

4TH & BELL

2302 4th Avenue

DPD Project #3018968

Early Design Guidance

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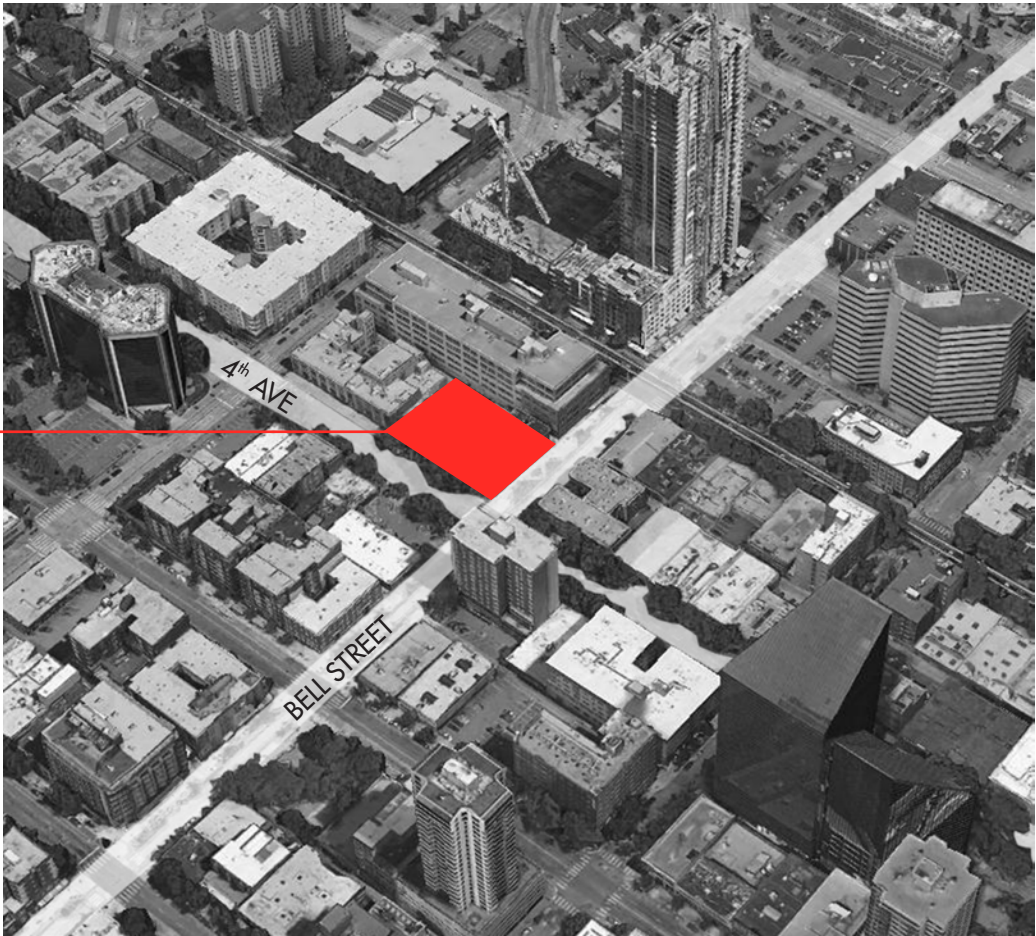
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PROJECT SITE



PROJECT TEAM

OWNER
TeamRise Group

ARCHITECTS
Studio19 Architects
207½ 1st Ave S
Suite 300
Seattle, WA 98104
206.466.1225

RTKL Associates, Inc
333 S. Hope Street
Suite C200
Los Angeles, CA 90071
213.633.6000

SITE INFORMATION

PROJECT NAME
4TH & Bell Tower

PROJECT ADDRESS
2302, 2306, & 2316 4TH Ave
Seattle WA 98121

PARCEL NUMBERS
0696000140
0696000145
0696000155

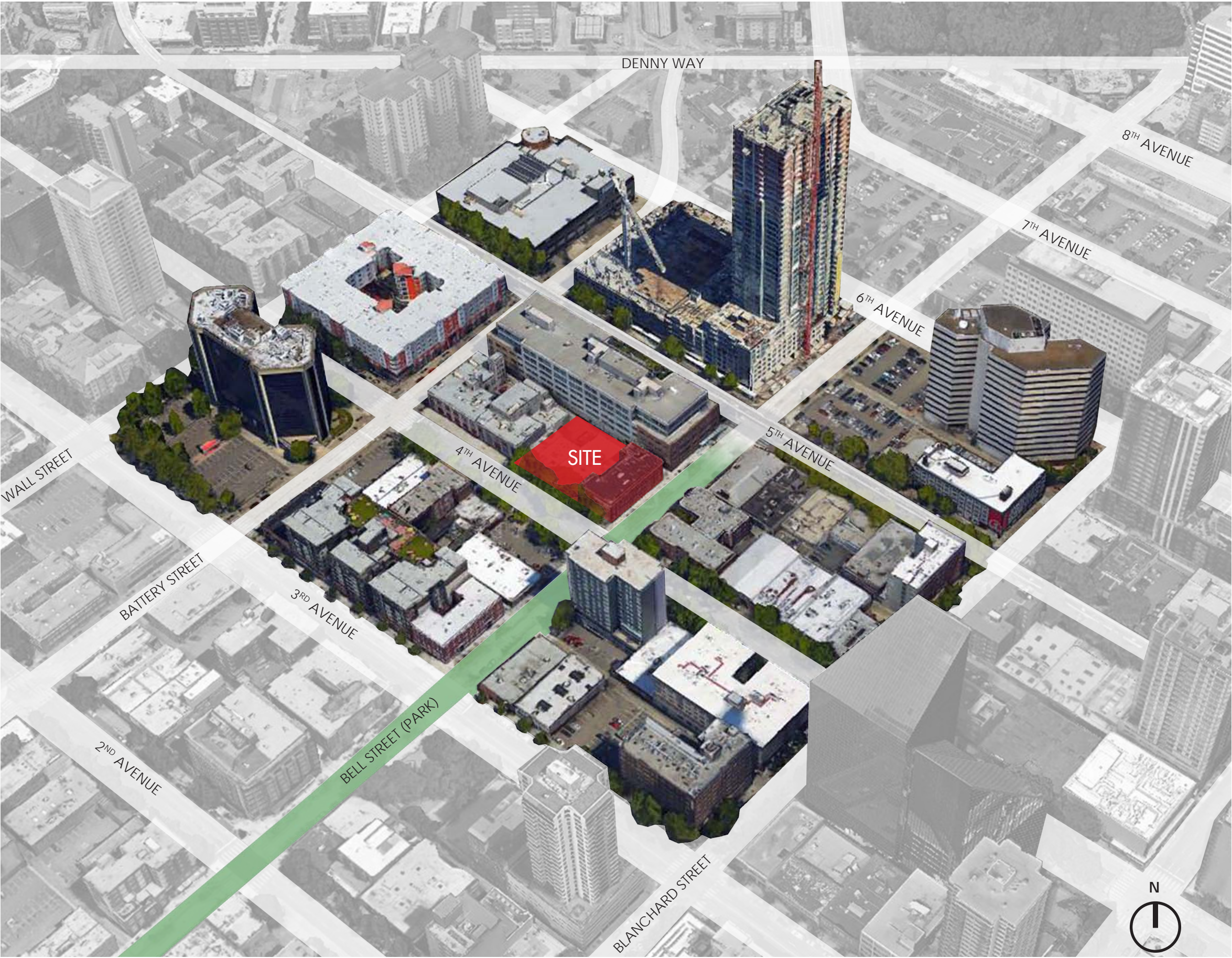
LOT AREA
19,440 SF

ZONE
DMR/C 240/125

OVERLAY ZONES
Belltown Urban Center Village
Frequent Transit Corridor

STREET FRONTAGE
4TH Avenue
Bell Street
Alley

DESIGN GUIDELINES
Belltown Urban Center Village Guidelines



ZONING/LAND USE SUMMARY

BASE ZONE
DMR/C 240/125

ADJACENT ZONES
North: DMR/C 240/125 South: DMR/C 240/125
West: DMR/C 240/125 East: DMR/C 240/125

ZONING INFORMATION
Seattle Municipal Code

STRUCTURE HEIGHT | SMC 23.49.008
240' height limit for residential uses
125' height limit for non-residential and live/work uses

- A structure that contains only nonresidential or live/work uses may not exceed the lowest height limit established on official land use map
- Only those portions of structures that contain only residential uses may exceed the lower height limit and may extend to the higher height limit
- Rooftop features such as stair penthouses and mechanical equipment may extend 15' above the height limit
- Elevator penthouses may extend 23-25' above height limit depending upon elevator type, or 33-35' above height limit if providing access to a roof deck

STREET-LEVEL USE REQUIREMENTS | SMC 23.49.009

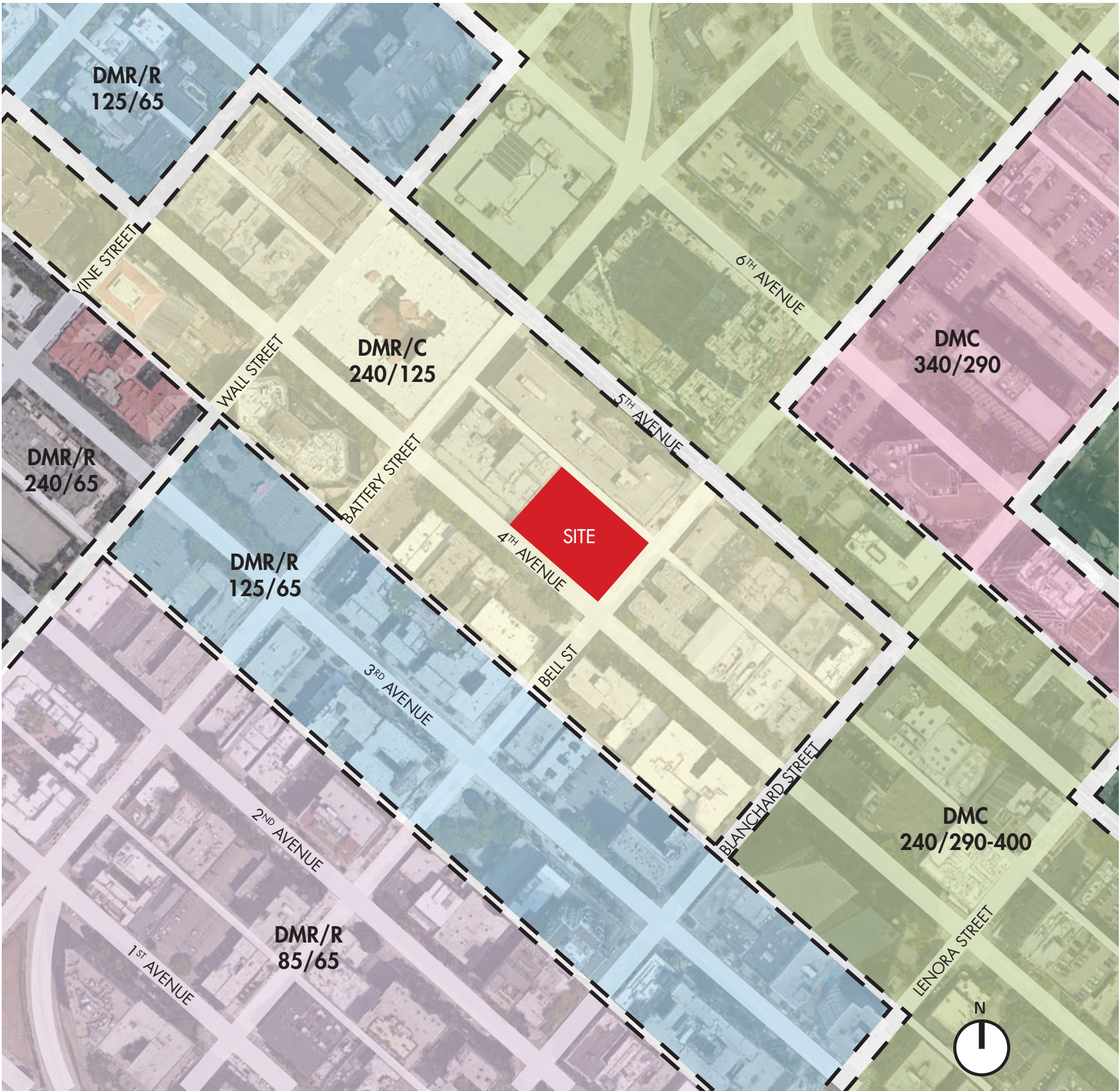
- 75% of street frontage must be comprised of required street-level uses per SMC 23.49.009.A
 - May be reduced to 50% if lot abuts more than one street
- 25% other permitted uses and/or pedestrian or vehicular entries

GENERAL REQUIREMENTS FOR RESIDENTIAL USES | SMC 23.49.010

- Common recreation area required for 20 units or more
 - Minimum: 5% of gross floor area in residential use, maximum: area of lot

FLOOR AREA RATIO | SMC 23.49.011

- Base FAR: 2.0
- Maximum FAR: 5.0
- Exemptions:
 - Street level uses exempt if min floor-to-floor height of 13', are at least 15' deep, and overhead weather protection is provided
 - Residential use
 - Live/Work use
 - Floor area below grade
- Bonuses:
 - Public open space amenities
 - Human services
 - Public restrooms



ZONING/LAND USE SUMMARY (CONTINUED)

OVERHEAD WEATHER PROTECTION AND LIGHTING | SMC 23.49.018

- Continuous overhead weather protection required along entire street frontage except where 5’ or more from street, abut an open space, are separated by 2’ landscaping strip, or contain a driveway
- Minimum 8’ horizontal dimension
- Minimum 10’, maximum 15’ high above sidewalk

PARKING QUANTITY, LOCATION, AND ACCESS REQUIREMENTS | SMC 23.49.019

- No parking is required in downtown zones
- Parking not permitted at street level on green streets unless separated from street by other uses
- Parking for non-residential uses limited to max 1 space per 1,000 sf
- Bicycle parking (off-street)
 - Retail use over 10,000 sf: 1 space per 5,000 sf of gross floor area of retail use
 - Residential: 1 space for every 2 dwelling units
- Access to parking
 - If lot abuts an alley; alley access is required

MINIMUM SIDEWALK AND ALLEY WIDTH | SMC 23.49.140

- Minimum sidewalk widths are established for certain streets by Map 1C [Note: Bell street classified as “variable”, 4th Ave has no classification on Map 1C]
- A setback or dedication may be required in order to meet the provisions of Section 23.53.030. Alley improvements in all zones [Note: Section 23.53.030 states that all downtown zones are required a 20’ alley right-of-way, which implies our site is subject to a 2’ alley dedication]

DOWNTOWN MIXED RESIDENTIAL, MINIMUM LOT SIZE | SMC 23.49.156

- Minimum lot size of 19,000 sf required for any structure over 125’ high
- A lot may be combined with one or more abutting lots provided that the total area of the combined lots meets the minimum lot size requirement, all lots have frontage on the same avenue, any existing structure doesn’t exceed 125’, and the lot coverage of both proposed and existing structures doesn’t exceed lot coverage limits

DOWNTOWN MIXED RESIDENTIAL, COVERAGE AND FLOOR SIZE LIMITS | SMC 23.49.158

Percent Coverage for lots 19,001-25,000 sf:

- Elevation of portion of structure 65’ or less: 100%
- Greater than 65’ up to 85’: 65%
- Greater than 85’ up to 125’: 55%
- Greater than 125’ up to 240’:45%

Note: Each story above 125’ shall have a maximum gross floor area of 8,000 sf

DOWNTOWN MIXED RESIDENTIAL, STREET FACADE REQUIREMENTS | SMC 23.49.162

Facade Height:

- Minimum facade height for Class I and Green Streets: 25’ [Note: 4th Ave is Class I and Bell is Green street according to Map 1F]

Setbacks:

- Area of all setbacks between 15’ and 25’ above street level shall not exceed the number obtained by multiplying width of street frontage x 5 on Class I street (4th Ave), x 30 on Green street (Bell St).
- Maximum width of setbacks exceeding a depth of 15’ from the street shall not exceed 80’ or 30% of frontage on that street
- Maximum setback from street property line at intersections is 10’ for the first 20’ along each street
- Exterior public open space is not considered part of a setback

Facade Transparency:

4th Ave

- Class I streets: 60% of street level facade shall be transparent
- Blank facades limited to segments 15’ wide (garage doors may exceed 15’)
- Blank segments separated by transparent areas at least 2’ wide
- Total of all blank segments shall not exceed 40% of street facade

Bell St

- Green Streets: 30% of street level facade shall be transparent
- Blank facades limited to segments 30’ wide (garage doors may exceed 30’)
- Blank segments separated by transparent areas at least 2’ wide
- Total of all blank segments shall not exceed 70% of street facade
 - All of the above applies to area of facade between 2’ and 8’ above the sidewalk
 - All of the above does not apply to portions of structure in residential use

Landscaping:

- Street trees required on all streets with a pedestrian classification that about a lot

DOWNTOWN MIXED RESIDENTIAL, MAXIMUM WIDTH, DEPTH, SEPARATION | SMC 23.49.164

- Portion of structure between 65’-125’ high: maximum 120’ width and depth
- Portion of structure between 125’-240’ high: maximum 100’ width and depth
- All portions of structure above 65’ in height must be separated from other portions of structure by at least 20’

DOWNTOWN MIXED RESIDENTIAL, SIDE AND GREEN STREET SETBACKS | SMC 23.49.166

Side Setbacks in DMR zones outside South Downtown:

- Required side setbacks above 65’:
 - Street frontage 120’ or less: Not required
 - Street frontage between 120’-180’: 20’ setback required
 - Street frontage greater than 180’: 40’ setback required

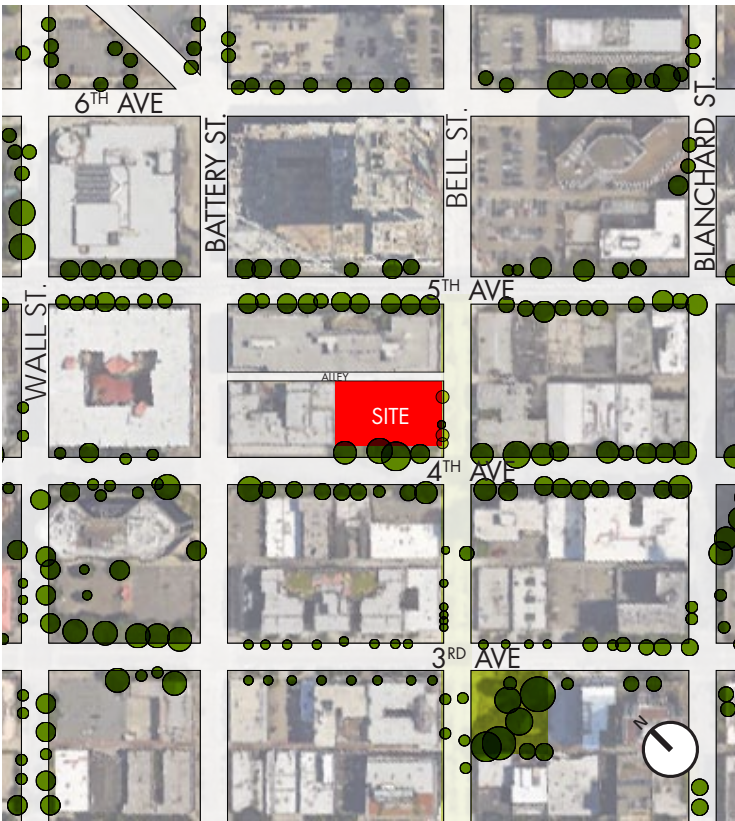
Green Street Setbacks in DMR zones outside South Downtown:

- Portions of structures between 65’-85’ high: 10’ setback
- Portions of structures above 85’ high: 1’ of setback for every additional 5’ of height

SITE ANALYSIS

TREES

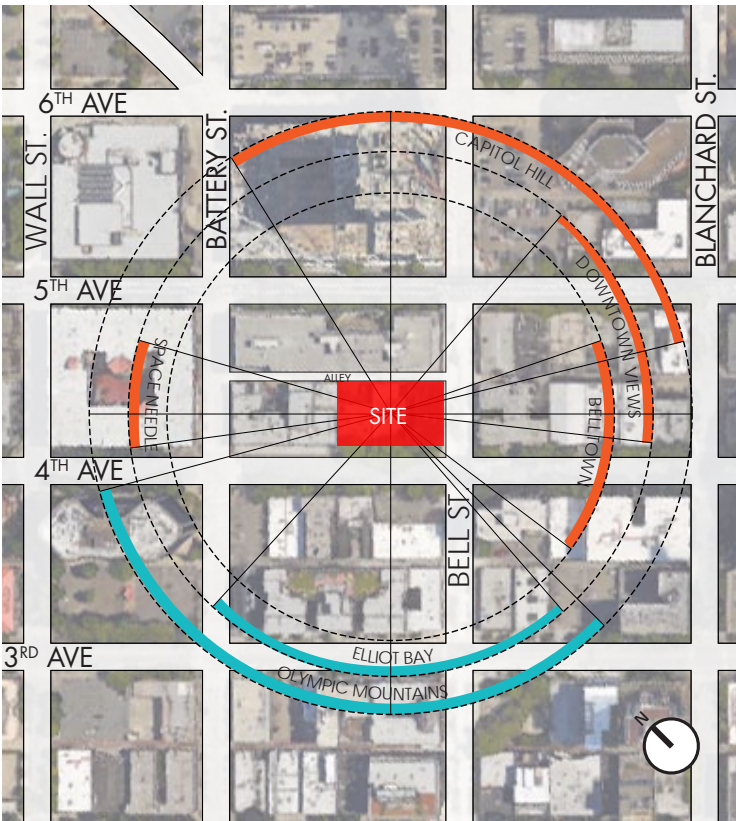
No significant trees have been identified within the boundaries of our site. There are street trees to the southeast edge of the site along 4th Avenue. There are also trees along Bell Street (Green Street) which runs parallel along the northeast boundary of our site. A block away, south of the site is Regrade Park, a dog park.



- TREES LEGEND**
- Site
 - Trees
 - Green Streets/Parks

SIGNIFICANT VIEWS

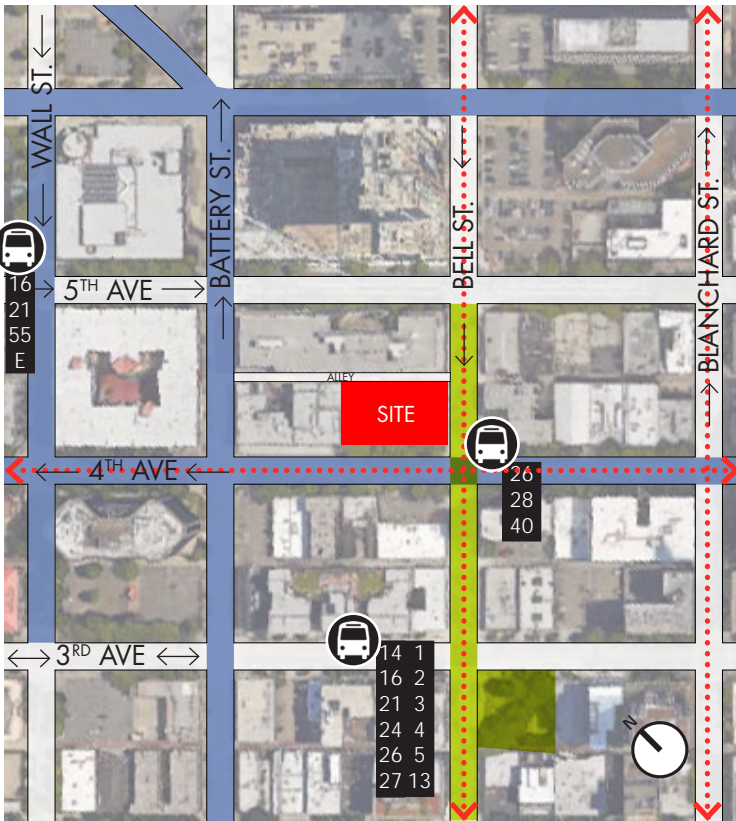
There are no immediate street level views due to the heights of the surrounding buildings. The upper floors and the building's rooftop will have views of surrounding neighborhoods, Downtown Seattle, water views, and views of the space needle.



- VIEWS LEGEND**
- Site
 - Neighborhoods and Structures
 - Natural Surroundings

ACCESS OPPORTUNITIES + CONSTRAINTS

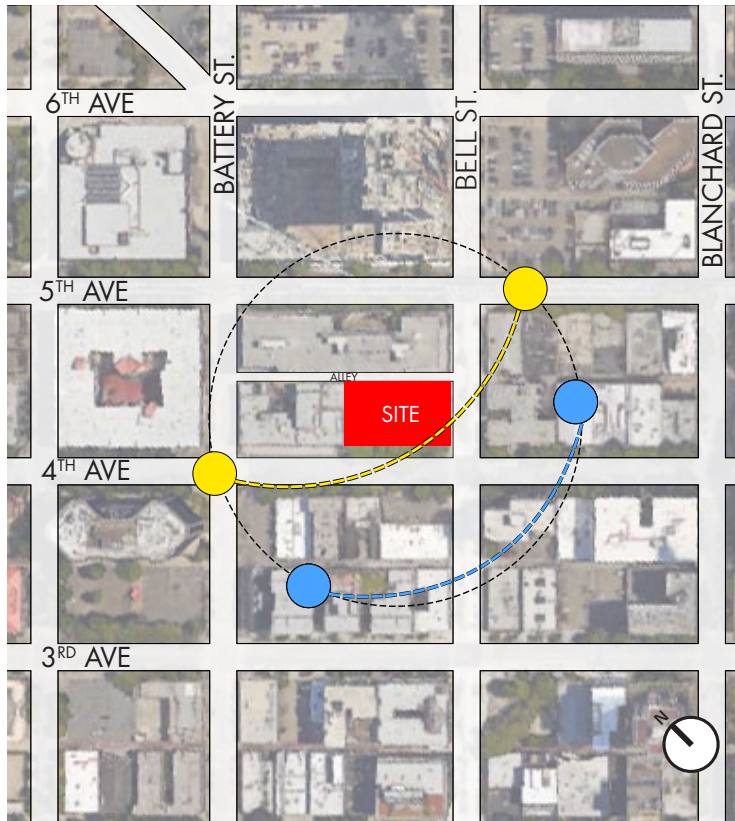
4th Avenue is a designated one-way street that runs from west to east. Bell Street is also a designated one-way street that runs from north to south. Paid parallel parking is available along both streets. There are three nearby bus stops which are located on 3rd Avenue, 4th Avenue and 5th Avenue. There are currently three signed bike routes surrounding the site. These are located on Bell Street, 4th Avenue, and west of the site on Blanchard St. Pedestrian access to the site occurs from 4th Avenue and Bell Street. Vehicular access to the site will occur from the alley running along the site's northeast property boundary.



- ACCESS/CIRCULATION LEGEND**
- Site
 - Direction of Traffic
 - Arterial Streets
 - Bike Routes
 - Green Streets/Parks
 - Bus Stops

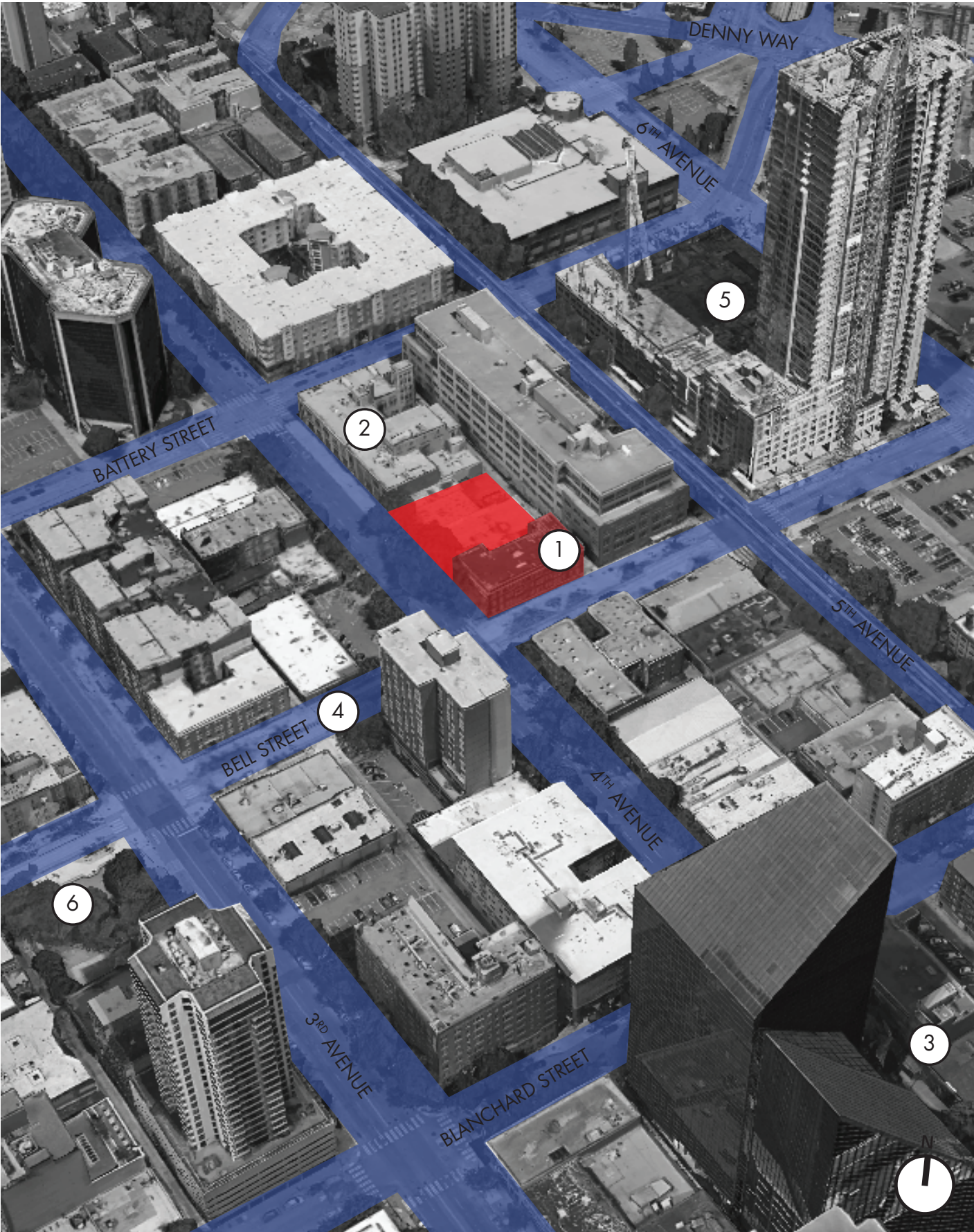
SOLAR EXPOSURE + PREVAILING WINDS

The site is surrounded by a linear park on the east edge and by a two story building to the west and a mid-rise across the alley to the north. Because of its positioning compared to the north and surrounding buildings, part of the north facade will have little to no sun exposure on lower levels. However, the southern, western, and eastern edges along 4th Avenue and Bell Street capture abundant sunlight throughout the year on almost all levels.



- SOLAR/WINDS LEGEND**
- Site
 - Summer Sun and Winds
 - Winter Sun and Winds

SITE ANALYSIS SURROUNDING USES



1 - FRANKLIN APARTMENTS
2302 4th Ave | Residential building
The Franklin Apartments are on our site along 4th avenue and Bell Street. This Historic landmark is four stories tall with a brick facade with the main entrance occurring on 4th Ave.



2 - FIRE STATION #2
2320 4th Ave | Fire Station
A Historic Landmark and another building that is a key part of the character and public life of 4th Avenue in Belltown. Located directly next to our site as well as on a corner lot, this building is 2 stories tall and has a strong repetitive bay facade.



3- 2116 4TH AVE APTS
2116 4th Ave | Apartments / Mixed-Use
This residential tower is a new development happening in Belltown along 4th avenue just a block and a half from our building's site. The building is a 40-story tower with ground level retail space and 365 units above.



4 - BELL STREET PARK
Bell Street, 1st-5th Ave
The Bell Street park is perhaps the most important recent addition to the Belltown neighborhood. This park runs from 1st to 5th Ave along Bell St and turns those five blocks into an urban park, with lots of landscaping, seating, public art, and changes in paving material. It has truly reinvigorated the pedestrian experience.

