



**110 CLAY ST.**  
SEATTLE, WA. 98121  
Design Recommendation Meeting | 3039919-LU  
August 22, 2023



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# Project Information

<b>PROJECT ADDRESS</b> 110 Clay Street Seattle, WA 98121	<b>PROJECT NUMBER</b> 3039919-LU	<b>OWNER</b> Belltown on First Limited Partnership 116 Fairview Ave N. Suite 147 Seattle, WA. 98109
<b>PARCEL NUMBER</b> 0654000045	<b>ZONE</b> DMR/R 145/65	
<b>SITE AREA</b> 26,640 SF (.61 acres)		<b>ARCHITECT</b> Perkins&Will 1301 Fifth Avenue Suite 2300 Seattle, WA 98101
<b>DEVELOPMENT OBJECTIVES</b>  “Build a welcoming landmark that celebrates Seattle’s history and character to create a neighborhood hub for Belltown residents.”  The proposed development is a mixed-use residential tower containing active retail spaces on the ground floor and residential /amenity uses above the ground level.  The Project aims to integrate with Belltown’s neighborhood and community identity through strong architectural character and enhanced streetscape experience through active uses and pedestrian amenities. Human-scale materials, detail, and public art relate to Belltown’s historic character and quirky qualities, acknowledging a sense of place within the neighborhood.	<b>LANDSCAPE ARCHITECT</b> Hewitt 101 Stewart St. Suite 200 Seattle, WA 98101	<b>GRAPHIC DESIGNER</b> Studio SC 401 2nd Ave. S #205 Seattle, WA 98104

**DEVELOPMENT SUMMARY**

- » Total Area: 348,000 GSF
- » Total Retail Space: +/- 11,300 GSF
- » Total Unit Count: +/- 221 units
- » 16 stories above grade
- » 3 stories below grade
- » 200 below grade parking stalls
- » 244 bike stalls

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# Overview

## SITE CONTEXT



9 - Block Analysis









The immediate 9-block vicinity is well connected through public transit opportunities. The site is flanked by two green streets along Clay and Cedar street, that enhance the pedestrian experience and draw visitors to the neighborhood.

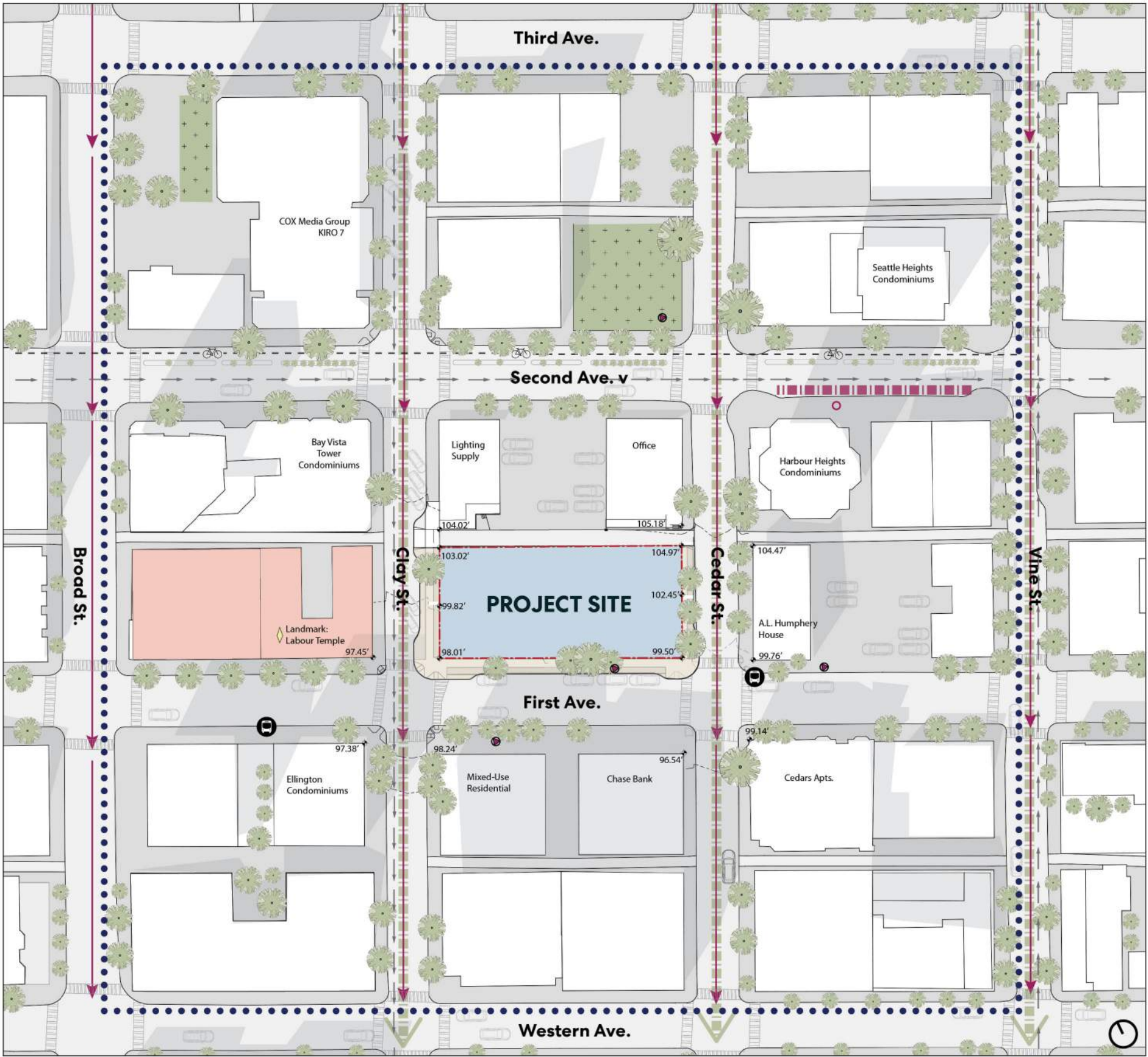
Area Zoning Designation:

DMR/R 145/65  
OVERLAY DOWNTOWN (URBAN CENTER)

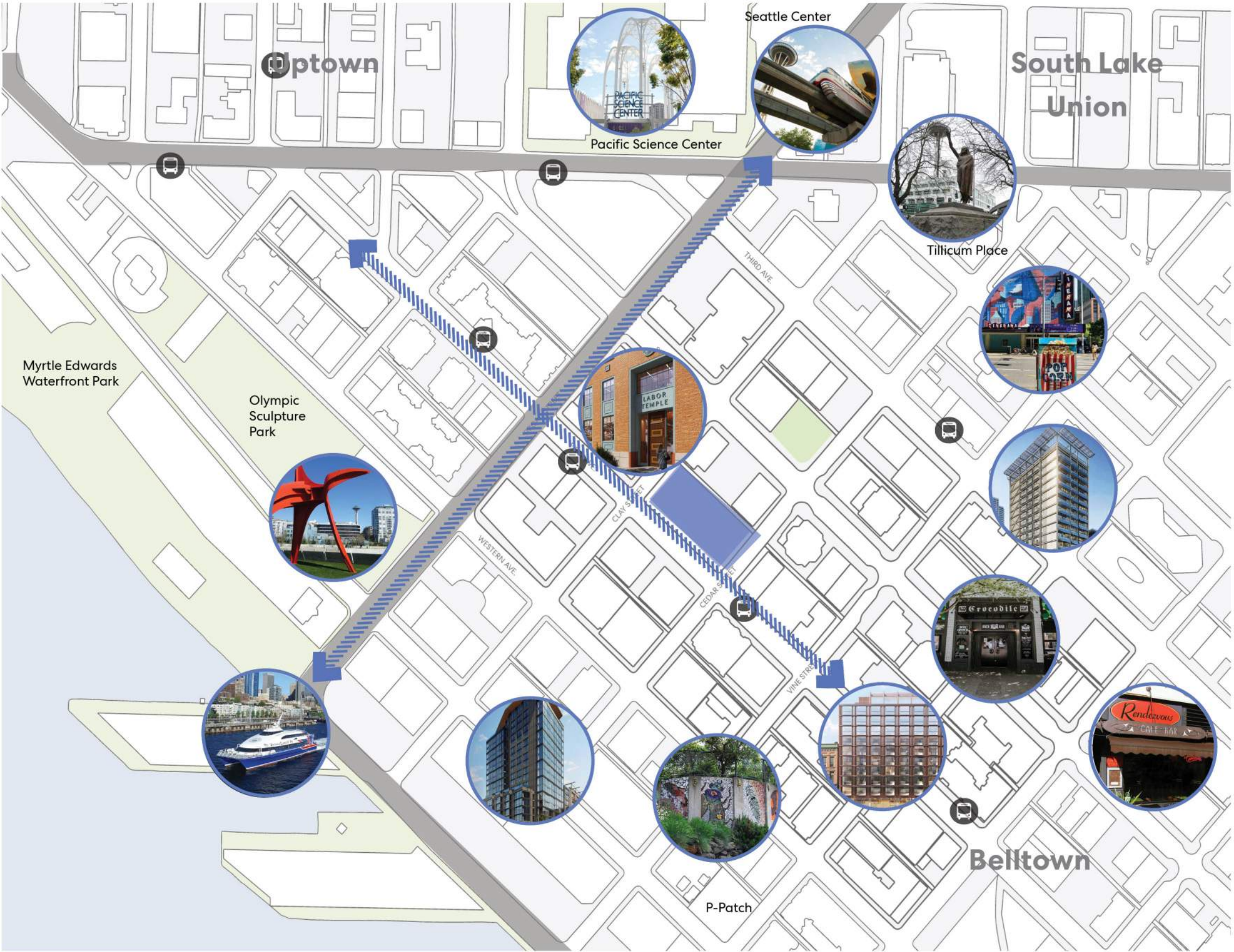
R.O.W DESIGNATIONS:

- CLAY STREET: GREEN STREET
- FIRST AVENUE: CLASS I PEDESTRIAN STREET
- CEDAR STREET: GREEN STREET

-  Transit Stop
-  View Corridor
-  Project Site
-  9-Block Boundary
-  Open Space/Park
-  Steel Bench
-  Sculpture/Art
-  Green Streets







History and Influence

Historically, Belltown has remained the most densely populated neighborhood in Seattle. Belltown has succeeded as a residential stronghold in part due to the favorable location within walking distance to downtown. Initially, Belltown developed as a result of its proximity to industry along the shore of Puget Sound.

The design of the project continues to reinforce the character of the residential enclave while linking residents and pedestrians to new amenities such as Seattle center and the Olympic sculpture park while continuing the connection to the downtown core.

Design Guidelines: A-1.1, A-1.2, A-1.a, B-1.1, CS2.A, CS2.B, CS3.A, CS3.B,





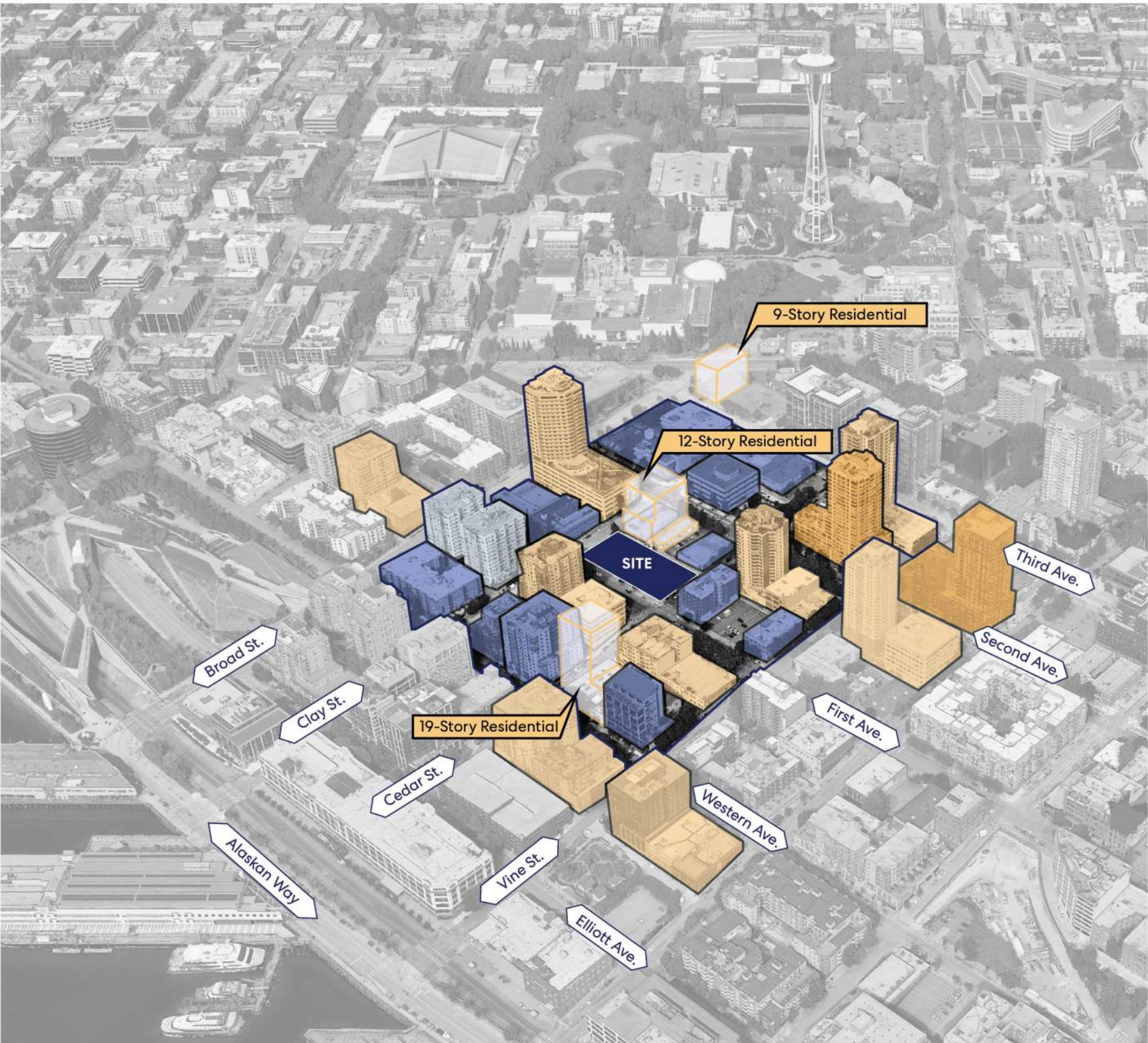
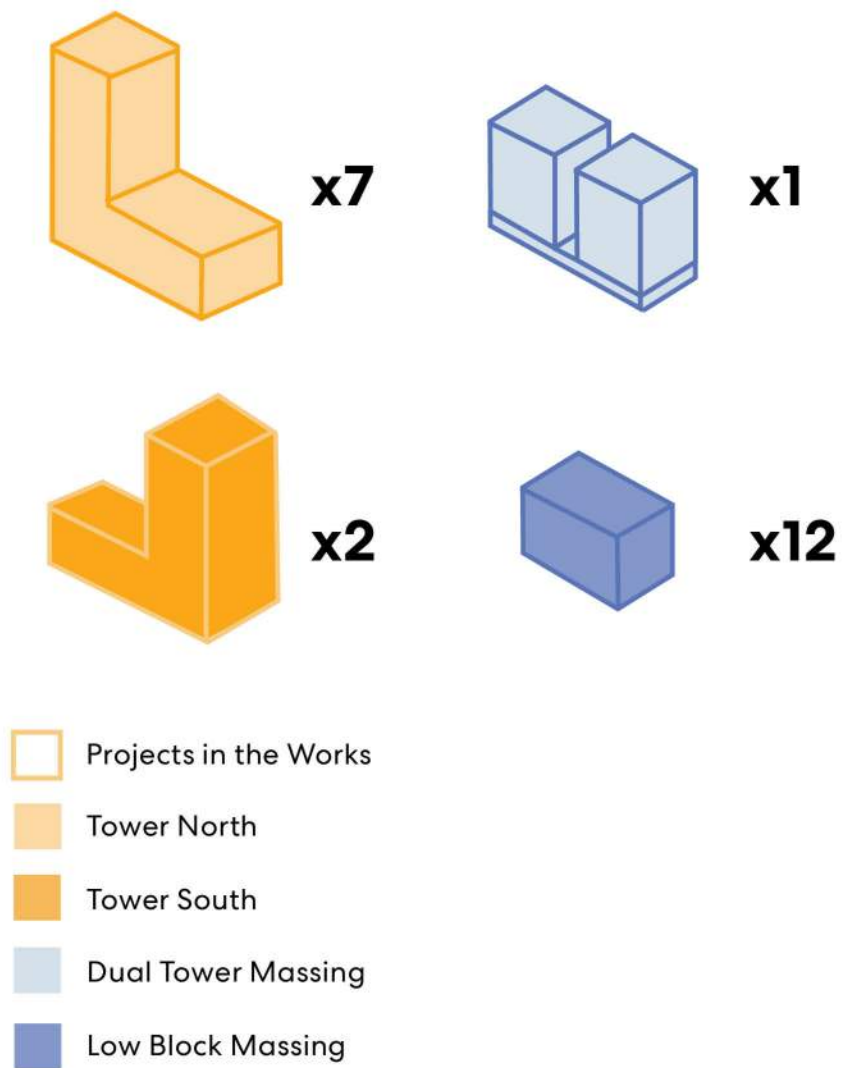
Aerial photo of {3 x 3 block area} site.



Patterns of the Neighborhood

The neighborhood has a strong presence of podium and tower buildings that are oriented north-south. More than 75% of the existing development pattern locates the tower to the north of the block. The massing provides the best access to light and air at the scale of the podium and in the public realm due to the solar orientation of the street grid.

Design Guidelines: A-1.1, A-1.2, A-1.a, B-1.1





### Neighboring Developments

Belltown plays host to a distinctively eclectic blend of architectural styles that has developed over the years. Buildings in Belltown speak to the times in which they were built by thoughtfully expressing the capabilities of their respective structures and materials rather than adhering to a singular architectural style. This project seeks to honor the neighborhood's legacy of architectural eclecticism and authenticity by deploying a sophisticated yet relatively unadorned precast concrete cladding system with large punched windows, high quality finishes in a variety of integral textures and colors, and red metal and neon accents.



### Adjacent Developments

1. 2700 1st Ave, Belltown on 1st (Site Proposed)
2. The Moore Theatre (1907)
3. Terminal Sales Building (1923)
4. The Labor Temple (1942)
5. Pacific Science Center (1962)
6. Continental Condominiums (1981)
7. 2021 1st Ave, Market Place North Condominiums (1982)

8. 2720 4th Ave, Verve Apartments (2014)
9. 225 Cedar Ave, Dimension Apartments (2014)
10. 75 Vine Street, Walton Lofts (2015)
11. 303 Battery St (TBD)
12. 2407 1st Ave (TBD)



Aerial Map of Surrounding Context and Belltown Neighborhood

Design Guidelines: B-1.1, B-1.c, B-2.1, B-2.2, B-2.3





Neighborhood Materials & Features

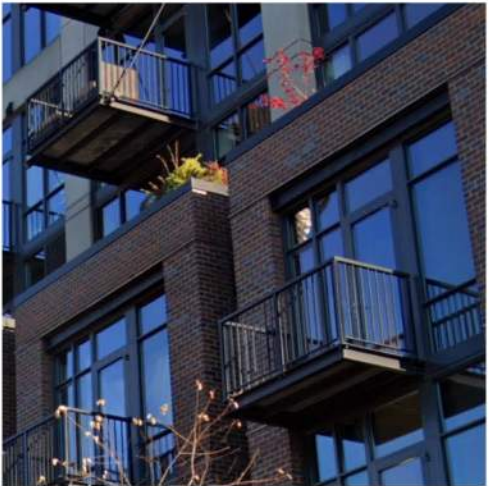
The Belltown neighborhood has long distinguished itself as a residential enclave. Originally home to shipping and fishing trades, the original structures in the area were fashioned from clapboard and brick.

As the city grew, so did the demand for housing. As a result, taller buildings rose around the neighborhood, and today, Belltown prides itself on being a world-class art district filled with buzzy dining options and a vibrant music scene.

Today’s neighborhood’s buildings are detailed with a multi-material palette, including brick along the streetscape, with a collection of vibrant metal, glass, and concrete elements above.

Engaging streetscapes dotted with public art, street furniture, courtyards, and lush landscaping create a welcoming environment for pedestrians and residents alike.

Design Guidelines: A-1.1, A-1.2, A-1.a, B-1.1, CS3.A, CS3.B, PL1-A, PL1-B, PL1-C, PL1-B, PL2-B,





Pedestrian Experience Observations



- Public courtyards and parks break up the building masses along the street, creating a more human scale to each block.
- Public art, retailers, and sidewalk landscaping create vibrant pedestrian experience.

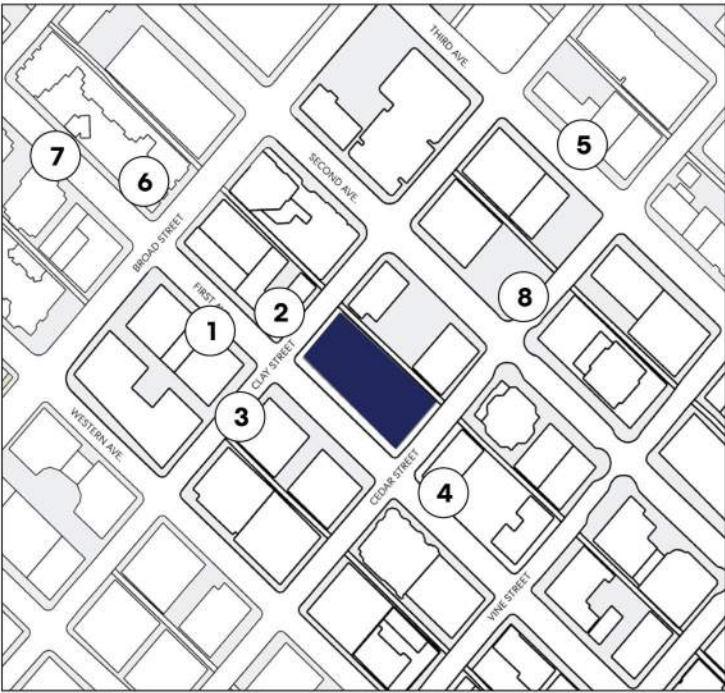
Design Guidelines: B-1.1, B-1.c, B-2.1, B-2.2, B-2.3



Public Courtyards act as a space to display prominent local artwork and prompt connection for visitors.



Tree lined street scenes create a natural buffer between the traffic and sidewalk, elevating the pedestrian experience.



Unique courtyard and entry experiences define Belltown and promote way finding strategies.

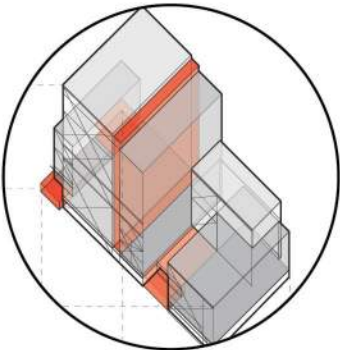
Public Plazas and courtyards encourage human interaction and community engagement.



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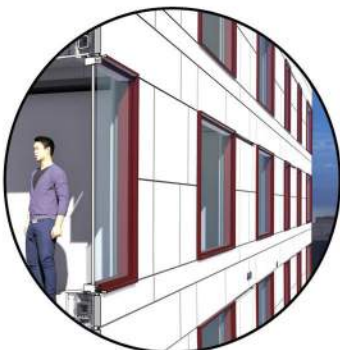


# BOARD GUIDANCE



## 01 | Massing:

- Develop preferred massing. Retain qualities relating to context, scale, large scale modulation, legibility of discernible parts.
- The board appreciated the preferred massing's response to existing context and the scale of neighboring buildings with large stepped massing and significant modulation along First Avenue to create discernible building parts
- Board appreciated proposed use of large balconies that provided further massing articulation.
- Incorporate Rooftop features and show them clearly.



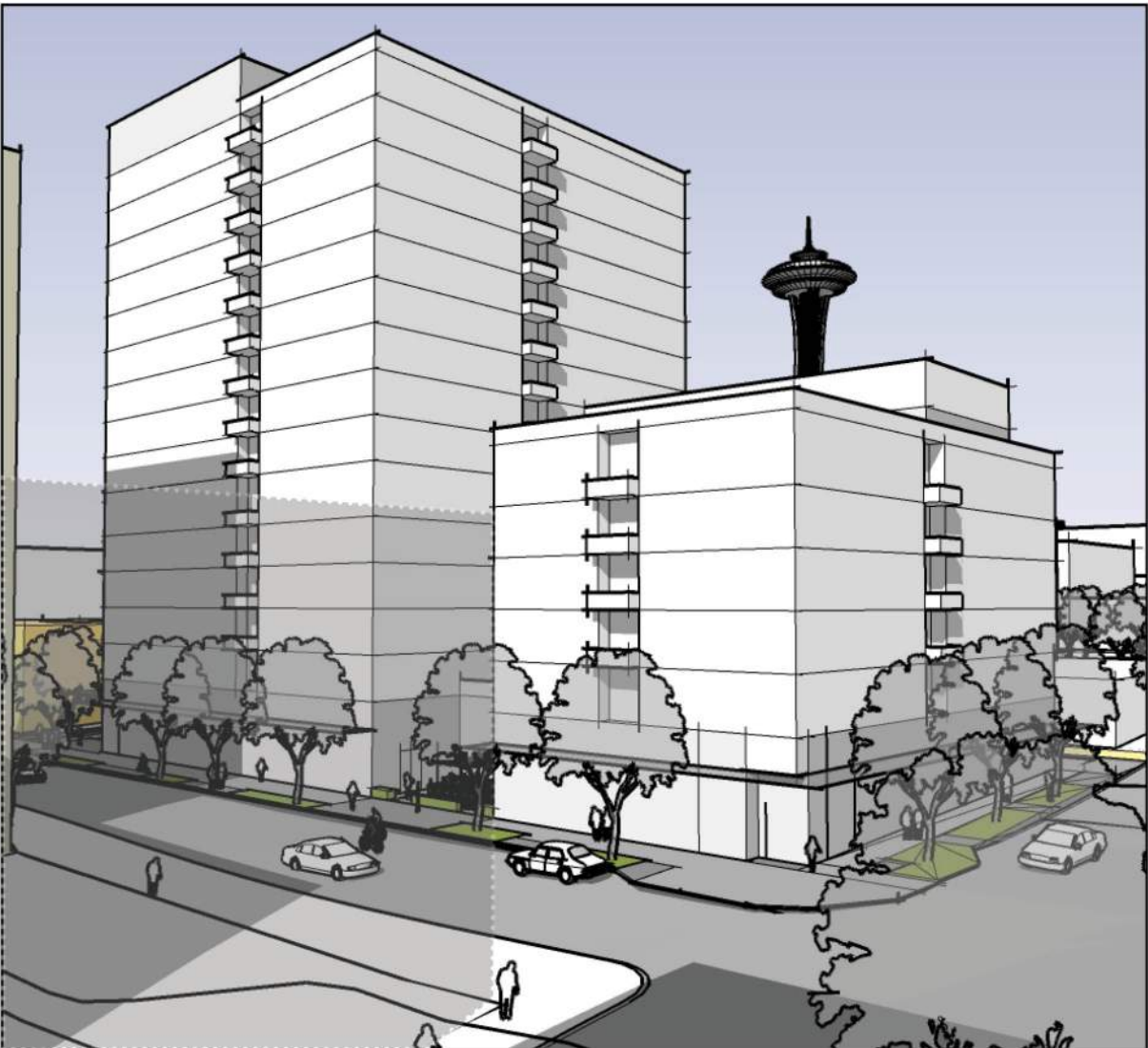
## 02 | Facade Articulation and Material Application:

- Study the fabric in the neighborhood and use the analysis to inform the design.
- Incorporate elements and finish details to create a unified building.
- Bring the human dimension into the ground level facades along each street frontage.
- Include more information about signage and lighting, and consider incorporating art.
- Include more information on vehicle access.



