



303 BATTERY

SEATTLE, 98121
SDCI# 3032250-EG

DOWNTOWN DESIGN REVIEW BOARD:
EARLY DESIGN GUIDANCE MEETING
SUBMITTAL DATE: JUNE 26, 2018
MEETING DATE: AUGUST 14TH, 5:30PM

W
COLLINS
ERMAN

SUSTAINABLE
LIVING
PARTNERS
a RENOVA CAPITAL joint venture

DESIGN PROPOSAL

Project information

ADDRESS	303 Battery St. Seattle, WA 98121
PARCELS	065600-0585
SDCI #	3032250-EG
OWNER	303 Battery LLC 1625 Broadway, Suite 950 Denver, CO 80202 Rick Tallman 303-921-0961 rtallman@renovacapitalpartners.com
ARCHITECT	CollinsWoerman 710 2nd Ave Seattle, WA 94107-1710 Arlan Collins 206-245-2026 acollins@collinswoerman.com
LANDSCAPE DESIGN	Weisman Design Group, Inc. 2329 E Madison St. Seattle, WA 98112 Nick Hagan 206-322-1732 nick@wdginc.com

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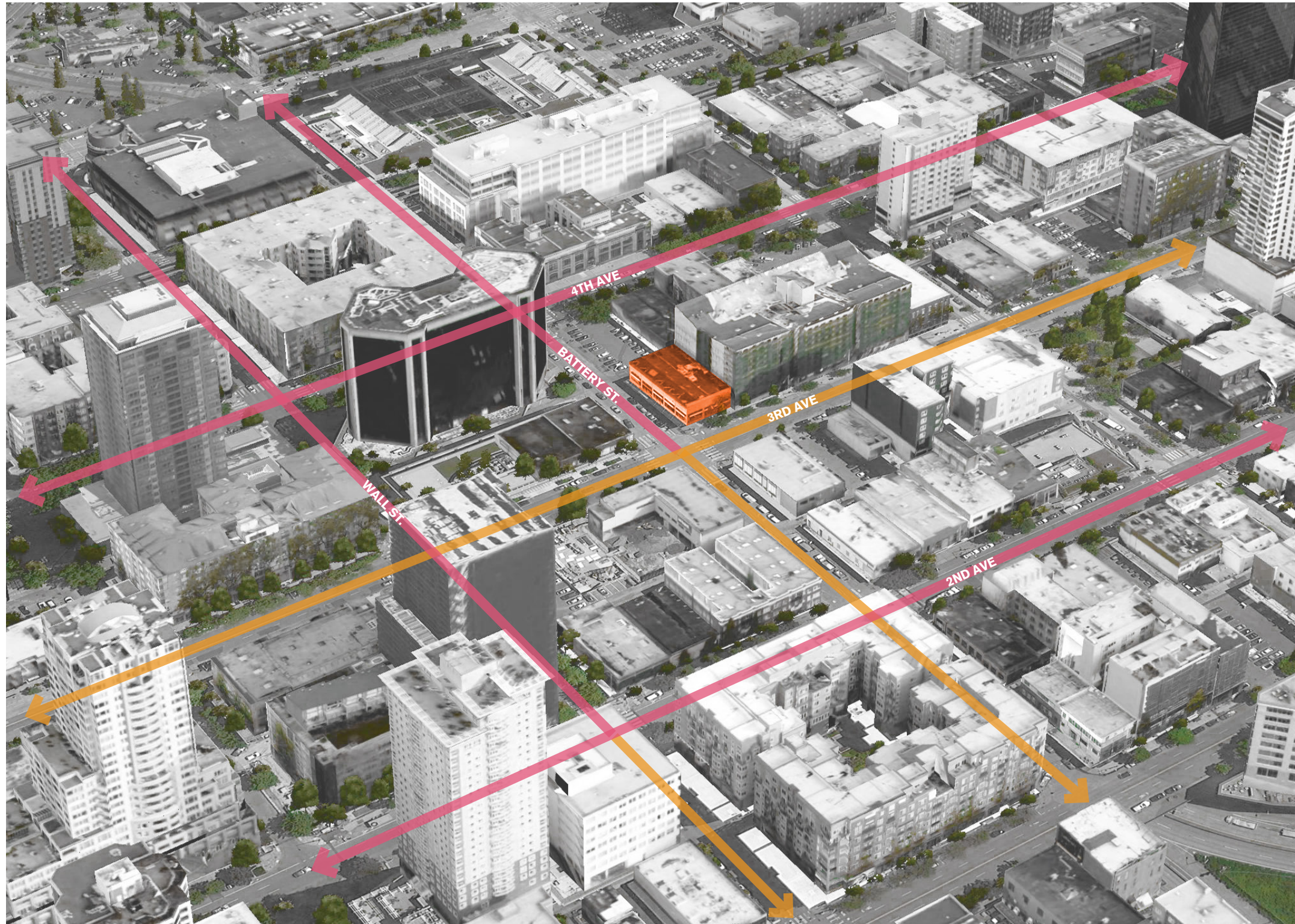
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PROJECT SITE



DESIGN GOALS

- **Activity.** Enliven the corner of 3rd Ave and Battery St with animated ground level uses that include Retail and Residential.
- **Environment.** Transform and soften the sidewalks on site by providing new street trees, planting strips, and overhead weather protection.
- **Residential.** Deliver at least 104 apartment units, with 25 of them being affordable housing. All units will have fashionable interiors and access to phenomenal downtown views.
- **Technology.** Provide a technology-centric and pre-manufactured building design utilizing solar energy to provide heating and hot water.
- **Design.** Highlight unique design features of the building that include a completely exposed steel exoskeleton.
- **Water.** Provide a gray water treatment system in order to recycle non-potable water for use in lavatories and irrigation opportunities.
- **Energy.** Explore compliance with the Living Building Pilot program in order to be one of the first Net Zero Energy high-rise projects.
- **Affordable Housing.** Self perform all affordable housing requirements on site.

PROJECT METRICS

Uses	# of Units	Total GFA
Residential	91-112 Units	70,000 SF
Retail		2,300 SF
On-site Parking	0 Stalls	0 SF



CONTEXT ANALYSIS

Zoning + Overlay Designations

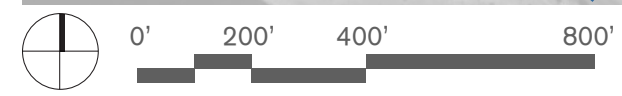
MAP KEY

- DMR/R 145/65**
Downtown Mixed Residential
- DMR/R 95/65**
Downtown Mixed Residential
- DMR/R 280/65**
Downtown Mixed Residential
- DMR/C 280/125**
Downtown Mixed Residential
- DMR/C 95/75**
Downtown Mixed Residential
- DMR/C 145/75**
Downtown Mixed Residential
- DMC 240/290-440**
Downtown Mixed Commercial
- DMC 340/290-440**
Downtown Mixed Commercial
- Zoning Boundary
- Urban Center Village Boundary

OBSERVATIONS

- **Height.** Site allows for residential uses to build as high as 145'.
- **Zoning.** It is bordered on three sides by zones with varying maximum heights between 95' and 280' in height
- **Guidelines.** The site is located within the Belltown Urban Center Village and will need to closely adhere to all Belltown neighborhood design guidelines.

ZONING + OVERLAY DESIGNATIONS



CONTEXT ANALYSIS

Surrounding Uses

SURROUNDING USES



MAP KEY

-  SURFACE + GARAGE PARKING
-  RESIDENTIAL/MIXED USE
-  OFFICE/COMMERCIAL
-  HOTEL/HOSPITALITY
-  PUBLIC PARK/OPEN SPACE
-  CULTURAL/ARTS/ENTERTAINMENT
-  INSTITUTIONAL/GOVERNMENT

OBSERVATIONS

- **Mixed Uses.** A large percentage of neighboring building uses in the area are comprised of residential or mixed-use developments that range in heights and density.
- **North.** The site is bordered by an institutional use known as Antioch University.
- **East.** The site is bordered on by an adjacent surface parking lot.
- **West.** The site is bordered by a single story office building.
- **South.** The site is bordered by a mid-rise mixed-use residential building.



CONTEXT ANALYSIS

Traffic Flow + Siting Patterns

MAP KEY

- Principal Arterial
- Minor Arterial
- Green Street
- Bus Stop / Light Rail Stop
- Protected Bike Lane
- In-Street Bike Lane
- Sharrows with Uphill Bicycle Lane
- 5-Minute Walk Radius
- Open Space

ADJACENT STREET CLASSIFICATIONS

Battery Street

Downtown Neighborhood
Class II Pedestrian Street

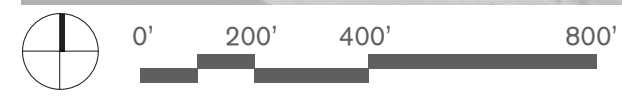
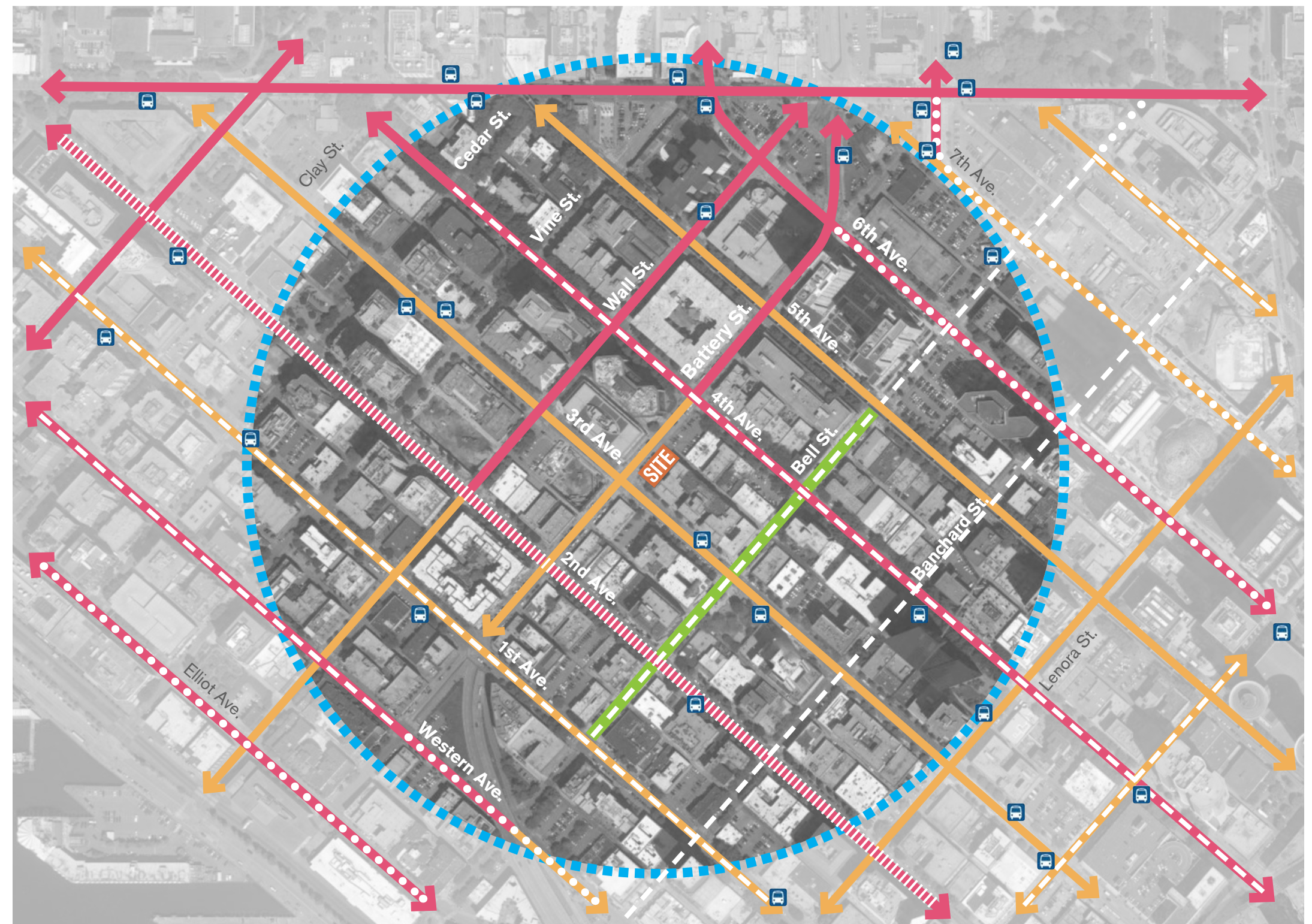
3rd Avenue

Downtown Neighborhood
Class I Pedestrian Street

OBSERVATIONS

- **Buses.** The nearest bus stop is located a half block south of the site and provides great opportunities for public transit access to various parts of downtown, south lake union, and Queen Anne.
- **Bike Lane.** Currently there are no bike lanes located directly adjacent to the site, but the nearest protected bike lanes are only one block west along 2nd Ave.
- Battery St is one-way eastbound and 3rd Ave is two-way north/South bound.
- **The Battery Street Tunnel.** Located directly adjacent and beneath the site, the tunnel will need to be closely coordinated with future construction.

TRAFFIC FLOW + SITING PATTERNS



CONTEXT ANALYSIS

Prominent Surrounding Buildings

IMPORTANT LOCATIONS



EXISTING

- 1 2400 3rd Ave / Antioch University
- 2 2320 4th Ave / Seattle Fire Station 2
- 3 2400 4th Ave / Fountain Court Apartments
- 4 588 Bell St / Insignia Towers
- 5 2515 4th Ave / Centennial Tower
- 6 2401 4th Ave / Fourth & Battery
- 7 2312 3rd Ave / Moda Apartments
- 8 2101 4th Ave / Sreh 2014 LLC
- 9 2207 3rd Ave / Grandview Condominium
- 10 225 Cedar St / Dimension

UNDER CONSTRUCTION

- 11 2401 3rd Ave / Chainqui Development
- 12 2116 4th Ave / Arrivé / The Molasky Group
- 13 210 Wall St / AvalonBay Communities

PROPOSED

- A 314 Bell St / Security Properties
- B 2302 4th Ave / TeamRise Group
- C 2229 6th Ave / Clise Properties
- D 2121 5th Ave / Richard Tsang
- E 2234 2nd Ave / Minglian Realty
- F 2217 3rd Ave / Daly Partners
- G 2208 4th Ave / Skanska

CONTEXT ANALYSIS

Existing Prominent Surrounding Buildings

1 ANTIOCH UNIVERSITY



2016 / 47' / 3 Floors /
Office / Educational

6 FOURTH & BATTERY



1990 / 145' / 12 Floors /
Office

2 SEATTLE FIRE STATION 2



2005 / 32' / 2 Floors /
Government Service

3 FOUNTAIN COURT APARTMENTS



2010 / 60' / 6 Floors /
Apartment

4 INSIGNIA TOWERS



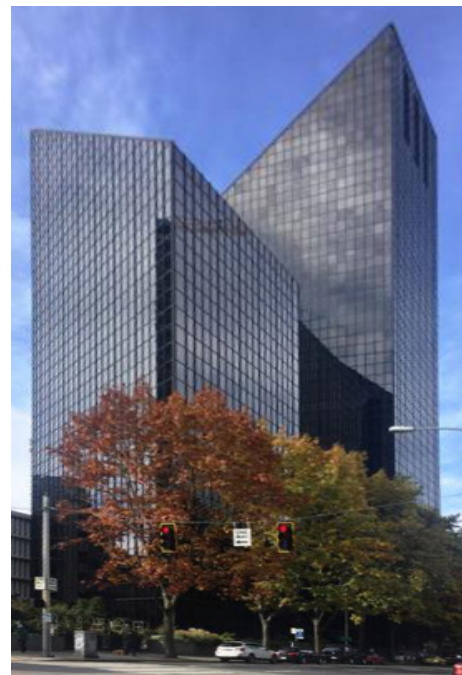
2015 / 440' / 40 Floors /
Residential / Mixed Use

7 MODA APARTMENTS



2012 / 75' / 7 Floors /
Residential / Mixed Use

8 SREH 2014 LLC



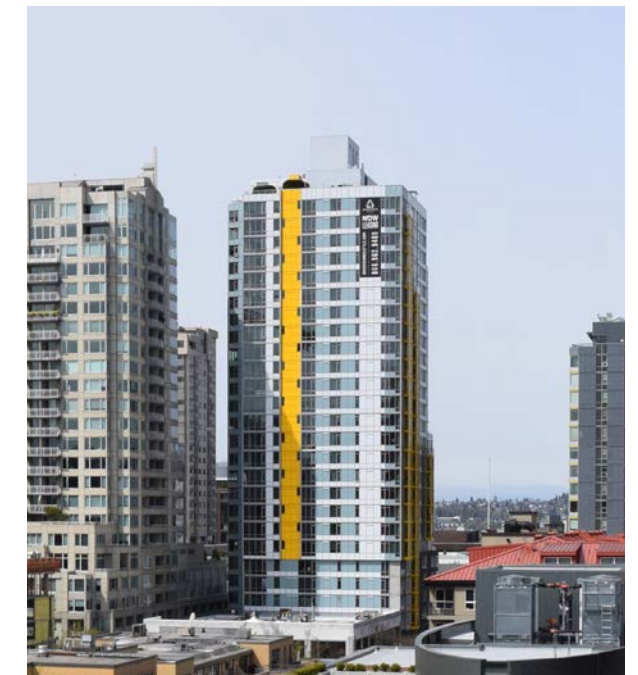
1990 / 340' / 24 Floors /
Office

9 GRANDVIEW CONDOMINIUM



1990 / 250' / 27 Floors /
Residential

10 DIMENSION



2014 / 237' / 26 Floors /
Residential / Mixed Use

CONTEXT ANALYSIS

Future Prominent Surrounding Buildings

11 URBAN GREEN VILLA - 2401 3RD AVE



Mixed-Use Residential / 125' / 12 Stories

12 ARRIVÉ - 2116 4TH AVE



Mixed-Use Residential / 440' / 41 Stories

13 SECOND & WALL - 210 WALL ST



Mixed-Use Residential / 240' / 24 Stories

A BELLTOWN 36 - 314 BELL ST



Mixed-Use Residential / 290' / 30 Stories

B 4TH & BELL - 2302 4TH AVE



Mixed-Use Residential / 290' / 30 Stories

E 2ND & BELL - 2234 2ND AVE

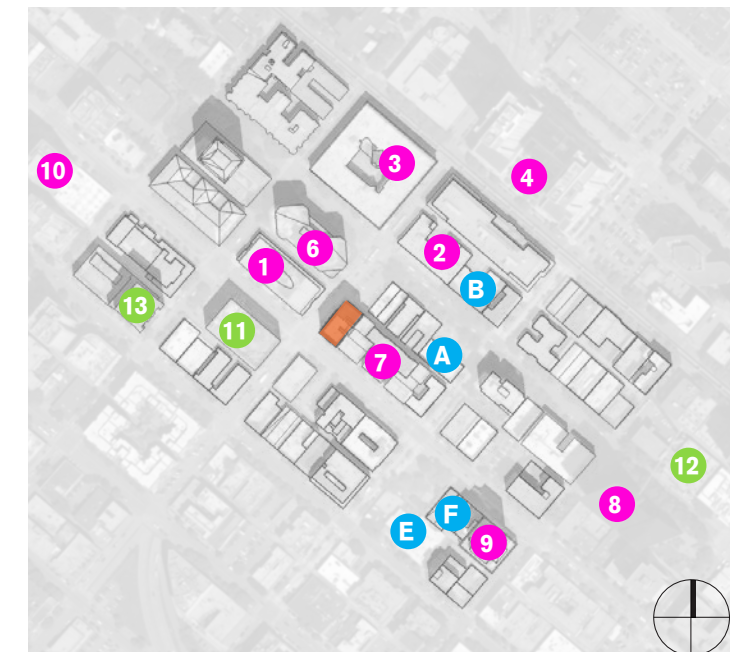


Mixed-Use Residential / 84' / 8 Stories

F 2217 3RD AVE



Mixed-Use Residential / 85' / 7 Stories



SITE CONDITIONS

Future Site Conditions

MAP KEY

■ PROPOSED/NEW DEVELOPMENT

■ 303 BATTERY ST

■ PARKS AND GREEN SPACES

← PRINCIPLE ARTERIAL

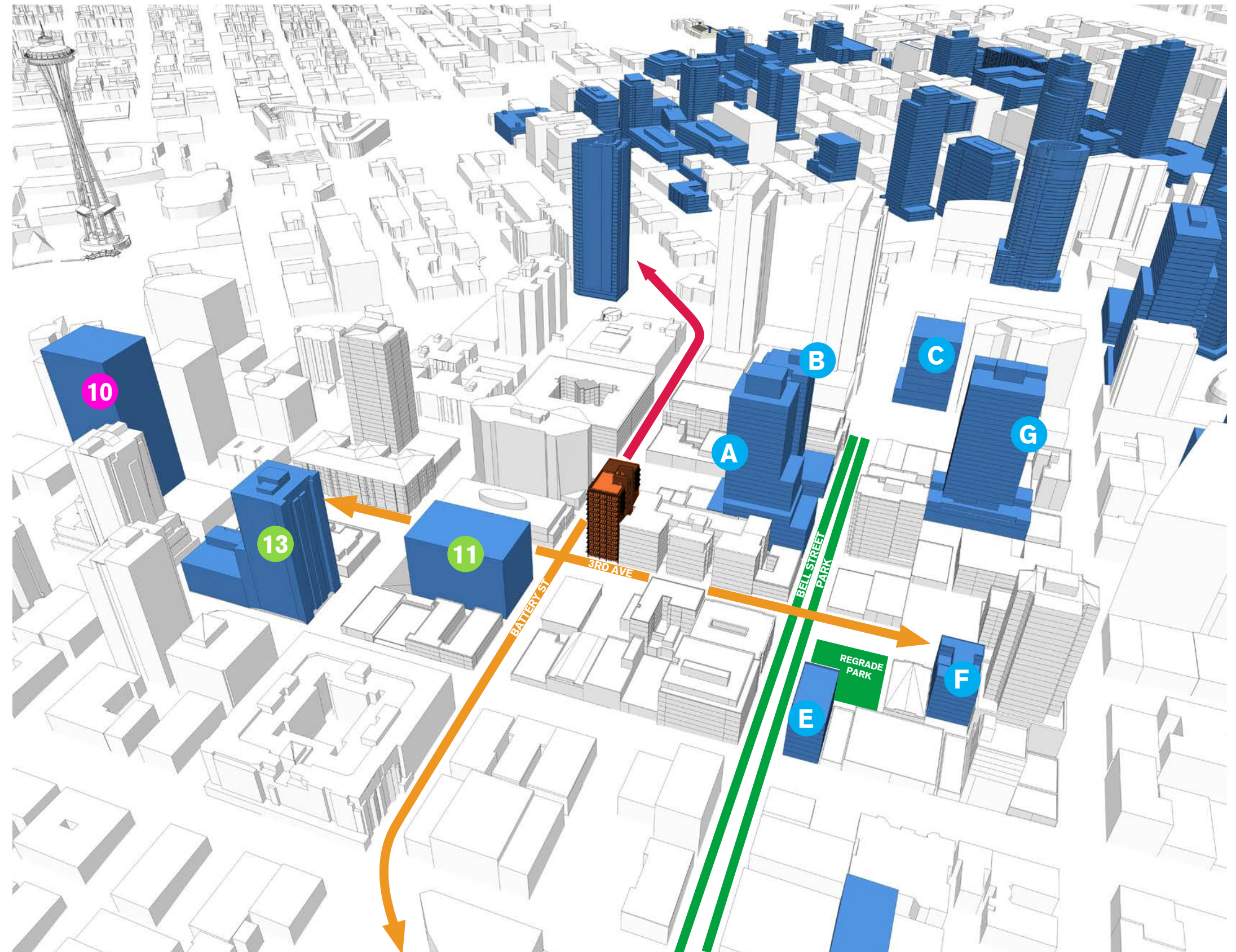
← MINOR ARTERIAL

BUILDINGS

- 10 225 Cedar St / Dimension
- 11 2401 3rd Ave / Chainqui Development
- 13 210 Wall St / AvalonBay Communities
- A 314 Bell St / Security Properties
- B 2302 4th Ave / TeamRise Group
- C 2229 6th Ave / Clise Properties
- E 2234 2nd Ave / Minglian Realty
- F 2217 3rd Ave / Daly Partners
- G 2208 4th Ave / Skanska

OBSERVATIONS

- **Development.** Multiple new mixed-use high rise projects are either being built or are proposed within the immediate area.
- **Change.** This portion of the Belltown neighborhood is in transition and increasing in density quickly.
- **Street Uses.** Multiple new buildings will change the fabric of the skyline and provide many new opportunities for ground level uses that are lacking in certain areas along both 3rd Ave and Battery St.



