

2ND & Bell

2234 2nd Ave, Seattle

ARC Briefing Meeting 5

Oct 19th, 2020

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Project Site

MAMA'S MEXICAN KITCHEN SITE



Site location and the neighborhood



1. SITE PLAN



MAMA'S MEXICAN KITCHEN HISTORY

Historic Name:
Bell Street Auto Repair

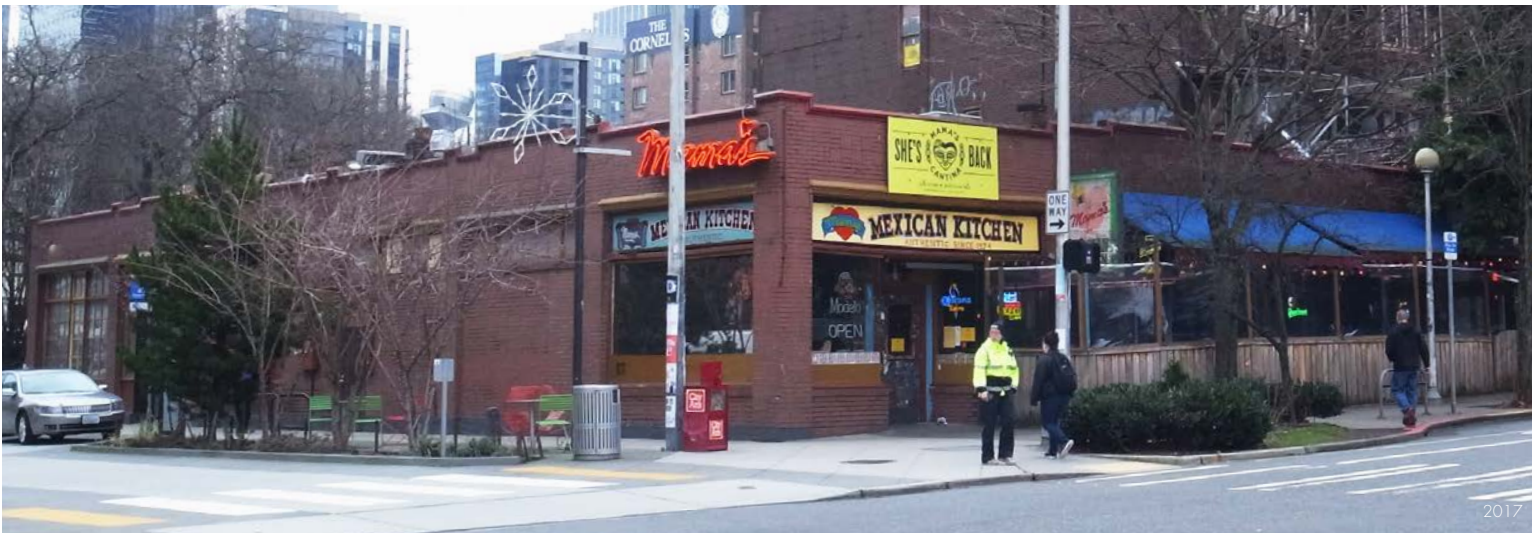
Common Name:
Mama's Mexican Kitchen

Construction Date: 1924
Original Architect: George Wellington Stoddard

Significance
This building, constructed in 1924, is a good example of a small commercial building, surprisingly intact in comparison to others in the vicinity. The corner space has typically been occupied by a café—in 1938 it was the New Cecilia Café. It has been Mama's Mexican Kitchen since 1974, one of Belltown's oldest restaurants. Currently, it is Mama's Cantina. In 1938, the alley side was Bell Street Auto repair, but it is vacant currently.

Appearance
This one-story building is of masonry construction faced with red brick; some of the brick bulkheads have been painted in bright colors. There are three storefronts on the west elevation, plus the garage on the north side. Two of the storefronts have recessed entries, while one has been altered. The large display windows have light transoms, obscured by canvas awnings. The roofline has a stepped parapet with metal coping. The garage is intact, with decorative brickwork above the expansive multilight windows. The garage door is newer.

Abstract from <https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=674047145>



George Wellington Stoddard, architect



Other work by George Wellington Stoddard, architect



Mama's Mexican Kitchen (1986)



Bell st. Auto Repair Shop (1935)

MAMA'S MEXICAN KITCHEN FACADES

The existing Mama's Mexican Kitchen has been remodeled throughout time. The following shows the major areas of the facade that has been altered. Additional minor areas have been changed as well.



BELL STREET



2ND AVE



ALLEY

ARC MEETING #1 SUMMARY & BOARD COMMENTS - APRIL 14TH, 2017

- 1. Recess at second level needs to be larger.
- 2. Board suggests not adding canopies to existing building.
- 3. Restore the Building to the original design as much as possible.
- 4. Explore way to make the existing building not dominated by the upper massing.
- 5. Refer to Secretary of the Interior's Standards as design guidance.

SECRETARY OF THE INTERIORS STANDARDS BOARD COMMENTS

Design principles following the guidance of Secretary of the Interior's Standards:

- Preserve significant historic materials, features, and form
- Be compatible
- Be differentiated from the historic building

Design methods used to materialized the above principles:

- Preserve and restore the existing building facade to the original state
- Incorporate a simple, recessed, small-scale hyphen to physically separate the old and the new volumes (Option A, B, C)
- Set the addition back from the wall places of the building below to separate the old and the new volumes (Option D)
- The new addition includes simplified architectural features that reflect the architectural language on the historical existing building: rhythm and alignment
- Use simple forms to differentiate and maintain the primacy of the historic building.
- Preserve the pedestrian level experience with the historic building

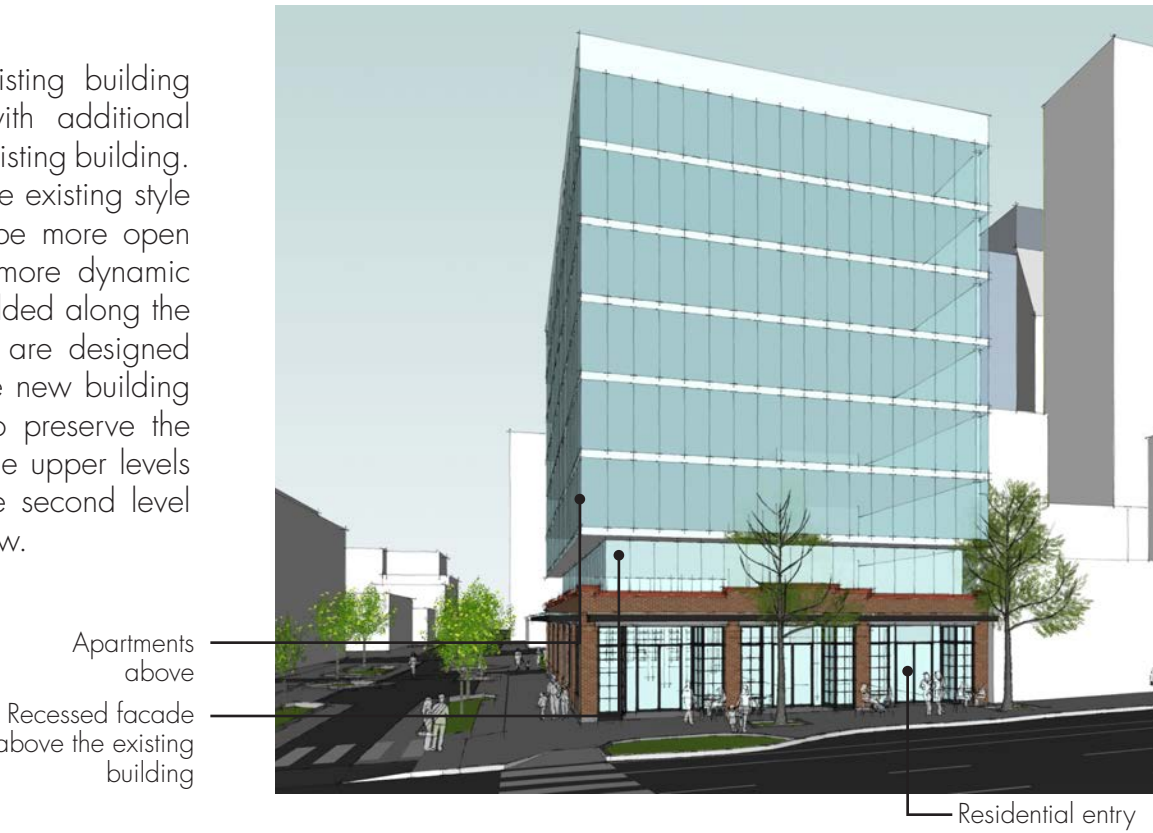
OPTION 1 SUMMARY

The proposed option maintains the existing building on the three main visible facades, including the window and door locations. The new building will be recessed at the second level to preserve the appearance of the existing building. The upper levels will cantilever beyond the recess on the second level and line up with the existing façade below.



OPTION 2 SUMMARY

The proposed option maintains the existing building on the three main visible facades with additional improvements are complimentary to the existing building. New storefronts are added that match the existing style and allow the ground floor spaces to be more open and interact with the street front in a more dynamic way. New canopies have also been added along the street fronts for weather protection and are designed to compliment the existing building. The new building will be recessed at the second level to preserve the appearance of the existing building. The upper levels will cantilever beyond the recess on the second level and line up with the existing façade below.



ARC MEETING #2 SUMMARY & BOARD COMMENTS - JULY 12TH, 2017

BOARD COMMENTS:

- The Board was in support of the Glass Option as it offered an opportunity for the addition to juxtapose the Landmark structure and to have the perception of being light to allow the Landmark to remain distinctive



OPTION A

- 8' Setback on Level 2
- 8 levels



OPTION B

- 20' Setback on Level 2
- Supporting columns
- 9 levels



OPTION C

- 8' Setback on Level 2 & 3
- 9 levels



OPTION D (PREFERRED BY THE BOARD)

