2616 Western Avenue
Belltown

GGLO

Saratoga Capital Inc.
DESIGN REVIEW BOARD - Submittal
NOV 17, 2020
SDCI # 3036043-LU

PROJECT DESCRIPTION

Situated within one of Seattle's most dense neighborhoods 2616 Western seeks to design a multifamily tower that celebrates both the new and the old of Belltown. 2616 will create natural transitions, enhance views, and celebrate the green street.

The unique massing of the building will be a refreshing deviation from the block-like characteristics of more recent development. The taut geometry of the upper tower will respectfully step back from the Banner Building at it's upper terrace while the lower floors will reinforce the lower courtyard established by the Banner Building with a shared green connection between the two buildings.

The slender massing of 2616 will leverage lateral and diagonal view gaps to Elliott Bay, Mt. Rainer, the Space Needle, and the city skyline. It will also create less face to face interaction with Vines Condominium preserving pieces of their northern view.

Along the sloping green street at Cedar, the building's base will recede in plan and section to allow for additional landscaping and enhanced pedestrian comfort.
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PROJECT INFORMATION OVERVIEW

Address:
2616 Western Ave
Seattle, WA 98121

Parcels:
058-751-0000
065-300-0325

Base Zone:
DMR-C 145/75

Site Area:
Approximately 14,400 sf

Residential Units:
Approximately 182 Units

Building Height
18 Stories Above Grade

Parking Stalls:
Approximately 130 on Site Parking Stalls

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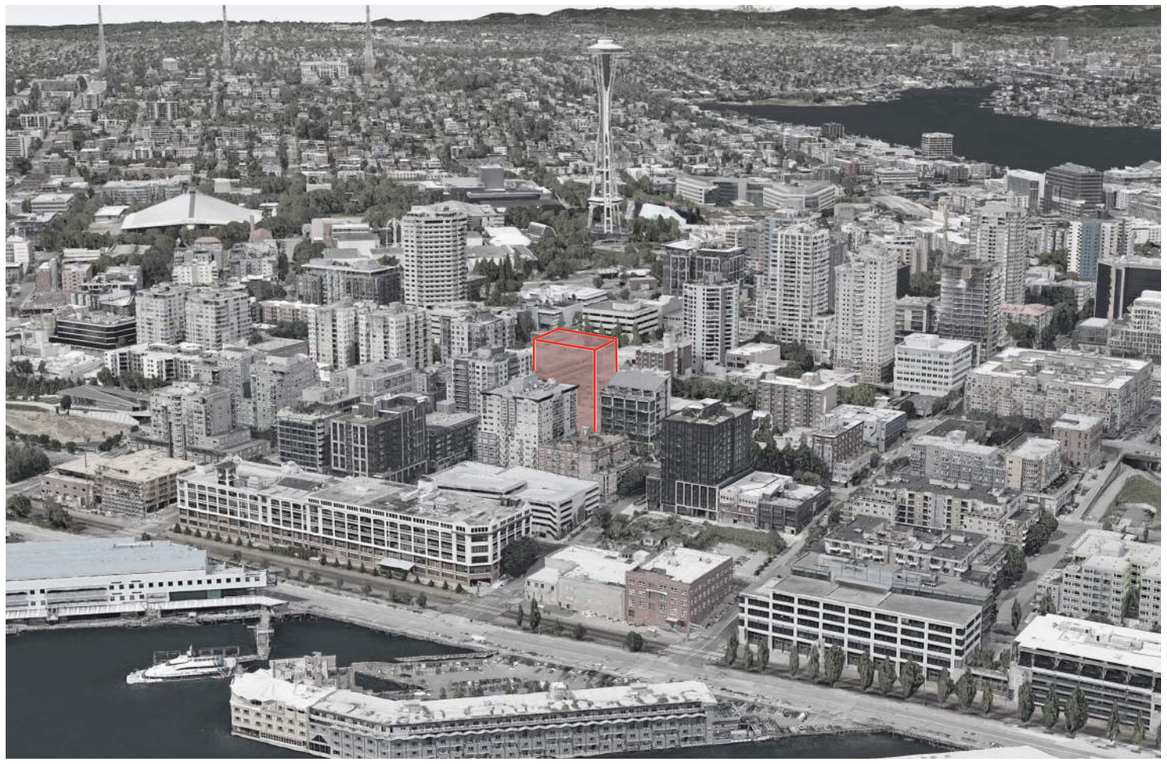
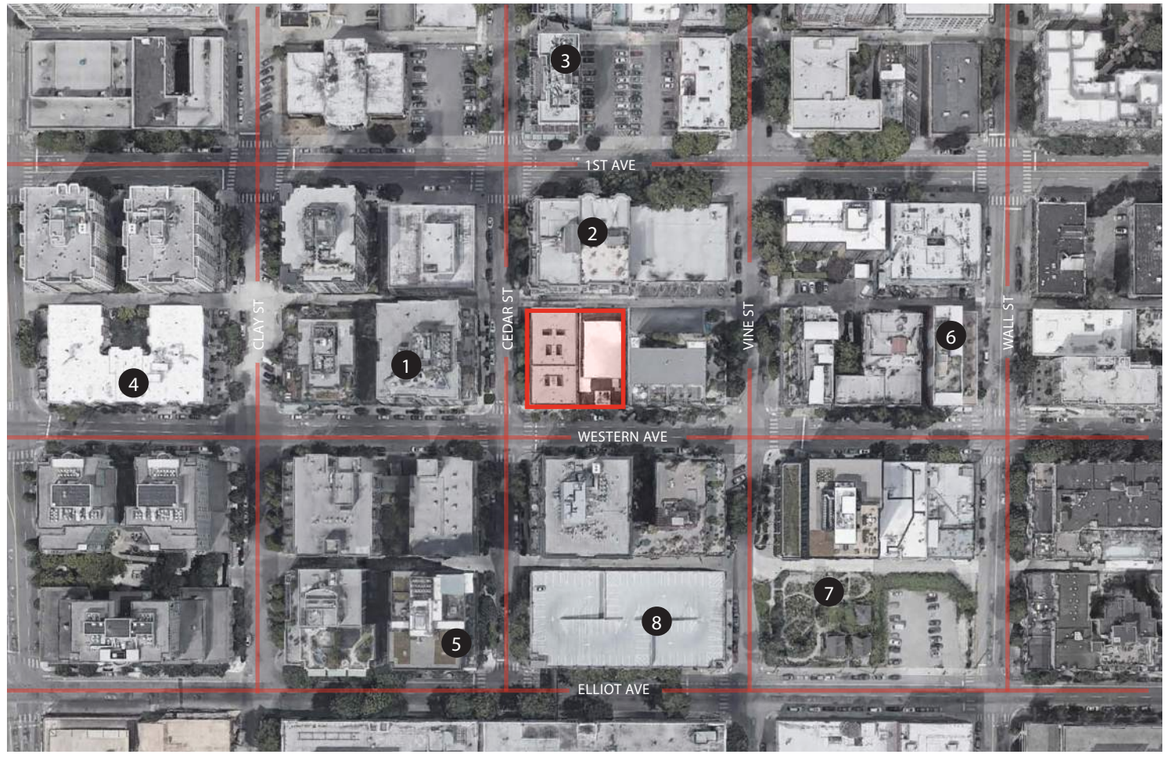




LEGEND

1. THE PARC APARTMENTS
2. THE CEDAR APARTMENTS AT BELLTOWN
3. AL HUMPHRY'S HOUSE
4. AVA APARTMENTS BELLTOWN
5. JOSEPH ARNOLD LOFTS
6. SITE 17 APARTMENTS
7. BELLTOWN COTTAGE PARK
8. PARKING GARAGE

NEIGHBORHOOD CUES

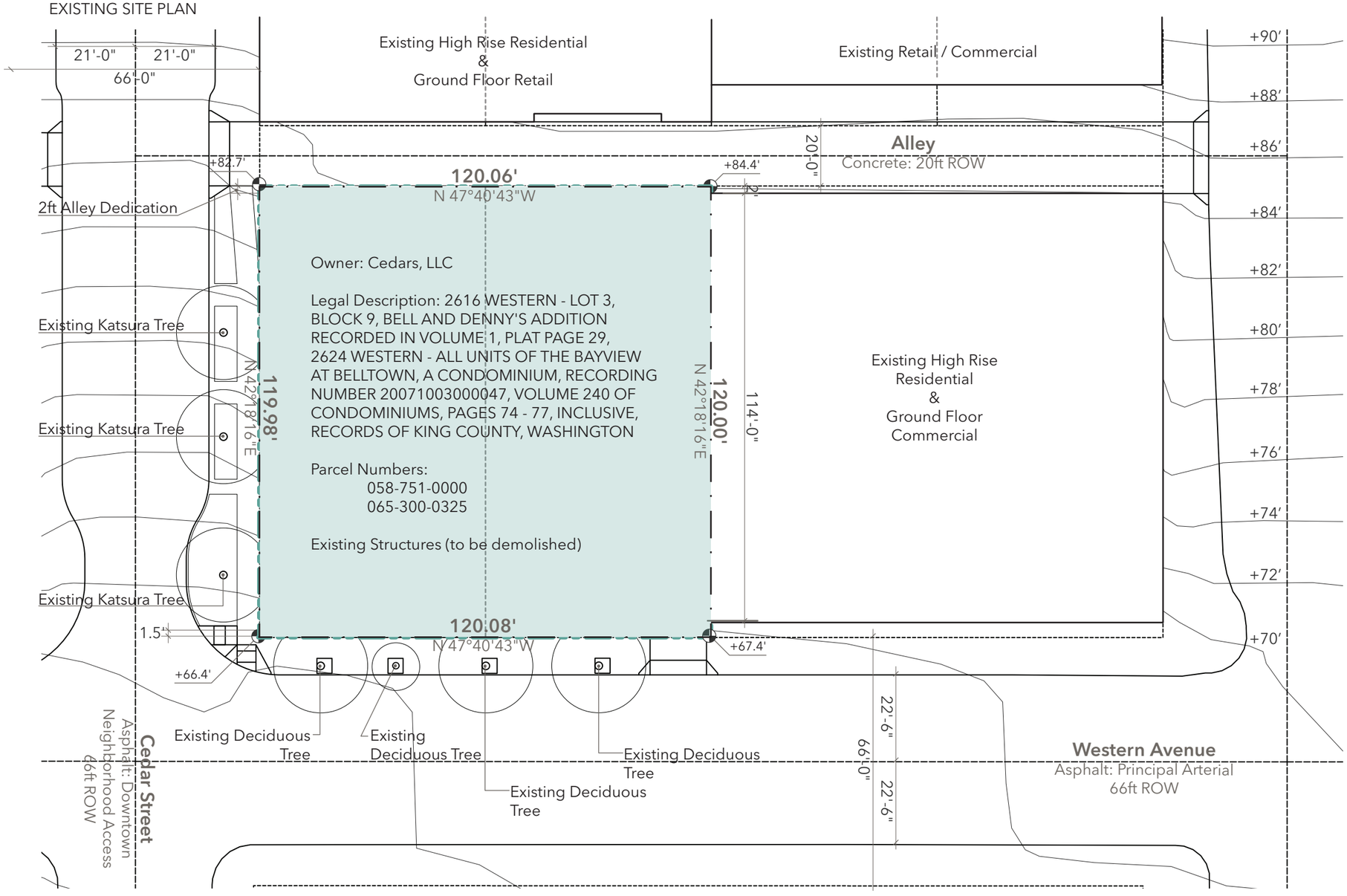
[TOP RIGHT] - WALTON LOFTS mixes historic Belltown design with modern building systems. The base of the building has a brick veneer while the upper podium employs modern window walls that resemble other buildings that fill the Seattle Skyline.

[TOP LEFT] - JOSEPH ARNOLD LOFTS use massing to open view corridors. The building carves into the upper podium mass to provide view opportunities looking out to Mt. Rainer as well as adding outdoor amenity spaces.

[BOTTOM LEFT] - SCULPTURE PARK we seek to break up the 'blocky' character of the neighborhood with dynamic angles. The concept helps to influence views, daylight, and green space.

[BOTTOM RIGHT] - THE BANNER BUILDING is an iconic building in Belltown and is the neighboring building to the site. Similar to massing in the area, the main building is a large frame that grounds the building with a bump out for green space along Vine St.

EXISTING SITE PLAN



0' 15' 30'

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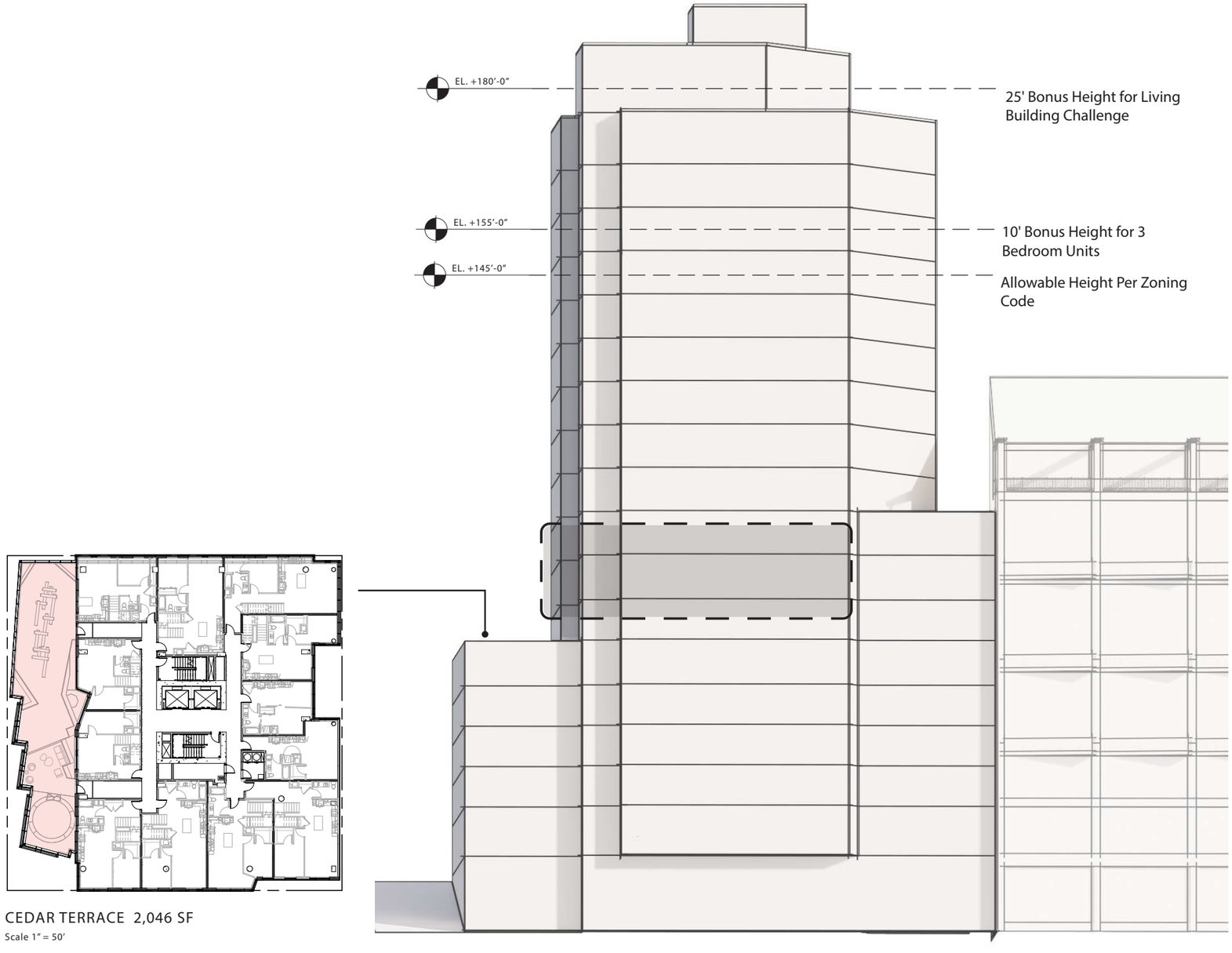


CEDAR TERRACE 2,046 SF

Scale 1" = 50'

ZONING SUMMARY - ADDITIONAL HEIGHT

23.40.060 LIVING BUILDING PILOT PROGRAM
Table A for 23.40.060: Additional Height for buildings in zones with height limits greater than 85 ft and has a residential use = 25ft

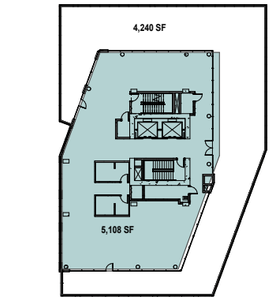
C. Additional floor area or structure height beyond otherwise applicable maximum
3. A project qualifying for the Living Building Pilot Program may employ additional structure height, above the otherwise applicable maximum height as shown in Table A for 23.40.060.

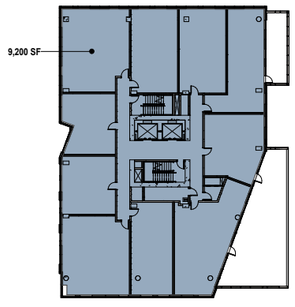
23.49.008 STRUCTURE HEIGHT
Table A for 23.49.008: Structure Height in DMR/C 145/75 is 145ft

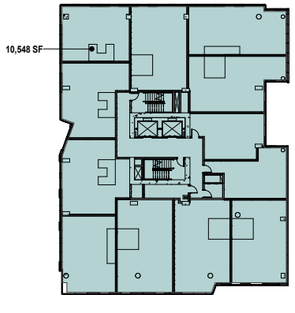
F. Additional 10ft permitted for residential units that comply with the following
1. Min 10 dwelling units with min. 900 sf GFA and 3 bedroom units or more
2.Amenity area. Each dwelling unit shall have access to an outdoor amenity area that is located on the same story as the dwelling unit and meets the following standards:
a.1300 sf and minimum depth of 20'

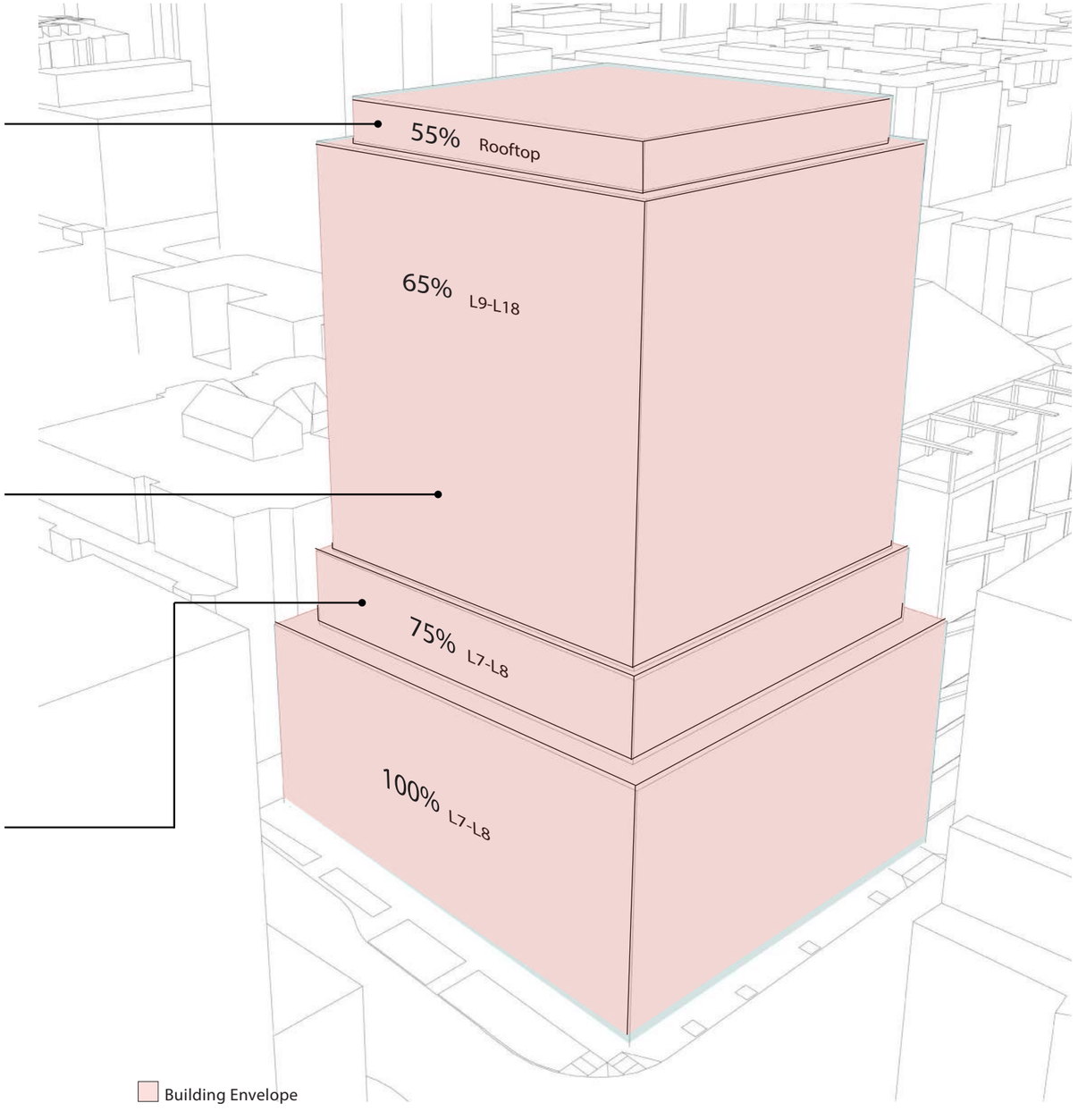
3 Bedroom units

Calculated Terrace Area









ZONING SUMMARY - FLOOR COVERAGE

23.49.011 Floor Area Ratio (FAR) Limits
Table A for 23.45.510: FAR in DMR/C 145/75 Base=1 and Max=4.5

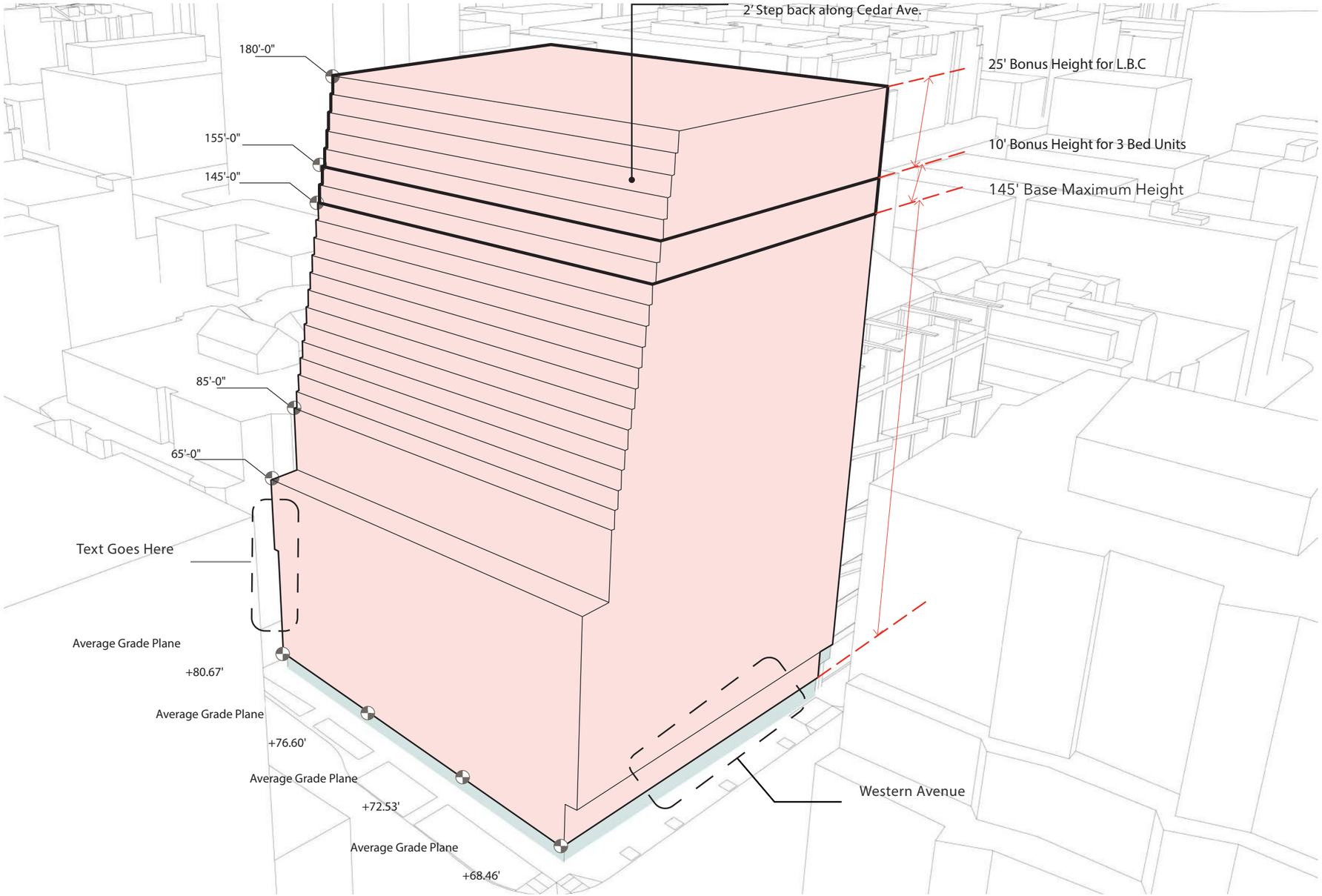
B. Exemptions and deductions from FAR calculations
1. Not included in chargeable FAR
b. Street level uses whether or not required
f. Residential uses
g. Live work units
k. Area below grade

23.49.158 DMR Coverage and Floor Size Limits

A. Coverage per Table A for lot size 0-19000 sf

1. Structure elevations 65 or less: 100% coverage
2. >65 ft up to 85 ft: 75% coverage
3. >85 ft up to 145ft: 65% coverage

(LOT COVERAGE) BY LEVEL			
LEVEL	**FLOOR AREA**	**LOT COVERAGE**	**MAX LOT COVERAGE**
65 FT OR LESS			
LEVEL P2	13,359 SF	94.3%	100%
LEVEL P1	13,359 SF	94.3%	100%
LEVEL 1	11,805 SF	83.4%	100%
LEVEL 2	11,783 SF	83.2%	100%
LEVEL 3	12,471 SF	88.1%	100%
LEVEL 4	12,471 SF	88.1%	100%
LEVEL 5	12,471 SF	88.1%	100%
LEVEL 6	12,471 SF	88.1%	100%
GREATER THAN 65 FT UP TO 85 FT			
LEVEL 7	10,548 SF	74.5%	75%
LEVEL 8	10,548 SF	74.5%	75%
GREATER THAN 85 FT UP TO 145 FT			
LEVEL 9	10,550 SF	74.5%	65%
LEVEL 10	9,200 SF	65.0%	65%
LEVEL 11	9,200 SF	65.0%	65%
LEVEL 12	9,200 SF	65.0%	65%
LEVEL 13	9,200 SF	65.0%	65%
LEVEL 14	9,200 SF	65.0%	65%
LEVEL 15	9,200 SF	65.0%	65%
LEVEL 16	9,200 SF	65.0%	65%
LEVEL 17	9,200 SF	65.0%	65%
LEVEL 18	9,200 SF	65.0%	65%



ZONING SUMMARY - GREENSTREET SETBACK

23.49.162 DMR Street Facade Requirements

A. Minimum facade height for Cedar St (Green St) = 25 ft; Western Ave (Class II) = 15 ft

B. General Setback Requirements :Subject property not designated as a required property line facade per Map 1H

23.49.164 DMR Maximum Width, Depth, and Separation

Table A: Max width and depth = 90 ft on Western Ave and 120 ft on East/West streets for portion of structures 65 ft to 145 ft high on lots that are 0 to 19,000 sf

23.49.166 DMR Side Setback and Green Street Setbacks

A. Side setbacks apply to all side lots not on street lot lines for structure above 65 ft

Table A for 23.49.166: 120 ft or less = not required, >120 ft up to 180 ft = 20ft

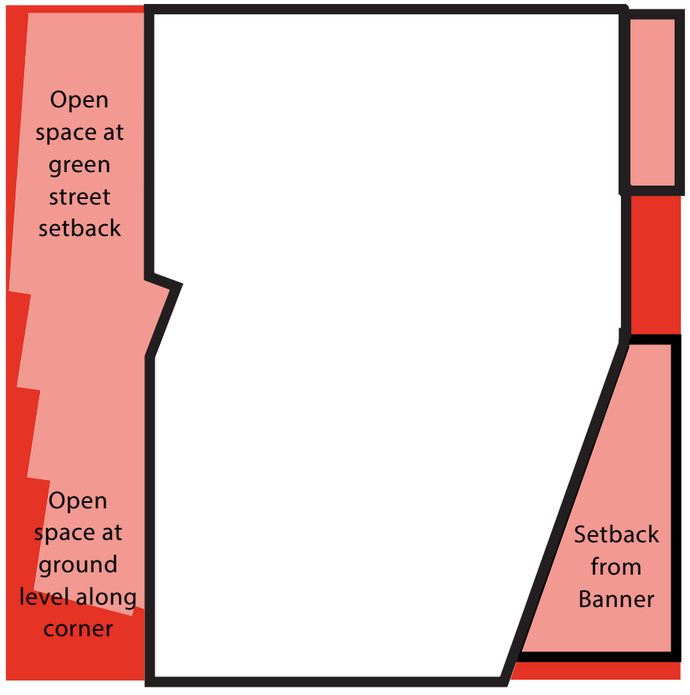
B. Green Street Setbacks

1. 10 ft for structure above 65 ft to 85ft

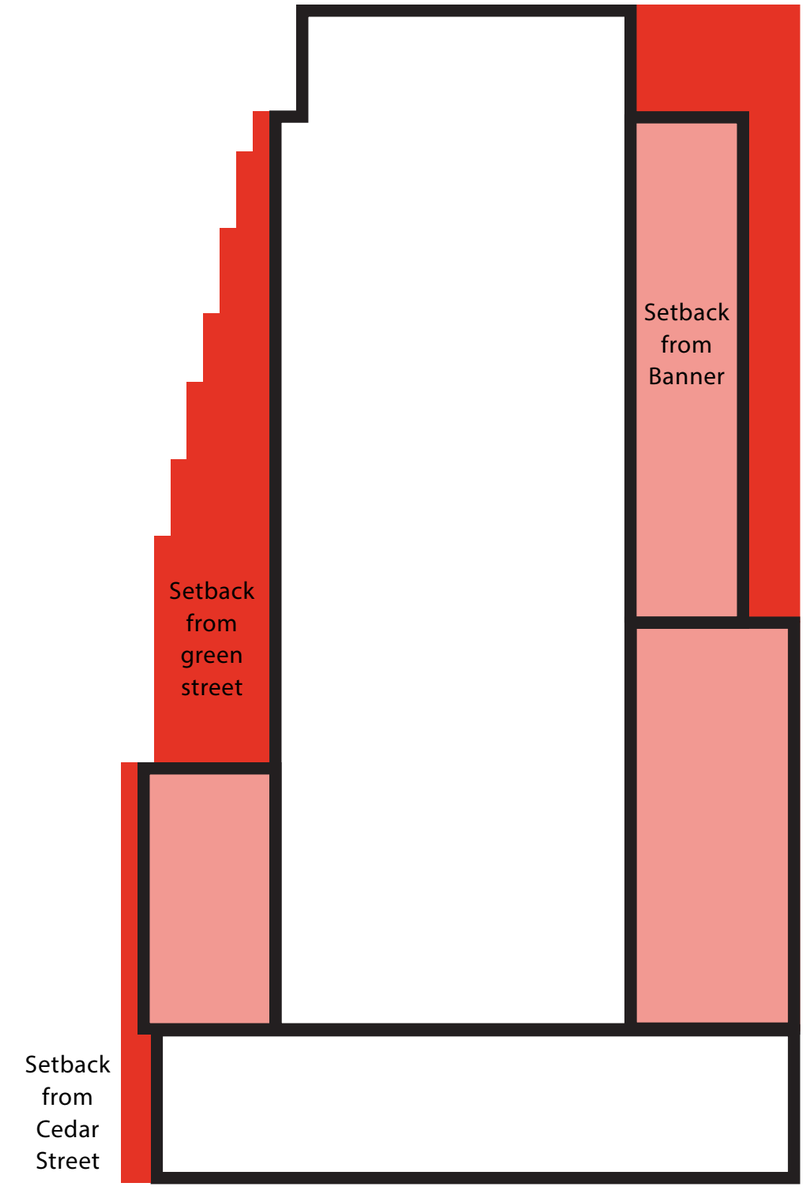
2. Above 85 ft, add 1 ft of setback for every 5 ft of structure height

MASSING ENVELOPE DIAGRAM

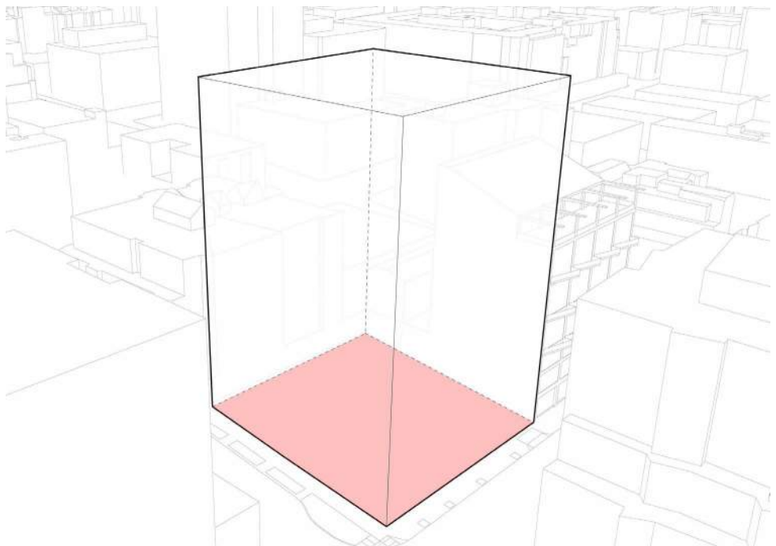
Plan and section diagrams showing location of tower within the zoning envelope. Applicant has pulled podium away to create more space at corner of Western Ave. and Cedar St. , pulled tower out of green street setback at a lower elevation than required, pushed tower away from party wall property line and canted tower away from Banner building.