CONTEXT ANALYSIS

Potential Views From Site

POTENTIAL VIEW APERTURES

1 75' SOUTHWEST



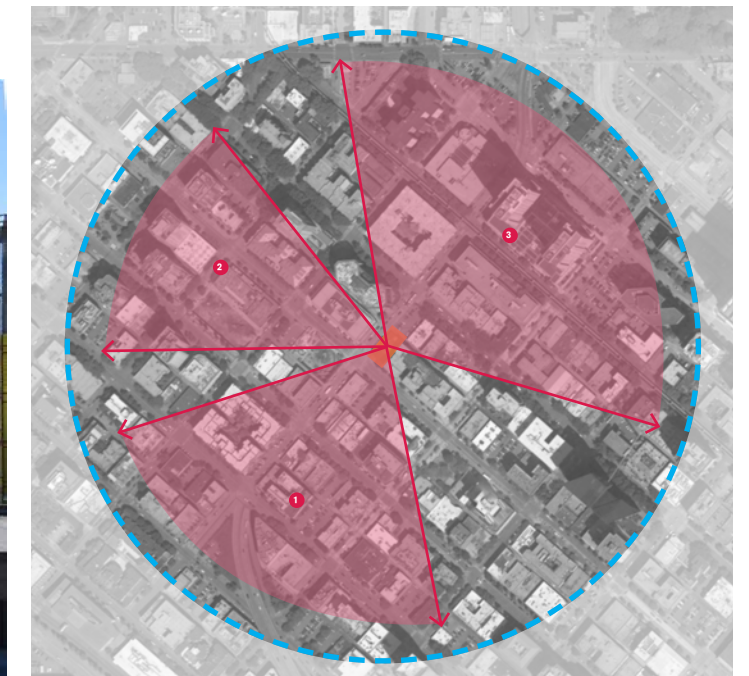
2 75' NORTHWEST



3 75' NORTHEAST



VIEW ANALYSIS



OBSERVATIONS

- **Views.** Prominent views begin to develop at 75' above the ground level, with the opportunity to capture sweeping views of uptown, the waterfront, and Elliott Bay.
- **Northeast.** The site has the opportunity to capture partial views through the Denny Triangle and towards South Lake Union.
- **Northwest.** Views toward Lower Queen and the Seattle Center develop above 75'. Any views of the Space Needle appear to be obscured by other buildings.
- **Southwest.** The most noteworthy views from this site capture the waterfront and Elliott Bay.

CONTEXT ANALYSIS

Neighborhood Character

OBSERVATIONS

- **Street Facade.** Currently, between 2nd Ave and 4th Ave, Battery St has very few ground level uses facing onto the street. Many of the lots immediately adjacent to Battery St are small lots with single story buildings that provide little to no activity that helps animate the street.
- **Nearby Activity.** Most of the significant ground level retail and restaurant uses are located along 2nd Ave. The environment of this streetscape is much more lively and clearly provides most of the daytime and night time entertainment in the immediate area.
- **Construction.** There are several existing mid-rise apartment buildings in the immediate area with limited ground level uses. There are two high-rise mixed-use projects located within a few blocks that are currently under construction, which is indicative of a neighborhood in transition.
- **Bike Lane.** 2nd Ave provides for the safest bicycle routes in the immediate area. These newly designed protected bike lanes provide for a fast and immediate connection to downtown and the lower Queen Anne neighborhood.
- **Sidewalk.** Along 3rd Ave, the Moda Apartments provide a ground level “grab-and-go” market and overhead weather protection. To the North, along Antioch University, there is a newly improved sidewalk and continuous overhead weather protection. The sidewalk widths along 3rd Ave are very generous at 18 feet in width. The sidewalk environment is very walkable and landscaped with street trees at regular intervals.
- **Open Space.** The nearest open spaces in the immediate vicinity are mostly located along the recently re-designed Bell Street. This includes the Bell Street Park, ample sidewalks, and landscaping.
- **Street Art.** Along Battery St, there has been an attempt to enliven the street and alleys with graffiti and other street art on some of the older building facades.

STREET FACADES ON 3RD AVENUE



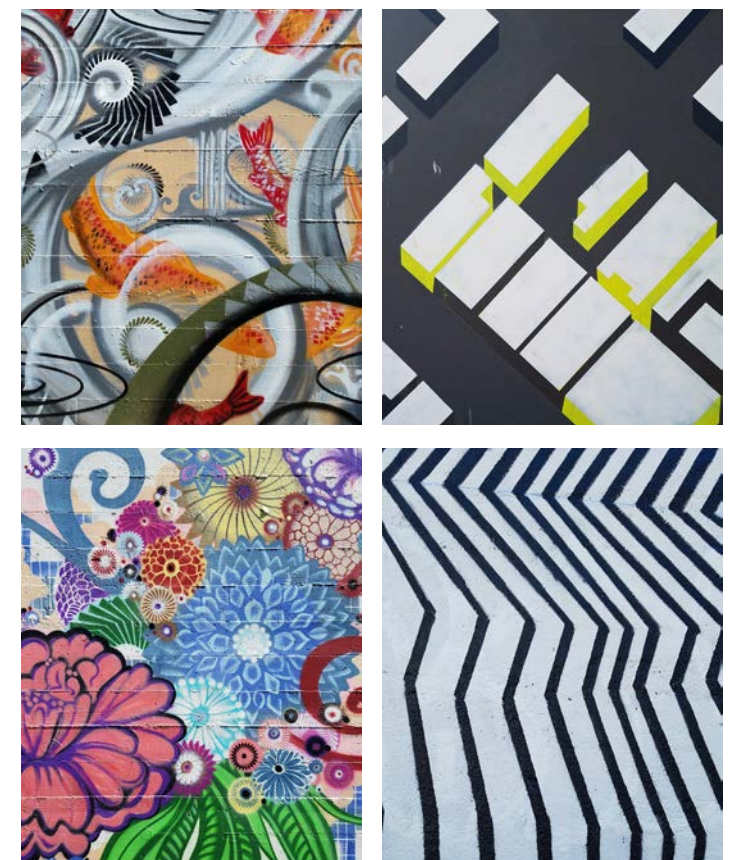
BELLTOWN COURT - 2414 1ST AVE



URBAN GREEN VILLA - 2401 3RD AVE



BLANK WALLS WITH STREET ART



CONTEXT ANALYSIS

Neighborhood Character

ADAMS APARTMENTS - 304 BELL ST



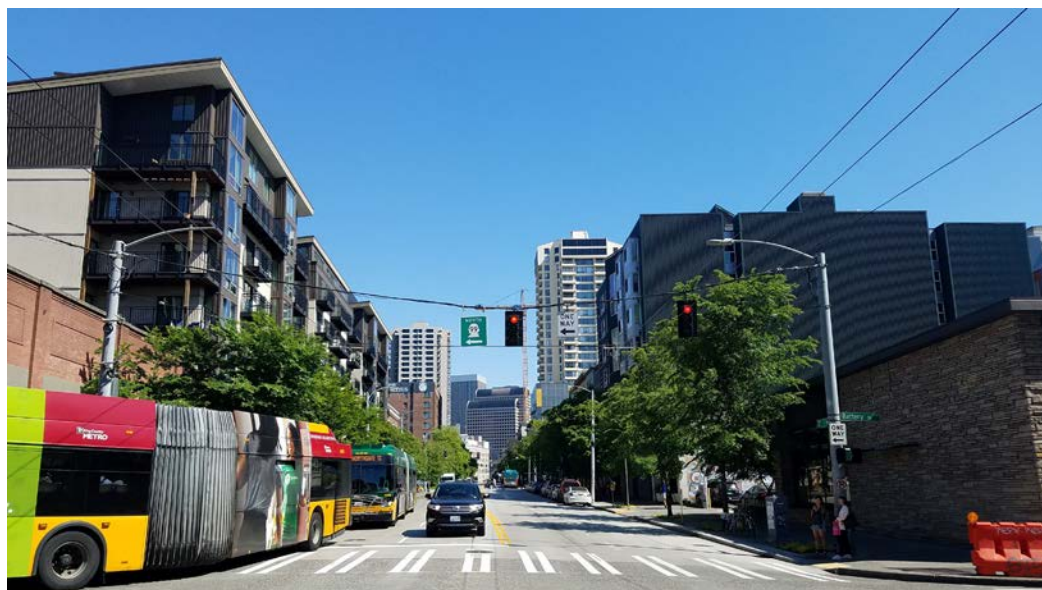
BELL STREET PARK



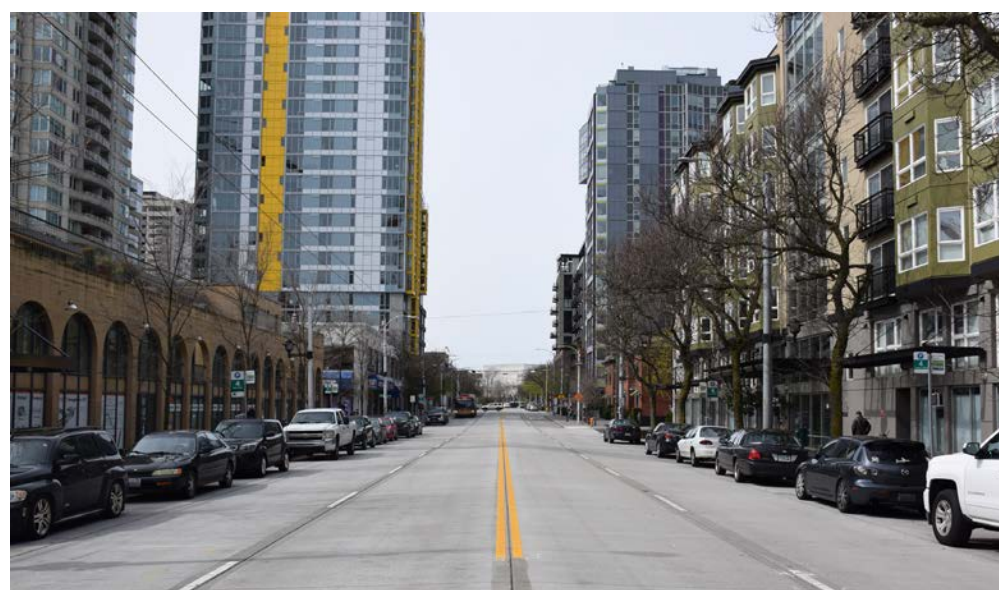
2ND AVENUE PROTECTED BIKE LANE & STOREFRONT



3RD AVENUE CONTEXT



2ND AVENUE CONTEXT



COMMUNITY PSYCHIATRIC CLINIC



CONTEXT ANALYSIS

Neighborhood Public Spaces

LOCATION MAP



1 BELL STREET PARK



2 BELL STREET PARK



OBSERVATIONS

- **Bell Street Park.** Some of the closest neighborhood amenities include recent right-of-way improvements on Bell St. It has been redesigned as a green street that naturally slows down traffic, and allows for wider sidewalks for retailers to spill out and provide outdoor seating for the public.
- **Regrade Park.** The park provides some outdoor seating for respite. It also provides open space for residents in the area to take their pets.

3 BELL STREET PARK



4 REGRADE PARK



CONTEXT ANALYSIS

Site Photography

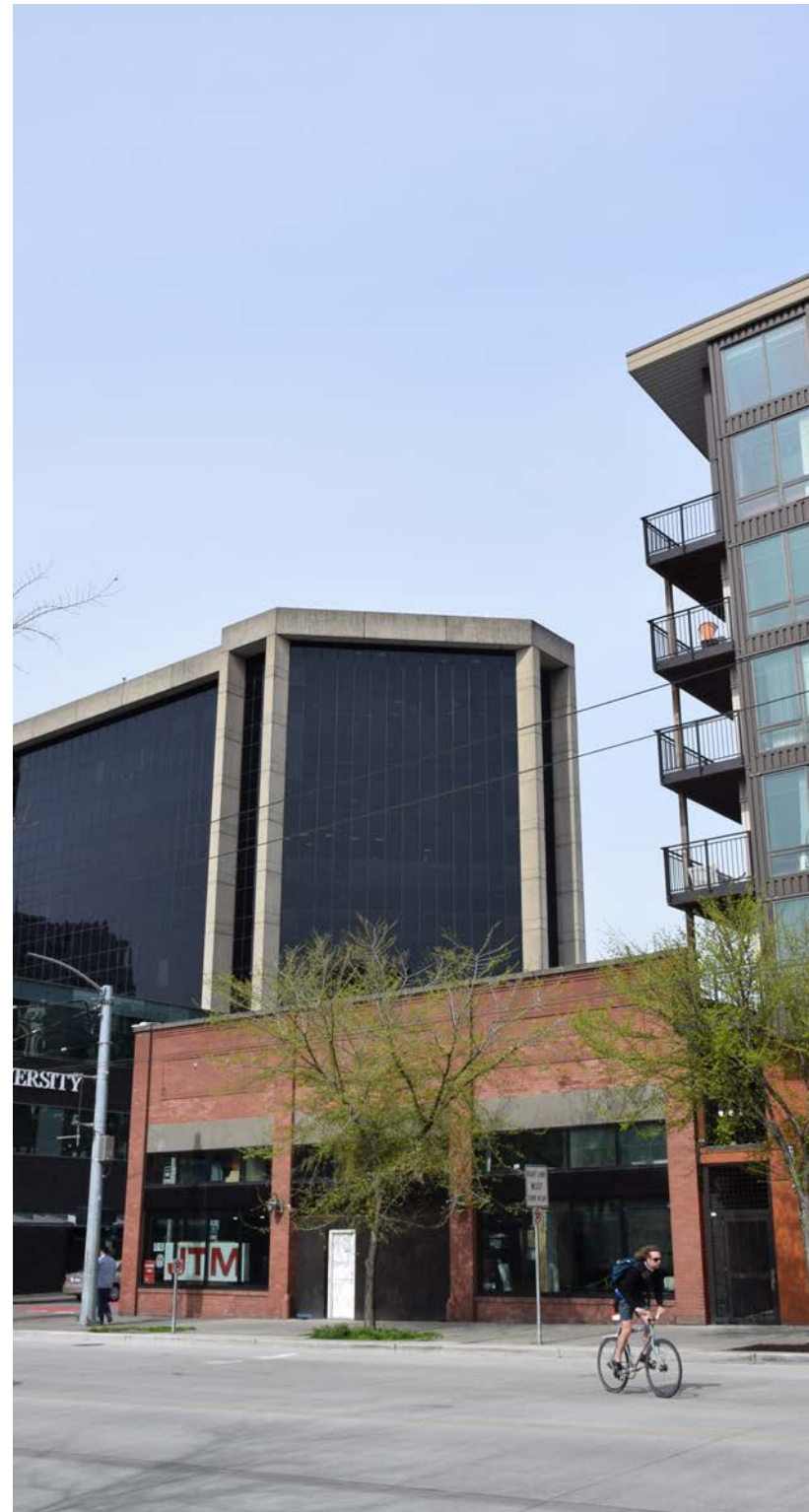
1 CAMERA LOCATION



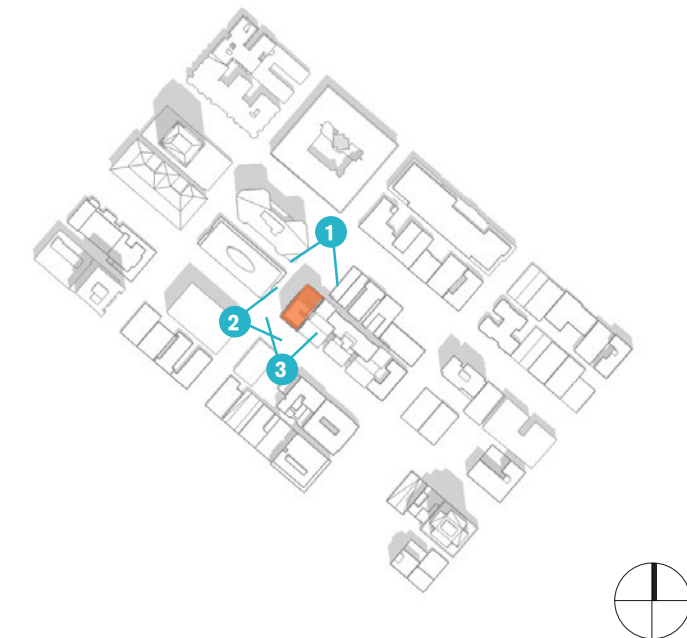
2 CAMERA LOCATION



3 CAMERA LOCATION



LOCATION MAP



OBSERVATIONS

- **Visibility.** The site is located on a very prominent corner along 3rd ave.
- The Northwest corner of the proposed building, including the retail space, will be highly visible to normal, yet frequent, transit activity along 3rd Ave and Battery St.
- **Views.** The views to the site indicate that the Northwest and Northeast corners of the site are highly visible.
- Until the surface parking lot to the east is developed, it will provide unobscured views to the east side of the proposed building.

