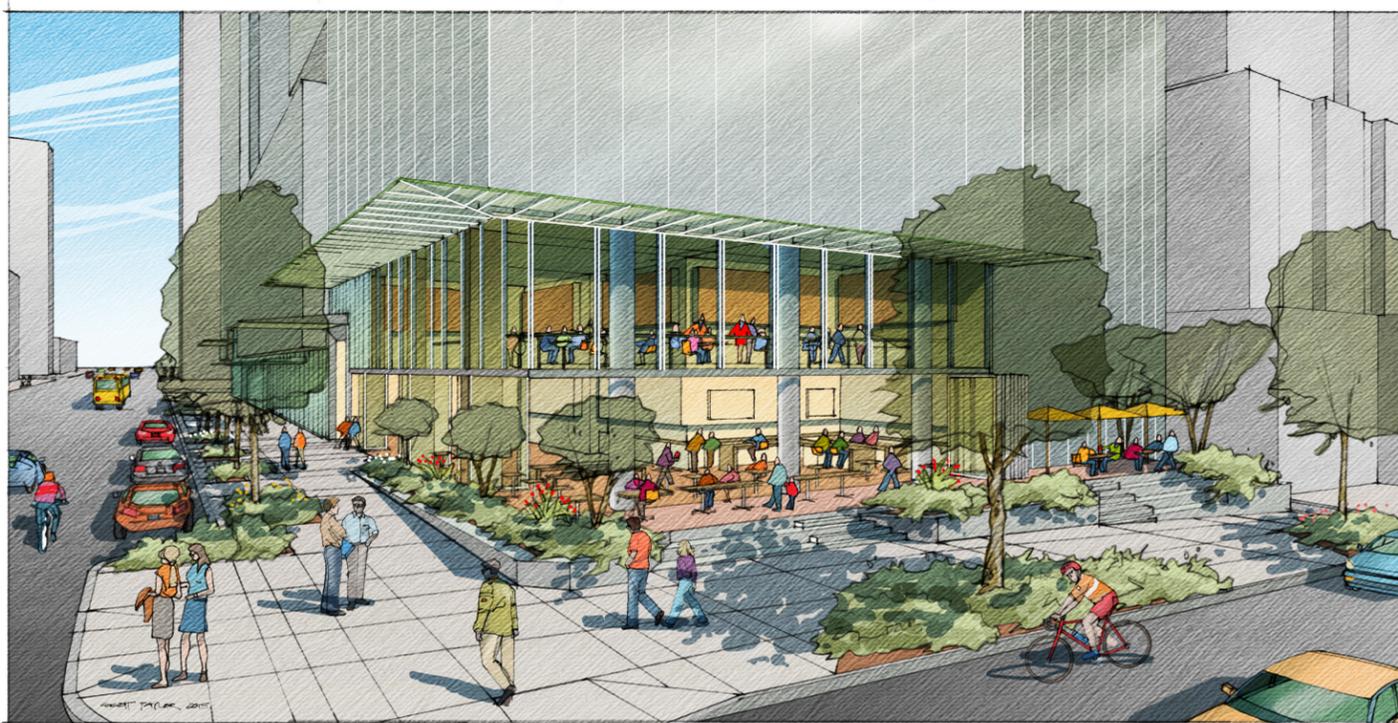
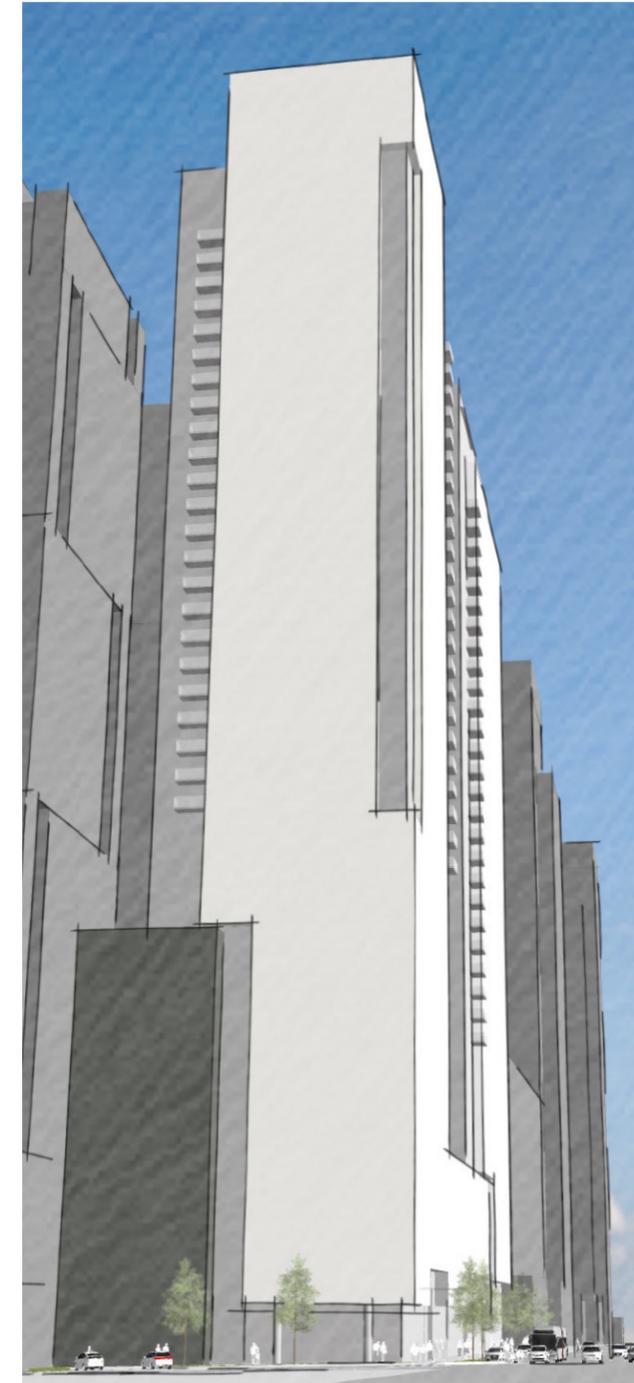
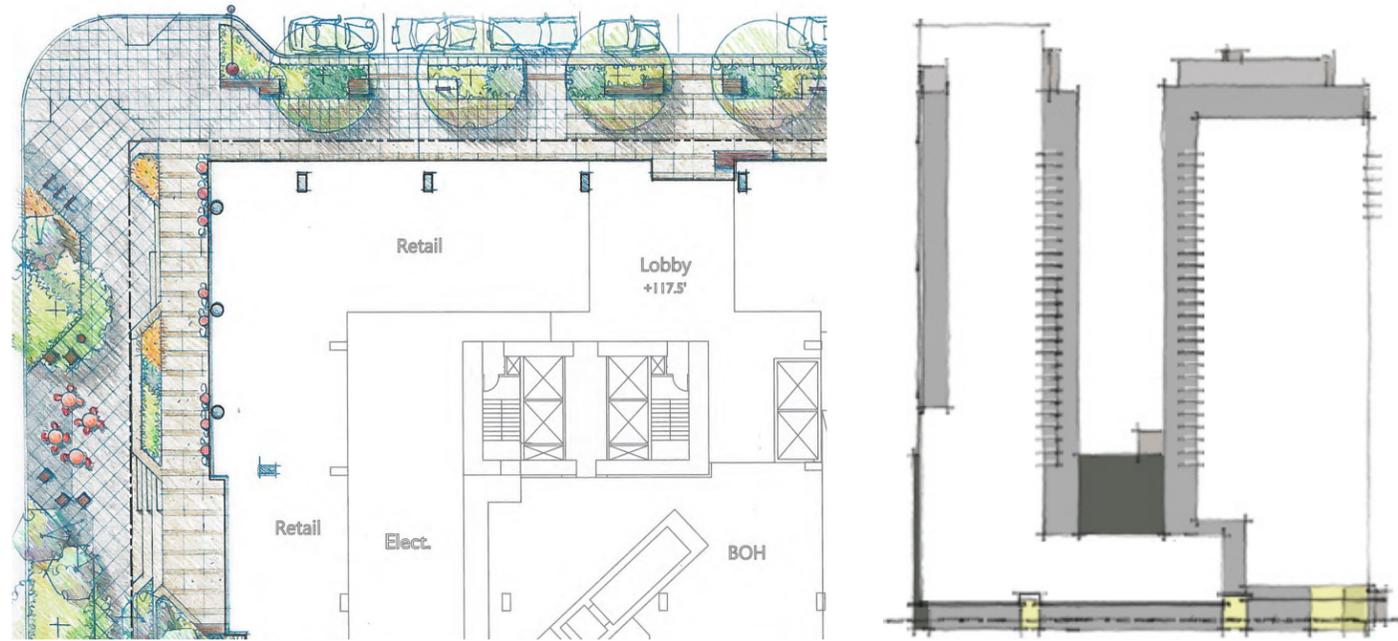


# 2326 6TH AVENUE

#3020315

DESIGN REVIEW BOARD  
EARLY DESIGN GUIDANCE 2



## CONTENTS

DEVELOPMENT OBJECTIVES	i
SITE ANALYSIS	1
ZONING AND LAND USE SUMMARY	10
EDG 1 GUIDELINES RESPONSE	14
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LANDSCAPE DESIGN	34
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Development Objectives + Program:

The proposed development at 2326 6th Avenue comprises a mix of uses, including two high-rise towers programmed with residential apartments, extended-stay lodging, and retail. Located in the heart of the burgeoning Denny Triangle district, this project will provide much-needed housing where proximity to employment, services and transit has established one of the most walkable urban areas in the city. Creating thoughtful density in this urban center not only meets the city's comprehensive plan goals; it is also key to true sustainability and livability.

Since EDG1, the project has acquired the lot at the corner of Bell Street and 6th Avenue and now comprises the entire half block between Battery and Bell Streets fronting on 6th Avenue. The "A" scenarios from EDG1, which assumed that this project would secure a Master Use Permit before the neighboring project at 2301 7th Avenue (Clise), have been removed from consideration and are no longer part of the development proposal.

Both corners are planned to be significantly enhanced inside the property line and within the public right of way along all frontages. Two of the three scenarios propose significant public realm enhancements along Bell Street that will extend the generously pedestrian and park-like nature of Bell Street Park further north toward Denny Park and South Lake Union.

The development program is targeting approximately 830 residential apartments, 198 extended-stay lodging units, approximately 12,000 SF of ground floor retail, and 600 parking stalls. Residential amenities will include exterior rooftop gardens at the podium and the top floor of each high-rise with associated interior social gathering and activity areas. Ground floor retail will activate and animate the street, as well as compliment the residential and extended-stay amenity programs and activities.

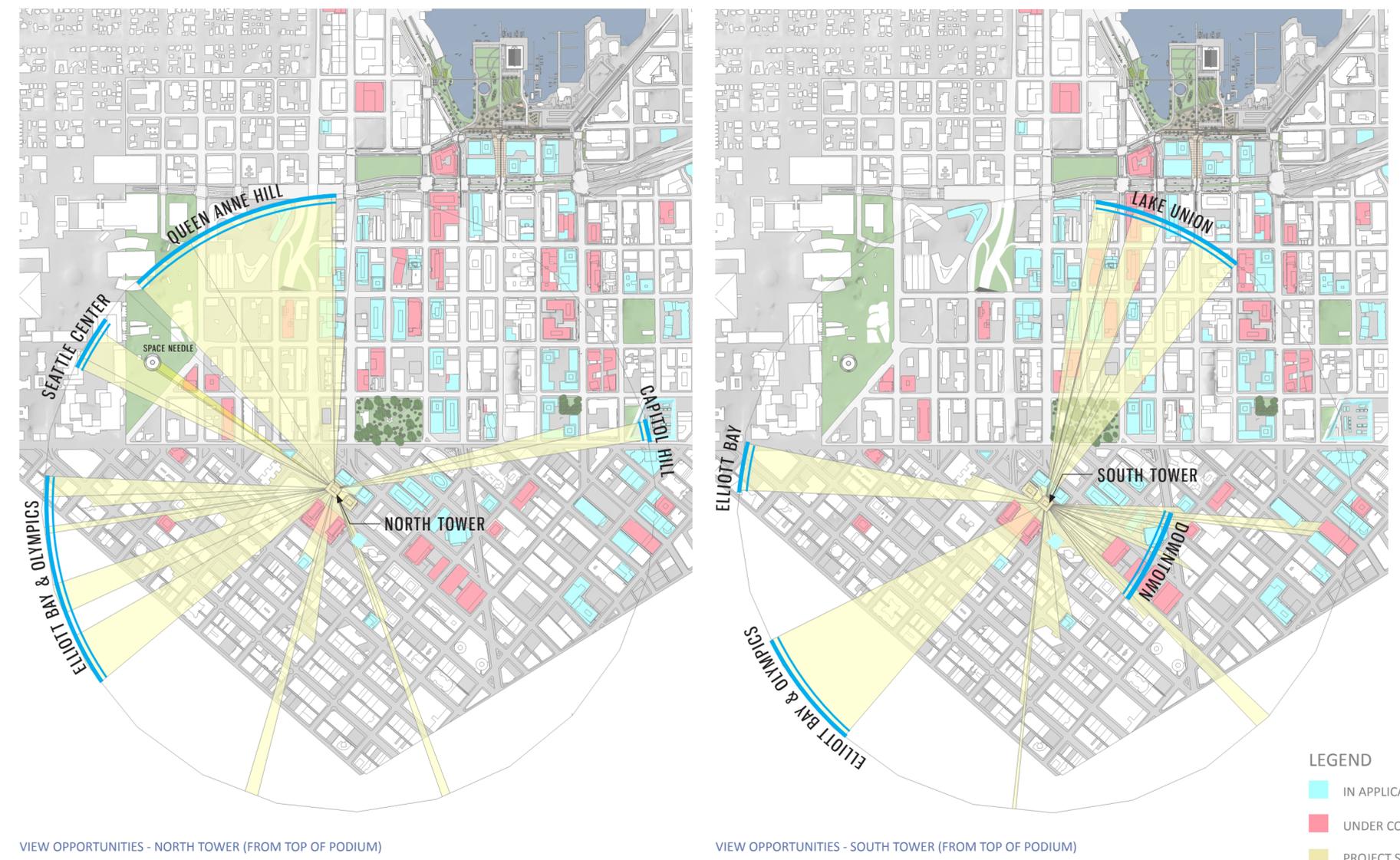
The goal and challenge of this project is to create a cohesive architectural design that celebrates and differentiates each tower form in concert with its neighboring towers, yet still creates intimacy at the street level to enhance city life. The Denny Triangle and Belltown are rapidly evolving neighborhoods with new private sector development of office and residential uses occurring in all directions. Municipal projects are underway as well, including the nearby Bell Street Festival/Green Street and the 7th Avenue cycle track. The 2326 6th Avenue project can help build on this momentum by establishing an enriched public realm with thoughtful integration of urban design, landscaping elements, programming and the composition of building form.



