

2208 4TH AVENUE

SDCI #3029948

EARLY DESIGN GUIDANCE MEETING

MAY 15, 2018





TABLE OF CONTENTS

DEVELOPMENT OBJECTIVES AND PROGRAM	3
ZONING SUMMARY	4
COMMUNITY OUTREACH	5
SITE ANALYSIS	6
STREETSCAPE	13
PRIORITY DESIGN GUIDELINES	16
PRECEDENTS/INSPIRATION	18
MASSING OPTIONS	21
LANDSCAPE CONCEPT PLAN	33
COMPARATIVE SHADOW ANALYSIS	36
DEVELOPMENT STANDARD DEPARTURES - PREFERRED OPTION	38
APPENDIX A - STREETSCAPE	48
APPENDIX B - OPTION A PLANS & PERSPECTIVES	50
APPENDIX C - OPTION B PLANS & PERSPECTIVES	52
APPENDIX D - OPTION B DEPARTURES	54
PROJECT TEAM	57

DEVELOPMENT OBJECTIVES:

At the beginning of the design process, the design team and the owner came together for an intensive kickoff charrette to identify the key goals and priorities for the project. What emerged from this process were a set of guiding principles that the entire team endeavors to embody in the designs put forward.

At the core of these guiding principles is the desire to create a building that truly feels like home to its residents. We believe that home begins not in the building, but in the neighborhood. The proposed preferred alternative takes significant steps to respect the existing neighborhood character and scale, while enhancing the quality of the pedestrian street life, and adding to the vibrancy of the community.

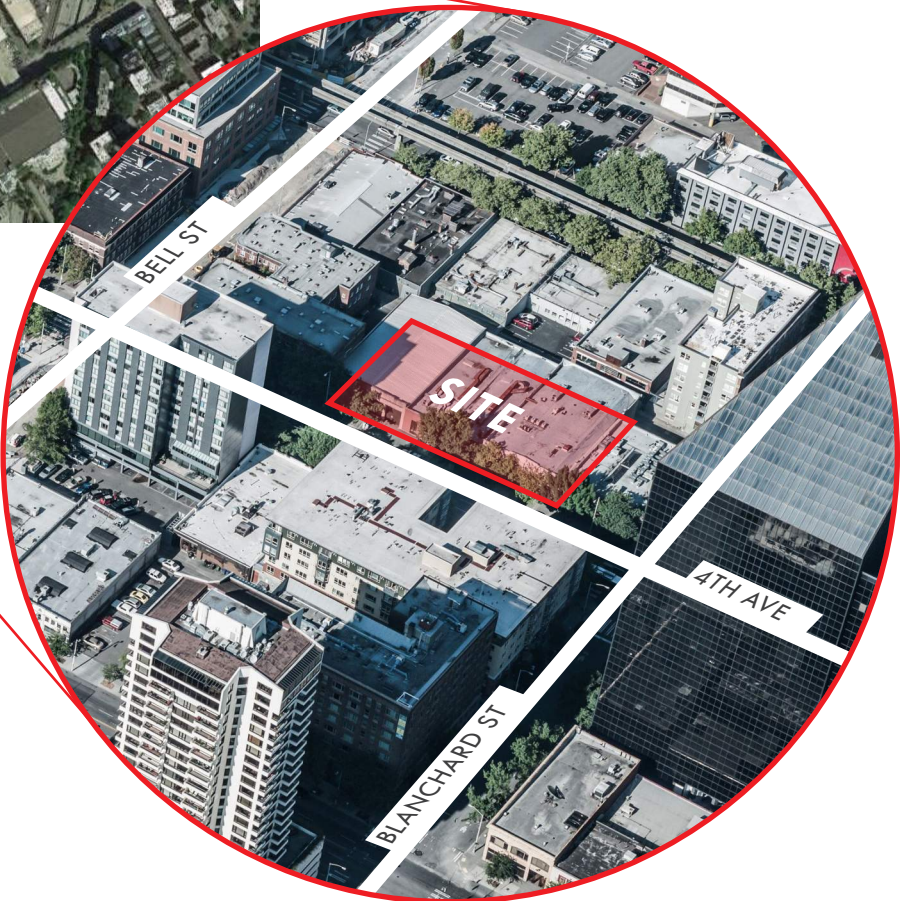
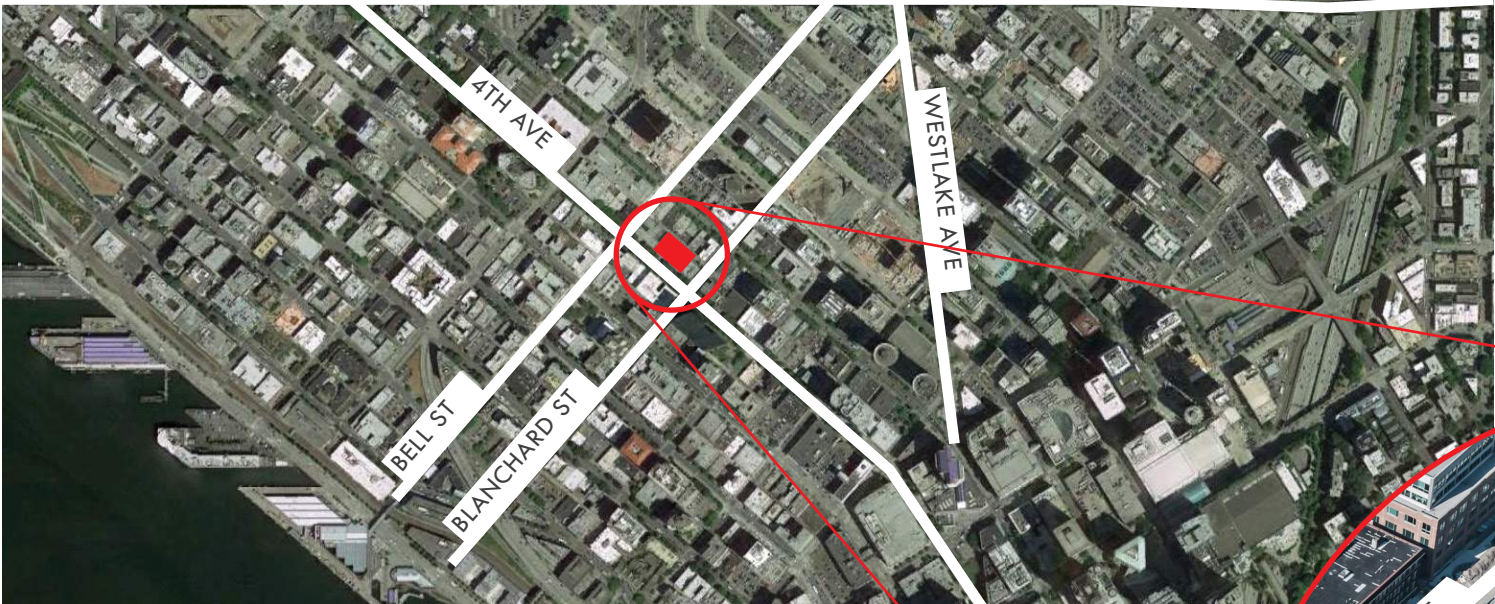
In addition, the owner has taken substantial steps to engage with community members and organizations, in order to understand their goals and priorities, and to work with them to determine how the proposed project can best integrate into their neighborhood.

The proposed project is a 30-story residential tower, with ground level retail, and below-grade parking. The proposed design includes a generous ground plane with double-height retail and connection to the alley. The design also proposes a lower podium that is more in keeping with the scale of the neighborhood and adjacent character buildings. The podium includes 10 three-bedroom units and flexible outdoor space, providing homes in which families can grow without leaving the city. The tower is massed and located with the views from the public realm and the quality of the outdoor spaces in mind.

This project team has a history of delivering exceptional, high-quality projects. We are excited to work with the city and the neighborhood to develop a design that builds upon the best that Belltown has to offer.

PROJECT STATISTICS:

SITE AREA (SF)	19,440
APARTMENT UNITS	307
FLOOR AREA ABOVE GRADE (SF)	327,700
GROUND LEVEL RETAIL AREA (SF)	7,000
PARKING STALLS	154
NUMBER OF FLOORS ABOVE GRADE	30



SUMMARY OF APPLICABLE DEVELOPMENT STANDARDS: SEATTLE MUNICIPAL CODE

Address: 2208-2212 4th Avenue - Belltown
Zoning Designation: DMR/C 280/125
Lot Area: 19,440 SF
Street designation: Class I Pedestrian Street

Topic & Reference	Code Language (Paraphrased Summary)	Project specific application or interpretation
Height Limit - Rooftop Features 23.49.008.D	Residential towers +290 feet high, rooftop features are permitted to the heights indicated below, as long as the combined coverage of all rooftop features does not exceed 35 percent of the roof area: +4’ Railings, parapets, skylights, planters, etc. +15’ Stair penthouses, covered or enclosed common recreation area, mechanical equipment +35’ Elevator penthouses, if the elevator provides access to a rooftop designed to provide usable open space	Departure requested to allow 55% roof coverage.
Height Limit - 3 Bedroom 23.49.008.F	F. An additional 10 feet in height is permitted above the otherwise applicable maximum height limit for residential uses for a structure that includes residential dwelling units that comply with all of the following conditions: 1. The structure includes a minimum of ten dwelling units with a minimum area of 900 gross square feet each and include three or more bedrooms; and 2. Each dwelling unit shall have access to an outdoor amenity area that is located on the same story as the dwelling unit and meets standards a - d (not listed here).	Project pursuing +10' for residential uses, structure to include dwelling units that comply with 23.48.008F.
Overhead Weather Protection 23.49.018	A. Continuous overhead weather protection shall be required for new development along the entire street frontage of a lot B. Overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall or must extend to a line two (2) feet from the curb line, whichever is less. D. The lower edge of the overhead weather protection must be a minimum of ten (10) feet and a maximum of fifteen (15) feet above the sidewalk.	Departure requested to allow overhead weather protection to be 25 feet above the sidewalk.
Minimum Lot Size 23.49.156.A.1	The minimum lot size is 19,000 square feet for any structure over 145 feet high.	Development parcel is 19,440 square feet.
Coverage and Floor Size Limits 23.49.158	Lot Size 19,001-25,000 SF <65’ = 100% 65-85’ = 65% 85-145’ = 55% >145’ = 45% (up to a maximum of 8,800 SF)	Departure requested to allow 57% lot coverage above 85' at 11,050 sf
Street Façade Requirements 23.49.162	B2a) The maximum area of all setbacks along each street frontage of a lot shall not exceed the area determined by multiplying the averaging factor by the width of the street frontage of the structure along the street. The averaging factor shall be five (5) on Class I pedestrian streets, twenty (20) on Class II pedestrian streets, and thirty (30) on designated green streets. Parking shall not be located between the facade and the street lot line. C4) Transparency requirements are as follows: a. Class I pedestrian streets: A minimum of sixty (60) percent of the street-level facade shall be transparent. b. Class II pedestrian streets and designated green streets: A minimum of thirty (30) percent of the street-level facade transparent.	Departure requested to allow an averaging factor of twelve (12) along 4th Avenue.
Maximum Width and Depth 23.49.164.A - Lot size > 19,000 SF	A) A maximum width and depth for the portion of a structure above 65 feet in height is established in Table A for 23.49.164, and this portion of the structure shall be separated horizontally from any other portion of a structure on the lot above 65 feet in height by at least 20 feet at all points. The maximum applies to the width and depth of portions of structures as measured parallel to any street lot line. Height 65-145’ = 120’ Height >145’ = 100’	Departure requested to allow 120' façade width along Avenue above 145 feet
Required Side Setbacks Above 65' 23.49.166	A.1) Setbacks are required from side lot lines that are not street lot lines as established in Table A for 23.49.166. The setback requirement applies to all portions of the structure above a height of 65 feet. The amount of the setback requirement is determined by the length of the frontage of the lot on an avenue.	Avenue frontage 120’-180’ = 20’ Setback
Common Recreation Area 23.49.010	B) 1. An area equivalent to 5 percent of the total gross floor area in residential use, excluding any floor area in residential use gained in a project through a voluntary agreement for housing under Section 23.49.015, shall be provided as common recreation area. 2. A maximum of 50 percent of the common recreation area may be enclosed. 3. The minimum horizontal dimension for required common recreation areas shall be 15 feet, except for open space provided as landscaped setback area at street level, which shall have a minimum horizontal dimension of 10 feet. No required common recreation area shall be less than 225 square feet. 4. Common recreation area that is provided as open space at street level shall be counted as twice the actual area in determining the amount provided to meet the common recreation area requirement.	Min 5% of total area in residential use Max 50% indoor Street level outdoor recreation areas count double (10’ minimum dimension, 225 SF)
Parking 23.49.019	A. Parking quantity requirements: 1. No parking, either long-term or short-term, is required for uses on lots in Downtown zones.	No minimum required.

SUMMARY OF COMMUNITY OUTREACH MEASURES

WHAT WE HEARD

RESPECT VIEWS ALONG 4TH AVENUE PARADE ROUTE

SYMPATHETIC AND RESPECTFUL TO ADJACENT CHARACTER BUILDINGS

STREET ACTIVATION

CONNECTION TO BELL STREET PARK

DIVERSITY OF TENANCY

RESPOND TO THE LEGACY OF THE ARTS IN BELLTOWN

CONNECTION FROM 4TH AVENUE TO ALLEY, EITHER AS THROUGH-BLOCK OR ACTIVATED ALLEY FRONTAGE

THE PROJECT TEAM HAS MET WITH:

- Belltown Business Association
- Belltown Community Council
- Project Belltown
- Individual community leaders
- Neighbors

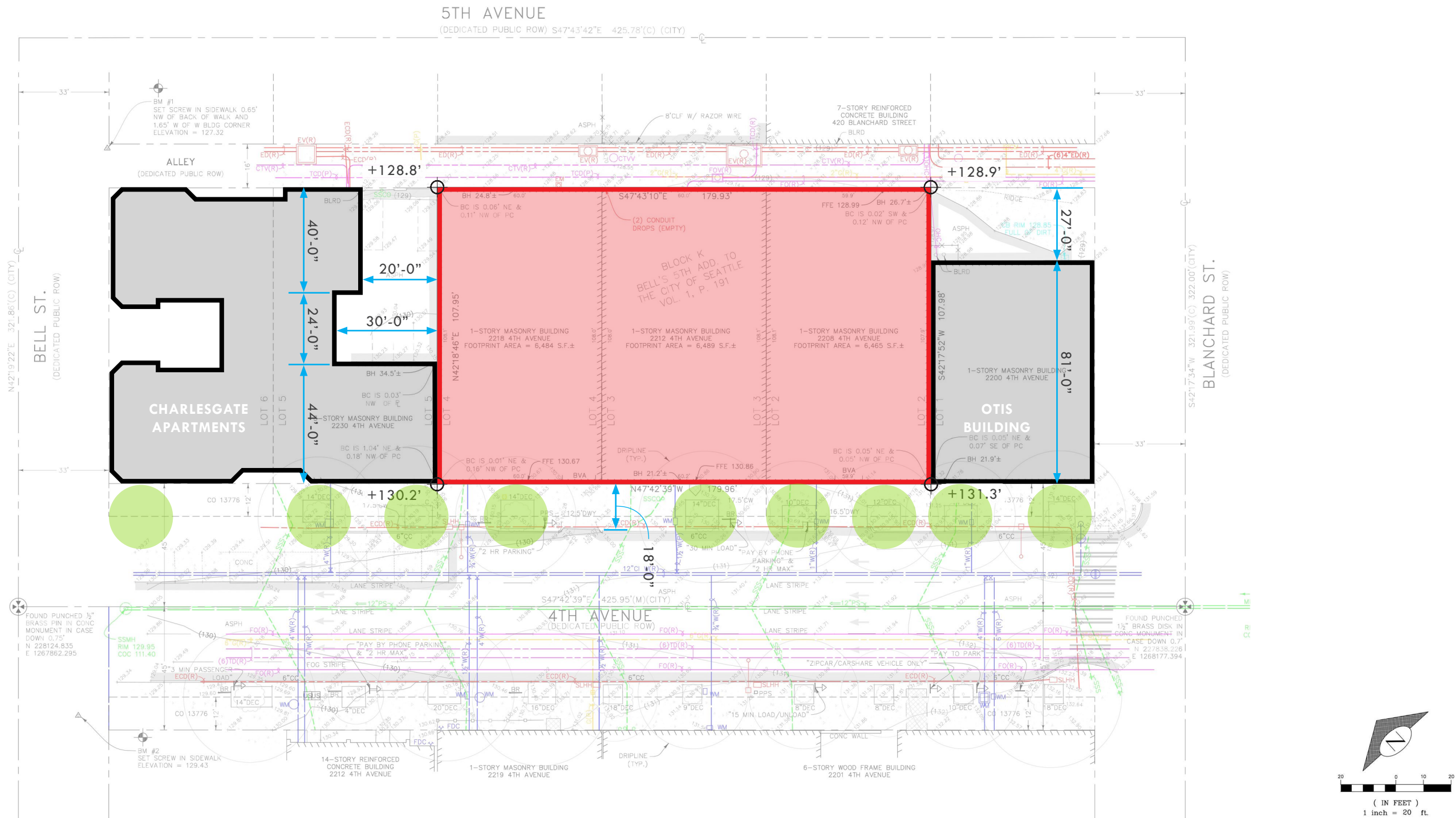


EXISTING LAND USE DIAGRAM

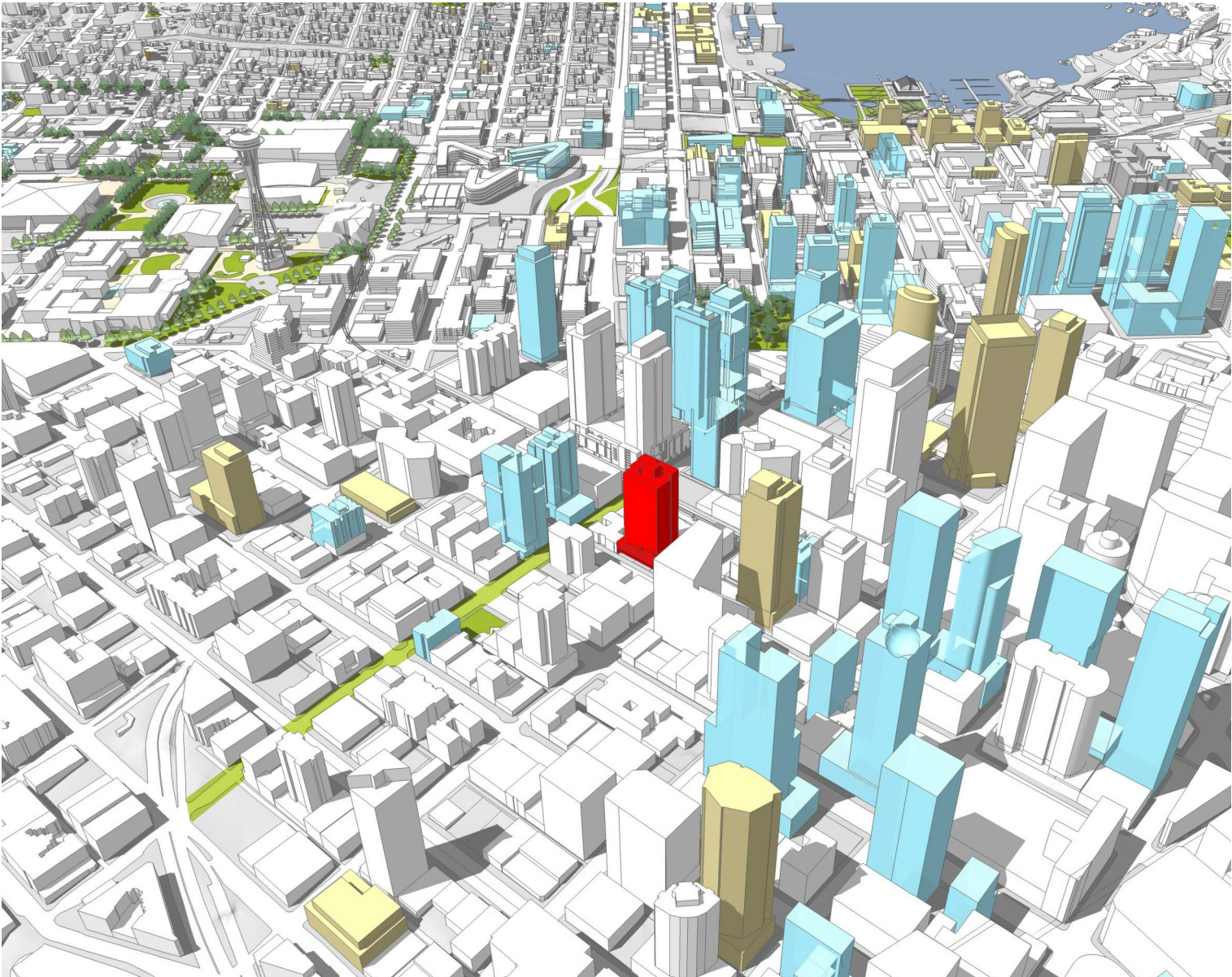


ZONING MAP

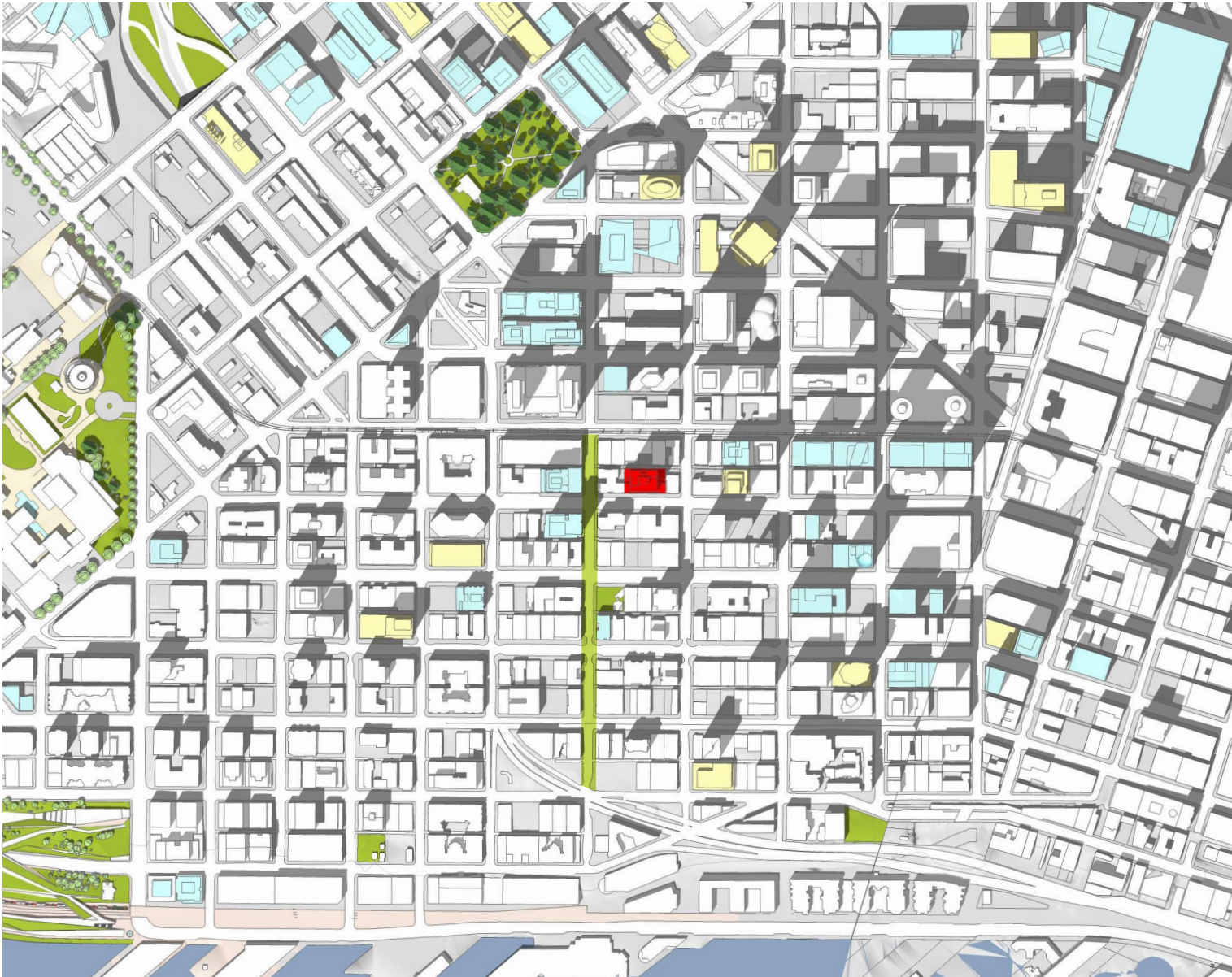




A DEVELOPING CONTEXT



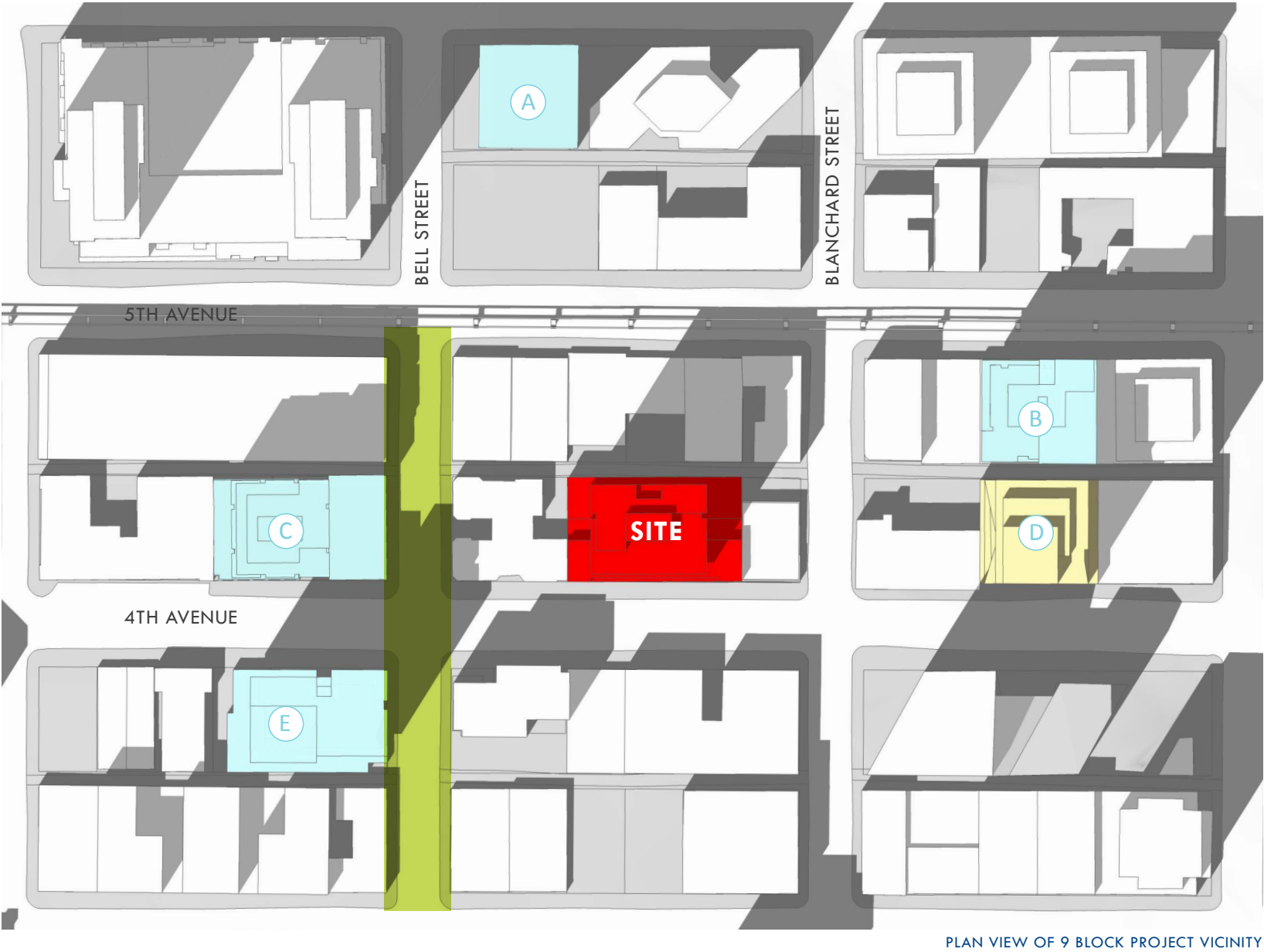
AERIAL VIEW OF PROJECT SITE LOOKING NORTH



PLAN VIEW OF PROJECT VICINITY

LEGEND

- IN APPLICATION STAGE/DESIGN REVIEW
- UNDER CONSTRUCTION
- PROJECT SITE



- LEGEND
- IN APPLICATION STAGE/DESIGN REVIEW
 - UNDER CONSTRUCTION
 - PROJECT SITE

A DEVELOPING CONTEXT

The Belltown neighborhood is developing rapidly. In the blocks surrounding the site, there are several projects proposed, underway, or recently completed. The diagram to the left outlines these, and gives a better sense of the context into which the 2208 4th Avenue project will be integrating.