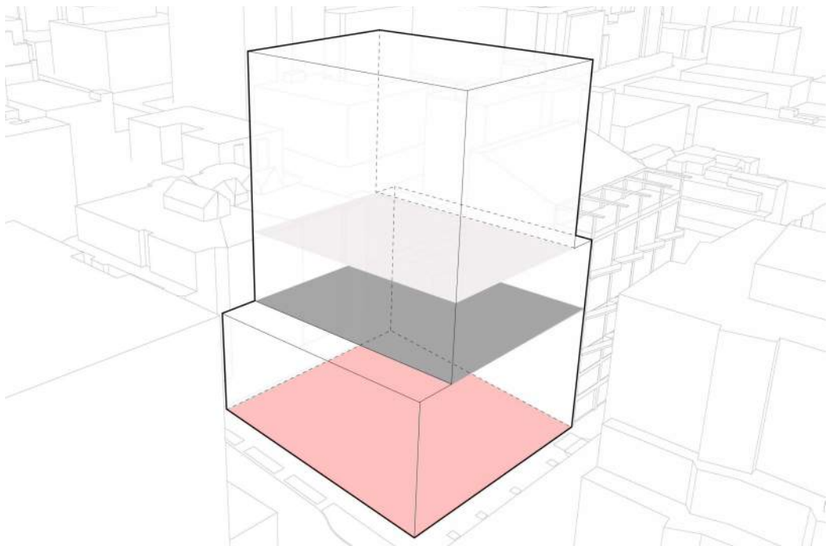
PLAN



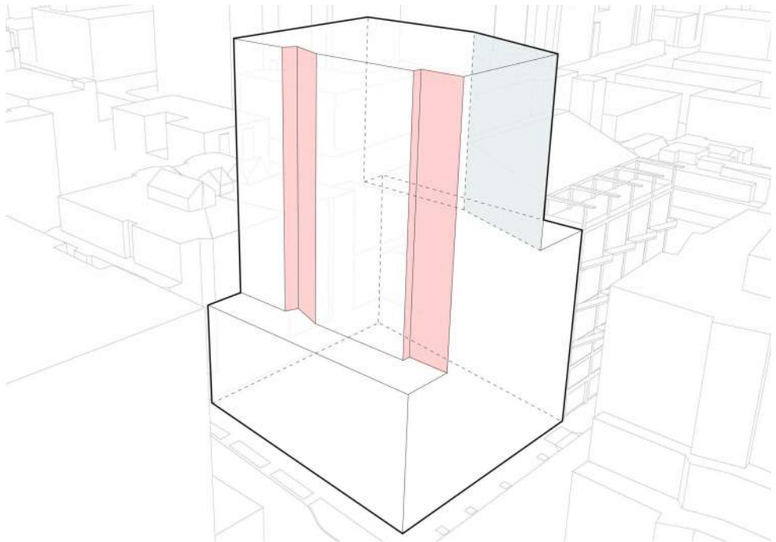
ELEVATION



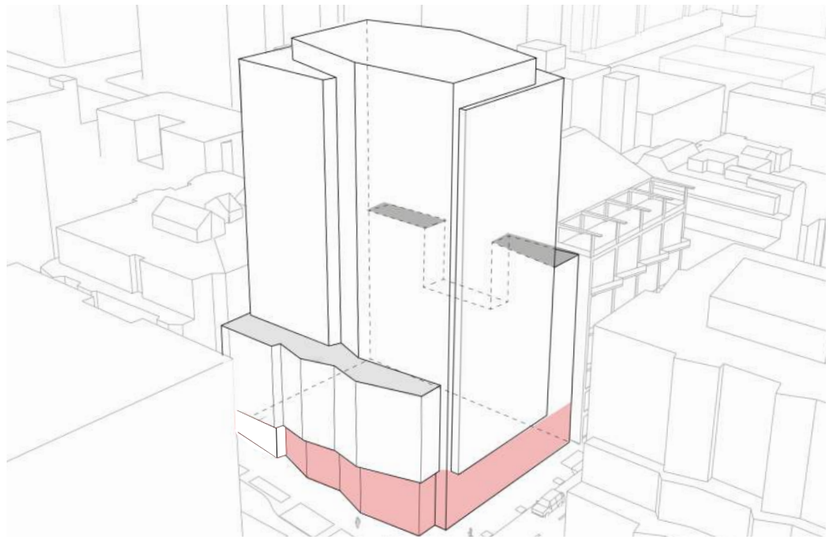
1 BASIC FORMATION



2 SETBACK RESPONSE



3 CONTEXTUAL RESPONSE



4 FACADE CHARACTER

MASSING DESIGN RESPONSE

1. Basic Tower Formation - Overall Building

14,400 sf site with a 180 ft maximum height

The site is located in a 145 ft zone so to reach the 180 maximum height, we incorporated the Living Building Challenge that gave us an extra 25 ft of height. We also plan to gain an extra 10 ft of height by adding 3 bedroom units that are located next to a courtyard area.

2. Setback Response - Pinching the Tower

Green Street setback and Banner Building separation

Code requires a 10 ft setback for any structure above 65 ft to 85 ft. Any additional setback of 1 ft horizontally per 5 ft vertically is required for any portion of the building above 85ft. The building is also separated from the Banner Building. Instead of maximizing our area and disturbing the tower up next to the Banner, the design solution came to be the "Being a Good Neighbor", looking at ways to complement our surroundings.

3. Contextual Response - Carving Tower for Views and Solar

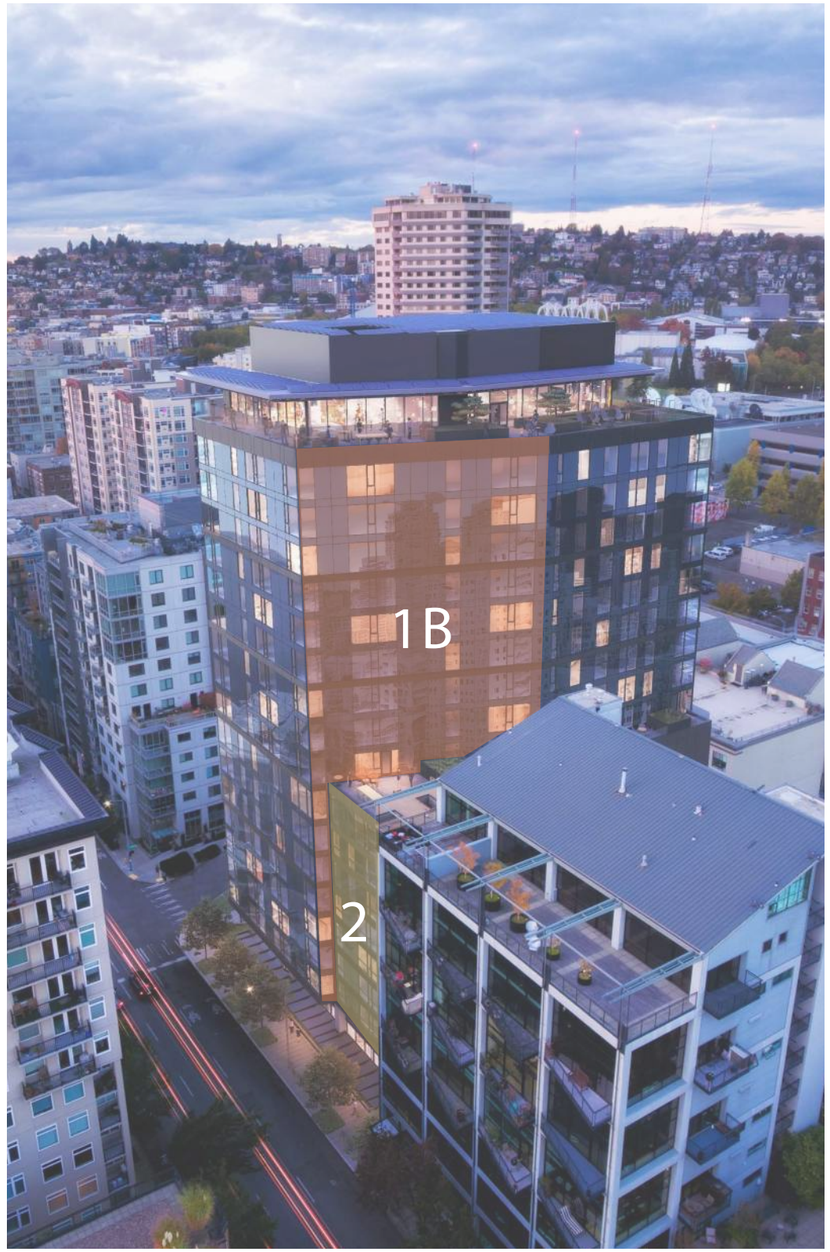
Angling the South facade and cutting tower to provide more views

The south corner of the tower has been angled so that the wall faces directly south. This provides the building with optimum views towards the water, Mt. Rainier, and Downtown Seattle. The larger south facing facade will also help us better control the solar gain of the building. Another benefit of carving the building on the south is it minimizes the Western Ave facade which is directly facing larger buildings. This same idea is used along Cedar St. where we carve the building to give views to units that are not facing directly at taller buildings.

4. FACADE CHARACTER - ADJACENT RELATIONSHIPS

Relating to the Green Street and responding to the Banner Building

The Banner Building has 2 main elevation datum points that are used as guides for our upper level terrace heights. The lower courtyard aligns with the existing Banner courtyard and with the Banner's upper deck. The massing is carved away along Cedar St to provide area for bioretention that integrates into the existing green street.



1. MASSING AND DESIGN CONCEPT

Staff notes the significant volume of public comment offered at the first EDG meeting and in writing since expressing concern about the large size of this project and how it will fit in the existing neighborhood context. This issue has now been recognized by the Board, the public, and Staff as critical to the success of the project, with the following Guidelines identified as of the highest priority: A-1 Respond to the Physical
Environment, B-1 Respond to the Neighborhood Context, B-2 Create a Transition in Bulk & Scale, and B-3 Reinforce the Positive Urban Form & Architectural Attributes of the
Immediate Area (A-1, B-1, B-2, B-3)

A. At that first EDG meeting the Board supported the proposed three-part massing scheme in response to three distinct site conditions (the skyline, the neighboring buildings and Cedar Street) and agreed that the combination of voluntary setbacks
and canted tower geometry had the potential to mitigate the scale of this large project and connect it to the existing context. (A-1, B-1, B-2, B-3)

Response: Applicant's design is responding to the design guidelines by:
1. Sculpting the tower:

A. to present a narrow 64' wide profile on Western to minimize face to face with building across the street

B. carve a significant angle in the south façade of the tower to pivot massing away from adjacent Banner building and increase views to Mt. Rainier, waterfront, port facilities and improve solar orientation.

2. Creating a 32' wide transition "gasket" along Western Ave. to separate the new tower from the Banner building. The top of gasket will align with the Banner building.

3. Sculpting the podium by stepping the façade back from Cedar St. and creating a bio-retention feature along the green street.

4. Reducing the building mass at the corner of western and cedar to improve access to direct sunlight.

5. Holding the corner of the podium at the alley and Cedar St. to better relate to the massing of the Cedars apartments. Windows adjacent to Cedars Apartments are a punch window to better relate to existing context.

1. MASSING AND DESIGN CONCEPT

B. Staff concurs with the Board's guidance but notes that the current iteration of the design will need further development in the next review phase to achieve the scale mitigation and compositional coherence identified as critical components by the Board, per the guidance that follows. (B-4, A-1, B-1, B-2, B-3)

Response: Applicant is responding to staff's comments by:

1. Primary tower massing, "mast", is composed into 3 vertical bays to contrast with wrapper and breaks through primary tower parapet to create amenity space at roof and terminates at roof mounted solar array. Glass spandrels at floor line will be in plane with windows to contrast with the wrapper and accentuate verticality. Metal panels will be vertically stacked to emphasize verticality of mast. Vertical mullions will be emphasized with extensions to emphasize verticality of the component.

2. Secondary tower massing, "wrapper", is horizontally composed to provide texture and expression of unit module, operable windows and at every third floor a 4" projected metal spandrel for shadow and relief

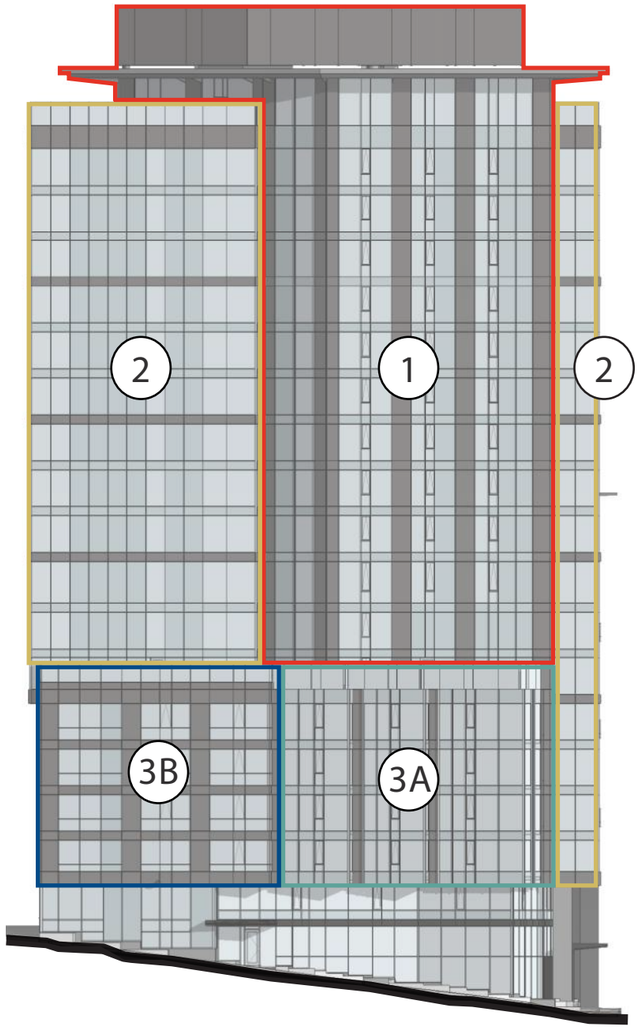
3. Podium: is composed of these tertiary elements-

A. Cedar street punch window facade will relate to Cedars apartments in elevation datum and contextual expression of smaller scale punch windows. Corner of alley and Cedar will be built out to hold corner like Cedar Apartments and The Parc Apartments. This will be façade expression along alley as well. Like the gasket, this piece is seen as a transitional backdrop piece that creates a pause between the more active angled bays and the Cedars apartments and provides a contextual response.

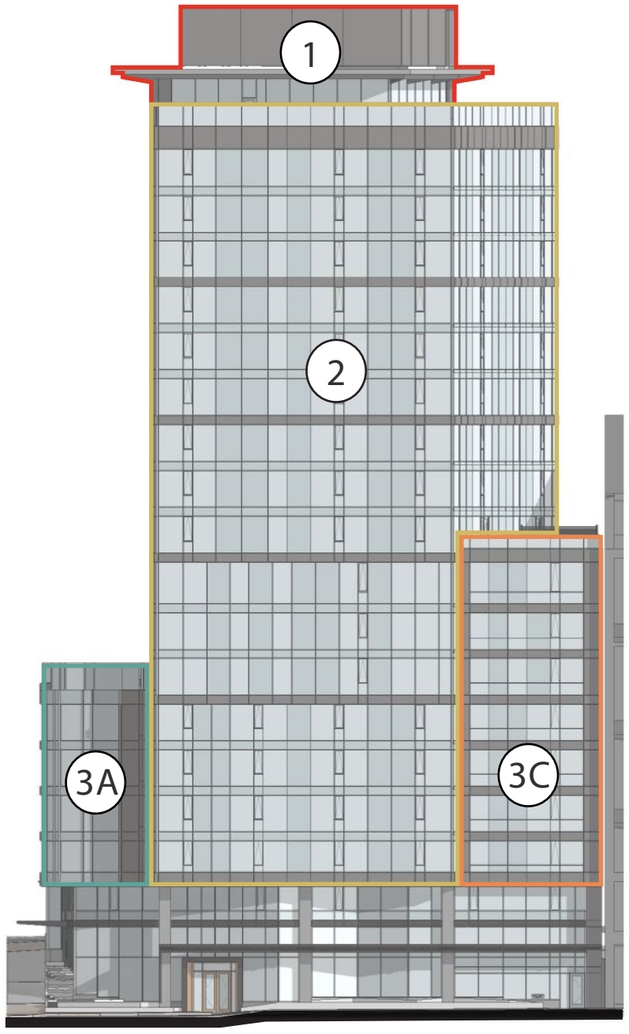
B. Cedar street Bay facade is comprised of angled, projected bays carefully adjusted to provide views to Elliot Bay for the units. The resulting façade will relate to angled bays on adjacent buildings such as the Vine Apartments and Cedar's apartments. The lower portion of the podium along the sidewalk will be recessed to allow more space for bio-retention and will be highly glazed for views into corner lobby. The angles of the street wall are linked to the stepping, angular geometry of the bioretention structure. This entire façade is pulled back to open the corner for more sunlight to grade.

C. Gasket adjacent to Banner building is a neutral grid of vision glass, spandrel glass and metal spandrel framed by a metal panel surround. Intent is to create a pause between the two buildings to allow clear identity for each façade on western. Gasket is aligned with Banner building upper building datum.

D. Tower base along Western is recessed to allow landscape and angled lobby wall glazing to create a welcoming pedestrian scale at sidewalk. Soffit at recess is aligned with Banner building podium level.



CEDAR STREET ELEVATION (WEST)
SCALE - 1/32" = 1'-0"



WESTERN AVE ELEVATION (SOUTH)
SCALE - 1/32" = 1'-0"

2. DESIGN CONCEPT DEVELOPMENT

a. Staff recognizes the Board's previous guidance that the three massing elements be organized as a connected, unified whole and notes that the current design lacks the distinct contrast in expression of these elements required to make the design concept legible. The diagrammatic drawings provided on page 69 of the EDG packet and page 12 of this packet are helpful in demonstrating intent, but the contrast indicated by the different colors does not seem to exist without that highlighting. Staff notes that the small changes in angle and very limited changes in plane make the creation of this contrast particularly important to the design concept. (B-4, A-1, B-1, B-2, B-3, B-4.1)

Response: the three massing elements have been developed to contrast as follows:

1. Inner tower "mast" – Glass spandrels at every floor level, along with vertical metal piers organized into 3 bays, will contrast with the wrapper. Glass spandrels at floor line will be interrupted by the vertical piers to contrast with the wrapper. The mast will provide a strong vertical element that anchors the rooftop PV array.

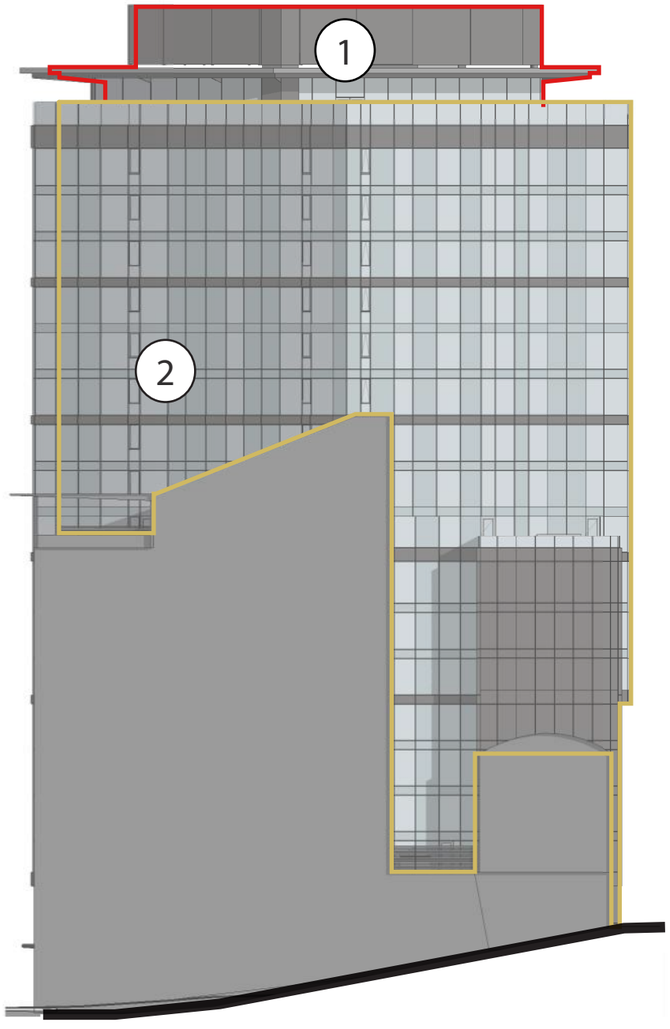
2. Outer tower "wrapper" – Projected metal spandrels at every third floor will emphasize horizontal rhythm of the primary tower element. Glass spandrels within the 3 story bays will wrap the façade horizontally. The fixed and operable window frames will span floor to floor and provide texture to the façade. Additional texture is perceived where unit demising walls "shift" along with different unit stacks especially along the Western Ave. façade.

3. Podium –

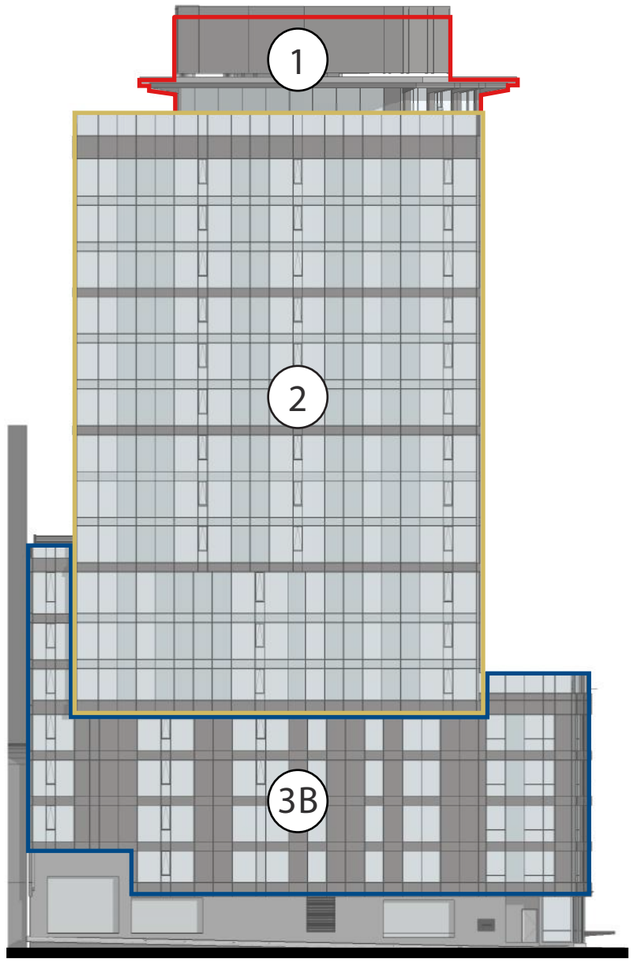
A. the Cedar Street bay windows are 4 story glass bays that relate to the verticality of the mast portion of the tower and the lobby at the ground level.

B. The punched window uphill portion of the Cedar podium is more restrained to relate to the Cedars apartments and turn the corner down the alley.

C. Along Western the "gasket' portion of the podium next to Banner is a framed neutral bay to separate the new tower from the Banner building. The gasket will have metal spandrels at each floor line to create a smaller scale and better relate to the visually active decks at Banner.



BANNER BUILDING PARTY WALL (EAST)
SCALE - 1/32" = 1'-0"



ALLEY (NORTH)
SCALE - 1/32" = 1'-0"

2. DESIGN CONCEPT DEVELOPMENT (CONTINUED)

Response: the three massing elements have been developed to contrast as follows:

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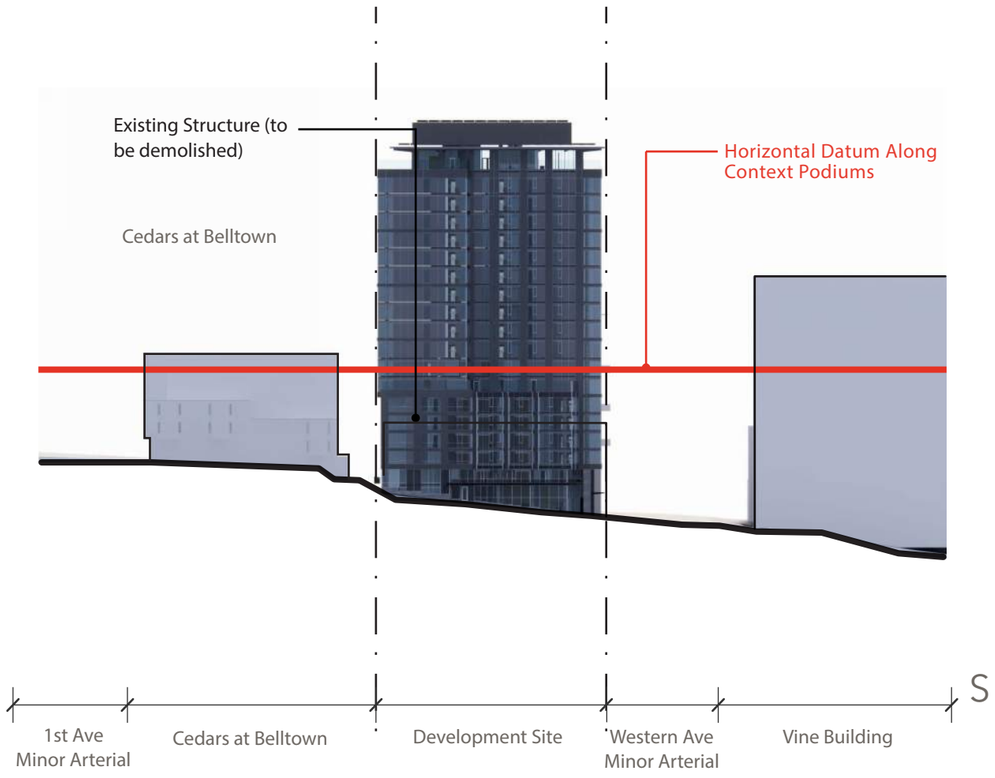
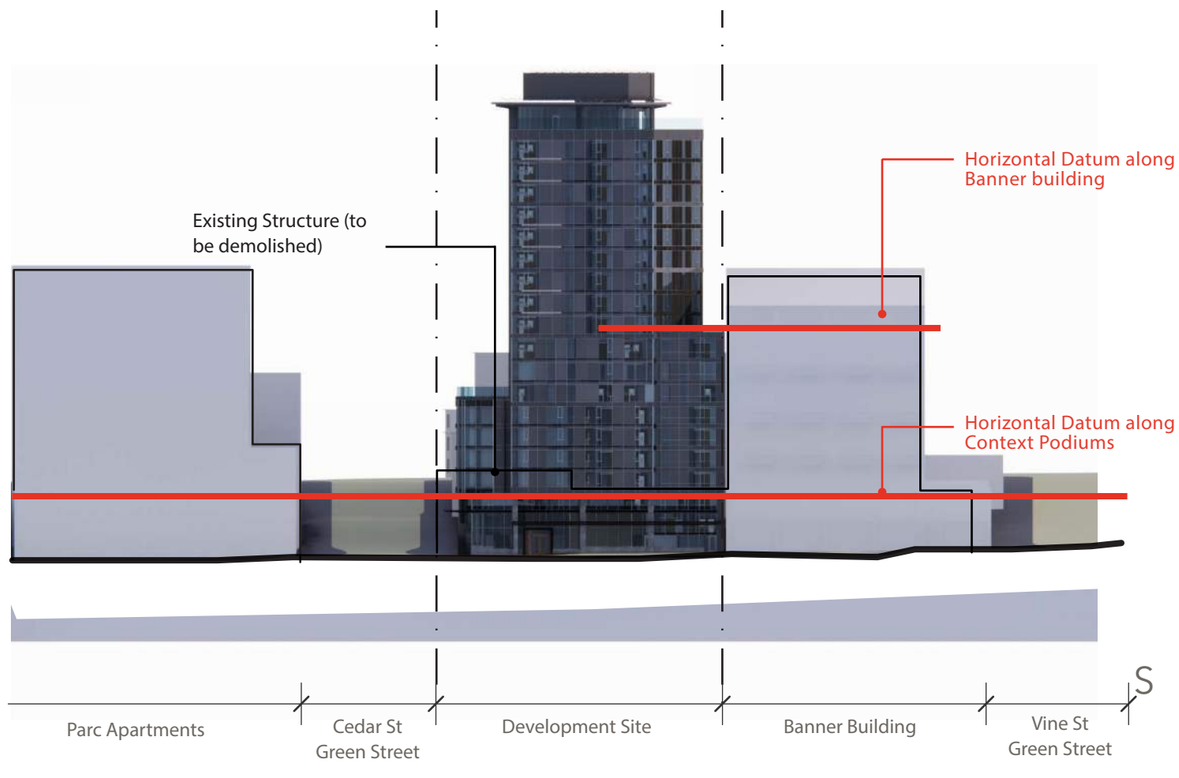
C. Along Western the "gasket' portion of the podium next to Banner is a framed neutral bay to separate the new tower from the Banner building. The gasket will have metal spandrels at each floor line to create a smaller scale and better relate to the visually active decks at Banner.

CEDAR CONTEXT ELEVATION



WESTERN CONTEXT ELEVATION



2. DESIGN CONCEPT DEVELOPMENT

b. Staff recognizes the schematic level of development but notes that the character and composition of elements demonstrated in the drawings on pages 22 and 24 are the most successful in articulating the design concept and encourages their use as drivers in the further development of the design. (B-4)

Response:

1. Cedar Context Elevation (page 22): podium datum along Cedar relates to Cedar Apartments across alley and provides a clear base for tower and has been further articulated to relate to different conditions at alley and corner of Western. Tower is articulated into two contrasting elements and façade treatments to diminish scale and better relate to context. Tower is terminated by horizontal line of PV solar array.