Vicinity Map  
Zoning



Site Context  
View Opportunities



VIEW OPPORTUNITIES - NORTH TOWER (FROM TOP OF PODIUM)

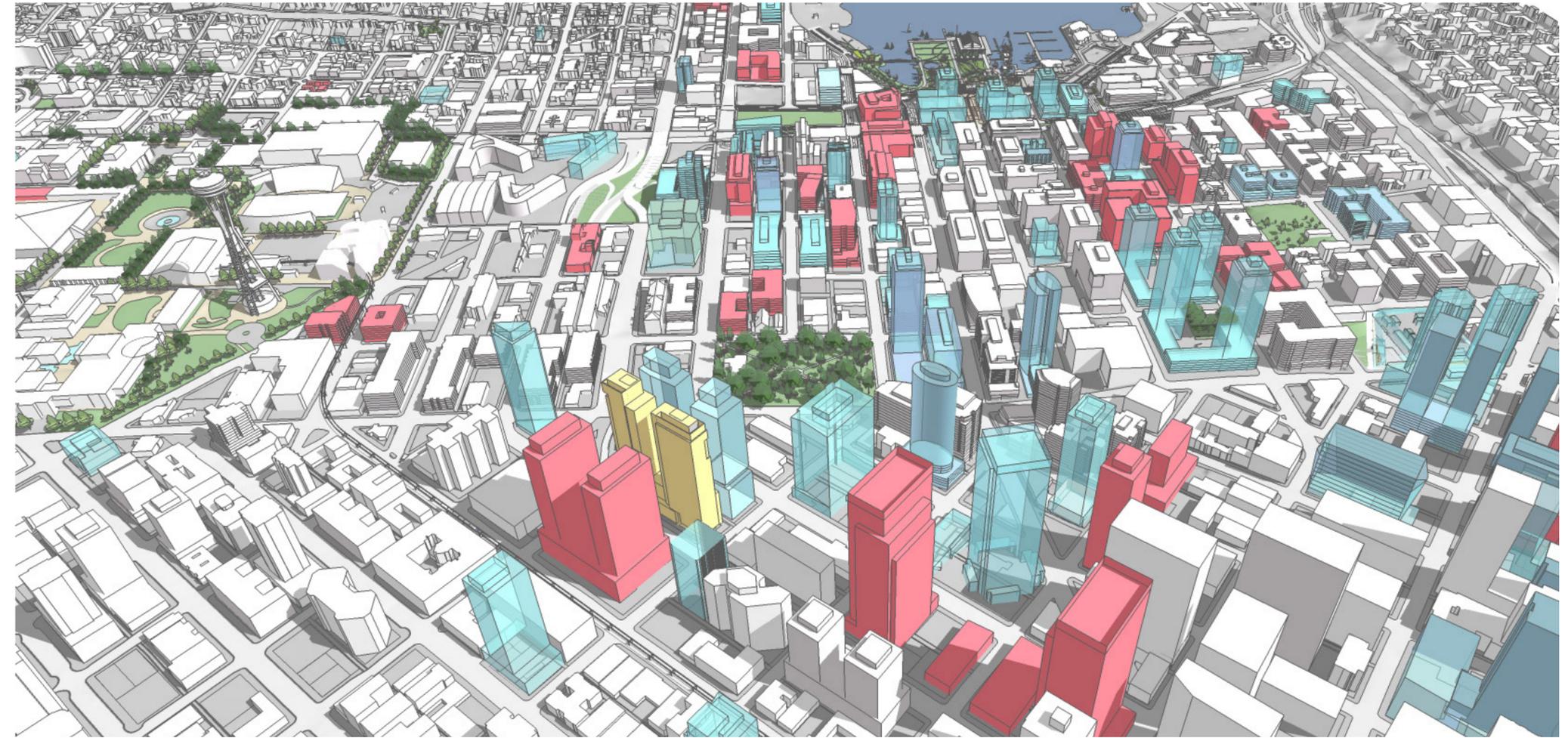
VIEW OPPORTUNITIES - SOUTH TOWER (FROM TOP OF PODIUM)



BIRD'S EYE CONTEXT VIEW FACING SOUTHEAST

LEGEND

- UNBUILT PROJECTS WITH MUPS OR IN DESIGN REVIEW
- UNDER CONSTRUCTION
- PROJECT SITE



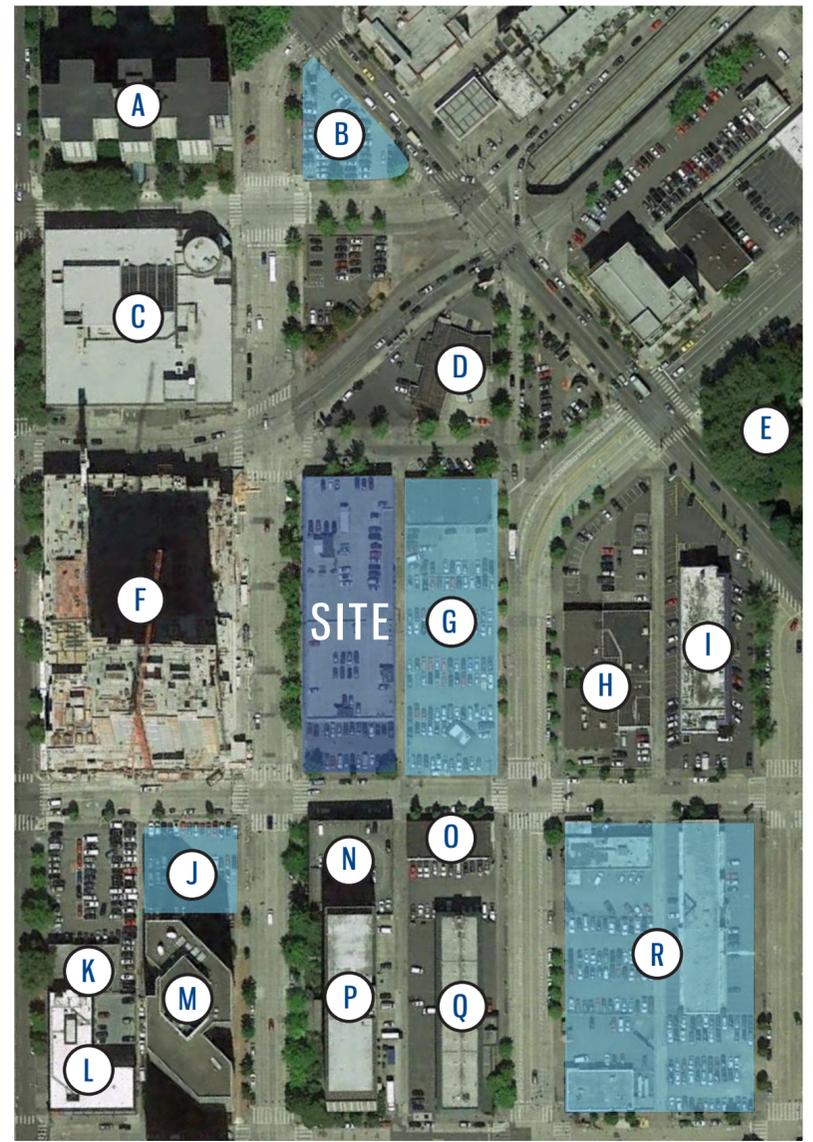
BIRD'S EYE CONTEXT VIEW FACING NORTH

LEGEND

- UNBUILT PROJECTS WITH MUPS OR IN DESIGN REVIEW
- UNDER CONSTRUCTION
- PROJECT SITE



Vicinity Map  
Current + Future  
Development



A Archstone Belltown



B 600 Wall



G Block V 2301 7th Avenue



H School of Visual Concepts



I Best Western



J 6th & Bell Data Center



C City University



D Elephant Car Wash



K Wexley School for Girls



L Hotel 5



M Blanchard Plaza



N Denny Building Parking Garage



E Denny Park



F Insignia



O Pronto Cycle Share



P Denny Building



Q 7th Avenue Residence Hall



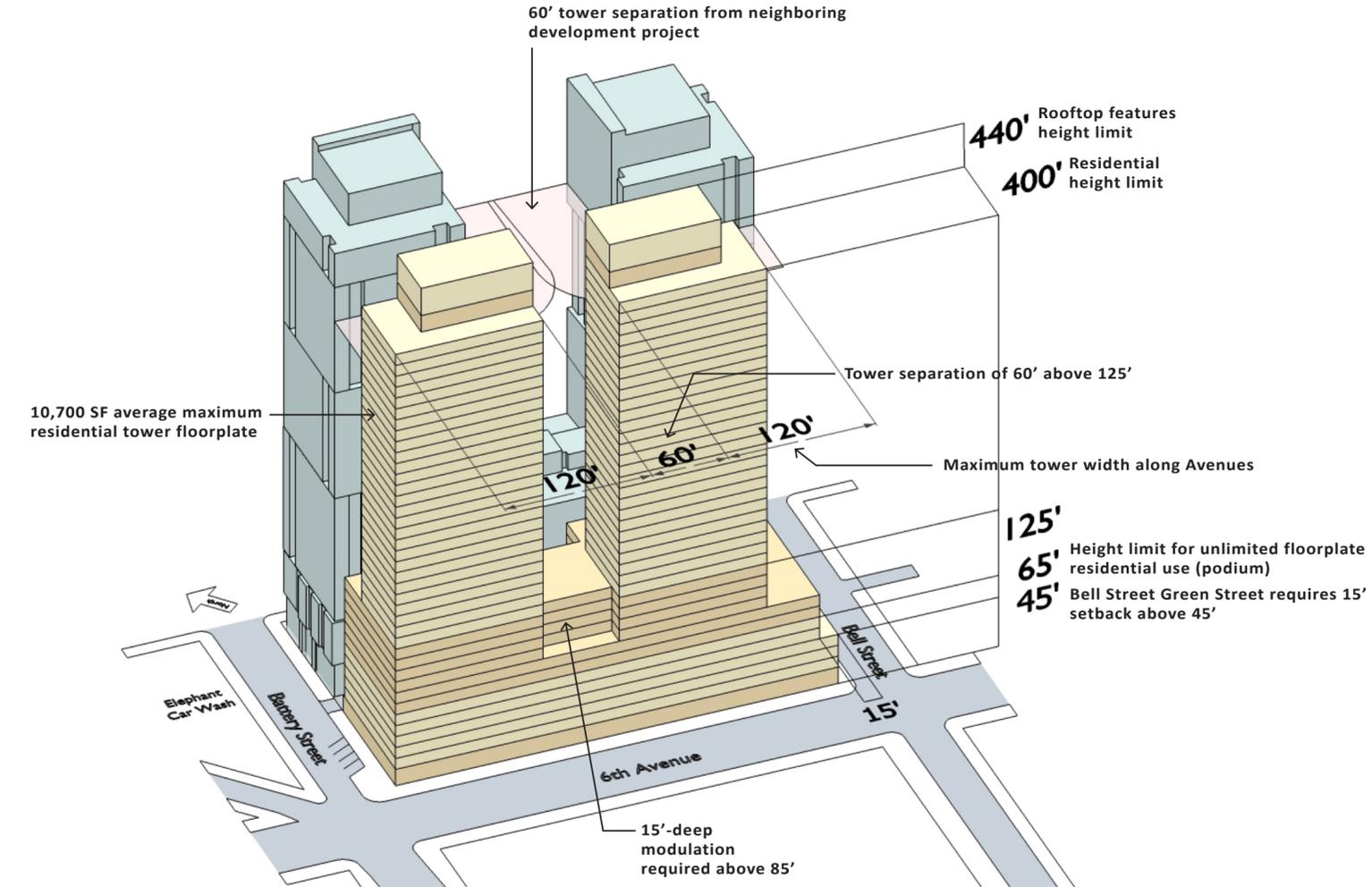
R Amazon Block 21



**Zoning Analysis** Summary of key development standards from the Seattle Municipal Code

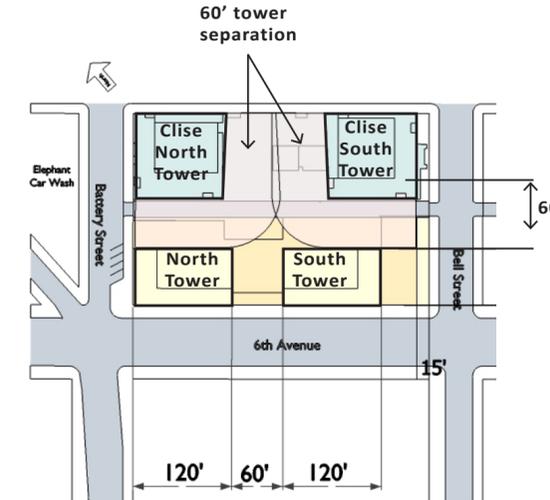
Address: 2326 6th Avenue - Denny Triangle Urban Center Village  
 Zoning Designation: Downtown Mixed Commercial - DMC 240/290-400  
 KC Accessors Parcel #: 069700-0265  
 Lot Area: 108' x 300' = 32,400 SF

Topic & Reference	Code Language (Paraphrased Summary)
<b>Map A</b>	23.49.056: Denny Triangle Urban Village
<b>Map 1B</b>	Street Designation: 6th Avenue: Principal Arterial, Battery Street: Access Street, Bell Street: Green Street
<b>Map 1C</b>	Sidewalks widths: 12'
<b>Map 1F</b>	Pedestrian Street Classification: Class II
<b>Map 1G</b>	Street Level Uses: None Required
<b>Structure Height</b> 23.49.008	A. Base residential height 290', Bonus to 400' per bonus available under Section 23.49.015. B. Structures may exceed the maximum height limit for residential use...by 10 percent of that limit (440')... if the facades of the portion of the structure above the limit do not enclose an area greater than 9,000 square feet, and the enclosed space is occupied only by those uses or features...permitted... as an exception above the height limit. (Roof features) D. Roof features... are permitted up to the heights indicated below, as long as the combined coverage of all rooftop features...does not exceed 55 percent of the roof area for structures that are subject to maximum floor area limits per story...or 35 percent of the roof area for other structures: 2a. Extend up to 15 feet: Enclosed recreation area, stair penthouses, mechanical equipment, greenhouses. 2 b. Elevator Penthouses may extend up to 25', 35' if providing access to usable open space. 3c. Height of rooftop screening may exceed by ten percent of the applicable height limit
<b>Common Recreation Area</b> 23.49.010	B. Common Recreation Area: An area equivalent to five (5) percent of the total gross floor area in residential use. A maximum of fifty (50) percent of the common recreation area may be enclosed.
<b>Floor area ratio</b> 23.49.011	Table A: Downtown Mixed Commercial: Base 5.0, Bonus to 7.0 B. Street level sales and service (retail) & 3.5% floor area for mechanical needs are exempt.
<b>Bonus floor area for housing</b> 23.49.015	A2. If an applicant elects to seek approval of bonus development pursuant ...the applicant must execute a voluntary agreement with the City... The mitigation may be provided by building the requisite low-income housing or child care facilities (the "performance option"), by making a contribution to be used by the City to build or provide the housing and child care facilities (the "payment option")
<b>Overhead Weather Protection and Lighting.</b> 23.49.018	A. Continuous overhead weather protection (8' min. wide& between 10' and 15' high ) shall be required for new development along the entire street frontage of a lot except along those portions of the structure facade that...are located farther than five (5) feet from the street property line or widened sidewalk on private property...or at driveways into structures or loading docks. E. Adequate lighting for pedestrians shall be provided. The lighting may be located on the facade of the building or on the overhead weather protection
<b>Parking</b> 23.49.019	A1. No parking, either long-term or short-term, is required for uses on lots in Downtown zone C1. Parking for non-residential uses is limited to a maximum of one parking space per 1,000 square feet E1. Bicycle parking: Hotel .05 spaces per hotel room. Residential: 1 space for every 2 dwelling units.
<b>Upper-level development standards</b> 23.49.056	A. ...a "tower" is a portion of a structure... in which portion all gross floor area in each story is horizontally contiguous, and which portion is above (i) a height of 85 feet in a structure that has any non-residential use above a height of 65 feet or does not have residential use above a height of 160 feet; or (ii) in any structure not described in clause (i) a height determined as follows...For a structure on a lot that includes an entire block front or that is on a block front with no other structures, 65 feet. C1. Facade modulation is required above a height of 85 feet above the sidewalk for any portion of a structure located within 15 feet of a street lot line (C4: modulation dimension minimum 15' deep and 60' wide). No modulation is required for portions of a facade set back 15 feet or more from a street lot line. C3. The maximum length of a facade without modulation is...155' between 86' to 160' tall. E1. Residential tower floor area limits per story: 10,700 square feet average, 11,500 SF max on any story in a tower if above 290' tall. Towers under 290' tall are limited to 10,000 SF average E2. Maximum tower width: 120' along the N/S avenues. Decks, balconies and architectural features (cornices, etc.) may be disregarded. G2. If a lot in a DMC zone is located on a designated green street, a continuous upper-level setback of 15 feet is required for portions of the structure above a height of 45 feet.
<b>Tower spacing</b> 23.49.058F	F4. In the Denny Triangle Urban Center Village...if any part of a tower exceeds 160 feet in height, then all portions of the tower that are above 125 feet in height must be separated from any other existing tower that is above 160 feet in height, and the minimum separation required between towers from all points above the height of 125 feet in each tower is 60 feet. F5. The projection of unenclosed decks and balconies, and architectural features such as cornices, shall be disregarded in calculating tower separation F6. If the presence of an existing tower would preclude the addition of another tower proposed on the same block, as a special exception, the Director may waive or modify the tower spacing requirements of this Section 23.49.058 to allow a maximum of two towers to be located on the same block that are not separated by at least the minimum spacing required in subsections 23.49.058.F.2, 23.49.058.F.3 and 23.49.058.F.4, other than towers described in subsection 23.49.058.F.1 7. An "existing" tower is either...a tower that is physically present...or a proposed tower for which a Master Use Permit decision has been issued, unless and until either (i) the Master Use Permit issued pursuant to such decision expires or is cancelled, or the related application is withdrawn by the applicant, without the tower having been constructed; or (ii) a ruling by a hearing examiner or court of competent jurisdiction reversing or vacating such decision, or determining such decision or the Master Use Permit issued thereunder to be invalid, becomes final and no longer subject to judicial review.



KEY ZONING CRITERIA (CODE-COMPLIANT MASSING SHOWN)

Since EDG1, this project has acquired the corner site at 6th and Bell Street. The site now comprises the entire half-block between Battery and Bell Streets along 6th Avenue. This project recognizes that the adjacent development proposal at 2301 7th Avenue (Clise) will complete its MUP application in advance of this project, and the development scenarios that proposed a tower spacing compromise for both projects are no longer being pursued. This project will assume the majority of the compromise on the block needed to comply with development standards regarding tower spacing. However, this project is seeking departures and a Director's Exception (see p. 35) that will enable site-specific and generous public realm improvements along all frontages as well as more equitable tower siting on the block as a whole.



