



TEAMRISE BELL TOWER

2302 4th Avenue DPD #3018968

Recommendation Meeting April 17, 2018

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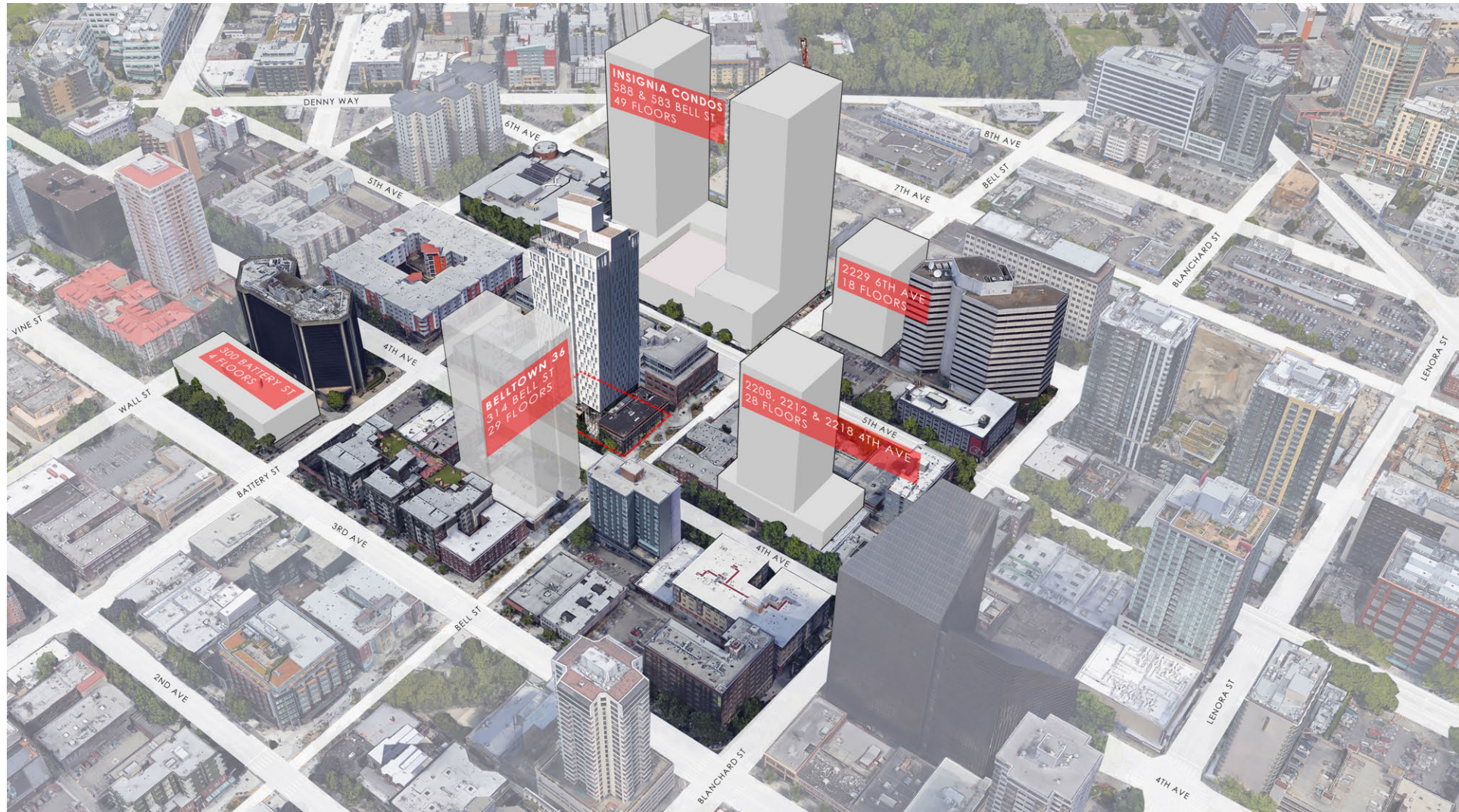
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PROJECT INFORMATION



PROJECT INFORMATION

Project Location	2302, 2306, & 2316 4TH Ave, Seattle WA 98121
Parcel Number	0696000140 0696000145 0696000155
Lot Size	19,440 SF
Zone	DMR/C 240/125
Overlay Zones	Belltown Urban Center Village Frequent Transit Corridor
Street Frontage	4TH Avenue Bell Street Alley
Design Guidelines	Belltown Urban Center Village Guideline
# ResidentialUnits	285
Commercial SF	6,753 SF
Residential SF	229,785 SF
# Parking Stalls	178

25-Story 331,311 sf high rise mixed used building that will have 285 apartments, below grade parking for 179 vehicles and 6,750 sf of retail space. The parking garage will be an additional 5 levels below grade. Three walls of the landmark existing structure will be preserved and incorporated into the new building.

PROJECT ANALYSIS:
ZONING AND LAND USE SUMMARY

Base Zone:
DMR/C 240/125

Adjacent Zones:
North: DMR/C 240/125
West: DMR/C 240/125
South: DMR/C 240/125
East: DMR/C 240/125

Zoning Information: Seattle Municipal Code

Structure Height:
SMC 23.49.008
240’ height limit for residential uses
125’ height limit for non-residential and live/work uses

A structure that contains only nonresidential or live/work uses may not exceed the lowest height limit established on official land use map

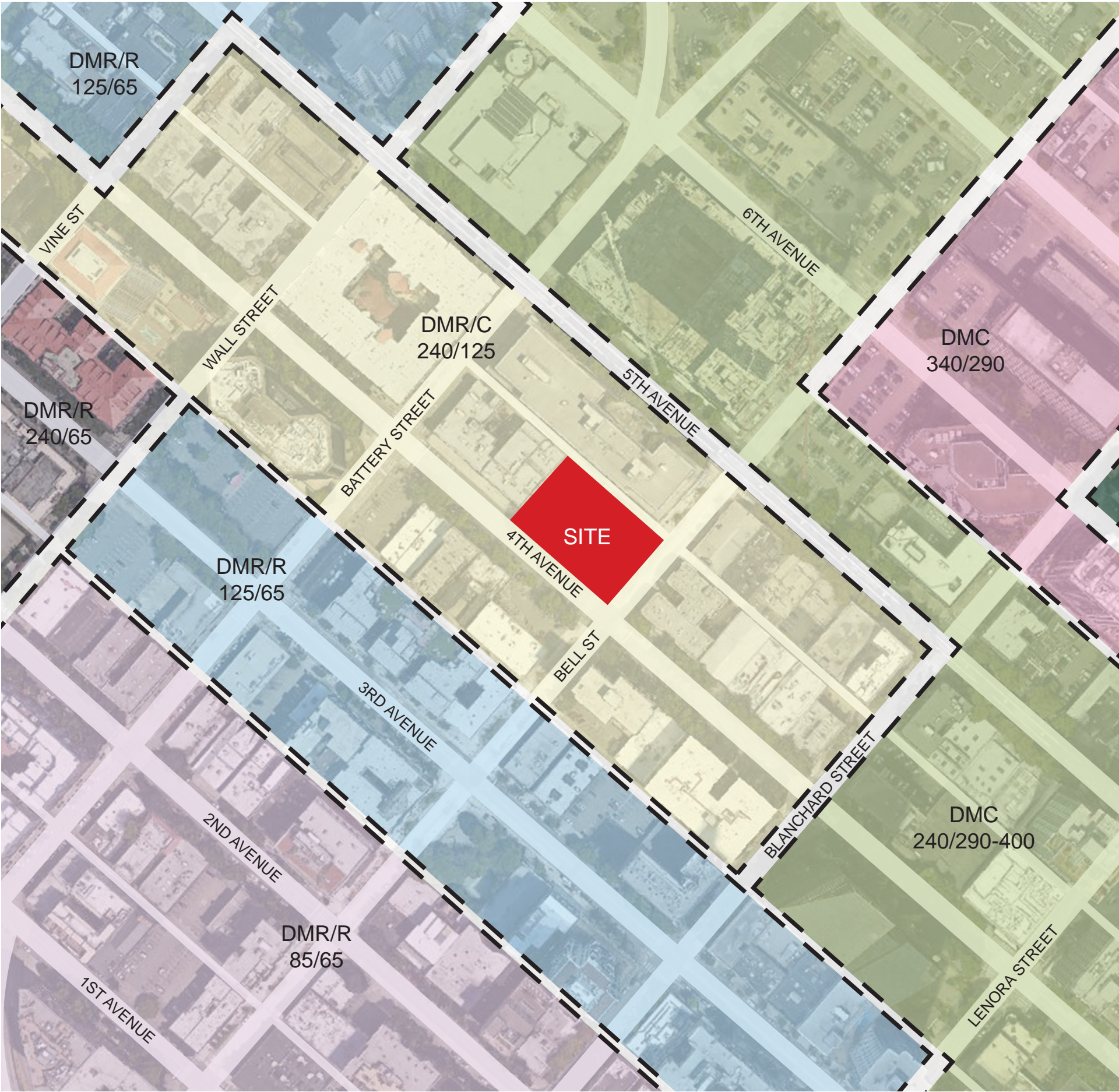
Only those portions of structures that contain only residential uses may exceed the lower height limit and may extend to the higher height limit

Rooftop features such as stair penthouses and mechanical equipment may extend 15’ above the height limit

Elevator penthouses may extend 23-25’ above height limit depending upon elevator type, or 33-35’ above height limit if providing access to a roof deck

Street-level Use Requirements: SMC 23.49.009
75% of street frontage must be comprised of required street-level uses per SMC 23.49.009.A May be reduced to 50% if lot abuts more than one street

25% other permitted uses and/or pedestrian or vehicular entries



General RequirementsFor Residential Uses: SMC 23.49.010
Common recreation area required for 20 units or more

Minimum: 5% of gross floor area in residential use, maximum: area of lot

Base FAR: 2.0
Maximum FAR: 5.0
Exemptions:

Floor Area Ratio:
Street level uses exempt if min floor-to-floor height of 13’, are at least 15’ deep, and overhead weather protection is provided

- Residential use
- Live/Work use
- Floor area below grade

Bonuses:

- Public open space amenities
- Human services
- Public restrooms

Overhead Weather Protection And Lighting: SMC 23.49.018
Continuous overhead weather protection required along entire street frontage except where 5’ or more from street, abut an open space, are separated by 2’ landscaping strip, or contain a driveway

Minimum 8’ horizontal dimension

Minimum 10’, maximum 15’ high above sidewalk

Overhead Weather Protection And Lighting:SMC 23.49.018

No parking is required in downtown zones

Parking not permitted at street level on green streets unless separated from street by other uses
Parking for non-residential uses limited to max 1 space per 1,000 sf

Bicycle parking (off-street)

- Retail use over 10,000 sf: 1 space per 5,000 sf of gross floor area of retail use
- Residential: 1 space for every 2 dwelling units

Access to parking

- If lot abuts an alley; alley access is required

Minimum Sidewalk And Alley Width: SMC 23.49.140
Minimum sidewalk widths are established for certain streets by Map 1C [Note: Bell street classified as “variable”, 4th Ave has no classification on Map 1C)

A setback or dedication may be required in order to meet the provisions of Section 23.53.030. Alley improvements in all zones [Note: Section 23.53.030 states that all downtown zones are required a 20’ alley right-of-way, which implies our site is subject to a 2’ alley dedication]

Downtown Mixed Residential, Minimum Lot Size: SMC 23.49.156
Minimum lot size of 19,000 sf required for any structure over 125’ high

A lot may be combined with one or more abutting lots provided that the total area of the combined lots meets the minimum lot size requirement, all lots have frontage on the same avenue, any existing structure doesn’t exceed 125’, and the lot coverage of both proposed and existing structures doesn’t exceed lot coverage limits

Downtown Mixed Residential, Coverage And Floor Size Limits: SMC 23.49.15
Percent Coverage for lots 19,001-25,000 sf:
Elevation of portion of structure 65’ or less: 100%

- Greater than 65’ up to 85’: 65%
- Greater than 85’ up to 125’: 55%
- Greater than 125’ up to 240’:45%

Note: Each story above 125’ shall have a maximum gross floor area of 8,000 sf

Downtown Mixed Residential, Street Facade Requirements: SMC 23.49.162

Facade Height:

- Minimum facade height for Class I and Green Streets: 25’ [Note: 4th Ave is Class I and Bell is Green street according to Map 1F]

Setbacks:

- Area of all setbacks between 15’ and 25’ above street level shall not exceed the number obtained by multiplying width of street frontage x 5 on Class I street (4th Ave), x 30 on Green street (Bell St).
- Maximum width of setbacks exceeding a depth of 15’ from the street shall not exceed 80’ or 30% of frontage on that street
- Maximum setback from street property line at intersections is 10’ for the first 20’ along each street
- Exterior public open space is not considered part of a setback

Facade Transparency:

4th Ave

- Class I streets: 60% of street level facade shall be transparent
- Blank facades limited to segments 15’ wide (garage doors may exceed 15’)
- Blank segments separated by transparent areas at least 2’ wide
- Total of all blank segments shall not exceed 40% of street facade

Bell St

- Green Streets: 30% of street level facade shall be transparent
- Blank facades limited to segments 30’ wide (garage doors may exceed 30’)
- Blank segments separated by transparent areas at least 2’ wide
- Total of all blank segments shall not exceed 70% of street facade
 - All of the above applies to area of facade between 2’ and 8’ above the sidewalk
 - All of the above does not apply to portions of structure in residential use

Landscaping:

- Street trees required on all streets with a pedestrian classification that abut a lot

Downtown Mixed Residential, Maximum Width, Depth, Separation: SMC 23.49.164

- Portion of structure between 65’-125’ high: maximum 120’ width and depth
- Portion of structure between 125’-240’ high: maximum 100’ width and depth
- All portions of structure above 65’ in height must be separated from other portions of structure by at least 20’

Downtown Mixed Residential, Side And Green Street Setbacks: SMC 23.49.166

Side Setbacks in DMR zones outside South Downtown:

- Required side setbacks above 65’:
 - Street frontage 120’ or less: Not required
 - Street frontage between 120’-180’: 20’ setback required
 - Street frontage greater than 180’: 40’ setback required
- Green Street Setbacks in DMR zones outside South Downtown:
- Portions of structures between 65’-85’ high: 10’ setback
- Portions of structures above 85’ high: 1’ of setback for every additional 5’ of height

ARC SUMMARY

There have been 4 ARC meetings we have had with the board. Following is the summary of the comments we received from the board:

- No tower over Franklin footprint
- Maintain 3 of the 4 historic exterior Franklin facades (Alley, 4th and Bell)
- Preserve façade of the stair entry on 4th Ave
- No new doorways on Bell
- Minimize green roof elements to reduce visibility from street
Supportive of larger tower footprint above 125' of 10,000 SF instead of 8,000 SF to pull back tower from roof of Franklin and away from Fire Station
- Supportive of atrium space between the new tower and Franklin
- Supportive of reconstructed retail use on ground level north side of Franklin accessed from atrium and paseo
- Maintain residential use along Bell Street
- Appreciate the setback from Historic fire station.
- Supportive of rebuilding contemporary residential interior with amenity deck above and parking below

Landmark Board Nomination Meeting: October 2015

Landmark Board Designation Meeting: December 2015

ARC Meeting Dates:

ARC Meeting #1 February 2016

ARC Meeting #2 March 2016

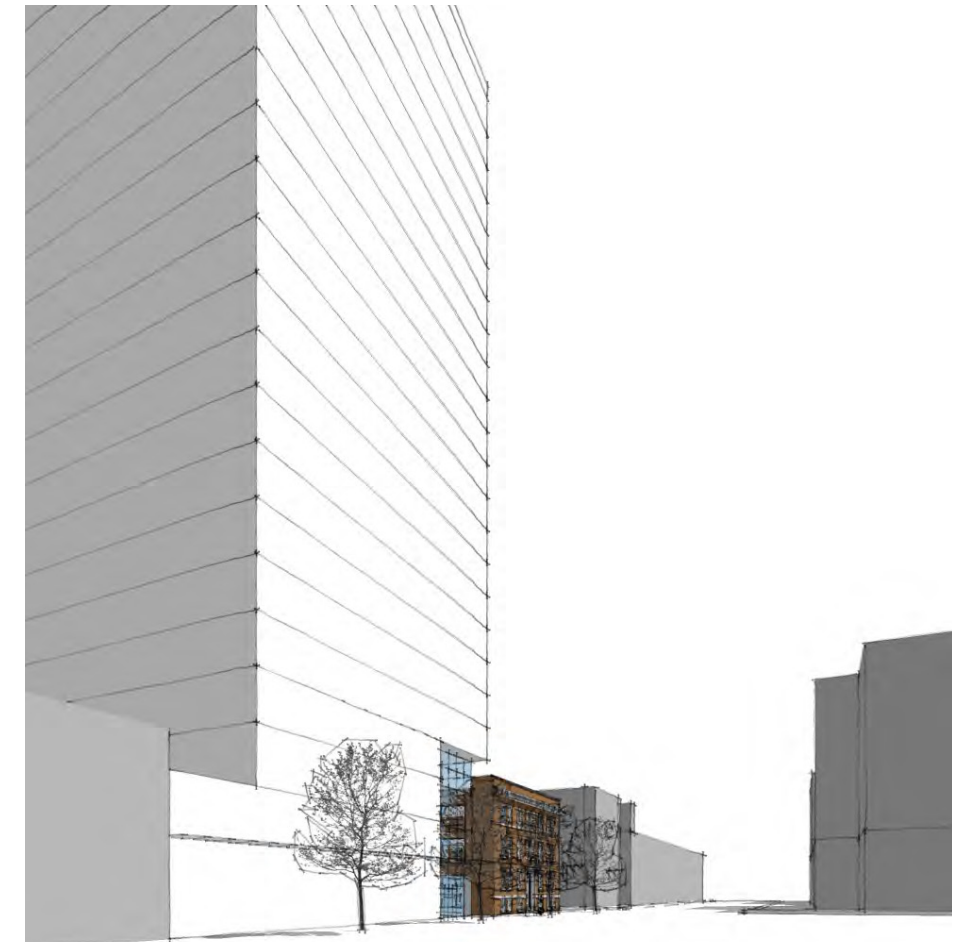
ARC Meeting #3 May 2016

ARC Meeting #4 September 2016

STREET LEVEL PERSPECTIVES



4TH AVE. LOOKING NORTH



4TH AVE. LOOKING SOUTH

ATRIUM PERSPECTIVES



10 studio19 architects CALLISONRTKL™ 2302 4th Avenue, Seattle WA



EDG SUMMARY



Option A

The concept of this design option utilizes the existing steps created by the zoning envelope and shifts them in order to increase the amount of outdoor terraces in the project and create a scale that is relatable to the existing Franklin apartment building.

PROS:

- Articulated massing
- Ample roof decks for planting / gardens
- Adheres to all setback and zoning requirements, no departures required

CONS:

- Completely envelops historic Franklin building
- Form is undefined
- Bar building creates unflattering proportions, especially when viewed from West side



Option B (Preferred)

The concept of this design option responds to the landmark buildings on both sides by creating a podium level clad with bricks and having the glass tower emerge from this base. The massing of tower is further reduced by balconies at the corners and recessed building forms.

PROS:

- Well responded to landmark buildings on both sides
- Tower location is completely off of Historic Franklin building footprint giving it a significant presence
- Roof of Franklin building can be utilized as large outdoor amenity area
- Recessed form to reduce the massing

CONS

- Reduced leasable area due to not maxing out allowable zoning envelope

EDG SUMMARY

- Gasket expression should be stronger and more legible especially on the North end
- Lift concept should be clearly read from both the east alley side and the west 4th side
- Develop the 3 bays terminating at different levels
- Vertical notches should be expressed on all four facades and developed to reflect the verticality expressed by the landmark structures on either side of the tower
- Strong and coherent architectural language of the vertical notches to be clearly viewed from all directions.
- Further explore fine craftsmanship and detailing especially in the podium that reflect the Belltown character
- Carefully proportion windows that fit into Belltown and reflect the residential function
- Scale the atrium and paseo to correspond to neighborhood retail patterns
- Vestibule size and relationship of the street to the atrium
- Pedestrian scaled podium and careful attention to the scale
- Refine the design of the reveal at the north along 4th at the fire station
- Further explore the design and use of the lower level of the Franklin and windows

OVERALL BRIEF DESCRIPTION

Set in Historic Belltown, this mixed use Residential tower anchors a key intersection in the Seattle area. The site fronts onto Bell Street as major green street connecting the waterfront to the Amazon neighborhood. 4th Street is also a beautiful pedestrian street full of retail shops and restaurants connecting downtown Seattle to the Space Needle. This wonderful crossroads provides us the opportunity to engage the city with a new catalyst to potentially revive an underutilized block and continue the pedestrian oriented vibrancy of Belltown.

Our design for the TeamRise Belltower is a light, articulated, volumetric residential tower floated above a contrasting podium. It is anchored between historically significant structures connecting the Belltown urban fabric in a seamless nature. While the rhythm of the dark textural brick carries the patterns along from its neighbors in a similar texture and contrasting color, it is punctuated by a void within the atrium which provides a buffer to the historic Franklin Apartments. At the same time it connects the elements of the tower, podium and Franklin to the alley and the pedestrian Street with a vibrant atrium retail paseo.

The design is set above subterranean parking easily accessed off the alley along with utility services. The Franklin Apartments continue as residential units with updated interiors along Bell with a new retail interior component activating the atrium along with several levels of amenities. The roof of the Franklin is activated with indoor outdoor amenity spaces and the Franklin’s new units are connected through bridges back to the tower core.

The articulated tower mass is light and porous as it floats above the engaged rhythmic shimmering dark brick podium. The luminous nature of the vertically notched tower offers view out to the surrounding city and waterfront on all sides with stepped green roof decks at the top level amenity. The pearlescent off-white metal panels catch and reflect the varying light providing a shift in tone from different times of the day to night. This midsized vertically shifted tower adds a perfectly scaled new player to the skyline of Belltown that supports the larger towers of the city. The animated top with the glassy amenity spaces give character to the tower along with the podium roof decks and active atrium. A variety of public spaces transition from the street front retail to the larger atrium and moderately sized paseo to welcome visitors and residents without the feel of a large project.

PRIORITY DESIGN GUIDELINES

B1 RESPONDS TO THE NEIGHBORHOOD CONTEXT Podium massing continues urban scale, street wall, and rhythm of existing landmark structures. Podium utilizes a modern application of brick material in continuity with the surrounding neighborhood. A gasket is maintained between landmark structures and the tower form. Ground floor atrium allows for public engagement and promotes spill out from retail spaces

B4 DESIGN A WELL PROPORTIONED AND UNIFIED BUILDING - Tower form has been simplified into a singular, unified form - eliminated stepped massing

Tower has been visually lightened using glass and light colored metal panels Tower massing has been divided into three vertical sections to reduce perceived mass and improve the appearance of slenderness

C1 CONTINUED ACTIVATION OF THE ALLEY - Alley facade is setback to provide layby for drop-off and utility services

Atrium space continues through to alley in order to promote pedestrian circulation and a safe, activated alley

Design language continues on alley facade to promote alley engagement

EDG RESPONSE: MASSING - OPTION 1 PREFERRED



Board Comments:

- c. The Board was very pleased with the gasket concept and change in materiality provided between the solid podium and the tower. The Board felt, however, that the gasket expression should be stronger and more legible, particularly on the north end (at the lowest point). This minimal condition is well represented on page 53 of the packet. Echoing public comment, the Board noted that this gasket and “lift” should read clearly from both the east and west. (B1.III, B4, B4.3)
- d. The Board appreciated the taller dimension of the gasket on the south side which appears to lift away the mass of the tower away from the landmark structure providing deference in this gesture. (A1.1, B1, B1.1, B1.I, B1.II)

Response to scale of the horizontal podium reveal at the tower base or “Gasket”.

The Board felt the gasket expression should be stronger and more legible.

The MUP package maintained the strength of the three incremental steps at the underside of the tower. With the initial feedback from planning, we have adjusted this to strengthen this horizontal, stepped reveal by creating a higher space between the underside of the lowest tower element and the parapet of the two-story brick retail/residential podium. We lowered the brick parapet above the second level and added a setback glass guardrail at the third-floor roof deck. This more clearly separates the tower from the podium and creates a more functional view out from the units at the third floor. In addition, the underside of the tower stepped soffits will be lit to further enhance the feeling of the floating tower. This is the main source of the building lighting and the remaining lighting effect will be from the ambient light glowing from the atrium/paseo, the retail signage and canopy lighting.