## 03 | Ground Level Uses, Pedestrian Environments, & Landscape

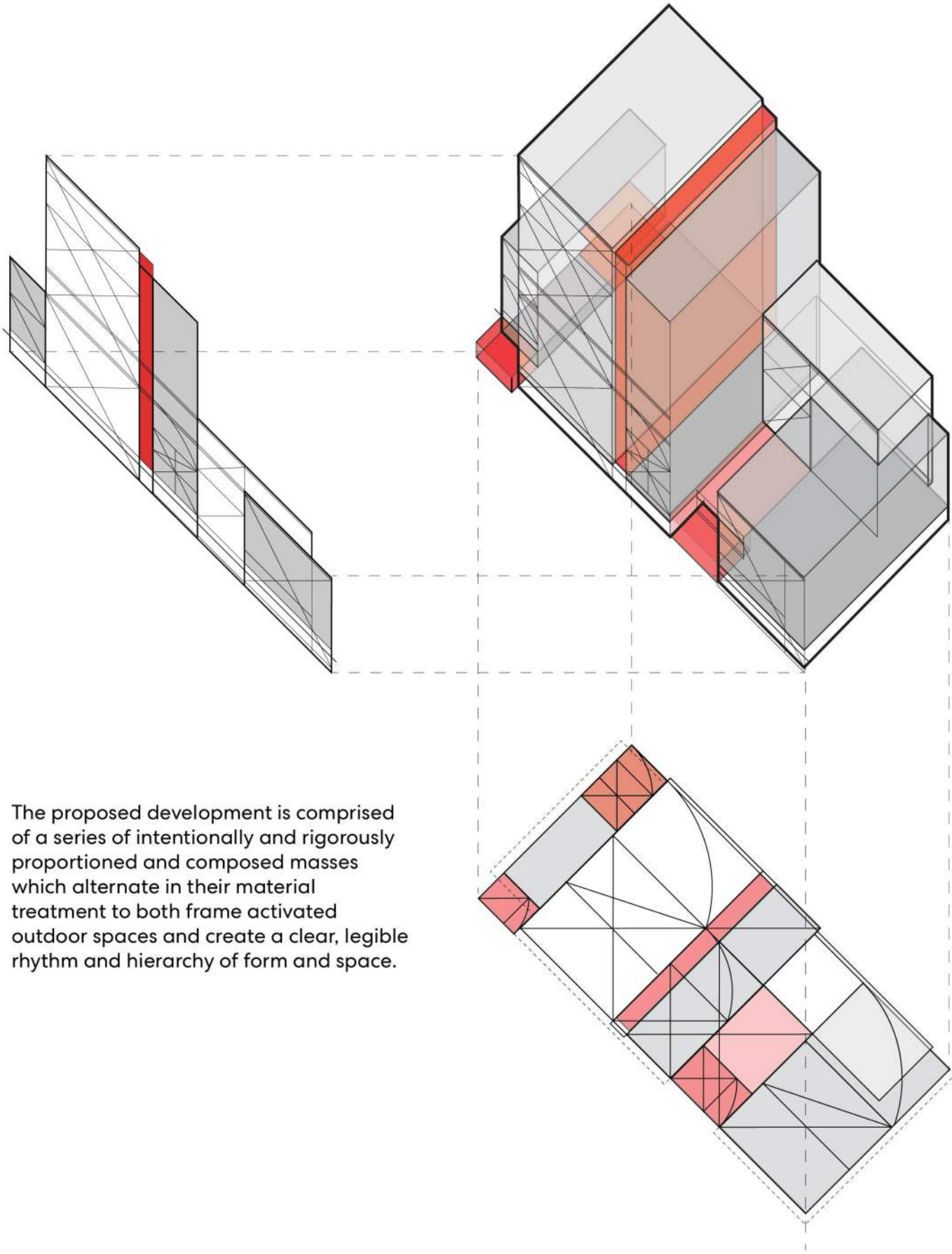
- Develop an engaging and lush street frontage.
- Design retail frontage to allow flexibility over time.
- Despite grade changes, ensure that each street level space is conducive to pedestrian oriented activities.
- Integrated architectural and landscape design is important.
- Encouraged use of materials and planting of scale appropriate to unique character of each street.



Preferred Massing Option  
Supported at Early Design Guidelines

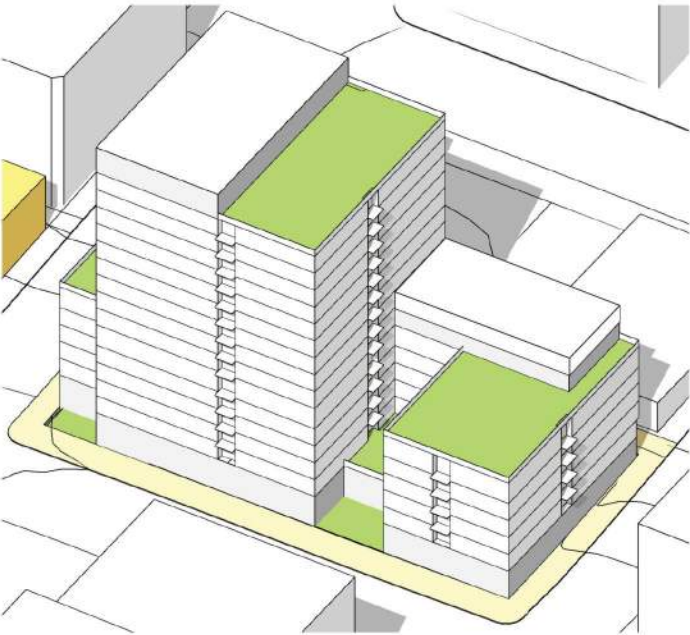
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- Incorporate Rooftop features and show them clearly.



The proposed development is comprised of a series of intentionally and rigorously proportioned and composed masses which alternate in their material treatment to both frame activated outdoor spaces and create a clear, legible rhythm and hierarchy of form and space.



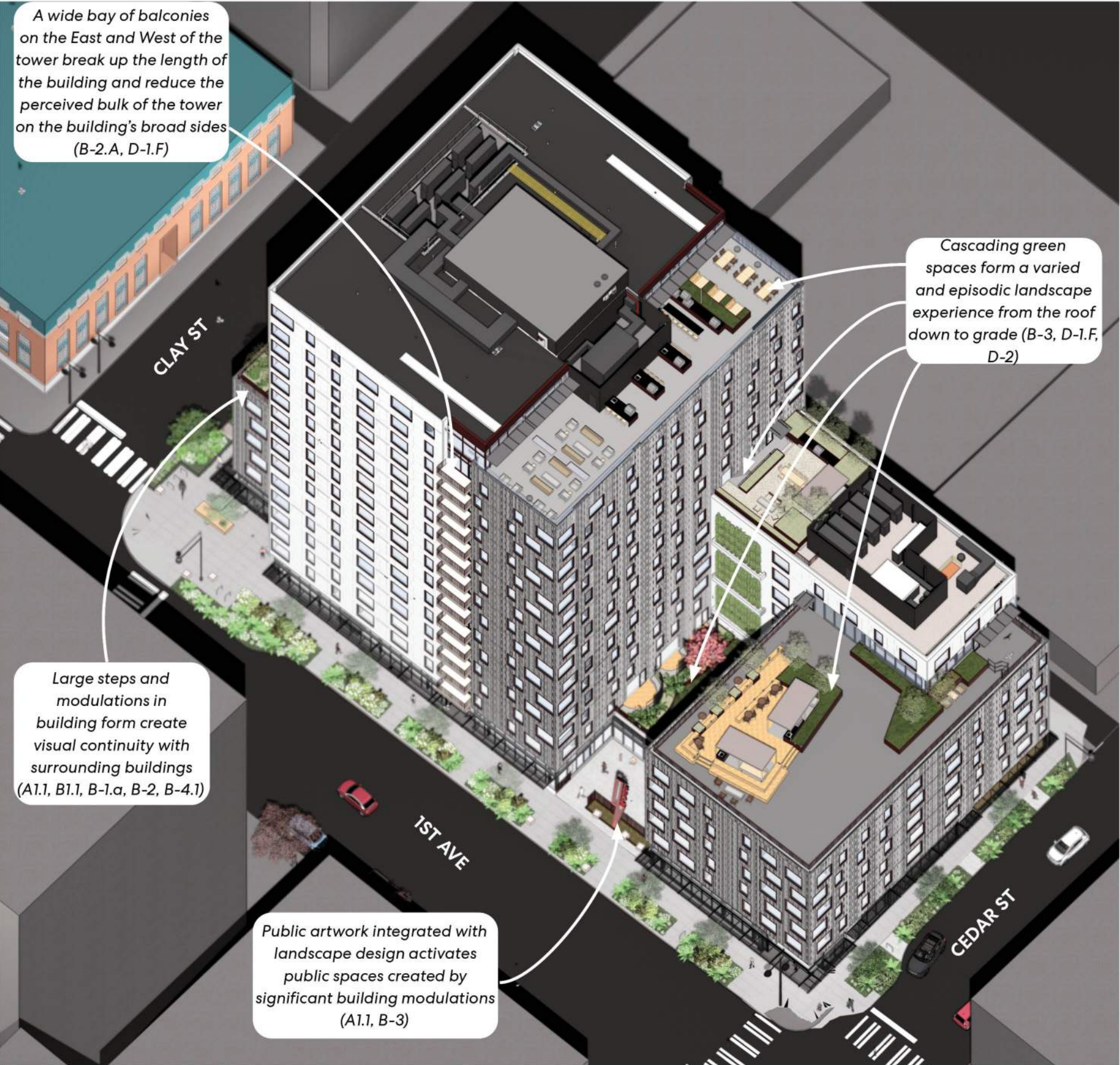
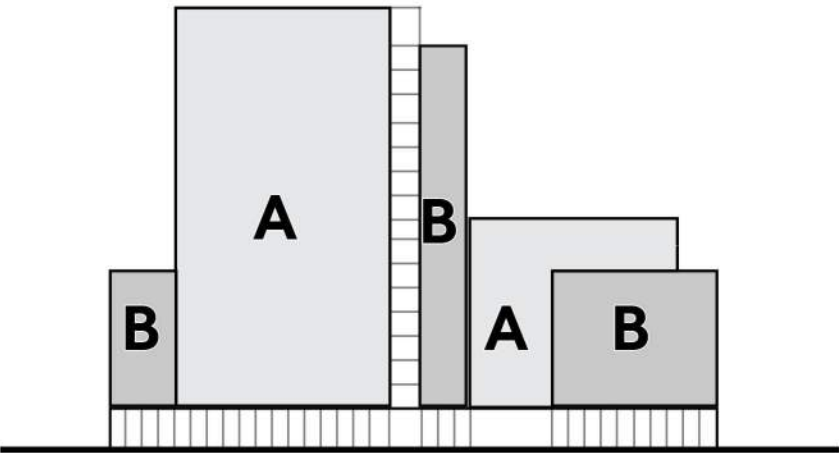


EDG Recommended massing

Priorities and Board Recommendation:

1. Massing

a. The Board discussed all massing options provided by the applicant, and considered public comment related to the massing options, tower location related to shading, and context. Ultimately, the Board agreed with the applicants preferred massing Option 3 in how it responded to the existing context, respected the scale of the Labor Temple to the north and the low-rise buildings across Cedar St through large stepping in the massing, provided large-scaled modulation along First Ave to break down the frontage into discernable parts, and the tower location's effect on the location of street level uses. The Board also appreciate the proposed use of large balconies on all frontages that provided further massing articulation and helped mitigate the perceived height, bulk, and scale. The Board gave guidance to continue developing the preferred massing Option 3, while retaining these qualities. (A-1.1, B1.1, B-1.a, B-2, B-2.A, B-3)





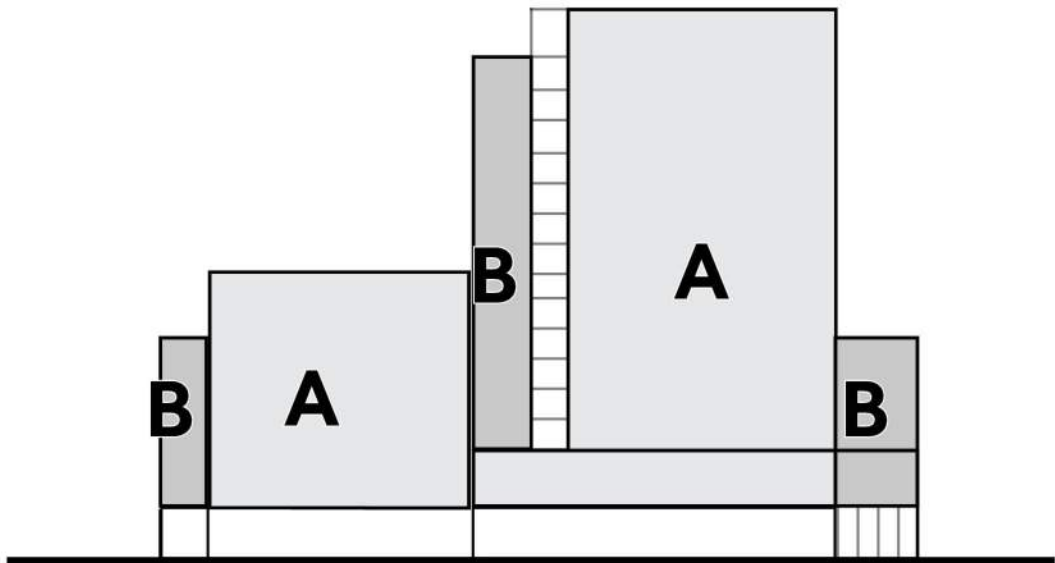


EDG Recommended massing

Priorities and Board Recommendation:

1. Massing

b. The Board noted that the massing did not show rooftop features such as vertical circulation cores, mechanical screening, and other elements that could contribute to the perceived height, bulk, and scale of the building if not intentionally designed and located to minimize the visual impact on the overall legibility of the architectural concept and skyline. The Board gave guidance to incorporate these elements in the design and to show them clearly at Recommendation. (A-2)





01 | MASSING  
RESPONSE TO EDG  
Secondary Modulation  
Alternates

The project team explored several options pertaining to potential additional modulation along Cedar St and the tower's south side. The preferred scheme opts to allow the precast concrete cladding on the building's South facades to run continuous so as to capitalize on the robust proportional, compositional, and hierarchical aspects of the building's form and to maximize the coherence and legibility of discreet building parts. (B-2, B-2.1, B-2.A, B-4, B-4.1)



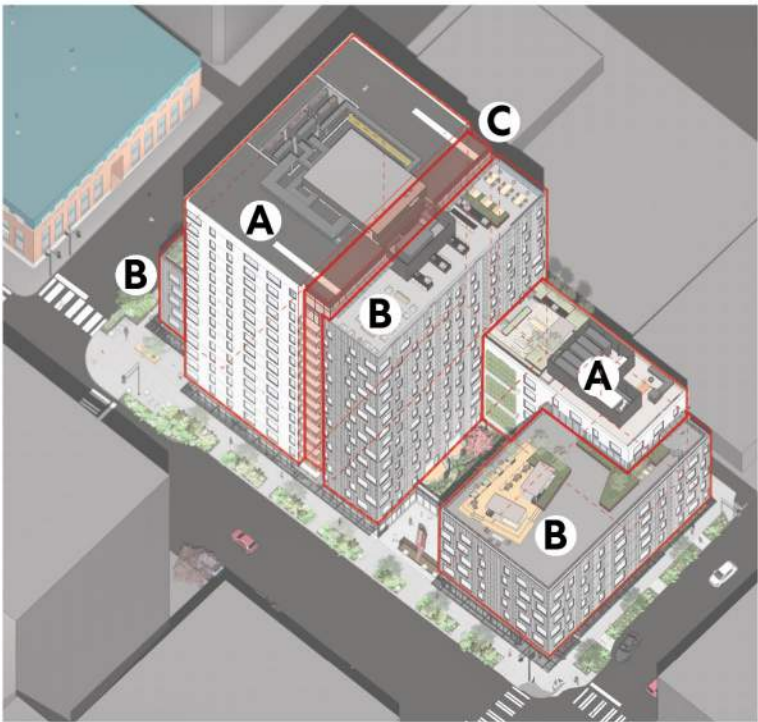
White Concrete      Light gray formed concrete



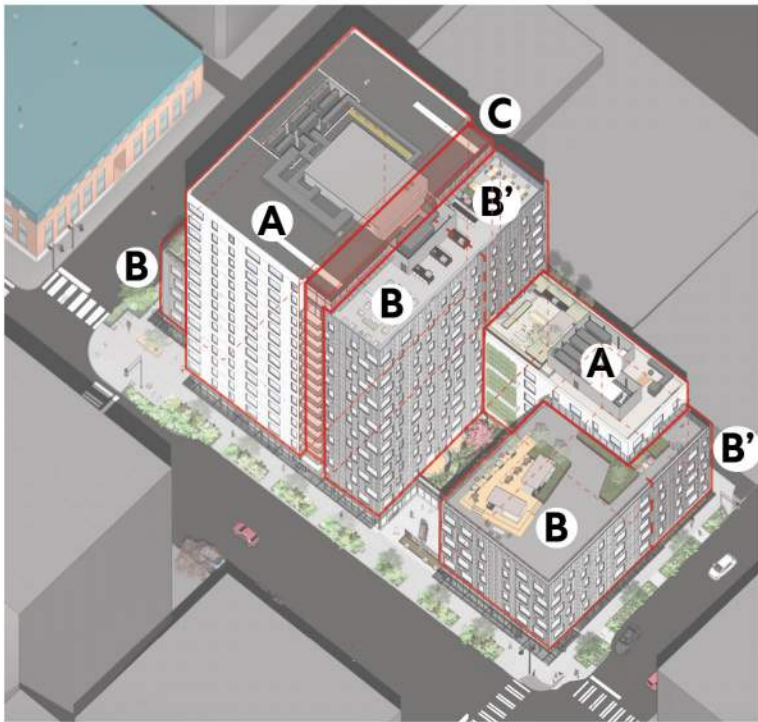
White formed concrete      Gray formed concrete



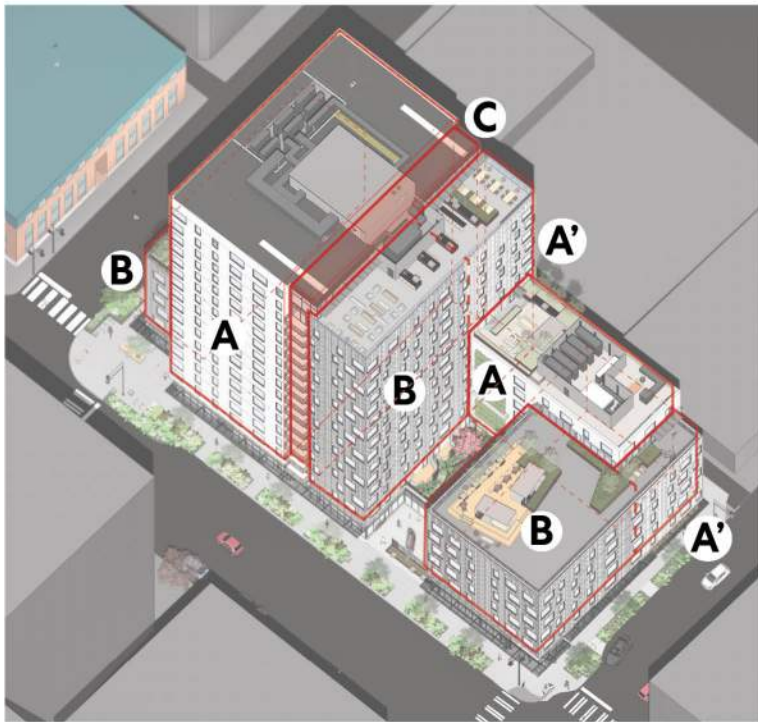
C      Brick red painted metal



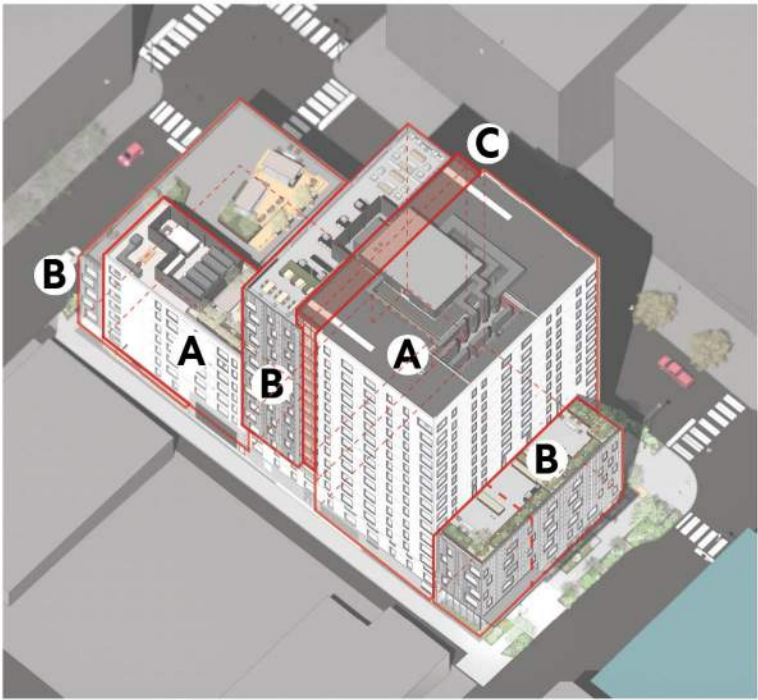
Proposed - A/B/C (SW View)



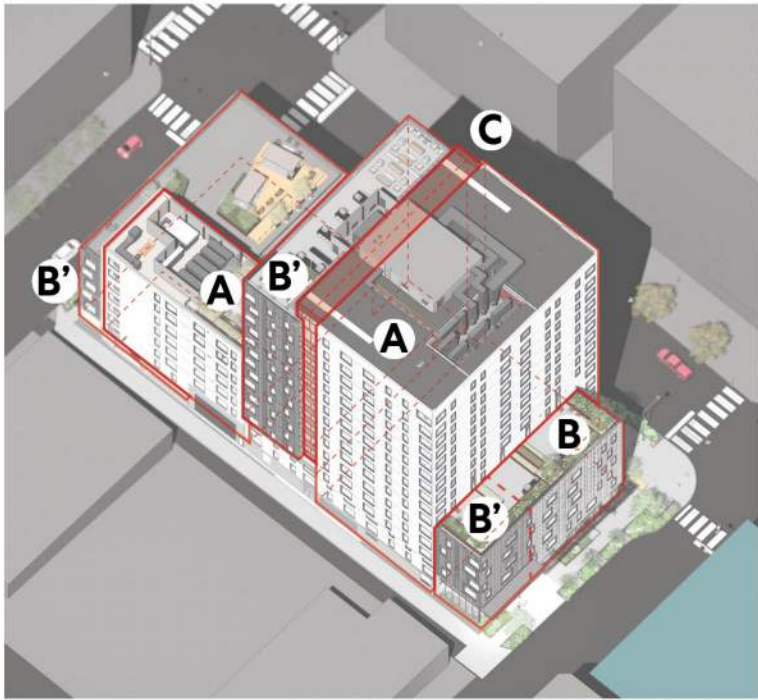
Alternate - A/B/B'/C (SW View)



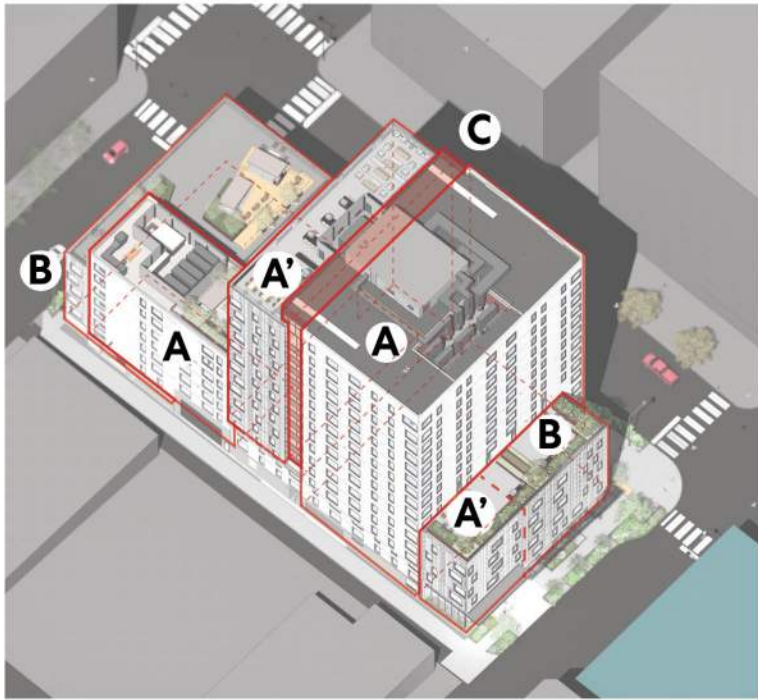
Alternate - A/A'/B/C (SW View)



Proposed - A/B (NE View)



Alternate - A/B/B'/C (NE View)



Alternate - A/A'/B/C (NE View)













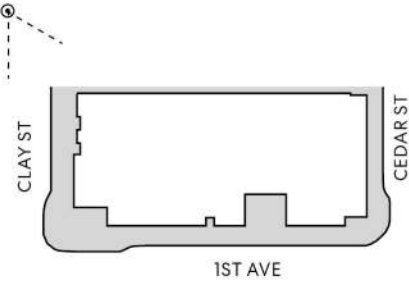




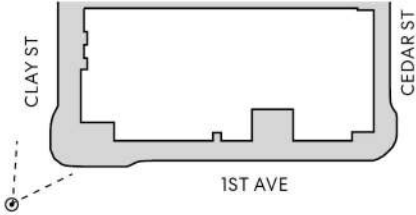
A wide bay of balconies reduces the perceived bulk of the tower on the building's broad East and West facades and creates more legible discernible parts that create a larger rhythm across the length of the block. (B-3.a, B-3.c, C-2.1)