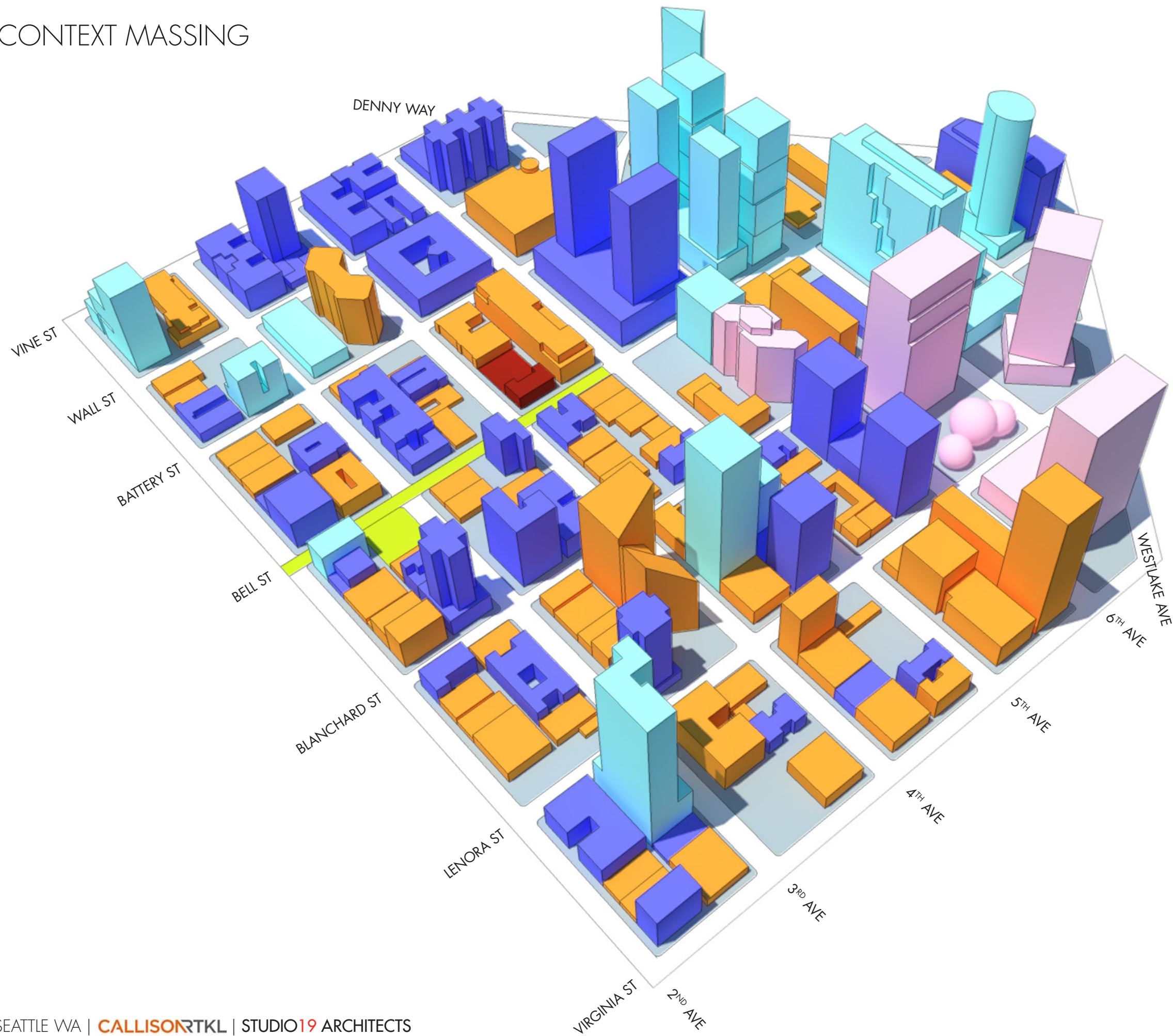


5 - INSIGNIA TOWERS
2301 6th Ave | Condominiums
Insignia is a brand new pair of 41-story towers filling the full block between Bell St and Battery St and 5th Ave and 6th Ave. The towers contain luxury condominiums with views of downtown Seattle and beyond, with retail spaces wrapping all 4 street edges.



6 - REGRADE PARK
2251 3RD Avenue | Dog park
This dog park is a huge asset to the residents of Belltown and sits in the middle of the recently completed Bell Street park. This open space adjacent to our site will serve as an important amenity for our residents.

SITE ANALYSIS CONTEXT MASSING



- Site
- Multi-family Housing
- Commercial/Retail/Other
- Parks/Green Street
- Future Development
- Amazon Campus

SITE ANALYSIS SITE SURVEY

Topography

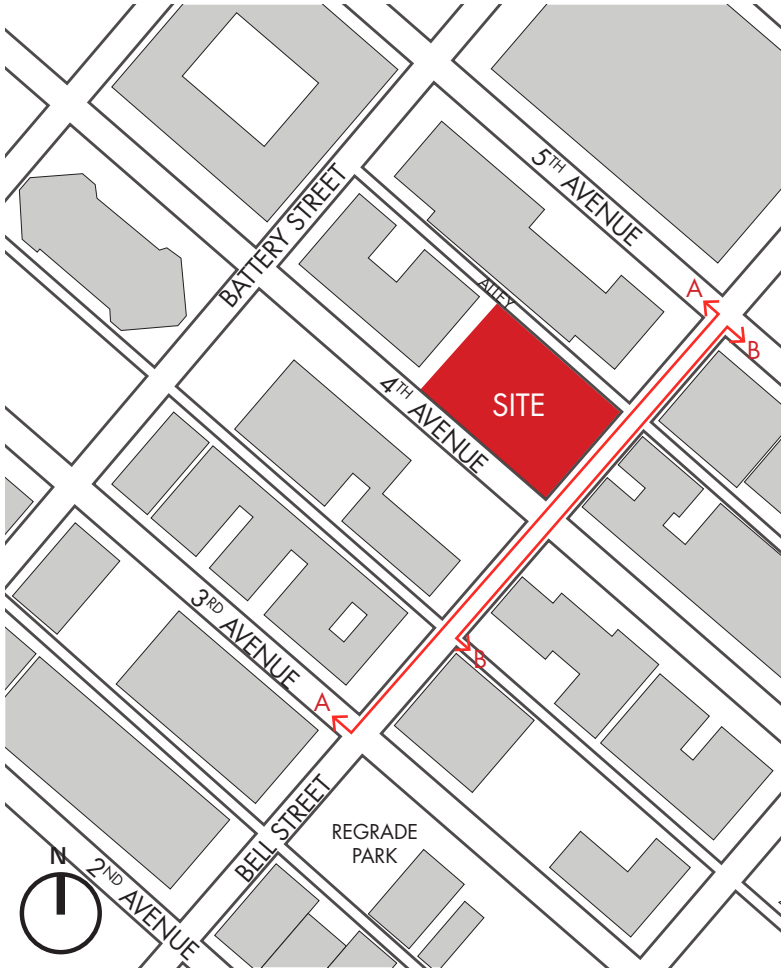
- Site is flat along Bell Street
- Site is also flat along 4th Avenue from the street corner to the West corner of the site.

Trees

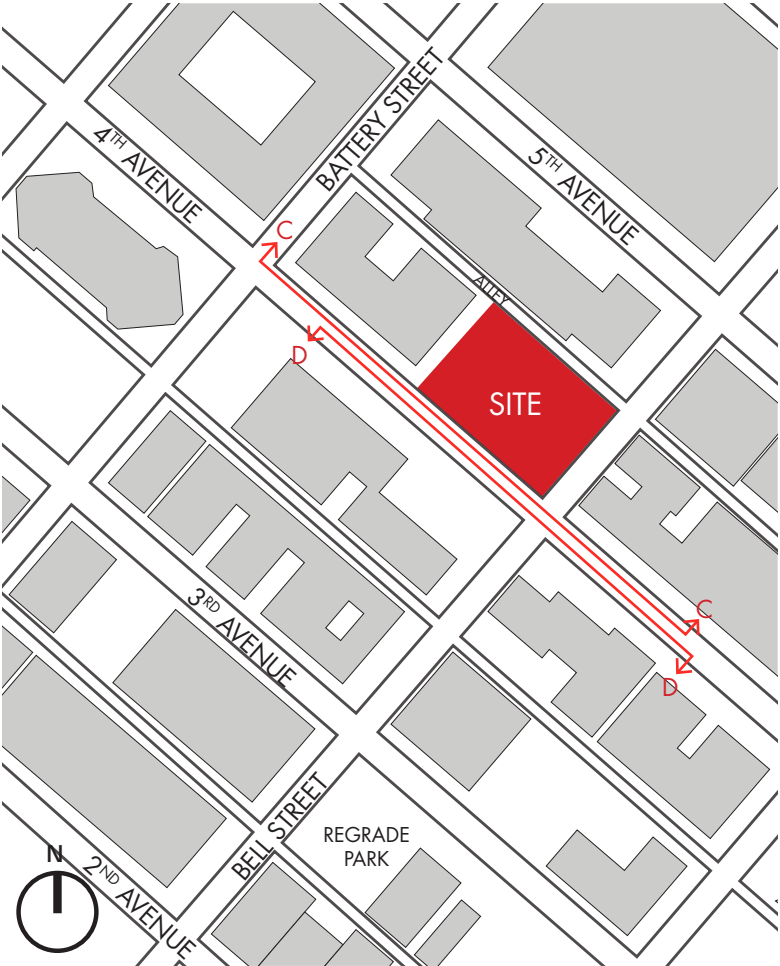
- Street trees along 4th Avenue.



SITE CONTEXT STREETSCAPE PHOTOMONTAGE

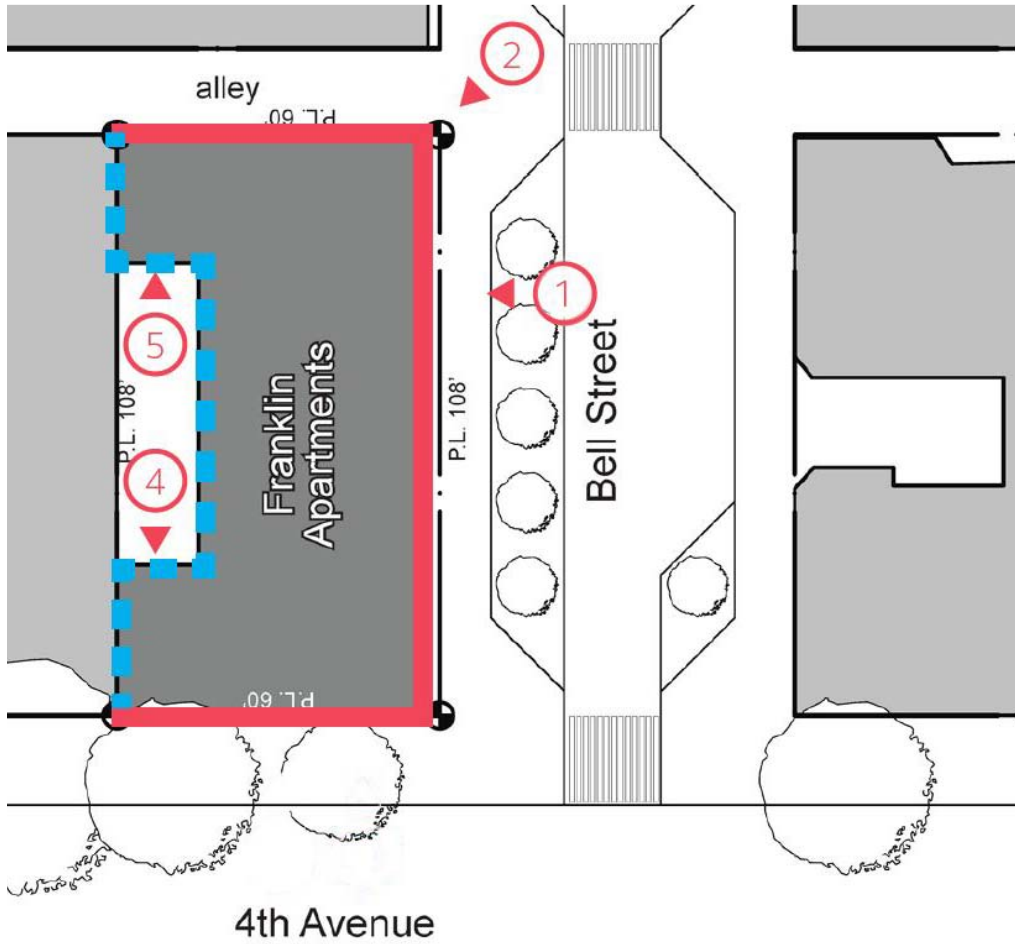


SITE CONTEXT STREETSCAPE PHOTOMONTAGE



SITE CONTEXT LANDMARK

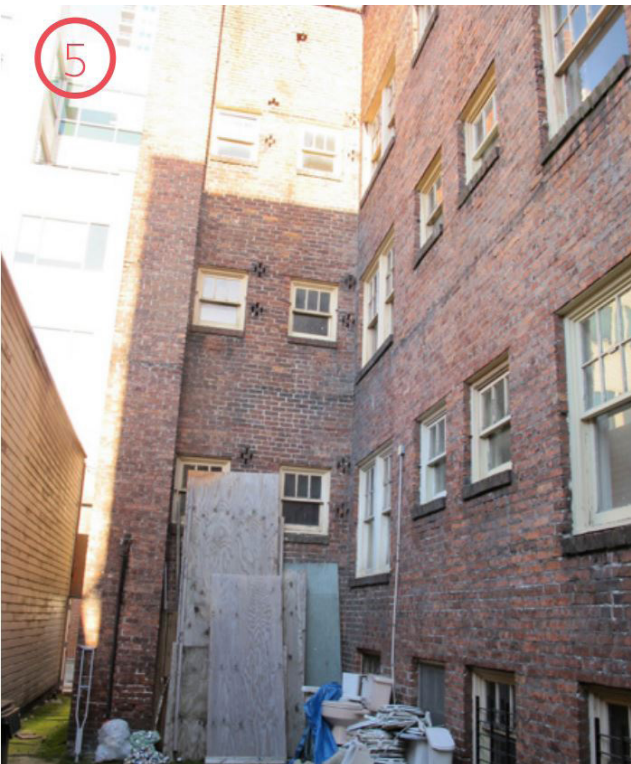
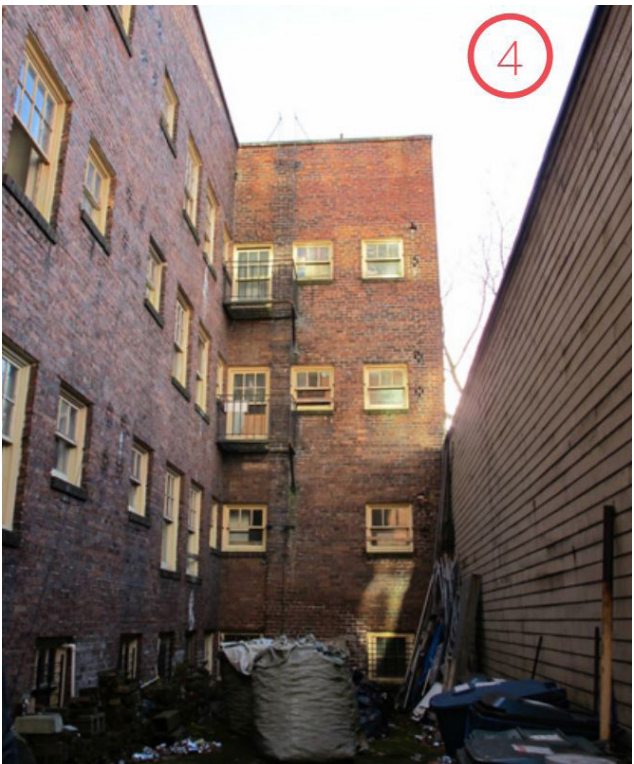
LANDMARK BUILDING - FRANKLIN APARTMENTS



KEY

— Facades to be preserved

— Facades to be reconstructed



EXISTING LIGHTWELL



EXISTING INTERIOR IMAGES



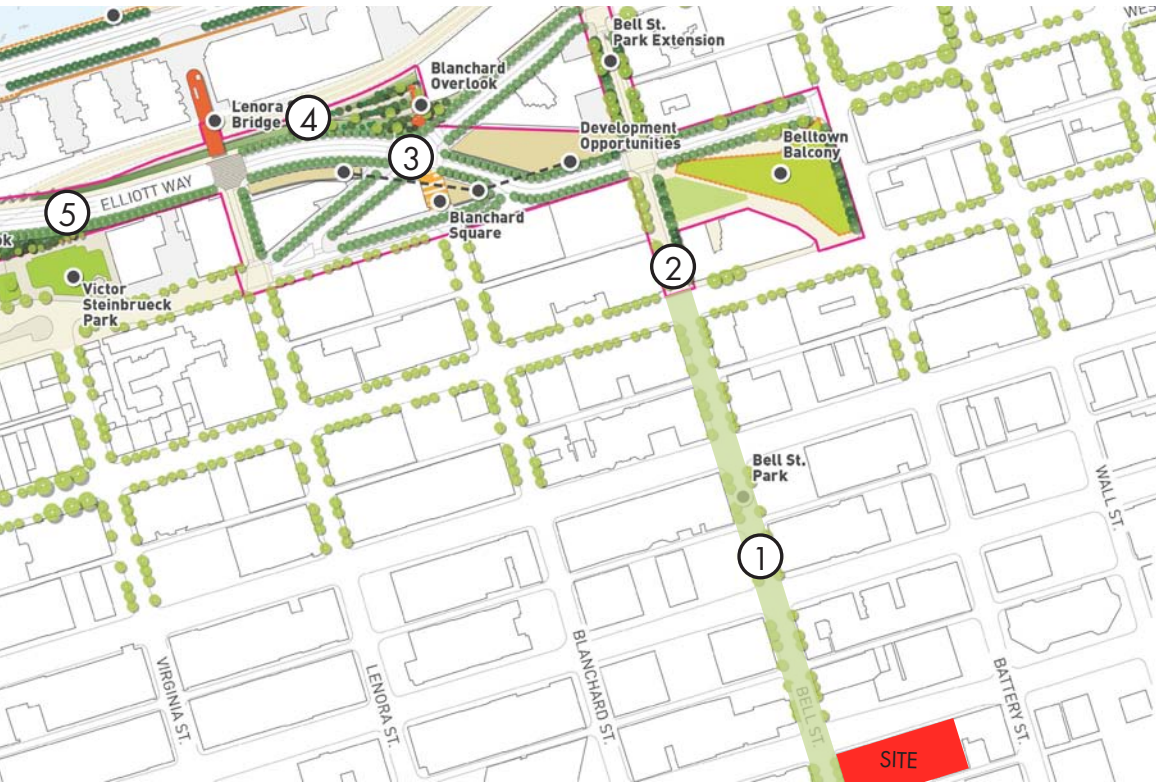
SITE CONTEXT LANDMARK

FIRE STATION



SITE CONTEXT BELL STREET FUTURE DEVELOPMENT

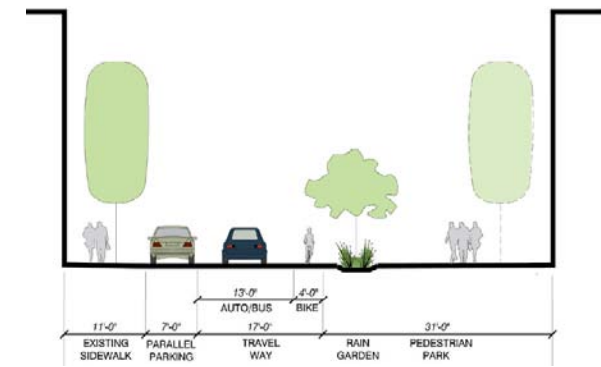
SEATTLE'S NEW WATERFRONT PARK & BELL STREET



The Seattle Waterfront Plan is a master plan by the city of Seattle to reconnect the city to its waterfront by rethinking the physical and visual connections between downtown and the waterfront following the removal of the Alaskan Way Viaduct. It is planned to run from Pioneer Square all the way to Belltown.

As our site is located on Bell Street, we will be affected by quite a bit of the waterfront plan. (See our site located to the left on the Waterfront Seattle map). Below are the elements of the plan and their proposed timelines, demonstrating how each of these pieces will create one continuous pedestrian connection between our site and the waterfront.

1 - BELL ST PARK (CURRENT)



Bell St Park, completed in mid-2014, rethinks the interaction of people, cars, and bicycles in the urban environment. Through the use of woonerf elements, landscaping, hardscape, and seating, the blocks between 1st and 5th Ave on Bell St have become an urban park. An extension is planned from 1st Ave to Elliott Ave and will connect the existing park to the new waterfront.



2 - BELL ST PARK (EXTENSION)

The Bell St Park, currently running between 5th Ave and 1st Ave, is planned to extend from 1st Ave to Elliott Way. Construction is scheduled to begin in 2019. This extension will help create a continuous connection between our building and the Seattle Waterfront.



3 - BLANCHARD ST PARK

This new park, located at the intersection of Blanchard St and Elliott Way, will include new landscaping, terracing, seating, and a pedestrian bridge connection to the Aquarium. Between this and Regrade Park, our residents will have two quality outdoor spaces only a few blocks away from home.



4 - BELLTOWN BLUFF

A series of destinations comprised of streets, stairs, elevators, and bridges to create more outdoor space and visual connections to the waterfront. This bluff, along the waterfront North of Lenora St, will include a pedestrian bridge overlooking the sound.



5 - ELLIOTT WAY EXPANSION

The Elliott Way connection to overlook walk will serve all modes of travel, create several new overlooks (Including Belltown Bluff), and create a continuous pedestrian connection over the new Alaskan Way. It includes seating, informal play areas, and views. Construction is scheduled to begin in late 2018/early 2019.

DESIGN PROPOSAL ARCHITECTURAL DESIGN CUES

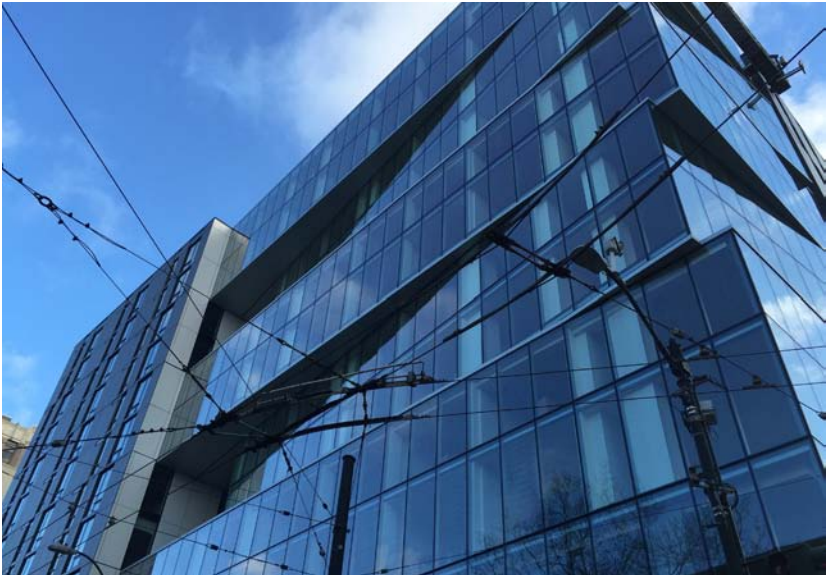
MODERN LIVING IN HISTORIC BELLTOWN

What does it mean to live in Belltown in 2016 and beyond?

Belltown is a rapidly developing neighborhood in Seattle. Proximity to Downtown, the Puget Sound, South Lake Union, multiple tech-industry campuses, and Pike's Place Market means that people with diverse interests and tastes will move into the area. The neighborhood already contains a rich and unique character with historic apartments, trendy restaurants, boutiques and local shops, ultimately creating a dynamic urban fabric.

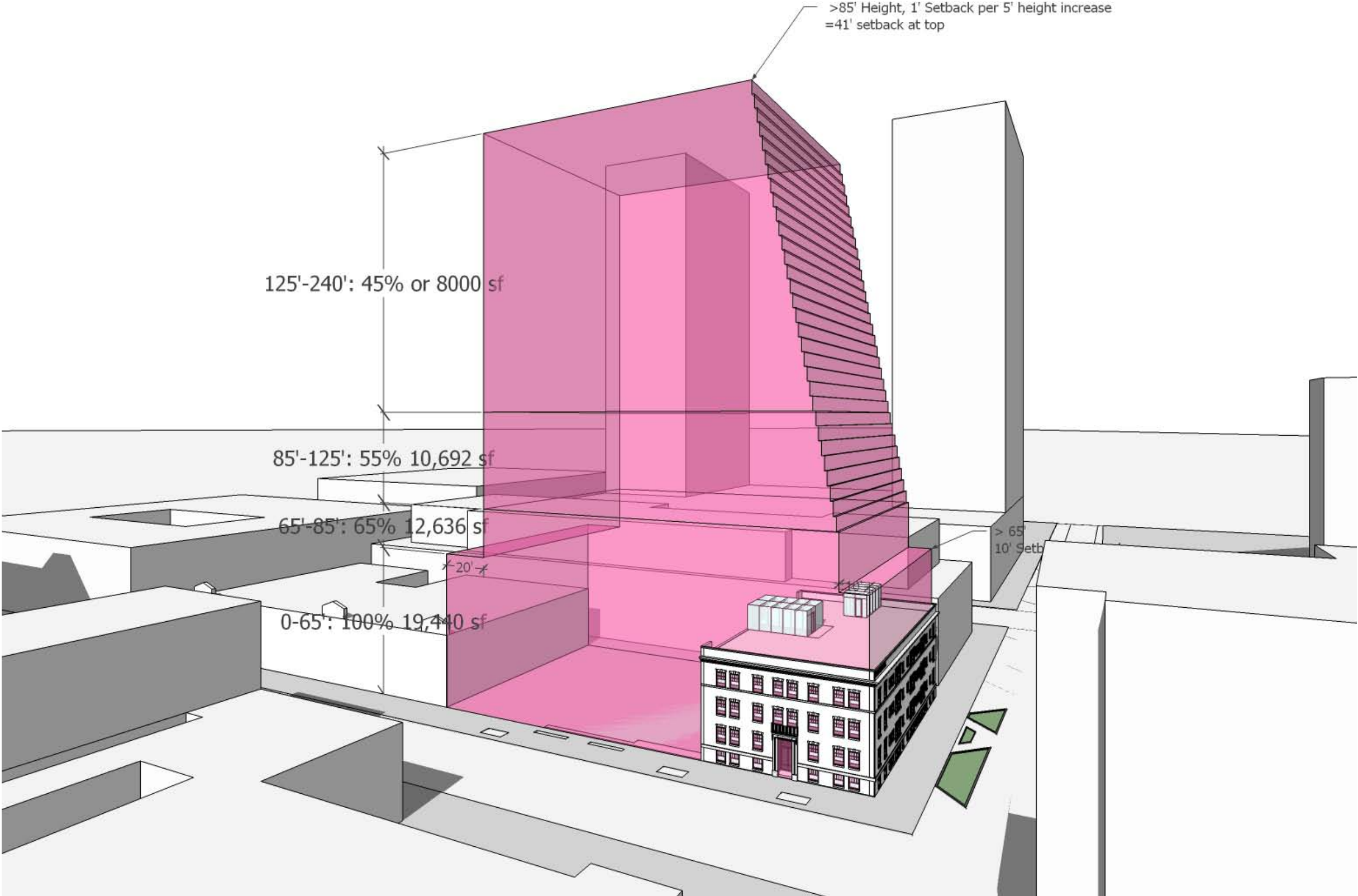
The vision of the project reflects the existing spirit of Belltown while also augmenting the sense of place of the neighborhood, infusing it with a contemporary edge for the modern denizen. The project promotes a level of neighborhood activity and involvement, while allowing space for local shops and businesses, and open spaces for resting and socializing, eating and drinking.

Ultimately the project is an infusion of local culture, the spirit of Belltown and modern living, and a synthesis of historic and modern styles.



DESIGN PROPOSAL ZONING ENVELOPE

ZONING ENVELOPE AND AREA RESTRICTIONS



DESIGN PROPOSAL LANDMARK

LANDMARK OPTIONS



OPTION A
Maximum allowable zoning envelope and area



OPTION B
Stepped option based on setback requirement



OPTION C
Reduced impact above Franklin building

MASSING STUDIES

Massing options A,B and C were all studied within the allowable zoning envelope and area restrictions. Each option attempts to mitigate Key impacts such as bulk and mass, relationship to the historic Franklin Apartments and the historic Fire Station No.2, sun studies of the surroundings, feel of the tower from the pedestrian street level and integration into the neighborhood.

While Option A was economically preferred and keeps the mass of the tower off the Franklin, the many stepped terrace levels were still deemed a negative impact on the historic building. This option is completely within the zoning envelope / area restrictions and requires no departures.

Option B was an attempt to create a signature tower at the corner of Bell and Fourth above the Franklin Apartments while still adhering to the Zoning setbacks and area coverage. It also respectfully steps away from the Fire Station.

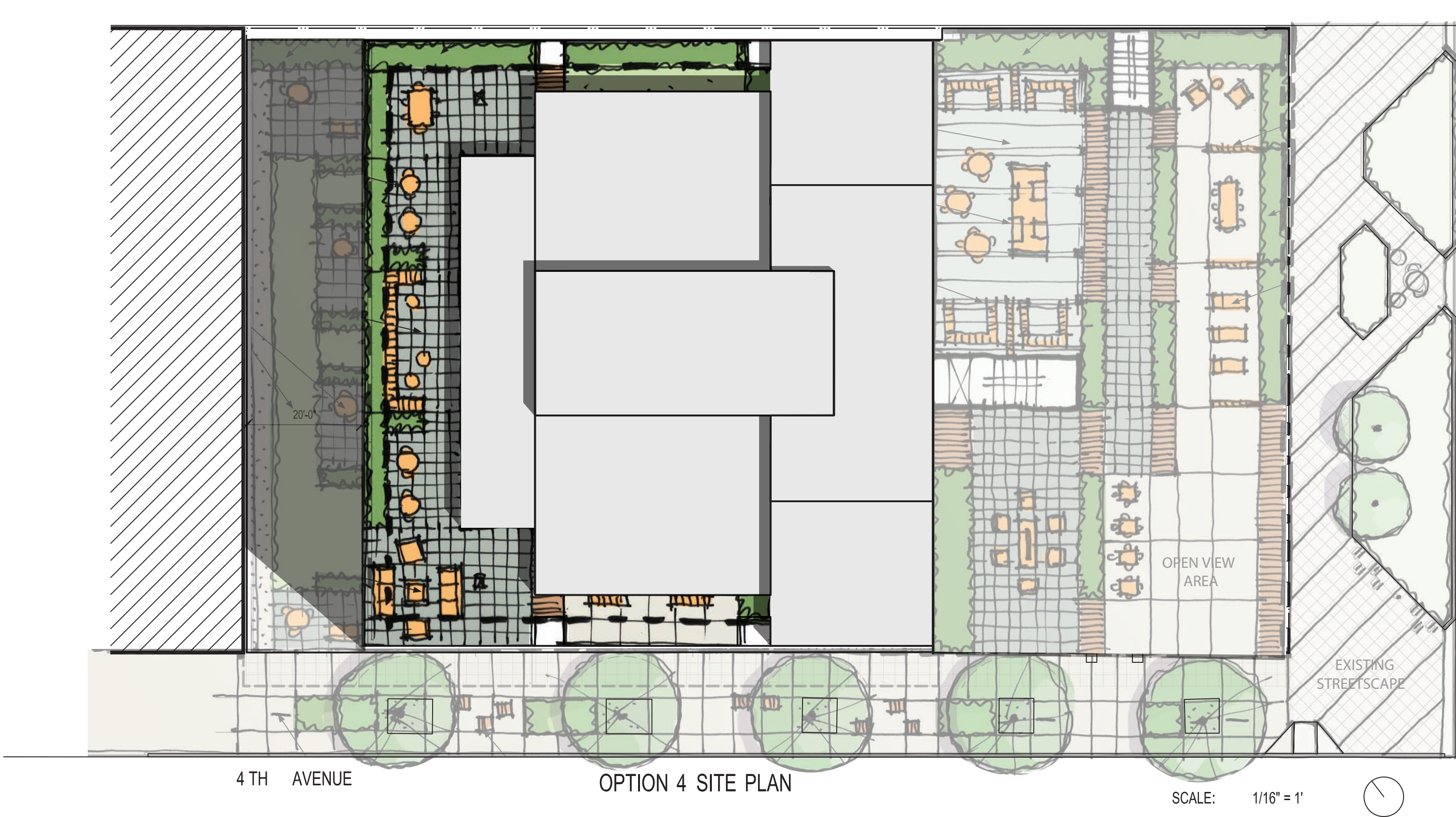
Option C is a simplified variation which expresses a neighboring tower to the franklin Apartments but has lower massing above the Franklin and adjacent to the Fire Station No.2. The higher portion of the tower does not sit on the franklin but the lower setback portion does.

Preferred Option D is the cleanest option and responds best to the adjacent buildings. It remains set back from Bell Street which provides the most sunlight and a better pedestrian scale to this garden street. It also stays off the footprint of the historic Franklin Apartments keeping the historic scale in tact. The 2 story portion adjacent to the Fire Station No. 2 matches the approximate height and gives a buffer to the change in scale of the tower. This massing is still contained within the overall zoning envelope. While the floor plate area above 125' exceeds the maximum of 8000 s.f. the overall area of the project is slightly less than the maximum permitted in Option A. The ARC has recommended this option in relationship to the existing context.

