



# URBAN GREEN VILLA

Master Use Major Revision/Recommendation Design Guidance Meeting

DPD Project Number : 3027199 / 3021375

March 21st, 2017

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**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)



STREET VIEW : BUILDING CORNER AT 3RD AVENUE & BATTERY STREET

**NEIGHBORHOOD ATMOSPHERE**

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.

GREEN NOTCH

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.

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)

REFERENCE IMAGE



HANGING VINE WITH VERTICAL TRELLIS

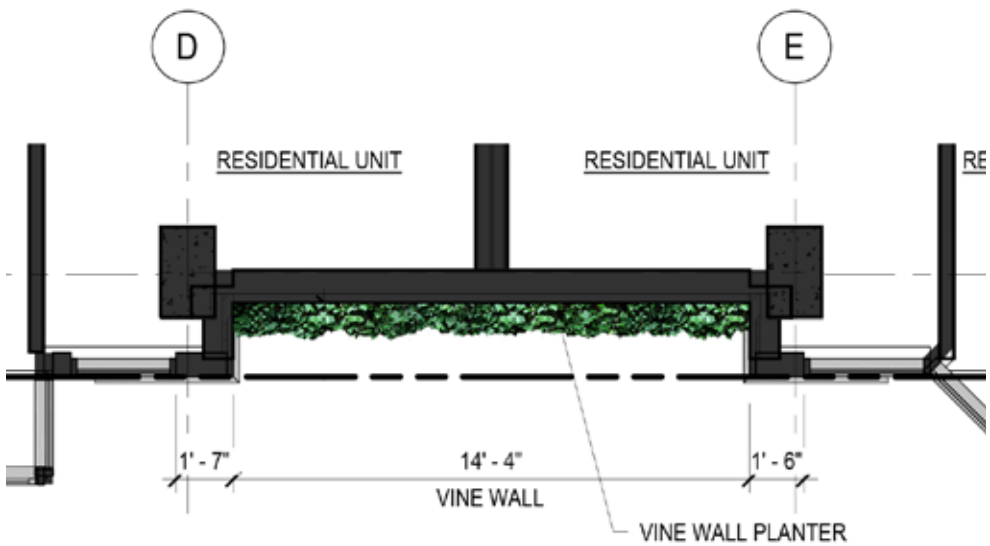


STREET VIEW - ALONG BATTERY STREET

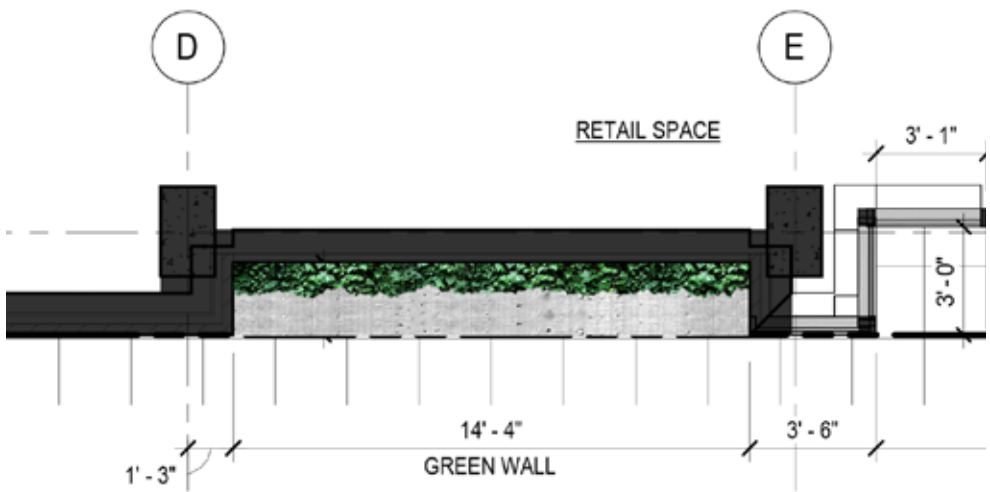
GREEN NOTCH - ORIGINAL

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)

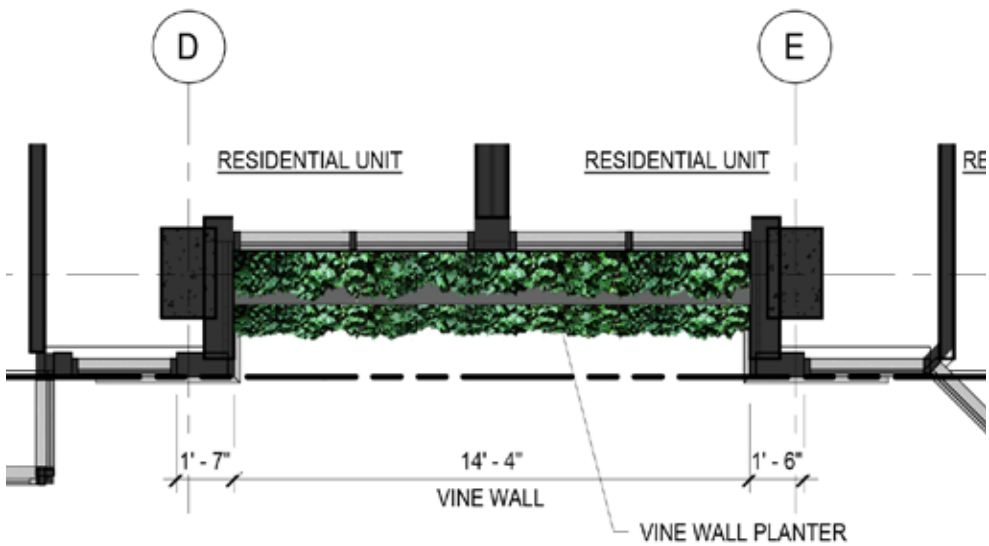


FLOOR PLAN (LEVEL 1)

