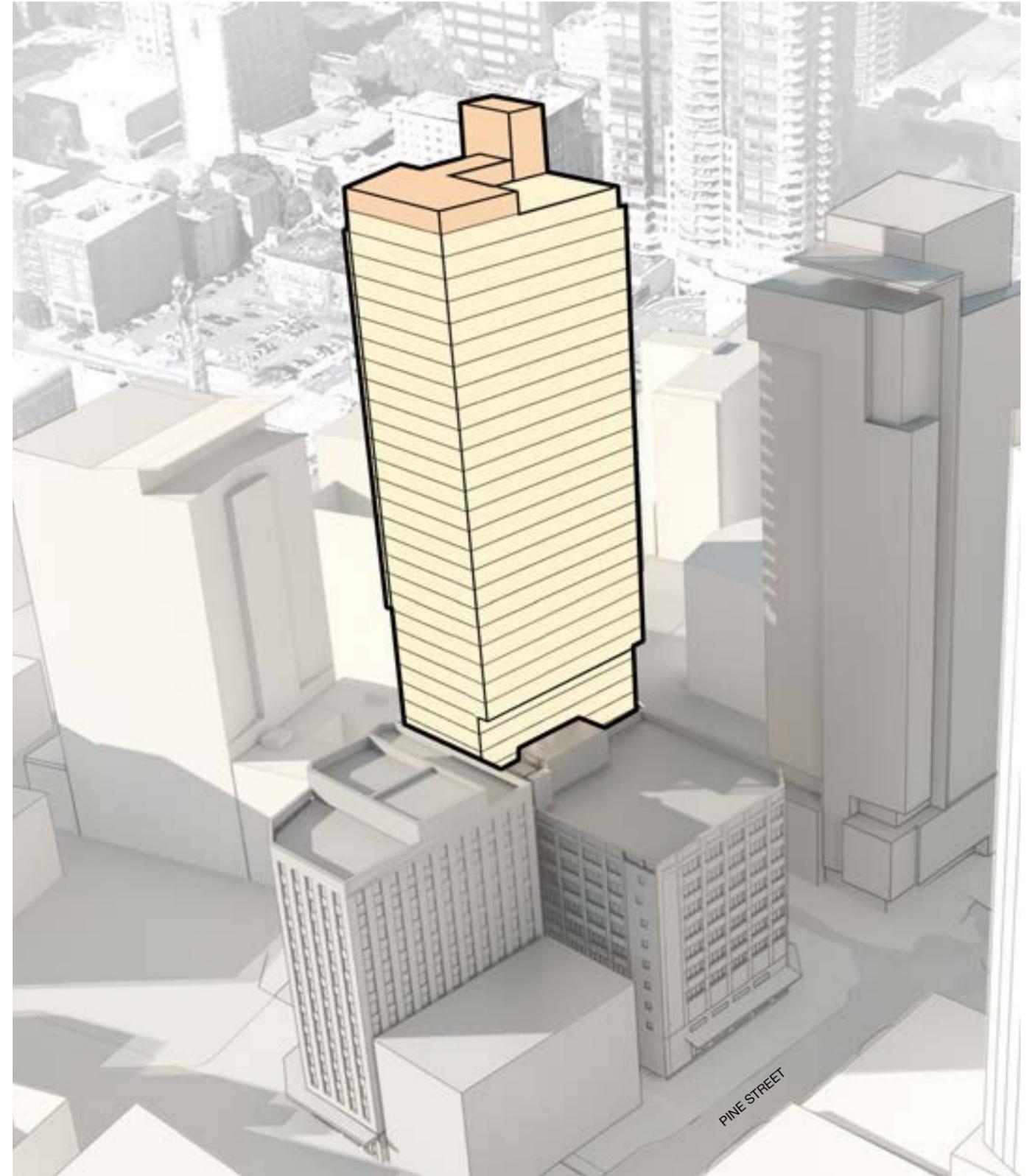
**CONSTRAINTS**

Street level uses > 75% of street frontage on Second Avenue. Departure request required.  
 Length of unmodulated facades above 240' on Second Avenue and Stewart Street exceed 100' limit per land use code. (12' +/- on Stewart Street and 8' +/- on Second Avenue) Departure Request would be required. Justification for the departure would be the overall bulk and scale of the building is well under code allowed. (Vertically "average" the street facing facades).





Massing view from north looking south



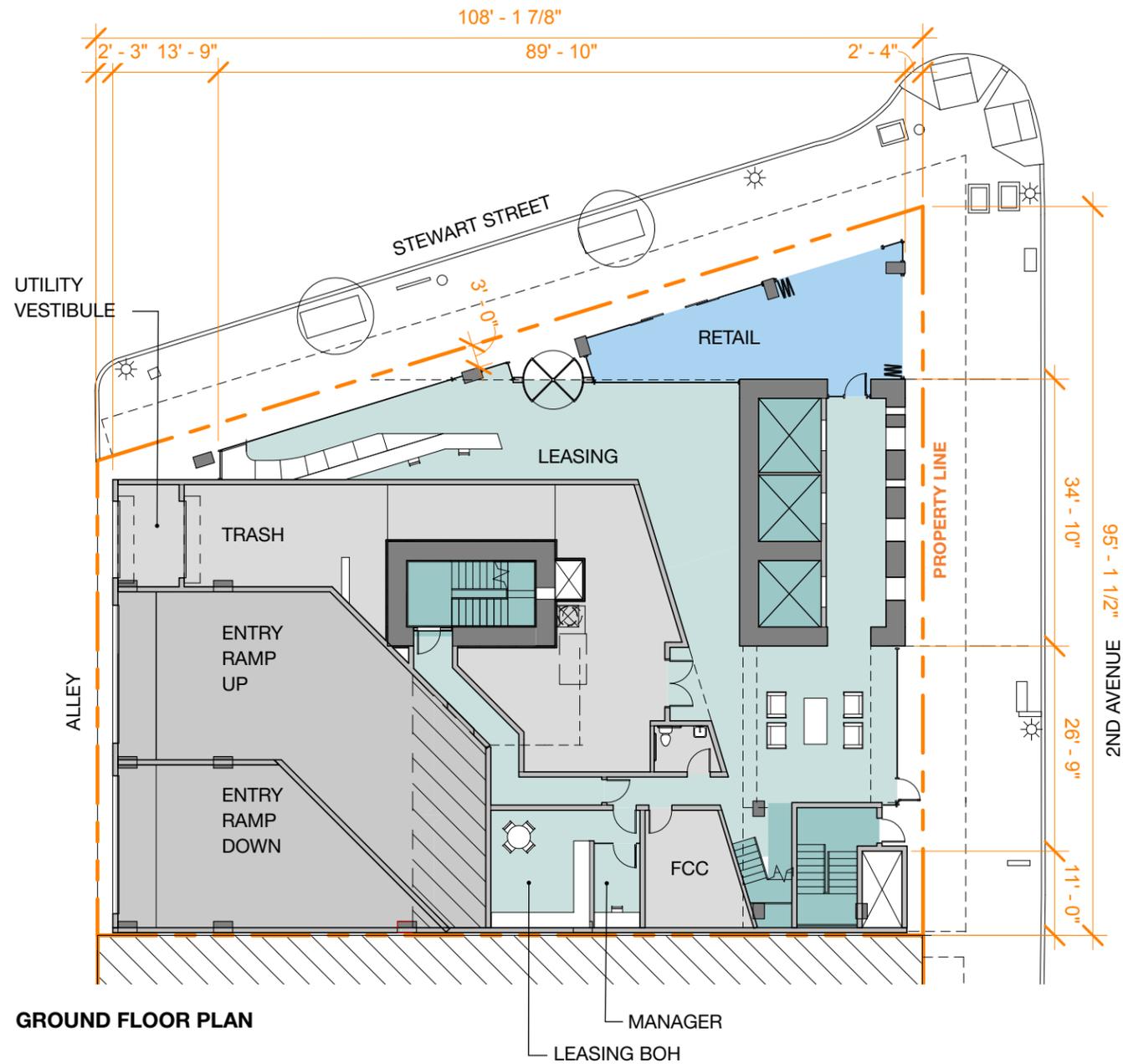
Massing view from south looking north



PROGRAM

- Residential Use
- Units
- Retail
- Parking
- Amenity
- Vertical Circulation
- Back of House