CONTEXT ANALYSIS

Streetscape Photomontage - Battery Street

A BATTERY ST STREETScape - FACING SOUTH



2 Seattle Fire Station 2

B BATTERY ST STREETScape - FACING NORTH



11 2401 3rd Ave / Chainqui Development

1 2400 3rd Ave / Antioch University

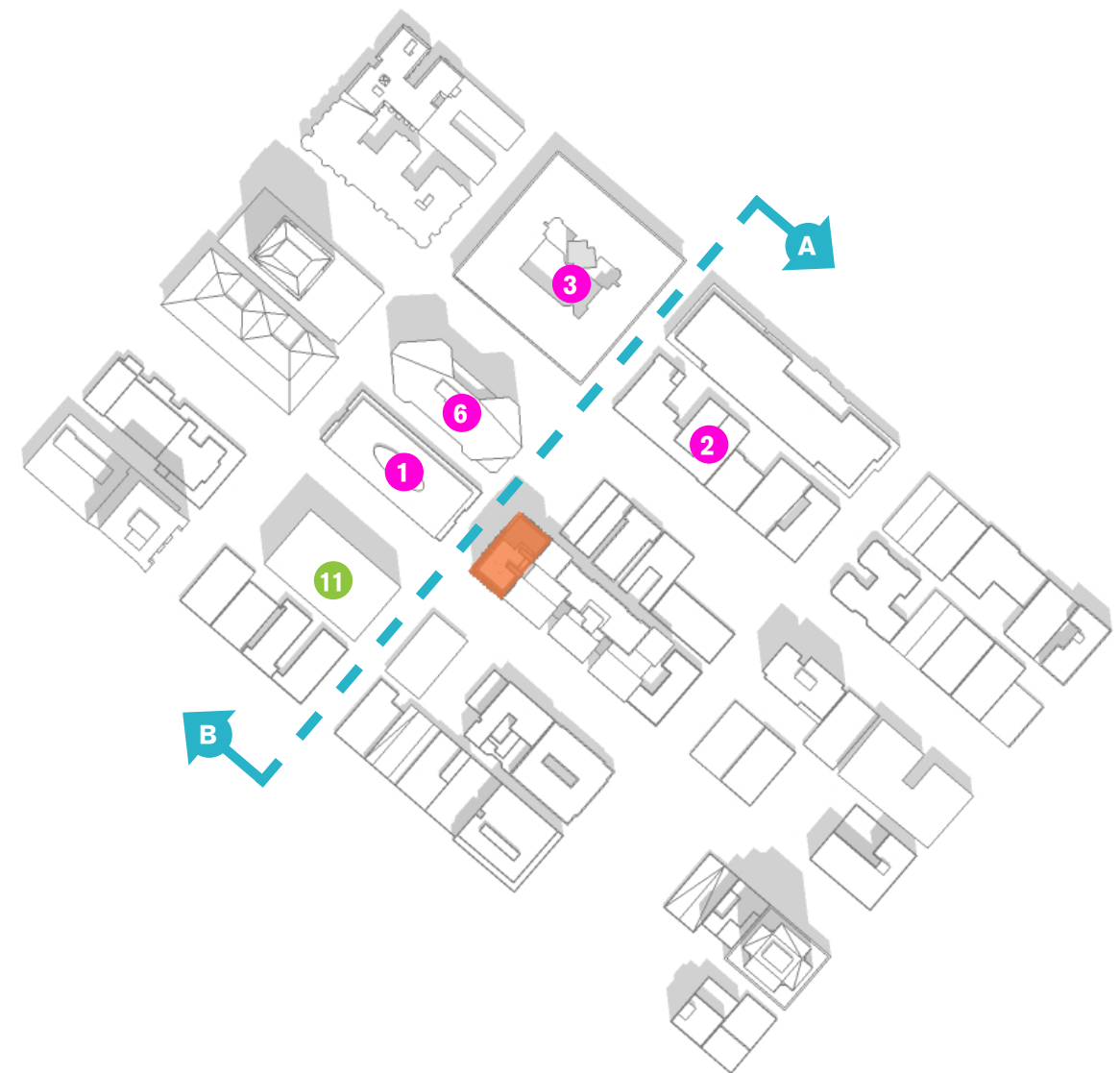
6 2401 4th Ave / Fourth & Battery

CONTEXT ANALYSIS

LOCATION MAP



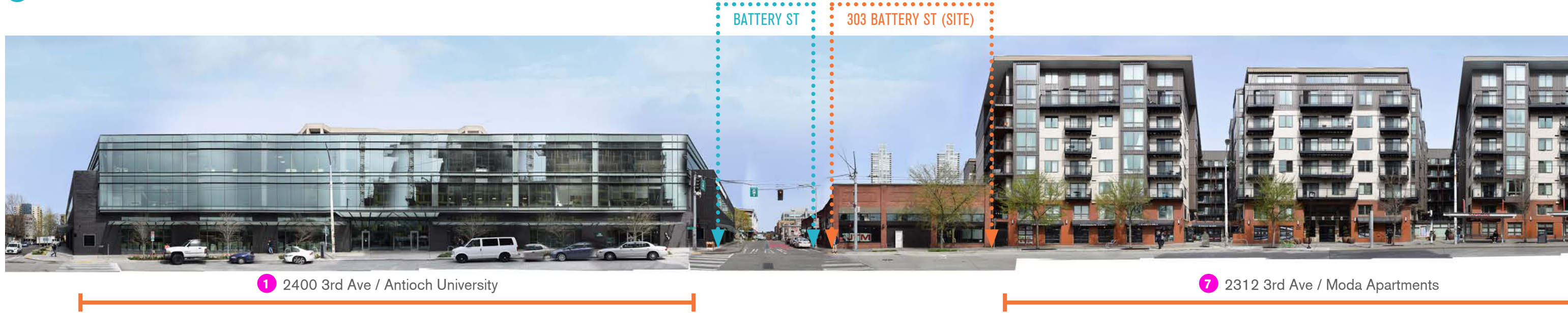
3 2400 4th Ave / Fountain Court Apartments



CONTEXT ANALYSIS

Streetscape Photomontage - 3rd Ave

A 3RD AVE - FACING EAST



B 3RD AVE - FACING WEST



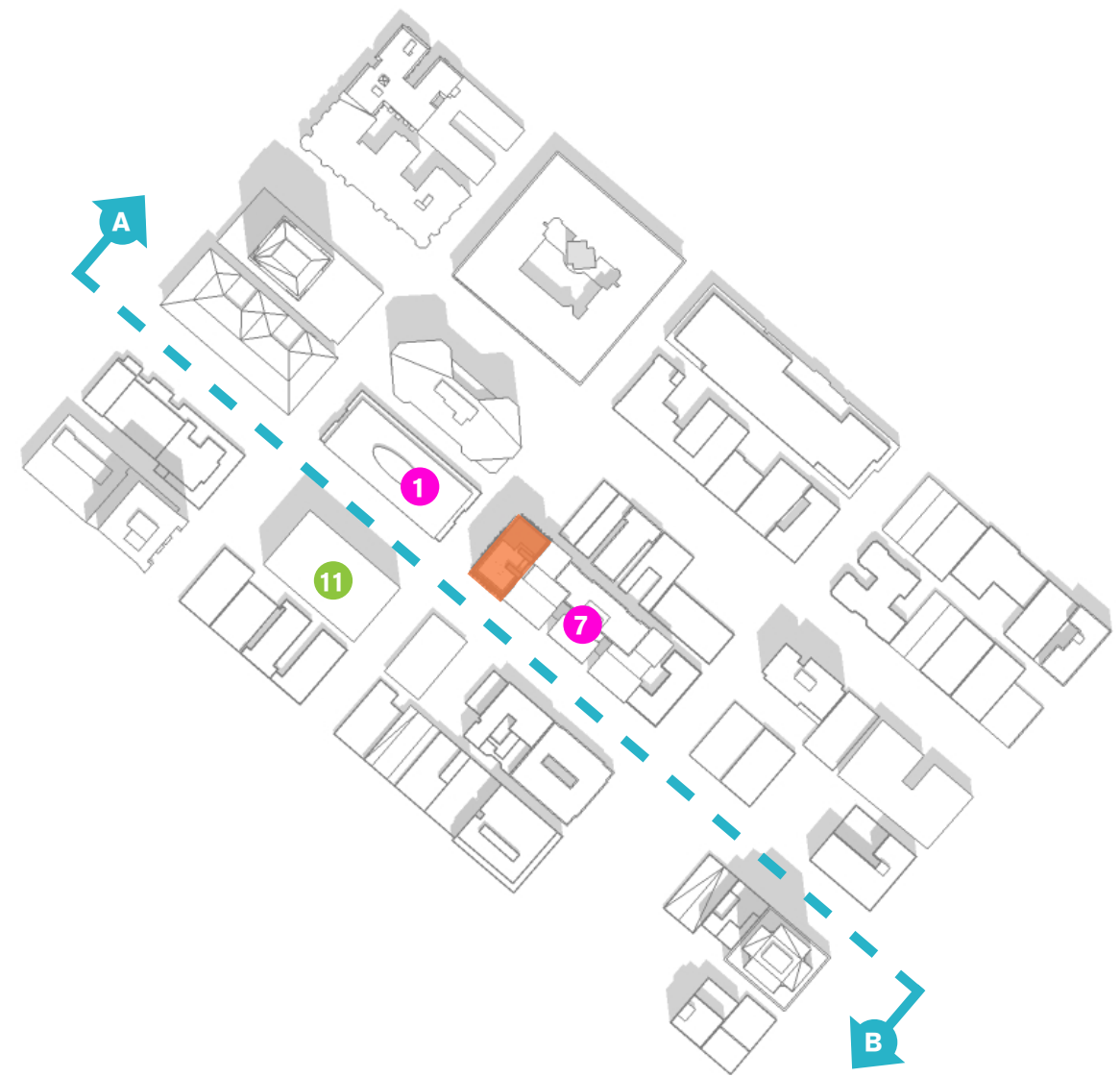
LOCATION MAP



Bell St Park



Ave / Chainqui Development



ZONING SUMMARY

Relevant Development Standards

LAND USE CODE SUMMARY

23.49.008 - Structure Height

- 23.49.008.A - Base & Maximum Height Limits
 - Base: 65' : Non-residential uses may not exceed base limit
 - Max: 145' : Residential uses can exceed 65' in height
- 23.49.008.D - Allowable Rooftop Features
 - Unlimited coverage that may exceed height limit as specified below:
 - 4' Above height limit (railings, planters, parapets)
 - 2' Above Height Limit (insulation material, rooftop decks, soil for landscaping if enclosed by parapet)
 - Features limited to 35% coverage of roof area
 - 15' Above height limit (stair penthouses, covered or enclosed common areas, mechanical equipment)
 - Elevator Penthouses (23' above height limit with 8' high elevator cab, 25' above height limit with elevator cab exceeding 8' high)
 - An additional 10' allowed when elevators provide access to a rooftop designed to provide useable open space
 - Screening of Rooftop Features
 - May not exceed 15' in height above height limit
 - May exceed 35% maximum combined coverage requirements for rooftop features

23.49.019.E - Bicycle Parking

- Retail : Less than 10,000 SF: None Required
- Residential : 1 per every 2 Dwelling Units: 52 Stalls

23.49.024 - View Corridor Requirement

- Site located on view corridor along Battery St between Alaskan Way and 5th Ave
- No upper level setbacks required for any portions east of 1st Ave

23.49.041 - Combined Lot Development

- Proposed site requires project to be a combined lot development to achieve lot coverage requirements

23.49.156 - Minimum Lot Size:

- Minimum lot size for structures exceeding 145' = 19,000 SF
 - Proposed structure does not exceed 145'
 - Combined lot area = 31,920 SF

23.49.158 - Lot Coverage and Floor Size Limits:

- 23.49.158.A.1 - For portions of structures exceeding 65' in height with a lot area between 25,000-38,000 SF
 - 65'-85': 55%
 - 85'-145': 50%
 - 145'-280': 40%
- 23.49.158.A.2 - Combined lot to meet coverage requirements
 - In order to meet coverage limits, a lot may be combined with one or more abutting lots, whether occupied by structures or not

23.49.009 - Street Level Use Requirements

- 23.49.009.A – Map 1 G
 - 3rd Ave: Required
 - Battery: Not Required
- 23.49.009.B - General Standards
 - Coverage: 75% of street facing façade must be an approved street level use

23.49.162 - Street Façade Requirements

- Façade Transparency between 2' and 8' above grade:
 - 3rd Ave: Minimum 60% transparency required
 - Battery: Minimum 30% transparency required
- Blank Façade:
 - 3rd Ave (Class 1 Pedestrian Street):
 - Maximum width: 15' Wide
 - Segments must be separated by transparent areas that are a minimum of 2' wide
 - Total of all segments not to exceed 40% of street facing façade
 - May be increased to 30' through architectural detailing
 - Battery (Class II Pedestrian Street):

- Max: 30' Wide
 - Segments must be separated transparent areas that are a minimum of 2' wide
 - Total of all segments not to exceed 70% of street facing façade
 - May be increased to 60' through architectural detailing

- Landscaping Requirements
 - Street trees required along any street with pedestrian classification
 - Landscaped area shall be equal to 1.5 times the length of the lot along street frontage
 - Landscaping shall be a minimum of 18" wide

23.49.164.A - Maximum Width, Depth, and Separation requirements

- Width and depth for sites less than 19,000 SF
 - 90' Along Avenues
 - 120' along east/west streets
- Separation requirements
 - 20' Separation required for all structures on the same lot exceeding 65' in height

23.49.166 - Side Setbacks & Green Street Setbacks

- Side lot line setbacks
 - For lots less than 120' in length along 3rd Ave: None required

23.49.010 - Residential use requirements

- 23.49.010.B - Common recreation area over 20 units:
 - Common Area required at a rate of 5% of total GFA of residential uses
 - 50% may be enclosed
 - Must be a minimum horizontal dimension of 15'
 - Anyone one common area may be no less than 225 SF

23.49.011.A - Floor Area Ratio:

- Base FAR: 1
- Max FAR: 2.5
- 23.49.011.B – Exemptions
 - Street-Level Uses
 - Minimum floor-to-floor height of 13'

- Minimum depth of 15' from the street-level, street-facing façade
- Residential Uses

23.49.018 - Overhead weather protection & lighting

- Continuous protection required along entire street frontages
- Minimum dimension of 8' from building wall
- Must be located between 10'-15' above sidewalk
- Adequate lighting provided within the overhead weather protection or along building facade

23.49.019 - Parking Quantity Requirements

- 23.49.019.A.1 – No parking is required for uses on lots in Downtown Zones

23.54.035 – Loading Berth Requirements

- 23.54.035.A – Table A
 - Residential uses not listed – Shall be determined by the director

23.49.022 - Minimum sidewalk and alley width

- 23.49.022.A Map 1C – Minimum sidewalk widths
 - 3rd Ave: 18'
 - Battery St: 12'
 - Alley: 20' (2' dedication required)

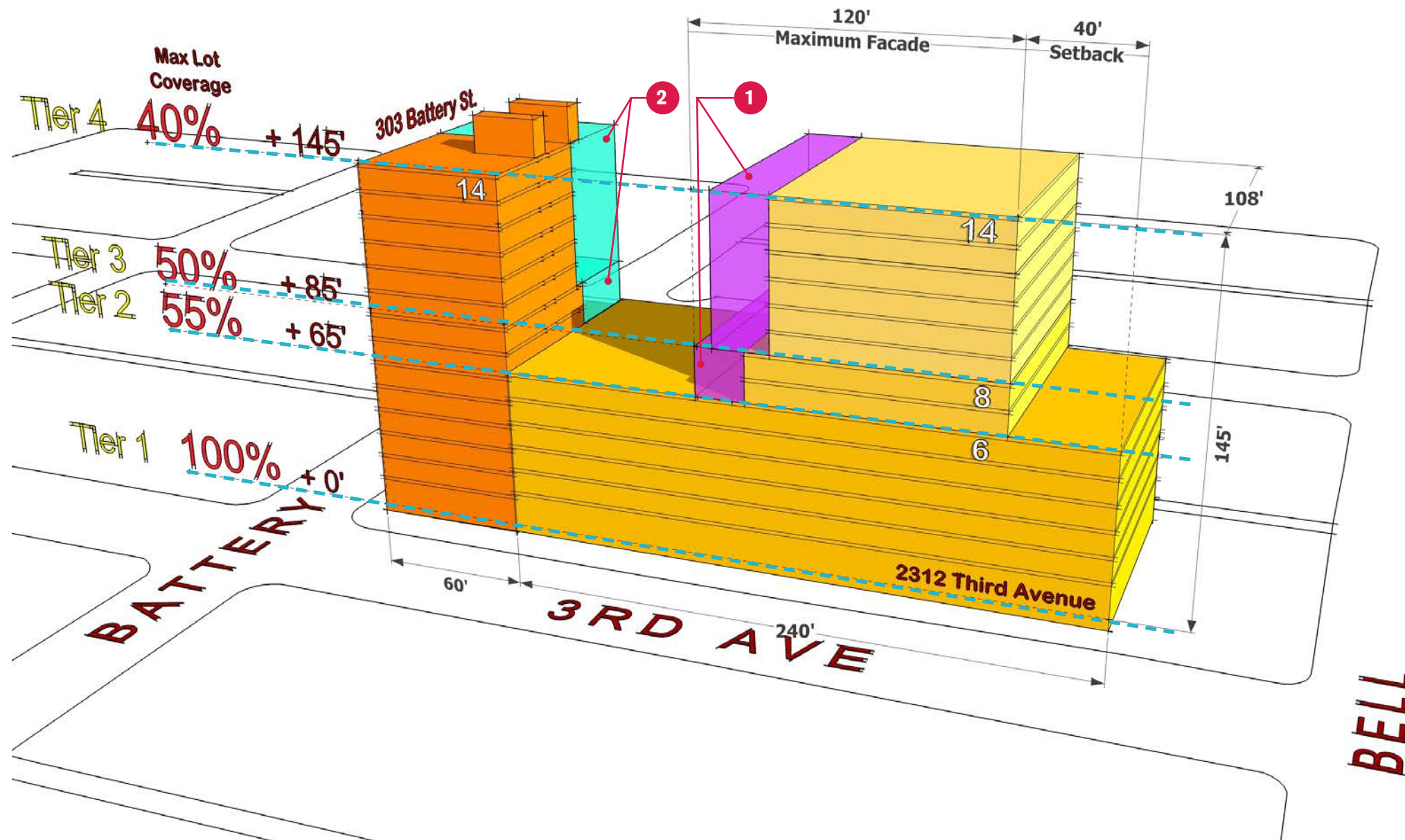
23.54.040 - Solid waste and recyclable materials storage

- Residential:
 - 100+ Units: 575 SF + 4 SF per additional unit above 100 units
 - 104 Units = 591 SF
 - Exception: Development with over 100 units can reduce storage space by 15% if minimum horizontal dimension is 20'
 - 15% Reduction: 591x.85 = 503 SF required
- Retail:
 - 0-5,000 SF: 82 SF x (.5) = 41 SF
 - Exception: Mixed use allows non-residential storage to be reduced by 50%
- Dimensional Requirements
 - Minimum horizontal dimension: 20'

ZONING SUMMARY

Zoning Envelope

ZONING ENVELOPE



OBSERVATIONS

- **FAR.** Residential uses in the DMR/R zone are exempt from any FAR calculations.
- **Floor Area.** Maximum floor plate sizes are driven entirely by the allowable lot coverage stipulated by the zone.
- **Heights.** In the DMR/R 145/65 zone, the following lot coverage requirements apply at certain heights above grade:
 - 0'-65' = 100%
 - 65-85' = 55%
 - 85'-145' = 50%
 - Above 145' = 40%

- **Combined Lot Coverage.** In order to develop the proposed tower for 303 Battery St, the project will utilize a provision in the code that allows the development to combine the lot area with the adjacent lot to the south (Moda Apartments), in order to meet the maximum lot coverage requirements.
- **Deed Restriction.** A deed restriction agreement has been developed that allows this project to capture the allowable lot coverage at certain heights as specified by the DMR/R 145/65 Zone.
- **Diagram.** The following diagram shows how the 303 Battery site gains additional lot coverage at certain heights to stay below the maximum allowable thresholds.

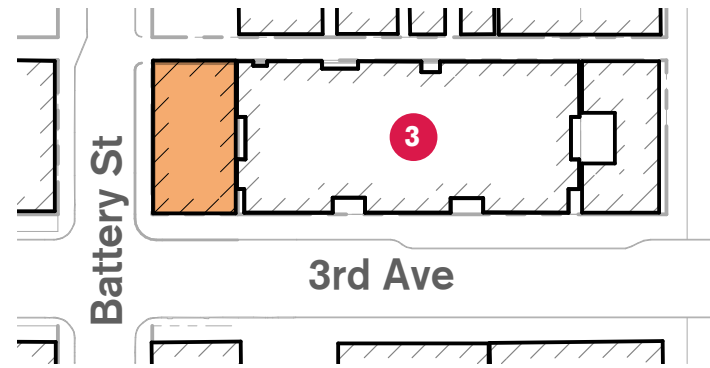
KEYNOTES

- 1 Amount of available lot coverage needed by the adjacent property
- 2 Amount of available lot coverage gained by the adjacent property

ZONING SUMMARY

Site Survey

SITE CONTEXT N.T.S



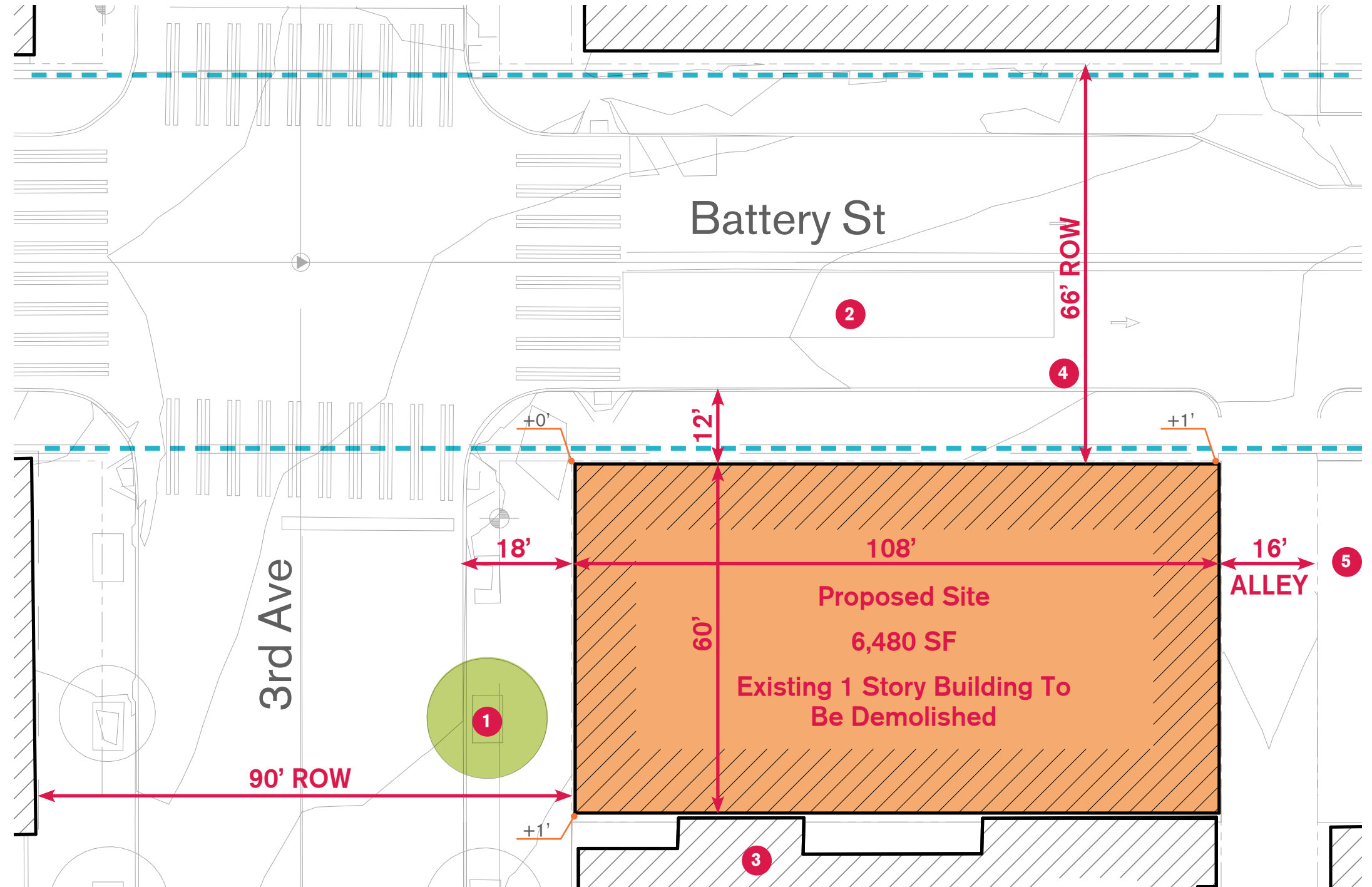
KEYNOTES

- 1 Existing street tree to remain
- 2 Bus Lane
- 3 Moda Apartments, 7 stories, 75'
- 4 Loading zone to remain
- 5 Surface parking lot
- Battery Street Tunnel Walls Below

LEGAL DESCRIPTION

Lot 6, Block 36, Plat of second addition to that part of the city of Seattle, as laid off by A.A. Denny and W.N. Bell (commonly known as Bell & Denny's second addition to the city of Seattle); as per plat recorded in volume 1 of plats, page 77, records of King County, Washington. Except the southwesterly 12 feet thereof condemned for widening 3rd avenue in King County, Superior Court cause No. 52280 as provided under ordinance No. 13776 of the city of Seattle. Situate in the City of Seattle, County of King, State of Washington.