Large steps and modulations in building form create visual continuity with surrounding buildings and generous private and shared roof decks on multiple levels (A1.1, B1.1, B.1.a, D-1.F)

Double-height residential entry and continuous Level 01 canopy create an engaging and inviting pedestrian experience (C-4.1, C-4.2)







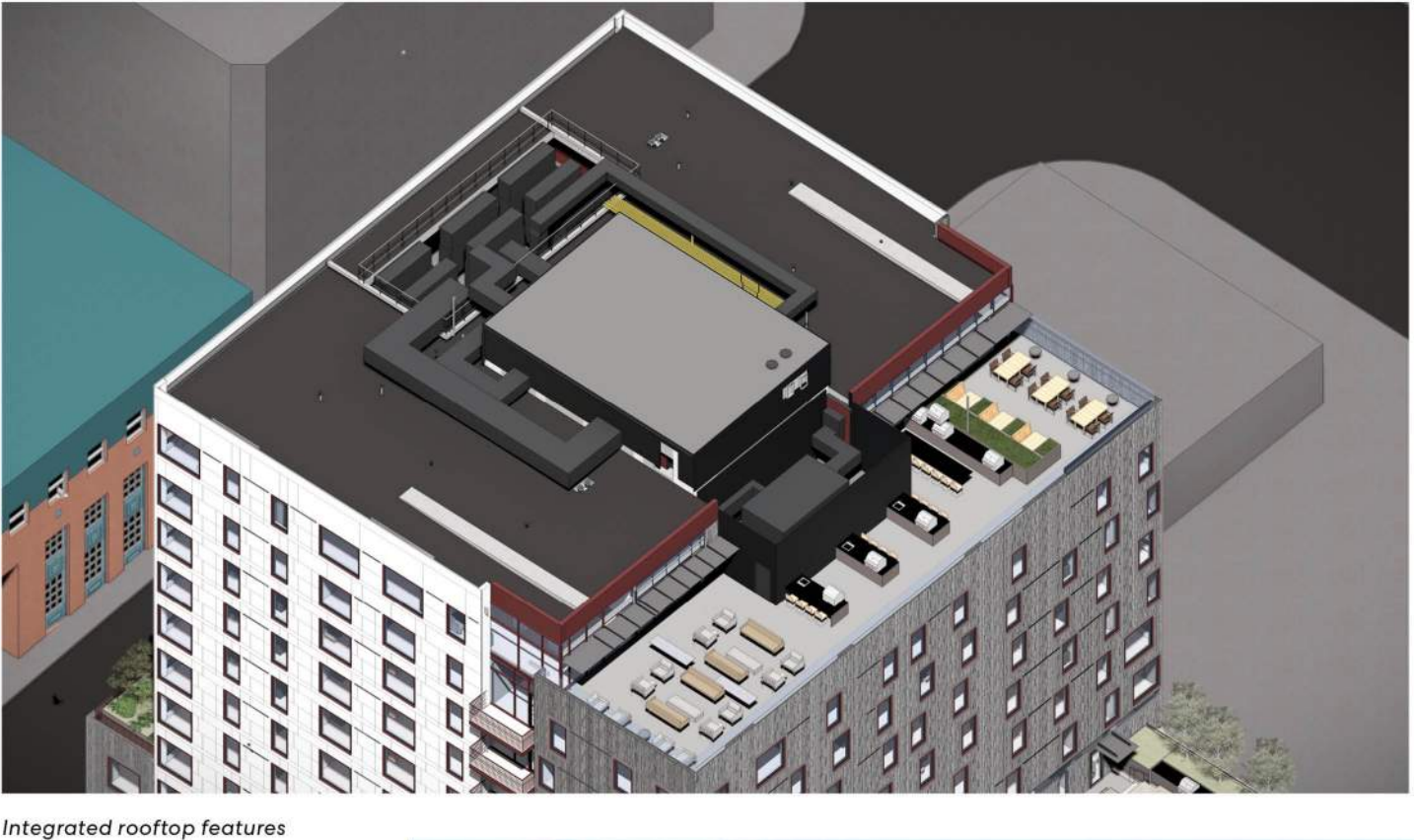
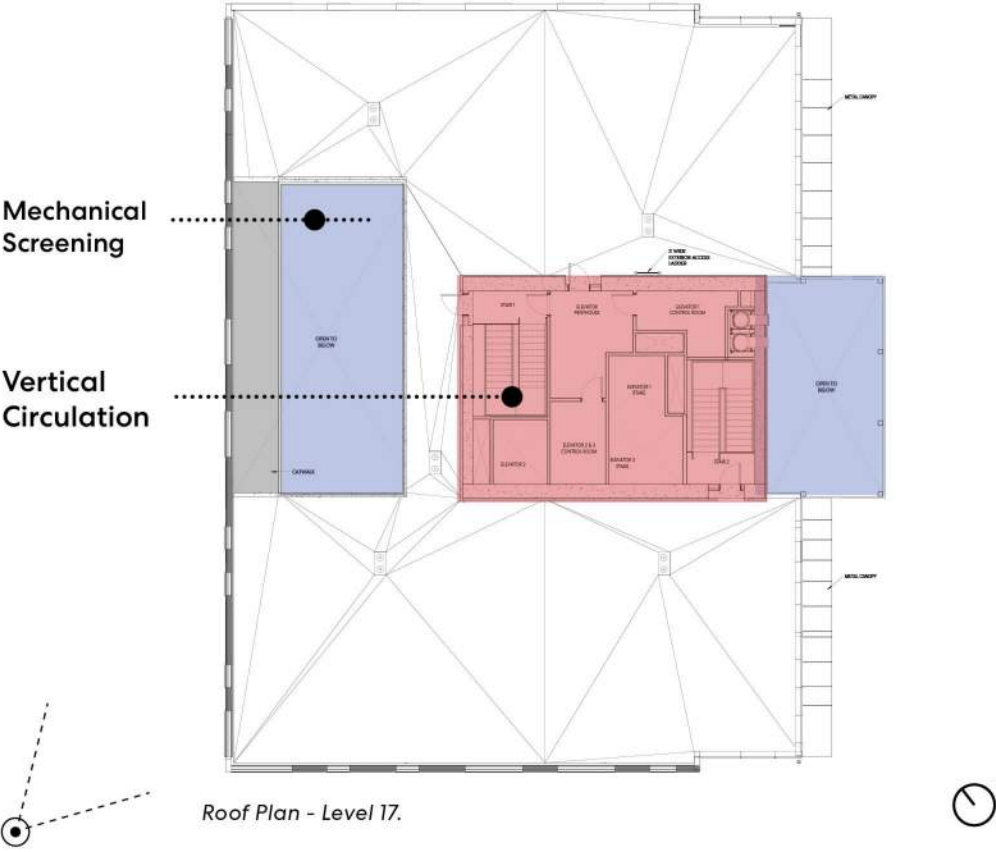






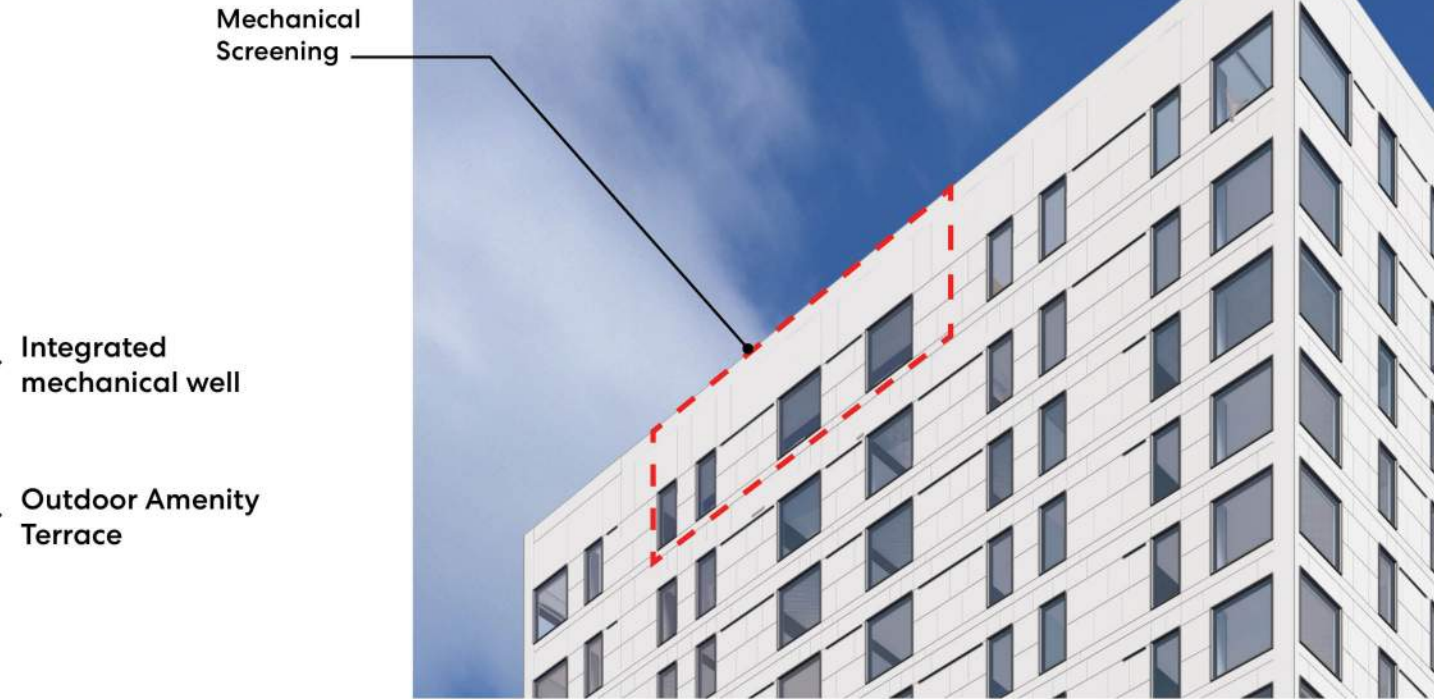
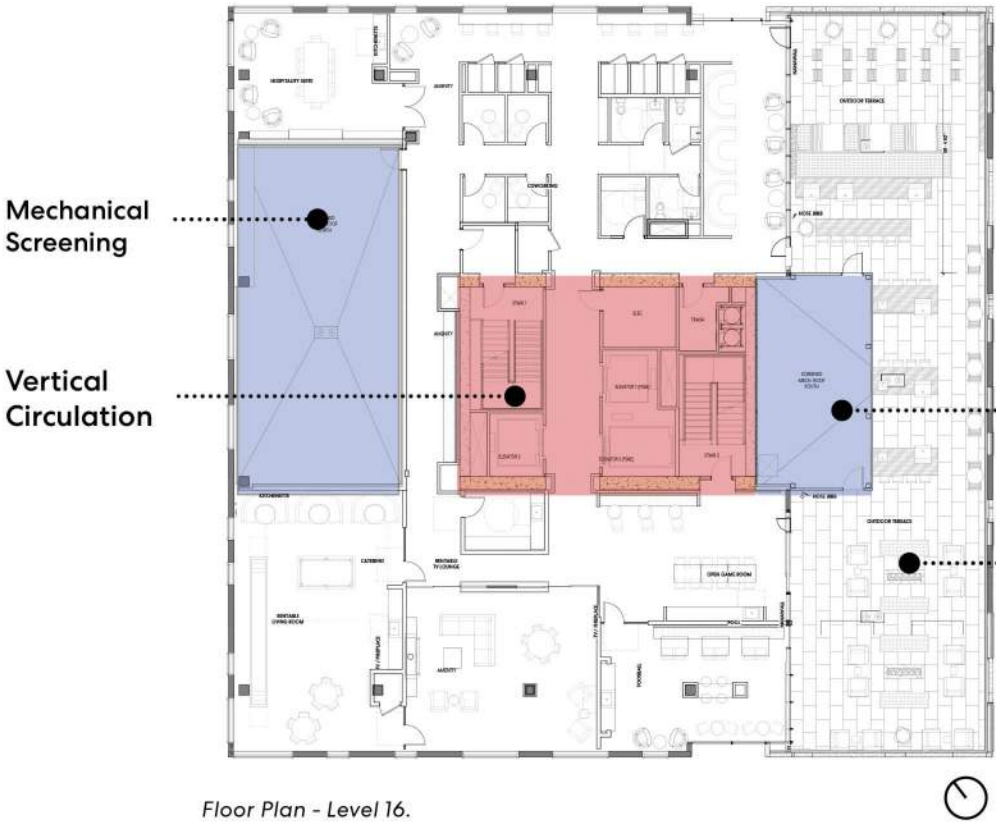
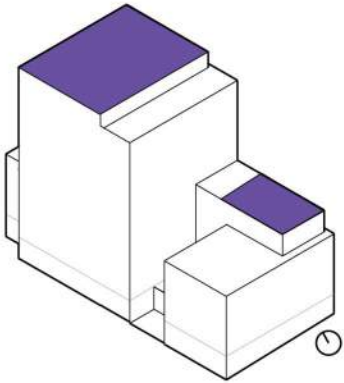






Priorities and Board Recommendation:

1. Massing
- b. Indicate the location of rooftop features such as vertical circulation cores, mechanical screening, other features to convey how they are designed to minimize the visual impact and tie into the architectural concept.



**Response:**  
All mechanical equipment is either screened or fully enclosed. Two mechanical wells at Level 16 keep the upper roof clear of visually obtrusive mechanical equipment and the amenity volume has been refined to be more consistent with the expression of the floors below to reduce the perceived notion of additional bulk and scale (A-2.2, B-2.3, B-2.A).



# 02.

## Facade Articulation & Material Application

- Study the fabric in the neighborhood and use the analysis to inform the design.
- Incorporate elements and finish details to create a unified building.
- Bring the human dimension into the ground level facades along each street frontage.
- Include more information about signage and lighting, and consider incorporating art.
- Include more information on vehicle access.



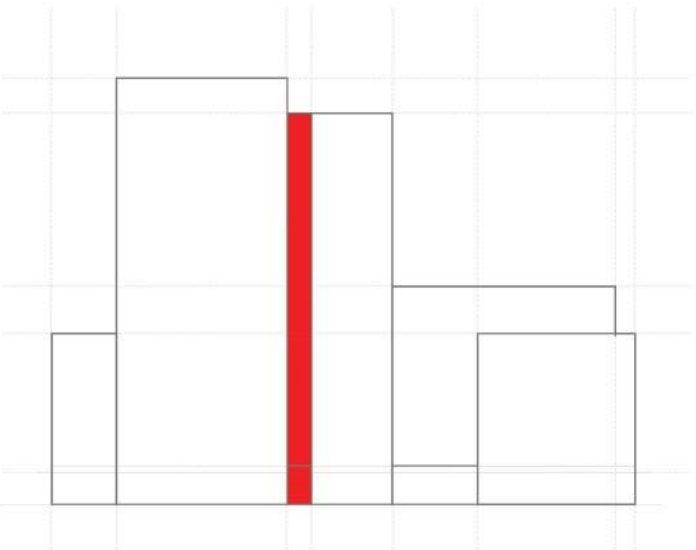
**Priorities and Board Recommendation:**

**3. Facade and Material Application**

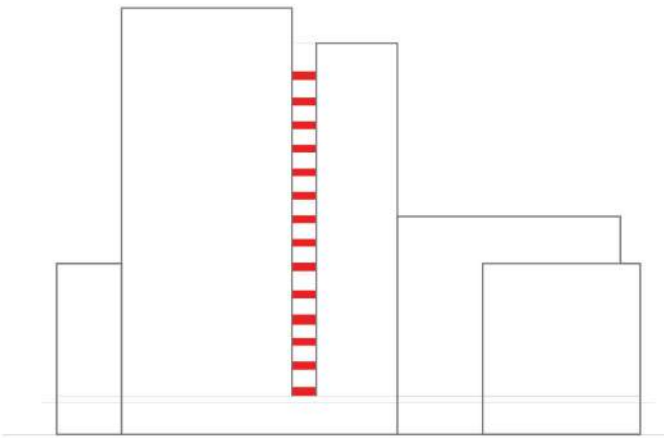
a. The Board appreciated the clear architectural massing and modulation proposed and gave guidance to thoughtfully develop each façade and provide a strong and cohesive architectural concept for how the various parts of the form will be dynamically composed using the rhythm and depth of fenestration, textured materials, decks and balconies, and other secondary architectural elements. The Board encouraged the applicant to study the existing fabric in the neighborhood and use that analysis to inform the design and ensure that it complements the uniqueness of the Belltown neighborhood. (B-3.a, B-3.b, B-3.c, B-4, C-2.1, C-3)

**Design Response:**

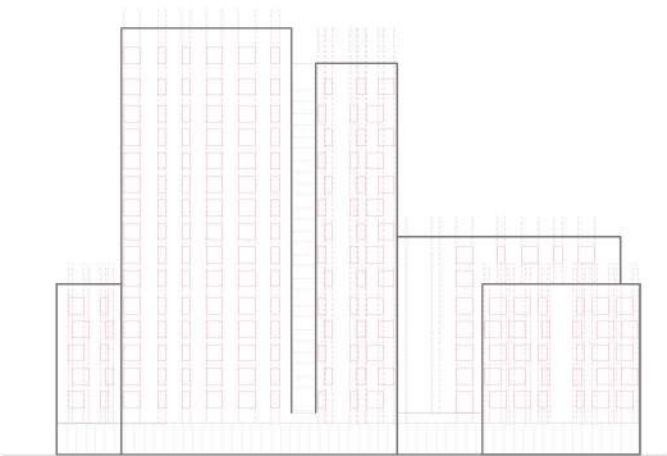
*The composition and materiality of the facade has been developed through a carefully curated set of design moves that serve to highlight and complement the complexity of the building form. It does so by creating subtle variations that maximize the legibility and hierarchy of discreet building parts while maintaining a cohesive architectural language that engages with its context on several scales.*



1. formal division



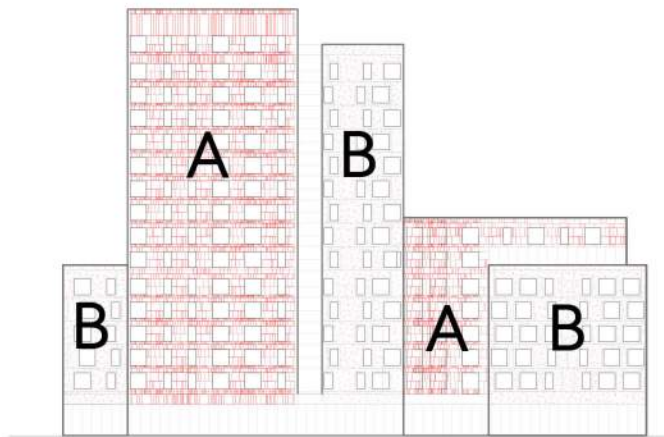
2. stitches



3. window modulation



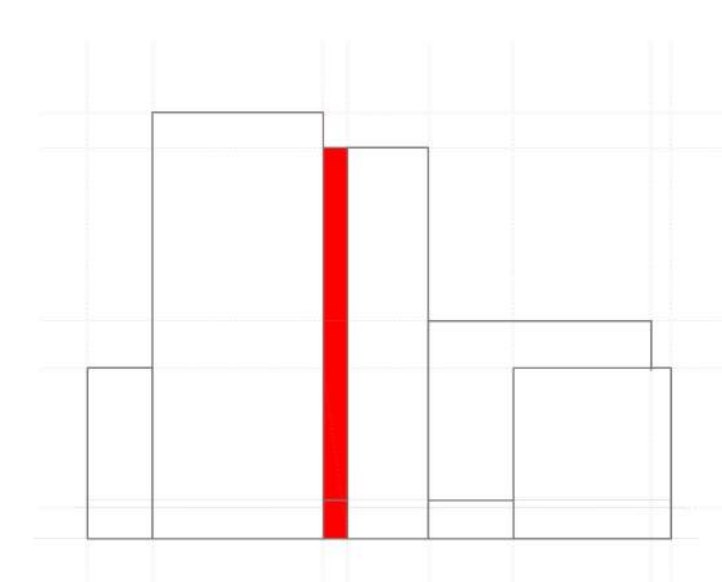
4. material & tectonic expression



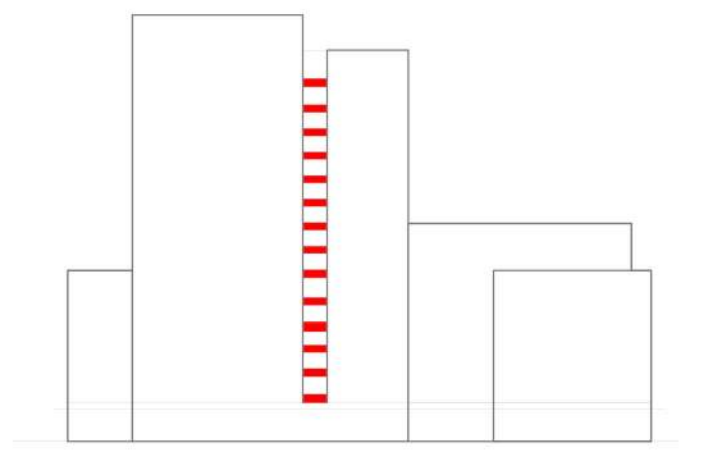
5. color & texture



A wide bay (11'-0" wide) of balconies splits the mass of the tower asymmetrically in the east/west direction, creating a slender bar-shaped volume that flanks the North side of the courtyard along First Avenue. The balconies are set back two feet from the East and West property lines. This setback is carried through to the roof in combination with picket railings to maximize the legibility of the formal relief being provided by the balconies. The balconies will be treated with brick red paint to match the window frames throughout the facade and to echo the use of red neon at the courtyard along First Avenue. The balconies project two feet over the property line on First Avenue, and on the alley side juliette balconies are provided to respect the property line (A-2.1, B-1.c, B-4, .B-4.3)



1. formal division



2. stitches



First Avenue balcony (typ.)



Alley juliette balcony (typ.)



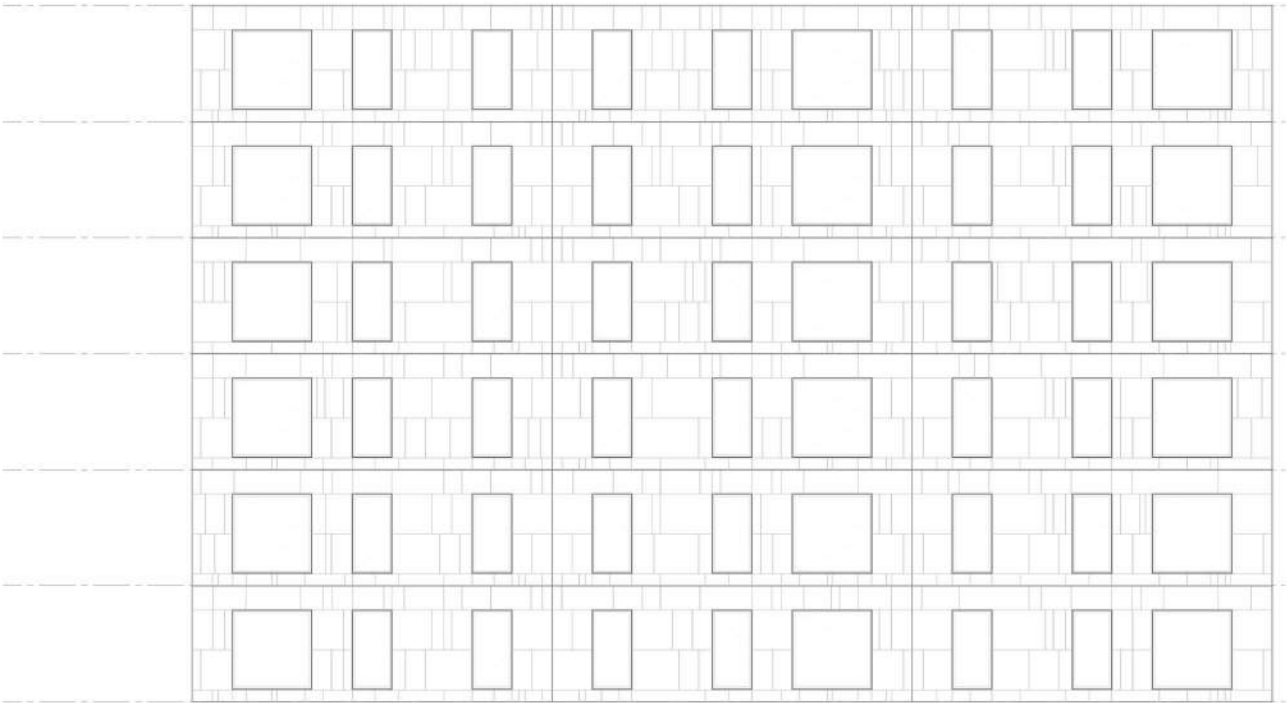
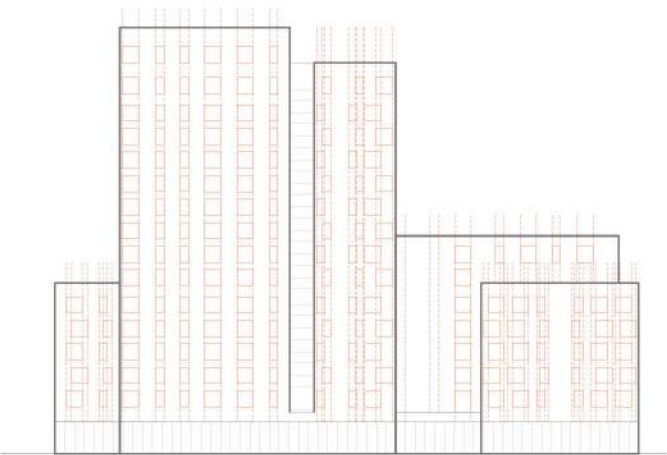
3. window modulation

The proposed design juxtaposes two proportionally similar but organizationally distinct methods of composing panels and windows as a means of creating multiple scales of rhythm and hierarchy, speaking to the eclectic character of Belltown, while maintaining a consistent architectural and material language.

Panel type A is organized such that windows are stacked vertically. This treatment recalls the orderly, stately, and honest composition of many of Belltown’s iconic buildings such as the Labor Temple, the Moore Theatre, and the Terminal Sales building.