A 2229 6th Avenue



B 2121 5th Avenue



C Team Rise Bell Tower



D 2116 4th Avenue



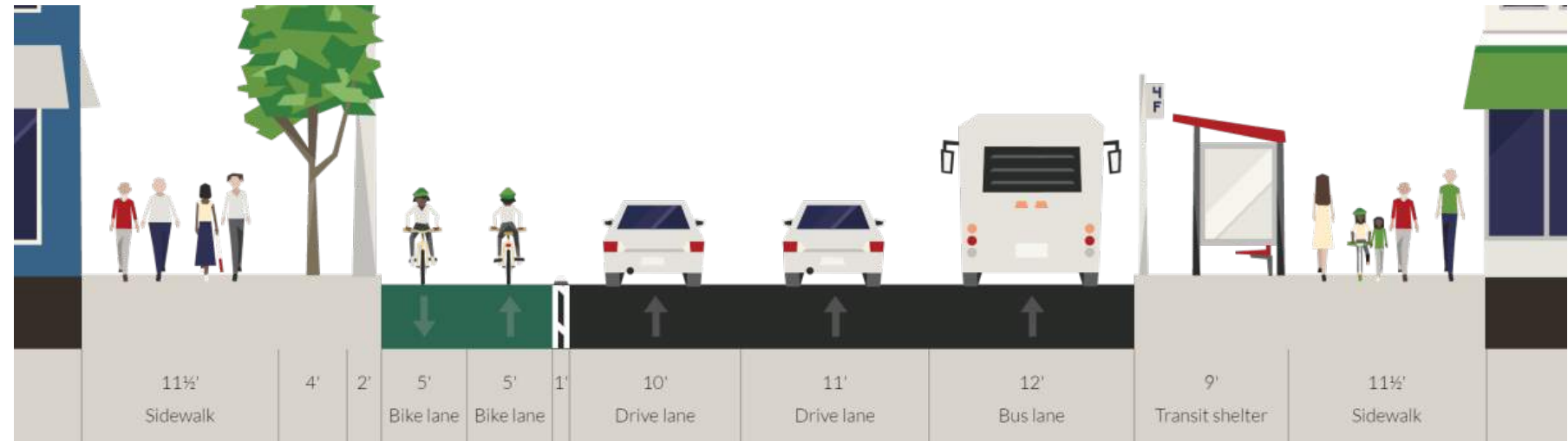
E 314 Bell Street



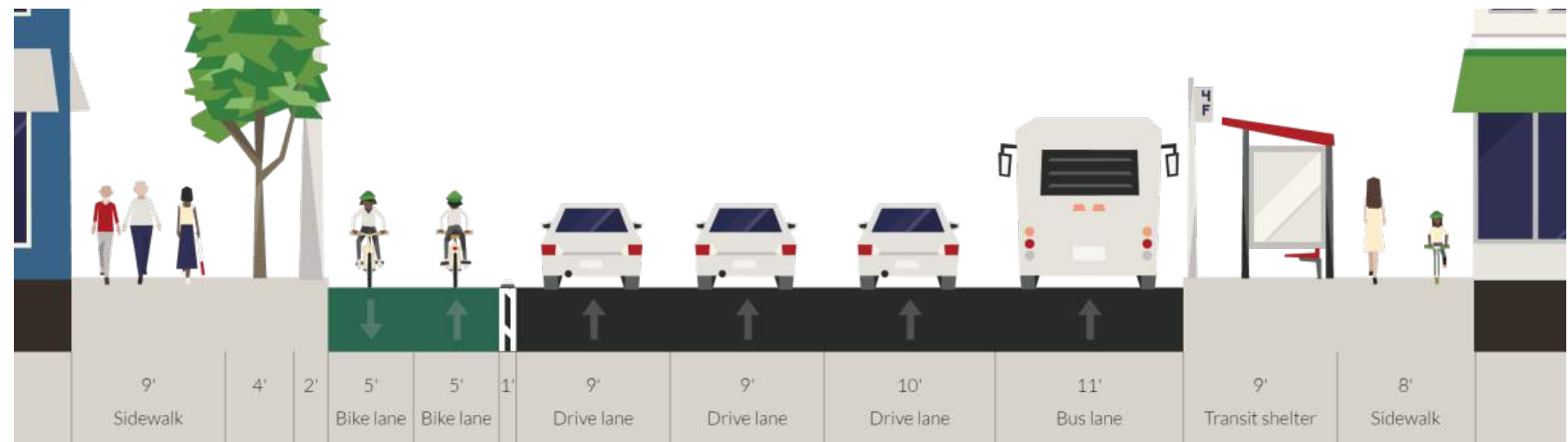


4th AVE
RETAIL
DISTRICT

TWO-WAY 4TH AVENUE PROTECTED BIKE LANE



4th AVE
CENTRAL
BUSINESS
DISTRICT

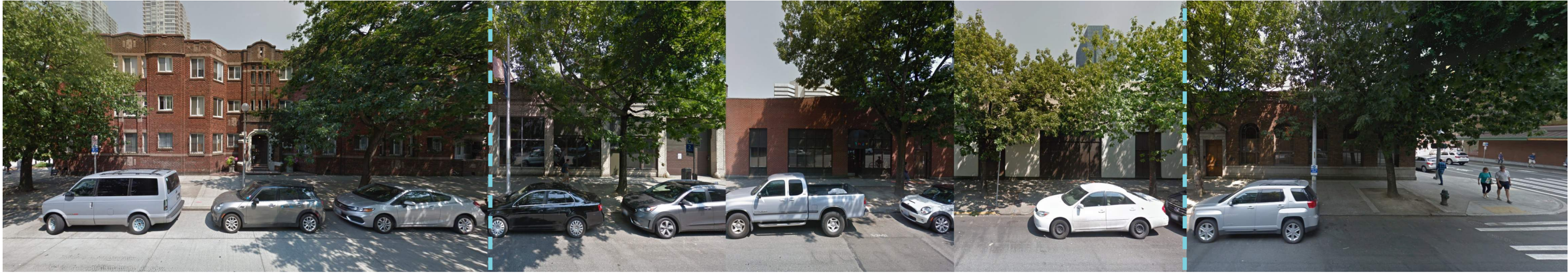


All cross section options are representative for discussion purposes.

40

IMAGE FROM: ONE CENTER CITY - PROJECT OVERVIEW PLAN (SEPTEMBER 2017)

PROJECT SITE



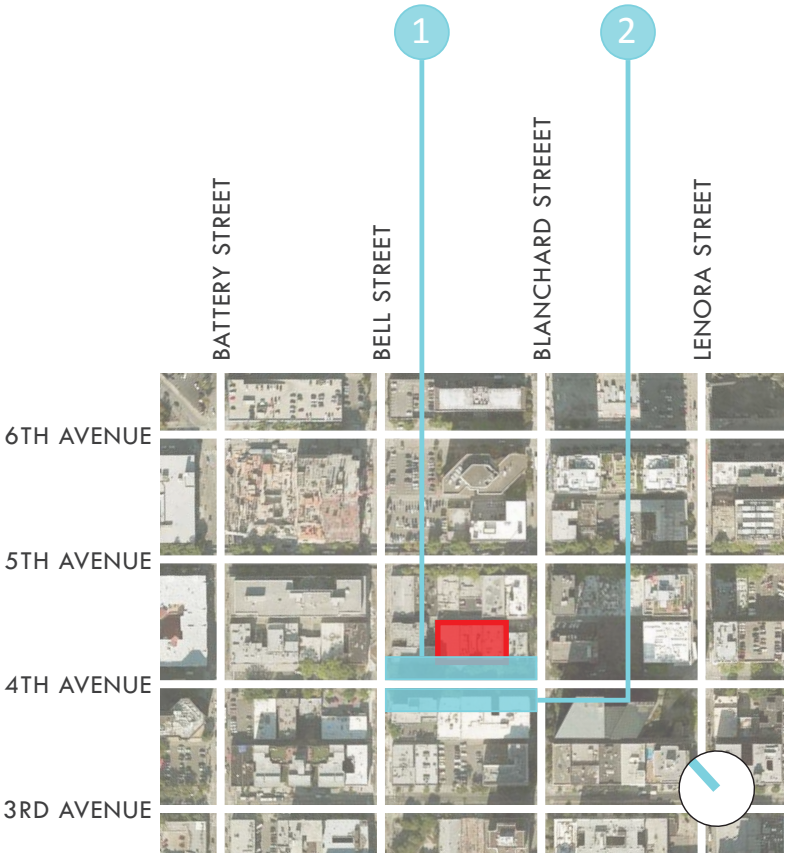
1

4TH AVENUE, FACING NORTHEAST, BETWEEN BELL STREET & BLANCHARD STREET



2

4TH AVENUE, FACING SOUTHWEST, BETWEEN BELL STREET & BLANCHARD STREET



PROJECT SITE BEYOND (MIDBLOCK)



1

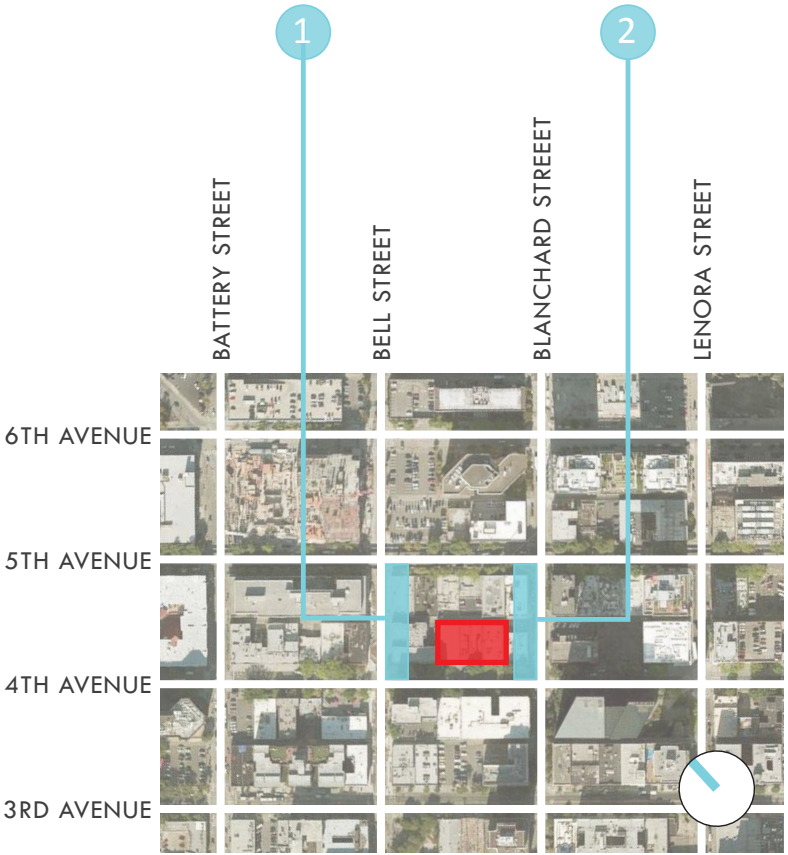
BELL STREET, FACING SOUTHEAST, BETWEEN 4TH AVENUE & 5TH AVENUE

PROJECT SITE BEYOND (MIDBLOCK)



2

BLANCHARD STREET, FACING NORTHWEST, BETWEEN 4TH AVENUE & 5TH AVENUE



**FOR ADDITIONAL STREETSCAPE ELEVATIONS, PLEASE SEE APPENDIX A*

THIS PAGE INTENTIONALLY LEFT BLANK

PRIORITY DESIGN GUIDELINES

Belltown is one of Seattle’s most eclectic, diverse, and dense residential neighborhoods. Since 1974, with the Denny Regrade Development Plan, Belltown has been identified as a priority area for housing. Since that time, the community has restated, time and again, through the Downtown Plan of 1985 and the Belltown Neighborhood Plan of 1998, their neighborhood priorities: **The Preservation and Enhancement of Existing Neighborhood Character; and A Vibrant, Pedestrian-Friendly Streetscape.**

As we reviewed the Design Guidelines, in particular the Belltown-specific Design Guidelines, we sought to clearly connect them to the larger, over-arching priorities, and to develop design solutions directly in service of these.

NEIGHBORHOOD PRIORITY: THE PRESERVATION AND ENHANCEMENT OF EXISTING NEIGHBORHOOD CHARACTER

BELLTOWN SPECIFIC GUIDELINES:

A-1 – Site Planning & Massing – Respond to the physical environment:

- a. Develop the architectural concept and arrange the building mass to enhance views.

B-1 – Architectural Expression – Respond to the neighborhood context:

- a. Establish a harmonious transition between newer and older buildings. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.
- b. Complement the architectural character of an adjacent historic building or area; however, imitation of historical styles is discouraged. References to period architecture should be interpreted in a contemporary manner.
- c. Design visually attractive buildings that add richness and variety to Belltown, including creative contemporary architectural solutions.

B-2 – Architectural Expression – Create a transition in bulk and scale

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

D-1 – Public Amenities – Provide inviting & usable open space

Mixed-use developments are encouraged to provide useable open space adjacent to retail space, such as an outdoor cafe or restaurant seating, or a plaza with seating.

Residential open space – should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

- h. Courtyards that organize architectural elements while providing a common garden;
- k. Play areas for children
- l. Location of outdoor spaces to take advantage of sunlight and views

DOWNTOWN DESIGN GUIDELINES:

A-2 – 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.”

CITYWIDE GUIDELINES:

CS2 – Urban Pattern & Form

C. Relationship to the Block

- 2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

CS3 – Architectural Context & Character

A. Emphasizing Positive Neighborhood Attributes

- 1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.
- 2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.
- 3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

DC2 – Architectural Concept

A. Massing

- 1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

B. Architectural and Façade Composition

- 1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that about an alley, design the alley façade and its connection to the street carefully.

C. Secondary Architectural Features

- 3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors, such as:
 - a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials,
 - b. using trees and landscaping to enhance the building design and fit with the surrounding context, and/or
 - c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.

NEIGHBORHOOD PRIORITY: A VIBRANT, PEDESTRIAN-FRIENDLY STREETScape

BELLTOWN SPECIFIC GUIDELINES

B-1 – Architectural Expression – Respond to the neighborhood context:

- d. Employ design strategies and incorporate architectural elements that reinforce Belltown’s unique qualities. In particular, the neighborhood’s best buildings tend to support an active street life.

C-1 – The Streetscape – Promote pedestrian interaction

- a. Vary in size, width, and depth of commercial spaces, accommodating for smaller businesses, where feasible

Consider configuring retail space to attract tenants with products or services that will “spill-out” onto the sidewalk.

C-5 – The Streetscape – Encourage overhead weather protection

- a. a. the overall architectural concept of the building (as described in Guideline B-4);
- b. uses occurring within the building (such as entries and retail spaces) or in the adjacent streetscape environment (such as bus stops and intersections);
- c. minimizing gaps in coverage;
- d. a drainage strategy that keeps rain water off the street-level facade and sidewalk;
- f. the scale of the space defined by the height and depth of the weather protection;
- i. when opaque material is used, the illumination of light-colored undersides to increase security after dark.

CITYWIDE DESIGN GUIDELINES

CS2 – Urban Pattern & Form

B. Adjacent Sites, Streets, and Open Spaces

- 2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.

PL1 – Connectivity

A. Network of Open Spaces

- 2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.

PL3 – Street-Level Interaction

C. Retail Edges

- 1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.
- 2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.
- 3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

DC1 – Project Uses and Activities

A. Arrangement of Interior Uses

- 1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

D. Scale and Texture

- 1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

DC3 – Open Space Concept

A. Building-Open Space Relationship

- 1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate will to each other and support the functions of the development.

B. Open Space Uses and Activities

- 4. Multifamily Open Spaces: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children’s play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.

DC4 – Exterior Elements and Finishes

A. Building Materials

- 1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DOUBLE HEIGHT RETAIL



ENHANCED, ACTIVE STREETScape



45 FOOT PODIUM SCALE

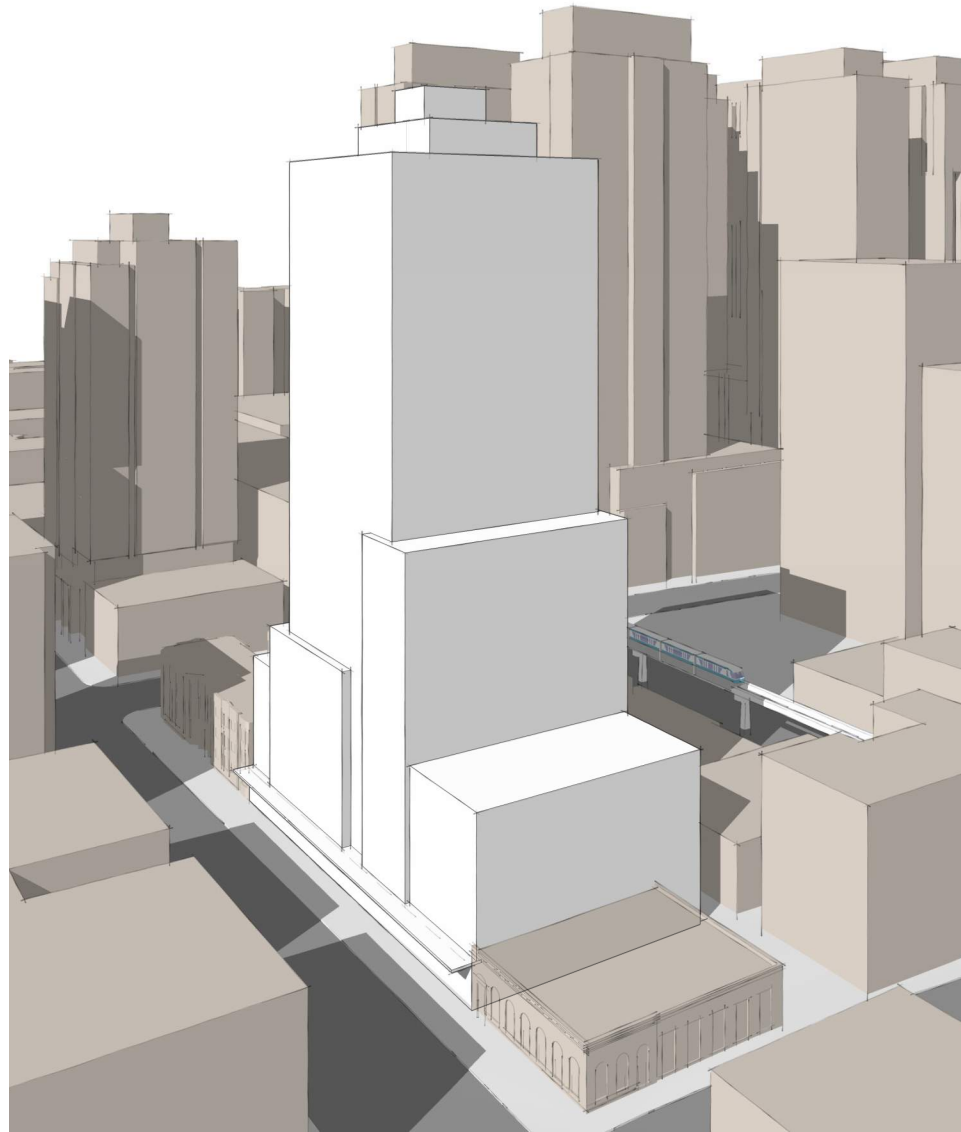


CLEAN, PLANAR, RESIDENTIAL EXPRESSION



THIS PAGE INTENTIONALLY LEFT BLANK

OPTION A - CODE COMPLIANT



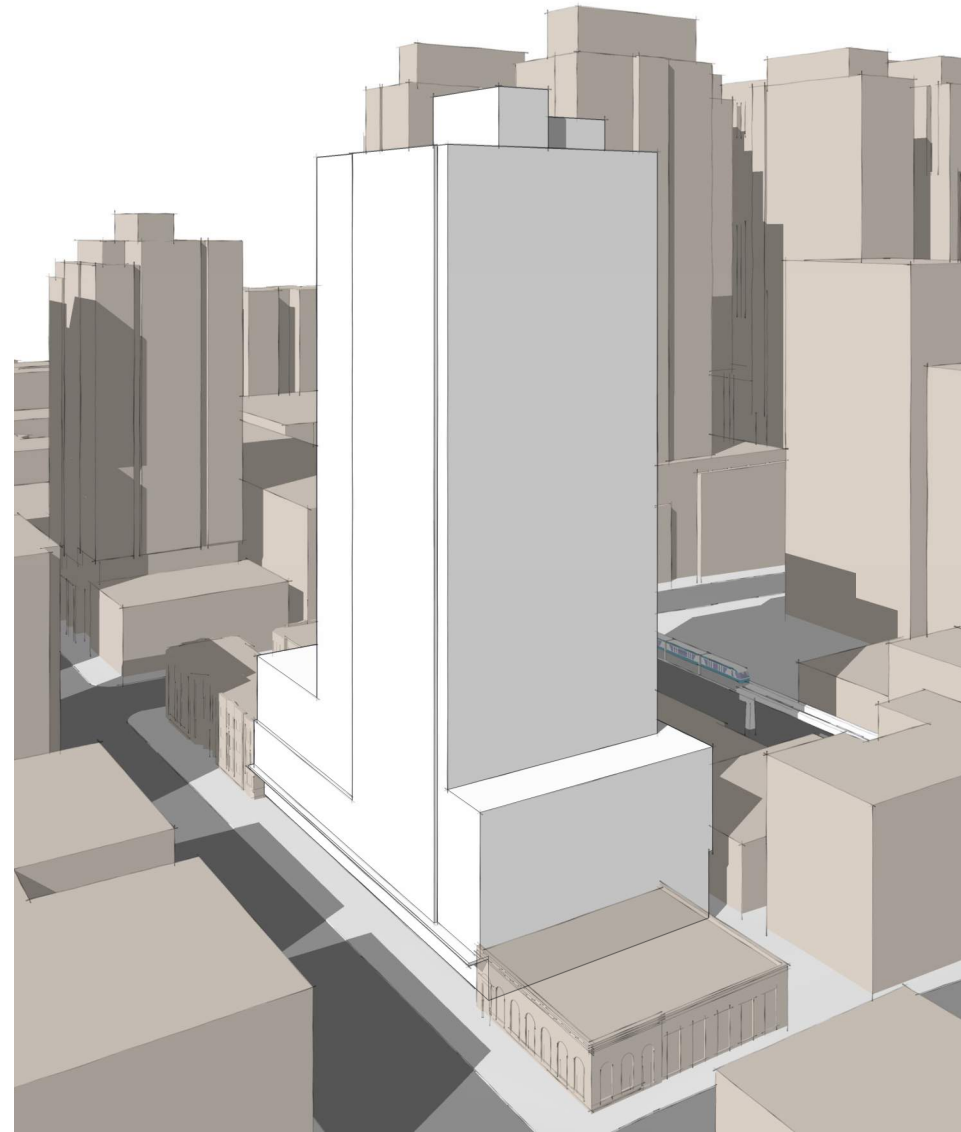
PROS:

- Code Compliant
- Less bulk at upper levels
- Below grade parking

CONS:

- Bulky massing at the base of the building
- Does not respect adjacent properties
- Large blank wall at south and north
- Unresolved roof massing
- Imposing and unpleasant pedestrian experience
- Wider east/west facade at lower half of tower

OPTION B



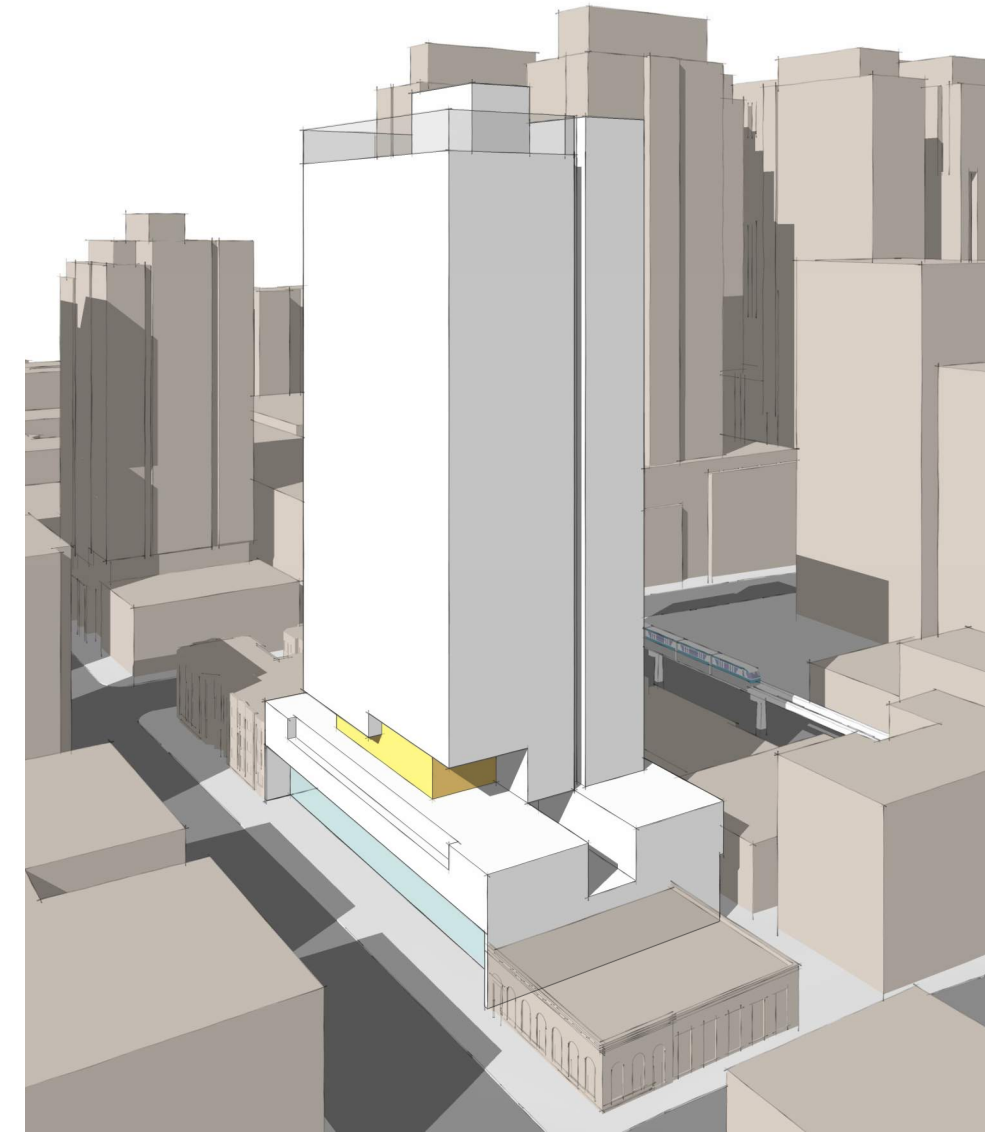
PROS:

- Massing less bulky at lower levels
- Simplified tower
- Below grade parking

CONS:

- 65' podium is not sympathetic to adjacent properties
- Large blank wall at south
- Unresolved roof massing
- Wider east/west facade

OPTION C - PREFERRED

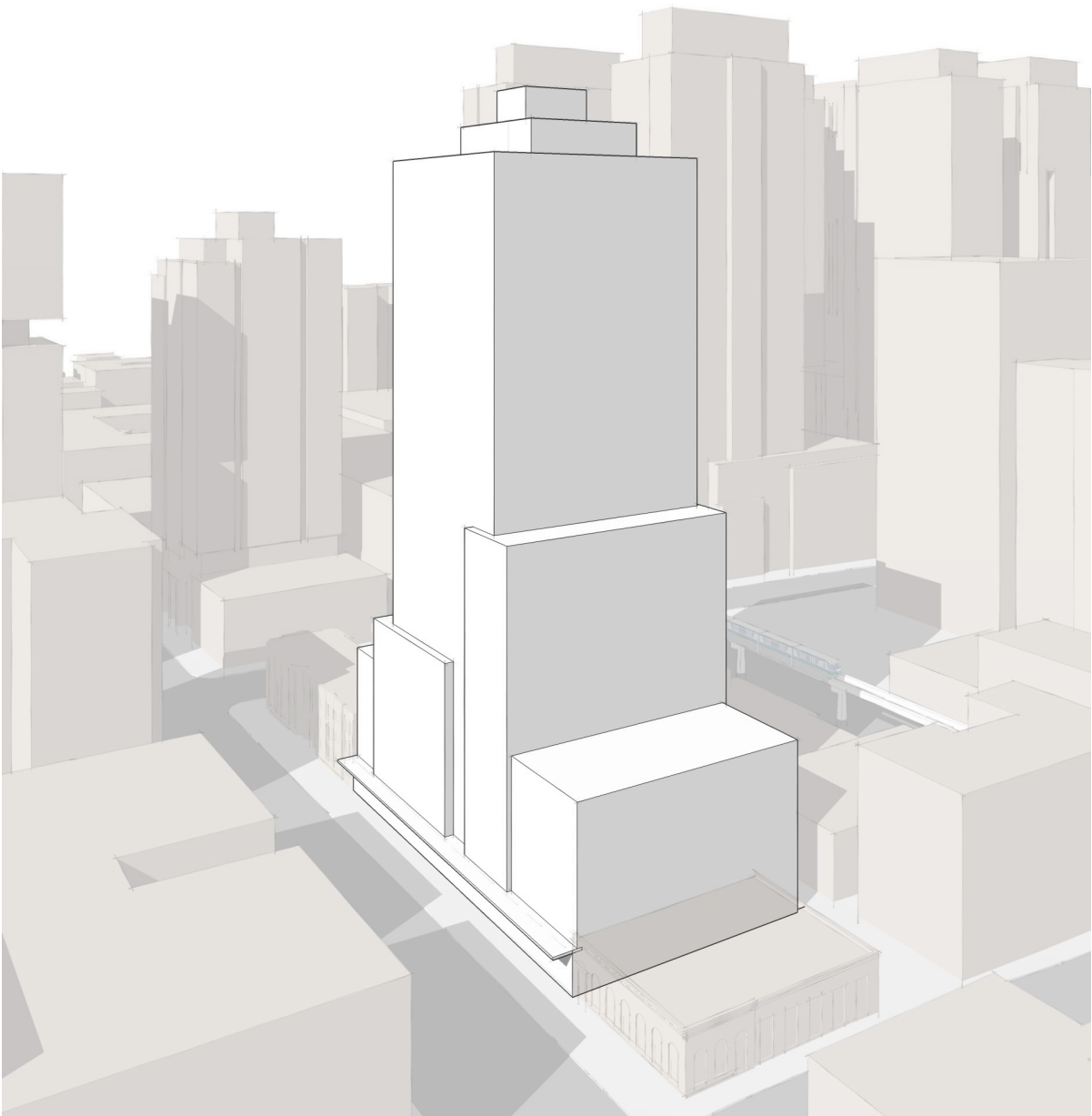


PROS:

- Much lower podium massing is in scale with adjacent character buildings
- Resolved roof treatment
- Dramatically enhanced ground level & pedestrian experience
- Massing narrowed east/west
- Below grade parking
- Daylit corridors

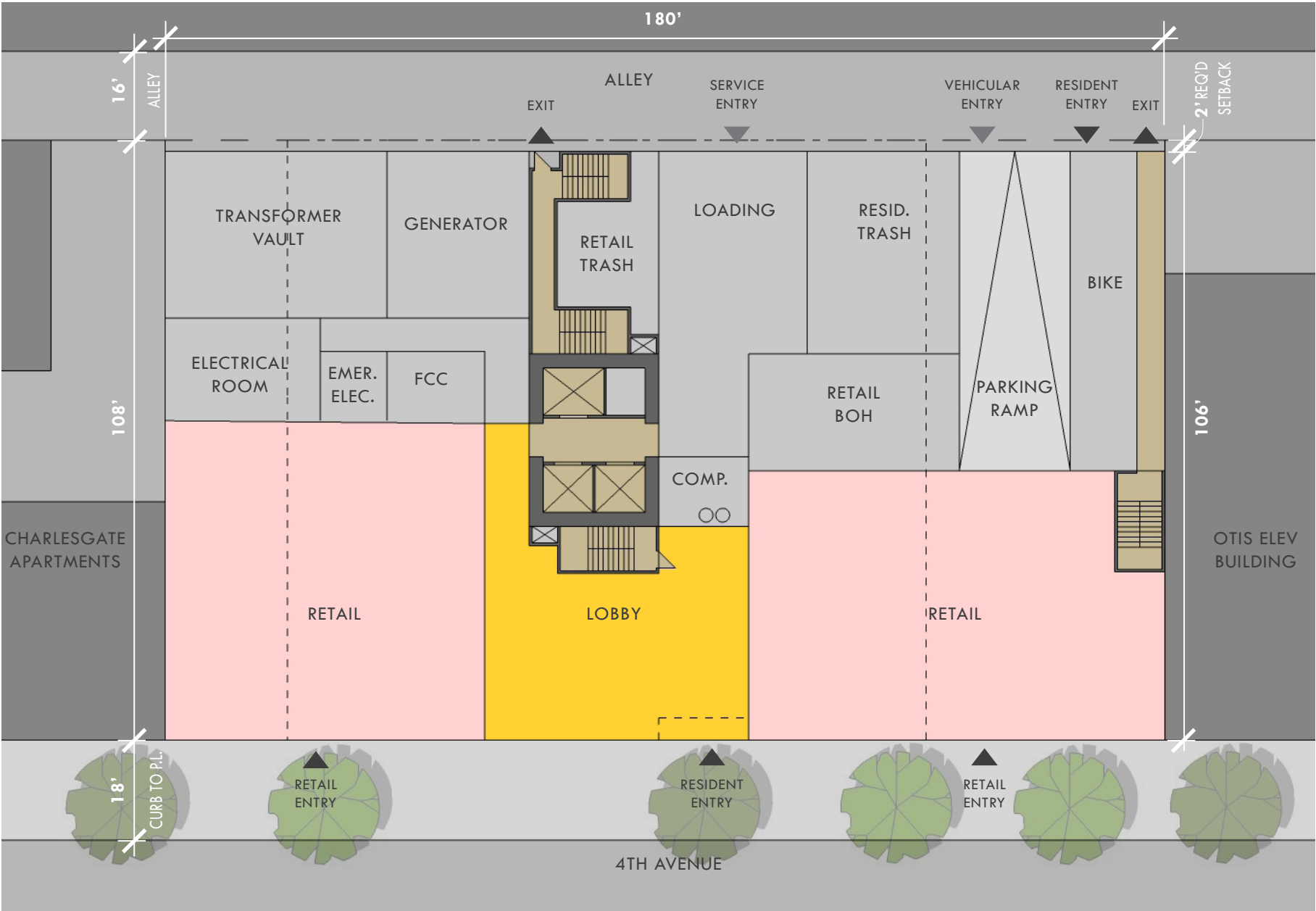
CONS:

- Longer north/south facade
- Additional bulk at upper levels of tower



OPTION STATISTICS:

SITE AREA (SF)	19,440
APARTMENT UNITS	354
FLOOR AREA ABOVE GRADE (SF)	327,700
GROUND LEVEL RETAIL AREA (SF)	6,500
PARKING STALLS	177
NUMBER OF FLOORS ABOVE GRADE	30



GROUND FLOOR PLAN

LEGEND

STUDIO/OPEN 1 BED

1 BEDROOM

2 BEDROOM

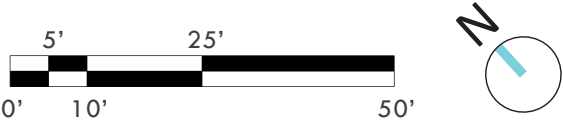
3 BEDROOM

OUTDOOR

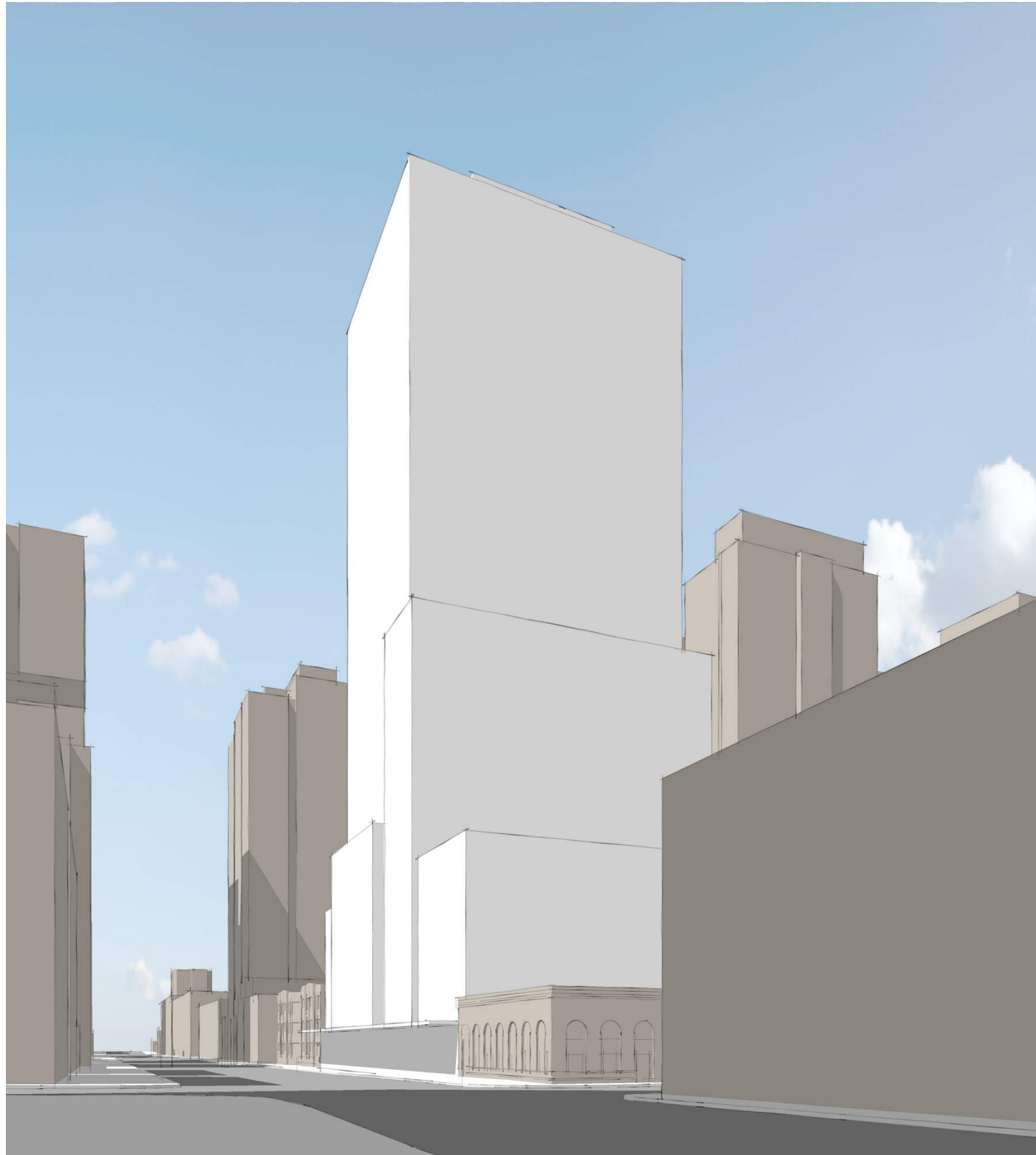
AMENITY

CIRCULATION

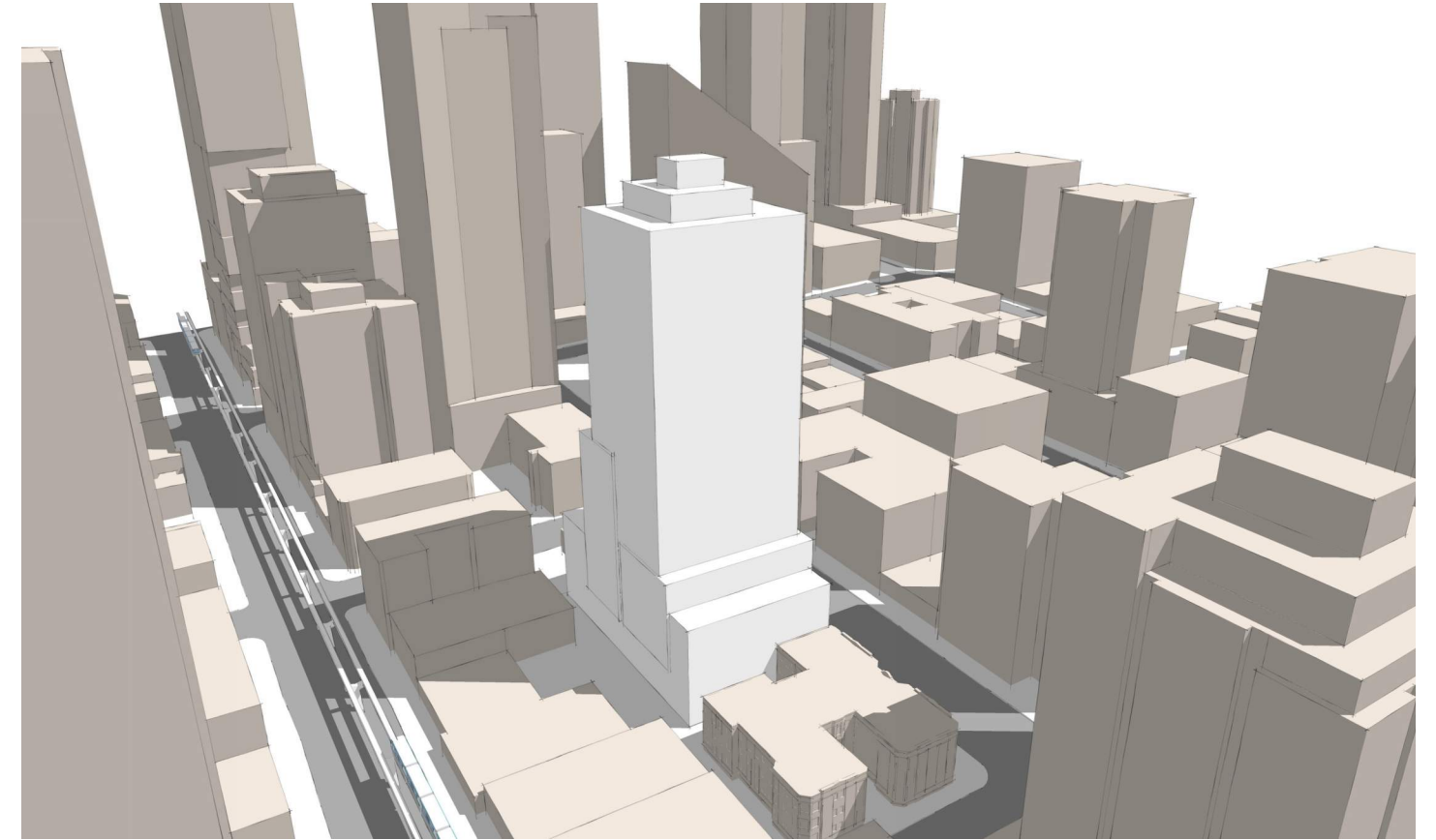
MECH/ELEC/BOH



**FOR ADDITIONAL PLANS & PERSPECTIVES, PLEASE SEE APPENDIX B*



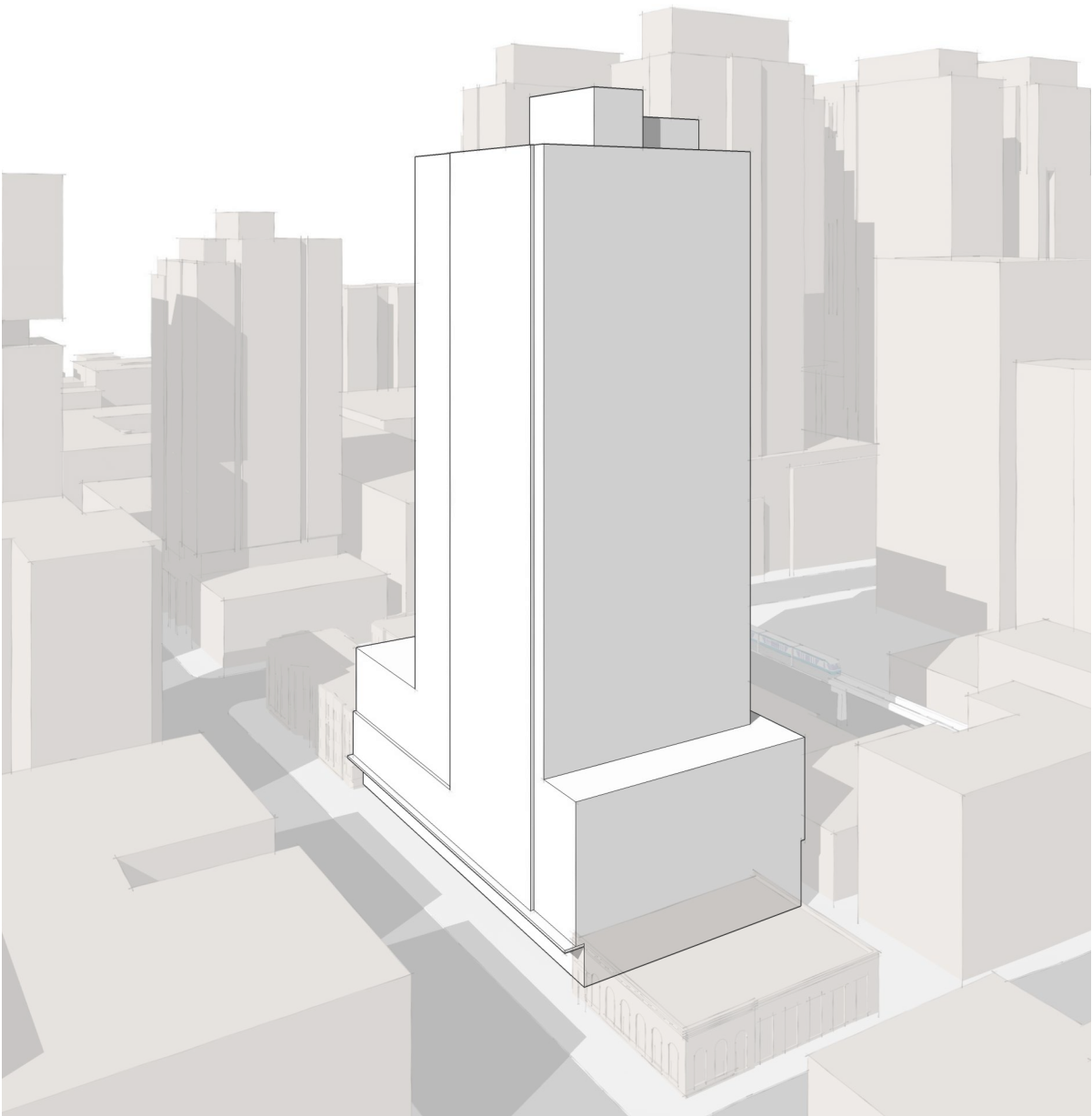
VIEW FROM 4TH AVE AND BLANCHARD ST LOOKING NORTH



BIRDSEYE FROM NORTHEAST

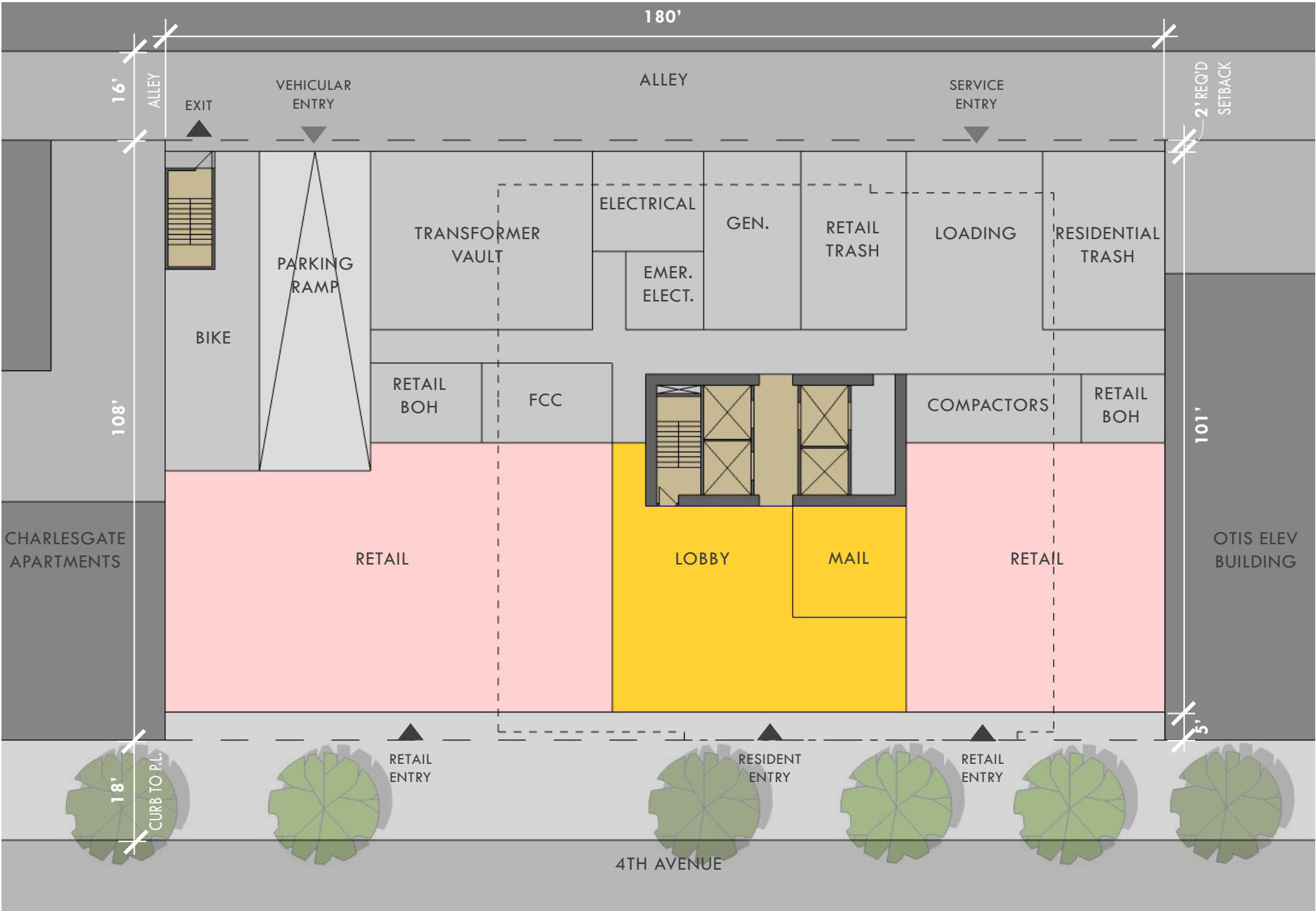


VIEW SOUTH ON 4TH AVE



OPTION STATISTICS:

SITE AREA (SF)	19,440
APARTMENT UNITS	322
FLOOR AREA ABOVE GRADE (SF)	327,700
GROUND LEVEL RETAIL AREA (SF)	6,000
PARKING STALLS	161
NUMBER OF FLOORS ABOVE GRADE	30



GROUND FLOOR PLAN

LEGEND

STUDIO/OPEN 1 BED

1 BEDROOM

2 BEDROOM

3 BEDROOM

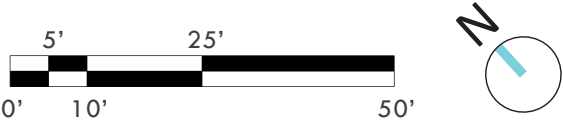
RETAIL

OUTDOOR

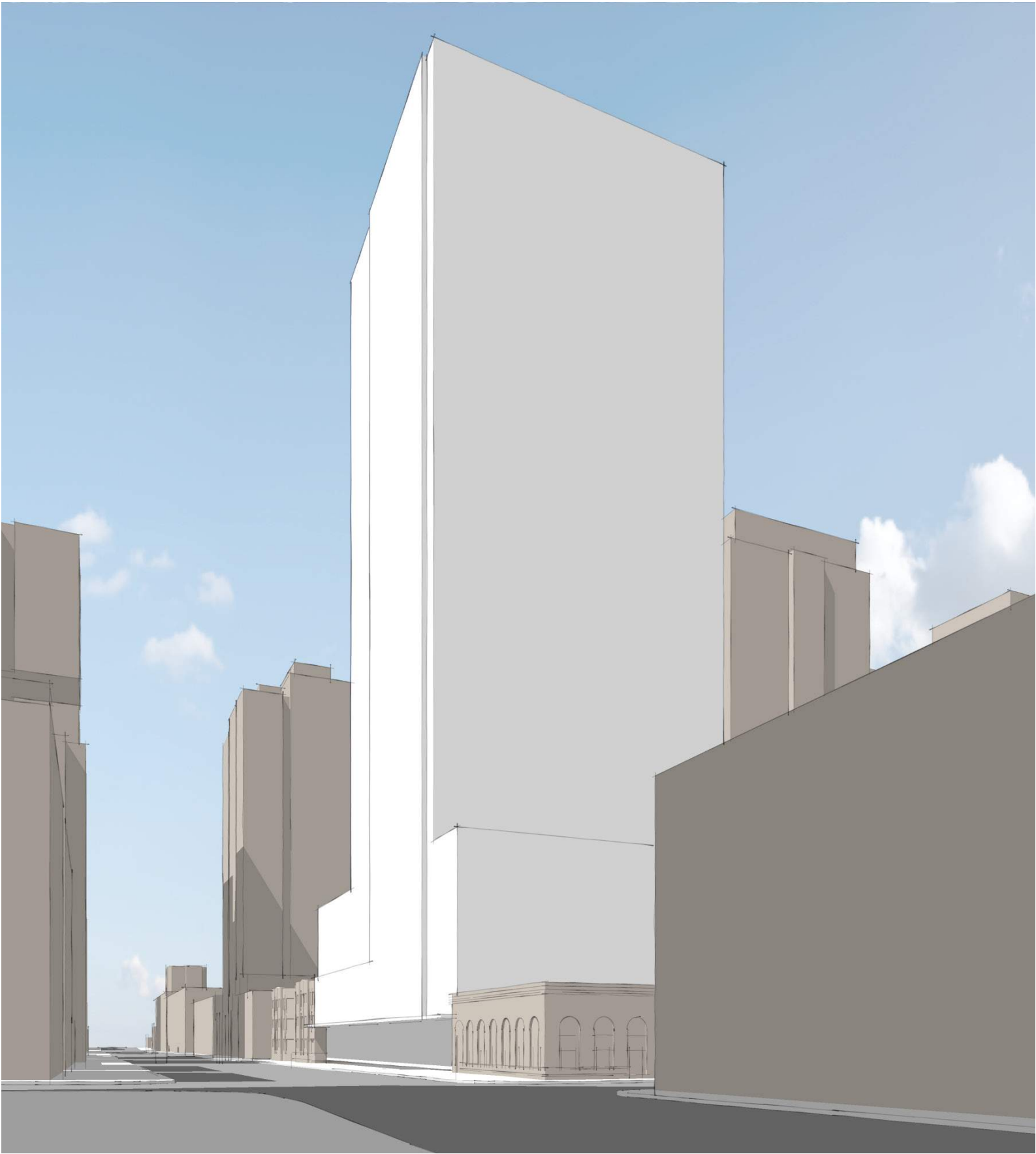
AMENITY

CIRCULATION

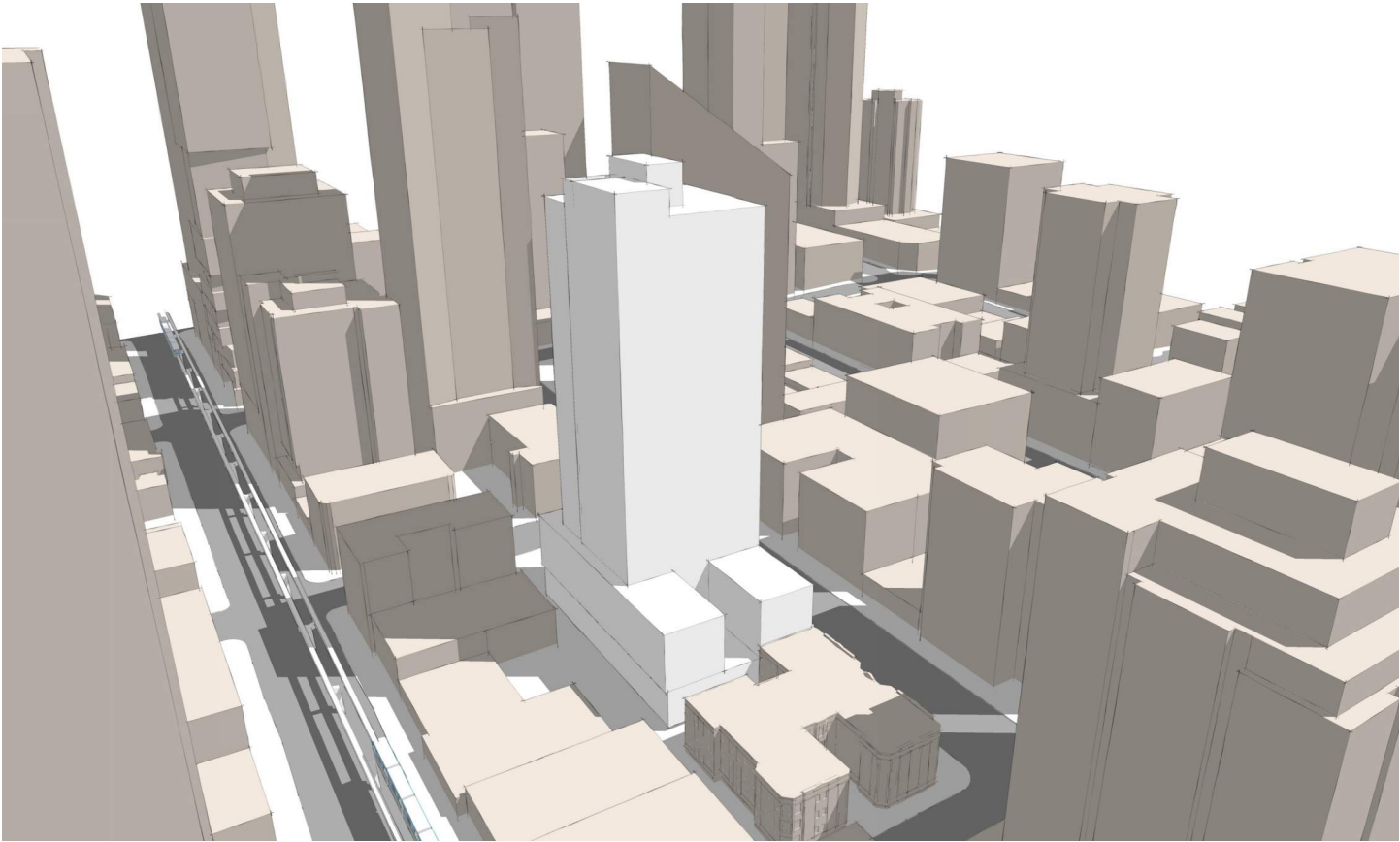
MECH/ELEC/BOH



**FOR ADDITIONAL PLANS & PERSPECTIVES, PLEASE SEE APPENDIX C*
**FOR DEPARTURES RELATED TO OPTION B, PLEASE SEE APPENDIX D*



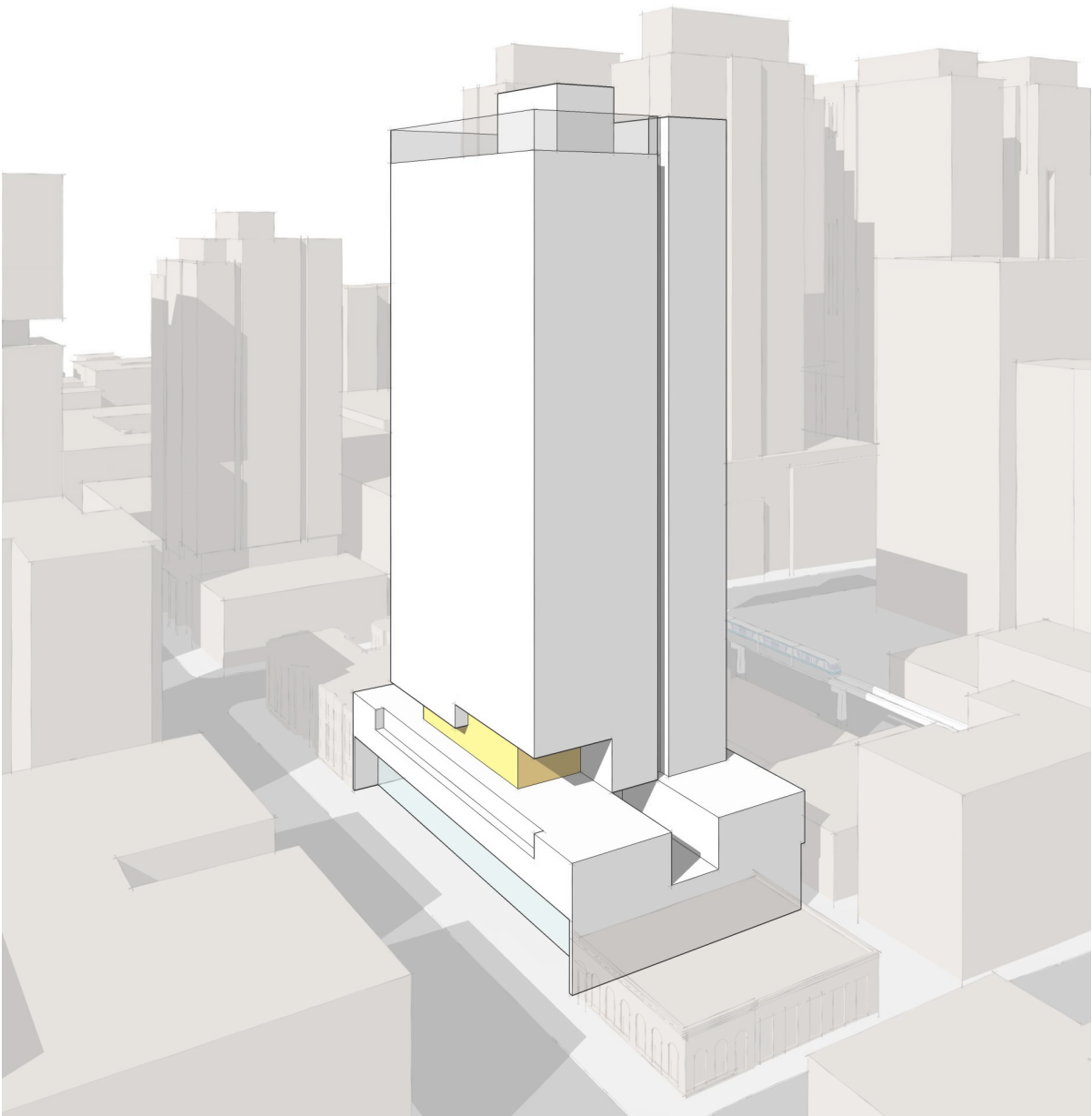
VIEW FROM 4TH AVE AND BLANCHARD ST LOOKING NORTH



BIRDSEYE FROM NORTHEAST

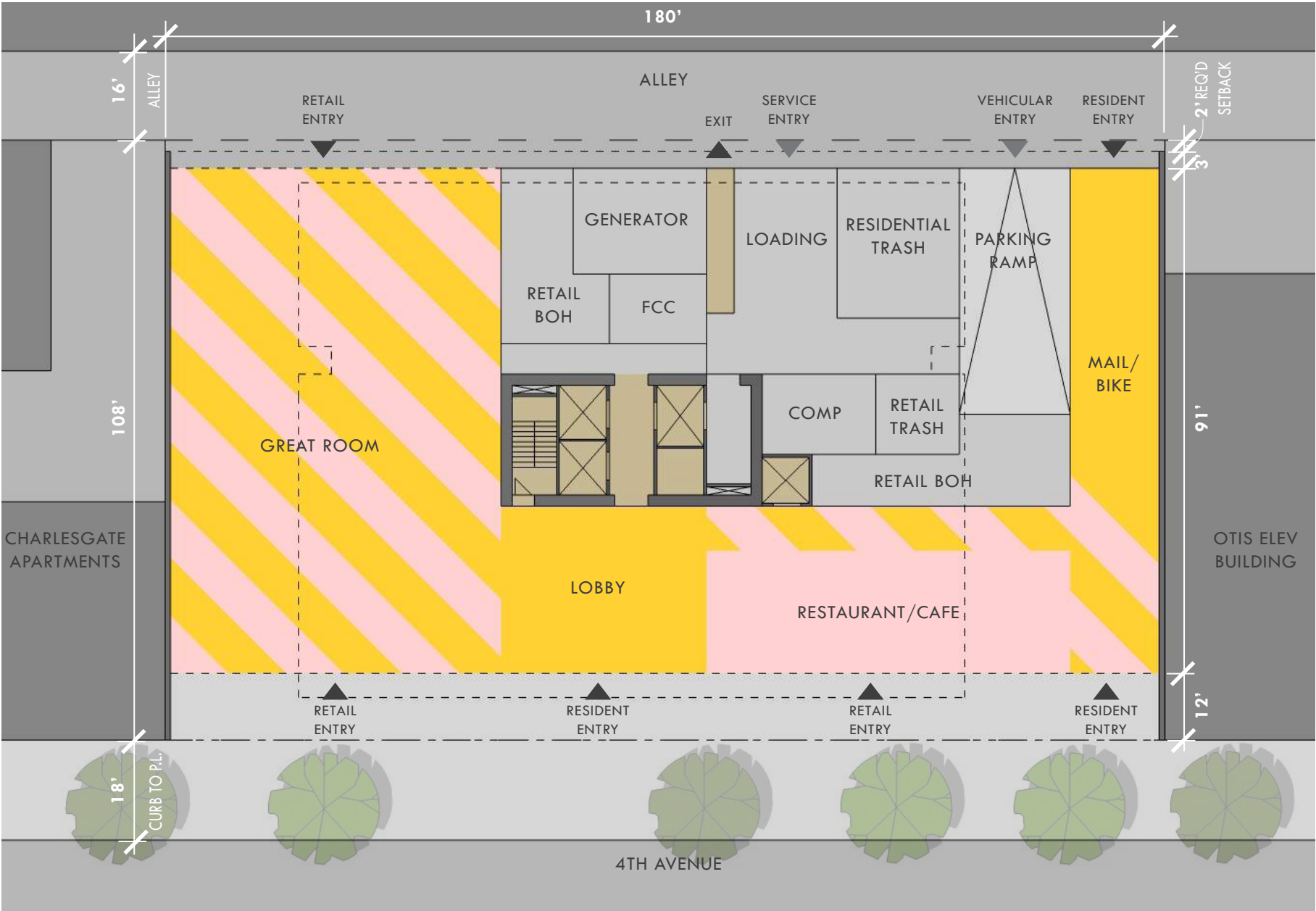


VIEW SOUTH ON 4TH AVE



OPTION STATISTICS:

SITE AREA (SF)	19,440
APARTMENT UNITS	307
FLOOR AREA ABOVE GRADE (SF)	327,700
GROUND LEVEL RETAIL AREA (SF)	7,000
PARKING STALLS	154
NUMBER OF FLOORS ABOVE GRADE	30



GROUND FLOOR PLAN

LEGEND

STUDIO/OPEN 1 BED

1 BEDROOM

2 BEDROOM

3 BEDROOM

RETAIL

OUTDOOR

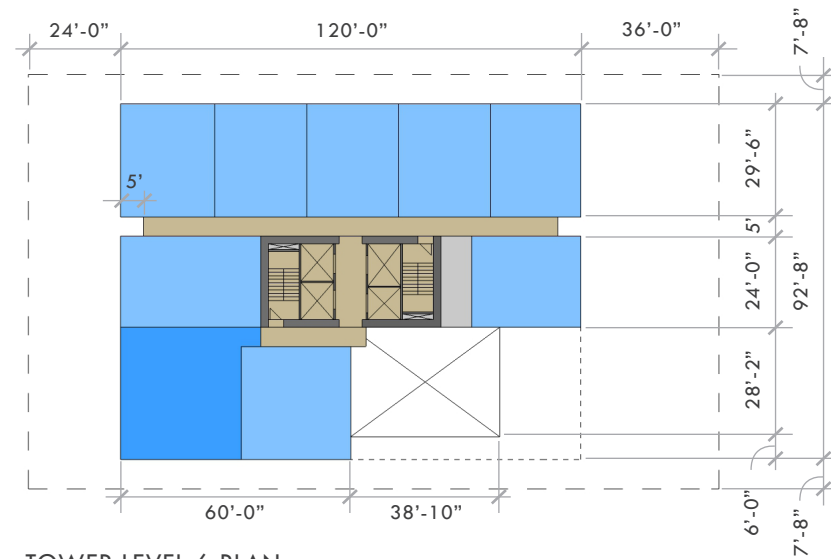
AMENITY

CIRCULATION

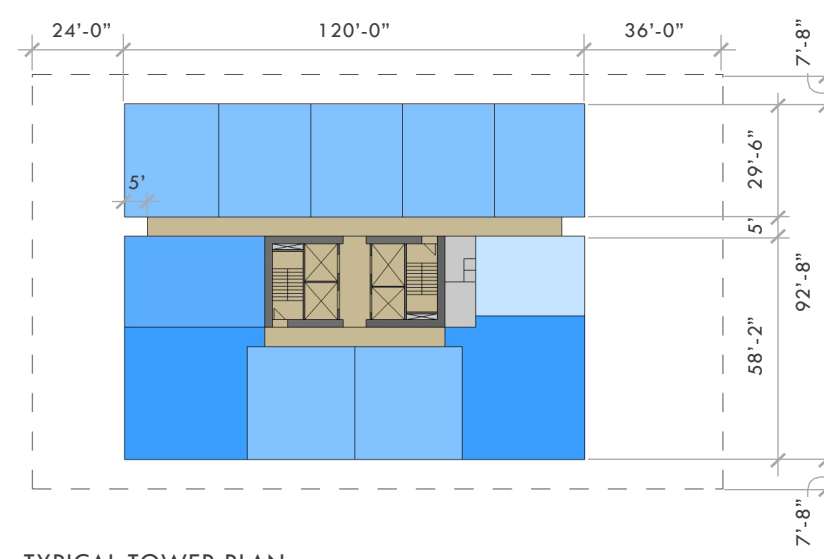
MECH/ELEC/BOH



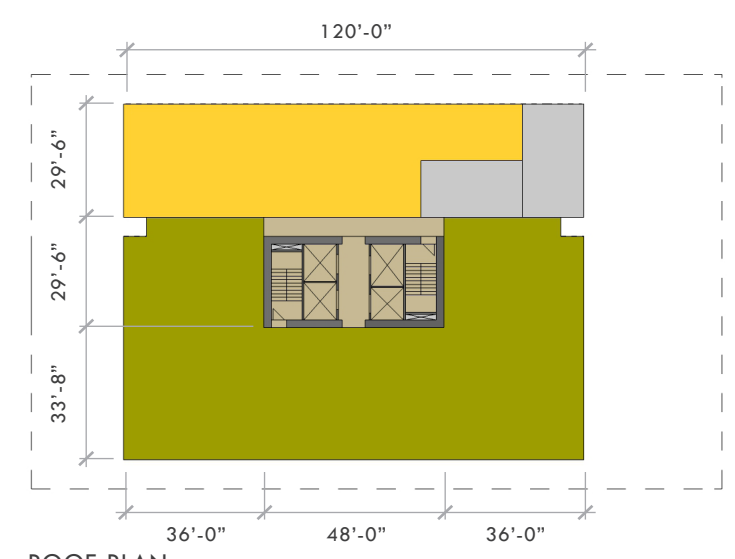
MASSING OPTIONS - OPTION C - PREFERRED



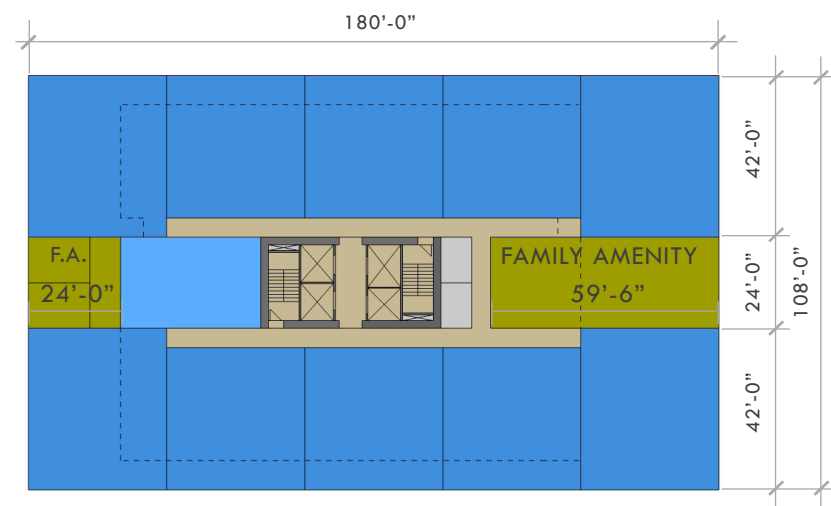
TOWER LEVEL 6 PLAN



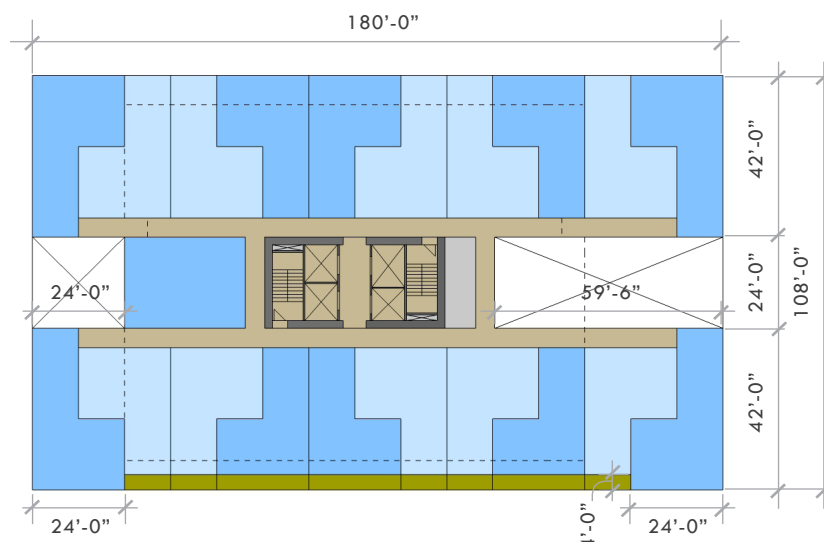
TYPICAL TOWER PLAN



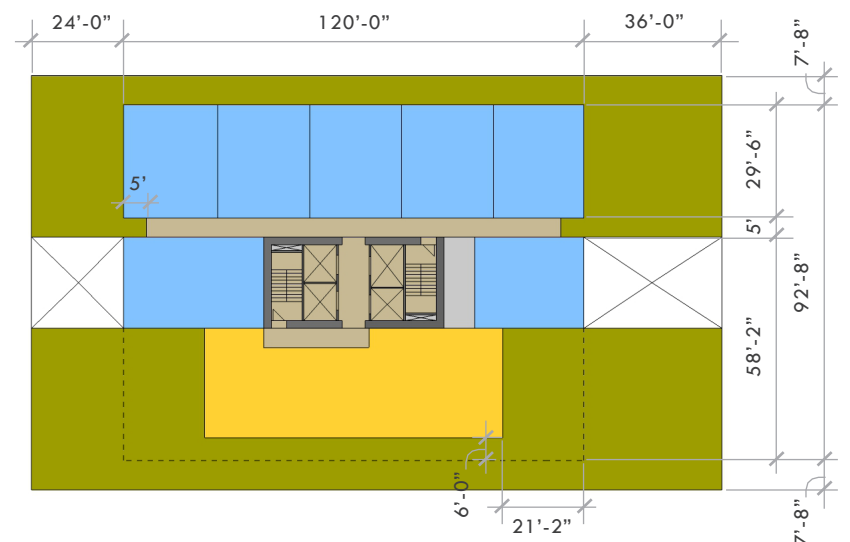
ROOF PLAN



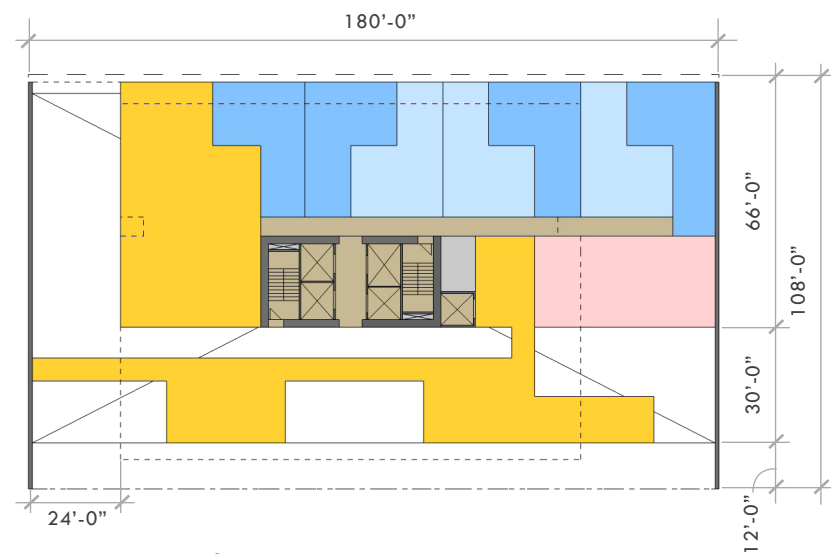
PODIUM LEVEL 3 PLAN
(10 FAMILY-SIZED 3-BEDROOM UNITS AT THIS LEVEL)



PODIUM LEVEL 4 PLAN











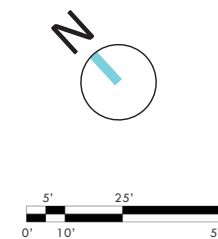
PODIUM LEVEL 5 PLAN



PODIUM LEVEL 2 PLAN

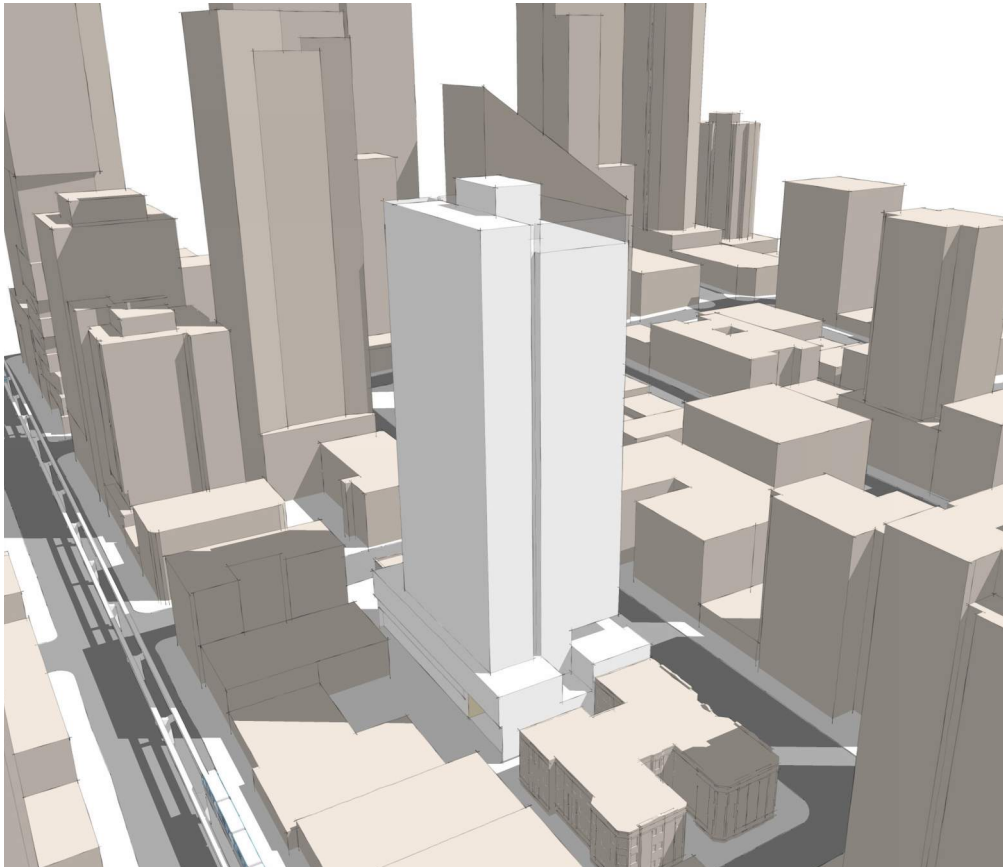
LEGEND

- | | | | |
|---|-------------------|---|---------------|
|  | STUDIO/OPEN 1 BED |  | OUTDOOR |
|  | 1 BEDROOM |  | AMENITY |
|  | 2 BEDROOM |  | CIRCULATION |
|  | 3 BEDROOM |  | MECH/ELEC/BOH |





VIEW FROM 4TH AVE AND BLANCHARD ST LOOKING NORTH



BIRDSEYE FROM NORTHEAST



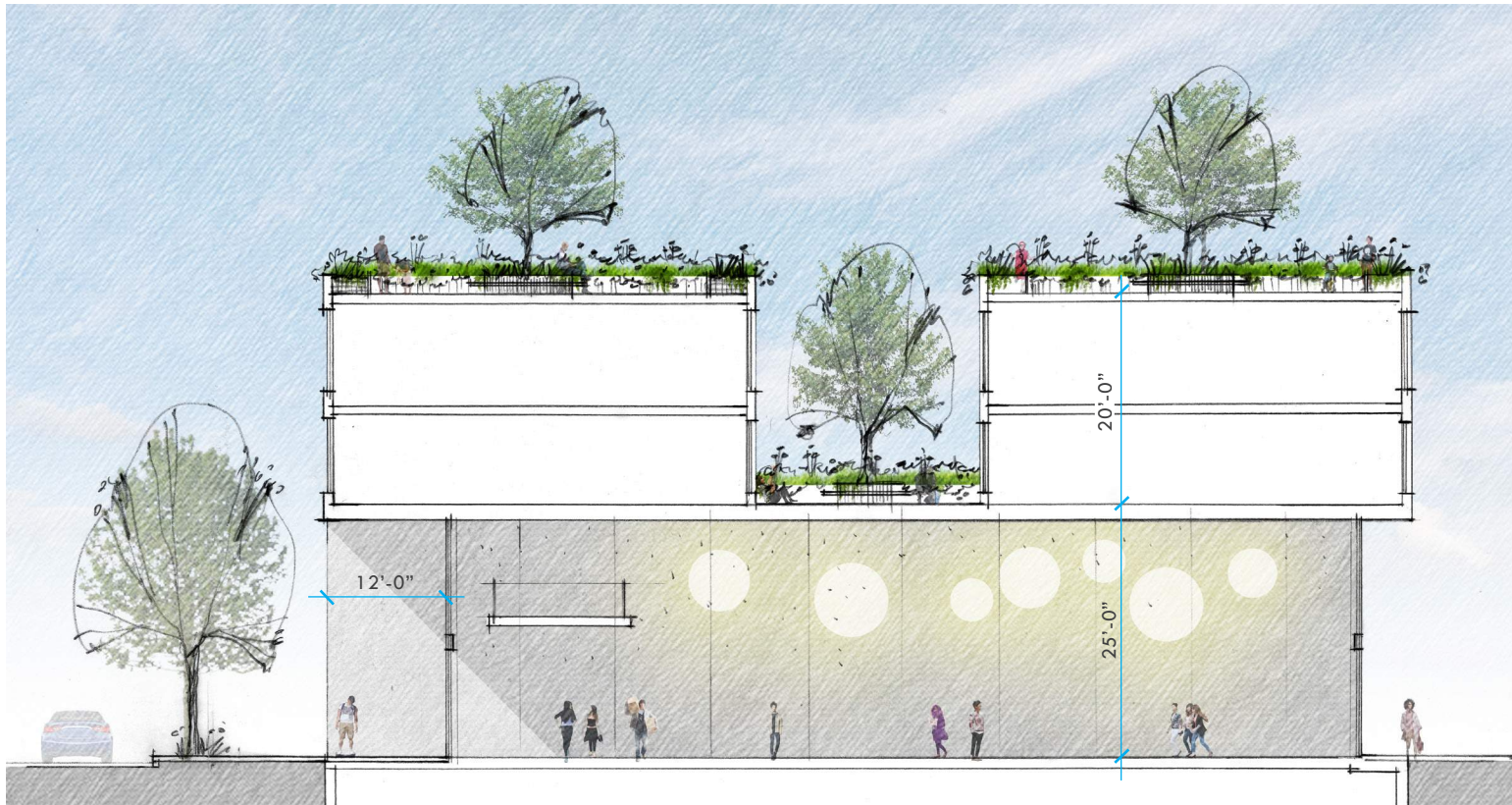
VIEW FROM 4TH AVE AND BELL ST LOOKING SOUTH



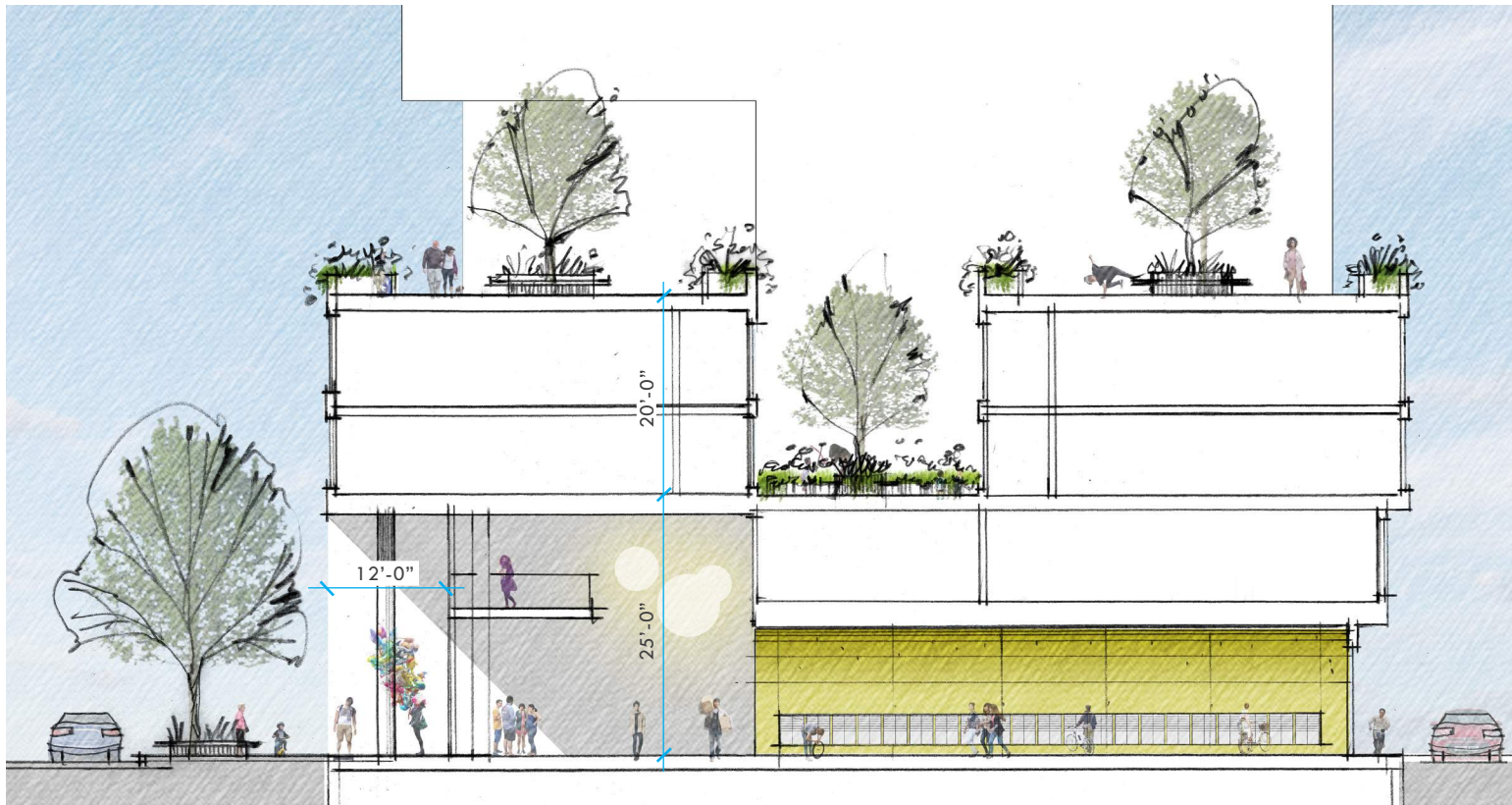
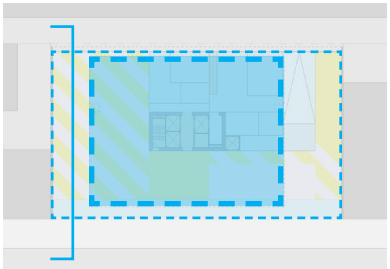
VIEW NORTH ON 4TH AVE



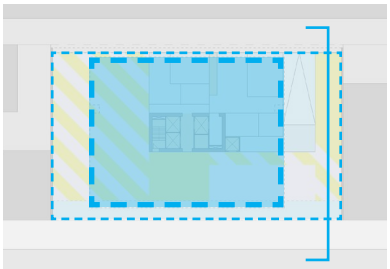
VIEW SOUTH ON 4TH AVE

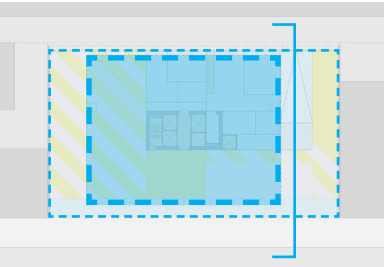
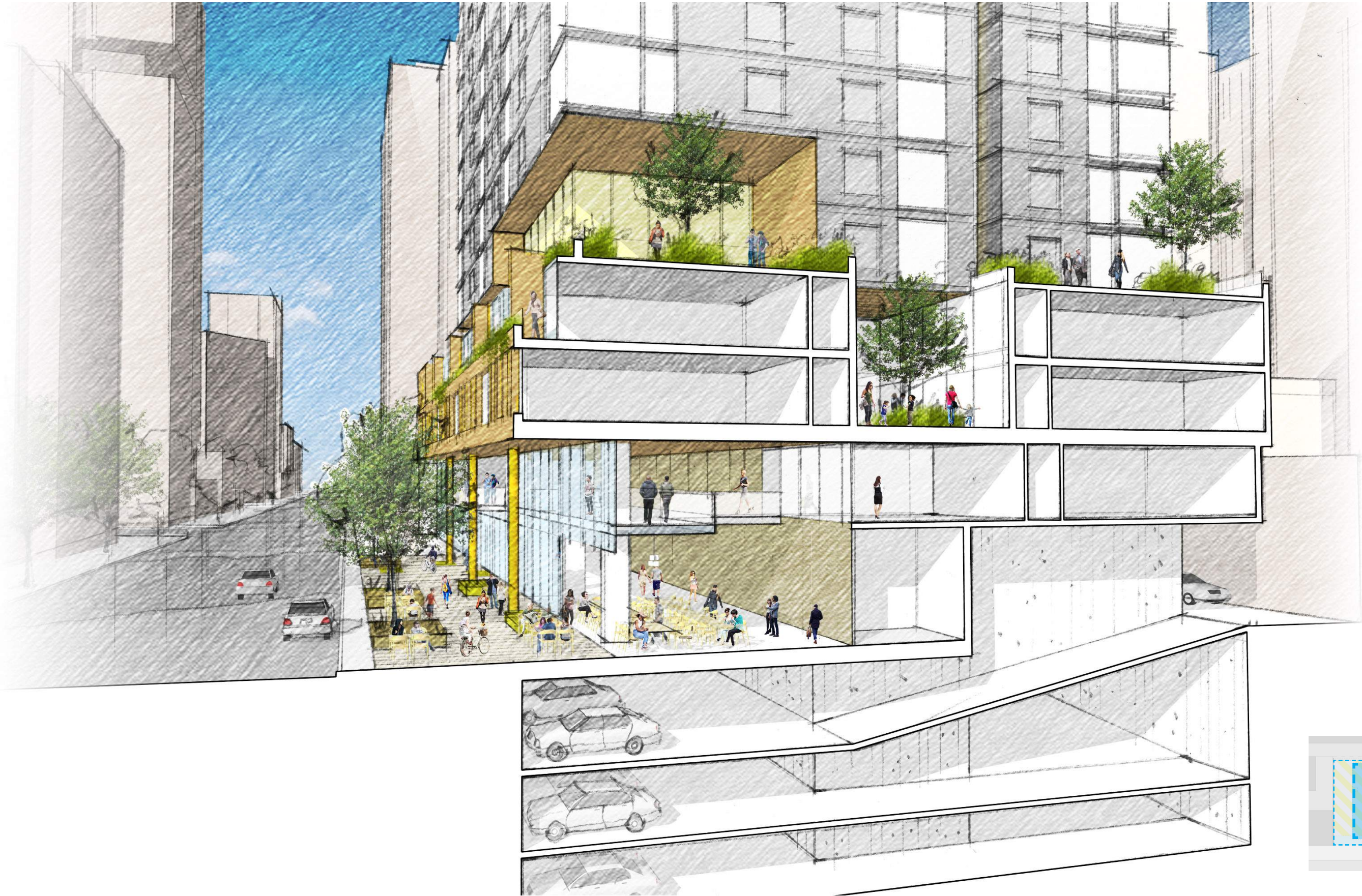


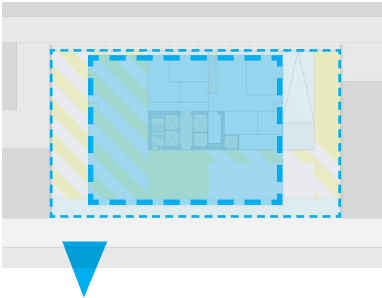
SECTION THROUGH 'GREAT ROOM'

