

The Natasha Project- Proposed New Residential Construction Project (DPD #3017563)

Presentation Package

SEATTLE DESIGN REVIEW

July 29, 2014 | Early Design Guidance Meeting 1

October 14, 2014 | Early Design Guidance Meeting 2

April 21, 2015 | Design Review Recommendation Meeting 1



The Natasha Project

2134 Western Avenue

Design Review Recommendation Meeting - DPD #3017563

PROJECT SUMMARY

The proposed building located at 2134 Western Avenue in Downtown's DMR/C 85/65 zone within the Belltown Urban Center Village overlay. The proposed building will be 7 levels of residential over 1 level of commercial containing 152 units, 5,655 square feet of retail and 153 parking stalls. All parking will be accessed from the alley allowing for continuous and uninterrupted sidewalks. The lot fronts Western Avenue (a class II pedestrian street) to the west, Blanchard Street (a designated green street) to the north, a shared alley to the east and a shared property line to the south. The site area is 120'x180' and the site slopes down approximately 13' from east to west along Blanchard Street.

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21 April 2015



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B-1 Respond to the Neighborhood Context

Residential bay windows, common throughout Belltown, add to the pedestrian nature of Western Ave.



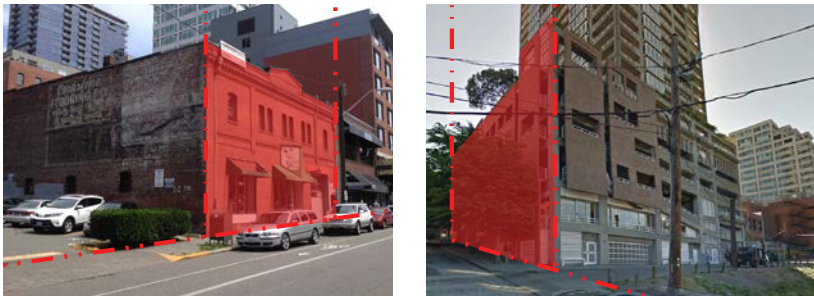
B-2 Create a Transition in Bulk & Scale

Since the property does not fall at the edge of a downtown zone, the bulk and scale of the proposed design is compatible with that of the surrounding area.



B-3 Reinforce Positive Urban Form & Architectural Attributes

The 0' setbacks at street level in the surrounding context are incorporated into the proposed design to hold a strong street edge.



B-4 Design a Well-Proportioned & Unified Building

The proposed design draws its massing from the surrounding context; addresses both the urban and human scales; and utilizes bay windows, which are common throughout Belltown, as a major architectural element.



C-1 Promote Pedestrian Interaction

A sidewalk bulb (part of the Waterfront Master Plan) creates a pedestrian-centric node at the street corner.

Board Recommendation from EDG1 (7/29/2014)

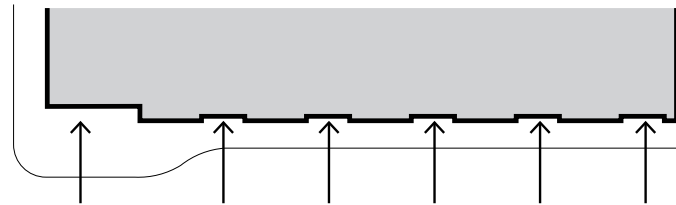
“Retail spaces and the area outside them should be designed so the use can spill out onto the sidewalk....” (p4 3.a.)

C-3 Provide Active - Not Blank - Facades

Glazing along the entirety of Western Ave. street and wrapping around on to Blanchard St. engages pedestrians.

C-4 Reinforce Building Entries

All building entries along Western Ave. are recessed to emphasize their presence to pedestrians.



C-5 Encourage Overhead Weather Protection

This element follows the glazing at street level and provides overhead protection at all pedestrian entries.

C-6 Develop the Alley Facade

The alley becomes activated by residential unit windows along the alley and also the courtyard, which overlooks the alley.



D-2 Enhance the Building with Landscaping

Street trees, planting strips and vertical “growies” along both Western Ave. and Blanchard St. provide a strong vegetative presence across the entire street frontage.

Board Recommendations from EDG1 (7/29/2014)

“Provide ‘compelling’ landscaping to replace the existing trees to be removed.” (p5 3.d.)

“Provide trees on Blanchard St.” (p5 3.e.)

D-3 Provide Elements That Define Place

The proposed design responds to the Green Street designation of Blanchard St. with a setback dedicated planting strip, vertical “growies,” and street trees.

Board Recommendation from EDG1 (7/29/2014)

“Study how the corner will look with green street details such as a curb bulb and trees.” (p4 3.c.)

D-5 Provide Adequate Lighting

Exterior lighting will be provided at all building entries and below the overhead weather protection to ensure pedestrian and resident safety.

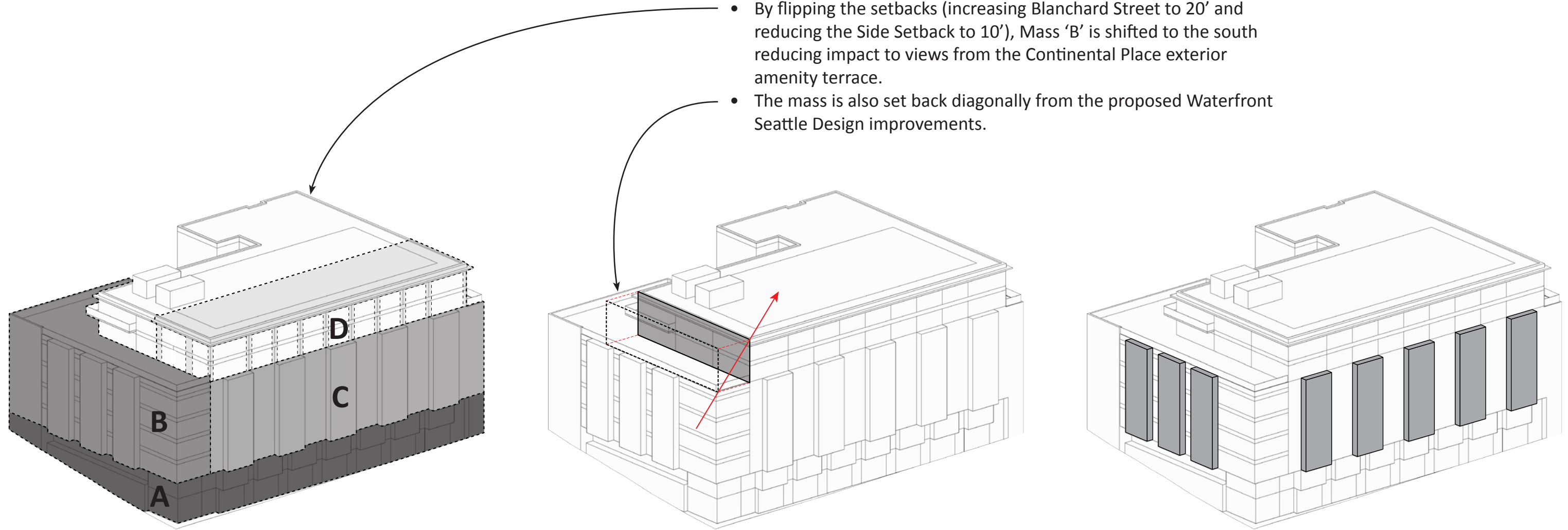
D-6 Design for Personal Safety & Security

With adequate lighting, minimized hiding places, and clear lines of sight at building entries, the proposed design encourages a safe environment.



GREEN STREET RESPONSE
DEFINES PLACE (D-3)

LANDSCAPING ALONG
SIDEWALKS (D-2)



Three volumes comprise the massing of the proposed design: the larger mass addresses Western Ave., the smaller mass gestures to Blanchard St., the amenity terrace of the adjacent development and the 'Green Street while the third becomes a lighter framework against the sky.

The base of the proposed design addresses the street comfortably with a transparent facade and planted walls. Continuous commercial/retail space reinforces the pedestrian and retail corridor from Pikes Place Market to the Stable Building.

Bay windows respond to the residential nature of Belltown and unify the two street facades.

Response to the Priorities & Board Recommendations section (page 6 & 7 of 17) of the Early Design Guidance 2 meeting report:

The Board noted the applicant did a good job responding to the Boards guidance from the First EDG meeting.

1. Massing and Concept: The Board was supportive of the direction of the design but expressed concerns about the overall scale and mass of the building. They noted that the bays projecting from the Western Ave. façade increased the perception of building mass even with the massing reduction at the upper levels. The Board provided the following guidance. (A1.1, B1, B2.2, B3)

a. Separate the two upper levels from the lower massing with a subtle shifting, or use of materials to help mitigate the perceived height. (B2.2)

The upper 2 stories have larger windows creating a lighter framed penthouse which helps minimize the perceived height.

b. Carefully consider the treatment of the upper levels, consider a 'brow' at the top of the lower floors as a separating element. (B2.2;

The upper 2 stories are set back 7 inches from the stories below. This subtle setback further reinforces the lighter framed penthouse parti.

c. Along Western Ave, decrease the height of the vertical bays to better relate to the existing massing along Western Avenue. (B1.1, B3.1)

The bays were reduced by a floor to better reinforce the 65' datum existing in the neighborhood.

d. Design the building to have a distinct base, middle and top. (B4.1, B4.2)

The design had developed a strong base, middle (gray mass), and lighter framed penthouse top.

e. Study the language of punched opening and a consistent wrapping of nearby older buildings. (B3.1)

All of the windows will be set back an additional 1.5" (total of approx. 4" from the face of the building measured to the glass) giving the opening more depth.

f. Maintain the 20' upper level setback from the north lot line at Blanchard St. (A1.1)

The setback has been maintained.

g. Along Blanchard St. consider 'punches' in the bays or provide balconies instead. (B4.2)

The windows within the bays are set back an additional 1.5" (total of approx. 4" from the face of the building measured to the glass) giving the opening more depth. The bays have been retained as they are an integral component in the massing parti.

2. Materials and Façade Detailing: The Board did not support the use of brick or one consistent color for the elevations and expressed the building doesn't need to be historic looking. The Board felt that materials should be used wisely and that a more limited color palette should be used discretely. (B1.III, B4.3)

a. Consider the use of metal as the only façade material above the base. (B4.3)

Only one type of facade material will be used within a perceived mass.

b. Use materials and colors to make the floor lines disappear. (B4.3)

The floor lines on the Western front have been minimized by using the same color as the profiled panel making it a more cohesive portion of the mass. The floor lines on the Blanchard facade have been retained in order to further differentiate the two street facades.

c. Simplify the elevations; the materials should read more consistently to avoid a 'plaid' patterning. (B4.3)

The Western elevation has been simplified and the plaid patterning has been isolated to the 4 stories of the north facade.

d. Use the warmer and darker colors from the proposed color palette, as the warm and cooler colors as shown don't work well together. (B4.3)

The colored elevation renderings illustrate the proposed color scheme. Materials and colors samples will be provided at the Design Review meeting.

e. Consider guard rails on the upper balconies. (B4.3)

Guard rails and Juliette balconies are shown where required by code and at the upper level sliding doors.

f. Provide form lines in the cast in place concrete podium wall along Blanchard St. Carry the concrete around the corner and hold the podium line. (C3.1)

The concrete lines carry around the corner at the podium line.

g. Provide details of the overhead canopy including materials, thickness and detailing. (C4.1)

Details provided on Sheet 32.

h. Consider a solid material for the soffit along Western Ave. (C4.1)

Tongue-and-groove cedar soffit is proposed and detailed on Sheet 32

i. The Board would be supportive of the use of fiber cement board in the courtyard off the alley, but only as an option for cost saving if needed. (B4.3)

This will be reviewed with the planner at a later date.

Response to the Priorities & Board Recommendations section (page 6 & 7 of 17) of the Early Design Guidance 2 meeting report (continued):

3. Street Level Design: The Board directed the applicant to obtain the most current plans for the proposed Waterfront Master Plan and Rt. 99 tunnel realignment. Study the proposed configuration and landscaping design along Western Ave. and use the plan to inform the ground level design. The Board encouraged the widening off the sidewalk along Western Ave and advised the applicant to work with SDOT about possibilities to move the curb. (A1.2, D2.2, C1.1)

The design includes widening of the sidewalk (per SDOT schematic design documents) however it is only shown as a representation of what is possible. The street edge and right-of-way will be coordinated with SDOT through the SIP process.

a. Study the best way to activate the street and design a more meaningful outdoors space. (C1.1, C1.2)

Per discussions with SDOT the sidewalk along Western Avenue will need to be widened by 2' onto the property. This allows for a 12' wide sidewalk that will allow for more outdoor space. The right-of-way planting strip has also been revised to show larger gaps with hardscape to allow for potential outdoor furniture or break out space for the retail. Also the widening of the sidewalk reduces the retail entry recesses and brings the storefront closer to the sidewalk edge.

b. Consider either larger, unsymmetrical, or no recesses along the Western Ave street level. (C1.1, C1.2, C1.3)

The sidewalk widening along Western (required by SDOT) reduced the recesses significantly. The doors are now set back 12" from the face of the building.

c. Consider operable windows or doors at grade to provide for outdoor seating along Western Ave. (C1.V, C1.2)

Large operable sliding windows were added to the storefront to allow more visual connectivity to the street.

d. Design the placement of landscaping and pavers along Western to avoid a continuous strip. C1.III)

The right-of-way planting strip was revised to show larger gaps with hardscape to allow for potential outdoor furniture or break out space for retail.

e. Provide details of the ground level metal screen along Blanchard St. (C3.1, D2.1)

Refer to Sheet 34.

4. For the Recommendation meeting the applicant should provide the following additional information:

a. Provide details of the ground level metal screen along Blanchard St.

Refer to Sheet 34.

b. Provide a floor plan of the 8th level.

Refer to Sheet 44.

c. Provide details of the overhead canopy including materials, thickness and detailing.

Refer to Sheet 32.

A-1 Respond to the Physical Environment

The massing of the proposed design complements the surrounding urban context along Western Ave.

Board Recommendations from EDG1 (7/29/2014)

“...shifting of the setbacks to be more sympathetic to the surrounding structures.” (p4 2.a.)

“Consider notching the corners at the upper levels.” (p4 1.a.)

“The board noted they preferred the scale of the mixed use development at the corner of Lenora St. and Western Ave...study its massing for cues on how to diminish the overall height, bulk and scale of this project.” (p4 1.c.)

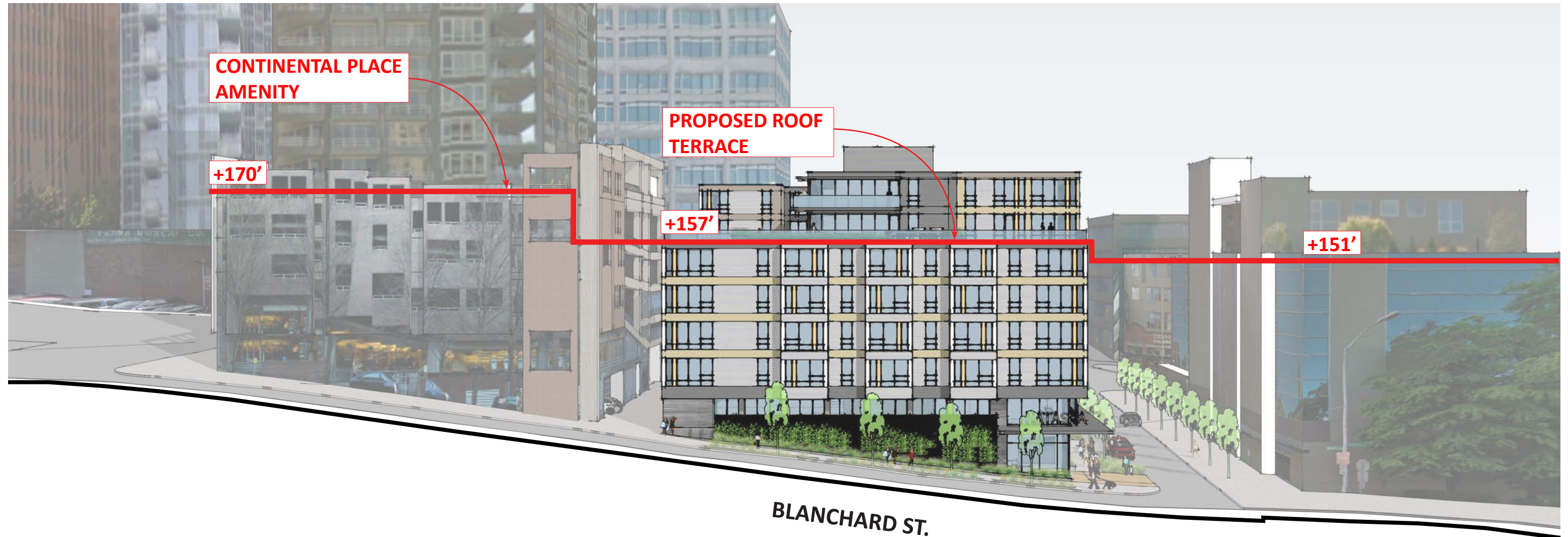


A-1 Respond to the Physical Environment

The massing of the proposed design comfortably addresses the surrounding urban context by stepping down with along Blanchard St.

Board Recommendation from EDG1 (7/29/2014)

“Consider the location of nearby existing outdoors deck/roof amenity areas when located similar uses on the roof.” (p4 2.c.)



Green Street Priority Design Features
 (per the Seattle Right-of-Way Improvements Manual, Chapter - 4 Design Criteria, 4.2.1g Green Streets)

Planting strips

By setting the building back along Blanchard Street, we created flanking planting strips along the green street. This emphasizes the green street and provides greater separation and privacy for the residential units.

Curb bulbs in locations where there is on-street parking

Part of the SDOT Waterfront Master Plan includes the curb bulb at Western Ave. & Blanchard St.

Street trees and landscaping

Street trees and planting strips line the Blanchard St. and Western Ave. frontages.

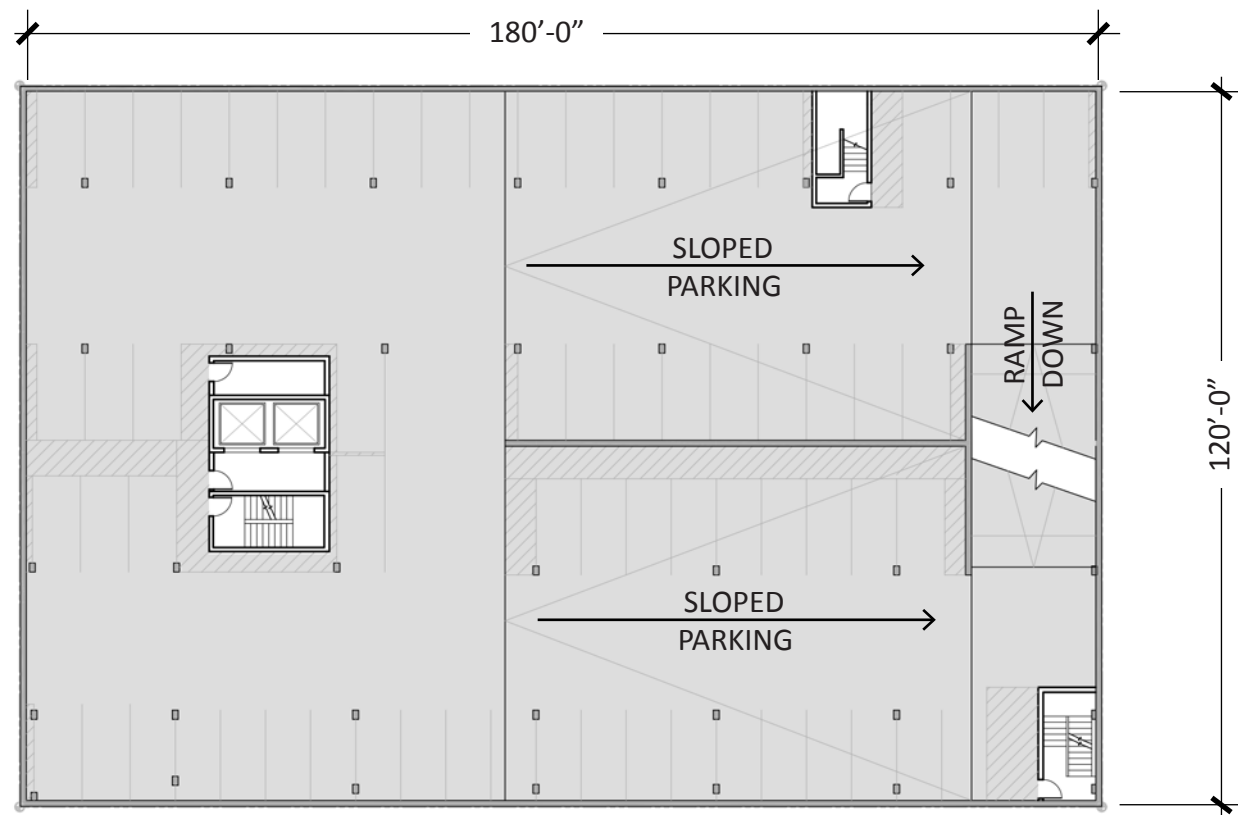
Driveways not encouraged in order to create a continuous sidewalk

All vehicle access has been consolidated through the alley. The sidewalks are continuous and uninterrupted.

