

An aerial photograph of Seattle, Washington, showing a dense urban landscape with numerous high-rise buildings. In the foreground, several tall apartment or office buildings are visible. In the background, the city extends to the waterfront, where a large body of water (likely Elliott Bay) is visible, along with a bridge and distant hills under a hazy sky.

2323-2333 3rd AVENUE

SEATTLE, WA 98121

DESIGN REVIEW: EARLY DESIGN GUIDANCE

DESIGN REVIEW - SDCI PROJECT NO. 3035815-EG

September 22, 2022

APPLICANT TEAM

OWNER: HOT RAIN INC

ARCHITECT: Z O A RCHITECTURE LLC

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PROJECT INFORMATION

DEVELOPMENT INFORMATION

PROJECT ADDRESS:	2323-2333 3RD AVE, SEATTLE, WA 98105
SDCI PROJECT NO.	3035815-EG
KING COUNTY PARCELS:	0656000275 0656000255
OVERLAY DESIGNATION:	BELLTOWN
ZONING:	DMR/R 145/65
OWNER:	HOT RAIN Inc. 1615 108 Avenue SE Bellevue, WA 98004 Vicky Ma 425 9618288 mavicky655@gmail.com
ARCHITECT:	ZO ARCHITECTURE LLC 3600 136th Pl. SE Suite 300 Bellevue, WA 98006 X.G. Zhang 425 749 8158 xzhang@zo-architects.com
LANDSCAPE ARCHITECT:	GCH 6101 22ND Ave NW Seattle, WA 98107 Jerry Coburn 206 285 4422 jcoburn@gchsite.com

LOT AREA:

King County Assessors Lot: 16,208 SF (150 FT x 108 FT) =3,254 SF (30 FT x 108 FT) + 12,954 SF (120 FT x 108 FT)

ZONING:

DMR/R 145/65 , Belltown (Urban Center Village) , Downtown Fire District, Frequent Transit, no ECA (Environmental Critical Area) designation.

PERMITTED USES:

Residential or Office, Retail, Underground Parking.

FLOOR AREA RATIO (FAR) LIMITS:

Base FAR: 1 , Maximum FAR: 2.5, Exemptions: Residential Uses

STRUCTURE HEIGHT:

Max:65’ for non-residential uses, Max:145’ limit for residential uses;
Some extensions allowed included mech., staircase, railing, solar panel, common recreation areas, etc.
Total Story: 14

SETBACKS:

Frontage on Avenue: 120’ or less, Not required, Frontage on Avenue: 120’-180’ setback 20’
Loading adjacent to alley: Parallel to the alley: 12’ from alley CL;
Loading Berths in Building: Alley setback = 2’ dedication (up to 26’ above alley)

AMENITY AREA:

Must be 5% of total gross floor area in residential use.

LANDSCAPING STANDARDS:

Various provisions ; 30 Green factor required.

REQUIRED PARKING LOCATION, ACCESS & SCREENING:

Required: None, Current design underground parking provided: 113 stalls.

BYCYCLE PARKING:

Residential : Required 106
Provided 106

SOLID WASTE & RECYCLE:

Per number of residential units and retail space square footage.
Total: 1030.5 SF

LOADING:

Loading berth required

USUAGE:

Residential & Retail (Total Unit: 226, Retail: 7,050.6 SF, Total Floor Area: 185,758 SF)

DESIGN OBJECTIVE:

The project goal is to create an environment that will bring high quality urban living to the center of the Belltown neighborhood.

This will begin at the street level – providing a vibrant, pedestrian friendly streetscape – both day and night, that invites interaction with the neighborhood by including retail spaces that will be used by both residents and neighbors.

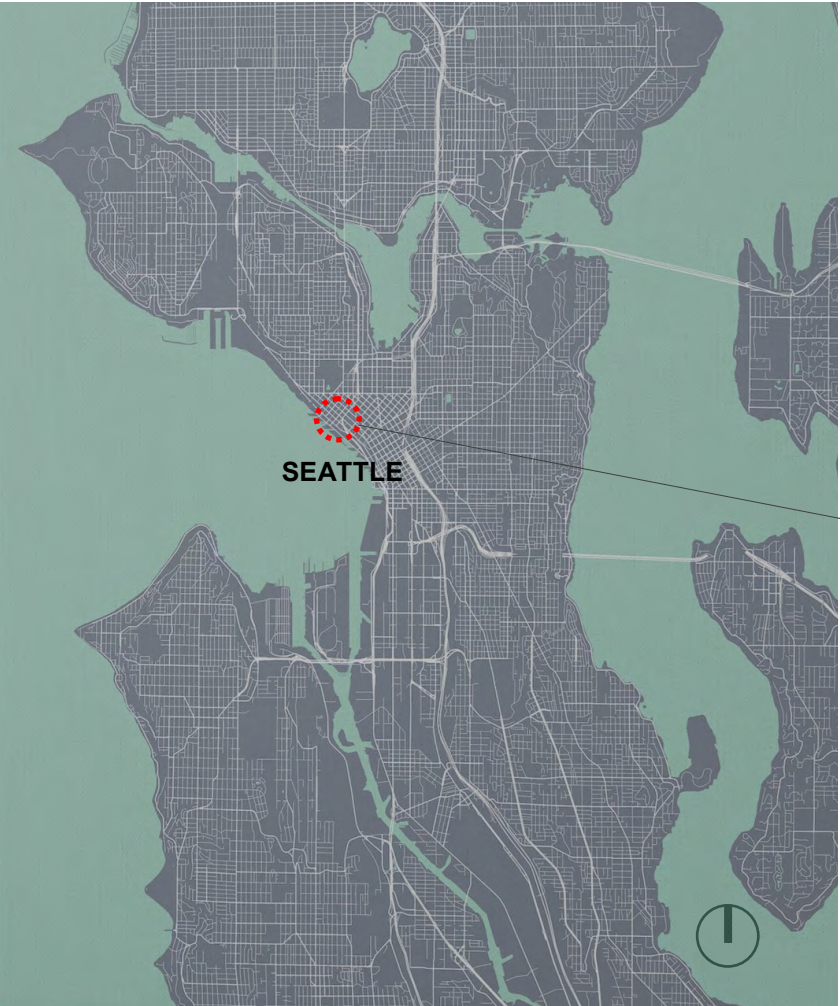
By creating a thoughtful new building design that interacts with pedestrians, we intend to help enrich the culture of the neighborhood.

The environment for the new residents will be enhanced by maximizing the quality of views, the quality of daylight in the units, and providing access to landscaped terraces and courtyards at multiple levels of the building.

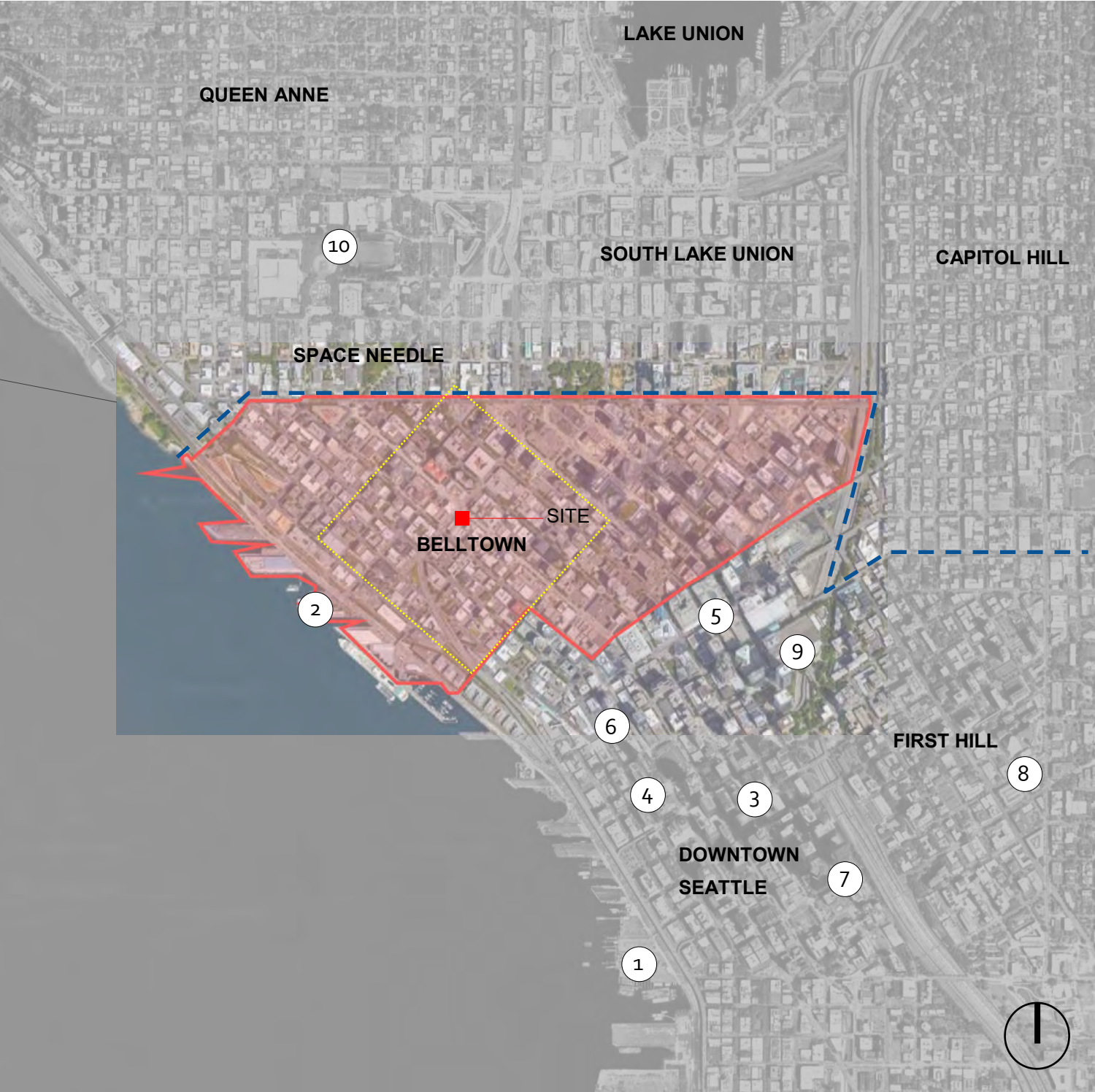
The unique building design will establish a sense of identity for the residents and will create a new landmark within the neighborhood.

CONTEXT & ZONING ANALYSIS

VICINITY MAP

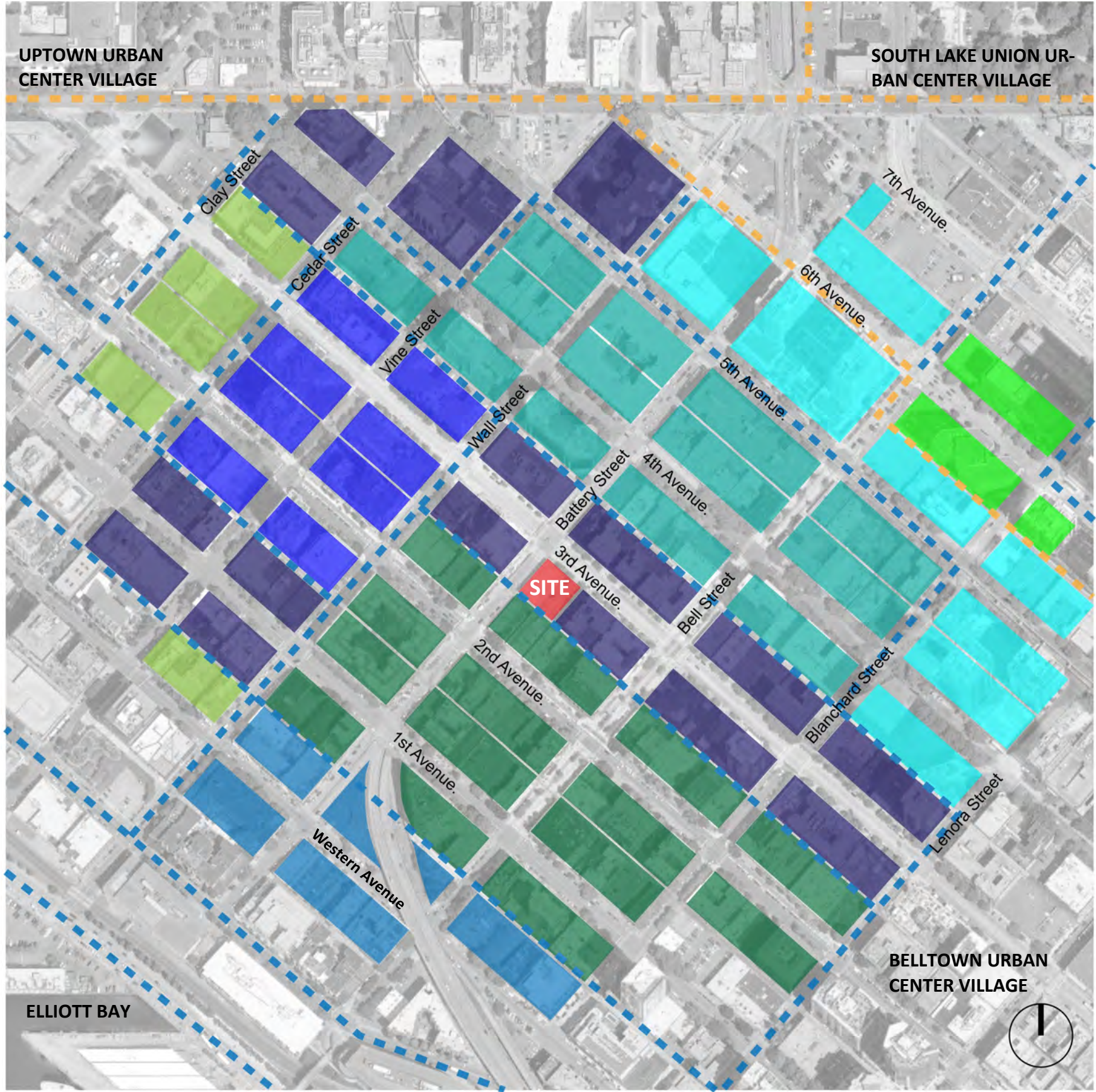


Project is located close at the geographic center of Belltown neighborhood. It's easy to access to all Seattle downtown amenities. Very convenience location with a lot of potential .

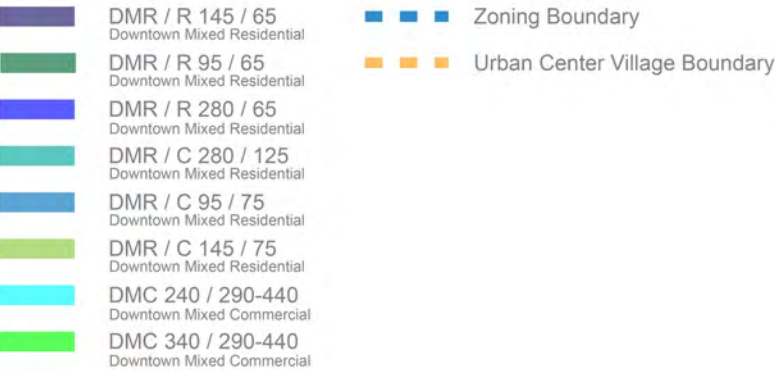


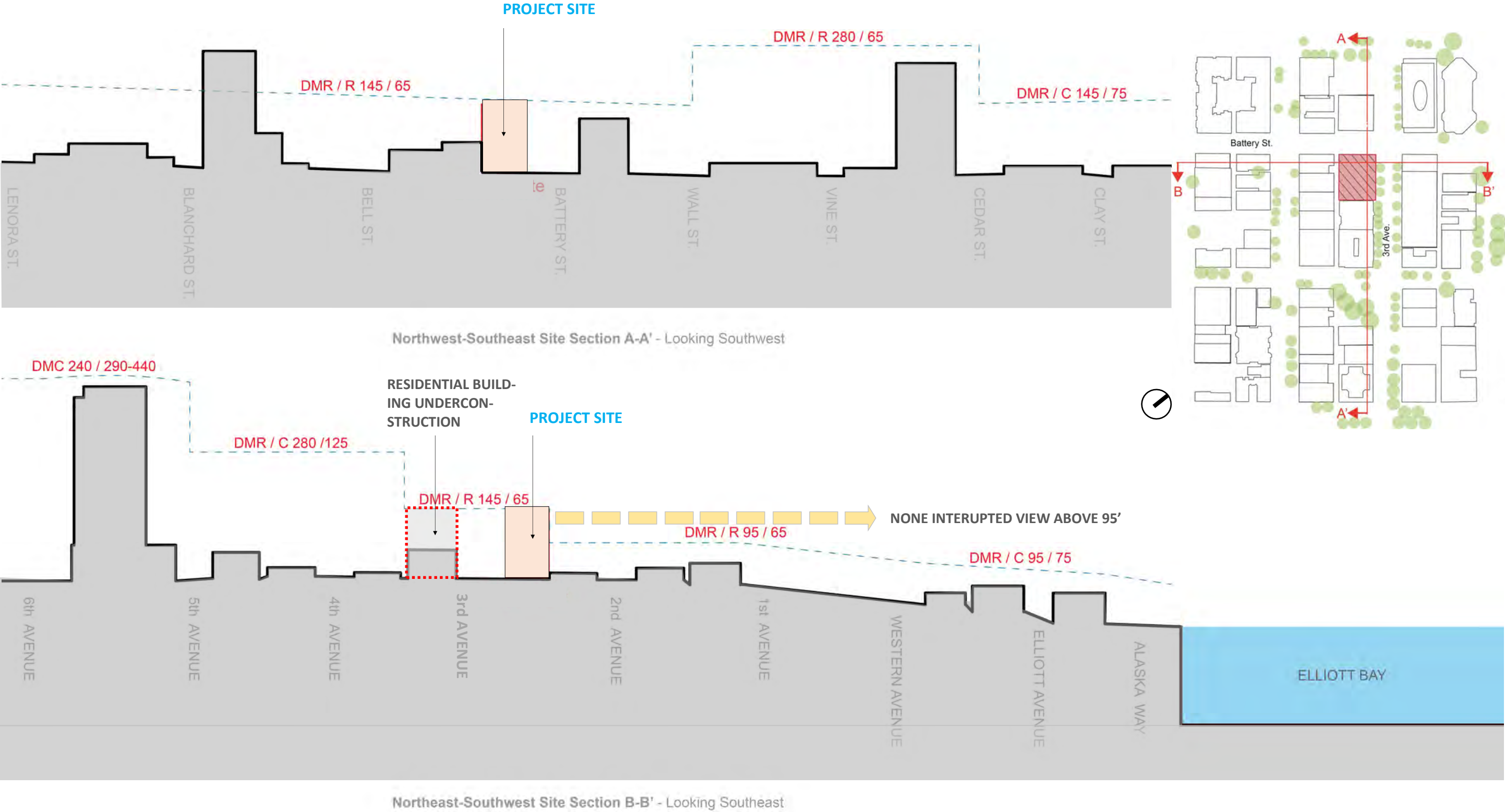
- Proposed Project Location
- 1. Ferry Station
- 2. Cruise Line Station
- 3. Seattle Central Library
- 4. Seattle Art Museum
- 5. Pacific Place Shopping Mall
- 6. Pike Place Market
- 7. Seattle City Hall
- 8. Swedish Hospital
- 9. Washington State Convention Center
- 10. Key Arena/Seattle Center

CONTEXT ANALYSIS: ZONING MAP



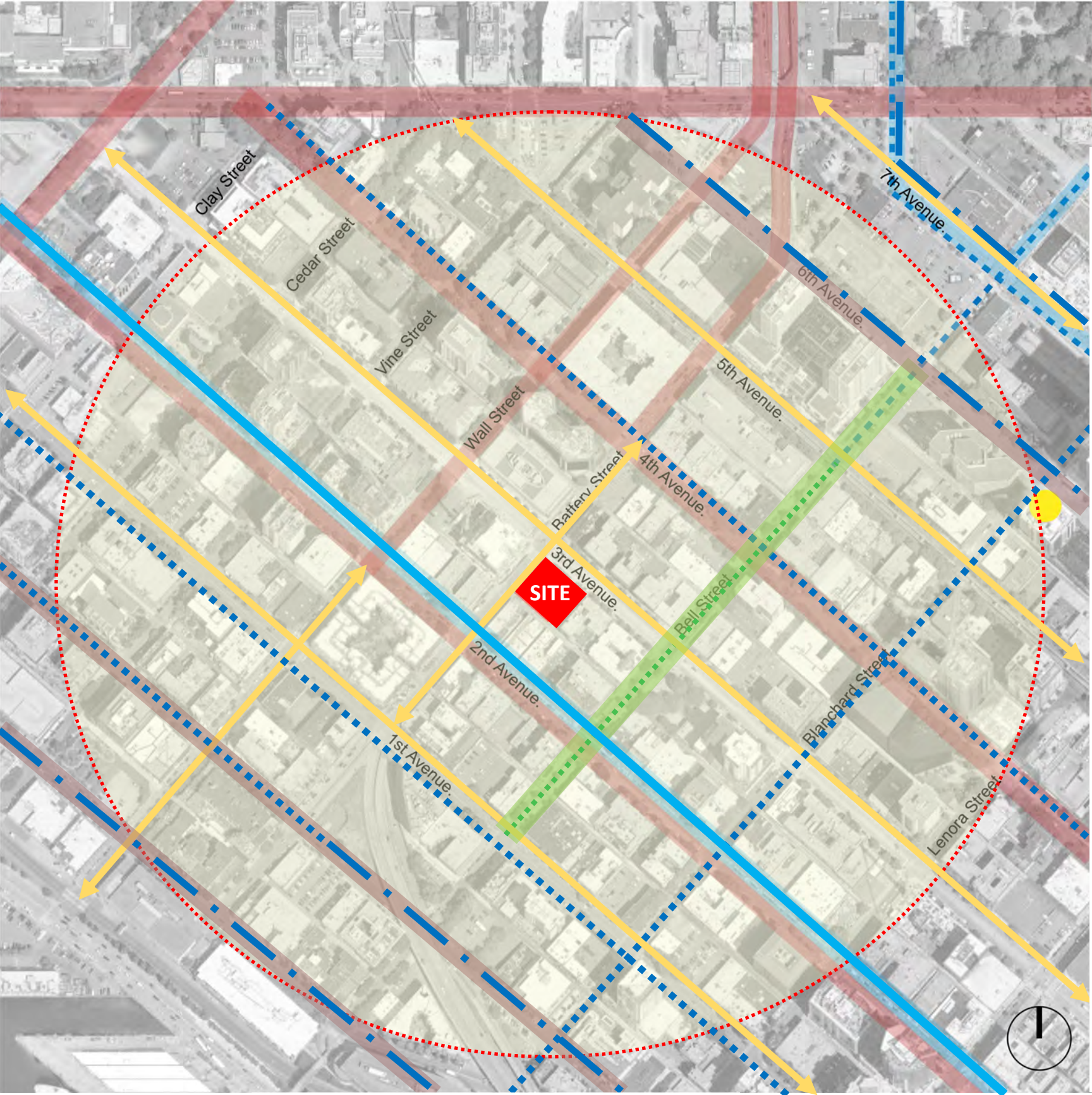
- Height Limit- Site allows for residential uses to build up to 145' with zoning boundary line at east to DMR 95/65. Therefore, this site will get a specular view without any interrupts to the oceanfront at a height above 95' (See page #7 section analysis)
- More high-rise (DMR/C 280/65 & DMR/C 290/440) to the north, east, and northwest of this site means it will be high-density urban background view in addition to the oceanfront view to the south (Site section on page 7).





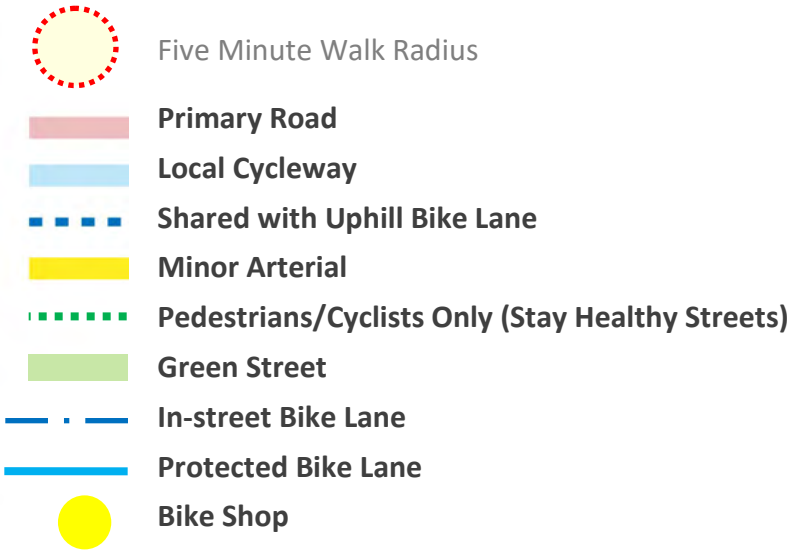
OBSERVATIONS:

- Project is located right at the geographic center of the Belltown neighborhood (Belltown Urban Center Village) , it's very convenience to connect at all directions.
- Site is very close the Bell Street, a pedestrian street park. Also there is about 5 min. walking distance to the Elliott Bay ocean front.
- Currently there are no bike lanes at Battery St & 3rd Ave adjacent to the project site, but there are bike lanes only one block from either directions.



Adjacent Street Classifications

Battery Street: Downtown Neighborhood Class II Pedestrian Street
3rd Avenue: Downtown Neighborhood Class I Pedestrian Street





★ Project Site

OBSERVATIONS:

- The project is right at the midway of public transit light rail lines between Downtown and Uptown/Seattle Center, West Seattle and Capital Hill. It is a very convenience location for both areas.
- Current nearest bus stop is right at 3rd Ave cross street less than half block distance to this site. This allows access to public transit to all downtown region, South Lake Union, Seattle Center, and Queen Anne.

- Bus Route
- Seattle Monorail Route
- Bus Stop
- Bell Street Park

CONTEXT ANALYSIS: SURROUNDING DIVERSE USES

OBSERVATIONS:

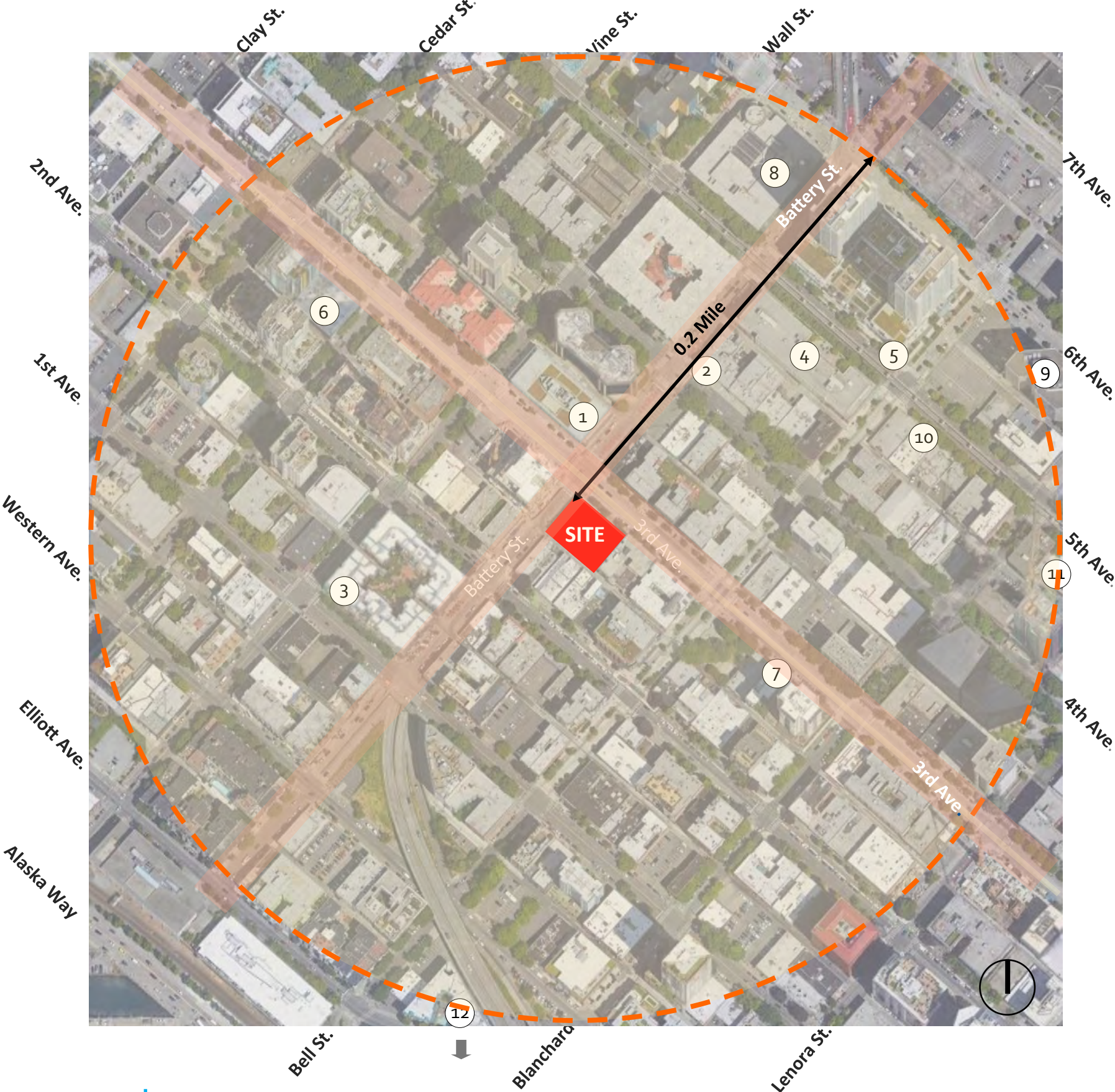
- This site is located at the geographic center of the Belltown Urban Center Village and will need to closely adhere to the Belltown Neighborhood Design Guidelines.
- The site is bordered on the east side of a 15 story apartment with ground-level retail (under-construction).
- The site is bordered on the north side by a 12 story apartment with ground restaurant retail.
- The site is bordered on the west side by single-story restaurant /bar buildings
- The site is bordered on the south side by an 8 story apartment building
- The site is bordered by an institutional use known as Antioch University.

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.



