

**SECOND & WALL**  
**210 WALL STREET**

**EARLY DESIGN GUIDANCE  
DOWNTOWN DESIGN REVIEW BOARD  
NOVEMBER 03, 2015  
DPD #3020932  
UPDATED VERSION - 11/04/15**



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# PROJECT INFORMATION

**ADDRESS:** 210 WALL STREET  
**DPD PROJECT #:** 3020932

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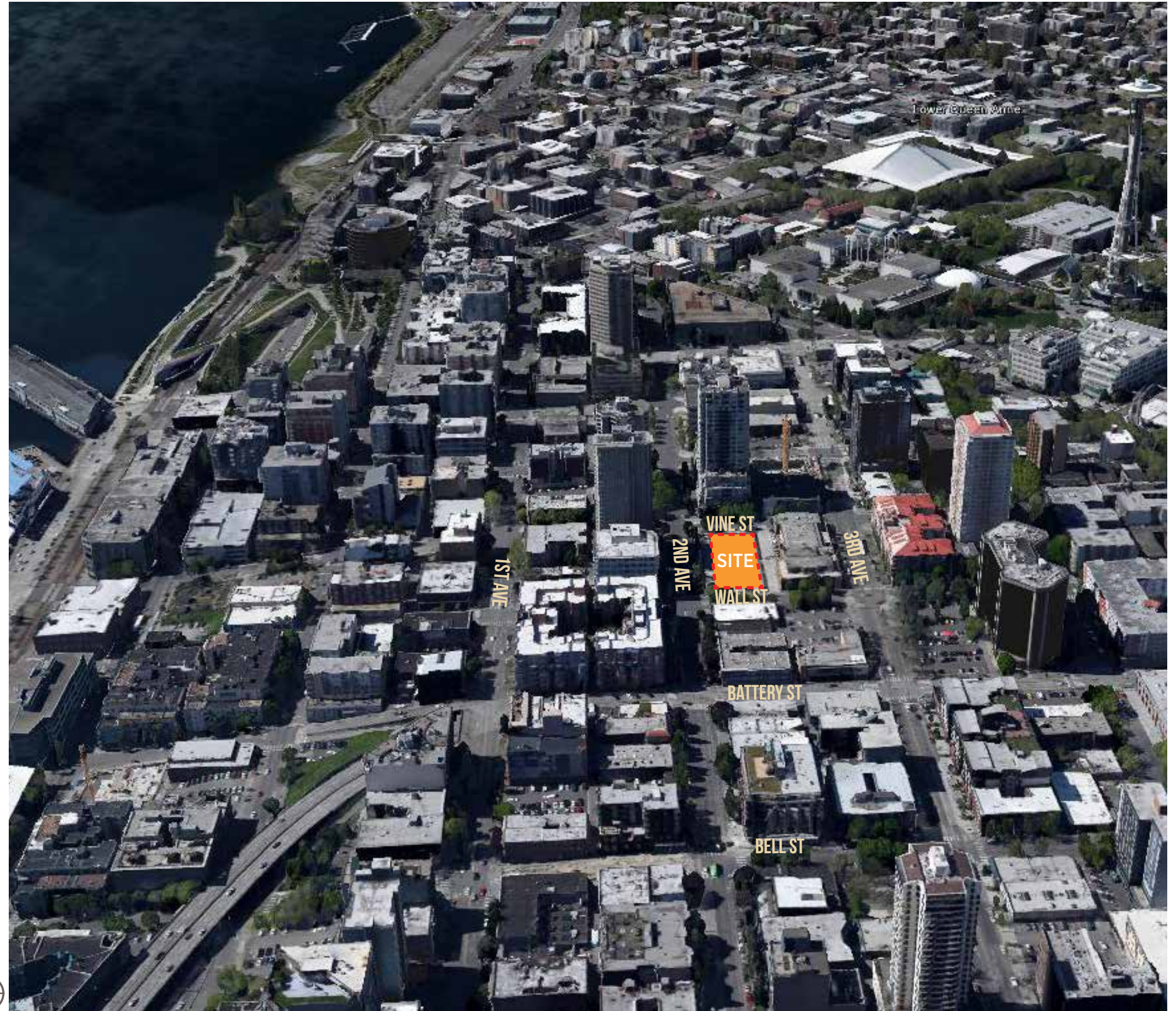
# DEVELOPMENT DETAILS

The proposed project is 24-story mixed-use residential building with below-grade parking. The basic program includes:

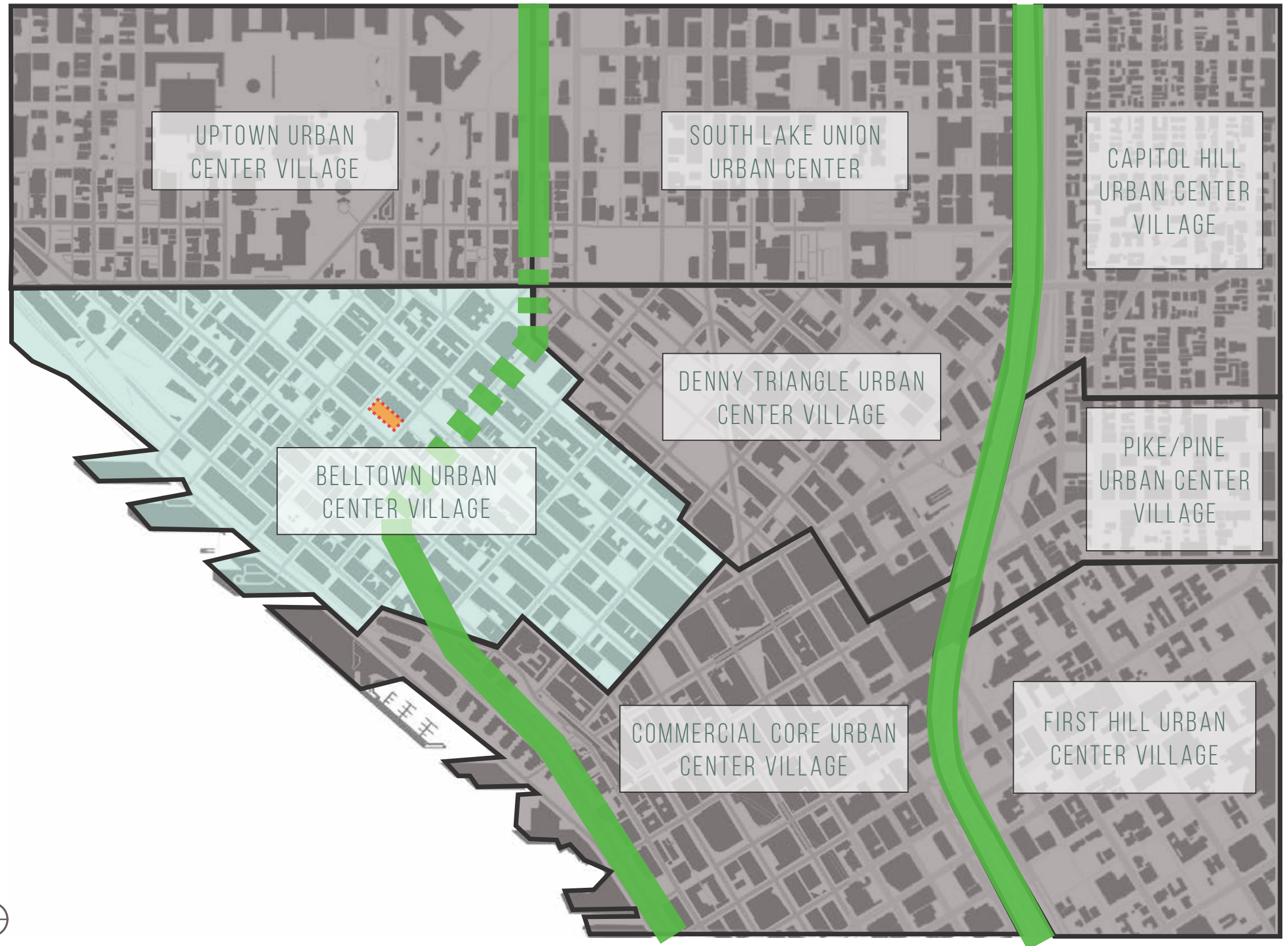
- 320 APARTMENTS
- 9,750 GSF OF STREET-LEVEL COMMERCIAL AREA
- 260 BELOW-GRADE PARKING STALLS

# PROJECT GOALS

- CREATE A VIBRANT PEDESTRIAN AND RETAIL STREET EXPERIENCE FOR THE NEIGHBORHOOD
- DEVELOP A RESIDENTIAL COMMUNITY APPROPRIATE FOR ITS PLACE, THAT IS "OF BELLTOWN", AND PROVIDES A PLAYFUL, ACTIVE ENVIRONMENT FOR THE LOCAL COMMUNITY TO ENGAGE WITH
- REINFORCE CONCEPTS FROM THE 'GROWING VINE STREET' MOVEMENT, EMPHASIZING VINE STREET AS A PEDESTRIAN-ORIENTED GREEN STREET



# VICINITY OVERLAY DESIGNATIONS



SITE

URBAN VILLAGE BOUNDARIES



HIGHWAYS



# VICINITY ZONING & SITE ACCESS



## ZONING SUMMARY

KING COUNTY PARCEL NUMBER  
533460-0000

CODE: Seattle Municipal Code, Title 23 Land Use Code

### DESIGN GUIDELINES

City of Seattle Design Guidelines

### ZONING CLASSIFICATION (MAP 111)

DMR/R 240/65

OVERLAY ZONING: Belltown Center Urban Village

### SITE AREA

Total Lot Area = 25,503 SF (per survey)

### STREET CLASSIFICATION:

2nd Avenue: Principal Arterial, Class I Pedestrian

Wall Street: Principal Arterial, Class II Pedestrian

Vine Street: Green Street

### 2ND AVENUE BIKE LANE:

2nd Avenue currently has an In Street Minor Separation lane, which is being studied potentially be upgraded to a Protected Bike Lane in 2016.



# NEIGHBORHOOD ARCHITECTURAL PATTERNS

## DESIGN CUES FROM THE BELLTOWN NEIGHBORHOOD

A few new tower developments have been recently completed, however the majority of Belltown's towers are several decades old. The overall commonality is heavy massing and expanses of flat, opaque facade treatments.

Low and mid-rise buildings are industrial in character, coming from the neighborhood's warehousing history. The more appealing project examples have ornamental brick. Several newer developments take cues from this, blending industrial and modern character.



1. -Base, middle, top  
-Punched windows  
-Planar expression



2. -Stepped base  
-Balconies are major design expression



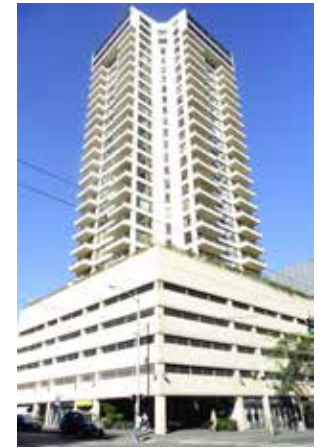
3. -Sleek, modern tower materials  
-Horizontal, brick base



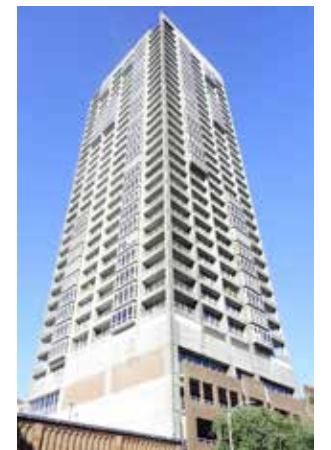
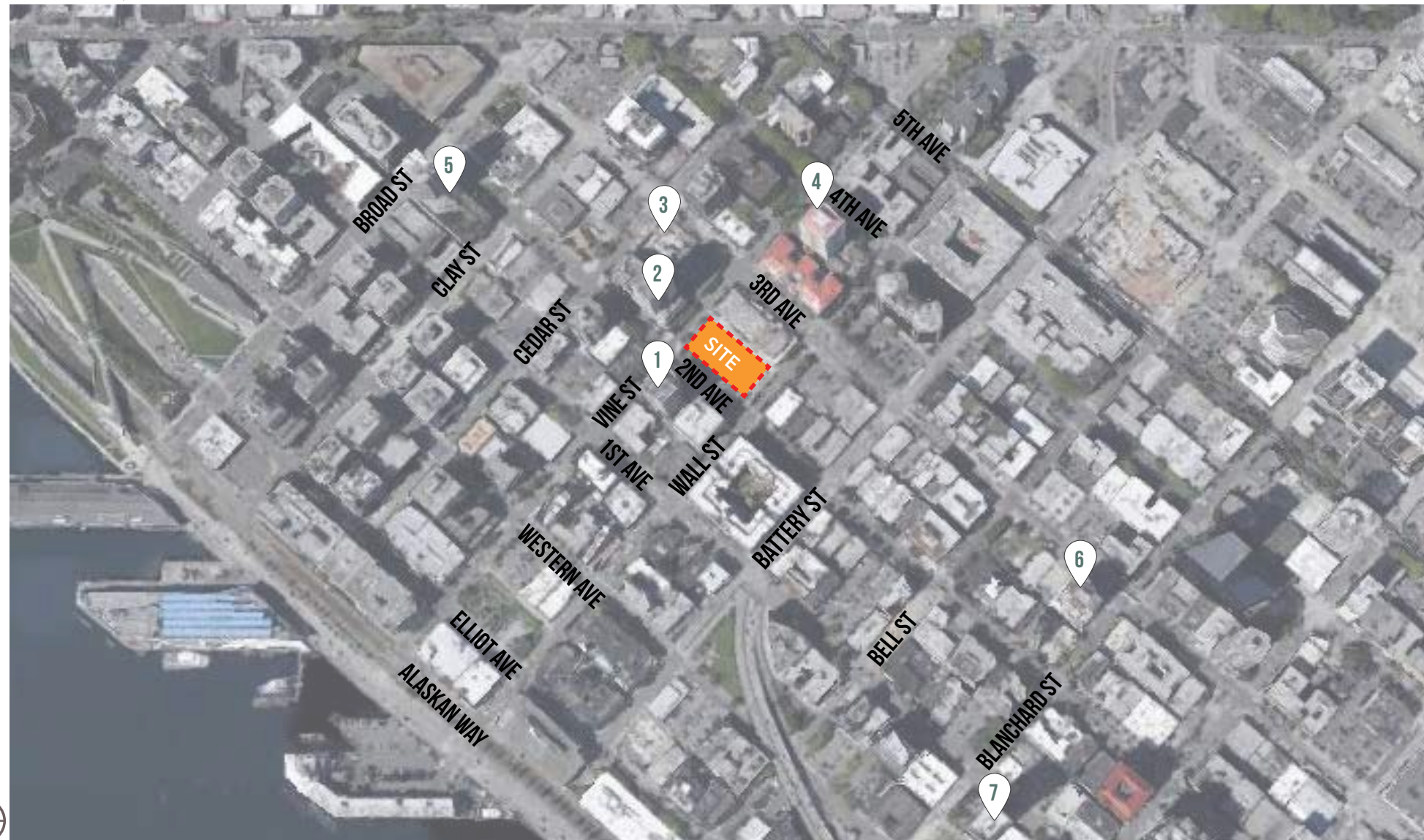
4. -Expressed frame  
-Regular rhythm  
-Bulky massing



5. -Regular rhythm, planar expression  
-Visible Roof Plantings



6. -Articulated tower on simple podium  
-Planar expression



7. -Variation within repeated expression



1. -Bay window articulation  
-Bolt-on balconies



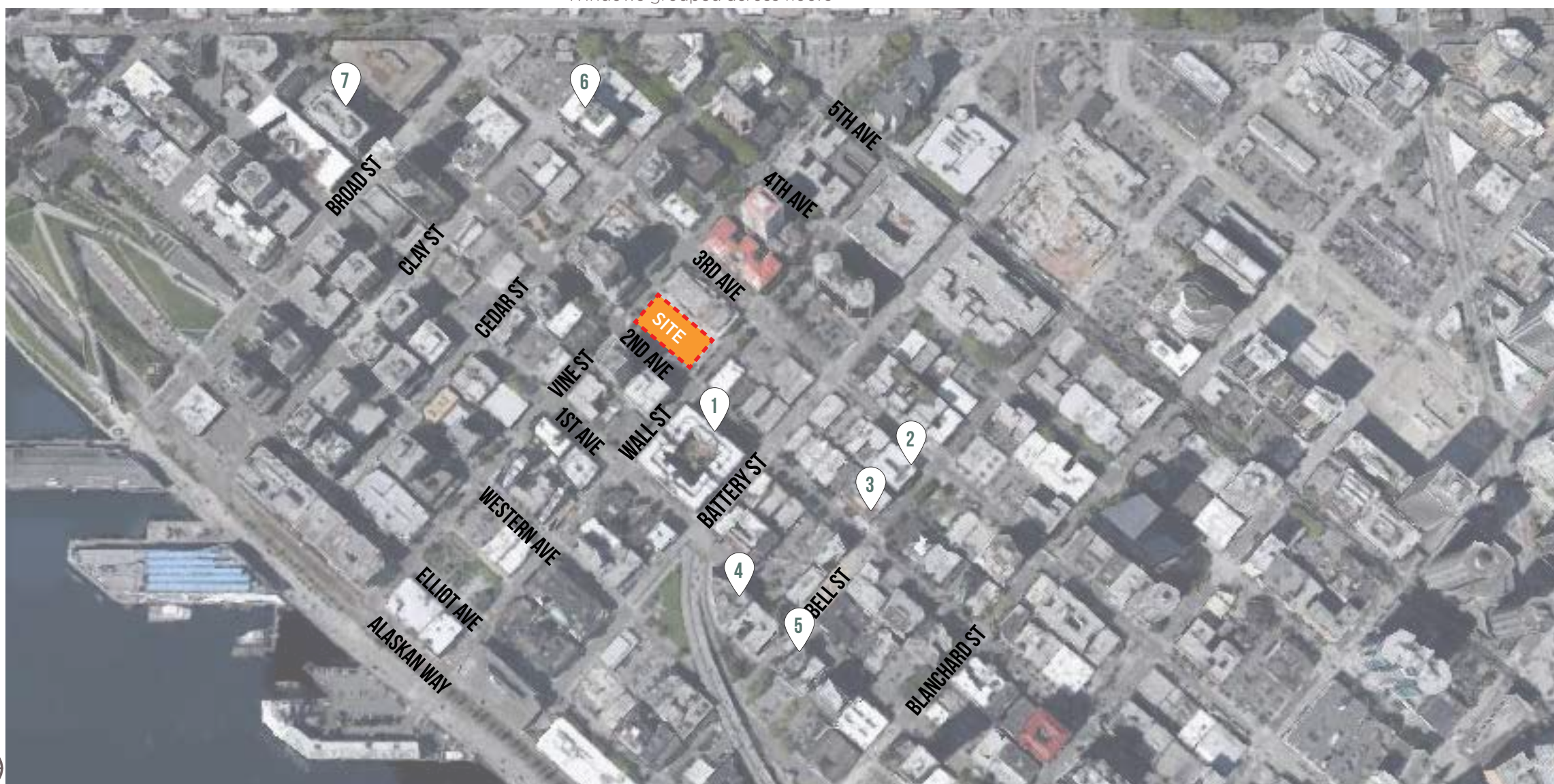
2. -Facade broken down to smaller scales  
-Decorative corner element with marquee  
-Windows grouped across floors



3. -Shifting facade  
-Modern expression



4. -Industrial character  
-Regular rhythm  
-Pilasters get thinner towards top



5. -Modern industrial  
-Simple bay window expression



6. -Top integrated with base  
-Glass & frames



7. -Expressed frame  
-Large glazed areas  
-Massing broken down with multiple expressions



