

2ND & Bell

2234 2ND Ave

DPD Project #3020027

Early Design Guidance

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Project Site



PROJECT TEAM

OWNER
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SITE INFORMATION/PROJECT OVERVIEW

Project Location:
2234 2ND Avenue
Seattle Wa 98121

Adjacent Property Zones:
DMR/R 85/65 and DMR/R125/65

Parcel Number:
0694000035

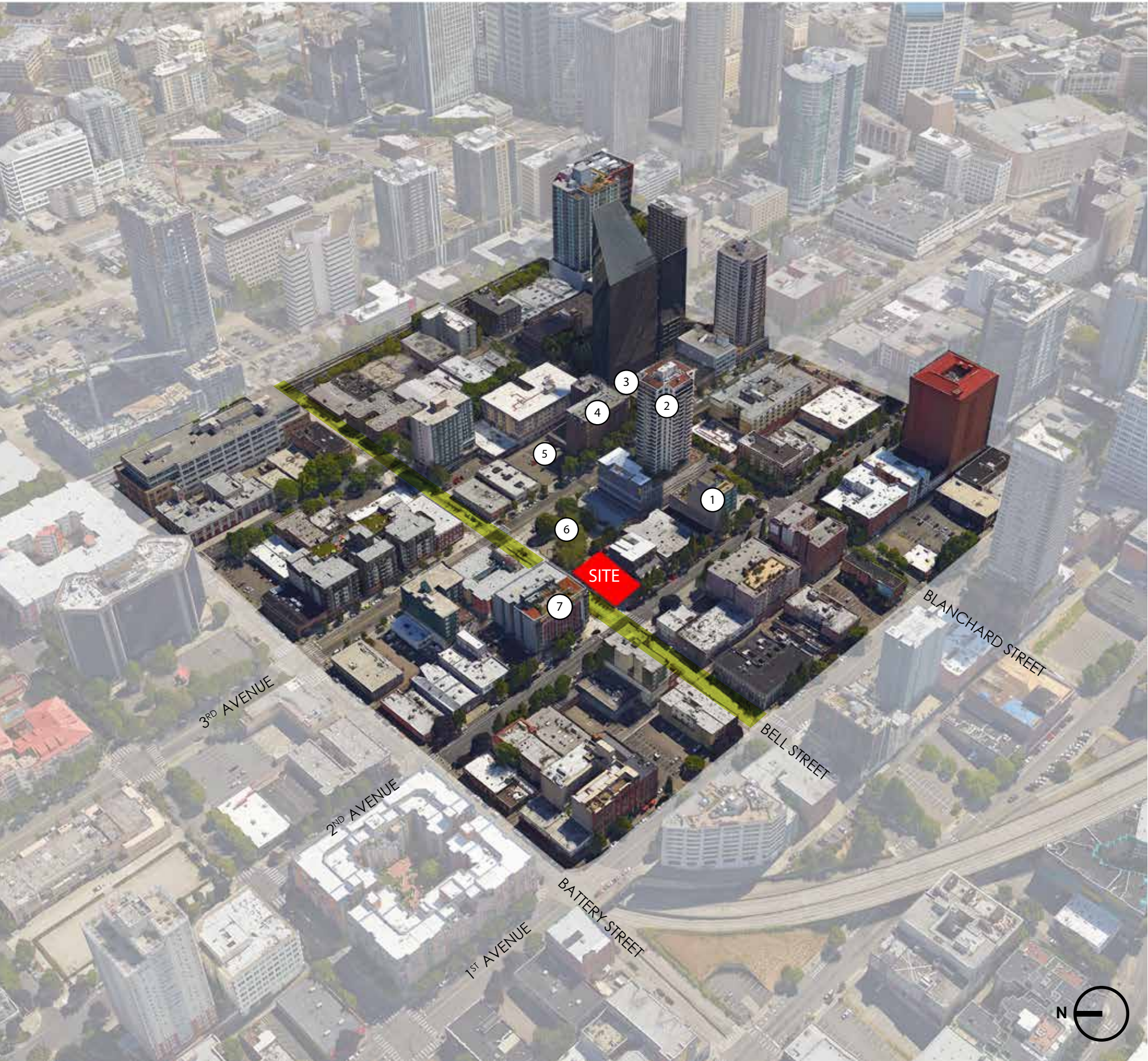
Urban Village Overlay
Belltown (Urban Center Village)
Frequent Transit Corridor

Zoning Classifications
DMR/R 85/65

Lot Area
6,480 SF

Project Site
This project is located at 2234 2ND Avenue in the Belltown Neighborhood of Downtown Seattle. The site is located on the corner of 2ND Avenue and Bell Street and is across the alley from Regrade Park, a dog park owned by the City of Seattle. Across the site on Bell Street is a new apartment building, 206 Bell Apartments, which have ground level retail. Across the site on 2ND Avenue are more retail and apartment buildings. Views to the west are of the water and views to the east are of taller apartment and commercial buildings. The property to the south is for sale and will most likely be demolished in the future. The project site is 6,480 SF and will consist of approximately 63 apartment units located on the upper seven floors. The street level will be a residential lobby as well as multiple retail spaces. The below grade parking level entry is located at the alley at the northern edge of the building site. The total building area is 50,000 SF and includes a rooftop terrace for the residents.

- Lillian Rice Center - 1
- Grandview Condos - 2
- 2134 3RD Belltown Icon - 3
- Cornelius Apartments - 4
- Surface Parking Lot - 5
- Regrade Park (Dog Park) - 6
- 206 Bell Apartments - 7



ZONING CODE/LAND USE SUMMARY

STRUCTURAL HEIGHT 23.49.008
Height in DMR/R 85/65 23.49.008.A,C.
65' height limit for non-residential and live/work units, 85' height limit for residential.
Roof-Top Features 23.49.008.D.1.a
4' beyond height limit (unlimited coverage)

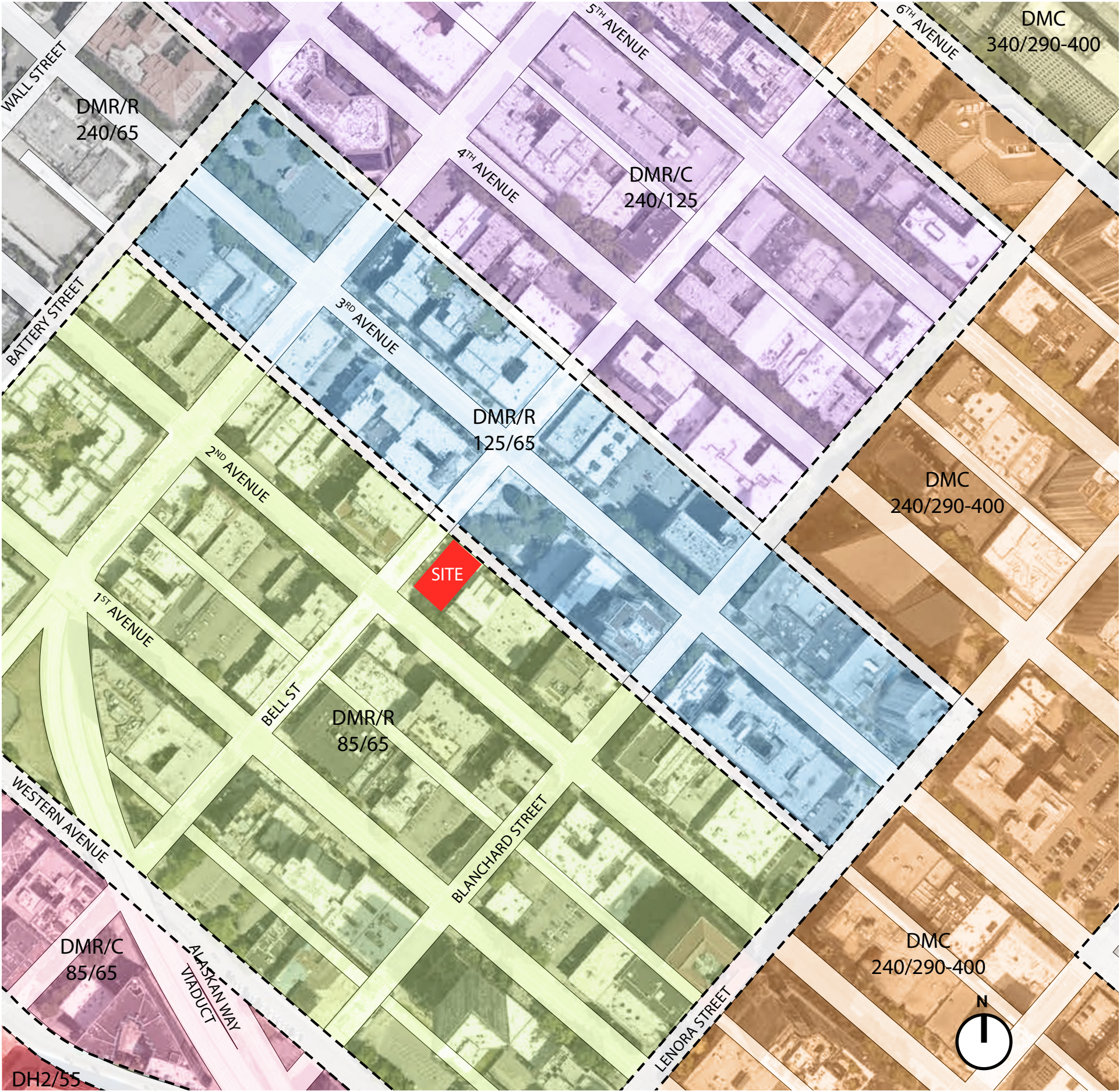
STREET-LEVEL USE REQUIREMENTS 23.49.009
General Standards 23.49.009.B.1
A minimum of seventy-five (75) percent of each street frontage at street level where street level uses are required must be occupied by uses listed in subsection A. The remaining twenty-five (25) percent of the street frontage at street level may contain other permitted uses and/or pedestrian or vehicular entrances
General Standards 23.49.009.B.3
Required street-level uses shall be located within 10 feet of the street lot line, except as follows:
a. if a public open space that meets the eligibility conditions for eh Downtown Amenity Standards abuts the street, the required street-level uses shall abut the open space;
b. If sidewalk widening is required by Section 23.49.022, the 10 feet shall be measured from the line established by the new sidewalk width.

GENERAL REQUIREMENTS FOR RESIDENTIAL USE 23.49.010
Common Recreation Area Required 23.49.010.B
Common recreation area is required for all new development with more than twenty (20) dwelling units
CRA Area Requirement 23.49.010.B.1
Min 5% of total gross floor area in residential use, but not more than lot area, to be available to all residents
CRA Enclosed Area 23.49.010.B.2
Max of 50% of CRA can be enclosed
CRA Open Space Street Level 23.49.010.B.4
Open space at street level shall be counted at twice the actual area.
CRA Green Street Development 23.49.010.B.9
Max of 50% of CRA to be met from contribution to a Green Street

FLOOR AREA RATIO 23.49.011
Street-Level Exemption 23.49.011.B.1.b
Street-level use is FAR exempt if: 13' floor to floor, 15' min depth, overhead protection provided per 23.49.018
Residential Use Exemption 23.49.011.B.1.f
Residential use is FAR exempt
Live-Work Use Exemption 23.49.011.B.1.g
Live-work is FAR exempt
Below Grade Exemption 23.49.011.B.1.k
Floor area below grade is FAR exempt

BONUS FLOOR AREA FOR AMENITIES 23.49.013
Green Street 23.49.013.B.1.a
Improvements may be located within an abutting right-of-way subject to applicable Director's rules

ZONING CODE/LAND USE SUMMARY



OVERHEAD WEATHER PROTECTION AND LIGHTING 23.49.018

Overhead Protection Requirements 23.49.018.B,C,D

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

PARKING QUANTITY, LOCATION, & ACCESS REQUIREMENTS 23.49.019

Parking Location within Structures 23.49.019. B.1.a; Downtown Map 1F

Parking not permitted on Class 1 pedestrian streets (2nd Ave) or on Green Street (Bell St.)

Bicycle Parking 23.49.019.E

The minimum number of off-street spaces for bicycle parking required for specific use categories is set forth in Table 23.49.019 A. For Residential 1 space for every 2 units. For Office and Retail 1 space for every 5,000 SF of gross area of that use. When covered parking is provided, then covered bicycle parking must be provided. Directional signage required if not visible from the street.

Access to Parking 23.49.019.H

Curb Cuts.

1. Alley access required unless the Director otherwise determines.
2. See 23.54.030 for number and widths of curb cuts.

MINIMUM SIDEWALK AND ALLEY WIDTH 23.49.021

Sidewalk Widths 23.49.020.A.1

If a new structure is proposed on lots abutting these streets, sidewalks shall be widened, if necessary, to meet the minimum standard. Per map 1C there is no requirement for 2nd Ave. variable width required for Bell Street. See 23.54.030 for alley width.

DOWNTOWN MIXED RESIDENTIAL STREET FACADE REQUIREMENTS 23.49.162

Standards for the facades of structures are established for the following elements:

Minimum facade heights; Setback limits; Facade transparency; Blank facade limits; and Landscaping.

These standards shall apply to each lot line that abuts a street designated on Map 1F or another map identified in a note to Map 1F as having a pedestrian classification, except lot lines of open space TDR sites. The standards on each street frontage shall vary according to the pedestrian classification of the street on Map 1F or another map identified in a note to Map 1F, and whether property line facades are required by Map 1H.