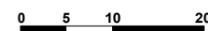
Massing view from Stewart Street looking southwest



**GROUND FLOOR PLAN**

**PROGRAM**

- Residential Use
- Units
- Retail
- Parking
- Amenity
- Vertical Circulation
- Back of House



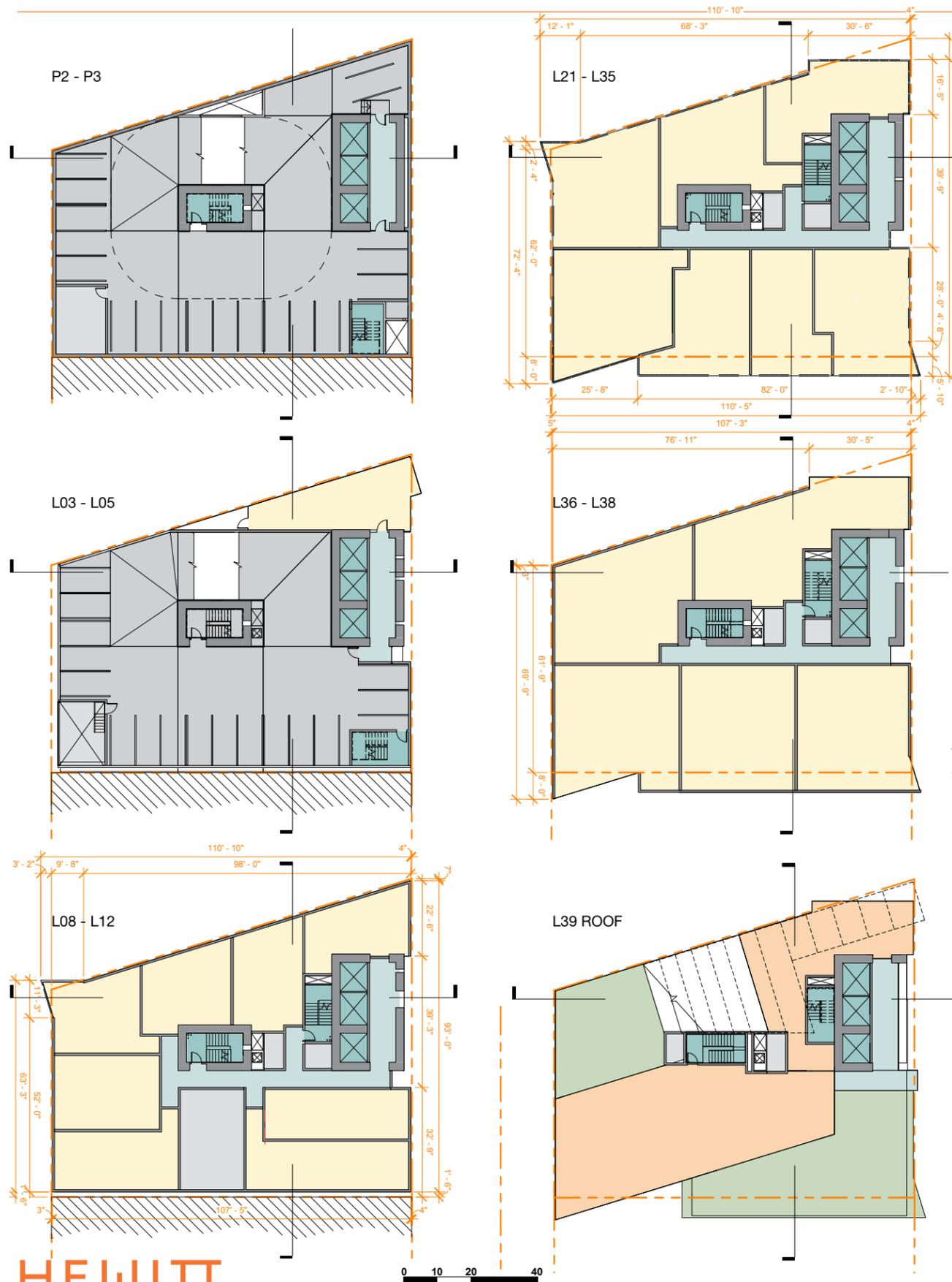
**SCHEME SUMMARY**

**OPPORTUNITIES**

- Retail and residential lobby entries on Stewart Street.
- Retail at corner contributes street level uses to both Stewart Street and Second Avenue.
- Retail has the ability to better serve commuters at the transit stop.
- Opportunity to allow leasing function to meet a "general sales and services" use definition and qualify as a street level use on Stewart Street.
- Ability for residential tower to have a secondary entry on Second Avenue.
- Tower massing smaller than overall bulk and scale allowed per land use code.
- Single departure request for unmodulated facades above 240' on Stewart Street (please see p. 35).
- Tower massing better relates to lower scaled neighbors; recognizes the street grid change and offers modulation on the southwest façade for a more unified architectural expression.
- Above-grade parking separated by residential uses for majority of the facades