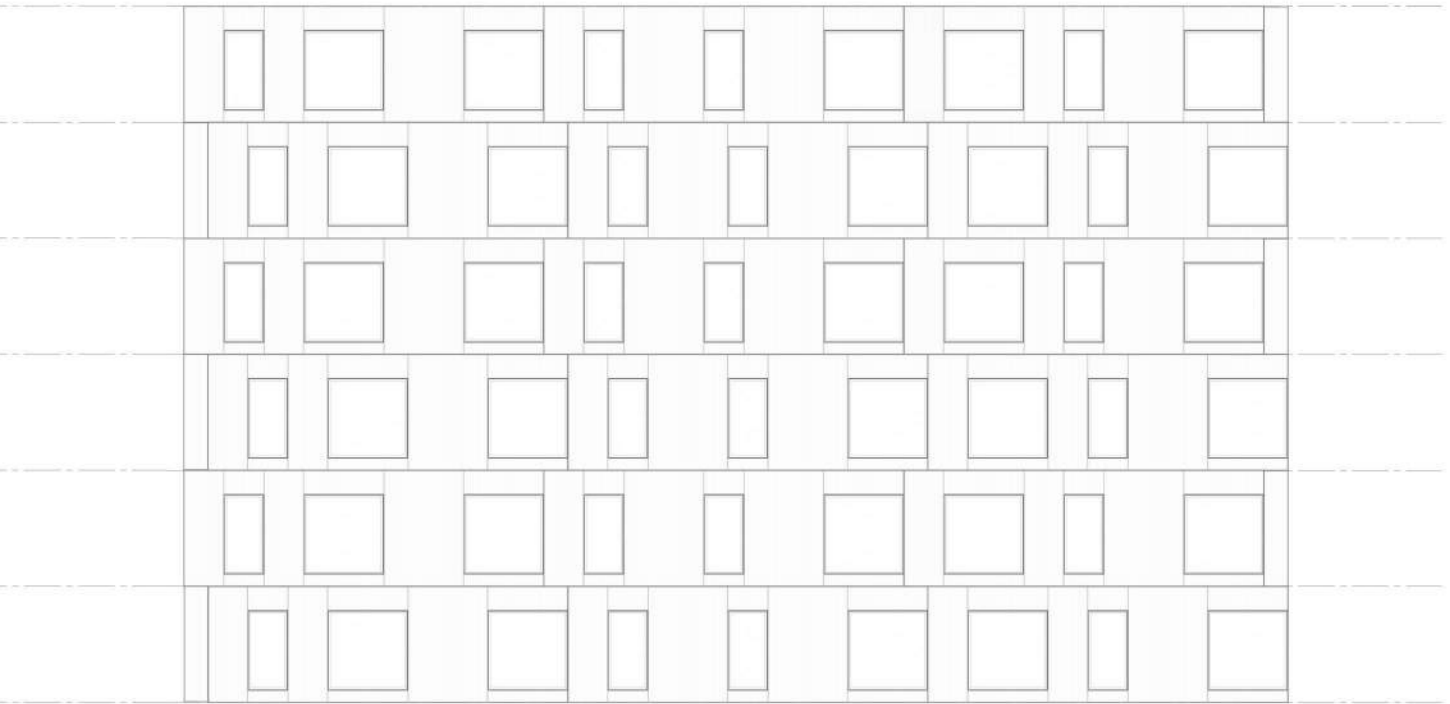
The staggered windows deployed at the podium and on the south face of the tower with panel type B create a secondary rhythmic and dynamic facade expression in the horizontal direction. The staggered panels also identify the envelope as non-load bearing, defying the its own apparent weight in the style of modern buildings.

Two window sizes are used throughout the project for all residential units. Large casement windows measuring either 6’-8” square or 3’-4” wide by 6’-8” tall will provide a visual consistency across the building’s facades that will unify discreet building volumes with differentiated expressions (B-1.b, B-1.c, B-3.a, B-3.b, B-3.c, B-4).



Panel type A - typical field condition

2'-0"  
typ.  
✱✱



Panel type B - typical field condition

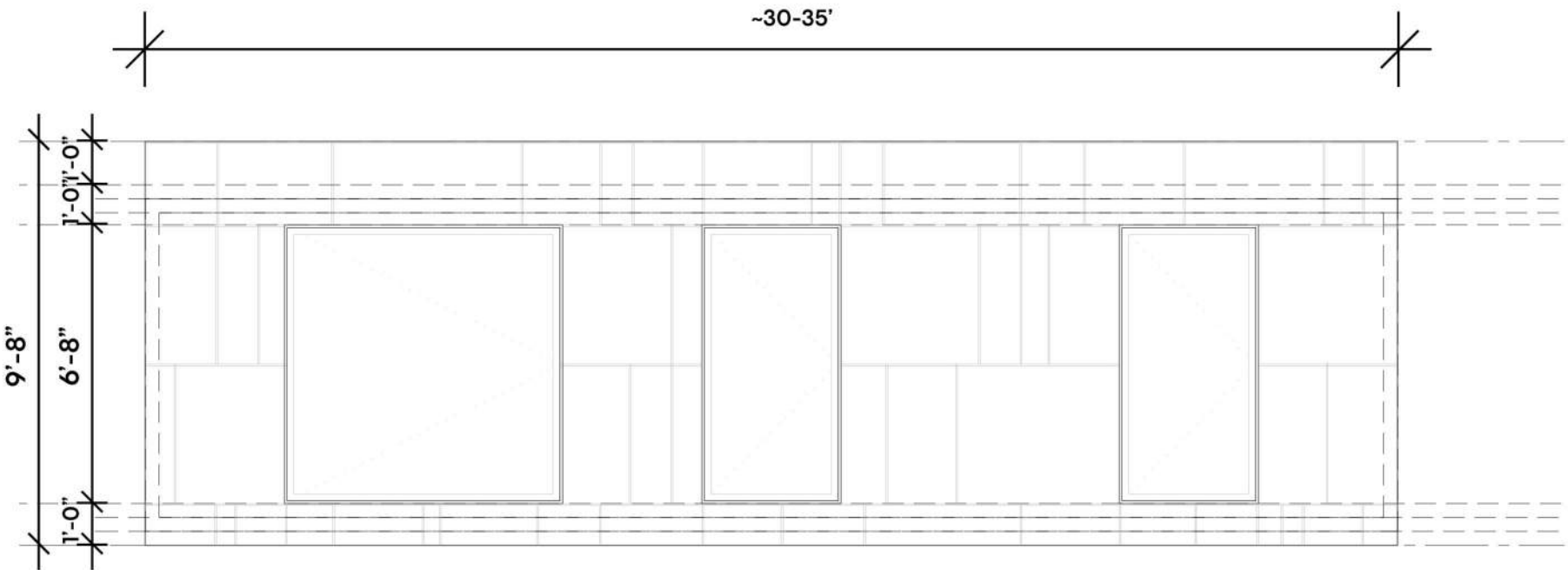


4. material & tectonic expression

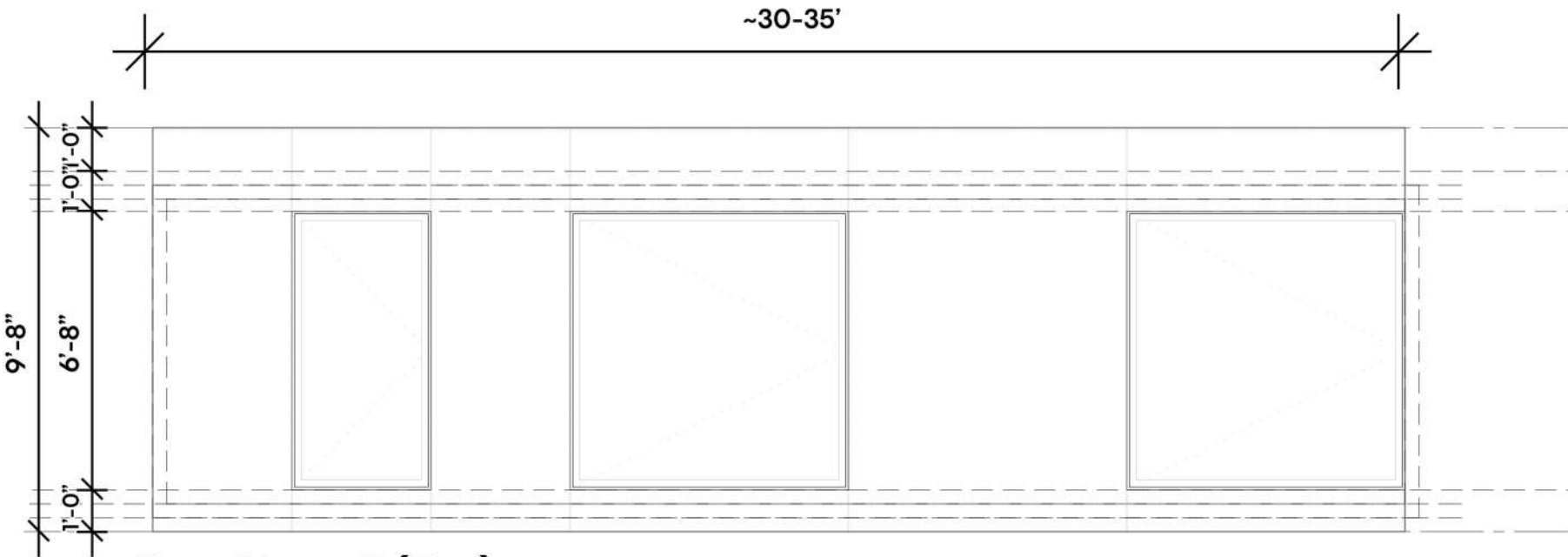
The surface treatment of the two panel types in this project are intended to create multiple scales of surface articulation and texture that can both be read from afar and provide an engaging tactile experience up close.

Panel type A is treated with a language of half-inch deep reveals that simulates the appearance of ashlar masonry. This creates a tectonic reading that is legible from a distance and provides a secondary level of surface articulation at a more human scale than the typical thirty-foot wide precast concrete panel.

Panel type B is treated with an irregularly striated vertical formliner. As a result it takes on a more rusticated appearance with an increased tactile quality where the concrete can be touched and felt by pedestrians. (A-2.1, B-1.c, B-3.c, B-4.3, C-2.1)

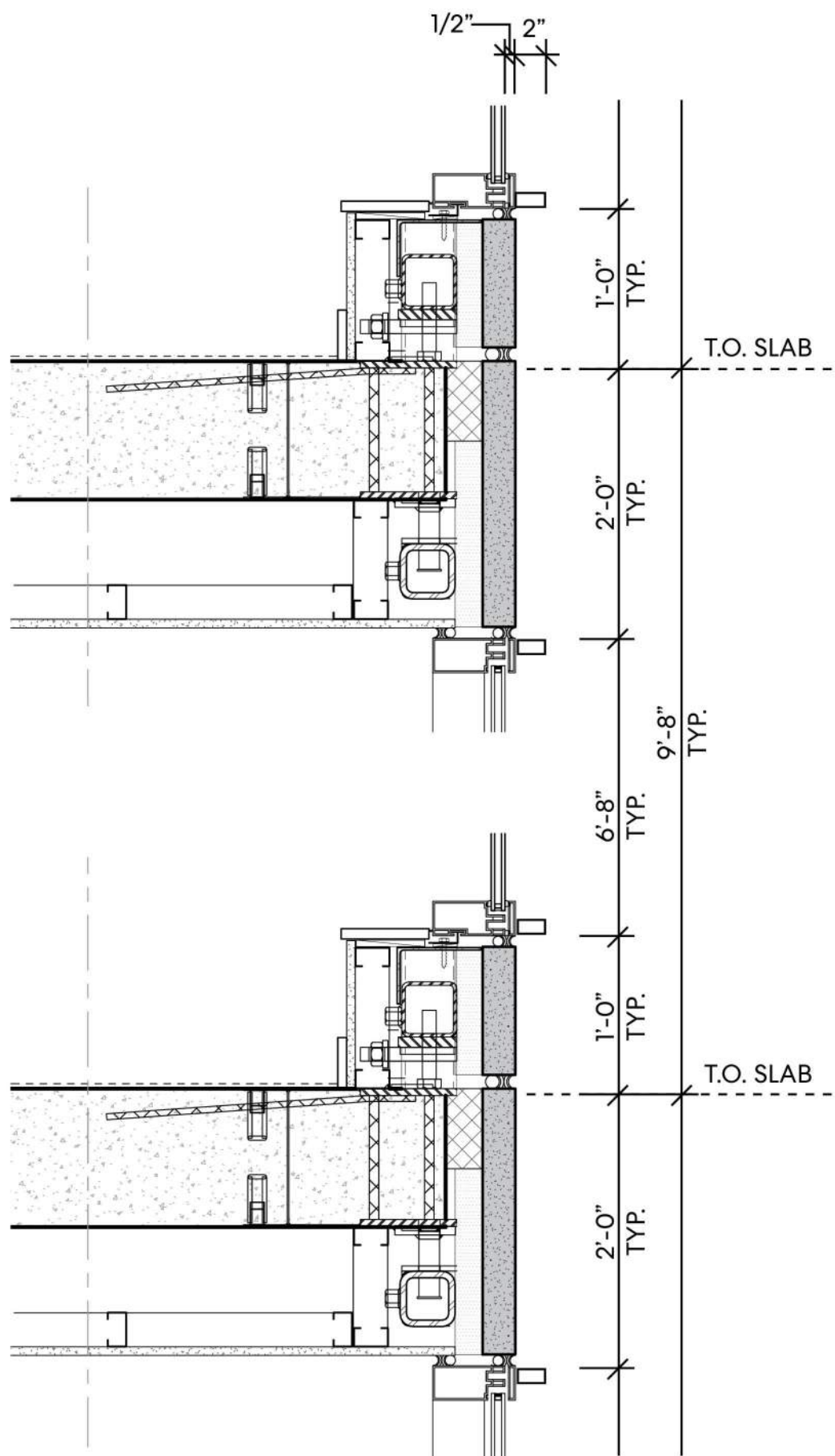


Panel type A (Typ).



Panel type B (Typ).





The selected precast concrete system can be fabricated in a wide range of colors, textures, and finishes. The proposed cladding for the north portion of the tower is a white precast concrete with a chemical treatment applied during the casting process which imbues the concrete with a subtly variegated coloration similar to the appearance of stone. The photo below was taken during a tour of the Clark Pacific concrete factory in Sacramento, California.

The windows in this project provide expansive views with their generous size and proportions. The window frames are outfitted with a two-inch projection that provides a distinct shadow line and recall the red framed expression at the residential entry. The application of the red frame across the entirety of the facade unifies the architectural language of the building (B-3.C, B-4, B-4.3)





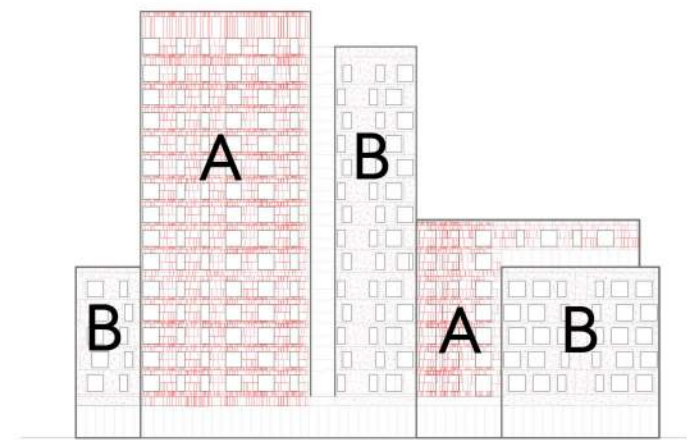
5. color & texture

Priorities and Board Recommendation:

3.b. The Board gave guidance to incorporate architectural elements and finish details to create a unified building, so that all components appear integral to the whole and bring the human dimension into the design of the ground level facades along each street frontage. (B-4.3, D-4.a, D-4.d)

Response:

The building opts for a split complementary color palette primarily comprised of white and gray precast concrete, each with a subtly but distinctly different color and textural treatment. The color of the concrete is a true reflection of the aggregate mix, with no pigmentation added. A brick red metal accent on residential windows frames, balconies, and the residential entry portal both unifies the building's discreet volumes and creates a chromatic motif that reappears in the public art and landscape planting selections proposed at the courtyard on First Avenue. The juxtaposition of high-quality authentic materials with subtle color profiles against a highly synthetic accent material appears on buildings throughout the neighborhood and reinforces this project's reading as an authentically "Belltown" residential building (A-2.1, B-1.c, B-2.2, B-3.2, C-2.1)



2a Facade Material: Precast Concrete  
Color: White



2b Facade Material: Precast Concrete & Formliner  
Color: Gray



4c Mechanical Screening: Dove gray metal panel



Base Material: Concrete



Window: Vision Glazing



Retail Window Trim: Charcoal Gray painted metal



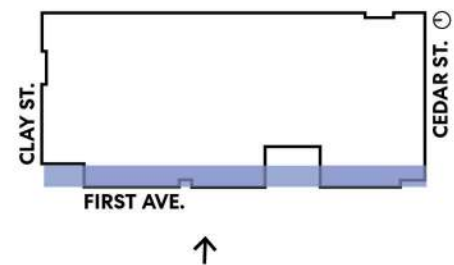
Residential Window Trim, Balcony Rails: Brick red painted metal



Residential Entry Canopy: Charcoal gray perforated metal



First Ave.  
West Elevation



**Materials**  
1a/1b - Precast Concrete



2a/2b/2c - Metal



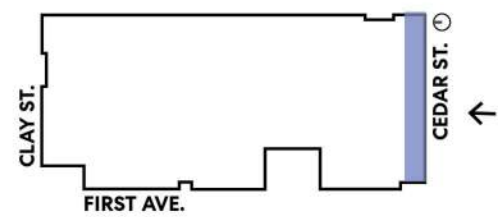
3 - Vision Glazing



1st Ave. Elevation with Material Palette



Cedar St.  
South Elevation

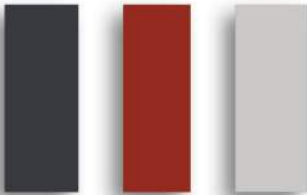


Materials

1a/1b - Precast Concrete



2a/2b/2c - Metal

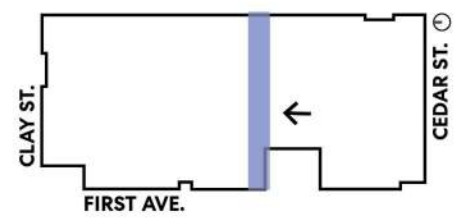


3 - Vision Glazing





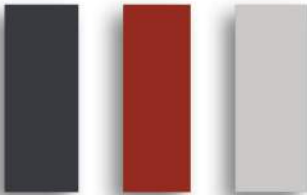
Courtyard  
North Elevation



**Materials**  
1a/1b - Precast Concrete



2a/2b/2c - Metal



3 - Vision Glazing





Courtyard

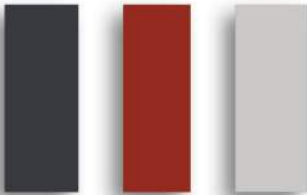
South Elevation



**Materials**  
1a/1b - Precast Concrete



2a/2b/2c - Metal

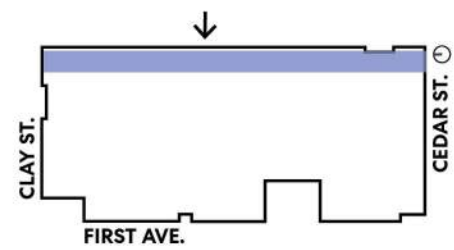


3 - Vision Glazing





Alley  
East Elevation



**Materials**

1a/1b - Precast Concrete

2a/2b/2c - Metal

3 - Vision Glazing

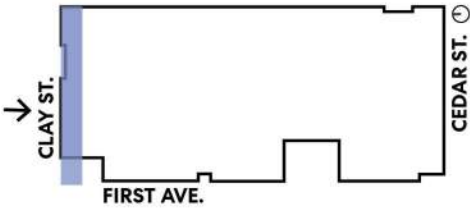
4- Cast-in-place Concrete



Alley Elevation with Material Palette



Clay St.  
North Elevation



Materials

1a/1b - Precast Concrete



2a/2b/2c/2d - Metal



3 - Vision Glazing





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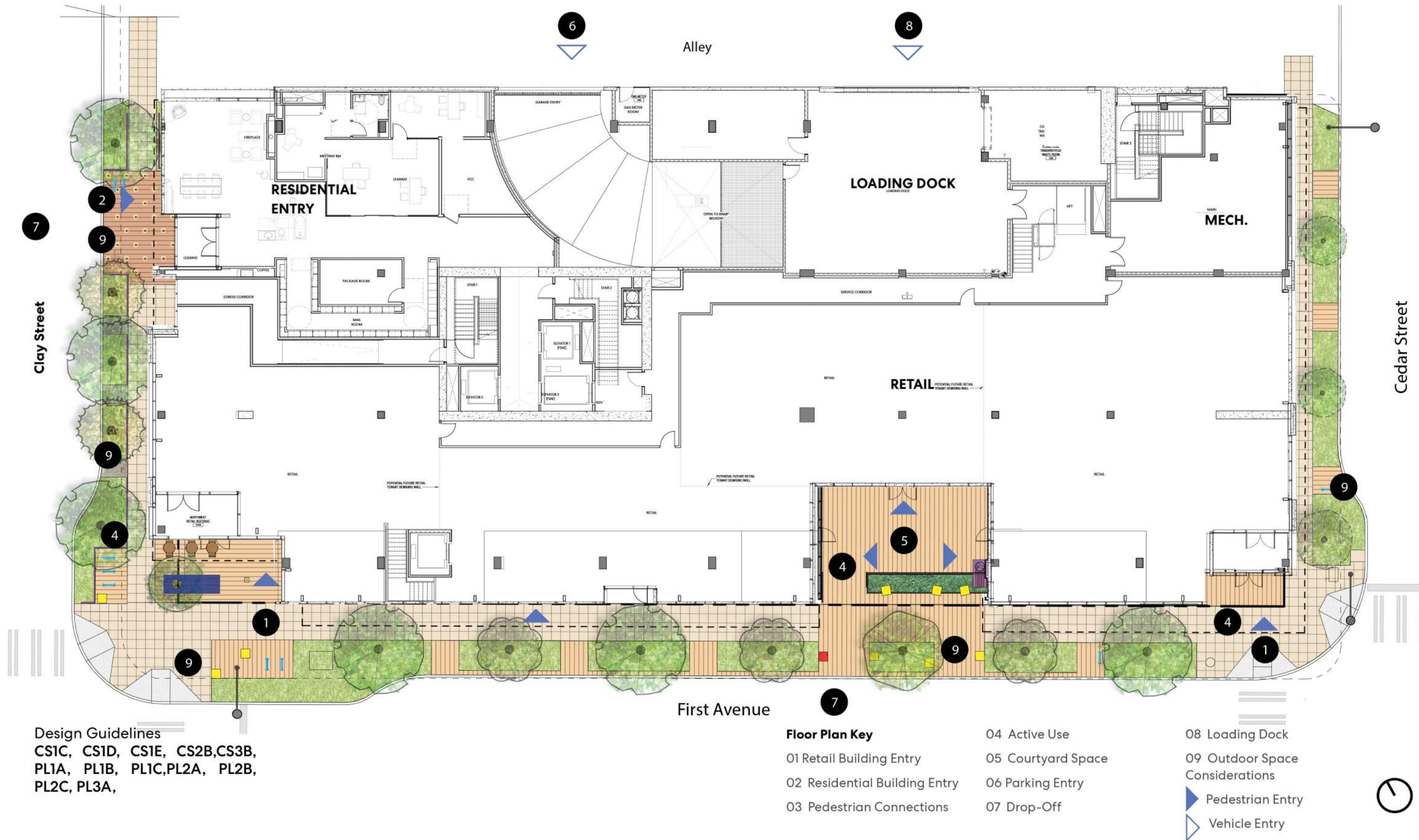


# 03.

## Ground Level Uses



Landscape Plan | at Grade

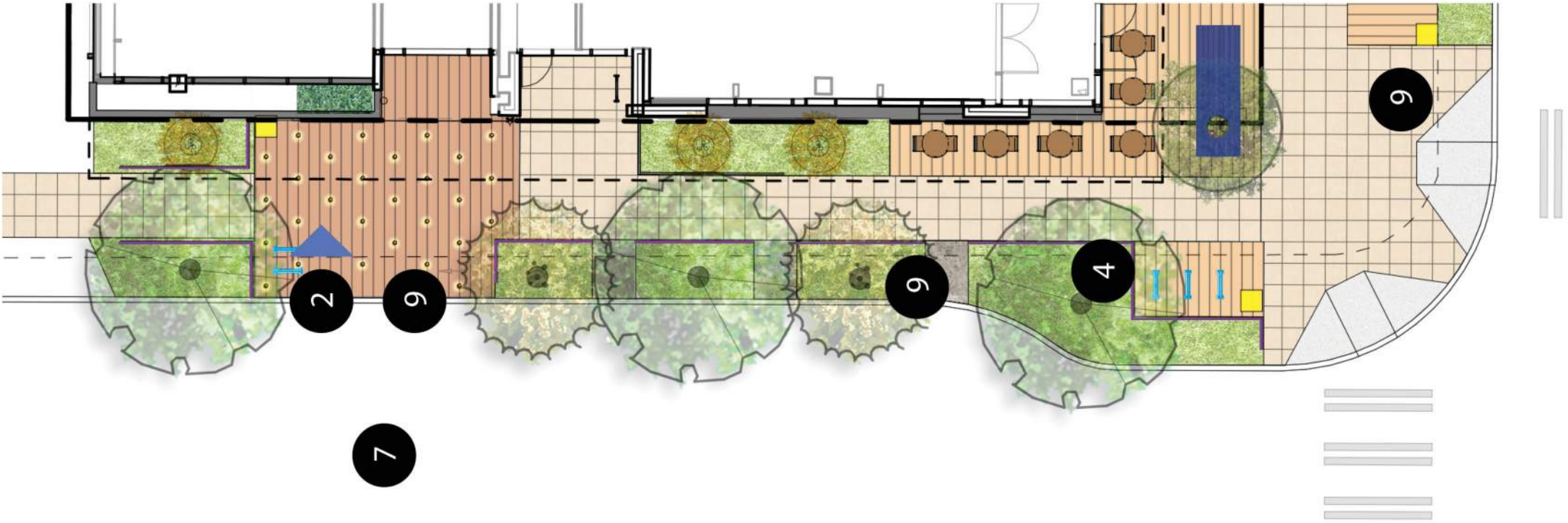
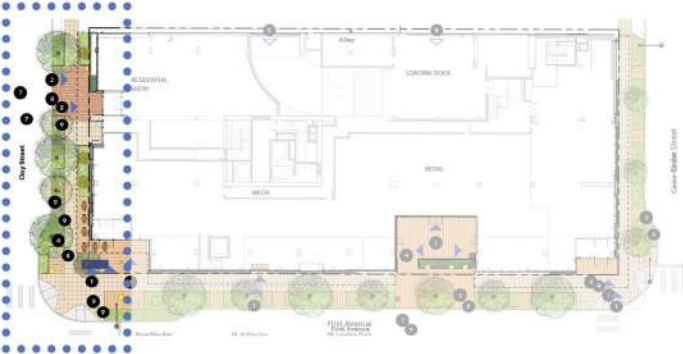