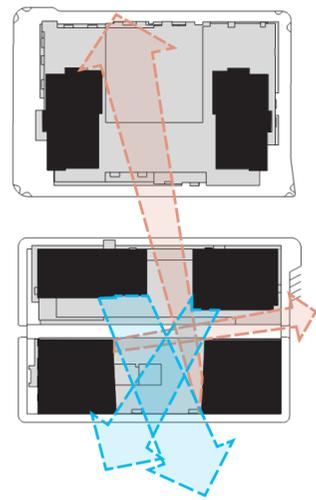
CODE-COMPLIANT SITE PLAN WITH TOWER SPACING AND TOWER WIDTH LIMITS

Design Guidelines of importance to this project in Seattle's Guidelines for Downtown Development (Design Team priorities from EDG1):

**RESPONSE TO NEIGHBORS + CONTEXT**

**A-1 Respond to the physical environment.**  
Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.

**B-1 Respond to the neighborhood context.**  
Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.



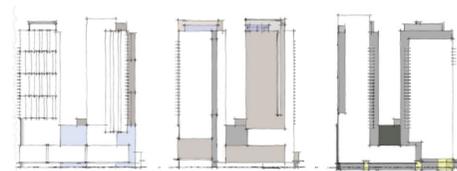
This site will be surrounded in all directions with new and existing towers, most of which are the same size and scale as this proposal. The site is relatively flat and slopes at just 2%. Views and sunlight will be framed between neighboring structures. With limited flexibility in tower placement, this project seeks to use tower staggering, tower spacing, podium setbacks, unit orientation and an enlivened ground plane to respond to a very urban condition.

**DESIGN FOR MULTIPLE SCALES**

**A-2 Enhance the skyline.**  
Design the upper portion of the building to promote visual interest and variety in the downtown skyline.

**B-4 Design a well-proportioned and unified building.**  
Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

**C-2 Design facades of many scales.**  
Design architectural features, fenestration patterns, and materials 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.



Because the surrounding residential towers are all 400' tall and composed as identical twin towers, the question of sameness or differentiation should be considered. Also, monotony of height will exist due to the inflexible zoning criteria. This proposal seeks to avoid creating another pair of identical towers by proposing that the two towers have major elements of distinction with more subtle elements of continuity. The expression of the top will incorporate unique screening and amenity areas into a cohesive façade composition. For these reasons, we collect these three guidelines into a unified approach to the design parti.

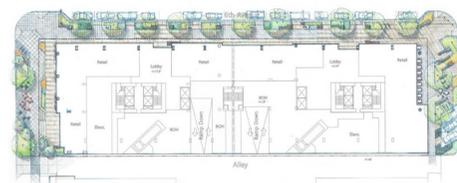
The Battery Street corner tower will have more presence and hence a more prominent top and vertical expression. The midblock towers are composed with more horizontal or random elements and allow the lodging use to be expressed along with a legible primary building entry. The ground plane then reflects and enhances the neighborhood's burgeoning retail momentum by giving back space to the street and creating a vibrant activated use and great walkability.

**ACTIVE STREETSCAPES**

**C-1 Promote pedestrian interaction.**  
Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming.

**C-3 Provide active - not blank - facades.**  
Buildings should not have large blank walls facing the street, especially near sidewalks.

**D-2 Enhance the building with landscaping.**  
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.



This proposal has 566 lineal feet of sidewalk and street frontage which is proposed to include generous retail spaces, grand residential lobbies with hospitality staff and active resident amenity areas. These uses require maximum transparency to facilitate a visual connection to the public street realm.

In Scenarios 2 and 3, the frontage along Bell Street is set back with generous public realm improvements that extend the character of Bell Street park further north toward Denny Park and South Lake Union.

The unique one-way street and diagonal parking condition present at Battery Street presents an opportunity for a programmed seating space or artwork at the corner of 6th and Battery.

The existing sidewalk on 6th Avenue is 16' deep. The proposal intends to widen this further by recessing back portions of the ground floor to accentuate key entrances, create landscaping opportunities and include potential sidewalk café seating at the corners. The curb planter strip can be generous. This wider sidewalk will enable opportunities for the placement of bicycle racks and street furniture.

**HIERARCHY OF ELEMENTS**

**C-4 Reinforce building entries.**  
To promote pedestrian comfort, safety, and orientation, reinforce the building's entry.

**C-5 Encourage overhead weather protection.**  
Encourage project applicants to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

With 566 lineal feet of sidewalk and street frontage, this project intends to provide overhead weather protection articulated by architectural massing and patterning. Building entrances, especially the grand residential lobbies, will be accentuated by canopies, framed architectural elements, building recesses and signage to establish a visual hierarchy of function and use.

**VEHICULAR ACCESS AND PARKING**

**E-1 Minimize curb cut impacts.**  
Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

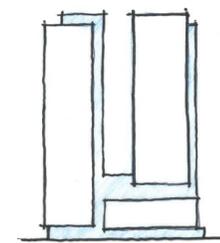
**E-2 Integrate parking facilities.**  
Minimize the visual impact of parking by integrating parking facilities with surrounding development. Incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by.

**E-3 Minimize the presence of service areas.**  
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.

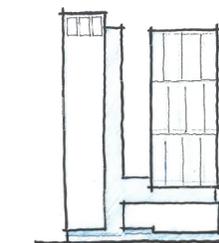
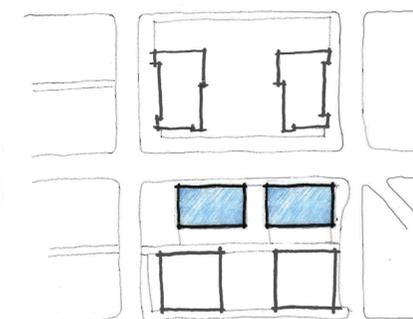
This property has 300' of alley length with a lower grade than at 6th Avenue. Access for the parking garage and all service areas are located on the alley; no other curb cuts will be required. Parking is proposed underground where it has no above-grade presence or impacts.



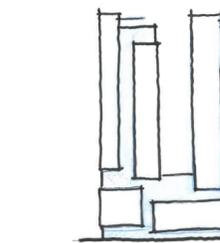
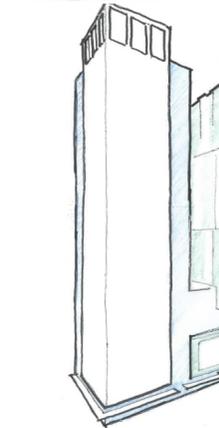
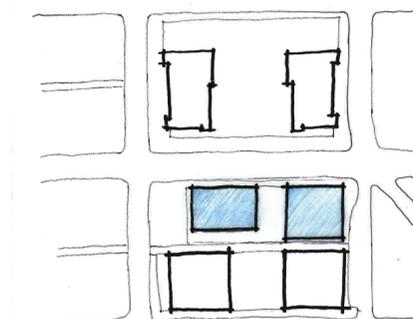
**SCENARIO B OPTIONS (FROM EDG1)**



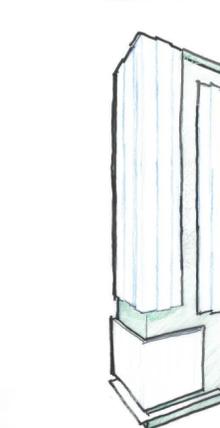
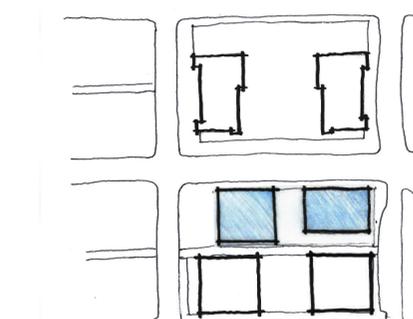
OPTION B1: "Stacked Blocks"



OPTION B2: "Contrast"



OPTION B3: "Floating Volumes"



WHAT WE HEARD:

**CONTRAST THE TOWERS**

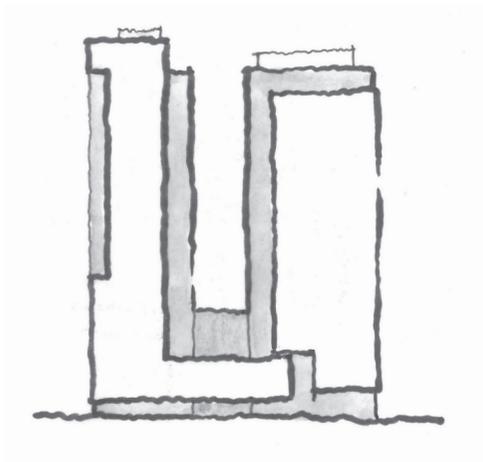
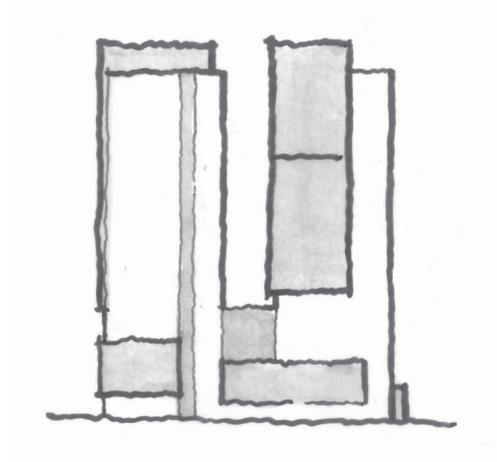
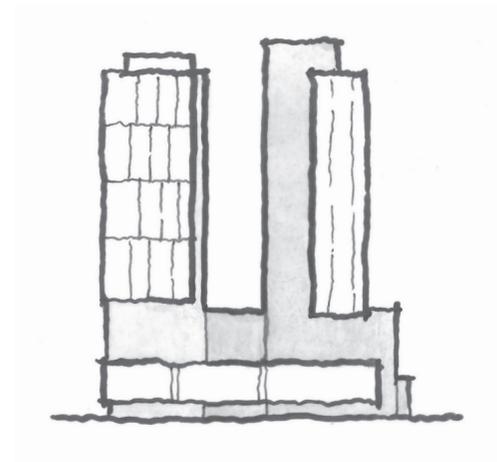
- Explore opportunities for contrasting the form and massing of the towers.

**GROUND AND OR FLOAT THE TOWERS**

- Find opportunities to tie the towers down into the streetscape
- Explore the inverse; float the towers above the podium

WHAT WE EXPLORED:

**THREE DISTINCT MASSING OPTIONS UTILIZING CONTRAST AND TOWER GROUNDING**



WHAT WE HEARD:

**ENHANCE THE STREETScape**

- Maximize retail potential, and explore continuous canopies.

WHAT WE EXPLORED:

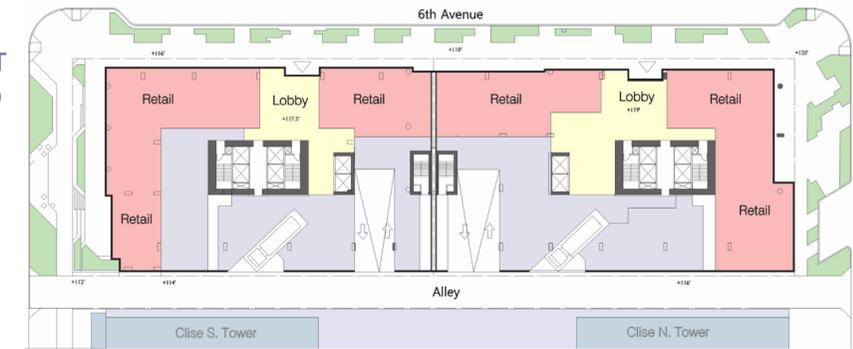
**INCREASED GROUND-LEVEL RETAIL PRESENCE**

- Retail spaces are designed to activate the street
- Continuous canopies contribute to a welcoming street frontage
- Resident lobby areas broken into two smaller/separate areas with less street frontage

FIRST EDG GROUND LEVEL PLAN



CURRENT GROUND LEVEL PLAN



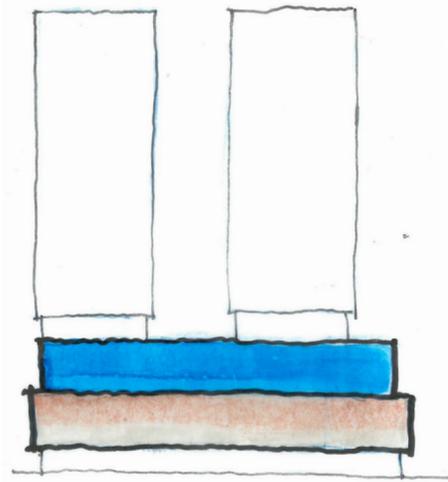
WHAT WE HEARD:

**EXPRESS THE PODIUM PROGRAM**

- Reflect the lodging use in the massing; shift the massing at extended-stay areas.

WHAT WE EXPLORED:

**CONTRAST THE EXTENDED-STAY AND RESIDENTIAL PROGRAMS**



PODIUM

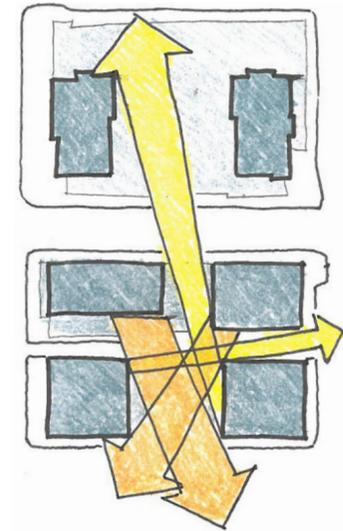
WHAT WE HEARD:

**INCREASE LIGHT AND AIR BETWEEN TOWERS**

- Optimize light and viewsheds between towers.

WHAT WE EXPLORED:

**REFINED TOWER PLACEMENT TO MAXIMIZE VIEW OPPORTUNITIES**



VIEWSHED

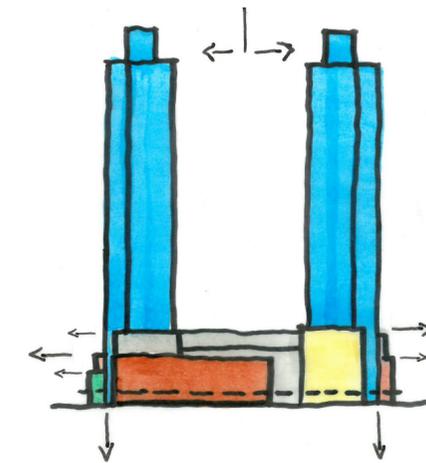
WHAT WE HEARD:

**RESPOND TO THE CONTEXT**

- Respond to the massing and scale of adjacent projects.

