

2033 4TH AVENUE



DESIGN REVIEW MEETING

SDCI #3038668-LU /11 OCT 2022

third place design
co-operative
where architecture meets community

project introduction

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contacts

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2033 4th Ave LP
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project information

Site Address: 2033 4th Avenue, Seattle, WA 98121
DPD Project: #3038668-LU
Parcel: #197720-1215
Lot Size: 6,479 SF
Overlay Designation: Belltown Urban Village
Gross Floor Area of Proposed development: 269,588 GSF
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 484'
(440' plus 44' allowable per section 23.49.008.B)
Parking: no vehicular parking required;
20 stalls provided through valet parking service.
Loading: no onsite loading space required;
(1) 35-0 x 10-0 loading space provided onsite..



Precedent: Collins House - BatesSmart

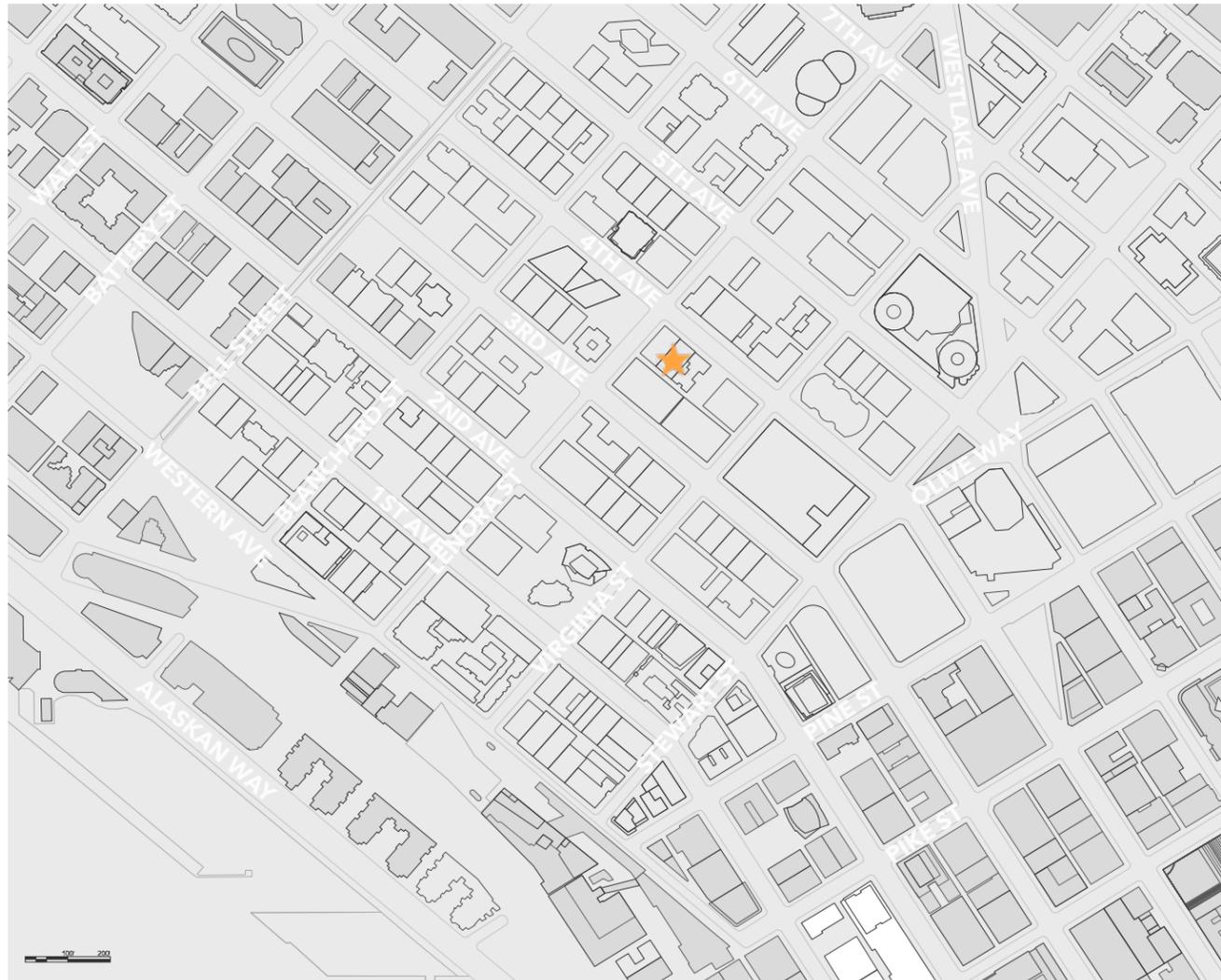


Precedent: 118 East 59th Tower - SCDA



Precedent: various frit glazed buildings

project proposal



The proposed development seeks to enhance the eclectic community of the Belltown neighborhood by providing a contemporary building design inspired by the spirit of the Pacific Northwest, as well as much needed residential units within downtown Seattle. The site's urban context consists of hotels, apartments, office buildings, parking lots, and future mixed-use high-rises currently under construction. With the use of light, glazing, and screening, the design strives to create harmony between the historic buildings, vibrant existing buildings such as the Cinerama, and the ultramodern developments proposed around this changing neighborhood.

Key features:

- 400 residential units
- 528 Commercial square feet
- 20 parking stalls provided below grade, valet parking service
- Fully glazed first level, creating maximum visibility and play between exterior and interior space.
- The Street-level facade is set back from the 4th Avenue sidewalk to create a patio for the cafe/bar. Inside, the cafe/bar spills over and shares the space with the residential lobby. The fully glazed facade creates maximum visibility and the proposed wood ceiling will extend from the interior to the exterior blurring the boundaries between public and private space.
- Levels 2 and 3 will provide amenity spaces for residents and visitors, such as gyms, kitchens, gathering rooms and workspaces.
- Levels 4-45 will house SEDU, studio, 1 bedrm and 3 bedrm units
- Level 46-48 will house a spectacular rooftop pool deck and spa/meditation space for residents to unwind and enjoy.

This project will help fulfill the need for added residential 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.



Existing Site: Photo from northeast

site context



Context: Cinerama Movie Theatre



4th and Blanchard Bldg



Amazon Globes



project context

zoning and land usage maps

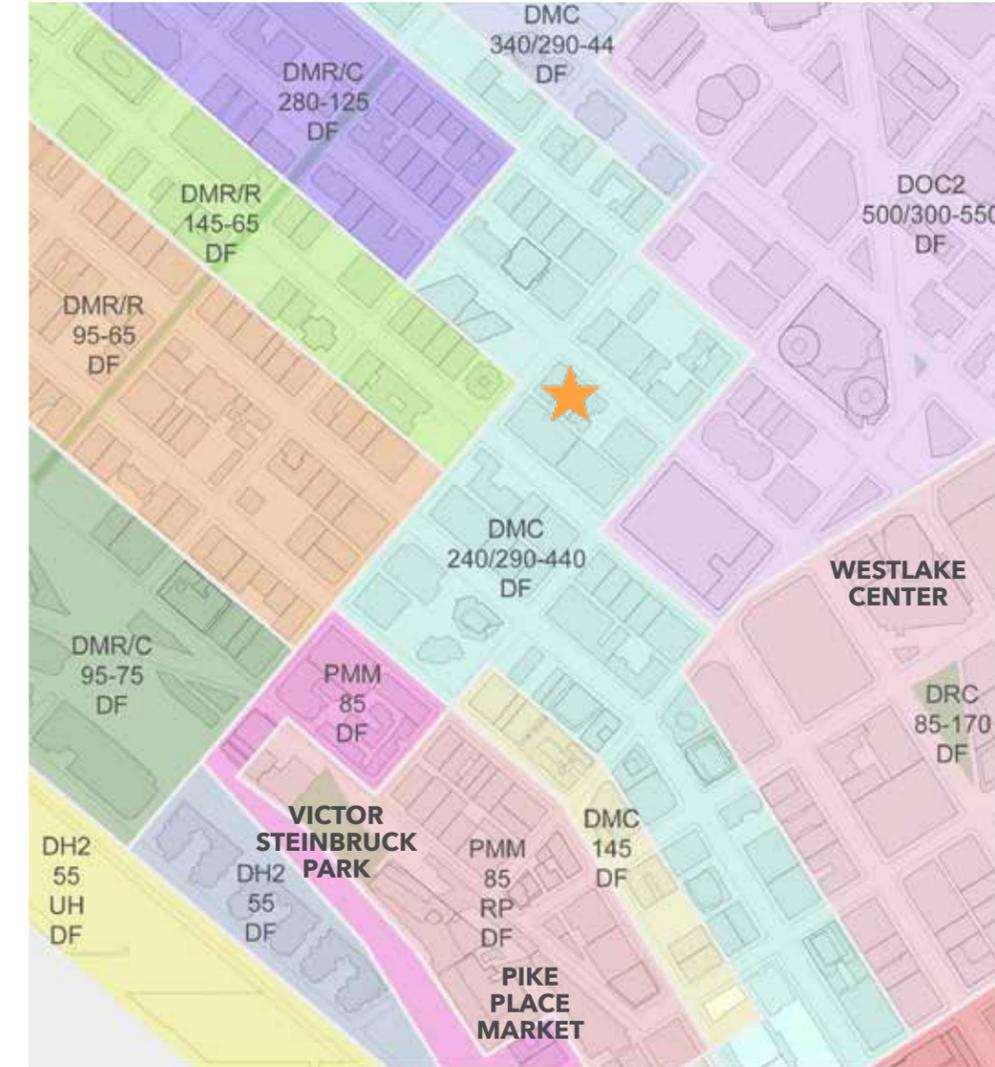
ZONING

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 live.



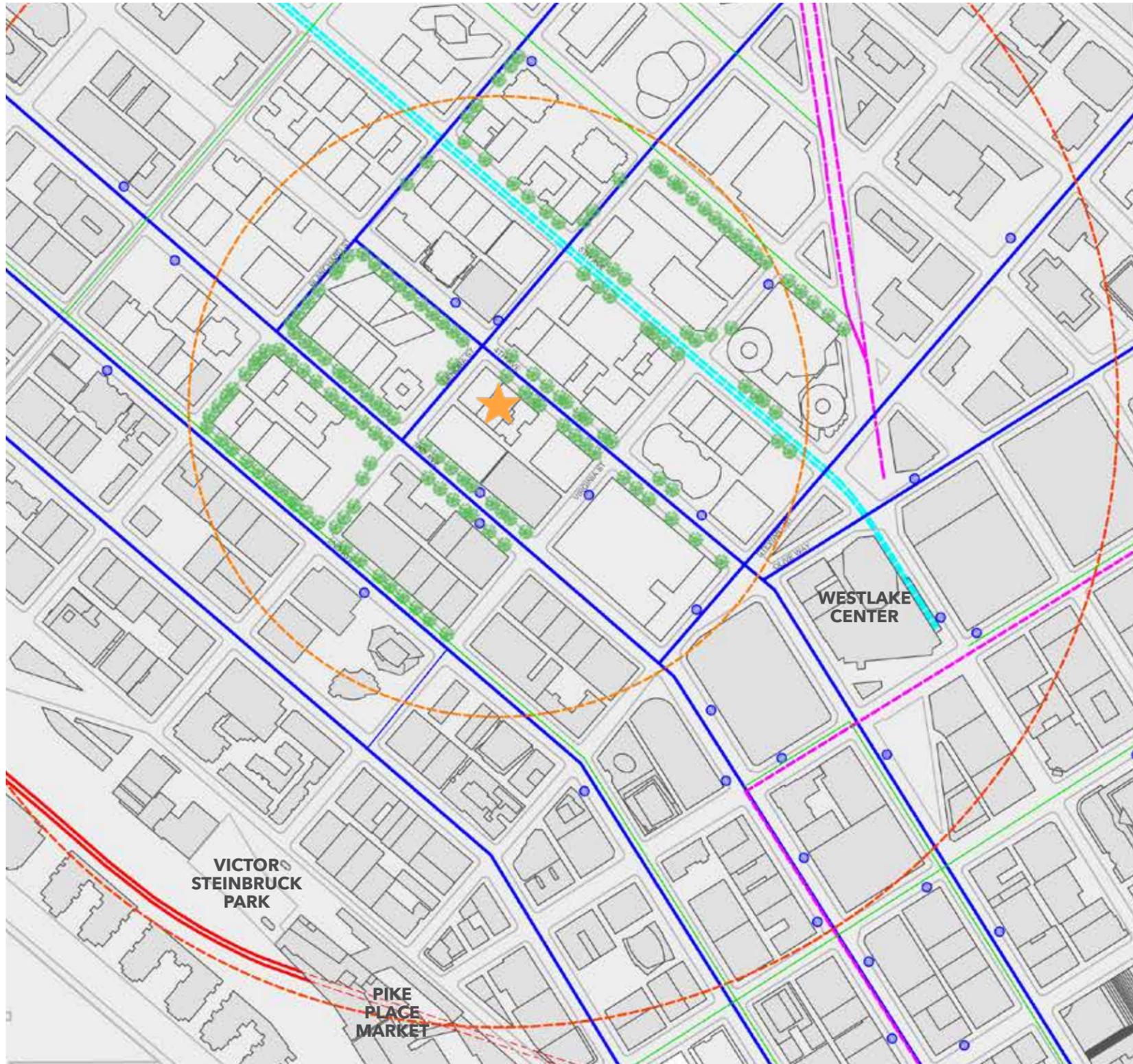
9-BLOCK USAGE KEY:

- | | |
|---|--|
| ■ Site | ■ Offices |
| ■ Mixed-Use | ■ Parking |
| ■ Retail | ■ Residential |
| ■ Services | ■ Under Construction |



project context

walking and transportation map



WALKING KEY

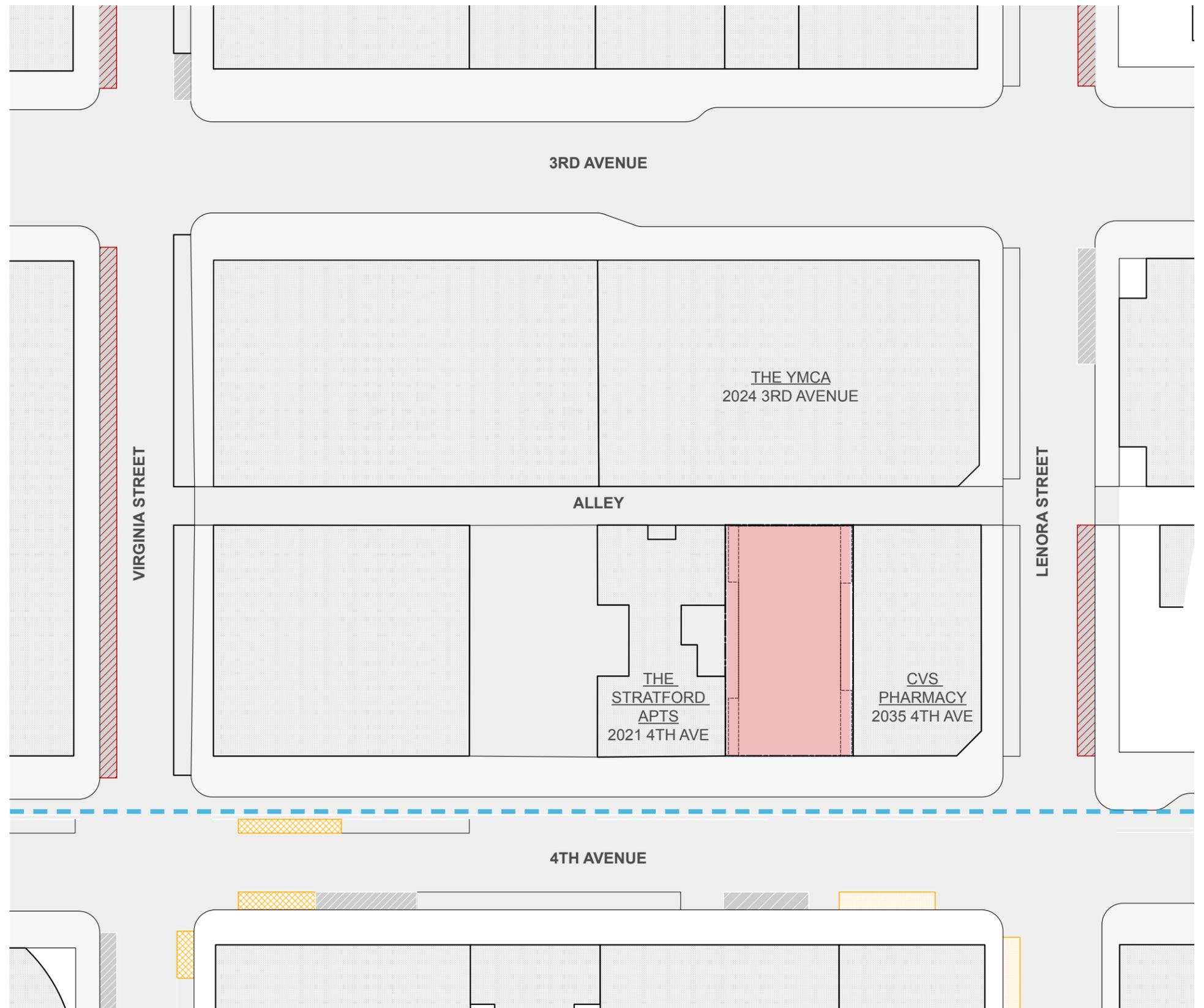
- ★ Site
- 5 Minute Walking Radius
- 10 Minute Walking Radius

