



# 3RD AND LENORA

MARTIN SELIG REAL ESTATE | 3rd and Lenora | Project 3018686 |  
DRB Recommendation Submittal | 03.29.2016 | PERKINS+WILL



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## PROPOSAL

Third and Lenora is a 440' tall, 36 story mixed-use high-rise comprised of approximately 187,000 SF of office use, 330 apartments, 7,000 SF of retail, and 5 levels of below grade parking for 250 cars.

The development and design are carefully considered and aspire to be artful and sculptural in appearance, refined in construction and technically excellent to deliver a high level of sustainable performance, while the careful and innovative integration and stacking of programs is intended to foster positive community development within and among the existing neighborhood, current and future residents, and workplace tenants.

The proposed development maximizes the quality and extent of public engagement at Third and Lenora street frontages through design of high bay and multi-story transparency, widened sidewalks, building setbacks, specialty paving, continuous canopies, street trees and plantings, and quality lighting.

Separate entries for residential and office use activate both street frontages while providing a 'blended' experience within the building that provides visual, spatial, and functional connections between uses and offers the potential for blending for retail and services with living and working.

The massing of the tower exemplifies efficiency and innovation in response to site and program, providing clear massing delineation between the 'box' of office use, and the 'Z plan' at the residential levels. The mid-level terrace between these uses is shared and provides substantial landscape and terrace areas open to the sky with views to the sound and city.

A series of three story social spaces are distributed in the residential portion of the tower to encourage and support the community within the building in spaces that have flexible program opportunities and views to the city.

The top of the tower is a multi-story conservatory that accommodates shared programs for recreation, relaxation, and enjoyment of nature and the dramatic setting overlooking Seattle's waterfront.

The building is exterior unified by a high performance curtain wall that amplifies the sculptural presence of the form while subtly modulating a composition of glass and textured metal panels with an A/B rhythm and three story vertical groupings at the residential portion of the tower to express and celebrate the shared programs.



# NEIGHBORHOOD AERIAL | TOPOGRAPHY

## Site Description

The site is composed of three lots on the northern half of the block, bounded by 3rd Avenue, Lenora Street, the alley, and neighbors to south. It has 120' x 180' of buildable area, with the exception of dimensional setbacks for alley widening, sidewalk widening, upper level development limits, and floor plate limits.

## Regional Topography

The Belltown neighborhood stretches northwest of the central business district to the base of Queen Anne. As with many other neighborhoods in Seattle, its generally flat terrain was originally a steep hill, but it was taken down as part of a massive regrade from 1902 to 1911. Now, with the exception of steep grades adjacent to the harbor edge, Belltown has one of the flattest terrains of any Seattle neighborhood.

## Local Topography

The site is located near a topographic “peak” within the Belltown neighborhood. Although the small hill is not nearly as impressive as the nine surrounding hills on which Seattle was founded, the change in elevation is not irrelevant. By building a tower at the high point in the local elevation, the impact on surrounding views is minimized.

## Downtown Overlays

The site is within the DMC 240/400 zone and is part of the Belltown Urban Center Village.

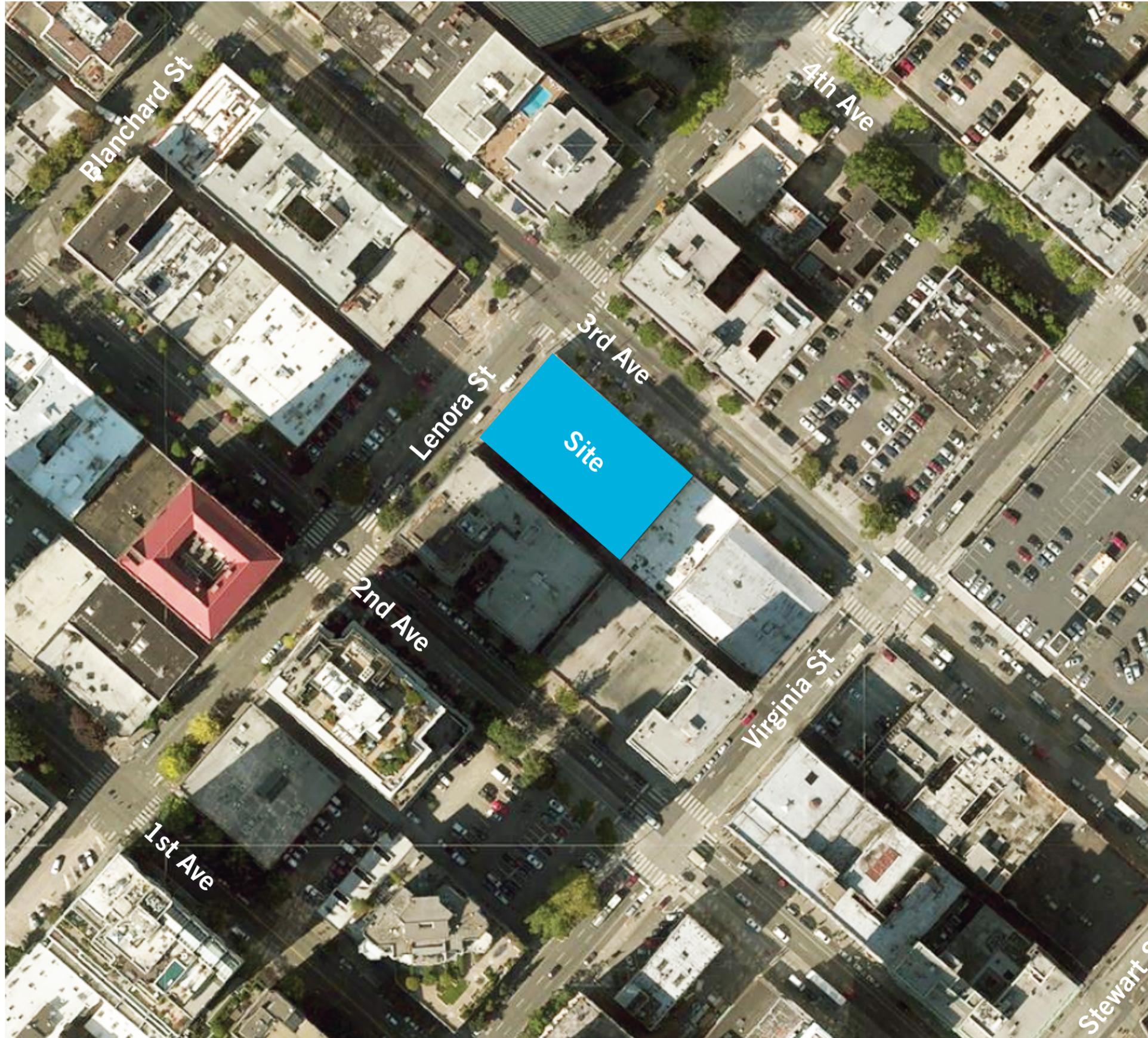
3rd Avenue is a Class 1, Principal transit street, with street level uses required, property line facades required, and an 18' sidewalk depth requirement.

Lenora Street is a Class 1, Principal transit street, with a 12' sidewalk depth requirement. It is not located within a view corridor.

There are no public amenity features on the site.



# NINE-BLOCK AERIAL



# COMMUNITY NODES | LANDMARKS

## Site

The site is immediately adjacent to major transit stops and is located along two SDOT defined pedestrian walking routes that link the Belltown area to the waterfront.

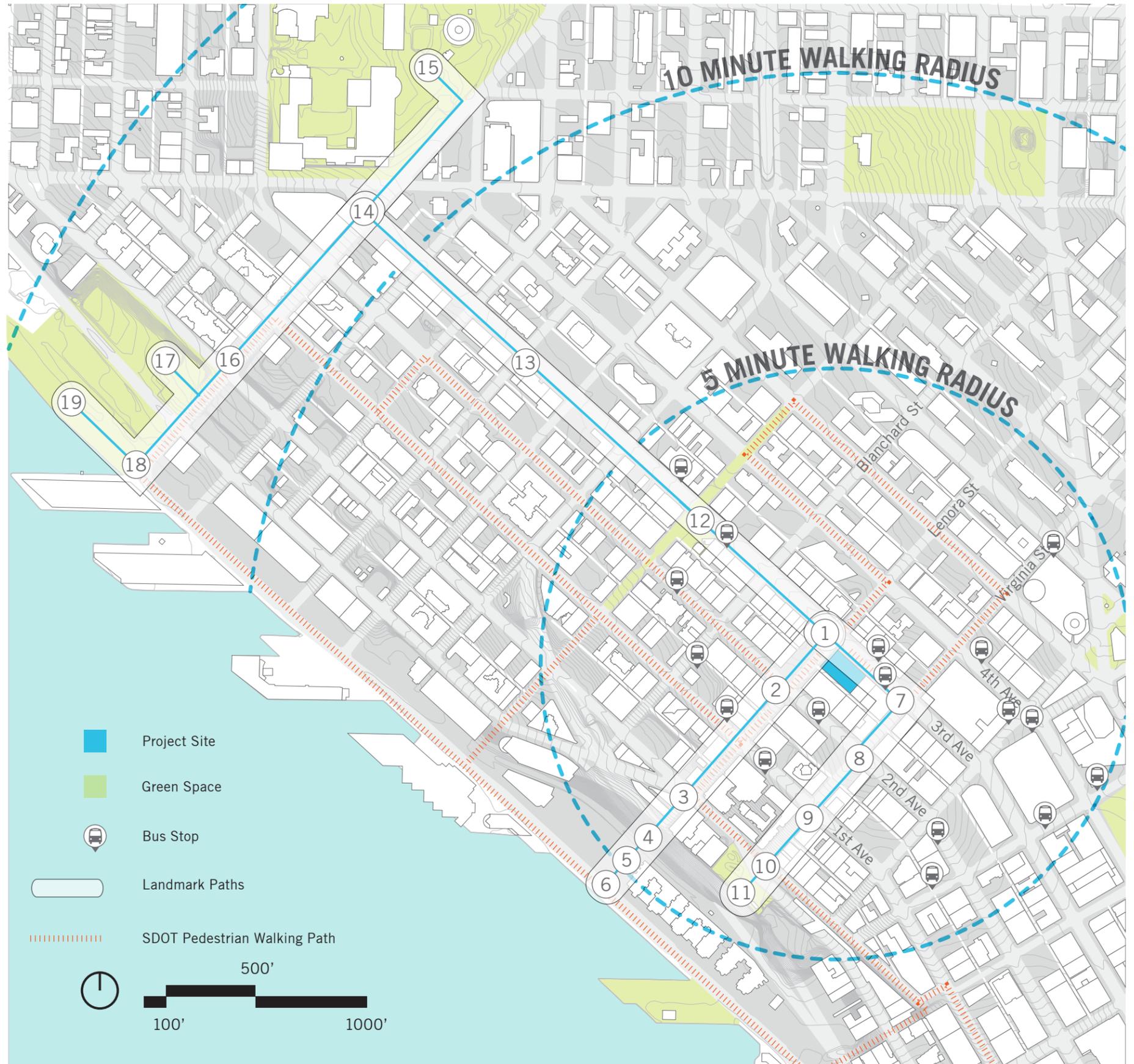
The site is within close proximity to many of Seattle's landmarks. It is just a five minute walk to the harbor edge or Pike Place Market, and is a fifteen minute walk to the Olympic Sculpture Park or the Space Needle.

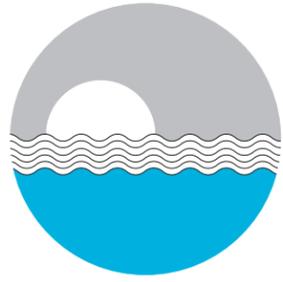
The site is within close proximity to many public parks and open spaces. It is a five minute walk to Victor Steinbruek Park, Pier 62, Regrade Park, Bell Street Park, and Westlake Park. It is fifteen minute walk to Denny Park, Belltown Cottage Park, the Olympic Sculpture Park, and Myrtle Edwards Park.

## Pedestrian Experience

The proposed building will improve the pedestrian experience along 3rd Avenue and Lenora Street by increasing transparency at the street frontage, by strengthening pedestrian wayfinding by creating an iconic building, and by creating visual interest through highly articulated facades.

Additionally, the proposed project will improve pedestrian safety by minimizing and remediating existing curb cuts, by providing overhead weather protection (currently does not exist), and through improved lighting.





Waterfront



3rd and Lenora



2nd and Lenora



Western and Lenora



Lenora Street Walk



Street Walk Stair



Elliott Bay Trail



Pike Place Market



3rd and Lenora



3rd and Virginia



2nd and Virginia



1st and Virginia



Pike Place Market



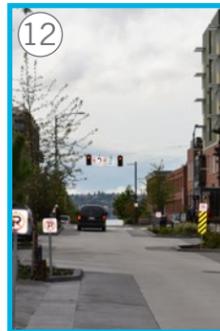
Victor Steinbrueck Park



Space Needle



3rd and Lenora



3rd and Bell



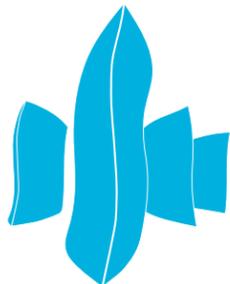
3rd and Vine



3rd and Denny



View from the Space Needle



Olympic Sculpture Park



3rd and Denny



Western and Denny



Olympic Sculpture Park



Elliott Bay Trail



Myrtle Edwards Park

# NOTABLE ARCHITECTURE | SITING PATTERNS

## Belltown Tower Siting Patterns

The diagram and images to the right show the significant towers along 3rd Avenue from northwest to southeast. As illustrated, the majority of the towers are gathered around two nodes within the Belltown area. The proposed tower is at the center of the southeastern gathering of towers. The neighborhood also has a pattern of high rise residential uses that maximize the development potential of their site, stepping up, moving away from the waterfront.

## Belltown Tower Height

Of all the “notable” buildings along 3rd Avenue, three of the four tallest buildings (the Westin, the Escala, and the Viktoria) are located within a two block radius of the site. The Cristalla, One Pacific Tower, Royal Crest, and the Sedgwick James Building are all within a one block radius as well. That puts nine towers ranging from 240’ to 449’ within a two block radius of the proposed site.

## Amazon Development

The proposed building is within proximity to the upcoming Amazon development. As such, it would be a much needed amenity to the area providing support space for spin off businesses, additional residences in a greatly undersupplied area, as well as retail space.