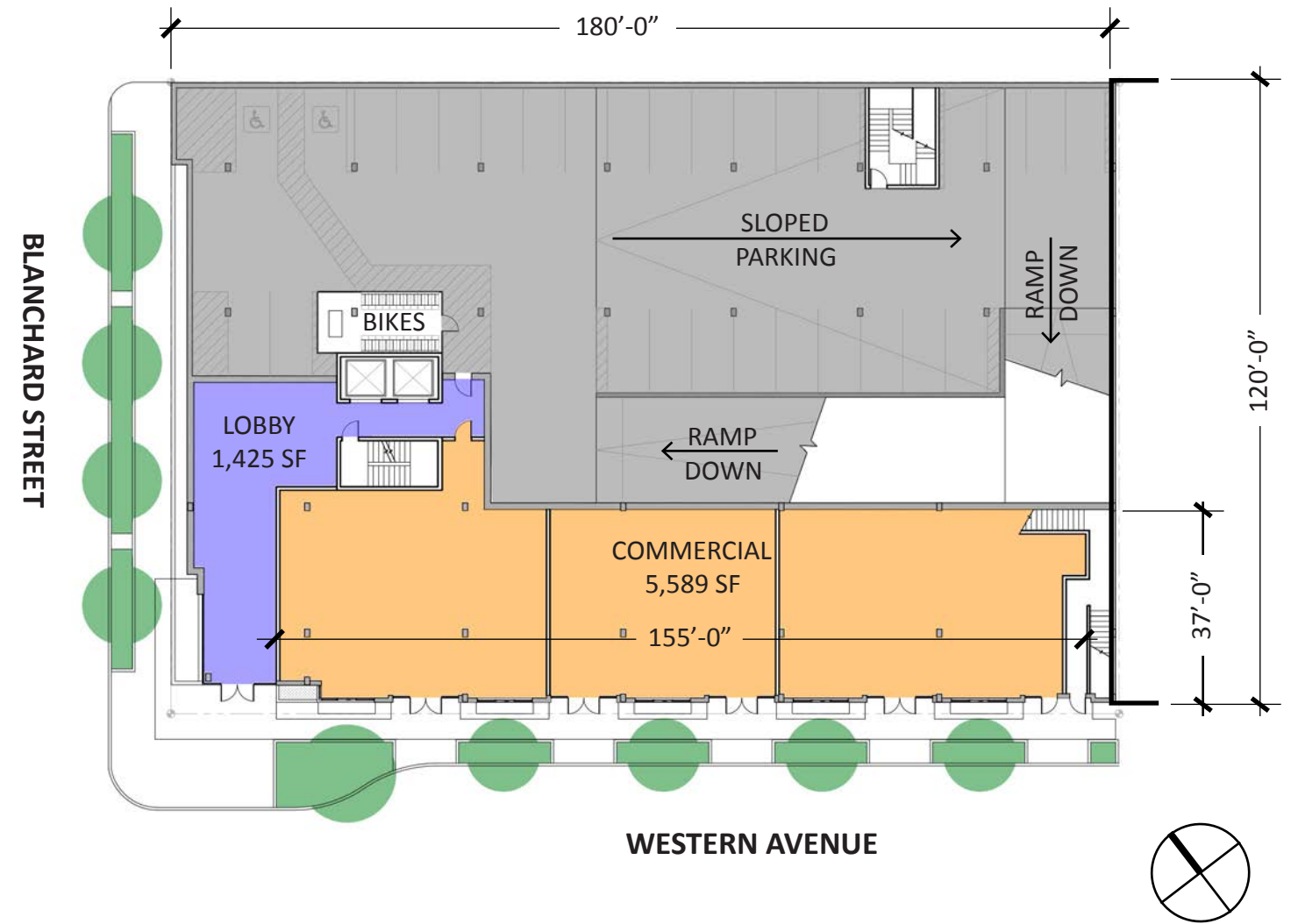
Pedestrian scaled lighting

Lighting along Blanchard St. and Western Ave. will complement the pedestrian oriented atmosphere.

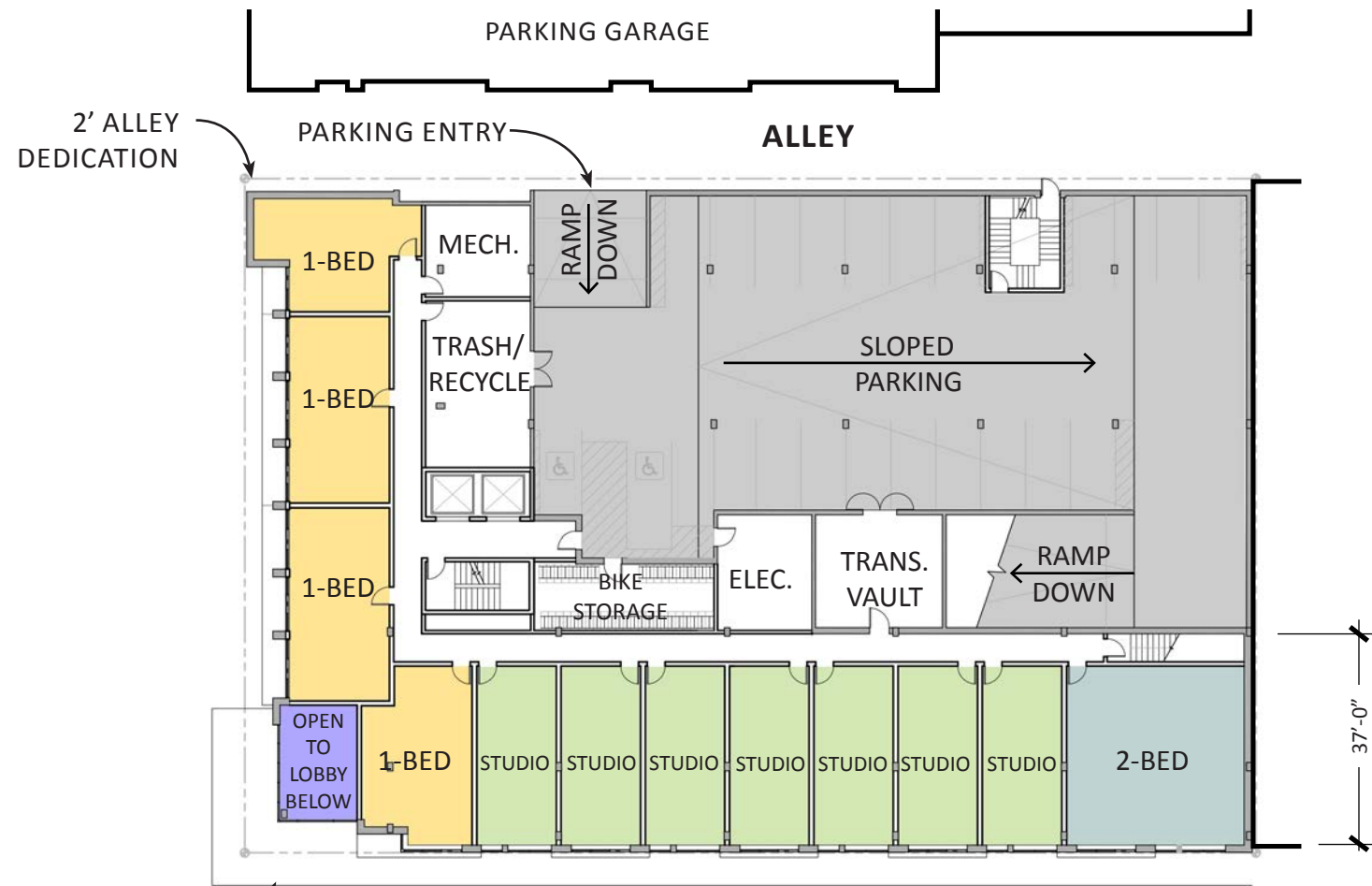




Level P1



Level 1



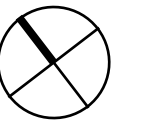
Level 2



Level 3-6



Level 7



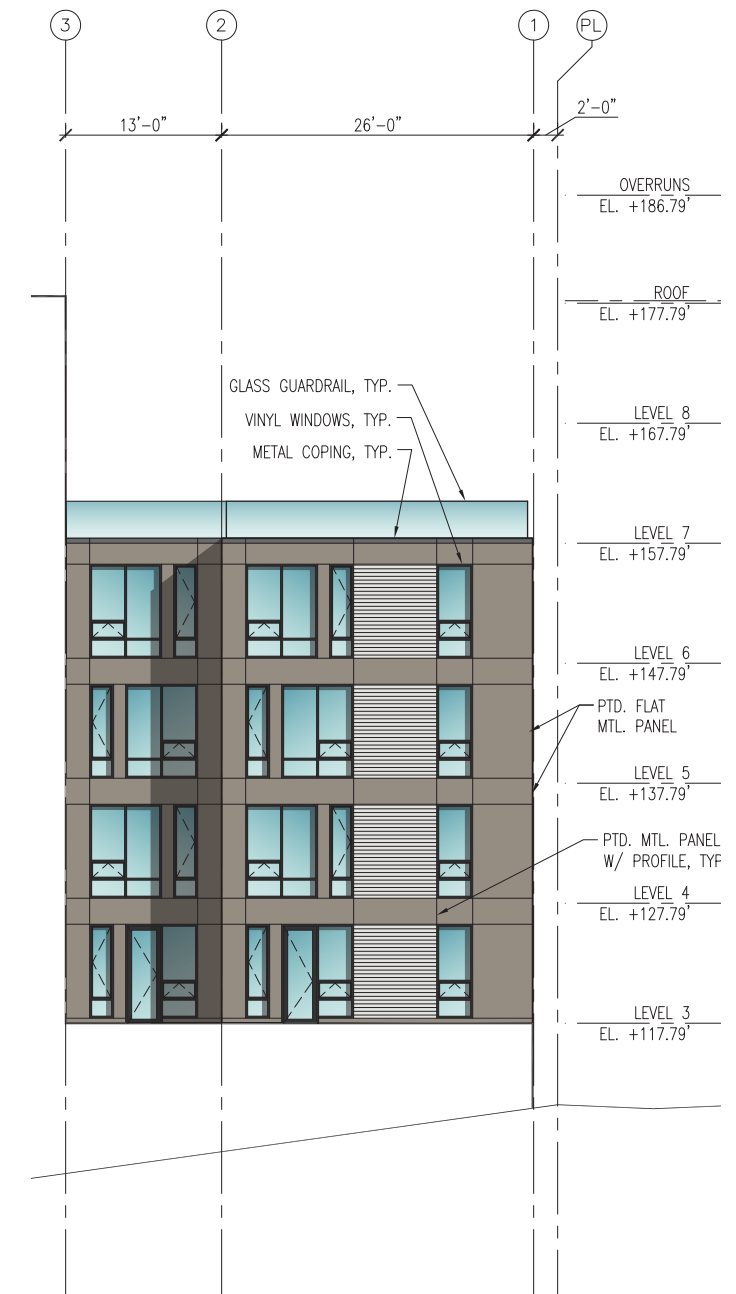
Level 8











1 EAST ELEVATION
SCALE: 1/8"=1'-0"

2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

3 NORTH ELEVATION
SCALE: 1/8"=1'-0"

STOREFRONT/VINYL WINDOWS
Sherwin Williams - SW 6258

ACCENTS
AEP-Span - Cool Metallic Champagne

HORIZONTAL BANDS
Sherwin Williams - SW 6388

PANELS & ACCENTS
AEP-Span - Cool Regal White

HORIZONTAL BANDS & BAYS
AEP-Span - Cool Zactique II

METAL ACCENTS & TRIM
Sherwin Williams - SW 6990

GLASS RAILINGS

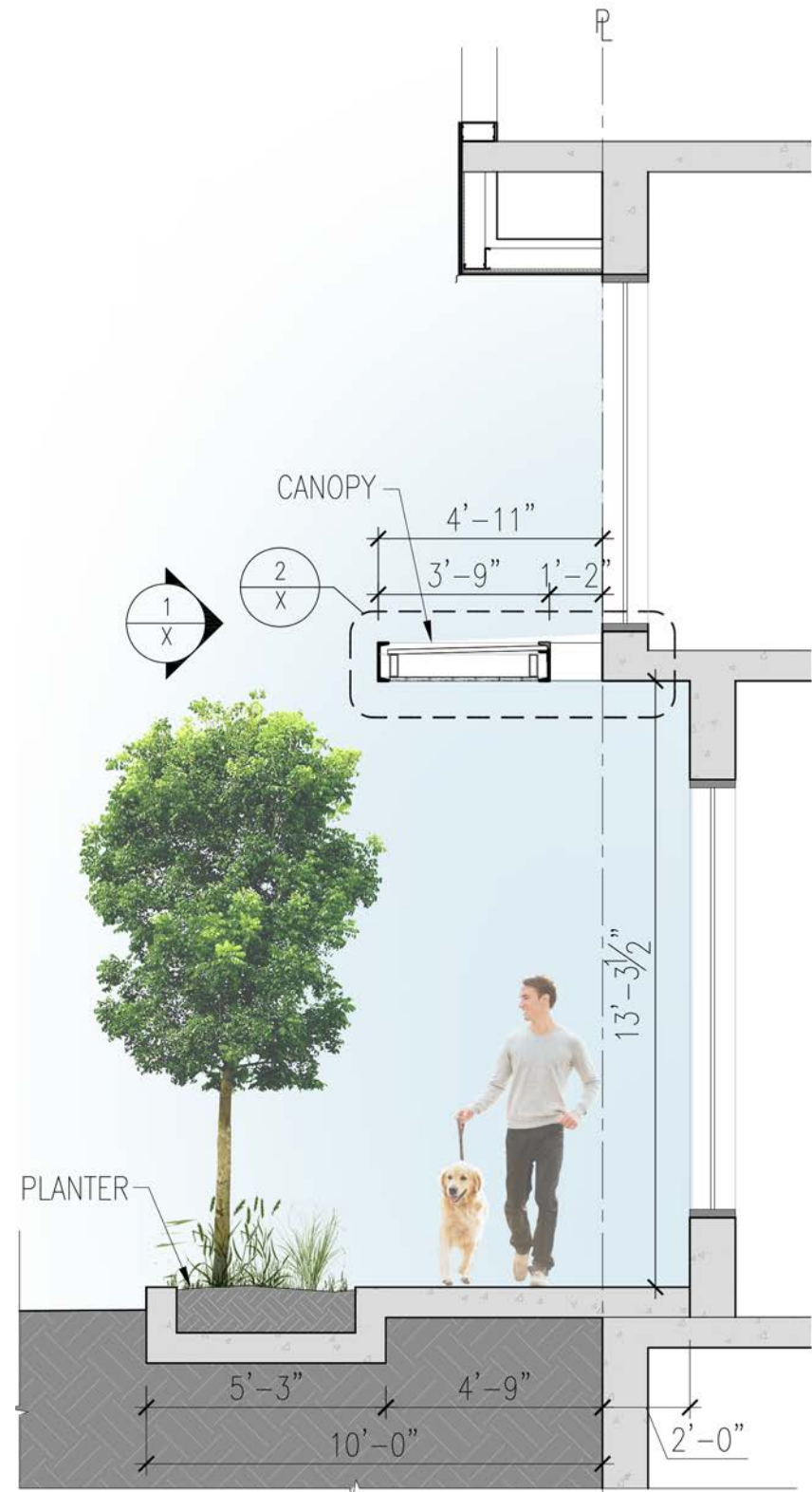
METAL PANEL - FLAT & PROFILE
AEP-Span

TEXTURED FIBER CEMENT PANEL
Cercaclad 8 Reveal - Slate

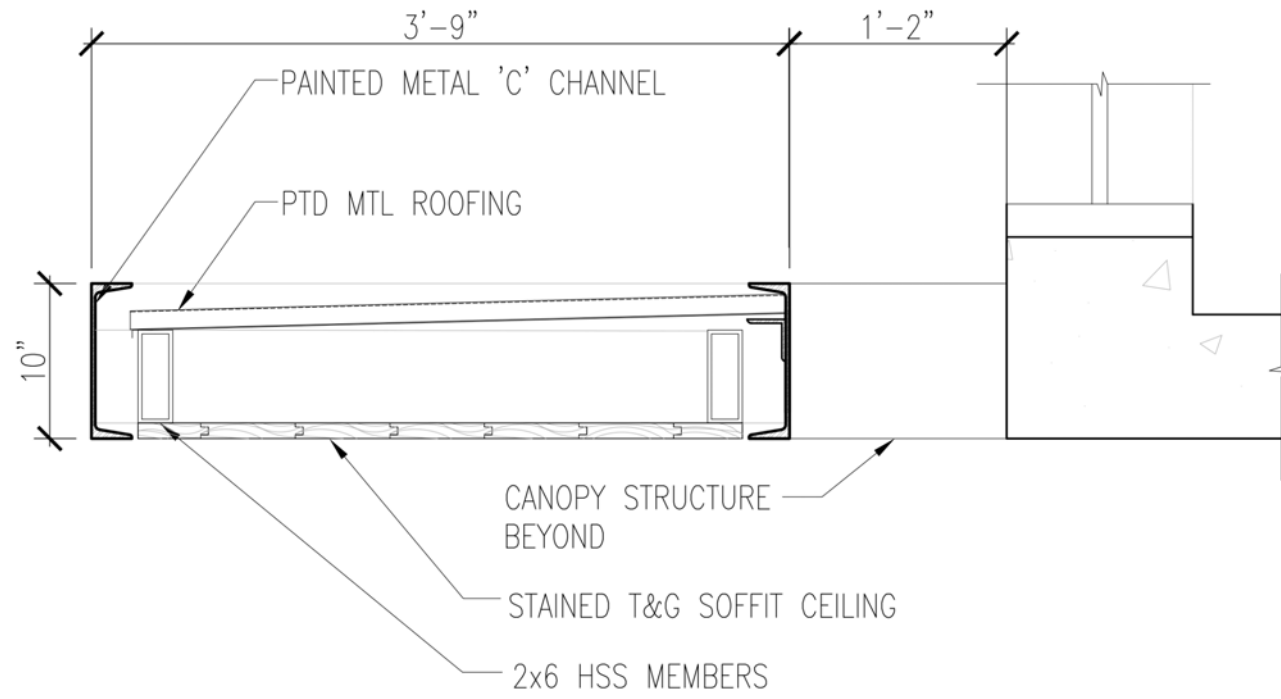
SMOOTH CAST-IN-PLACE CONCRETE

FORMLINER CAST-IN-PLACE CONCRETE

METAL SCREENS



Section at Western Ave.



