

2033 4TH AVENUE

EARLY DESIGN GUIDANCE
SDCI #3038667-EG / NOVEMBER 23, 2021

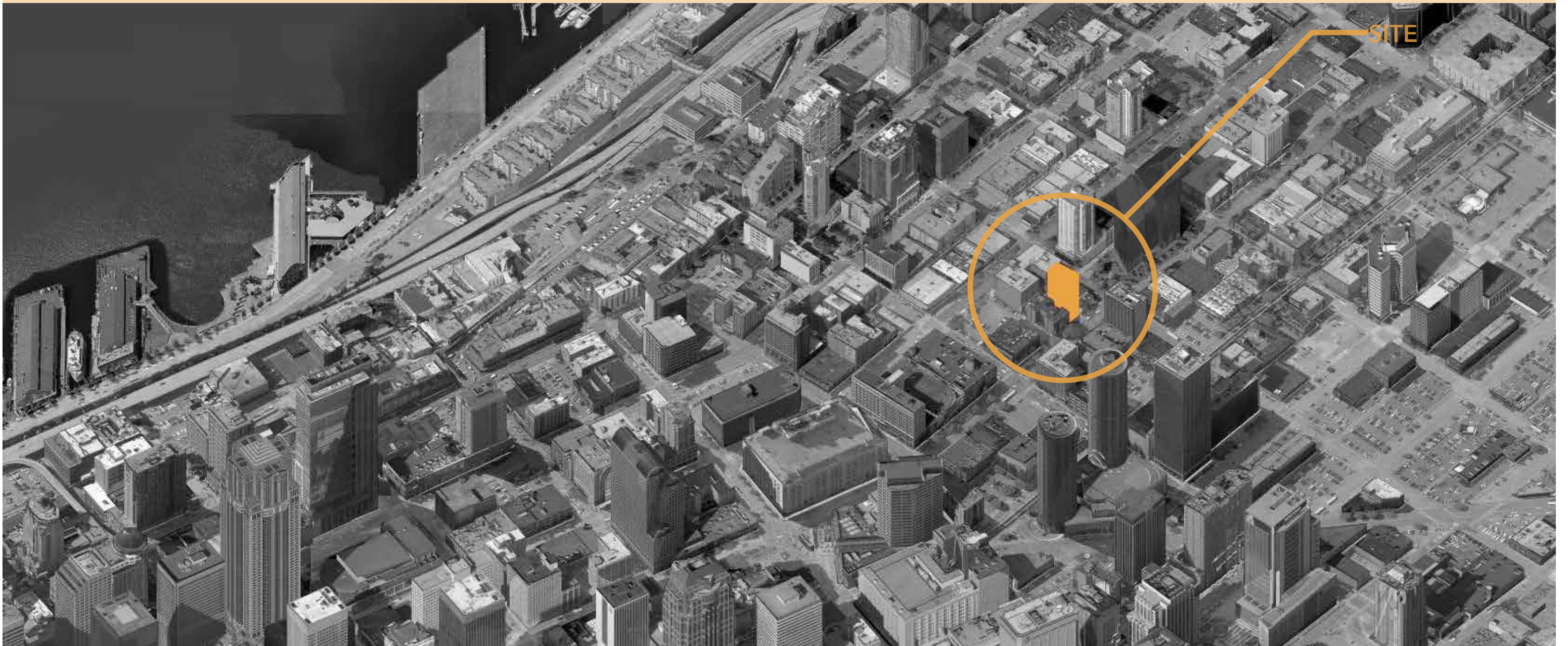


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project information

Site Address: 2033 4th Avenue, Seattle, WA 98121
DPD Project: #3038667-EG
Parcel: #197720-1215
Site Area: 6,479 SF
Overlay Designation: Belltown Urban Village
Gross Floor Area of Proposed development: 269,588 GSF
Parking Requirement: None required, , 20 stalls provided through valet parking service.
Legal description: Lot 3, Block 49, A A Denny’s 6th Addition to the City of Seattle

development statistics

Zoning: DMC 240/290-440
Proposed Building Height: approximately 455’ (440’ plus 15’ allowable mechanical penthouse)
Lot Size: 6,479 SF
Allowed FAR: = 8 Total
Allowable FAR: 51,832 SF
Parking: no vehicular parking required



Inspiration tower: 118 East 59th Tower - SCDA



Inspiration tower: Collins House - BatesSmart

project proposal

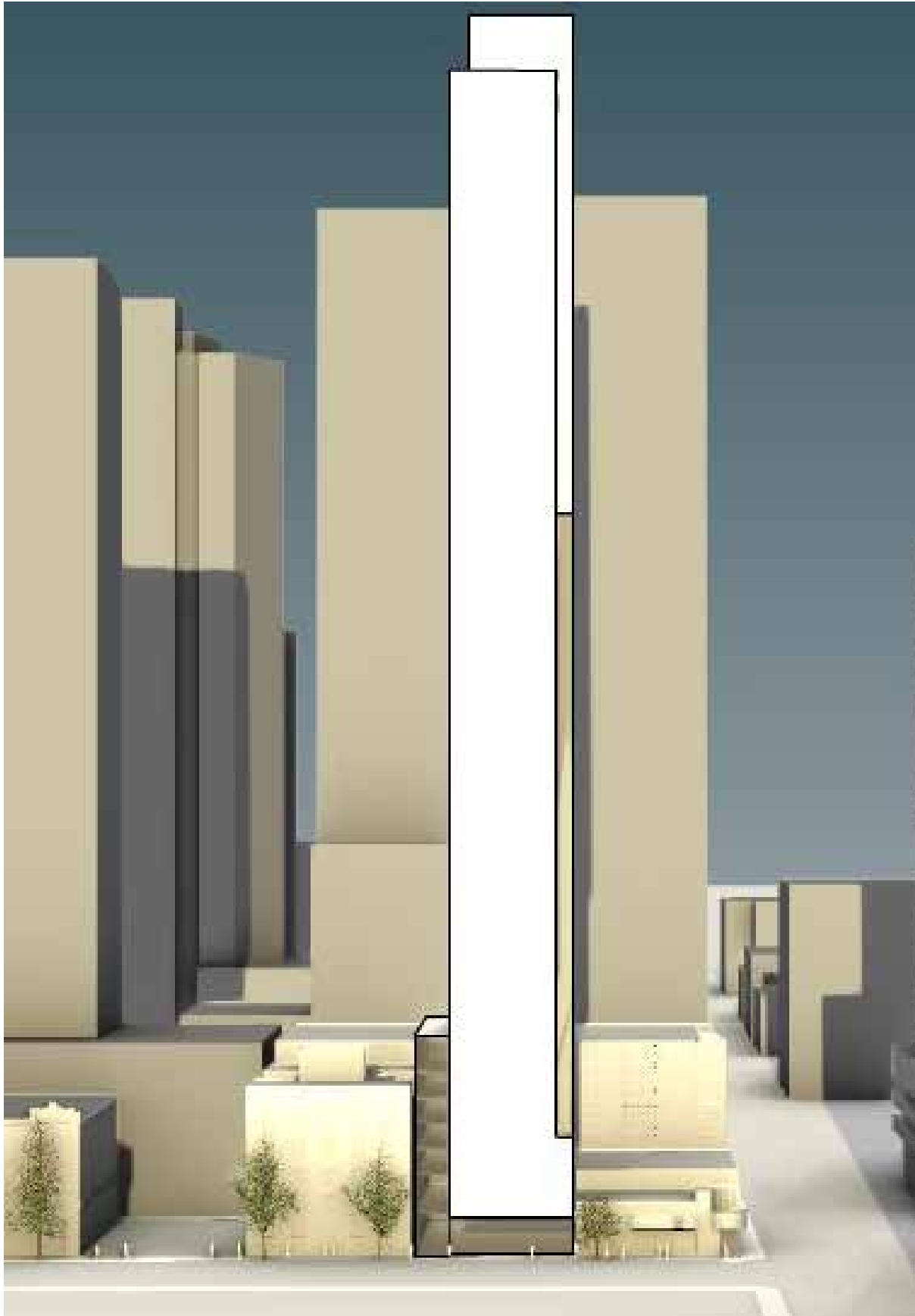
design program

The proposed development seeks to aid in the aesthetic direction of this rapidly changing area. It's direct context is primarily made up of hotels, apartments office buildings, parking lots and future mixed use high rises, currently under construction. With the use of glazing and light, the contemporary design seeks to create harmony between the existing historical buildings, the more creative existing buildings, such as the Cinerama and the upcoming designs proposed around this changing neighborhood.

Key features:

- Fully glazed first level, creating maximum visibility and play between exterior and interior space. The transparent base is created to speak to the human scale while maintaining and enhancing the overall design concept. The first floor will contain bar space and an elegant and inviting hotel lobby and waiting area.
- Levels 2 and 3 will provide amenity spaces for residents and visitors, such as gyms, kitchens, gathering rooms and workspaces.
- Levels 4-11 will be hotel use.
- Levels 13-44 will house SEDU and studio units
- Level 45 will house a spectacular rooftop pool deck and spa/ meditation space for residents to unwind and enjoy. These areas will add visual break and interest from the exterior as well as interior spaces.

This project will help fulfill the need for added hotel use in the Downtown and Belltown Urban Village while also creating an exciting and engaged street level accessible to the greater community. It is ideally located near many modes of public transportation and is in a highly walkable neighborhood near many of Seattle's attractions and large employers such as Amazon.



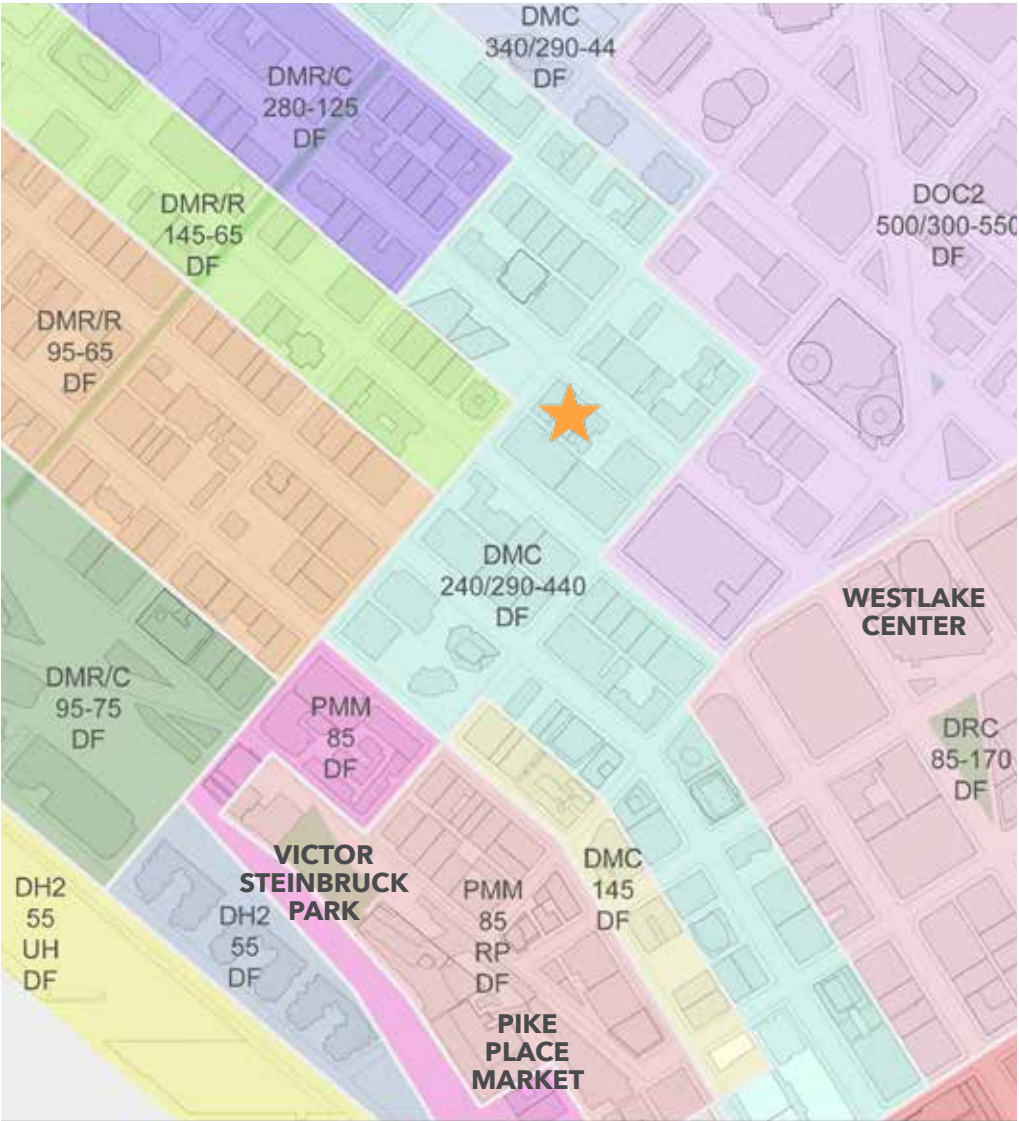
Proposed design within 4th Avenue streetscape

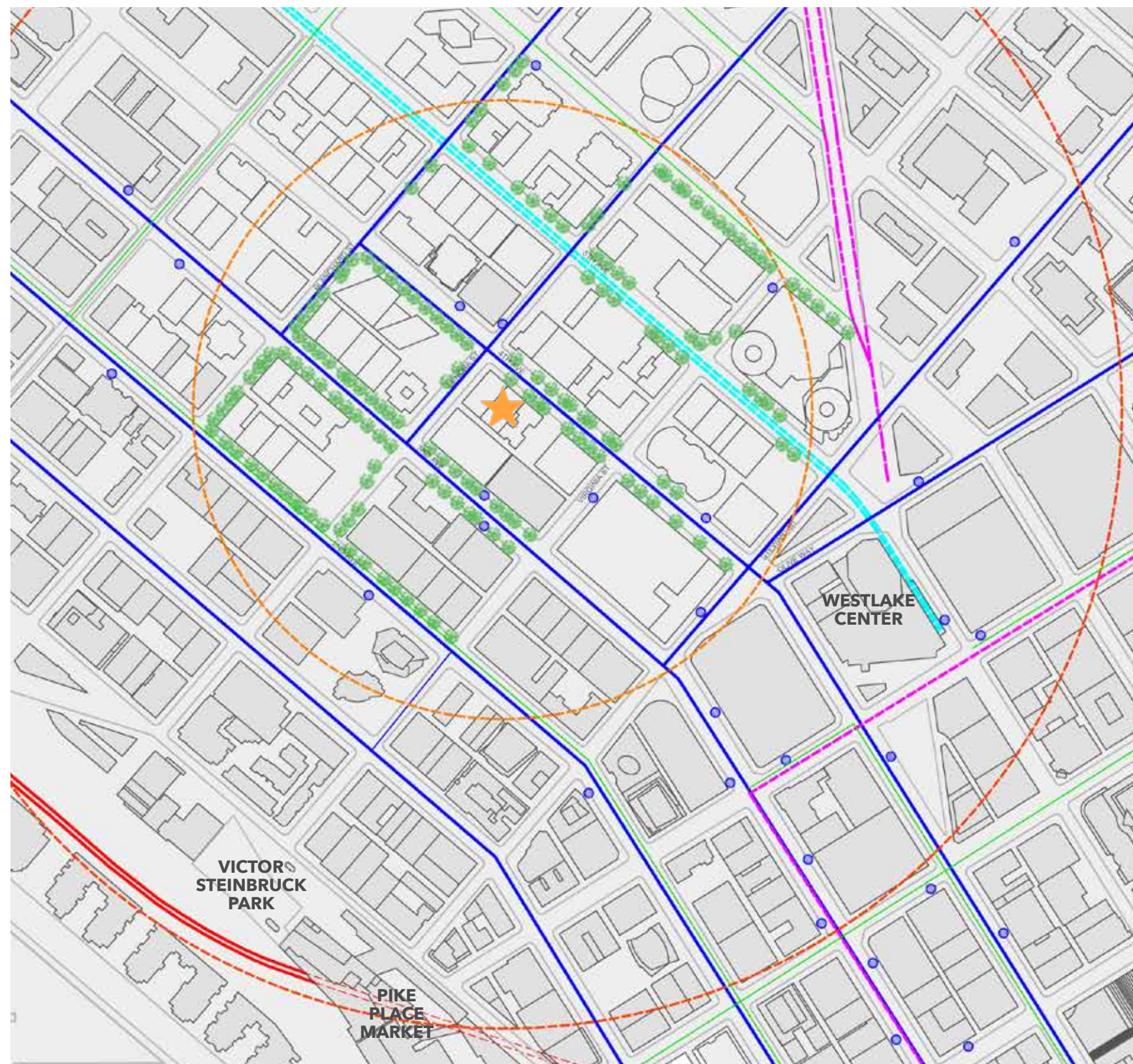
ZONING

The project is located in the heart of the downtown core with great options both within walking distance and ample transportation opportunities to see the rest of the city. The site is located within the DMC zone but directly adjacent to the office core of downtown making it a great location to stay for work or pleasure.



- 9-BLOCK USAGE KEY:
- | | |
|-----------|--------------------|
| Site | Offices |
| Mixed-Use | Parking |
| Retail | Residential |
| Services | Under Construction |





WALKING KEY

- ★ Site
- 5 Minute Walking Radius
- 10 Minute Walking Radius

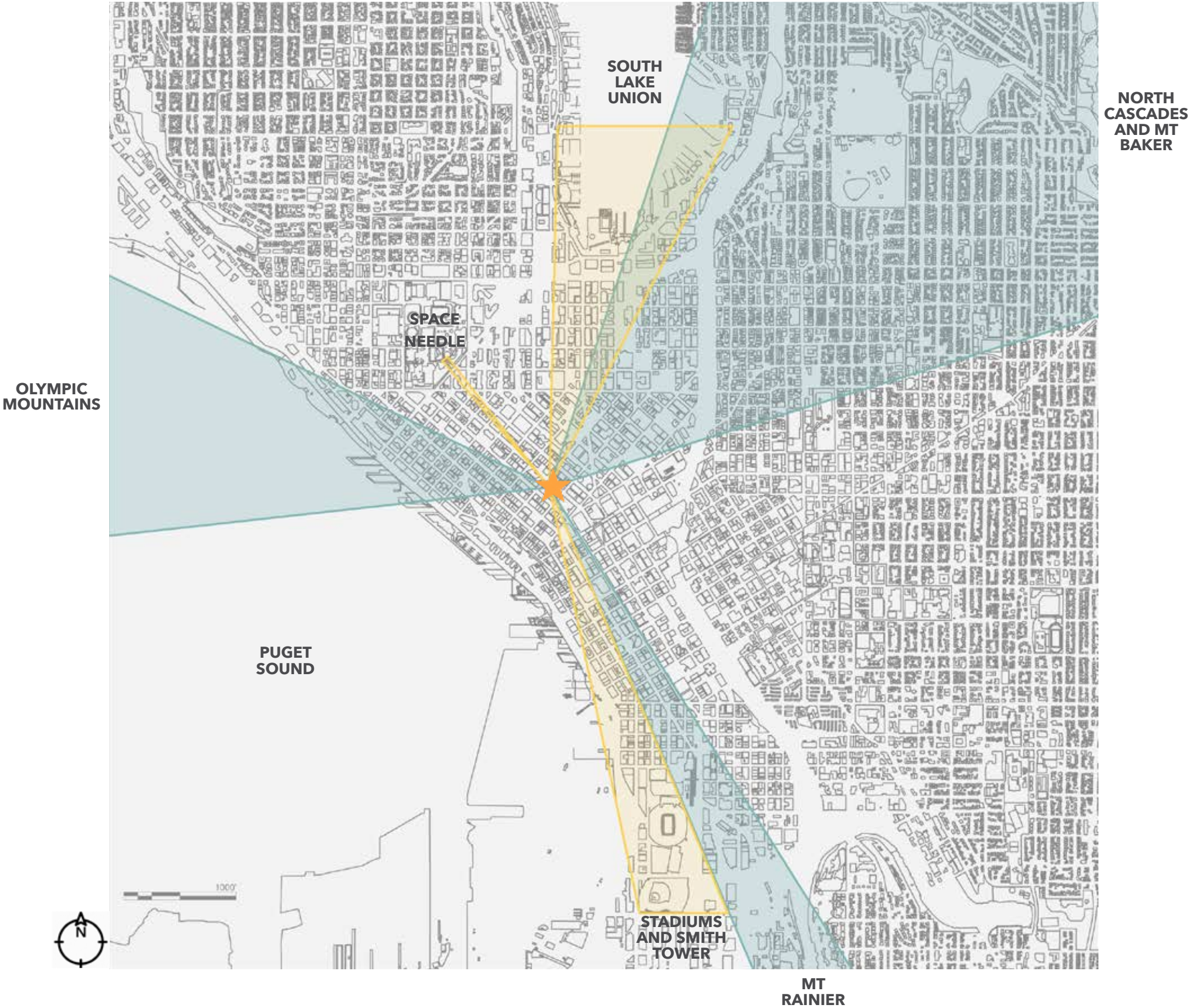


urban design analysis

views map

VIEWS

The project site is ideally located to serve both tourists coming to Seattle to explore is downtown core as well as those on a business needing a convenient place to stay. The proposed project will be approximately 415-0 tall with spectacular views in all directions. The views start appearing at 200-0 with the space needle to the northwest and Mt Rainier to the south



August 31, 2021

Project Address:
2033 4th Avenue
Seattle, WA

To Our Neighbors,

We are developing a 45 story building with hotel and residences in Belltown at the corner of 4th Ave and Lenora Street. The proposed development is a response to Belltown's need for additional hotel space, community gathering space, and residences that support community living.

This new building will welcome travelers and residents alike, and creates opportunity for new types of gathering in a historic area of Seattle.

Co-living is a type of intentional community that strives to build a community and create connection by sharing thoughtfully designed living and working amenities and programs. These residence types support wellness practices of inclusion, sharing, and conservation.

An inviting lobby and bar sit at street level, above rests amenity space for residents and guests with exterior decks, followed by a 9-level hotel, and 32 levels of housing. Residents also have access to a rooftop pool deck. Construction is projected to begin Winter 2022 and complete 2023.

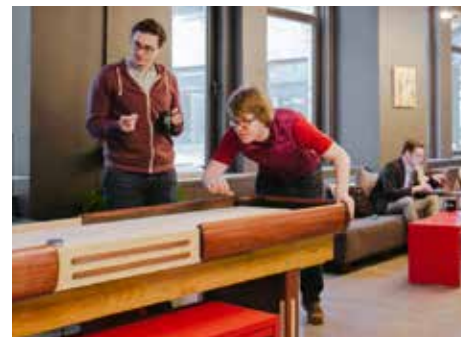
We are inviting neighbors to take part in an online survey regarding this project, <https://www.surveymonkey.com/r/TMDPTMP>

Please send questions to Third Place Design Cooperative at communityoutreach@thirdplacedesigncoop.com

We are committed to this building making a positive and lasting contribution to this historic Seattle neighborhood. Thank you for your support!

Sincerely,

Nir Saar
2033 4th Ave LLP



community outreach

outreach plan

SUMMARY

The 2033 4th Ave. project was posted to the blog at the Department of Neighborhoods on August 24th, 2021. Team has deployed three outreach methods: A project mailer, a project survey, and a community meeting.

OUTREACH METHODS OVERVIEW

All outreach components as part of our outreach plan, followed and were consistent with Section II.A in the Director's Rule.

Choice 1: DIRECT MAILING, HIGH IMPACT

- Requirement: Direct mailing to all residences and businesses within approximately 500-foot radius of the proposed site.
- What we did: Letters were mailed to residences and businesses and shared with neighborhood community groups. Mailer is adjacent. Details on distribution and list of community groups who received the mailer will be provided.
- Date completed: August 31th 2021.