- Residential / Mixed Use
- Office / Commercial
- Surface +Garage Parking
- Hotel / Hospitality
- Public park / Open space
- Cultural / Arts / Entertainment
- Institutional / Government

CONTEXT ANALYSIS: SURROUNDING BUILDINGS IN WALKING DISTANCE



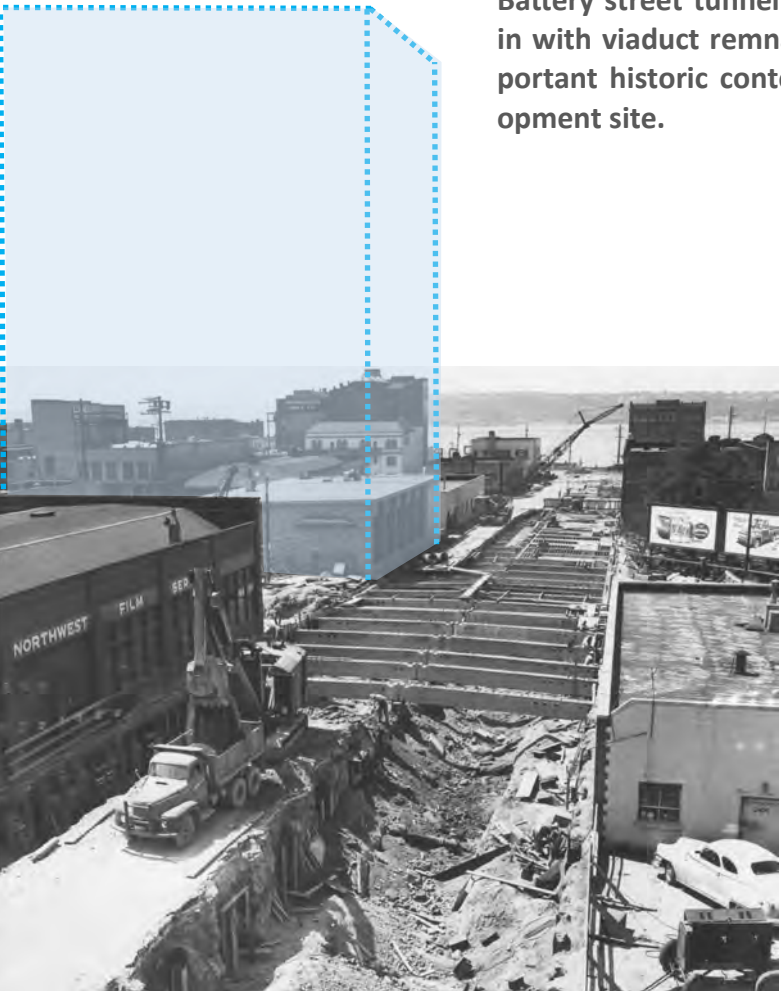
OBSERVATIONS:

- 1. Antioch University Seattle
- 2. Seattle Fire Station 2
- 3. Belltown Court
- 4. Amazon—Otter
- 5. U.S. Bank Branch
- 6. Rite Aid
- 7. Dan's Belltown Grocery
- 8. City University of Seattle
- 9. Belltown Postal Office
- 10. Seattle Glass blowing Studio
- 11. Cinerama Theater
- 12. The Crocodile

New buildings should establish a sympathetic transition between newer and older buildings also respect the scale, massing, and materials of adjacent buildings and landscape. — References to period architecture should be interpreted in a contemporary manner. Creative, contemporary architectural solutions are our goal.

Belltown Court is one example of a courtyard living style in Belltown.

Battery street tunnel (completely filled in with viaduct remnants) is a very important historic context for this development site.

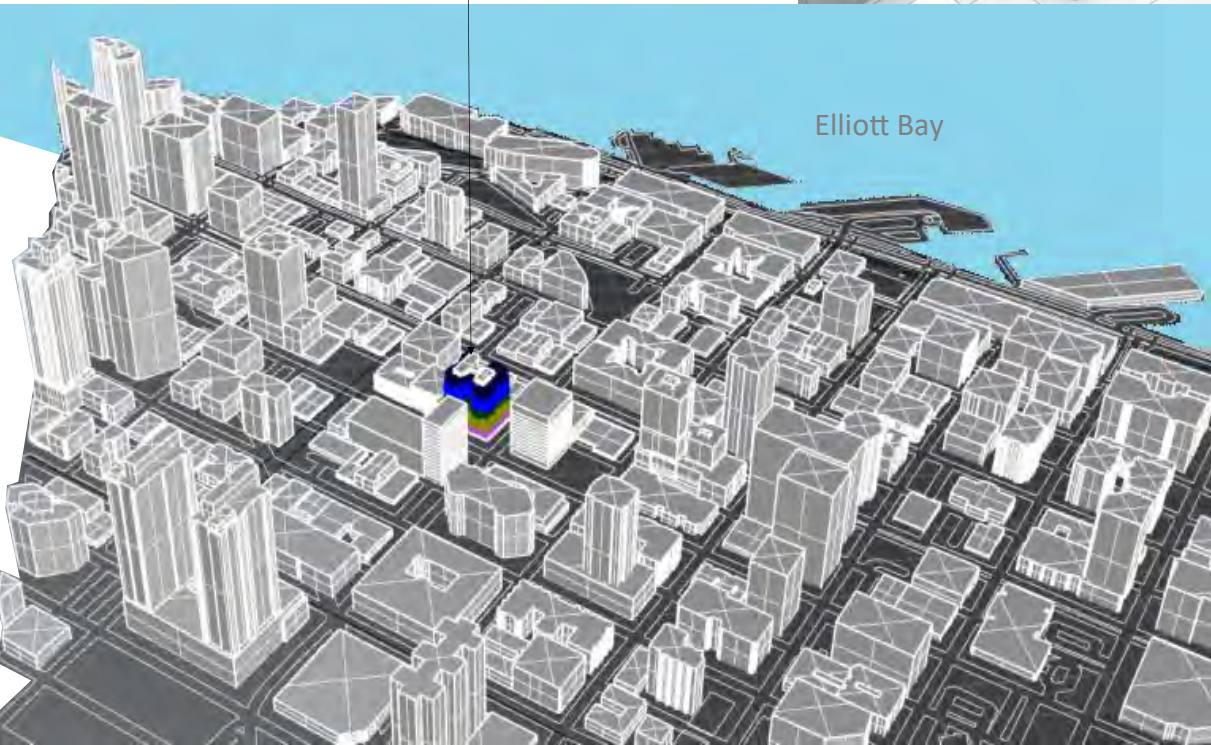
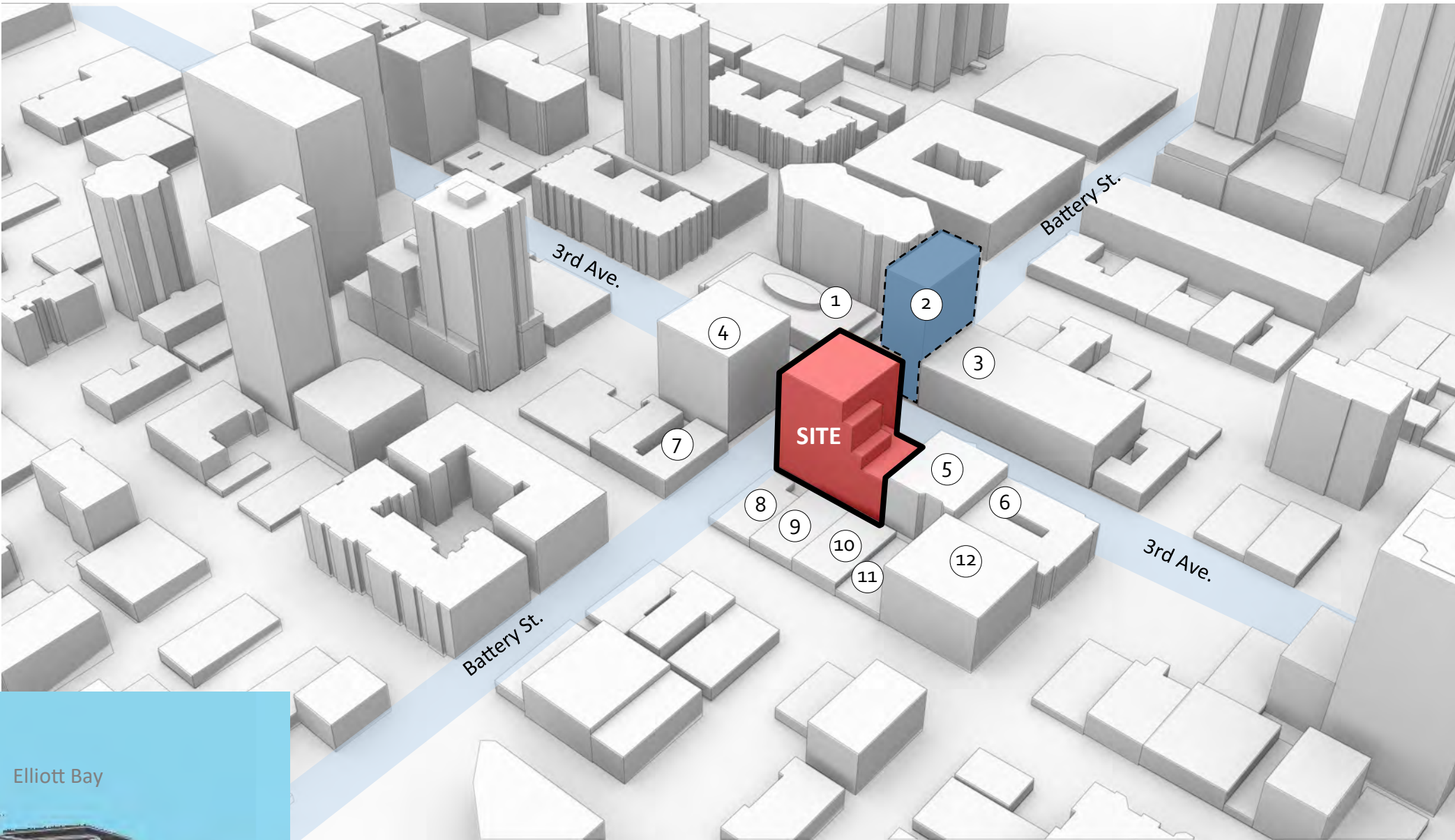


Historic Photo of Battery Street Tunnel Under Construction

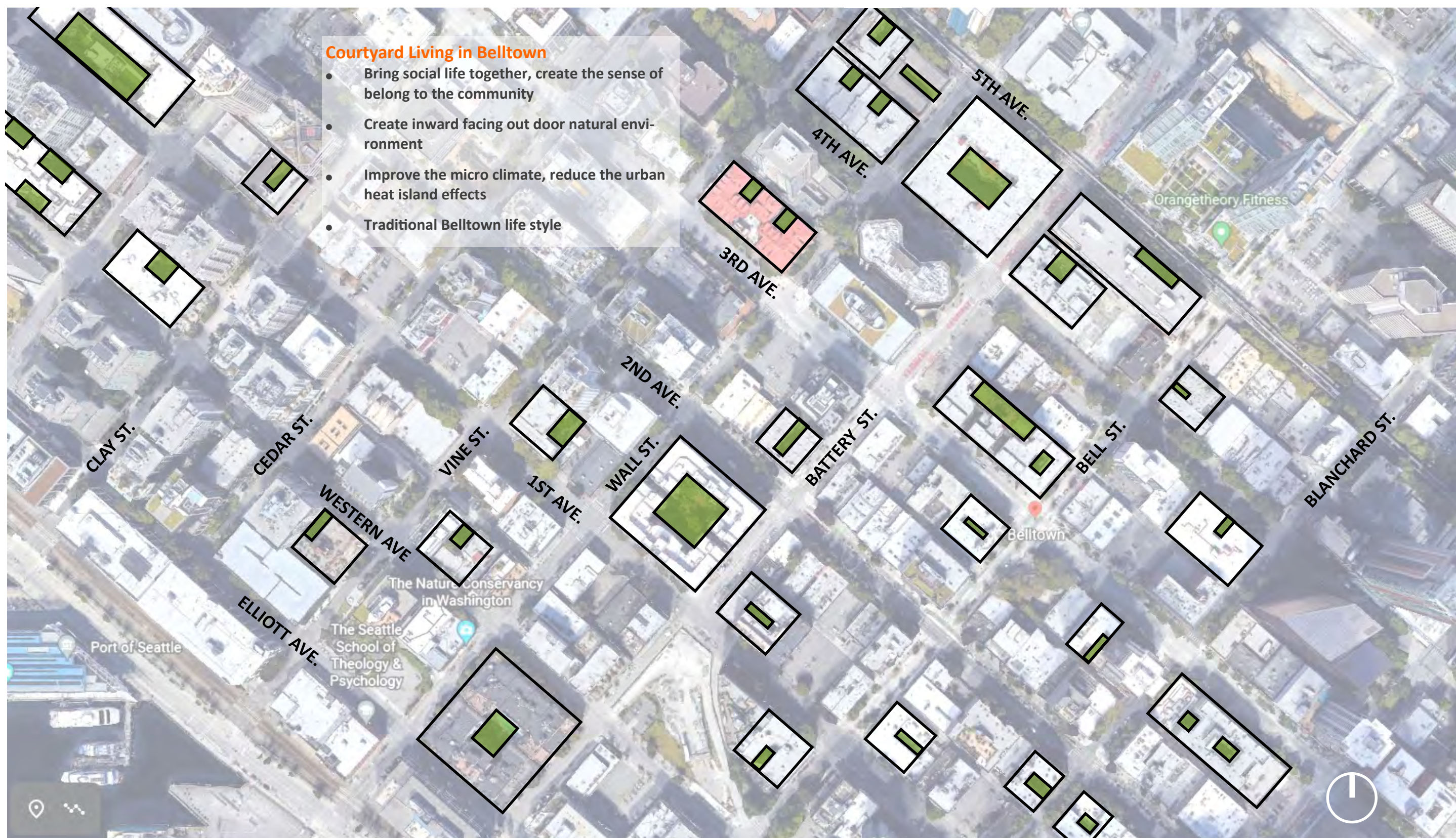
OBSERVATIONS:

- The project site is surrounded by various of businesses and apartment buildings. New and ongoing developments are adding more apartment units to this area. Recently opened O2 apartments 132 units, 303 Battery St. apartments 112 units (under construction).
- Some historic sites right at the southwest side of this site cross alley and Battery street, including Lexington Concord Apartment (a National Register of Historic Places built-in 1923.), Traugot Terrace Apartment, Marrakesh Moroccan, and The Rendezvous & Jewellbox Theater.
- Lexington Concord Apartment is a brick building on A traditional courtyard style apartment building.
- The Rendezvous & Jewelbox Theater and the surrounding area used to be the center of the Movie business in the Northwest region in the 1920s-1950s.

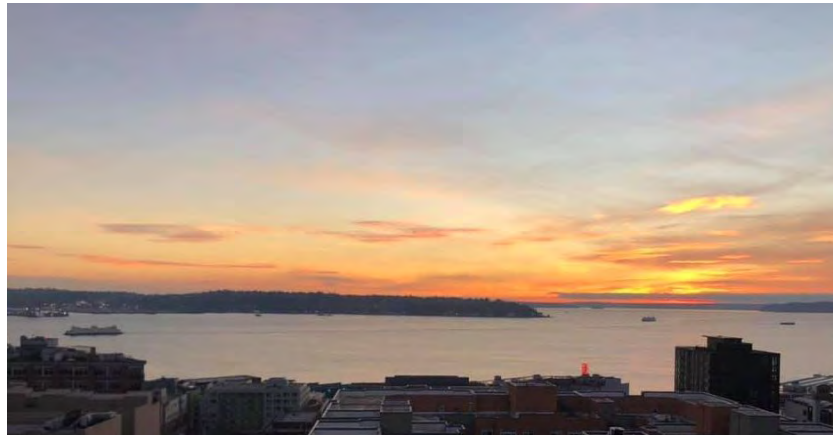
PROJECT SITE



1. Antioch University Seattle (2400 3rd Ave, Seattle, WA 98121)
 2. 303 Battery Apartments(303 Battery St, Seattle, WA 98121)
 3. Moda Apartments (2312 3rd Ave, Seattle, WA 98121)
 4. O2 Apartments (2401 3rd Ave, Seattle, WA 98121)
 5. Traugot Terrace Apartment (2317 3rd Ave, Seattle, WA 98121)
 6. Belltown Inn (2301 3rd Ave, Seattle, WA 98121)
 7. Lexington Concord Apartment (2402 2nd Ave, Seattle, WA 98121)
 8. Marrakesh Moroccan Restaurant (2334 2nd Ave, Seattle, WA 98121)
 9. VUE Lounge (2326 2nd Ave, Seattle, WA 98121)
 10. The Rendezvous & Jewelbox Theater (2332 2nd Ave, Seattle, WA 98121)
 11. Rocco's (2312 2nd Ave, Seattle, WA 09121)
 12. 206 Bell Apartments (206 bell St, Seattle, WA 98121)
- New Development Under Construction
■ Project Site / Conceptual Massing



VIEW ANALYSIS



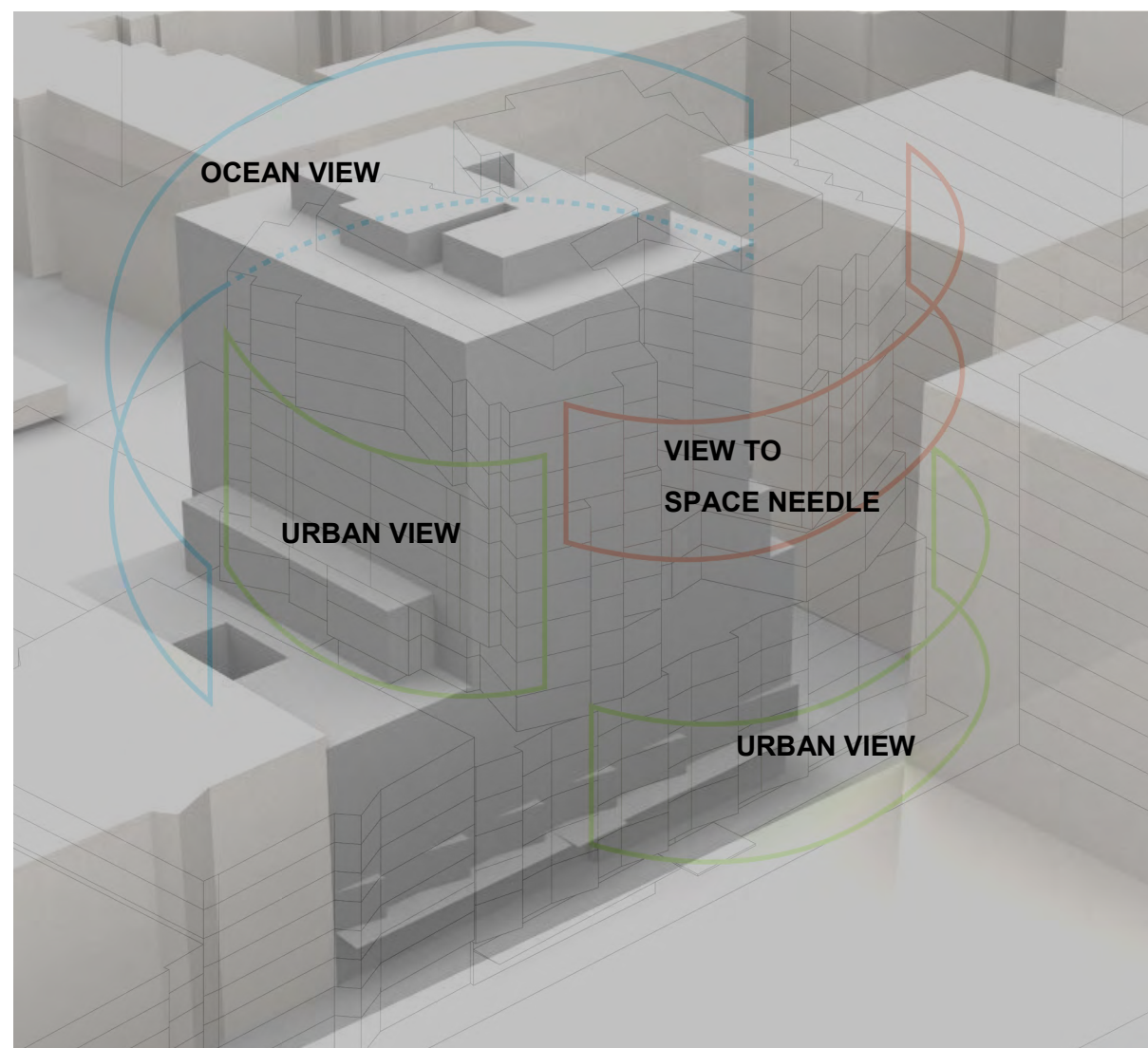
Ocean View



Urban View

OBSERVATION:

- The site has a non-interrupted view of the ocean-front at upper levels because the project site is at the edge of zoning between DMR/R 145/65 and DMR/C 95/75 to the west.
- The site has a view of the Seattle Center, Space Needle.
- The site also has a view of the Seattle downtown high-rise urban environment.



View to Space Needle

Complex-Belltown

- Located just upper northwest of downtown Belltown is considered a walker's paradise due to its pedestrian enhancement such as landscape design, vegetation. From a material standpoint, it has a natural earth tone with concrete pavement as the most dominant tone.
- Within the area, there is a mix of the old and new building that mainly indicates residential. Along the area you find some street art installation improving the walkability.

Historic Architectural Context

- New buildings should establish a sympathetic transition between newer and older buildings also respect the scale, massing, and materials of adjacent buildings and landscape. --References to period architecture should be interpreted in a contemporary manner. Creative, contemporary architectural solutions are encouraged.

Contemporary building & Art installation:

Curtain Wall, Mid-rise, High-rise Building, Arts Installation, Contemporary Facade



Historic building: Terra-cotta, Brick, Arch

Enhance the building with landscaping

- Belltown neighborhood sidewalks with many design varieties create an interesting urban pedestrian experience and streetscape.
- Belltown is a dense coastal neighborhood located to the north of Downtown Seattle. The area can be uniquely identified by its iconic. Seattle Monorail spanning from Westlake Center to Seattle Center.
- The area is formerly a low-rent, semi-industrial arts district, that has now transformed into a neighborhood of trendy restaurants, boutiques, nightclubs, and residential towers as well as warehouses and art galleries.

3rd Ave looking to Seattle Downtown



Battery street looking to the West water front



Landscaping: Variety concrete pavement and landscape design, sidewalk canopy in Belltown neighborhood

CONTEXT ANALYSIS: PROMINENT SURROUNDING BUILDINGS



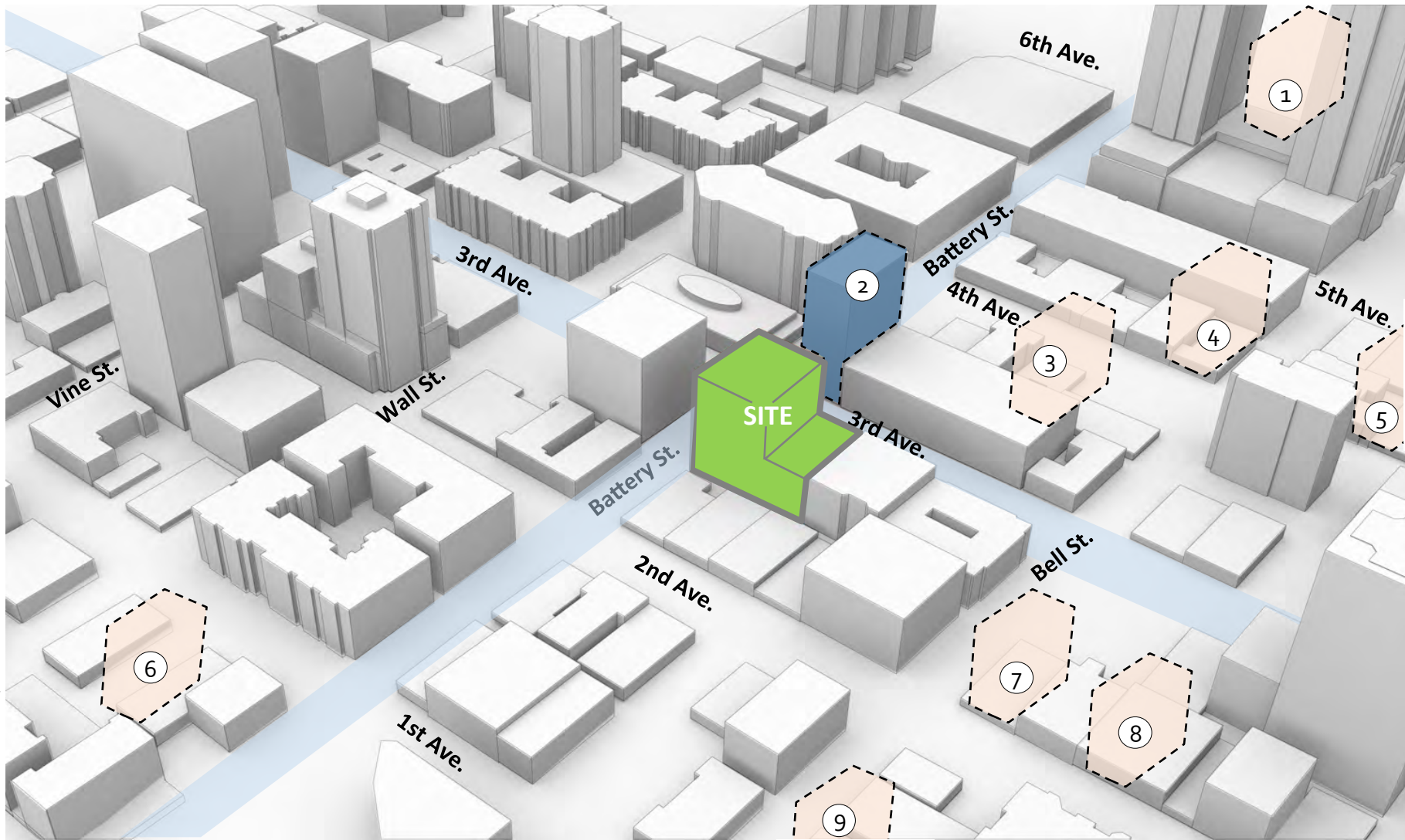
NEW PROPOSED
PROJECT SITE

1. 2300 6TH AVE
2. 303 BATTERY
3. 2315 4TH AVE
4. 2302 4TH AVE
5. 2208 4TH AVE
6. 2407 1ST AVE
7. 2234 2ND AVE
8. 2224 2ND AVE
9. 2218 1ST AVE

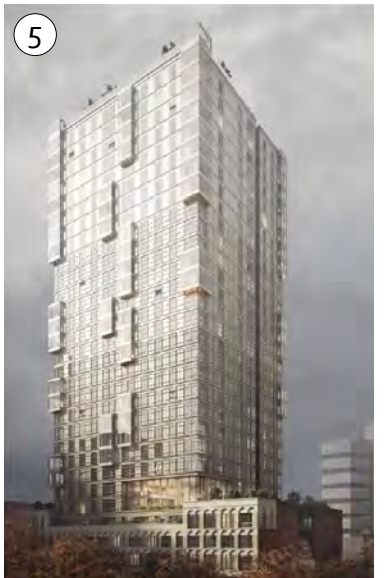


OBSERVATION:

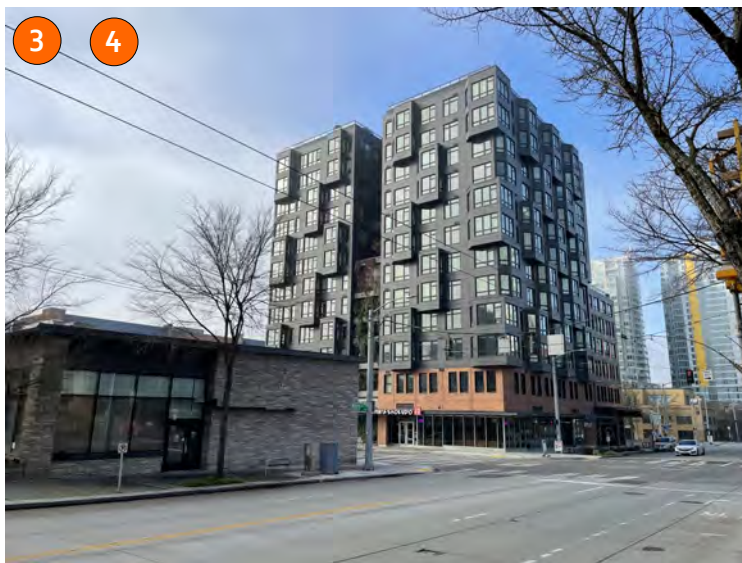
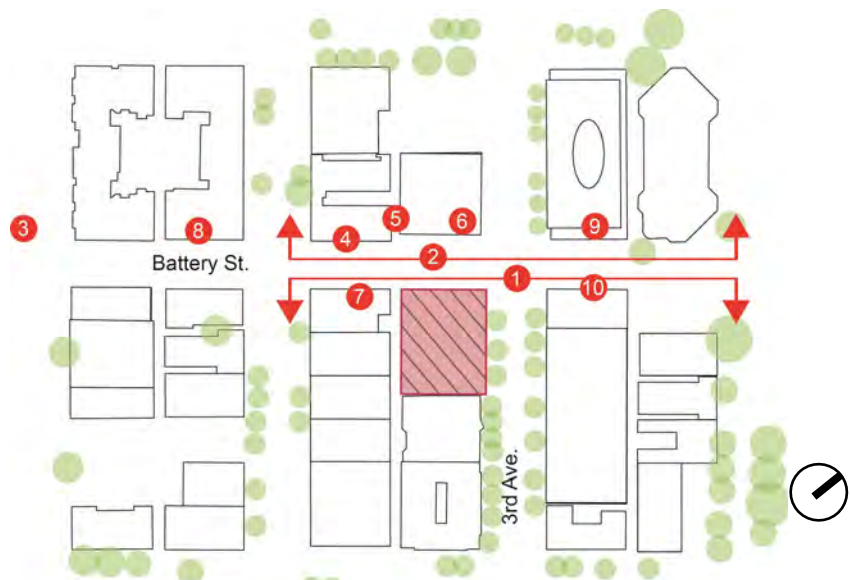
Very active neighborhood in development, transforming to the new urban forms