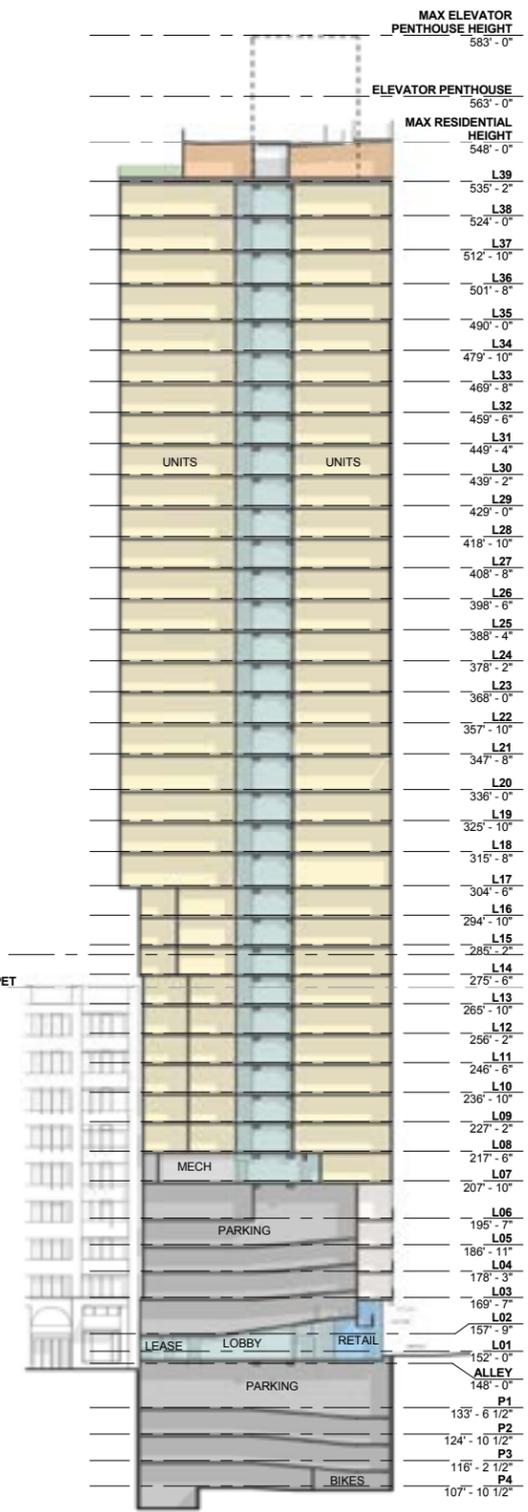
**CONSTRAINTS**

- Street level uses >75% of street frontage on Second Avenue and Stewart Street. Departure request required.
- Length of unmodulated facades above 240' on Stewart Street is less than 100' however the modulation at the street corner does not meet a 15' deep setback per land use code. Departure request required. (Please see p. 34)



BROAD ACRES  
PENTHOUSE ROOF  
281' - 10 3/4"

BROAD ACRES PARAPET  
271' - 2 3/8"