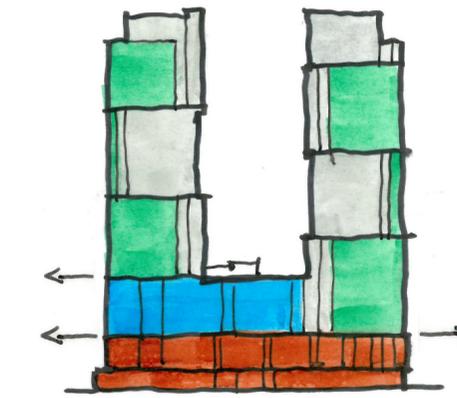
WHAT WE EXPLORED:

**REFINED PODIUM MASSING AND PROGRAM EXPRESSION**



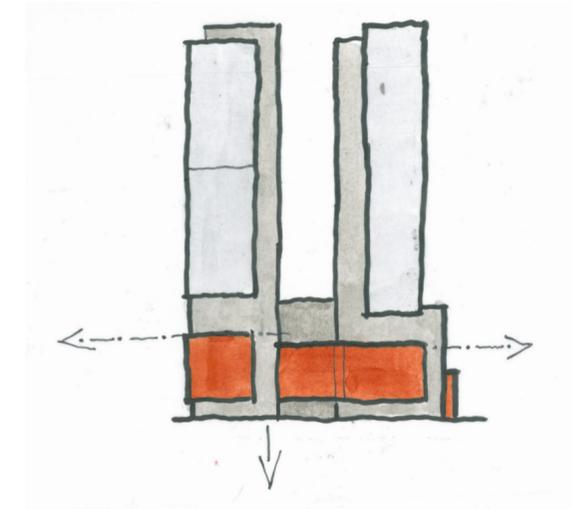
INSIGNIA

- Recessed podium allows tower to touch down into the streetscape
- Stepped and varied podium massing



2301 7th Ave (Clise)

- Tower masses floating above and stepped into podium
- Horizontal podium bands expressing program



OUR RESPONSE

- Tower masses floating above and touching down into streetscape
- Horizontal podium volumes expressing program and breaking down scale across block

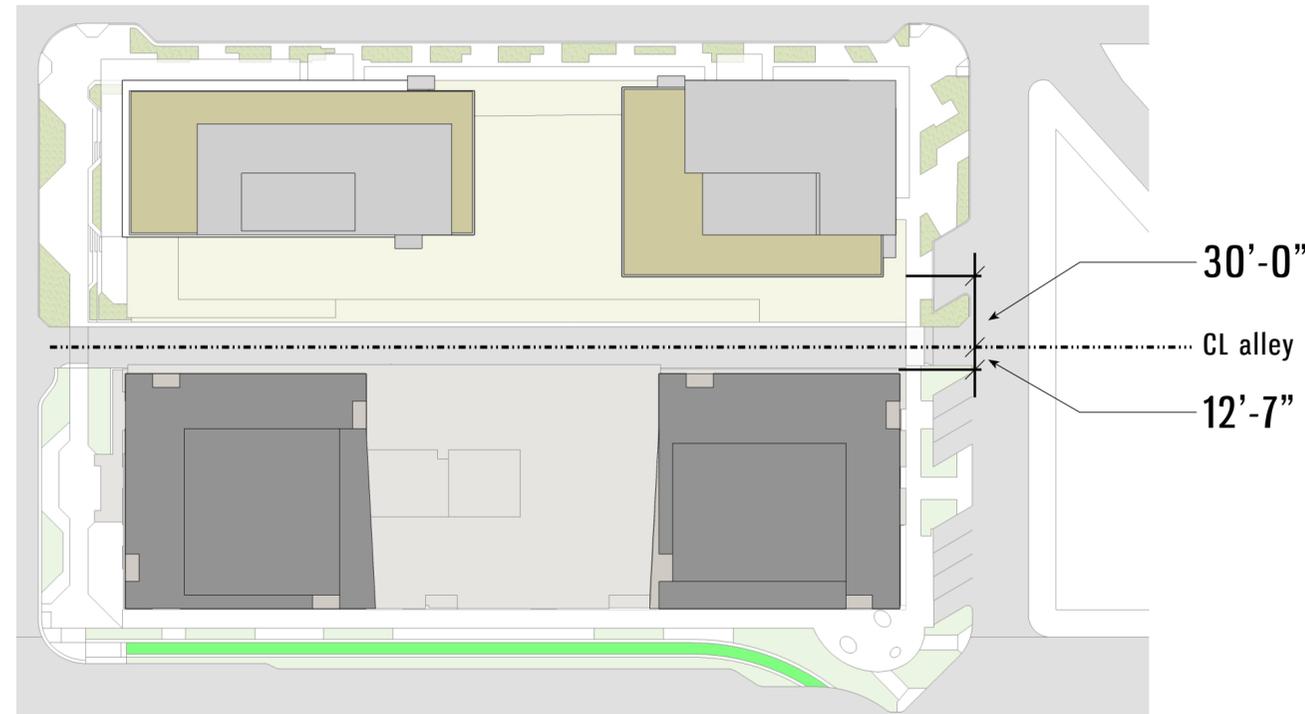
The project tower spacing has been modified in keeping with feedback received at EDG1; however, the project continues to seek a departure and Director's Exception regarding tower spacing (see pp. 38-40 for details).



EDG 1 option A1 and A2 - 22'-0" tower separation



EDG 1 option A3 - 32'-0" tower separation



EDG 2 preferred option - 42'-7" tower separation



**OPTION 1: 'shifted mass'**

- **CONTRAST THE TOWERS** – varied proportions and banding between towers, with continuity in massing expression
- **EXPRESS THE PODIUM PROGRAM** – horizontal banded masses expressing the contrast between the residential and extended stay, setback extended stay outdoor amenity space



**OPTION 2: "rotated volumes"**

- **RESPOND TO THE CONTEXT** – stepping volumes break down the scale of the podium and respond to adjacent projects
- **CONTRAST THE TOWERS** - paired rectangular masses are rotated to vary height and scale
- **GROUNDING THE TOWER** – both towers touch down to the streetscape but within different elevations
- **INCREASE LIGHT AND AIR** – notched corners open the site.



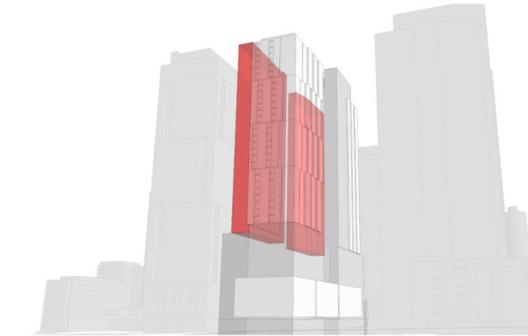
**OPTION 3: "inca block"**

- **CONTRAST THE TOWERS** - thin tall and grounded vs. setback floating block
- **EXPRESS THE PODIUM PROGRAM** – strong horizontal residential volume with setback extended stay above
- **GROUNDING THE TOWER**– thin tall tower connects with podium and hovers above street
- **INCREASE LIGHT AND AIR** – notched corners open the site.

# BUILDING MASSING OPTION 1 - shifted mass

## PROS

- Varied proportions and shifted banding of bays creates contrast between the towers.
- Strong horizontal expression of podium contrasts the extended stay from the residential program.
- Thin towers contrast the wide and blocky neighboring towers.



LOST CAPACITY DUE TO TOWER SEPARATION REQUIREMENT



GROUND FLOOR LEVEL



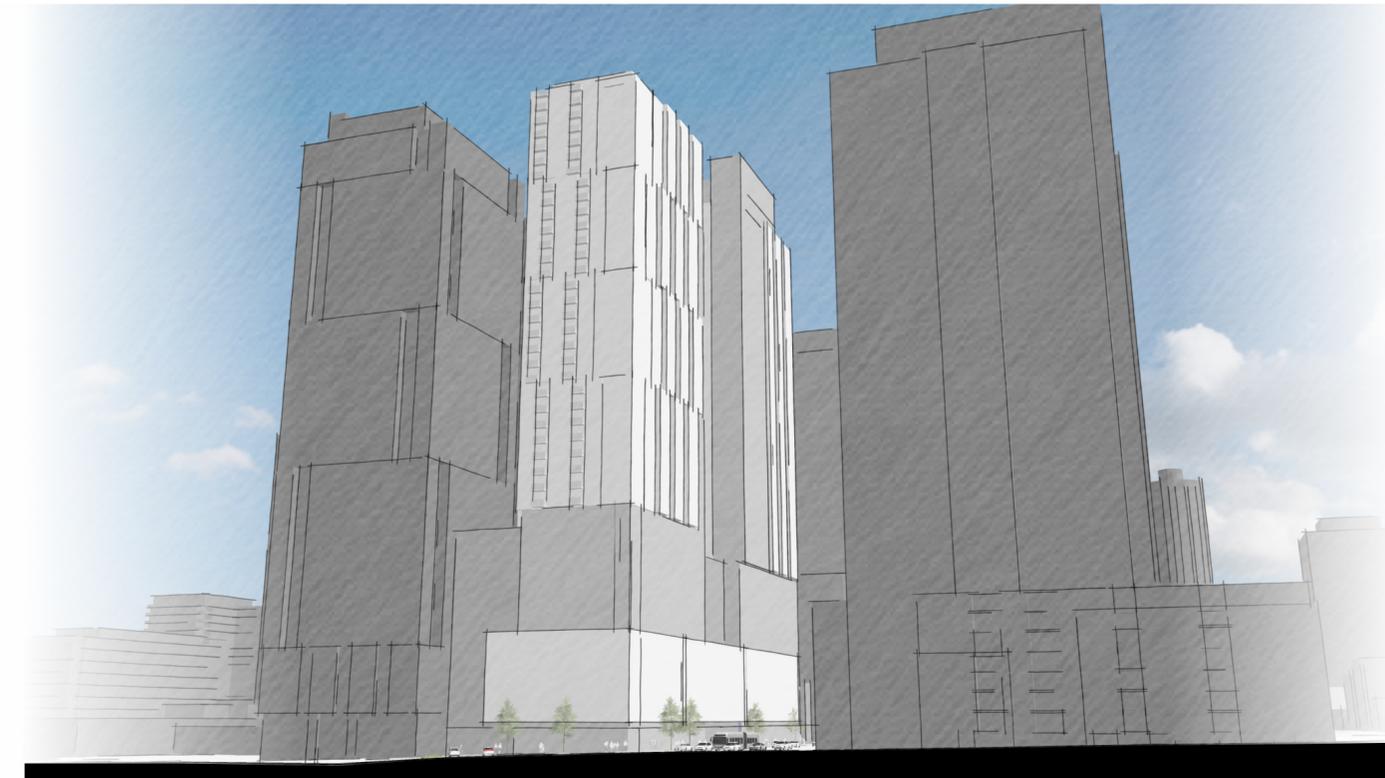
TYPICAL PODIUM FLOOR LEVELS 2-12



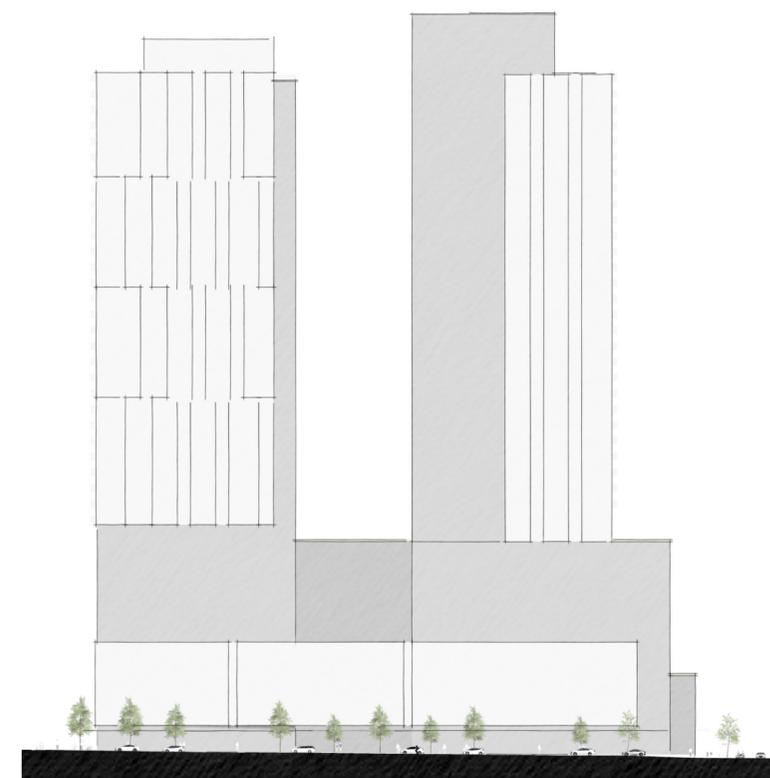
TYPICAL TOWER FLOOR LEVELS 13-40

## CONS

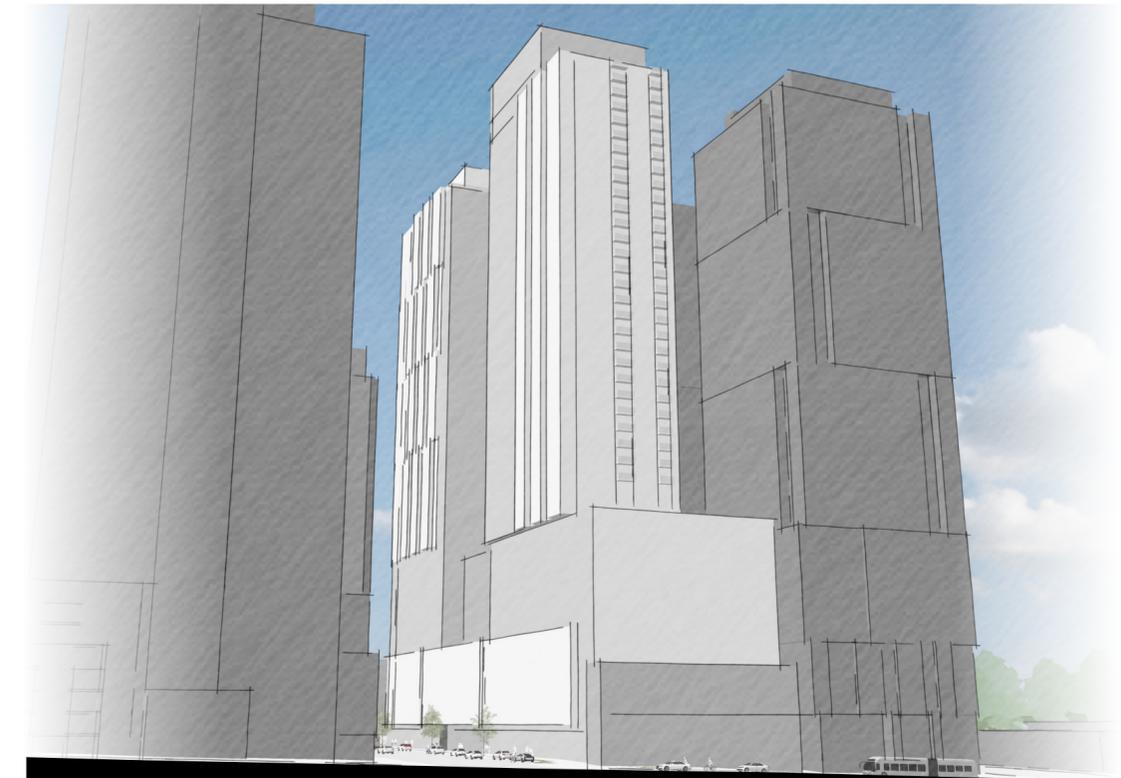
- Code compliant floor plate loses 24% of the tower volume or 146,000 SF, necessitating a full podium build-out.
- Lack of variation in podium volume heights does not respond to the varied height and volumes of the adjacent Insignia and Clise Projects.
- Tower massing volume floating above the podium does not create the needed vertical proportion to contrast neighboring towers.
- Towers are not touching down to the ground plane per the boards guidance.