Choice 2: SURVEY, HIGH IMPACT

- Requirement: Create an online survey to allow for feedback on the proposed project.
- What we did: Online survey established and publicized via poster with link to survey featured on project website. Survey text and results will be included in Appendix A.
- Date Survey went live: August 31th 2021
- Date Completed: October 2nd 2021 (but it was left live past that date).

Choice 3: INPERSON EVENT, HIGH IMPACT

- Requirement: Focus group open to representatives of community organizations identified by DON.
- What we did: Project team hosted a community meeting online (via video chat). Design team met community members and answered any questions regarding the project. Presentation materials of the project site, project description, project values / goals, and introductory design team information will be provided.

What we heard: Community was enthusiastic about Co-living program and bioregional direction of building façade design, advised that design team considers waste management for site. Neighbors would like to see additional view studies related to surrounding context in future presentations.

•Schedule:

Design Team to reach out to Community Groups to schedule event: September 28, 2021

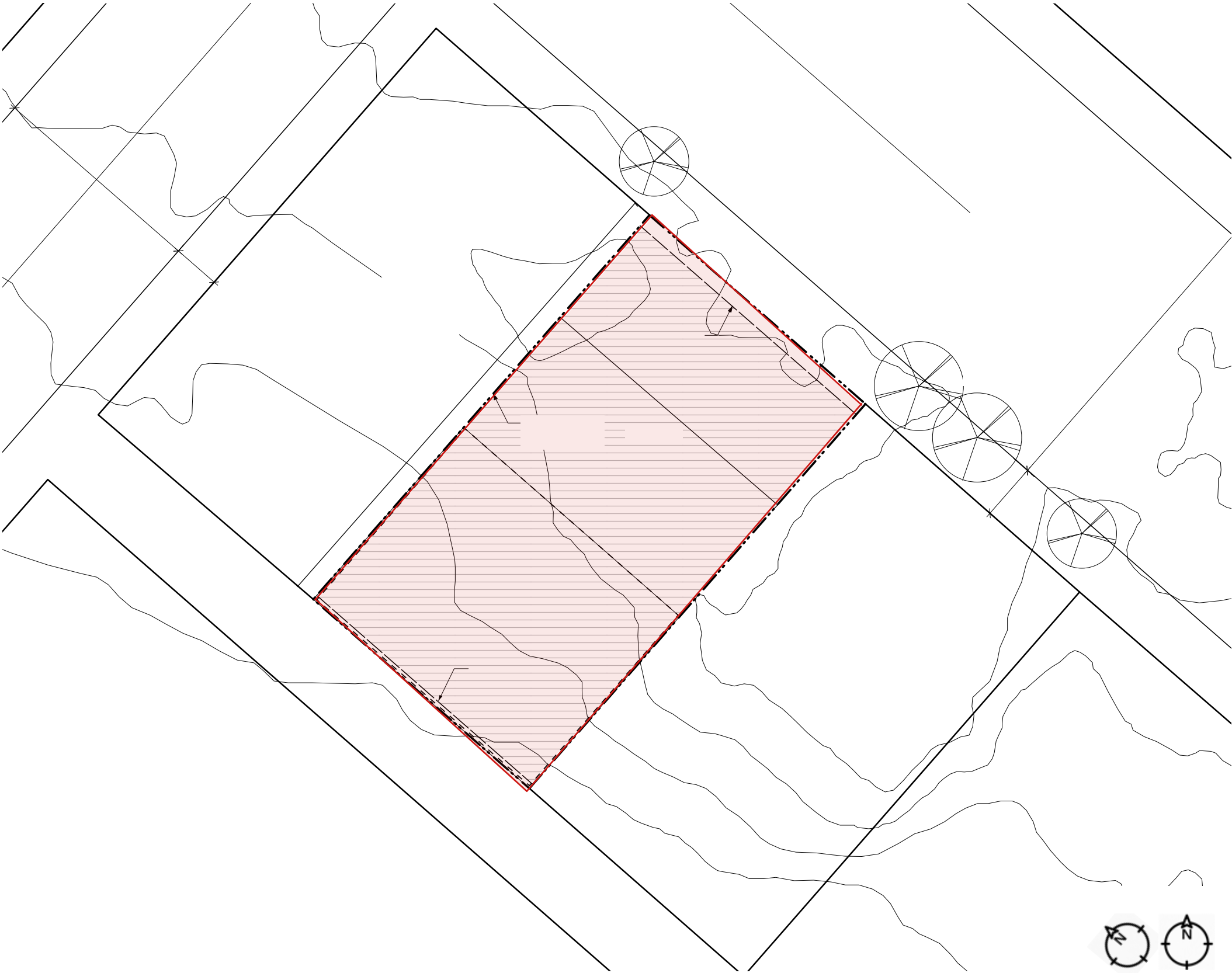
Hold Event: October 14, 2021

existing site

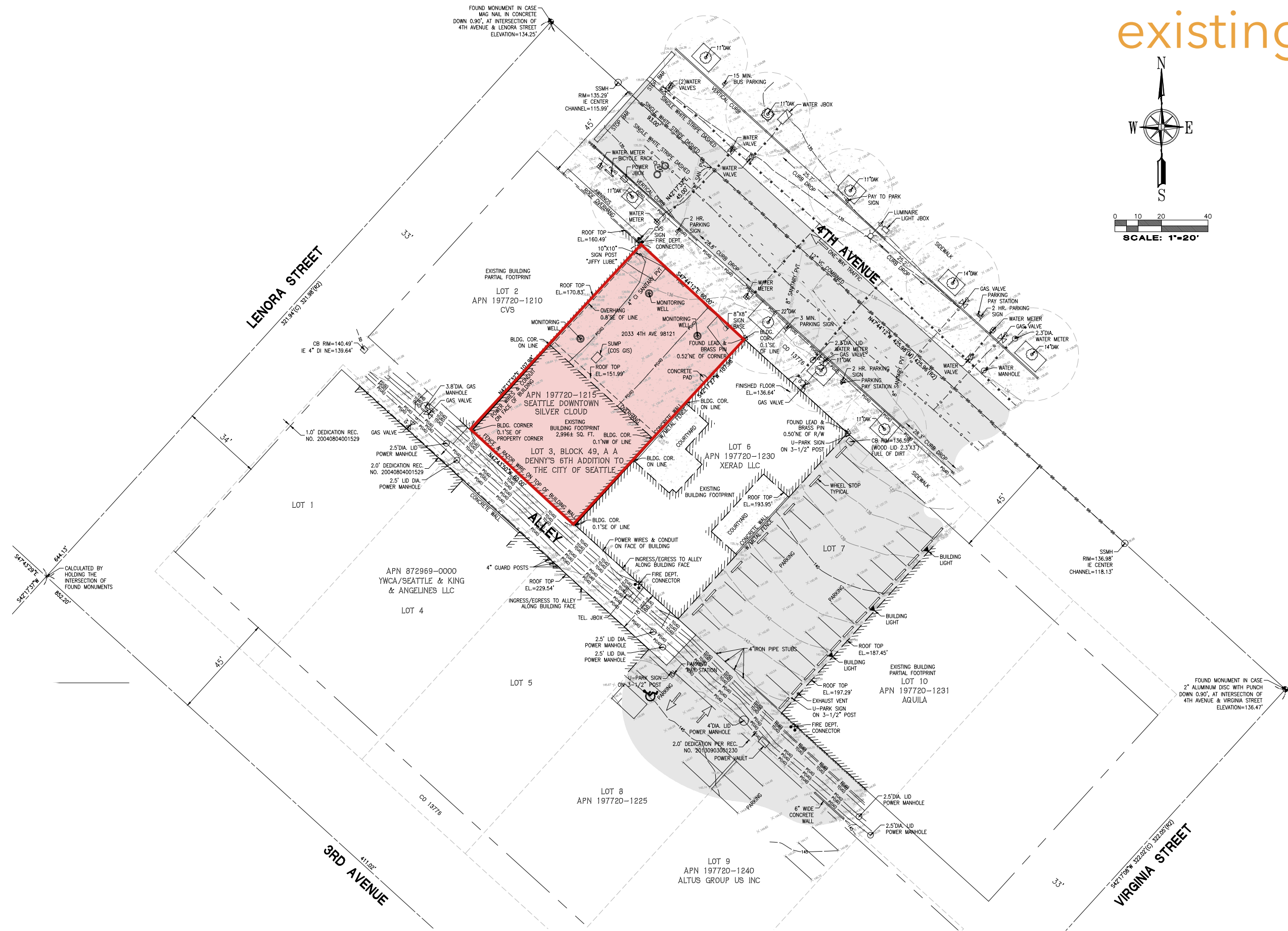
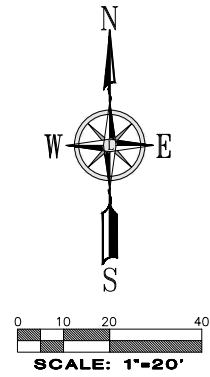
site context

This site is located at 2033 Fourth Avenue, just set in from the corner of Fourth and Virginia. It is in the Belltown (Urban Center Village) area of Downtown and is zoned DMC 290-440. The site is within walking distance to all of the major downtown amenities including West Lake Center, Pike's Place Market, the Seattle Center as well as near Queen Anne Hill.

The surrounding buildings include a variety of uses and heights ranging from one story retail spaces, the cinerama multi-story residential and office spaces, and newer high rise mixed use structures which provide street level commercial, restaurant and retail spaces for an activated streetscape experience. This project in conjunction with the many other new project under design will serve to liven and enhance the eastern edge of the Belltown Urban Village

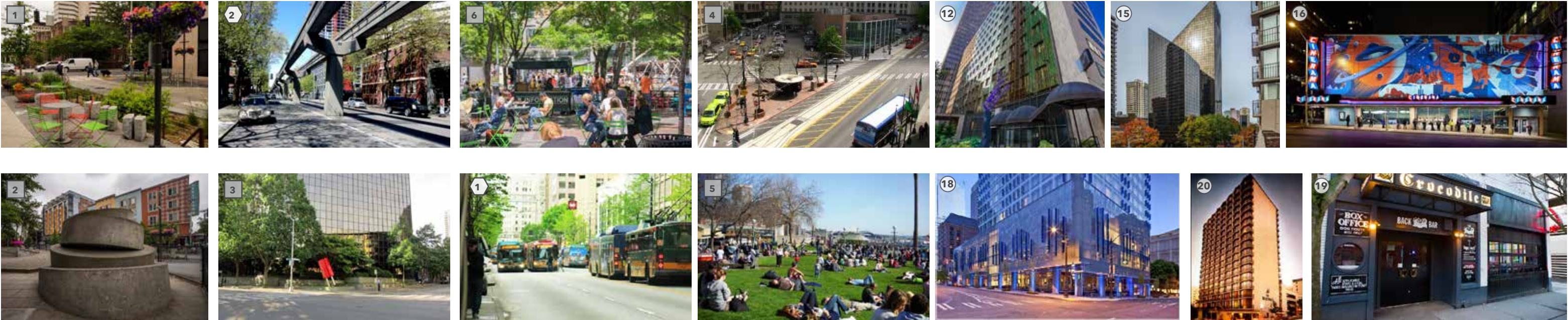
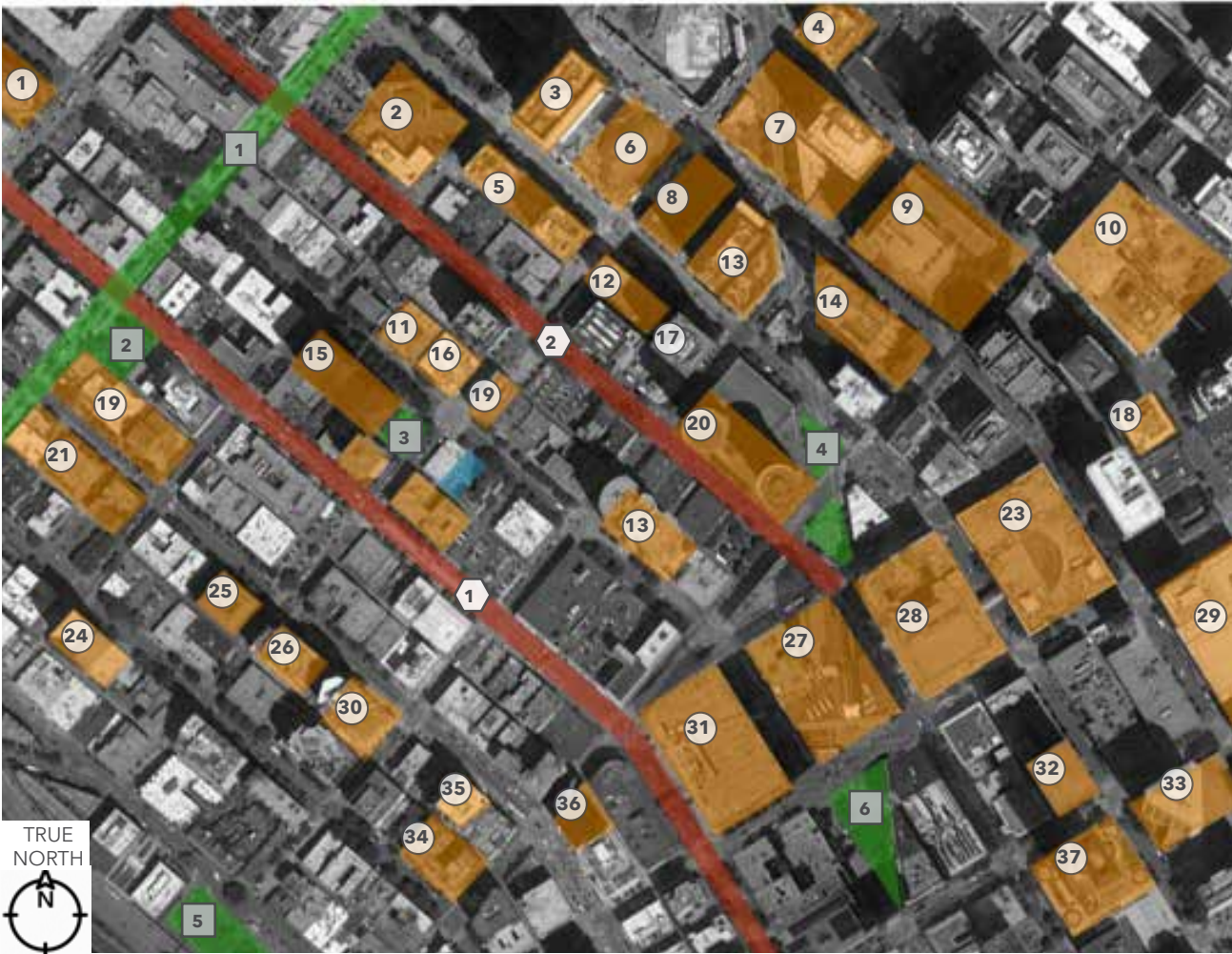


existing site survey



site context

neighborhood features



site context

neighborhood surroundings

Neighborhood characteristics include sleek highrises, bustling shopping areas, popular evening destinations, apartments, and offices. This area has easy access to public transportation, as well as lively public spaces. Many new projects are currently proposed and are changing the look and density of the area.



points of interest

Buildings:

1. 4th & Battery Building
2. 6th & Blanchard Building
3. Amazon Campus
4. Cirrus Tower
5. Via6 Tower
6. Amazon Domes
7. Amazon Campus
8. Amazon Campus
9. US District Courts
10. 8th & Howell Building
11. Arrive Tower
12. 6th & Lenora Building
13. Amazon Campus
14. Hotel Max
15. 4th & Blanchard Building
16. Cinerama
17. Westin
18. Olive8 Tower
19. The Crocodile
20. Westin
21. Restaurants
22. Escala Tower
23. Pacific Place
24. Continental Place

Buildings:

25. Qwest Building
26. Cristalla Condos
27. Westlake Center
28. Nordstrom
29. Convention Center
30. Tower 12
31. Macy's
32. 520 Pike Tower
33. Sheraton Seattle
34. The Thompson Seattle
35. Viktoria Apartments
36. 2nd & Pine Tower
37. US Bank Building

Parks:

1. Bell Street Park
2. Regrade Park
3. 4th & Blanchard Courtyard
4. Mcquire Square
5. Victor Steinbruek Park
6. Westlake Park

Transportation:

1. Bus Transit
2. Monorail

zoning summary

code compliance

23.49.008- STRUCTURE HEIGHT

A.3 - 240’ limit for non-residential uses, 290’ limit max for residential uses, 440’ limit max for residential uses with incentives.

Proposed: Preferred scheme has a building height of approximately 440 feet which includes hospitality, commercial and residential uses.

D.1 - Rooftop features that are permitted with unlimited rooftop coverage. Open railings, insulation material, rooftop decks and other similar features Solar collectors up to 7feet above the height limit.

D.2a - Rooftop features that are permitted as long as the combined coverage of all rooftop features does not exceed 55% of the roof area. (Up to 15-0 above height limit.

- 1. Stair penthouses
- 2. Covered or enclosed common recreation area.
- 3. Mechanical equipment

D.2b - Elevator penthouses: 1. -3. 8-0 cab can add up to 23-0 ft (25-0 ft for over 8-0 cab) above allowable height, can add 10-0 if roof provides usable open space

Proposed: Preferred scheme remains below allowable roof coverage.

23.49.009 - STREET-LEVEL USES

A - One or more street level uses required on street level on all lots abutting street designated on Map 1G

B.1 - 75% of the street frontage required to be occupied by permitted uses such as services, retail, entertainment uses, etc.

Proposed: Over 75% of the proposed street frontage complies with permitted street level uses (bar/lounge area)

23.49.010 - REQUIREMENTS FOR RESIDENTIAL USES

B - Common recreation area: 5% of total gross floor area in residential use. Max of 50% of common area may be enclosed min. horizontal dimension for required common area shall be 15 feet, except at open spaces. No space shall be less than 225 square feet.

Proposed: The proposed design will include amenities located at street level, mid tower level, and at rooftop.

Residential floor area: 153,997 SF x .05 = 7,700 SF

Required amenity area provided = 11,040 SF

23.49.011 - FLOOR AREA RATIO

A.1 - Base FAR: 5, Max FAR: 8 (.25 FAR (first increment of FAR above baase through acquisition of regional development credits))

B.1 - Exemptions from FAR calculations are as follows:

- 1. Street Level Uses (retail, sale & services)
- 2. Residential uses
- 3. Floor area below grade
- 4. 3.5% allowance for mechanical space

Proposed:

Site Area: 6,479x (8) = 51,832 SF

Allowable FAR: 51,832 SF.

Proposed FAR: 50,052 SF

23.49.018 - OVERHEAD WEATHER PROTECTION

A - Continuous weather protection required along entire street frontage of structure

B - Minimum dimension of 8’ wide or extend to 2’ from curb line, whichever is less

D - Must be between 10’ to 15’ above the sidewalk

Proposed: Proposed canopy will be continuous along the the street frontage.

DEPARTURE: To help keep healthy tree coverage along 4th Ave we propose a 2-0 reduction in the width of the weather protection. The full depth would interfere with the existing and proposed street trees.

23.49.019 - PARKING REQUIREMENTS

A.1 - No Parking is required

E.1 - Min. number of off-street bike parking spaces required is as follows:

Hotel: 0.05 spaces per hotel room

Residential: 1 space for every 2 dwelling units

23.49.015 - BONUS RESIDENTIAL

A.2 - Bonus development requires voluntary agreement with the city to provide the following mitigation; low-income housing, moderate-income housing by performance or payment option

23.49.022 – MINIMUM SIDEWALK AND ALLEY WIDTH

A.1 – If a new structure is proposed on lots abutting the streets, sidewalks shall be widened, if necessary, to meet the minimum standard.

Proposed: Proposed design will provide a 2-0 alley easement to allow for the 20-0 alley required.

23.49.030 – ALLEY IMPROVEMENTS IN ALL ZONES

Existing Alley = 18-0. Minimum required (Per table C) = 20-0

Minimum 26-0 (Head Height) clear on alley

Proposed: Preferred scheme has alley dedication of 2-0 for a minimum of 26-0 high

23.49.056 – MINIMUM FAÇADE HEIGHT

A.1 – Class I Pedestrian Street (DMC): 25’
C.1 – Façade Transparency Requirements:
Transparency requirements apply to the area between 2’ and 8’ above the sidewalk

Proposed: Preferred scheme glazing is the height of the first story which is approximately 14-0 feet tall.

C.2 – Façade Transparency requirements do not apply to residential use areas.
C.4 – Class I pedestrian Streets: Min. of 60% of street level, street-facing façade to be transparent.

Preferred scheme is approx. 80% transparent at the street level facade.

D.2 – Blank Façade Limits for Class I Pedestrian Street
Blank façade areas shall be no more than 15’ wide.
Any blank segments shall be separated by at least 2’

Proposed: Preferred scheme has no blank facades along 4th Avenue.

E – Street trees are required on all pedestrian classified streets

Proposed: No additional street trees are required or provided.

23.49.058 – UPPER-LEVEL DEVELOPMENT STANDARDS

A – A ‘tower’ is a portion of the structure over 85’ that has non-residential use above 65’ high or above 160’ high.

Proposed: All schemes will be considered towers and have non-residential uses above 65-0 feet.

D - If any part of a tower exceeds 160’ in height, then all portions of the tower that are above 125’ in height must be separated from any other existing tower that is above 160’ in height, and the min. separation required between towers from all points above the height of 125’ in each tower is 80’.
E.2.A – Maximum Tower Width
Max width of building above 85’ along north/south axis (parallel to the Avenues) shall be 120’ or 80% of the width of the lot, whichever is less
E.2.A.1 – Exception: On a lot where the limiting factor is the 80% width limit, the max. façade width is 120’, if all elevations above a height of 85’, no more than 50% of the area of the lot located within 15’ of the street lot line.

Proposed: Preferred scheme will employ a modulated facade design that will be requesting a departure

DEPARTURE: To help create a cohesive design on all side of the narrow site, a departure is requested regarding the 80% max width above 85’ While the project is located on an interior lot, the lots to either side will not be developed for awhile and any development would be limited to 160-0, the design team felt it important to provide a cohesive design that not only approached the primary street facade but also the corner views as you approach bldg from either the south or the north.