GASKET MASSING STUDY-OPTION 1
1/8" = 1'-0"



GASKET MASSING STUDY-OPTION 2
1/8" = 1'-0"



GASKET MASSING STUDY-OPTION 3
1/8" = 1'-0"

GASKET OPTION STUDY

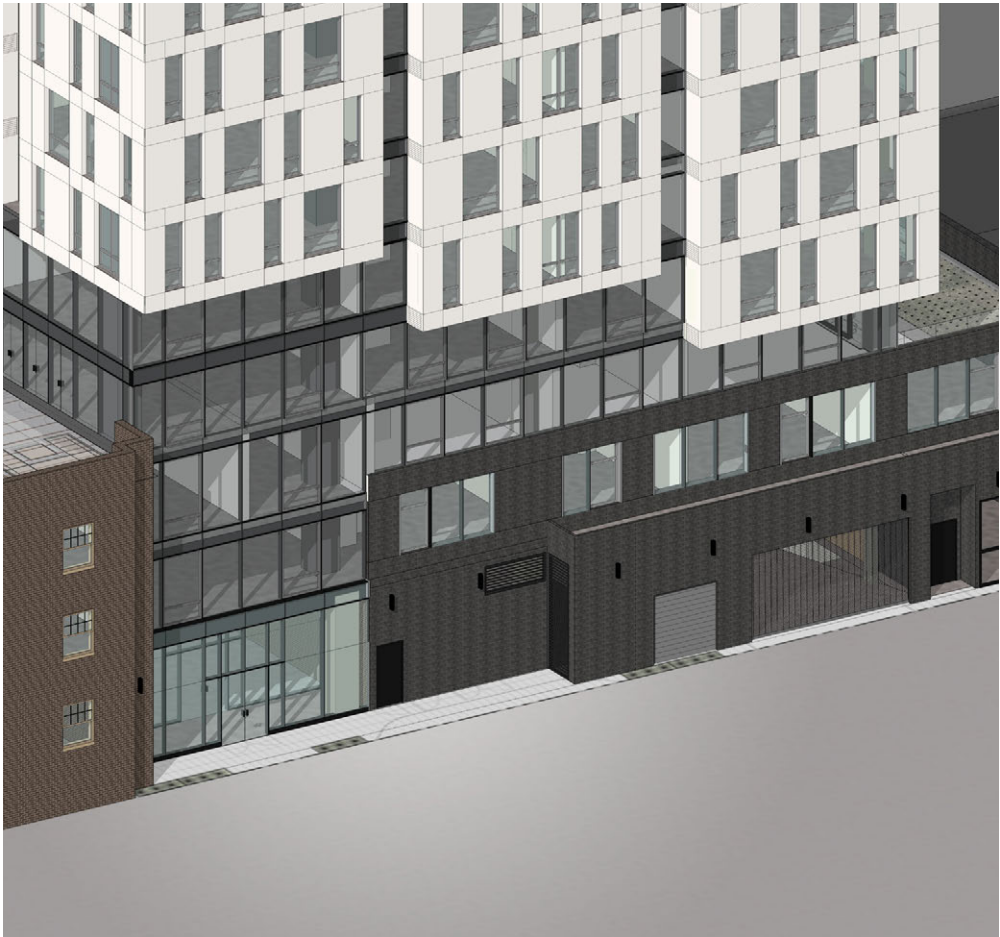
EDG RESPONSE: MASSING



PODIUM AXON NORTHWEST



PODIUM AXON SOUTHWEST



PODIUM AXON ALLEY

EDG RESPONSE: MASSING

PODIUM ELEVATIONS WEST



PODIUM ELEVATIONS EAST



EDG RESPONSE: RENDERING



EDG RESPONSE: RENDERING



EDG RESPONSE: MASSING

Board Comments:

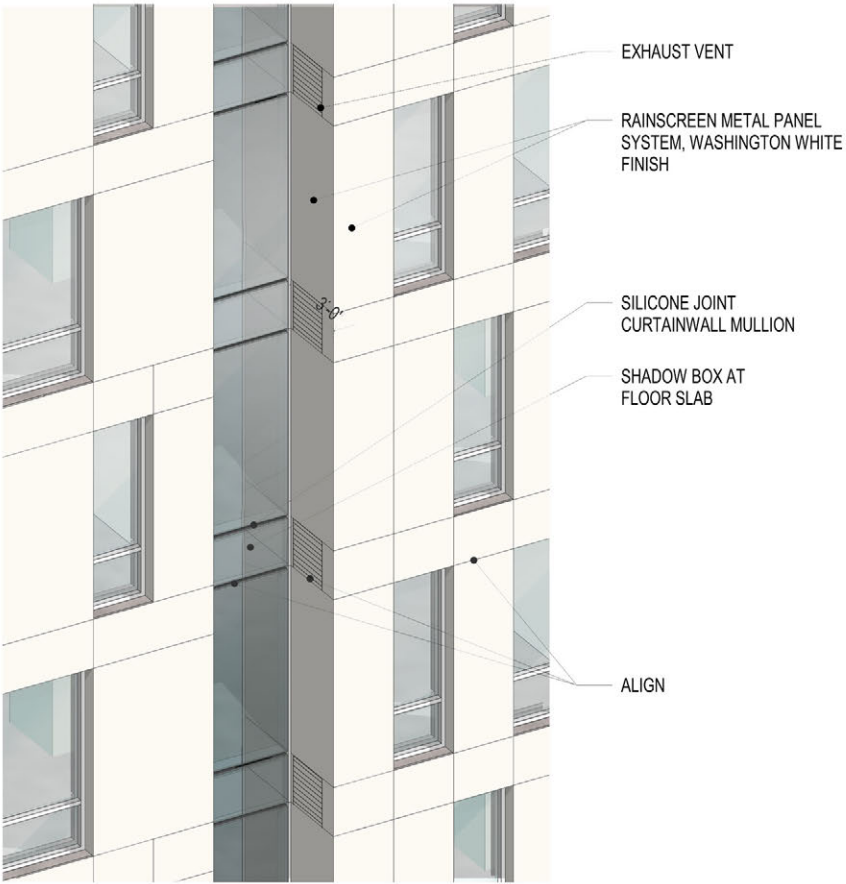
2. Vertical Notch

Board Comments:

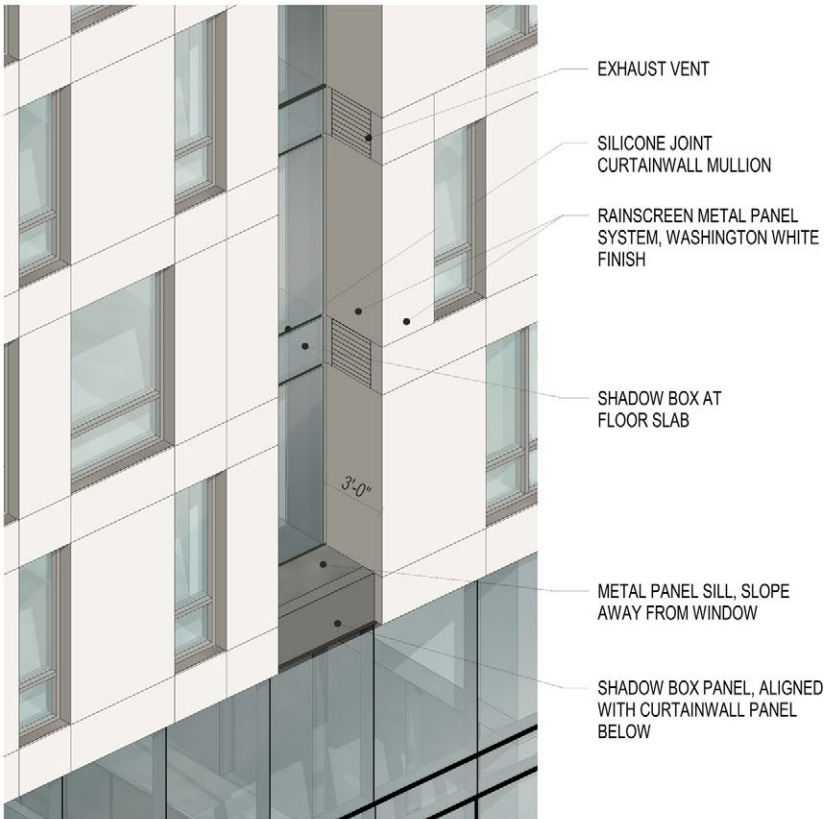
- e. The Board appreciated the three bays terminating at different levels, however the Board did not reach consensus that this was critical to the success of the design.
- f. The Board was very supportive of the deep vertical notches that run the height of the tower, providing distinct articulation and texture reminiscent of the verticality expressed by the landmark structure on either side of the tower. (A1.1, B1, B1.1, B1.I, B1.II)
- g. The Board agreed with public comment and strongly supported the consistency of this vertical notch expression on all four building facades, keeping a strong and coherent architectural language as viewed from all directions. (B1.III, B4, B4.1)

Response to vertical reveal comments.

The change from a square notch in the EDG plans and the current design in the MUP package is a design decision to help better express the reveal and a result of the unit planning and layout. In the design concept, the vertical reveal helps to create the expression for 9 sliding masses of the tower. These are the pearl white volumes with alternating punched windows. The three elements on each side are divided by the reveals. We are showing the metal panels returning into the reveal to express the volume. With the lighter color returning back to the glass reveal, it will be reflected in the glass. This should create the impression that it is twice as deep as it is actually. So while the notch is now approximately 3' deep with is still very deep, it may appear to be closer to 6' deep (rather than the previous 5' with dark sides). This is a more elegant volumetric solution rather than the previous expression with was too planar. Also as we begin looking at the unity layout and the really deep 5' notch was too disruptive to the furniture layout especially in the smaller studio units.



NOTCH AXON



NOTCH AXON AT SOUTH FACADE

EDG RESPONSE: MASSING



WEST ELEVATION

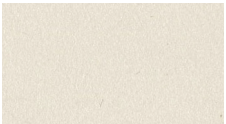
SOUTH ELEVATION

EAST ELEVATION


NORTH ELEVATION

EDG RESPONSE: MATERIALS · OVERALL ELEVATION WEST


- 1



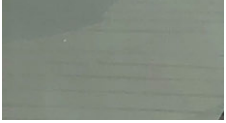
METAL PANEL
- 2



BRICK VENEER
- 3

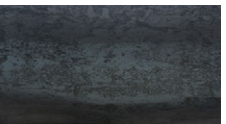


VISION GLASS
- 4




VISION GLASS 2

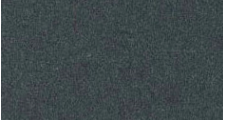
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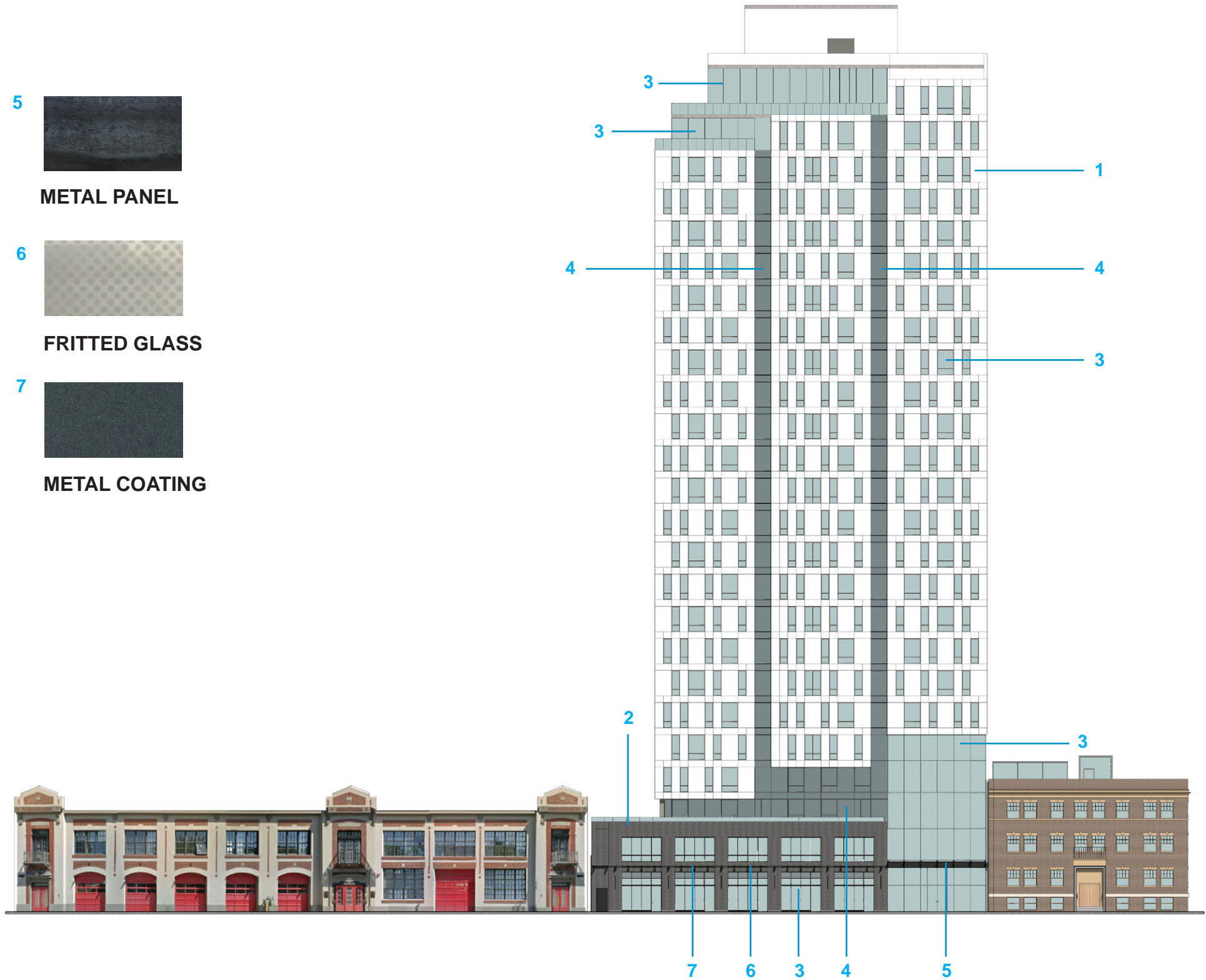
METAL PANEL
- 6



FRITTED GLASS
- 7

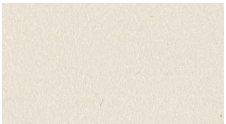


METAL COATING




EDG RESPONSE: MATERIALS · OVERALL ELEVATION SOUTH


- 1



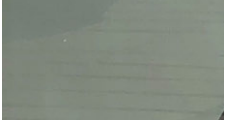
METAL PANEL
- 2



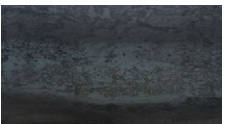
BRICK VENEER
- 3




VISION GLASS
- 4



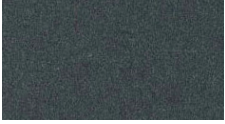
VISION GLASS 2
- 5



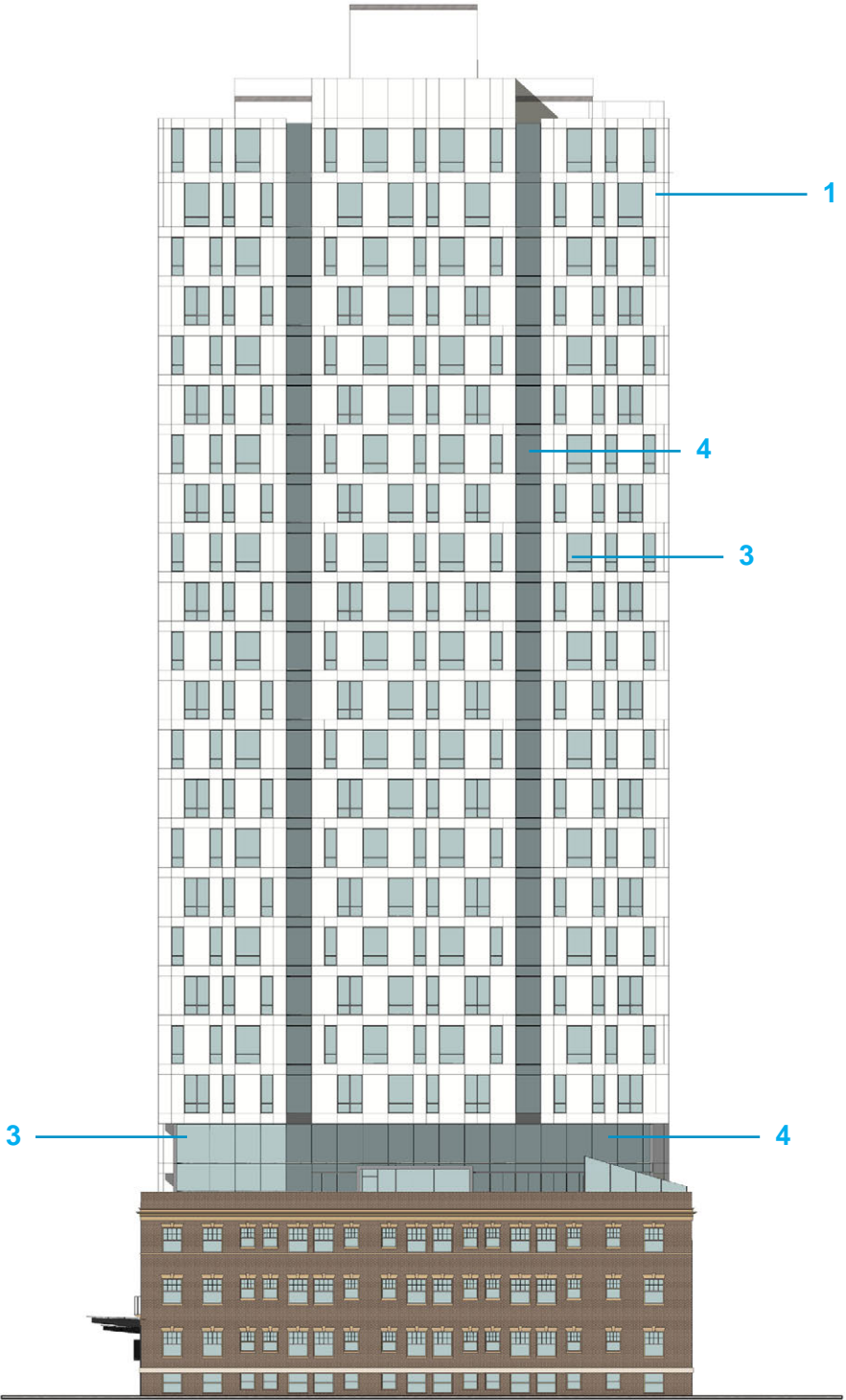
METAL PANEL
- 6



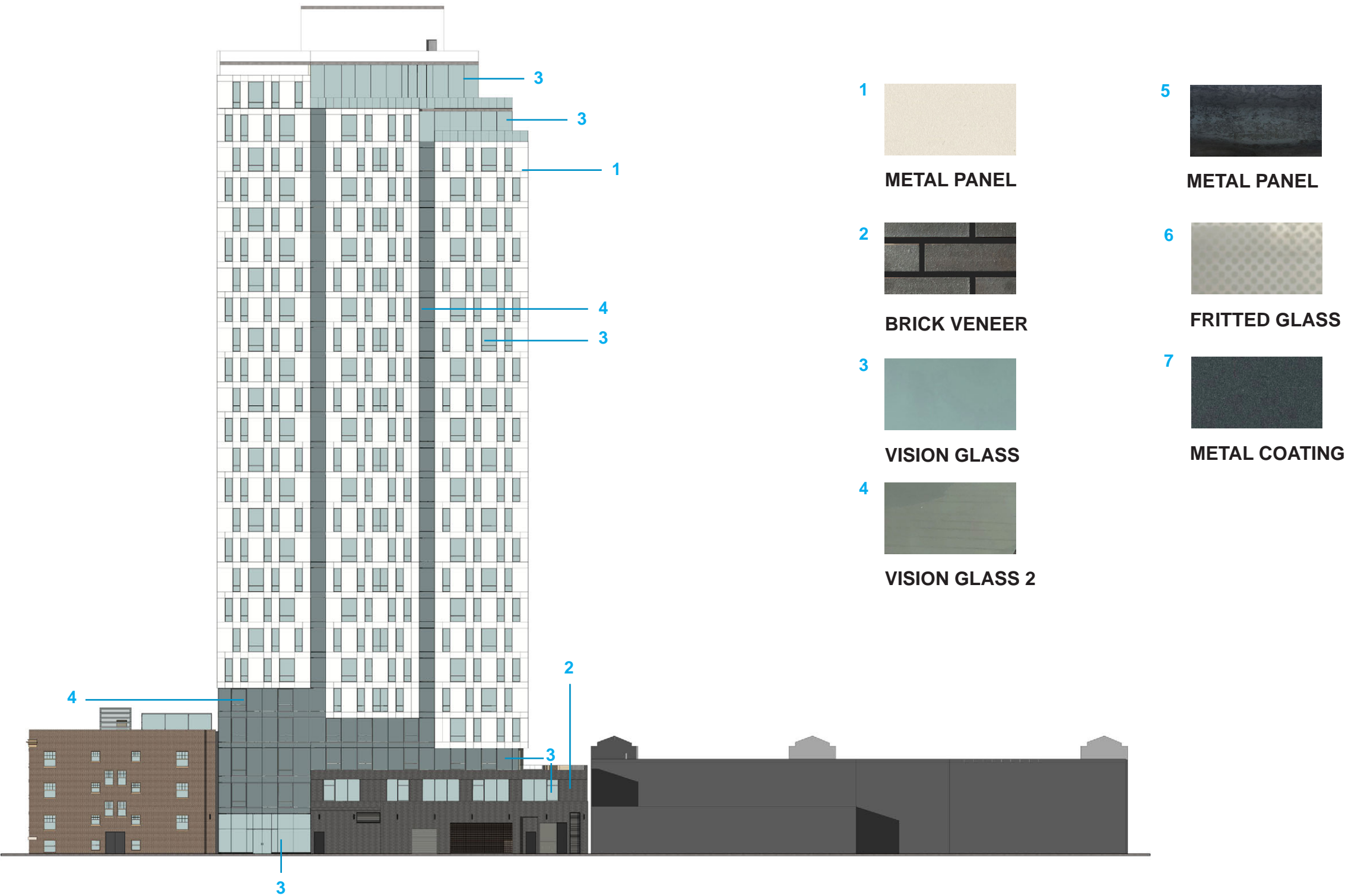
FRITTED GLASS
- 7



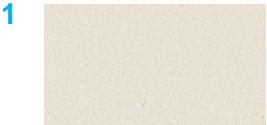
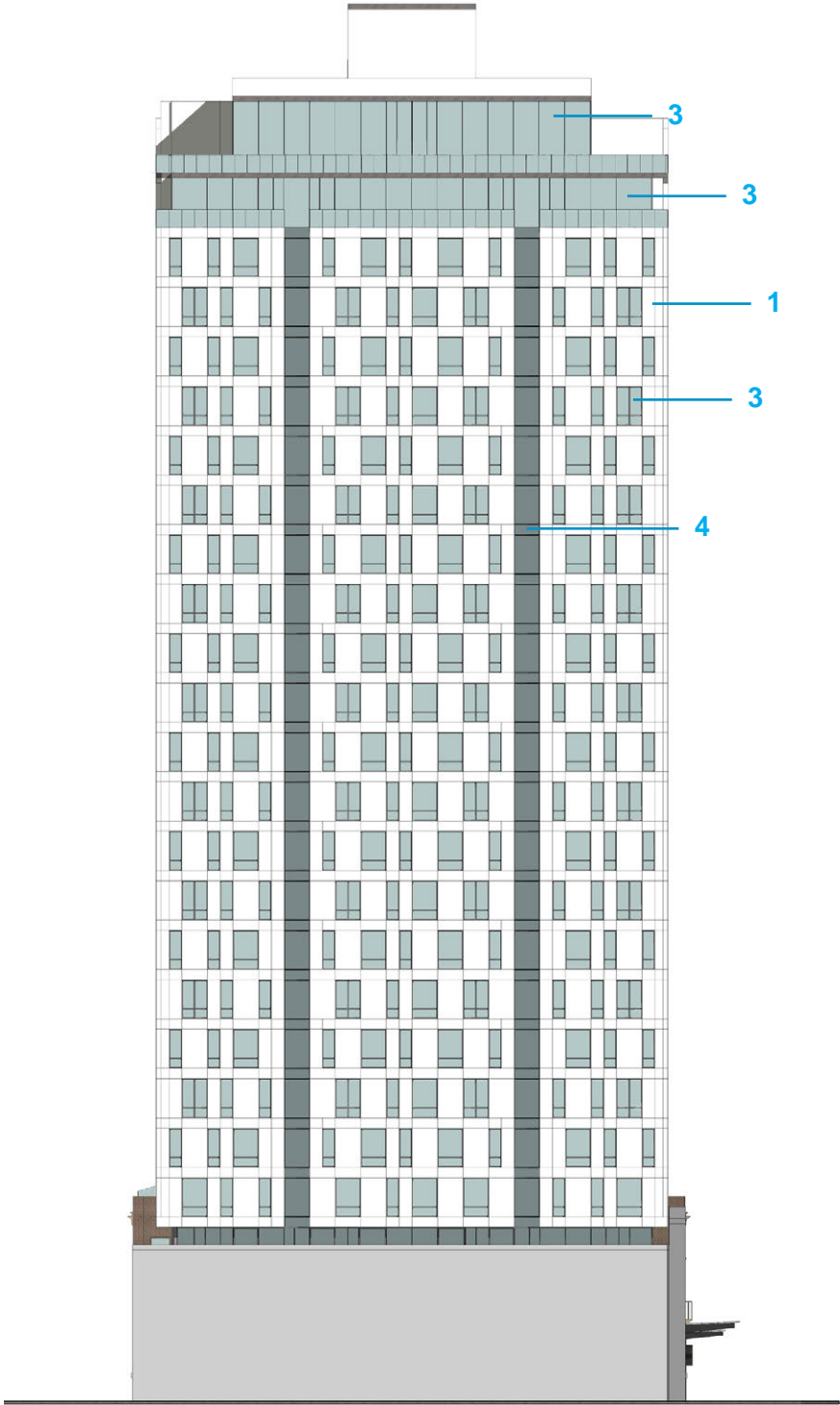
METAL COATING



EDG RESPONSE: MATERIALS · OVERALL ELEVATION EAST



EDG RESPONSE: MATERIALS · OVERALL ELEVATION NORTH



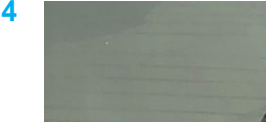
METAL PANEL



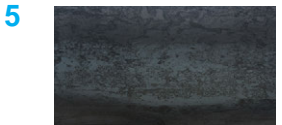
BRICK VENEER



VISION GLASS



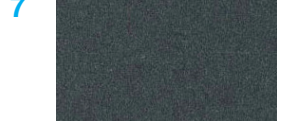
VISION GLASS 2



METAL PANEL



FRITTED GLASS



METAL COATING

EXISTING MATERIALS: FRANKLIN APARTMENTS

Board Comments:

3. Streetscape

- a. Related to 2c above, the Board would like to see further exploration of materials and texture to pursue a contemporary design but also include fine craftsmanship and detailing (overhead canopies, mullions, etc.) to reflect the Belltown character. (A1.1, B1, B1.1, B1.I, B1.II, B1.III, B1.IV)

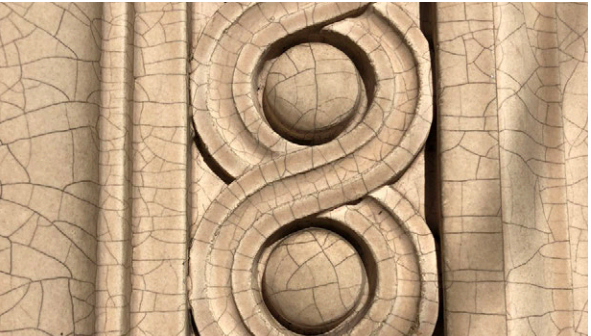
The design of the podium levels 1-4 has been further refined following the Board’s feedback. The overall podium concept is to relate to the local context through material and proportions while keeping the details very clean and simple to allow the retail shop interior to show clearly onto the street life. While the two-level podium is brick, it is a contrasting color to the historic building on either side. The Gray color Manganese Ironspot smooth brick veneer has a variation and sheen to give it richness and depth in different light. The module of retail storefront has been set to a more human scale of about 3’-0”. The rhythm of mullions is strengthened with a larger 3” mullion at each door to accent the entry and the remaining area subdivided into 3 lites with narrower mullions. The head of the door also creates a stronger band with a clere story above. A decorative louver at the head of the opening gives flexibility to retail use and the opening is capped with a Blackened Steel header. The canopy above is dark gray steel cantilevered from the intermediate brick banding. It is a similar spacing to the glazing with fritted glass canopy lifted off the steel for continuous weather protection along the new areas along 4th. At each brick pier downlights on either side of the steel beam project light onto a blade signage element centered in the pier 7’ off the sidewalk. The depth of glass canopy varies along the street with the atrium entry being the deepest as it steps up slightly as well.

- b. The Board noted that the glazing scale is critical and should be sized and designed to fit into the Belltown context with proportions that reflect the residential functions. (A1.1, B1, B1.1, B1.I, B1.II, B1.III, B1.IV)

The retail glazing has been sized down to 3’ spacing while the atrium glazing spacing is still larger at 5’ to provide feel of indoor/outdoor. The residential tower windows range from 2’-6” to 5’ which is slightly larger than the existing Franklin apartments.