## Seattle Icons

- 17 Russell Investments Center
- 18 Upcoming 5th and Columbia Tower
- 19 Nolo Apartments





1  
Mosler Lofts  
12 Stories - 130'



2  
Alto Apartments  
14 Stories - 208'



3  
225 Cedar St Apartments  
27 stories - 329'



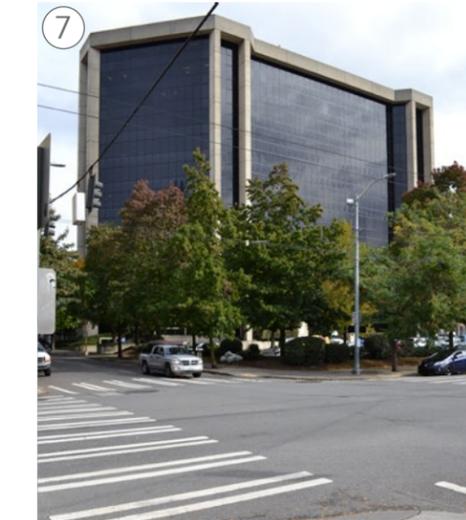
4  
Seattle Heights Condos  
25 stories - 279'



5  
Centennial Tower  
27 stories - 262'



6  
Arbor Place Tower  
26 stories - 255'



7  
4th and Battery Building  
12 stories - 202'



8  
Grandview Condominium  
27 Stories - 263'



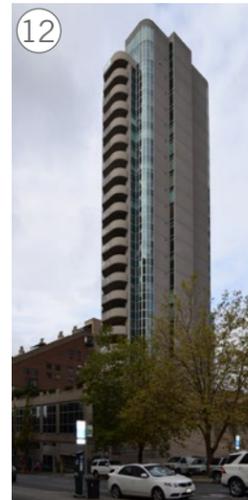
9  
Sedgwick James Building  
25 Stories - 282'



10  
Royal Crest Condominium  
26 Stories - 252'



11  
Cristalla Apartments  
24 Stories - 240'



12  
One Pacific Tower  
27 Stories - 259'



13  
Viktoria Apartments  
24 Stories - 293'



14  
The Escala Midtown  
30 Stories - 330'



15  
The Westin  
N 47 stories - 449'  
S 40 stories - 397'



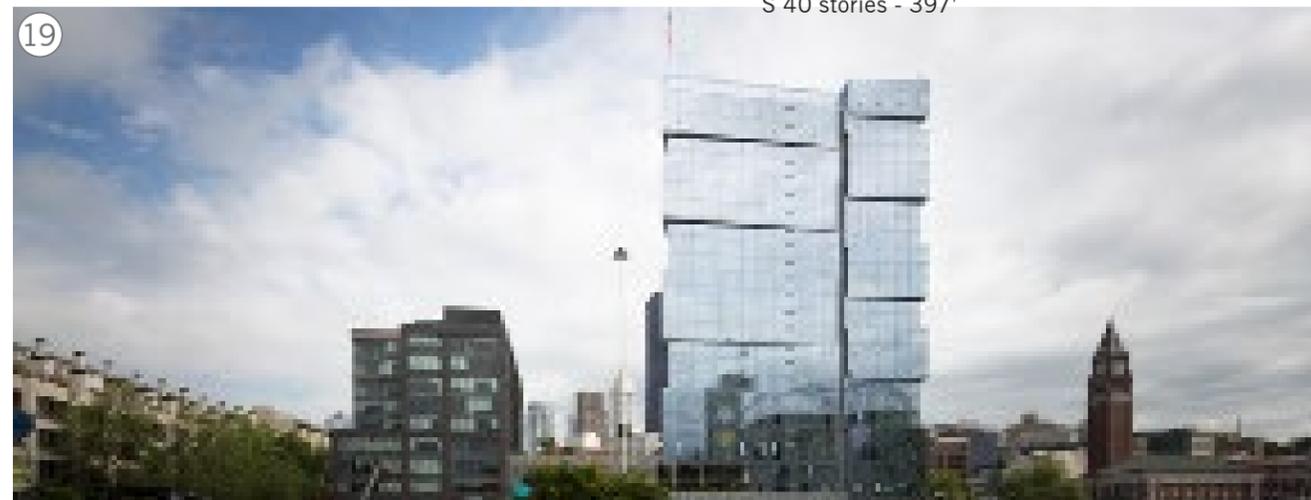
16  
The Josephinum  
14 Stories - 170'



17  
Russell Investment Building  
42 Stories - 598'



18  
Upcoming 5th and Columbia Tower  
44 Stories - 660'



19  
Nolo Apartments  
11 Stories - 240'

\* all values on this page are approximates taken from Emporis.com

# BELLTOWN HISTORIC BUILDINGS

## Historic Landmarks

There are twelve historic landmarks and numerous historic icons currently in the Belltown area. Most of these buildings were constructed between the years of 1900 and 1948.

## Historic Typologies

The majority of the historic landmark and icon buildings are of masonry construction with punched glazing primarily on the street side. Red brick seems to be a particularly consistent material from one project to another. The buildings tend to vary widely in scale and in height.

## Historic Approach

The proposed tower avoids any direct references to the historical buildings as a way to avoid imitation. Instead, the tower responds to the historical context by strategically modulating the facade to create perceived separations of the mass. This helps break down the scale of the development to respect the historic scale of the neighborhood.

## Historic Seattle

The last two images on the opposite page show how radically the Belltown neighborhood has changed over the last fifty years. As Seattle continues to grow, it is important for large developments, specifically towers, to be sympathetic to how they will affect the city skyline.





Terminal Sales Building (SL)



Oxford (Butterworth) Building (NR)



Moore Theatre/Hotel (NR,SL)



Josephinum (NR,SL)



Guiry Hotel (NR,SL)



Schillestad Building (NR,SL)



Barnes Building (NR,SL)



Austin A. Bell Building (NR,SL)



Seattle Empire Laundry Building (SL)



Fire Station No. 2 (SL)



Hull (A-1 Laundry), (SL)



P-Patch Cottages (NR)



Seattle Downtown in 1962



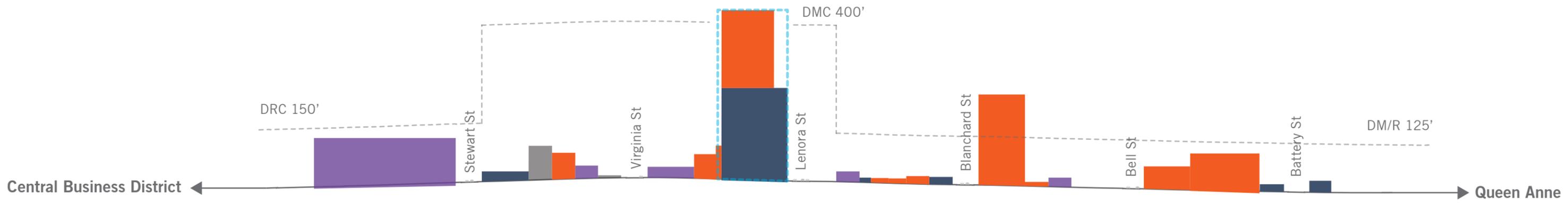
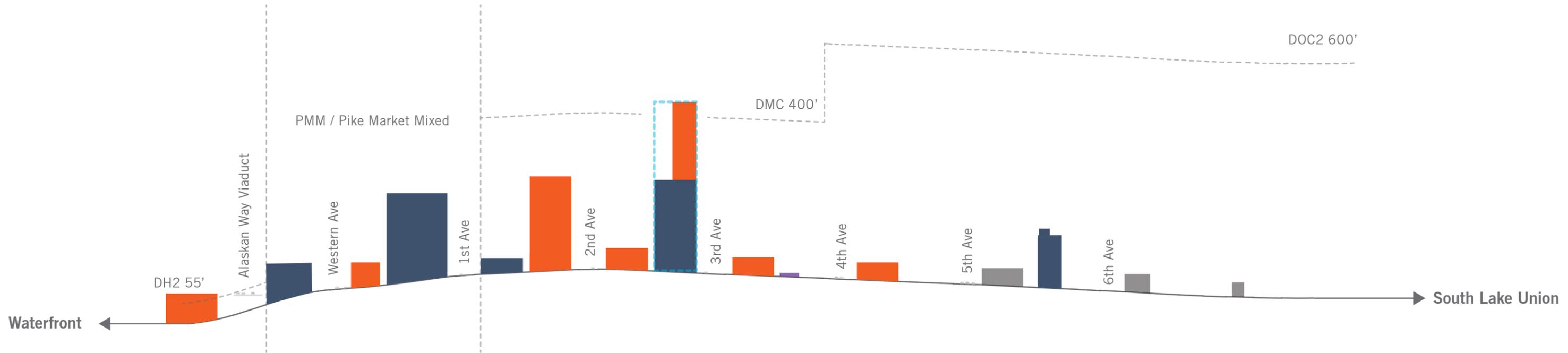
Seattle Downtown in 2011

# USES

## Building Use

As illustrated by the diagram to the right, Belltown supports a variety of urban uses. The four most common being residential, office, retail, and parking. The proposed building would accommodate all of them. With six stories of below grade parking, retail across 75% of the ground floor street frontage, fifteen stories of office, thirteen stories of residential, and two generous floors of amenity/mechanical space, the building is quite literally a vertical reinterpretation of the typical surrounding uses.