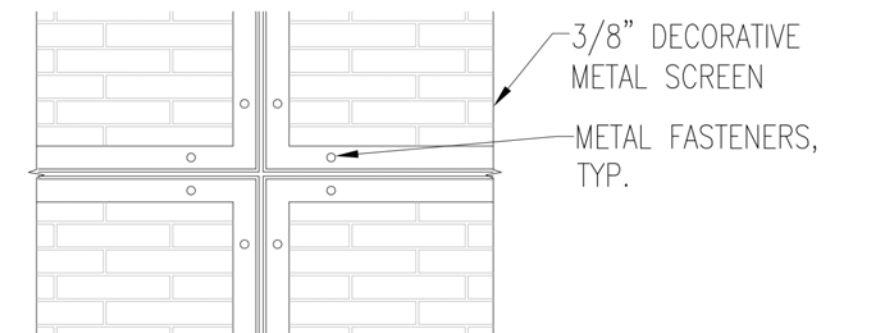
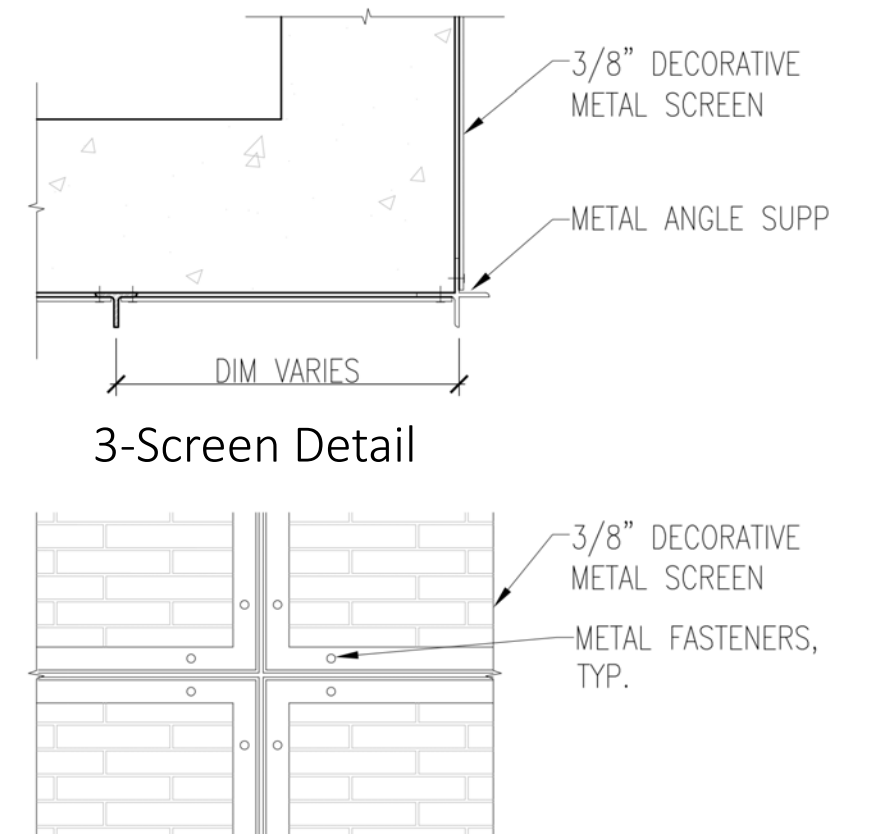
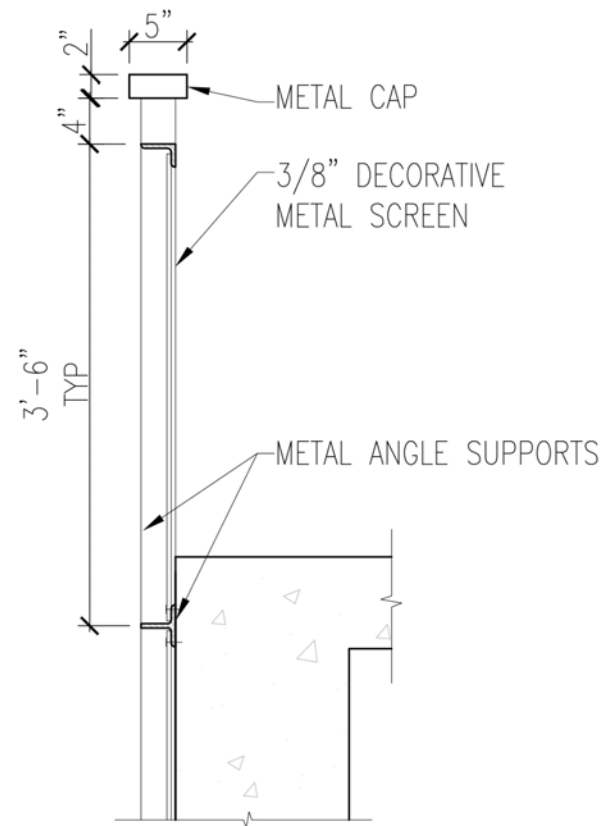
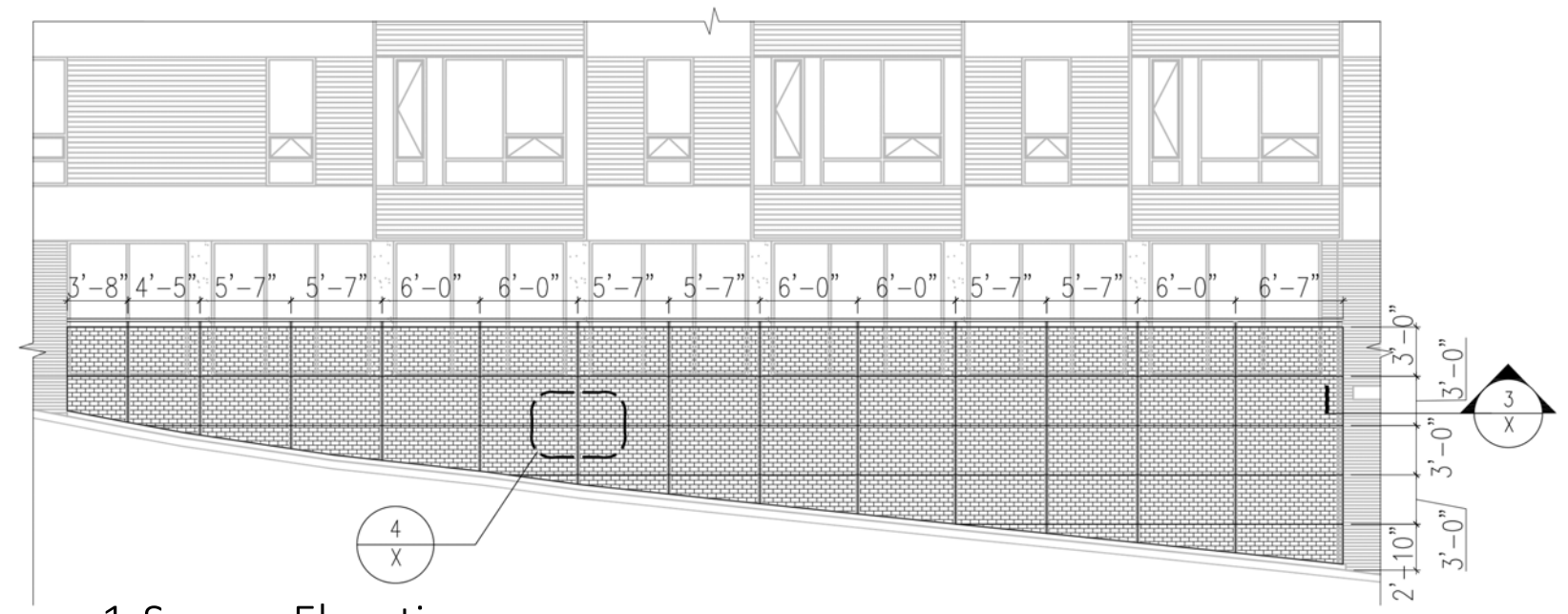
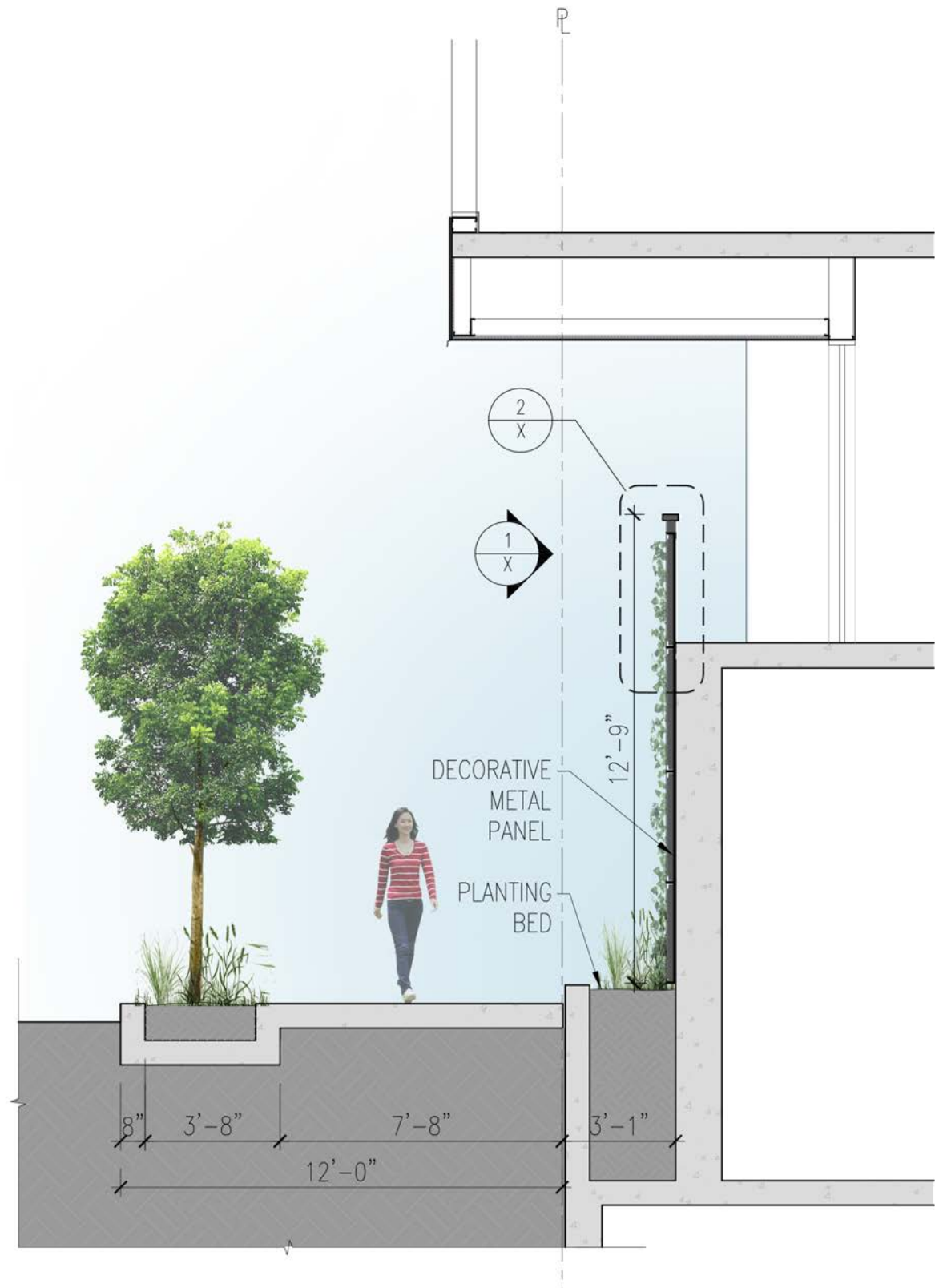
2- Canopy Section



View of Canopy

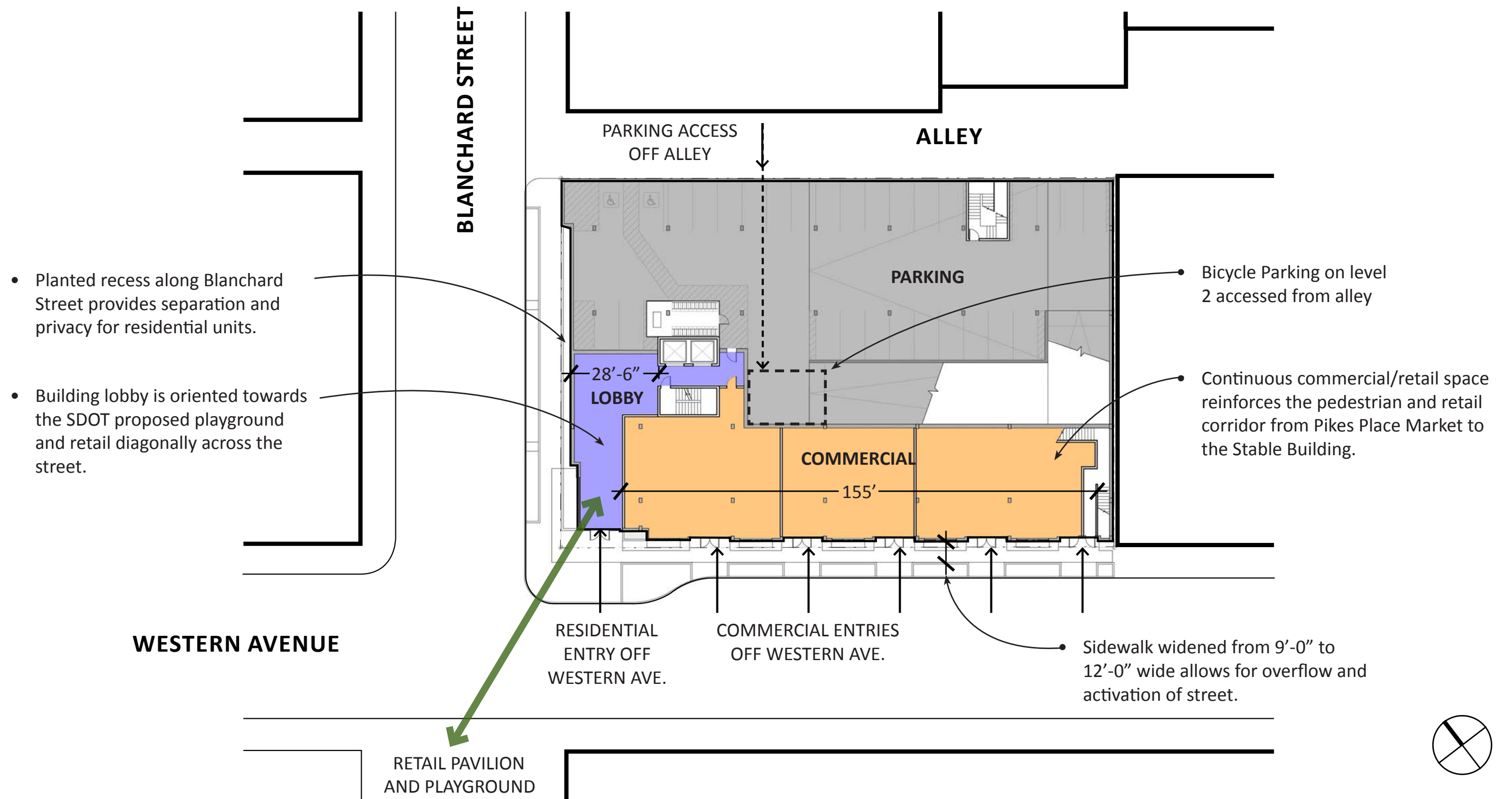


View of Commercial Storefront & Entry









E-1 Minimize Curb Cuts

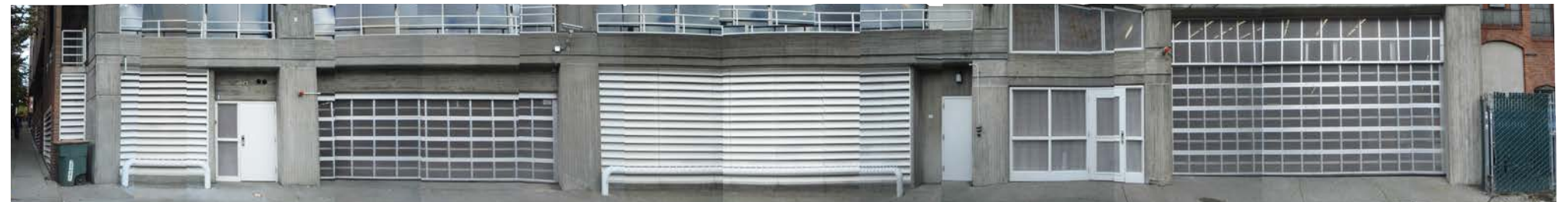
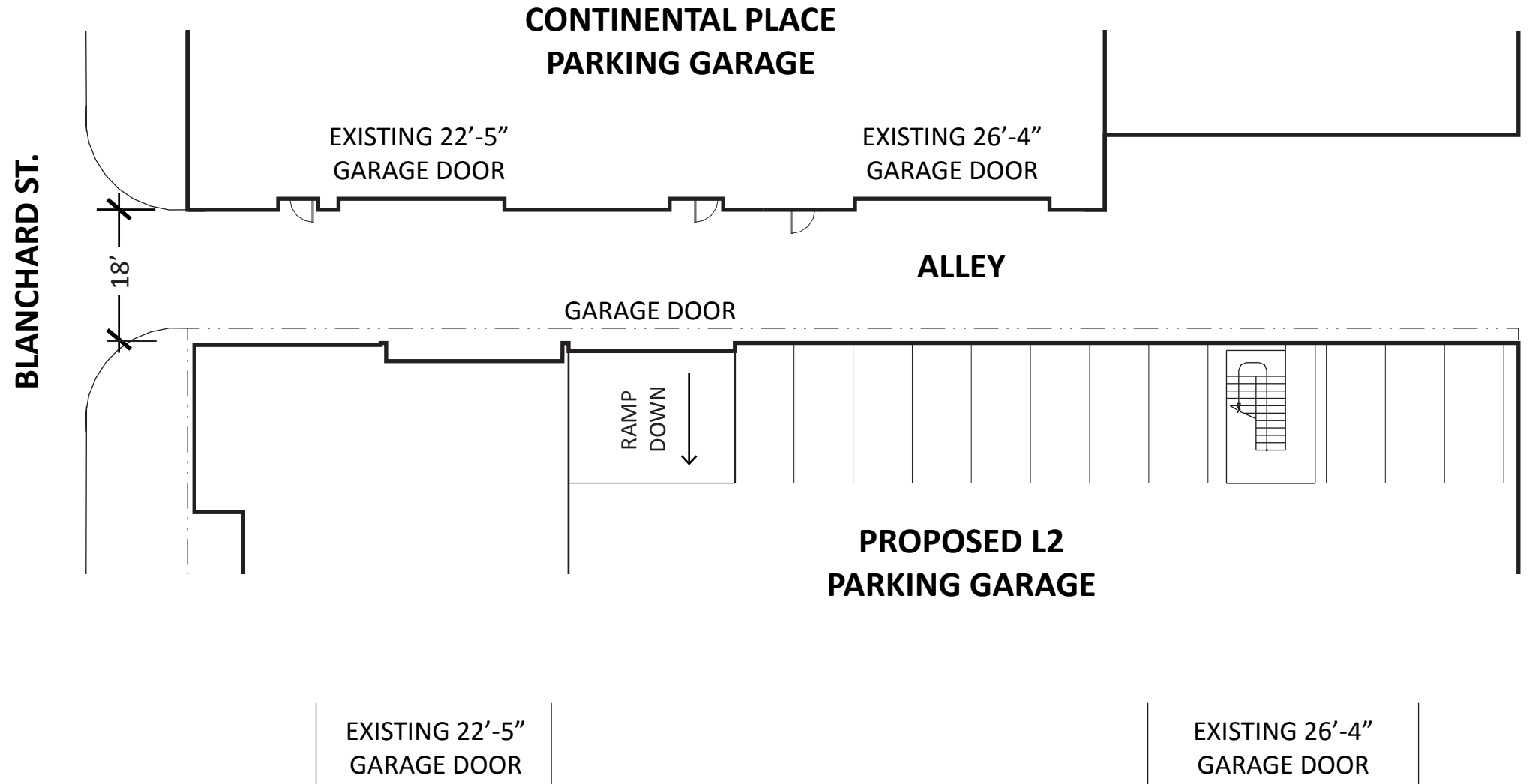
All three existing curb cuts (two at Western Ave., one at Blanchard St.) will be eliminated and all vehicular access will be through the alley.

Board Recommendation from EDG1 (7/29/2014)

“Study the relationship of the proposed garage entry in the alley to the existing entries of the development to the east.” (p4 2.d.)

E-2 Integrate Parking Facilities

The parking garage has no visible presence along Blanchard St. or Western Ave.

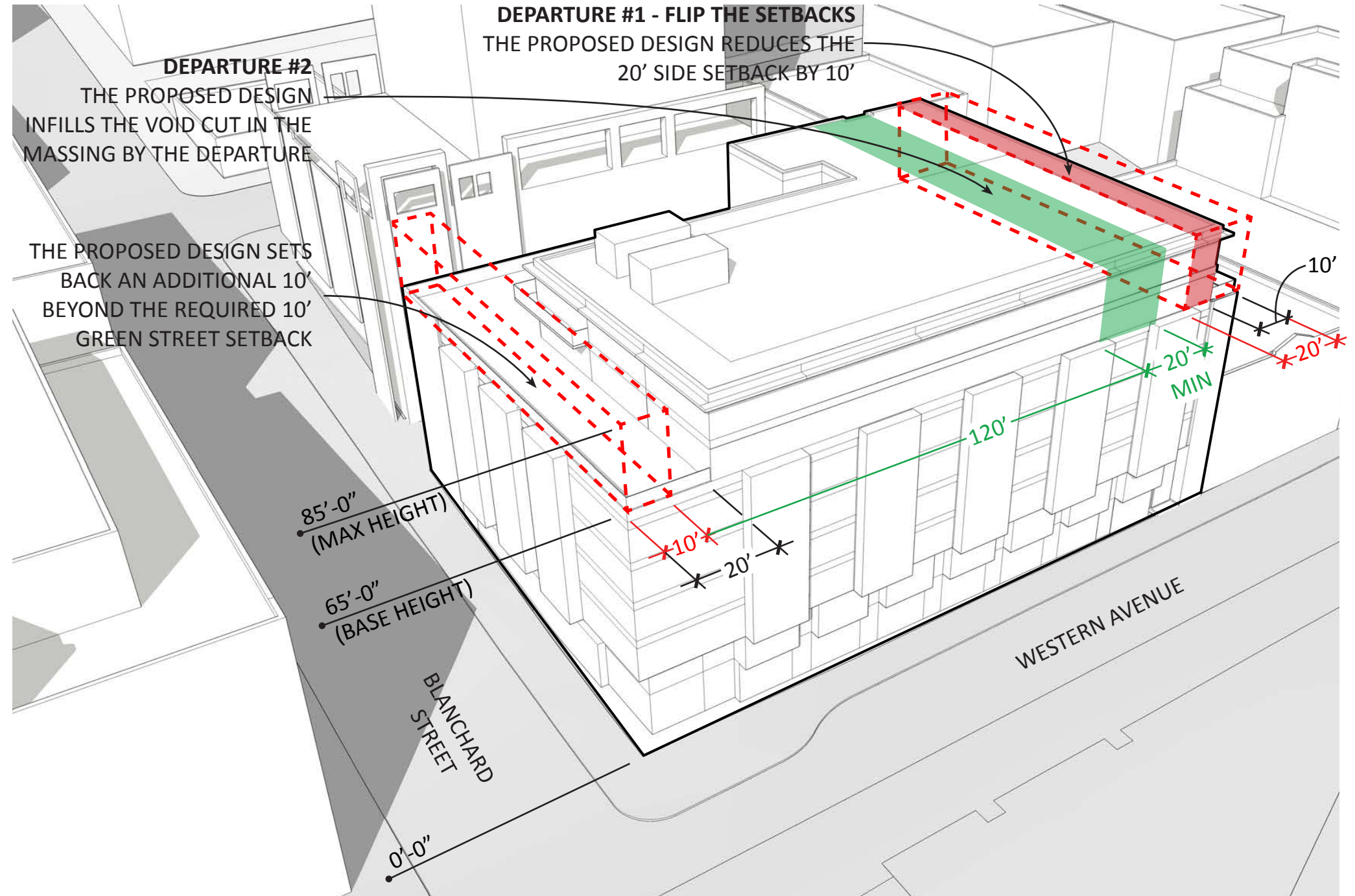


DEPARTURE #1

DEVELOPMENT STANDARD - DMR/R 85/65 ZONE 23.49.166 Downtown Mixed Residential, street facade requirements
REQUIREMENT Required Side Setbacks Above 65 Feet = 20 Feet Required Green Street Setbacks Above 65 Feet = 10 Feet
PROPOSED We propose flipping the required setbacks; Reducing the Side Setback to 10 Feet Increasing the Green Street Setback to 20 Feet .
DIFFERENCE 10 feet of Side Setback
CONSIDERATIONS Flipping the required setbacks does the following; <ul style="list-style-type: none"> • The increased setback along Blanchard Street helps transition the bulk and scale of the building in relation to the historic Stable Building to the north. This setback also allows for the exterior amenity space to be located at a lower level which reduces the view impact from the Continental Place building. (Design Guidelines B1.1, B2.2, B3.1, B4) • The reduced side setback (in-lieu of the zero-lot line proposed at EDG #1) helps transition the bulk and scale of the building in relation to the existing development at the corner of Lenora and Western. (Design Guidelines C.1.1, C1.2, C1.3) • The reduced side setback will not directly reduce views from other lots on the block. (Design Guidelines (A1.1, B4.2) • The requested departure does not increase the building coverage above 65 feet