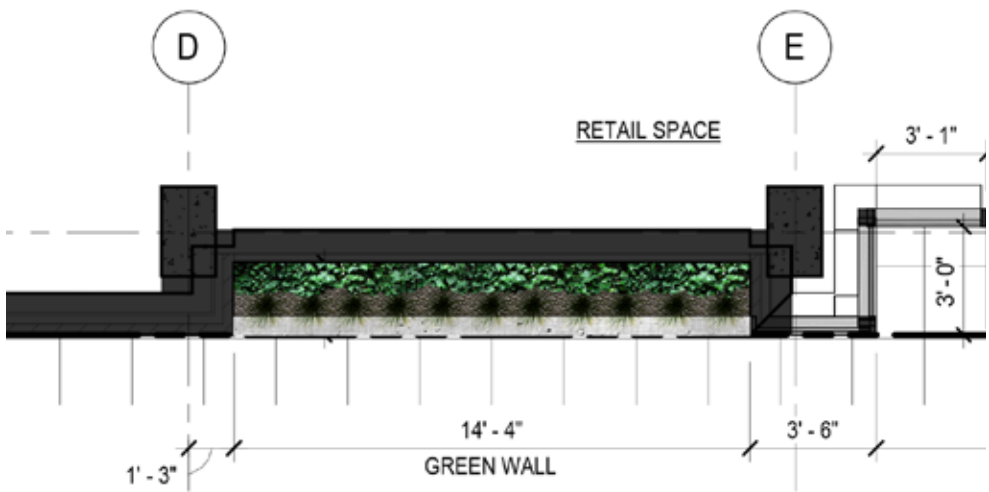
GREEN NOTCH

TERRACED 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)



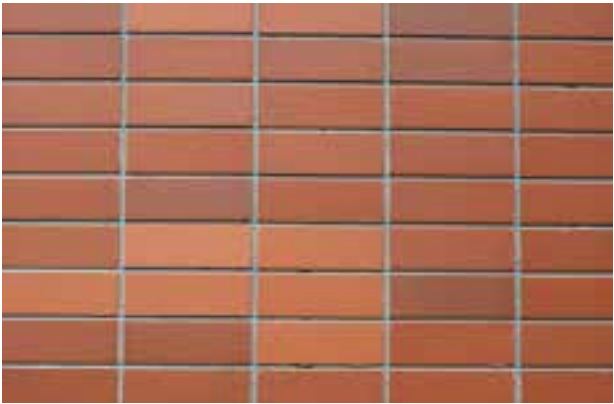
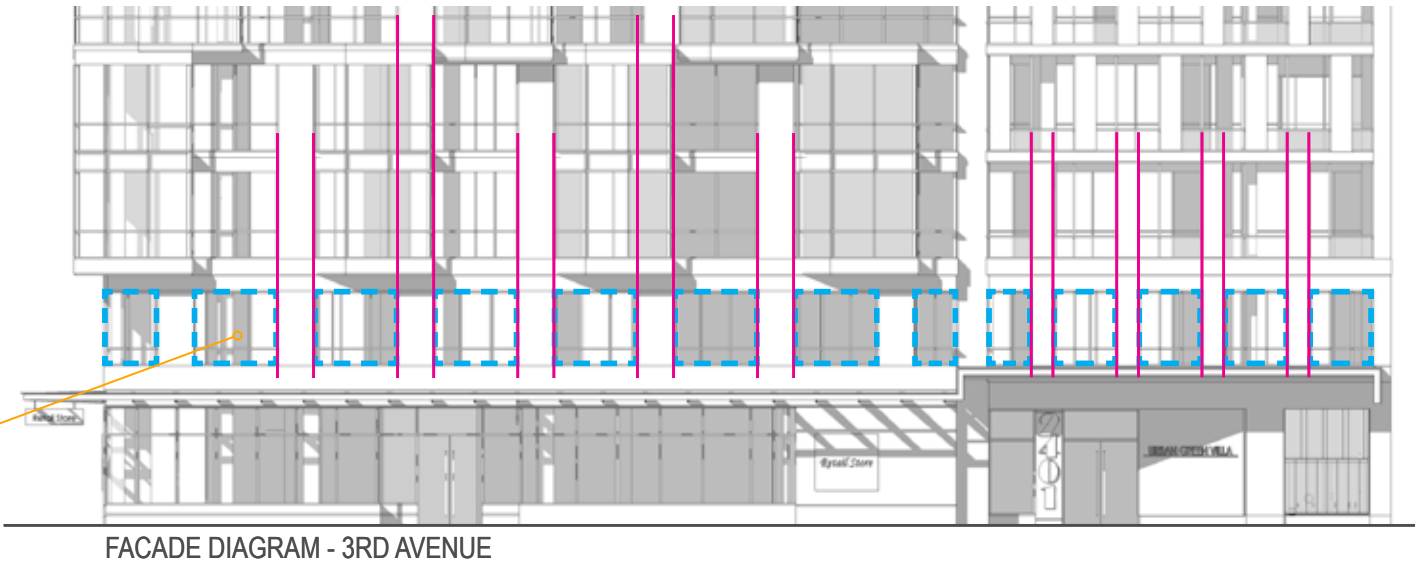
FLOOR PLAN (LEVEL 1)

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)

PODIUM WINDOW LAYOUT  
Windows are aligned to accent panels above.



MATERIAL REFERENCE IMAGE  
(MODULAR BRICK FINISH - STACK BOND)

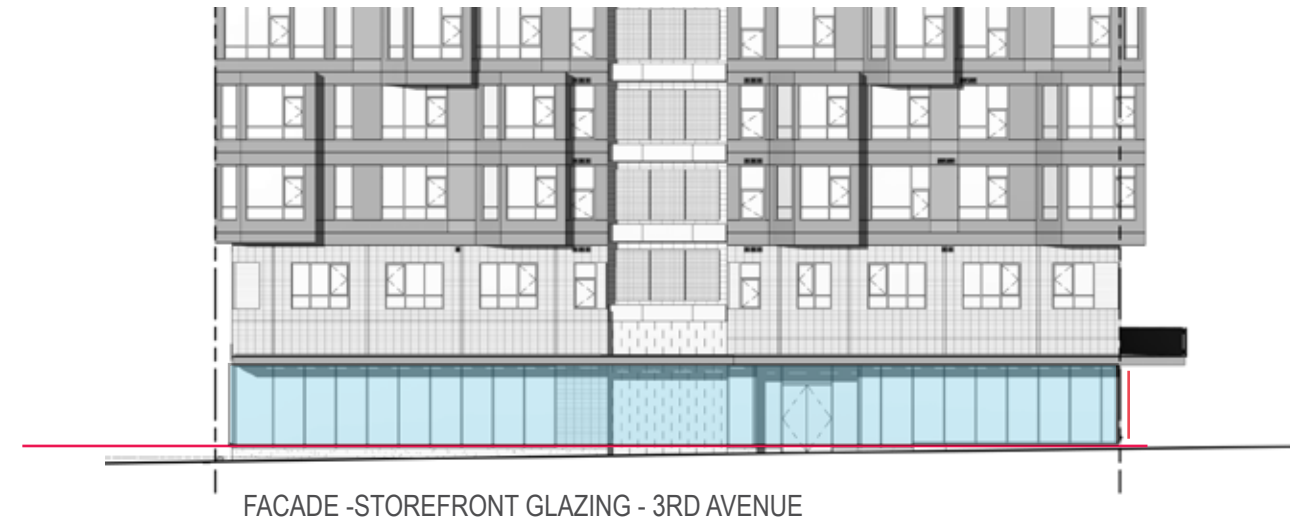


STREET VIEW ALONG 3RD AVENUE (LOOKING SOUTH)