- 6' Setback on Levels 2 - 9
- 9 levels

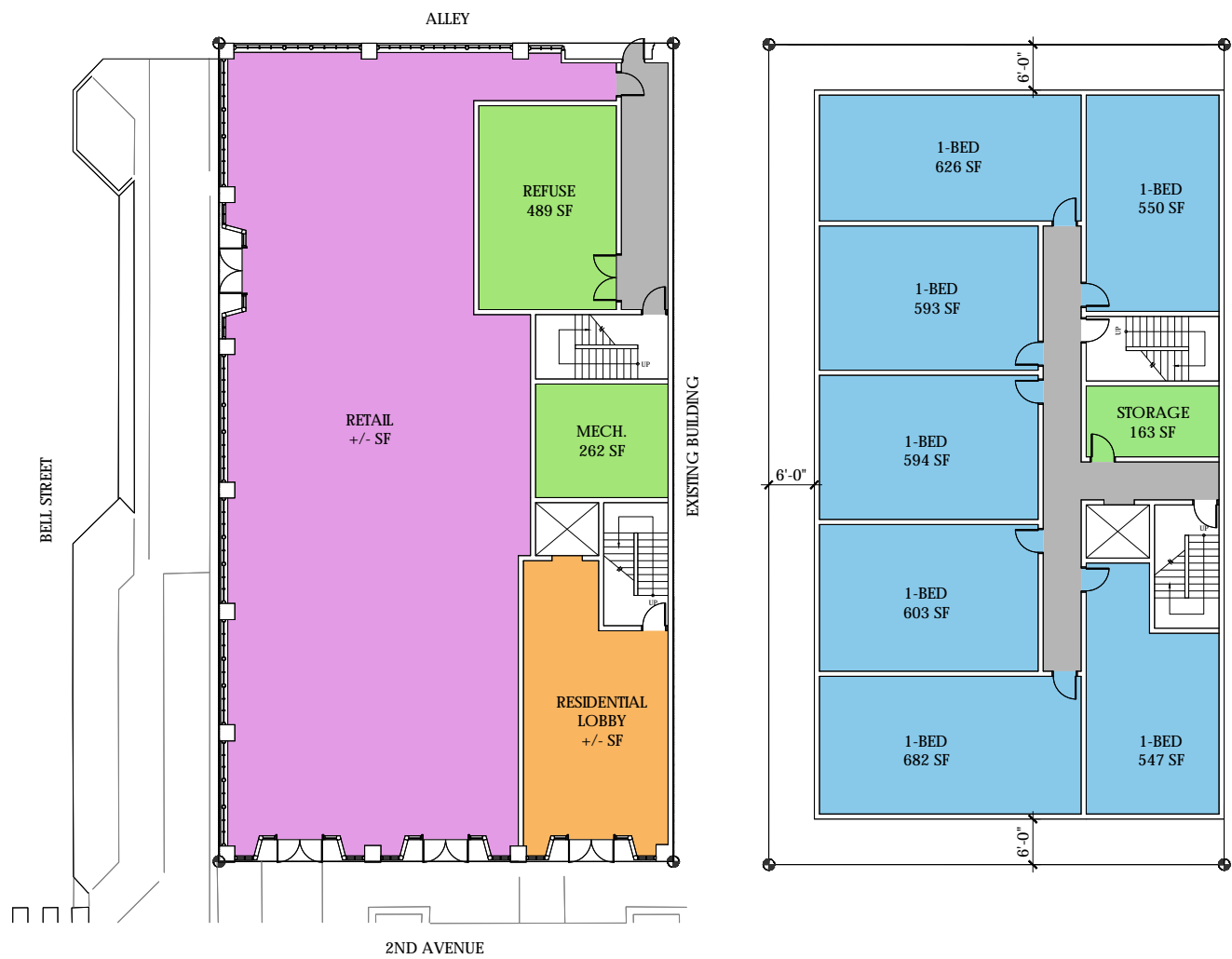
ARC MEETING #3 SUMMARY & BOARD COMMENTS - FEBRUARY 15TH, 2019

BOARD COMMENTS:

- Generate a study of different recesses at the upper massing (new building).
- Board suggested to bring back the gasket at the second level.
- Show 3D perspectives from a street level range.
- Board wants to see how we pay respects to Mama's roof line.
- Generate a study of different tower roofs and window walls.
- Generate a balcony study



STREET VIEW FROM 2ND AVE



VIEW FROM CORNER OF 2ND AVE AND BELL ST

ARC MEETING #4 SUMMARY & BOARD COMMENTS - APRIL 26TH, 2019

BOARD COMMENTS:

- Board supports scheme 2 presented in the meeting, with recessed top floor and roof overhang.
- Would encourage the design team to find ways to make window patterns above respond to the landmark building below.
- Board is okay with the minimal setback along alley as well as Bell Street but would like to see more setback on 2nd Ave.
- Would like to see the facade in the next meeting, and how the different parts work together.



SCHEME 01

Summary:

1. 9' setback at all level (2nd ave) side
2. 2' setback at all level (Bell Street) side
3. Extruded Balconies
4. Disconnected windows



SCHEME 02

Summary:

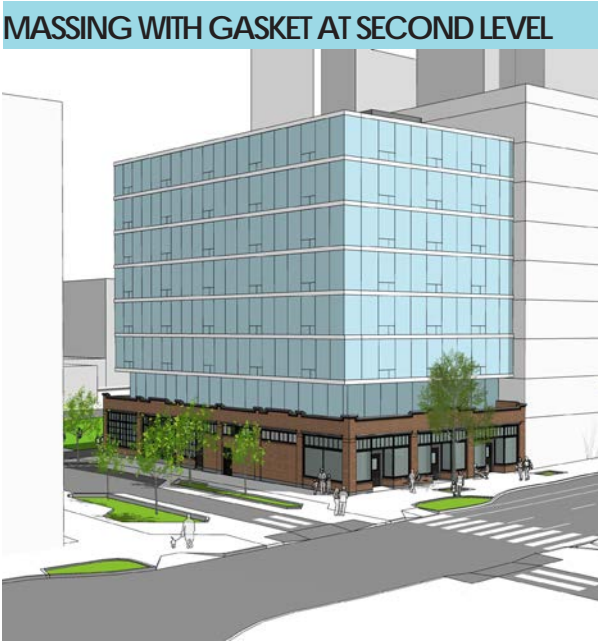
1. 6 setback at levels 2-7 (2nd ave) side
2. 6 setback at levels 2-7 (Bell Street) side
3. Cap roof feature
4. Disconnected windows



SCHEME 03

Summary:

1. 9' setback at 2nd level (2nd ave) side
2. 6' setback at 2nd level (Bell Street) side
3. 4' setback at levels 3-8 (2nd ave) side
4. 2' setback at levels 3-8 (Bell Street) side
5. Flush Balconies
6. Disconnected windows



SCHEME 04

Summary:

1. 9' setback at 2nd level (2nd ave) side
2. 6' setback at 2nd level (Bell Street) side
3. 4' setback at levels 3-8 (2nd ave) side
4. 2' setback at levels 3-8 (Bell Street) side
5. Disconnected windows



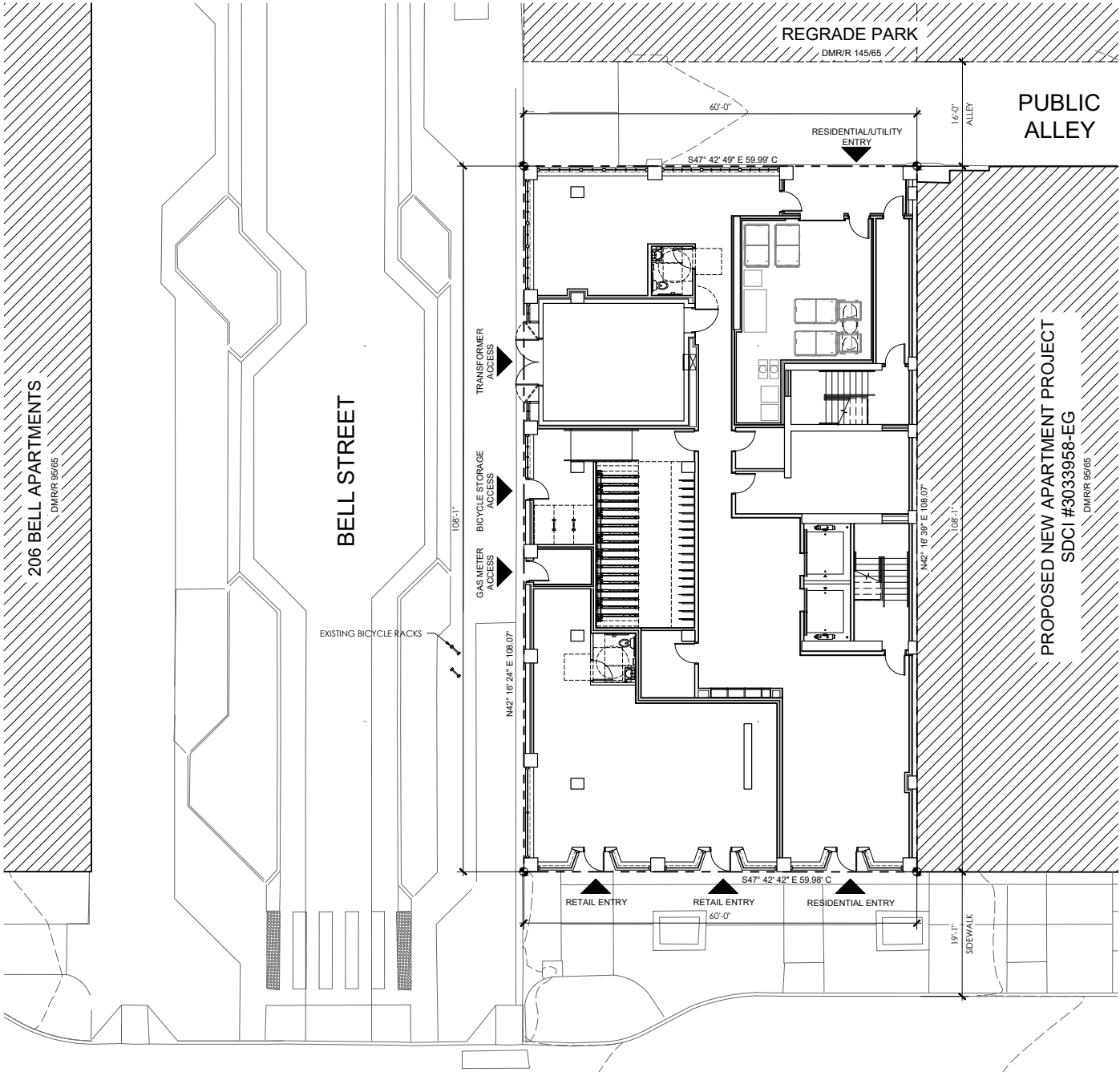
SCHEME 05

Summary:

1. 9' setback at all level (2nd ave) side
2. 2' setback at all level (Bell Street) side
3. Connected windows

DESIGN PROPOSAL OVERVIEW

The 2nd and Bell mixed-use apartments project is located at 2234 2nd Avenue in the Belltown neighborhood of Downtown Seattle. The site is located at the corner of 2nd avenue and Bell street and is across the alley from Regrade Park, a dog park owned by the City of Seattle. The project includes 7 levels of residential units over 1 floor of ground level lobby retail space. There are 59 apartment units including SEDUs, studios, open one-bedroom, one-bedroom and two-bedroom units. Total area for the building is 44,040 sf, including 1,155 SF of retail space on the ground level. There is no parking provided.



SITE PLAN



AERIAL VIEW FROM CORNER OF 2ND AVE AND BELL ST



VIEW FROM CORNER OF 2ND AVE AND BELL ST

DESIGN PROPOSAL OVERVIEW

- 1. Proposed project is further developed based on Scheme 2 which was supported by the board from ARC meeting #4.
- 2. Upper massing setback on 2nd Ave increased to 8' in response to the board's suggestions.
- 3. The glass facade design respond to the landmark building below through adopting an alternating rhythm that simulates the layout of landmark building storefronts. The window frame color also matches the trims on the landmark building.
- 4. Other building elements also help the transition between ground level and upper level facades.