SITE SURVEY 1" = 30'-0"



SITE CONDITIONS

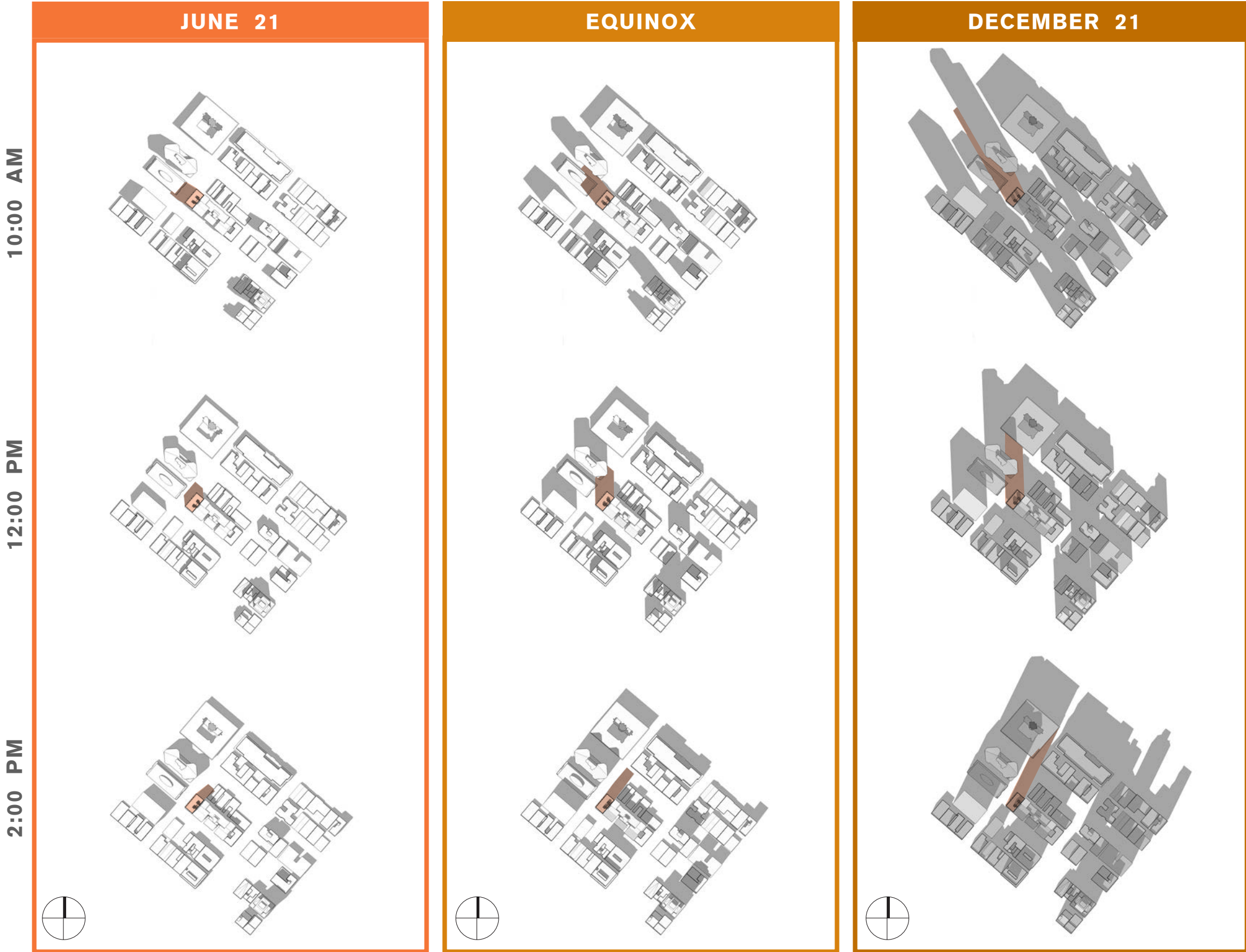
Proposed Shadow Conditions

LEGEND

Proposed Building Location

OBSERVATIONS

- **Small Footprint.** Given that the tower carries such a small footprint, the impact of the shadows on adjacent properties are generally limited and likely do not have any significant adverse impacts to adjacent properties during the summer months.
- **Equinox.** During the equinox, properties immediately to the Northwest experience some shadow impacts in the morning and early afternoon.
- **North Properties.** During the winter solstice, the shadows cast by the proposed tower will generally reach much further than the rest of the year. Adjacent properties to the North and Northwest experience impacts throughout the day.



DESIGN GUIDELINES

High Priority Guidelines

ADDITIONAL DESCRIPTOR

A. Site Planning & Massing



A-1 RESPOND TO THE PHYSICAL ENVIRONMENT

Develop an architectural concept and compose the building's massing in response to the geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site.

Design Response

Insert design response here

DRB Comments

Insert DRB comments here

Response to DRB

B. Architectural Expression



B-1 RESPOND TO THE NEIGHBORHOOD CONTEXT

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

Design Response

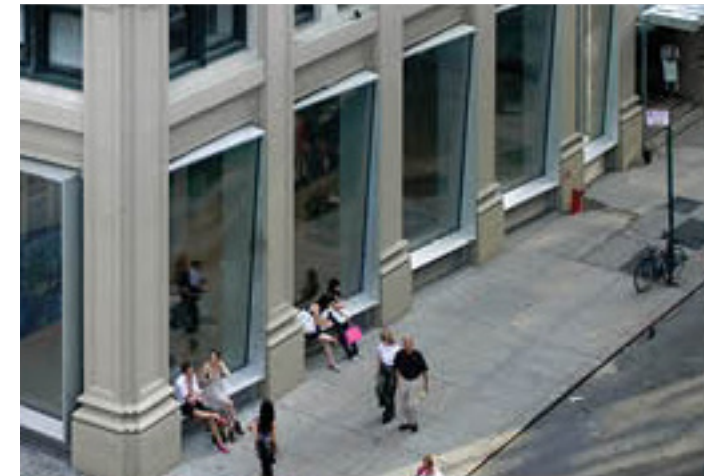
Insert design response here

DRB Comments

Insert DRB comments here

Response to DRB

C. The Streetscape



C-1 PROMOTE PEDESTRIAN INTERACTION

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

Design Response

Insert design response here

DRB Comments

Insert DRB comments here

Response to DRB



C-5 ENCOURAGE OVERHEAD WEATHER PROTECTION

Project applicants are encouraged to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

Design Response

Insert design response here

DRB Comments

Insert DRB comments here

Response to DRB

ADDITIONAL DESCRIPTOR

C. The Streetscape

D. Public Amenities



C-6 DEVELOP THE ALLEY FACADE

To increase pedestrian safety, comfort and interest, develop portions of the alley facade in response to the unique conditions of the site or project.

Design Response

Insert design response here

DRB Comments

Insert DRB comments here

Response to DRB

D-2 ENHANCE THE BUILDING WITH LANDSCAPING

Enhance the building and site with generous landscaping - which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

Design Response

Insert design response here

DRB Comments

Insert DRB comments here

Response to DRB

D-3 PROVIDE ELEMENTS THAT DEFINE THE PLACE

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

Design Response

Insert design response here

DRB Comments

Insert DRB comments here

Response to DRB

D-5 PROVIDE ADEQUATE LIGHTING

To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and on signage.

Design Response

Insert design response here

DRB Comments

Insert DRB comments here

Response to DRB

SUSTAINABLE LIVING INNOVATIONS

How It Works

A DEPARTURE FROM TRADITIONAL THINKING



A new way of living through a new way of building.

Mission

To deliver 4-star mid- to high-rise residential projects inexpensively, faster, and with a higher level of operational efficiency and livability.

Vision

SLI's objective is to tackle inherent problems with conventional multi-story residential construction worldwide, i.e. urgent need, material waste, size limitations, risk, and lack of resources.

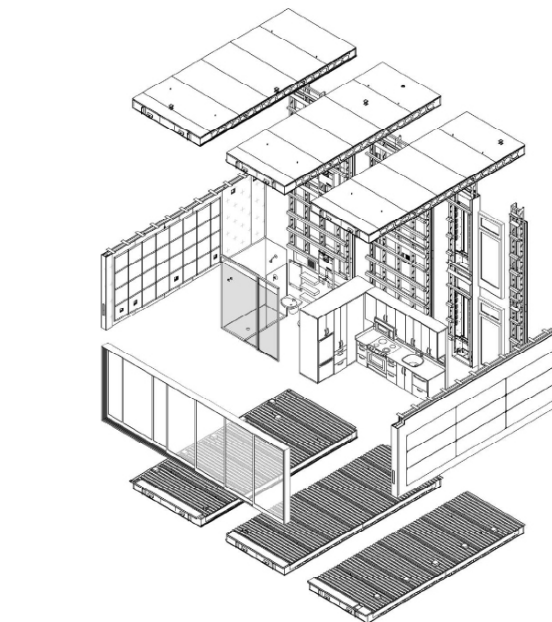
What is the SLI deliverable?

All components are manufactured off site and delivered to the location ready to connect. Very little site prep is required and can be done while the panels are being put together. Once the panels arrive on site, the process is clean and repetitive as panels are erected, connected, and systems are activated. Interior and exterior finishes are installed, and the building is ready for inspection.

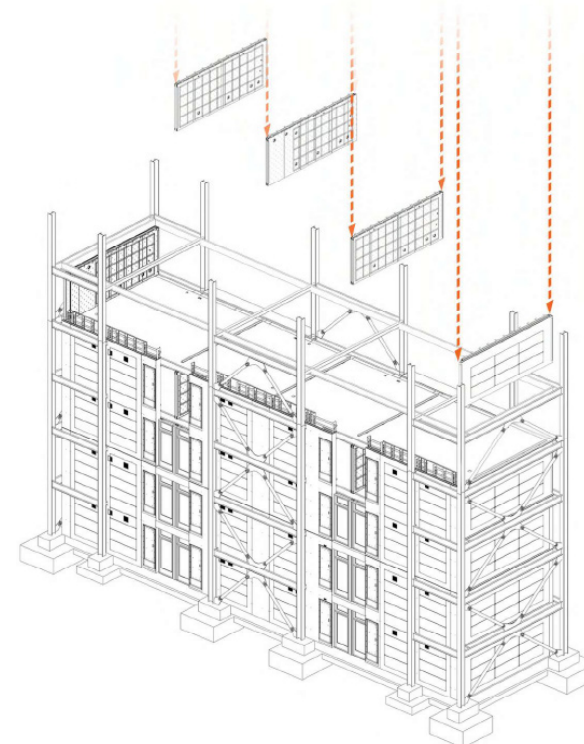
Traditional construction schedules are reduced by 50% with SLI (offsite fabrication is 70% of the shortened schedule, onsite labor is 30%).

For example, an 18 month traditional construction schedule is reduced to 9 months with an SLI building. Of those 9 months, 6.3 months is off site fabrication and 2.7 months is on site labor.

PANEL INSTALLATION



Prefabricated Components

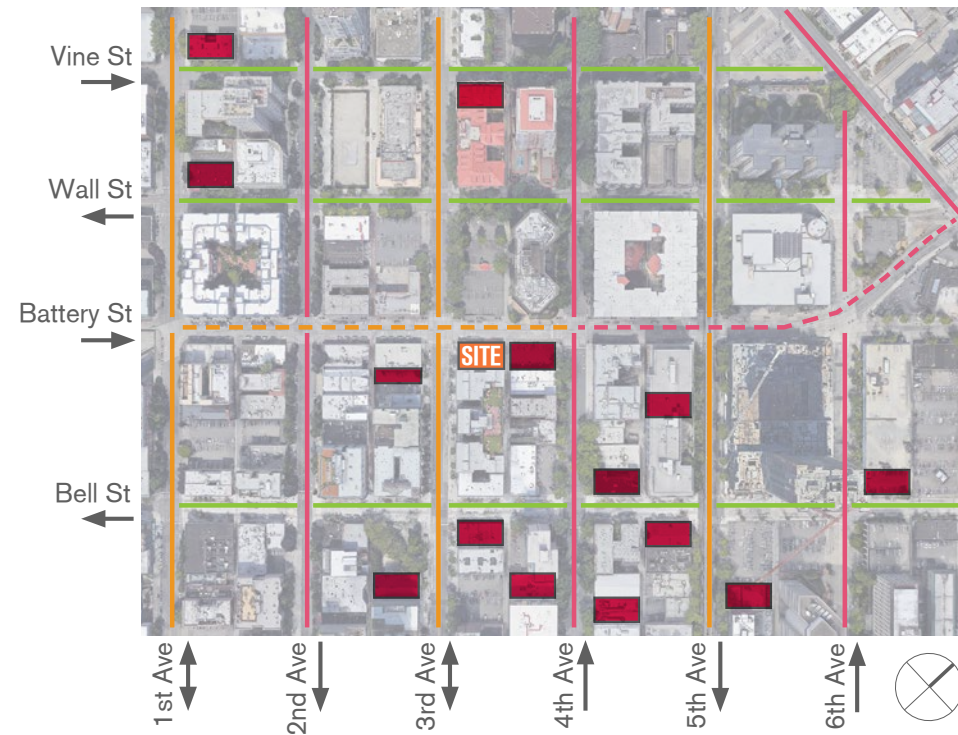


Efficient Installation

BENEFITS FOR THE CITY

- ▶ **Turn-Key.** SLI can finance construction costs with partners across the West Coast. A turn-key solution lowers construction risk for developers and brings down construction cost.
- ▶ **Zero construction waste.** Every fastener, pipe, and wire has been documented and standardized. Manufacturing companies build SLI systems on an OEM basis, and the panels are assembled off-site.
- ▶ **Zero Net Energy.** SLI buildings use about two-thirds less energy than traditional apartment buildings. The addition of on-site renewable energy sources (such as PV) allow SLI buildings to reach Zero Net Energy without high initial capital costs.
- ▶ **Reduce community impact.** 50% faster construction minimizes neighborhood disruptions, traffic, and parking issues.
- ▶ **Affordable Housing.** SLI intends to perform all MFTE and MHA affordable housing requirements on site for all projects within the city of Seattle.
- ▶ **Housing on Non-Traditional Lot Sizes.** Turn undersized and undeveloped lots in the City that are too small for traditional construction (<8000 SF) into sites for highly marketable apartment buildings.
- ▶ **Reduce highway congestion.** 49.6% of Seattle's workforce still commutes to work alone in their car. SLI can help the City build thousands of housing units closer to workplaces and alternative transportation options.

SLI SOLUTION FOR THE CITY OF SEATTLE

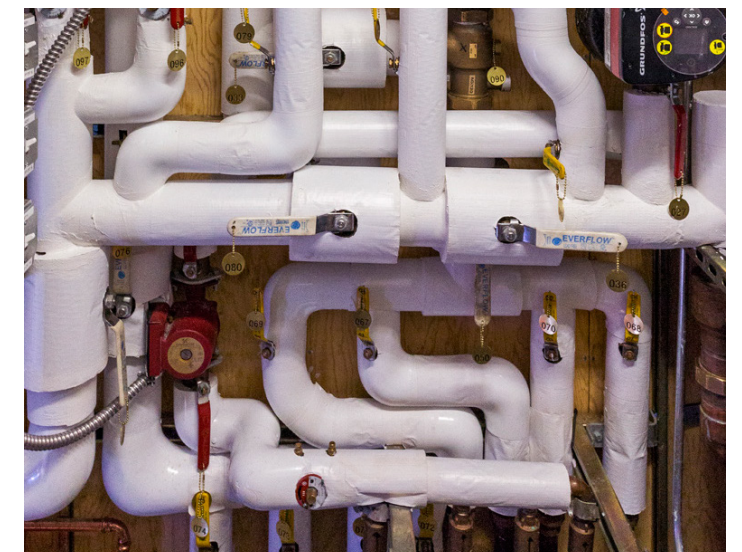


303 Battery Site

We estimate there are over 200 residential parcels in Seattle that are less than 8,000 SF with improvements less than 50% of land value.

We call them “orphaned” lots because they are unbuildable to zoning height with traditional construction. SLI can remedy this, like with 303 Battery.

47+7 APARTMENTS, GREYWATER TREATMENT SYSTEM, SOLAR TUBES



Advancing Sustainable Living

- ▶ **Reduced onsite time** lowers the construction carbon footprint associated with workers commuting to the site and deliveries.
- ▶ **Factory assembled** panel systems inherently eliminate waste. Moreover, SLI utilizes companies that are ISO9000 certified.
- ▶ SLI units use low-to-no VOC materials, and that are **responsibly sourced**.
- ▶ Vacuum tube **solar panels** provide energy for hydronic unit heating & central domestic hot water.
- ▶ **Greywater** treatment system provides recycled water for toilet flushing, irrigation and laundry, and in-floor hydronic heating.
- ▶ **Low voltage** electrical system/LED lighting for all residential units and common areas.
- ▶ **Recycled materials** are used in the structural system (steel) and interior finishes (wood).

CONCEPT ALTERNATIVES

Summary of Alternatives

OPTION 1



OPTION 2



OPTION 3: PREFERRED SCHEME



FUNDAMENTALS TO ALL SCHEMES

OPPORTUNITIES

- Take advantage of views towards downtown and Elliott Bay.
- Emphasize the vertical proportions of the building
- Breakdown the scale of the building along Battery with changes in materiality.
- Maximize development potential to yield the most affordable housing units.
- Place core elements (stairs & elevators) along south property line to reduce adverse impacts to the pedestrian environment.

CHALLENGES

- Obstructed views south of building up to 75'.
- Neighborhood has minimal street activity.
- Character of surrounding context is in transition due to new and proposed buildings.

GUIDING PRINCIPLES

- **Engage** pedestrian environment at the corner of 3rd and Battery at ground level.
- **Create balance** of opaque walls and glazing along street facades.
- **Utilize** opportunity for views of uptown Seattle and Elliott Bay.
- **Optimize** use of space for core location, unit layout, and ground level programming.