## 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)



STREET VIEW ALONG 3RD AVENUE (LOOKING SOUTH)



3RD AVENUE FACADE

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



ORIGINALLY PROPOSED ELEVATION - PUNCHED WINDOWS ON ALL FACADES  
40.6% TOTAL GLAZED



CURRENT PROPOSED ELEVATION - WINDOW WALL ON EAST AND NORTH FACADES  
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

40.4% TOTAL GLAZED



CURRENT PROPOSED FACADE

- PUNCHED WINDOWS ON ALL FACADES

29.6% TOTAL GLAZED



SOUTH ELEVATION COMPARISON

ORIGINALLY PROPOSED ELEVATION

- WINDOW WALL ON EAST AND NORTH FACADES

43.1% TOTAL GLAZED AREA



CURRENT PROPOSED ELEVATION

- PUNCHED WINDOWS ON ALL FACADES

40.6% TOTAL GLAZED AREA

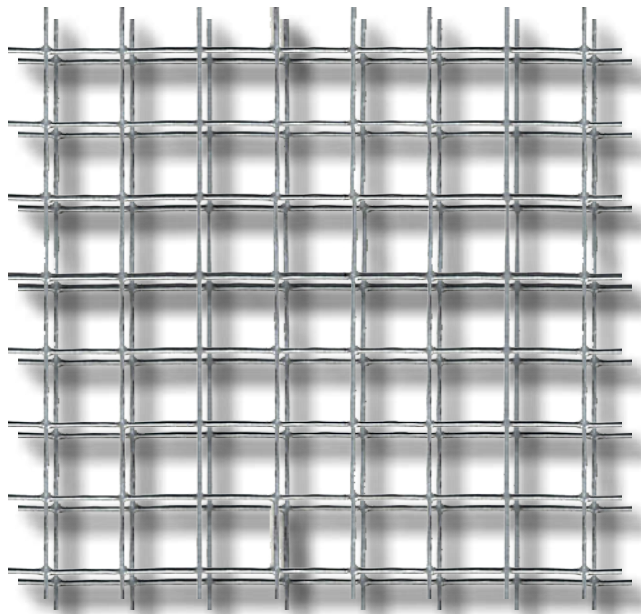


NOTE: THIS ELEVATION IS FOR WINDOW OPENING COMPARISON ABOVE 3RD FLOOR. FOR 2ND FLOOR WINDOW LAYOUT, PLEASE REFER TO RENDERINGS IN PREVIOUS PAGES.

GREEN NOTCH - BUILDING COMPONENTS

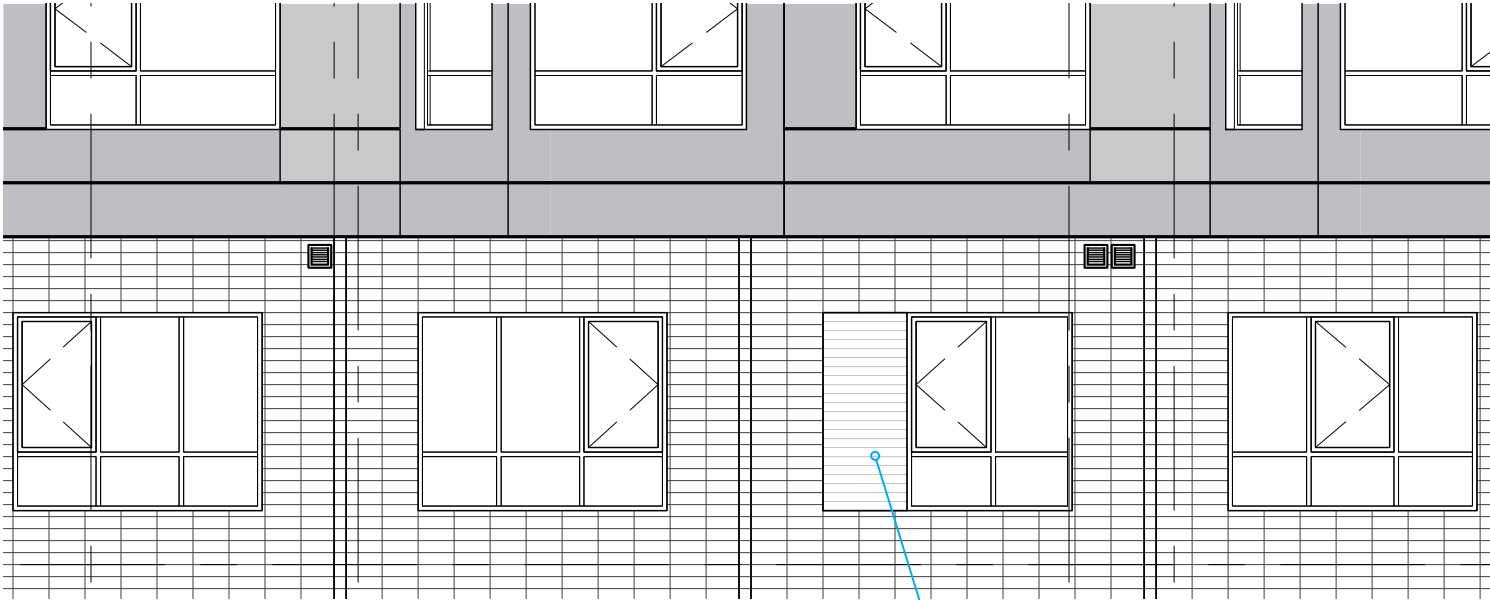


GROUND FACE CMU - WITH WATER REPELLENT



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.