Property Line Setback Limits 23.49.162.B.1

The following setback limits shall apply to all streets designated on Map 1H as requiring property line facades:

- a. The facades of structures fifteen (15) feet or less in height shall be located within two (2) feet of the street property line.
- b. Structures greater than fifteen (15) feet in height shall be governed by the following standards:
 - (1) No setback limits shall apply up to an elevation of fifteen (15) feet above sidewalk grade.
 - (2) Between the elevations of fifteen (15) and thirty-five (35) feet above sidewalk grade, the facade shall be located within two (2) feet of the street property line, except that:
 - i. Any exterior public open space that satisfies the Downtown Amenity Standards, whether it receives a bonus or not, and any outdoor common recreation area required for residential uses, shall not be considered part of a setback.
 - ii. Setbacks between the elevations of fifteen (15) and thirty-five (35) feet above sidewalk grade at the property line shall be permitted according to the following standards (See Exhibit 23.49.162 B.):
 - (a) The maximum setback shall be ten (10) feet.
 - (b) The total area of a facade that is set back more than two (2) feet from the street property line shall not exceed forty (40) percent of the total facade area between the elevations of fifteen (15) and thirty-five (35) feet.
 - (c) No setback deeper than two (2) feet shall be wider than twenty (20) feet, measured parallel to the street property line.

(d) The facade of the structure shall return to within two (2) feet of the street property line between each setback area for a minimum of ten (10) feet. Balcony railings and other nonstructural features or walls shall not be considered the facade of the structure.

c. When sidewalk widening is required by Section 23.49.022, setback standards shall be measured to the line established by the new sidewalk width rather than the street property line. .

FACADE TRANSPARENCY REQUIREMENTS 23.49.162.C

Blank Facade Limits 23.49.162.D.1.a.b.c

General Provisions.

- a. Blank facade limits apply to the area of the facade between two (2) feet and eight (8) feet above the sidewalk, except where the slope along the street frontage of the facade exceeds seven and one-half (7 1/2) percent, in which case the blank facade limits apply to the area of the facade between four (4) feet and eight (8) feet above sidewalk grade.
- b. Any portion of a facade that is not transparent is considered to be a blank facade.
- c. Blank facade limits do not apply to portions of structures in residential use.

Blank Facade Limits for Class I Pedestrian Streets 23.49.162.D.2.a.b.c

- a. Blank facades shall be limited to segments fifteen (15) feet wide, except for garage doors which may exceed fifteen (15) feet. Blank facade width may be increased to thirty (30) feet if the Director determines that the facade is enhanced by architectural detailing, artwork, landscaping, or similar features that have visual interest. The width of garage doors shall be limited to the width of the driveway plus five (5) feet.
- b. Any blank segments of the facade shall be separated by transparent areas at least two (2) feet wide.
- c. The total of all blank facade segments, including garage doors, shall not exceed forty (40) percent of the street facade of the structure on each street frontage; or fifty (50) percent if the slope of the street frontage of the facade exceeds seven and one-half (7 1/2) percent.

Designated Green Streets 23.49.162.D.3.a,b,c

- a. Blank facades shall be limited to segments thirty (30) feet wide, except for garage doors which may exceed thirty (30) feet. Blank facade width may be increased to sixty (60) feet if the Director determines that the facade is enhanced by architectural detailing, artwork, landscaping, or similar features that have visual interest. The width of garage doors shall be limited to the width of the driveway plus five (5) feet.
- b. Any blank segments of the facade shall be separated by transparent areas at least two (2) feet wide.
- c. The total of all blank facade segments, including garage doors, shall not exceed seventy (70) percent of the street facade of the structure on each street frontage; or seventy-five (75) percent if the slope of the street frontage of the facade exceeds seven and one-half (7 1/2) percent.

Landscaping Requirements, Street Tree Requirements 23.49.162.F.1

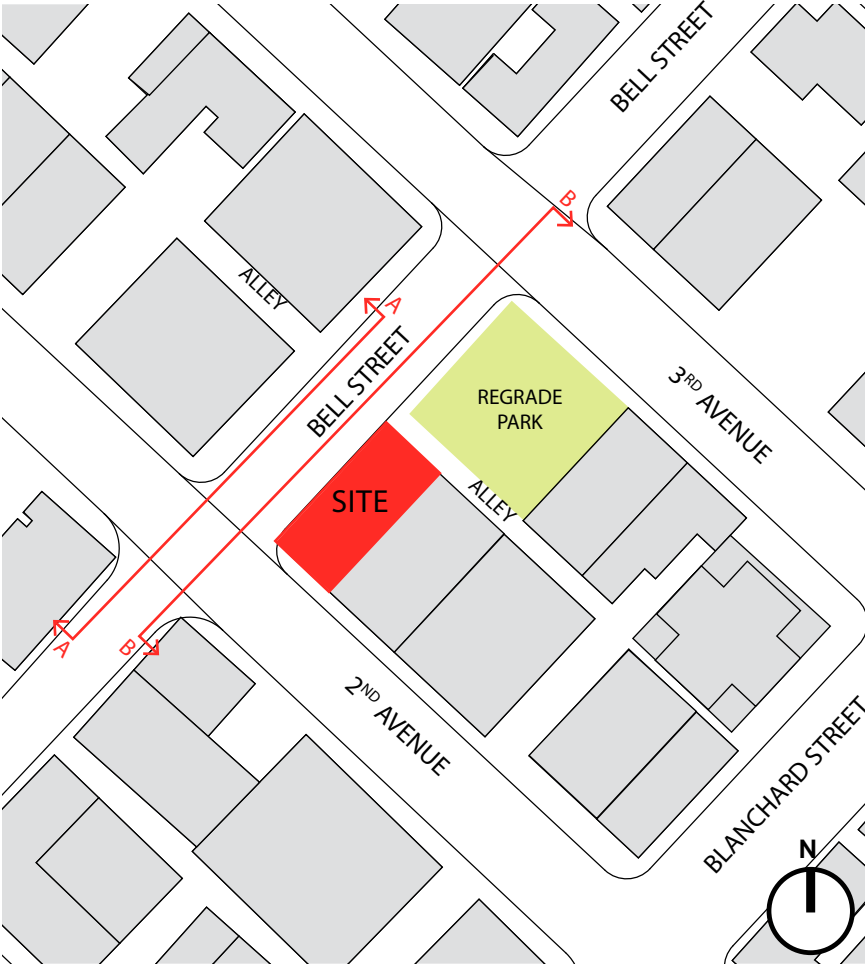
Street trees are required on all streets that have a pedestrian classification and abut a lot. If areaways are located beneath the sidewalk, the street trees shall be planted in below-grade containers with provisions for watering the trees. Street trees shall be planted according to street tree planting standards in the Right-of-Way Improvements Manual.

SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS 23.53.040

Mixed Use Development 23.54.040.B

Development that contains both residential and nonresidential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50 percent of the requirement for nonresidential development. In mixed use developments, storage space for garbage may be shared between residential and nonresidential uses, but separate spaces for recycling shall be provided.

SITE CONTEXT STREETSCAPE PHOTOMONTAGE



SITE CONTEXT STREETSCAPE PHOTOMONTAGE



2ND AVENUE
C - View along 2nd Avenue facing Northeast

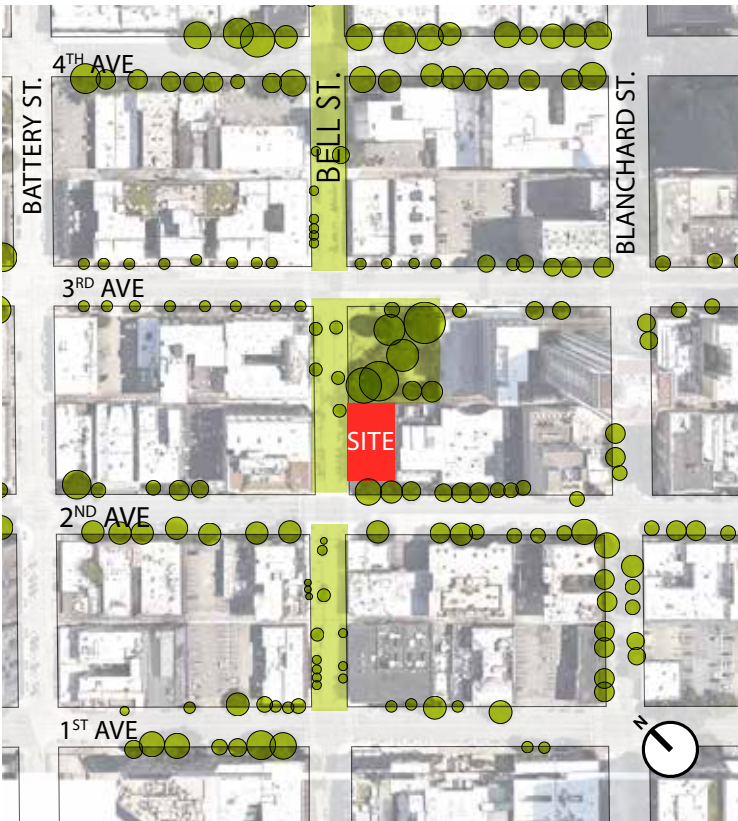


2ND AVENUE
D - View along 2nd Avenue facing Southwest

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 2ND Avenue. There are also trees along Bell Street (Green Street) which runs parallel along the northwest boundary of our site. North of the site is Regrade Park, a dog park.

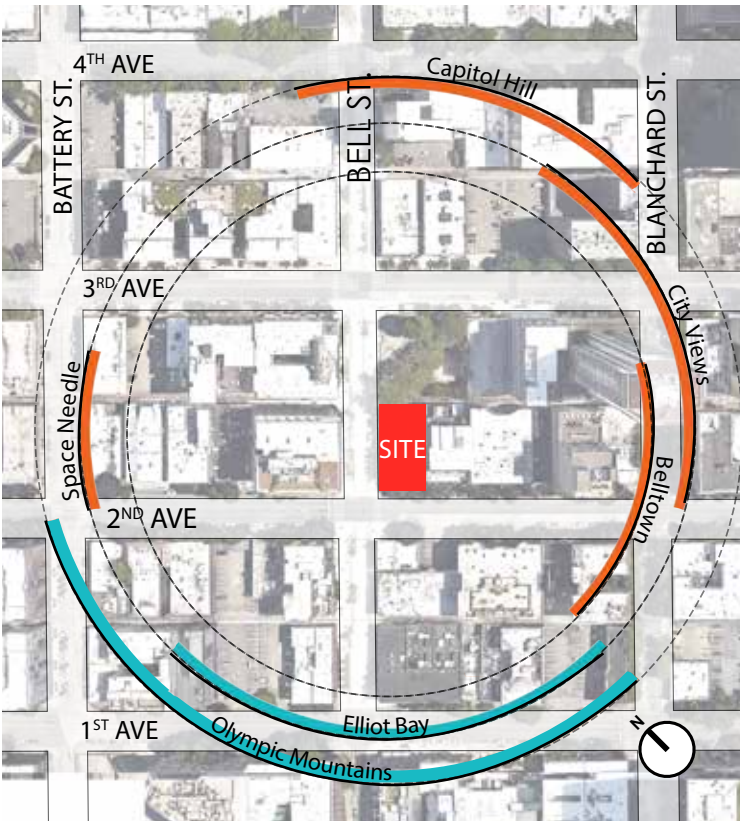


TREES LEGEND

- 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.

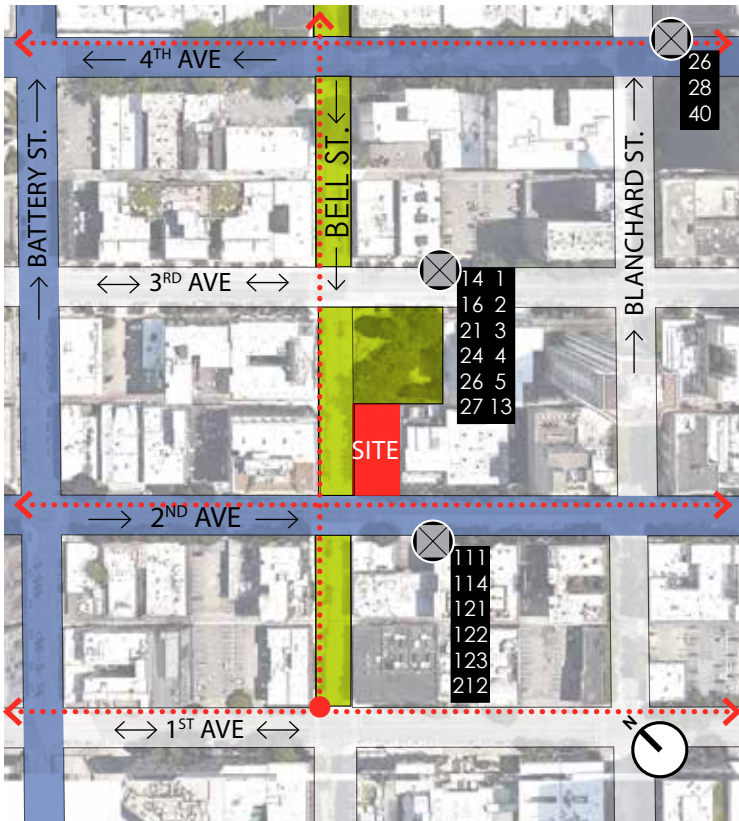


VIEWS LEGEND

- Site
- Neighborhoods and Structures
- Natural Surroundings

ACCESS OPPORTUNITIES + CONSTRAINTS

There is currently no vehicular parking within the boundaries of our site. 2nd 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. There are three nearby bus stops which are located on 2nd Avenue, 3rd Avenue, and Blanchard Street. There is currently three dedicated bike lanes surrounding the site. These are located on 2nd Avenue, south of the site on 1st Avenue, and north of the site on 4th Avenue. Pedestrian access to the site occurs from 2ND Avenue and Bell Street.