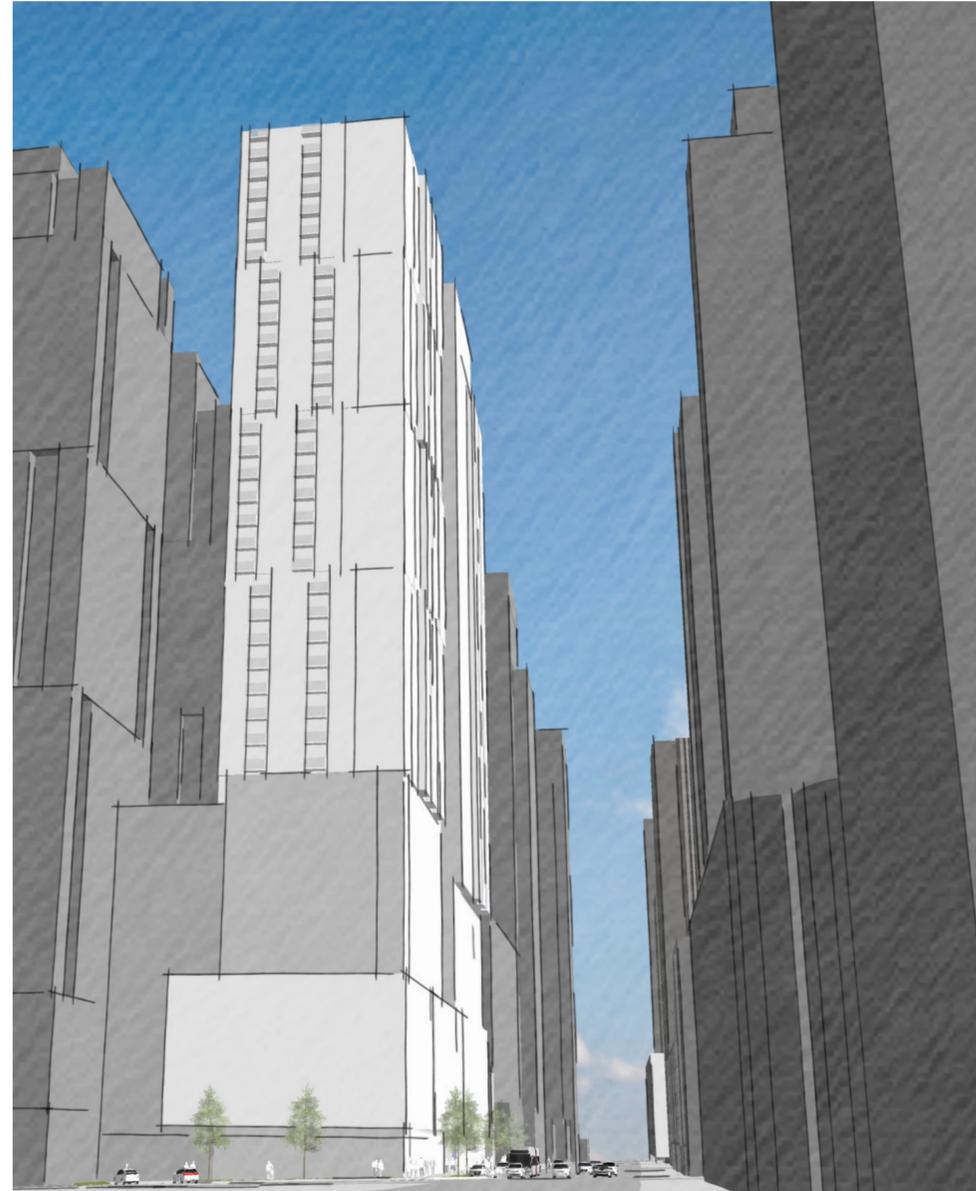
BATTERY STREET SECTION PERSPECTIVE



6TH AVE ELEVATION



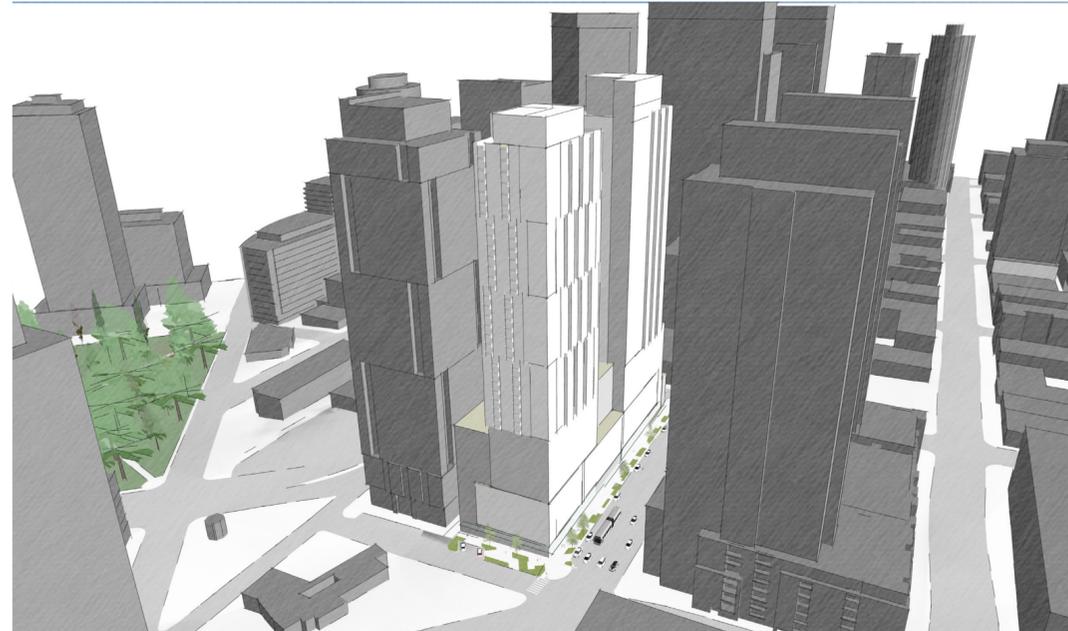
BELL STREET SECTION PERSPECTIVE



NORTH WEST APPROACH, DENNY WAY AND 6TH AVE



STREETSCAPE, BATTERY STREET AND 6TH AVE



WEST AERIAL VIEW



STREETSCAPE, BELL STREET AND 6TH AVE



SOUTH AERIAL VIEW

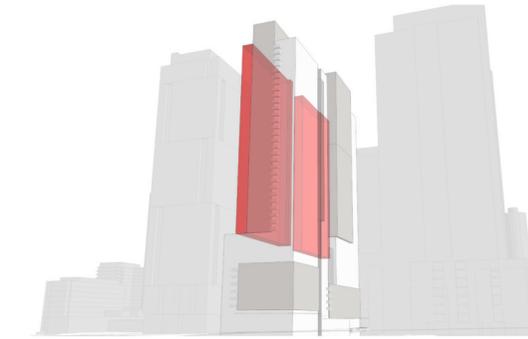


SOUTH EAST APPROACH, DENNY WAY AND 6TH AVE

# BUILDING MASSING OPTION 2 - rotated volumes

## PROS

- Two tower width departures regain capacity allowing for partial 15'-0" setback on Bell Street.
- Tower massing volumes are turned 90 degrees to create distinct elevations on Bell and Battery Street and reduce the massing of tower widths.
- Varied podium masses respond to stepped Insignia podium.
- Vertical slots ground the tower into the streetscape on 6th Ave and Bell Street.



LOST CAPACITY DUE TO TOWER SEPARATION REQUIREMENT

## CONS

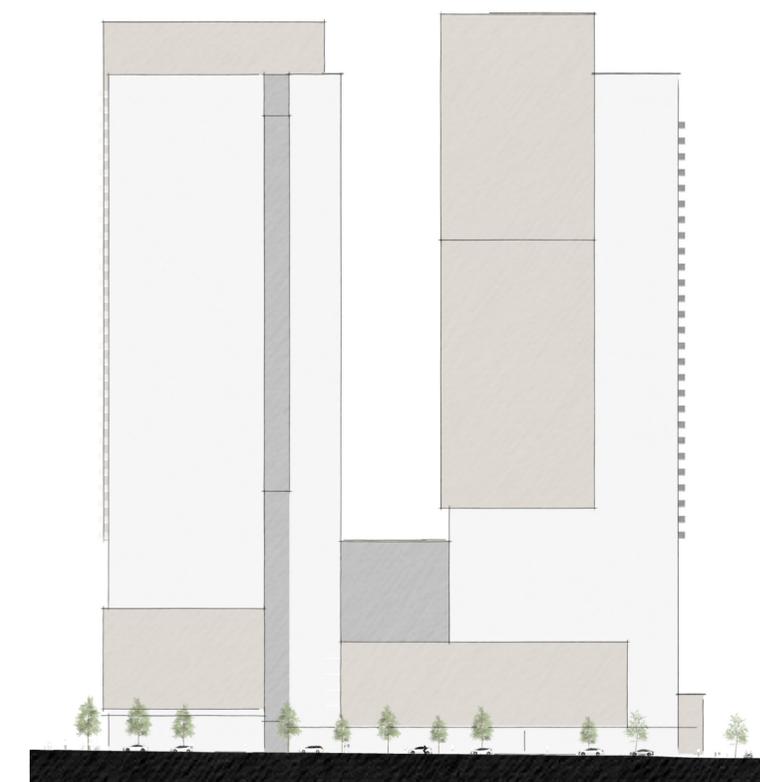
- 60'-0" tower spacing setback causes 13% loss of the tower volume or 81,000 SF, necessitating a full podium build-out.
- The departure on tower width reduces the space between the proposed towers, but exceeds minimum requirements.



BATTERY STREET SECTION PERSPECTIVE



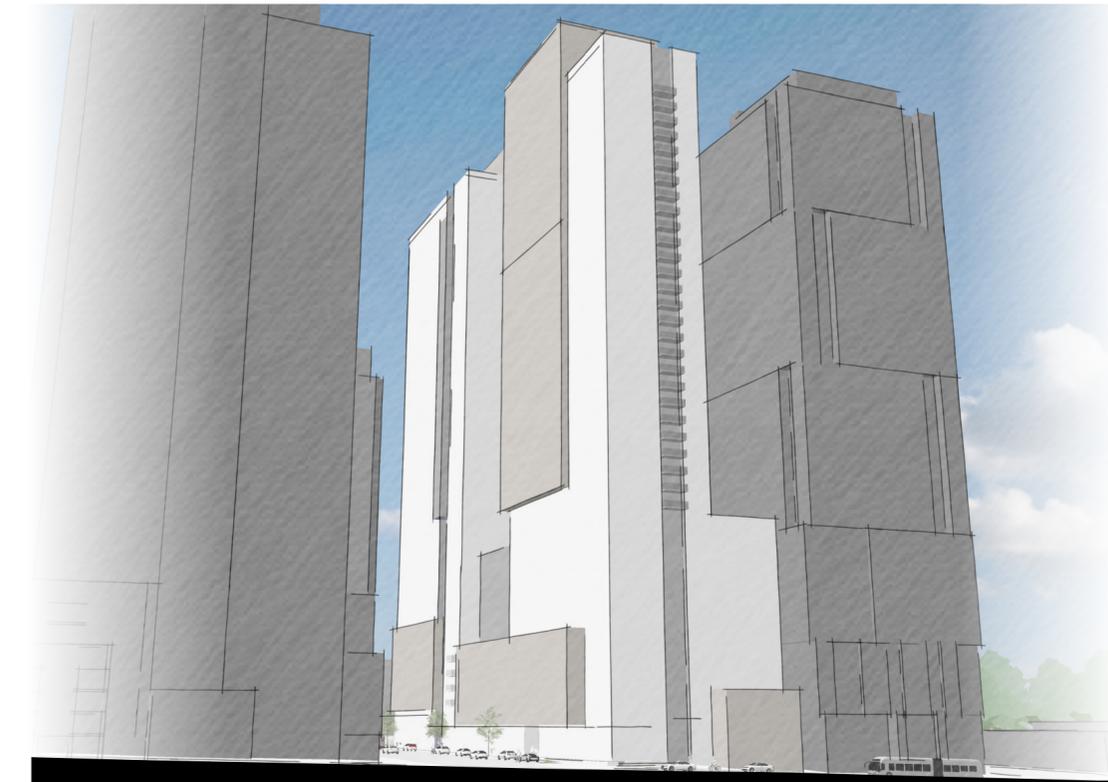
GROUND FLOOR LEVEL



6TH AVE ELEVATION



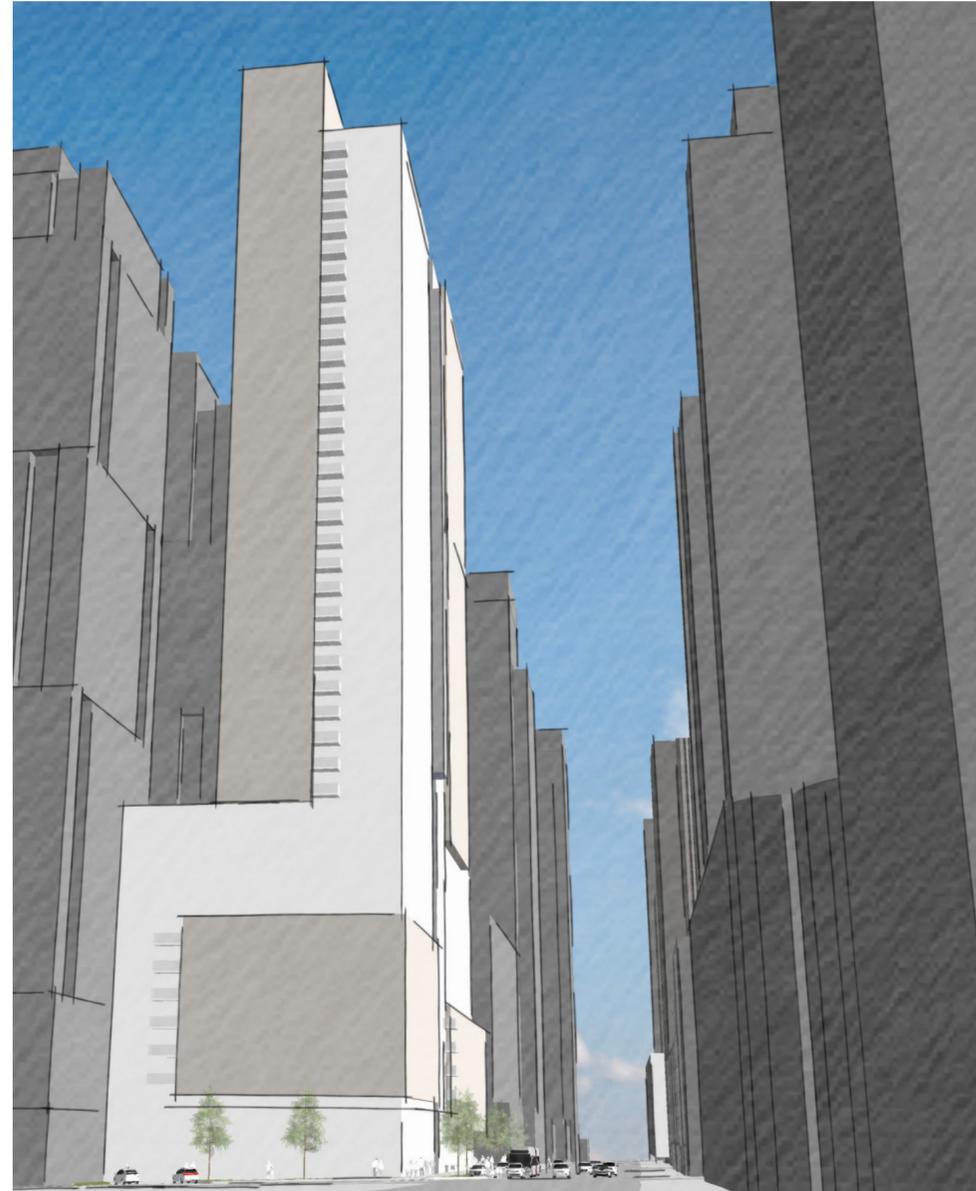
TYPICAL PODIUM FLOOR LEVELS 2-12



BELL STREET SECTION PERSPECTIVE



TYPICAL TOWER FLOOR LEVELS 13-40



NORTH WEST APPROACH, DENNY WAY AND 6TH AVE



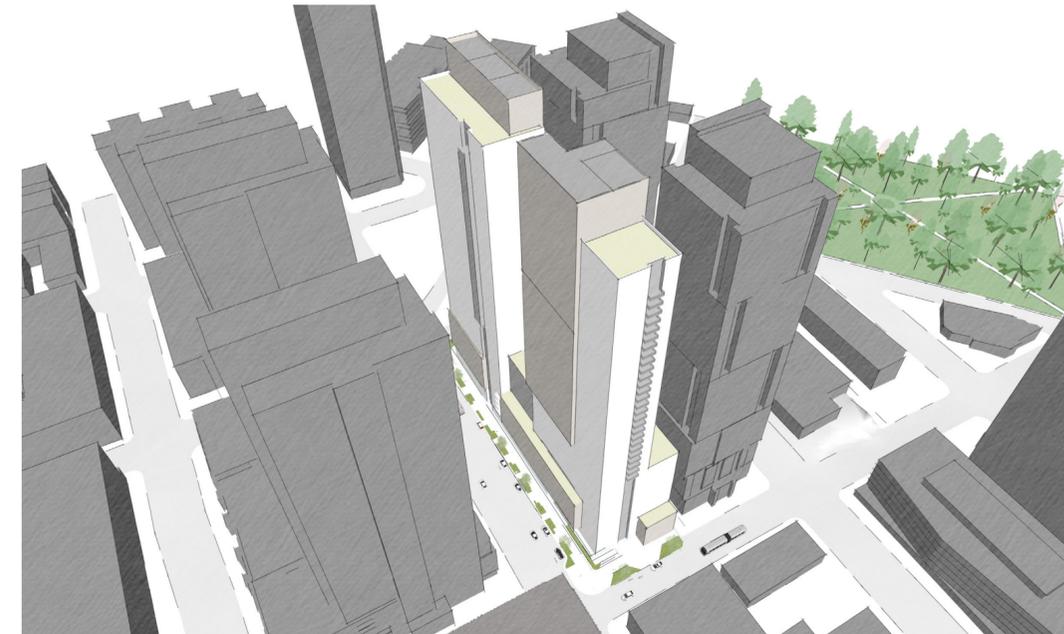
STREETSCAPE, BATTERY STREET AND 6TH AVE



WEST AERIAL VIEW



STREETSCAPE, BELL STREET AND 6TH AVE



SOUTH AERIAL VIEW



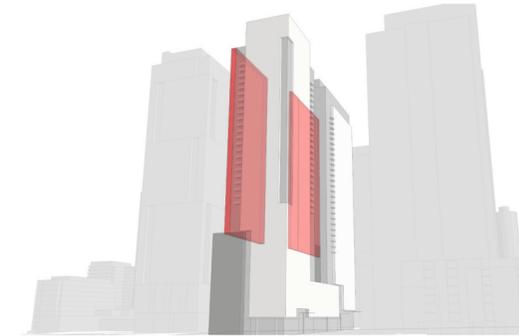
SOUTH EAST APPROACH, DENNY WAY AND 6TH AVE

PROS

- A tower width departure and a director's exception on tower spacing regains capacity allowing for a full 15'-0" setback and partial podium setback on Bell Street.
- Contrasting volumes, a thin and tall versus a wide and short, create distinct elevations on Bell and Battery Street and reduce the massing of tower widths.
- Notched massing and full 440'-0" height volume on Battery Street allows the slende tower to dramatically contrast the adjacent Insignia and 2301 7th Ave (Clise) allowing for a compelling composition.
- Elongated and narrow 68'-6" Bell Street tower echo tower massing of the Denny Building to the southeast

CONS

- Tower spacing causes an 8% loss of the tower volume or 47,000 SF, diminishing sustainable density potential.
- The departure on tower width reduces the space between the proposed towers, but exceeds minimum requirements.