L2 FLOOR PLAN



L3 - L6 TYPICAL FLOOR PLAN

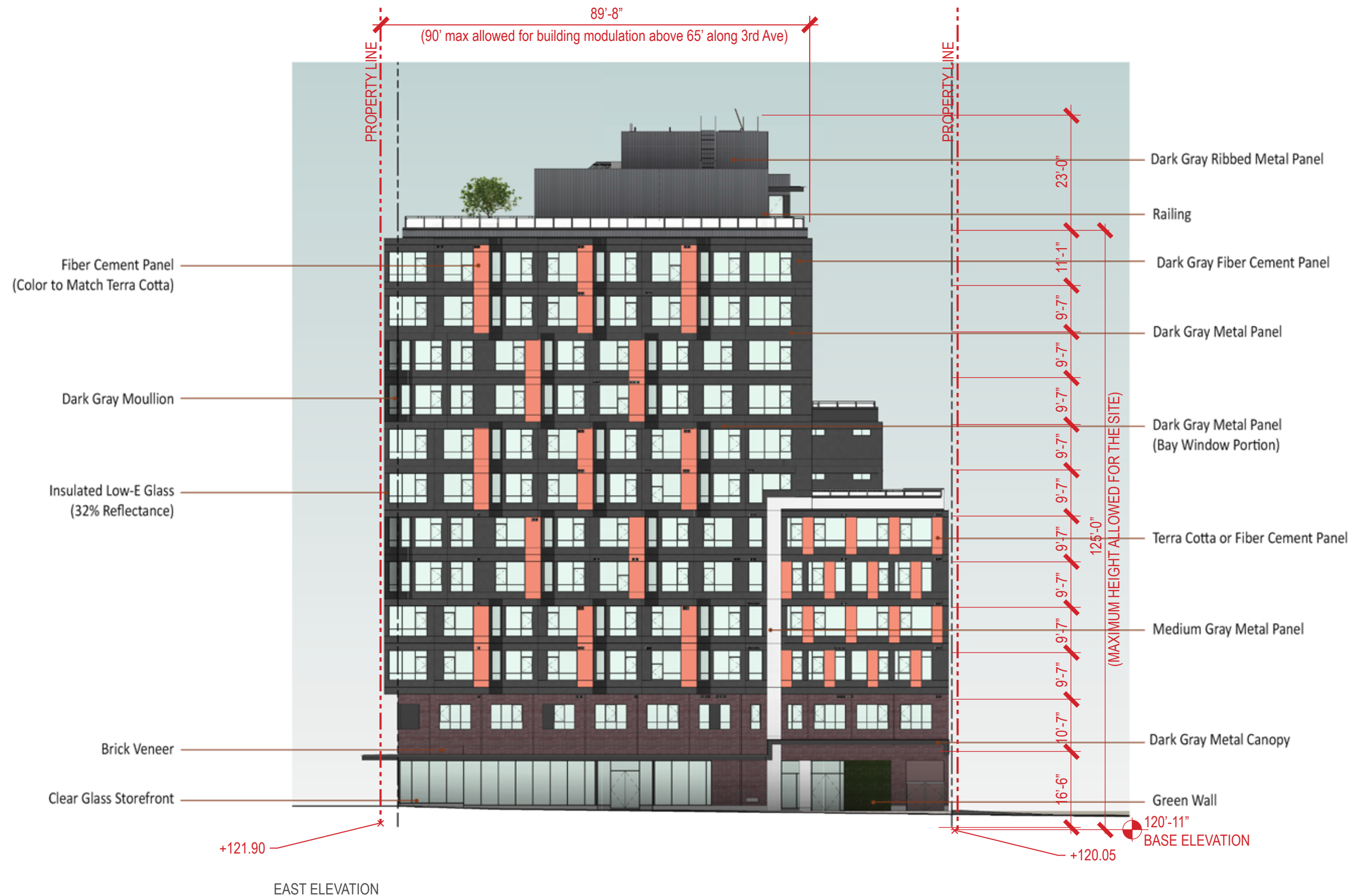
- LEGEND
- RESIDENTIAL
  - RETAIL
  - AMENITY
  - COMMON AREA
  - PUBLIC TERRACE
  - MEP
  - GARAGE
  - PROPERTY LINE