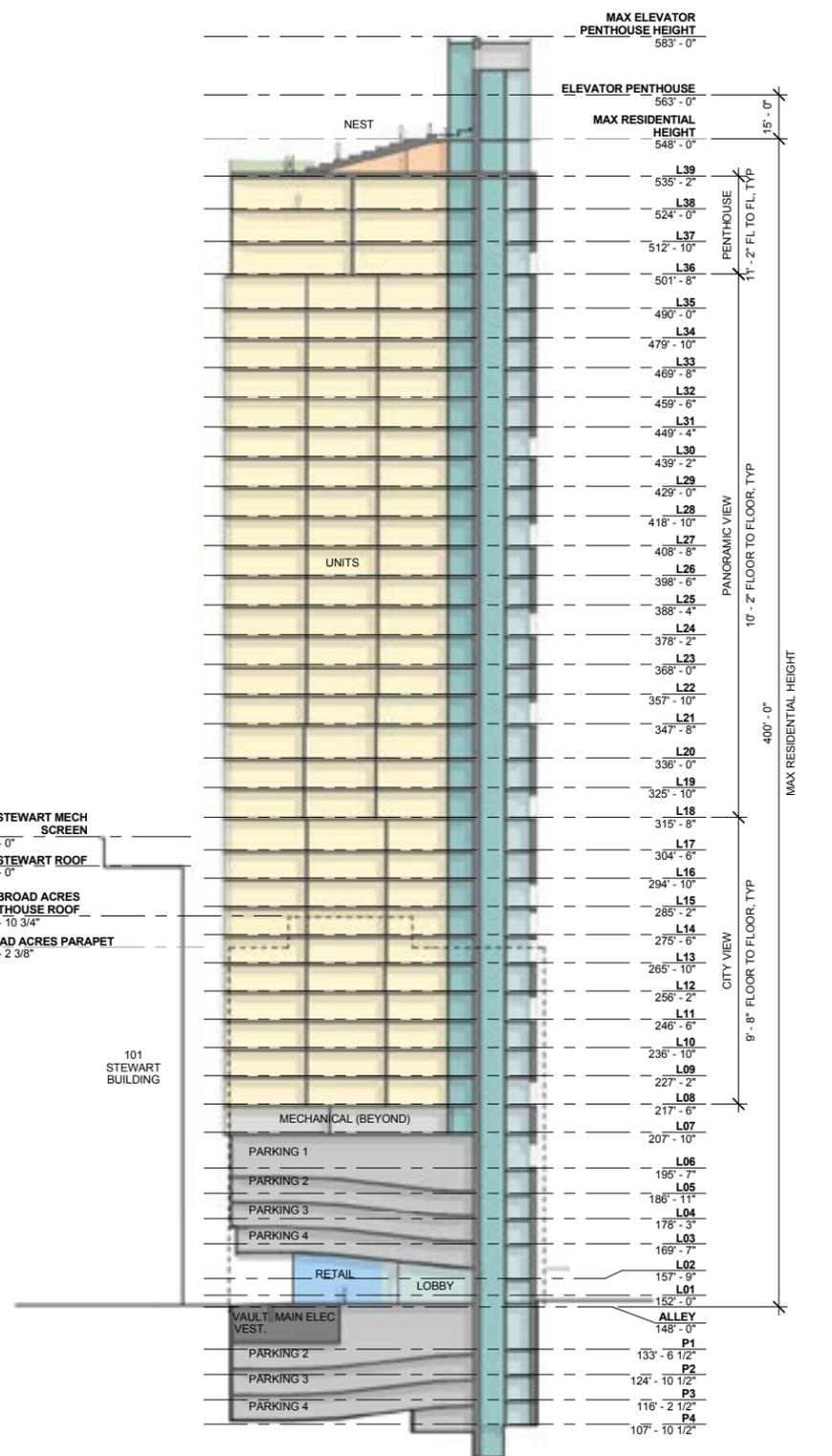


101 STEWART MECH SCREEN  
309' - 0"

101 STEWART ROOF  
299' - 0"

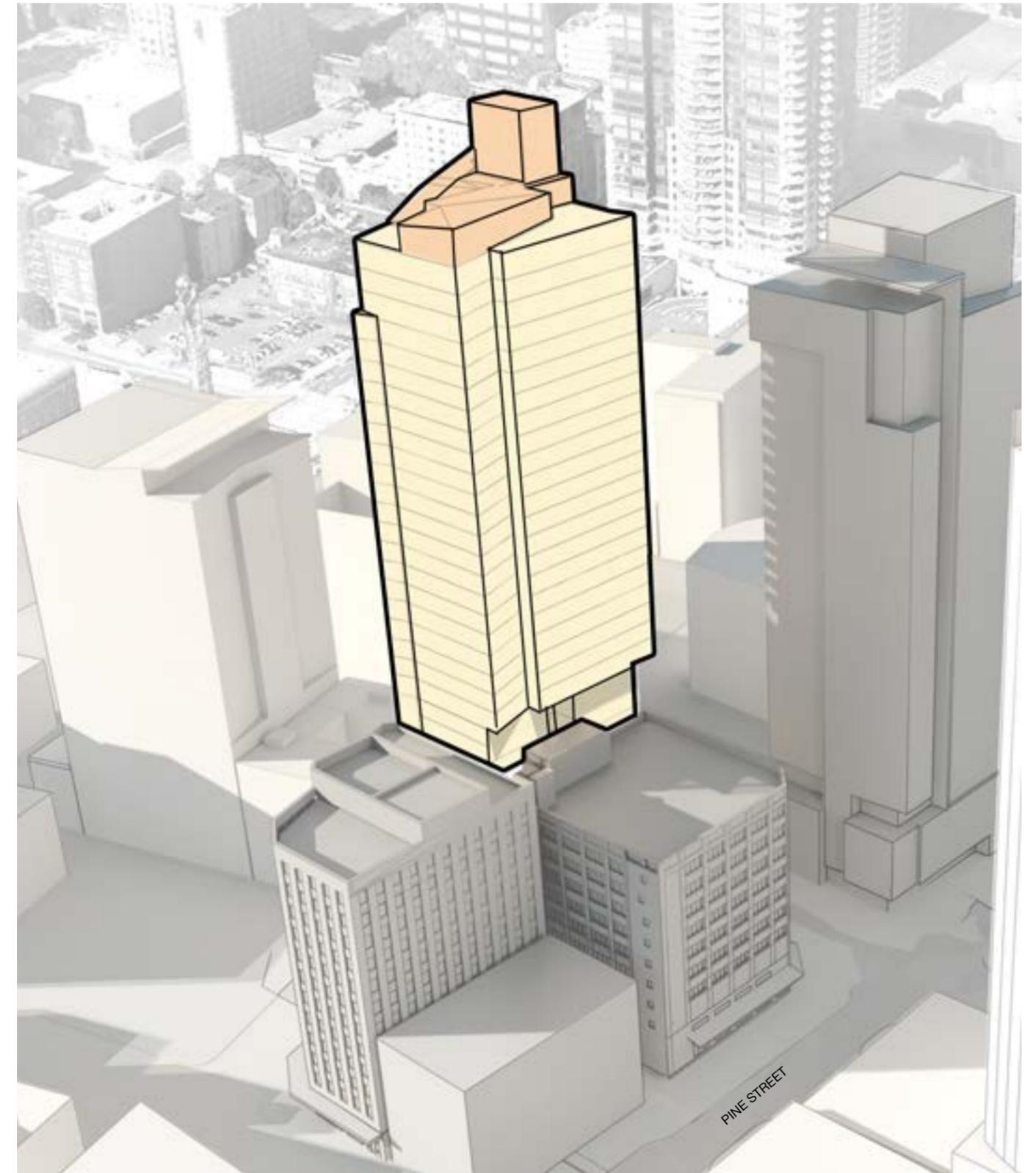
BROAD ACRES PENTHOUSE ROOF  
281' - 10 3/4"

BROAD ACRES PARAPET  
271' - 2 3/8"





