DEVELOPMENT OBJECTIVES

We expect the Urban Green Villa Project to bring an increased level of vitality to the community along this part of 3rd Avenue and surroundings by virtue of being a 24/7 occupied building. Urban Green Villa will bring lights-on after-hours to this block, as well as generating business for its own retail space, and surrounding businesses in the area. The canopies along the 3rd Avenue and Battery Street frontages will be an asset to residents, retail customers, and also to commuters along this part of the 3rd Avenue transit corridor. Landscaping is planned to soften the line between project and city, to create a relaxed and engaging pedestrian flow, and will be designed in concert with planned transit stops.

Our goal is to create a project that engages the Belltown and larger community, creates opportunities for cultural, work, and residential living, and brings human scale and nature to the street along this block. We do this by shaping the street level through landscaping, retail and residential lobbies, by introducing green walls and gardens (sky garden), and by drawing cues from traditional architecture in the area, such as bay windows, which signify residential occupancy, but freshly interpreted.

PROJECT DATA:

Building Address: 2401 3rd Avenue, Seattle, WA

Legal Description: Lots 7 and 8, block 25, second addition to that plat of the city of Seattle as laid off by A.A. Denny and W.N. Bell (Commonly known as Bell & Denny’s 2nd Addition to the city of Seattle), according to the plat thereof, recorded in volume 1 of plats, page 77, in King County, Washington.

Assessor’s Tax Parcel #: 065600-0215

Current Zoning: DMR/R 125/65

Gross Lot Area: 12,960 sf

Project Description: 12 floor - Mixed-use residential building containing:
- 132 Residential Units
- 5,000 sf ground floor retail space
- 73 parking stalls (underground)

NEIGHBORHOOD ATMOSPHERE

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CASCADING PLANTING SCHEME

Within the green notched area on south building facade, hanging vine strengthen the continuity of vertically oriented Green characteristics with a cascading effect. For maintaining wide visibility to the community, hanging vine wall is recessed by 4’ from property line.
Configuration of stepped sky terraces on L7, L9 and L11 is the same as scheme 1. Also the configuration of living wall on L1 and L2 is the same as scheme 1 for wider visibility to the community.

REFERENCE IMAGE

BOARD DIRECTION

1. Refine the cascading green notch to accommodate additional plant layering and growth in both upward and downward directions and revise the glazing beyond to a material such as concrete or brick. (A-2, B-4, D-2)
2. Revise the multi-story green wall to one story. (D-2)
GREEN NOTCH - ORIGINAL

CONTINUOUS VERTICAL GREEN FEATURE
- 2’ recessed Full Height Vine Wall from Level 1 through Level 6 for continuous Green effect.
- Street level planter for additional layer of Green Feature, providing clean environment and protection for Living Wall.

FLOOR PLAN (LEVEL 3)

GREEN NOTCH

TERRACE VERTICAL GREEN FEATURE
- 4’ recessed Planter with Hanging Vines from Level 3 through Level 6 to repeat terracing effect of upper floors of Green Feature.
- 2’ recessed Living Wall from Level 1 through Level 2 for permanent Green Accent.
- Street level planter for additional layer of Green Feature, providing clean environment and protection for Living Wall.

FLOOR PLAN (LEVEL 3)
The board gave direction on the architectural expression related to the streetscape.

a. Discussing the podium options for the tower, the Board unanimously supported Option B as the transparent base expression promotes pedestrian interaction. (Guidelines C1, C3.1)

b. Acknowledging that brick material is characteristics of Belltown, the Board questioned if the proposed strip of brick on the street level facade is consistent with the overall concept. The Board recommended further developing the street level facade and directed the applicant to provide a brick option and an alternate cladding option at the next meeting. (Guidelines B4)

5. For the podium, refine the brick size to fit the module. (B-4)
6. Extend the storefront glazing down to the sidewalk. (B-4, C-1)
STREET SCAPE AND MATERIAL DETAILING

BOARD DIRECTION

5. For the podium, refine the brick size to fit the module. (B-4)
6. Extend the storefront glazing down to the sidewalk. (B-4, C-1)
With building design elements of repetitive building massing pattern of staggered bay windows and reduced scaled pattern for the building mass with a residential entry, the Project strengthen the neighborhood characteristics to suite for majority of new local residents.

The residential entry is designed with an enhanced building identity signage and a community friendly green wall for lively appearance to the neighborhood.
BATTERY STREET FACADE

In addition to unique characteristics of bay windows, historically recognized brick facade creates strong horizontal connection to both new and historical neighboring buildings.