23.54.015 – REQUIRED PARKING

K. Bicycle parking. The minimum number of off-street parking spaces for bicycles required for specified uses is set forth in Table D for 23.54.015

Proposed: Preferred scheme will allow for both long term and short term bike parking

Short term parking: 17 spaces

Long Term parking: 232 spaces

23.54.035 – LOADING BERTH REQUIREMENTS

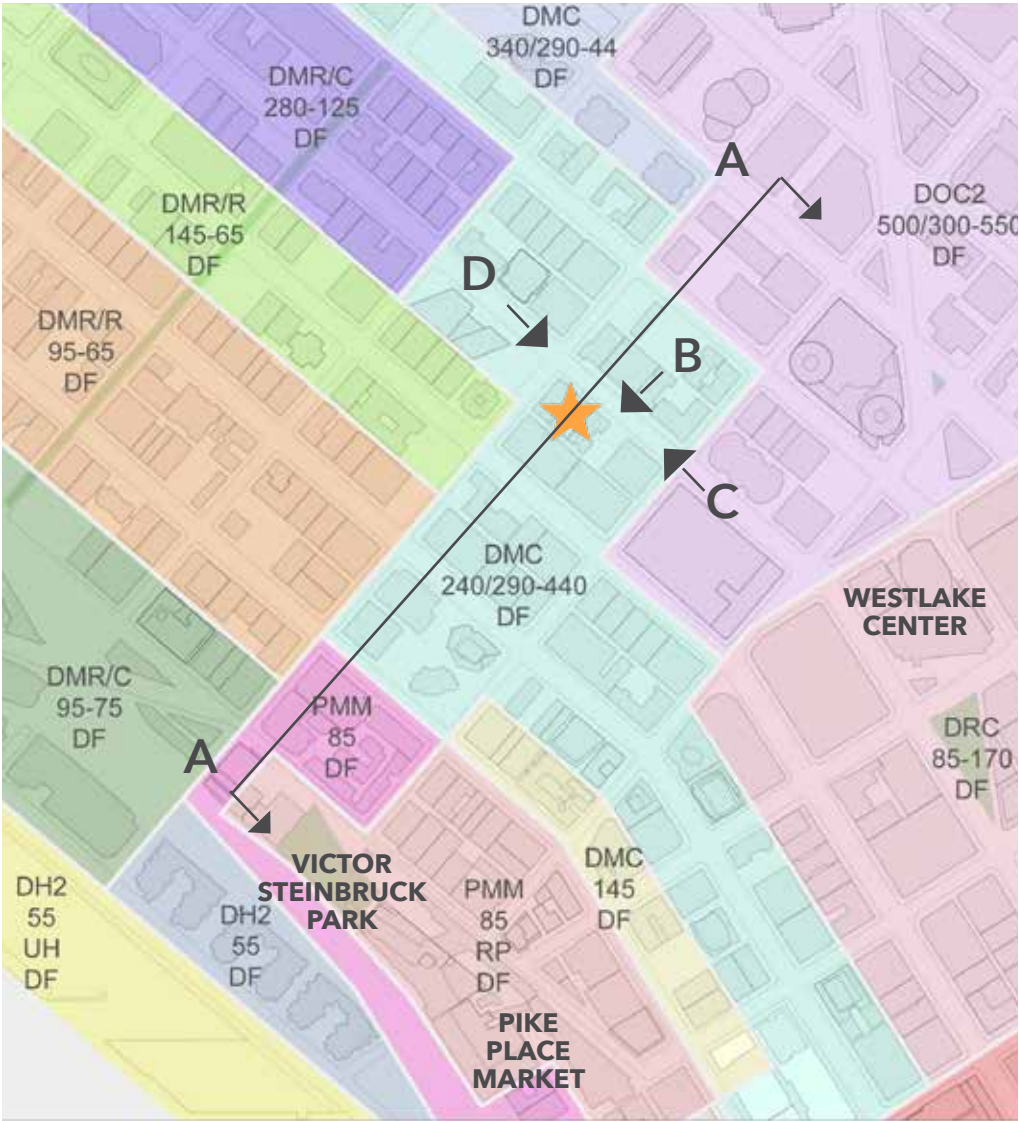
Table A: Low demand (lodging): 1 (40,000 - 60,000 GSF) residential is exempt

Table A: Minimum of 10-0 wide X 14-0 high X 35-0 long

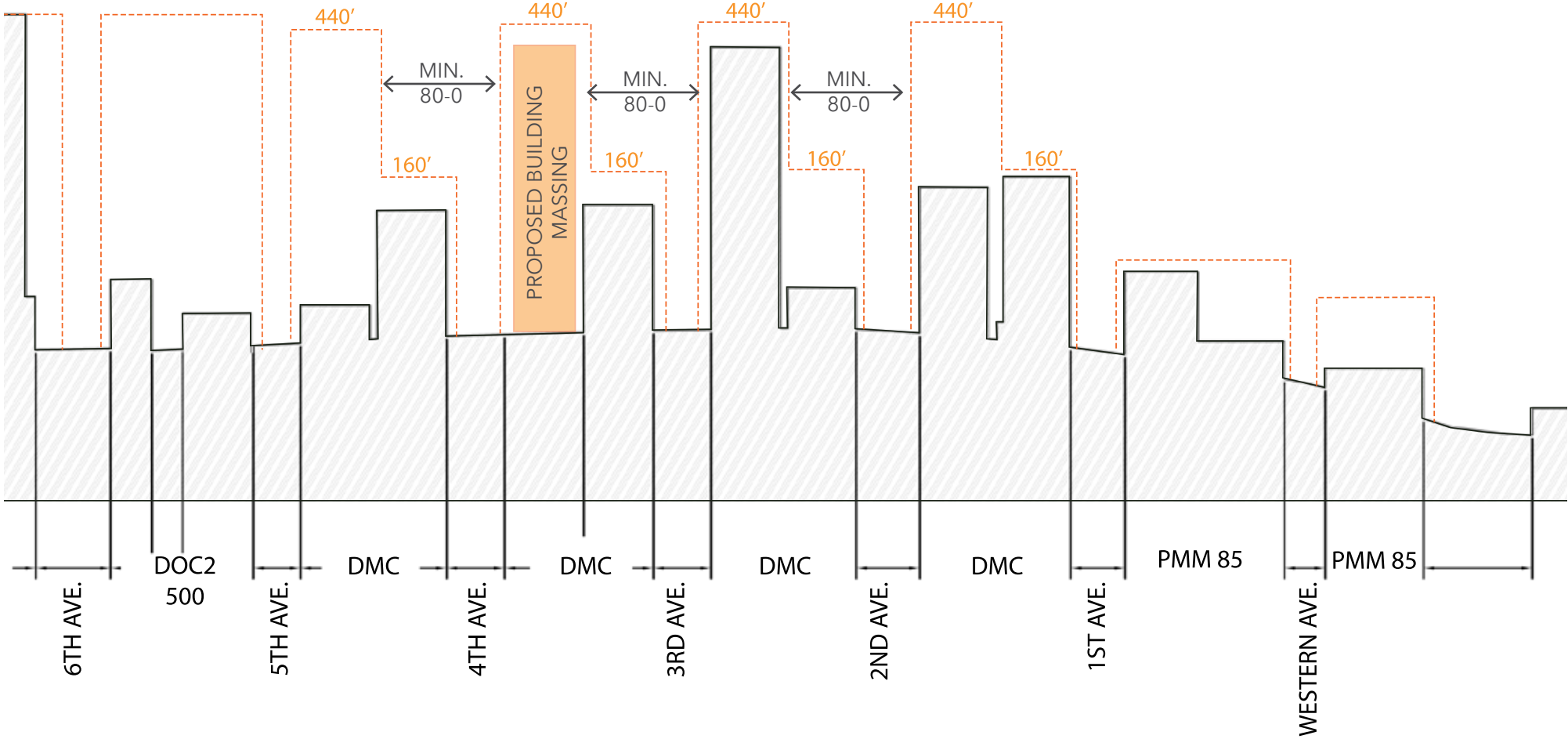
Proposed: Preferred scheme will allow for a 10-0 x 35-0 loading berth.

site analysis

height limit summary



CORNER VIEW FROM LENORA STREET



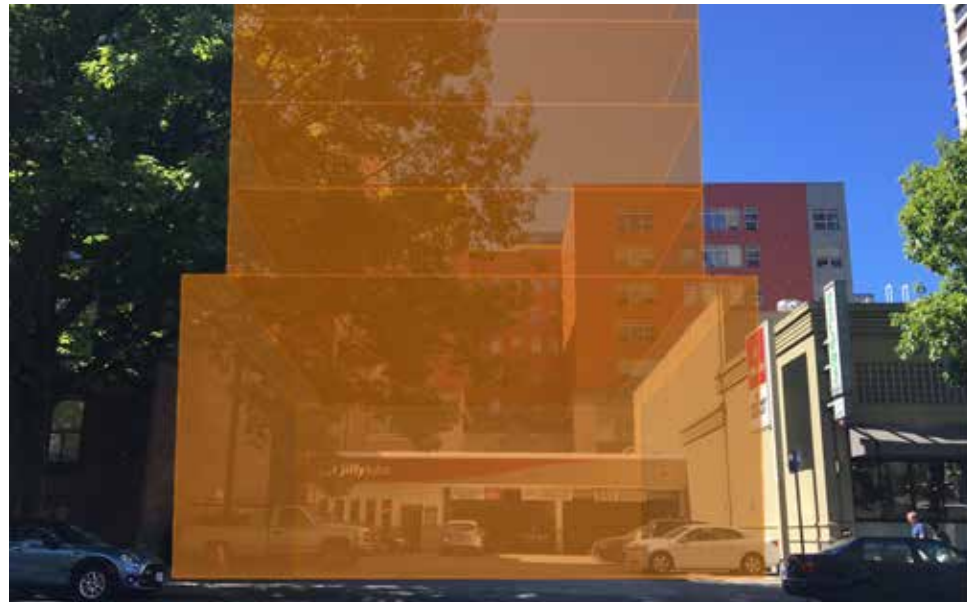
A-A. ZONING ALLOWABLE HEIGHTS FROM 6TH AVENUE TO PIKE PLACE MARKET

COMMUNITY FEEDBACK

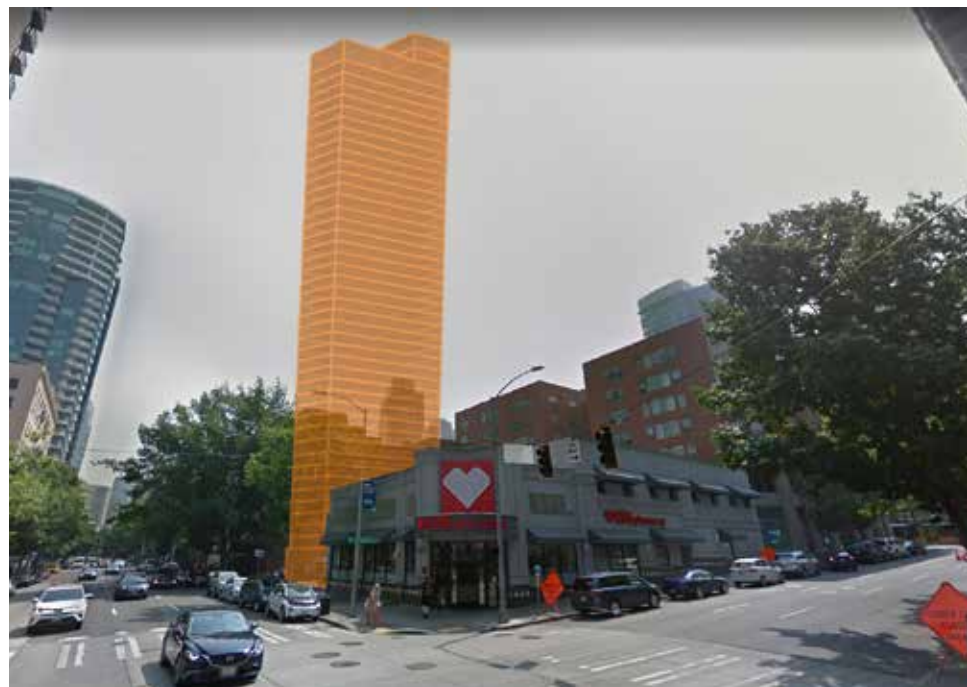
Neighbor echoed need for increased, diverse types of residences in Downton zone. Loading and waste mangement will need to be considered, design team to research surrounding strategies and recommendations for design of alley loading/waste management.

site analysis

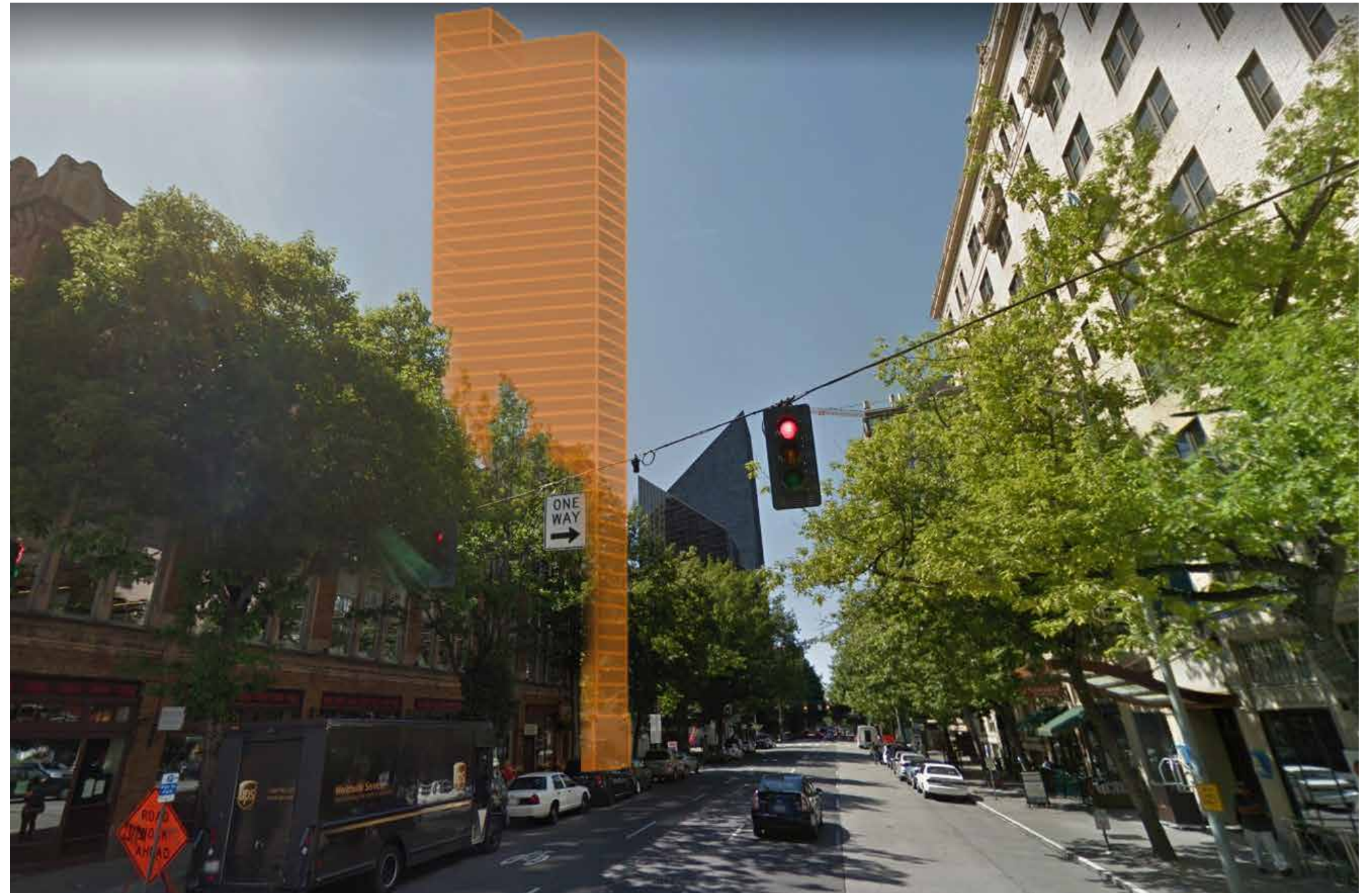
site perspectives



B. CURRENT ELEVATION WITH ALLOWED MASSING



C. CORNER VIEW FROM LENORA STREET



D. VIEW FROM VIRGINIA STREET

site analysis

streetscapes

4TH AVENUE: looking Southwest



BED BATH & BEYOND:
Ground: Retail; Levels 2-4: Parking

VIRGINIA STREET

DAHLIA LOUNGE & BAKERY
Ground: Restaurant; Levels 2-4: Office

4TH AVENUE: looking Northeast



UNDER CONSTRUCTION: 2116 4th Avenue
Ground: Retail; Levels 2-39: Residential

CINERAMA
Ground: Theater

LENORA STREET

WARWICK HOTEL & PARKING
Levels 1-18: Hospitality; Levels 1-5: Parking

site analysis

streetscapes

4TH AVENUE: looking Southwest



4TH AVENUE: looking Northeast



suggested priority design guidelines

seattle design guidelines



SITE PLANNING & MASSING

Response to the Larger Context (Downtown Guidelines)

A.2 ENHANCE THE SKYLINE

Design the upper portion of the building to promote visual interest and variety in the downtown skyline. Respect existing landmarks while responding to the skyline’s present and planned profile.

Considerations: Use one or more of the following architectural treatments to accomplish this goal:

- a. sculpt or profile the facades
- b. specify and compose a palette of materials with distinctive texture, pattern, or color and
- c. provide or enhance a specific architectural rooftop element.

Response: The preferred proposal is a elegant blend between the older and new existing neighborhood context. The rectilinear articulation of the facade has similar scale to its immediate neighbors to the north and south while also creating a well proportioned and balanced design that wrap the entire structure and makes for an elegant addition to the surrounding skyline. The design is also carried through with other elements such as textured portions of the facade; utilizing frit glass, color and perforated metal panel to provide visual interest as the bldg rises into the skyline.



ARCHITECTURAL EXPRESSION

Relating to the Neighborhood Context (Belltown Guidelines)

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.

Considerations:

- a. Respond to the regulating lines and rhythms of adjacent buildings that also support a street-level environment.
- b. Use regulating lines to promote contextual harmony, solidify the relationship between new and old buildings, and lead the eye down the street.
- c. Pay attention to excellent fenestration patterns and detailing in the vicinity. The use of recessed windows that create shadow lines, and suggest solidity, is encourages.

Response: The preferred design relates to both the existing historic context as well as the newer developments by providing a rectilinear yet modern design that has direct reference to the adjacent existing structures. By providing a linear design that has wrapping qualities, the concept is able to not just focus on the 4th avenue facade but rather, contributes to the overall design of the neighborhood both in its interactive streetscape but also at the upper levels as the banding concept wraps the other elevations to create a dynamic addition to the Belltown skyline.



ARCHITECTURAL EXPRESSION

Relating to the Neighborhood Context (Downtown Guidelines)

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.

Buildings that exhibit form and features identifying the functions within the building help to orient people to their surroundings, enhancing their comfort and sense of security while downtown.

Response: The preferred design provides a cohesive and balanced design concept by wrapping around all for sides of the facade and gives a elegant primary elevation on 4th Avenue while also addressing the north and south elevations that will remain visible. While the project is located on an interior lot, the lots to either side will only be able to develop to 160-0 so this project will always be seen on all sides at upper levels. The design looks to wrap enitre structure give a cohesive feel.

suggested priority design guidelines

seattle design guidelines



THE STREETScape

Creating the Pedestrian Environment (Belltown Guideline)

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.

Considerations:

- reinforce existing retail concentrations
- Vary in size, width and depth of commercial spaces, accommodating for smaller businesses, where feasible
- Incorporate unique hardscape treatments, pedestrian-scale sidewalk lighting and accent paving (especially at corners, entries and passageways)

Response: The preferred design will be primarily glazed and a large portion stepped back to encourage pedestrian activity. A large outdoor patio space with operable glazing will allow for the interior lounge and bar space to flow out and engage at the street level. The hotel entrance will be pushed forward and be identifiable by the articulation of the massing above coming down to meet the ground and providing for a natural marker. .



THE STREETScape

Creating the Pedestrian Environment (Downtown Guidelines)

C.4 REINFORCE BUILDING ENTRIES

To promote pedestrian comfort, safety, and orientation, reinforce building entries.

Entries should be clearly identifiable and visual from the street and easily accessible and inviting to pedestrians. In order to increase personal safety, entries and associated open spaces should be designed to avoid the creation of isolated areas and to maintain lines of sight into and out of the space.

Response: The preferred design creates an integral outdoor seating area by pulling the fully glazed street level facade back approx. 10'-0" while the hotel entry is pushed forward to create an identifiable beacon for hotel and restaurant guests alike. By pulling the majority of the street level facade back, it allows for more pedestrian activity and interaction while creating a natural focal point at the building entry.



THE STREETScape

Creating the Pedestrian Environment (Belltown Guidelines)

C.5 ENCOURAGE OVERHEAD WEATHER PROTECTION

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

Considerations:

- The overall architectural concept of the building
- Uses occurring within the building or in the adjacent streetscape environment.
- Minimize gaps in coverage
- Relationship to architectural features
- Use of translucent or transparent covering material to maintain a pleasant sidewalk environment with plenty of natural light.

Response: The preferred design includes a canopy that is integrated into the overall design and will highlight the recessed street facade. The canopy is an element meant to activate the street by allowing activity year round.

suggested priority design guidelines

seattle design guidelines



PUBLIC AMENITIES

Enhancing the Streetscape & Open Space
(Belltown Guideline)

D.3 PROVIDE ELEMENTS THAT DEFINE THE PLACE

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.

Considerations:

Art and History are vital to reinforcing a sense of place.

Street Furniture/Furnishings:

4th Avenue - street furnishings on 4th Avenue should be ‘off-the-shelf’/ catalogue modern to reflect the high-rise land uses existing or permitted along that corridor.

Response: The connection of the lobby and outdoor seating will be direct and fluid. The lobby interiors visible from the street will have creative wall design and art elements to reinforce the building’s place in Seattle and welcome guests.

PUBLIC AMENITIES

Enhancing the Streetscape & Open Space
(Belltown Guideline)

D.4 PROVIDE APPROPRIATE SIGNAGE

Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood.

The individual mostly interacts with a building at the street level, and this helps influence our perception of the entire place. Rich visual details such as signs at the street level add interest and character to the facade, setting the stage for an active street environment.

Response: The preferred design will have sleek, clean, contemporary signage that is incorporated into the overall building concept. The portion of the structure that comes down to meet the ground will provide a perfect opportunity for signage to help identify the hotel entry while the transparent canopy along the length of the facade will be utilized for hanging signage to advertise the bar and restaurant housed within.

PUBLIC AMENITIES

Enhancing the Streetscape & Open Space
(Belltown Guideline)

D.5 PROVIDE ADEQUATE LIGHTING

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

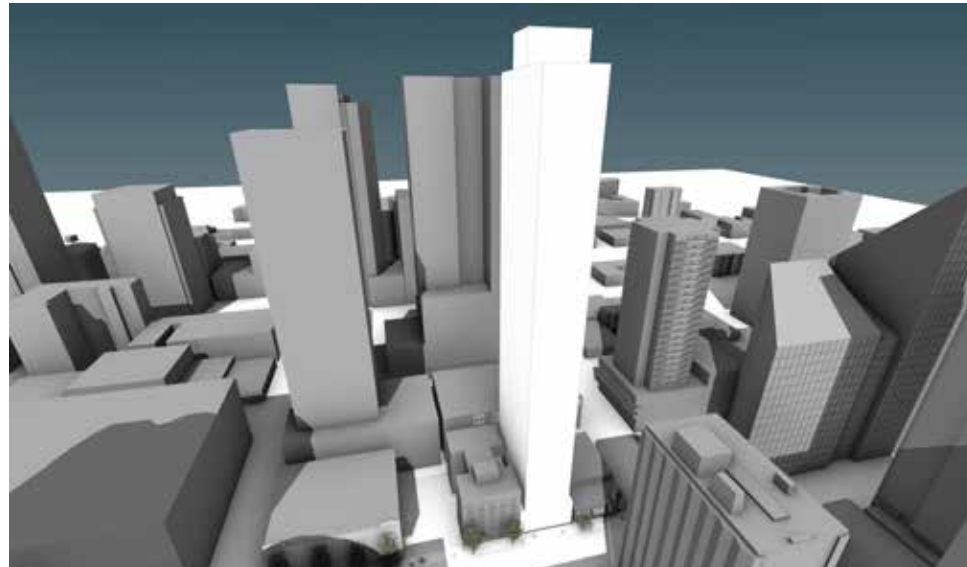
Considerations:

- a. Illuminate distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest.
- b. Install lighting in display windows that spills onto and illuminates the sidewalk.
- c. Orient outside lighting to minimize glare within the public right-of-way.