Massing view from north looking south

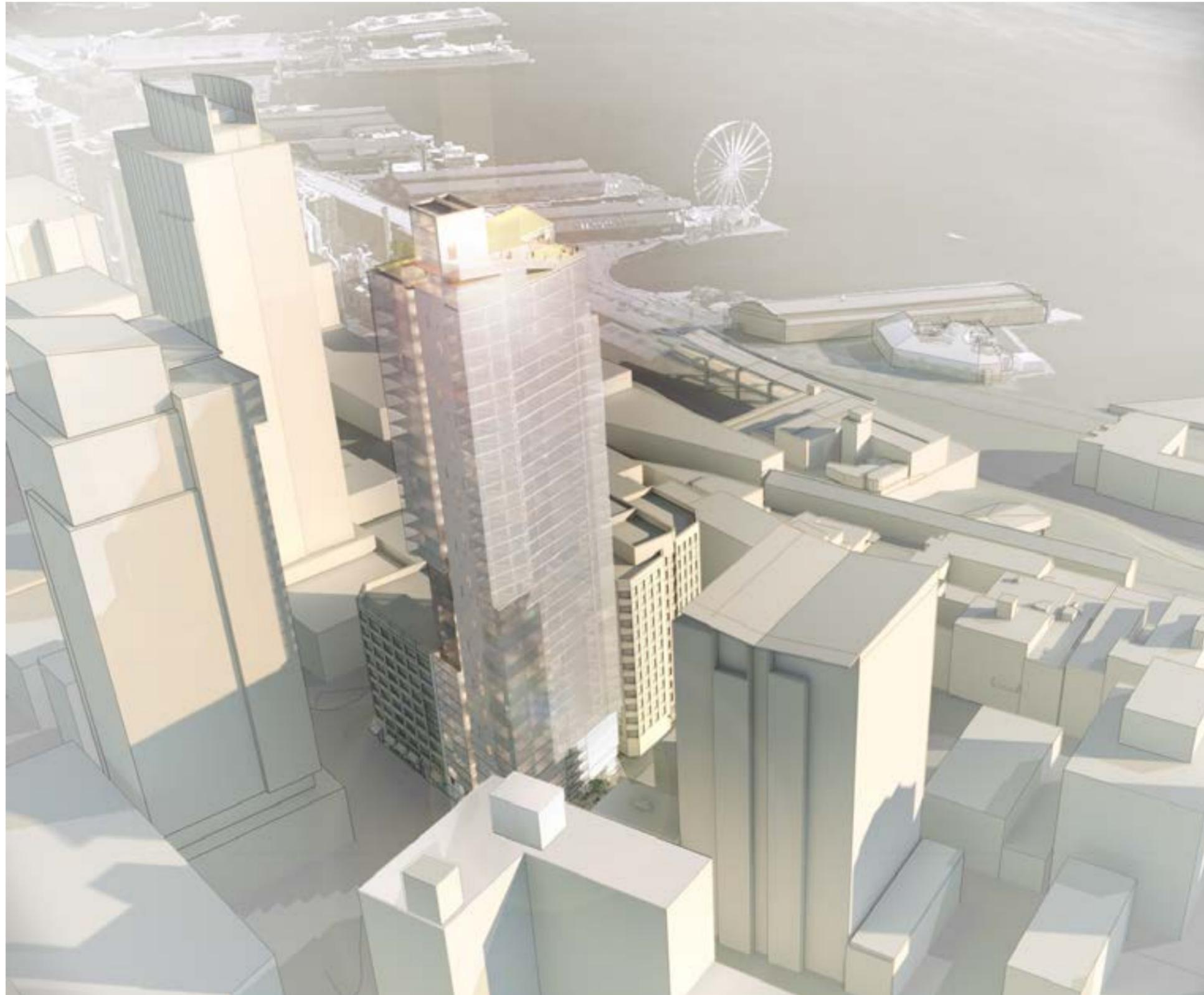


Massing view from south looking north



Massing view from Stewart Street looking southwest