# STREETSCAPE



site

2019 3rd Ave

Pathe Building

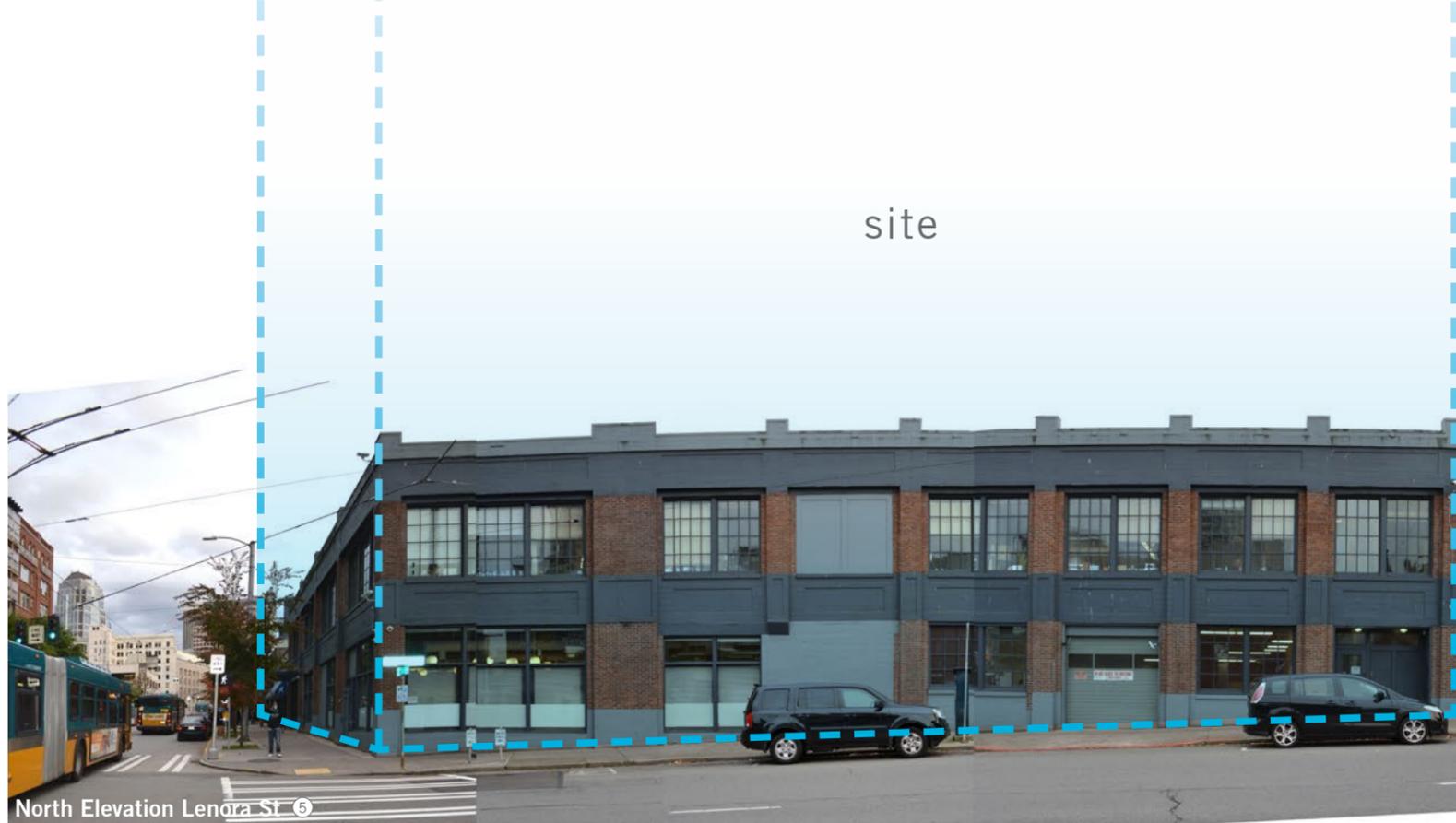
Jewish Federation Building



© East Elevation 3rd Ave

STREETSCAPE





North Elevation Lenora St ⑥

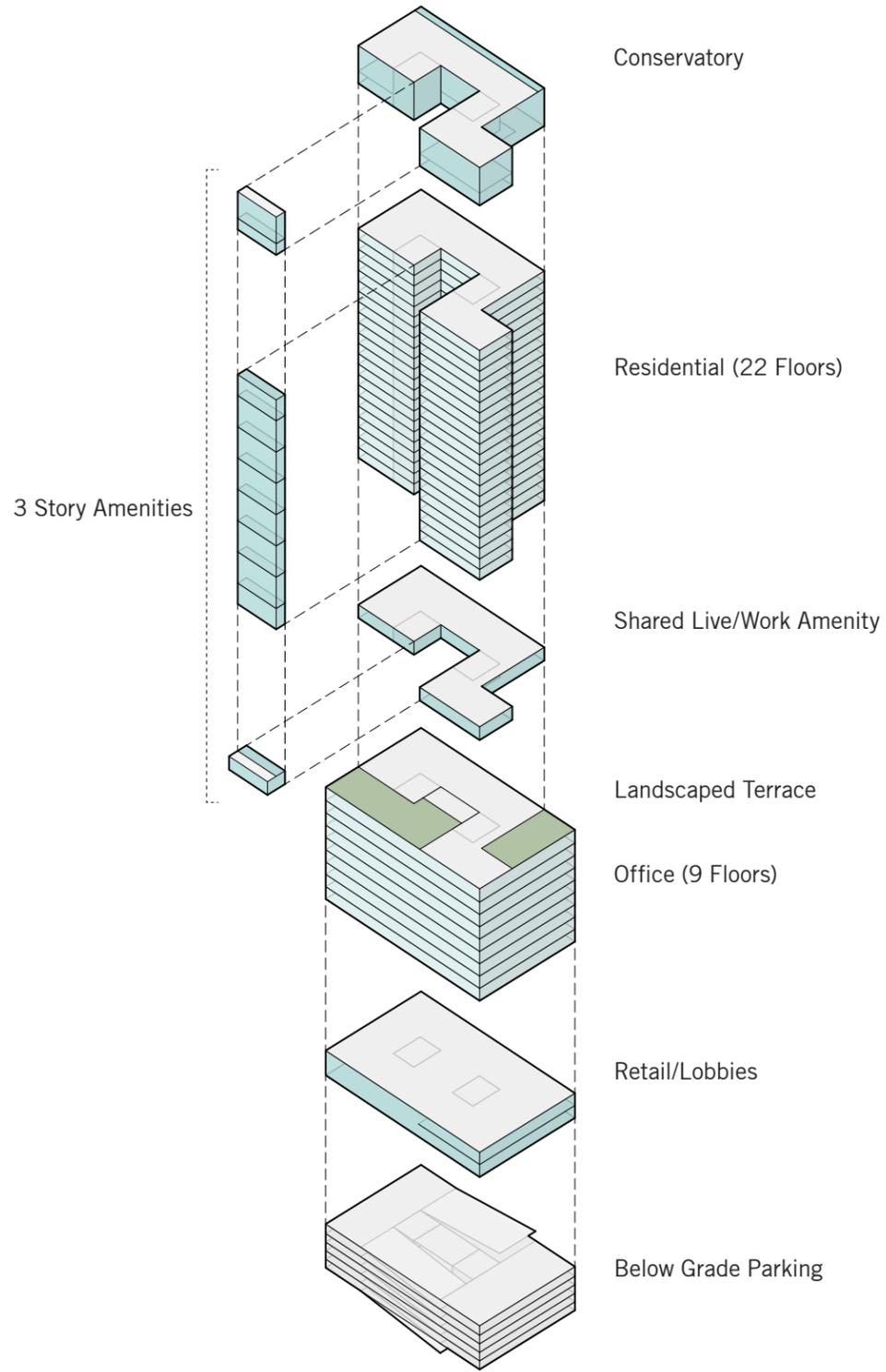


⑥ South Elevation Lenora St

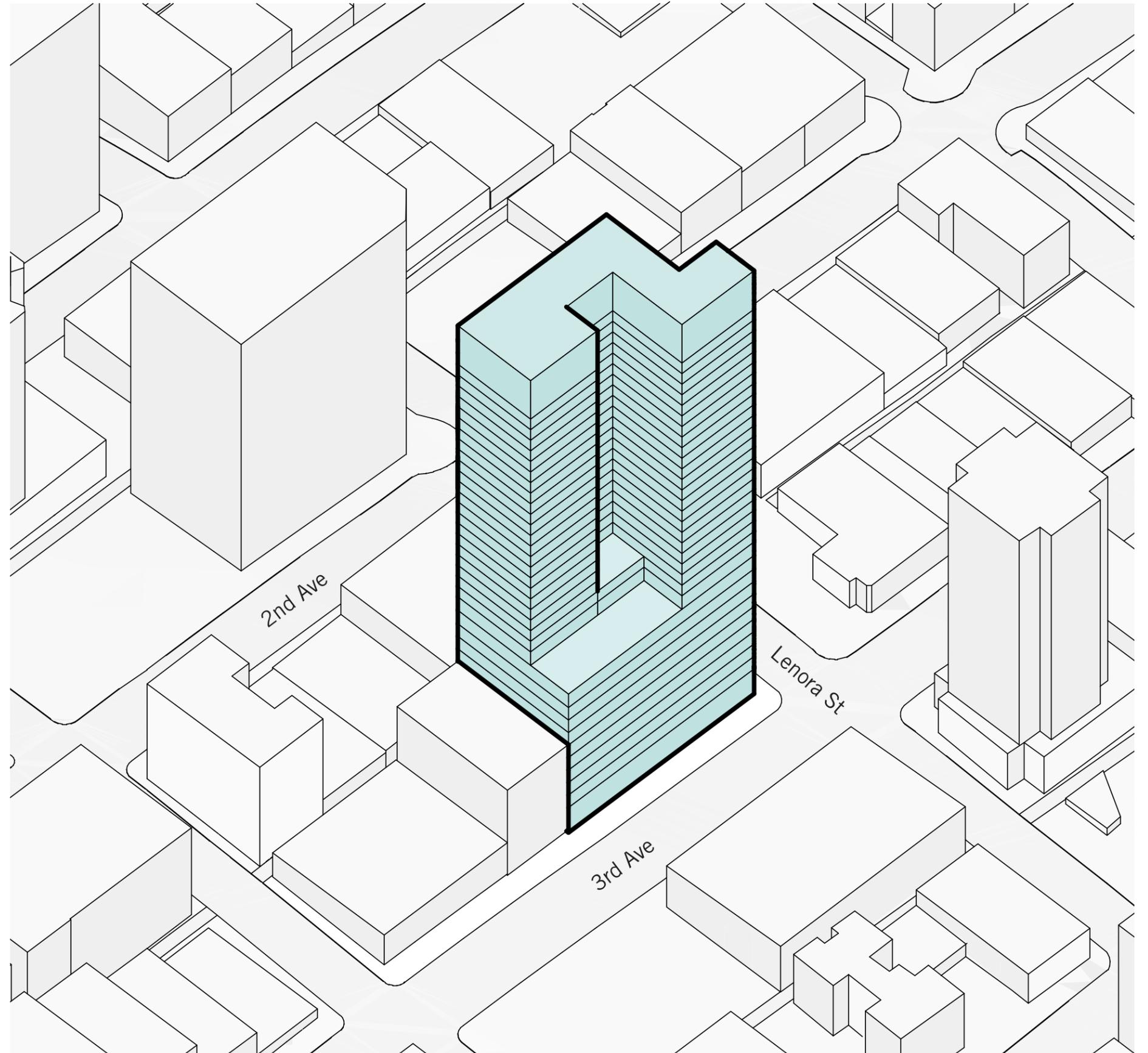


North Elevation Virginia St ⑦

# PROGRAM STACK



# SITE CONTEXT AXONOMETRIC



# SITE CONTEXT



# ZONING

DMC 240/290-400  
Belltown Urban Center Village

## 23.49.042 Downtown Mixed Commercial permitted uses:

*Office, residential, and retail uses are permitted and mixed use development is encouraged with retail at street level. The development proposal is consistent with zoning use standards and represents the desired mix of uses in this zone.*

## 23.49.008 Structure height

400' height limit for residential use, plus 10% additional height allowance for common recreation area and mechanical - facades above 400' may not enclose an area greater than 9,000 SF. Unoccupied space for architectural interest is not counted as area.

## 23.49.011 Floor area ratio

Base FAR of 5, maximum FAR of 7.

*The development proposal is consistent with zoning FAR standards and the maximum FAR of 7 is proposed for office use.*

## 23.49.041 Combined lot development

Combined lot development provides the method by which FAR may be computed based upon property assemblages larger than the buildable footprint.

*The development proposal is consistent with zoning FAR standards and employs combined lot development as reflected in the MUP document submittal.*

## 23.49.015 Bonus residential floor area

Provides means of building residential use above base residential height of 290' to maximum residential height of 400' through purchase of bonus area.

*The development proposal is consistent with bonus residential floor area standards and employs bonus residential floor area as reflected in the MUP document submittal.*

## 23.49.010 General requirements for residential uses

B. Common recreation area is required for all new development with more than twenty (20) dwelling units.

B.1. An area equivalent to five (5) percent of the total gross floor area in residential use shall be provided as common recreation area.

B.2. A maximum of fifty (50) percent of the common recreation area may be enclosed.

*The development proposal is consistent with common recreation area standards and provides substantial recreation areas at the mid level terrace, interior multi-story amenity spaces, and a multi-story conservatory at the top of the building.*

## 23.49.009 Street-level use requirements

A. One or more of the uses listed are required at street level, including general sales and services, human service uses and childcare facilities, retail sales, major durables, entertainment uses; a minimum of seventy-five (75) percent of each street frontage at street-level where street level uses are required must be occupied by these uses. The remaining twenty-five (25) percent of the street frontage at street level may contain other permitted uses and/or pedestrian or vehicular entrances.

*The development proposal is consistent with street level use requirement standards.*

## 23.49.016 Open space

Open space of 20 SF of open space is required for every 1,000 SF of office space. Private open space may satisfy the requirement but is not eligible for bonus. Owner may make payment in lieu of providing open space.

*The development proposal is consistent with open space requirement standards.*

## 23.49.058 Upper level development standards

Average residential floor plates are limited to 10,700 SF (average) if tower height is above 290'. Maximum area of any residential floor is 11,500 SF.

Façade modulation is required according to the table below and façade lengths are limited:

0-85' no limit  
86-160' facade limited to 155'  
161-240' facade limited to 125'  
241-400' facade limited to 100'

*The development proposal is consistent with upper level development standards - upper level width limit does not apply and tower separation does not limit the development of this site.*

## 23.49.018 Overhead weather protection and lighting

Continuous overhead weather protection is required along Third and Lenora, 8' wide between 10' and 15' above the sidewalk.

*Continuous overhead weather protection is provided in accordance with the standards.*

## SMC 23.49.024 View corridor requirements

No view corridor setback is required.

## 23.49.019 Parking

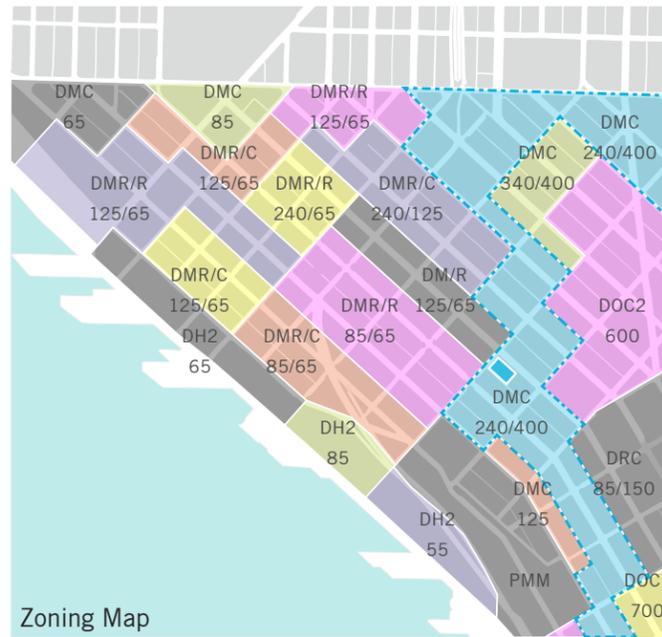
Parking is not required.

## 23.49.022 Minimum sidewalk and alley width

Third Ave Sidewalk is required to be a minimum of 18 feet wide and the Lenora Sidewalk is required to be a minimum of 12 feet wide. Alley is required to be 20 wide.

*The building has been setback 3' for the majority of the frontage on Third and Lenora for the first two stories at grade to provide sidewalks wider than required and setback 2' at the alley as required.*

# DOWNTOWN OVERLAYS



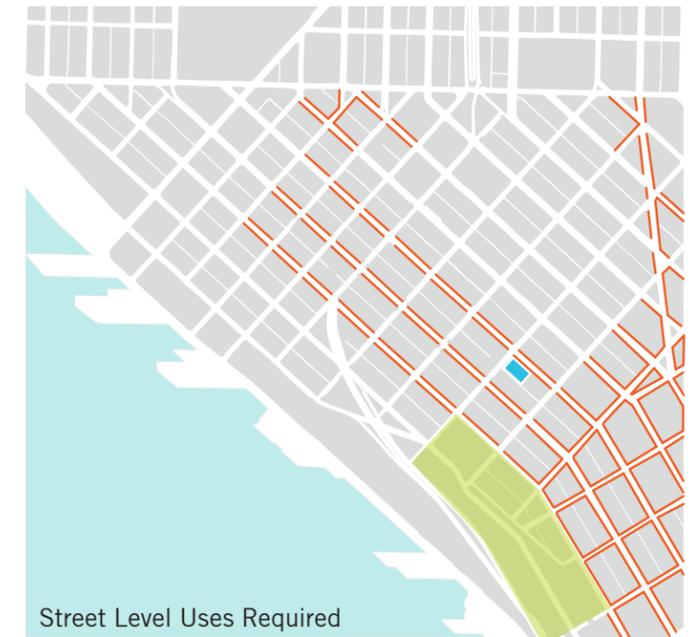
- DOC1 Office Core 1
- DOC2 Office Core 2
- DRC Retail Core
- DMC Mixed Com.
- DMR/R Mixed Res/Res
- DMR/C Mixed Res/ Com.
- PMM Pike Market Mixed
- DH1 Harborfront 1
- DH2 Harborfront 2



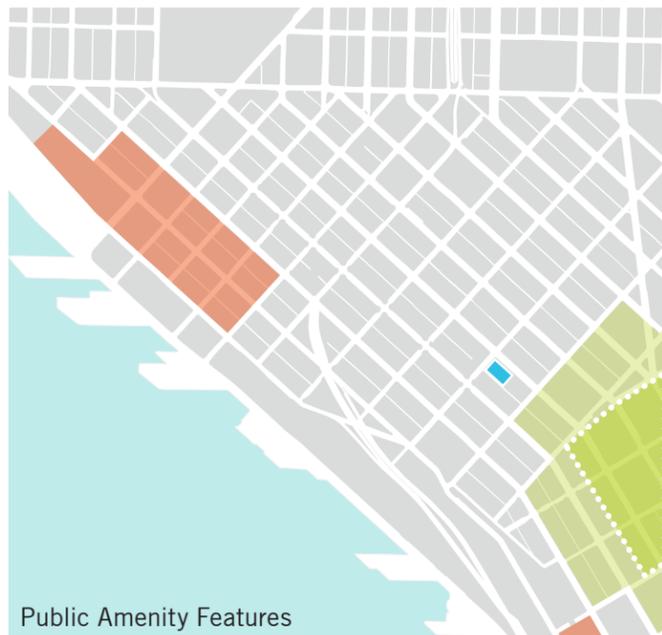
- Principal Arterial Street
- - - Minor Arterial Street
- ..... Green Street
- ..... Principal Transit Street
- ..... 3rd and Lenora Tower



- ..... Variable
- ..... 12' applies to unmarked streets
- ..... 15'
- ..... 18'
- ..... 3rd and Lenora Tower



- ..... Street Level Uses Required
- ..... Special Review
- ..... 3rd and Lenora Tower



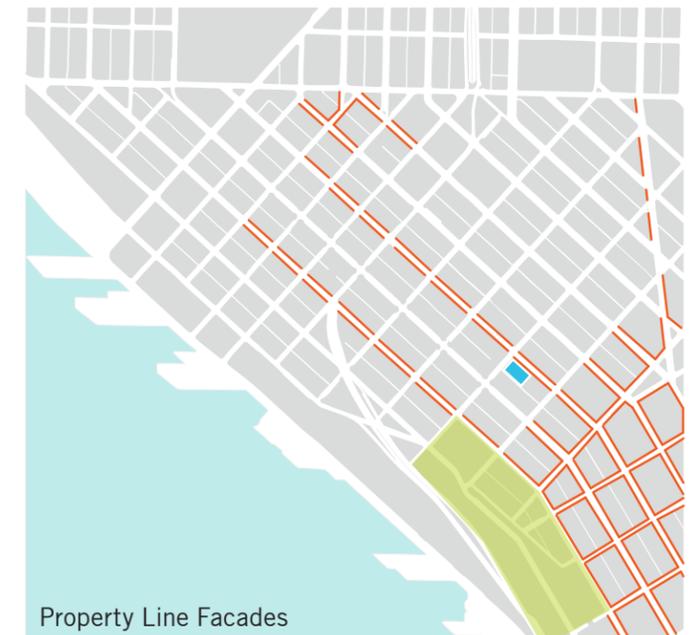
- ..... Hillside Terrace
- ..... Major Retail Store (FAR Exemption)
- ..... Shopping Corridor Bonus
- ..... 3rd and Lenora Tower



- ..... Class 1
- ..... Class 2
- ..... Green Street
- ..... Special Review
- ..... 3rd and Lenora Tower



- ..... View Corridor
- ..... View Corridor requiring setbacks
- ..... 3rd and Lenora Tower



- ..... Property Line Facades Required
- ..... Special Review
- ..... 3rd and Lenora Tower

# COMPOSITE SITE PLAN



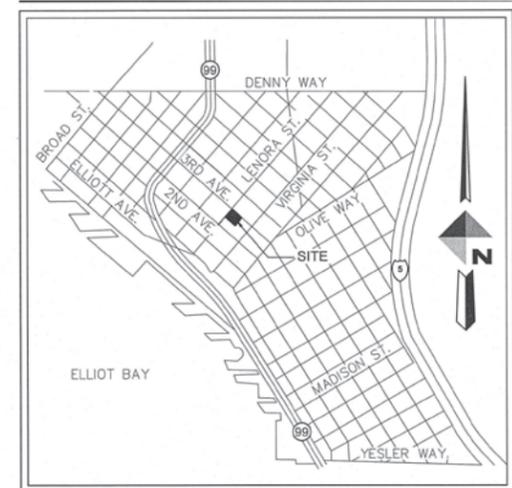
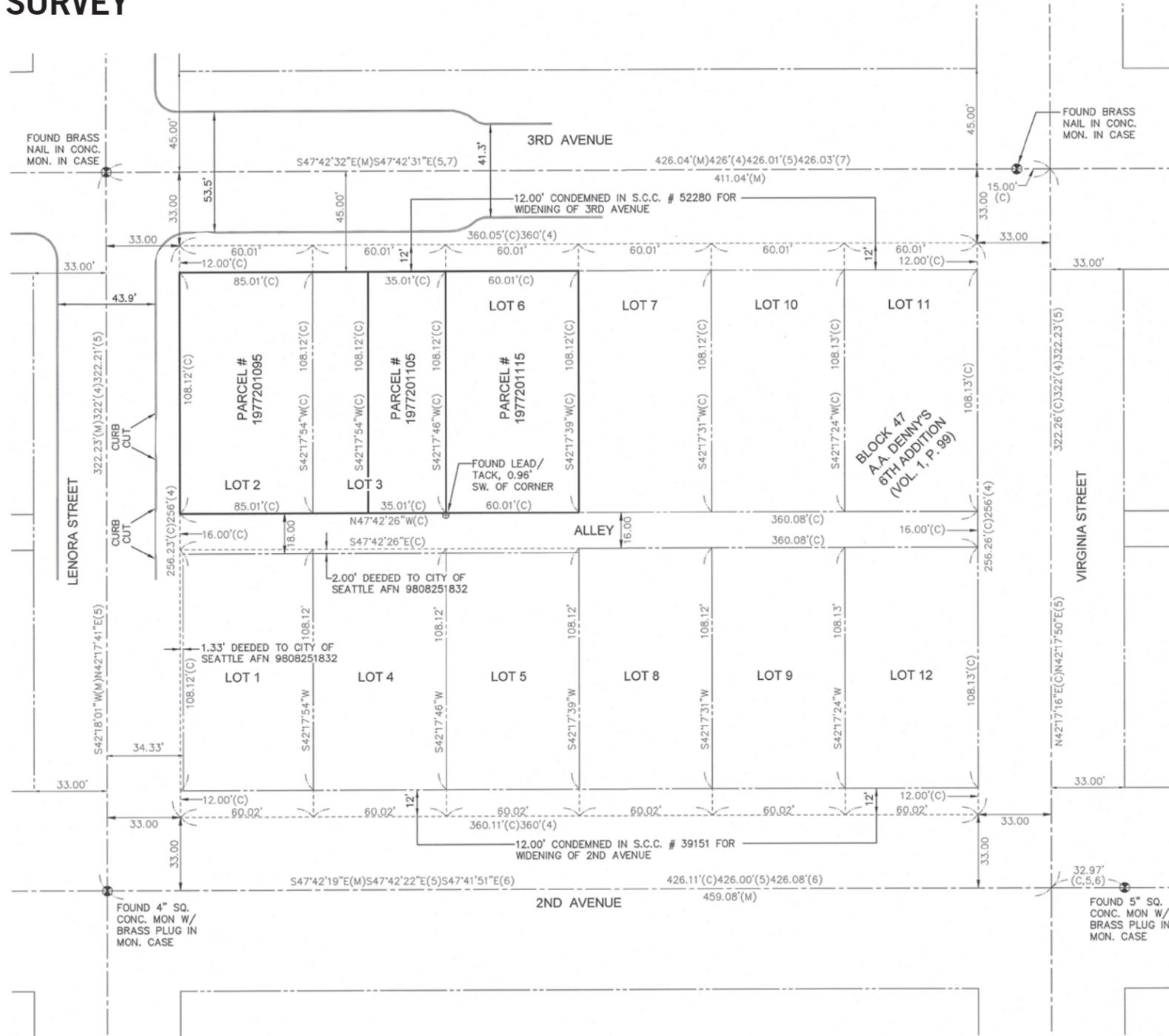
Lobby and Mezzanine, Early Sketch of Volumes



Lobby and Mezzanine, Early Sketch of Volumes

- |   |                   |    |                 |  |                     |
|---|-------------------|----|-----------------|--|---------------------|
| 1 | Parking Entry     | 7  | Trash/Recycling |  | Pedestrian Entrance |
| 2 | Mail Room         | 8  | Mechanical Room |  | Vehicular Access    |
| 3 | Residential Entry | 9  | SCL Vault       |  |                     |
| 4 | Mixed Retail      | 10 | Loading Dock    |  |                     |
| 5 | Office Entry      | 11 | Egress Exit     |  |                     |
| 6 | FCC Room          |    |                 |  |                     |

# SITE SURVEY



### HORIZONTAL CONTROL AND DATUM TABLE (NAD 83-91)

SOURCE OF DATA: WASHINGTON STATE DEPARTMENT OF TRANSPORTATION SURVEY INFORMATION SYSTEM, REPORT OF SURVEY MARK.