TRANSIT KEY:

- ★ Site
- Bus Route
- Bus stops
- Light Rail/Trolley
- Seattle Monorail
- Bike routes

project site plan

surrounding context



KEY:

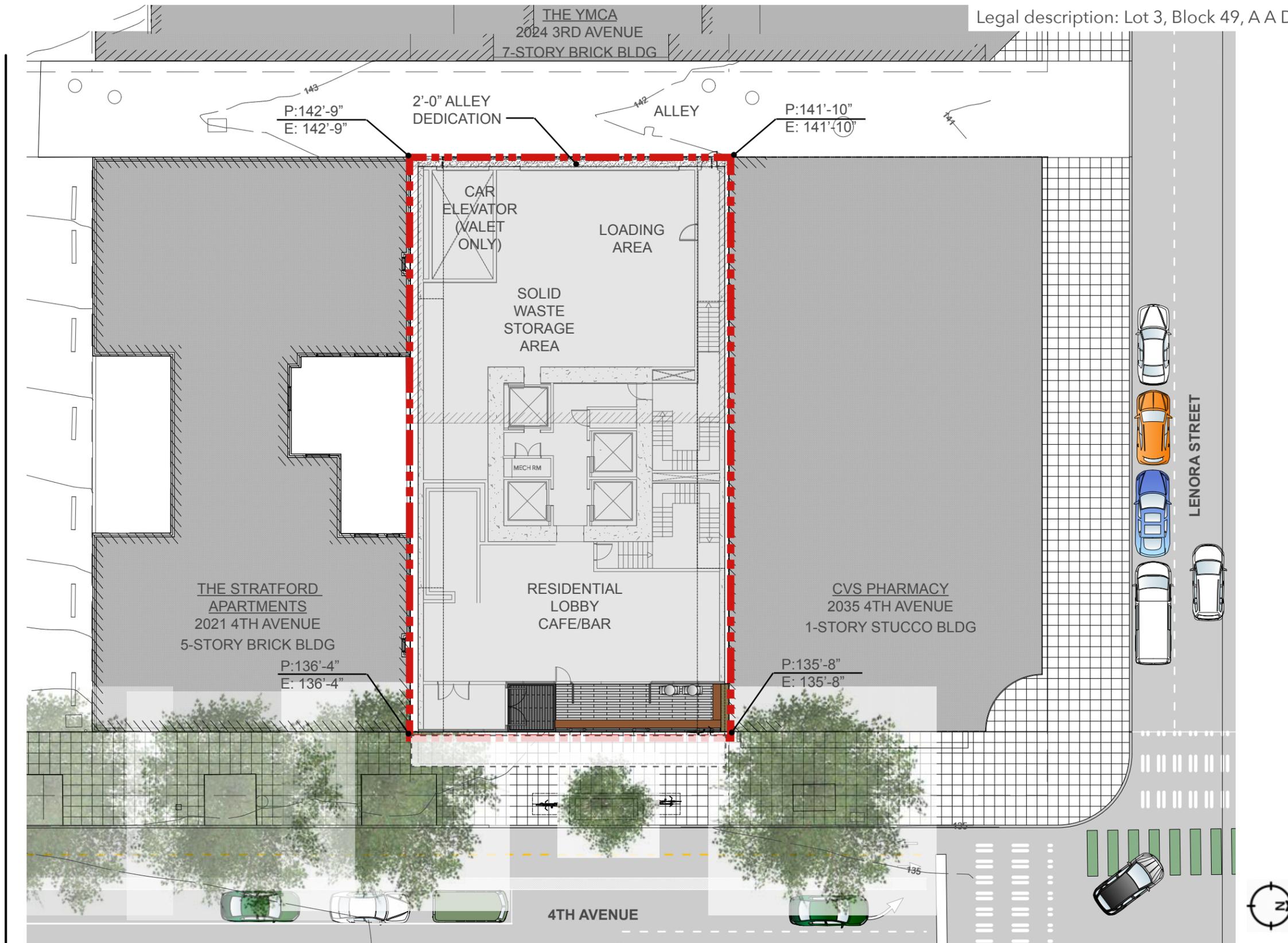
- Site
- Commerical loading / passenger load/unload spaces
- Bike lane



project site plan

enlarged site plan

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



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summary of departures

board comments

Development Standard Departures:

1. Overhead Weather Protection (SMC 23.49.018): : The Code requires that overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall or must extend to a line two (2) feet from the curb line, whichever is less.

Board: Approved this departure.

Response: The Design will maintain continuous overhead protection along the frontage but 6-0 from face of building instead of 8-0. This minor reduction will allow for slightly more space for the existing and new street trees.

2. Setback at street level (SMC 23.49.056.b.2):

Facade setback limits:

A.1) if structure is >15-0 ft high, setback limit applies to the façade between 15-0 ft above the sidewalk and min. Façade height

B. Max area of all setbacks between street lot line & facade along each street frontage shall not exceed area derived by multiplying averaging factor by width of street front along the street. Averaging factor is 5 on class I pedestrian streets.

C. Max. Width of any setback exceeding 15-0 ft depth from lot line shall not exceed 80-0 ft or 30% of the lot frontage on that street, whichever is less

Board: Approved this departure.

Response: The setback is 9 ft deep x 45 ft long x 21 ft tall. This is to provide a larger outdoor seating area, along with the main entry. The higher notch at the street allows for more dramatic outdoor seating area - we are able to layer the ceiling plane to create outdoor 'rooms' - further distinguishing the main entry from the outdoor seating area. The opening behind the canopy would allow light to flow through while subtly dividing the space.

3. Upper-Level Development Standards (Maximum Tower Width SMC 23.49.058):

Board: Denied this departure..

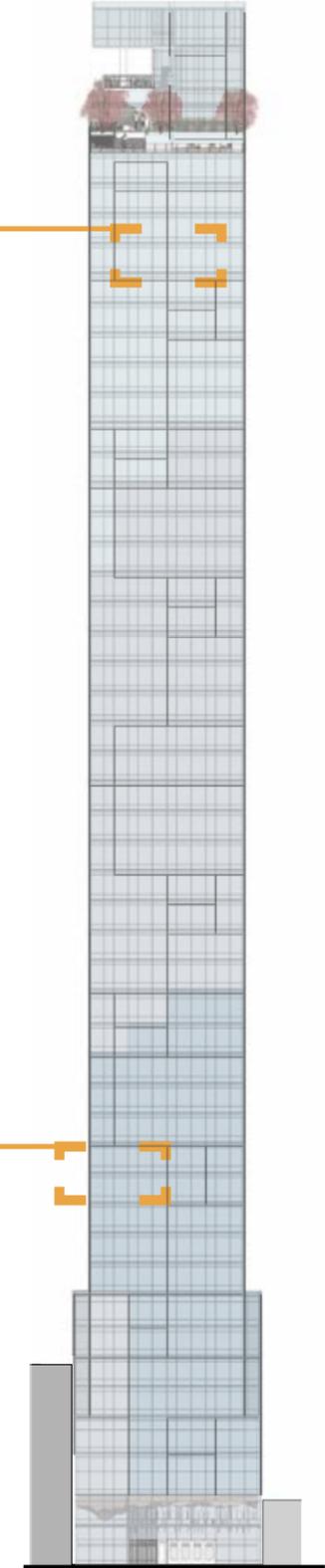
Response: This departure has been eliminated