LOST CAPACITY DUE TO TOWER SEPARATION REQUIREMENT



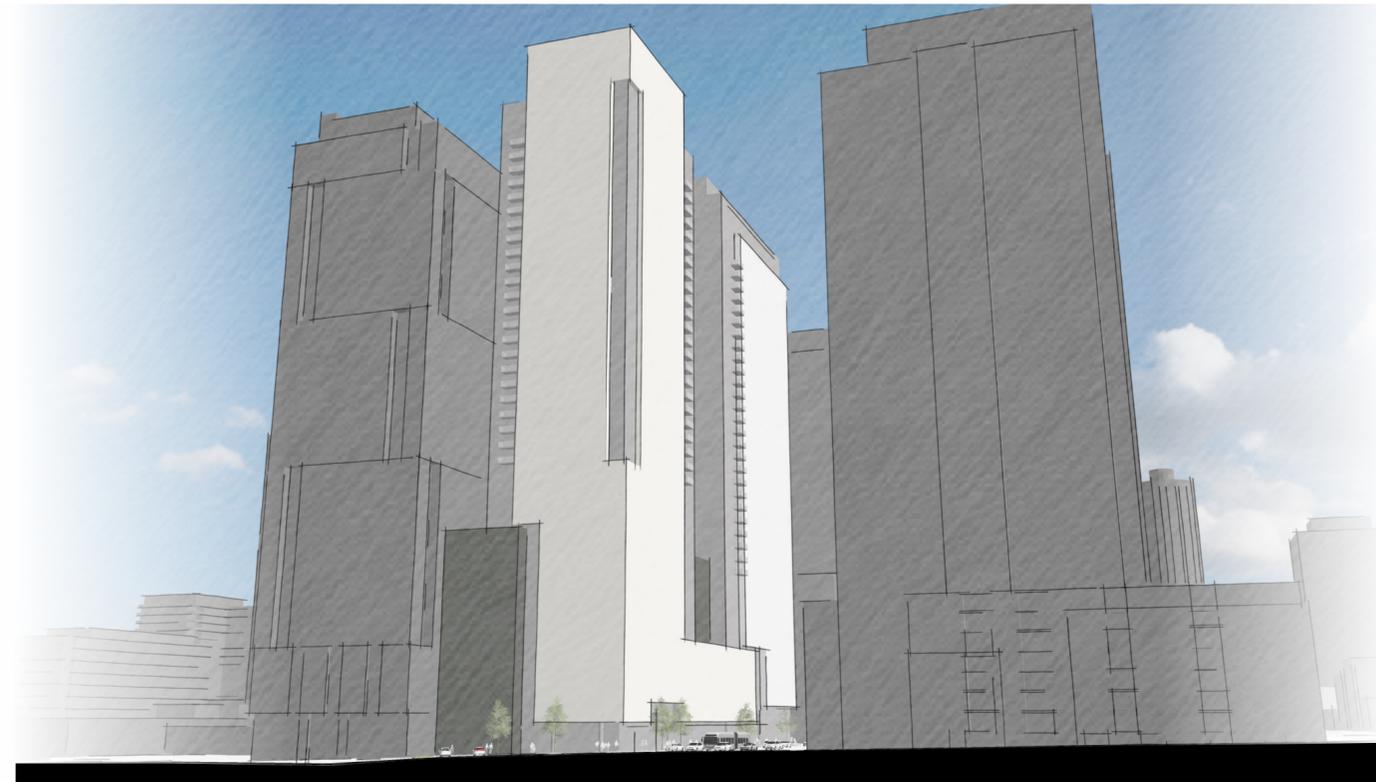
GROUND FLOOR LEVEL



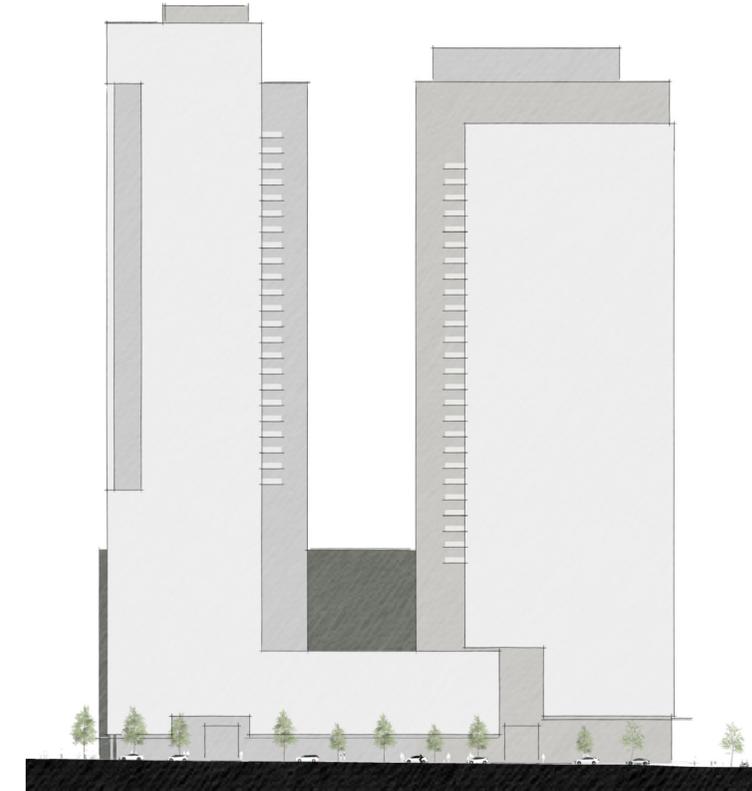
TYPICAL PODIUM FLOOR LEVELS 2-12



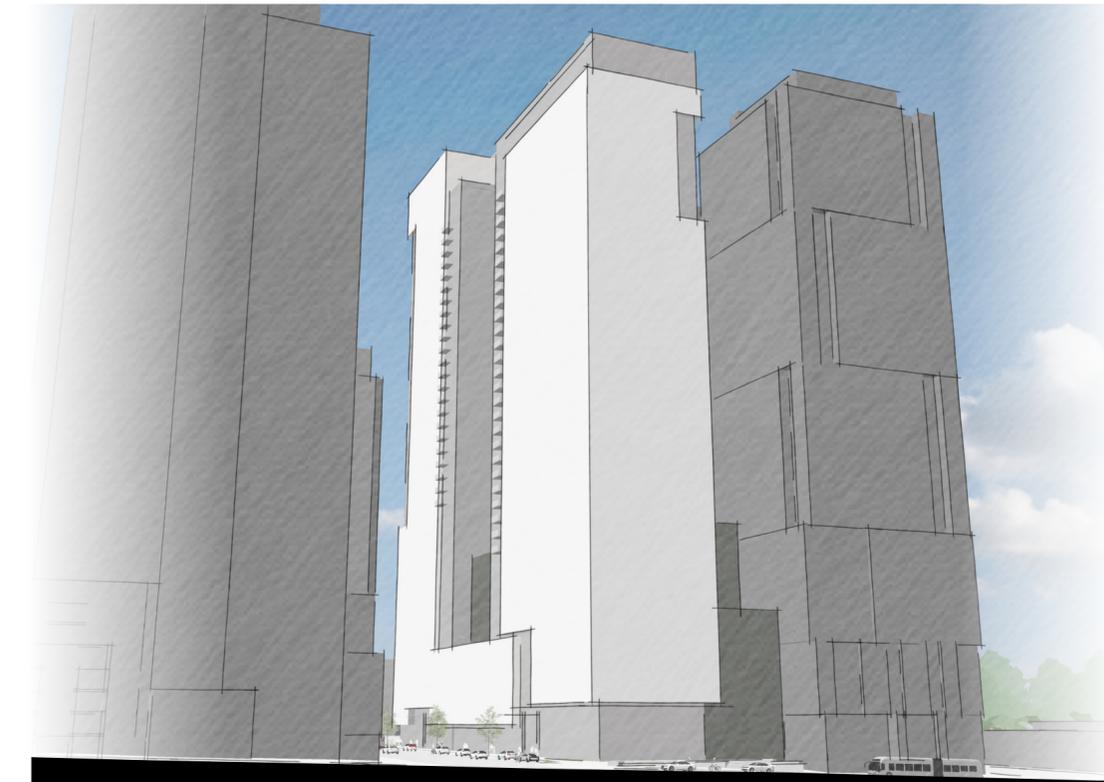
TYPICAL TOWER FLOOR LEVELS 13-40



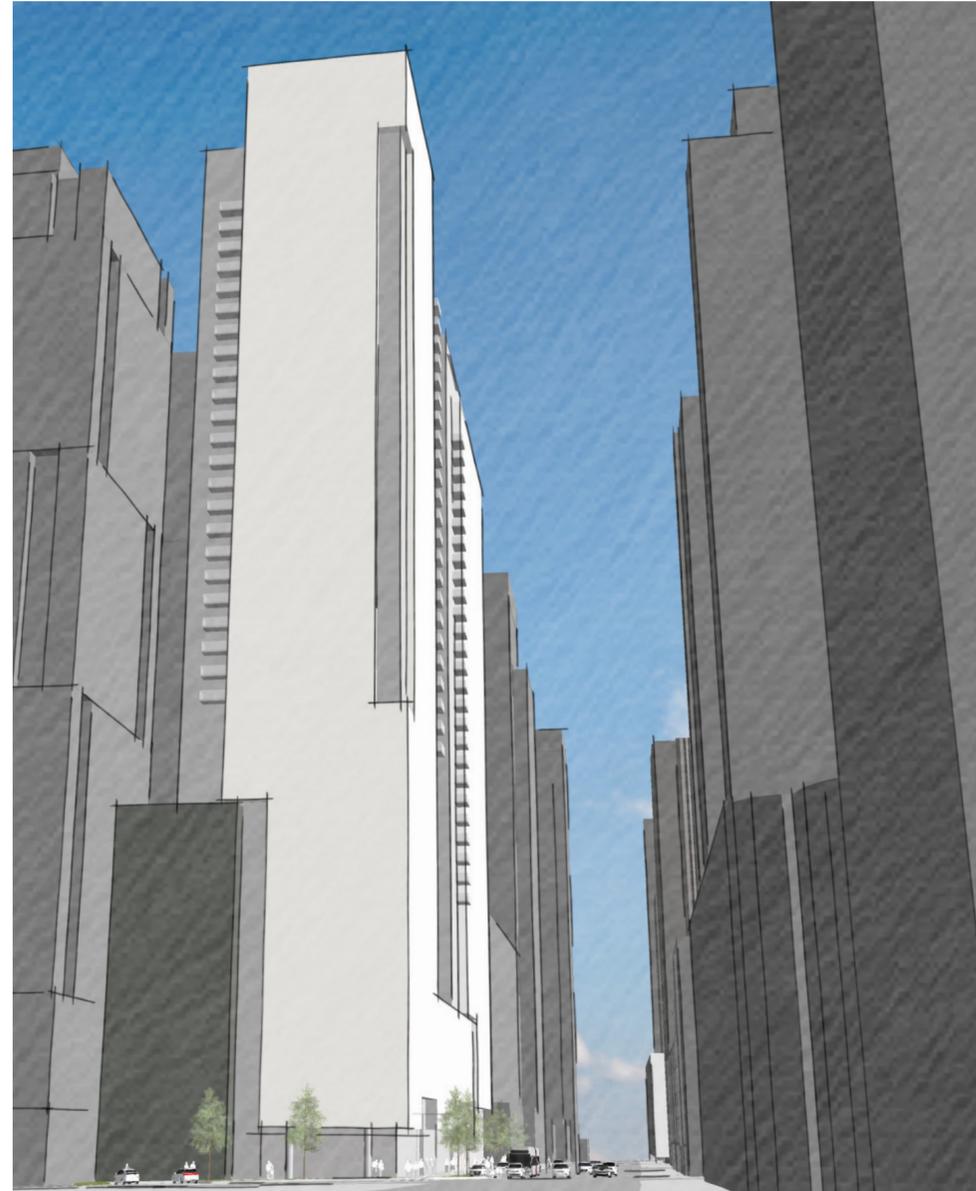
BATTERY STREET SECTION PERSPECTIVE



6TH AVE ELEVATION



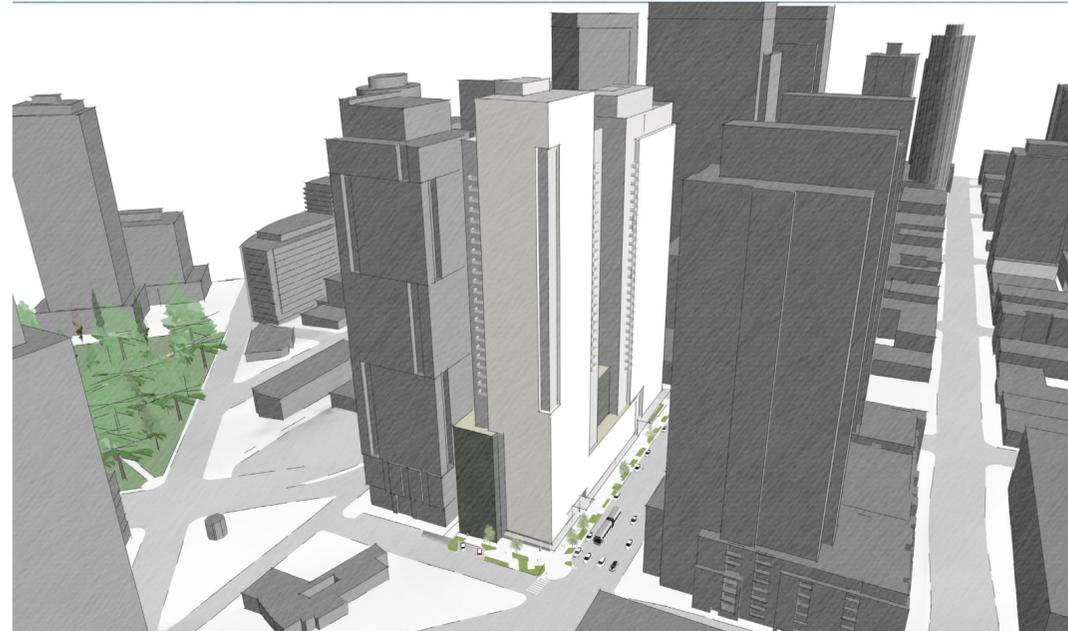
BELL STREET SECTION PERSPECTIVE



NORTH WEST APPROACH, DENNY WAY AND 6TH AVE



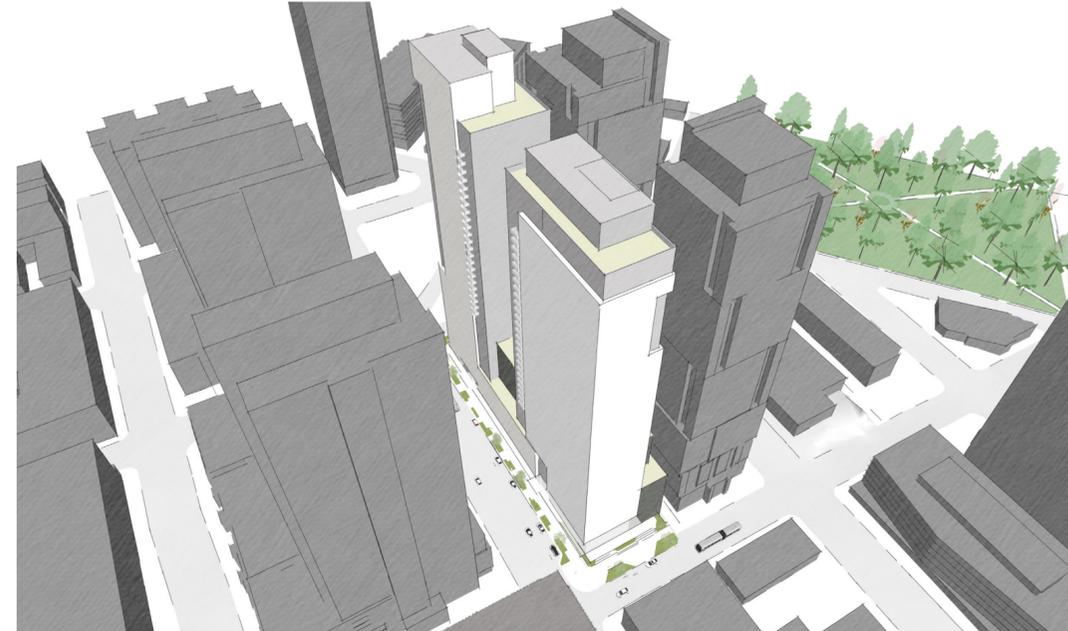
STREETSCAPE, BATTERY STREET AND 6TH AVE



WEST AERIAL VIEW



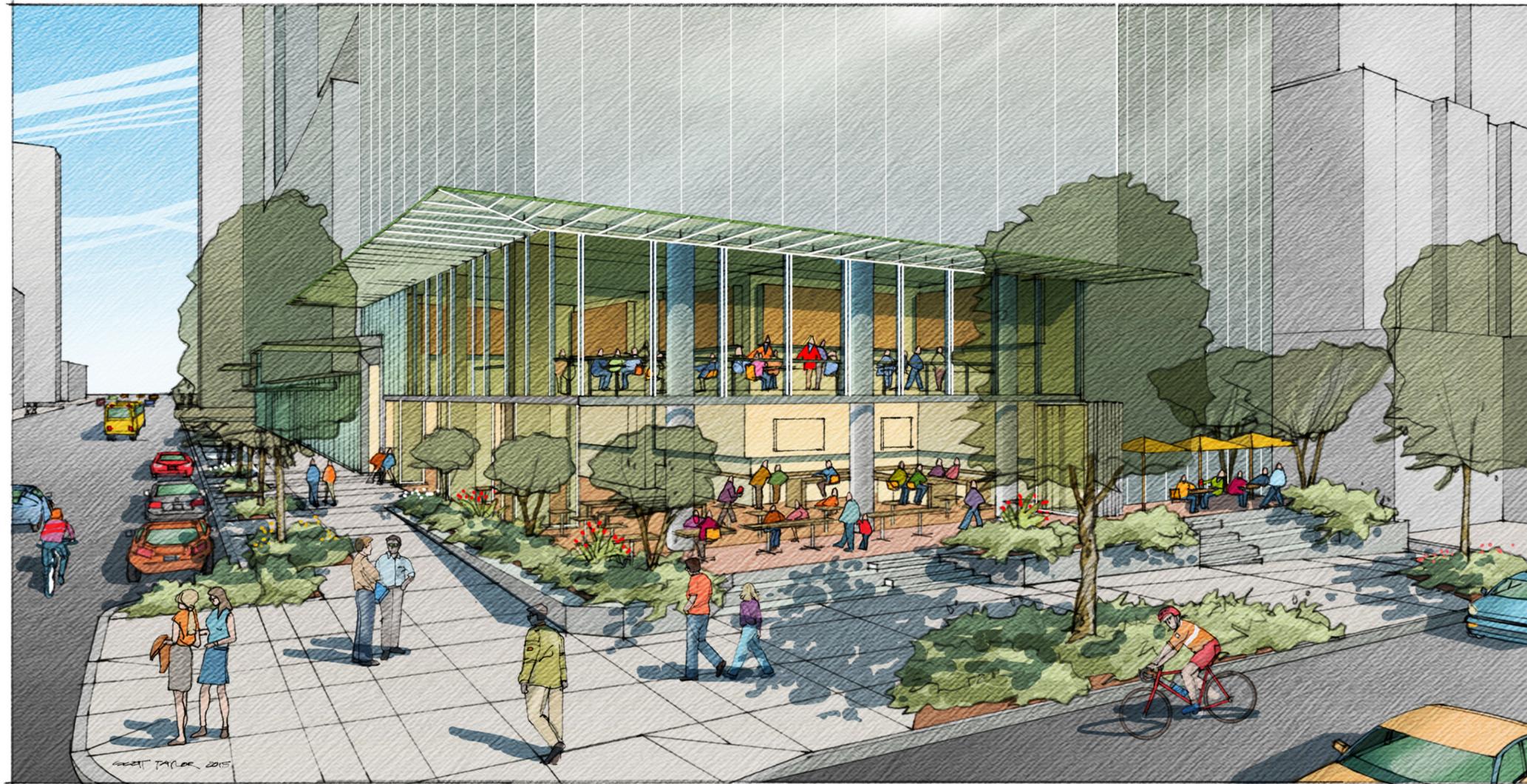
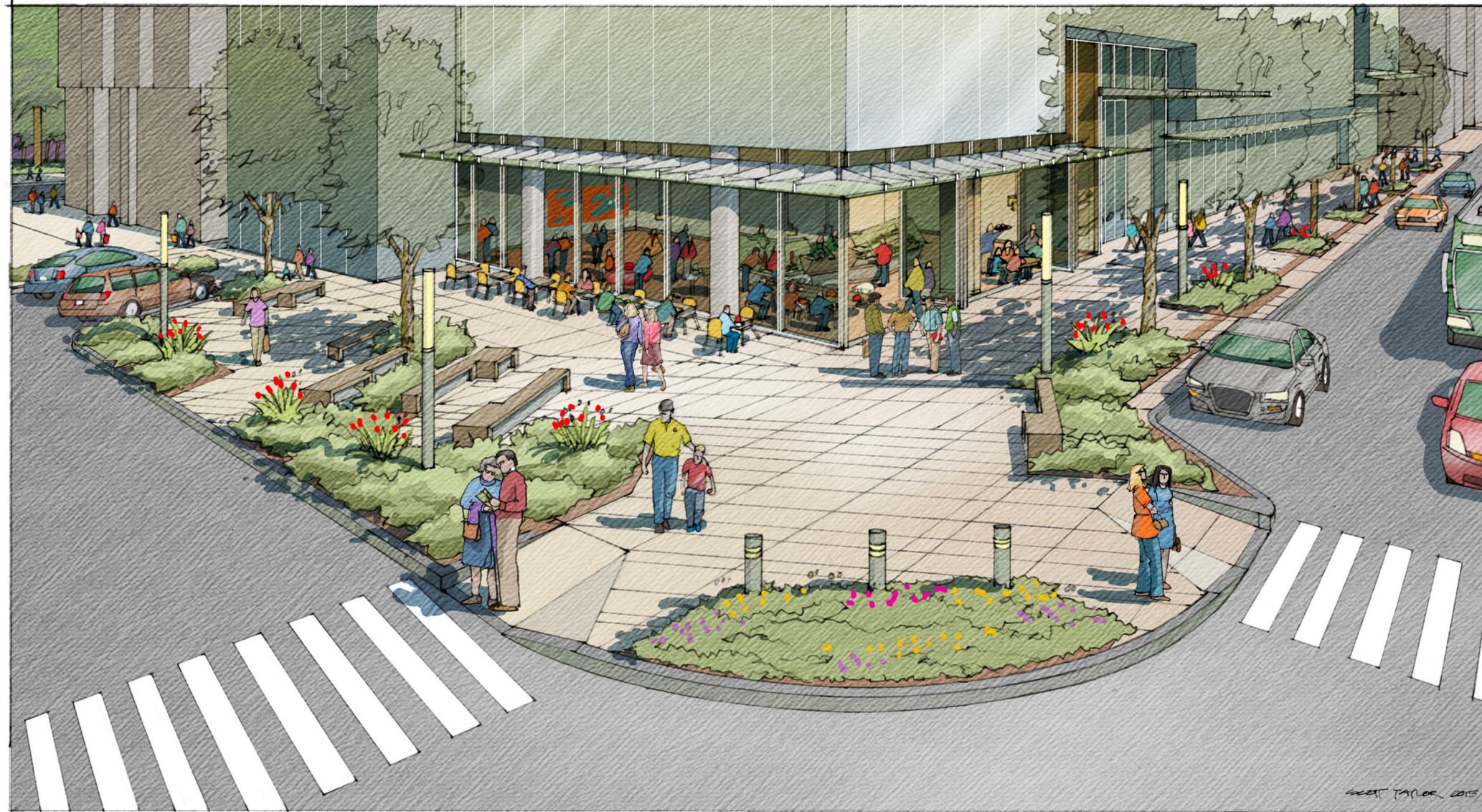
STREETSCAPE, BELL STREET AND 6TH AVE



SOUTH AERIAL VIEW



SOUTH EAST APPROACH, DENNY WAY AND 6TH AVE



### Public Realm Enhancements

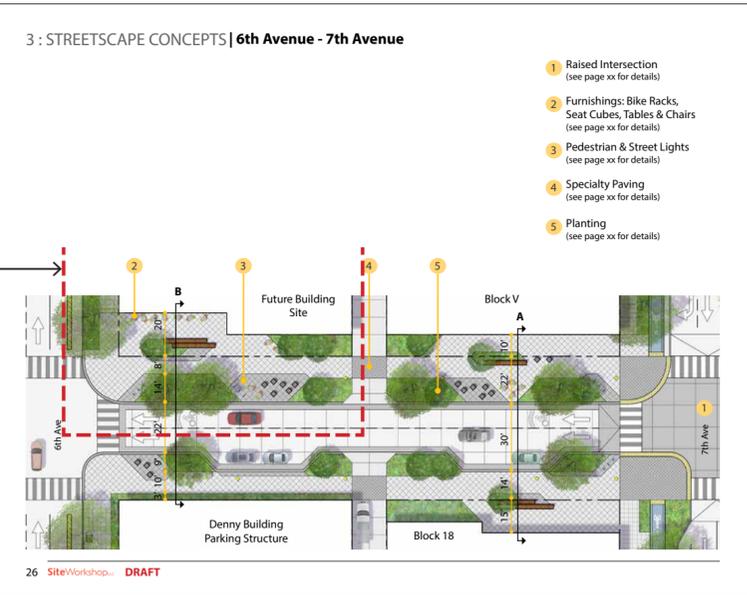
The project team is excited to further enhance Bell and Battery Streets as people places, connecting them into the broader network of green streets and spaces connecting the Downtown waterfront with Denny Park and South Lake Union. We have worked collaboratively with the site plans of adjacent properties and will leverage the momentum of Block 21 and other neighboring projects to enhance all of the project's street frontages in keeping with the identified design guidelines objectives of responding to neighbors and context and creating active streetscapes.

### Coordination with Bell Street Concept Design

The great opportunity of this project to provide benefit to the public realm is the enhancement of the Bell Street frontage to continue the character of Bell Street Park northward as it extends toward Denny Park, the South Lake Union neighborhood, and Lake Union Park beyond. The project team met with the City (DPD) to discuss the best outcome for this unique street frontage. The City shared the draft Bell Street Concept plan, which provides the following guidance for the design objectives along Bell Street:

*In an effort to accommodate the projected growth within the region, this plan called for the development of "urban open space that encourages a pedestrian friendly environment" along designated green streets such as Bell Street.*

*The final design objective that responds to the goal of creating a pedestrian friendly environment along Bell Street is the use of street and park materials to unify the space. The Bell Street Park design features meandering paving, planting and seating to form a unifying "circuitry".*



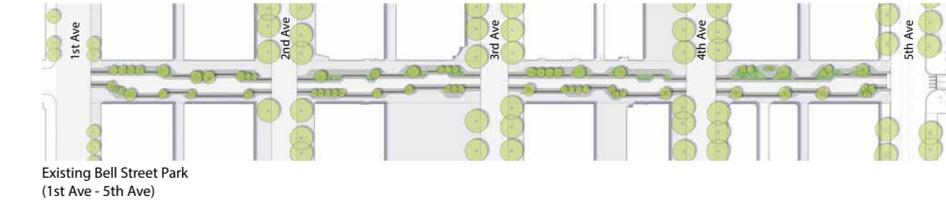
Excerpt from the Bell Street Concept Plan - streetscape concept for Bell Street between 6th & 7th Avenues.



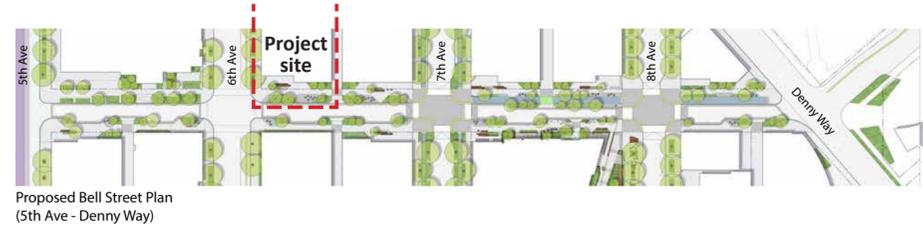
Public realm improvements at 6th & Bell (view facing north).



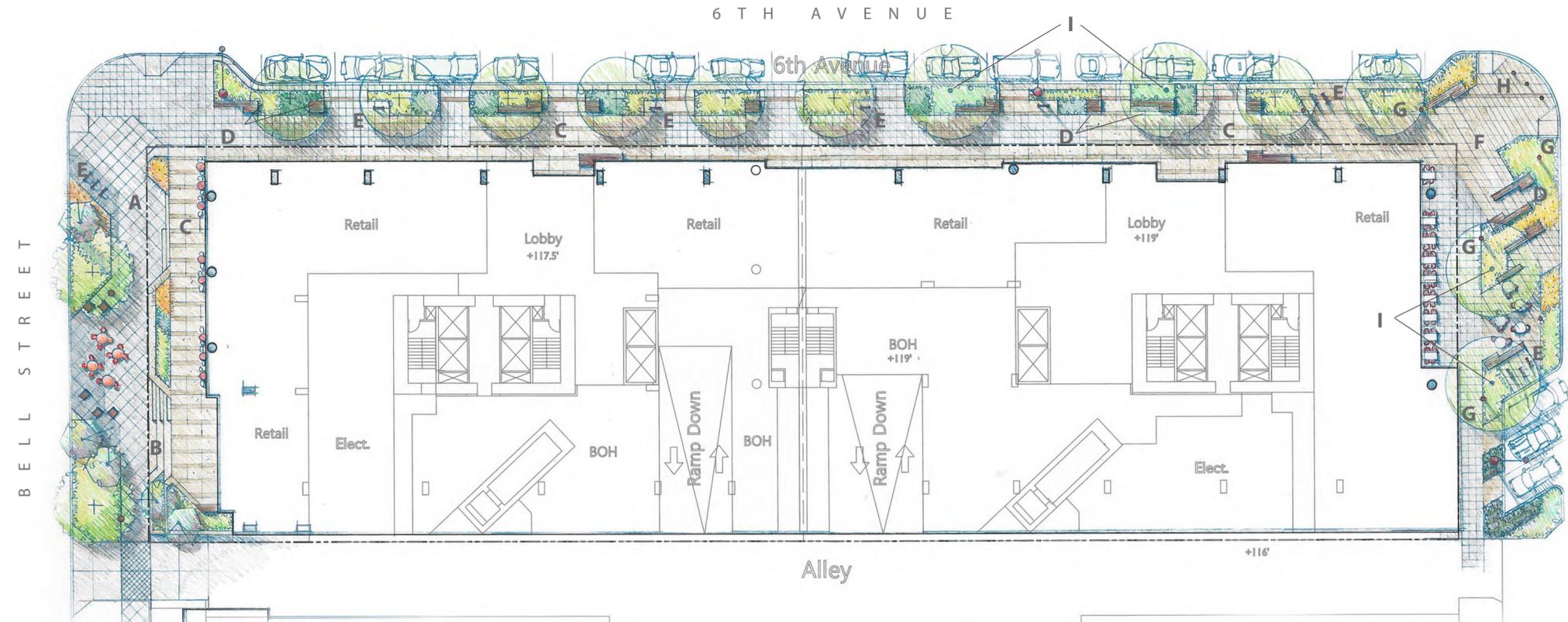