2. Western Context Elevation (page 24): The "gasket" separating Banner has been further developed as a neutral piece to provide clear separation for the two buildings and maintain alignment with Banner building. The base of the tower has been further recessed to increase public space along sidewalk and maintain alignment with Banner podium. Tower is terminated by horizontal line of PV solar array.

HARBO HEIGHTS APARTMENTS:

This 175' tall tower is an example of one of the taller buildings in the section study and uses angular geometry at the tower to minimize bulk. Like Banner it is an example of a cast concrete exterior with more of a punch window expression than the Banner frame

THE AL HUMPHREY'S HOUSE

This Buildings sets a 70' datum with a clear 2 story base expression and a central building entry.

CEDAR APARTMENTS BELLTOWN

The Cedars, immediately across the alley, is a lower scaled masonry building with a solid concrete plinth wall against Cedar street. The main upper level setback provides an appropriate datum for the Cedar street hill climb portion of our project.

Cedar Apartments have an example of bay windows adjacent to our project.

THE VINE APARTMENTS

This building, across western from our site, provides a good example of canted bay windows at the upper levels on Cedar. The narrower profile of our tower profile on western is a direct response to minimizing face to face exposure to this wider, expansive façade.

AVA APARTMENTS:

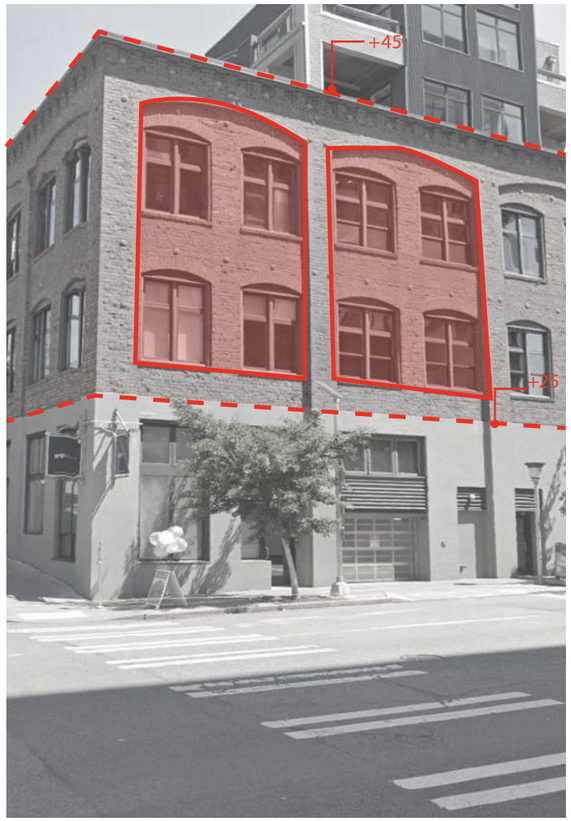
This 85' tall building illustrates use of canted bay windows to capture views and add interest to the façade.

THE PARC APARTMENTS

Like the Vine across the street on western, the Parc also presents a large cubic mass and tight street wall relationship. The Parc does provide design cues for a glassier lighter corner at the lower portion at the corner of Western and Cedar streets.

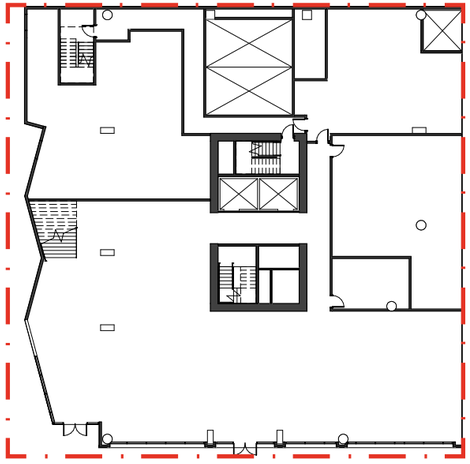
THE BANNER BUILDING LOFTS

The classic Banner building is an example of the "Seattle Frame" building seen in the last building cycle and reflects the industrial waterfront aesthetic balanced with large glazed openings for the double height loft units. The building also threads a 2-story podium height through the façade at Western which provides a good relationship for the proposed building.



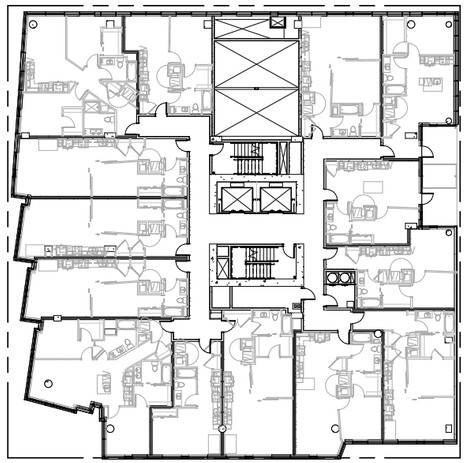
VINE STREET LOFTS

Vine street lofts offers a great example of well landscaped upper level residential terraces and offers a whimsical approach to bioswale design along Vine.



PREVIOUS PLAN

CEDAR STREET "UPHILL" PIECE (PREVIOUS)



CURRENT PLAN (4-6 TYP.)

CEDAR STREET "UPHILL" PIECE (CURRENT)

2. DESIGN CONCEPT DEVELOPMENT

c. At the first EDG meeting the Board agreed that the angle of the tower could be an appropriate response to context and could be strengthened by bringing that expression to the base. Staff recognizes the intent to achieve this with the angled planes along Cedar Street. However, the undistinguished and uniform application of this treatment is not yet recognizably connected to the larger design concept or existing context. (A-2, B-4, C-2)

Response: Applicant has addressed staff's Cedar Street comments in the following ways:

1. Rather than a uniform application of angled geometry to the base, applicant has further articulated the base into the following elements:

A. Cedar street punch window uphill massing holds the corner at the alley and follows the contextual elevation datum of the Cedars Apartments across the alley. This part of the Cedar street façade is more restrained than the façade adjacent to Western Ave. It makes the transition to the Cedars apartments in a similar way to the gasket feature next to the Banner building. The window proportions on this façade are designed to be more punch window to relate to the smaller scaled, vertical windows of Cedars Apartments. The sidewalk entry at the middle of Cedar street is emphasized with façade details and elaborated with an overhead canopy for human scale

B. Cedar street bay window massing has three angled bays at the upper level which are carefully aligned to views of Elliot bay. Unlike the uphill corner, the Cedar street corner has been pulled back from the corner of Western and Cedar to provide more open space and sunlight. The spandrels of the angled bays are glass to better relate to the vertical expression of the "mast" portion of the tower above. At the ground level, the façade is indented to follow and reinforce the angular geometry of the bio-retention planters at the corner. This portion of the façade has been "carved" to express the lobby and provide an organic indoor/outdoor relationship in line with the project's LBC story.

2. DESIGN CONCEPT DEVELOPMENT (CONTINUED)

c. At the first EDG meeting the Board agreed that the angle of the tower could be an appropriate response to context and could be strengthened by bringing that expression to the base. Staff recognizes the intent to achieve this with the angled planes along Cedar Street. However, the undistinguished and uniform application of this treatment is not yet recognizably connected to the larger design concept or existing context. (A-2, B-4, C-2)

C. Relationship to Cedar St. apartments façade. The Cedar street façade is articulated into two massing's that relate to the overall tower and context. The downhill bays will be more glass and vertical to relate to the verticality of the upper tower façade mast. Projected bay windows are also a contextual response that capture water views and are seen throughout Belltown. The uphill punched window massing will be a smaller scale and better relate to the punched windows of Cedar's apartments. This piece is will relate in plan size to the wrapper portion of the tower seen beyond.

2. DESIGN CONCEPT DEVELOPMENT

d. At EDG, The Board supported the façade articulation shown in the design precedents and sketches of the preferred option, noting the importance of depth and shadow as a response to context and to provide human scale. Staff notes that this depth and shadow is not evident in the current drawings and that its development will be required in the next review phase. (B-4, B-2, C-2, B-1.c, B-2)

Response: Applicant has addressed staff's Cedar Street comments in the following ways:

1. Along Western Ave the street wall has been further recessed for more depth, shadow and human scale. The tower columns, now more expressed by recessing the lobby glazing, will be textured concrete for visual interest and detail. The lobby wall along western and cedar will be a high quality, well detailed curtainwall system.

2. Along Cedar street, the lobby glazing will be recessed as it turns the corner and provides additional shadow and human scale.

A. The angled bays above have been projected an additional 12".

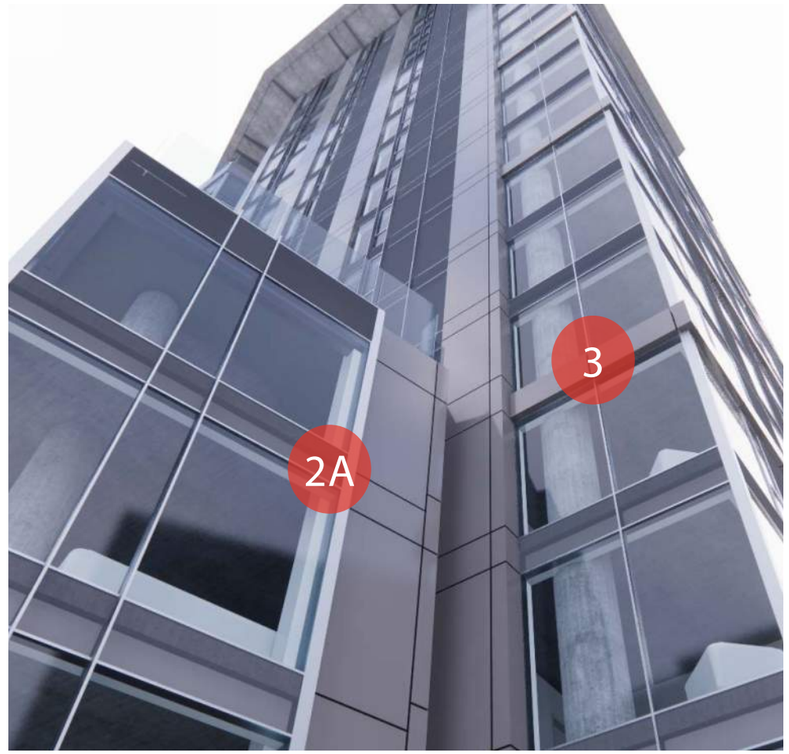
B. The Cedar street entry has been further developed and with the overhead weather protection will provide more shadow, relief and human scale.

C. At the "uphill" punched window façade along Cedar the window proportions are designed to relate to the smaller scaled, more punch windows of the Cedars Apartments.

3. The primary tower façade consists of horizontally emphasized metal spandrels projecting 4" for shadow.

1- PREVIOUS

1- CURRENT

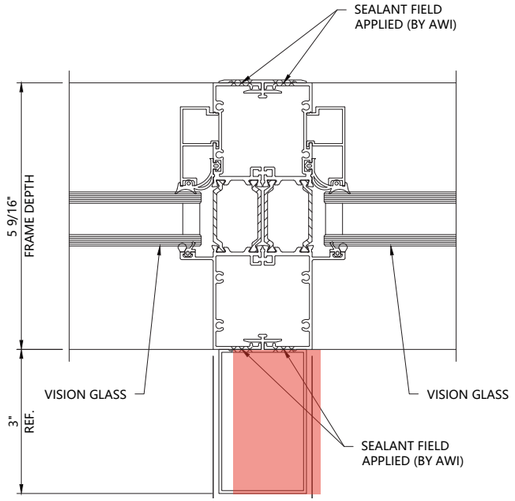


2. DESIGN CONCEPT DEVELOPMENT

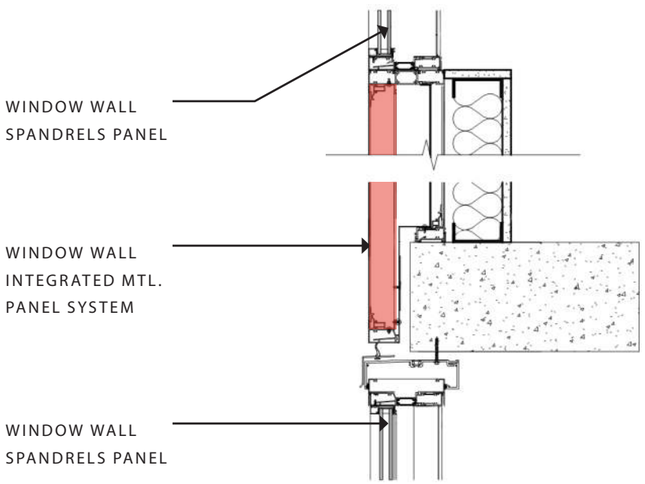
e. Staff notes that a smoother less-textured exterior expression for one of the elements would likely be acceptable if it were part of a strategy to create visual contrast between the elements as previously supported by the Board. (C-2, B-1.c, B-2)

Response: In order to provide a distinct and clear vertical expression for the "mast" portion of the tower, the glass spandrels at the floor will be in the same plane as the windows, creating a smoother, less textured profile. Mullions will be projected at the mast to create a more vertical expression. The metal panels will be vertically aligned and carry the eye upward to the rooftop PV array.

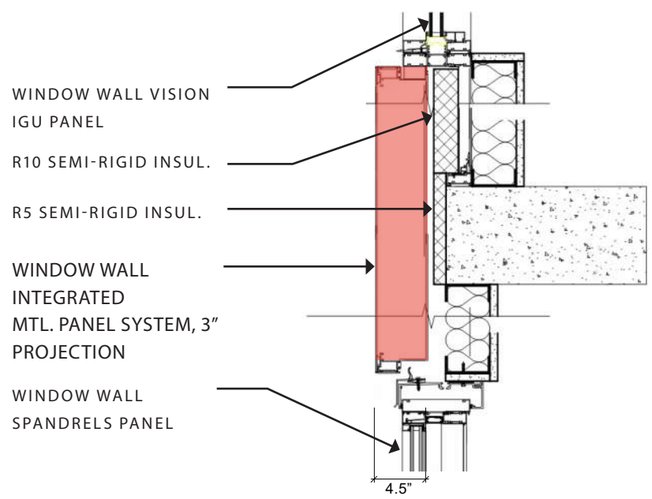
To contrast with the mast, the "wrapper" will have a projected metal spandrel at every third floor line to create a strong horizontal shadow line and, along with the window patterns "shifting" due to differing unit stacks, will create a more textured visually active façade.



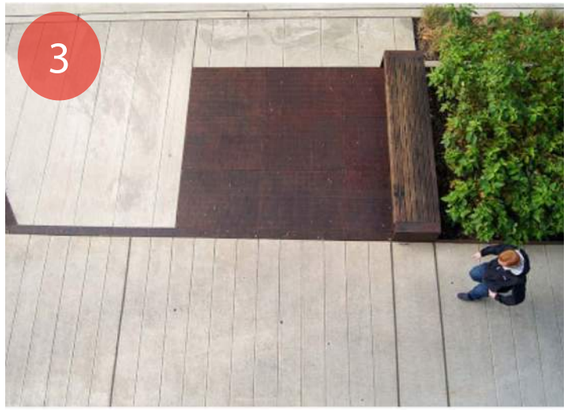
(A) PROJECTED MULLION AT "MAST"



(B) FLUSHED PANEL AT "MAST"



(C) PROJECTED PANEL DETAIL



CEDAR STREET UPHILL MASSING [UPDATED PERSPECTIVE]

3. SITE PLANNING, GROUND FLOOR AND STREET EDGES

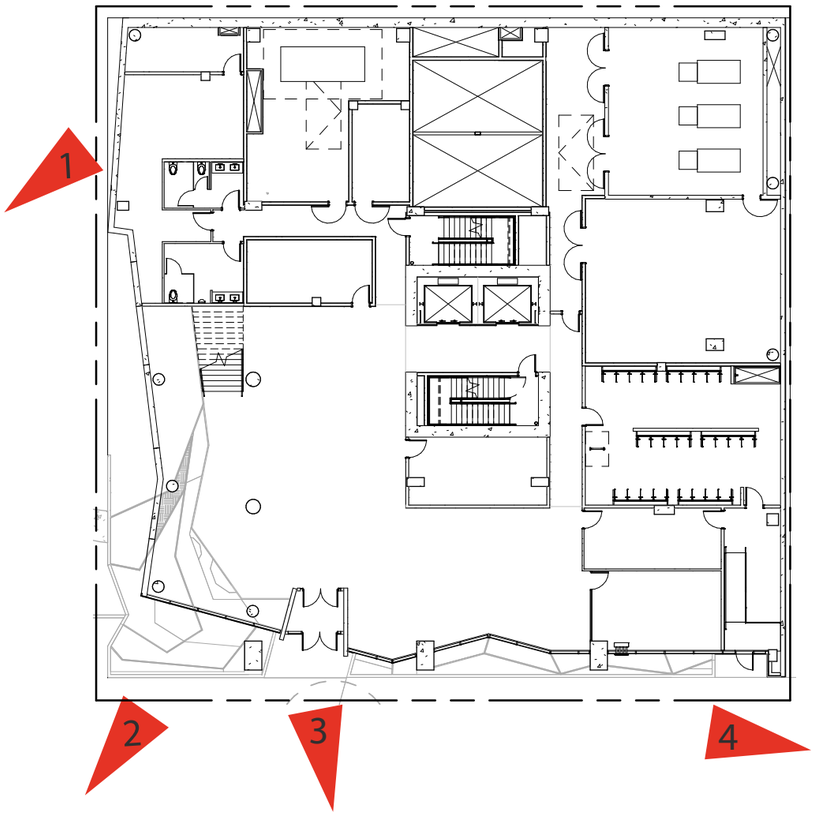
a. Staff appreciates the building entrances added at Cedar Street in response to the Board's guidance. However, the street edge requires further development, ideally as a hierarchically organized composition of elements that create human scale and connect this edge to neighboring context. (B-3.c, B-1.d, C-1, B-1, C-2)

Response: The Applicant has been working to develop this entry in the following ways:

1. To further emphasize the entry and create human scale, a canopy is provided along the façade and engages the recessed entry portion.

2. The applicant has programmed the Cedar street entry as an important access/egress point for building users walking up to 1st avenue amenities.

3. The stormwater feature will cross this passage, creating an interesting function and threshold for residents and visitors. These stormwater planters march along the street and on either side of the mid-slope door, creating a varied planted scale – from at ground in the planting strip, to 6-24" ht. in the planters, to the building façade.



LEVEL 1 PLAN - WESTER AVE ENTRANCE SCALE: 1" = 30"

3. SITE PLANNING, GROUND FLOOR AND STREET EDGES

b. Staff concurs with the Board's earlier guidance to program the ground floors with active uses that will engage the street. Staff supports the high level of glazing currently proposed along both Cedar and Western Avenue and encourages the continued development of these edges with a well-organized hierarchy of elements and entrances that respond to context, create human scale and are tied to interior programming. (C-1, C-2, C-4, C-3, E-3, B-3.c, B-1.d)

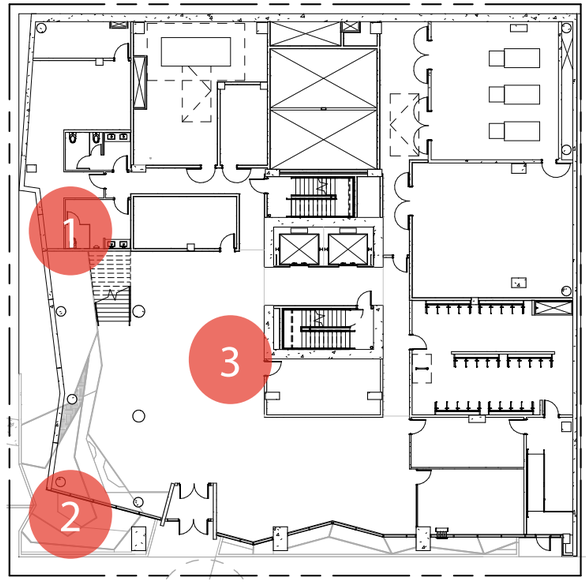
Response:

1. Walking down the alley from Cedar, large windows adjacent to the sidewalk will provide views into the high ceiling light-filled maker/meeting space at the mezzanine.

2. The lobby programming is tied to the exterior in plan and especially in section as the grand lobby stair and mezzanine step up as the grade rises along Cedar Street. Extensive glazing will wrap the corner and step back in plan to allow the bio-retention to sweep around and provide a special indoor/outdoor space. The seating area at the corner is integrated into this space and continues the strong indoor/outdoor relationship. The space will be activated by special elements such as ceiling mounted art/lighting pieces.

3. The main lobby entry, oriented near the corner, sits within the tower colonnade and along with the secondary access at Cedar, frames the activated amenity area facing the bio-retention.

4. Along Western south of the main entry, the lobby reflects the playful undulation at the Cedar street bio-retention and will be recessed for additional planting and visual interest. The LBC education center is adjacent to the front entry along the glass wall and will overlap the coworking lounge. At the south edge of the building, adjacent to Banner, the bike entry door will animate this portion of the façade.



LEVEL 1 FLOOR PLAN - WESTERN & CEDAR

3. SITE PLANNING, GROUND FLOOR AND STREET EDGES

c. At EDG the Board was concerned by the large elevation difference between the sidewalk and interior spaces shown on Cedar Street. For the next phase provide section drawings, details and programming information demonstrating how these concerns are resolved. (C-1, C-1.e, C-3)

Response: Applicant has provided an axonometric cutaway drawing for the following conditions along Cedar Street:

1. View at upper cedar (view into mezzanine) – illustrates view from sidewalk into activated maker/meeting space for building users and entry from Cedar across bio-retention facility into mezzanine level at lobby grand stair landing.

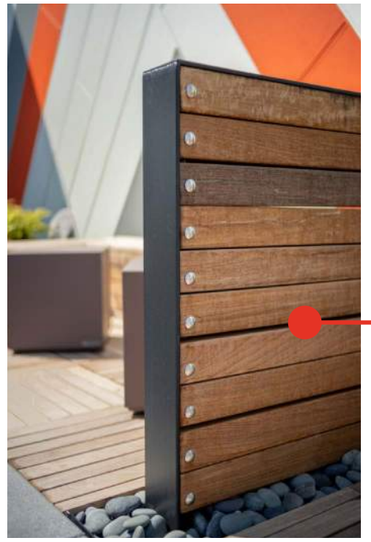
2. View at corner of Western/Cedar illustrates bioswale stepping down to corner and seating area.

3. View at bio-retention/lobby – illustrates visual relationship between sidewalk, bioretention planter and interior at lobby amenity.

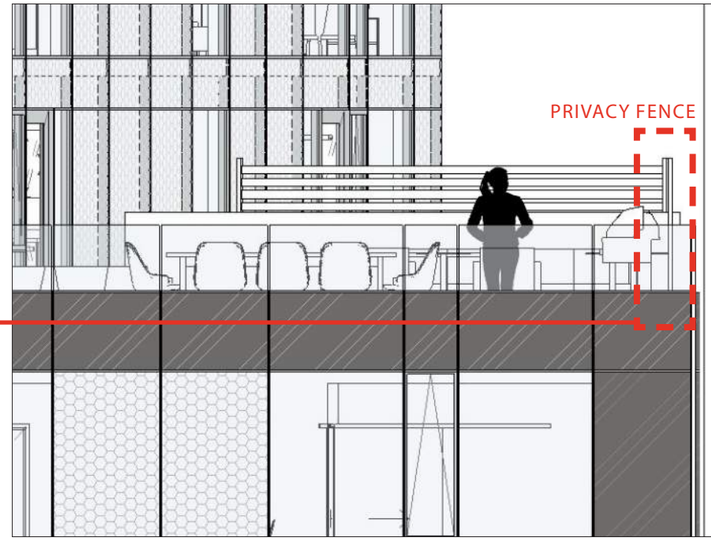
3. SITE PLANNING, GROUND FLOOR AND STREET EDGES

d. It is not clear from these drawings how privacy impacts with adjacent buildings are mitigated, particularly with reference to the outdoor amenity and the relationship between the notch at the south property line and the adjacent Banner Building. Clarify this aspect of the design with the MUP application. (D-1, A-1, B-3, B-4)

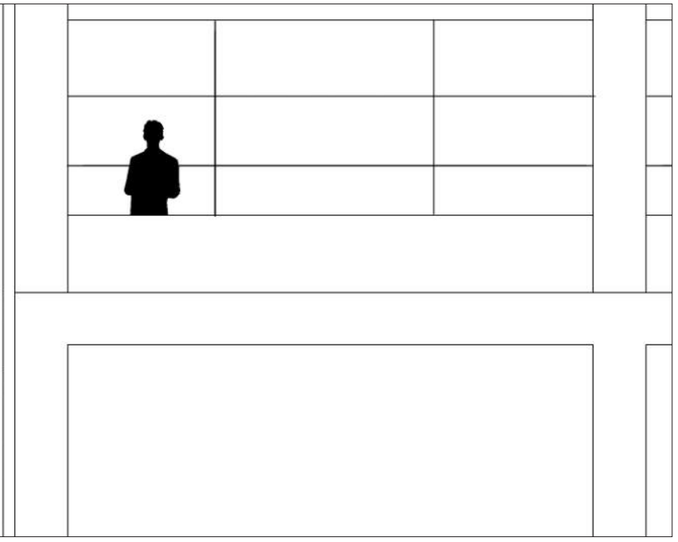
Response: Six-foot height screens are planned along the Banner building's outdoor spaces, both at levels 3 and 10, to ensure privacy between units. The screen's frame is a dark steel color and is infilled with ipe wood slats. Lighting will be controlled to eliminate spill light onto adjacent property.

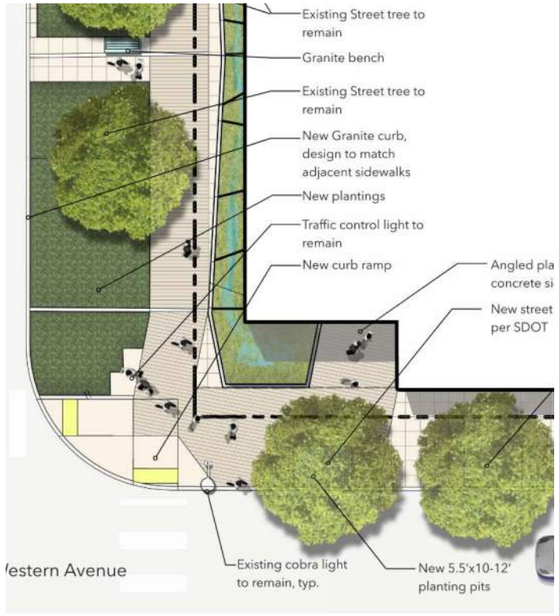


2616 WESTERN AVENUE



BANNER BUILDING CONDOS





PREVIOUS PLAN

PREVIOUS ENTRY

CURRENT PLAN

CURRENT ENTRY

4. BUILDING ENTRANCE

a. At EDG the Board supported the strong expression of the entry and the associated corner plaza. Staff recognizes the revision to facilitate pedestrian movement at this corner requested by the Board but notes that these changes have diminished both the prominence of the entry and the sense of place that was emerging. The strong expression, place making, and clear legibility as the principal residential entrance of this element should be reestablished as the design of the Cedar Street base evolves in response to guidance. (C-1.d, C-4, C-4.2)

Response: At the corner of Cedar and Western the applicant has created a significant public amenity and unique sense of place by introduction of the bioswale. Providing a strong continuity for this creative landscape treatment at the corner that the neighborhood can enjoy, rather than a building entry, is an important part of the project's LBC story.

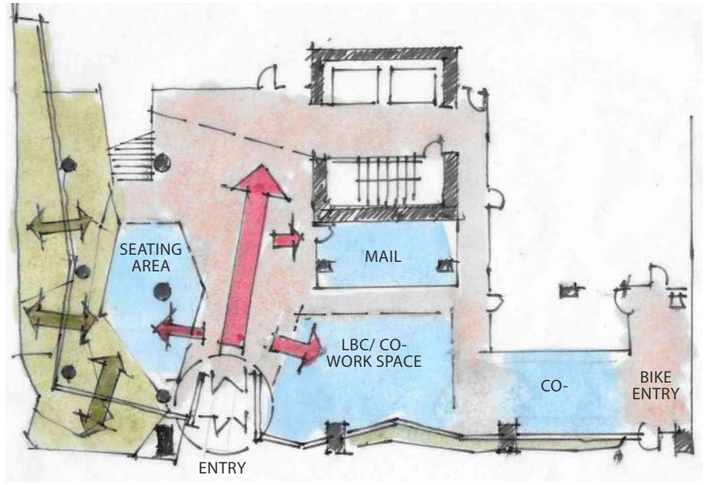
The area of bio-retention planting and connection to nature and natural systems will connect visually to the passerby and the planting inside the lobby space – both with planter lines and their respective grades and creates the sense that spaces (inside and out) are connected and reflect layers of geology and soil manipulation that is part of the site's history.

1. The entry has been prominently located near the corner of Cedar St. by locating it in the first bay of the tower colonnade nearest to the intersection. The angled geometry of the lobby wall along Western will pivot the entry to the intersection in a unique, canted orientation. The entry portal reflects the ceiling generous ceiling height of lobby and is a clear and legible element in the composition of street wall.

2. The canopy along Western will collect rainwater from the tower façade and discharge it into the lower end of the bioswale, providing a whimsical and meaningful recharge to the bioretention facility at the corner.

4. BUILDING ENTRANCE (CONTINUED)

3. Additional design studies have explored moving the entry to the corner in comparison with the base scheme – option 1:

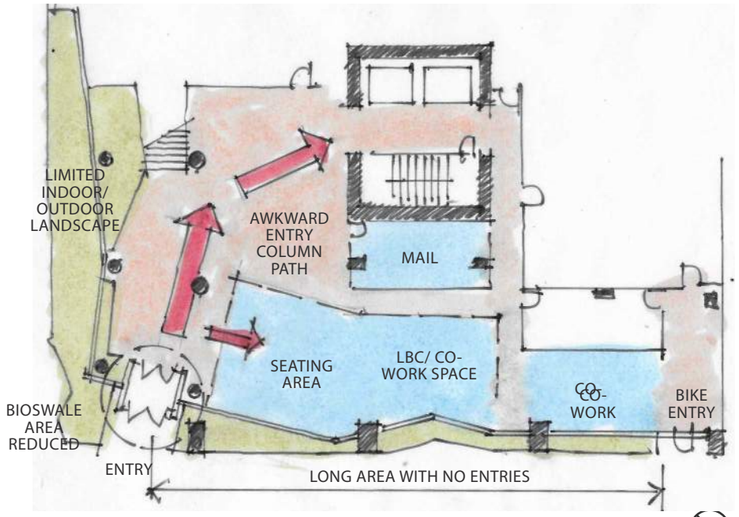


SCHEME 1 - CURRENT PLAN

Option 1: Current scheme:

a. Creates significant bioswale public amenity at corner.
b. Entry prominently located in first arcade column bay, adjacent to corner.
c. Indoor/outdoor landscape opportunity with adjacent seating amenity.
d. Logical lobby circulation.
e. Single clear building entry for security and clarity.