CONCEPT ALTERNATIVES

Summary of Alternatives

OPTION 1



OPTION 2



OPTION 3 - PREFERRED SCHEME



DATA

Option 1 Metrics

Gross Floor Area (Above Grade)	76,000
Number of Units	91
Number of Affordable Units	22

Option 2 Metrics

Gross Floor Area (Above Grade)	77,300
Number of Units	91
Number of Affordable Units	22

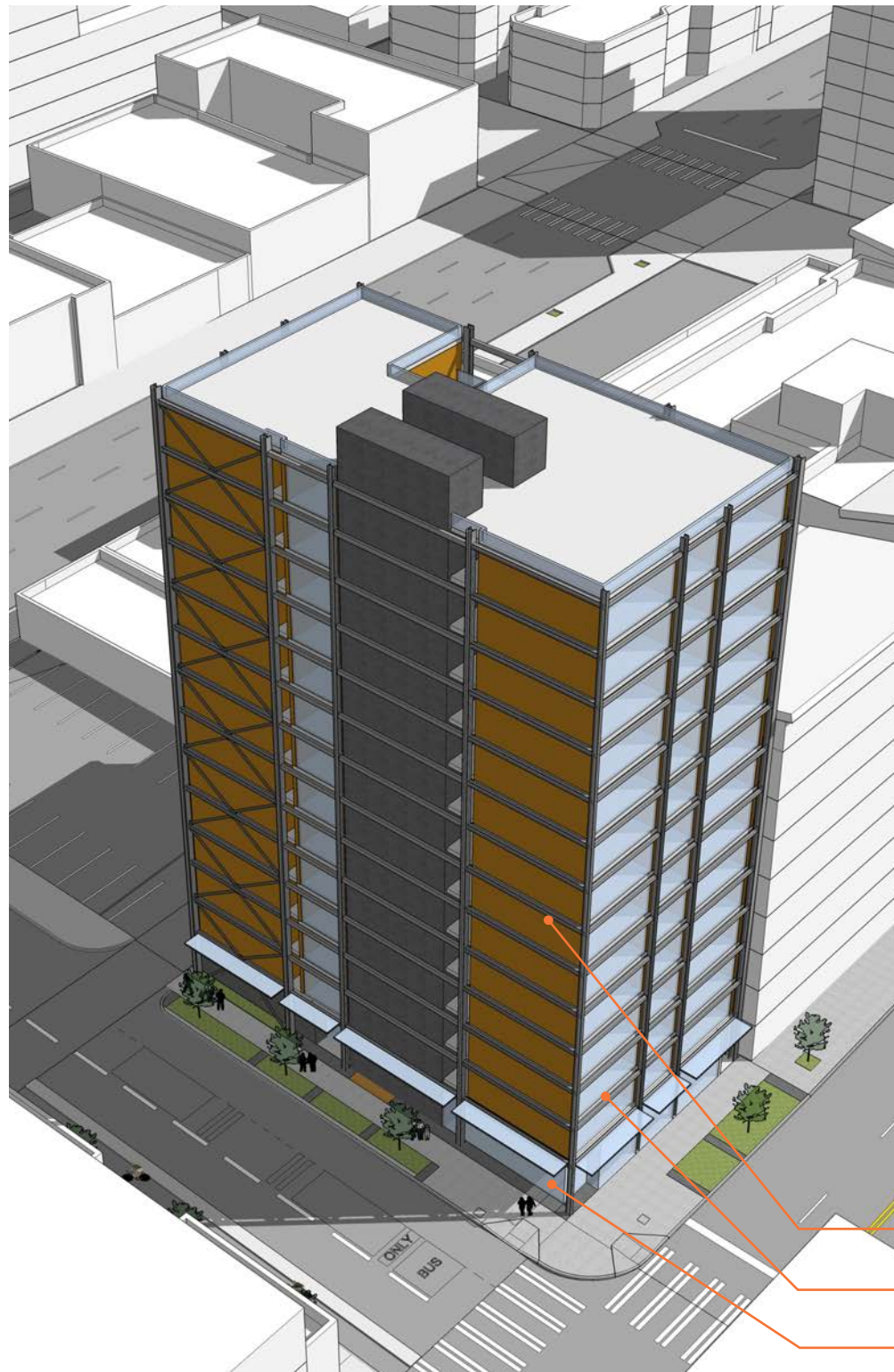
Option 3 Metrics

Gross Floor Area (Above Grade)	77,800
Number of Units	104
Number of Affordable Units	25

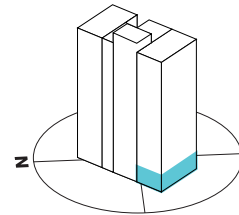
CONCEPT ALTERNATIVES

Option 1

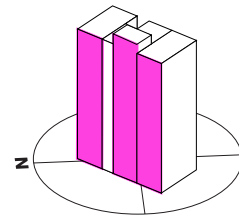
01 AERIAL LOOKING WEST



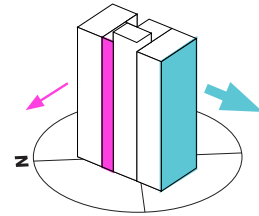
CHALLENGES



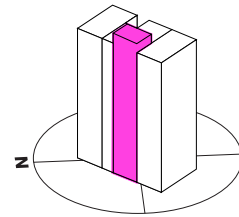
OPEN RETAIL CORNER ON 3RD AVE



MOSTLY BLANK FACADE ALONG BATTERY STREET



MINIMAL VIEWS UPTOWN, PROMINENT VIEWS TO WATER



CORE ALONG BATTERY, UNIT PUSHED ALONG ADJACENT PROPERTY

- EXTERIOR FACADE
- UNIT GLAZING
- LEVEL 1 RETAIL

AFFORDABLE HOUSING

UNIT TYPE

	No. units	Unit %	MFTE	MHA
Jr. Studio:	13	14%	2.6	0.6
Studio:	39	43%	7.8	1.8
Jr. One:	26	29%	5.2	1.2
One Bed:	0	0%	0	0
Jr. Two:	13	14%	2.6	0.6
Total Units:	91		18.2	4.2

TOTAL AFFORDABLE HOUSING UNITS:

22

DATA

LEVELS

L1 Retail:	1,760 GSF
L1 Mech:	2,756 GSF
Unit Floors:	5,391 GSF

02 AERIAL LOOKING NORTH



CONCEPT ALTERNATIVES

Option 1

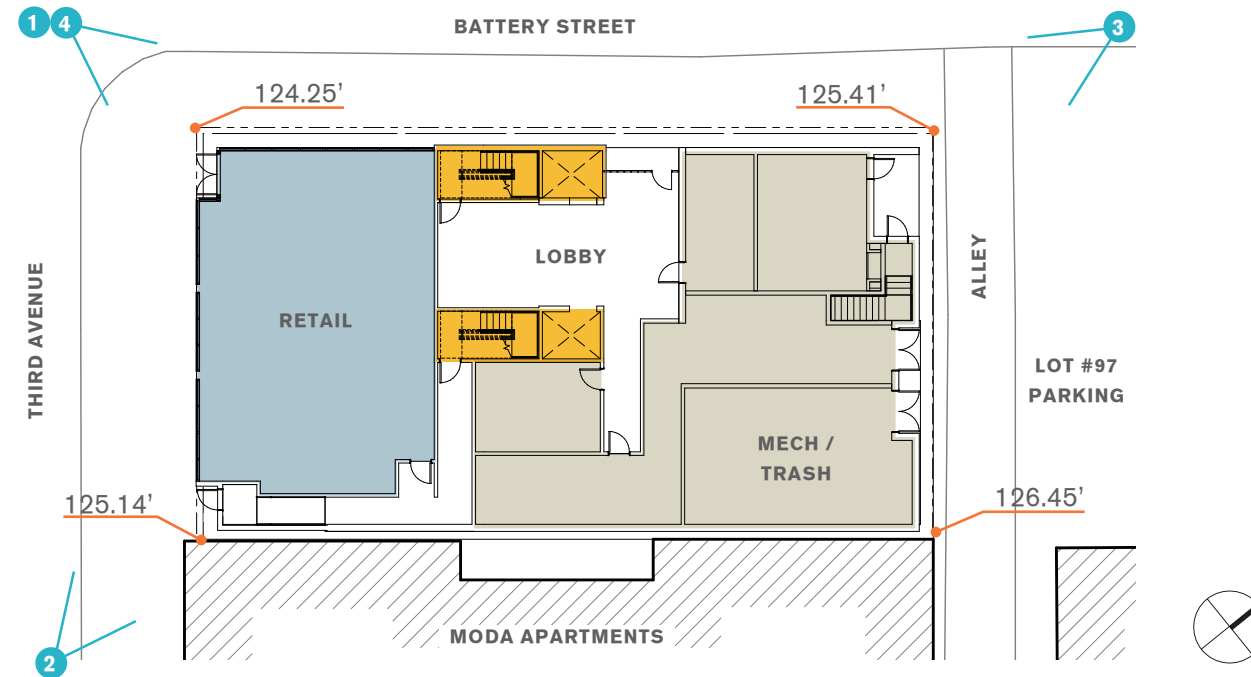
03 EYE LEVEL LOOKING SOUTH



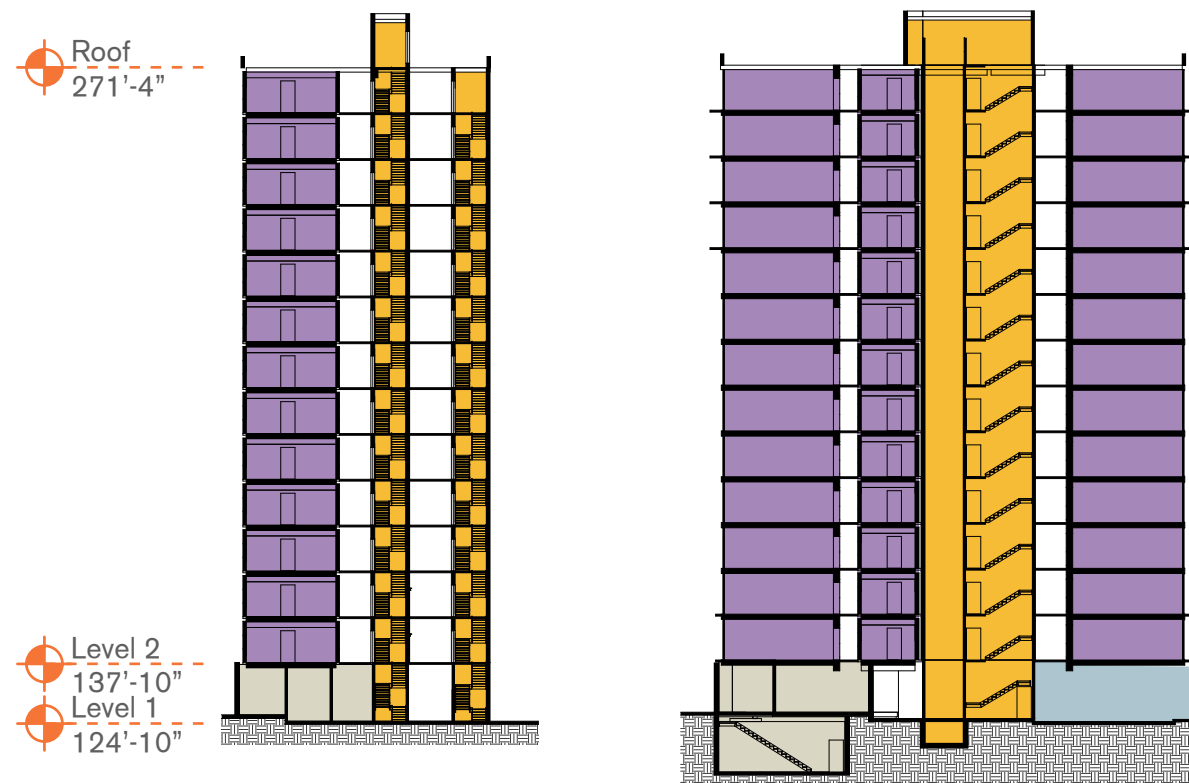
04 EYE LEVEL LOOKING WEST



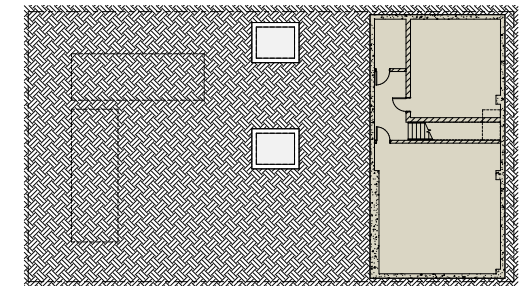
LEVEL 1: SITE CONTEXT, RETAIL, MECHANICAL, + RESIDENTIAL LOBBY



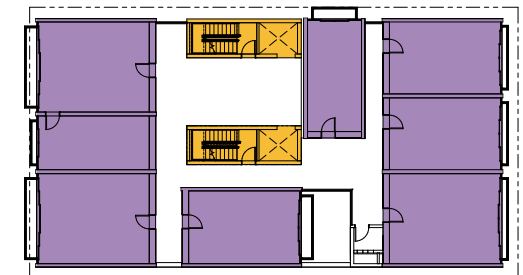
SECTION LOOKING SW + SE



LEVEL BASEMENT: BUILDING SYSTEMS



LEVEL 2-14: RESIDENTIAL



GUIDING PRINCIPLES CHECKLIST

- Engage** pedestrian environment at the corner of 3rd and Battery at ground level.
- Create balance** of opaque walls and glazing along street facades.
- Utilize** opportunity for views of uptown Seattle and Elliott Bay.
- Optimize** use of space for core location, unit layout, and ground level programming.

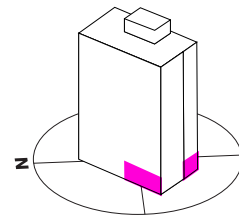
CONCEPT ALTERNATIVES

Option 2

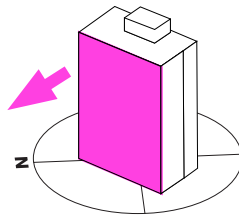
01 AERIAL LOOKING WEST



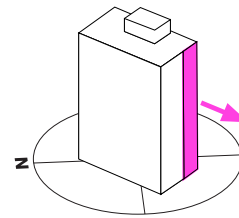
CHALLENGES



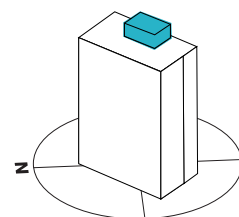
RETAIL CORNER BLOCKED BY BRACE FRAME



LACK OF FACADE VARIATION



MINIMAL VIEWS TO WATER



CORE ADJACENT TO PROPERTY, ALL UNITS FACE UPTOWN OR TO WATER

EXTERIOR FACADE

UNIT GLAZING

LEVEL 1 RETAIL

AFFORDABLE HOUSING

UNIT TYPE

	No. units	Unit %	MFTE	MHA
Jr. Studio:	26	29%	5.2	1.2
Studio:	0	0%	0	0
Jr. One:	52	57%	10.4	2.4
One Bed:	0	0%	0	0
Jr. Two:	13	14%	2.6	0.6
Total Units:	91		18.2	4.2

TOTAL AFFORDABLE HOUSING UNITS:

22

DATA

LEVELS

L1 Retail:	2,035 GSF
L1 Mech:	2,103 GSF
Unit Floors:	5,602 GSF

02 AERIAL LOOKING NORTH



CONCEPT ALTERNATIVES

Option 2

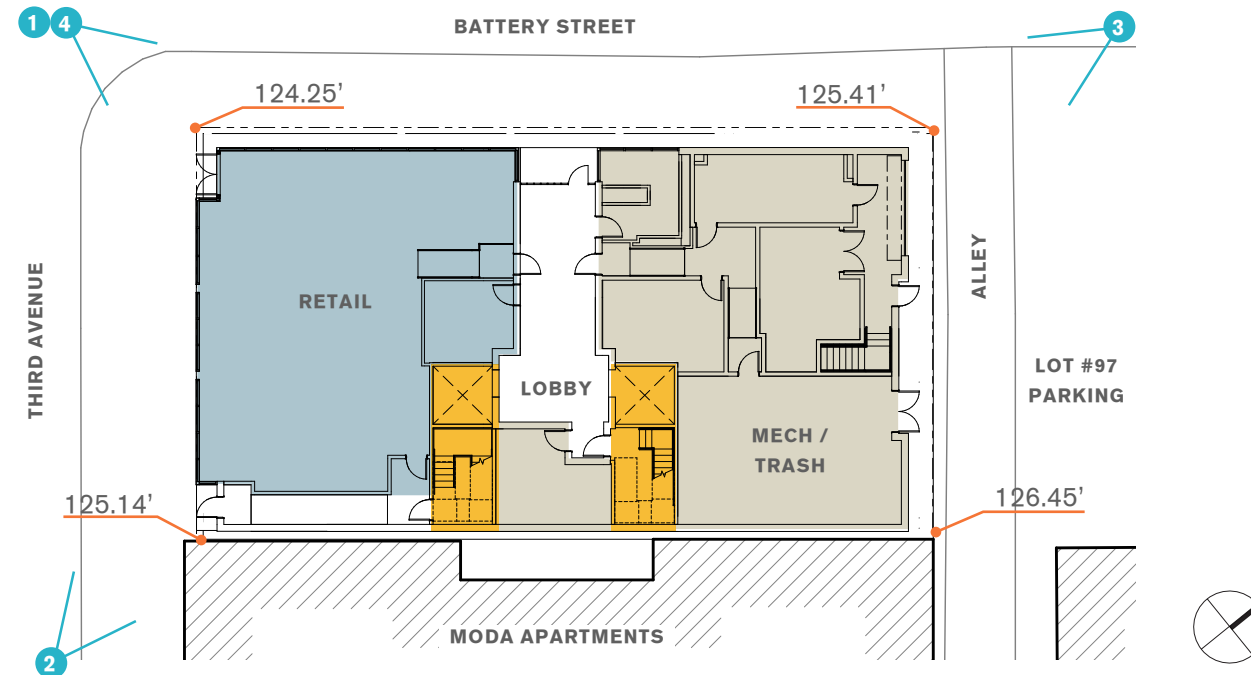
03 EYE LEVEL LOOKING SOUTH



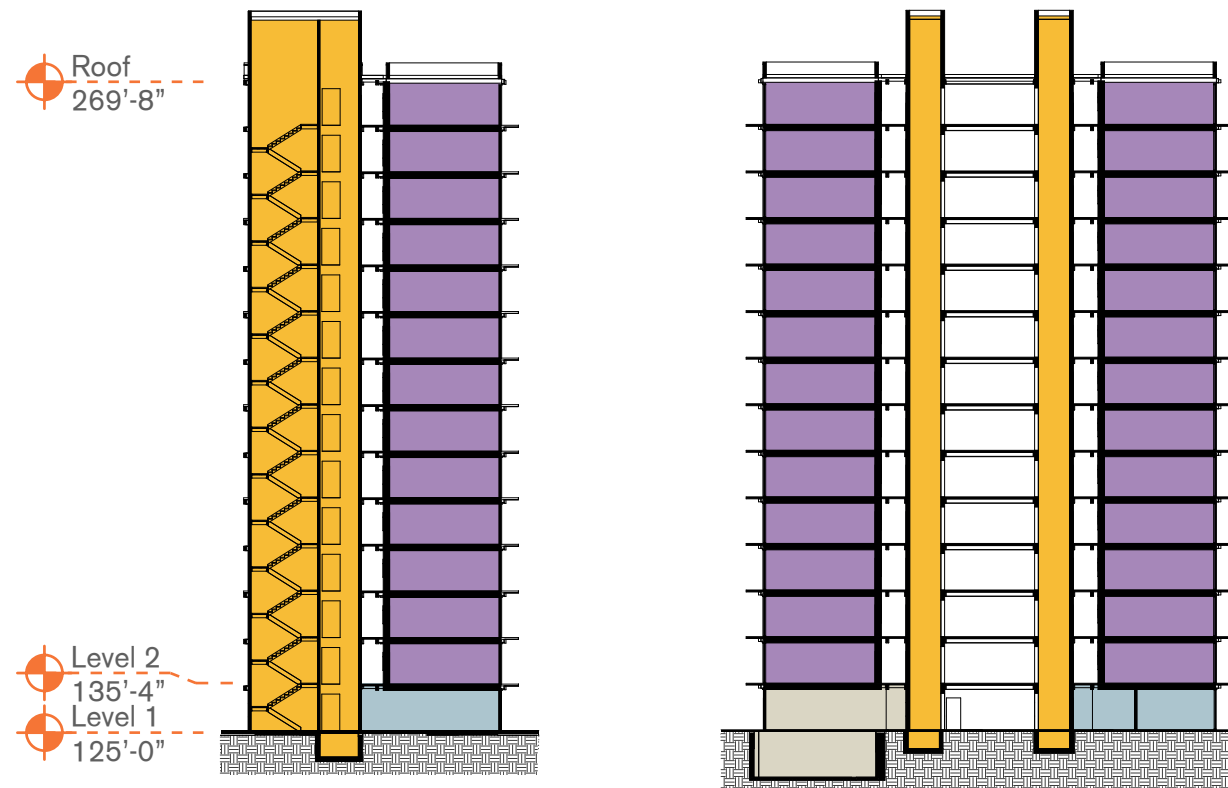
04 EYE LEVEL LOOKING WEST



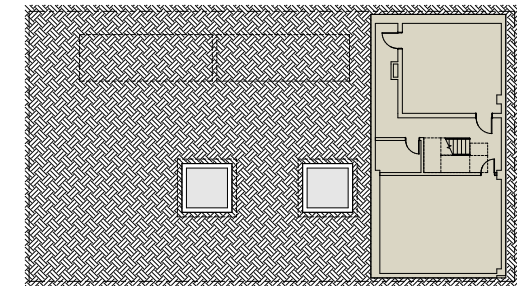
LEVEL 1: SITE CONTEXT, RETAIL, MECHANICAL, + RESIDENTIAL LOBBY



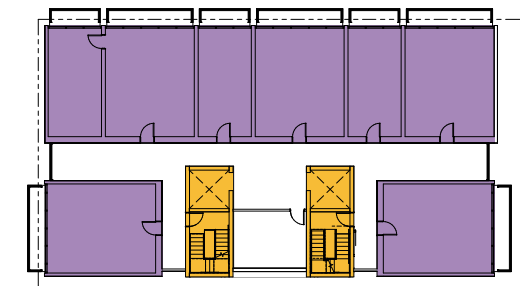
SECTION LOOKING SW + SE



LEVEL BASEMENT: BUILDING SYSTEMS



LEVEL 2-14: RESIDENTIAL



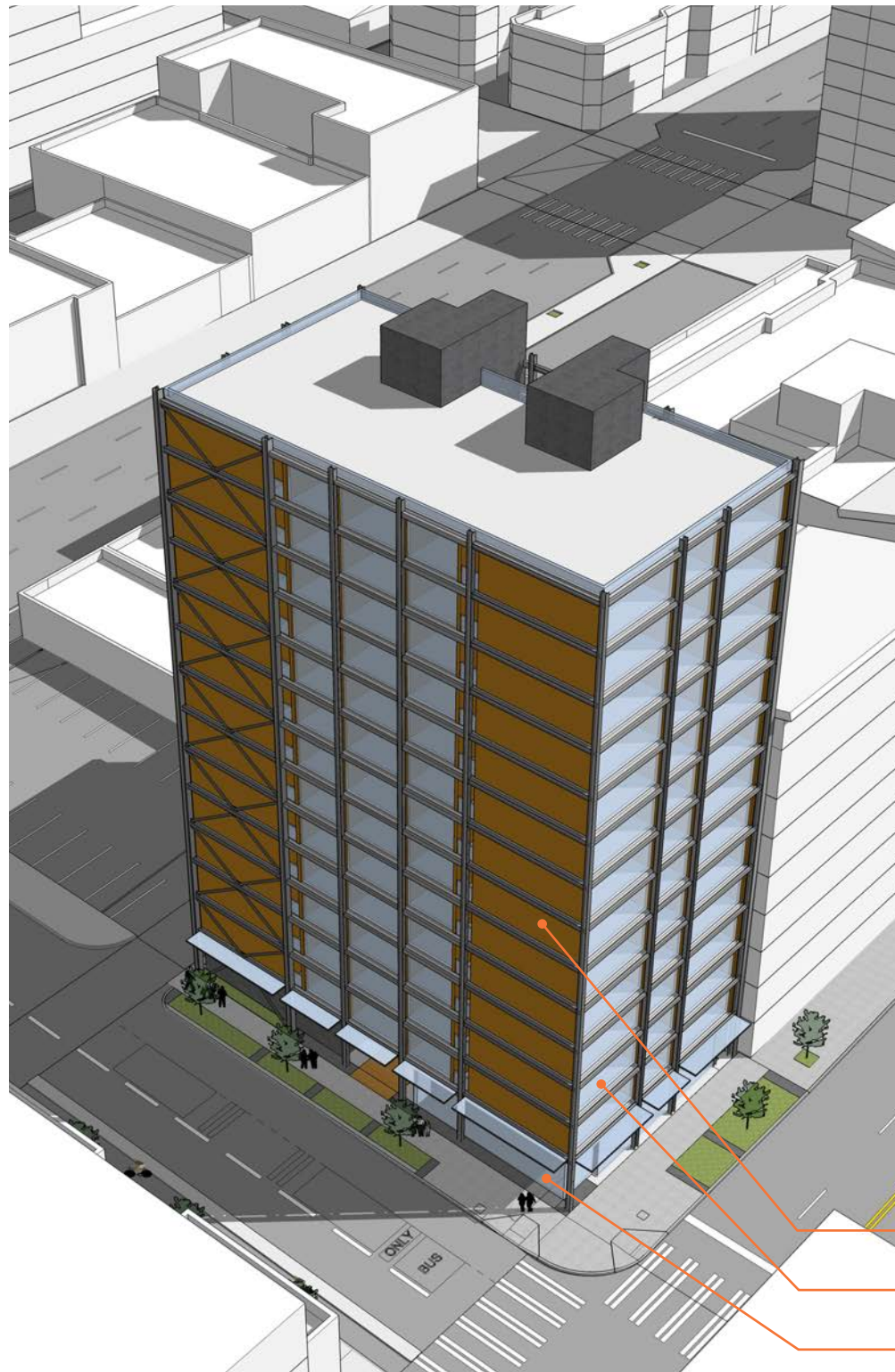
GUIDING PRINCIPLES CHECKLIST

- ✘ **Engage** pedestrian environment at the corner of 3rd and Battery at ground level.
- ✘ **Create balance** of opaque walls and glazing along street facades.
- ✘ **Utilize** opportunity for views of uptown Seattle and Elliott Bay.
- ✔ **Optimize** use of space for core location, unit layout, and ground level programming.