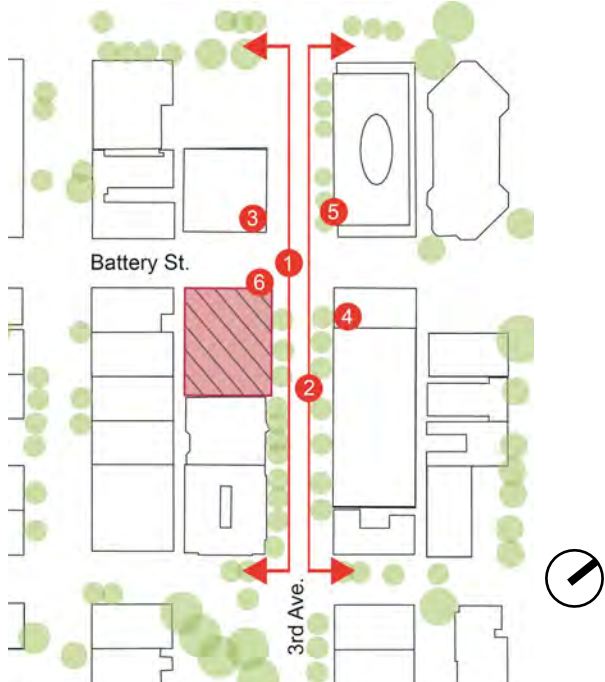
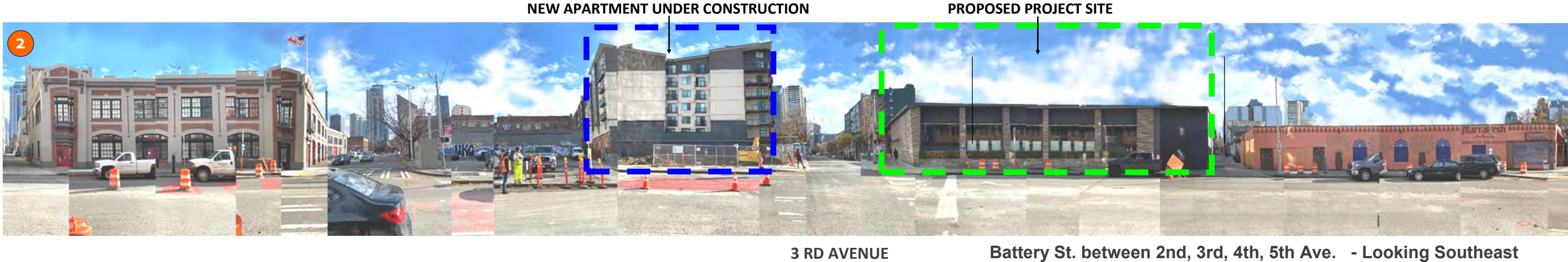


--- New Development Under Construction --- New Development Under Permitting ■ Proposed Project Site

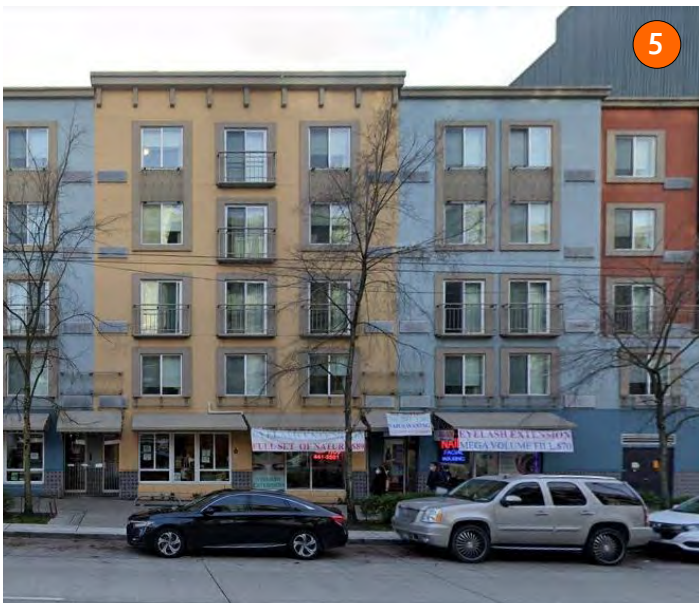
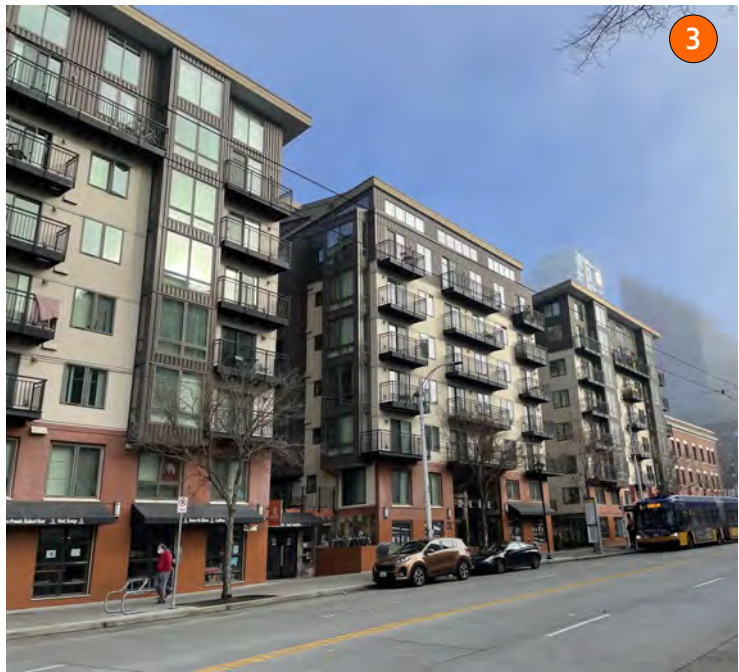


CONTEXT ANALYSIS: STREETScape PHOTOMONTAGE-3RD AVENUE





CONTEXT ANALYSIS: SURROUNDING BUILDINGS ARCHITECTURAL CHARACTERS

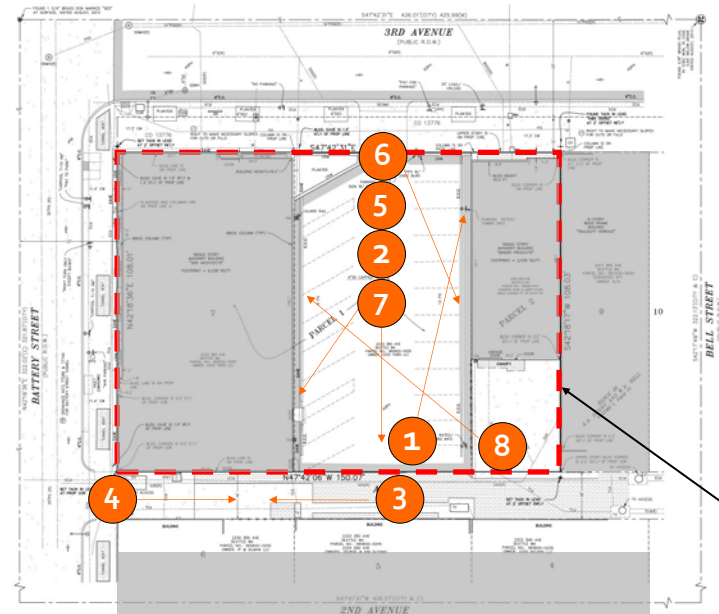


- 1 Antioch University Seattle (2400 3rd Ave, Seattle, WA 98121)
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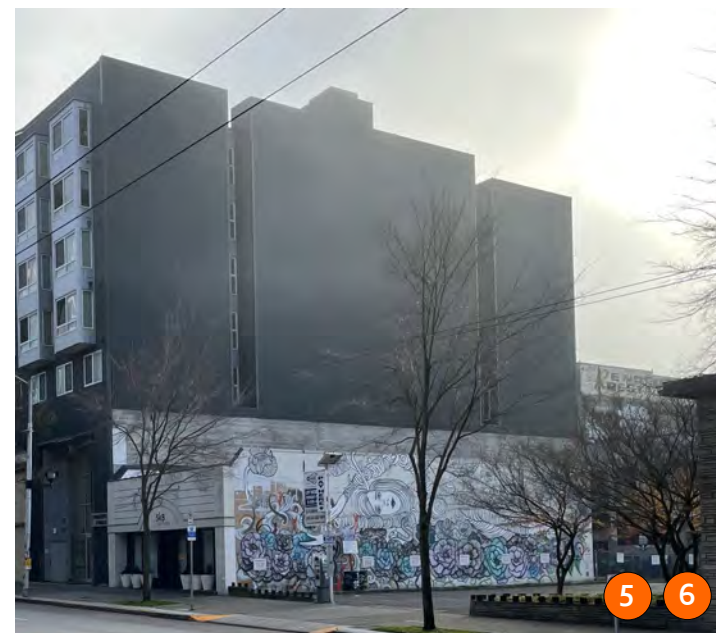


OBSERVATIONS
Surrounding Buildings were built in between 1923 (Lexington Concord Apartment) and today (303 Battery under construction). Each building has its own architectural characters.



Project Site

- There are very unique artworks around the three side walls of this development site. This site also is right adjacent to the old movie industry center of the Pacific Northwest region at 2nd Ave. back in the 1920s-1960s.
- Locate Retail along the ground floor to enhance walkability street this project will fill in the gap of an empty parking lot space and the last corner at Battery St. & 3rd Ave.
- Back alley space will be improved after finishing this new development.



Develop the alley façade:

- Pedestrian routes should compose a façade that does not turn its back on the alley.
- An alley façade should be treated with form, scale, and materials similar to the rest of the building to create a coherent architectural concept.

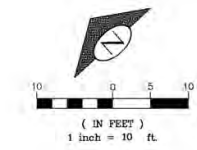
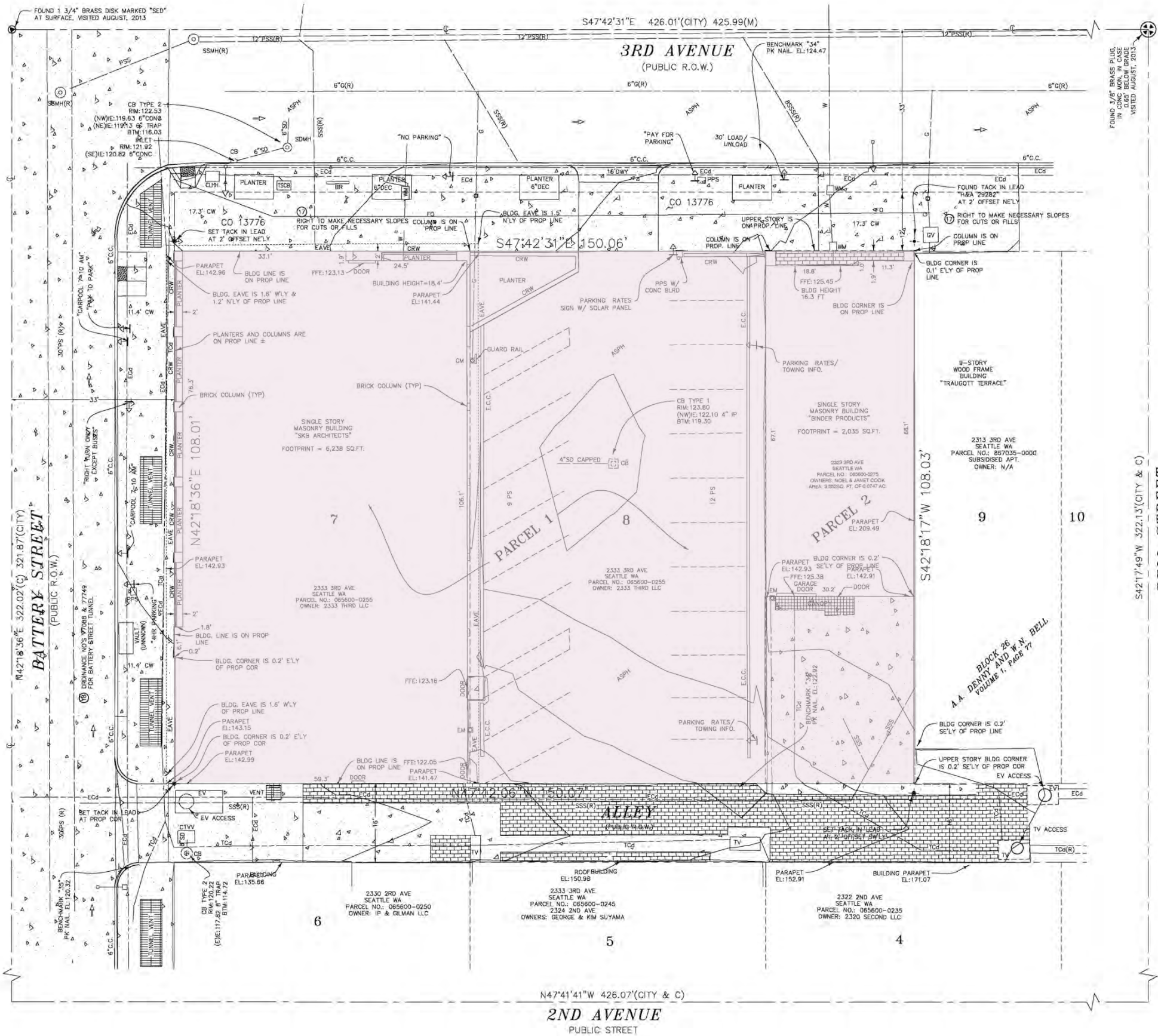
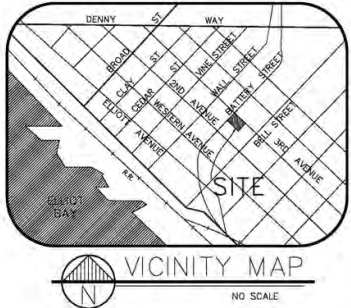
LAND USE CODE & SITE SURROUNDING ANALYSIS

APPLICABLE ZONING DMR/R	SMC SECTION DOWNTOWN ZONING	REQUIREMENT (') = FEET/FOOT (SF) = SAUARE FEET/FOOT	OPTION 1 (Preferred)	OPTION 2	OPTION 3
Structure Height	23.49.008	23.49.008.A - Base & Maximum Height Limits : Max: 145' : Residential uses can exceed 65' in height Base: 65' : Non-residential uses may not exceed base limit	COMPLIANT	COMPLIANT	COMPLIANT
Structure Height	Allowable Rooftop Fea- tures	23.49.008.D - 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 : Elevator Penthouses (23' above height limit with 8' high elevator cab, 25' above height limit with elevator cab exceeding 8' high) 15' Above height limit (stair penthouses, covered or enclosed common areas, mechanical equipment) Screening of Rooftop Features : May not exceed 15' in height above height limit May exceed 35% maximum combined coverage requirements for rooftop features	COMPLIANT	COMPLIANT	COMPLIANT
View Corridor Require- ment	23.49.024	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	COMPLIANT	COMPLIANT	COMPLIANT
Minimum Lot Size	23.49.156	Minimum lot size for structures exceeding 145' = 19,000 SF Proposed structure does not exceed 145' (Project lot area = 16, 210 SF)	COMPLIANT	COMPLIANT	COMPLIANT
Lot Coverage and Floor Size Limits	23.49.158	23.49.158.A.1 - For portions of structures exceeding 65' in height with a lot area between 0-19,000 SF Height 0-65' 100% Height 65'-85': 75% Height 85'-145': 65% 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	COMPLIANT	COMPLIANT	COMPLIANT
Downtown Mixed Resi- dential, Street Façade Requirements	23.49.162	23.49.162 C. Façade Transparency between 2' and 8' above grade: 3rd Ave: Minimum 60% transparency required. Battery St: Minimum 30% transparency required. 23.49.162 D. 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 23.49.162 D.3. Battery Street (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	COMPLIANT	COMPLIANT	COMPLIANT

APPLICABLE ZONING DMR/R	SMC SECTION DOWNTOWN ZONING	REQUIREMENT (') = FEET/FOOT (SF) = SAUARE FEET/FOOT	OPTION 1 (Preferred)	OPTION 2	OPTION 3
Downtown Mixed Residential, Landscaping Requirements	23.49.162 F	1. Street trees required along any street with pedestrian classification 2. 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 and shall be located in the public right-of-way along the entire length of the street lot line Landscaping shall not reduce unobstructed sidewalk width to less than 5’ on east/west streets or less than 8’ on avenues. 3. At least 20% areas on the street lot line that are not covered by a structure, have a depth of 10’ or more from the street lot line, and are larger than 300 SF shall be landscaped			
Maximum Width, Depth, and Separation requirements	23.49.164.A	Width and depth for sites less than 19,000 SF: A maximum width and depth for any portion of a structure above 65’ in height should be 90’ maximum along avenues, 120’ along east/west streets Separation requirements: 20’ separation required for all structures on the same lot exceeding 65’ in height	DEPARTURE	DEPARTURE	COMPLIANT A departure has been requested for #1 & #2 options
Setbacks	23.49.166	A. Side setback and green street setback requirements: The setback requirement applies to all portions of the structure above a height of 65’ is 20’ at frontage on Avenue 120’ -180’. Setbacks are required from side lot lines that are not street lot lines .	COMPLIANT	COMPLIANT	COMPLIANT
Structural Height	23.49.008	F. Additional 10ft permitted for residential units that comply with the following 1. min 10 dwelling units with min 900 sf GFA and 3 Bedroom units or more 2. Amenity area. Each dwelling unit shall have access to an outdoor amenity area that is located on the same story as the dwelling unit and meets the following standards: a 1300 sf and min. depth of 20ft			COMPLIANT
Street Level Use Requirements	23.49.009	23.49.009.A – Map 1G 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	COMPLIANT	COMPLIANT	COMPLIANT
Amenity Area	23.49.010	23.49.010.B Common recreation area over 20 units: B1. 5% of total gross floor area (GFA) of the structure in residential use shall be provide as amenity area. Design required 8,549 SF B2. A maximum of 50% may be enclosed, In-door: 3,007 SF(34.5%, less than 50%), Out-door: 6,018 SF. B3. The minimum horizontal dimension for required common recreation areas shall be 15’, except for open space provided as landscaped setback area at street level, which shall have a minimum horizontal dimension of 10’. No required common recreation area shall be less than 225 SF. C2. A minimum of 400 SF of the required communal area shall be provided as an outdoor area with a minimum dimension of 10 feet. Outdoor areas provided as required communal area shall be accessible to people with disabilities; 50% ground amenity area landscaped.	COMPLIANT	COMPLIANT	COMPLIANT
Floor Area Ratio (FAR) Limits	23.49.011	23.49.011.A Base FAR: 1 , Maximum 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	COMPLIANT	COMPLIANT	COMPLIANT

APPLICABLE ZONING DMR/R	SMC SECTION DOWNTOWN ZONING	REQUIREMENT (') = FEET/FOOT (SF) = SAUARE FEET/FOOT	OPTION 1 (Preferred)	OPTION 2	OPTION 3
Overhead Weather Protection & Lighting	23.49.018	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	COMPLIANT	COMPLIANT	COMPLIANT
Parking Location, Access, and Screening	23.49.019	Off-street parking per chapter 23.54 ; Street access required, access to paring shall be from the street if the lot does not about an alley; Screening of parking: screening by garage doors.	COMPLIANT	COMPLIANT	COMPLIANT
Auto Vehicle Parking	23.49.019	No min. vehicular parking requirement for all residential uses with urban centers or with the station area over-lay district; No parking requirement for the retail use (7,172 S.F.). Current design underground parking provided:102 stalls	COMPLIANT	COMPLIANT	COMPLIANT
Bike Parking	23.49.019.E	Retail : Less than 10,000 SF: None Required (7,172 S.F.) Residential : Long Term: (1 /per dwelling unit) total units: 226 226 - 118 (units affordable) = 108 Total Required: (50 + 58x0.75)= 94 Long Term Short Term: (1/ per 20 dwelling units) Requirement: 12 Total Provided: 96 in building, 10 through the site for short term	COMPLIANT	COMPLIANT	COMPLIANT
Minimum Sidewalk and Alley Width	23.49.022	23.49.022.A Map 1C , Minimum sidewalk widths 3rd Ave: 18' Battery St: 12' Alley: 20' (2' dedication required)	COMPLIANT	COMPLIANT	COMPLIANT
Loading Berth Requirement	23.54.035	23.54.035.A – Table A Residential uses not listed – Shall be determined by the director	COMPLIANT	COMPLIANT	COMPLIANT
Solid waste & Recycle	23.54.040	Residential (226 units): More than 100 Dwelling Units: 575 SF + 4 SF per additional unit above 100 units 226-100 =126 Units x4 + 575 = 1,079 SF Exception: Development with over 100 units can reduce storage space by 15% if minimum horizontal dimension is 20' 15% Reduction: 1,079 x 0.85 = 918 SF required Retail (7,087 SF): 5,000—100,000 SF: 225 SF required Exception: Mixed use allows non-residential storage to be reduced by 50% 225 x 0.50 = 112.5 SF Dimensional Requirements: Minimum horizontal dimension: 20' Total (Residential + Retail): 112.5 +918 = 1030.5 SF	COMPLIANT	COMPLIANT	COMPLIANT
Living Building Pilot Program	23.40.060	23.40.60. C. Additional than 100 Dwelling Units: 575 SF + 4 SF per additional unit above 100 units 226-100 =126 Units x4 + 575 = 1,079 SF			

SITE SURVEY



- ASPHALT (ASPH)
- BOLLARD
- BRICK SURFACE
- BUILDING LINE
- CALCULATED
- CANOPY
- CATCH BASIN (CB)
- CENTERLINE
- CITY ENGINEERING MAP
- CITY LIGHT HANDHOLE
- CONCRETE SURFACE (CONC)
- CONCRETE/EXTRUDED CURB
- CONCRETE RETAINING WALL
- CONCRETE/BRICK WALK
- CONDEMNATION ORDINANCE
- DECIDUOUS TREE
- DRIVEWAY
- ELECTRICAL CONDUIT (BURIED)
- ELECTRICAL MANHOLE
- ELECTRICAL METER
- ELECTRICAL VAULT/TRANSFORMER
- GAS MAIN
- GAS METER
- GAS VALVE
- GAS VAULT
- LIGHT POLE (METAL)
- MANHOLE
- MEASURED
- MONUMENT (SURVEY)
- PAINTED UTILITY LOCATION
- PARKING PAY STATION
- RECORD DATA
- SANITARY SEWER (COMBINED)
- SANITARY SEWER MANHOLE
- SANITARY SIDE SEWER (RECORD)
- SIGN/STREET SIGN
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STRAIN POLE W/LUMINAIRE
- TACK IN LEAD FOUND "H&A 29282"
- TACK IN LEAD SET "BRH 46879"
- TELEPHONE CONDUIT (BURIED)
- TELEPHONE VAULT
- TRAFFIC FLOW DIRECTION
- TRAFFIC SIGNAL CONTROL BOX
- WATER MAIN
- WATER METER

KEYNOTES

- 1 BUS LANE
- 2 ON STREET PARKING
- 3 6 STORY APARTMENT BUILDING
- 4 EXISTING STREET TREE TO REMAIN
- 5 BATTERY STREET TUNNEL BELOW

 BATTERY STREET TUNNEL WALLS BELOW

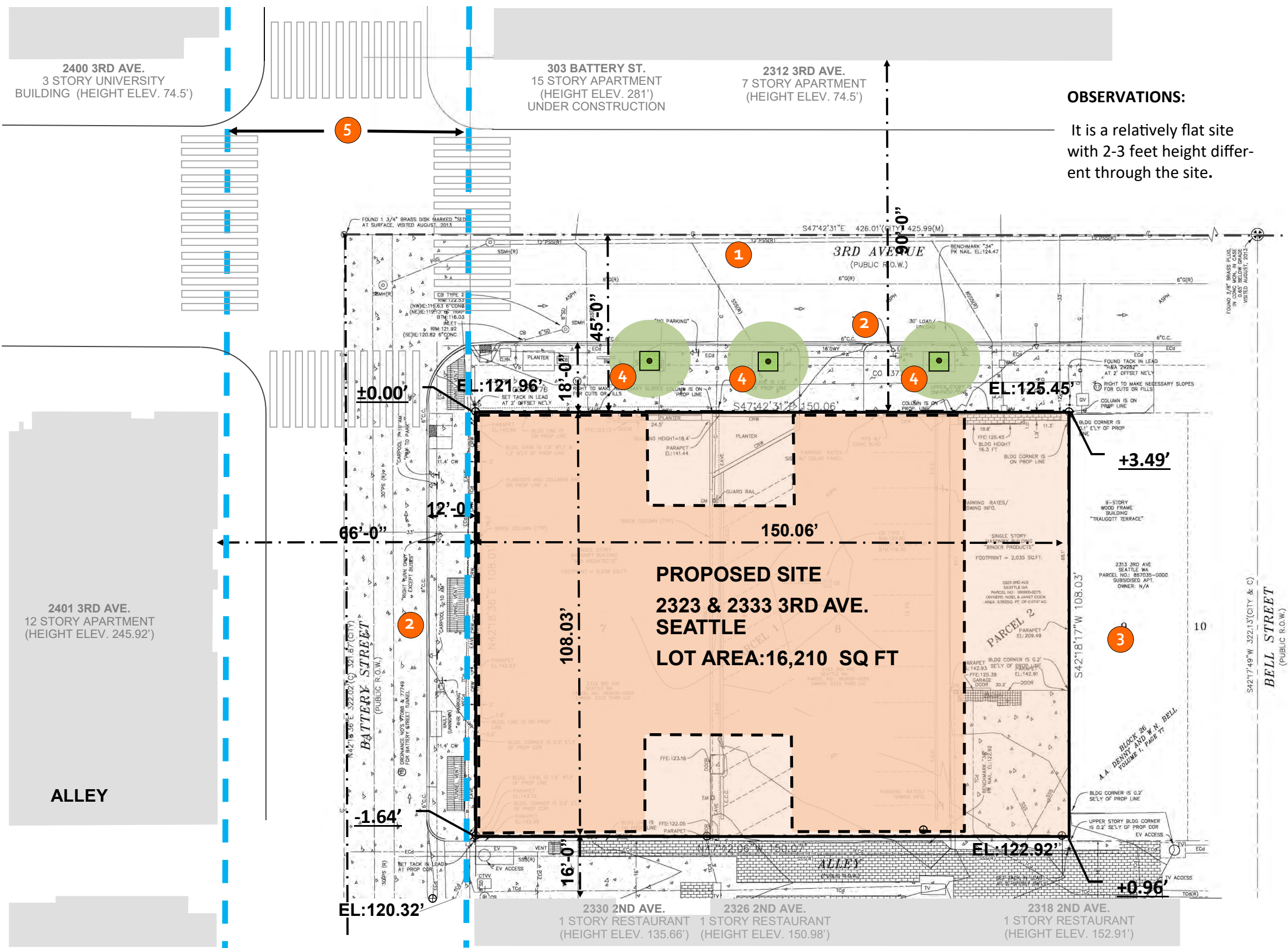
 PROPOSED SITE

LEGAL DESCRIPTION

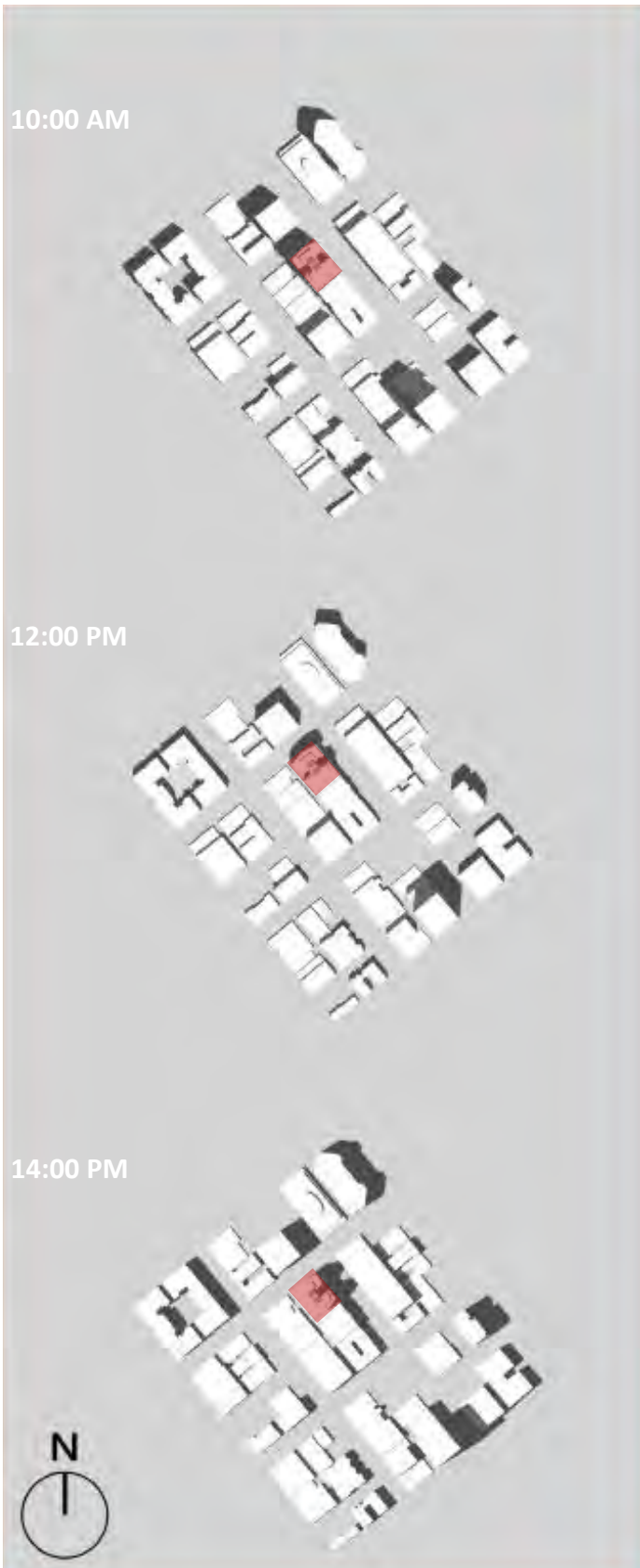
PARCEL 1:
LOTS 7 AND 8, BLOCK 26, SECOND ADDITION TO THAT PART OF THE CITY OF SEATTLE AS LAID OFF BY A. A. DENNY AND W. N. BELL (COMMONLY KNOWN AS BELL & DENNY'S 2ND ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 77, IN KING COUNTY, WASHINGTON; EXCEPT THE NORTHEASTERLY 12 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 52280 FOR THE WIDENING OF THIRD AVENUE, AS PROVIDED BY ORDINANCE NUMBER 13776 OF THE CITY OF SEATTLE; AND EXCEPT THE SOUTHEASTERLY 5/8THS INCH OF SAID LOT 8.

