

2ND & BELL

(2224, 2216, & 2214 2ND AVENUE)

SDCI #3033958-EG

EARLY DESIGN GUIDANCE

DATE: JULY 16, 2019 LAND USE PLANNER: JOSEPH HURLEY

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3.0 DEVELOPMENT OBJECTIVES AND PUBLIC OUTREACH

3.0 DEVELOPMENT OBJECTIVES & SUMMARY OF PUBLIC OUTREACH

DEVELOPMENT OBJECTIVES



PROPERTY ADDRESS

2224 2nd AVENUE
SEATTLE, WA 98121

OWNER

LIV 2ND & BELL LLC
600 UNIVERSITY ST SUITE 2018
SEATTLE, WA 98101

PROJECT DESCRIPTION

This project consists of an 8 story apartment building with 2 levels of below-grade parking. The ground level street frontage will contain restaurant/bar/retail space fronting 2nd Avenue, and some also fronting the alley. The 8th floor will contain a large outdoor amenity that will be connected to a smaller amenity space on the roof. These spaces will take advantage of the available views to Elliott Bay and Olympic Mountains. The roof will also include an outdoor amenity deck. The below-grade parking will be accessed from a ramp off of the alley.

PROPOSED BUILDING PROGRAM STATISTICS

- 8 STORIES OF APARTMENTS WITH GROUND FLOOR RETAIL & 2 LEVELS OF BELOW-GRADE PARKING
- +/- 170 RESIDENTIAL UNITS
 - +/- 114 RESIDENTIAL PARKING STALLS (ALL BELOW-GRADE)
 - +/- 9,000 SQ. FT. COMMERCIAL AREA AT STREET LEVEL

ARCHITECT

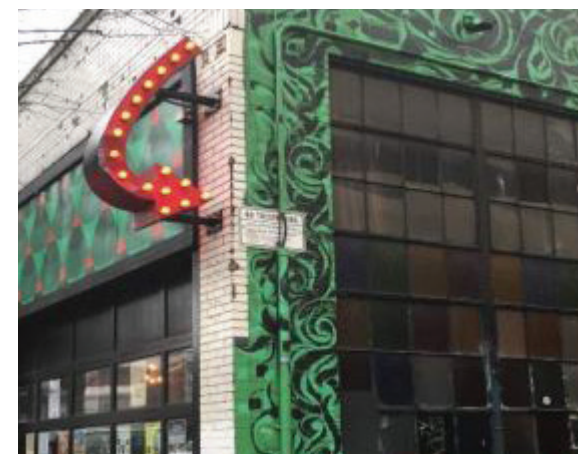
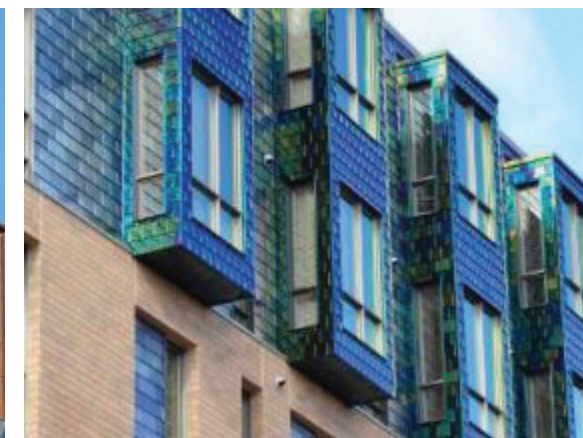
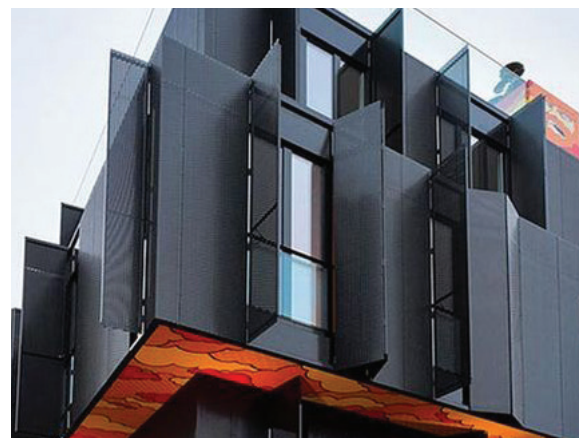
ANKROM MOISAN ARCHITECTS
1505 5TH AVENUE, SUITE 300
SEATTLE, WA 98101

LANDSCAPE ARCHITECT

KAREN KIEST LANDSCAPE ARCHITECTS
111 WEST JOHN STREET, SUITE 306
SEATTLE, WA 98119

3.0 DEVELOPMENT OBJECTIVES & SUMMARY OF PUBLIC OUTREACH

PROJECT VISION & GOALS



PROJECT VISION

The **VISION** of this project is to provide an **ATTRACTIVE** urban apartment community in Belltown with a **LIVELY & ECLECTIC** street presence on 2nd Avenue.

Vibrant

Eclectic

Sense of History

Music

Belltown Character

2nd Avenue Character

Funky

Color

GOAL #1: Create an attractive Belltown apartment community

Outdoor and indoor amenity spaces will take advantage of views to Elliott bay and will also provide unique and fun environments to socialize in. Immediate access to popular bars and entertainment will be a highlight for the community.

GOAL #2: Provide interesting spaces along the 2nd Avenue street frontage.

The street frontage on second Avenue will be designed to bring in similar or the same tenants and **FUNKY** feel for an active street life. Spaces are currently being planned for similar long & narrow bars, and also for restaurants, music clubs, etc. Customizable signage, and other architectural features will enable tenants to create unique store frontages.

Goal #3: Integrate the alley as an important part of the project.

Active uses, like bars and coffee shops are currently being considered. Trash will be removed off of the alley, and art murals are being proposed.

3.0 DEVELOPMENT OBJECTIVES & SUMMARY OF PUBLIC OUTREACH

SUMMARY OF PUBLIC OUTREACH

Community outreach for this project was done per

- 1. The requirements of the DON’s Early Community Outreach, and also by
- 2. Additional voluntary outreach.

The summaries of both are included in the next two pages.

1. REQUIRED COMMUNITY OUTREACH (per Department of Neighborhood’s requirements

DESCRIPTION OF OUTREACH METHODS CHOSEN: (see list to the right)

Printed Outreach

- Choice: POSTERS, HIGH IMPACT
- Requirement: Posters hung in a minimum of 10 local businesses, community centers, or other publicly-accessible venues, located a half-mile from the proposed site. At least half must be visible from the sidewalk.
- What we did: Posters were hung in 14 locations according to and exceeding requirements. Poster, spreadsheet with locations, and photos included in Addendum A.
- Date completed: March 12, 2019

Electronic/Digital Outreach

- Choice: PROJECT HOTLINE, HIGH IMPACT
- Requirement: Project hotline (information and voicemail)
- What we did: Voicemail line and script established. Publicized hotline number via poster. Checked voicemail daily for messages. Script included in Addendum A.
- Date completed: March 12, 2019

In-Person Outreach

- Choice: COMMUNITY MEETING, HIGH IMPACT
- Requirement: Host or co-host a community meeting (at least one hour of presentation/discussion of project).
- What we did: Held a Community Meeting event, open to the public, publicized through posters and DO calendar. Event photos, agenda, sign-in sheets, and comments included in Addendum A.
- Date completed: March 26, 2019

RESULTS OF COMMUNITY OUTREACH: from the Community Meeting and other (see list to the right)

Formal Community Meeting for DON's req'mts. March 26th, 2019	Development team (Ed, Jon, & Andrew)	HB (owner/developer)	<u>Design-Related Comments:</u> -Exterior: One person expressed support for more colorful buildings. -Exterior: One person expressed desire to keep existing buildings and build above. <u>Non-Design Related Comments:</u> -Retail: One person inquired what size the team is planning to make the retail in the new building and noted that the building current design benefits the existing businesses. One person inquired whether existing businesses will be able to stay. -Additional comments expressed were related to the history of the site, landmark status, and preservation of aspects of the current building, designation of a "nightlife district", market demand, the community meeting timing, and the City's process.
	Design Team (Michael Willis, Brandon Francom, & Rachel Osbourne)	Ankrom Moisan Architects	
	Natalie Quick rep. Steve Hall	Natalie Quick Consulting	
	A. Novion	Fiends of Historic Belltown	
	Sandra Insignacey?	?	
	Evan Cliffthorne	City of Rubies?	
	Joe Corsie	RiseUp Belltown	
	Avout Werf	Concept One Apartments	
	Brian Chu	Owner of Shorty's	
Emails	Polly Close	Office of Council Member Sally Bagshaw	notes to be included - tbd
	Steve Hall	Owner of Crocodile bldg.	
	Evan Cliffthorne	Friends of Historic Belltown	notes to be included - tbd
		RiseUp Belltown	notes to be included - tbd

3.0 DEVELOPMENT OBJECTIVES & SUMMARY OF PUBLIC OUTREACH

SUMMARY OF PUBLIC OUTREACH

2. VOLUNTARY PUBLIC OUTREACH

Introduction:

With this site in the heart of Belltown, the Applicant recognizes significant community outreach is necessary for the success of the project. The Applicant has engaged key stakeholders over the last several months for feedback. It is the Applicant's intention to continue these conversations through the design and development process.

LIST OF KEY STAKEHOLDERS:

Belltown Community Council
 Steve Hall (Friends of Historic Belltown)
 Evan Cliffthorne (Rise Up Belltown)
 Jesus Escobar (Owner of Rocco's)
 Jessica Gifford (Owner of Rabbit Hole and Mr. Darcy's)
 Avout Werf (Owner of Shorty's)
 Elliott Waldron (Owner of Tula's Jazz Club)
 Polly Close (Owner of Crocodile Lounge)
 Others to be identified

SUMMARY OF DISCUSSIONS: (see list to the left)

NEXT STEPS:

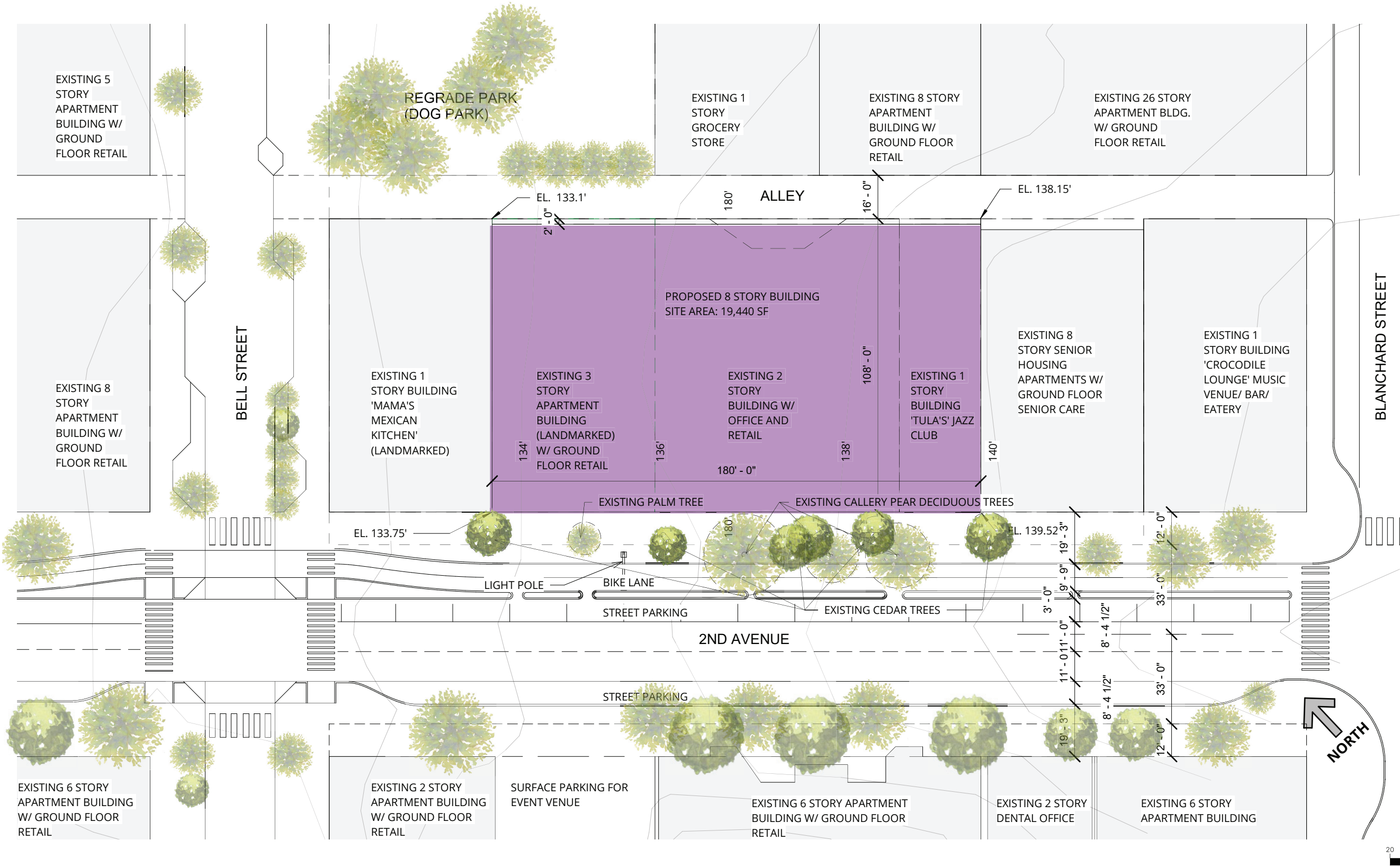
Continued meetings with all key stakeholders and others not currently identified.

Meeting/ Conversation	Attendees/ Stakeholders	Organization	Content of Discussion and Key Points
Feb. 2, 2019	Ed Hewson & Jon Breiner Steve Hall	HB (owner/developer) Friends of Historic Belltown	Discussion of proposed development and the existing buildings. Design team to explore options of historic reference, and uses for music in the project.
Feb. 14th, 2019	Ed Hewson Evan Cliffthorne	HB (owner/developer) RiseUp Belltown	Discussion of proposed development prior to Evan's meeting with RiseUpBelltown's BOAT meeting on Feb. 27th. BOAT meeting recap: https://www.riseupbelltown.com/rise-up-blog/boat-meeting-recap-february-2019 -Desire to Landmark Tula's, but landmarking may frighten away local developer and bring in less-sensitive non-local developer. -Developer wants to keep existing businesses on block and is "seriously open to creative development solutions for the block". -"Developer is local who knows Belltown".
Numerous times between January and April 2019 and ongoing.	Ed Hewson & Jon Breiner Jesus Escobar Jessica Gifford Elliott Waldron Avout Werf	HB (owner/developer) Owner of Rocco's bar Owner of Rabbit Hole & Mr. Darcy's Tula's Owner of Shorty's	Discussion with the current owners of the existing bars, music clubs, businesses, about extensions of their current leases and the potential of coming back into the building once the project is completed. HB will continue these ongoing conversations with the existing business owners
Individual meeting & conversation at community outreach mtg	Ed Hewson & Jon Breiner Polly Close	HB (owner/developer) Owner of Crocodile building on Northwest corner of 2nd & Blanchard	Discussion about proposed project. More discussions will continue.
2 conversations	Development team (Ed, Jon, & Andrew) Brian Chu	HB (owner/developer) Office of Council Member Sally Bagshaw	Discussed the project and further community outreach plans. Brian has provided additional Belltown neighborhood key stakeholders that the team will reach out to as part of their ongoing outreach.
May 8th Project intro	ED & Design Team	Belltown Community Council Developer Forum	Ed presented program and intention of project to community. Very positive response about 2nd Avenue and Alley. Questions about affordability.

4.0 SITE PLAN & SURVEY

4.0 SITE PLAN

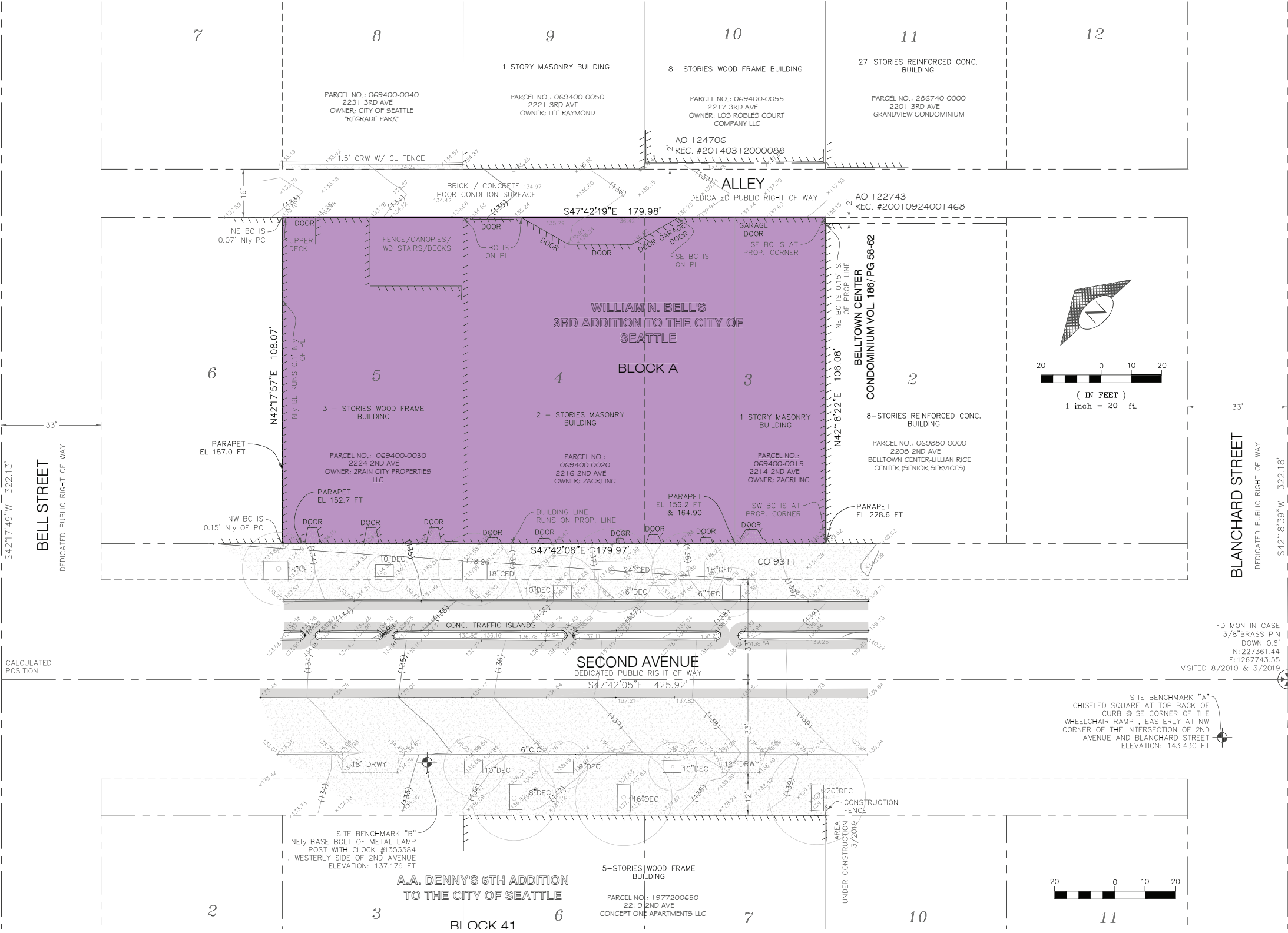
SITE PLAN



4.0 SITE PLAN

SITE SURVEY

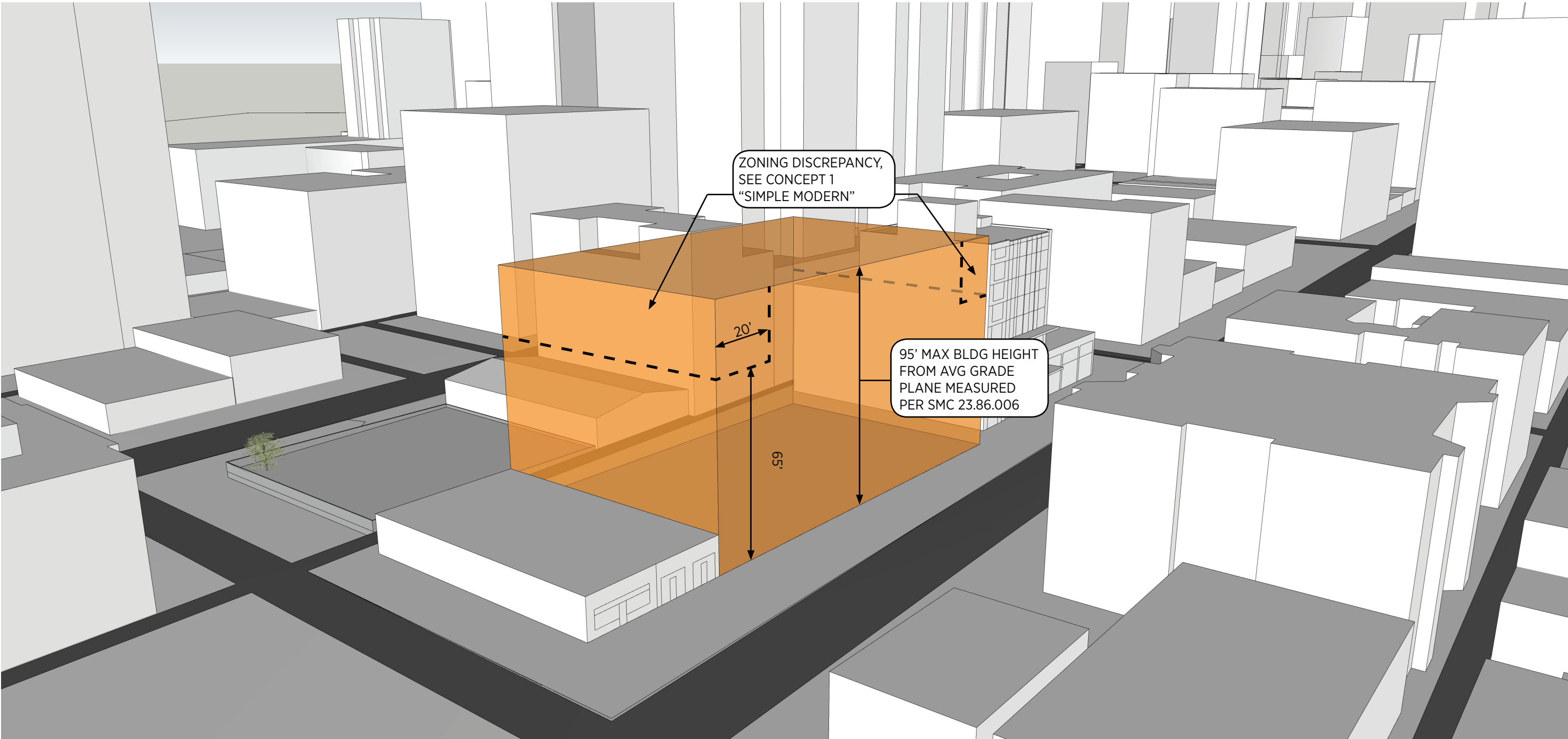
SURVEYOR'S LEGAL DESCRIPTION:
LOTS 3 THROUGH 5 INCLUSIVE, BLOCK "A" THIRD ADDITION TO THE PART OF THE CITY OF SEATTLE HERETOFORE LAID OFF BY A.A. DENNY & WILLIAM N. BELL (COMMONLY KNOWN AS WILLIAM N. BELL'S 3RD ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 137, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE WESTERLY 12 FEET THEREOF CONDEMNED FOR ROAD PURPOSES PER CITY OF SEATTLE ORDINANCE NUMBER 9311.



5.0 URBAN DESIGN ANALYSIS

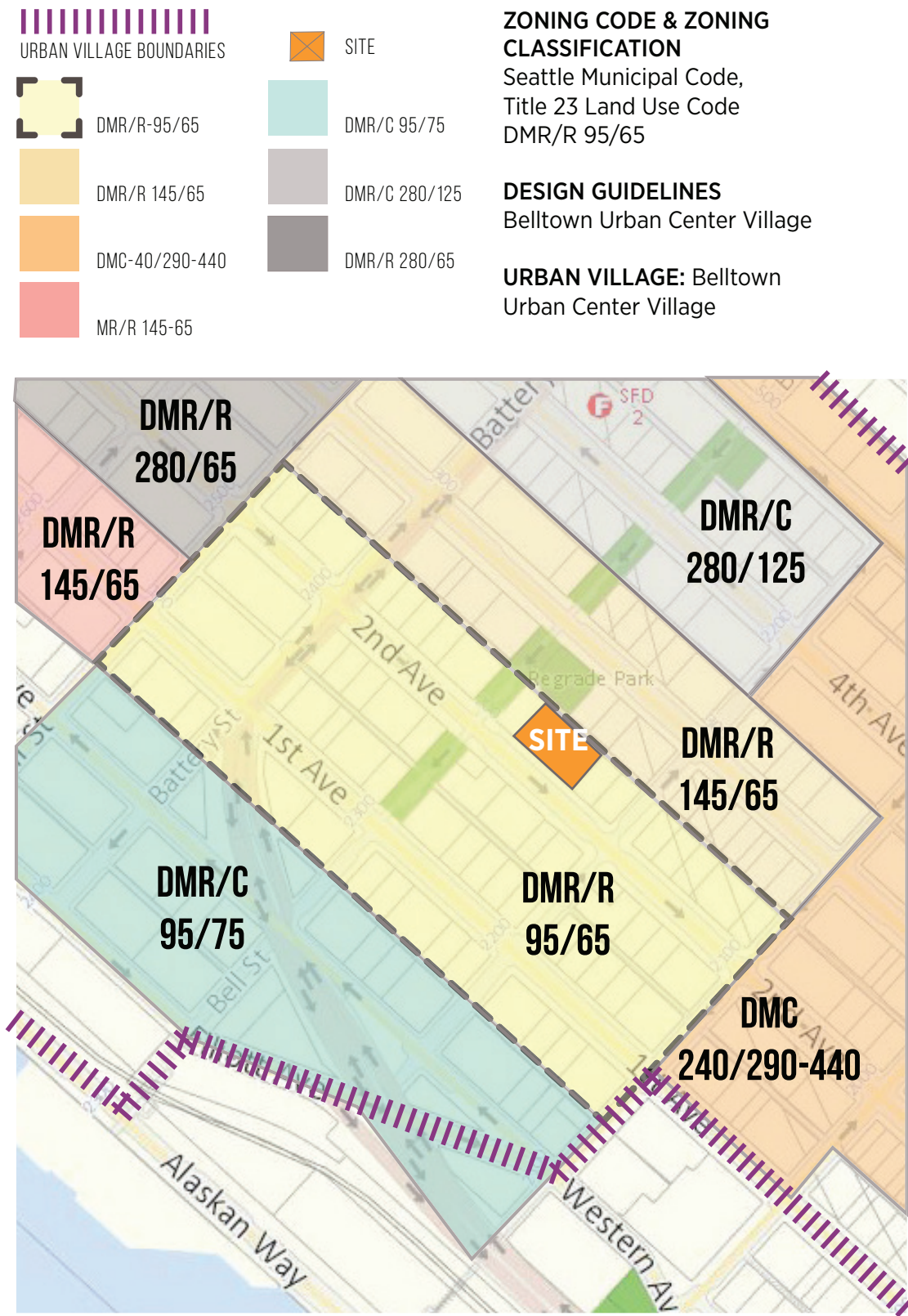
5.0 URBAN DESIGN ANALYSIS

3D ZONING ENVELOPE



4.0 URBAN DESIGN ANALYSIS

ZONING MAP AND SUMMARY



EXISTING LOT INFORMATION

- Address: 2224 2nd Avenue, Seattle, WA 98101
- Parcels: 0694000030, 0694000020, & 0694000015
- Lot Area: 19,000 sq. ft.
- Existing Buildings: (1) 3 story building (Wayne Apartments), (1) 2-story bldg. (Shorty's); & (1) 1-story bldg. (Tula's). Wayne was Landmarked but deemed to not have any controls over it for demolition.
- Topography: Site slopes approximately 6 feet to the southeast on the site.

ALLOWED USES

- Includes retail and residential SMC 23.49.09 & 10
 - For residential use, Common Recreation Area equal to 5% of the total gross floor area in residential use is required for more than 20 units, and 50% must be outdoors.

HEIGHT LIMIT

- Base Height = 65', Max. Height = 95'
- The higher height is allowed for residential use only. SMC23.49.008.C
- Elevator penthouse, stair penthouses, and mech. penthouses are allowed above the max. height limit.
- Parapets can extend 4' above the max. height.

FAR & LOT COVERAGE LIMITS

- Base is 1.0 and Max is 1.5, but residential and ground floor retail are exempt. SMC 23.49.011.A&B
- Zone DMR/R 95/65 is exempt from coverage and floor size limits. SMC.49.158.A.1.
- Max. width is exempt for structures taller than 65'. 23.49.164.B

STREET FAÇADE AND SETBACKS

- Property is on a Class 1 Pedestrian Street and therefore is allowed an area of the total façade to be setback. 5x length of the façade. If setback is deeper than 15 feet, it is limited to 80 feet or 30% length of the façade, whichever is less. Outdoor common recreation areas are exempt. SMC 23.49.162.C.
- Property is not on a 'Property Line Façade' per Map 1H, and therefore does not have setback restrictions at ground level, except for note above which applies to overall façade.

- No upper level side setbacks intended for DMR/R 95/65. Current code reflects typo to be fixed.
- Ground level façade facing Class 1 Pedestrian Street must be min. 60% transparent and 75% of façade length must be 'active use', ie. retail, bars, & restaurants. SMC 23.49.162.C. & 23.49.009.

PARKING, ALLEY, AND TRASH/LOADING REQUIREMENTS

- No minimum parking is required within urban centers or urban villages. SMC 23.54.015 Table B & 23.49.019
- Approximately, 180 bike stalls are required (1 bike per dwelling unit and 1 per 1,000 sq. ft. for eating & drinking establishments.) SMC 23.54.015. Table D
- Approximately, 1,000 sq. ft. is required for trash storage. 575 sq. ft. + 4sq. ft. per each additional unit above 100) + 125 sq. ft. (non-res. Use more than 5,000 sq. ft. and less than 15,000 sq. ft.) SMC 23.54.040, table A
- A loading berth is not required SMC 23.54.035, table A
 - Residential is not required to have a loading berth per directors' clarification on 2nd & Pike.
 - No loading berth is required for eating & drinking establishments (medium demand) if less than a total of 10,000 sq. ft.

BAY WINDOWS AND CORNICES, ETC. (SMC 23.53.035)

- Structural Building Overhangs, ie. bay windows:
 - May extend over property line by 3 feet.
 - They can be 15 feet max. width, but must be separated by 8 feet.
 - Must be 50% transparent
 - Total area of bay windows may be as much as 30% of total area of façade.
- Minor architectural elements like cornices may extend over property line by 3 feet at roof, and by 1 foot where below the roof.

OVERHEAD WEATHER PROTECTION (SMC 23.49.018)

- Continuous overhead weather protection is required along entire street frontage, except if interrupted by a landscaped area at least two feet in width.
- Must extend horizontally a minimum of 8 feet from building wall & lowest edge must be a min. of 10 feet and max. of 15 feet above sidewalk.