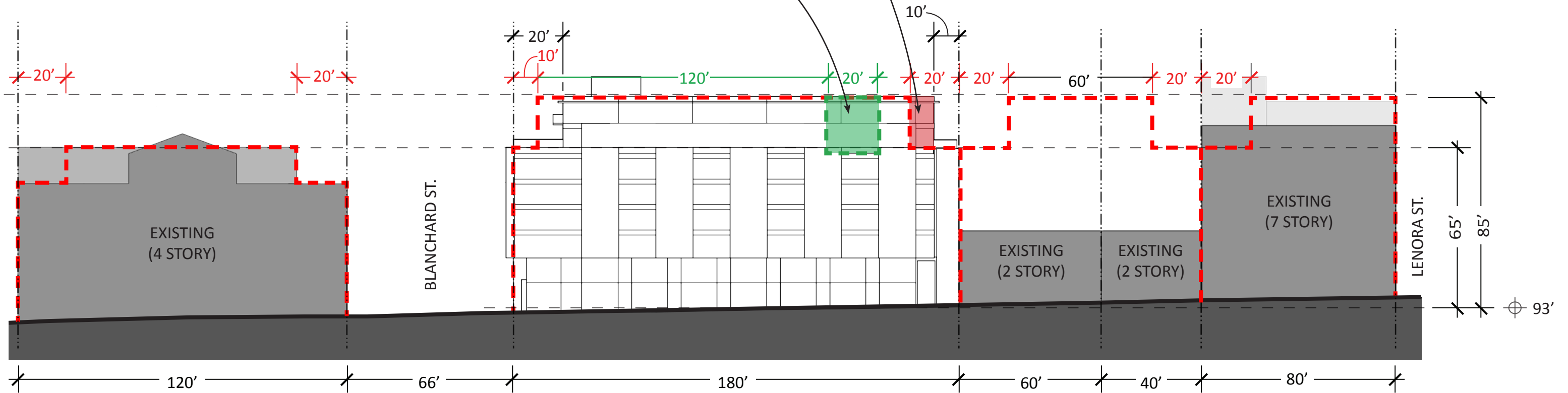
DEPARTURE #2

DEVELOPMENT STANDARD - DMR/R 85/65 ZONE 23.49.164 Maximum Building Length & Width
REQUIREMENT The maximum width and depth of a structure above 65 feet in height is 120 feet measured parallel to the street lot line and shall be separated horizontally from all other portions of a structure by at least 20 feet from all points.
PROPOSED We propose infilling the 20 feet .
DIFFERENCE 30 feet in structure width (proposed building is 150' feet wide above 65 feet).
CONSIDERATIONS The code prescribed separation would adversely affect the symmetrical design of the proposed building and it would require 2 elevator cores. Additional elevators would add penthouses to the roof which would affect the view from the adjacent building to the east and it would reduce the number of units. This would also directly affect the development potential of the site. In-lieu of the separation, the modulation of the facade using bays meets the intent of the code (modulation is not a requirement in downtown zones). (Design Guidelines B1.1, B2.2, B3.1, B4.1, B4.2)



DEPARTURE #1 - FLIP THE SETBACKS
 THE PROPOSED DESIGN REDUCES
 THE 20' SIDE SETBACK BY 10'

DEPARTURE #2
 THE PROPOSED DESIGN INFILLS
 THE VOID CUT IN THE MASSING
 BY THE DEPARTURE



--- DEPARTURE #1 CODE COMPLIANT SETBACKS

--- DEPARTURE #2 CODE COMPLIANT WIDTH

+192'-0"
@ LOWEST CONTINENTAL
PLACE RESIDENTIAL UNIT

+170'-0"
@ CONTINENTAL
PLACE TERRACE

+157'
@ TERRACE

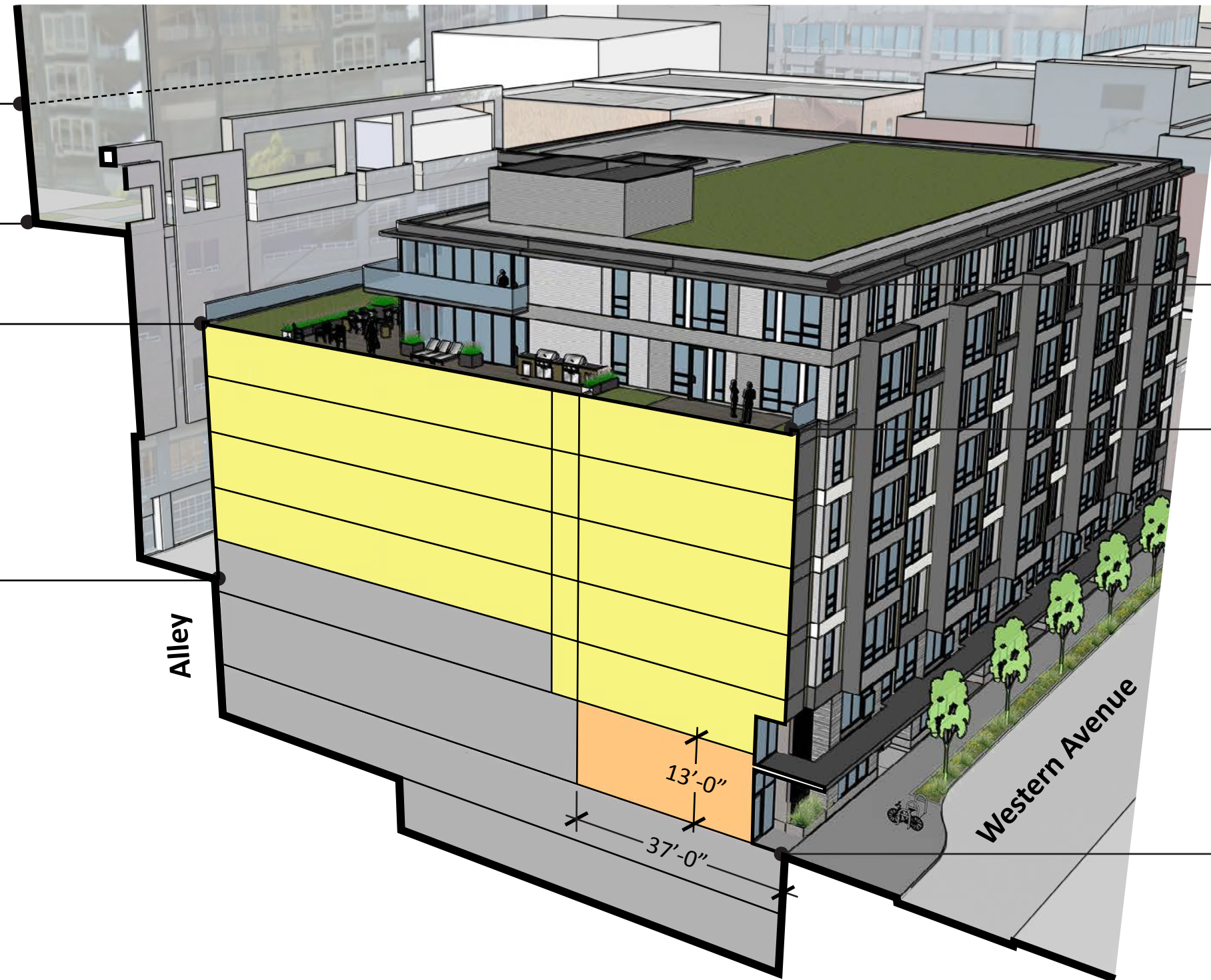
+109'-5"
@ ALLEY

+177'
@ ROOF
(84'-0" OVERALL HEIGHT)

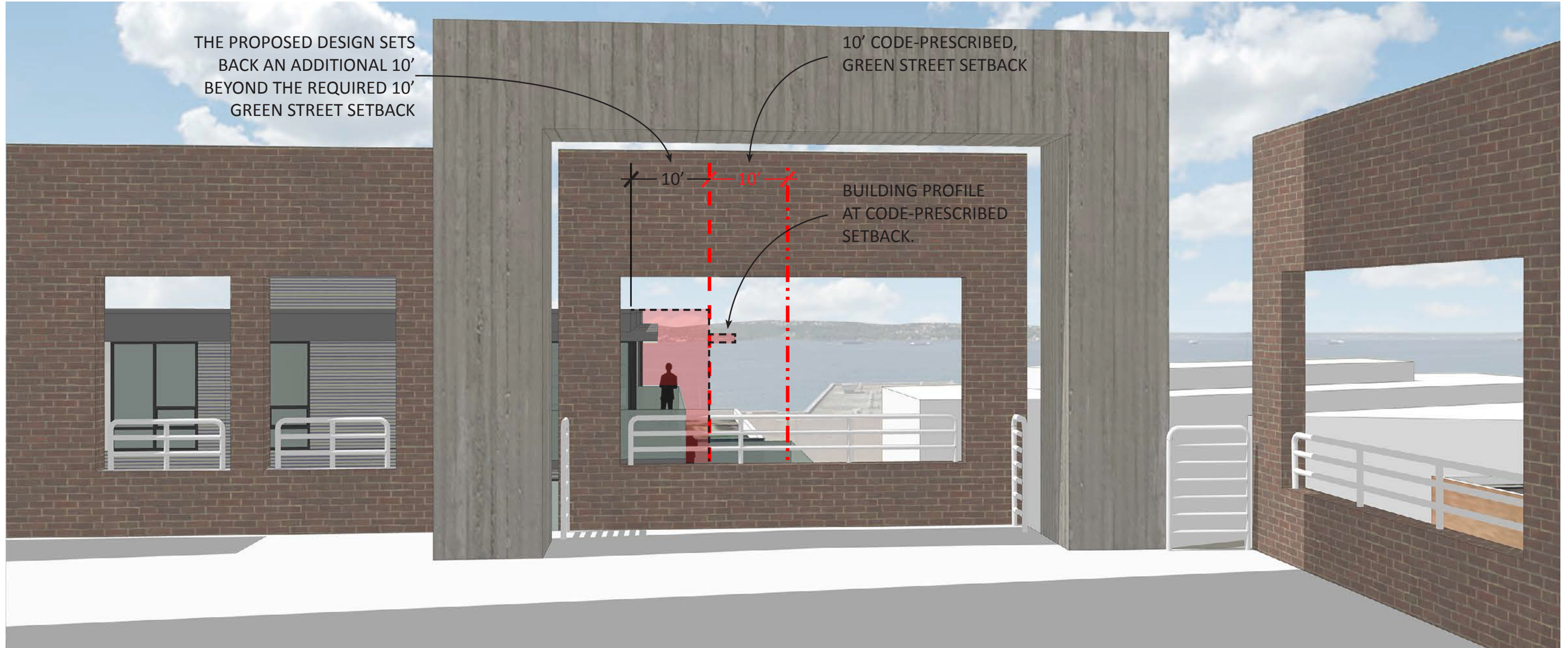
(65'-0" BASE HEIGHT LIMIT)

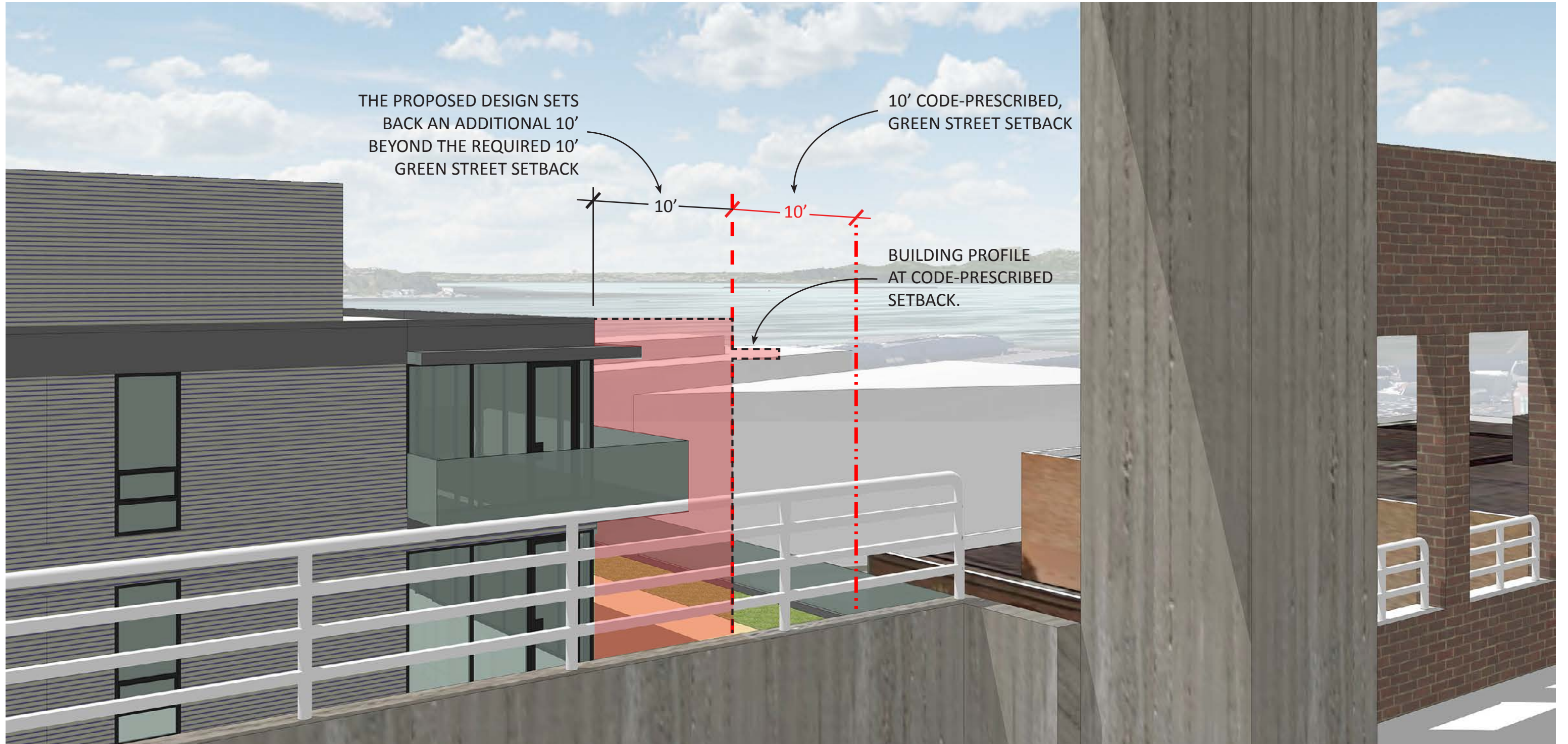
+93'-0"
@ L1
(0'-0" ZONING GRADE PLANE)

- Residential
- Commercial
- Parking



Design team met with Continental Place condo board on 8.14.14 and 9.15.14 to discuss concerns. Images closely represent views from the amenity exterior space and interior club room.

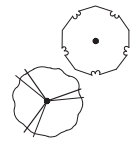






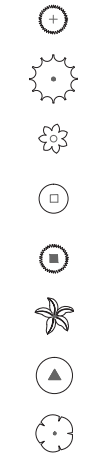
PLANT SCHEDULE

TREES



BOTANICAL NAME	CONT	CAL
CORNUS X VENUS	3"	CAL
POPULUS TREMULA 'ERECTA'	B & B	2" CAL

SHRUBS



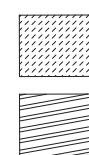
BOTANICAL NAME	CONT	MIN HT/SPREAD
CAREX MORROWII 'ICE DANCE'	1 GAL	6" - 12"
FATSIA JAPONICA	5 GAL	36"
HEMEROCALLIS X 'STELLA DE ORO'	1 GAL	
MAHONIA REPENS	1 GAL	6" - 12"
MISCANTHUS SINENSIS 'ADAGIO'	2 GAL	12" - 18"
POLYSTICHUM MUNITUM DROUGHT TOLERANT	3 GAL	
RIBES SANGUINEUM	3 GAL	12" - 18"
SARCOCOCCA HOOKERANA HUMILIS	15 GAL	