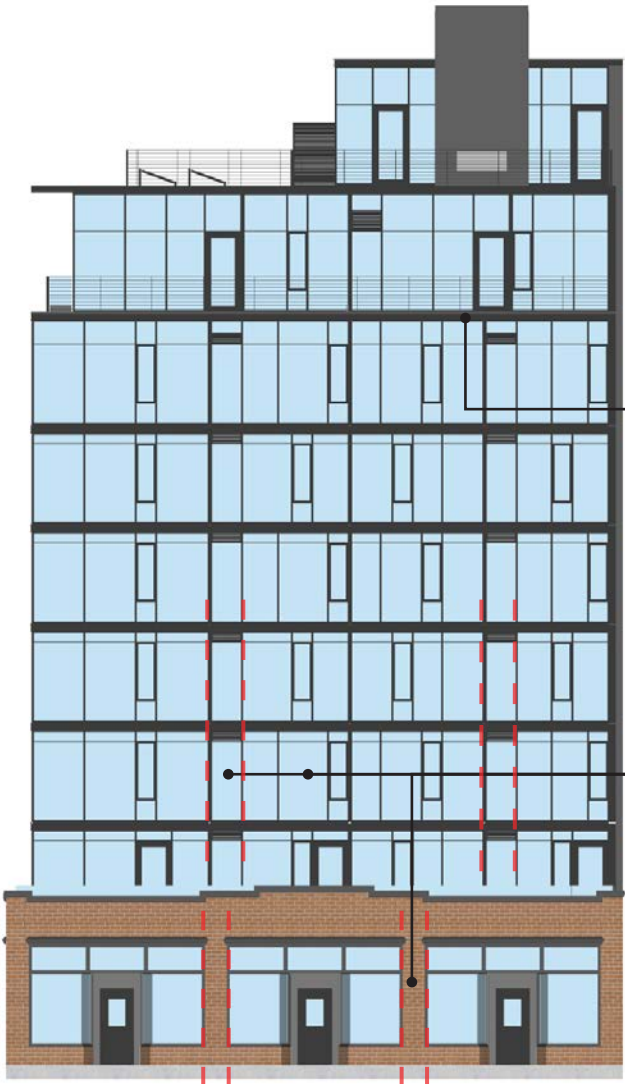
VIEW FROM CORNER OF 2ND AVE AND BELL ST

Building features such as recessed top floor and roof overhang, further developed from scheme 2

Massing developed based on scheme 2

Glass guardrail to ease the transition between upper and lower level facades

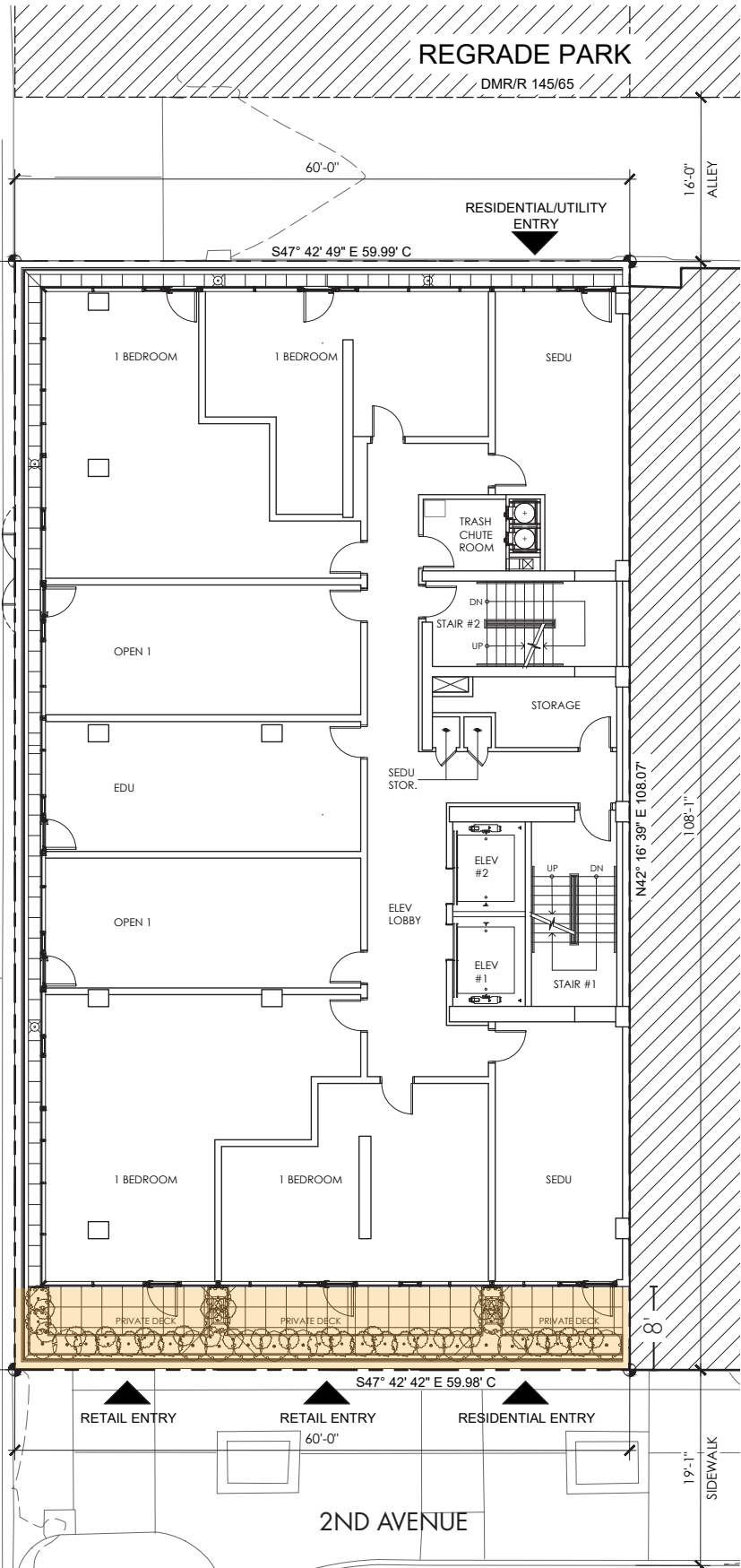
Preserve the existing building on 3 main facades



SOUTH ELEVATION

Window frame color to match the trims on the landmark building

The fenestration design adopts a alternating rhythm that simulates the facades of the original landmark building