# Clay Street

- Floor Plan Key**
- 01 Retail Building Entry
  - 02 Residential Building Entry
  - 03 Pedestrian Connections
  - 04 Active Use
  - 05 Courtyard Space
  - 06 Parking Entry
  - 07 Drop-Off
  - 08 Loading Dock
  - 09 Outdoor Space Considerations

-  Pedestrian Entry
-  Vehicle Entry





Clay St Residential Entry

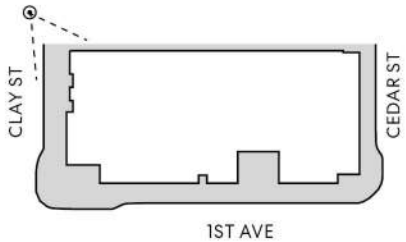


Board Guidance from  
Early Design Review:  
3. Ground Level Uses

a. The Board supported the Clay St location for the residential lobby shown on Option 3 because of its relationship to the wider green-street right-of-way with its planting strip, sidewalk, and area dedicated to seating and landscape buffering between the building and the sidewalk. The Board encouraged the applicant to continue to develop an engaging and lush street frontage in this location using the overall composition of elements and the experiential nature implied in the EDG packet. (B-3.3, C-1, C-1.c, C-4, D-1, D-2.1, D-2.A, D-3.D)

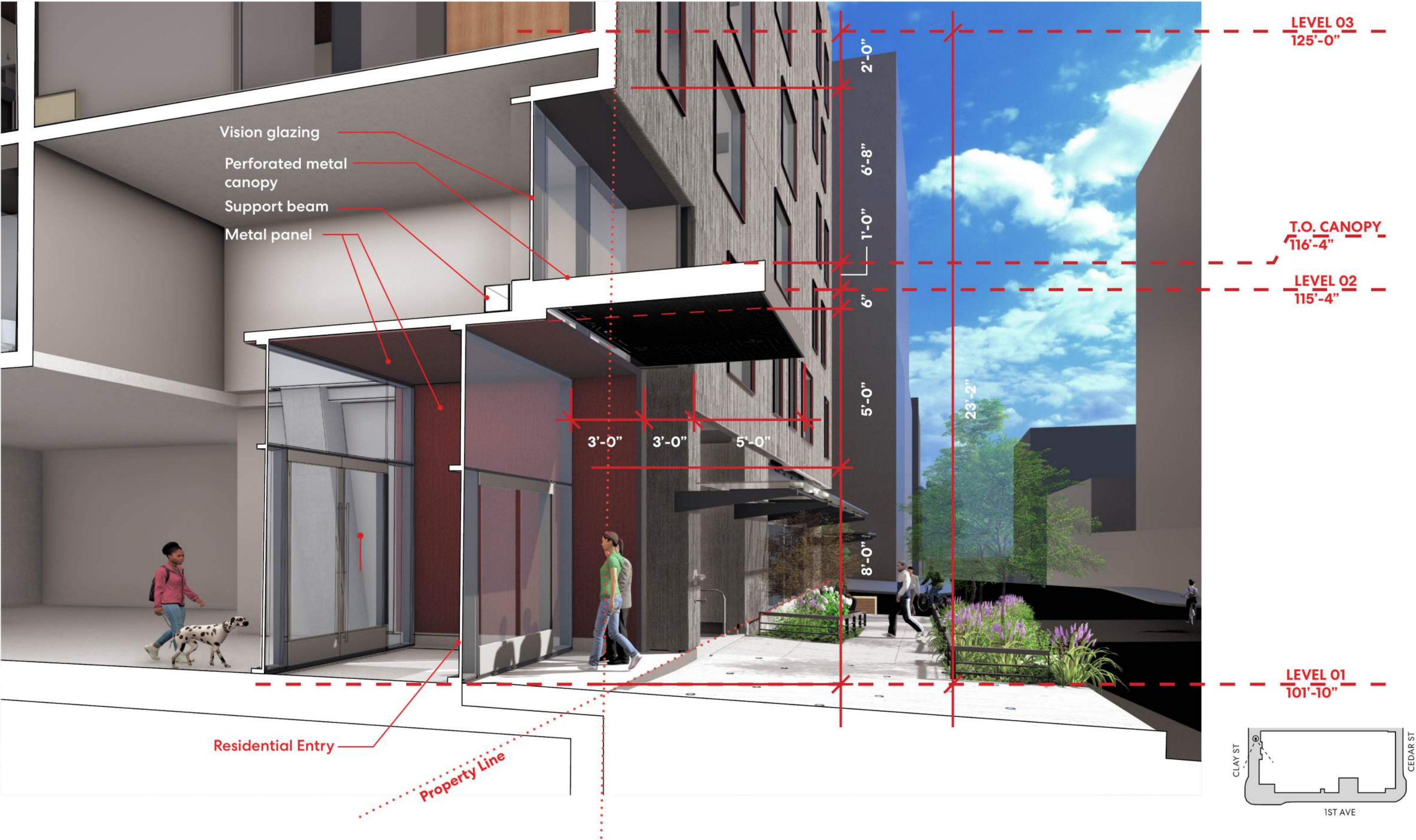
Response:

*The project elected to refine landscape design along Clay St. to provide a lush streetscape experience that compliments the project's and neighborhood's architectural composition. The residential entry will feature a distinctive double-height curtain wall, a custom canopy with an illuminated overhead graphic, and a highly visible red entry portal.*





Clay St Residential Entry Section





Clay St Residential Entry



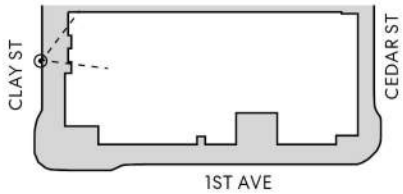
The canopy above the residential entry on Clay St features a custom graphic cut out of the canopy's metal panel soffit. The canopy will host integrated lighting to create a luminous pattern that will clearly mark entry to the residence. Both the treatment of the canopy and the red metal entry portal pick up on architectural cues from the Labor Temple across Clay street with its framed double height entries, pressed tin canopies, art deco security grates, and distinctive neon signage (B-1, , B-3.3, B-4.3, C-1.3, C-1.d, C-4.1, C-4.2, C-5.1, D-2.a )



Labor Temple - First Ave entry

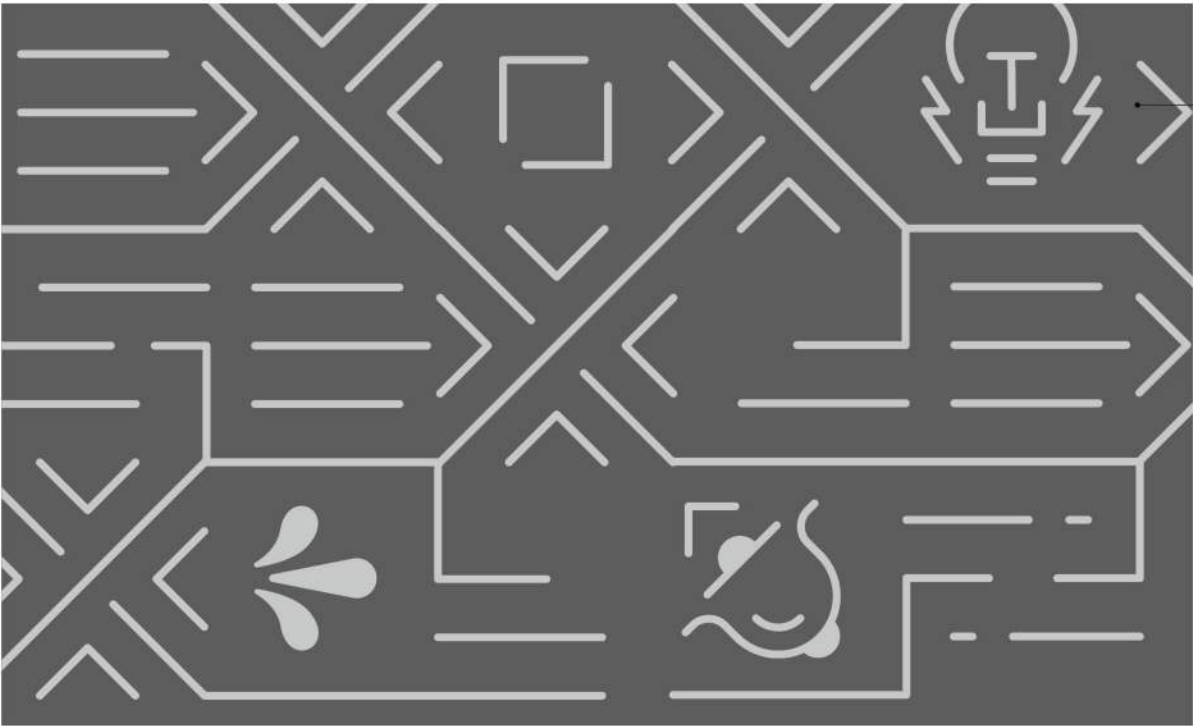


Labor Temple - Security grate on alley window



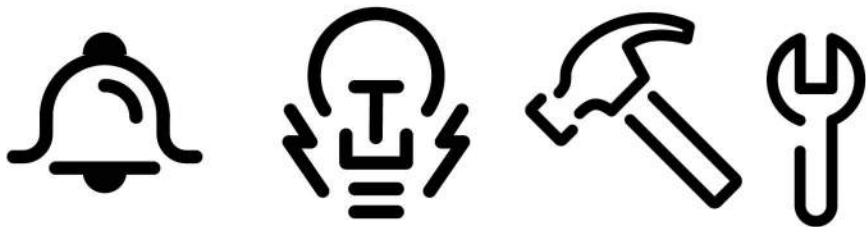


Residential Canopy Graphics



PERFORATED LINEWORK PATTERN,  
INTERALLY ILLUMINATED WITH LEDS

DETAIL  
SCALE: 1" = 1'-0"

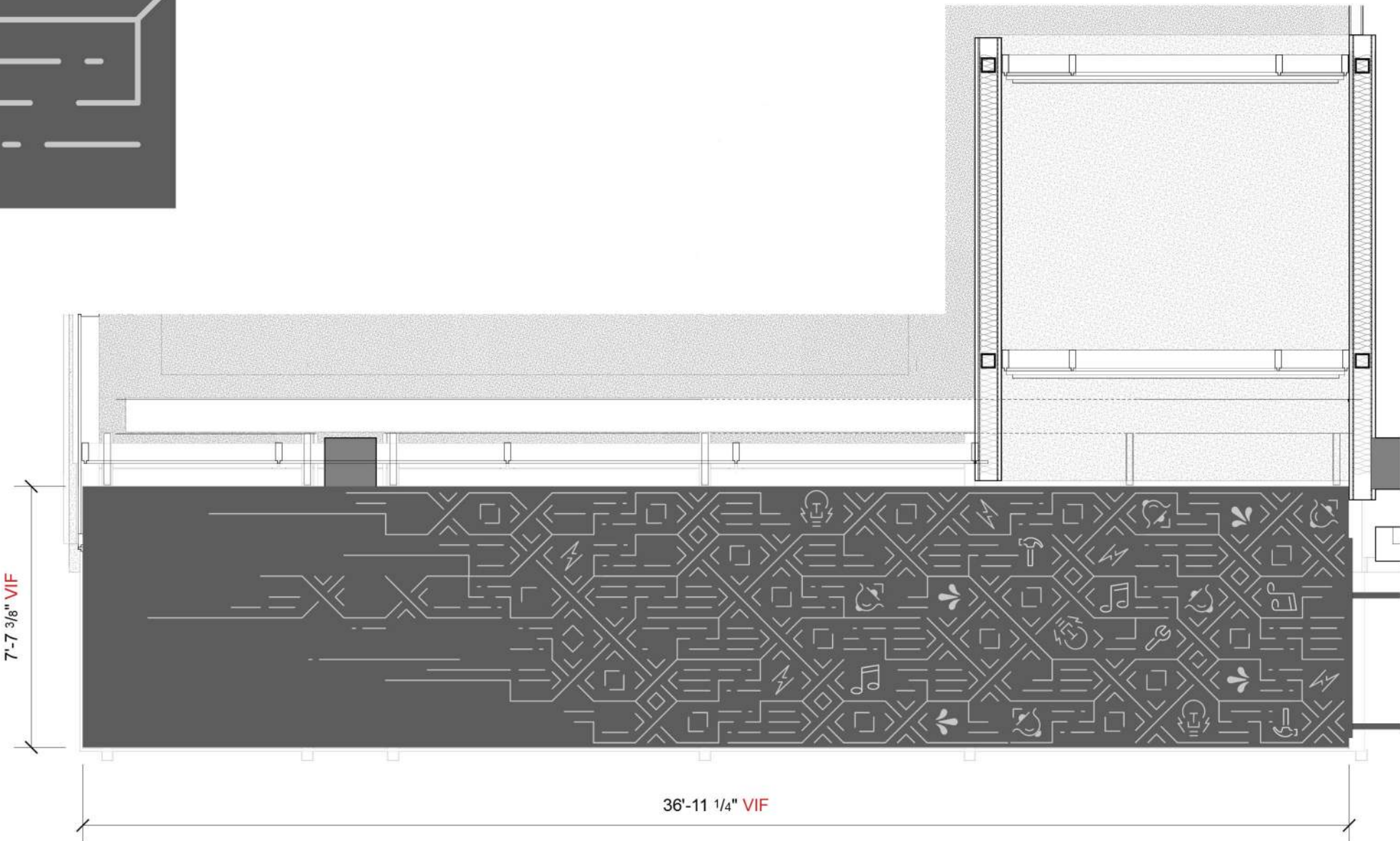


BELLTOWN      ELECTRICITY      INDUSTRY



FLOURISH      ENERGY      MUSIC

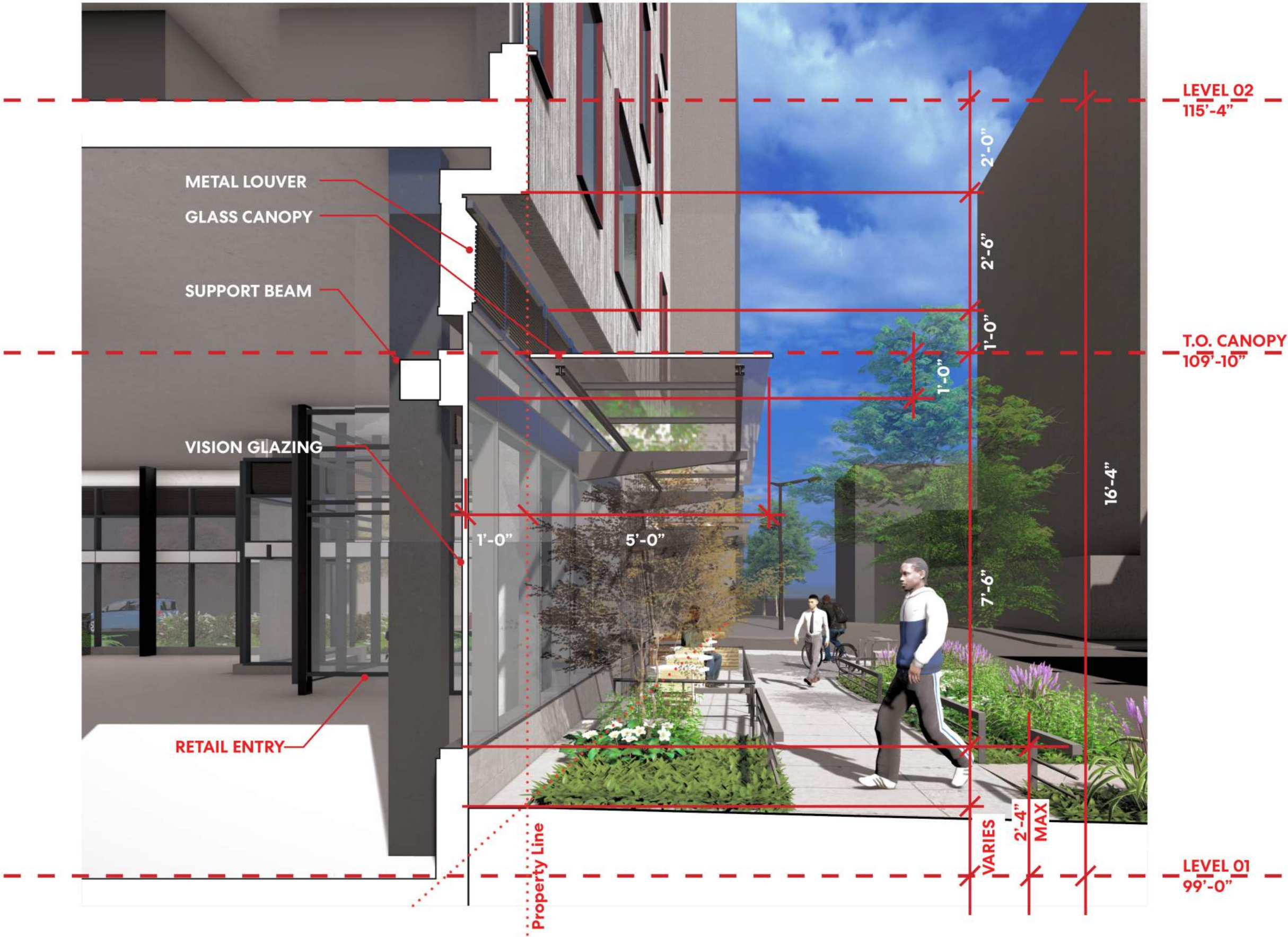
ICONS



RESIDENTIAL CANOPY - RCP  
SCALE: 1/4" = 1'-0"



Clay St Retail Section



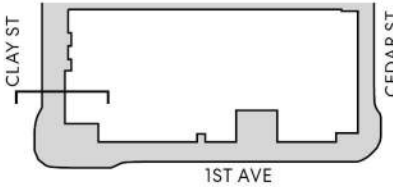
Board Guidance from Early Design Review:

2. Ground Level Uses

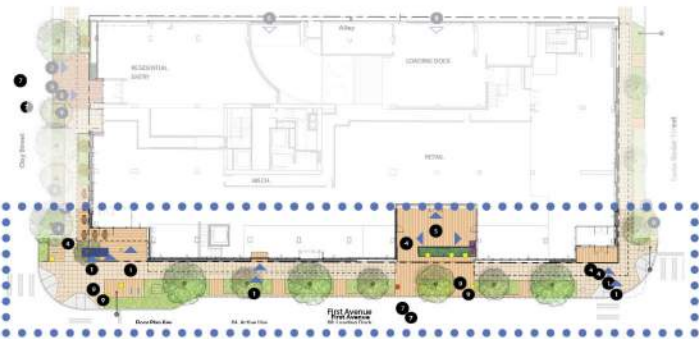
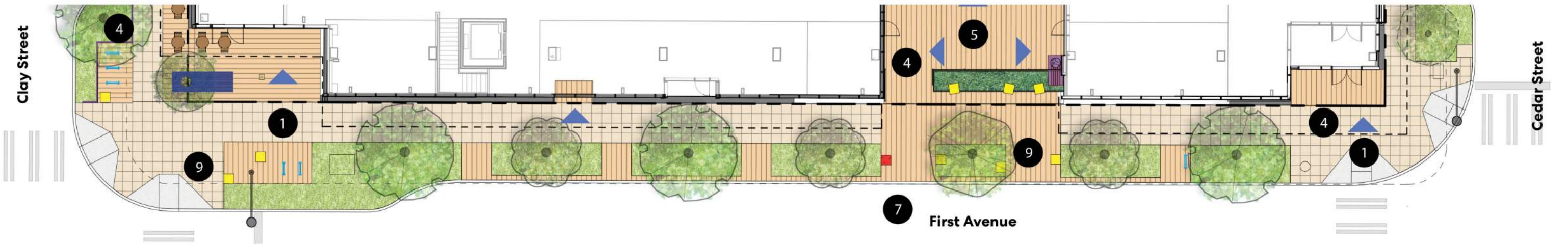
c. The Board noted that there was significant grade change along both Clay St and Cedar St that could affect the usability of the exterior spaces proposed along the sidewalk edge. The Board gave guidance to continue to study the interface between the right-of-way and the various ground level uses to ensure that each space is conducive to pedestrian-oriented activities such as vending, sitting, or dining. (A-1.c)

Response:

By placing all retail entries along First Avenue with its shallower grade change, frontages on Clay and Cedar are left free of intensive pedestrian activity. There are approximately five feet of grade change over the width of the block on Clay Street at a 5% slope, with seating concentrated on the ends of the block, ie. at the residential entry and the retail spill-out space where the grade is shallower and better accommodates pedestrian usage (A-1.c, C-1.1, C-1.d)







**Floor Plan Key**

- 01 Retail Building Entry
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- 04 Active Use
- 05 Courtyard Space
- 06 Parking Entry
- 07 Drop-Off

- 08 Loading Dock
- 09 Outdoor Space Considerations
- ▶ Pedestrian Entry
- ▶ Vehicle Entry



Clay St and 1st Ave Retail Entry



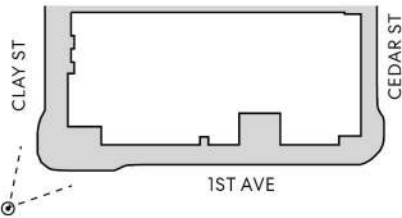
Board Guidance from Early Design Review:

2. Ground Level Uses

b. The Board also noted that the location of the residential entry on Clay St created contiguous retail space on the entire First Ave street frontage which reinforced the existing retail concentration found in the neighborhood. Moving forward, The Board gave guidance to continue to design the retail frontage to allow for changes in size, width, and depths of the commercial spaces over time. (C-1.1, C-1.b)

Response:

The project provides full transparency at Level 01 for retail along First Avenue, creating maximal flexibility for future retail tenants and engaging with the existing retail concentration in the neighborhood. Retail entries are located at significant modulations in the building form to increase visibility and engagement with the street. Open spaces with rich landscaping are provided for pedestrian activity at the northeast corner and the courtyard along First Avenue where retail activity can spill out (B-3.3, C-1.1, C-1.2, C-1.a, C-1.c, C-1.d).

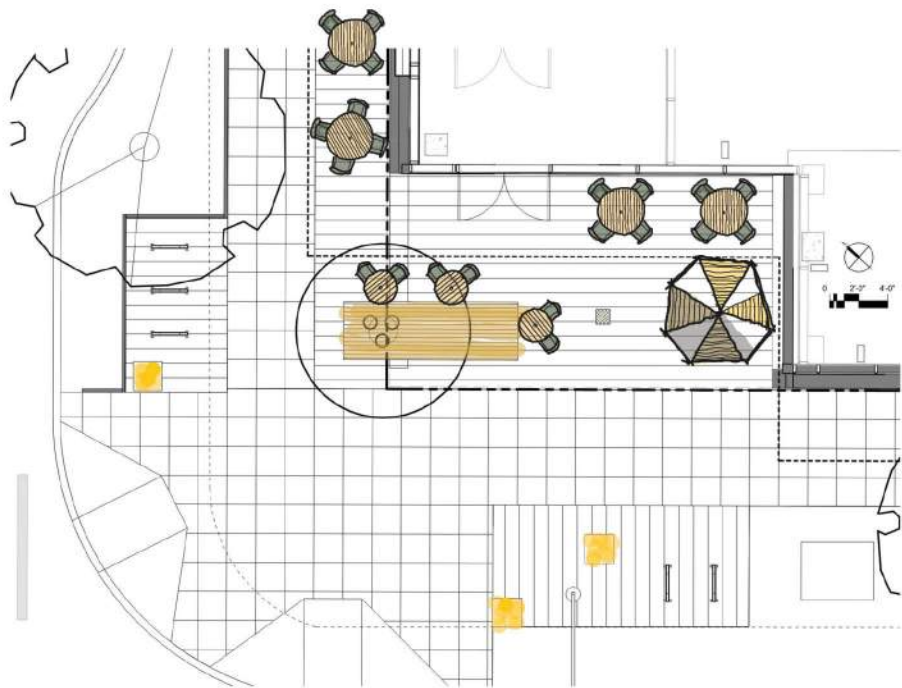




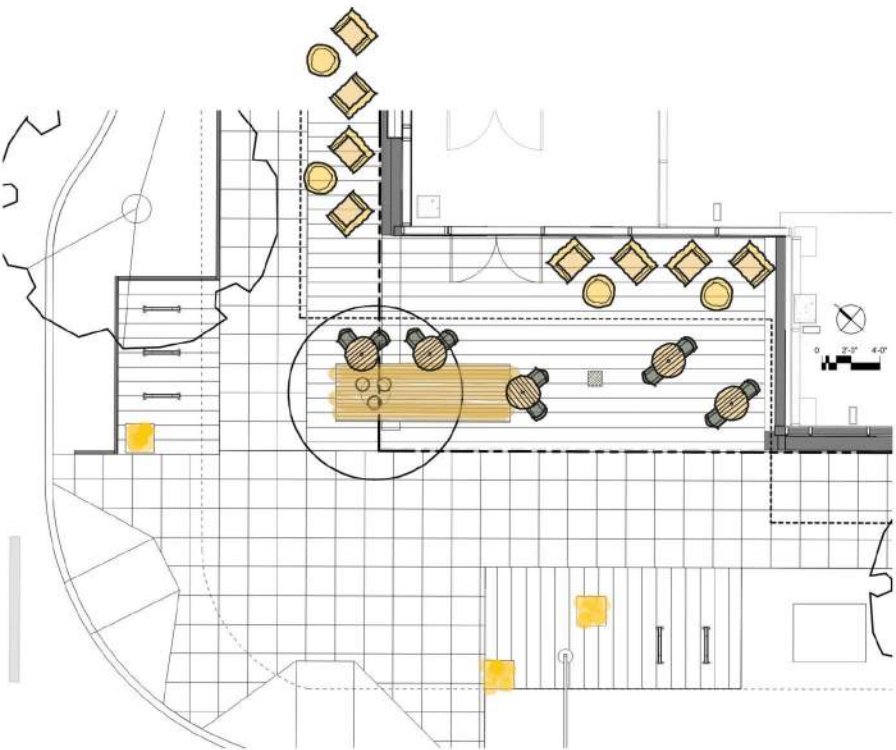
Courtyard Studies

North Courtyard

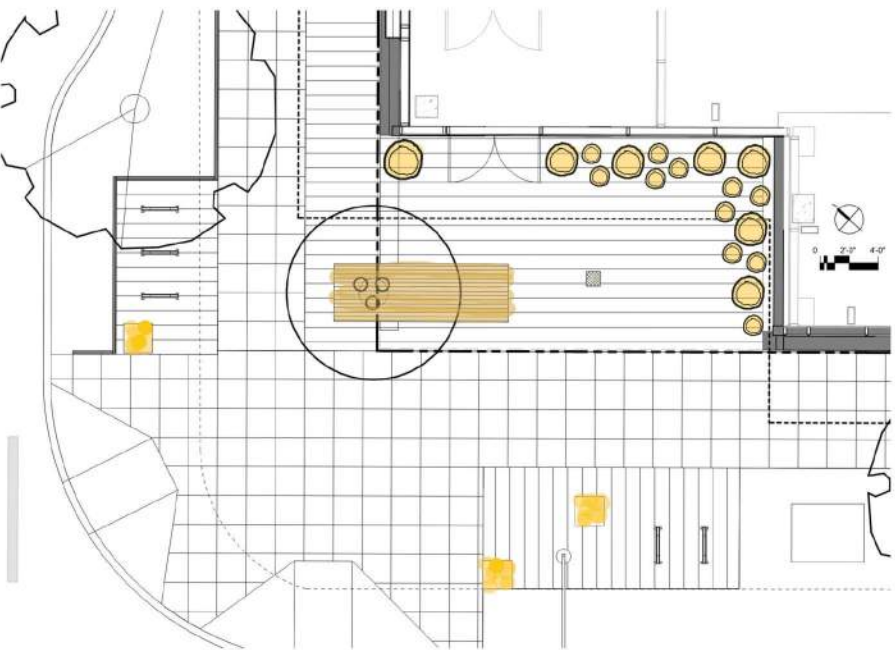
RESTAURANT



COFFEE SHOP



FLOWER SHOP



This courtyard is simple in structure but provides a high level of flexibility of use. The seating built-in in the base plan provides a simple level of amenity for the neighborhood - an opportunity to sit the corner with a tree providing some shade and scale and watch the neighborhood go by. The space can be utilized by a variety of small scale tenants, moveable seating for a coffee shop or cafe, or display space for a retailer like a flower shop.