PARCEL 2:
THE NORTHWESTERLY HALF OF LOT 9, THE NORTHWESTERLY 5/8 INCHES OF THE SOUTHEASTERLY HALF OF LOT 9, AND THE SOUTHEASTERLY 5/8 INCHES OF LOT 8, ALL IN BLOCK 26, 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 2ND ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THERE OF RECORDED IN VOLUME 1 OF PLATS, PAGE 77, IN KING COUNTY, WASHINGTON; EXCEPT THE NORTHEASTERLY 12 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 52280 FOR THE WIDENING OF THIRD AVENUE, AS PROVIDED BY ORDINANCE NUMBER 13776 OF THE CITY OF SEATTLE. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

OBSERVATIONS:
It is a relatively flat site with 2-3 feet height different through the site.



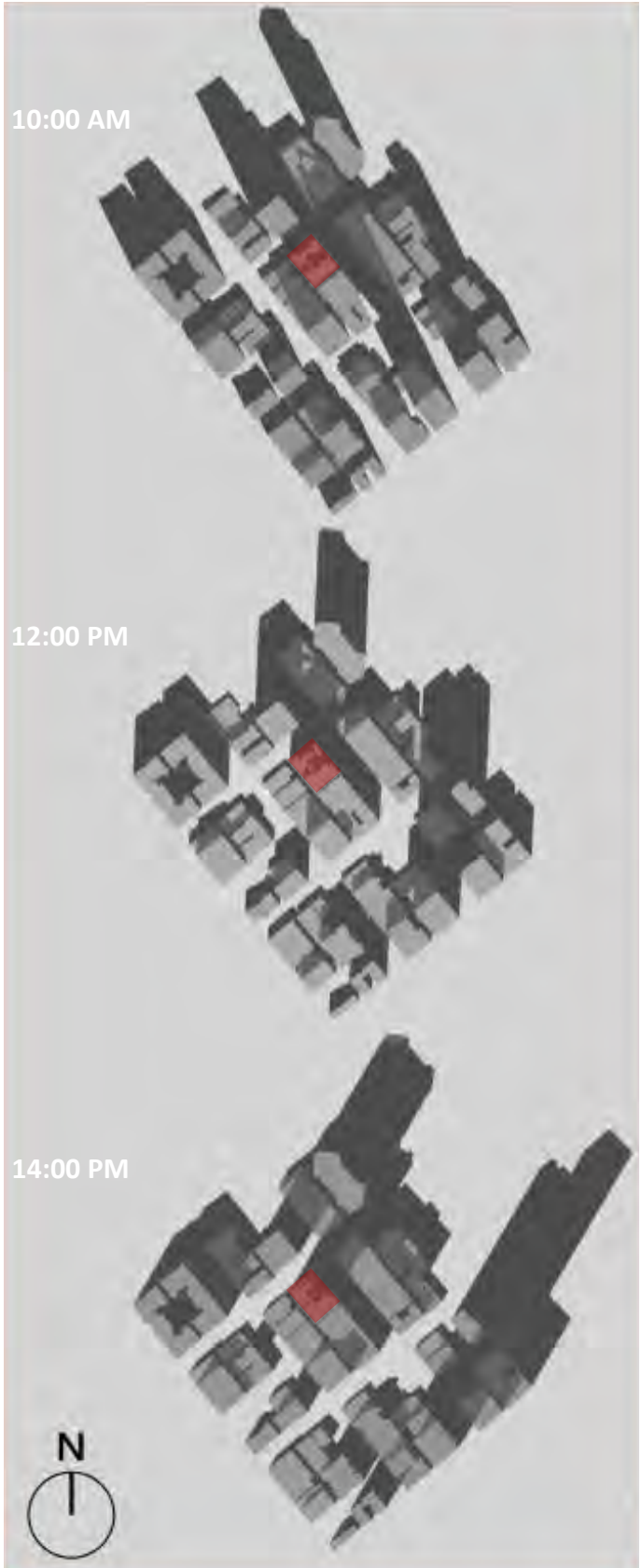
JUNE 21



SEPTEMBER 21/MARCH 21



DECEMBER 21



PROPOSED BUILDING LOCATION

OBSERVATIONS

- The project site is at the southeast corner of intersection of the 3rd Avenue and Battery Street. Therefore, the most immediately shadows year round will be on the road surface of intersection. The impact of the shadows on the adjacent and surrounding buildings are very limited especially in the Summer months.
- During the equinox, the properties immediately to the Northwest and the Northeast will have a little shadow impacts in the morning and early afternoon.
- There will be more shadow impacts on all three immediately buildings around street intersection during the winter solstice.

SOLAR EXPOSURE ANALYSIS

OBSERVATION

There is no shadow impact coming from the South on the upper portion of this proposed site because the current existing adjacent building and cross alley buildings are either one story or 6 story high.

The proposed site has good solar exposure, this allows it has opportunity of both shaded courtyard for the Summer time and sun shine courtyard throughout the year.

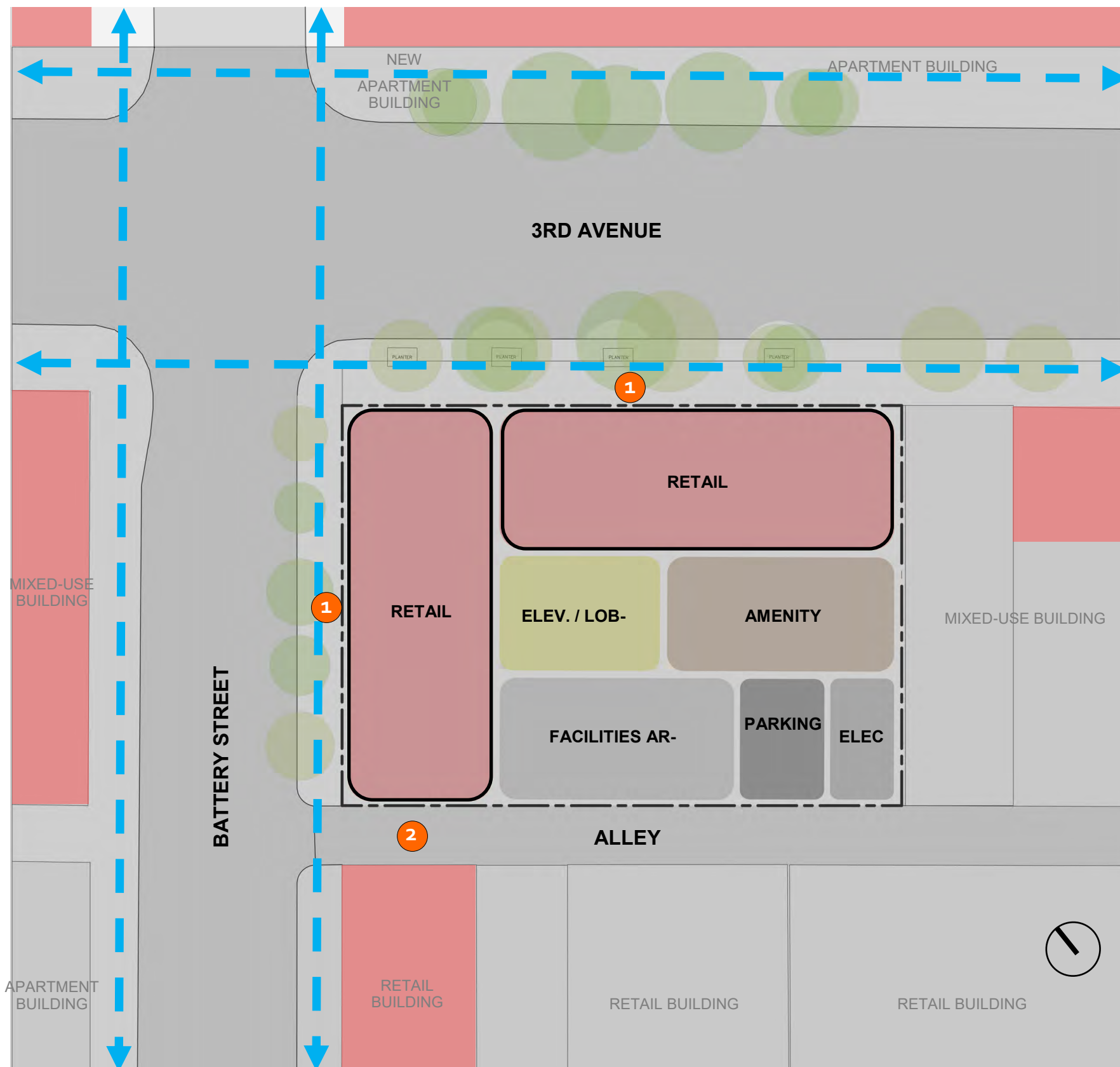
Courtyard is often regarded as a microclimate modifier that improves comfort conditions of the surrounding environment, plus, create the

Courtyard orientations with sunshade in Summer time



Courtyard orientations with sunshine year round

Roof garden with sunshine year round



SITE & GROUND FLOOR FUNCTION ANALYSIS

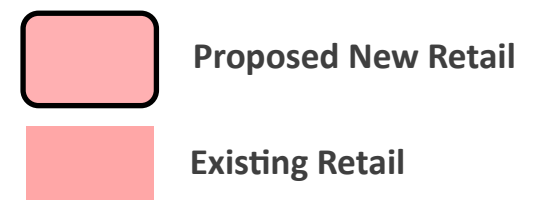
- 1 C-1 Reinforce existing retail concentrations, promote pedestrian interaction.**

Layout all retail spaces along both Battery St. and 3rd Ave. Maximum the street retail street front experience.

- 2 C-6 Develop the alley façade to increase pedestrian safety, comfort and interest, develop portions of the alley façade in response to the unique conditions of the site or project.**

Pedestrian circulation is an integral part of the site layout.

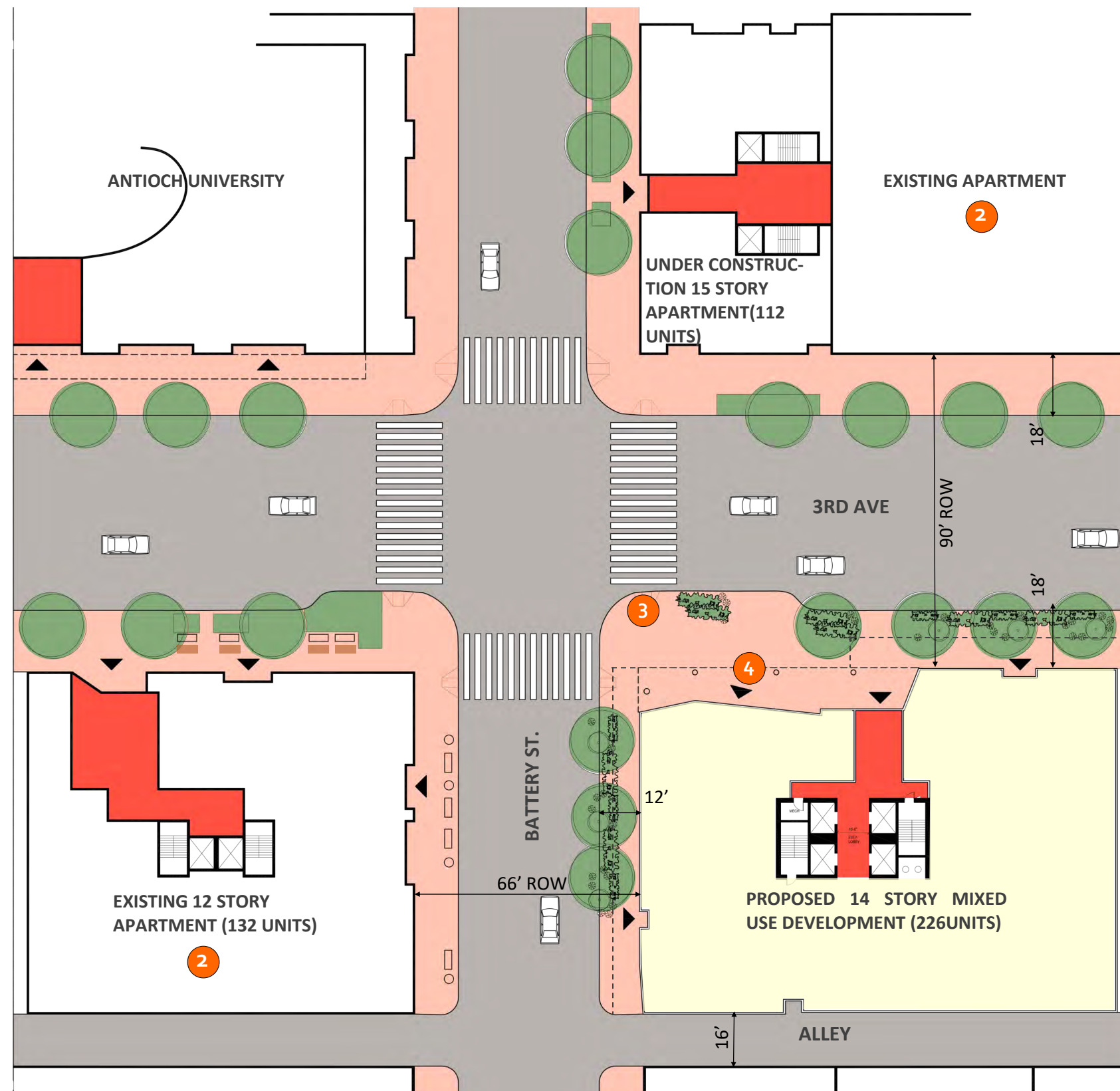
In designing a well-proportioned and comfortable details for the alley façade materials similar to the rest of the building.



BATTERY ST & 3RD AVE INTERSECTION PEDESTRIAN ANALYSIS

DISCOVERY

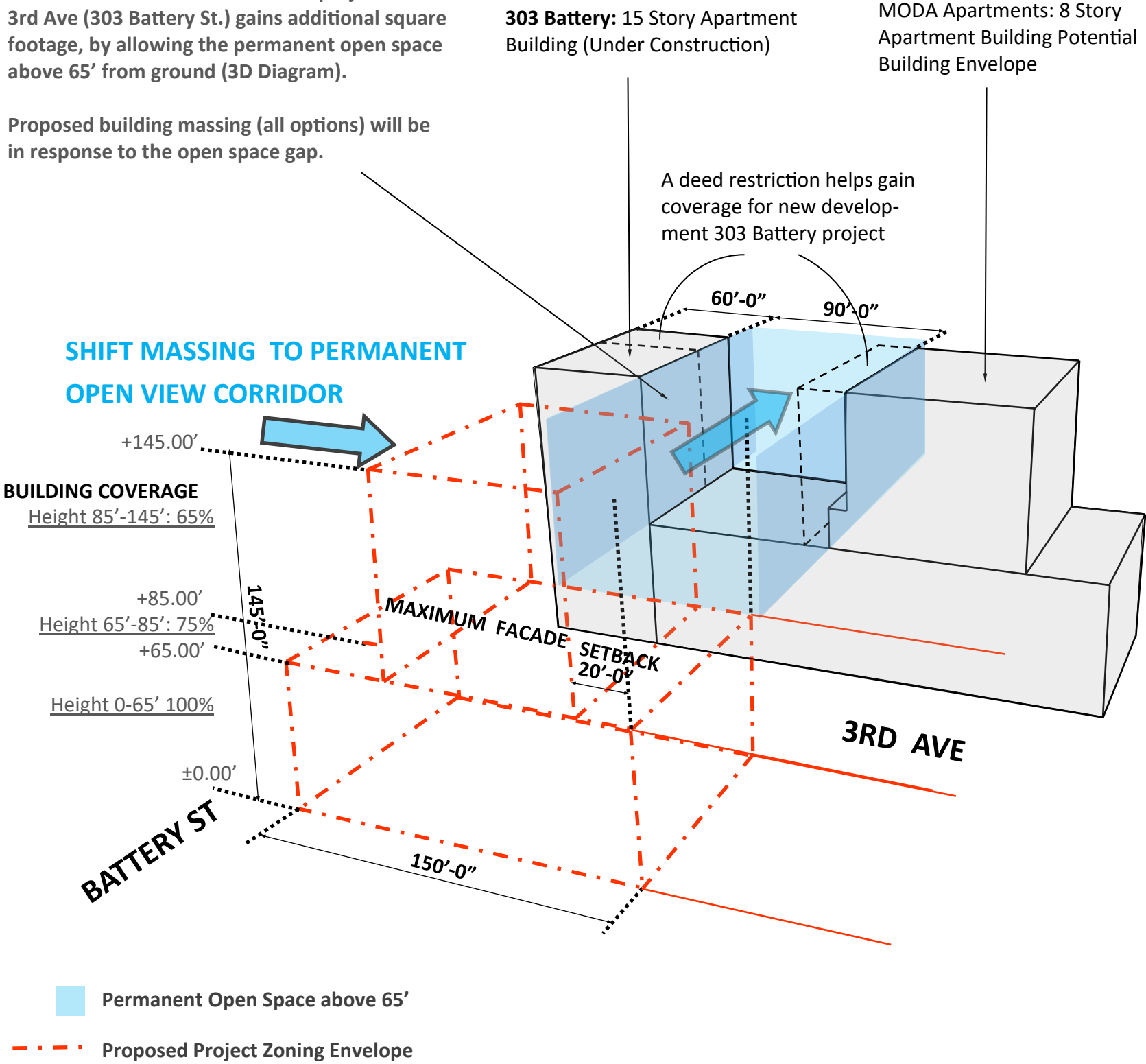
- 1 Total residential after everything built around intersection will be: $132 + 112 + 226 = 470$ residential units plus retails and the university will create a large amount of pedestrian volume.
- 2 At this intersection, street experience will be very important for the quality of life in this neighborhood.
- 3 High volume pedestrian around four corners of the intersection of Battery St. and 3rd Ave.
- 4 Curb bulbs on the 3rd Ave. make crossings safer by shortening the distance a pedestrian must cross traffic. Further setback from street lot line at average 11' to create an urban plaza space for the neighborhood.



ZONING ENVELOPE ANALYSIS:

A deed restriction allows the new project cross 3rd Ave (303 Battery St.) gains additional square footage, by allowing the permanent open space above 65' from ground (3D Diagram).

Proposed building massing (all options) will be in response to the open space gap.



Reference Images

DESIGN GUIDELINES & MASSING CONCEPTS DEVELOPMENT

Respond to the Physical Environment

A. Site Planning & Massing

A-1 Responding to the Large Context

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

Respond to the Neighborhood Context

B. Architectural Expression

B-1 Relating to the Neighborhood Context

Break up larger building massing into smaller pieces with human scale and dynamic random characters with different facade treatments at intervals that complement the context by articulating the building at regular intervals.

B-2 Create a Transition in bulk & scale

Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements and streetscape characteristics of nearby development.

B-3 Reinforce the Positive Urban Form and Architectural Attributes of the Immediate Area

Use regulating lines to promote contextual harmony, solidify the relationship between new and old buildings, and lead the eye down the street.



Good Architectural Expression



Old and New Relationship

Promote Pedestrian Interaction

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.

C-5 Encourage Overhead Weather Protection.

Overhead weather protection is an important design consideration in Belltown to provide human-scaled proportions and pedestrian comfort in the public realm. Pedestrian activity and pedestrian-oriented uses are facilitated when weather protection is provided adjacent to the public sidewalk.

Provide Inviting & Usable Open Space

D. Public Amenities

Enhancing the Streetscape & Open Space

Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.

D-1 Provide Inviting & Usable Open Space

Open spaces can promote civic gathering or can provide a quiet refuge from the urban environment. Integrating open spaces that provide amenities for residents and the public.

D-2 Enhance the Building with Landscaping.

Define and contain outdoor spaces through a combination of building and landscape, and discourage oversized spaces that lack containment

Residential Open Space

Residential building should be sited to maximize opportunities for creating usable, attractive well-integrated open space. courtyards that organize architectural elements while providing a common garden



Reference Image

Street Landscape separates the traffic and the street pedestrian activities, benches, outdoor seating area.



Reference Image

Street overhead weather protection



Traditional Belltown neighborhood courtyard living style



Public garden space in between the buildings

Input from the Public

Design Response to the Public Outreach

Based on the Community Out-reach for this Mixed-Use Development, the most commends from the online survey are the nice looking, unique, and interesting building and the pedestrian-friendly with enough space to walk around. The impact concern is construction noise.

In Responding to the Public Input—Comments from the Neighborhood

People Want the Appearance of This Project to be a Nice looking, Unique, and Interesting Building in Belltown Neighborhood.

The proposed design creates a unique and interesting architectural massing and fits in the Belltown neighborhood. At the same time the design with random urban outdoor green terraces on different levels will be interesting looks in the Belltown built environment.

Good for Pedestrians (Enough Space for People to Walk, etc.)

The proposed design emphasizes the street pedestrian experience by cutting the corner of the building at the ground level at the intersection of 3rd Ave & Battery St. This will make a plaza space connect to the sidewalk, create more space for pedestrians

The open up corner can reduce the pedestrian pressure created by all the new developments and existing university at this intersection, it also has an appealing feeling for this project.

Neighbors Concerning Construction Impacts including Traffic , Noise, etc.

This project will follow all the requirements from the City of Seattle and Belltown Neighborhood Community. Reducing the impacts to the neighborhood and city's traffic is always our high priority during construction.



Build the Place for People Both Inside and Outside.

BUILDING MASSING DIAGRAM

Bonus For Height Limit

Massing Derived from Zoning

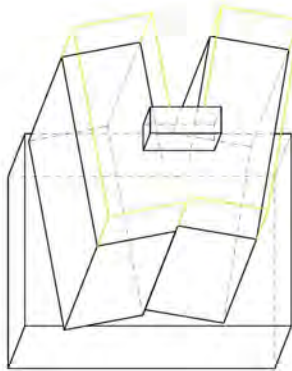
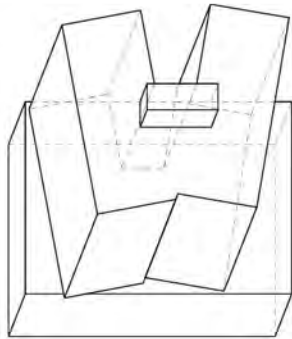
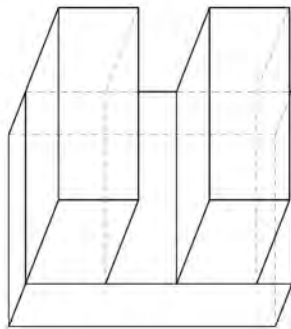
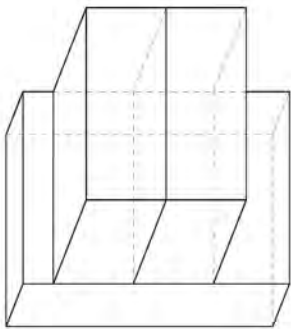
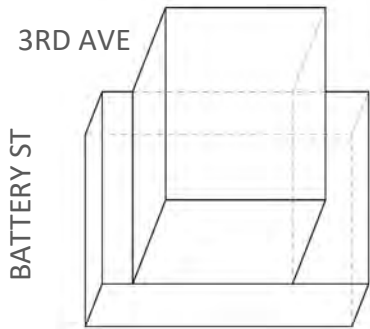
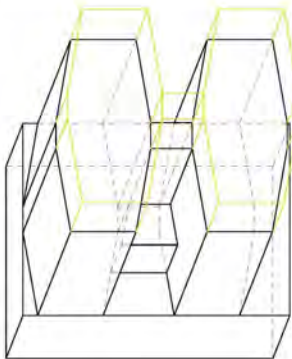
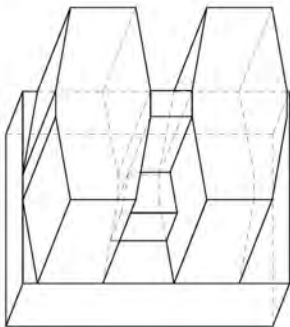
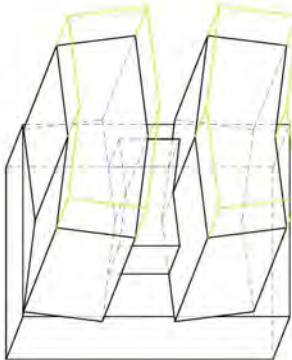
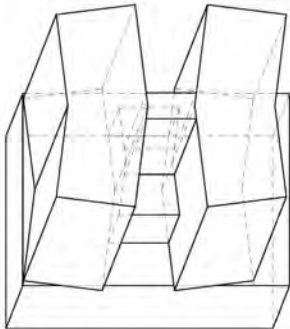
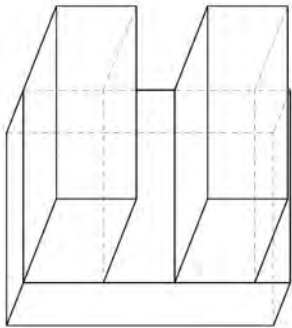
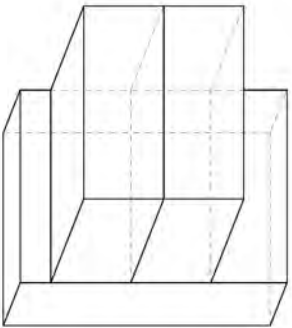
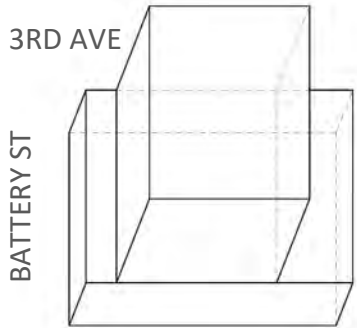
Break Down Massing to Reduce the Overall Building Scale

OPTION #1

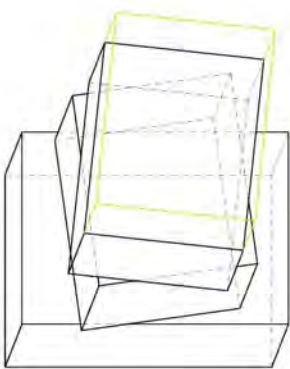
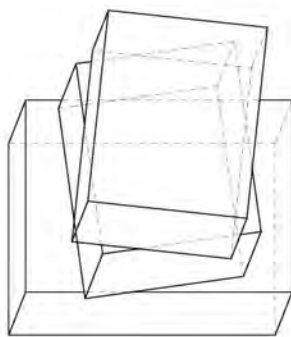
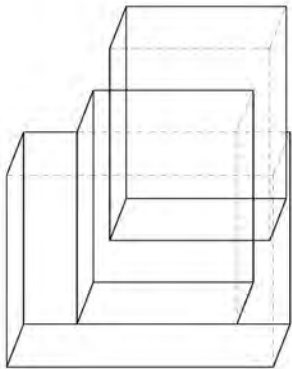
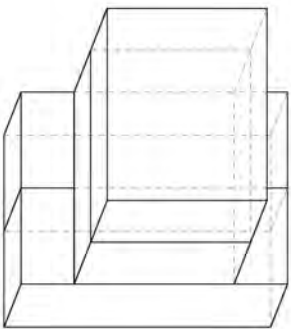
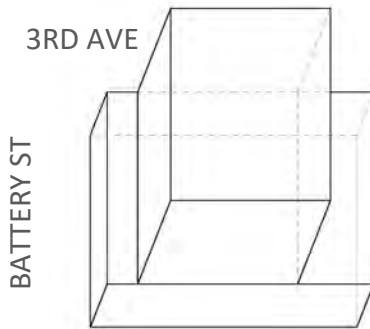
OPTION #1
(ALTERNATIVE)

OPTION #2
(PREFERRED)

OPTION #3



Further break
down the
massing



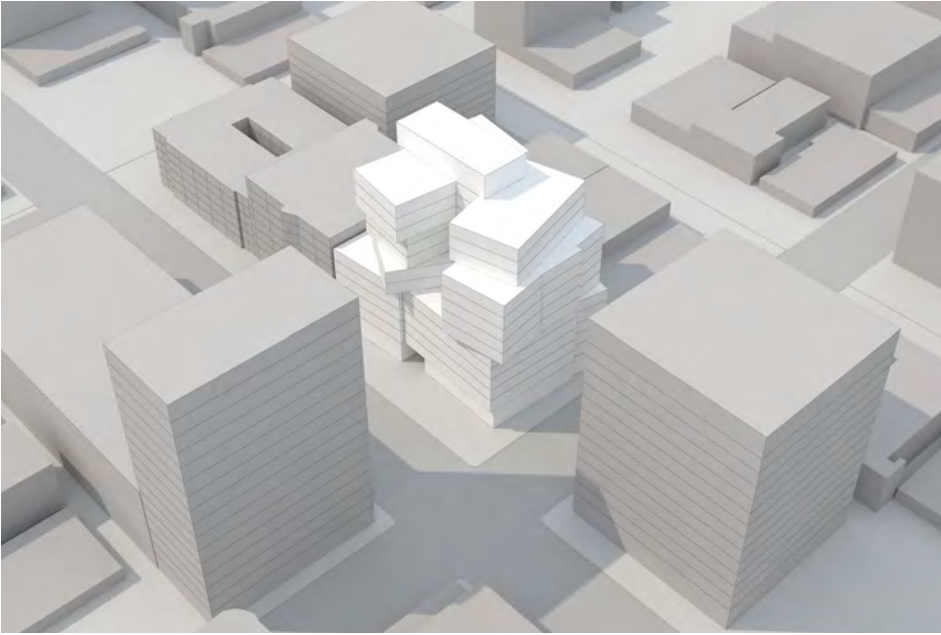


OPTION #1

Height:	145' (14 Stories)
Unit count:	226
Total residential floor area:	170,977 SF
Total floor area:	185,758 SF
Lobby area:	422 SF
Retail:	7,050.6 SF
FAR Proposed	11.5
Amenity area provided:	3,007 + 6,018 = 9,025 SF
Amenity area required:	8,549 SF
Parking: (Garage)	113
Bike Parking:	106

OPTION #1 (ALTERNATIVE)

Height:	145' (14 Stories)
Unit count:	224
Total residential floor area:	168,581 SF
Total floor area:	183,690 SF
Lobby area:	392 SF
Retail:	7,124 SF
FAR Proposed	11.2
Amenity area provided:	3,223 + 6,080 = 9,303 SF
Amenity area required:	8,521 SF
Parking: (garage)	113
Bike Parking:	106



OPTION #2 (PREFERRED)

Height:	145' (14 Stories)
Unit count:	221
Total residential floor area:	166,743 SF
Total floor area:	181,987 SF
Lobby area:	446 SF
Retail:	7,384 SF
FAR Proposed	11.2
Amenity area provided:	2,677 + 7,856 = 10,533 SF
Amenity area required:	8,521 SF
Parking: (garage)	110
Bike Parking:	106