OFFSITE CONTROL POINTS:

POINT DESIGNATION: GP17099-209  
 WSDOT BRASS DISK CEMENTED INTO A DRILL HOLE AND SET LEVEL WITH THE CONCRETE SURFACE LOCATED AT THE NORTHEAST QUADRANT OF INTERSECTION OF AURORA AVENUE NORTH AND DENNY WAY.  
 NORTHING: 229,346.805  
 EASTING: 1,267,976.519

POINT DESIGNATION: EPB-001  
 WSDOT BRASS DISK SET IN CONCRETE SIDEWALK, STAMPED "WSDOT EPB-001"  
 NORTHING: 233,275.347  
 EASTING: 1,271,432.113

### SURVEY NOTES

THIS SURVEY WAS PERFORMED DURING THE MONTH OF APRIL OF 2013. ALL MONUMENTS SHOWN HEREON AS FOUND MONUMENTS WERE LOCATED DURING THE COURSE OF THAT SURVEY.

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA AND A TOPCON 5 SECOND TOTAL STATION WITH ELECTRONIC MEASURING UNIT, AS WELL AS A TOPCON HIPER+ GPS UNIT.

PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD INFORMATION ONLY. UNDERGROUND UTILITIES WERE NOT PRE-MARKED BY A PROFESSIONAL UTILITY LOCATING COMPANY, NOR WERE THEY LOCATED IN THE FIELD. SURFACE VISIBLE UTILITIES ARE SHOWN HEREON.

### BASIS OF BEARING

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE

### ALTA / ACSM LAND TITLE SURVEY CERTIFICATION

TO TRF PACIFIC LLC, AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 11(a) AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 11, 2013.



DATE: APRIL 19, 2013

SIGNED: Paul T. Rice

WASHINGTON STATE L.S. 40101

LOT 2 AND THE NORTHERLY 25 FEET OF LOT 3, BLOCK 47, ADDITION TO THE TOWN OF SEATTLE, AS LAID OUT BY A. A. DENNY (COMMONLY KNOWN AS A. A. DENNY'S 6TH ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 99, IN KING COUNTY, WASHINGTON; EXCEPT THE NORTHEASTERLY 12 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 52280 FOR WIDENING OF THIRD AVENUE, AS PROVIDED BY ORDINANCE NUMBER 13776 OF THE CITY OF SEATTLE.

### TITLE REPORT EASEMENTS

1) EASEMENT AGREEMENT AND INDEMNIFICATION REGARDING INSTALLATION OF TIEBACKS AND THE TERMS AND CONDITIONS THEREOF: BETWEEN: BRIDGESTONE FORTUNE LLC, A WASHINGTON LIMITED LIABILITY COMPANY, PARK PLACE II LLC, A WASHINGTON LIMITED LIABILITY COMPANY; AND LENORA THREE LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND: JEWISH FEDERATION OF GREATER SEATTLE RECORDED: SEPTEMBER 29, 1998 RECORDING NUMBER: 9809290792 SURVEYOR'S NOTE: SAID EASEMENT WAS GRANTED TO THE OWNERS OF LOTS 1, 4 AND 5 OF BLOCK 47, SHOWN HEREON. SAID EASEMENT IS NOT PLOTTABLE.

### LEGAL DESCRIPTION - PARCEL # 1977201105

THE SOUTHERLY 35 FEET OF LOT 3 IN BLOCK 47, ADDITION TO THE TOWN OF SEATTLE, AS LAID OUT BY A. A. DENNY (COMMONLY KNOWN AS A. A. DENNY'S 6TH ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 99, IN KING COUNTY, WASHINGTON; EXCEPT THE EASTERLY 12 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 52280 FOR WIDENING OF THIRD AVENUE, AS PROVIDED BY ORDINANCE NUMBER 13776 OF THE CITY OF SEATTLE.

### TITLE REPORT EASEMENTS

1) MEMORANDUM OF EASEMENT AGREEMENT AND INDEMNIFICATION REGARDING INSTALLATION OF TIEBACKS, AND THE TERMS AND CONDITIONS THEREOF: BETWEEN: BRIDGESTONE FORTUNE LLC, PARK PLACE II LLC, AND LENORA AND: YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF SEATTLE-KING COUNTY RECORDED: AUGUST 27, 1998 RECORDING NUMBER: 9808271895 SURVEYOR'S NOTE: SAID EASEMENT WAS GRANTED TO THE OWNERS OF LOTS 1, 4 AND 5 OF BLOCK 47, SHOWN HEREON. SAID EASEMENT IS NOT PLOTTABLE.

2) RIGHT TO DAMAGE SAID PREMISES BY CHANGING AND ESTABLISHING STREET GRADES, AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 52280, PURSUANT TO ORDINANCE NUMBER 13776 OF THE CITY OF SEATTLE.

### LEGAL DESCRIPTION - PARCEL # 1977201115

LOT 6, BLOCK 47, ADDITION TO THE TOWN OF SEATTLE, AS LAID OUT BY A.A. DENNY (COMMONLY KNOWN AS A.A. DENNY'S 6TH ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 99, IN KING COUNTY, WASHINGTON; EXCEPT THE NORTHEASTERLY 12 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 52280 FOR WIDENING OF THIRD AVENUE, AS PROVIDED BY ORDINANCE NUMBER 13776 OF THE CITY OF SEATTLE.

### TITLE REPORT EASEMENTS

1) EASEMENT AND THE TERMS AND CONDITIONS THEREOF: PURPOSE: INSTALLATION OF TIE-BACKS FOR HORIZONTAL SHORING/RIGHT OF ACCESS TO EXAMINE STRUCTURAL COMPONENTS OF SYSTEM AREA AFFECTED: PORTION OF SAID PREMISES AND OTHER PROPERTY RECORDED: JULY 22, 1998 RECORDING NUMBER: 9807221272 SURVEYOR'S NOTE: SAID EASEMENT WAS GRANTED TO THE OWNERS OF LOTS 1, 4 AND 5 OF BLOCK 47, SHOWN HEREON. SAID EASEMENT IS NOT PLOTTABLE.

2) MATTERS DISCLOSED BY UNRECORDED SURVEY BY COTINENTAL ENGINEERING DATED NOVEMBER 28, 1989 AS JOB NO. 402 AND BY INSPECTION DATED SEPTEMBER 4, 1997, ALL AS DISCLOSED BY RECITALS CONTAINED IN DEED RECORDED UNDER RECORDING NUMBER 9709261100, AS FOLLOWS:  
 A. ENCROACHMENT OF BUILDING 0.7' INTO RIGHT OF WAY FOR 3RD AVENUE.  
 B. ENCROACHMENT OF BUILDING .00' - .10' ONTO PROPERTY ADJOINING TO THE SOUTHEAST.  
 SURVEYOR'S NOTE: COPY OF UNRECORDED SURVEY NOT PROVIDED TO SURVEYOR

3) RIGHT TO DAMAGE SAID PREMISES BY CHANGING AND ESTABLISHING STREET GRADES, AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 52280, PURSUANT TO ORDINANCE NUMBER 13776 OF THE CITY OF SEATTLE.

### SITE NOTES WITH CORRESPONDING TABLE A NUMBERS

3) PER FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 53033C0630 F, PANEL 630 OF 1725, REVISED MAY 16, 1995, SITE IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500 - YEAR FLOODPLAIN.

4) SITE AREA  
 PARCEL # 1977201095 = 9,191.20 SQUARE FEET, 0.2110 ACRES.  
 PARCEL # 1977201105 = 3,785.38 SQUARE FEET, 0.0869 ACRES.  
 PARCEL # 1977201115 = 6,488.46 SQUARE FEET, 0.1490 ACRES.

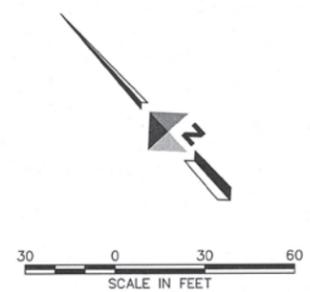
6) SITE IS ZONED DMC (DOWNTOWN MIXED CORE) 240/290-400

### LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- STREET CL MONUMENT
- PROPERTY CORNER FOUND (AS NOTED)
- ② EASEMENT REFERENCE #
- ① MONUMENT REFERENCE #
- (M) MEASURED DIMENSION
- (C) COMPUTED DIMENSION
- (#) DIMENSION FROM REF. DOC. #

### REFERENCE DOCUMENTS

- 1) A.L.T.A. COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. 1360663, DATED MARCH 29, 2013
- 2) A.L.T.A. COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. 1361645, DATED APRIL 9, 2013
- 3) A.L.T.A. COMMITMENT FOR TITLE INSURANCE (SECOND COMMITMENT) ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. 1238111, DATED MAY 18, 2007
- 4) ADDITION TO THE TOWN OF SEATTLE, AS LAID OUT BY A. A. DENNY (COMMONLY KNOWN AS A. A. DENNY'S 6TH ADDITION TO THE CITY OF SEATTLE), RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 99
- 5) CITY OF SEATTLE ENGINEERS MAP, TILE # 339, PLOT DATE 11/28/2012
- 6) RECORD OF SURVEY, LOTS 8 THROUGH 12, BLOCK 43, A.A. DENNY'S 6TH ADDITION, AFN 9312289001
- 7) 2024 THIRD AVENUE, A CONDOMINIUM, AFN 20031013002978





# DESIGN GUIDELINES

## A-1 Respond to the physical environment

Arrange building mass to enhance views  
Design buildings to take advantage of topography

*The upper tower “Z plan” is organized to maximize views to the east and west and to maximize corner units which are optimal for views. The building has multiple entrances at grade and steps internally to meet grade at each appropriate point.*

## A-2 Enhance the skyline

*The unique tower form expresses its various functions in a compelling and straightforward manner while creating a unique silhouette in the skyline. The mid-level amenity terrace creates a scale transition, the shared amenity atria provide interesting scale modulation, and the rooftop conservatory provides an iconic finish to the top of the tower.*

## B-1 Respond to the neighborhood context

Design attractive buildings that add richness and variety to Belltown and support an active street life.

*The building design is striking in its form, materiality, composition, and program stack, and provides continuous street level interest and programs at an impressive vertical scale with interior mezzanines and multi-story spaces.*

## B-2 Create a transition in bulk and scale

*The mid-level amenity terrace between office and residential provides a significant transition in scale relating to other buildings in the neighborhood.*

## B-3 Reinforce the positive urban form and architectural attributes of the immediate area

Use regulating lines to promote contextual harmony. Promote desirable patterns of massing and façade composition.

*The building fenestration is composed with a modulated rhythm of textured metal panels and vision glass. The vertical A/B rhythm and the three story groupings provide a variety of scale readings within a rigorous and unified grid that enhances the building’s sculptural form. The subtle play of light on the ‘interwoven’ textured metal panels will create an ever changing reading to the form and pattern.*

## B-4 Design a well-proportioned and unified building

*The building form is well proportioned and modulated and is unified by a simple yet sophisticated facade pattern and material palette.*

## C-1 Promote pedestrian interaction

Incorporate unique hardscape treatments, pedestrian scale lighting, accent paving at entries

*Specialty accent paving is used at the entries and in the lobbies, and pedestrian scale lighting enhances the pedestrian realm.*

## C-2 Design facades of many scales

*The façade reads at many scales due to the proportioning system, textural interplay, material coloration, and various subtle expressions of program. The tower façade expresses program and function, and reinforces the tower form with an ‘interwoven’ grid that modulates and lends different readings based on view angle and lighting, significant scale, material, and detail shifts occur at the ground floors providing enhanced transparency, interest, detail and lend a human scale to this zone.*

## C-3 Provide active, not blank, facades

*Each façade has been composed to maximize visual interest while maintaining a logic based on function and providing an ‘honest’ expression of the buildings construction.*

## C-4 Reinforce building entries

*The buildings primary entries are expressed through special formal and material elements in the façade (a ‘portal’ at the main entry and a ‘vertical screen wall’ at residential entry) and through lighting and will further be highlighted with custom signage once the building brand and tenant identity are developed.*

## C-5 Encourage overhead weather protection

Minimize gaps in coverage, illuminate light colored undersides

*Canopies are continuous at the street frontage, with a light colored satin finish metal panel and are illuminated top and bottom. The main entry ‘portal’ will have a luminous soffit that is a special entry feature.*

## C-6 Develop the alley façade

Services should be screened or hidden

*Services are screened and hidden.*

## D-1 Provide inviting and usable open space

Provide usable open space adjacent to retail space

*The sidewalk is widened continuously fronting the retail spaces to allow for additional open space.*

## D-2 Enhance the building with landscaping

*Landscaping has been incorporated in the sidewalk with trees and understory planting, at the mid-level terrace, and in the conservatory. All of these spaces will be visible and enjoyable from various vantage points in Belltown, including at the street level, and from adjacent structures.*

## D-3 Provide elements that define the place

Incorporate special elements and amenities.

*From specialty paving to unique multistory retail to shared atria to the conservatory, the design incorporates many place defining elements at various scales and locations.*

## D-4 Provide appropriate signage

Add interest and character, give a human dimension.

*Signage design is not yet developed. The building may be signed for a single brand and the signage will be carefully integrated into the architecture in a tasteful manner.*

## D-5 Provide adequate lighting

Illuminate distinctive features including entries, signage, and canopies.