tower design development

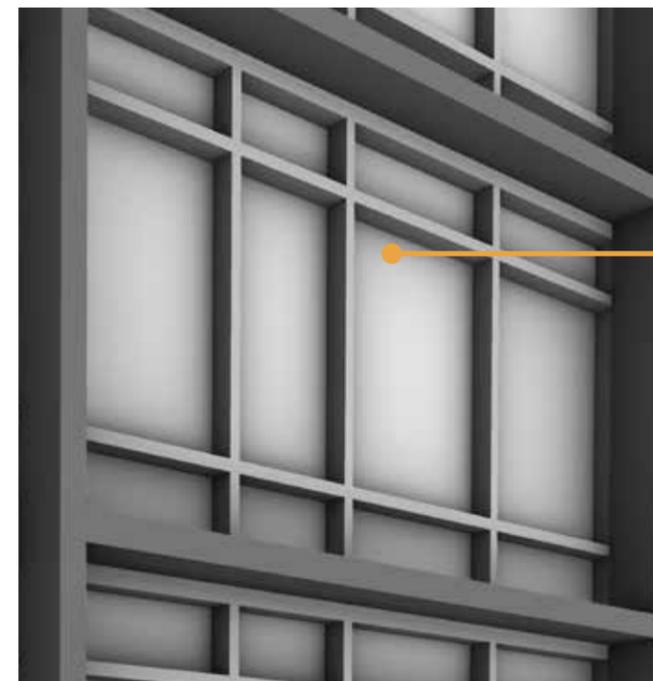
colored elevations



ENLARGED FRIT PATTERN DETAIL



EAST (STREET) ELEVATION

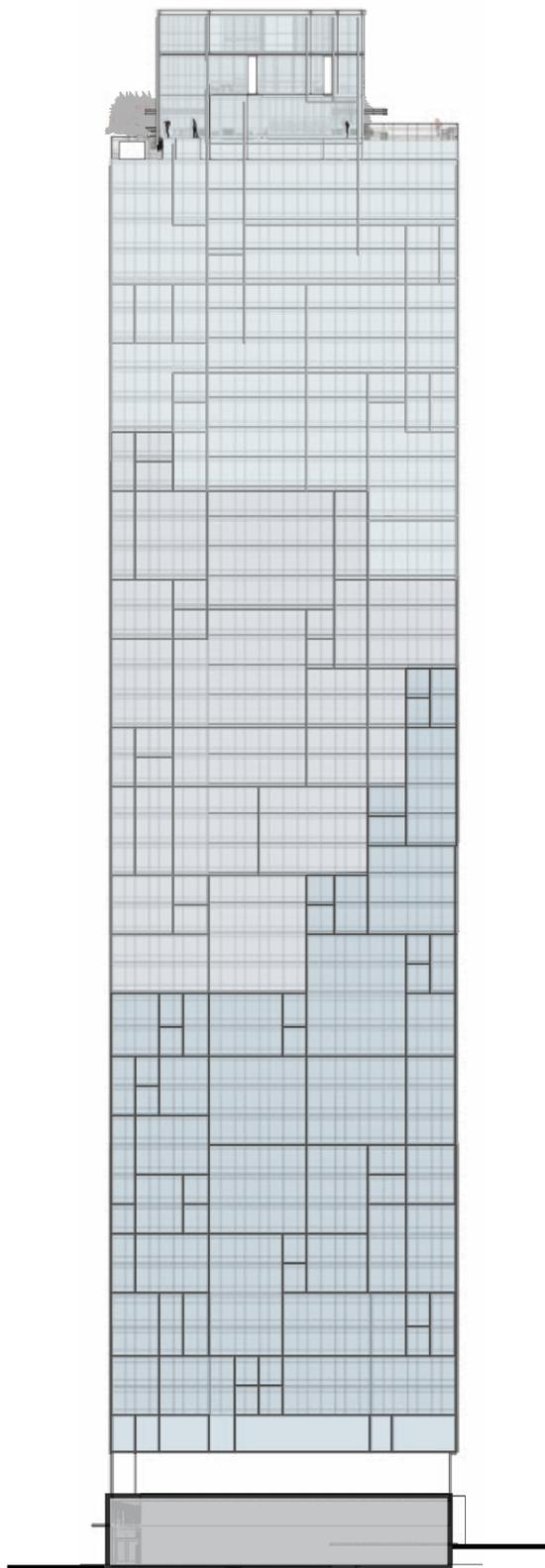


ENLARGED MULLION EXTENSIONS

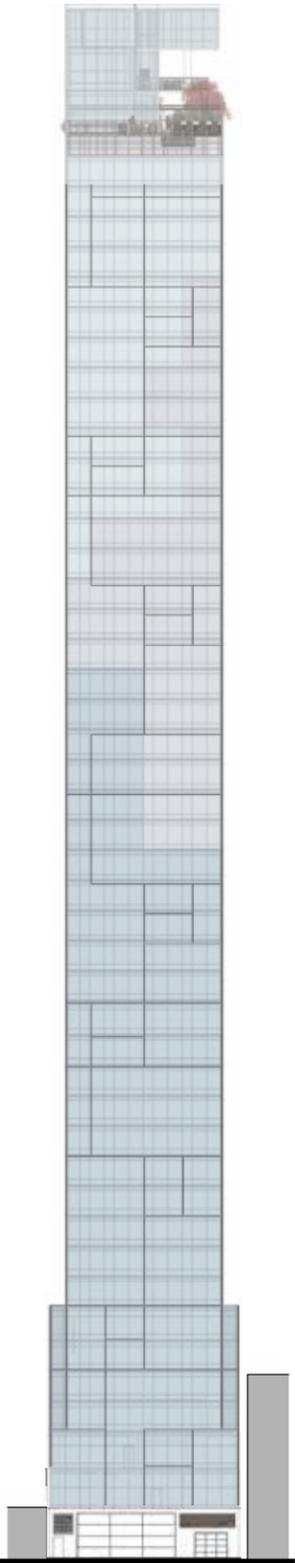


tower design development

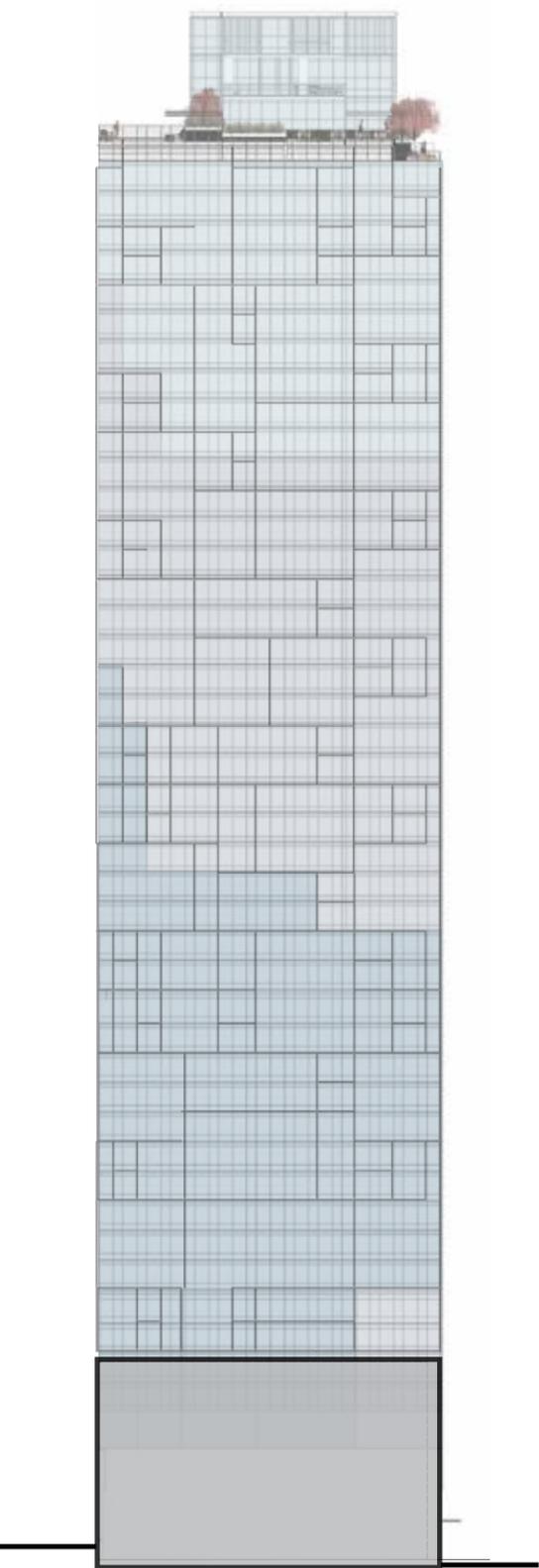
colored elevations



NORTH ELEVATION



WEST (ALLEY) ELEVATION



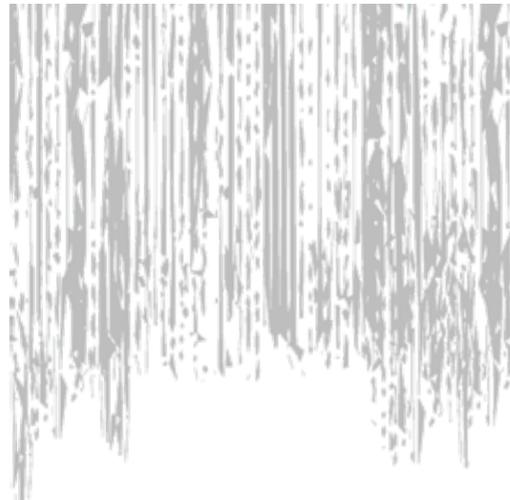
SOUTH ELEVATION

tower design development

frit pattern and mullion color locations



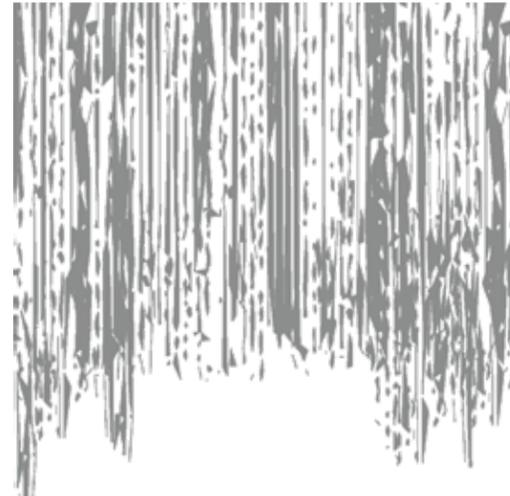
TOP MULLIONS, COLOR: SILVER



BODY FRIT: CUSTOM PATTERN, SILVER



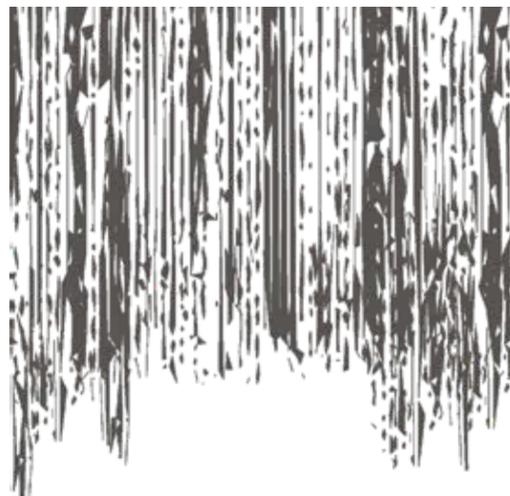
MIDDLE MULLIONS COLOR: FOLSOM CHARCOAL



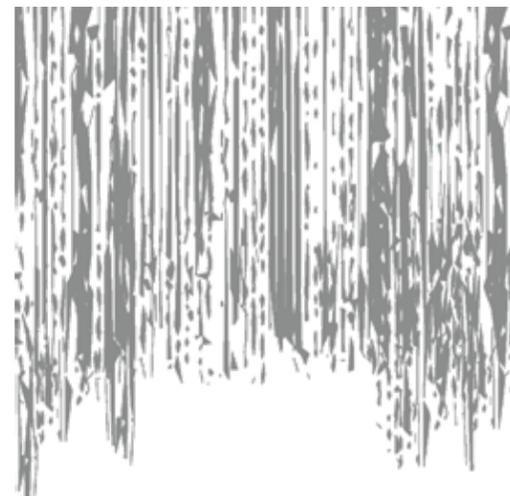
BODY FRIT: CUSTOM PATTERN, GREY



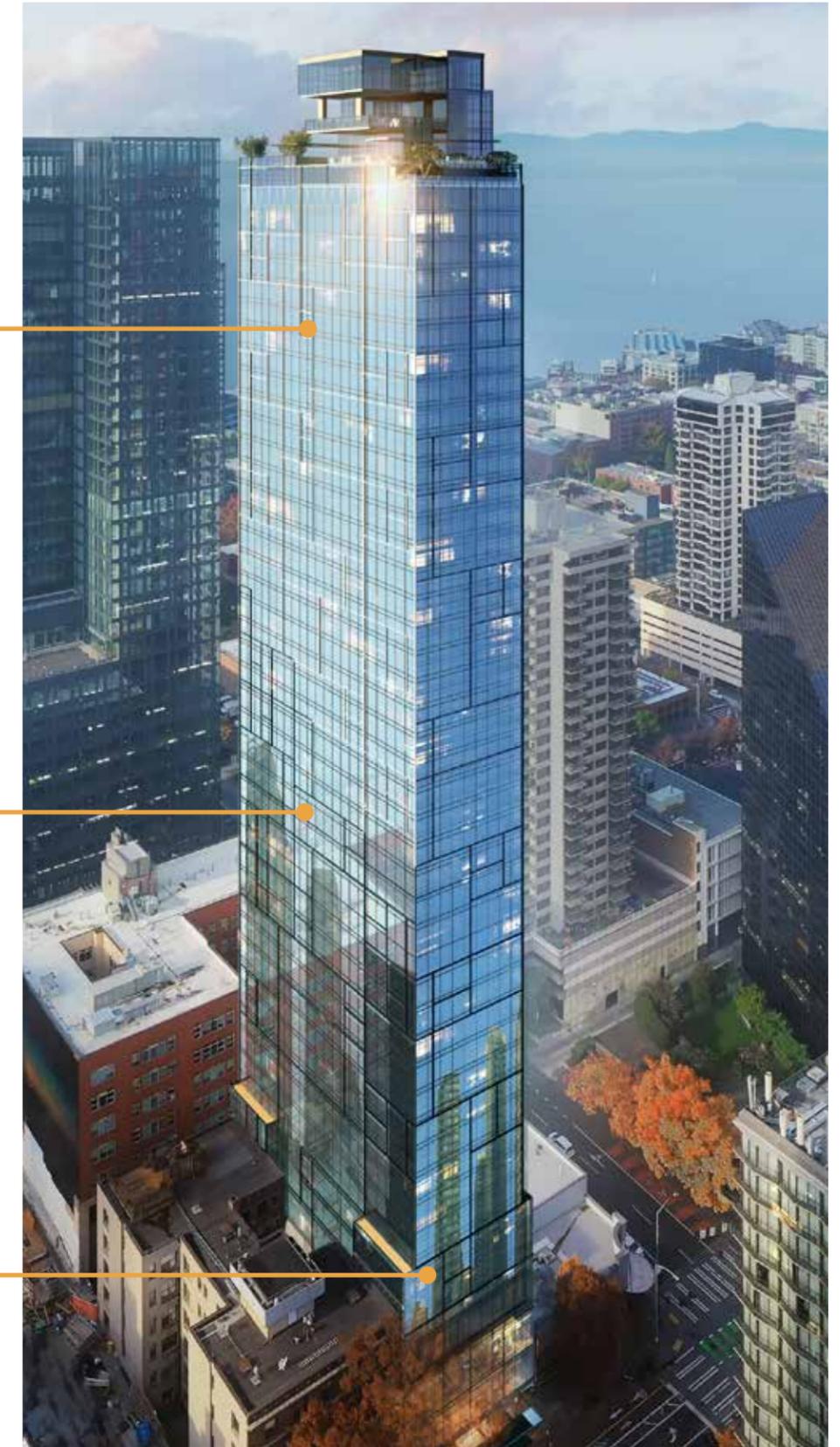
BOTTOM MULLIONS COLOR: BROWN



BODY FRIT: CUSTOM PATTERN, BROWN



ACCENT FRIT CUSTOM PATTERN, GREY



tower design development

photo of the materials board



TYPICAL WINDOW WALL PANEL WITH VISION GLASS PORTION

WINDOW WALL MULLIONS

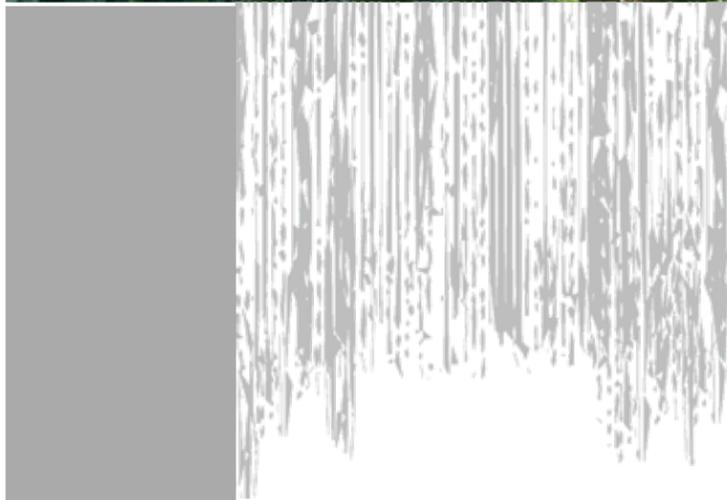
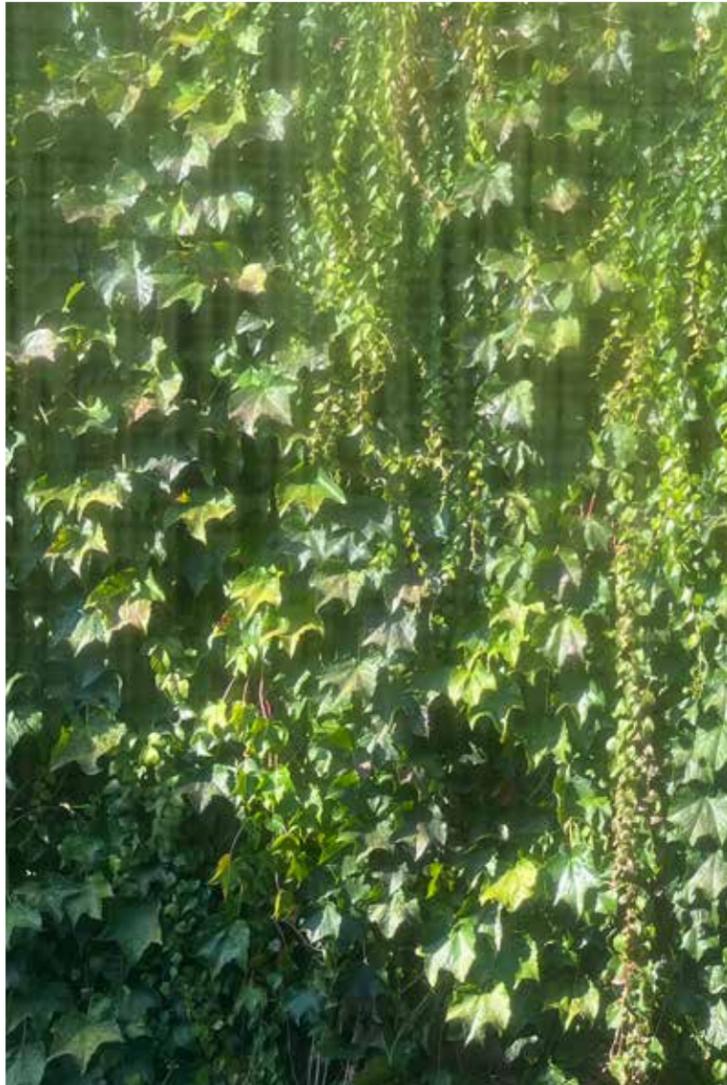
ENLARGED IMAGES OF THE THREE FRIT COLORS

tower design development

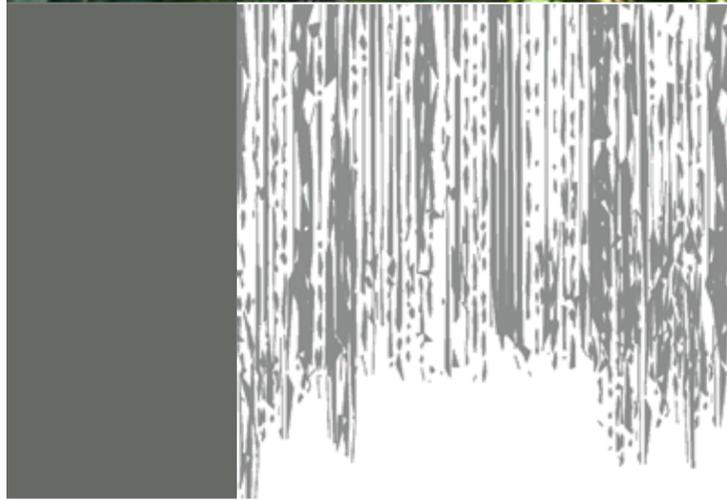
photos of the frit patterns on glass



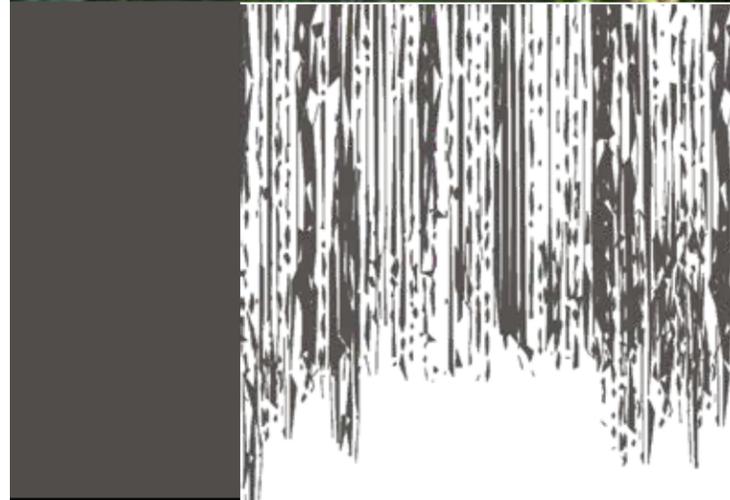
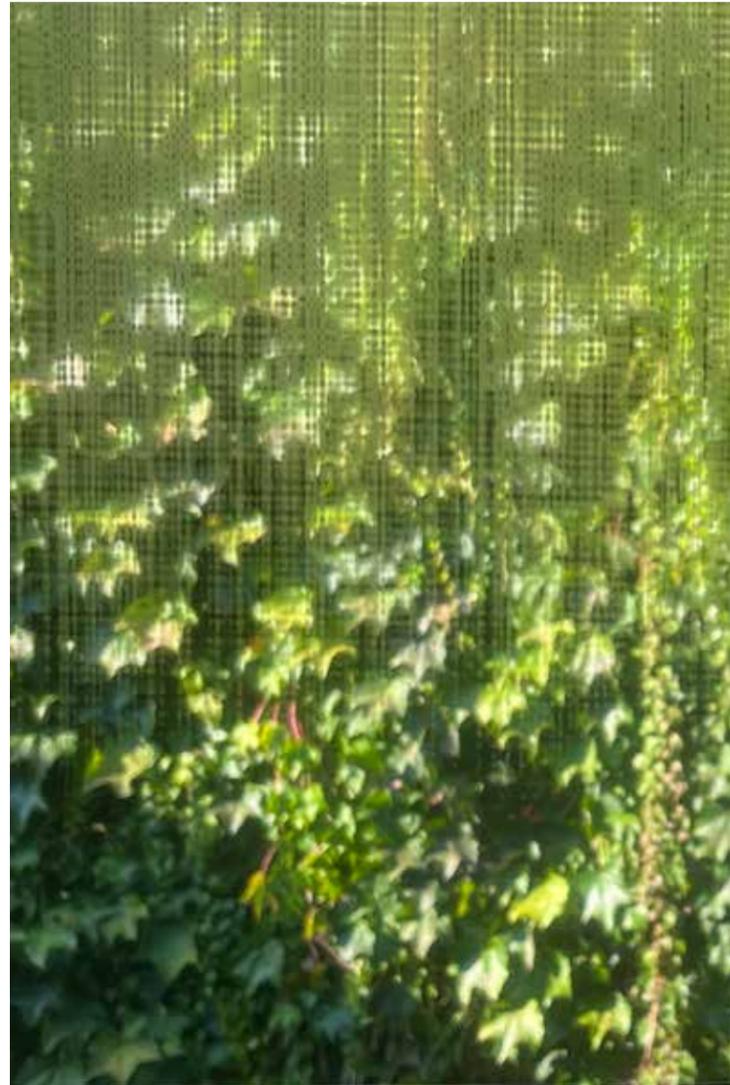
WINDOW WITHOUT FRIT