# STREETSCAPES 2ND AVENUE



2ND AVENUE FACING EAST



2ND AVENUE FACING WEST





# STREETSCAPES WALL STREET

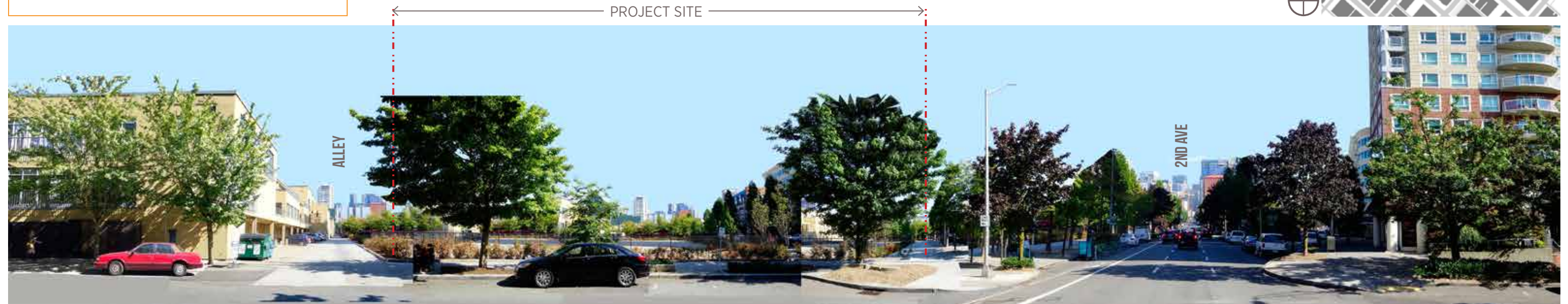
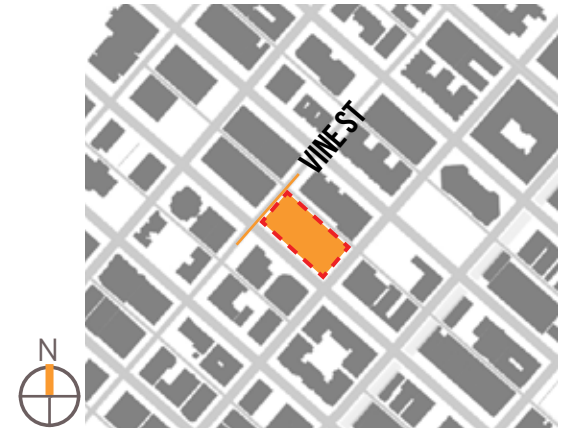


WALL STREET FACING NORTH



WALL STREET FACING SOUTH

# STREETSCAPES VINE STREET



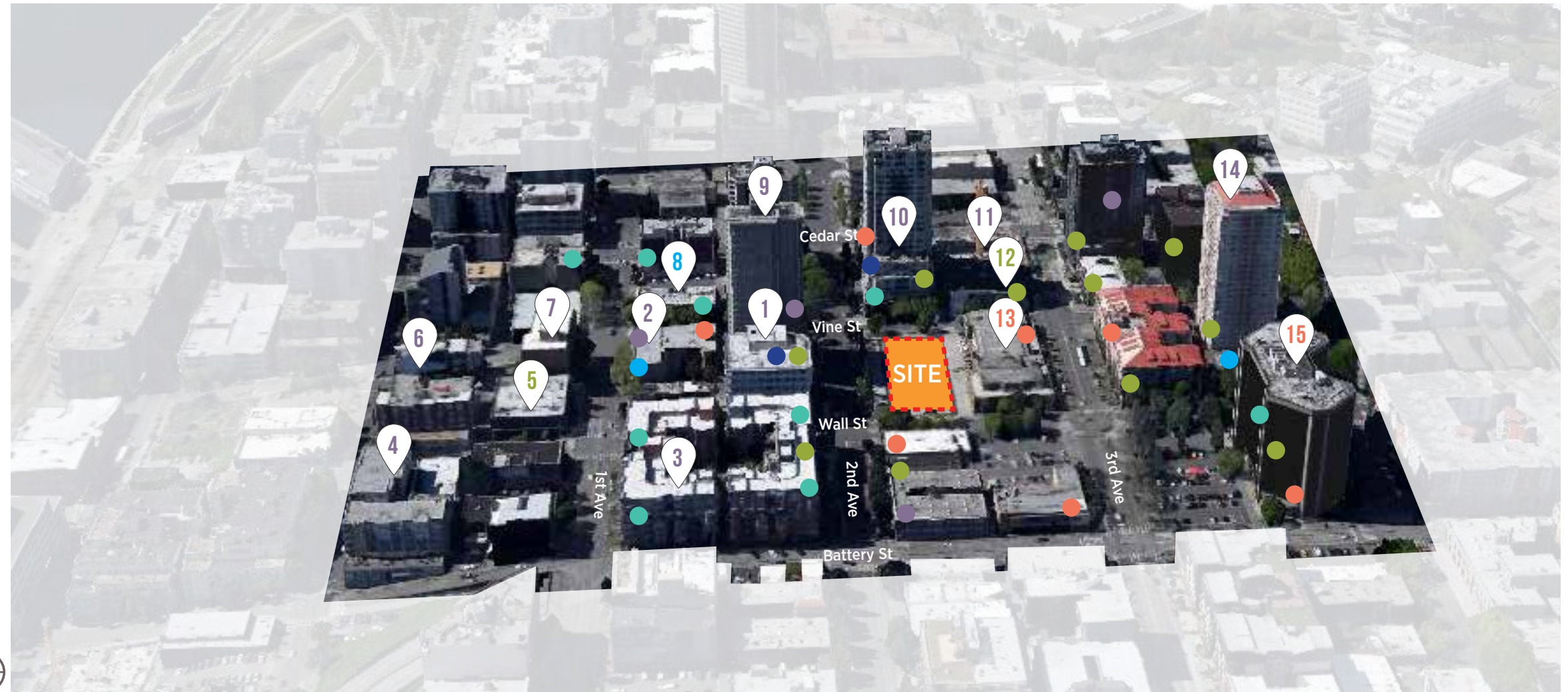
VINE STREET FACING SOUTH



VINE STREET FACING NORTH

# EXISTING USES & STRUCTURES

- BAR/NIGHTLIFE
  - RESTAURANTS/CAFE
  - RELIGIOUS INSTITUTIONS
  - OFFICE
  - MULTI-FAMILY RESIDENTIAL
  - BUSINESS
  - EDUCATION
- 1 ARBOR PLACE TOWER
  - 2 VINE COURT APARTMENTS
  - 3 BELLTOWN COURT CONDOMINIUMS
  - 4 ELLIS COURT APARTMENTS
  - 5 ACE HOTEL
  - 6 FIRST AND VINE APARTMENTS
  - 7 VINE COURT APARTMENTS
  - 8 BLACK BOTTLE RESTAURANT
  - 9 NEW PACIFIC APARTMENTS
  - 10 SEATTLE HEIGHTS CONDOMINIUMS
  - 11 DIMENSION APARTMENTS
  - 12 RITE AID PHARMACY
  - 13 OFFICE
  - 14 CENTENNIAL TOWER AND COURT APARTMENTS
  - 15 ALASKA USA FEDERAL CREDIT UNION/  
COMMERCIAL BUILDING



# TOPOGRAPHY AND PHYSICAL FEATURES

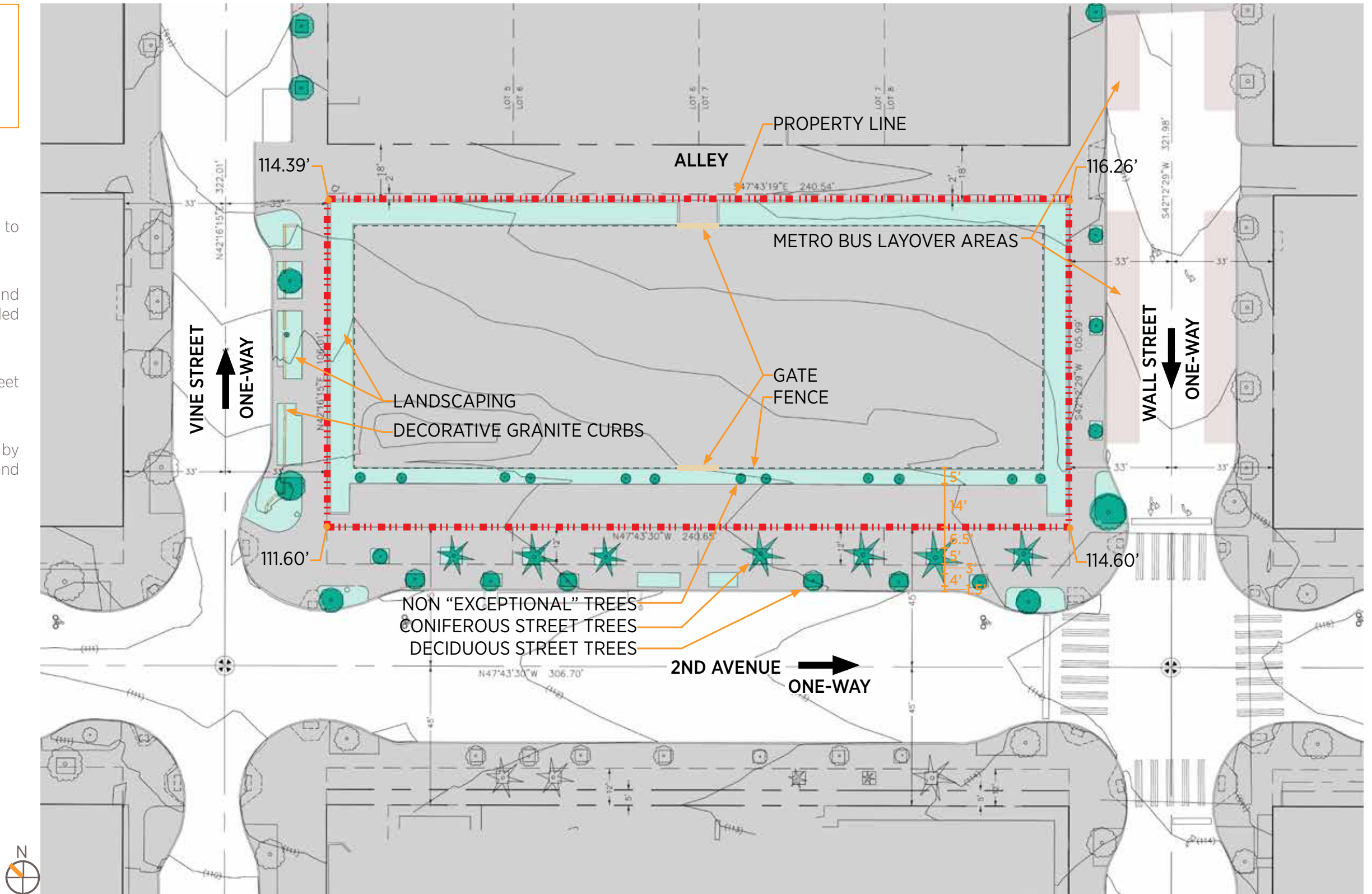
The site is currently vacant and fenced.

It is relatively flat, with about 2' upward slope north to south, and west to east.

A planting strip containing no significant trees, and fence surround a gravel field. Gate access is provided at the alley and 2nd Avenue.

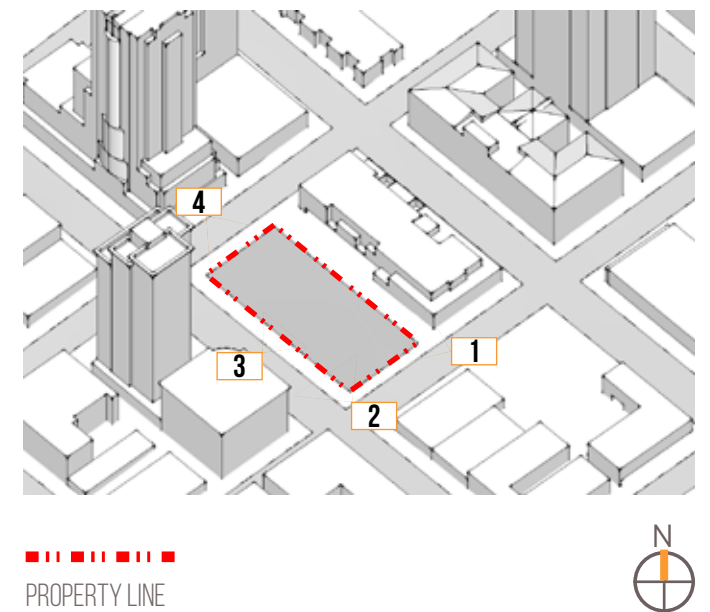
Metro Transit busses wait curbside along Wall Street for layover.

There is good site access. Three sides are bordered by one way streets, with a two-way alley in the rear, and no topographic or natural barriers.