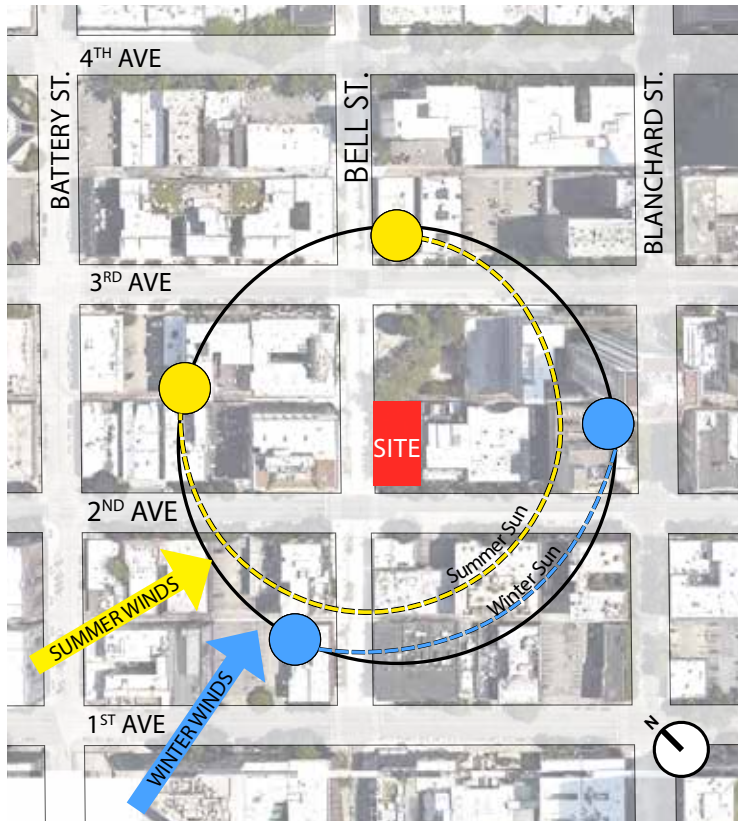


ACCESS/CIRCULATION LEGEND

- Site
- Direction of Traffic
- Arterial Streets
- Bike Routes
- Green Streets/Parks
- Bus Stops

SOLAR EXPOSURE + PREVAILING WINDS

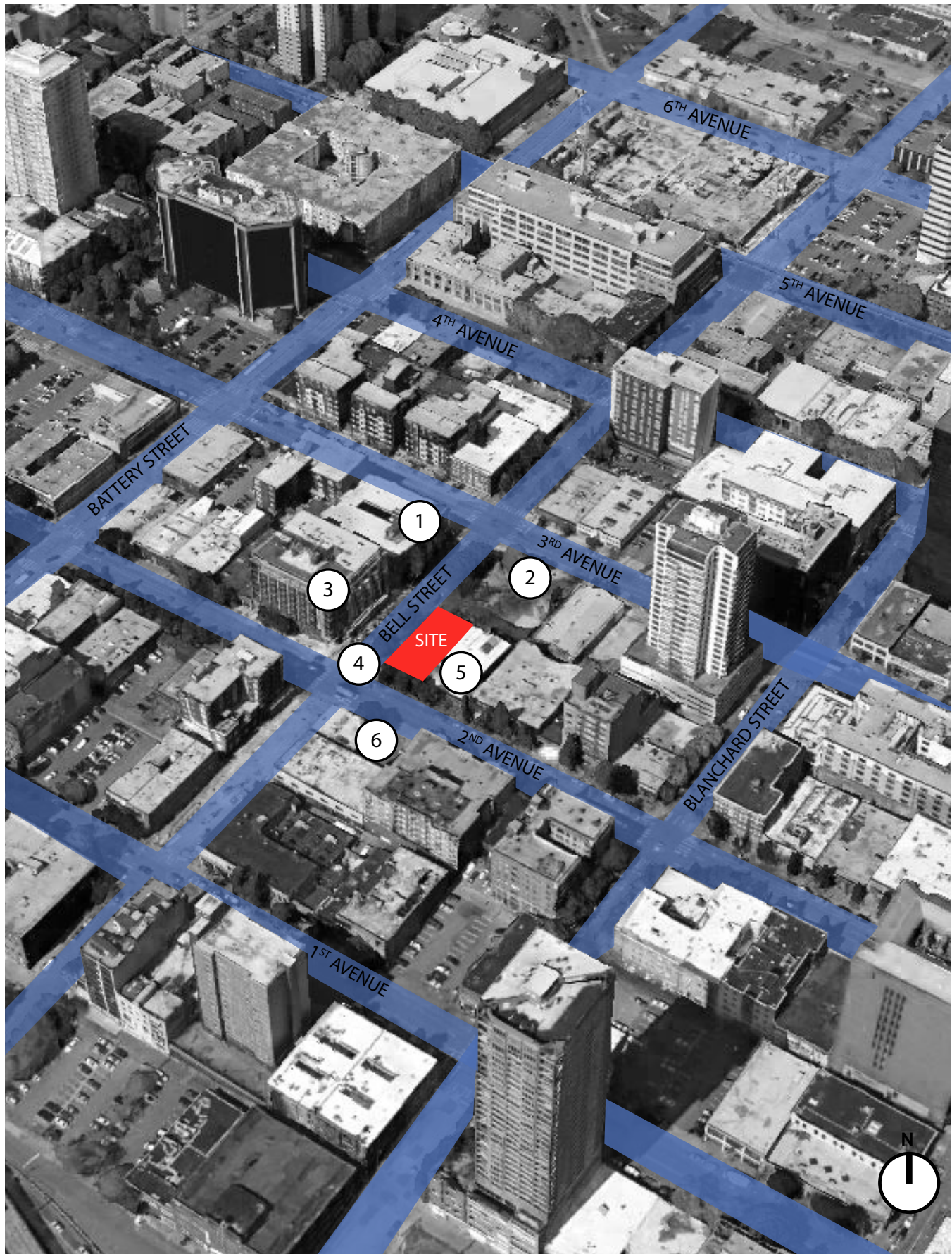
The site is surrounded by a park on the northeast edge and by mid-height building on all other edges. Because of its positioning compared to the north and surrounding buildings, the north and east facade have little to no sun exposure. However, the southern and western edges along 2ND Avenue and Bell Street capture abundant sunlight throughout the year.



SOLAR/WINDS LEGEND

- Site
- Summer Sun and Winds
- Winter Sun and Winds

SITE ANALYSIS SURROUNDING USES



1- BELLTOWN INN
2301 3RD Avenue | 2-Star Hotel
The Belltown Inn is a staple of the Belltown neighborhood, providing inexpensive accommodations to those visiting Seattle or wanting to rent temporarily in the city. Located on busy 3rd Ave where the majority of bus lines run, its brightly colored facade and signage is widely recognized.



2- 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.



3- 206 BELL APARTMENTS
206 Bell Street | Mixed-use building
The 206 Bell apartments face our site directly across Bell St. As part of the new face of Belltown, these apartments serve as a strong precedent in our area for articulation of the street level, retail entries, and facade modulation.



4- BELL STREET PARK
Bell Street, 1st-5th Ave | Park-line Corridor with one lane of traffic
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- ROCCO'S
2228 2ND Avenue | Pizza parlour & bar
Rocco's is part of the building to the southeast of our site that recently received landmark status and will remain a staple of the public life along 2nd Avenue.



6- BEDLAM COFFEE
2231 2ND Avenue | Grunge coffee shop
Bedlam Coffee, similar to Rocco's, is another establishment that is a key part of the character and public life of 2nd Avenue in Belltown.

SITE ANALYSIS CONTEXT MASSING



SITE ANALYSIS SITE SURVEY

Topography

- Site flat along Bell Street
- Site slopes 1'9" on 2nd Avenue from the street corner to the south corner of the site.
- Site slopes 1'9" along the alley from Bell Street to the south edge boundary.



SITE ANALYSIS BELL STREET FUTURE DEVELOPMENT

SEATTLE'S NEW WATERFRONT PARK



SEATTLE'S NEW WATERFRONT PARK



SEATTLE'S NEW WATERFRONT PARK

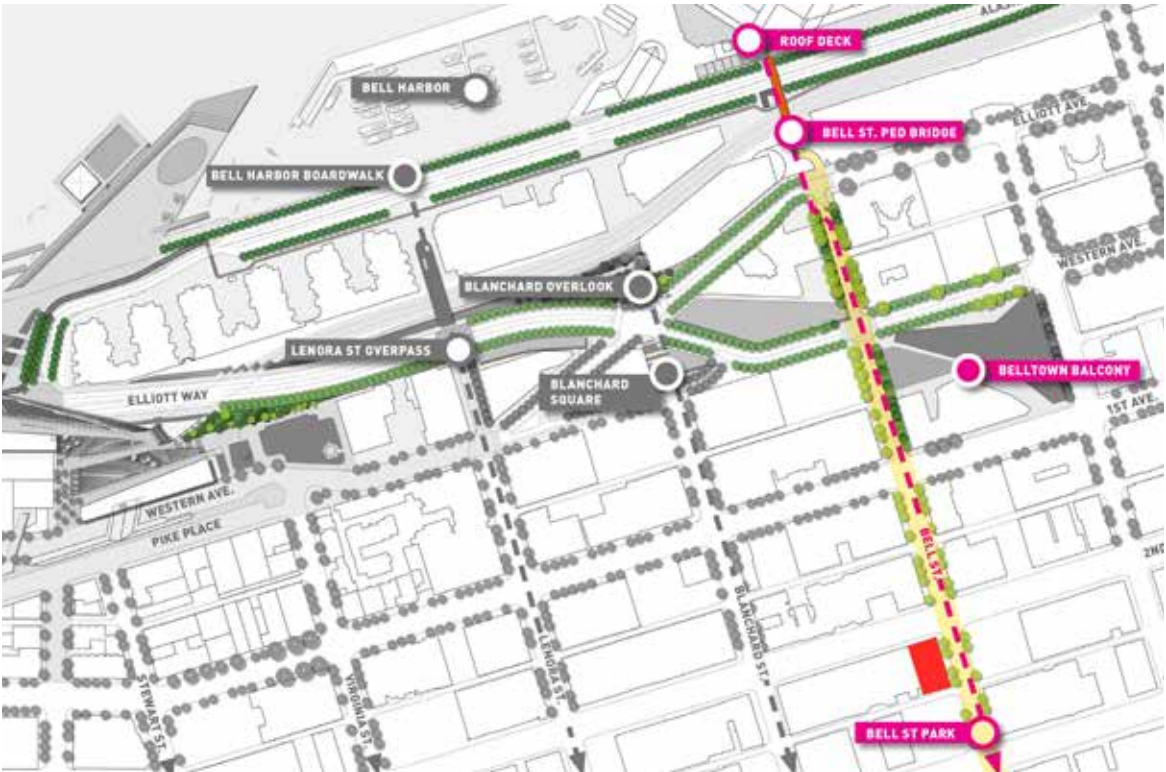
SURROUNDING DEVELOPMENT ON BELL STREET



2229 6TH AVE: DATA CENTER



588 BELL ST: RESIDENTIAL UNITS



BELL STREETS CONNECTION TO SEATTLE WATERFRONT PARK



BELLTOWN BLUFF STREET SECTION



2400 3RD AVE : COMMERCIAL OFFICE BUILDING



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 massing of the building responds to the green street, water views and adjacent park. The corner of the building located at 2nd and Bell is a prominent feature that will have great views of the water, adjacent streets, and neighboring activities. The roof terrace is located to take advantage of these same view opportunities. The alley side of the building is opened up to take in the views of the neighboring dog park. The retail development and lobby entrance is arranged to respond to the green street and retail developments in the area.



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 proposed building is designed with multiple masses that respond to surrounding context in various ways and work together to break down the overall mass of the building. The lower level will respond to the retail atmosphere in the immediate area and the upper levels will reflect the taller new buildings.



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

The building will respond well to the pedestrian experience on all three exposed sides. The retail development will wrap around 2nd Avenue, Bell Street, and the alley. A small plaza will be designed in front of the lobby entrance to promote pedestrian interaction as well. Weather protection devices will be designed around the perimeter of the building to enhance the retail experience year round. The ground floor retail / restaurant spaces will be designed with operable windows and doors that can open to further relate the inside space with the exterior.



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 site is located adjacent to Bell Street, which is an enhanced green street that has wide sidewalks, street trees, seating and lower traffic uses. Our project will utilize the existing street conditions and add a small pedestrian plaza outside of the main lobby area for users to interact with the street atmosphere and pedestrian experience. This space will be inviting, covered and surrounded by windows to promote a safe environment. It will also be adjacent to the retail uses. Additional open space will be provided on the roof terrace for use by the residents.

DESIGN GUIDELINES



A2 ENHANCE THE SKYLINE

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

Response
The upper portions of the building are designed in a manner that provides a roof line and denotes the top of the building. This helps with the scale of the building and allows it to respond to other buildings of similar and smaller scale as well as the pedestrian. The upper floors around the street corner also have recessed facades to enhance the upper areas of the building.