TOP BODY FRIT: CUSTOM PATTERN

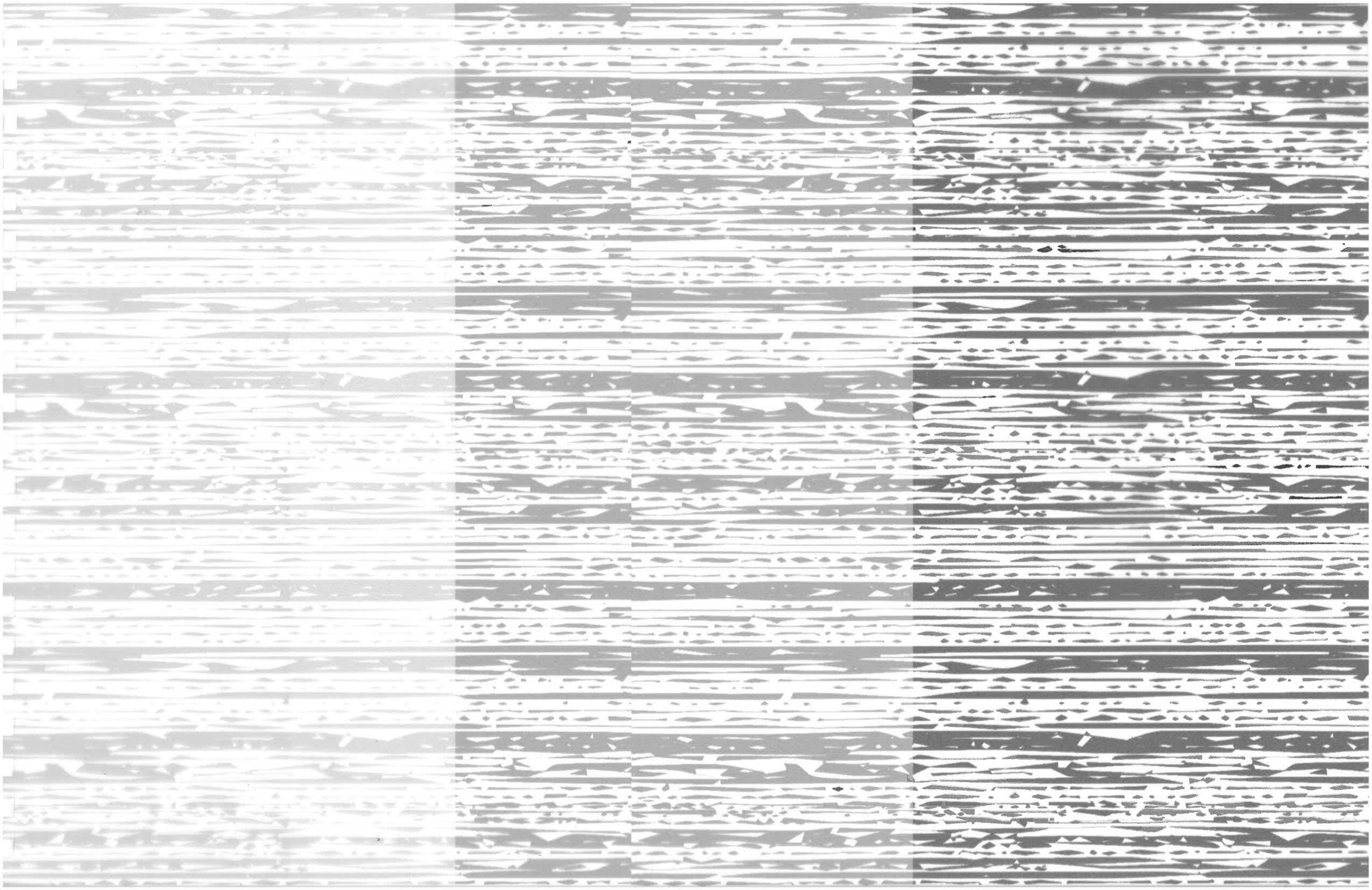


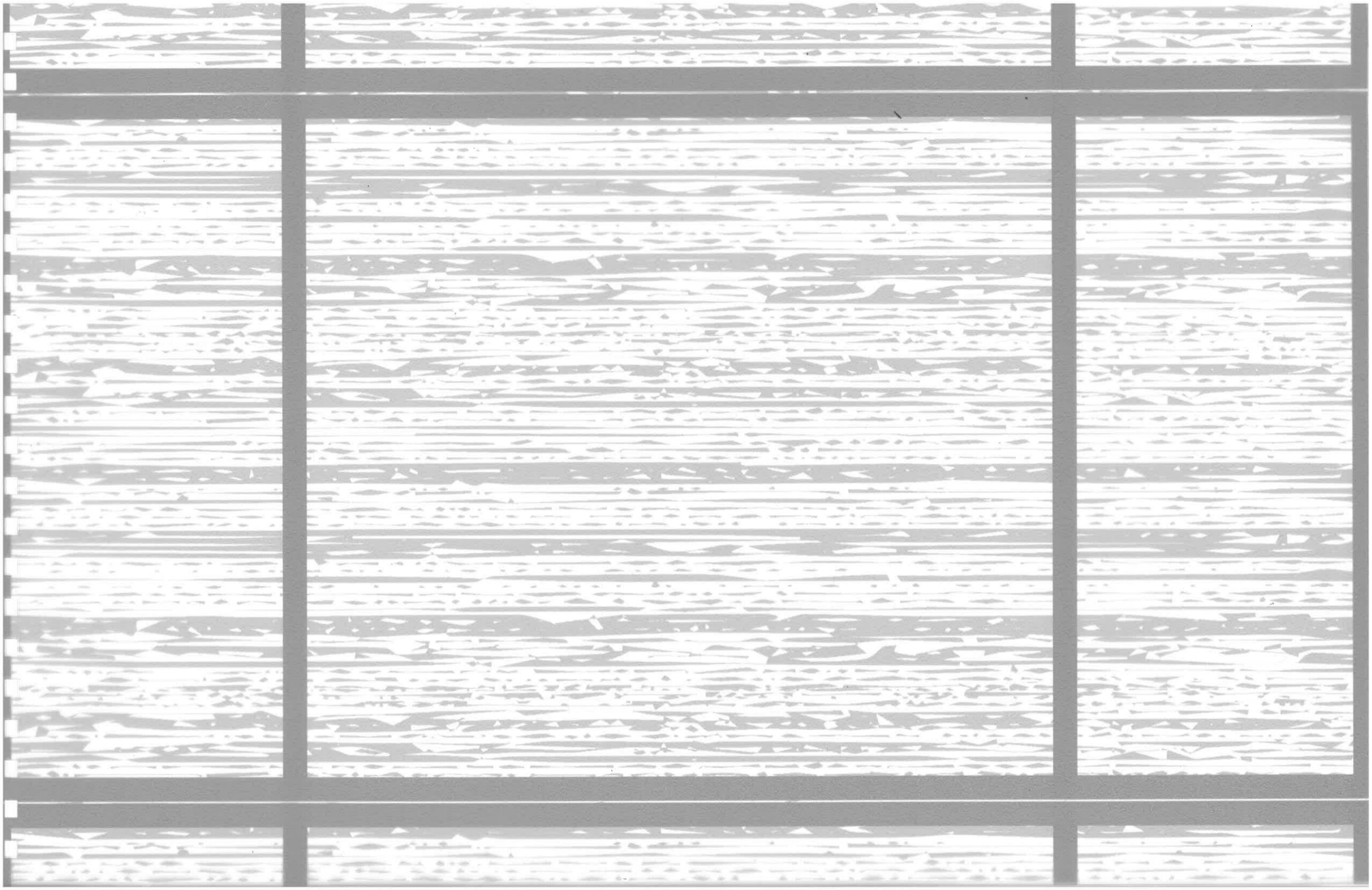
MIDDLE BODY FRIT: CUSTOM PATTERN,



BOTTOM BODY FRIT: CUSTOM PATTERN







tower design development

frit samples



tower design development

perspective from southeast



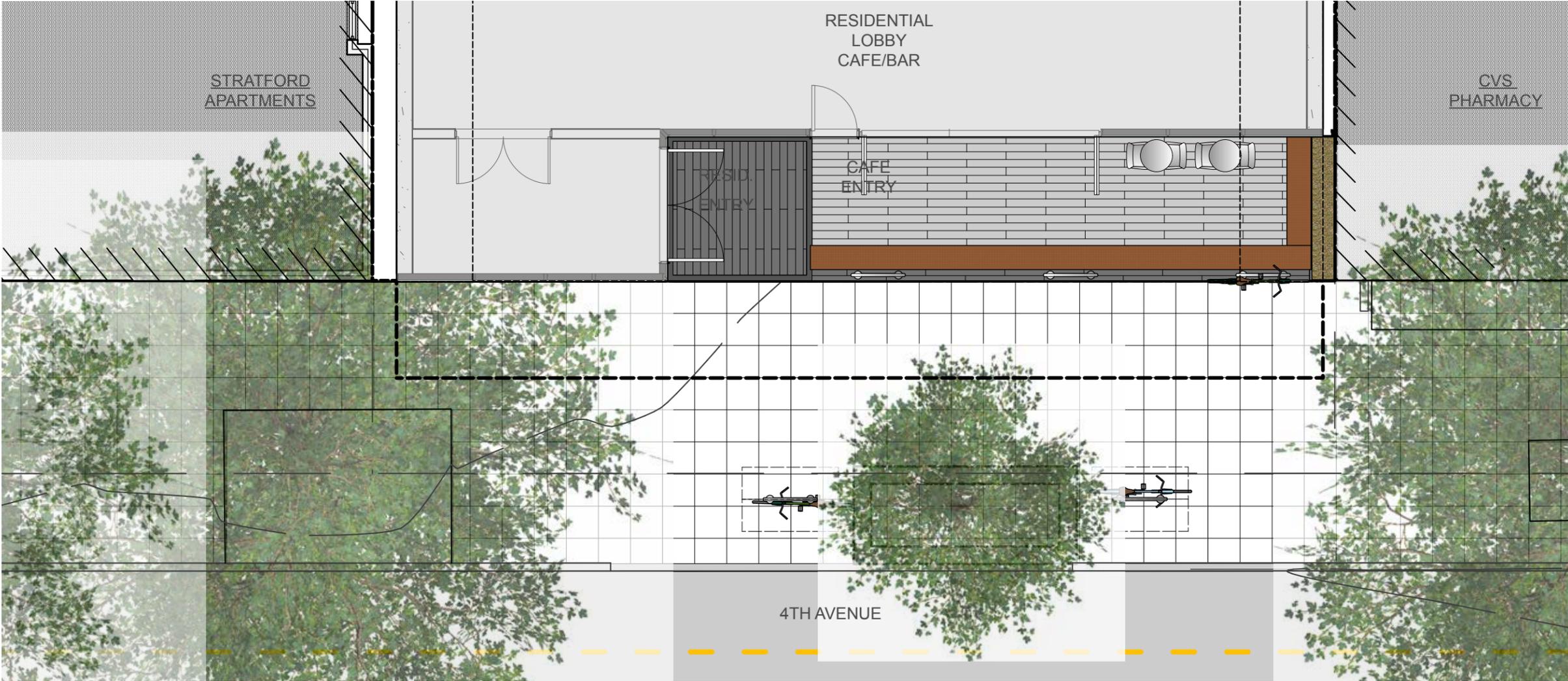
tower design development

perspective from southeast



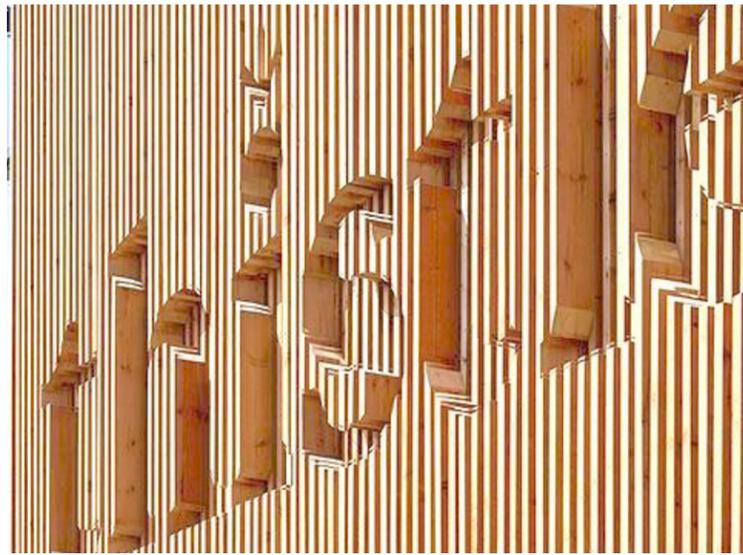
street design development

siteplan



street design development

entries, materials and signage



INSPIRATION FOR THE ENTRY SIGNAGE
AT RESIDENTIAL



INSPIRATION FOR THE ENTRY SIGNAGE AT CAFE



INSPIRATION FOR THE BLADE SIGNS AT UNDERSIDE OF
CANOPY (PERPENDICULAR TO STREET)



RESIDENTIAL ENTRY SHOWING SIGNAGE



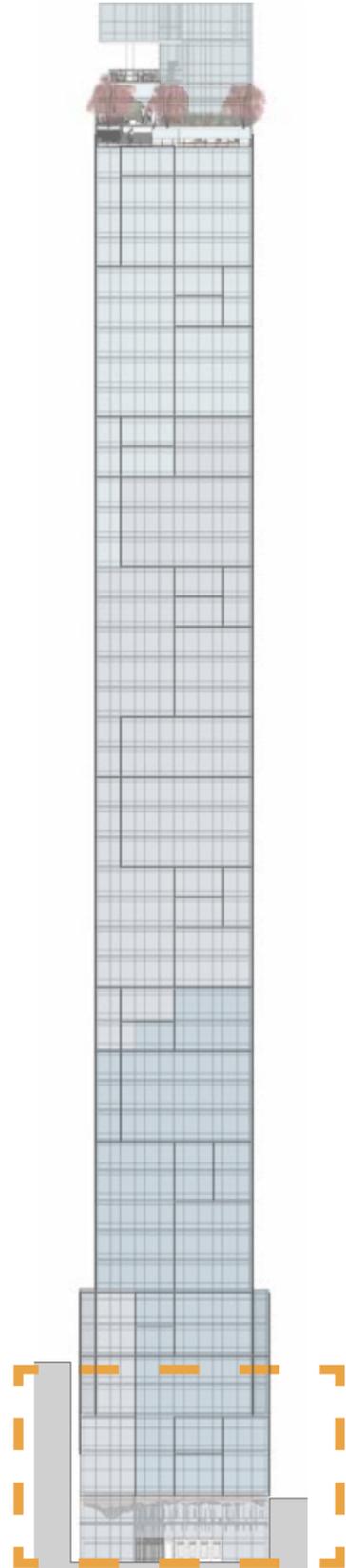
CAFE ENTRY



INSPIRATIONAL IMAGE:
BAR WALL - BLACKENED STEEL WITH WOOD INSERT

street design development

elevation



EAST (STREET) ELEVATION



EAST (STREET) ELEVATION: ENLARGED

street design development

perspective



alley design development

plan

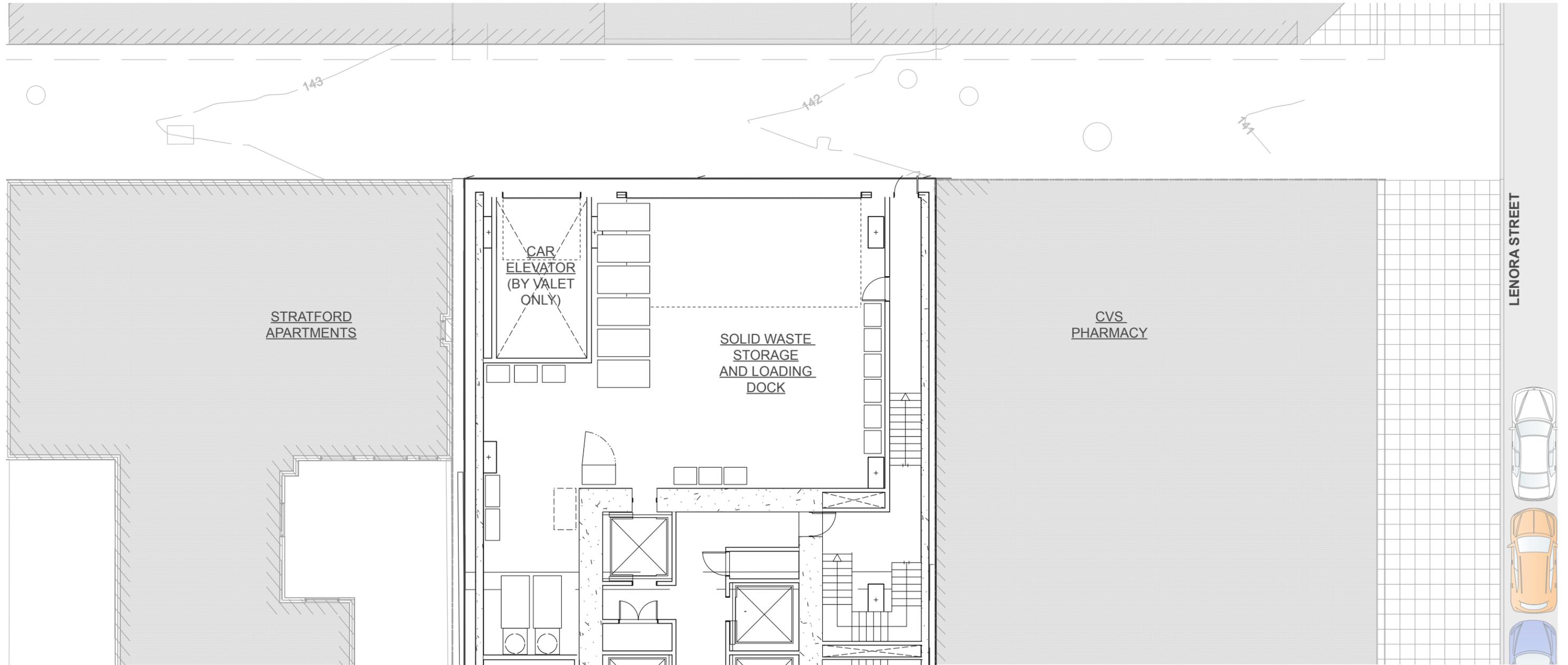
Alley and services:

The site is a very small lot but the project is still looking to manage their loading and solid waste needs on site, additionally to reduce possibility of backups in alley all the parking will be done by valet.