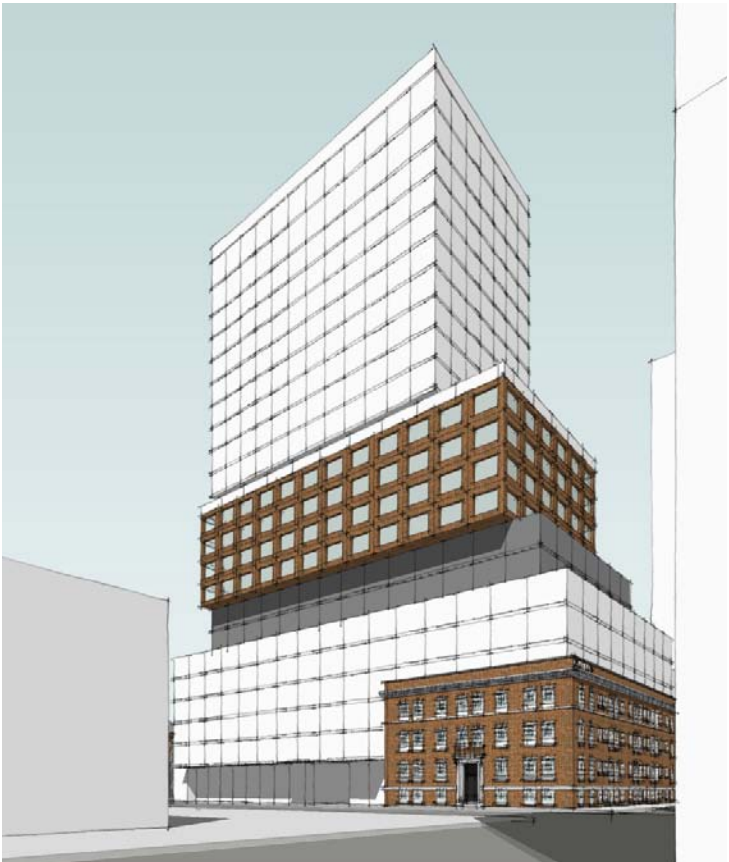


OPTION D
Tower separate from Franklin building - Landmark preferred option

DESIGN PROPOSAL SITE PLAN



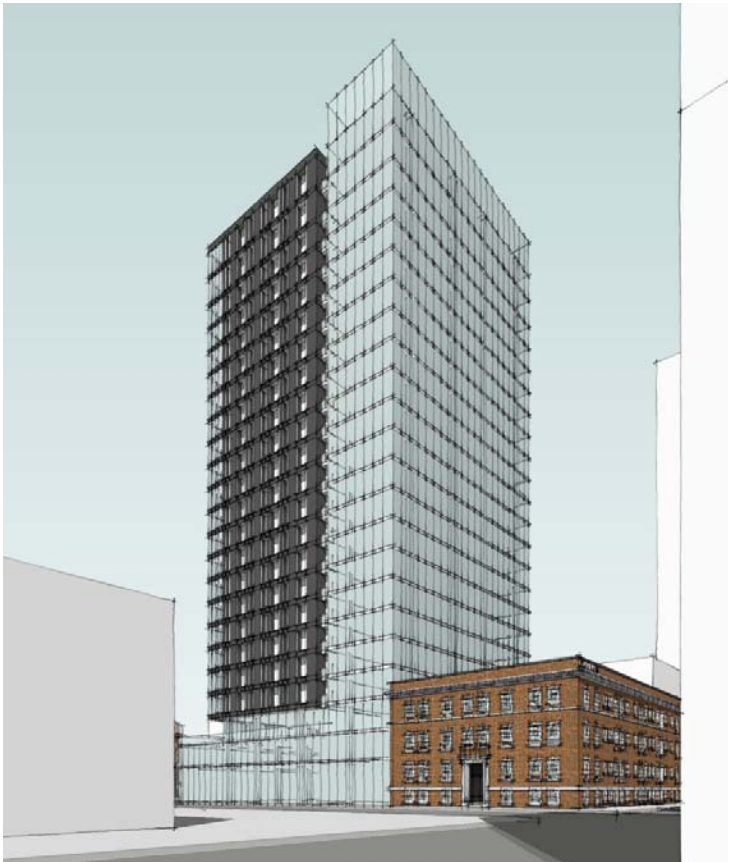
DESIGN PROPOSAL MASSING COMPARISON



OPTION 1 - ENGAGED MASSING



OPTION 2 - PODIUM SCHEME



OPTION 3 - L SCHEME



OPTION 4 -LIFT (PREFERED)

MASSING CONCEPT 1

DESIGN PROPOSAL MASSING CONCEPT 1

SHIFTED MASSES

- Area: 286,956 sf
- FAR: 14.8
- Unit Count: 291 units
- Parking: 176 stalls
- Retail Space: 11,200 SF

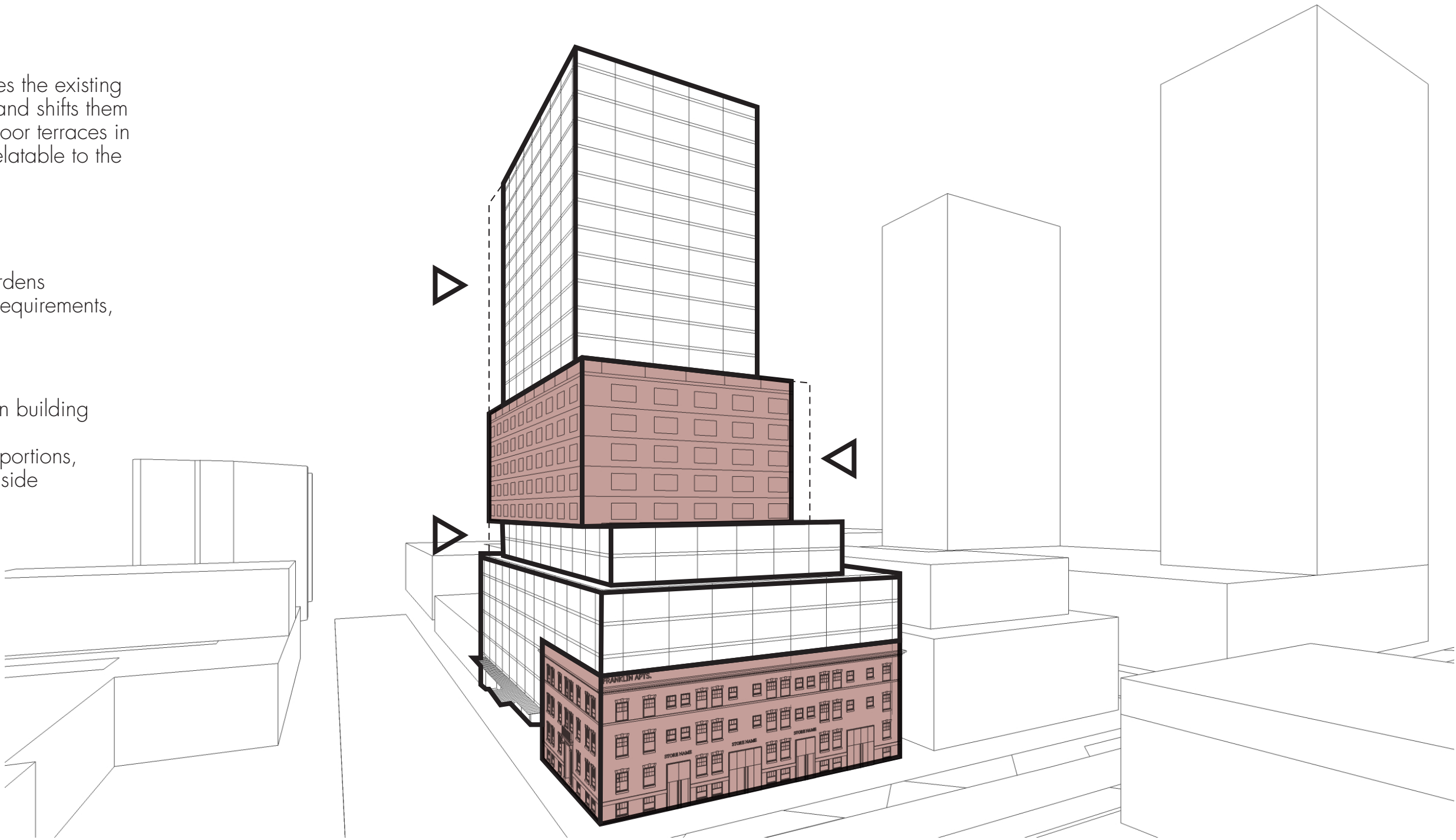
The concept of this design option utilizes the existing steps created by the zoning envelope and shifts them in order to increase the amount of outdoor terraces in the project and create a scale that is relatable to the existing Franklin apartment building.

PROS:

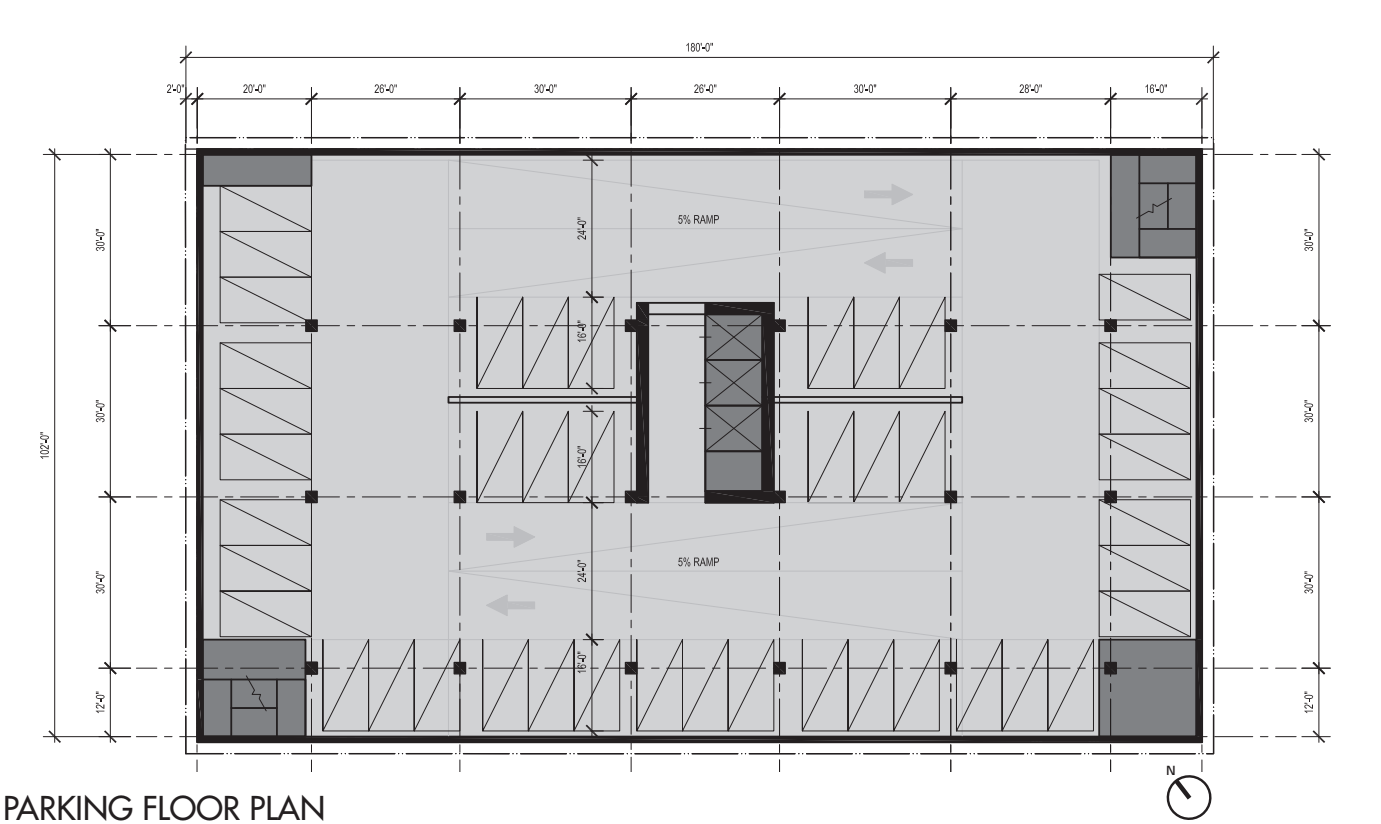
- Articulated massing
- Ample roof decks for planting / gardens
- Adheres to all setback and zoning requirements, no departures required

CONS:

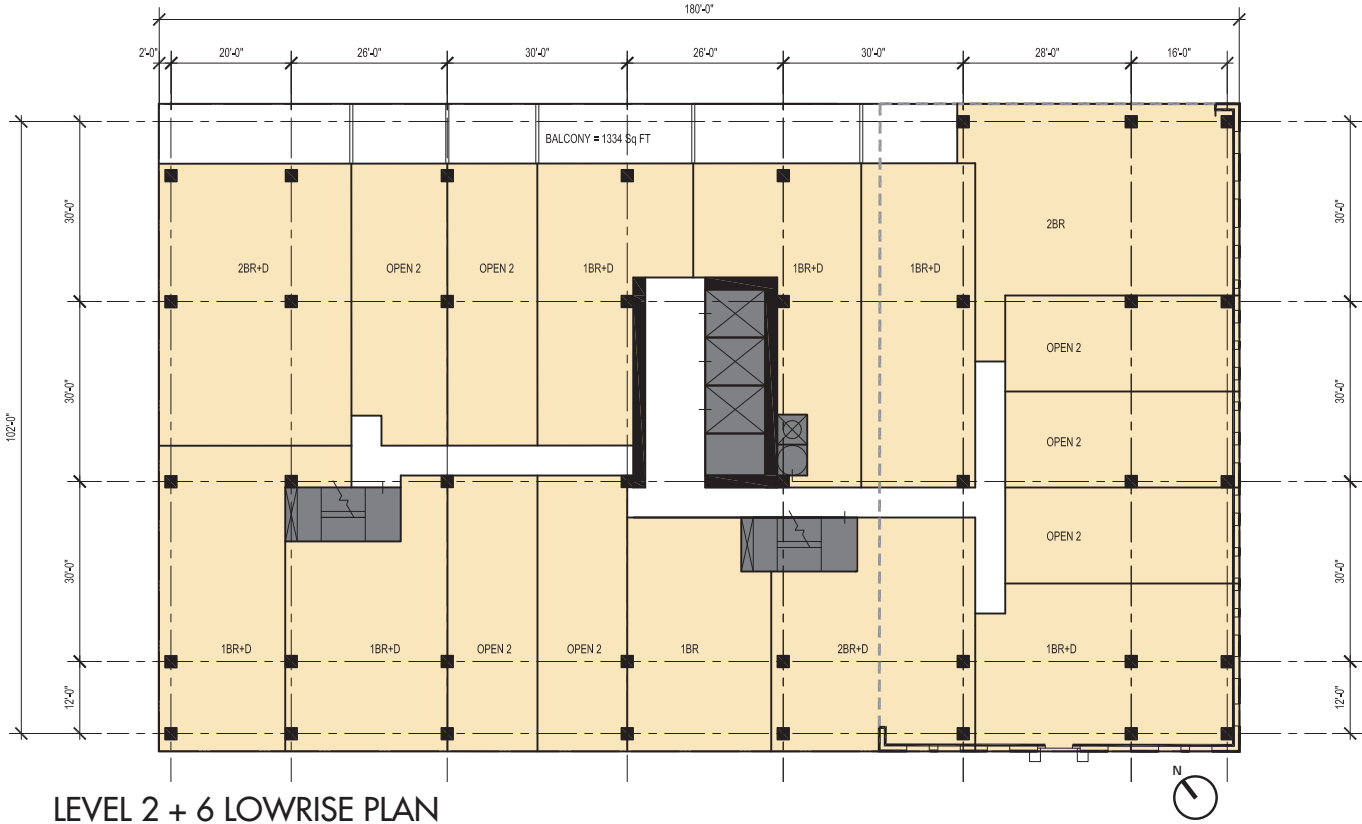
- Completely envelops historic Franklin building
- Form is undefined
- Bar building creates unflattering proportions, especially when viewed from West side



