

5TH & LENORA

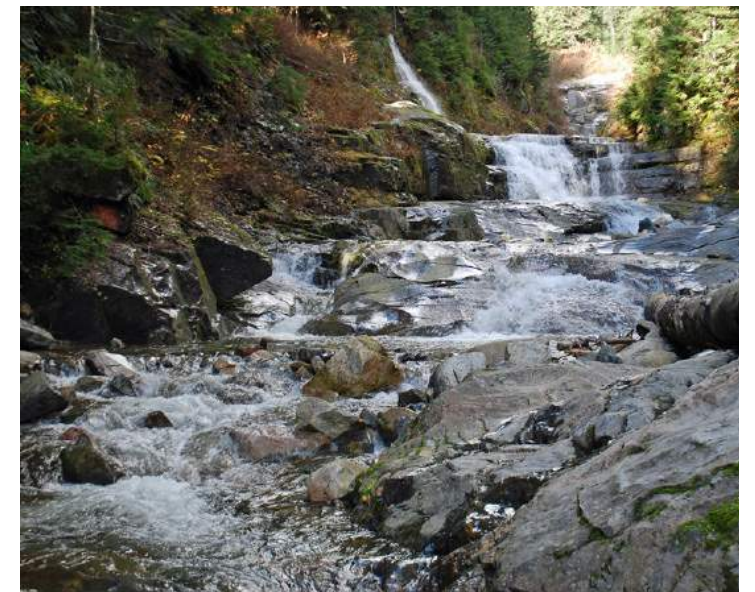
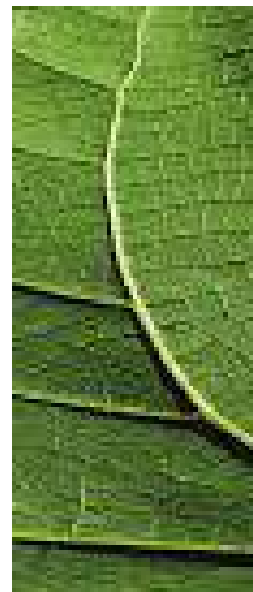
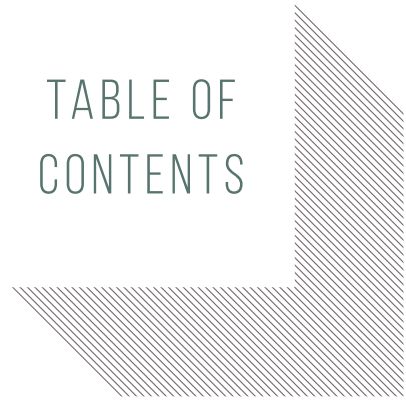


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PROJECT INFORMATION

ADDRESS: 5TH AND LENORA
DPD PROJECT #: 3026266

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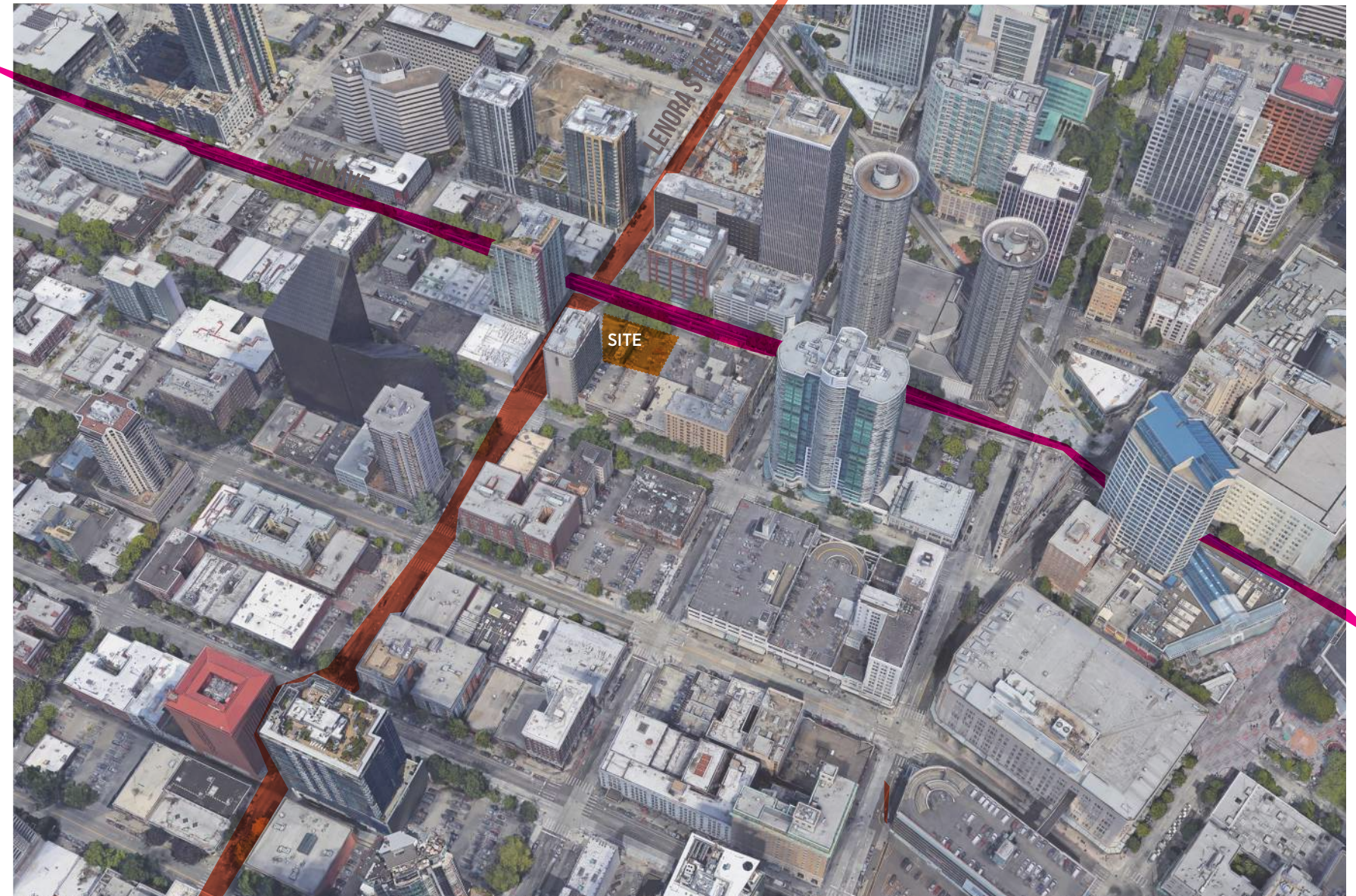
DEVELOPMENT OBJECTIVES

The proposed project is a 44-story tower with 7 levels of underground parking. The basic program includes:

- 463 residential units
- 478,000 SF of net rentable area
- 3,300 SF of street-level commercial area
- 315 parking stalls

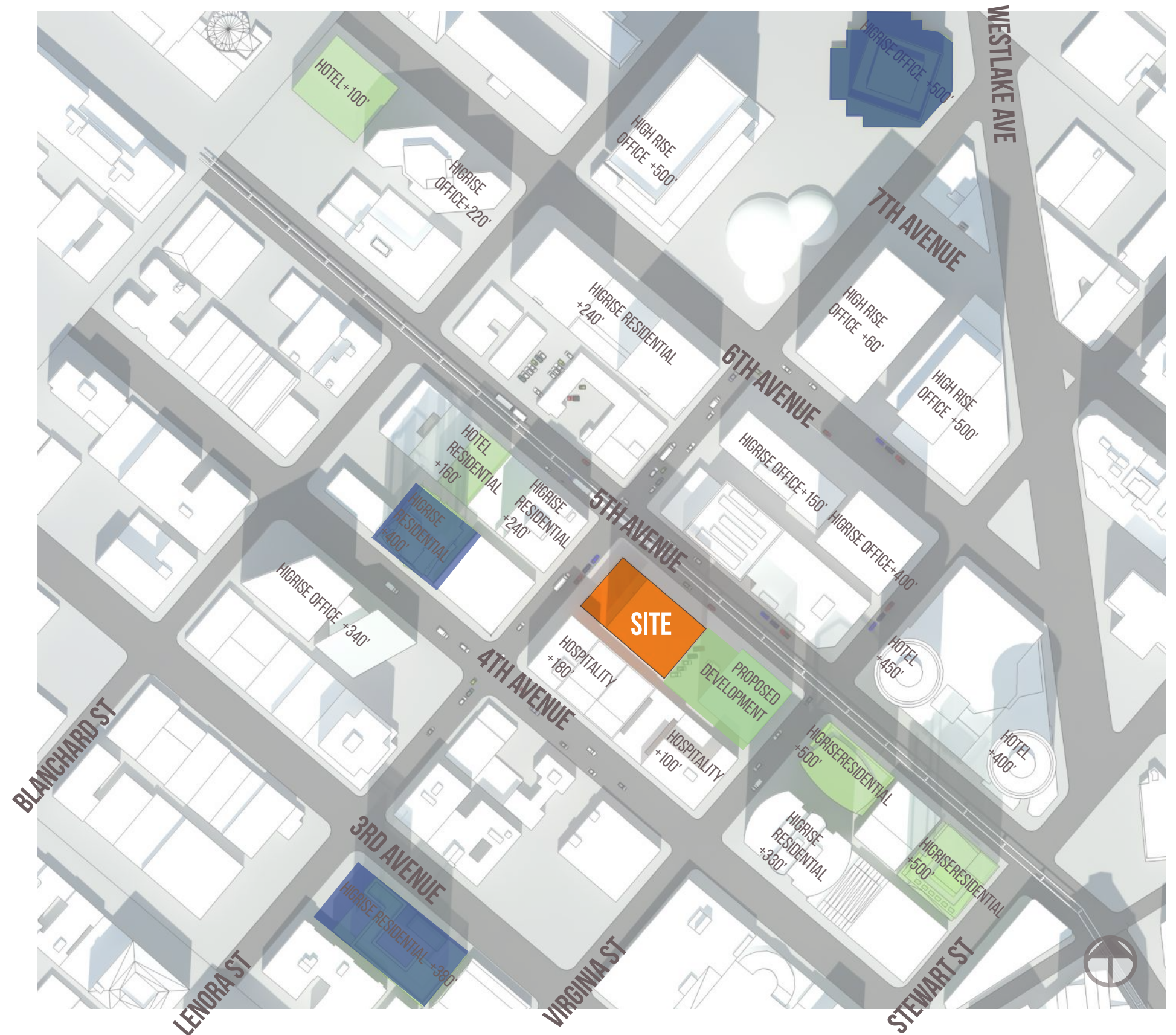
PROJECT GOALS

- Create a street presence
- Respect the neighborhood
- Design open space in a thoughtful manner
- Create complimentary retail, unit and rooftop amenity experiences
- Secure LEED for Homes Gold minimum & SALMON-SAFE certification (targeting LEED Platinum level certification)
- Meet Seattle 2030 District challenge and goals: targeting 70% reduction in energy use vs. national median baseline and 50% less water consumption vs. local average.



Pursuant to guidance from the city, the applicant is voluntarily proposing a 440 ft residential tower under the Downtown Mandatory Housing Affordability (MHA) legislation adopted by the city in May 2017. The project is vested to the land use code in effect on February 3, 2017, so at the applicant's option, the project could be revised to revert to the pre-MHA land use code, which would allow a 400 ft residential tower. Both options were shared with the Design Review Board at EDG.

ADJACENT BUILDING HEIGHTS



- FUTURE DEVELOPMENT
- UNDER CONSTRUCTION

ADJACENT BUILDING HEIGHTS



HIGHRISE
RESIDENTIAL +500'
ACTIVE MUP #3018037

HIGHRISE
RESIDENTIAL +480'
FUTURE DEVELOPMENT (EDG ONLY)
ACTIVE MUP #3028017

HIGHRISE
RESIDENTIAL +500'
ACTIVE MUP #3019699

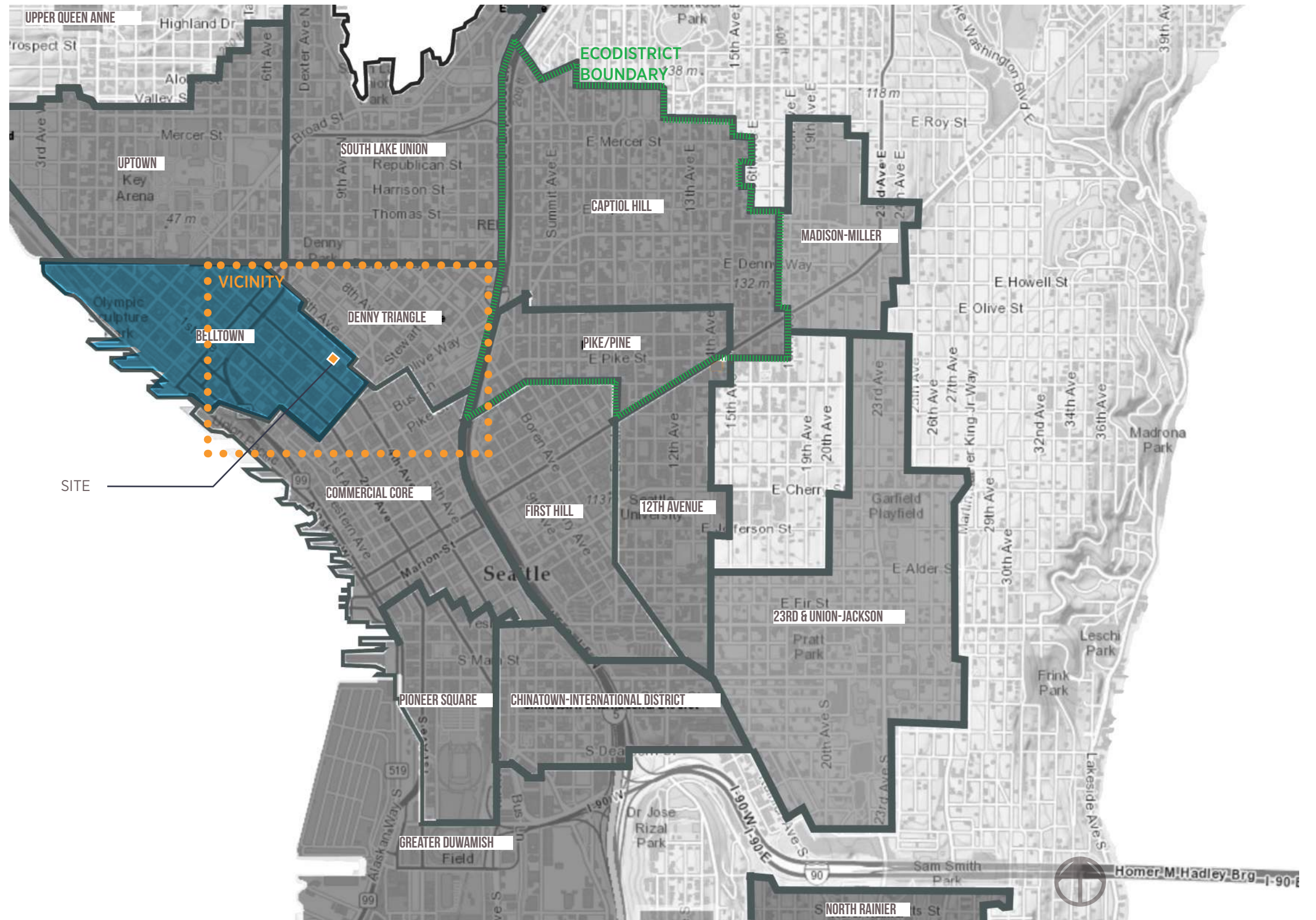
HIGHRISE
RESIDENTIAL +380'
ACTIVE MUP #3018686

HIGHRISE
OFFICE +500'
ACTIVE MUP #3013153

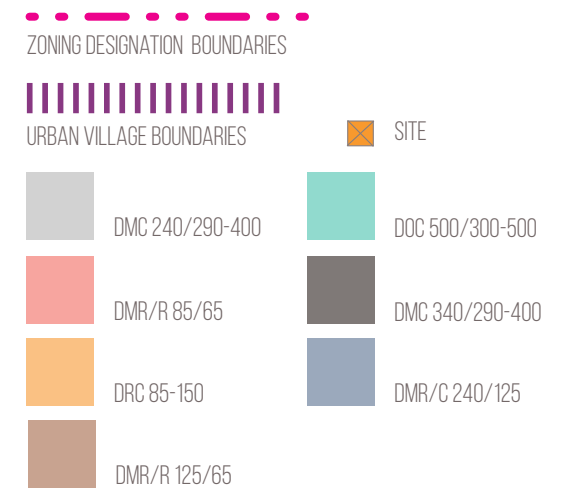
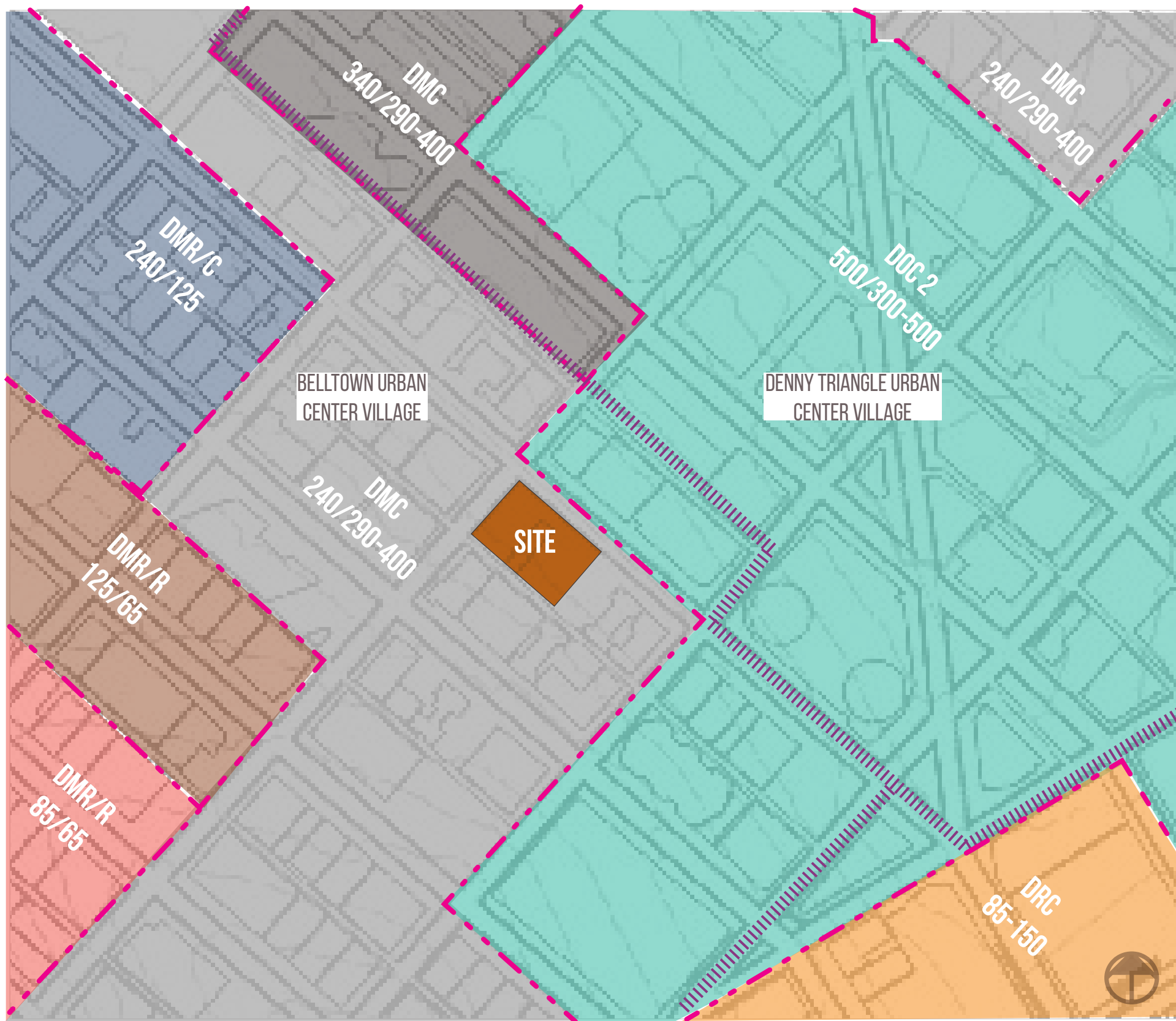
HOTEL +160'
ACTIVE
MUP #3022614

HIGHRISE
RESIDENTIAL +400'
UNDER CONSTRUCTION

ZONING & OVERLAY DESIGNATIONS



ZONING & OVERLAY DESIGNATIONS



SURROUNDING USES & STRUCTURES

- ENTERTAINMENT
- BAR/ RESTAURANT CAFE
- HOTEL
- OFFICE
- RESIDENTIAL
- RETAIL
- PARKING



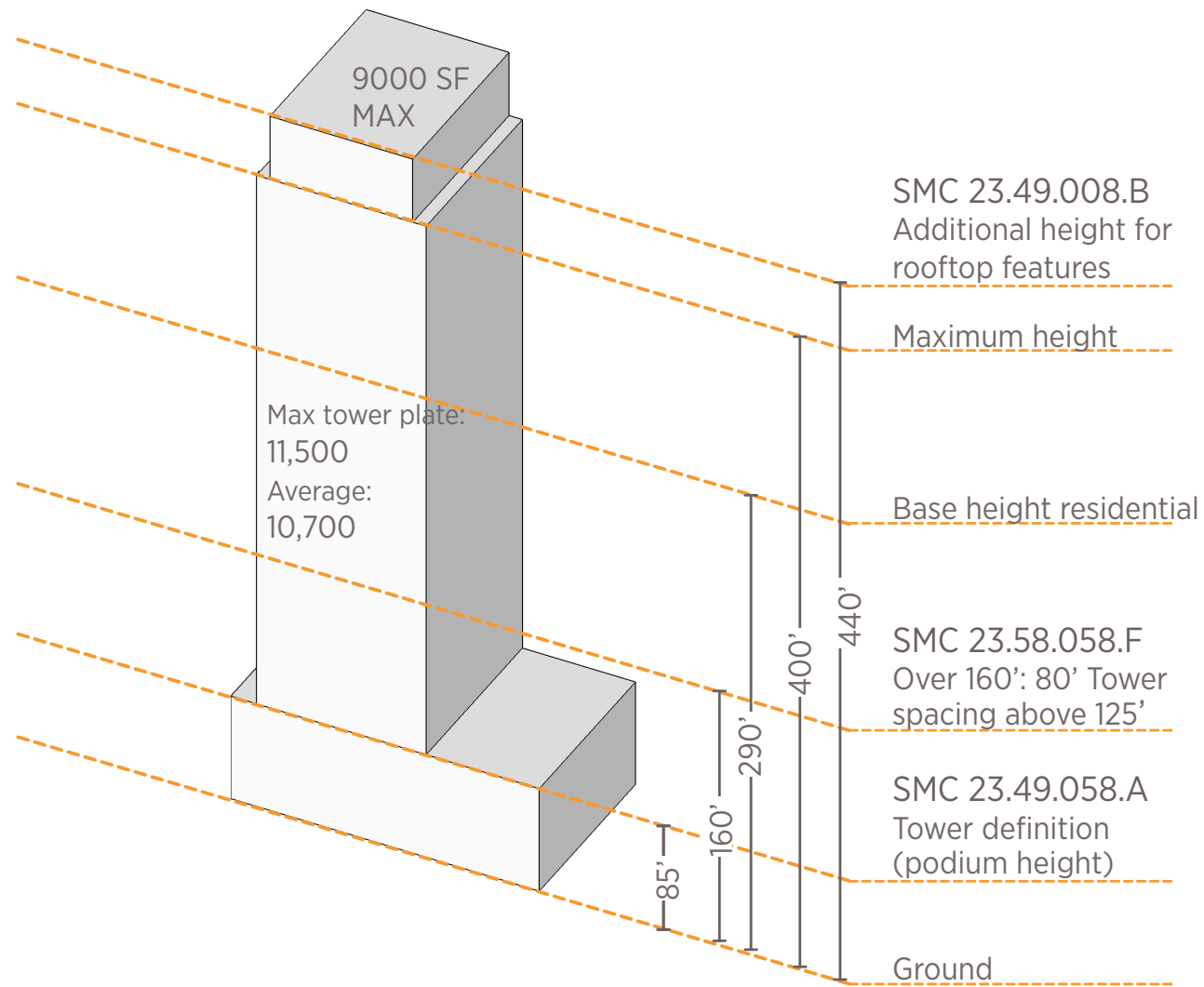
SURROUNDING USES & STRUCTURES

Surrounding uses and structures include an eclectic mix of old and new residential and commercial developments. The surrounding context continues to evolve, with several new developments under construction, most notably the three tower Amazon Campus and the 5th and Virginia tower, both a block away. While there are a stock of classically detailed brick buildings, most new buildings tend to use modern materials and massing to add a new character to the neighborhood.

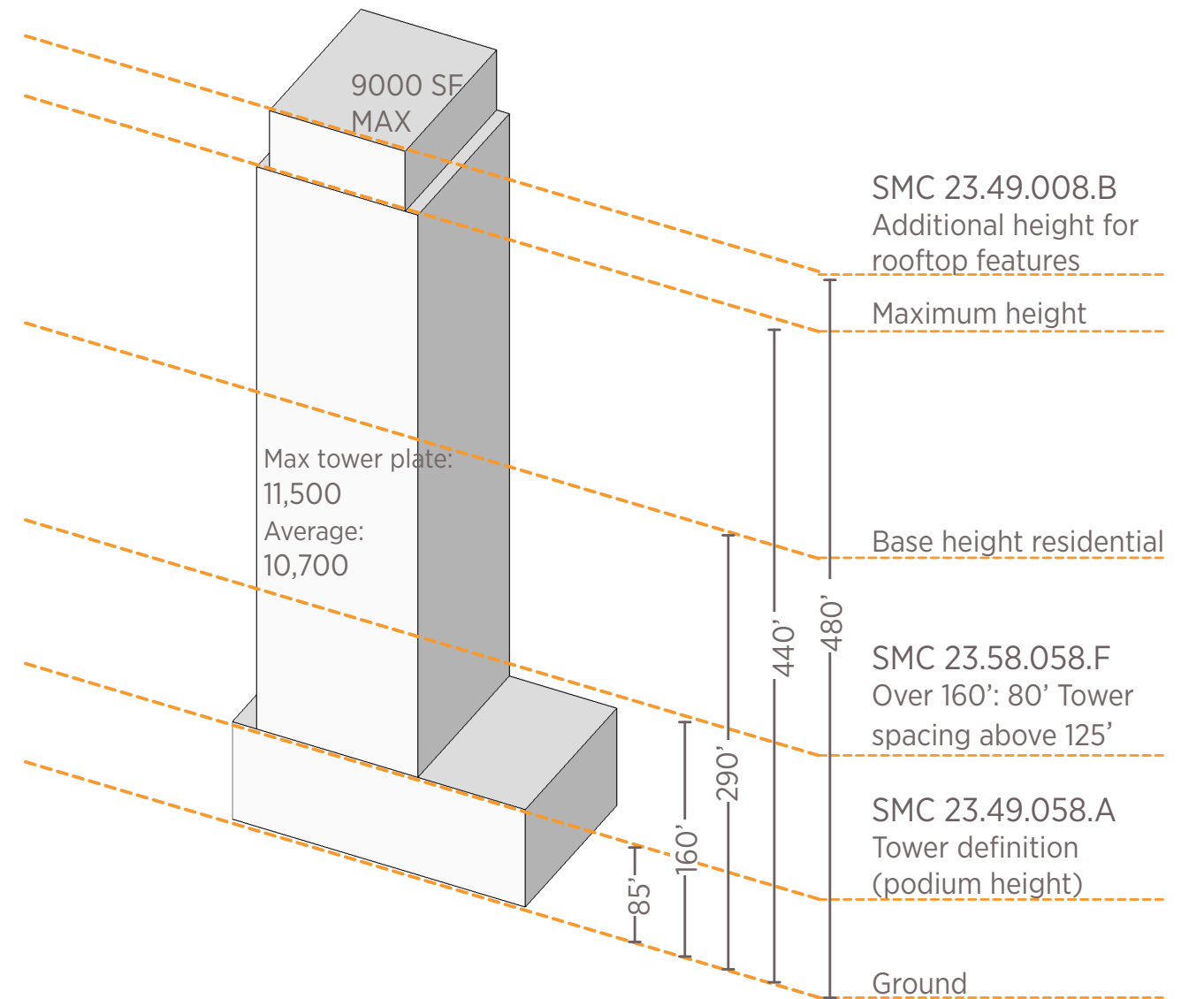
1. WARWICK HOTEL
2. CINERAMA THEATER
3. FOURTH & BLANCHARD BUILDING
4. MARTIN APARTMENTS
5. VIA 6 APARTMENTS
6. PALACE BALLROOM BUILDING
7. PALACE KITCHEN BUILDING
8. 2020 FIFTH AVENUE GARAGE
9. WESTIN GARAGE
10. HOTEL ANDRA
11. ESCALA CONDOS
12. VIRGINIAN APARTMENTS
13. WARWICK HOTEL GARAGE
14. SIXTH & LENORA BUILDING
15. WESTIN BUILDING EXCHANGE
16. WESTIN HOTEL
17. 5TH & VIRGINIA (PROPOSED #3019699)
18. 1903 5TH AVENUE (PROPOSED#3013910)
19. MARSHALL BUILDING
20. STRATFORD APARTMENTS
21. RALPH'S GROCERY BUILDING (CVS)
22. 3RD & LENORA (PROPOSED#3018686)
23. ROYAL CREST CONDOS
24. TOP POT DOUGHNUTS
25. 2116 4TH AVE (PROPOSED#3009145)
26. AMAZON RUFUS 2.0
27. 2015 5TH AVENUE (PROPOSED#3028017)



DMC 240-290/400



DMC 240-290/440

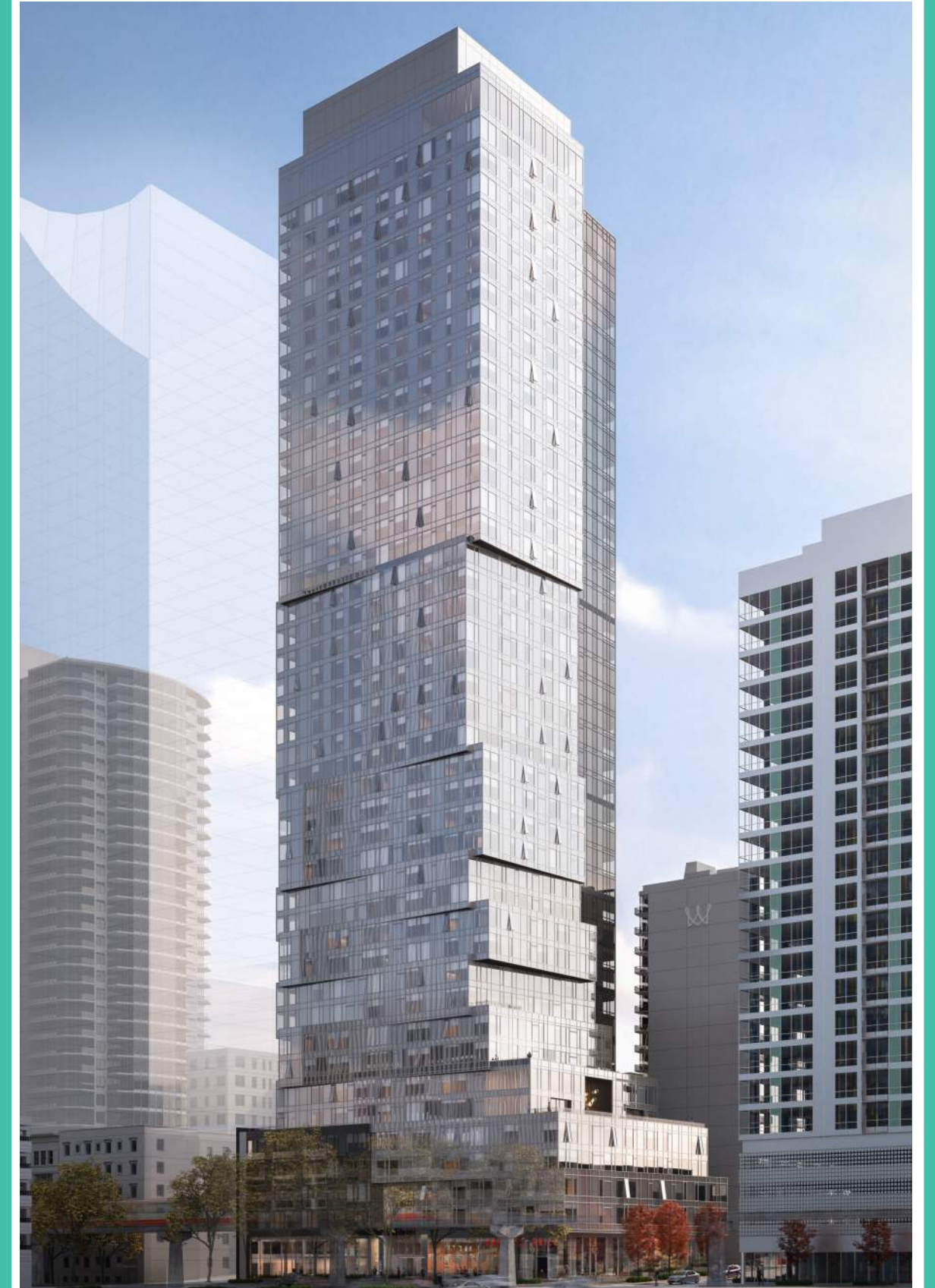


Pursuant to guidance from the city, the applicant is voluntarily proposing a 440 ft residential tower under the Downtown Mandatory Housing Affordability (MHA) legislation adopted by the city in May 2017. The project is vested to the land use code in effect on February 3, 2017, so at the applicant's option, the project could be revised to revert to the pre-MHA land use code, which would allow a 400 ft residential tower. Both options were shared with the Design Review Board at EDG.