Bell Street Park Paving and Planting | Bell Street Park Furnishings | Bell Street Park at 1st Ave, Looking NE



Excerpt from the Bell Street Concept Plan - existing conditions at Bell Street Park.



Excerpt from the Bell Street Concept Plan - proposed plan between 5th Avenue and Denny Way.



6th Avenue

A special paving pattern highlights the lobby and retail entries, forming a consistent material treatment that wraps the face of the building at all three frontages. This material may also flow into the interior spaces to reinforce the strong indoor/outdoor connections. A standard 2-foot orthogonal sidewalk grid provides a simple contrasting pattern that also ties the project to the materials/layout used at the Insignia project on the opposite corners at Bell and Battery. Our project maintains a full 8' width clear sidewalk along the 6th Avenue frontage, with 7' tree planter widths and an 18" courtesy strip along the curb adjacent to parallel parking.

The generous proportions of the landscape/furnishing zone -- and building setbacks ranging from 4' to 8' at the frontage -- allow for an array of seating and bicycle parking that provides an interesting edge condition and a reduction in scale for the long and linear streetscape. An alternating arrangement of L-shaped benches and seating blocks -- notched into the street planters and integrated with the architecture at building entries -- both frame the pedestrian access points from curb to sidewalk, and create a signature vocabulary that defines the public realm at 6th Avenue and Battery. Two of the healthiest large Red Oak trees will be preserved at the north end of 6th Avenue, and the rest will be replaced with the same species to maintain street tree continuity on both sides of 6th.

LEGEND

- A Bell Street Green Street + public plaza (special lights and pavement per City guidelines)
- B Seating Steps
- C Special paving pattern defines building setback and lobby entrances
- D Signature benches for seating/activation along 6th and Battery St. frontages
- E Bike parking
- F Battery Street Plaza spillover space for retail + public gathering with views of Space Needle
- G Pedestrian light standards
- H Light bollards
- I Exist trees to remain



LEGEND

- A Battery Street plaza with signature benches and spillover space for cafe seating
- B Pedestrian light
- C Landscaped curb bulb with bollards extends protected pedestrian zone
- D Special paving defines open space and orients views toward Space Needle
- E Bike racks (5 total)
- F Special paving pattern defines building setback and at grade cafe seating area along 6th
- G 10' setback at back of sidewalk
- H Existing Liquidambar trees (2) to be preserved



Public realm improvements at 6th & Battery (view facing southeast).