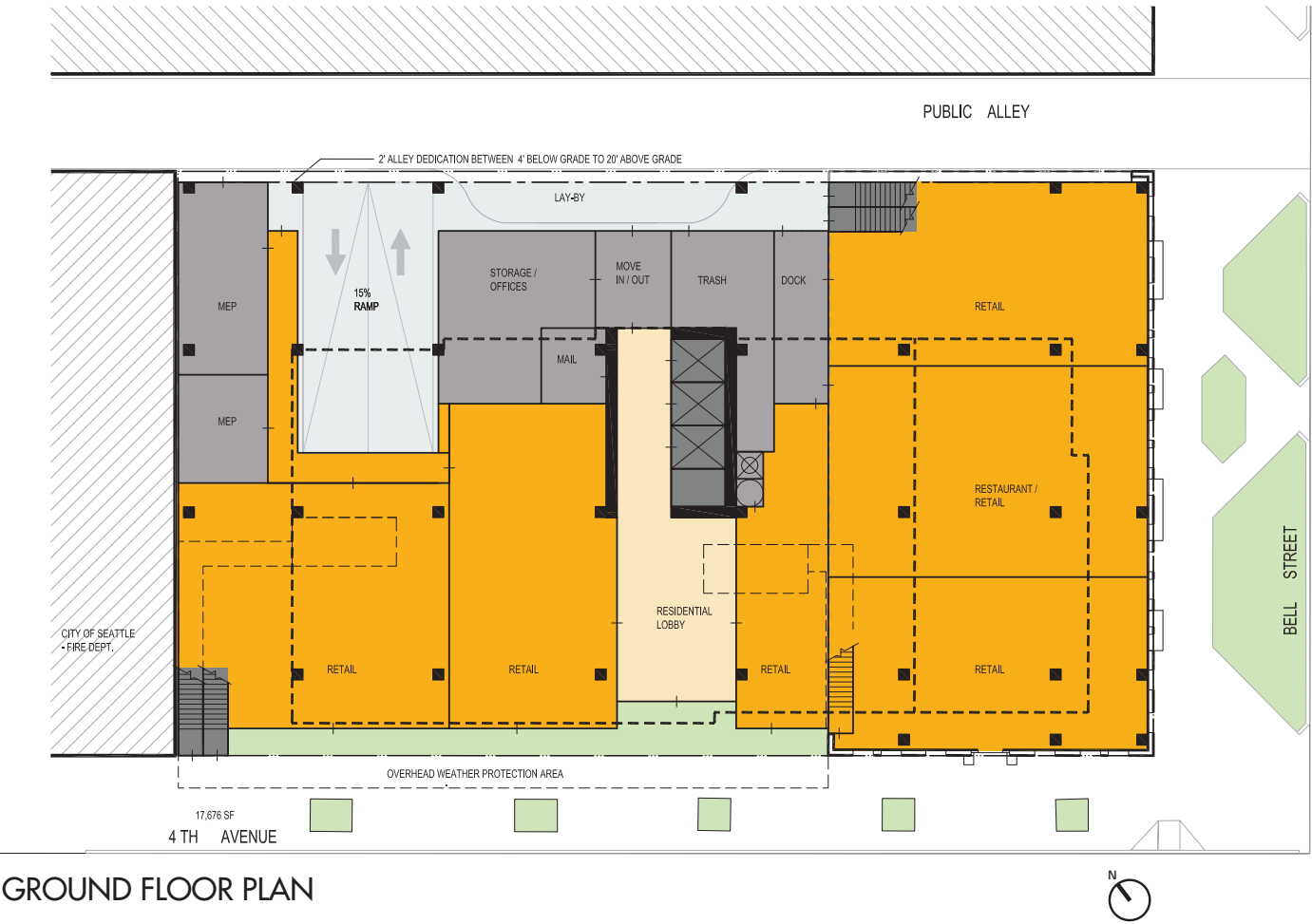
DESIGN PROPOSAL MASSING CONCEPT 1



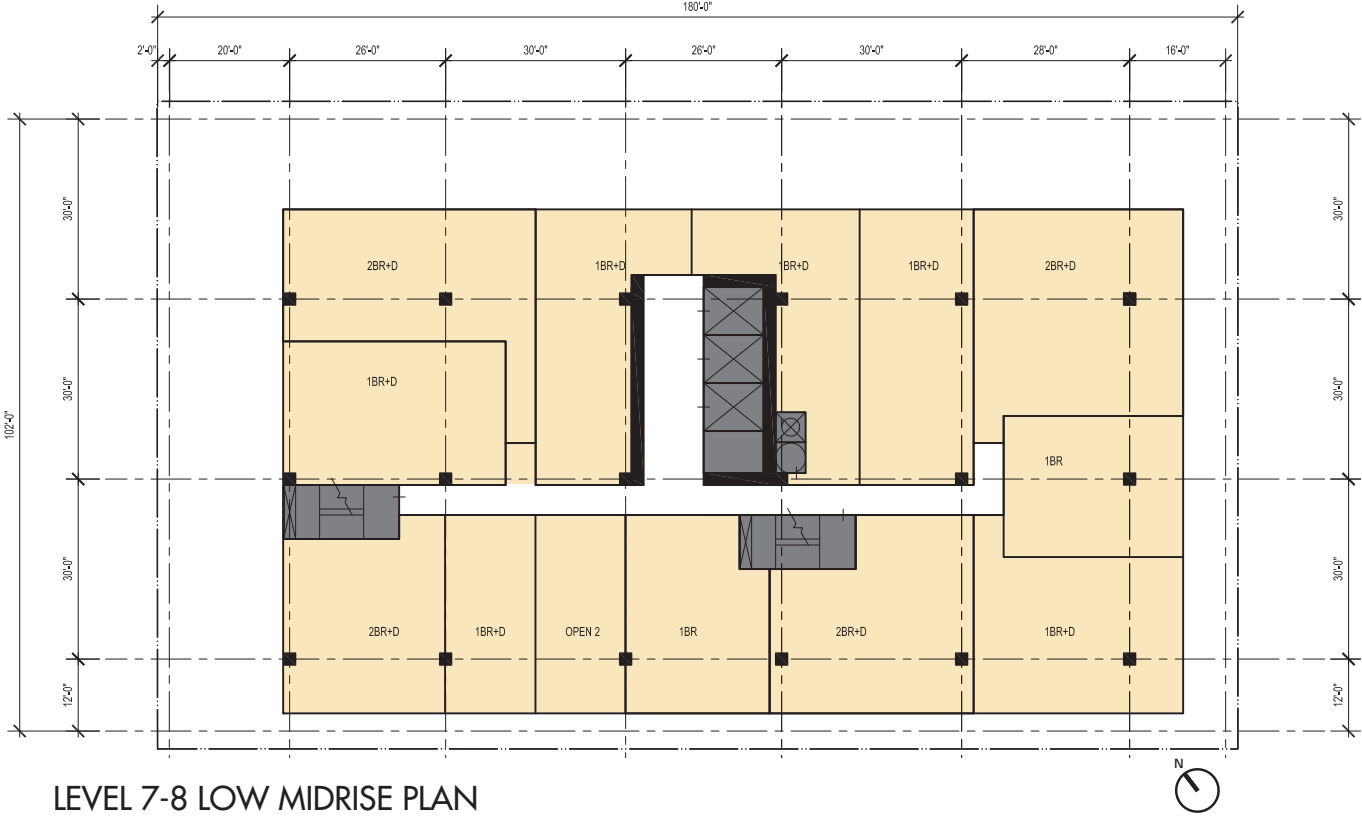
PARKING FLOOR PLAN



LEVEL 2 + 6 LOWRISE PLAN

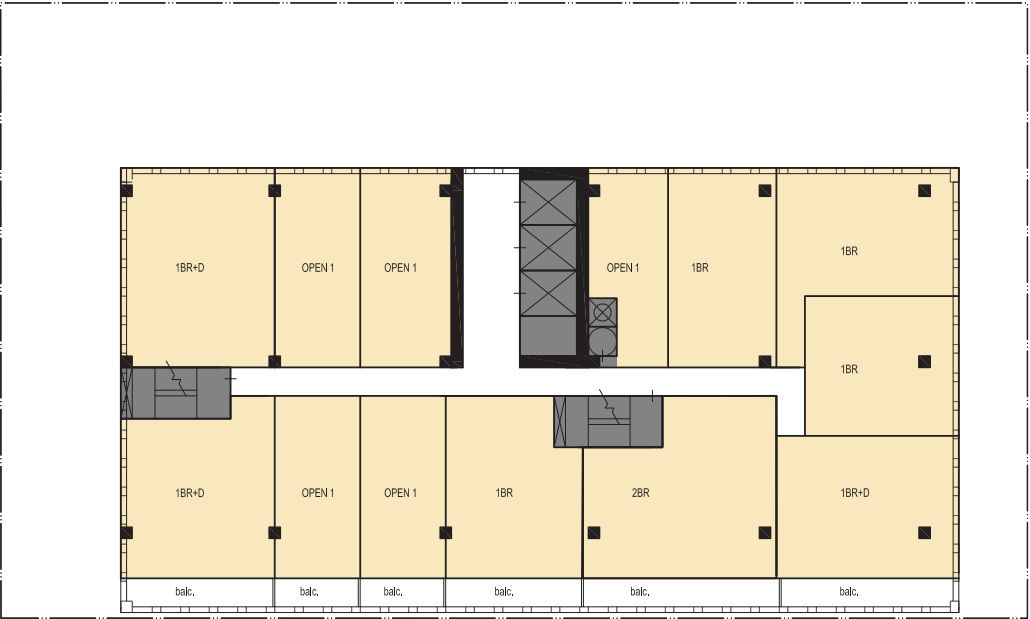


GROUND FLOOR PLAN

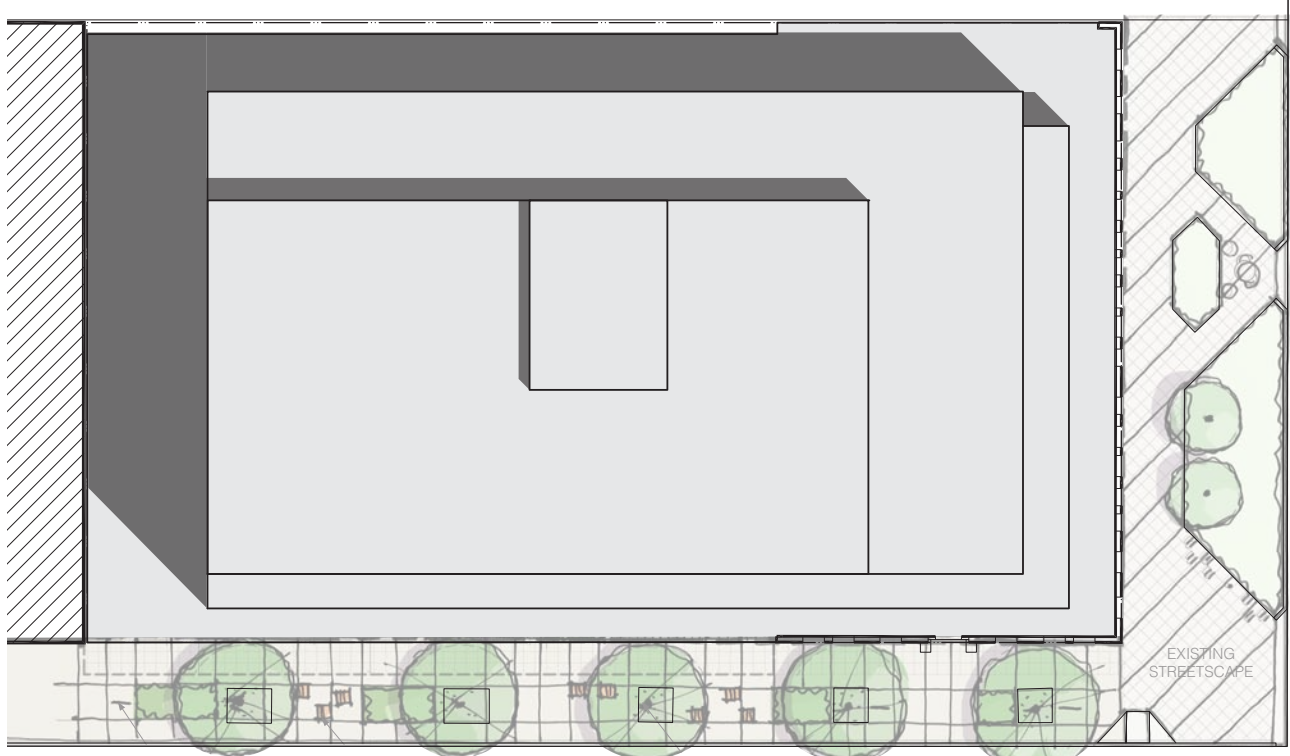


LEVEL 7-8 LOW MIDRISE PLAN

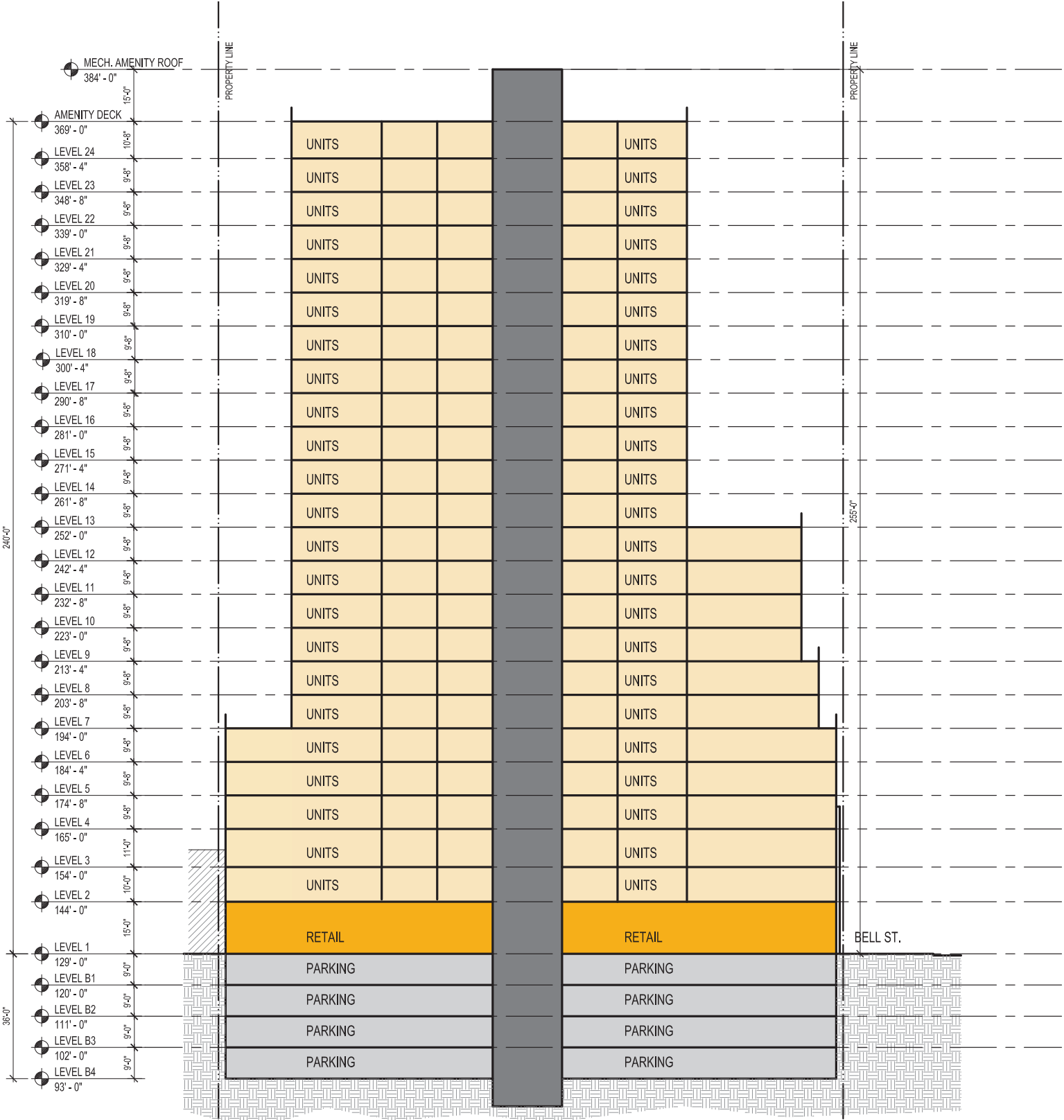
DESIGN PROPOSAL MASSING CONCEPT 1



TYPICAL FLOOR PLAN



ROOF PLAN



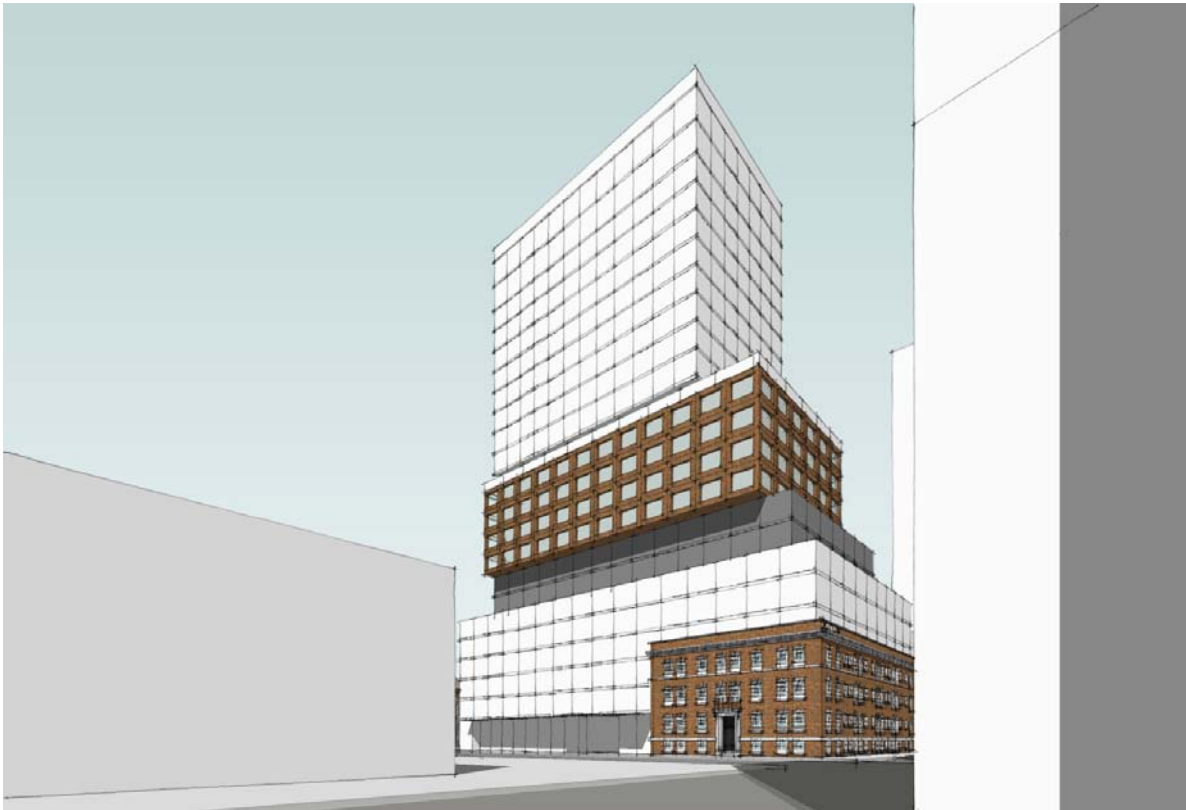
SECTION

DESIGN PROPOSAL MASSING CONCEPT 1

CONCEPT 1 PERSPECTIVES



AERIAL PERSPECTIVE



VIEW FROM CORNER OF 4TH AVE & BELL ST



VIEW LOOKING WEST ON 4TH AVE



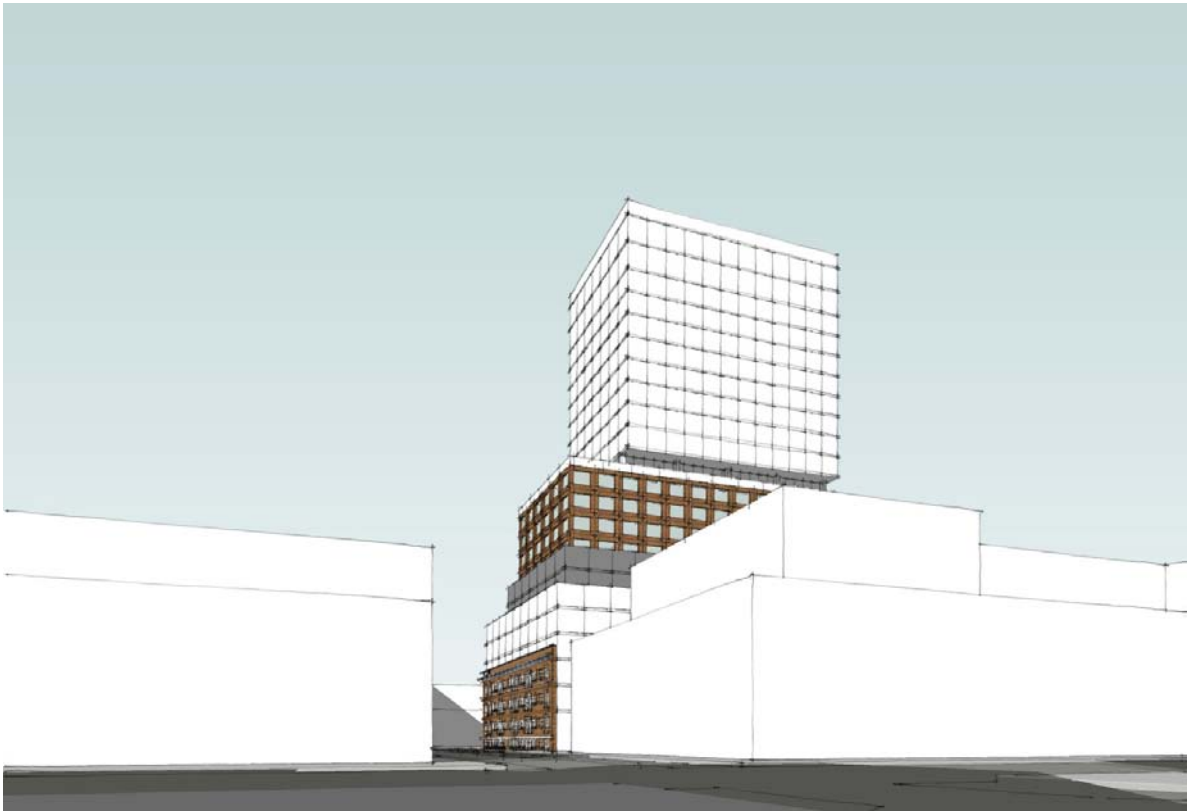
VIEW LOOKING NORTH ON BELL ST

DESIGN PROPOSAL MASSING CONCEPT 1

CONCEPT 1 PERSPECTIVES



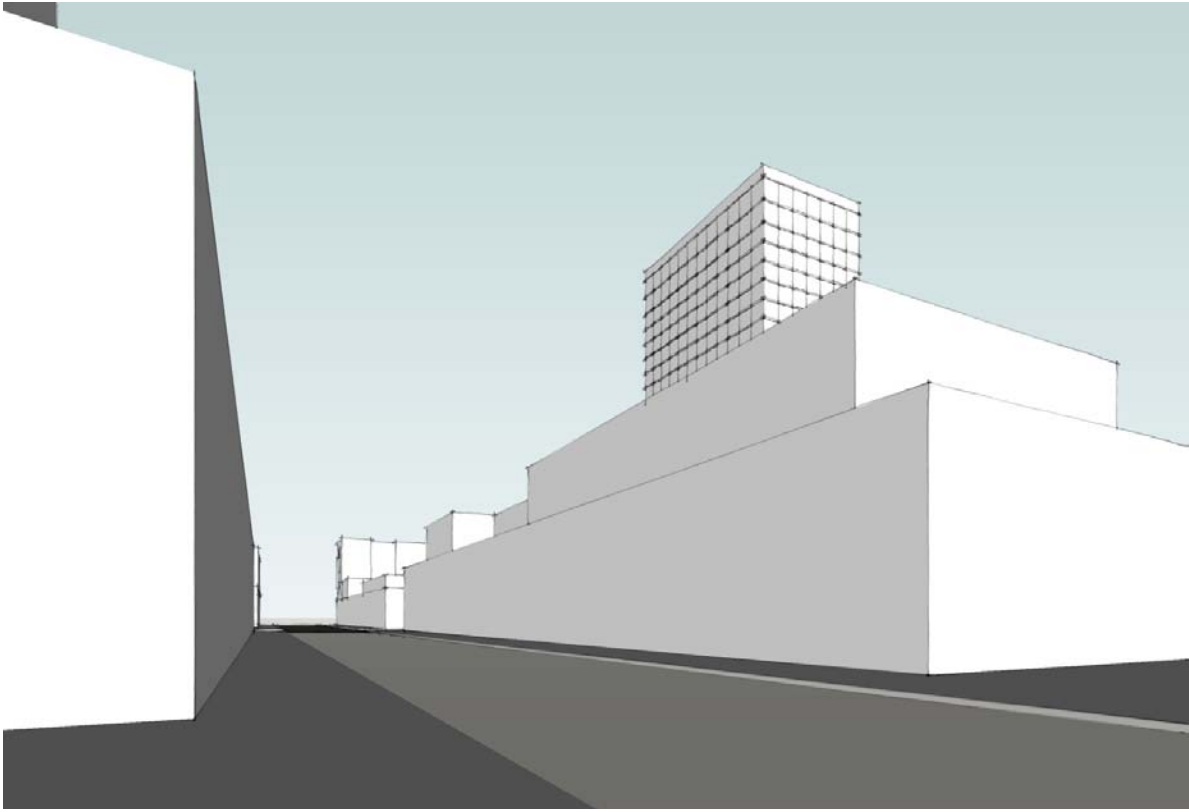
AERIAL PERSPECTIVE



VIEW FROM BELL ST & 5TH AVE



VIEW FROM 4TH AVE & BATTERY STREET



VIEW FROM 5TH AVE & BATTERY STREET

MASSING CONCEPT 2

DESIGN PROPOSAL MASSING CONCEPT 2

STEPPED MASSES

- Area: 274,750 sf
- FAR: 14.1
- Unit Count: 287 units
- Parking: 204 stalls
- Retail Space: 8,768 SF

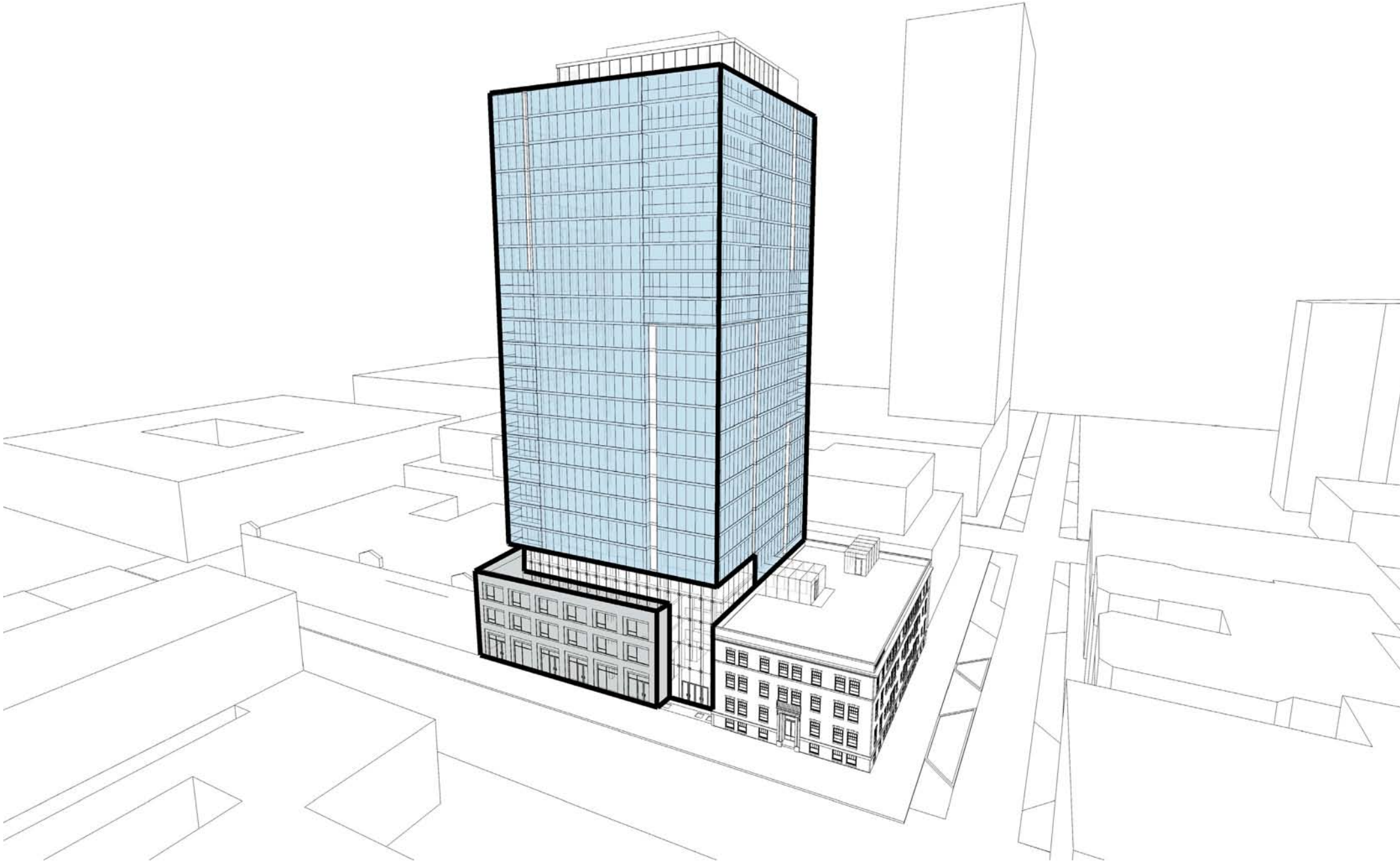
The concept of this design option responds to the landmark buildings on both sides by creating a podium level clad with bricks and having the glass tower emerge from this base. The massing of tower is further reduced by balconies at the corners and recessed building forms.

PROS:

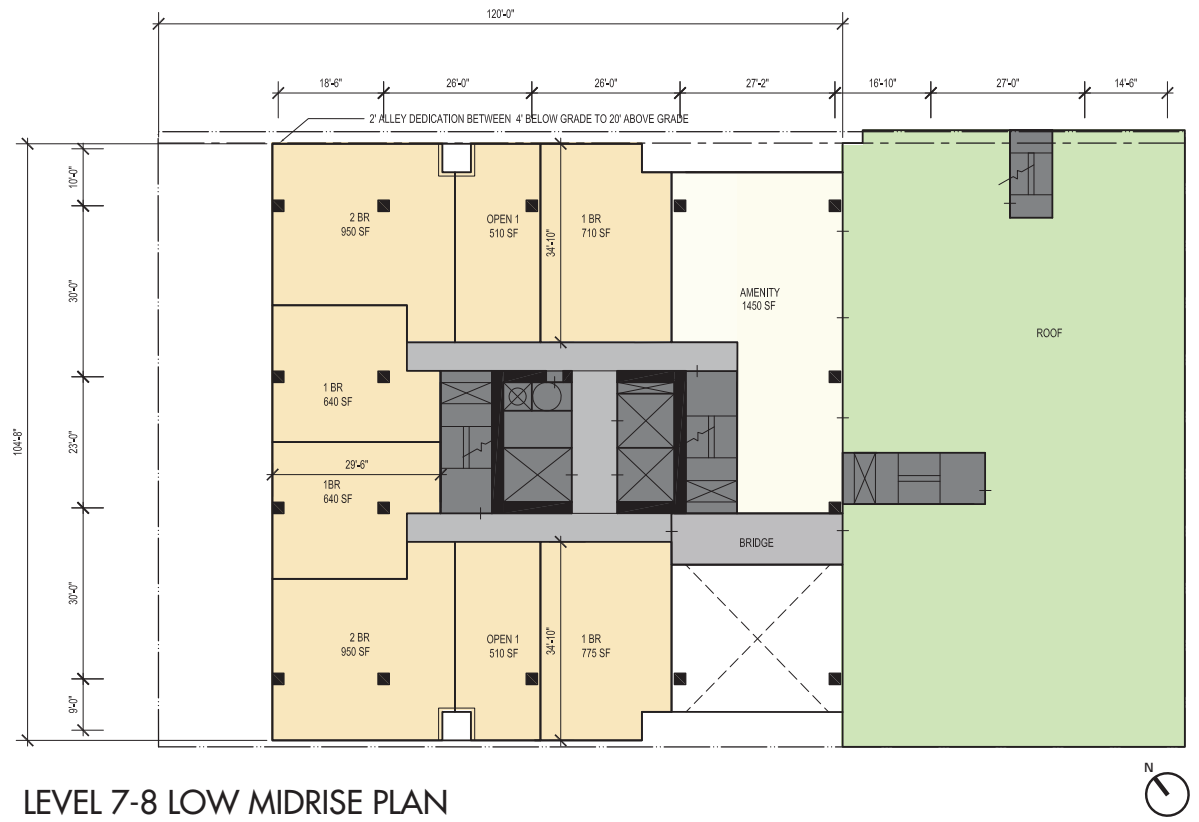
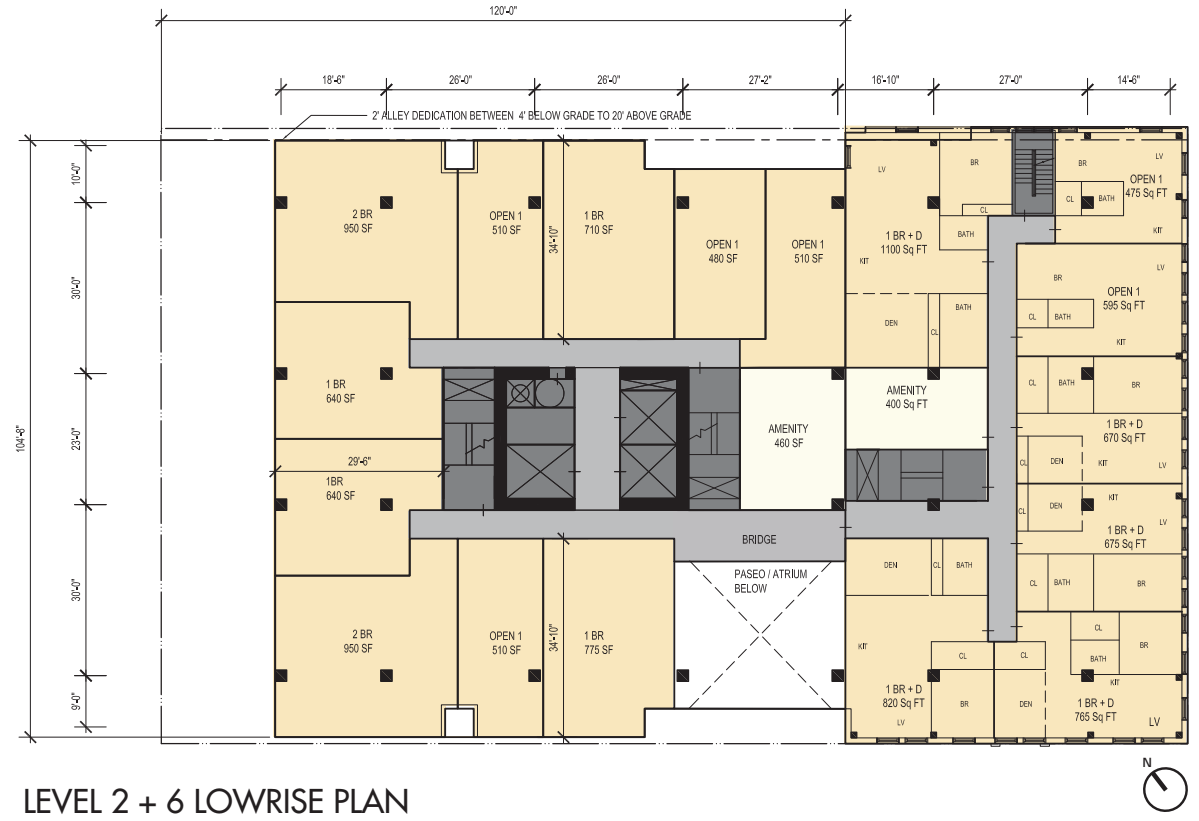
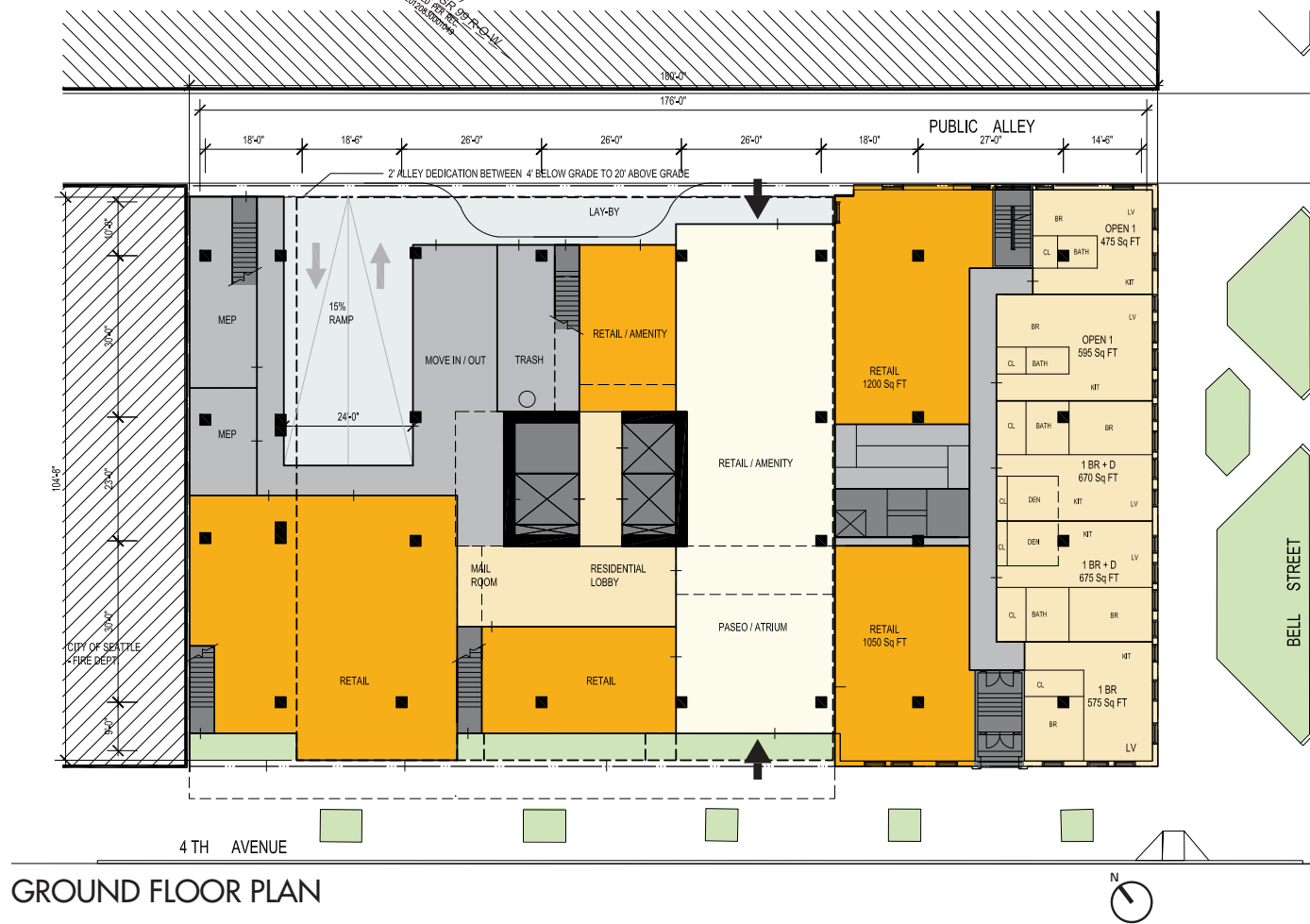
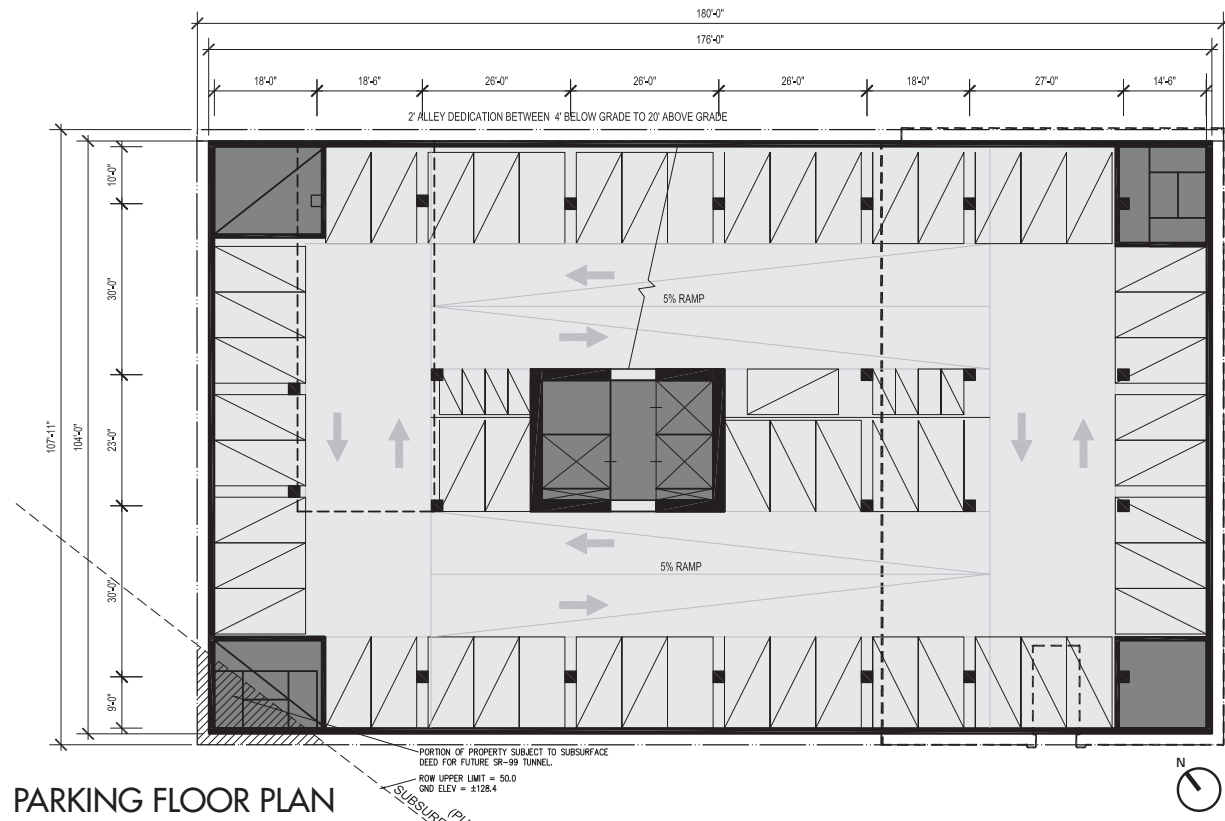
- Well responded to landmark buildings on both sides
- Tower location is completely off of Historic Franklin building footprint giving it a significant presence
- Roof of Franklin building can be utilized as large outdoor amenity area
- Corner balconies and recessed form to reduce the massing

CONS

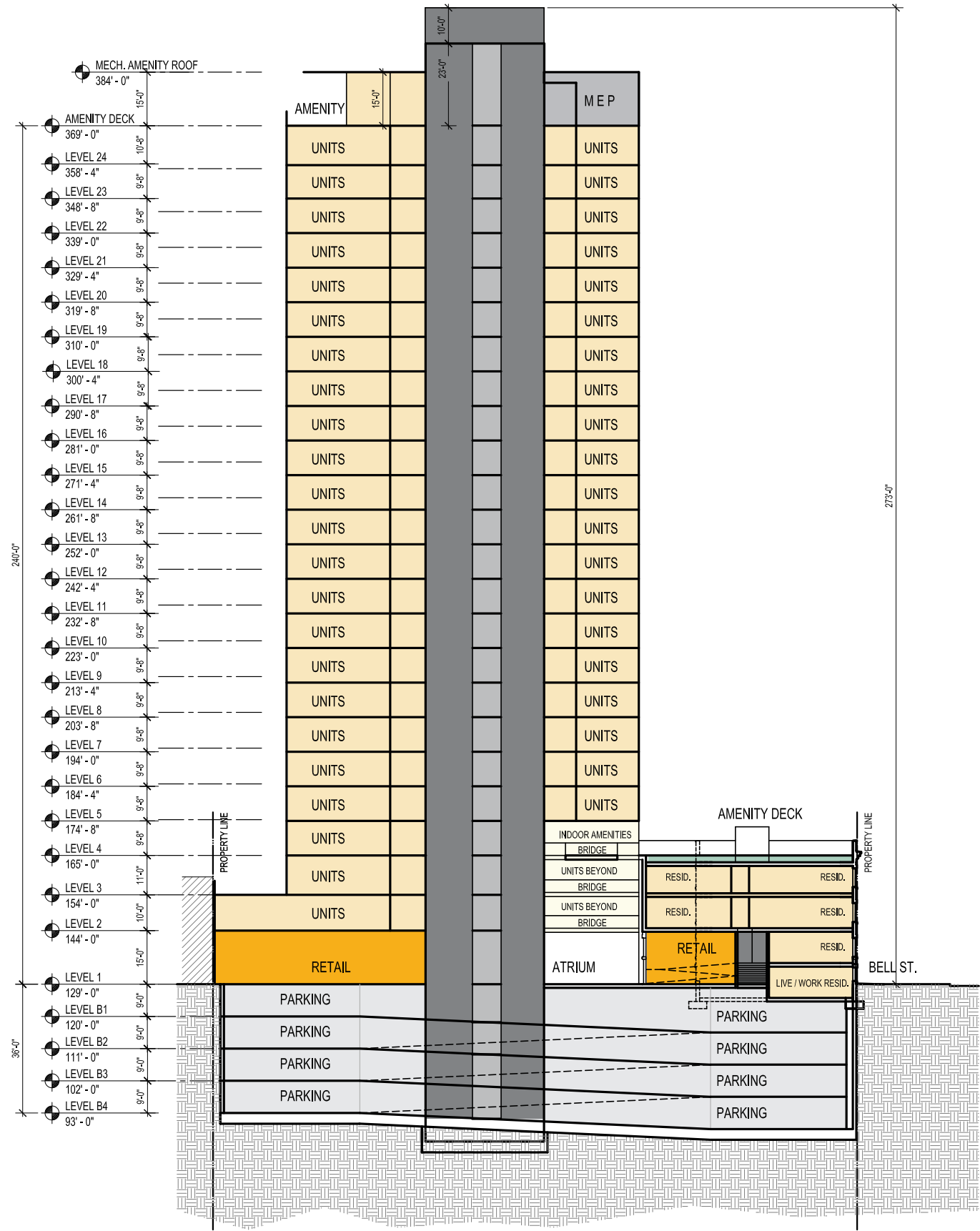
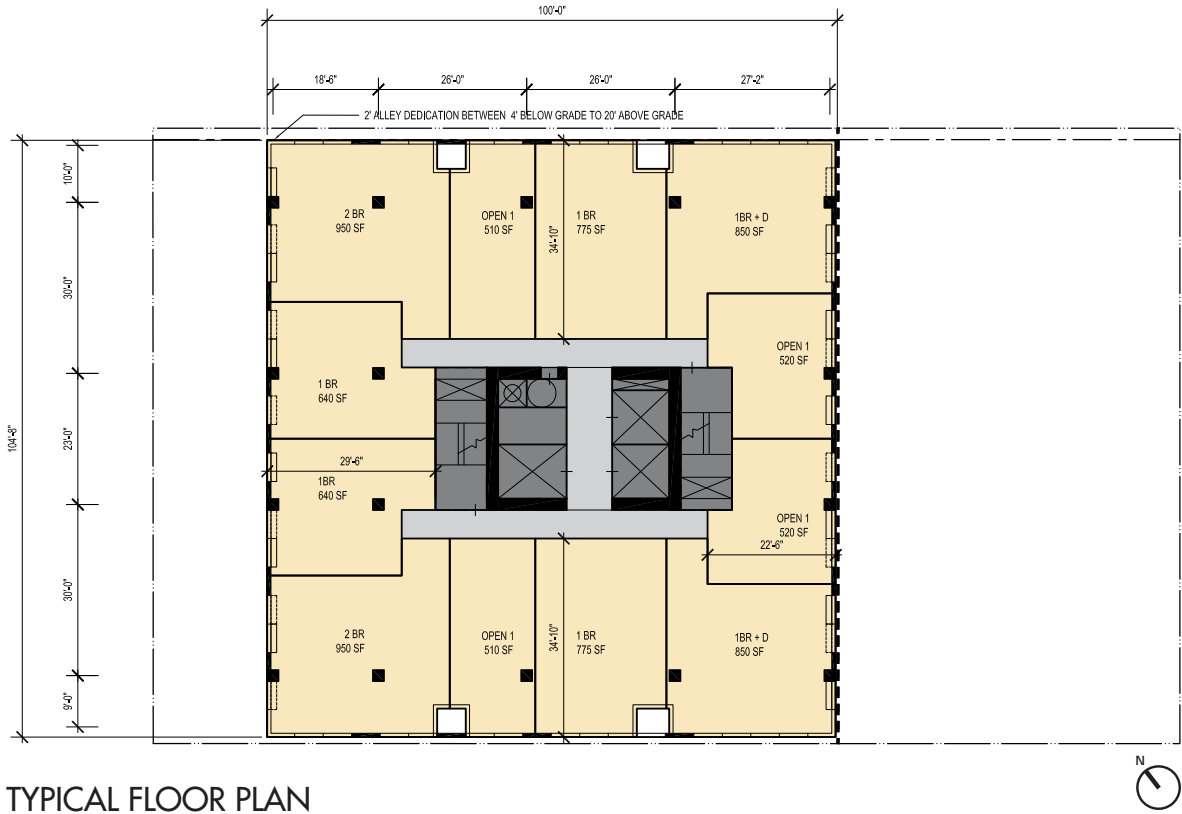
- Reduced leasable area due to not maxing out allowable zoning envelope



DESIGN PROPOSAL MASSING CONCEPT 2



DESIGN PROPOSAL MASSING CONCEPT 2



DESIGN PROPOSAL MASSING CONCEPT 2

CONCEPT 2 PERSPECTIVES



AERIAL PERSPECTIVE



VIEW FROM CORNER OF 4TH AVE & BELL ST



VIEW LOOKING WEST ON 4TH AVE



VIEW LOOKING NORTH ON BELL ST

DESIGN PROPOSAL MASSING CONCEPT 2

CONCEPT 2 PERSPECTIVES



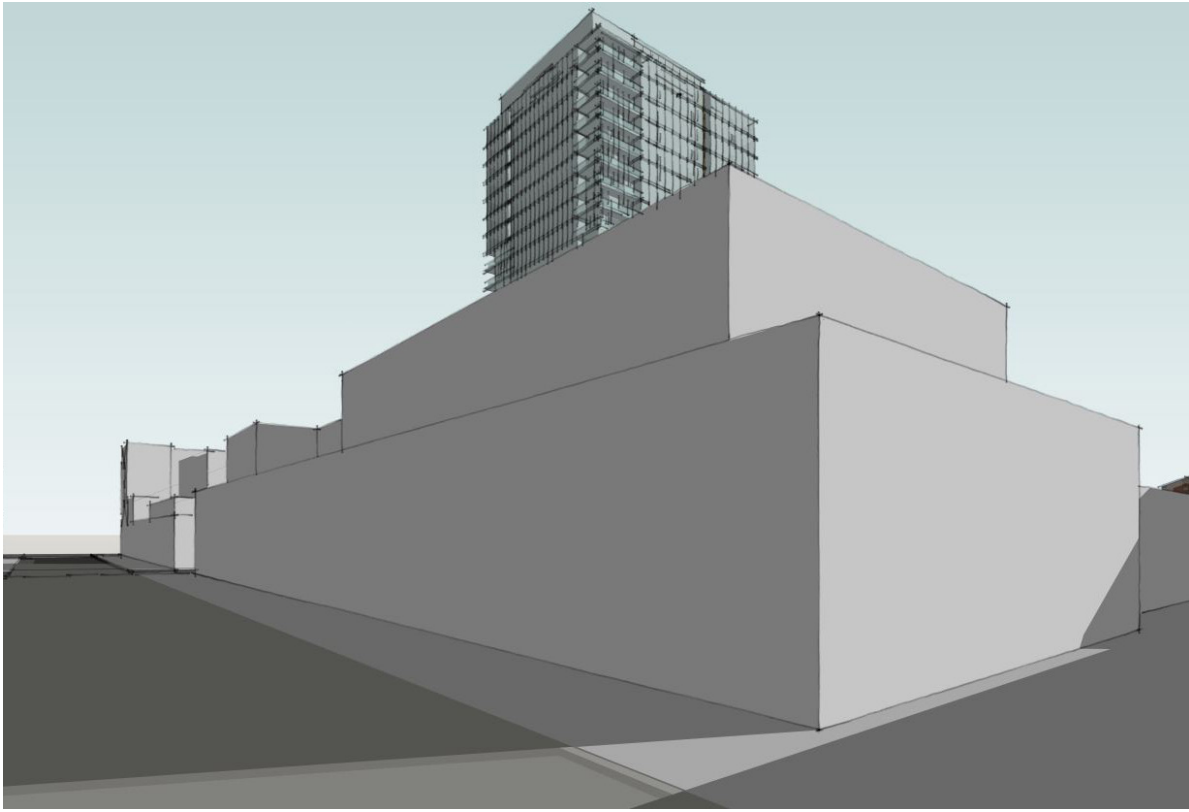
AERIAL PERSPECTIVE



VIEW FROM BELL ST & 5TH AVE



VIEW FROM 4TH AVE & BATTERY STREET



VIEW FROM 5TH AVE & BATTERY STREET

MASSING CONCEPT 3

DESIGN PROPOSAL MASSING CONCEPT 3

TRANSPARENT BUFFER

- Area: 274,750 sf
- FAR: 14.1
- Unit Count: 287 units
- Parking: 204 stalls
- Retail Space: 8,768 SF