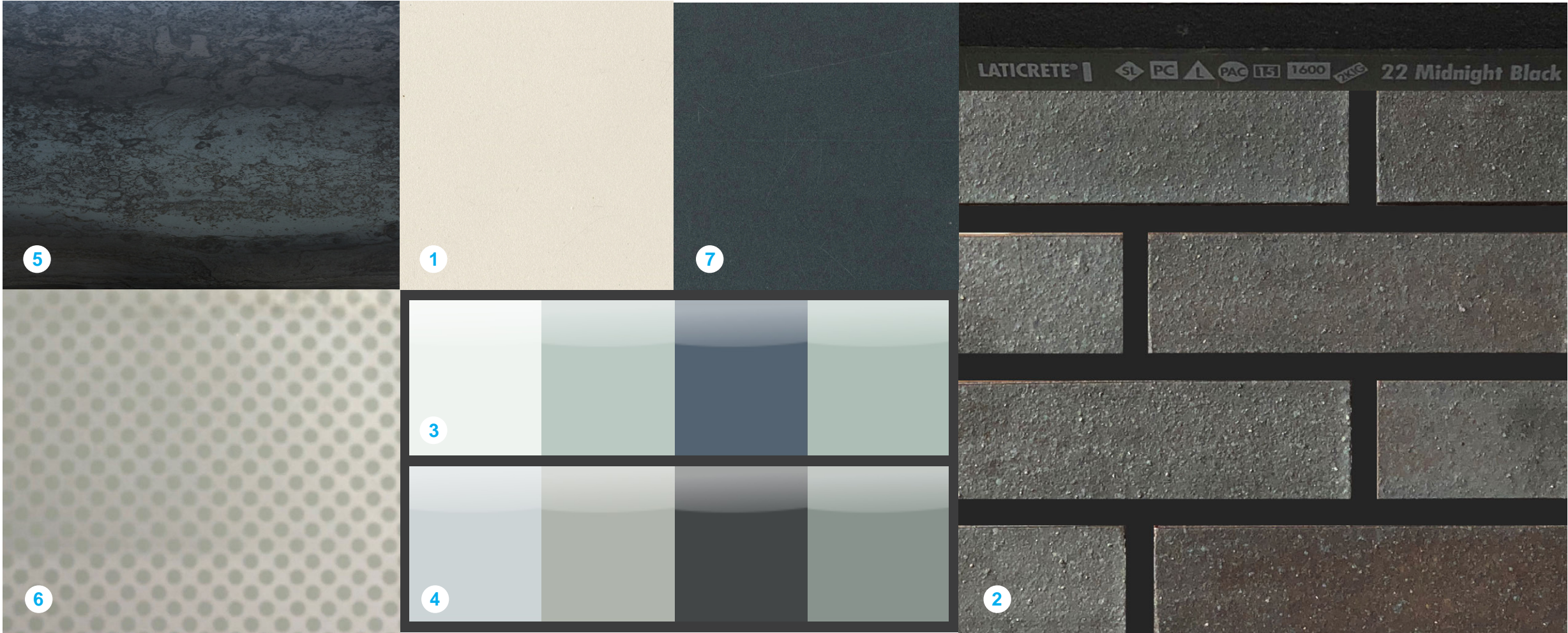
FRANKLIN ALLY BRICK



FRANKLIN ENTRY TERRA COTTA

EDG RESPONSE: MATERIALS

NOTE: THE MATERIAL BOARD WILL BE PRESENTAED AT THE MEETING



1 METAL PANEL

Washington White Metal Panel
Ppg uc70129bc duranar
Bc sunstorm

3 VISION GLASS

At Atrium and Punched Openings.
Viracon - vue1-50
1” insulating hs/hs on clear

5 METAL PANEL

At Retail Window Head
Rainer blackend-steel
Mg Mcgrath Inc.

7 METAL COATING

At Retail Window Head
Ppg uc106686f duranar sunstorm,
cosmic gray mica mullions, canopy
steel, coping and exterior doors

2 BRICK

EnDicoTT Manganese Iron Spot
Smooth. Laticrete Molar 22
Midnight Black

4 VISION GLASS 2

At Vertical Reveal and Gasket
Viracon - ve19-45, 1” insulating
Hs/hs on crystalgray

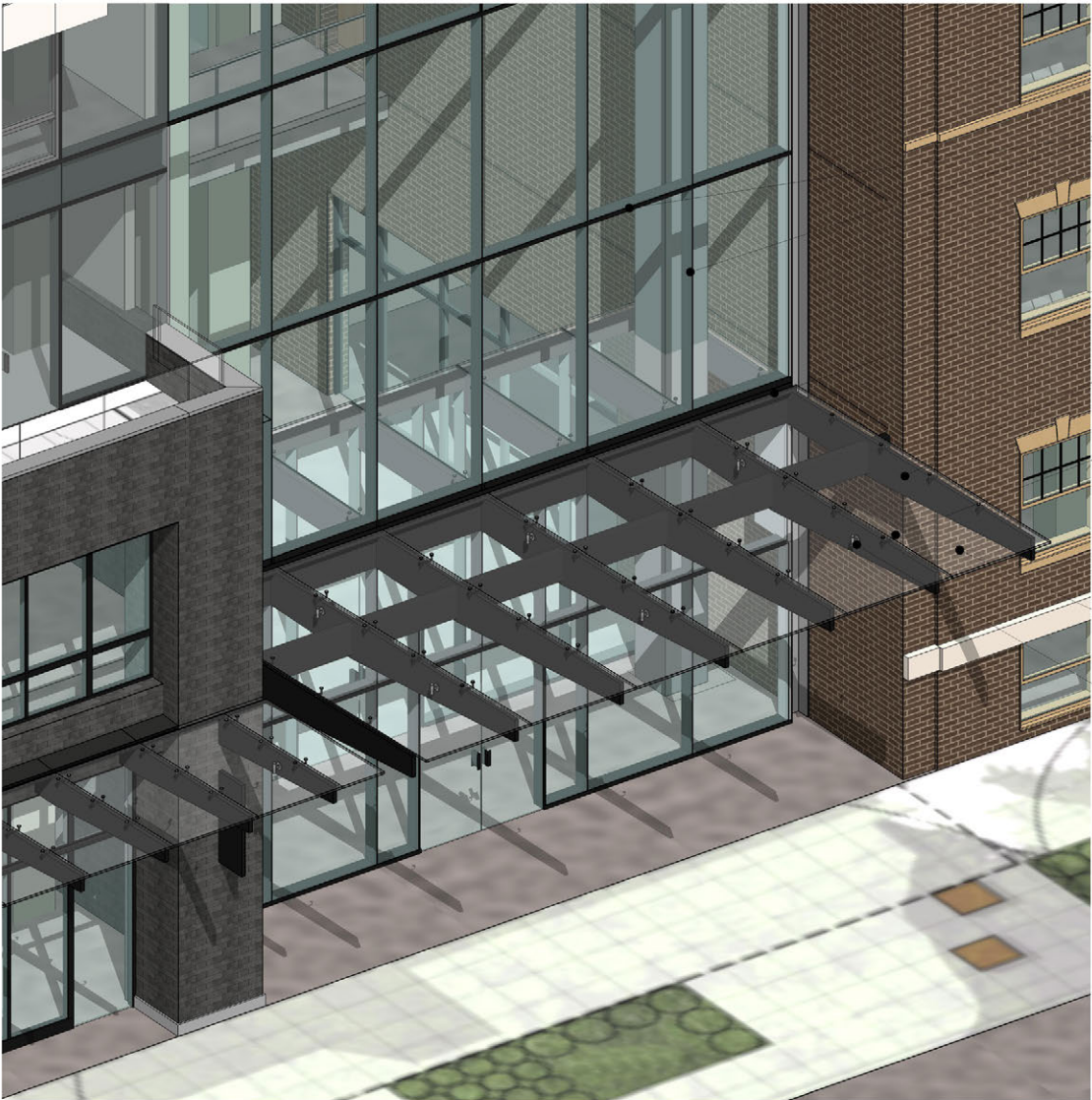
6 FRITTED GLASS

At Canopy
Viracon high opacity white screen
#5006 40% coverage, 1/8” dots

EDG RESPONSE: PODIUM



EDG RESPONSE: PODIUM



COSMIC GRAY MICA FINISH ALUM. FRAME
STOREFRONT SYSTEM WITH SILICONE
JOINT VERTICAL MULLION AND CAPPED
HORIZONTAL MULLION

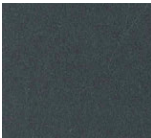
STEEL GUTTER

TAPERED STEEL BEAM

MOUNTING HARDWARE

FRITTED GLASS PANEL, SLOPED TO GUTTER

CYLINDER LED LIGHT FIXTURE, MOUNTED ON
SIDE OF CANOPY BEAM



COSMIC GRAY METAL PANEL



FRITTED GLASS CANOPY

Board Comments:

3. Streetscape

- e. The Board was very pleased with the atrium concept. They did caution that the scale of this paseo should correspond to neighborhood retail patterns. (A1.1, B1.III and B1.IV)

The atrium materials are consistent with the exterior materials to create a exterior feel but still be protected. The atrium and paseo provide access to the retail in the back of the Franklin and the new podium. Café style seating and potential kiosks can animate the space which connects 4th to the alley.

- f. The Board was concerned with the egress stair alcove on the north end of the building and would like further design work to focus on the treatment of this space, including exploration of whether gates are proposed and if so, the design of such gates. (B1.III, B1.IV, (B4.3)

The recess has been reduced to the depth of a door swing. No gate will be required outside the stair exit door. This notch provides relief between the fire station and the new retail in our podium by creating a shadow reveal.

- g. The Board discussed the lower level of the landmark Franklin Apartment building at the southwest corner, proposed for storage usage. The Board recommended further exploration of these windows to offer more visual interest than frosted glass at this corner. The Board suggested providing a few design solutions at the next meeting. (A1.1, B1, B1.1, B1.I, B1.II)

The storage has been deleted and replaces with Loft units along Bell to maintain the historic use. The lower level that is ½ level below grade is the living space and we will maintain the historic character of the vision glass window. The second level (1/2 level above grade) of these loft units are pulled back from the façade to give the unit a two-story high space with an open stair leading to the loft bedroom.

EDG RESPONSE: PODIUM



FRITTED GLASS CANOPY



BLACKENED STEEL



MANGANESE IRONSPOT BRICK

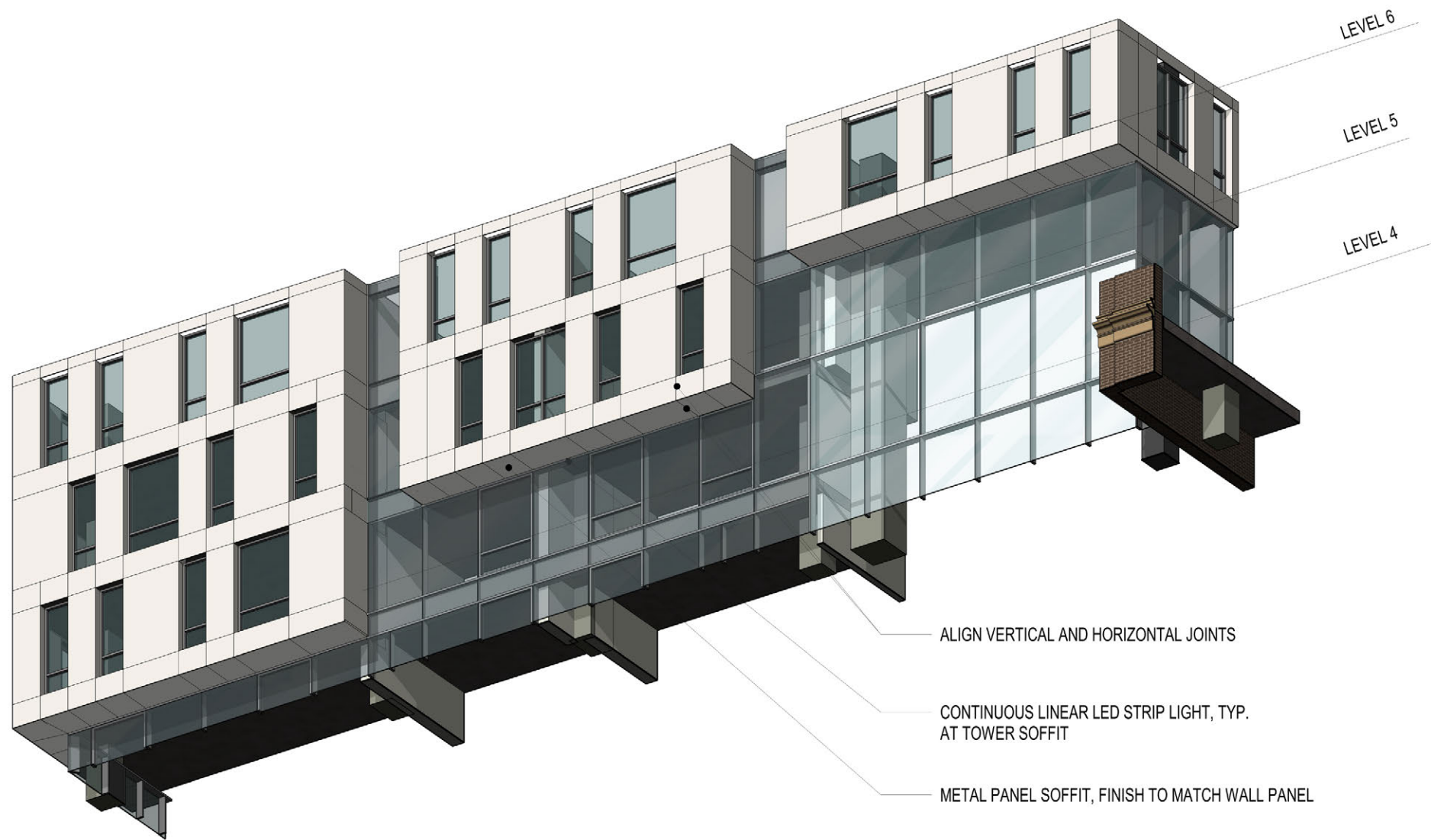


- GLASS GUARDRAIL
- ENDICOTT MODULAR FACE BRICK-
MANGANESE IRONSPOT COLOR
SMOOTH TEXTURE WITH CHARCOAL
GREY MORTAR
- BLACK STEEL FRAME WINDOW
- METAL PANEL, FINISH TO MATCH
CANOPY BEAM
- GUTTER
- FRITTED GLASS PANEL,
SLOPED TO GUTTER
- CYLINDER LED LIGHT FIXTURE,
MOUNTED ON SIDE OF CANOPY BEAM
- RETAIL SIGNAGE
- BLACK STEEL FRAME STOREFRONT
- 6" TALL CONCRETE BASE



ENLARGED PODIUM AXON

EDG RESPONSE: PODIUM



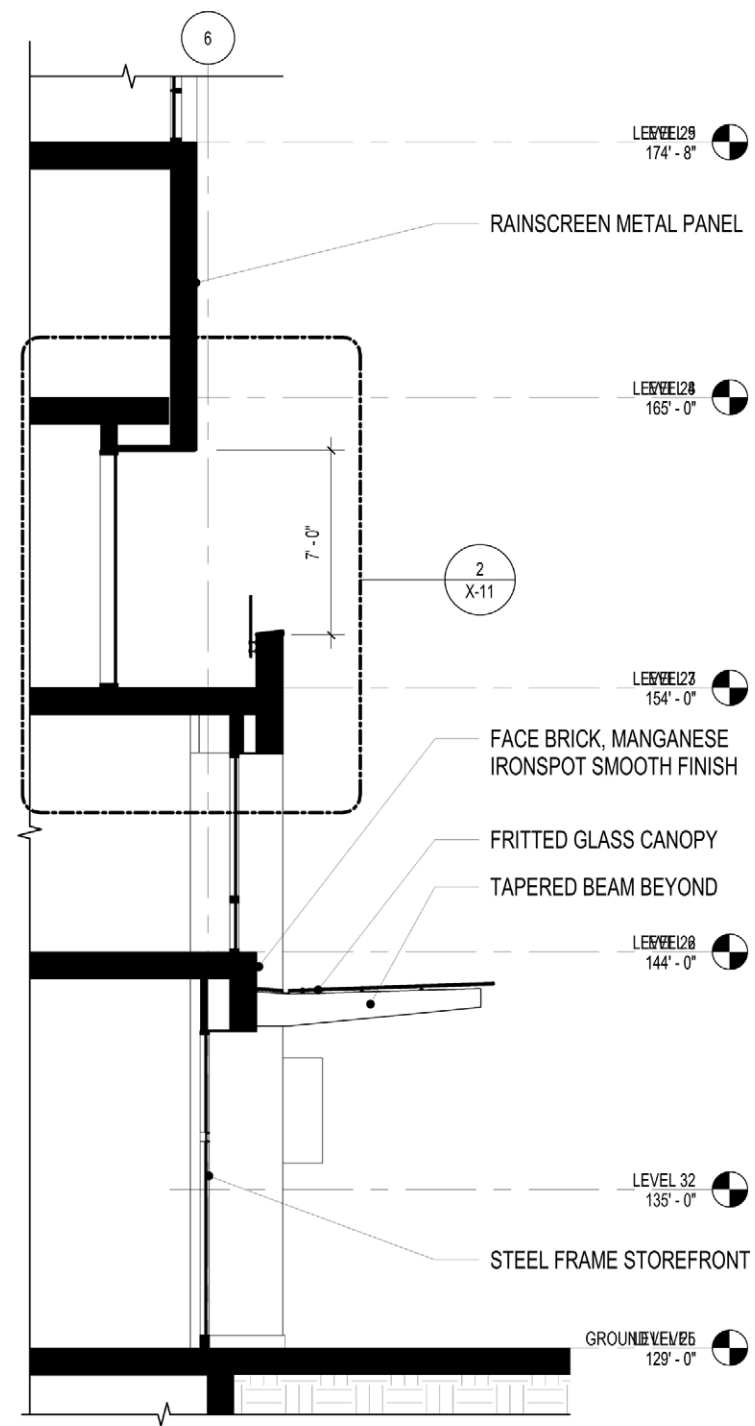
Board Comments:

3. Streetscape

The Board noted that the detailing of the podium and gasket feature will be critical. The Board noted that the proportions of the pedestrian as it relates to the podium materials would be helpful to understand in terms of evaluating the response to this guidance. At the next meeting, they would like to see details regarding the tower soffit, all building materials and a conceptual signage plan. (B1.III, B1.IV, B4.3, D4, D4.4)

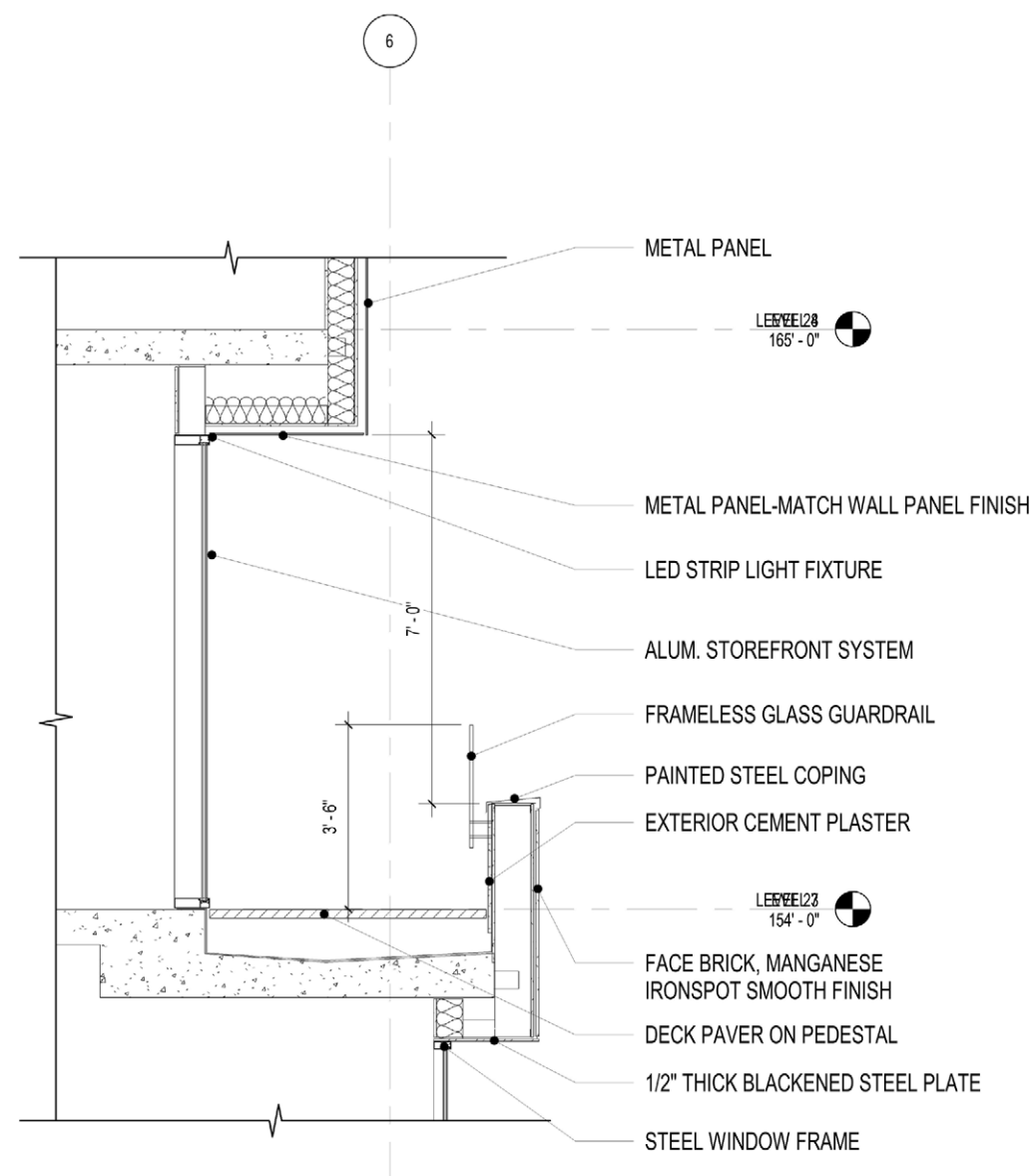
The reveal between the 2 story brick podium and the floated pearlescent tower or the gasket has been increased in height to 7' by lowering the brick parapet at Level 3 and providing a recessed glass guardrail. The soffit at the underside of the tower elements is the same pearlescent material along with the returns on the sides to the vertical reveal. The underside of the tower soffit is edge lit from glass head outward to create a floating feeling at night. Exterior exhaust vents are also placed in the side panels of the reveal returns at the ceiling line. Retail signage is a simple perpendicular blade (14"x4") sign at each of the brick retail podium piers under the canopy. These are lit from the downlights in the canopy.

EDG RESPONSE: PODIUM



PODIUM SECTION

3/16" = 1'-0"



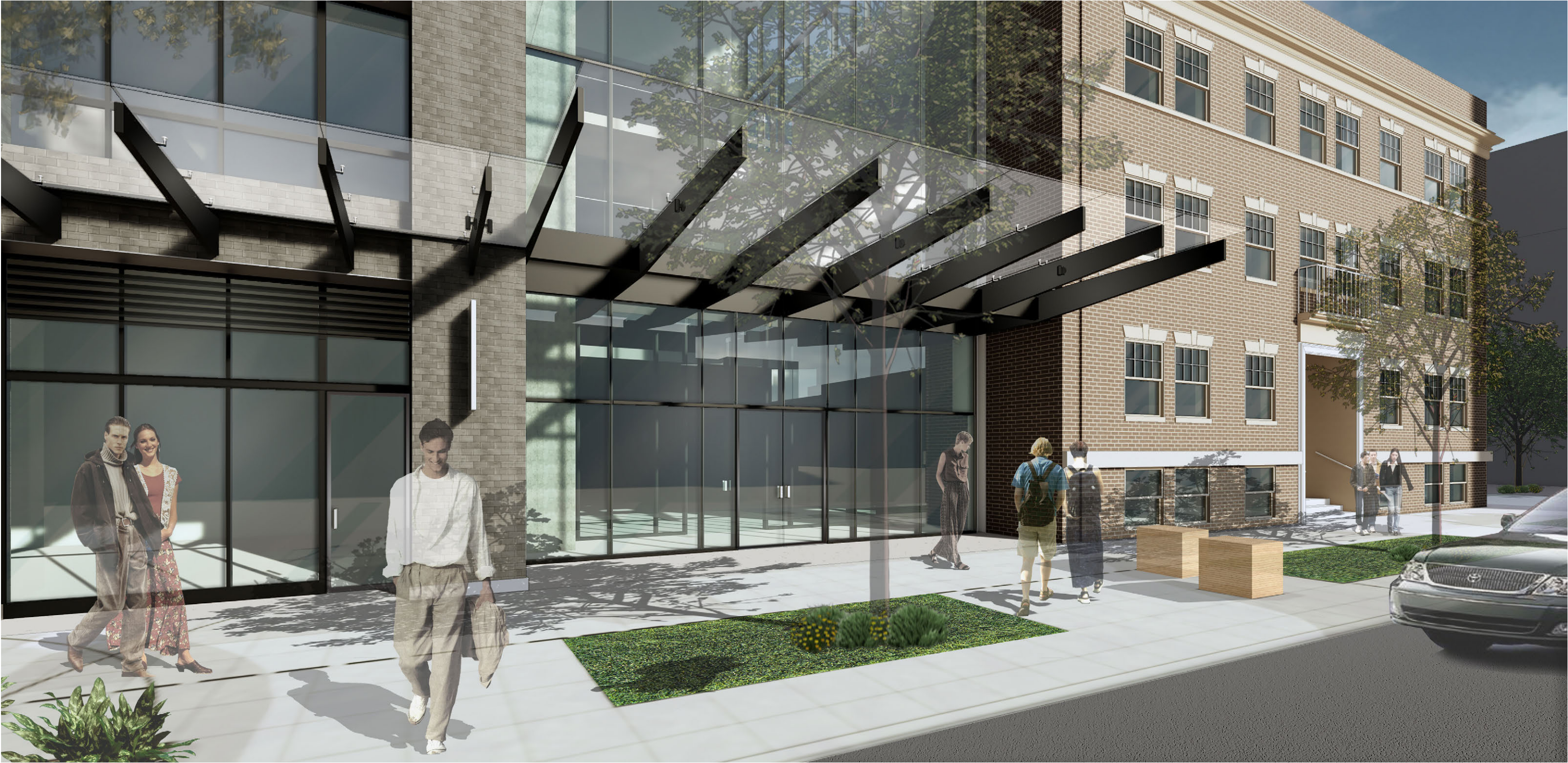
SOFFIT-PARAPET DETAIL

3/8" = 1'-0"

EDG RESPONSE: PODIUM



EDG RESPONSE: PODIUM



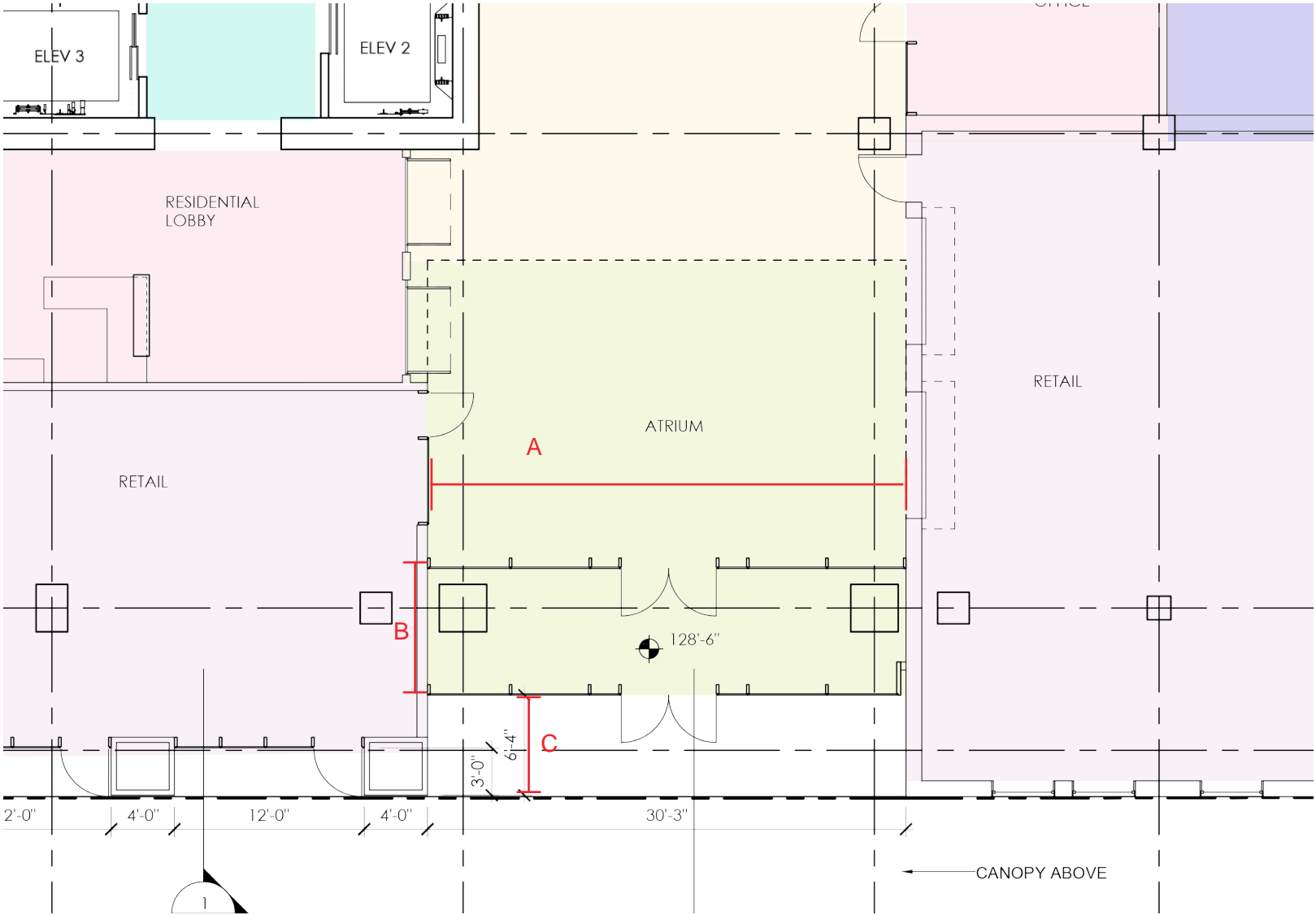
EDG RESPONSE: ATRIUM

Board Comments:

3. Streetscape

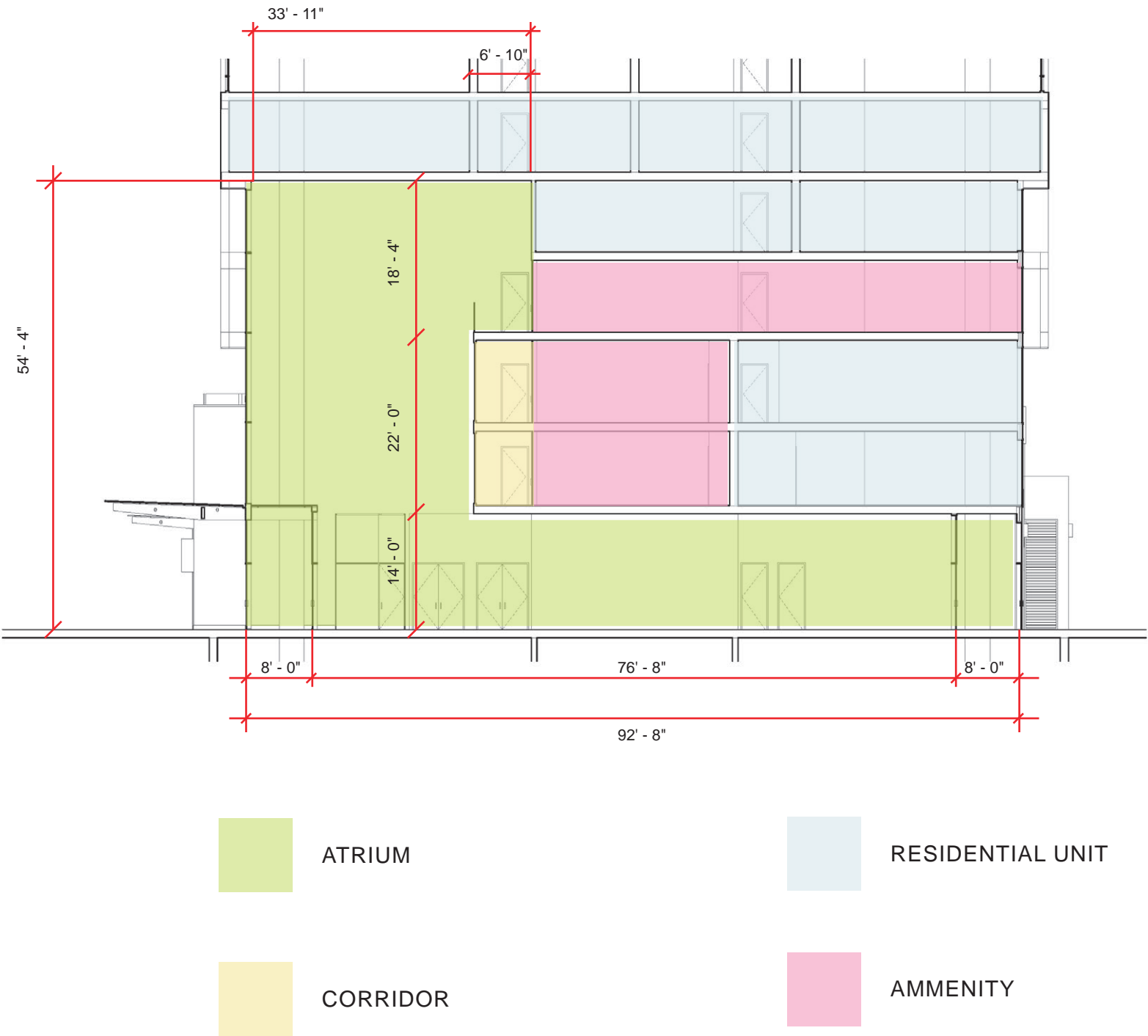
- d. The Board noted that the size of the entry vestibule will also be important for the intersection of the atrium and the sidewalk and how this atrium space is visually accessible and interactive with the streetscape. (B1.III and B1.IV)

The vestibule is essentially a transparent enclosure running across the front of the atrium and is capped by glass in the same plane as the canopy.

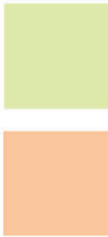
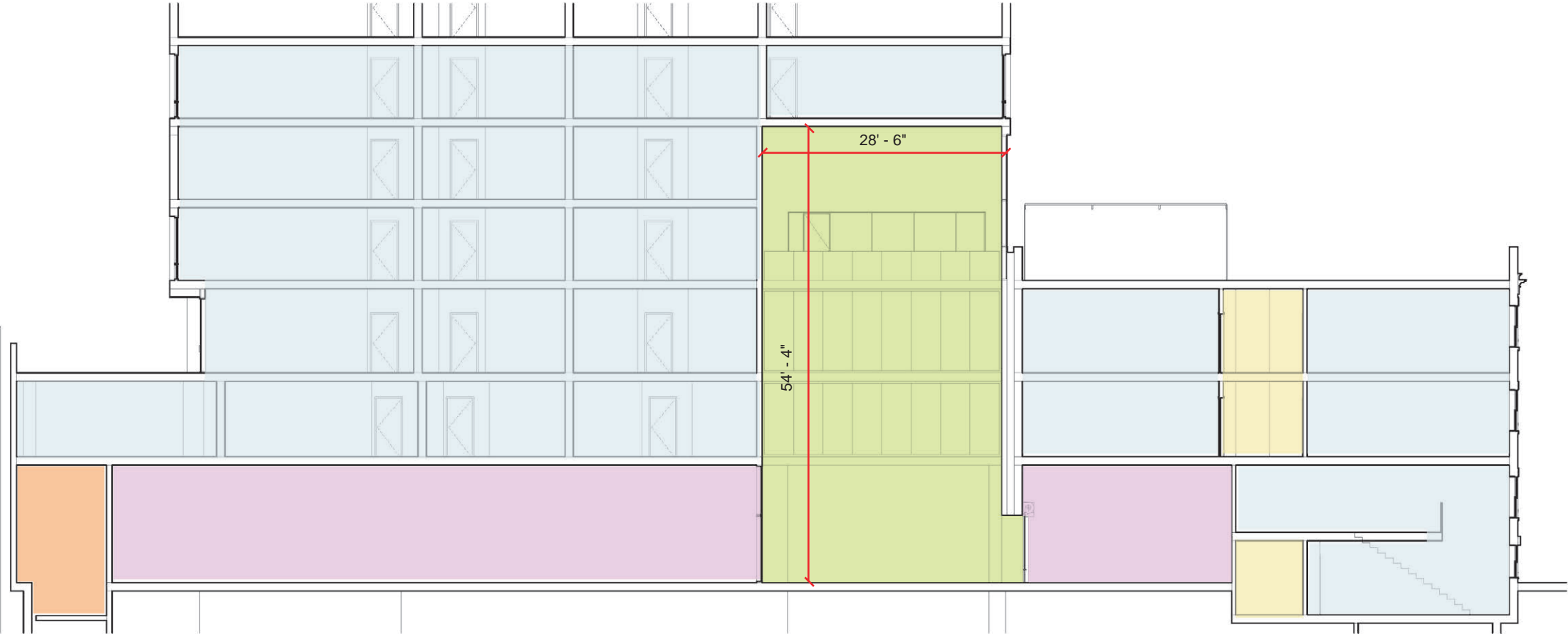


Dimensions:
A: 30' - 3"
B: 8' - 0"
C: 6' - 4"