B1 RESPOND TO THE NEIGHBORHOOD CONTEXT

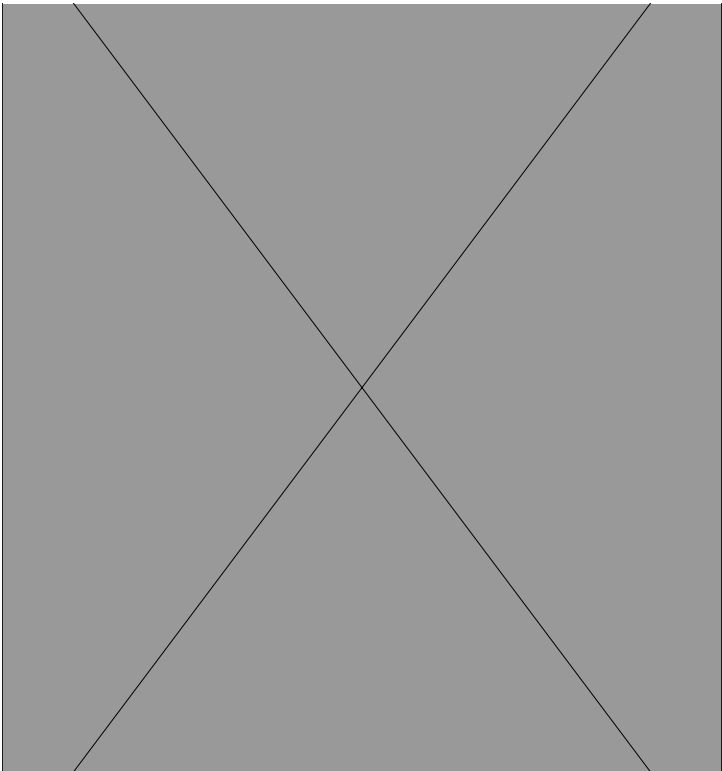
Guideline
Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

Response
The building is located adjacent to Bell Street, a green street, as well as Renegade Park, a dog park. The neighboring buildings to the south are for sale and will be demolished upon the closing most likely. The building across the street to the north is a new apartment building. The buildings across the street to the west are smaller in scale. The proposed building relates well to the green street and pedestrian / retail activity. The corner of the building is broken up in scale to respond to the context approaching the water and the massing to the north responds to the much taller buildings down the street.

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
The building responds to the scale of surrounding developments by having small scaled design elements along the street front as well as the side of the building facing the water which responds to the smaller scaled buildings across the street. The northeast side of the building responds to the larger scaled buildings to the east. The roof terrace is designed on the west side of the building in order to break up the scale and let the users of that space visually interact with the retail development along 2ND and Bell.



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
Building proportions and details will all be designed to the same style and level of detail. This will be seen on the interior as well as the exterior. One of the design goals is to utilize materials and scale elements on the outside that also make their way into the building as design elements and features, especially in the lobby and retail areas along the street front.

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 building will be designed with fenestrations of various scales and depths in order to break up the massing as well as provide a unique and interesting façade design. Material changes will also be seen in the various massing of the building. Scale elements can also be seen through the use of decks, railings and canopies around the building.

C3 PROVIDE ACTIVE-NOT BLANK-FACADES

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

Response
Building facades will be designed as to not have any blank walls, in fact given the corner location of the building and the apartment and retail use, this building will have substantial fenestrations and design modulation.

DESIGN GUIDELINES



C4 REINFORCE BUILDING ENTRIES

Guideline

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

Response

Building entries are found at the retail development and the lobby entrance. There are also secondary entrances/exits to the apartments on the upper levels. All entries will have weather protection devices as well as signage to indicate their location as well as respond to the uses within. All primary entrances will be designed with glass doors and windows to promote safety and allow one to see the use within the building.



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

Landscaping is provided along both Bell Street and 2ND Avenue by way of street trees and planting beds. Additionally there is a dog park across the alley. Our project will incorporate landscaping in the plaza area that will mimic similar planting styles to match the existing street appearance. We will also provide landscaping on the roof terrace.

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

Weather protection will be provided along the street level facades as well as at the upper corner units and for any apartment deck.

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 project will incorporate paving patterns and street level façade treatments at the building entry to define its character and provide a unique element of entry for the apartment users.

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 alley façade will be developed to a high level for this project, as there are multiple residential units on each floor in this area. The units will have a great view of the dog park as well as the downtown buildings in the horizon.

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

Signage will be provided for the retail spaces as well as the apartment lobby that incorporates the same design style, materials and feel of the exterior and interior spaces of the project.



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
Lighting will be provided around the perimeter of the building, at the building entrances and at the roof top features and terrace elements.

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 building will incorporate mainly glass facades at the building entries and retail level for purposes of safety and security. The parking is located off the alley and will include a secure parking garage below grade. All building exits will be safe and secure by utilizing security codes / card readers for the users.



E1 MINIMIZE CURB CUT IMPACTS

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

Response
Parking will be located on the alley and no additional curb cuts will be provided.

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 will be located below grade.

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
Service areas will all be located along the alley as screened.

DESIGN PROPOSAL ARCHITECTURAL DESIGN CUES

The site is located at the corner of 2nd Ave and Bell Street. Bell Street is a designated “Green Street”. Bell Street is a park-like corridor through the heart of Belltown, serving as a pedestrian link leading to the waterfront. Across the alley is Regrade Park, a dog park owned by the City of Seattle. The site is surrounded by a mix of newly developed mixed-use multi-family buildings and small retail shops in existing older structures. Our design intent of this development, inspired by the context of the site and future growth of the area, is:

- Urban living with an emphasis on pedestrian activity and safety
- Create a development coherent to the park like Bell Street
- Street level transparency and pedestrian scale
- Strong corner presence
- Respond to the view opportunities towards the west side of the site
- Tie into the Seattle Waterfront Master Plan and the future growth of the area

MASSING DISTINCTION



FACADE FENESTRATION

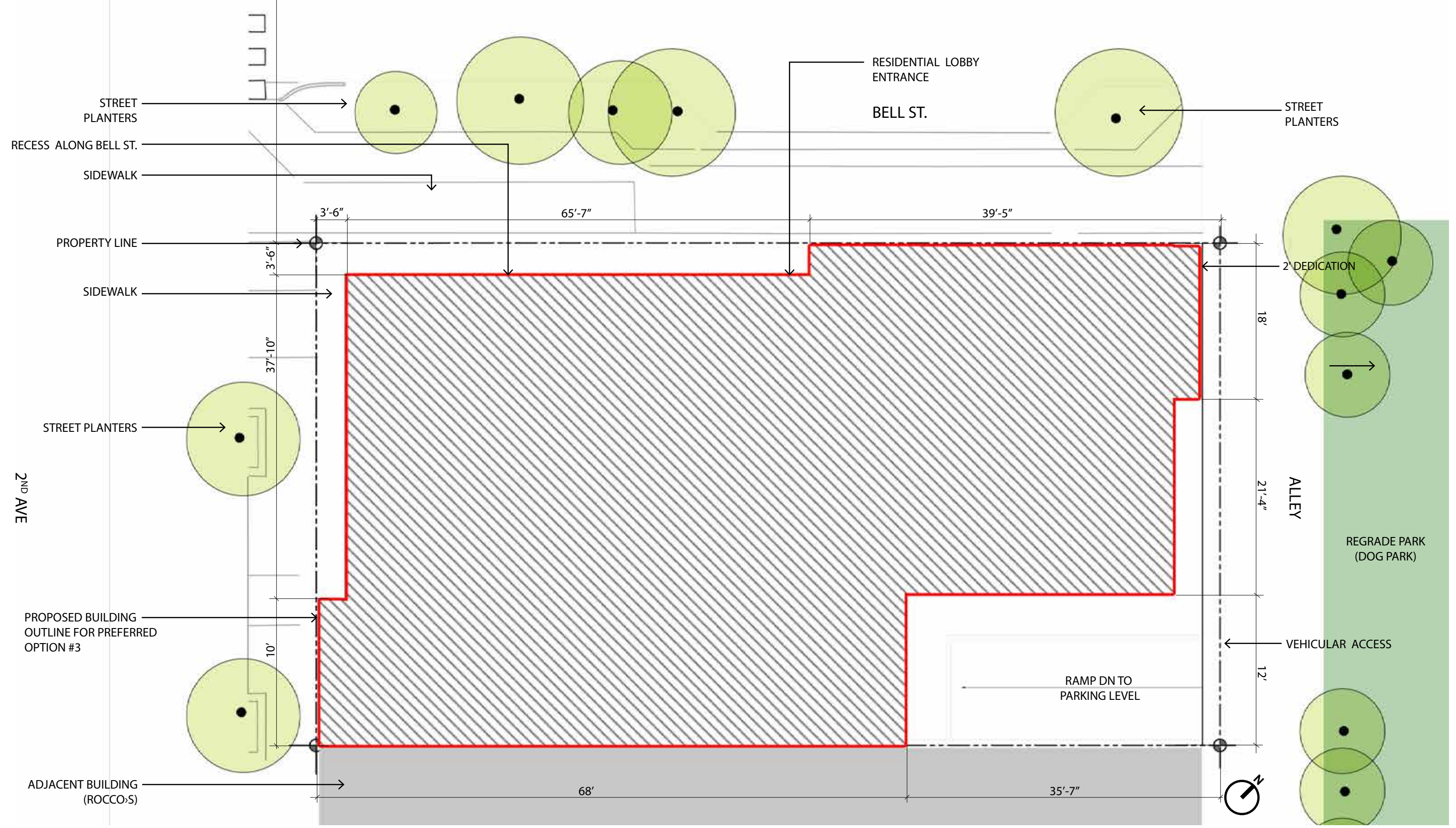


CORNER ELEMENT

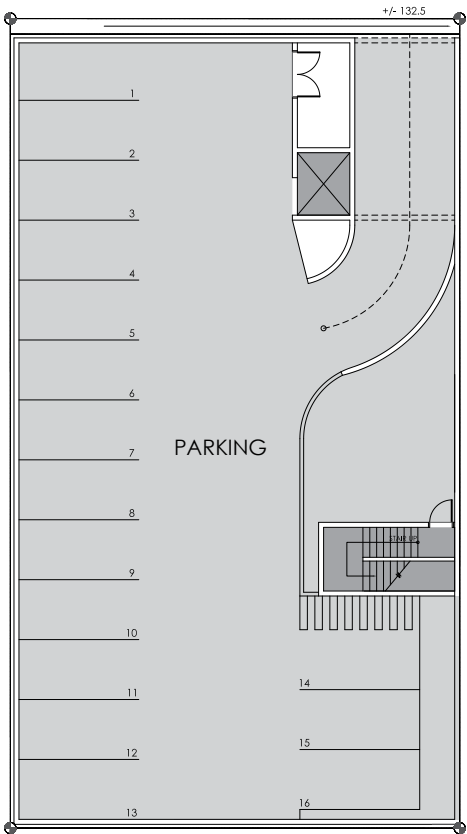


FACADE MODULATION

DESIGN PROPOSAL SITE PLAN



DESIGN PROPOSAL MASSING CONCEPT 1

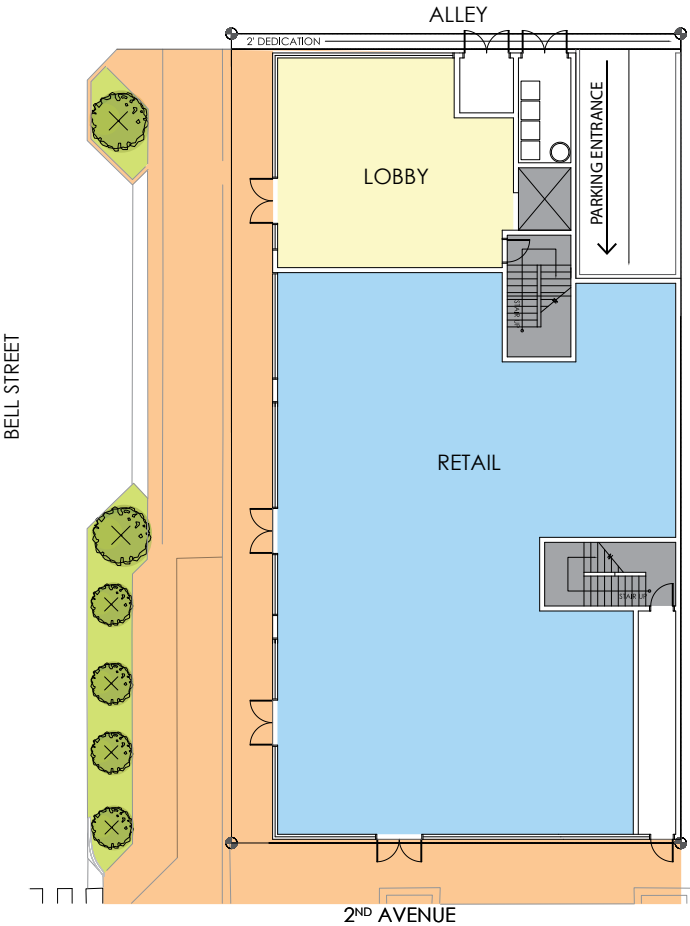


PARKING FLOOR PLAN

CONCEPT 1

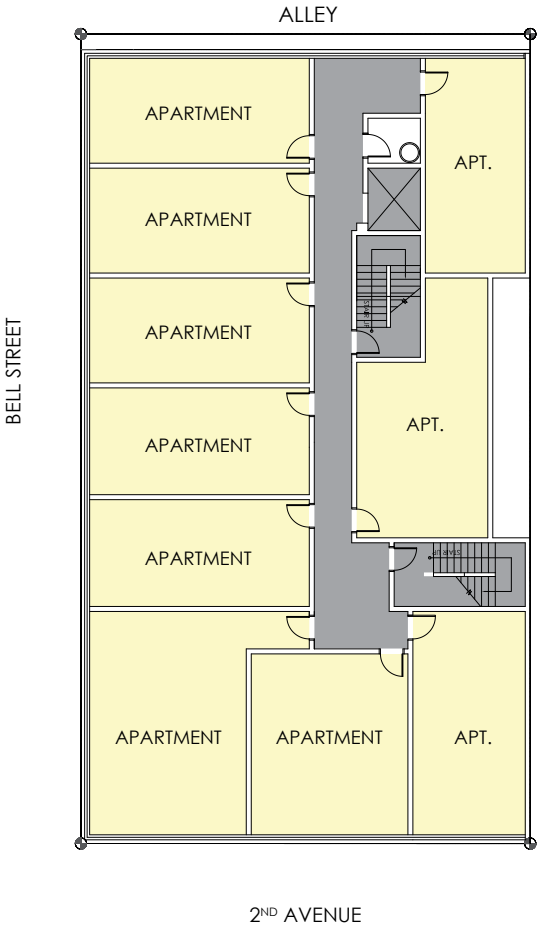
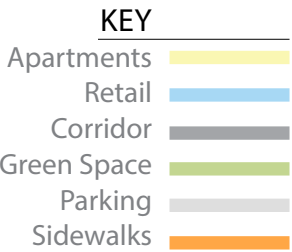
- Unit Count: 70 units
- Parking: 16 stalls
- Retail Space: 3,500 SF

This option incorporates a recessed area on the ground floor in front of the retail development along Bell St. while the upper apartments are extended to the property line to maximize unit efficiency. The building units are combined within one shell that shelters them from the interior property line but allows them to open up to the surrounding context. The upper massing is monolithic in form but shows definition at retail level to incorporate pedestrian and retail activities.