5.0 URBAN DESIGN ANALYSIS

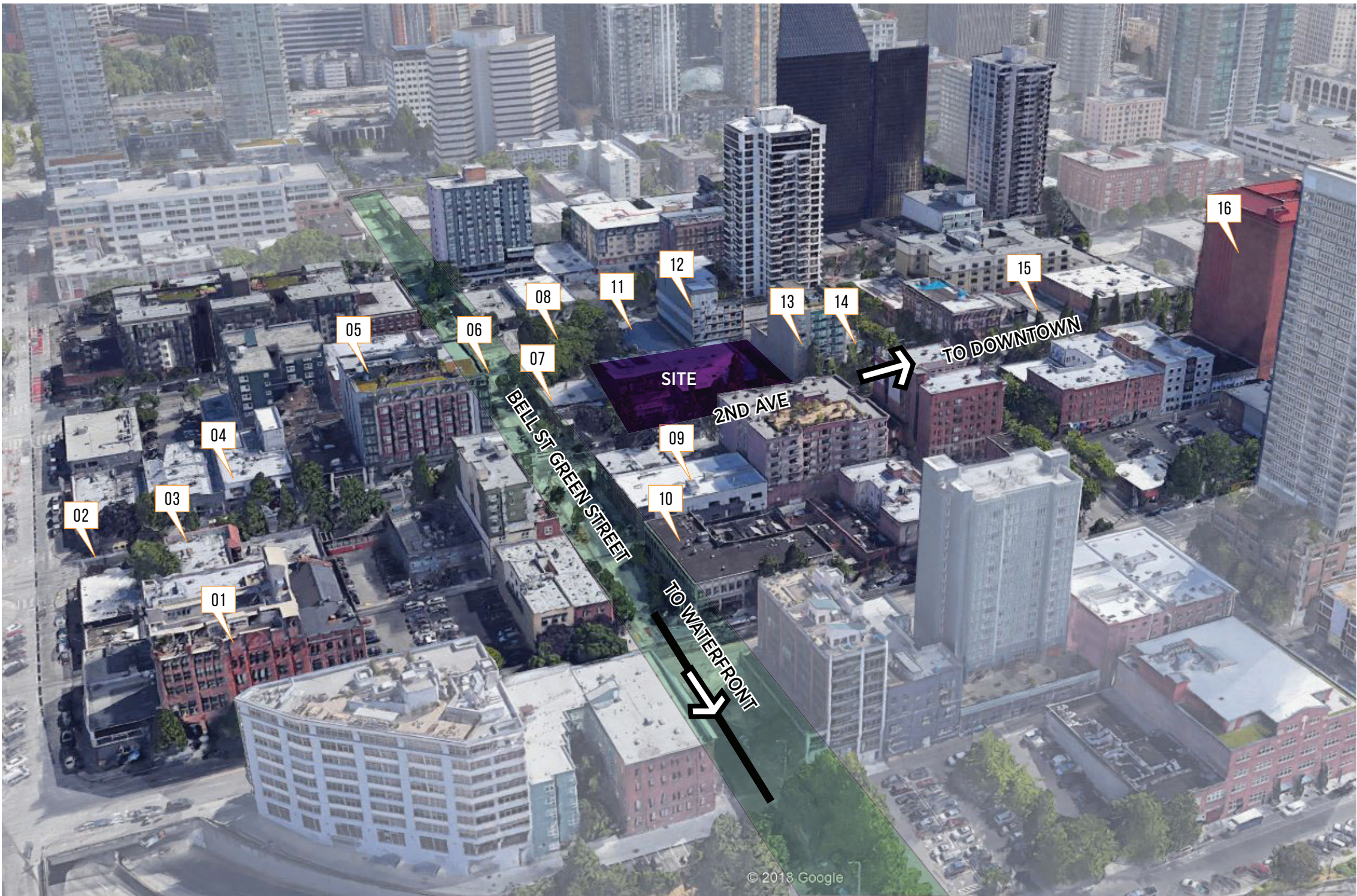
SURROUNDING USES



5.0 URBAN DESIGN ANALYSIS

COMMUNITY NODES & BUILDINGS

Our site lies at the “heart” of Belltown where many popular bars and music clubs exist. It is only a few blocks to the north of downtown. 2nd Avenue has some older low-rise structures, mixed with newer mid-rise and high-rise structures. 1st Avenue has larger older brick buildings and has a different architectural character from 2nd Avenue.



5.0 URBAN DESIGN ANALYSIS

PHOTOS OF BUILDINGS AND PLACES SURROUNDING SITE

01 AUSTIN BELL BUILDING



4FLOORS - CONDOS LANDMARK

02 BUCKLEY'S/ (PREVIOUSLY MGM FILMS)



1FLOOR - BAR LANDMARK

03 HOSTEL/(FORMERLY LORRAINE HOTEL)



2 FLOORS - HOSTEL LANDMARK

04 CAFE RENDEZVOUS / JEWEL BOX THEATER



2 FLOORS - RESTAURANT / THEATER / MUSIC CLUB LANDMARK

05 206 BELL



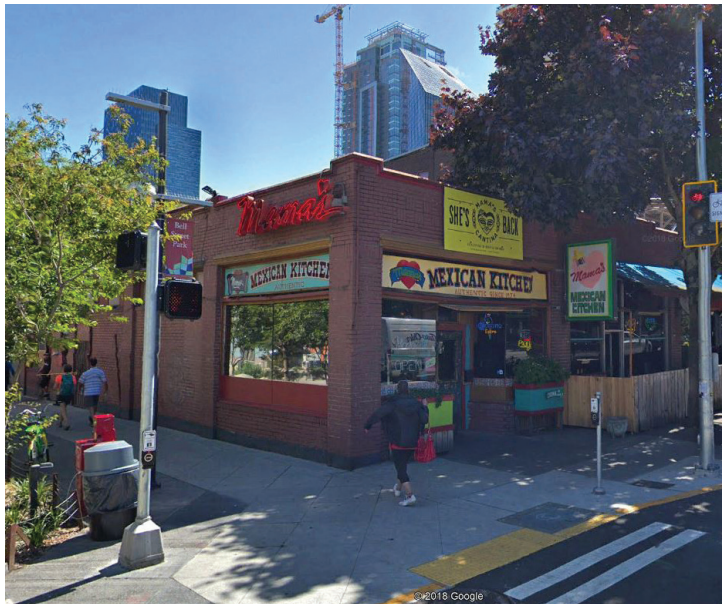
8 FLOORS - APARTMENTS & GROUND FLOOR RETAIL

06 BELL STREET 'GREEN STREET'



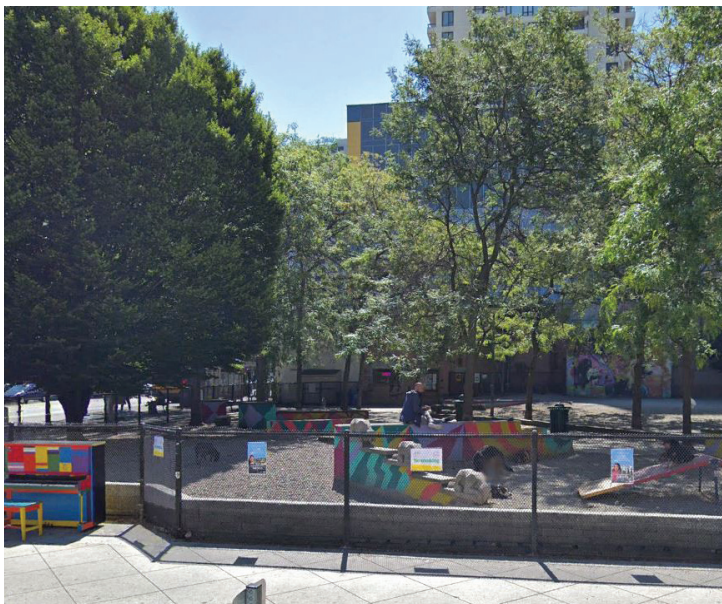
GREEN STREET / WOONERF

07 MAMA'S CANTINA



1 STORY - RESTAURANT LANDMARK

08 RE-GRADE PARK



DOG PARK

5.0 URBAN DESIGN ANALYSIS

PHOTOS OF BUILDINGS & PLACES SURROUNDING SITE

09 BLOCK 41



2 FLOORS - EVENT SPACE

10 LOCAL 360



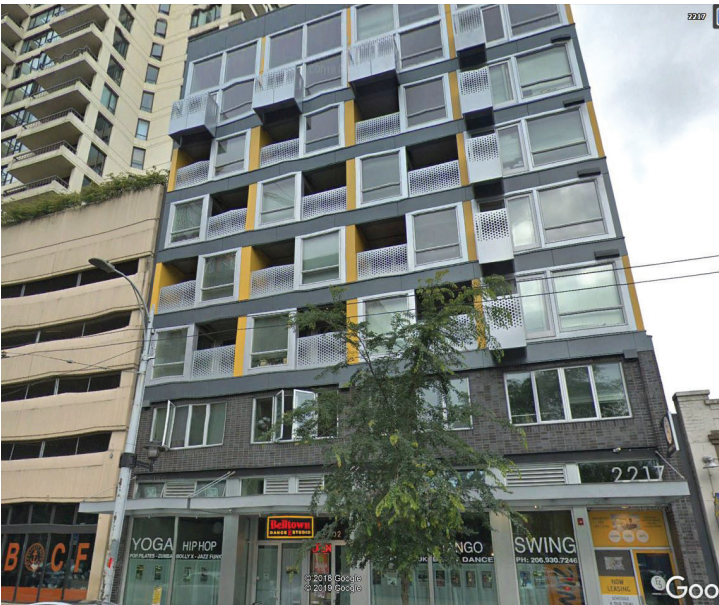
2 FLOORS - BAR & EVENT SPACE

11 DAN'S BELLTOWN GROCER



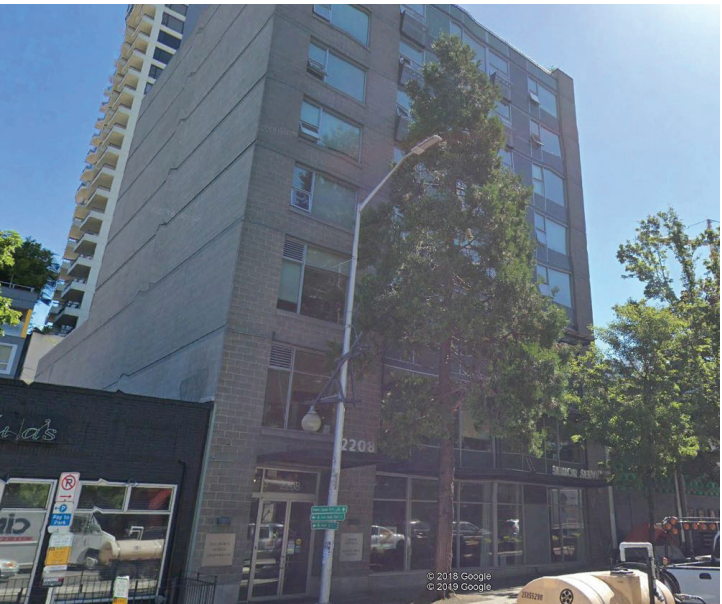
1 FLOOR - GROCERY STORE

12 8 STORY APARTMENT BUILDING



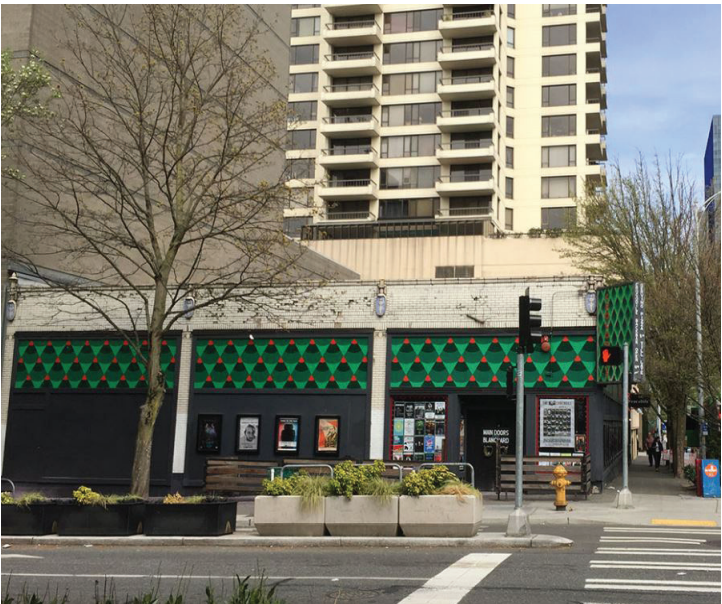
8 FLOORS - APARTMENTS W/ GROUND FLOOR FITNESS/RETAIL

13 SENIOR HOUSING TOWER



8 FLOORS - SENIOR HOUSING & SENIOR CARE

14 CROCODILE LOUNGE



1 FLOOR - MUSIC CLUB/BAR/EATERY

15 JUPITER & WHISKY BAR



1 & 2 FLOORS - BARS

16 CENTURY LINK DATA CENTER TOWER



20+ FLOORS - DATA CENTER TOWER

5.0 URBAN DESIGN ANALYSIS

SITE HISTORY

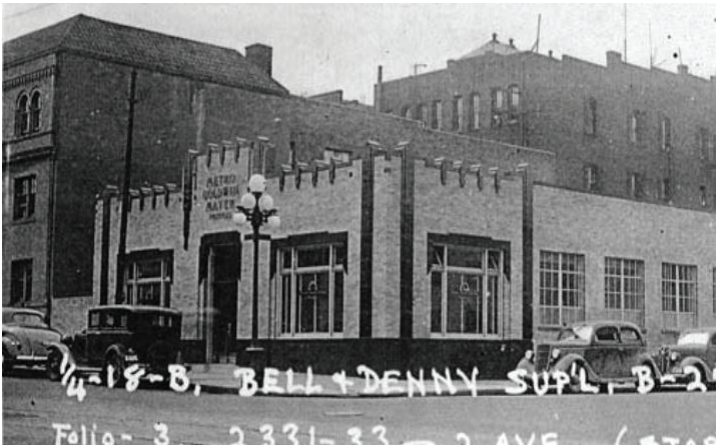


Belltown and this particular area of Belltown has been part of some significant eras of Seattle history. Here is a list of important times:

- Belltown established by William Bell in latter half of 19th century.
- Skirmish with local Native Americans (Battle of Seattle)
- Film Row on 2nd Avenue between Blanchard and Battery Street, between 1920's to 1950's
- Denny Hill Regrade south of Bell Street and 2nd Avenue.
- The Grunge music scene of the early 1990's: Pearl Jam practiced in Belltown.



Belltown settlement



MGM bldg/Buckley's during Film Row era



Seattle Grunge icons

5.0 URBAN DESIGN ANALYSIS

LANDMARK AND HISTORIC BUILDING STATUS

Appendix

Belltown Historic and Icon Building Inventory



No buildings on the project site are referenced historic for the purposes of the Belltown Design Guidelines.



WAYNE APARTMENTS

2224 2ND AVENUE

- Received Landmark status in 2015.
- Determined to have 'No Controls' by Landmarks Preservation Board on Jan. 17th, 2018



MAMA'S KITCHEN


2234 2ND AVENUE


- Received Landmark status in 2017.
- Exterior designated for preservation.


5.0 URBAN DESIGN ANALYSIS


TRANSPORTATION ACCESS


The site is located along multiple bus routes and the downtown district’s designated bike lane. The site is bordered by a Principal Arterial Street, 2nd Avenue on the west. It is a one-way street oriented south-bound to downtown. 3rd Avenue, adjacent by a half-block to the east, is the companion Principal Arterial Street, and is also one-way, but is oriented to north/out of downtown to Queen Anne, Magnolia, & Ballard. Adjacent Bell Street is a Minor Arterial, and is a designated Green Street. The downtown protected bike lane is along the east side of 2nd Avenue which is adjacent to the project site.


 SITE


 MAJOR BUS STOPS


 FUTURE STREET CAR STATION


 ONE WAY ROAD


 TWO WAY ROAD


 PRINCIPAL TRANSIT STREET*

 PRINCIPAL ARTERIALS*

 MINOR ARTERIALS*

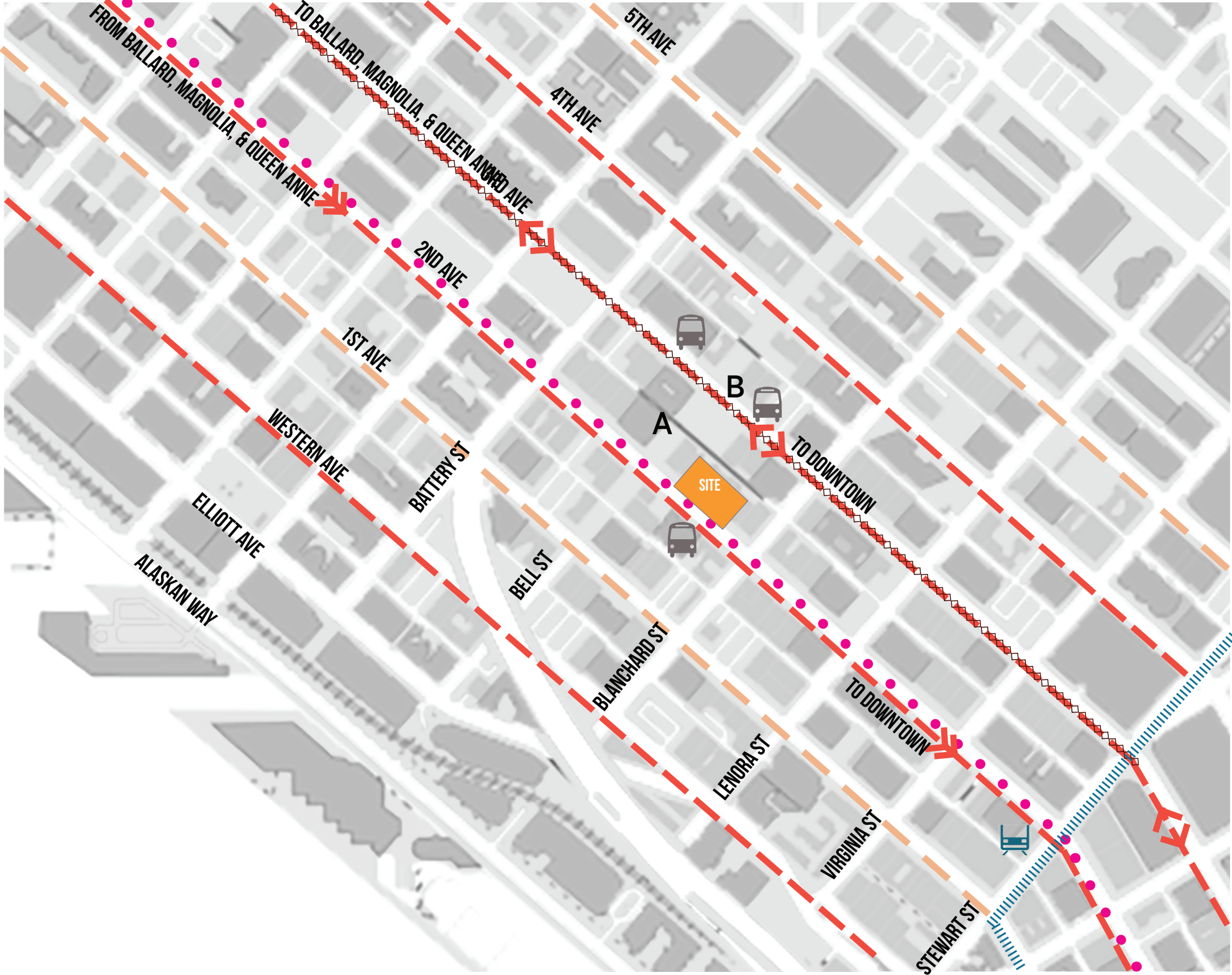
 BIKE LANE

 PROPOSED BUS RAPID TRANSIT CORRIDOR**

 FUTURE STREETCAR LINE

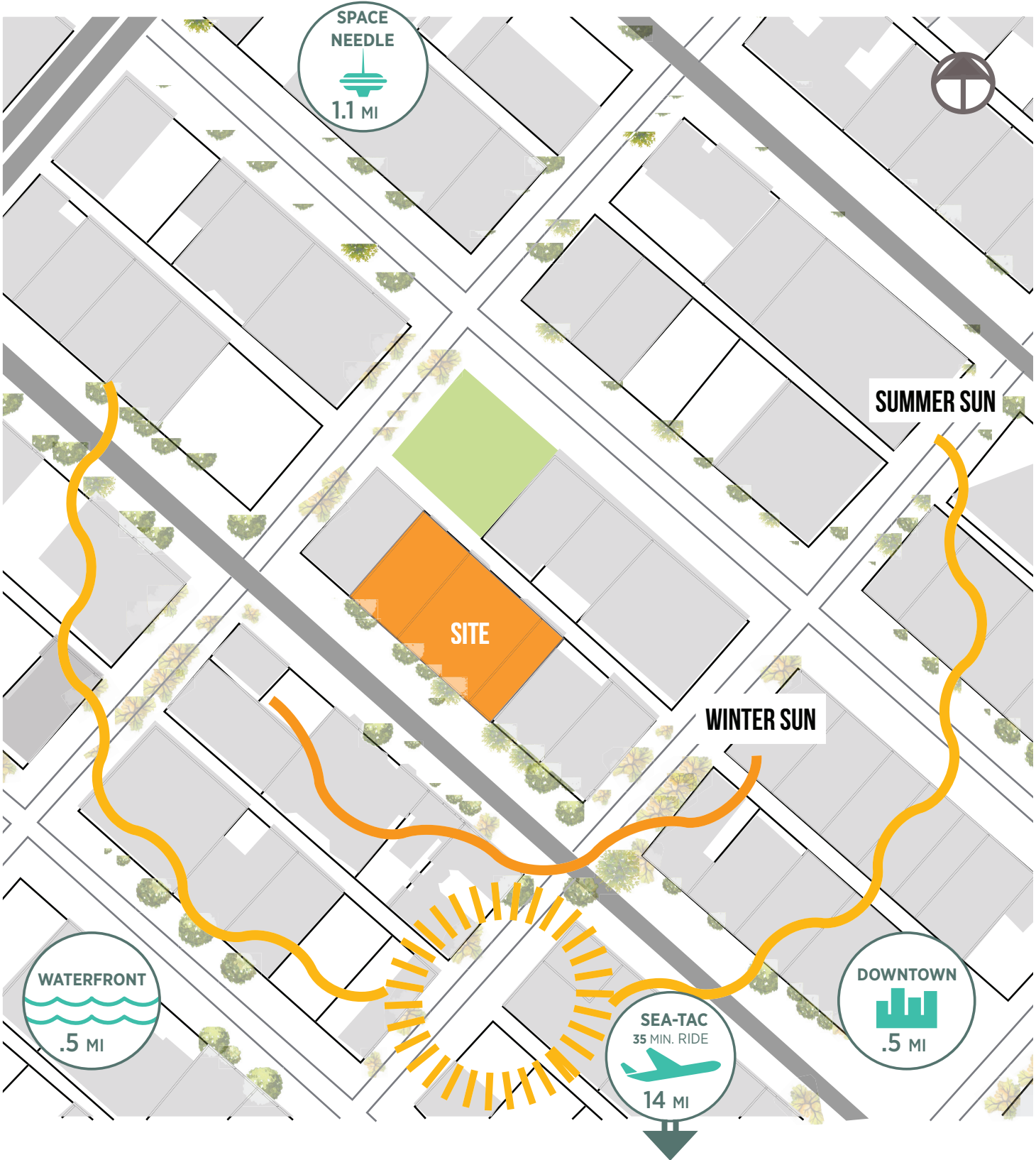
*Per Seattle Arterial Classifications Planning Map

**Per SDOT Seattle Transit Master Plan



5.0 URBAN DESIGN ANALYSIS

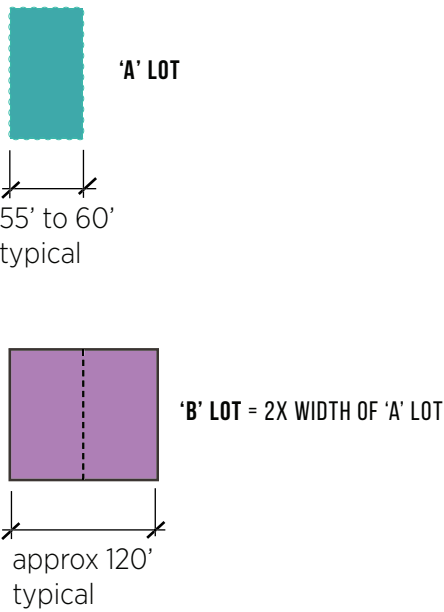
DIAGRAMS: STREET CLASSIFICATION, SUN PATH, PREVAILING WINDS, VIEWS, TREE CANOPIES



5.0 URBAN DESIGN ANALYSIS

A-B BLOCK PATTERN

The blocks in Belltown surrounding the project site show a pattern of typical lot sizes. From this analysis, it appears that all lots in this area were the same size and are about 55 to 60 feet wide and the length is the length from street frontage to alley. We are identifying these as A lots. There are some lots that are larger, and are exactly twice the width of A lots. These are typically where newer and larger buildings have been built and within the last 40 years. We are identifying these as B lots. The project site is abnormally larger than lots in the Belltown area. It is being parceled together from 3 existing lots and totals 3 x the width of an A lot. We intend to break up the massing of the project to reflect the A & B lot sizes found typically in Belltown.

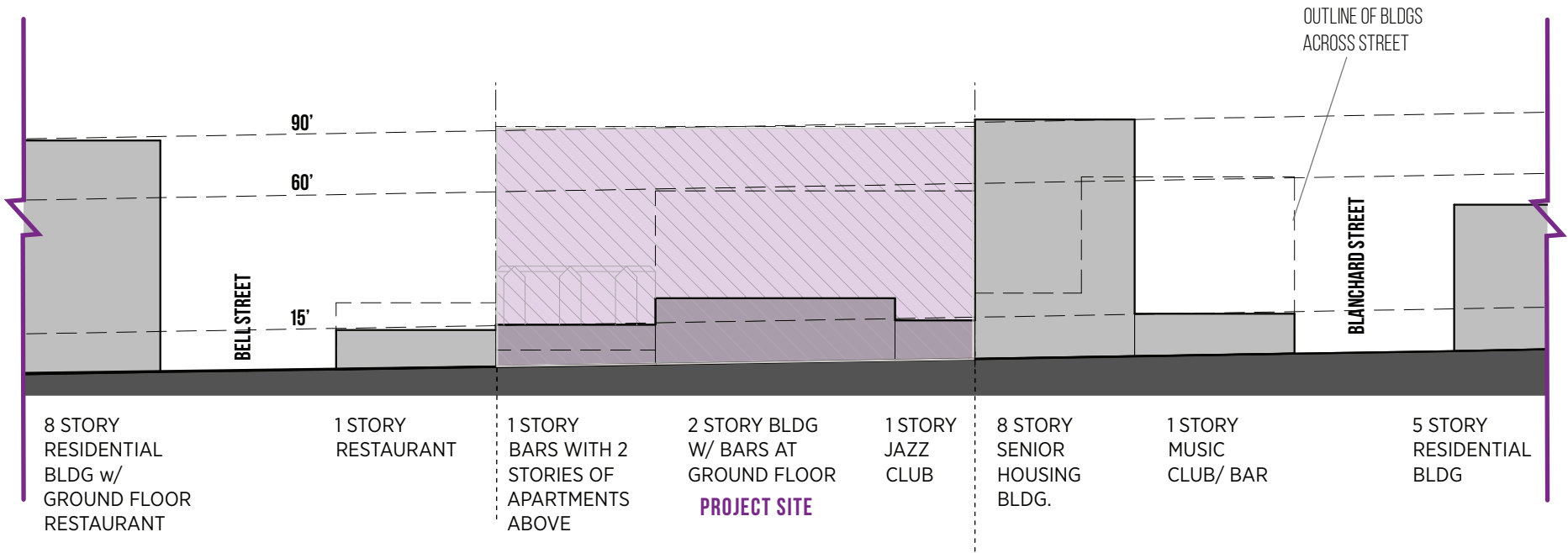
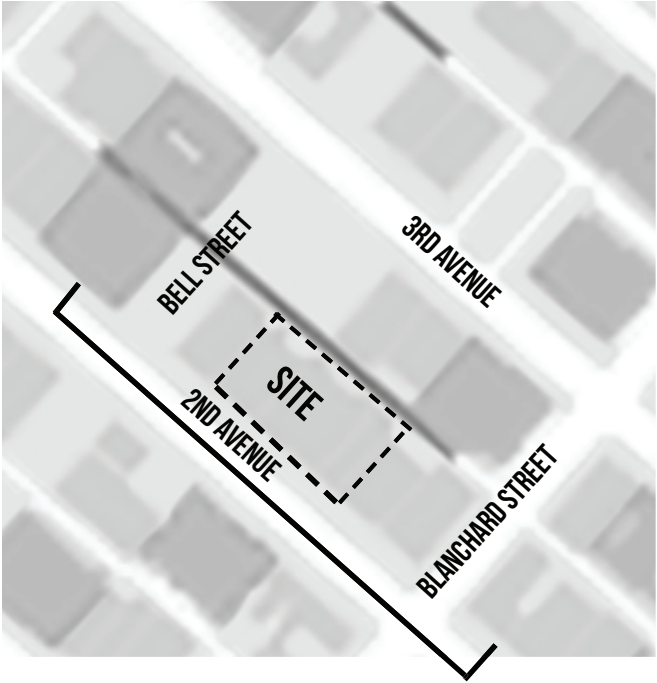


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5.0 URBAN DESIGN ANALYSIS

STREETSCAPE PHOTO MONTAGE

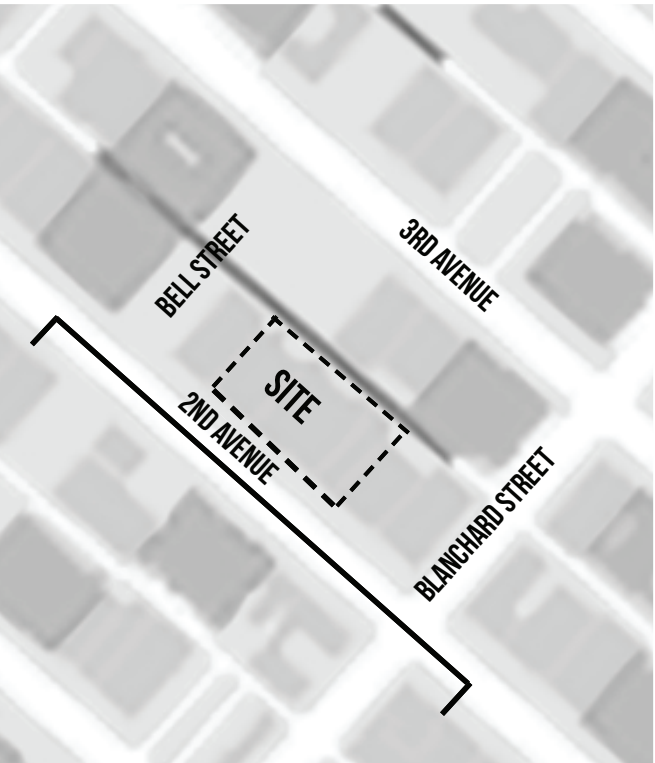
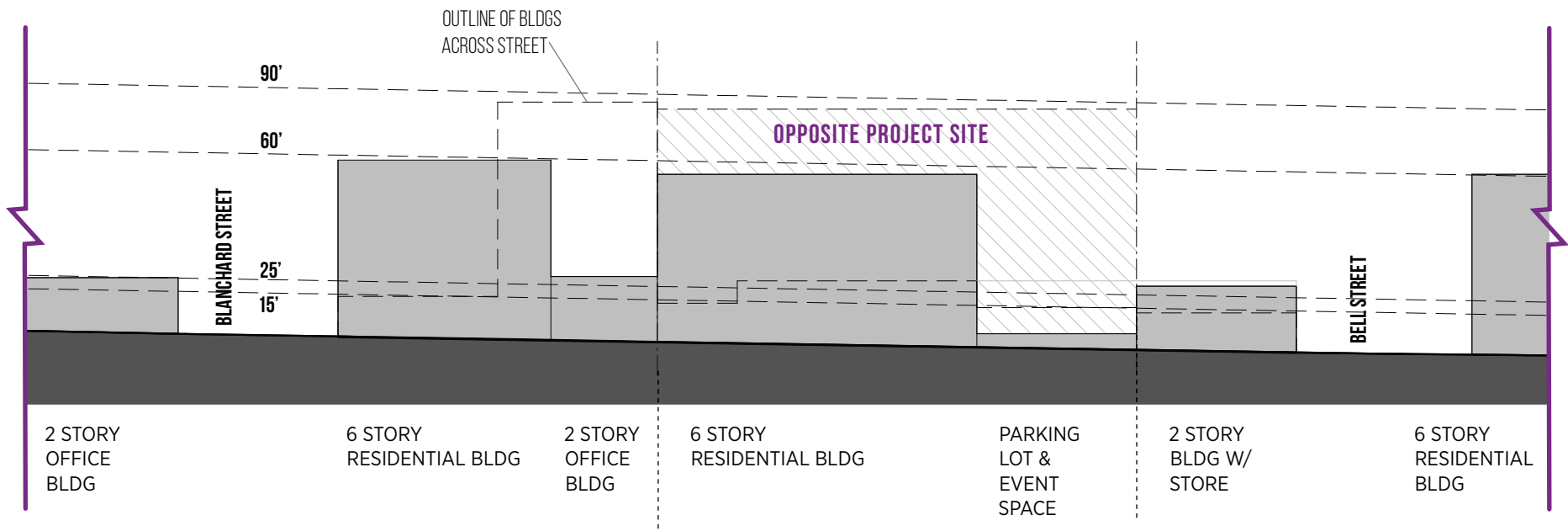
01 2ND AVENUE FACING EAST