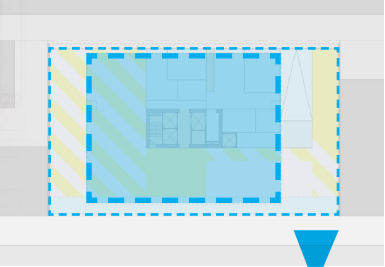


SECTION THROUGH RETAIL & MAIL/BIKE ROOM









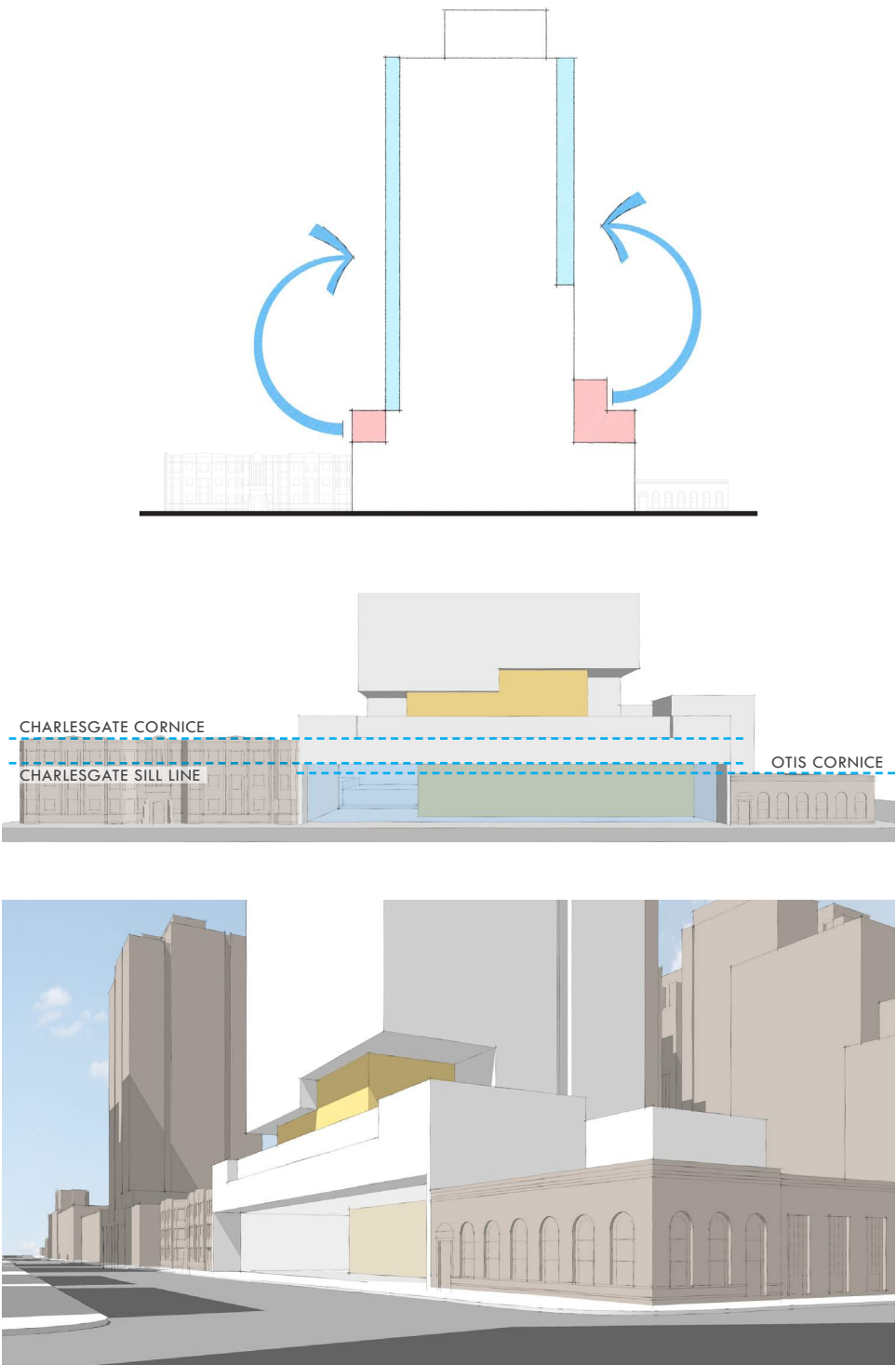


KEY DESIGN PRINCIPLES

A CONTEXTUAL PODIUM

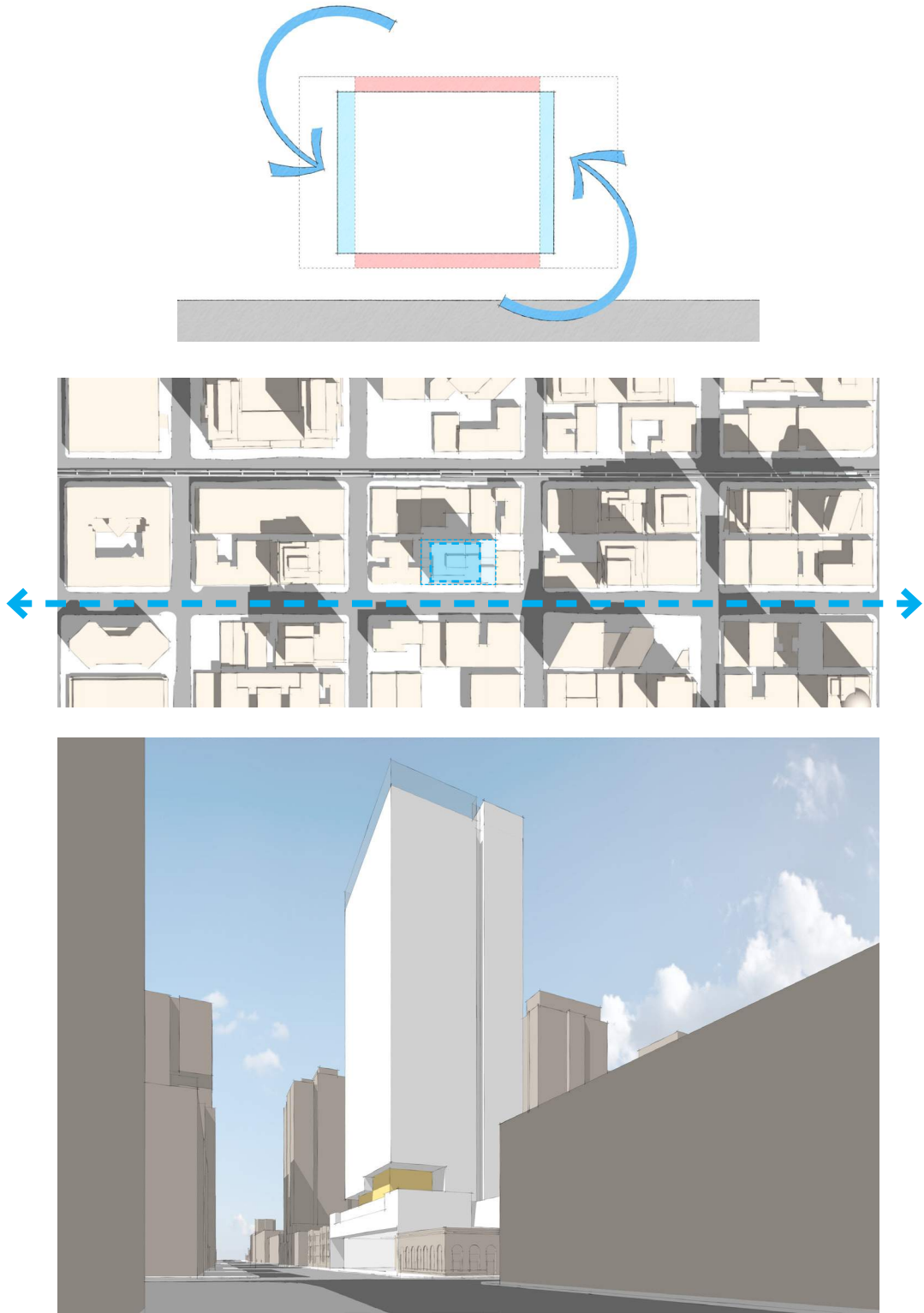
Relocating the mass of the podium up into the tower creates **a ground level scale that is far more sympathetic to the adjacent character buildings.**

Additional articulation of the double-height retail, and the eroded podium top **reference the existing datums** established by the Charlesgate to the north and the Otis Building to the south.



A TOWER EXPERIENCE ALONG 4TH

From the public realm, **the tower is experienced primarily along 4th Avenue.** Consequently, the north and south facades become the most visible. By **narrowing the tower east/west, and modulating the north and south facades,** the tower responds more directly to the pedestrian experience along 4th.



A VIBRANT, COMMUNITY-CONNECTED BASE

ACTIVATED PODIUM, ACTIVATED STREET

A key priority identified for the project is to **connect the energy of the building to the street and neighborhood.** By lowering the height of the podium, the **active uses located atop are better connected to the life of the street.** The carving away of the base tower massing serves to visually identify the amenity space from the street, while the erosion of the top of the podium makes it more visible. This erosion will be occupied by resident terraces, which will further serve to activate and engage with the parade street.

CIVIC-SCALED RETAIL

An exceptionally tall retail level dramatically improves the visibility of the retail, while creating a scale that invites the public into the space.

GENEROUS GROUND PLANE

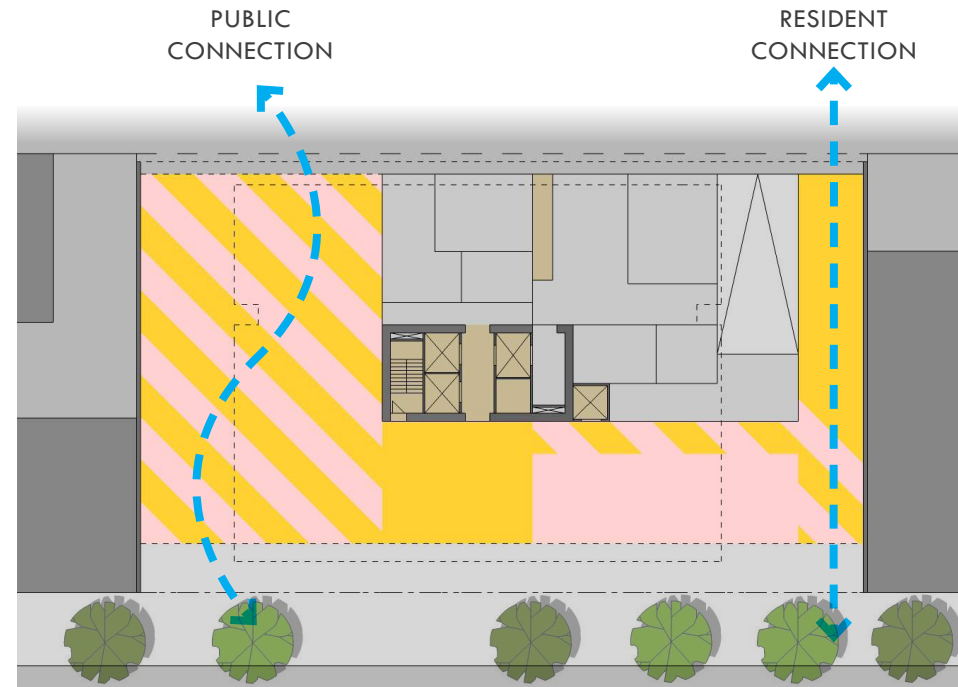
A generous setback along 4th Avenue offers several advantages: the uninterrupted and set back facade gestures a huge welcome to passersby, provides a spacious zone for retail spillover, and accommodates the use of the covered outdoor space to engage with the public realm.

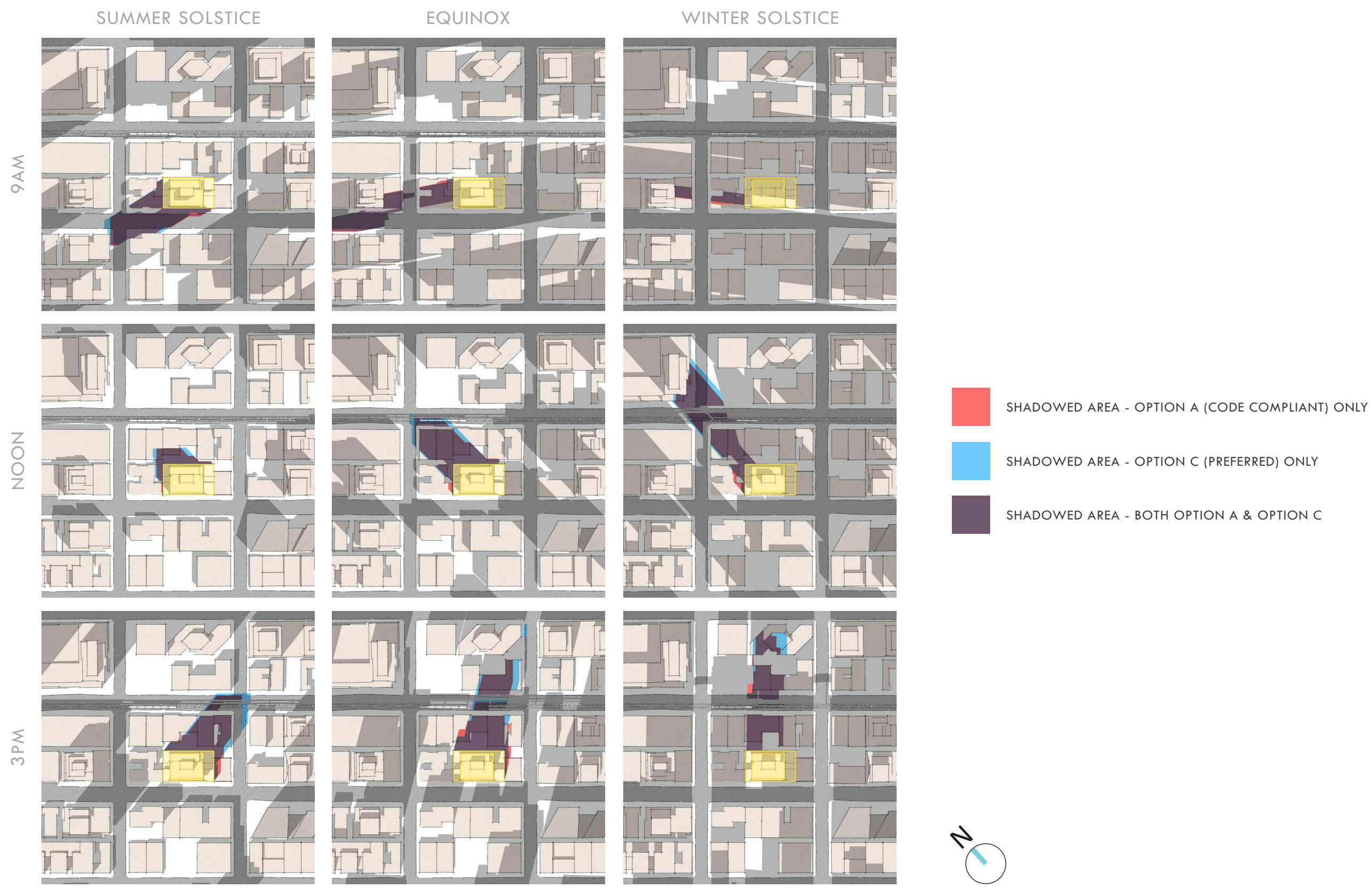
ACTIVATING THE ALLEY

By locating transformers and electrical rooms in the parking levels, the project is able to provide a porous ground plane that spans from the street to the alley. The concept is to create a open, flexible, and highly active space that includes both retail and residential lobby functions, and which meaningfully connect the street to alley. This connection is further served by the taller retail volume, which allows for improved sightlines all the way from the street to the alley.

In addition to the public connection, the project also proposes a more private counterpoint in the form of a combined tenant bike and mail room that also connects the street to the alley.

A VIBRANT, COMMUNITY-CONNECTED BASE (CONT'D)





THIS PAGE INTENTIONALLY LEFT BLANK

DEPARTURE #1 - LOT COVERAGE

Standard: **SMC 23.49.158.A:** DMR, coverage and floor size limits

Table A: Percentage coverage permitted by lot size:

Lot size 19,001-25,000 SF:	Height <65'	= 100% coverage;
	Height 65-85'	= 65% coverage;
	Height 85-145'	= 55% coverage;
	Height >145'	= 45% coverage

Proposed Design Departure:

#1A - To allow that portion of the tower between 85' and 145' to exceed the 55% lot coverage limit, allowing 57% lot coverage at 11,064 SF.

#1B - To allow that portion of the tower above 145' to exceed the 45% lot coverage limit, allowing 57% lot coverage at 11,064 SF.

DEPARTURE #2 - FLOOR SIZE LIMITS

Standard: **SMC 23.49.158.B:** DMR, coverage and floor size limits

Story size. Each story in portions of structures above 145 feet in height shall have a maximum gross floor area of 8,800 square feet.

Proposed Design Departure:

To allow that portion of the tower above 145' to exceed the maximum gross floor area of 8,800 square feet, allowing a gross floor area of 10,690 square feet.

DEPARTURE #3 - MAX WIDTH AND DEPTH

Standard: **SMC 23.49.164.A** - DMR, max width, depth and separation requirements

Table A: Maximum width and depth by lot size:

0-19,000 sf:

Height 65'-145' = 120' maximum width and depth

Height >145' = 100' maximum width and depth

Proposed Design Departure:

To allow the portion of the tower, in the direction of the Avenue, to exceed the maximum width dimension by 20' (120' total) above a height of 145'.

DEPARTURES #1, 2, & 3 - RATIONALE

SUMMARY

The broader design approach of redistributing area from lower portions of the tower to the upper portions requires all three of the above departures. Because they collectively contribute to achieving the same goal, their rationales have been combined here.

Please note that **the proposal does not gain additional floor area in these departure requests**, but redistributes the allowable area from the lower portions of the tower to the upper portions, achieving the following:

- A sculpted, 45' podium, that is sympathetic in scale to its neighbors, and brings activity closer to the street
- A generous ground plane that provides a civic scale, encourages the community to engage with building, and promotes activation from the street to the alley.
- A simple, unified tower massing, that is shaped to consider the 4th street corridor and to emphasize its slenderness and verticality.

In so doing, the design strives to support Belltown's Neighborhood Priorities:

- The Preservation and Enhancement of Existing Neighborhood Character
- A Vibrant, Pedestrian-Friendly Streetscape

DETAILED RATIONALE

A sculpted, 45' podium, that is sympathetic in scale to its neighbors, and brings activity closer to the street:

- **A dramatically reduced podium height.** This creates a street-level experience that is much more in scale with the adjacent character structures (Belltown Neighborhood Priority of The Preservation and Enhancement of Existing Neighborhood Character, Design Guidelines B-1.a, B-2, CS2-C.2).
- **An active podium that is connected to the street.** By reducing the height of the podium, the amenity space located on the top of the podium allows activity that is much more connected to the street. The setback massing of the amenity increases its prominence, while the erosion of the podium allows for improved visibility from the pedestrian realm. This erosion is further activated by resident terraces, providing an opportunity to engage with the 4th Avenue parade route (Design Guideline DC2.A.1).
- **A shaped podium.** Sculpting the podium creates usable, sunlit outdoor space for family-sized units as well as visual modulation, alleviating a blank wall condition at the party line walls that are visible from 4th Avenue (Design Guideline CS2-C.2).

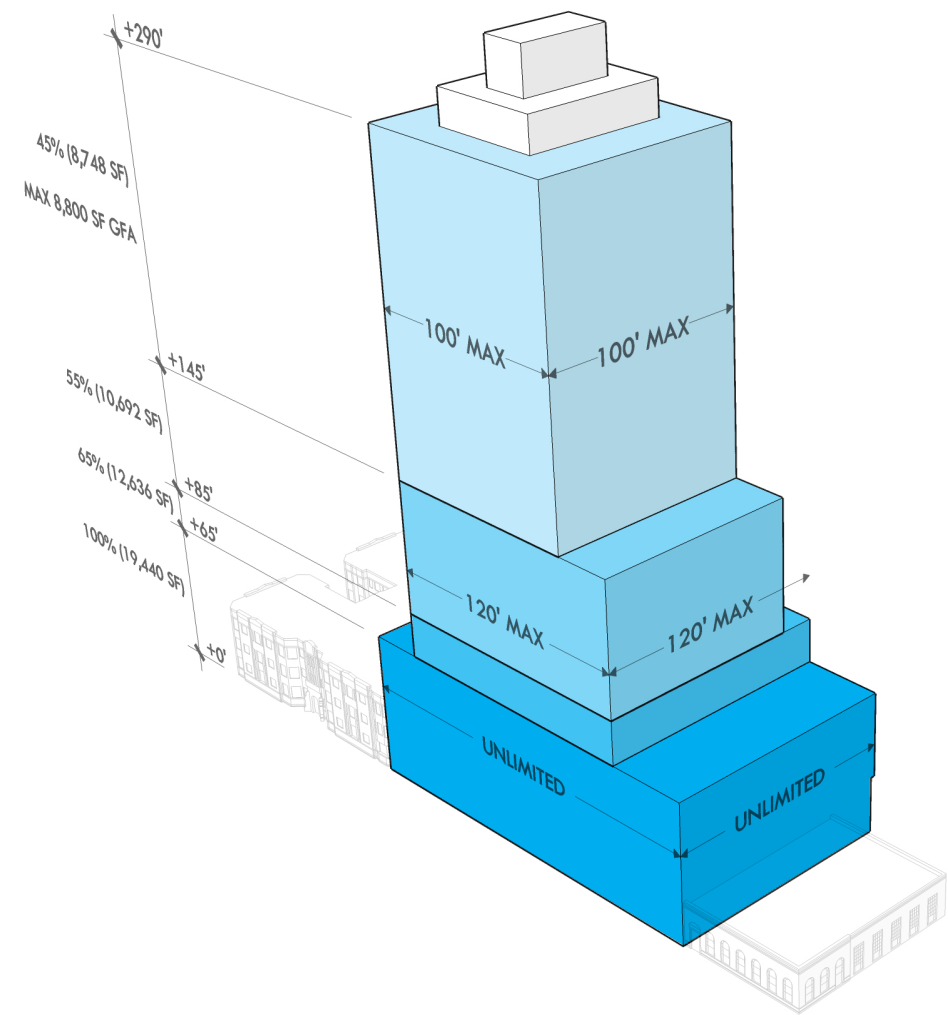
A generous ground plane that provides a civic scale, encourages the community to engage with building, and promotes activation from the street to the alley:

- **A porous ground plane that spans from the street to the alley,** providing activation of the alley (Design Guideline C-6), and supporting the recommendation of the Belltown Neighborhood Plan to utilize alleys as connections to Green Streets. The visibility of this connection is further supported by:
- **An exceptionally tall retail volume with mezzanines.** Drawing inspiration from the nearby Top Pot Doughnuts, tall retail provides superior visibility (Design Guideline PL2.C.2), and a scale that invites the neighborhood into the space (Design Guideline CS2.B.2). It further provides an opportunity to create an interior "street", which can be programmed with smaller retail spaces and active uses (Design Guideline C-1.b).
- **A generous 12 foot setback along 4th Avenue,** creating ample retail & cafe spill-out space and a weather-protected pedestrian path. This setback further encourages the infiltration of the public realm, and enhances the sense of wandering and discovery along the project's frontage (Design Guidelines C-1, PL1.A.2, PL3.C.3).

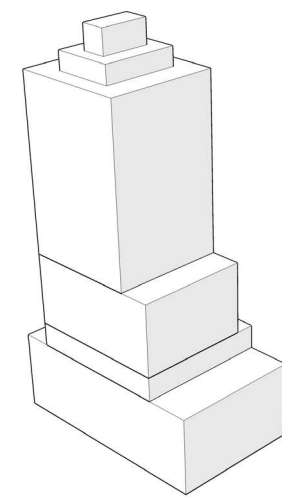
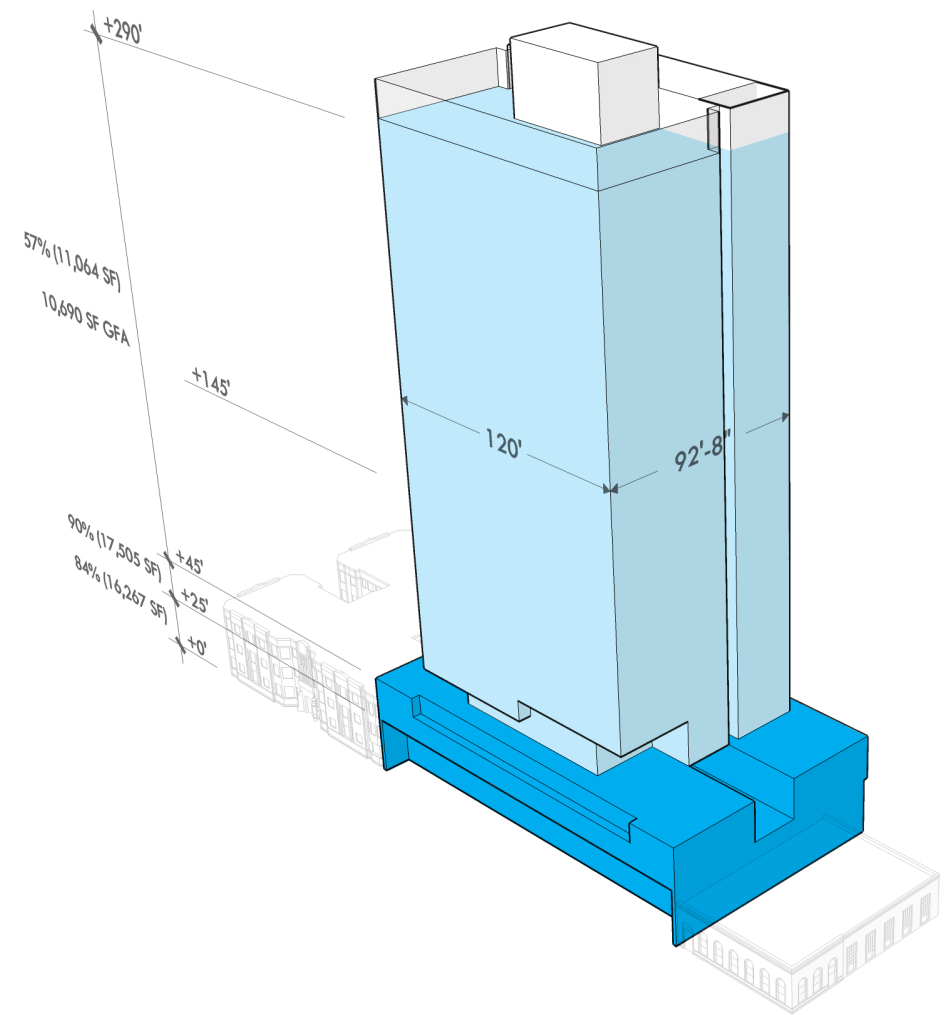
A simple, unified tower massing, that is shaped to consider the 4th street corridor and to emphasize its slenderness and verticality:

- **A simpler massing.** By redistributing the allowable area and departing the tiered massing requirement, the proposal is able to achieve a simple, elegant, and unified massing (Design Guideline DC2.B.1 - Facade Composition).
- **A tower responsive to its context.** Because the tower is experienced from the public realm primarily along 4th Avenue, the tower is narrowed and modulated along the northwest and southeast facades. The facades seeking the width departure, on the other hand, are dramatically foreshortened as they are viewed along the Avenue. (Design Guideline B-2).

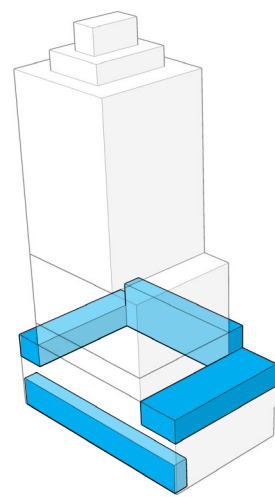
CODE COMPLIANT



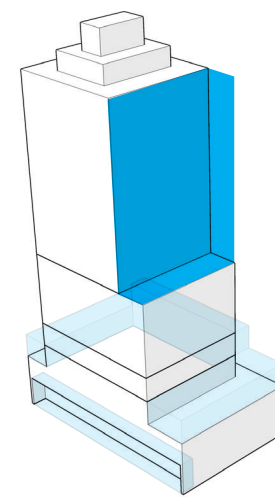
PROPOSED



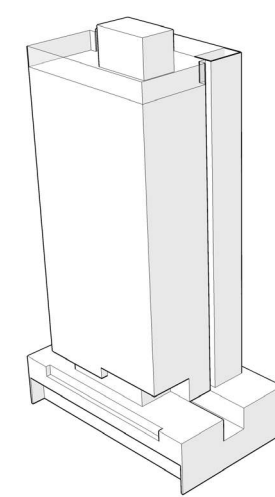
CODE COMPLIANT



REMOVE LOWER BULK



SIMPLIFYING THE MASSING



PROPOSED

DEPARTURES #1, 2, &3 - COMPARATIVE MASSINGS

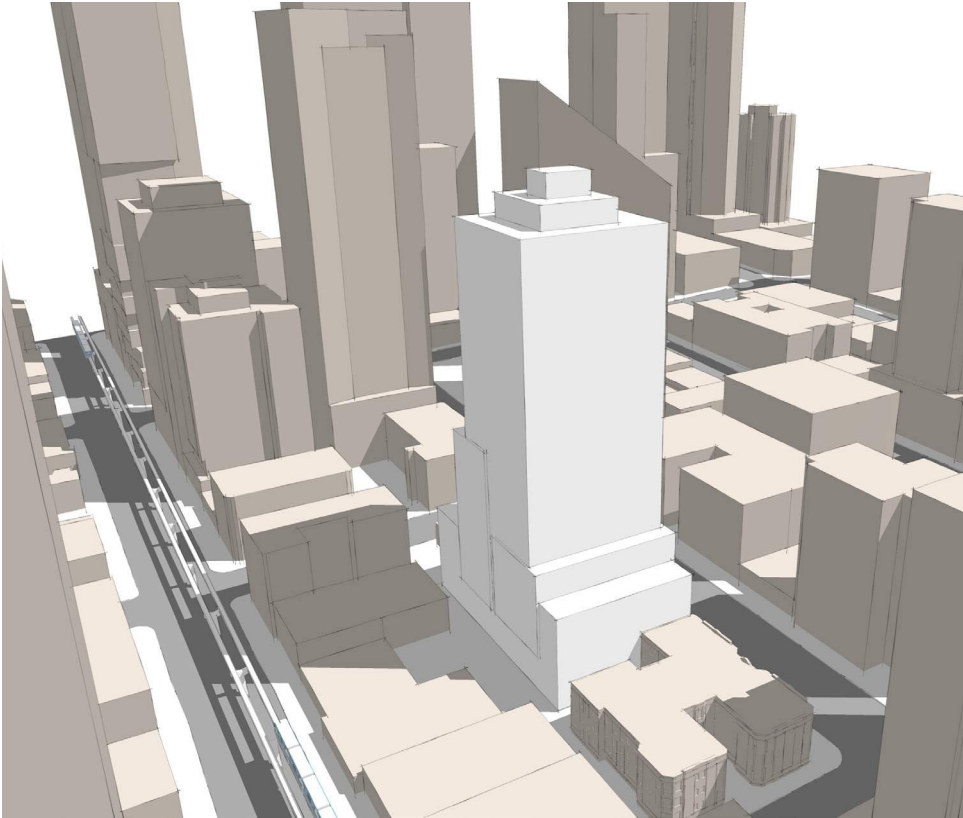
CODE COMPLIANT



VIEW SOUTH ON 4TH AVE



VIEW FROM 4TH AVE AND BELL ST LOOKING SOUTH

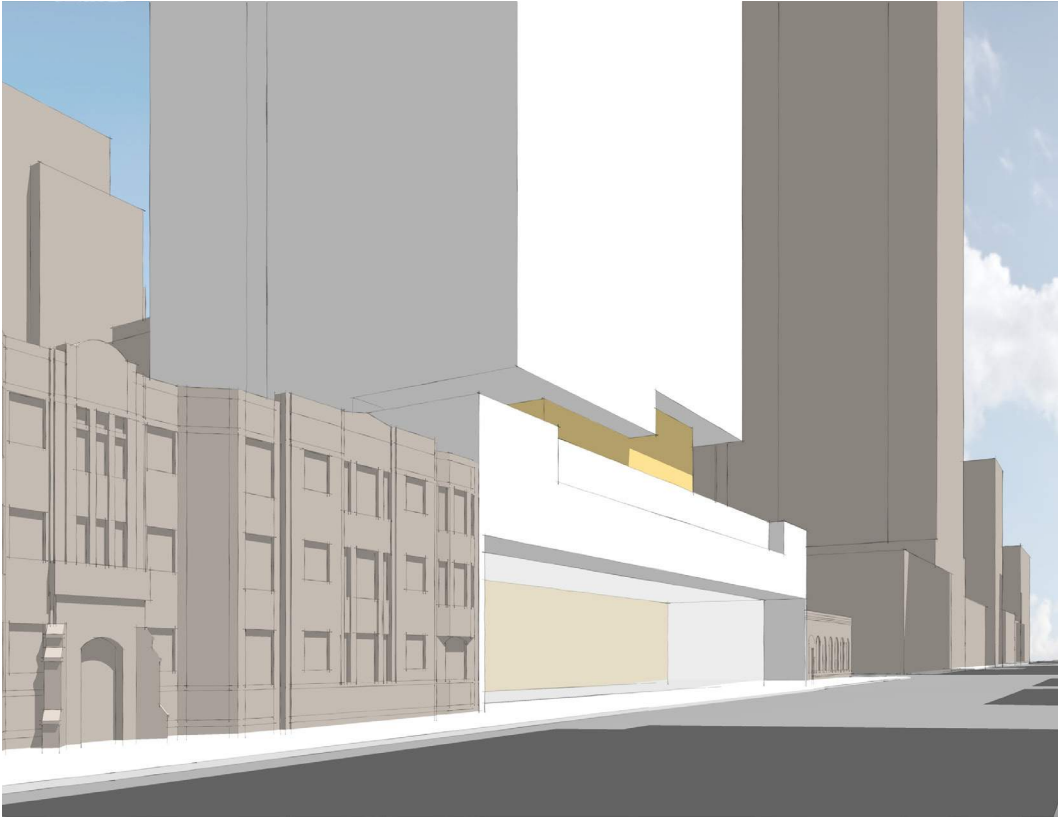


BIRDSEYE VIEW FROM NORTHEAST

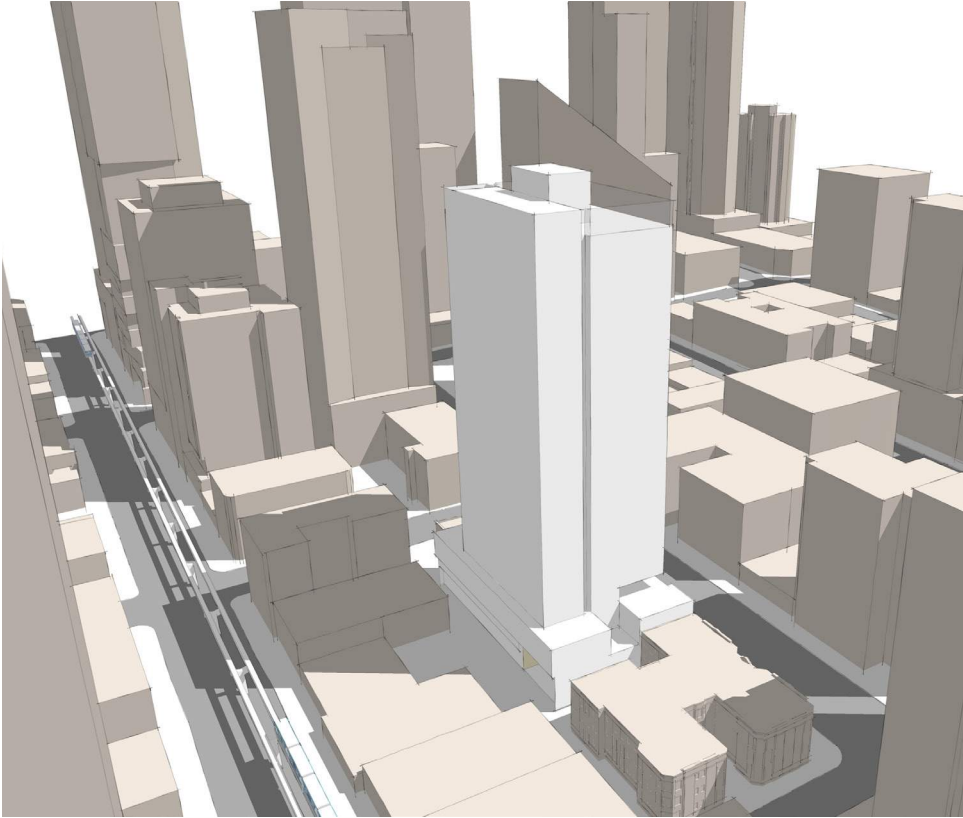
OPTION C - PREFERRED



VIEW SOUTH ON 4TH AVE



VIEW FROM 4TH AVE AND BELL ST LOOKING SOUTH



BIRDSEYE VIEW FROM NORTHEAST

DEPARTURES #1, 2, &3 - COMPARATIVE MASSINGS (CONT'D)