Solid Waste: We updated the solid waste storage and submitted it for approval to Seattle Public Utility's requirements. All required storage is provided on site and staging will be in alley as required by SPU.

Parking Access Management: The best scenario to minimize this project's impact on the existing alley is by doing all the parking of autos by valet. we are in the process of working with SDOT to determine the best location for the valet dropoff for the 20 spaces we are providing on site.

Loading Space: The project is not required to provide a loading space but will be. The loading space will be within the bldg accessed off the alley and can handle both 20 ft and 30 ft trucks.

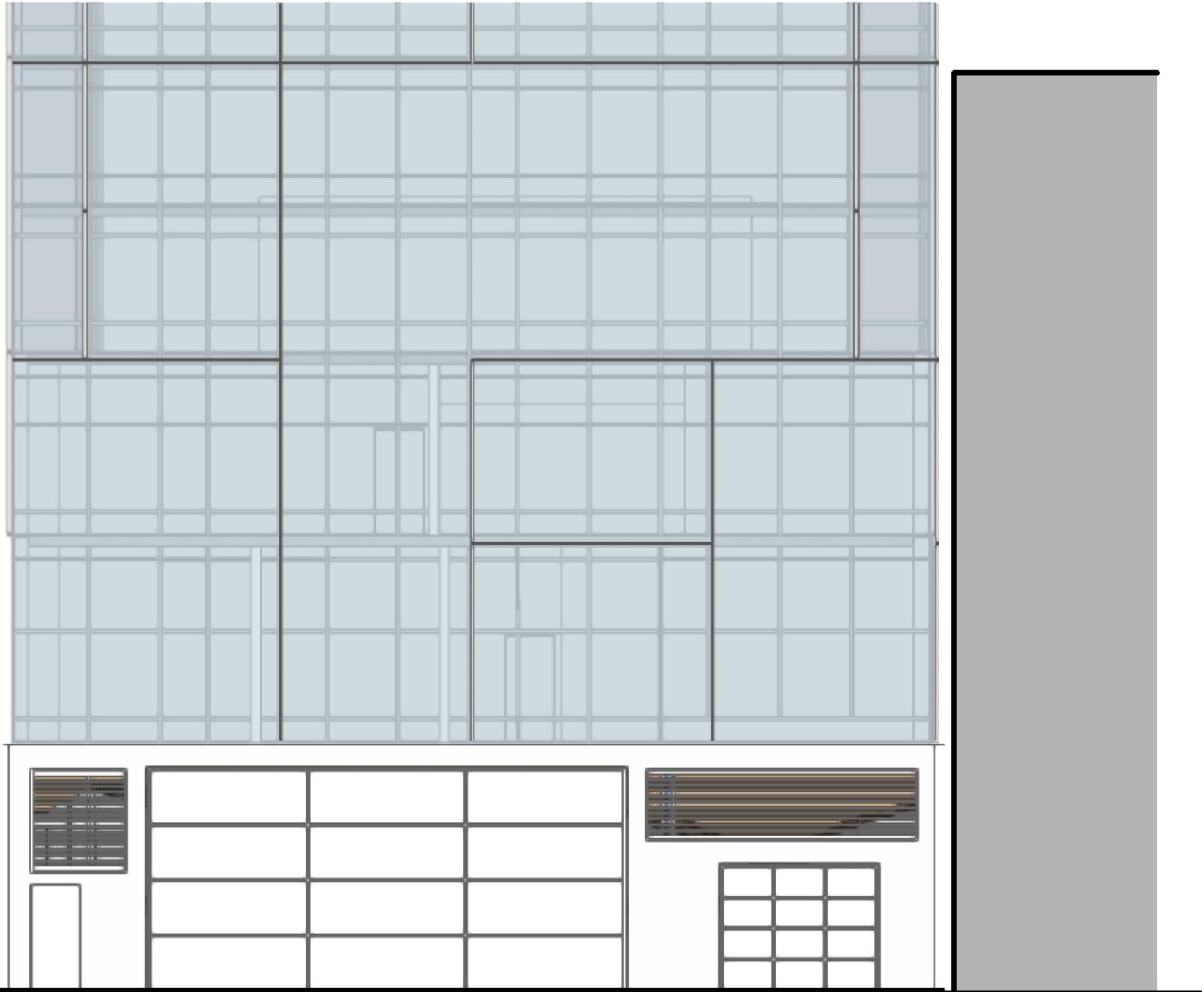


ENLARGED ALLEY PLAN



alley design development

elevations

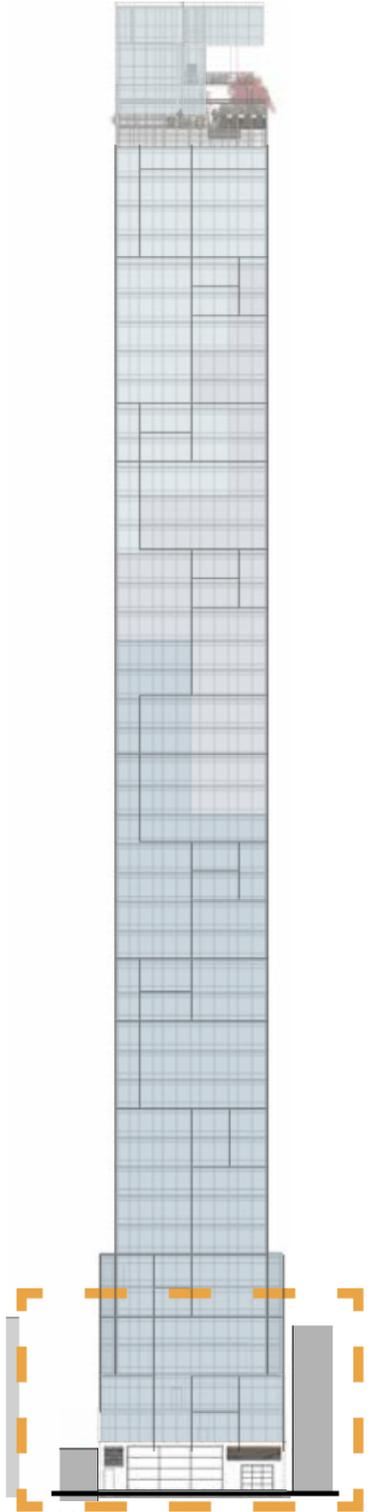


EGRESS
DOOR

GARAGE DOOR TO ACCESS LOADING SPACE
AND SOLID WASTE STORAGE

GARAGE DOOR TO CAR
ELEVATOR (VALET ONLY)

WEST (ALLEY) ELEVATION: ENLARGED



WEST (ALLEY) ELEVATION

lighting design

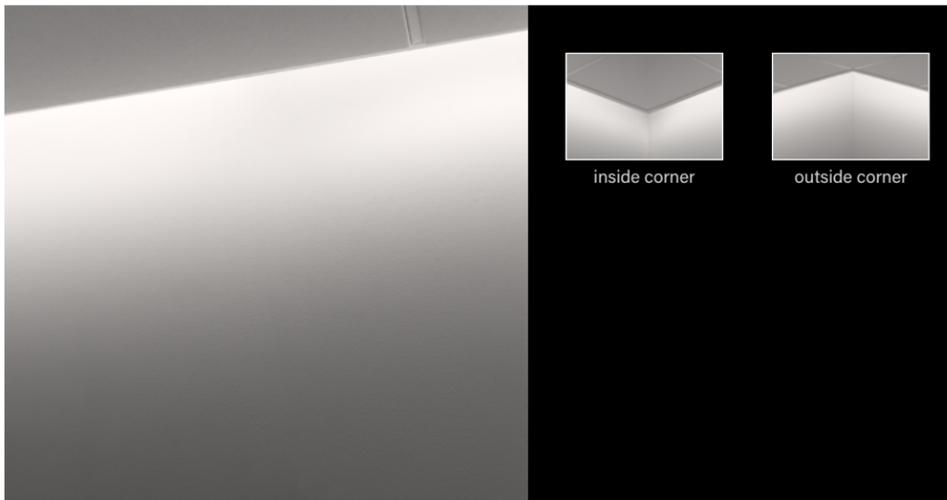
lighting plans: street and alley



1 WALL MOUNTED DOWNLIGHT

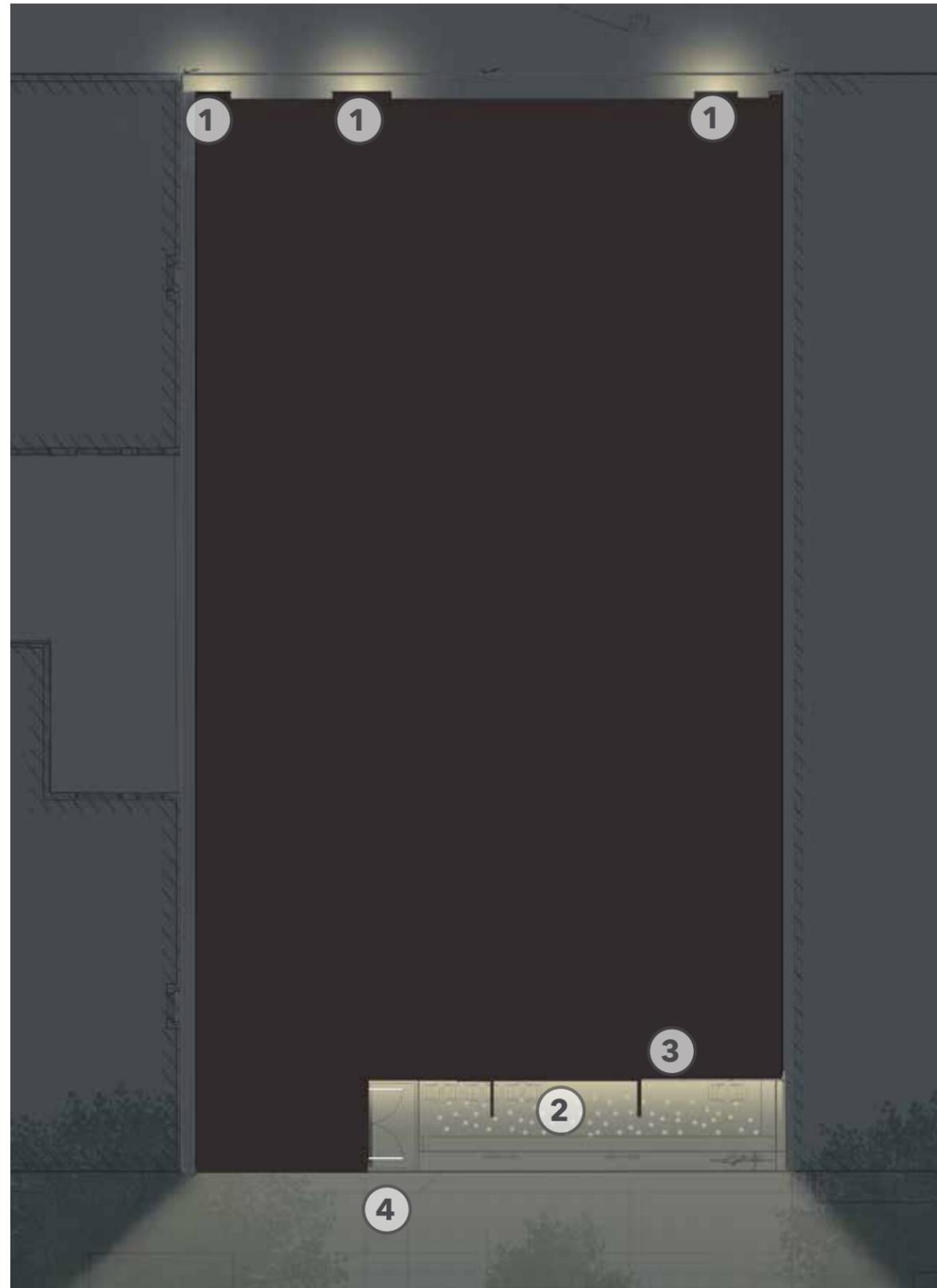


2 PENDANT LIGHTING TO PROVIDE STARRY SKY



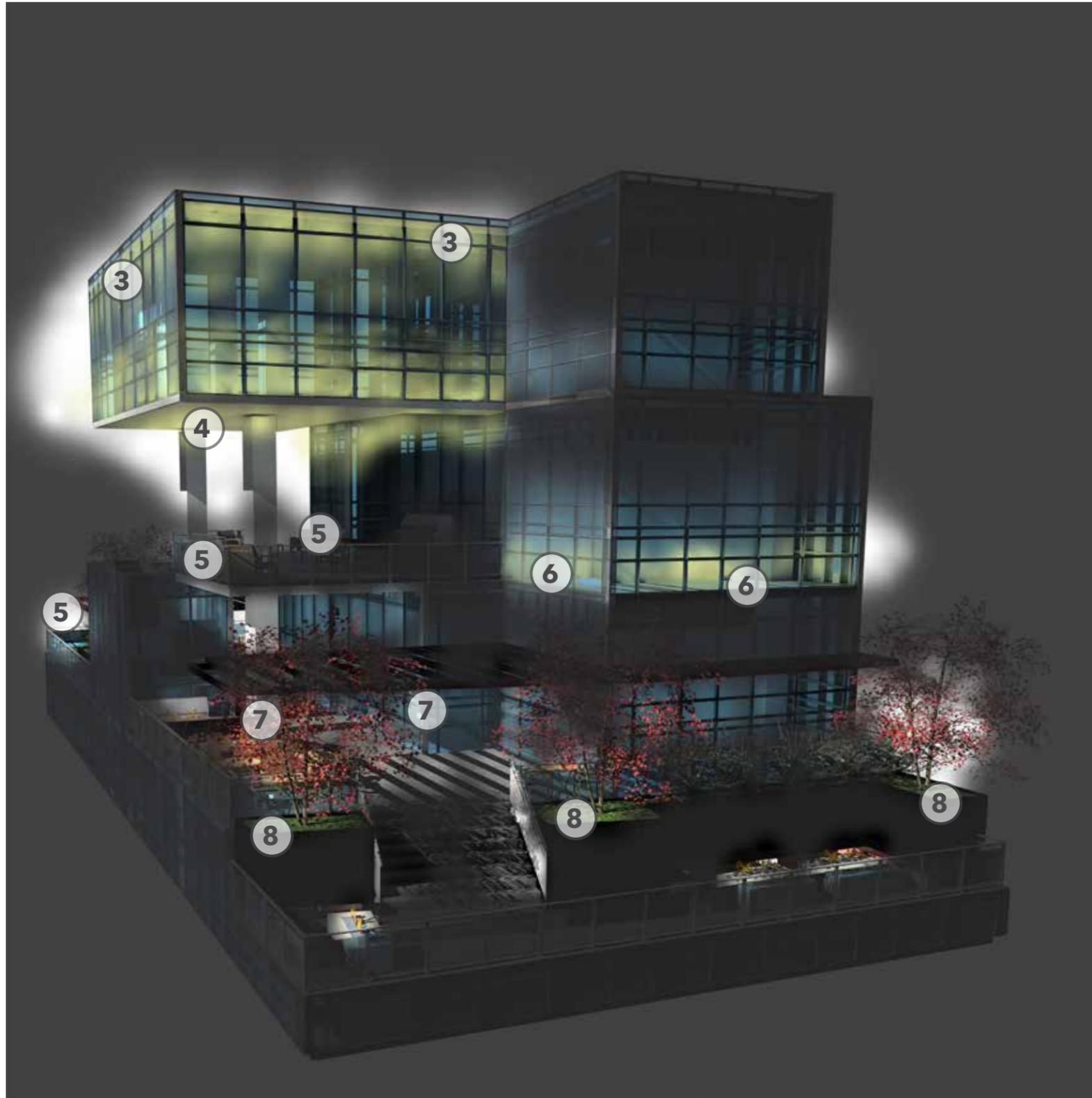
3 LINEAR DIRECT-VIEW WALL WASH LENGTH OF WINDOW WALL

4 LINEAR DIRECT-VIEW ALONG CANOPY OR AT CEILING



lighting design

roof top lighting perspectives



TOP OF TOWER FROM SOUTHWEST



5 BOLLARD LIGHTING SURROUNDING POOL



6 BACKLIT FRIT GLASS WHERE SOLID WALL BEHIND OCCURS



7 TRELLIS DOWNLIGHTS



8 TREE UPLIGHTS

summary of departure requests

Departure #1:

Setback at street level (SMC 23.49.056.b.2):

Facade setback limits:

A.1) if structure is >15-0 ft high, setback limit applies to the façade between 15-0 ft above the sidewalk and min. Façade height

B. Max area of all setbacks between street lot line & facade along each street frontage shall not exceed area derived by multiplying averaging factor by width of street front along the street.