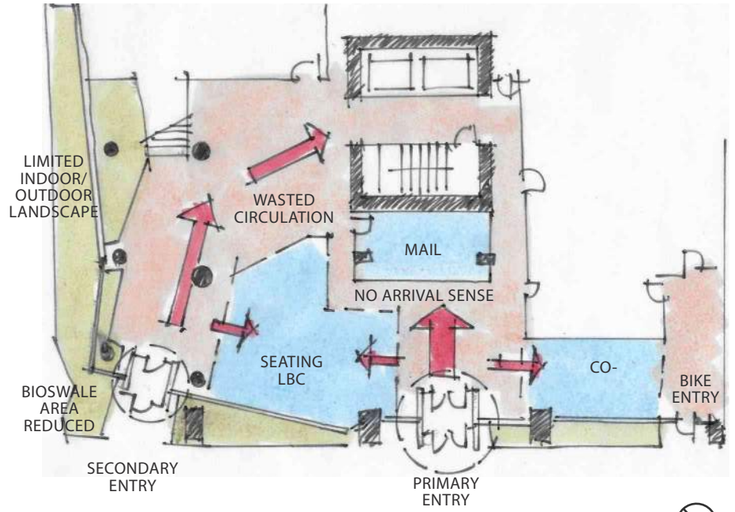
*REFERENCE IMAGE PAGE 49



SCHEME 2

Alternate option 2: Moves main building entry to corner with the following results:

a. The corner bioswale planters are reduced in size.
b. A reduction of outdoor/indoor landscaping for the public and residence enjoyment.
c. A circuitous and awkward circulation path to the elevator core.
d. Limits public access at the corner to the LBC program elements as the corner becomes a private building entry for the residence.
e. No seating amenity adjacent to bioswale.
f. Large extent of Western Ave. frontage with no entry.



SCHEME 3

Alternate option 3: Moves main building entry to the center of site along Western Ave and , retains a minor entry at the corner of Western and Cedar:

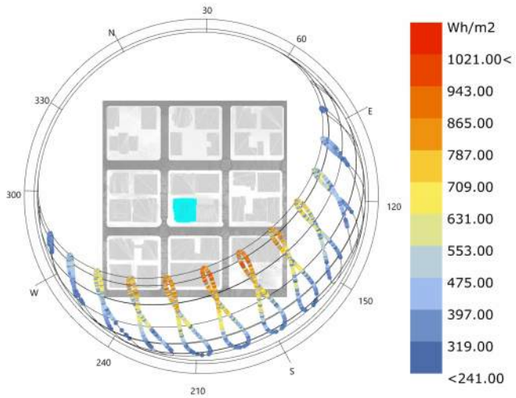
a. The corner bioswale planters are reduced in size.
b. A reduction of outdoor/indoor landscaping for the public and residence enjoyment.
c. A circuitous and awkward circulation path to the elevator core.
d. No seating amenity adjacent to bioswale.
e. Main entry conflicts with essential high-rise building functions and building program.
f. The entire lobby function and program is "cut up" with circulation.
g. Diminishes the importance of the main building entry and creates confusion for people on the location of primary entry.
h. Security issues at off hours with multiple entries/locked doors.
i. Limits public access at the corner to the LBC program elements as the corner becomes a private building entry for the residence.

DESIGN REVIEW GUIDELINES - RESPONSES

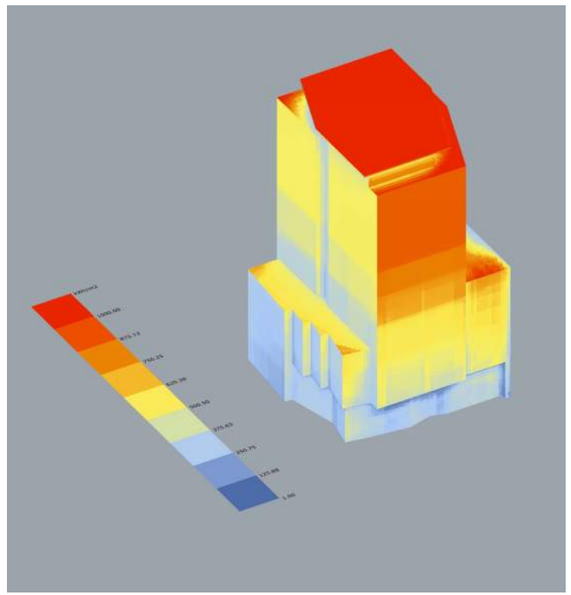
5. LIVING BUILDING NOTES

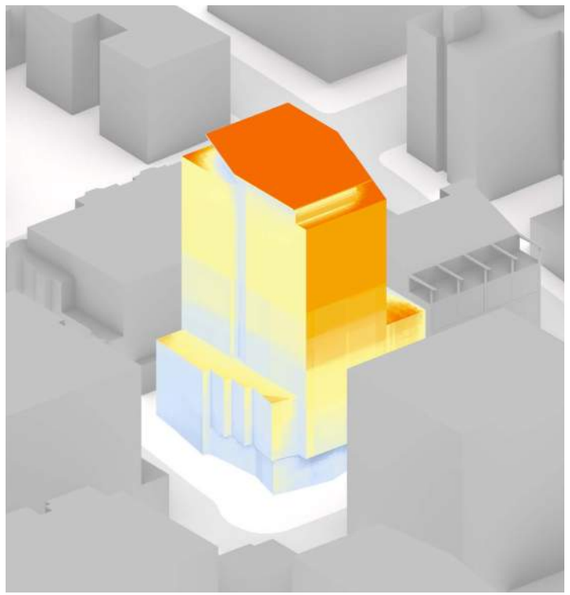
a. Future packets need to show the rooftop solar array and how it "will provide distinctive visual interest for the skyline" as noted on page 14. Also, further attention to the systems and space needs to meet the pilot program should be clearly shown on the floor plans, e.g., bike rooms, grey water mechanical room, cisterns, electrical rooms which are typically larger than what is normally required and should be anticipated. (A-1, A-2, B-4)

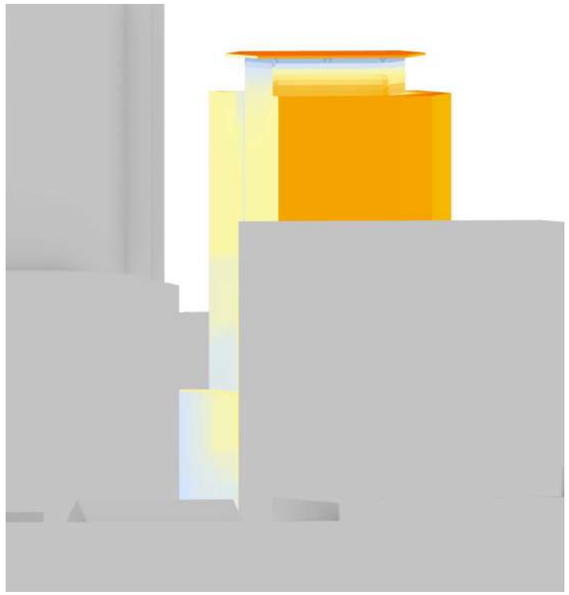
Response: Applicant has sized PV array to meet LBC pilot program requirements as well as designed array as a significant architectural termination for the tower. The array is integrated into the vertically oriented "mast" façade and supported by expressed structural components at rooftop to provide visual interest for pedestrians at street level. Applicant has located bike rooms, grey water mechanical room, cisterns, electrical rooms required for LBC Pilot Program in architectural/landscape drawings and is continuing to refine specific requirements to these systems and spaces.

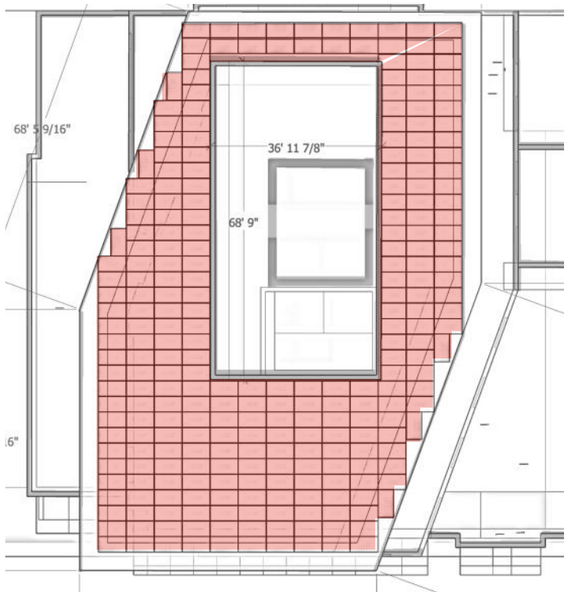


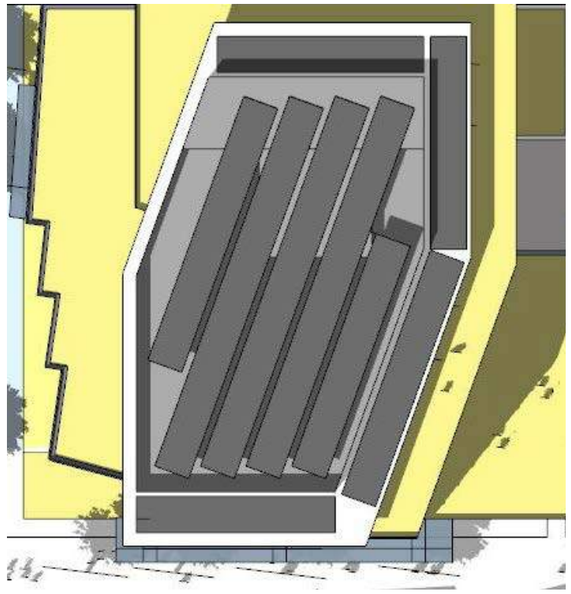
Sun-Path Diagram - Latitude: 47.450000000000003
Hourly Data: Global Horizontal Radiation (Wh/m2)
SEATTLE_WA_USA
... ...
Conditional Selection Applied:
Global Horizontal Radiation>240
1879.0 hours of total 4097.0 sun up hours(45.86%).

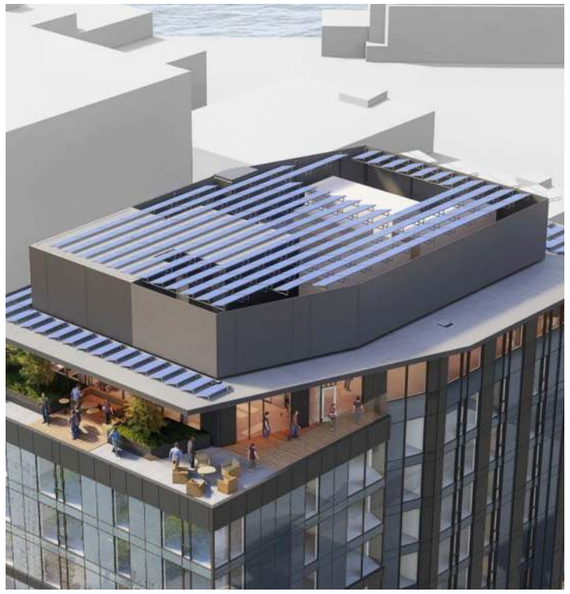






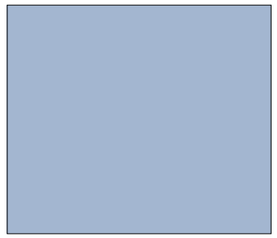






1 - SUNSTORM COSMIC GRAY

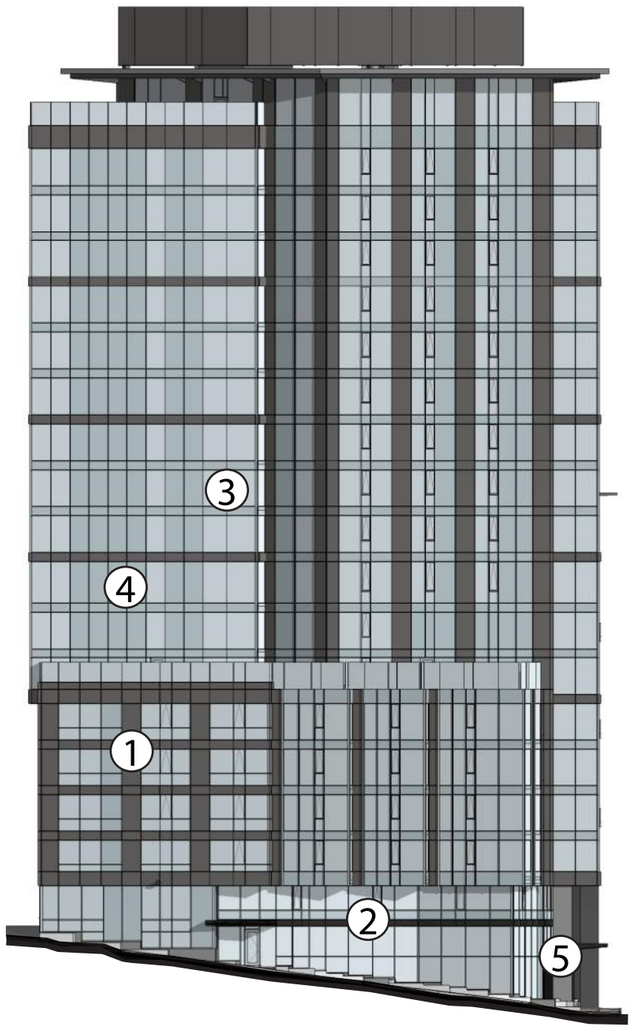
2 - MEDIUM GRAY



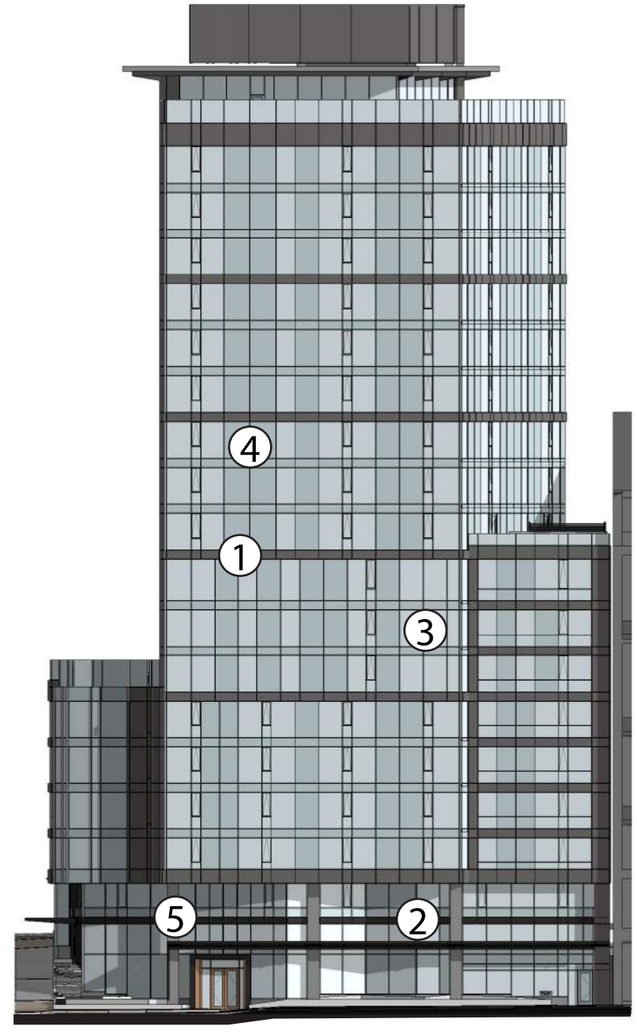
3 - VISION GLASS -
SUPER NEUTRAL 68

4 - SPANDREL GLASS -
INSULATING GLASS UNIT

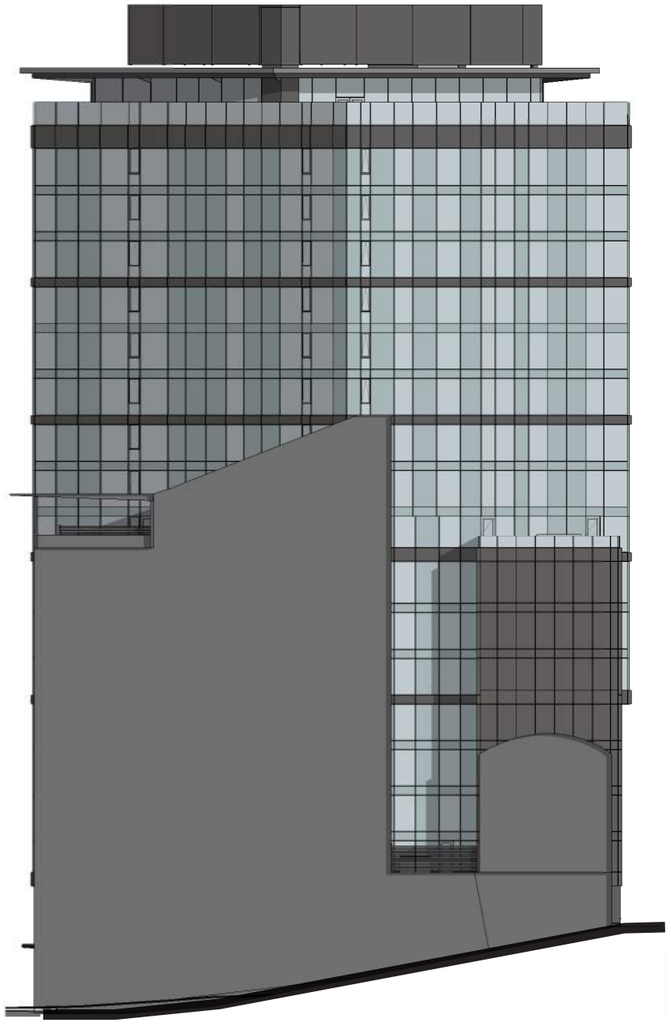
5 - CAST-IN-PLACE,
BOARDFORMED
CONCRETE



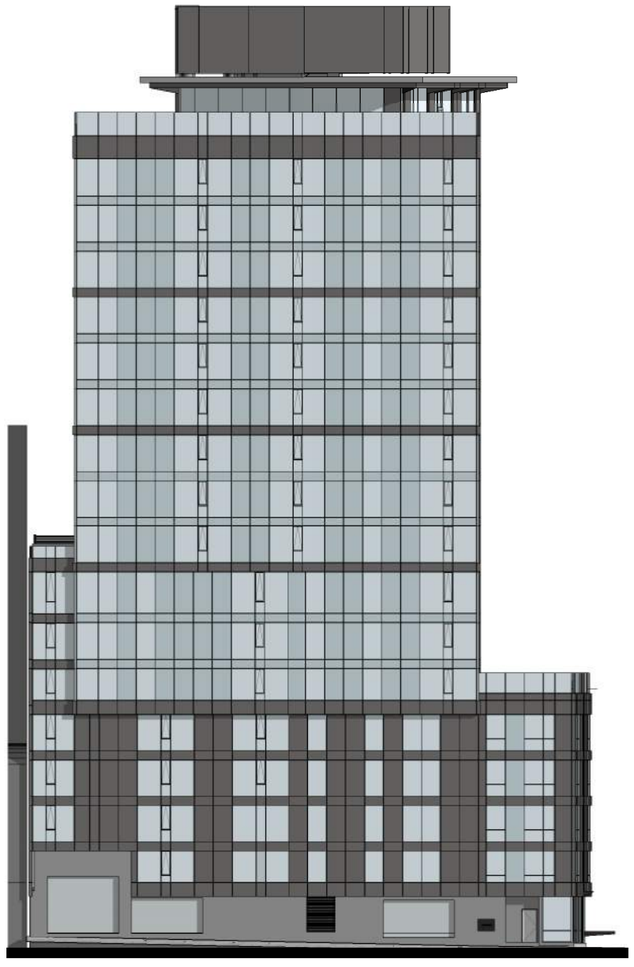
CEDAR STREET ELEVATION (WEST)
SCALE - 1/32" = 1'-0"



WESTERN AVE ELEVATION (SOUTH)
SCALE - 1/32" = 1'-0"



BANNER BUILDING PARTY WALL (EAST)
SCALE - 1/32" = 1'-0"

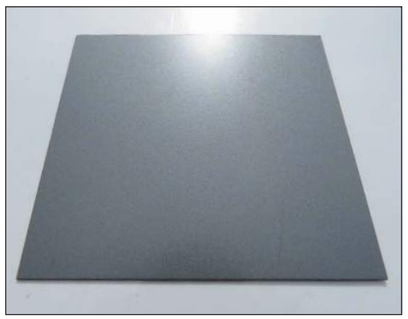


ALLEY (NORTH)
SCALE - 1/32" = 1'-0"

BOARD FORMED CONCRETE

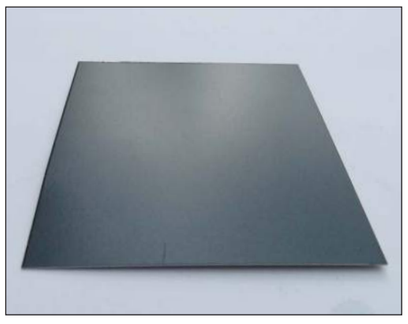
METAL PANEL COLOR - MEDIUM GRAY - SPECS

METAL PANEL COLOR - LOW REFLECTIVITY



METAL PANEL COLOR - COSMIC GRAY MICA - SPECS

METAL PANEL COLOR - LOW REFLECTIVITY



HTTP://WWW.PPGMETALCOATINGS.COM/PRODUCTS/COIL-COATINGS/ROOF-WALL-PANEL-COATING.ASPX

EXTERIOR GLAZING

SN 68 (Surface #2)			
Outboard Lite	Inboard Lite	ICD Color #	ICD Color Name
UltraClear™	UltraClear™	3-4674	Storm Breaker
Clear	Clear	3-4675	The Challenger
Green	Clear	2-3555	Spring Salad
CrystalGray®	Clear	3-4581	Robot Gray
Gray	Clear	3-4582	Throwing Star
CrystalBlue™	Clear	6-3335	Tranquil Garden

https://www.guardianglass.com/us/en/projects?q=&country=&city=&buildingType=&product=SunGuard+Neutral+78%2F65

EXTERIOR GLAZING EXAMPLES

AVALON BELLTOWN - SEATTLE

AMLIE TOWER - SEATTLE

SN 68 - SPECIFICATIONS

SN 68 - VISION PANEL

SN 68 - INSULATING SPANDREL UNIT

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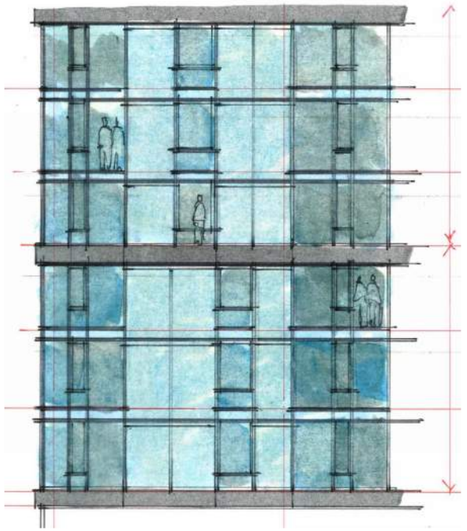
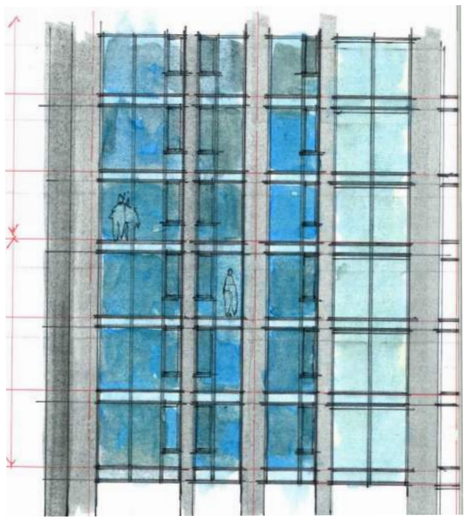
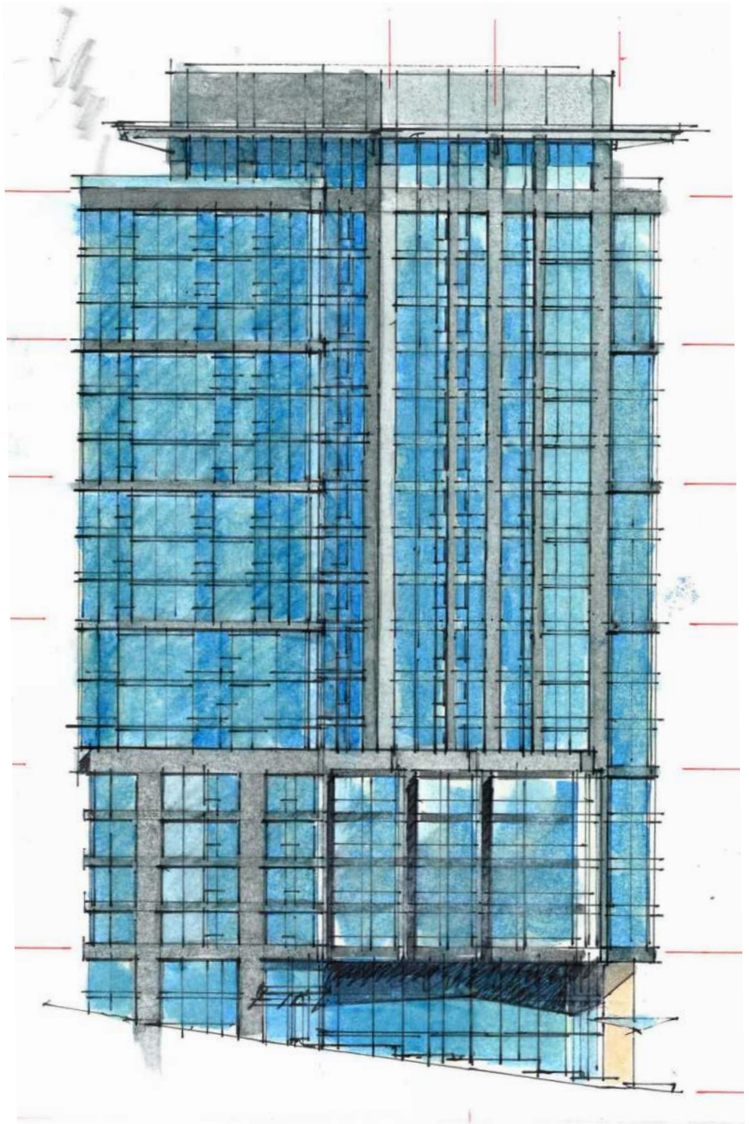


TYP. GLASS WALL STACK CONDITION

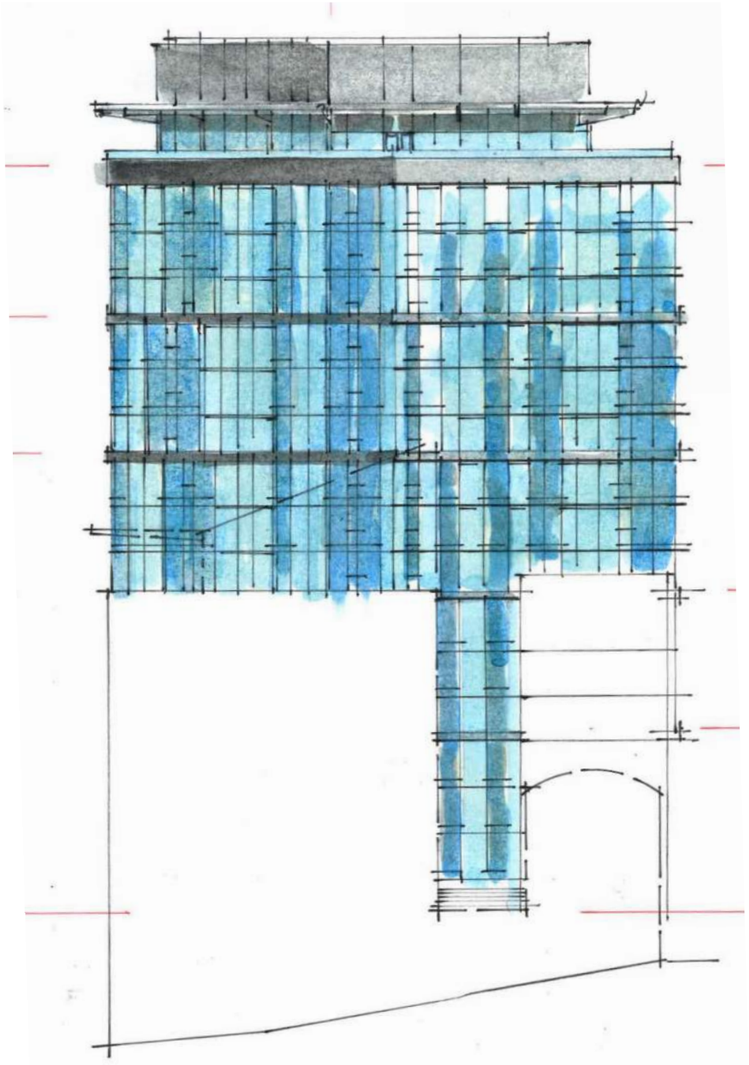


TYP. GLASS WALL AT VERTICAL PANEL



CEDAR STREET ELEVATION (WEST)
SCALE - 1/32″ = 1′-0″

WESTERN AVE ELEVATION (SOUTH)
SCALE - 1/32″ = 1′-0″

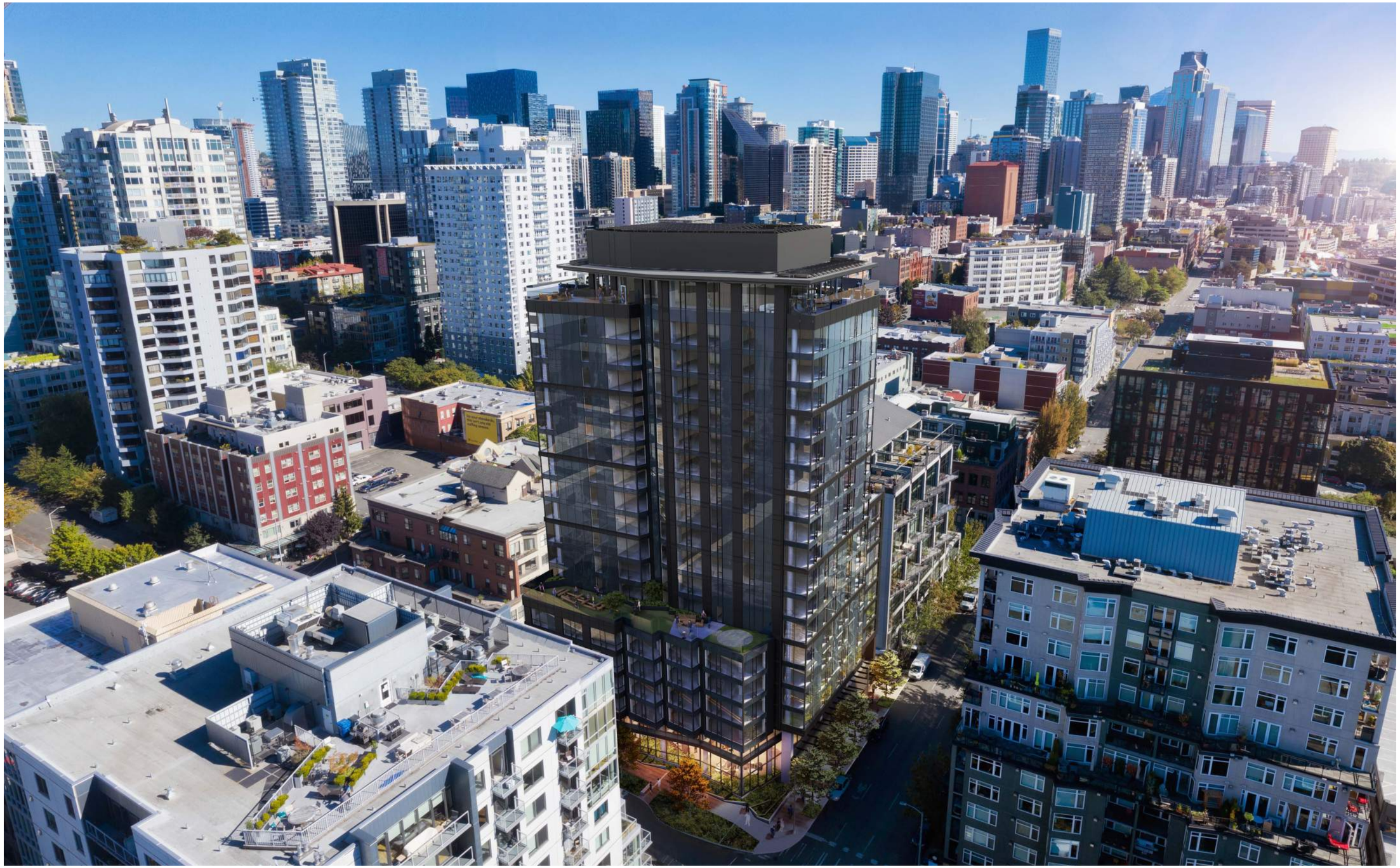


BANNER BUILDING PARTY WALL (EAST)
SCALE - 1/32" = 1'-0"