OPTION #3

Height:	145' (14 + 1 Stories)
Unit count:	200
Total residential floor area:	152,821 SF
Total floor area:	167,724 SF
Lobby area:	325 SF
Retail:	7,292 SF
FAR Proposed:	10.4
Amenity area provided:	2353 + 7,254 = 11,231 SF
Amenity area required:	8,388 SF
Parking: (Garage)	100
Bike Parking:	104







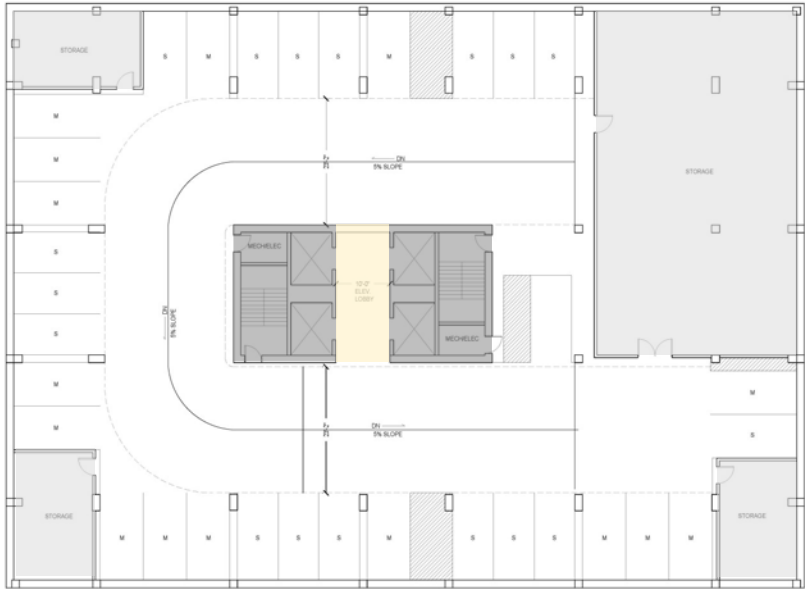
3D Massing Street View on 3rd Ave



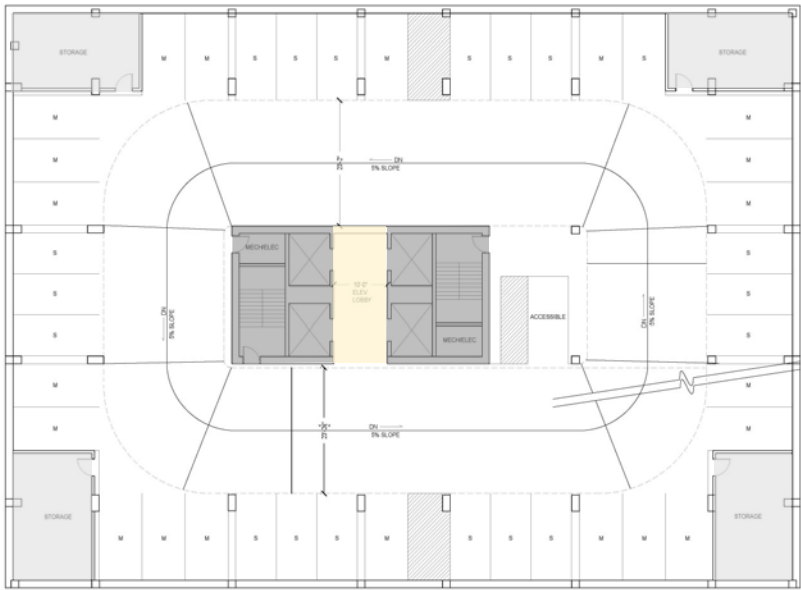
3D Massing Street View at Intersection of Battery & 3rd Ave



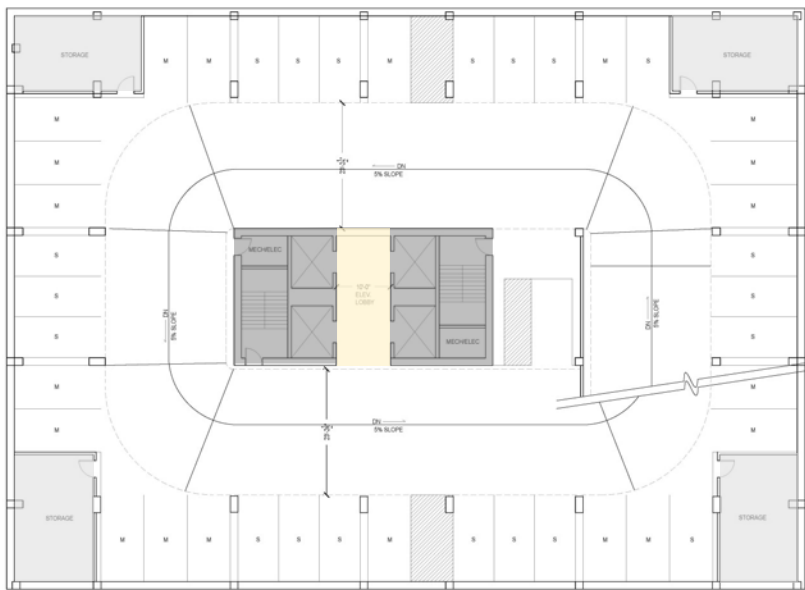
3D Massing Street View on Battery Street



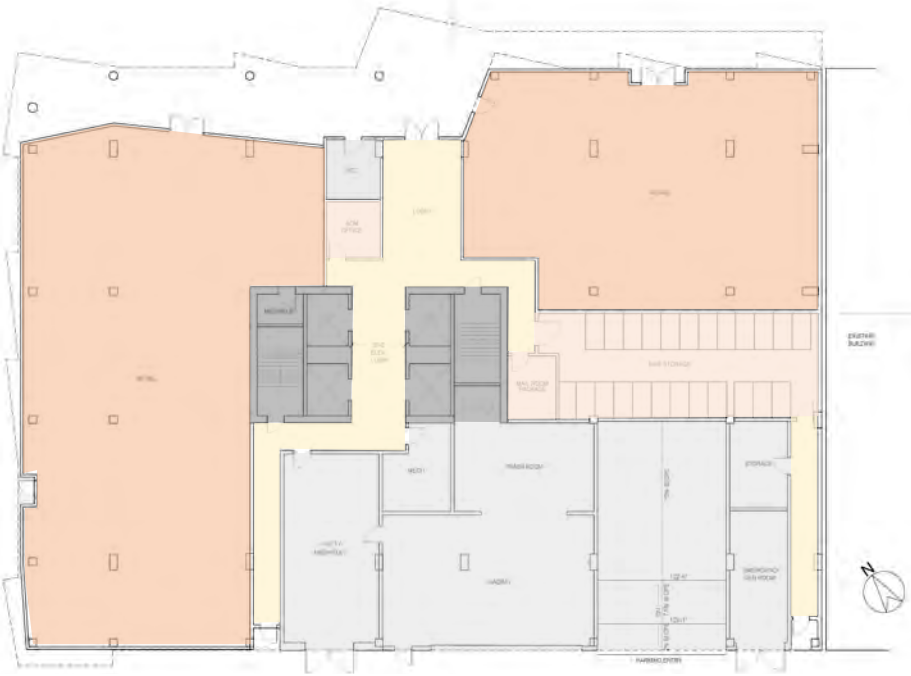
B-3 LEVEL PLAN



B-2 LEVEL PLAN



B-1 LEVEL PLAN



1ST FLOOR PLAN



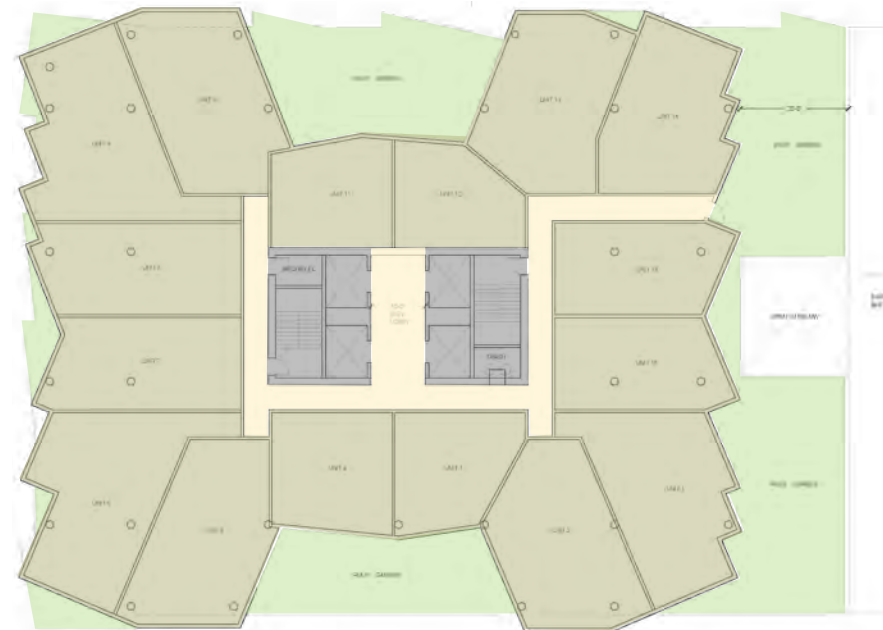
2ND FLOOR PLAN



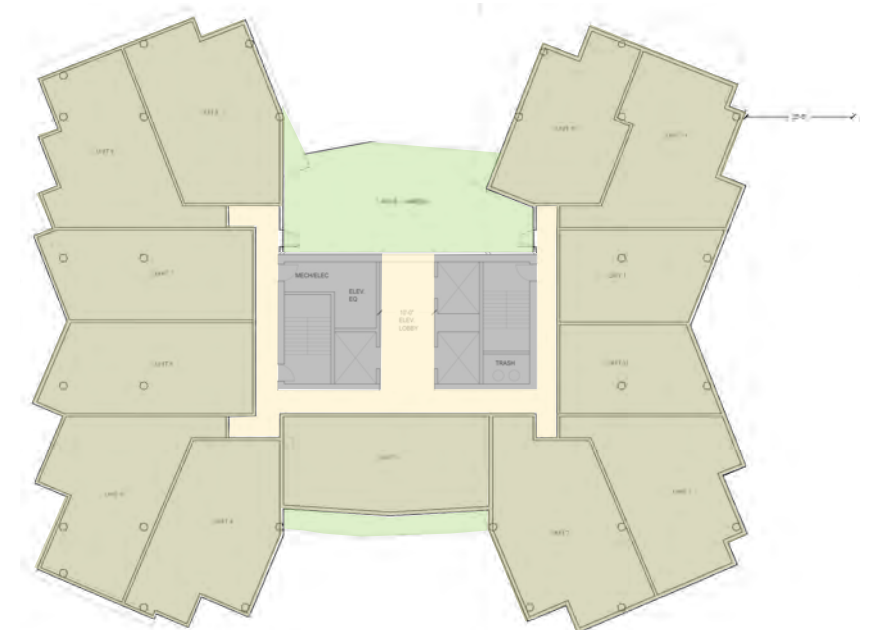
3RD FLOOR PLAN



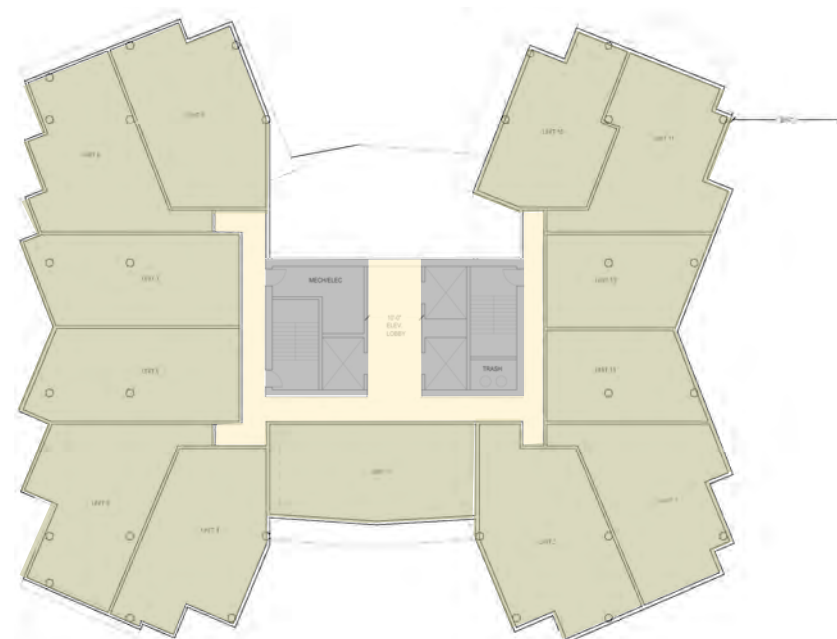
4-6TH FLOOR PLAN



7-8TH FLOOR PLAN



9TH FLOOR PLAN



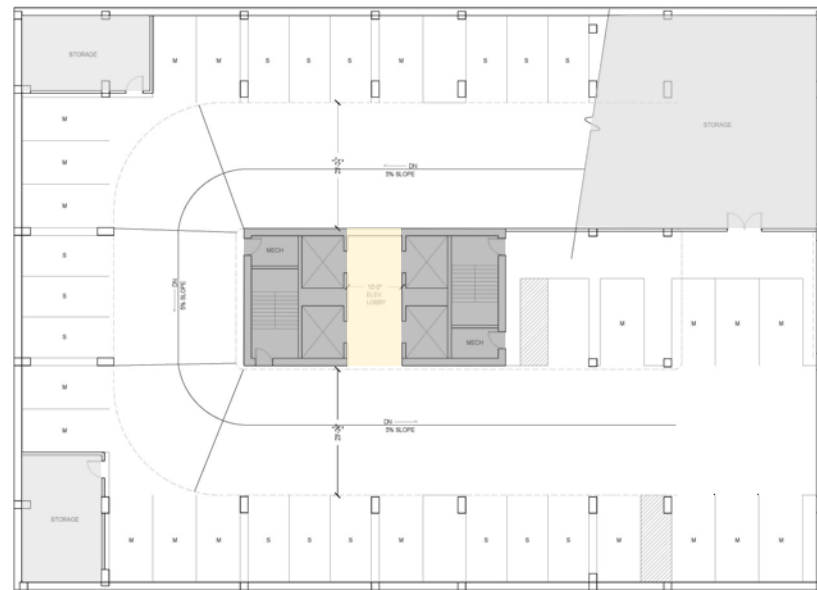
10TH-14TH FLOOR PLAN



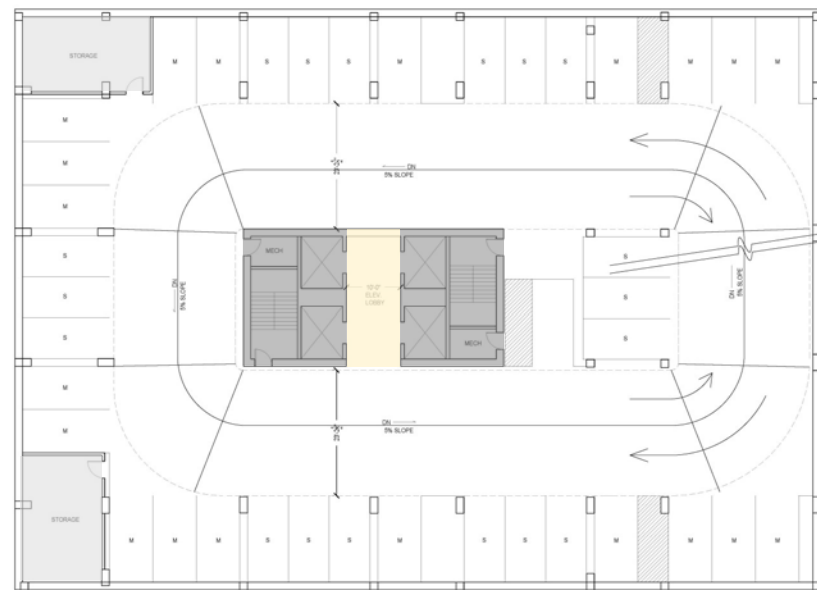
ROOF PLAN



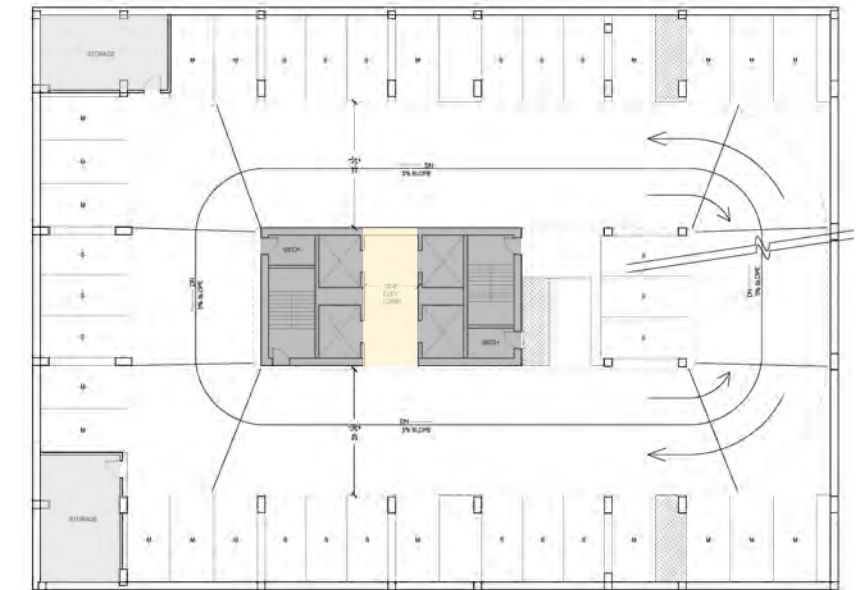
FLOOR PLANS –1, OPTION #1 (ALTERNATIVE)



B-3 LEVEL PLAN



B-2 LEVEL PLAN



B-1 LEVEL PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN



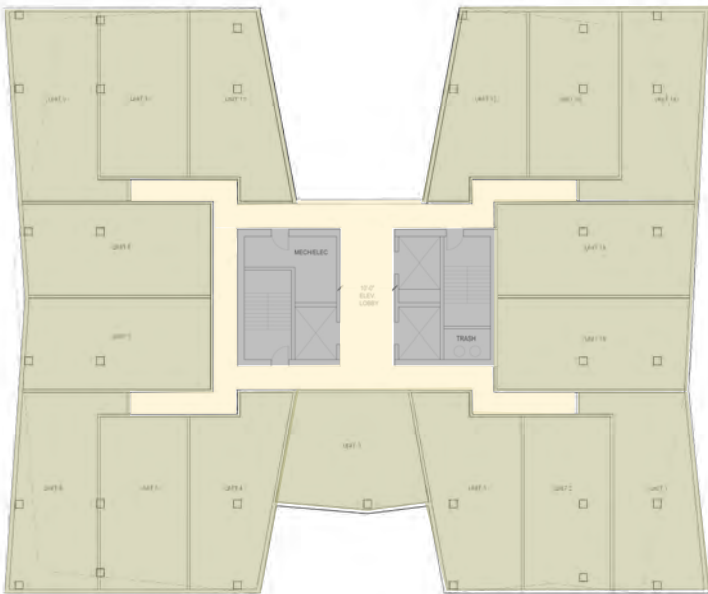
3RD FLOOR PLAN



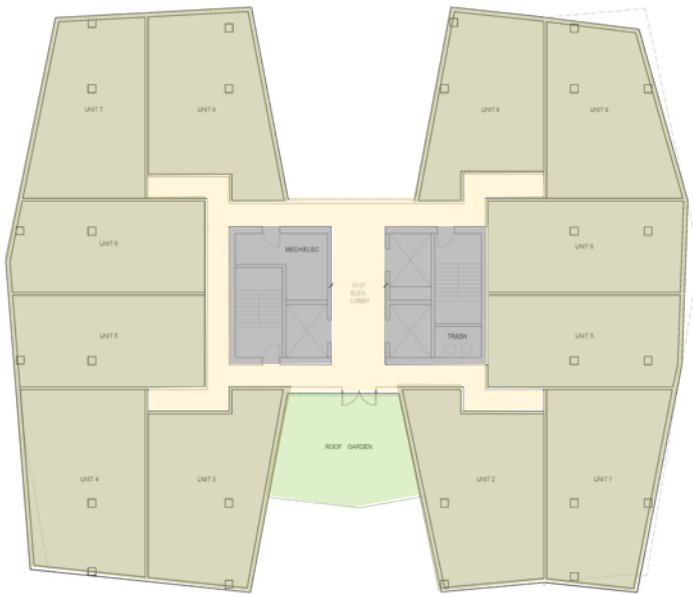
4TH-6TH FLOOR PLAN



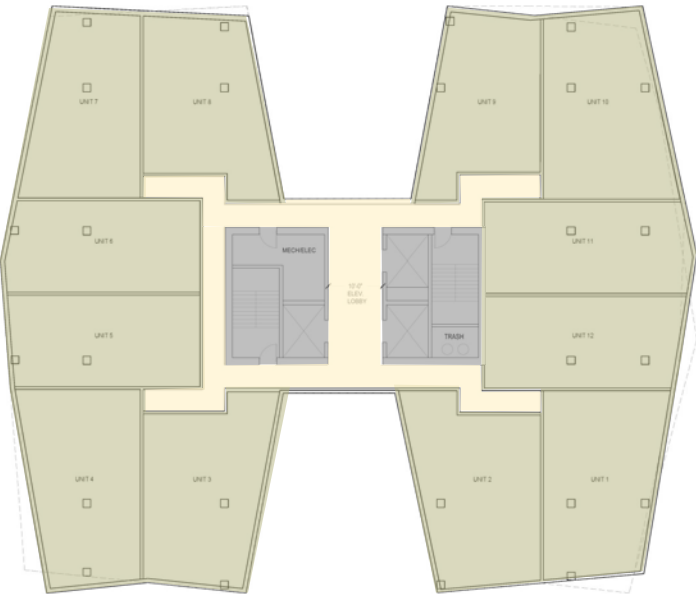
7TH FLOOR PLAN



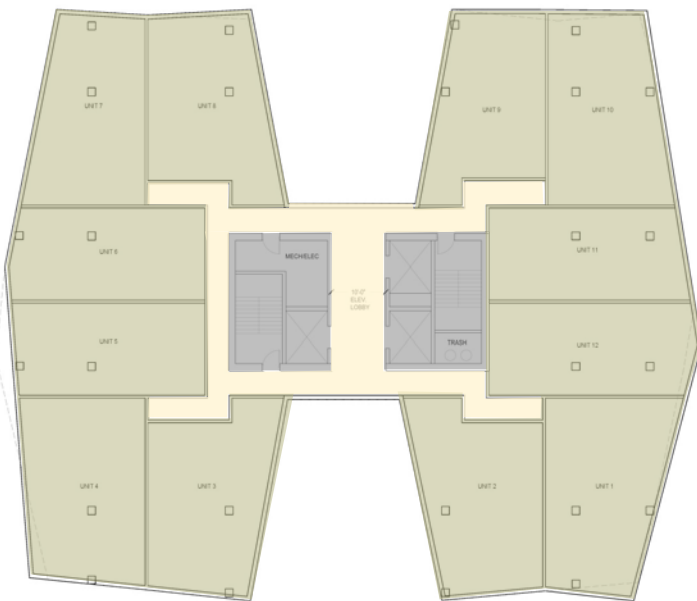
8TH FLOOR PLAN



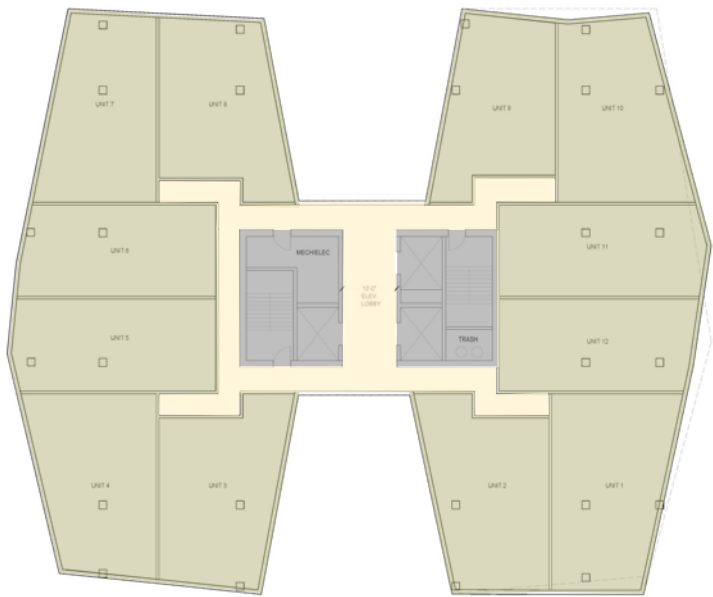
9TH FLOOR PLAN



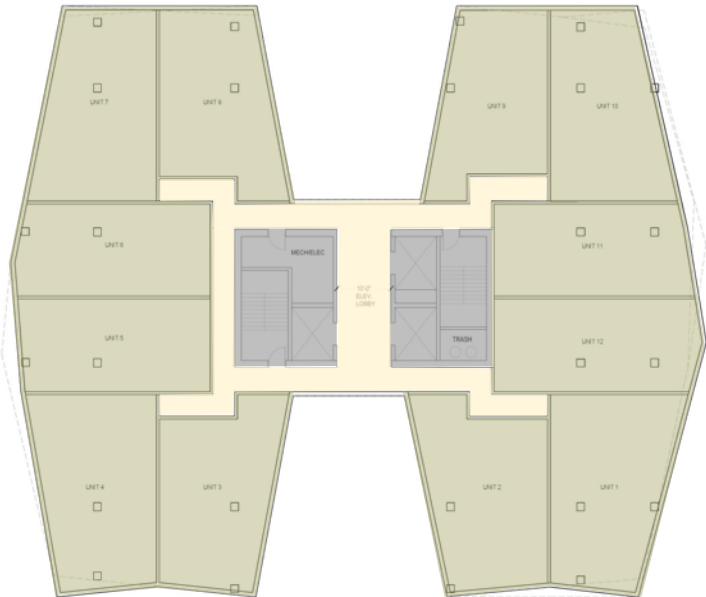
10TH FLOOR PLAN



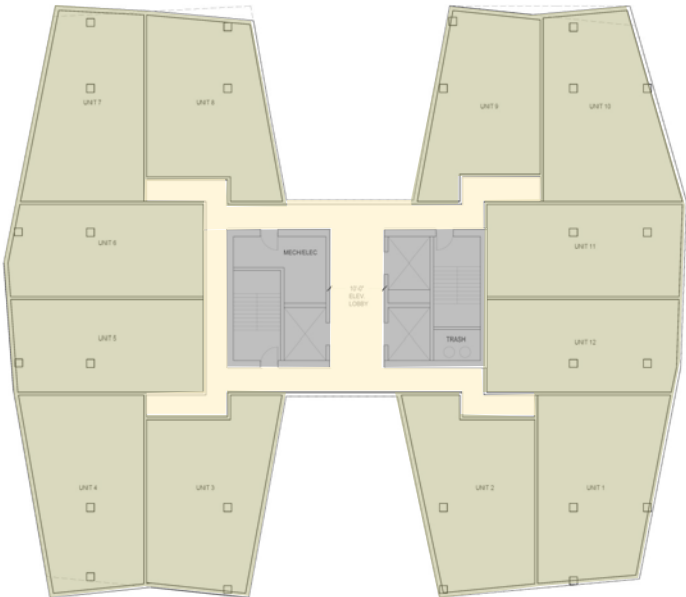
11TH FLOOR PLAN



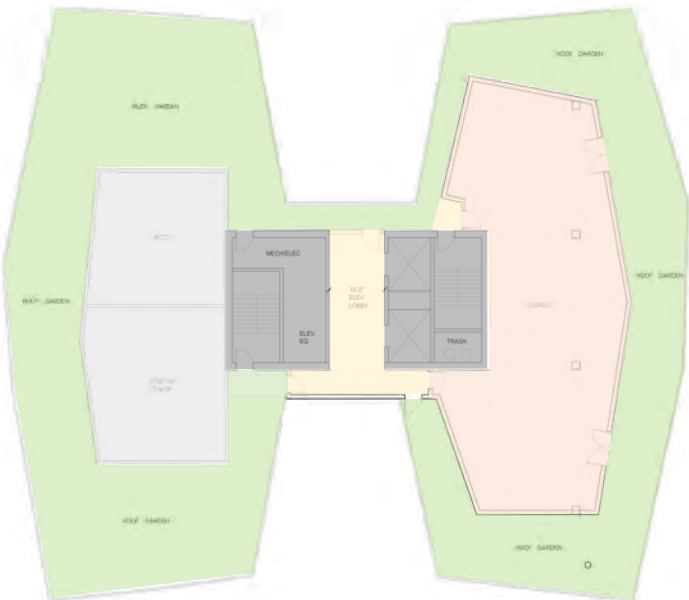
12TH FLOOR PLAN



13TH FLOOR PLAN



14TH FLOOR PLAN



ROOF PLAN



Bird's-eye View from North Side



3D Massing S

Bird’s-eye View from South Side



3D Massing 3rd Ave Street View

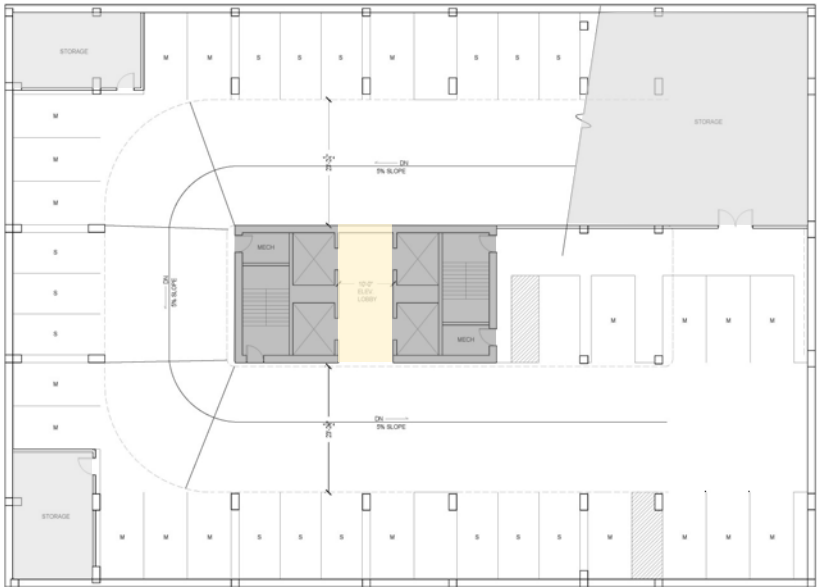


3D Massing Street View at Intersection of Battery & 3rd Ave

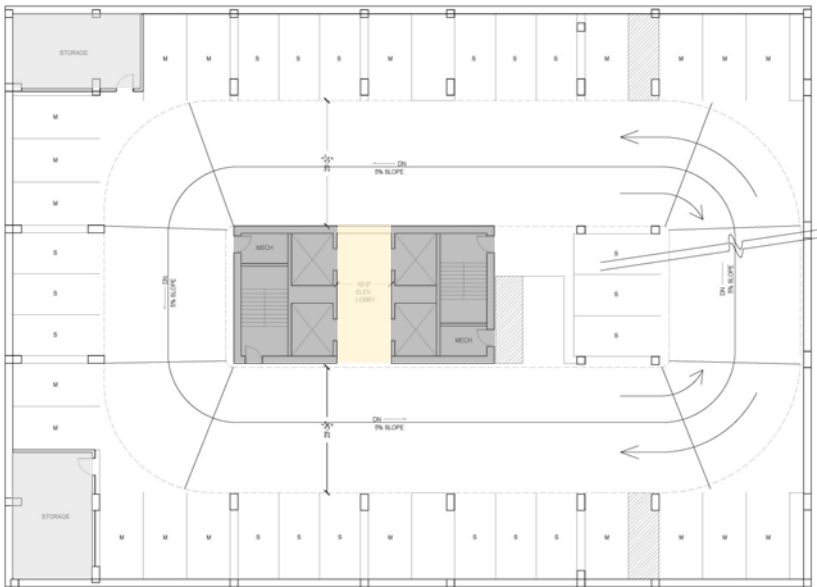


3D Massing Street View on Battery Street

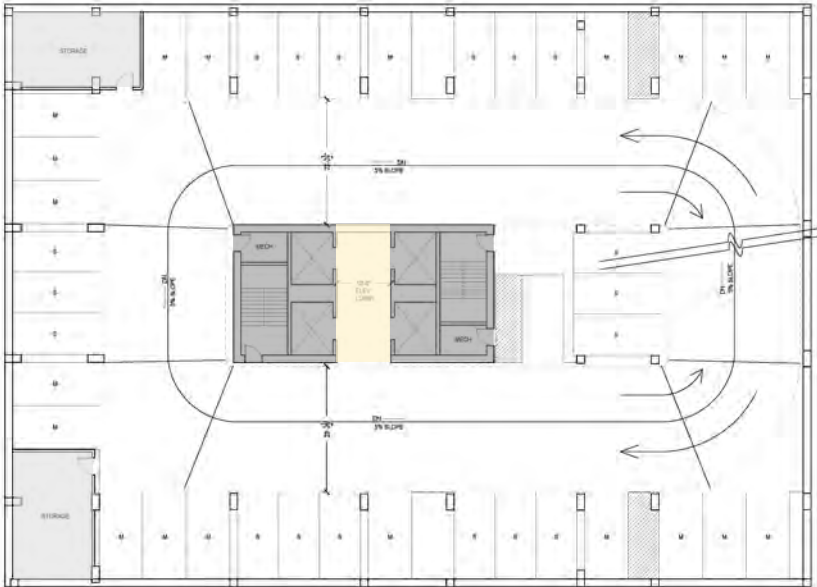
FLOOR PLANS – 1, OPTION #2 (PREFERRED)