5.0 URBAN DESIGN ANALYSIS

STREETSCAPE PHOTO MONTAGE

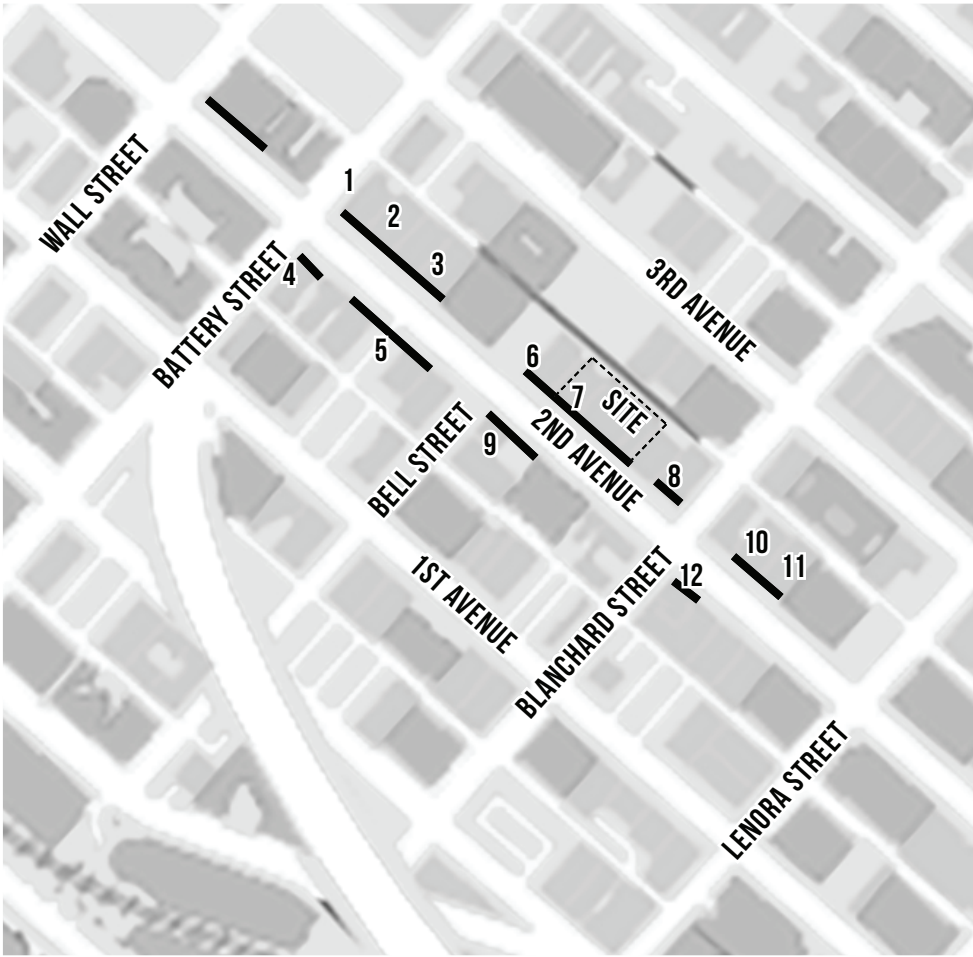
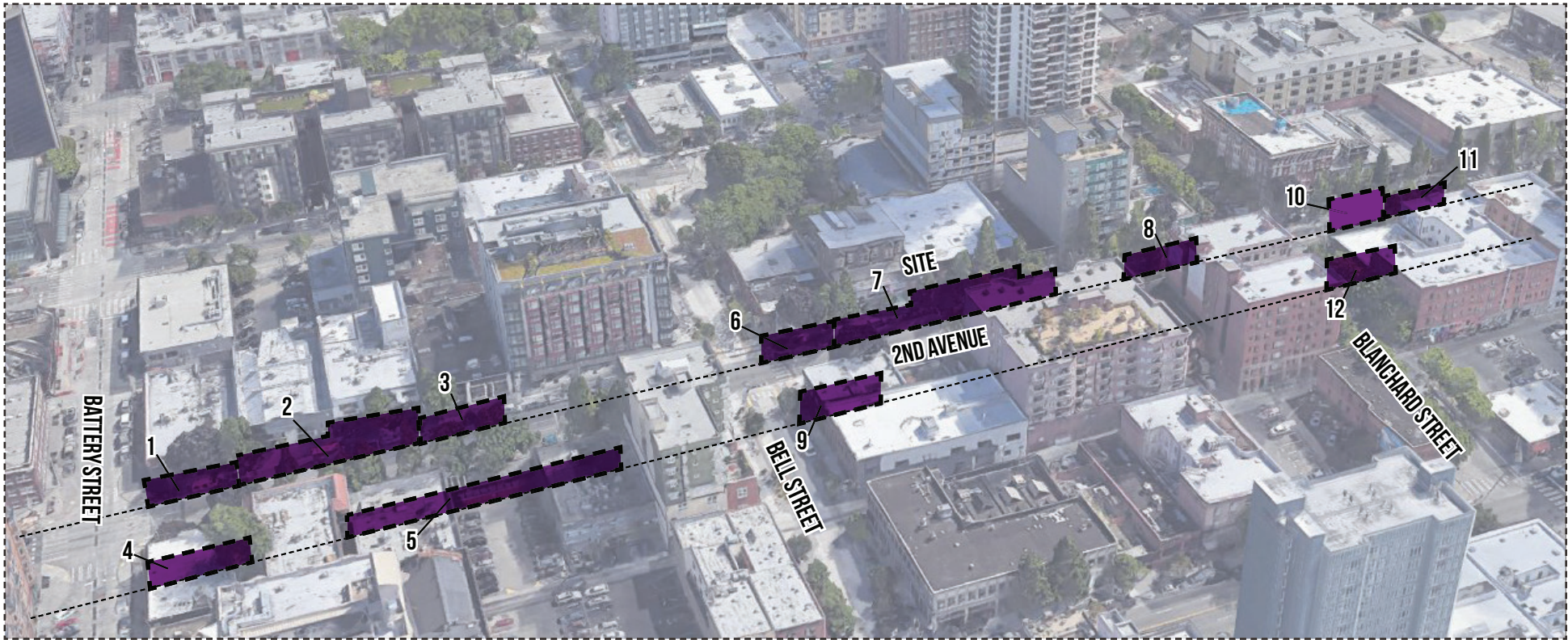
02 2ND AVENUE FACING WEST



5.0 URBAN DESIGN ANALYSIS

LOW-RISE STREET FRONTAGES, PATTERN/CHARACTER OF 2ND AVENUE

2nd Avenue between Wall Street to the north and Lenora Street to the South has a lot of 1-2 story lowrise bar frontages, and especially along the project site between Bell Street and Blanchard Street. Newer and larger buildings have lost some of the scale and character of these low-rise bars and eateries, which are so beloved by the Belltown community. The aerial image and map identifies these low-rise frontages. The next page shows close-up street photos of these locations.

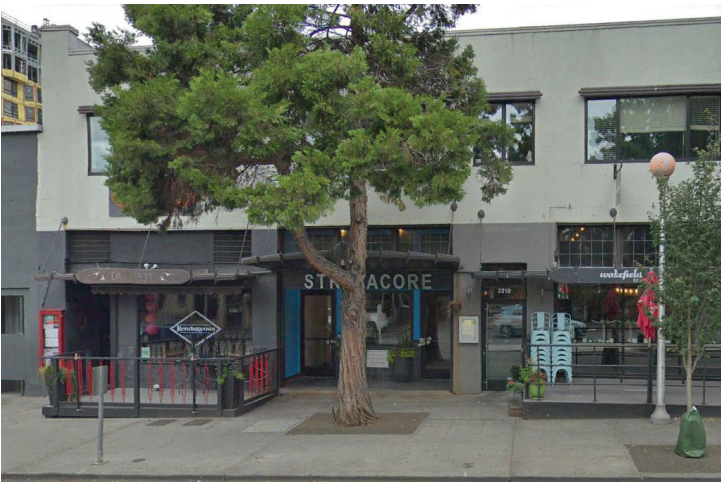


5.0 URBAN DESIGN ANALYSIS

LOW-RISE STREET FRONTAGES PATTERN/CHARACTER



1 - SOUTHEAST CORNER OF 2ND AVE. & BATTERY ST.



2 - EAST SIDE OF 2ND AVE. BETWEEN BATTERY ST. & BELL ST.



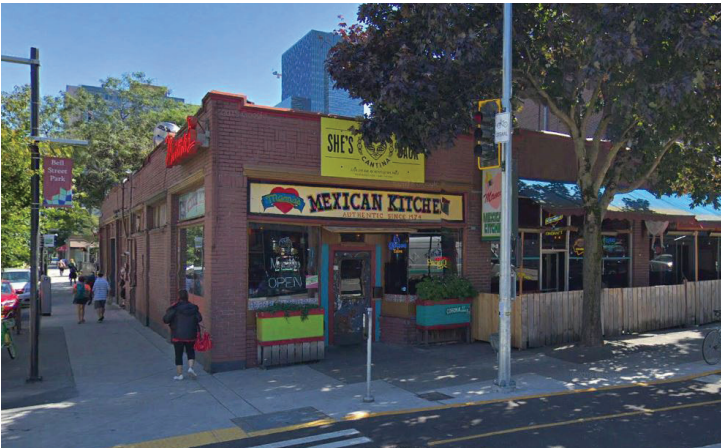
3 - EAST SIDE OF 2ND AVE. BETWEEN BATTERY ST. & BELL ST.



4 - SOUTHWEST CORNER OF 2ND AVE. & BATTERY ST.



5 - WEST SIDE OF 2ND AVE. BETWEEN BATTERY ST. & BELL ST.



6 - SOUTHEAST CORNER OF 2ND AVE. & BELL ST.



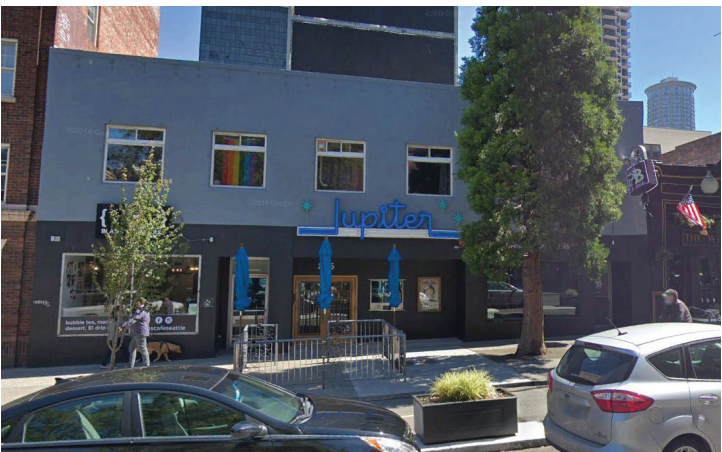
7 - EAST SIDE OF 2ND AVE. BETWEEN BELL ST. & BLANCHARD ST.



8 - SOUTHWEST CORNER OF 2ND AVE. & BELL ST.



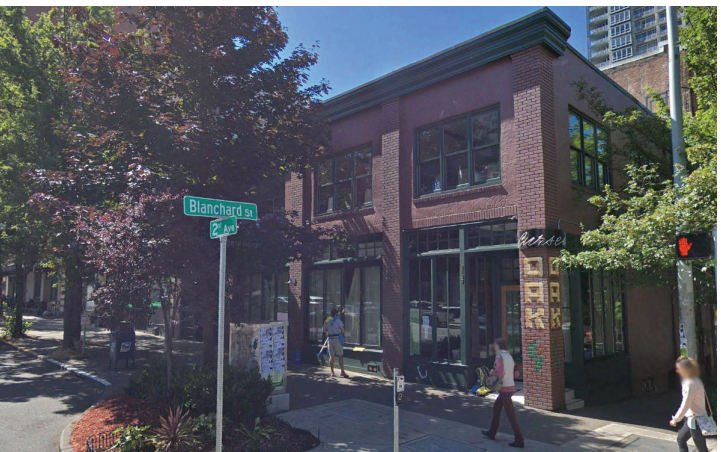
9 - NORTHEAST CORNER OF 2ND AVE. & BLANCHARD ST.



10 - CLUB JUPITER BETWEEN BLANCHARD & LENORA ON 2ND AVE.



11 - THE WHISKY BAR ON 2ND AVE. BETWEEN BELL ST. & BLANCHARD ST



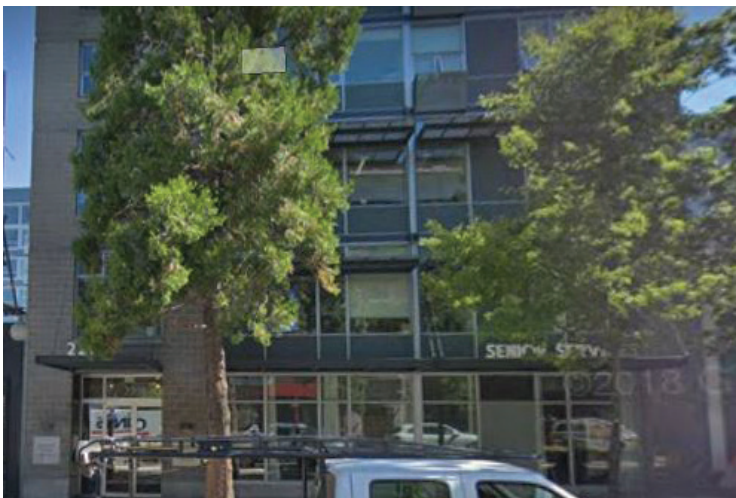
12 - SOUTHWEST CORNER OF 2ND AVE. & BLANCHARD ST.

5.0 URBAN DESIGN ANALYSIS

BELLTOWN STORE FRONTS

There are a diverse types of store frontages and ground floor street frontages in Belltown. New modern store frontages are usually large walls of glass and metal, but without much character befitting the funky and lively character of this project on 2nd Avenue. This analysis shows the difference between storefronts that are non-contributing to an active and vibrant street to those found typical in this area that have a common architectural language.

MODERN STOREFRONTS THAT DO NOT CONTRIBUTE TO THE CHARACTER OF ACTIVE BELLTOWN NIGHTLIFE



vs

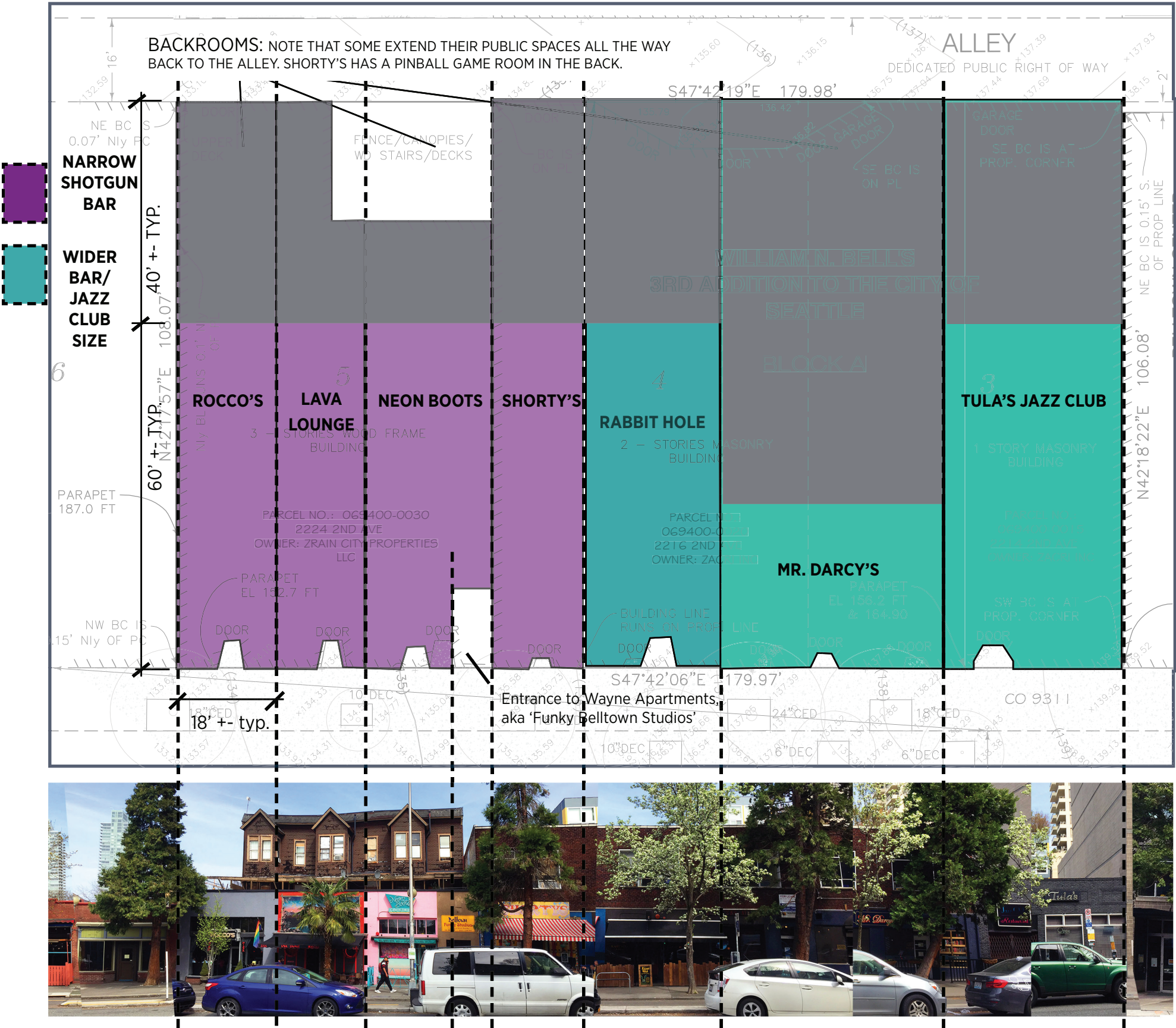
STOREFRONTS IN BELLTOWN THAT CONTRIBUTE TO THE CHARACTER OF THE ACTIVE BELLTOWN NIGHTLIFE



5.0 URBAN DESIGN ANALYSIS

ANALYSIS OF EXISTING SITE TENANTS

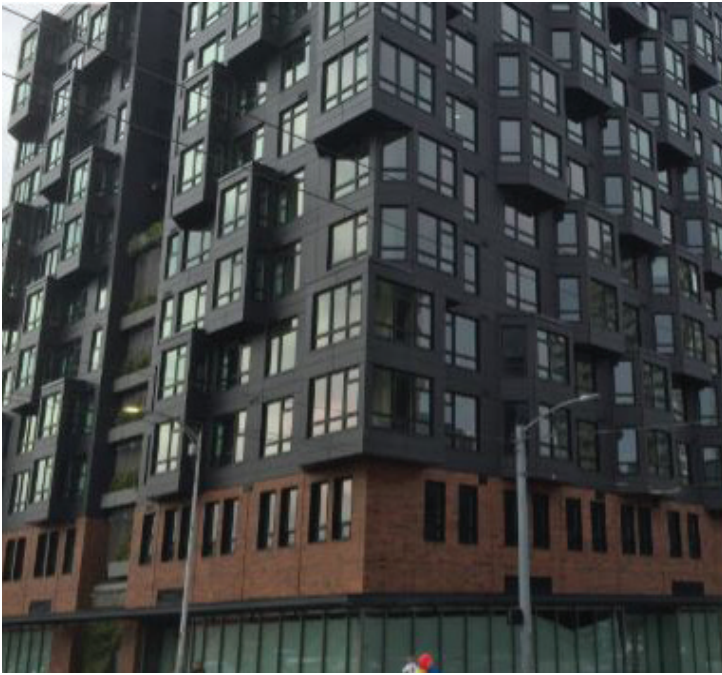
One goal of the project is to either bring back the same bar & music club tenants currently existing on the site, or bring similar funky bars & clubs back into the new building. The new design has closely followed the layouts of the existing bars. They are typically narrow, but very deep. They are about 18' wide and extend back 60' for the first bar space, but some have a second room that extends the rest of the length back to the alley. All of these individual tenants have rooms that accumulate to the length from 2nd Avenue to the alley, which is a total of over 100 feet.



5.0 URBAN DESIGN ANALYSIS

BELLTOWN BAY WINDOW PRECEDENTS

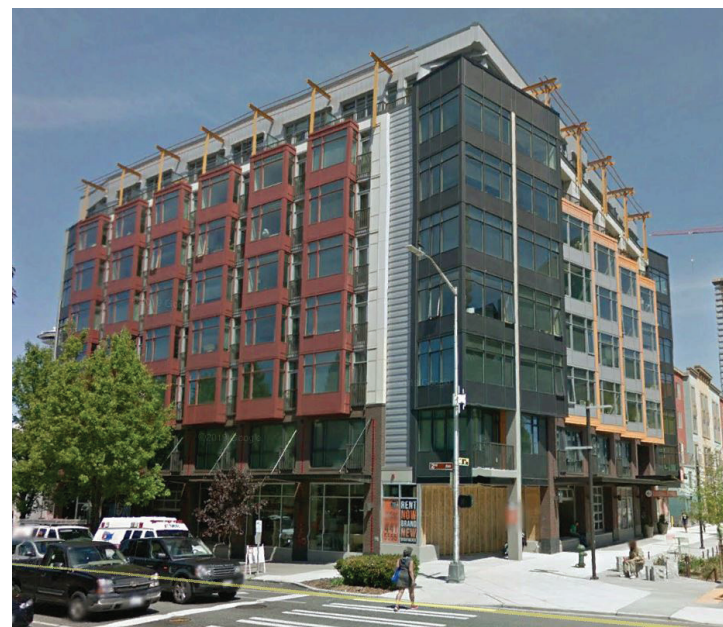
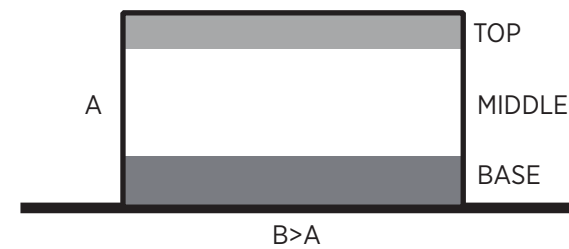
Bay windows are part of the architectural character of Belltown. Many of the older buildings have bay windows similar to San Francisco. Today, there are a number contemporary interpretations of the bay window aesthetic in Belltown. Here are of those more recent examples.



5.0 URBAN DESIGN ANALYSIS

BELLTOWN ARCHITECTURAL COMPOSITIONS

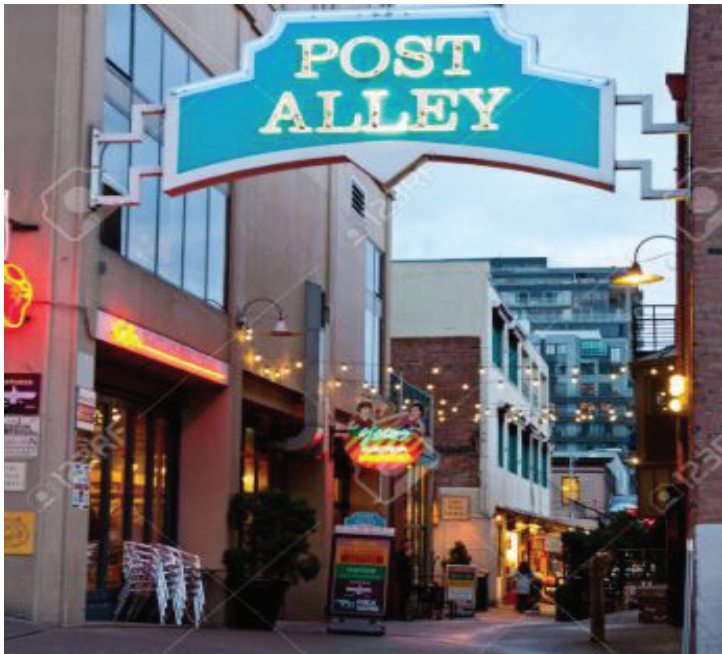
Many of Belltown's buildings that are wider than they are tall tend to have a base, middle, and top composition. Some of them have some sort of relief or setback at the top level and a cornice at the roof level.



5.0 URBAN DESIGN ANALYSIS

BELLTOWN / SEATTLE ALLEYS

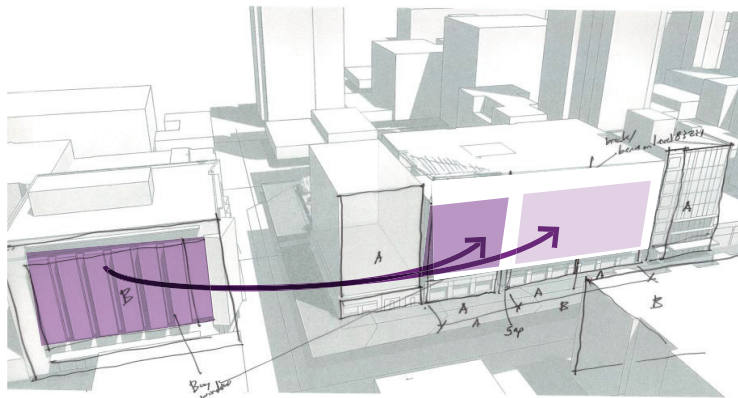
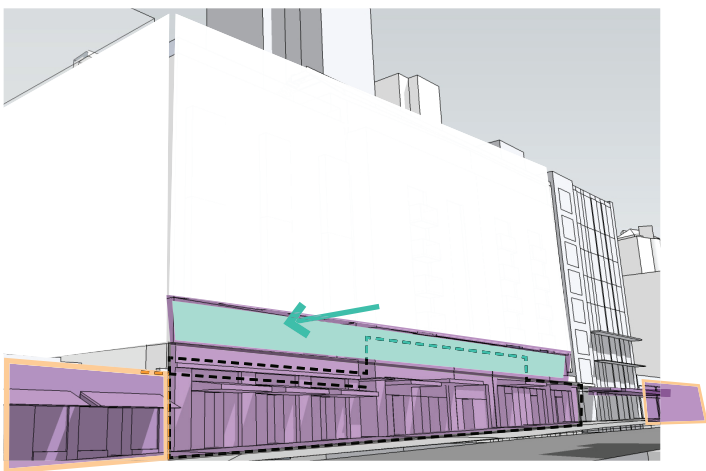
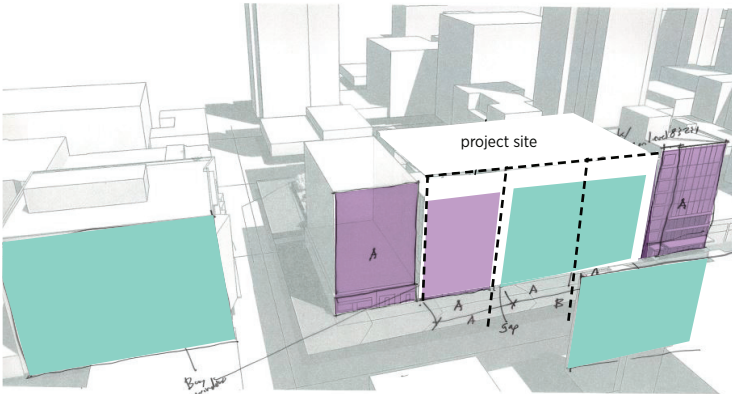
Seattle has some great alleys for precedent. Most of the more active alleys are near Pike Place Market. Belltown’s alleys are not currently very active, but have a lot of eclectic artwork and murals. Seattle’s South Lake Union area has some recent good examples of cleaned up alleys where residents front them. This project intends to clean the alley up and give it the artsy appeal with active uses to enliven it.



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6.0 DESIGN GUIDELINES

6.0 DESIGN GUIDELINES



A-1 SITE PLANNING & MASSING: RESPOND TO THE PHYSICAL ENVIRONMENT

DEVELOP AN ARCHITECTURAL CONCEPT AND COMPOSE THE BUILDING MASSING IN RESPONSE TO GEOGRAPHIC CONDITIONS AND PATTERNS OF URBAN FORM FOUND NEARBY OR BEYOND THE IMMEDIATE CONTEXT OF THE BUILDING SITE.

PROJECT DESIGN RESPONSES

1. The blocks in Belltown surrounding the project site show a pattern of typical lot sizes of 60' widths or twice that width (=120') for newer buildings. The project site is 3 times the 60' width of the typical lot in the Belltown area. We intend to break up the massing of the project, and use this A-B rythm to reflect the lot sizes found typically in Belltown.
2. The project will also place amenities in locations taking advantage of the views to Elliott Bay and to downtown.

3. There are tall and slanted cedar trees installed fronting this property, which were chosen by the Belltown community and an artist, about 20 years ago, and they are to remain. These place significant construction restraints and therefore limit the use of bay windows or other architectural projections.

B-1 & B-2 RESPOND TO THE NEIGHBORHOOD CONTEXT & CREATE A TRANSITION IN BULK & SCALE

B1: DEVELOP AN ARCHITECTURAL CONCEPT AND COMPOSE THE MAJOR BUILDING ELEMENTS TO REINFORCE DESIRABLE URBAN FEATURES EXISTING IN THE SURROUNDING NEIGHBORHOOD.

B2: COMPOSE THE MASSING OF THE BUILDING TO CREATE A TRANSITION TO THE HEIGHT, BULK, AND SCALE OF DEVELOPMENT IN NEARBY LESS INTENSIVE ZONES.

PROJECT DESIGN RESPONSES

1. 2nd Avenue between Lenora & Battery Street consists of many low-rise 1-2 story cafe/restaurant/bars that create an active street life. The preferred scheme articulates that by creating a 1 -story facade that aligns with Mama's Cantina on the north.
2. This project is accentuating the architectural expression by creating a clear distinction between the pedestrian streetscape by enhancing retail in our base and separating it from the residential spaces in the upper mass. A setback is used on the second floor to help create a better pedestrian scale for the storefronts.

B-3 REINFORCE THE POSITIVE URBAN FORM & ARCHITECTURAL ATTRIBUTES TO THE IMMEDIATE AREA

CONSIDER THE PREDOMINANT ATTRIBUTES OF THE IMMEDIATE NEIGHBORHOOD.

PROJECT DESIGN RESPONSES

1. See response comment # 1 to B-1.
2. See response comment #2 to A-1.
3. Bay windows are characteristic of Belltown architecture. We are proposing to use some bay windows in this project and then mimic the rhythm of bay windows with balconies.
4. We are also planning on using brick on the ground facade fronting 2nd Avenue to relate to the brick of the local Belltown context.