VINE/ESPAlier

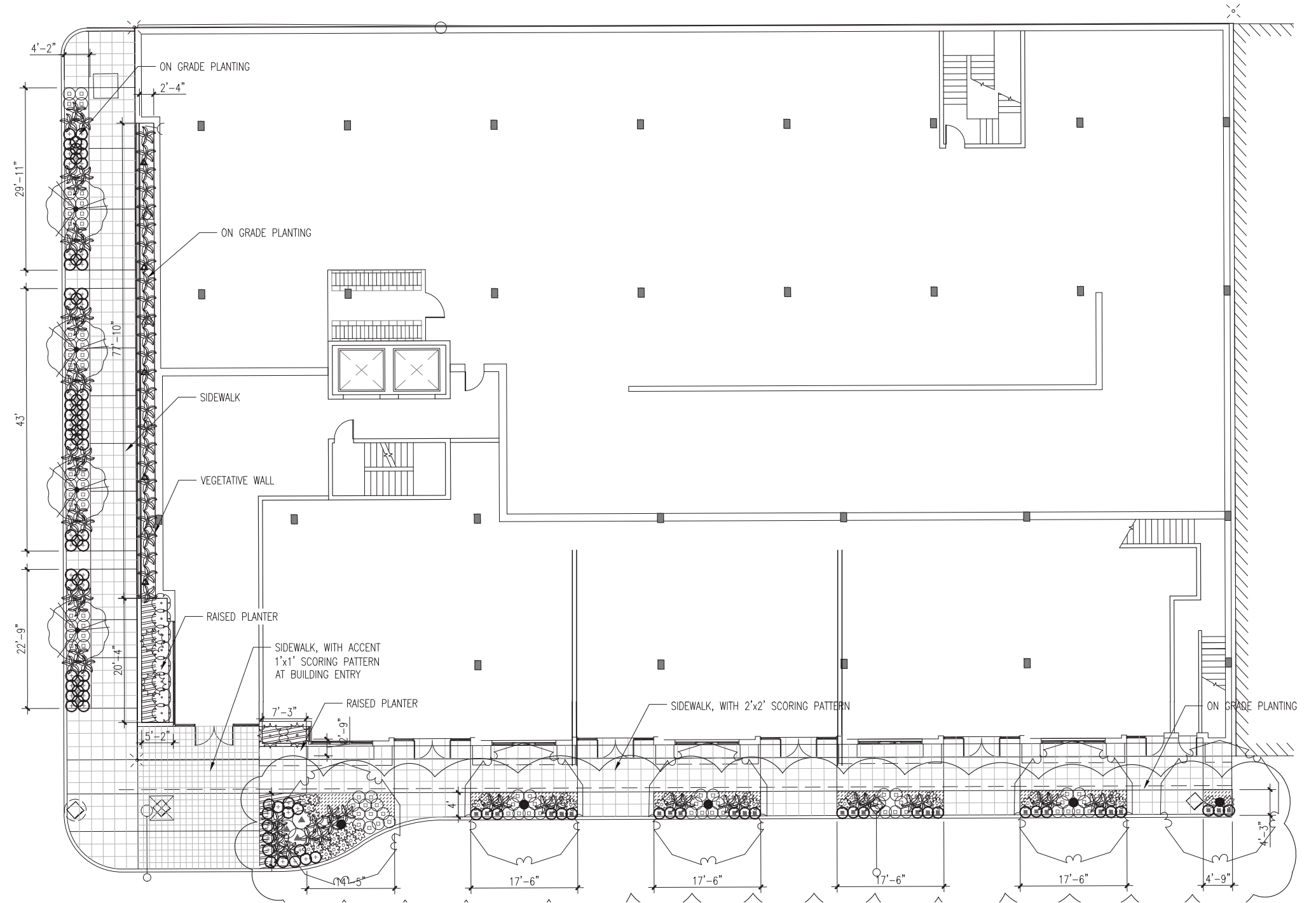


BOTANICAL NAME	CONT	MIN HT/SPREAD
CLEMATIS ARMANDII	2 GAL	
PARTHENOCESSUS TRICUSPIDATA 'LOWII'	2 GAL	

GROUND COVERS



BOTANICAL NAME	CONT	SPCG
FRAGARIA CHILOENSIS	1 GAL	24"
OPHIPOGON PLANISCAPUS 'NIGRESCENS'	1 GAL	





CORNUS 'VENUS' COLUMNAR ASPEN ICE DANCE SEDGE



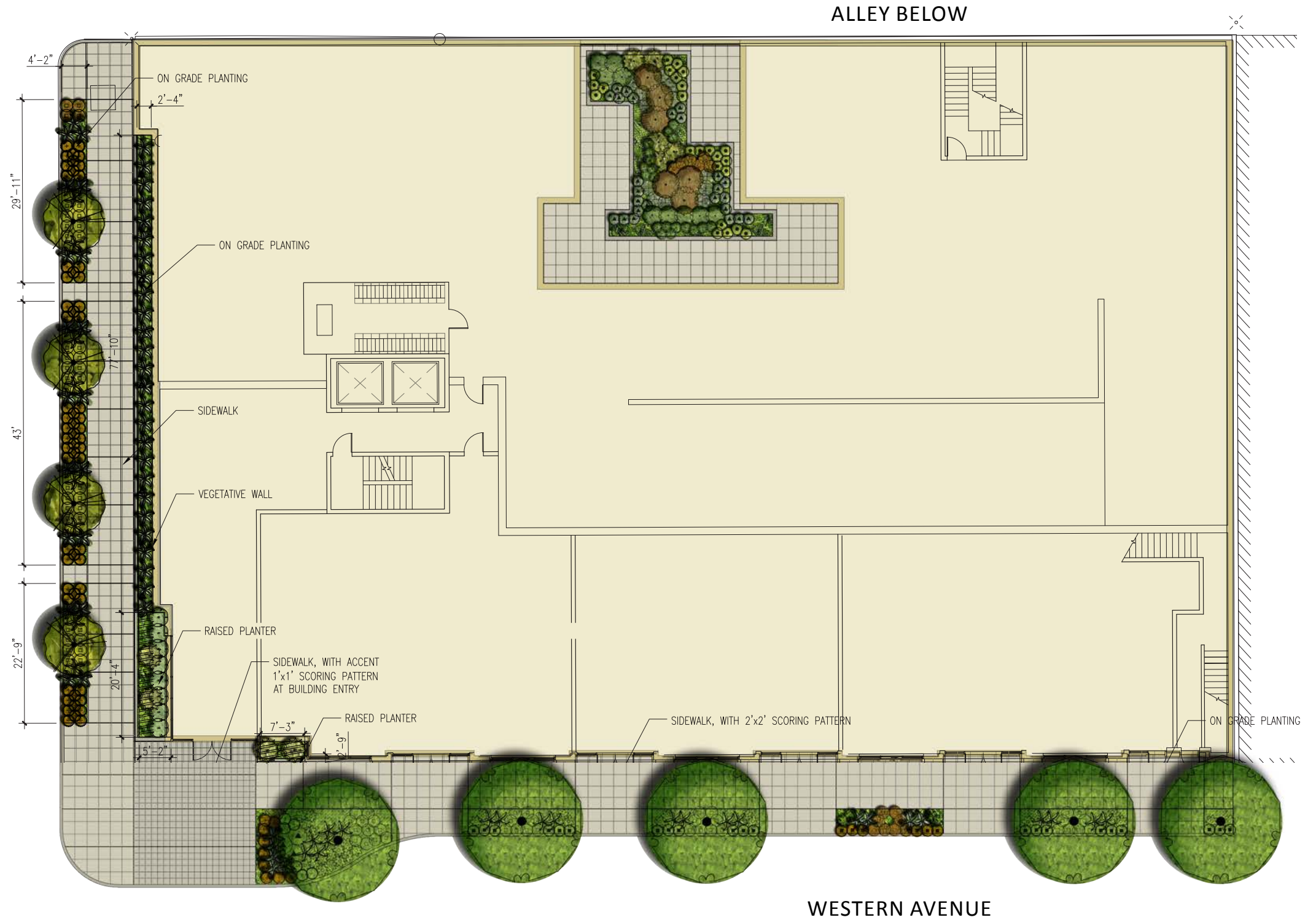
SWEETBOX EVERGREEN CLEMATIS BOSTON IVY



JAPANESE FATSIA STELLA D'ORO DAYLILY CREEPING OREGON GRAPE



BEACH STRAWBERRY BLACK MONDO GRASS DWARF MAIDEN GRASS

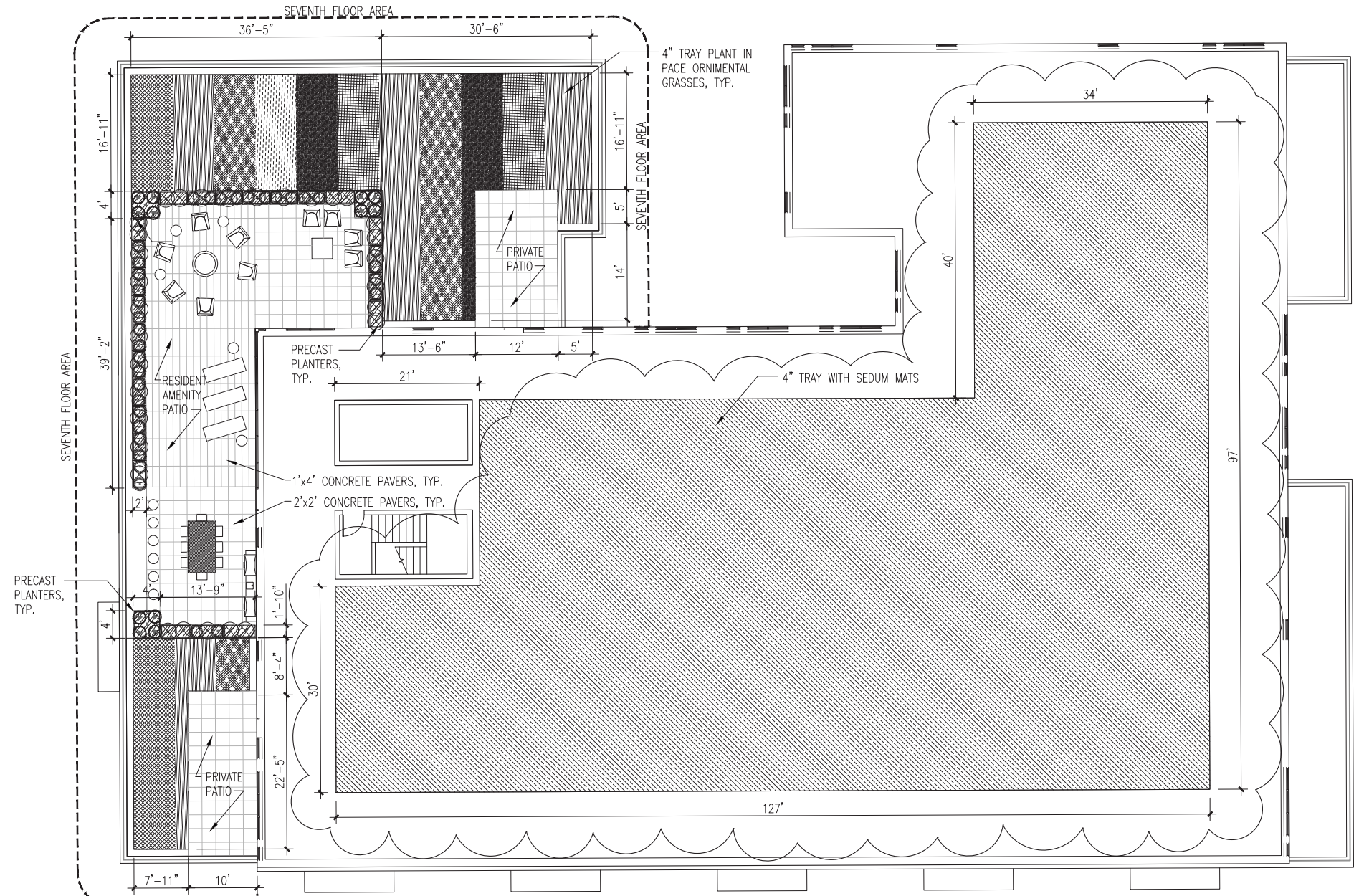


PLANT SCHEDULE FOR SEVENTH FLOOR

SHRUBS	BOTANICAL NAME	CONT	MIN HT/SPREA
	LIRIOPE MUSCARI 'BIG BLUE'	1 GAL	6"-12" HT
	NANDINA DOMESTICA 'PLUM PASSION'	5 GAL	
	PITTOSPORUM TOBIRA 'WHEELERS DWARF'	5 GAL	
	POLYSTICHUM MUNITUM	2 GAL	
GROUND COVERS	BOTANICAL NAME	CONT	SPCG
	CALAMAGROSTIS X ACUTIFLORA 'STRICTA'	4" POT	12"
	CAREX COMANS 'BRONCO'	4" POT	12"
	CAREX HACHIOJENSIS 'EVERGOLD'	4" POT	12"
	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS'	4" POT	12"
	FRAGARIA CHILOENSIS	1 GAL	24"
	OPHIPOGON PLANISCAPUS 'NIGRESCENS'	1 GAL	

PLANT SCHEDULE FOR ROOF

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	EVERGREEN AND DECIDUOUS 4' SEDUM TRAY SYSTEM		FLAT	12" o.c.



LEVEL 7 @ +157'-0"
GREEN ROOF

LEVEL 7 @ +157'-0"
PROPOSED EXTERIOR TERRACE
WITH PLANTERS, GRILL AREA,
BAR AREA, FIRE CIRCLE AND
GENERAL SEATING

ELEVATOR OVERRUN @ +185'-6"

ROOF LEVEL @ +177'-0"
GREEN ROOF



FEATHER REED GRASS BRONCO SEDGE ICE DANCE SEDGE



BIG BLUE LIRIOPE HEAVENLY BAMBOO CREEPING OREGON GRAPE



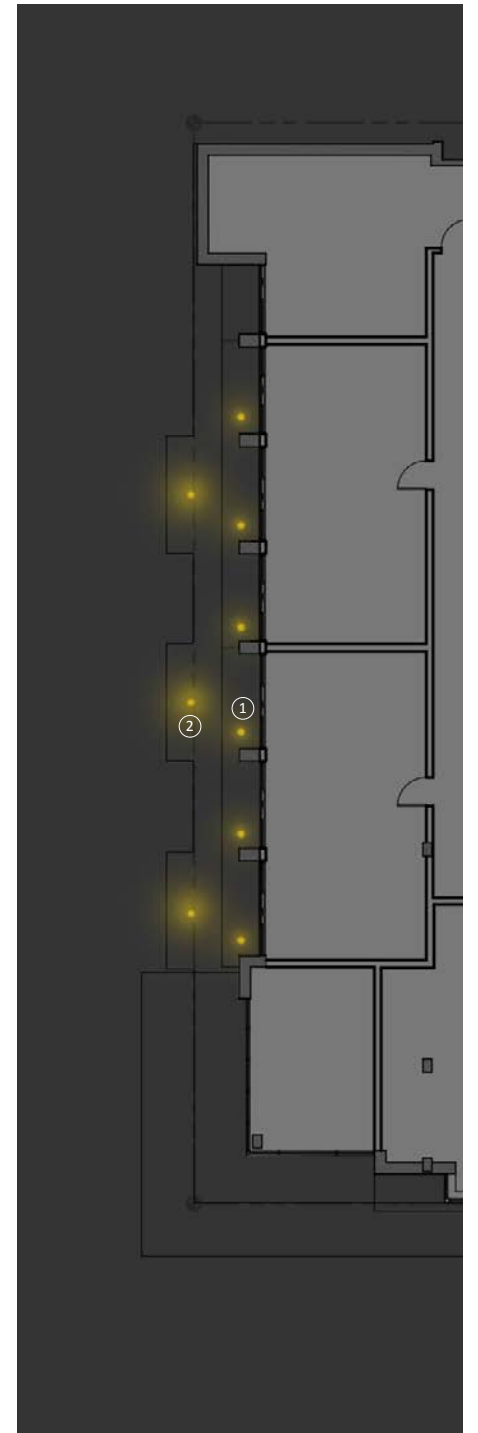
SEDUM ROOF TRAY LEVEL 7 DECK - INSPIRATION IMAGES



- ① Recessed canopy downlighting
- ② Recessed bay downlighting (@ L2)
- ③ Large decorative wall sconce (Commercial)
- ④ Small decorative wall sconce (Residential)
- ⑤ Festival rope lighting
- ⑥ Concealed bar lighting
- ⑦ Planter bollard lighting
- ⑧ Patio bollard lighting



LEVEL 1 LIGHTING PLAN



LEVEL 2 LIGHTING PLAN

- ① Recessed canopy downlighting
- ② Recessed bay downlighting (@ L2)
- ③ Large decorative wall sconce (Commercial)
- ④ Small decorative wall sconce (Residential)
- ⑤ Festival rope lighting
- ⑥ Concealed bar lighting
- ⑦ Planter bollard lighting
- ⑧ Patio bollard lighting

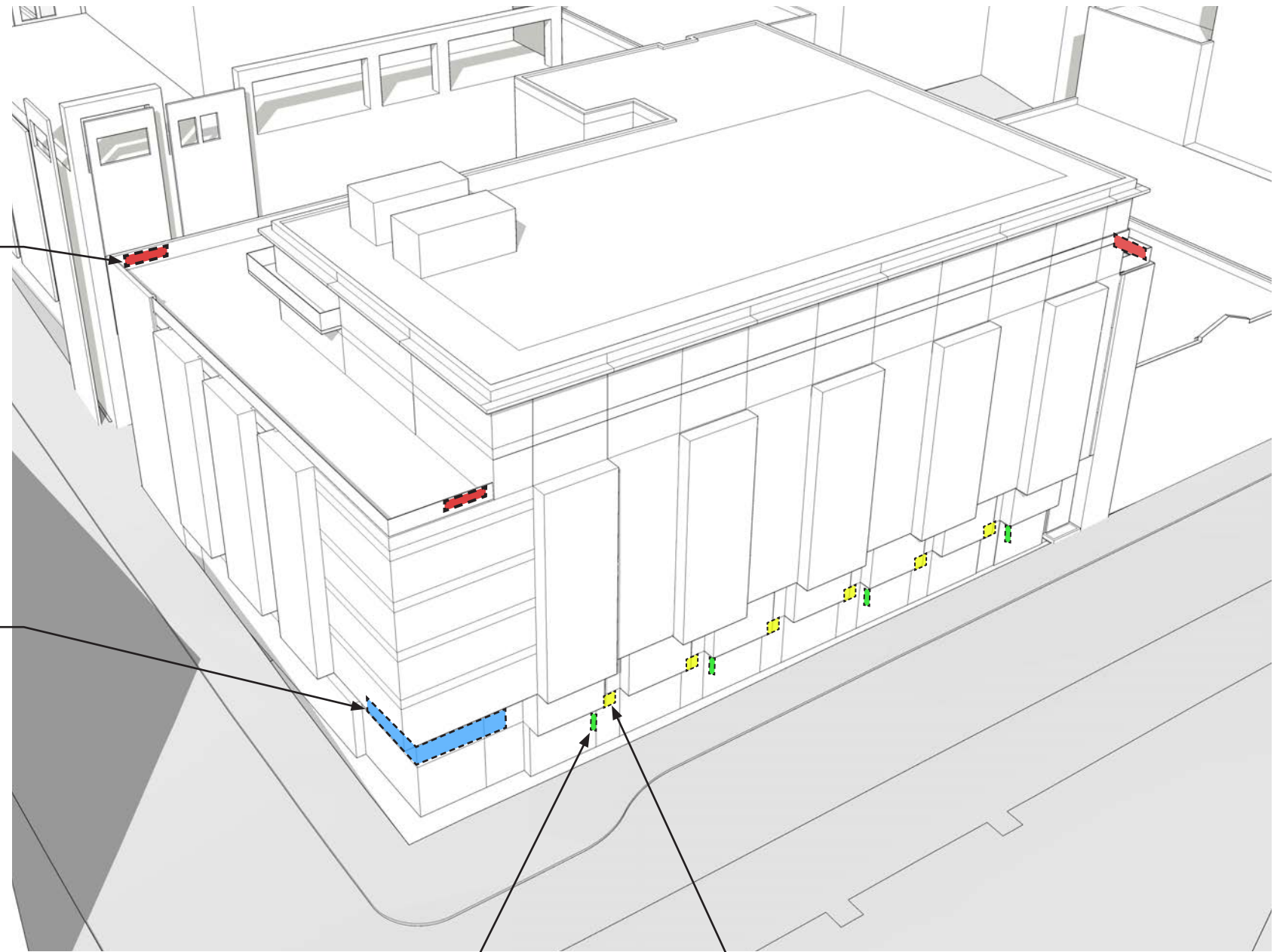


LEVEL 7 LIGHTING PLAN



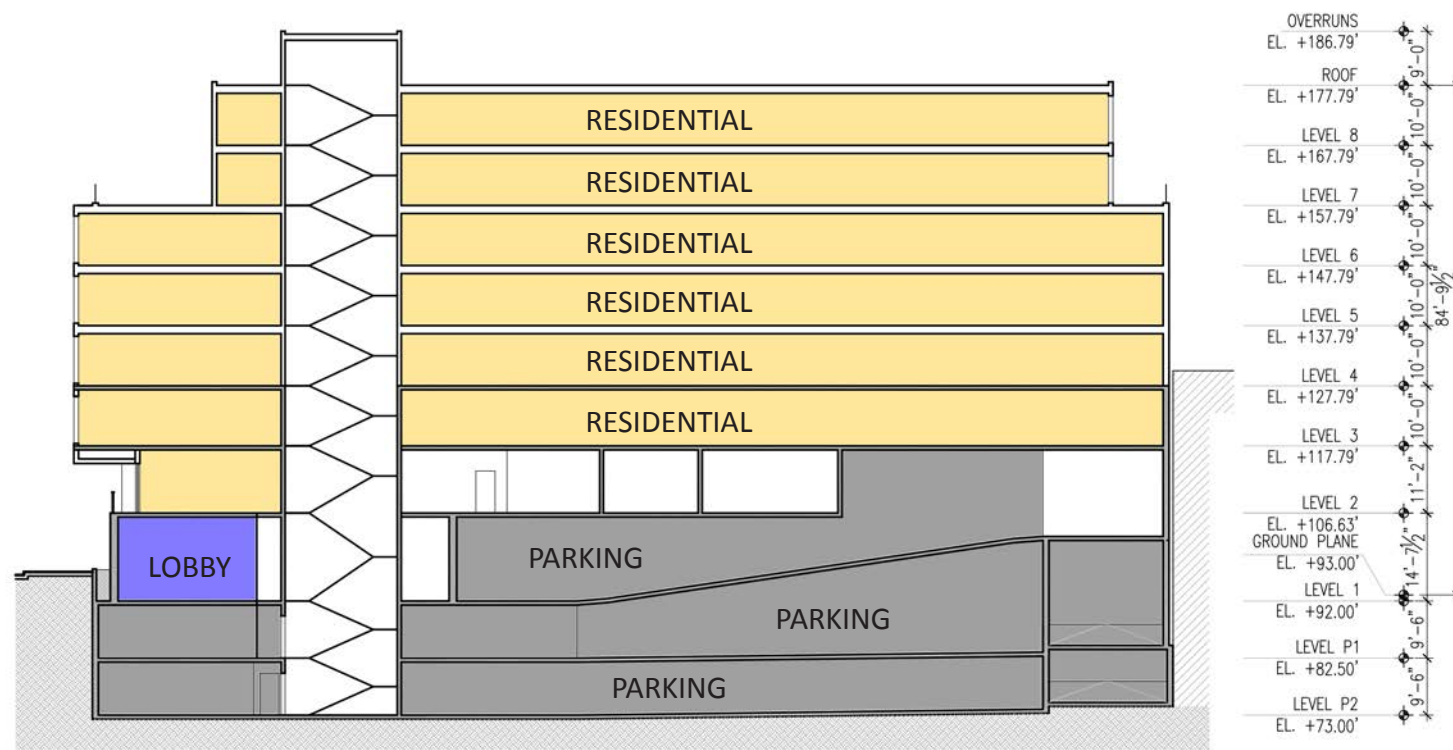
SIGN LAMINATED
IN GLASS RAIL, TYP.

SIGN ABOVE
RESIDENTIAL
ENTRANCE

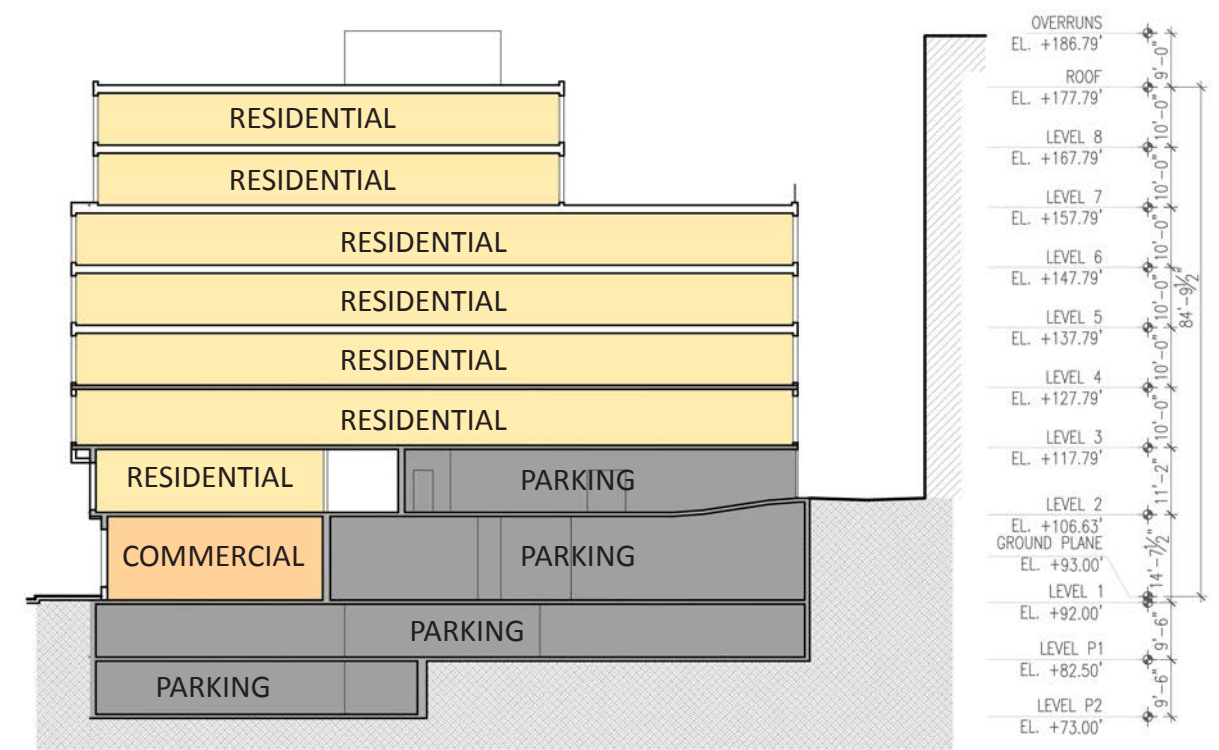


RETAIL BLADE SIGN,
TYP.

RETAIL SIGNAGE ABOVE
ENTRANCE, TYP.



NW TO SE SECTION



NE TO SW SECTION

Address

2134 Western Avenue

King County Parcel Number

1977200505

Zone

DMR/C 85/65 (Downtown Mixed Residential/Commercial),
Belltown Urban Village, Frequent Transit

Design Guidelines

Belltown Urban Center Village

Site Area

180' (Western Ave) * 120' (Blanchard St.) = 21,600 SF

Structure Height (23.49.008.C.)