GROUND FLOOR PLAN

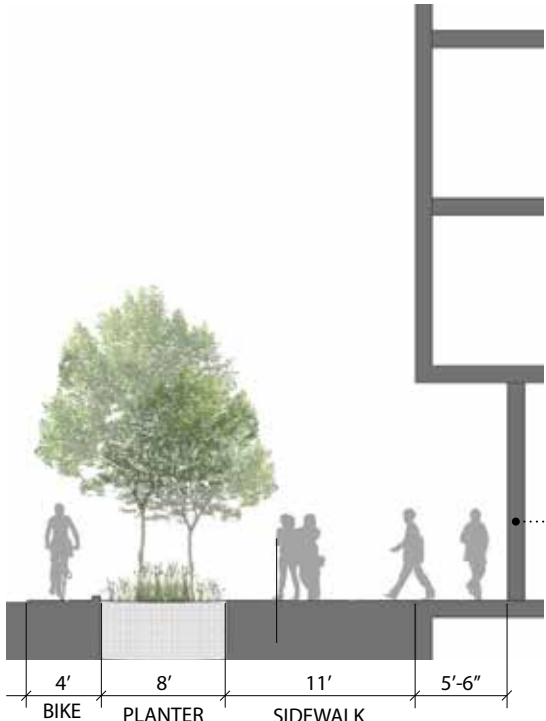
- PROS:
- Centrally located lobby along Bell Street
 - Rotated to take advantage of the views
 - Retail along the main corner and all of 2ND Avenue
 - Clear distinction between residential and retail
- CONS:
- Monolithic massing at upper levels