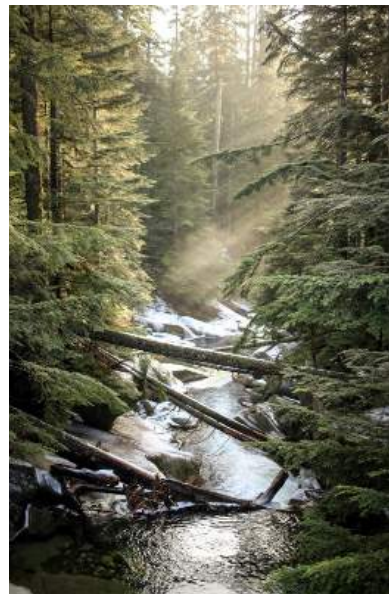
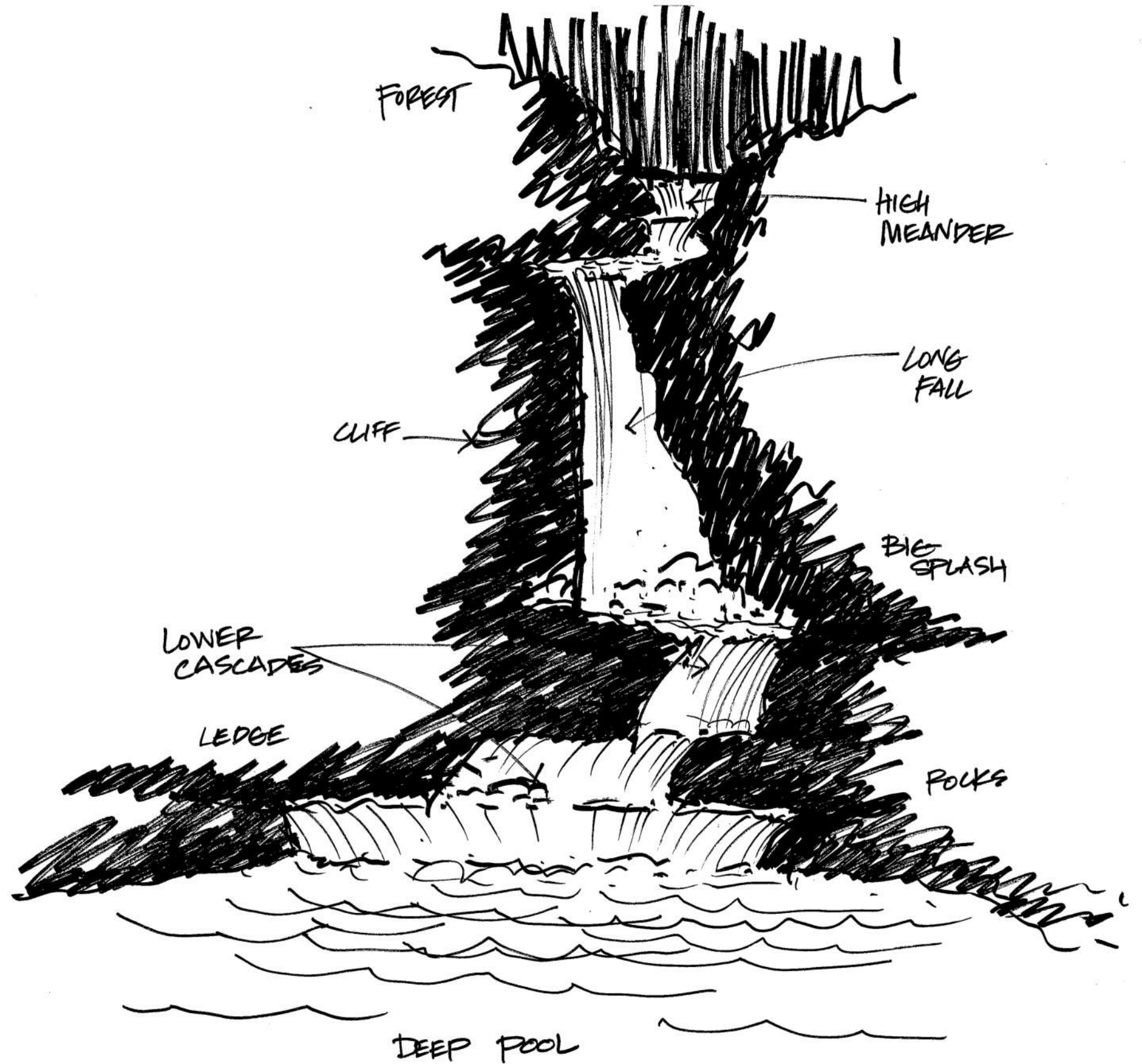
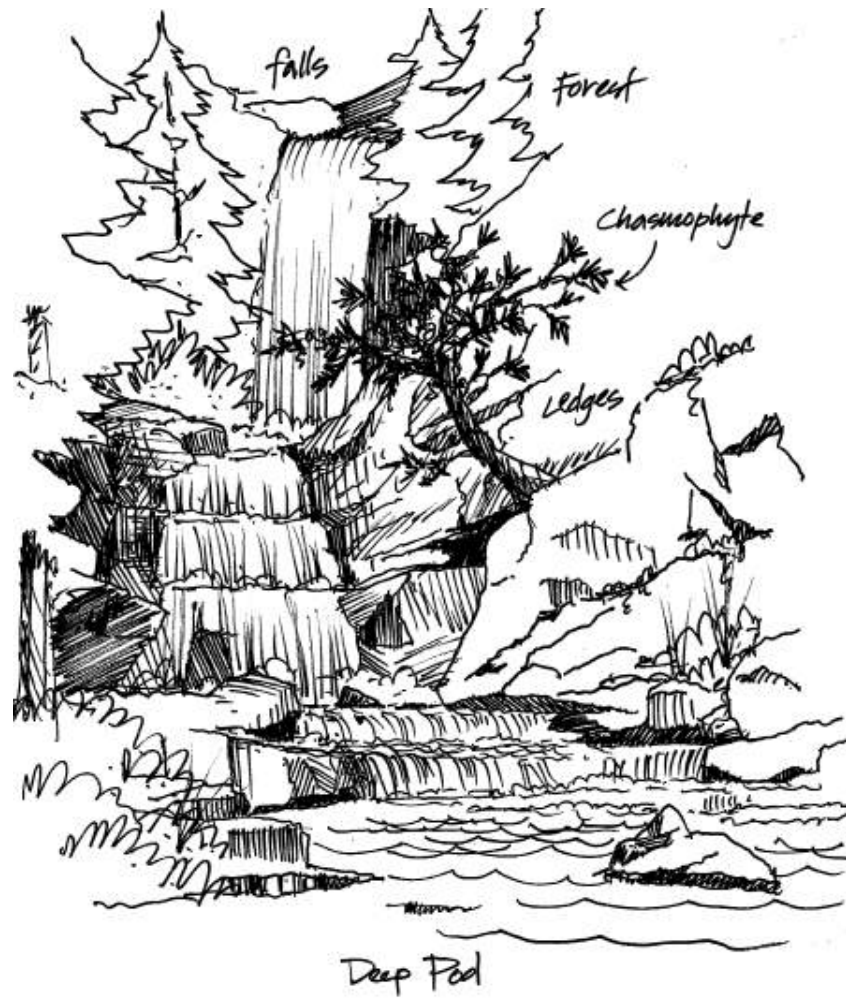
DMC 240-290/400

400' TOWER

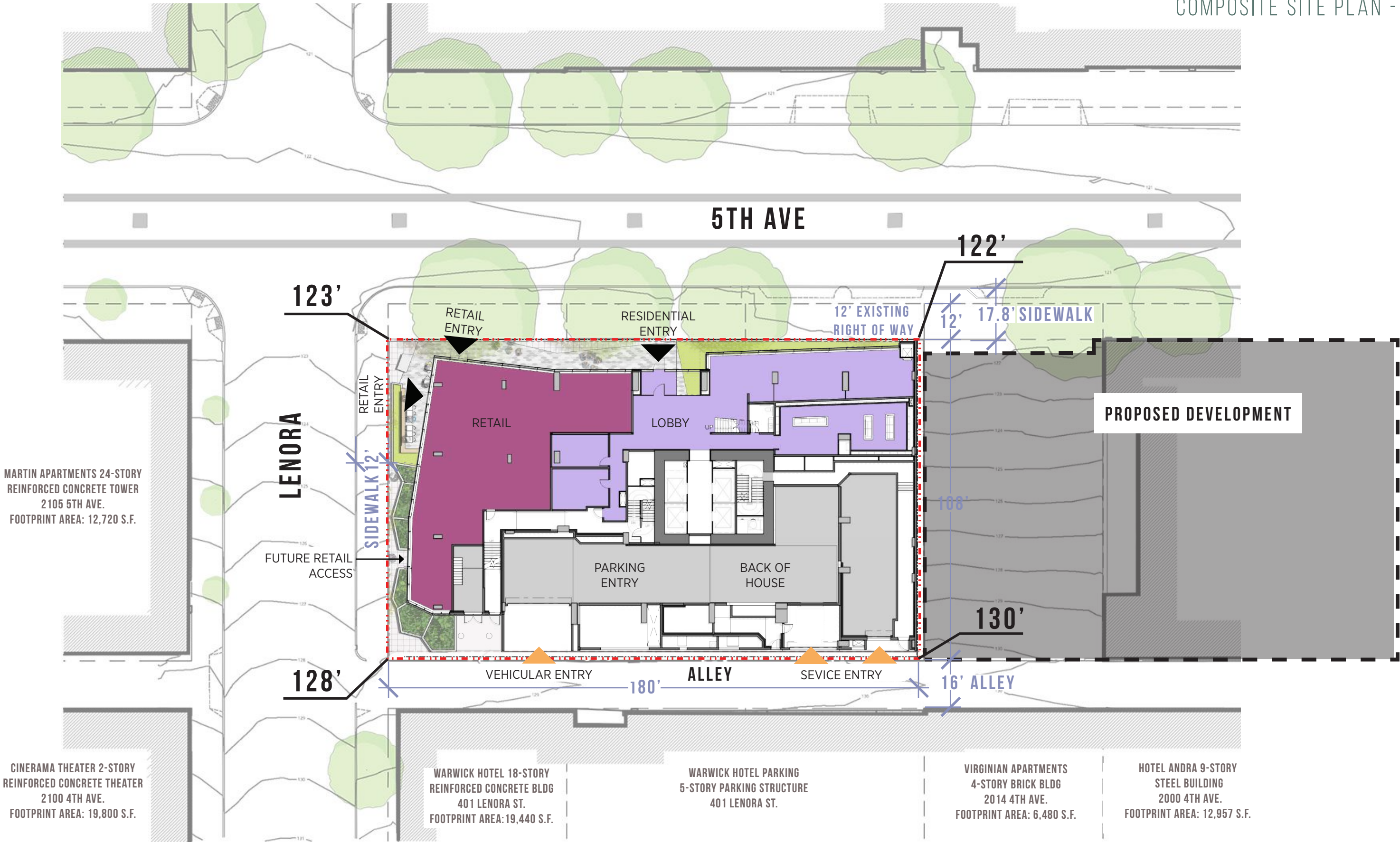


DMC 240-290/440

440' TOWER



ADAPTIVE | PURPOSEFUL TEXTURE | RESPITE



EDG SUMMARY

1. MASSING AND TOWER PLACEMENT:

SUPPORTED

A. The Board understood the analysis and rationale for placing the tower toward the south of the site [36-39] and supported that tower location and the goal of maximizing daylight to the street and Intersection of 5th & Lenora. (A1-1)

B. Since the south tower placement will expose adjacent blank east wall of the existing Warwick Hotel [pg 27/upper left; 71], the Board encouraged all parties to consider an artful wall treatment for that location, but it is explicitly not a requirement of this project. (B1-1)

SUPPORTED

C. The Board endorsed the applicant-preferred Option 3 massing, especially the stepped and rotating 2-floor trays on levels 2-15, as shown on pg 60,62, and 71. The Board agreed these trays are bold and innovative, and provide multiple roof terraces and successfully modulate the podium and lowest tower facades. (B1.III)

2. TOWER MODULATION AND COHESIVENESS

A

GUIDANCE

A. While the Board strongly supported the form of the lower 15 floors of Option 3, they unanimously agreed the tower abruptly changes to a cubic extrusion at level 16 [60] and it therefore compromises a unified design. The Board agreed a uniform vertical shaft of tower was not related to the design energy of the podium, and recommended integration strategies such as: rotating 2-floor groups in select other locations on the upper tower, and/or rotating a sizable amount of the tower top, to reiterate the rotating form at the skyline scale. The Board was also concerned about the long, unmodulated east wall of the tower, which reinforces the abrupt tower form (see departure # 1). (A2, B1, B4-2)

B

GUIDANCE

B. The Board tentatively supported the tower mass being broken into 2 offset volumes [67; typical tower plan] but agreed the north and east massing refinements described above are a priority and the key design test. Pending resolution of the tower-to-podium cohesiveness cited above, the rotating tray strategies might need to carry around to the entire tower, especially on the visible west and south elevations. (B4-2)

SEATTLE DESIGN GUIDELINES 2013

RESPONSE

A1. Respond to the Physical Environment

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 nearby or beyond the immediate context of the building site.

In response to public comments regarding the proposed development to the south, the design team moved the tower 4'-0" to the north. Overall the tower was kept towards the south of the site, maintaining the goal to maximize daylight to the intersection of 5th and Lenora.

B1.I Respond to Neighborhood Context

Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.

Having no purview over the treatment of walls beyond the property line, the design team cannot act on this comment.

B1.III. Visual Interest

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

The design team continued the use of the rotating trays as modulation for the podium and lower tower facades. The team used similar massing strategies to respond to guidance from the Board in item 2a.

A2. Enhance the Skyline

Design the upper portion of the building to promote visual interest and variety in the downtown skyline. Respect existing landmarks while responding to the skyline's present and planned profile.

Using the supported modulation of the rotating trays, the design team took the Board's recommendation to continue the rotating massing as a means of modulation in the mass of the tower. The new modulation breaks the mass of the tower and the upper east face of the building into 3 defined masses with the mechanical screen pulled back to add additional modulation at the top of the tower.

B1. Respond to Neighborhood Context

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

B4.2. Coherent Interior/Exterior Design

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

B4.2. Coherent Interior/Exterior Design

When organizing the interior and exterior spaces and developing the architectural elements, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

- d. facade modulation and articulation;
- e. windows and fenestration patterns;
- f. corner features;
- g. streetscape and open space fixtures;
- h. building and garage entries; and
- i. building base and top.

Using the massing guidance for the east and north tower facades, the design team used the added modulation to distinguish the east and west tower masses. The modulation on the east is emphasized with articulation in the west facade, creating a horizontal datum which continues across the north, west, and south facade of the west mass. With this approach, the design team seeks to maintain the Board's support of the west facade's vertical slot and double height corner cut, while also utilizing previous guidance to create interest and cohesiveness around all facades of the tower.

EDG SUMMARY

SUPPORTED

C. The Board agreed the vertical slot, double height corner cut-out and rooftop treatment were all promising refinements on the west and south tower elevations [61], but those elevations might also need the rotating tray treatment pending resolution of item 2b above. The Board supported the scale and modulation of a two story amenity deck at approximately levels 24/25, regardless of which tower design emerges. (A1-1.e, B4)

SUPPORTED

D. Assuming the tower is integrated with the dynamic podium as described above, the Board was supportive of the massing and additional height for a potential upzone [60], however the added 40 ft might require the re-configuration or re-proportioning of the strategies described under 2b above, to achieve a harmonious tower. (B4)

SEATTLE DESIGN GUIDELINES 2013

RESPONSE

A1. Respond to the Physical Environment

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 nearby or beyond the immediate context of the building site.

e. views from the site of noteworthy structures or natural features, (i.e.: the Space Needle, Smith Tower, port facilities, Puget Sound, Mount Rainier, the Olympic Mountains)

B4. Design a Well-Proportioned & Unified Building

Compose the massing and organize the 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.

B4. Design a Well-Proportioned & Unified Building

Compose the massing and organize the 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.

The design team maintained the vertical slot and double height slot expression, using the facade treatment to respond to the new modulation from item 2a and 2b.

The design team moved forward with the additional height and incorporated the height increase with the responses to the guidance from the Board.

EDG SUMMARY

3. PODIUM & GROUND FLOOR

GUIDANCE

A. The Board supported the podium along 5th being expressed as 2 distinct forms, with the primary entrance at the crease [77], but agreed the south form should not be so traditional as shown [69, 71] or appear grafted onto the progressive forms of the majority of the podium. While not employing the rotated theme, or 'glass box' language of the corner, this 5-story element should display transparency, pedestrian scale and a tall proportion along the mid-block. (C1; C2)

SUPPORTED

B. The Board strongly supported the deep, angled voluntary setbacks at the corner [76], providing pedestrian amenity and café zones. The Board also supported the straight wall (setback to achieve the required 15ft sidewalk width) at the 5th Avenue midblock, as it relates to the two forms cited in 3a above. (D1-I)

C. The ground floor plan was minimally labeled[76], and the Board had to verbally clarify several key items, but they supported retail and activating uses along all street fronts, accepting the leasing/amenity shown on 64 as the maximum extent of non-retail street frontage. The Board supported shifting the parking ramp as far south as possible [76] to maximize retail depth along Lenora, and would be receptive to a ramp slope departure if required to further this goal. (D3)

SEATTLE DESIGN GUIDELINES 2013

RESPONSE

C1. Promote Pedestrian Interaction

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

C2.

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

The design team maintained the supported mass and scale of the 5 story element on 5th Avenue. To maintain the distinction between the two forms on 5th Avenue, and remain cohesive with the overall building design, the design team proposes treating the 5 story element with the same materials as the west mass of the upper tower. Transparency and plantings at the street level preserve pedestrian scale while Juliet balconies

D1.I. Active Open Space

As a dense, urban neighborhood, Belltown views its streets as its front porches, and its parks and private plazas and spaces as its yards and gardens. The design and location of urban open spaces on a site or adjoining sidewalk is an important determinant in a successful environment, and the type and character of the open space should be influenced by the building's uses.

- a. Mixed-use developments are encouraged to provide usable open space adjacent to retail space, such as an outdoor cafe or restaurant seating, or a plaza with seating.
- b. Locate plazas intended for public use at/or near street grade to promote physical and visual connection to the street; on-site plazas may serve as a well-defined transition from the street. Take views and sun exposure into account as well.
- c. Define and contain outdoor spaces through a combination of building and landscape, and discourage oversized spaces that lack containment.
- d. The space should be well-buffered from moving cars so that users can best enjoy the space.

The design team maintained these setbacks as the design progressed. The team maintained a straight wall at the 5th Avenue, midblock. When responding to guidance in item 3d, the design team maintained the proposed cafe zone and pedestrian amenities.

D3. Provide elements that define the place

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

The design team included ground floor labels, including a proposed retail area, entries, and basic layouts on the floor plans.

To increase the depth of the retail along Lenora, the design team shifted the ramp as far south as possible with respect to the slope of the alley and is seeking a Type 1 Decision to increase the ramp slope.

EDG SUMMARY

D

D. The Board supported a stepped, planter/rainwater element at the alley corner as shown on pg 63 and 70 (but ensuring good pedestrian sight lines), but agreed the planter along the Lenora storefront and the deep café moat [76/77] created a privatized zone and too many vertical pedestrian barriers between the sidewalk and the Lenora storefront. (D1-1.d, D1-1.b)

GUIDANCE

The Board recommended reducing or eliminating these elements to maintain a gently sloped sidewalk/setback near the corner (without guardrails or recesses), and sloping the sidewalk along a raised sill of storefront along Lenora. The Board supported shortening the planter portion adjacent to the street wall. Even if retail doors are near the corner, a 5 ft slope over the 106ft length of Lenora should not mandate a continuous privatized, buffer zone at this important storefront location. (A1-III; C1)

SEATTLE DESIGN GUIDELINES 2013

A1.III. Topography

The topography of the neighborhood lends to its unique character. Design buildings to take advantage of this condition as an opportunity, rather than a constraint. Along the streets, single entry, blank facades are discouraged. Consider providing multiple entries and windows at street level on sloping streets.

B1. Respond to Neighborhood Context

When organizing the interior and exterior spaces and developing the architectural elements, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

- d. facade modulation and articulation;
- e. windows and fenestration patterns;
- f. corner features;
- g. streetscape and open space fixtures;
- h. building and garage entries; and
- i. building base and top.

C1.1. Street Level Uses

Provide spaces for street level uses that:

- a. reinforce existing retail concentrations;
- b. vary in size, width, and depth;
- c. enhance main pedestrian links between areas; and
- d. establish new pedestrian activity where appropriate to meet area objectives. 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.

D1.I. Active Open Space

As a dense, urban neighborhood, Belltown views its streets as its front porches, and its parks and private plazas and spaces as its yards and gardens. The design and location of urban open spaces on a site or adjoining sidewalk is an important determinant in a successful environment, and the type and character of the open space should be influenced by the building's uses.

- b. Locate plazas intended for public use at/or near street grade to promote physical and visual connection to the street; on-site plazas may serve as a well-defined transition from the street. Take views and sun exposure into account as well.
- d. The space should be well-buffered from moving cars so that users can best enjoy the space.

RESPONSE

To increase pedestrian sight lines at the corner of 5th and Lenora, the team redesigned the storm water planters, reducing their height to be as low as possible and still meet storm water requirements.

The team maintained a cafe zone in response to item 3c, but redesigned the separation between the seating area and the side walk. The proposed design places a low planter between the seating area and the side walk address the change in elevation between. The proposed design also improves the permeability of the retail corner, reducing barriers for pedestrians moving through the space.

SUPPORTED BY EDG

1. MASSING AND TOWER PLACEMENT:

Tower placement and orientation (A1)

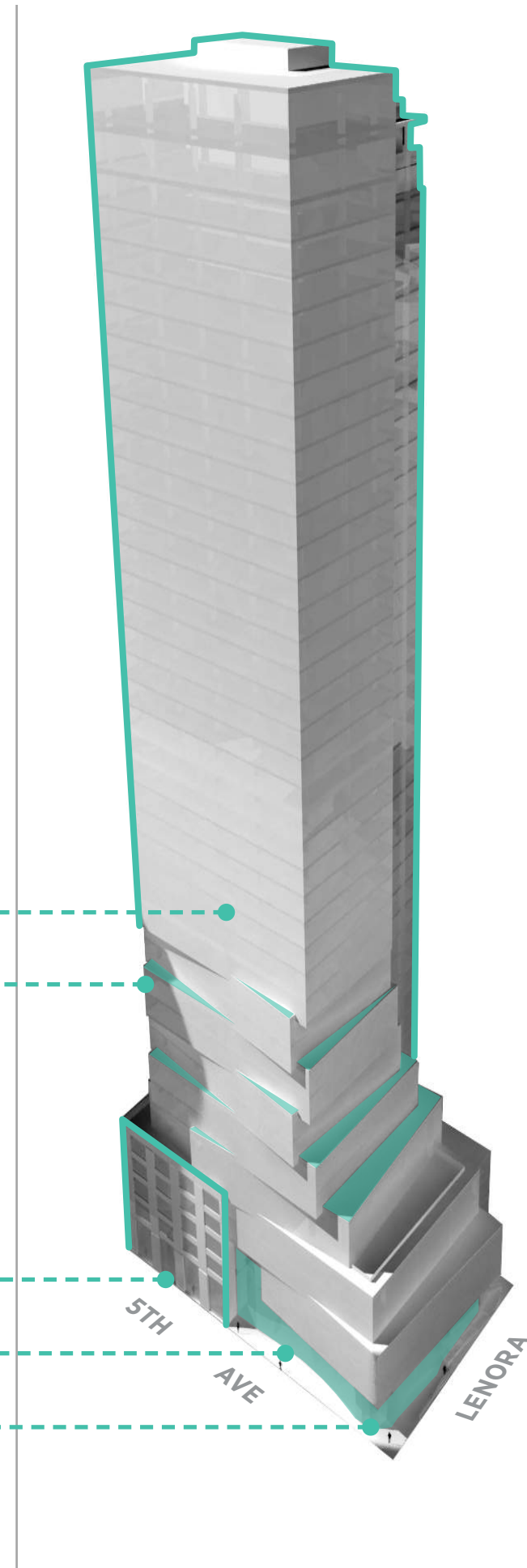
Stepped and rotated trays (B1.III)

3. TOWER MODULATION AND COHESIVENESS:

Distinction of form along 5th (C1, C2)

Wall for 15ft sidewalk (D1.1)

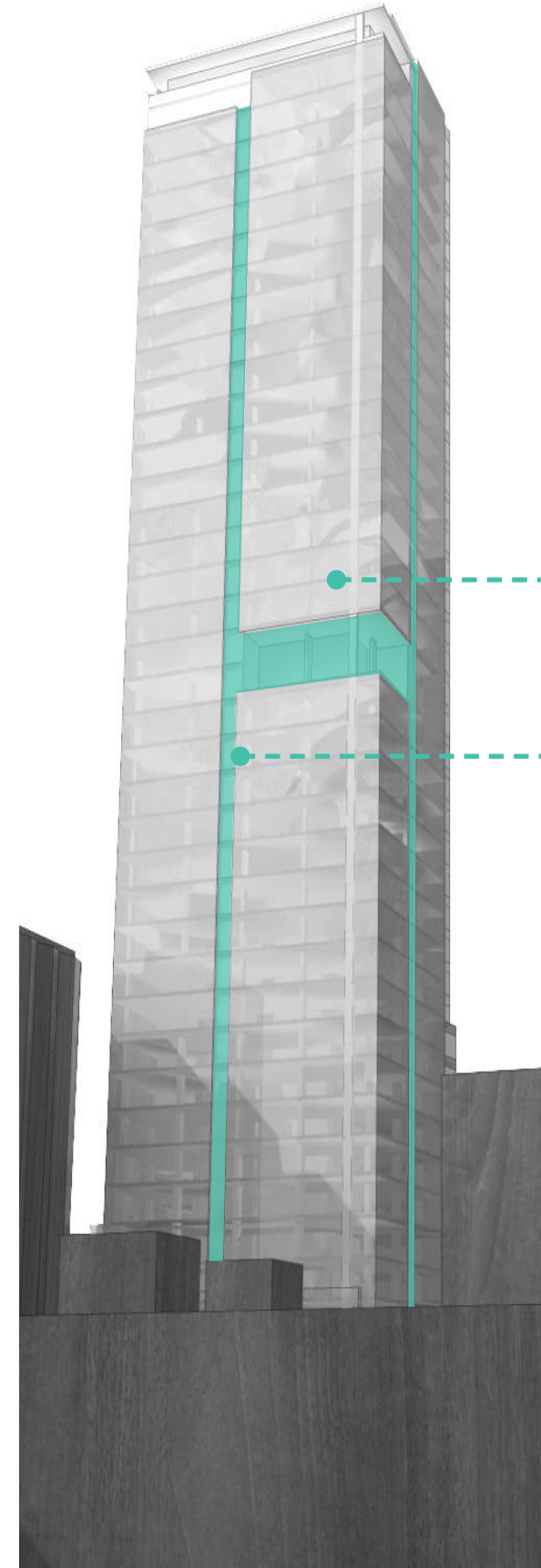
Setbacks at corner (D1.I.b, D1.I.d)



2. TOWER MODULATION AND COHESIVENESS:

Tower being broken into two offset masses (B4.2)

Vertical Slot, and double height corner (A1.I.e, B4)



MASSING FROM EDG MEETING

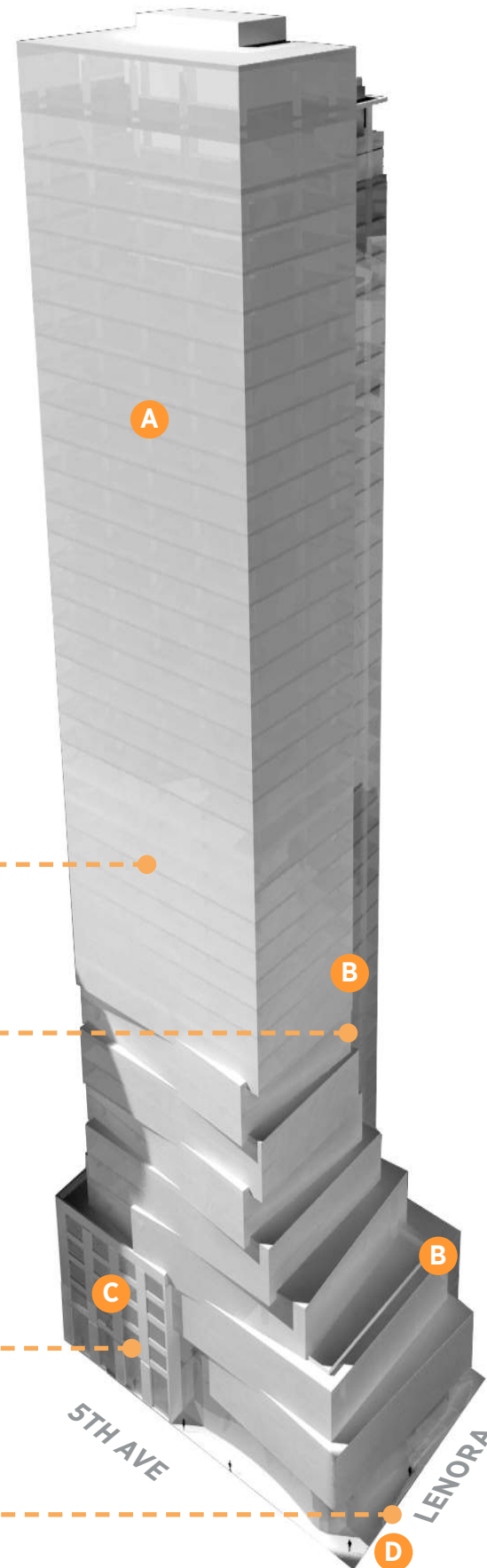
GUIDANCE FROM EDG

2. TOWER MODULATION AND COHESIVENESS:

- A** Cohesion of upper tower design with lower modulation (A2, B1, B4.2)
- B** Carry rotating trays around to the west side of the tower (B4.II)

3. PODIUM AND GROUND FLOOR:

- C** 5-story element should display transparency, pedestrian scale, and a tall proportion which is more integrated with design (C1, C2)
- D** Reducing sidewalk barriers to increase activation and connection to sidewalk (A1.III, C1)



MASSING FROM EDG MEETING





VIEW FROM NW CORNER



VIEW FROM SW CORNER

GUIDANCE FROM EDG **A**

2. TOWER MODULATION AND COHESIVENESS:

a. While the Board strongly supported the form of the lower 15 floors of Option 3, they unanimously agreed the tower abruptly changes to a cubic extrusion at level 16 [60] and it therefore compromises a unified design. The Board agreed a uniform vertical shaft of tower was not related to the design energy of the podium, and recommended integration strategies such as: rotating 2-floor groups in select other locations on the upper tower, and/or rotating a sizable amount of the tower top, to reiterate the rotating form at the skyline scale. The Board was also concerned about the long, unmodulated east wall of the tower, which reinforces the abrupt tower form (see departure # 1). (A2, B1, B4-2)

DESIGN REVIEW GUIDELINES:

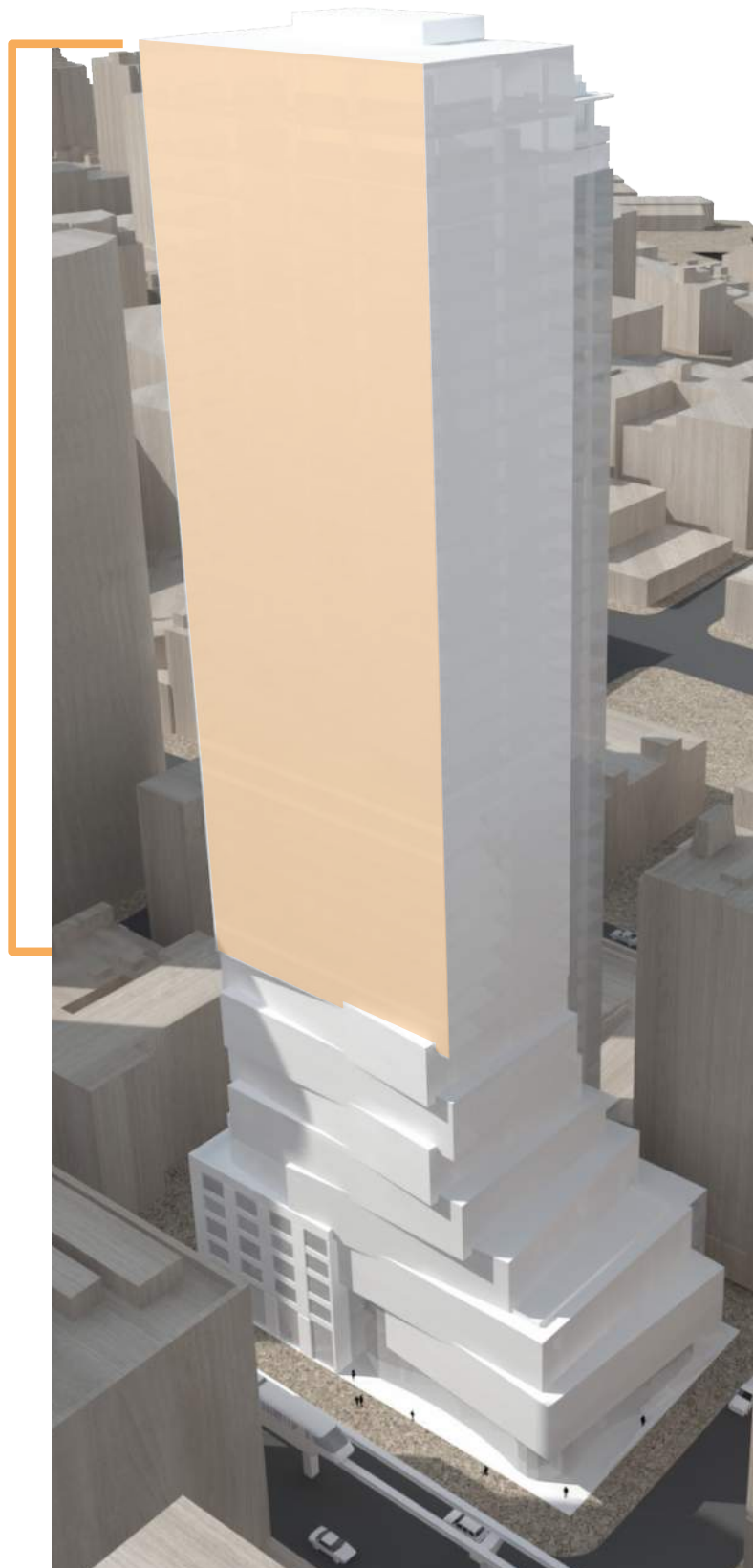
A2 Enhance the Skyline: Design the upper portion of the building to promote visual interest and variety in the downtown skyline. Respect existing landmarks while responding to the skyline's present and planned profile.