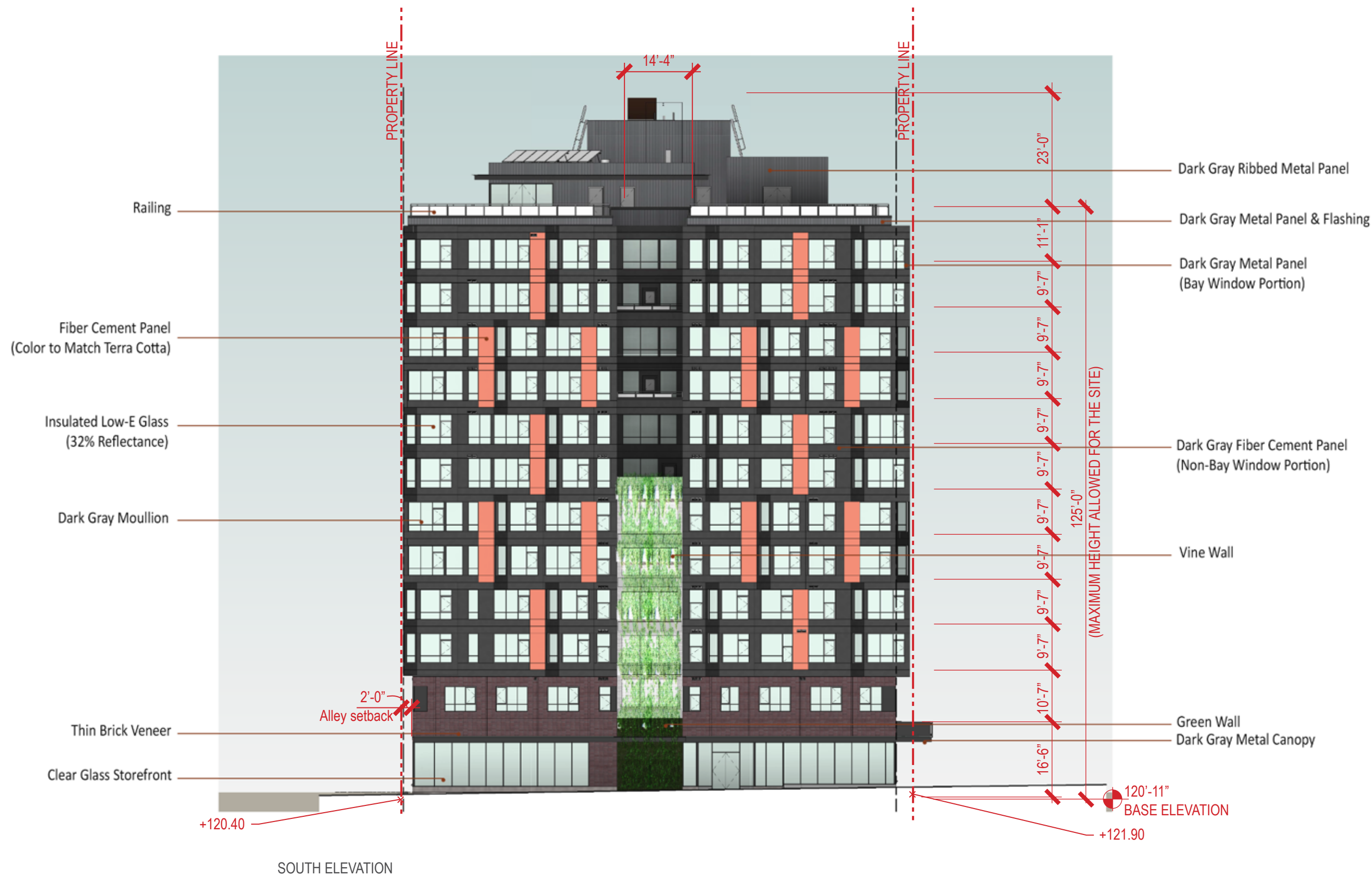




L11 - L12 TYPICAL FLOOR PLAN

ROOFTOP (R1) FLOOR PLAN















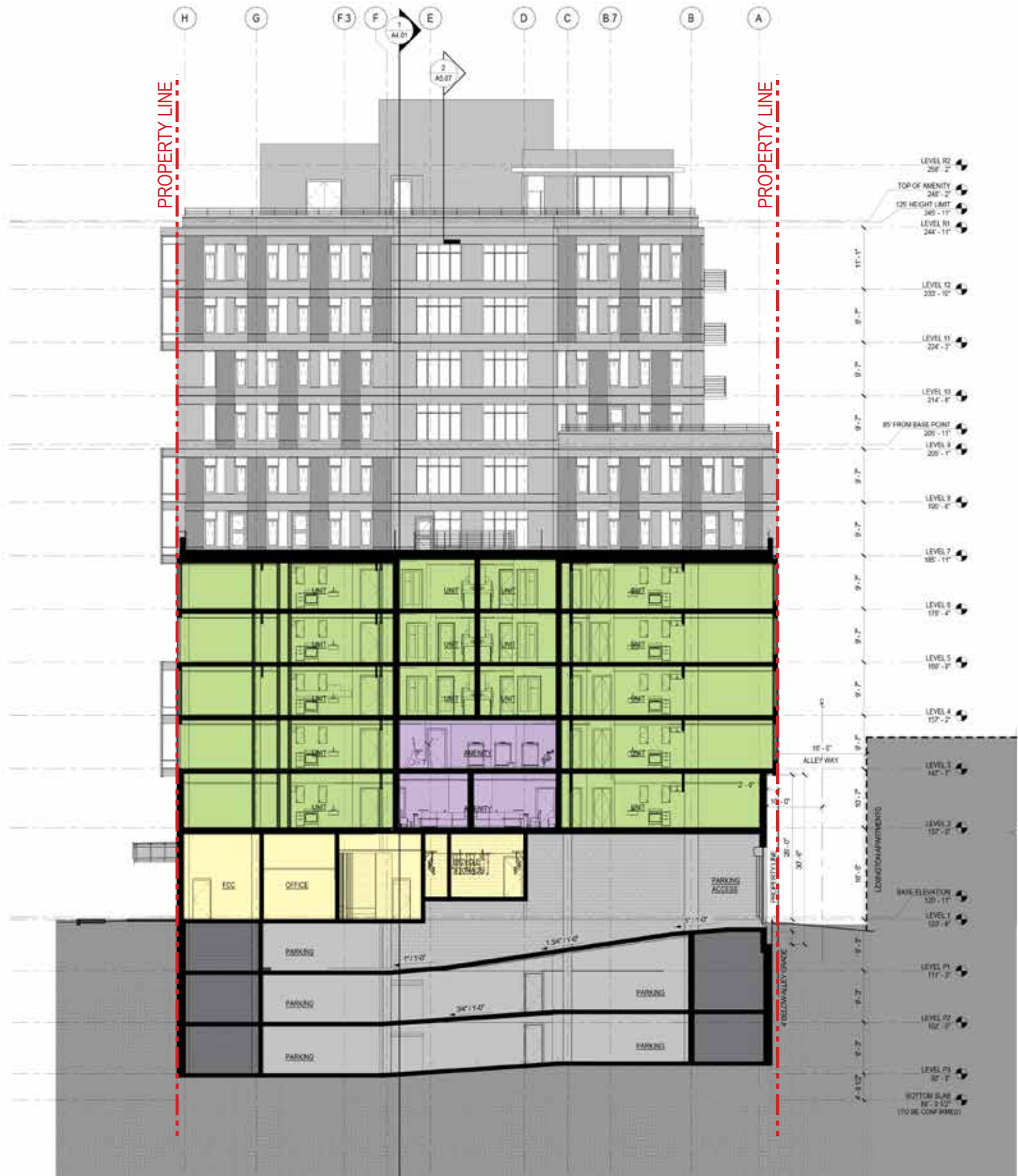
BOARD DIRECTION

8. Revise the blank walk treatment to a uniform dark painted surface. (C-3)



LEGEND

	RESIDENTIAL
	RETAIL
	AMENITY
	COMMON AREA
	TERRACE
	MEP
	GARAGE
	PROPERTY LINE



EAST - WEST ELEVATION

- LEGEND
- RESIDENTIAL
  - RETAIL
  - AMENITY
  - COMMON AREA
  - TERRACE
  - MEP
  - GARAGE
  - PROPERTY LINE



BIKE RACK



BENCH



FLOWER POT



G2: BLUE FESCUE



G1: HEATHER ASSORTED



G3: SPANISH LAVENDER



ST: ALLEE ELM



S1: RHODODENDRON 'PJM' COMPACT



S2: CAVATINE ANDROMEDA



S3: DWARF JAPANESE MOCK ORANGE



S4: PURPLE GEM RHODODENDRON



S5: GOLDEN SWORD YUCCA



PLANTING DESIGN PLAN

SCALE: 1/8" = 1'-0"