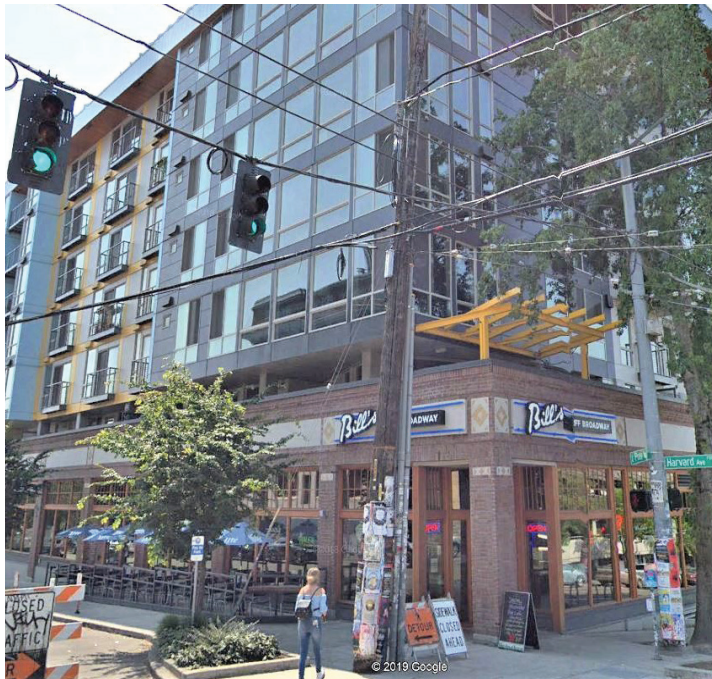


C-1 THE STREETScape: PROMOTE PEDESTRIAN INTERACTION

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.

PROJECT DESIGN RESPONSES

1. The proposed project will have bar/retail bays that will in width and depth similar to the other retail spaces on the block. It will also have the similar uses, such as bars, restaurants, and/or music clubs.
2. The street facade will have customizable storefronts and signage.
3. The storefronts will be part of a 1-story brick facade accomodating unique and eclectic features.
4. Sidewalk cafe/ beer gardens will be encouraged for the tenant spaces.



C-2 THE STREETScape: DESIGN FACADES OF MANY SCALES

DESIGN ARCHITECTURAL FEATURES, FENESTRATION PATTERNS, AND MATERIAL COMPOSITIONS THAT REFER TO THE SCALE OF HUMAN ACTIVITIES CONTAINED WITHIN. BUILDING FACADES SHOULD BE COMPOSED OF ELEMENTS SCALED TO PROMOTE PEDESTRIAN COMFORT, SAFETY, AND ORIENTATION.

PROJECT DESIGN RESPONSES

1. The proposed ground facade has been modeled to follow the scale of the existing 1-story facades, and the same widths of the existing bars.
2. The individual storefronts will be designed to take on a contemporary interpretation of the traditional bay storefronts currently existing.
3. Awnings and other architectural features will be designed to provide pedestrian scale and interest.



C-6 THE STREETScape: DEVELOP THE ALLEY FACADE

TO INCREASE THE PEDESTRIAN SAFETY, COMFORT, AND INTEREST, DEVELOP PORTIONS OF THE ALLEY FACADE IN RESPONSE TO THE UNIQUE CONDITIONS OF THE SITE OR PROJECT.

PROJECT DESIGN RESPONSES

1. The proposed project is considering active uses on the alley portion facing regrade park, like a coffee bar and lounge.
2. The below-grade parking ramp has been pushed to the south side of the alley facade to allow for maximum exposure for active uses and residential units to regrade Park.
3. The project will create a large trash storage area to keep all the trash off the alley and out of site.
4. A large portion of the alley facade building will be visible above regrade park and the 1-story store to the east, and the design will respond with color variation and material change.



D-4 PUBLIC AMENITIES: PROVIDE ADEQUATE SIGNAGE

DESIGN SIGNAGE APPROPRIATE FOR THE SCALE AND CHARACTER OF THE PROJECT AND IMMEDIATE NEIGHBORHOOD. ALL SIGNS SHOULD BE ORIENTED TO PEDESTRIANS AND/OR PERSONS IN THE VEHICLES ON STREETS WITHIN THE IMMEDIATE NEIGHBORHOOD.

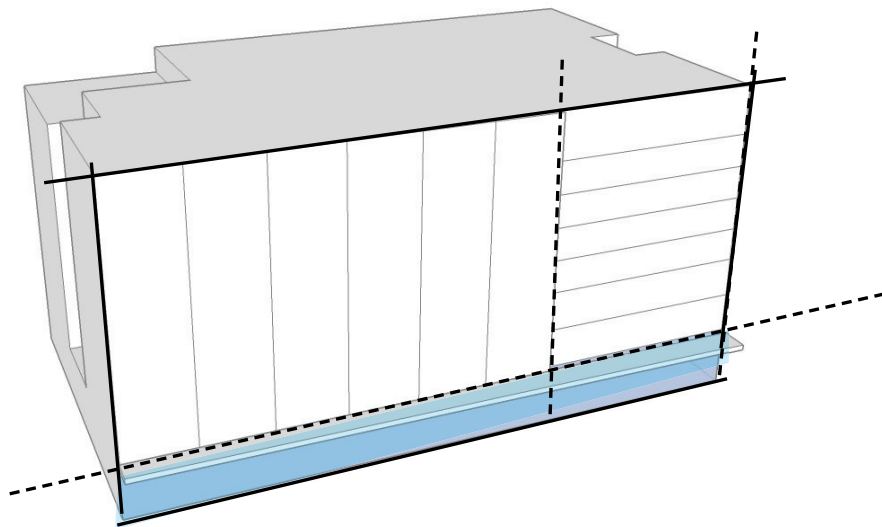
PROJECT DESIGN RESPONSE

1. The project is proposing for customizable eclectic signage and graphics for the individual tenants that occupy the ground level storefronts to help enliven this part of 2nd Avenue, which is considered to be the heart of Belltown.

7.0 ARCHITECTURAL MASSING CONCEPTS

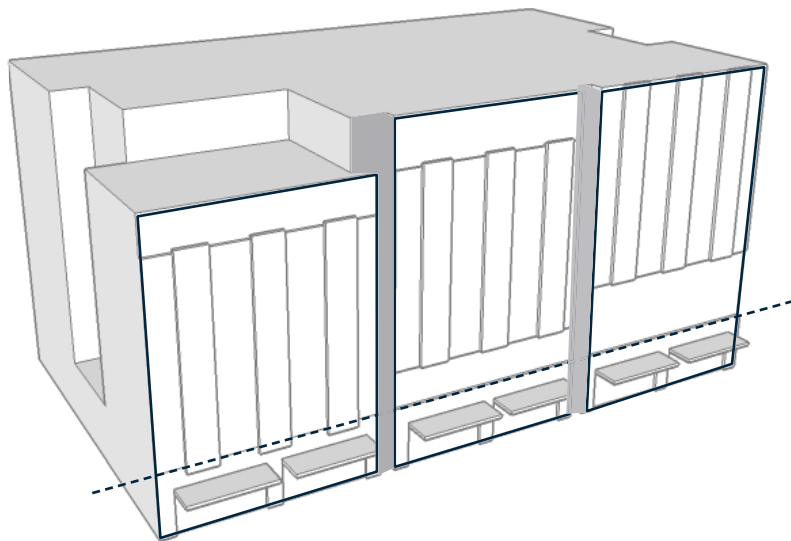
7.0 ARCHITECTURAL MASSING CONCEPTS

INTRO TO MASSING CONCEPTS



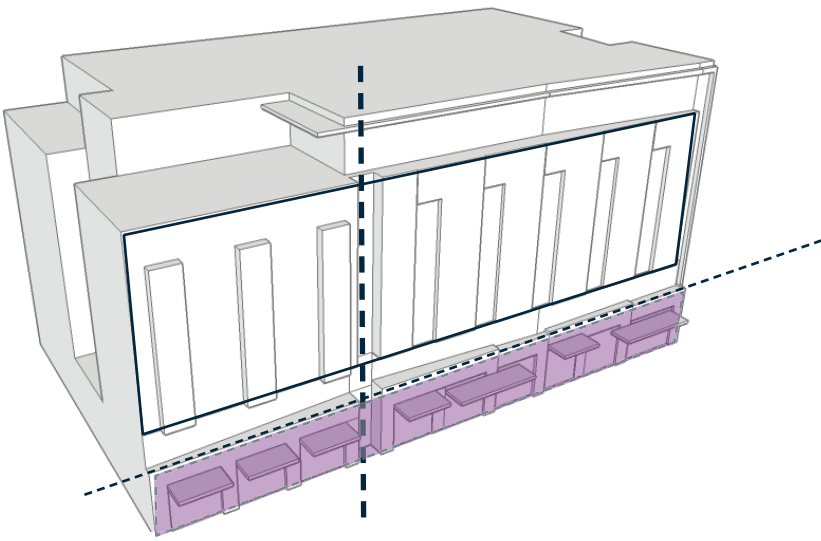
CONCEPT 1 - 'SIMPLE MODERN'

- 1. Very simple/flat facade with the exception of ground floor and southern 1/3 being setback by 2'
- 2. Ground floor facade is aligned with Mama's kitchen to the north, but is a transparent storefront facade that is setback by 2' from the property line.
- 3. Southern 1/3 of the facade mimics massing of adjacent building to the south in size and flatness.



CONCEPT 2 - 'STEP UP'

- 1. Massing broken into three equal widths.
- 2. Vertical projections are used in a dynamic stepping up expression.
- 3. Expression is more vertical.

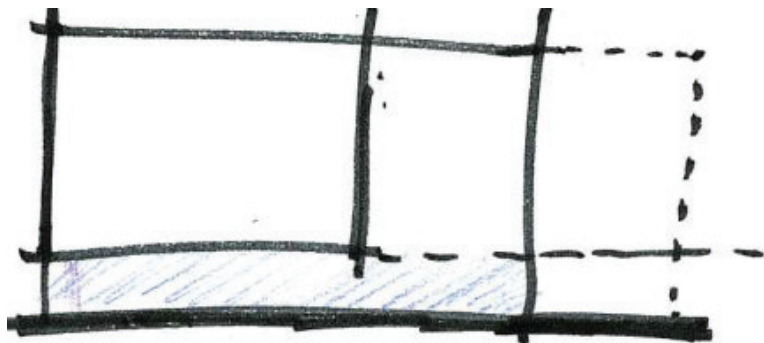


CONCEPT 3 - 'FUNKY BASE'

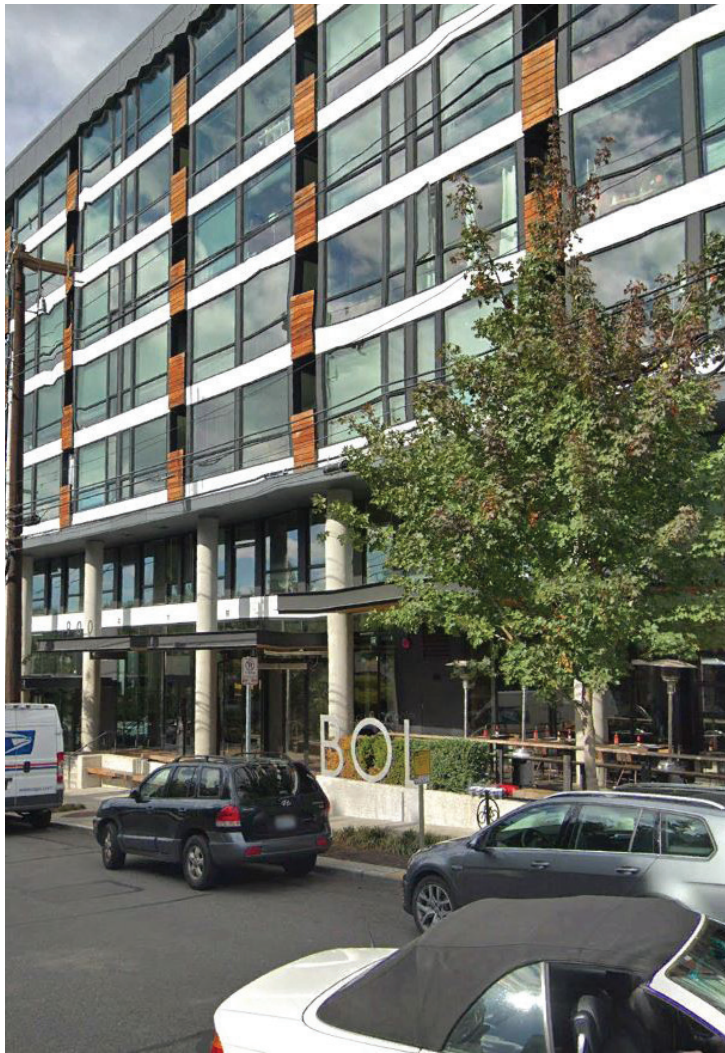
- 1. The ground floor street frontage is set apart from the rest of the building and echoes the similar architectural expressions as the storefronts on 2nd Avenue.
- 2. The upper residential levels is more back ground to the ground floor but is broken up in two general massings to follow larger Belltown context.
- 3. The 2nd & 8th floor setbacks undulate to give contrast and relief from the other more flat facades.

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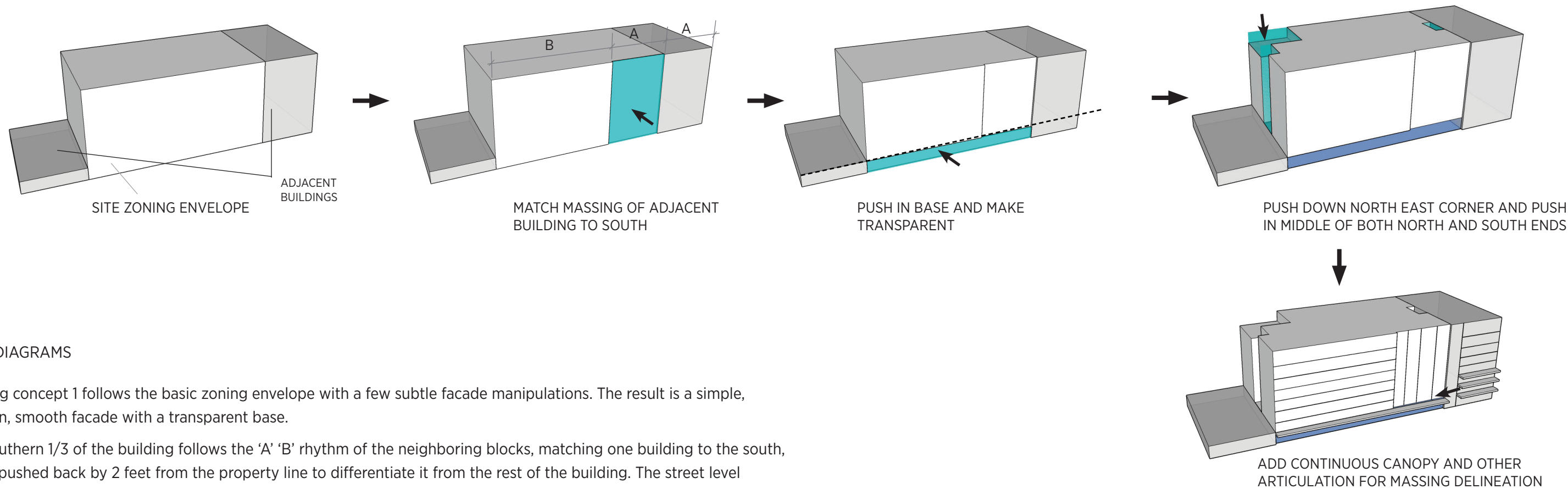
CONCEPT 1:
‘SIMPLE MODERN’



Simple modern means to depart from the past and give a newer and cleaner looking architecture, an architecture of modern simplicity. Glass, transparency, and simple rectilinear planes are its architectural elements of design.



CONCEPT 1: 'SIMPLE MODERN'



PARTI DIAGRAMS

Massing concept 1 follows the basic zoning envelope with a few subtle facade manipulations. The result is a simple, modern, smooth facade with a transparent base.

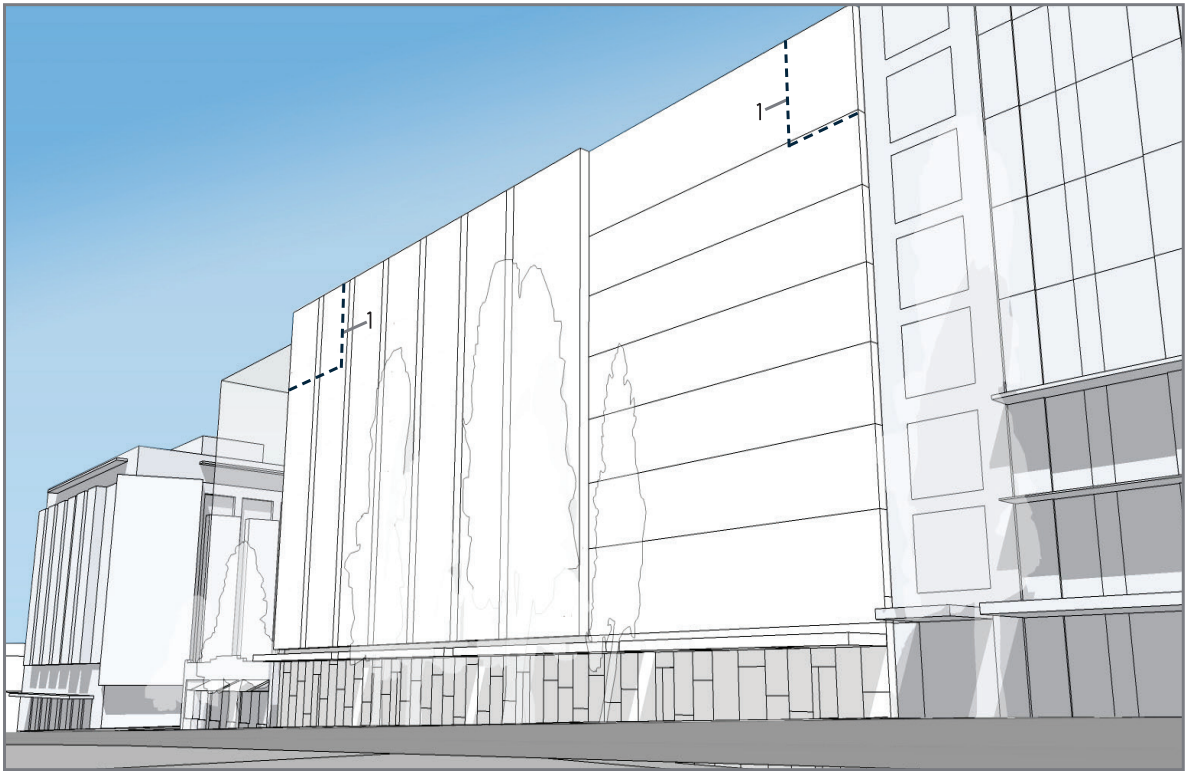
The southern 1/3 of the building follows the 'A' 'B' rhythm of the neighboring blocks, matching one building to the south, and is pushed back by 2 feet from the property line to differentiate it from the rest of the building. The street level facade is then recessed from the massing above. Street level is a mostly transparent facade. The northeastern corner is recessed to transition in scale down to Regrade Park. Further articulation is expressed by a continuous canopy at street level and horizontal and vertical facade articulation of the two upper masses to reinforce the 'A' 'B' pattern.

Some of the challenges of Massing Concept 1 include:

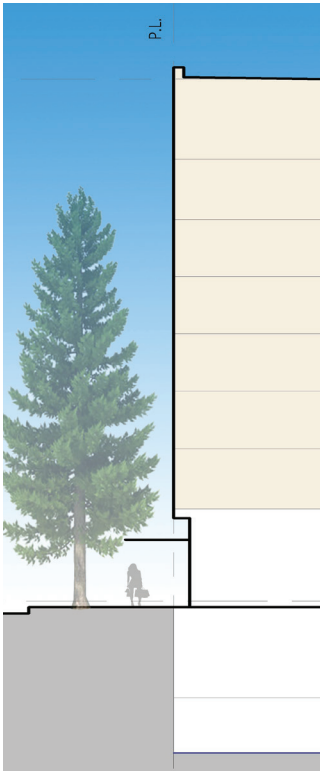
- Large overwhelming flat mass fronting 2nd Avenue
- Does not fit the character of this part of Belltown
- Street level transparent facade does not follow character of 2nd Avenue bar storefronts
- Continuous canopy/overhead weather protection does not take into consideration the large abnormal street trees and 'beer gardens' against the building

7.0 ARCHITECTURAL MASSING CONCEPTS

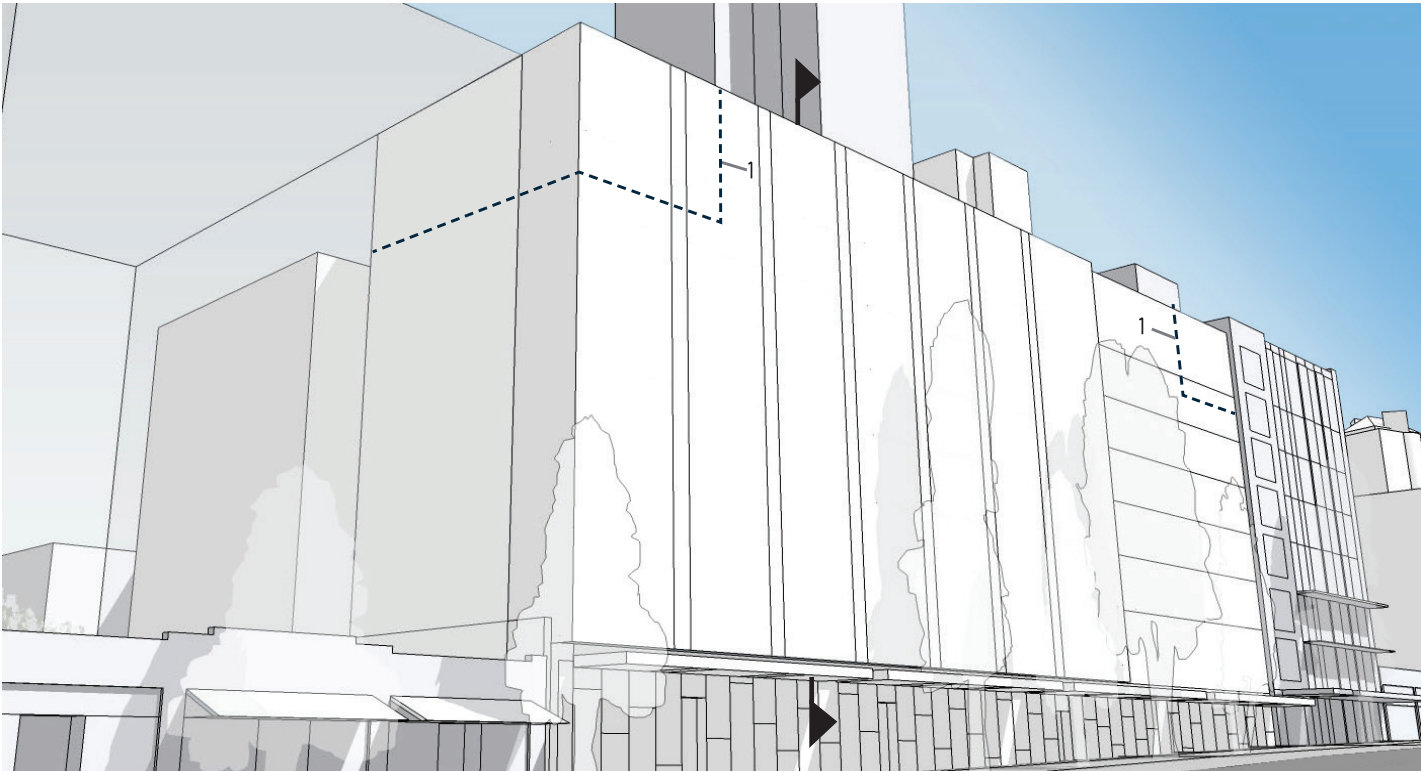
CONCEPT 1: 'SIMPLE MODERN'



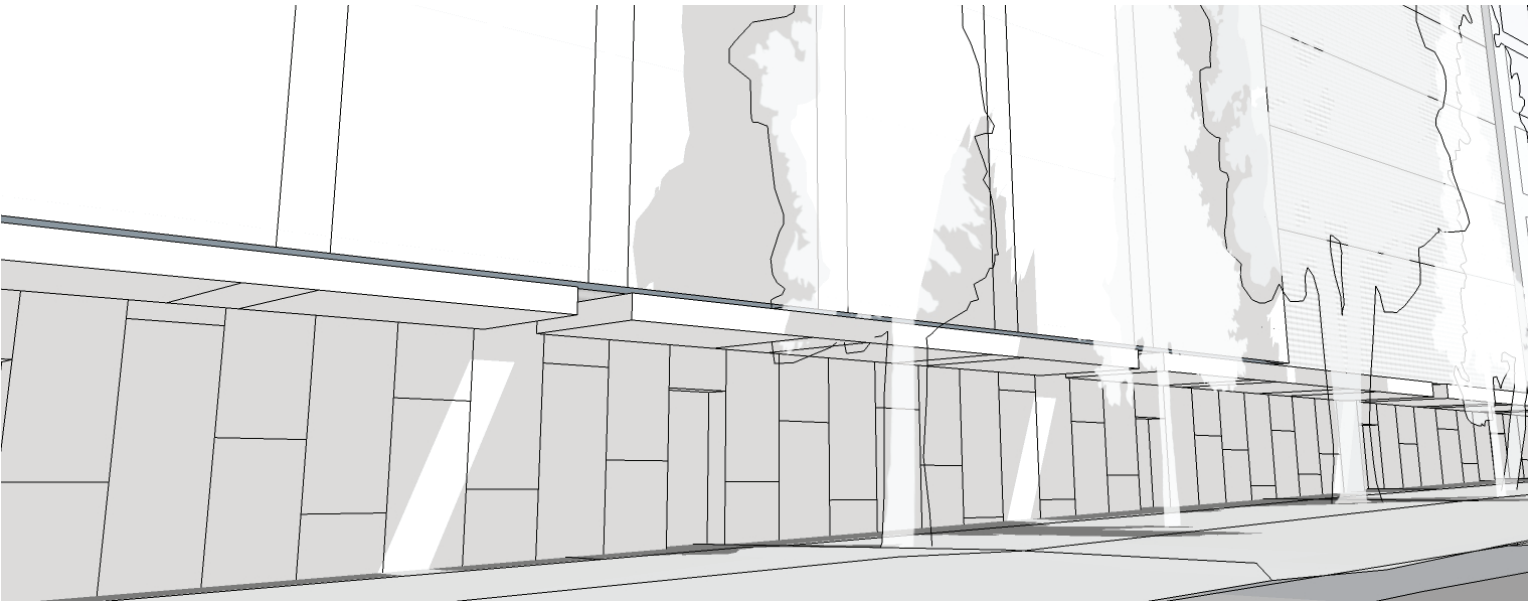
VIEW LOOKING NORTH/NORTHEAST FROM BLANCHARD ON 2ND AVENUE



SECTION THROUGH
2ND AVE FRONTAGE



VIEW LOOKING SOUTH/SOUTHEAST FROM BELL STREET AND 2ND AVENUE

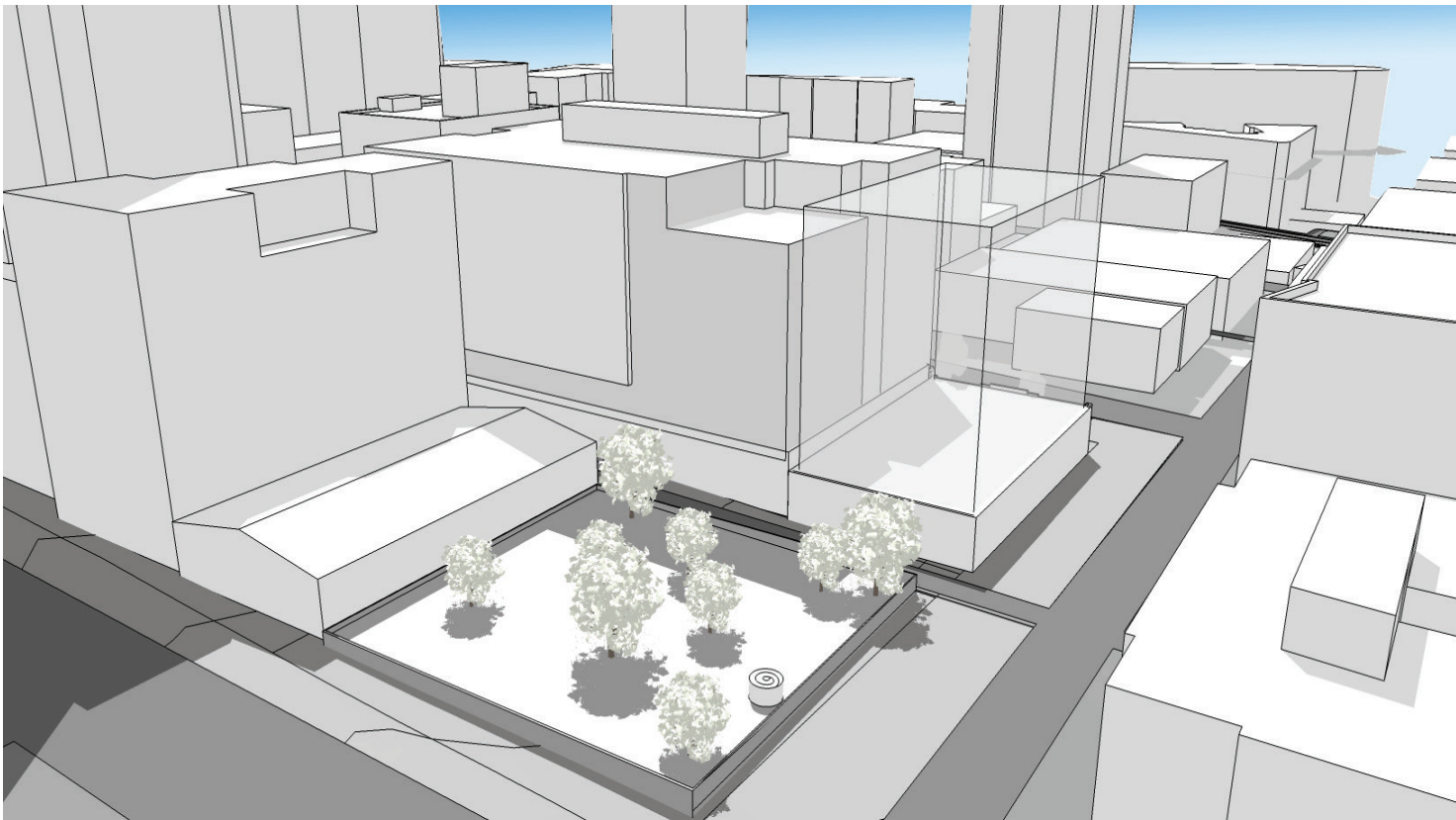


VIEW LOOKING SOUTH/SOUTHEAST FROM BLANCHARD ALONG 2ND AVENUE

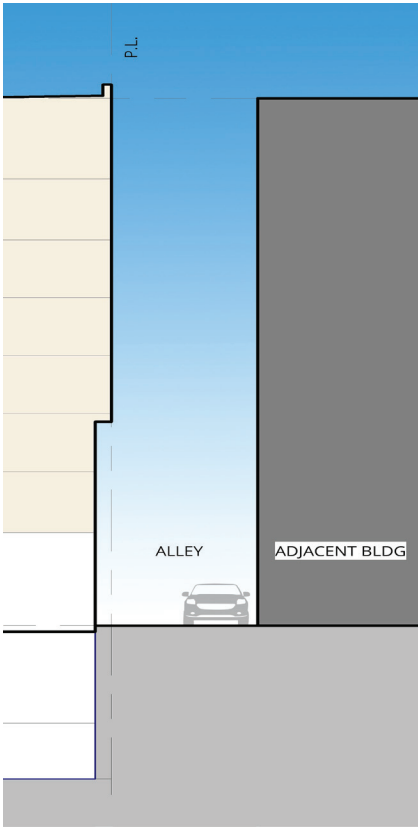
1 Per SMC 23.49.166.A.1, 20' setbacks at 65' were confirmed to be a typo in the zoning code for the DMR/R 96/65 zone.