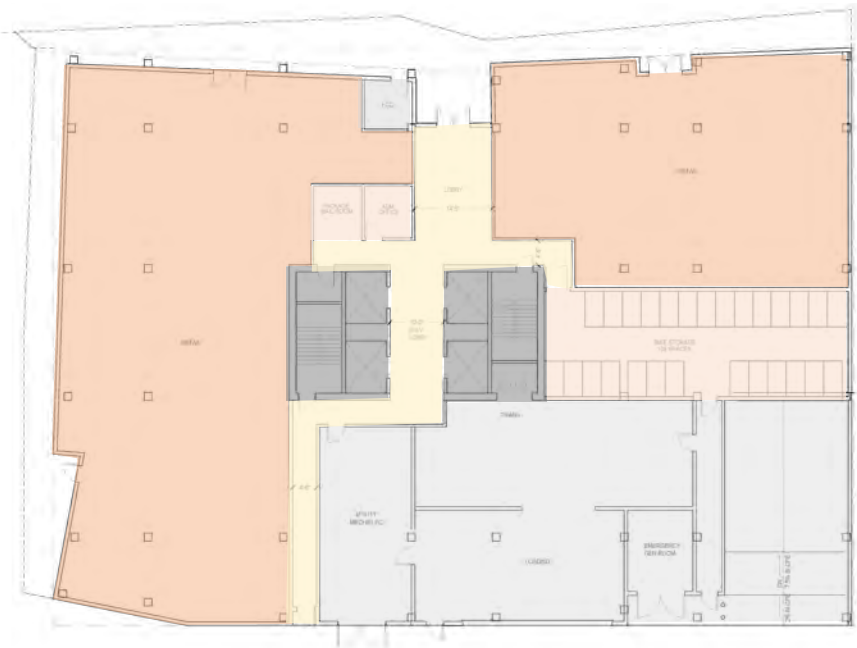
B-3 LEVEL PLAN



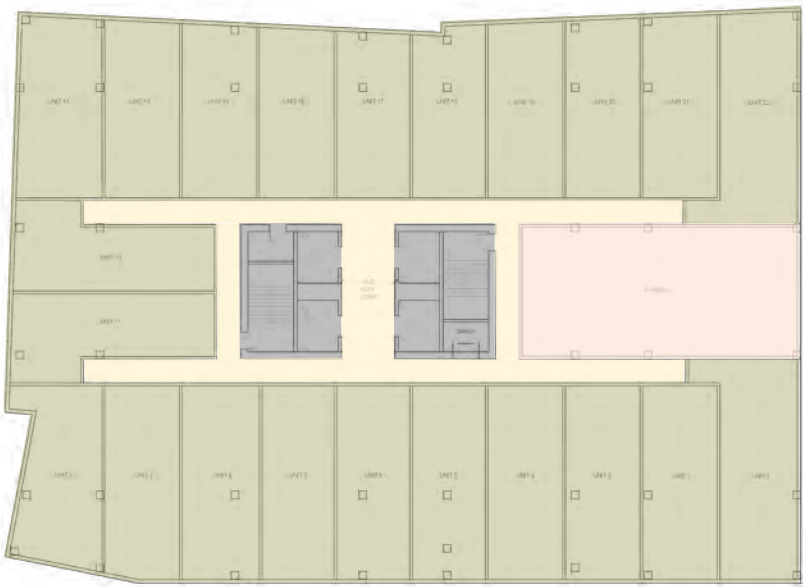
B-2 LEVEL PLAN



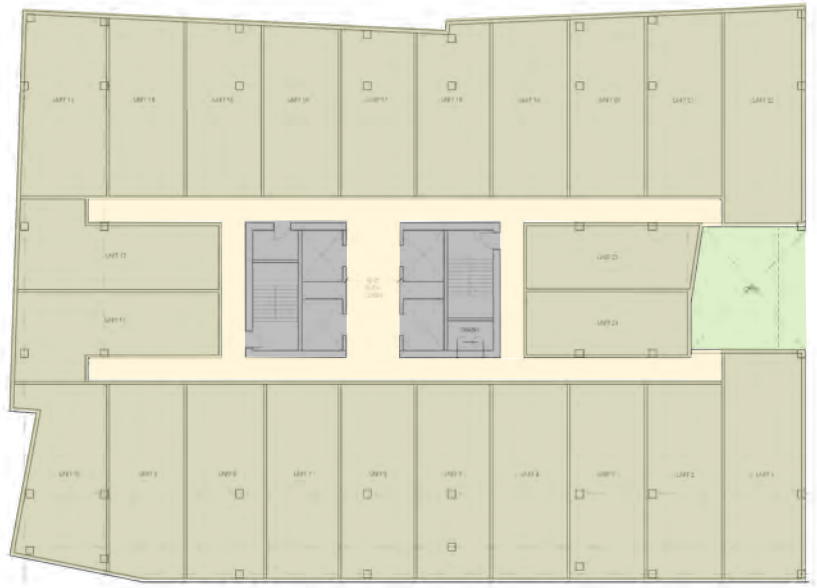
B-1 LEVEL PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN

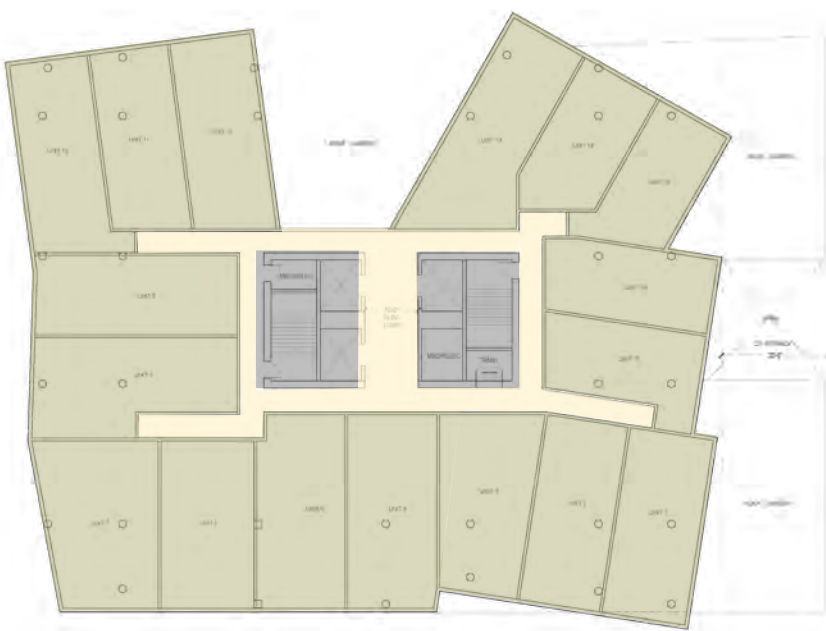


3RD TO 6TH FLOOR PLAN

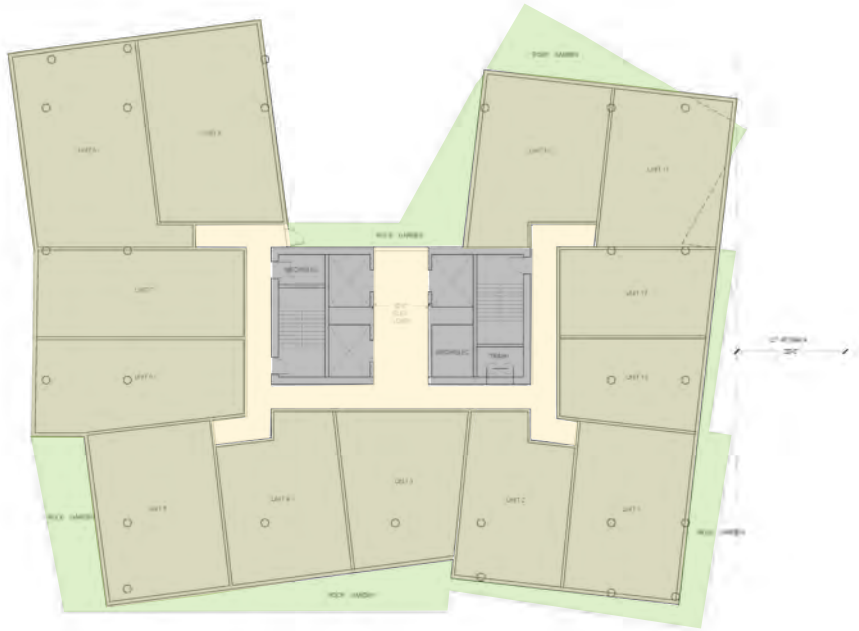
FLOOR PLANS –2, OPTION #2 (PREFERRED)