STREETSCAPE LANDSCAPE  
LOTUS LANDSCAPE DESIGN

BOARD DIRECTION

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



LANDSCAPING CONCEPT

- Signature rooftop tree  
(Reminds users that they are a part of the nature)
- Perimeter planter  
(Add framing effect to enhance the rooftop community area)
- Rooftop pedestal paver  
(Lighter material color to reduce solar heat gain)
- Dog Park  
(Communicaion area among dogs/ owners)
- P-Patch  
(Area to appreciate nature for plant/ vegetable growth)



BOARD DIRECTION

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

ROOFTOP LANDSCAPING DESIGN

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.

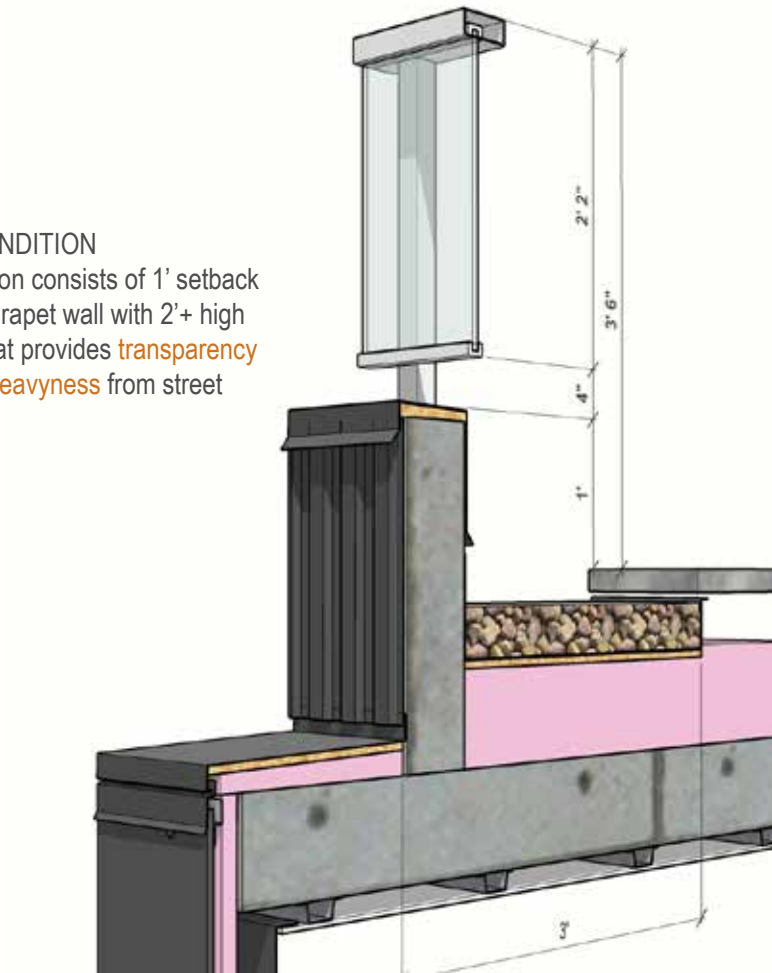
In addition, the dog park with artificial turf supports Green Effect to the rooftop environment.