Averaging factor is 5 on class I pedestrian streets.

C. Max. Width of any setback exceeding 15-0 ft depth from lot line shall not exceed 80-0 ft or 30% of the lot frontage on that street, whichever is less

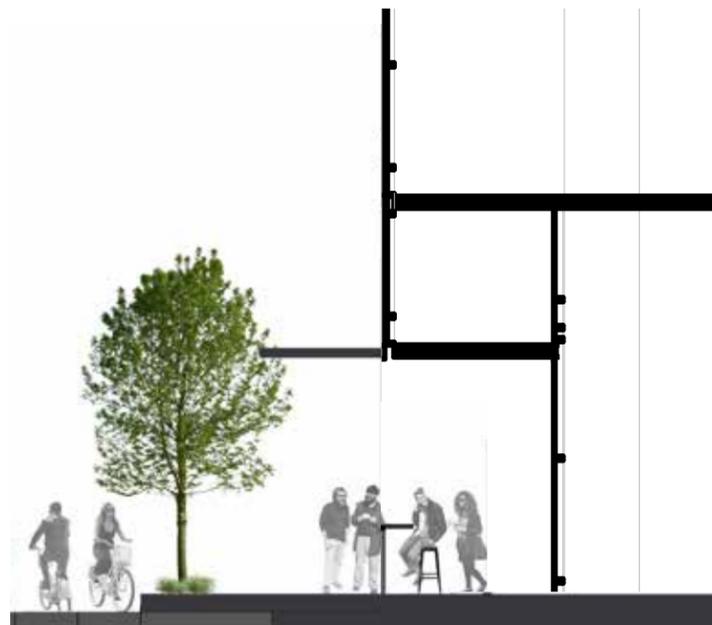
Response: The setback is 9 ft deep x 45 ft long x 21 ft tall. This is to provide a larger outdoor seating area, along with the main entry. The higher notch at the street allows for more dramatic outdoor seating area - we are able to layer the ceiling plane to create outdoor 'rooms' - further distinguishing the main entry from the outdoor seating area. The opening behind the canopy would allow light to flow through while subtly dividing the space.



SITE PLAN



PERSPECTIVE FROM NORTHEAST

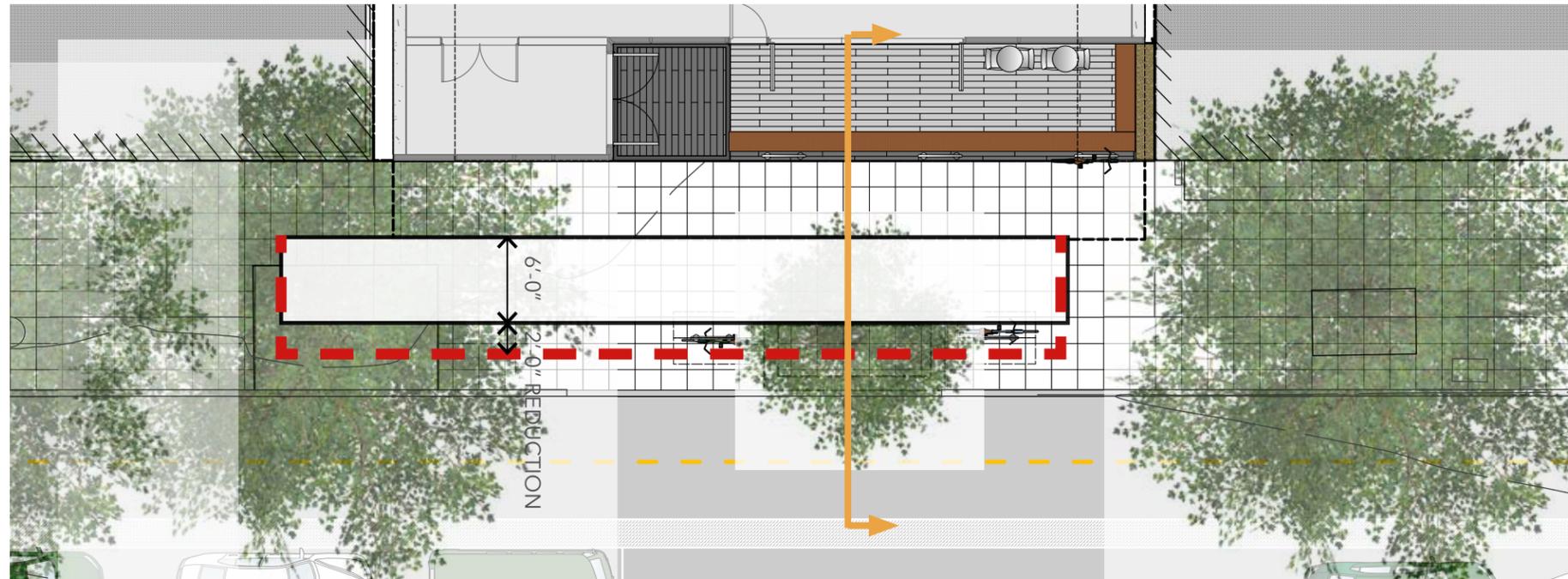


CONFORMING SITE SECTION

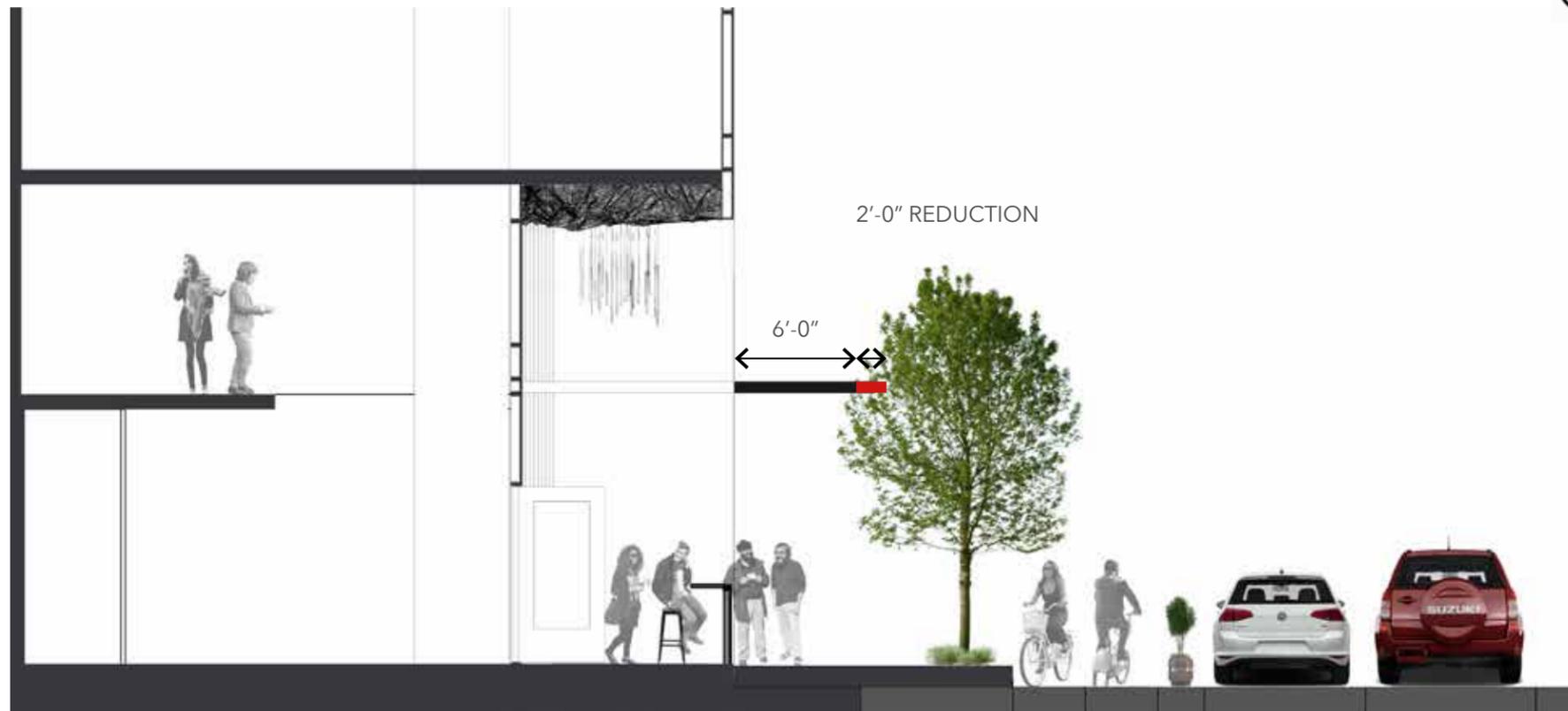


DEPARTURE SITE SECTION

summary of departure requests



SITEPLAN



STREET EDGE SECTION

Departure #2:

Overhead Weather Protection (SMC 23.49.018): The Code requires that overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall or must extend to a line two (2) feet from the curb line, whichever is less.

The applicant is proposing to reduce the width of the overhead weather protection by 2 feet to reduce potential impacts to the existing street trees along 4th Ave.

The justification as stated is the desire to maintain healthy tree coverage along 4th Ave.

The Board indicated full support of the departure request for the reasons provided, as the departure has the potential to better meet the intent of Design Guidelines B-3.3. Pedestrian Amenities at the Ground Level, C-1.3. Street Level Articulation for Pedestrian Activity, C.4 Reinforce Building Entries, C.5 Encourage Overhead Weather Protection, D-1.1. Pedestrian Enhancements, C-5.A, Overhead Weather Protection Design Considerations.

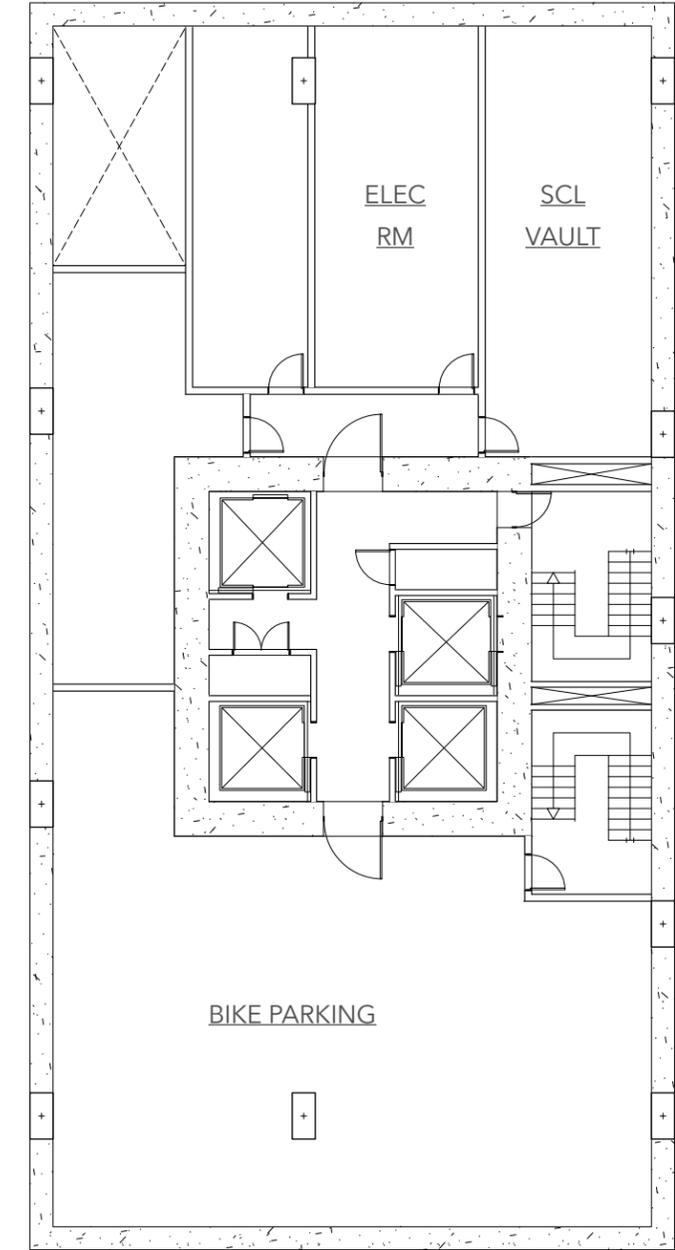
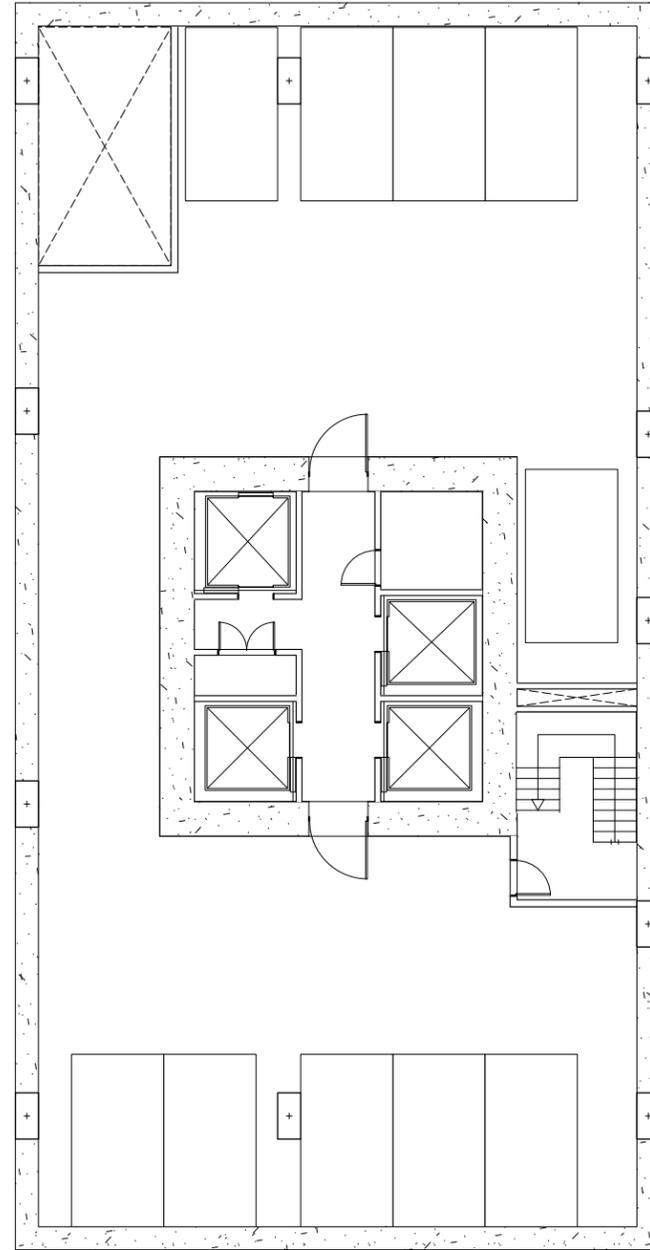
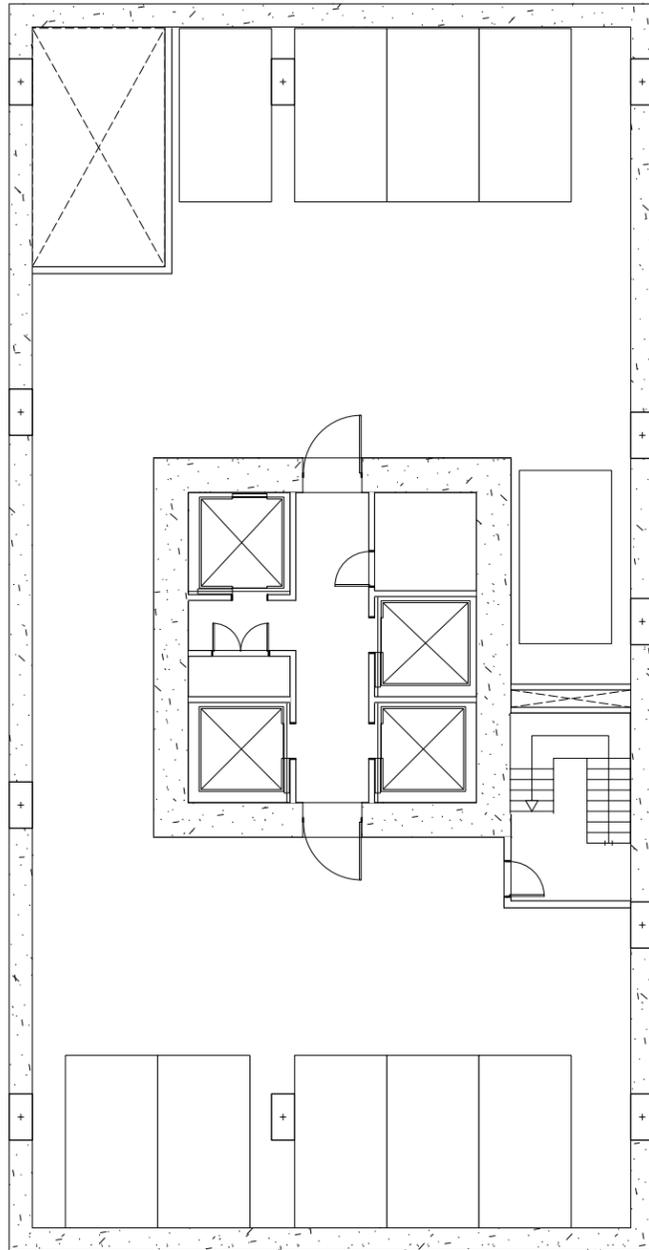
Response: To help keep healthy tree coverage along 4th Ave we propose a 2-0 reduction in the width of the weather protection. The full depth would