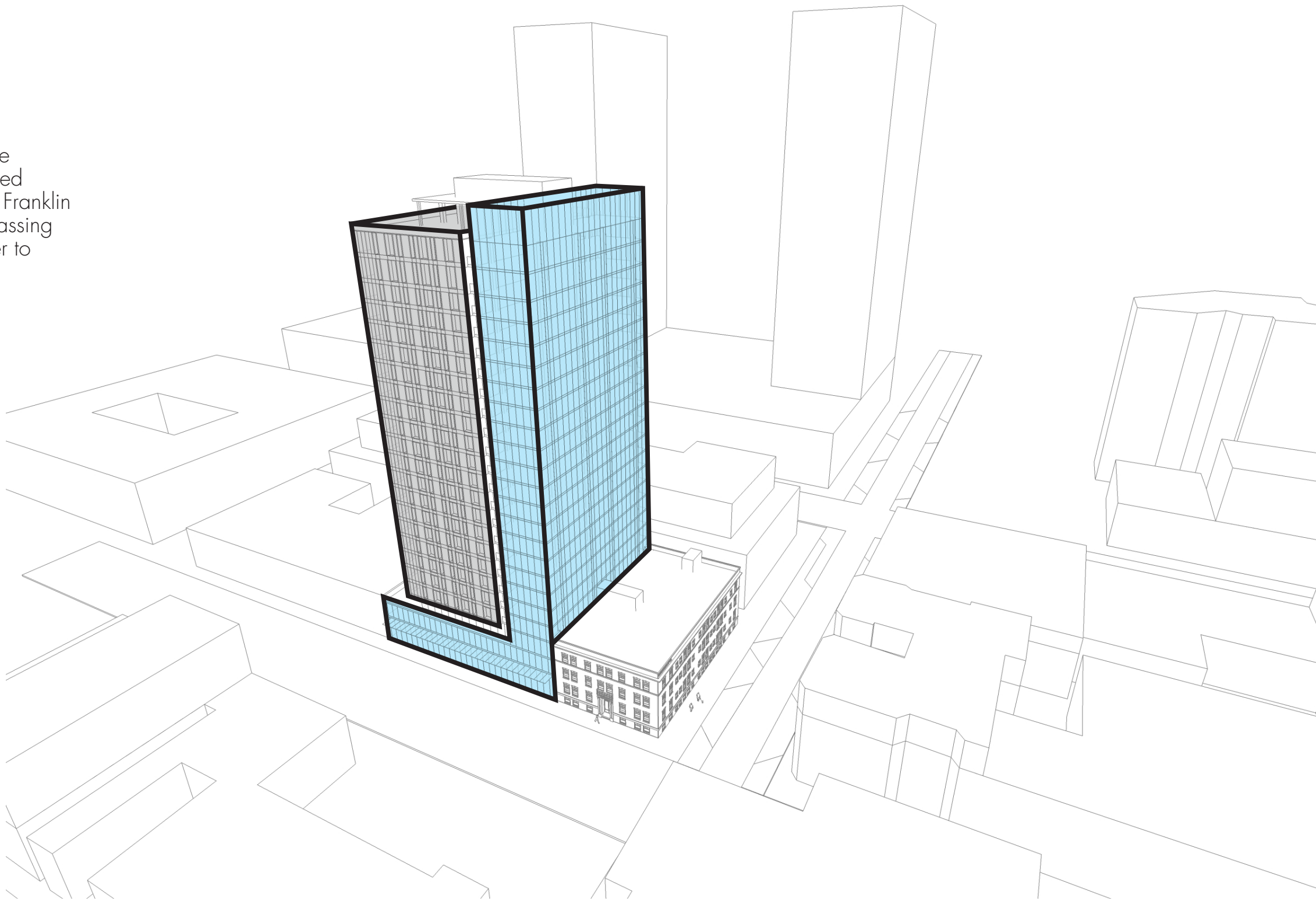
The concept of this design option breaks up the massing of the project by creating an “L” shaped buffer between the new tower and the historic Franklin Apartment Building. The two portions of the massing then receive different fenestration types in order to break up the scale of the project.

PROS:

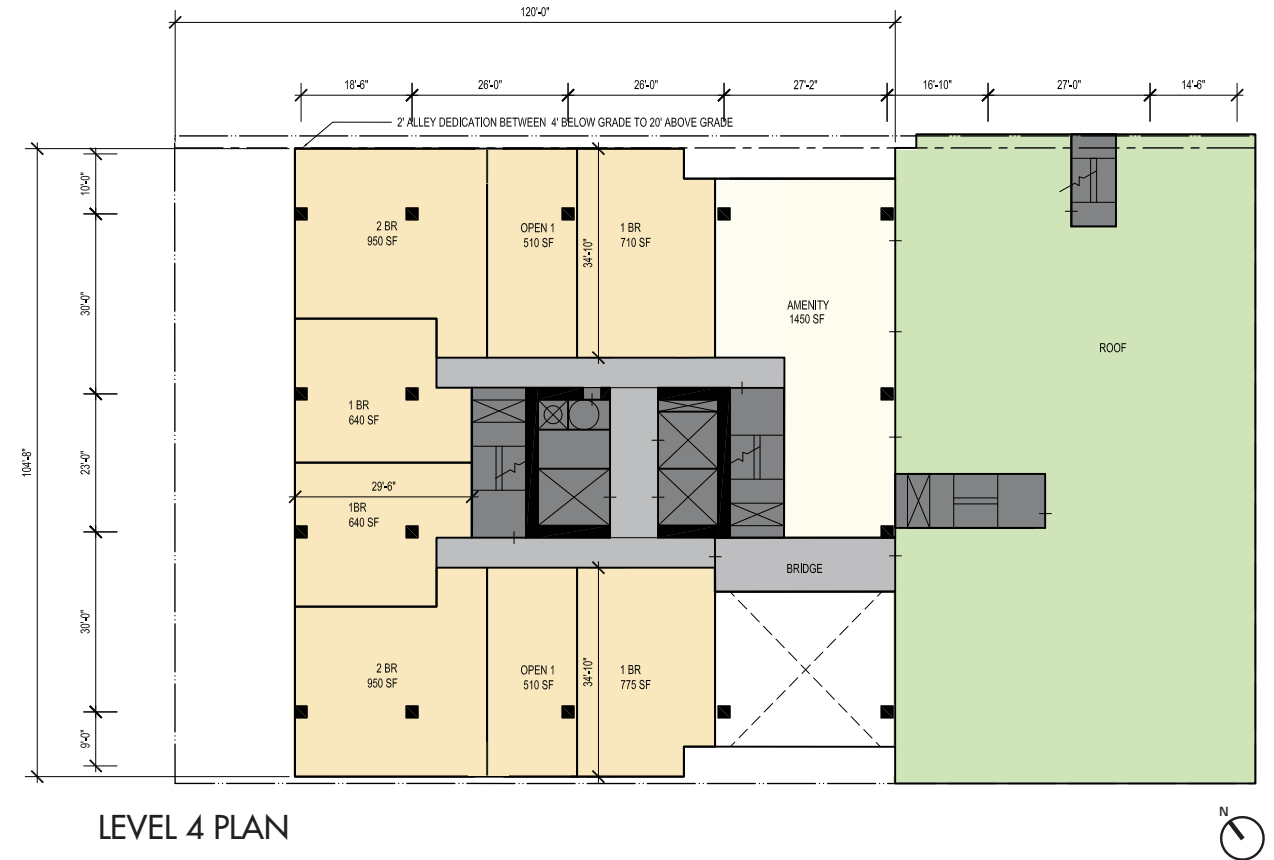
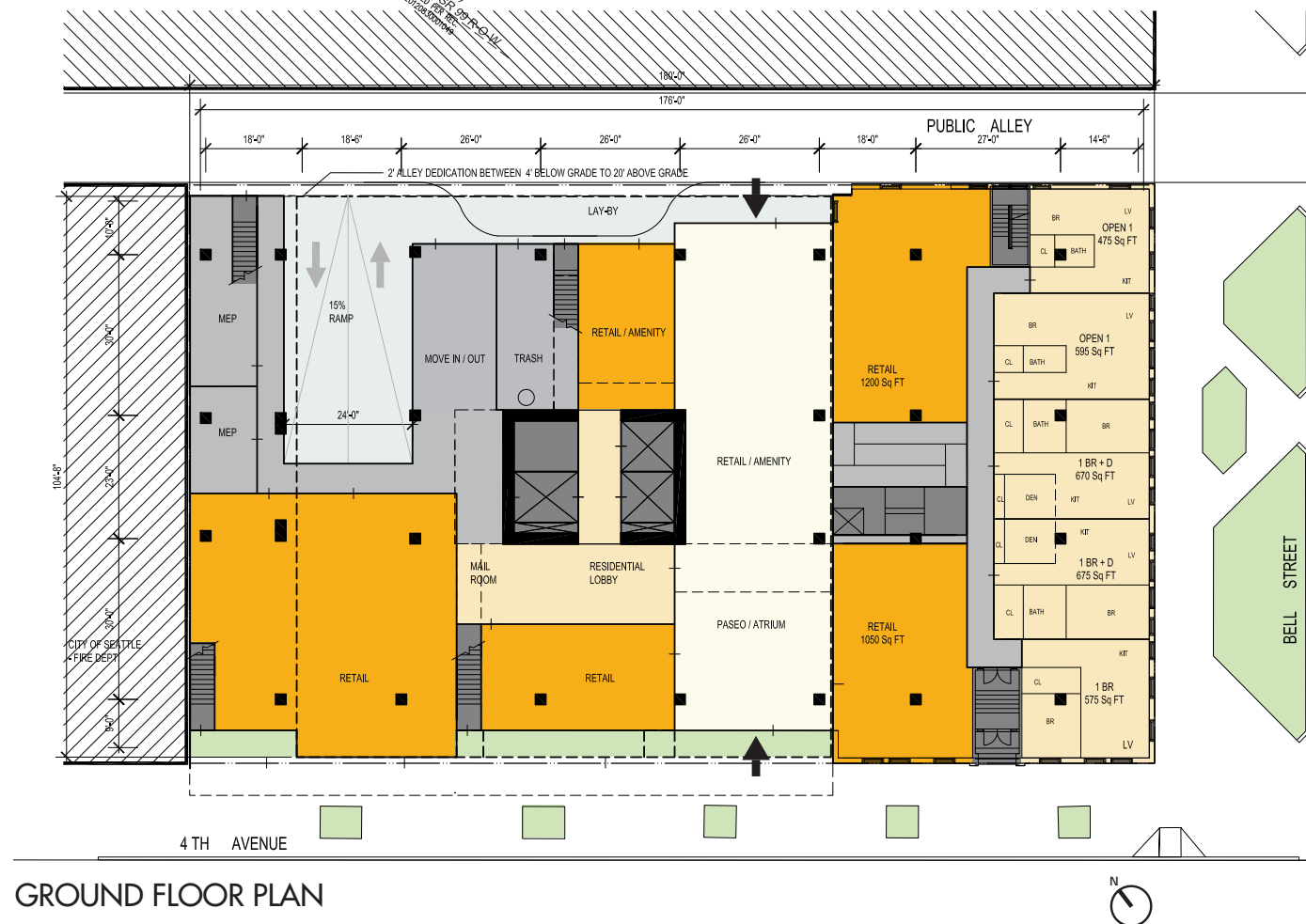
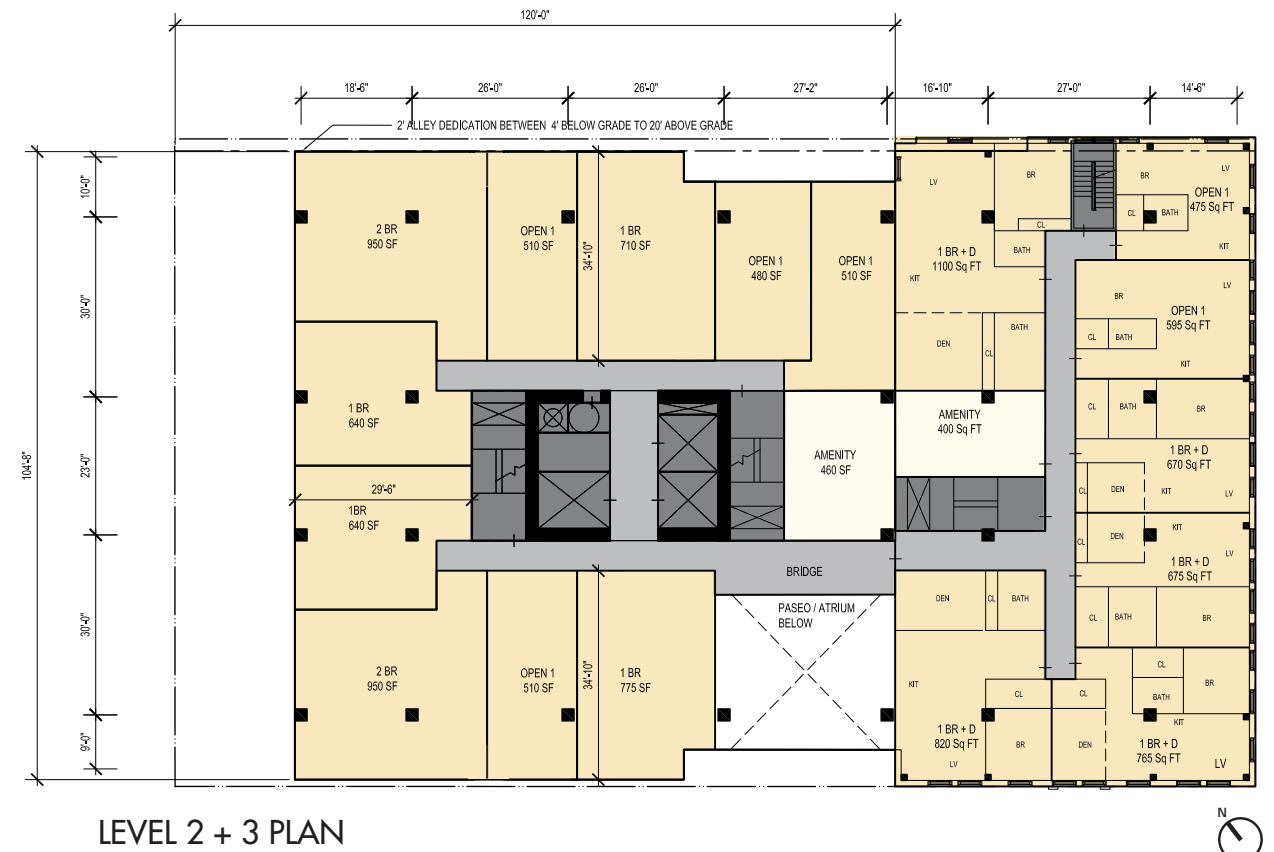
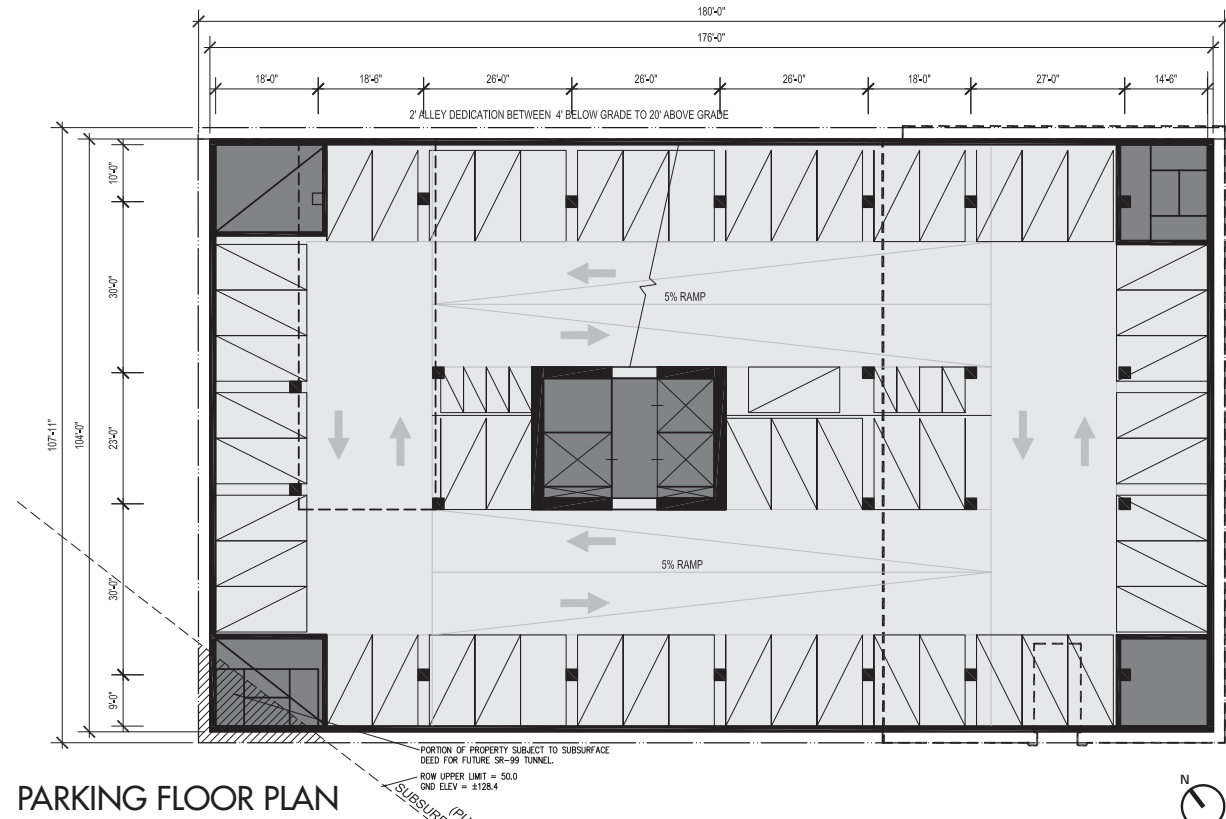
- Well defined form
- Tower location is completely off of Historic Franklin building footprint giving it a significant presence
- Roof of Franklin building can be utilized as large outdoor amenity area

CONS

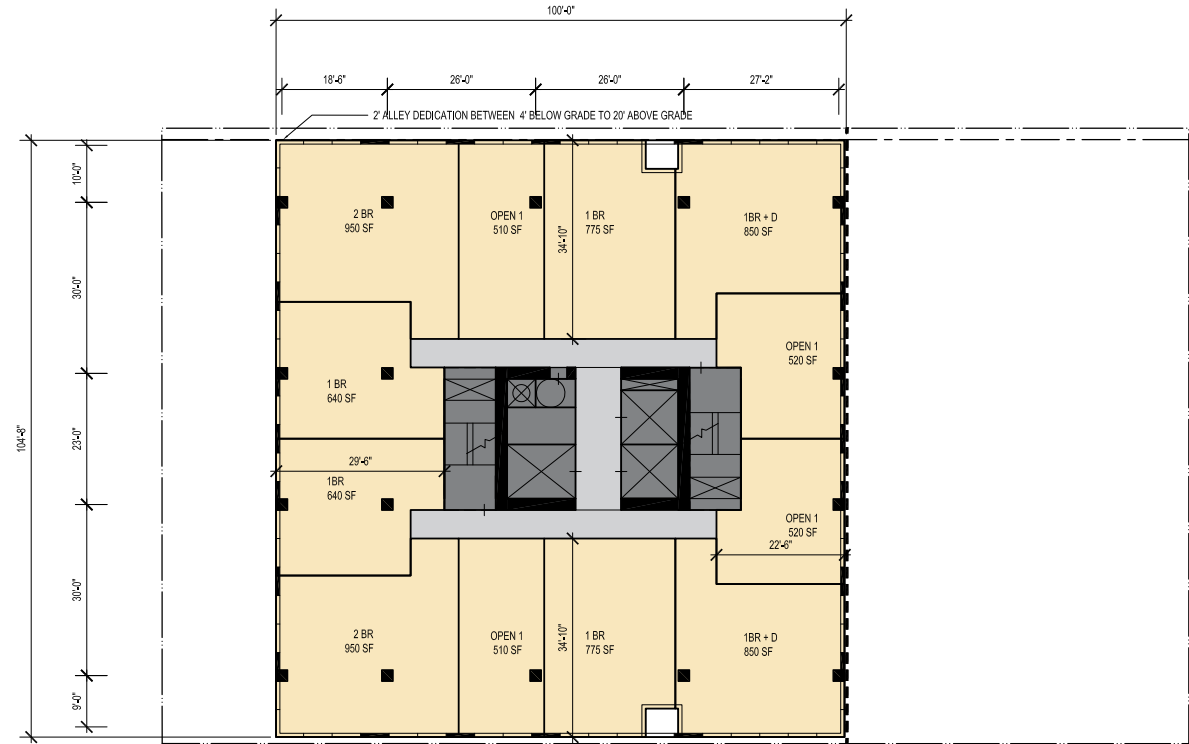
- Reduced leasable area due to not maxing out allowable zoning envelope