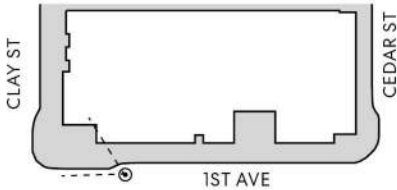


Clay St and 1st Ave Retail Entry





Clay St and 1st Ave Retail Entry





1st Ave courtyard



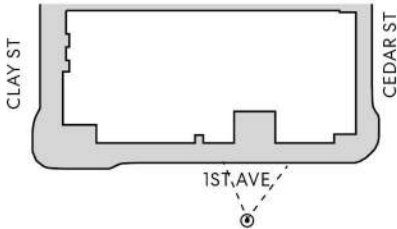
Board Guidance from Early Design Review:

3. Facade materiality and Applications

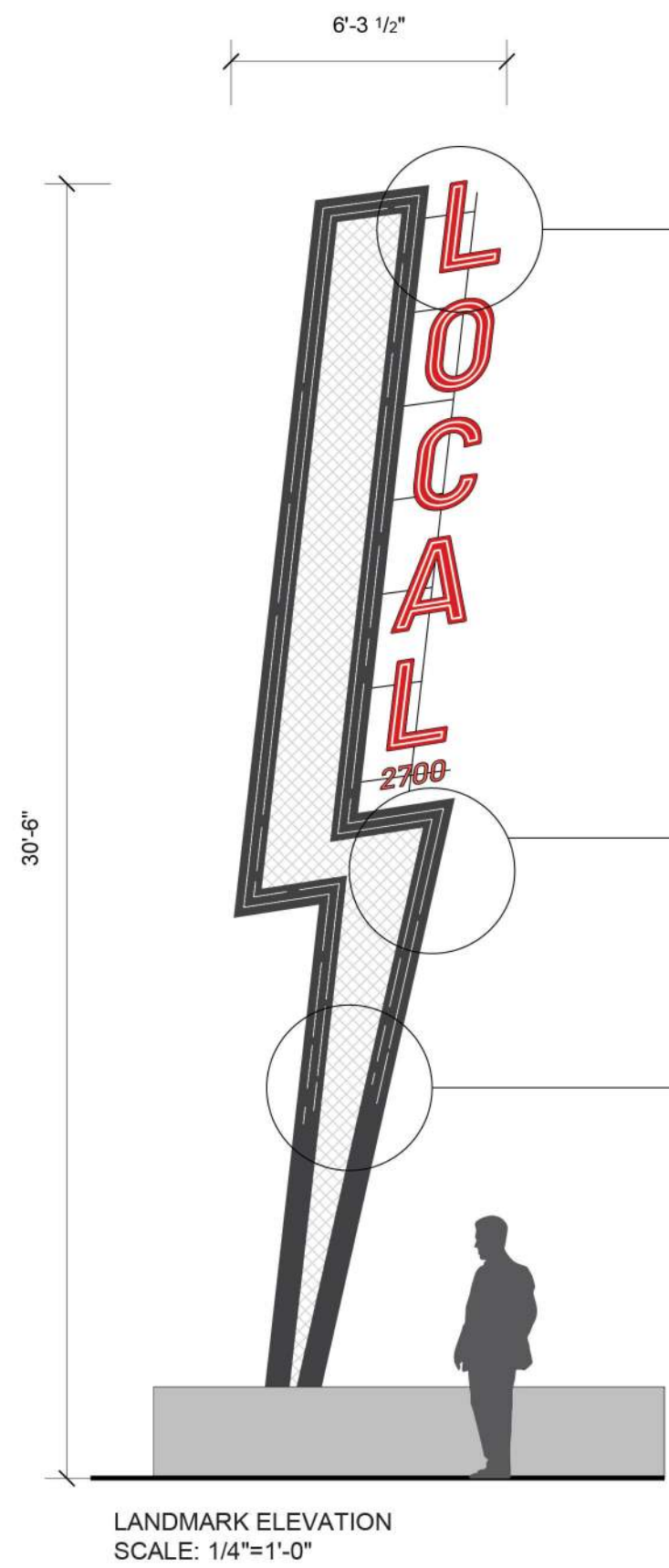
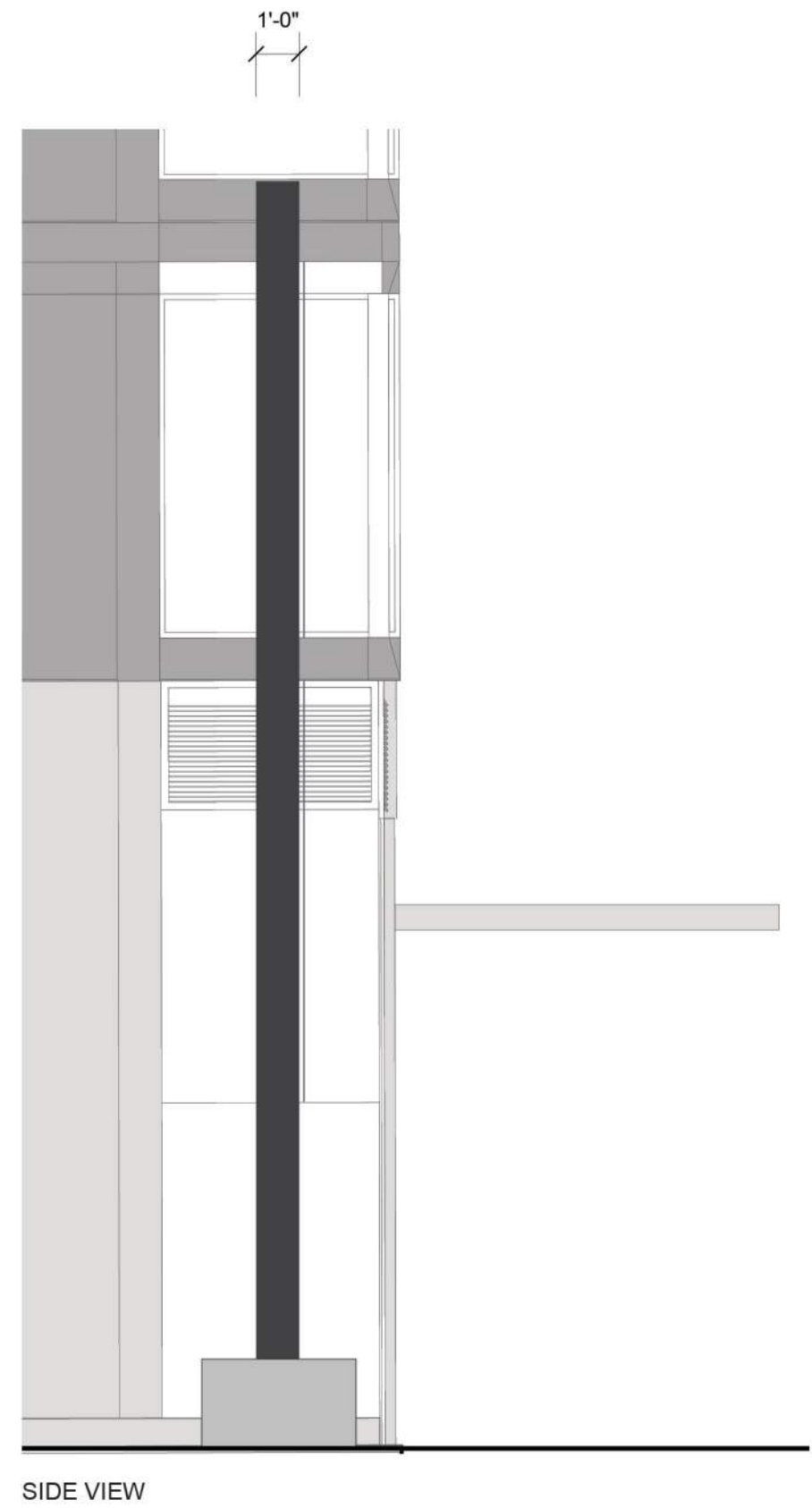
d. The Board noted the quirkiness of the Belltown neighborhood, and in agreement with public comment, encouraged the applicant to consider incorporating high quality public art elements into the façade design to enhance the pedestrian experience and reinforce Belltown's unique qualities. (C-3.1, D-2.e)

Response:

*The courtyard along first avenue features a large-scale public artwork that recalls the site's history as the former location of the local chapter of the IBEW and engages with the neighborhood's rich landscape of neon artworks. The sculptural icon is set in front of a large green wall and integrated lighting that will create a striking and engaging pedestrian experience that is deeply rooted in the history of the site and the neighborhood (B-1.b, B-3.b, C-1.c, C-1.e, D-1.e, D-3.a).*







**LIGHTNING BOLT SCULPTURE**

Dynamic sculpture that sits in the courtyard and acts as a memorable landmark for the building and for the neighborhood



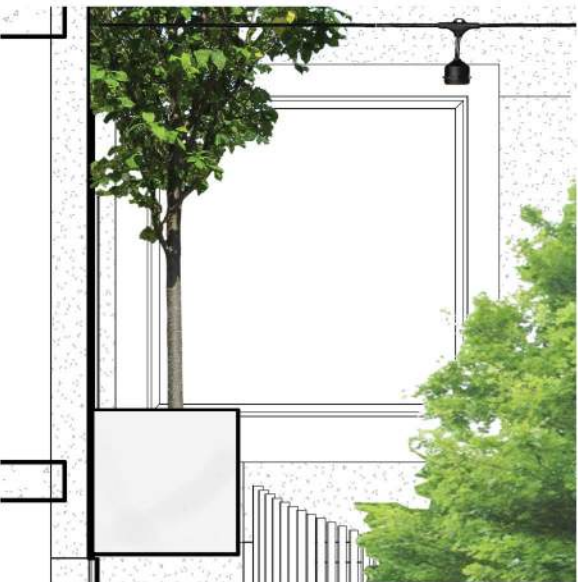




Section Through Courtyard

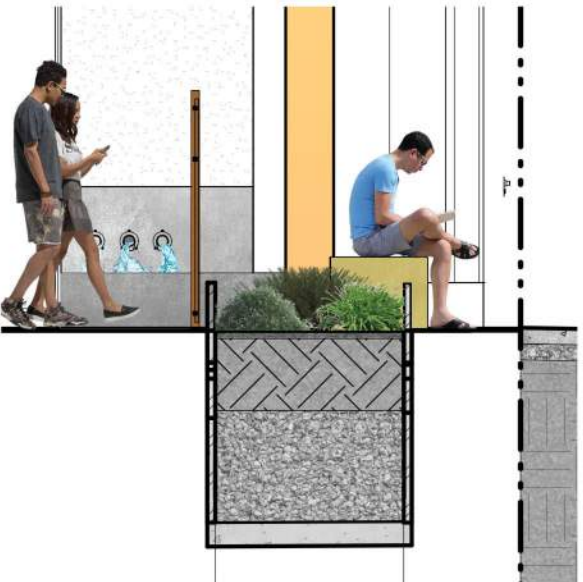
The midblock courtyard provides a small room for retail to spill out and activate the street frontage. A bioretention planter softens the transition to the streetscape, with a crafted water expression spilling into the planter, similar to plays of stormwater found in courtyards throughout the neighborhood and providing reference to the hydroelectric system

Green Wall



3'x3' planter, irrigated and provided with subdrainage support the fastigate trees used to create the green wall system. The trees are a species that take well to hedging and will form a 2 storey volume roughly 3' thick at maturity.

Bioretention



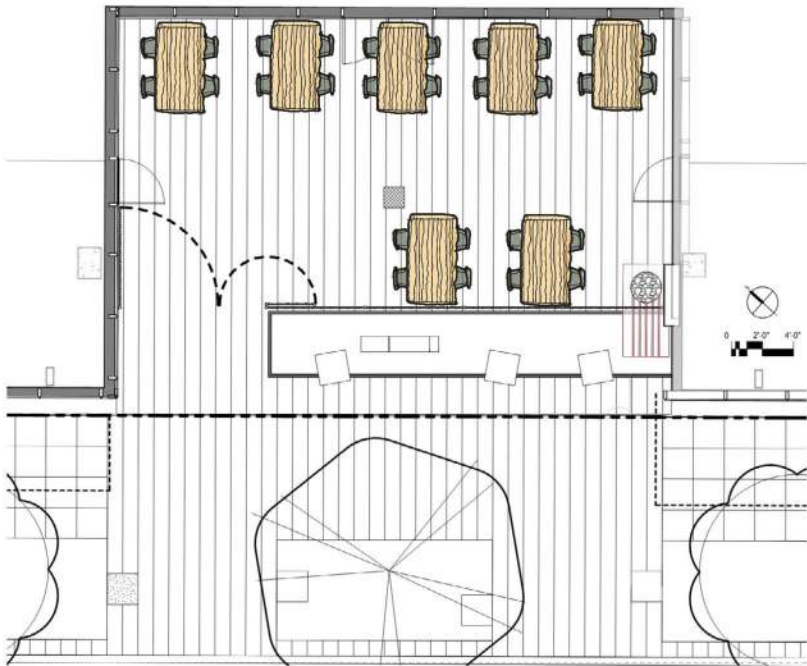
Water emerges from the architecture through a series of scuppers that spill into a basin that provides multiple channels of overflow similar to the dams in the hydroelectric power system the City runs on.



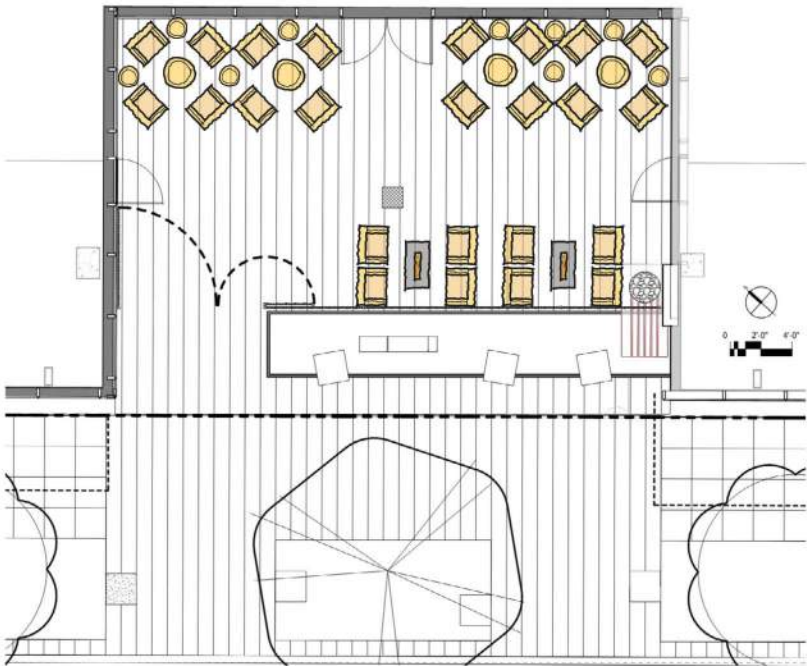
Courtyard Studies

1st Avenue Courtyard

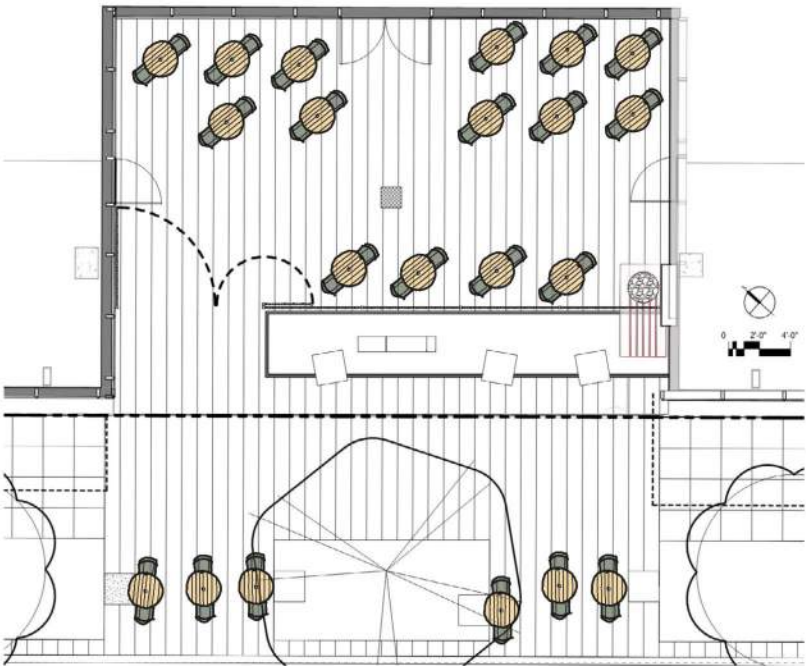
BEER GARDEN



LOUNGE



BISTRO



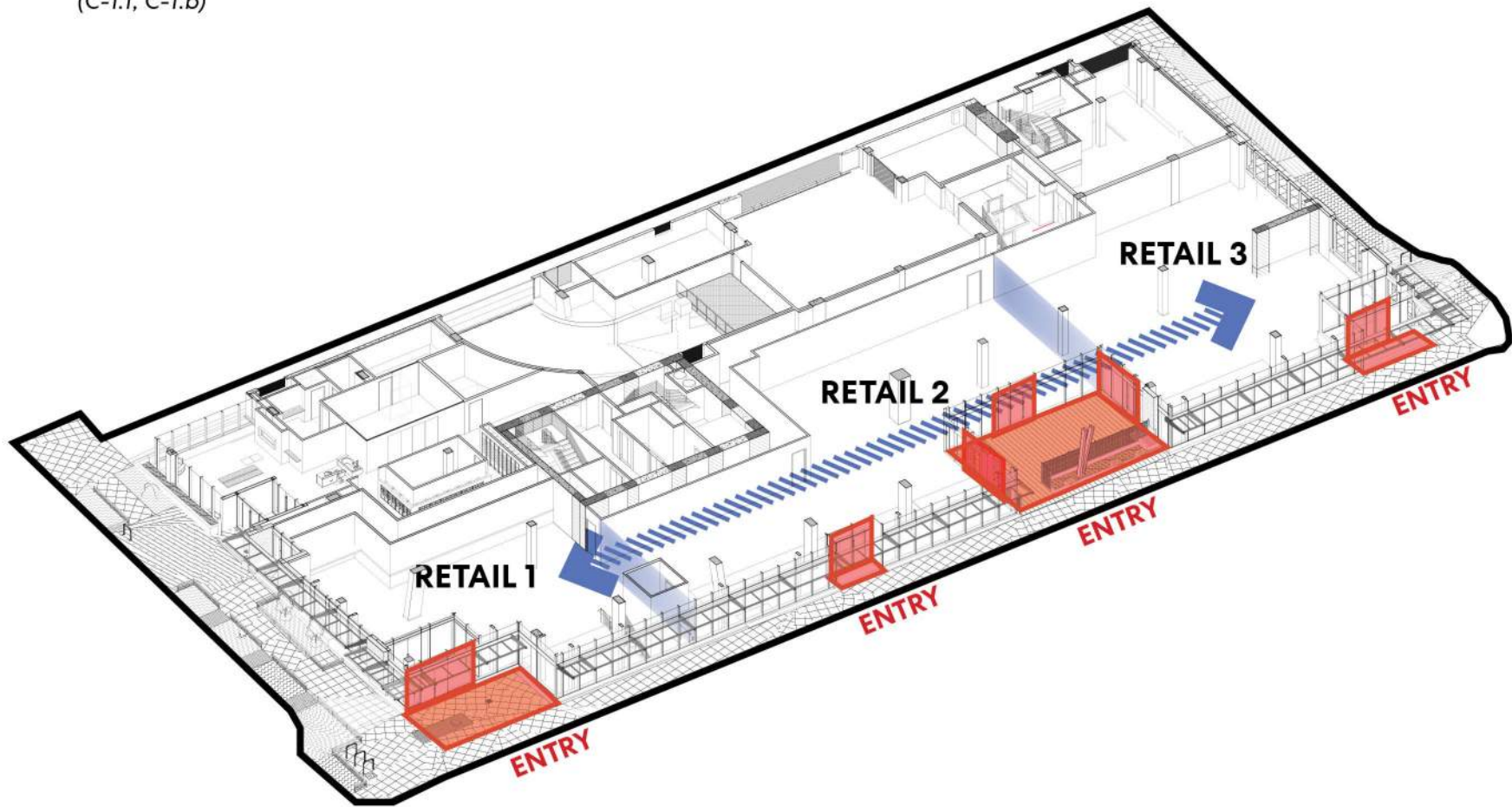
This courtyard is structured on cues from other parts of the neighborhood, picking up bits of funk and grit, while also referencing artwork activated by stormwater and residents by Buster Simpson and others. The streetscape edge is defined by seating cut into the edge of a stormwater planter whose inflow takes cues from the hydroelectric power system, using arrays of scuppers and overflows to mimic the dams used in electricity generation. At the heart of the planter rises a signature mark, emerging from a planted punctuation. These elements coupled with a playful fence provide a clear sense of place on day 1, with low-key catenary lighting providing a simple frame and separation from the density of residents above. The space behind is left flexible for multiple or single tenants to layer on their own identity. The gate and fence is meant to both provide security and enclosure, while referencing other food and beverage garden courts in the neighborhood at Buckley's, the former Jerk Shack and La Fontana Siciliana.



Board Guidance from Early Design Review

- (B) Flexible Retail Frontage: The board recommended that the applicant provide detail highlighting how the retail frontage along First Avenue will allow for changes in size for flexibility in use over time.

(C-1.1, C-1.b)



Multiple entry locations allow for flexibility in use for future retail tenants as patrons can enter and exit from a variety of entry portal locations along First Ave. Retail entries are located at significant building modulations to maximize visibility and potential for effective integration of signage (C-1.1, C-1.b).



or Other



Restaurant Tenant



Retail Tenant

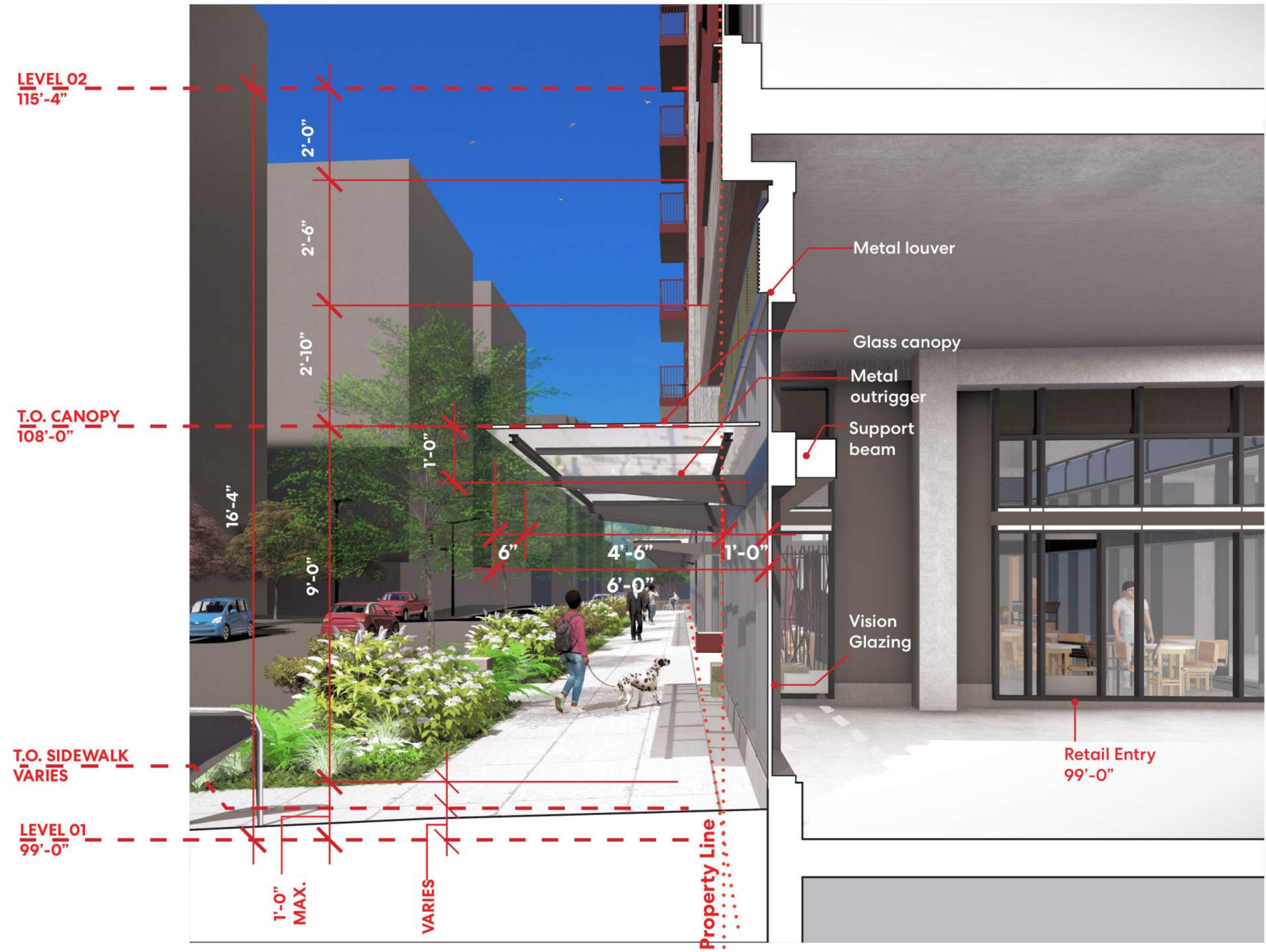


1st Ave courtyard





Typical 1st Ave Retail Section

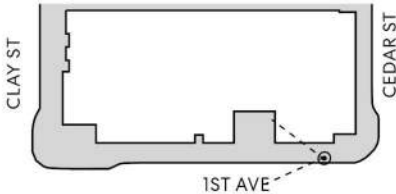


The retail frontage at Level 01 features a six-foot deep glass canopy that marks a continuous datum across First Avenue at 108'-0" feet above sea level. There is a 1'-4" grade change along First Avenue with a low point of 98'-4" at the Northeast corner of the property up to 99'-10" at the southwest corner.