*Lighting is provided at the retail zone, canopies, and entries.*

## D-6 Design for personal safety and security

*A high level of transparency and many ‘eyes on the street’ in combination with lighting and sidewalk widening promote a safe and secure experience for pedestrians. Potential vehicle conflicts with pedestrians are minimized by locating all services at the alley.*

## E-1 Minimize curb cut impacts

*There are no curb cuts proposed.*

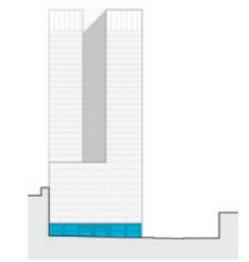
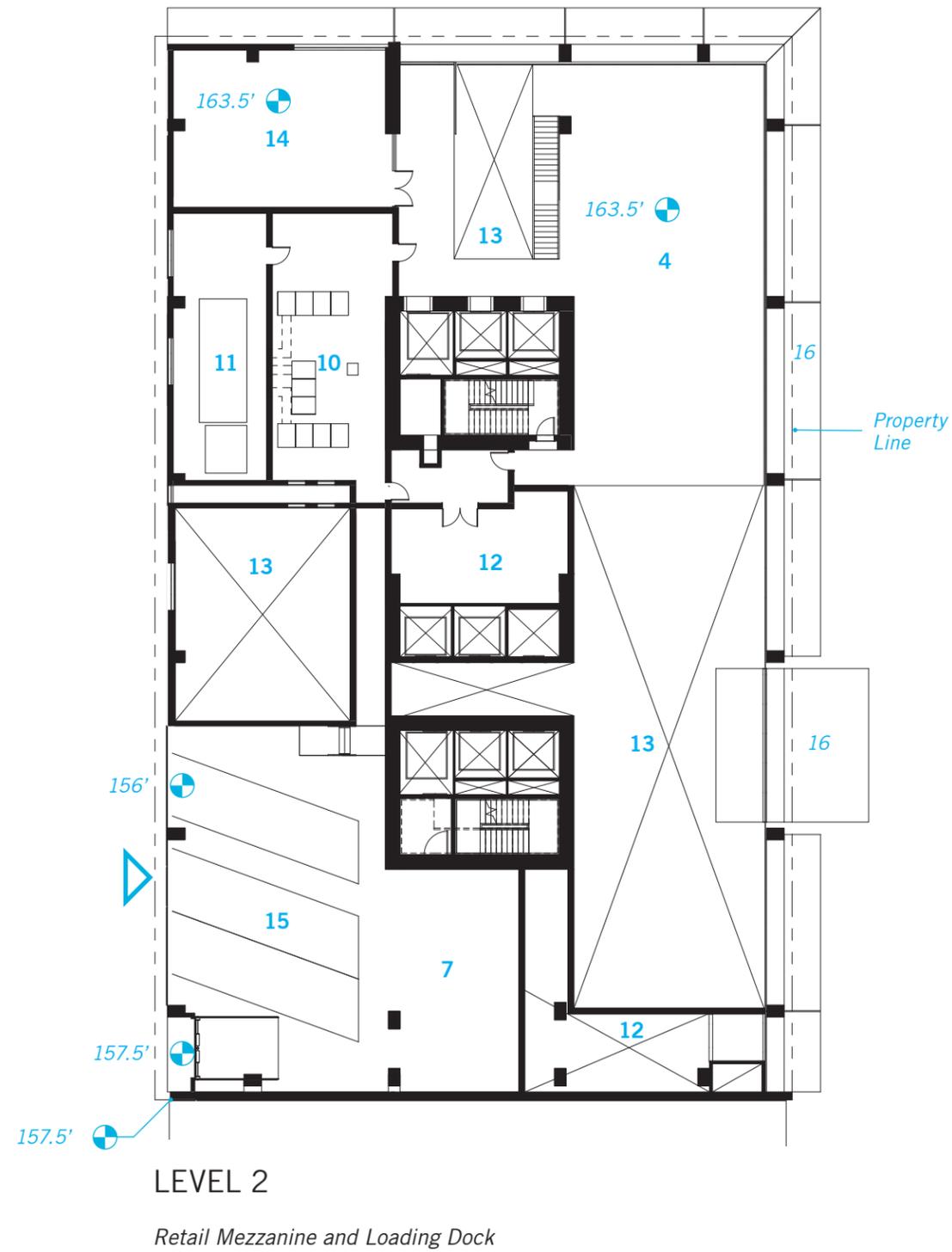
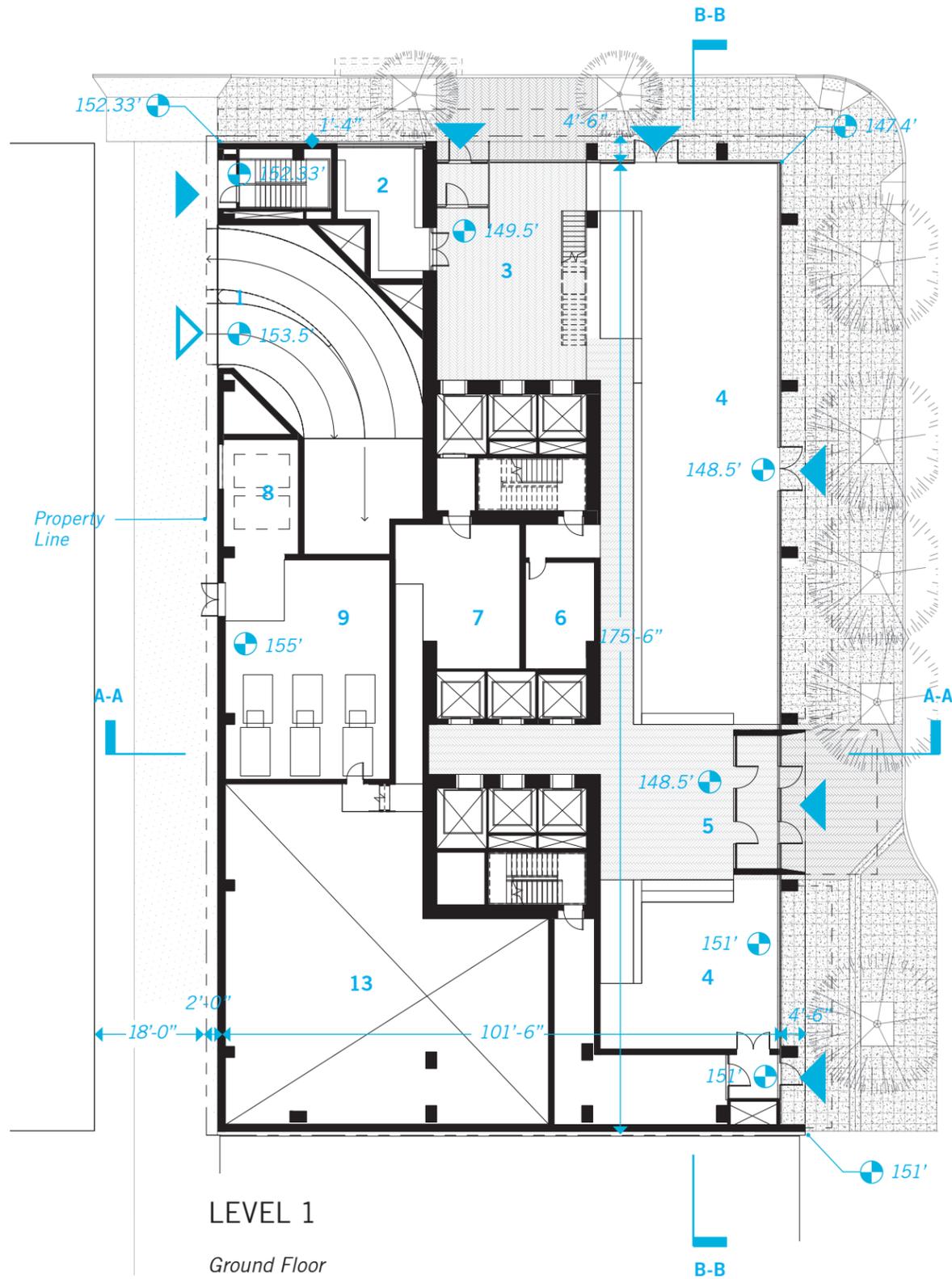
## E-2 Integrate parking facilities

*Parking facilities are integrated below grade.*

## E-3 Minimize the presence of service areas

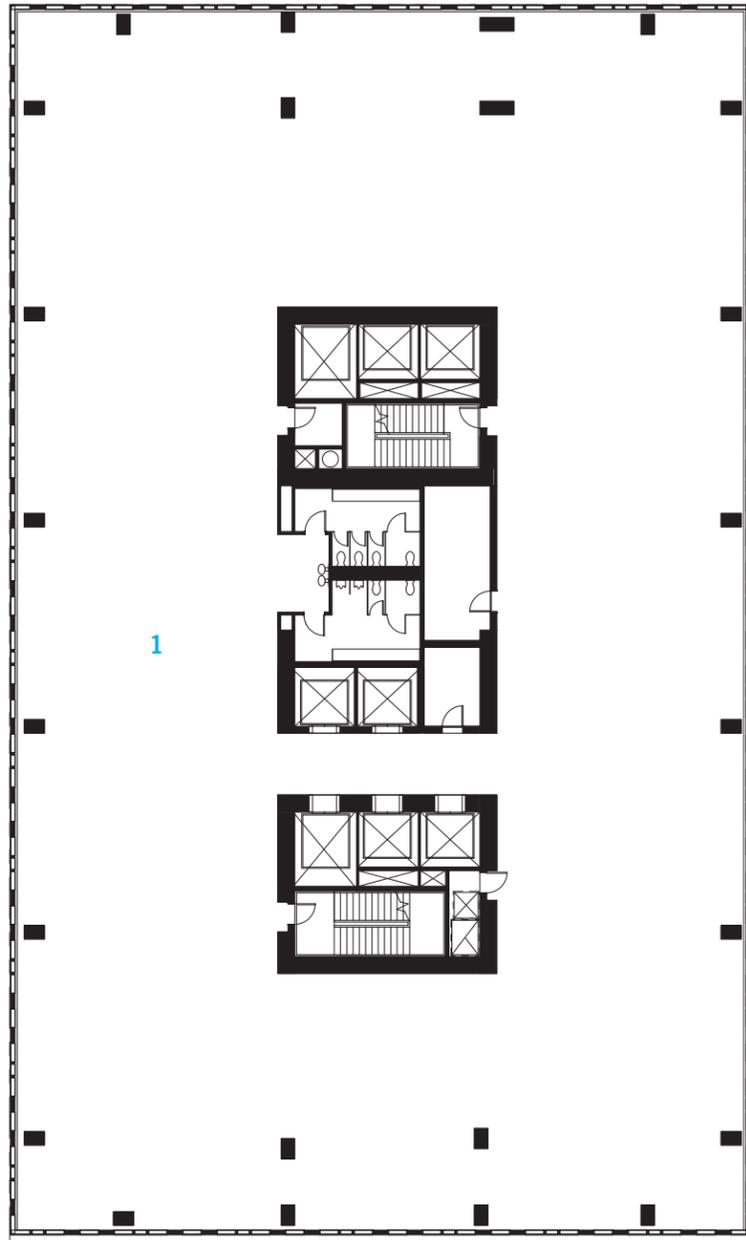
*Service areas are well planned, composed, and screened, thus minimizing their presence.*

# FLOOR PLANS



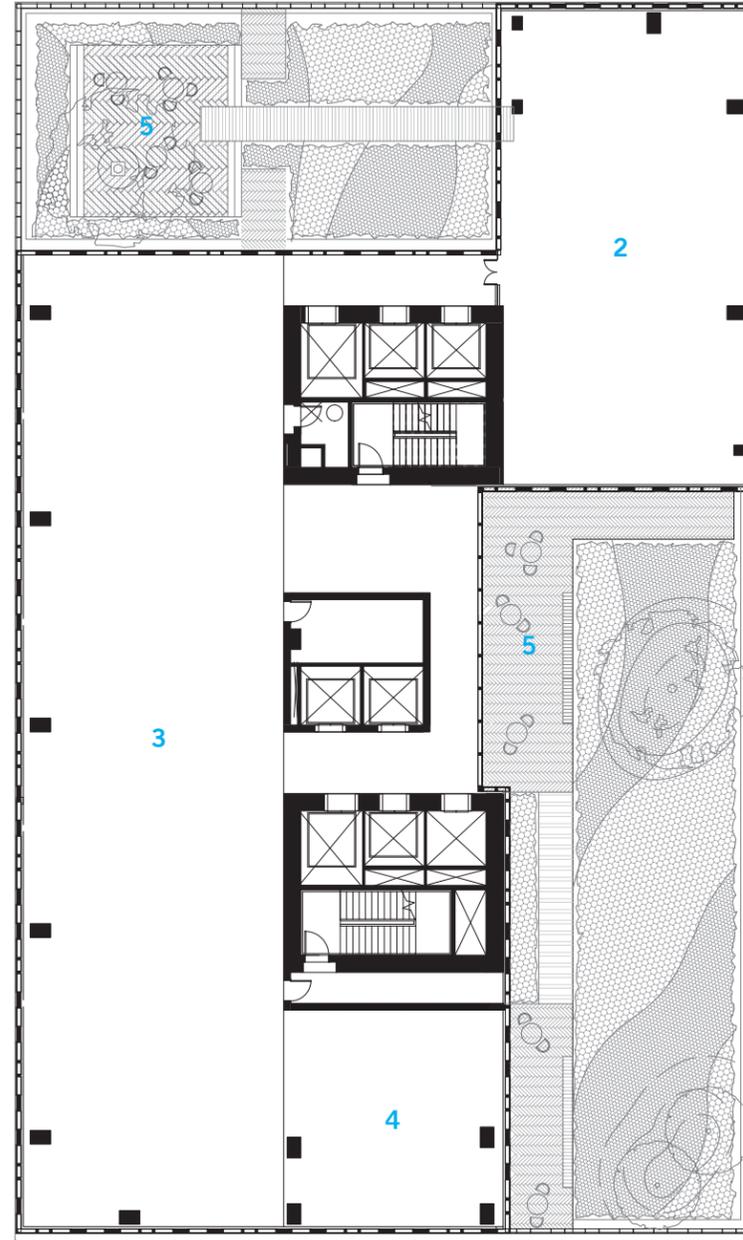
-  Pedestrian Entry
-  Vehicular Entry
- 1** Parking Entry
- 2** Mail Room
- 3** Residential Entry
- 4** Mixed Retail
- 5** Office Entry
- 6** FCC Room
- 7** Trash/Recycling
- 8** Mechanical Room
- 9** SCL Vault
- 10** Switch Gear Room
- 11** Generator Room
- 12** Emergency Distribution
- 13** Open to Below
- 14** Leasing Office
- 15** Loading Dock
- 16** Canopy





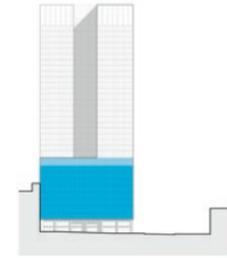
LEVELS 3-11

*Typical Office*



LEVEL 12

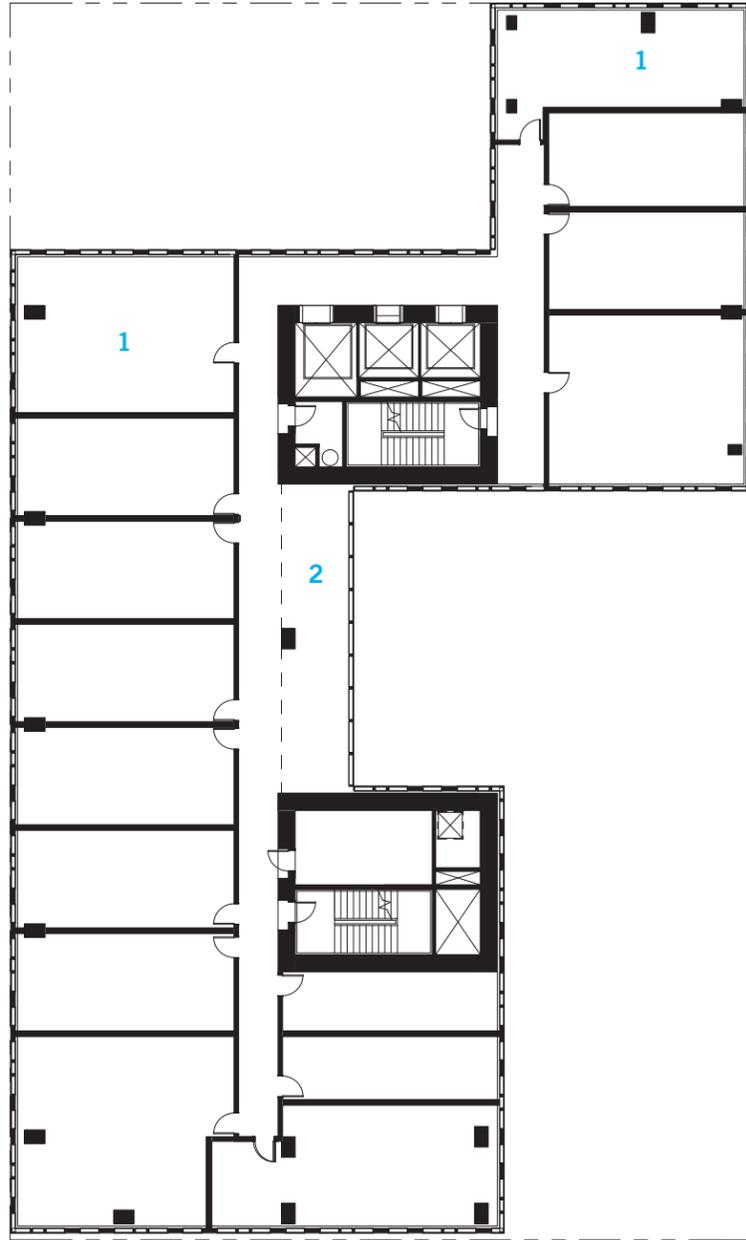
*Shared Amenity*



- 1 Office Shell Space
- 2 Residential Shared Amenity
- 3 Office Shared Amenity
- 4 Lounge
- 5 Outdoor Terrace