CODE COMPLIANT

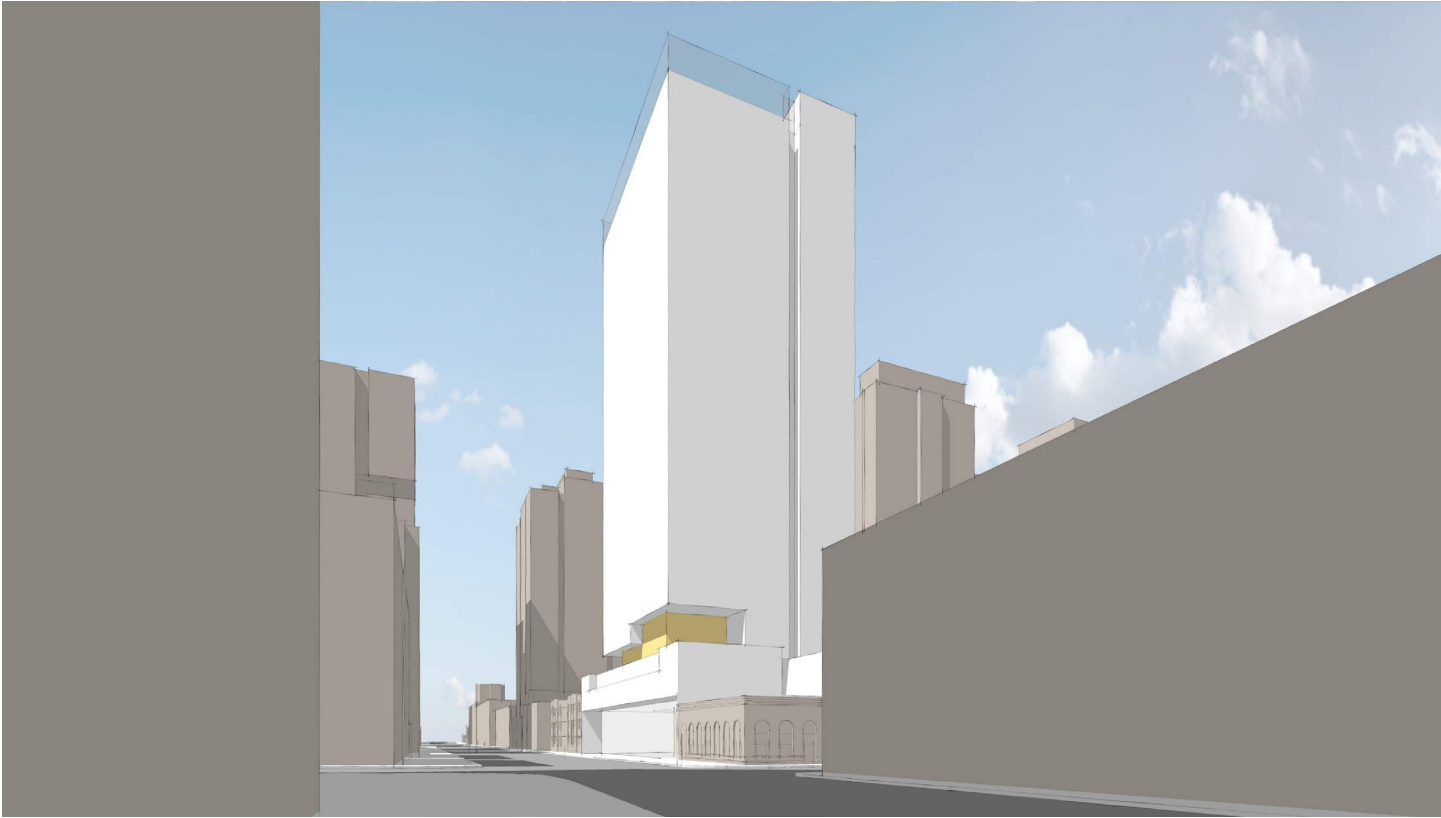


VIEW NORTH ON 4TH AVE

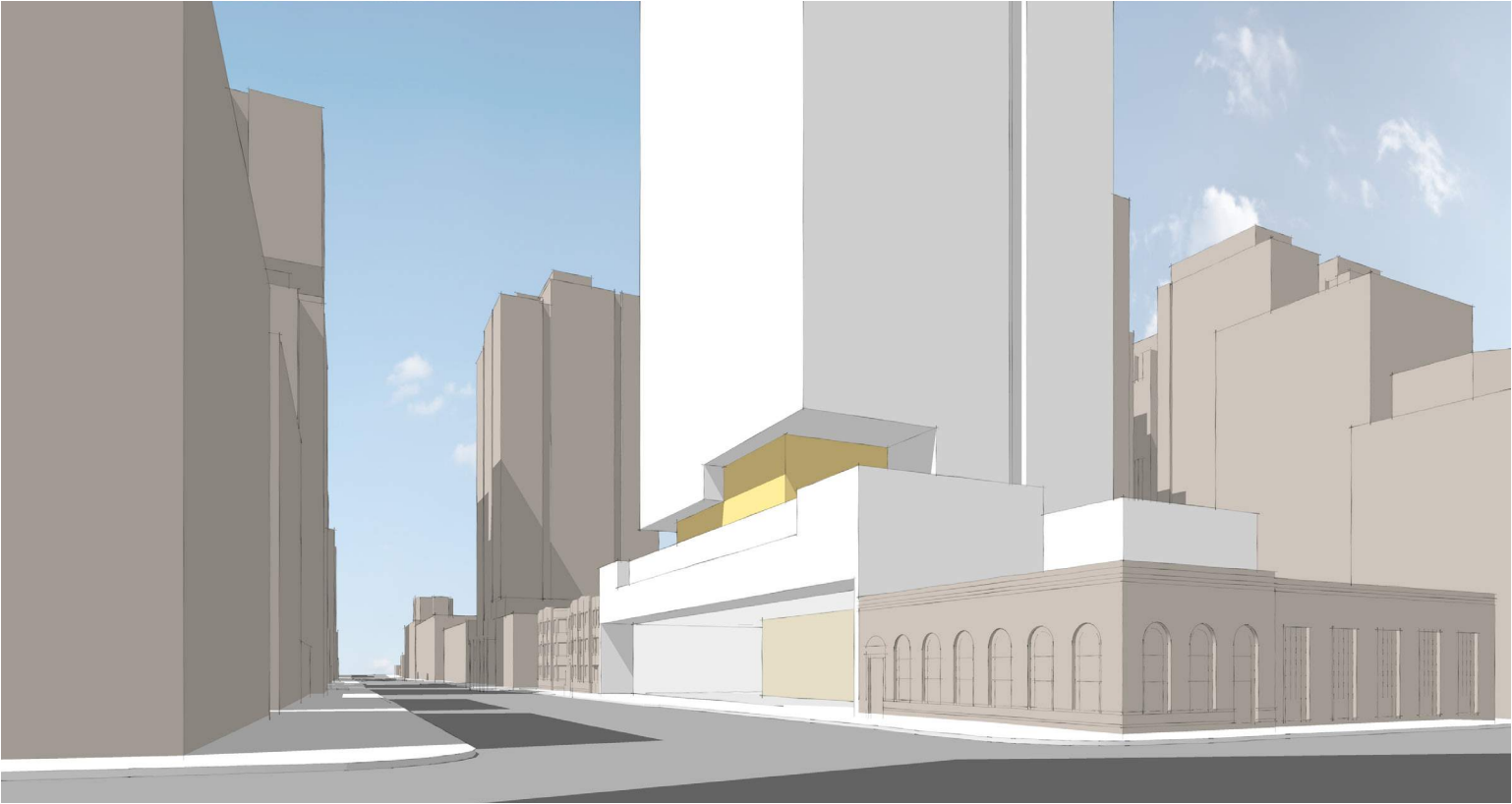


VIEW FROM 4TH AVE AND BLANCHARD ST LOOKING NORTH

OPTION C - PREFERRED



VIEW NORTH ON 4TH AVE



VIEW FROM 4TH AVE AND BLANCHARD ST LOOKING NORTH

DEPARTURE #4 - OVERHEAD WEATHER PROTECTION

Standard:

SMC 23.49.018.D - The lower edge of the overhead weather protection must be a minimum of ten (10) feet and a maximum of fifteen (15) feet above the sidewalk.

Proposed Design Departure:

To allow overhead weather protection to be provided via a 25' high building overhang.

Rationale:

The proposed design incorporates overhead weather protection as an intentional element of the ground level experience. The added height lends a higher degree of transparency to the double-height retail and restaurant spaces programmed along the 4th Avenue frontage (Design Guideline PL3.C.2). In combination with the 12' setback, the taller overhead plane creates a scale that invites the neighborhood into the space, similar to Top Pot Doughnuts on 5th Ave, and allows for a more visible connection from the street to the alley (Design Guidelines C-5.a&f, DC3.A.1). Finally, by bringing the overhead weather protection entirely within the property line, we eliminate any interference with the mature existing street trees that are highly integral to the character of 4th Avenue (Design Guideline C-5.c).

Supporting guidelines:

BELLTOWN DESIGN GUIDELINES:

NEIGHBORHOOD PRIORITY: A Vibrant, Pedestrian-Friendly Streetscape

C-5 - Encourage overhead weather protection. Overhead weather protection should be designed with consideration given to:

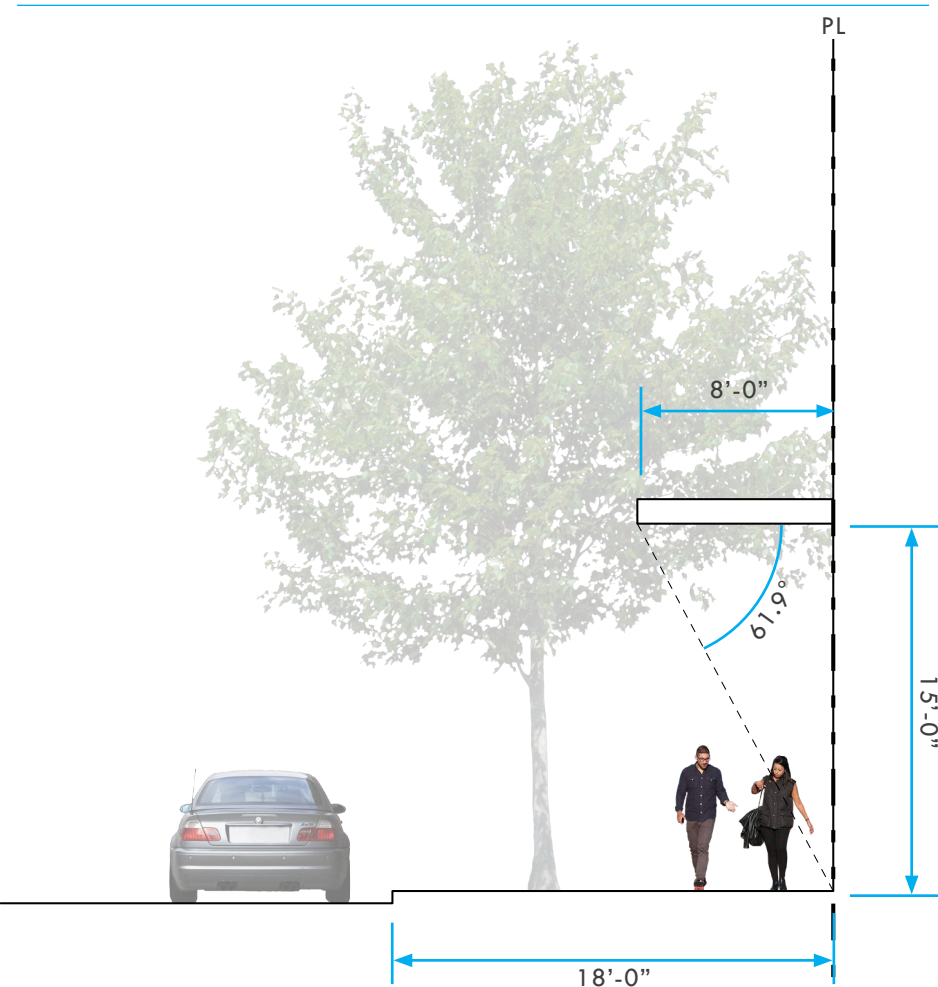
- a. the overall architectural concept of the building
- c. minimizing gaps in coverage
- f. the scale of the space defined by the height and depth of the weather protection

SEATTLE DESIGN GUIDELINES:

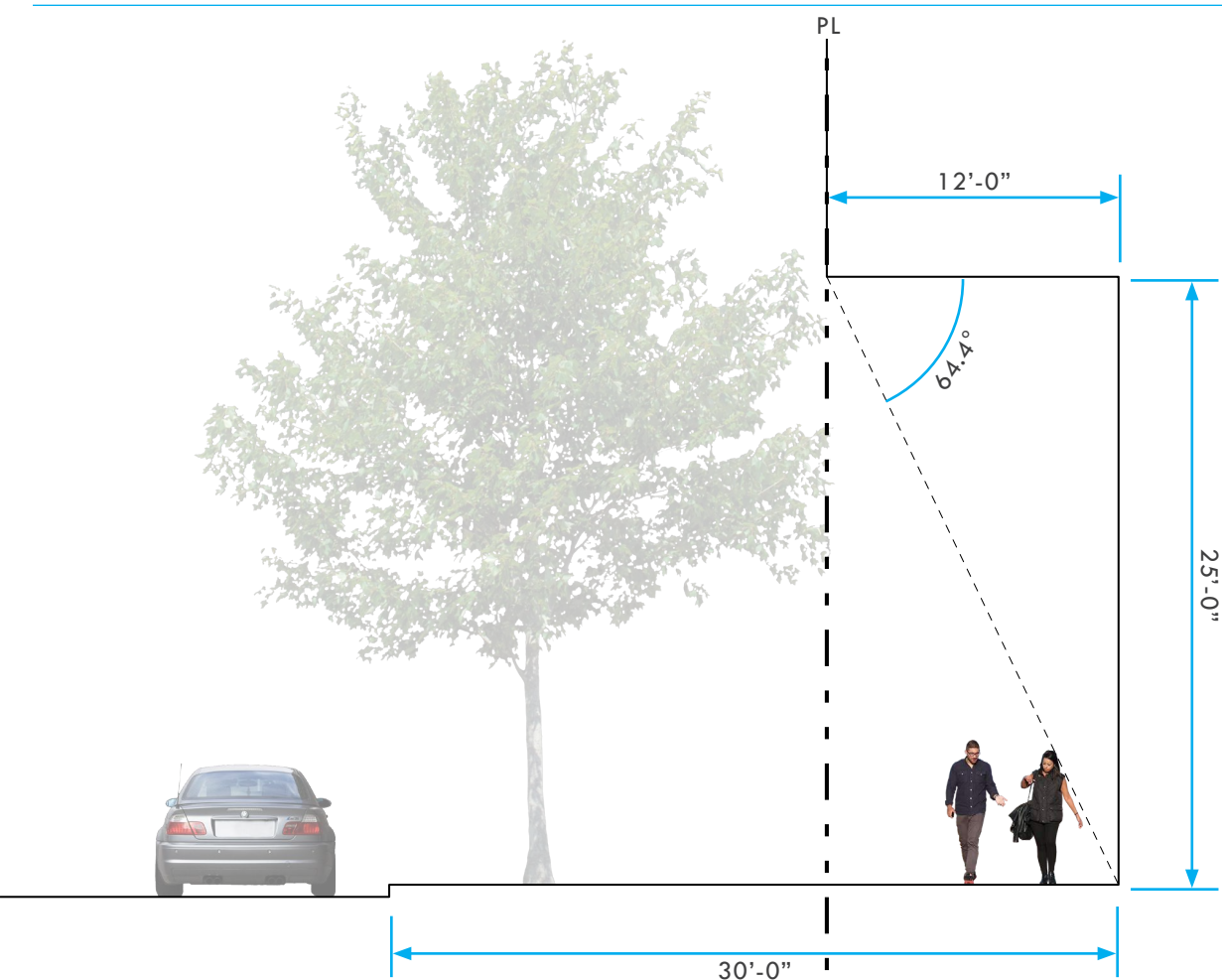
DC3.A.1 - Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate to each other

PL3.C.2 - Visibility: Maximize visibilty into the building interior

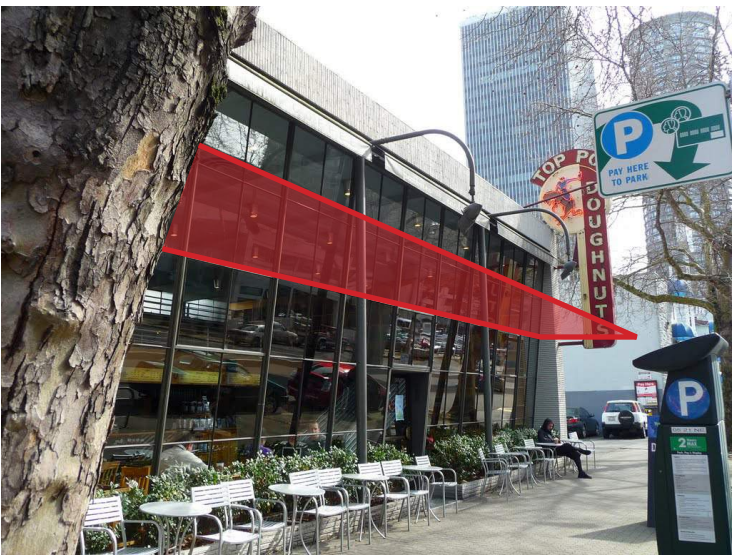
CODE COMPLIANT



PROPOSED



IMAGINE TOP POT HAD A CANOPY...



INTERRUPTS SCALE AND CONCEPT



SUPPORTS SCALE AND CONCEPT

DEPARTURE #5 - FACADE SETBACK LIMITS

Standard:

SMC 23.49.162.B.2.a - The maximum area of all setbacks between the lot line and facade shall be limited according to an averaging technique. The maximum area of all setbacks along each street frontage of a lot shall not exceed the area determined by multiplying the averaging factor by the width of the street frontage of the structure along the street. The averaging factor shall be five (5) on Class I pedestrian streets.

Proposed Design Departure:

To allow the averaging factor to be increased to twelve (12), resulting in a 12 foot setback along from the property line along 4th Avenue.

Rationale:

Working in tandem with Departure Request #4 (Overhead Weather Protection), the proposed design integrates overhead weather protection by designing the building overhang above a 12' setback at street level. This approach offers several advantages: the uninterrupted and set back facade gestures a huge welcome to passersby, provides a spacious zone for retail spillout, and accommodates the use of the covered outdoor space to engage with the public realm.

Supporting guidelines:

BELLTOWN DESIGN GUIDELINES:

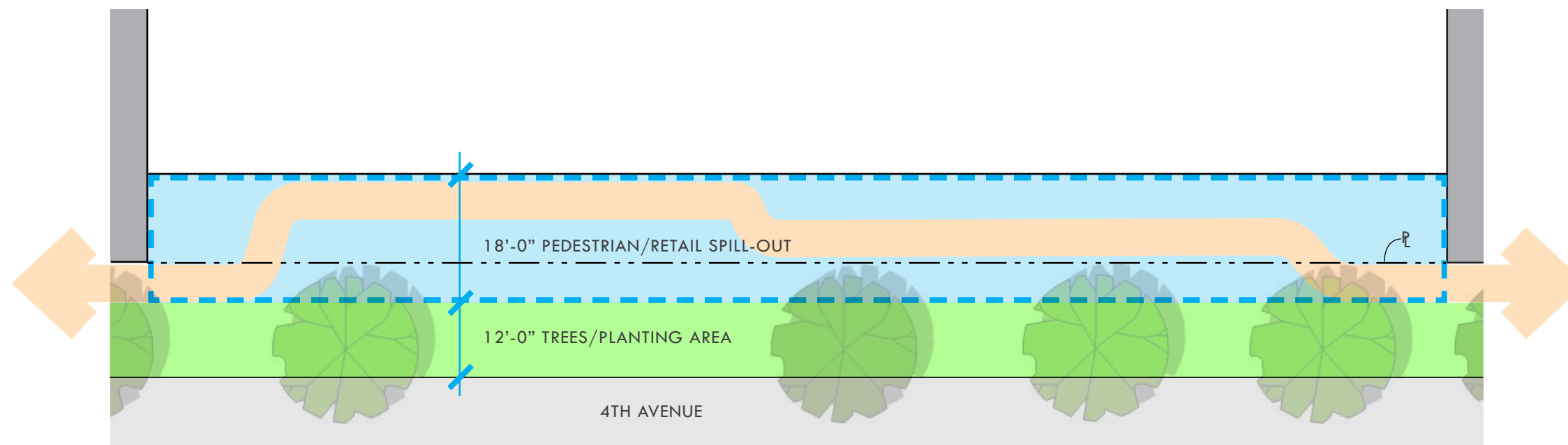
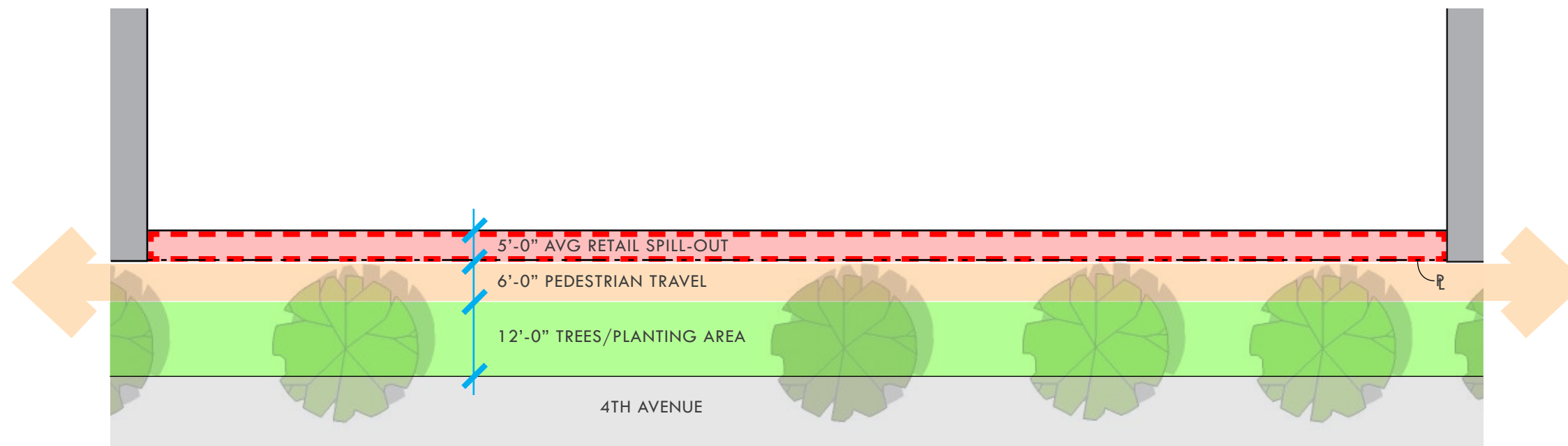
NEIGHBORHOOD PRIORITY: A Vibrant, Pedestrian-Friendly Streetscape

C-1 - Promote pedestrian interaction. Consider configuring retail space to attract tenants with products or services that will **"spill-out" onto the sidewalk.**

SEATTLE DESIGN GUIDELINES:

PL1.A.2 - Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. **Consider features such as widened sidewalks.**

PL3.C.3 - Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. **Consider setting structures back from the street.**



DEPARTURE #6 - ROOF AREA

Standard:

SMC 23.49.008.D.2 - Rooftop features are permitted up to the heights indicated below, as long as the combined coverage of all rooftop features does not exceed 35 percent of the roof area.

Applicable rooftop features:

- 4) Covered or enclosed common recreation area
- 5) Mechanical equipment

Proposed Design Departure:

To allow the combined coverage of all rooftop features to exceed 35 percent (3,872 sf) of the roof area, for a total coverage of 45 percent (4,957 sf).

Rationale:

The additional area helps to better rationalize the massing of the tower, by providing a more varied and resolved crown to the building ([Design Guideline A-2, DC2.B.1](#)). Without the additional area, the east volume of the building is forced to notch down, which is disruptive to the overall composition of the massing.

Supporting guidelines:

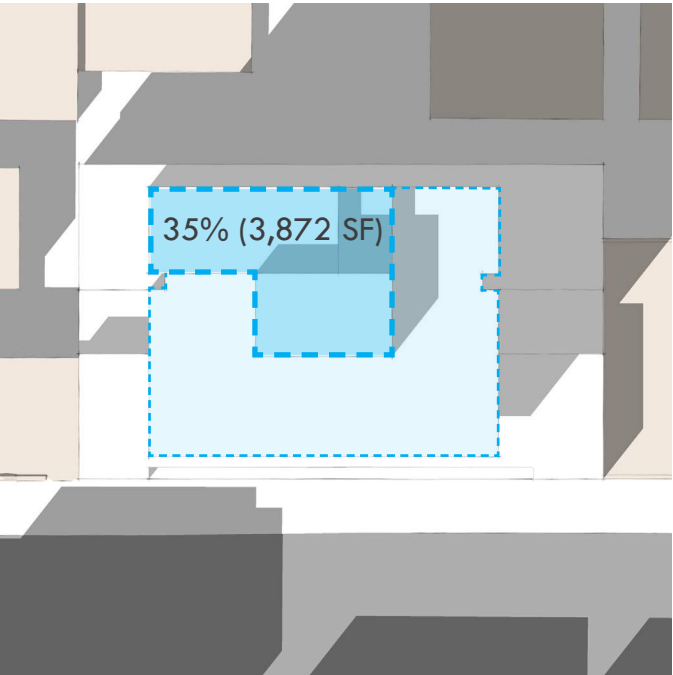
DOWNTOWN DESIGN GUIDELINES:

A-2 - Enhance the Skyline

SEATTLE DESIGN GUIDELINES:

DC2.B.1 - Facade Composition: Design all building facades considering the **composition and architectural expression of the building as a whole.**

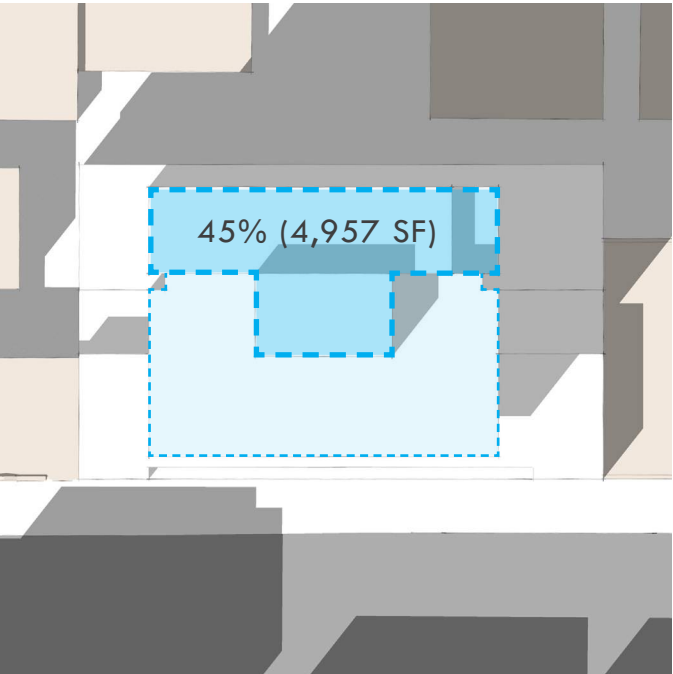
PREFERRED - CODE COMPLIANT ROOF



ROOF PLAN

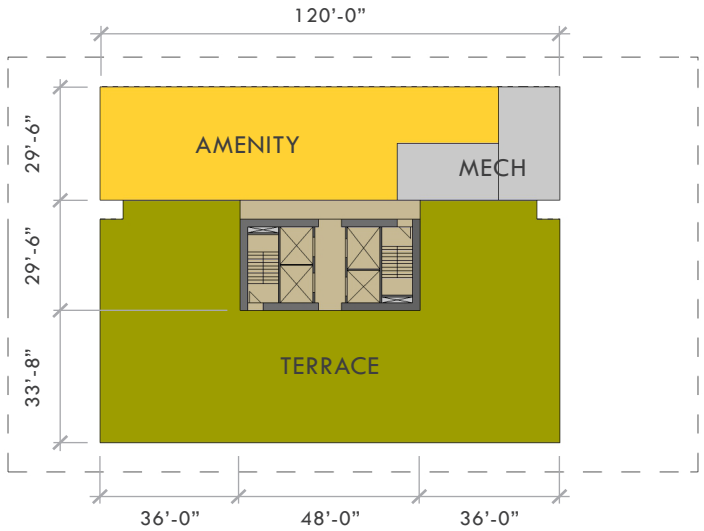
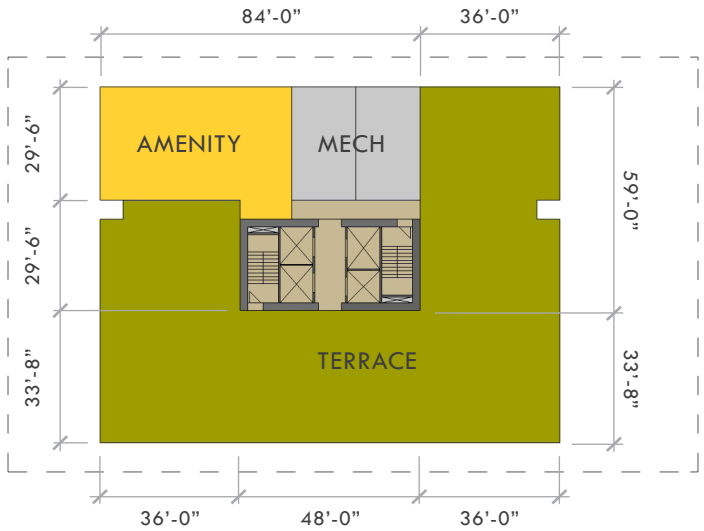
BIRDSEYE FROM WEST