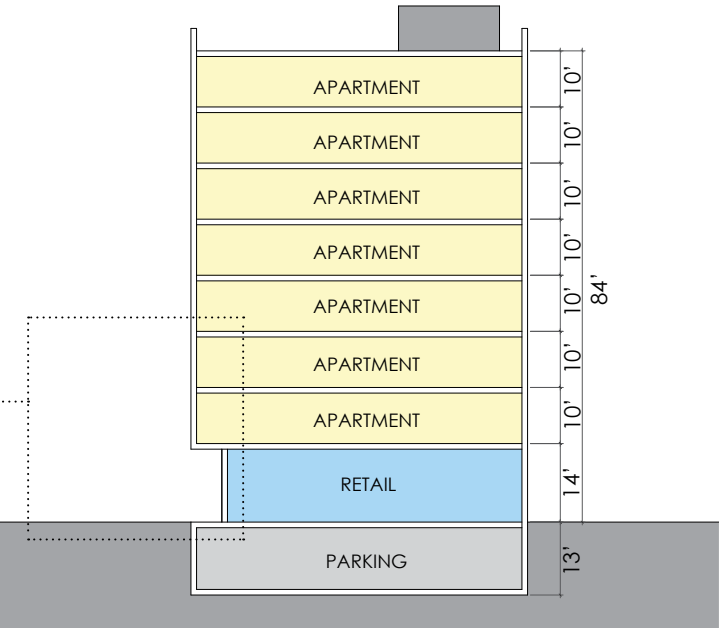
TYPICAL FLOOR PLAN



ROOF PLAN

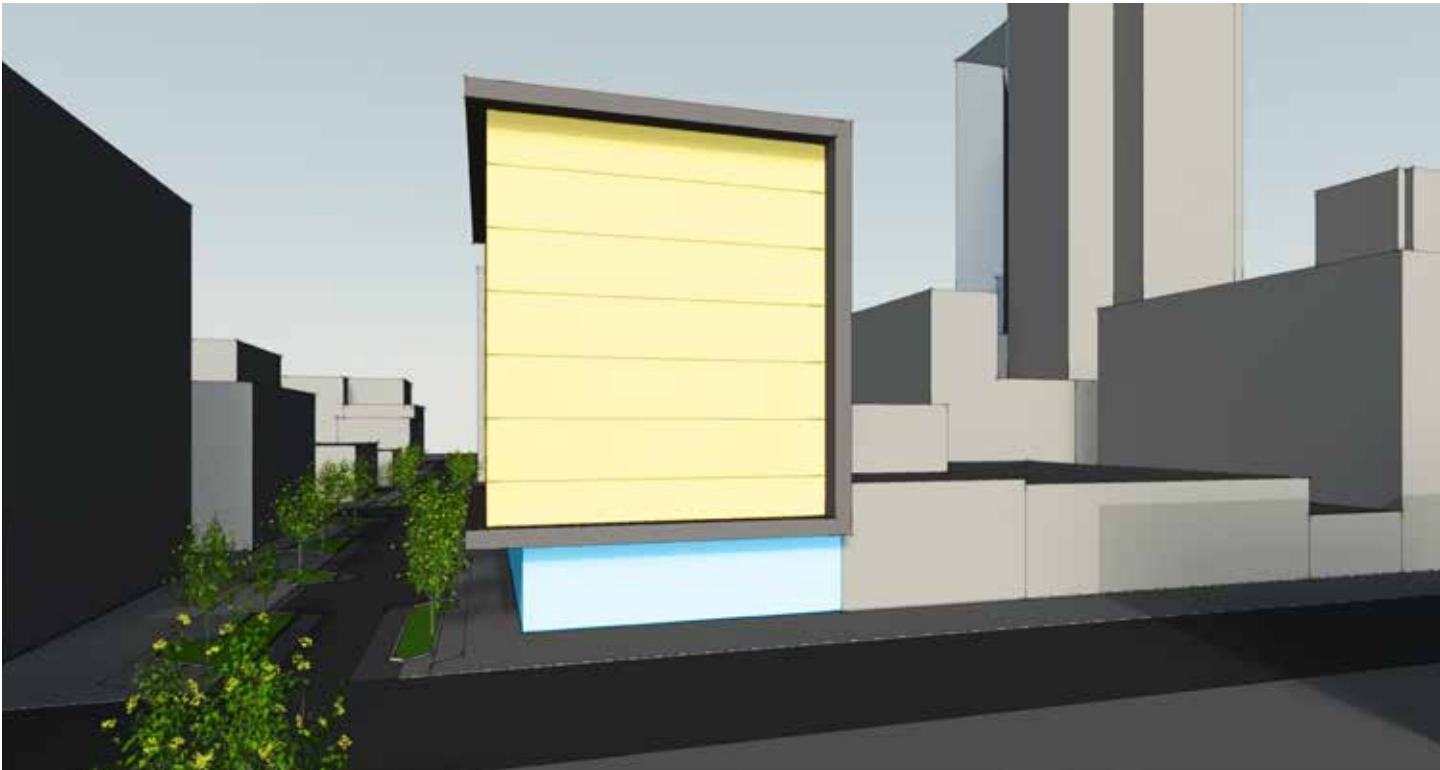


STREET SECTION



BUILDING SECTION
2234 2ND AVE, SEATTLE WA | STUDIO19 ARCHITECTS

DESIGN PROPOSAL MASSING CONCEPT 1



VIEW 1 FROM 2ND AVE FACING NORTHEAST



VIEW 2 FROM 2ND & BELL CORNER FACING EAST



VIEW 3 AERIAL VIEW

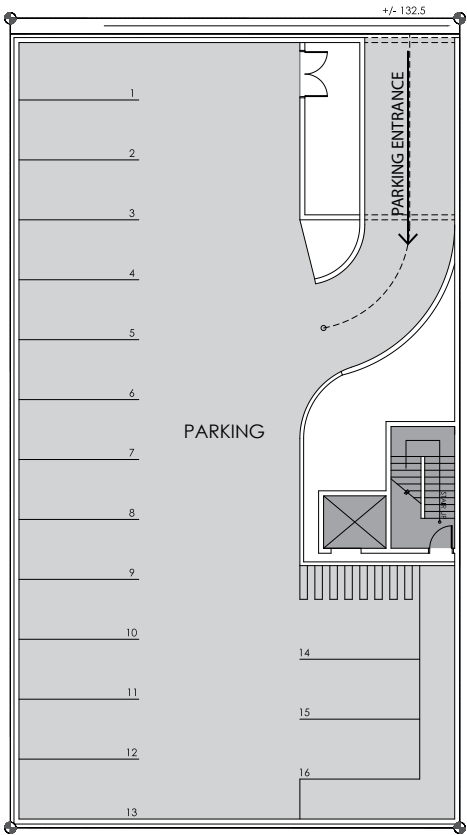


VIEW 4 FROM BELL STREET FACING SOUTHEAST

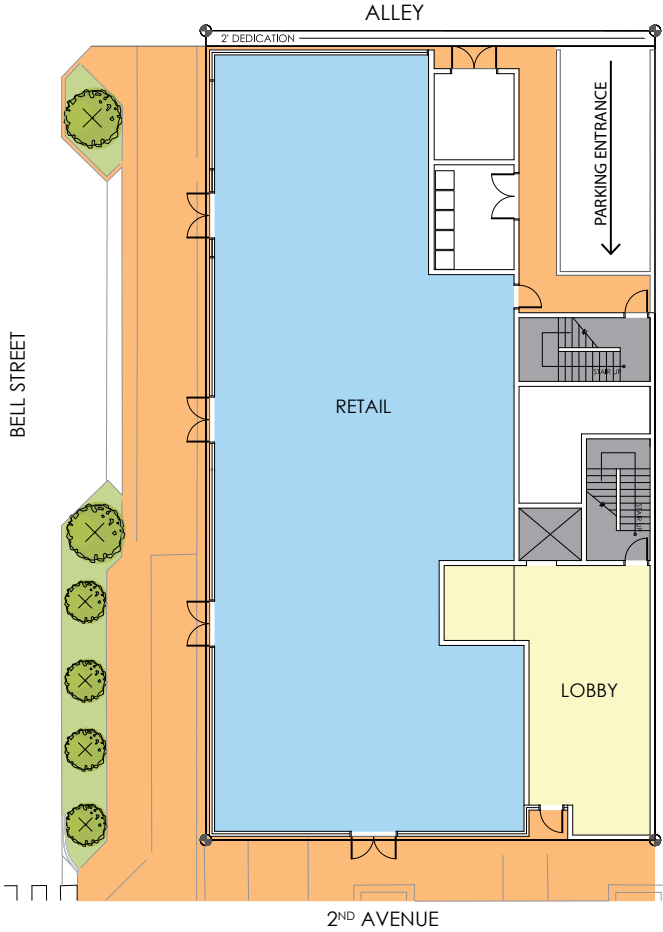


VIEW 5 FROM BELL STREET FACING SOUTH

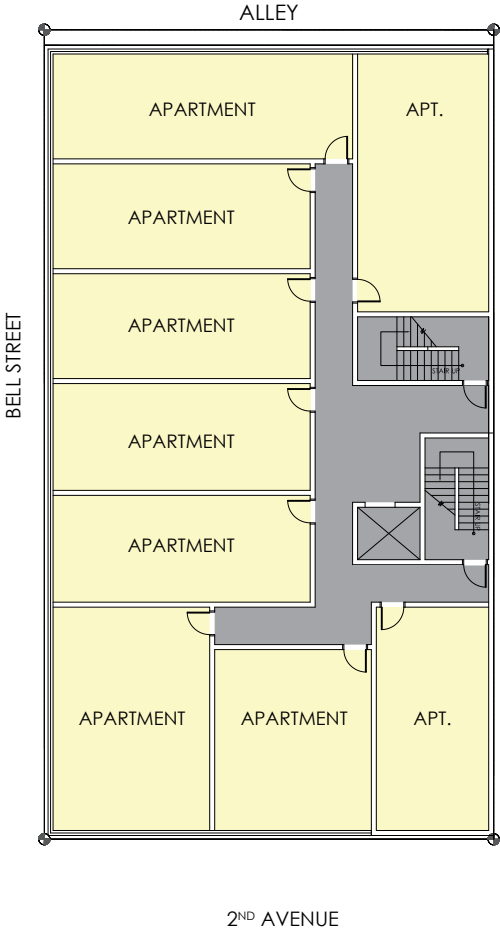
DESIGN PROPOSAL MASSING CONCEPT 2



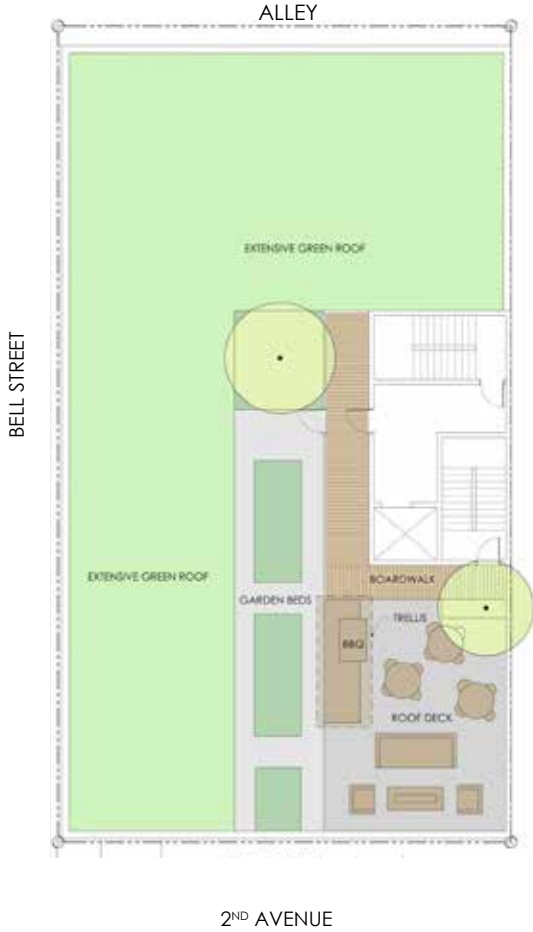
PARKING FLOOR PLAN



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



ROOF PLAN

CONCEPT 2

- Unit Count: 63 units
- Parking: 16 stalls
- Retail Space: 3,700 SF

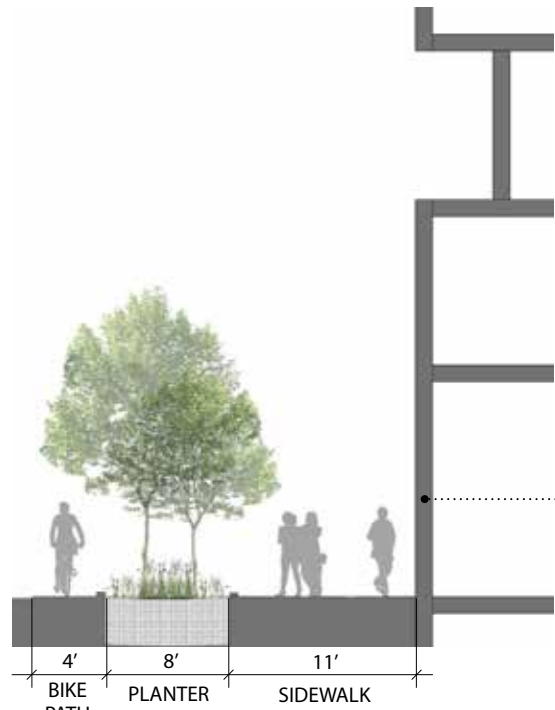
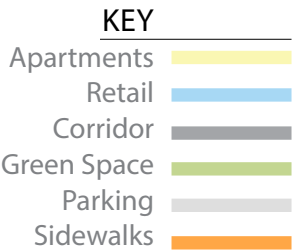
This option focuses on highlighting the retail units at the street level while allowing the building form at the upper levels to wrap around these uses. The upper-level massing returns to the street level in the SW corner of the building where the residential lobby is located. The massing thus creates a divide between the commercial and residential aspects of the projects, while linking them together with a simplified form. The retail offers a continuous space suitable for restaurants and businesses along Bell Street.

PROS

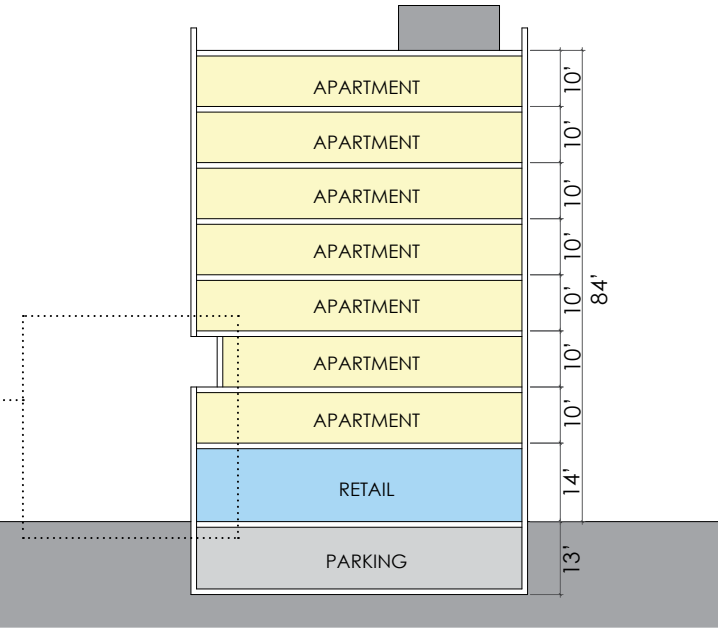
- Lobby located at Bell Street facing the park
- Maximized unit efficiency
- Continuous Retail Core
- Clear distinction between residential and retail spaces

CONS

- Monolithic massing concept at upper levels
- Lobby located along 2nd ave.

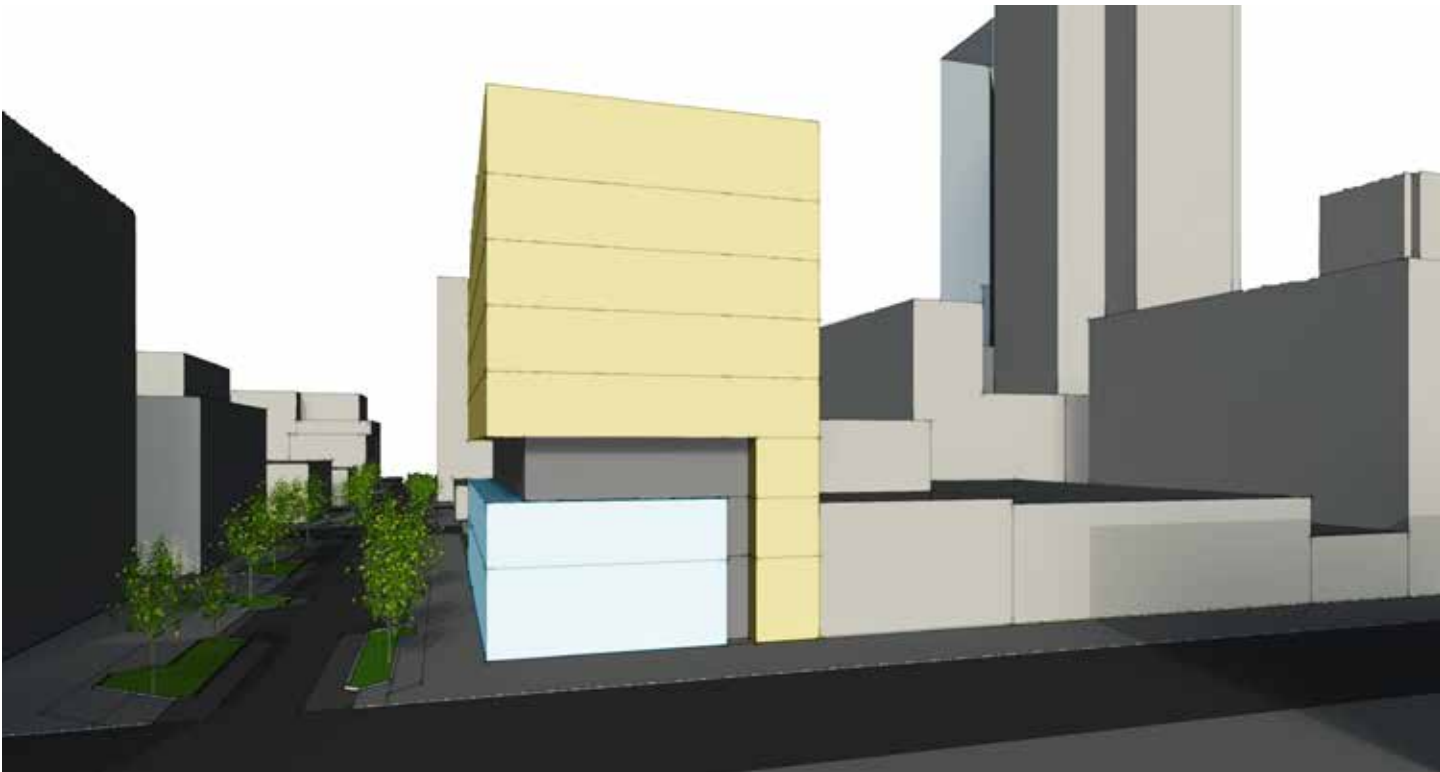


STREET SECTION



BUILDING SECTION
2234 2ND AVE, SEATTLE WA | STUDIO19 ARCHITECTS

DESIGN PROPOSAL MASSING CONCEPT 2



VIEW 1 FROM 2ND AVE FACING NORTHEAST



VIEW 2 FROM 2ND & BELL CORNER FACING EAST



VIEW 3 AERIAL VIEW

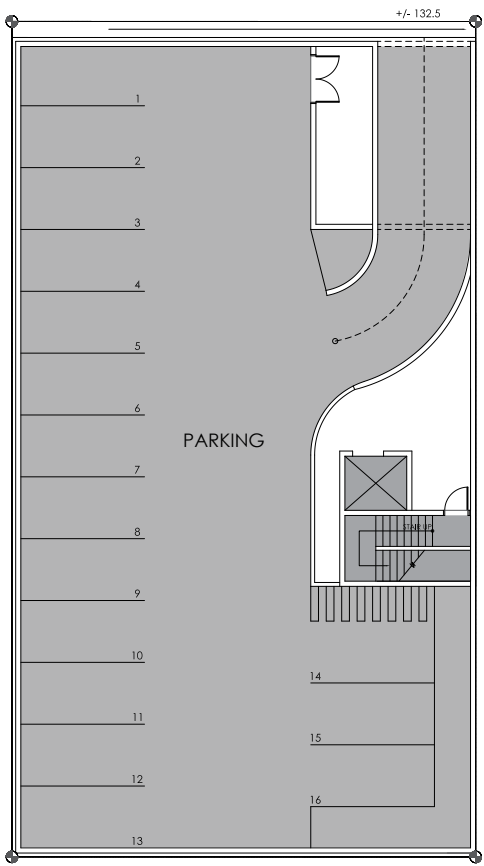


VIEW 4 FROM BELL STREET FACING SOUTHEAST

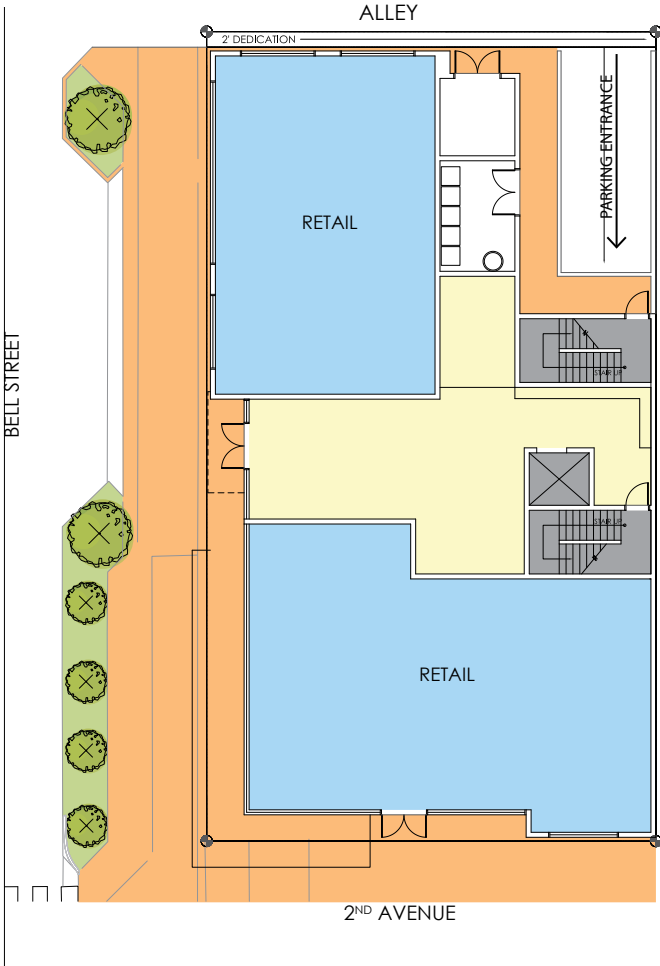


VIEW 5 FROM BELL STREET FACING SOUTH

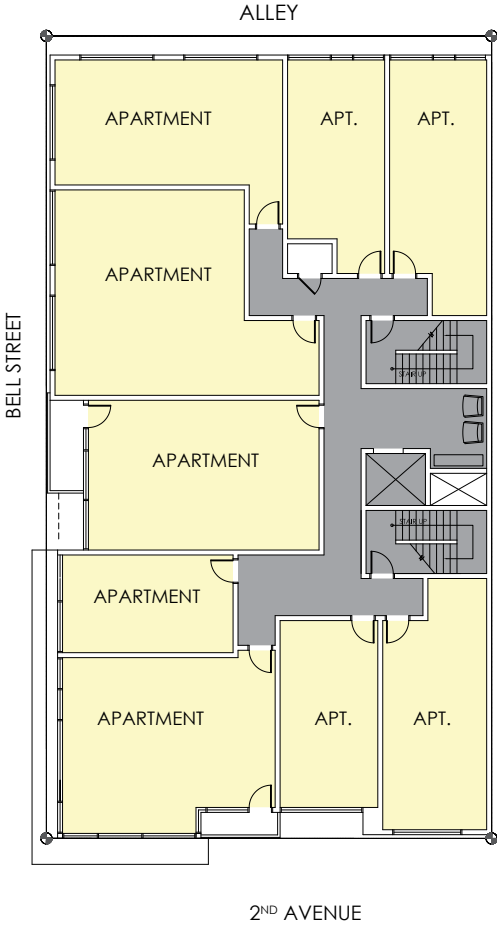
DESIGN PROPOSAL MASSING CONCEPT 3 (PREFFERED OPTION)