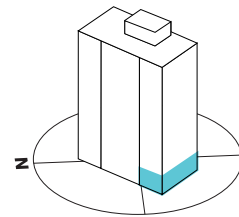
CONCEPT ALTERNATIVES

Option 3 (Preferred Scheme)

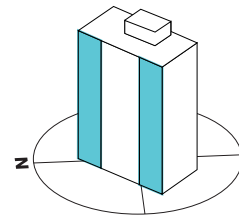
01 AERIAL LOOKING WEST



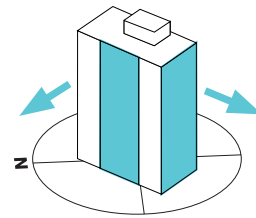
CHALLENGES



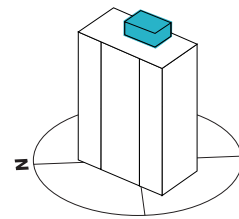
OPEN RETAIL CORNER ON 3RD AVE



BALANCE OF OPAQUE WALLS AND GLAZING



PROMINENT VIEWS TO UPTOWN AND WATER



CORE ADJACENT TO PROPERTY, ALL UNITS FACE UPTOWN OR TO WATER

EXTERIOR FACADE

UNIT GLAZING

LEVEL 1 RETAIL

AFFORDABLE HOUSING

UNIT TYPE

	No. units	Unit %	MFTE	MHA
Jr. Studio:	26	25%	5.2	1.2
Studio:	39	37.5%	7.8	1.8
Jr. One:	26	25%	5.2	1.2
One Bed:	0	0%	0	0
Jr. Two:	13	12.5%	2.6	0.6
Total Units:	104		20.8	4.8

TOTAL AFFORDABLE HOUSING UNITS:

25

DATA

LEVELS

L1 Retail:	2,035 GSF
L1 Mech:	2,103 GSF
Unit Floors:	5,638 GSF

02 AERIAL LOOKING NORTH



CONCEPT ALTERNATIVES

Option 3 (Preferred Scheme)

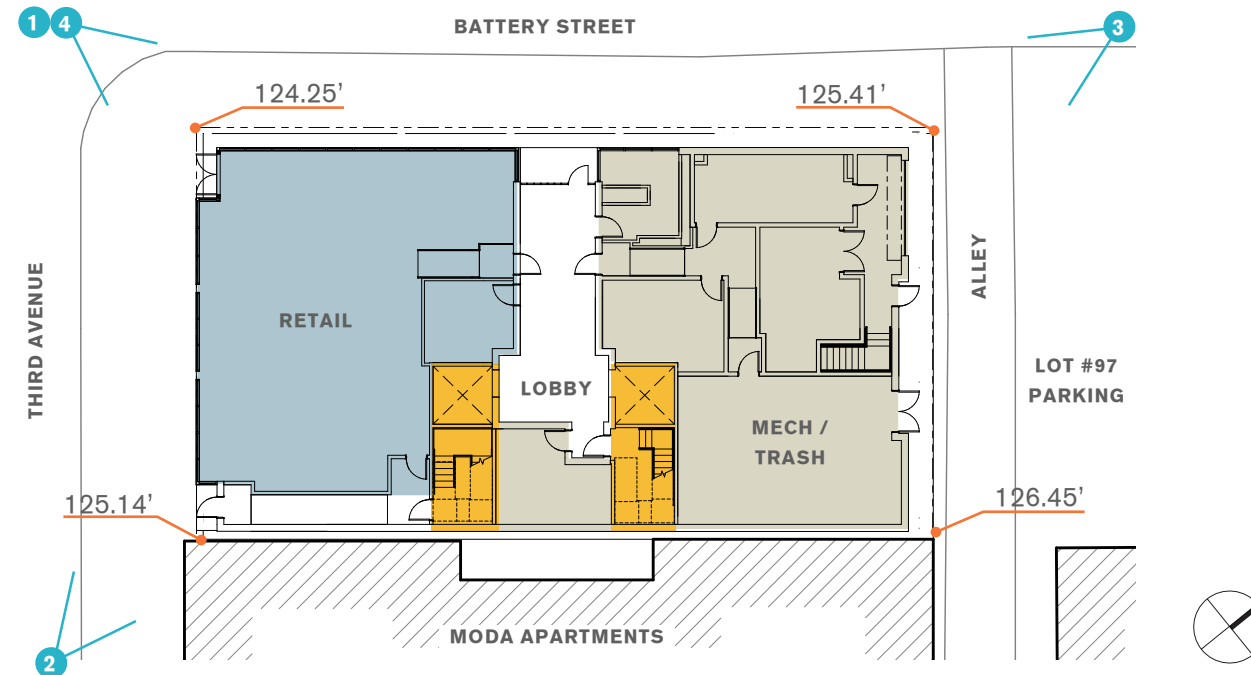
03 EYE LEVEL LOOKING SOUTH



04 EYE LEVEL LOOKING WEST



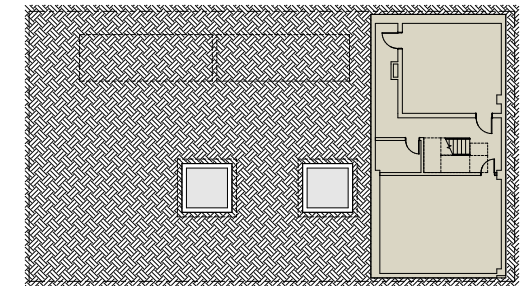
LEVEL 1: SITE CONTEXT, RETAIL, MECHANICAL, + RESIDENTIAL LOBBY



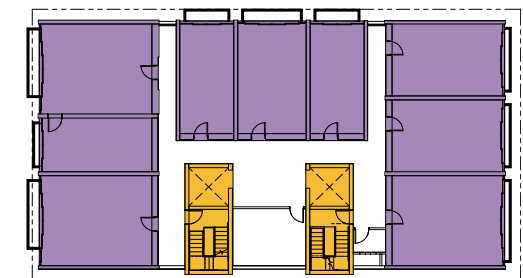
SECTION LOOKING SW + SE



LEVEL BASEMENT: BUILDING SYSTEMS



LEVEL 2-14: RESIDENTIAL



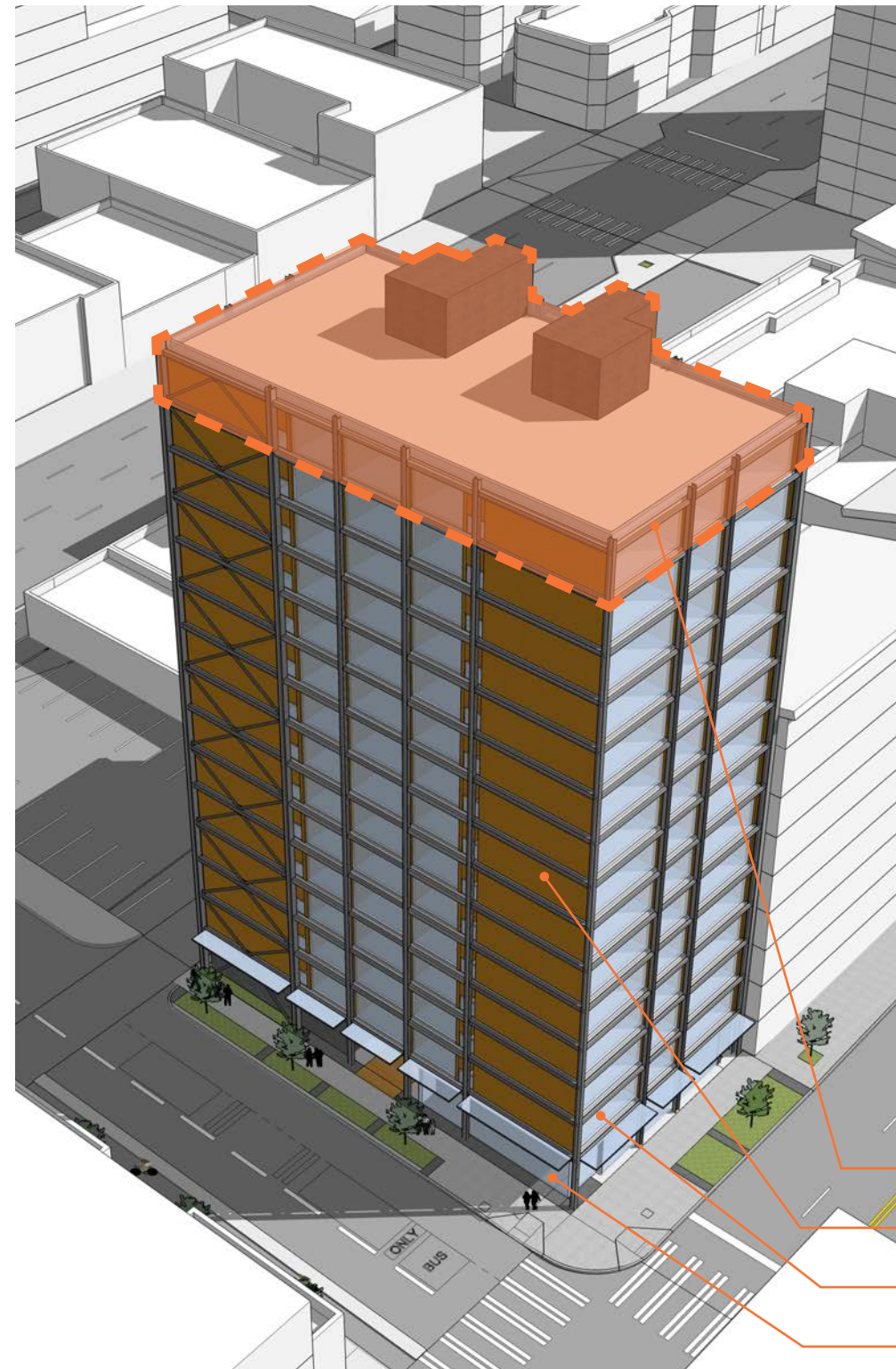
GUIDING PRINCIPLES CHECKLIST

- ✓ **Engage** pedestrian environment at the corner of 3rd and Battery at ground level.
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- ✓ **Optimize** use of space for core location, unit layout, and ground level programming.

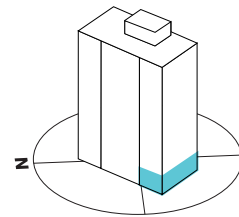
CONCEPT ALTERNATIVES

Option 3 (Living Building Pilot)

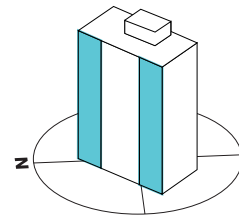
01 AERIAL LOOKING WEST



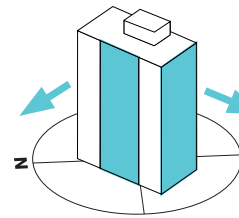
CHALLENGES



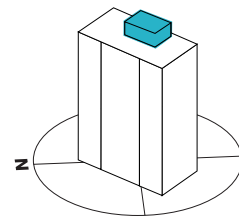
OPEN RETAIL CORNER ON 3RD AVE



BALANCE OF OPAQUE WALLS AND GLAZING



PROMINENT VIEWS TO UPTOWN AND WATER



CORE ADJACENT TO PROPERTY, ALL UNITS FACE UPTOWN OR TO WATER

- ADDITIONAL LEVEL
- EXTERIOR FACADE
- UNIT GLAZING
- LEVEL 1 RETAI

AFFORDABLE HOUSING

UNIT TYPE

	No. units	Unit %	MFTE	MHA
Jr. Studio:	28	25%	5.6	1.3
Studio:	42	37.5%	8.4	1.9
Jr. One:	28	25%	5.6	1.3
One Bed:	0	0%	0	0
Jr. Two:	14	12.5%	2.8	0.7
Total Units:	112		22.4	5.2

TOTAL AFFORDABLE HOUSING UNITS:

28

DATA

LEVELS

L1 Retail:	2,035 GSF
L1 Mech:	2,103 GSF
Unit Floors:	5,638 GSF

02 AERIAL LOOKING NORTH



CONCEPT ALTERNATIVES

Option 3 (Living Building Pilot)

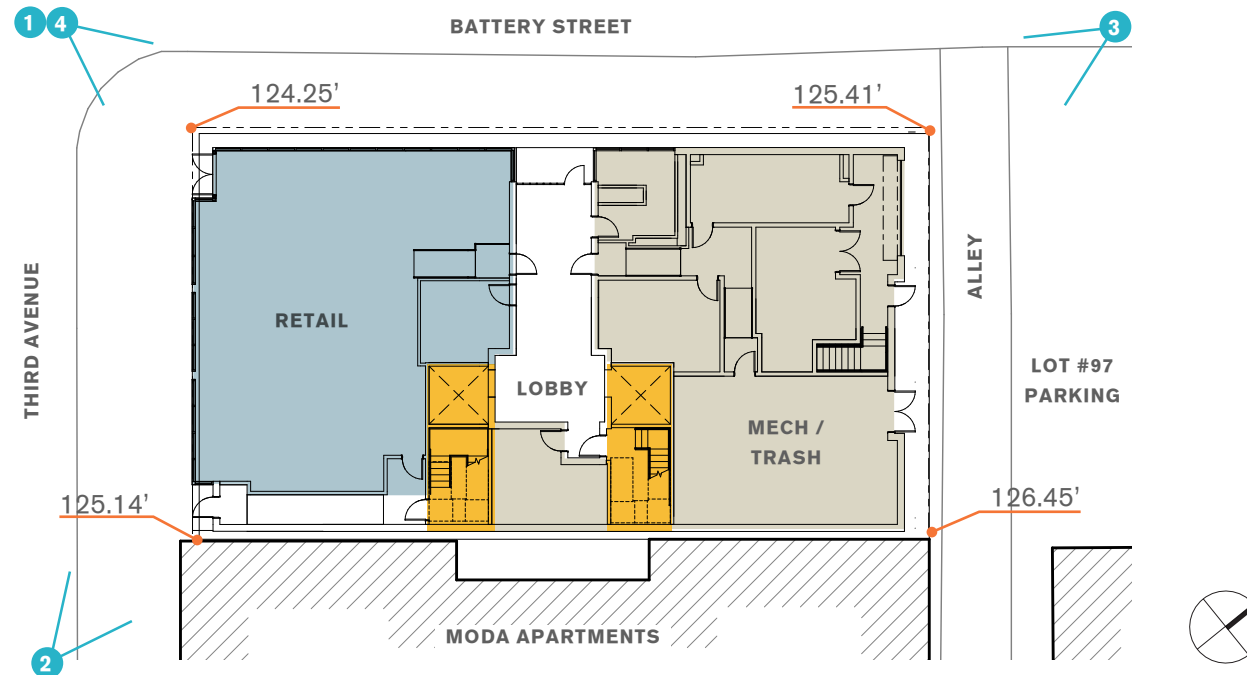
03 EYE LEVEL LOOKING SOUTH



04 EYE LEVEL LOOKING WEST



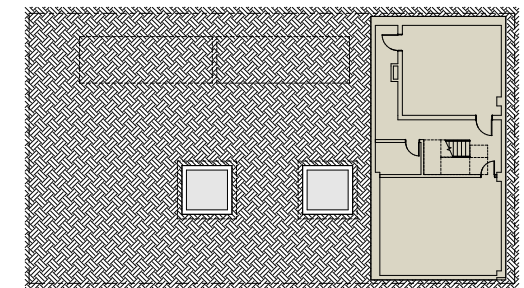
LEVEL 1: SITE CONTEXT, RETAIL, MECHANICAL, + RESIDENTIAL LOBBY



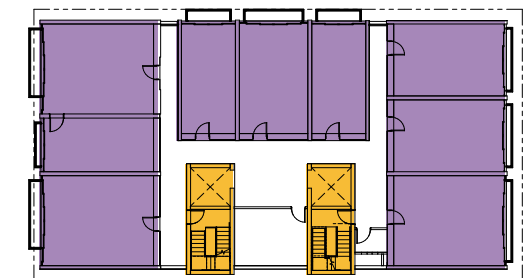
SECTION LOOKING SW + SE



LEVEL BASEMENT: BUILDING SYSTEMS



LEVEL 2-15: RESIDENTIAL



GUIDING PRINCIPLES CHECKLIST

- ✓ **Engage** pedestrian environment at the corner of 3rd and Battery at ground level.
- ✓ **Create balance** of opaque walls and glazing along street facades.
- ✓ **Utilize** opportunity for views of uptown Seattle and Elliott Bay.
- ✓ **Optimize** use of space for core location, unit layout, and ground level programming.

SITE PLAN + LANDSCAPE CONCEPTS

Proposed Landscape Plan

STREETSCAPE PRECEDENTS

The enhanced street edges with continuous planters provide a buffer between pedestrian and vehicular traffic, while leaving the corner visually open to the retail space. Different paving textures and patterns integrate the architecture with the landscape at the base of the building and potentially in the planting strip. Planting will be selected to provide a variety of color and texture.