B1 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.

B4.2. Coherent Interior/Exterior Design: When organizing the interior and exterior spaces and developing the architectural elements, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

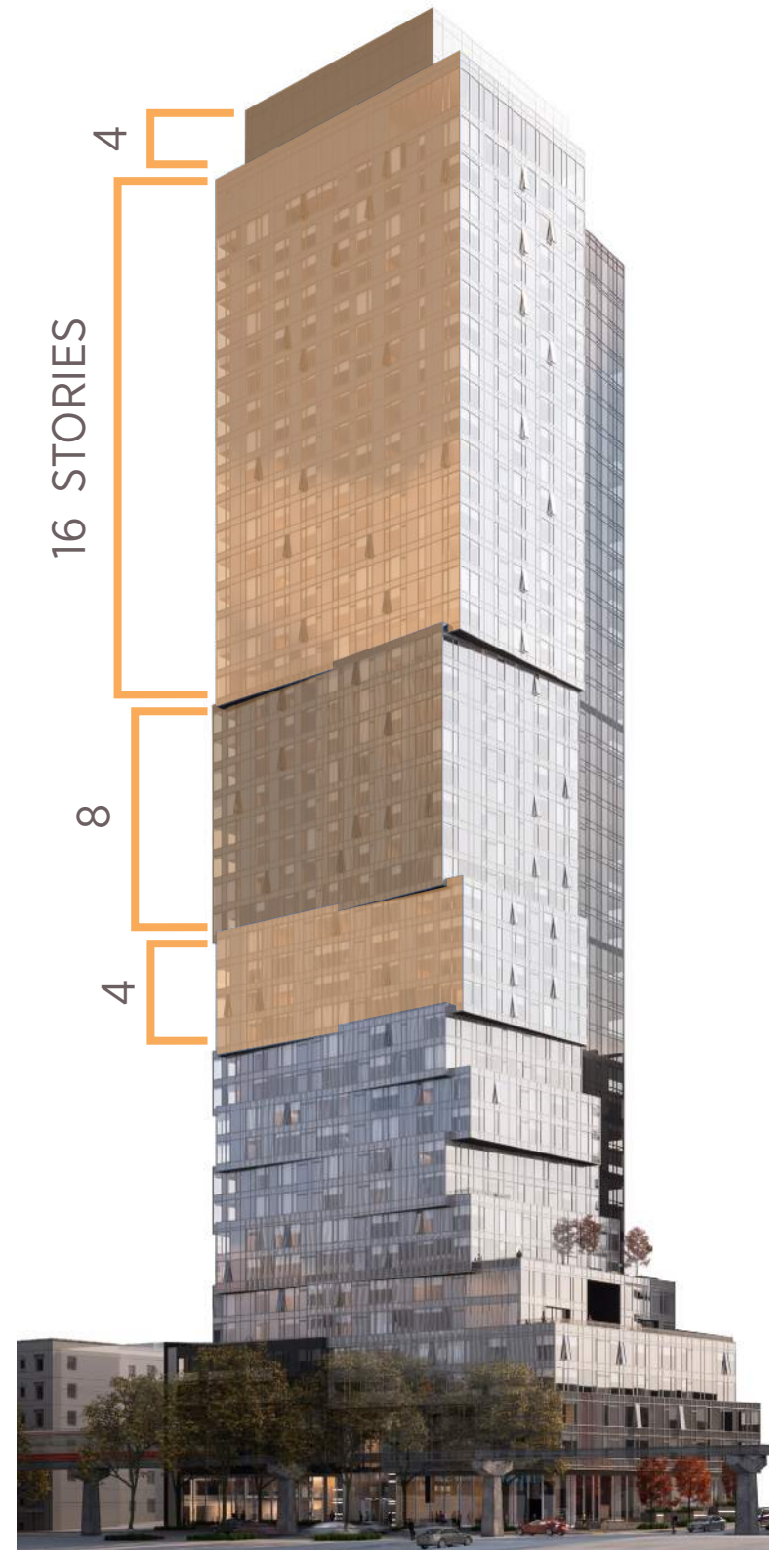
- d. facade modulation and articulation;
- e. windows and fenestration patterns;
- f. corner features;
- g. streetscape and open space fixtures;
- h. building and garage entries; and
- i. building base and top.

MASSING FROM EDG



A Cohesion of upper tower design with lower modulation (A2, B1, B4.2)

NEW MODULATION



The new modulation breaks the mass of the tower and the upper east face of the building.

A. SOFFIT



B. LEDGE



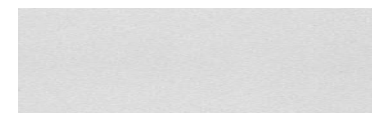
TYPE-1 WINDOW CLADDING



VISION GLAZING



SPANDREL GLAZING



MULLION

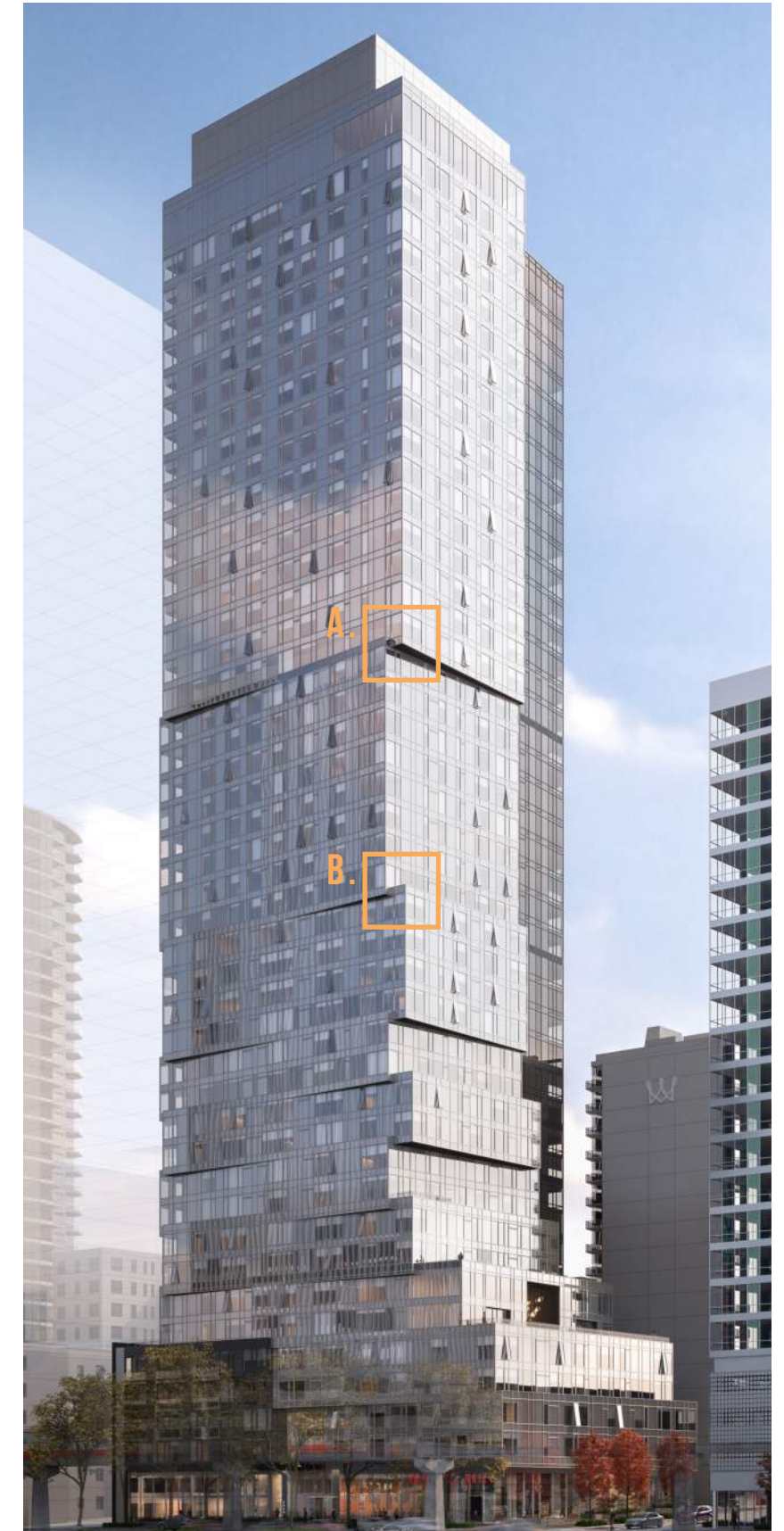


METAL PANEL SOFFIT



MECHANICAL SCREEN

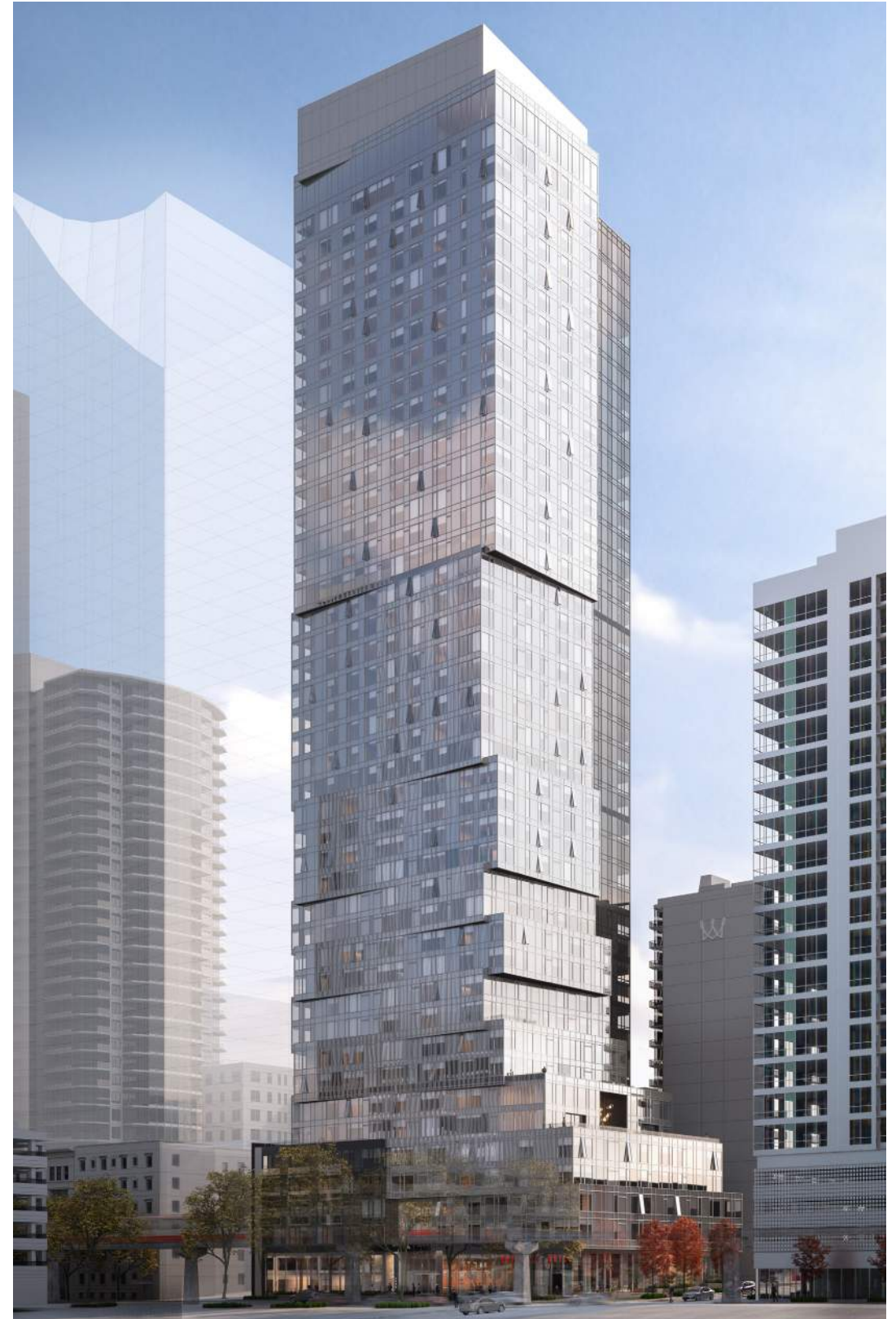
SUPPORTED FROM EDG



ROOF - OPTION 1



ROOF - OPTION 2



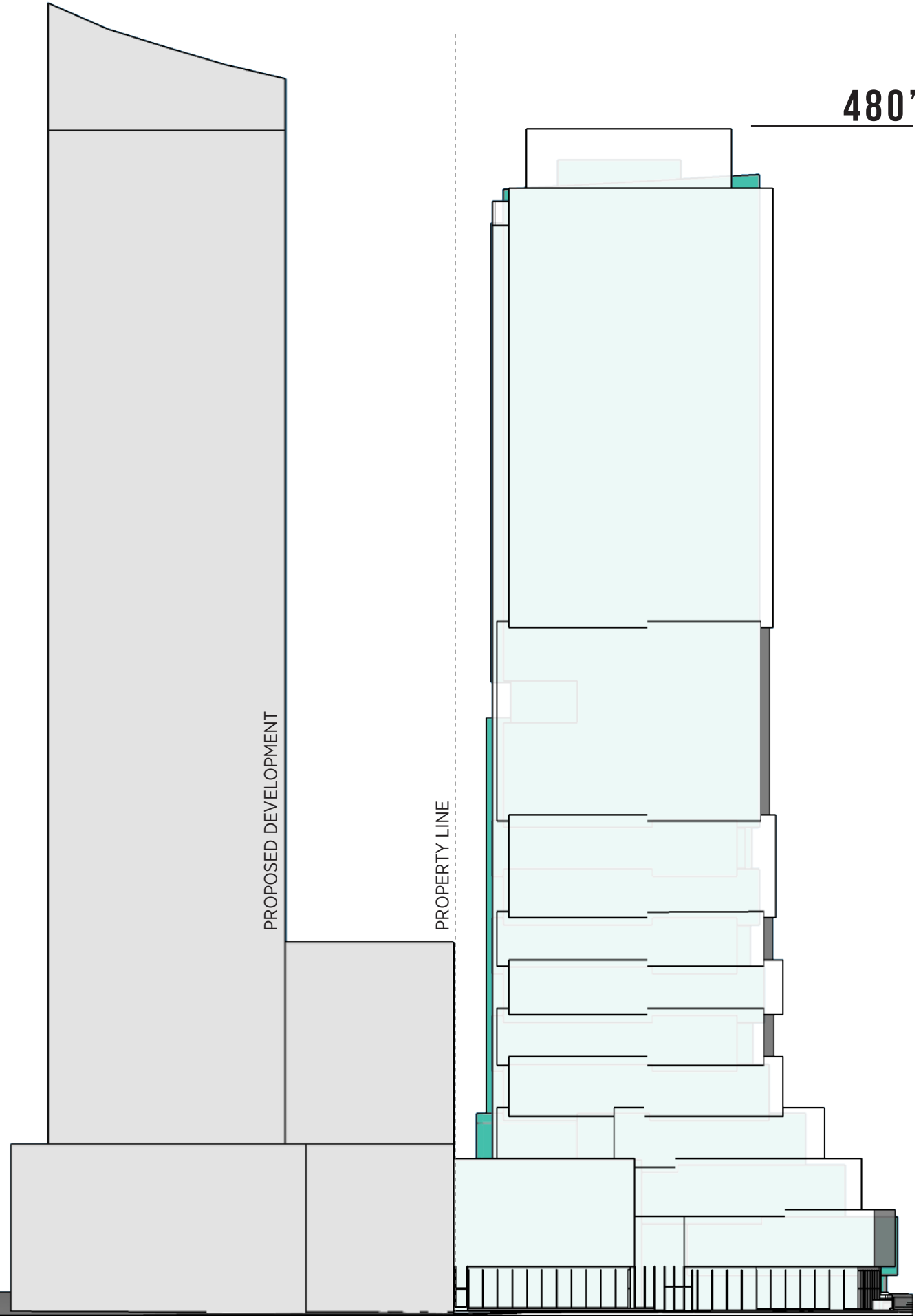


ROOF OPTION 1





ROOF OPTION 2





EAST ELEVATION



-  EDG SUPPORTED MASSING
12' From Property Line
-  PROPOSED MASSING
16' From Property Line

GUIDANCE FROM EDG **B**

2. TOWER MODULATION AND COHESIVENESS:

b. The Board tentatively supported the tower mass being broken into 2 offset volumes [67; typical tower plan] but agreed the north and east massing refinements described above are a priority and the key design test. Pending resolution of the tower-to-podium cohesiveness cited above, the rotating tray strategies might need to carry around to the entire tower, especially on the visible west and south elevations. (B4-2)

DESIGN REVIEW GUIDELINES:

B4.2. Coherent Interior/Exterior Design: When organizing the interior and exterior spaces and developing the architectural elements, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

- d. facade modulation and articulation;*
- e. windows and fenestration patterns;*
- f. corner features;*
- g. streetscape and open space fixtures;*
- h. building and garage entries; and*
- i. building base and top.*

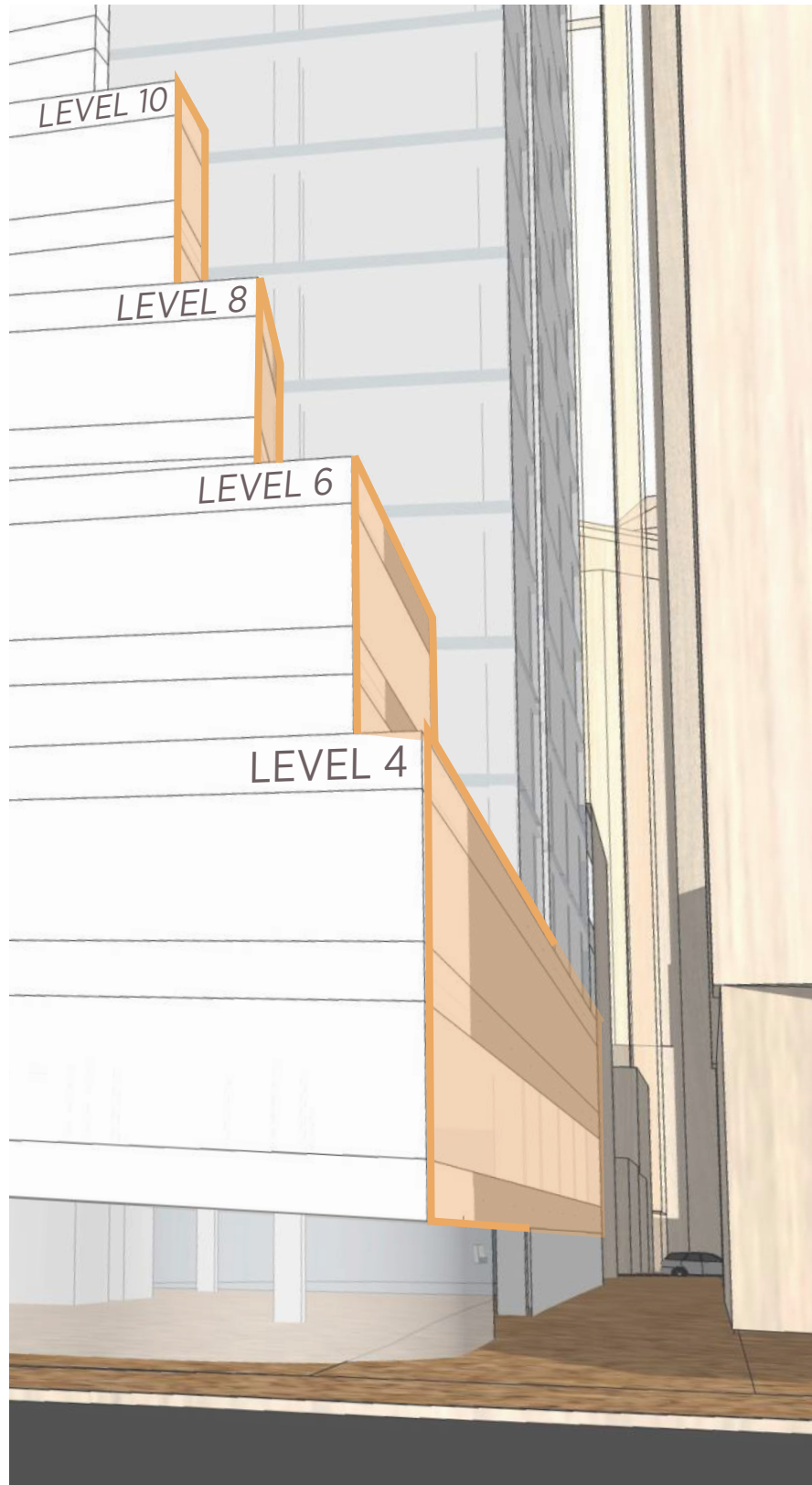


B Carry rotating trays around to the west side of the tower (B4.II)



The modulation from the east massing is articulated in the west facade.

MASSING FORM EDG



NEW MODULATION



RECOMMENDATION FROM EDG

VIEW FROM NW CORNER



LEVEL 10

LAYOUT FROM EDG



LEVEL 6



LEVEL 1



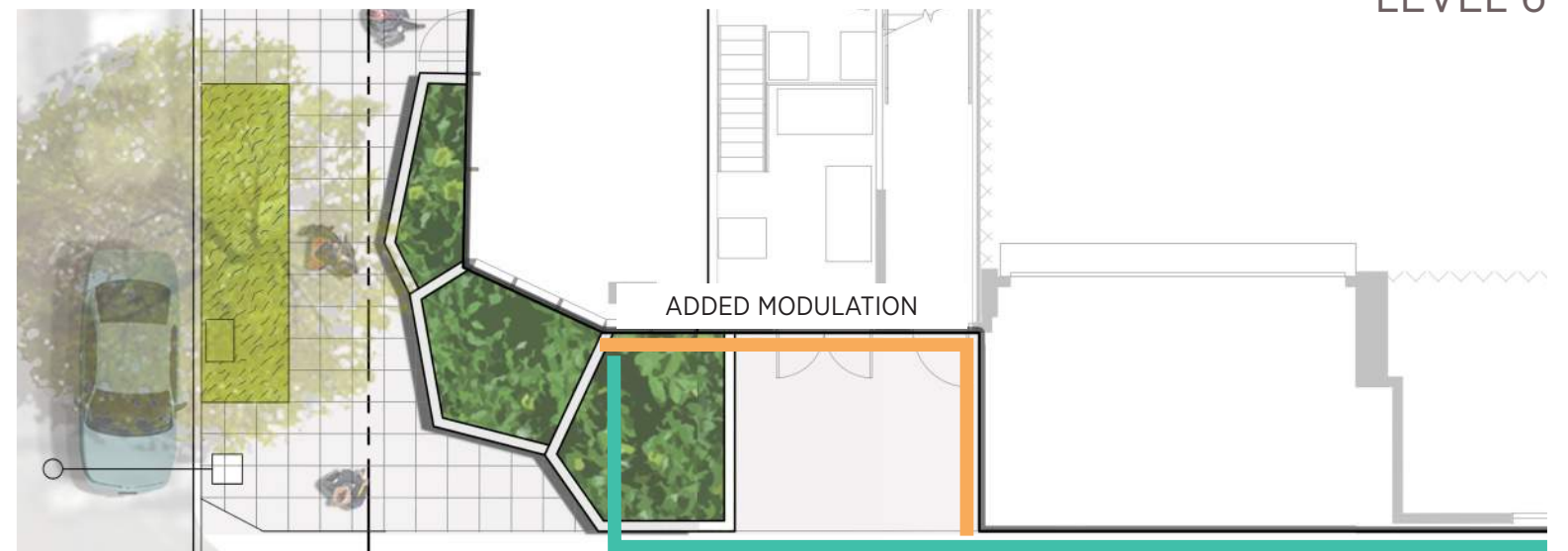
LEVEL 10

NEW MODULATION



MASSING FROM EDG

LEVEL 6



ADDED MODULATION

MASSING FROM EDG

LEVEL 1



TYPE-2 WINDOW CLADDING

RECOMMENDATION FROM EDG



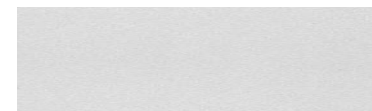
VISION GLAZING



SPANDREL GLAZING



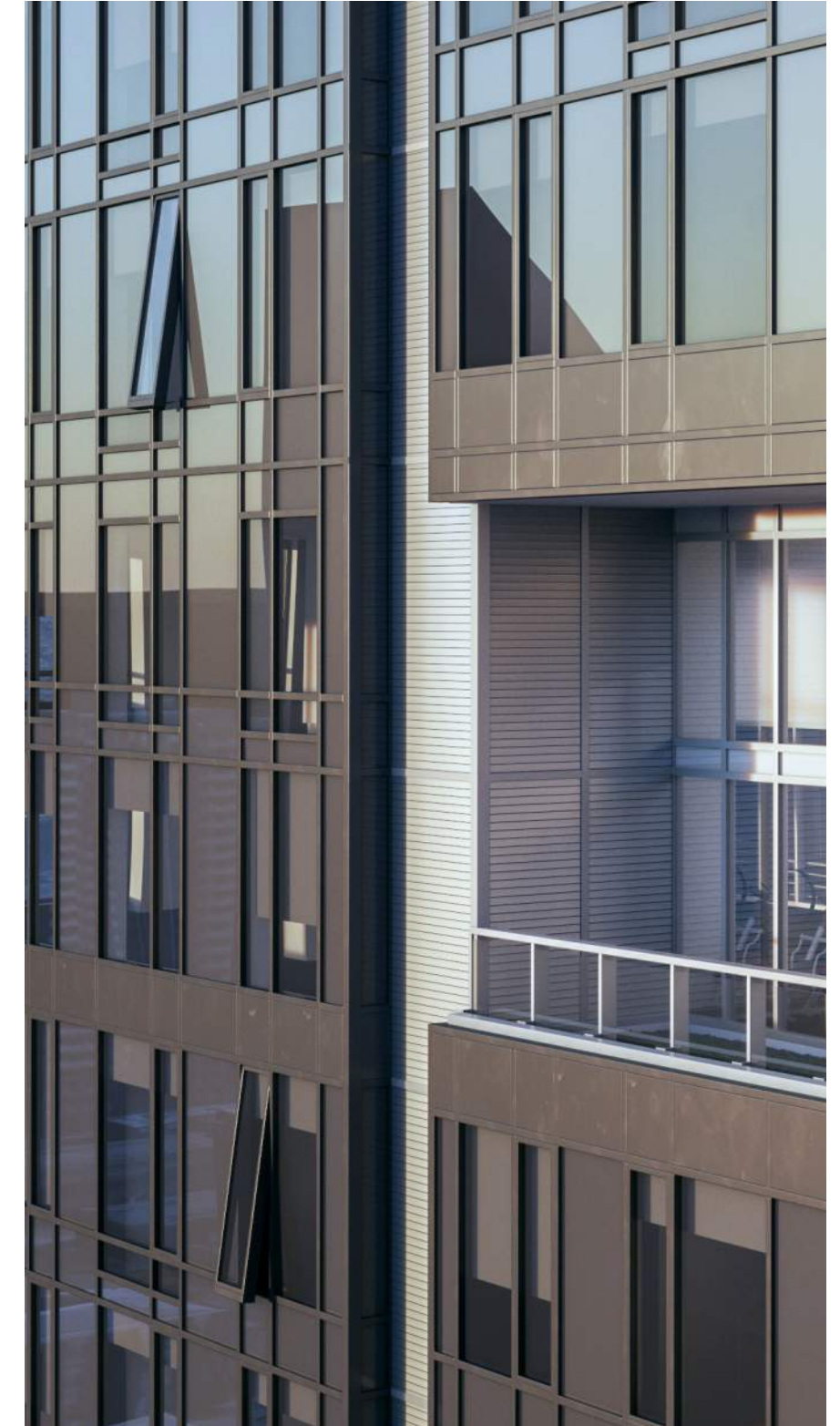
MULLION/METAL PANEL



METAL PANEL SOFFIT



LOUVERS





LEVEL 6 AND LOWER TERRACES



LEVEL 6 TERRACE

GUIDANCE FROM EDG **C**

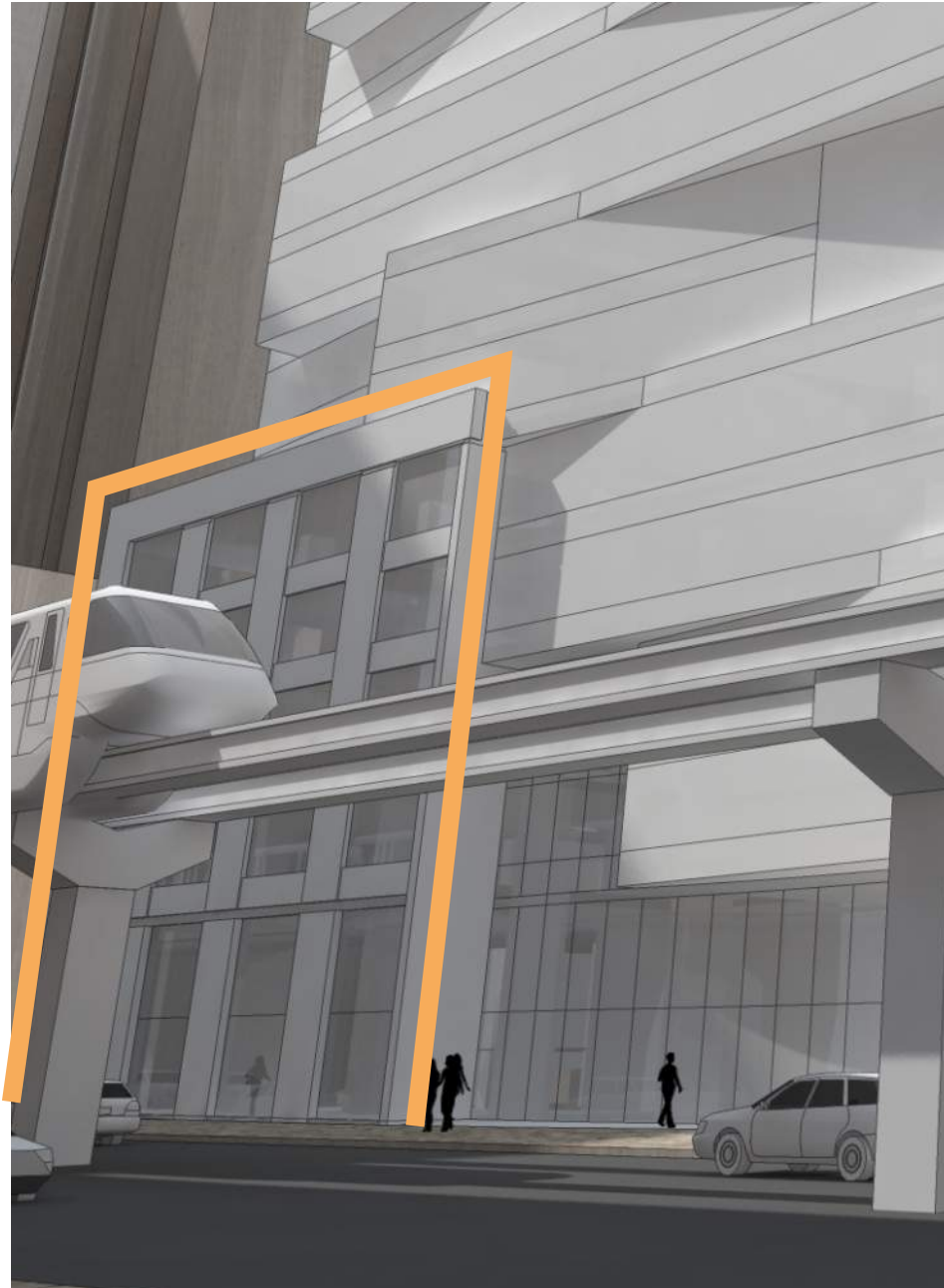
3. PODIUM & GROUND FLOOR:

a. The Board supported the podium along 5th being expressed as 2 distinct forms, with the primary entrance at the crease [77], but agreed the south form should not be so traditional as shown [69, 71] or appear grafted onto the progressive forms of the majority of the podium. While not employing the rotated theme, or 'glass box' language of the corner, this 5-story element should display transparency, pedestrian scale and a tall proportion along the mid-block. (C1; C2)

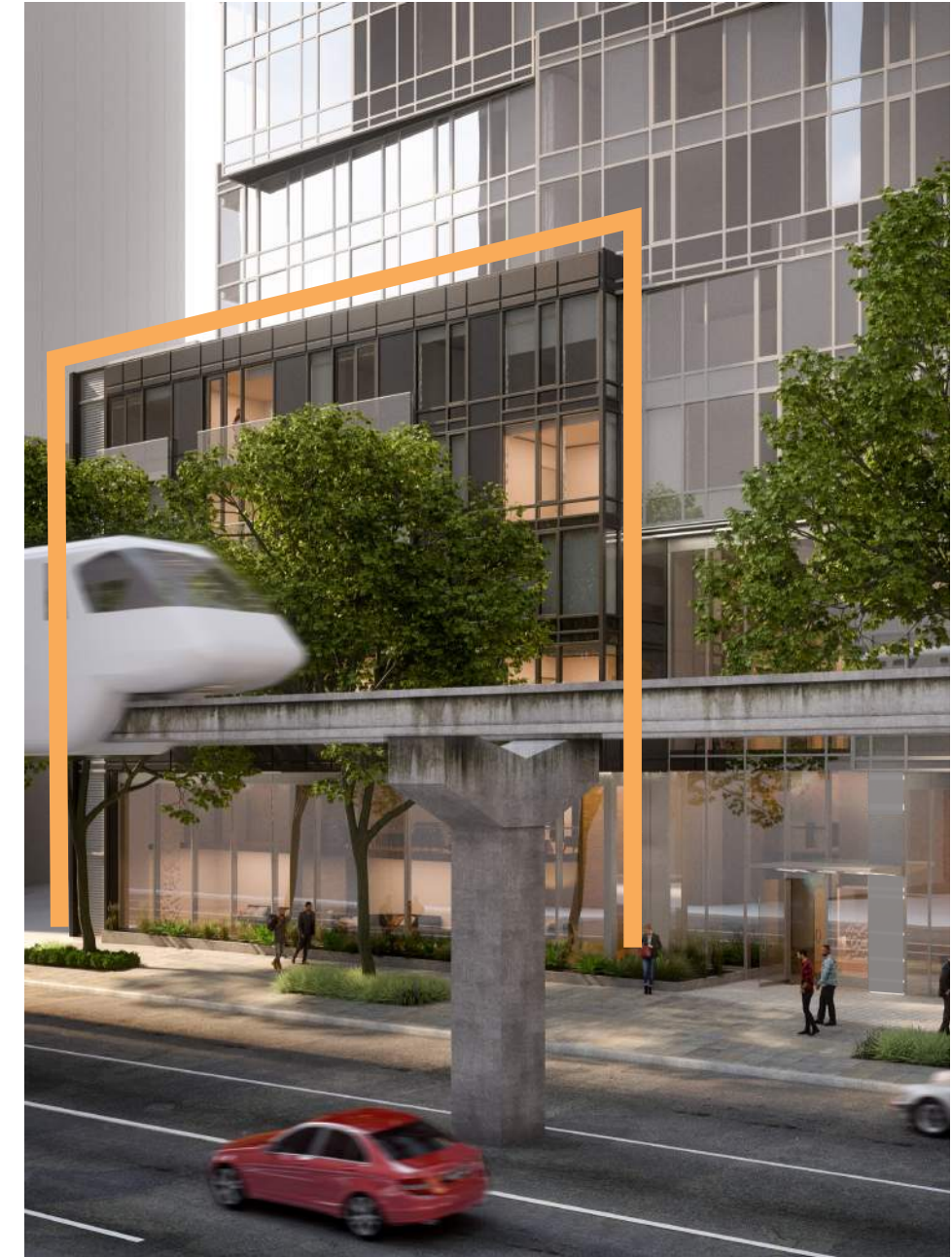
DESIGN REVIEW GUIDELINES:

C1 Promote Pedestrian Interaction: Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should appear safe, welcoming, and open to the general public.