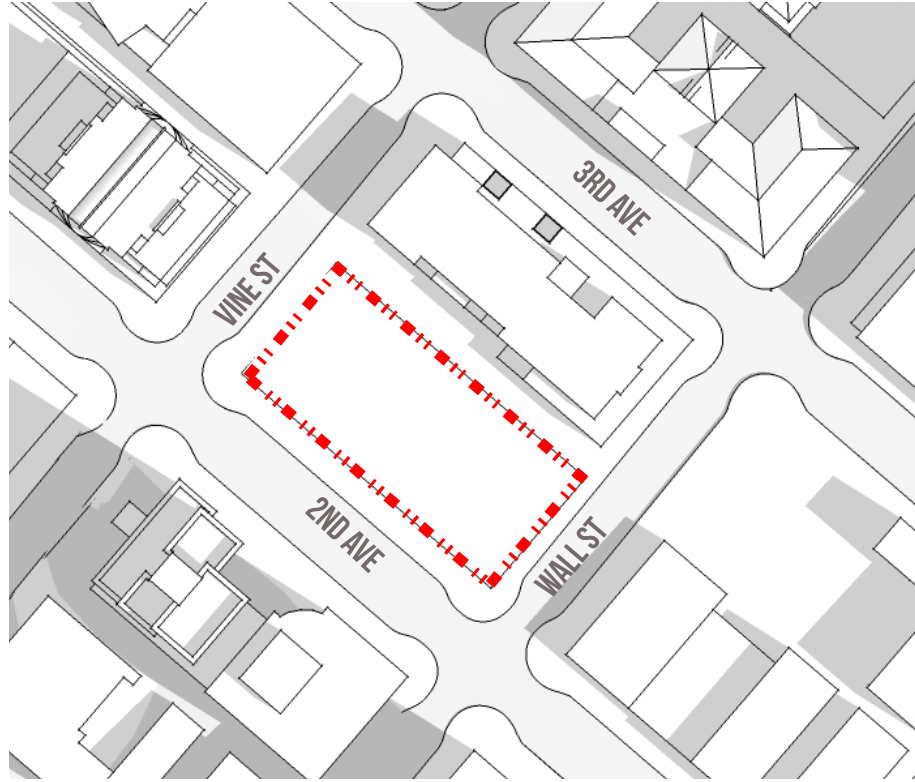




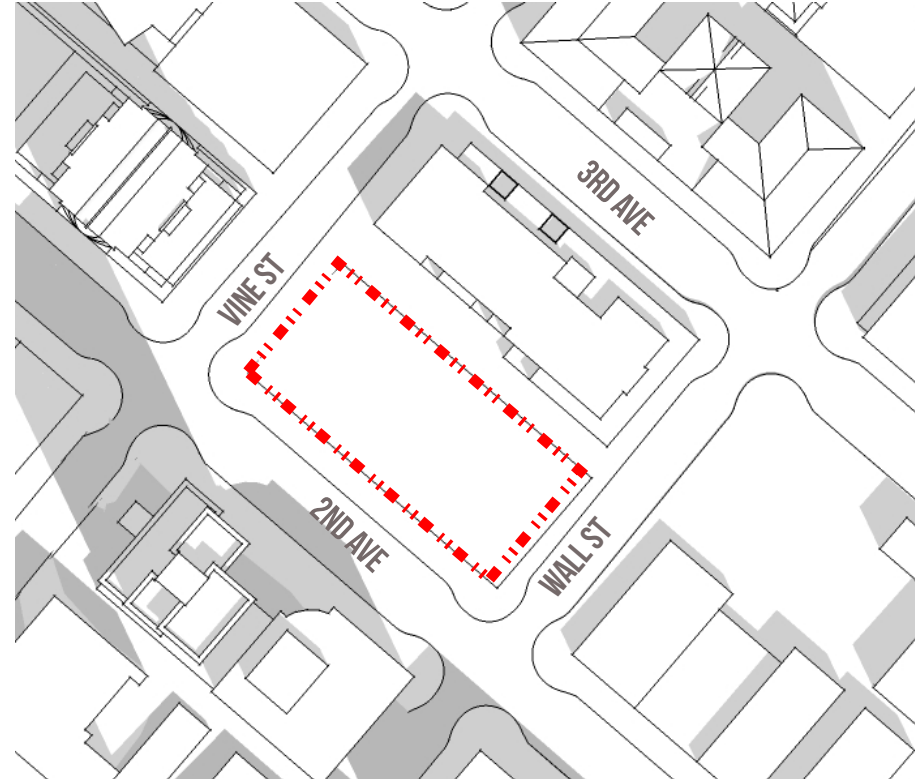
SITE PHOTOS



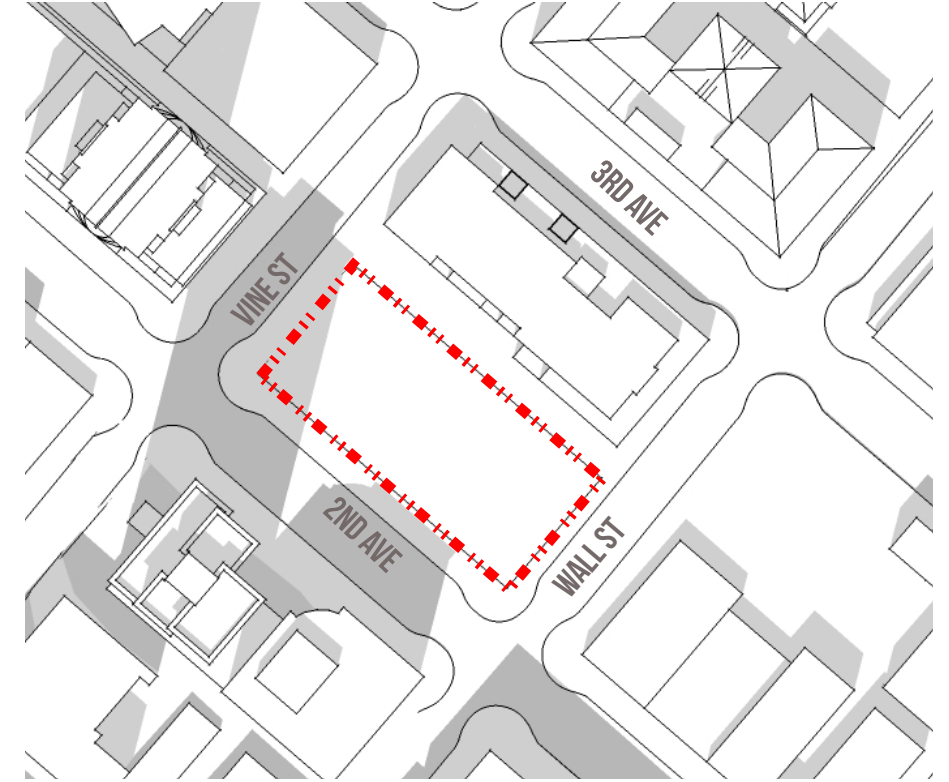
# EXISTING SHADOWS



MARCH / SEPTEMBER 21 - 10:00 AM



MARCH / SEPTEMBER 21 - NOON



MARCH / SEPTEMBER 21 - 2:00PM

DECEMBER 21 - 10:00 AM



DECEMBER 21 - NOON



DECEMBER 21 - 2:00PM



JUNE 21 - 10:00 AM



JUNE 21 - NOON

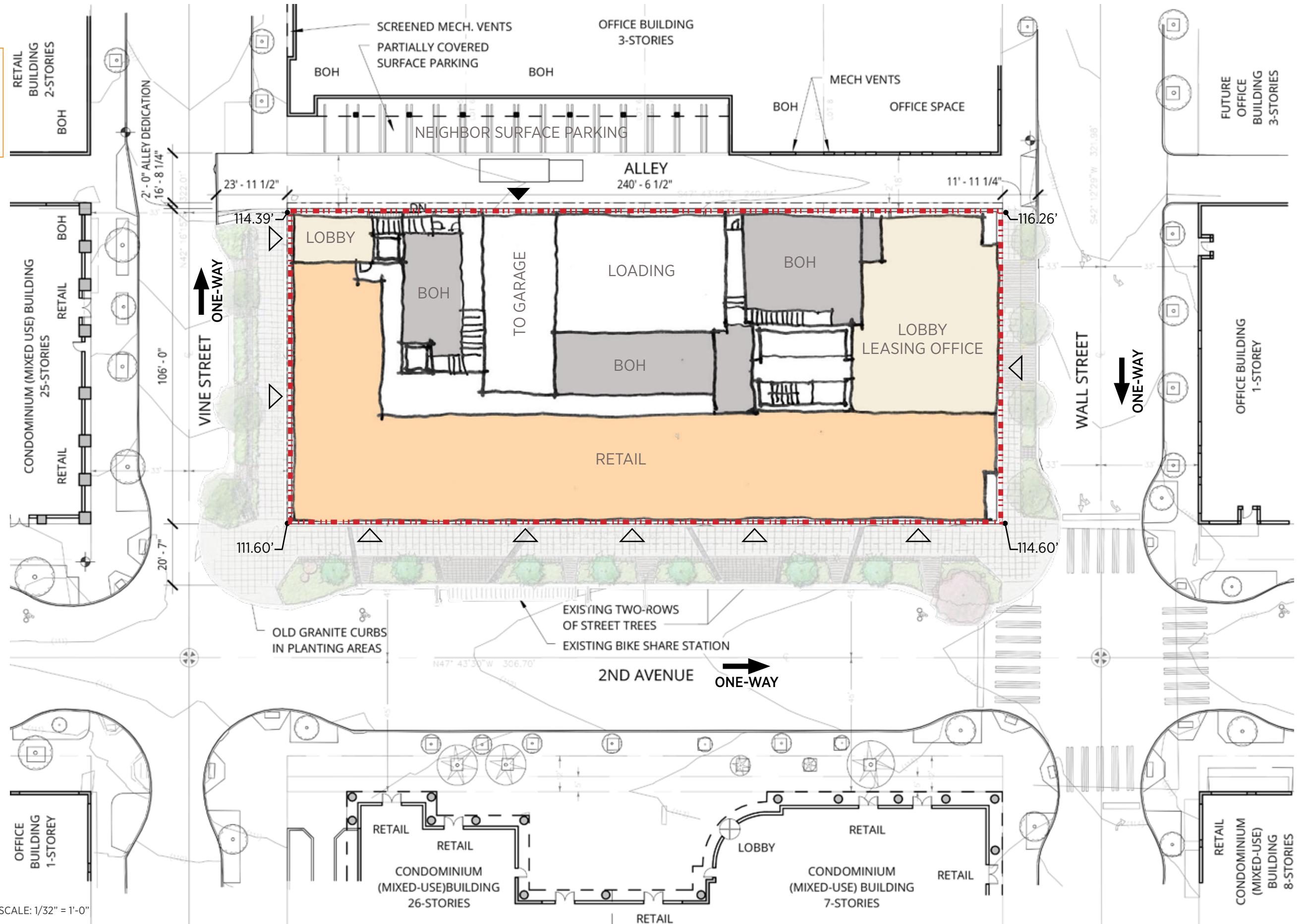


JUNE 21 - 2:00PM

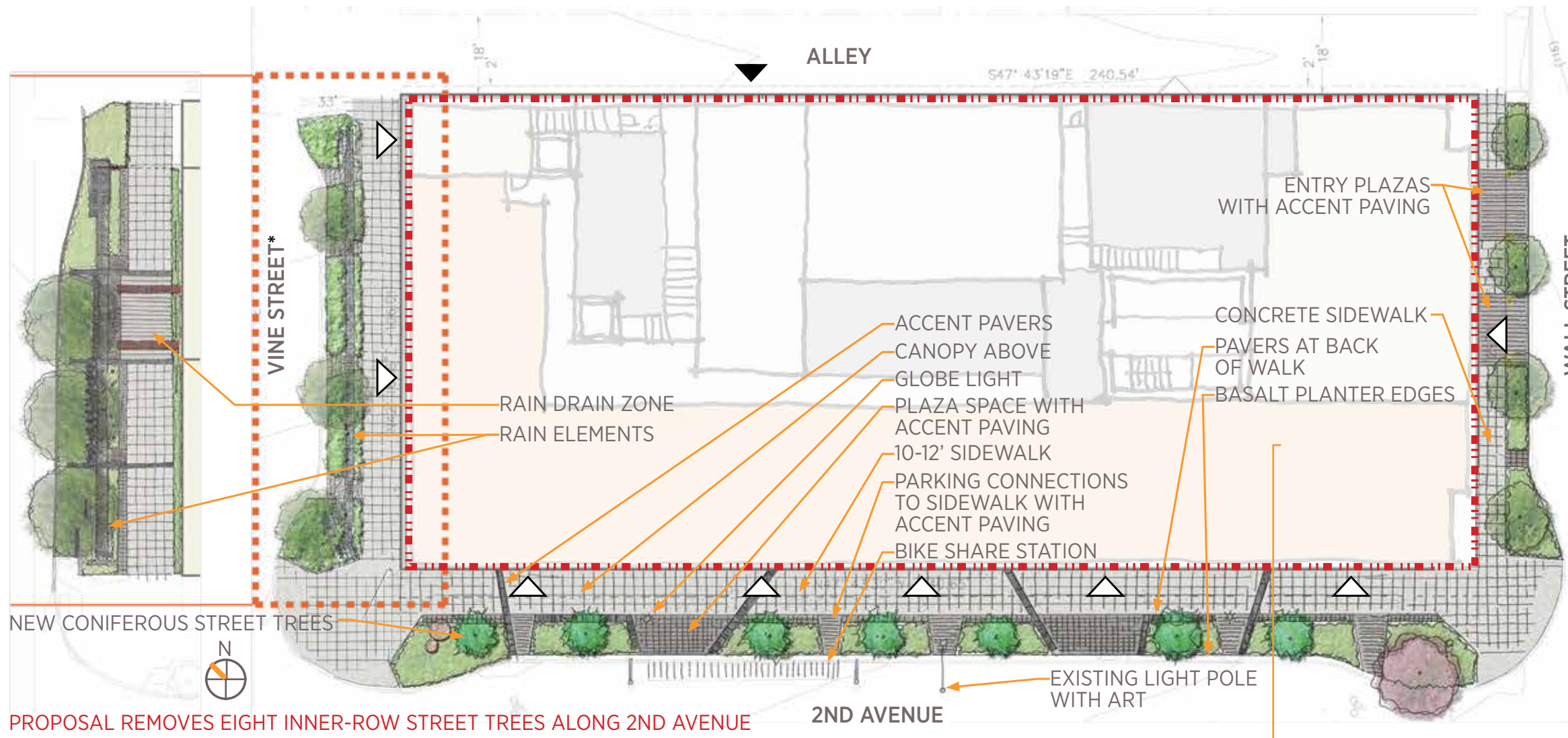


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PRELIMINARY SITE PLAN







PRELIMINARY LANDSCAPE PLAN



Precedent images illustrating the intended character of the proposed design.

**\*NOTE:**  
 Vine Street is a Designated Green Street  
 In the mid 1990s, a Belltown-based organization of residents called Growing Vine Street created a plan to develop Vine Street into a park that introduces nature to the urban setting and provide public access to the waterfront.

The project owners and designers aim to bring the goals of Growing Vine Street to fruition at this site through enhanced site landscaping and paving patterns throughout the site, and engaging water features along Vine Street

# ZONING SUMMARY

BASE ZONE: DMR/R 240/65  
 BELLTOWN URBAN VILLAGE OVERLAY

SMC SECTION	DESCRIPTION
23.49.008	<b>STRUCTURE HEIGHT</b> Non-residential and live/work only up to 65'. Residential only up to 240'.
23.49.009	<b>STREET LEVEL USE REQUIREMENTS</b> General sales & service, human services, childcare centers, retail, eating & drinking establishments, arts facilities. Map 1g: required uses apply to second avenue, not vine st. Or wall st.
23.49.010	<b>GENERAL REQUIREMENTS FOR RESIDENTIAL USE</b> Common recreation area must equal 5% of total gross floor area in residential use.. Maximum 50% of the common recreation area may be enclosed.
23.49.011	<b>FLOOR AREA RATIO</b> Base far is 1. Max far is 2. Street level uses meeting 23.29.009 With floor to floor of at least 13' for depth of 15', and residential uses are exempt. Far will not be a restrictive factor for this proposal.
23.49.012 THROUGH 23.49.017	No bonus floor area or transfer of developments rights are proposed.
23.49.018	<b>OVERHEAD WEATHER PROTECTION AND LIGHTING</b> Required on all street frontages.
23.49.019	<b>PARKING, SCREENING, LANDSCAPING OF PARKING AREAS</b> No parking required for residential & if retail less than 10,000 sf  All parking is underground or separated from street frontages by other uses.  Bike parking: 1 space for every 2 residential units. Retail: 1 per 5,000 gsf for areas over 10,000 gsf  Parking access and loading required from alley
23.49.020	<b>DEMONSTRATION OF LEED SILVER RATING</b> Project is targeting LEED silver.
23.49.022	<b>MINIMUM SIDEWALK AND ALLEY WIDTH</b> Map 1c: only vine has required width (variable). Existing alley complies with 23.53.030. Recording number 19991216001203
23.49 .024	<b>VIEW CORRIDORS</b> Not applicable

SMC SECTION	DESCRIPTION										
23.49.025	<b>ODOR, NOISE, LIGHT/GLARE, AND SOLID WASTE STORAGE SPACE STANDARDS</b> Vents must be at least 10' above sidewalk grade. Vents and lighting away from residential/adjacent uses.										
23.49.142	<b>PERMITTED USES</b> Retail, residential are permitted uses. No prohibited uses proposed.										
23.49.146	<b>PARKING</b> No surface lots are proposed.										
23.49.158	<b>COVERAGE AND FLOOR SIZE LIMITS</b> <table border="0"> <tr> <td></td> <td>25,503 Sf lot</td> </tr> <tr> <td>Below 65 feet</td> <td>100%</td> </tr> <tr> <td>65'-85'</td> <td>55%</td> </tr> <tr> <td>85'-125'</td> <td>50%</td> </tr> <tr> <td>Above 125'</td> <td>40%</td> </tr> </table> Stories above 125' are limited to gross area of 8,000 sf		25,503 Sf lot	Below 65 feet	100%	65'-85'	55%	85'-125'	50%	Above 125'	40%
	25,503 Sf lot										
Below 65 feet	100%										
65'-85'	55%										
85'-125'	50%										
Above 125'	40%										
23.49.162	<b>STREET FACADE REQUIREMENTS</b> - Facade height: Vine Street (green street) and Second ave min 25'. Wall st min 15'. - No facade setbacks required (map 1h) - Transparency: Second Ave is 60% min. Vine and Wall are 30% min. - Blank facade: Second Ave is 15' and 40% max. Vine & Wall: 30' and 70% max.										
23.49.164	<b>MAXIMUM WIDTH, DEPTH AND SEPARATION</b> Max width and depth: 65'-125' = 120 feet 125'-240' = 100 feet These portions shall be separated horizontally from any other portion above 65' by 20 feet at all points.  Housing option requires 20' setback from street lot lines										
23.49.166	<b>SIDE STREET AND GREEN STREET SETBACKS</b> All side lot lines are street lot lines. Setback from green street (vine street) is 10' from 65'-85' and above 85' is 1' for every 5' of height.										
23.54.040	<b>SOLID WASTE AND RECYCLABLE MATERIAL STORAGE AND ACCESS</b> -Over 100 dwelling units: 575 square feet plus 4 square feet for each additional unit above 100. Can be reduced by 15% if min horizontal dimension of 20'. - Residential and non-residential may share garbage area but not recyclables area. -Non-residential storage space may be reduced by 50% if in mixed-use building.										

# DESIGN GUIDELINES



## A-1 / RESPOND TO THE PHYSICAL ENVIRONMENT

*Develop the architectural concept and arrange the building mass to enhance views. This includes views of the water and mountains, and noteworthy structures such as the Space Needle.*

The preferred massing is designed to reduce the building's impact to existing and future towers as much as possible. By situating the tower to the south, water and mountain view opportunities for a potential tower across the alley are preserved at all levels above 65'. Additionally, the tower's presence is minimized on Vine Street, a noted green street.



## B-1 / RESPOND TO THE NEIGHBORHOOD CONTEXT

*Design visually attractive buildings that add richness and variety to Belltown, including creative contemporary architectural solutions.*

Many high-rise buildings in the immediate area of this project adhere very closely to the massing dictated by the zoning code, resulting in a "wedding cake" look. The preferred scheme offers a variety in massing, while still maintaining an active street presence appropriate to the human scale, retail, and an inviting streetscape.



## B-2 / CREATE A TRANSITION IN BULK AND SCALE

*New buildings should be compatible with the scale of development surrounding the project site.*

The proposal maintains the height, bulk, and scale of the existing adjacent buildings. It relates to the language of surrounding high-rise developments, while providing opportunities to light and air for the nearby low-rise developments. The proposal intends to incorporate appropriate modulation and transparency to create a pleasing and human scale user experience at street level.



## B-3 / REINFORCE THE POSITIVE URBAN FORM & ARCHITECTURAL ATTRIBUTES OF THE IMMEDIATE AREA

*Respond to the regulating lines and rhythms of adjacent buildings that also support a street-level environment; regulating lines and rhythms include vertical and horizontal patterns as expressed by cornice lines, belt lines, doors, windows, structural bays and modulation.*

The streetscape is a crucial element to this project. Our goal is to provide a place where people want to be, to shop, and to experience the city. The proposal will accomplish this by referring to lines and rhythms appropriate for the building and the human scale. Vertical and horizontal datums, rhythm in the structure and fenestration, and a quality sidewalk experience will accomplish this.

## DESIGN GUIDELINES

**C-1 / PROMOTE PEDESTRIAN INTERACTION**

*Design for uses that are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity.*

Sidewalk presence is a main goal for this project. The ground floor will be designed with transparency, openness, and human scale elements to enhance the retail experience in the immediate area.

**C-3 / PROVIDE ACTIVE - NOT BLANK FACADES**

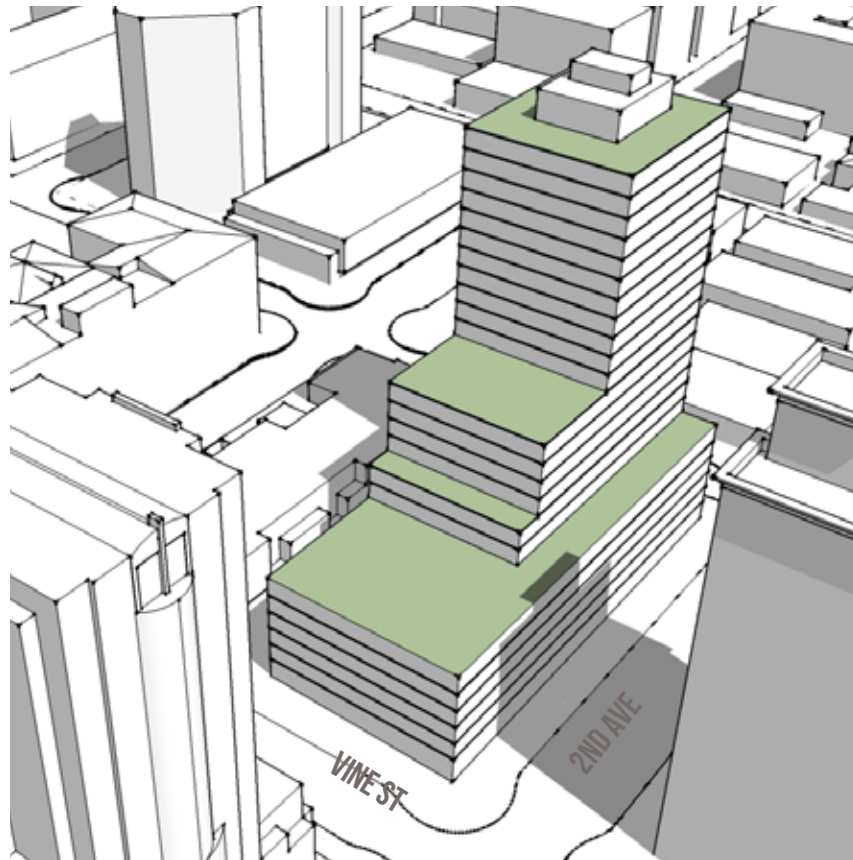
*Buildings should not have large blank walls facing the street, especially near sidewalks.*

The proposal embraces open and transparent facades at street level--not only along 2nd Avenue, but also at the two side streets, and wrapping the corners into the alley.

**D-2 / ENHANCE THE BUILDING WITH LANDSCAPING**

- a. Emphasize entries with special planting in conjunction with decorative paving and/or lighting;*
- b. Use landscaping to make plazas and courtyards comfortable for human activity and social interaction;*
- c. Distinctively landscape open areas created by building modulation, such as entry courtyards;*
- d. Provide year-round greenery — drought tolerant species are encouraged to promote water conservation and reduce maintenance concerns; and*
- e. Provide opportunities for installation of civic art in the landscape; designer/artist collaborations are encouraged (e.g., Growing Vine Street).*

The project's owners and designers have been working with the Growing Vine Street organization to develop landscaping that helps soften and calm the project's urban streetscape, while providing a lively pedestrian environment.



**Concept 1**  
CODE COMPLIANT SCHEME

**Opportunities**

- Greater tower facade length (SMC 23.49.164.C)
- Several potential roof-top amenity heights
- No departures

**Constraints**

- Blocks views of potential east neighbor future development from 65'-125'
- Many required setbacks
- Same massing as neighbor to the north



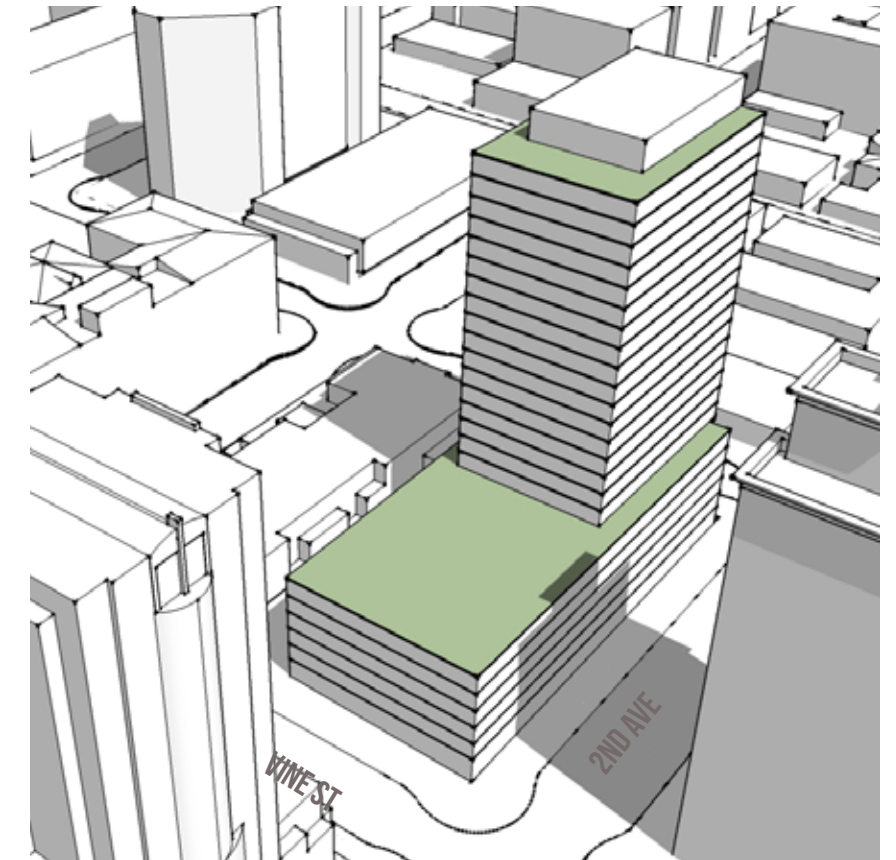
**Concept 2**  
MID-LEVEL AVERAGING SCHEME

**Opportunities**

- Tower massing engages Wall Street
- 65'-125' street presence on 2nd Avenue
- Several potential roof-top amenity heights

**Constraints**

- Blocks views of potential east neighbor future development from 65'-125'
- Four departures
  - Average floor area for all floors between 65'-125'
  - Increase in maximum facade length
  - Depart 20' separation between building structures above 65'
  - Increase 55% rooftop coverage to 75%