ALLEY (NORTH)
SCALE - 1/32" = 1'-0"

METAL PANEL SPANDREL STUDY

VIEW AT CORNER OF WESTERN & CEDAR



AERIAL VIEW AT CORNER OF WESTERN & CEDAR

AERIAL VIEW AT WESTERN - DUSK VIEW

AERIAL VIEW AT CORNER OF CEDAR & ALLEY

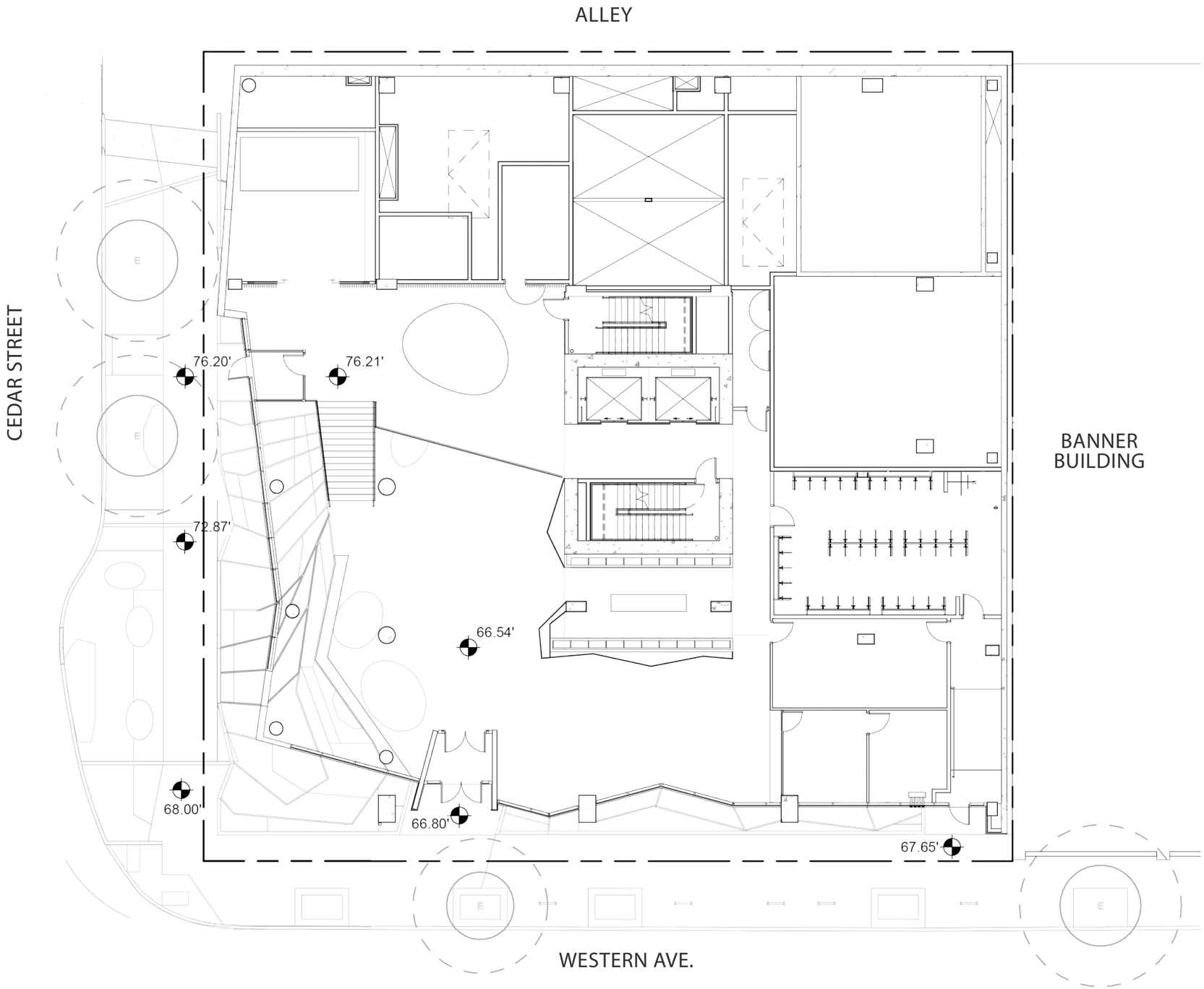
SIDEWALK VIEW AT CORNER OF WESTERN & CEDAR

SIDEWALK VIEW ON WESTERN

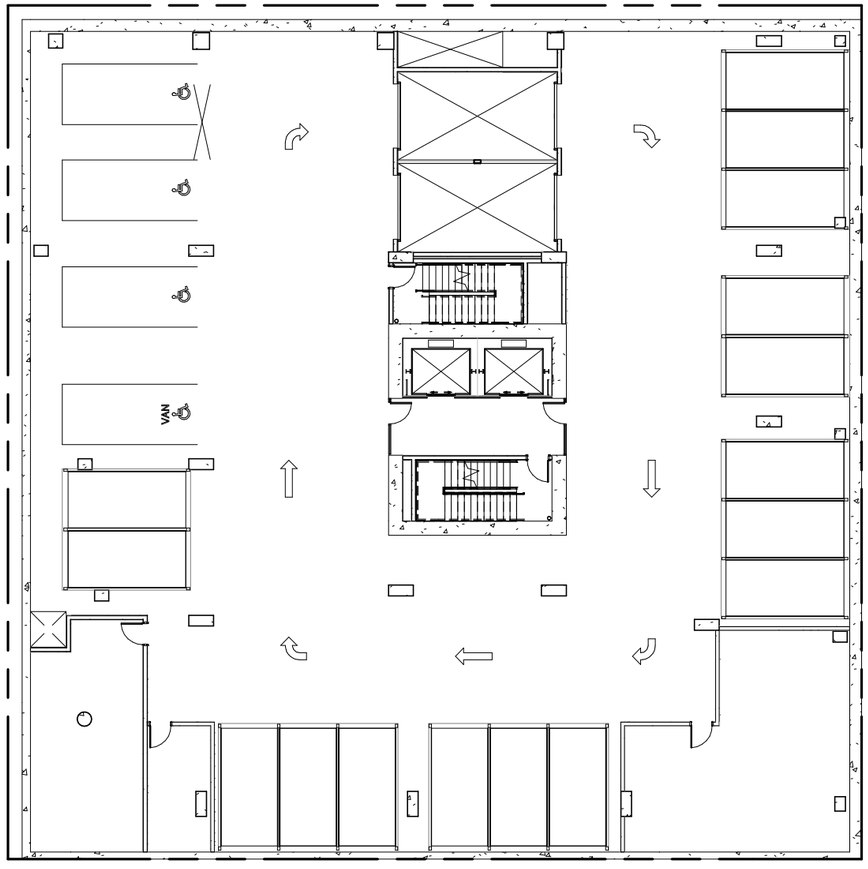
ENTRY VIEW ON WESTERN

SIDEWALK VIEW ENTRY ON CEDAR

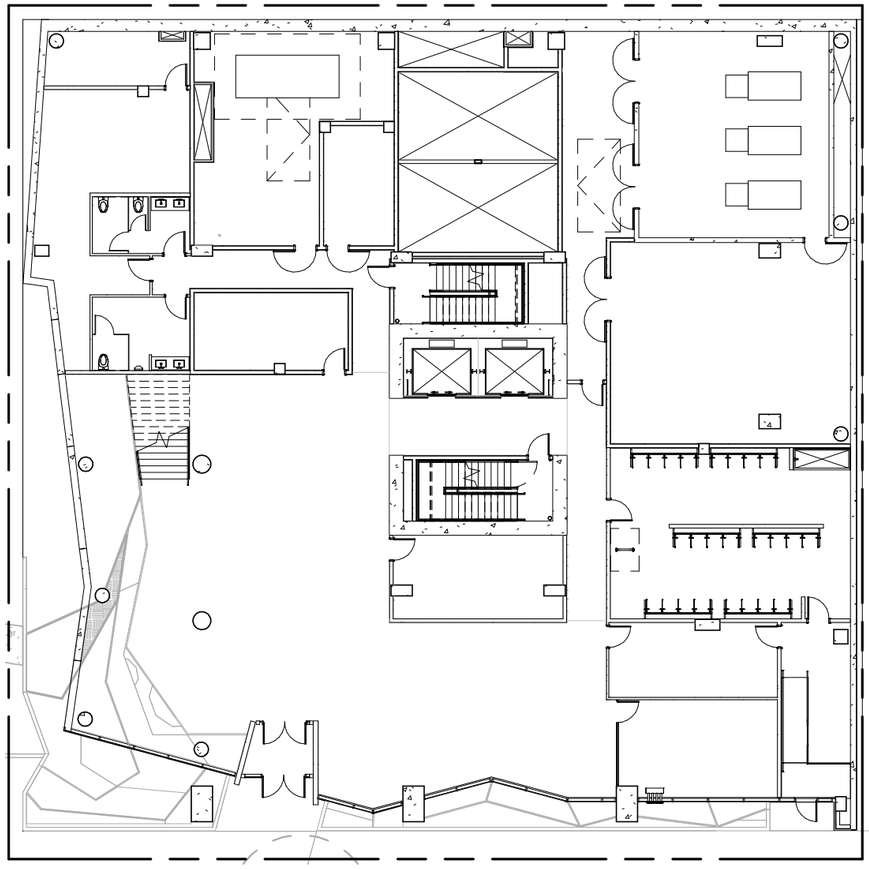
AERIAL VIEW ENTRY ON CEDAR



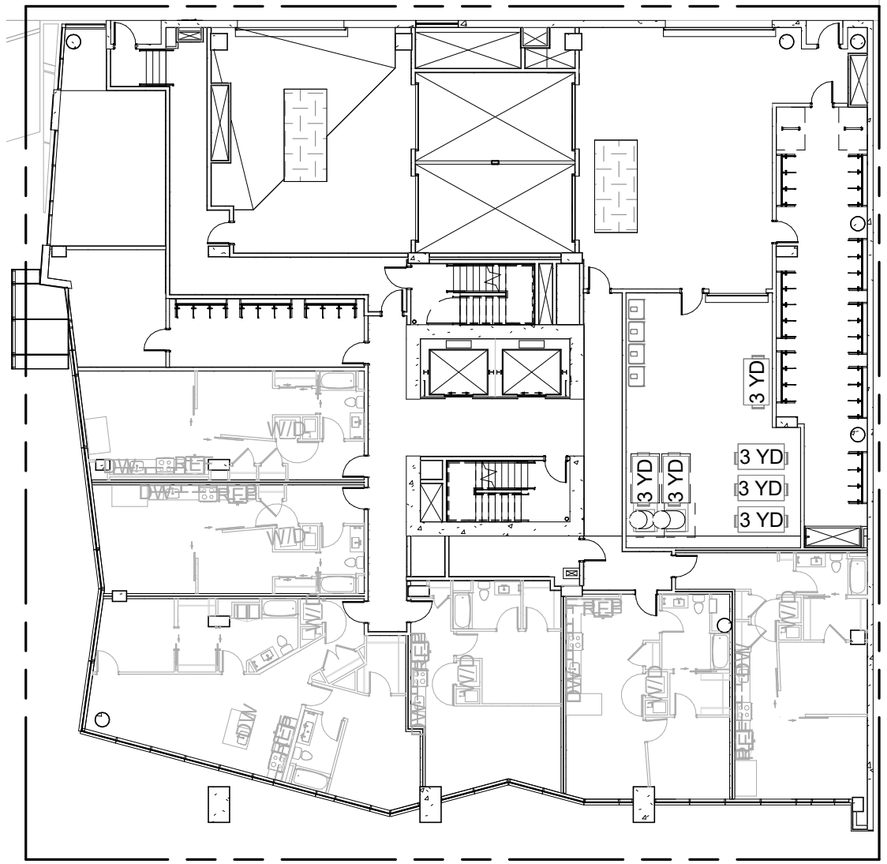
SITE PLAN/GROUND FLOOR PLAN/ MEZZANINE



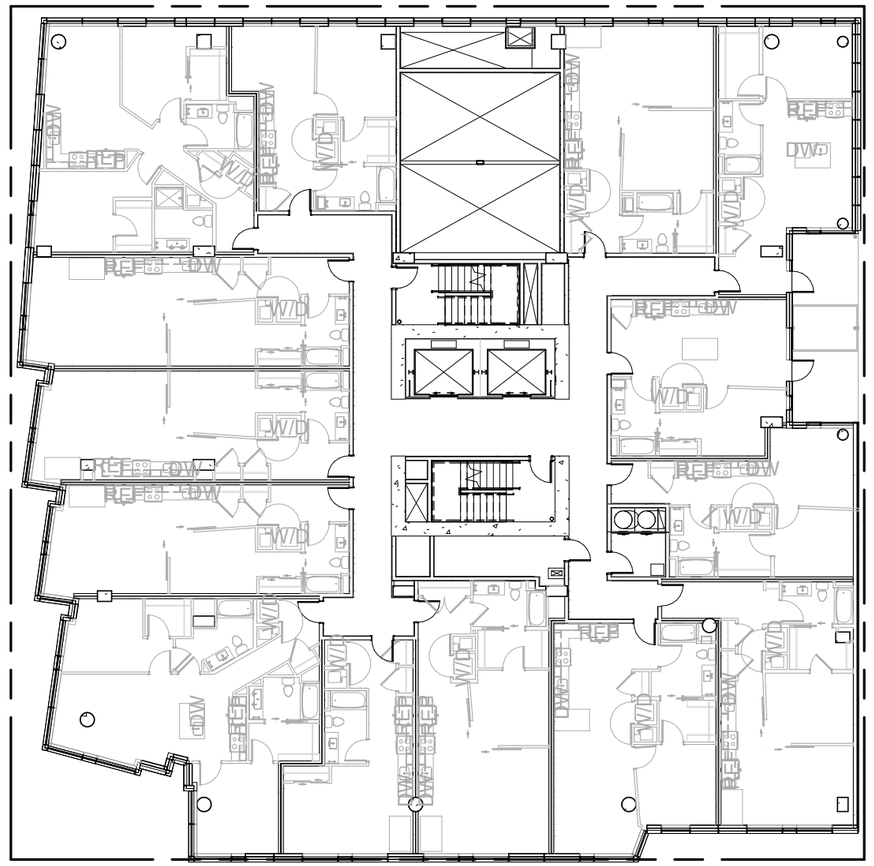
LEVEL P1 PLAN - ALLEY ENTRANCE
SCALE: 3/64" = 1'-0"



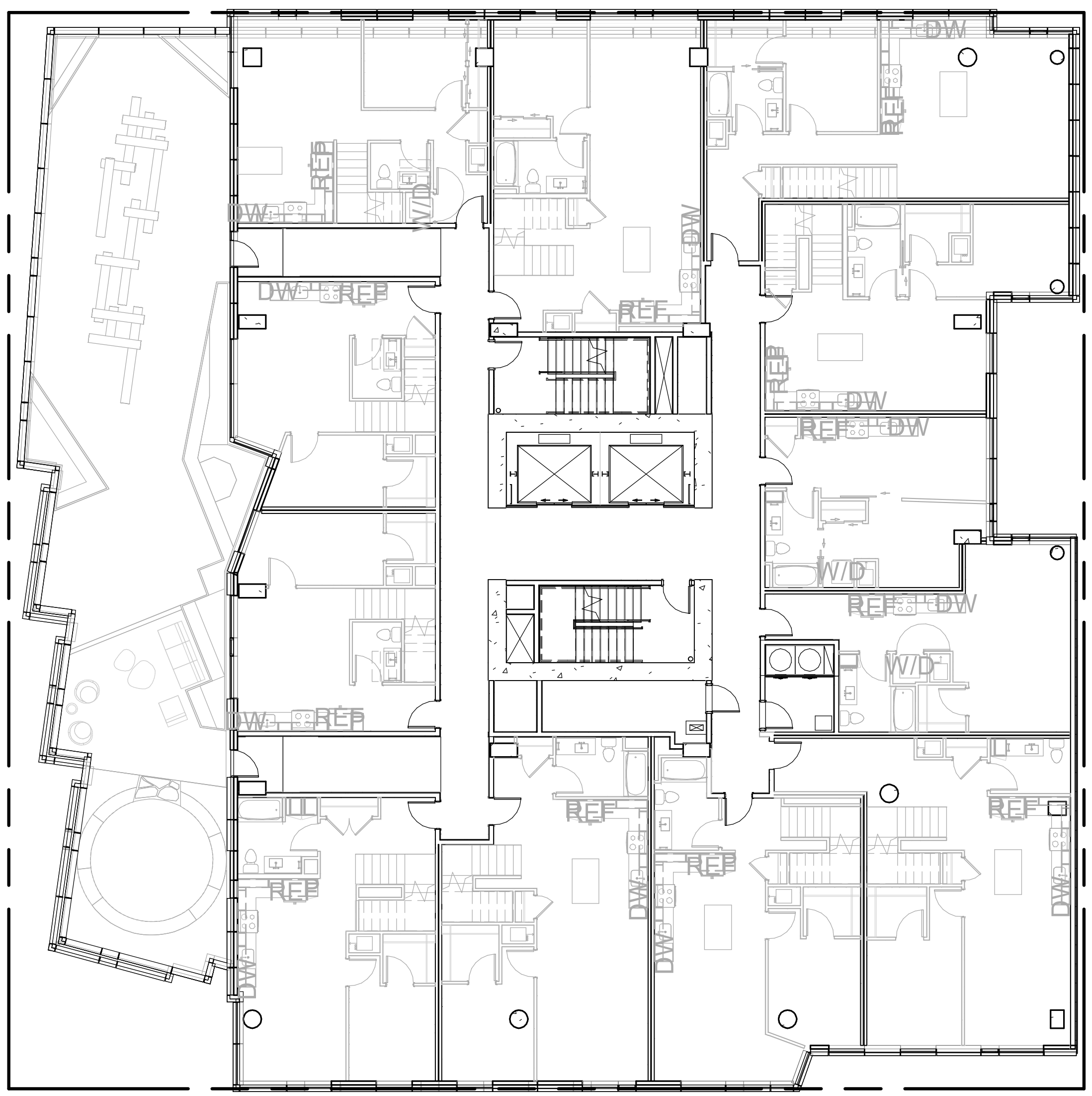
LEVEL 1 PLAN - ALLEY ENTRANCE
SCALE: 3/64" = 1'-0"



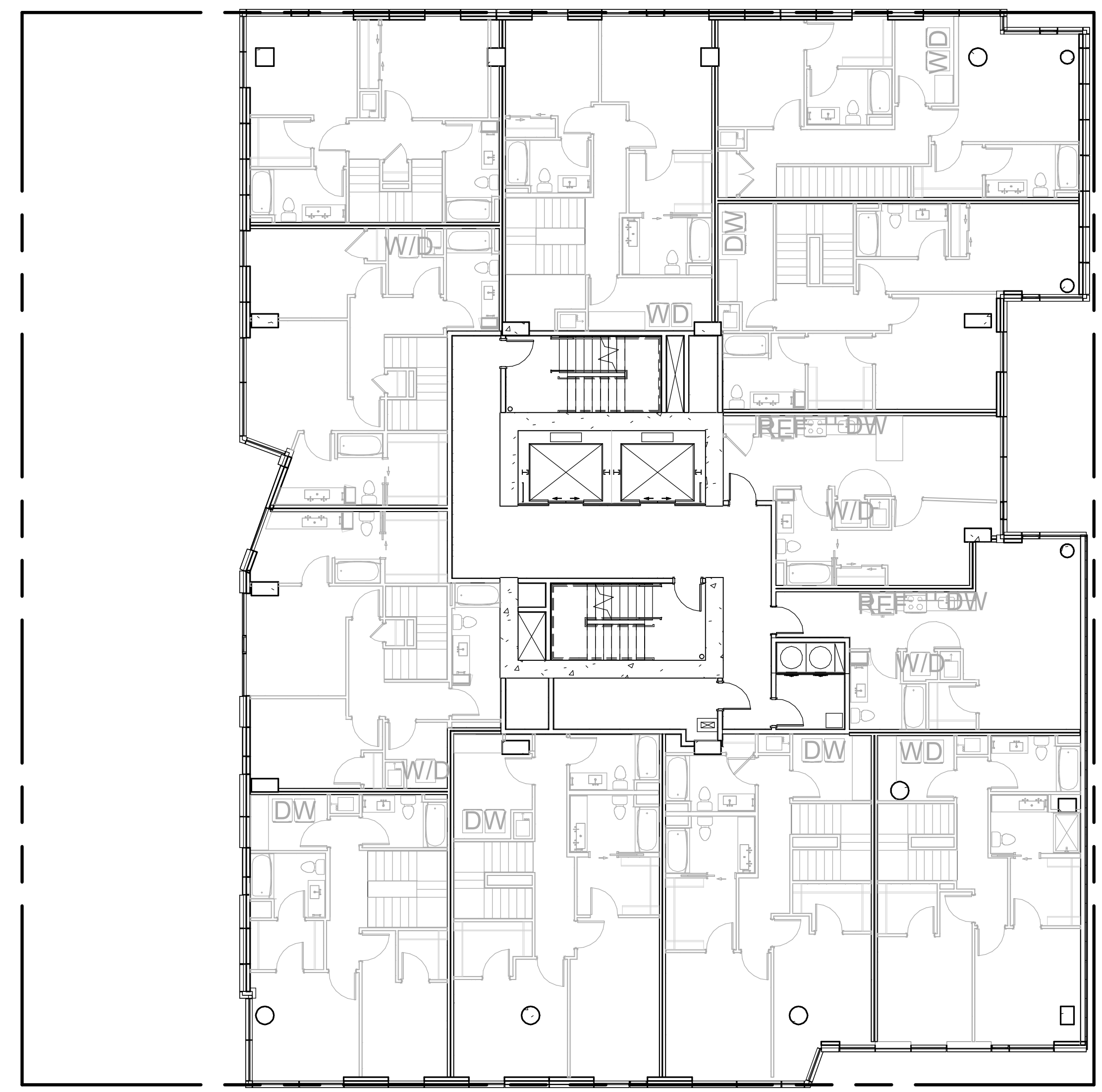
LEVEL 2 PLAN - ALLEY ENTRANCE
SCALE: 3/64" = 1'-0"



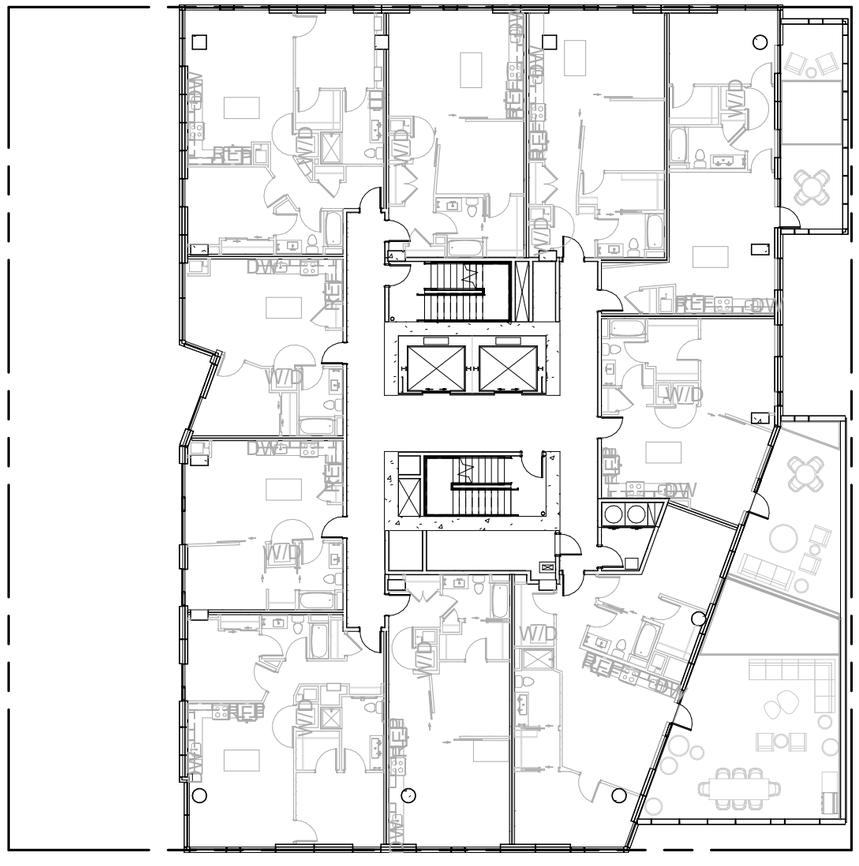
LEVEL 3-6 PLAN - TYP. PODIUM PLAN
SCALE: 3/64" = 1'-0"



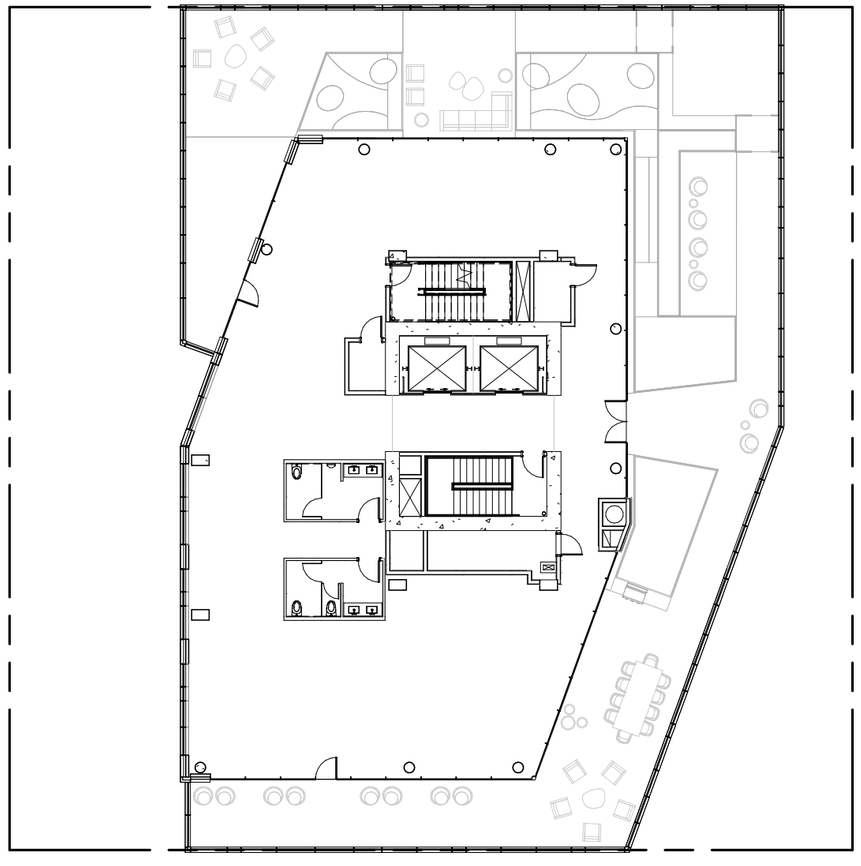
LEVEL 7 PLAN - CEDAR TERRACE
SCALE: 3/64" = 1'-0"



LEVEL 8 PLAN - 3 BEDROOM RESIDENTIAL
SCALE: 3/64" = 1'-0"



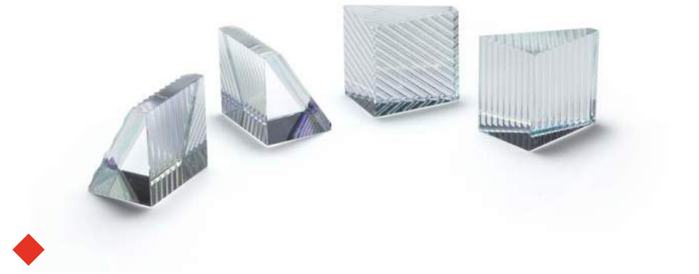
LEVEL 10-18 PLAN - TYP. TOWER PLAN
SCALE: 3/64" = 1'-0"



LEVEL 19 PLAN - ROOF TERRACE
SCALE: 3/64" = 1'-0"

LIVING BUILDING CHALLENGE

PETAL INTENT	IMPERATIVES	PETAL REQUIREMENTS & APPROACH
Energy "The intent of the Energy Petal is to signal a new age of planning, wherein a proposed Community relies solely on renewable forms of energy and operates year-round in a pollution-free manner. In addition, it aims to prioritize reductions and optimization before technological solutions are applied to eliminate wasteful spending–of energy, resources, and dollars."	06 - Net Positive Energy	One hundred and five percent of the project's energy needs must be supplied by on-site renewable energy on a net annual basis, without the use of on-site combustion. Project is to provide on-site energy storage for resiliency. In addition the project is to provide additional on-site PV sized to 75% of total available roof area.
Beauty The intent of the Beauty Petal is to recognize the need for beauty to enrich our lives and to honor the impacts of the things we make. As a society, we are often surrounded by ugly and inhumane material things that are manufactured and consumed with little thought to the short- or long-term environmental impacts of their life cycles. If we do not care for the things we utilize every day, then why should we extend care outward to our communities and the natural world?The Living Product Challenge envisions product design and packaging that elevates our spirits and inspires us to be better than we currently are. Mandating beauty is, by definition, an impossible task. And yet, the level of discussion and, ultimately, the results are elevated through attempting these difficult but critical tasks.	19 - Beauty and Spirit 20 - Inspiration and Education	The project must meaningfully integrate public art and contain design features intended solely for human delight and the celebration of culture, spirit, and place appropriate to the project's function. The project is to provide educational materials about the operations and performance of the project to the public, the project's share successful solutions, and to motivate others to make change. The project will be designed to reflect materials and color inspired by the Pacific Northwest. The lobby design will reflect biophilic integration and connection with the natural environment in the use of materials, lighting and way-finding.
Health and Happiness "The intent of the Health + Happiness Petal is to focus on the most important environmental conditions that must be present to create robust, healthy spaces, rather than to address all the potential ways that an interior environment could be compromised. "Health and Happiness is the current assumed LBC Petal Certification assumed for the project; however, Place Petal is still being considered at this early stage.	07 - Civilized Environment 08 - Healthy Interior Environment 09 - Biophilic Environment	Creating environments that optimize physical and psychological health and well being. The project envision a nourishing, highly productive and healthy environment. Every regularly occupied space that provides access to fresh air and daylight. The project is to promote good indoor air quality with enhanced mechanical and natural ventilation and create a Healthy Interior Environment Plan that explains how the project will achieve an exemplary indoor environment. The project is to be designed to include elements that nurture the innate human and nature connection.



ARTIST : JOHN HOGAN

BEAUTY PETAL

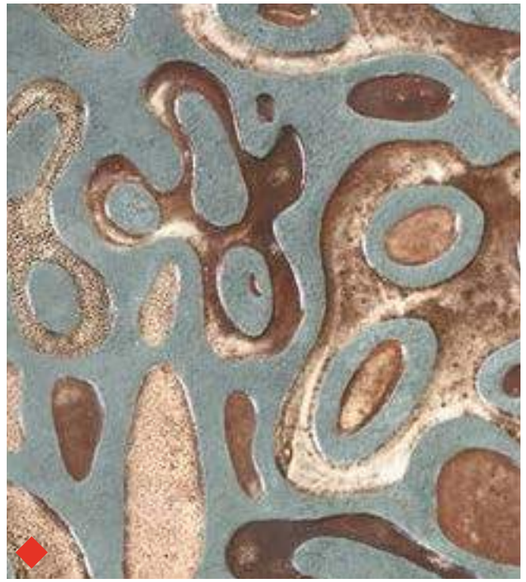
LBC Beauty Petal- Design Narrative:

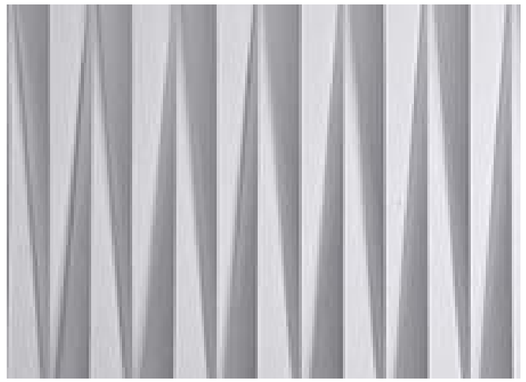
The Western Cedar Residence is located in Seattle's Belltown Neighborhood. This area of the city, also known as the Denny Regrade, underwent a massive transformation in the early 20th century in which the existing forest and natural topography were sluiced down and flattened, clearing the way for the straight-line grid of urban development. Belltown is now one of Seattle's most dense neighborhoods with many closely packed buildings blocking out sunlight at the sidewalk and limiting access to the natural landscape and views to the mountains and nearby Puget Sound.