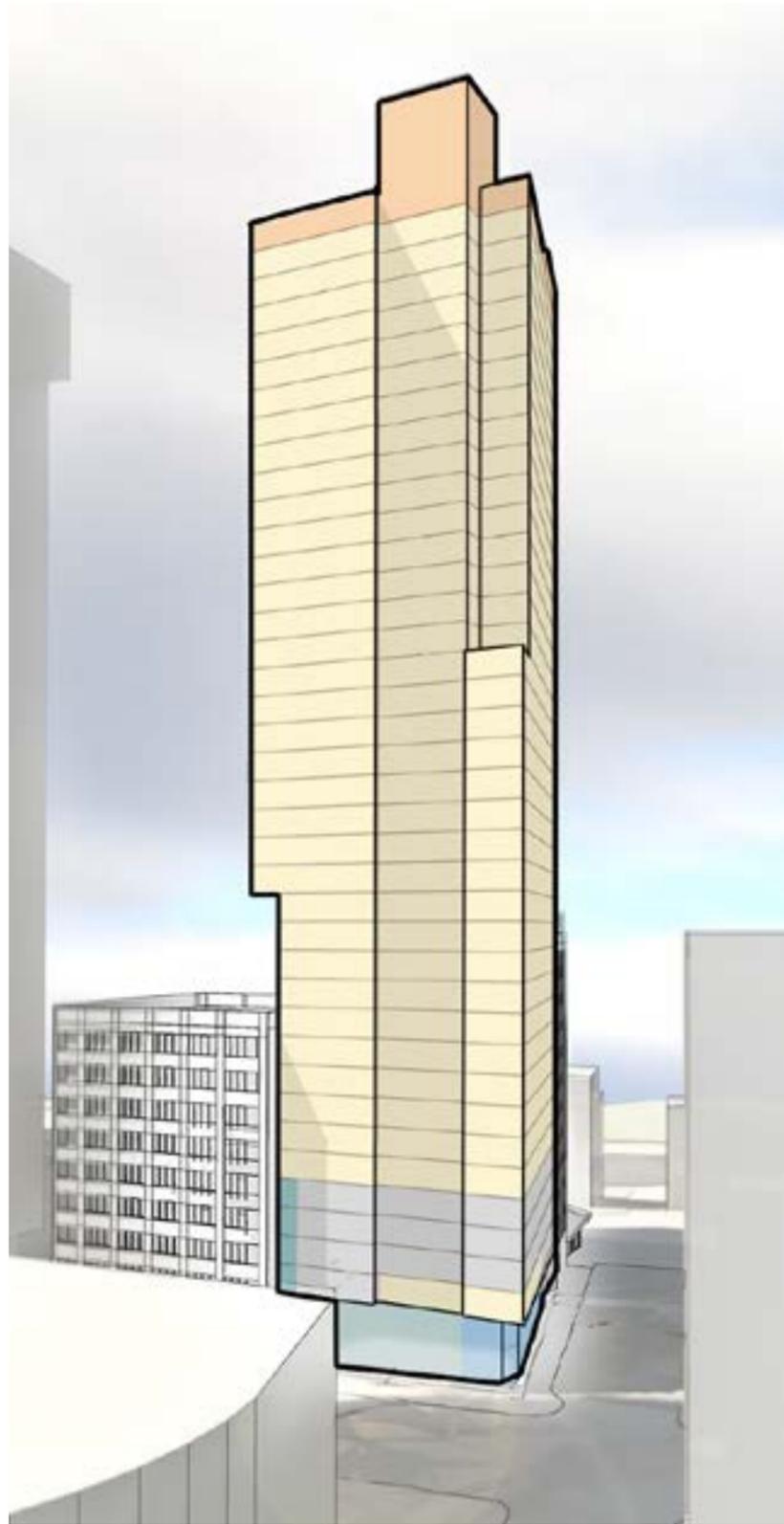




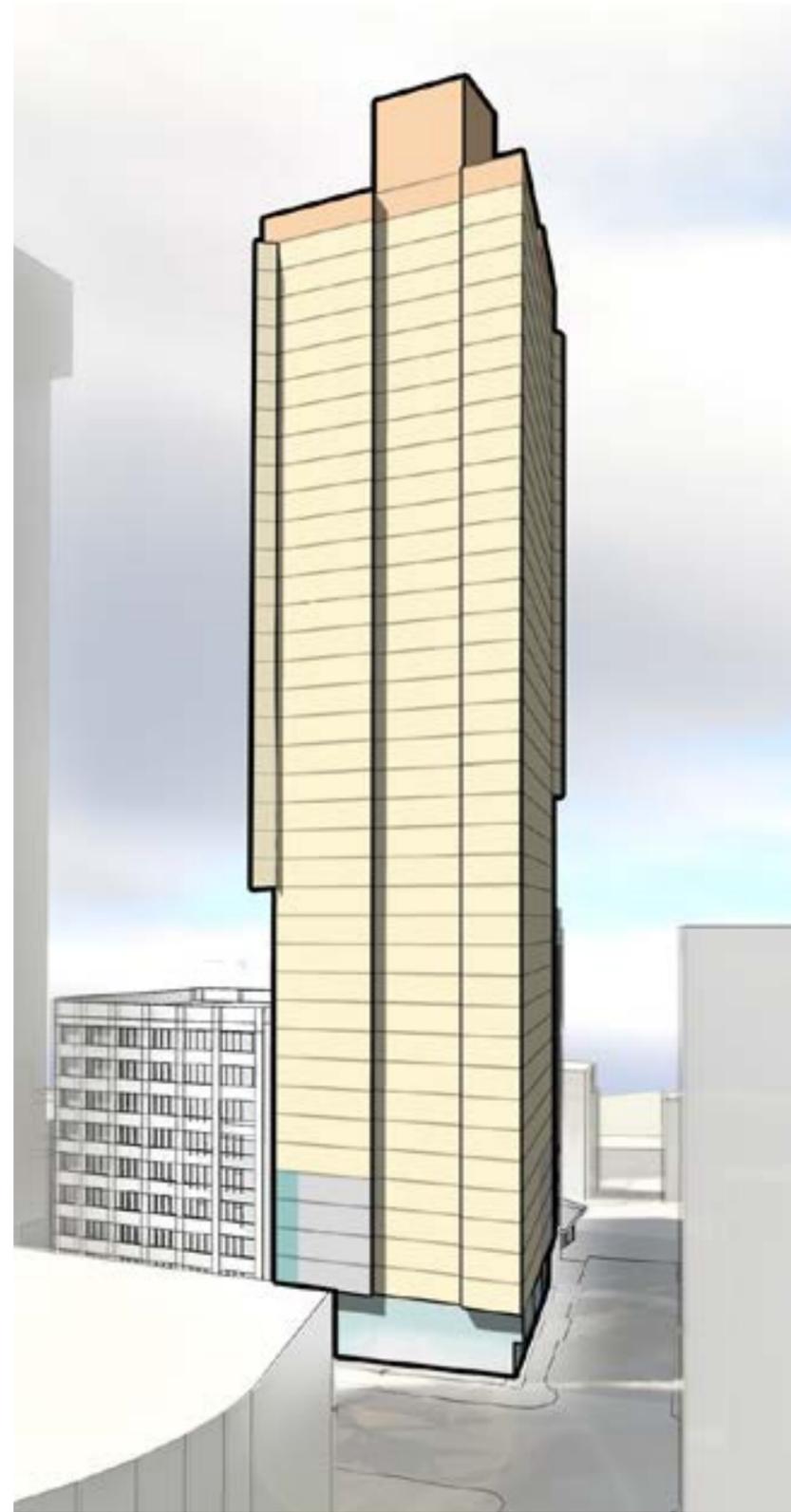
View from north looking south



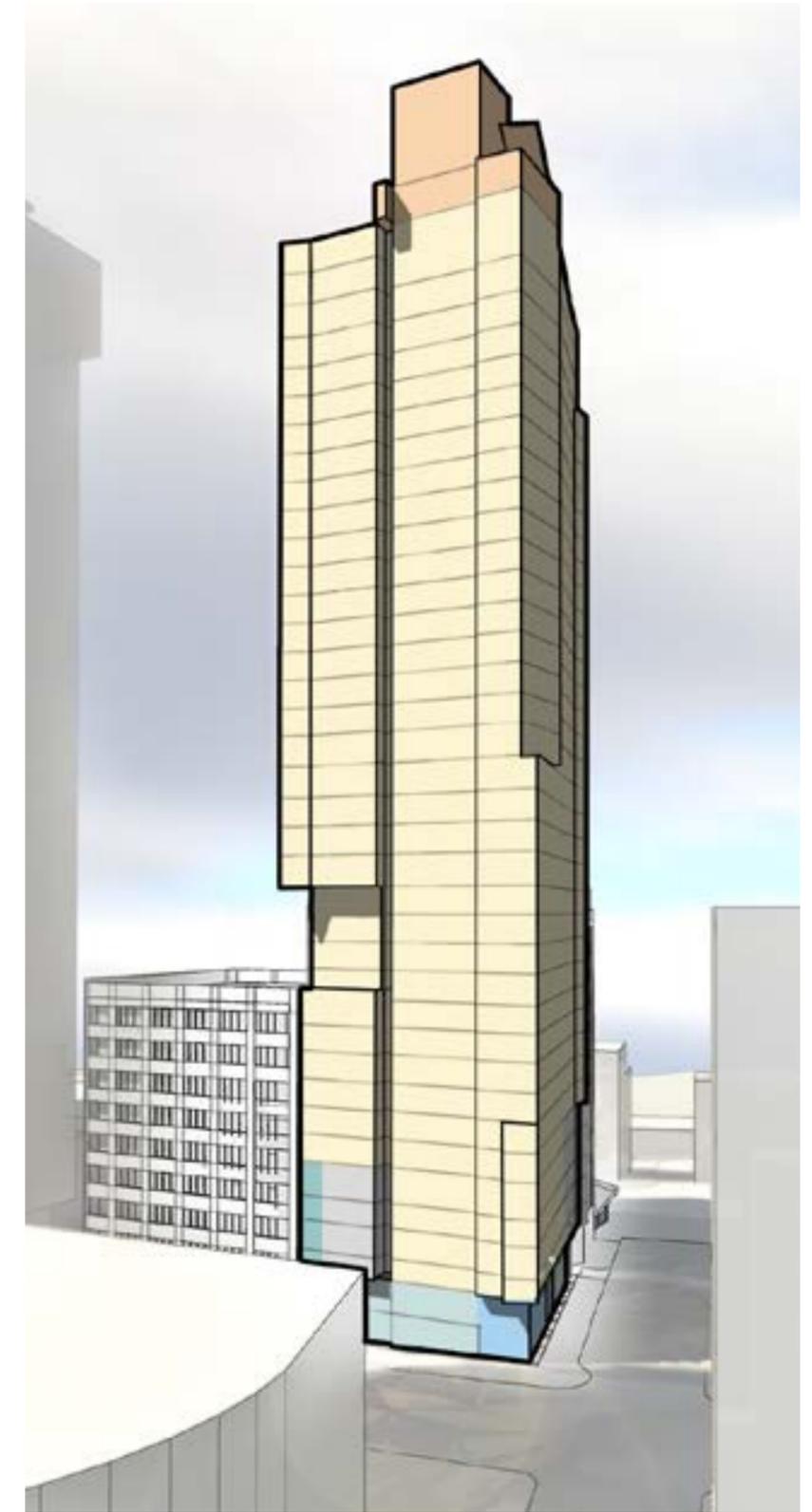
View from Stewart Street looking southwest