Response: The site is located in the downtown core, on the edge of the Belltown neighborhood which has a rich and vibrant nightlife. The entire ground level will be lit 24 hours a day with specialty exterior lighting provided at the outdoor seating and hotel entry.

proposal summary

alternatives comparison



ALTERNATIVE 1

Hotel Units: 99 # Residential Units: 224

Car Parking: 0 required, 20 provided
Bike Stalls: 232 required, 232 provided

FAR SF:

- Residential (non chargeable): 210,540 SF
 - Non Residential (chargeable): 50,438 SF
- Total chargeable FAR: 50,438 SF

Design Guidelines

Opportunities:

- Simple, straight tower that will be cost efficient to build
- A 'four-sided' bldg taking into account the site's exposure on all sides
- Providing continuous weather protection at street to enhance pedestrian experience and entries

Constraints:

The tower is very simple and may not have enough visual interest

Code Compliance:

(1) Departure requested for 23.49.018 Overhead Protection, see page 27



ALTERNATIVE 2

Hotel Units: 99 # Residential Units: 224

Car Parking: 0 required, 20 provided
Bike Stalls: 232 required, 232 provided

FAR SF:

- Residential (non chargeable): 219,150 S
 - Non Residential (chargeable): 50,438 SF
- Total chargeable FAR: 50,438 SF

Design Guidelines

Opportunities:

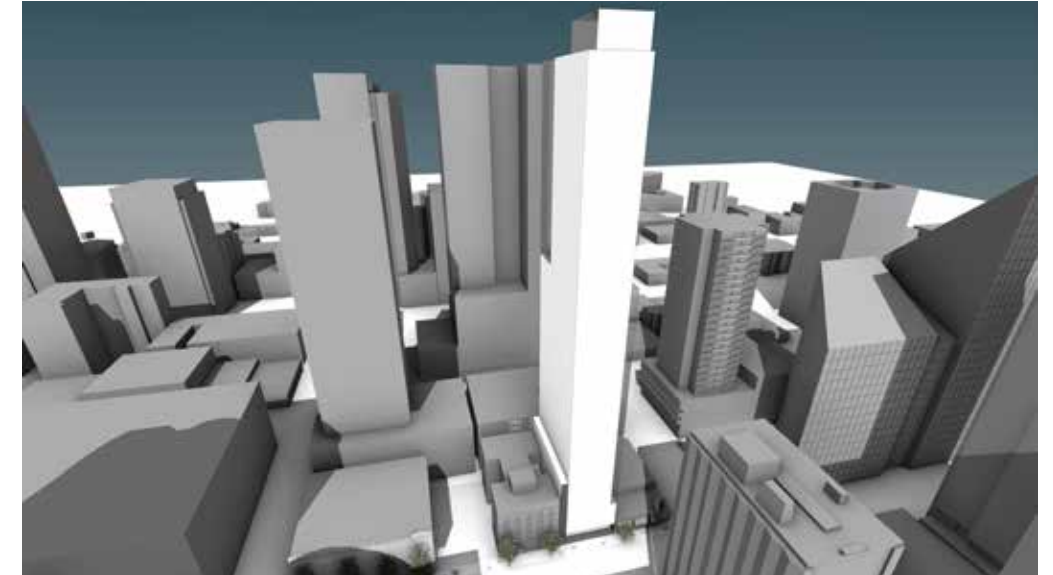
- Distinctive shape of the tower
- A 'four-sided' bldg taking into account the site's exposure on all sides
- Providing continuous weather protection at street and setting back street level to enhance pedestrian experience and entries

Constraints:

-The complex geometry in the form will be expensive to build
Due the small site we are requesting a Departure to provide the visual interest on all sides.

Code Compliance:

- (1) Departure requested for 23.49.018 Overhead Protection, see page 27
(2) Departure requested for 23.49.058 Upper Level Development Standards, see page 33



PREFERRED ALTERNATIVE | big wave

Hotel Units: 99 # Residential Units: 224

Car Parking: 0 required, 20 provided
Bike Stalls: 232 required, 232 provided

FAR SF:

- Residential (non chargeable): 219,150 SF
 - Non Residential (chargeable): 50,438 SF
- Total chargeable FAR: 50,438 SF

Design Guidelines

Opportunities:

- The simple 'steps' in the form and the glazing patterning inspired by place - Seattle and the Pacific Northwest
- A 'four-sided' bldg taking into account the site's exposure on all sides - the feature elements of the exterior skin will be on all sides to unify the design
- Providing continuous weather protection at street and setting back street level to enhance pedestrian experience and entries

Constraints::

Due the small site we are requesting a Departure to provide the visual interest on all sides.

Code Compliance:

- (1) Departure requested for 23.49.018 Overhead Protection, see page 27
(2) Departure requested for 23.49.058 Upper Level Development Standards, see page 37

Massing | all concepts

massing development

23.49.008- STRUCTURE HEIGHT

A.3 - 240' limit for non-residential uses, 290' limit max for residential uses, 440' limit max for residential uses with incentives.

Proposed: Preferred scheme has a building height of approximately 440 feet which includes hospitality, commercial and residential uses.

23.49.058 - UPPER-LEVEL DEVELOPMENT STANDARDS

A - A 'tower' is a portion of the structure over 85' that has non-residential use above 65' high or above 160' high.

Proposed: All schemes will be considered towers and have non-residential uses above 65-0 feet.

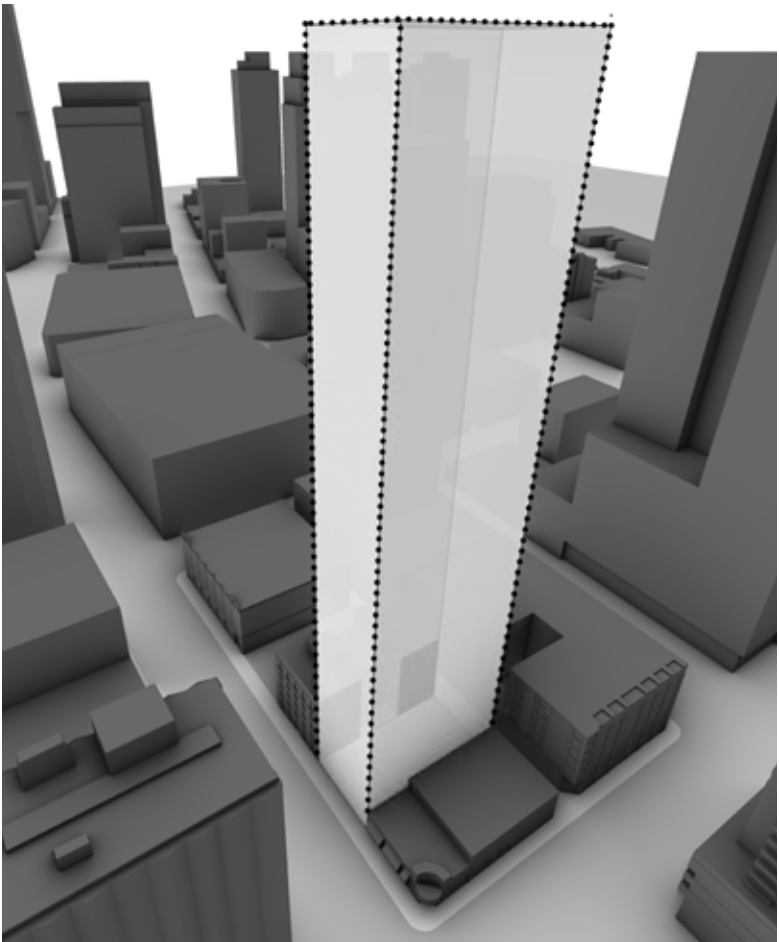
D - If any part of a tower exceeds 160' in height, then all portions of the tower that are above 125' in height must be separated from any other existing tower that is above 160' in height, and the min. separation required between towers from all points above the height of 125' in each tower is 80'.

E.2.A - Maximum Tower Width

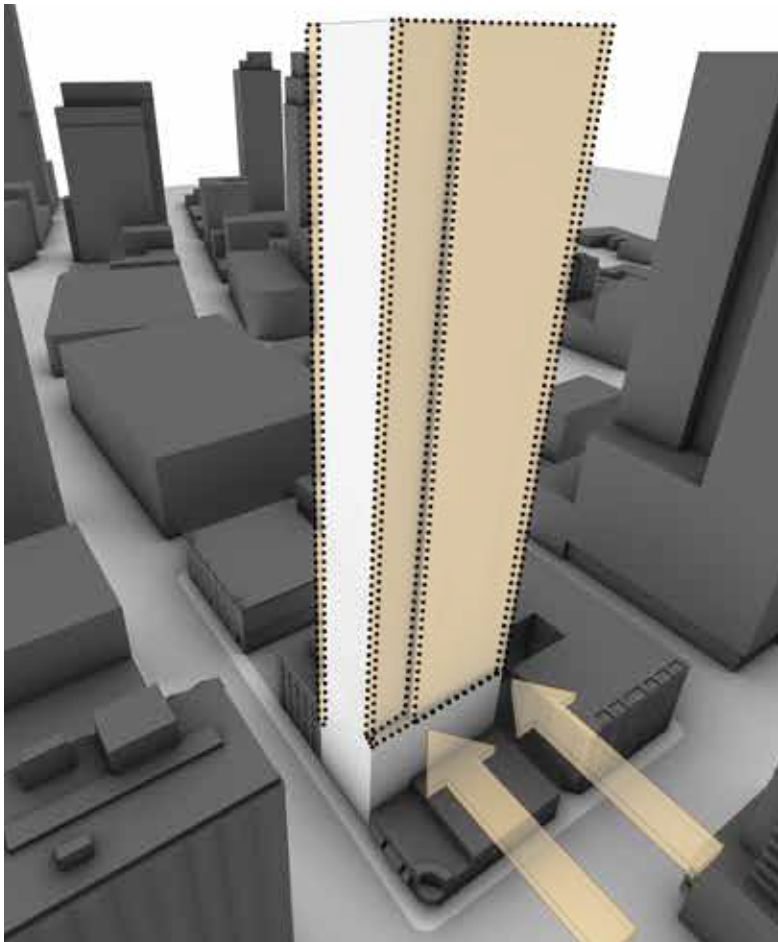
Max width of building above 85' along north/south axis (parallel to the Avenues) shall be 120' or 80% of the width of the lot, whichever is less

E.2.A.1 - Exception: On a lot where the limiting factor is the 80% width limit, the max. façade width is 120', if all elevations above a height of 85', no more than 50% of the area of the lot located within 15' of the street lot line.

Proposed: Preferred scheme will employ a modulated facade design that will be requesting a departure



SITE SHOWING ALLOWABLE HEIGHT



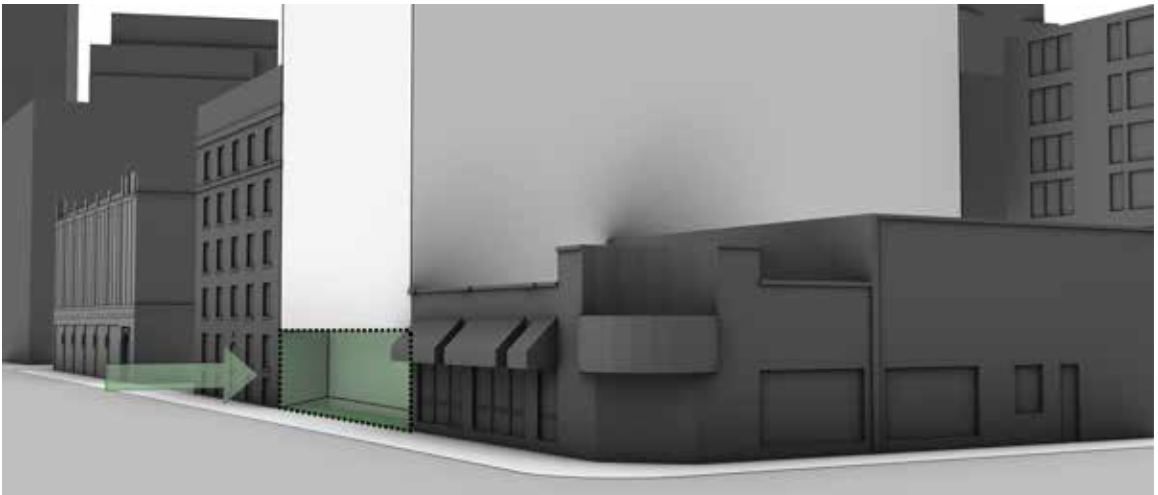
SETBACKS ALONG NORTH AND SOUTH
TO MEET TOWER REQUIREMENTS AND
ALLOW FOR WINDOWS ON THOSE FACADES

23.49.009 - STREET-LEVEL USES

Proposed: Over 75% of the proposed street frontage complies with permitted street level uses (bar/lounge area)

23.49.056 - MINIMUM FAÇADE HEIGHT

Proposed: Project will set back the first level to provide outdoor, covered seating area. The glazing the first story with transparent glazing between 2' and 8' above sidewalk. Preferred scheme is approx. 80% transparent at the street level facade.



SETBACK AT STREET LEVEL
TO ALLOW FOR OUTDOOR SEATING

Massing | all concepts

sun diagrams



SUN STUDY DIAGRAMS

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site plan | all concepts

site plan

Legal description: Lot 3, Block 49, A A Denny's 6th Addition to the City of Seattle



street level layout | all concepts

street scape

Ground level pedestrian experience

The proposed project will provide a highly transparent base and additional setback to allow for outdoor seating and lobby spill out activity. The entry is placed to mazimize the outdoor seating area.



PROPOSED STREETScape



PROPOSED STREET SECTION AT BAR SEATING AREA



GROUND LEVEL SITE PLAN

departure | all concepts

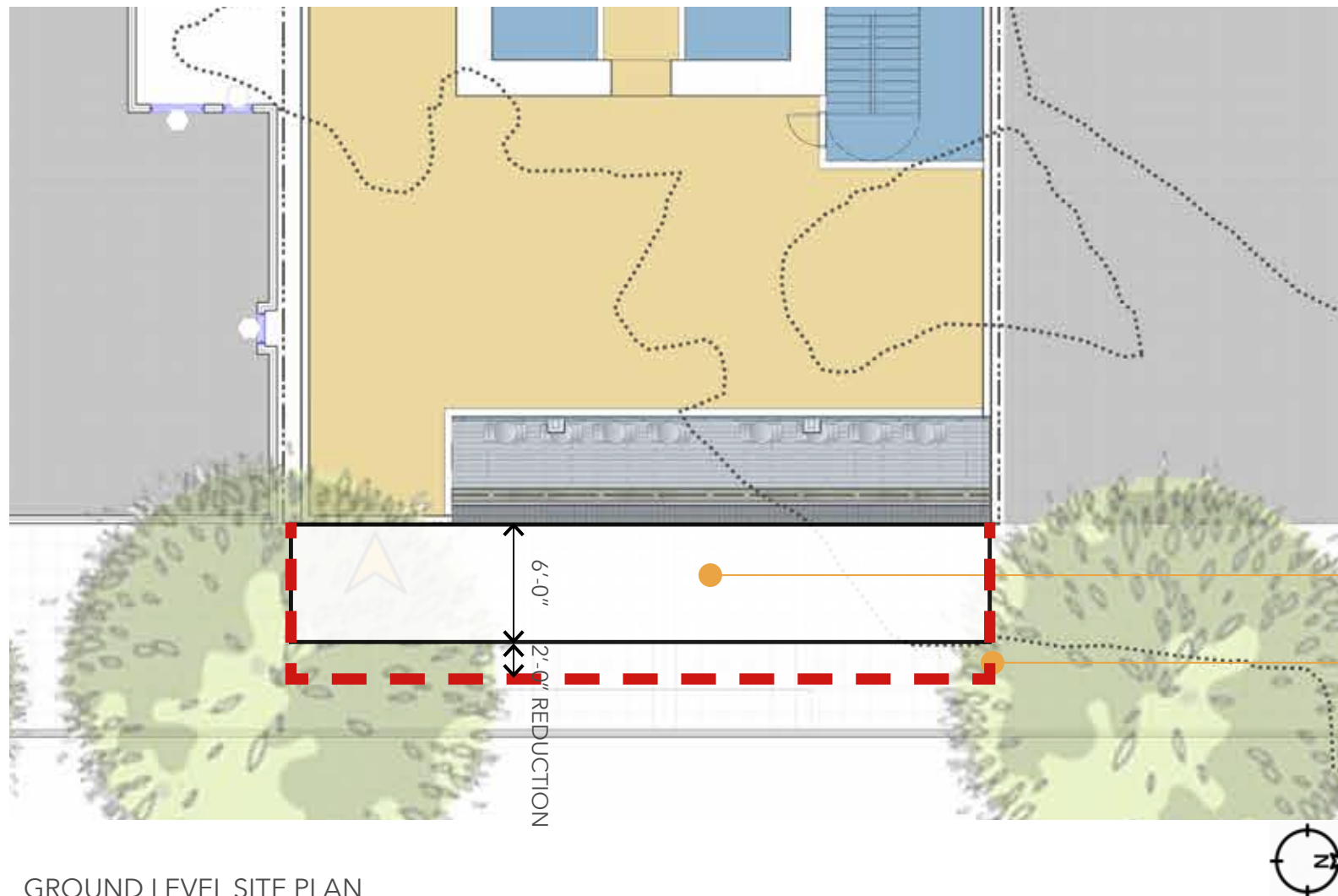
overhead weather protection

23.49.018 - OVERHEAD WEATHER PROTECTION

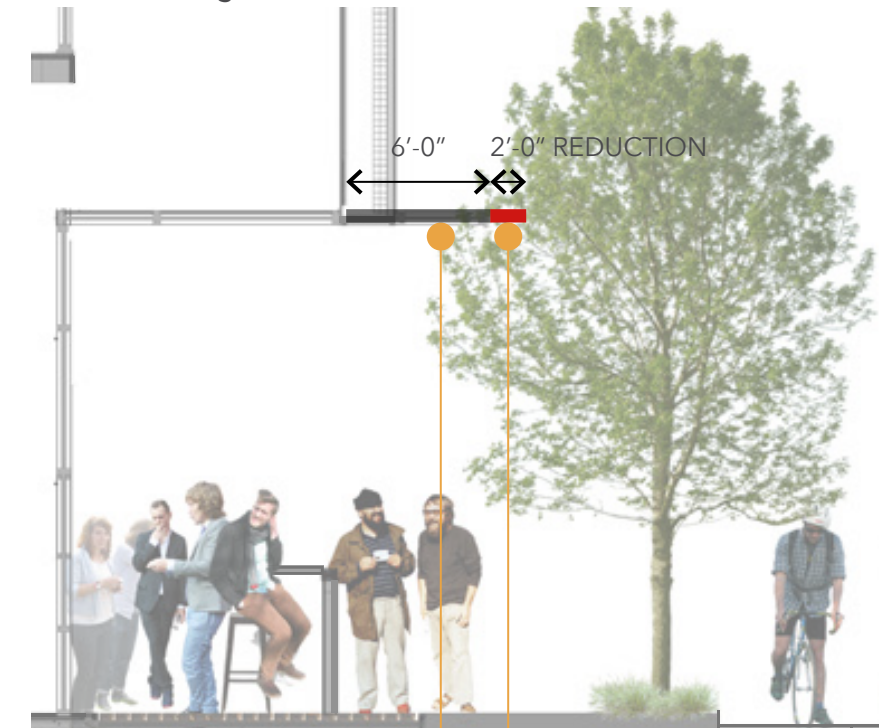
- A - Continuous weather protection required along entire street frontage of structure
- B - Minimum dimension of 8' wide or extend to 2' from curb line, whichever is less
- D - Must be between 10' to 15' above the sidewalk

PROPOSED: Project will provide continuous canopy along the the street frontage and be 6' wide.

DEPARTURE: To help keep healthy tree coverage along 4th Ave we propose a 2'-0" reduction in the width of the weather protection. The full depth would interfere with the existing street trees.



GROUND LEVEL SITE PLAN



PROPOSED OVERHEAD PROTECTION WIDTH

REQUIRED OVERHEAD PROTECTION WIDTH

COMMUNITY FEEDBACK

Neighbor is in favor of departure to save existing trees, happy proposed project may also include additional tree and ground-level vegetation

massing alternative 1

Concept 'Stylus' summary

stats:

Hotel Units: 99 # Residential Units: 224

Car Parking: 0 required, 20 provided

Bike Stalls: 232 required, 232 provided

FAR SF:

- Residential (non chargeable): 210,540 SF

- Non Residential (chargeable): 50,438 SF

Total chargeable FAR: 50,438 SF

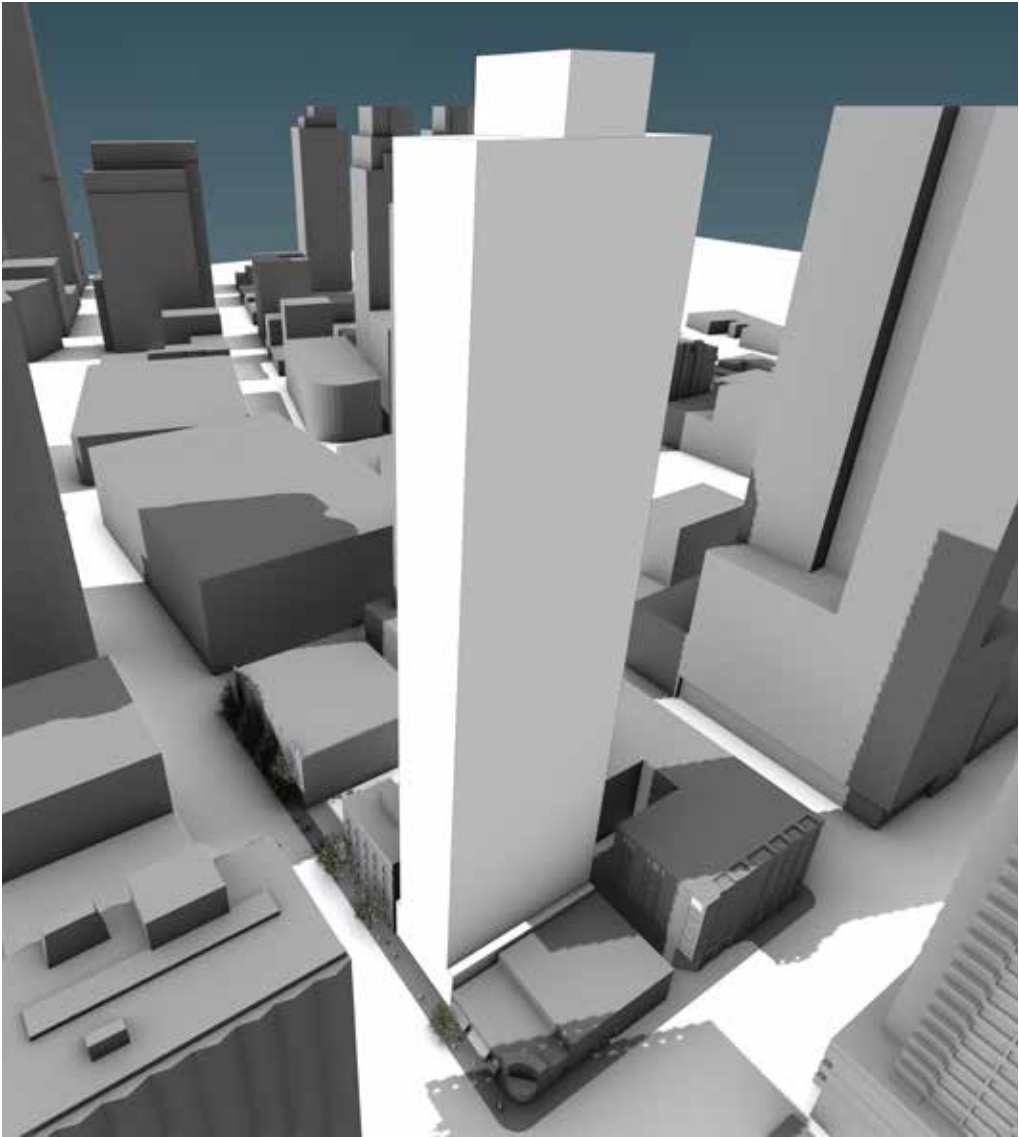
Code Compliance:

(1) Departure requested for 23.49.018 Overhead Protection, see page 27

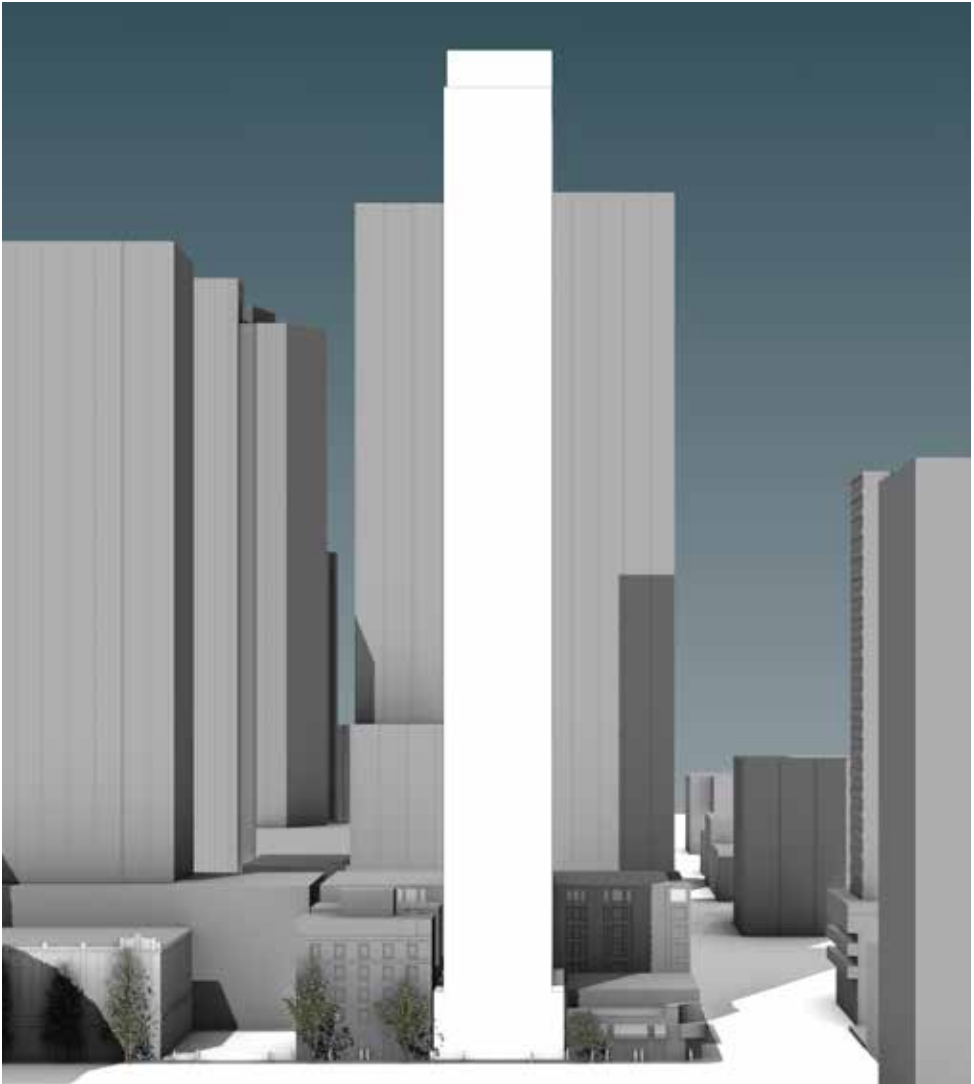
Inspiration:

The musical history of Seattle, the needle that transmits music from records.