C2 Design architectural features, fenestration patterns, and material compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.



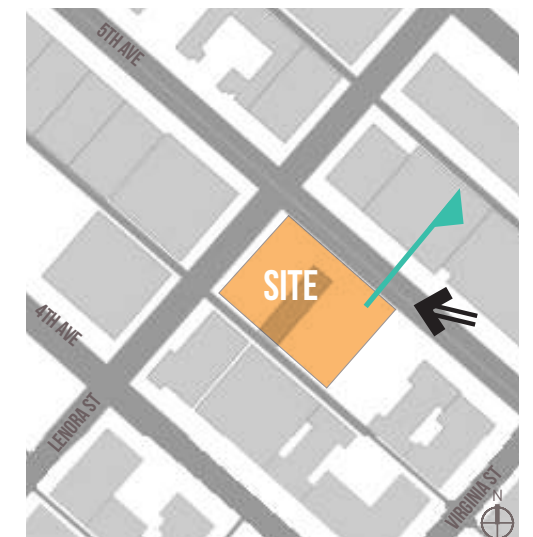
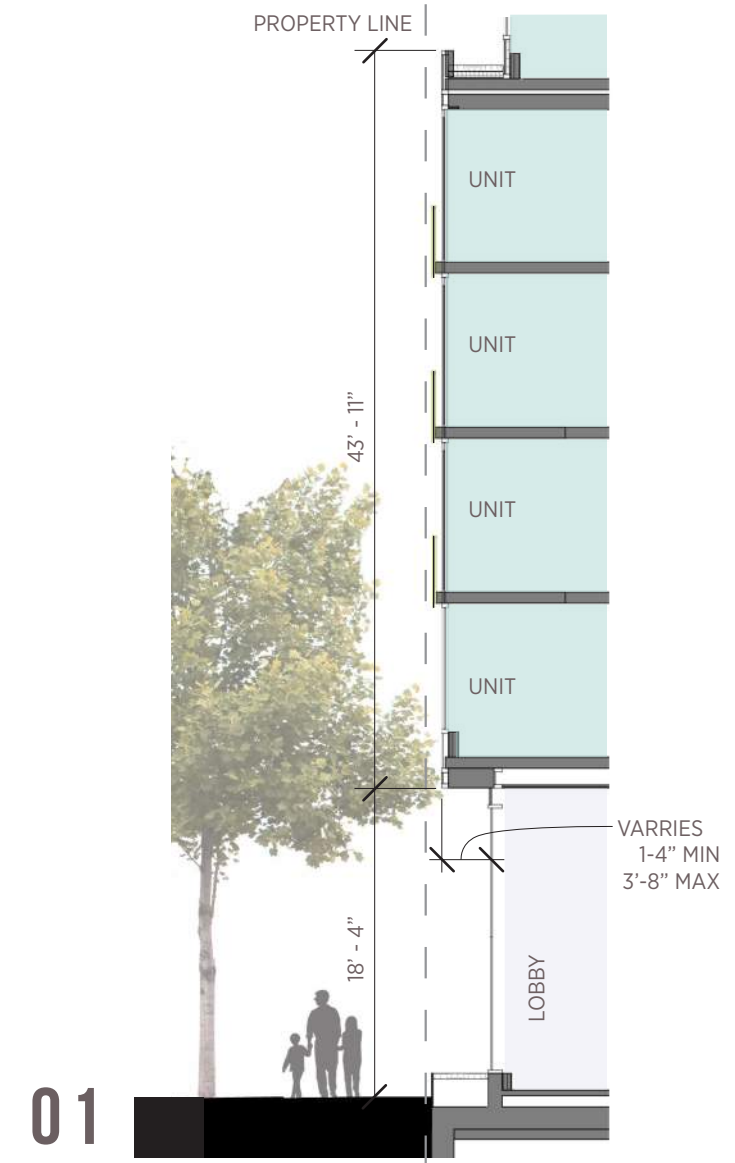
C 5-story element should display transparency, pedestrian scale, and a tall proportion



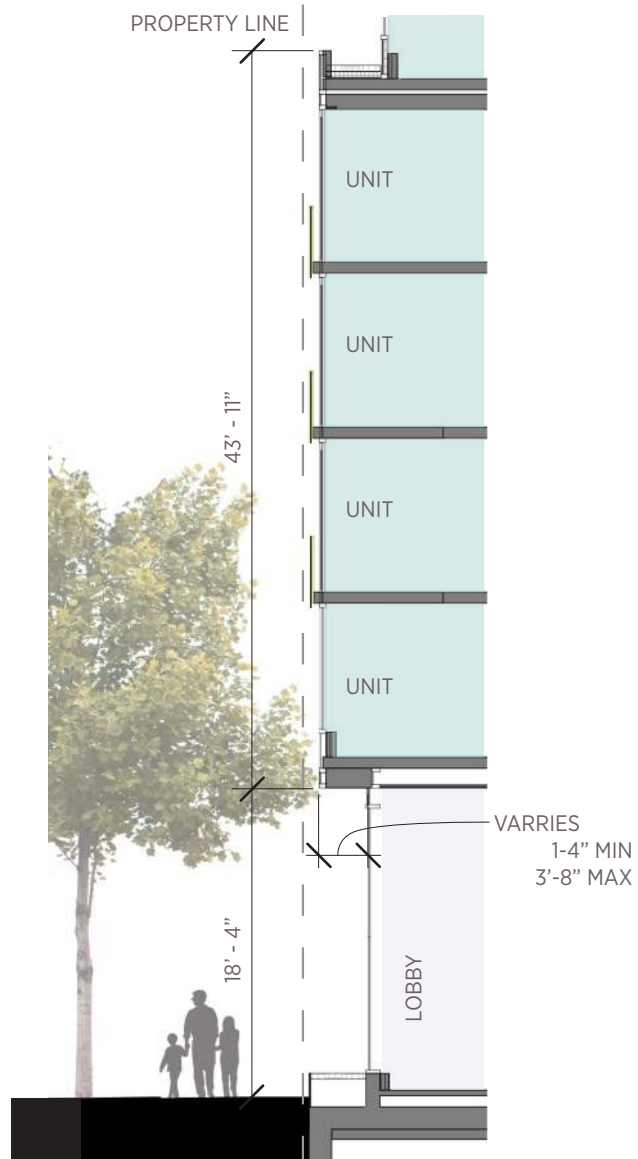
Transparency and plantings at the street level preserve pedestrian scale while Juliet balconies maintain a human scale above the street.



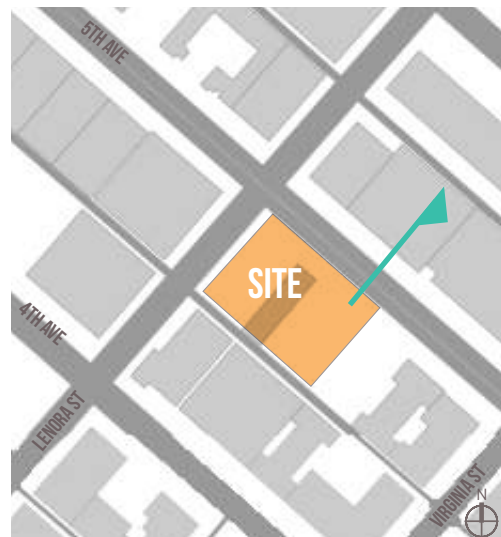
STREET VIEW - SOUTH EAST CORNER



STREET VIEW - SOUTH EAST CORNER



01



36

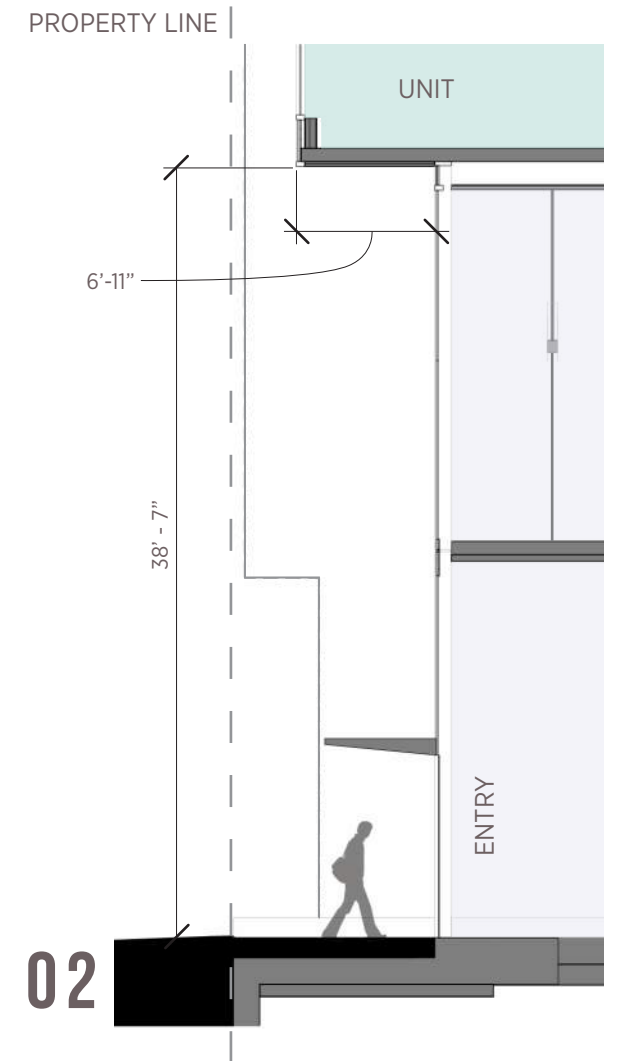


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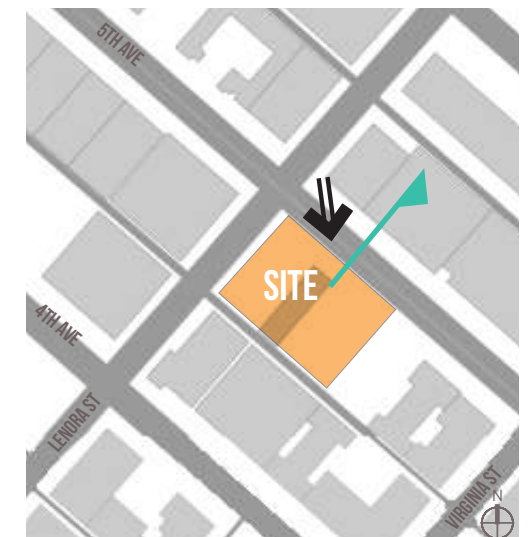




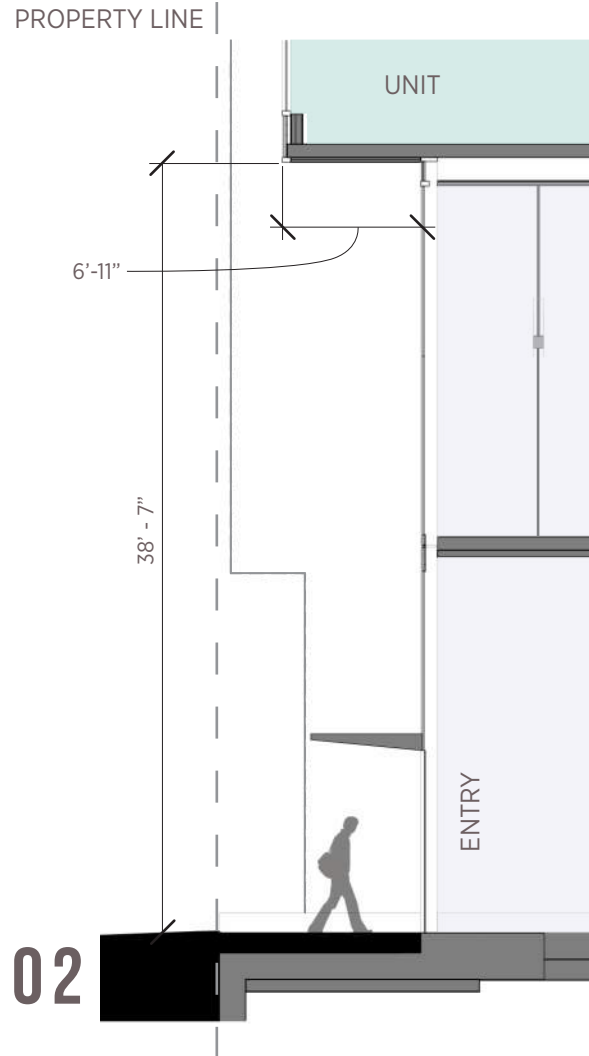
STREET VIEW - MAIN ENTRY



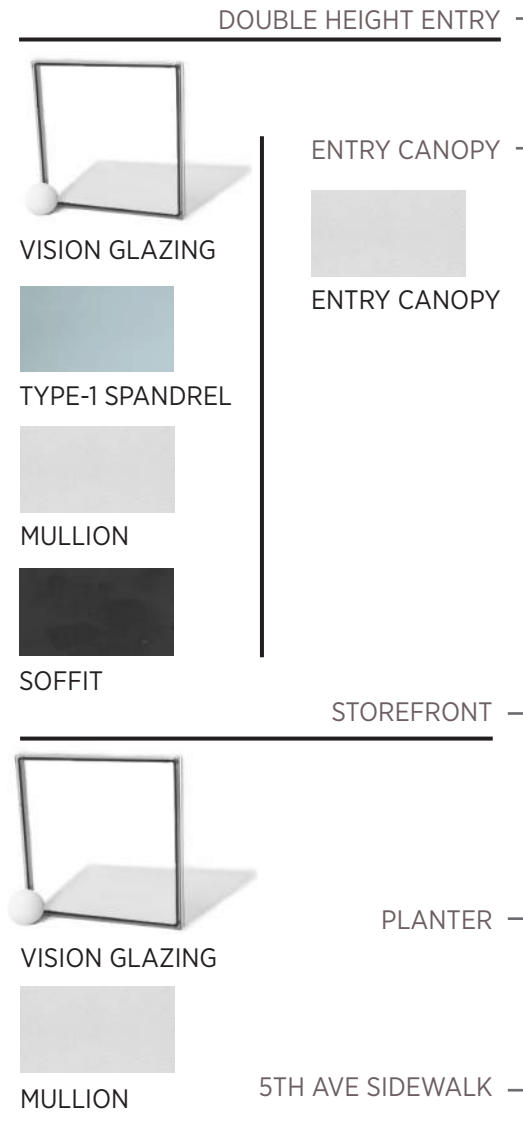
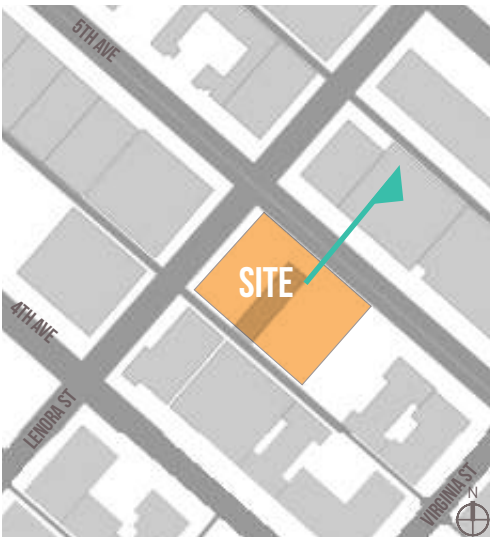
02



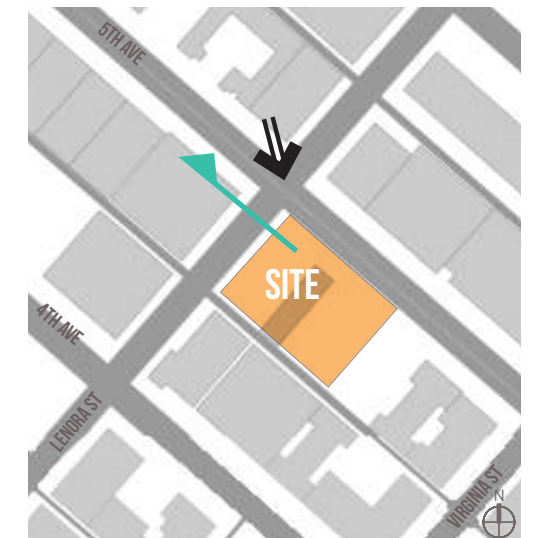
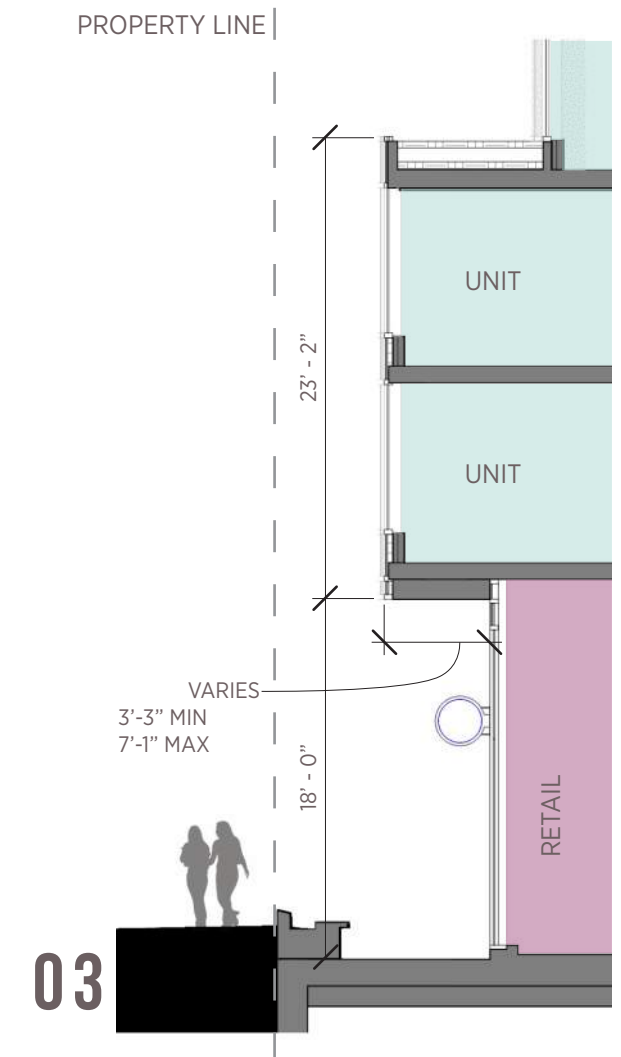
STREET VIEW - MAIN ENTRY



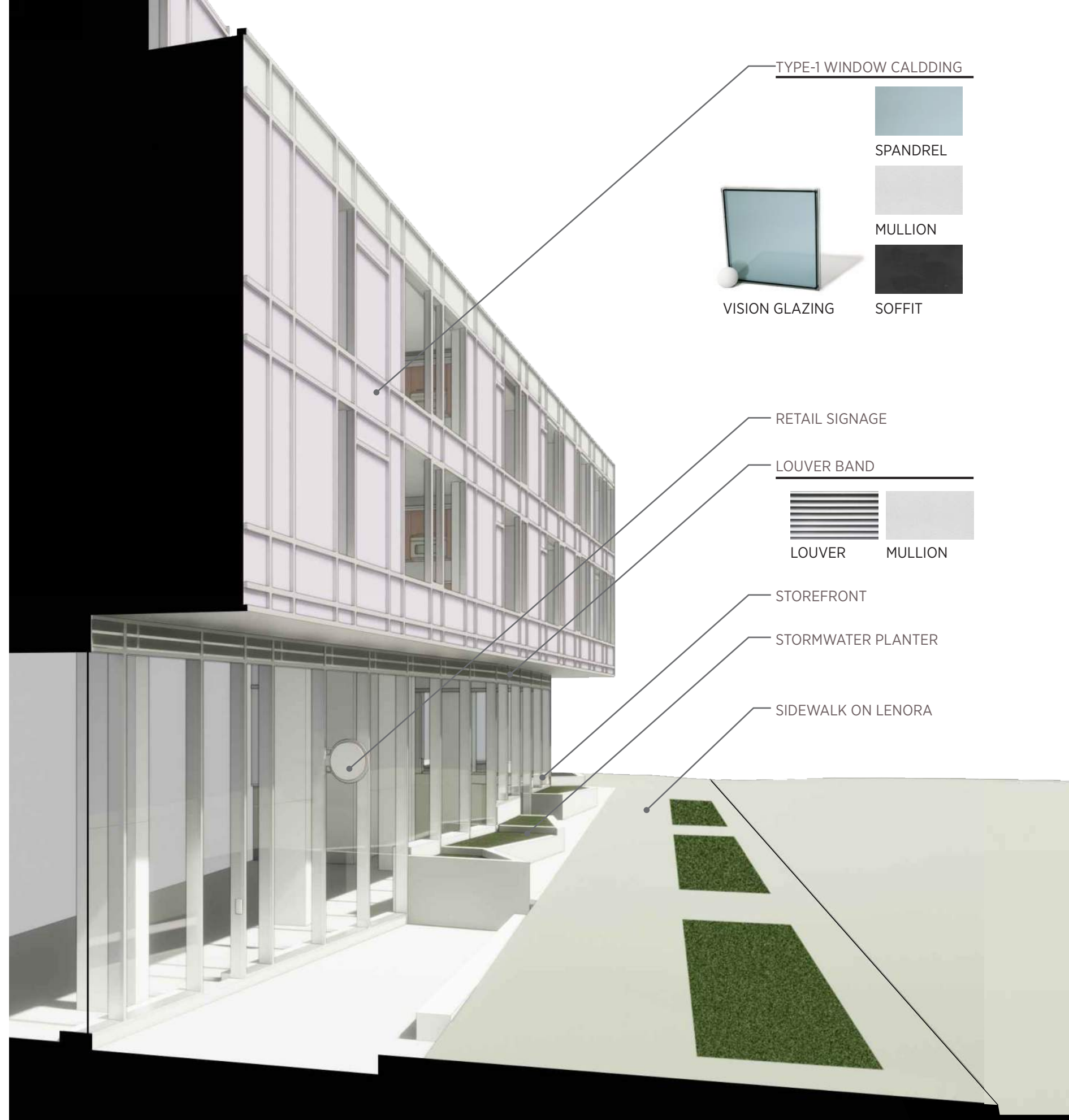
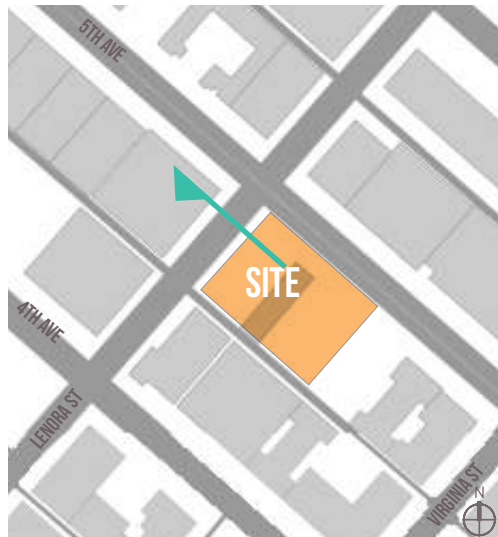
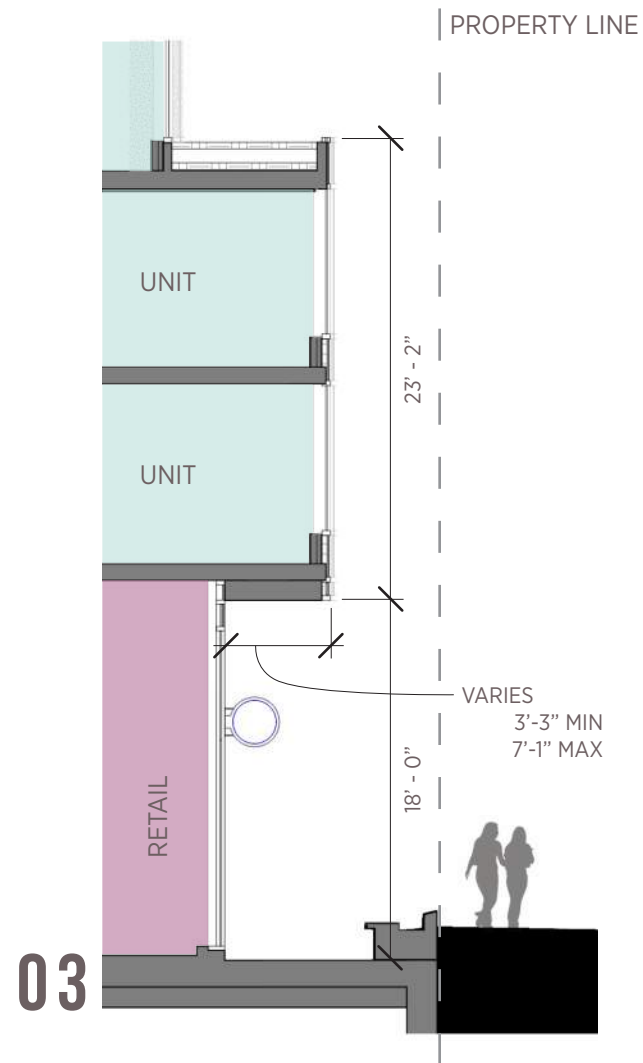
02



STREET VIEW - NORTH WEST CORNER



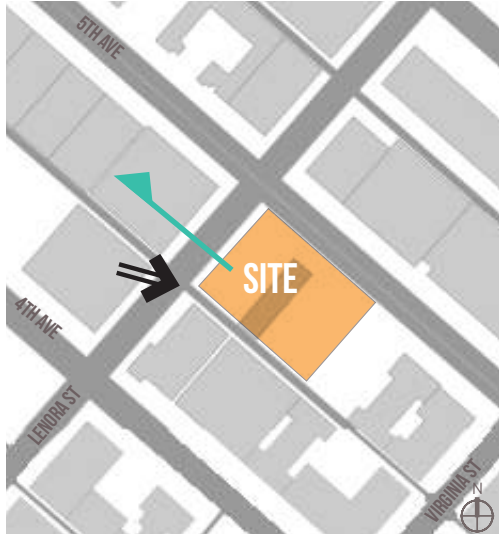
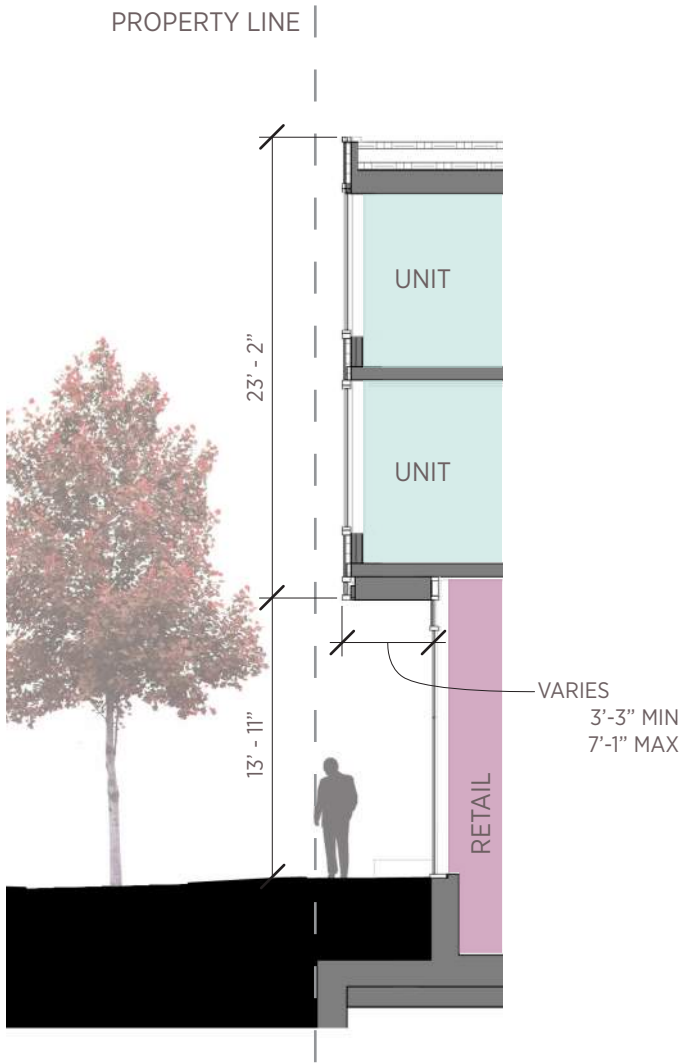
STREET VIEW - NORTH WEST CORNER