7.0 ARCHITECTURAL MASSING CONCEPTS

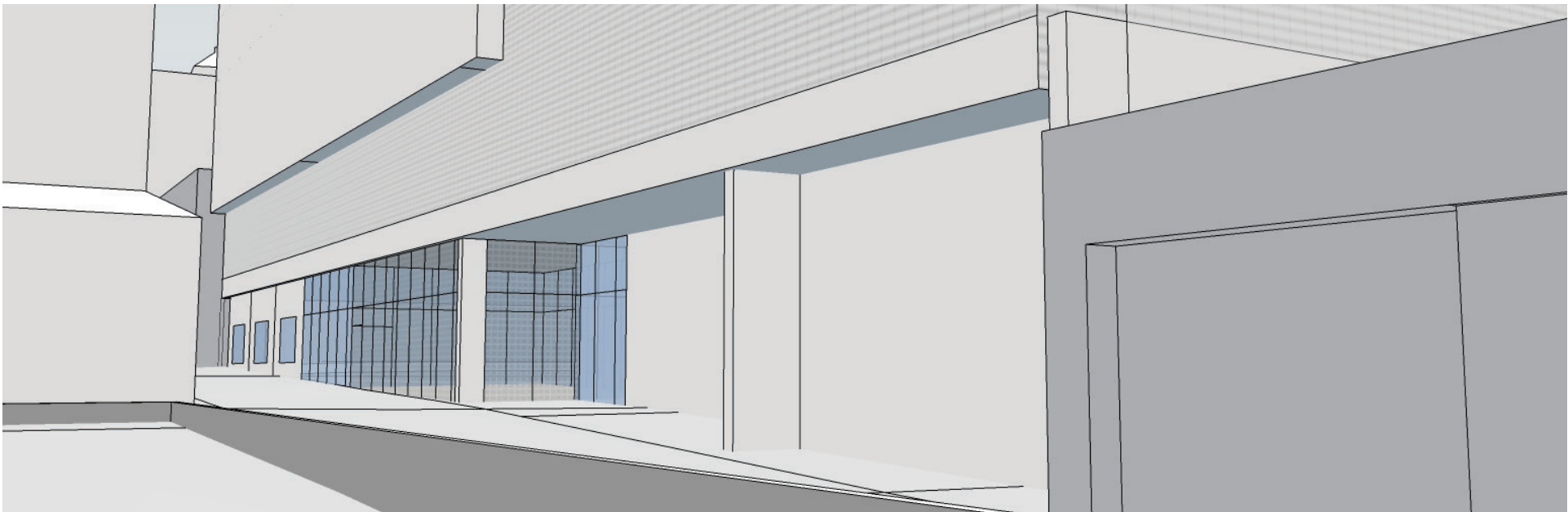
CONCEPT 1: 'SIMPLE MODERN'



VIEW FROM ABOVE REGRADE PARK LOOKING TO ALLEY SIDE OF PROJECT



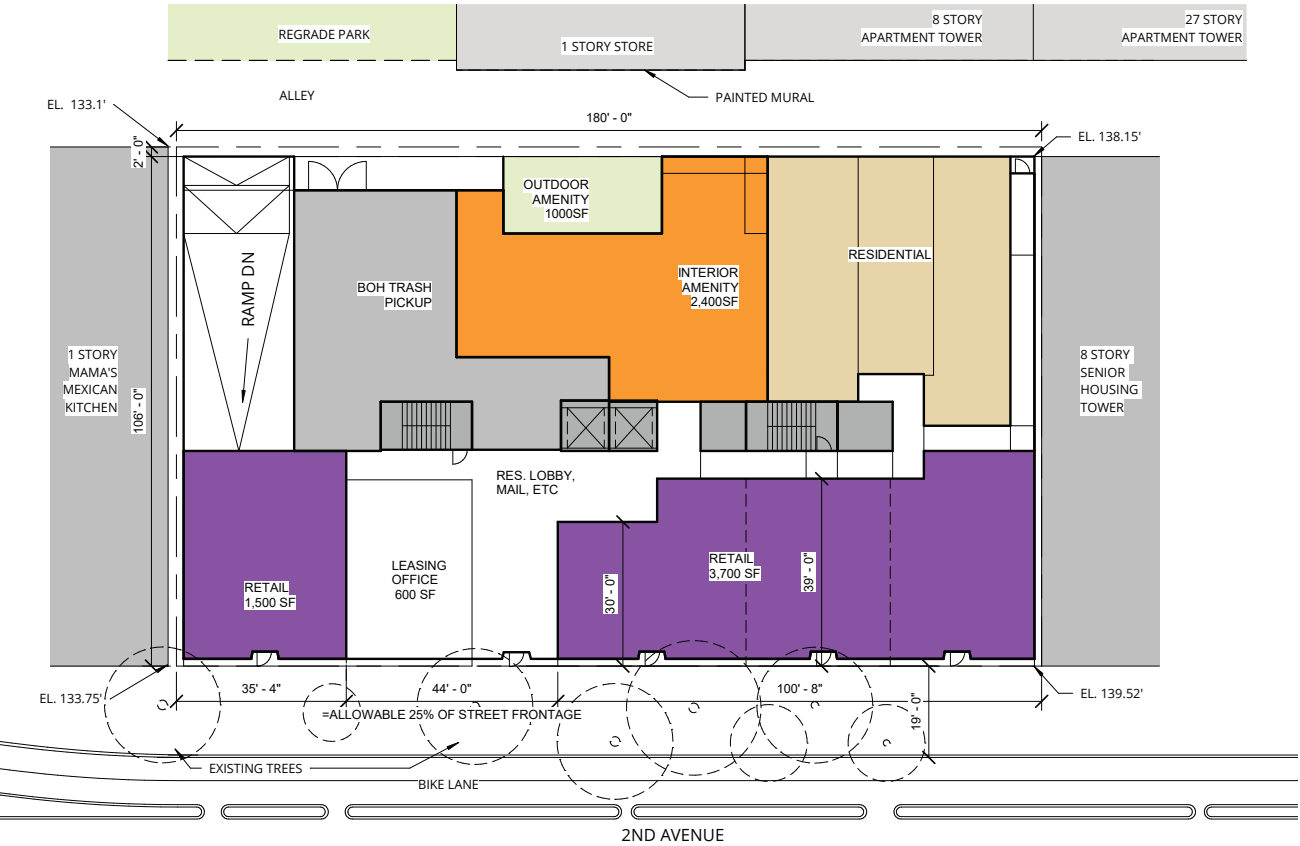
SECTION THRU ALLEY



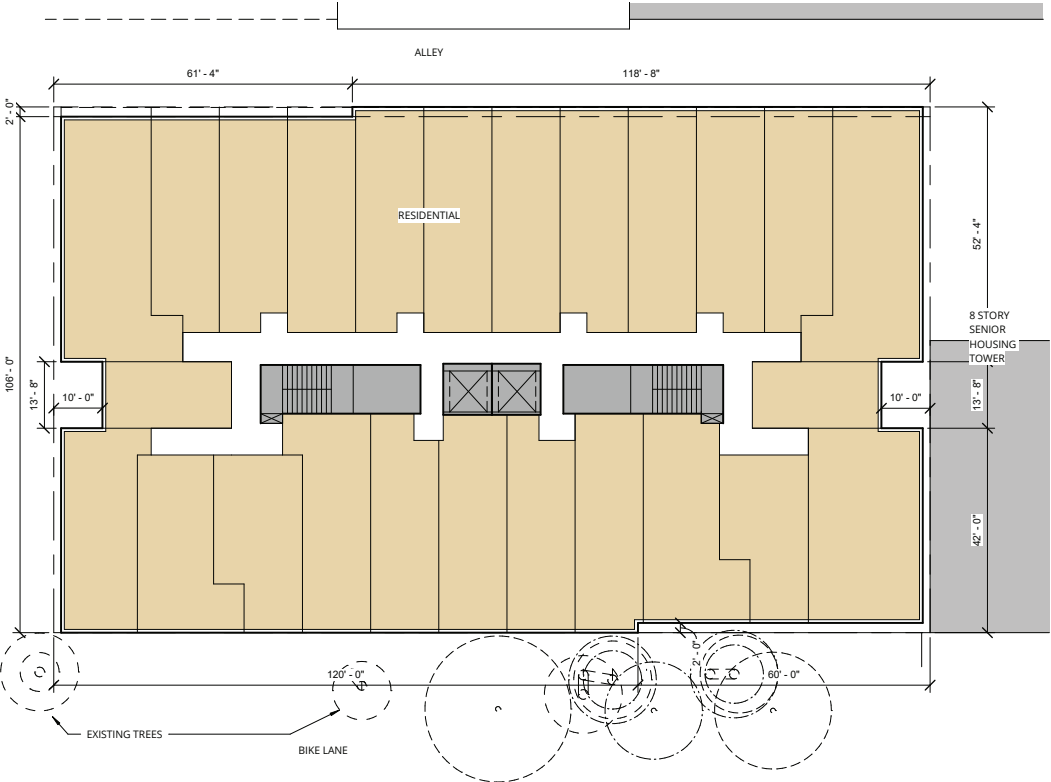
VIEW LOOKING SOUTHWEST INTO ALLEY FROM BELL ST

7.0 ARCHITECTURAL MASSING CONCEPTS

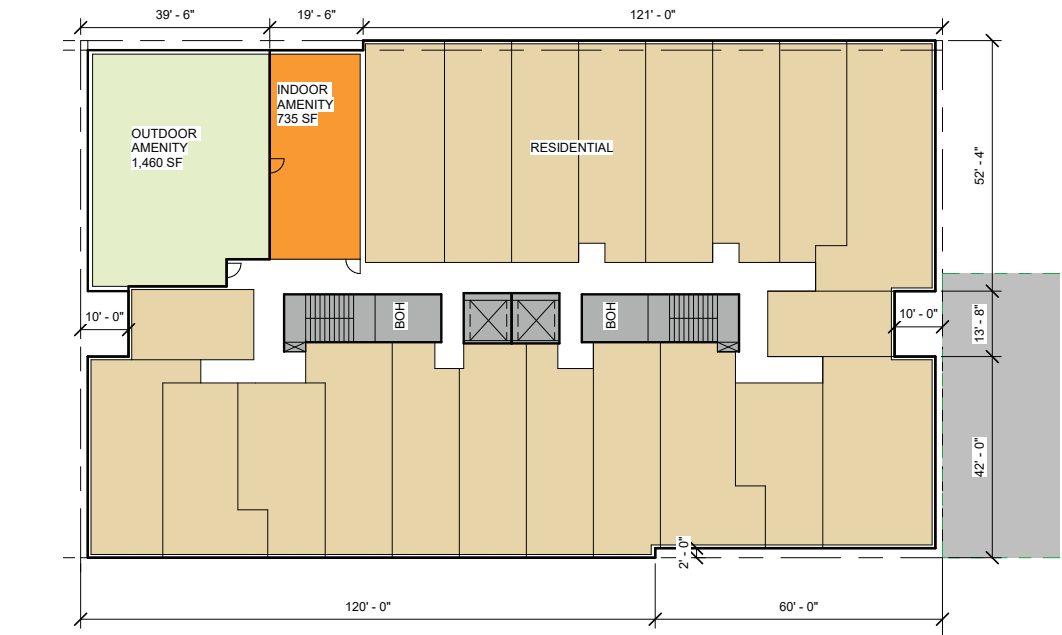
CONCEPT 1: 'SIMPLE MODERN'



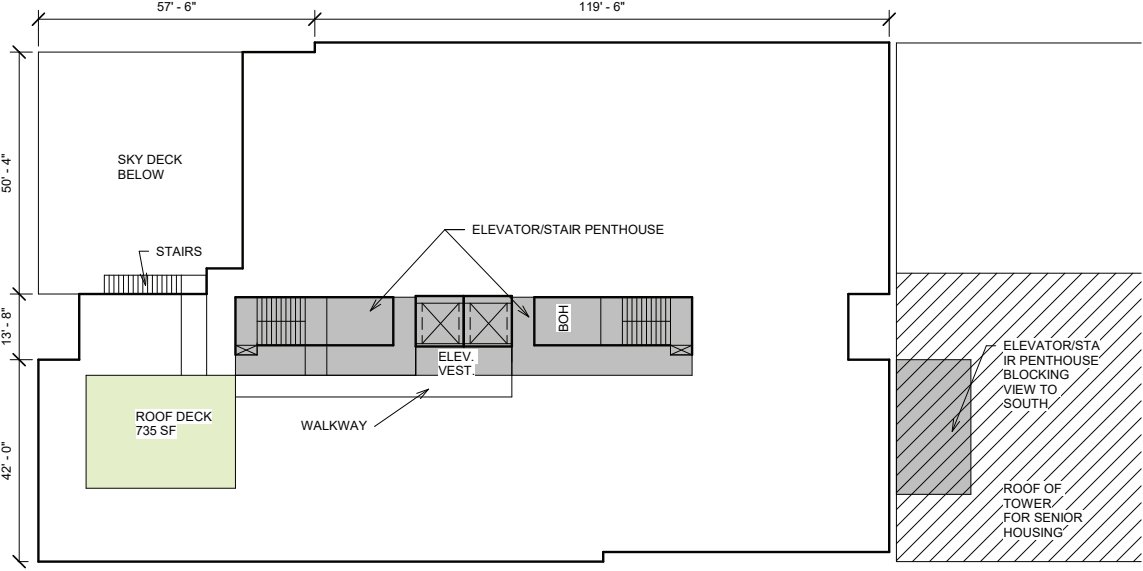
LEVEL 1 - GROUND LEVEL



LEVELS 2-7



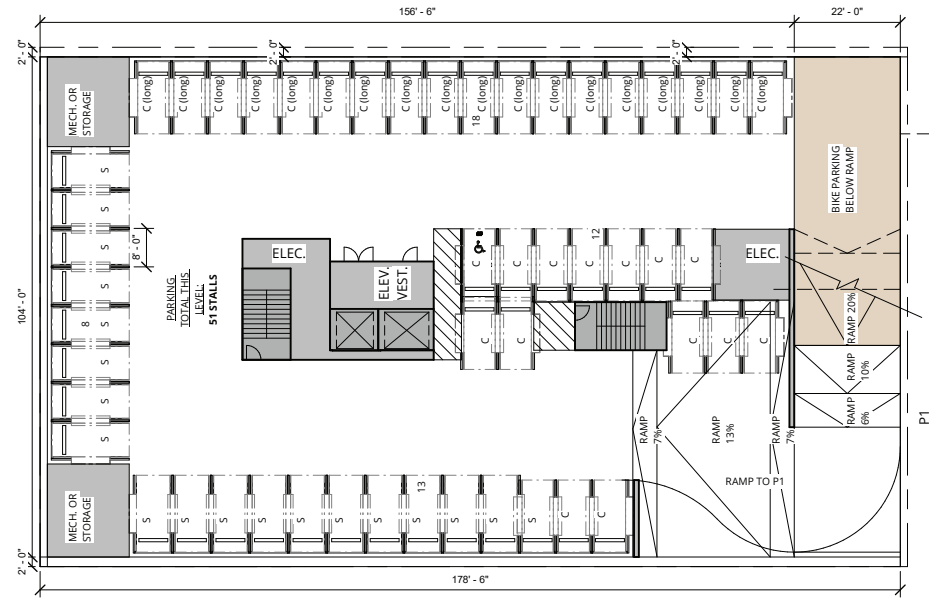
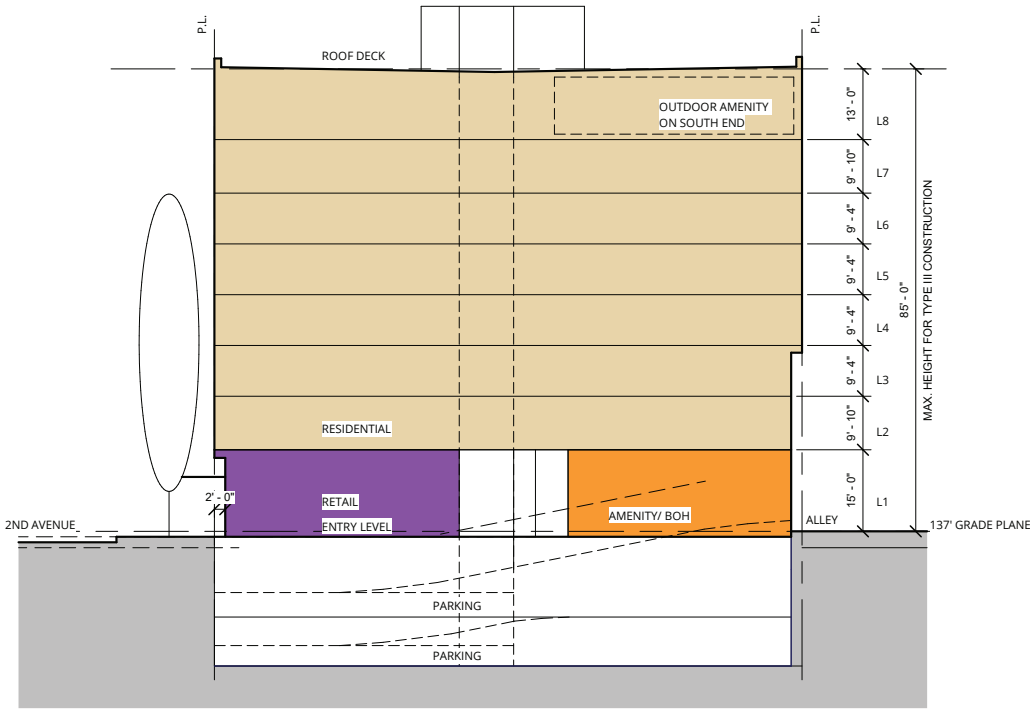
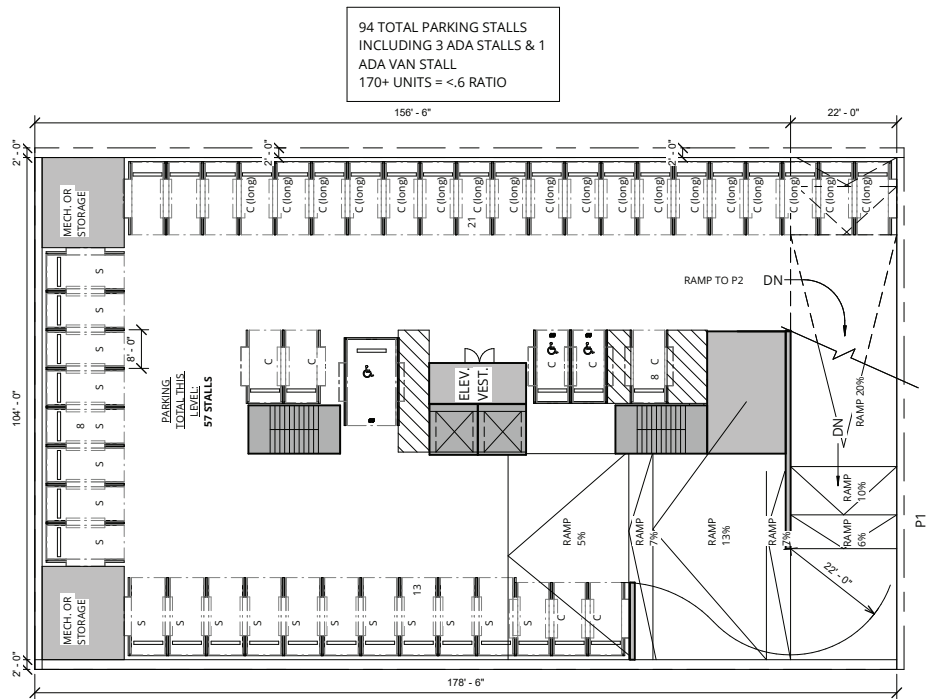
LEVEL 8



LEVEL R

7.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 1: 'SIMPLE MODERN'

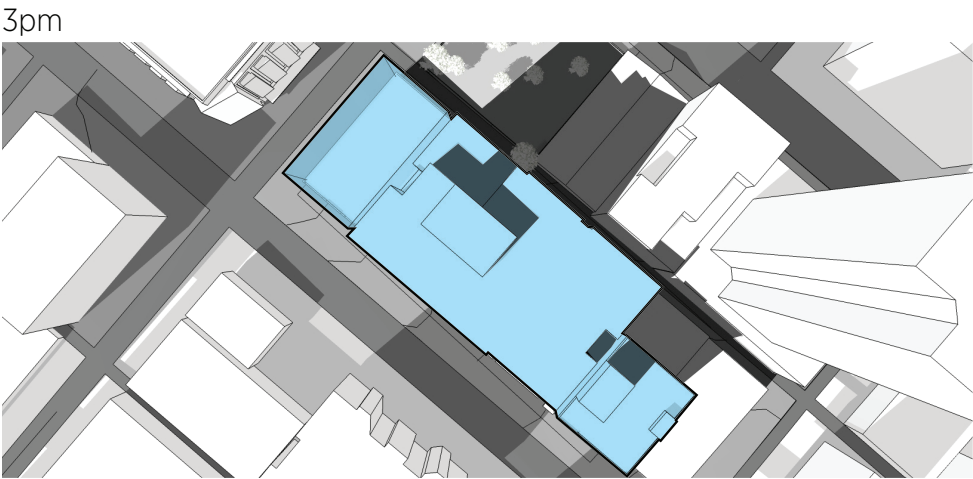
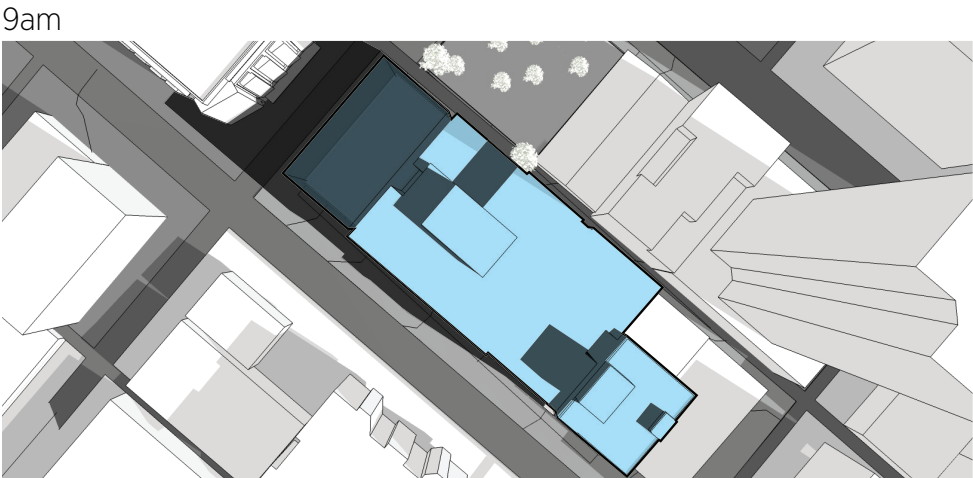


7.0 ARCHITECTURAL MASSING CONCEPTS

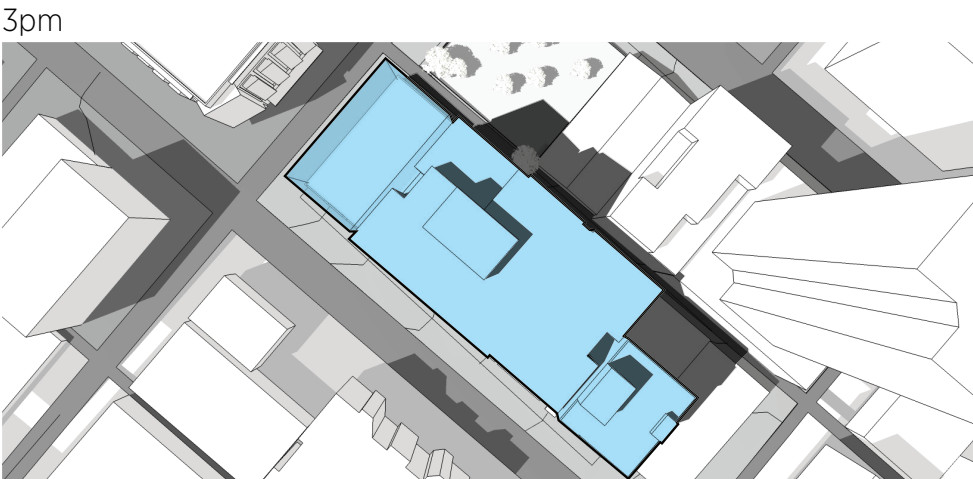
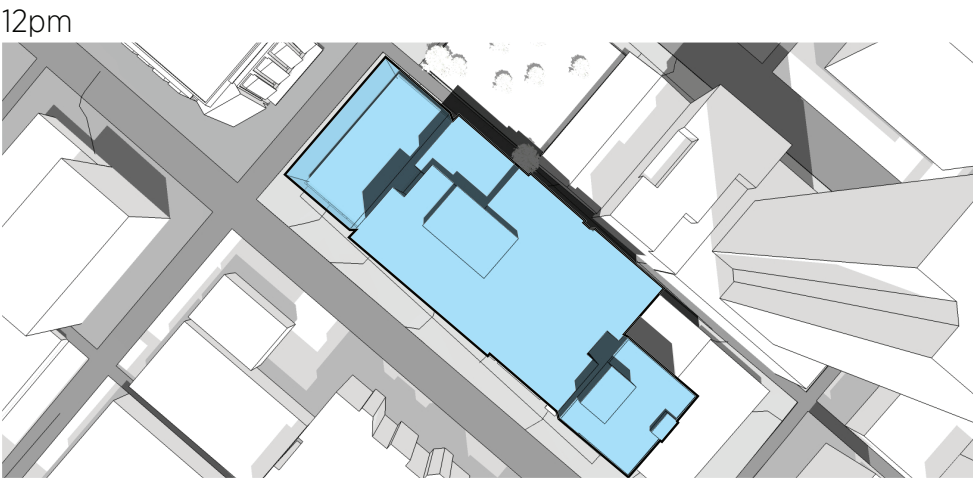
CONCEPT 1: 'SIMPLE MODERN'

SHADOW STUDIES

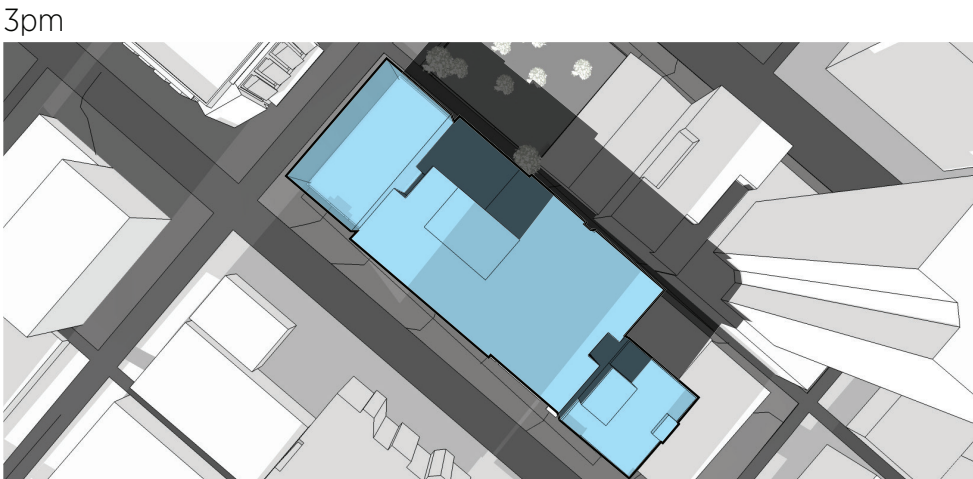
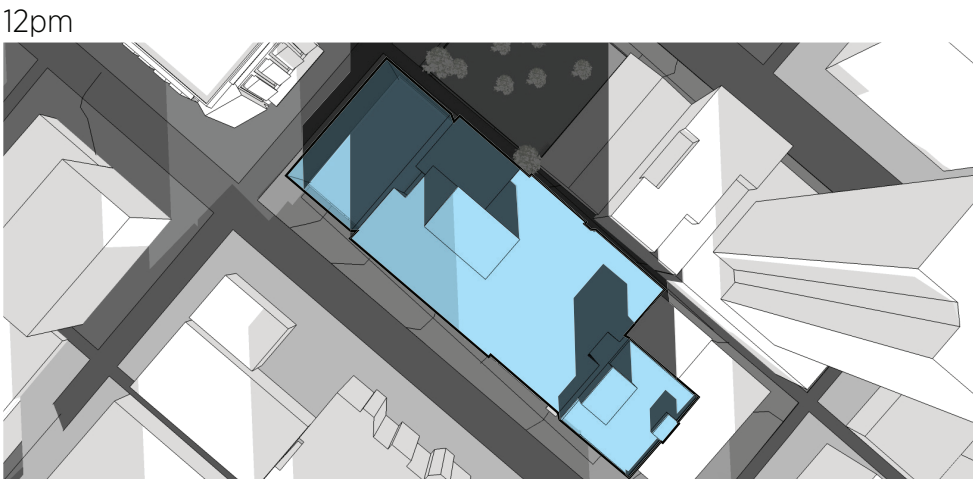
Equinox (Spring/Fall)



Summer Solstice

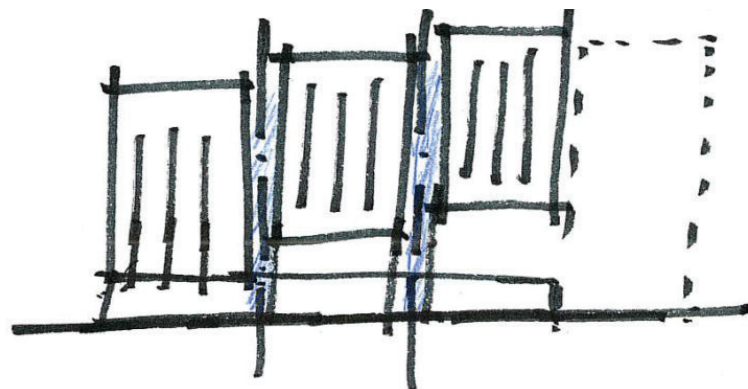


Winter Solstice



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CONCEPT 2:
‘STEP UP’

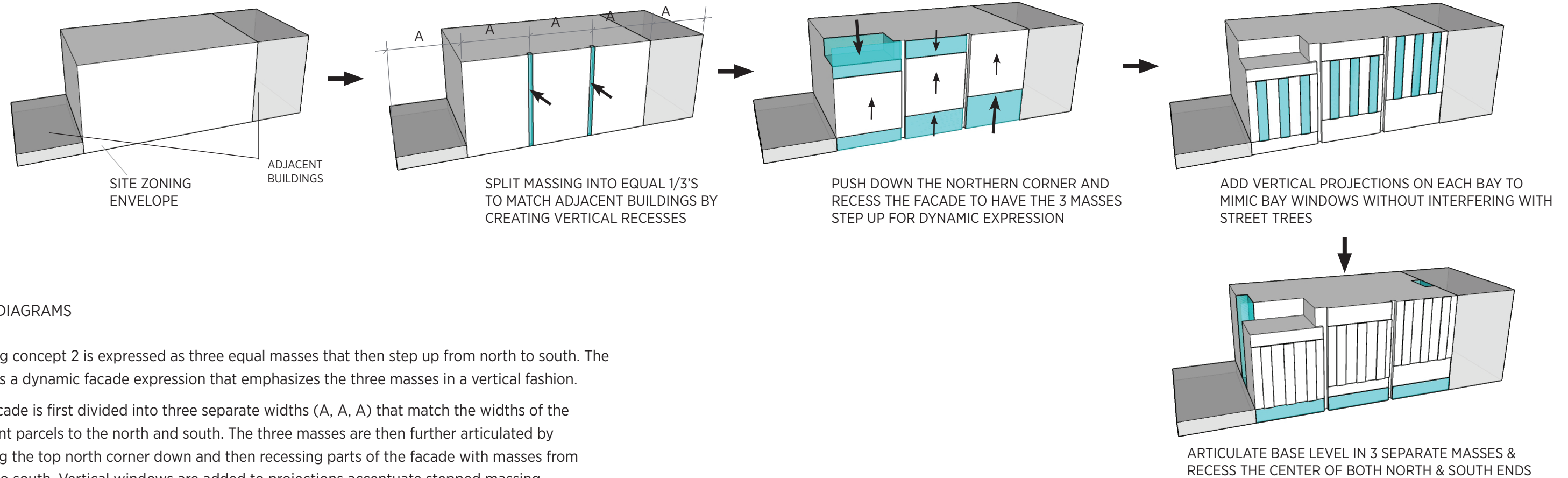


‘Step up’ is about a dynamic vertical expression of playing off of the scale of the immediately adjacent parcels. The massing is divided into 1/3’s and stepped up from north to south. This is further emphasised by an illusion to a Belltown architectural element, the bay window. This stepping gestures downward in scale to Bell Street, and upwards and onwards to the south.