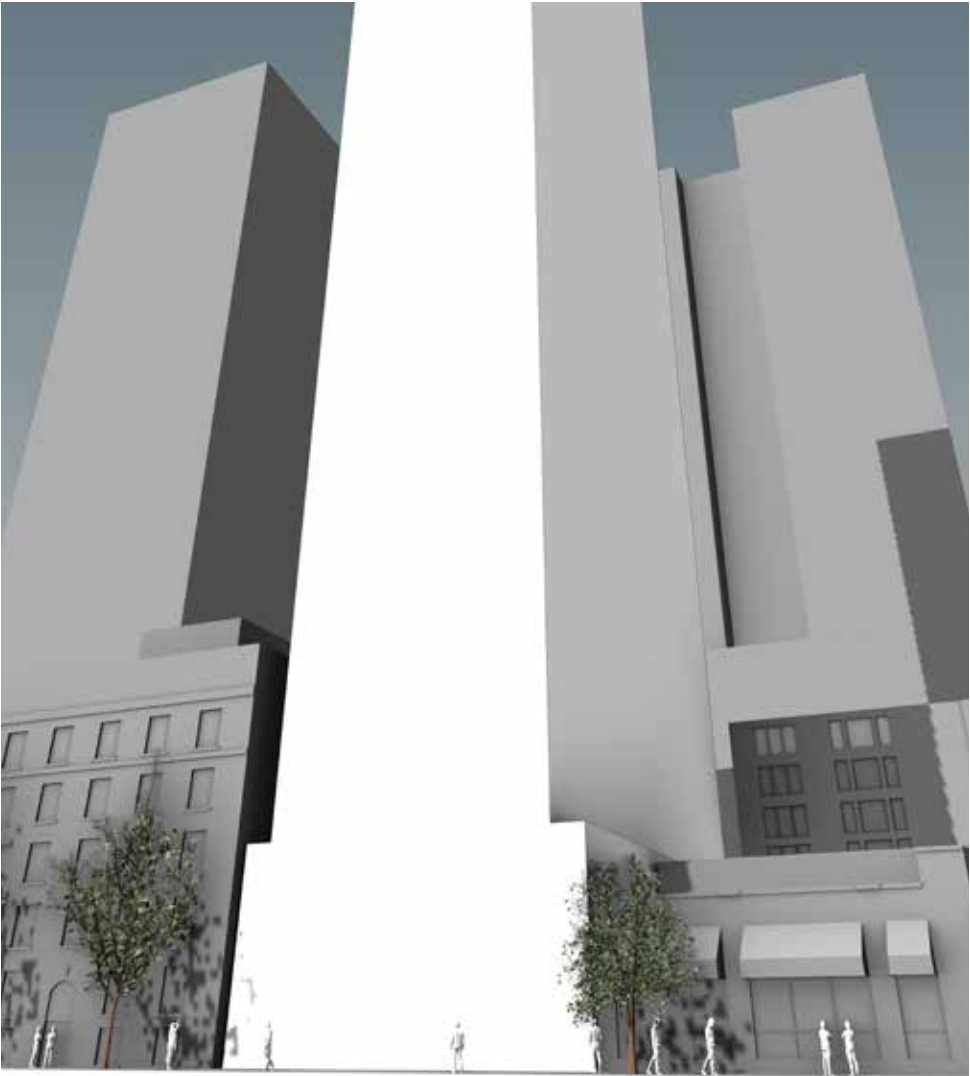
The concept is conservatively code compliant, emphasizing the thinness of the site. It presents a razor thin massing in a forest of thicker buildings.



PERSPECTIVE LOOKING SOUTH ALONG 4TH AVENUE



4TH AVENUE ELEVATION



STREETSCAPE LOOKING SOUTH

massing alternative 1

concept summary

EXTERIOR SKIN: WINDOW WALL

The entire tower will take advantage of the flexibility of the window wall system's colors and depths on the mullion system to achieve a cohesive building.

MAIN BODY

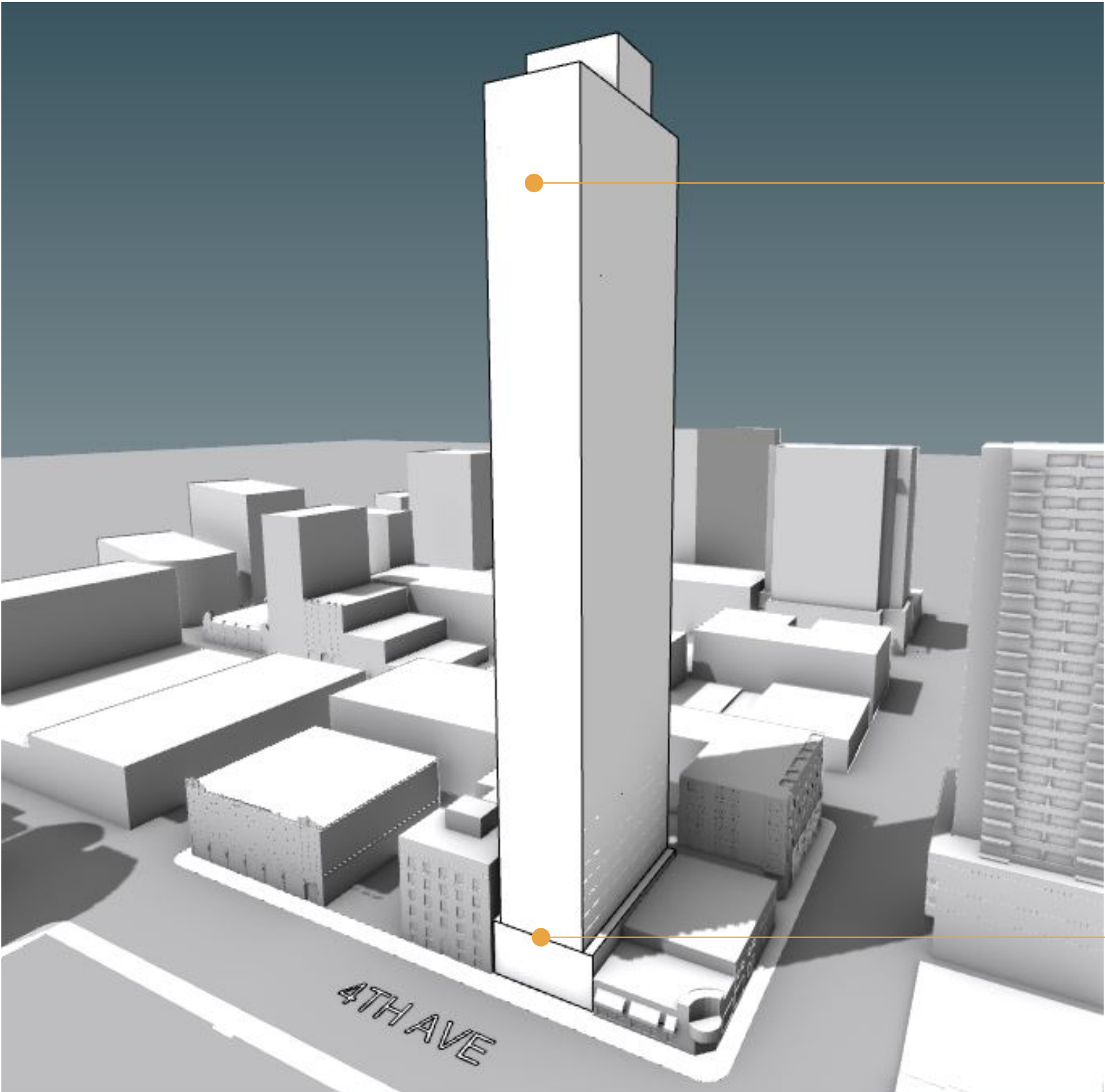
Equidistant from the south and north property lines to allow for glazing for a portion of those facades. On those facades there would be more solid panels than glazing as shown by the images below.



MID BLOCK TOWER WRAPPING GLAZING ONTO SIDES

STEP IN FORM

This step is based in the zoning requirement for reduced width of the tower.



STREETVIEW PERSPECTIVE LOOKING SOUTH ALONG 4TH AVENUE



massing alternative 2

Concept 'codex' summary

stats:

Hotel Units: 99 # Residential Units: 224

Car Parking: 0 required, 20 provided

Bike Stalls: 232 required, 232 provided

FAR SF:

- Residential (non chargeable): 219,150 S

- Non Residential (chargeable): 50,438 SF

Total chargeable FAR: 50,438 SF

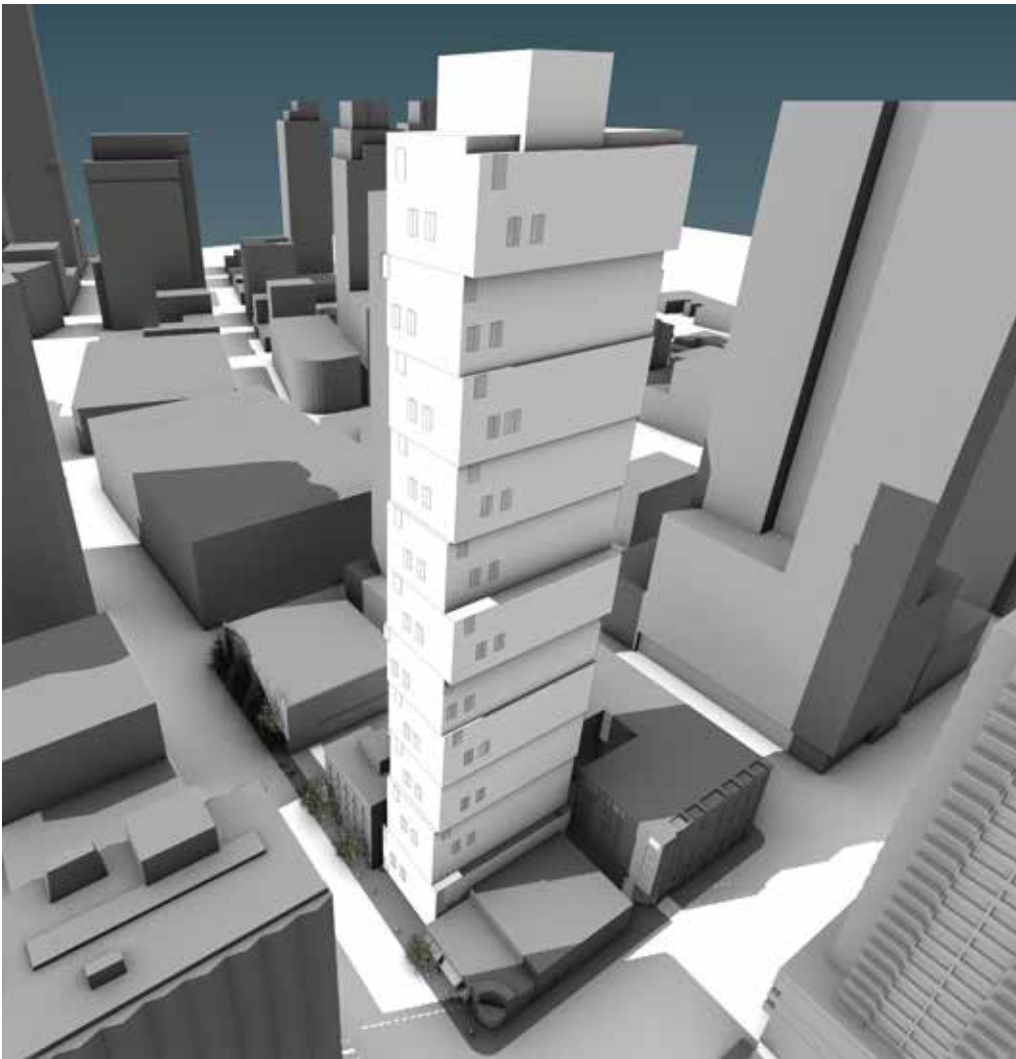
Code Compliance:

(1) Departure requested for 23.49.018 Overhead Protection, see page 27

(2) Departure requested for 23.49.058 Upper Level Development Standards, see page 33

Inspiration:

Seattle is consistently ranked as one of the most highly educated regions in the country. Seattle Public library system is consistently ranked near the top of best systems in the US. 'Codex' comes from the latin word caudex meaning 'trunk of a tree' or 'book' The Codex format for recording knowledge quickly became more popular than the scroll when it was introduced



PERSPECTIVE LOOKING SOUTH



4TH AVENUE ELEVATION



STREETSCAPE LOOKING SOUTH

massing alternative 2

concept summary

EXTERIOR SKIN: WINDOW WALL

The entire tower will take advantage of the flexibility of the window wall system's colors and depths on the mullion system to achieve a cohesive building.

MAIN BODY

Equidistant from the south and north propertylines to allow for glazing for a portion of those facades. On those facades there would be more solid panels than glazing as shown by the images below.

SHIFTING MASSES

Alternating recesses and extrusions mimic tectonic shifts to express Belltown's dynamic nature, similar to the image below

CONTRASTING GLAZING FRAMES

Glazing framed to highlight views of surrounding context and create a symmetry similar to musical notes on a scale. similar to the image below.



PERSPECTIVE LOOKING SOUTHWEST ALONG 4TH AVENUE

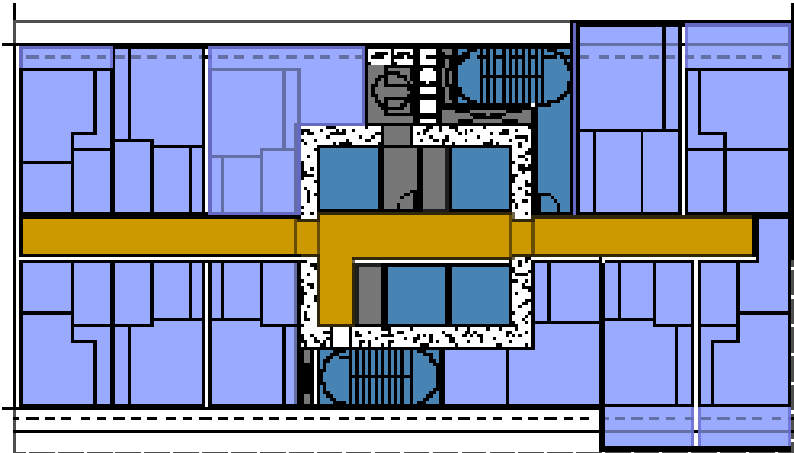


massing alternative 2

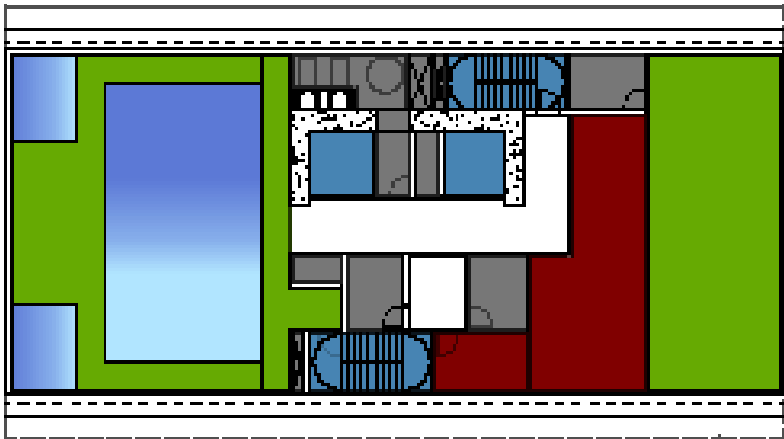
plans

LEGEND

- HOTEL/SEDU
- STUDIO
- 3 BEDROOM CO-LIVING
- ELEVATOR/STAIR
- UTILITY/SERVICE
- ROOF DECK
- LOBBY/HOSPITALITY
- AMENITY
- STREET USE



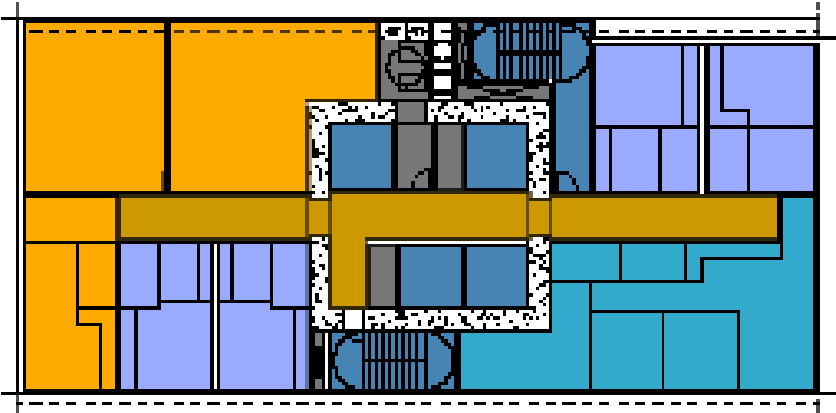
TYPICAL HOTEL LEVELS 4-7



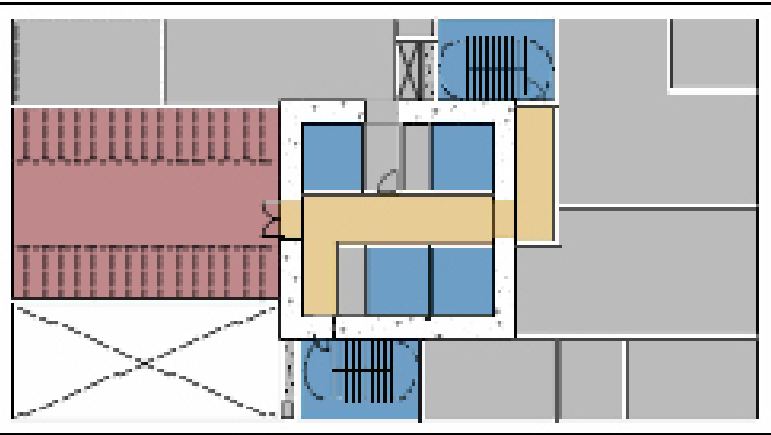
ROOFTOP POOL AND AMENITY LEVEL DIAGRAM



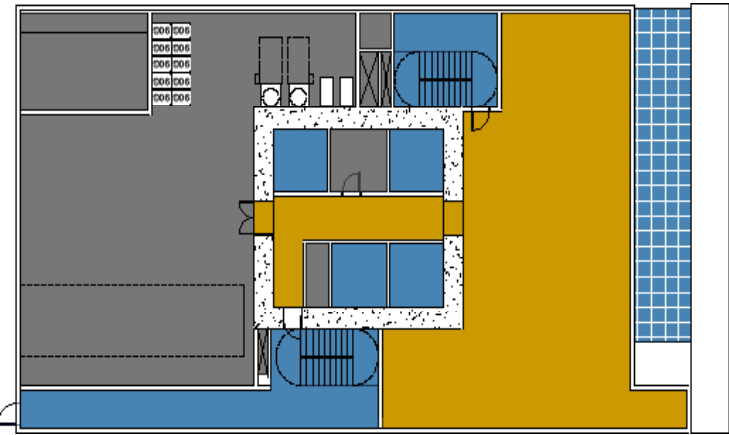
LEVEL 2 AMENITY DIAGRAM



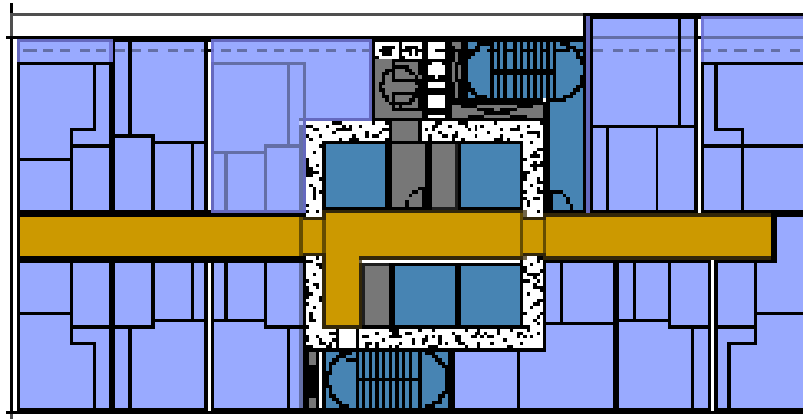
APARTMENT LEVELS 13-16, 20-22, 26-40 AND 44



BASEMENT LEVEL-1 DIAGRAM



LEVEL 1 STREET DIAGRAM



HOTEL LEVELS 8-12
APARTMENT LEVELS 17-19, 23-25 AND 41-43

massing alternative 2

departure number 2: tower width

23.49.058 - UPPER-LEVEL DEVELOPMENT STANDARDS

A - A 'tower' is a portion of the structure over 85' that has non-residential use above 65' high or above 160' high.

Proposed: All schemes will be considered towers and have non-residential uses above 65-0 feet.