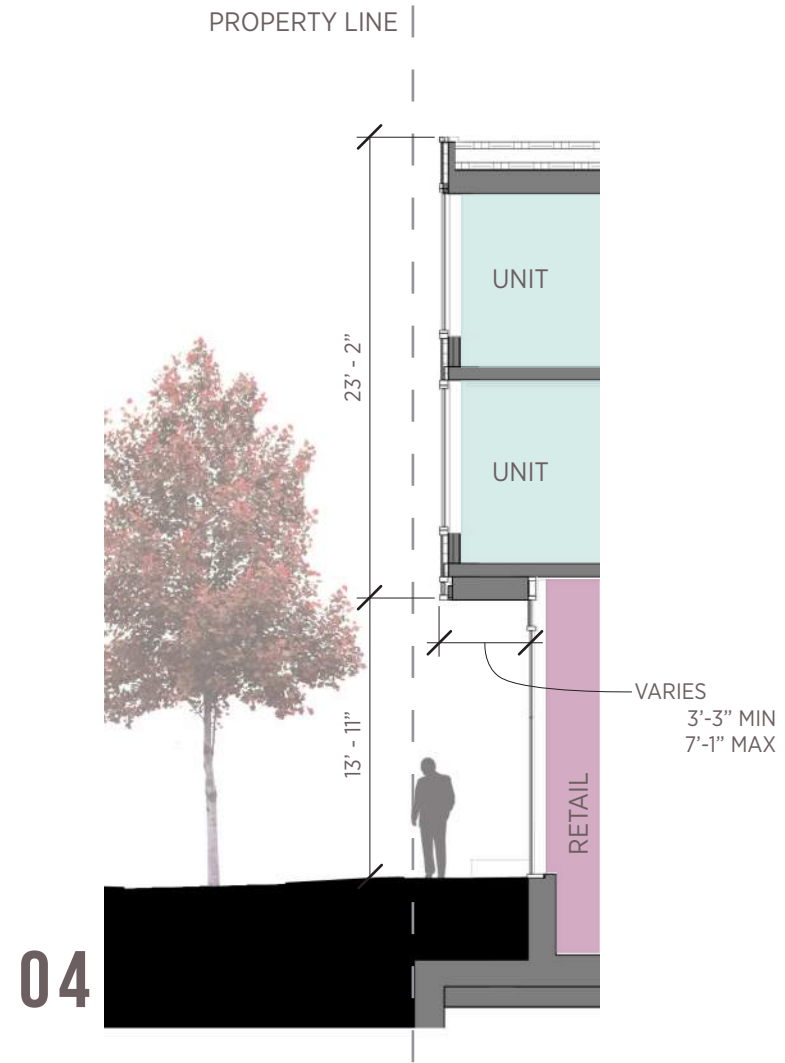
STREET VIEW - CORNER AT ALLEY



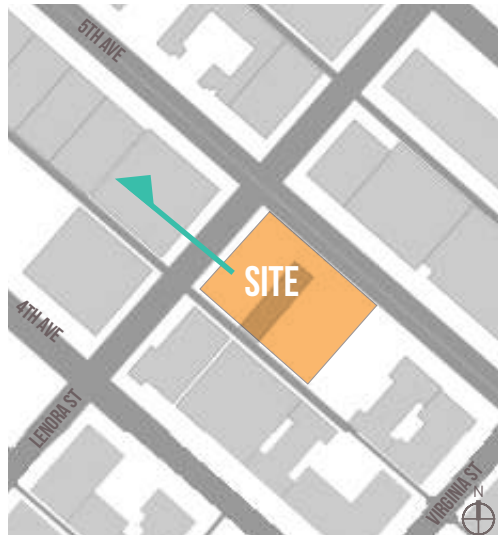
04



STREET VIEW - CORNER AT ALLEY



04



TYPE-1 WINDOW CALDDING

SPANDREL

MULLION

SOFFIT

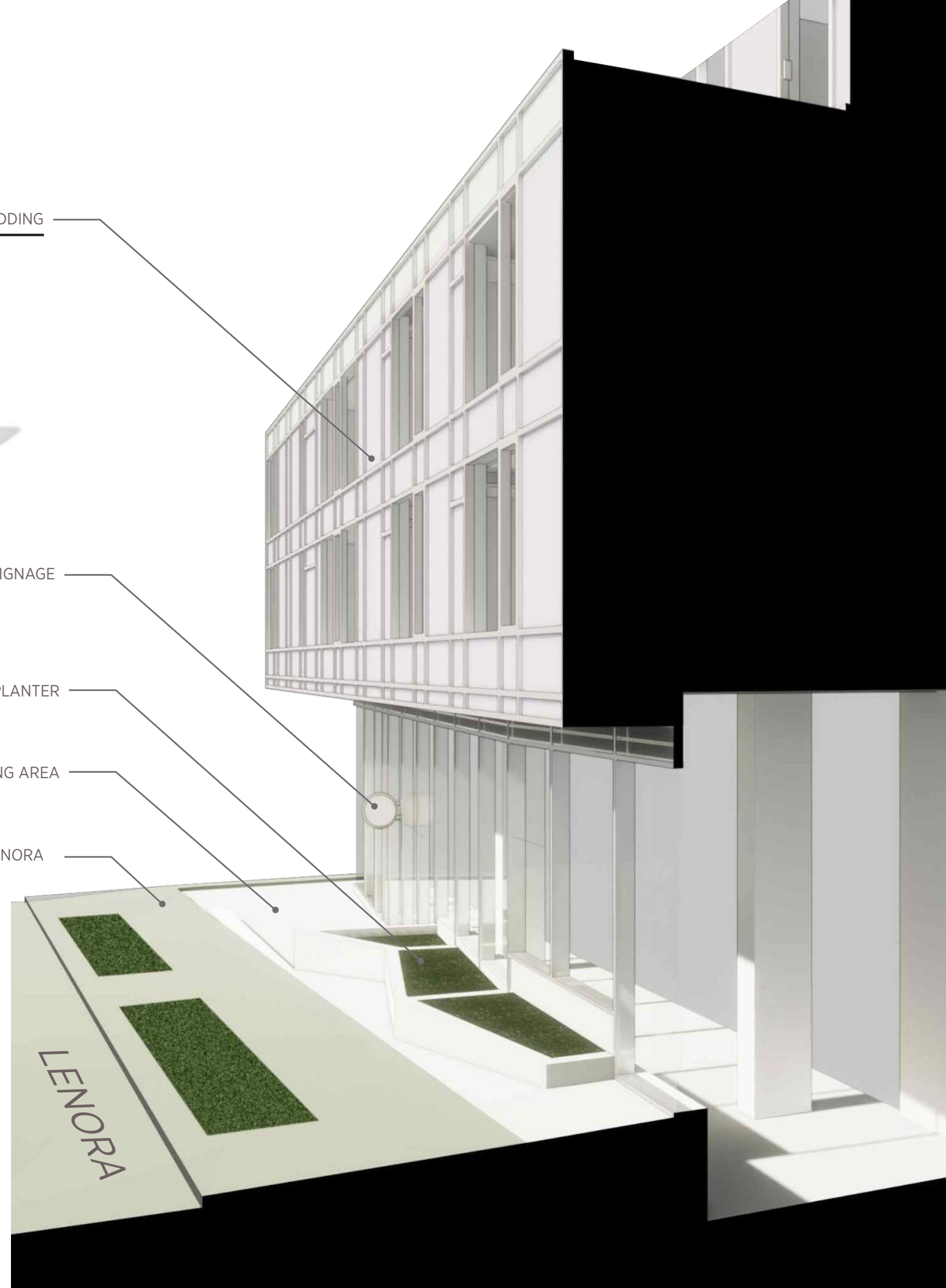
VISION GLAZING

RETAIL SIGNAGE

STORMWATER PLANTER

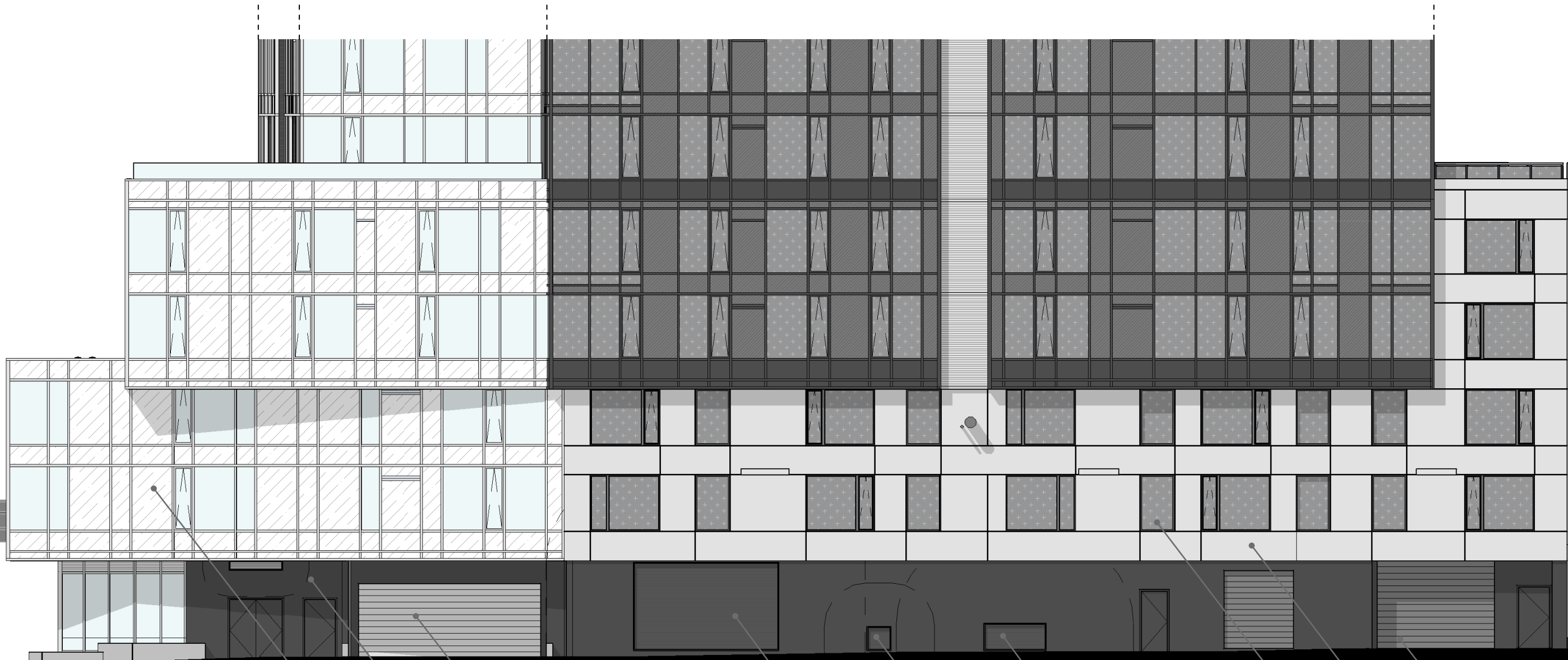
OUTDOOR SEATING AREA

SIDEWALK ON LENORA



LENORA

PROPOSED DEVELOPMENT



VENTED ROLL-UP DOOR



LOUVERS



VENTED ROLL-UP DOOR



PAINTED CONCRETE/CMU



METAL WALL PANELS



TYPE-1 WINDOW CLADDING



VINYL WINDOW - MULLION

GUIDANCE FROM EDG **D**

3. PODIUM & GROUND FLOOR:

d. The Board supported a stepped, planter/rainwater element at the alley corner as shown on pg 63 and 70 (but ensuring good pedestrian sight lines), but agreed the planter along the Lenora storefront and the deep café moat [76/77] created a privatized zone and too many vertical pedestrian barriers between the sidewalk and the Lenora storefront. (D1-1.d, D1-1.b)

The Board recommended reducing or eliminating these elements to maintain a gently sloped sidewalk/setback near the corner (without guardrails or recesses), and sloping the sidewalk along a raised sill of storefront along Lenora. The Board supported shortening the planter portion adjacent to the street wall. Even if retail doors are near the corner, a 5 ft slope over the 106ft length of Lenora should not mandate a continuous privatized, buffer zone at this important storefront location. (A1-III; C1)

DESIGN REVIEW GUIDELINES:

A1.III. Topography: The topography of the neighborhood lends to its unique character. Design buildings to take advantage of this condition as an opportunity, rather than a constraint. Along the streets, single entry, blank facades are discouraged. Consider providing multiple entries and windows at street level on sloping streets.

C1.1. Street Level Uses: Provide spaces for street level uses that:

- a. reinforce existing retail concentrations;
- b. vary in size, width, and depth;
- c. enhance main pedestrian links between areas; and
- d. establish new pedestrian activity where appropriate to meet area objectives. 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.

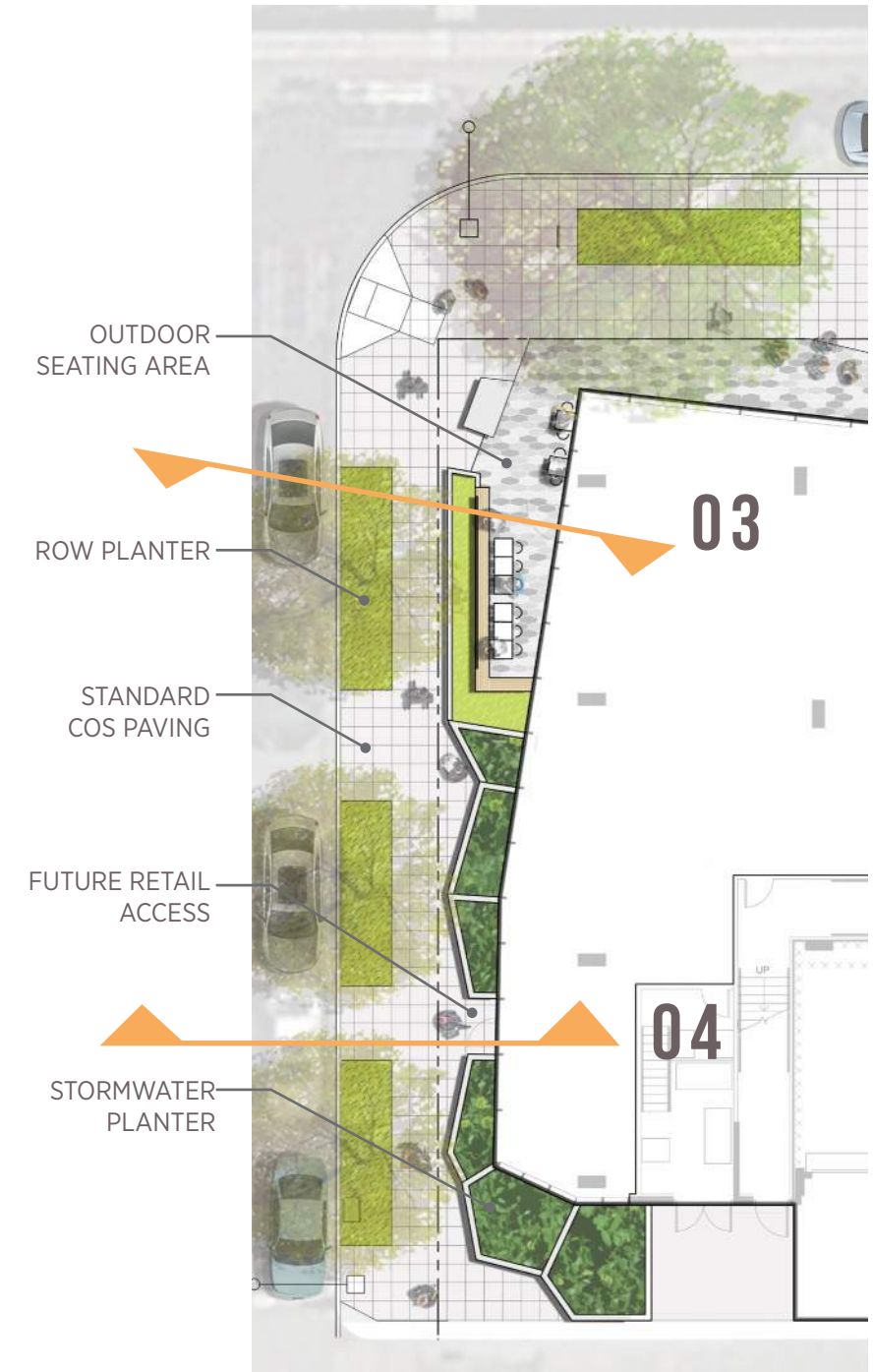
D1.1. Active Open Space: As a dense, urban neighborhood, Belltown views its streets as its front porches, and its parks and private plazas and spaces as its yards and gardens. The design and location of urban open spaces on a site or adjoining sidewalk is an important determinant in a successful environment, and the type and character of the open space should be influenced by the building's uses.

b. Locate plazas intended for public use at/or near street grade to promote physical and visual connection to the street; on-site plazas may serve as a well-defined transition from the street. Take views and sun exposure into account as well.

d. The space should be well-buffered from moving cars so that users can best enjoy the space.



D Reducing sidewalk barriers to increase activation and connection to sidewalk (A1.III, C1)









The proposed design places a low planter between the seating area and the side walk. The height of the storm water planters has been reduced to be as low as possible and still meet storm water requirements.



STREETSCAPE SITE PLAN

Legend

-  Sidewalk Paving: Standard CIP concrete pavement, no color, 2x2 saw cut scoring
-  Accent Paving: Mortar set precast concrete pavers (colors TBD)
-  Understory Planting
-  Stormwater Planting
-  (A) Existing Street Trees to Remain
-  (B) New Street Trees



STREETSCAPE MATERIALS

MATERIALS



Sidewalk Paving



Accent Paving



Planter Wall



Bike Racks



Seat Wall with Wood Top

PLANTING

EXISTING
STREET TREES



Platanus x acerifolia
(5th St.)
London Plane

UNDERSTORY
PLANT MIX



Vaccinium glauco-album
Himalayan Huckleberry



Blechnum penna-marina
Alpine Water Fern



Tricyrtis hirta
Japanese Toad Lily



Sesleria autumnalis
Autumn Moor Grass

PROPOSED
STREET TREES



Platanus x acerifolia
(5th St.)
London Plane



Magnolia virginiana
"moonglow"
(Lenora St.)
Sweet Bay Magnolia

STORMWATER
PLANT MIX



Pachysandra axillaris
Windcliff Fragrant Pachysandra



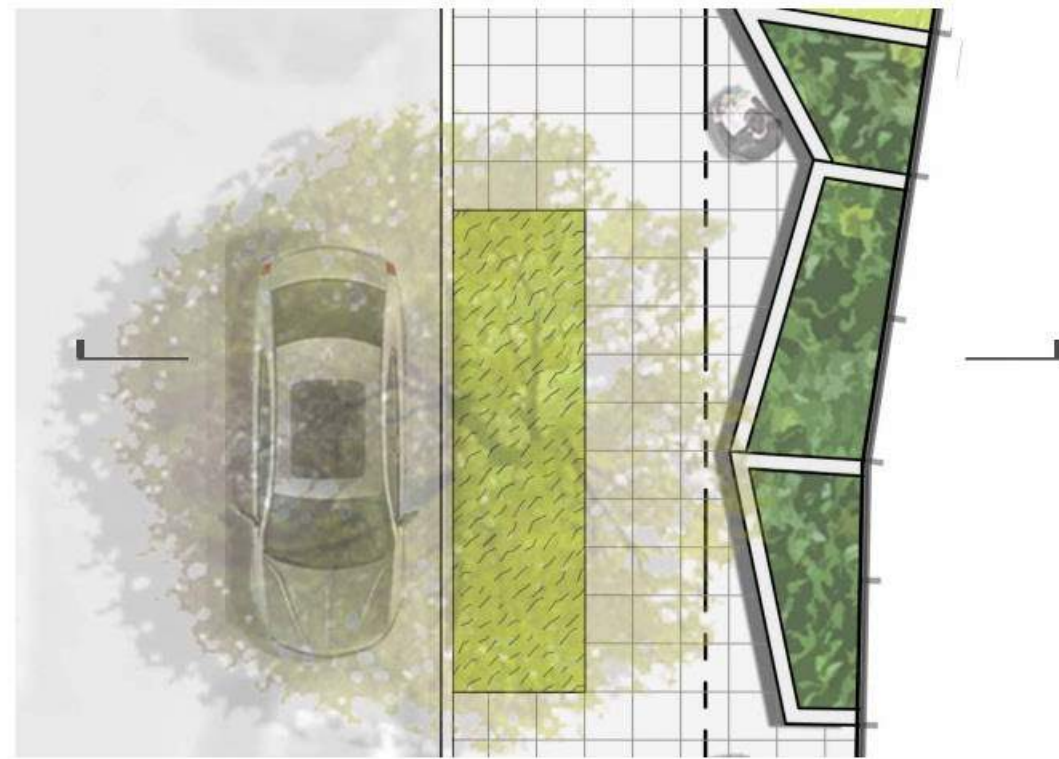
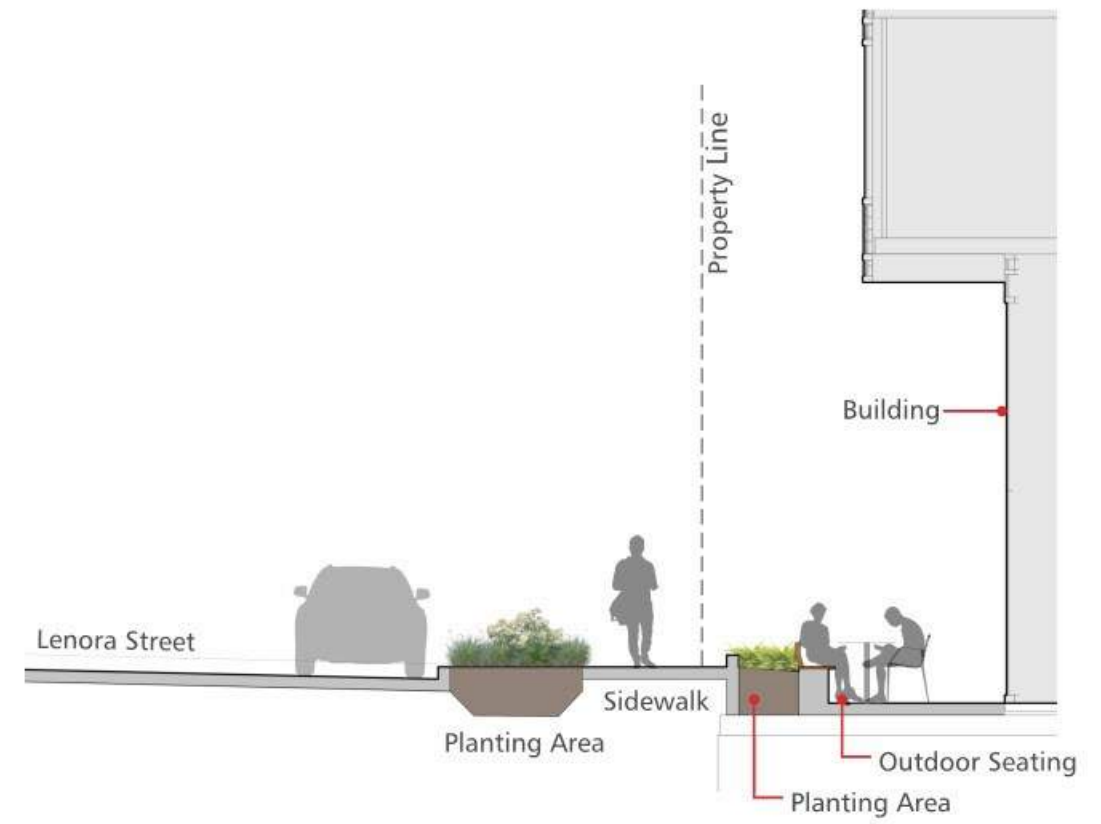
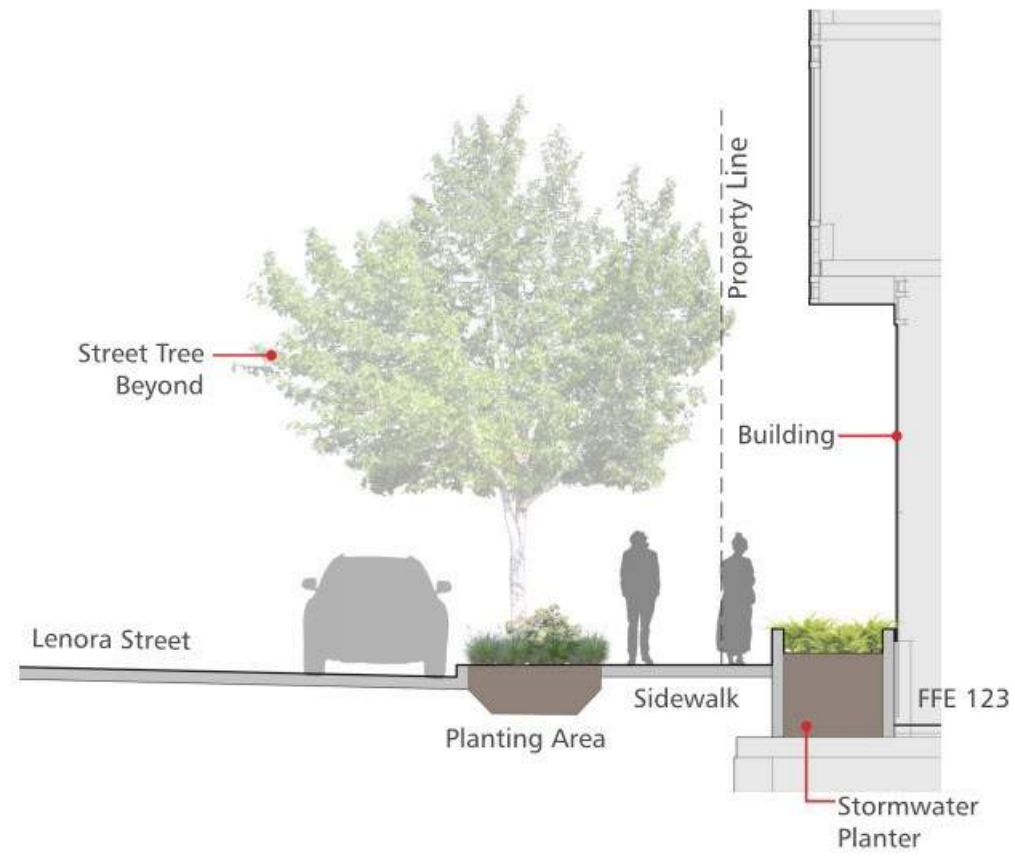
Spiraea japonica 'Little Princess'
Japanese Spirea



Polystichum polyblepharum
Tassel Fern



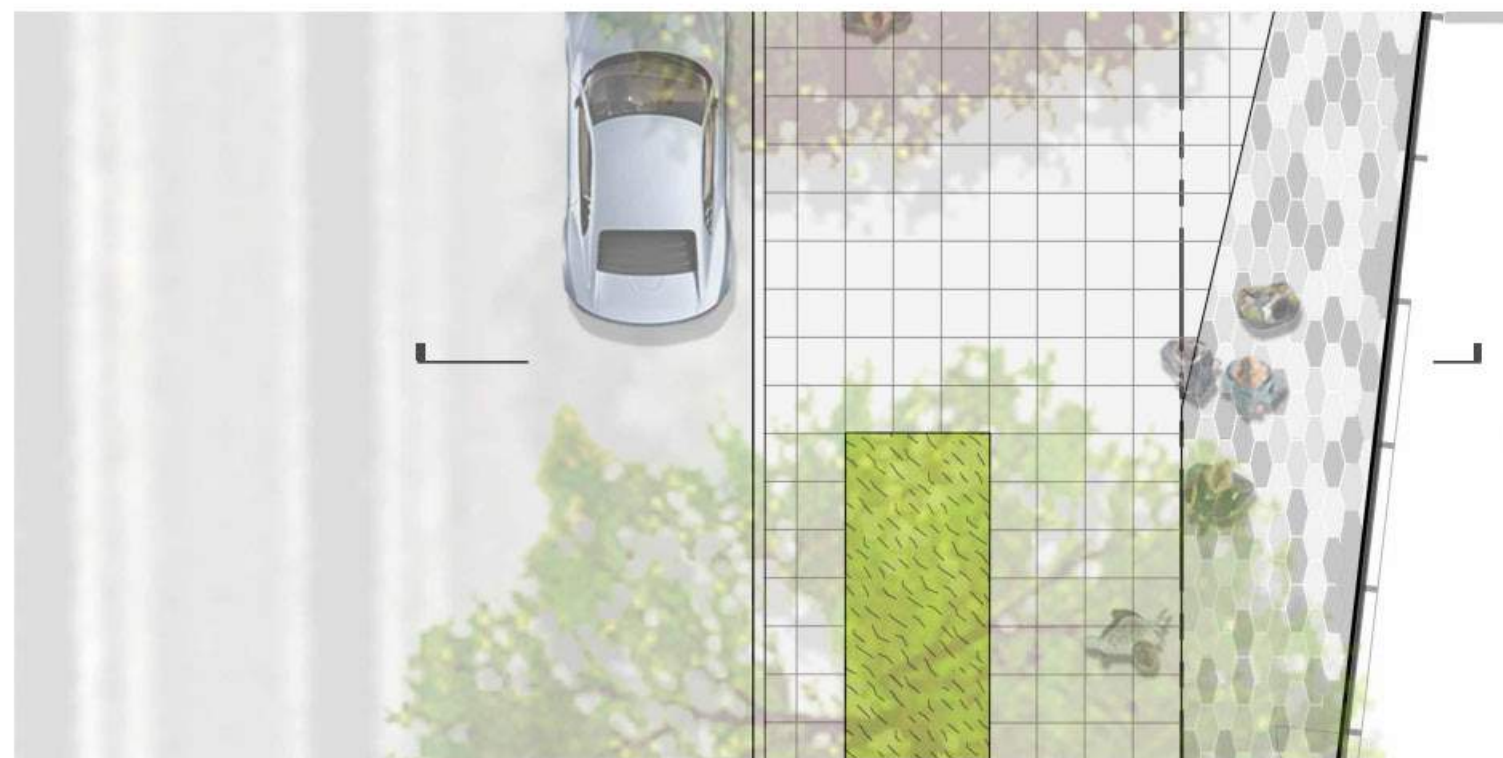
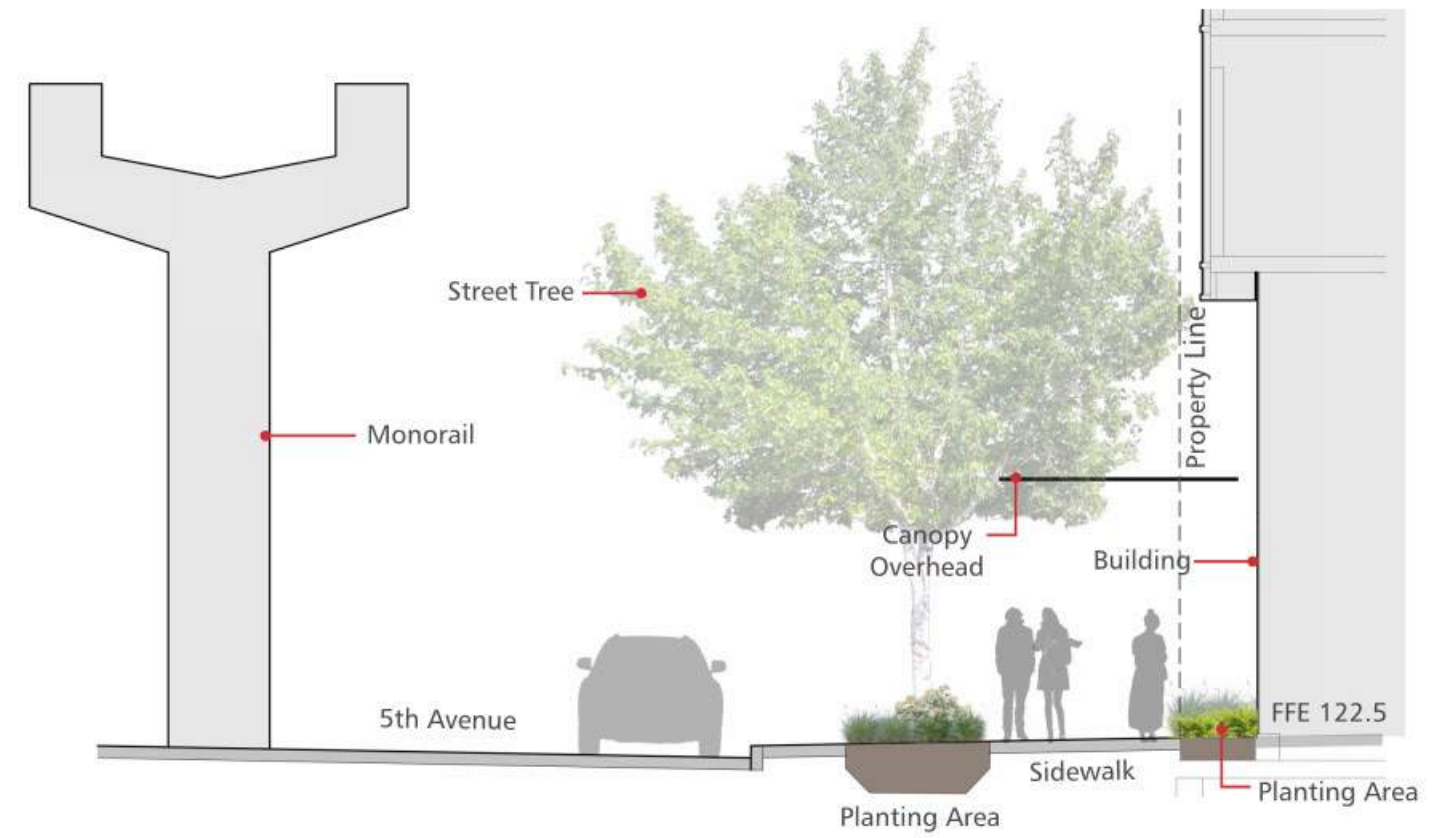
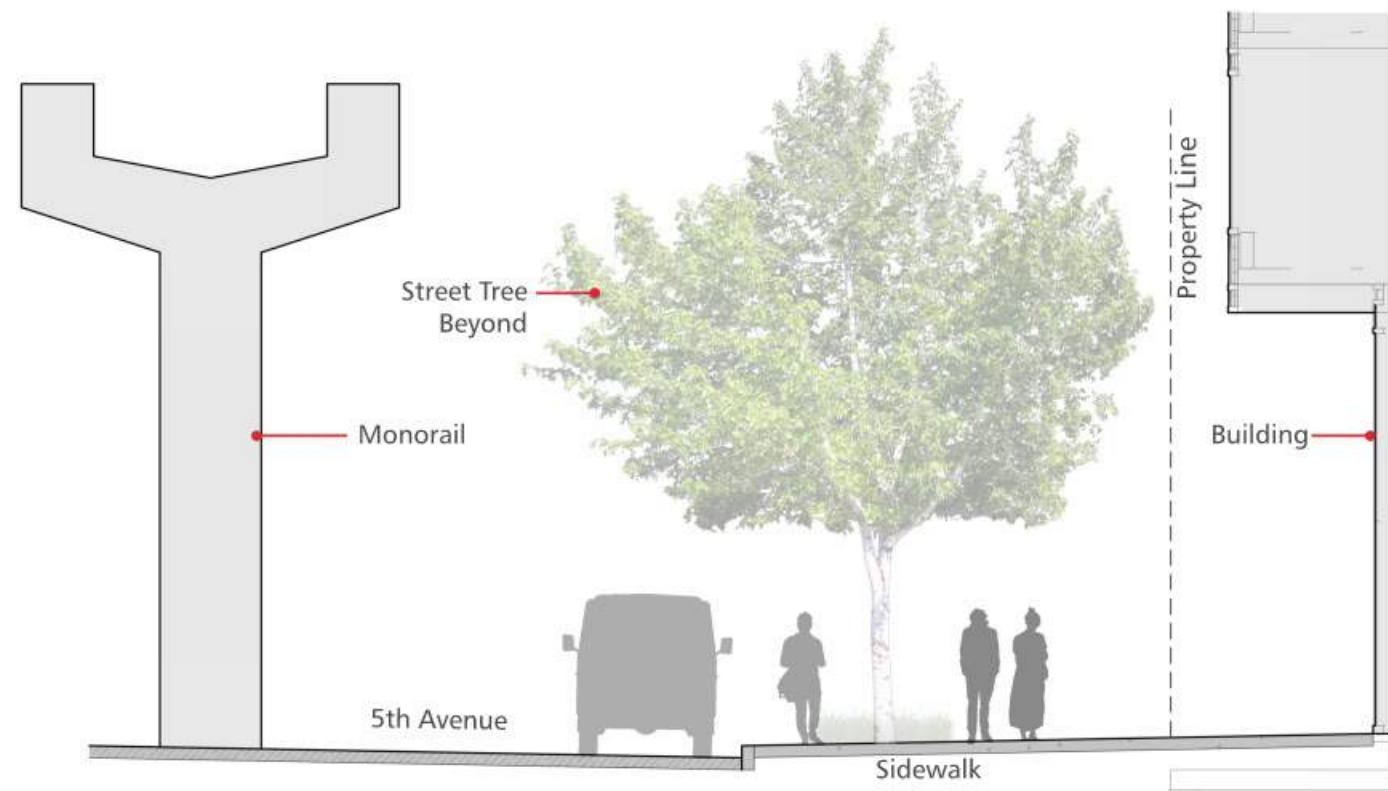
Epimedium grandiflorum
Bishop's Hat