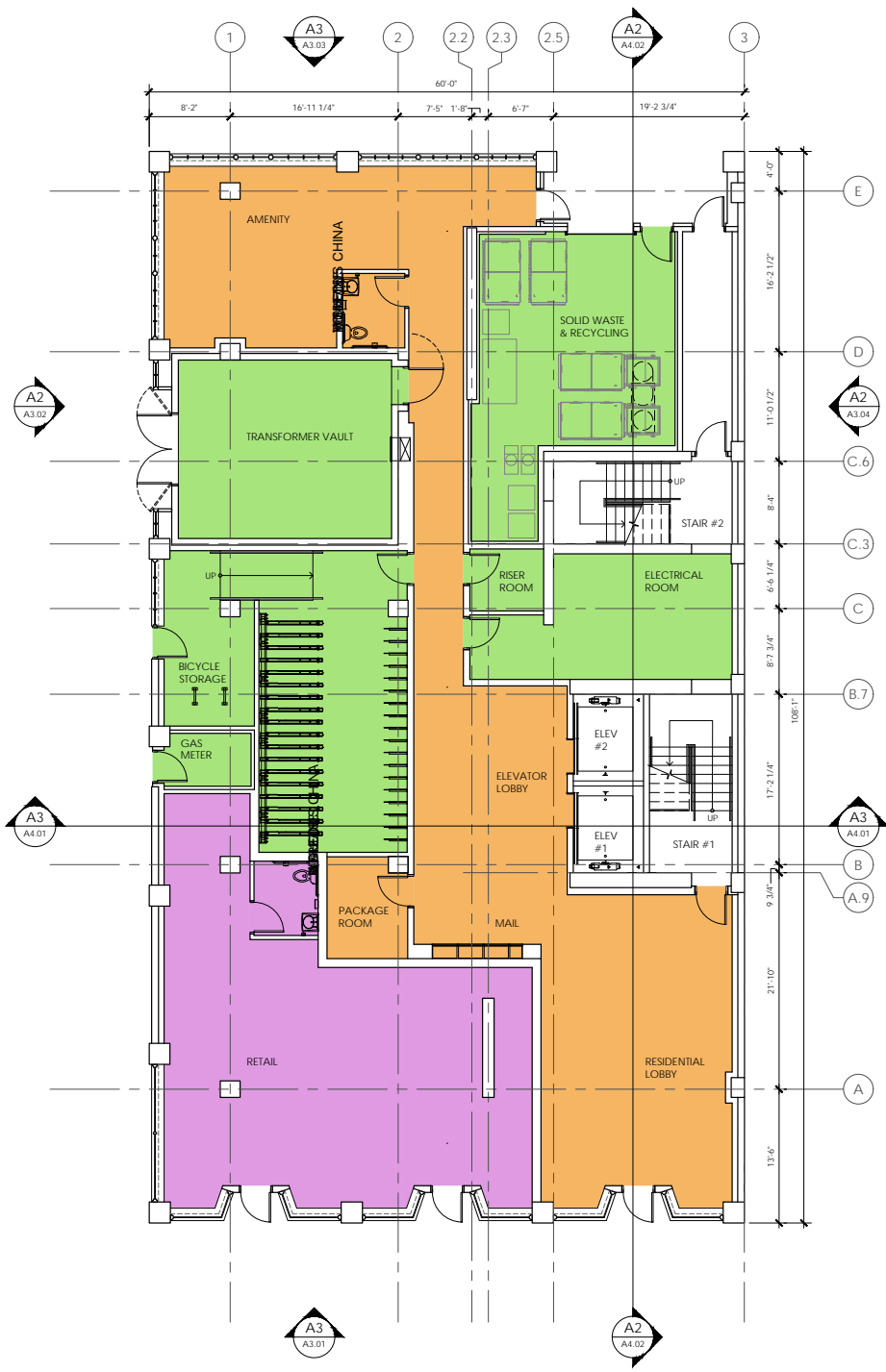
SECOND FLOOR PLAN

DESIGN PROPOSAL NEIGHBORING PROPOSAL - 2224 2ND AVENUE

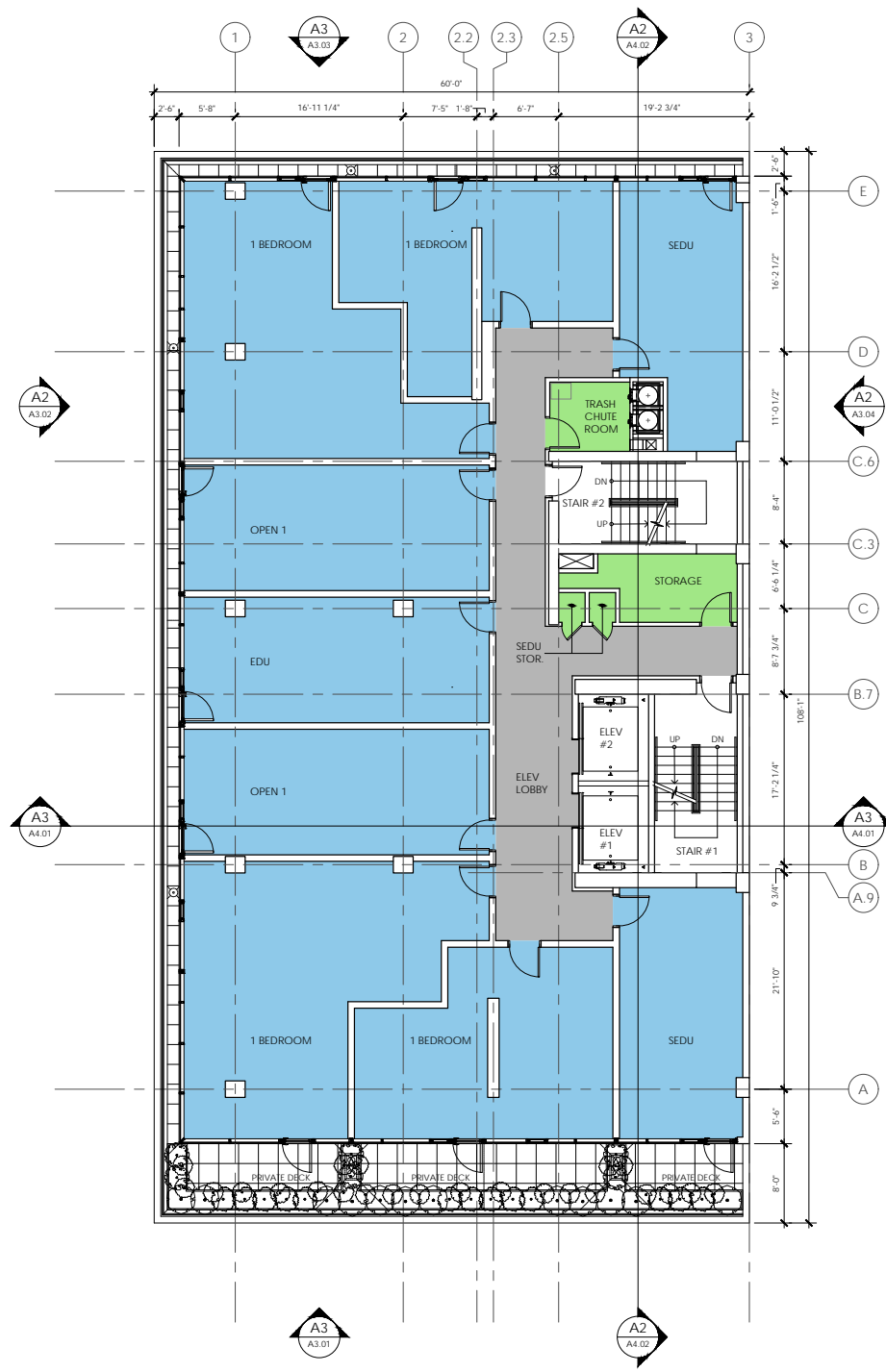
This project consists of an 8 story apartment building with 2 levels of below-grade parking. The ground level street frontage will contain restaurant/bar/retail space fronting 2nd Avenue, and some also fronting the alley. The 8th floor will contain a large outdoor amenity that will be connected to a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