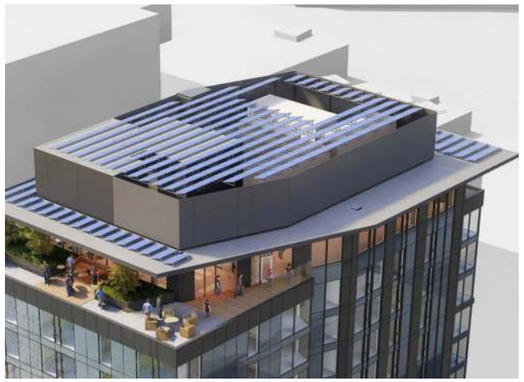
The Western Cedar building seeks to restore nature, views and daylight to the site and celebrate the urban landscape. Along the sloping grade on Cedar Street, a bioswale will provide a clearing for the building and allow water to be collected, cleaned and slowly brought back to the Sound. At the corner of Western Avenue, where the building is carved away to introduce daylight to the shaded sidewalk, the landscaped bioswale will frame a generous light filled lobby. The water from the bioswale will pool here at the entry's collection point while planting will continue into the lobby and help tie indoors to outdoor and further reinforce the connection to nature, and help shape the interior's calming biomorphic forms, colors and materials which like nature, resist the straight line.

The lobby will also feature an inspired collection of art intended to convey the building's restoration of nature and use of biophilic forms and materials. Artist pieces will be located at other key areas of the building where people gather such as the rooftop amenity. At the building's exterior, art will be potentially integrated into the entry bridge on Cedar, the corner bioswale and the entry canopy along Western. Near the main entry to the building, the education center will provide information about the building's environmental features for the building residents and the public.

The faceted angles of the building along Cedar Street are carefully oriented to capture views to Elliot Bay and the Olympic mountains beyond. The building's faceted, prismatic form breaks away from the orthogonal urban street grid to better relate to the context. Landscaped terraces, accessible by all building users, are carved into the tower as it rises and will provide connection to light, air and sun and additional opportunity for indoor/ outdoor spaces. The upper levels of the tower will be canted away from the surrounding buildings for better solar orientation to the south and views to the water and mountains. The tower will culminate in a PV array atop the roof, gesturing to the passage of the sun across the sky and the connection to the circadian rhythms of nature.







ARTIST : JOE WILKINSON

BEAUTY PETAL (CONTINUED)

Plan View with potential location

Rendered view with potential location

Public Art Character: John Fleming: “Grass Blades”

PUBLIC ART IN CONCERT WITH STORM WATER

Here are representative images for what public art in the streetscape could look and feel like. The ideas vary, but elements could start at the Cedar St entry and come down to culminate at the outfall, at the bottom of the cascading storm water planters. Alternatively, only one strong element could be at the outfall.

Public Art Character: Ann Gardner: “Light”

Public Art Character: Wynia: “Gyravent”

Public Art Character: Buster Simpson: ”Moment”

ENERGY PETAL

ENERGY

1. Comply with the 2015 Seattle Energy Code (SEC) via Target Performance Path (TPP)

2. Meet the minimum energy requirements of the City of Seattle, Living Building Pilot Program

3. Achieve certification under the Living Building Challenge Energy Petal, which requires net positive energy for the project.

LBPP requires project to achieve energy usage to be 25% lower than the 2015 target for the use:

Building Space	2015 SEC Target	LPBB
Residential	35	26.25
Parking	10	7.5

Maximum Target EUI 27.4

LBPP
27.4 kBtu/sf-yr (excluding PV generation)
Energy Petal
Net Positive Energy (including PV generation)

Key Design
- Unit-by-unit Energy Recovery Ventilators
- Smart thermostat controls
- Efficient heat pump mechanical systems (Variable Refrigerant Flow (VRF) or Water Source
- Heat Pump (WSHP) for heating and cooling)
- Energy recovery for corridor air handler, minimize building pressurization air
- High Performance envelope
- Mechanisms to reinforce energy consumption of tenants
- Energy and water efficient appliances and fixtures, including heat pump dryers
- Heat Pump water heaters, including for recirculation
- Efficient Lighting design
- Occupancy sensors for parking and stair lighting
- Garage fan controls

Glazing
- Up to 40% gross window to wall ratio
- High performance dual pane window wall glazing system (.33 Target U-factor for fixed glazing)

Maximize on site renewable energy 75% available roof area PV coverage
Backup battery storage
Ongoing commissioning post occupancy

WATER

LBPP
Reduce potable water demand by using only non-potable water to meet demand for toilet and urinal flushing, irrigation, hose bib, cooling tower (make up water only), and water features, except to the extent other applicable local, state, or federal law requires the use of potable water.

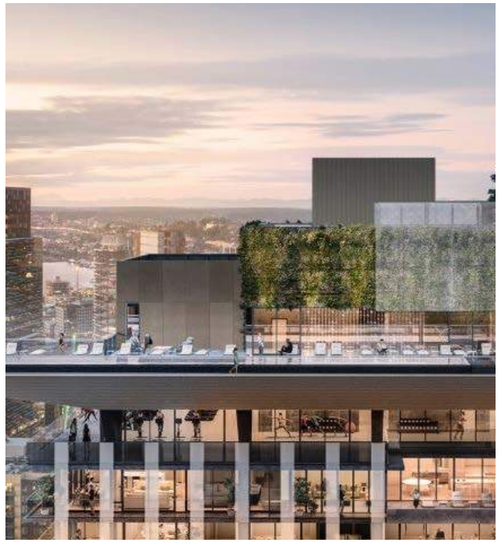
Water Use
- Rainwater supply to bioretention planters
- Grey water supply

Non potable water demand and LBPP requirements for non-potable water usage:
- Toilet flushing
- Hose Bibbs
- Irrigation

For this building:
- Grey water use is approximately 1,553,000 gallons per year
- Non potable water demand is approximately 878,000 gallons per year

Grey water collection system was determined to have sufficient available supply to meet the building demand. Due to substantial margin of safety between the estimated grey water supply and the building demand, a rainwater system is not required to make up any additional supply.

Grey water treatment on site:
- A collection tank sized to hold 1,000 gallons in the building basement
- Water is stored for less than 24 hours for use
- Water is filtered and disinfected for reclaimed and reuse
- Signs are to be in place to indicate water is not safe for drinking



HEALTH & HAPPINESS PETAL

LBC Health & Happiness /Biophilic Attributes Petal- Design Narrative:

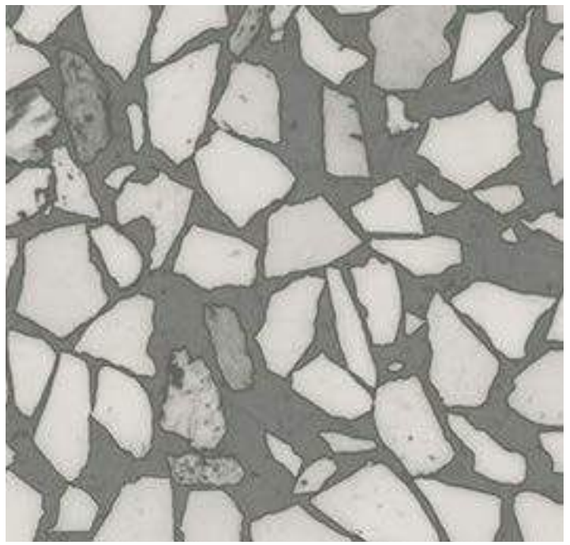
The Western Cedar project will integrate Biophilic design into the urban context of Seattle's Belltown neighborhood in the following ways:

a. The project will reintroduce the natural intervention of a lushly planted bioretention to collect roof runoff along Cedar street, a designated Green street. The presence and volume of water in the cells will reflect the different seasons of the wet Puget Sound winter vs. the much drier, sunnier summer. Returning runoff from the building's roof and terraces provides a tangible connection to the natural marine ecosystem.

b. At the ground level corner, the base of the building will be carved to reveal a spacious, light filled lobby and provide a strong visual indoor/outdoor connection to the planting along Cedar Street. Glazing along the lobby wall will provide direct light from the west and a more diffuse light from the building's north edge along Cedar Street.

c. At street level the planted bioretention feature, constructed of raw materials that will patina with time, is crossed by an open metal grate allowing views to the water below as one enters the lobby on Western.

d. The lobby tells the story of restoring natural materials, forms and textures to the site in contrast with the historic man-made "geologic deconstruction" of Belltown in the early 20th century. The Lobby design draws on the original geography of the site in its natural state and provides a strong focus on lighting and the creation of unique, diverse spaces providing both refuge and prospect.



HEALTH & HAPPINESS PETAL (CONTINUED)

ARTIST : JOE WILKINSON

LBC Health & Happiness /Biophilic Attributes Petal - Design Narrative:

e. Layered, indigenous, and raw materials with a high focus on texture and shape express the notion of carving into the land and revealing layers and strata of natural history. A minimal finish palette and soft, filtered light blend to create a quiet, calming backdrop, promoting a peaceful environment. A fusing and extension of architecture, landscape and the Earth's existing materials blur the line between nature and residence, creating a uniquely holistic spaces.

f. The Elevators and Elevator Lobbies will feature artistic expression found at "The Core". Art and natural materials intertwine, creating a pleasing and memorable everyday experience.

g. On the upper levels, the landscape design plays up the aspects of prospect (perch, long-range views) and of refuge (a space for imaginative play, covered, sheltered) in combination with large planted expressions that reflect the Puget Sound biome. These biophilic principles bring both excitement, safety and control (Prospect); and feel safe, providing a sense of retreat and withdrawal - alone or in small groups - with contemplative, embracing and protective characteristics (Refuge).

h. The angular geometry of the building is the result of parametric studies shaping the building to optimal solar orientation and views to surrounding natural features. The organic faceted angles mimic fractal geometries found in nature and while seeming complex are ordered by relationship to context. Above all, by countering the orthogonal grid of urban development the angles remind us that Biomorphic forms resist straight lines and better orient to the natural world vs. man-made.

INTEGRATION OF LBCP STRATEGIES WITH DESIGN REVIEW GUIDELINES

1. LBCP Strategy: The project will introduce the natural intervention of lushly planted bioretention to collect roof runoff along Cedar street, a designated Green street. Returning runoff from the building's roof and terraces provides a tangible connection to the natural marine ecosystem of Puget sound. The water from the bioswale will pool at the main entry's collection point while planting will continue into the lobby and help tie indoors to outdoor and further reinforce the connection to nature. At street level, the planted bioretention feature will be constructed of raw materials that will patina with time. The podium along Cedar Street and at the corner with Western will be pulled back from the property line to create this landscaped open space.

a. Design Review Guideline D.2 - Enhance the building and site with generous landscaping– which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.
b. Belltown Supplemental Guideline D-3.3 – Pedestrian Amenities at the ground level: consider setting the building back slightly to create space adjacent to the sidewalk.
c. Belltown Supplemental Guideline C-1.c – Public Realm elements. Incorporate the following elements in the adjacent public realm and open space around the building: unique hardscape treatments, accent paving, creative landscape elements, water features, inclusion of art elements.

a. LBCP Strategy: At the ground level corner, the base of the building will be highly glazed to reveal a spacious, light filled lobby and provide a strong visual indoor/outdoor connection to the planting along the hill climb at the Cedar Green street. Pedestrians will perceive the open, transparent corner, enhanced by the 18' clear height at the lobby.

d. Design Review Guideline B.1- Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.
e. Belltown Supplemental Guideline D-3.B – Interesting street level uses and pedestrian amenities enliven the Green Street and lend special identity to the surrounding area.

2. LBCP Strategy: At the building's exterior, art will be potentially integrated into the entry bridge on Cedar, the corner bioswale and the entry canopy along Western. Near the main entry to the building, the education center will provide information about the building's environmental features for the building residents and the public. Along Western Ave, the tower columns will be a textured cast in place finish relating to the natural basalt formations along the Columbia River. A distinctive glass canopy will direct rainwater into the downhill portion of the bioswale at the corner.

a. Belltown Supplemental Guideline D-2 e. – Provide opportunities for installation of civic art in the landscape; designer/artist collaborations are encouraged.
b. Design Review Guideline D-3 - Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable "sense of place" associated with the building.
c. Design Review Guideline C -4 - Reinforce the building's entry with one or more of the following architectural treatments: extra-height lobby space, distinctive entry canopy, a change in paving material, texture, or color and distinctive landscaping, including plants, water features.

3. LBCP Strategy: Landscaped terraces will provide play areas for children, open space and access to fresh air, views and sunlight, and will be accessible by all building users. These terraces are created as the tower steps back to create a better proportioned massing.

a. Design Review Guideline B.4 - Compose the massing and organize the interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept.
b. Belltown Supplemental Guideline D-1.F – Residential buildings should maximize opportunities to create usable, attractive, well integrated open space. Consider upper level terraces, play areas for children and take advantage of sunlight and views.

4. LBCP Strategy: The faceted, prismatic geometry of the building is the result of parametric studies orienting the building to sunlight and views to Mt. Rainier, Elliot Bay and the Olympic Mountains. The building's angled form breaks away from the orthogonal urban street grid to better relate to the natural context and solar orientation. The organic faceted angles mimic fractal geometries found in nature and while seemingly complex, are ordered by relationship to context.

a. Belltown Supplemental Guideline A-1.a Views - Develop the architectural concept and arrange the building mass to enhance views. This includes views of the water and mountains.
b. Design Review Guideline A-1 Respond to the physical environment. 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.

5. LBCP Strategy: The tower will be capped by a cantilevered eyebrow and rooftop screen wall which integrates the PV array and encloses mechanical equipment.

a. Design Review Guideline A-2.- Enhance the Skyline: Design the upper portion of the building to promote visual interest and variety in the downtown skyline.

SEATTLE LIVING BUILDING CHALLENGE PROGRAM

The Living Building and 2030 challenge pilot program is part of the city's goal to reduce building emissions and achieve a carbon neutral community by 2050. The pilot program provides incentives to the applicants with 25 feet additional building height for residential use and up to 25 percent more gross floor area than the maximum floor area otherwise resulting from the application of development standards. The project is currently registered under LBC 3.1

Requirements for LBC:

1. The project is to meet the LBC Petal Certification, which requires at least three of the seven LBC Petals, one of which must be Water, Energy or Materials. In addition, Imperative 01- Limits to Growth and Imperative 20 - Inspiration + Education are required for Petal Certification.

2. Total annual building energy use that is 25 percent less than a baseline defined as the Energy Use Intensity (EUI) targets in the target performance path of the Seattle Energy Code Section C401.3

3. None of the space heating and water heating in the project shall be provided using on site combustion of fossil fuel

4. The project uses only non-potable water to meet the demand for toilet and urinal flushing, irrigation, hose bib, colling tower (make up water only), and water features, except to the extent other applicable local state or federal law requires the use of potable water.

RESPONSE:

Project Requirements/Response: The project is to provide on-site roof solar panels and off-site renewable energy source. Project Requirements/Response: (1) The project is to provide fresh air to each residential units and interior building amenities.

The design will incorporate light and air to public spaces, such as corridors and elevator lobbies with windows at each level. (2) The project will incorporate human connection to nature through exterior bioretention planters and green street and interior interpretive landscaped planters.

Project Requirements/Response: Provide connection to regional vernacular architecture and art through handcrafted buildings details and materials. The project will include a interpretive and educational exhibit to showcase the building living building challenge program.

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Western Avenue streetscape is vibrant and engaged


Catenary lighting in alley


Cedar Street's present character is reinforced with angular sidewalks


Bio-retention planter with weirs along wide building setback

STREET LEVEL CHARACTER

Overall, the design of the urban outdoor spaces focuses on the edges: streetscapes and alley; and their connection to the building, to the direct neighborhood and to the Denny Regrade/ Puget Sound.

Western Avenue's streetscape extends the design in front of the Banner Building and meets Design intent for downtown streetscape standards per ROW improvement Manual with 8' clear walking zone and total of 14' sidewalks. The first few floors of the building setback and give room to angled planters that anchor the building, and visually connect to the corner and to Cedar Street. We are proposing a paving pattern in the sidewalk at the front entry that emphasizes angles present and ties the green street to our entry lobby.

Our Green street, Cedar, has +16' of grade change and pulls inspiration from the existing sidewalks east and west, and from existing granite flush bands placed at angles. We are creating a step-out zone where parking is allowed and have 8' clear sidewalks with a total of 17' sidewalks. We have a seating zone mid-climb, to allow for rest, and plan on incorporating handrails at the planter walls to help with the climb.

In accordance with the city's goal of making alleys more pedestrian and create community activation, we're proposing catenary lights or lanterns, 26' above the alley grade, in the first part of the alley to bring the scale down, turn the corner from the green street and create a gateway.

On private property, we collect dirty roof water and convey it into a linear cascading bio-retention series of planter which include weirs – allowing pedestrians to experience water and movement along this edge. These planters also occur inside the Lobby and create a holistic vision for the slope and a feeling of having it carved away. We are planning on bridge thresholds at the main and secondary entries, with water sounds and movement being part of the experience.

From both inside and out, the spaces feel linked to one another through a walking loop, with water as the connecting element.

SITE PLAN

SCALE: 1" = 20'

0' 10' 20'

Synthetic lawn mounds create interesting topography

Potential pavilion creates refuge

Natural wood logs are intricately stacked for climbing

Mounds could incorporate balance play

LEVEL 7 CHARACTER

Level 7 will be immediately adjacent to 3-bedroom units, which will be targeting families. The whole level will include natural play components that mimic nature and bring a lot of play value.

A natural log stack is proposed on the roof, made of natural wood log and reminiscent of the present beach logs on the shores of Puget sound. The stacking references engineering, ingenuity and innovation exercised during the massive regrade of Denny Hill.

The logs will be set on a rubber base material surfaced with synthetic lawn. The lawn will extend west and include a small area with mounds, a low balance beam, and areas for lounging informally of have a picnic.

A family lounge space will then occur, and last, a small terrace which may include a pavilion element will adorn the NW corner. The potential pavilion is a structure that creates a refuge space. Large enough for kids and adults alike, the space may house intimate conversations, be a make-believe / imaginary space for children, and be set in a plant bed surrounded by grasses.

Biophilic design was infused throughout the level, from use of natural materials, to creating prospect, refuge, mystery, and connecting users to their surrounding environment - a space that truly celebrates Elliot Bay.

LEVEL 7 LANDSCAPE PLAN

SCALE: 1/16″ = 1′-0″

0′ 8′ 16′

Lushly planted space frames views and connect to natural features

Comfortable lounge spaces

Bar rail along the west face

Seating nook allows for intimate conversations

Operable Window Wall Connects Indoor Kitchen to Outdoor Space

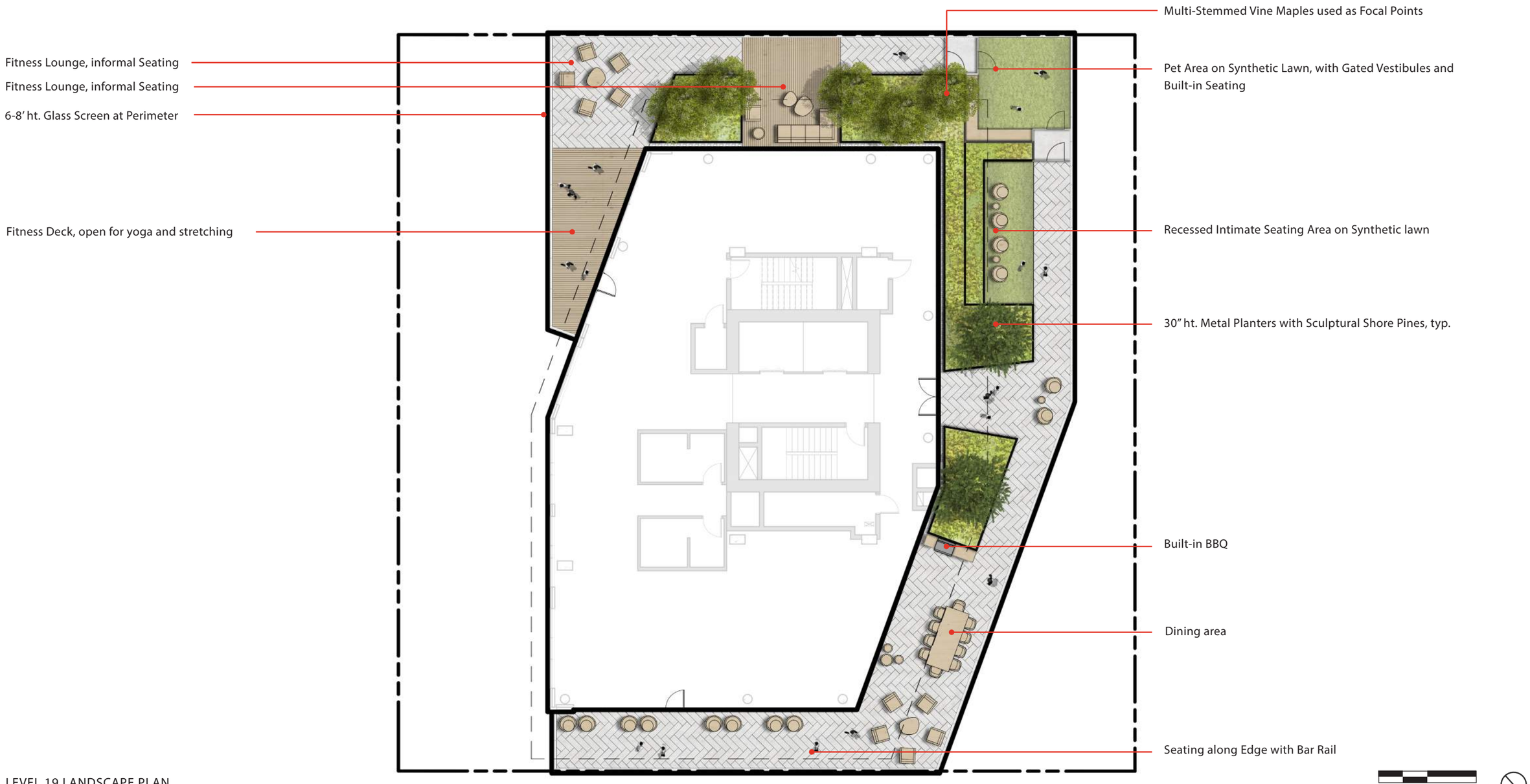
Built-in BBQ

ROOF LEVEL CHARACTER

The design of the roof level landscape focuses on the natural beauty of the surrounding environment - Mount Rainier, Elliot Bay and the Olympics, The Needle, and views of downtown. By connecting visually to all these elements, people can be closer to nature, the seasons, and to changes in climatic conditions.

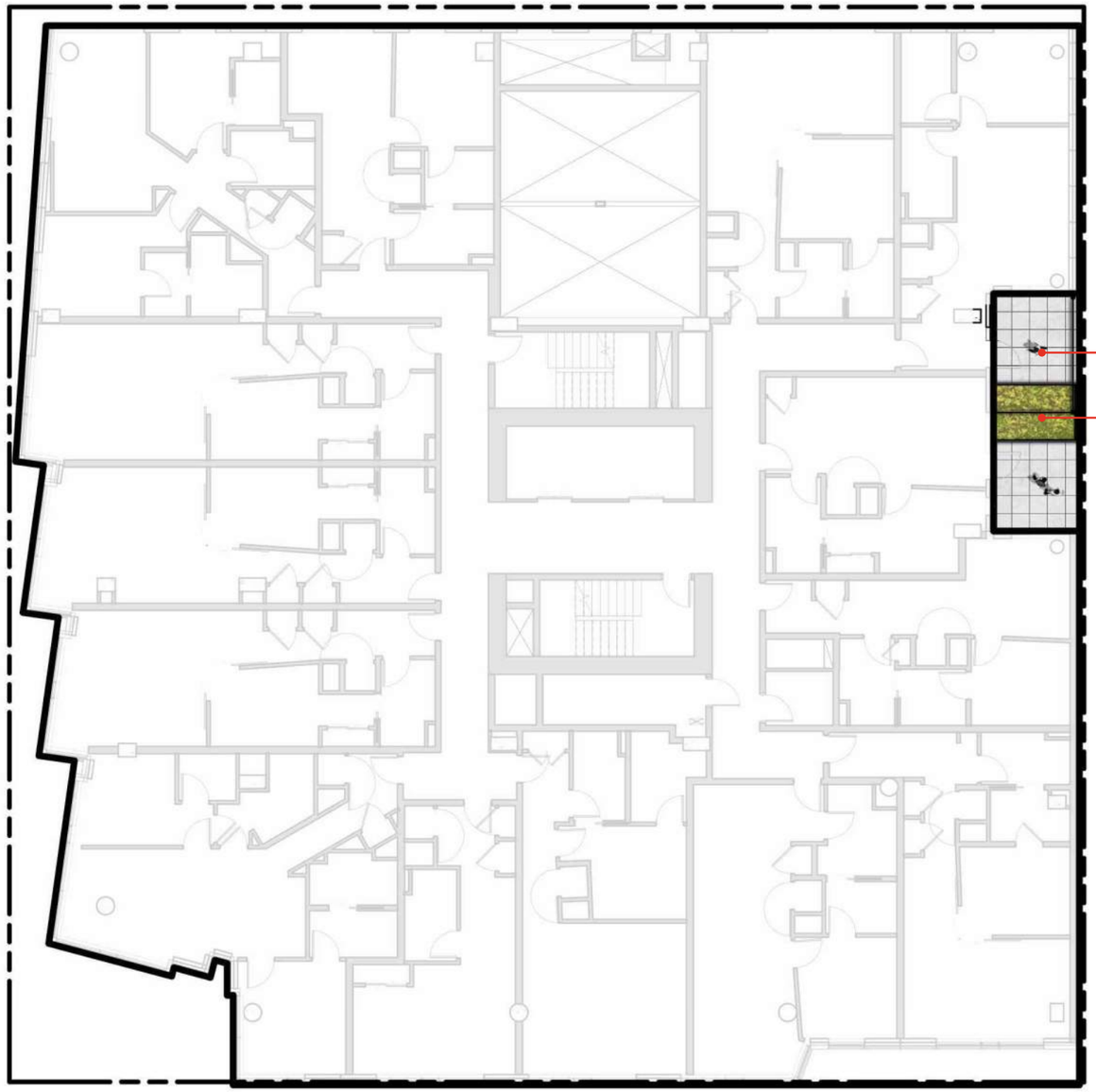
Large planters will house sculptural trees, which will be placed to frame views or as focal points. The spaces themselves want to connect directly with indoor uses and feel seamless.

Seating areas will vary to create flexibility of uses, and a small pet area will be tucked in the southeast corner.



LEVEL 19 LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"



LEVEL 3 LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

LEVELS 3 AND 10 CHARACTER

Levels 3 and 10 include private residential terraces associated with units. They are design simply, with planting and screening located at deminsing walls and to increase privacy.

Materials are simple, metal planters, concrete pavers on pedestals - and depending on the size, lets the tenant design their outdoor space creatively with outdoor furniture.