7.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 2: 'STEP UP'



PARTI DIAGRAMS

Massing concept 2 is expressed as three equal masses that then step up from north to south. The result is a dynamic facade expression that emphasizes the three masses in a vertical fashion.

The facade is first divided into three separate widths (A, A, A) that match the widths of the adjacent parcels to the north and south. The three masses are then further articulated by pushing the top north corner down and then recessing parts of the facade with masses from north to south. Vertical windows are added to projections accentuate stepped massing.

Some of the challenges of Massing Concept 2 include:

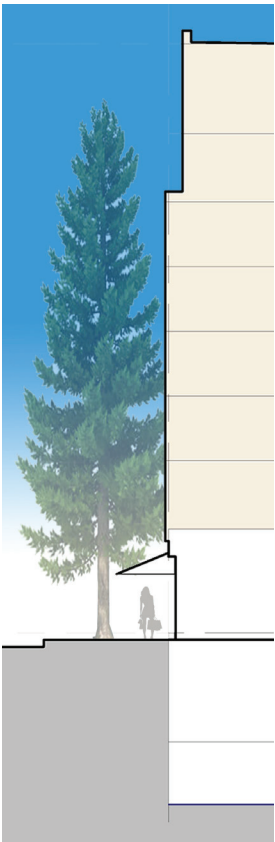
- Dynamic expression on upper facade takes away from ground level street.
- The street trees curtail true bay window expression.
- 1/3 massing widths create a distinct vertical emphasis and does not reflect larger context of the area which has larger B size lots.
- Continuous overhead weather protection will be difficult with the existing street trees.

7.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 2: 'STEP UP'



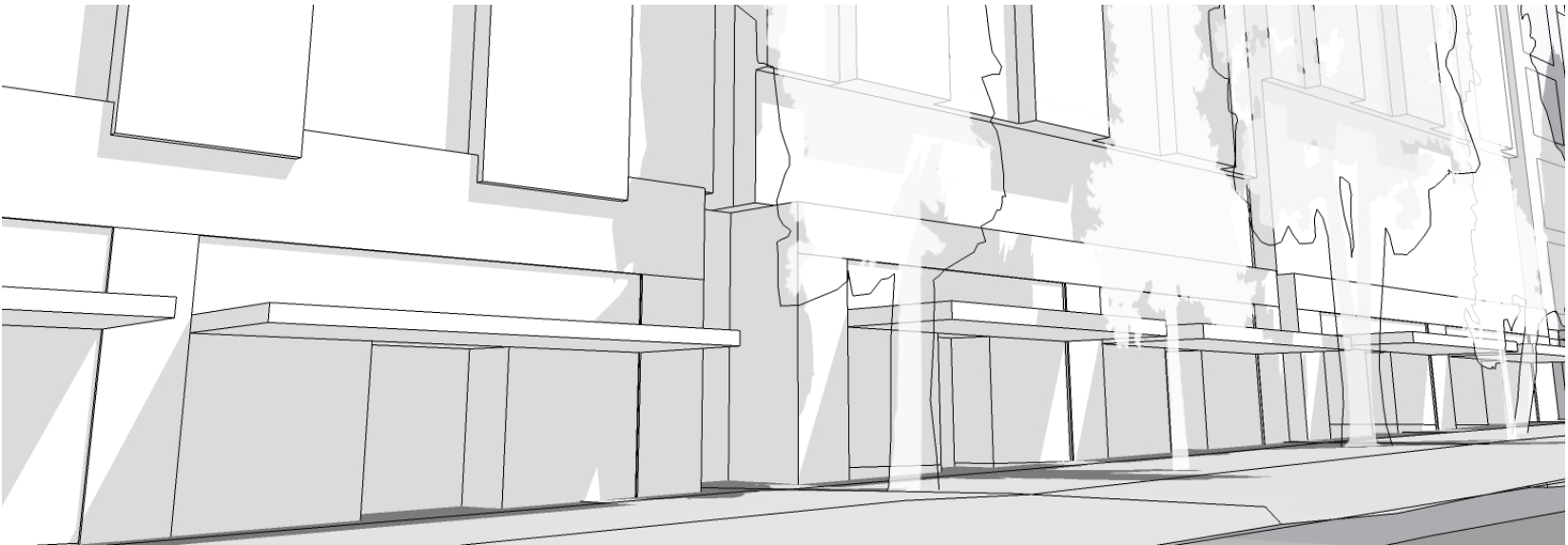
VIEW LOOKING NORTH/NORTHEAST FROM BLANCHARD ON 2ND AVENUE



SECTION THRU 2ND AVE



VIEW LOOKING SOUTH/SOUTHEAST FROM BELL STREET AND 2ND AVENUE



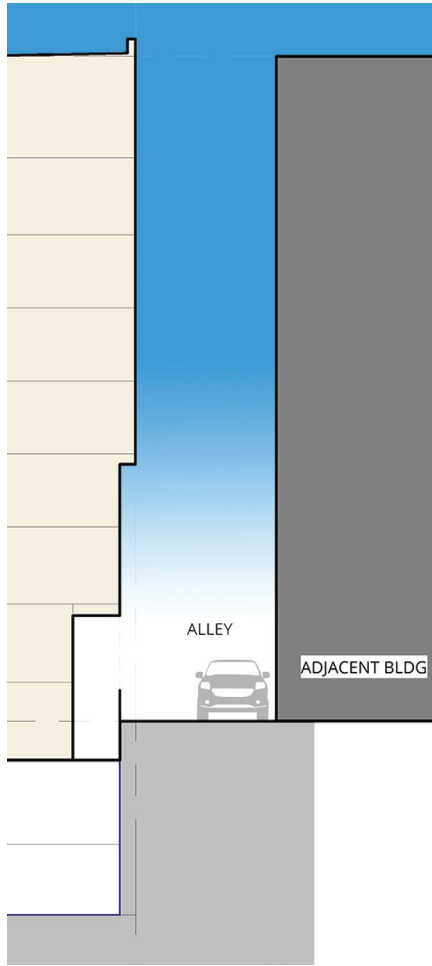
VIEW LOOKING SOUTH/SOUTHEAST FROM BELL STREET

7.0 ARCHITECTURAL MASSING CONCEPTS

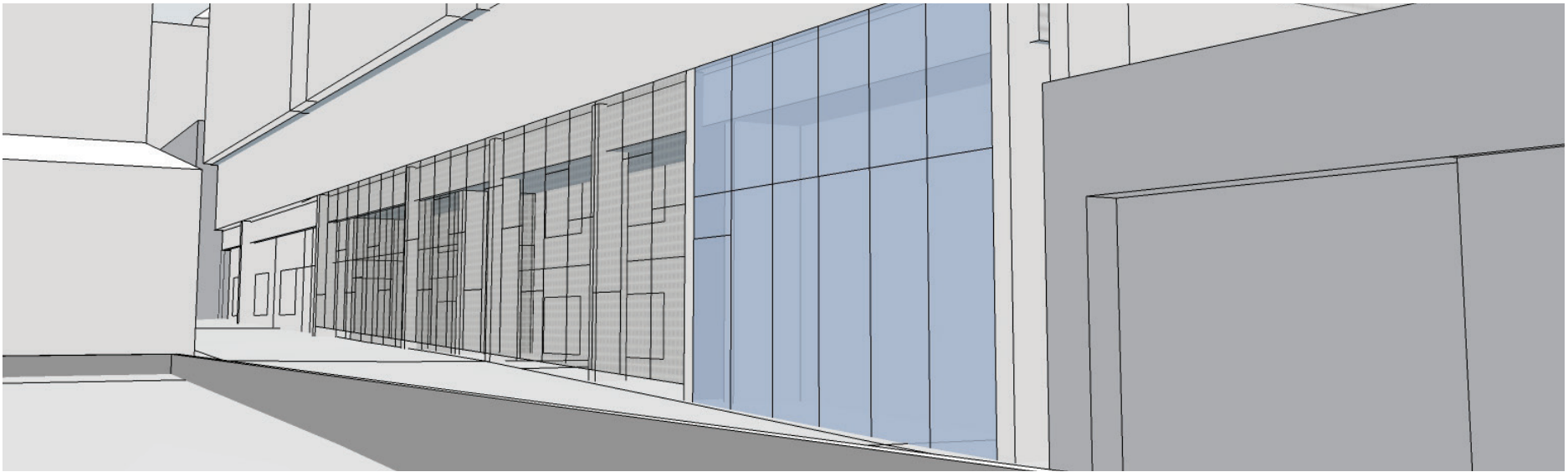
CONCEPT 2: 'STEP UP'



VIEW FROM ABOVE REGRADE PARK LOOKING TO ALLEY SIDE OF PROJECT



SECTION THRU ALLEY



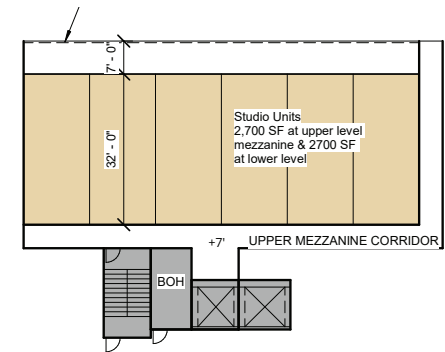
VIEW LOOKING SOUTHWEST INTO ALLEY FROM BELL ST

7.0 ARCHITECTURAL MASSING CONCEPTS

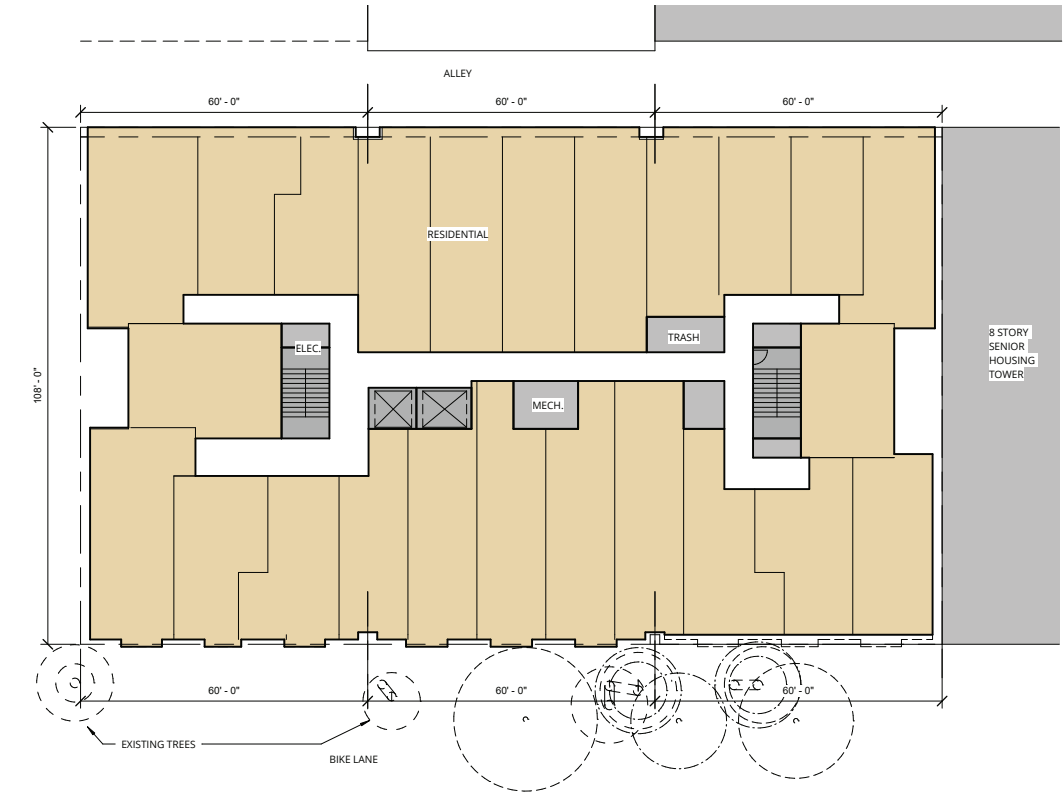
CONCEPT 2: ‘STEP UP’



LEVEL 1 - GROUND LEVEL



LEVEL 1 - MEZZANINE



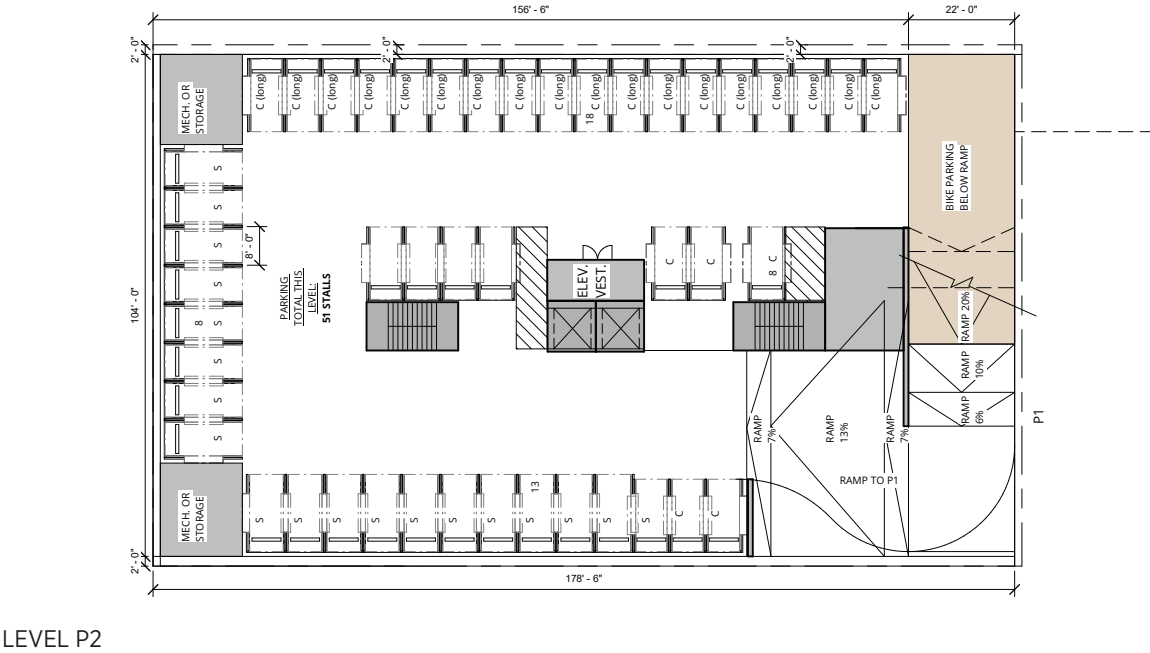
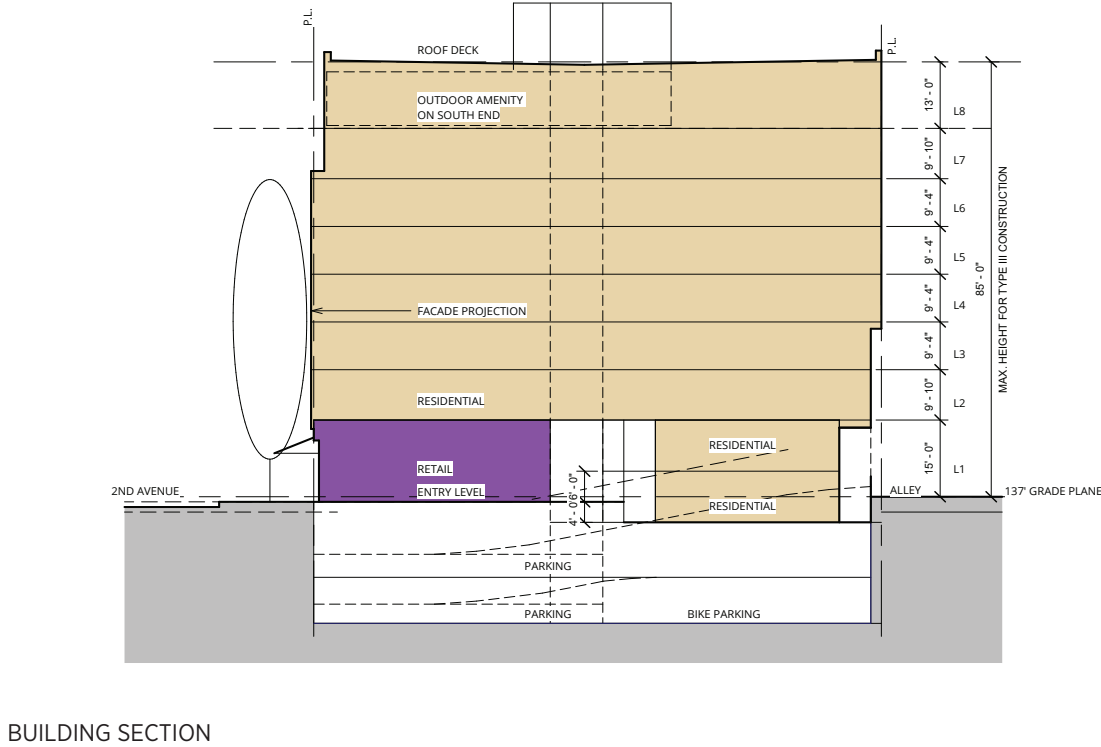
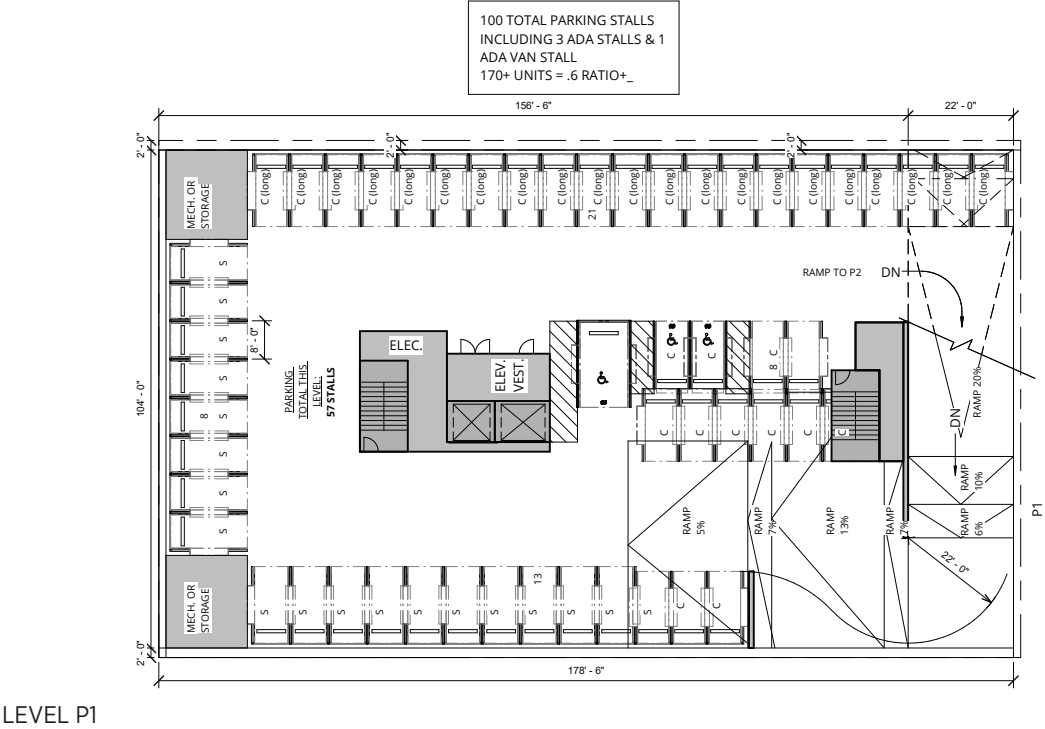
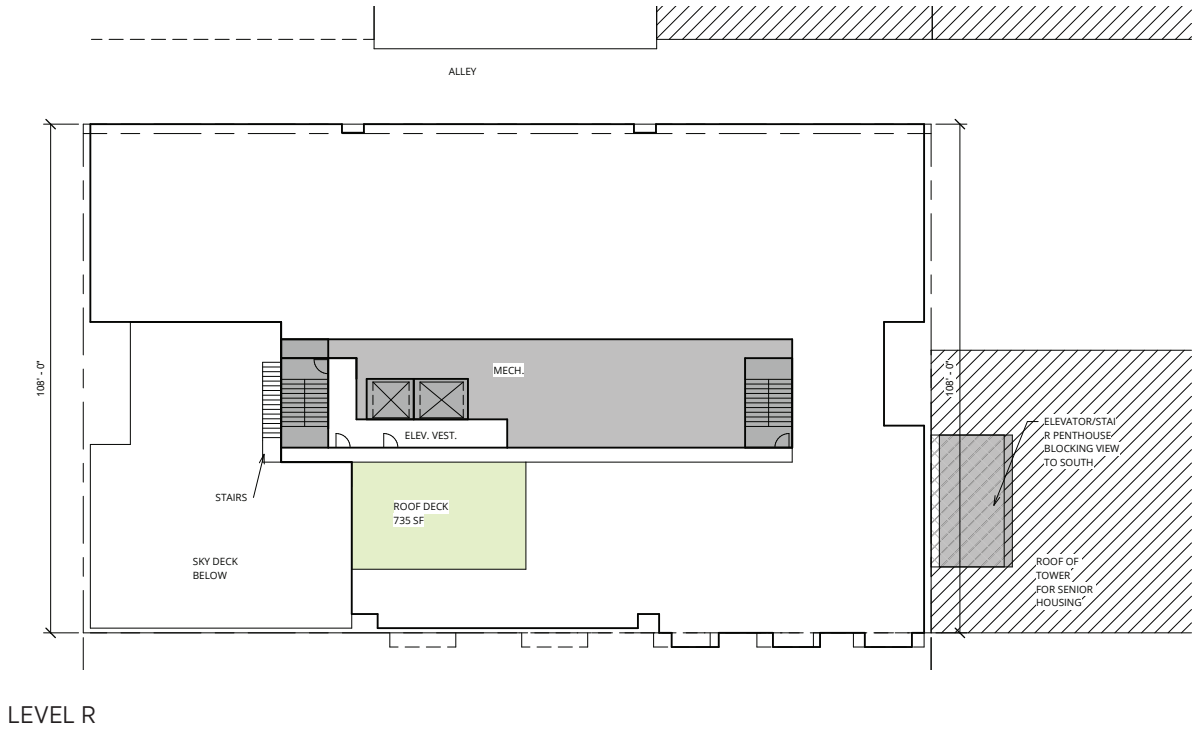
LEVEL 2-7



LEVEL 8

7.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 2: 'STEP UP'

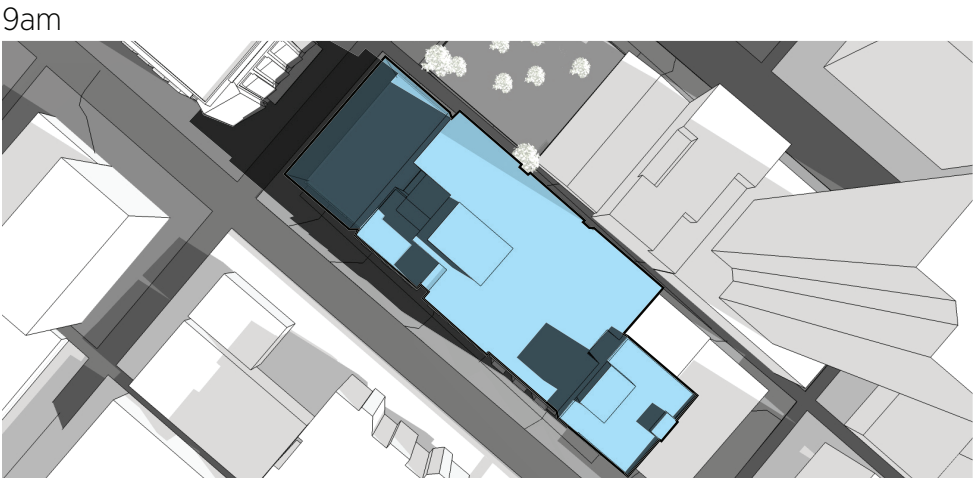


7.0 ARCHITECTURAL MASSING CONCEPTS

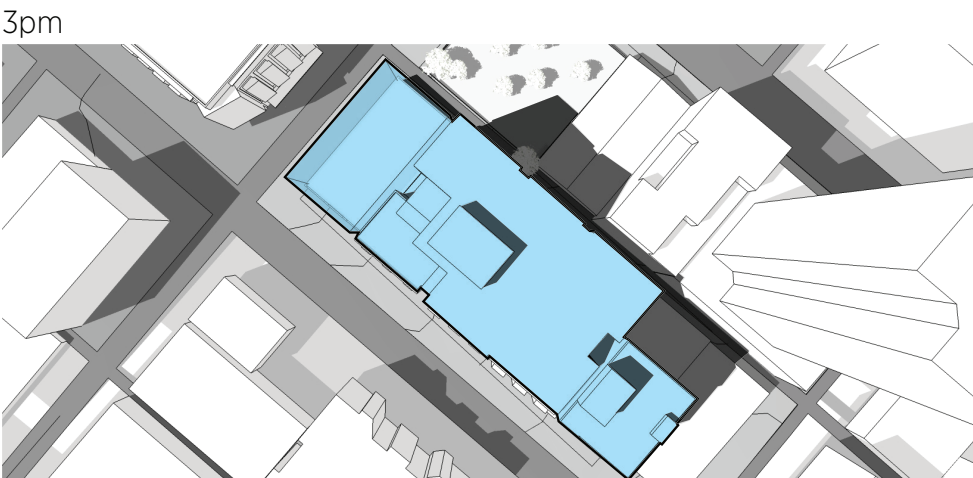
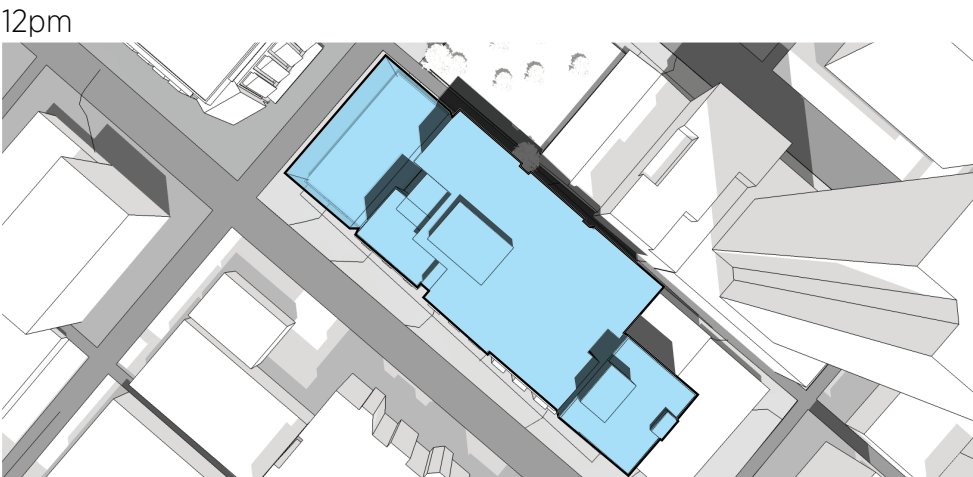
CONCEPT 2: 'STEP UP'

SHADOW STUDIES

Equinox (Spring/Fall)



Summer Solstice



Winter Solstice



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CONCEPT 3:
‘FUNKY BASE’



This part of Belltown is considered the ‘heart’. The eclectic and funky character of this stretch of 2nd Avenue is important to the community, and this scheme distinguishes itself by separating the base to match the scale of the existing storefronts. The intent is to have the same or similar tenants occupy these storefrontages and allow for some customization, ie. funkiness. The upper massing of the building plays as more of a background role to the base yet keeping a more harmonious relationship with the overall pattern and massing of the adjacent blocks. The upper massing will still relate to the base by aligning bay windows with storefrontages, and will allow the color and liveliness of the base to seep up though to the top, albeit in a more subdued tone. The top level will be setback to reduce the scale and presence of the upper massing. The northern 1/3 will be a large outdoor terrace that will have great views to Elliott Bay, as well as help to transition the scale down to Bell Street.

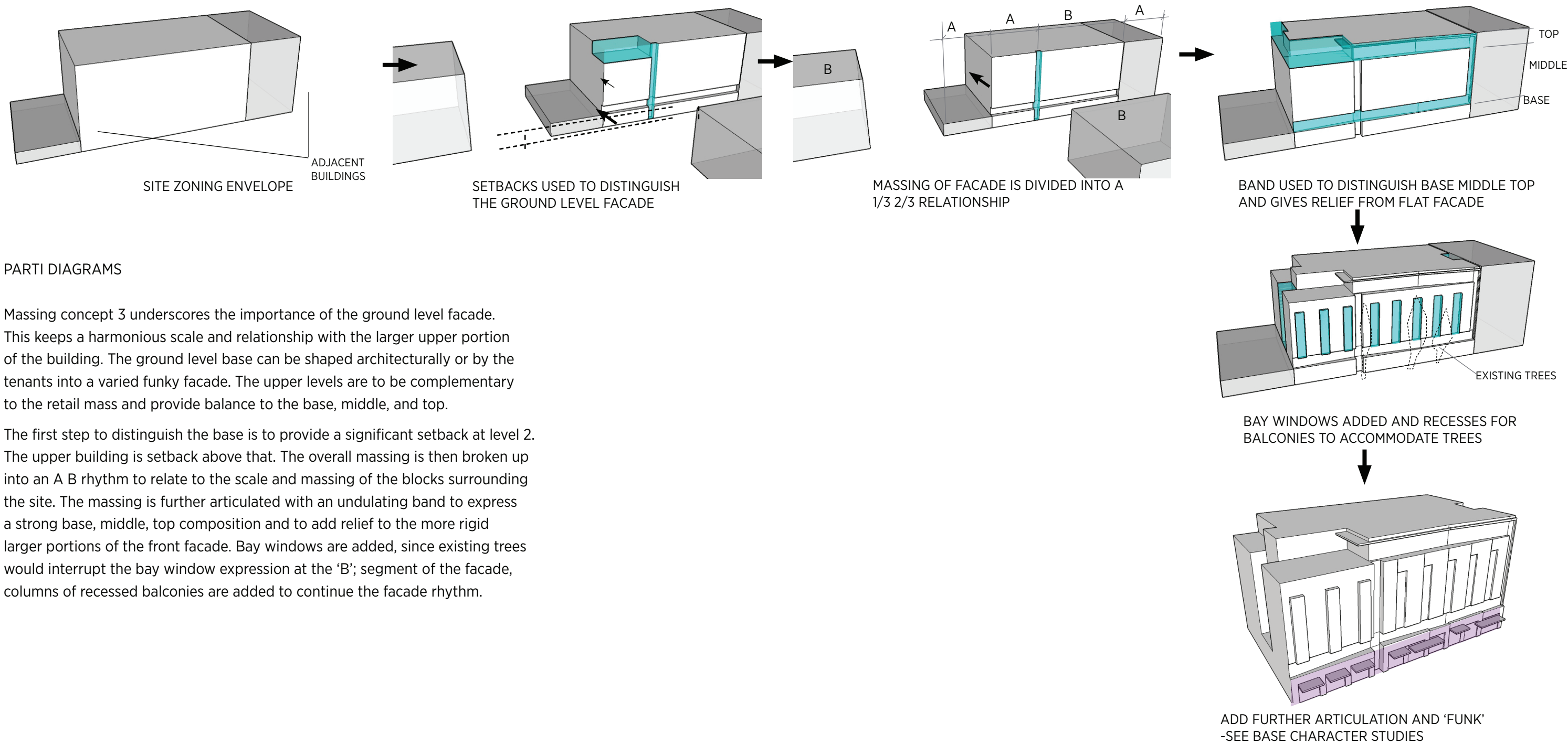


One story base



add the funk

CONCEPT 3: 'FUNKY BASE'



PARTI DIAGRAMS

Massing concept 3 underscores the importance of the ground level facade. This keeps a harmonious scale and relationship with the larger upper portion of the building. The ground level base can be shaped architecturally or by the tenants into a varied funky facade. The upper levels are to be complementary to the retail mass and provide balance to the base, middle, and top.