DMR/C 85/65: 85' Max Height, 65' Base height.

General Requirements for Residential Uses (23.49.010)

5% residential gross floor area dedicated for Common Recreation Area

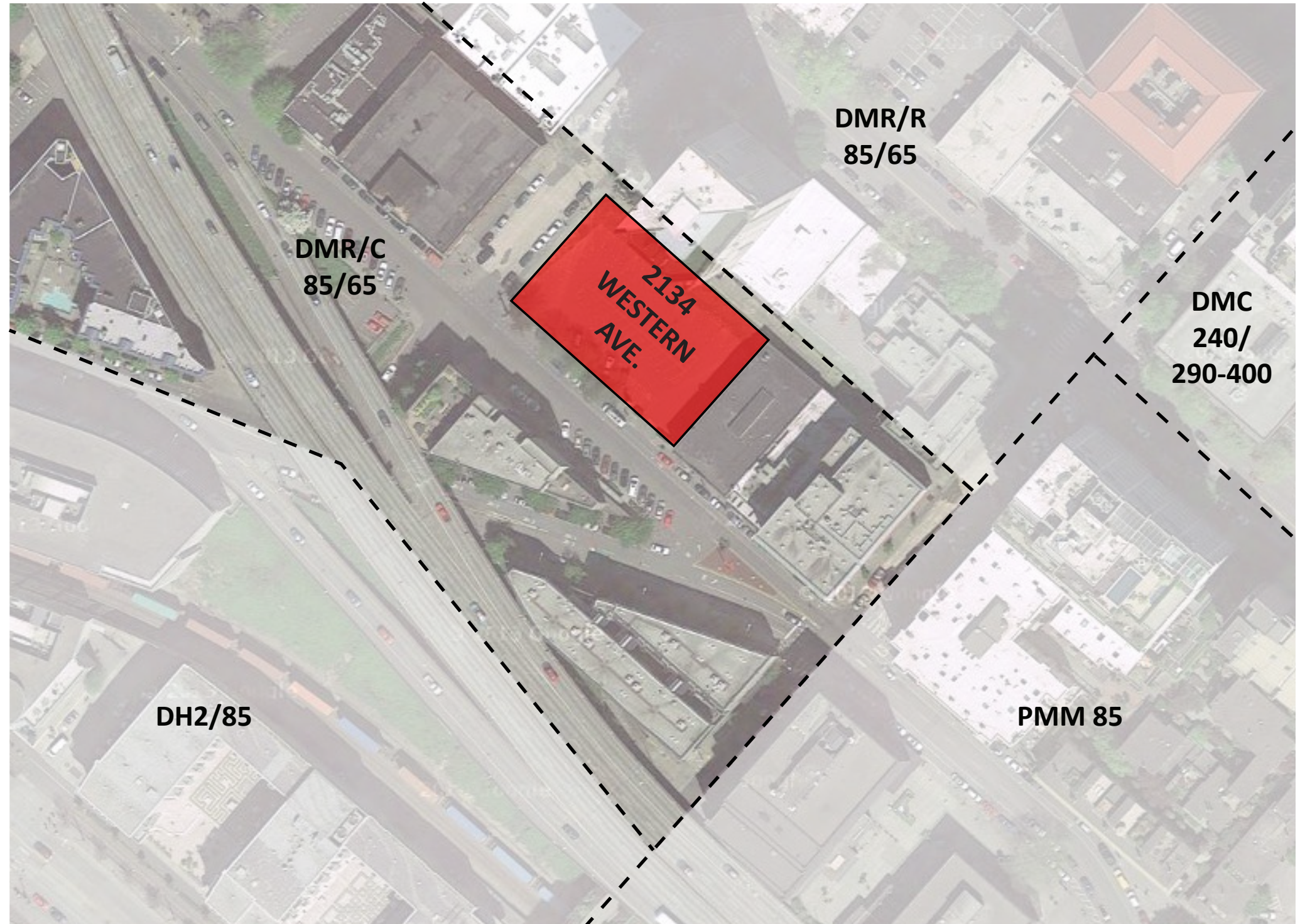
Floor Area Ratio (23.49.011 Table A)

Base FAR: 1, Max FAR: 4

Exemptions/deductions from FAR: Residential use/Live-work units/Floor area below grade.

Overhead Weather Protection and Lighting (23.49.018)

Continuous overhead weather protection shall be required along the entire street frontage.



Parking Quantity, Location & Access (23.49.019.A., 23.49.019.E.)

No parking is required for uses on lots in Downtown zones.
 Bicycle Parking: 1 space required for every 2 dwelling units.

Minimum Sidewalk Widths (23.49.022.A.)

Established by Map 1C (Blanchard Street: Variable, Western Avenue: 15')

Coverage and Floor Size Limits (23.49.158 Table A)

Up to 65 feet = 100%, 65 feet to 85 feet = 65%

Street Facade Requirements

Minimum facade heights; setback limits; facade transparency; blank facade limits; and landscaping standards shall apply to each lot line that abuts a street designated on Map 1F. The standards on each street frontage shall vary according to the pedestrian street classification of the street on Map 1F. Minimum facade height on Western Ave. is 15'.

Maximum Width and Depth (23.49.164 Table A)

120 feet max width and depth
 DEPARTURE REQUESTED

Side Street Setback Requirements (23.49.166 Table A)

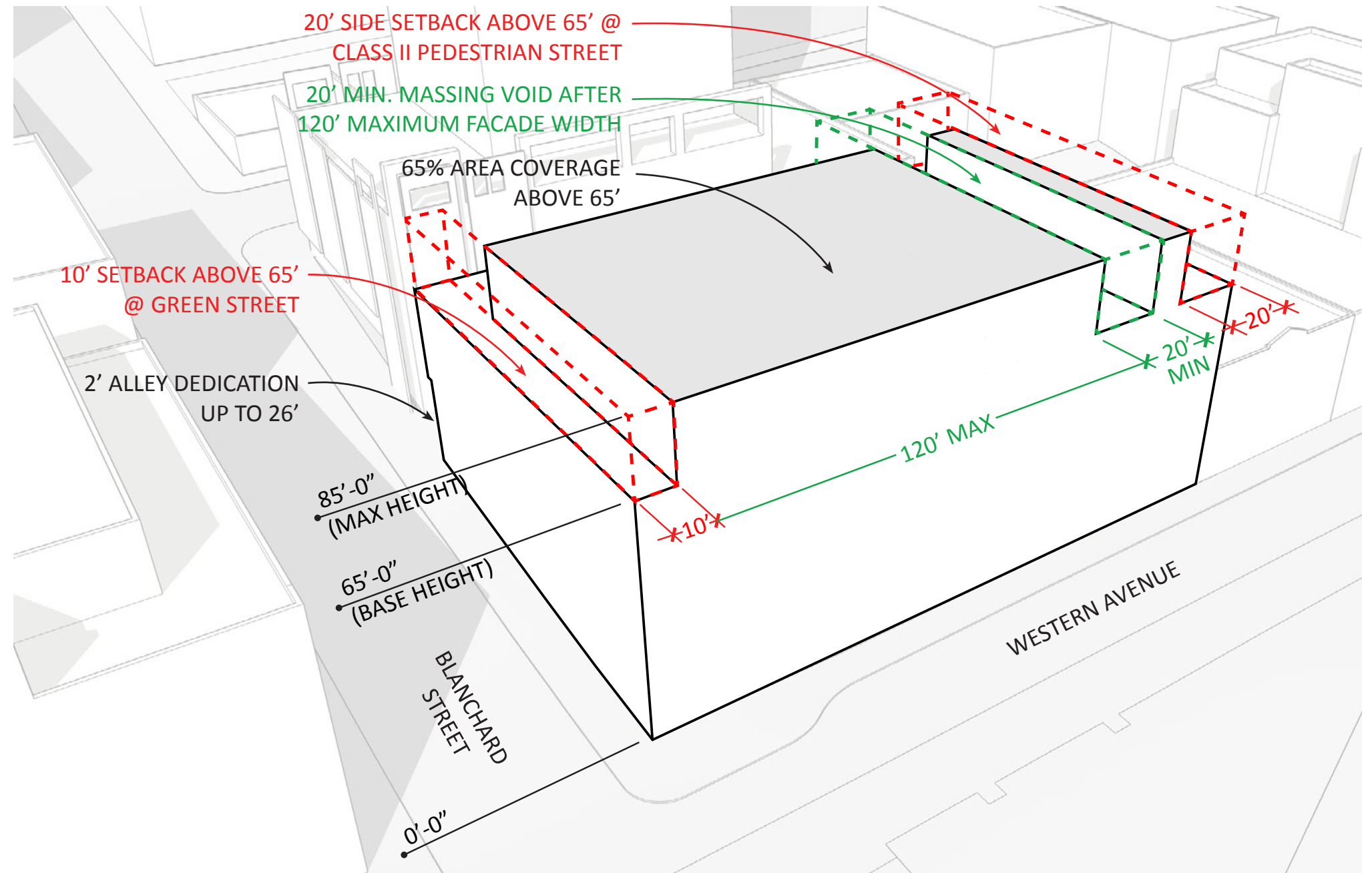
Side Setback - 20' above 65'
 DEPARTURE REQUESTED

Green Street Setback (23.49.166.B.1.)

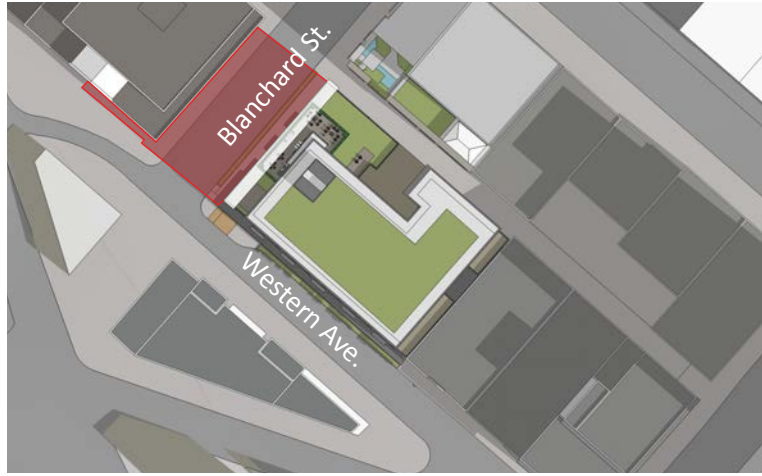
10' above 65'

Alley Improvements (23.53.030.F.1)

2' alley dedication required up to 26'

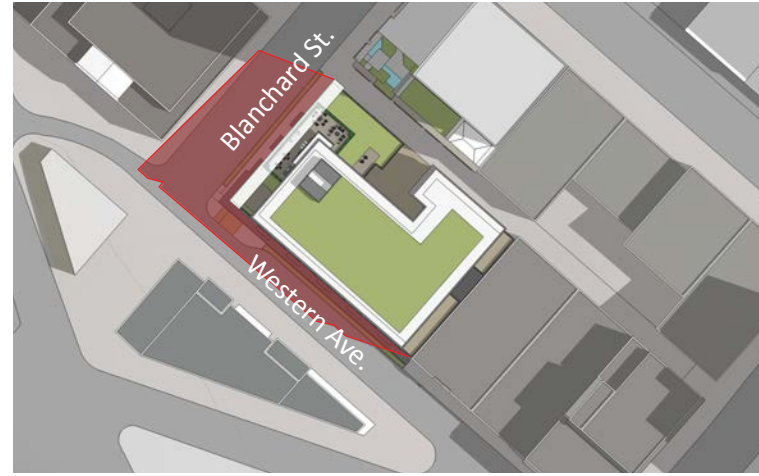


March



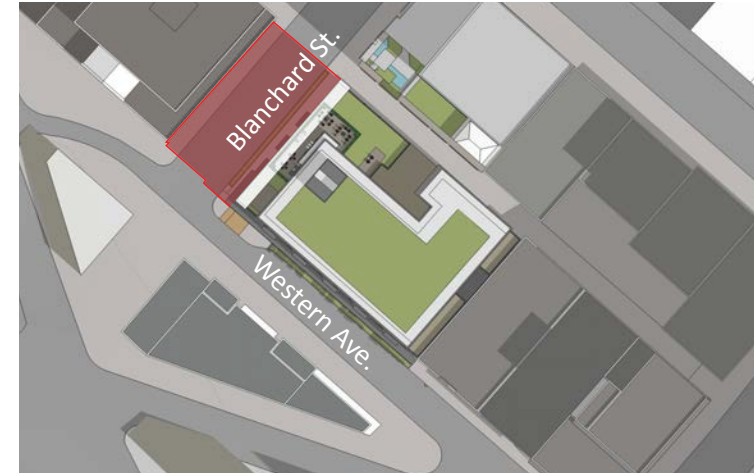
9am

June



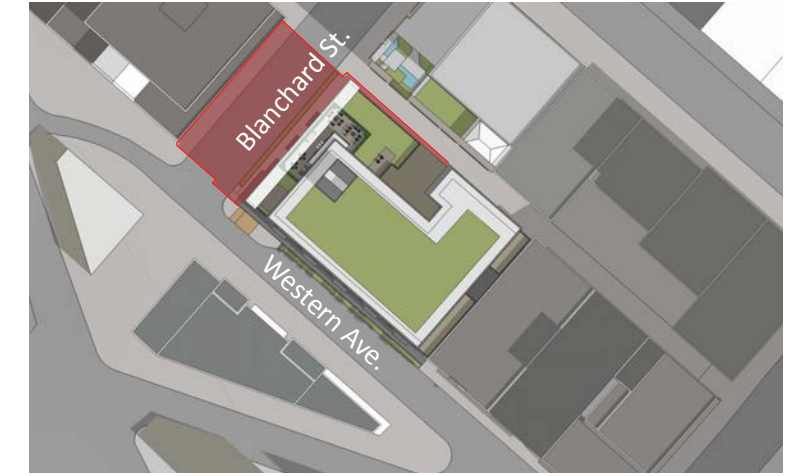
9am

September

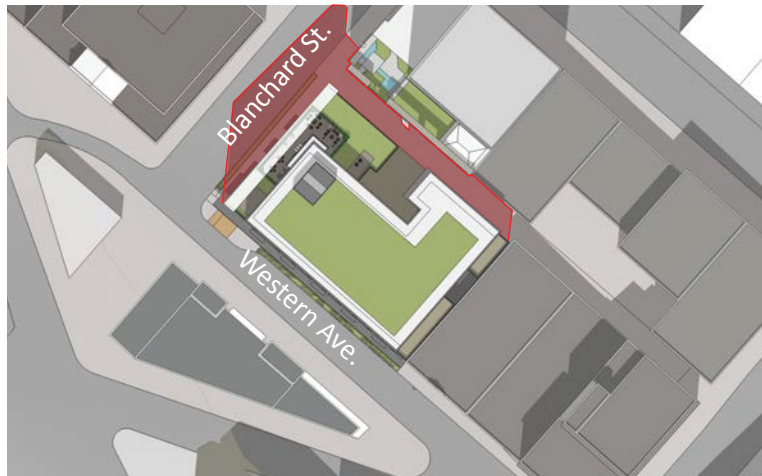


9am

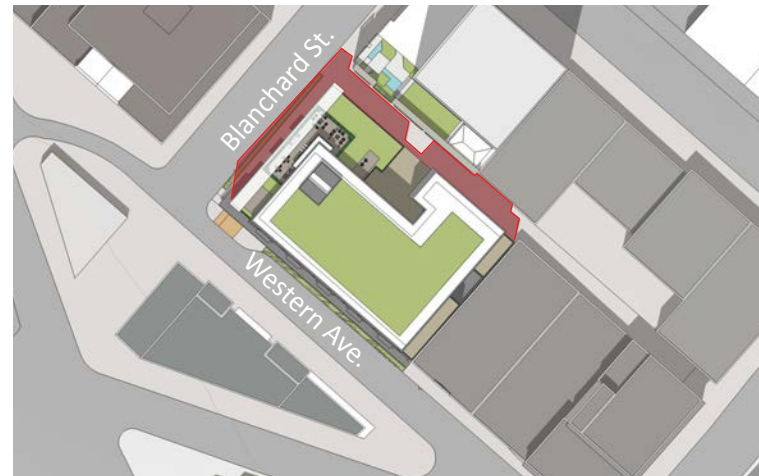
December



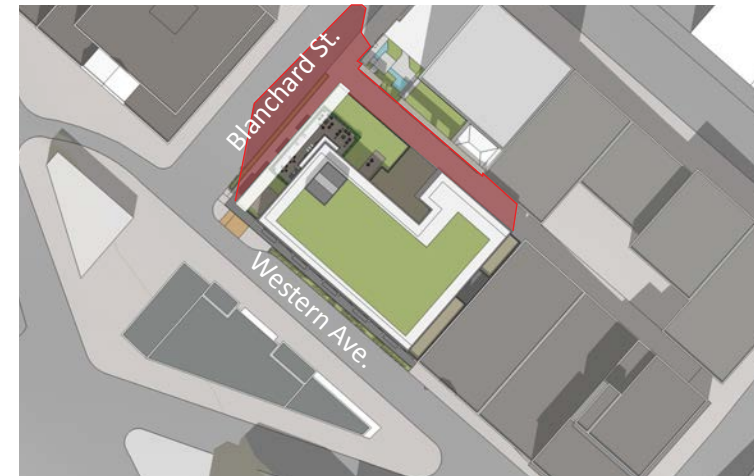
9am



12pm



12pm



12pm



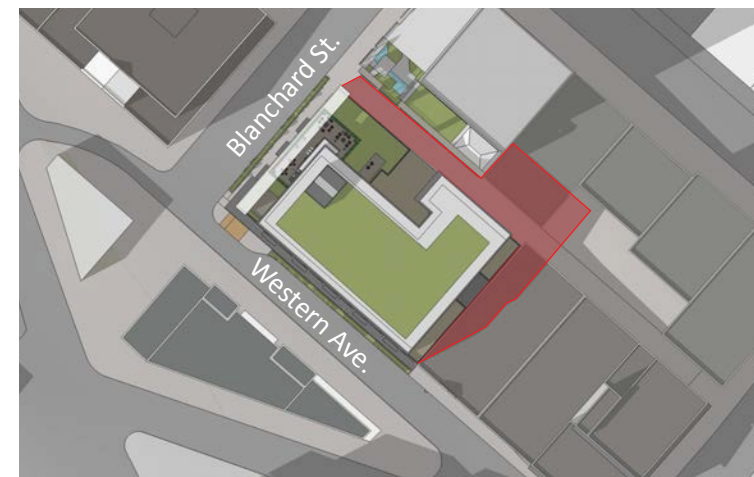
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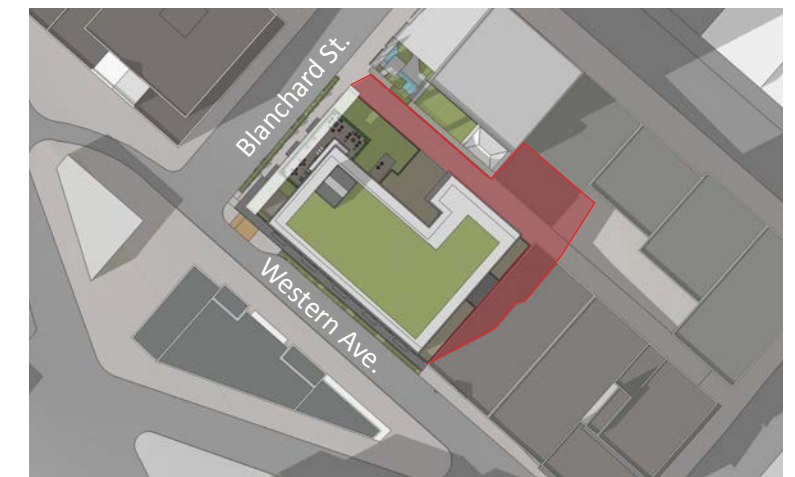
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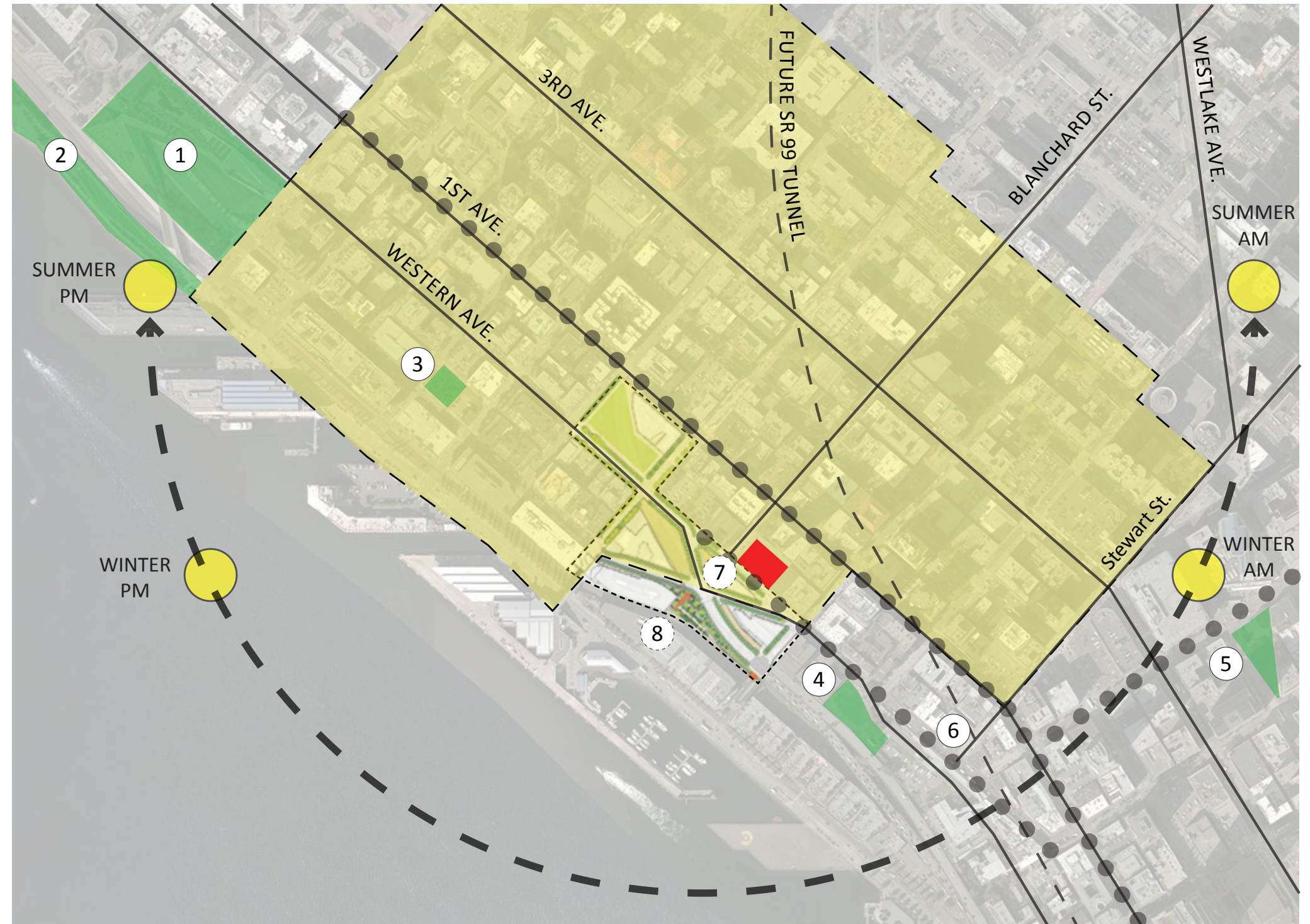
3pm



3pm



3pm



- 1 Olympic Sculpture Park
- 2 Myrtle Edwards Park
- 3 Belltown Cottage Park
- 4 Victor Steinbrueck Park
- 5 Westlake Park
- 6 Pike Place Market
- 7 (Future) Blanchard St. Park
- 8 (Future) Blanchard Overlook

- Project Site
- Park
- Belltown Urban Center Village
- Future "Belltown Bluff" (Waterfront Master Plan)
- Commercial Activity

PROJECT SUMMARY

The proposed building located at 2134 Western Avenue in Downtown’s DMR/C 85/65 zone within the Belltown Urban Center Village overlay. The proposed building will be 7 levels of residential over 1 level of commercial. All parking will be accessed from the alley allowing for continuous and uninterrupted sidewalks.