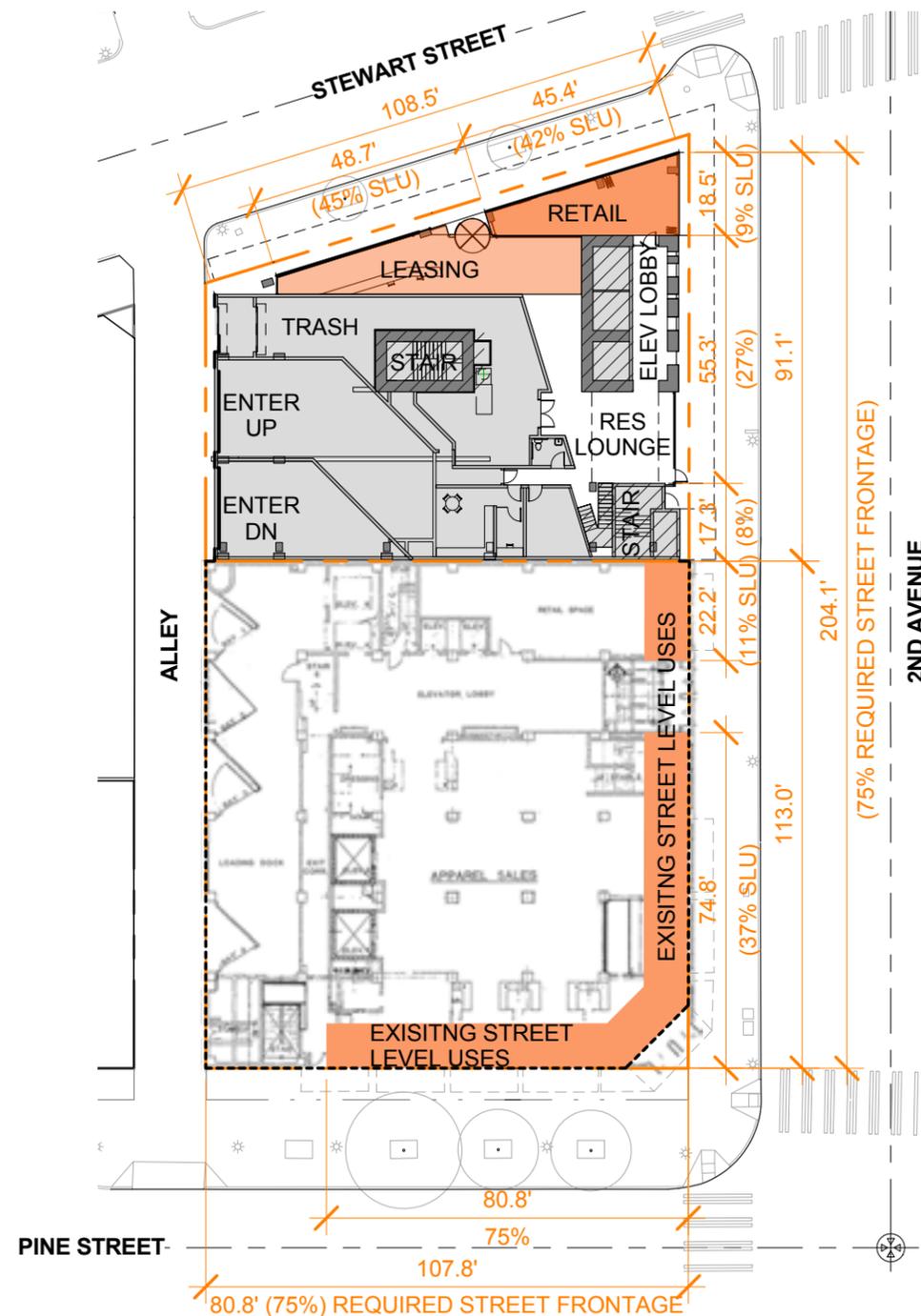
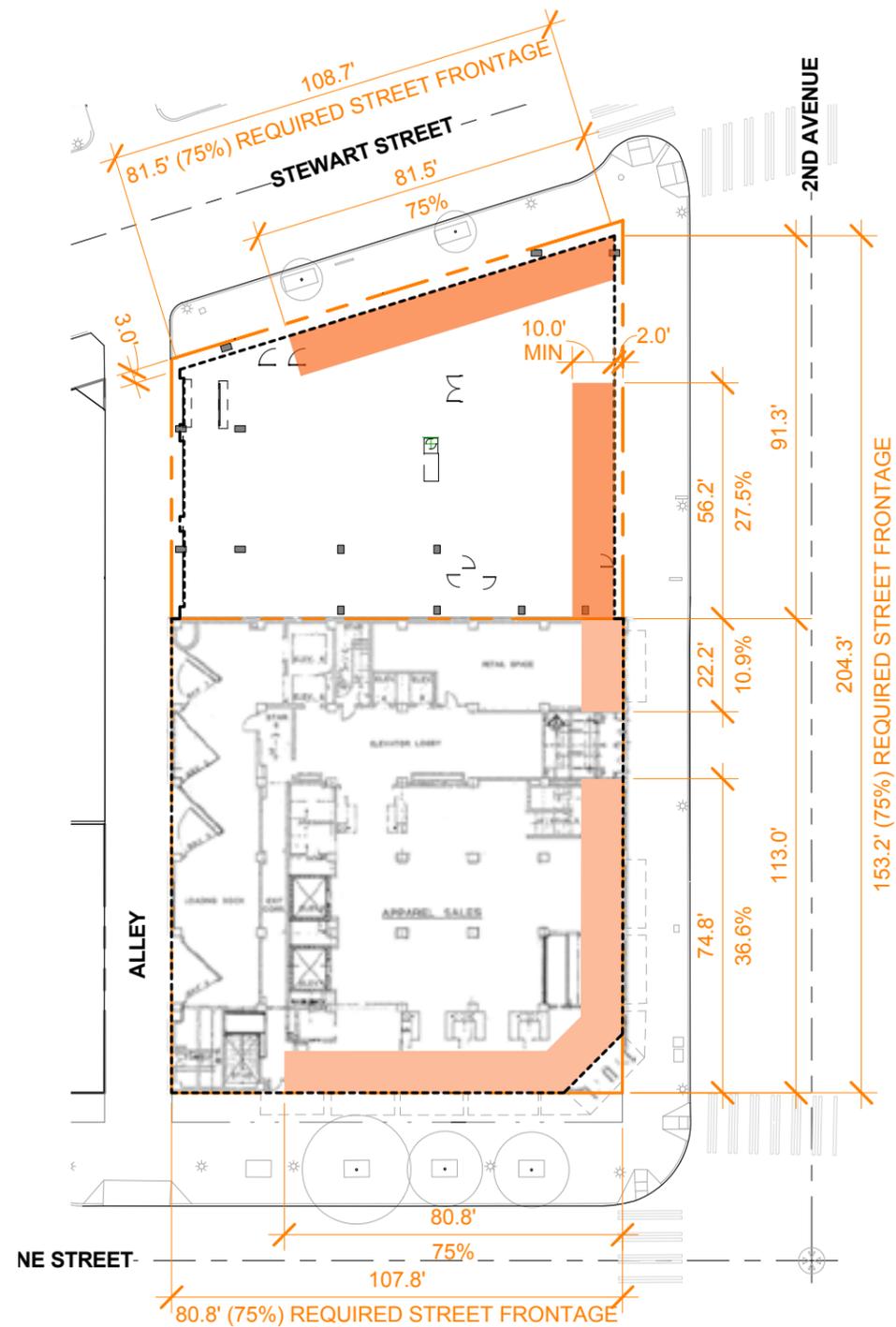
ALTERNATIVE 1 - Code Compliant



ALTERNATIVE 2



ALTERNATIVE 3 - Preferred



**ITEM #1**

**DEVELOPMENT STANDARD**

SMC 23.49.009.B.1  
Street Level Uses

**REQUIREMENT**

A minimum of seventy-five (75) percent of each street frontage at street-level where street level uses are required must be occupied by uses listed in subsection A. The remaining twenty-five (25) percent of the street frontage at street level may contain other permitted uses and/or pedestrian or vehicular entrances.

**REQUEST**

The preferred Alternate shows Stewart Street with an 42% compliance, 2nd Avenue a 57% and Pine street with an 75% compliance with the code requirement.

Proposal requests the leasing program on Stewart to meet the definition of "general sales and services" use and therefore adding an additional 45% of street level se frontage and providing a total of 87%. The Second Ave street front requests a reduction of Street Level Uses of 18%.