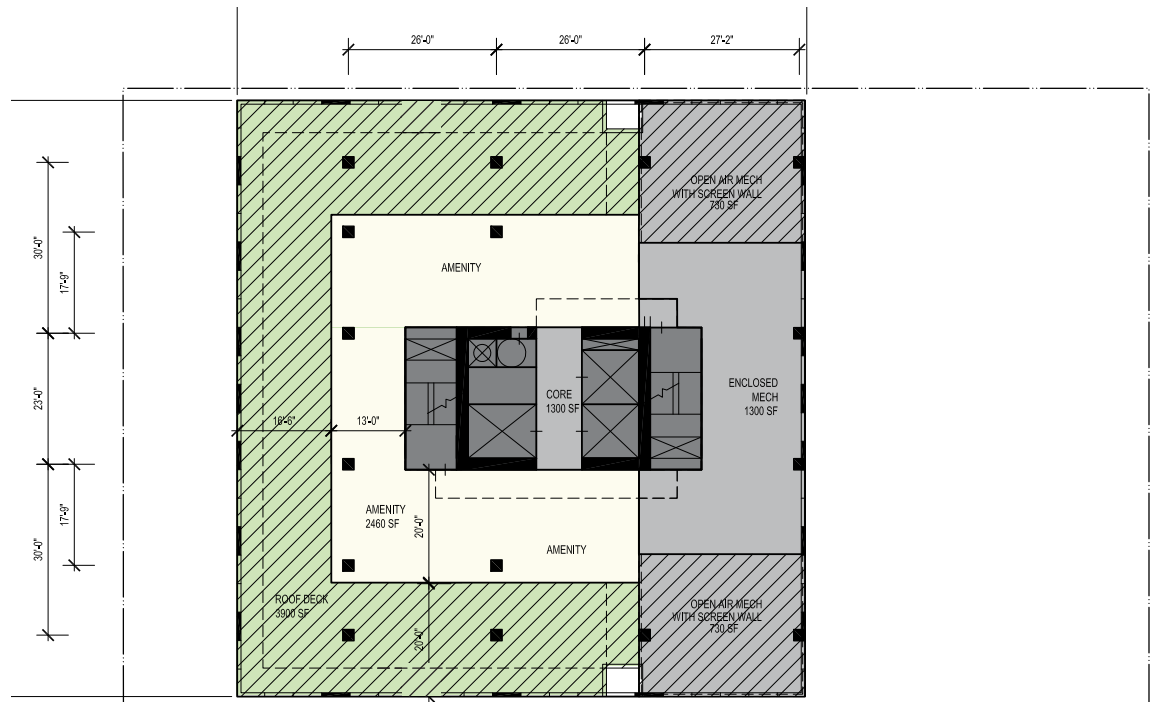
DESIGN PROPOSAL MASSING CONCEPT 3



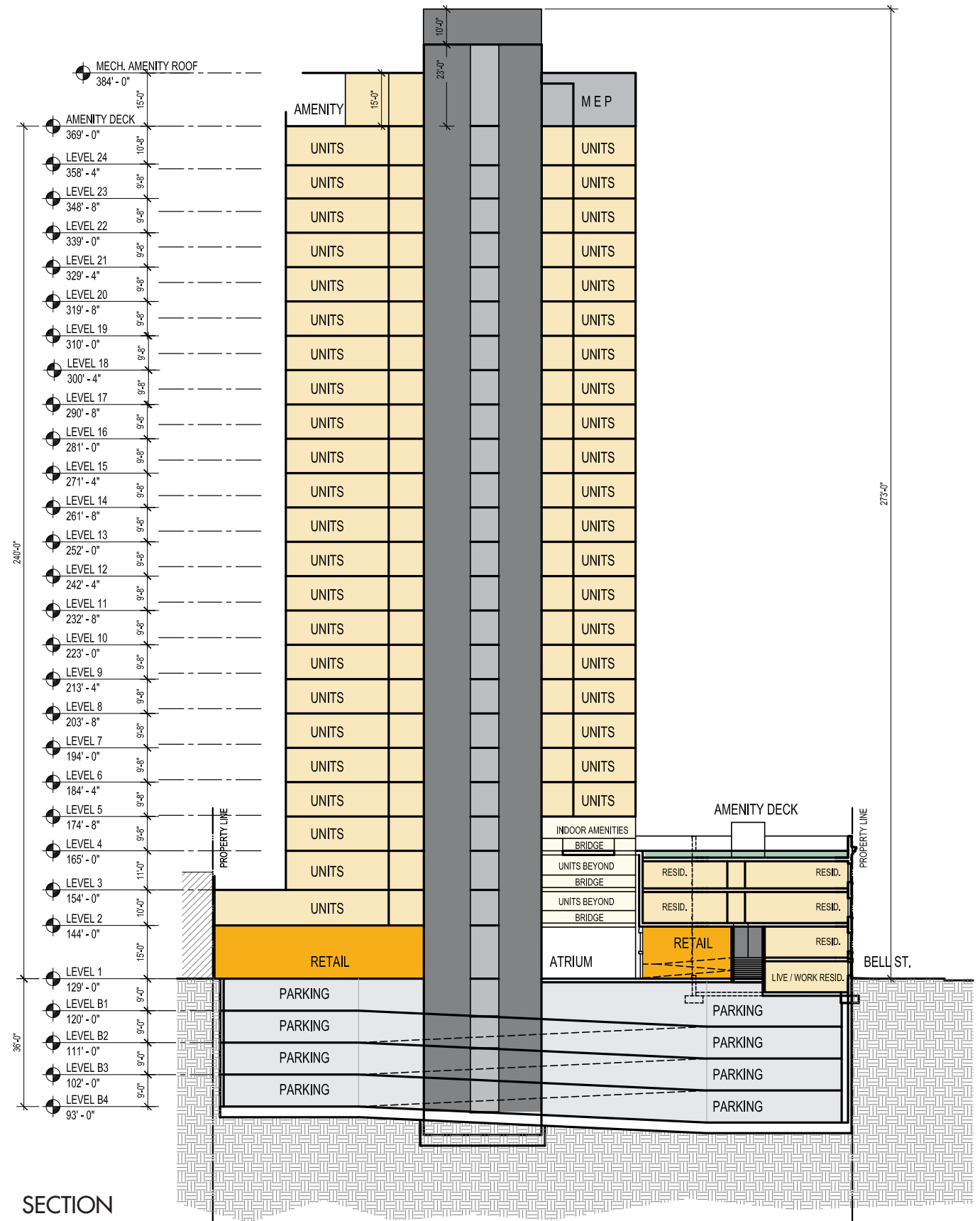
DESIGN PROPOSAL MASSING CONCEPT 3



TYPICAL FLOOR PLAN



ROOF PLAN



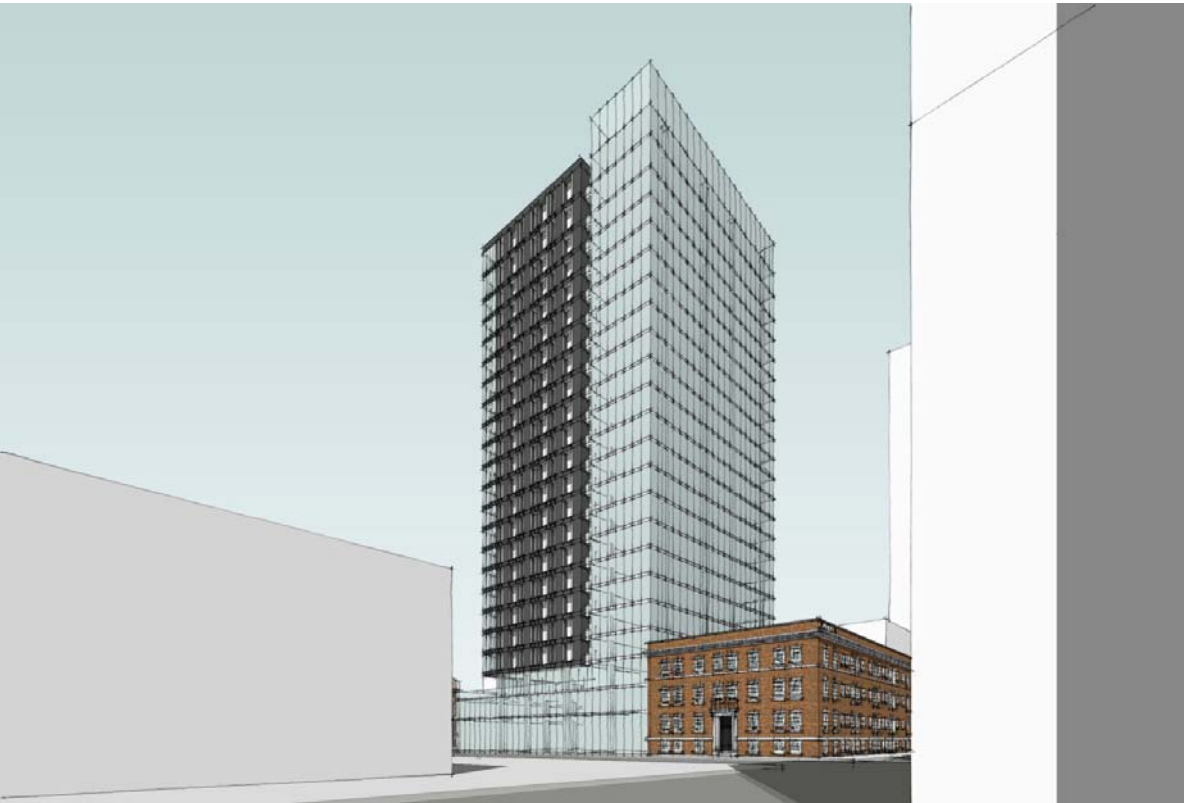
SECTION

DESIGN PROPOSAL MASSING CONCEPT 3

CONCEPT 3 PERSPECTIVES



AERIAL PERSPECTIVE



VIEW FROM CORNER OF 4TH AVE & BELL ST



VIEW LOOKING WEST ON 4TH AVE



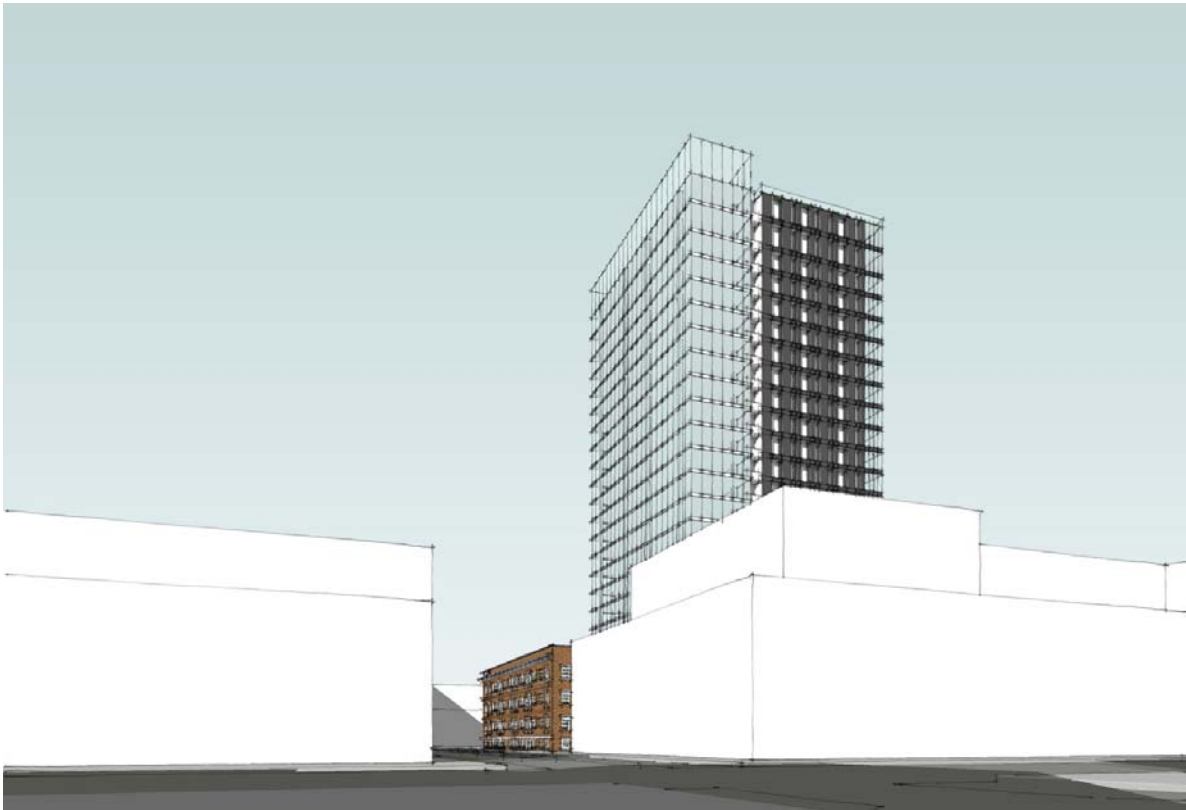
VIEW LOOKING NORTH ON BELL ST

DESIGN PROPOSAL MASSING CONCEPT 3

CONCEPT 3 PERSPECTIVES



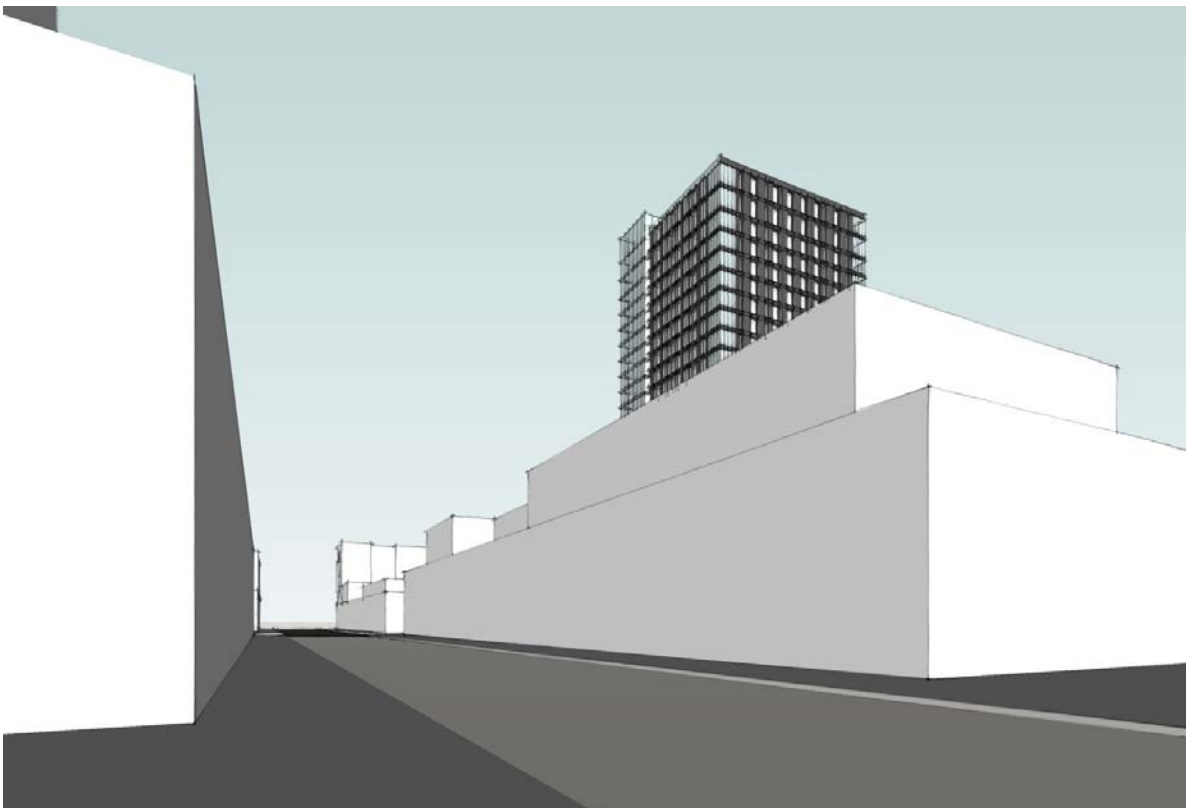
AERIAL PERSPECTIVE



VIEW FROM BELL ST & 5TH AVE



VIEW FROM 4TH AVE & BATTERY STREET



VIEW FROM 5TH AVE & BATTERY STREET

MASSING CONCEPT 4 (PREFERED OPTION)

DESIGN PROPOSAL MASSING CONCEPT 4 (PREFERRED OPTION)

STEPPED MASSES

- Area: 274,750 sf
- FAR: 14.1
- Unit Count: 287 units
- Parking: 204 stalls
- Retail Space: 8,768 SF

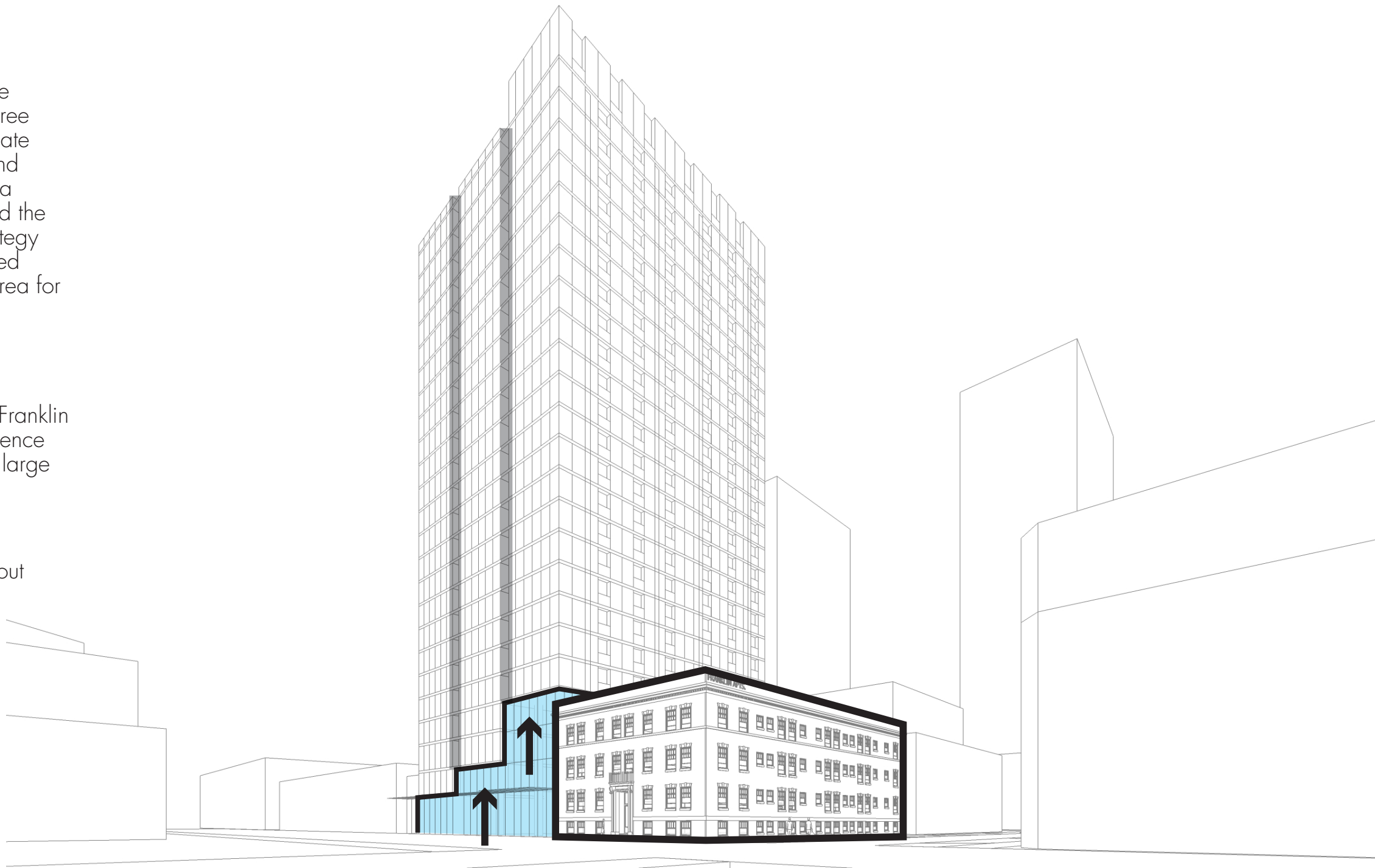
The concept of this design option breaks up the new tower into three smaller portions. These three pieces are incrementally “lifted” in order to create a transition of scale between the new tower and the historic Franklin Building. This also creates a spatial relationship between the new tower and the historic building. Additionally, the massing strategy is continued at the roof level, creating a covered outdoor amenity area as well as a screened area for mechanical equipment.

PROS:

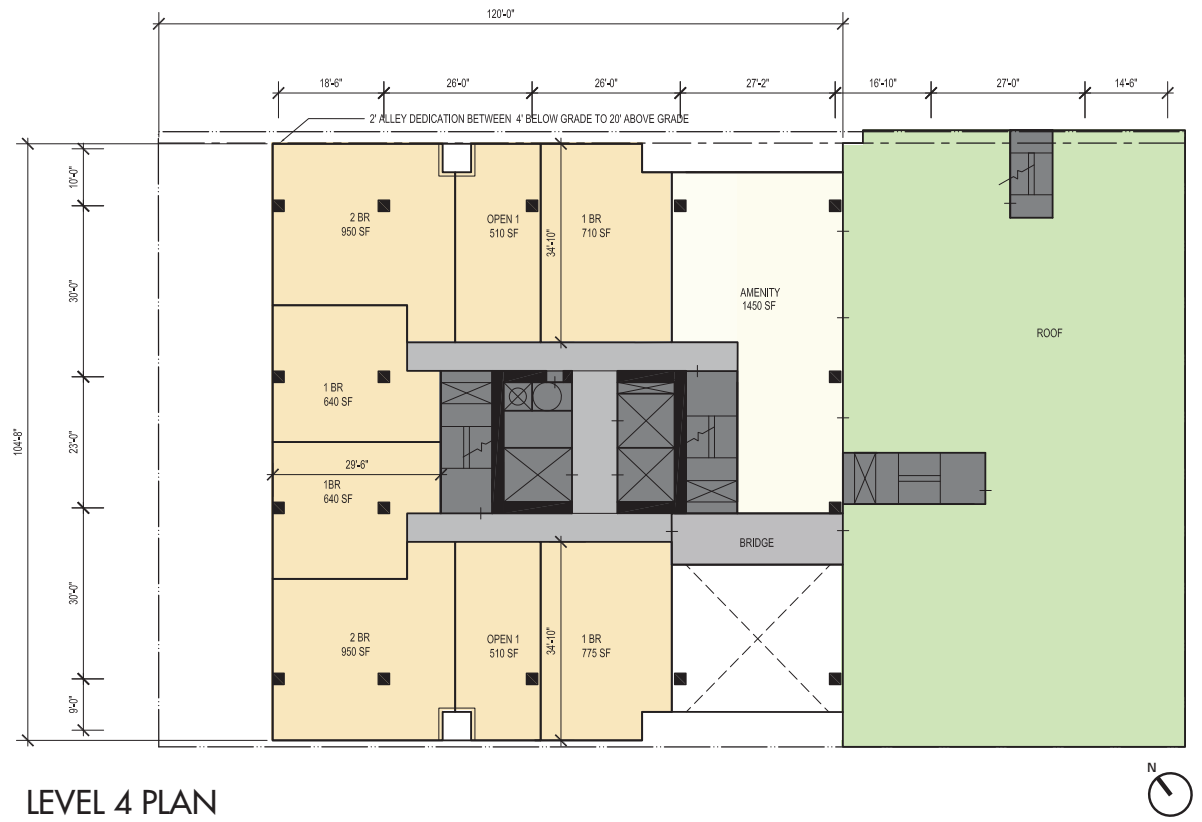
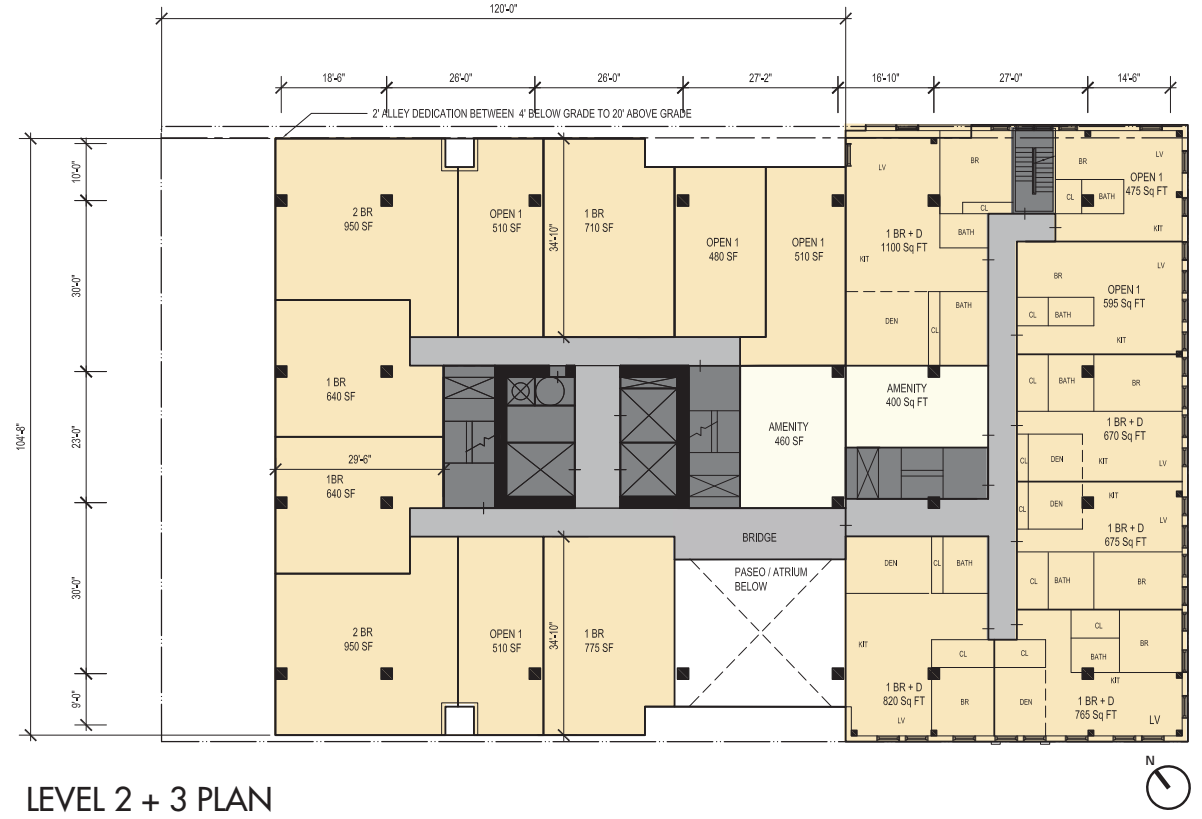
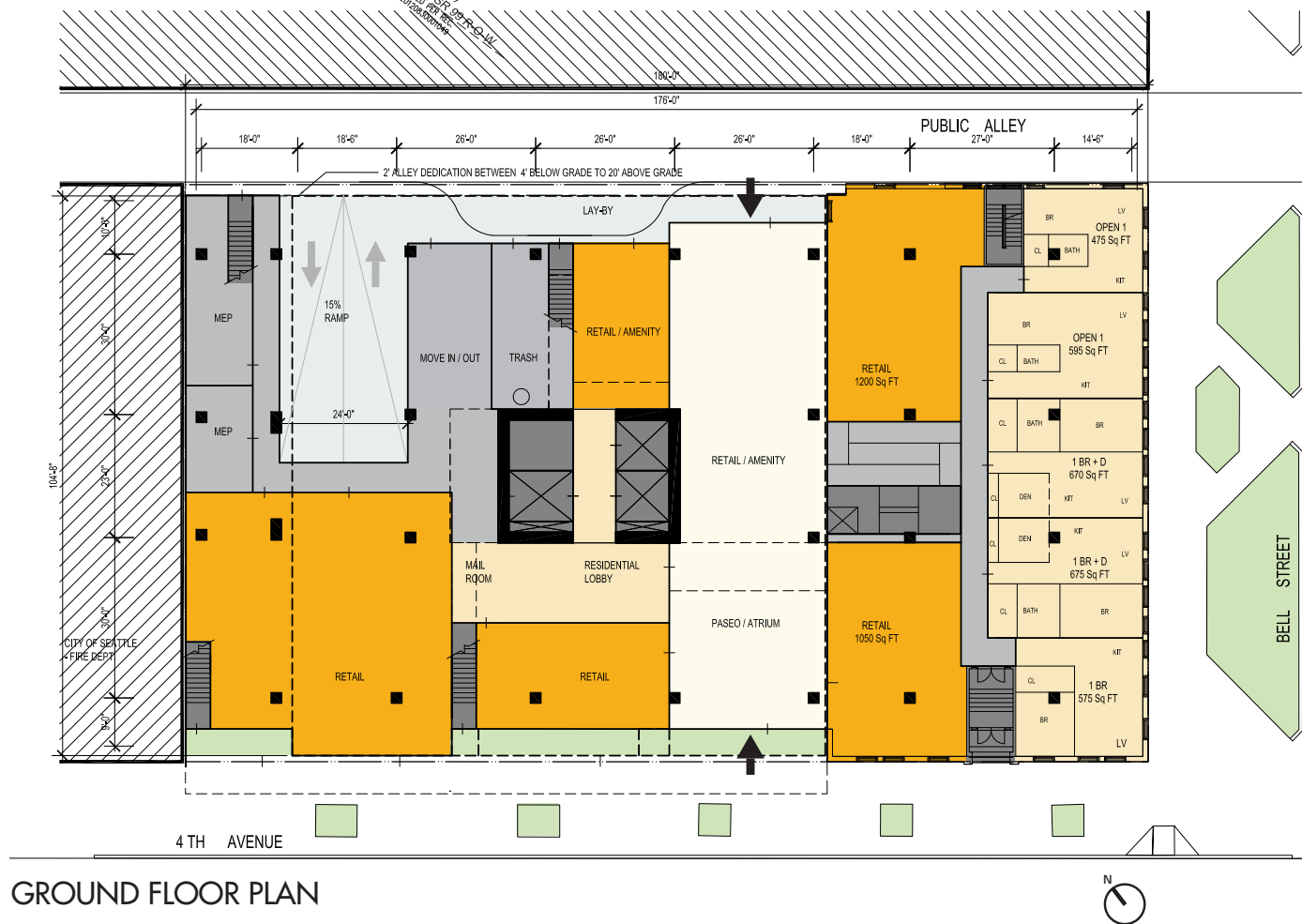
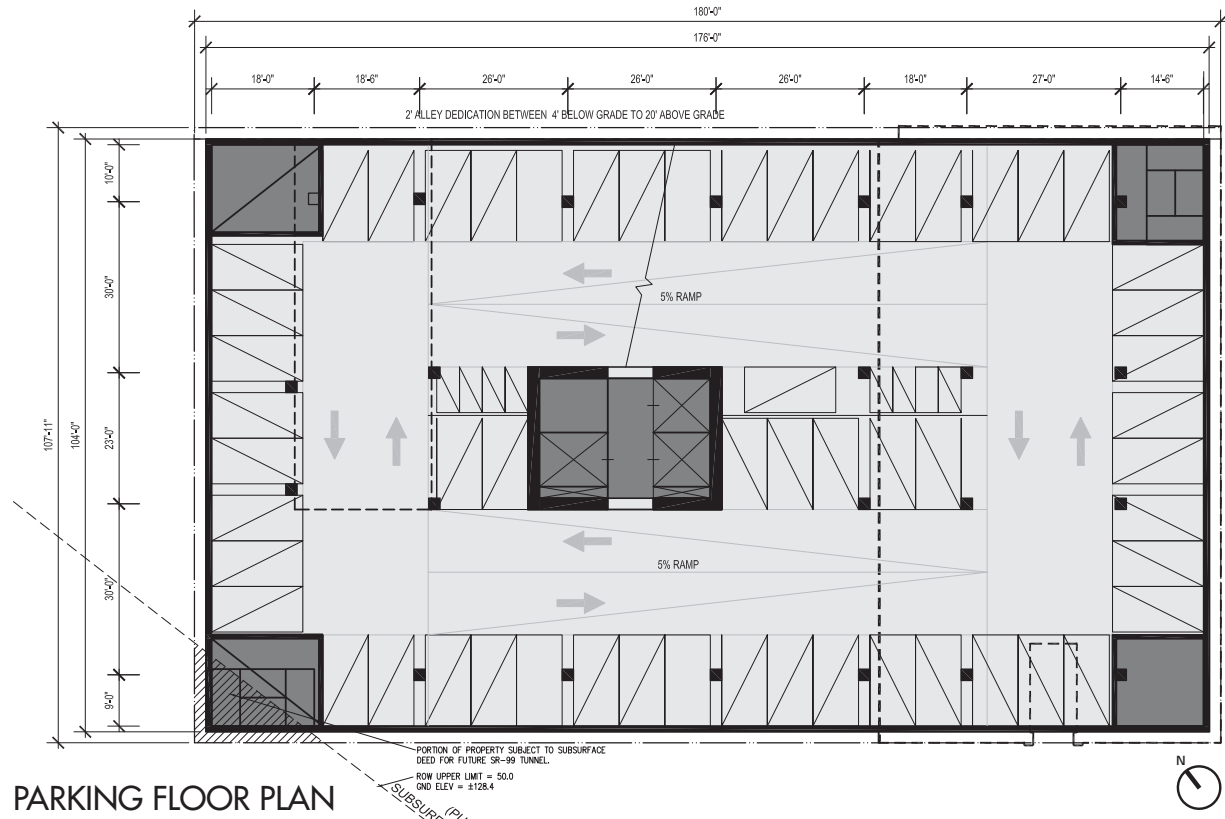
- Well defined form
- Tower location is completely off of Historic Franklin building footprint giving it a significant presence
- Roof of Franklin building can be utilized as large outdoor amenity area

CONS:

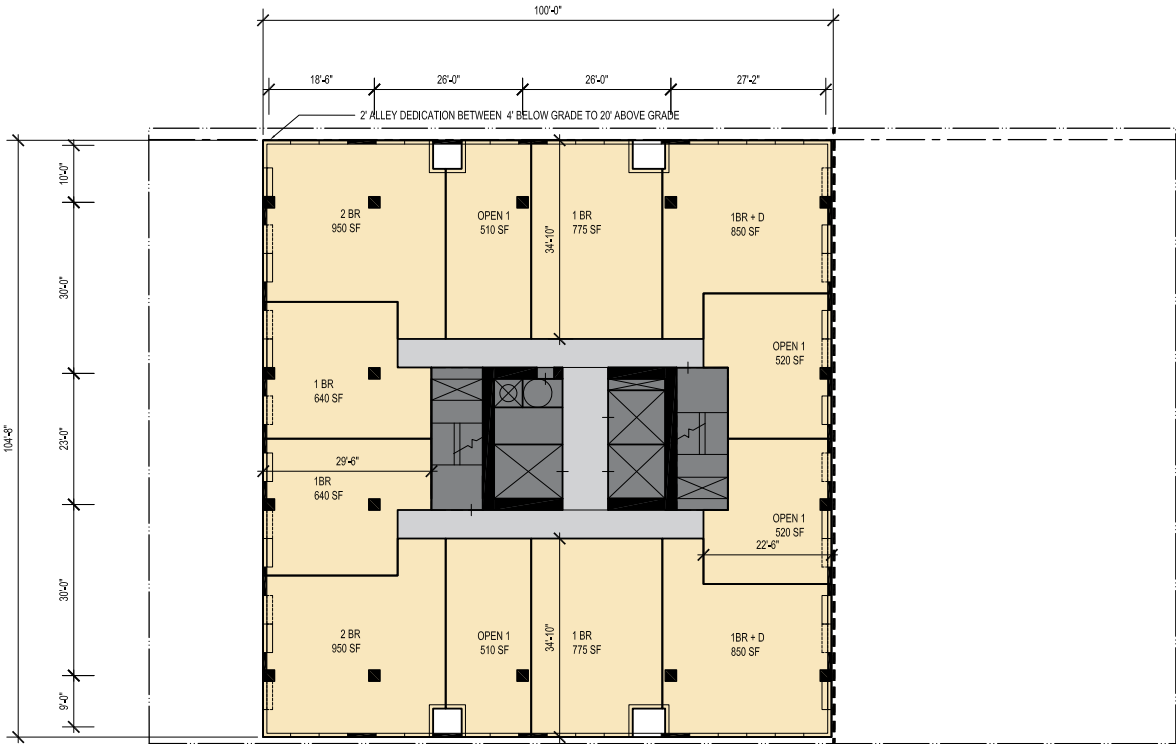
- Reduced leasable area due to not maxing out allowable zoning envelope



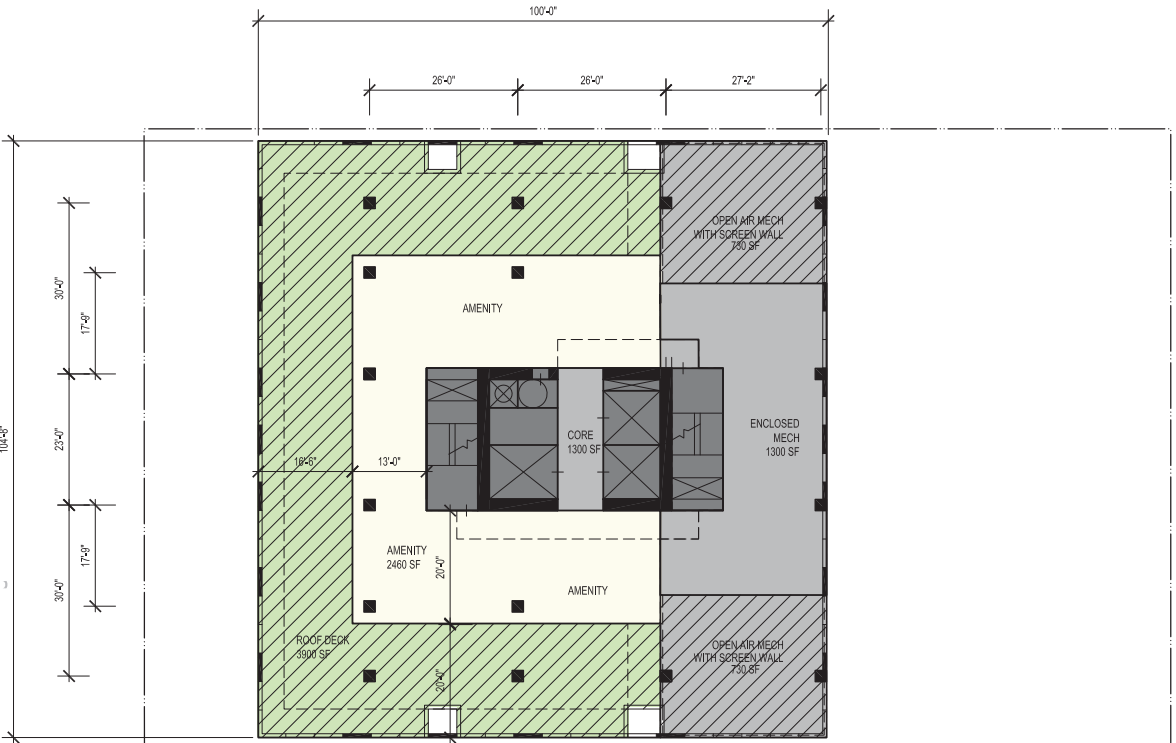
DESIGN PROPOSAL MASSING CONCEPT 4 (PREFERRED OPTION)



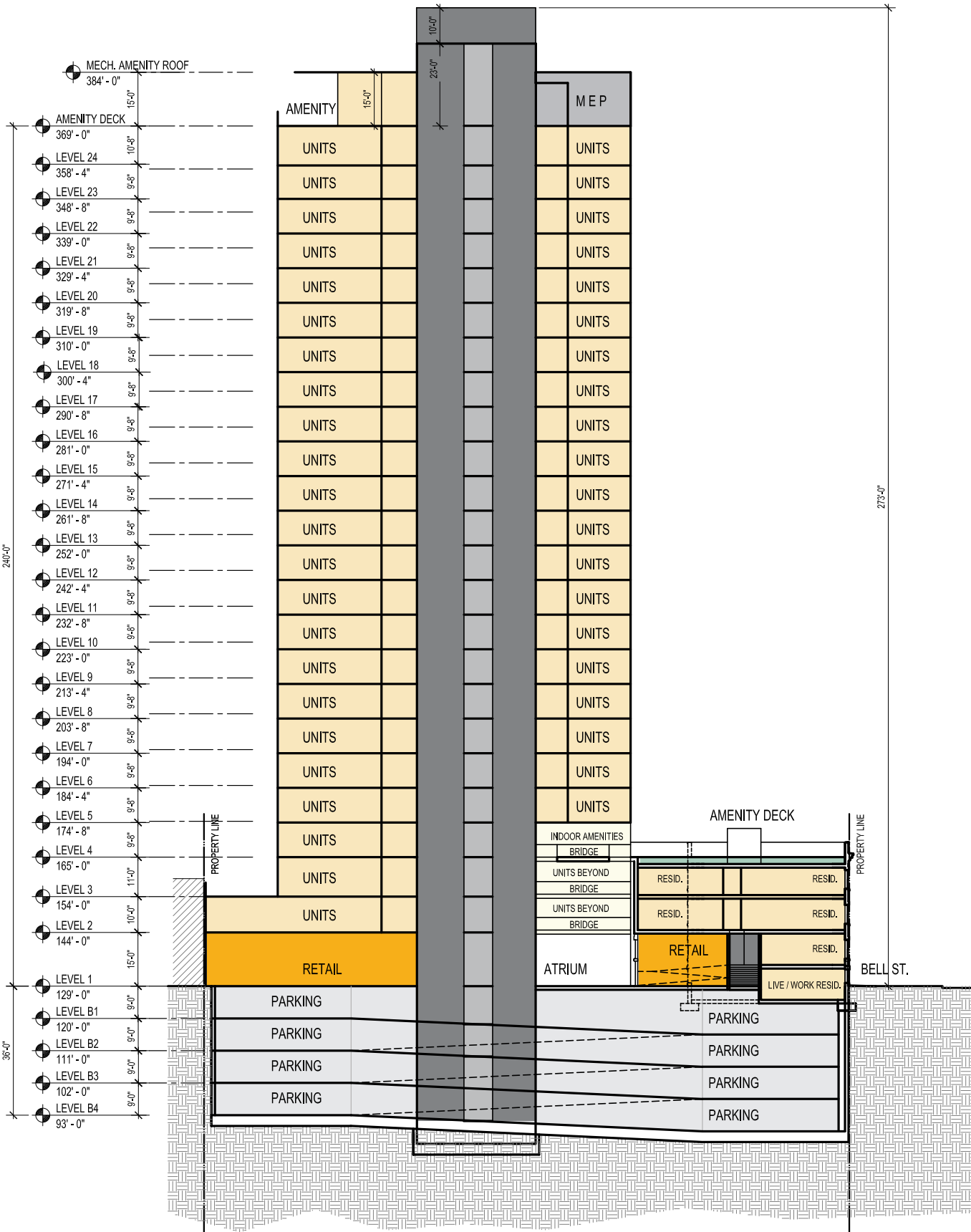
DESIGN PROPOSAL MASSING CONCEPT 4 (PREFERRED OPTION)



TYPICAL FLOOR PLAN



ROOF PLAN



SECTION

DESIGN PROPOSAL MASSING CONCEPT 4 (PREFERRED OPTION)

CONCEPT 4 PERSPECTIVES



AERIAL PERSPECTIVE



VIEW FROM CORNER OF 4TH AVE & BELL ST



VIEW LOOKING WEST ON 4TH AVE



VIEW LOOKING NORTH ON 4TH AVE

DESIGN PROPOSAL MASSING CONCEPT 4 (PREFERRED OPTION)