D - If any part of a tower exceeds 160' in height, then all portions of the tower that are above 125' in height must be seperated from any other existing tower that is above 160' in height, and the min. separation required between towers from all points above the height of 125' in each tower is 80'.

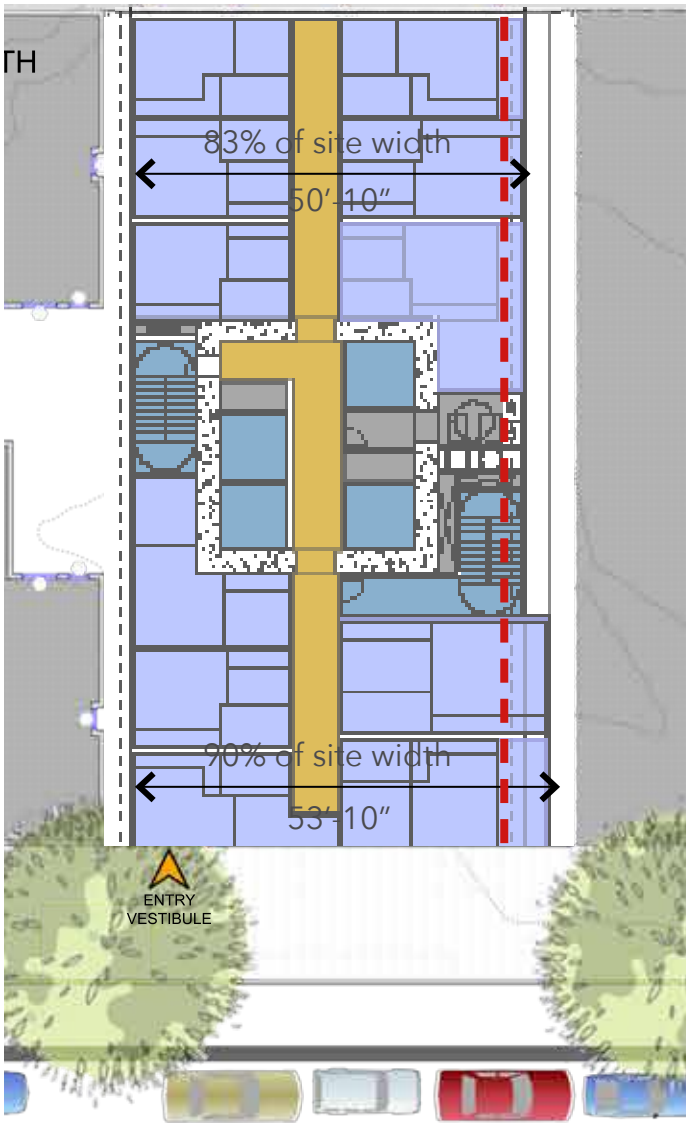
E.2.A - Maximum Tower Width

Max width of building above 85' along north/south axis (parallel to the Avenues) shall be 120' or 80% of the width of the lot, whichever is less

E.2.A.1 - Exception: On a lot where the limiting factor is the 80% width limit, the max. façade width is 120', if all elevations above a height of 85', no more than 50% of the area of the lot located within 15' of the street lot line.

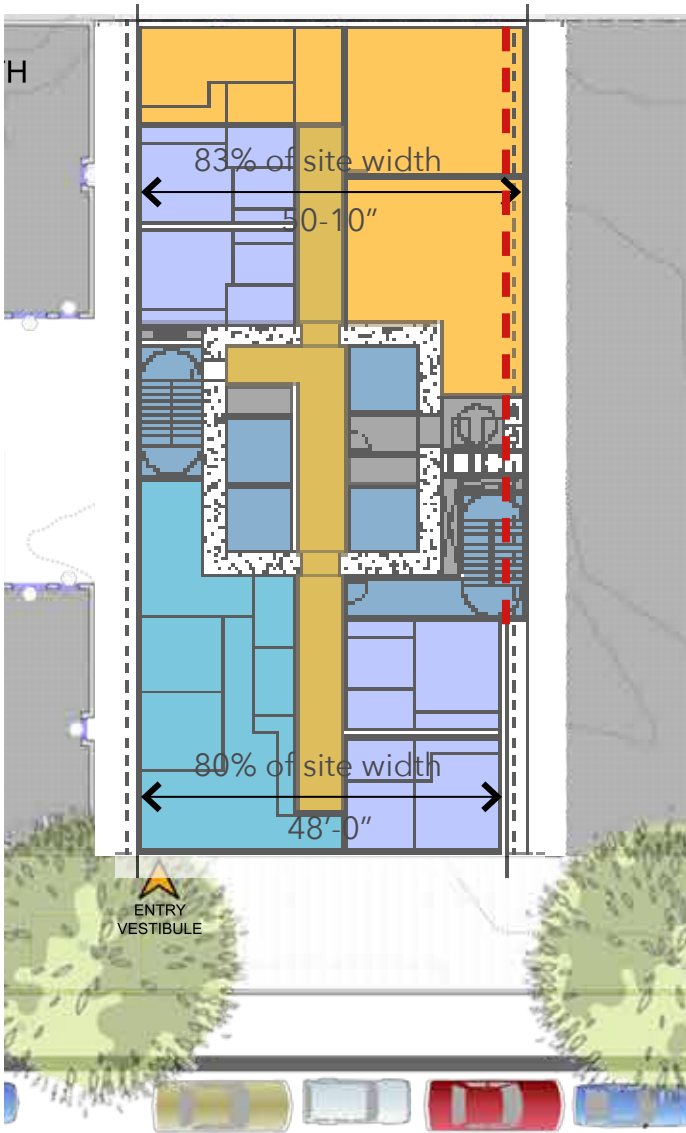
Proposed: Preferred scheme will employ a modulated facade design that will be requesting a departure. The site allows for maximum of 48-0 wide tower (lot is 60-0 wide). we proposed that some of the levels are allowed to be slightly wider to achieve the 'in' and 'out' modulation of the massing. levels that qualify as part of the tower are levels 8 - 44

DEPARTURE: To help create a cohesive design on all side of the narrow site, a departure is requested regarding the 80% max width above 85' While the project is located on an interior lot, the lots to either side will not be developed for awhile and any development would be limited to maximum height of 160-0, the design team felt it important to provide a cohesive design that not only approached the primary street facade but also the corner views as you approach bldg from either the south or the north.



TOWER SITEPLAN

LEVELS: 11-13, 17-19, 23-25 AND 41-43



TOWER SITEPLAN

LEVELS: 8-10, 14-16, 20-22, 26-40 AND 44

preferred alternative

Concept 'big wave' summary

stats:

Hotel Units: 99 # Residential Units: 224

Car Parking: 0 required, 20 provided

Bike Stalls: 232 required, 232 provided

FAR SF:

- Residential (non chargeable): 219,150 SF

- Non Residential (chargeable): 50,438 SF

 Total chargeable FAR: 50,438 SF

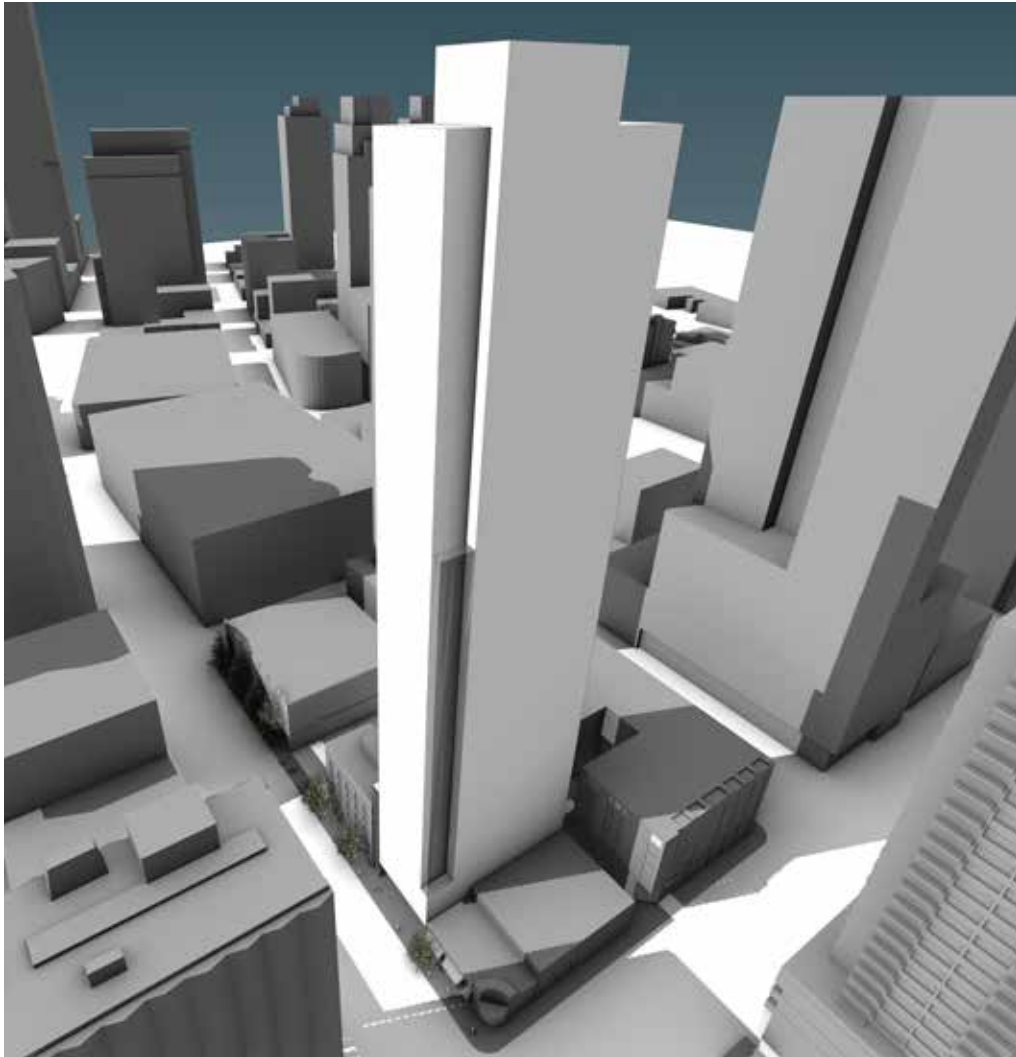
Code Compliance:

(1) Departure requested for 23.49.018 Overhead Protection, see page 27

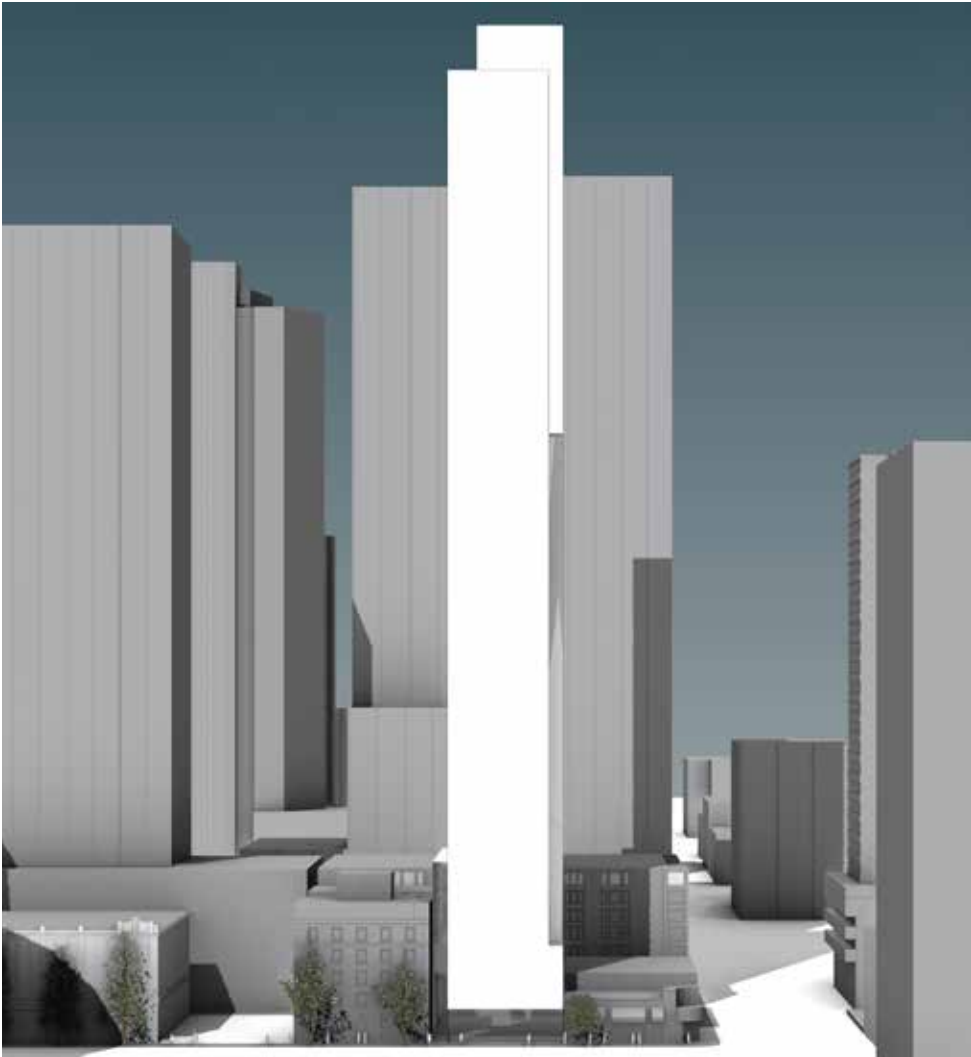
(2) Departure requested for 23.49.058 Upper Level Development Standards, see page 37

inspiration

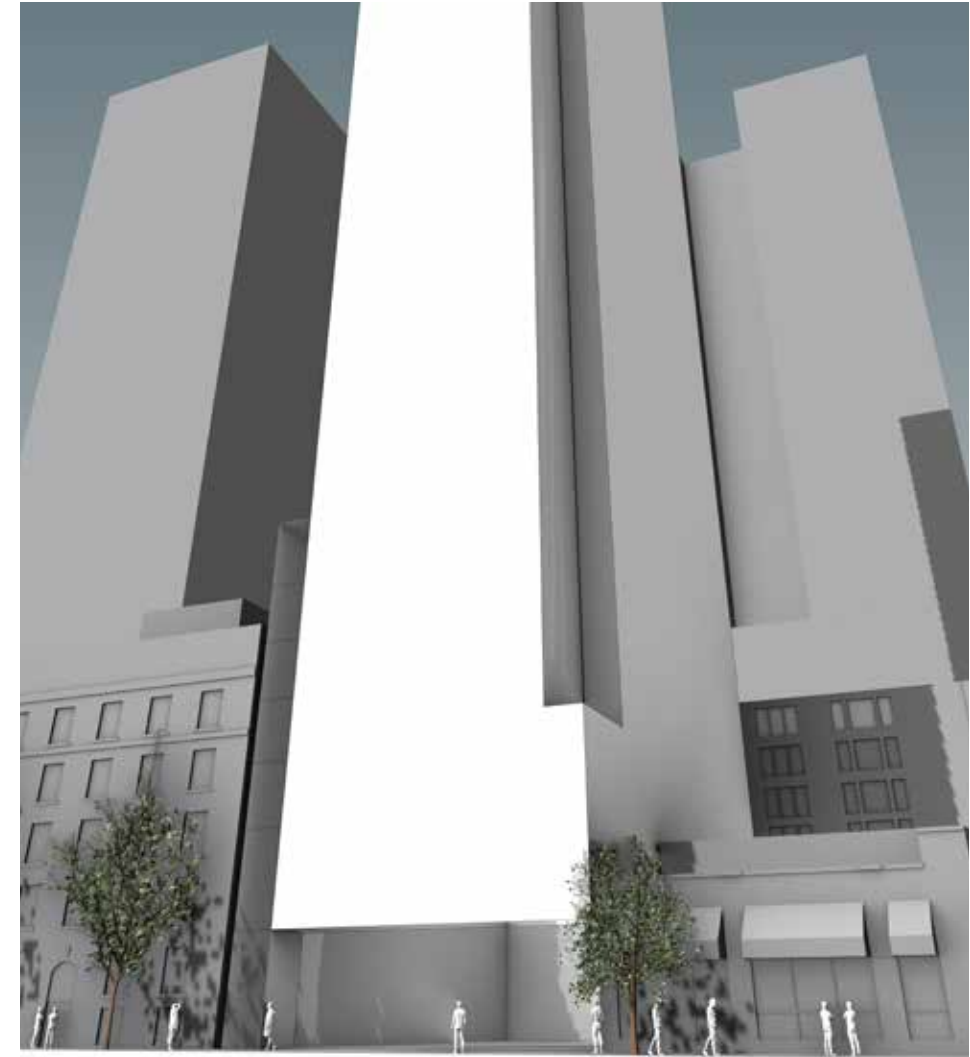
The Pacific Northwest and what makes it famous and beloved; its impressive coastlines, mountains and forests. see page 38 for more information.