The lot fronts Western Avenue (a class II pedestrian street) to the west, Blanchard Street (a designated green street) to the north, a shared alley to the east and a shared property line to the south. The site area is 120’x180’ and the site slopes down approximately 13’ from east to west along Blanchard Street.



Project Statistics

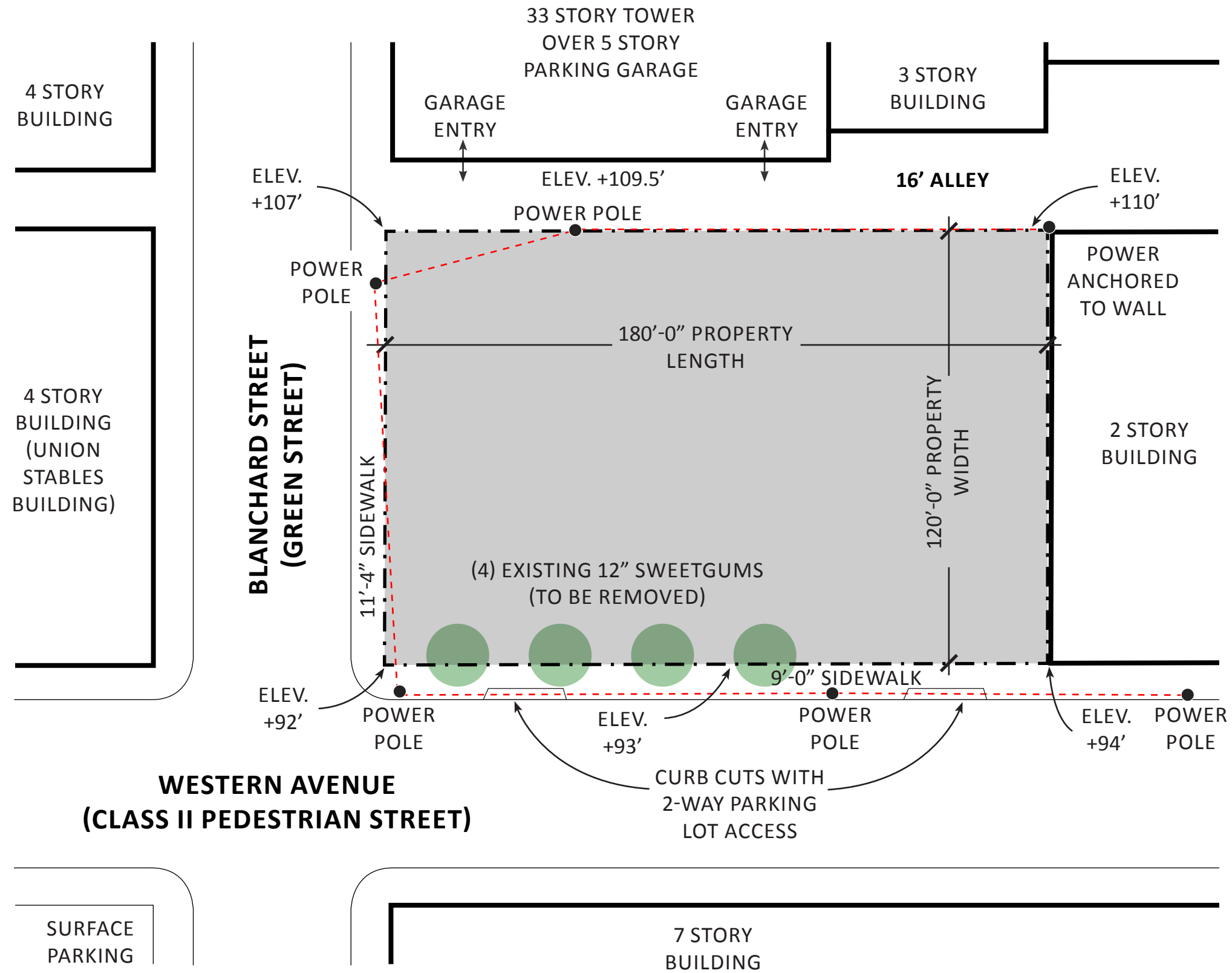
Number of levels:	
Commercial, Residential Lobby	1
Residential	7
Below-grade parking	2
Project Height Allowed	85'
Project Height Proposed	84'-0"

Dwelling units	152
Parking quantity	153

Project square footage	
L8	14,024 SF
L7	14,024 SF
L6	19,421 SF
L5	19,421 SF
L4	19,278 SF
L3	19,278 SF
L2	19,566 SF
L1	18,937 SF
P1	20,994 SF
P2	9,872 SF

Residential area for common recreation calculations	117,672 SF
Provided (interior)	3,027 SF
Provided (exterior)	3,282 SF
Total Provided	6,308 SF
Required (5% * 120,616 SF)	5,883 SF

Code Departure:
Side Setback (23.49.166)



Response to the Priorities & Board Recommendations section (page 4 of 17) of the Early Design Guidance 1 meeting report:

1. Building Massing

The Board noted that the three options presented were similar. The code compliant option has setbacks and reduced mass at the two upper stories above 65'. Both of the other options showed a similar massing with a unified floor plate size for all the residential levels. The Board directed the applicant to return for a second EDG meeting and provide two different code compliant options. (A1, B1, B2, B3, E1)

a. Consider notching the corners at the upper levels. (B2)

The elevation along Western Ave. of the proposed design shows both top corners notched (see p15).

b. The Board advised shifting of the setbacks to be more sympathetic to the surrounding neighborhood. (A1.1)

The setbacks of the proposed design have been altered to respond directly to the current and future surrounding context (see p23-27).

c. The Board noted they preferred the scale of the mixed use development at the corner of Lenora St. and Western Ave and advised the applicant to study its massing for cues on how to diminish the overall height, bulk and scale of this project. (B3.2, B3.1)

The proposed massing now relates to the development at the corner of Lenora Street and Western Avenue through the notching at the corners and the color/pattern change above 65'.

2. Relationship to the Existing Development to the East

The Board encouraged the applicant to consider the impact the proposed development will have on the outdoor amenity deck and alley functions of the existing development east of the alley. Study how the massing with the required setbacks and with the requested departures will impact the existing structure. (A1.I, B1.1, B1.I, C6.I, C6.III)

The applicant met with condominium board members of the existing development east of the alley on two separate occasions. That dialogue directly affected the revised massing and setbacks.

a. The Board advised shifting of the setbacks to be more sympathetic to the surrounding structures. (A1.1)

The massing above 65' has been reshaped into an 'L' at the southwest corner of the building covering only 65% of the

lot area (down from 85% at the first EDG). This reduction and redistribution of area obstructs less of the view from the adjacent condominium building (see p26-27).

b. Attention needs to be given to the design and appearance of the upper stories along the alley. (C6.III)

(See response to comment 2.c.)

c. Consider the location of nearby existing outdoors deck/roof amenity areas when located similar uses on the roof. (A1.I)

Increasing the Blanchard Street setback to 20' allowed for all of the proposed outdoor roof decks to be provided below the elevation of the nearby amenity areas. Furthermore, the shifting of the mass towards the southwest moves residential units further from the nearby amenity area and locates similar amenity uses closer to one another (see p20, p27-28).

d. Study the relationship of the proposed garage entry in the alley to the existing entries of the development to the east. (C6.1)

The parking entry for the proposed design is located between the two parking garage entries for the adjacent development, minimizing the impact to existing traffic flow (see p22).

3. Streetscape and Uses

The Board noted they would prefer to see all parking accessed off the alley even if it means a narrower depth of the live/work and retail spaces along Western Ave. **On-site parking is now only accessed through the alley.** They would like to see further study of how the corner location of the residential lobby would look and work, and debated if overhead weather protection should be provide along Blanchard St. The Board gave the following guidance on the landscaping, uses and design of the street-facing street level. (C1, D2.1, D3.II, E1)

a. Retail spaces and the area outside them should be designed so the use can spill out onto the sidewalk; avoid landscaping in this area. (C1.2)

The retail spaces are positioned at the sidewalk edge in keeping with the existing retail treatment along Western Ave and throughout the neighborhood.

b. Plan and design the live/work spaces with a retail character and to

be easily adaptable to retail in the future. (C1)

Currently live/work units are not planned along Western Avenue. The retail frontage is designed to accommodate a single tenant or can be broken down into any number of individual spaces.

c. Study how the corner will look with green street details such as a curb bulb and trees. (D3.1 & 2, D3.II)

(See p18)

d. Provide 'compelling' landscaping to replace the existing trees to be removed.

Landscaping, including street trees, planted strips and vertical vegetation, along both street fronts will create a strong green presence for the sidewalk environment (see p18-19, 21).

e. Provide trees on Blanchard St. (D2.1)

Trees have been provided along Blanchard St. (see p18).

f. Bike parking needs to be considered. (C1)

Bike parking has been located on the Level 2 plan (see p11).

4. For the next EDG meeting the applicant should provide the following additional information

a. Show the context of the viaduct removal and proposed pocket parks and the renovation/addition of the Union Stables project to the site.

(See p4, p15)

b. Provide at least two code compliant options.

(See p8)

c. Provide a true elevation of the structures along Western Ave with the Union Stables project across Blanchard St included.

(See p15)

d. Provide sketches and a plan detail of the residential entry.

(See p11, p19)

e. Provide a plan of the existing amenity areas of the development to the east and the proposed roof amenity areas of this project. Study the existing and proposed locations and note why they are located where they are.

(See p20)

Response to the Priorities & Board Recommendations section (page 4 of 17) of the Early Design Guidance 1 meeting report (Continued):

f. Provide a detail elevation showing the street level treatment along Blanchard St.

(See p14)

g. Show the relationship of proposed garage entry in alley to the entries of the condo development to the east in plan form and an eye level sketch.

(See p22)

h. Be prepared to discuss early exterior materials concepts. Consider showing proposed exterior materials and how they might be used on the facades.

(See p28)

Response to the Development Standard Departures section (page 17 of 17) of the Early Design Guidance 1 meeting report:

1. Downtown Mixed Residential Setback Requirements (SMC23.49.166.A.1) The Code requires setbacks for portions of a structure above 65' in height from side lot lines that are not street lot lines if the frontage on the street is more than 120'. The development site requires a setback of 20', the applicant is proposing no setback.

The Board indicated they needed to see how the massing gained by granting of the departure from the setback will impact nearby existing structures. Show where the massing area that would be gained by granting the departure would be subtracted from the overall massing. The applicant will need to show how granting the departure will make the project better meet the intent of the Design Guidelines.

Response:

The 2 adjacent properties to the south are both 2-story structures and are only a combined width of 100 feet. The building to the south of those properties is a 6-story building that is built to the property line without a setback. Imposing the setback on the development site would set precedent for the parcels to the south leaving a width of only 60' above 65 feet for structure and would be in conflict with the existing conditions on the block. This request supports Design Guideline A-1 (Respond the Physical Environment) by reinforcing the building's relationship with the existing and future surrounding environment.

Furthermore, in response to the comments regarding views made by the residents of the building to the east, the original 10' Green Street departure at Blanchard St. is no longer being requested. Instead, the proposed design doubles the Green Street setback requirement to 20'.

In light of these two arguments, the proposed design requests a departure from the 20' side setback requirement to a 10' side setback. See p23-27 for more information regarding this departure.

2. Downtown Mixed Residential Setback Requirements (SMC23.49.166.B.1) The Code requires a setback for portions of a structure above 65' in height along street lot lines that abut a designated green street of 10'. Blanchard St. is a designated green street, the applicant is proposing no setback.

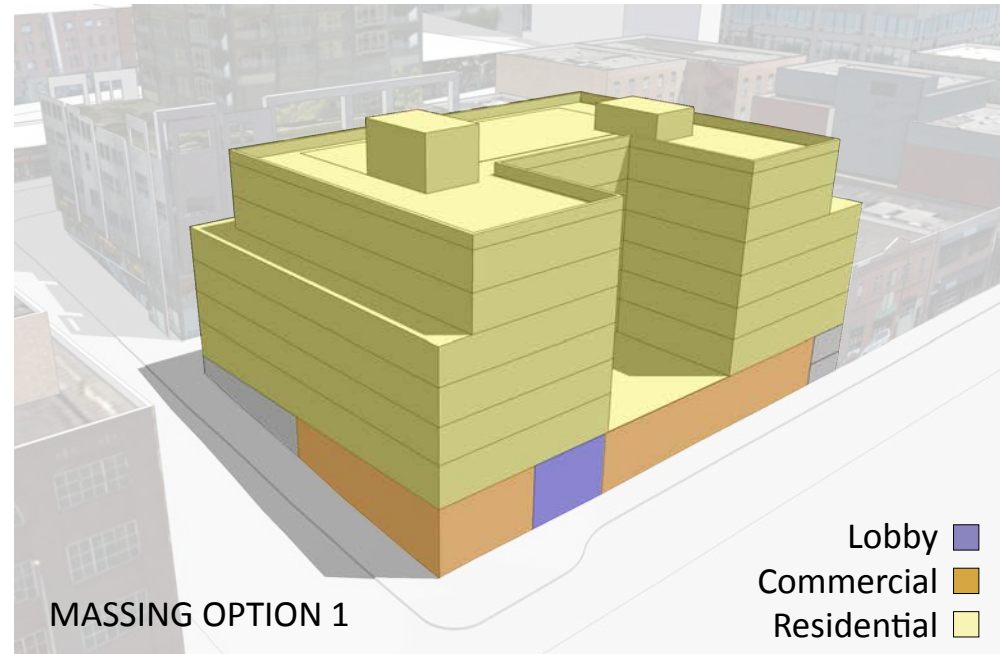
The Board indicated they needed to see how the massing gained by granting of the departure from the setback will impact nearby existing structures. Show where the massing area that would be gained by granting the departure would be subtracted from the overall massing. The applicant will need to show how granting the departure will make the project better meet the intent of the Design Guidelines.

Response: This departure is no longer being requested

3. Downtown Mixed Residential Coverage (SMC23.49.158.A.1) The Code requires portions of structures above 65' not to exceed coverage, based on the size of the lot. The development site size of 21,600 sq. ft. limits coverage to 65%, the applicant is proposing a coverage area of 85%.

The Board indicated they needed to see how the massing gained by granting of the departure from coverage will impact nearby existing structures. Show where the massing area that would be gained by granting the departure would be subtracted from the overall massing. The applicant will need to show how granting the departure will make the project better meet the intent of the Design Guidelines.

Response: This departure is no longer being requested

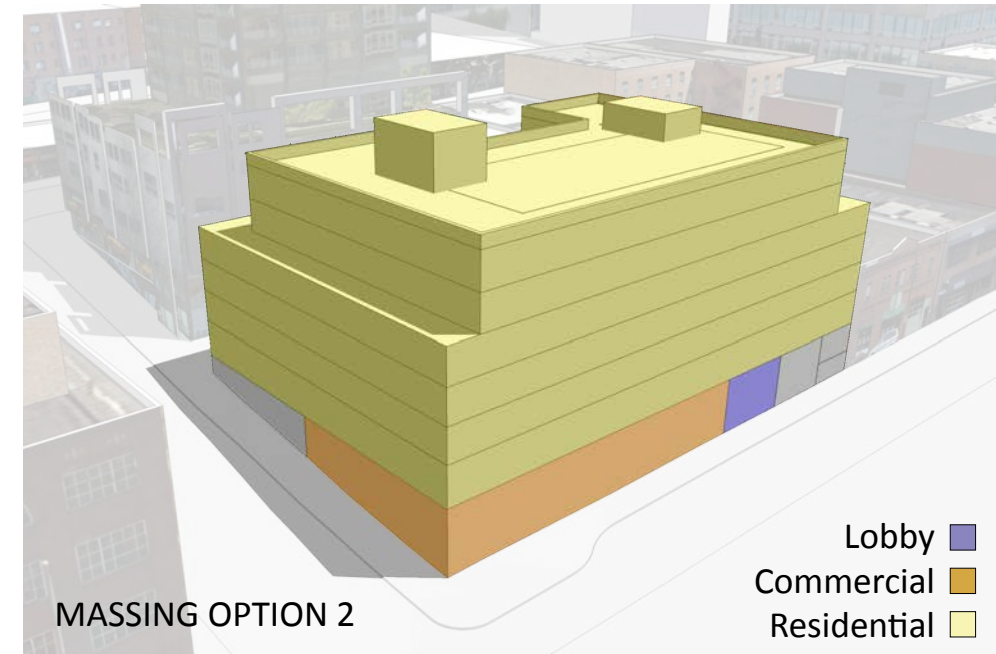


PROS

- The west oriented courtyard provides greater modulation of the mass above street level.
- The west oriented courtyard will have exposure to late afternoon sunlight.
- The strong commercial corner provides visibility across both Blanchard St. & Western Ave. for businesses.

CONS

- The lobby location interrupts the continuity of the commercial spaces.
- The western facing courtyard reduces the number of residential units with enhanced views of the Puget Sound and Olympic Mountains.
- Many residential units face the alley and do not take advantage of solar orientation and views.
- The code prescribed setback impacts more of the view from the Continental Place amenity terrace.
- Residential exterior amenity space is located on the roof which makes the elevator/stair penthouse much higher.

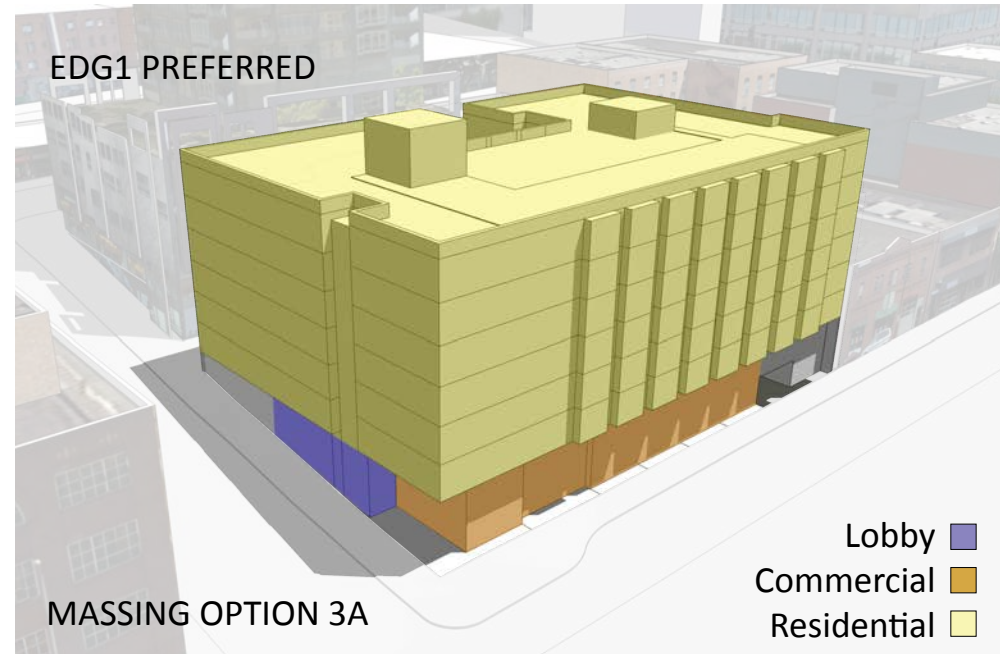


PROS

- The location of the residential lobby allows for a strong commercial corner.
- The eastern facing courtyard provides greater “breathing room” at the alley and Continental Place amenity terrace.
- A strong wall along Western Avenue responds to the building to the west.
- More residential units take advantage of solar orientation, ventilation and views.