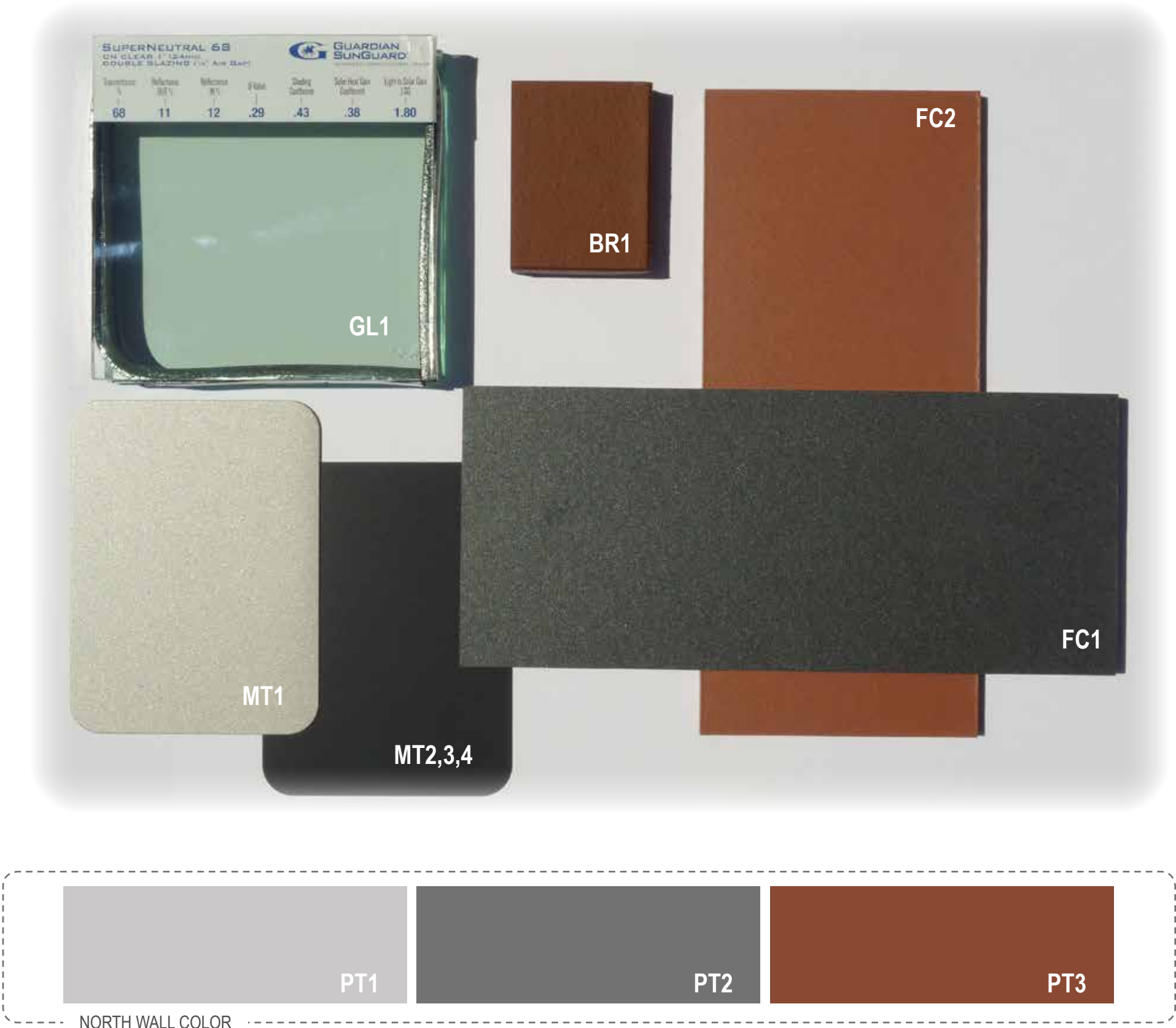
BOARD DIRECTION

- 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 heavyness 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)