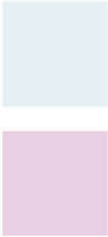
EDG RESPONSE: ATRIUM



EDG RESPONSE: ATRIUM



ATRIUM
STAIR

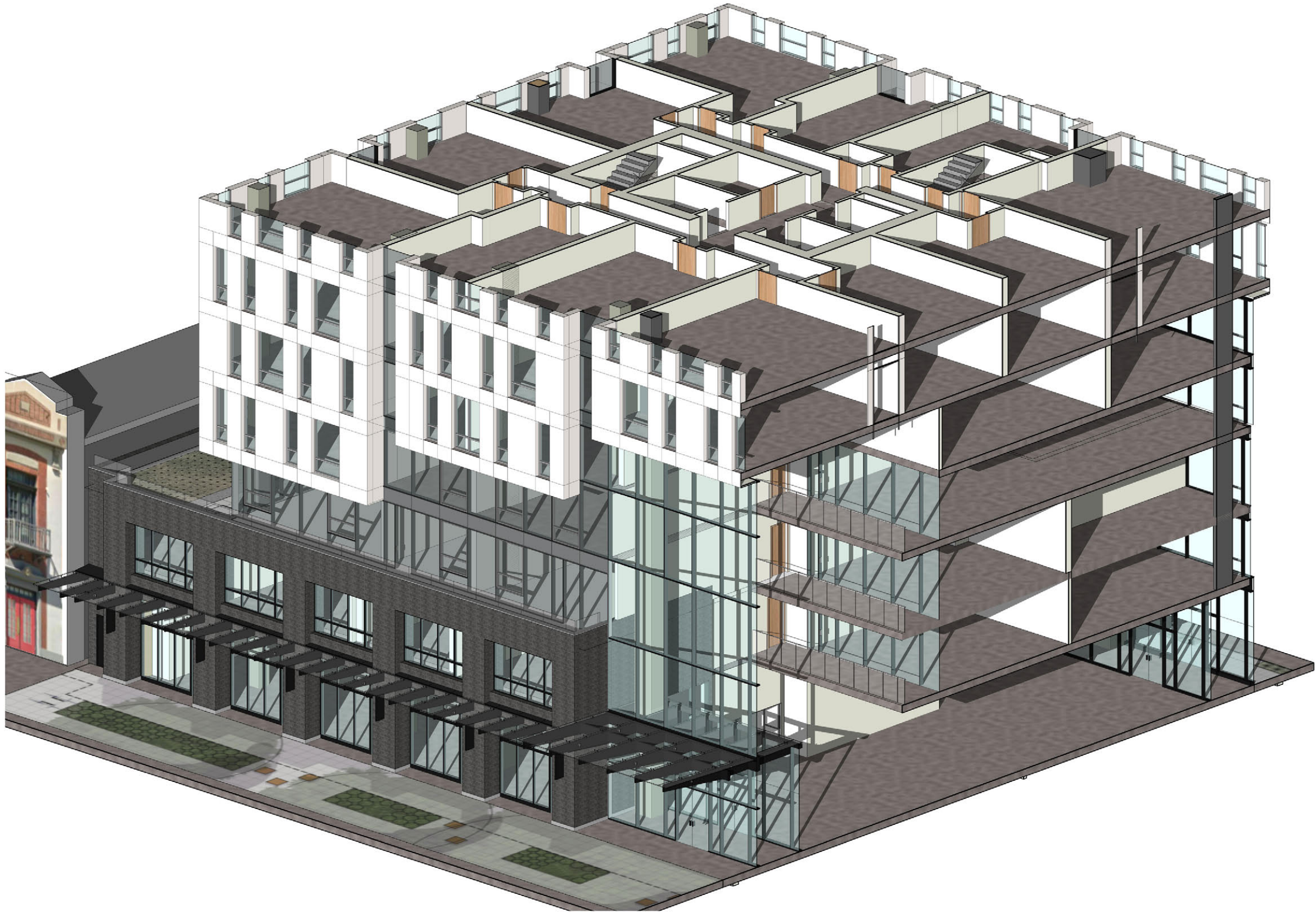


RESIDENTIAL UNIT
RETAIL

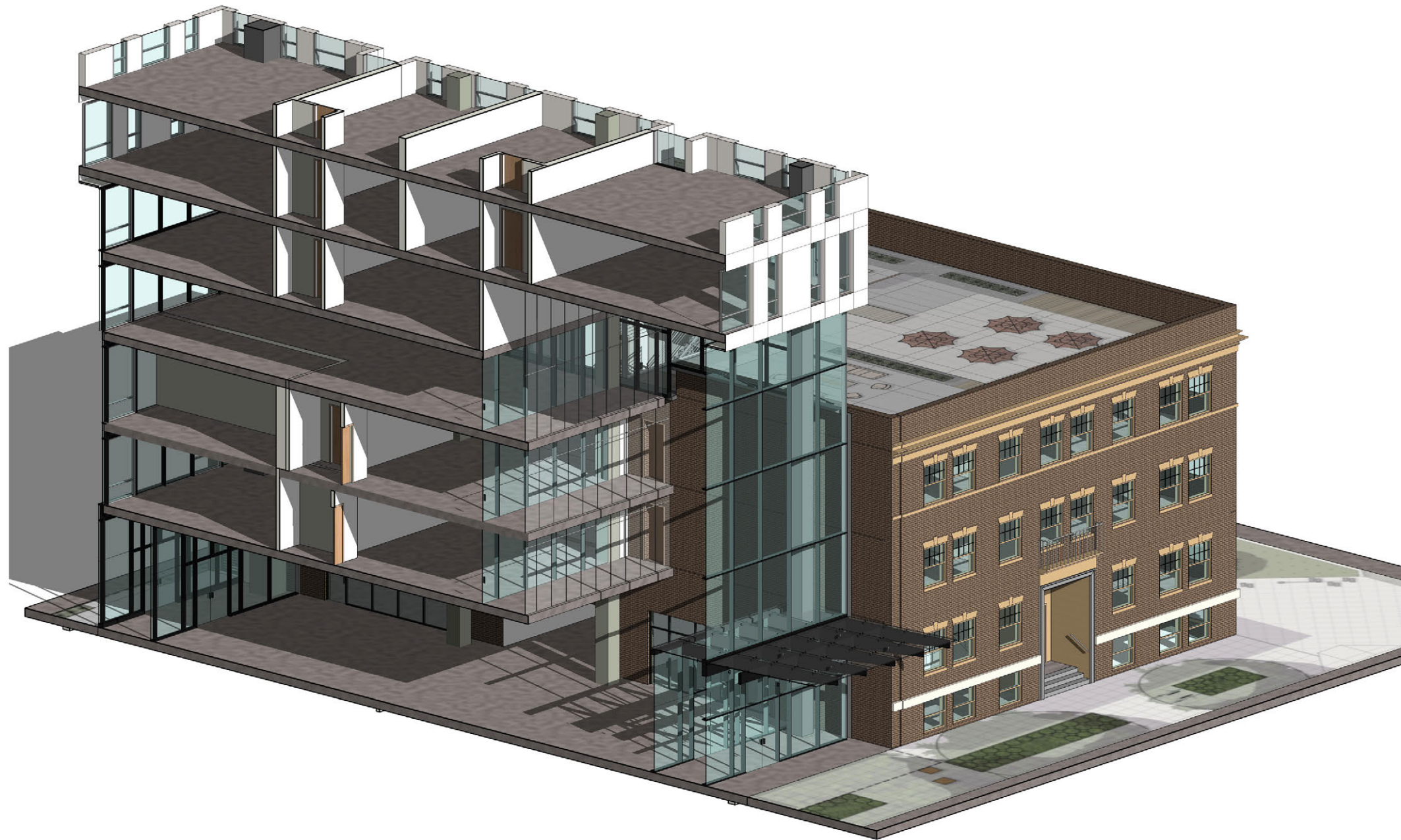


CORRIDOR

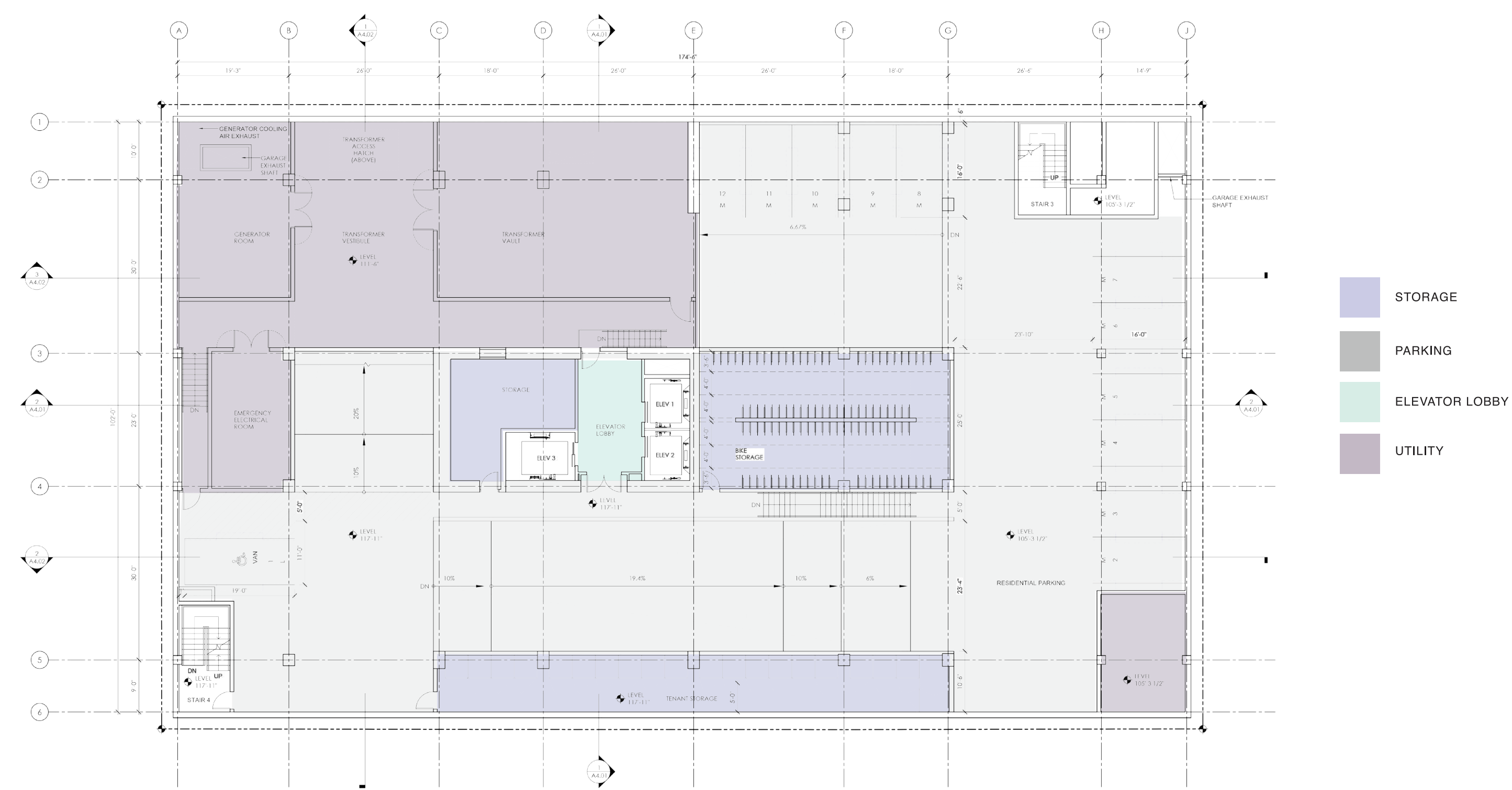
EDG RESPONSE: ATRIUM



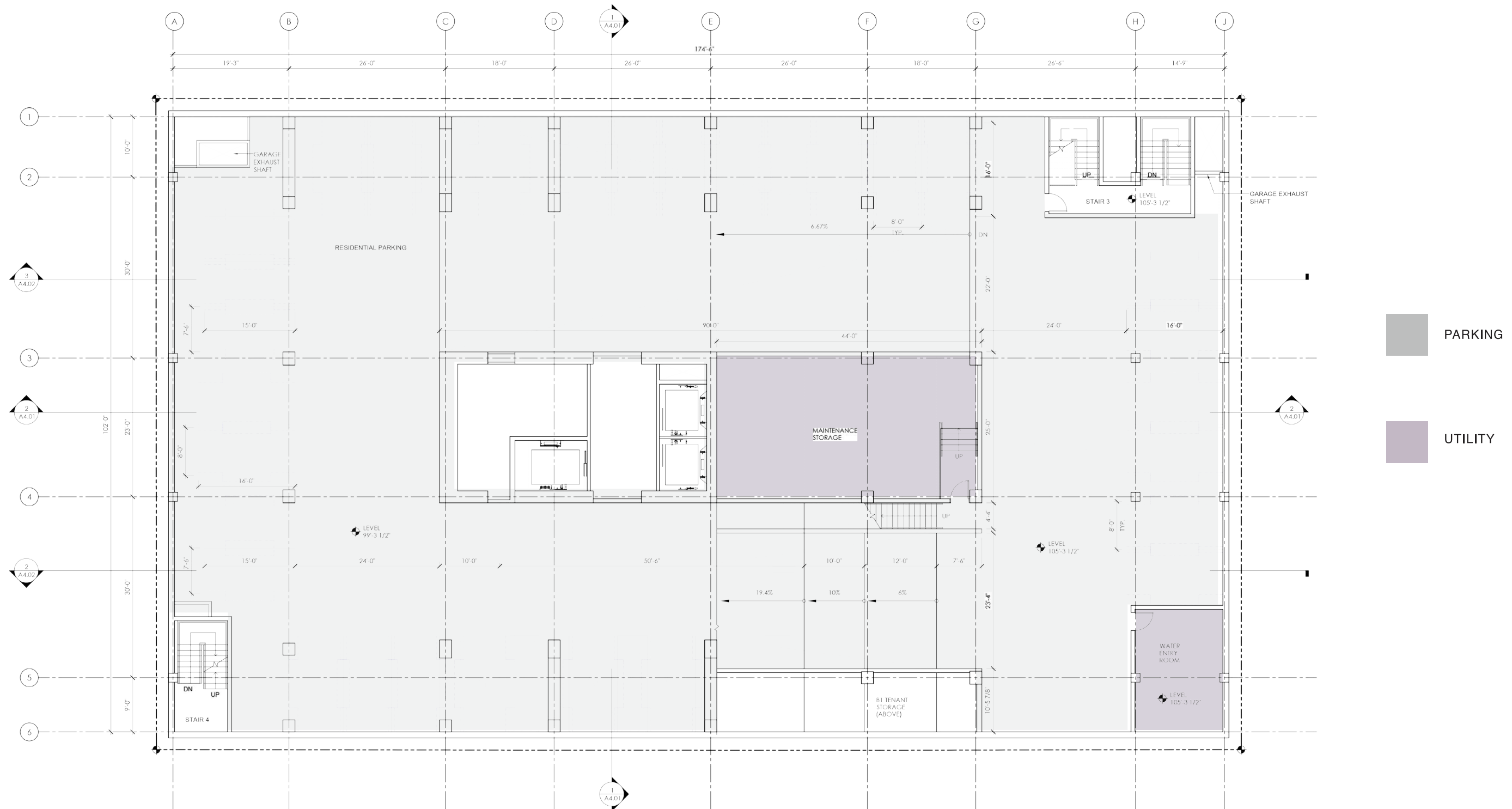
EDG RESPONSE: ATRIUM



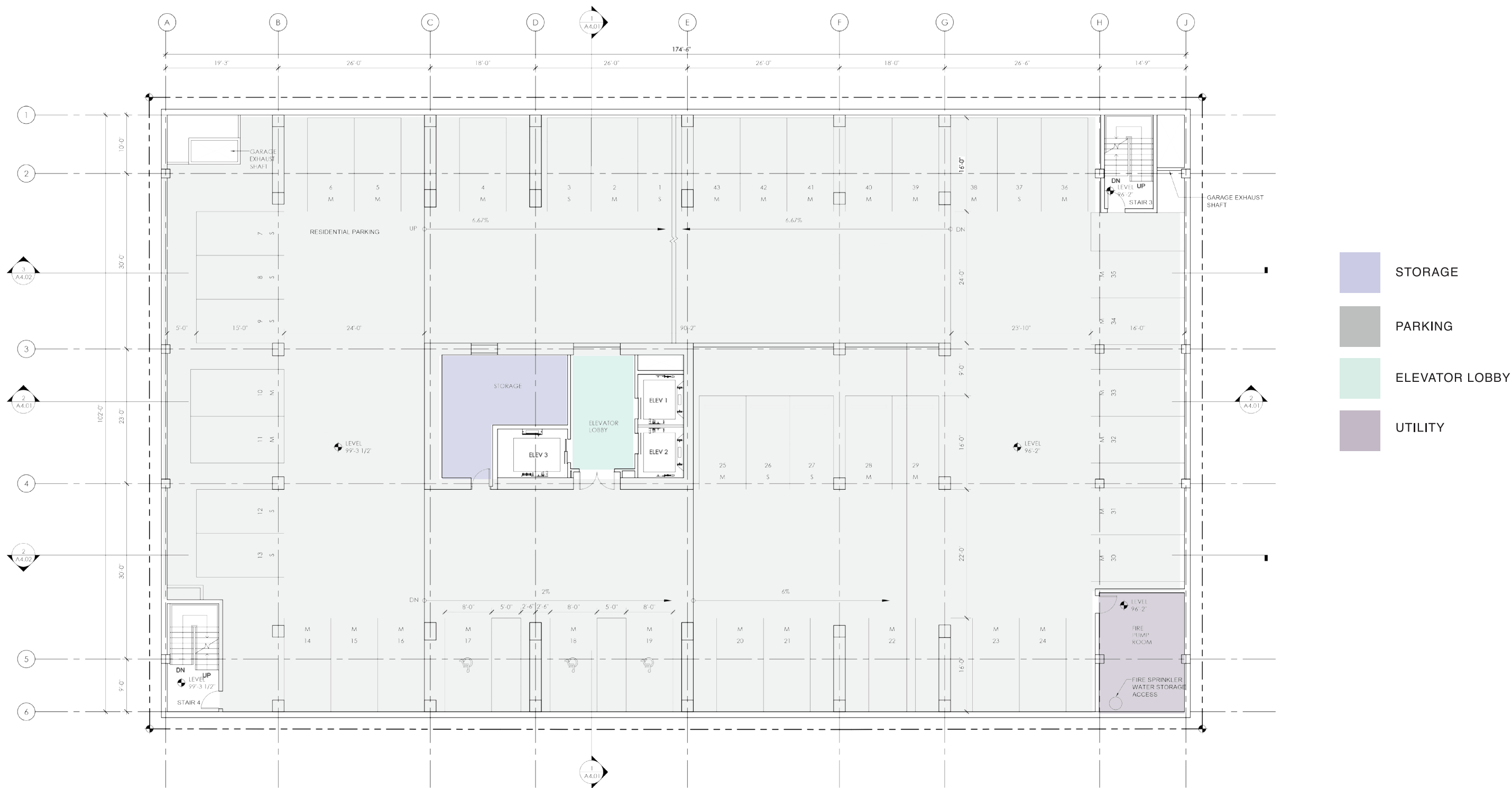
FLOOR PLAN: B1



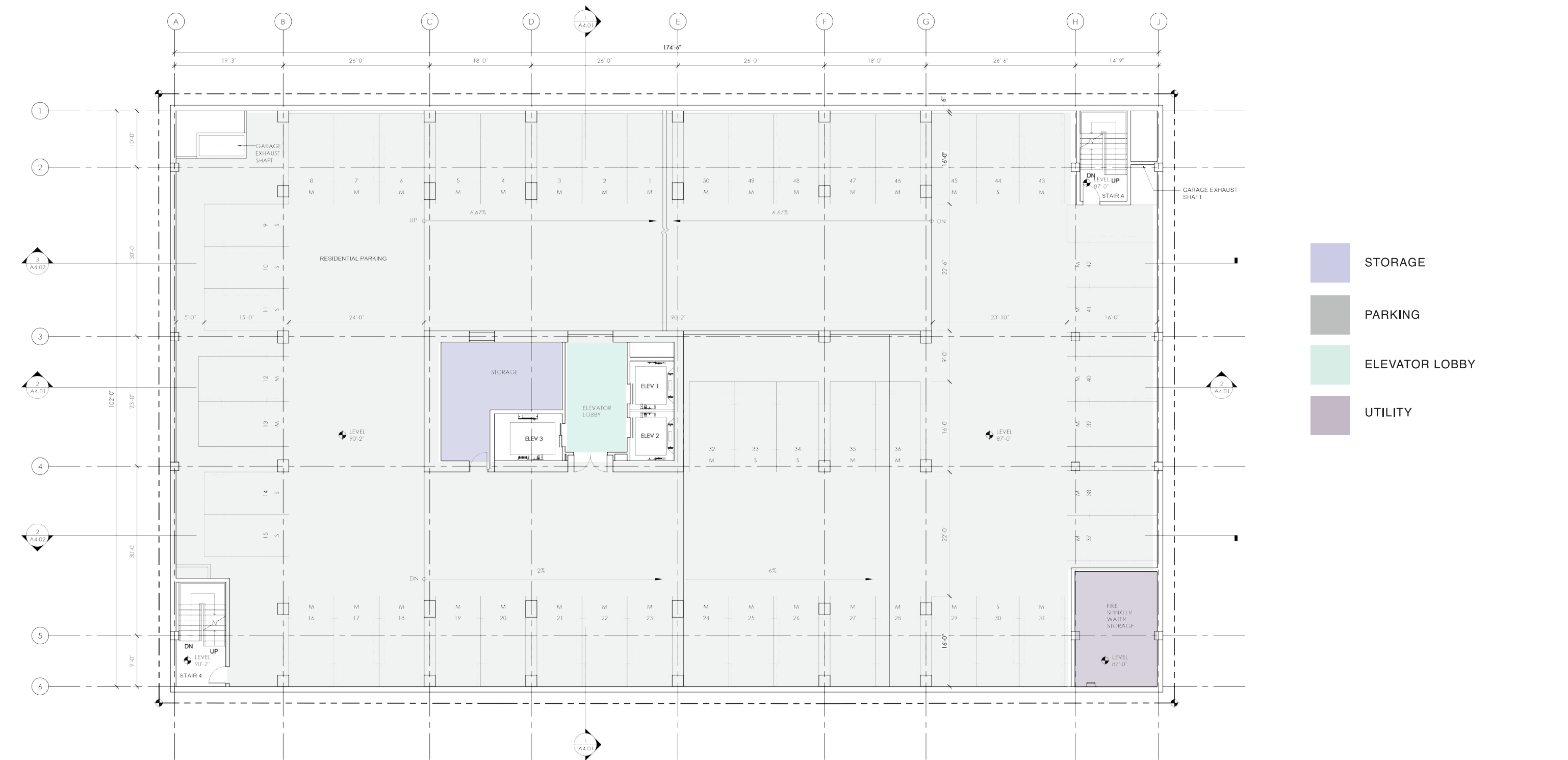
FLOOR PLAN: B1 INTERMEDIATE



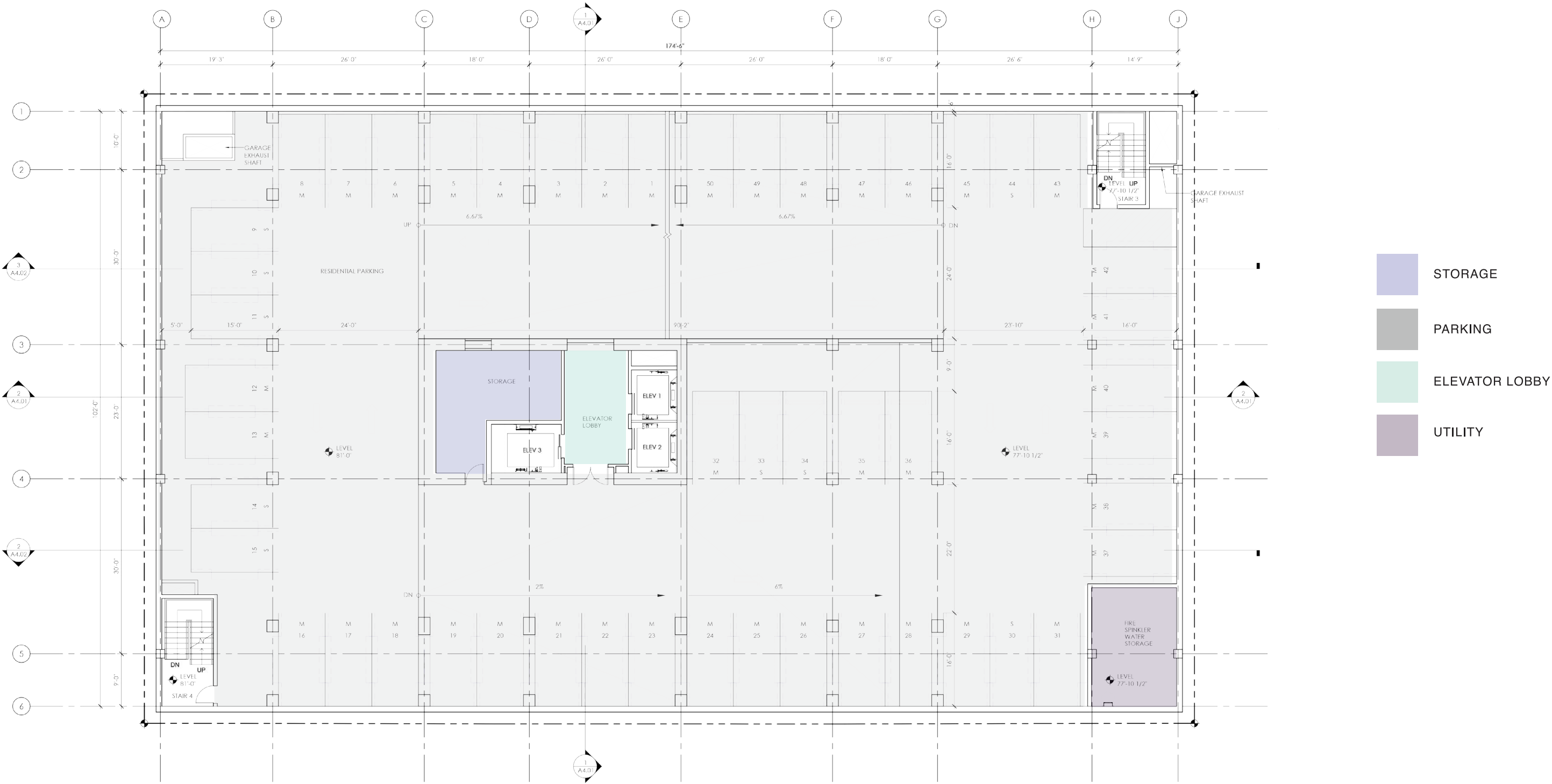
FLOOR PLAN: B2



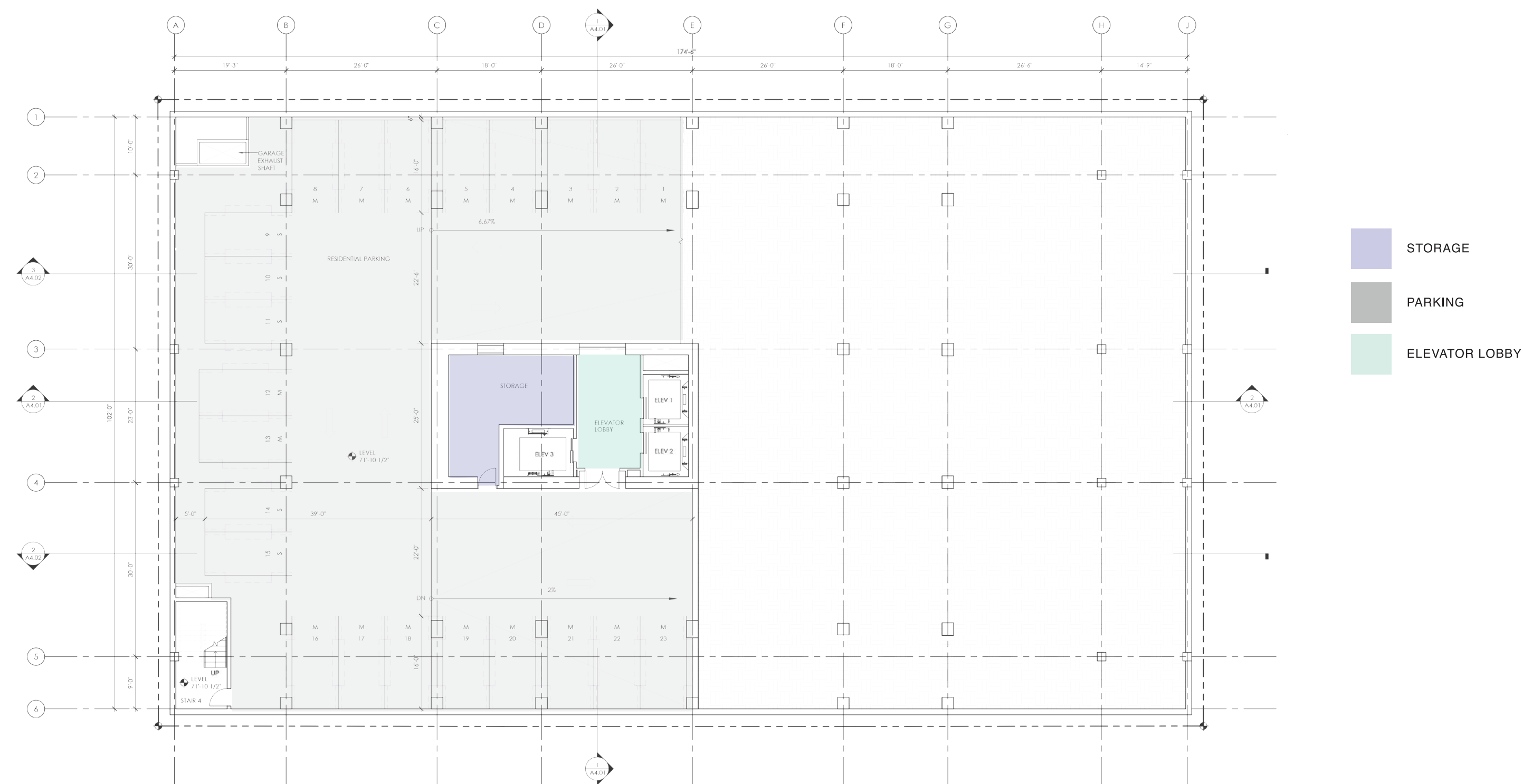
FLOOR PLAN: B3



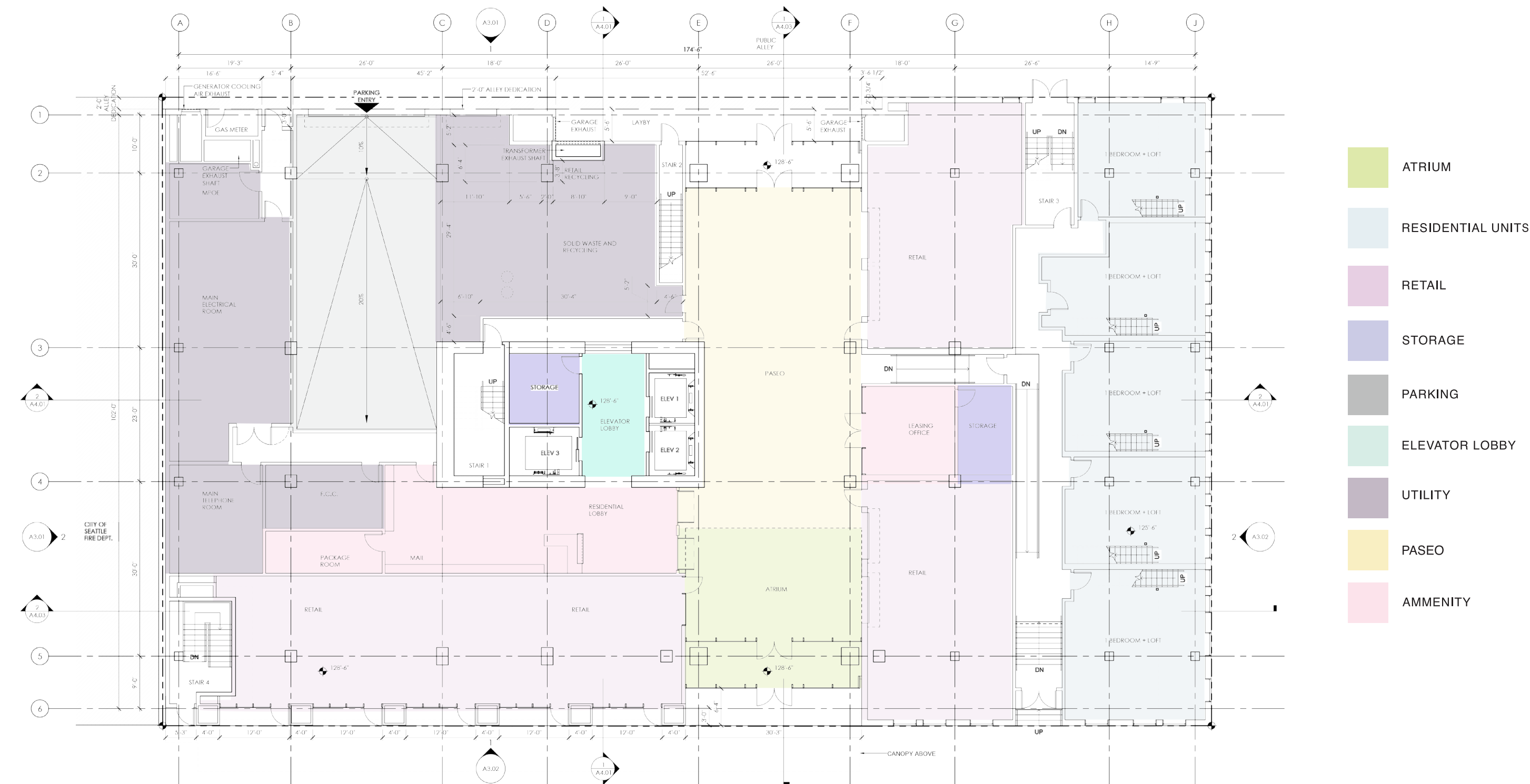