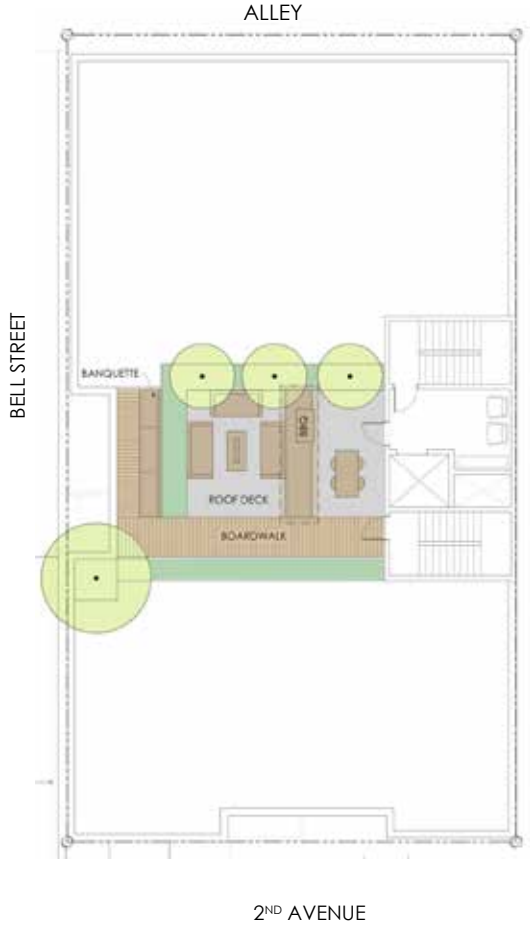
PARKING FLOOR PLAN



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



ROOF PLAN

CONCEPT 3

- Unit Count: 63 units
- Parking: 16 stalls
- Retail Space: 3,185 SF

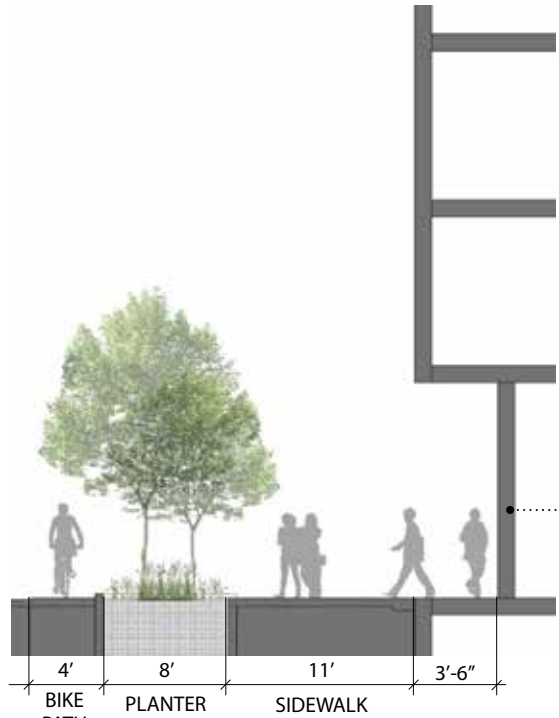
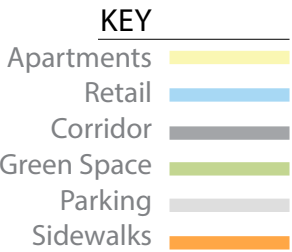
This concept consists of two main massing volumes. The larger, more solid mass is an L-Shaped volume located along the interior property line and extends across the alley and onto Bell Street on the east and extends out to 2ND Avenue on the west. The second, more transparent mass is located at the main building corner and is wrapped on the back sides by the solid mass. The corner element is comprised of transparent materials that open up to the surrounding views.

PROS

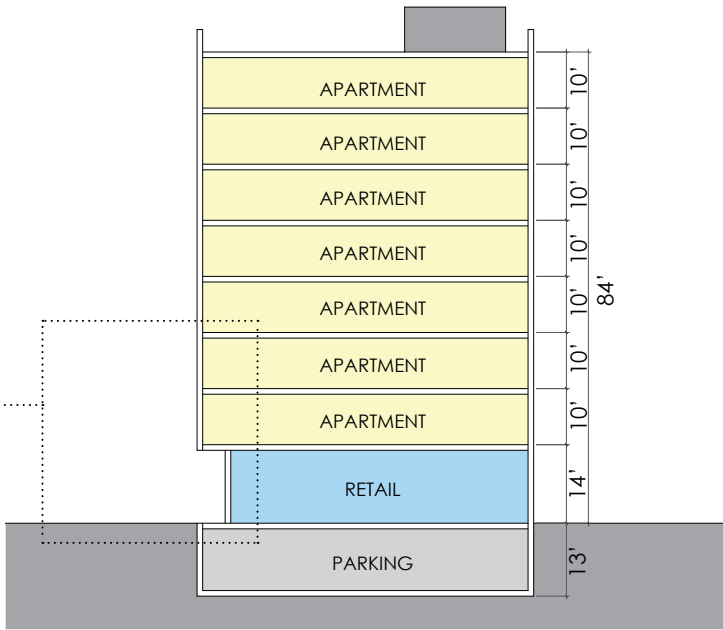
- Extruded corner element responds to views & street activity along 2nd Ave. and Bell St.
- Roof terrace facing west, gaining view of the water
- Modulated façade responding to external context
- Residential decks at street corner
- Centered lobby space with plaza
- Retail at both building corners that will provide activity at both sides

CONS

- Divided retail spaces

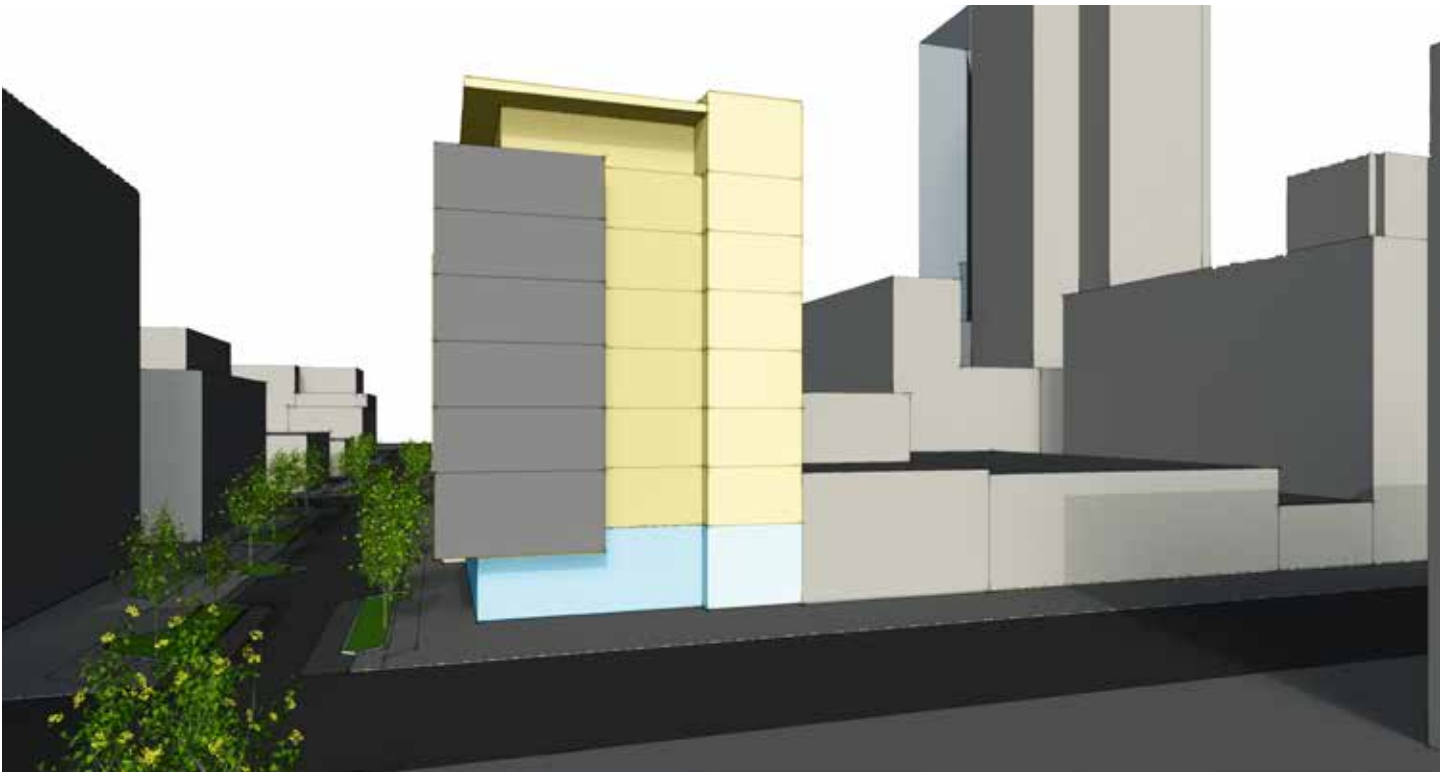


STREET SECTION



BUILDING SECTION
2234 2ND AVE, SEATTLE WA | STUDIO19 ARCHITECTS

DESIGN PROPOSAL MASSING CONCEPT 3



VIEW 1 FROM 2ND AVE FACING NORTHEAST



VIEW 2 FROM 2ND & BELL CORNER FACING EAST



VIEW 3 AERIAL VIEW



VIEW 4 FROM BELL STREET FACING SOUTHEAST



VIEW 5 FROM BELL STREET FACING SOUTH

DESIGN PROPOSAL MASSING OPTIONS



OPTION 1

PROS:

- Centrally located lobby along Bell Street
- Rotated to take advantage of the views
- Retail along the main corner and all of 2ND Avenue
- Clear distinction between residential and retail

CONS:

- Monolithic massing at upper levels



OPTION 2

PROS

- Lobby located at Bell Street facing the park
- Maximized unit efficiency
- Continuous Retail Core
- Clear distinction between residential and retail spaces

CONS

- Monolithic massing concept at upper levels
- Lobby located along 2nd ave.