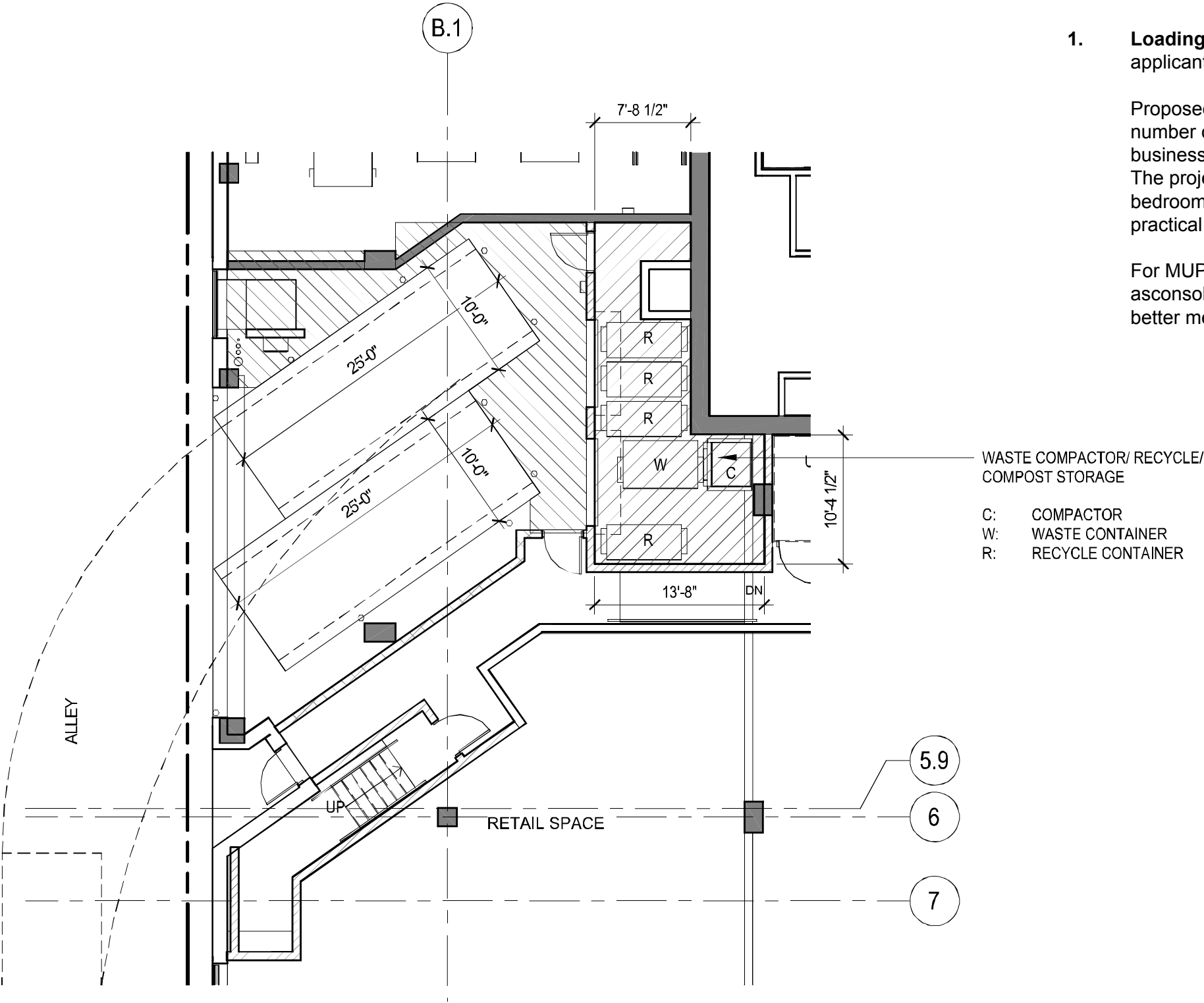
4. CMU behind Greenwall



5. Medium Gray Metal Panel



6. Dark Gray Metal Canopy with Wood Soffit



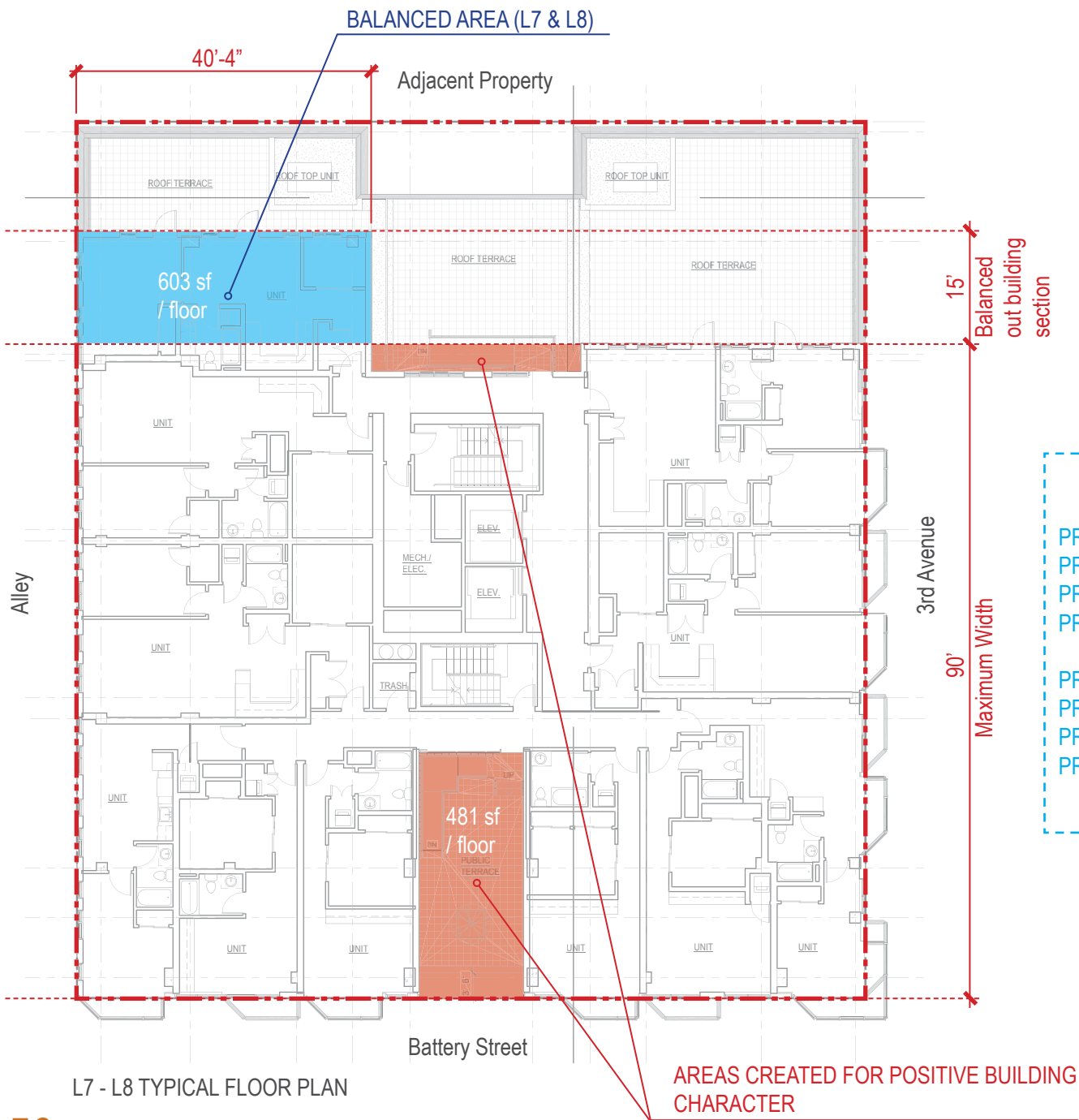
**Board Recommendation, the following departures were requested:**

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.I. Address Alley Functions.

PREVIOUSLY APPROVED DEPARTURE - MAXIMUM WIDTH,DEPTH AND SEPARATION



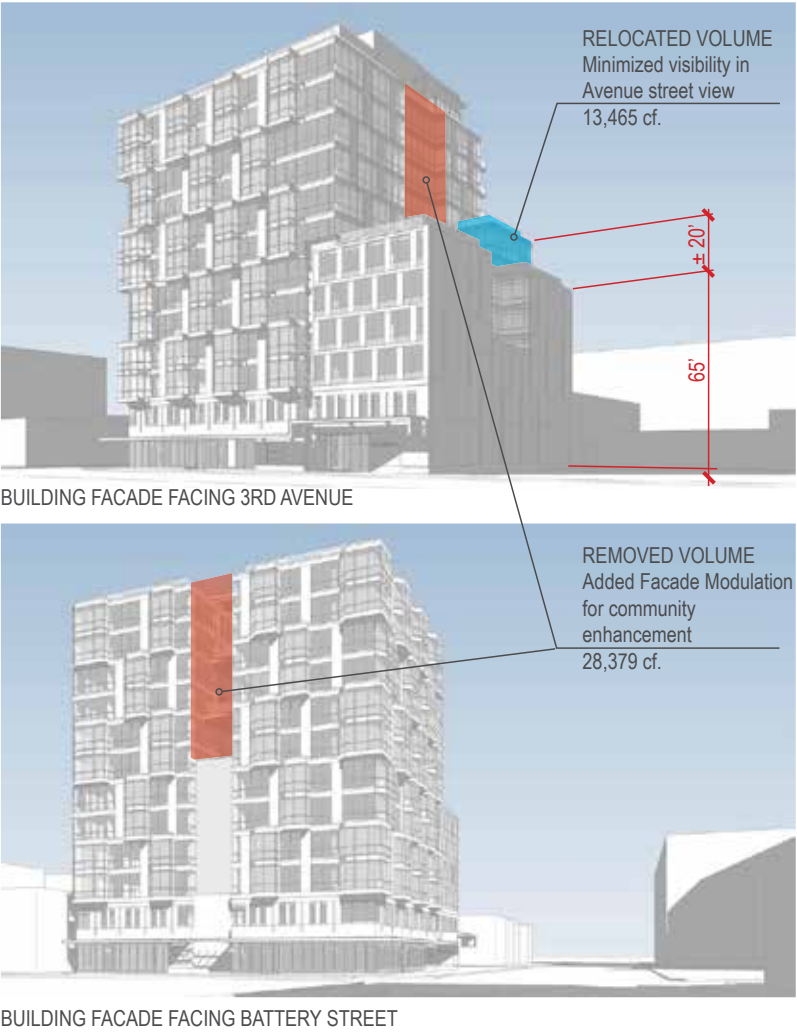
- DESIGN GUIDELINES
- PROPOSED ▶ A-1: Respond to the physical environment.
  - PROPOSED ▶ A-2: Enhance the skyline.
  - PROPOSED ▶ B-2: Create a transition in bulk & scale.
  - PROPOSED ▶ B-4: Design a well-proportioned & unified building.
  - PROPOSED ▶ C-2: Design facades of many scales.
  - PROPOSED ▶ D-1: Provide inviting & usable open space.
  - PROPOSED ▶ D-2: Enhance the building with landscaping.
  - PROPOSED ▶ D-5: Provide adequate lighting.

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.



NORTH FACADE COMPARISON

ORIGINALLY PROPOSED FACADE



CURRENT PROPOSED FACADE