**Concept 3 - Preferred**  
CONSOLIDATED TOWER SCHEME

**Opportunities**

- Tower massing engages Wall Street
- Concentrated massing allows more light and air to pedestrian experience
- Grand roof-top amenity area on podium
- Tower set to south for reduced green-street impact, providing greater feeling of openness
- Tower positioned to be a good neighbor for adjacent developments
- Narrowest in East-West direction, and farthest on site from north neighbor to maximize preservation of its southern views
- Maximizes view opportunities above 65' for potential east neighbor future development

**Constraints**

- Fewer potential roof-top amenity locations
- Three departures (see more info pages 34-37)
  - Average tower floor plate area amongst all floors
  - Depart 20' setback at from SW corner
  - Increase 55% rooftop coverage to 75% of 8000sf floor plate

# ARCHITECTURAL CONCEPT 1

**CODE COMPLIANT SCHEME**

**Opportunities**

- Greater tower facade length (SMC 23.49.164.C)
- Several roof-top amenity heights
- No departures

**Constraints**

- Blocks views of potential east neighbor future development from 65'-125'
- Many required setbacks
- Same massing as neighbor to the north

**Development Summary**

Apartment Count: 320

Ground Floor Uses:

- 2nd Avenue: Retail
- Wall Street: Retail, Leasing
- Vine Street: Retail, Residential (lobby)
- Alley: BOH, Parking Access

**Potential Departures**

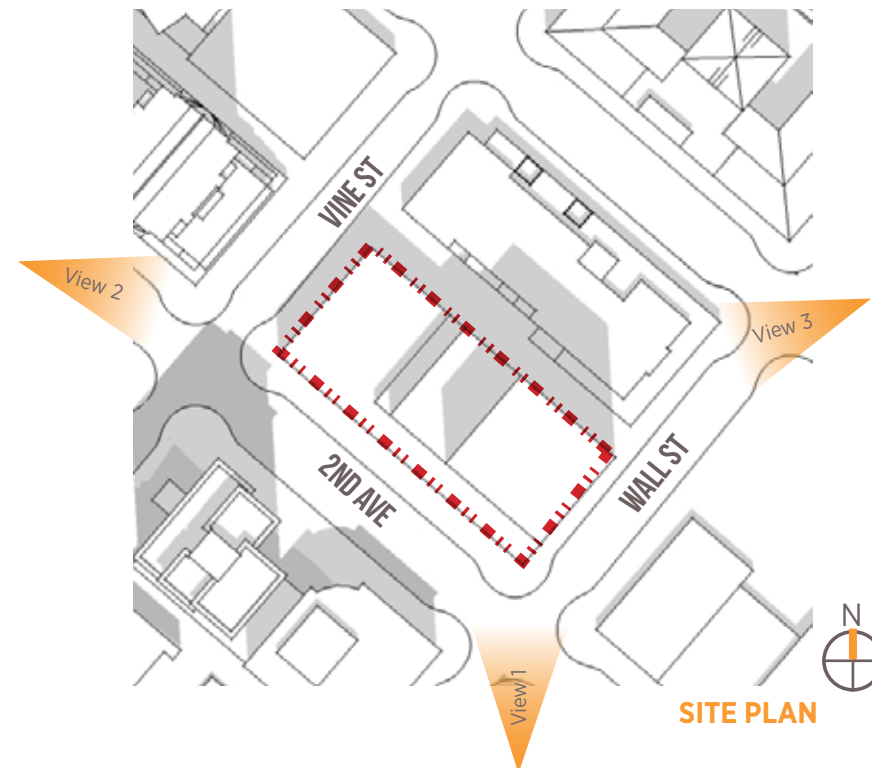
- None



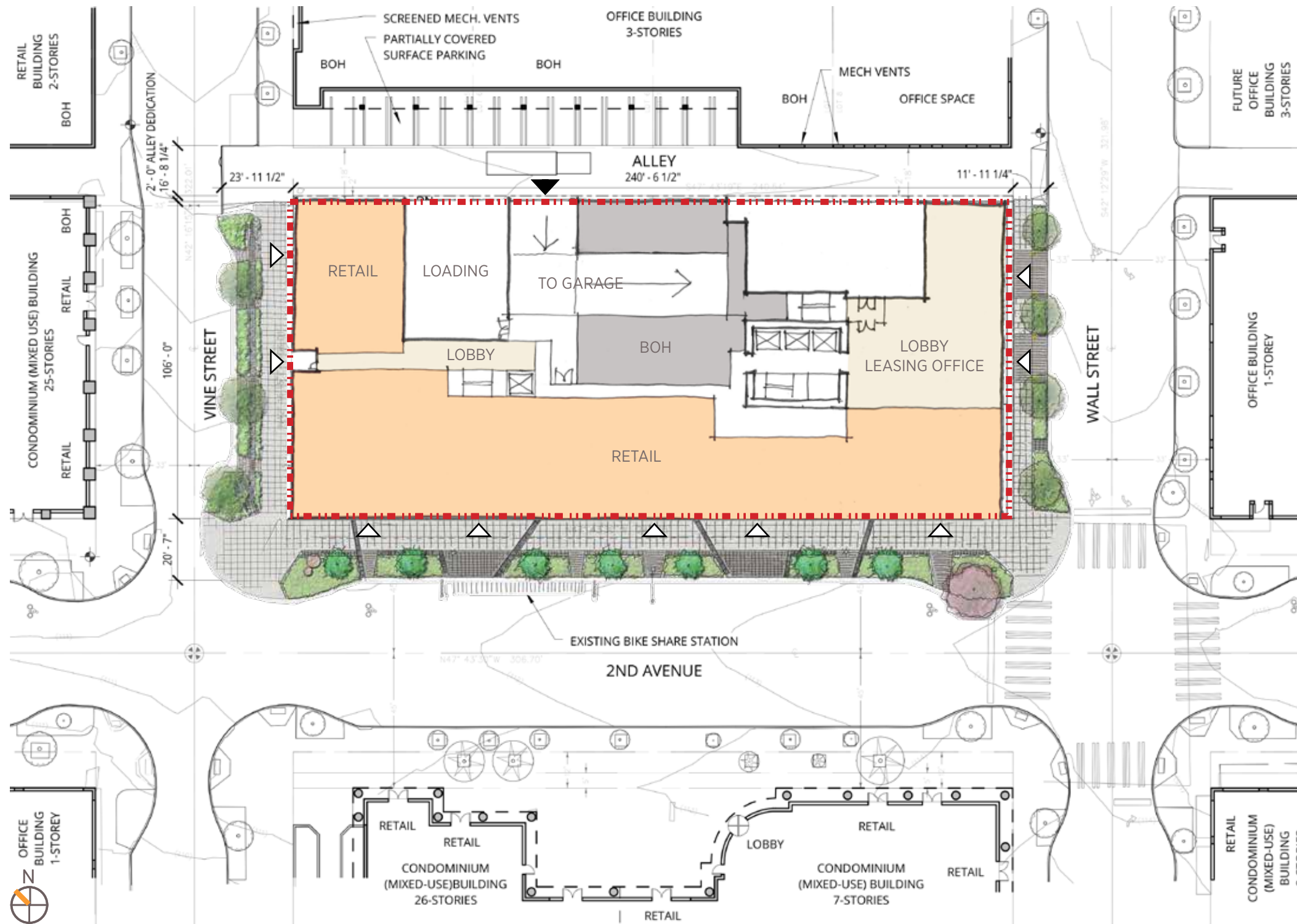
VIEW 2



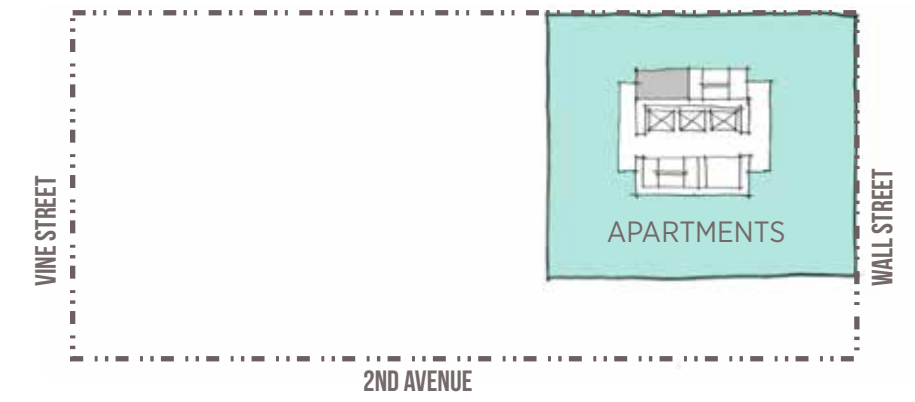
VIEW 3



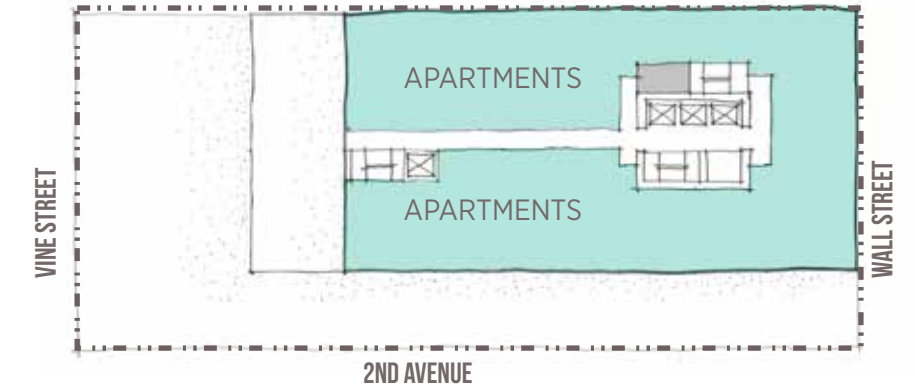
VIEW 1



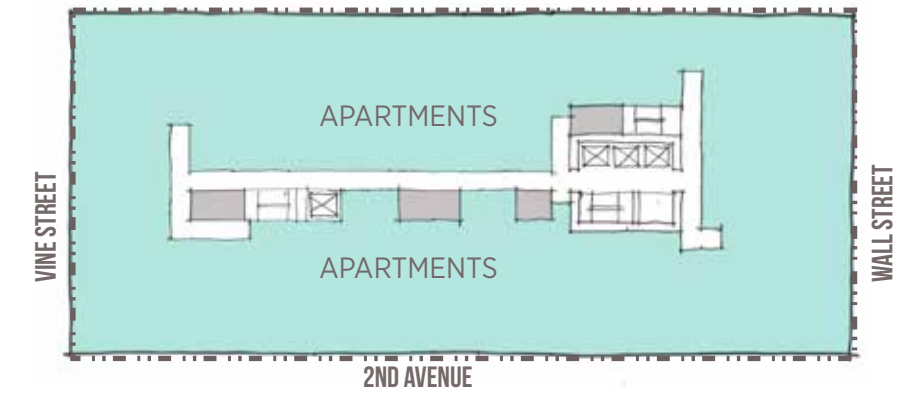
Level 1  
SCALE: 1"=40'-0"



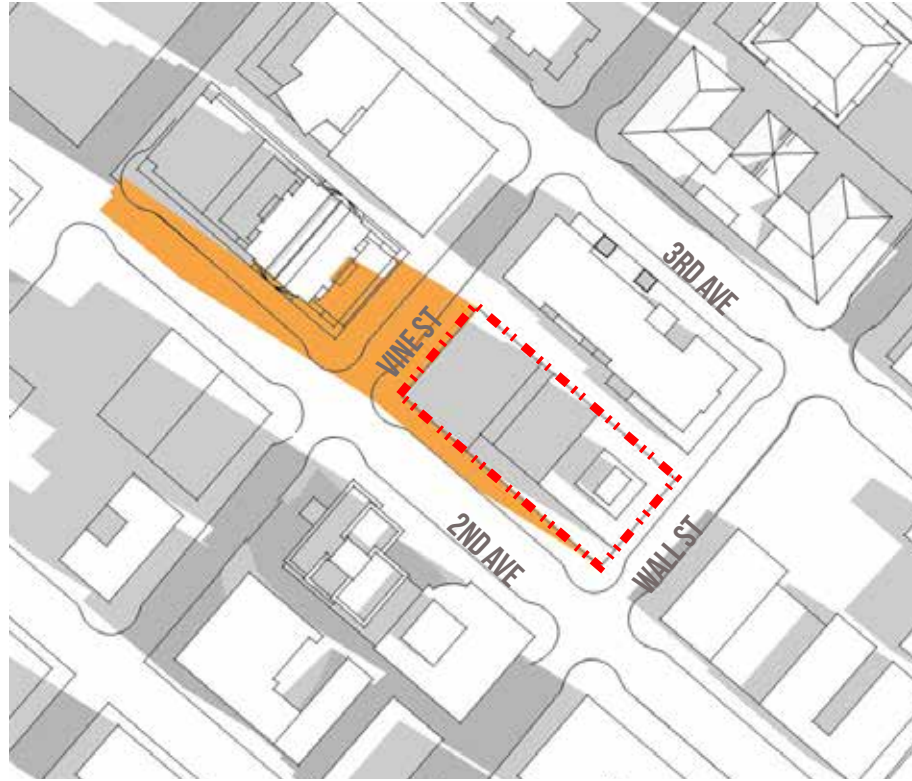
Level 13-23  
SCALE: 1"=60'-0"



Level 9-12  
SCALE: 1"=60'-0"



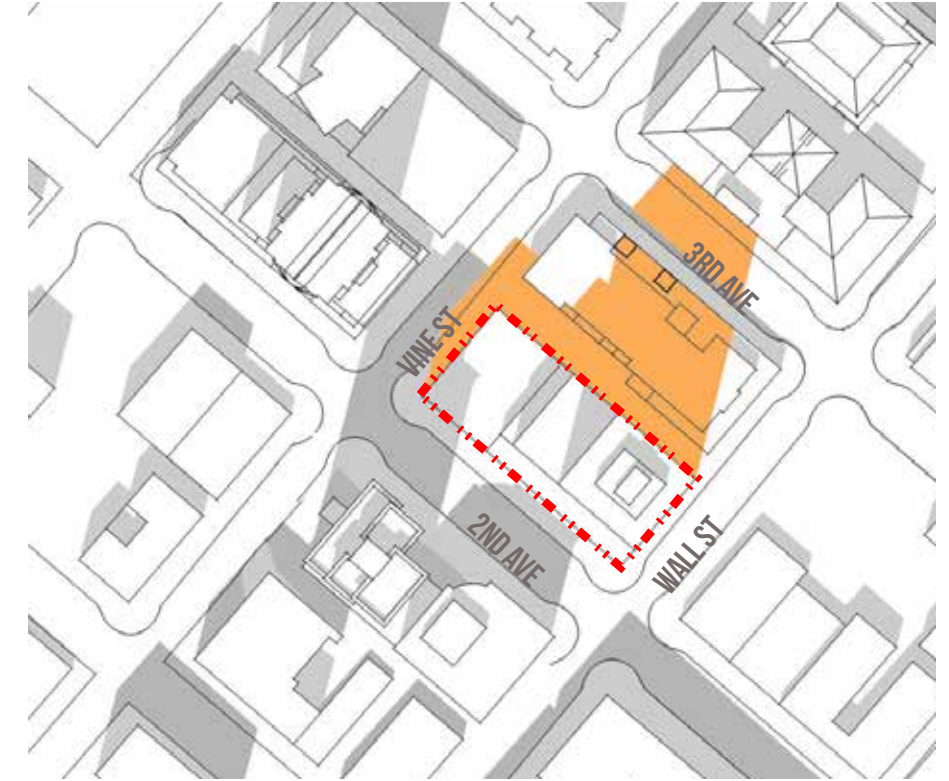
Level 3-6  
SCALE: 1"=60'-0"



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MARCH / SEPTEMBER 21 - 2:00PM

DECEMBER 21 - NOON



DECEMBER 21 - 10:00 AM



DECEMBER 21 - 2:00PM



JUNE 21 - 10:00 AM



JUNE 21 - NOON



JUNE 21 - 2:00PM





# ARCHITECTURAL CONCEPT 2

## MID-LEVEL AVERAGING SCHEME

### Opportunities

- Tower massing engages Wall Street
- 65'-125' street presence on 2nd Avenue
- Several potential roof-top amenity heights

### Constraints

- Blocks views of potential east neighbor future development from 65'-125'
- Departures

### Development Summary

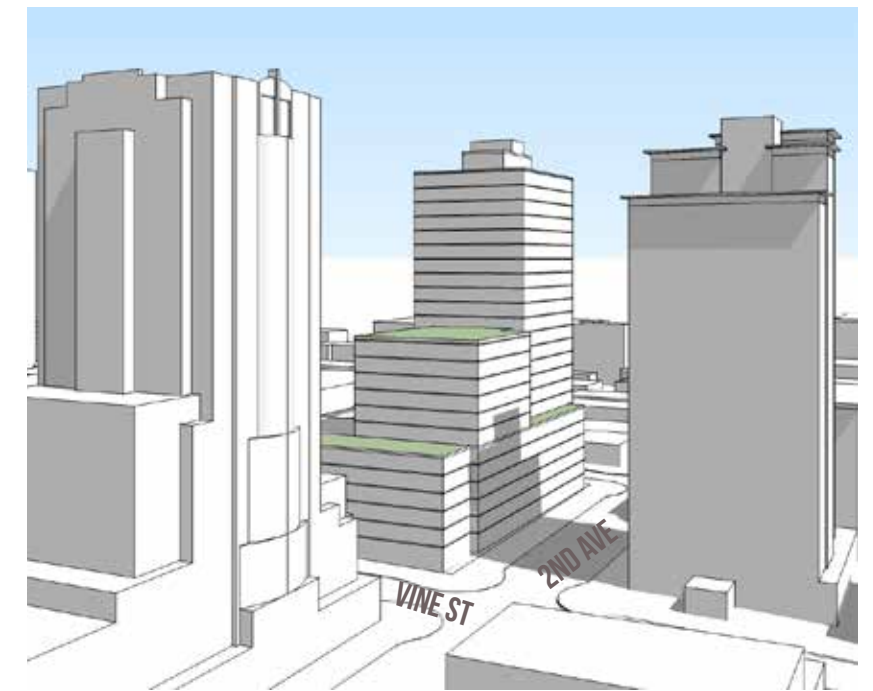
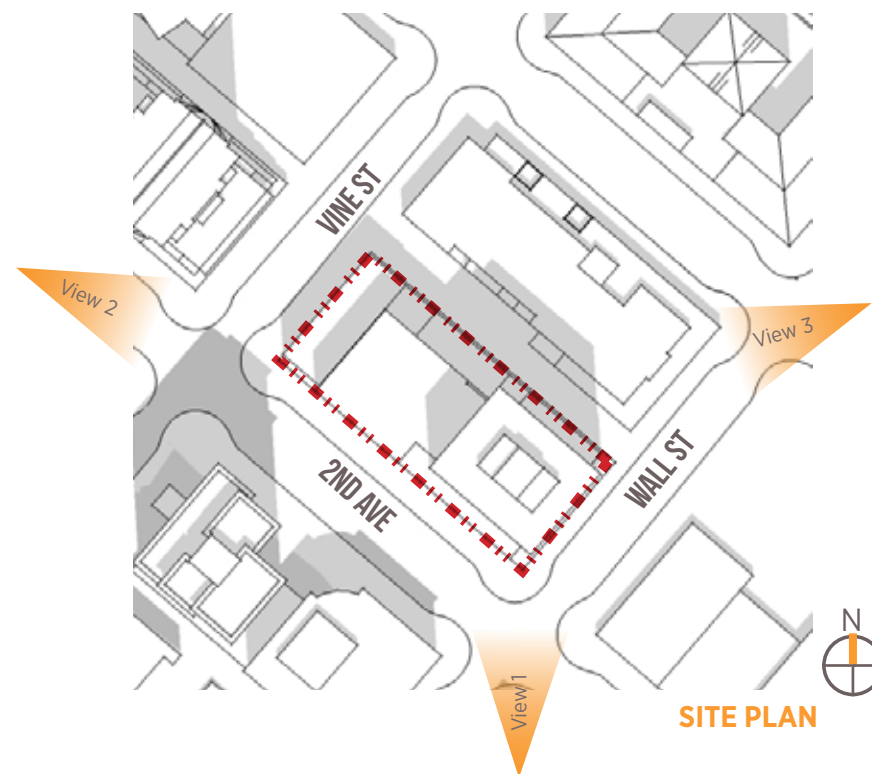
Apartment Count: 320