FLOOR PLAN: B4



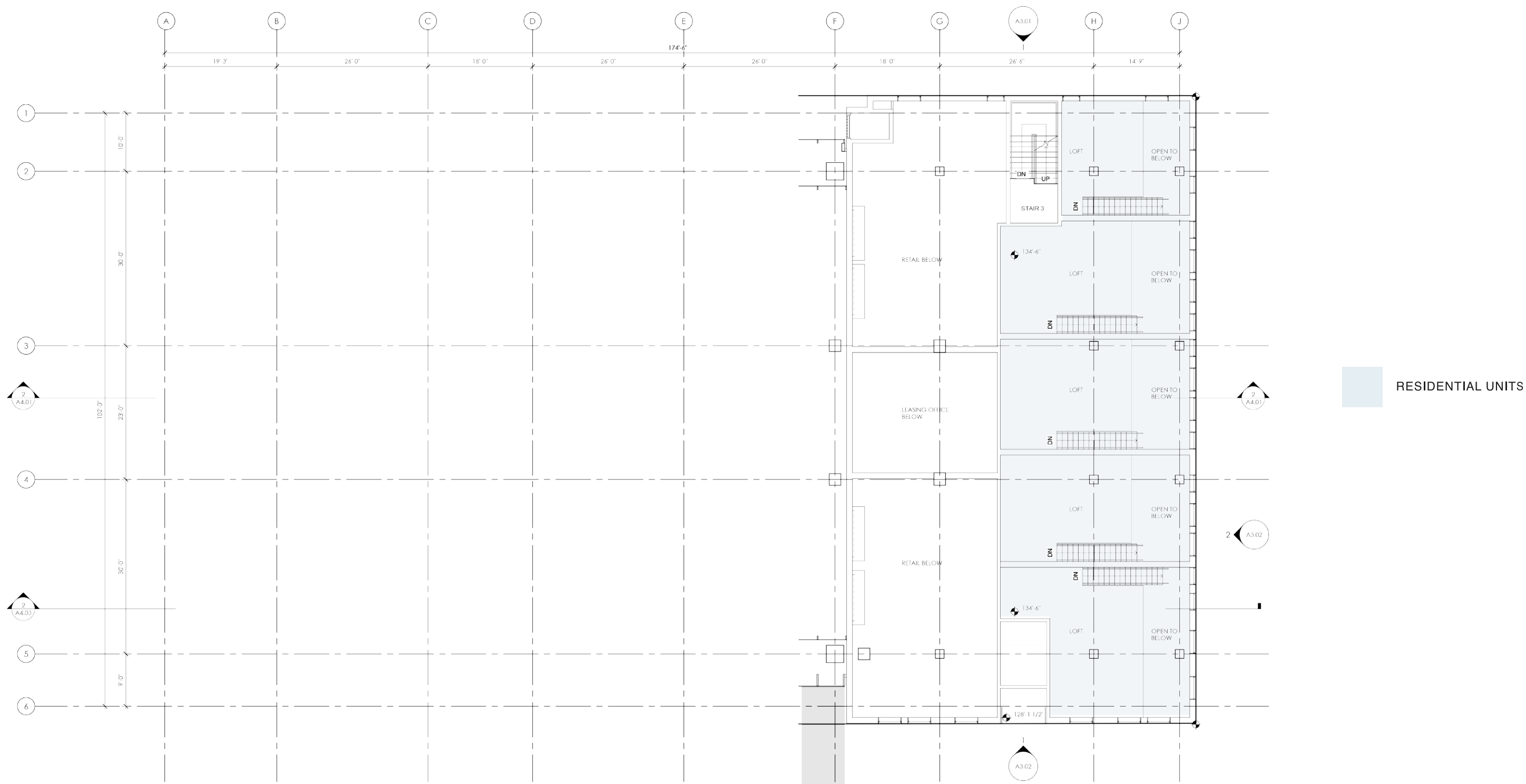
FLOOR PLAN: B5



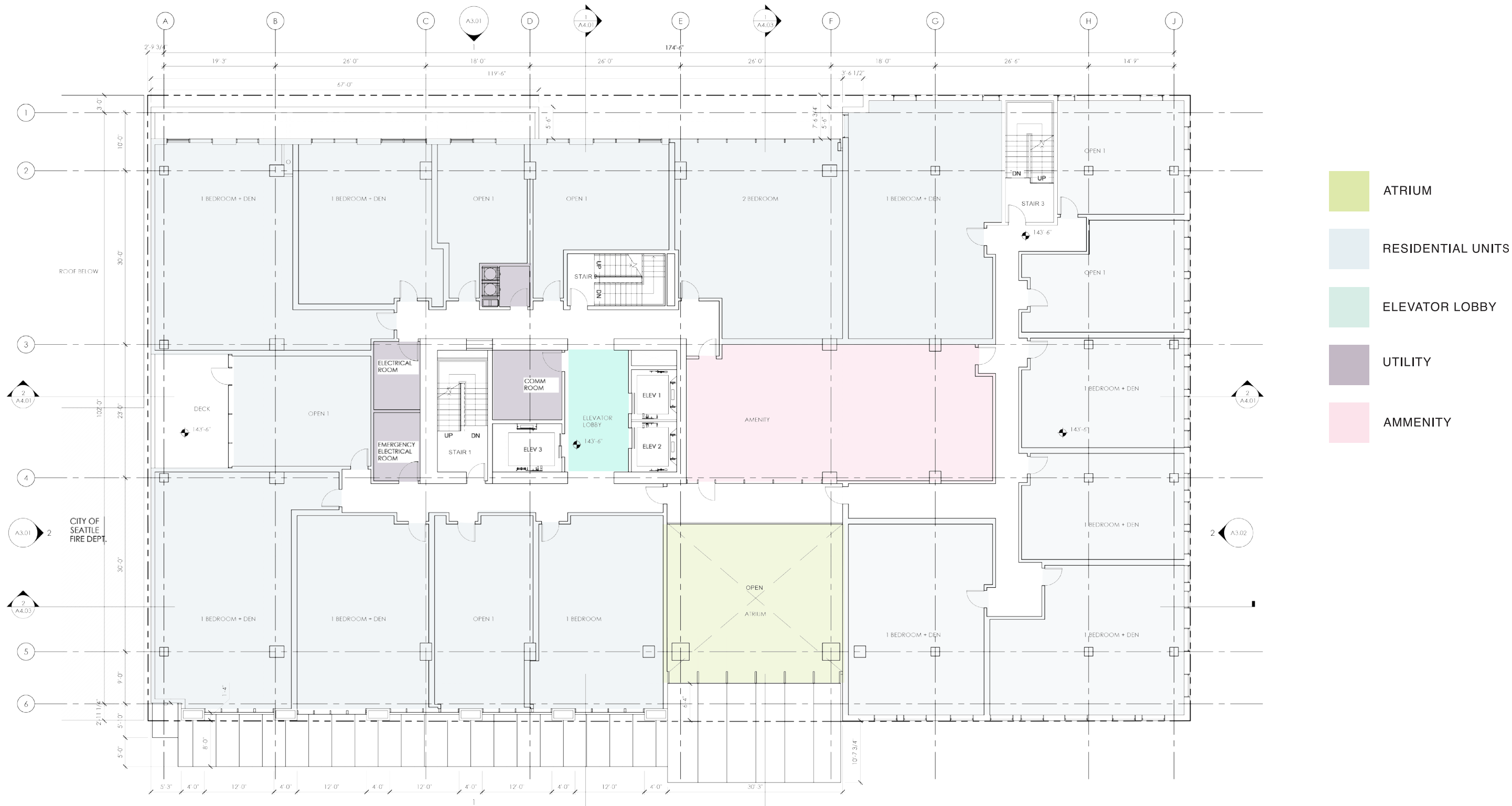
FLOOR PLAN: LEVEL 1



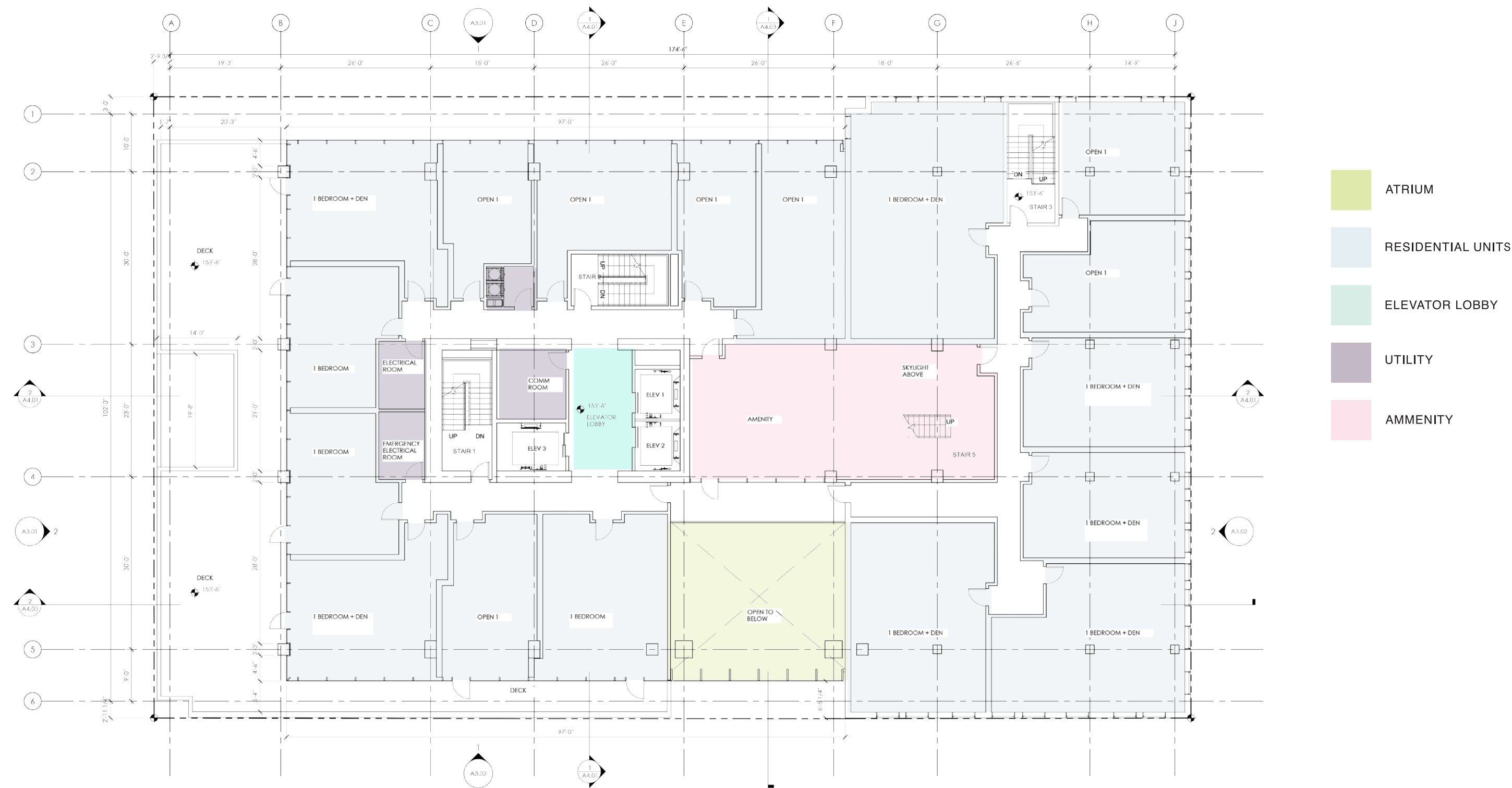
FLOOR PLAN: LOFT



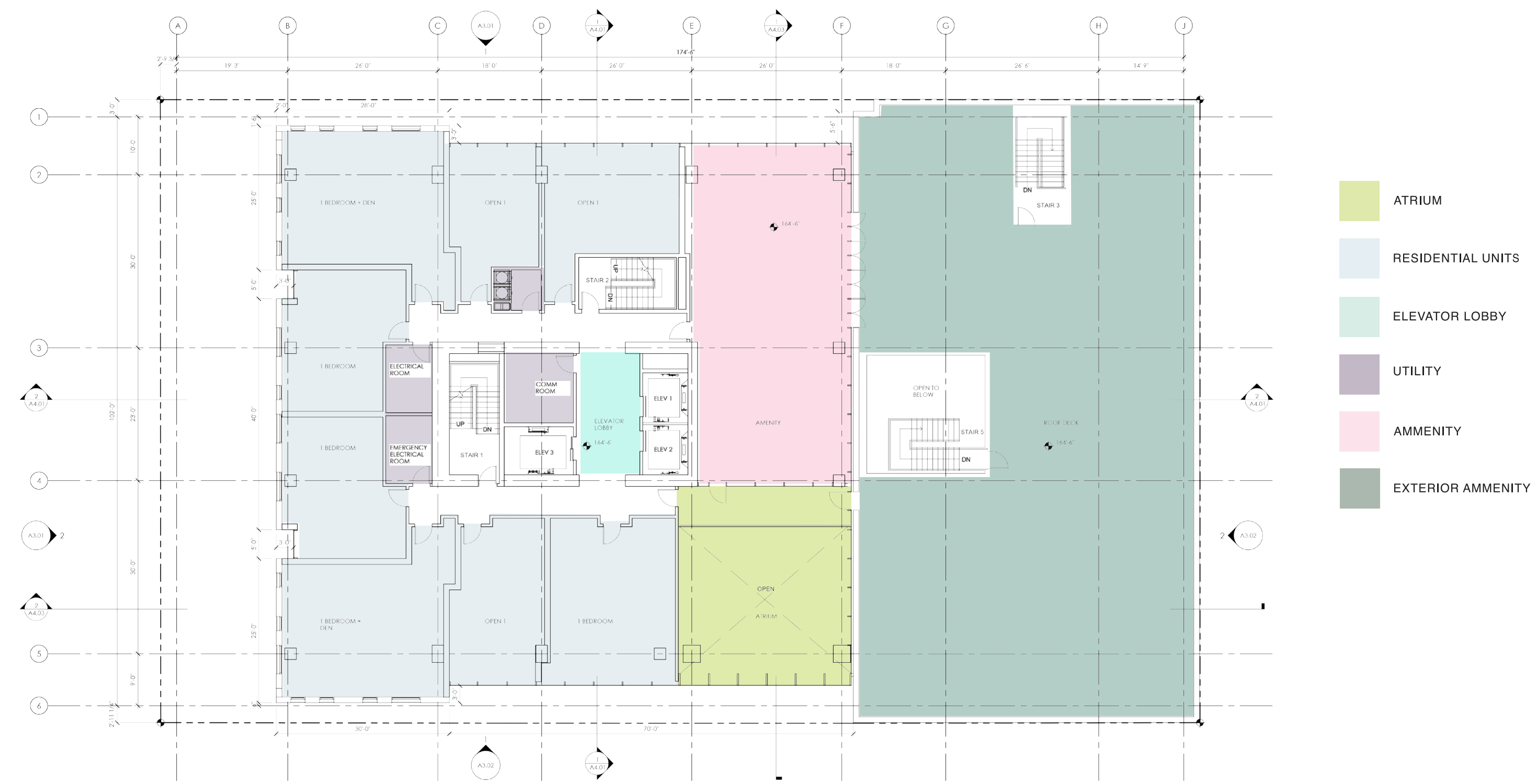
FLOOR PLAN: LEVEL 2



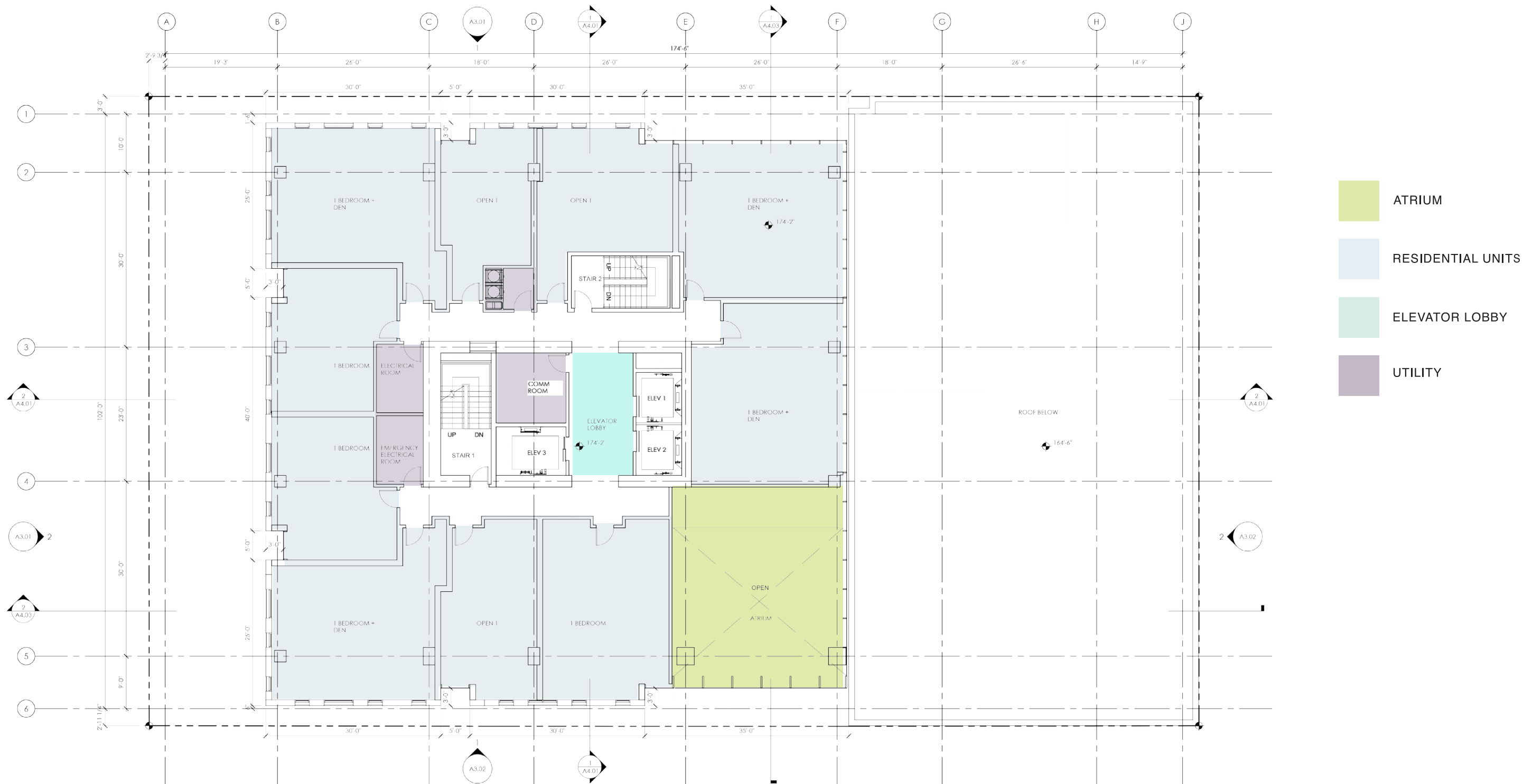
FLOOR PLAN: LEVEL 3



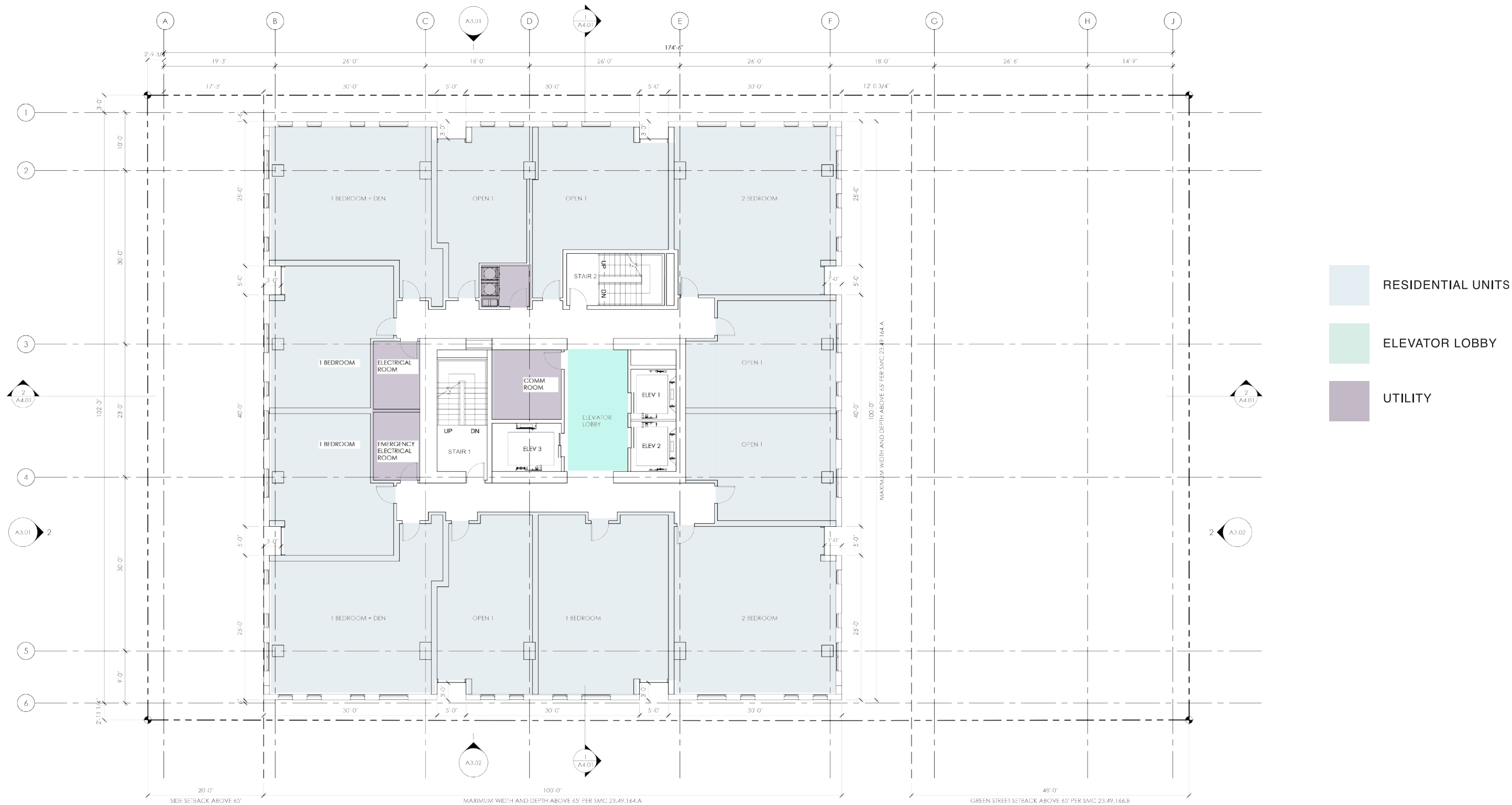
FLOOR PLAN: LEVEL 4



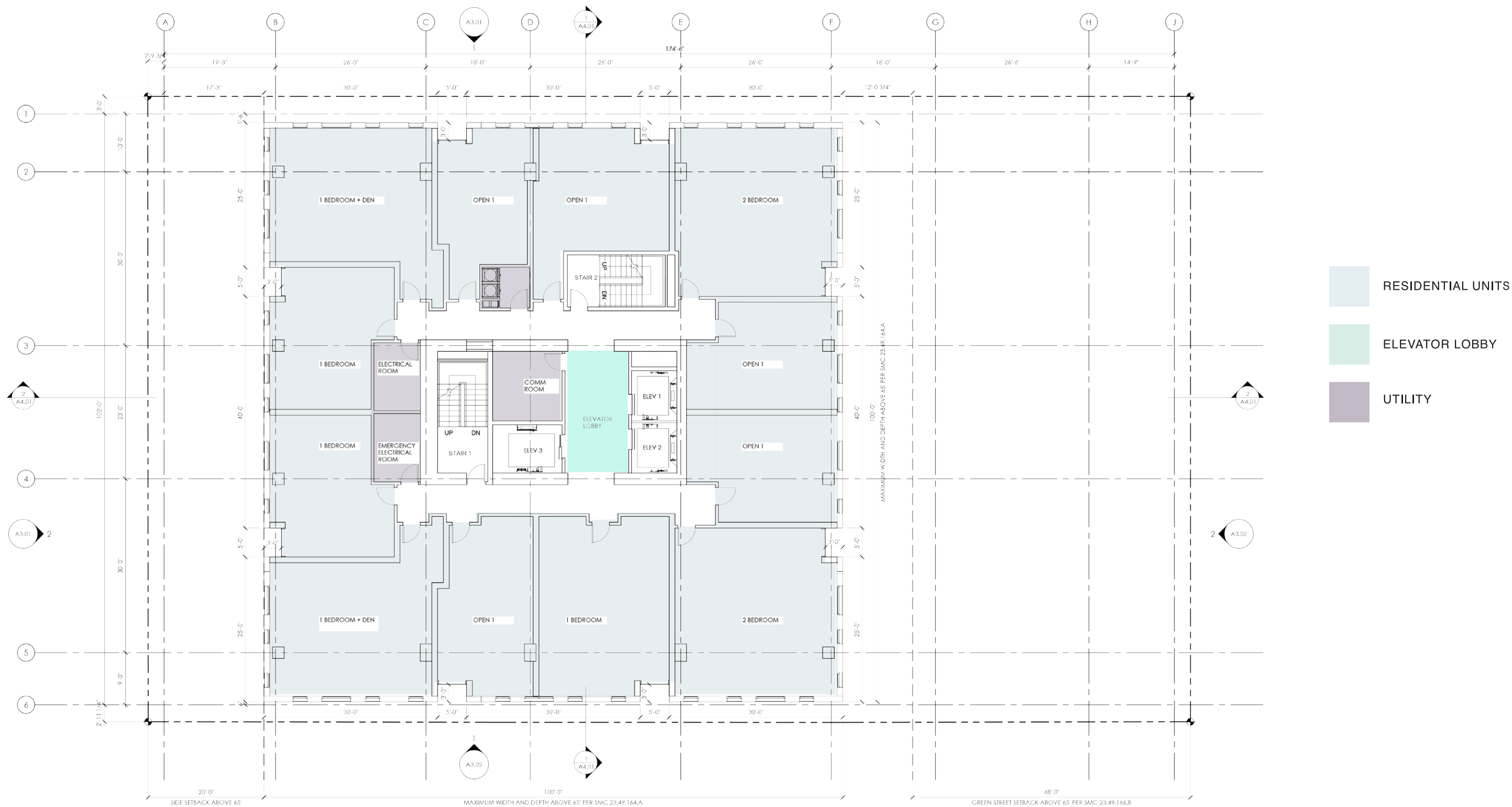
FLOOR PLAN: LEVEL 5



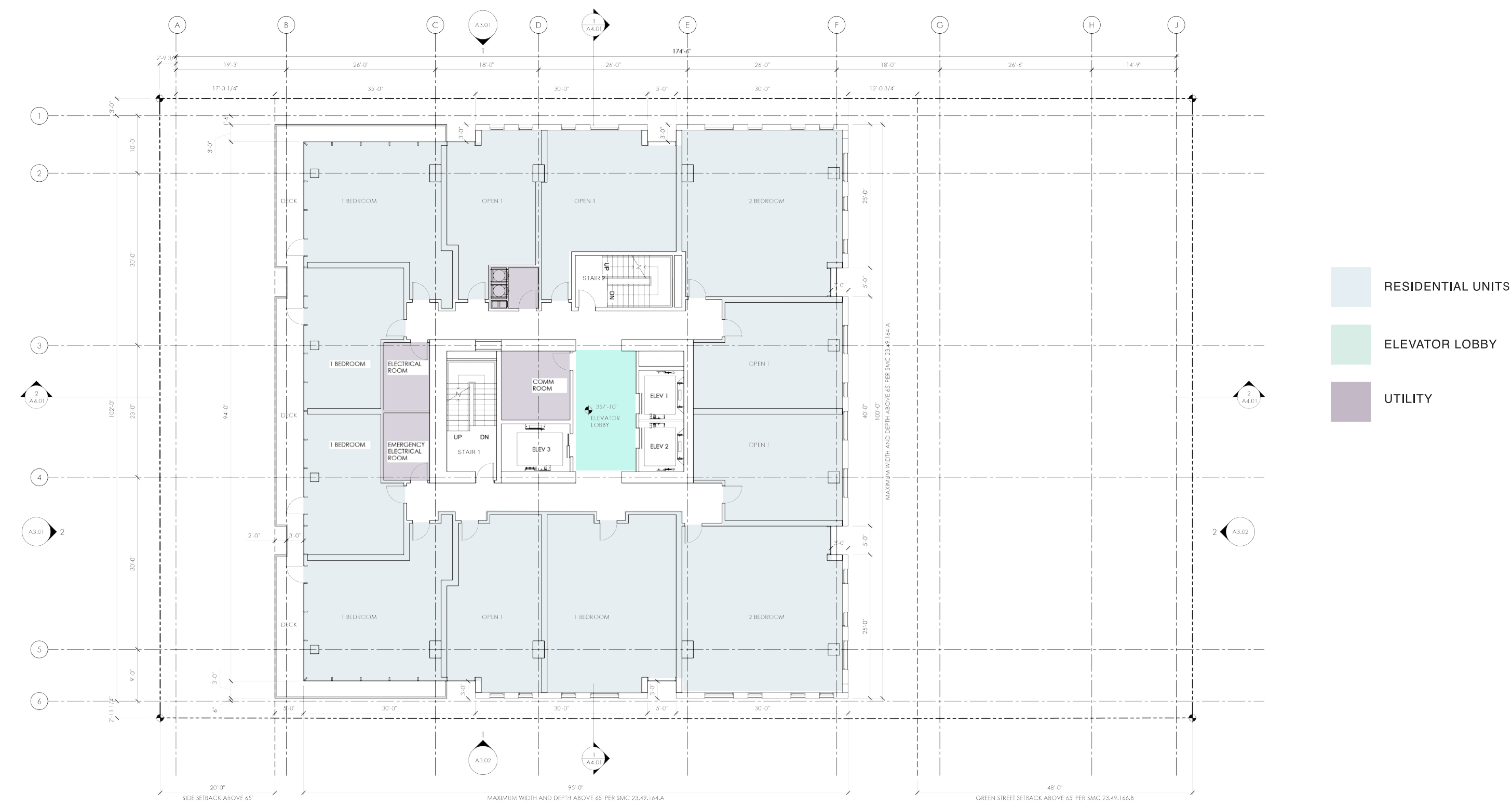
FLOOR PLAN: LEVEL 6 - 22 (EVEN)



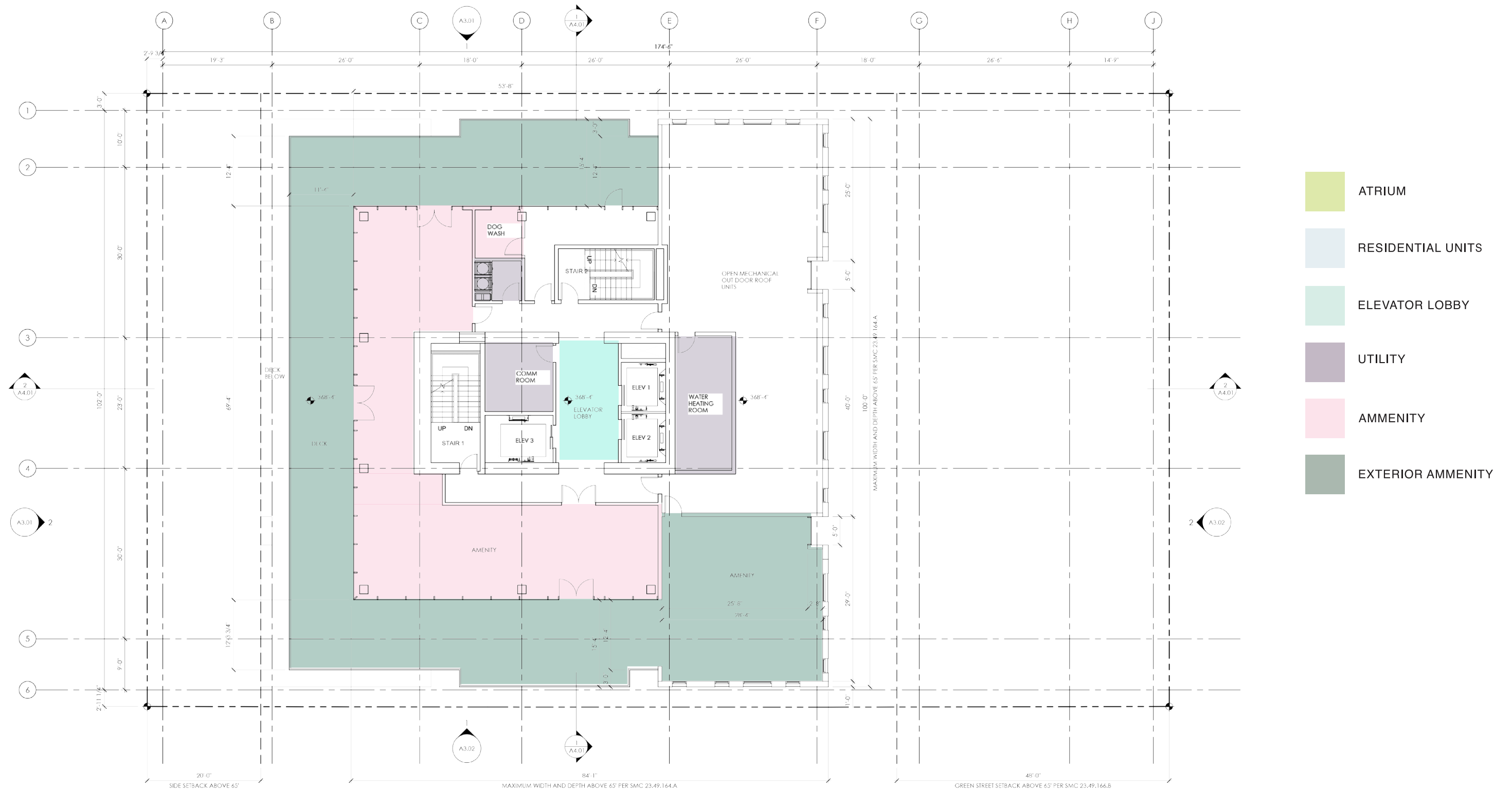
FLOOR PLAN: LEVEL 7 - 23 (ODD)