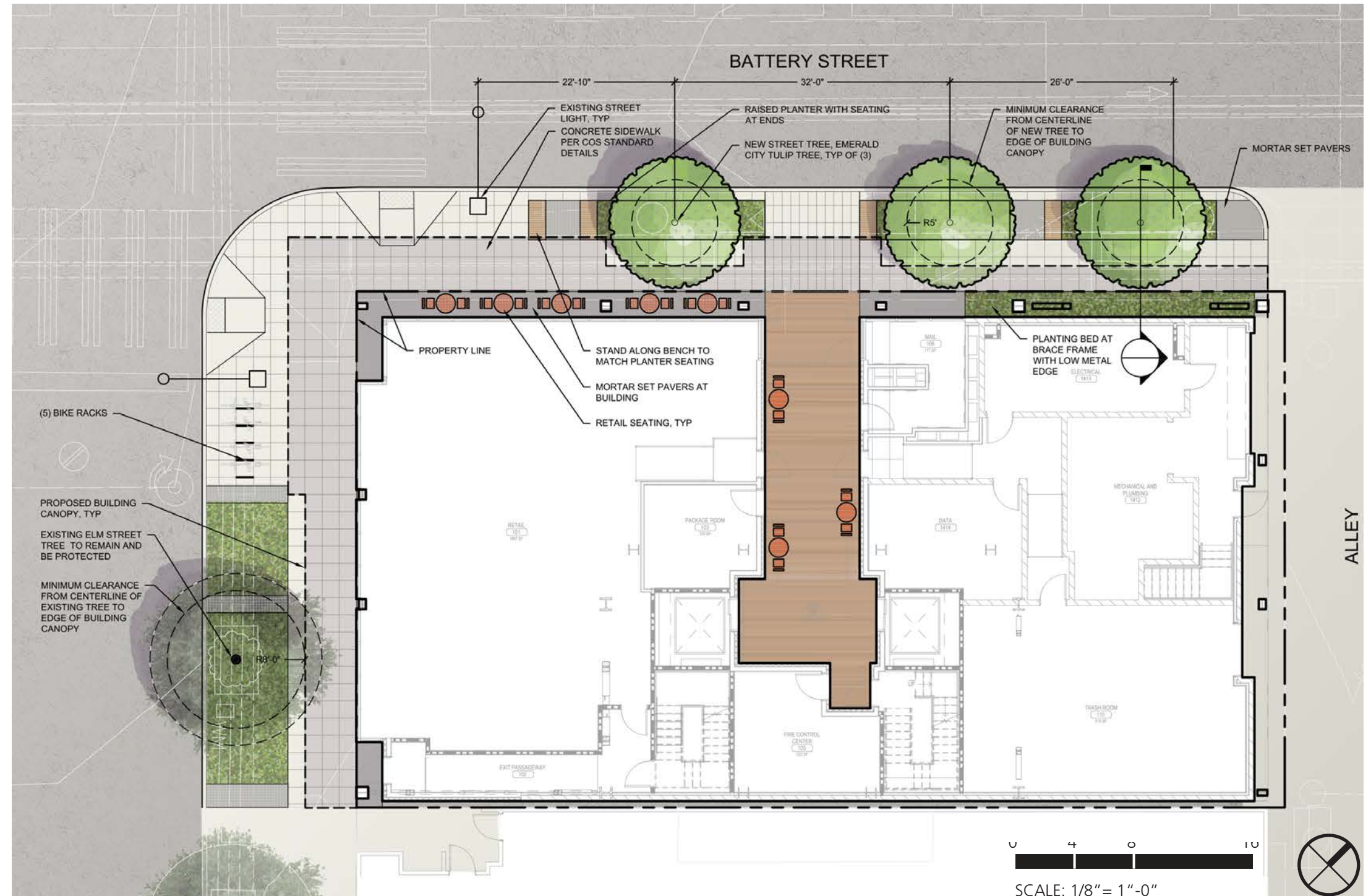


ACCENT PAVING



BIKE PARKING

SITE LANDSCAPE



SITE PLAN + LANDSCAPE CONCEPTS

Existing Streetscape + Site Sections

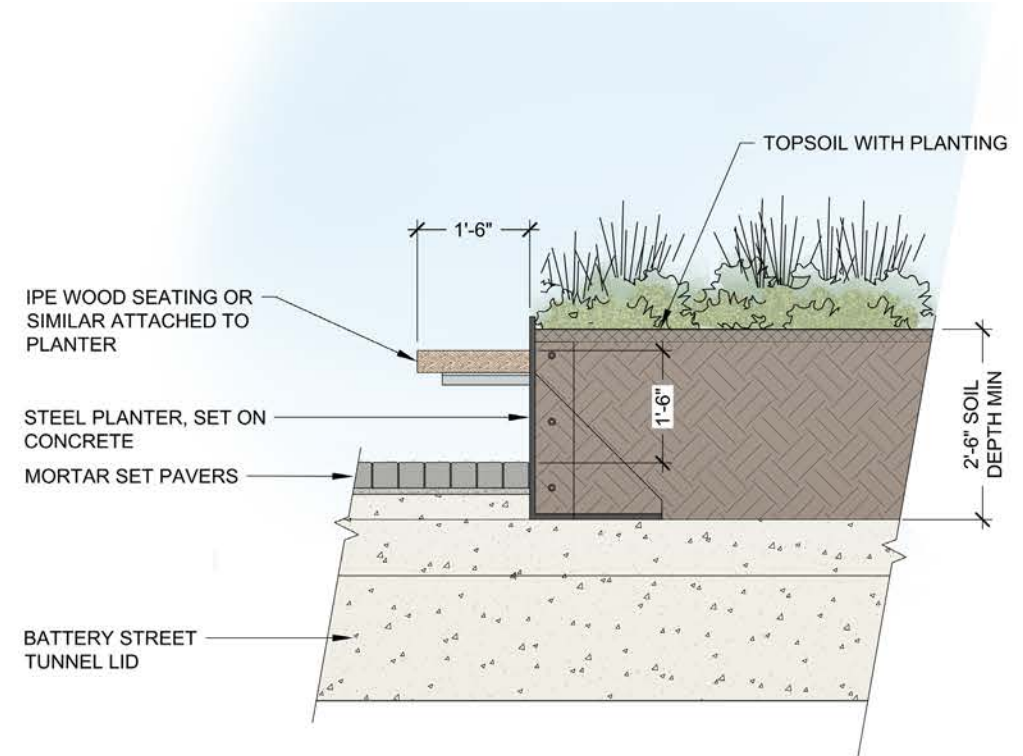
EXISTING STREETScape ON 3RD AVENUE



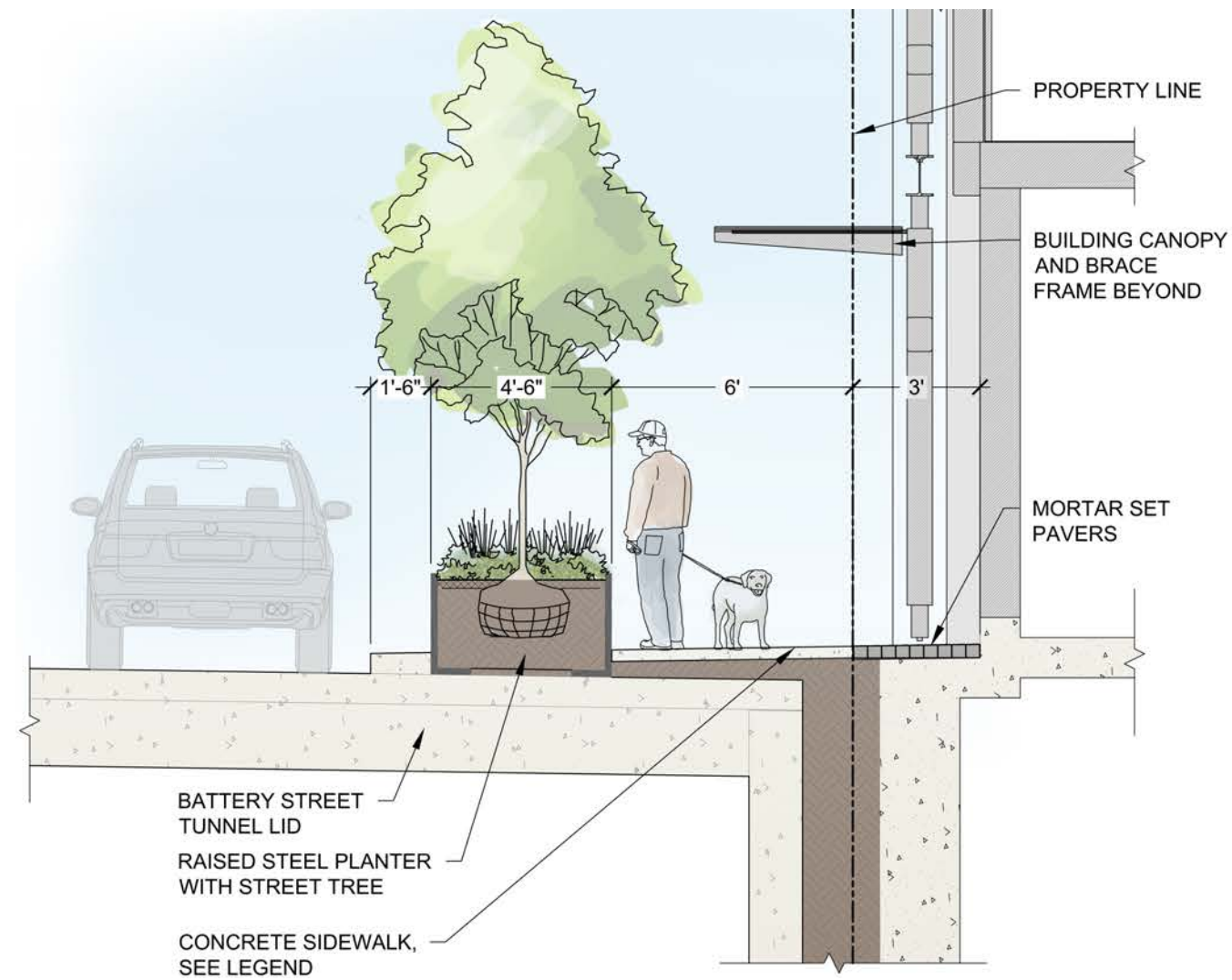
EXISTING STREETScape ON BATTERY



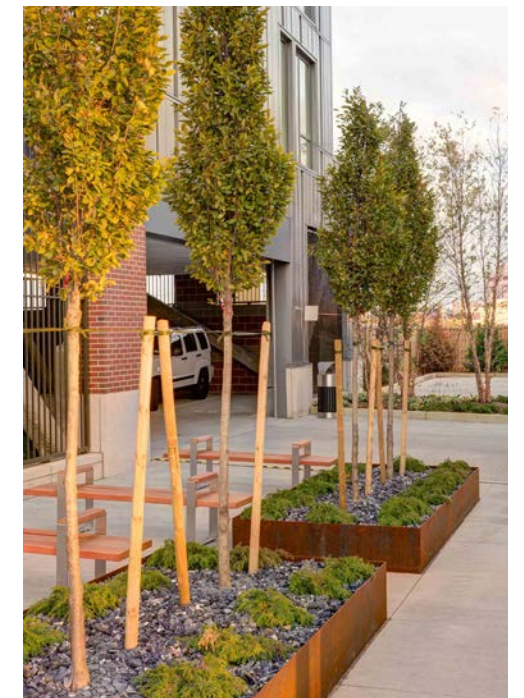
STREET PLANTER SEATING DETAIL



STREET PLANTER SECTION



STEEL PLANTER PRECEDENTS



RENDERINGS

Summary of Material Schemes

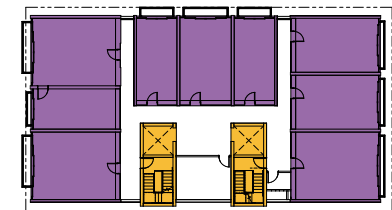
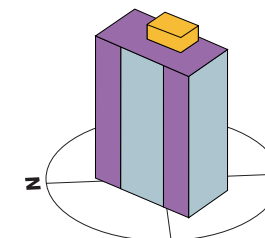
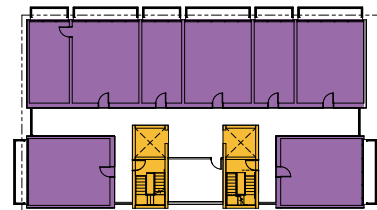
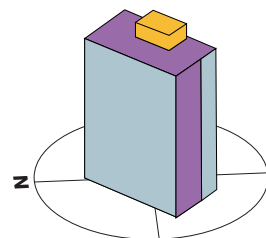
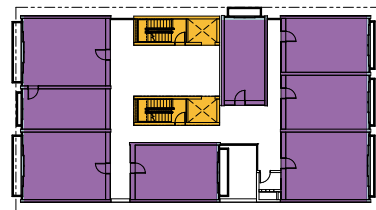
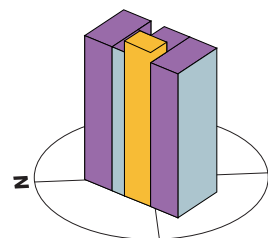
OPTION 1



OPTION 2



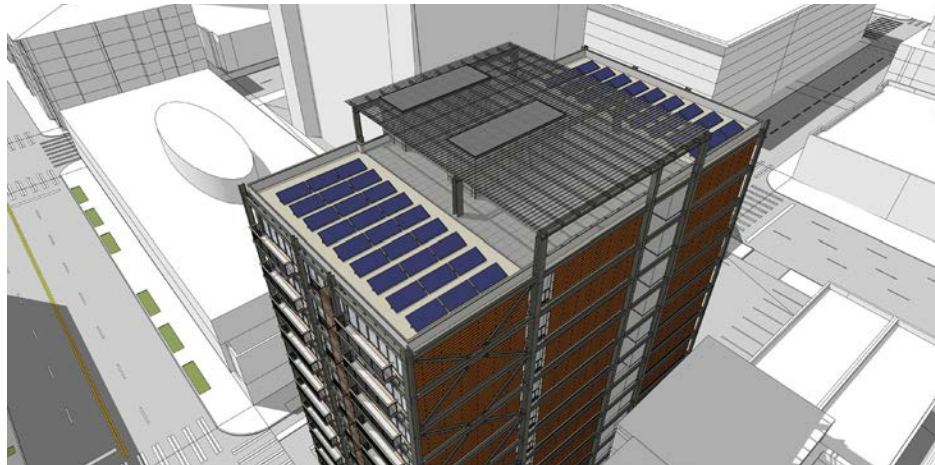
OPTION 3A: PREFERRED SCHEME



RENDERINGS

Ground Level + Roof Views

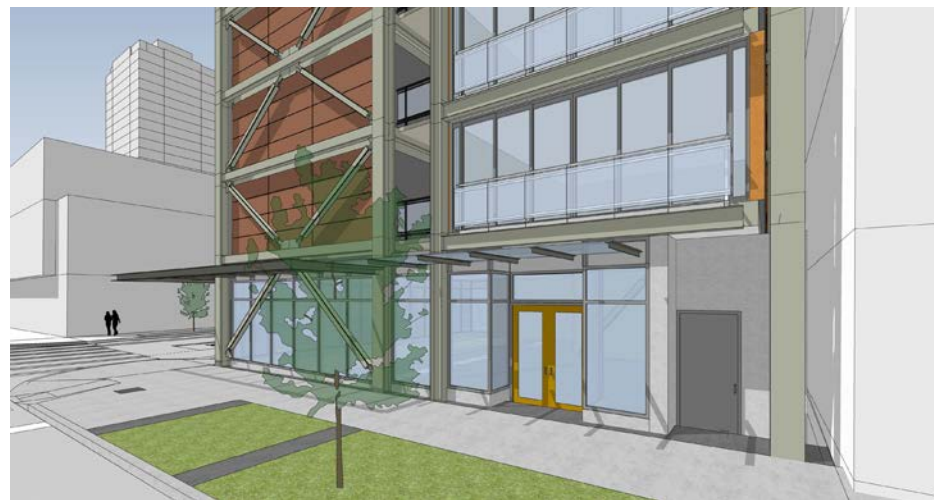
OPTION 1



OPTION 2



OPTION 3A: PREFERRED SCHEME

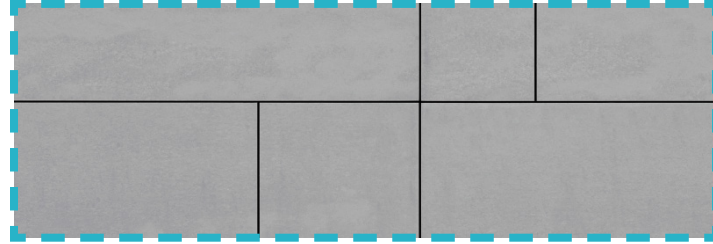


MATERIAL + COLOR PALETTE

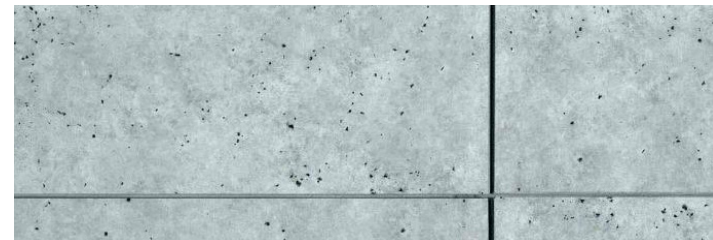
Schematic View + Material Options

EXTERIOR WALL MATERIAL OPTIONS

METAL PANEL

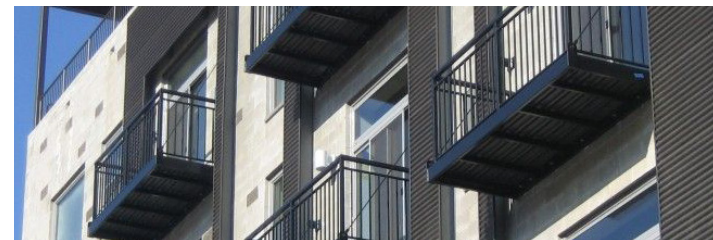


FIBER CEMENT PANEL

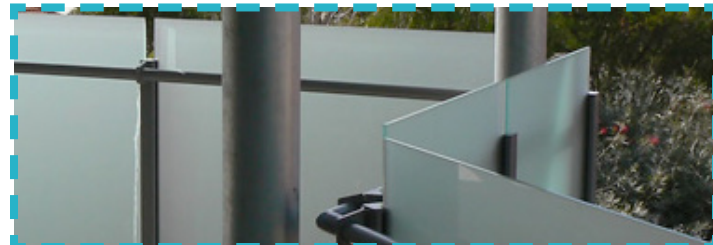


BALCONY OPTIONS

DARK STEEL BALCONY



TRANSLUCENT GLASS W/ STEEL HANDRAIL



MAIN VIEW FROM 3RD + BATTERY



EXTERIOR WALL MATERIAL OPTIONS

WOOD PANEL



WOOD SIDING



BRONZE COPPER PANEL



PERFORATED METAL PANEL



FLOATING STEEL



MATERIAL + COLOR PALETTE

Additional Views

STOREFRONT GLAZING OPTIONS

MULLION CAP



SILICONE BUTT JOINT



VERTICAL PRIVACY FIN OPTIONS

RESIN PANEL



PERFORATED METAL



STREET LEVEL ON 3RD



STREET LEVEL ON BATTERY



CANOPY OPTIONS

SPIDER GLAZING



VISION GLASS WITH TUBE STEEL



RESIDENTIAL ENTRY CANOPY



STRUCTURE

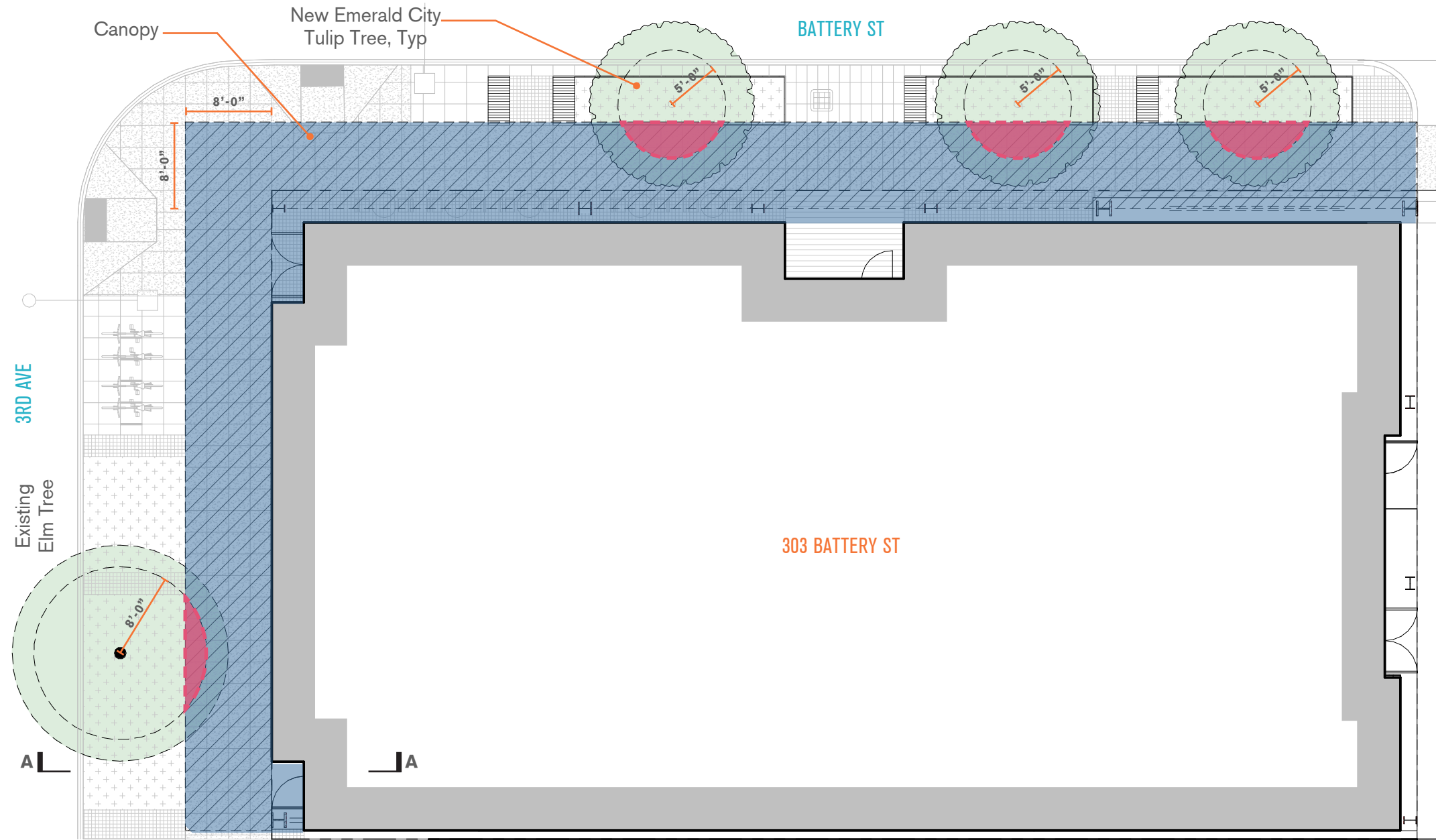
EXPOSED STEEL FRAMING



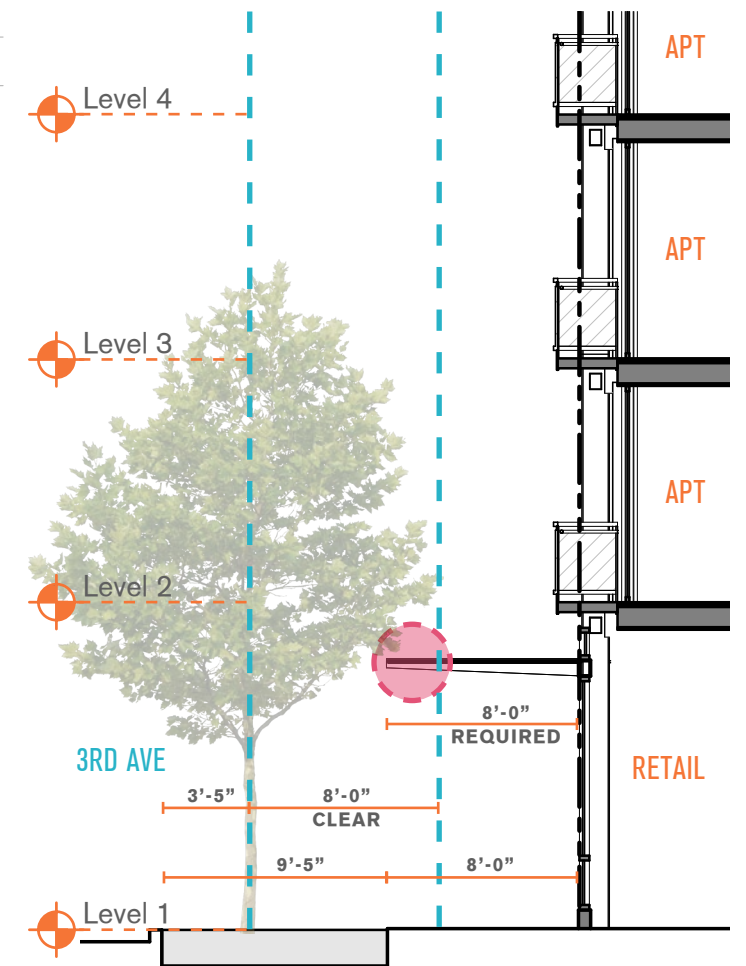
DESIGN DEPARTURES

Departure Diagrams

LEVEL 1 - REQUIRED OVERHEAD WEATHER PROTECTION



SECTION A - REQUIRED DEPTH



REQUIREMENT	REQUEST	RATIONALE	RELEVANT DESIGN GUIDELINES
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1 23.49.018.B - Overhead Weather Protection

Overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall

Overhead weather protection may be reduced to a minimum of 6' and 4'-8" in depth from the building face where conflicts occur at street tree locations.