PERSPECTIVE LOOKING SOUTH



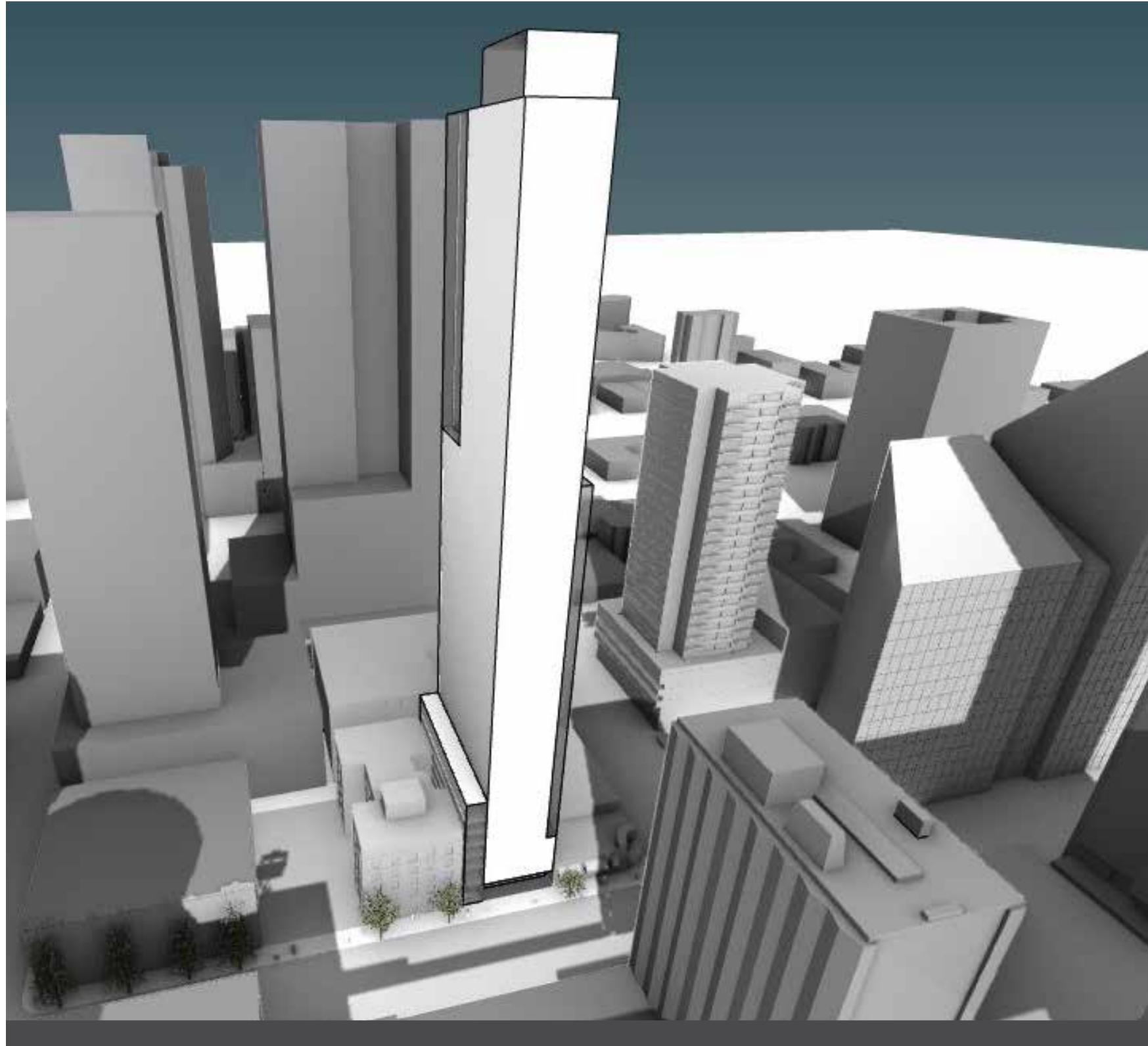
4TH AVENUE ELEVATION



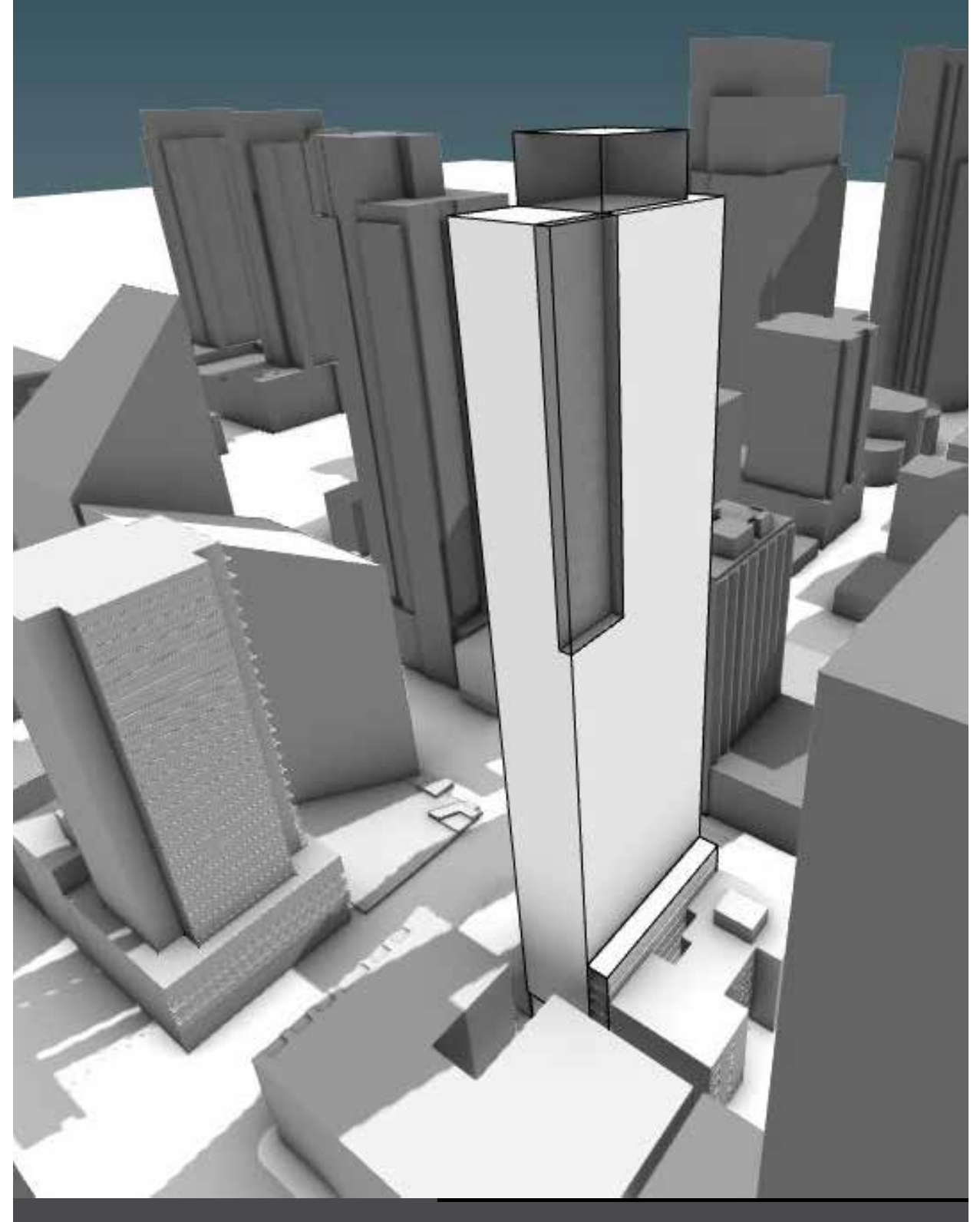
PERSPECTIVE LOOKING NORTH

preferred alternative

the big wave

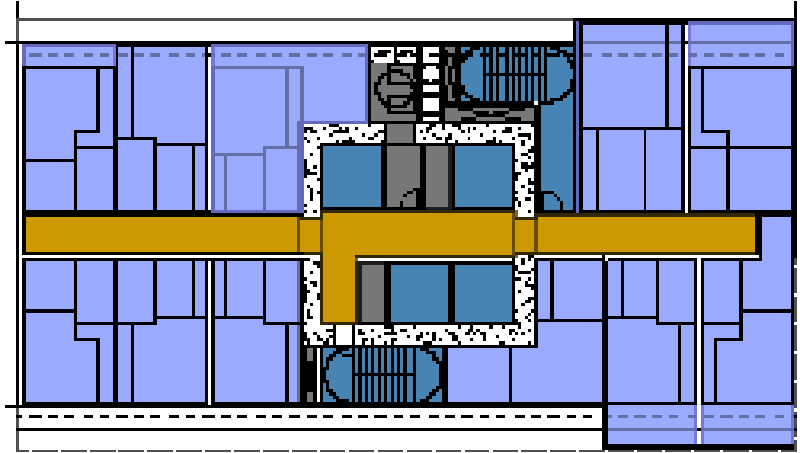


BIRD'S EYE VIEW

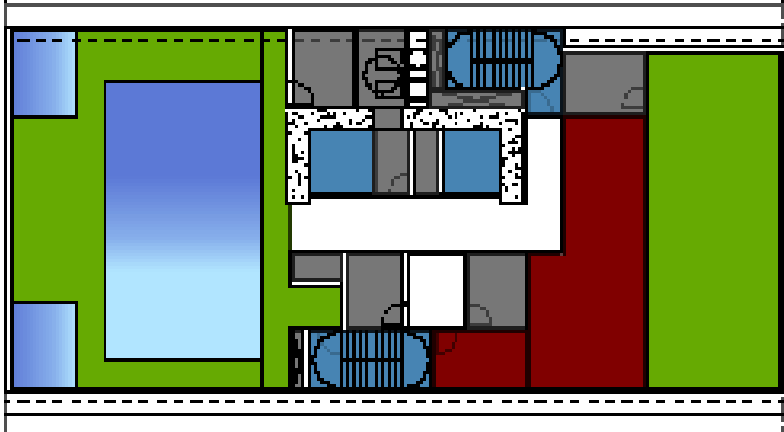


SOUTHEAST PERSPECTIVE

preferred alternative plans



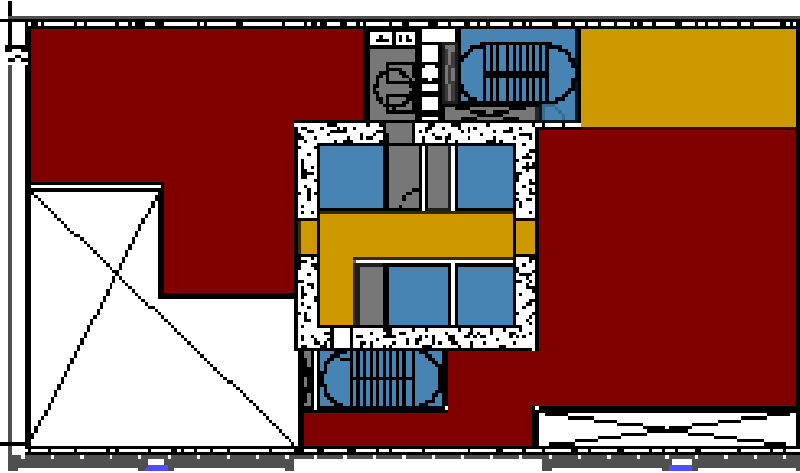
HOTEL LEVELS 4-7 DIAGRAM



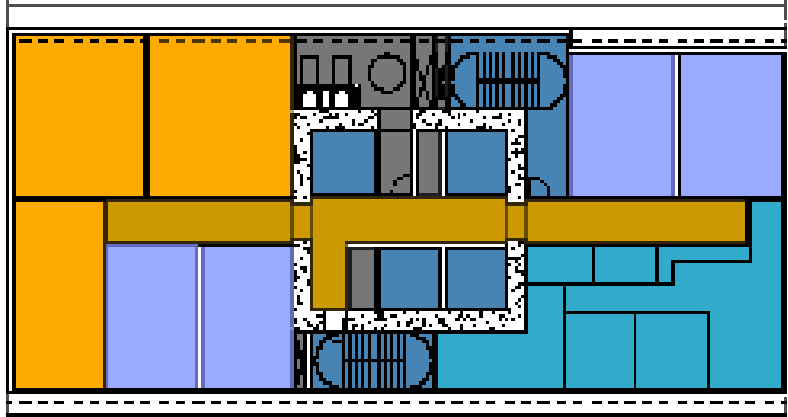
ROOFTOP POOL AND AMENITY LEVEL 45 DIAGRAM

LEGEND

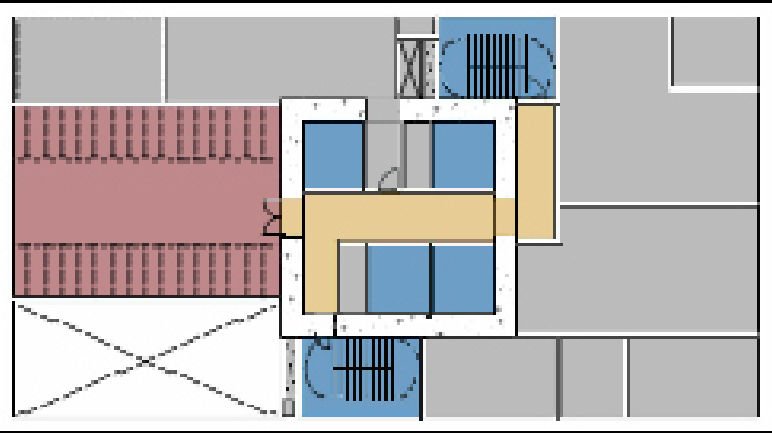
- HOTEL/SEDU
- STUDIO
- 3 BEDROOM CO-LIVING
- ELEVATOR/STAIR
- UTILITY/SERVICE
- ROOF DECK
- LOBBY/HOSPITALITY
- AMENITY
- STREET USE



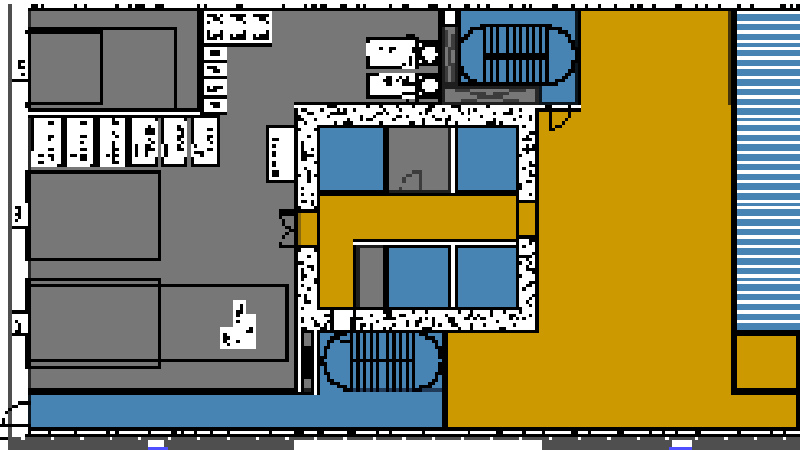
LEVEL 2 AMENITY DIAGRAM



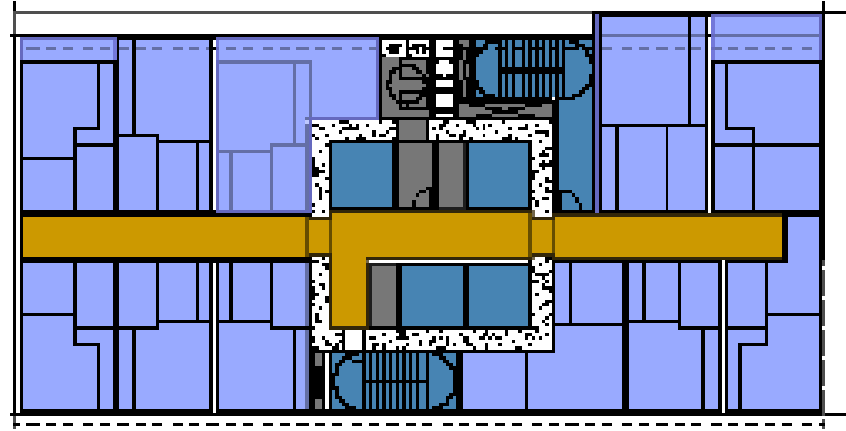
APARTMENT LEVELS 20-44 DIAGRAM



BASEMENT LEVEL -1 DIAGRAM



LEVEL 1 STREET DIAGRAM



HOTEL LEVELS 8-12
APARTMENT LEVELS 13-19 DIAGRAM

preferred alternative

departure number 2: tower width

23.49.058 - UPPER-LEVEL DEVELOPMENT STANDARDS

A - A 'tower' is a portion of the structure over 85' that has non-residential use above 65' high or above 160' high.

Proposed: All schemes will be considered towers and have non-residential uses above 65-0 feet.

D - If any part of a tower exceeds 160' in height, then all portions of the tower that are above 125' in height must be seperated from any other existing tower that is above 160' in height, and the min. separation required between towers from all points above the height of 125' in each tower is 80'.

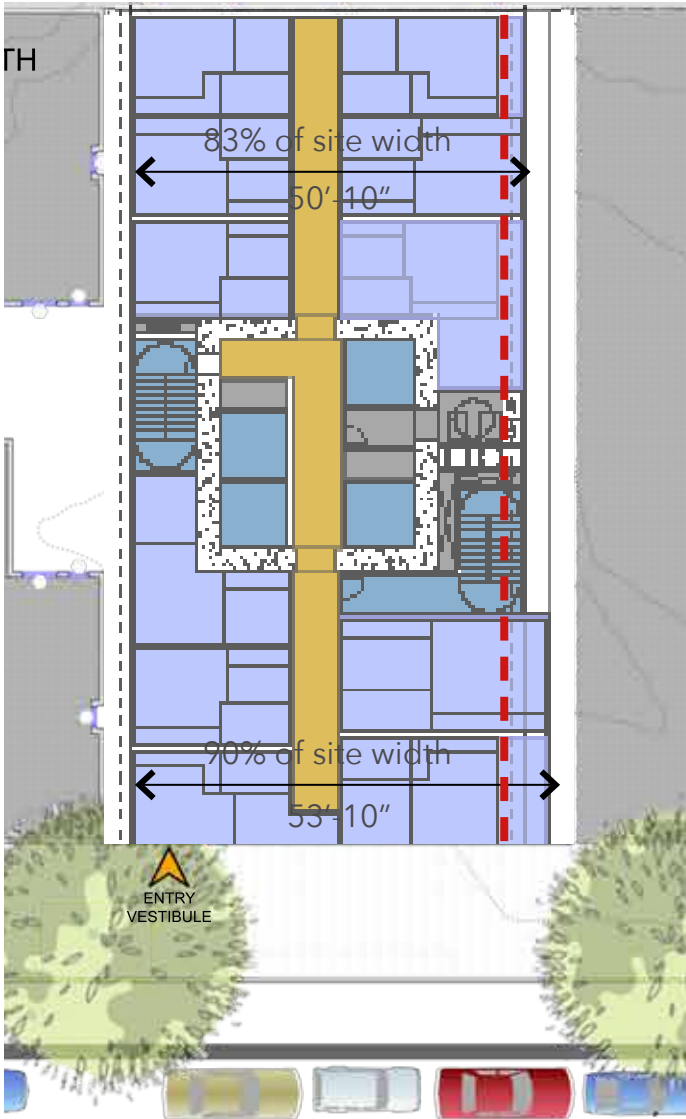
E.2.A - Maximum Tower Width

Max width of building above 85' along north/south axis (parallel to the Avenues) shall be 120' or 80% of the width of the lot, whichever is less

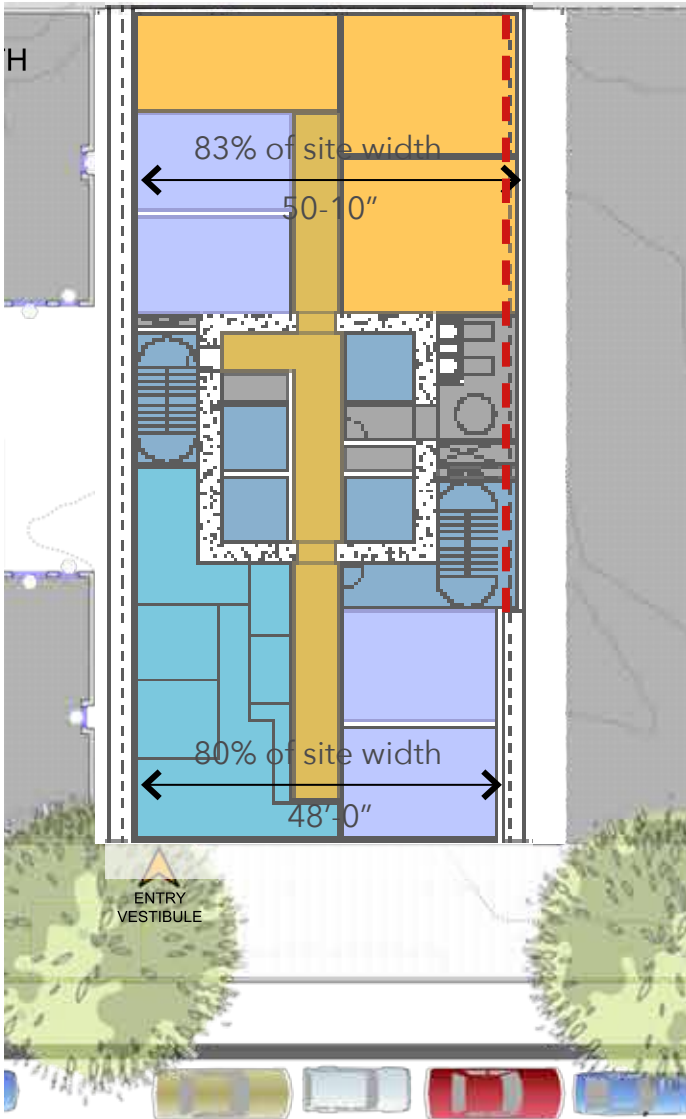
E.2.A.1 - Exception: On a lot where the limiting factor is the 80% width limit, the max. façade width is 120', if all elevations above a height of 85', no more than 50% of the area of the lot located within 15' of the street lot line.

Proposed: Preferred scheme will employ a modulated facade design that will be requesting a departure. The site allows for maximum of 48-0 wide tower (lot is 60-0 wide). we proposed that some of the levels are allowed to be slightly wider to achieve the 'in' and 'out' modulation of the massing. The levels that qualify as part of the tower are levels 8 - 44

DEPARTURE: To help create a cohesive design on all side of the narrow site, a departure is requested regarding the 80% max width above 85' While the project is located on an interior lot, the lots to either side will not be developed for awhile and any development would be limited to 160-0, the design team felt it important to provide a cohesive design that not only approached the primary street facade but also the corner views as you approach bldg from either the south or the north.



TOWER SITEPLAN
LEVELS: 8-19



TOWER SITEPLAN
LEVELS: 20 - 44

preferred alternative

inspiration

BIG WAVE

INSPIRATION

The Pacific Northwest and what makes it famous and beloved; its impressive coastlines, mountains and forests.

CONCEPT

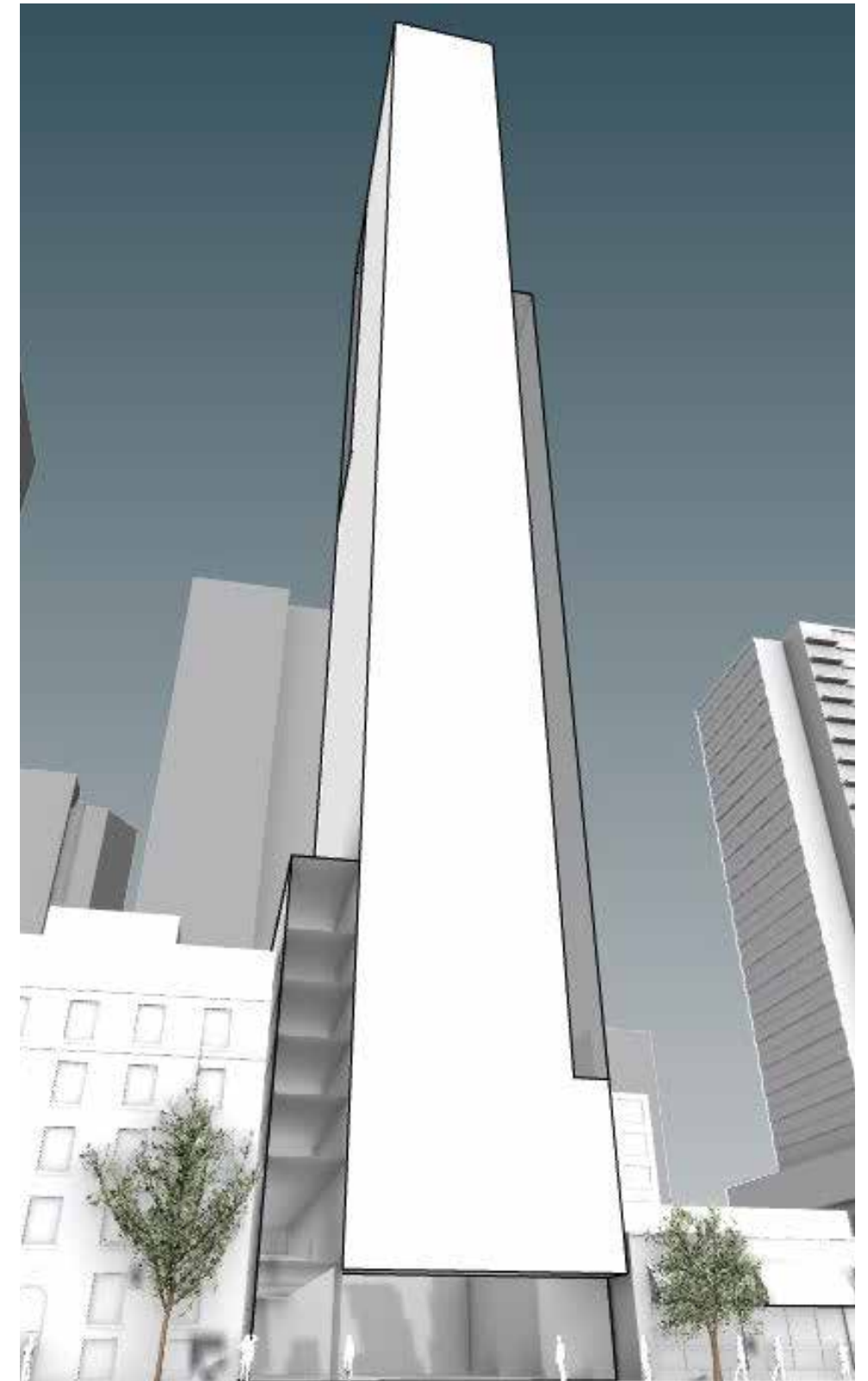
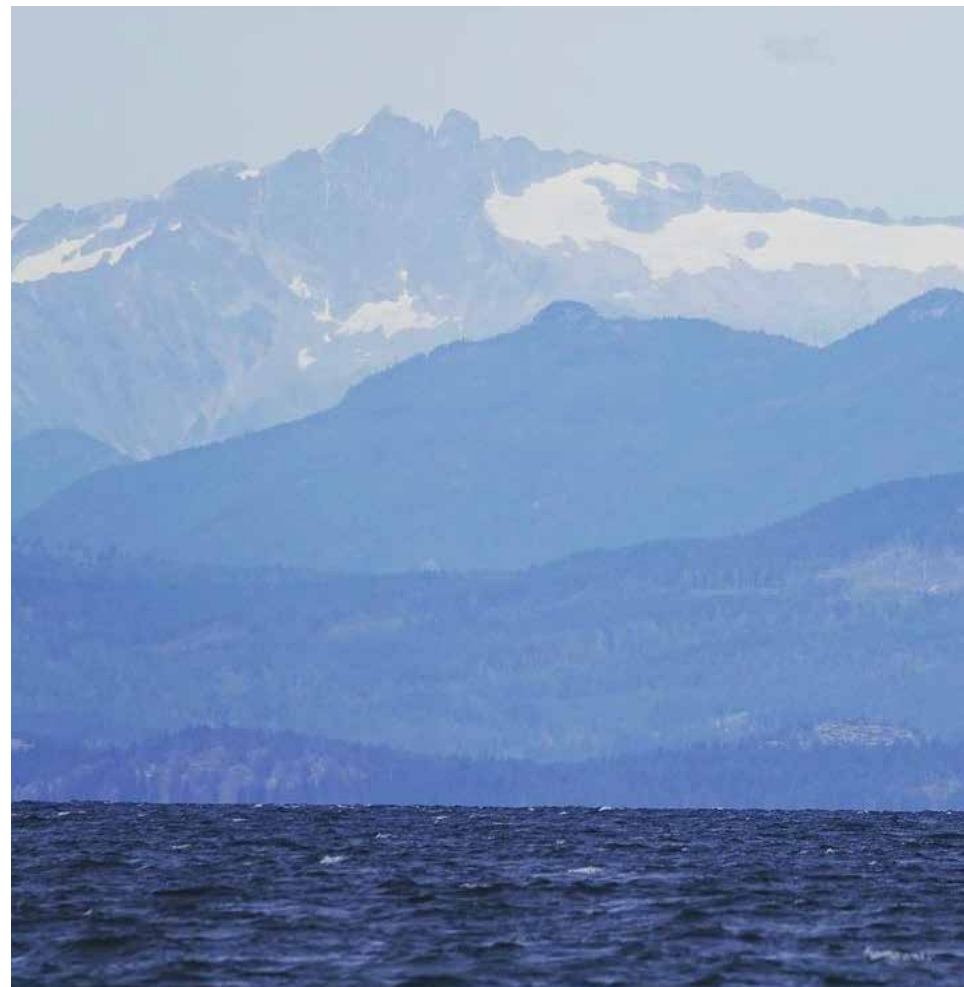
The concept is emphasizing the thinness of the site. It presents a razor thin massing in a forest of thicker buildings.

The tectonic shifts of the land have shaped the spectacular landscape of the surrounding mountains of the Cascades and Olympics. The proximity to the mountains is part of what defines the Pacific Northwest and Seattle. Locals and visitors cherish the surrounding nature, participating in recreation including hiking, camping, mountain sports, etc.

Equally definitive of Seattle is progress and experimentation in industry, the arts, and ways of life. This building will become one of the first large scale co-living opportunities in the Pacific Northwest, like a stylus playing back the music of a record, the project will broadcast the beauty and possibilities of co-living.