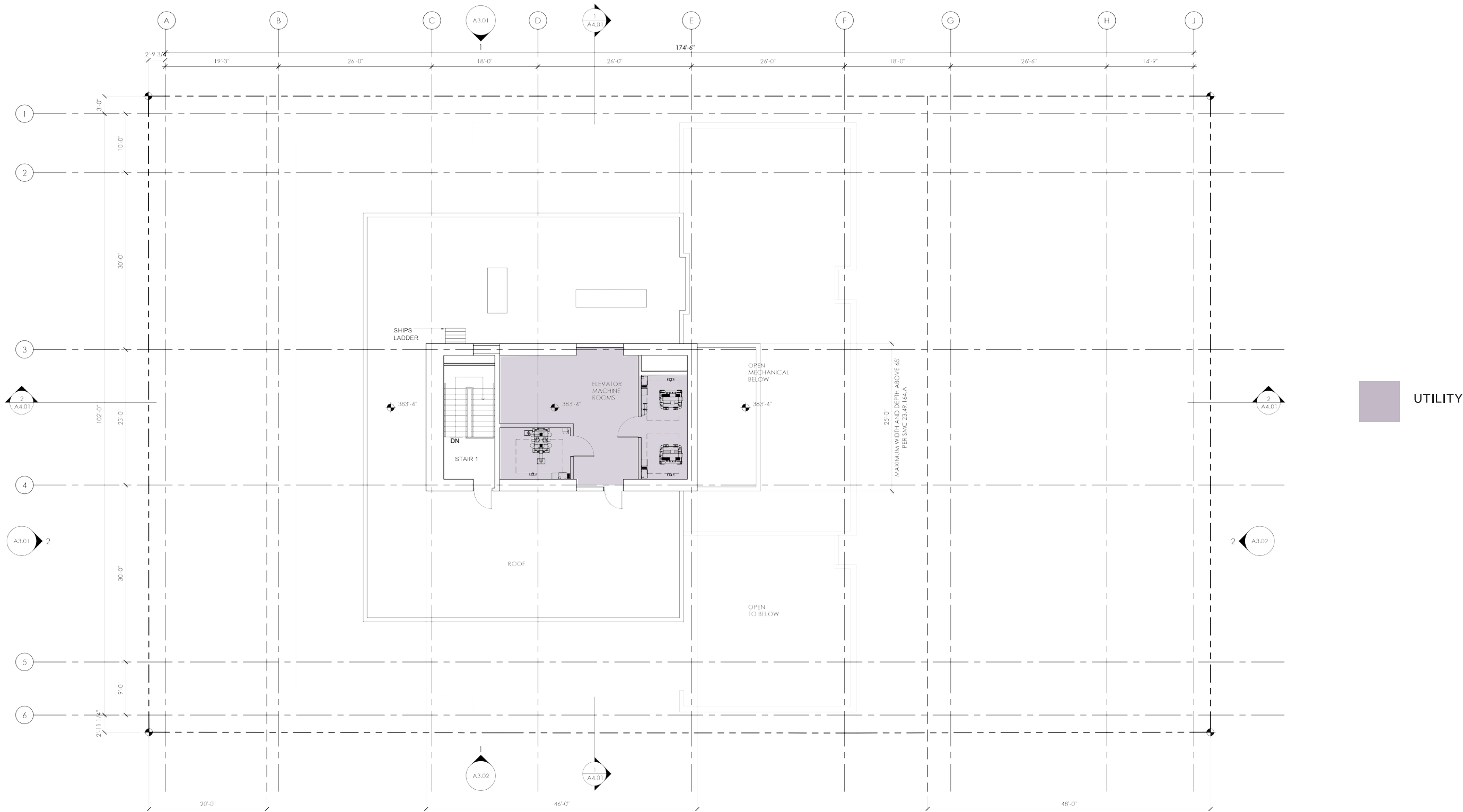
FLOOR PLAN: LEVEL 24



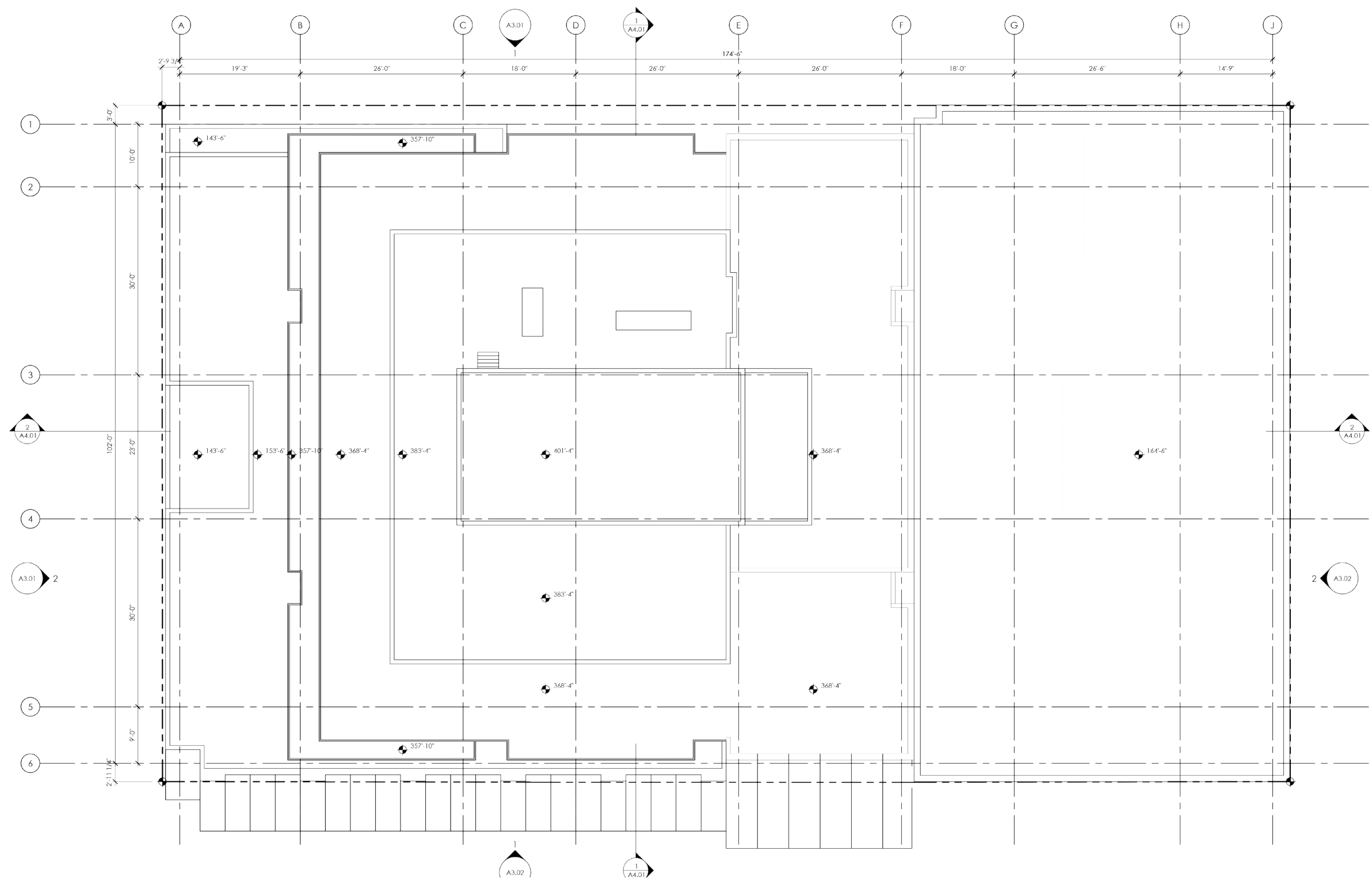
FLOOR PLAN: LEVEL 25



FLOOR PLAN: MECHANICAL ROOF PLAN



FLOOR PLAN: OVERALL ROOF PLAN



EDG RESPONSE: LEVEL ONE LANDSCAPE PLAN



1 4th Ave planting beds and fencing



2 Bike racks and special paving at entry

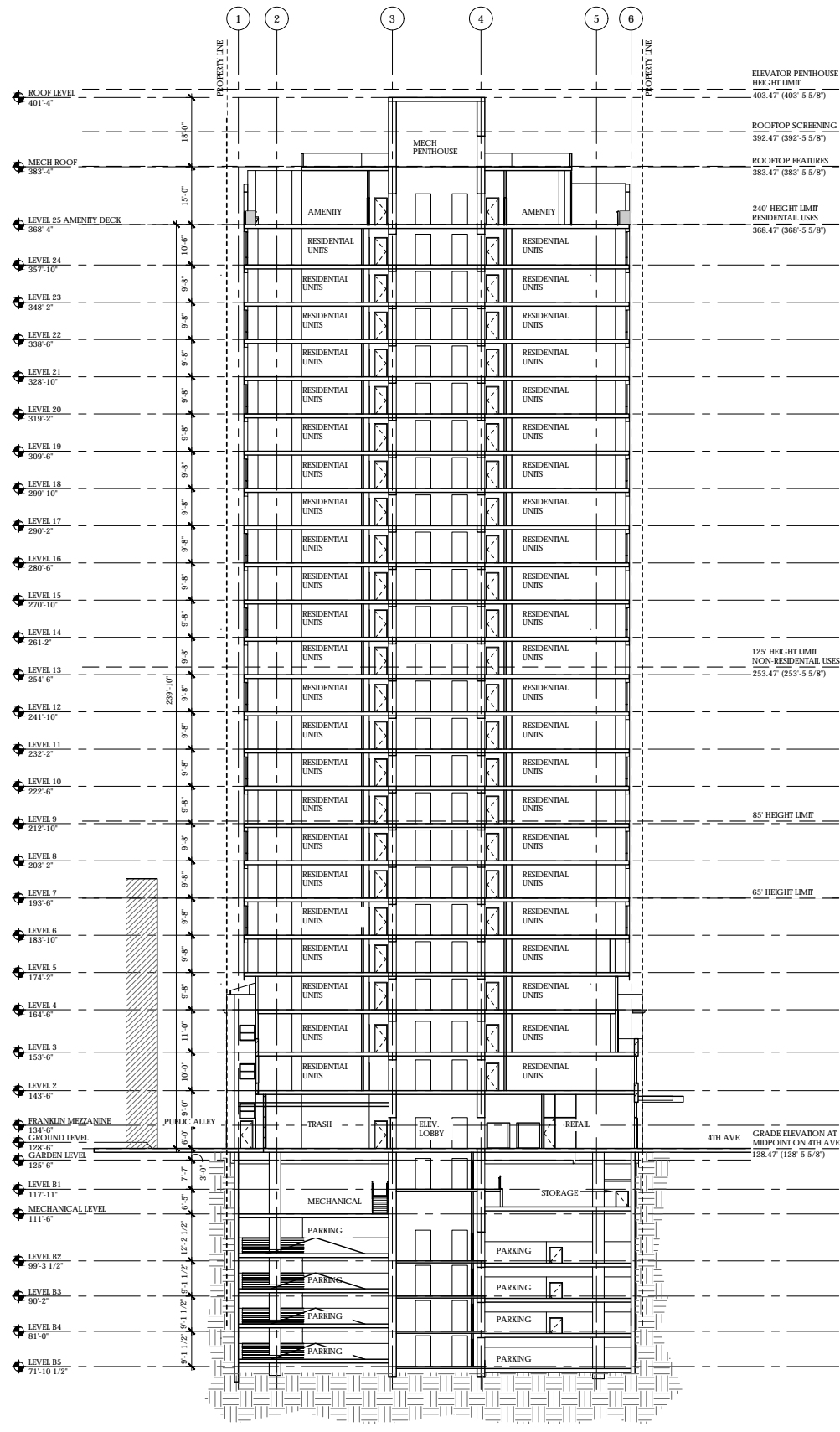
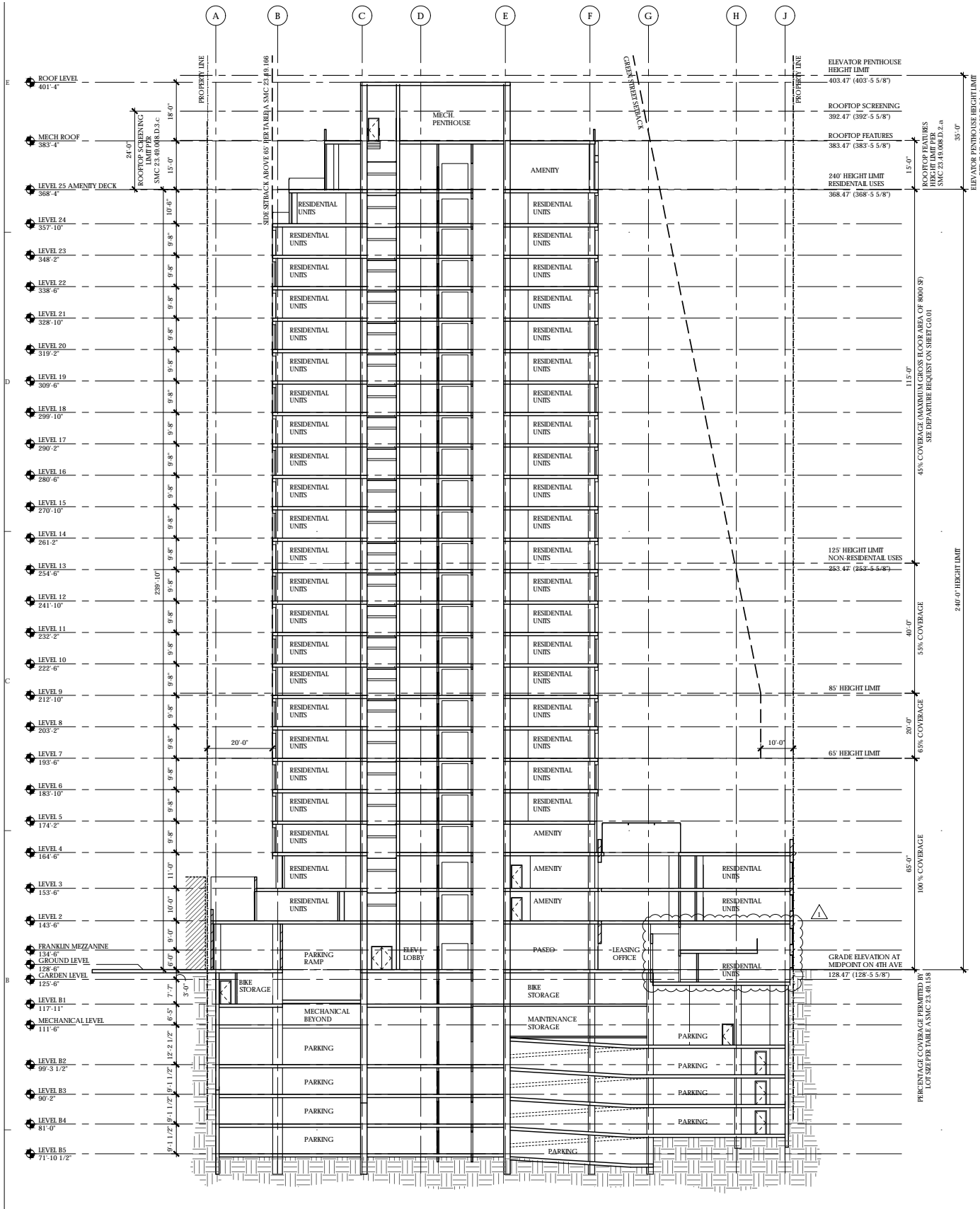