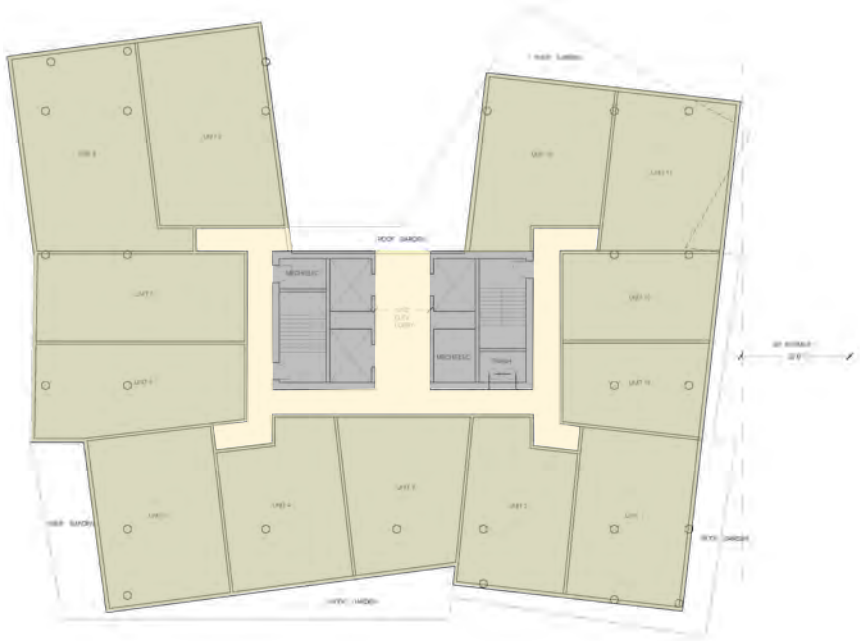
7TH FLOOR PLAN



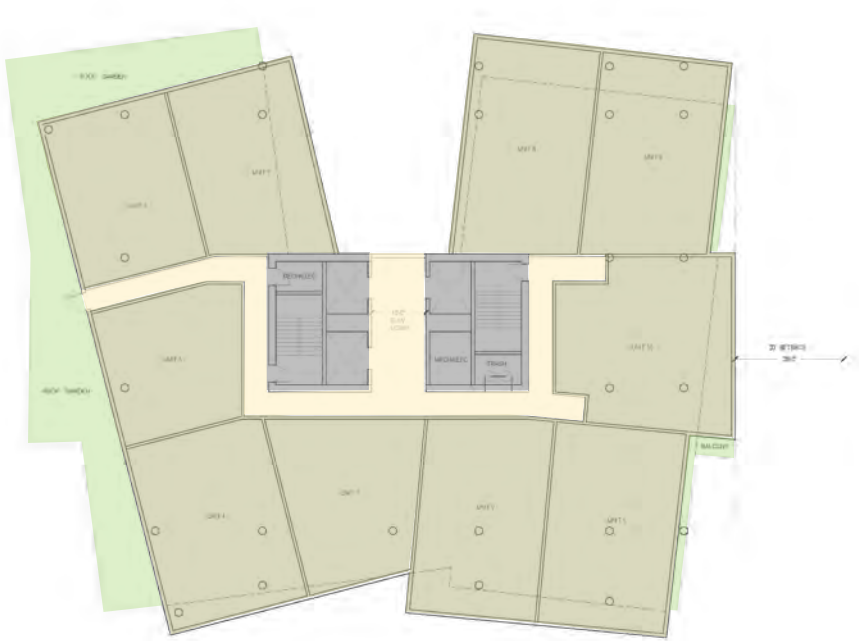
8TH FLOOR PLAN



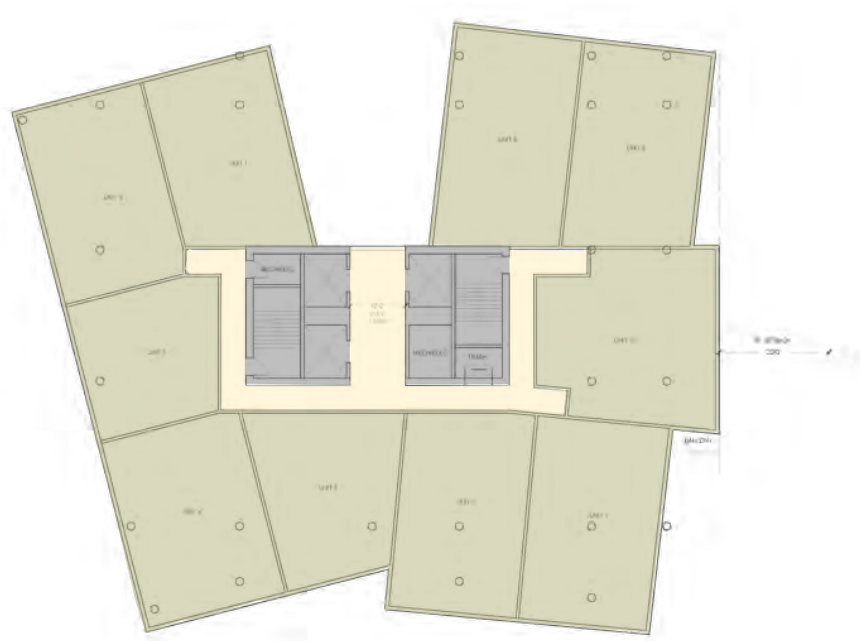
9TH FLOOR PLAN



10-11TH FLOOR PLAN



12TH FLOOR PLAN



13-14TH FLOOR PLAN



ROOF FLOOR PLAN



Option #2 Bird's-eye View



Option #2 Street View on 3rd Ave



Bird's-eye View from North Side



Bird's-eye View from South Side



3D Massing Street View on 3rd Ave

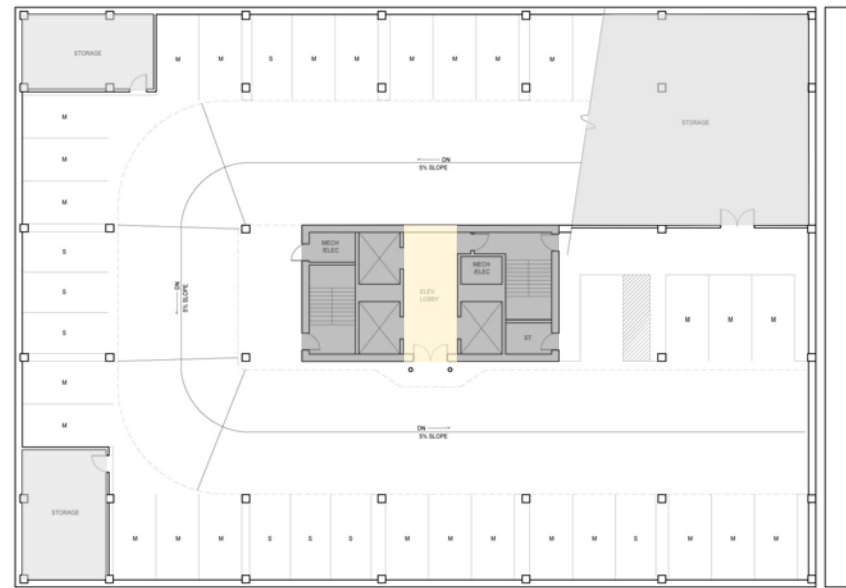


3D Massing Street View at Intersection of Battery & 3rd Ave

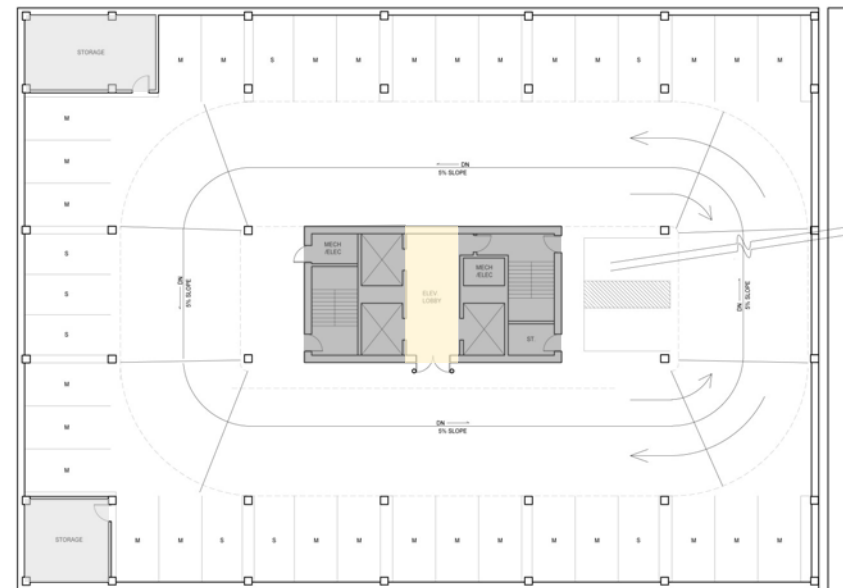


3D Massing Street View on Battery Street

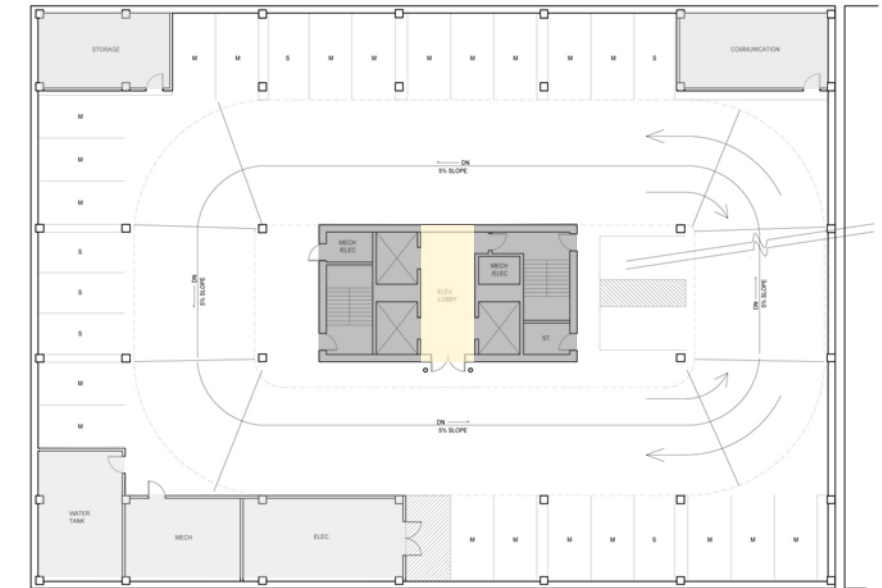
FLOOR PLANS –1, OPTION #3



B-3 LEVEL PLAN



B-2 LEVEL PLAN



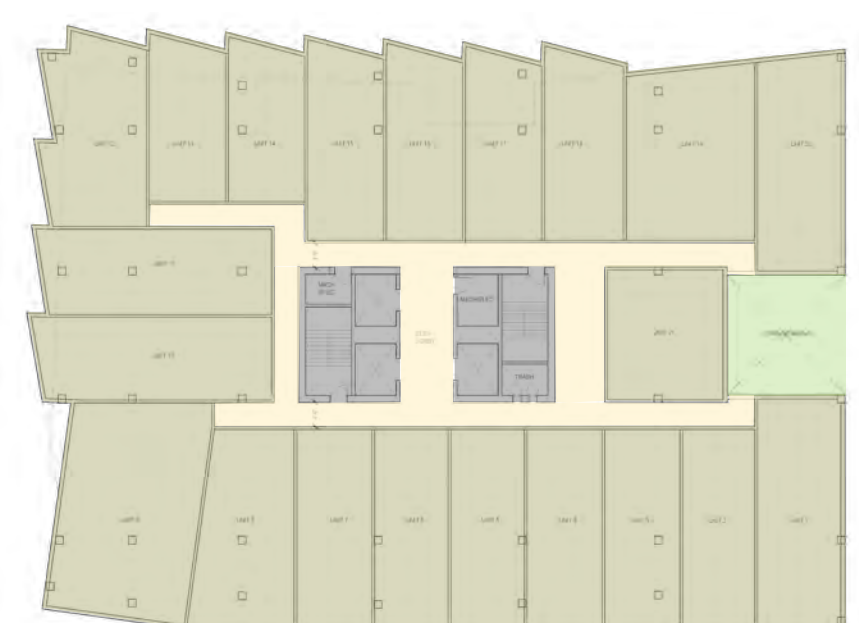
B-1 LEVEL PLAN



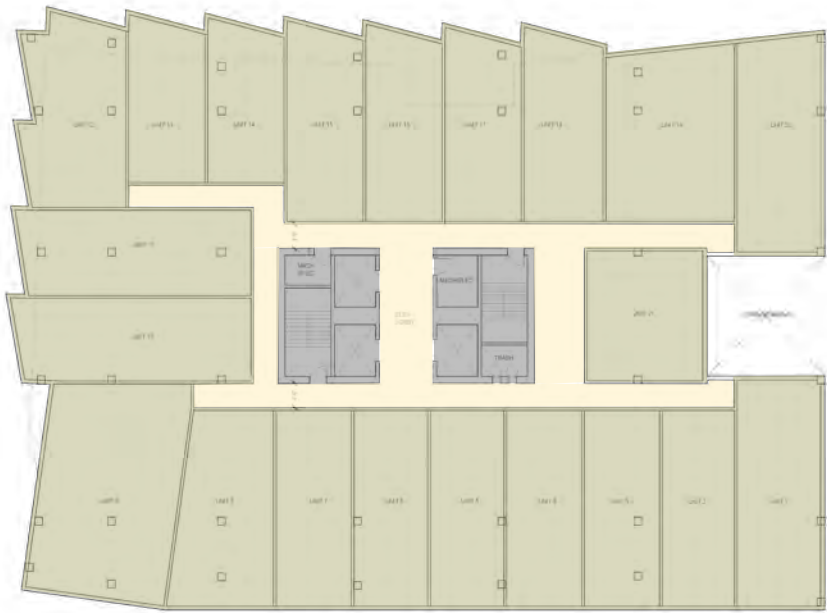
1ST FLOOR PLAN



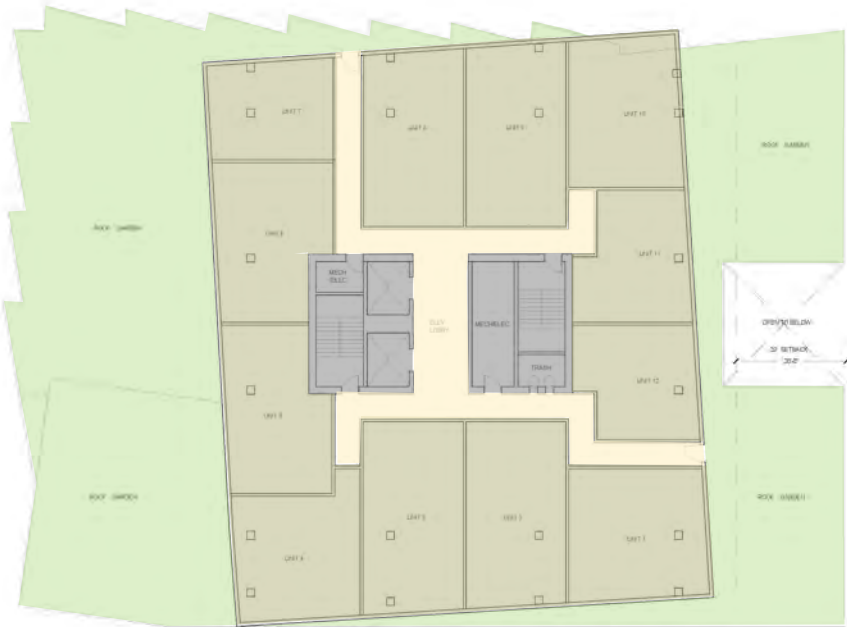
2ND FLOOR PLAN



3RD TO 6TH FLOOR PLAN



4-6TH FLOOR PLAN



7TH FLOOR PLAN



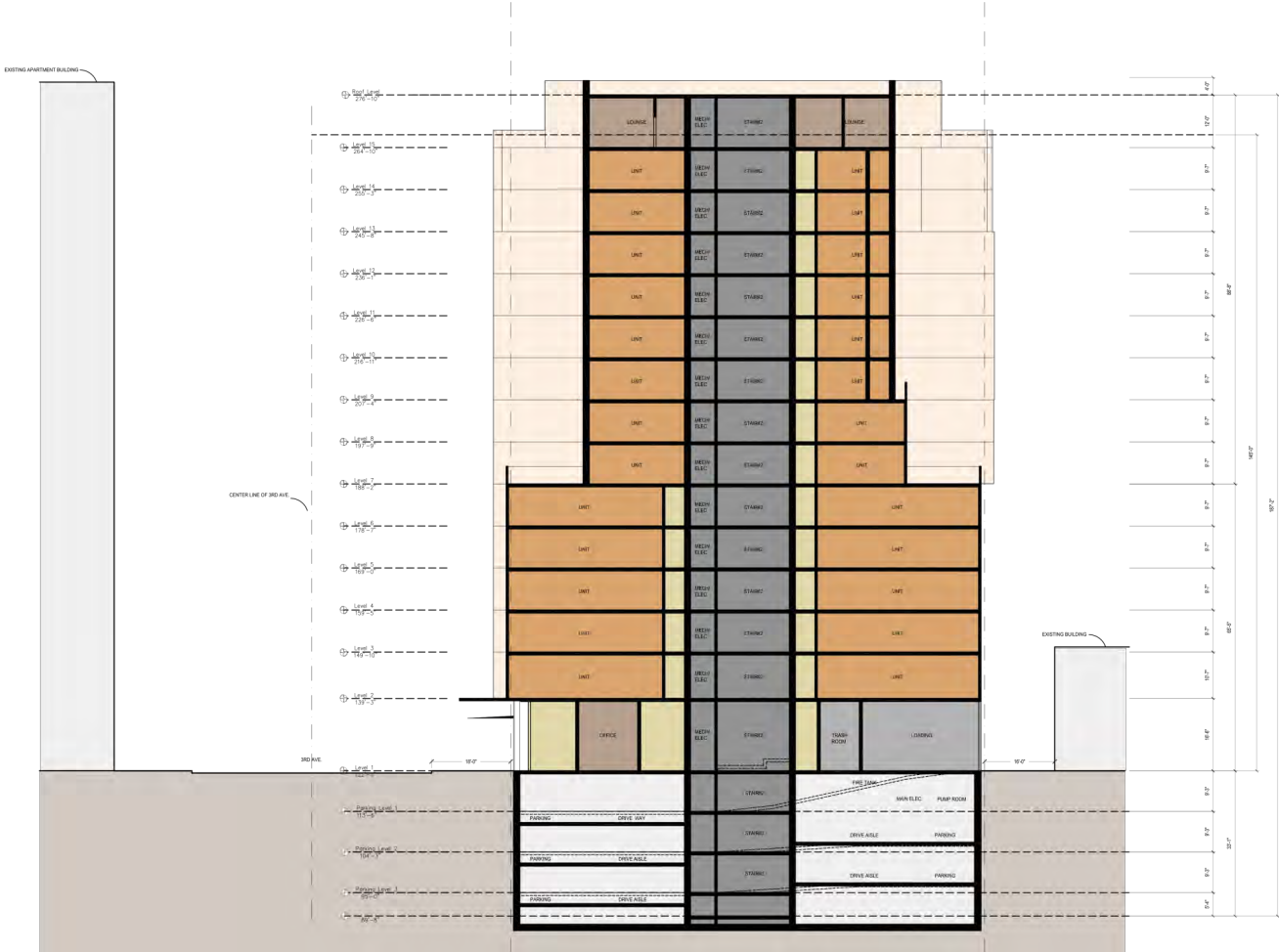
8TH-11TH FLOOR PLAN



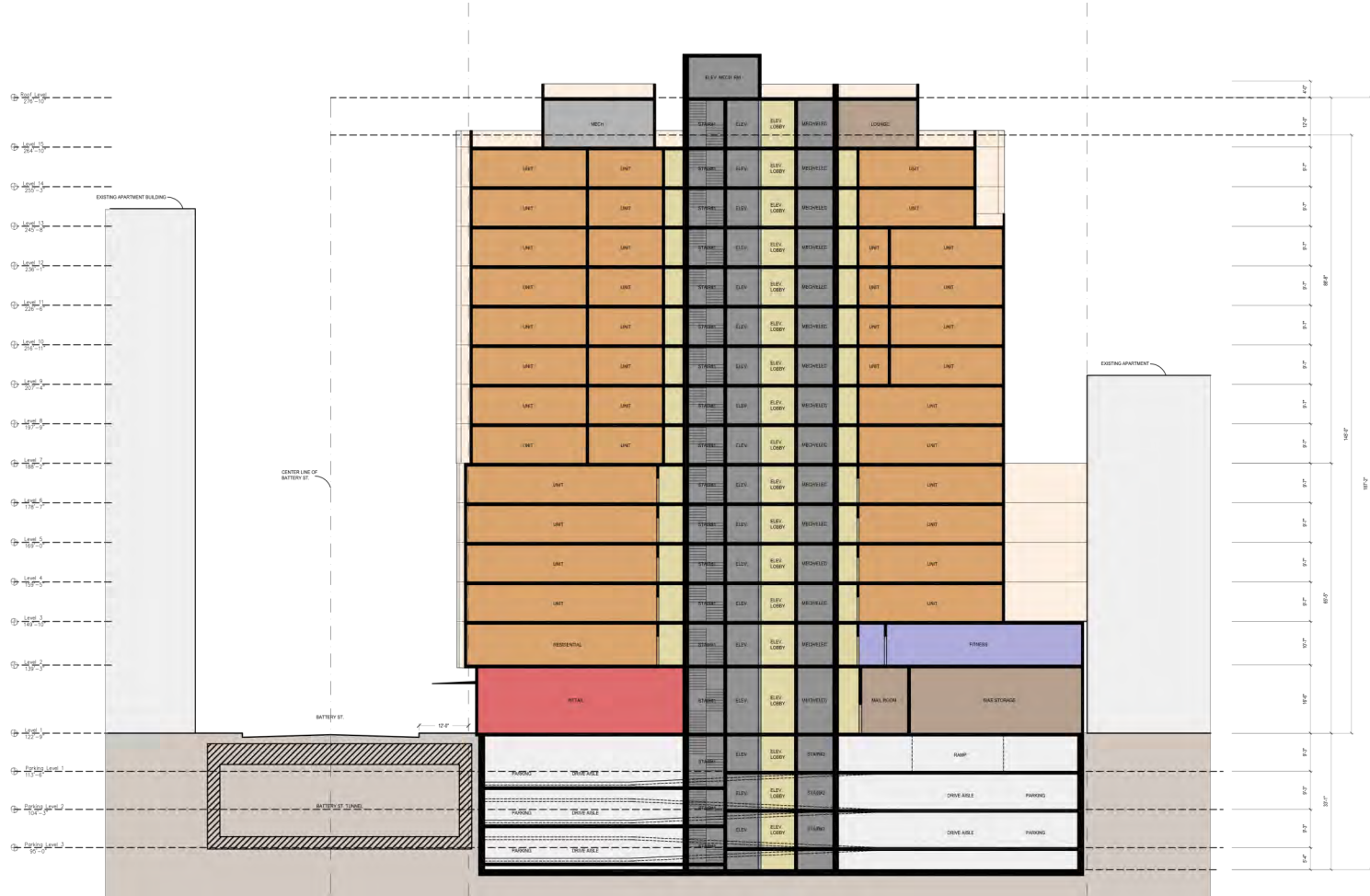
12-14TH FLOOR PLAN



15TH FLOOR ROOF PLAN



Building Section -1



Building Section -2

DESIGN IN RESPONDING THE BELLTOWN DESIGN GUIDELINES

STREET INTERSECTION PLAZA CONCEPT-STREET LIFE

- 1 C-1 Promote Pedestrian Interaction**
 Buildings help to activate the street edge is critical to a socially and visually stimulating street environment.

 Comfort, human scale, and visual interest promoting street life. Implement by providing methods to create successful building-to-sidewalk relationships.
- 2 D-1 Provide Inviting & Usable Open Space**
 Provide a quiet refuge from the urban environment. Integrating open spaces that provide amenities for residents, workers and visitors.

 Open space can feature artwork, street furniture, and landscaping that invite customers or enhance the building's setting. Retail spaces designed for uses that will comfortably "spill out" and enliven the open space.
- 3 D-3 Art and History are Vital to Reinforcing a Sense of Place**
 Urban art work/sculpture at the plaza seating area



STREET INTERSECTION PLAZA CONCEPT-PUBLIC GATHERING SPACE



Reference Image



Reference Image

All 3 options further setback from the property line to create more space at the intersection of the 3rd Ave and Battery Street

3RD AVENUE



- 1 **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.

Building/Site Corners. provide meaningful setbacks/ open space, provide seating as gathering spaces.

incorporate street/ pedestrian amenities in these spaces, make these spaces safe (good visibility).
- 2 **D-1 Encouraged to provide useable open space adjacent to retail space,— outdoor café, restaurant seating , and a plaza with seating**
Retail spaces designed for uses that will comfortably "spill out" and enliven the open space.
- 3 **D-3 Promenade Streets 3rd Ave**
Sidewalks should be wide and pedestrian amenities like benches kiosks and pedestrian-scale lighting

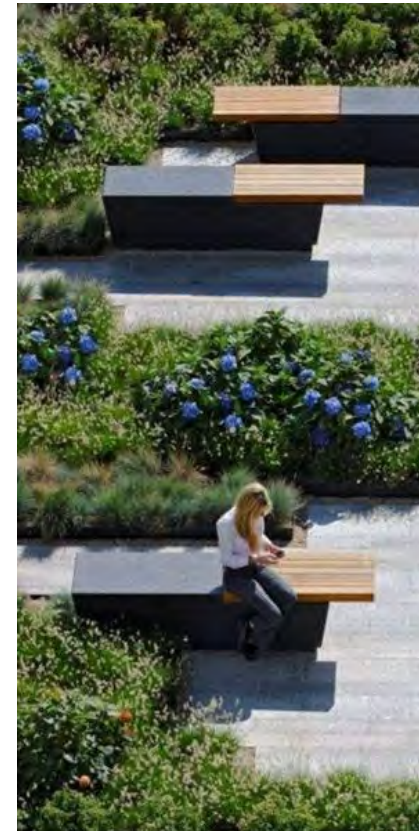


Reference Images

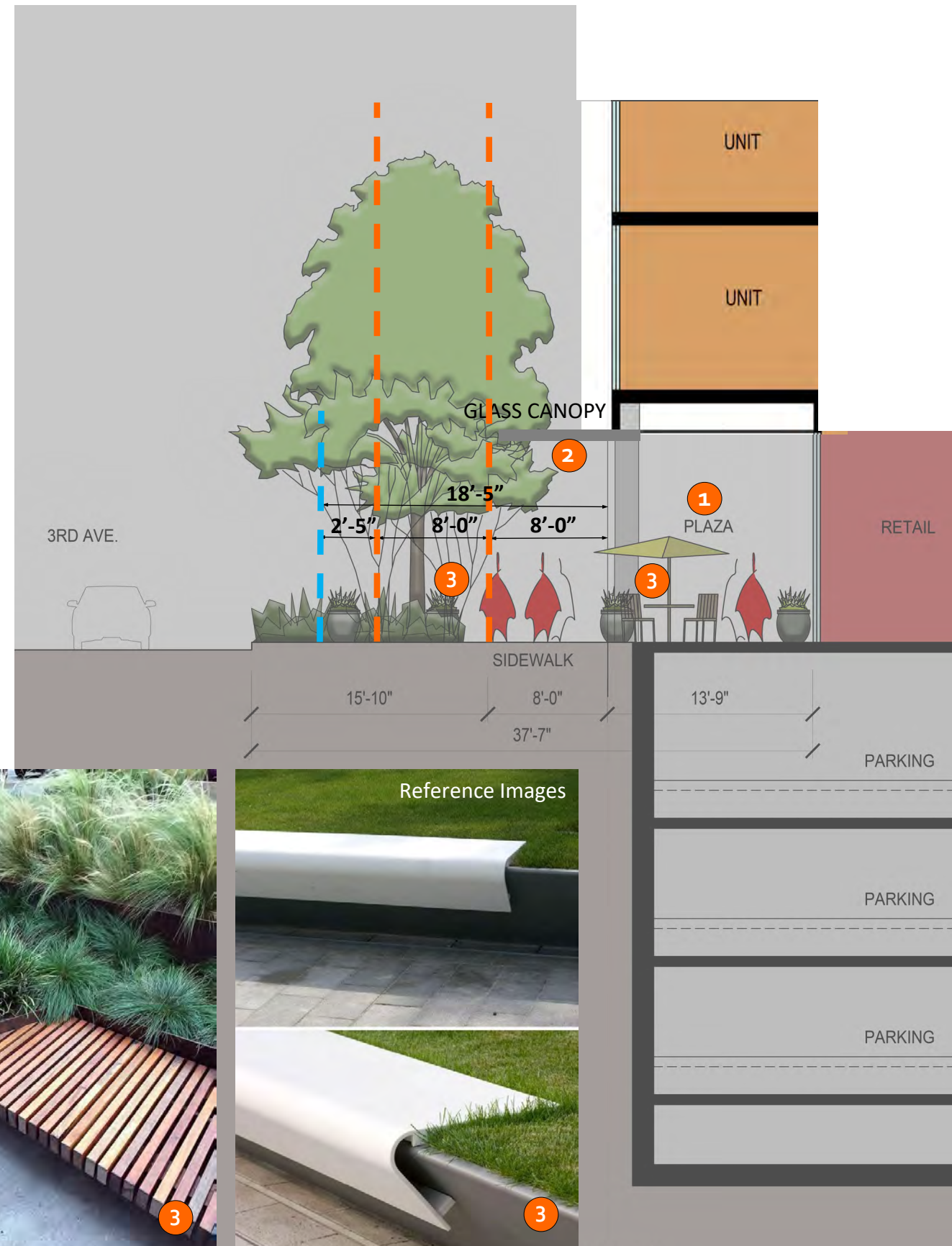
STORE FRONT BUILDING SECTION

RESPONDING TO BELLTOWN DESIGN GUIDELINES

- 1 D-1 Define and contain outdoor spaces through a combination of building and landscape and discourage oversized spaces that lack containment
- 2 C-5 Encourage overhead weather protection
Well-designed streetscapes can support activities in neighborhood business districts, and make walking an attractive choice for getting around the city.
- 3 D-2 Landscaping and outdoor furnishings invite activity and enhance the urban setting.



Reference Images



Reference Images

BUILDING MASSING RESPONDING TO DESIGN GUIDELINES— OPTION 1

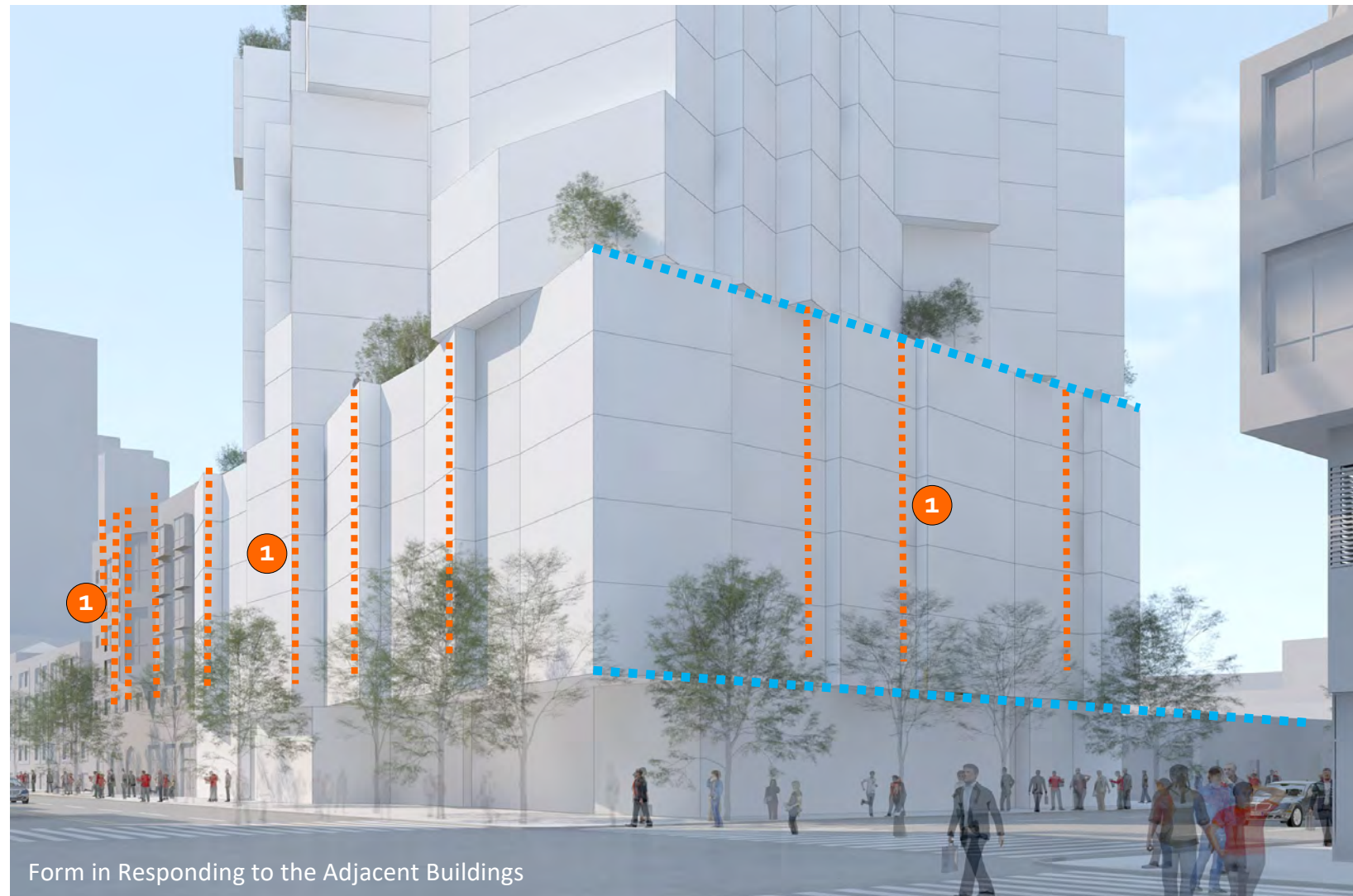
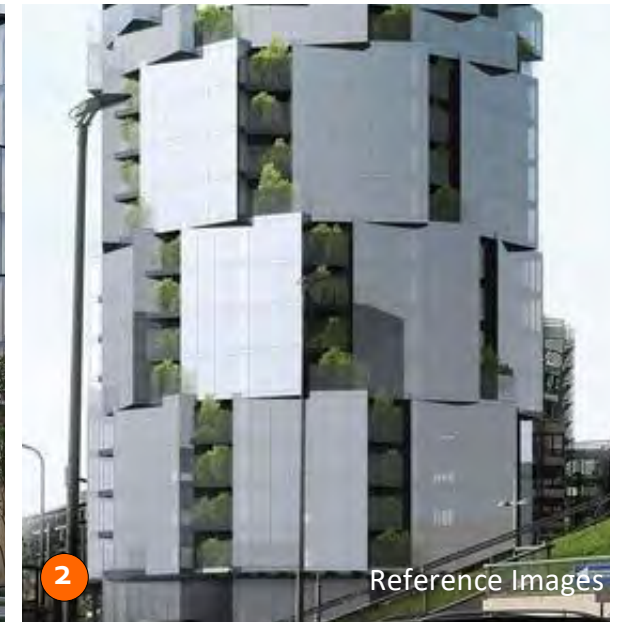
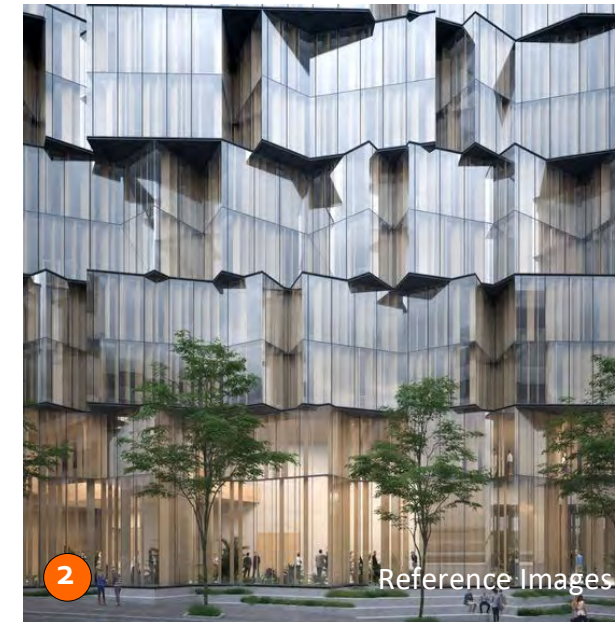
B-1 Architectural Expression:

- 1 The building modulation creates intervals with architectural massing texture, the basic design principles found in the neighbor building at left.
- 2 Design visually attractive buildings that add richness and variety to Belltown using contemporary architectural solutions.

B-3 Reinforce the positive urban form & architectural attributes of the immediate area:

- 3 Bay windows are for views and scaling down the large long building façade.
- 4 Building on corner lot that reinforces the street corner with architectural massing element.

Proposed Option #1



BUILDING MASSING RESPONDING TO DESIGN GUIDELINES—OPTION 2

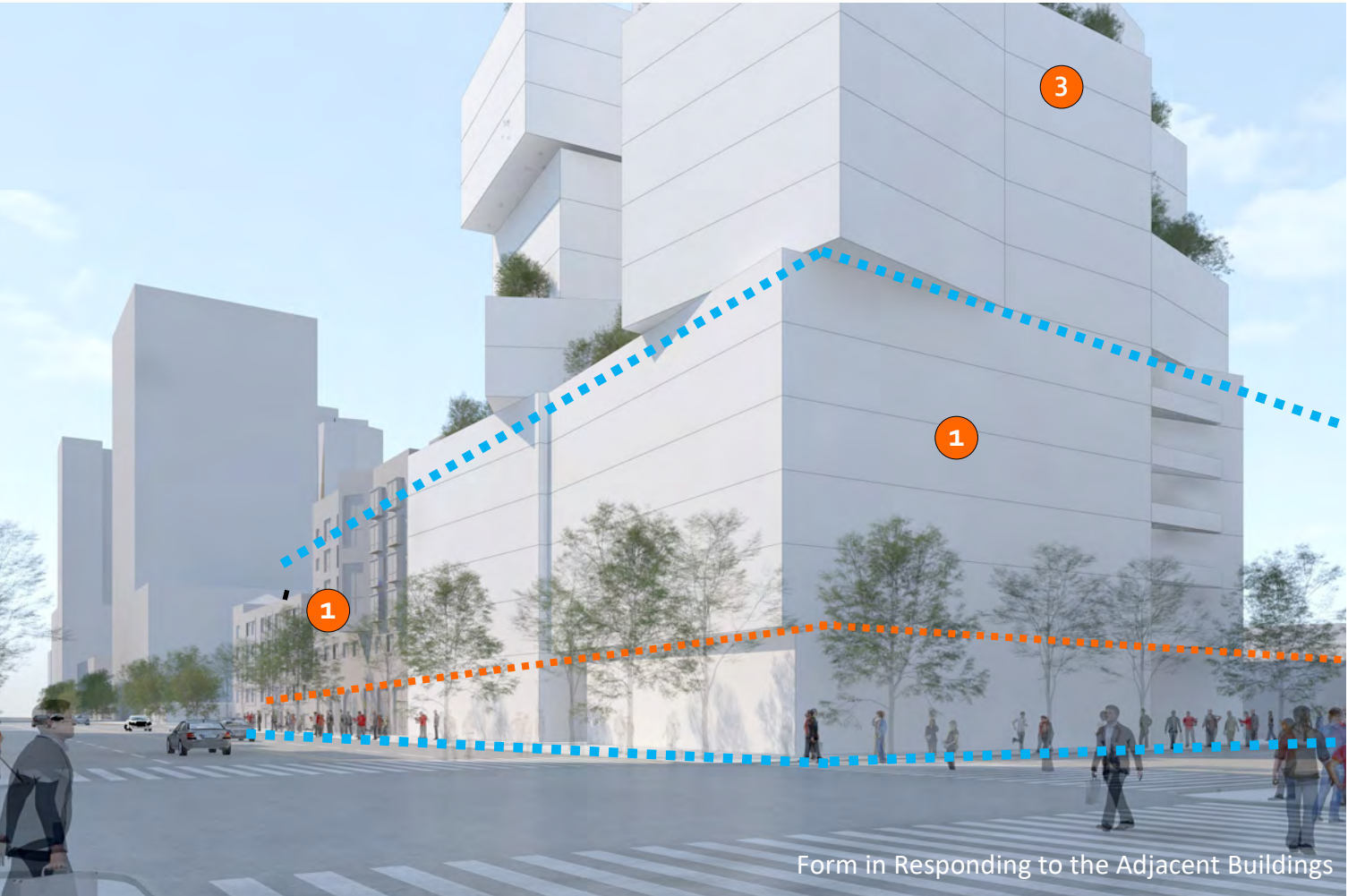
B-1 Architectural Expression:

- 1 Respond to the regulating lines and rhythms of adjacent buildings that also support a street-level environment, including the horizontal patterns as expressed by massing
- 2 Design visually attractive buildings that add richness and variety to Belltown using contemporary architectural solutions.

B-3 Reinforce the positive urban form & architectural attributes of the immediate area:

- 3 Employ massing compositions that conform to Belltown's unique stellar views. The massing shape also for views and scaling down the large long building façade.
- 4 Building on corner lot that reinforces the street corner with architectural massing element.

Proposed Option #2



BUILDING MASSING RESPONDING TO DESIGN GUIDELINES—OPTION 3

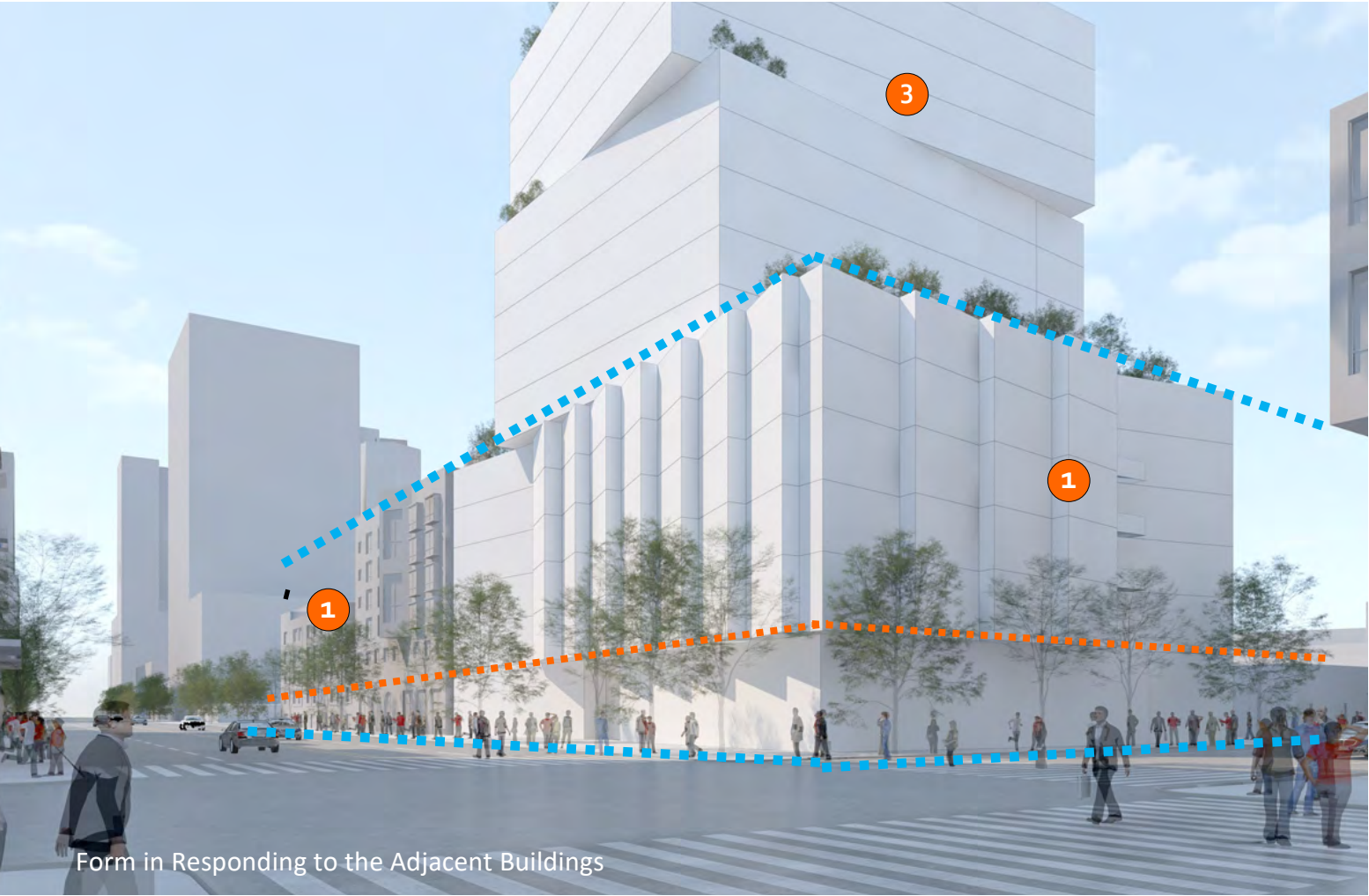
B-1 Architectural Expression:

- 1 Respond to the regulating lines and rhythms of adjacent buildings that also support a street-level environment, including the horizontal patterns as expressed by massing
- 2 Design visually attractive buildings that add richness and variety to Belltown using contemporary architectural solutions.

B-3 Reinforce the positive urban form & architectural attributes of the immediate area:

- 3 Employ massing compositions that conform to Belltown’s unique stellar views. The massing shape also for views and scaling down the large long building façade.
- 4 Building on corner lot that reinforces the street corner with architectural massing element.

Proposed Option #3



B-1 Architectural Expression — Option #2 (Preferred) Design Concept Brief for following the Belltown Design Guidelines

- 1. Harmonious transition between the new building and older buildings in the neighborhood - The building massing is scaled down by the concept of composing the building of a series of smaller stacked forms instead of proposing a single full building height form.
- 2. The ground level is proposed to be a separate, primarily transparent form at the base of the building to reinforce the pedestrian scale along the street. The height of the form above that will be set to match the height of common mid-rise historic buildings in the neighborhood. The pattern of and scale of openings in this second form at the lower level of the building will relate to the scale of the patterns on the mid-rise historic buildings in the neighborhood.
- 3. The proposed composition of a collage of multiple medium scale form will create a rich visual form that will add variety to the architecture in the Belltown neighborhood.
- 4. The street level will be composed primarily of glass facades with additional architectural and landscape elements to establish a rich pedestrian scale environment. Portions of the building form above the street level will be cantilevered to create overhead weather protection at the street level.