CONS

- Western Avenue parking garage access increases the instances of pedestrian and vehicle interaction.
- The un-modulated wall along Western Avenue offers less variation in form and scale.
- The code prescribed setback impacts more of the view from the Continental Place amenity terrace.
- Residential exterior amenity space is located on the roof which makes the elevator/stair penthouse much higher.

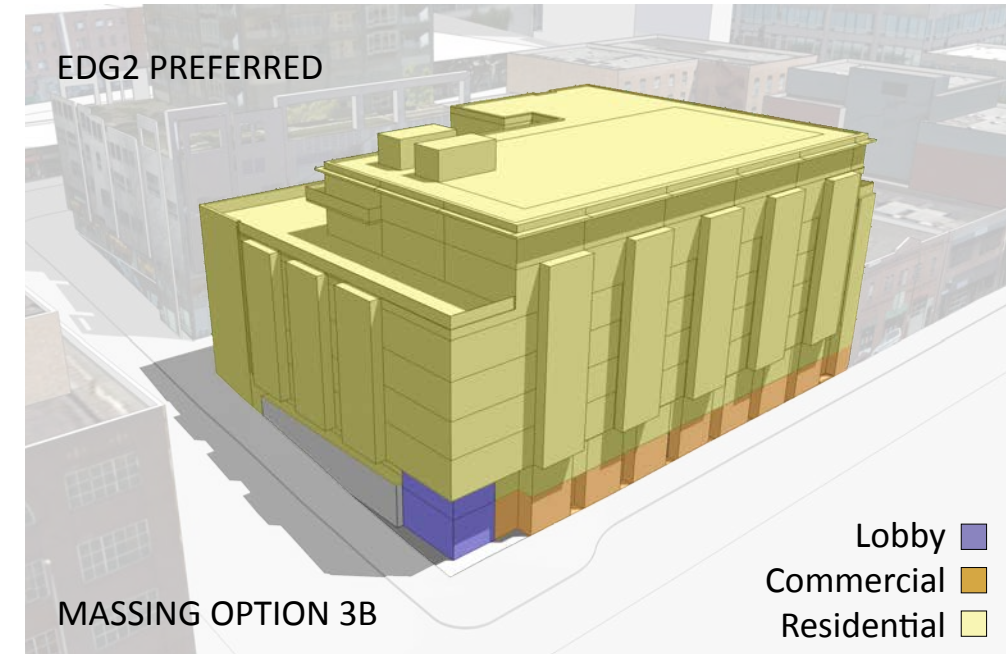


PROS

- Residential bay windows add to the pedestrian nature of Western Avenue while still providing a strong street edge.
- A strong retail corner is consistent with the street level treatment to the south.
- The recessed facade actively expresses the location of the lobby entry to pedestrians.

CONS

- Co-locating the retail and residential lobby at the corner reduces the overall activity across the Western Avenue frontage.
- Western Avenue parking garage access increases the instances of pedestrian and vehicle interaction.
- The massing is not sympathetic to views from the existing amenity space of the adjacent building to the east.
- The bulk and scale of the massing do not transition appropriately.
- Residential exterior amenity space is located on the roof which makes the elevator/stair penthouse much higher.
- Greater than 65% coverage above 65 feet.
- No setback provided on the green street.
- Live/work units do not reinforce the retail corridor envisioned for Western Avenue.

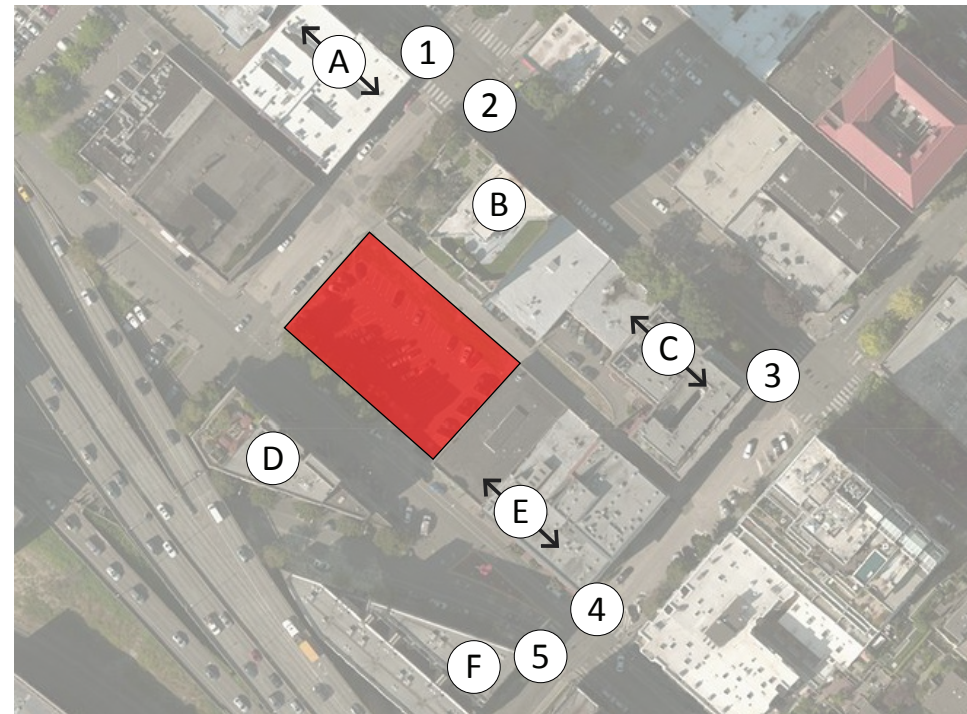
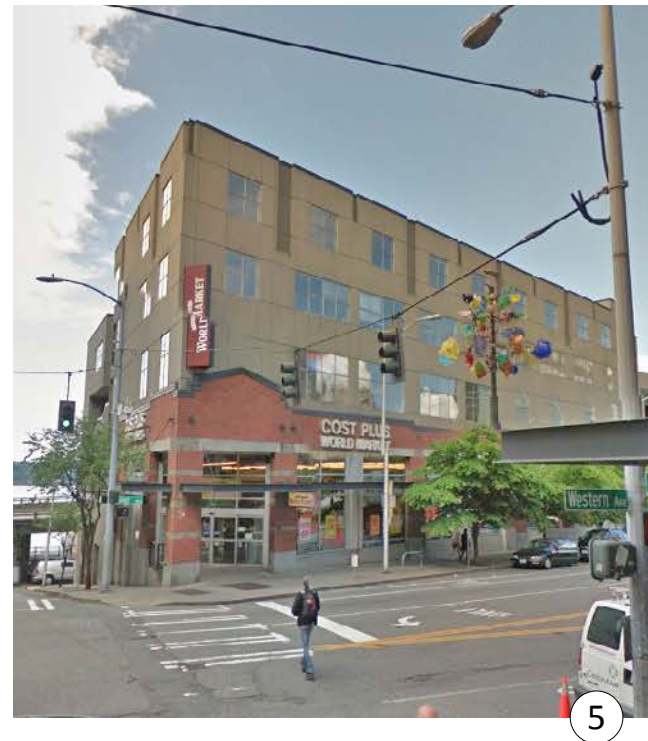
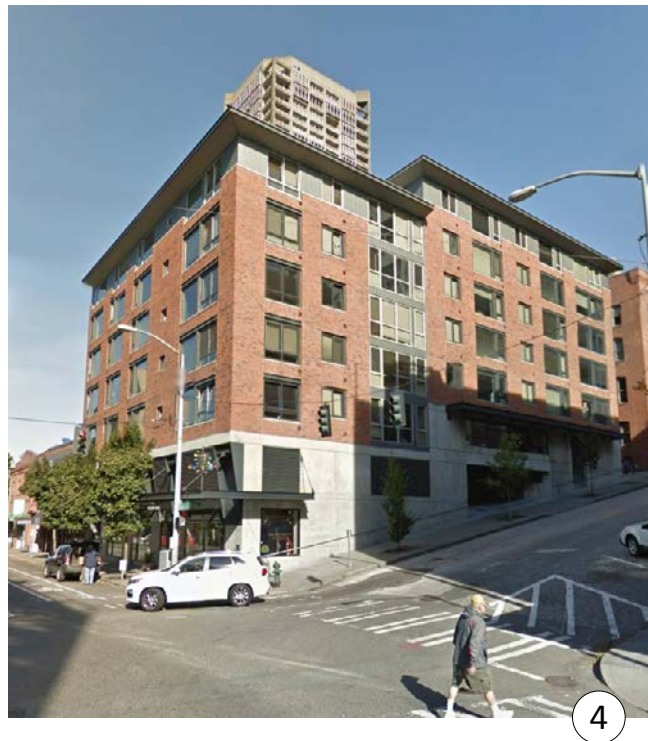
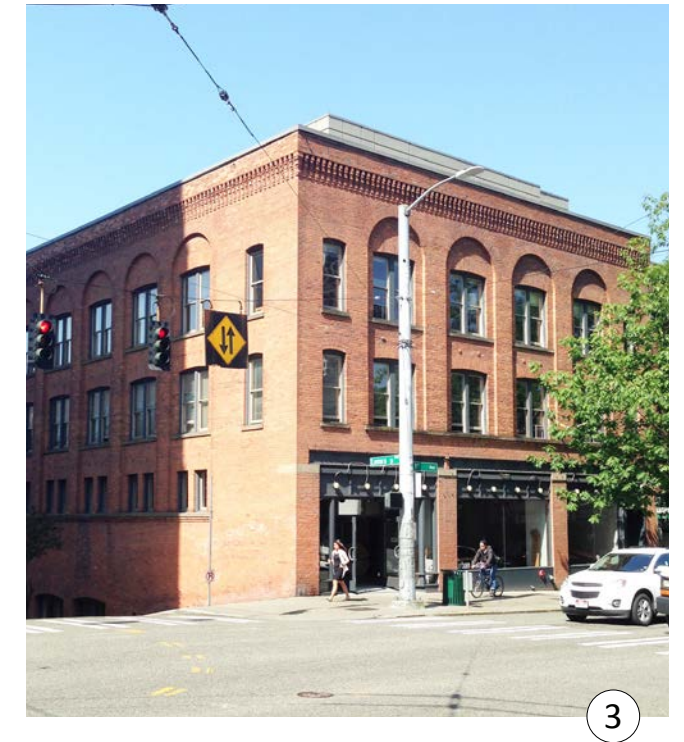


PROS

- Residential bay windows add to the pedestrian nature of Western Ave. and provide a strong street edge and active modulation.
- The courtyard activates the alley and allows for better natural light and ventilation.
- The increased setback and terrace at Blanchard St. preserves more of the view from the Continental Place amenity terrace.
- The recessed retail entries along Western Ave. are clearly and actively expressed to pedestrians.
- Continuous commercial/retail space reinforces the pedestrian and retail corridor from Pikes Place Market to the Stable Building.
- The building lobby is oriented towards the SDOT proposed playground and retail diagonally across the street.
- Residential exterior amenity space is accessed from a lower floor which reduces the elevator/stair penthouse height. This reduces the impact on the Continental Place amenity terrace and takes advantage of views west and of the historic Stable Building.
- No addition coverage above 65 feet is being requested.
- No parking garage access is proposed on Western Avenue. All parking access is from the alley.
- Extent of blank walls significantly reduced.

This site on the corner of Western Avenue and Blanchard Street is unique in that it sits at the north edge of Pike Place Market and the start of the Belltown neighborhood with its restaurants and nightlife. Western Avenue has become pedestrian in nature and will continue to develop as the Alaska Way Waterfront Plan is implemented and the envisioned parklette at the northwest corner is completed.

The buildings surrounding the site range in height and architectural character, from the 33-story brick and concrete building to the east to the 2-story brick building to the south. Architectural concrete and mirrored glass are also found in the building across the street.



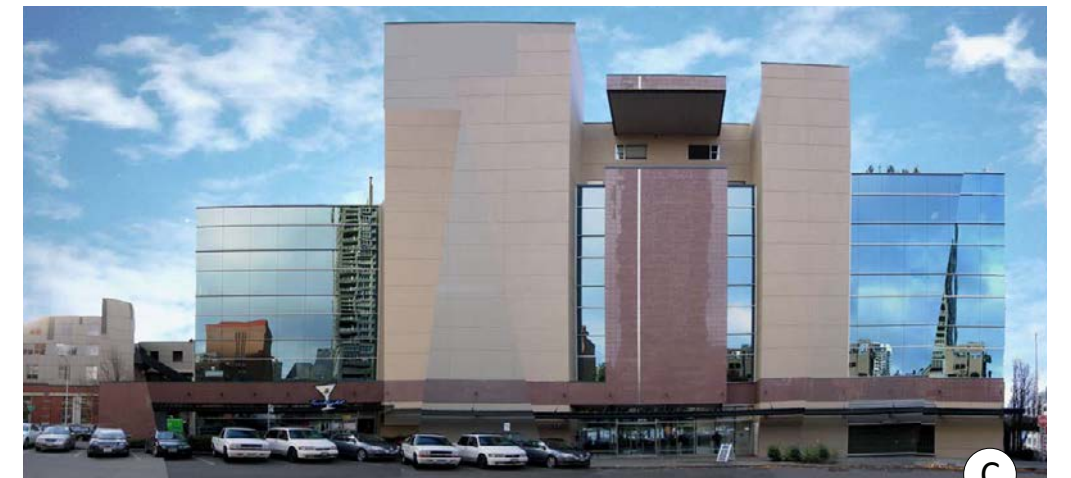
- A. O'hana
Frontier Room
Queen City Grill
Belltown Billiards
- B. Gary Manuel Studio Cost Plus
- C. Buffalo Deli
Sell Your Sole
Tune HIFI
Cherry Street Coffee House
Mud Bay
Northwest Woodworkers
Urban Hardwoods
- D. Has Offers
- E. Elliot Bay Bicycles
Ewing and Clark, INC
Ventana Apartments
Sushi Bella
Gallery Mack
- F. World Market



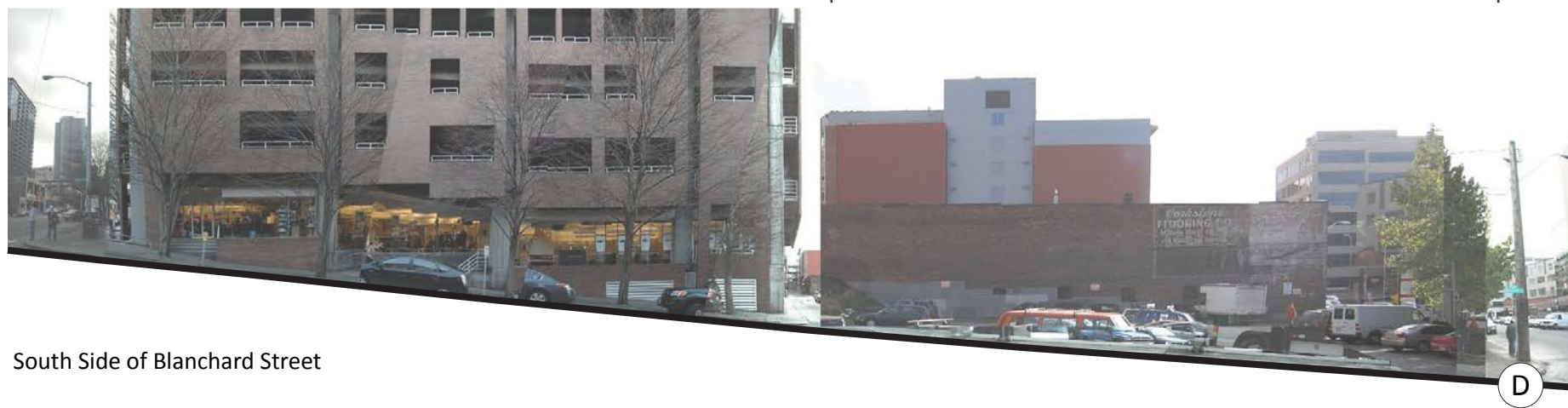
East Side of Western Avenue



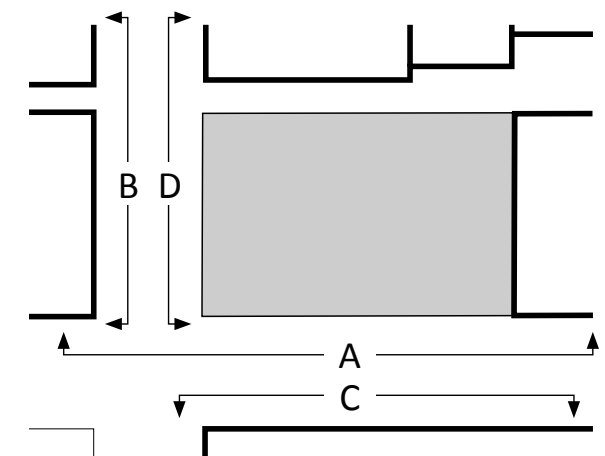
North Side of Blanchard Street



West Side of Western Avenue



South Side of Blanchard Street



Based on the latest Waterfront Seattle Design Document and correspondence with Marshall Foster of Seattle DPD, Lyle Bicknell of Seattle DPD and Steve Pearce of Seattle DOT, a Blanchard Playground is planned at the future terminus of Blanchard Street. There also is the potential for a one-story retail pavilion diagonally across the street from this project site.

Core Projects

- 1 Elliott Way
- 2 Bluff Terraces
- 3 Blanchard Overlook
- 4 Blanchard Playground
- 5 Development Sites
- 6 Bell St. Improvements
- 7 Belltown Interim Improvements

Partner Projects

- 8 Lenora St. Bridge

Future Projects

- 9 Bell Harbor Boardwalk
- 10 Half-Mile Promenade
- 11 Pier Slip
- 12 Belltown Balcony

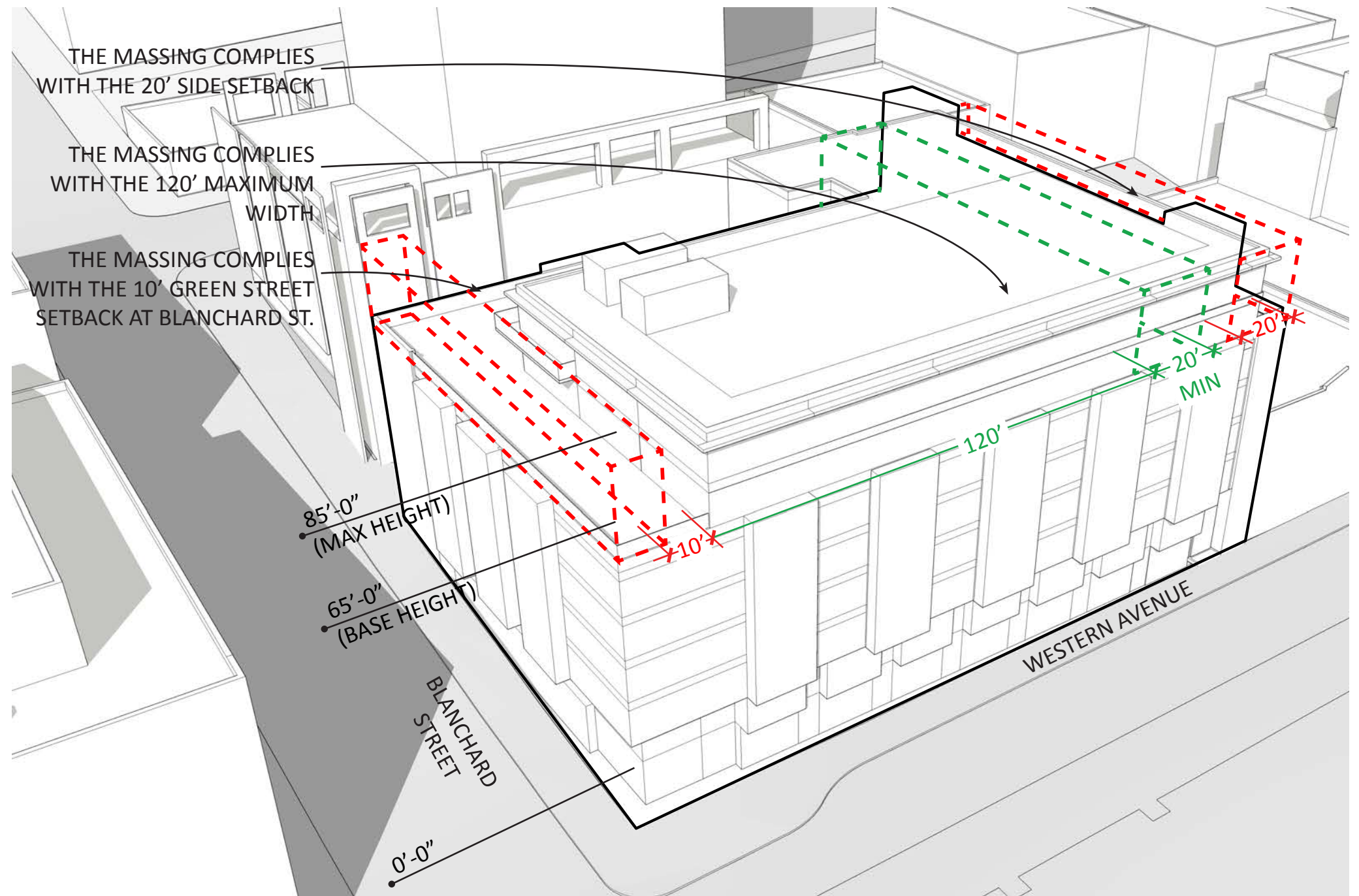


The Natasha Project

2134 Western Avenue

Design Review Recommendation Meeting - DPD #3017563

21 April 2015



--- DEPARTURE #1 CODE COMPLIANT SETBACKS

--- DEPARTURE #2 CODE COMPLIANT WIDTH