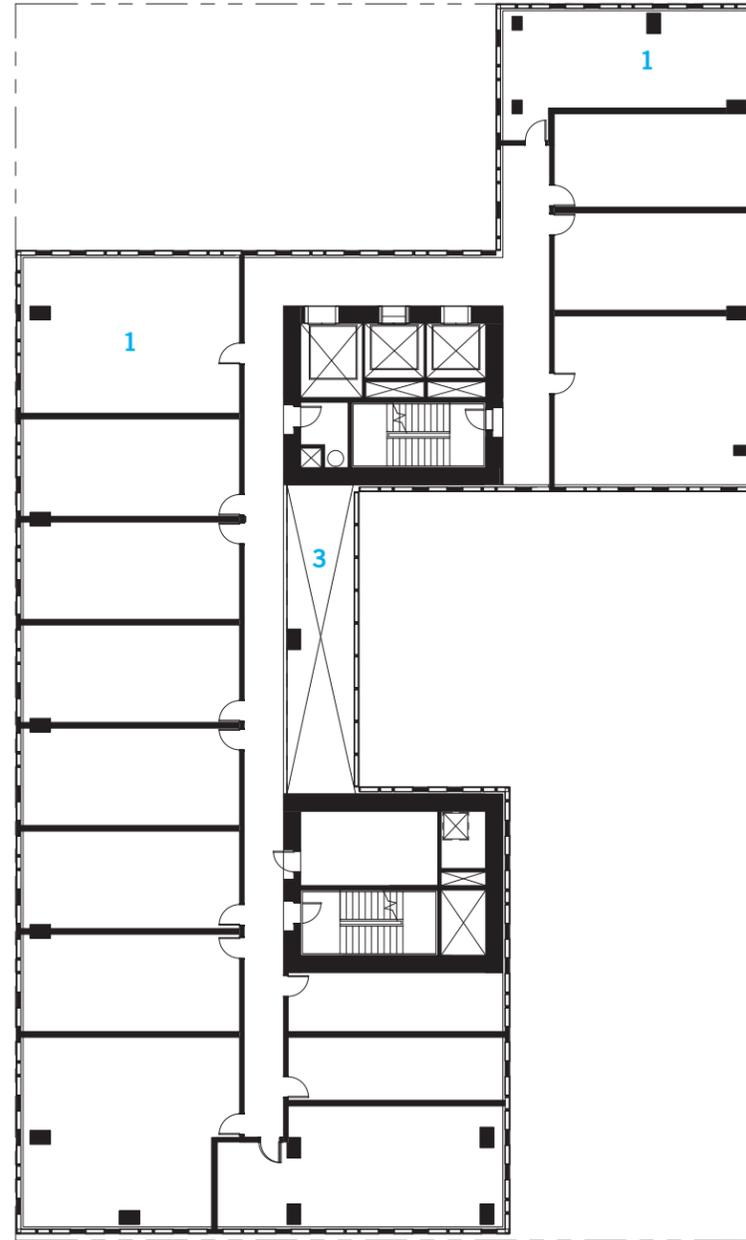


# FLOOR PLANS



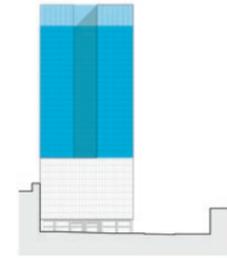
LEVELS 14, 15, 18, 21, 24, 27, 30, 33

*Typical Residential at Amenity Levels*



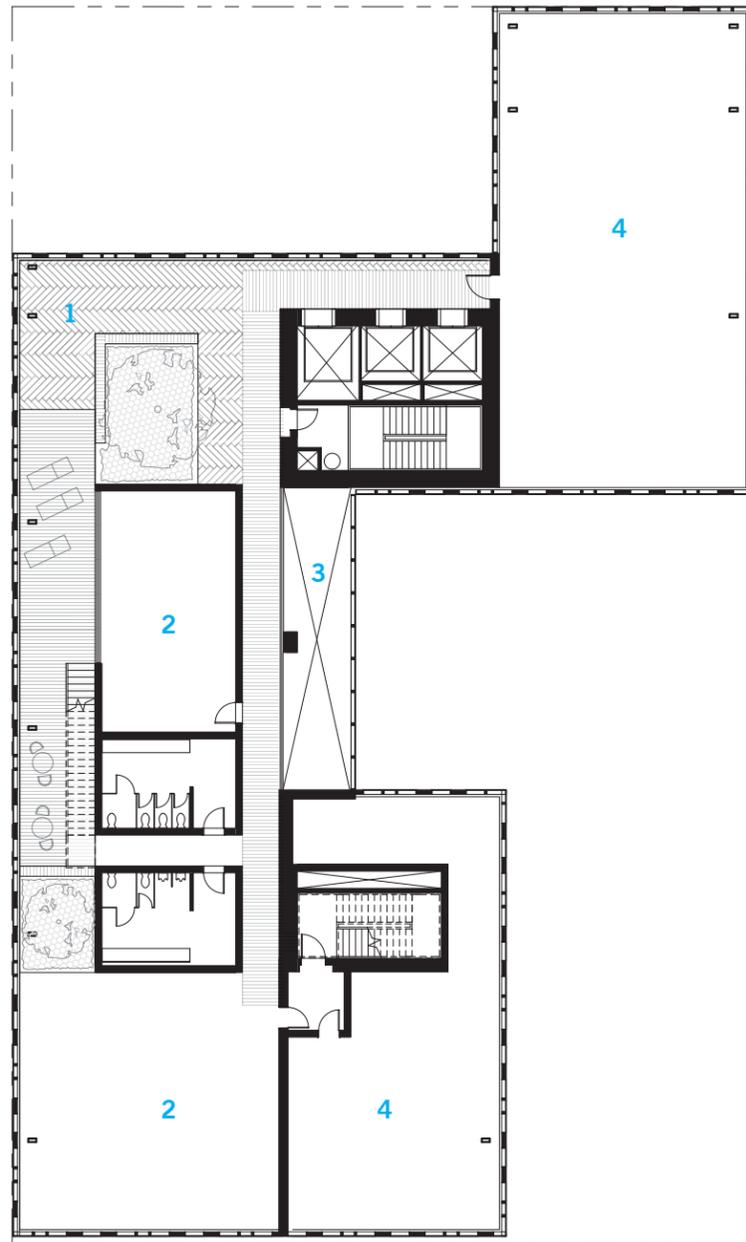
LEVELS 16, 17, 19, 20, 22, 23, 25, 26, 28, 29, 31, 32, 34

*Typical Residential above Amenity Levels*



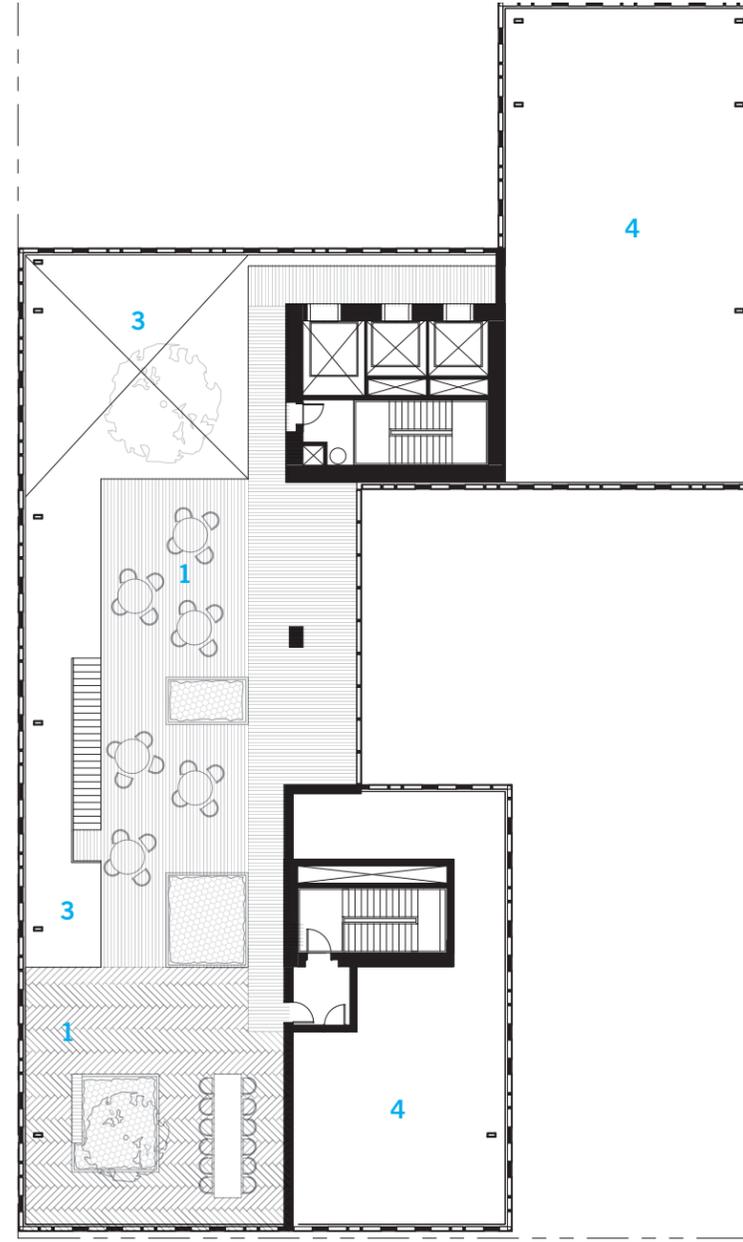
- 1 Apartment, Typ
- 2 Amenity Space
- 3 Open to Below





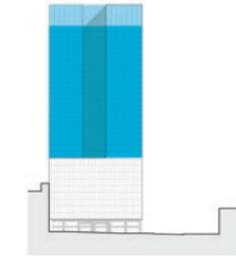
LEVEL 35

*Conservatory*



LEVEL 36

*Conservatory Mezzanine*



- 1 Amenity Space
- 2 Fitness Area
- 3 Open to Below
- 4 Mechanical





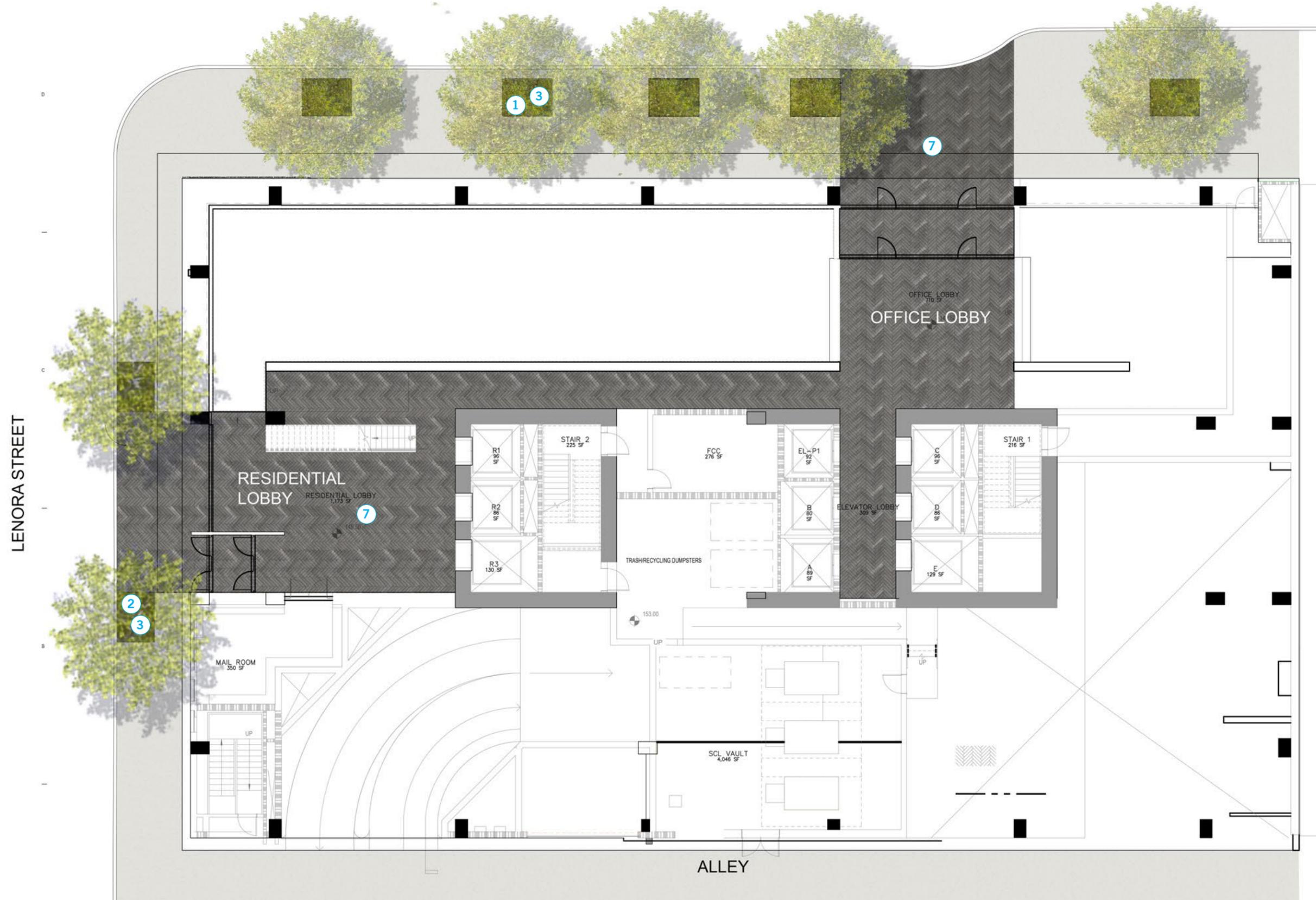
- 1 Parking Entry
- 2 Mail Room
- 3 Residential Entry
- 4 Mixed Retail
- 5 Office Entry
- 6 FCC Room
- 7 Trash/Recycling
- 8 Mechanical Room
- 9 SCL Vault
- 10 Loading Dock



- 1 Mixed Retail
- 2 Trash/Recycling
- 3 Switch Gear Room
- 4 Generator Room
- 5 Emergency Distribution
- 6 Open to Below
- 7 Leasing Office
- 8 Loading Dock