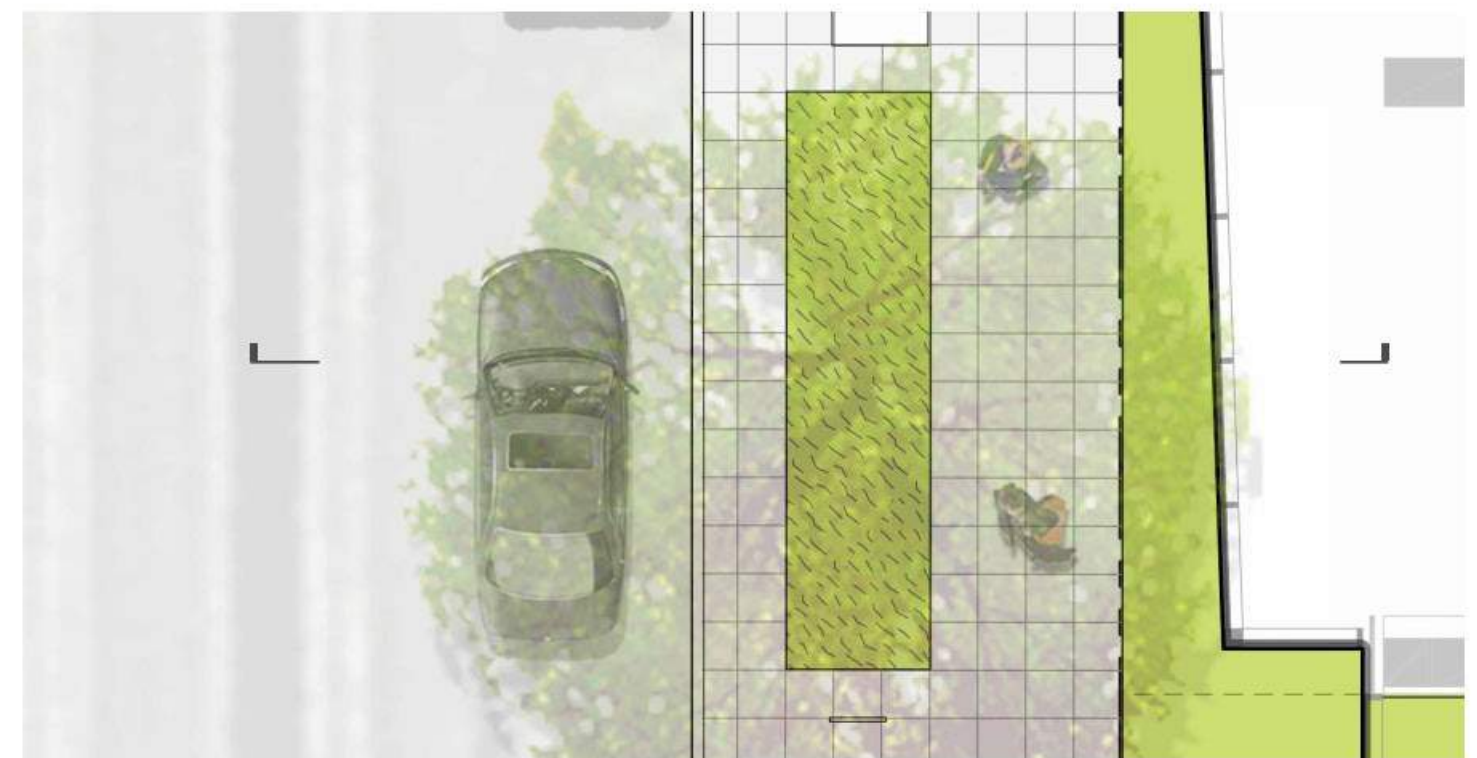
(S1) Lenora Street - West



(S2) Lenora Street - East



S3 5th Avenue - North



S4 5th Avenue - North

ENLARGED PLAN: OUTDOOR SEATING

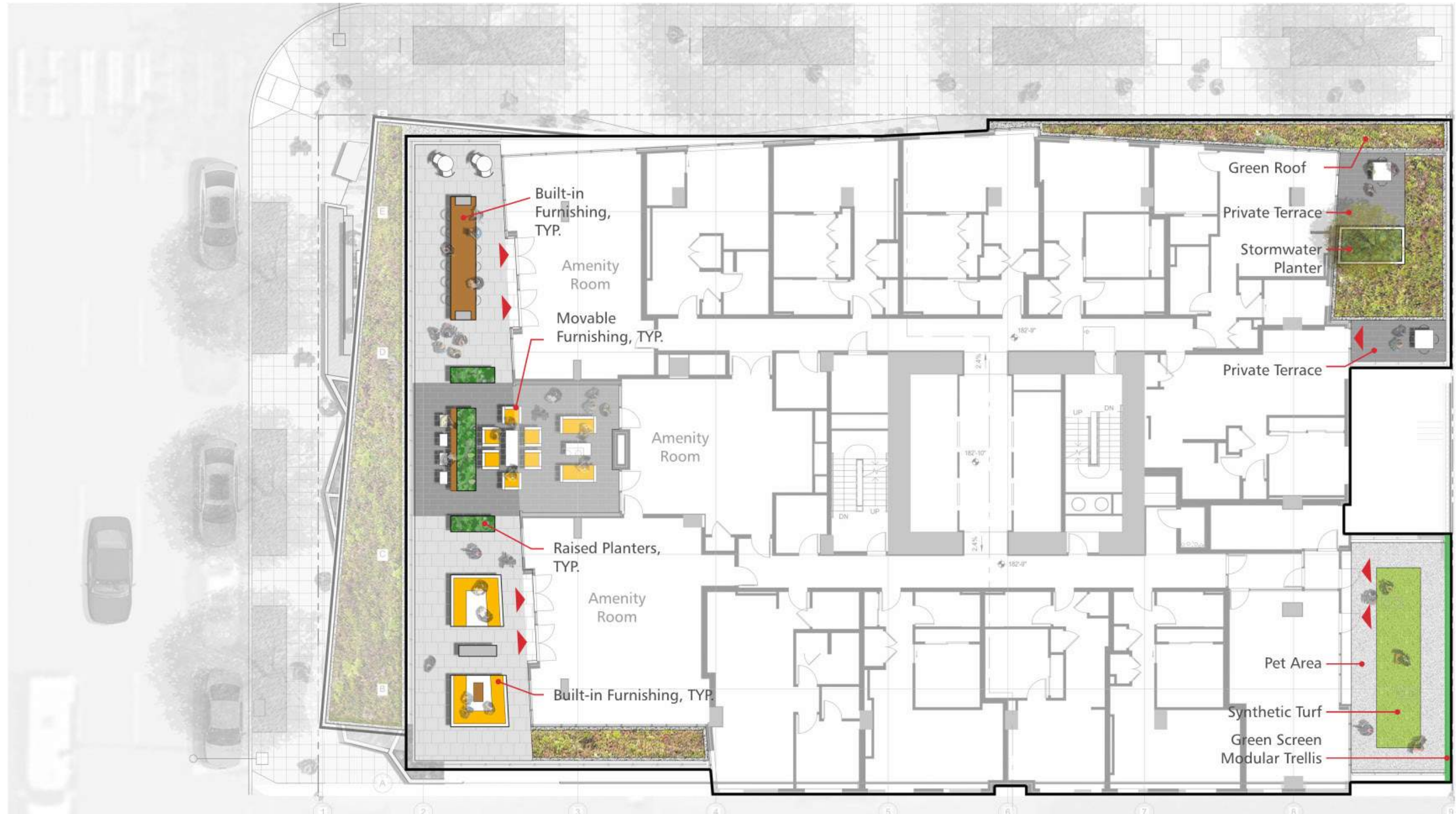


① Outdoor Seating from 5TH Ave

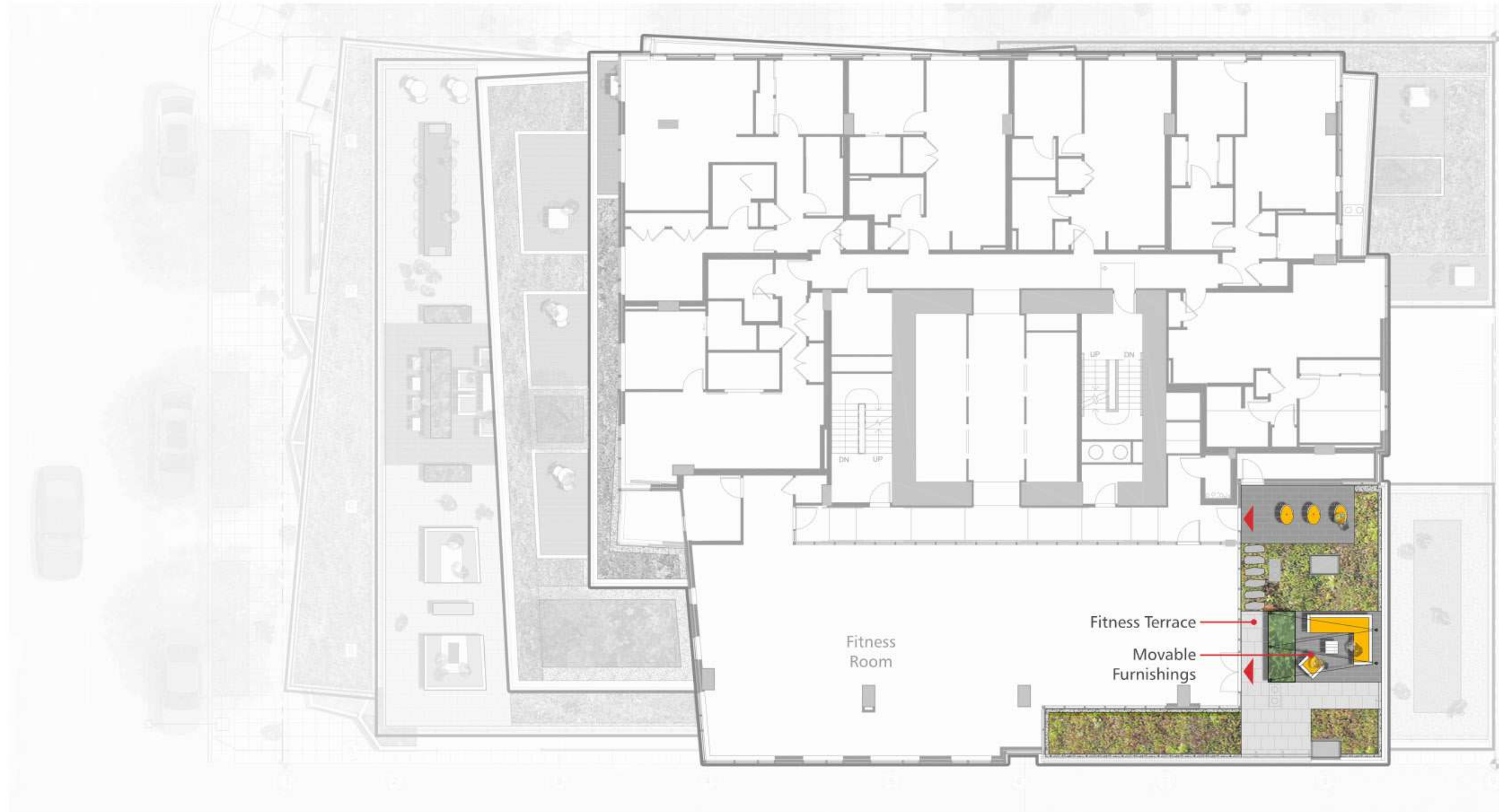


② Outdoor Seating Along Lenora Street

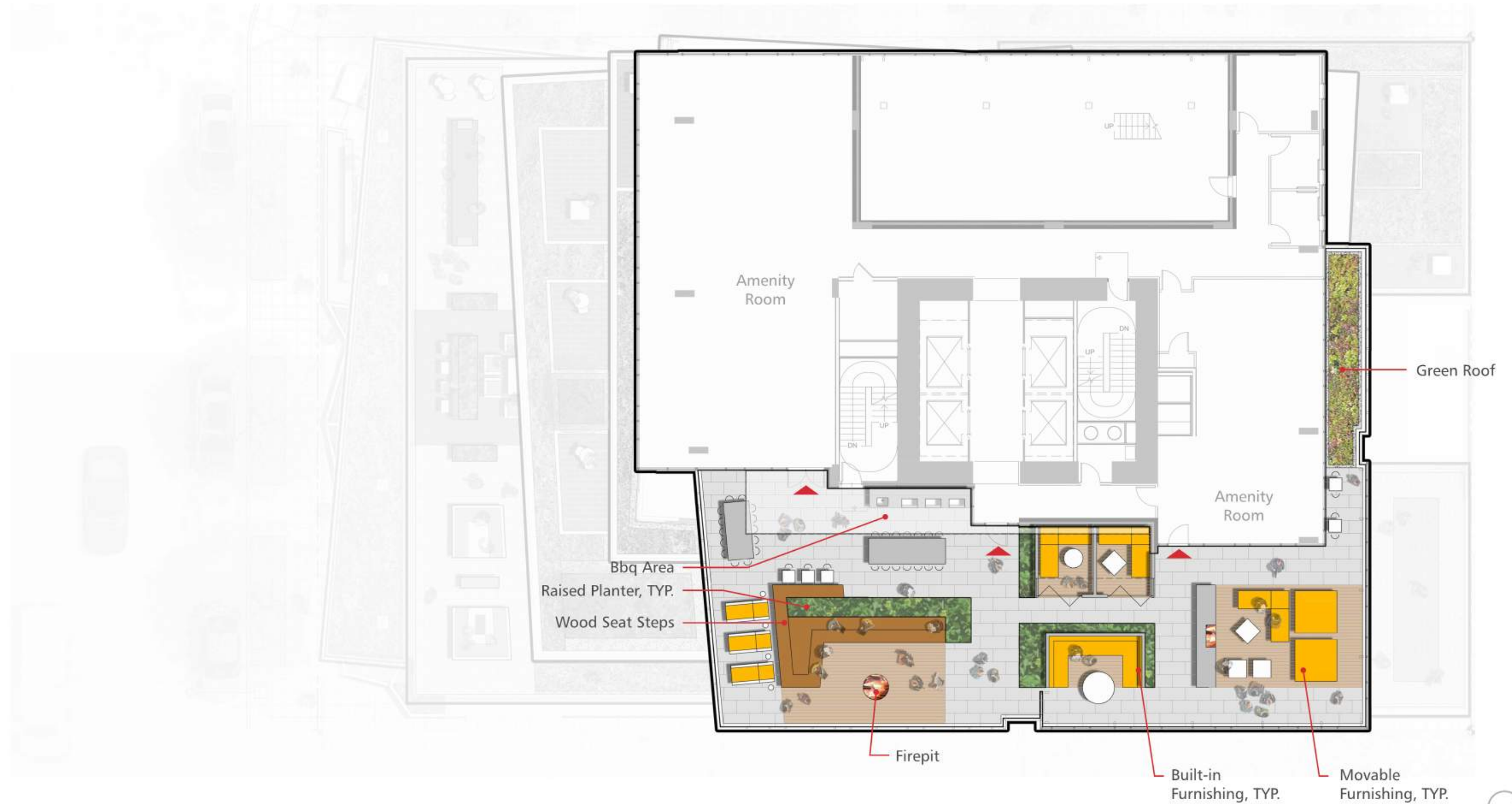
LEVEL 6 ROOFDECK PLAN



LEVEL 28 ROOFDECK PLAN



LEVEL 44 ROOFDECK PLAN



ROOFDECK MATERIALS

MATERIALS



PEDESTAL PAVING



CONCRETE TOPPING SLAB AT PET AREA



DECORATIVE COBBLE



SYNTHETIC TURF AT PET AREA



RAISED PLANTERS



METAL EDGING

PLANTS



Poa cita
Silver Tussock



Carex dipsacea
Autumn Sedae



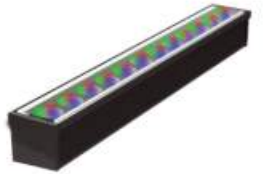
Allium sp.
Allium



Sedum spp.
Green Roof Sedum Mix



L3. LINEAR GRAZER
Provides wash of light for interior entry vestibule feature paneled wall.



E1. RECESSED DOWN LIGHT
Provides general illumination at points of egress and walkways below canopies.



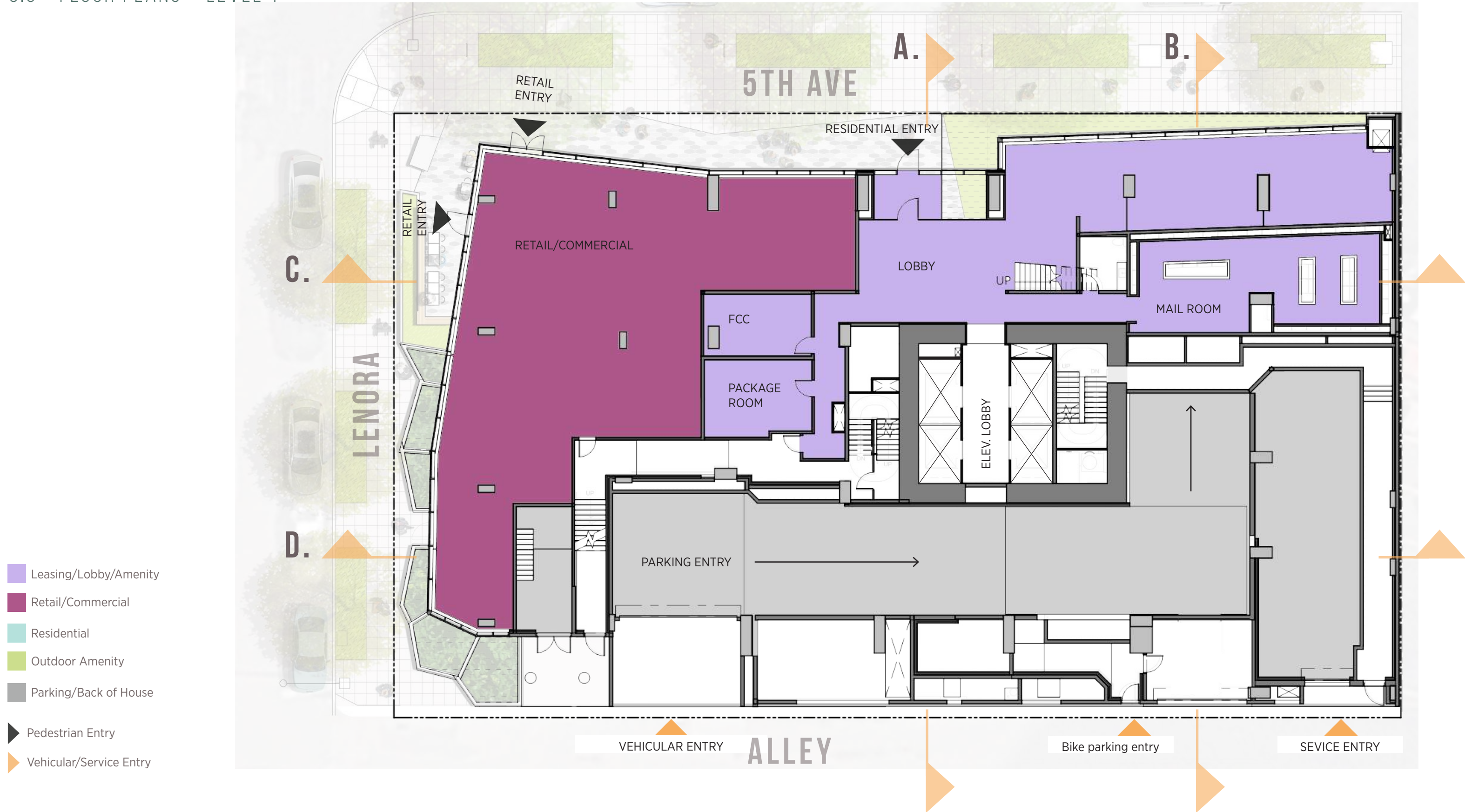
E4. SECURITY WALL PACK
Provides egress illumination along exit passageways.



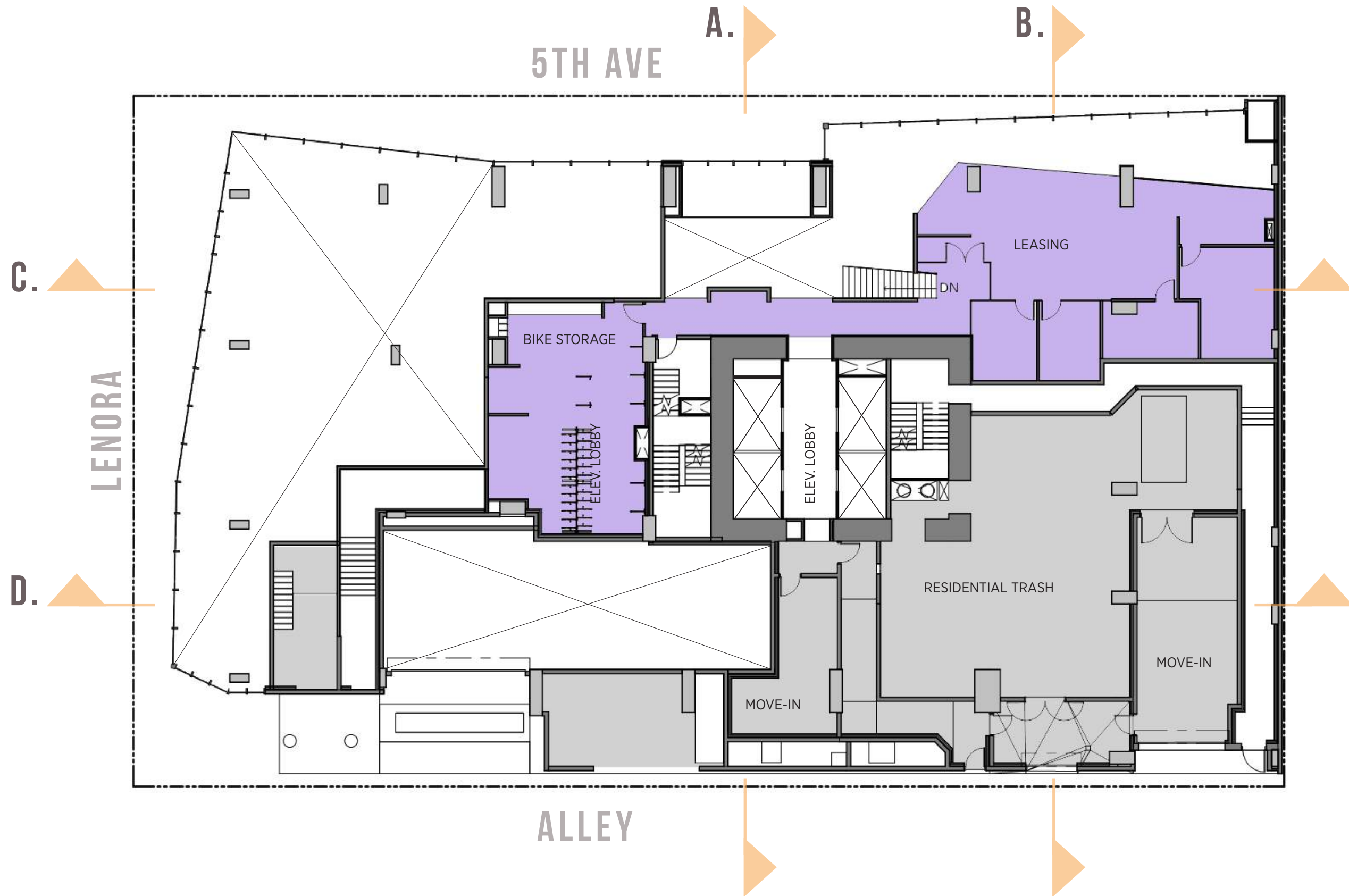
E8. LED LINEAR ACCENT LIGHT
Provides linear glow of illumination along retail canopy.



9.0 - FLOOR PLANS - LEVEL 1



- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House
- Pedestrian Entry
- Vehicular/Service Entry