Within the community consisted with mixture of historical low-rise buildings and newer existing massive buildings, vertically applied Green Strip Notch softens urban massing environment that we are anticipating in the near future.
KEY FACTORS

- Energy Saving - Lowering the Building Transparency Rate impacts on Energy Cost
  Heat Loss (Original Facade - 20,507 sf, 245,264 BTUH Loss
  New Facade - 18,173 sf, 217,349 BTUH Loss)

- Providing Operable Window for Natural Ventilation - Establish Minimum Standard of Indoor Air Quality Performance, Reduce VOC

- Adding Rooftop Solar Panel - Generating Renewable Energy On Site

- Escalating Construction Cost of Window Wall System

- More Consistent with Surrounding Neighborhood Context

- Maximizes Glazing Area for The Type of System

- Reinforces the residential use character of the building

- Provides better consistency with other facades within the Belltown district
SOUTH FACADE COMPARISON

ORIGINALLY PROPOSED FACADE
- WINDOW WALL ON EAST AND NORTH FACADES

41.89% TOTAL GLAZED AREA

CURRENT PROPOSED FACADE
- PUNCHED WINDOWS ON ALL FACADES

40.22% TOTAL GLAZED AREA

Heat Loss (Original Facade - 20,507 sf, 245,264 BTUH Loss
New Facade - 18,173 sf, 217,349 BTUH Loss)
EAST ELEVATION COMPARISON

ORIGINALLY PROPOSED ELEVATION - PUNCHED WINDOWS ON ALL FACADES

CURRENT PROPOSED ELEVATION - WINDOW WALL ON EAST AND NORTH FACADES

40.6% TOTAL GLAZED

39.7% TOTAL GLAZED

NOTE: THIS ELEVATION IS FOR WINDOW OPENING COMPARISON ABOVE 3RD FLOOR. FOR 2ND FLOOR WINDOW LAYOUT, PLEASE REFER TO RENDERINGS IN PREVIOUS PAGES.
EAST FACADE COMPARISON

ORIGINALLY PROPOSED FACADE
- WINDOW WALL ON EAST AND NORTH FACADES

CURRENT PROPOSED FACADE
- PUNCHED WINDOWS ON ALL FACADES

40.4% TOTAL GLAZED

29.6% TOTAL GLAZED
SOUTH ELEVATION COMPARISON

ORIGINALLY PROPOSED ELEVATION
- WINDOW WALL ON EAST AND NORTH FACADES

CURRENT PROPOSED ELEVATION
- PUNCHED WINDOWS ON ALL FACADES

NOTE: THIS ELEVATION IS FOR WINDOW OPENING COMPARISON ABOVE 3RD FLOOR. FOR 2ND FLOOR WINDOW LAYOUT, PLEASE REFER TO RENDERINGS IN PREVIOUS PAGES.

43.1% TOTAL GLAZED AREA

40.6% TOTAL GLAZED AREA
BUILDING FACADE COMPONENTS

CURRENT PROPOSED FACADE - MATERIAL CONFIRMATION

GREEN NOTCH - BUILDING COMPONENTS

GROUND FACE CMU - WITH WATER REPELLENT

PREFINISHED WIRE MESH TRELLIS

PAINTED GLAZING VINYL WINDOW - BUILDING COMPONENTS

REPLACED WITH PAINTED GLAZING VINYL WINDOW, TYP.

IN ORDER TO MAINTAIN REPETITIVE FACADE OPENING DESPITE STRUCTURAL ELEMENTS BEHIND, THESE PANELS WILL BE REPLACED WITH WINDOWS W/ PAINTED GLAZING WITH FRAMED WALL BEHIND.
ARCHITECTURAL CONCEPT

L2 FLOOR PLAN

L3 - L6 TYPICAL FLOOR PLAN

LEGEND
- RESIDENTIAL
- RETAIL
- AMENITY
- COMMON AREA
- PUBLIC TERRACE
- MEP
- GARAGE
- PROPERTY LINE
8. Revise the blank walk treatment to a uniform dark painted surface. (C-3)
LANDSCAPING CONCEPT

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2401 3RD AVENUE  /  Master Use Major Revision/ Recommendation Design Guidance Meeting /  GWest Architecture, LLC  March 21st, 2017
3. Provide adequate size for the rooftop tree planters to enable healthy tree growth. (B-4, D-2)
The key design element of rooftop features is Green Design, a continuous design feature of the Project elevated from ground level landscaping. Functionality of rooftop Green Design provides practical aspects of “Green Effects for Residents” to the highest level of the Project.