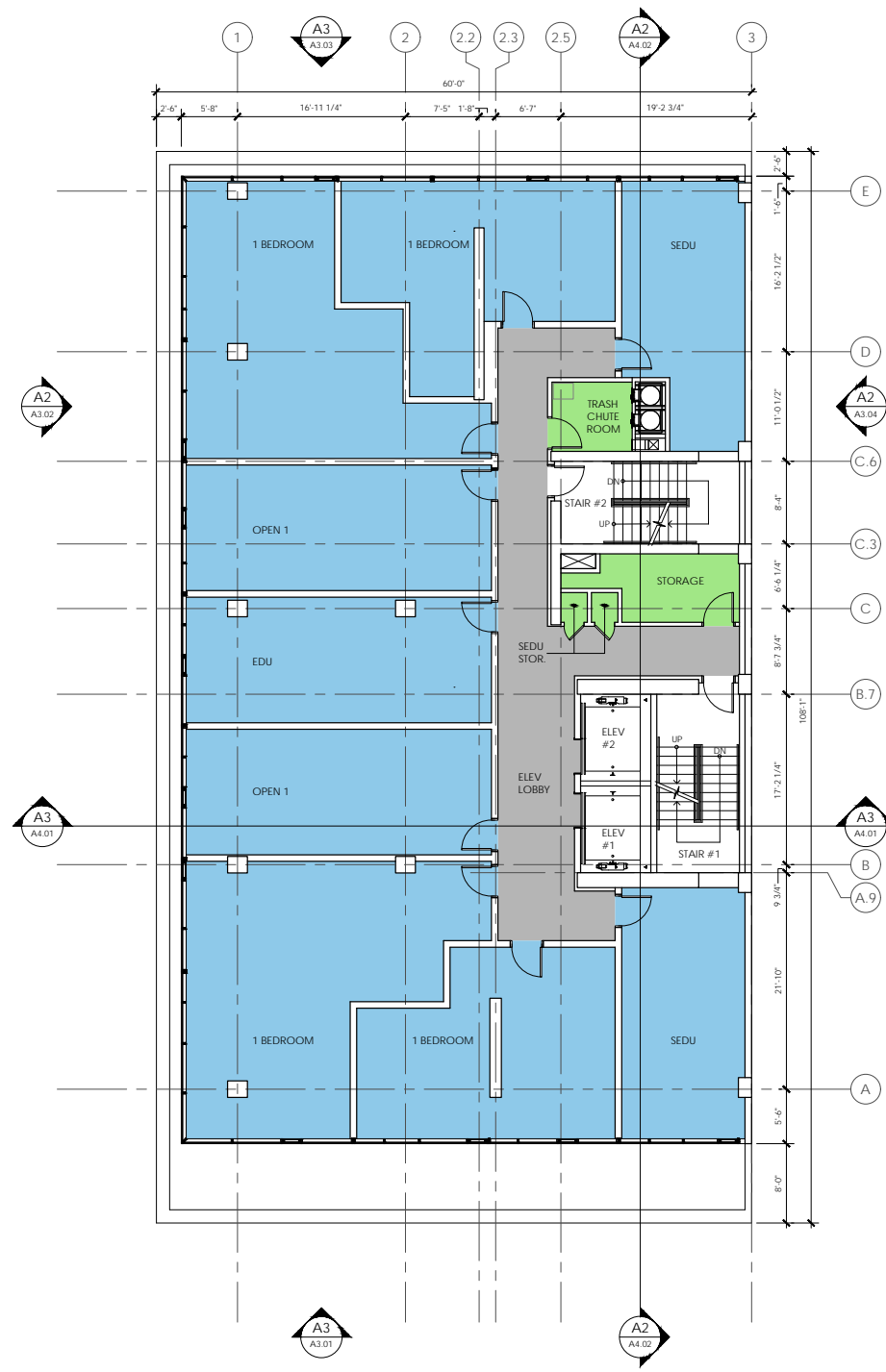
DESIGN PROPOSAL FLOOR PLANS



GROUND FLOOR PLAN

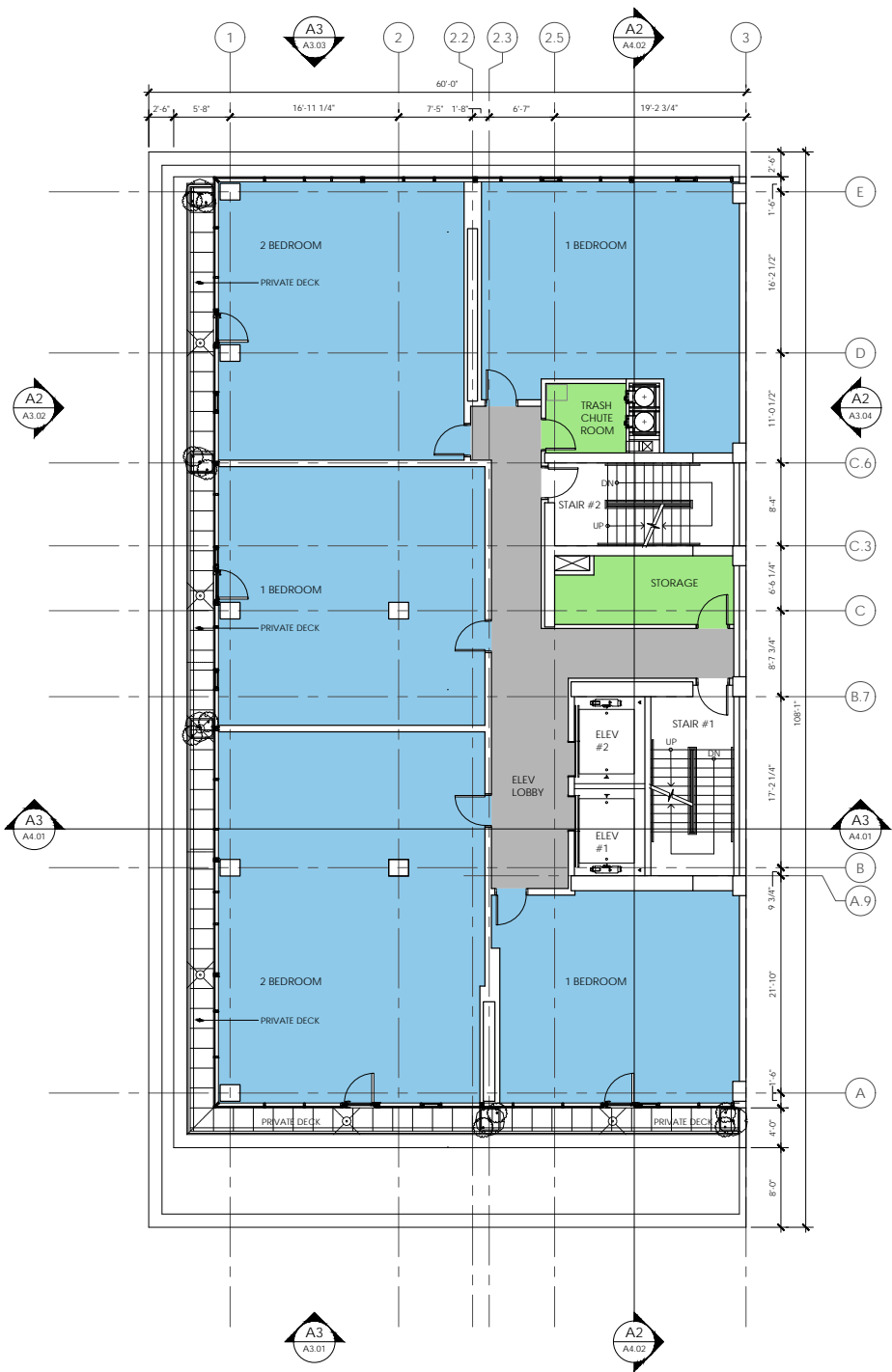


LEVEL 2 FLOOR PLAN

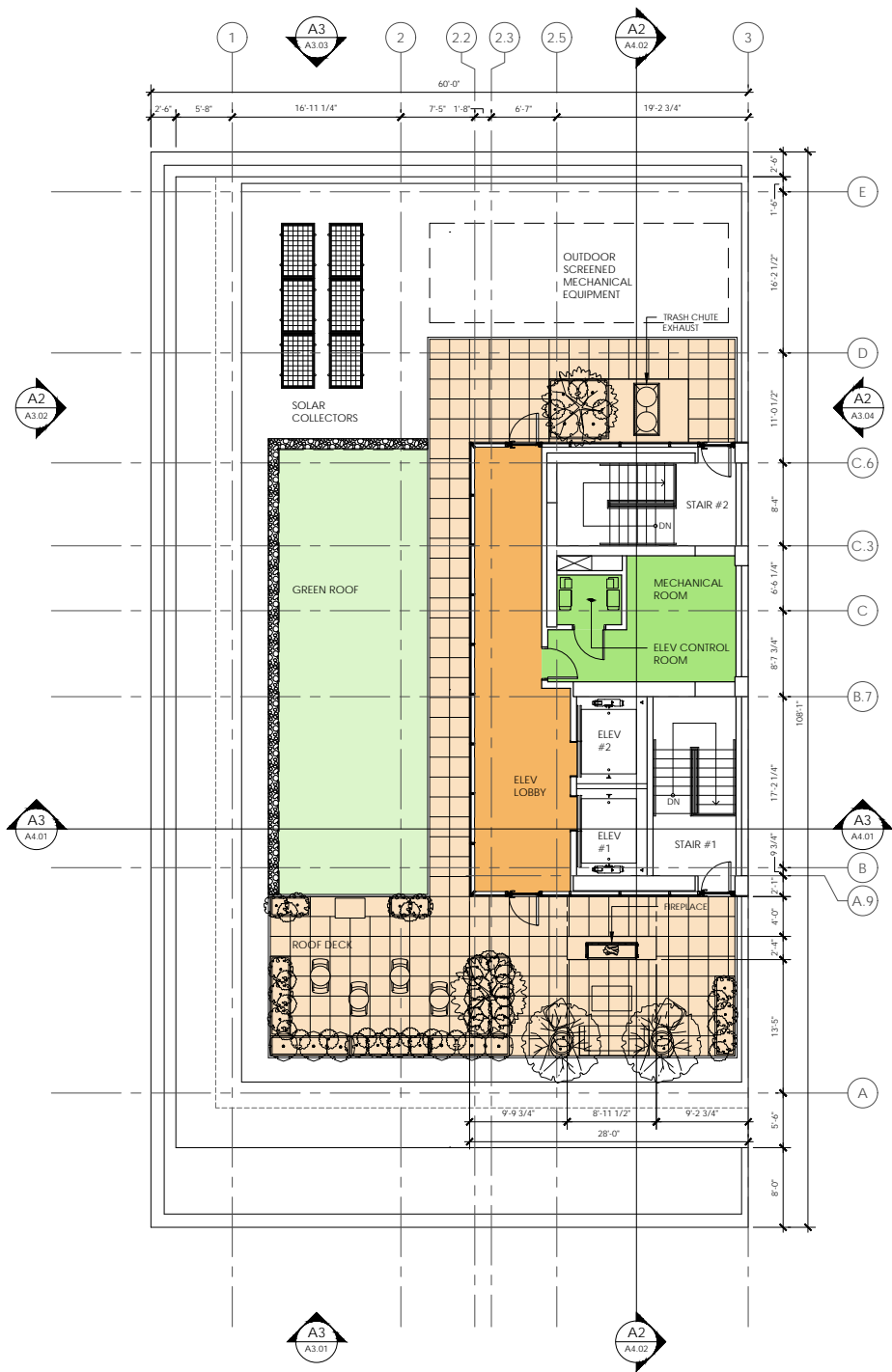


LEVEL 3-7 FLOOR PLAN

DESIGN PROPOSAL FLOOR PLANS

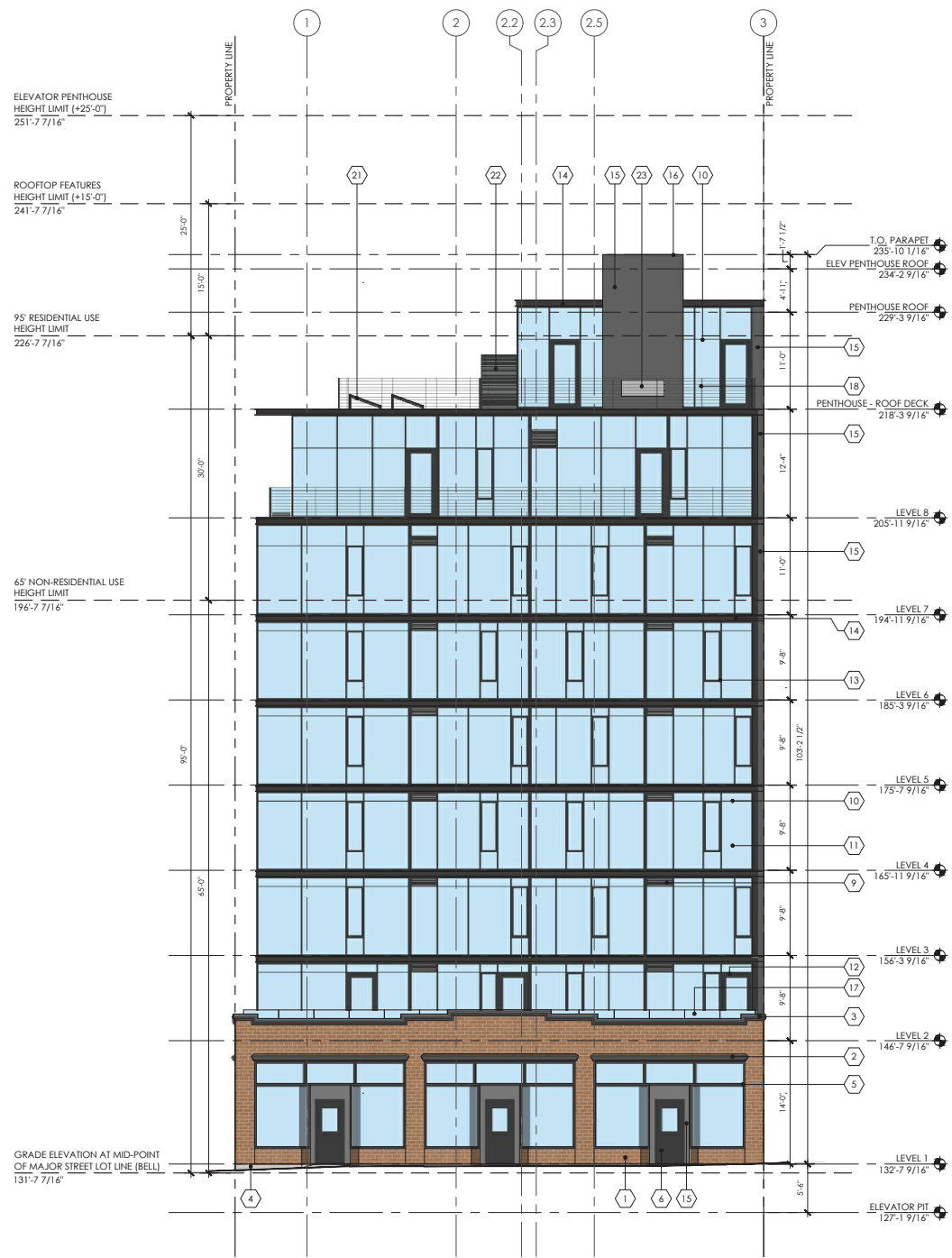


LEVEL 8 FLOOR PLAN



ROOF PENTHOUSE- DECK PLAN

DESIGN PROPOSAL ELEVATIONS AND MATERIAL PALLETE



SOUTH ELEVATION



WEST ELEVATION

MATERIAL KEY

- 1 EXISTING BRICK
- 2 EXISTING CAST STONE LINTEL
- 3 EXISTING CAST STONE COPING
- 4 EXISTING CONCRETE FOUNDATION
- 5 THERMALLY BROKEN STEEL WINDOW
- 6 HOLLOW METAL DOOR
- 7 COILING OVERHEAD DOOR WITH PERFORATED METAL SLATS
- 8 METAL GATE
- 9 METAL LOUVERS
- 10 ALUMINUM WINDOW WALL
- 11 VISION GLASS
- 12 ALUMINUM DOOR
- 13 ALUMINUM AWNING WINDOW
- 14 METAL FASCIA CHANNEL
- 15 FLAT PLATE METAL WALL PANEL
- 16 METAL COPING
- 17 GLASS GUARDRAIL
- 18 FLAT BAR METAL GUARDRAIL
- 19 CONCRETE COLUMN
- 20 CONCRETE MASONRY UNIT
- 21 SOLAR COLLECTORS
- 22 LOUVERED SCREEN WALL
- 23 OUTDOOR FIREPLACE

DESIGN PROPOSAL ELEVATIONS AND MATERIAL PALLETE



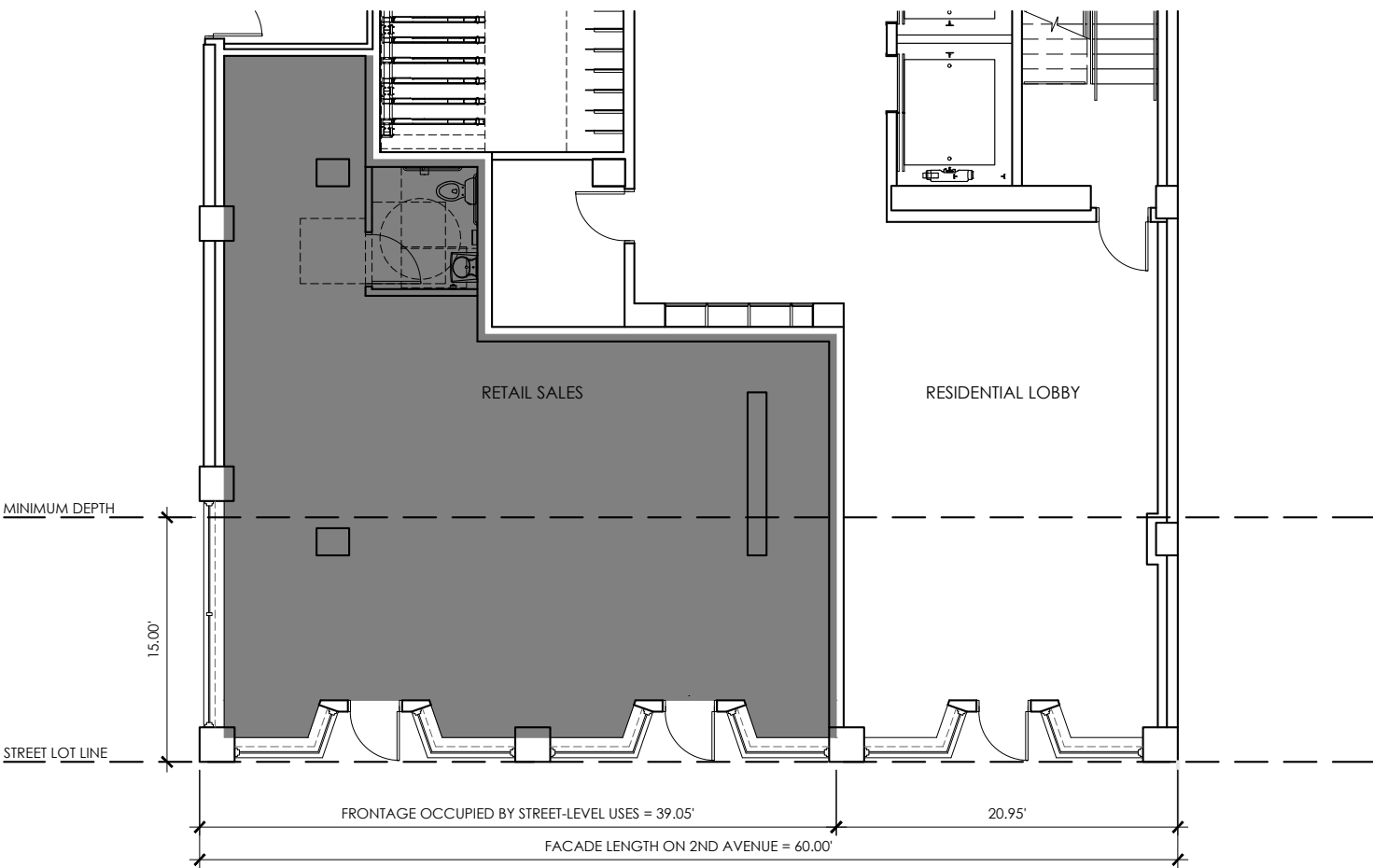
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DESIGN PROPOSAL DEPARTURE REQUEST