PREFERRED - PROPOSED ROOF



ROOF PLAN

BIRDSEYE FROM WEST



PREFERRED - CODE COMPLIANT



VIEW SOUTH ON 4TH AVE



VIEW NORTH ON 4TH AVE



VIEW WEST FROM BELL & 5TH

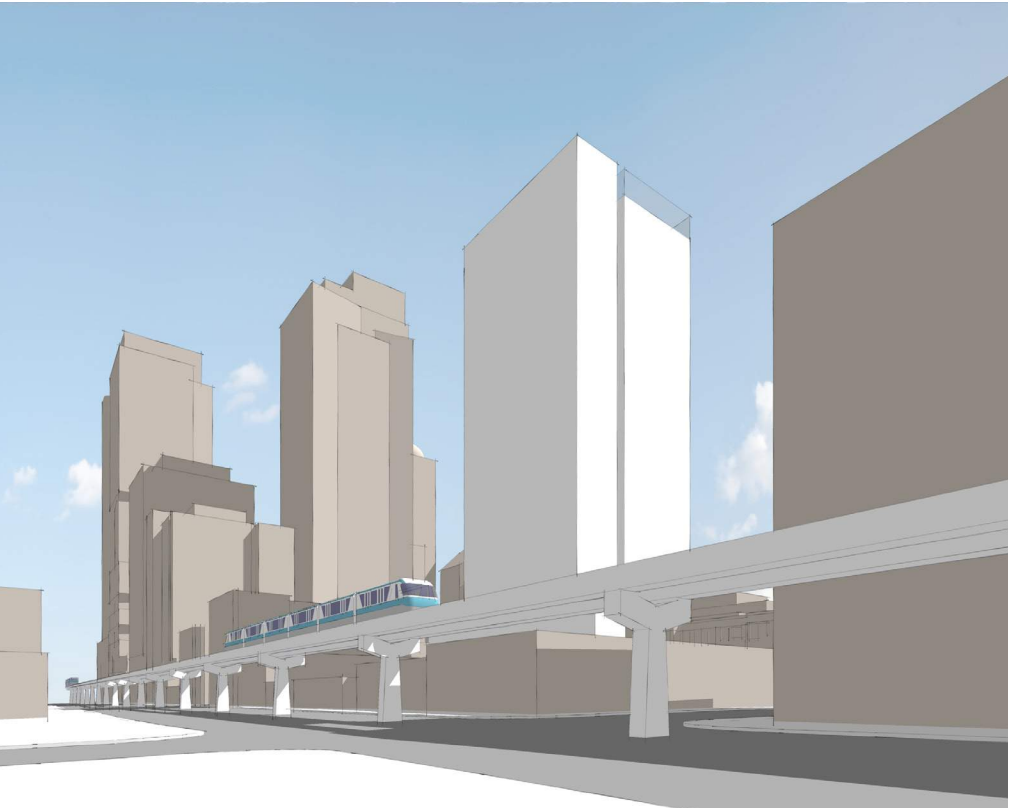
PREFERRED - PROPOSED



VIEW SOUTH ON 4TH AVE



VIEW NORTH ON 4TH AVE

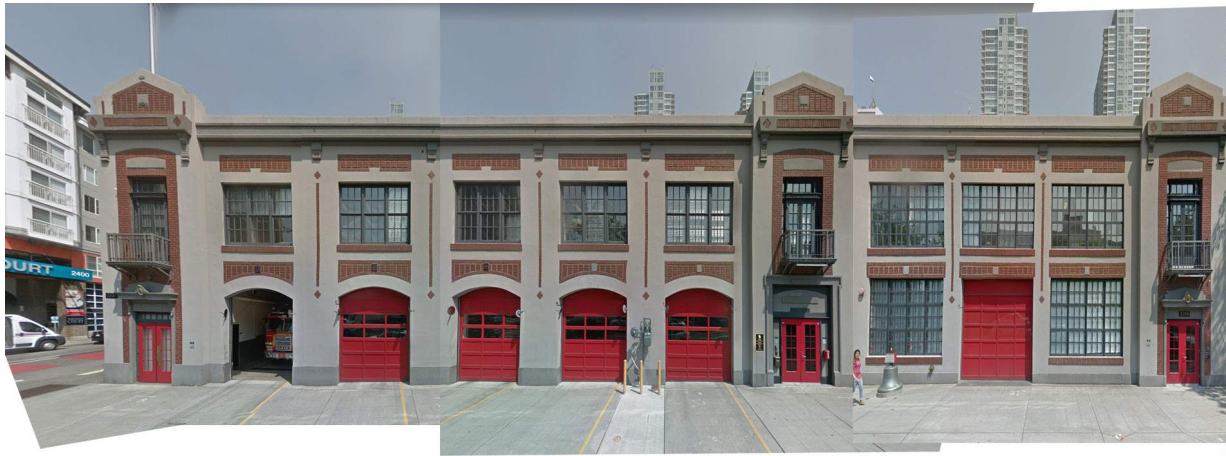


VIEW WEST FROM BELL & 5TH

THIS PAGE INTENTIONALLY LEFT BLANK

APPENDICES

FUTURE DEVELOPMENT



1

4TH AVENUE, FACING NORTHEAST, BETWEEN BATTERY STREET & BELL STREET



TEAMRISE BELL TOWER, 2302, 2306, 2316 4TH AVENUE



UNDER CONSTRUCTION

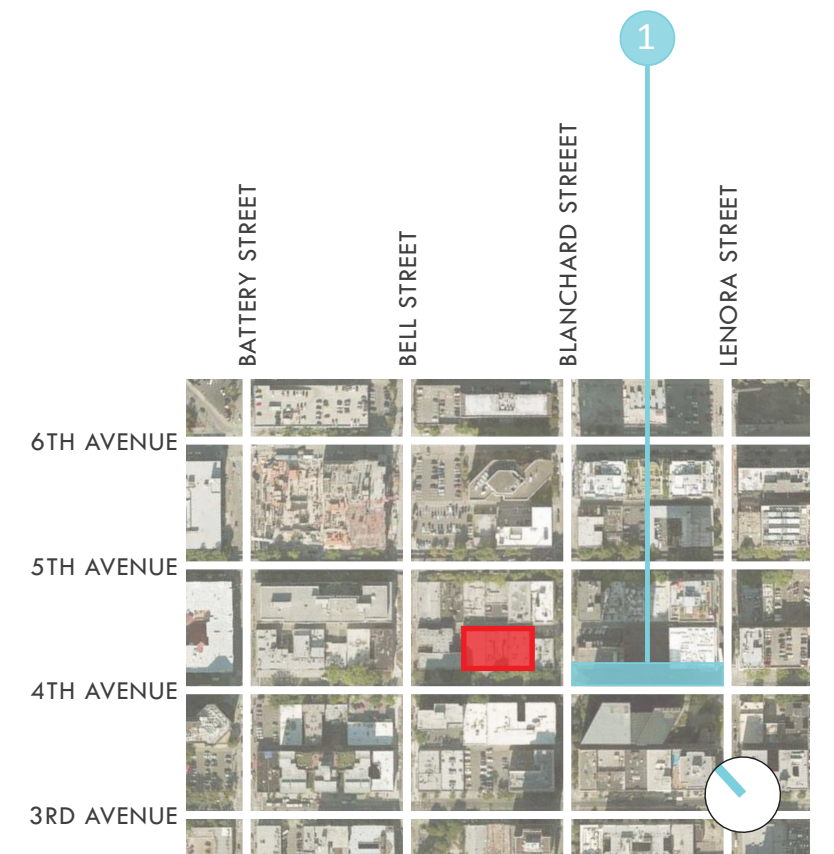


1

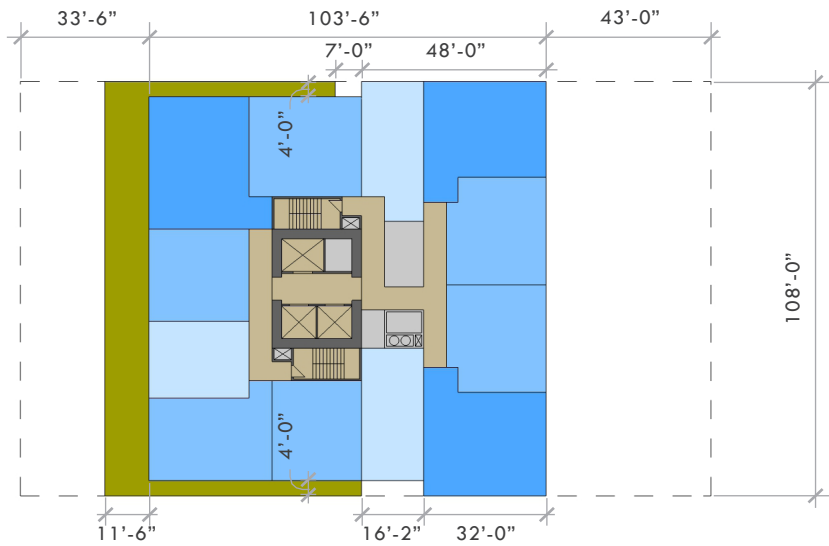
4TH AVENUE, FACING NORTHEAST, BETWEEN BLANCHARD STREET & LENORA STREET



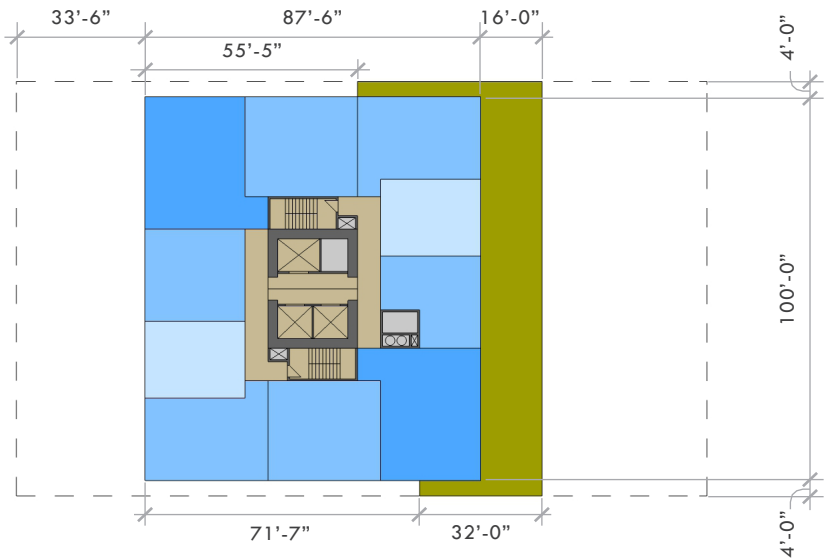
2116 4TH AVENUE



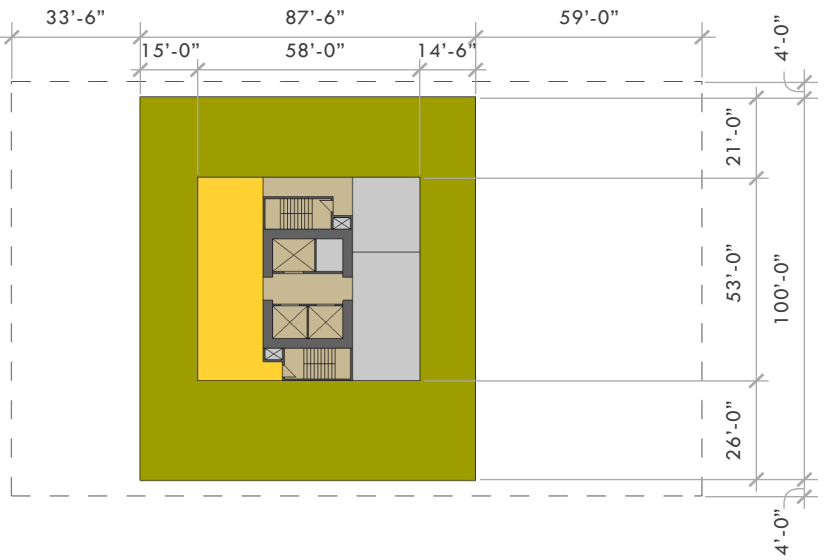
APPENDIX B - OPTION A PLANS & PERSPECTIVES



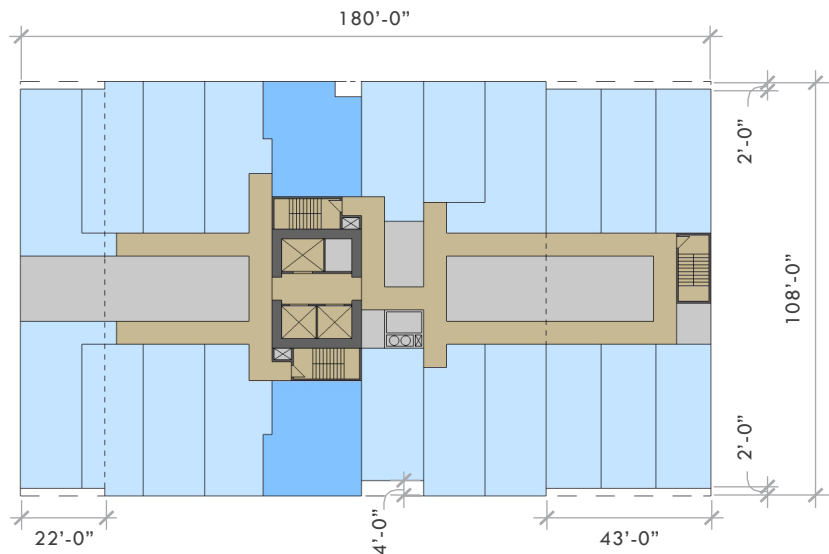
LEVEL 9-14 PLAN



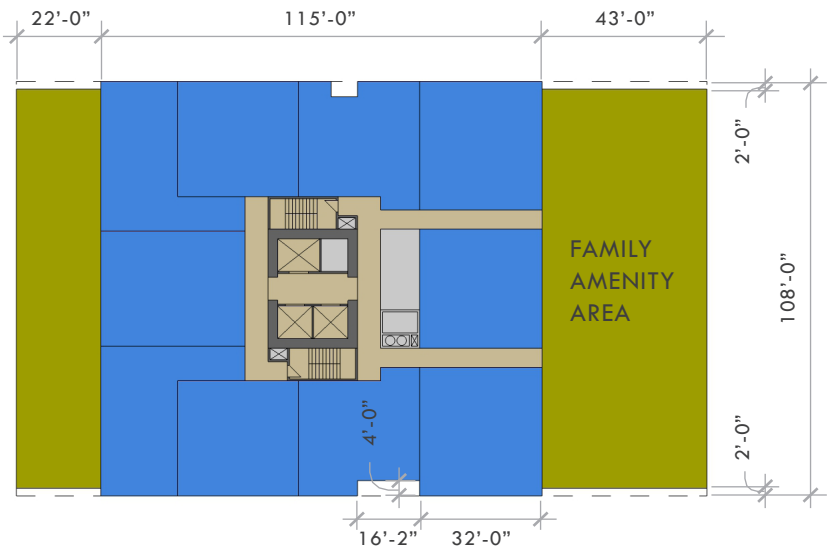
LEVEL 15-29 PLAN



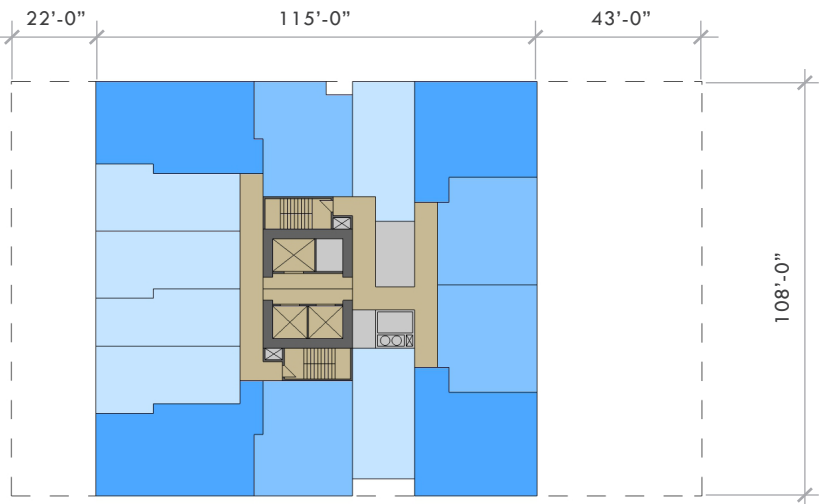
ROOF PLAN



PODIUM LEVEL 2-6 PLAN



LEVEL 7 PLAN
(10 FAMILY-SIZED 3-BEDROOM UNITS AT THIS LEVEL)



LEVEL 8 PLAN

LEGEND

STUDIO/OPEN 1 BED

1 BEDROOM

2 BEDROOM

3 BEDROOM

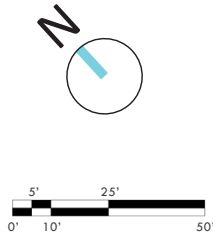
RETAIL

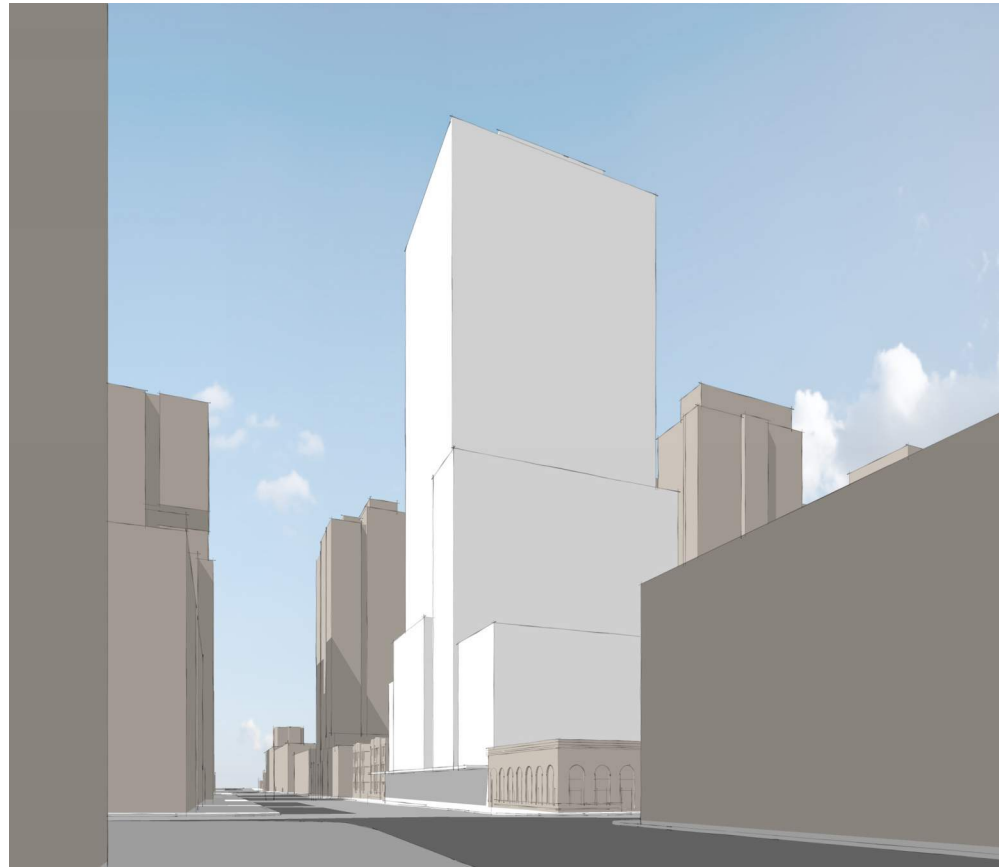
OUTDOOR

AMENITY

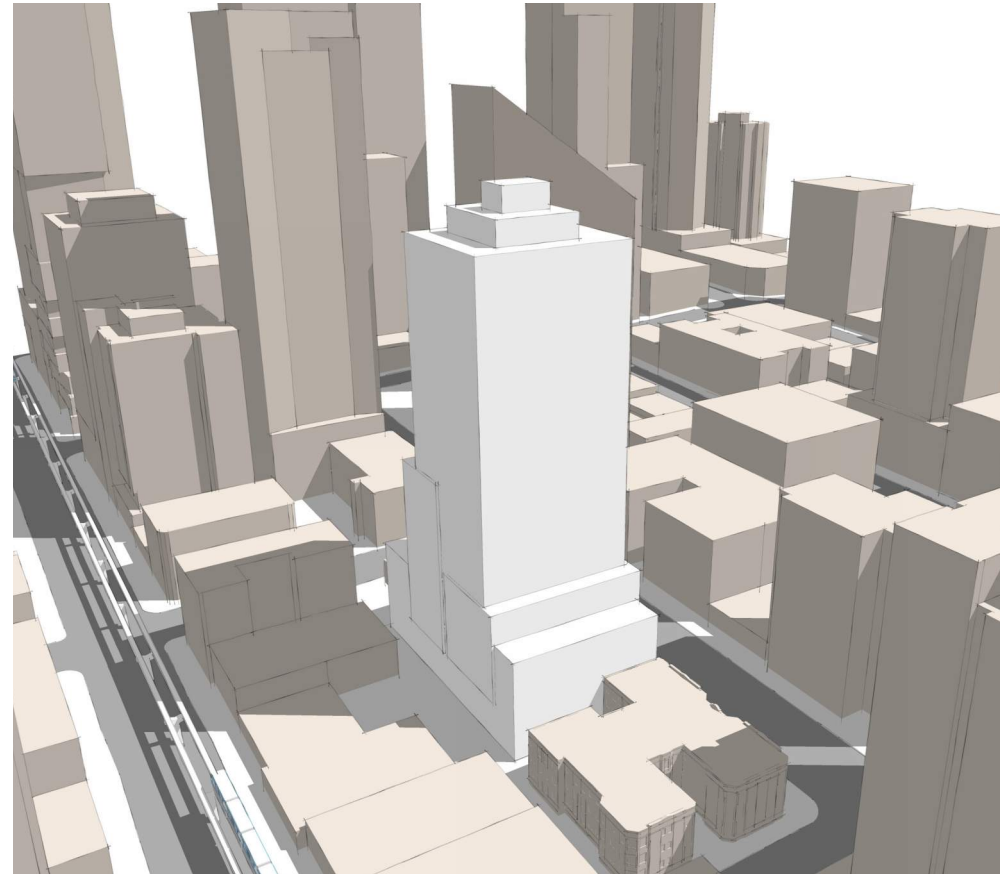
CIRCULATION

MECH/ELEC/BOH





VIEW FROM 4TH AVE AND BLANCHARD ST LOOKING NORTH



BIRDSEYE FROM NORTHEAST



VIEW FROM 4TH AVE AND BELL ST LOOKING SOUTH

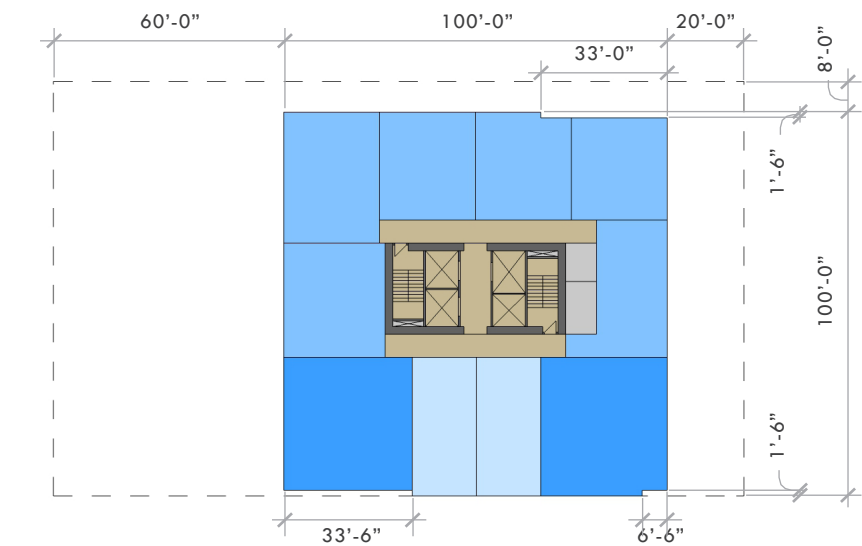


VIEW NORTH ON 4TH AVE

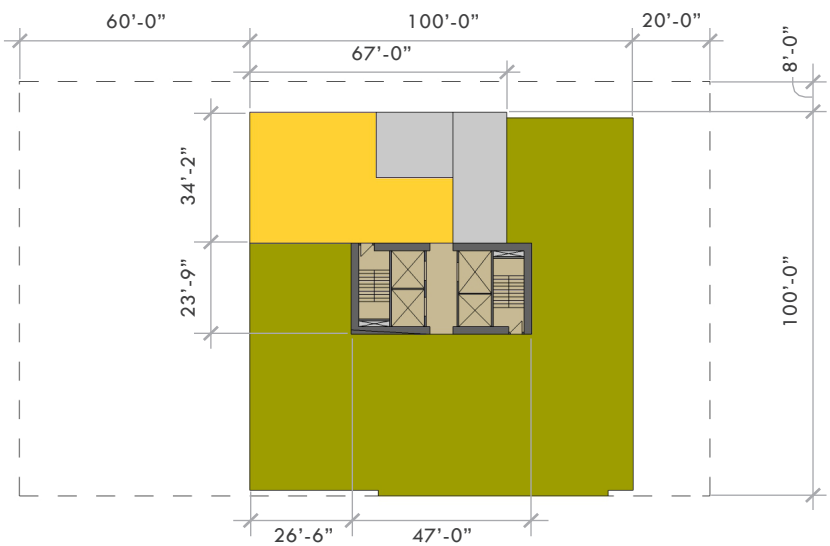


VIEW SOUTH ON 4TH AVE

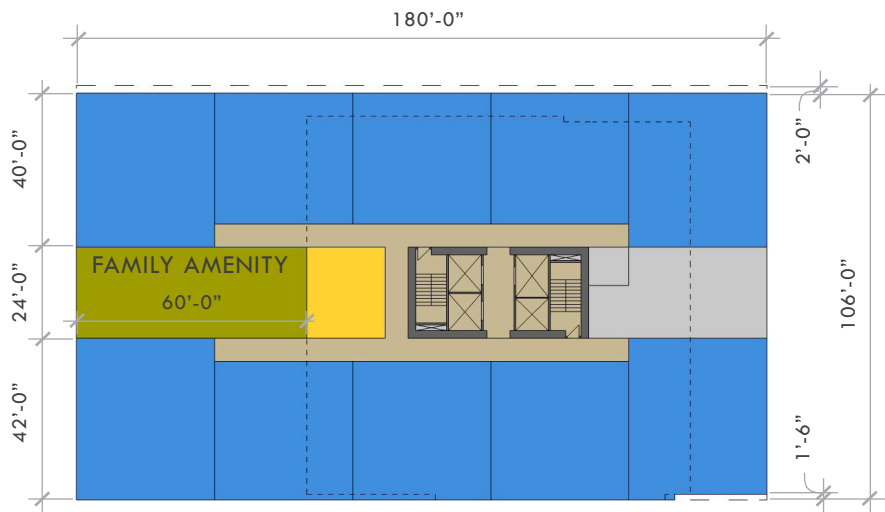
APPENDIX C - OPTION B PLANS & PERSPECTIVES



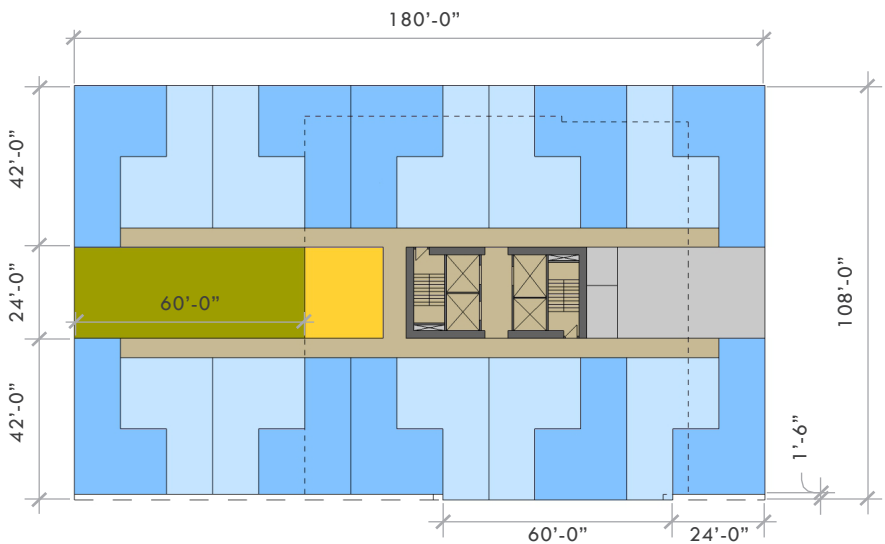
TYPICAL TOWER PLAN



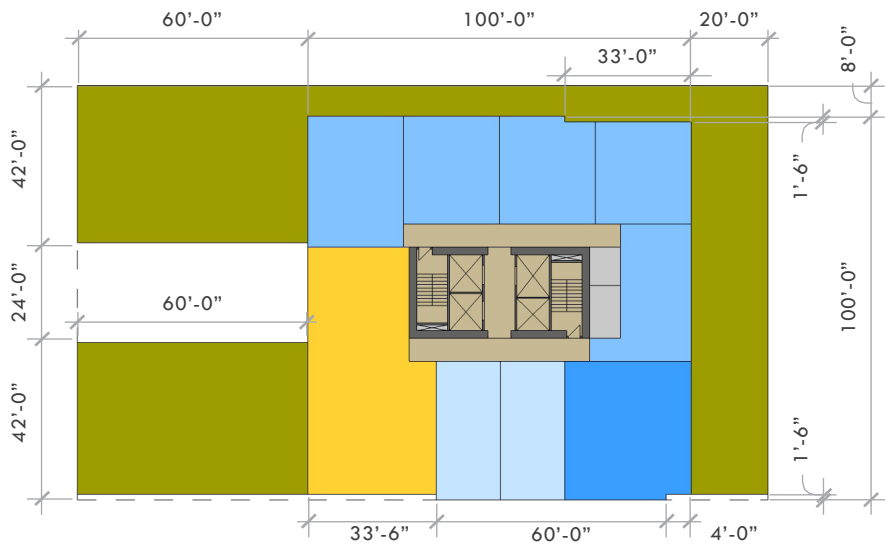
ROOF PLAN



PODIUM LEVEL 2 PLAN
(10 FAMILY-SIZED 3-BEDROOM UNITS AT THIS LEVEL)