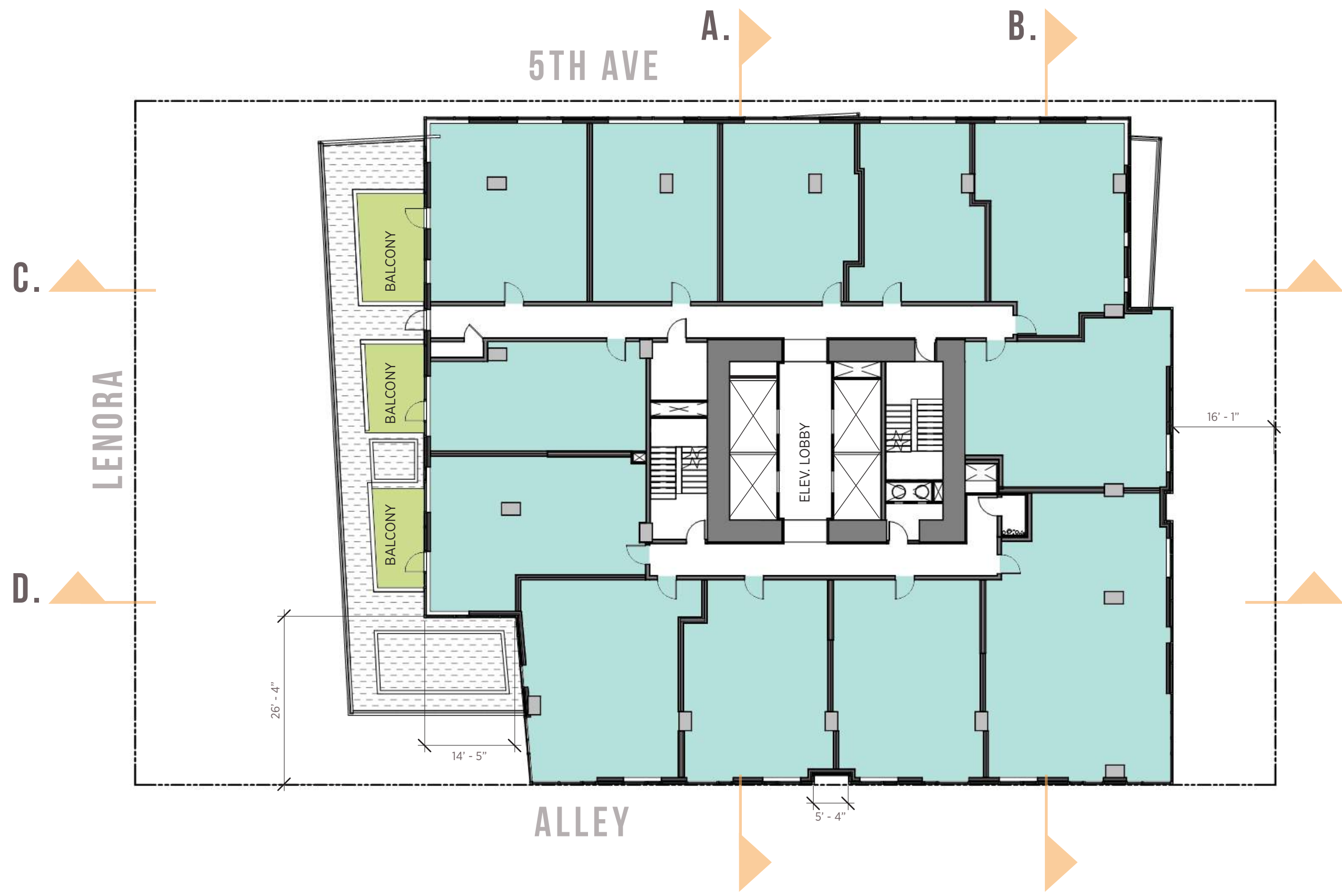


- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House

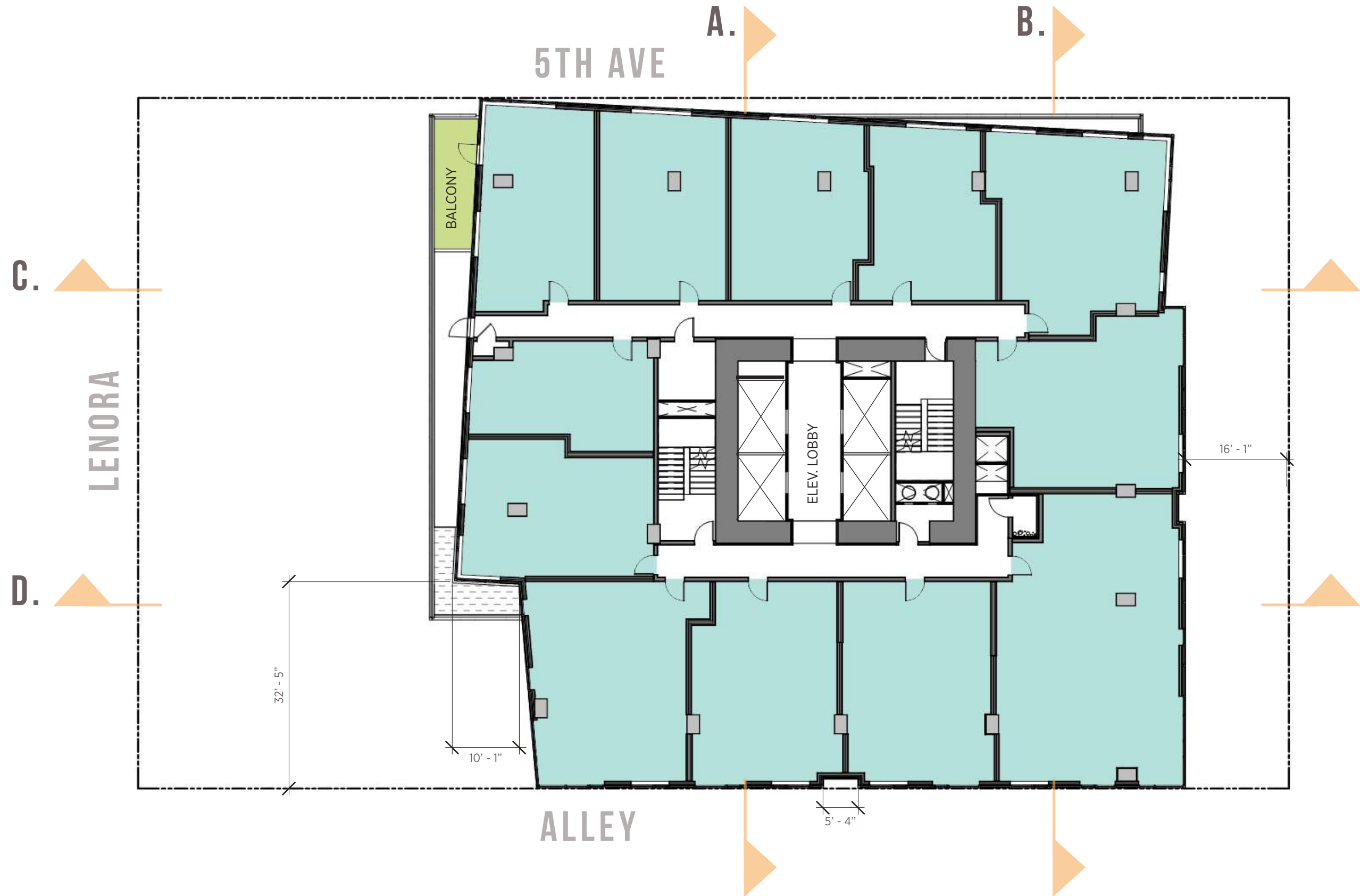


- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House

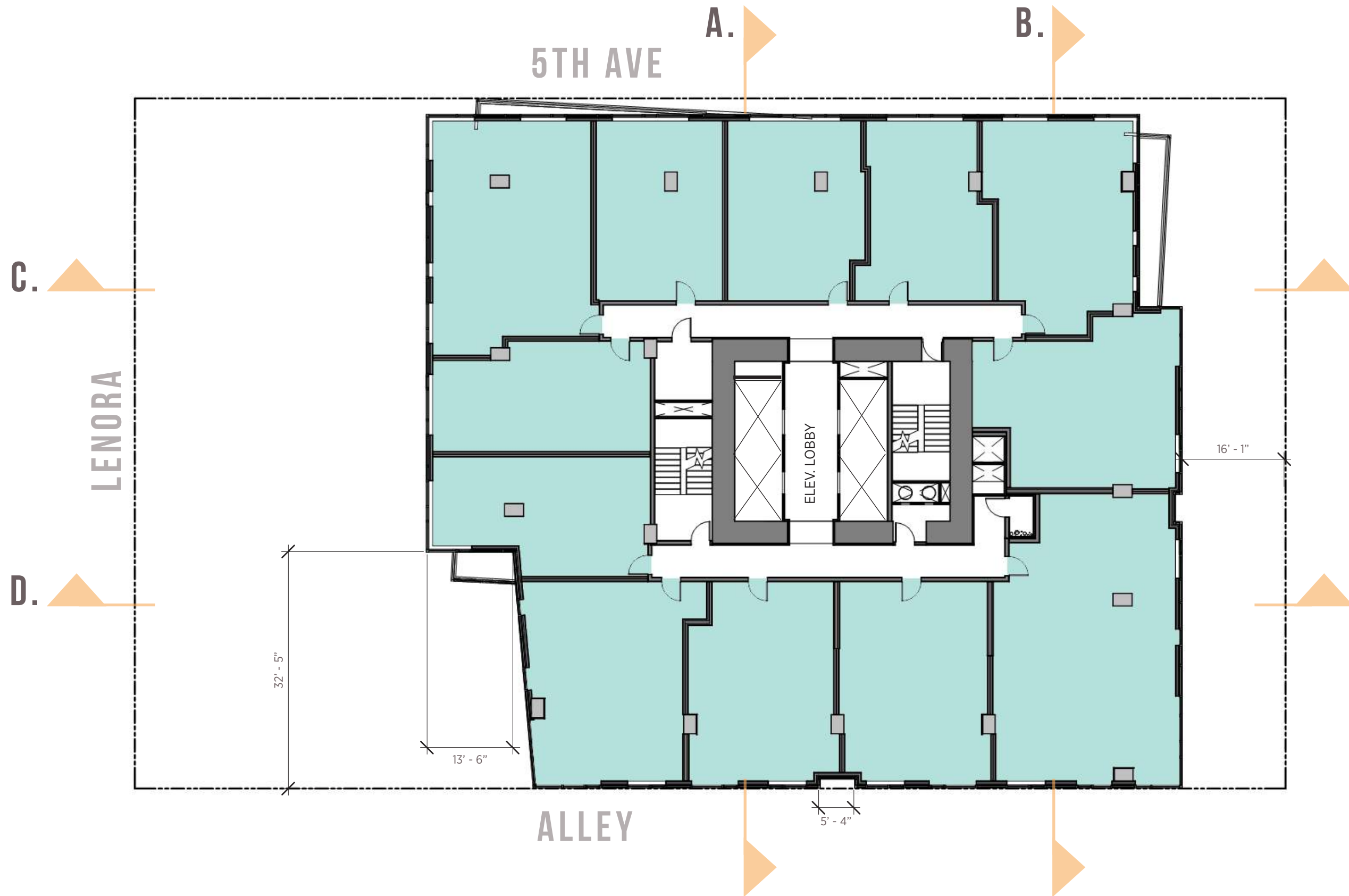




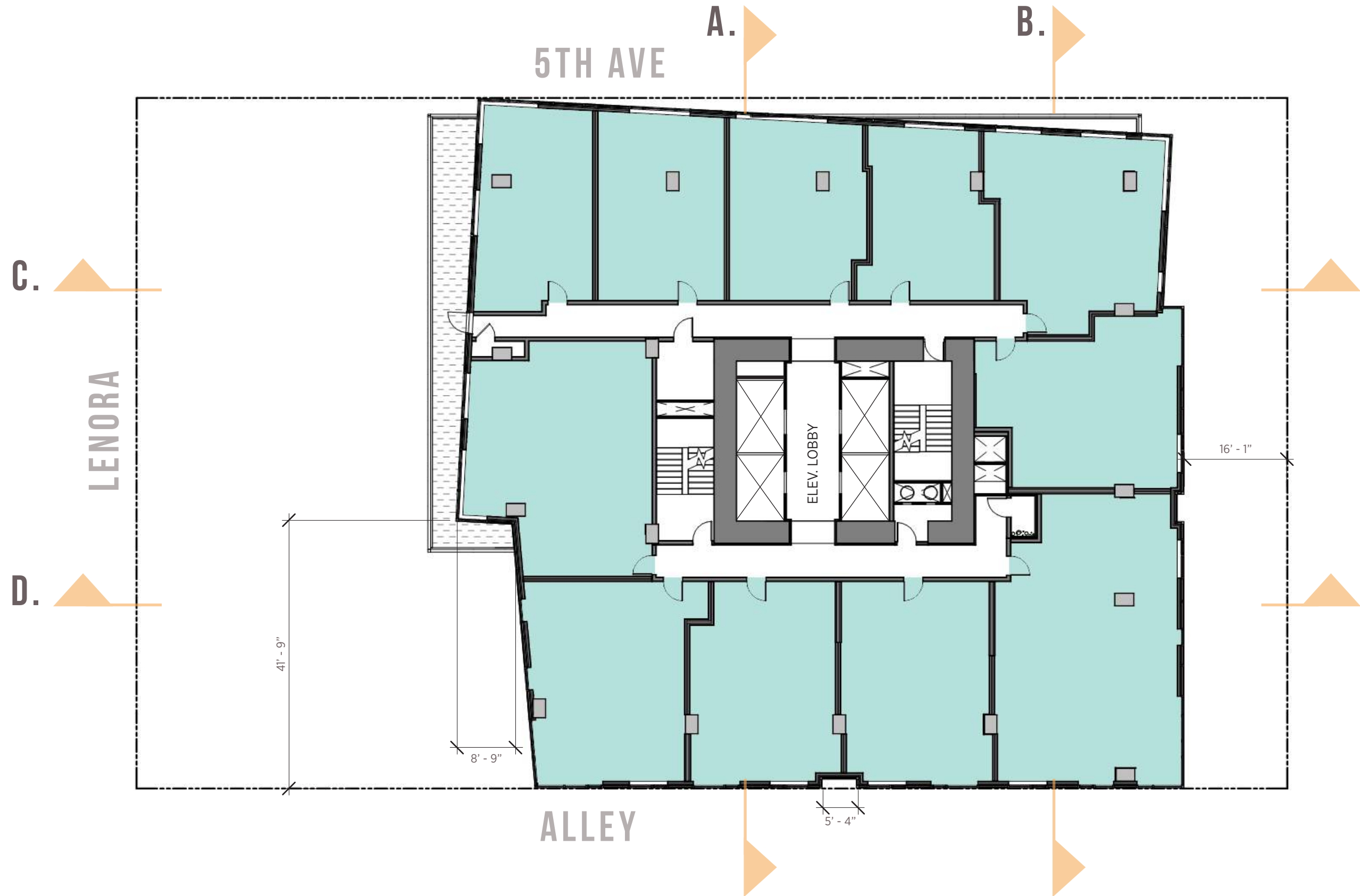
- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House



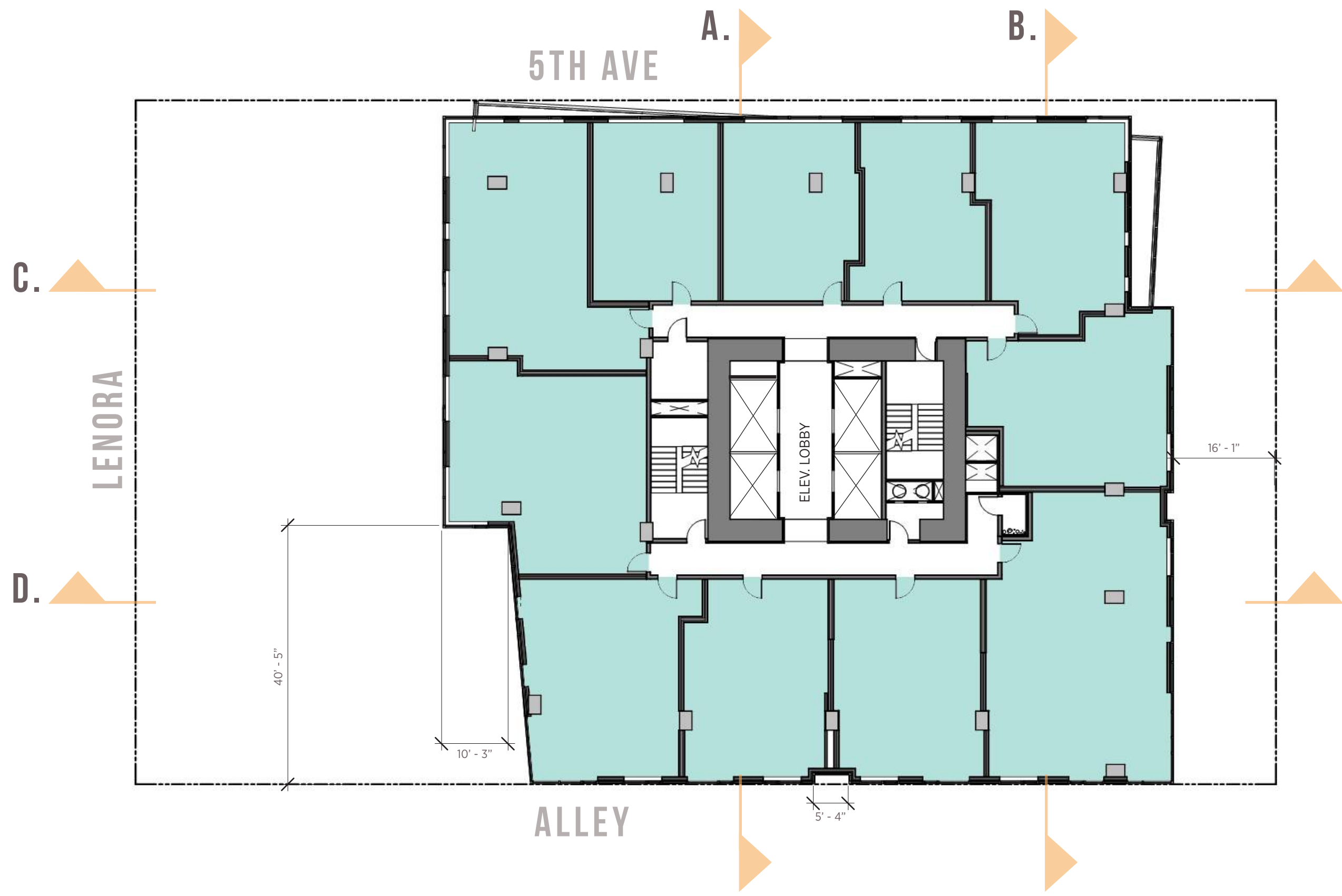
- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House



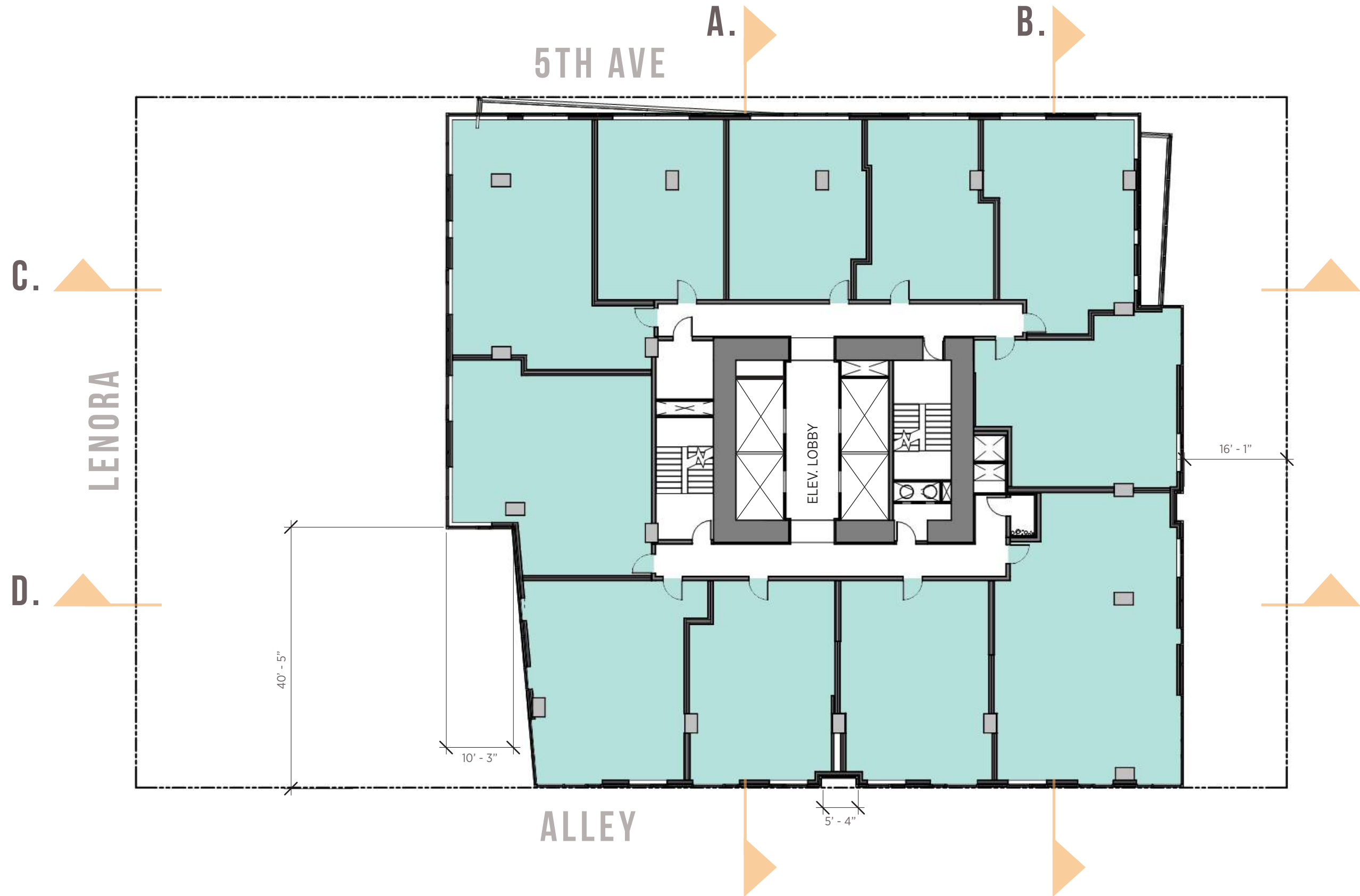
- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House



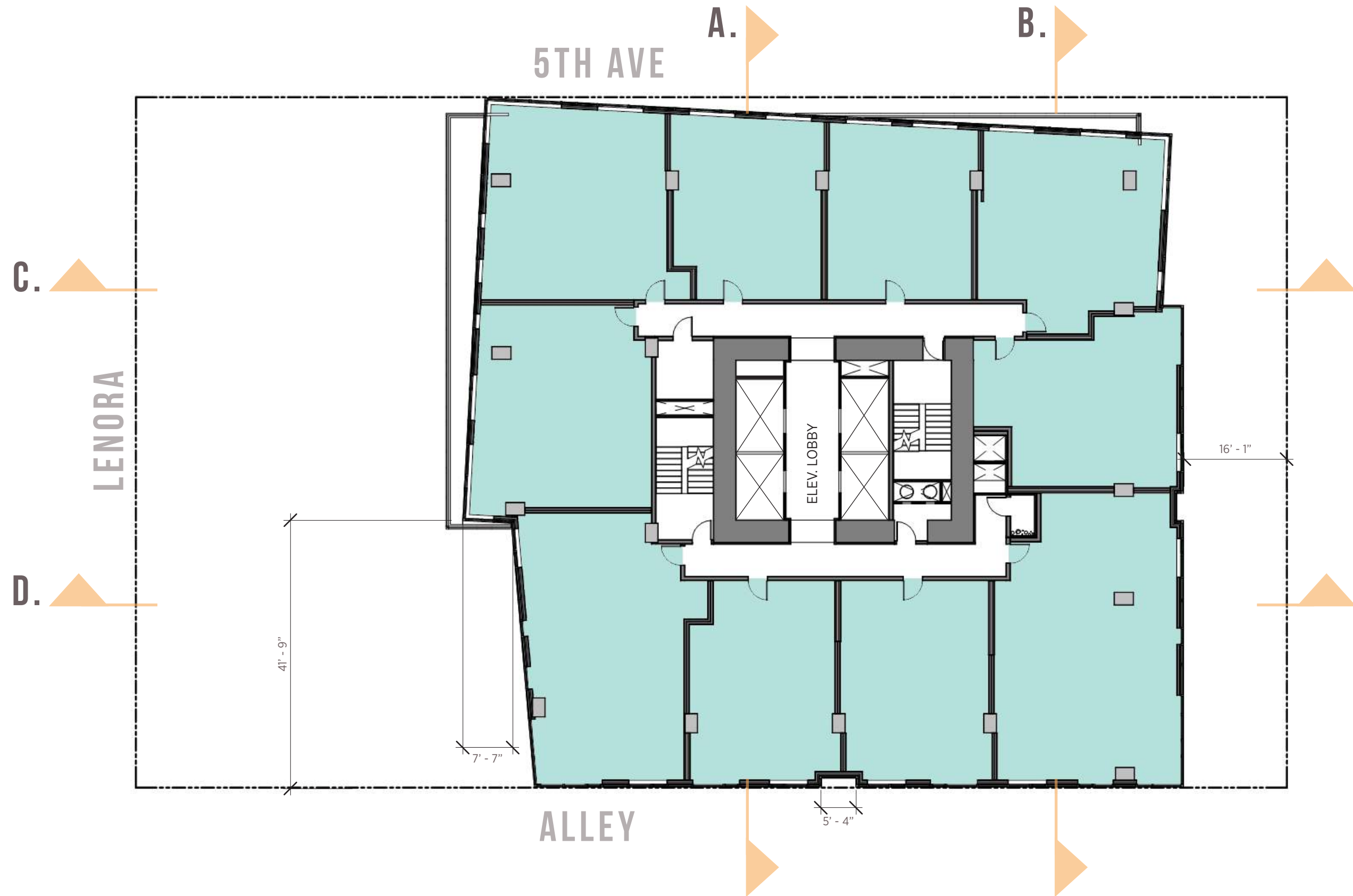
- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House



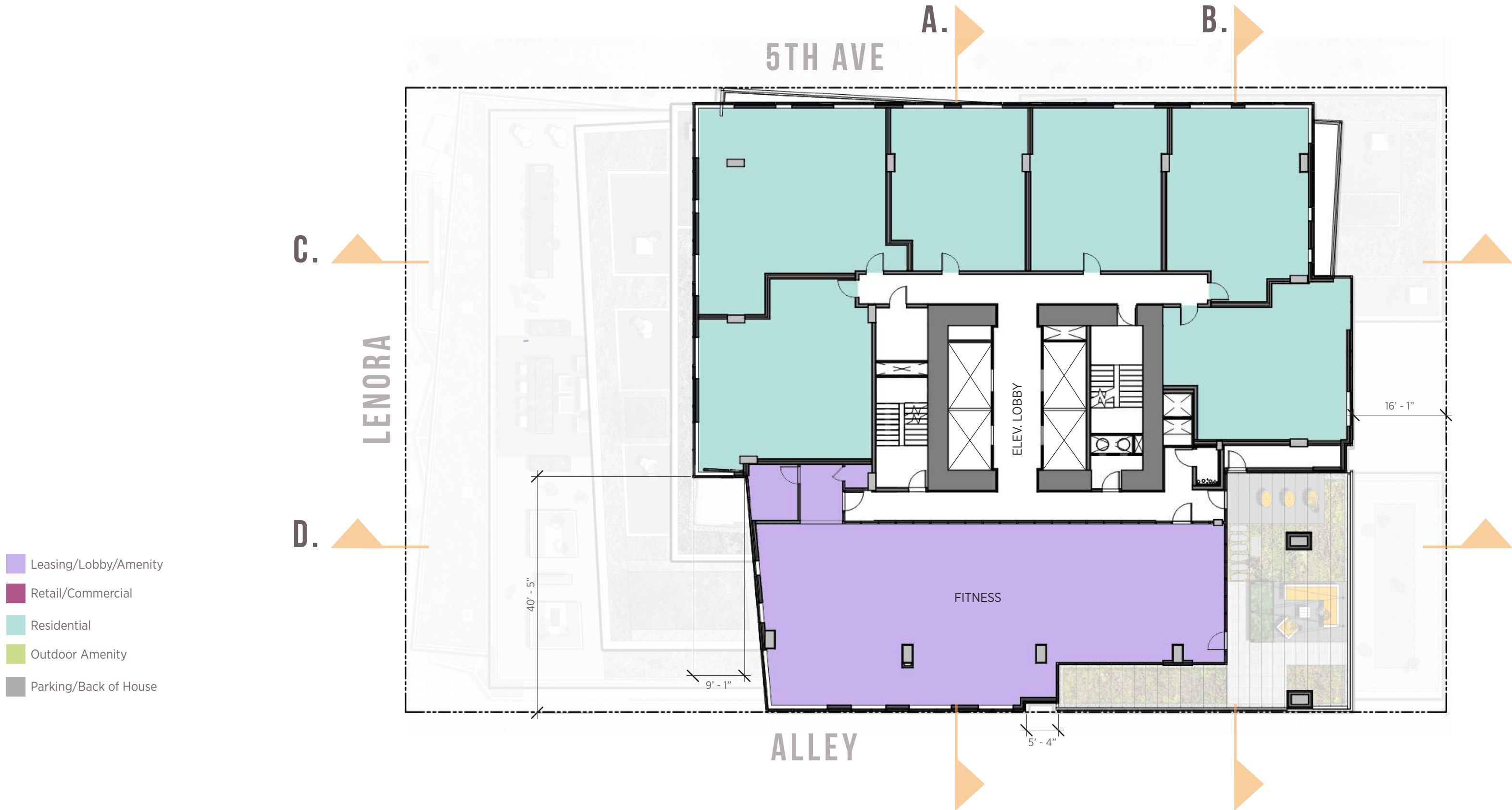
- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House



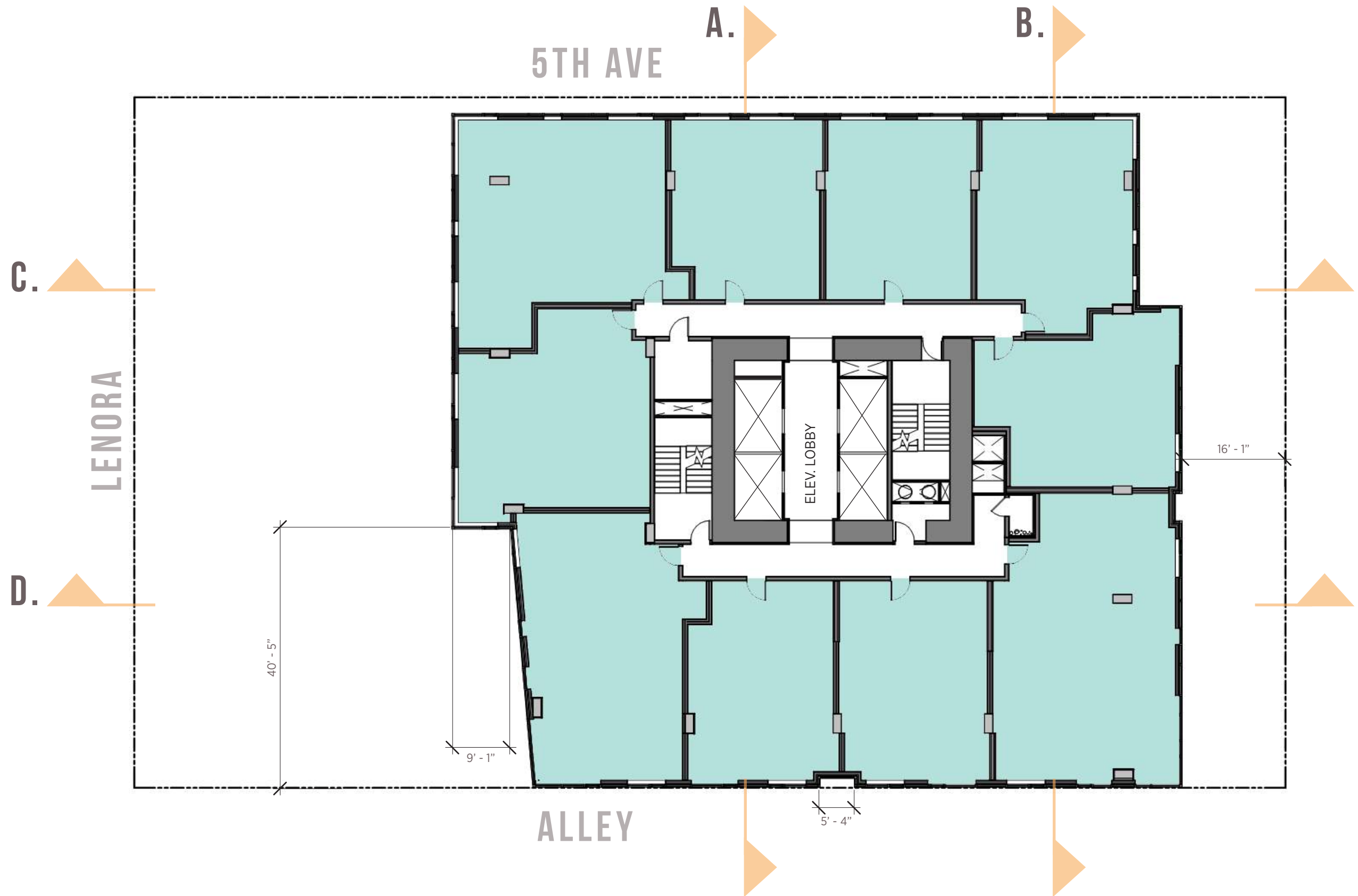
- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House



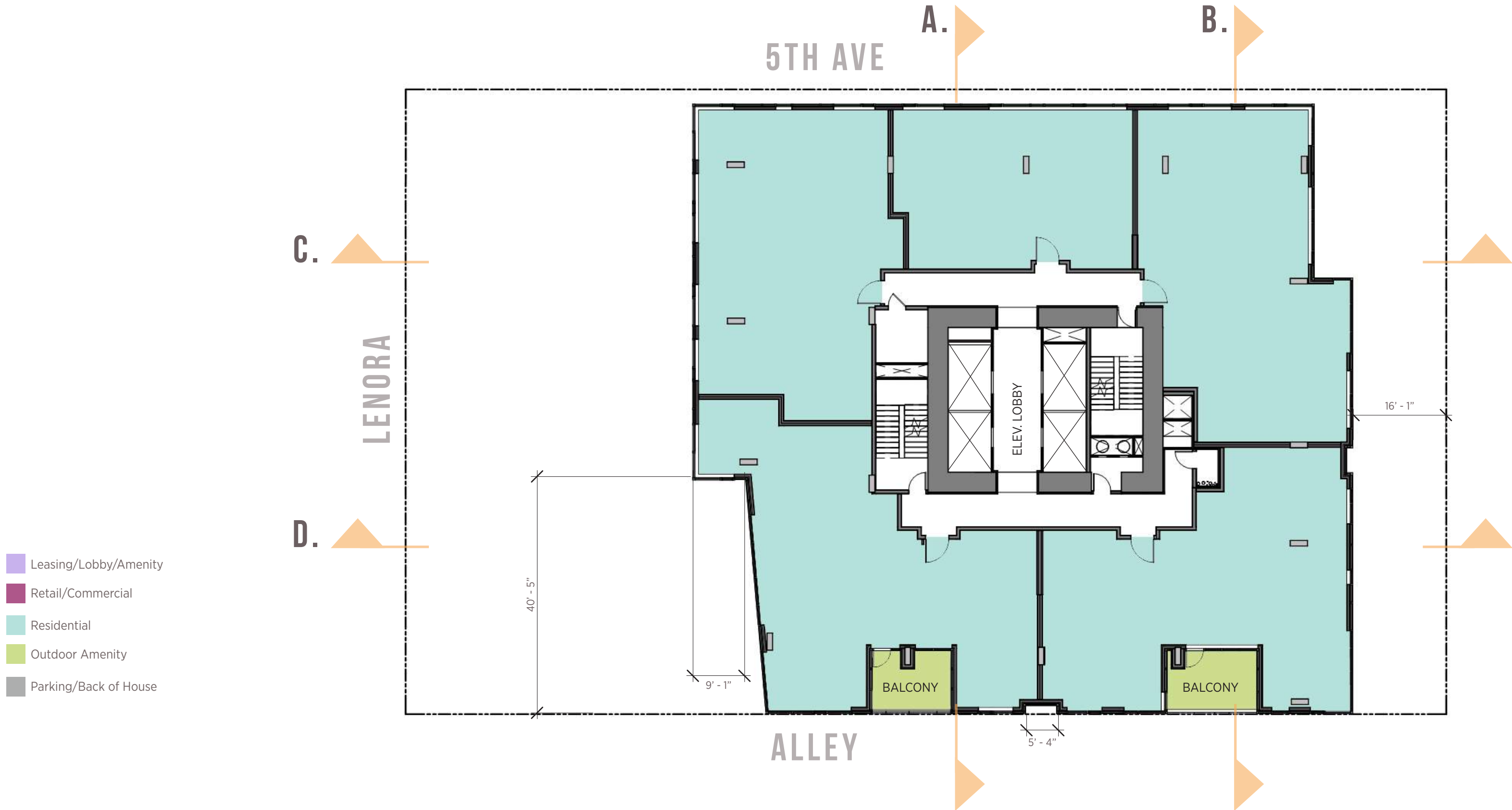
- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House



- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House



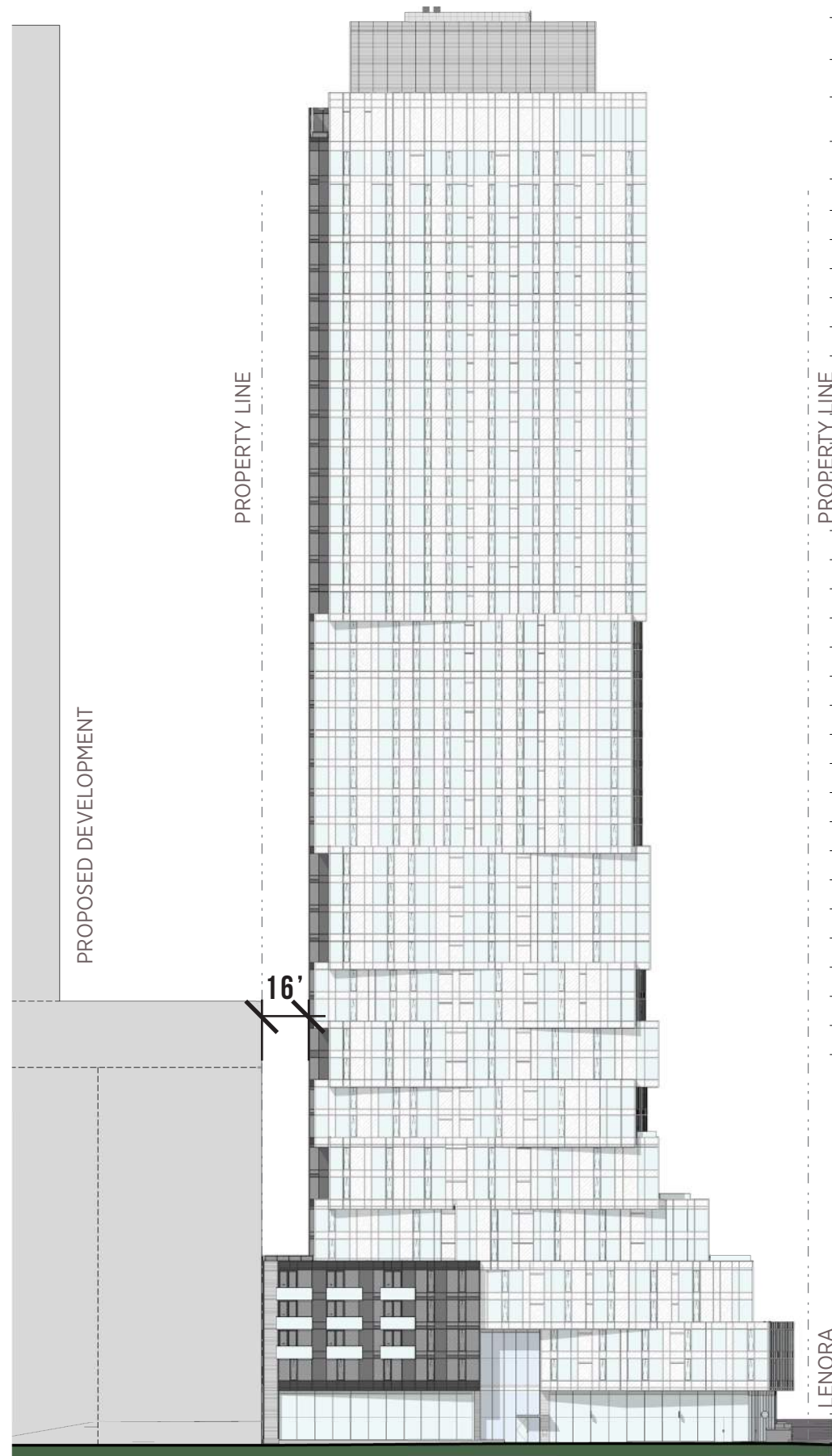
- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House