Ground Floor Uses:

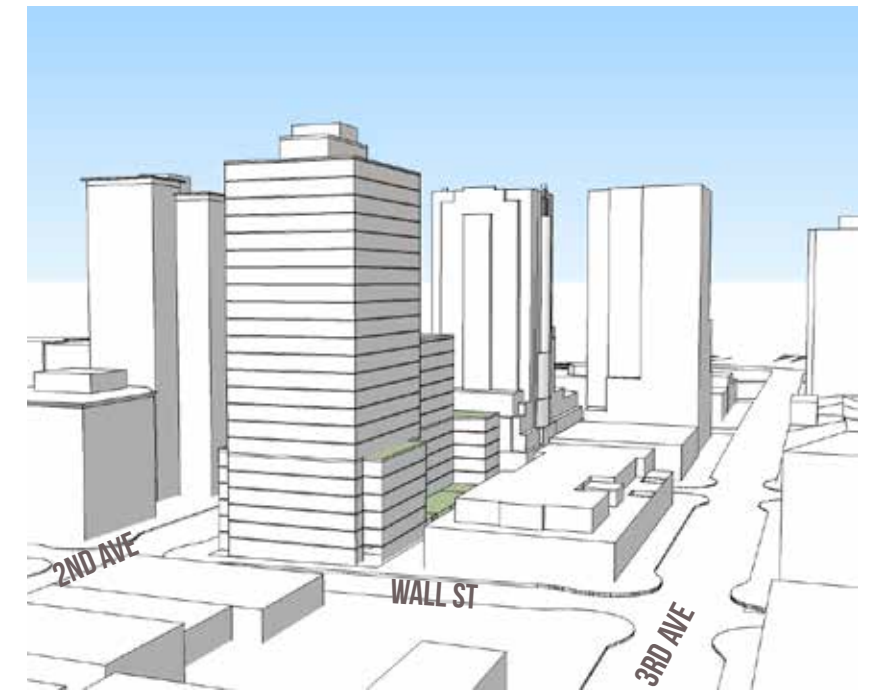
- 2nd Avenue: Retail, Leasing
- Wall Street: Residential (lobby)
- Vine Street: Retail, Residential (Apartments)
- Alley: BOH, Parking Access

### Potential Departures

- Average floor area for all floors between 65'-125'
- Increase in maximum facade length
- Depart 20' separation between building structures above 65'
- Increase 55% rooftop coverage to 75%

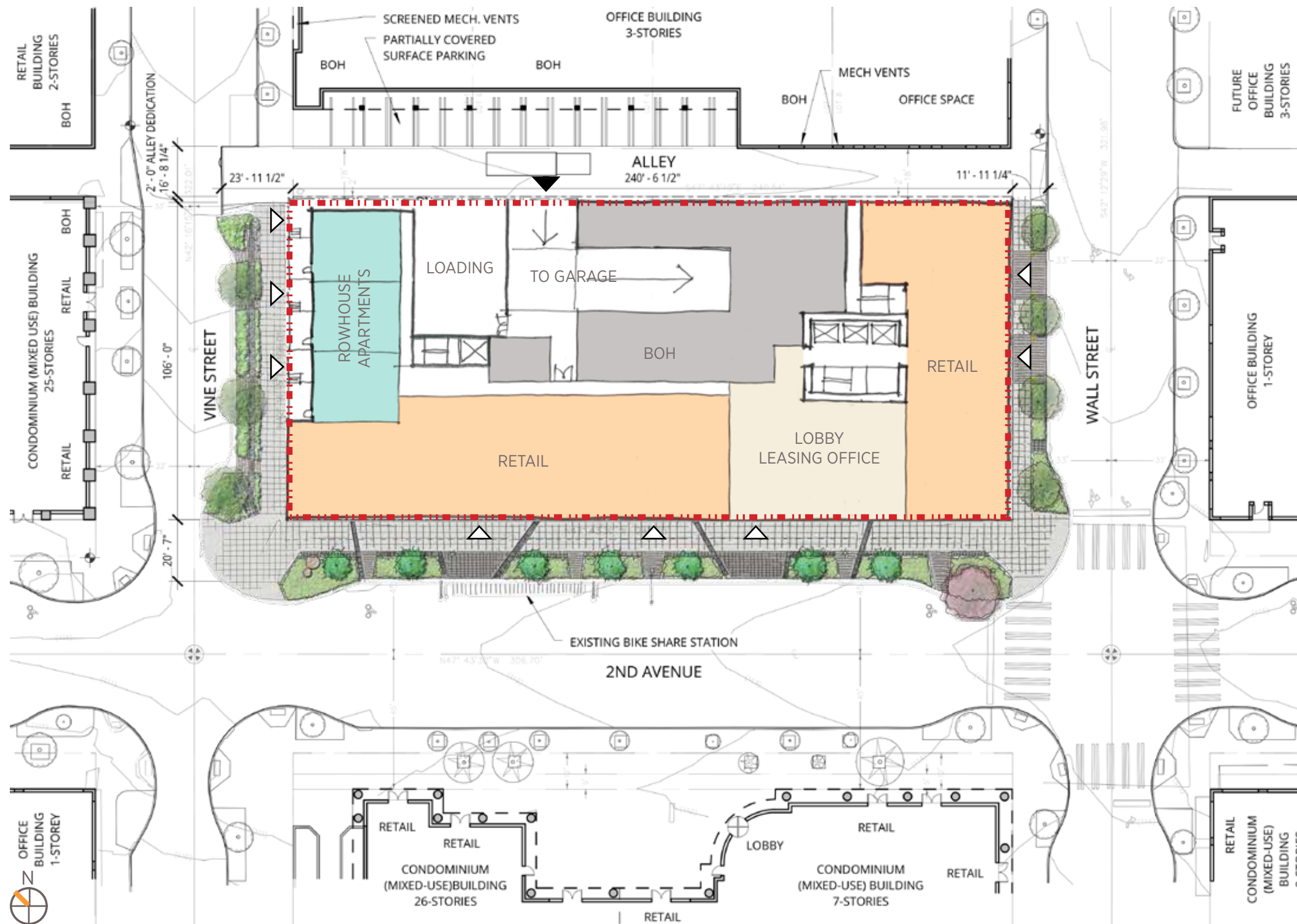


VIEW 2

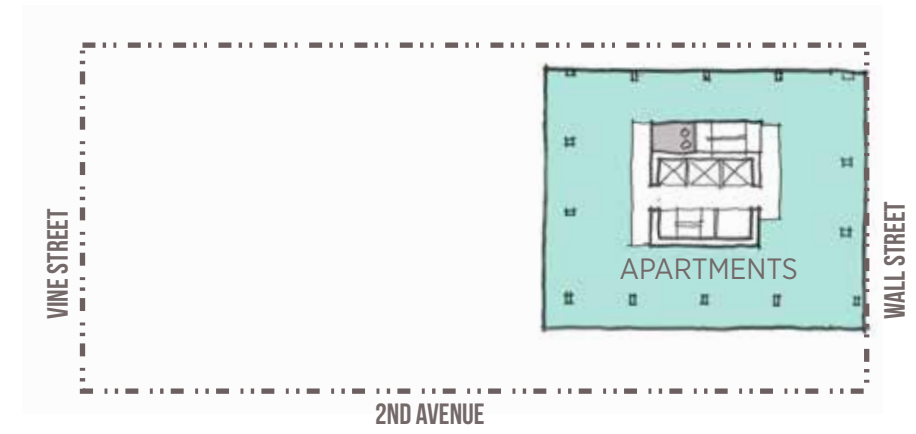


VIEW 1

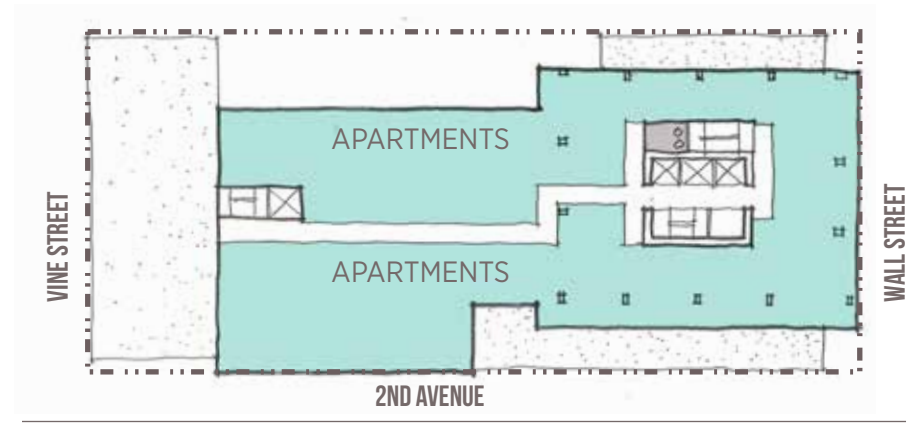
VIEW 3



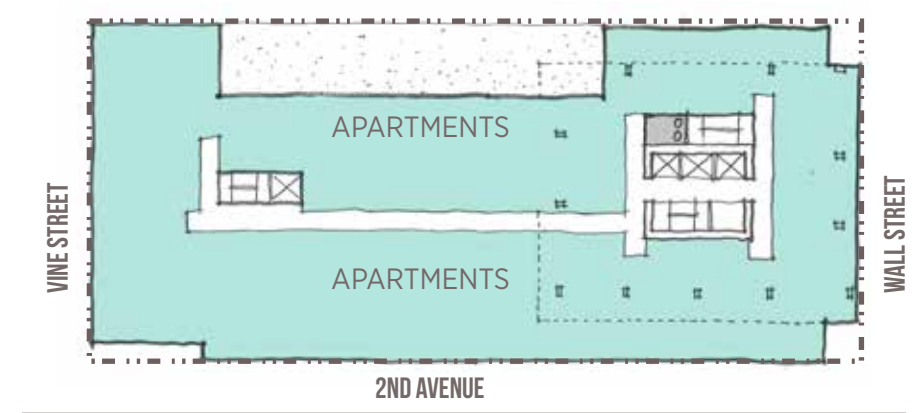
Level 1  
SCALE: 1"=40'-0"



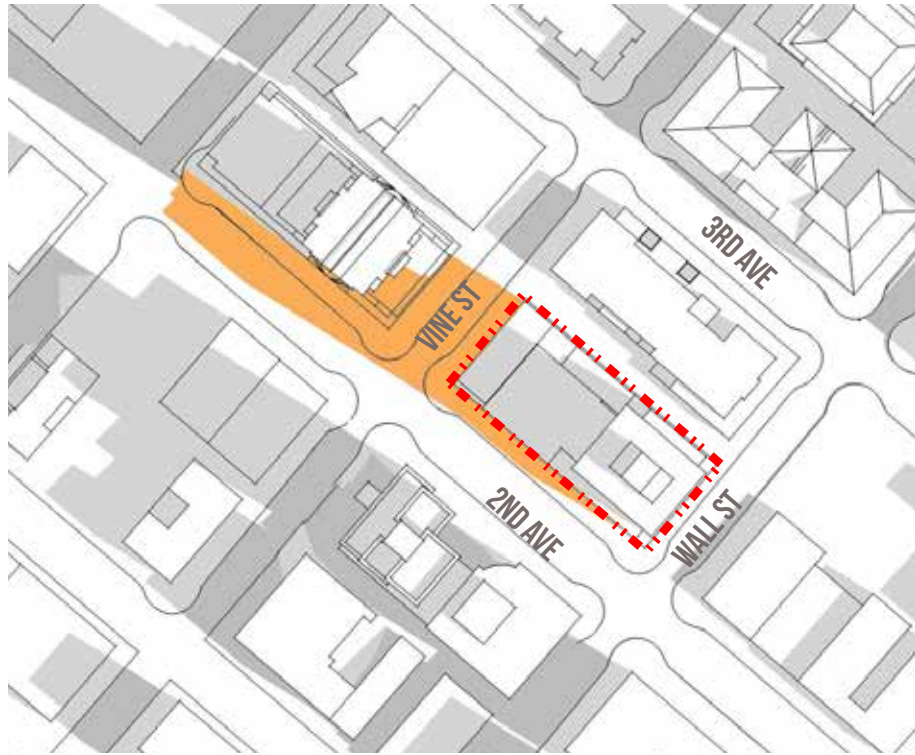
Level 13-23  
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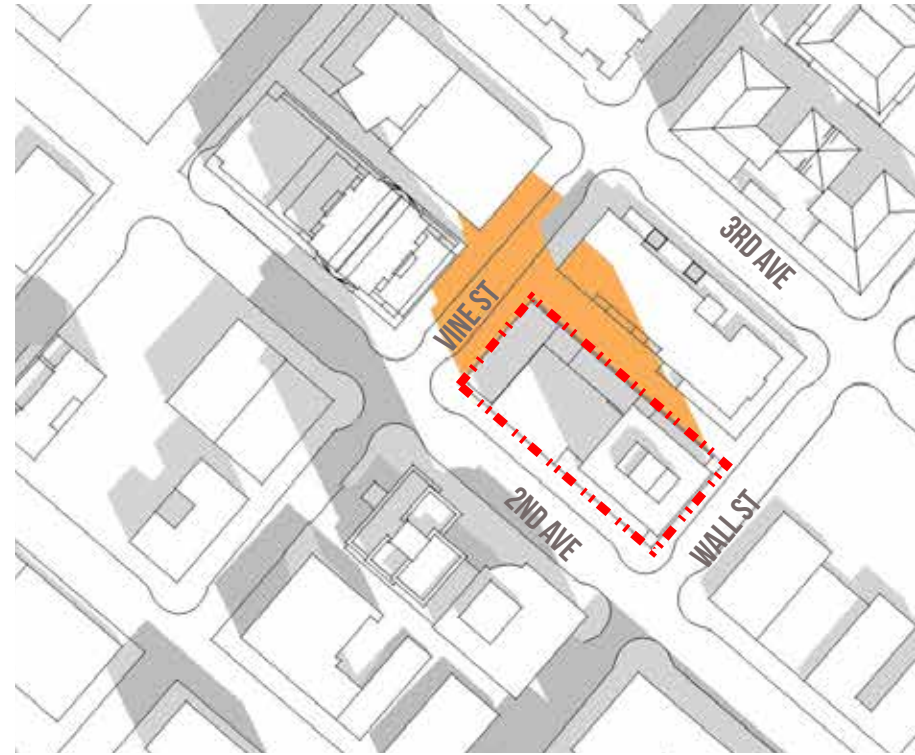
Level 7-12  
SCALE: 1"=60'-0"



Level 3-6  
SCALE: 1"=60'-0"



MARCH / SEPTEMBER 21 - 10:00 AM



MARCH / SEPTEMBER 21 - NOON



MARCH / SEPTEMBER 21 - 2:00PM

DECEMBER 21 - NOON



DECEMBER 21 - 10:00 AM



DECEMBER 21 - 2:00PM



JUNE 21 - 10:00 AM



JUNE 21 - NOON



JUNE 21 - 2:00PM



# ARCHITECTURAL CONCEPT 3 - PREFERRED -

## CONSOLIDATED TOWER SCHEME

### Opportunities

- Tower massing engages Wall Street (A-1)
- Concentrated massing allows more light and air to pedestrian experience (A-1)
- Grand roof-top amenity area on podium (D-2)
- Tower set to south for reduced green-street impact, providing greater feeling of openness (A-1, B-3)
- Tower positioned to be a good neighbor for adjacent developments (A-1)
- Maximizes view opportunities above 65' for potential east neighbor future development (A-1)

### Constraints

- Fewer potential roof-top amenity locations
- Three departures

### Development Summary

Apartment Count: 320

Ground Floor Uses:

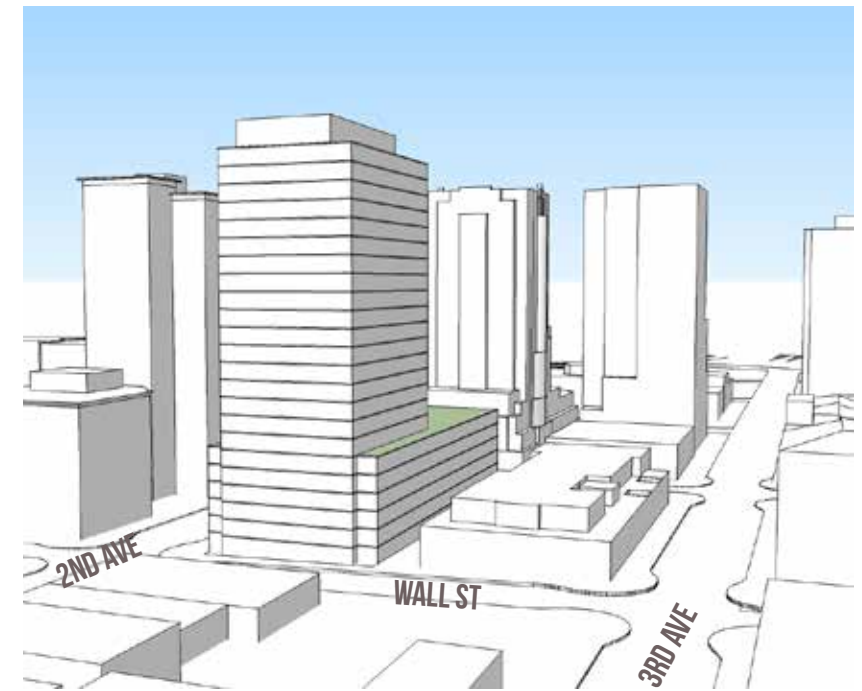
- 2nd Avenue: Retail
- Wall Street: Retail, Leasing
- Vine Street: Retail, Residential (lobby)
- Alley: BOH, Parking Access

### Potential Departures

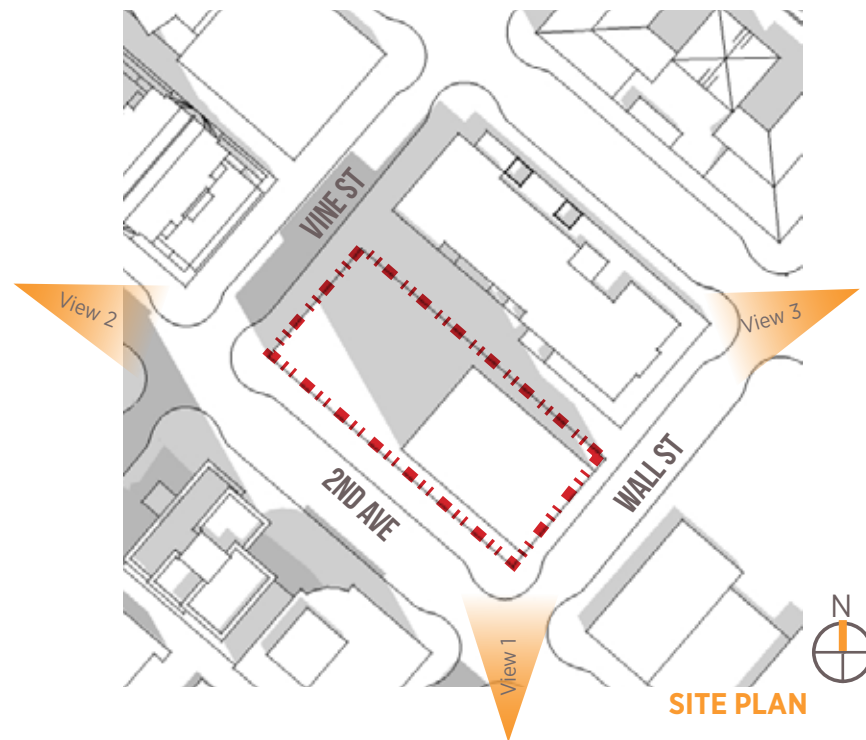
- Average tower floor plate area amongst all floors
- Depart 20' setback at from SW corner
- Calculate rooftop coverage limits from averaged floor plate area