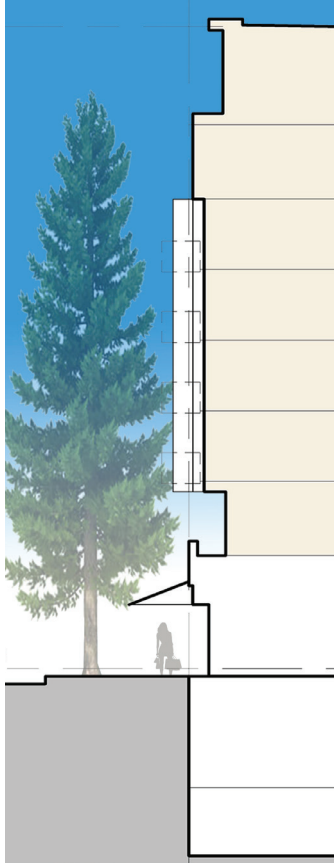
The first step to distinguish the base is to provide a significant setback at level 2. The upper building is setback above that. The overall massing is then broken up into an A B rhythm to relate to the scale and massing of the blocks surrounding the site. The massing is further articulated with an undulating band to express a strong base, middle, top composition and to add relief to the more rigid larger portions of the front facade. Bay windows are added, since existing trees would interrupt the bay window expression at the 'B'; segment of the facade, columns of recessed balconies are added to continue the facade rhythm.

7.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 3: 'FUNKY BASE'



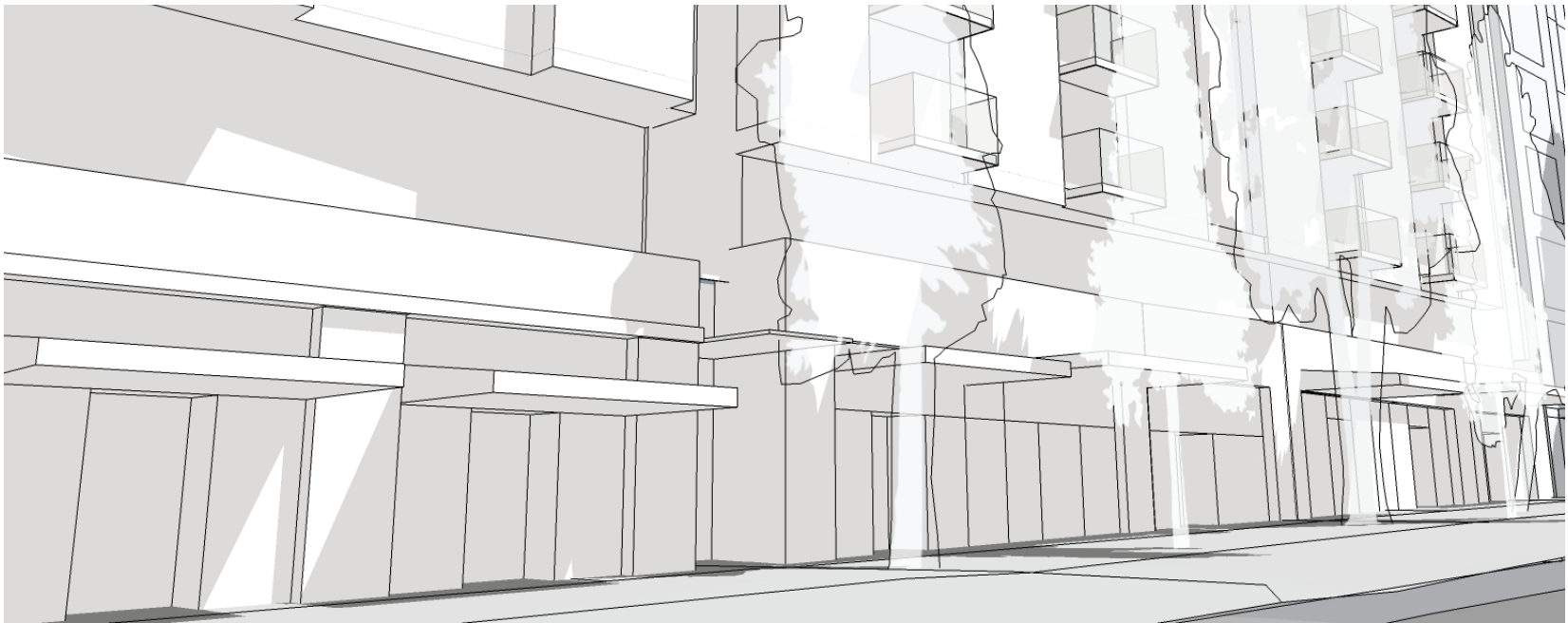
VIEW LOOKING NORTH/NORTHEAST FROM BLANCHARD ON 2ND AVENUE



SECTION THROUGH 2ND AVENUE FRONTAGE



VIEW LOOKING SOUTH/SOUTHEAST FROM BELL STREET AND 2ND AVENUE



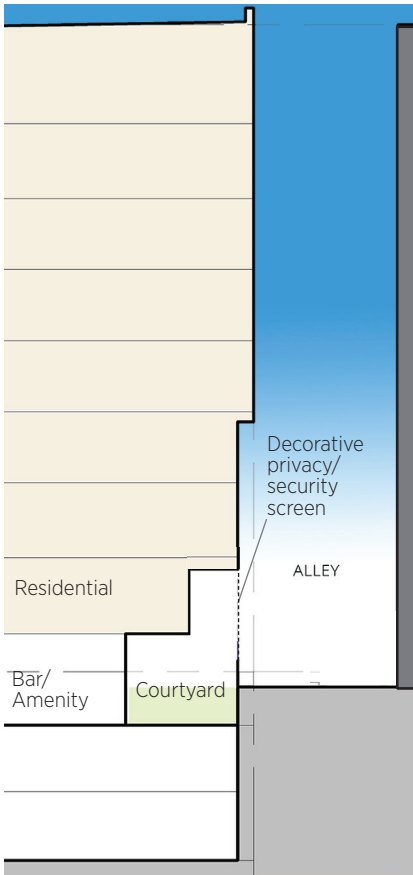
VIEW LOOKING SOUTH/SOUTHEAST FROM BELL STREET

7.0 ARCHITECTURAL MASSING CONCEPTS

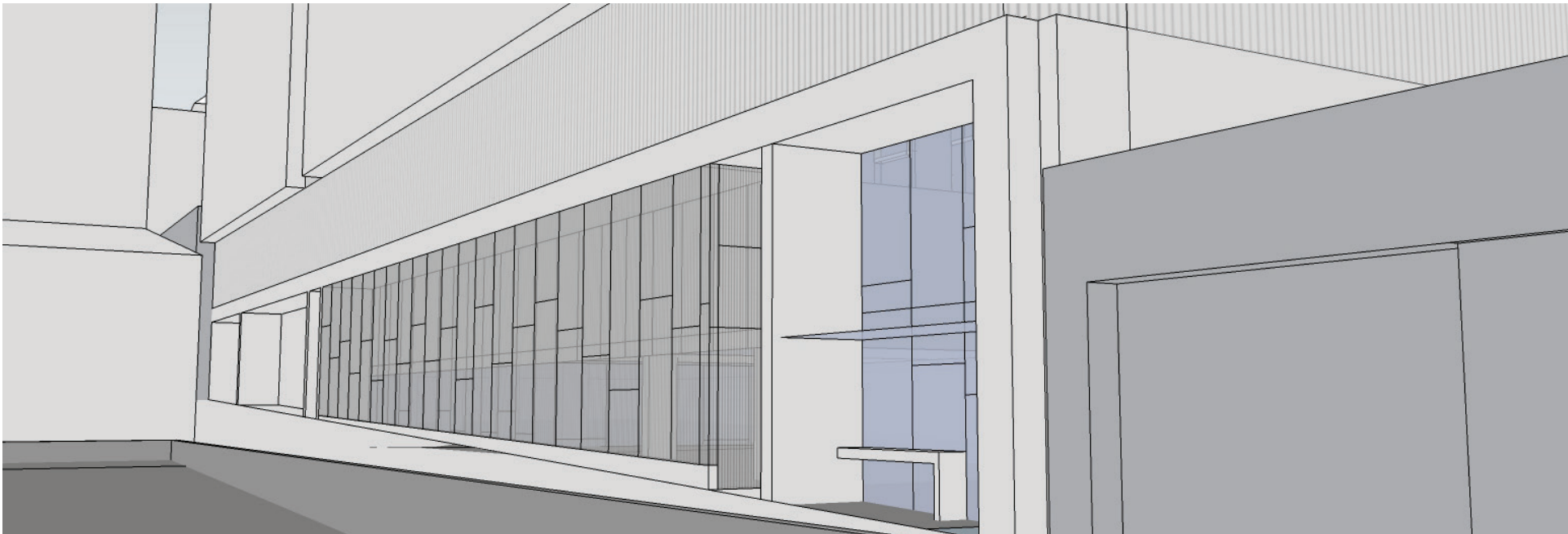
CONCEPT 3: 'FUNKY BASE'



VIEW FROM ABOVE REGRADE PARK LOOKING TO ALLEY SIDE OF PROJECT.



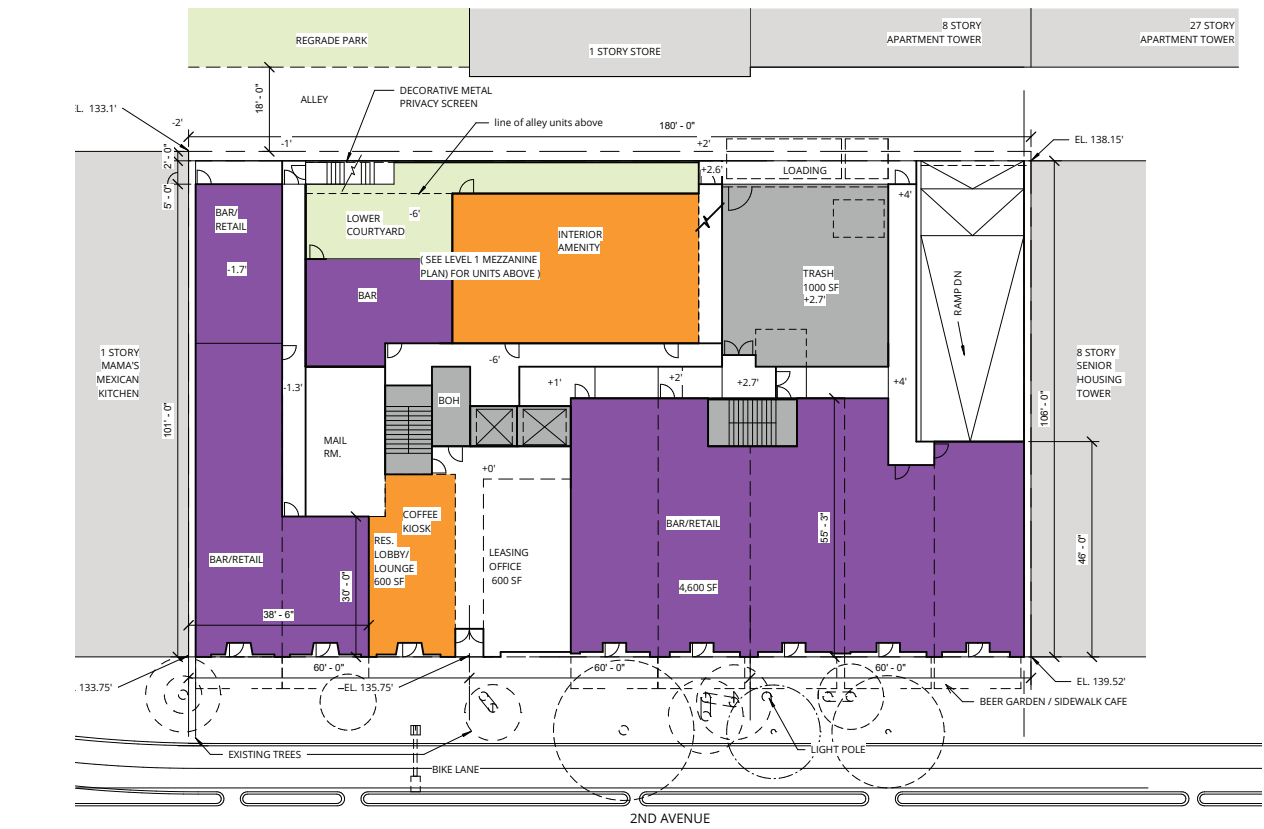
SECTION THROUGH ALLEY



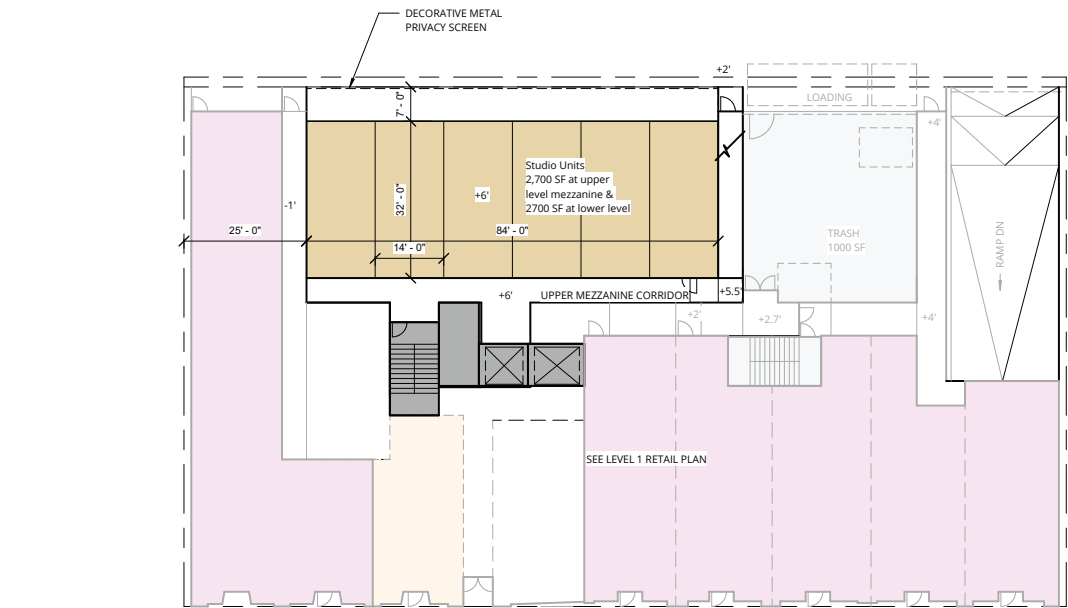
VIEW LOOKING SOUTHWEST INTO ALLEY FROM BELL ST

7.0 ARCHITECTURAL MASSING CONCEPTS

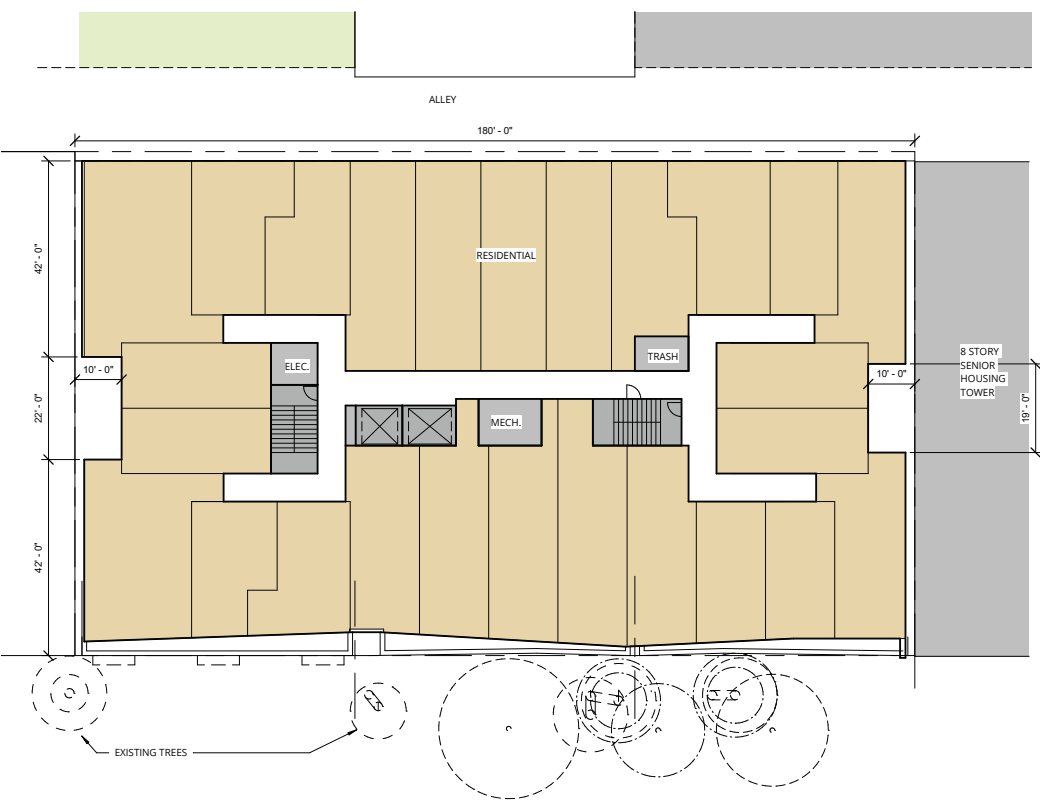
CONCEPT 3: 'FUNKY BASE'



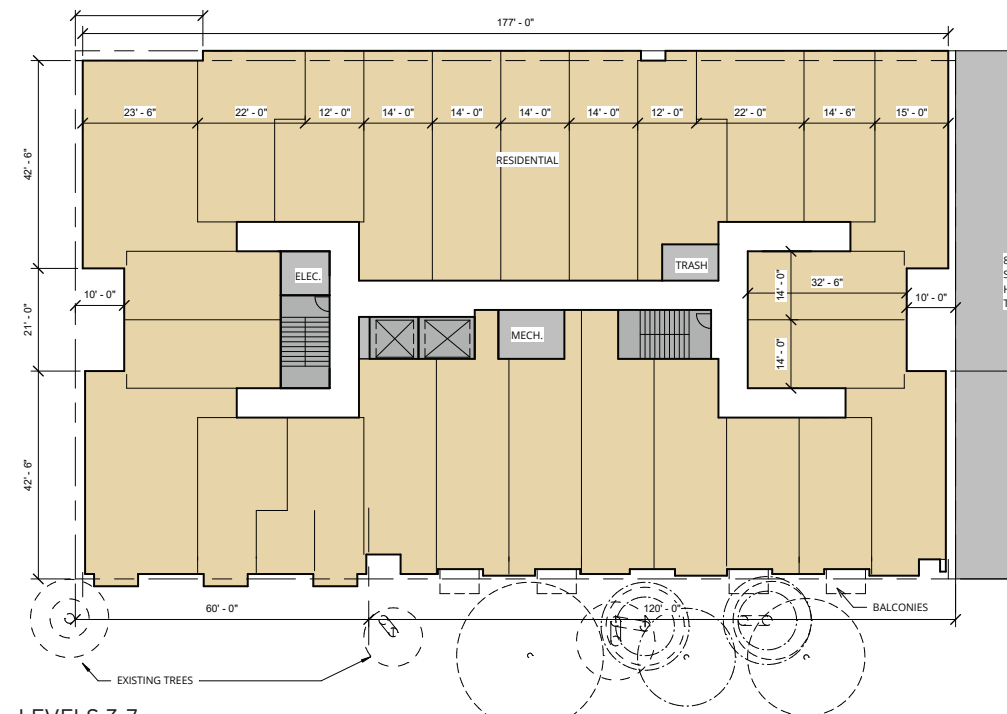
LEVEL 1 - GROUND LEVEL



LEVEL 1 - MEZZANINE



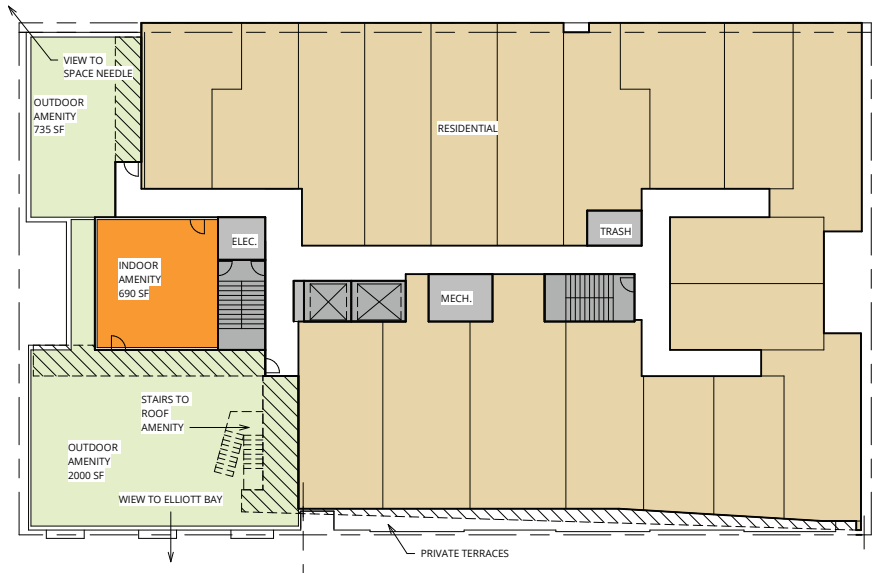
LEVEL 2



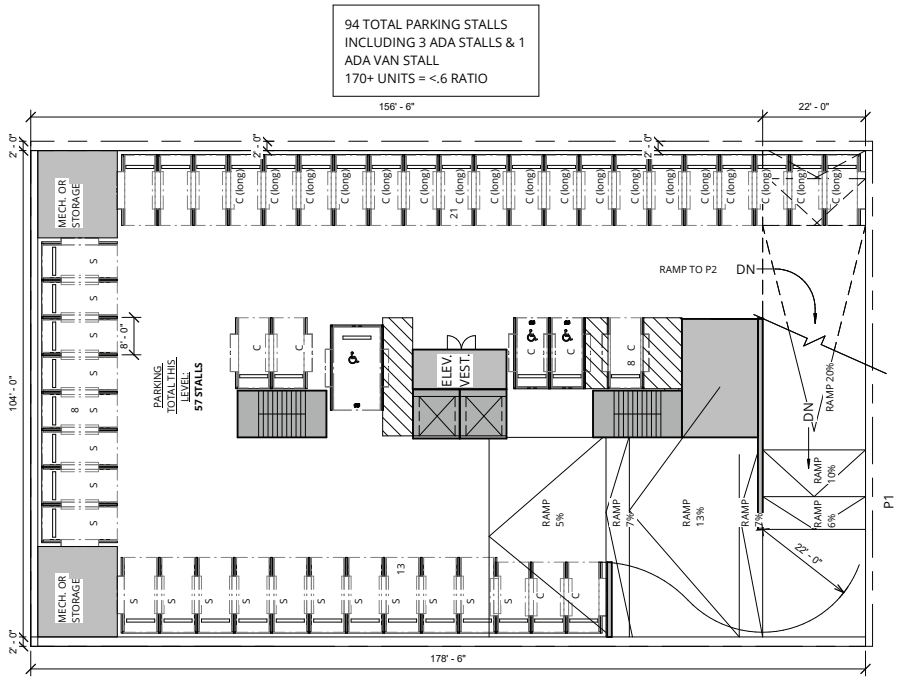
LEVELS 3-7

7.0 ARCHITECTURAL MASSING CONCEPTS

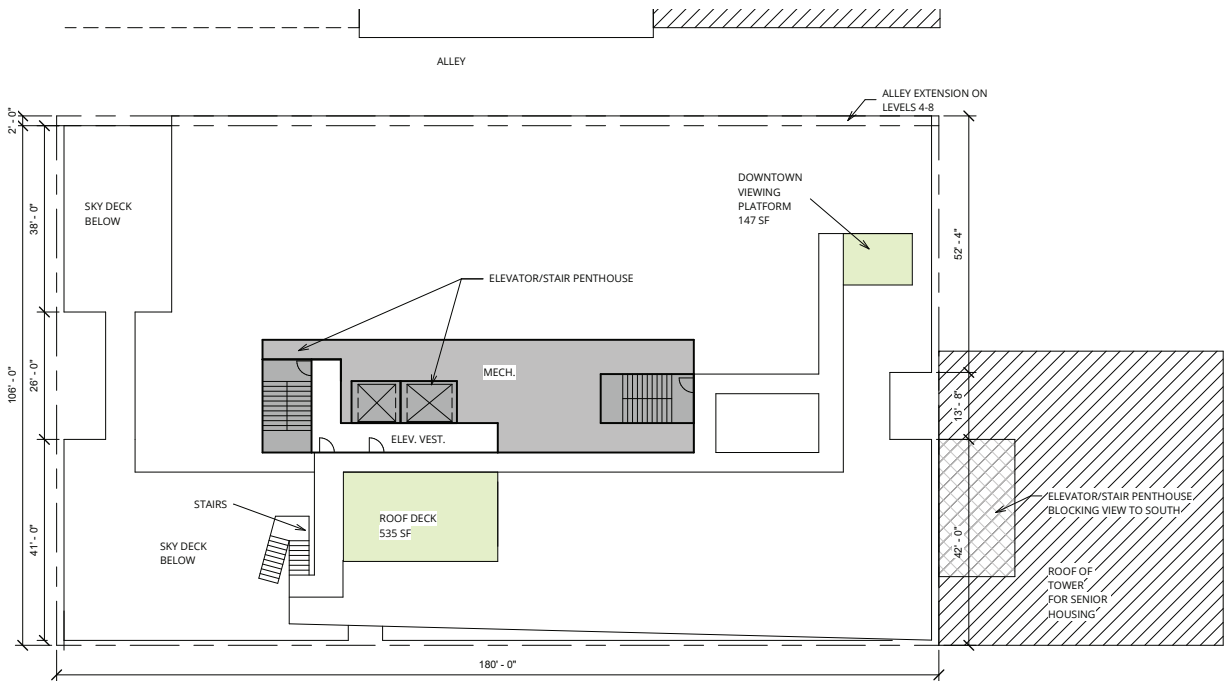
CONCEPT 3: 'FUNKY BASE'



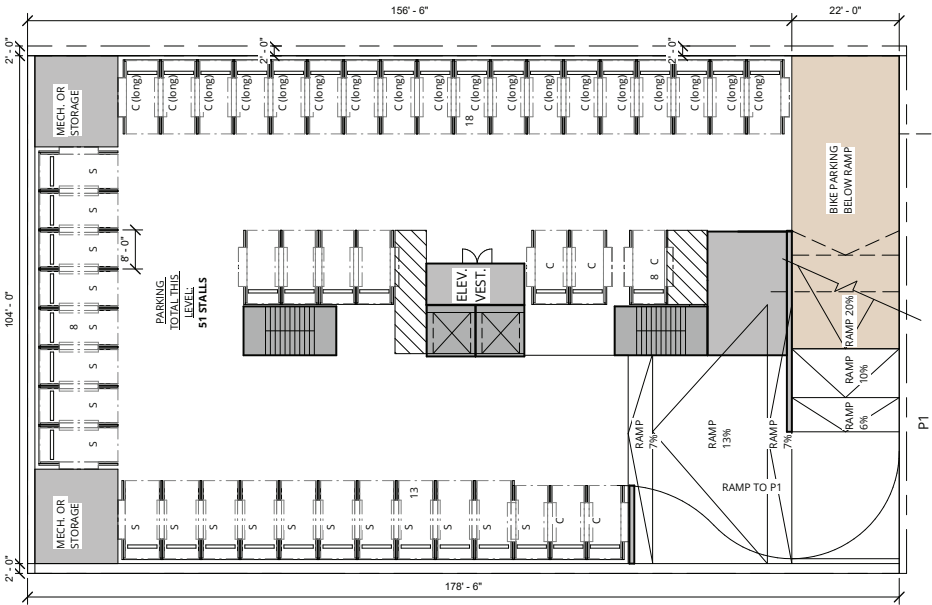
LEVEL 8



LEVEL P1



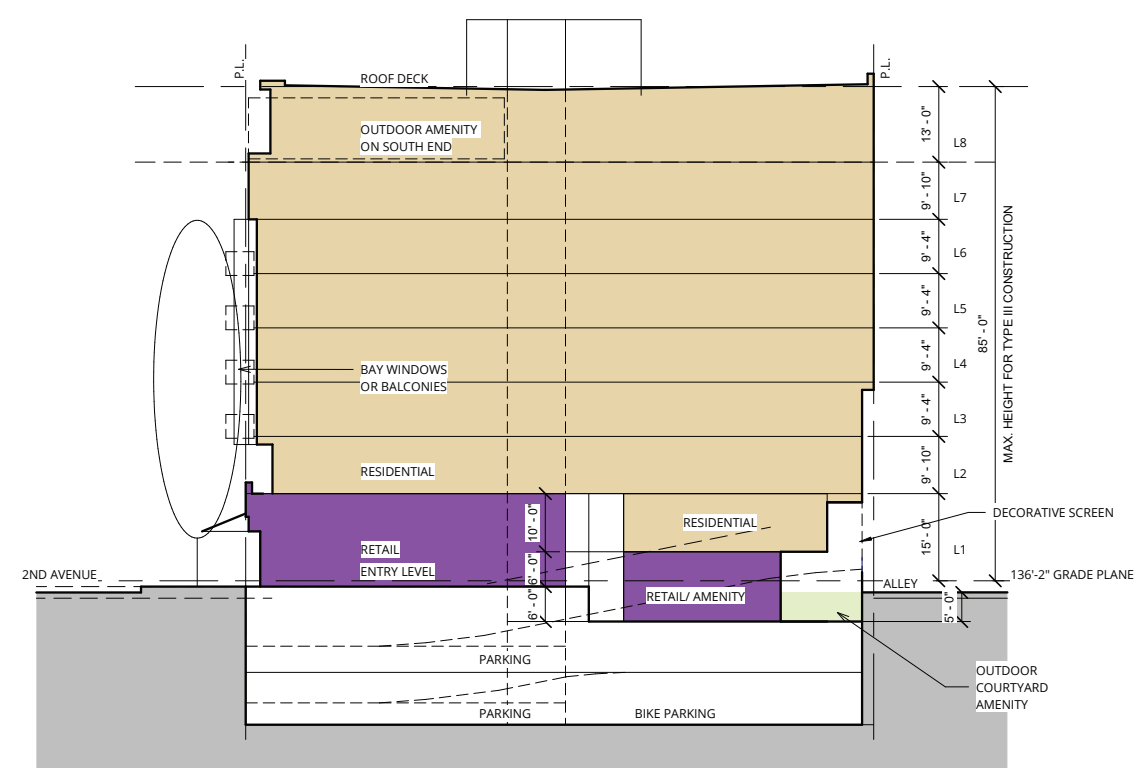
LEVEL R



LEVEL P2

7.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 3: 'FUNKY BASE'