DEPARTURE NUMBER	REQUIRED	REQUEST	JUSTIFICATION
1 D1	23.49.009.B.1.a: A MINIMUM OF 75 PERCENT OF EACH STREET FRONTAGE AT STREET LEVEL WHERE STREET-LEVEL USES ARE REQUIRED MUST BE OCCUPIED BY USES LISTED IN 23.49.009.A.	REDUCE 75 PERCENT REQUIREMENT TO 65 PERCENT.	EXTERIOR OF EXISTING ONE STORY BRICK BUILDING IS A LANDMARK DESIGNATED STRUCTURE - DEPARTURES ARE TO PRESERVE THE DESIGNATED FEATURES
2 D2	23.49.018 OVERHEAD WEATHER PROTECTION AND LIGHTING	WAIVE REQUIREMENT FOR OVERHEAD WEATHER PROTECTION AND LIGHTING.	
3 D3	23.49.162.A.1: MINIMUM FACADE HEIGHT SHALL BE 25 FEET FOR CLASS I PEDESTRIAN STREETS AND GREEN STREETS.	WAIVE REQUIREMENT FOR MINIMUM FACADE HEIGHT.	
4 D4	23.49.162.B.2.a: GENERAL SETBACK LIMITS ON STREETS NOT REQUIRING PROPERTY LINE FACADES.	WAIVE SETBACK LIMITS.	
5 D5	23.49.162.C: FACADE TRANSPARENCY REQUIREMENTS	WAIVE FACADE TRANSPARENCY REQUIREMENTS.	
6 D6	23.49.162.D: BLANK FACADE LIMITS	WAIVE BLANK FACADE LIMITS.	
7 D7	23.53.030.F.2: EXISTING ALLEYS THAT DO NOT MEET MINIMUM WIDTH	WAIVE THE REQUIREMENT FOR 2 FOOT ALLEY DEDICATION	

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DESIGN PROPOSAL DEPARTURE REQUEST



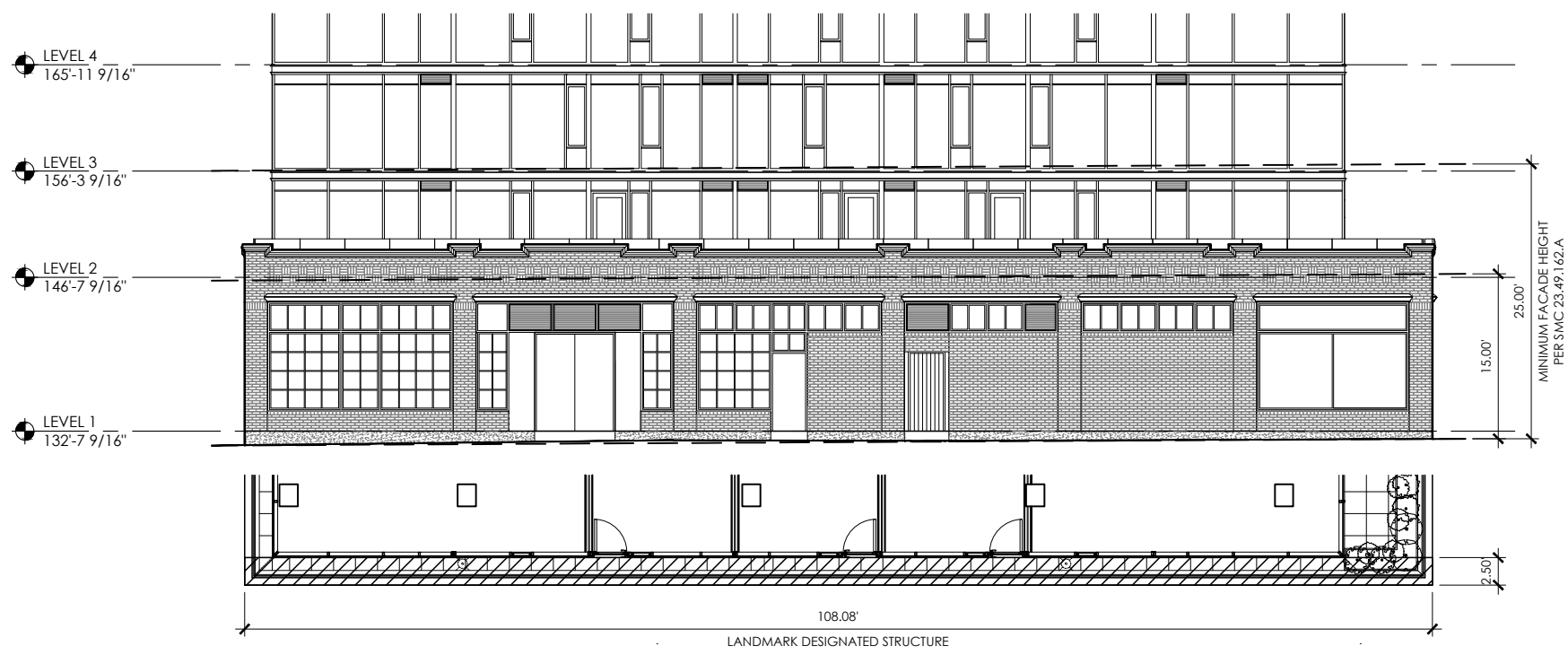
SOUTH ELEVATION



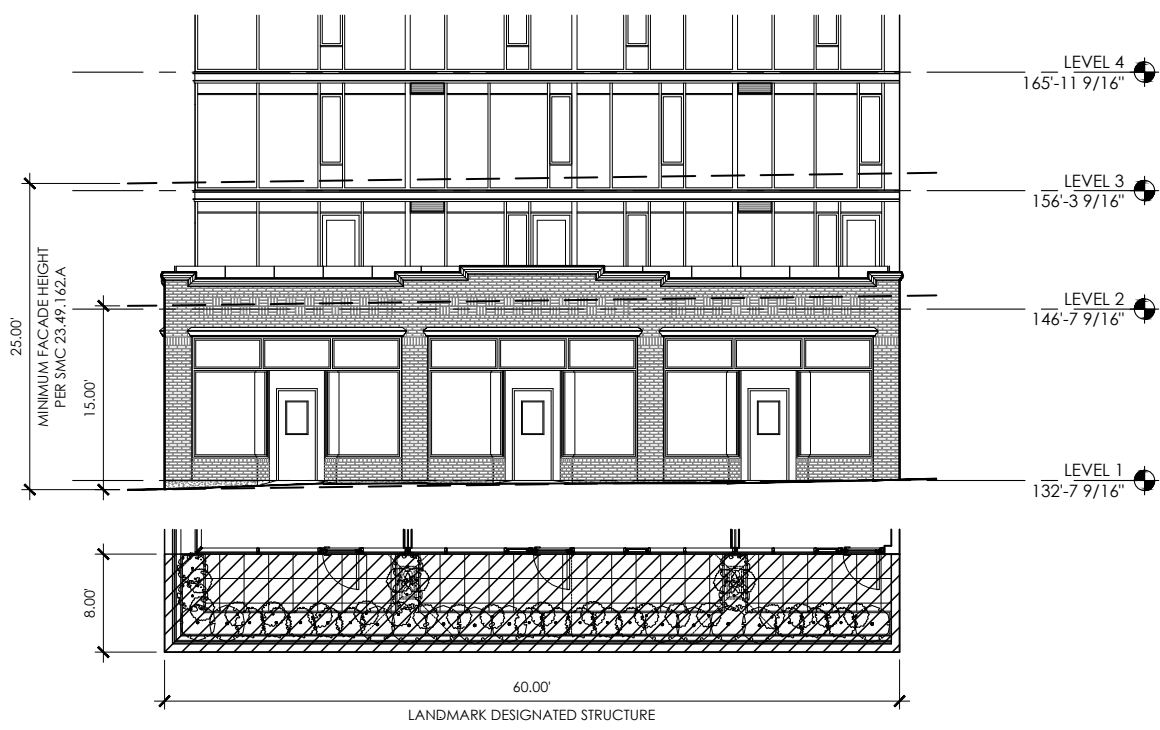
WEST ELEVATION

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DESIGN PROPOSAL DEPARTURE REQUEST



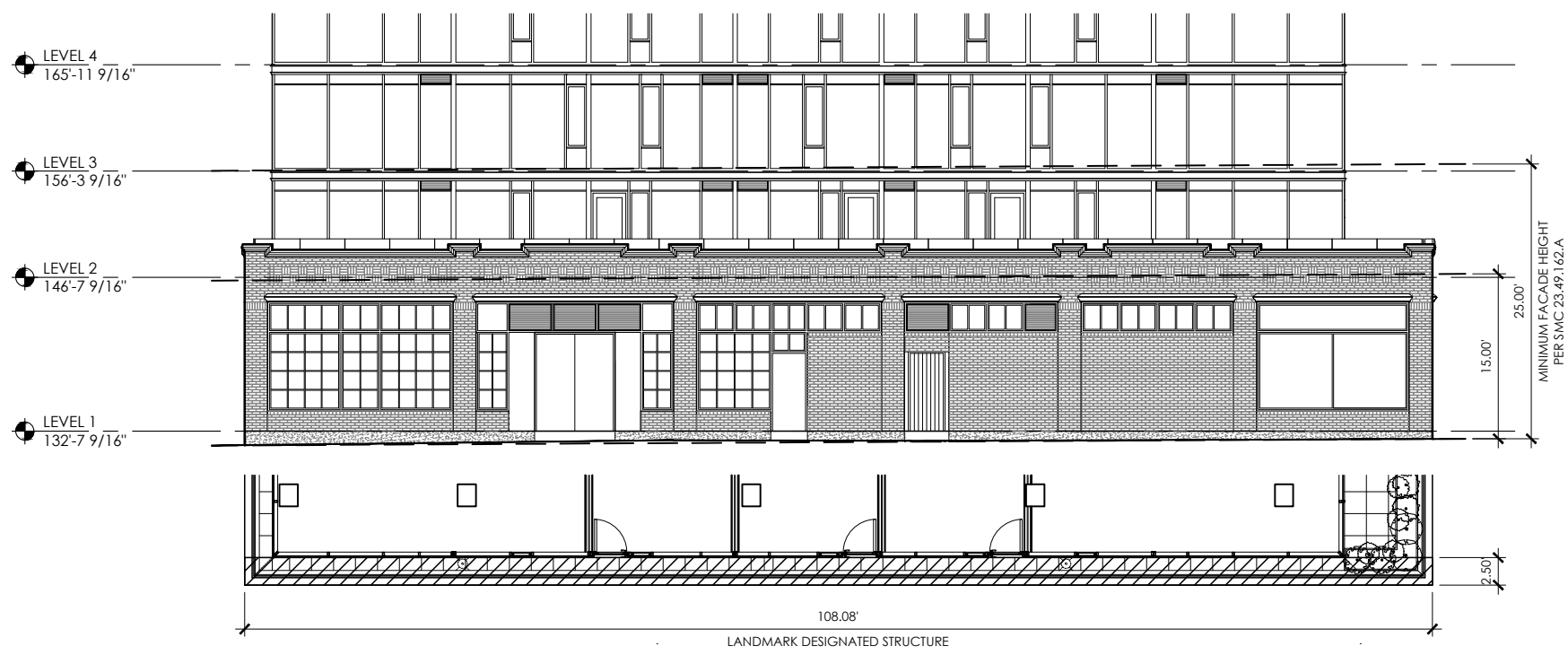
BELL STREET (GREEN STREET)