VIEW 2



VIEW 3

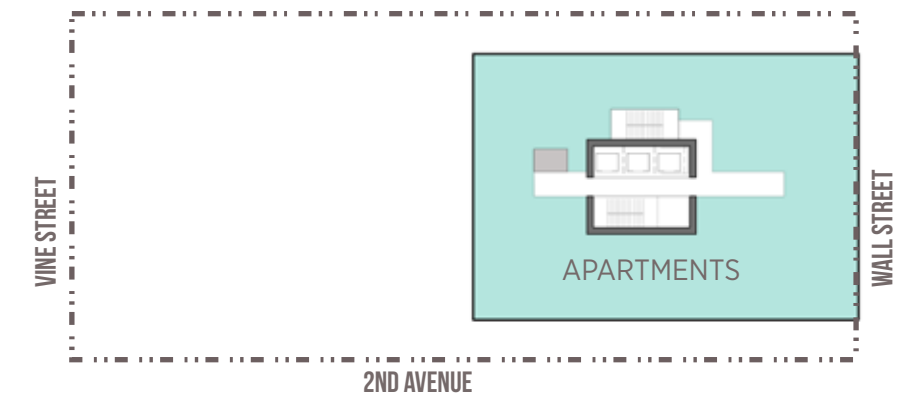


SITE PLAN

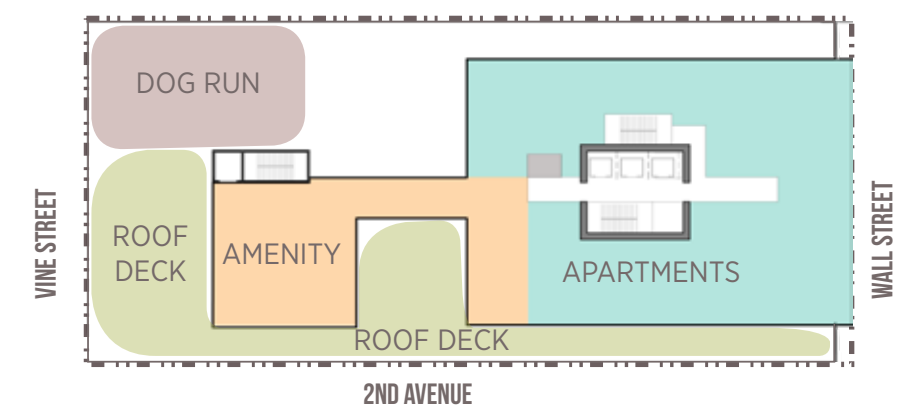
VIEW 1



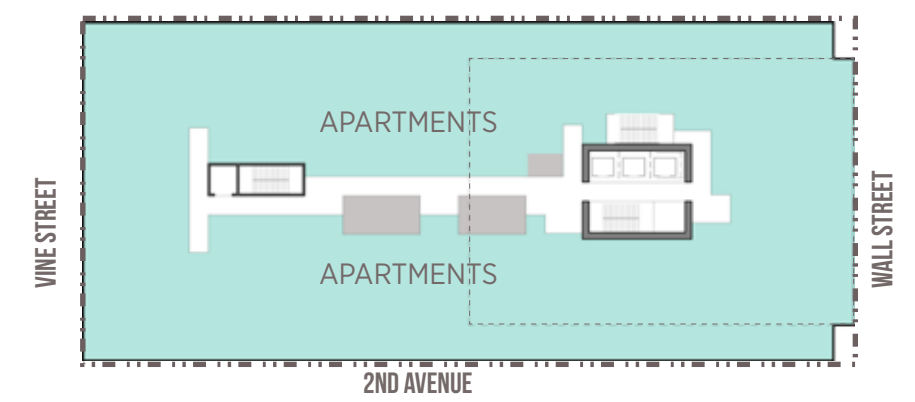
Level 1  
SCALE: 1"=40'-0"



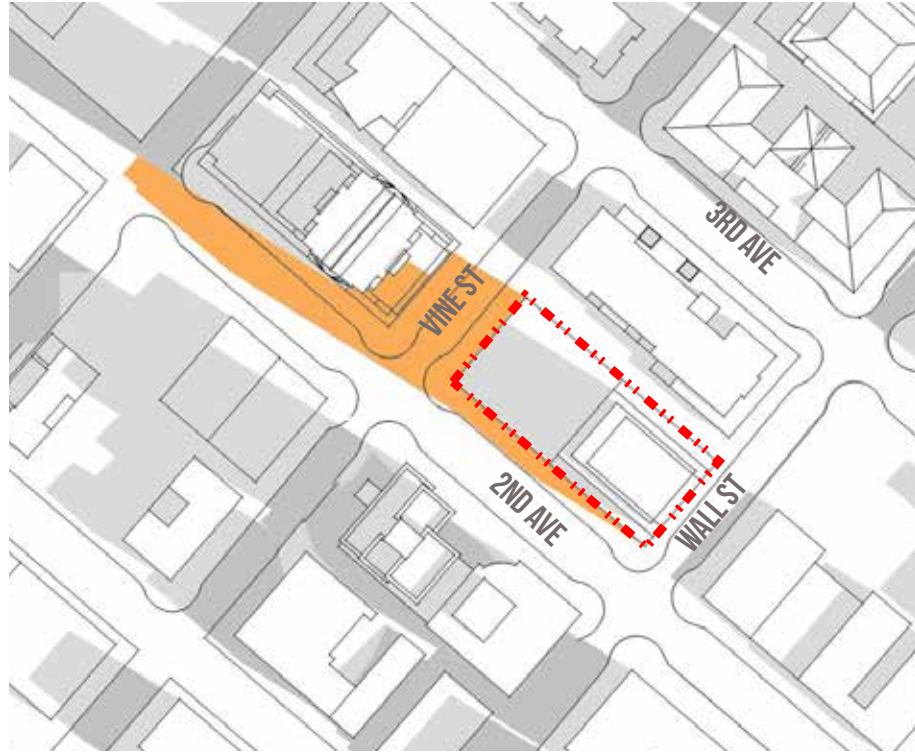
Level 8-23  
SCALE: 1"=60'-0"



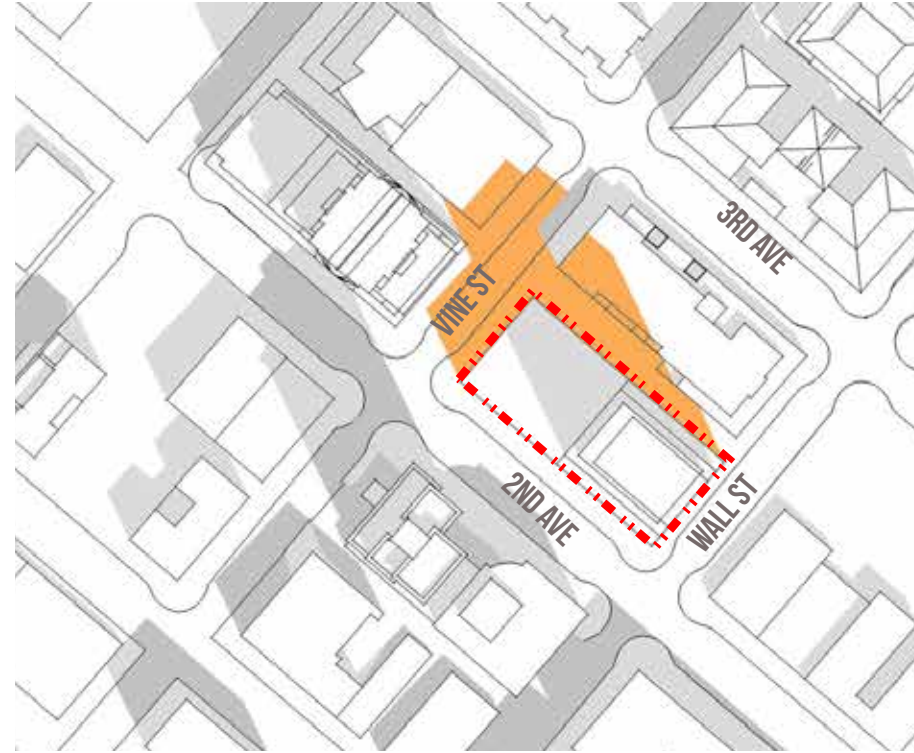
Podium Roof  
SCALE: 1"=60'-0"



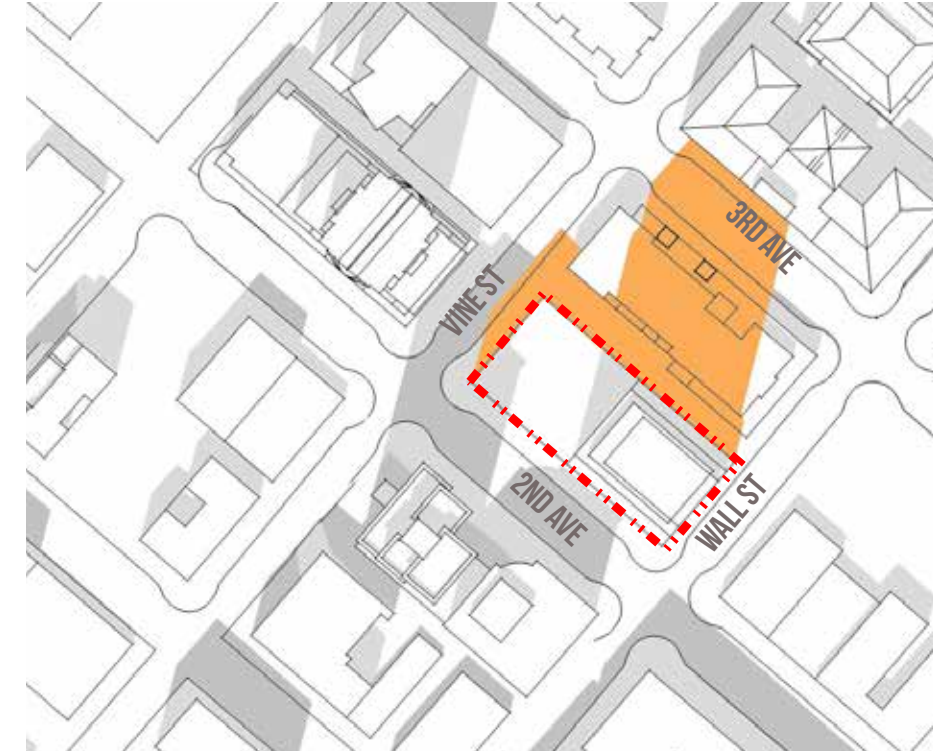
Level 3-6  
SCALE: 1"=60'-0"



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DECEMBER 21 - NOON



DECEMBER 21 - 2:00PM



DECEMBER 21 - 10:00 AM



JUNE 21 - 10:00 AM



JUNE 21 - NOON



JUNE 21 - 2:00PM



# SITE ANALYSIS AND CONCEPT

## TOWER SPACING

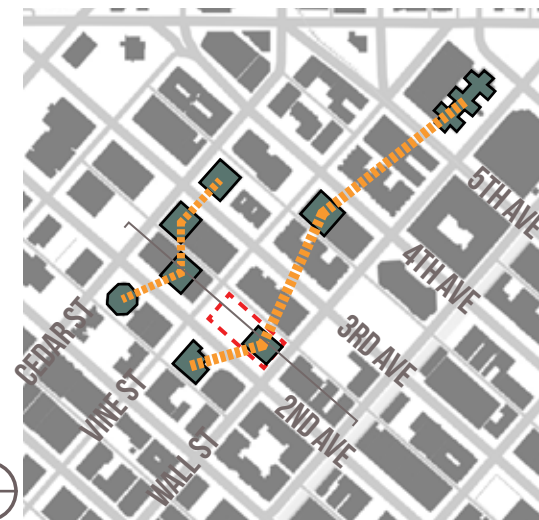
The proposed tower is sited at the south end of the block in order to give respectful tower spacing from adjacent projects, and to retain view opportunities for a potential future neighbor across the alley.



**NEW DIAGRAM**

LEFT:  
TOWER LOCATED AT GREEN STREET SETBACK

BELOW:  
TOWER LOCATION OF PREFERRED SCHEME

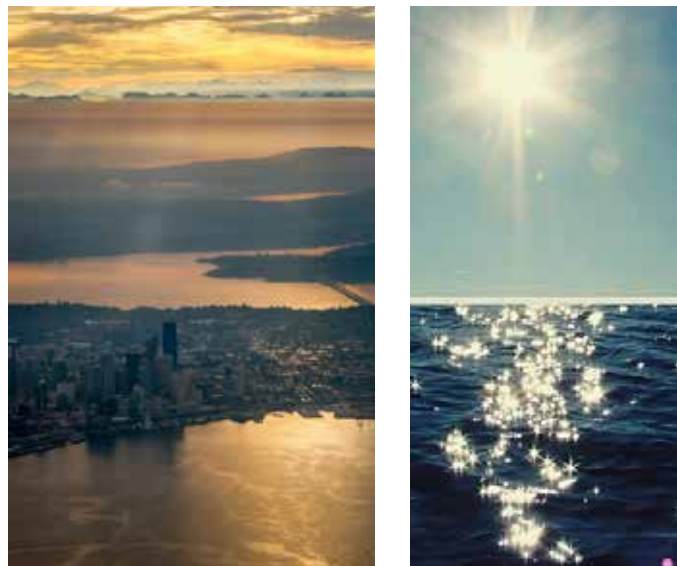


- S** LOCATED ON SOUTH END OF BLOCK
- N** LOCATED ON NORTH END OF BLOCK

# DESIGN CONCEPT

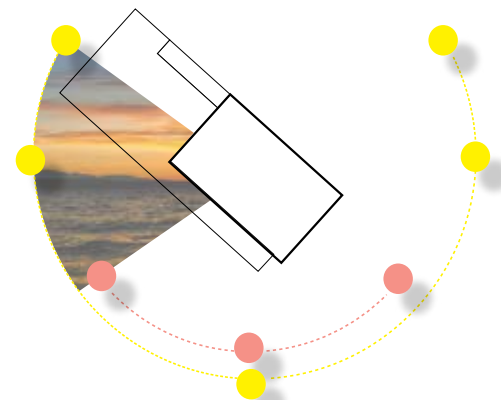
## BELLTOWN: LIVING NEAR THE WATER

- Vista
- Reflection
- Horizon
- Calming
- Sunsets

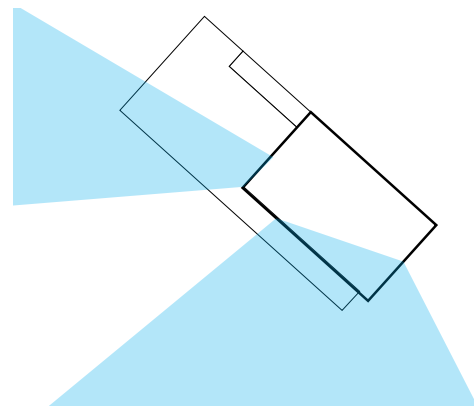


### DESIGN OPPORTUNITIES

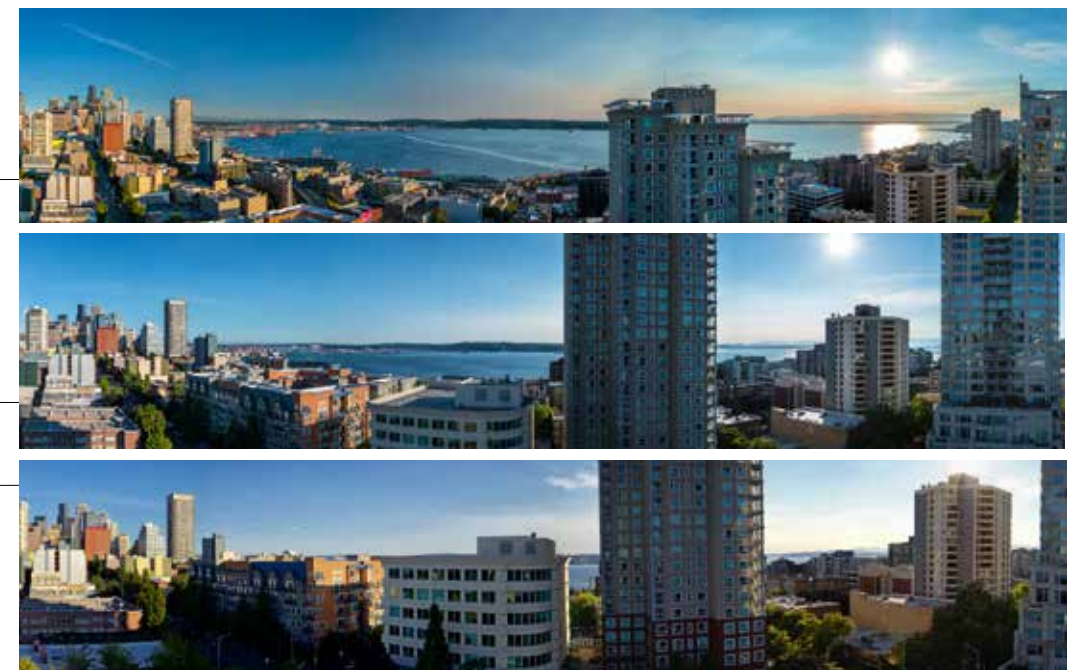
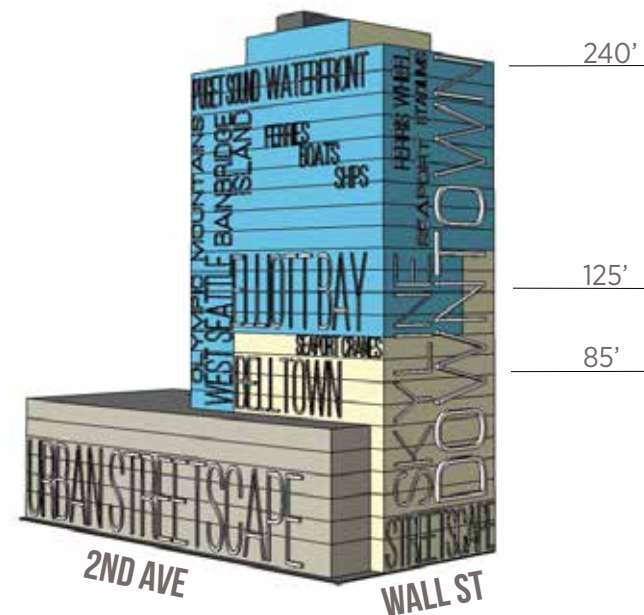
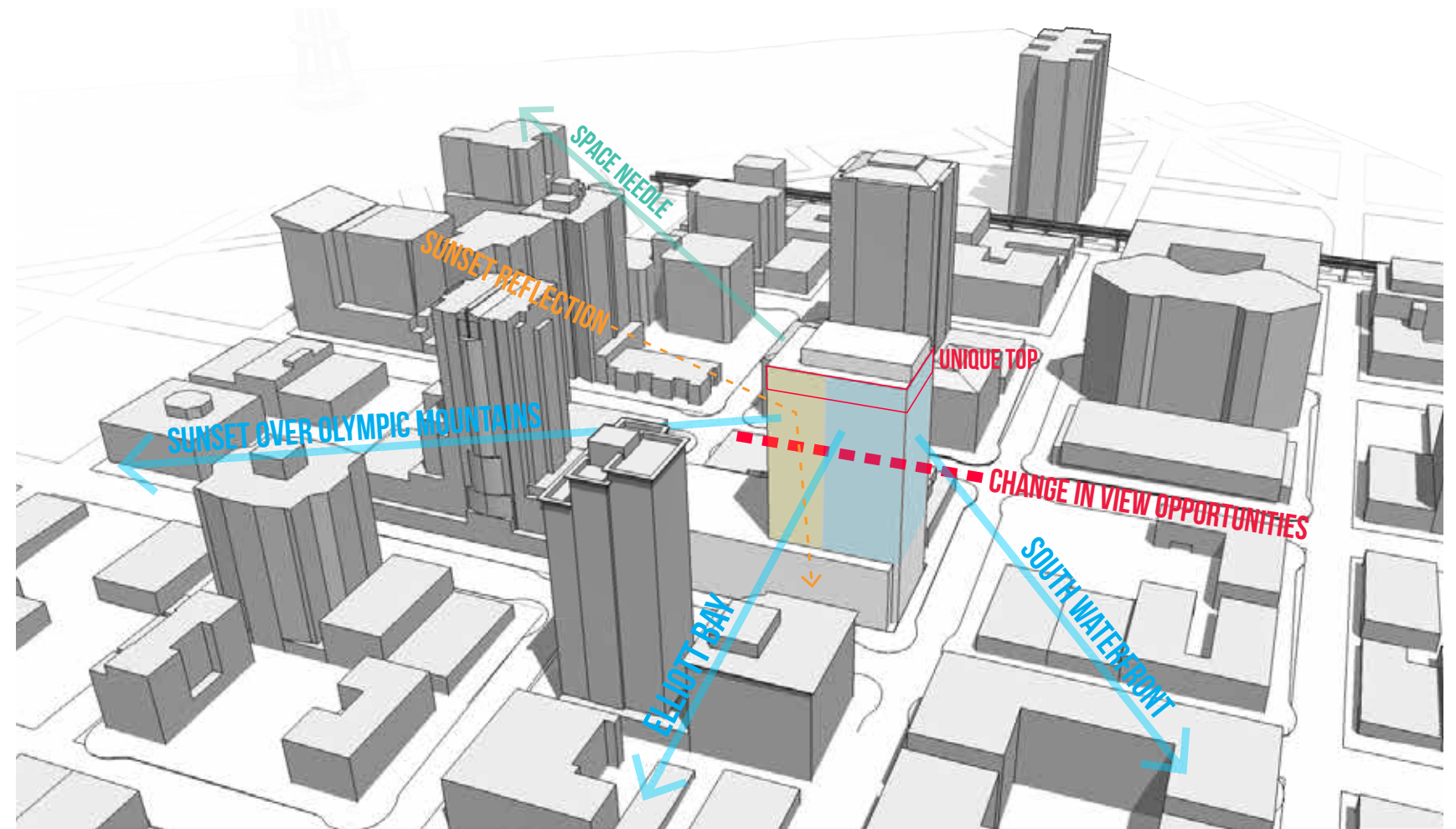
View opportunities vary depending on an apartment's location in the tower. The northwest corner of the tower presents an exciting opportunity to respond to the dynamic light of sunsets.