3 Cube seating

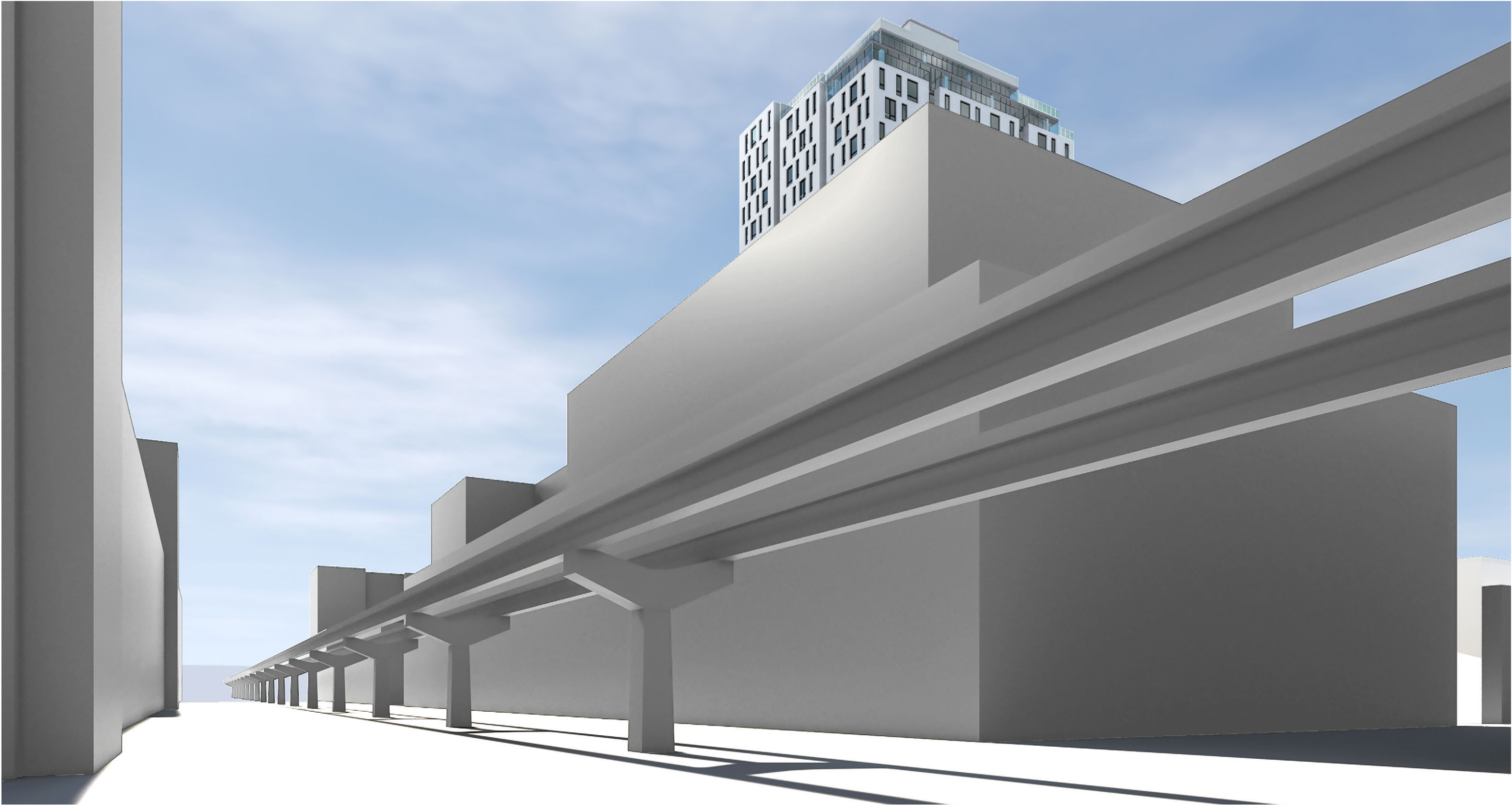


4 Existing Bell Street streetscape

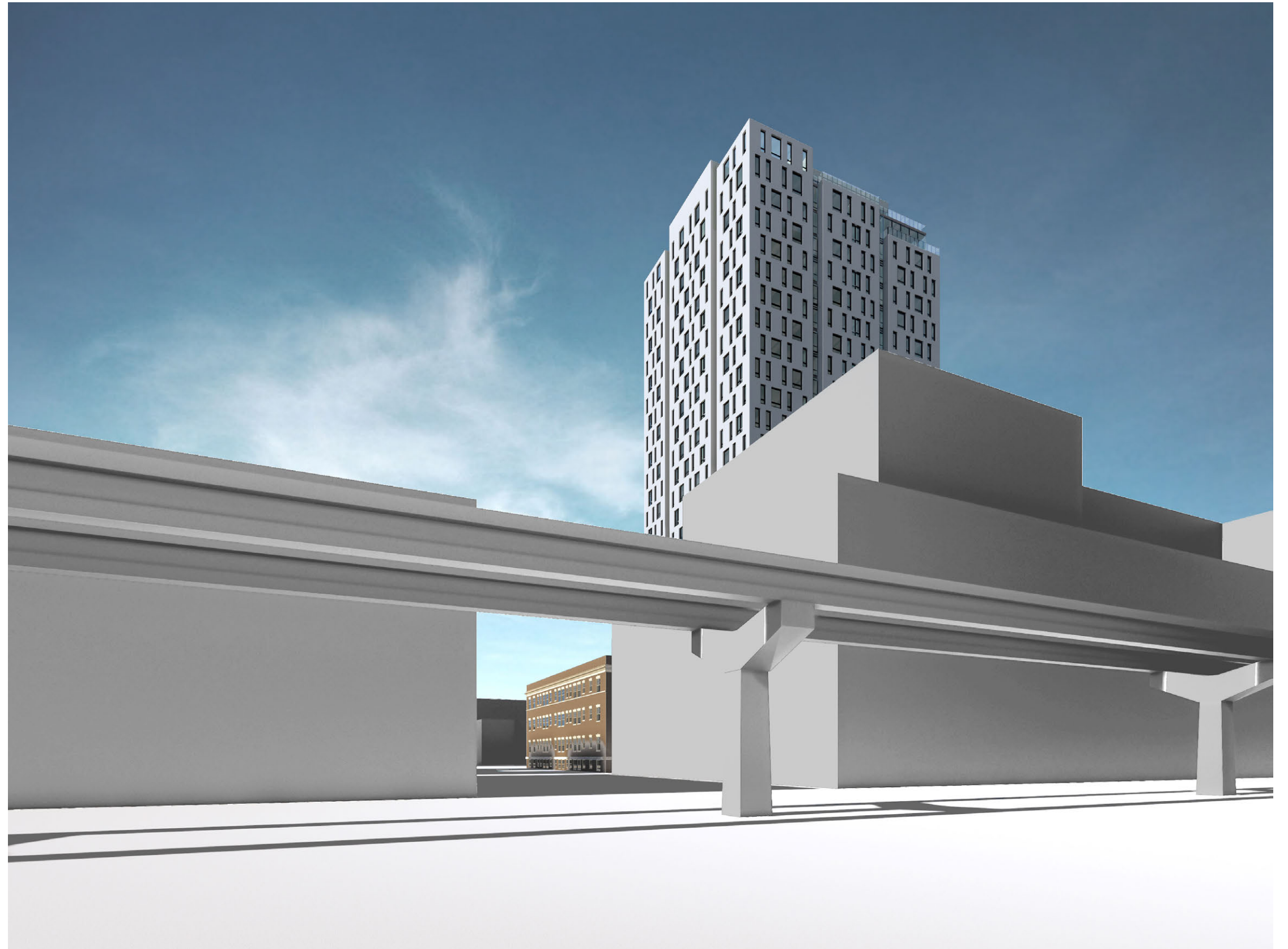
MUP SECTIONS: NORTH AND SOUTH



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



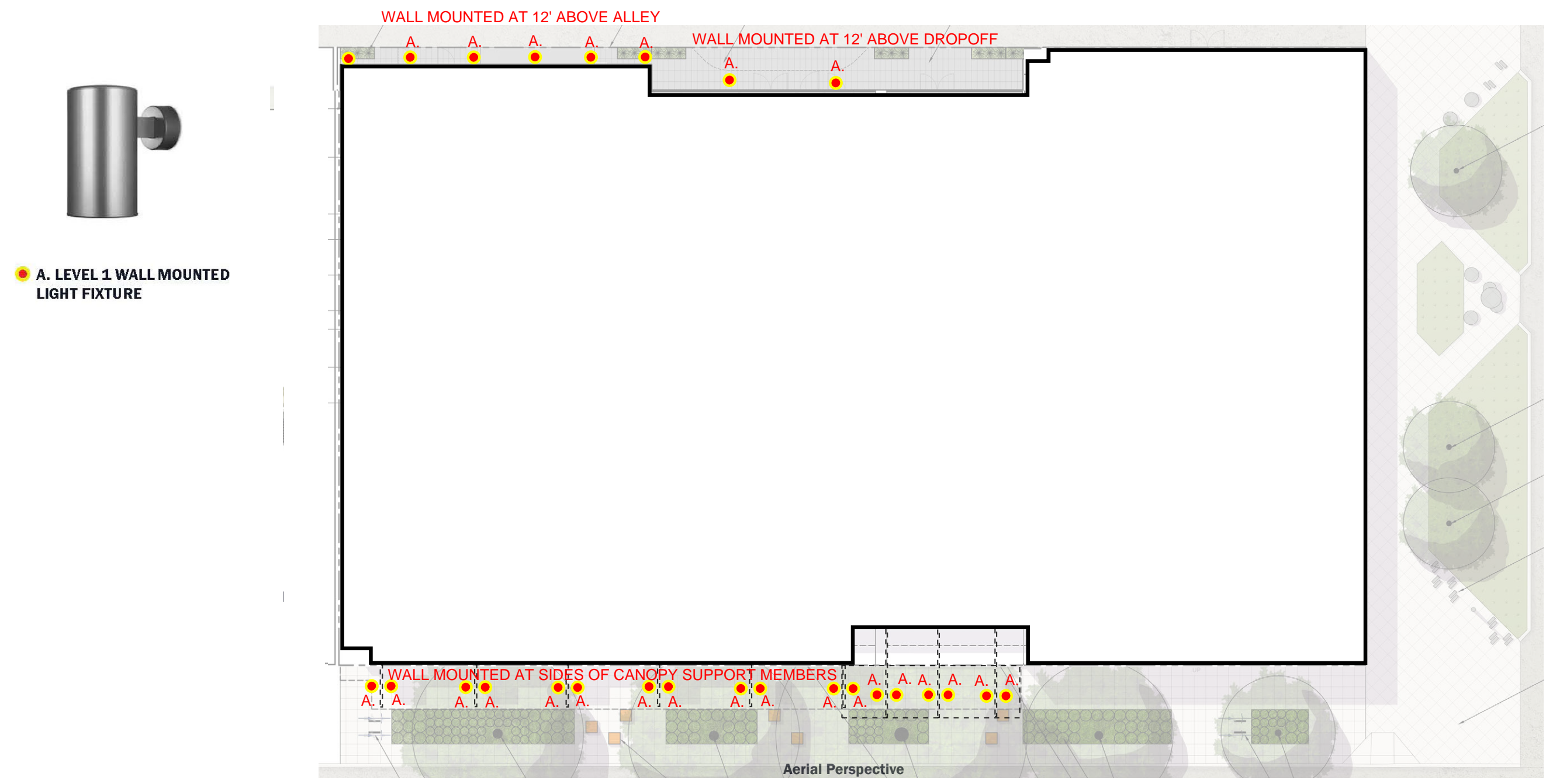
RENDERINGS



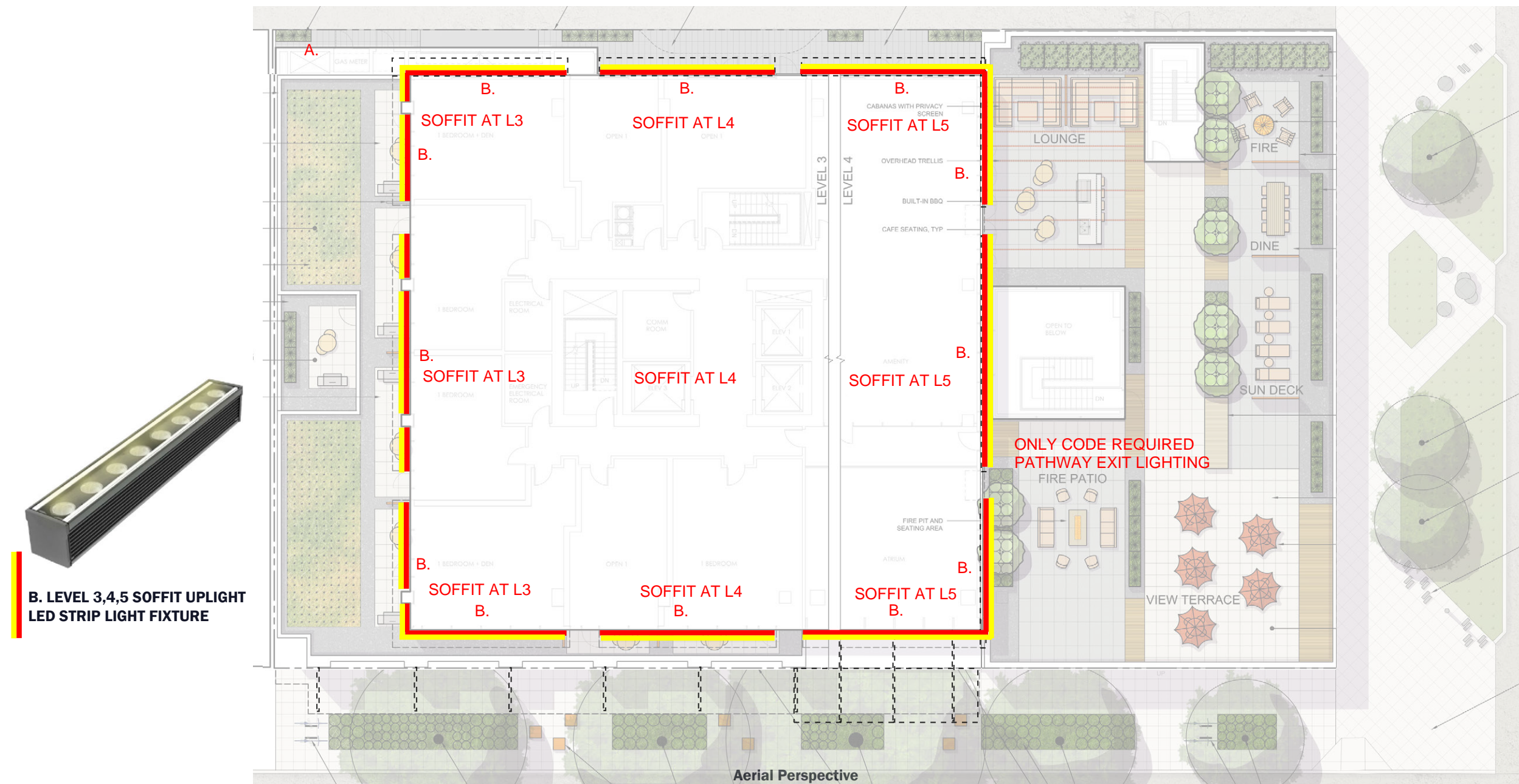
RENDERINGS



EDG RESPONSE: LEVEL 1 LIGHTING PLAN



EDG RESPONSE: LEVEL 3, 4, 5 LIGHTING PLAN



EDG RESPONSE: ELEVATION LIGHTING PLAN



WEST ELEVATION - 4TH AVENUE

SOUTH ELEVATION - BELL ST



EAST ELEVATION - ALLEY



NORTH ELEVATION

RENDERINGS



EDG RESPONSE: RETAIL BLADE SIGNAGE



RETAIL BLADE SIGNAGE

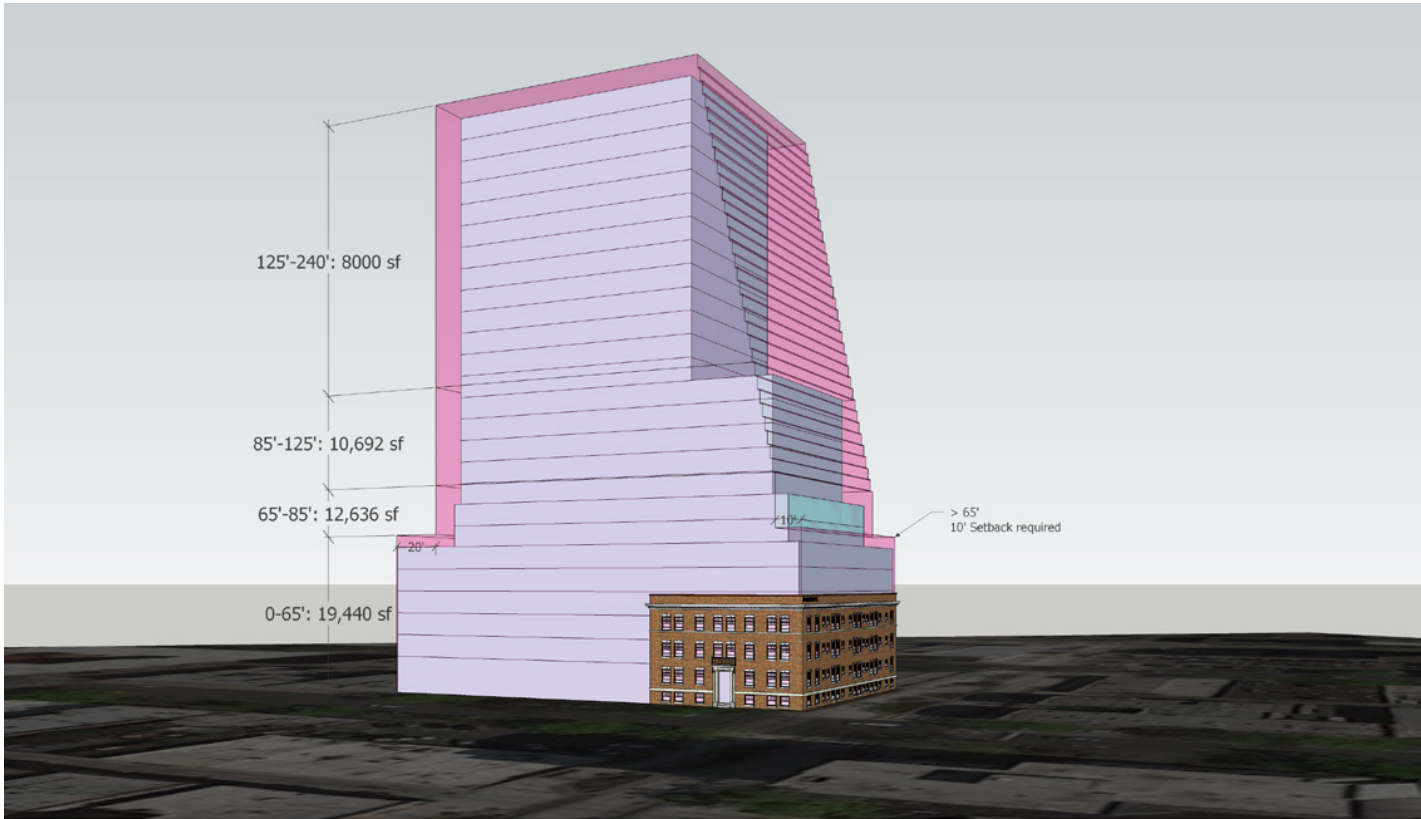


BUILDING SIGNAGE

DEPARTURE

DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE
<p>23.49.008 STRUCTURE HEIGHT D ROOFTOP FEATURES 2. THE FOLLOWING ROOFTOP FEATURES ARE PERMITTED UP TO THE HEIGHTS INDICATED BELOW, AS LONG AS THE COMBINED COVERAGE OF ALL ROOFTOP FEATURES, WHETHER OR NOT LISTED IN SUBSECTION 23.49.008.D.2, DOES NOT EXCEED 55 PERCENT OF THE ROOF AREA FOR STRUCTURES THAT ARE SUBJECT TO MAXIMUM FLOOR AREA LIMITS PER STORY PURSUANT TO SECTION 23.49.058, OR 35 PERCENT OF THE ROOF AREA FOR OTHER STRUCTURES a. THE FOLLOWING ROOFTOP FEATURES ARE PERMITTED TO EXTEND UP TO 15 FEET ABOVE THE APPLICABLE HEIGHT LIMIT: 1) SOLAR COLLECTORS; 2) STAIR PENTHOUSES; 3) PLAY EQUIPMENT AND OPEN MESH FENCING, AS LONG AS THE FENCING IS AT LEAST 15 FEET FROM THE ROOF EDGE; 4) COVERED OR ENCLOSED COMMON RECREATION AREA OR EATING AND DRINKING ESTABLISHMENT; 5) MECHANICAL EQUIPMENT; 6) WIND TURBINES.</p>	<p>INCREASE THE ALLOWABLE COMBINED COVERAGE OF ALL ROOFTOP FEATURES FROM 35 PERCENT OF THE ROOF AREA TO 42 PERCENT OF THE ROOF AREA.</p>	<p>The design proposes the rooftop level to be 45 percent of the roof area, which is 10 Percent more than the 35 percent allowed by the code. This area includes the common Recreational area for the apartment amenity space as well as mechanical equipment, Stairs and elevators. The proposed additional area is to allow for more common Recreational area required by code to be located at this level. Mechanical areas are Also required at this level and are also counted toward the maximum allowed square Footage for the floor, so the usable area is not the full 45 percent. The small increase Of 10 percent would allow for a much more desirable amenity space for the residents And works well with the massing to create a better building and meet the design Standards. Additionally, other zones in downtown area allowed up to 55 percent Roof area coverage and the proposed design is much less than that.</p>
<p>23.49.158 DOWNTOWN MIXED RESIDENTIAL, COVERAGE AND FLOOR SIZE LIMITS B. STORY SIZE. EACH STORY IN PORTIONS OF THE STRUCTURE ABOVE 125 FEET SHALL HAVE A MAXIMUM GROSS FLOOR AREA OF 8,000 SQUARE FEET.</p>	<p>INCREASE MAXIMUM ALLOWABLE GROSS FLOOR AREA ABOVE 125 FEET FROM 8,000 SQUARE FEET TO 9,455 SQUARE FEET.</p>	<p>Guideline B1. a. “RESPOND TO NEIGHBORHOOD CONTEXT”. Removing allowable area from the lower levels directly adjacent to the historic fire station to the north helps to make it feel like the new tower is not sitting right on top of an existing structure. We also reduced the volume of our new podium to the south adjacent to the Historic Franklin Apartments part of our project by adding a 5-story atrium. This helps to create an overlapping zone between the new and old. Rather than placing the new tower above or on top of the Franklin, this gap between old and new pulls the two elements together in an engaging way. This was supported by the ARC.</p> <p>Guideline B4 “DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING”. To create a clear and coherent architectural concept, we removed small portions of the volume at the middle levels of the tower and the bottom out of the atrium. Adding this to the upper levels makes a more uniform mass rather than a wedding cake stepped mass. The two-story podium proportion fits the neighborhood scale and adjacent historic fire station. This also allows the mass of the tower to respectfully set back from the fire station and enhances the legibility of the unified tower floated above a pedestrian scaled podium. Removing floor area from the south atrium provides a connecting element to the historic Franklin apt portion of our project. This exciting atrium and retail paseo helps to give the design a focus and sense of entry from the public street while also connecting to the alley which is used as a drop off and delivery area by widening a portion of the alley at the paseo. This unifies all the portions of the project with a strong connection to the context as well.</p> <p>In summary, removing allowable area from the lower levels by setting back the tower and creating an atrium helps to relieve the negative impacts on adjacent historic structures by not imposing over them and not creating incompatible scales.</p>

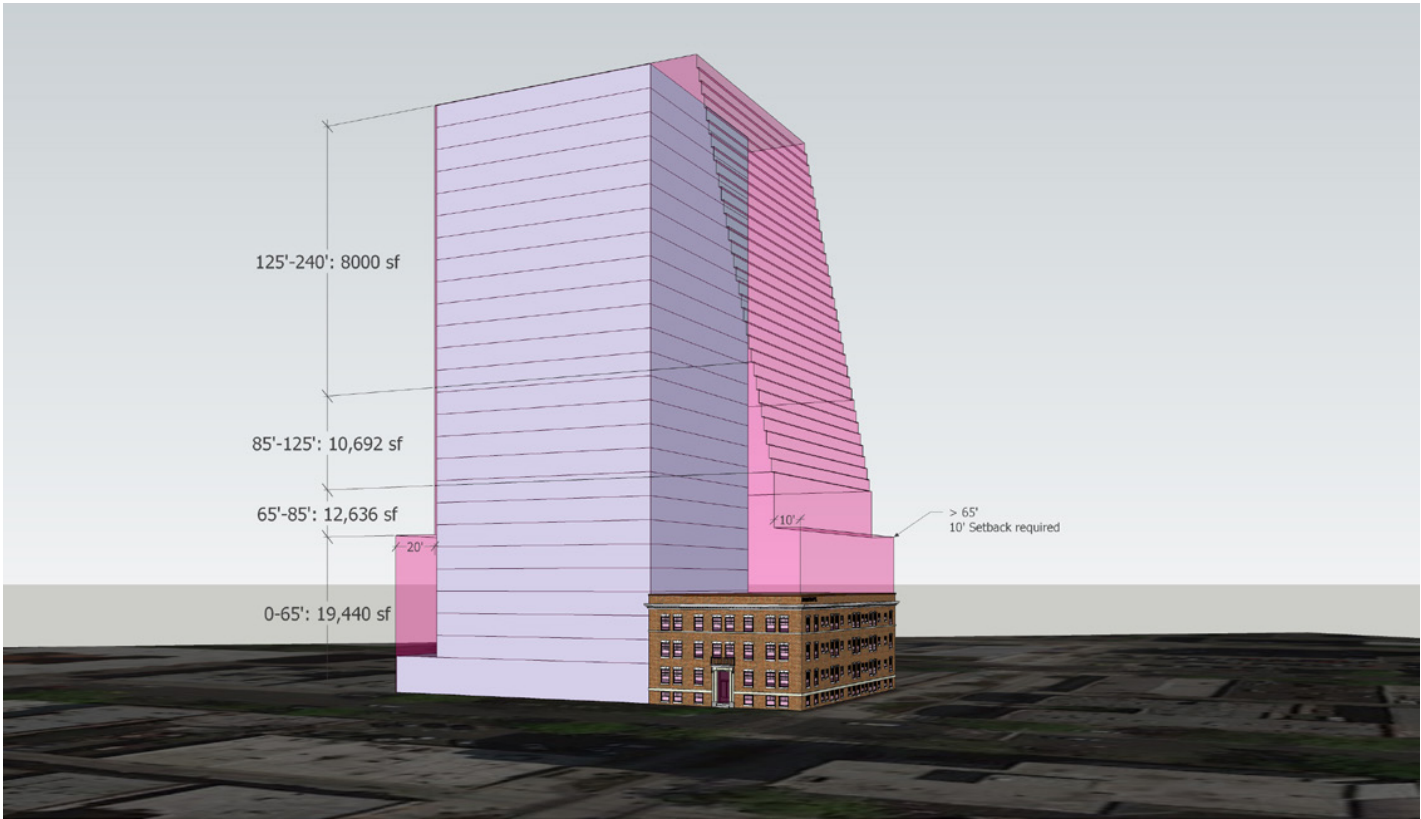
DEPARTURE MASSING



MAXIMUM ALLOWABLE SITE COVERAGE

- Meets setback requirement
- Meets site coverage requirement
- Undefined Form
- Overwhelms historic building

Total GFA: 286,956 SF

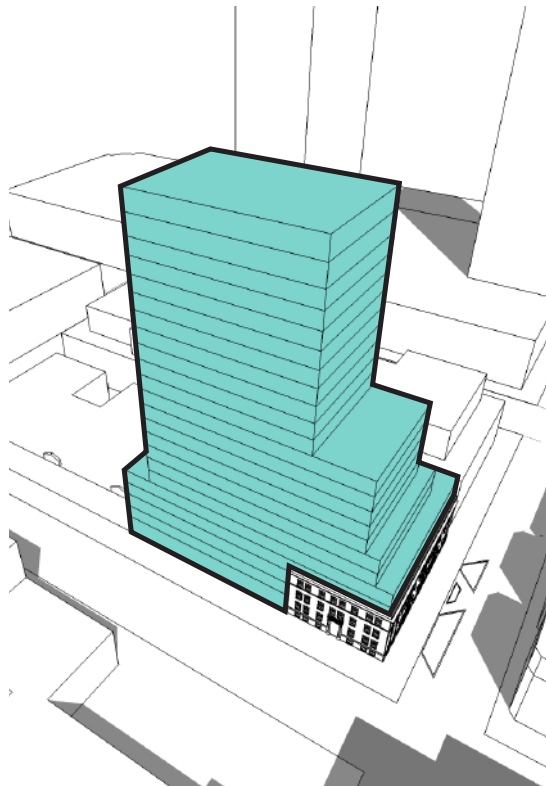


OPTION 4

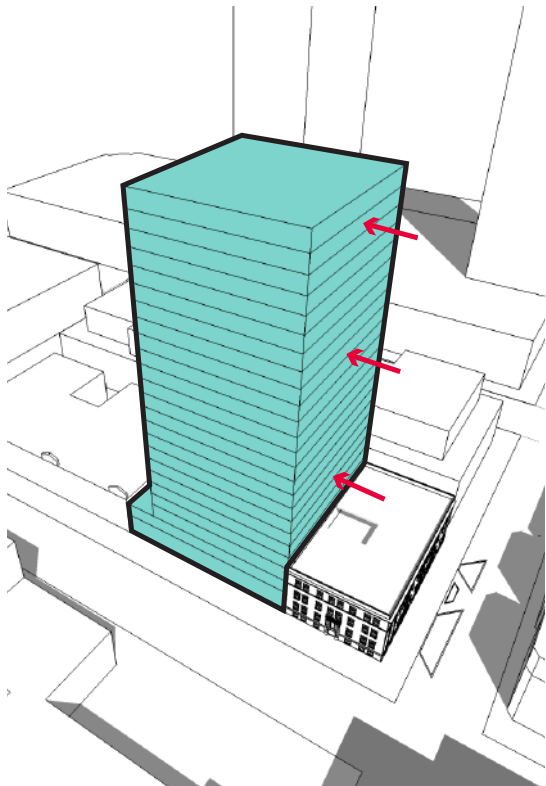
- Meets setback requirement
- Tower floor plate exceeds maximum 8,000 sf (10,400 sf)
- Well defined form
- Free-standing Historic Building

Total GFA: 274,750 SF

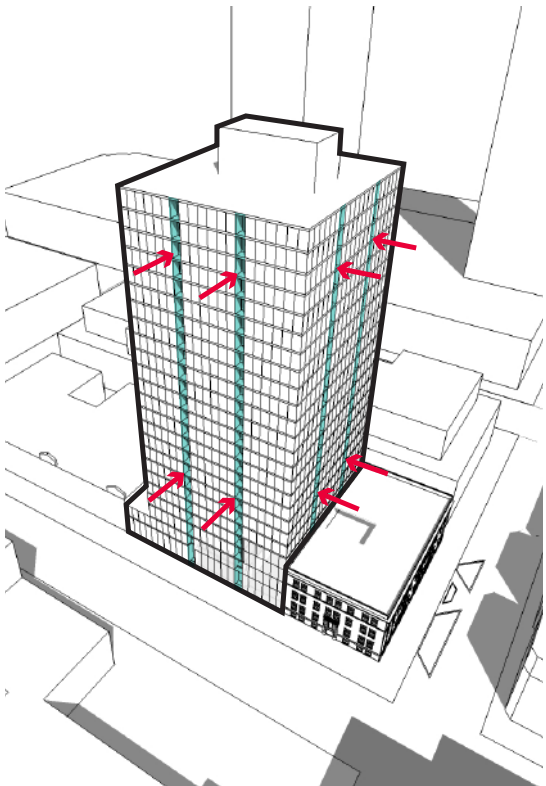
DEPARTURE CONCEPT TRANSFORMATION



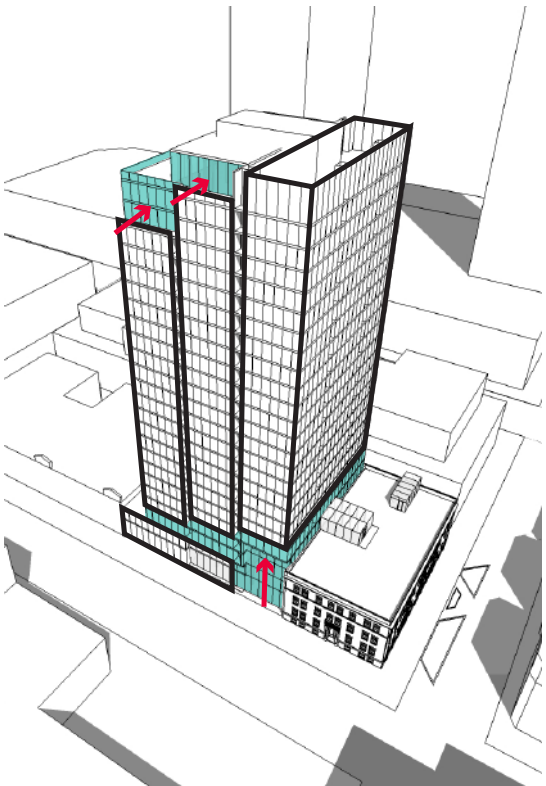
1. ALLOWABLE ZONING ENVELOPE



2. SETBACK TOWER OFF HISTORIC FRANKLIN APARTMENT



3. DIVIDE TOWER MASSING INTO THIRDS ON ALL SIDES



4. CREATE VISUAL OF 3 LIFTED MASSES WITH GROUND FLOOR AND ROOFTOP SETBACKS. MAINTAIN STREET SCALE PODIUM



5. MATERIALITY REINFORCES LIGHTENED TOWER FORM AND DIFFERENTIATION FROM NEARBY LANDMARKS

DEPARTURE CONCEPT COMPARISON

23.49.158 - DOWNTOWN MIXED RESIDENTIAL, COVERAGE AND FLOOR SIZE LIMITS

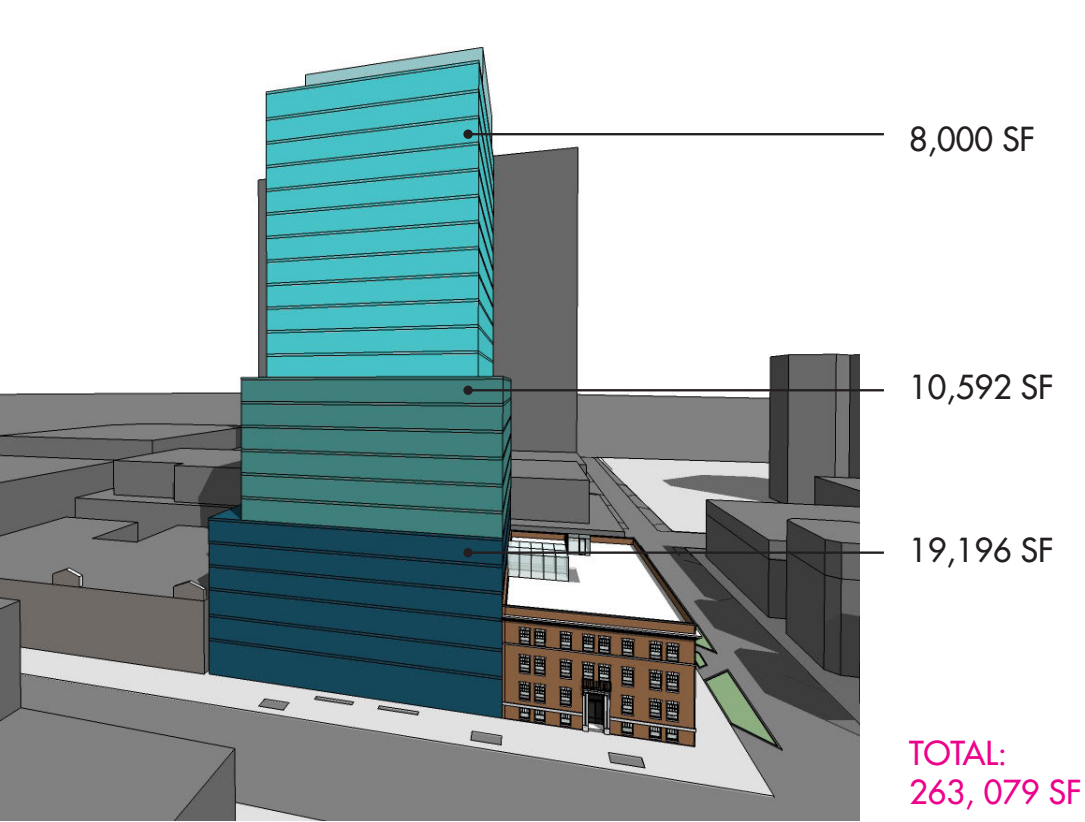
A. Coverage.

- 1. Except on lots located in DMR/R 85/65 zones, and except as provided in 23.49.158.C, portions of structures above 65 feet shall not exceed the coverage limits in Table A:

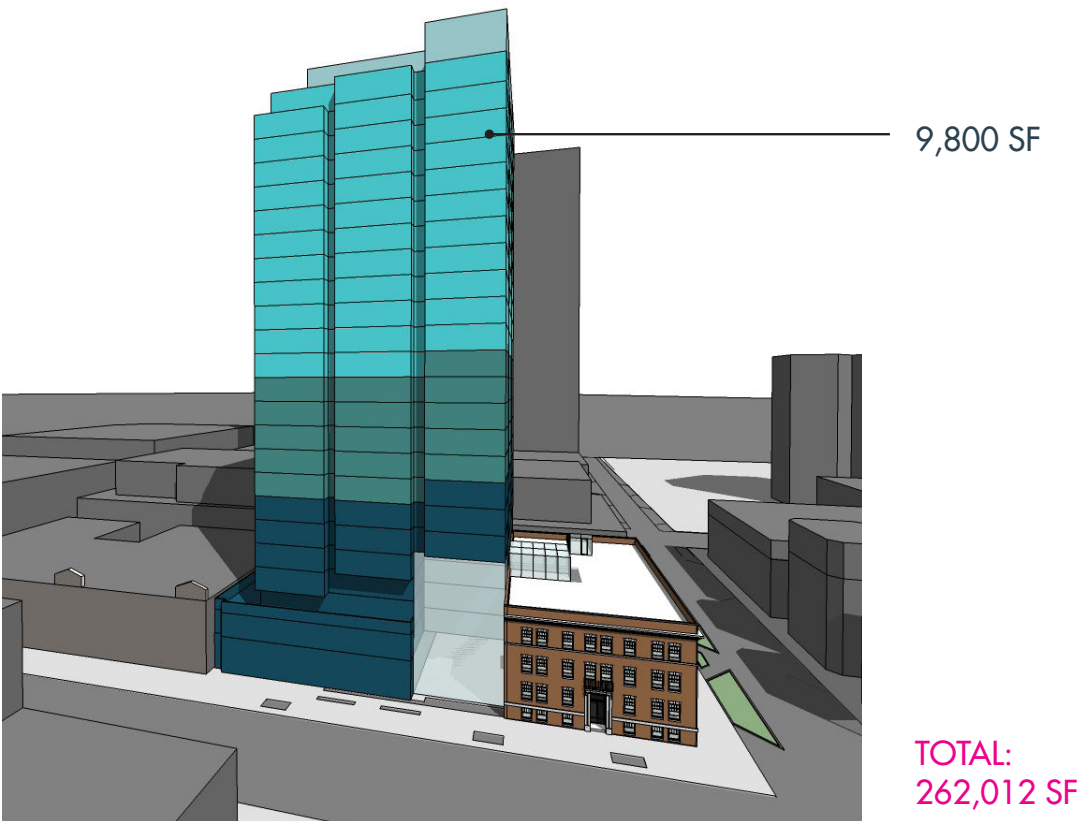
65 feet or less: 100%
Greater than 65 feet up to 85 feet: 65%
Greater than 85 feet up to 125 feet: 55%
Greater than 125 feet up to 240 feet: 45%
- 2. In order to meet the coverage limits, a lot may be combined with one or more abutting lots, whether occupied by existing structures or not, provided that:
 - a. The coverage of all structures on the lots does not exceed any of the applicable limits set in this subsection 23.49.158.A; and
 - b. The fee owners of the abutting lot(s) execute a deed or other agreement, recorded with the King County Recorder as an encumbrance on the lots, that restricts future development so that in combination with the other lots, the coverage limits will not be exceeded.

B. Story Size.

Each story in portions of structures above 125 feet shall have a maximum gross floor area of 8,000 square feet.



OPTION A CODE COMPLIANT

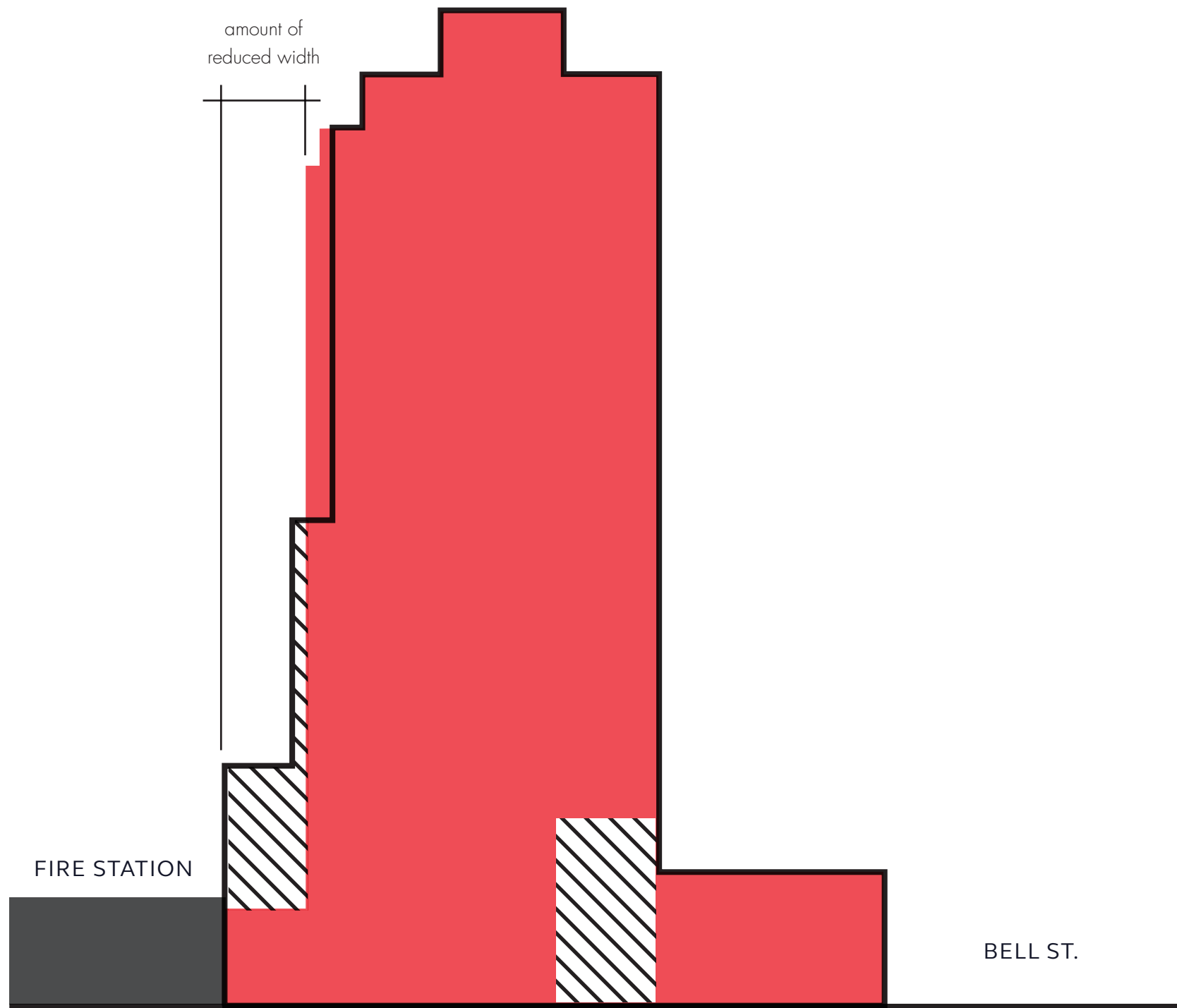


OPTION B - PREFERRED

PROS:

- Well defined and unified form
- Thickness of tower is reduced at lower portion
- Large, public atrium added at ground floor
- Massing is divided into vertical sections improving slenderness

DESIGN DEPARTURE TOWER WIDTH COMPARISON



- Code compliant option outline
- Preferred option outline