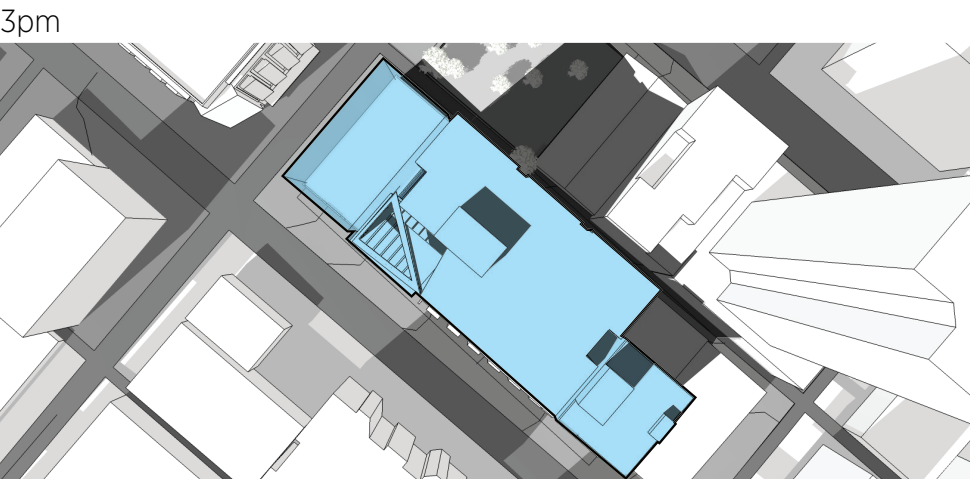
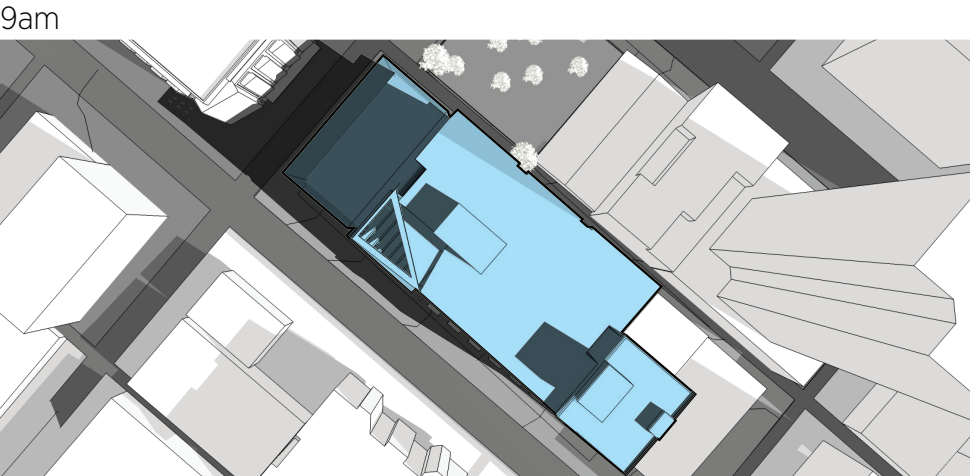


BUILDING SECTION

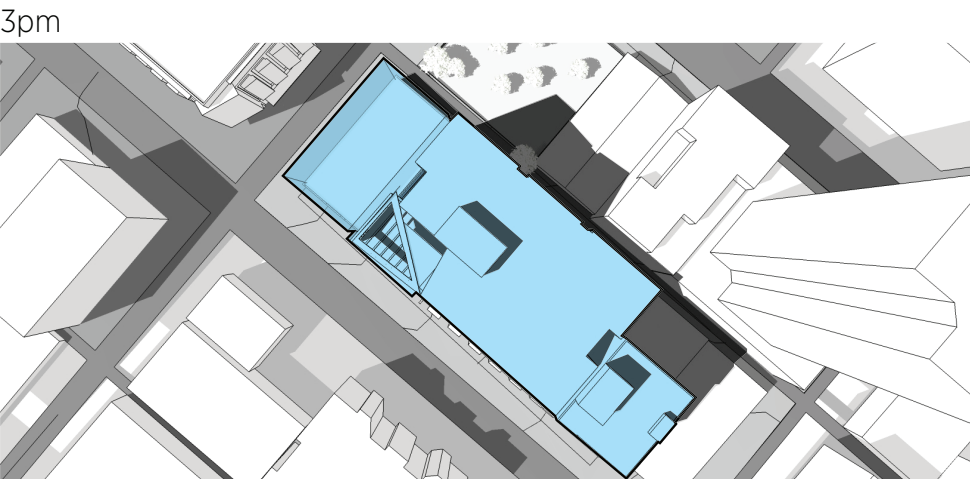
7.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 3: 'FUNKY BASE'
SHADOW STUDIES

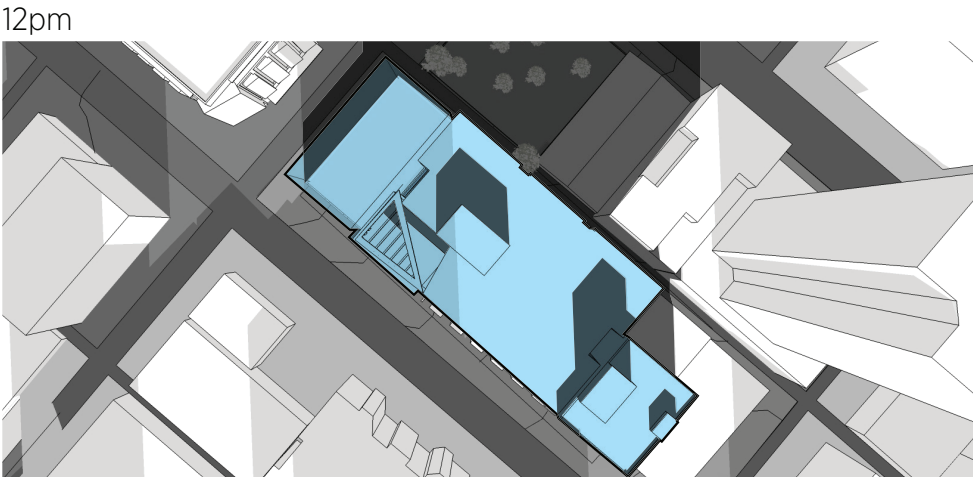
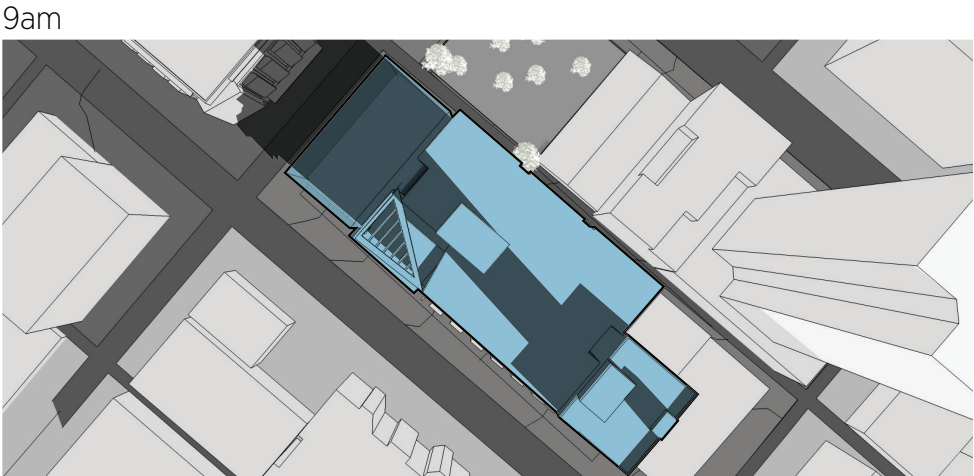
Equinox (Spring/Fall)



Summer Solstice



Winter Solstice



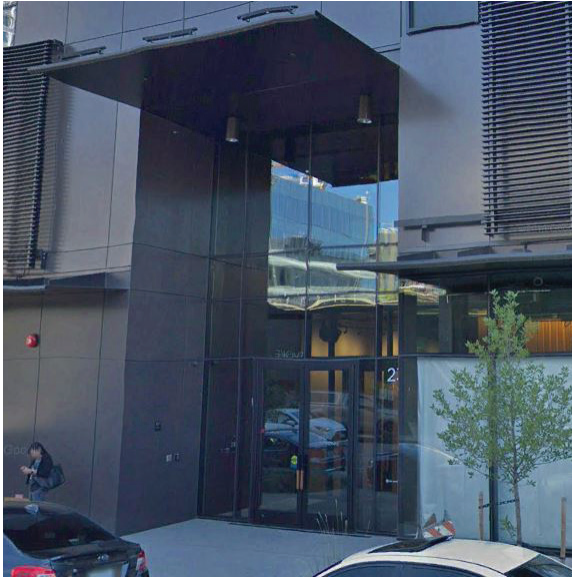
7.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 3: 'FUNKY BASE'
BUILDING STREET LEVEL STUDIES



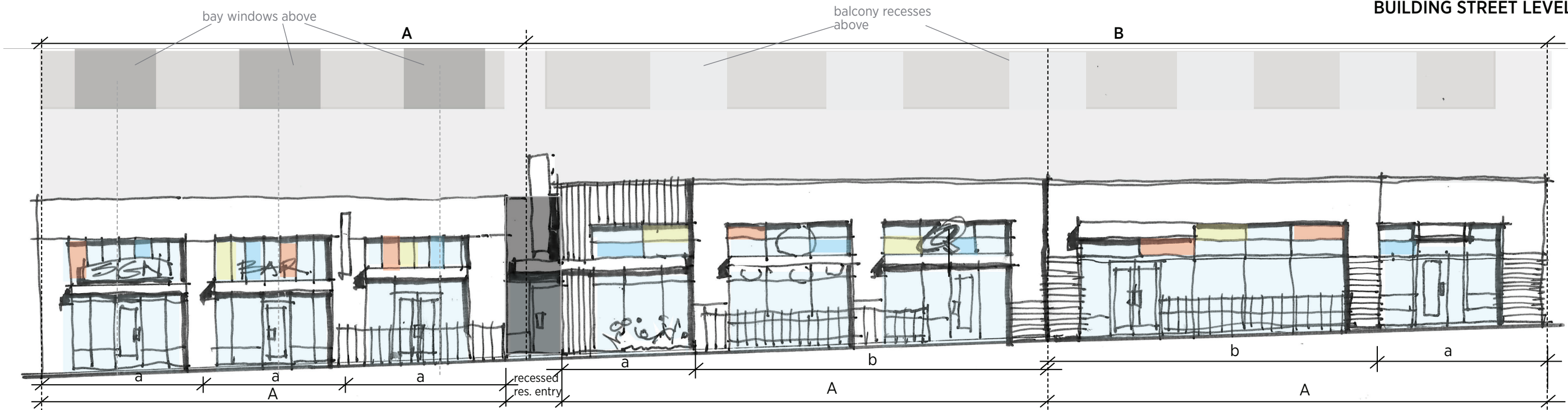
BASE OF BUILDING CHARACTER SKETCH 1 - ARCHITECTURALLY FUNKY WITH BENDING BRICK WALLS AND VARYING PARAPET HEIGHTS. TENANTS ARE ABLE TO CUSTOMIZE THEIR STOREFRONTS, AWNINGS, AND SIGNAGE. THE WIDTHS OF STOREFRONT VARY FROM THE NARROW WIDTHS MATCHING THOSE EXISTING ON THIS STRETCH OF 2ND AVENUE TO TWICE AS WIDE, USING AN A/ B PATTERN

PRECEDENT IMAGES OF STOREFRONT EXAMPLES FROM THE EXTREME EXAMPLE OF TENANT CUSTOMIZATION TO VERY SLEEK AND REFINED ARCHITECTURE. OUR INTENT IS TO FIND A BALANCE.



7.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 3: 'FUNKY BASE'
BUILDING STREET LEVEL STUDIES



BASE OF BUILDING CHARACTER STUDY 2 - THREE GROUPS OF BAYS WITH MORE STRAIGHTFORWARD PLANAR ARCHITECTURE WITH LESS VARIATION IN FORM. STOREFRONTS CAN BE ARCHITECTURALLY VARIED OR CUSTOMIZED BY TENANTS, ETC.



BASE OF BUILDING CHARACTER STUDY 3 - INDIVIDUAL TENANT SPACES ARE EXPRESSED IN VARIATION IN ARCHITECTURAL FORM RATHER THAN RELYING ON TENANT CUSTOMIZATION. THOUGH, THAT COULD BE ACCOMODATED AS WELL. THE MODULATION WIDTH FOLLOWS THE PATTERN OF EXISTING NARROW STOREFRONTS ALONG THIS STRETCH OF 2ND AVENUE.

7.0 ARCHITECTURAL MASSING CONCEPTS

RENDERING: 2ND AVE GROUND LEVEL FACADE FOR CONCEPT 3 : 'FUNKY BASE'



7.0 ARCHITECTURAL MASSING CONCEPTS

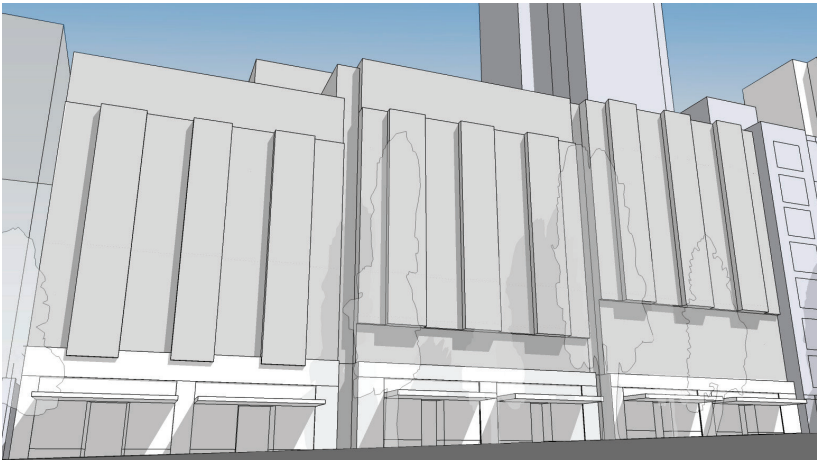
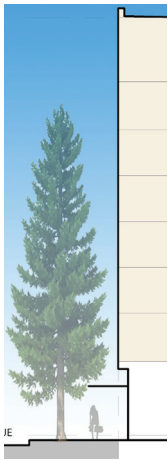
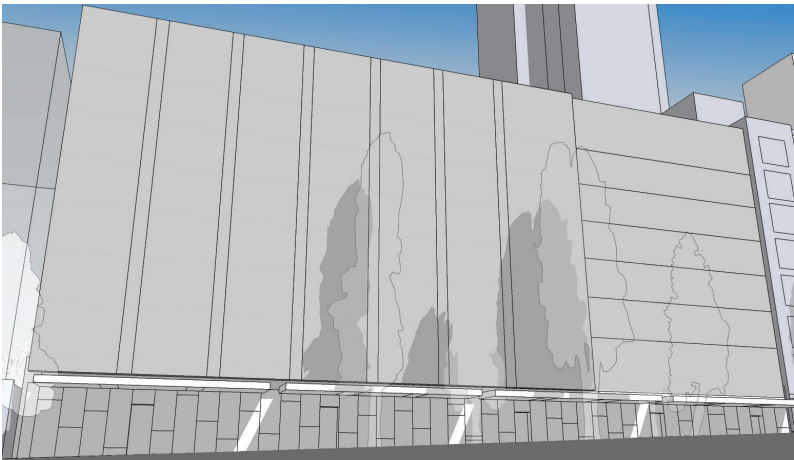
RENDERING: ALLEY FROM REGRADE PARK FOR CONCEPT 3” ‘FUNKY BASE’



ALLEY FROM REGRADE PARK

7.0 ARCHITECTURAL MASSING CONCEPTS

SUMMARY OF MASSING CONCEPTS



CONCEPT 1 - ‘SIMPLE MODERN’

182,620 sf (gross)
170 Residential Units (111,540sf Net Rentable)
5200 sf Retail

Opportunities:

- 1. Ground facade; aligns with Mama’s Cantina to the north.
- 2. Southern 1/3 of of project compares with similar overall flat mass of building to the south.
- 3. Outdoor deck on northeast corner allows step transition down to Re-Grade Park and intersection of 3rd & Bell.

Constraints:

- 1. Large transparent ground facade does not fit within existing character of 2nd Avenue and Belltown.
- 2. Little articulation on overall facade.
- 3. The senior tower’s facade is not fitting of the Belltown character (no brick, etc.) and does not follow the character of the adjacent street facades on 2nd Avenue.

No Departures

CONCEPT 2 - ‘STEP UP’

189,100 sf
181 Residential Units (112,500 sf Net Rentable)
5,800 sf Retail

Opportunities:

- 1. Dynamic facade.
- 3. Vertical projections are similar to Belltown Bay window character.
- 4. Massing divided by 1/3’s follows massing of neighbors to north and south.
- 5. Outdoor deck on northwest corner allows for a step transition down to the intersection at 2nd & Bell.

Constraints:

- 1. Distracts from important ground level facade.
- 2. Squashes ground level facade at northern 1/3.
- 3. Massing divided by 1/3’s doesn’t follow larger Belltown context of Belltown blocks.

Departure:

- 1. Overhead weather protection around existing trees.

CONCEPT 3- ‘FUNKY BASE’ (Preferred)

188,317 sf (Gross)
176 Residential Units (110,000 sf Net Rentable)
8,000 sf Retail

Opportunities:

- 1. Ground level facade follows character of existing older Belltown favorite eateries, and the existing facades on-site.
- 2. The ground facade is not chopped up into 1/3’s like scheme 2.
- 3. Overall massing divided by 1/3 and 2/3 more closely follows block massing of overall Belltown area than Concept 2.
- 4. Outdoor deck on northwest corner allows for step transition down to the intersection at 2nd & Bell & to Re-grade Park, and provides great views to Elliott Bay.

Constraints:

- 1. The large cedar trees provide constraints for bay windows and other projections.

Departure:

- 1. Overhead weather protection around existing trees.

SUMMARY OF MASSING CONCEPTS

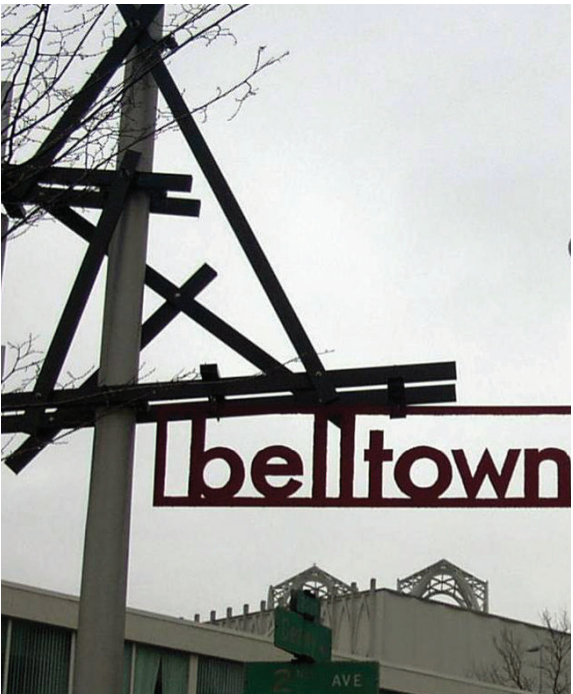
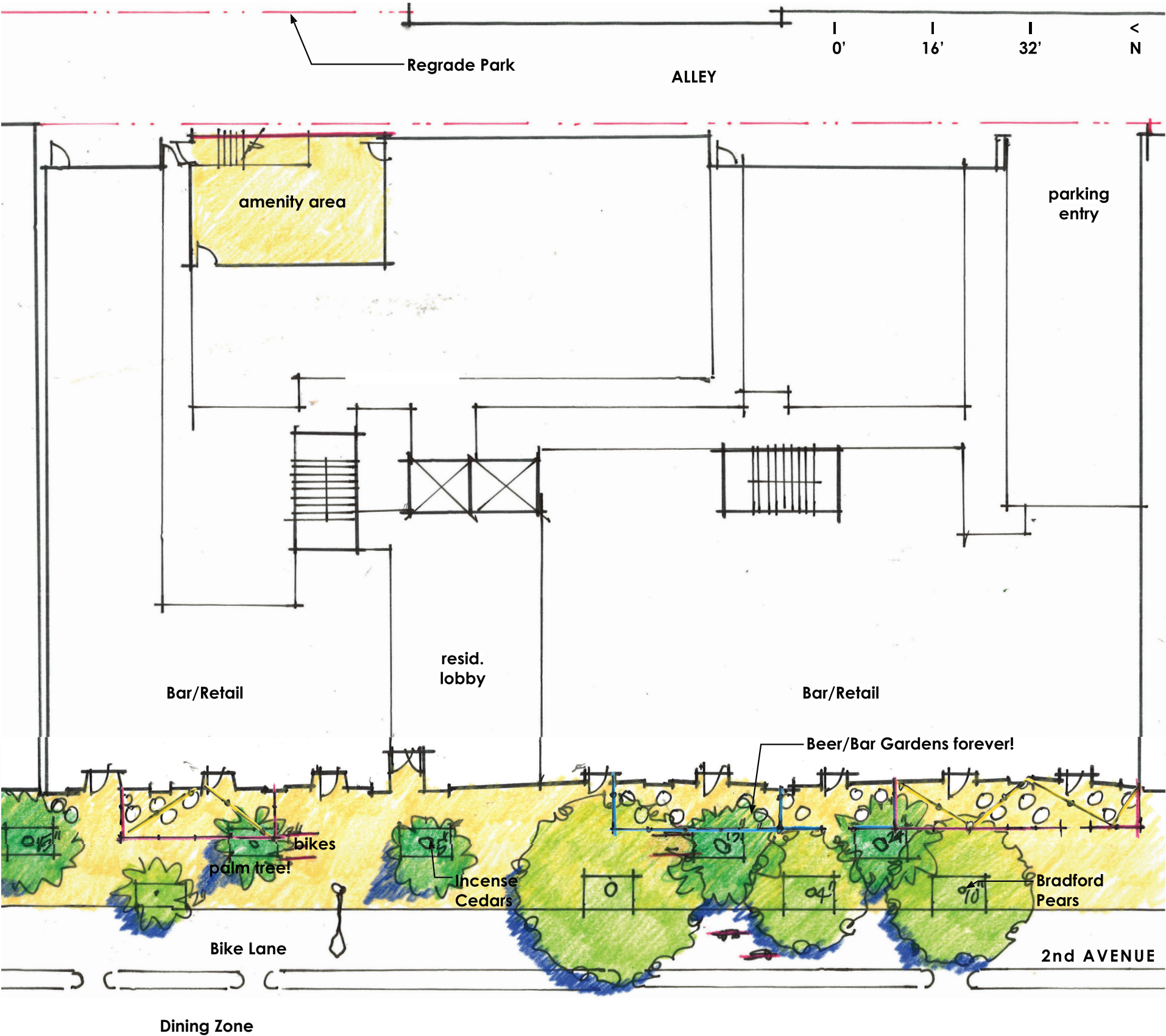
- GOOD ●
- BETTER ● ●
- BEST ● ● ●

DRB DESIGN GUIDELINES	CONCEPT 1 (CODE-COMPLIANT)	CONCEPT 2	CONCEPT 3 (PREFERRED)
A-1 Site planning & massing: respond to the physical environment	●	● ●	● ● ●
B-1 Respond to the neighborhood context	●	● ●	● ● ●
B-2 Create transition in bulk & scale	●	●	● ● ●
B-3 Reinforce the positive urban form & architectural attributes to the immediate area	●	● ●	● ● ●
C-1 The streetscape: promote pedestrian interaction	●	●	● ● ●
C-2 The streetscape: design facade at many scales	●	●	● ● ●
C-6 The streetscape: develop the alley facade	● ●	●	● ● ●
D-4 Public amenities: provide adequate signage	●	●	● ● ●

8.0 LANDSCAPE DESIGN

8.0 LANDSCAPE DESIGN

STREETSCAPE

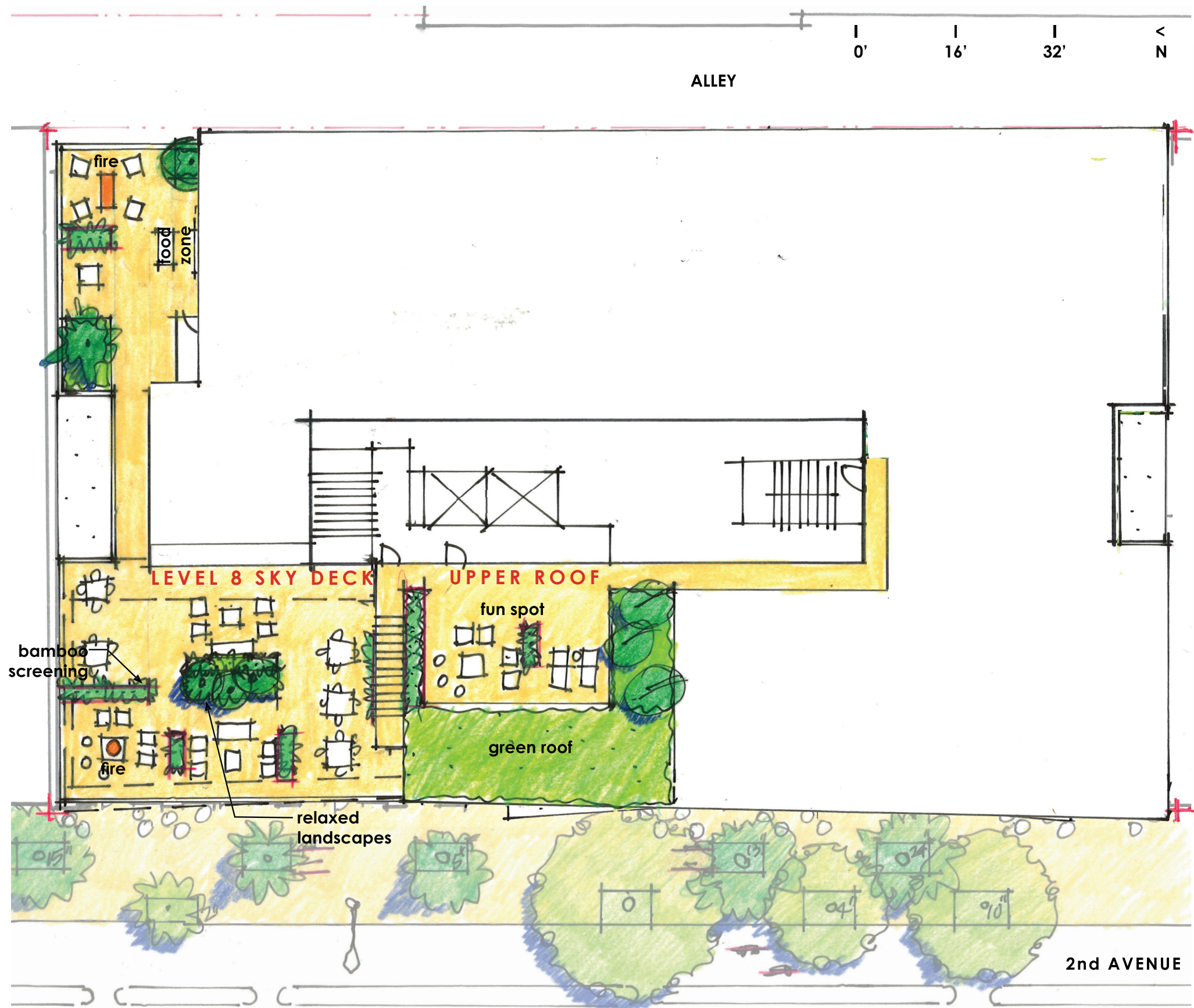


support a funky streetscape



support a busy sidewalk beer/bar garden

ROOF



friends and fun



relaxed landscapes

9.0 POTENTIAL DEPARTURES

9.0 POTENTIAL DEPARTURES

OVERHEAD WEATHER PROTECTION

SMC 23.49.018

Continuous overhead weather protection is required along entire street frontage, except if interrupted by a landscaped area at least two feet in width.

Must extend horizontally a minimum of 8 feet from building wall.

Lower edge must be a minimum of 10 feet and a maximum of 15 feet above sidewalk.

REQUEST:

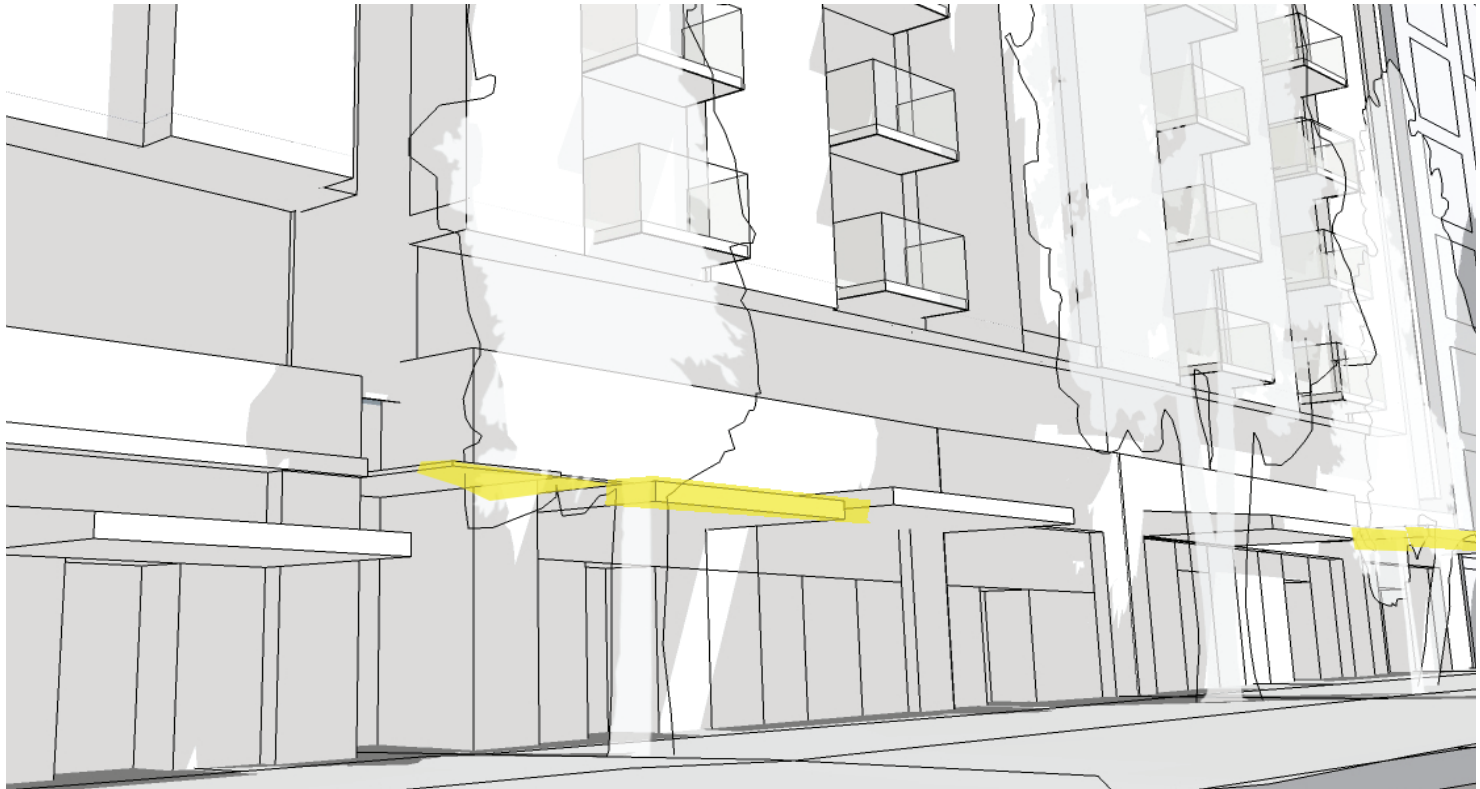
A departure is requested to relax minimum 8' extension of weather protection.

JUSTIFICATION:

To accommodate existing street trees in the right-of-way, applicant requests a relaxation of 8' minimum.

RELEVANT DESIGN GUIDELINES:

- A-1** Site planning and massing : respond to the physical environment
- B-1** Respond to neighborhood context.
- C-2** Encourage overhead weather protection



THANK YOU

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