Example for screening between terraces for privacy

Tenant furnished spaces are lined with plantings

LEVEL 10 LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

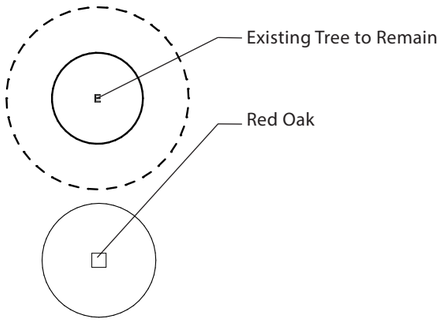
0' 8' 16'

LANDSCAPE SECTION A - CEDAR STREET

LANDSCAPE SECTION B - WESTERN AVENUE

PLANTING LEGEND

- Plants on Grade
- Bio Retention
- Interior Plants



Note: See following page for planting palette selection

STREET LEVEL PLANTING PLAN

SCALE: 1" = 20'

0' 10' 20'

STREET LEVEL PLANTING PALETTE

STREET TREES

Katsura Tree

Red Oak

SHRUBS

Little Henry Sweetspire

Tuscan Blue Rosemary

Box-Leaved Honeysuckle

GRASSES / PERENNIALS / GROUNDCOVERS

Switch Grass ‘Dallas Blues’

French Lavender

Big Blue Lily Turf

Salmon Yarrow

Bear’s Breeches

Echinacea ‘Sunset’

Oriental Fountain Grass

Variegated Moor Grass

BIO RETENTION

New Zealand Hair Sedge

Slough Sedge

Kelsey’s Red-Osier Dogwood

Elk Blue California Gray Rush

Panicled Bulrush

PLANTING LEGEND

Plants on Structure

Vine Maple

Note: See following page for planting palette selection

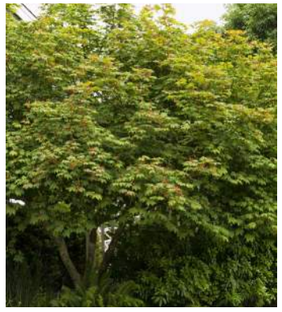
LEVEL 7 PLANTING PLAN

SCALE: 1" = 16'

0′ 8′ 16′

LEVEL 7 PLANTING PALETTE

TREES



Vine Maple

SHRUBS

Dwarf Forthergilla

Himalayan Sweet Box

GRASSES / FERNS / PERENNIALS

Royal Fern

Tassel Fern

Autumn Fern

Autumn Moor Grass

Blue Fescue

Hakone Grass

Echinacea ‘Sunset’

English Lavender

PLANTING LEGEND

Plants on Structure

Vine Maple

Shore Pine

Note: See following page for planting palette selection

LEVEL 19 PLANTING PLAN

SCALE: 1" = 16'

0' 8' 16'

GGLO

LEVEL 19 PLANTING PALETTE

TREES


Vine Maple


Shore Pine

SHRUBS


Dwarf Forthergilla


Salal


Box-Leaved Honeysuckle


Low Oregon Grape

GRASSES / FERNS / PERENNIALS /GROUNDCOVERS


Autumn Fern


Echinacea ‘Sunset’


Deer Grass


Bowles’ Golden Sedge


Autumn Moor Grass

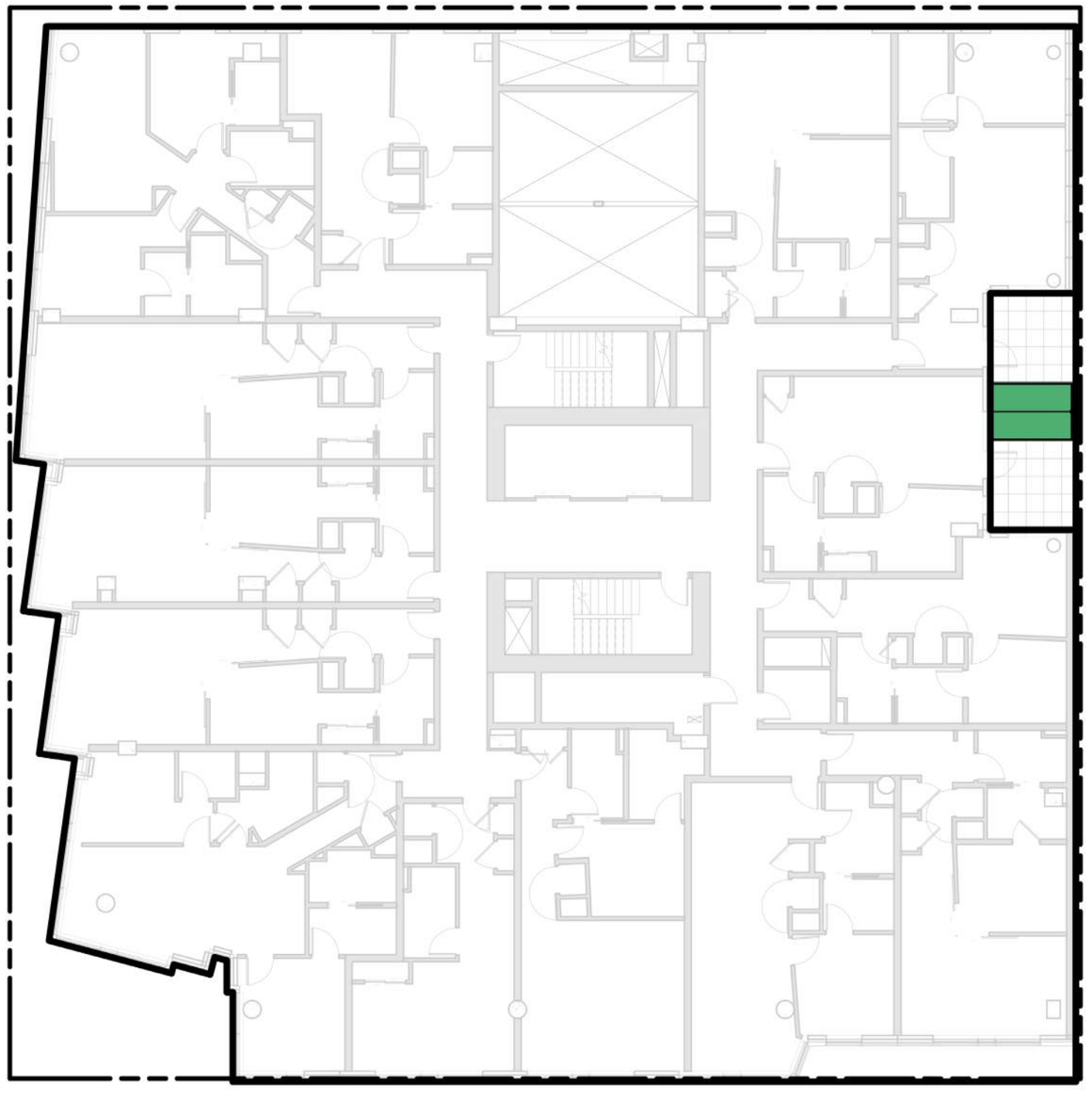

Silvery Sunproof Lilyturf


Massachusetts Kinnikinnik


Dense Blazing Star


Hakone Grass


Salmon Yarrow



PLANTING LEGEND

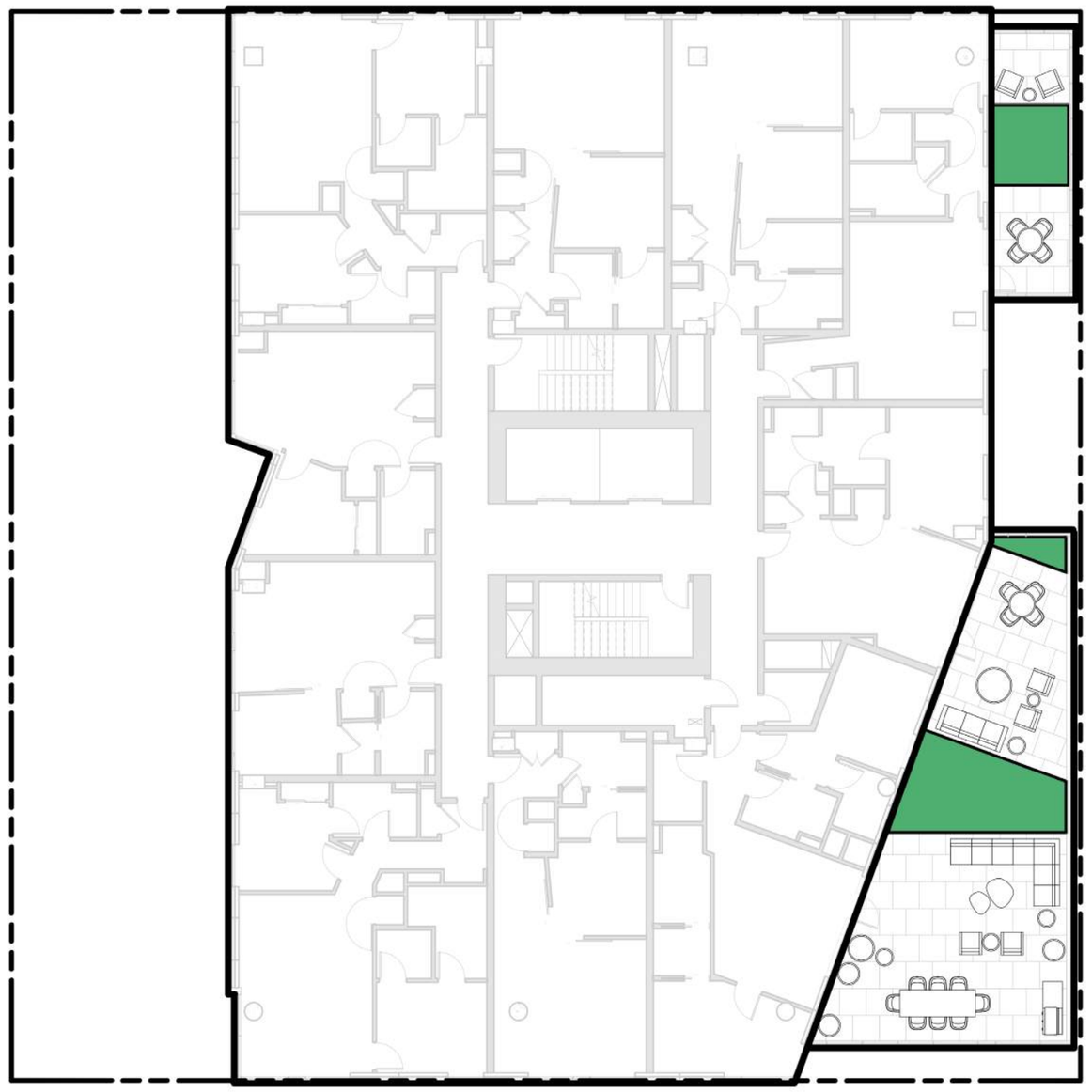
Plants on Structure

Note: See "Level 3/Level 10 Planting Palette" page for planting palette selection

LEVEL 3 PLANTING PLAN

SCALE: 1" = 16'

0' 8' 16'



PLANTING LEGEND

Plants on Structure

Note: See following page for planting palette selection

LEVEL 10 PLANTING PLAN

SCALE: 1" = 16'

0' 8' 16'

LEVEL 3/LEVEL 10 PLANTING PALETTE

SHRUBS

Dwarf Forthergilla

Little Henry Sweetspire

GRASSES / PERENNIALS

Bear's Breeches

Echinacea 'Sunset'

English Lavender

Dense Blazing Star

Big Blue Lily Turf

Salmon Yarrow

Variegated Moor Grass

Bowles' Golden Sedge

MATERIALS PALETTE

CoS Standard Sidewalk, with sawcut joints and sandblast finish

Metal planters with dark patina are used throughout

Wood logs create a connection with nature through play

Wood or metal slats at privacy screens

Granite flush curbs in sidewalk continue streetscape design

Bio-retention planter edges along sidewalk are cast in place board-formed concrete

Flagstone pavers are proposed under the pinecone pavilion to reinforce a natural feel

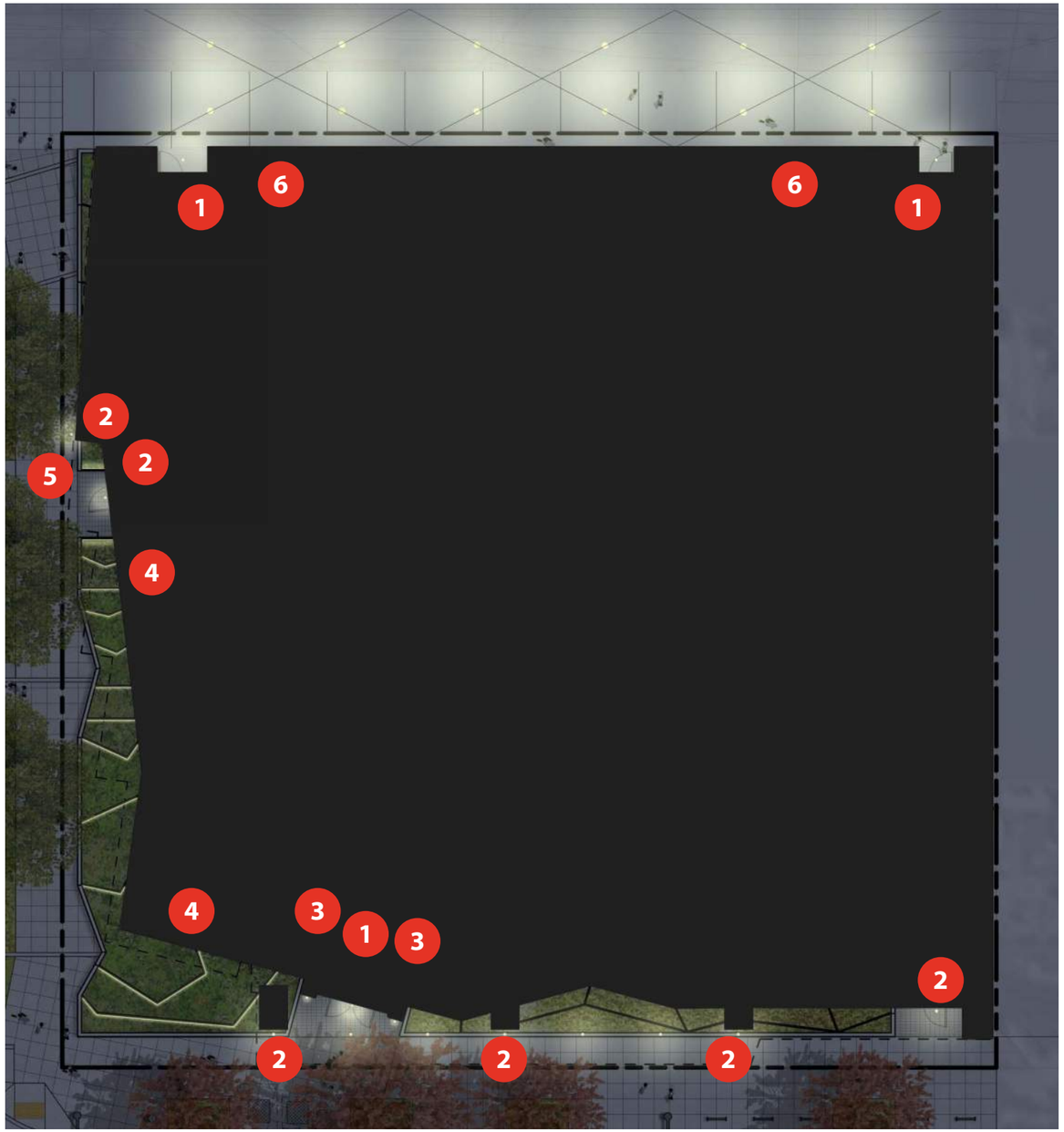
Porcelain wood-like plank pavers can subtly connect to interior space and reflect natural materials at level 19

Bridge elements at entries on street level are metal grating that will develop a patina over time

Precast concrete Bench on Cedar reinforces the overall concept

Synthetic Lawn is used on level 7 for play and level 19 for pet area

Concrete pavers will be very light in color to have high-albedo content.

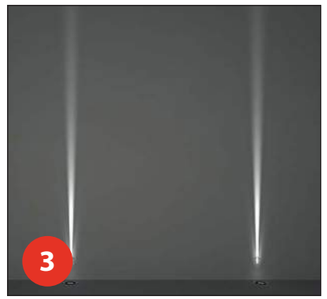


STREET LEVEL LIGHTING PLAN
NOT TO SCALE

Recessed Downlight
Downlights recessed overhead illuminate entry and exit doors.

Cylinder Downlight
Side mounted cylinder downlights mount to overhead canopy and building spandrel for ambient lighting below.

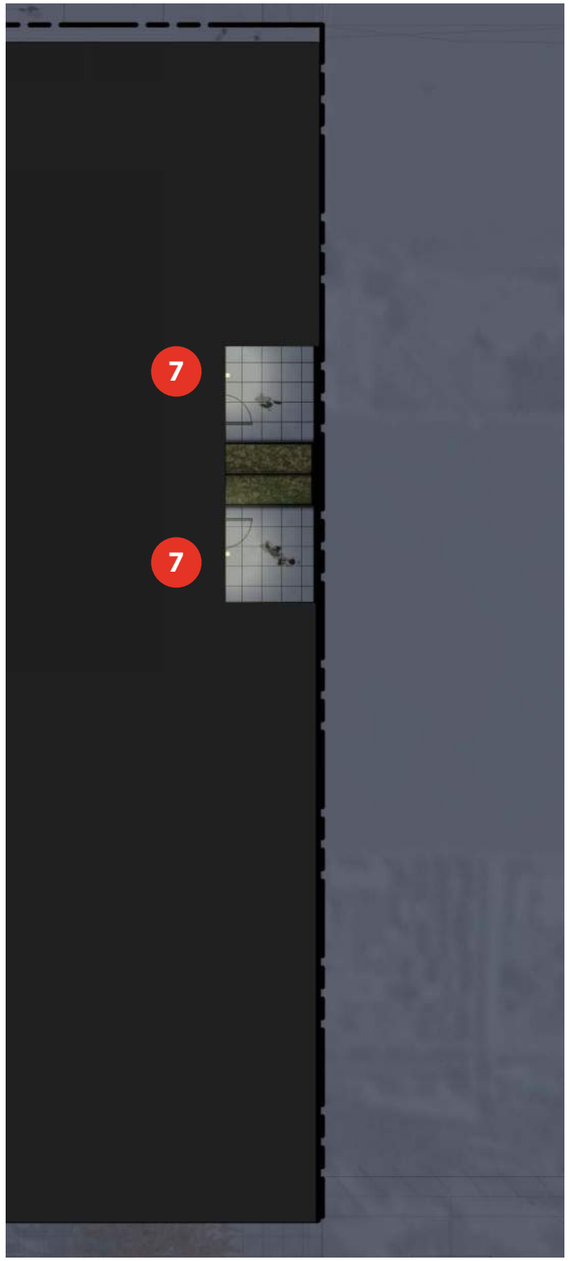
Ingrade Uplight
Narrow optic uplights flank the entry portal.



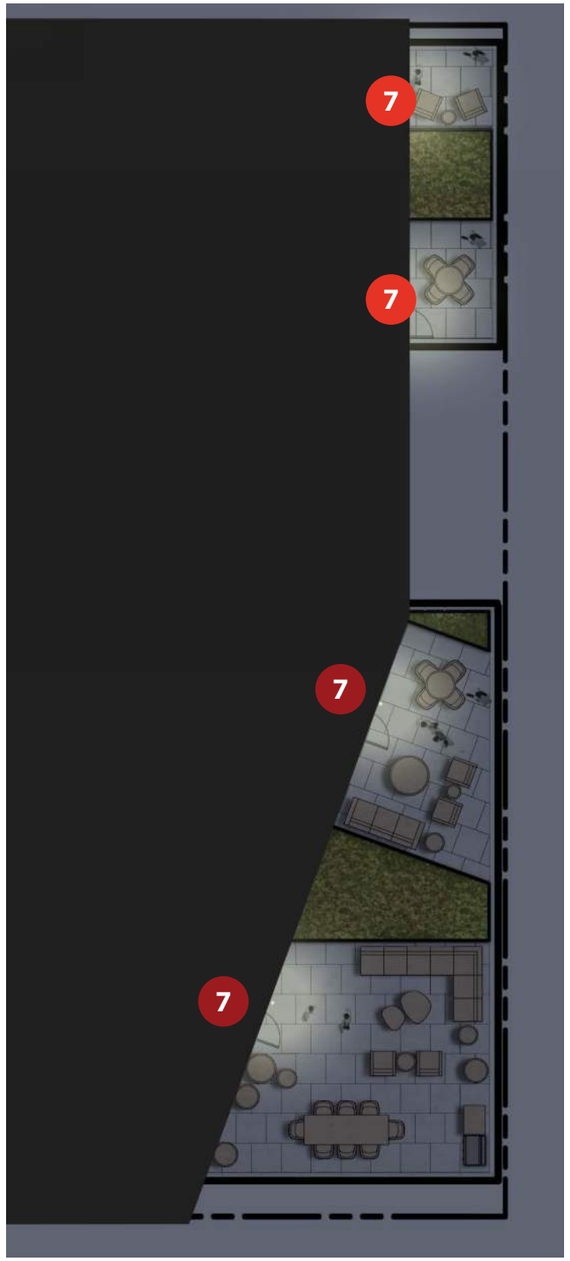
Cascading Planter Uplight Lighting at the base of the stepped bioretention planters uplight the cascading feature.

Bridge Under Light
Lights mounted to the entry bridge's underside create a floating effect.

Catenary Lighting
The alley garage entry is well-lit using overhead catenary lighting suspended between buildings.

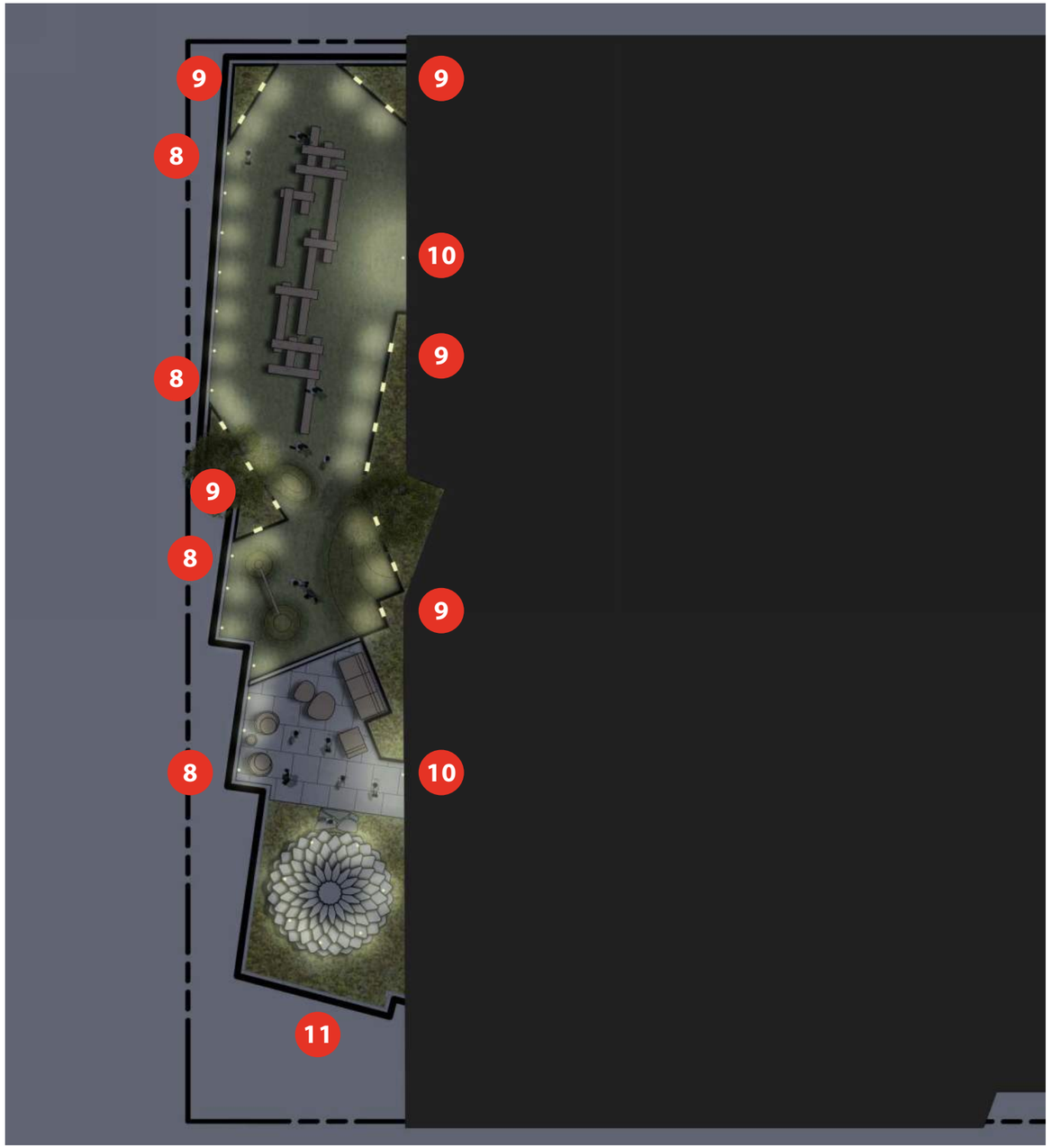


LEVEL 3 LIGHTING PLAN
NOT TO SCALE



LEVEL 10 LIGHTING PLAN
NOT TO SCALE

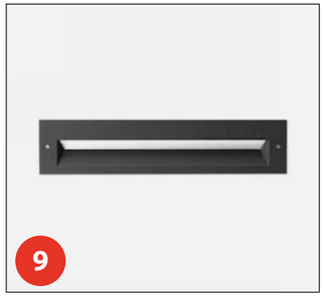
Wall Sconce
Minimalist, shielded wall sconces light each deck while minimizing spill to adjacent property.



LEVEL 7 LIGHTING PLAN
NOT TO SCALE

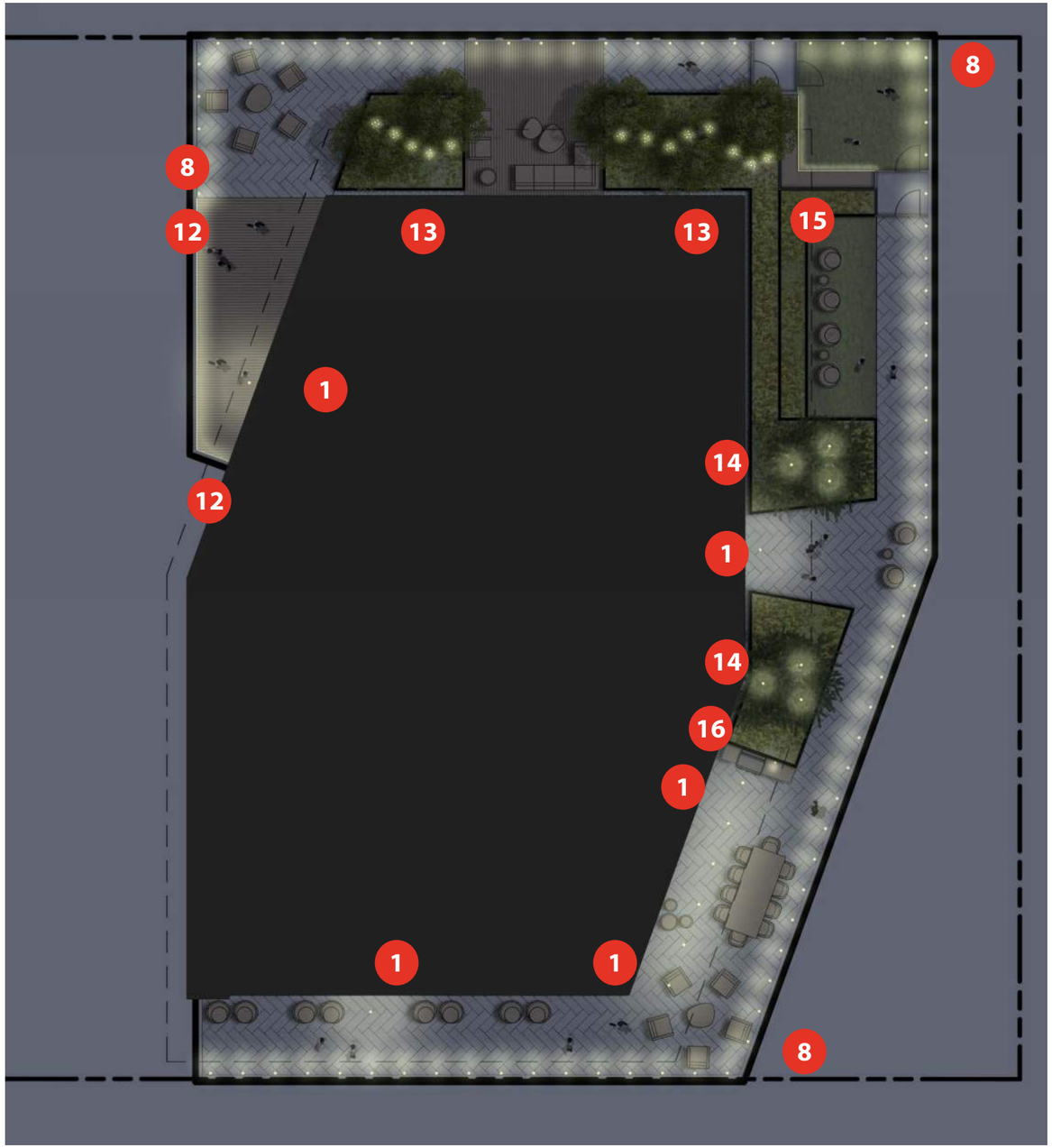
Stanchion Light
Small lights mounted to guardrail stanchions provide illumination around terrace perimeter.

Steplight
Recessed steplight in planters give low-level lighting.



Wall Sconce
Downlight wall sconces mark each door.

Shelter Uplight
In grade uplights within shelter dramatically create a glow inside.

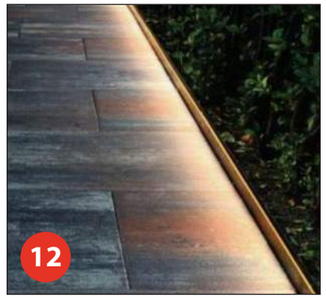


LEVEL 19 LIGHTING PLAN
NOT TO SCALE

Recessed Downlight
Downlights recessed overhead illuminate entry and exit doors.

Stanchion Light
Small lights mounted to guardrail stanchions provide illumination around terrace perimeter.

Toekick Lighting
Low level lighting create a meditative glow that differentiates the fitness deck from the rest of the terrace.

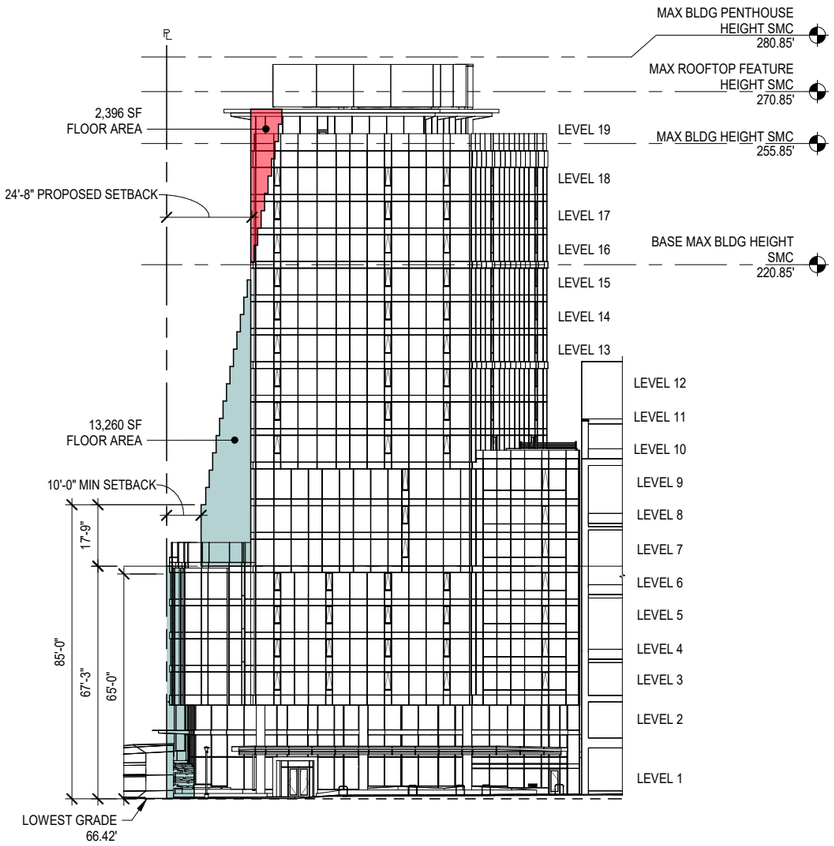


Lit Reeds
Reed-like decorative lighting weaves through the trees giving sparkle and a glow to the trees.

Tree Uplights
Ground-mounted adjustable lights highlight feature trees at deck entry.

Underbench Light
LEDs mounted beneath benches anchor the dog run.

BBQ Task Light
Small-scale adjustable light at the BBQ ensure ample lighting for food preperation.