CONCEPT 4 PERSPECTIVES



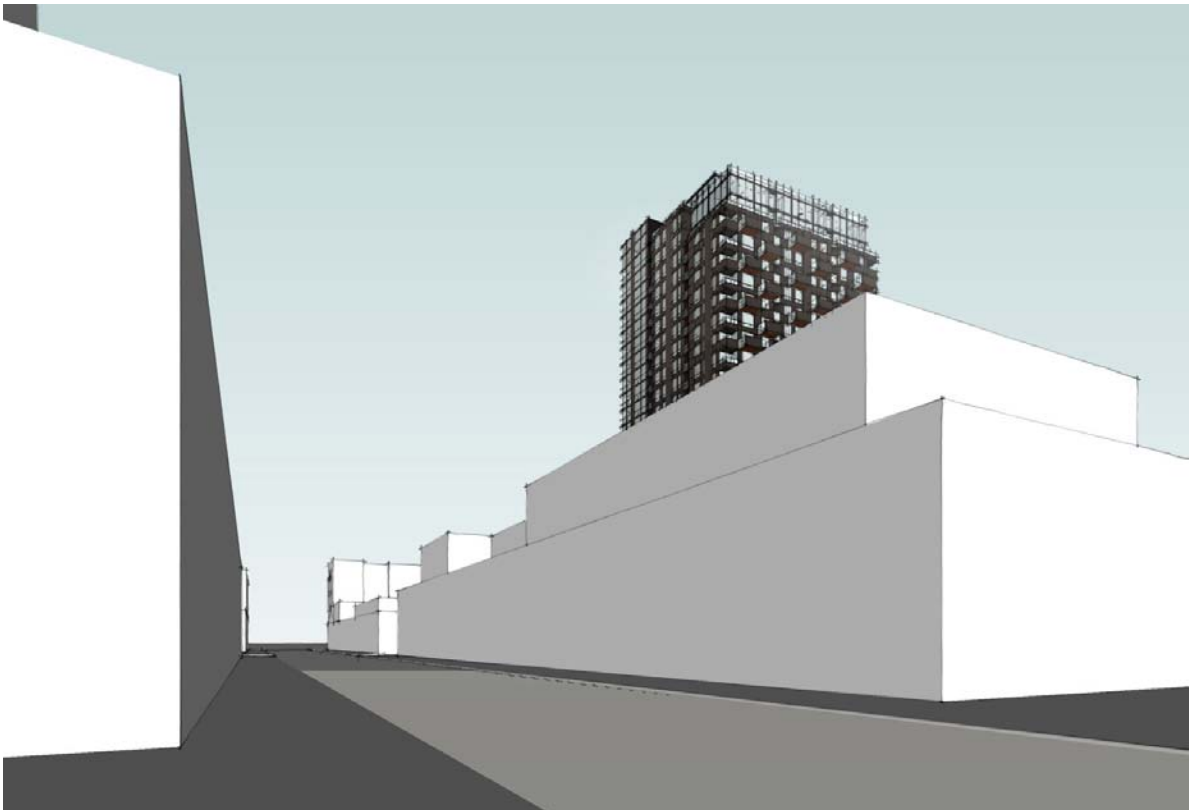
AERIAL PERSPECTIVE



VIEW FROM BELL ST & 5TH AVE



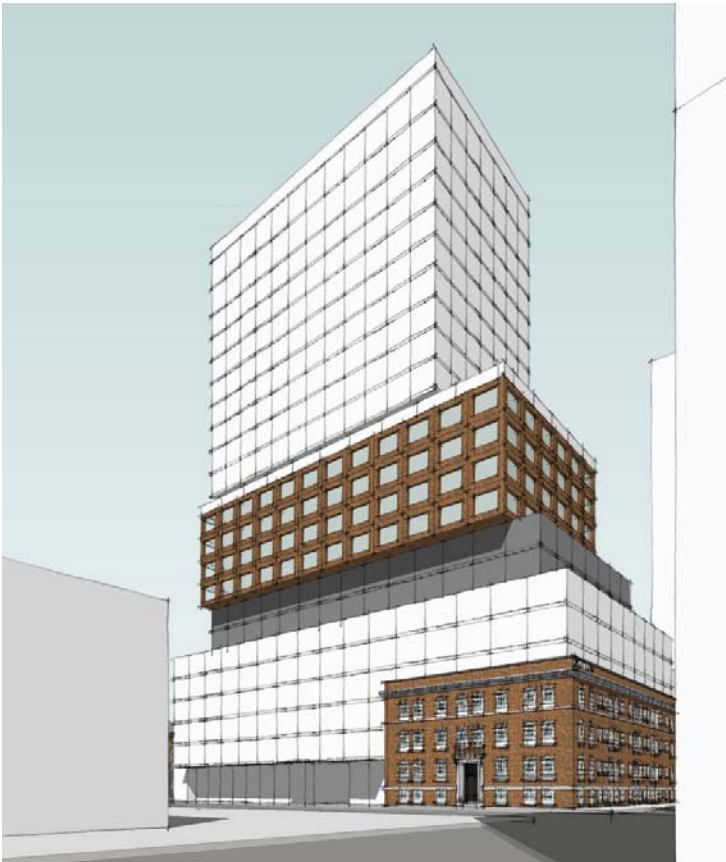
VIEW FROM 4TH AVE & BATTERY STREET



VIEW FROM 5TH AVE & BATTERY STREET

MASSING COMPARISON

DESIGN PROPOSAL MASSING COMPARISON



OPTION 1 - ENGAGED MASSING

- PROS:
- Articulated massing
 - Ample roof decks for planting / gardens
 - Adheres to all setback and zoning requirements, no departures required
- CONS:
- Completely envelops historic Franklin building
 - Form is undefined
 - Bar building creates unflattering proportions, especially when viewed from West side

DEPARTURES: None requested



OPTION 2 - PODIUM SCHEME

- PROS:
- Well responded to landmark buildings on both sides
 - Tower location is completely off of Historic Franklin building footprint giving it a significant presence
 - Roof of Franklin building can be utilized as large outdoor amenity area
 - Corner balconies and recessed form to reduce the massing
- CONS:
- Reduced leasable area due to not maxing out allowable zoning envelope

DEPARTURES: See Departure Diagrams



OPTION 3 - L SCHEME

- PROS:
- Well defined form
 - Tower location is completely off of Historic Franklin building footprint giving it a significant presence
 - Roof of Franklin building can be utilized as large outdoor amenity area
- CONS:
- Reduced leasable area due to not maxing out allowable zoning envelope

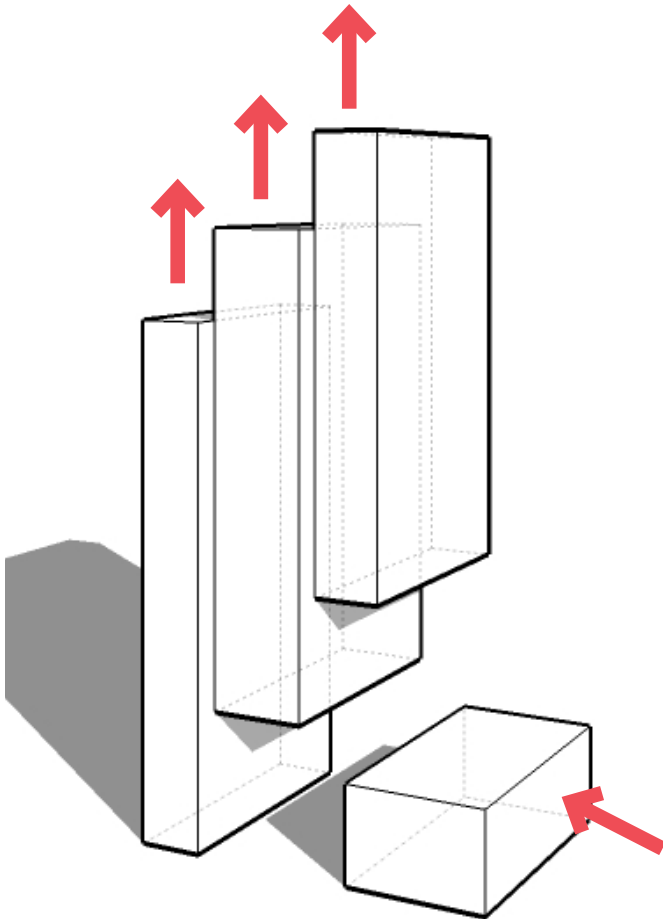
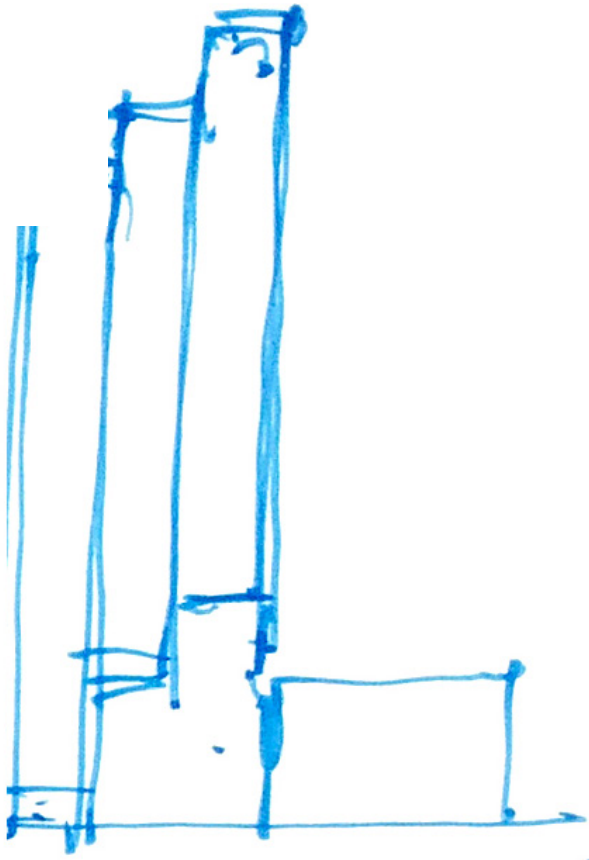
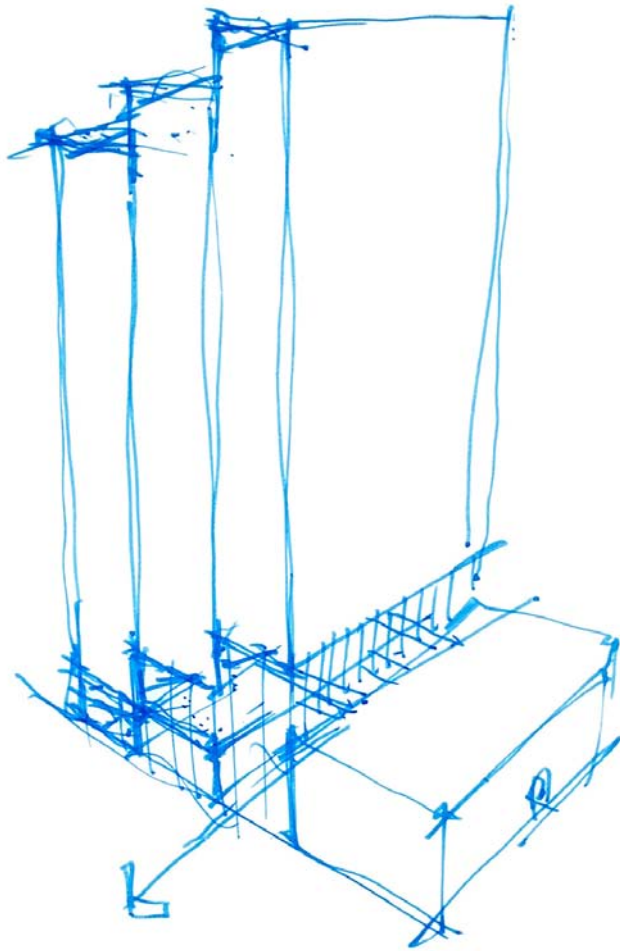
DEPARTURES: See Departure Diagrams



OPTION 4 -LIFT (PREFERED)

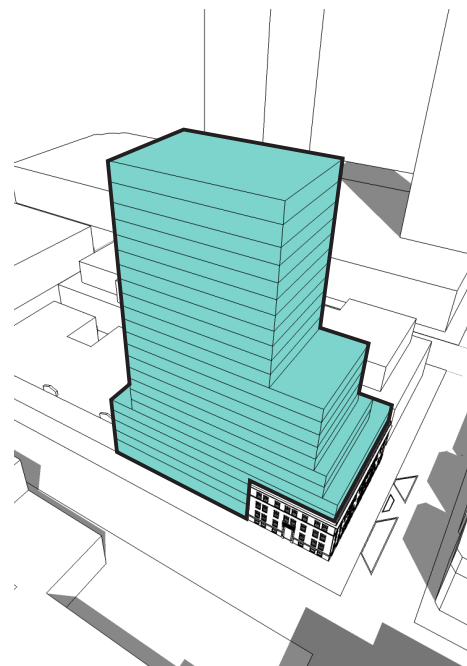
- PROS:
- Well defined form
 - Tower location is completely off of Historic Franklin building footprint giving it a significant presence
 - Roof of Franklin building can be utilized as large outdoor amenity area
- CONS:
- Reduced leasable area due to not maxing out allowable zoning envelope

DEPARTURES: See Departure Diagrams

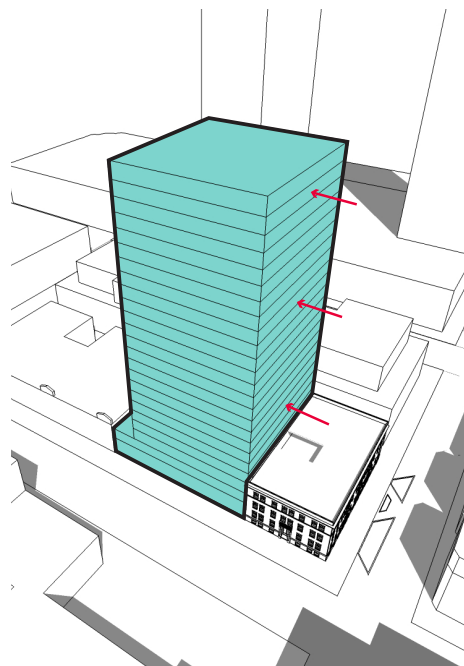


DESIGN PROPOSAL DESIGN CONCEPTS

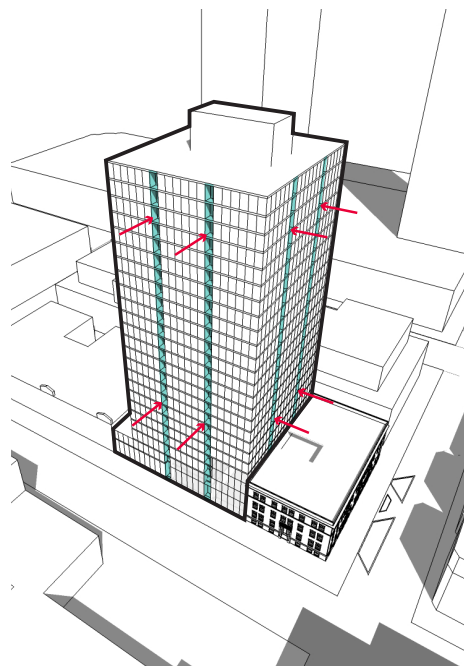
PARTI DIAGRAM



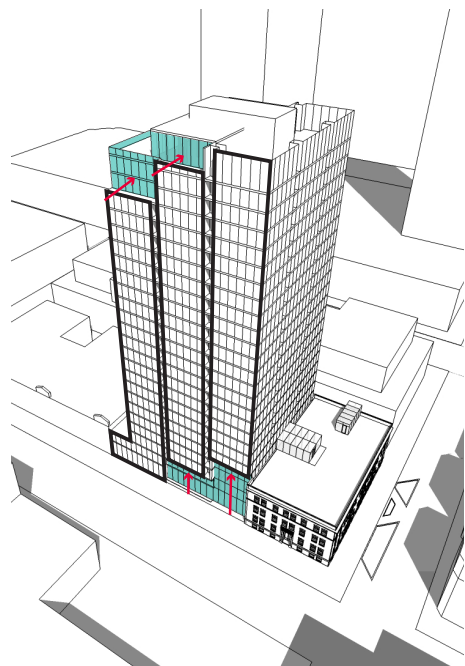
1. ALLOWABLE ZONING ENVELOPE



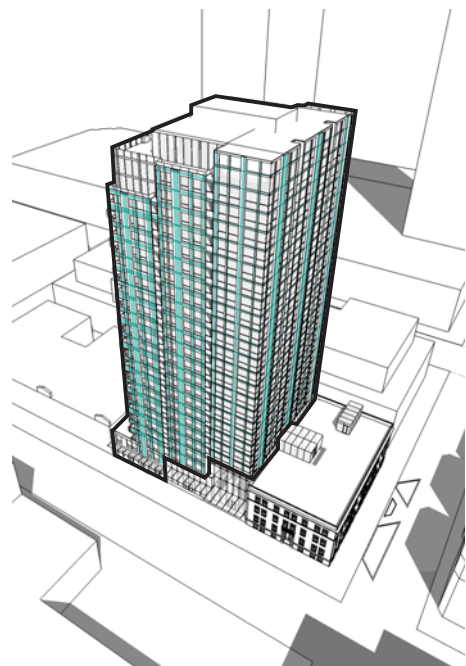
2. SETBACK TOWER OFF HISTORIC FRANKLIN APARTMENT



3. DIVIDE TOWER MASSING INTO THIRDS ON ALL SIDES



4. CREATE VISUAL OF 3 LIFTED MASSES WITH GROUND FLOOR AND ROOFTOP SETBACKS



5. FACADE ARTICULATION USING VARIABLE DENSITY VERTICAL AND HORIZONTAL BANDING



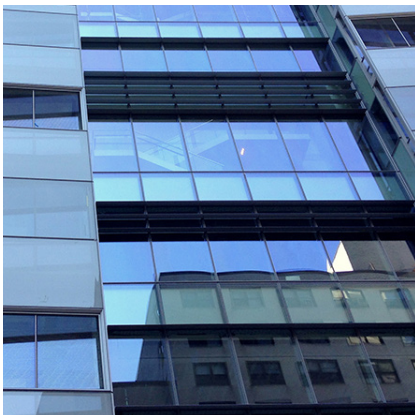
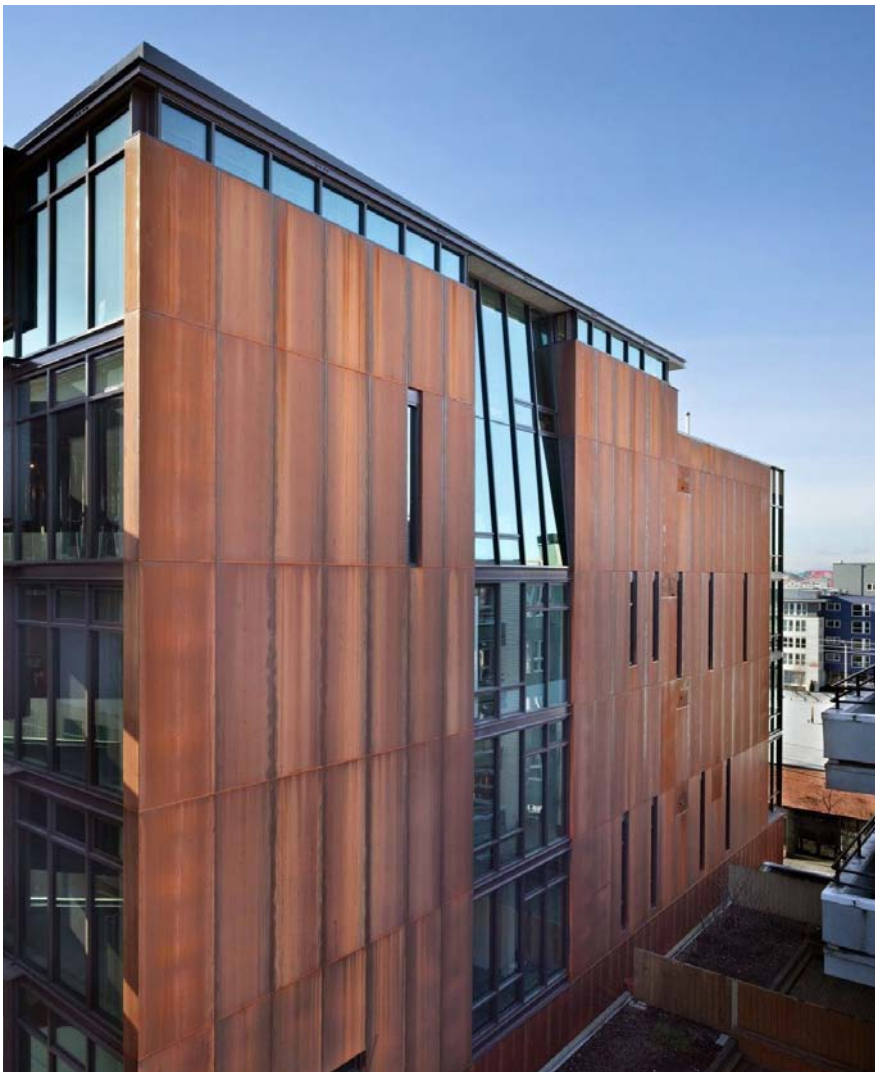
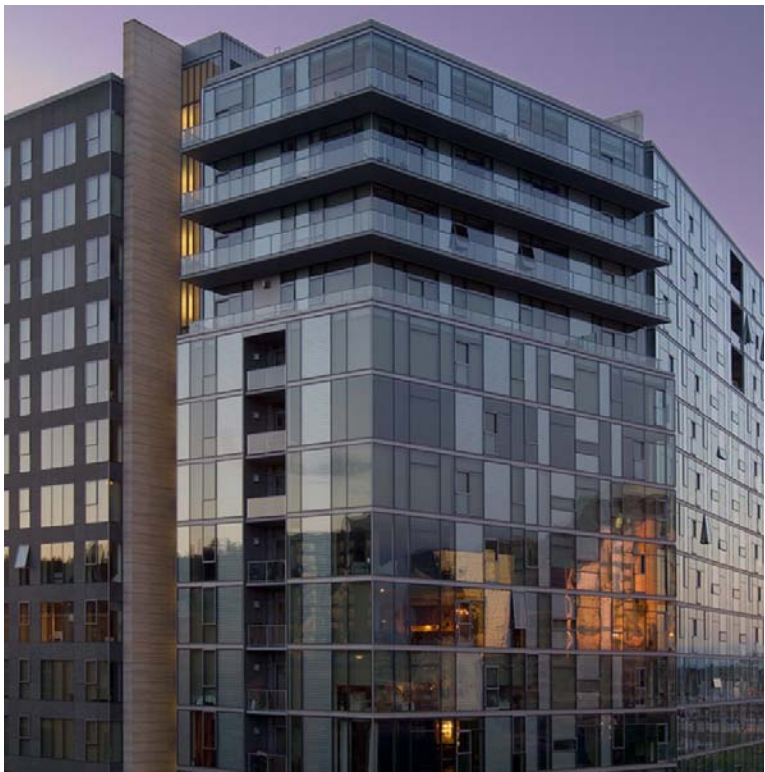
6. TEXTURE AND COLOR

DESIGN PROPOSAL DESIGN CONCEPTS

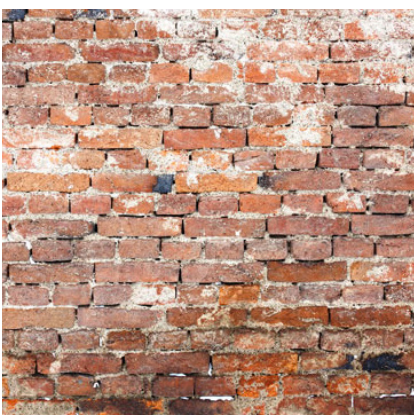
JUXTAPOSE / STREET CHARACTER

The design concept of the preferred scheme is a reaction to the immediate site context of the historic building, as well as taking design cues from local Belltown and Seattle influence. The project aims to create a strong juxtaposition between the historic Franklin Apartment Building and a contemporary residential tower. A series of simple yet elegant finishes and textures have been chosen to accentuate the architectural concept and create a harmony between old and new.

VIEW FROM 4TH AVE / BELL STREET INTERSECTION



BLUE TINTED CURTAIN WALL



HISTORIC BRICK

DESIGN PROPOSAL DESIGN CONCEPTS

JUXTAPOSE / STREET CHARACTER

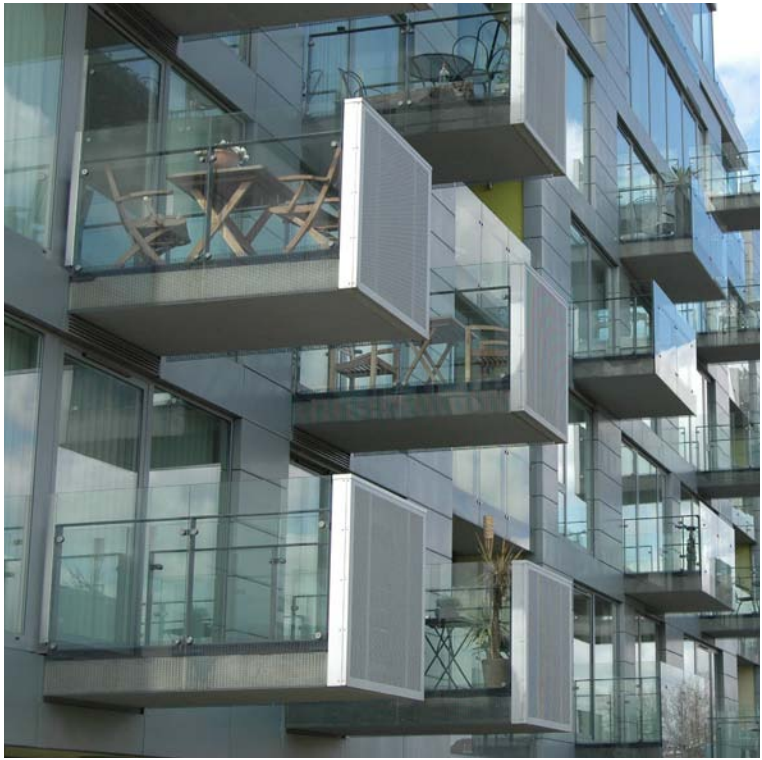
BUILDING ENTRANCE



DESIGN PROPOSAL DESIGN CONCEPTS

JUXTAPOSE / STREET CHARACTER

4TH AVE STREET LEVEL



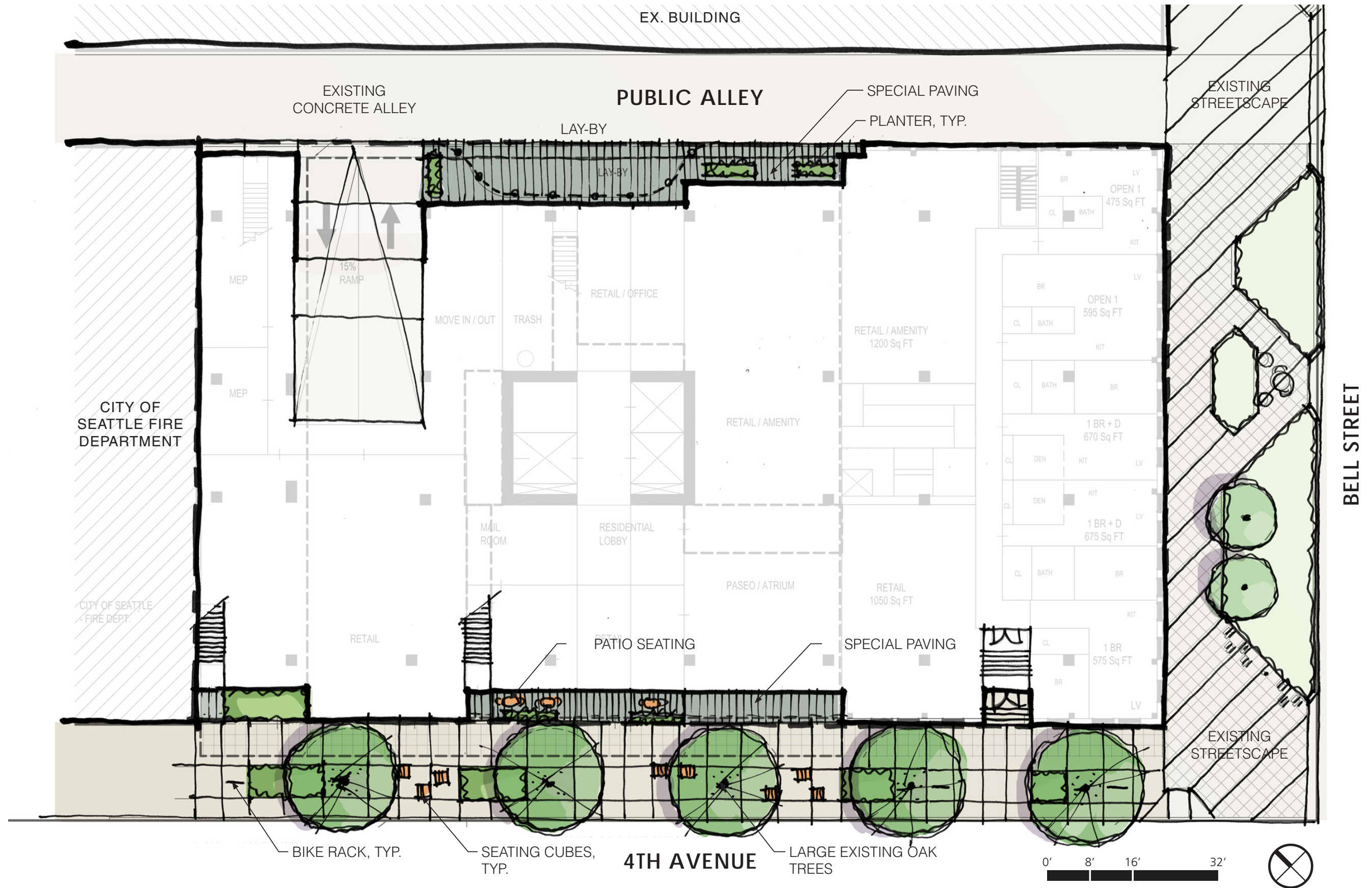
DESIGN PROPOSAL DESIGN CONCEPTS

JUXTAPOSE / STREET CHARACTER

VIEW FROM ATRIUM



DESIGN PROPOSAL LANDSCAPE DESIGN - GROUND FLOOR



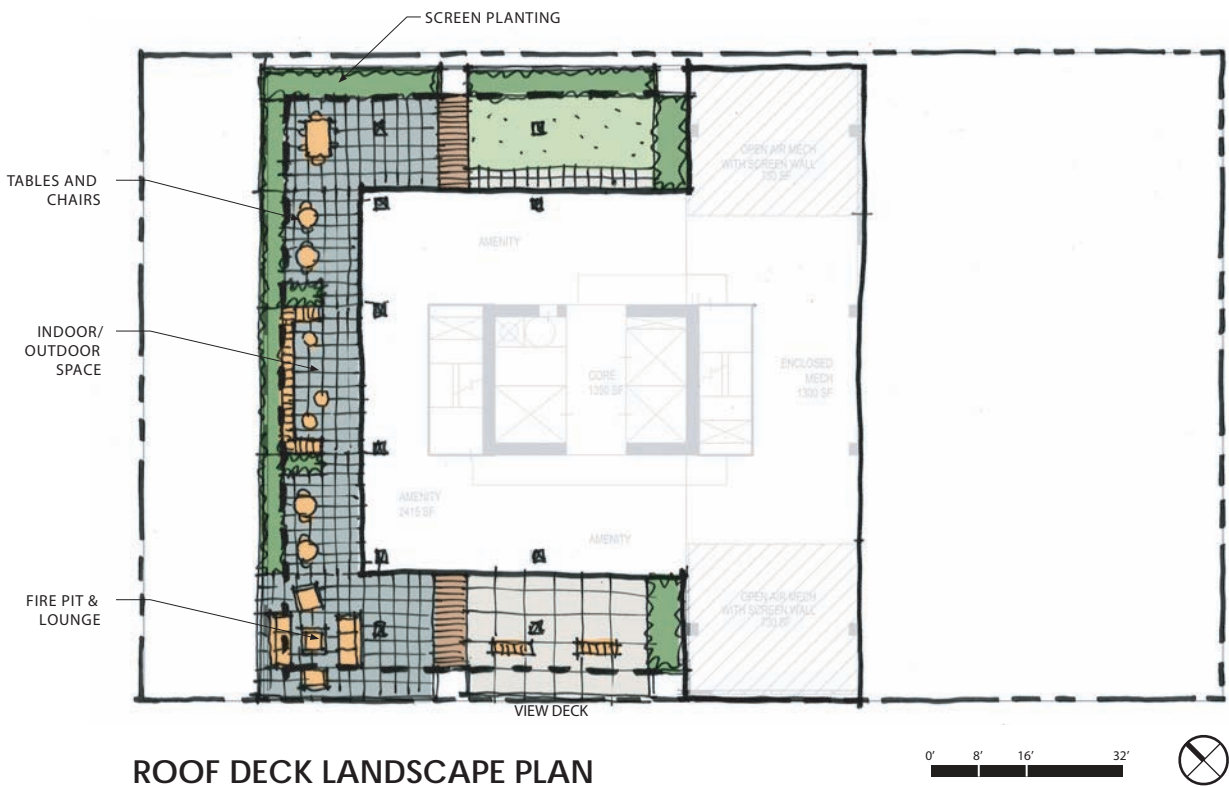
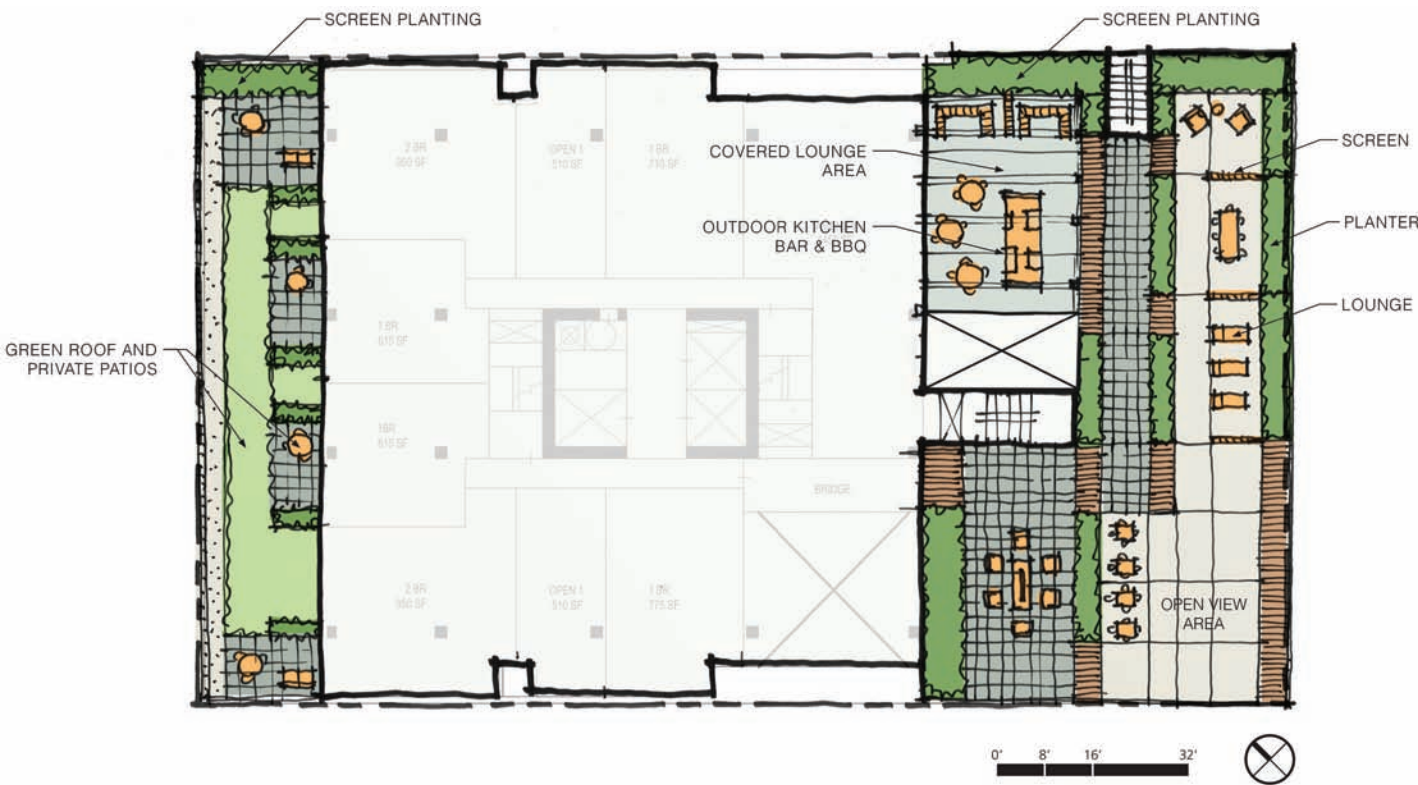
DESIGN PROPOSAL LANDSCAPE DESIGN

STREET LEVEL

The design concept for the street-level landscape seeks to both preserve viable existing trees on 4th Avenue and provide additional enhancements that respond to recent adjacent green street developments on Bell Street. Additions to 4th Avenue include bike racks, modern seating elements, new landscaping, and accent paving to enrich the pedestrian experience. The design also activates the public alley by providing a direct visual and material connection through the building from 4th Avenue to the alleyway with specialty paving.