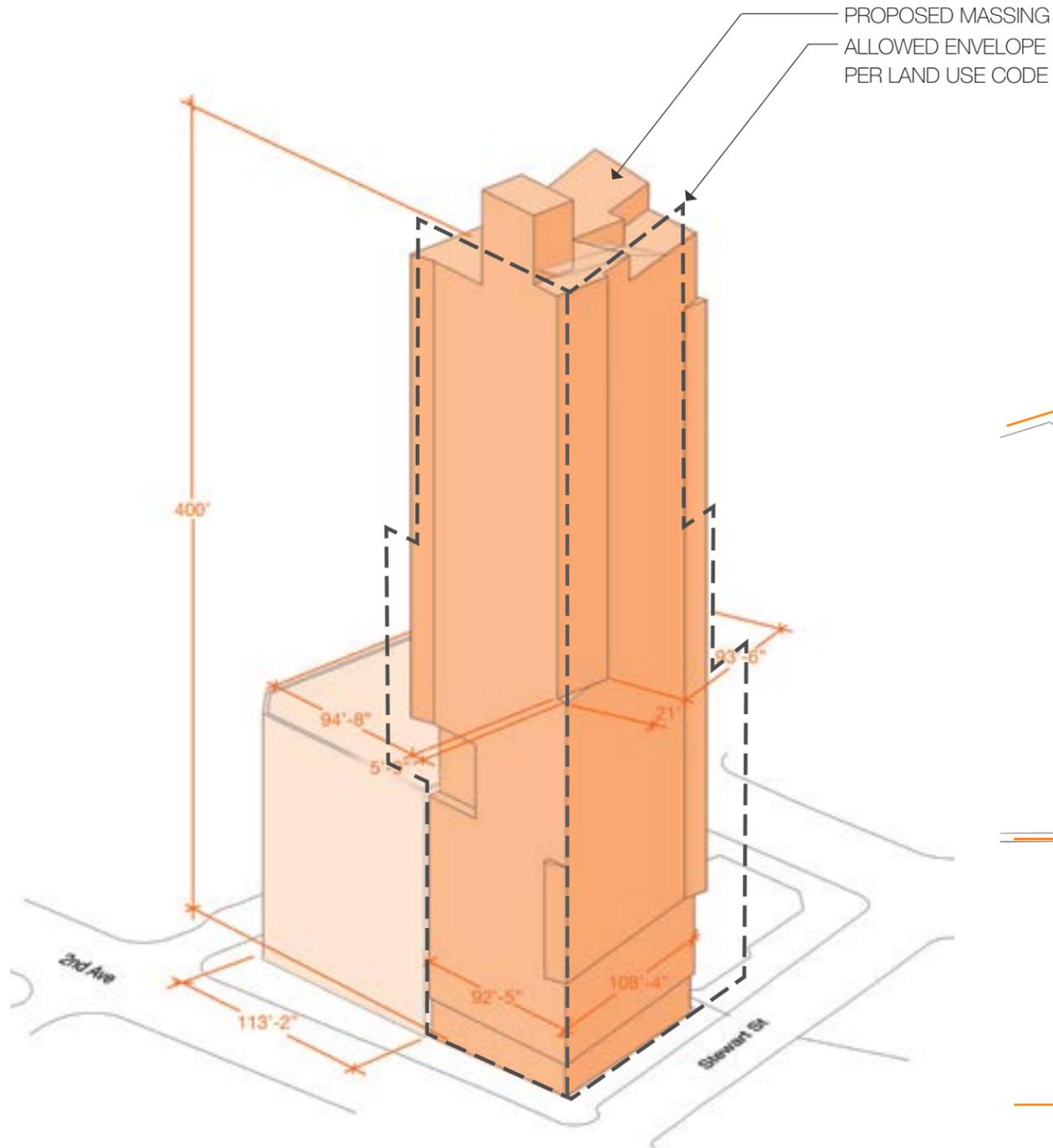
**JUSTIFICATION**

The leasing funtion operates much like a real estate office in that it is not multi-purpose and accomindates walk-in clientel per General Services definition per SMC.23.84A.036 "S." The proposed arrangement for street level uses on the north portion of 2nd Avenue provides: accommodation for a visible address for a residential lobby, vertical circulation that is visible and activates the street while also providing relief from the heavily used transit stop.

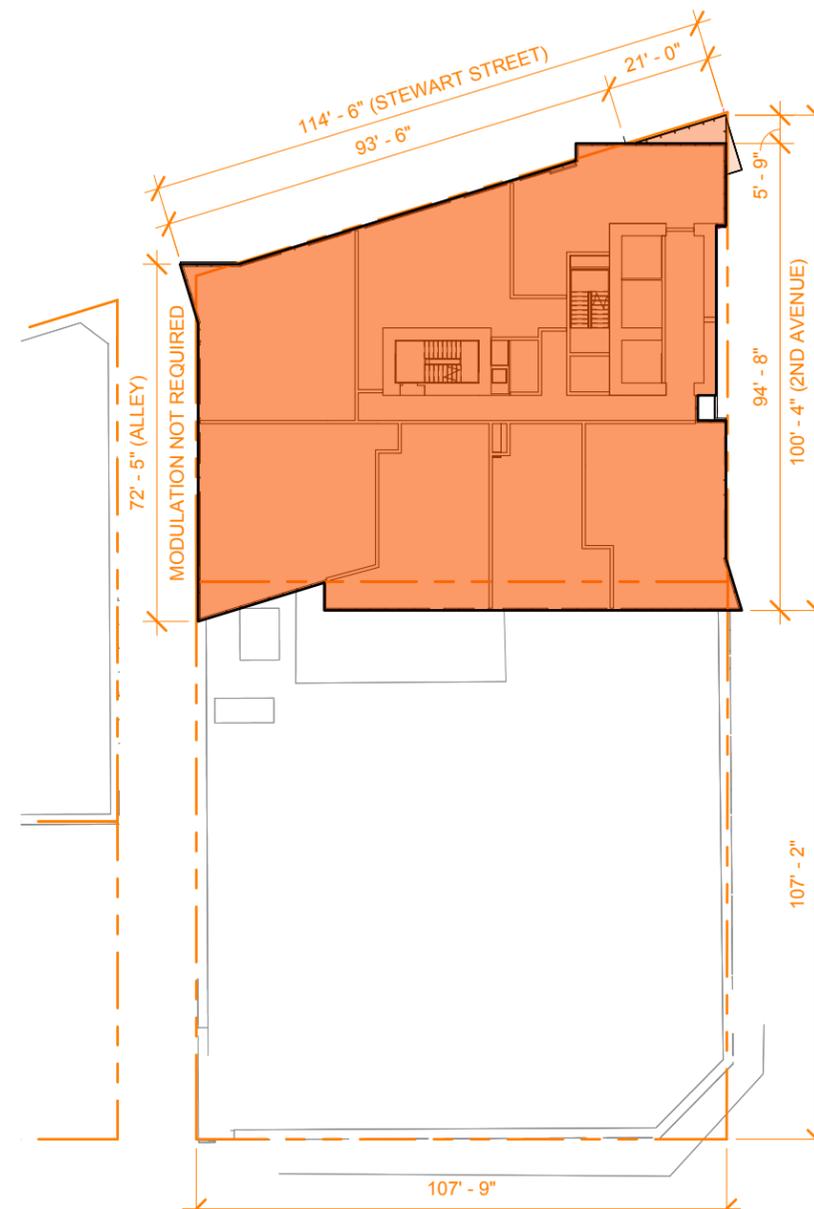
**RELEVANT DESIGN GUIDELINES**

The requested departure better meets and exceeds the design guidelines listed below

- B-1 Respond to the neighborhood context**
- C-1 Promote pedestrian interaction**
- C-3 Provide active-not blank facades**
- C-4 Reinforce building entries.**



SUPPORT GRAPHIC



ANTICIPATED DEPARTURE

<b>ITEM #2</b>
<b>DEVELOPMENT STANDARD</b>
SMC 23.49.058.B Facade Modulation
<b>REQUIREMENT</b>
Facade modulation is required above a height of eighty-five (85) feet above the sidewalk for any portion of a structure located within fifteen (15) feet of a street property line. No modulation is required for portions of a facade set back fifteen (15) feet or more from a street property line.
<b>REQUEST</b>
The preferred Alternate's massing is within the facade modulation limits below 240'. Above 240' the Stewart Street facade provides modulation at 93'. The setback is > the code prescribed distance of 15'. This setback allows the 2nd Ave facade to comply.
<b>JUSTIFICATION</b>
The chamfer at the corner of 2nd and Stewart provides a change in massing that identifies the change in the street grid that occurs at the corner. The upper level angle is perpendicular to 2nd Ave, while the lower section is parallel with Stewart street. The change in massing provides a setback that relates to the lower, neighboring structures such as the tower at 1915 2nd Ave. (Viktoria)
<b>RELEVANT DESIGN GUIDELINES</b>
The requested departure better meets and exceeds the design guidelines listed below:
<ul style="list-style-type: none"> <li><b>A-1 Respond to the physical environment.</b></li> <li><b>A-2 Enhance the skyline.</b></li> <li><b>B-3 Reinforce the positive urban form &amp; architectural attributes of the immediate area.</b></li> </ul>

- ① Stewart Street non-conforming street level use at north drive aisle
- ② SDOT turning radius non-compliance due to drive's proximity to street/sidewalk
- ③ Non-compliant drive aisle widths
- ④ Resident move-in/ move-out access poor