OPTION 3

PROS

- Extruded corner element responds to views & street activity along 2nd Ave. and Bell St.
- Roof terrace facing west, gaining view of the water
- Modulated façade responding to external context
- Residential decks at street corner
- Centered lobby space with plaza
- Retail at both building corners that will provide activity at both sides

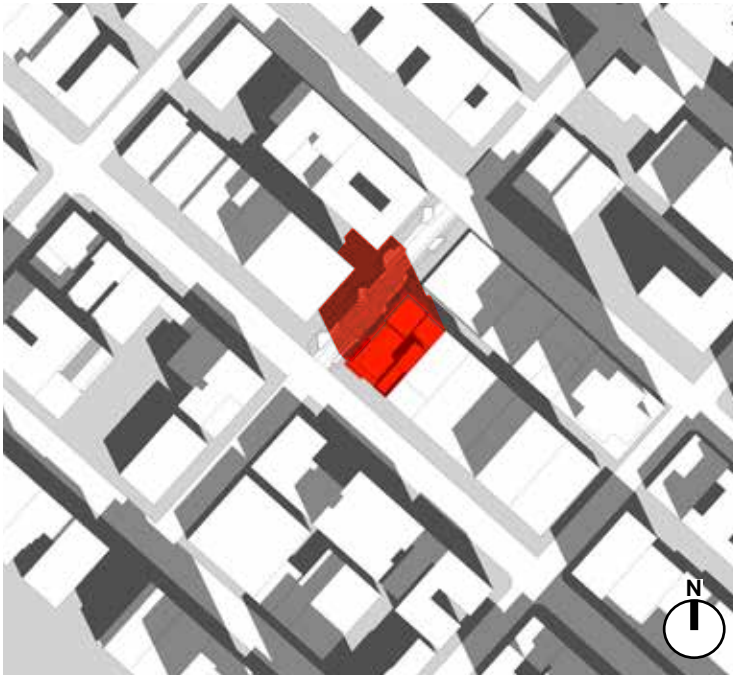
CONS

- Divided retail spaces

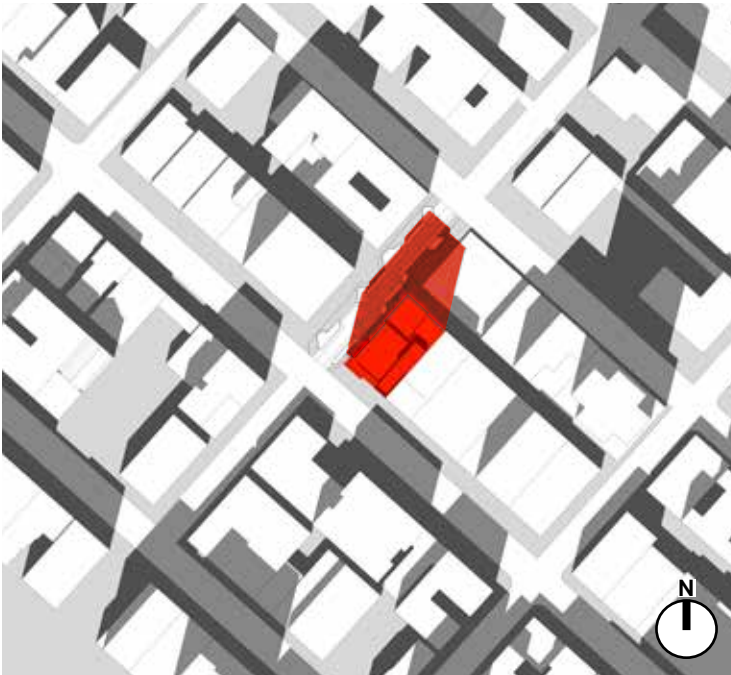
DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS



10 AM - SPRING EQUINOX
March 20, 2015



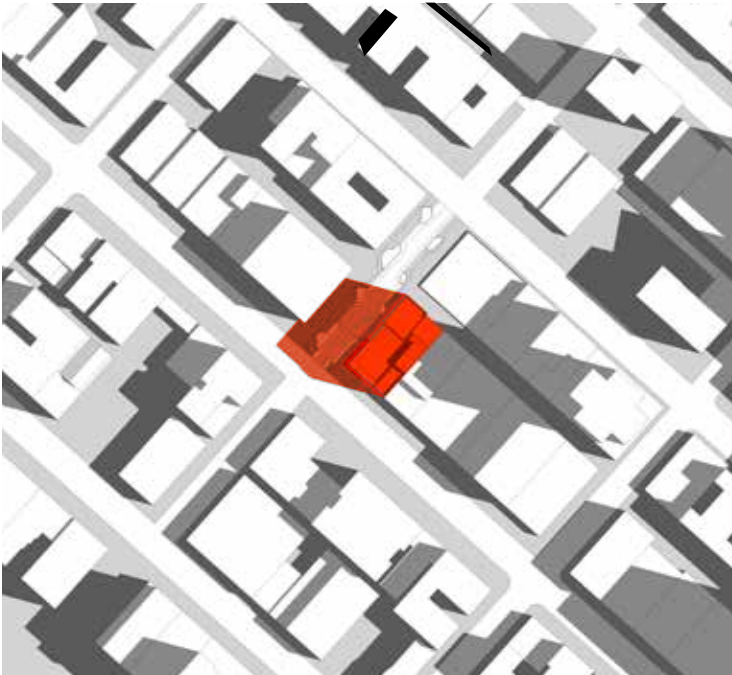
12 PM - SPRING EQUINOX
March 20, 2015



2 PM - SPRING EQUINOX
March 20, 2015



4 PM - SPRING EQUINOX
March 20, 2015



10 AM - SUMMER SOLSTICE
June 21st, 2015



12 PM - SUMMER SOLSTICE
June 21st, 2015

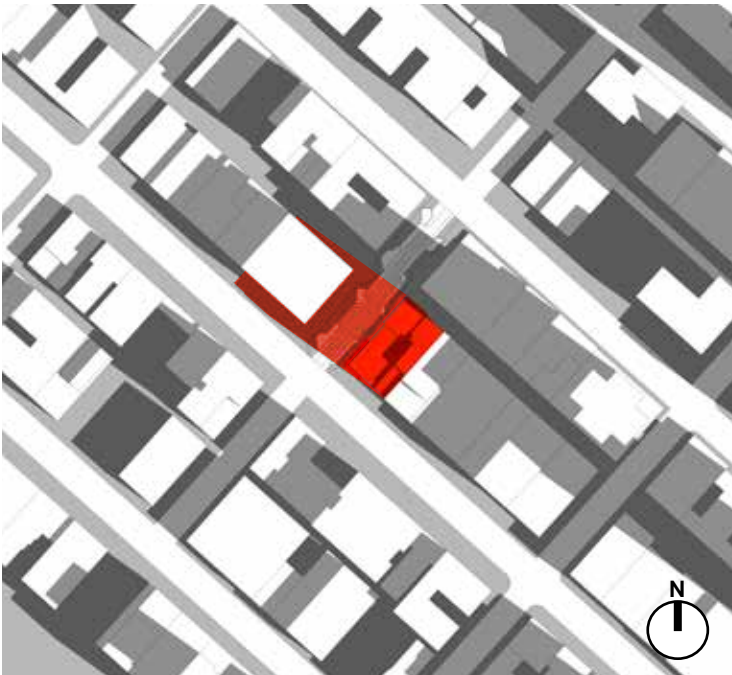


2 PM - SUMMER SOLSTICE
June 21st, 2015

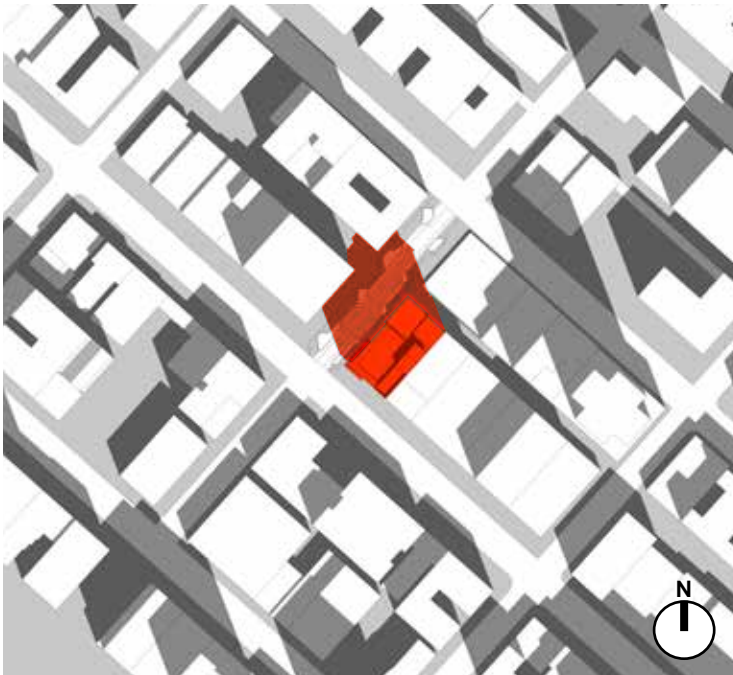


4 PM - SUMMER SOLSTICE
June 21st, 2015

DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS



10 AM |AUTUMN EQUINOX
September 23, 2015



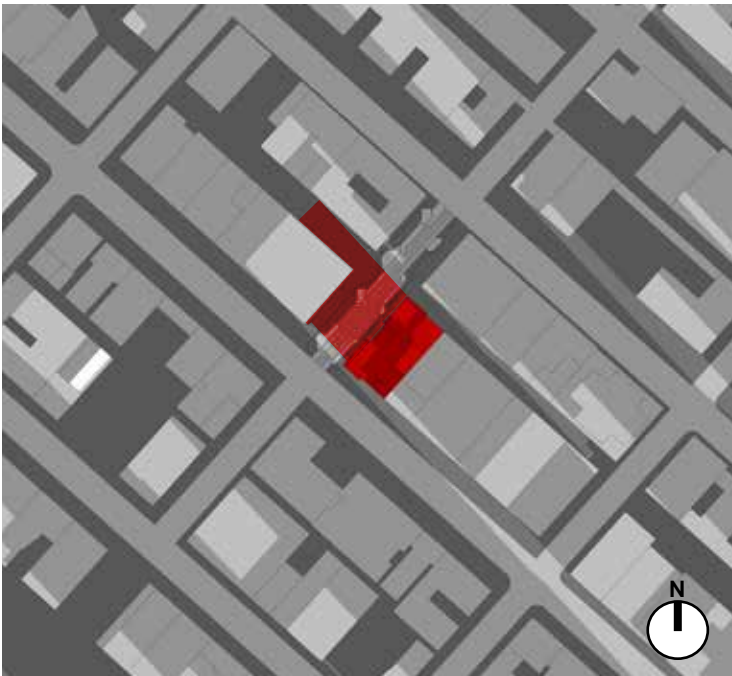
12 PM |AUTUMN EQUINOX
September 23, 2015



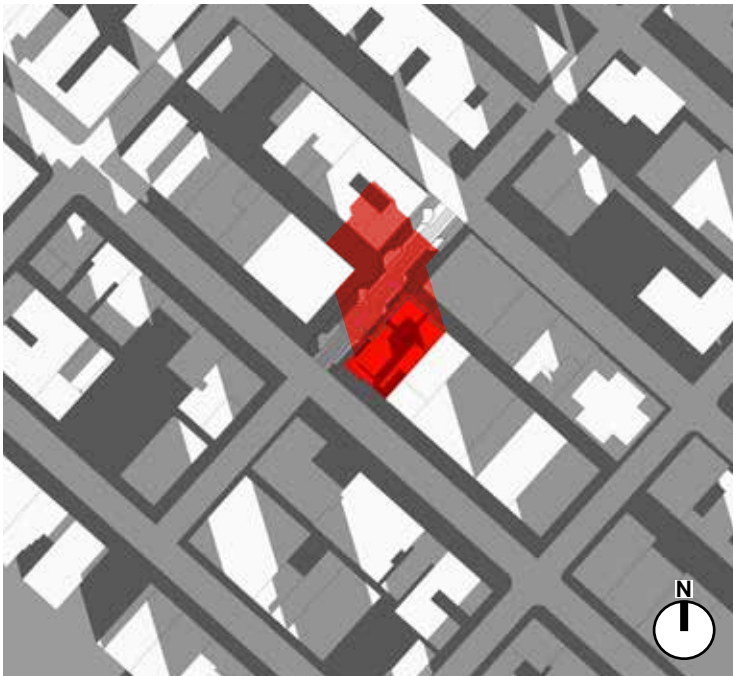
2 PM |AUTUMN EQUINOX
September 23, 2015



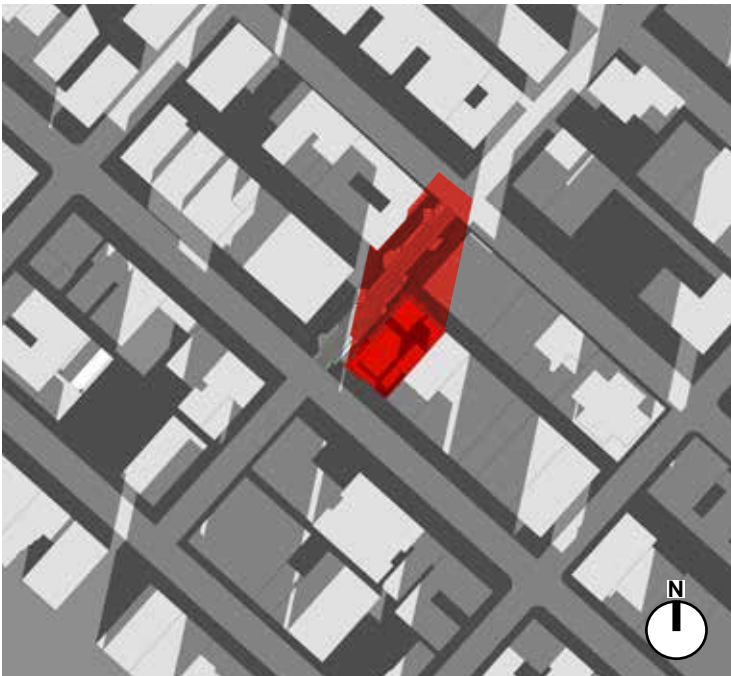
4 PM |AUTUMN EQUINOX
September 23, 2015



10 AM |WINTER SOLSTICE
December 21st, 2015



12 PM |WINTER SOLSTICE
December 21st, 2015



2 PM |WINTER SOLSTICE
December 21st, 2015



4 PM |WINTER SOLSTICE
December 21st, 2015

DESIGN PROPOSAL ROOF DECK DESIGN INSPIRATION



ROOF GARDENS



LOUNGE AREAS



OUTDOOR KITCHEN



TABLE SEATING



BAR SEATING



PLANTERS ENCASING LOUNGE AREAS



ADJUSTABLE SEATING AREAS



OUTDOOR COOKING AND LOUNGE SPACES

DESIGN PROPOSAL ROOF DECK DESIGN INSPIRATION



DOG AREAS



LOUNGE SPACE WITH FIRE PITS



LOUNGE SPACE WITH FIRE HEATERS



MULTI LEVEL ROOF GARDENS



ROOF GARDENS



PLANT BUFFER OVERHANG



VERTICAL PLANTING WALL



VARYING TYPES OF SEATING AREAS