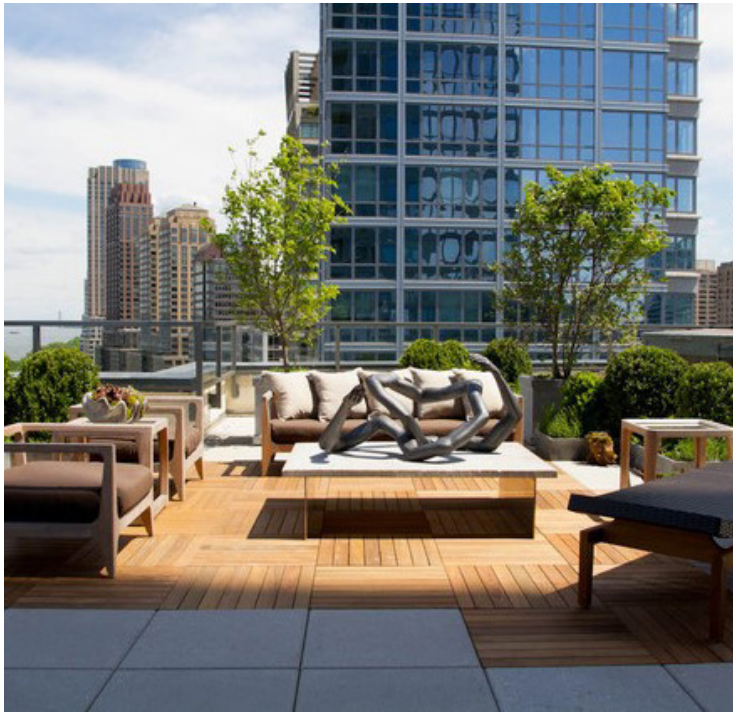
ROOF DECK AND TERRACES

The design provides shared outdoor amenity spaces on the fourth floor terrace and roof deck level. These spaces include a number of different elements: open viewing decks, fire pit and lounge areas, a covered outdoor modern kitchen bar and barbeque station, and private seating and dining spaces. Private patios are provided for units on the fourth floor. Care has been taken to preserve the existing street façade of the historic building by ensuring that new landscape elements and structures will not alter the existing building appearance.

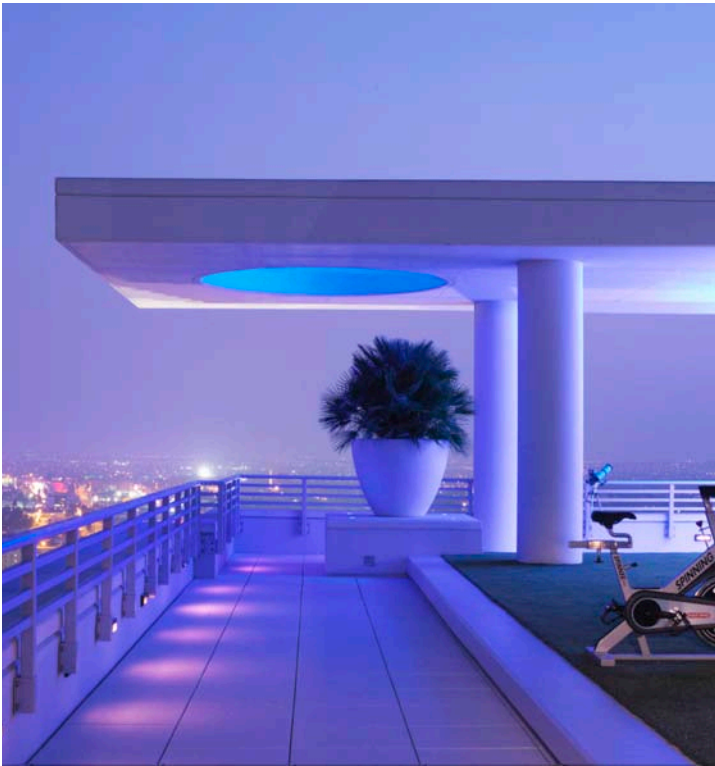




DESIGN PROPOSAL LANDSCAPE DESIGN INSPIRATIONS



DESIGN GUIDELINES BELLTOWN URBAN CENTER VILLAGE



A2 - ENHANCE THE SKYLINE

A1 RESPOND TO THE PHYSICAL ENVIRONMENT

Guideline
Develop the architectural concept and compose the building’s massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site.

Response
The design of the project is strategic in using various design elements such as massing, scale, position, orientation of decks and balconies, etc. in order to respond directly to the various geographic and urban stimuli of the area. Additionally, the concept will be heavily influenced by the nature of Belltown as a historic and unique district within the city of Seattle.

A2 ENHANCE THE SKYLINE

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

Response
The tower design will incorporate an inhabitable space at the rooftop level which will include a rooftop garden and shaded outdoor area. This space will be integrated into the form and design of the building in order to accentuate the skyline in the area. The rooftop amenity space will be designed in order to respond to the local drivers in the area such as the Puget sound and the Downtown district both functionally and aesthetically.

B1 RESPOND TO THE NEIGHBORHOOD CONTEXT

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

Response
The design of the tower works integrally with the existing historic building in order to create an urban condition which augments the existing condition of the neighborhood and the spirit of Belltown.



B3 - REINFORCE THE POSITIVE URBAN FORM

B2 CREATE A TRANSITION IN BULK & SCALE

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

Response
A driving force of the project was to maintain the scale and 3-dimensionality of the existing historic building by locating our tower completely off the footprint in order to create a street section which is more desirable from an urban standpoint. This strategy also creates a transition in scale from Bell Street to the North side of the project.

B3 REINFORCE THE POSITIVE URBAN FORM & ARCHITECTURAL ATTRIBUTES OF THE IMMEDIATE AREA

Guideline
Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development. The principal objective of this guideline is to promote scale and character compatibility through reinforcement of the desirable patterns of massing and facade composition found in the surrounding area. Pay particular attention to designated landmarks and other noteworthy buildings.

Response
The architectural design of the tower is compatible with the immediate context as well as the architectural nature of new projects in Belltown and Seattle of similar scale.

B4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING

Guideline
Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept.

Response
In addition to promoting an appropriate transition in the urban scale, keeping the tower off of the existing historic building allows for a unified formal concept for the tower as well as contributes to a usable and efficient residential layout. The design also breaks up the massing into more attractive proportions.



C1 - PROMOTE PEDESTRIAN INTERACTION

C1 PROMOTE PEDESTRIAN INTERACTION

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

Response
Various spaces in the design of the project have been dedicated to enhancing the pedestrian experience within the project. We have set back the face of building on both the East and West (alley) sides of the project to create open space, as well as utilized a large shared atrium space that will act as a pedestrian connector within the project.

C2 DESIGN FACADES OF MANY SCALES

Guideline
Design architectural features, fenestration patterns, and material compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

Response
The design of the tower utilizes massing strategies which reduce the scale of the project, breaking it down into a manageable and more human scale. Additionally, the facade of the project will further utilized a smaller hierarchy of sizes in order to be engaging at a variety of scales. The street level of the project is also articulated at a human scale.

C3 PROVIDE ACTIVE-NOT BLANK-FACADES

Guideline
Buildings should not have large blank walls facing the street, especially near sidewalks.

Response
All four sides of the project have been designed thoughtfully, each portion of the project is engaging and there are no blank facades in the design of the project.



C4 - REINFORCE BUILDING ENTRIES

C4 REINFORCE BUILDING ENTRIES

Guideline
To promote pedestrian comfort, safety, and orientation, reinforce the building's entry.

Response
The main entry space in our project is integral in our design as it is not only an entrance to the tower, but also acts as a connector between the tower and the existing historic building. It has therefore been designed to be clearly indicated as an entry and expressed on the exterior of the project on both the East and West sides.

C5 ENCOURAGE OVERHEAD WEATHER PROTECTION

Guideline
Encourage project applicants to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

Response
The design has continuous overhead weather protection along the entirety of the portion of new construction in the project, as well as larger protection along the main entry of the project.

C6 DEVELOP THE ALLEY FACADE

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

Response
The design contains a setback at the alley side that provides a drop-off as well as a green space between the building and the alley. The lobby/atrium space connects the street to the alley and is one of the two main entrances in the project.

DESIGN GUIDELINES BELLTOWN URBAN CENTER VILLAGE



D1 - PROVIDE INVITING & USABLE OPEN SPACE

D1 PROVIDE INVITING & USABLE OPEN SPACE

Guideline
Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.

Response
The design incorporates major open spaces on both the roof of the historic building as well as a rooftop amenity space atop the tower. The street level also contains an enlarged sidewalk with retail storefront along 4th Ave. These spaces have been designed in response to the geographic and environmental conditions of the project.

D2 ENHANCE THE BUILDING WITH LANDSCAPING

Guideline
Enhance the building and site with substantial landscaping- which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

Response
The design incorporates numerous areas for the use of planting and landscaping including both the East and West sides of the building, an area atop the historic building, as well as a rooftop amenity area.

D3 PROVIDE ELEMENTS THAT DEFINE THE PLACE

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

Response
The design utilizes a unique connection between the historic building and the new tower, an atrium/ lobby space which will be a dynamic feature of the neighborhood. This space will become a highly active destination for the surroundings and will help define the nature and feel of the project.



D4 - PROVIDE APPROPRIATE SIGNAGE
D6 - REINFORCE BUILDING ENTRIES

D4 PROVIDE APPROPRIATE SIGNAGE

Guideline
Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood.

Response
All signage used in the project will be an appropriate scale and orientation for the pedestrian as well as persons traveling in vehicles.

D5 PROVIDE ADEQUATE LIGHTING

Guideline
To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising and display windows, and on signage.

Response
The design aims to incorporate a high level of transparency, especially at the ground level, which will let light spill out into the street at night. Additionally, overhead and storefront lighting will be used where appropriate throughout the project.

D6 REINFORCE BUILDING ENTRIES

Guideline
Design the building and site to enhance the real and perceived feeling of personal safety and security in the immediate area.

Response
The main entry space in our project is integral in our design as it is not only an entrance to the tower, but also acts as a connector between the tower and the existing historic building. It has therefore been designed to be clearly indicated as an entry and expressed on the exterior of the project on both the East and West sides.



E1 - EXISTING SITE CONDITION

E1 MINIMIZE CURB CUT IMPACTS

Guideline
Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

Response
The design of the project creates no additional curb cuts over the existing site.

E2 INTEGRATE PARKING FACILITIES

Guideline
Minimize the visual impact of parking by integrating parking facilities with surrounding development. Incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by.

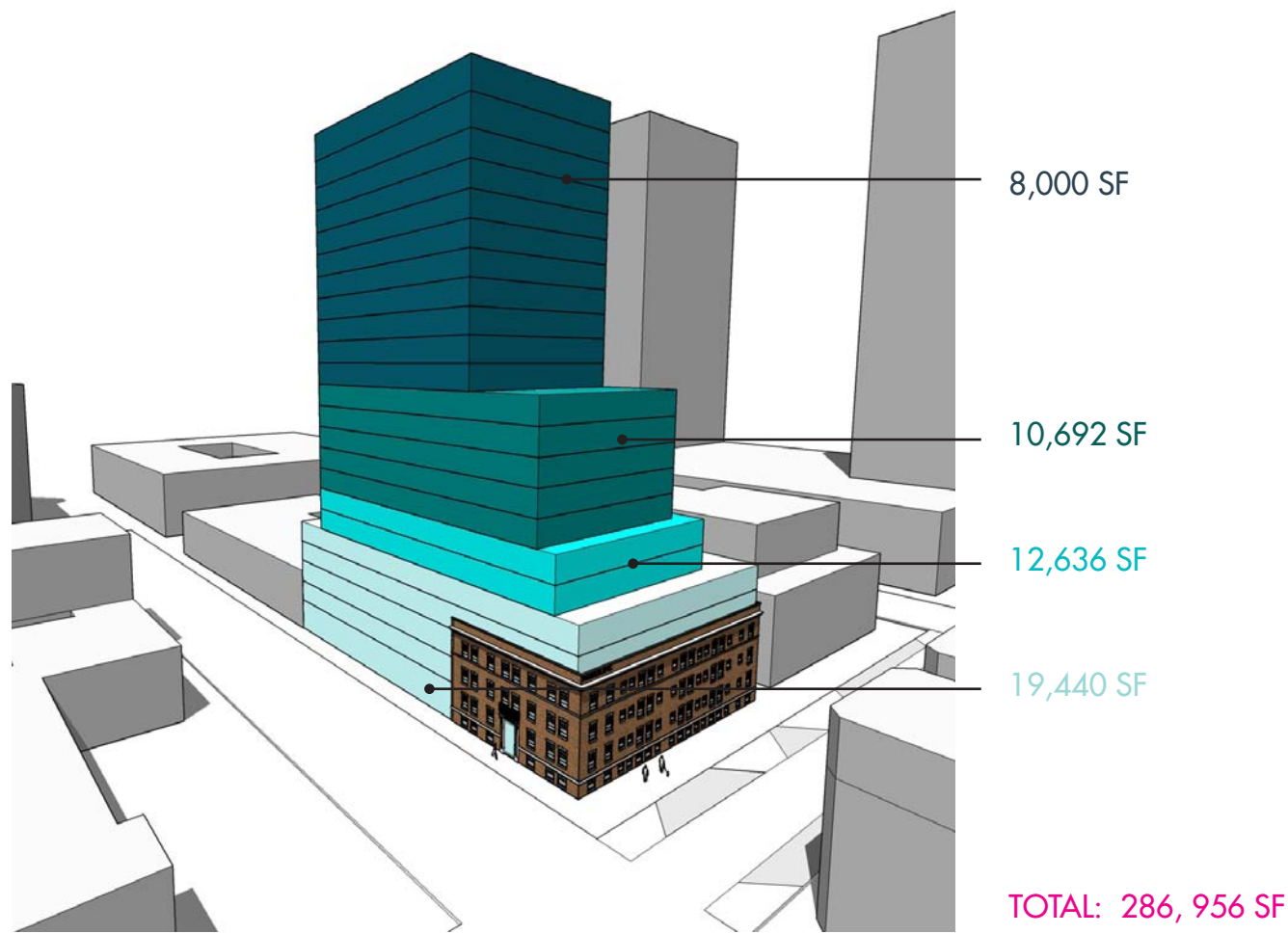
Response
Parking for the project will be underground in order to minimize impact.

E3 MINIMIZE THE PRESENCE OF SERVICE AREAS

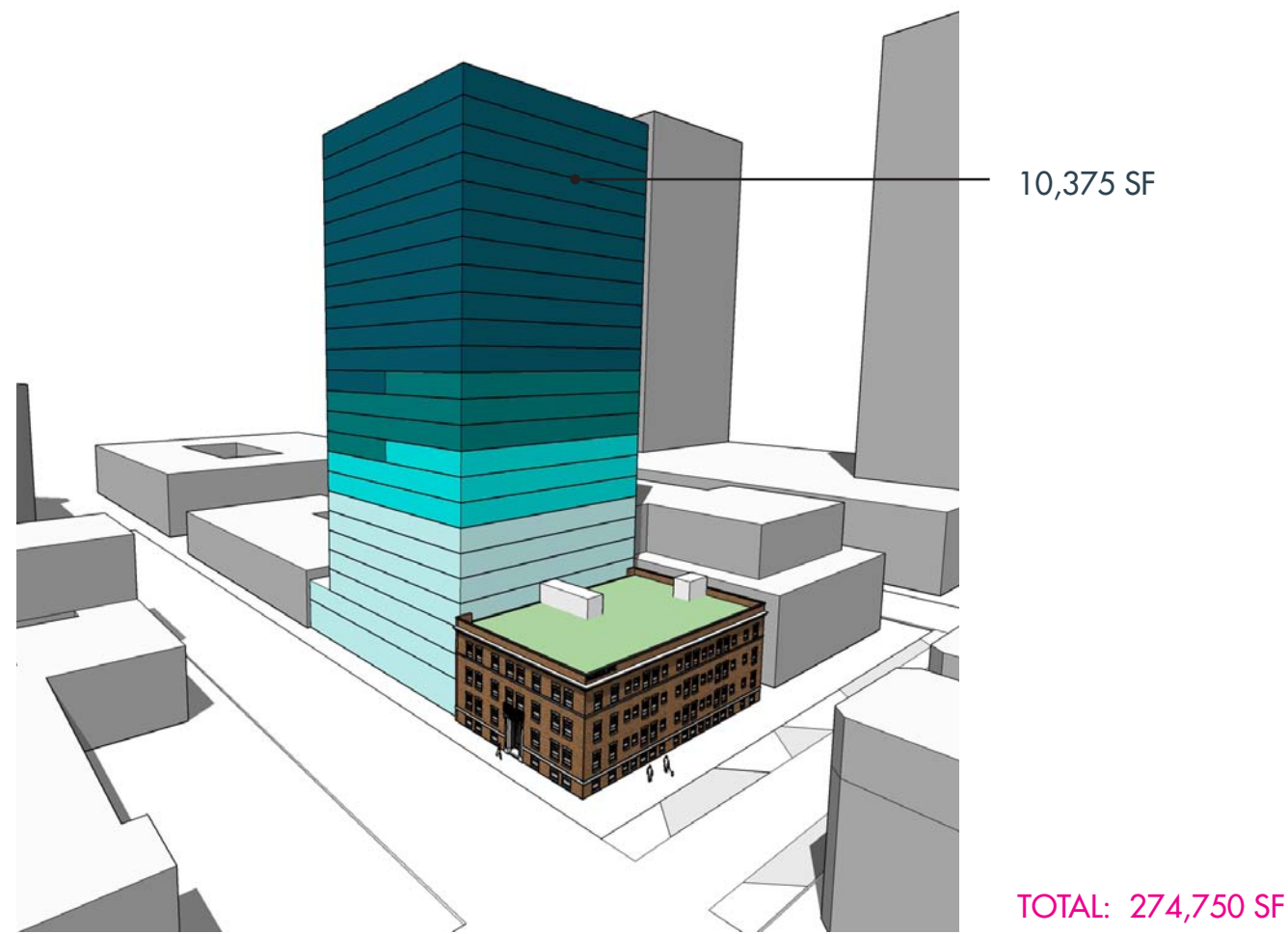
Guideline
Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

Response
All service areas will be accessed from the alley side of the project. Mechanical equipment will be screened in a way that is integrated with the overall architectural design of the project.

DESIGN DEPARTURE



ZONING COMPLIANT MASSING (OPTION 1)



DEPARTURE MASSING (OPTIONS 2 & 3)

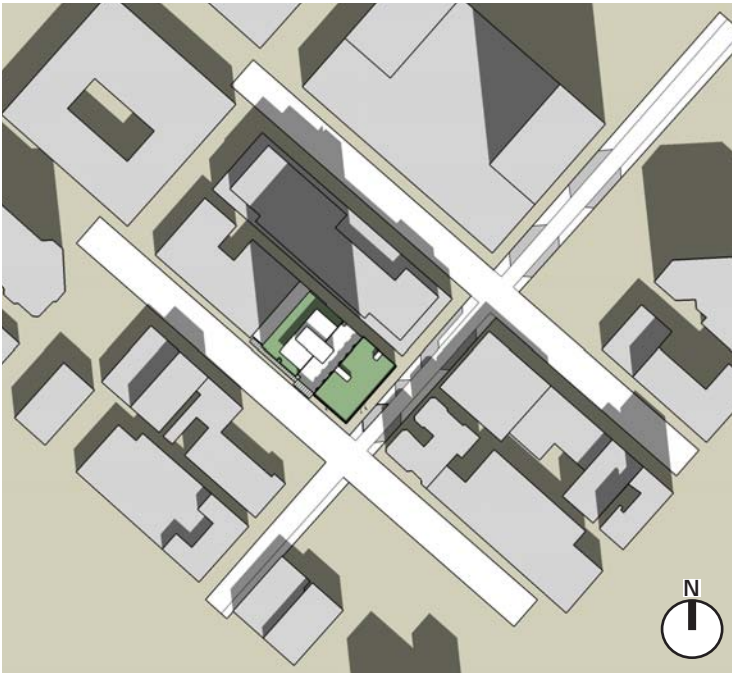
PROS:

- Well defined form
- Tower location is completely off of Historic Franklin building footprint giving it a significant presence
- Roof of Franklin building can be utilized as large outdoor amenity area

DESIGN STUDIES SEASONAL SHADOW ANALYSIS



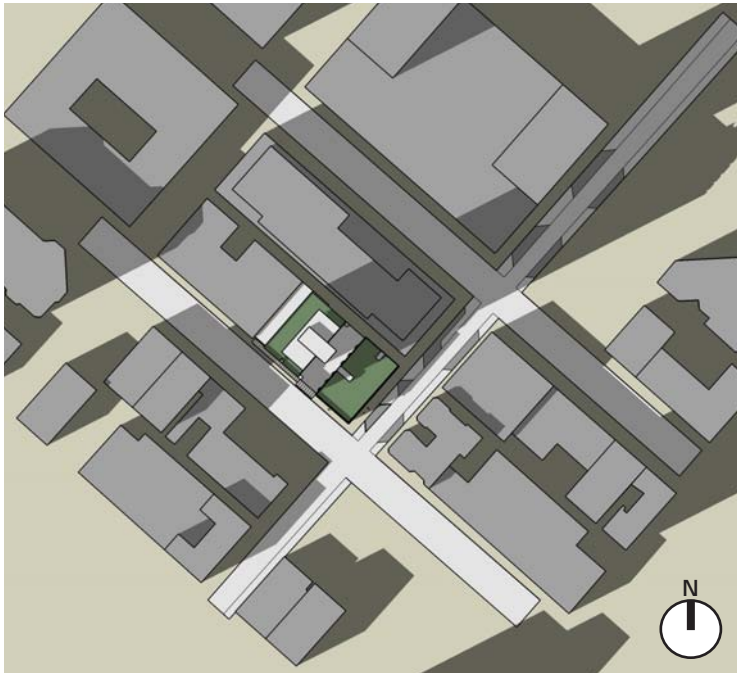
10 AM - SPRING EQUINOX



12 PM - SPRING EQUINOX



2 PM - SPRING EQUINOX



4 PM - SPRING EQUINOX



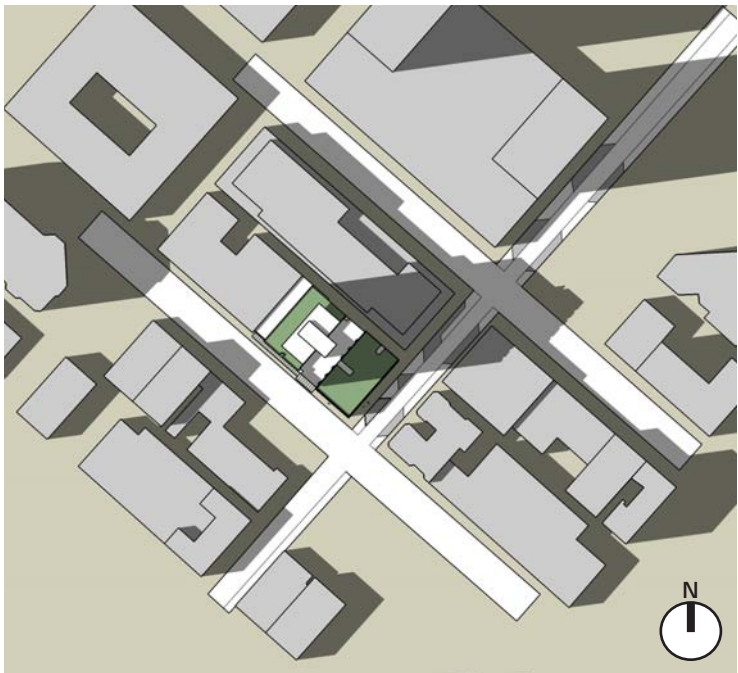
10 AM - SUMMER SOLSTICE



12 PM - SUMMER SOLSTICE



2 PM - SUMMER SOLSTICE

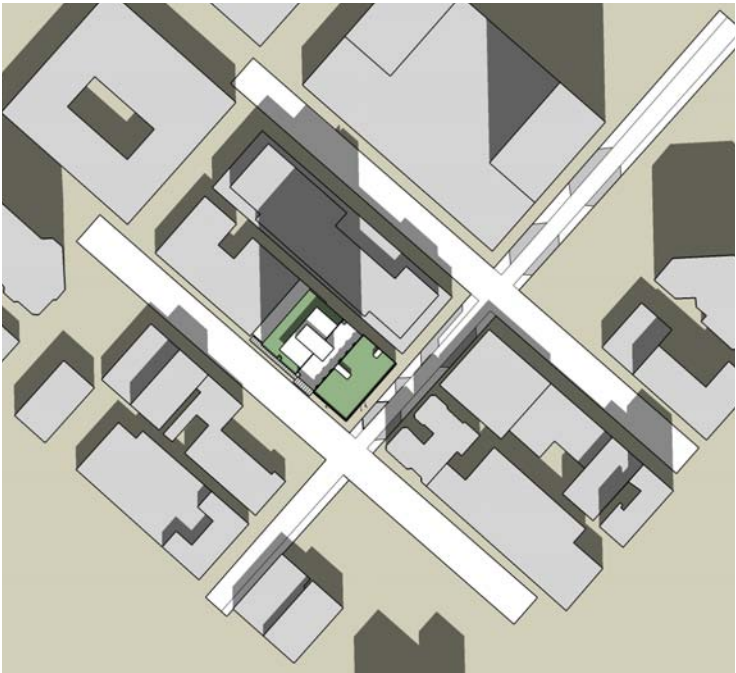


4 PM - SUMMER SOLSTICE

DESIGN STUDIES SEASONAL SHADOW ANALYSIS



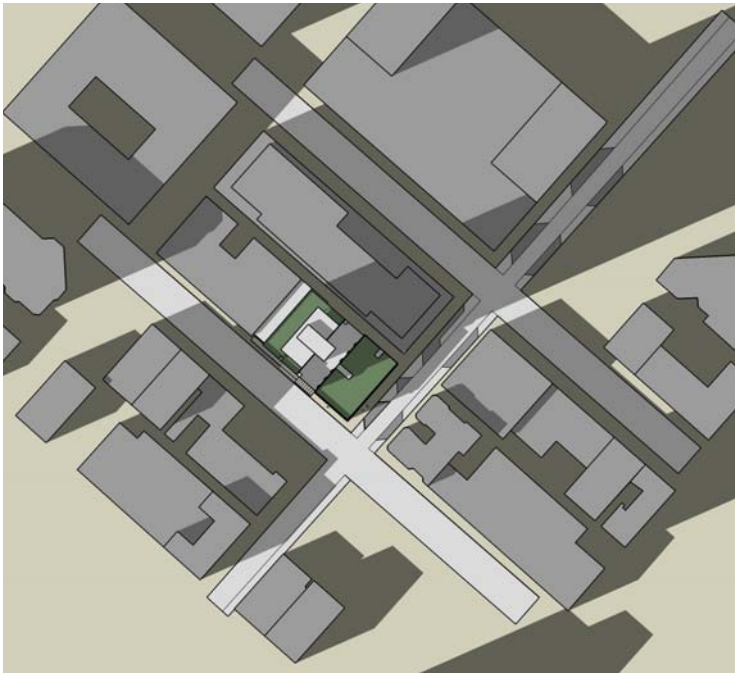
10 AM | AUTUMN EQUINOX



12 PM | AUTUMN EQUINOX



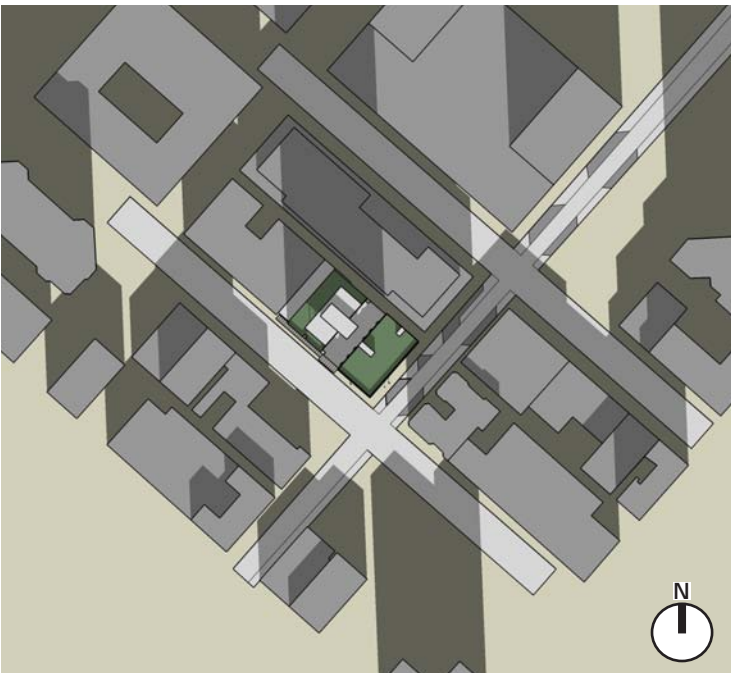
2 PM | AUTUMN EQUINOX



4 PM | AUTUMN EQUINOX



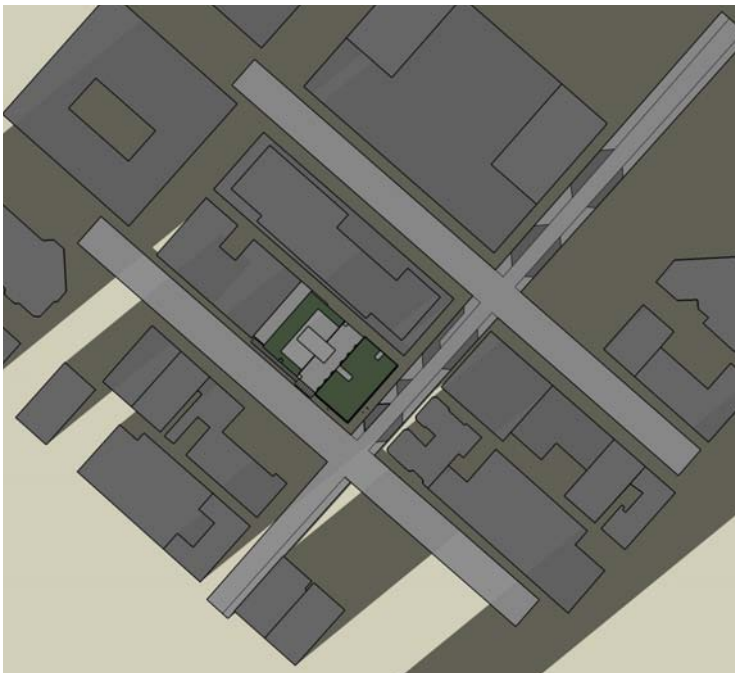
10 AM | WINTER SOLSTICE



12 PM | WINTER SOLSTICE



2 PM | WINTER SOLSTICE



4 PM | WINTER SOLSTICE