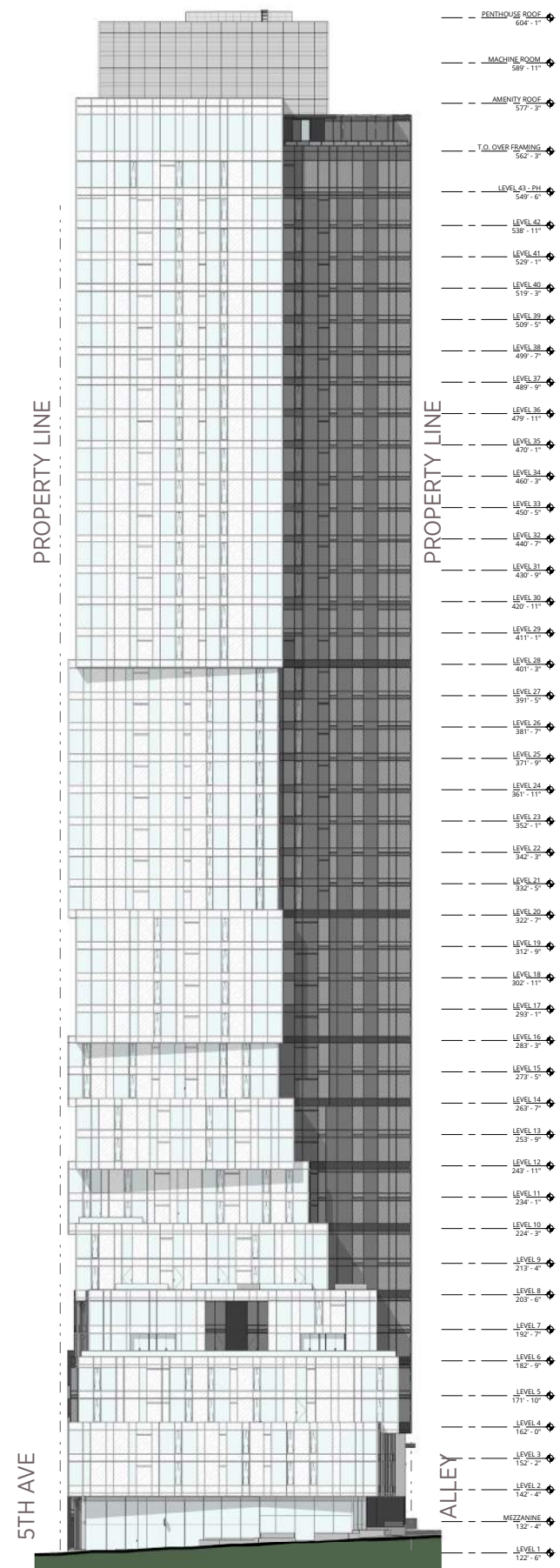
- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House

11.0 - ELEVATIONS



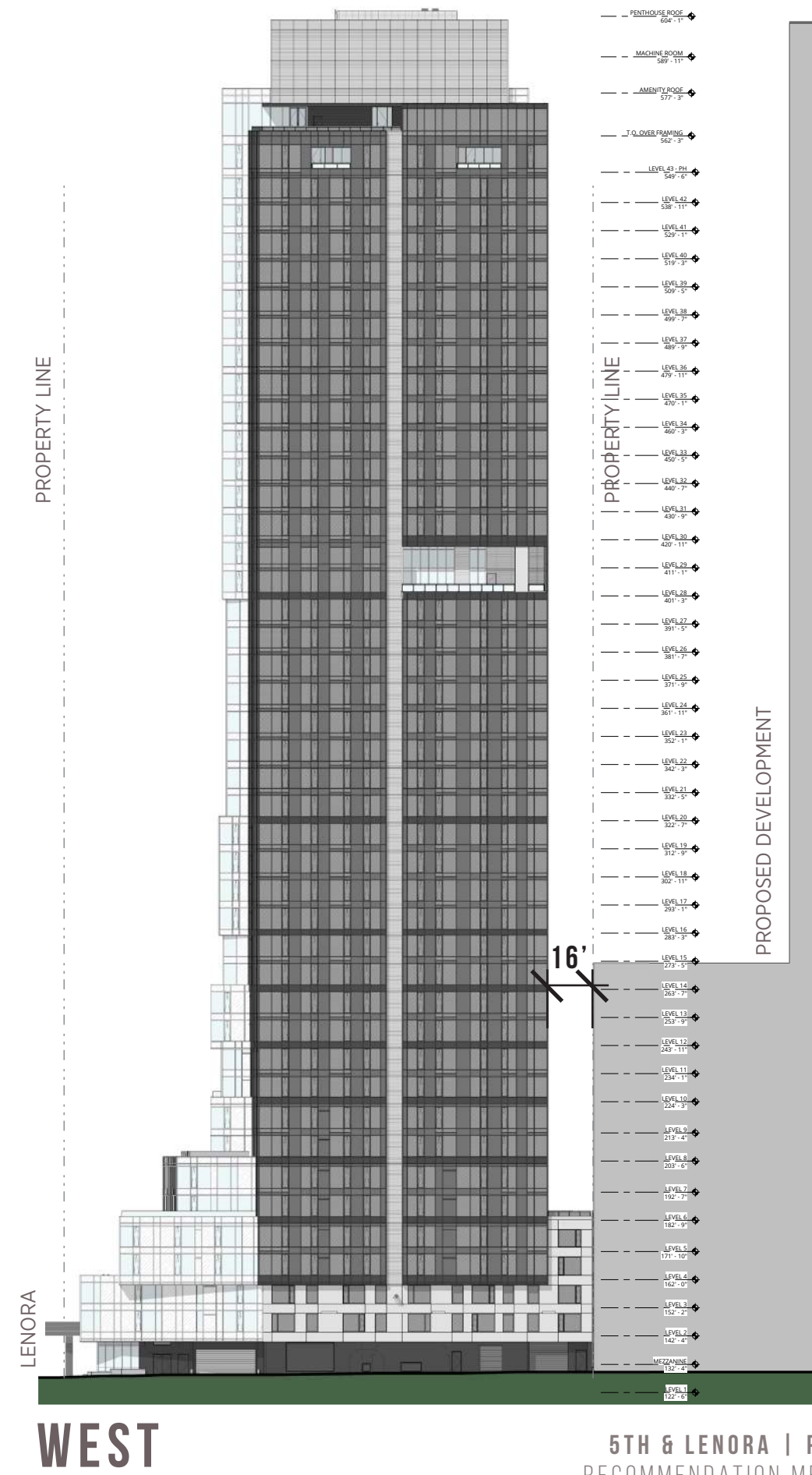
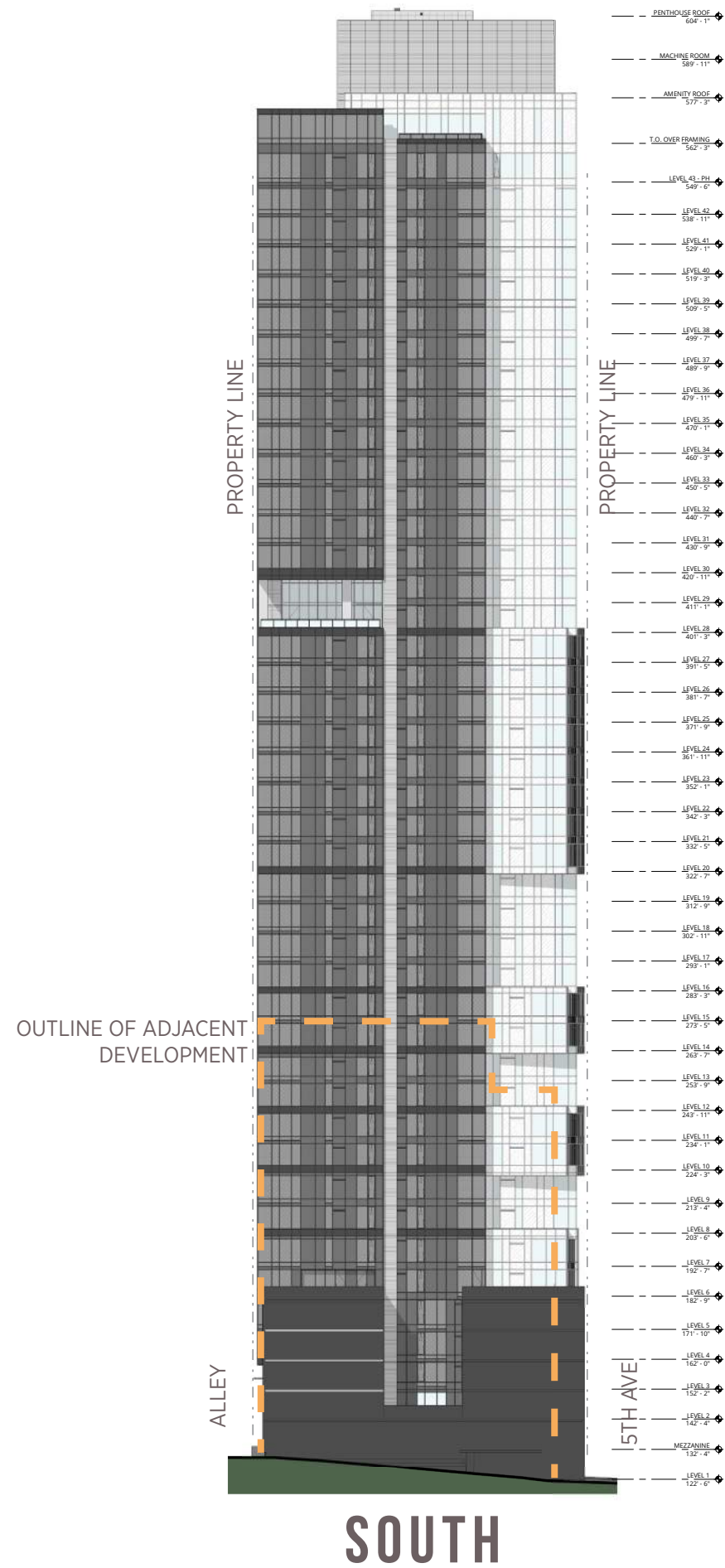
- PENTHOUSE ROOF 604'-11"
- MACHINE ROOM 589'-11"
- AMENITY ROOF 577'-3"
- T.O. OVER FRAMING 562'-3"
- LEVEL 43 - PH 549'-6"
- LEVEL 42 538'-11"
- LEVEL 41 529'-1"
- LEVEL 40 519'-3"
- LEVEL 39 509'-5"
- LEVEL 38 499'-7"
- LEVEL 37 489'-9"
- LEVEL 36 479'-11"
- LEVEL 35 470'-1"
- LEVEL 34 460'-3"
- LEVEL 33 450'-5"
- LEVEL 32 440'-7"
- LEVEL 31 430'-9"
- LEVEL 30 420'-11"
- LEVEL 29 411'-1"
- LEVEL 28 401'-3"
- LEVEL 27 391'-5"
- LEVEL 26 381'-7"
- LEVEL 25 371'-9"
- LEVEL 24 361'-11"
- LEVEL 23 352'-1"
- LEVEL 22 342'-3"
- LEVEL 21 332'-5"
- LEVEL 20 322'-7"
- LEVEL 19 312'-9"
- LEVEL 18 302'-11"
- LEVEL 17 293'-1"
- LEVEL 16 283'-3"
- LEVEL 15 273'-5"
- LEVEL 14 263'-7"
- LEVEL 13 253'-9"
- LEVEL 12 243'-11"
- LEVEL 11 234'-1"
- LEVEL 10 224'-3"
- LEVEL 9 213'-4"
- LEVEL 8 203'-6"
- LEVEL 7 192'-7"
- LEVEL 6 182'-9"
- LEVEL 5 171'-10"
- LEVEL 4 162'-0"
- LEVEL 3 152'-2"
- LEVEL 2 142'-4"
- MEZZANINE 132'-4"
- LEVEL 1 122'-6"

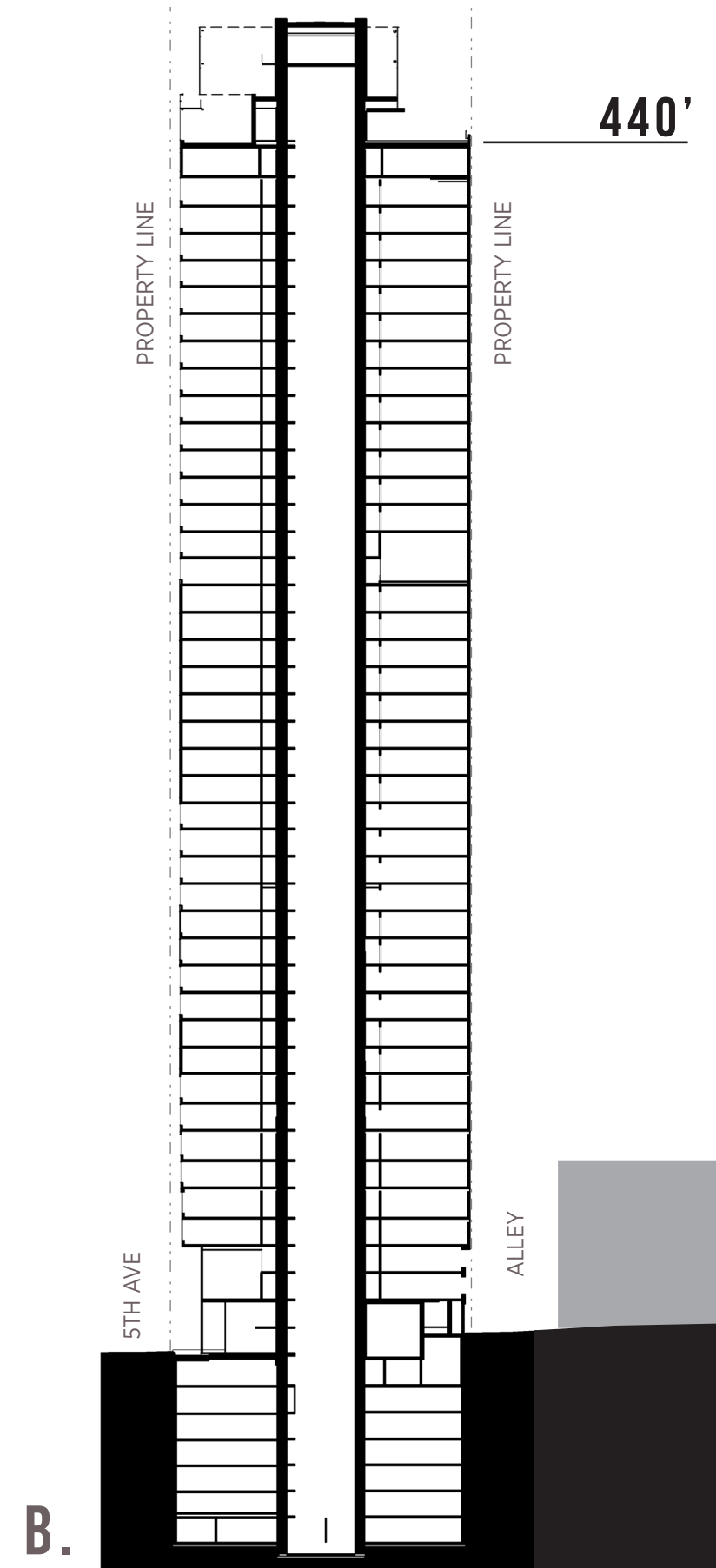
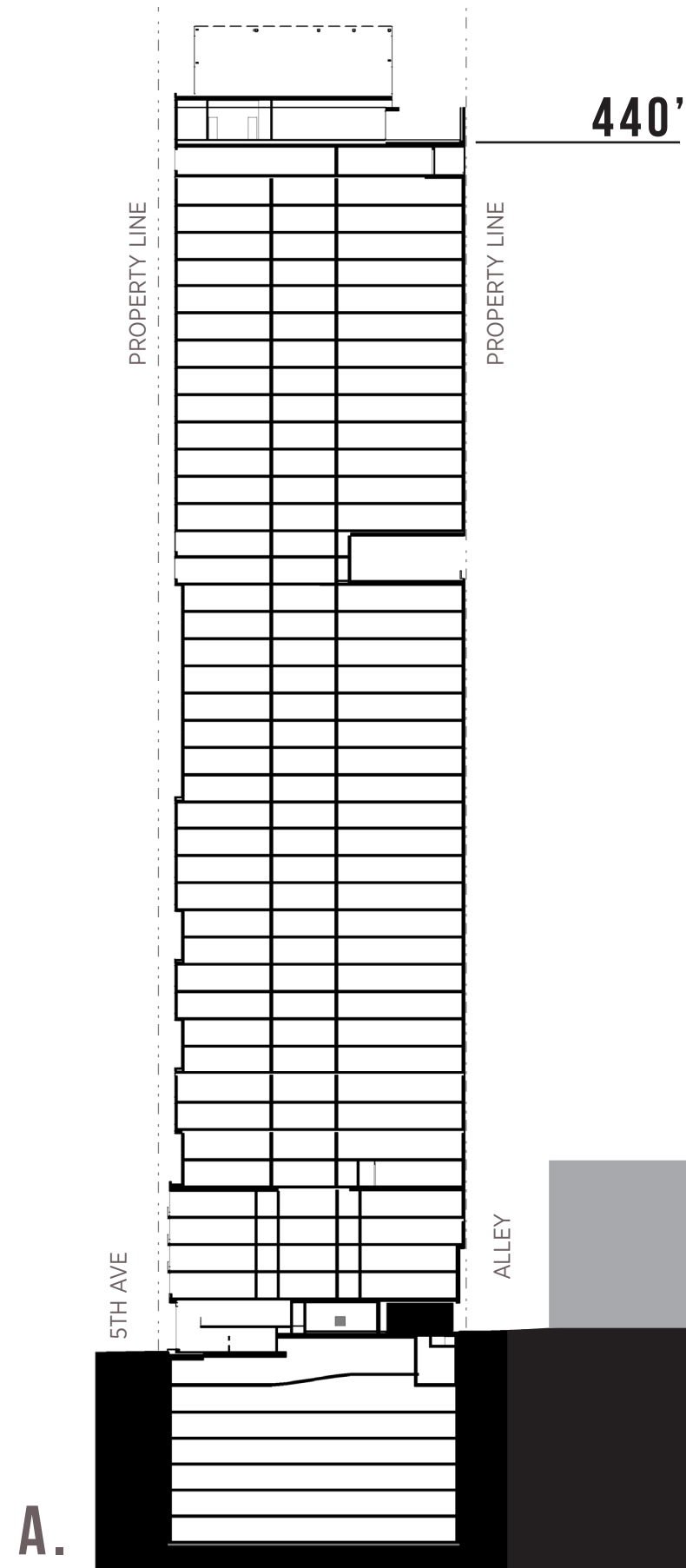
EAST

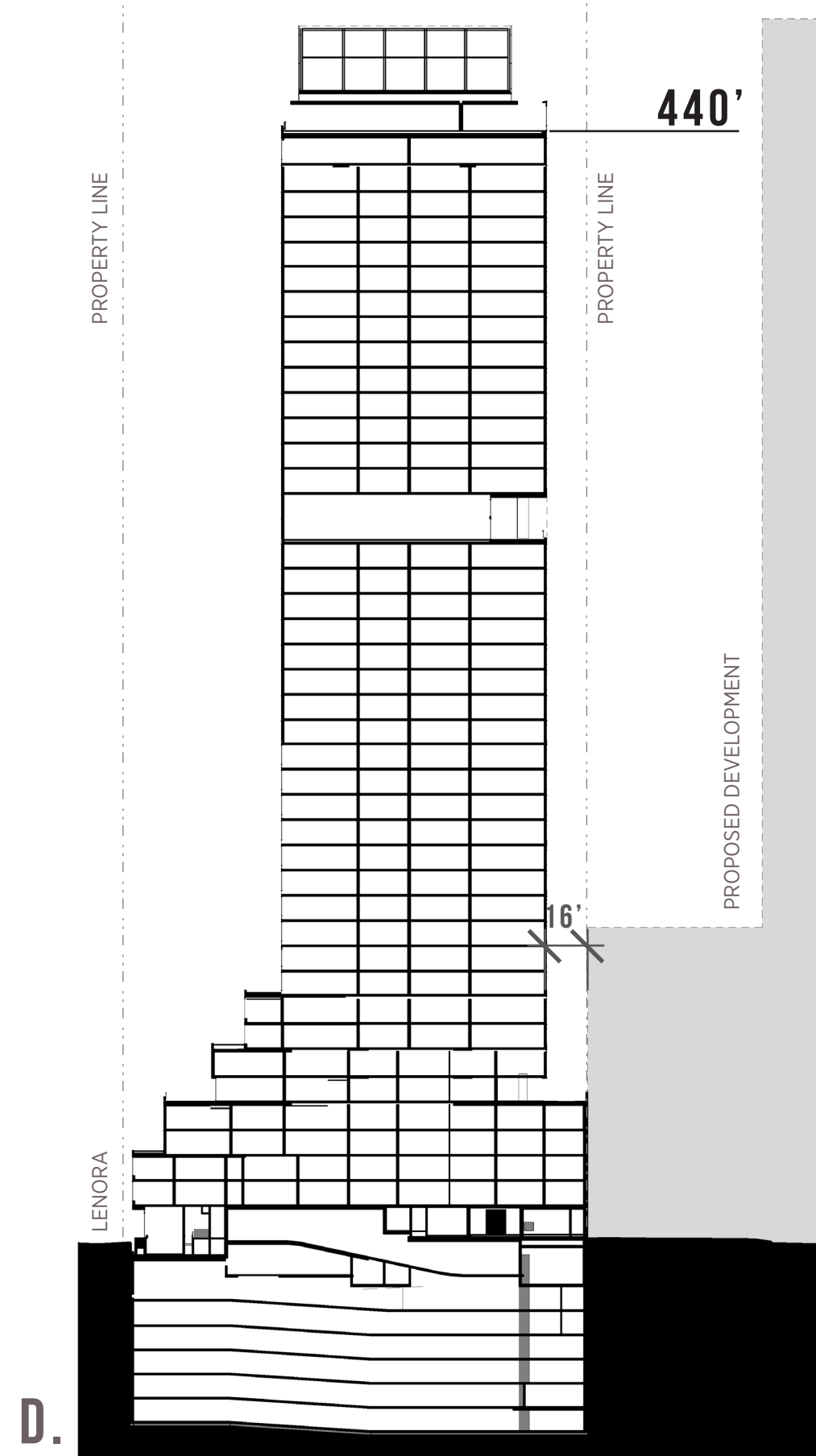
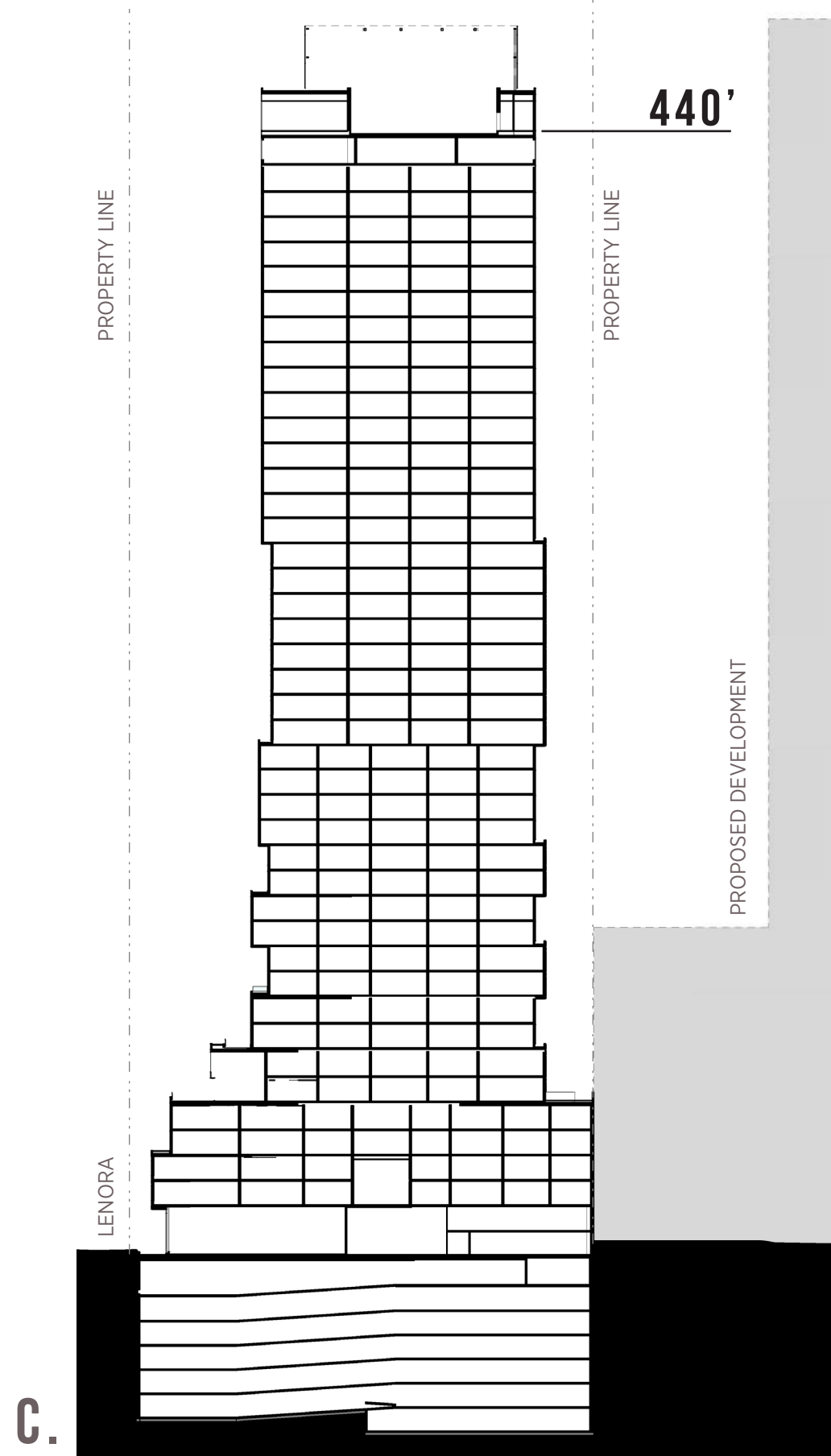


- PENTHOUSE ROOF 604'-11"
- MACHINE ROOM 589'-11"
- AMENITY ROOF 577'-3"
- T.O. OVER FRAMING 562'-3"
- LEVEL 43 - PH 549'-6"
- LEVEL 42 538'-11"
- LEVEL 41 529'-1"
- LEVEL 40 519'-3"
- LEVEL 39 509'-5"
- LEVEL 38 499'-7"
- LEVEL 37 489'-9"
- LEVEL 36 479'-11"
- LEVEL 35 470'-1"
- LEVEL 34 460'-3"
- LEVEL 33 450'-5"
- LEVEL 32 440'-7"
- LEVEL 31 430'-9"
- LEVEL 30 420'-11"
- LEVEL 29 411'-1"
- LEVEL 28 401'-3"
- LEVEL 27 391'-5"
- LEVEL 26 381'-7"
- LEVEL 25 371'-9"
- LEVEL 24 361'-11"
- LEVEL 23 352'-1"
- LEVEL 22 342'-3"
- LEVEL 21 332'-5"
- LEVEL 20 322'-7"
- LEVEL 19 312'-9"
- LEVEL 18 302'-11"
- LEVEL 17 293'-1"
- LEVEL 16 283'-3"
- LEVEL 15 273'-5"
- LEVEL 14 263'-7"
- LEVEL 13 253'-9"
- LEVEL 12 243'-11"
- LEVEL 11 234'-1"
- LEVEL 10 224'-3"
- LEVEL 9 213'-4"
- LEVEL 8 203'-6"
- LEVEL 7 192'-7"
- LEVEL 6 182'-9"
- LEVEL 5 171'-10"
- LEVEL 4 162'-0"
- LEVEL 3 152'-2"
- LEVEL 2 142'-4"
- MEZZANINE 132'-4"
- LEVEL 1 122'-6"

NORTH

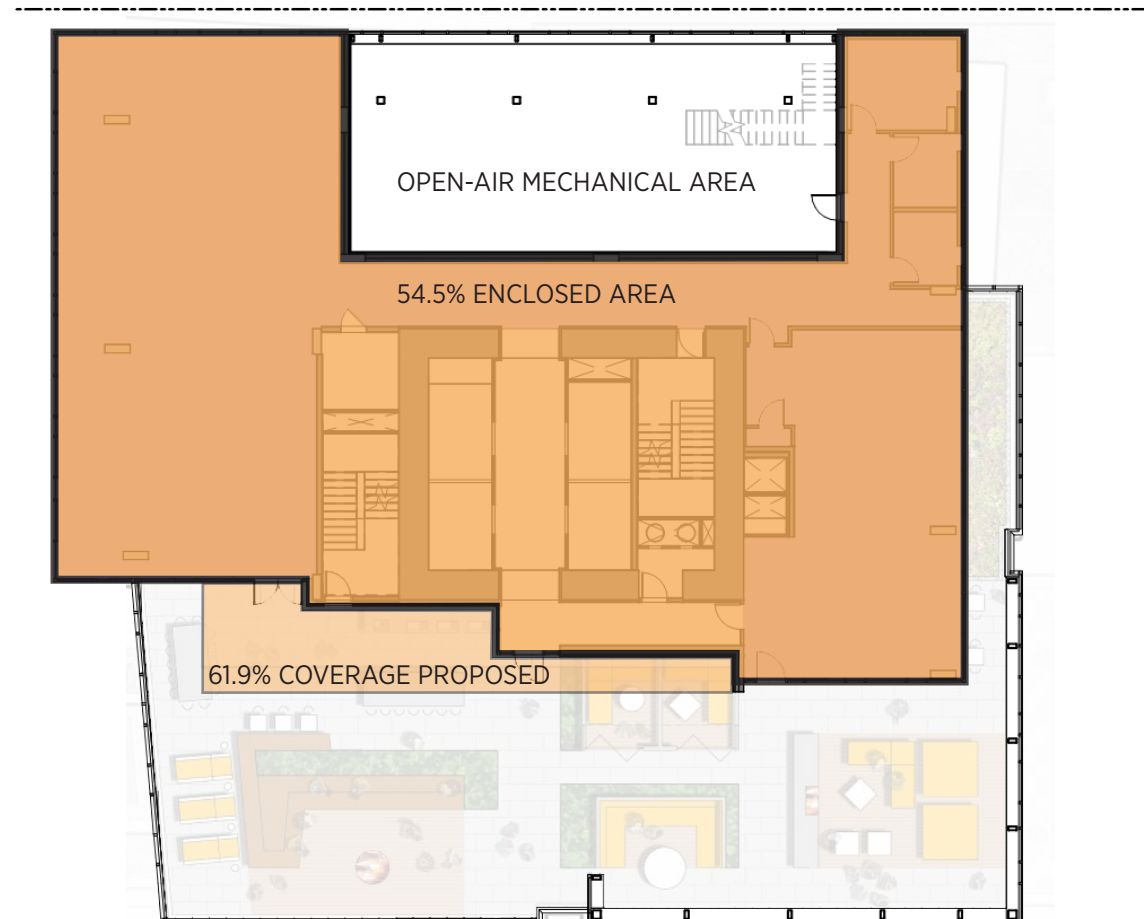






DEPARTURE REQUEST

DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE	SUPPORTING DESIGN GUIDELINES
<p>SMC 23.49.008.D: Certain rooftop features are permitted to exceed the allowable zoning height as long as the combined coverage of all rooftop features does not exceed 55% of the roof area subject to max. floor area limits per story per SMC 23.49.058</p>	<p>Request to depart from 55% rooftop coverage and instead provide 61.9% coverage to better integrate the tower top with the overall massing.</p>	<p>The proposed rooftop amenity design includes communal amenity spaces for residents, outdoor screened mechanical equipment area, BOH and circulation (stair and elevator penthouses) and feature roof overhang to provide covered outdoor amenity space. The intent is that the tower top appears integrated with the overall tower massing. This departure request allows the concrete core and penthouses to better integrate with the overall tower form and materiality without compromising the special rooftop feature that enhances the City Skyline. The entire penthouse/core and outdoor mechanical area will have an identical louvered screen appearance from the exterior.</p>	<p>A-2 Enhance the Skyline The amenity space projecting light, and feature canopy with special lighting, will provide active visual interest to the building top. This departure greatly helps unify the tower top with the overall tower form.</p> <p>B-4 Design a well-proportioned & unified building. The proposed design follows the guideline by enclosing the core and outdoor mechanical area behind the screen, which integrates this area with the tower form from below. This helps unify the tower massing.</p>



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