B-1 Architectural Expression:

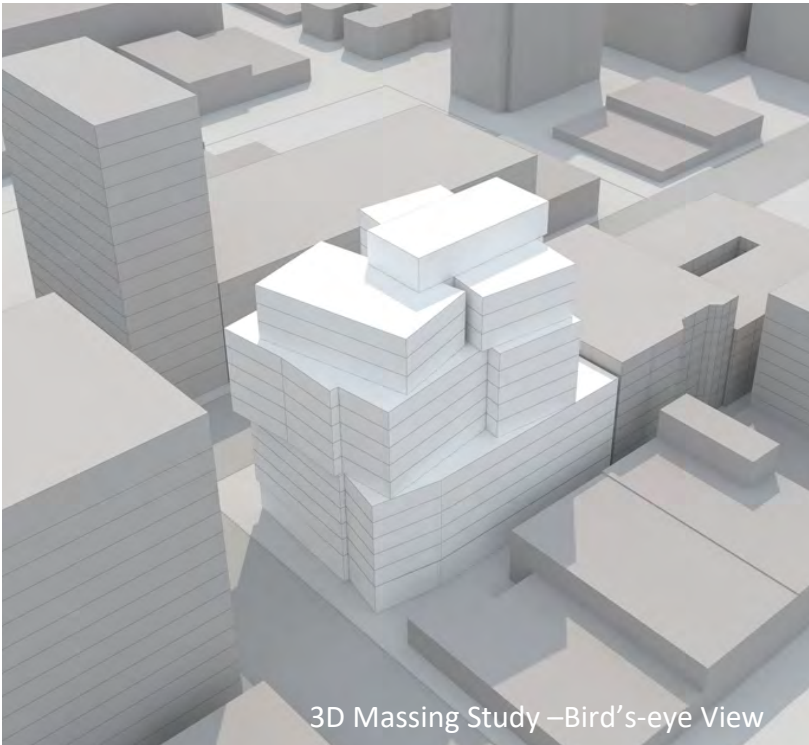
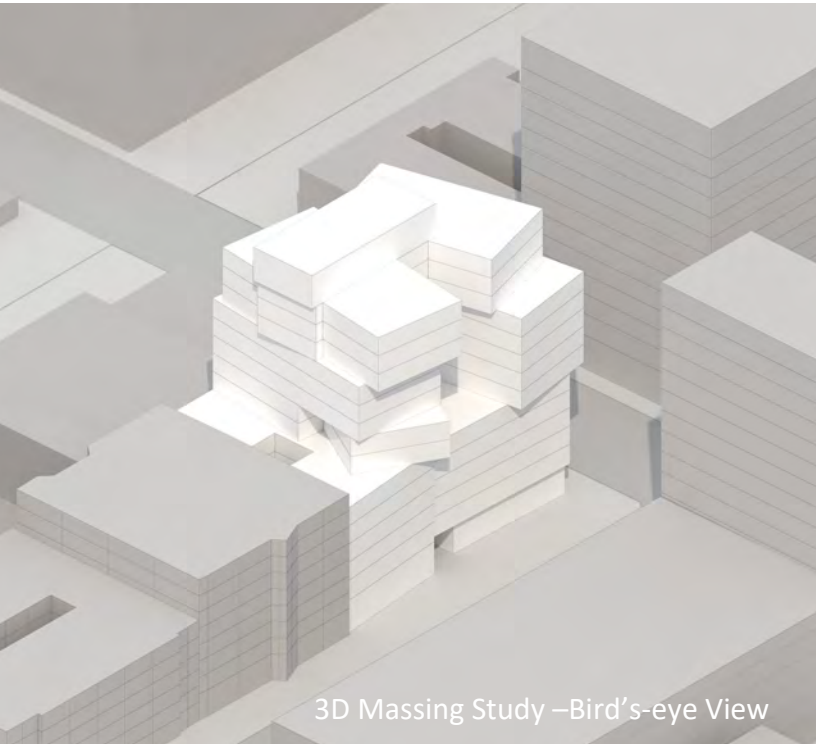
Design visually attractive buildings that add richness and variety to Belltown using contemporary architectural solutions.
[Reference images show both forms and texture reenforce the space.](#)

B-3 Reinforce the positive urban form & architectural attributes of the immediate area:

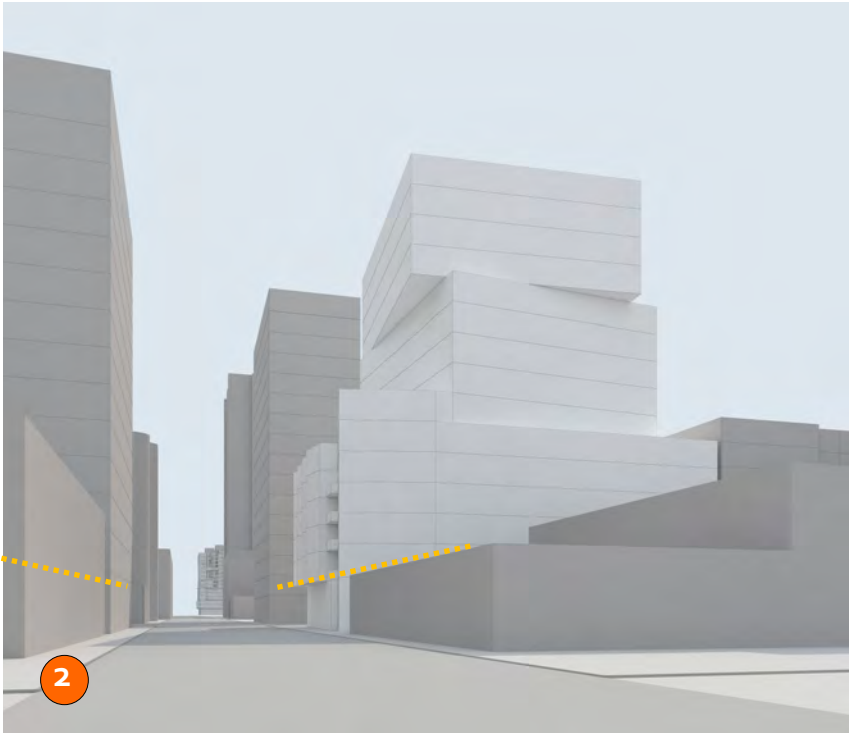
Bay windows are for views and scaling down the large long building façade.

Building on corner lot that reinforces the street corner with architectural massing element.

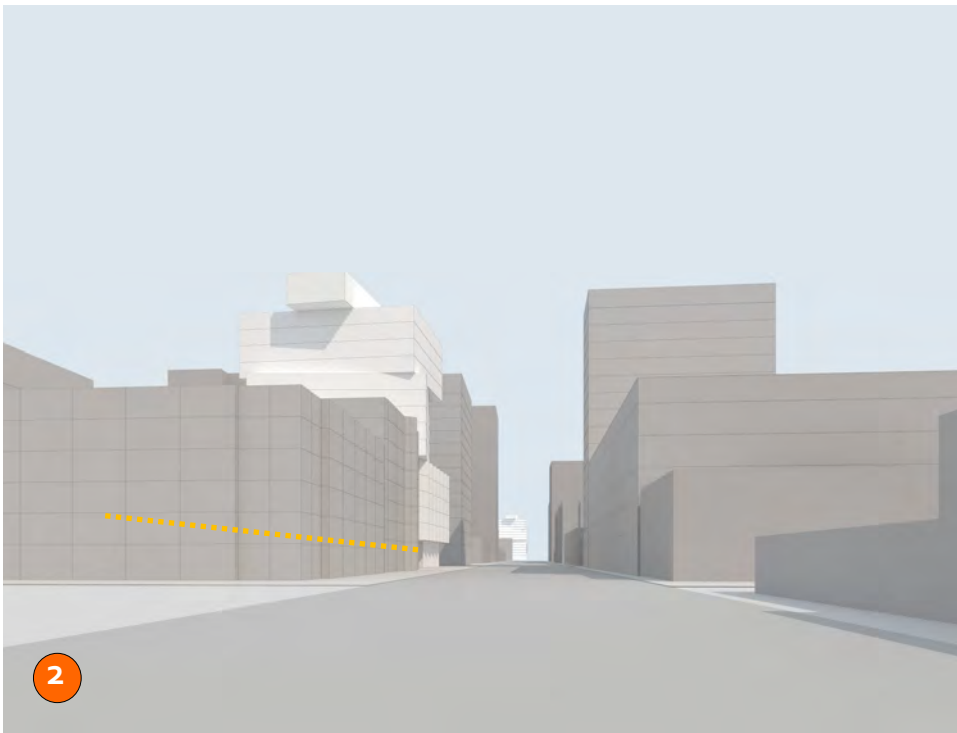
Proposed Option #2 (Preferred)



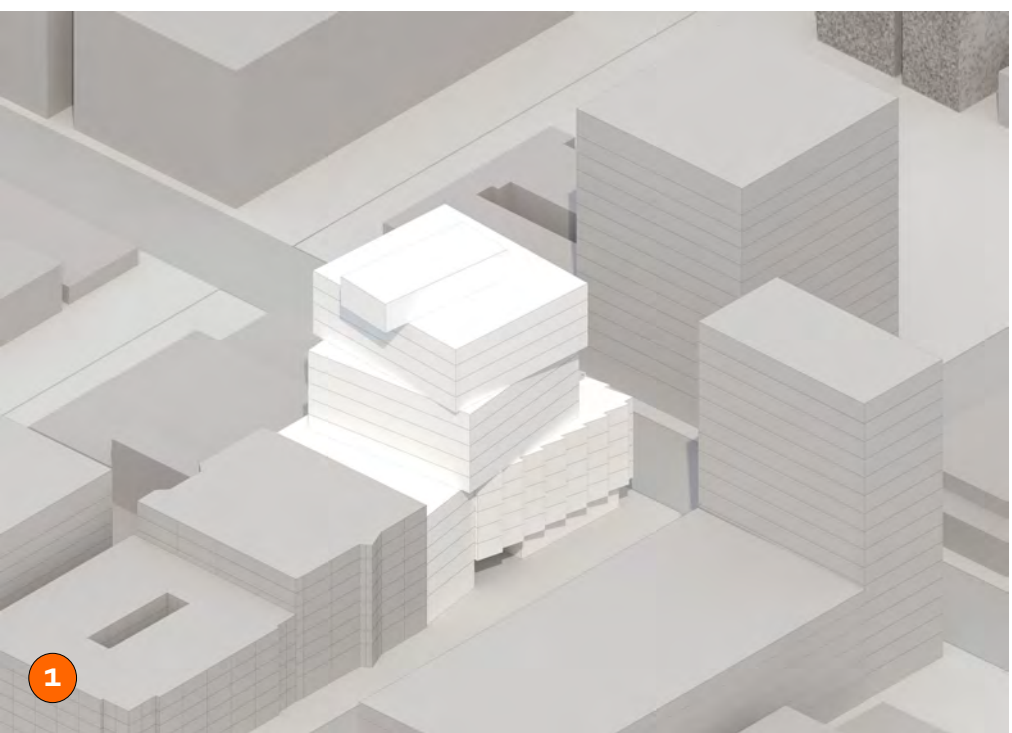
- 1 A-1 Respond to the Physical Environment**
Develop an architectural concept and compose the building’s massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site.
In addition to scaling the building into a composition of smaller forms, the building massing also will enhance the views from the new residential units.
- 2 B-3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area**
Use regulating lines to promote contextual harmony, solidify the relationship between new and old buildings, and lead the eye down the street.
The proposed design of a series of stacked forms will set the height of one of the forms to match the line at the top of one of the adjacent buildings.



Option #3 Massing Study View on Battery Street



Option #3 Massing Study View on 3rd Ave



Option #3 Bird's-eye View

1 CS1 B Sunlight and Natural Ventilation -Seattle Design Guidelines

The building shape can maximize daylight exposure and natural ventilation. It's healthy, sustainable and can reduce the energy used for mechanical systems and the urban heat island effect.

2 D-2 Enhance the Building with Landscaping -Belltown Urban Design Guidelines

Sustainable green deck and roof areas create the natural environments for upper level residential units, making comfortable micro climate out-door terrace spaces.



1 D1 Provide Inviting & Usable Open Space

Residential buildings should be sited to maximize opportunities for creating usable, attractive, well-integrated open space, such as decks, balconies and upper level terraces, individual gardens, location of outdoor spaces to take advantage of sunlight and views. **The offsets in the stacked building forms will provide spaces that will be used or exterior living spaces at many levels of the building.**

2 D-2 Enhance the Building with Landscaping

Sustainable green deck and roof areas create the natural environments for upper level residential units making comfortable micro climate out-door terrace spaces .



Bird's-eye View



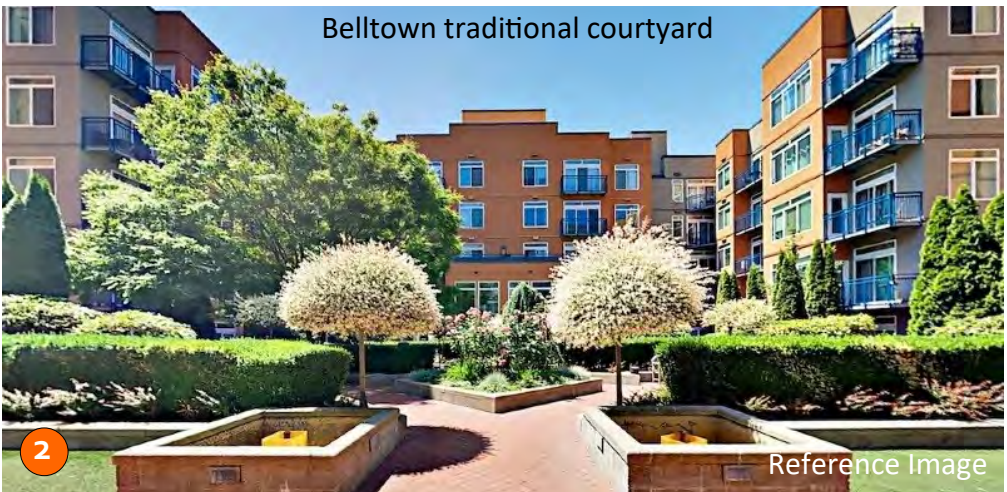
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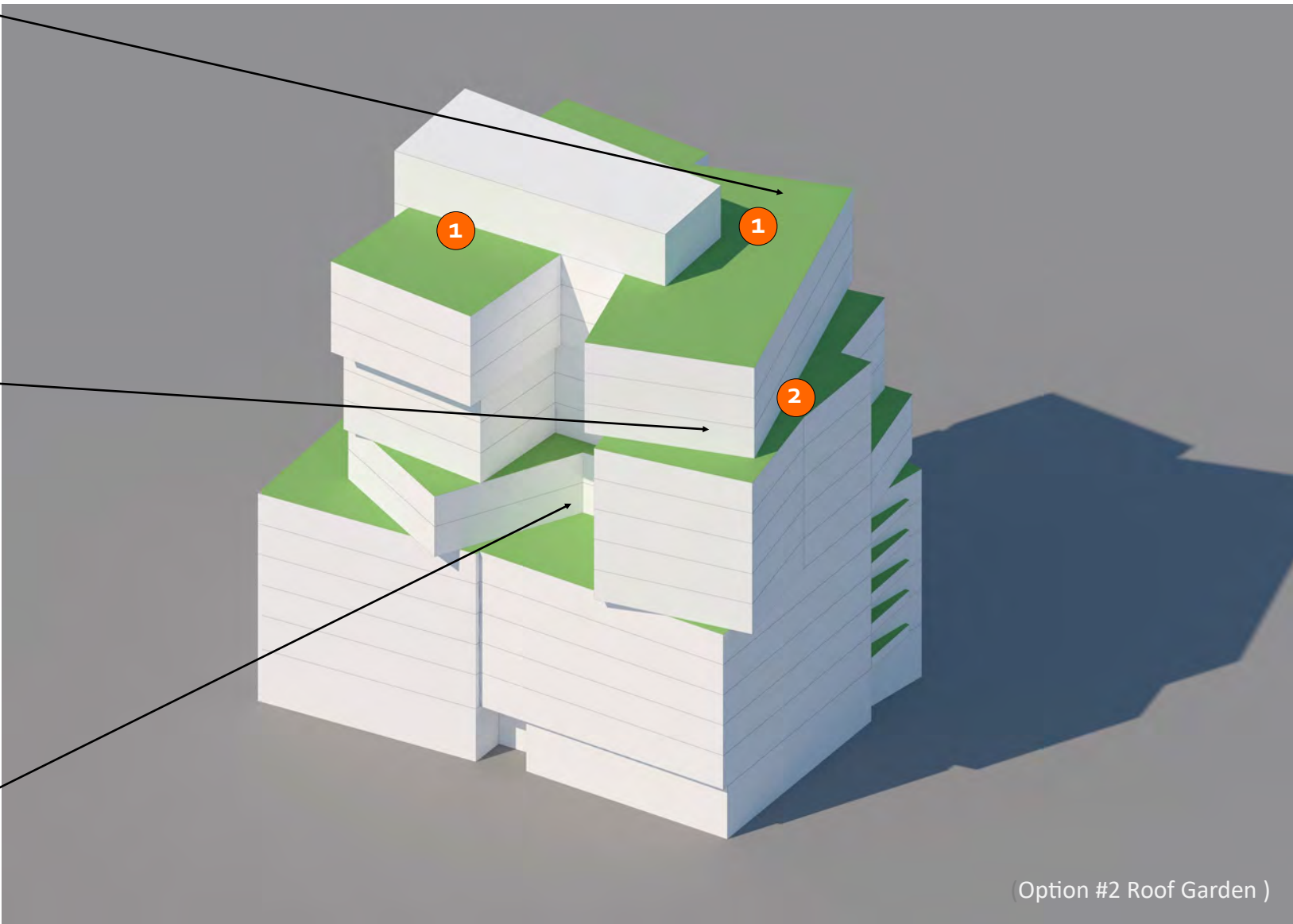
Reference Image

Reference images show nice green space at upper levels out-door urban space

BUILDING SHAPE & GREEN SPACE RESPONDING TO THE SURROUNDING



- 1 A-1 Respond to the Physical Environment**
Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site.
In addition to scaling the building into a composition of smaller forms, the building massing also will enhance the views from the new residential units.
- 2 B-3 Reinforce the positive urban form & architectural attributes of the immediate area:**
Use regulating lines to promote contextual harmony, solidify the relationship between new and old buildings, and lead the eye down the street.
The proposed design of a series of stacked forms will set the height of one of the forms to match the line at the top of one of the adjacent buildings.



ROOF GARDEN LAYOUT IN RESPONDING TO DESIGN GUIDELINES

- 1 **D-1 Residential buildings should be sited to maximize opportunities for creating usable, attractive well integrated open space.**

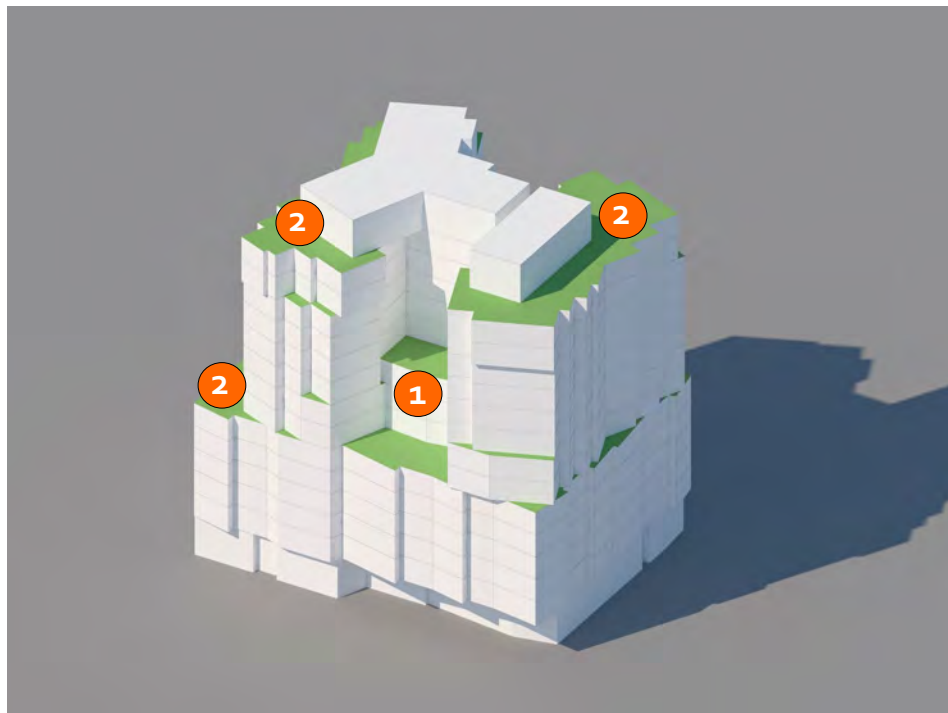
Courtyards that organize architectural elements while providing a common garden.

Courtyard spaces will scale the building into smaller forms and provide common garden areas for residents and visitors

- 2 **D-2 Use landscaping to make plazas and courtyards comfortable for human activity and social interaction**

The usefulness and attractiveness of gathering places such as plazas and courtyards are enhanced by landscape elements.

Quality landscaping is an essential component of the built form of the city.



(Option #1 Roof Garden)



(Option #2 Roof Garden)



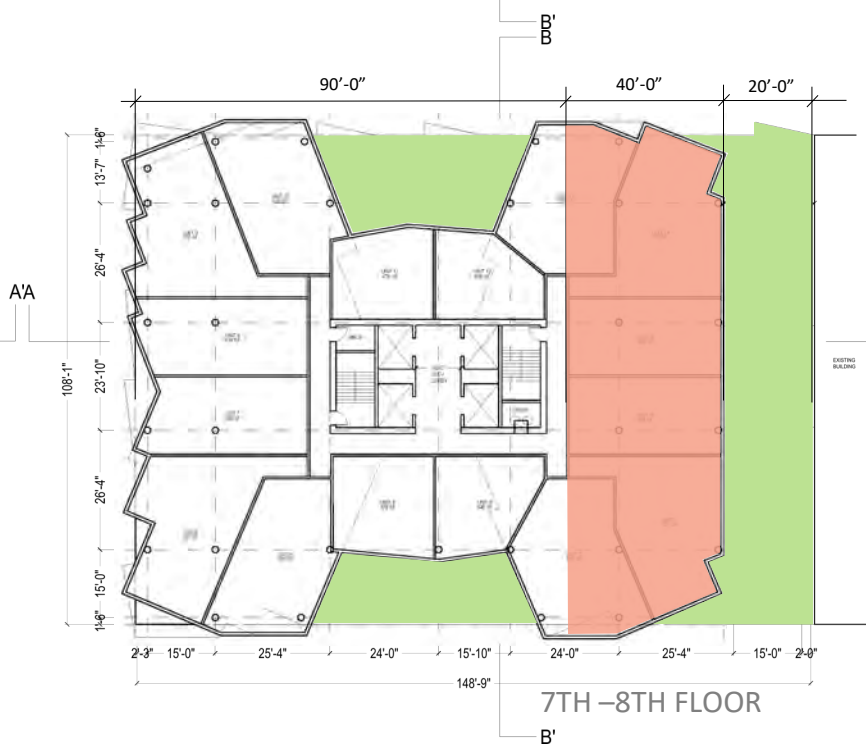
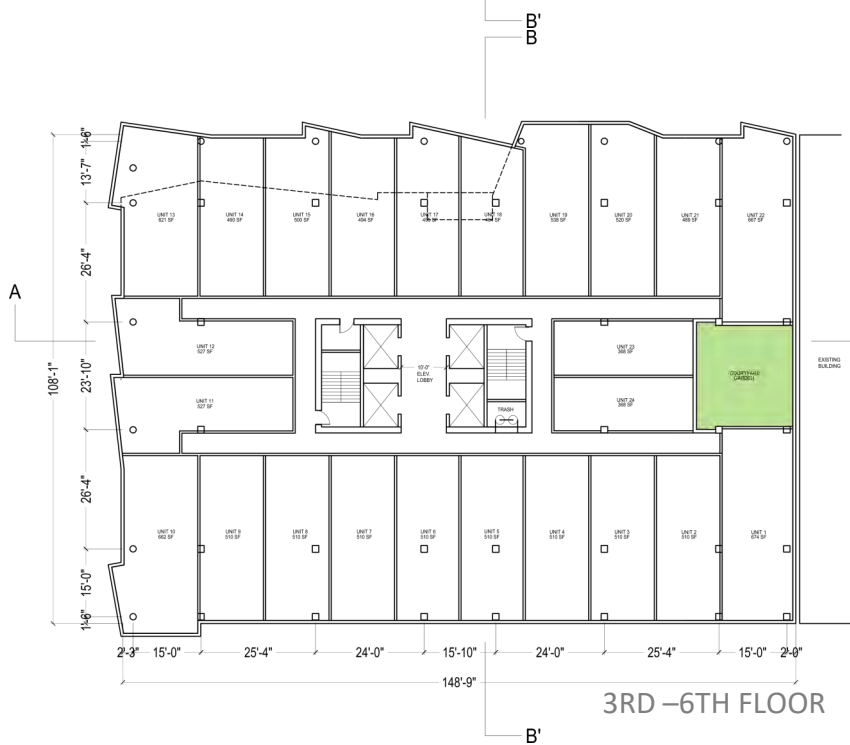
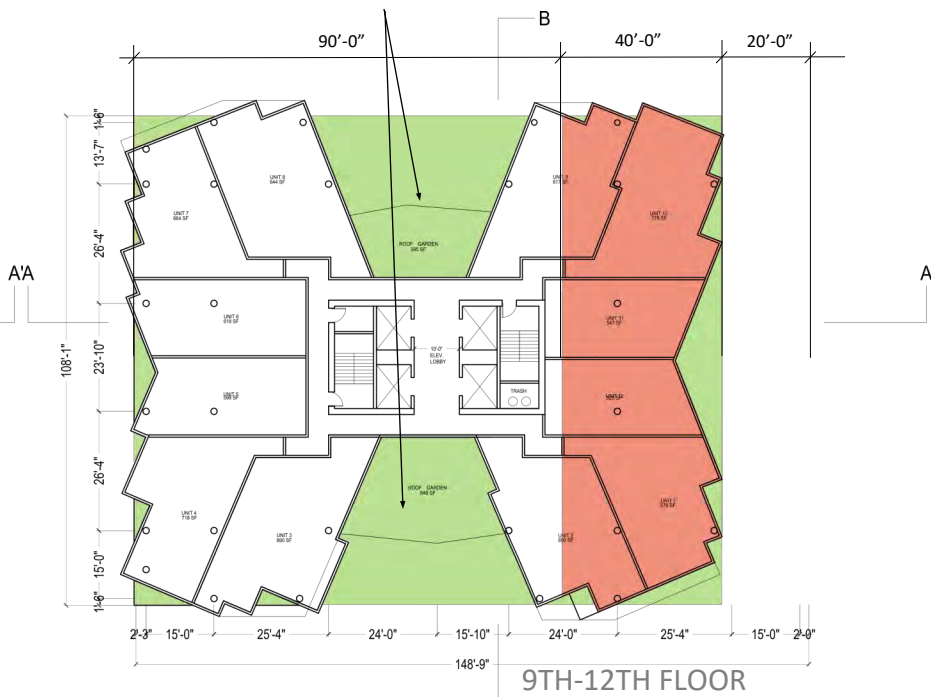
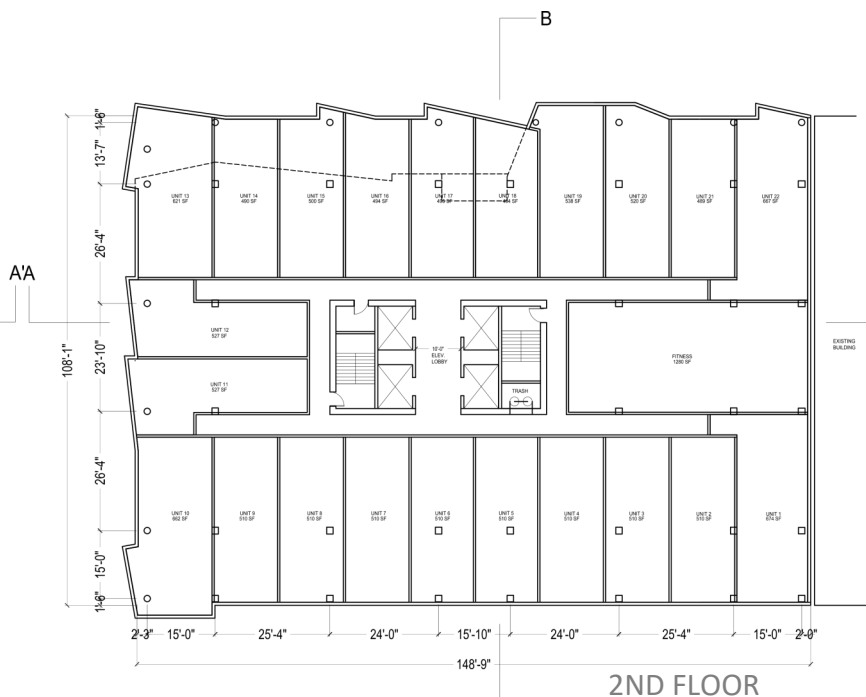
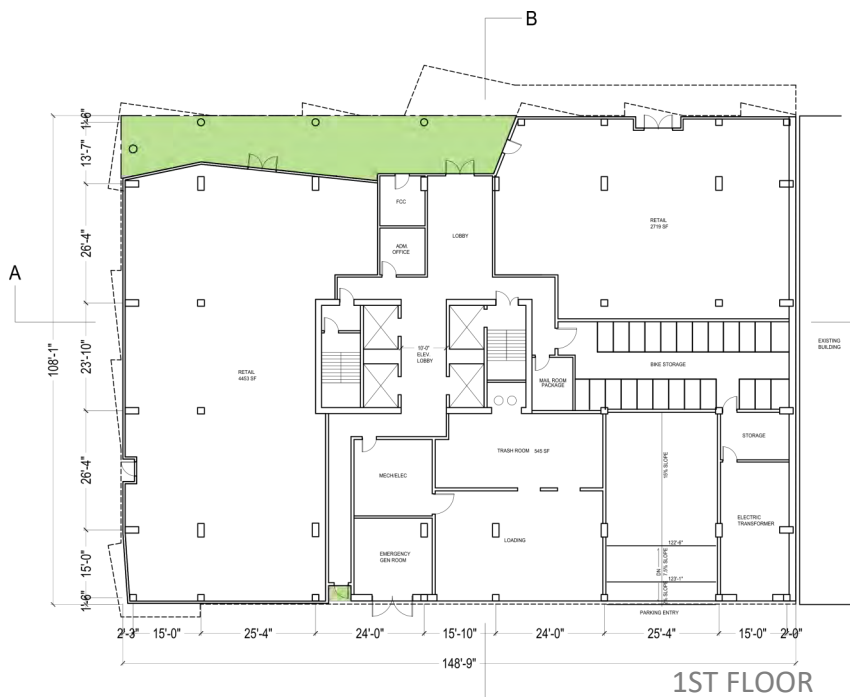
(Option #3 Roof Garden)



Potential Exterior Finishes Rendering for all Three Options

DEPARTURES ANALYSIS, OPTION#1

Maximum Width 90' Along 3rd Ave. about 85' height
Further setback formed the center courtyard space
20' Separation for all structure above 65' on height



- DEPARTURE REQUEST AREA
- UNUSED ALLOWABLE AREA

DEPARTURES ANALYSIS, OPTION#2

Maximum Width 90' Along 3rd Ave. about 85' height
Further setback formed the center courtyard space
20' Separation for all structure above 65' on height



7TH FLOOR



8TH FLOOR



9TH FLOOR



10-11TH FLOOR



12TH FLOOR



13-14TH FLOOR

- DEPARTURE REQUEST AREA
- UNUSED ALLOWABLE AREA

Examples of ZOA Related Projects

SHILIU ZHUANG MIX USED DEVELOPMENT, BEIJING



WEST DIAOYU TAI HOTEL , BEIJING



WEST DIAOYU TAI MIX USED DEVELOPMENT , BEIJING



AUGUSTINE APARTMENT DEVELOPMENT , SEATTLE



YANTAI GUO DA MIXED USE DEVELOPMENT, YANTAI, SHANDONG



JOY-CITY MIXED USE DEVELOPMENT, BEIJING



CC PARK MIX-USED DEVELOPMENT, JINAN, SHANDONG