In addition, the dog park with artificial turf supports Green Effect to the rooftop environment.

**BOARD DIRECTION**

3. Provide adequate size for the rooftop tree planters to enable healthy tree growth. (B-4, D-2)
ROOFTOP RAILING SYSTEM

LANDSCAPING AND ARCHITECTURAL DETAILING - RAILING

BOARD DIRECTION

4. For the parapet/guardrail detailing, either provide a glass railing or prefabricated black flat stop guardrail with vertical rails. (A-2, B-4)

ROOF EDGE CONDITION

Roof edge condition consists of 1’ setback, 2’+ high metal parapet wall with 2’+ high glass guardrail that provides transparency to reduce visual heaviness from street view.
BUILDING MATERIAL DATA:

**METAL FINISH**

MT1: ACCENT PANEL  
Color: Silver Metallic  
System: Formed Aluminum

MT2: MISCELLANEOUS METAL  
Color: Dark Gray  
System: Prefinished Aluminum

MT3: METAL CLADDING (ROOFTOP)  
Color: Dark Gray  
System: Prefinished Aluminum

MT4: METAL MULLION (WINDOW WALL)  
Color: Dark Gray  
System: Window Wall System

**FIBER CEMENT FINISH**

FC1: MAIN PANEL  
Color: Dark Gray  
System: Swiss Pearl/ Carat

FC2: ACCENT PANEL  
Color: Coral  
System: Swiss Pearl/ Carat

**MASONRY FINISH**

BR1: BRICK VENEER (STACK BOND)  
Color: Red Brown  
System: Brick veneer

**PAINT FINISH**

PT1: MAIN COLOR  
Color: Light Gray/ PANTONE 420C  
System: Polyurea Coating

PT2: DARK COLOR  
Color: Medium Gray/ PANTONE 424C  
System: Polyurea Coating

PT3: ACCENT COLOR  
Color: Coral/ PANTONE 1675C  
System: Polyurea Coating

**GLAZING**

GL1: INSULATED LOW-E GLASS  
Color: Clear  
System: Double Glazing (1/2" Air Gap)  
Data: 11% reflectance out, 68% transmittance
1. Accent Fiber Cement Panel
2. Dark Gray Metal Panel
3. Thin Brick Veneer (Burgundy-Sands)
4. CMU behind Greenwall
5. Medium Gray Metal Panel
6. Dark Gray Metal Canopy with Wood Soffit
Board Recommendation, the following departures were requested:

1. **Loading Berth (SMC 23.54.035):** The Code requires two loading berths 35’ in length. The applicant proposes two loading berths measuring 10’ in width and 25’ in length.

   Proposed two (2) loading berths measuring 10’ in width X 25’ in length. Required number of loading berths is proposed. In order to accommodate expected active retail businesses on the ground level, two (2) loading berths (25’ in length) are proposed. The project consists of one bedroom units as majority of residential units and some two bedroom units. Therefore, for the project, small size of loading berths are suggested for practical operation.

   For MUP # 3021375, The Board unanimously supported the departure request as consolidating the loading berth size allows for additional retail/commercial space and better meets Design Guideline C6.1. Address Alley Functions.
Board Recommendation, the following departures were requested:

2. **Maximum Width, Depth and Separation (SMC 23.49.164.A):** The Code specifies a 90' maximum width for the portion of a structure above 65' along and parallel to Avenues. The applicant proposes 105' for the west façade for levels 7 and 8.

Proposed West side of the building on L7 and L8 to be beyond 90 feet in width (105 feet) parallel to 3rd Avenue with the condition of less than 120 feet in depth (105 feet) parallel to Battery Street (east/west street). For the purpose of breaking the mass facing Battery Street, notched building spaces as sky terraces were created. In order to create feasible and attractive building volume for the site at the same time following the guidance/ regulation, the project design applied with positive justifications of regulation was carried out. Design Guidelines: A-1 / Respond to the physical environment, A-2 / Enhance the skyline, B-2/ Create a transition in bulk and scale, B-4 / Design a well-proportioned and unified building.

For MUP # 3021375, The Board unanimously supported the departure request since the volume added to the upper floors is less than the volume removed for the notches, which creates interest and design logic for the whole building. The resulting design better meets Design Guidelines A2 Enhance the skyline, B2 Create a transition in bulk & scale and B4 Design a well-proportioned & unified building.