# LANDSCAPE PLANS

THIRD AVENUE

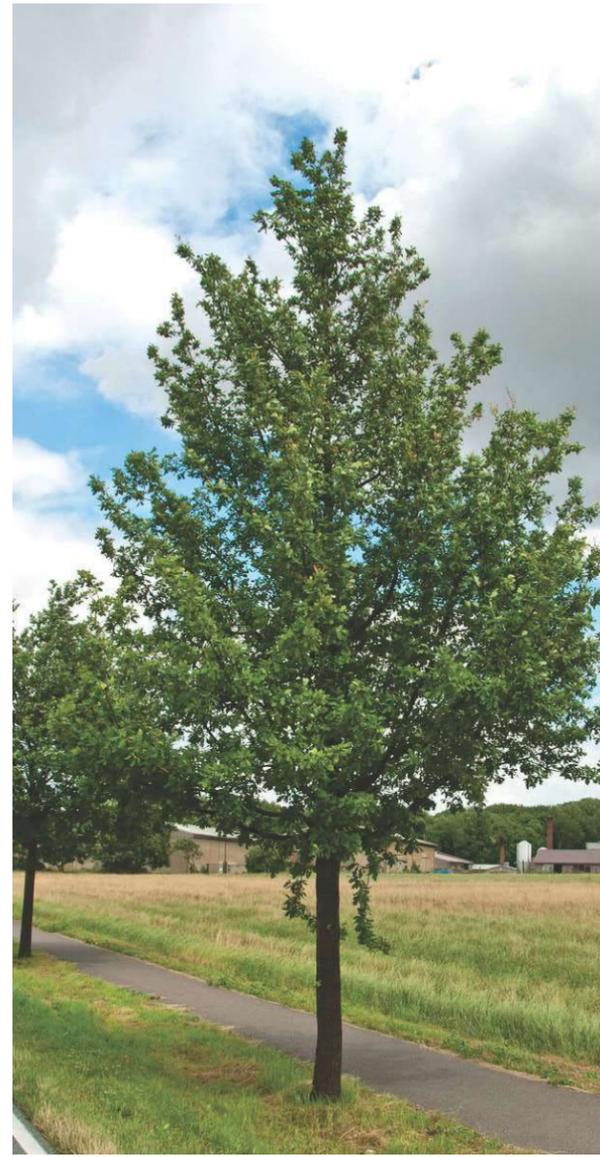




# PLANTING TYPES



1. FRONTIER ELM / *Ulmus 'Frontier'*



2. REGAL PRINCE OAK / *Quercus robur*



3. OSTRICH FERN / *Matteuccia struthiopteris*



4. SAND-DUNE SEDGE / *Carex pachystachya*



5. SALAL / *Gautheria shallon*



6. CAMAS/ *Camassia quamash*



7. LIMBER PINE / *Pinus flexilis*



8. E. INDIAN HOLLY FERN / *Arachnoiders simplicior*



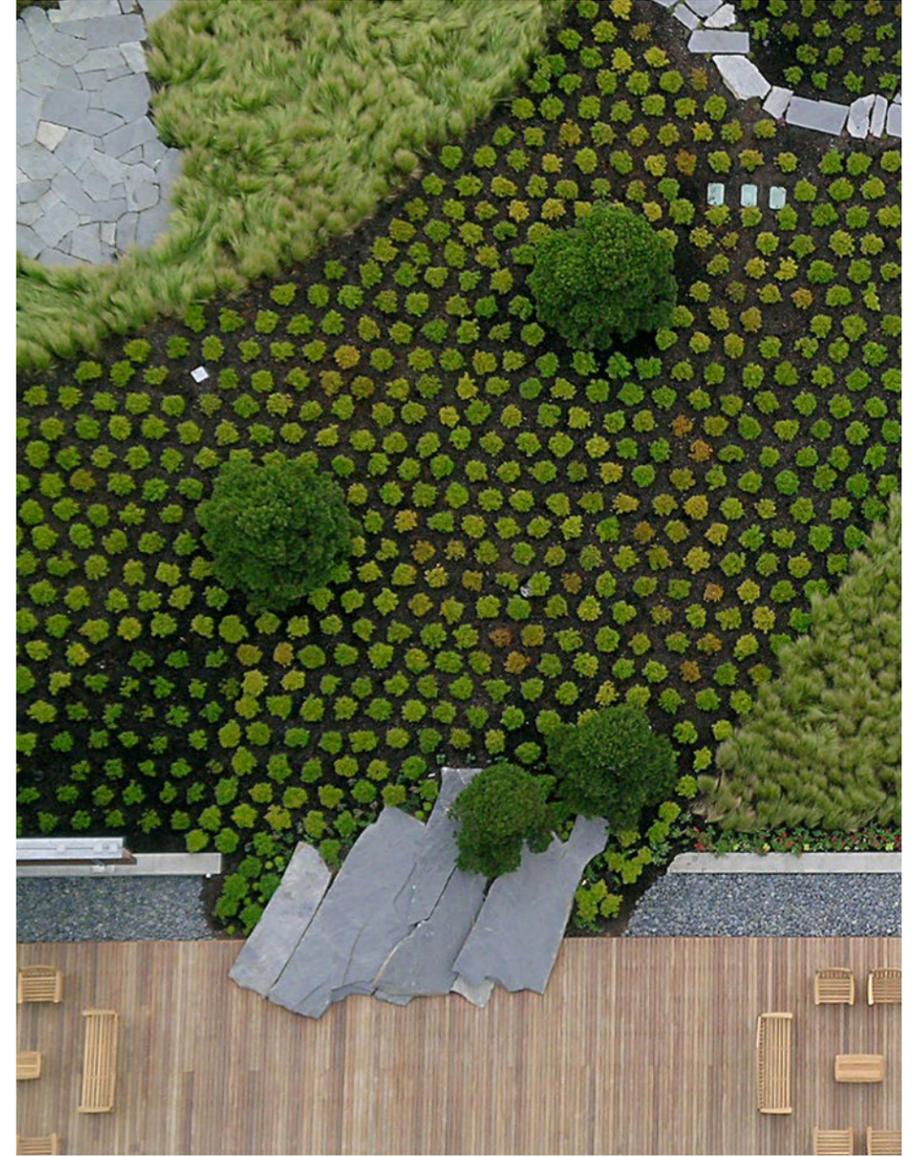
9. VINE MAPLE / *Acer circinatum*



10. Herringbone basalt paving

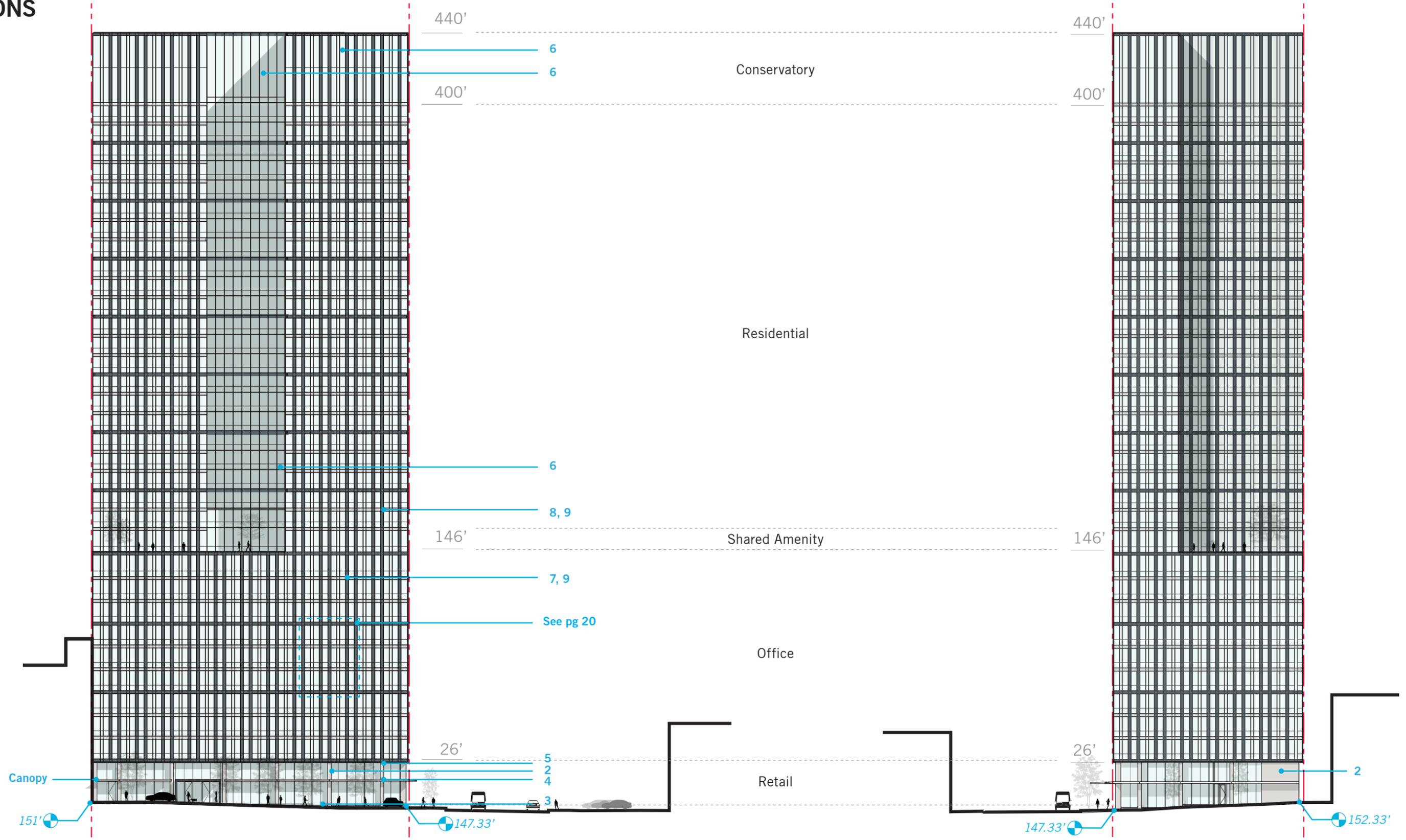


11. ARBUTUS / *Arbutus menziesii*



12. Ipe wood decking (at bottom)

# ELEVATIONS



EAST ELEVATION

3rd Avenue

NORTH ELEVATION

Lenora Street

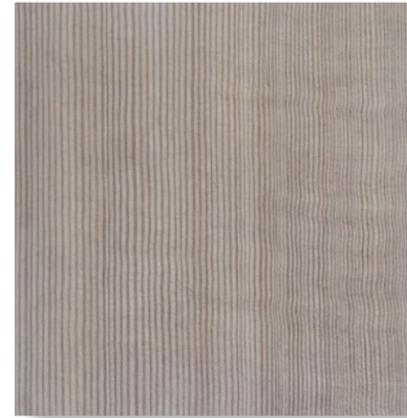


WEST ELEVATION

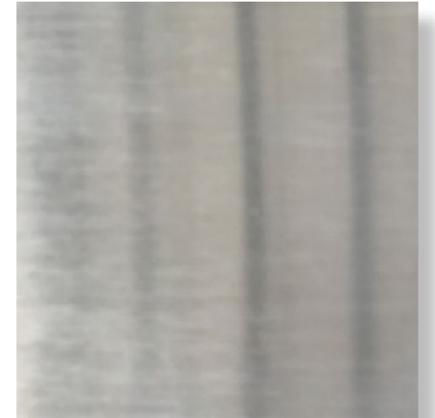
Alley

SOUTH ELEVATION

# MATERIALS



1 Douglas Fir Vertical Grain



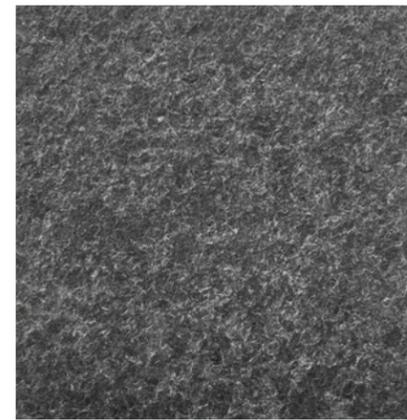
4 Satin Finish Stainless Steel No.5



2 Concrete - Exposed Structural/  
Sidewalks



5 Illuminated Translucent Panel  
(see page 51 for location)



3 Basalt Accent - Interior/Exterior  
Paver



6 Double Glazed, Low-E Coating  
Glass, Anti-Glare



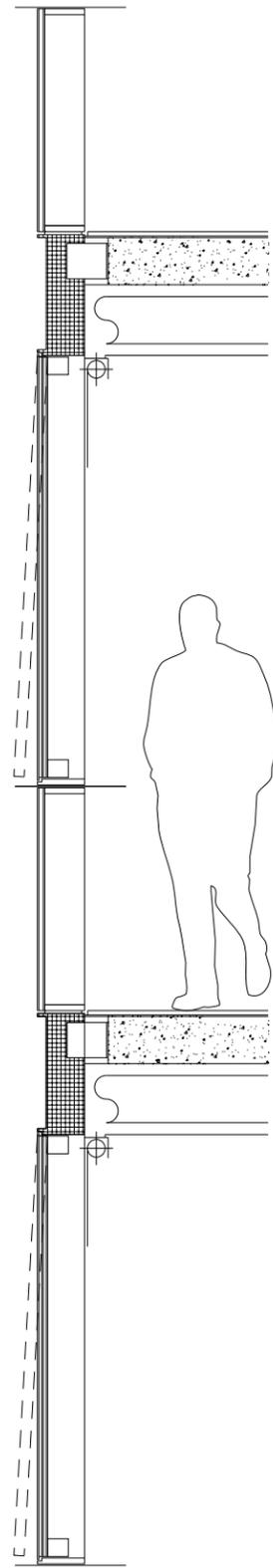
7 Kynar Coating, Mica Finish on Aluminum - Light Gray



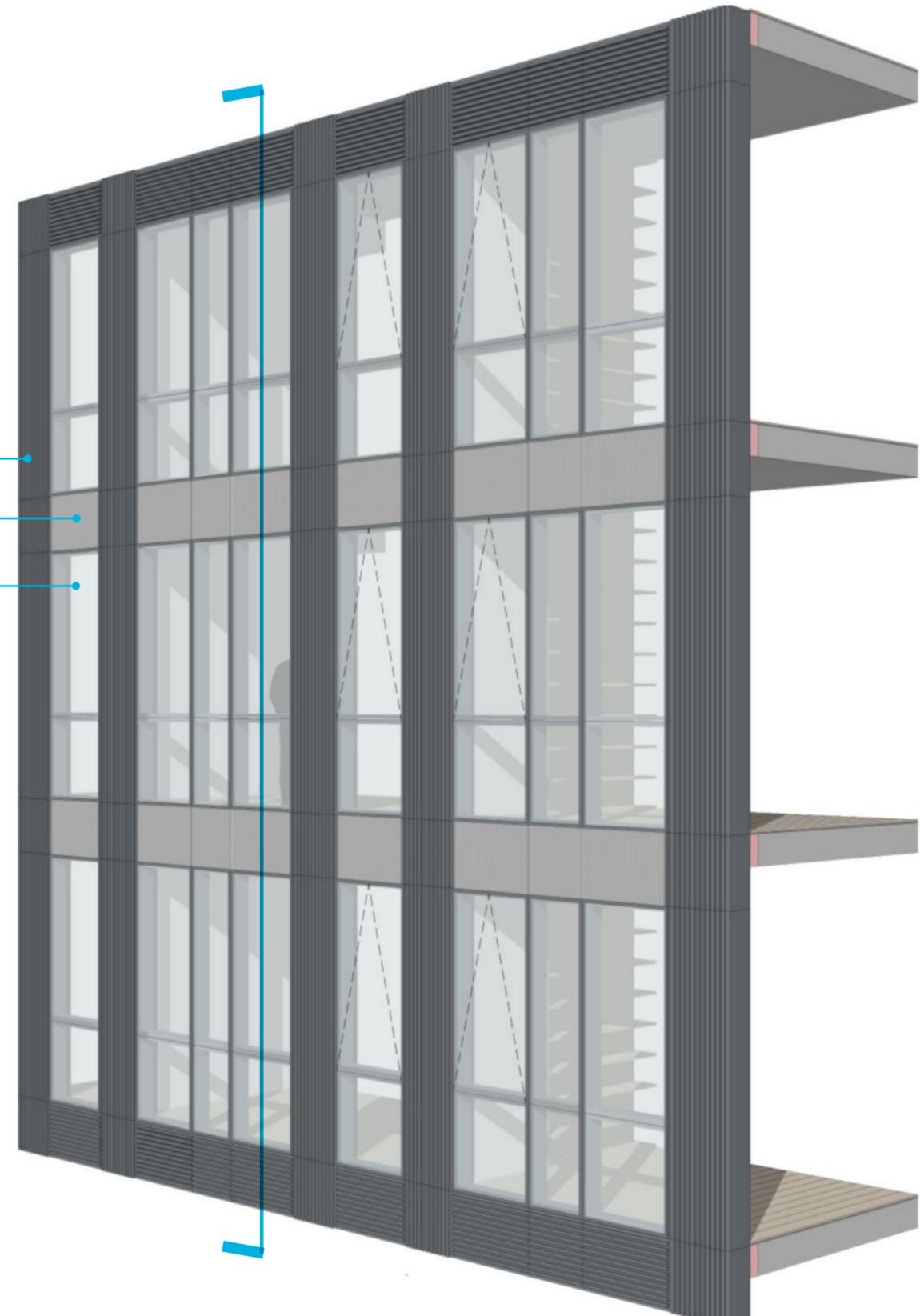
8 Kynar Coating on Aluminum - Slate Gray