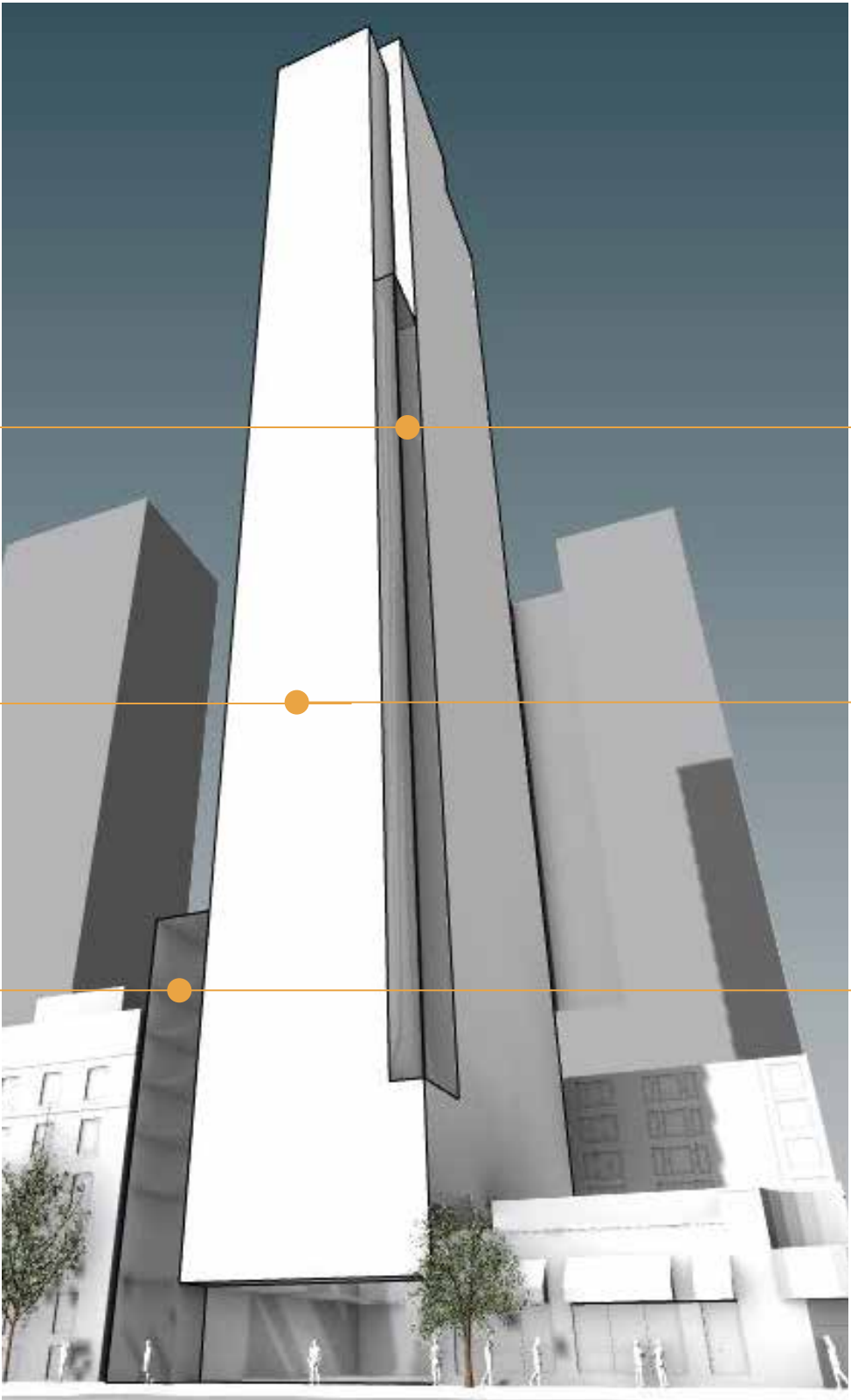
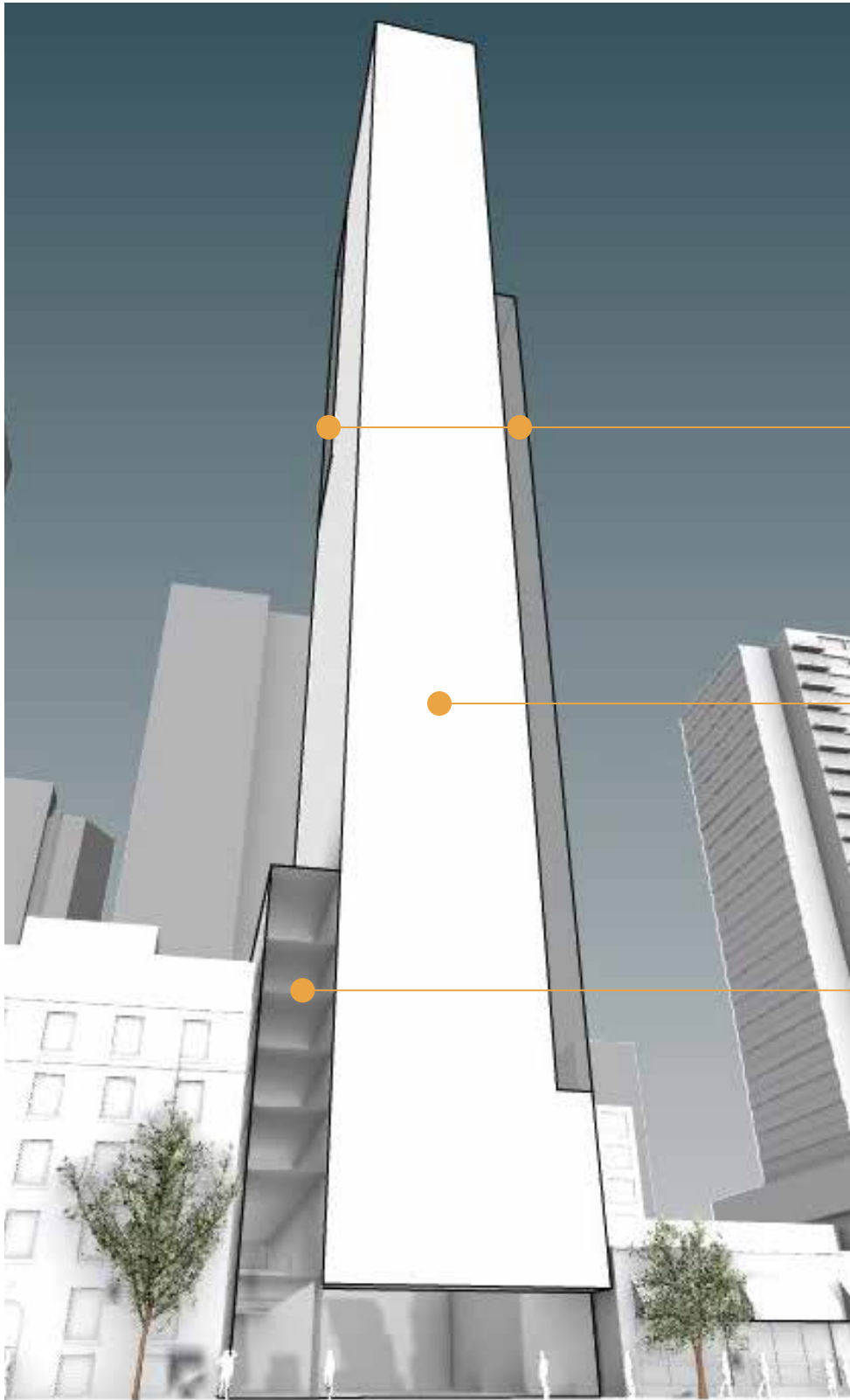
COMMUNITY FEEDBACK

Neighbor was very enthusiastic about bioregional inspiration for exterior facade, felt it “fits location perfectly” and compliments surrounding context. They also suggested project and design team consider ways to be a good neighbor to surrounding buildings, design team will investigate materials and finishes that compliment nearby buildings as well as natural features.



preferred alternative

inspiration and implementation



EXTERIOR SKIN: WINDOW WALL

The entire tower we will be taking advantage of the flexibility of the window wall system's colors and depths on the mullion system and ability to mix and match the infill panels to achieve a cohesive building. See page 40-41 for the options we are pursuing.

NORTHEAST AND SOUTH WEST INSERT

This areas will be a mix of translucent and frit glass, accentuating dimensionality.

MAIN BODY

These areas will be mix of solid, frit patterned and clear glazing see page 40-41 for inspiration for the patterning to be considered.

SOUTHEAST INSERT

This areas marks the entry and we will use a mix of colored and clear glazing to accent the entry and street level pedestrian zone.

preferred alternative

implementation

GLAZING: FRIT AND COLOR OPTIONS

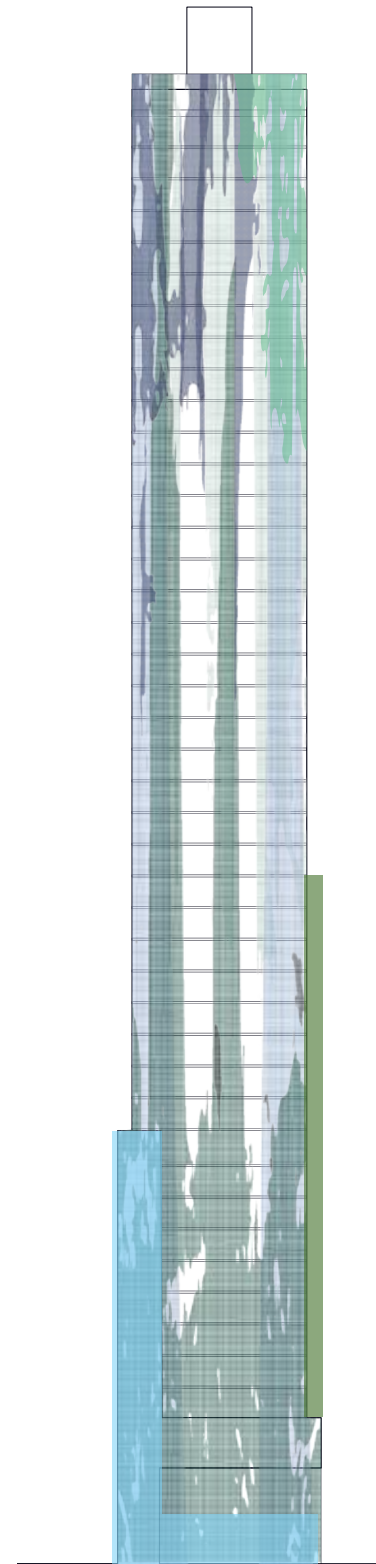
FRIT

Fritted glazing has been around for centuries, but has seen a rebirth recently thanks to its energy-saving abilities and smooth, gradient aesthetic it produces.

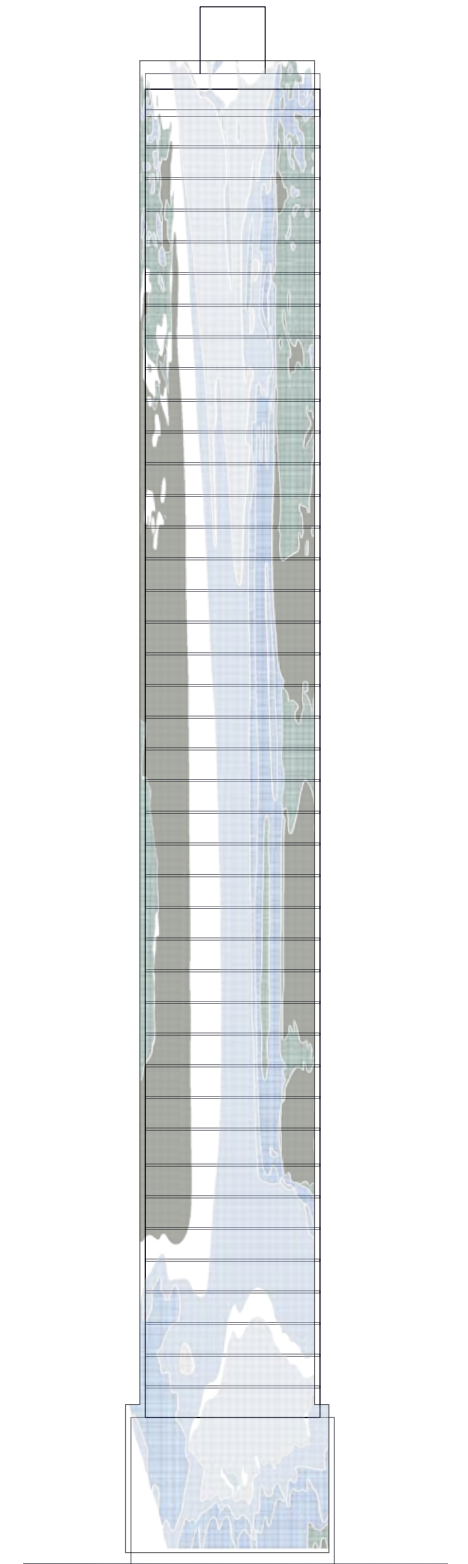
Frit is a ceramic component that can be laid out into an assortment of patterns, most typically consisting of dots or lines. These patterns can then be silk-screened onto annealed glass using frit paint. Then, the glass is fired in a tempering furnace, which strengthens and improves the safety of the glass under thermal stress. This also makes the frit integral to the glazing rather than an applied paint. The resulting product is glass of determined transparency that, when used in building facades, can reduce solar heat gain and even make buildings more visible and less deadly for birds.

COLOR

Color can be applied to surfaces within the glazing unit, while frit is applied to the exterior face of the glazing unit. We are considering both colored glazing and colored elements behind the glass.



STREET ELEVATION (EAST)
FOREST



ALLEY ELEVATION
WATER

preferred alternative

implementation

MULLIONS: DEPTH AND COLOR OPTIONS

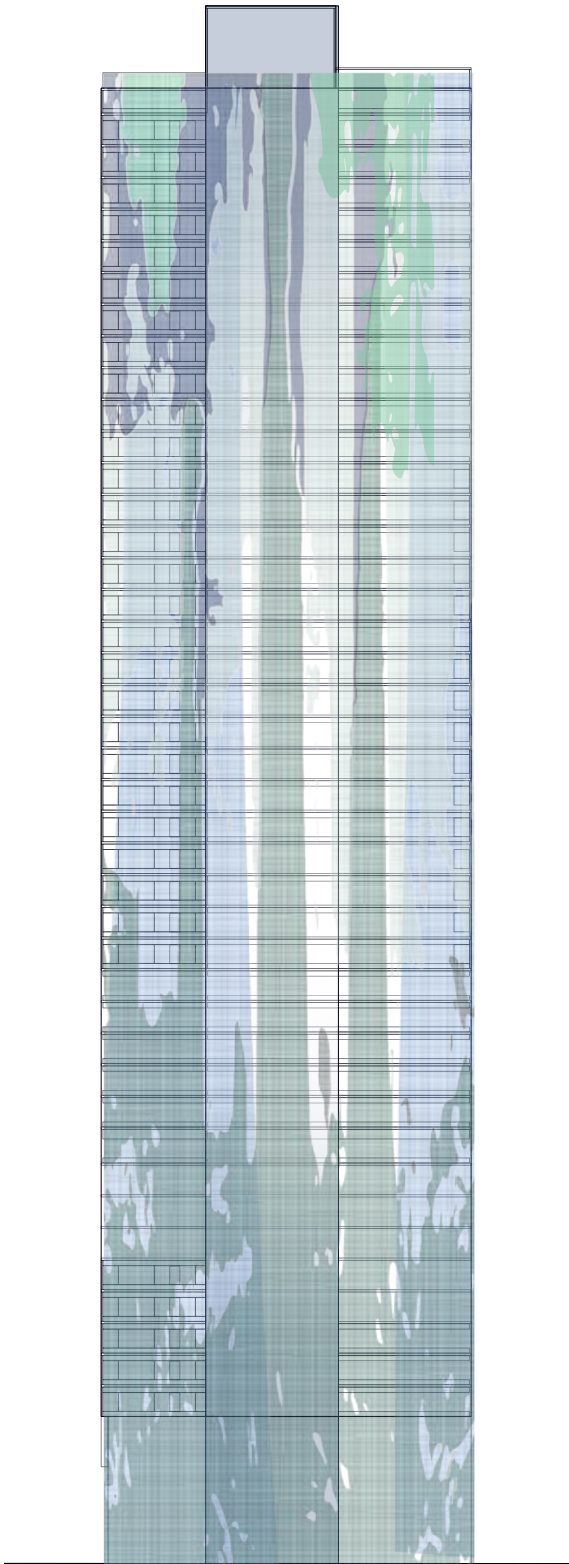
VERTICAL AND HORIZONTAL MEMBER

Window wall system allow for customization of the vertical and horizontal meembers - they allow for change in color, width and depth. They also allow for 'false' members at exterior and also allow 'elimination' of members for bipassing floor lines. This will allow us to explore the patterning at the exterior to further our desire to create a cohesive design as it rises over 400 FT into the sky.

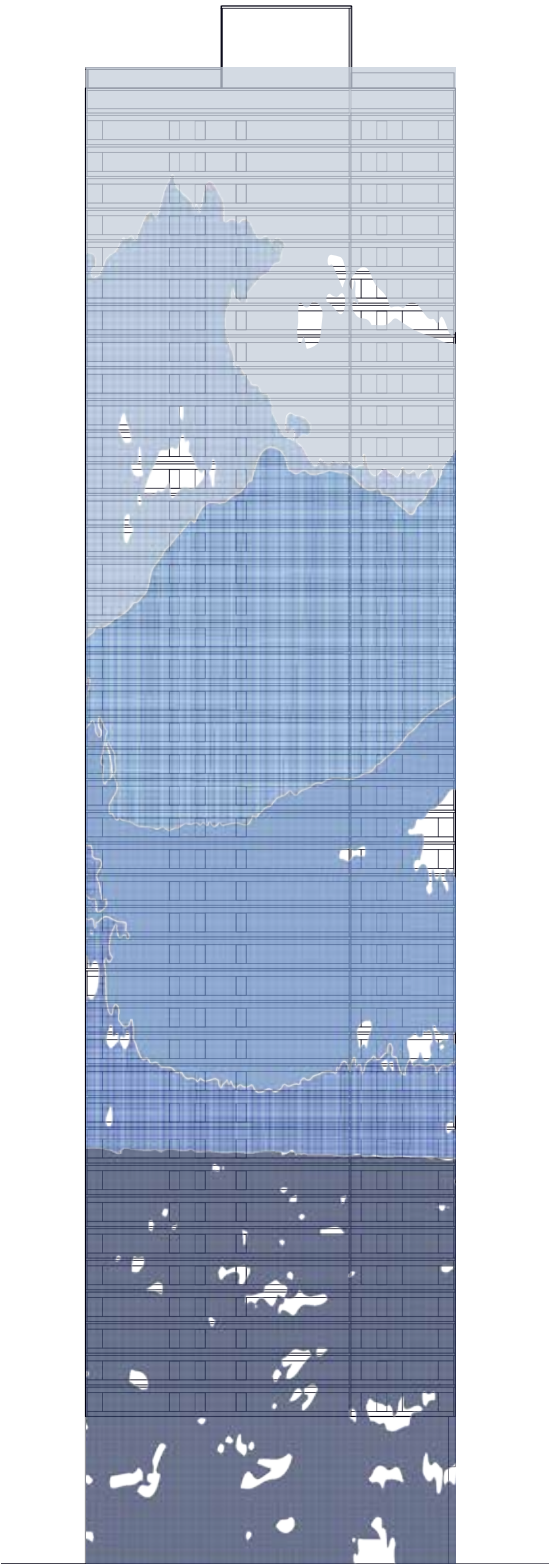
INFILL PANELS: GLASS AND METAL OPTIONS

INFILL PANELS

Window wall system allows for both glazed and metal panel infill. on the south and north side where we are limited on amount of windows due to building code we are planning on using a mix of glass panels, glass panels backed with metal and metal panels to achieve desire pattern.



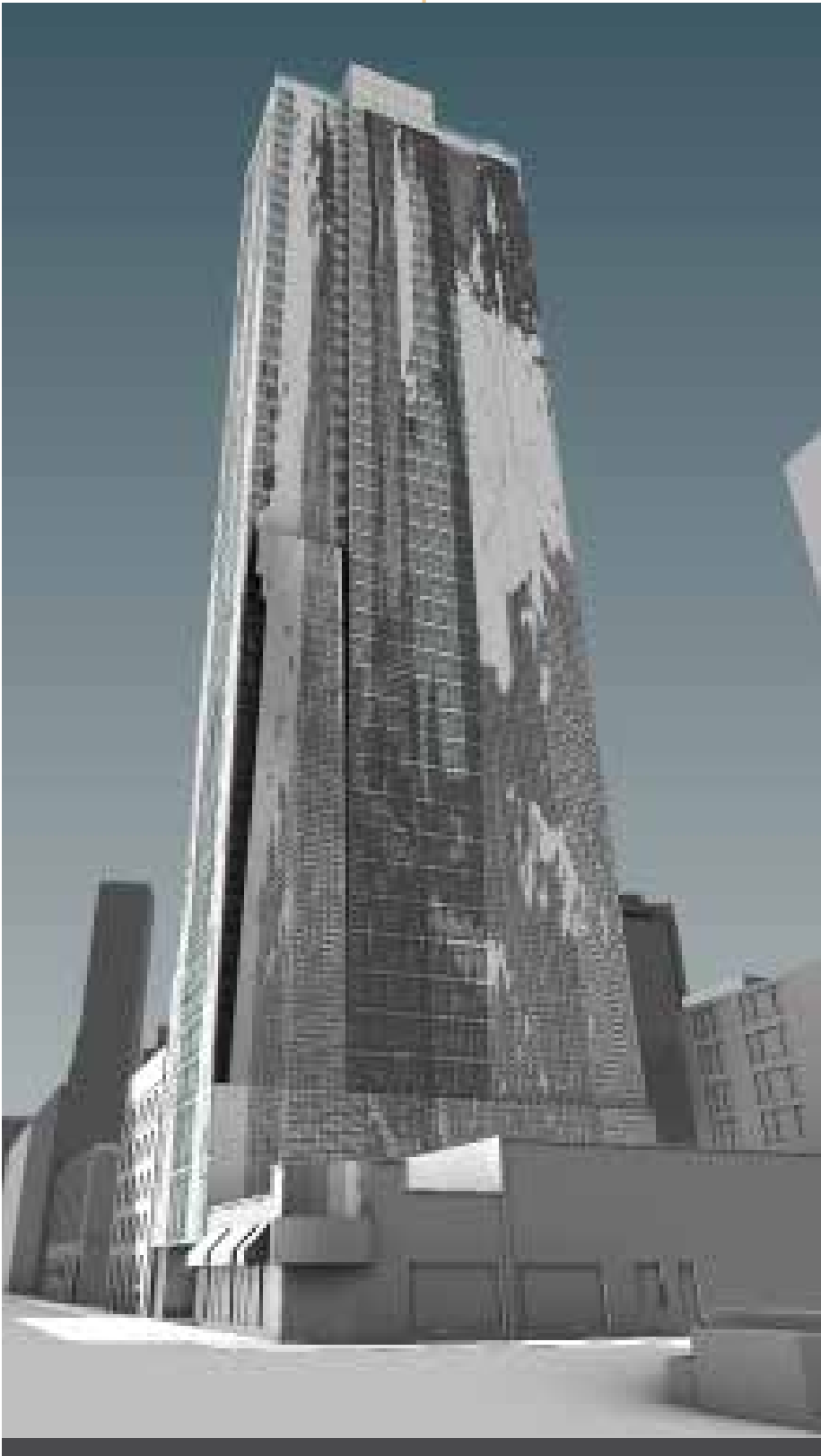
NORTH ELEVATION
FOREST + WATER



SOUTH ELEVATION
MOUNTAIN



preferred alternative
elevation development



LOOKING SOUTH DOWN 4TH AVENUE



LOOKING SOUTHEAST DOWN LENORA

preferred alternative

elevation development



AERIAL FROM NORTH



AERIAL FROM SOUTH