Access to light & orientation towards sunset.

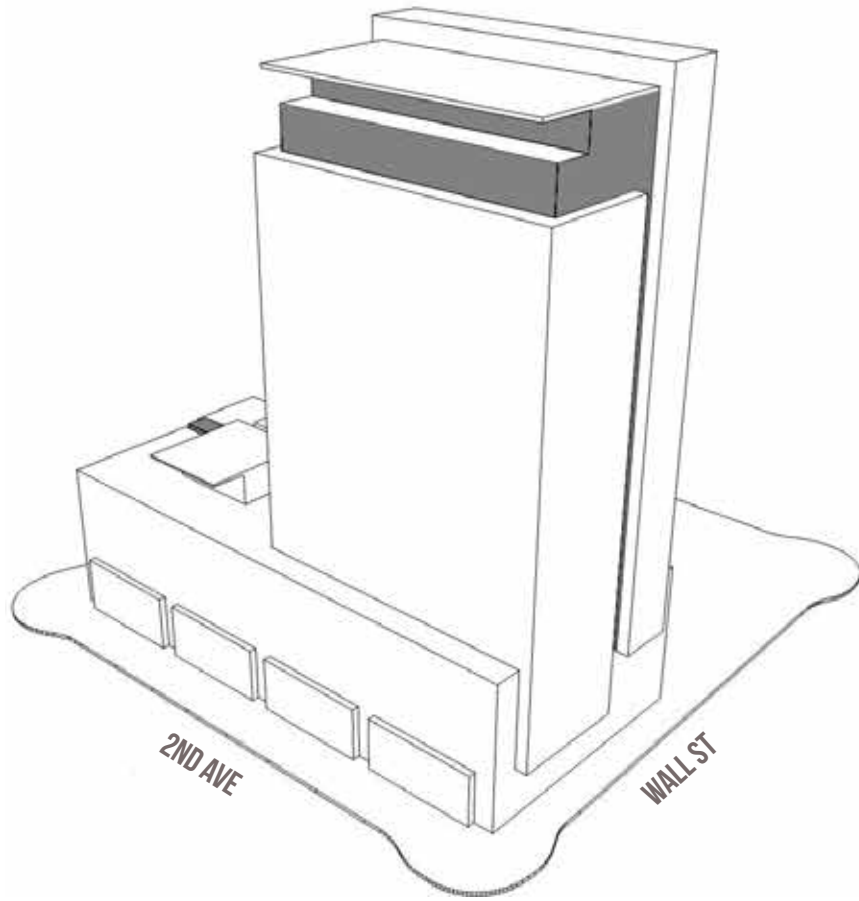


Access to water views.

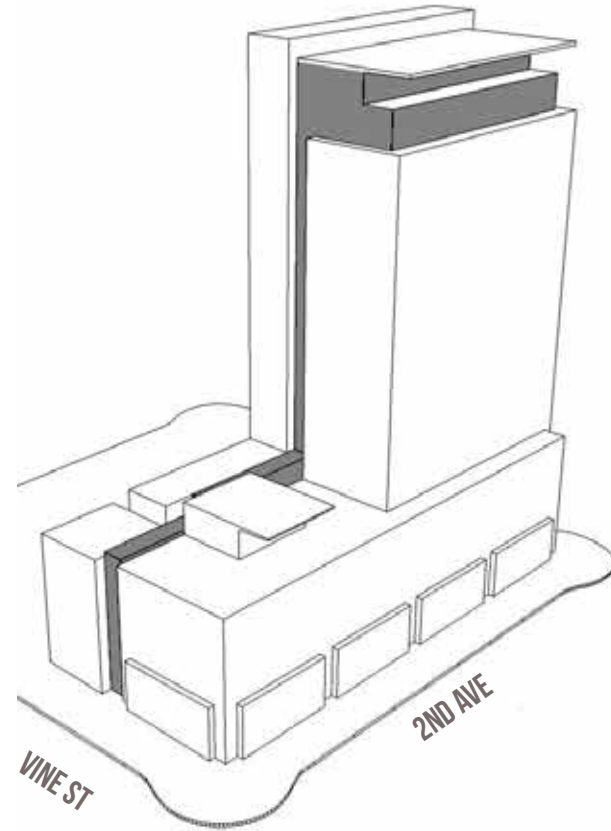




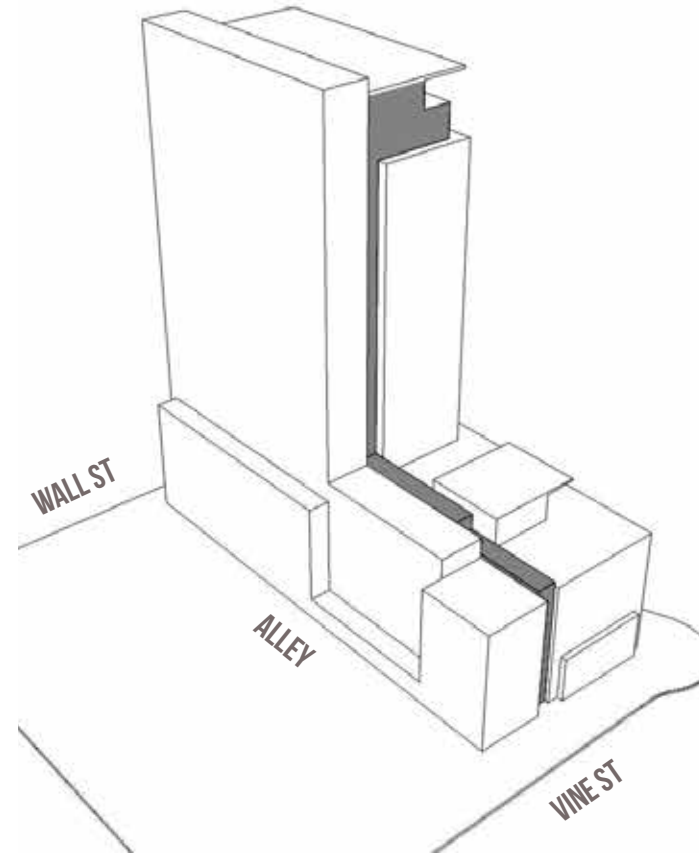
MASSING  
DEVELOPMENT



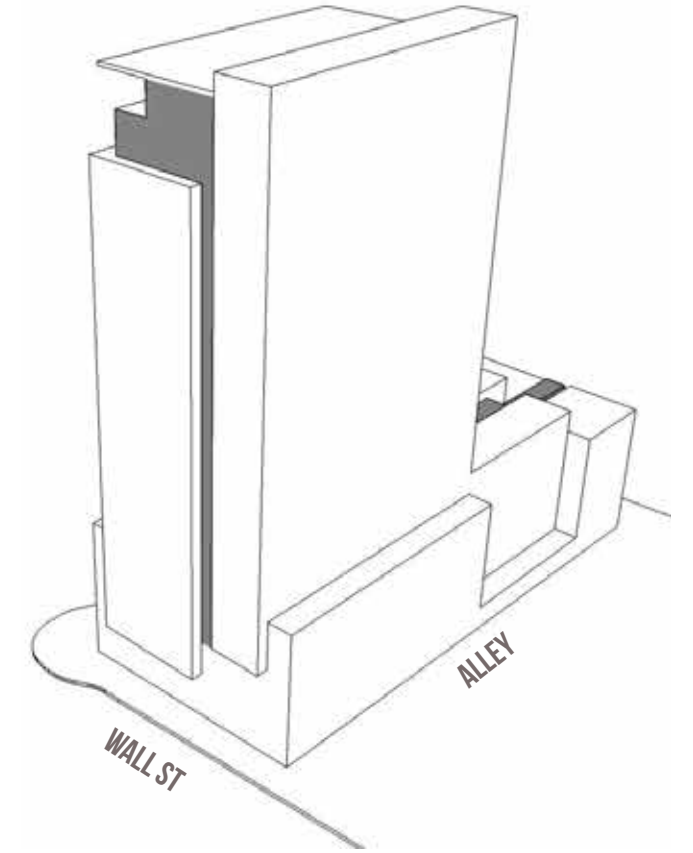
SW AERIAL



NW AERIAL



NE AERIAL



SE AERIAL

# 2ND AVENUE RETAIL STREETSCAPE



NEW DIAGRAM

PERSPECTIVE OF EXISTING  
STREETSCAPE WITH PROPOSED  
BUILDING LOCATION



PERSPECTIVE OF PROPOSED  
STREETSCAPE

POTENTIAL  
DEPARTURES  
FOR PREFERRED  
SCHEME

**Departure Request #1**  
**SMC 23.49.158: Downtown Mixed Residential,**  
**coverage and floor size limits**

**The Standard**

*For lot sizes between 25,001 – 38,000 SF, portions of structures above 65-feet shall not exceed the coverage limits in Table A for 23.49.158. Floor area limited to 55% of the site area for portions of the structure between 65-feet and 85-feet; and 50% for portions between 85-feet and 125-feet. Portions of the structure above 125’ are limited to 8,000 SF.*

**The Request**

The proposal requests to depart the tiered coverage percentages from 65’-240’. Alternatively, the proposal distributes an average of the total allowed floor area to all floors above 65’.

**The Rationale**

The proposal does not gain additional floor area in this departure request, but redistributes the allowable area. This reduces massing on the site between 65’-125’ which allows greater views, light, and air to neighbors, the Vine Street green street, and potential future development on the eastern half of this block.

**Enhances Design Guidelines:**

- B-2 Create a transition in bulk & scale
- B-3 Reinforce the positive urban form & architectural attributes of the immediate area
- B-4 Design a well proportioned and unified building

**Departure Request #2**  
**SMC 23.49.164.C.2: Downtown Mixed Residential,**  
**maximum width, depth, and separation requirements**

**The Standard**

*No portions of the structure may be located in the area within 20 feet of the intersection of street lot lines between heights of 65 feet and 125 feet.*

**The Request**

The proposal requests to depart the 20’ setback from the intersection of street lot lines between 65’-125’ of height.

**The Rationale**

The proposed design provides a voluntary setback for better light access and reduced massing influence on 2nd Avenue, with a unified tower form atop a distinct podium.

**Enhances Design Guidelines:**

- B-2 Create a transition in bulk & scale
- B-4 Design a well proportioned and unified building

**Departure Request #3**  
**SMC 23.49.008.D.2: Rooftop Features**

**The Standard**

*The following rooftop features are permitted up to the heights indicated below, as long as the combined coverage of all rooftop features, whether or not listed in this subsection 23.49.008.D.2, does not exceed 55 percent of the roof area for structures that are subject to maximum floor area limits per story pursuant to Section 23.49.058.*

*Up to 15’ above height limit: Solar collectors, Stair penthouses, Play equipment, Covered or enclosed common recreation area, mechanical equipment, wind turbines.*

**The Request**

The departure request is to increase the rooftop coverage allowance to 75% of the allowable floor plate area.

**The Rationale**

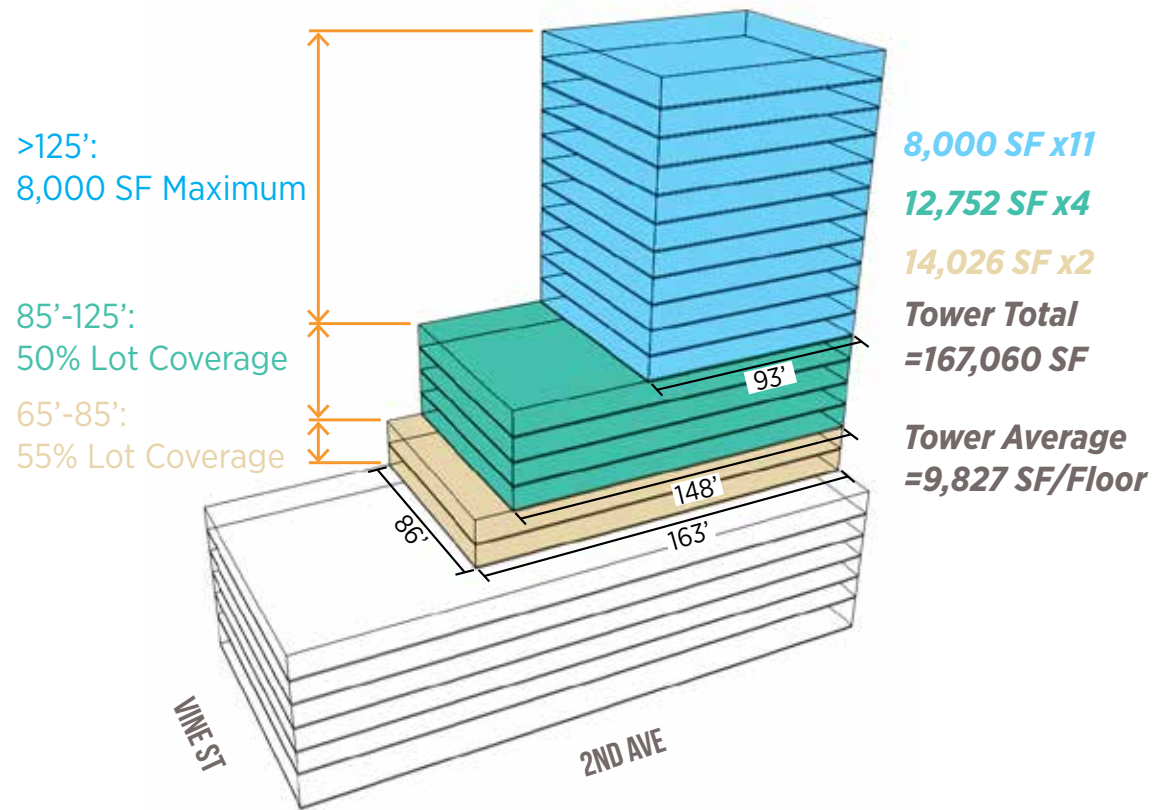
The additional area allows opportunity to design a thoughtful structure that enhances the skyline and engages with the tower. The intent is that the top portion of the building reads as a cohesive element of the structure rather than a large mechanical and elevator penthouse.

**Enhances Design Guidelines:**

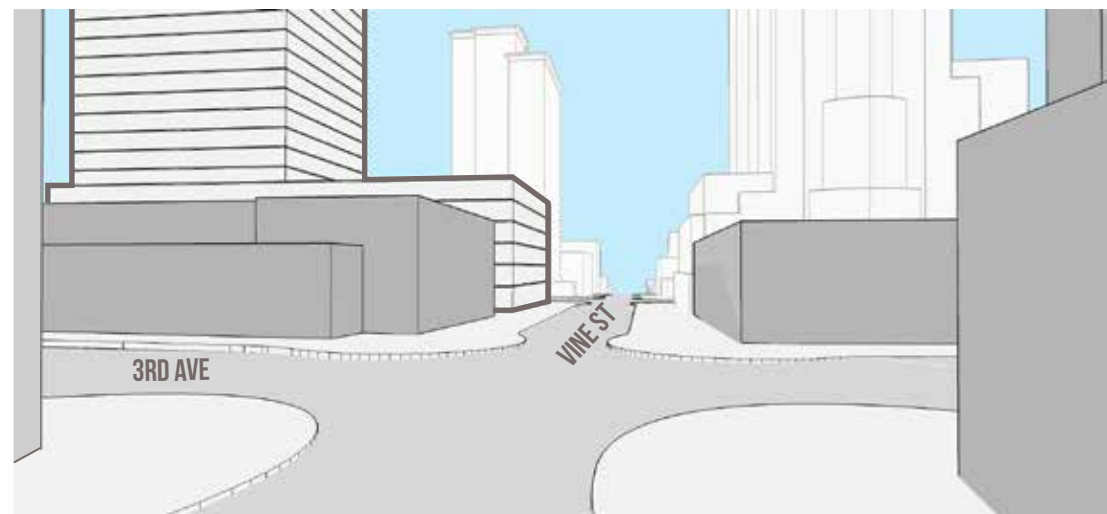
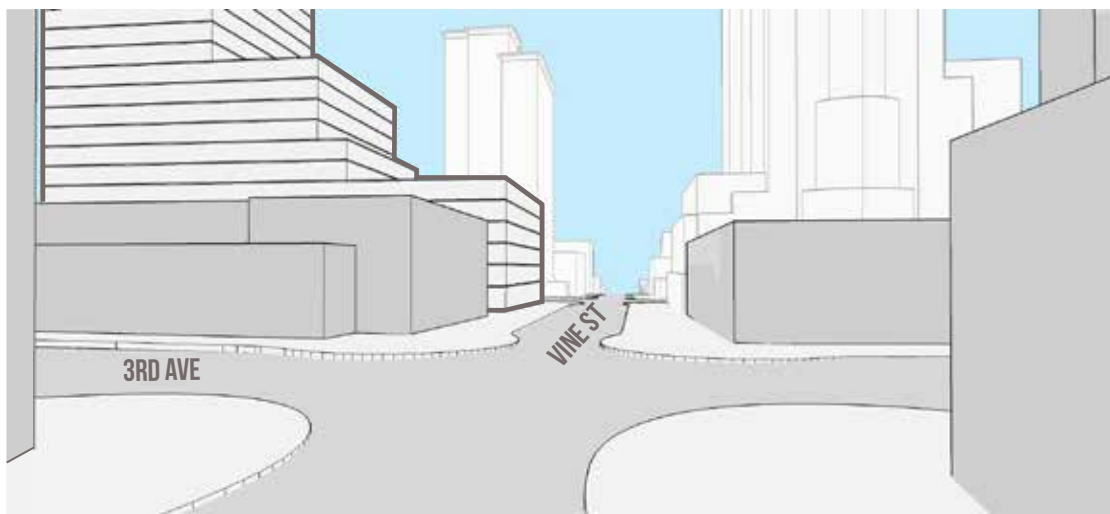
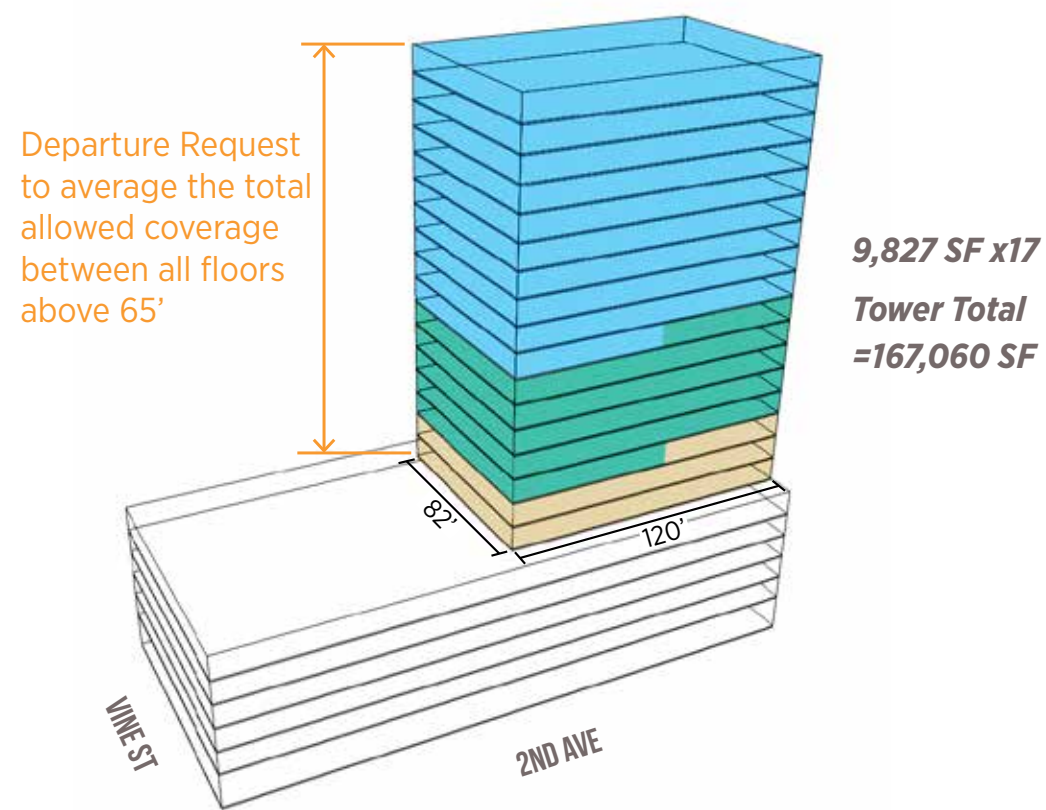
- A-1 Respond to the physical environment
- A-2 Enhance the skyline

# DEPARTURE REQUEST 1

## ZONING MASSING



## DEPARTURE MASSING



**SMC 23.49.158: Downtown Mixed Residential, coverage and floor size limits**

*Table A: For lot sizes between 25,001 – 38,000 SF, portions of structures below 65-feet may have 100% coverage. For the lot size of this site, coverage is limited to 55% of the site area for portions of the structure between 65-feet and 85-feet; and 50% for portions between 85-feet and 125-feet. Portions of the structure above 125' are limited to 8,000 SF.*

**REQUEST:**

The proposal requests to depart the tiered coverage percentages from 65'-240'. Alternatively, the proposal distributes an average of the total allowed floor area to all floors above 65'.