9 Ribbed Aluminum Panel



- 8, 9
- 7, 9
- 6



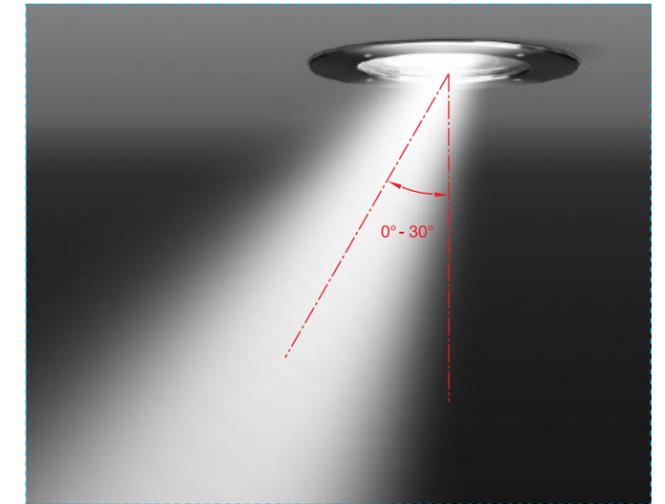
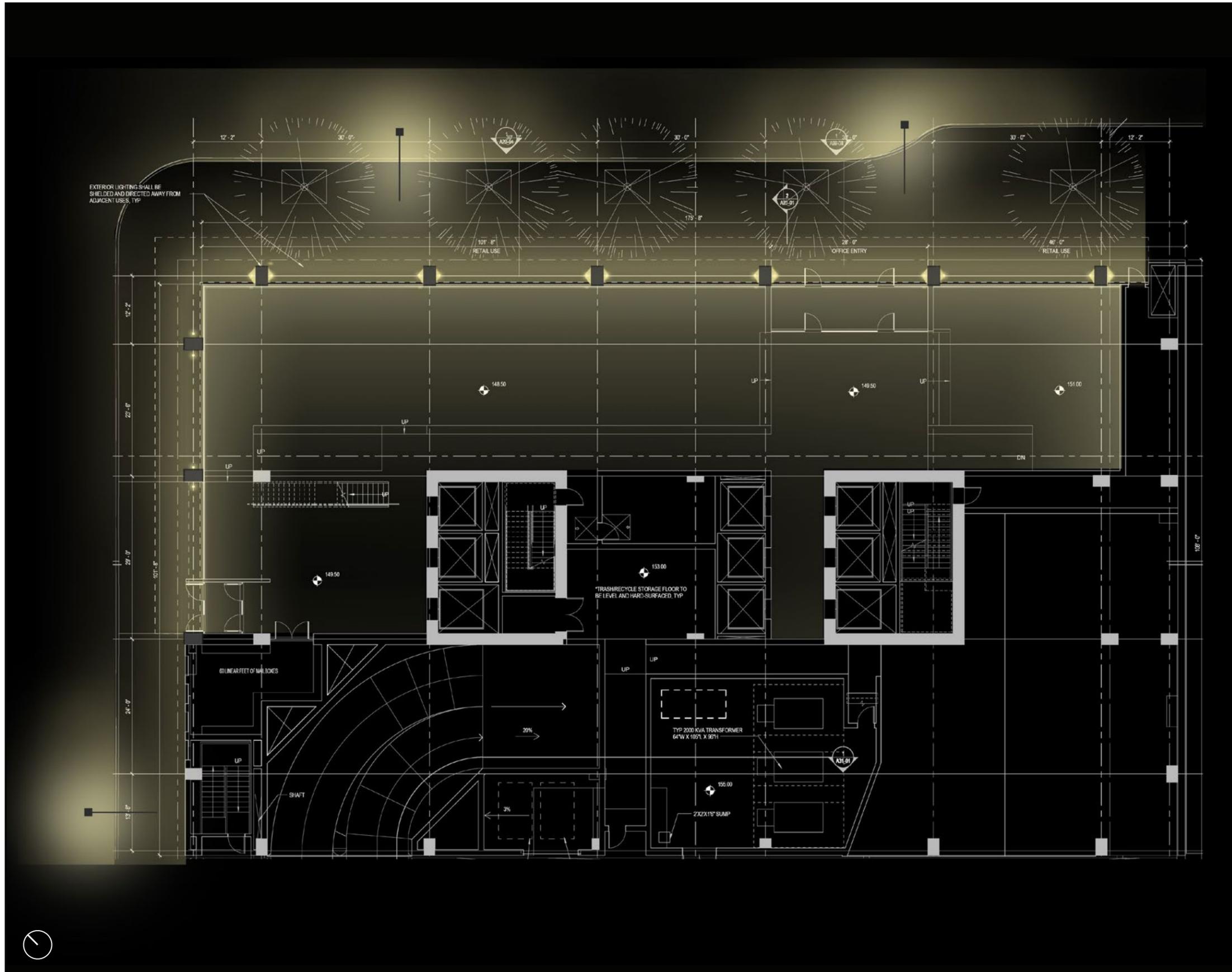








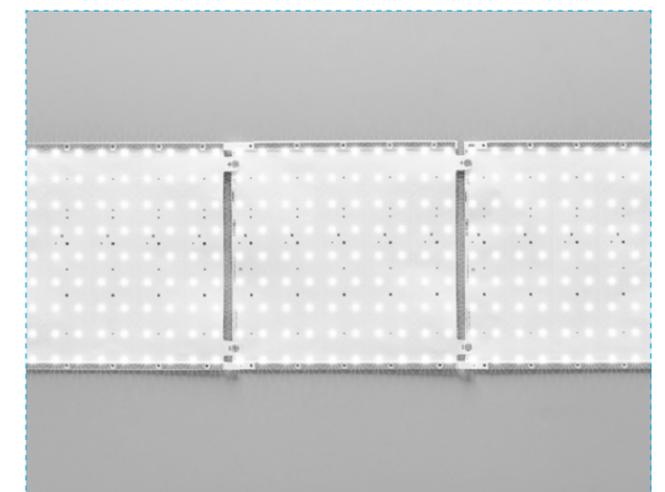
# LIGHTING AND FIXTURES



1. Bega recessed ceiling adjustable downlights



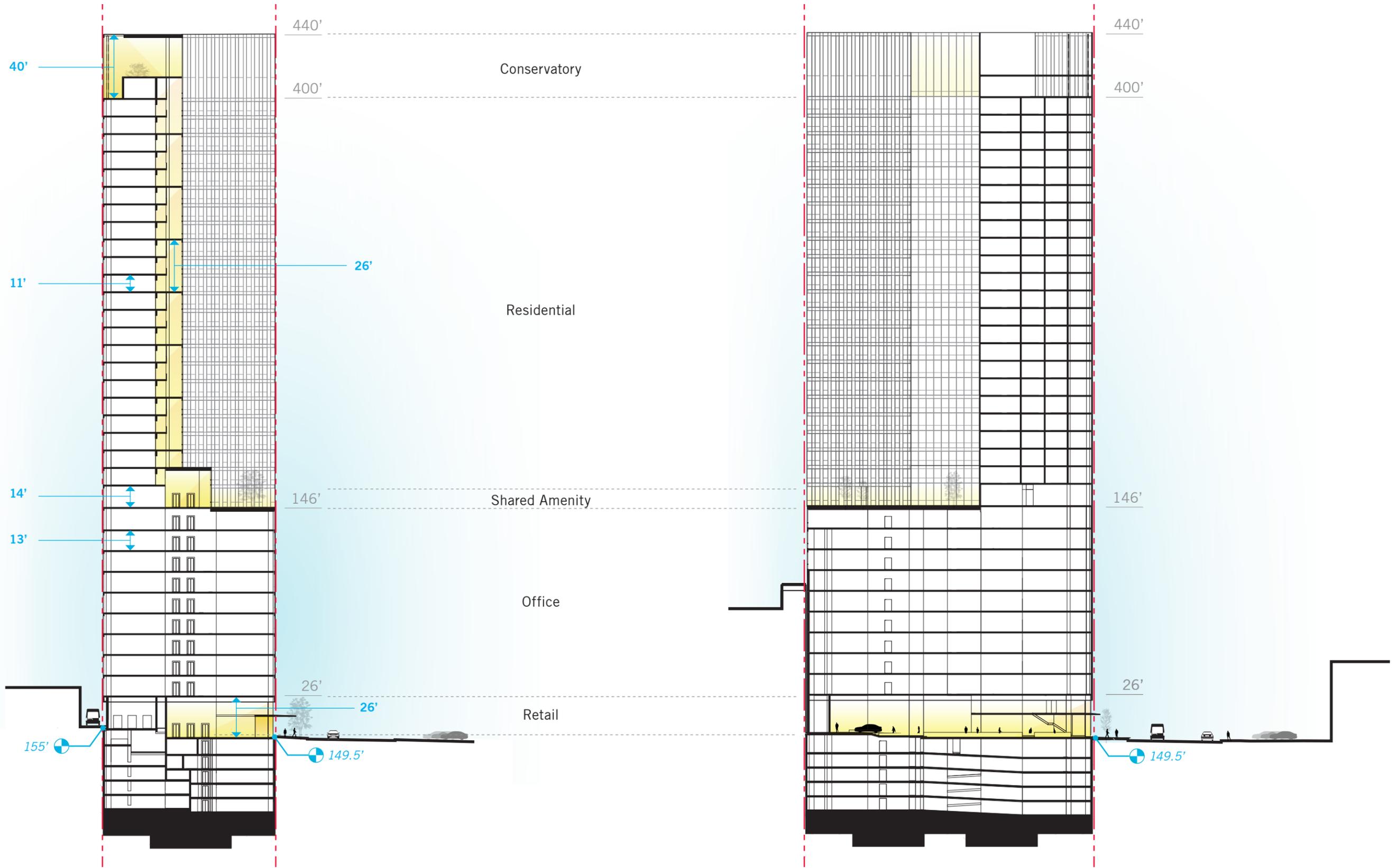
2. Bega drive-over in-ground uplight



3. Cooledge modular light panel (see pg 39)



# SECTIONS



SECTION A-A

*Cross Section*

SECTION B-B

*Longitudinal Section*

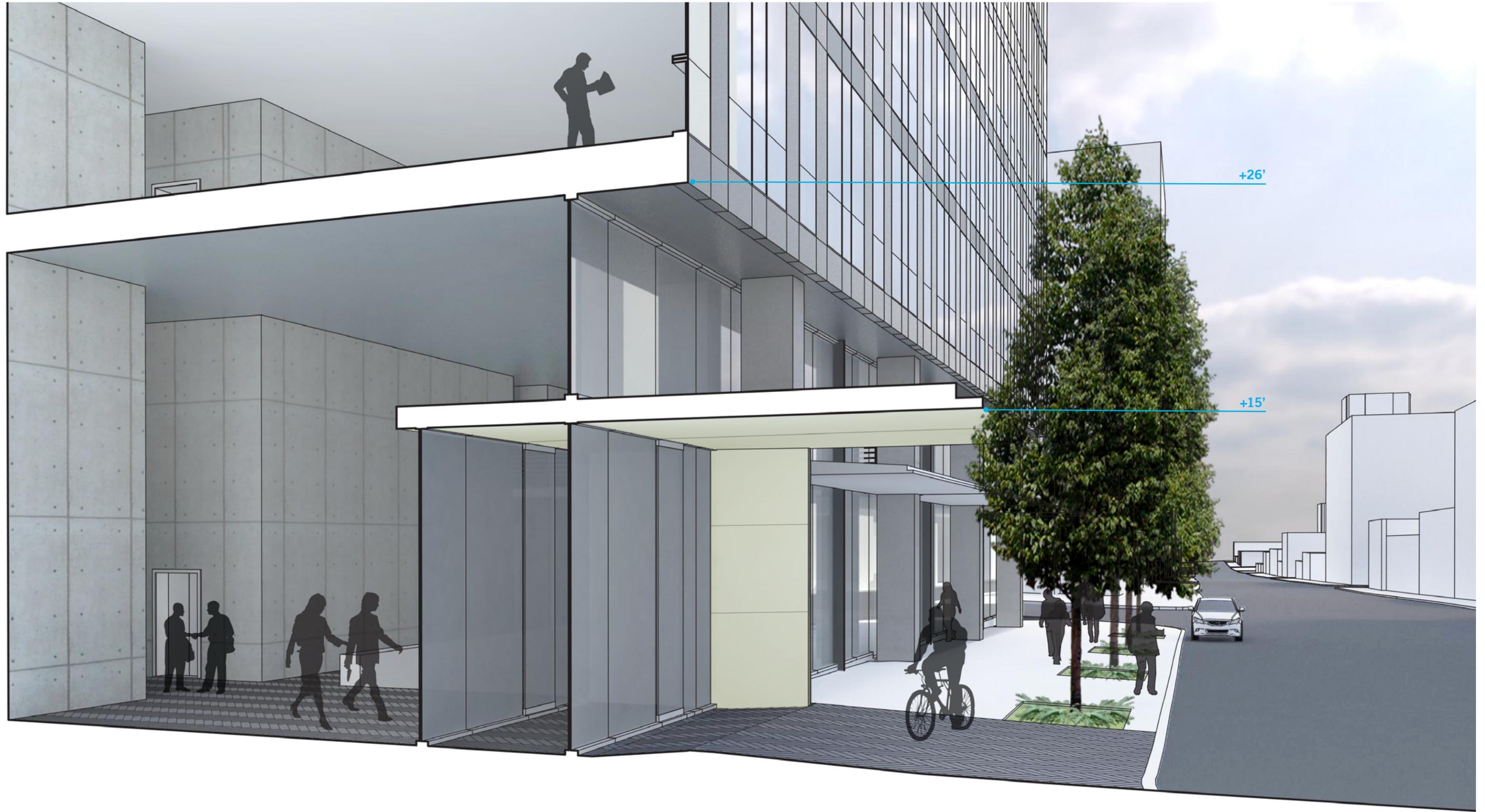
# SECTION PERSPECTIVE @ AMENITY SPACES



# SECTION PERSPECTIVE @ RESIDENTIAL ENTRY



# SECTION PERSPECTIVE @ OFFICE ENTRY



# SIGNAGE





## DEPARTURE REQUESTS

DEPARTURE REQUEST	SMC REFERENCE AND REQUIREMENT	PROPOSED DEPARTURE	REASON FOR DEPARTURE
<p>1) SMC 23.54.030</p> <p>Parking stall ratios for non-residential use.</p>	<p>Note that parking is not required in the DMC zone per SMC 23.49.019.A; however, parking is provided.</p> <p>23.54.030B.2.c states that for non-residential uses with 20 or more spaces, a minimum of 35% shall be large stalls.</p>	<p>There are 148 stalls designated for non-residential use. Requested departure would allow 16% of these to be large stalls and 84% small and medium stalls.</p>	<p>The size of the split structural core limits the overall available floor dimensions for below grade parking. The core location(s) and stall configuration is optimized for best mix of large and medium stalls based on site and structure dimensions. The development is highly served by transit and there is a trend toward increasingly smaller vehicles and more ride sharing as well as use of public transit in the downtown core.</p>
<p>2) SMC.49.008.B</p> <p>Floor area of enclosed rooftop amenity within bonus height allowance for amenity.</p>	<p>10% height bonus (40') is allowed for enclosed rooftop recreation area less than with a floor area of 9,000 SF or less. Space must be occupied by features permitted in this section (stair penthouses, common recreation area, mechanical equipment, elevator penthouses) while unoccupied space for architectural interest is not counted as area.</p>	<p>Request departure to allow 10,700 SF of enclosed area plus 3,890 SF (14,590 sf total) including recreation uses and allowable mechanical systems, stairs, and appurtenances.</p>	<p>The enclosed common recreation is designed as a 40' high volume of highly transparent conservatory space with landscaping and a variety of recreational programs. An occupied mezzanine provides spatial variety and activates the full height of the amenity space. Mechanical spaces are consolidated to the east side of the building and screened. The proposed departure allows for the most optimal use of the interior volume for recreational spaces while maintaining a consistent, clean, sculptural form at the exterior and effectively screening mechanical equipment within the exterior glazed enclosure.</p>