LEVEL	VOLUNTARY SETBACK FLOOR AREA	FLOOR AREA ENCROACHING THE SETBACK
L1	649 SF	0 SF
L2	649 SF	0 SF
L3	408 SF	0 SF
L4	408 SF	0 SF
L5	408 SF	0 SF
L6	408 SF	0 SF
L7	1,801 SF	0 SF
L8	1,801 SF	0 SF
L9	1,681 SF	0 SF
L10	1,441 SF	0 SF
L11	1,201 SF	0 SF
L12	961 SF	0 SF
L13	721 SF	0 SF
L14	481 SF	0 SF
L15	241 SF	0 SF
L16	1 SF	239 SF
L17	0 SF	479 SF
L18	0 SF	719 SF
L19	0 SF	959 SF
	13,260 SF	**2,396 SF**

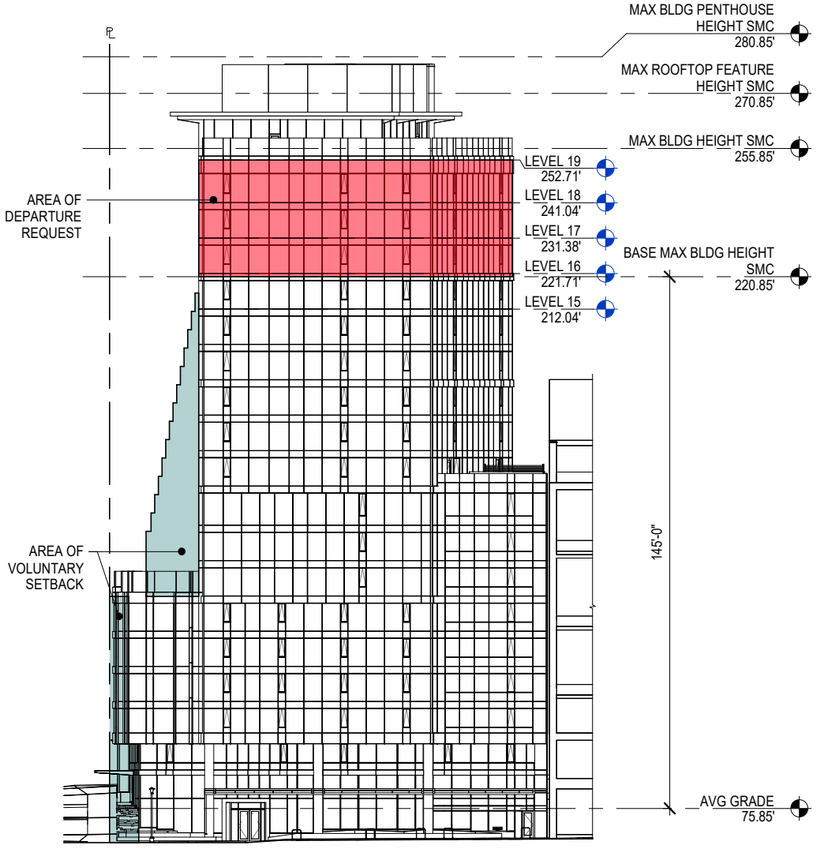
CALCULATION: (LENGTH OF FACADE AT LEVEL) x (FLOOR AREA IN HIGHLIGHTED AREA)

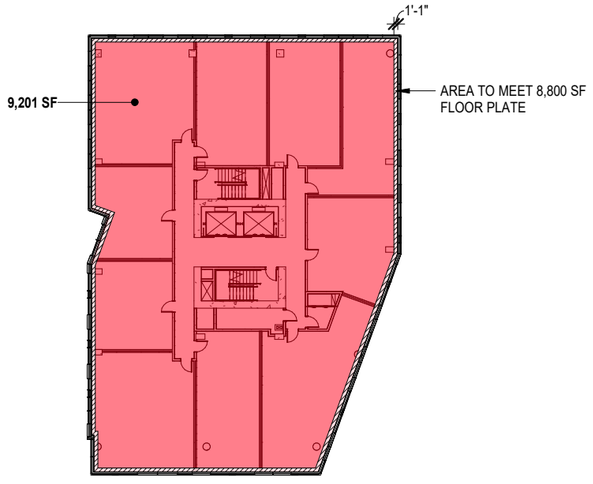
AREA OF VOLUNTARY SETBACK

AREA ENCROACHING THE SETBACK

ZONING DEPARTURE REQUEST #1

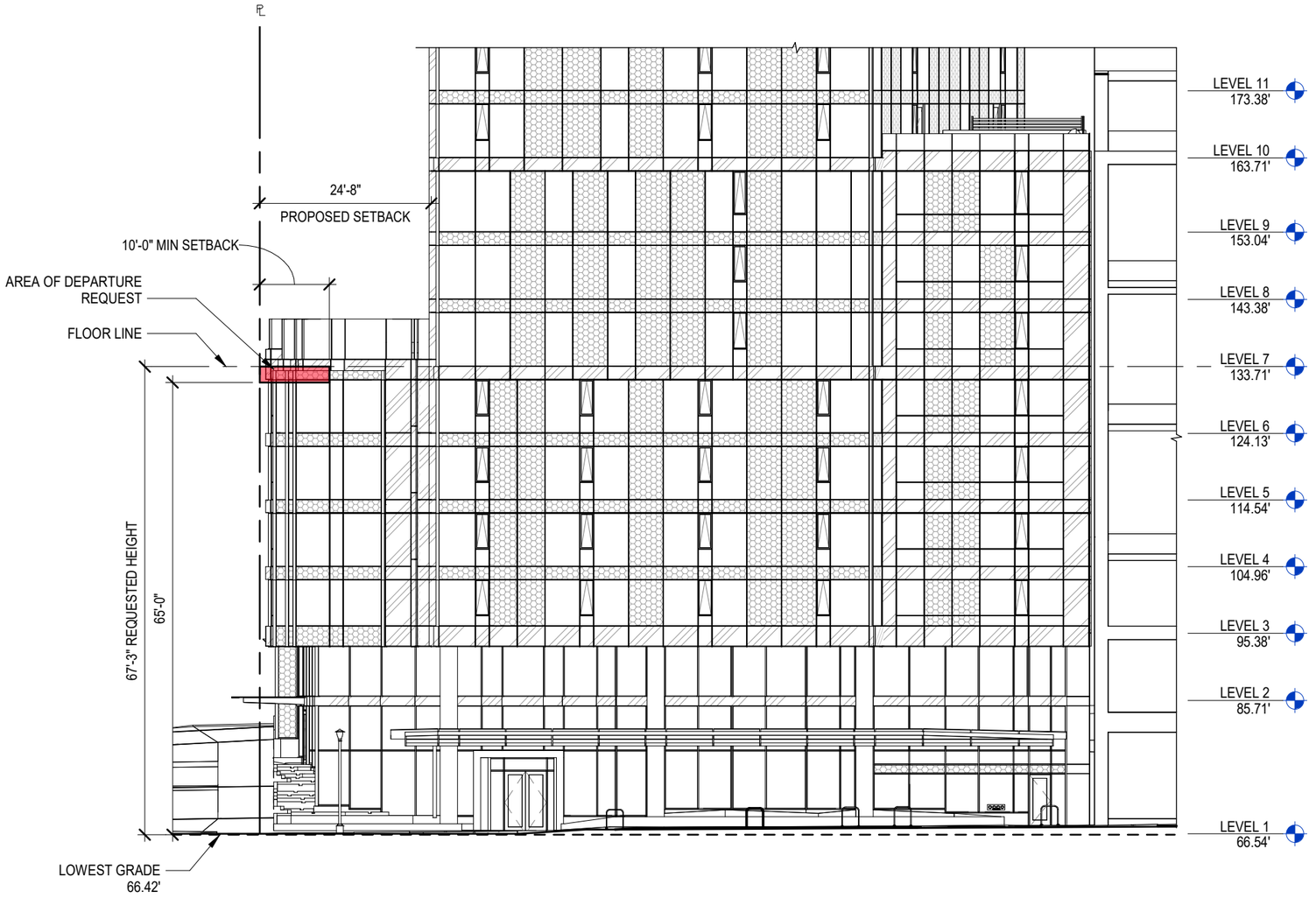
SECTION	DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE	SUPPORTING GUIDELINES	EDG RECOMMENDATION
23.49.166.B.1	DOWNTOWN MIXED RESIDENTIAL, COVERAGE AND FLOOR SIZE LIMITS B. GREEN STREET SETBACKS. IN DMR ZONES OUTSIDE SOUTH DOWNTOWN, EXCEPT IN DMR/R 85/65 ZONES, A SETBACK IS REQUIRED FROM THE STREET LOT LINE ABUTTING A GREEN STREET DESIGNATED ON MAP 1B. THE SETBACK SHALL BE AS FOLLOWS: 2. FOR EACH PORTION OF A STRUCTURE ABOVE 85 FEET IN HEIGHT, AN ADDITIONAL SETBACK IS REQUIRED AT A RATE OF ONE FOOT OF SETBACK FOR EVERY FIVE FEET THAT THE HEIGHT OF SUCH PORTION EXCEEDS 85 FEET.	FOR A 145' STRUCTURE, THE TOTAL REQUIRED GREEN STREET HORIZONTAL SETBACK IS 22' AT 145'. THE HEIGHT OF THE BUILDING WILL BE 180' WITH ADDITIONAL HEIGHT BONUSES AND THE CORRESPONDING GREEN STREET HORIZONTAL SETBACK IS 29'. THE APPLICANT IS PROVIDING A 24'-8" SETBACK WHICH ENCROACHES 4'-4" INTO THE SETBACK AT THE TOP OF THE BUILDING. APPLICANT HAS INCREASED THIS FROM 22' AT INITIAL EDG MEETING TO 24'-8" WITH CURRENT PROPOSAL.	PROPOSED GREEN STREET SETBACK WILL START AT APPROXIMATELY 67' ABOVE LOWEST GRADE POINT AT CORNER OF WESTERN AND CEDAR AND SET BACK 24'-8" FOR THE FULL EXTENT OF TOWER. THIS IS 14'-8" FARTHER THAN THE MINIMUM CODE REQUIRED 10' FROM 65' TO 85' AND WILL PULL MASS OF BUILDING OUT OF GREEN STREET SETBACK AT A LOWER ELEVATION, ALLOWING MORE VIEWS WEST ALONG CEDAR. THIS WILL AVOID AWKWARD STEPPING OF THE BUILDING AND ALLOW A BETTER VERTICAL TOWER EXPRESSION. THE 4'-4" ENCROACHMENT AT THE TOWER TOP WILL HAVE FAR LESS IMPACT TO THE VIEW CORRIDOR THAN THE CODE ALLOWED MASSING WOULD HAVE AT THE LOWER LEVELS. THIS SOLUTION WILL PROVIDE BETTER SCALE AND MASSING THAT RESPONDS MORE GRACIOUSLY TO THE NEIGHBORING TERRACES. MOVING THE ENTIRE TOWER FARTHER OUT OF THE GREEN STREET SETBACK AT A LOWER ELEVATION WILL REINFORCE VIEWS FOR THE NEIGHBORHOOD, CREATE MORE LIGHT AT THE GROUND PLANE AND HELP REDUCE MASS OF THE TOWER FROM STREET LEVEL.	B-1 ARCHITECTURAL EXPRESSION - RESPOND TO NEIGHBORHOOD CONTEXT B-2 CREATE A TRANSITION IN BULK AND SCALE B-3 REINFORCE THE POSITIVE URBAN FORM AND ARCHITECTURAL ATTRIBUTES	STAFF CONCURS WITH THE BOARD'S EARLIER RECOGNITION OF THE VALUE OF THE VOLUNTARY SETBACKS AT LOWER LEVELS AND THE NET POSITIVE INCREASE IN AREA SET BACK FROM THE STREET AND INDICATES PRELIMINARY SUPPORT FOR THE DEPARTURE, PROVIDED THE DESIGN DEMONSTRATES A CLEAR RATIONALE FOR HOW THIS DEPARTURE WOULD HELP THE PROJECT BETTER MEET GUIDELINE B-1: RESPOND TO THE NEIGHBORHOOD CONTEXT, C-1-C: PUBLIC REALM ELEMENTS AND D-2-1: LANDSCAPE ENHANCEMENTS (ESPECIALLY RELATED TO GREEN STREETS).





ZONING DEPARTURE REQUEST #2

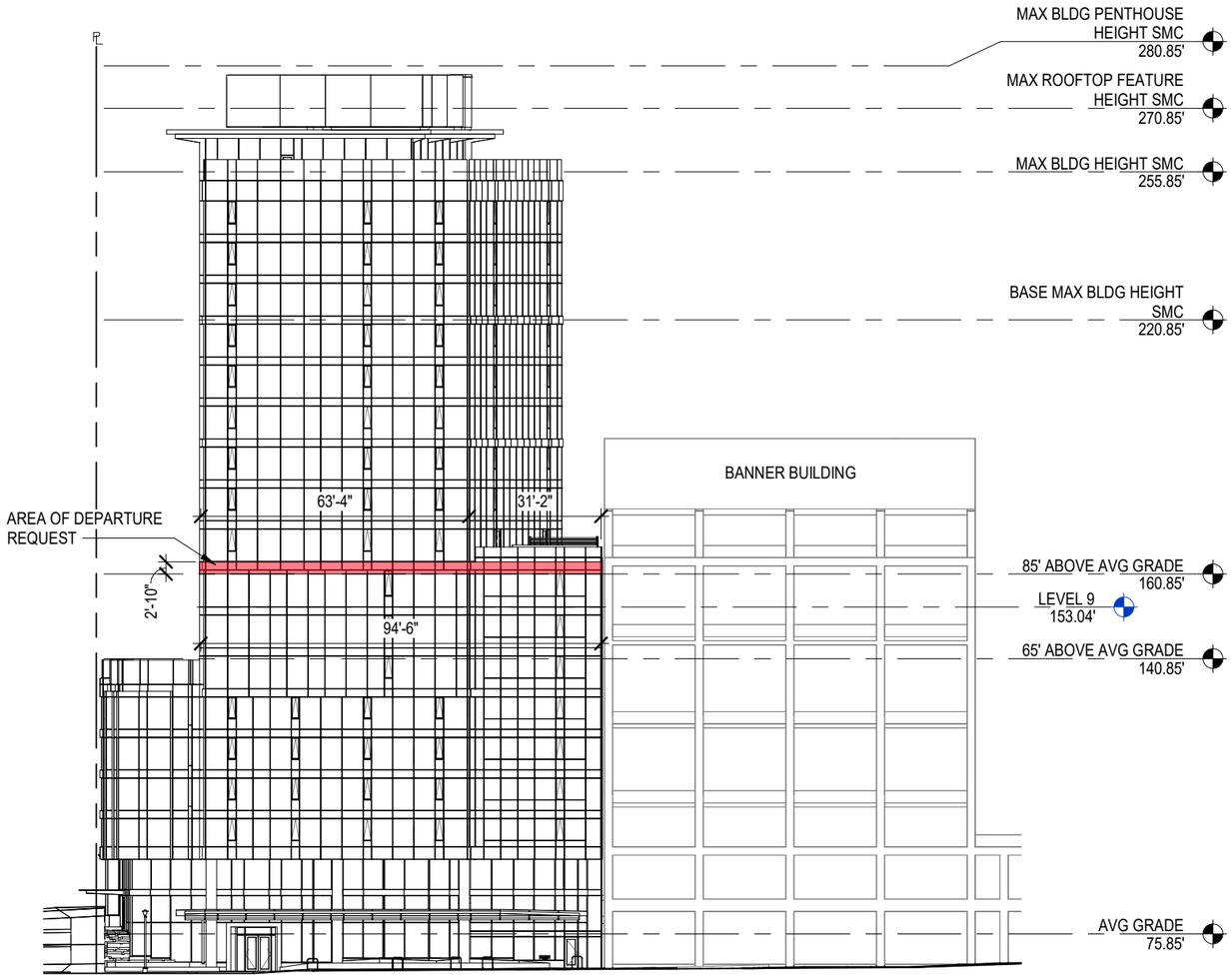
SECTION	DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE	SUPPORTING GUIDELINES	EDG RECOMMENDATION
23.49.158.B	DOWNTOWN MIXED RESIDENTIAL, COVERAGE AND FLOOR SIZE LIMITS B. STORY SIZE. EACH STORY IN PORTIONS OF STRUCTURES ABOVE 145 FEET IN HEIGHT SHALL HAVE A MAXIMUM GROSS FLOOR AREA OF 8,800 SQUARE FEET.	THE APPLICANT IS REQUESTING TO HAVE THE FLOOR PLATE AREA INCREASE FROM 8,800 SF TO 9,201 SF FOR LEVELS 15 TO 19. THE INCREASED FLOOR PLATE WILL ALIGN WITH THE FLOOR PLATES FROM LEVEL 10 TO 15 AND MAINTAIN A CONSISTENT VERTICAL DESIGN CONCEPT ON BOTH THE CEDAR STREET FAÇADE AND THE SWEEPING FAÇADE FACING THE BANNER BUILDING. TO OFFSET THE ADDITIONAL AREA GAINED ON LEVELS 15 TO 18 THE BUILDING IS PROVIDING VOLUNTARY SETBACKS AT THE GROUND LEVEL AND LEVEL 7 TO 15.	A CONSISTENT FLOOR AREA FROM LEVEL 15 TO 19 WILL MAINTAIN THE CONCEPTS PRESENTED AND SUPPORTED BY THE DESIGN REVIEW BOARD AT EARLY DESIGN GUIDANCE. THE BOARD SUPPORTED THE DEVELOPEMENT OF THE THREE PART MASSING PARTI IN RECOGNITION OF THREE DISTINCT CONDITIONS AND RELATIONSHOPS: TO THE CITY SKYLINE, TO THE BANNER BUILDING, AND TO THE CEDAR GREEN STREET. PER THE BOARD'S SUPPORT OF THE DIFFERENT EXPRESSIONS OF THE THREE PARTS TO BE DEVELOPED AS A CONNECTED AND UNIFIED WHOLE RATHER THAN DISCRETE PARTS (**B-4**). EACH OF THE THREE PART COMPONENTS IS CAREFULLY COMPOSED TO VISUALLY ADDRESS THE DIFFERENT FAÇADES AND SITE CONDITIONS. THE THREE PART DIAGRAM TAKES IN THE CONSIDERATION FOR LIGHT AND VIEWS TO ITS ADJACENT NEIGHBORS AND THE TIGHT URBAN SETTING FACING THE GREEN STREET (**B-1, B-1.C, B-2**). THE FAÇADE ALONG CEDAR STREET IS IN ALIGNMENT FROM LEVEL 7 TO 19, DETAILED WITH VERTICAL SPANDREL PANELS AND THE FAÇADE FACING THE BANNER BUILDING IS DESIGNED TO BE CONSISTENT FROM LEVEL 10 TO LEVEL 19 WITH A HORIZONTAL SWEEP. THE DETAILED DESIGN OF THE FAÇADES ARE CONSISTENT WITH THE DISTINCTIVE THREE PART DIAGRAM TO CREATE DEPTH AND TEXTURE TO THE BUILDING (**C-2**). TO REDUCE THE FLOOR PLATES FROM LEVEL 15 TO 19 WILL SIGNIFICANTLY DISORGANIZE THE THREE PART CONCEPT, THE DETAILED APPEARANCE OF THE BUILDING, AND THE OVERALL BUILDING TO SITE CONSIDERATION. THE APPLICANT HAS CAREFULLY ANALYZED THE ADDITIONAL AREAS AND HAS INCLUDED A SIGNIFICANT VOLUNTARY SETBACK AT THE GROUND LEVEL FOR THE LIVING BUILDING PILOT PROGRAM AND THE GREEN STREET SETBACK FROM LEVEL 7 TO 14.	A-2 ENHANCE THE SKYLINE B-1 RESPOND TO THE NEIGHBORHOOD CONTEXT B-2 CREATE A TRANSITION IN BULK AND SCALE B-4 DESIGN A WELL-PROPORTIONED AND UNIFIED BUILDING C-2 DESIGN FACADES OF MANY SCALES B-1.C VISUAL INTEREST	

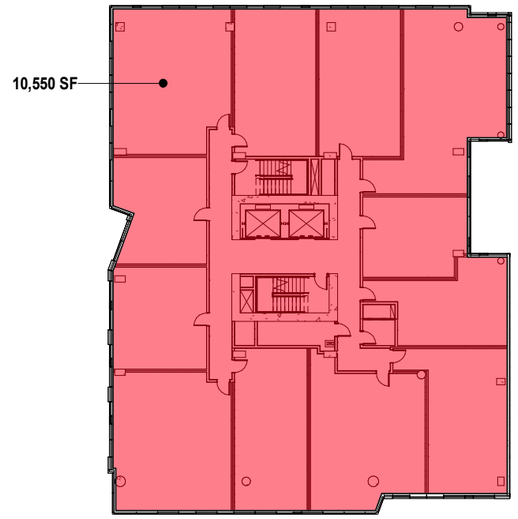


ZONING DEPARTURE REQUEST #3

1 MUP REV 1

SECTION	DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE	SUPPORTING GUIDELINES	EDG RECOMMENDATION
23.49.166.B.1	DOWNTOWN MIXED RESIDENTIAL, COVERAGE AND FLOOR SIZE LIMITS B. GREEN STREET SETBACKS. IN DMR ZONES OUTSIDE SOUTH DOWNTOWN, EXCEPT IN DMR/R 85/65 ZONES, A SETBACK IS REQUIRED FROM THE STREET LOT LINE ABUTTING A GREEN STREET DESIGNATED ON MAP 1B. THE SETBACK SHALL BE AS FOLLOWS: 1. TEN FEET FOR PORTIONS OF STRUCTURES ABOVE 65 FEET IN HEIGHT TO A MAXIMUM OF 85 FEET.	FROM 65' TO 85' IN HEIGHT ALONG A GREEN STREET, A 10' HORIZONTAL SETBACK IS REQUIRED. THE APPLICANT PROPOSES STEPPING BACK AT 67'-3" VS 65'.	THE HEIGHT IS BEING MEASURED FROM THE LOWEST POINT AT THE INTERSECTION OF WESTERN AND CEDAR VS. AVERAGE GRADE ALONG CEDAR AND RESULTS IN A MUCH LOWER SETBACK AT THE UPHILL PORTION OF THE SITE AND CREATES A HARDSHIP DUE THE 15% SITE SLOPE. THE 18' SLOPE OF THE SITE FROM WESTERN UP TO CEDAR RESULTS IN A SETBACK HEIGHT OF 50' AT THE ALLEY WHICH IS MUCH LESS THAN THE 65' STEP BACK HEIGHT. AT THE 67'-3" ELEVATION THE APPLICANT IS STEPPING BACK 24'-8 VS. THE MINIMUM 10' AT 65' TO STEP THE ENTIRE TOWER BACK SOONER AND CREATE ADEQUATE TERRACE SPACE FOR THE TEN 3-BEDROOM OUTDOOR AMENITY AREA AT LEVEL 7. STEPPING BACK AT 67'-3" ALSO PROVIDES A BETTER ALIGNMENT TO THE CEDARS BUILDING TERRACE ACROSS THE ALLEY.	B-1 ARCHITECTURAL EXPRESSION - RESPOND TO NEIGHBORHOOD CONTEXT B-2 CREATE A TRANSITION IN BULK AND SCALE	STAFF RECOGNIZES THE INTENT TO RESPOND TO THE EXISTING DATUM LINE AND PRELIMINARILY SUPPORTS THE DEPARTURE, PROVIDED THE DESIGN DEMONSTRATES A CLEAR RATIONALE FOR HOW THIS DEPARTURE WOULD HELP THE PROJECT BETTER MEET GUIDELINE B-1: RESPOND TO THE NEIGHBORHOOD CONTEXT.





ZONING DEPARTURE REQUEST #4

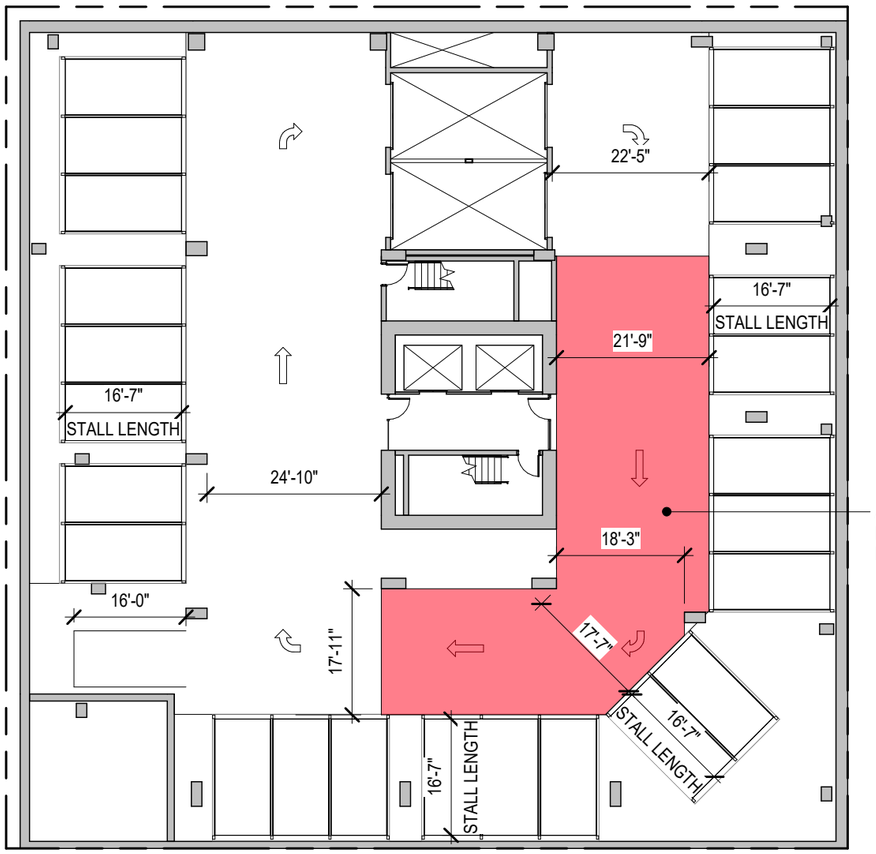
1 MUP REV 1

SECTION	DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE	SUPPORTING GUIDELINES	EDG RECOMMENDATION
23.49.158.A.3	DOWNTOWN MIXED RESIDENTIAL, SIDE SETBACK AND GREEN STREET SETBACK REQUIREMENTS 3. FOR SITES LESS THAN 19,000 SF, THE MAXIMUM SITE COVERAGE ABOVE 85' IS LIMITED TO 65%.	THE APPLICANT IS REQUESTING TO DEPART THE 65% FLOOR COVERAGE FOR THE SITE, WHICH IS 9,347 SF FOR THE 14,379.73 SF SITE, AND IS PROPOSING LEVEL 9 TO BE 10,550 SF. THIS STORY COVERS 74.6% OF THE SITE FOR 2'-10" ABOVE THE 85' TRIGGER HEIGHT.	IN ORDER TO ALIGN WITH THE BANNER BUILDING'S EXISTING PARAPET HEIGHT, THE HEIGHT OF THE RECESSED "GASKET" OF THE NEW BUILDING AND CORRESPONDING FLOOR AREA WILL BE PARTIALLY ABOVE THE 85' FLOOR COVERAGE LIMIT. ALIGNING WITH THE EXISTING PARAPET WILL PROMOTE A CLEAR CONTEXTUAL RELATIONSHIP TO THE BANNER BUILDING.	B-1 ARCHITECTURAL EXPRESSION - RESPOND TO NEIGHBORHOOD CONTEXT B-2 CREATE A TRANSITION IN BULK AND SCALE B-3 REINFORCE THE POSITIVE URBAN FORM AND ARCHITECTURAL ATTRIBUTES	STAFF RECOGNIZES THE INTENT TO RESPOND TO THE EXISTING DATUM LINE AND PRELIMINARILY SUPPORTS THE DEPARTURE, PROVIDED THE DESIGN DEMONSTRATES A CLEAR RATIONALE FOR HOW THIS DEPARTURE WOULD HELP THE PROJECT BETTER MEET GUIDELINE B-1: RESPOND TO THE NEIGHBORHOOD CONTEXT.

ZONING DEPARTURE REQUEST #5

1 MUP REV 1

SECTION	DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE	SUPPORTING GUIDELINES	EDG RECOMMENDATION
23.49.008.F.2.a	F. IN ALL DOWNTOWN ZONES AN ADDITIONAL 10 FEET IN HEIGHT IS PERMITTED ABOVE THE OTHERWISE APPLICABLE MAXIMUM HEIGHT LIMIT FOR RESIDENTIAL USES FOR A STRUCTURE THAT INCLUDES RESIDENTIAL DWELLING UNITS THAT COMPLY WITH ALL OF THE FOLLOWING CONDITIONS: a. THE AMENITY AREA HAS A MINIMUM AREA OF 1300 SQUARE FEET AND A MINIMUM HORIZONTAL DIMENSION OF 20 FEET.	THE APPLICANT IS REQUESTING TO DEPART THE 20' MINIMUM HORIZONTAL DIMENSION AND PROVIDE AN AVERAGE WIDTH OF 19'-9". TERRACE WIDTHS VARY FROM 27'-8" TO 15'-5".	APPLICANT IS SETTING BACK THE BUILDING BETWEEN 2'-0" AND 10'-6" TO PROVIDE A BIOSWALE ALONG THE CEDAR GREEN STREET. THESE VOLUNTARY SETBACKS WILL AMENITIZE THE GROUND PLANE FOR PEDESTRIANS BUT CONSTRAIN AVAILABLE DIMENSION FOR THE ROOF TERRACE AMENITY. IN ORDER TO CREATE A WELCOME AND USEFUL AMENITY SPACE FOR THE TEN 3-BEDROOM UNITS THE TERRACE WILL BE 2,060 SF VS. THE 1300 SF MINIMUM WHICH IS 59% LARGER.	B-3.3 PEDESTRIAN AMENITIES AT THE GROUND LEVEL C-1.3 STREET LEVEL ARTICULATION FOR PEDESTRIAN ACTIVITY	STAFF RECOGNIZES THE INTENT TO INTRODUCE THE ANGLED GEOMETRY OF THE TOWER TO THIS BASE ELEMENT AND PRELIMINARILY SUPPORTS THE DEPARTURE, PROVIDED THE DESIGN DEMONSTRATES A CLEAR RATIONALE FOR HOW THIS DEPARTURE WOULD HELP THE PROJECT BETTER MEET GUIDELINE B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING.



ZONING DEPARTURE REQUEST #6

SECTION	DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE	SUPPORTING GUIDELINES	EDG RECOMMENDATION
23.54.030.E.1	PARKING REQUIREMENTS SHALL BE PROVIDED ACCORDING TO THE REQUIREMENTS OF EXHIBIT C FOR 23.54.030. FOR 90 DEGREE STALLS 16 FT IN LENGTH, THE REQUIRED AISLE WIDTH IS 22'-0" MINIMUM. FOR 90 DEGREE STALLS 19 FT IN LENGTH, THE REQUIRED AISLE WIDTH IS 24'-0" MINIMUM.	THE APPLICANT IS REQUESTING TO DEPART THE 22' AISLE WIDTH FOR STALLS 16' IN LENGTH AND PROVIDE A MINIMUM CLEARANCE OF 17'-11" FOR THE DRIVEWAY.	TRAFFIC IS ONE-WAY AND THE CONFIGURATION WIDTH HELPS GARAGE EFFICIENCY ON THIS VERY TIGHT SITE WITH LIMITED FLEXIBILITY FOR COLUMN LOCATIONS. ANTICIPATED VOLUME OF TRAFFIC, CIRCULATION, AND TURNING MOVEMENTS IS MUCH LESS THAN A CONVENTIONAL GARAGE. ALL PARKING WILL BE PRIVATE AND ASSIGNED, SO FAMILIARITY WITH THE PATTERNS AND CONSTRAINTS OF THE STRUCTURE WILL INCREASE EFFICIENCY OF THE OPERATION.	E-2 INTEGRATE PARKING FACILITIES DC1-C.1 BELOW GRADE PARKING	

DESIGN REVIEW GUIDELINES - REFERENCES

A. SITE PLANNING AND MASSING

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

A-2 Enhance the Skyline: Design the upper portion of the building to promote visual interest and variety in the downtown skyline. Respect existing landmarks while responding to the skyline's present and planned profile.

B. ARCHITECTURAL EXPRESSION

B-1 Respond to the Neighborhood Context: Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

B-2 Create a Transition in Bulk & Scale: Compose the massing of the building to create a transition to the height, bulk, and scale of development in nearby less-intensive zones.

B-2.2. Compatibility with Nearby Buildings: In some cases, careful siting and design treatment may be sufficient to achieve reasonable transition and mitigation of height, bulk, and scale impacts. Some techniques for achieving compatibility are as follows:

h. use of architectural style, details (such as roof lines, belt courses, cornices, or fenestration), color, or materials that derive from the less intensive zone.
i. architectural massing of building components; and
j. responding to topographic conditions in ways that minimize impacts on neighboring development, such as by stepping a project down the hillside.

B-2.3. Reduction of Bulk: In some cases, reductions in the actual bulk and scale of the proposed structure may be necessary in order to mitigate adverse impacts and achieve an acceptable level of compatibility. Some techniques which can be used in these cases include:

k. articulating the building's facades vertically or horizontally in intervals that reflect to existing structures or platting pattern;
l. increasing building setbacks from the zone edge at ground level;
m. reducing the bulk of the building's upper floors; and
n. limiting the length of, or otherwise modifying, facades.

B-3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area: Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

B-4 Design a Well-Proportioned & Unified Building: Compose the massing and organize the interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

B. ARCHITECTURAL EXPRESSION

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-1.d. Building/Site Corners: Building corners are places of convergence. The following considerations help reinforce site and building corners: provide meaningful setbacks/open space, if feasible, provide seating as gathering spaces, incorporate street/pedestrian amenities in these spaces, make these spaces safe (good visibility), iconic corner identifiers to create way-finders that draw people to the site.

C-1.e. Pedestrian Attraction: Design for uses that are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity. Where appropriate, consider configuring retail space to attract tenants with products or services that will "spill-out" onto the sidewalk (up to six feet where sidewalk is sufficiently wide).

C-2 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.

C-3 Provide Active — Not Blank — Facades: Buildings should not have large blank walls facing the street, especially near sidewalks.

C-4 Reinforce Building Entries: To promote pedestrian comfort, safety, and orientation, reinforce building entries.

C-4.2. Residential Entries: To make a residential building more approachable and to create a sense of association among neighbors, entries should be clearly identifiable and visible from the street and easily accessible and inviting to pedestrians. The space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors. Provide convenient and attractive access to the building's entry. To ensure comfort and security, entry areas and adjacent open space should be sufficiently lighted and protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

D. PUBLIC AMENITIES

D-2 Enhance the Building with Landscaping: Enhance the building and site with generous landscaping— which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

D-6 Design for Personal Safety & Security: Design the building and site to promote the feeling of personal safety and security in the immediate area.

E. VEHICULAR ACCESS AND PARKING

E-1 Minimize Curb Cut Impacts: Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

E-3 Minimize the Presence of Service Areas: Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.