EXISTING STREET TREES AT THE CORNERS OF PROJECT

tower floor plans

basement plans



TOWER FLOOR PLAN: LEVEL -3 PARKING



TOWER FLOOR PLAN: LEVEL -2 PARKING

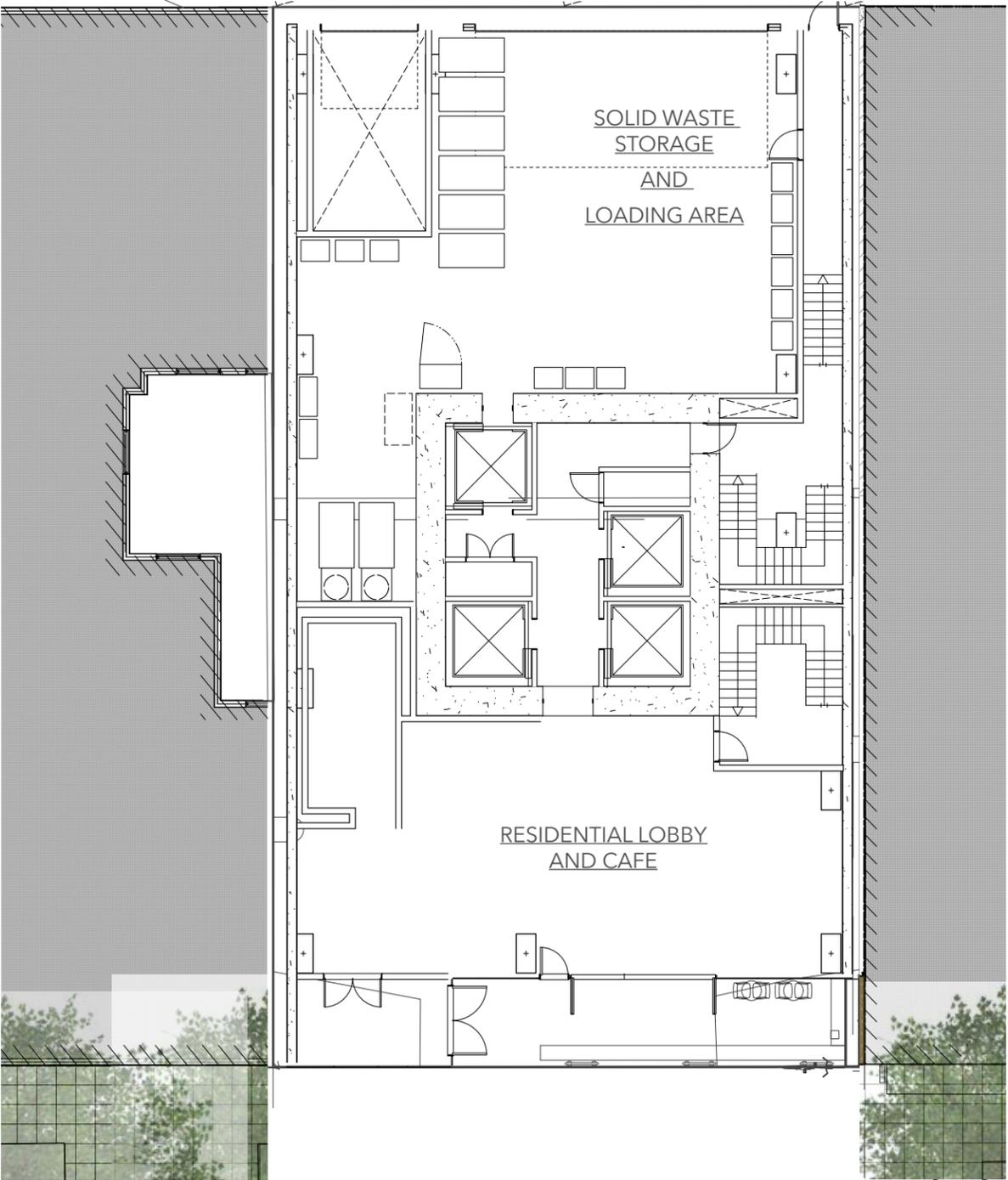


TOWER FLOOR PLAN: LEVEL -1 BASEMENT

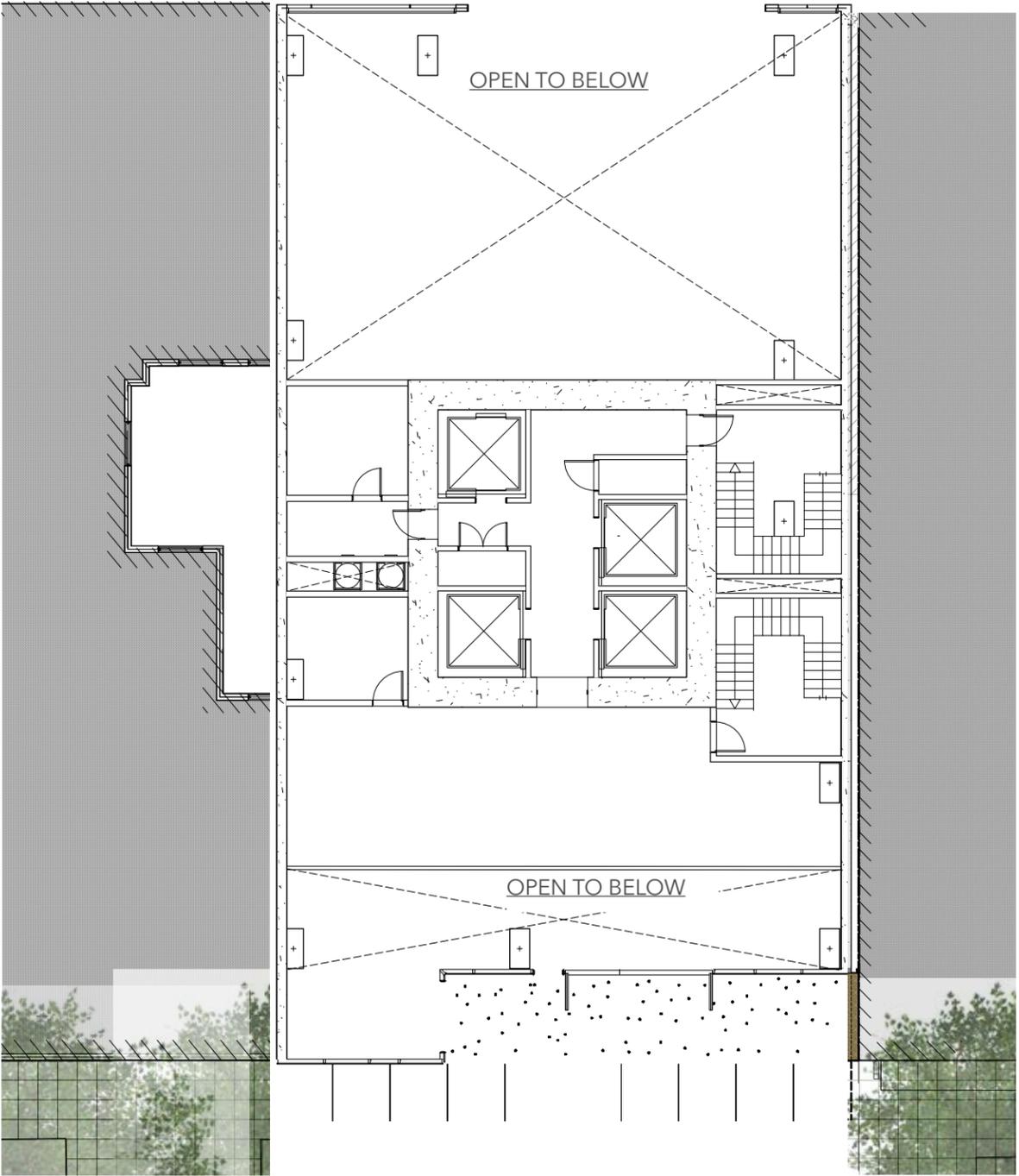


tower floor plans

street and level 2 plans



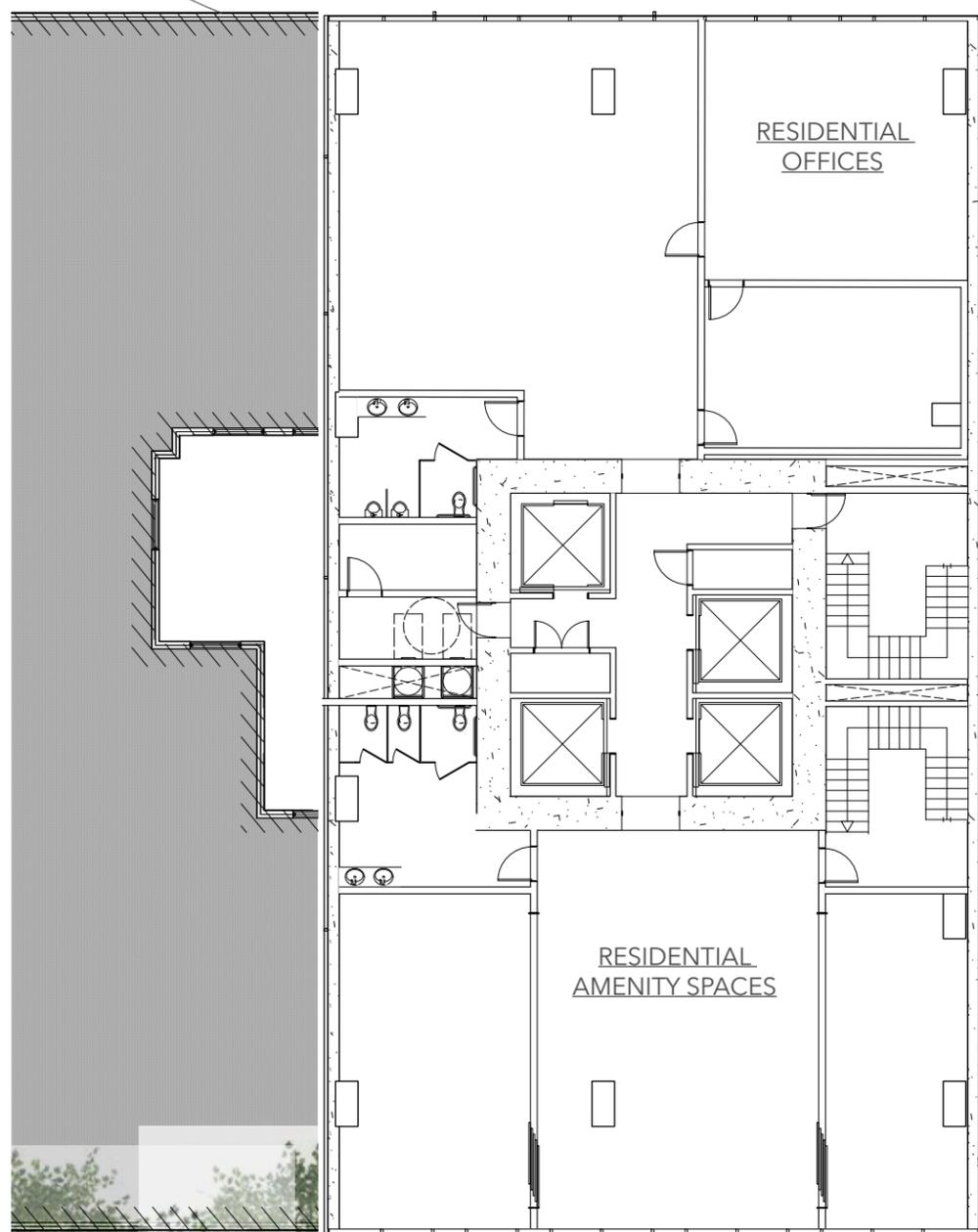
TOWER FLOOR PLAN: STREET LEVEL



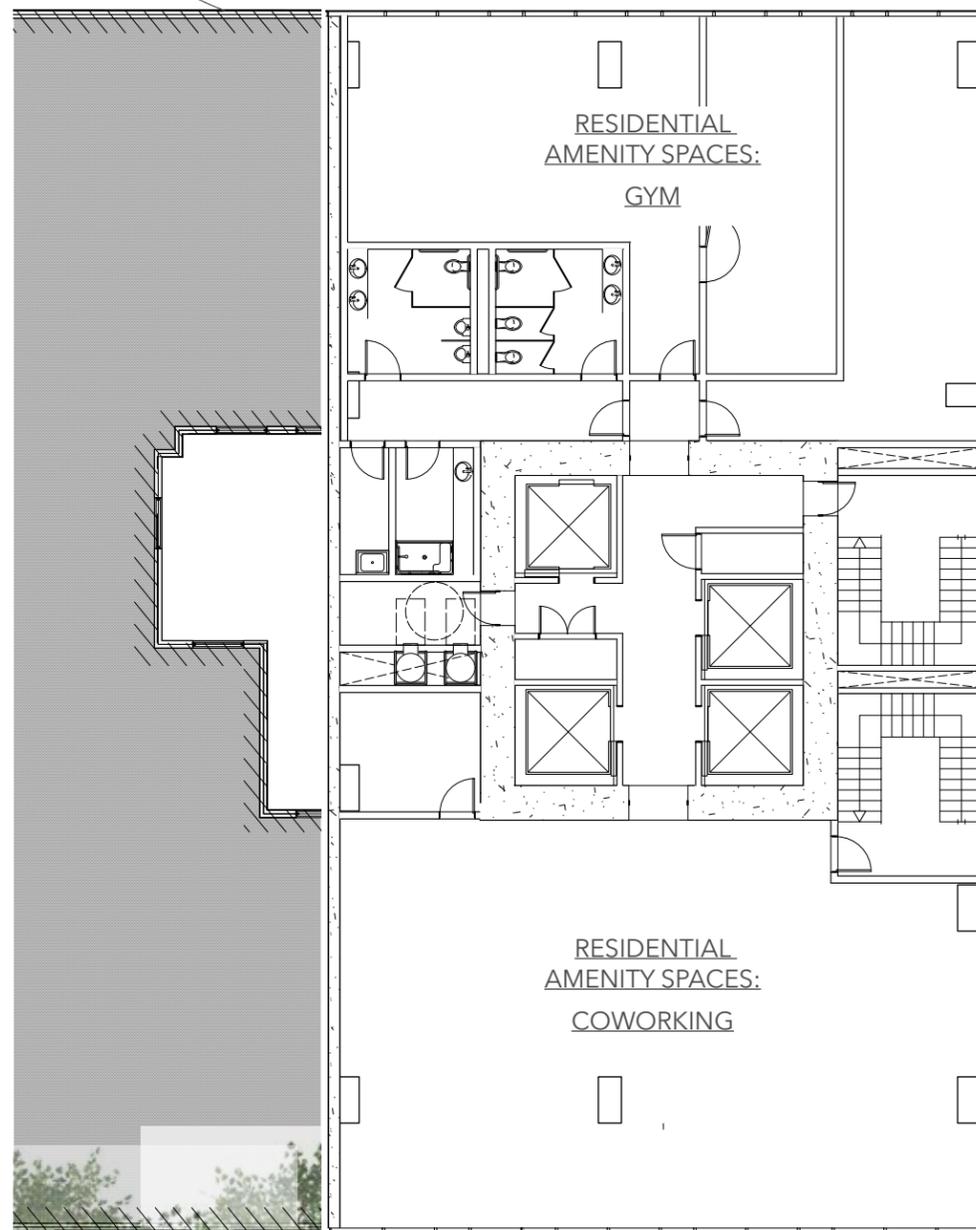
TOWER FLOOR PLAN: STREET LEVEL MEZZAININE