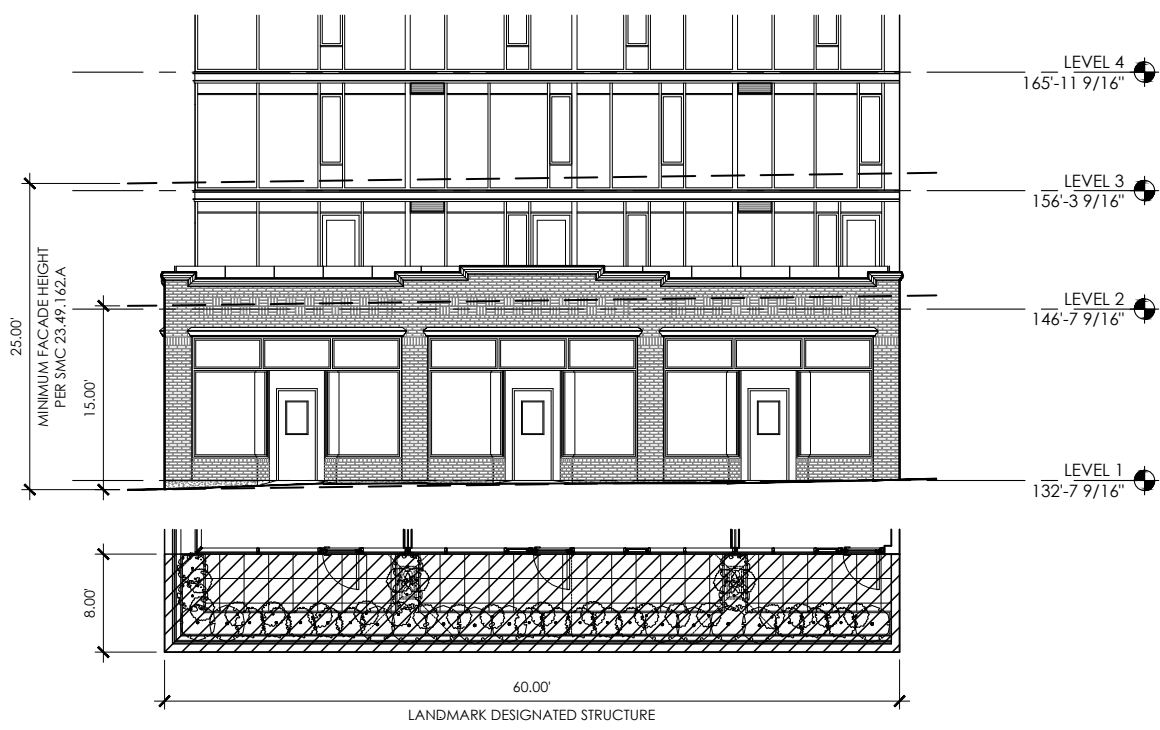
2ND AVENUE (CLASS I PEDESTRIAN STREET)

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3 D3	23.49.162.A.1: MINIMUM FACADE HEIGHT SHALL BE 25 FEET FOR CLASS I PEDESTRIAN STREETS AND GREEN STREETS.	WAIVE REQUIREMENT FOR MINIMUM FACADE HEIGHT.	EXTERIOR OF EXISTING ONE STORY BRICK BUILDING IS A LANDMARK DESIGNATED STRUCTURE - DEPARTURES ARE TO PRESERVE THE DESIGNATED FEATURES

DESIGN PROPOSAL DEPARTURE REQUEST



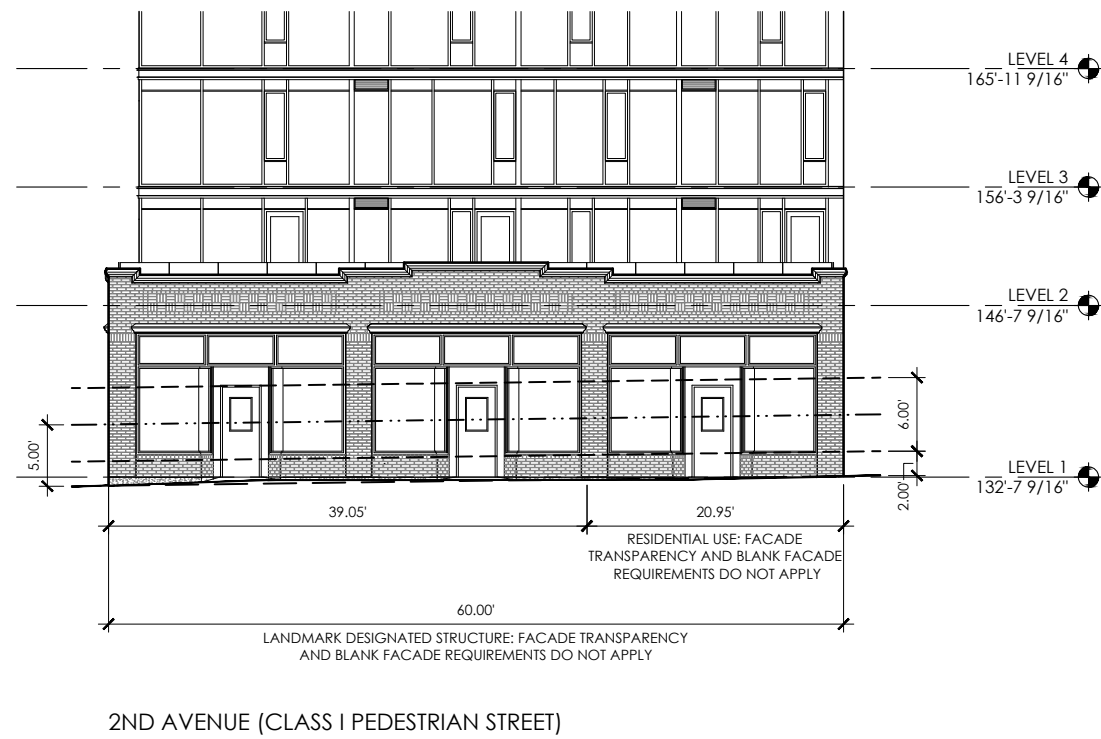
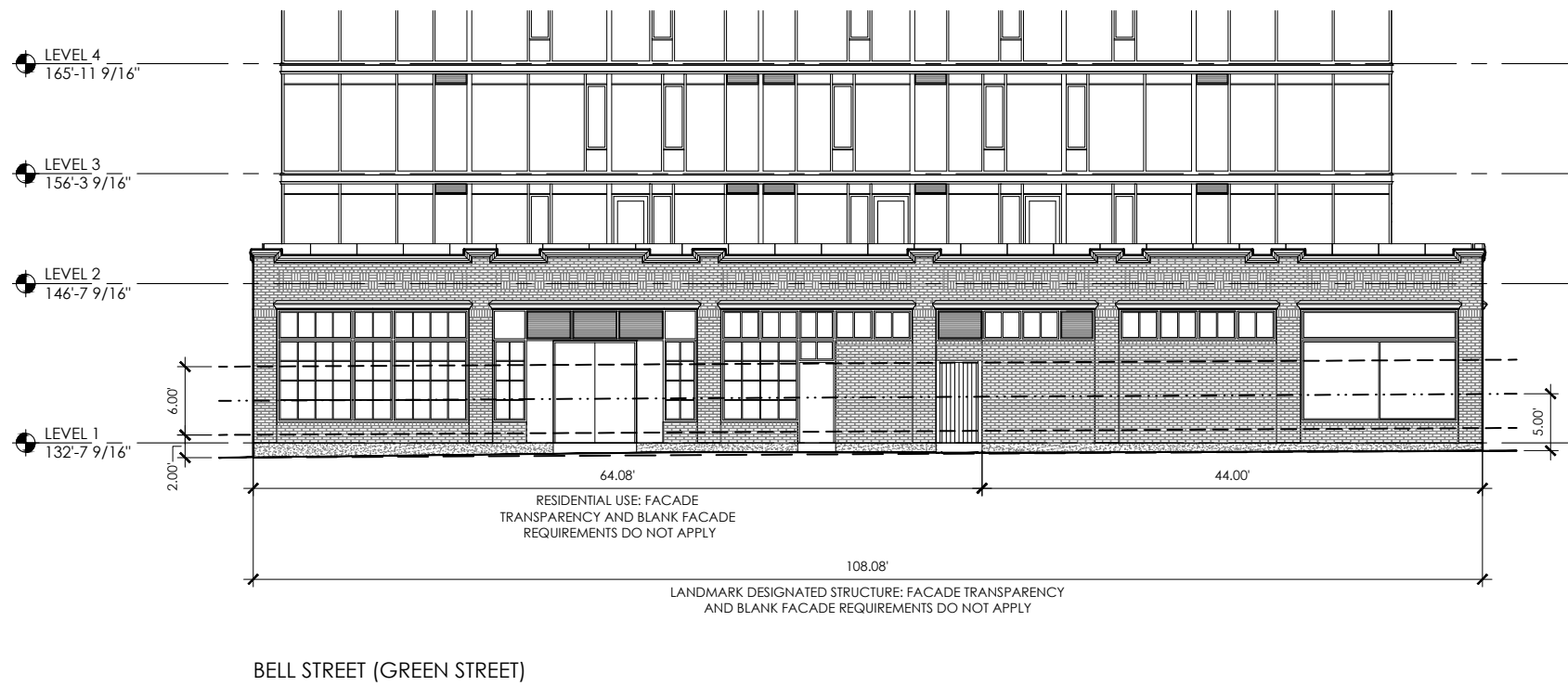
BELL STREET (GREEN STREET)



2ND AVENUE (CLASS I PEDESTRIAN STREET)