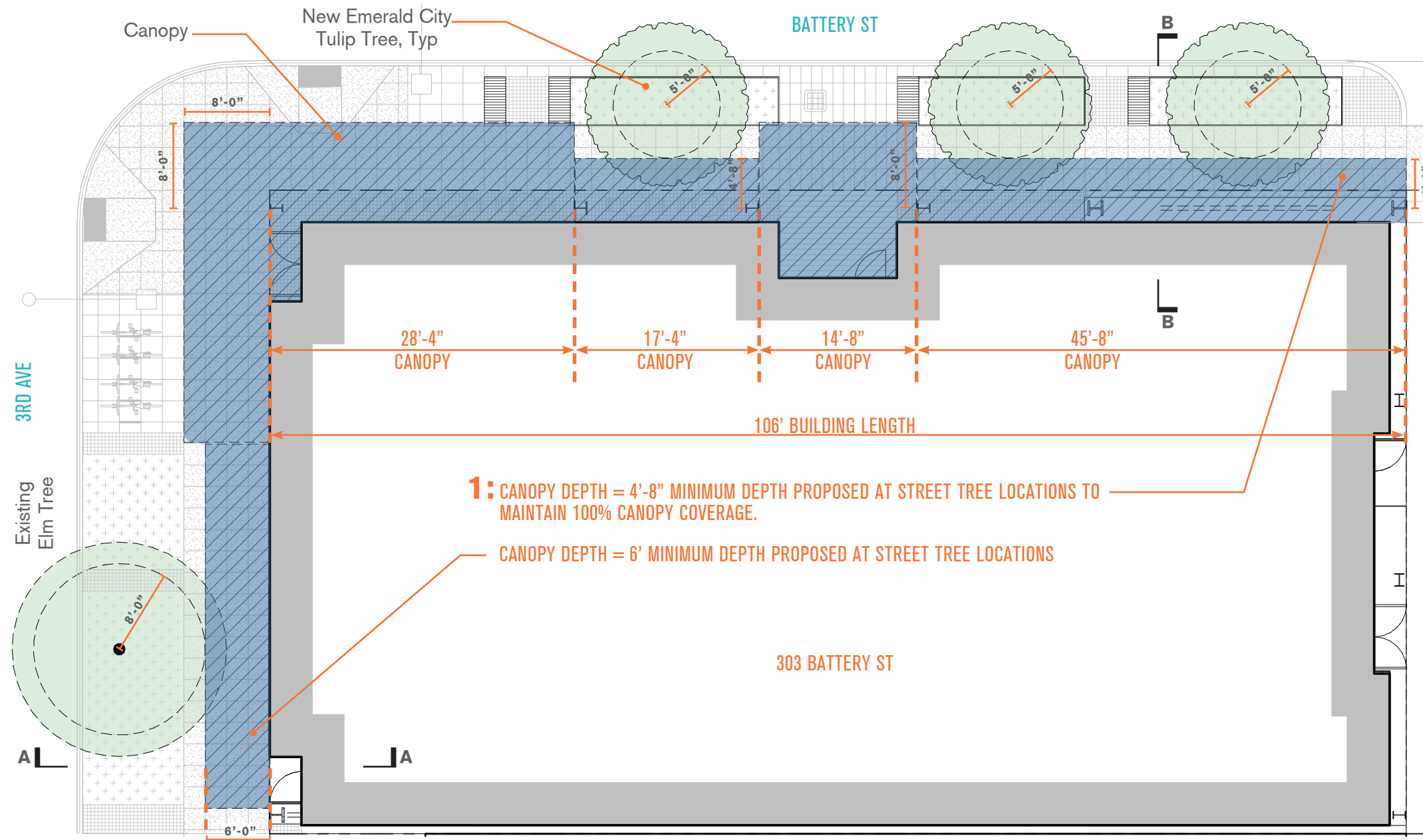
Urban Forrestry requires existing street trees along 3rd Ave to have a minimum clearance from canopies of 8' from the center line of the tree. In order to maintain 100% canopy coverage along 3rd Ave and Battery Street, certain sections of the canopy should be reduced to 6' and 4'-8" in depth to keep clear of the existing street tree.

D. Public Amenities:
D-2: Enhance the building with landscaping

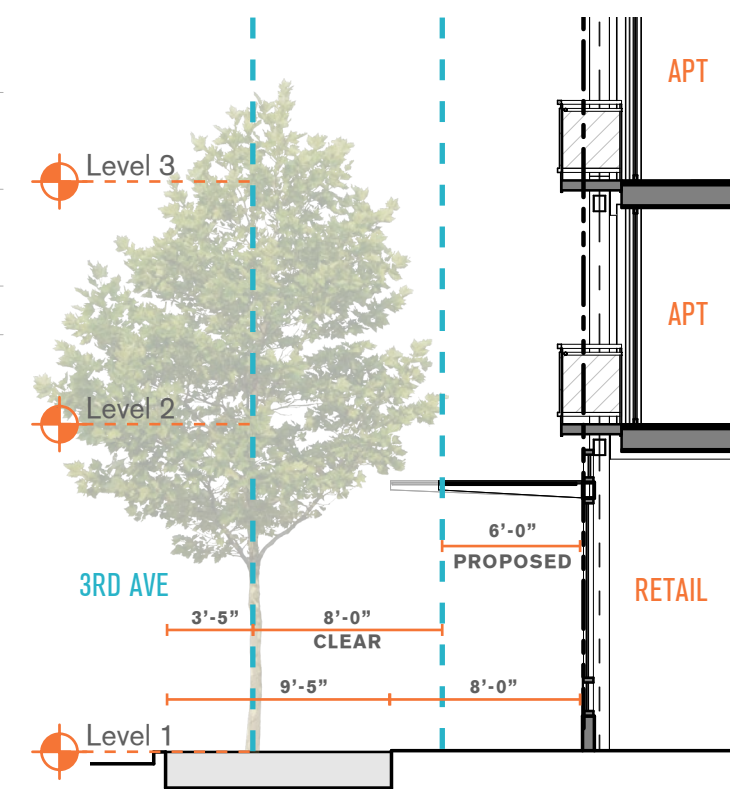
DESIGN DEPARTURES

Departure Diagrams

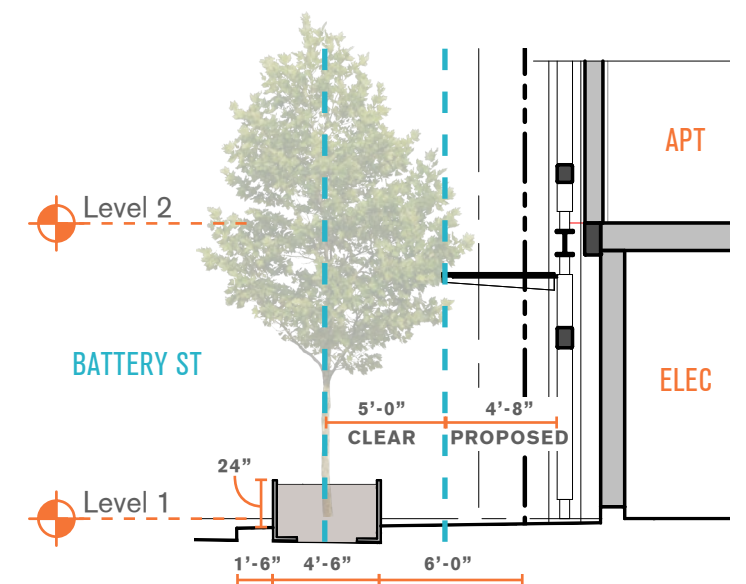
LEVEL 1 - PROPOSED OVERHEAD WEATHER PROTECTION



SECTION A - PROPOSED DEPTH



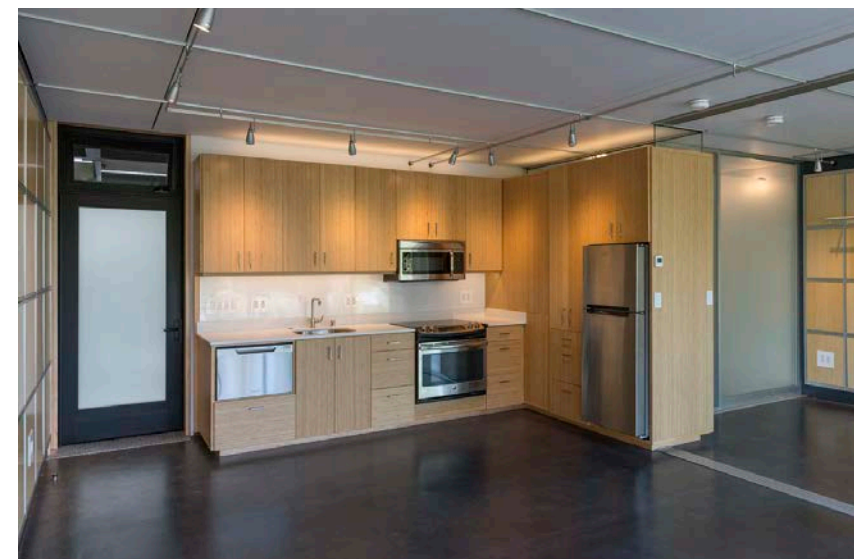
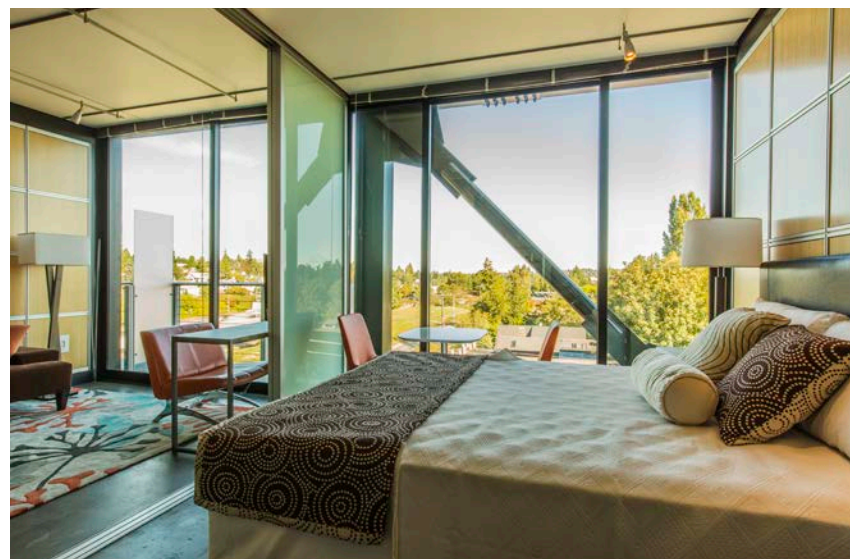
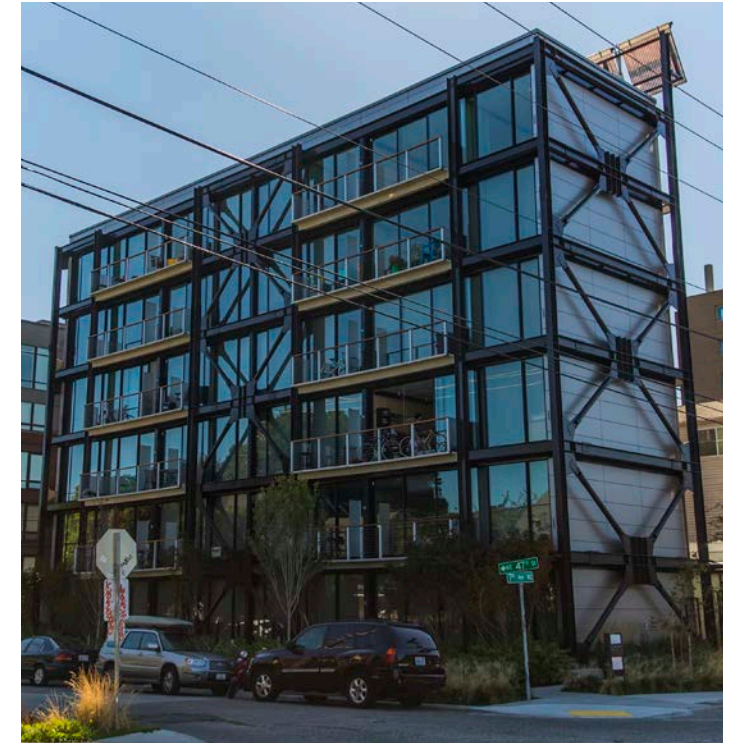
SECTION B - PROPOSED DEPTH



APPENDIX

Examples of SLI Facade Design

47 + 7 - SEATTLE, WA



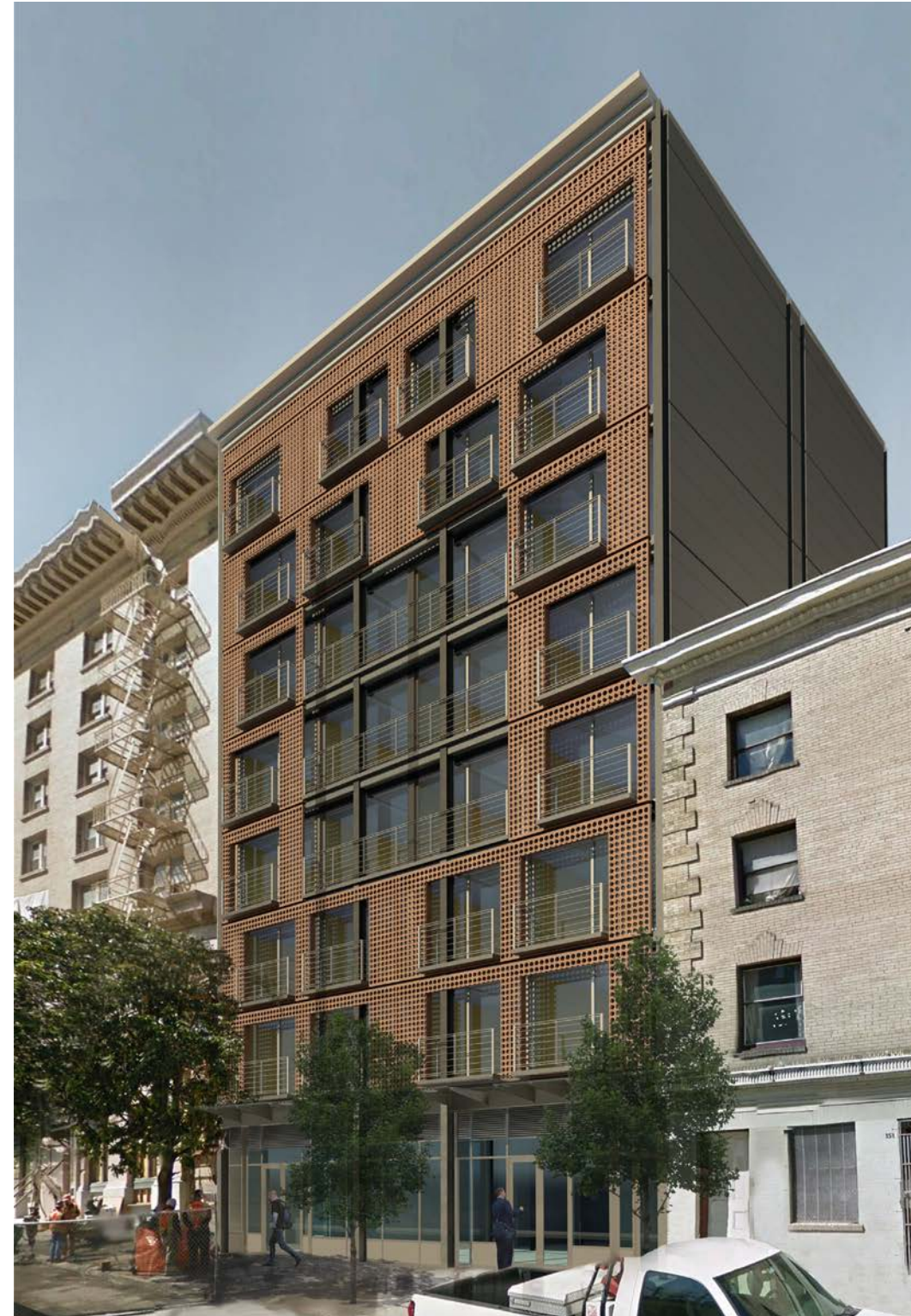
APPENDIX

Examples of SLI Facade Design

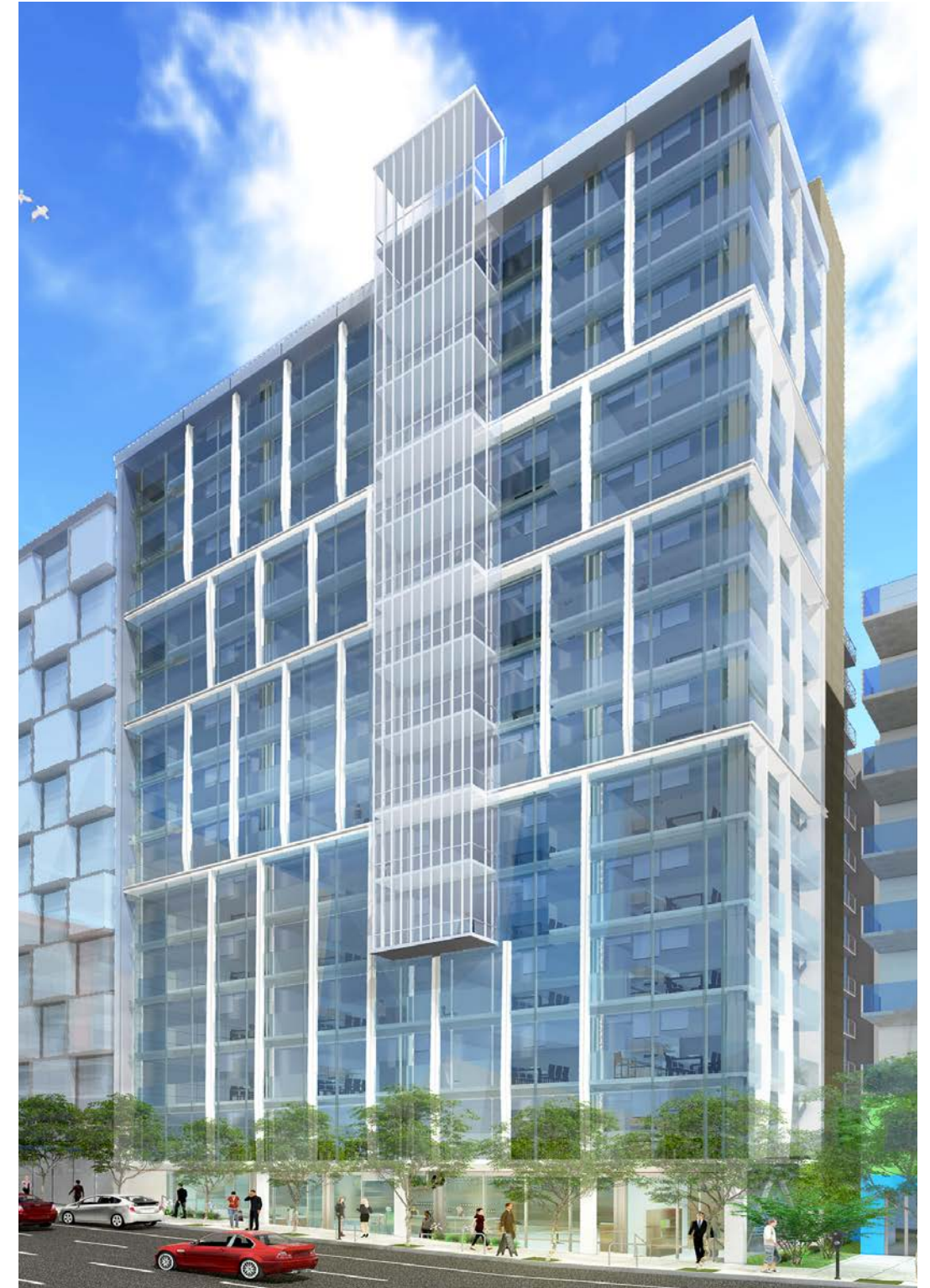
4510 NE 11TH AVE - SEATTLE, WA



145 LEAVENWORTH - SAN FRANCISCO, CA



120 HAWTHORNE - SAN FRANCISCO, CA



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