**RATIONALE:**

The proposed massing reduces the building's impact to Vine Street, and preserves more downtown views for the north neighbor. Removing volume above the north end of the podium provides more openness to pedestrians and maintains the residential feel of the street, meeting the intent of the DMR/R zone to be more residential in character.

**B-2 Create a transition in bulk & scale**

Reallocating the stepped massing into the tower form preserves light and views between 65'-125' for a potential, east-neighboring development.

**B-3 Reinforce the positive urban form & architectural attributes of the immediate area**

The majority of Belltown's towers consist of a tower on a half-block podium, without transition stepping. The proposed design continues this neighborhood theme.

**B-4 Design a well-proportioned & unified building**

A uniform tower massing strengthens the concept of a tower on a podium by creating a clear distinction between the two elements.

# DEPARTURE REQUEST 2

**SMC 23.49.164.C.2**

**Downtown Mixed Residential, maximum width, depth and separation requirements**

No portions of the structure may be located in the area within 20 feet of the intersection of street lot lines between heights of 65 feet and 125 feet.

**REQUEST:**

The proposal requests to depart the 20' setback from the intersection of street lot lines between 65' and 125' of height.

**RATIONALE:**

The proposed design provides a voluntary setback between 65' and 240' for better light access and reduced massing influence on 2nd Avenue, with a unified tower form atop a distinct podium. The voluntary setback also preserves better downtown views for the north neighbor.

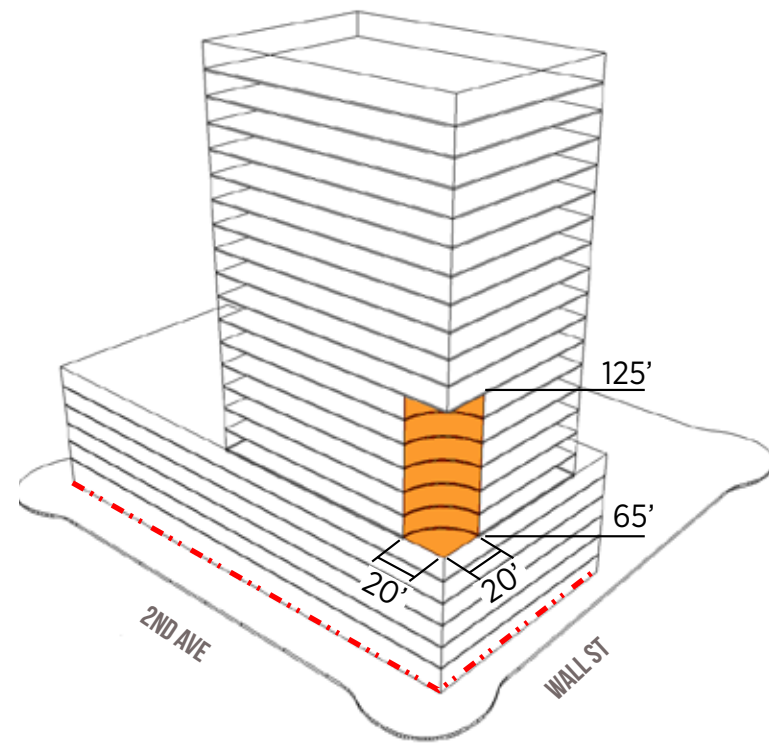
**B-2 Create a transition in bulk & scale**

The proposed tower is setback from 2nd avenue above 65 feet, providing a transition between a clearly-distinguished podium base and the tower.

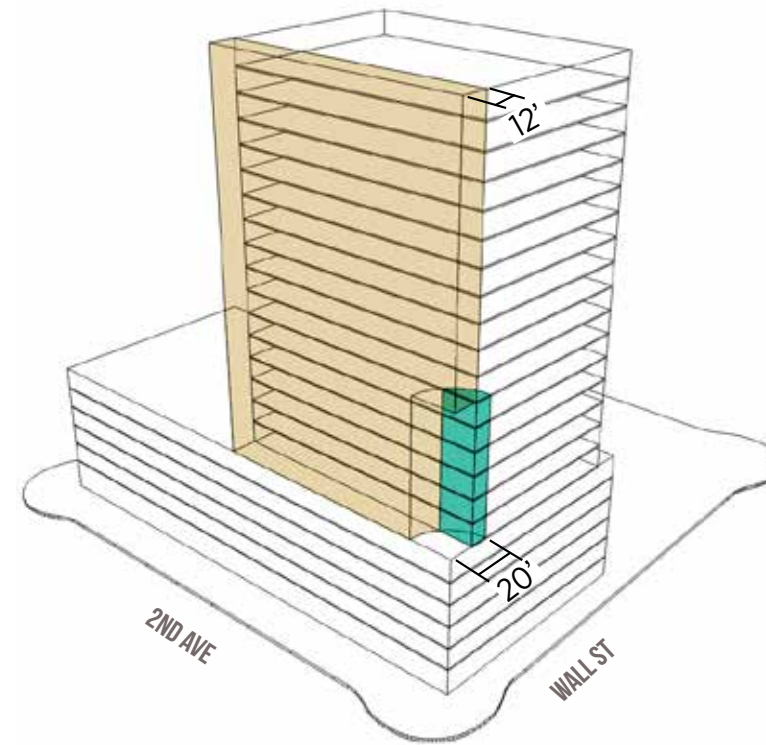
**B-4 Design a well-proportioned & unified building**

The proposed design intends a uniform tower atop a podium. An intentional, clear massing meets the intent of this design guideline.

**REQUIRED SETBACK MASSING**

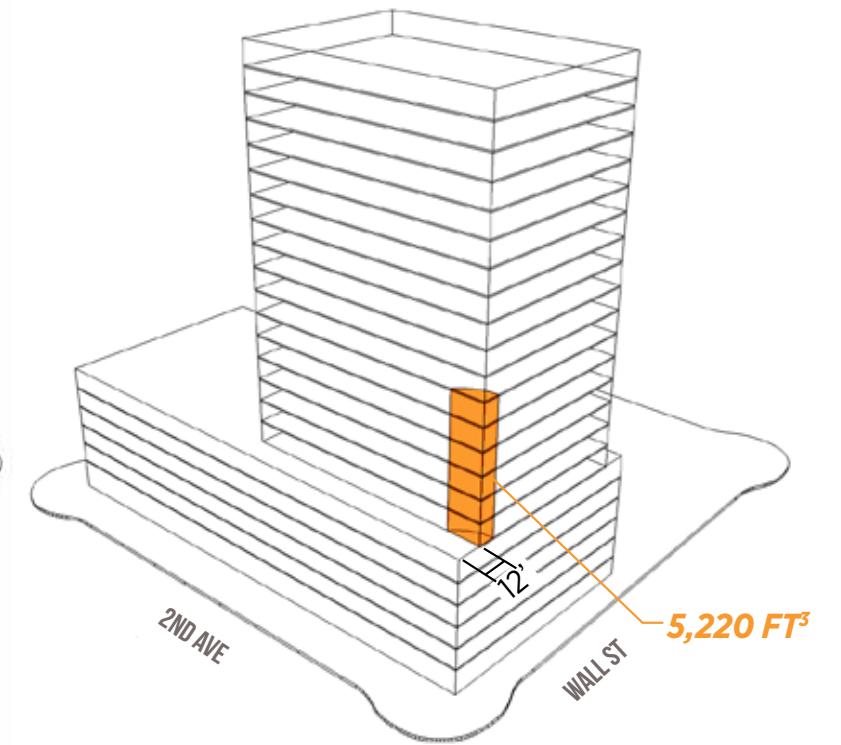


■ **Required Setback:**  
18,630 ft<sup>3</sup>



■ **Voluntary Setback:**  
231,360 ft<sup>3</sup>  
12.5x more than required

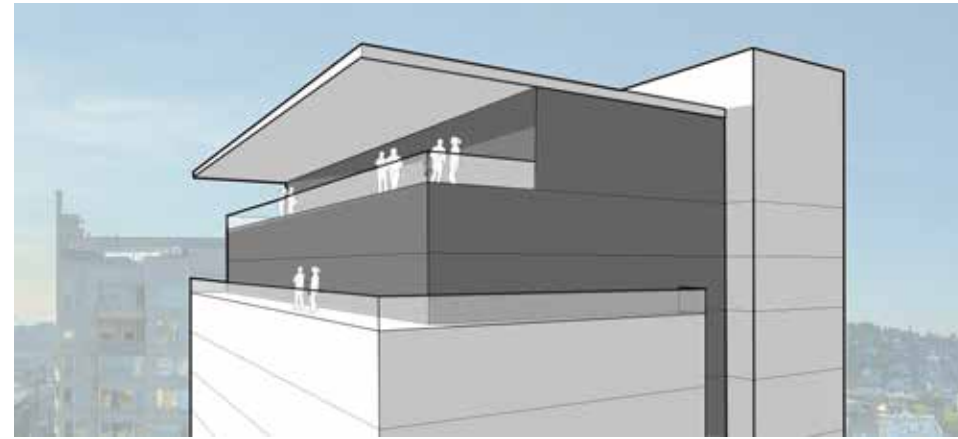
**DEPARTURE MASSING**



■ **Departure Request:**  
5,220 ft<sup>3</sup> to provide uniform tower massing

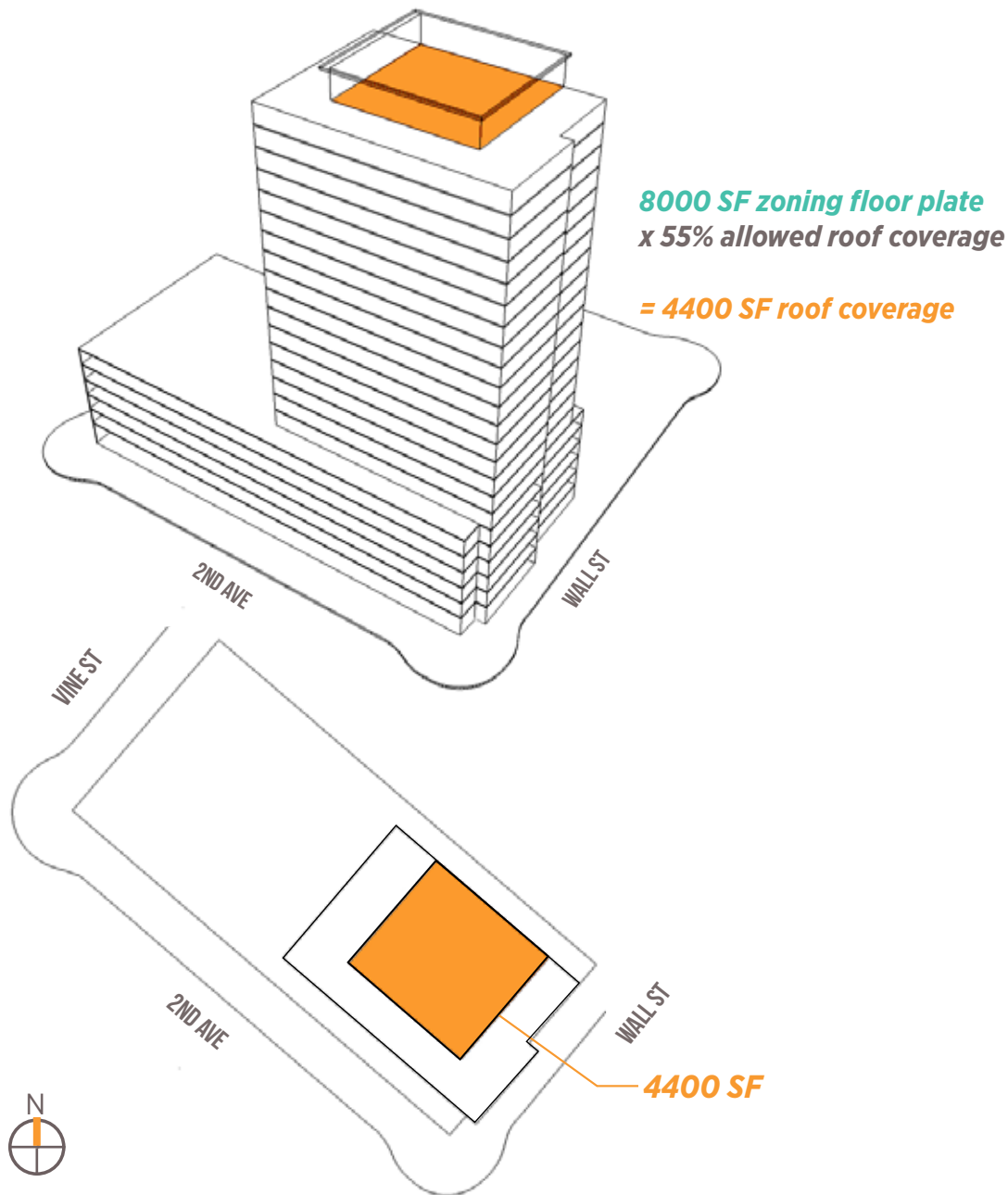
**Total Proposed Setback:**  
231,360 ft<sup>3</sup> = 1,242% greater than required.

# DEPARTURE REQUEST 3

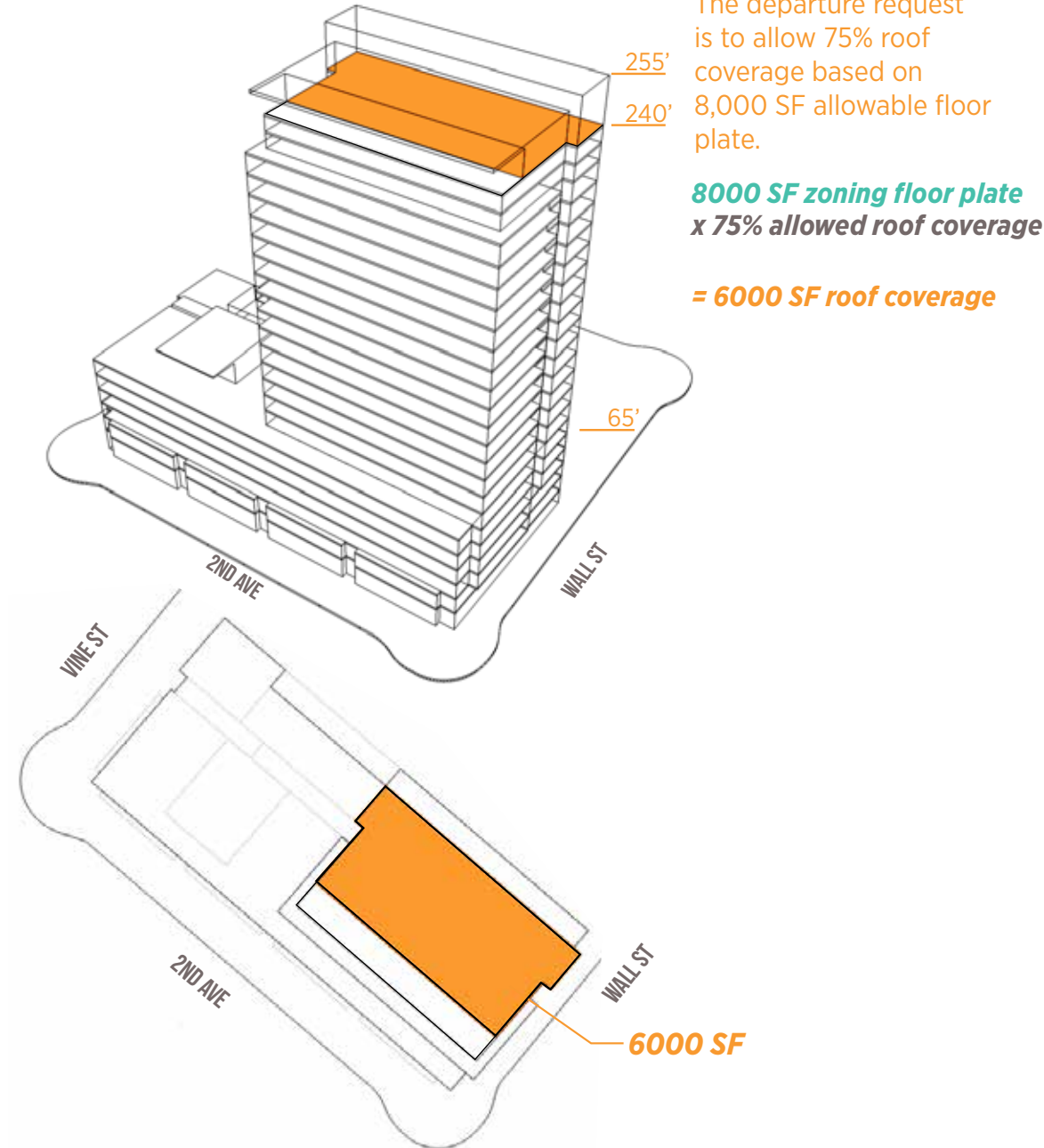


NEW IMAGE

## 55% COVERAGE OF ZONING COMPLIANT PLATE



## 75% COVERAGE OF ZONING COMPLIANT PLATE



### SMC 23.49.008.D.2

#### Rooftop Features

The following rooftop features are permitted up to the heights indicated below, as long as the combined coverage of all rooftop features, whether or not listed in this subsection 23.49.008.D.2, does not exceed 55 percent of the roof area for structures that are subject to maximum floor area limits per story pursuant to Section 23.49.058. Up to 15' above height limit: Solar collectors, Stair penthouses, Play equipment, Covered or enclosed common recreation area, mechanical equipment, wind turbines.

#### REQUEST:

The departure request is to allow 75% maximum combined rooftop coverage.

#### RATIONALE:

The additional maximum 1600 sf allows opportunity to design a thoughtful structure that enhances the skyline. The intent is that the top portion of the building reads as a cohesive element of the structure rather than a large mechanical and elevator penthouse.

#### A-1 Respond to the physical environment

The proposal takes advantage of being perched at the top of Belltown by providing a rooftop amenity space that responds directly to the expansive views of the Sound, and sunsets over the Olympic Mountains.

#### A-2 Enhance the skyline

Provide a distinct rooftop amenity feature that is identified as such, rather than having the appearance of a mechanical penthouse and elevator overrun.



**THANK YOU!**