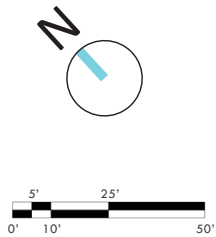
PODIUM LEVEL 3-6 PLAN

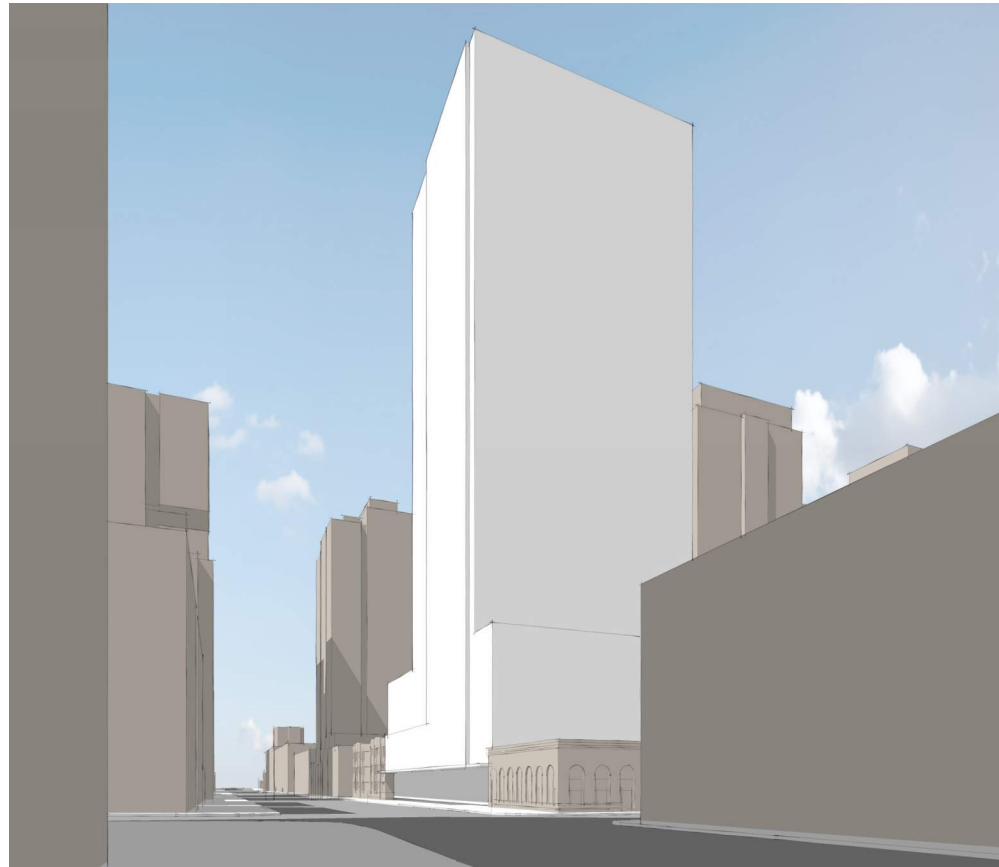


PODIUM LEVEL 7 PLAN

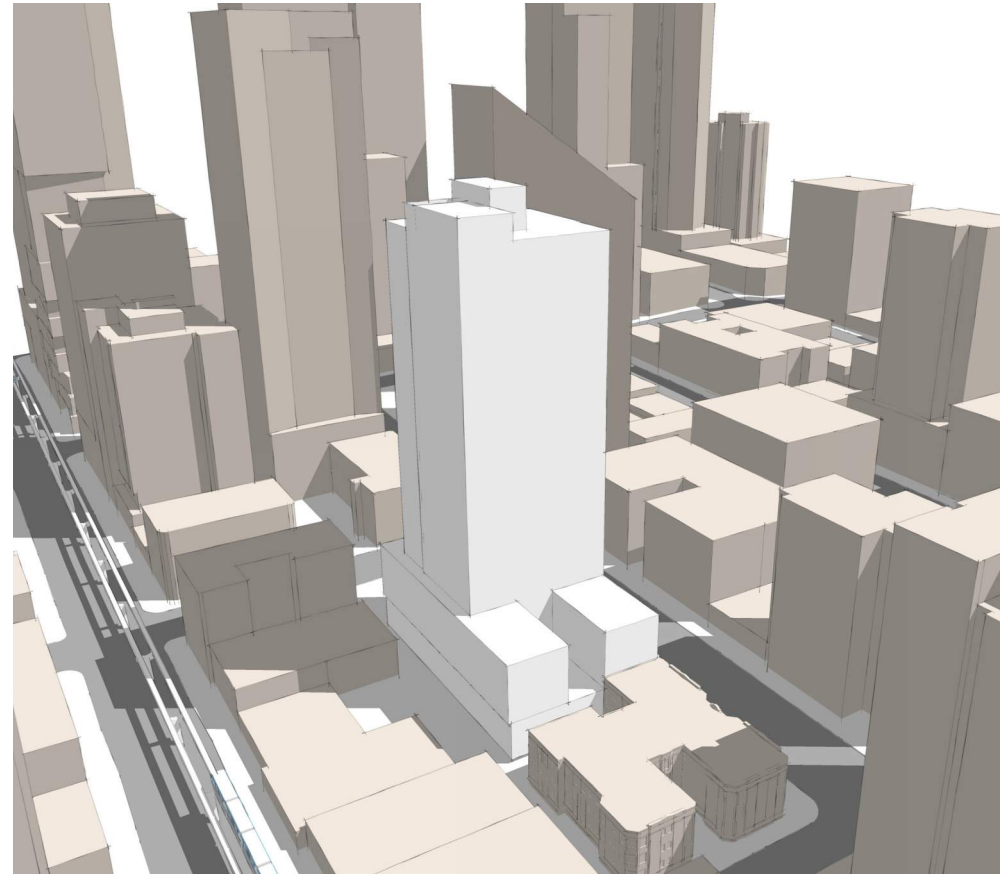
LEGEND

- STUDIO/OPEN 1 BED
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- RETAIL
- OUTDOOR
- AMENITY
- CIRCULATION
- MECH/ELEC/BOH

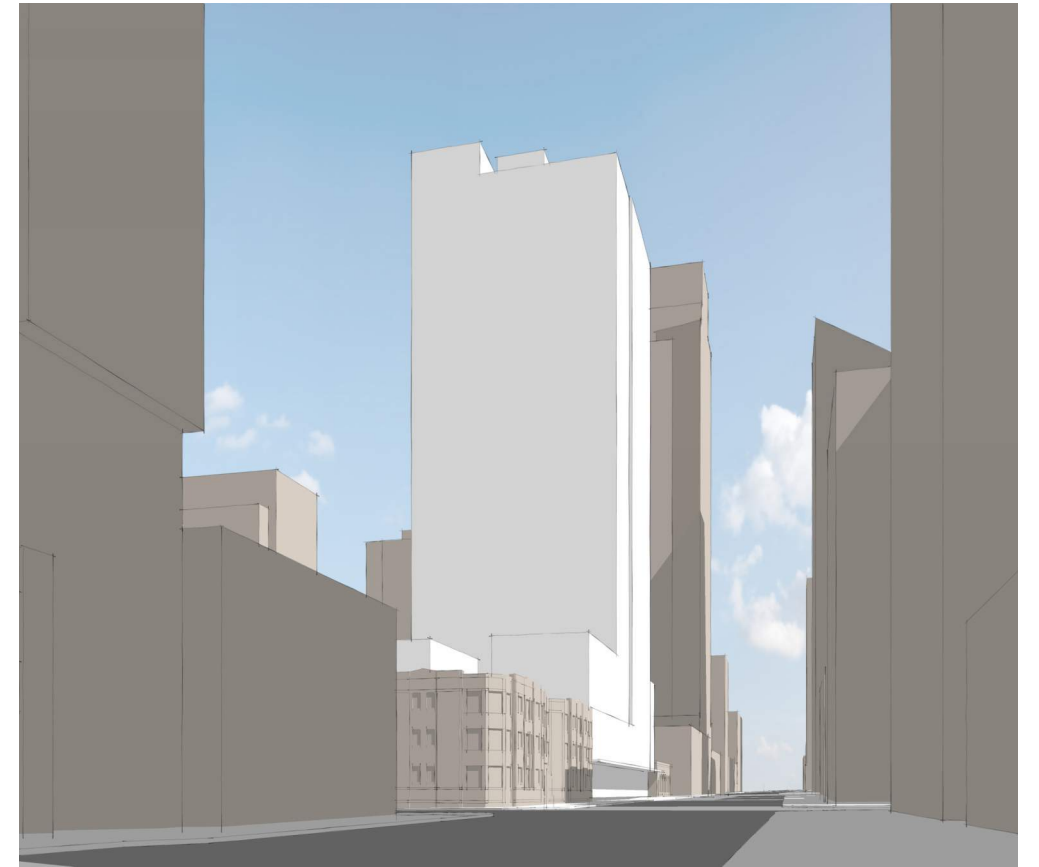




VIEW FROM 4TH AVE AND BLANCHARD ST LOOKING NORTH



BIRDSEYE FROM NORTHEAST



VIEW FROM 4TH AVE AND BELL ST LOOKING SOUTH



VIEW NORTH ON 4TH AVE



VIEW SOUTH ON 4TH AVE

DEPARTURE #1 - LOT COVERAGE

Standard: **SMC 23.49.158.A:** DMR, coverage and floor size limits

Table A: Percentage coverage permitted by lot size:

Lot size 19,001-25,000 SF:	Height <65'	= 100% coverage;
	Height 65-85'	= 65% coverage;
	Height 85-145'	= 55% coverage;
	Height >145'	= 45% coverage

Proposed Design Departure:

To allow that portion of the tower above 145' to exceed the 45% lot coverage limit, allowing 51% lot coverage at 9,903 SF.

DEPARTURE #2 - FLOOR SIZE LIMITS

Standard: **SMC 23.49.158.B:** DMR, coverage and floor size limits

Story size. Each story in portions of structures above 145 feet in height shall have a maximum gross floor area of 8,800 square feet.

Proposed Design Departure:

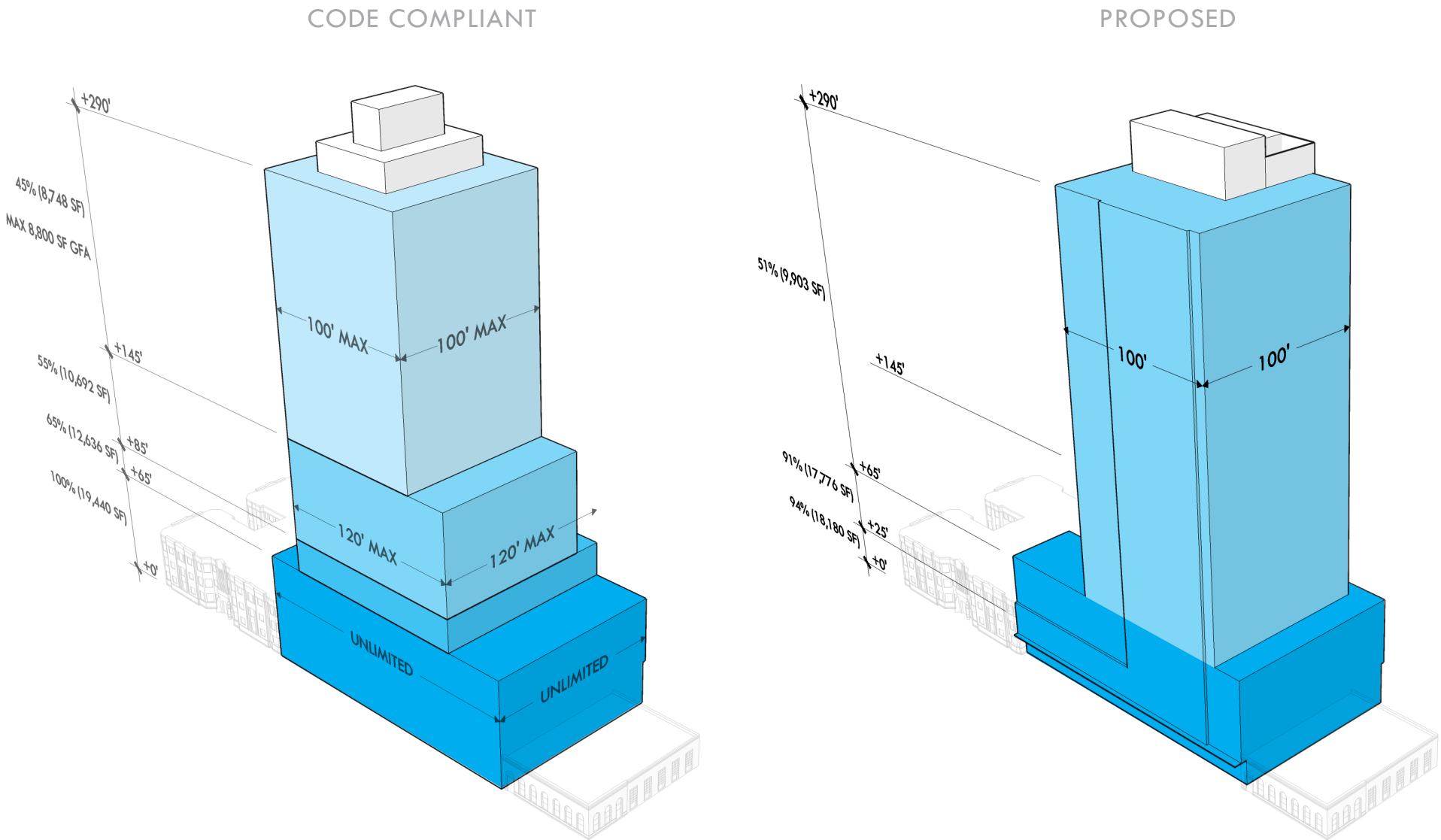
To allow that portion of the tower above 145' to exceed the maximum gross floor area of 8,800 square feet, allowing a gross floor area of 9,572 square feet.

DEPARTURES #1 & 2 - RATIONALE

The broader design approach of redistributing area from lower portions of the tower to the upper portions requires the two above departures. Because they tandemly contribute to achieving the same goal, their rationales have been combined here.

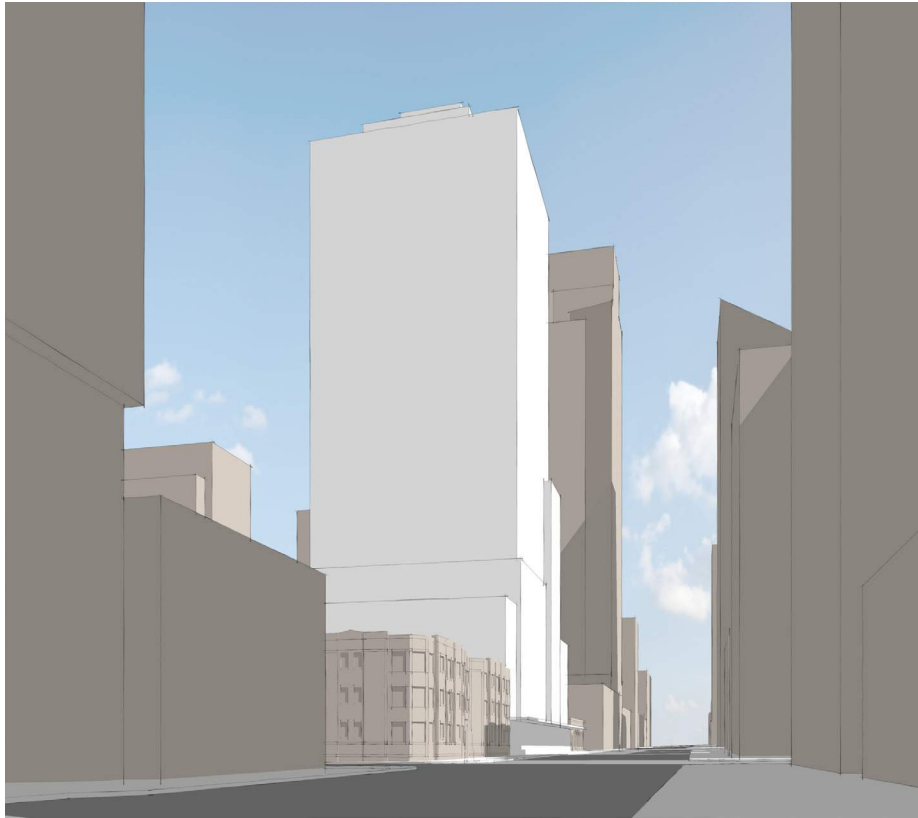
Please note that **the proposal does not gain additional floor area in these departure requests**, but redistributes the allowable area from the lower portions of the tower to the upper portions, achieving the following:

- **Reduced bulk lower in the tower.** This creates a street-level experience that is more in scale with the adjacent character structures ([Belltown Neighborhood Priority of The Preservation and Enhancement of Existing Neighborhood Character, Design Guidelines B-1.a, B-2, CS2-C.2](#)).
- **A simple, unified tower massing.** By redistributing the allowable area and departing the tiered massing requirement, the proposal is able to achieve a simple, elegant, and unified massing ([Design Guideline DC2.B.1 - Facade Composition](#)).



DEPARTURES #1 & 2 - COMPARATIVE MASSINGS

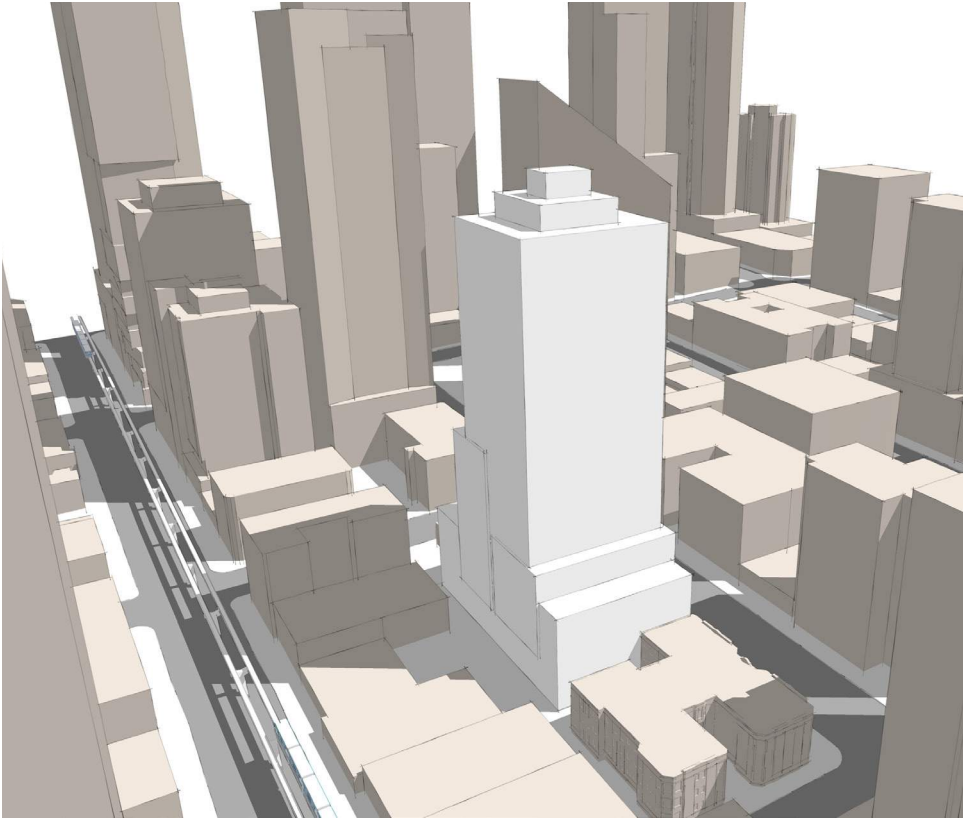
CODE COMPLIANT



VIEW SOUTH ON 4TH AVE

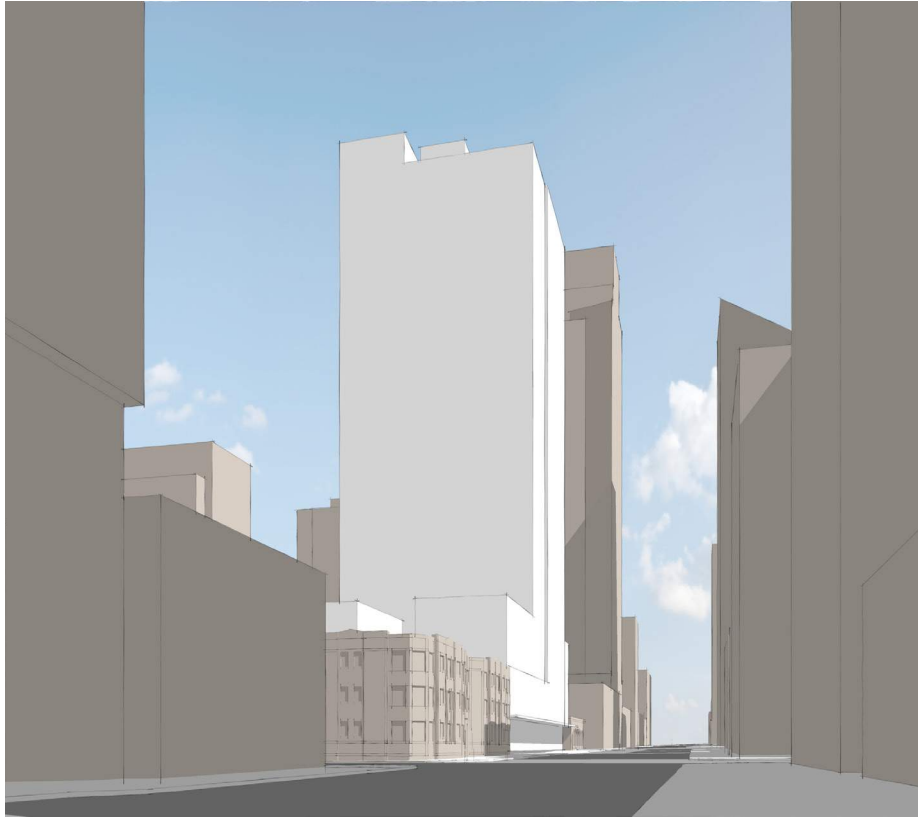


VIEW FROM 4TH AVE AND BELL ST LOOKING SOUTH

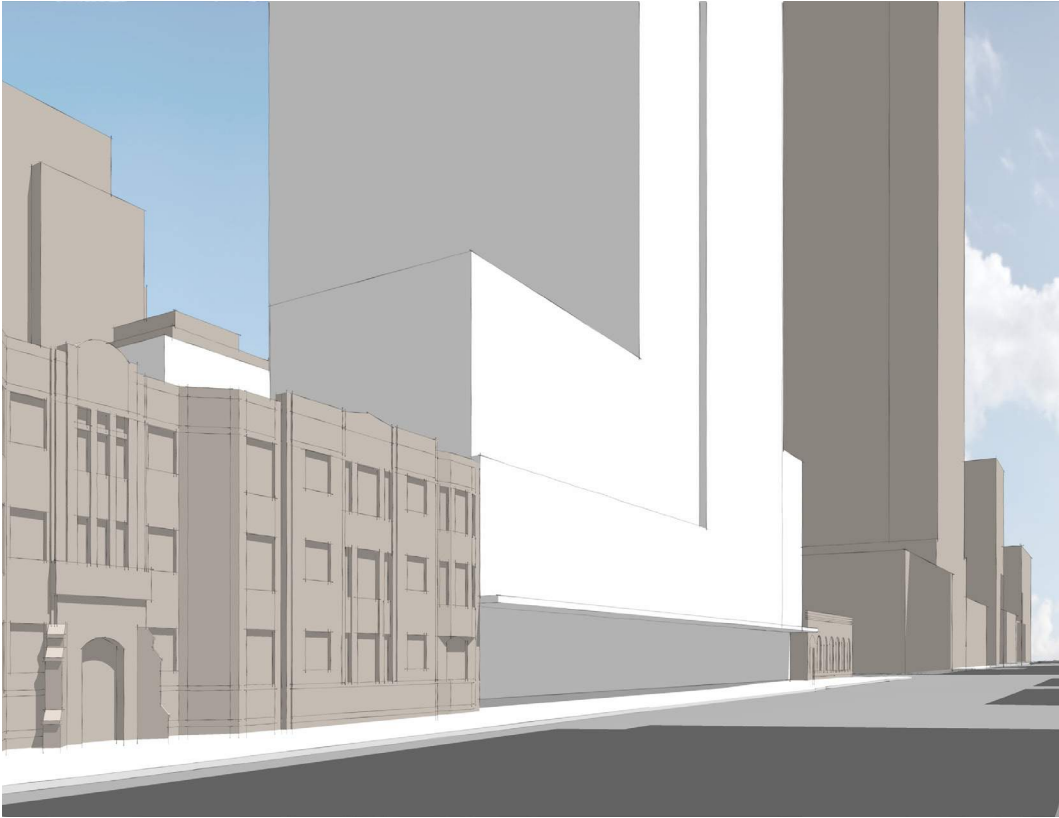


BIRDSEYE VIEW FROM NORTHEAST

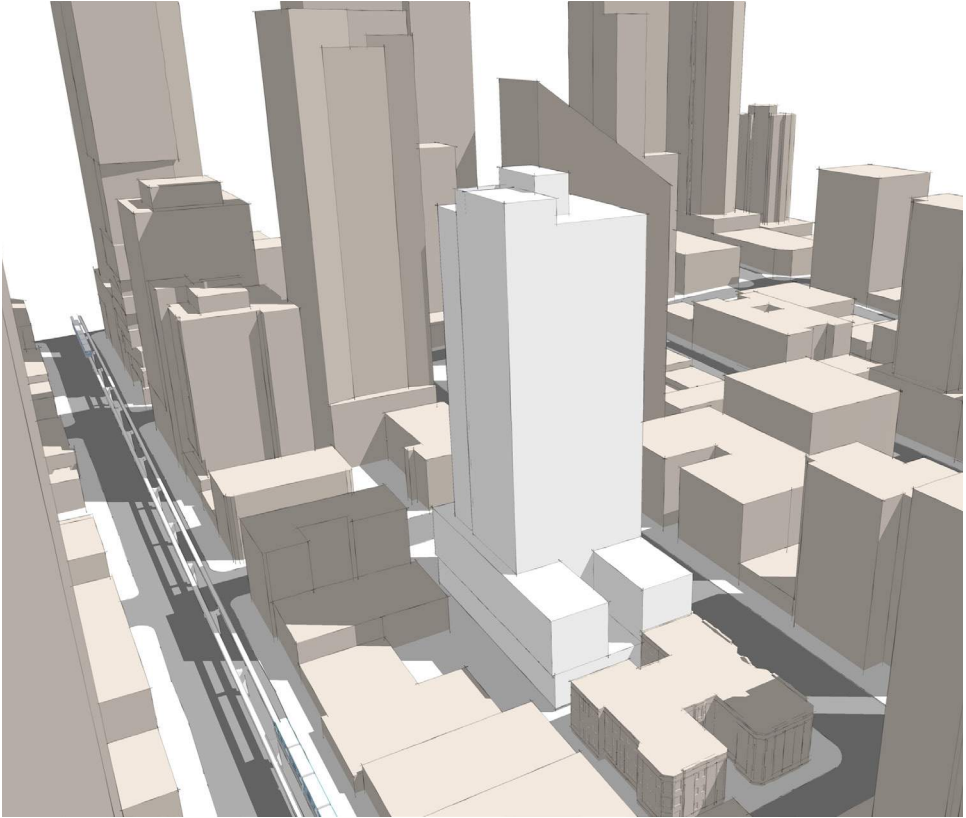
OPTION B



VIEW SOUTH ON 4TH AVE



VIEW FROM 4TH AVE AND BELL ST LOOKING SOUTH



BIRDSEYE VIEW FROM NORTHEAST

DEPARTURES #1 & 2 - COMPARATIVE MASSINGS (CONT'D)

CODE COMPLIANT

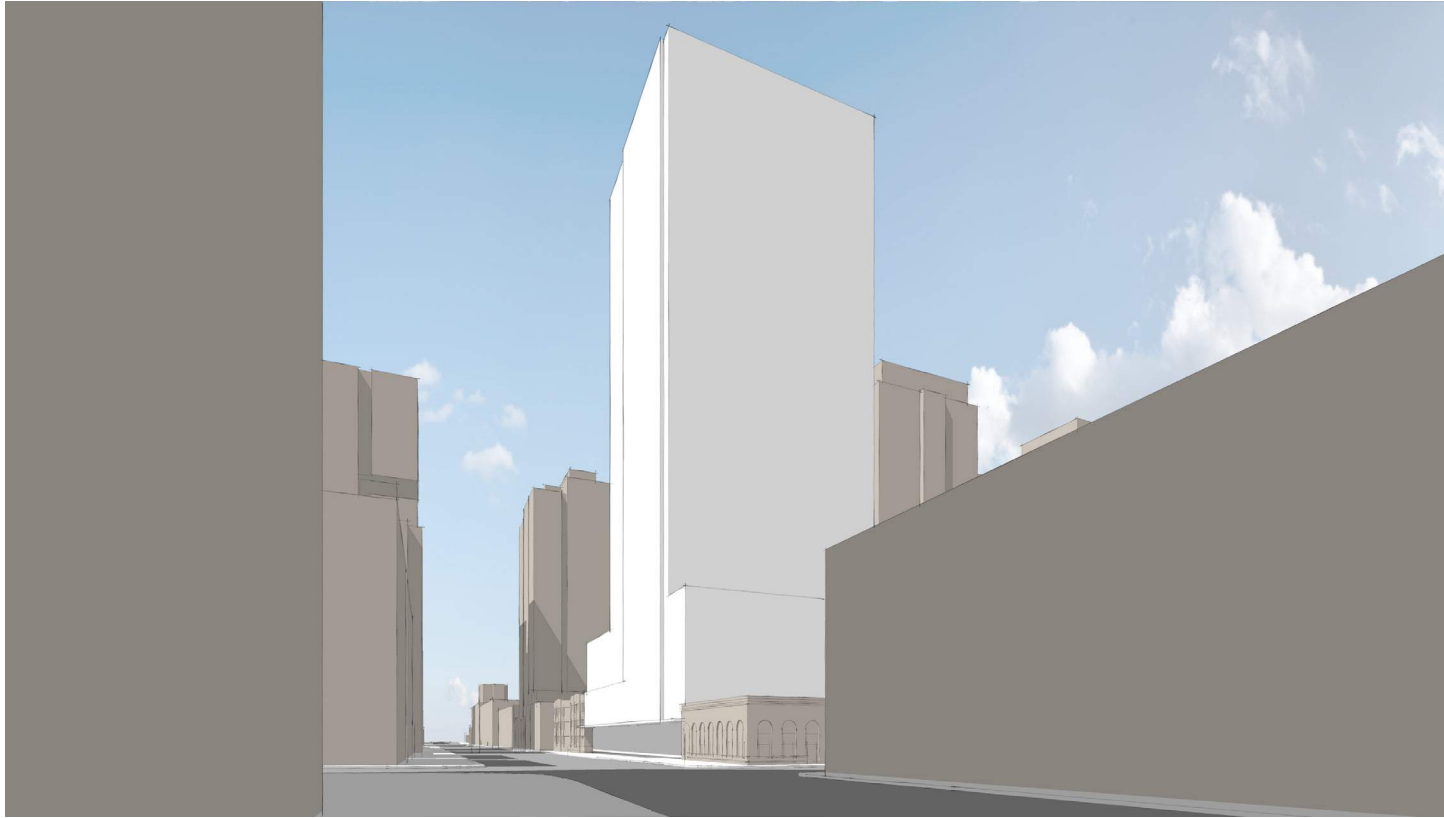


VIEW NORTH ON 4TH AVE



VIEW FROM 4TH AVE AND BLANCHARD ST LOOKING NORTH

OPTION B



VIEW NORTH ON 4TH AVE



VIEW FROM 4TH AVE AND BLANCHARD ST LOOKING NORTH