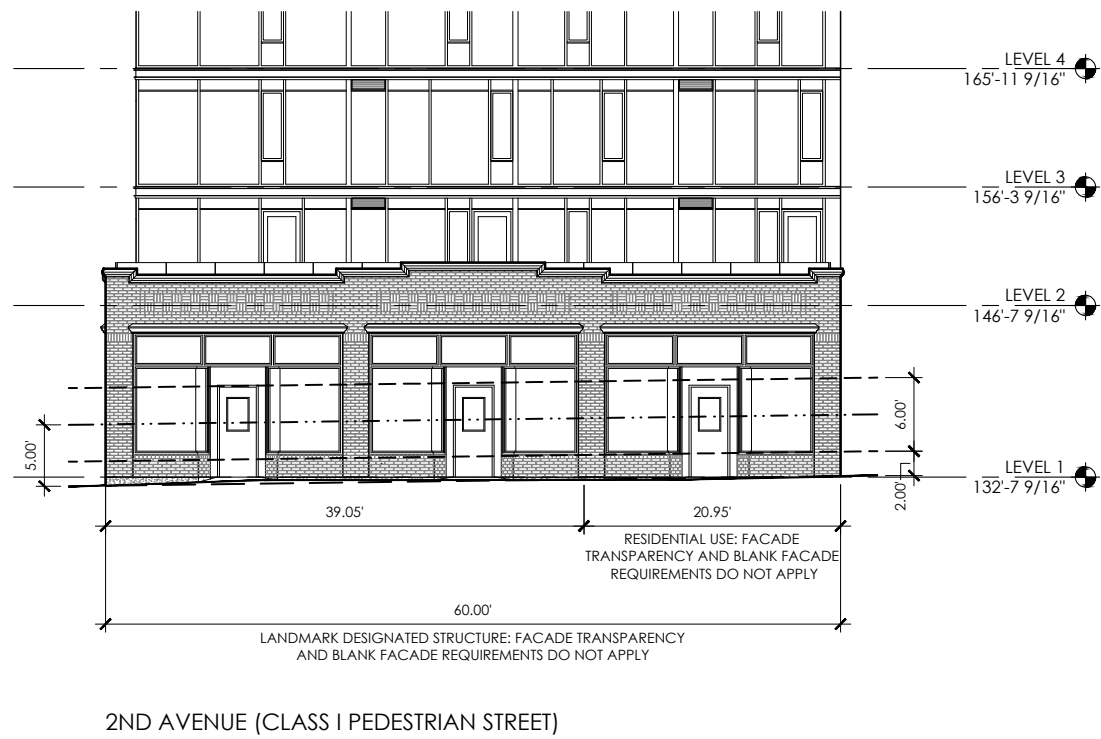
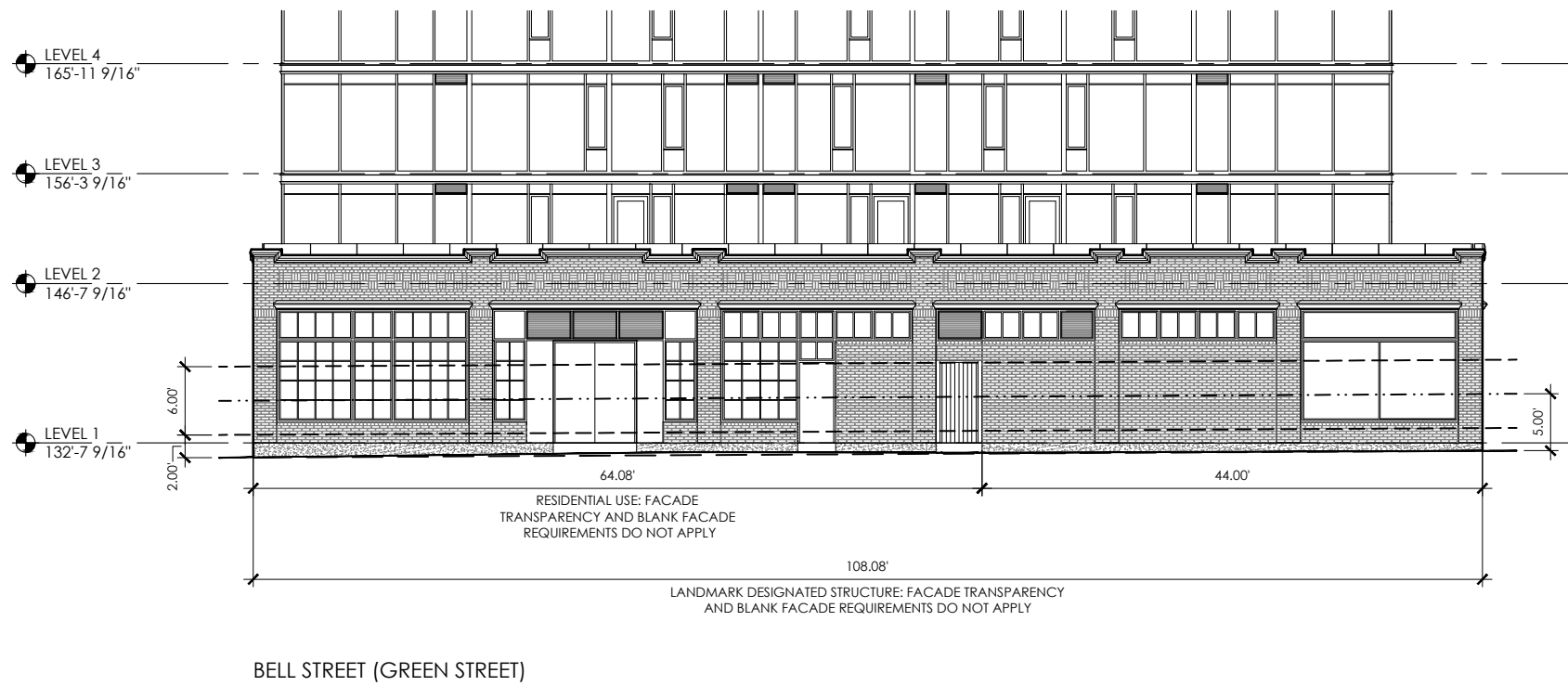
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4 D4	23.49.162.B.2.α: GENERAL SETBACK LIMITS ON STREETS NOT REQUIRING PROPERTY LINE FACADES.	WAIVE SETBACK LIMITS.	EXTERIOR OF EXISTING ONE STORY BRICK BUILDING IS A LANDMARK DESIGNATED STRUCTURE - DEPARTURES ARE TO PRESERVE THE DESIGNATED FEATURES

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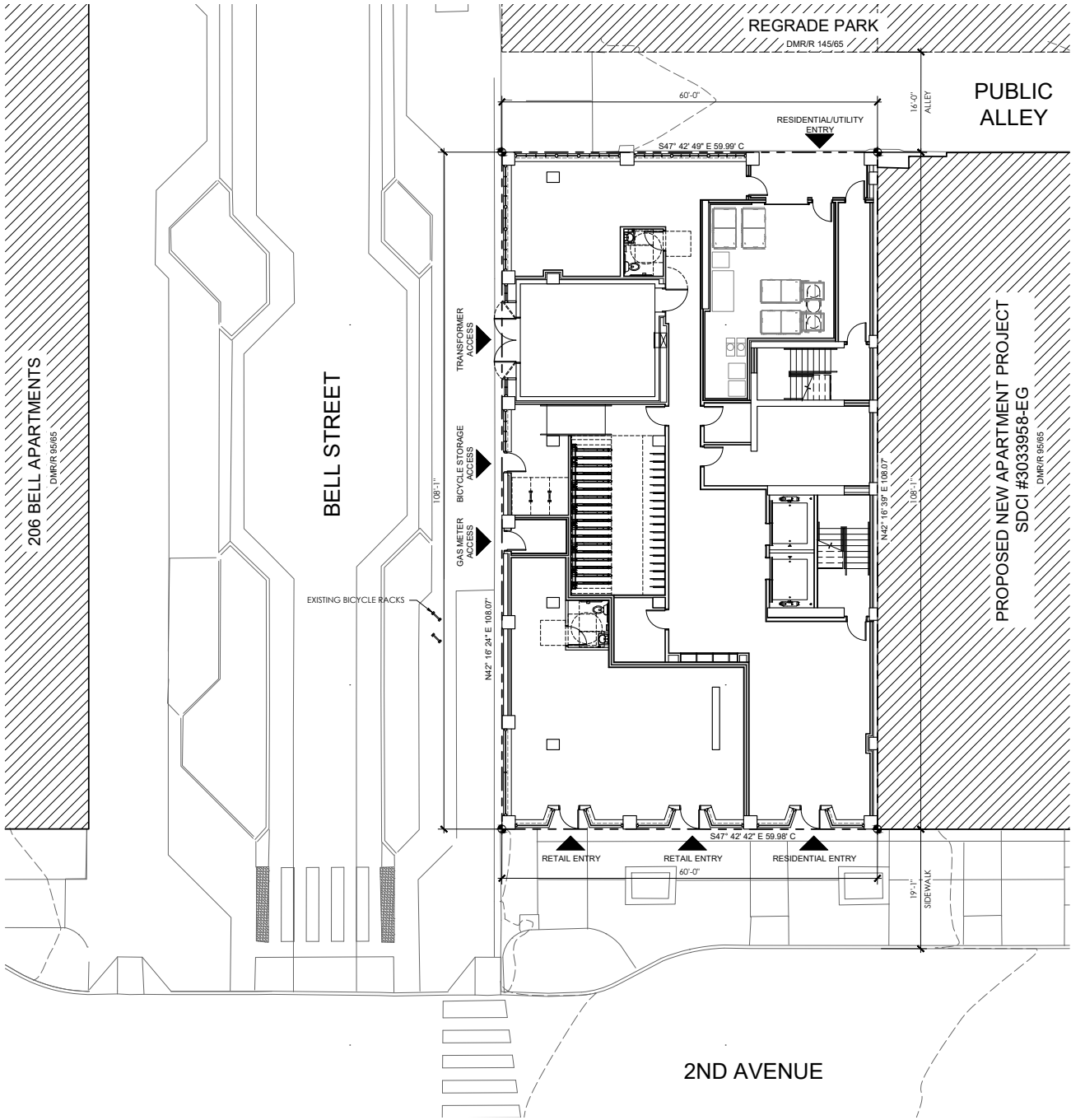
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<div>5</div> <div>D5</div>	23.49.162.C: FACADE TRANSPARENCY REQUIREMENTS	WAIVE FACADE TRANSPARENCY REQUIREMENTS.	EXTERIOR OF EXISTING ONE STORY BRICK BUILDING IS A LANDMARK DESIGNATED STRUCTURE - DEPARTURES ARE TO PRESERVE THE DESIGNATED FEATURES

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<div><div>6</div><div>D6</div></div>	23.49.162.D: BLANK FACADE LIMITS	WAIVE BLANK FACADE LIMITS.	EXTERIOR OF EXISTING ONE STORY BRICK BUILDING IS A LANDMARK DESIGNATED STRUCTURE - DEPARTURES ARE TO PRESERVE THE DESIGNATED FEATURES

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7 D7	23.53.030.F.2: EXISTING ALLEYS THAT DO NOT MEET MINIMUM WIDTH	WAIVE THE REQUIREMENT FOR 2 FOOT ALLEY DEDICATION	EXTERIOR OF EXISTING ONE STORY BRICK BUILDING IS A LANDMARK DESIGNATED STRUCTURE - DEPARTURES ARE TO PRESERVE THE DESIGNATED FEATURES



VIEW FROM BELL ST



VIEW FROM CORNER OF 2ND AVE AND BELL ST



AERIAL VIEW FROM BELL ST



STREET VIEW FROM BELL ST