The canopy is supported by metal outriggers with integral lighting spaced every 12'-0" on center which is in turn supported by an interior post-and-beam system with columns every 24'-0" on center.

The retail glazing along First Avenue rests on a short flat concrete stem wall with a maximum height of 1'-0" and a minimum of 6" above grade. The sill steps up at key intervals to accommodate grade change.

Above the canopy there is a continuous 2'-10" tall clerestory window and a 2'-6" continuous mechanical louver across the width of the facade. The continuous louver will allow for maximum flexibility for future retail tenants and creates a strong horizontal datum that helps to transition from the glazing at Level 01 to the precast concrete cladding above (A-1.c, C-5.1, C-5.A).

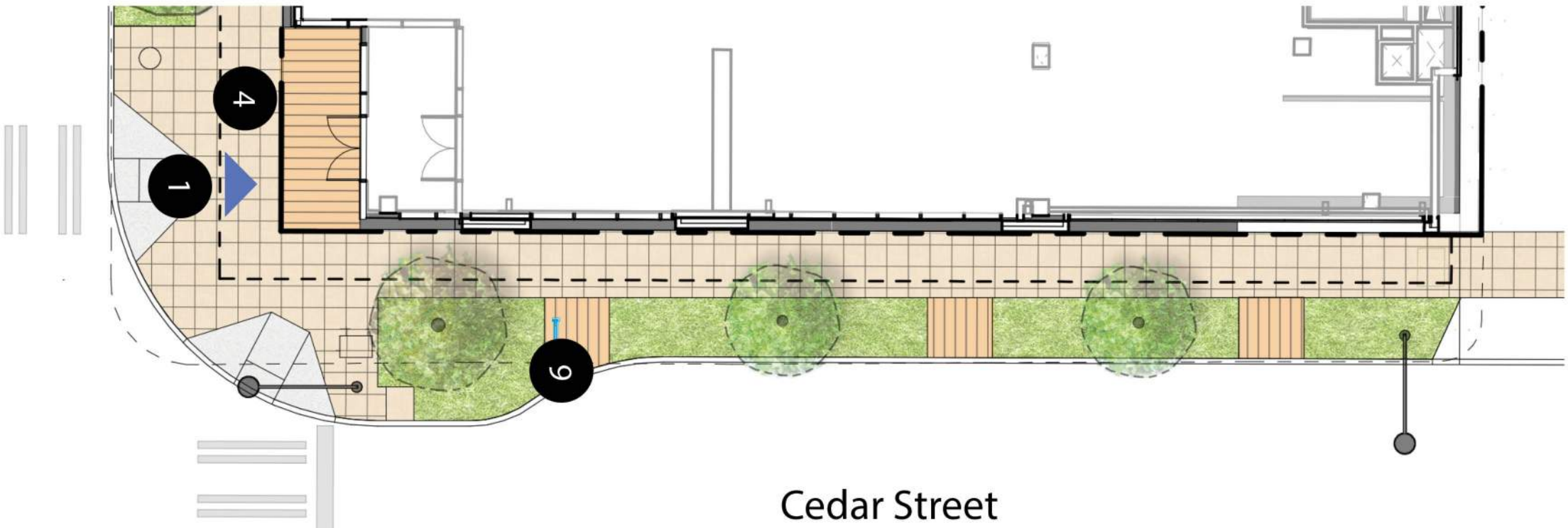
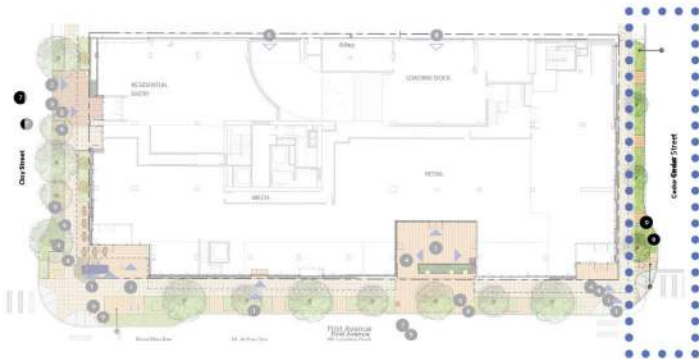




# Cedar Street

- Floor Plan Key**
- 01 Retail Building Entry
  - 02 Residential Building Entry
  - 03 Pedestrian Connections
  - 04 Active Use
  - 05 Courtyard Space
  - 06 Parking Entry
  - 07 Drop-Off
  - 08 Loading Dock
  - 09 Outdoor Space Considerations

-  Pedestrian Entry
-  Vehicle Entry



Cedar Street



Cedar St and 1st Ave Retail Entry





Cedar St Display Window



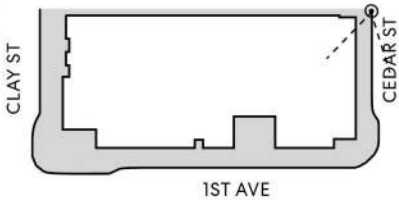
Board Guidance from Early Design Review:

3. Facade materiality and Applications

d. The Board noted the quirkiness of the Belltown neighborhood, and in agreement with public comment, encouraged the applicant to consider incorporating high quality public art elements into the façade design to enhance the pedestrian experience and reinforce Belltown’s unique qualities. (C-3.1, D-2.e)

Response:

*In addition to the large-scale artwork featured at the courtyard along First Avenue, the southeast corner of the building on Cedar St features display window with a custom neon art installation will add a moment of intrigue and excitement. The neon artwork itself recalls the neighborhood’s vibrant nightlife and evokes imagery and iconography unique to the neighborhood (C-3, C-3.1, D-2.e).*

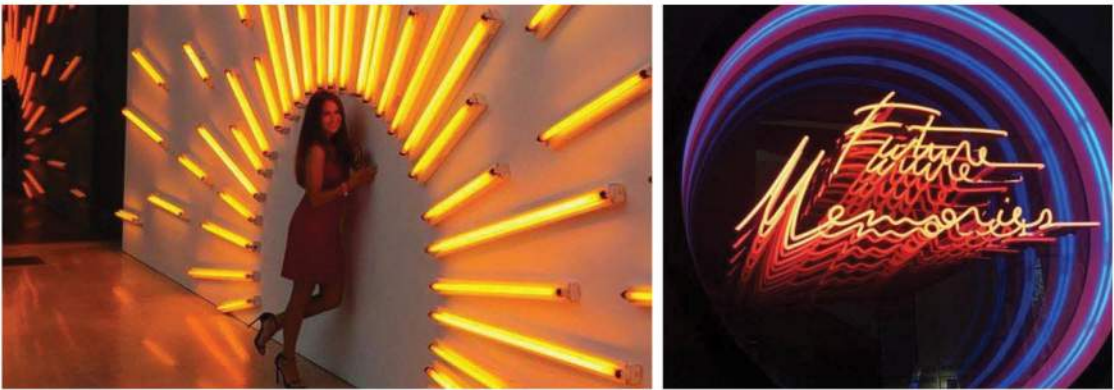




Cedar St Display Window

FEATURE WALL - THE ENERGY OF BELLTOWN

A full-coverage neon installation that draws people in for interactoins and photo opportunities -- putting the user at the “heart of Belltown” in all of its uniqueness and history.



REFERENCE



FEATURE WALL ELEVATION  
SCALE: 1/4"=1'-0"

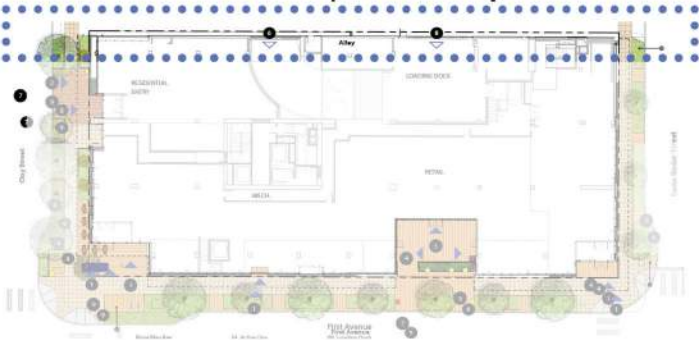
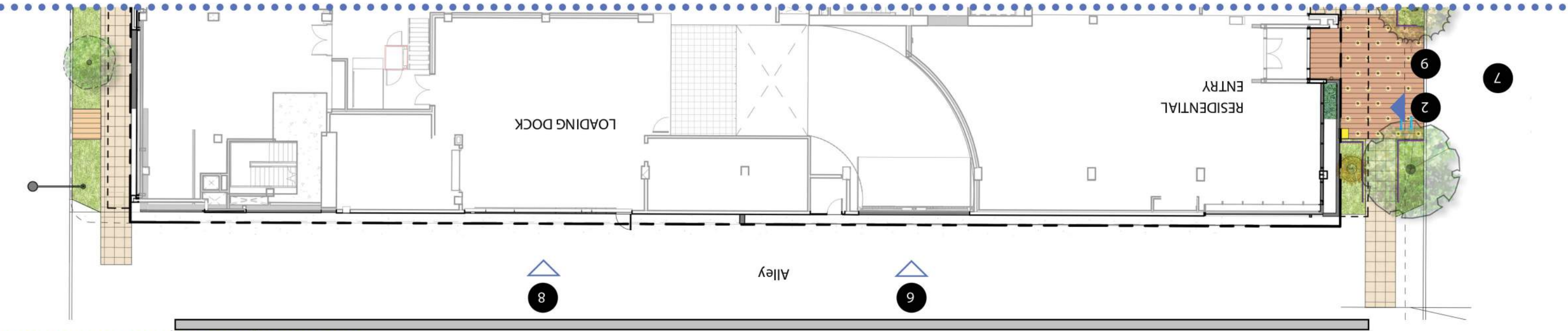


- INFINITY-MIRRORED SURFACE
- ICONIC THEMES AND VISUALS OF BELLTOWN
- NEON INSTALLATION
- LYRICS BY FAMOUS SEATTLE ARTISTS
- ETCHED BELLTOWN GRAPHIC IN MIRROR

DETAIL



Alley Between 1st & Second St.



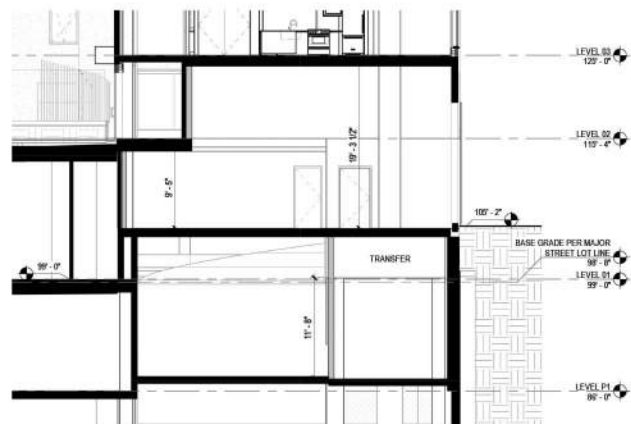
Floor Plan Key

- 01 Retail Building Entry
- 02 Residential Building Entry
- 03 Pedestrian Connections

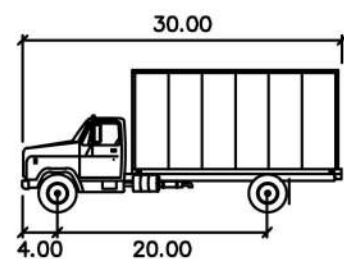
- 04 Active Use
- 05 Courtyard Space
- 06 Parking Entry
- 07 Drop-Off

- 08 Loading Dock
- 09 Outdoor Space Considerations
-  Pedestrian Entry
-  Vehicle Entry





Section - Looking North. Highlighting Loading Dock



SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

## Board Guidance from Early Design Review

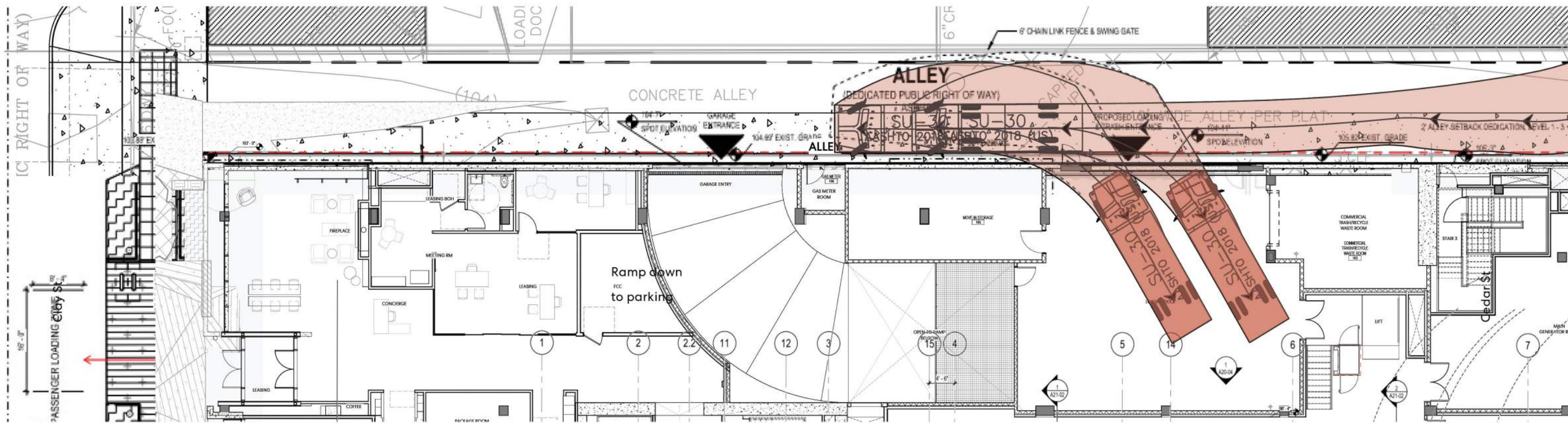
(C.1)

The Board supported the location of vehicle access and building service on the alley but was concerned with the lack of information provided related to access and use. The Board gave guidance to include more information at Recommendation related to vehicle access and the overall treatment of the façade including signage and lighting. (C-6)

**Response**

The following programming is accessed from the alley:

- The Loading Dock, shared residential & retail use
- Commercial Trash/Recycle Waste Storage Room
- Commercial & Residential Waste staging in the alley
- Shared Move-in storage
- Parking Ramp for commercial, residential, & service vehicles
- Gas meter room access point
- A turning study has been conducted to confirm the loading dock's ability to accommodate x2 SU-30 trucks
- The alley will be lit with wall-mounted LED fixtures. More info in is provided in the lighting section.



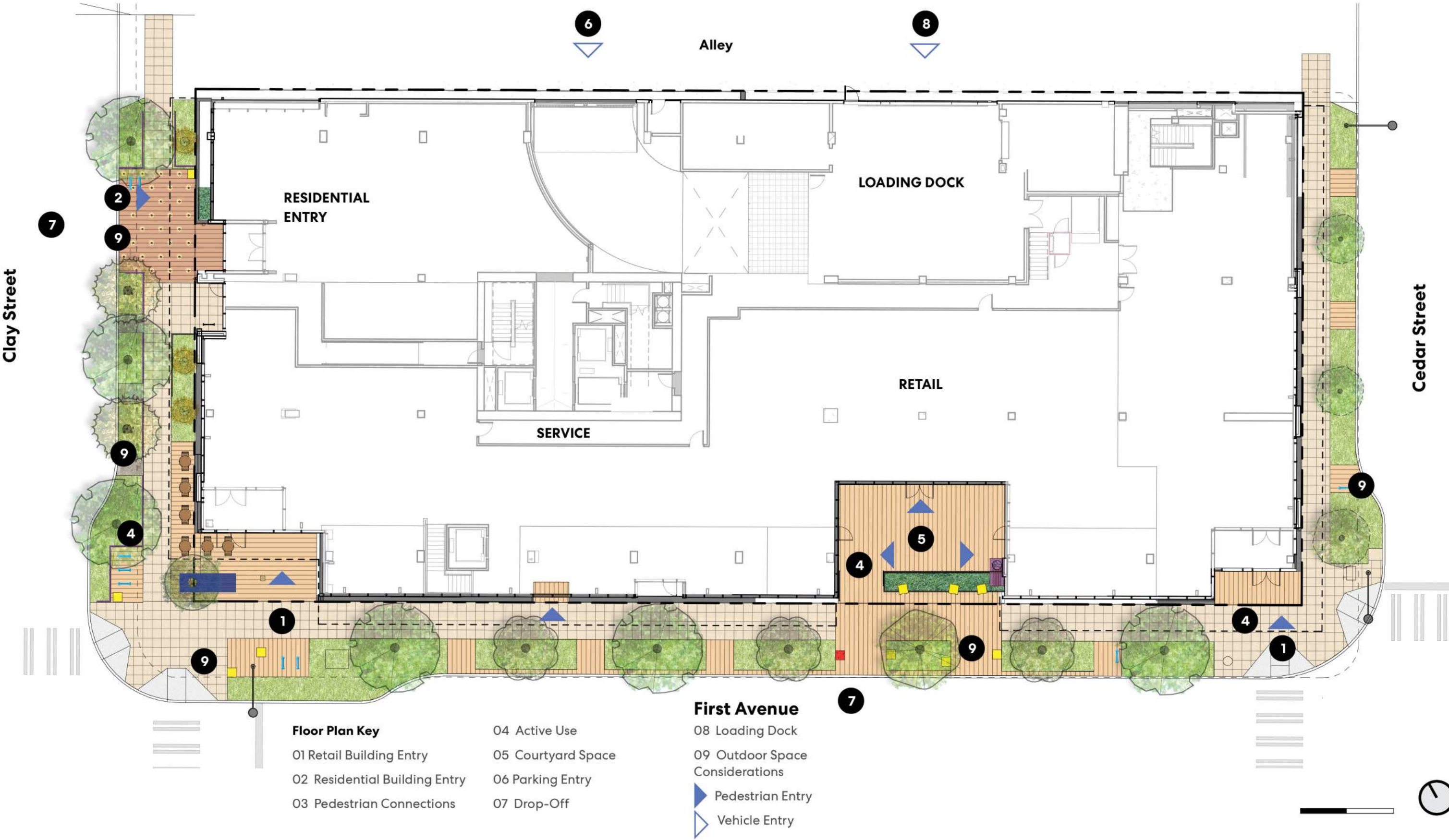
*Partial Ground Level Plan - Highlighting Loading Dock Access*



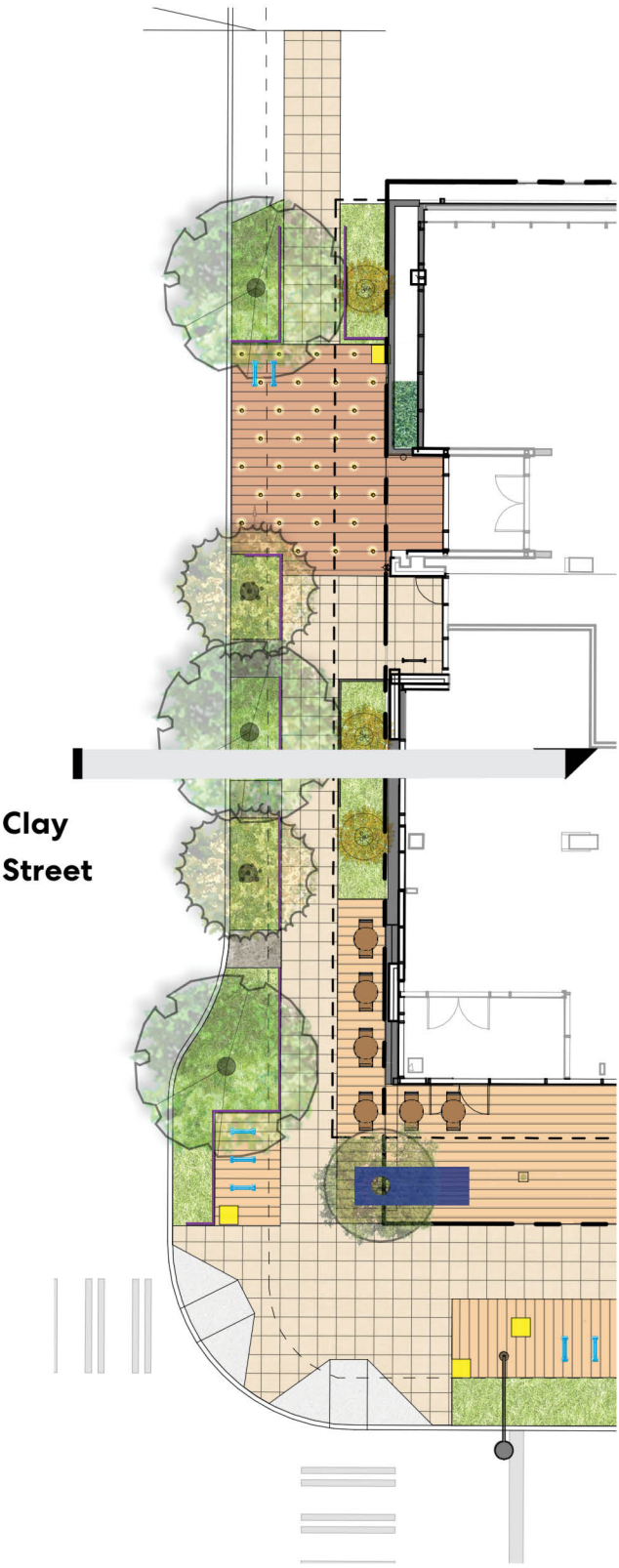
# 04. Landscape



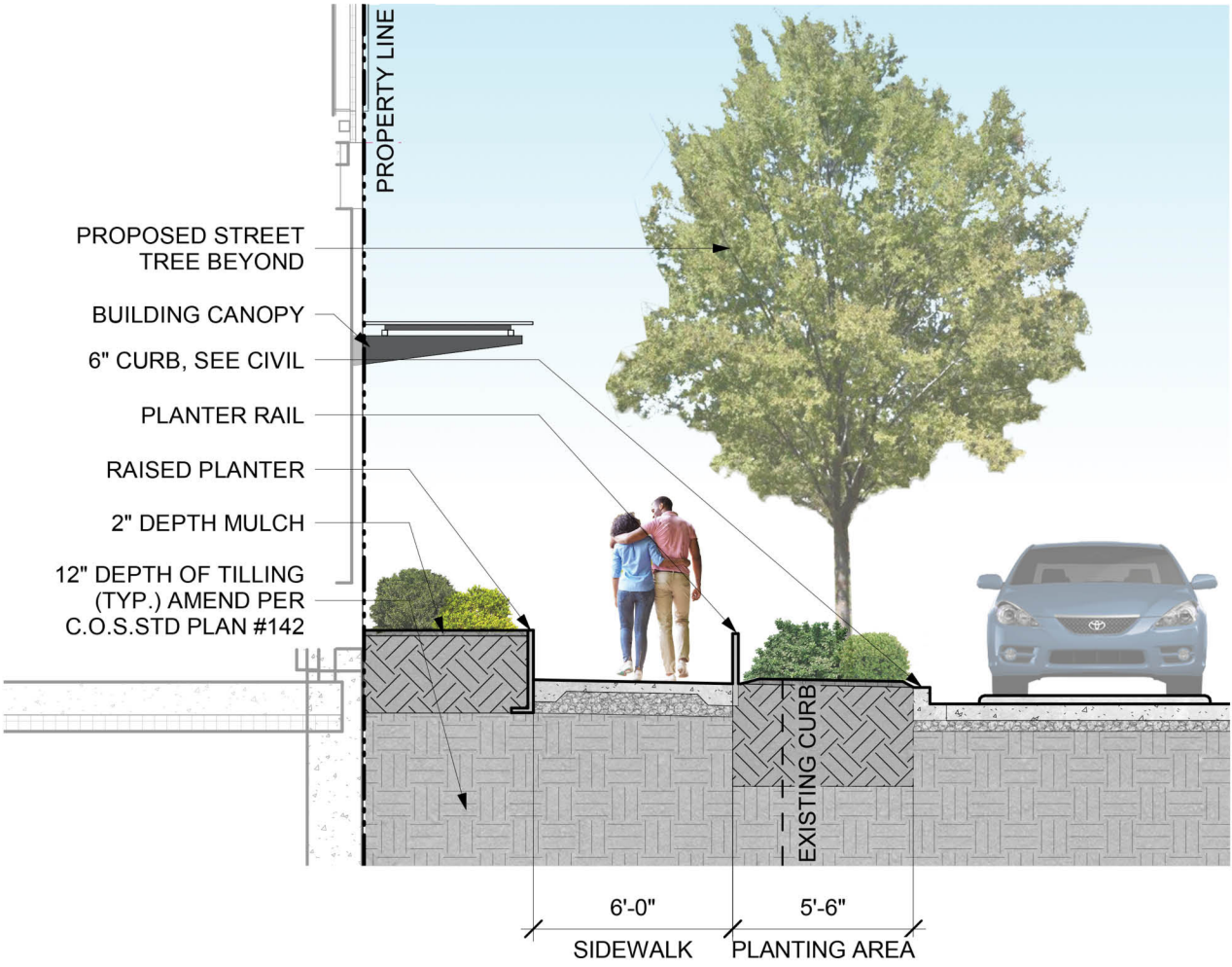
Landscape Plan | at Grade



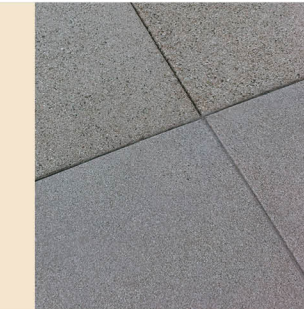




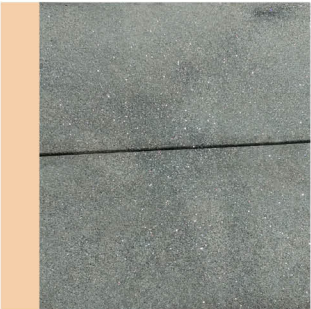
Site Plan  
Clay  
Street Materials



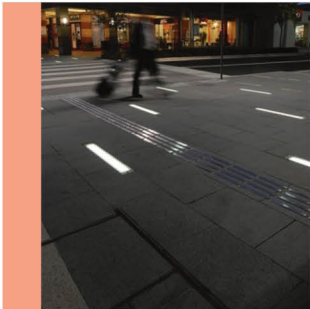
Section



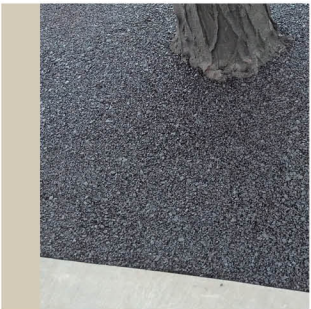
City of Seattle Standard  
CIP Concrete -  
2x2 jointing