tower floor plans

residential levels



TOWER FLOOR PLAN: LEVEL 2 AMENITY AREAS

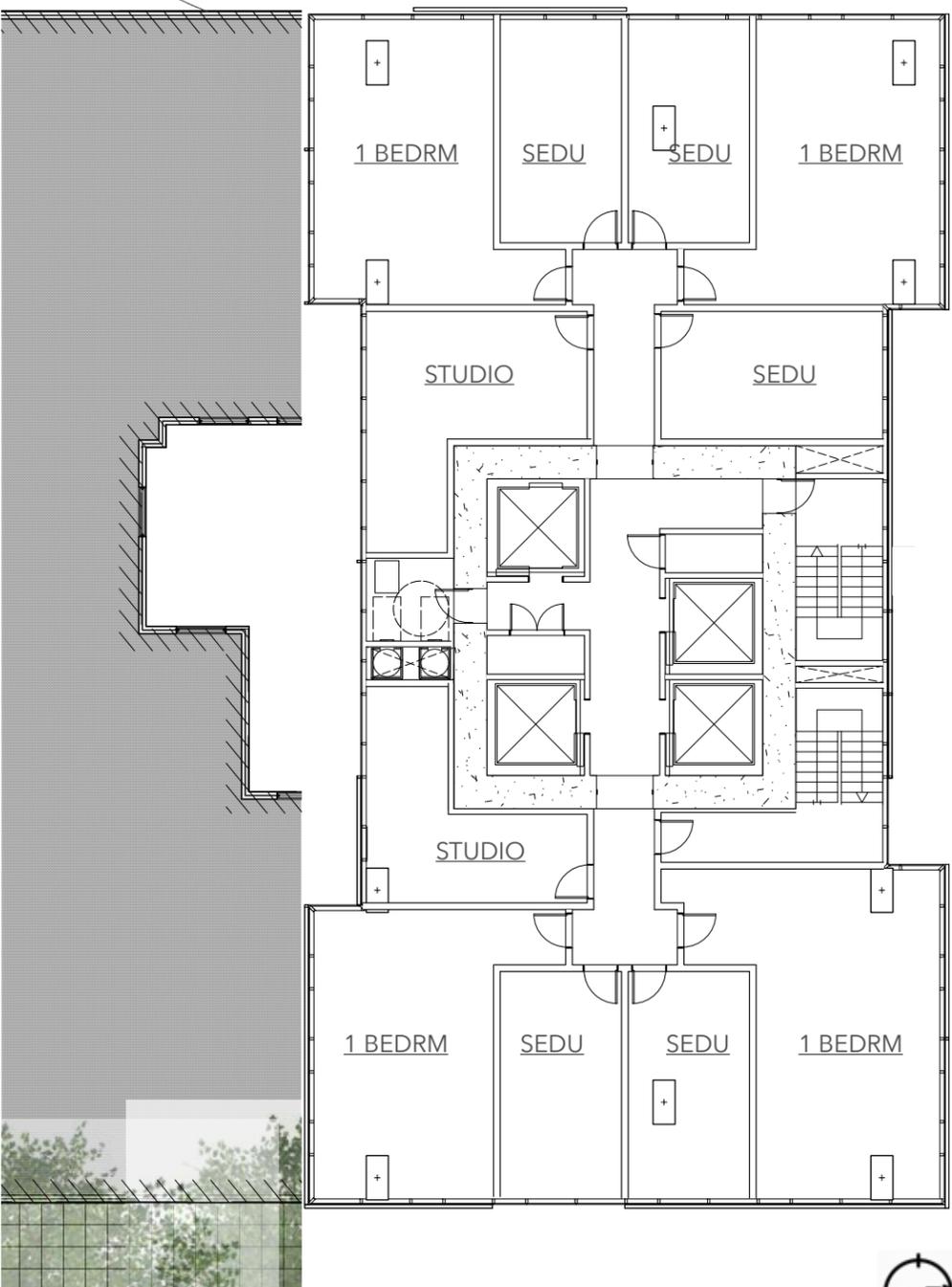


TOWER FLOOR PLAN: LEVEL 3 AMENITY AREAS

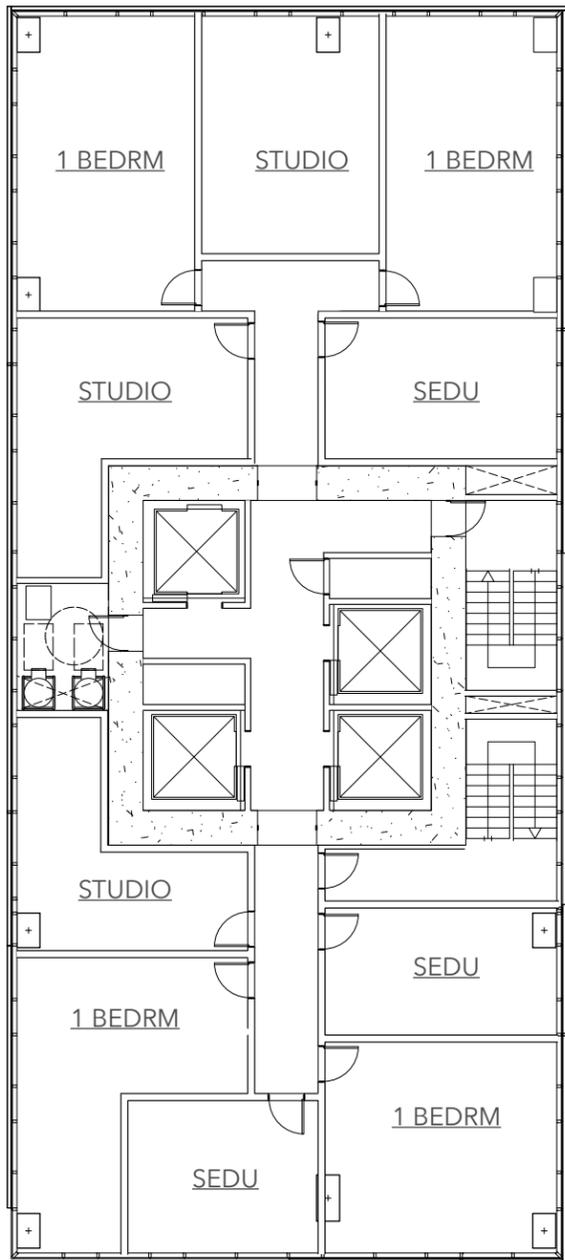


tower floor plans

residential levels



TOWER FLOOR PLAN: LEVELS 4 - 7 RESIDENTIAL

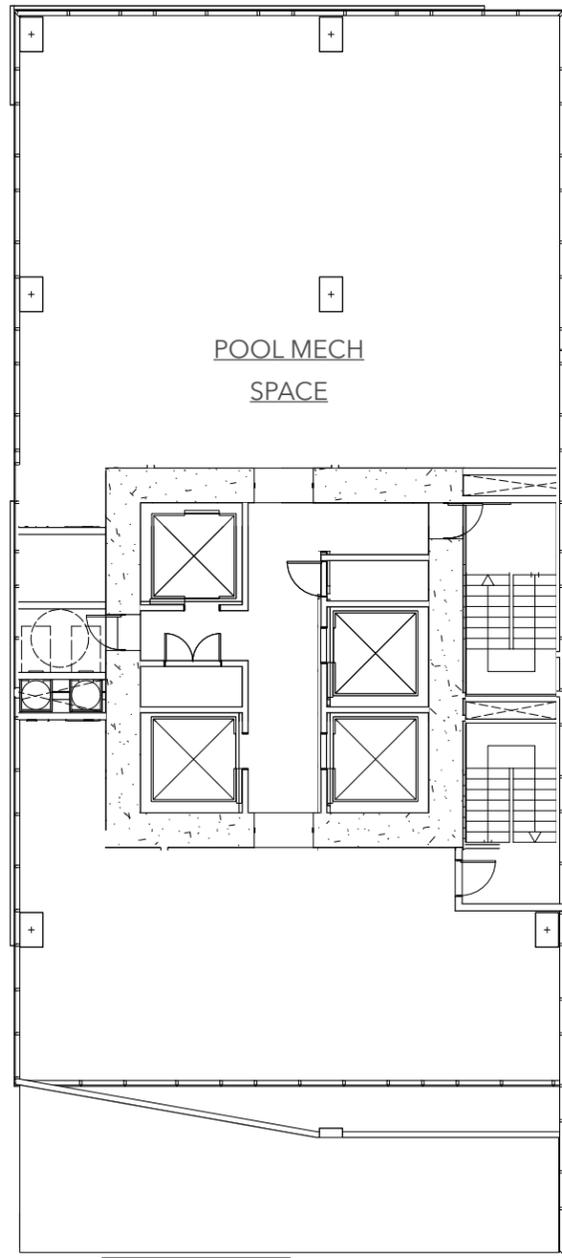


TOWER FLOOR PLAN: LEVELS 8 - 45 RESIDENTIAL

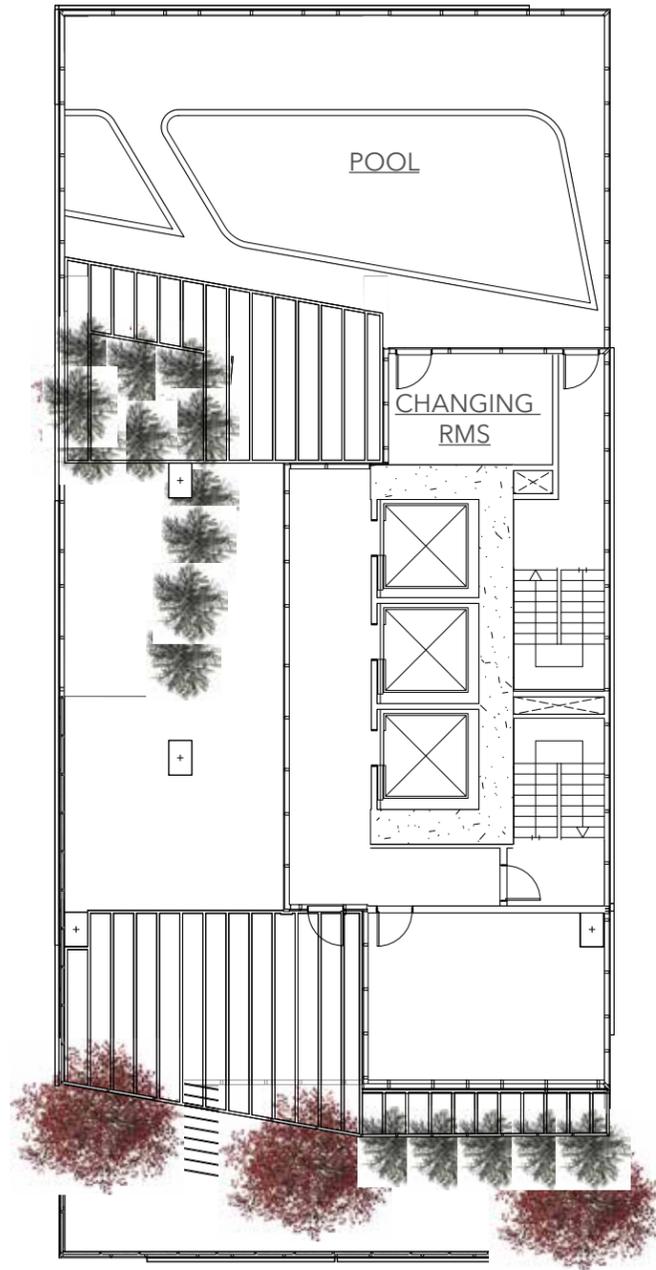


tower floor plans

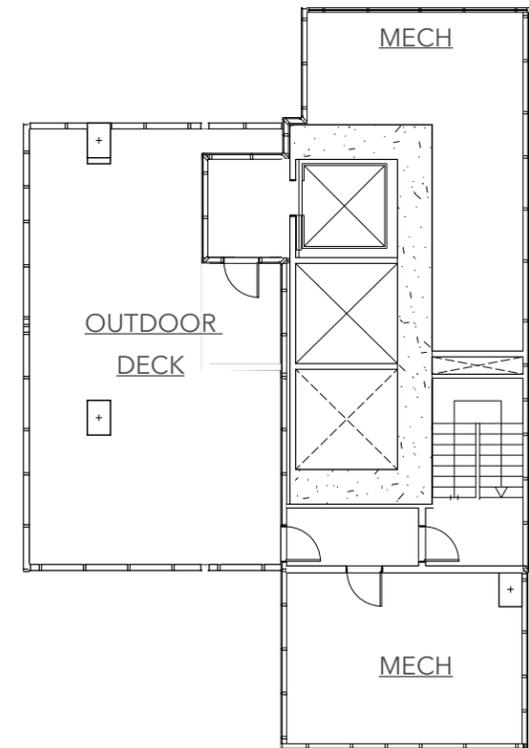
residential levels



TOWER FLOOR PLAN: LEVEL 46 POOL EQUIPMENT LEVEL



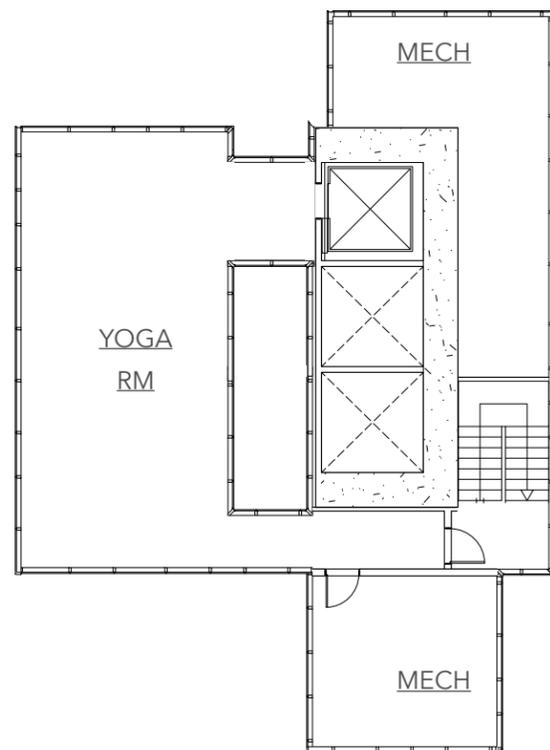
TOWER FLOOR PLAN: LEVEL 46 AMENITY AREA



TOWER FLOOR PLAN: LEVEL 47 AMENITY AREA/MECHANICAL

tower floor plans

residential levels (showing areas part of the departure request)



TOWER FLOOR PLAN: LEVEL 48 AMENITY AREA/MECHANICAL



final image

perspective from the northeast



third place design
 co-operative
where architecture meets community