Battery Street

The streetscape pattern shifts dramatically at the Battery Street corner, orienting views in the direction of Uptown and the iconic Space Needle. All but 3 diagonal parking stalls are removed at Battery, in order to allow for a special public plaza that serves the northwest retail corner. The signature benches here are laid out in an interlocking pattern to facilitate conversation, and are nestled into planters that form a generous pedestrian buffer between the curb and sidewalk. Unique pedestrian lights, plantings, bike racks and bollards at the corner curb bulb reinforce a sense of protection and pedestrian safety, and further activate the space at night. The 6-foot sidewalk width is supplemented by a 10' building frontage setback, and ties into the standard grid pattern used by the project to the east.

Requested Development Standard Departures:

Departure #1 - Upper-level development standards (Options 2 and 3 only)

Standard:

SMC 23.49.058 E2 - Maximum tower width: 120' along the N/S avenues. Decks, balconies and architectural features (cornices, etc.) may be disregarded.

Proposed Design Departure:

- Option 2: 142.5' (both towers)
- Option 3: 155'

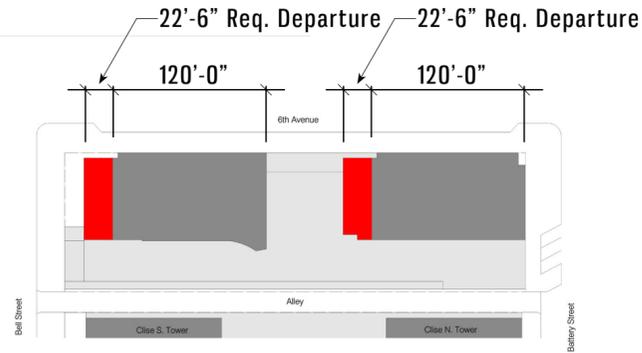
Rationale:

Option 2: 142.5' tower width

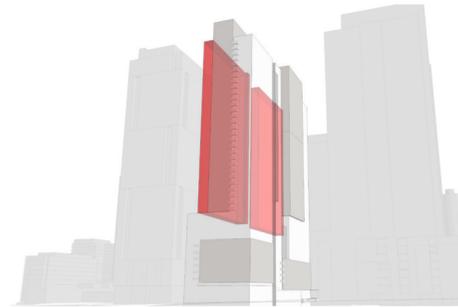
- The tower separation requirements from Clise require smaller floor plates in this proposal. The result is a 79,000 SF lost capacity reduction from a tower with full 10,700 SF floor plates. The bulk of the project is significantly less than code would allow which results in more light, air, sun and views for surrounding properties and the public. **Guidelines: A1 Response to physical environment, B1 neighborhood context.**
- Significant open space and public realm enhancement of Bell Street are offered with this scenario including a 15'x60' (900 SF) full building setback that will feature significant green street and open space improvements and retail activation. **Guidelines: C-1 pedestrian interaction, D-2 enhanced landscaping.**
- Also offered with this scenario are new curb bulb outs along 6th Avenue, 6th and ground level voluntary sidewalk setbacks on both 6th avenue and Battery Street of 2' to 6'. **Guidelines: C-1 pedestrian interaction, D-2 enhanced landscaping.**

Option 3: 155' tower width (A Director's Exception to tower spacing on the north tower is requested from 60' to 42.5' – see p. 32 for details).

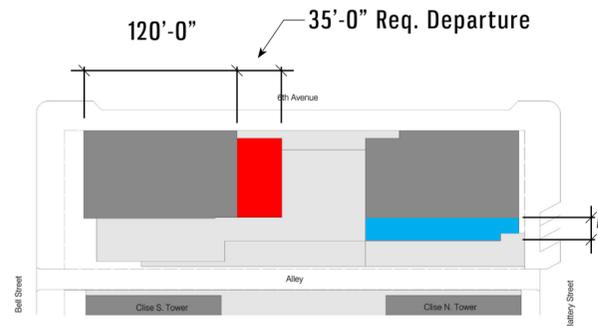
- The tower separation requirements from the 2301 7th Avenue project (Clise) require smaller floor plates in this proposal. The result is a 42,000 SF lost capacity reduction from a tower with full 10,700 SF floor plates. As a result, the bulk of the project is significantly less than code would allow, which results in more light, air, sun and views for surrounding properties and the public realm. **Guidelines: A1 Response to physical environment, B1 neighborhood context.**
- More significant open space and public realm enhancement of Bell Street is offered with this scenario, including a 15' to 17' deep x 108' long (+/- 1700 SF) full building setback that will feature significant green street improvements, open space enhancements and retail activation. **Guidelines: C-1 pedestrian interaction, D-2 enhanced landscaping.**
- The podium is dropped from 125' tall to 65' tall adjacent to the south tower, allowing more light and air between the buildings and alley. This modulation of the podium also creates more interesting façade articulation and a more varied façade composition.
- Also offered with this scenario are new curb bulbs along 6th Avenue, along with voluntary ground-level sidewalk setbacks on both 6th Avenue and Battery Street of 2' to 10'.
- Also offered with this scenario is a new streetscape along Battery Street that includes curb line adjustments into the right of way as well as new seating and landscaped areas.



OPTION 2: AREA OF REQUESTED DEPARTURE



OPTION 2: LOST CAPACITY DUE TO TOWER SEPARATION REQUIREMENT



OPTION 3: AREA OF REQUESTED DEPARTURE



OPTION 3: LOST CAPACITY DUE TO TOWER SEPARATION REQUIREMENT

Departure #2 - Overhead Weather Protection and Lighting (Option 3 only)

Standard:

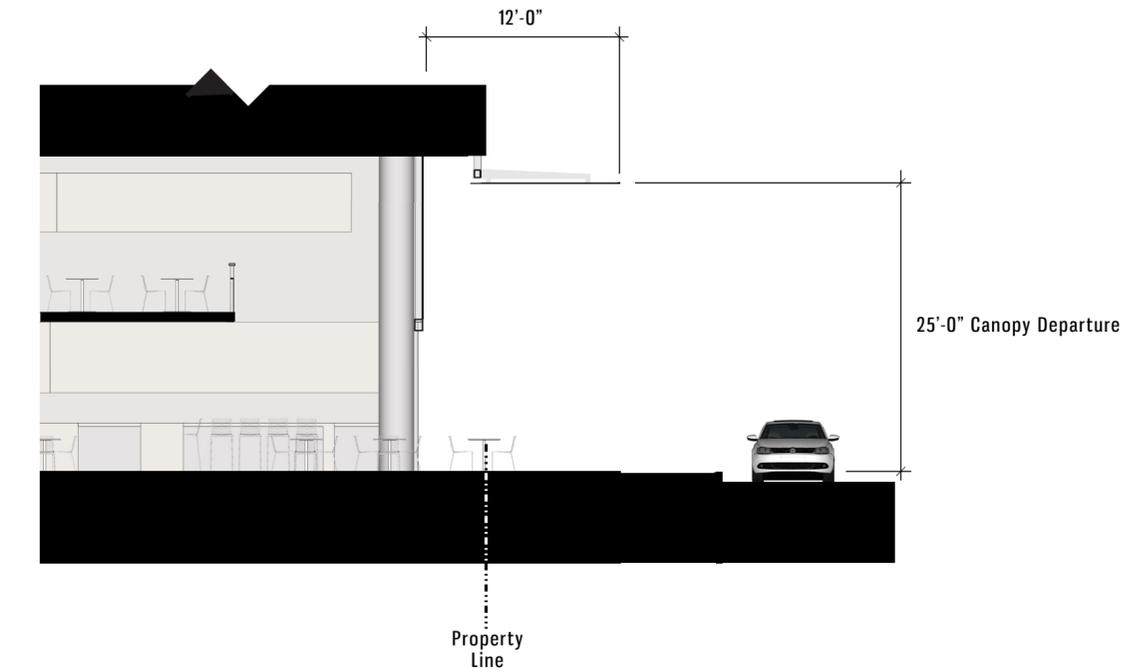
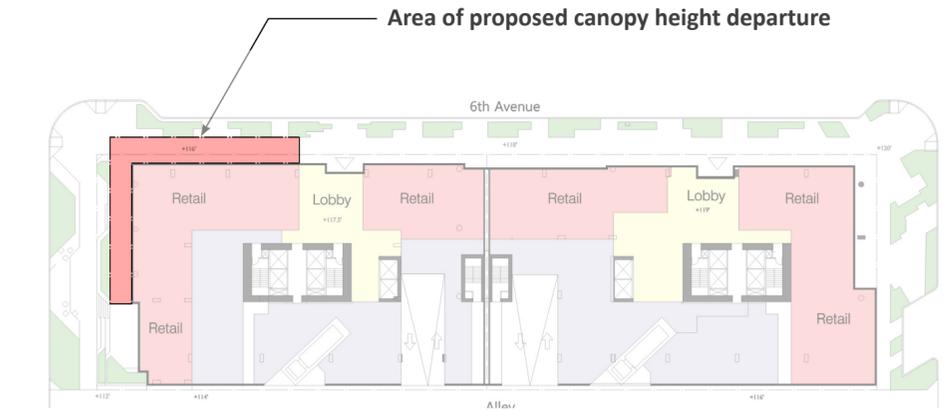
SMC 23.49.018 A - Continuous overhead weather protection (8' min wide and between 10' and 15' high) shall be required for new development along the entire street frontage of a lot except along those portions of the structure facade that are located farther than five feet from the street property line or widened sidewalk on private property...or at driveways to structures or loading docks.

Proposed Design Departure:

- Option 3: A 21'-high canopy is proposed at the corner of 6th Avenue and Bell Street.

Rationale:

- At the corner plaza on Bell Street, double-height spaces are proposed to accommodate a future restaurant tenant. The requested departure in canopy height will better accommodate an interior mezzanine and will allow greater visibility and porosity between the exterior and both levels of the interior space, thereby further activating the street while still providing effective weather protection. **Guidelines: C-3 provide active facades, C-5 encourage overhead weather protection.**



23.49.058 F6. Tower Spacing – Director's Exception

If the presence of an existing tower would preclude the addition of another tower proposed on the same block, as a special exception, the Director may waive or modify the tower spacing requirements of this Section 23.49.058 to allow a maximum of two towers to be located on the same block that are not separated by at least the minimum spacing required in subsections 23.49.058.F.2, 23.49.058.F.3 and 23.49.058.F.4, other than towers described in subsection 23.49.058.F.1. The Director shall determine that issues raised in the design review process related to the presence of the additional tower have been adequately addressed before granting any exceptions to tower spacing standards. The Director shall consider the following factors in determining whether such an exception shall be granted:

a) potential impact of the additional tower on adjacent residential structures, located within the same block and on adjacent blocks, in terms of views, privacy, and shadows;

*As proposed, this tower location sets back 30' from the centerline of the alley, which is half the require 60' tower separation. The adjacent Clise Properties Development, which is still in design review, has the choice to setback equally in respect for our proposal.*

b) potential public benefits that offset the impact of the reduction in required separation between towers, including the provision of public open space, designated green street or other streetscape improvements, preservation of landmark structures, and provision of neighborhood commercial services, such as a grocery store, or community services, such as a community center or school;

*By enhancing Battery Street, 6th Avenue and Bell Street with new civic open space, generous voluntary setbacks, wider sidewalks and increased streetscape improvements and landscaping, this proposal contributes significant benefits to the public realm.*

c) potential impact on the public environment, including shadow and view impacts on nearby streets and public open spaces;

*Because the two towers in this scheme are longer in the north/south direction and positioned between four other tall towers, this tower exception creates little new shadowing that would not already occur. No significant new shadows to impact public open spaces and there are no landmarks effected by shadowing with this exception.*

d) design characteristics of the additional tower in terms of overall bulk and massing, facade treatments and transparency, visual interest, and other features that may offset impacts related to the reduction in required separation between towers;

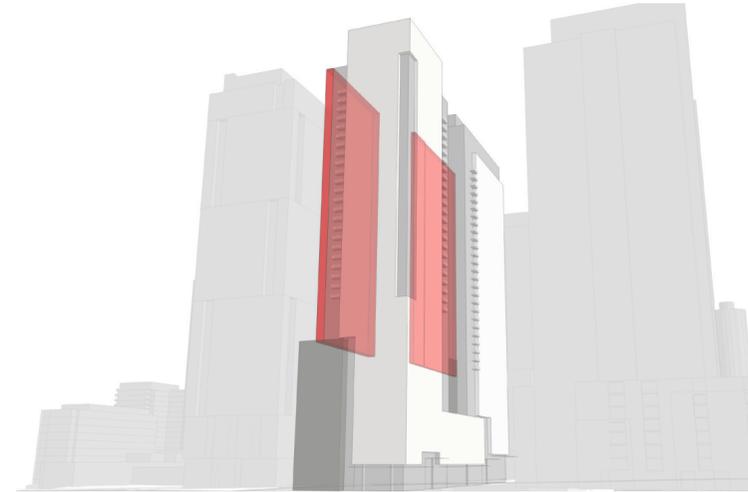
*With this tower spacing exception, the North tower will remain under 120' long along 6th Avenue. Even with the tower spacing exception there is still 47,000 SF (or 450,000 cubic feet of volume) removed from this project compared to a maximized tower development, such as Clise Properties project across the alley. The exception still has smaller floor plates which allows the north tower to be less bulky and slender than its neighbors.*

e) the City's goal of encouraging residential development downtown;

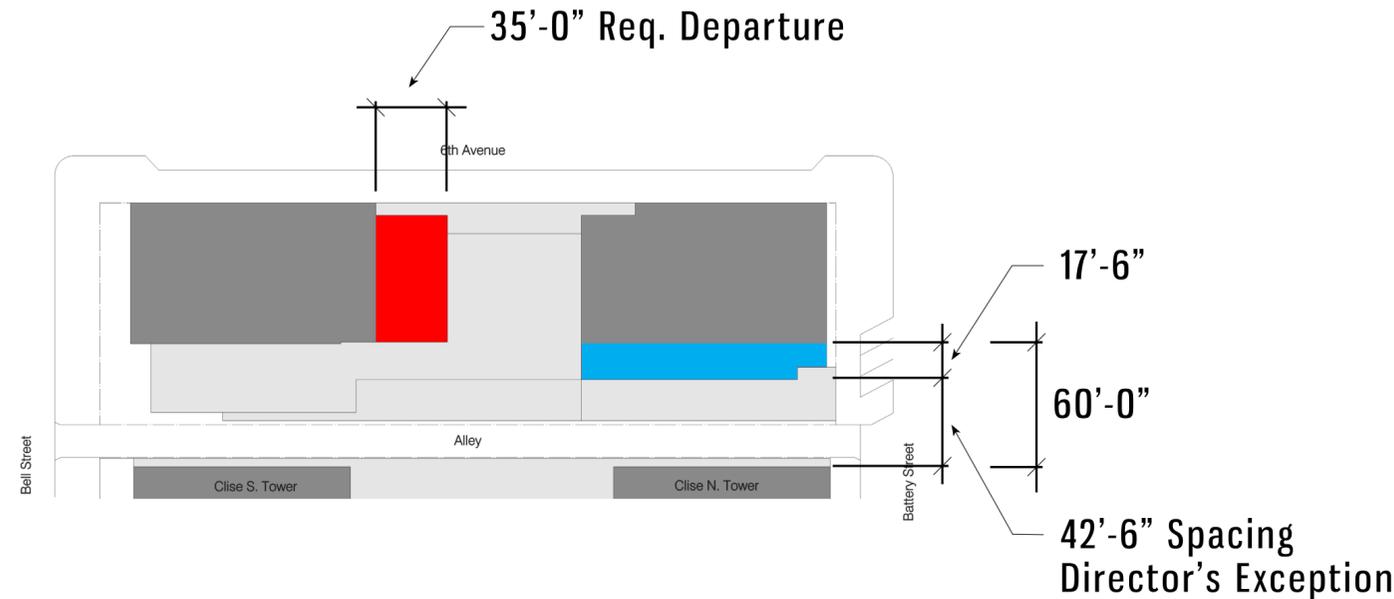
*The exception allows the project to be more feasible to provide significant housing in downtown.*

f) the feasibility of developing the site without an exception from the tower spacing requirement.

*This proposal with the tower spacing exception is still sacrificing 47,000 SF of capacity compared to the maximization that the neighboring project has proposed. Without this exception this proposal will sacrifice 81,967 SF from the allowed capacity.*



OPTION 3: LOST CAPACITY DUE TO TOWER SEPARATION REQUIREMENT



VIA ARCHITECTURE

An award-winning design firm, VIA Architecture is one of the Pacific Northwest's leaders in mixed-use, residential high-rise and mid-rise, transit architecture, urban design, and sustainable community planning. Founded in 1984, VIA currently employs 52 professionals in Seattle, San Francisco, and Vancouver, BC offices, providing services to both public and private clients.