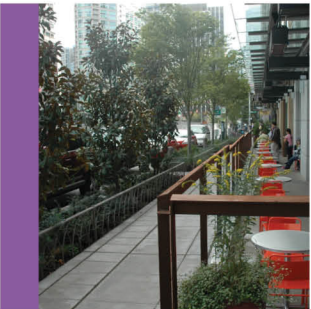
Dark Integral  
Colored Concrete



Integral Colored  
Concrete with  
accent lighting



Flexible Porous Paving



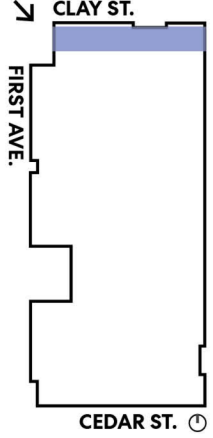
Pet  
Protection Metal Rail



Seating Plinths



Metal planter with  
wood plinth and tree



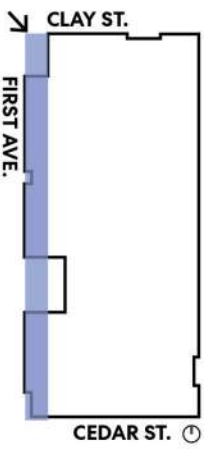
### Clay Street | Materials

The design of Clay Street aims to provide a vibrant pedestrian experience, while maximizing opportunities for trees and landscaping. The bulbed streetscape transition at the corner creates a gracious transition from the busy First Avenue to the quieter residential green street frontage of Clay. Opportunities to linger are focused towards this active corner, while plentiful space is left in front of the residential lobby to accommodate



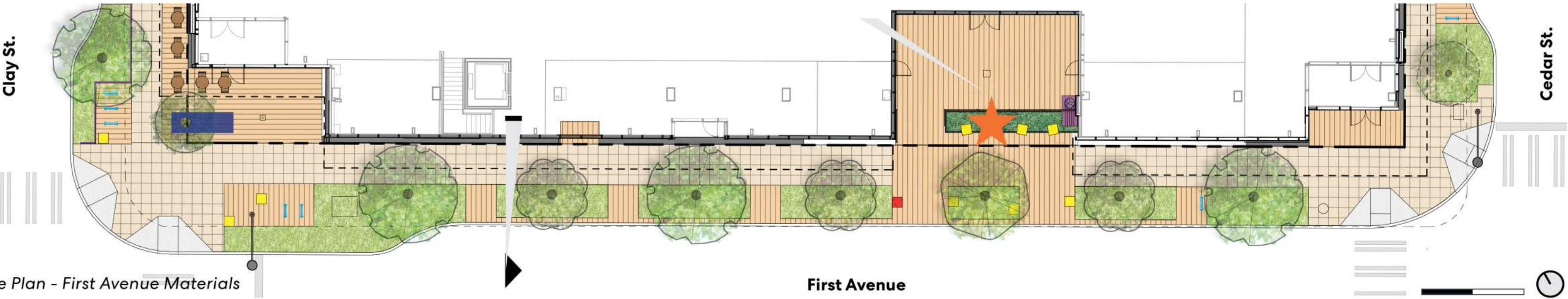


Section Through First Avenue



First Avenue | Material

The First Avenue material palette is made up of predominantly natural materials that create an inviting and interesting experience for pedestrians and passers by. The ground material changes mid-block to highlight the pedestrian amenity of the building courtyard that serves as an entrance to various retail opportunities. Seat plinths are sprinkled liberally down the frontage to add to the playful seating art that enliven the



Site Plan - First Avenue Materials

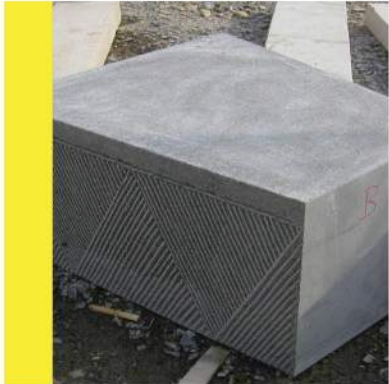
First Avenue



City of Seattle Standard CIP Concrete - 2x2 jointing



Dark Integral Colored Concrete



Seating Plinths



Bike Parking



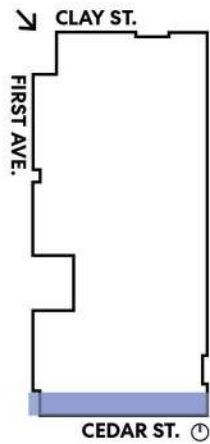
Buster Simpson Bench Art



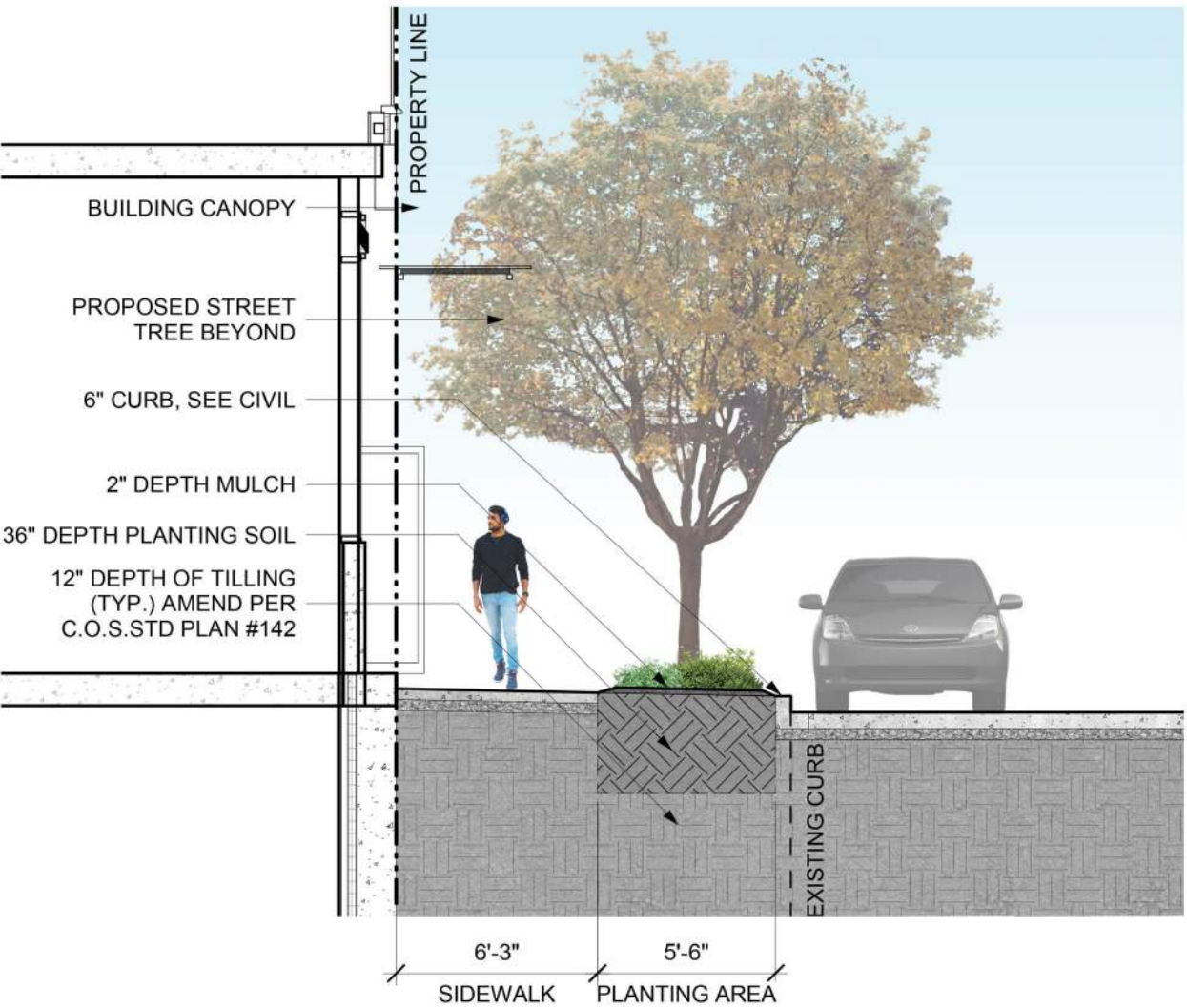
Stone Stormwater Art Block - Inspired by forms found



# Cedar Street | Material Pallet



The materials found along Cedar street compliment that of Clay and First Avenue. The natural materials create a vibrant pedestrian environment that caters to pedestrian amenities such as convenient bicycle parking and lighting that promotes safety and security in the area. This is a neighborhood connector street with a midblock surprise similar in effect to moments designed throughout the neighborhood to surprise and delight.



Cedar Street section



City of Seattle Standard CIP Concrete - 2x2 jointing

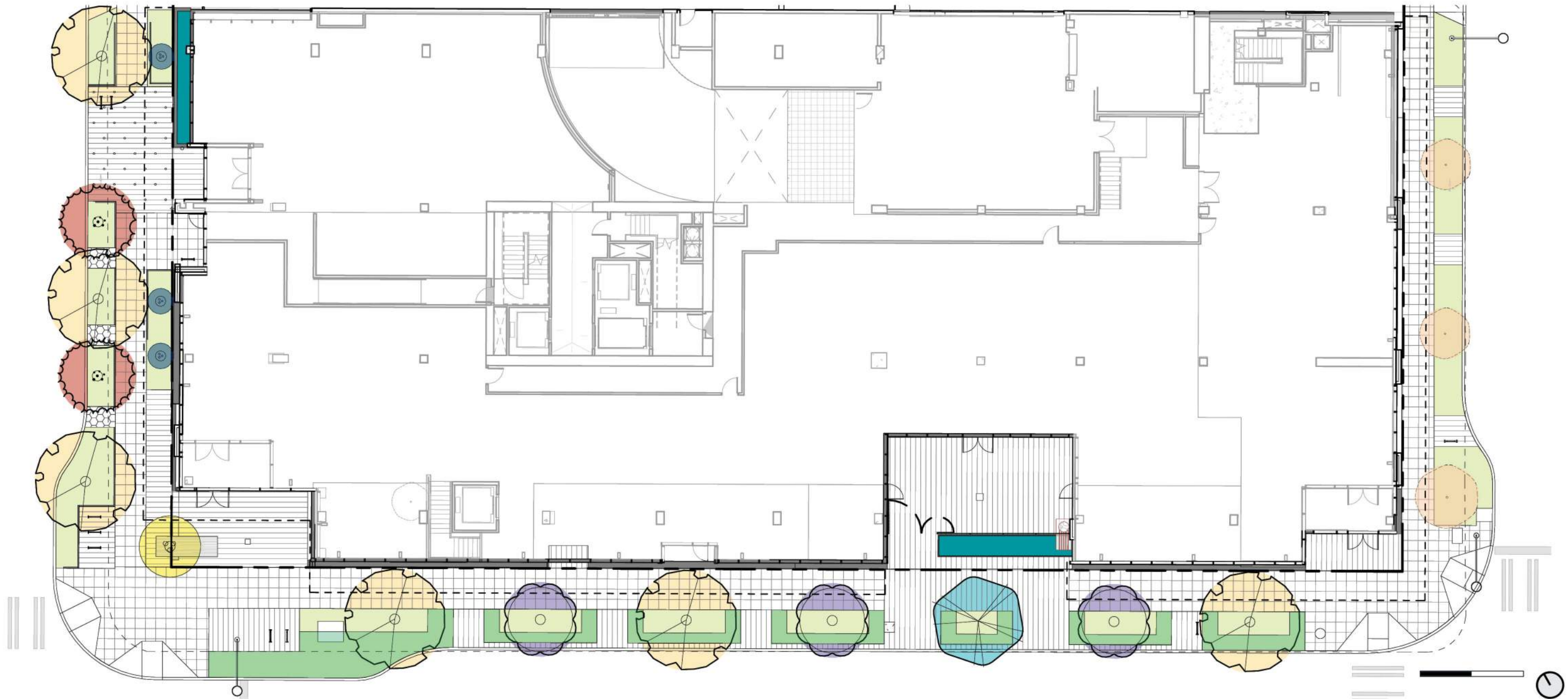


Bike Parking



Site Plan  
Clay Street Materials





*Ulmus davidiana* var. *japonica*  
'Emerald Sunshine'



*Hamamelis*  
*x intermedia*  
Witch hazel



*Stewartia pseudocamellia*  
Japanese Stewartia



*Gleditsia triacanthos*  
Honey locust



*Liriodendron tulipifera*  
'Fastigiatum'  
Columnar tulip tree

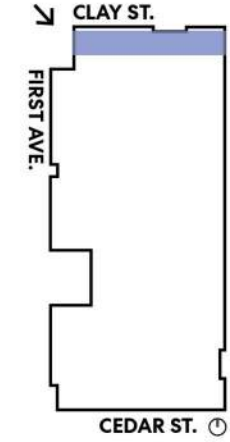
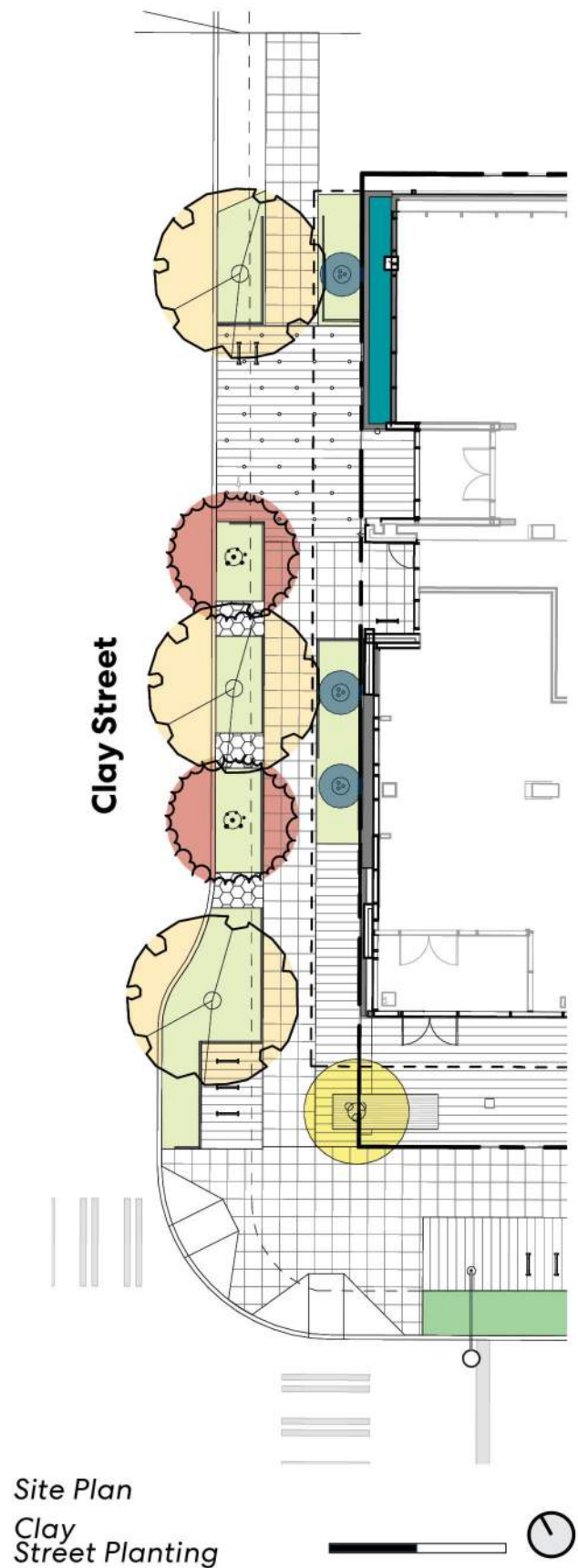


*Nyssa sylvatica* 'Green Gable'  
Black gum



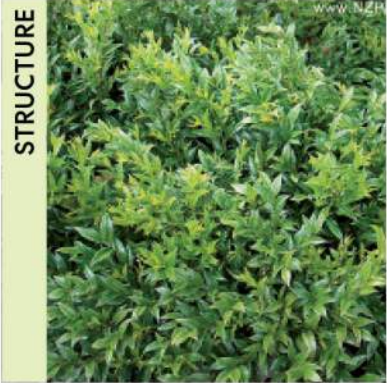
Existing tree  
*Acer campestre*  
Field Maple



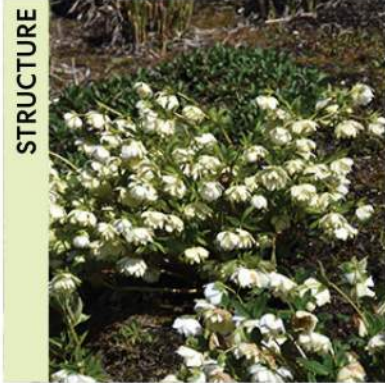


## Clay Street | Planting

Clay Street is located along a designated Green Street Corridor. Each Green Street is unique in character and design and this section of Clay Street celebrates the Residential entry to the project with stormwater planters flanking the door and flush lighting set into specialty pavement. Lush and varied landscaping, including an enlarged curb bulb, and a variety of pedestrian amenities provide diverse opportunities to view the historic labor temple across Clay Street through a verdant lens. Light and bright flowering specimens



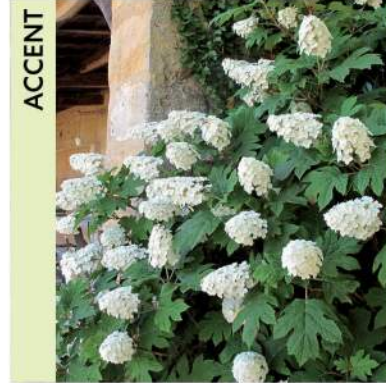
*Sarcococca ruscifolia*  
Fragrant sweet box



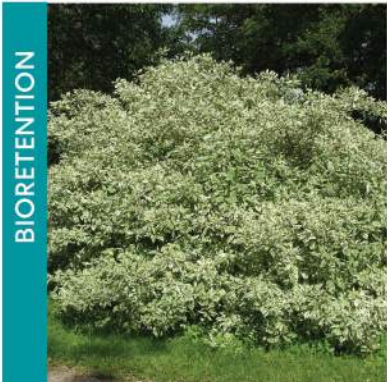
*Helleborus x hybridus*  
'Sparkling Diamond'  
Sparkling diamond helleborus



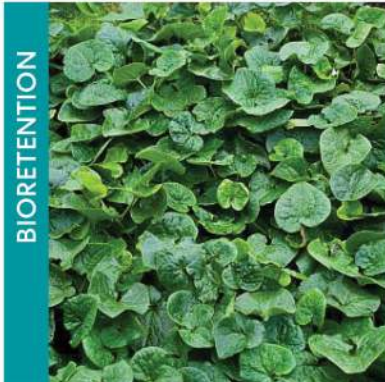
*Liriope muscari* 'Royal Purple'  
Lily turf



*Hydrangea quercifolia*  
Dwarf oakleaf hydrangea



*Cornus alba* 'Elegantissima'  
Redtwig dogwood

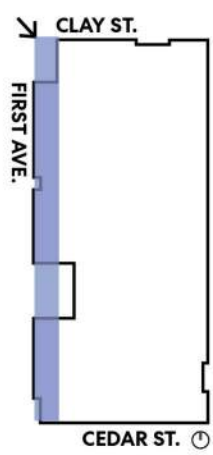


*Asarum caudatum*  
Wild ginger



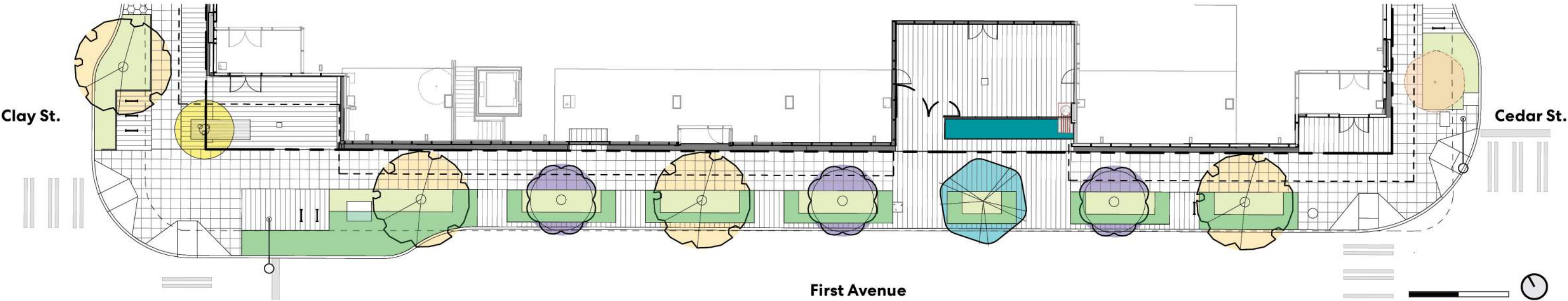
*Juncus patens* 'Elk Blue'  
California gray rush





First Avenue | Planting Pallet

The design of First Avenue allows for multiple locations along the frontage to be activated by retail, softened and structured by planting, including staccato punctuation of street trees, in keeping with the playfulness of the street trees deployed as part of the neighborhood public art program. Continuous retail frontage and areas of high quality open space such as the mid-block courtyard and open corners of the massing create a vibrant pedestrian environment. Plant material, both field and structure, are robust tough-condition performers that have

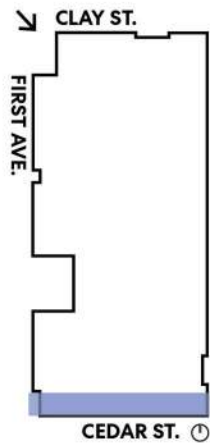


Site Plan - First Avenue Planting





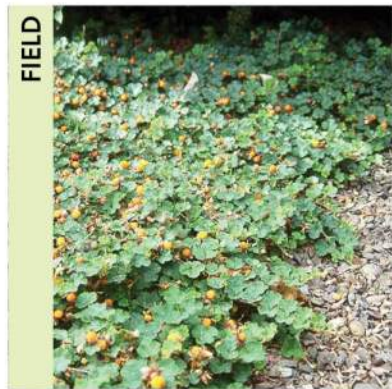
# Cedar Street | Planting Pallet



Cedar Street, like Clay Street sits along a Green Street Corridor and offers a variety of planting strategies. The preservation of the existing maples trees is the landscape show on this frontage with all (3) trees being protected and the weather protection canopy narrowing to accommodate them.



Senecio greyi  
Daisy bush



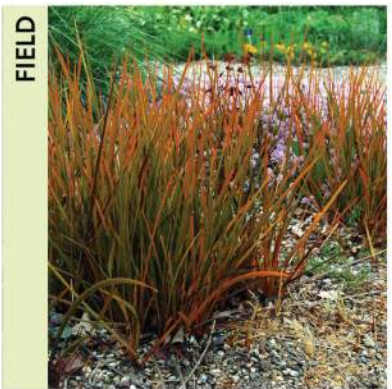
Rubus calcynoides  
Creeping raspberry



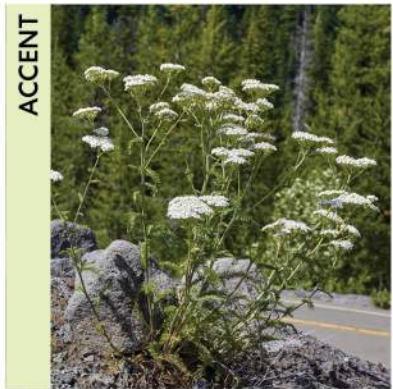
Blechnum spicant  
Deer fern



Carex morrowii 'Ice Dance'  
Ice dance carex



Libertia peregrinans  
New Zealand iris



Achillea millefolium  
Common yarrow



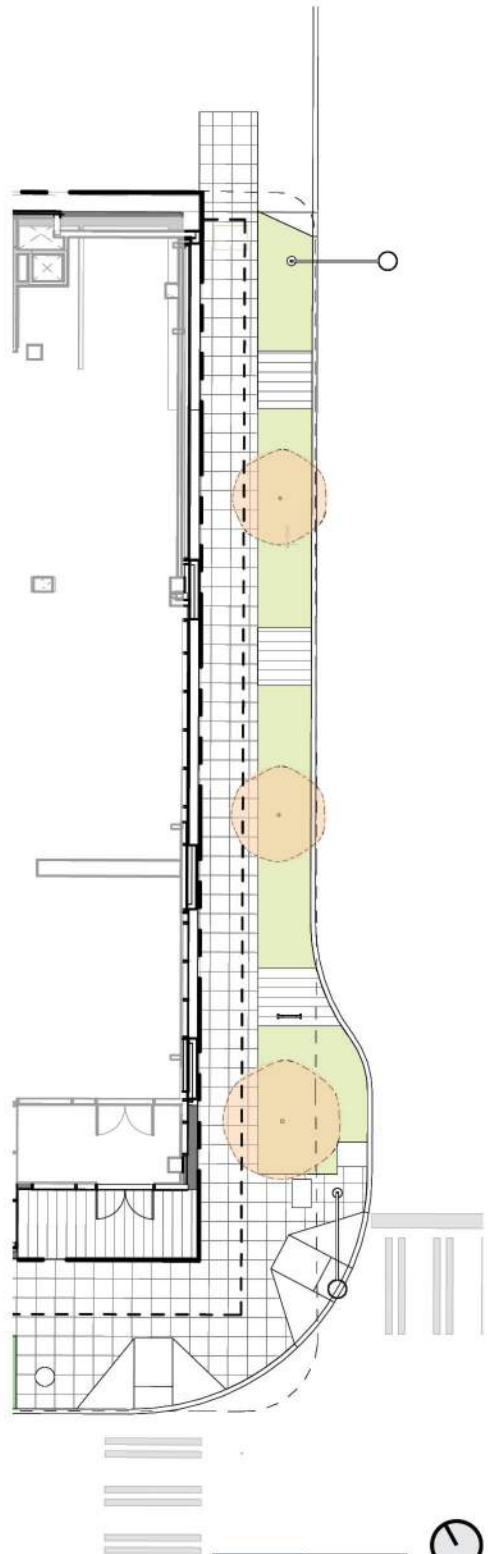
Existing tree  
Acer campestre  
Field Maple



Existing tree  
Acer campestre  
Field Maple

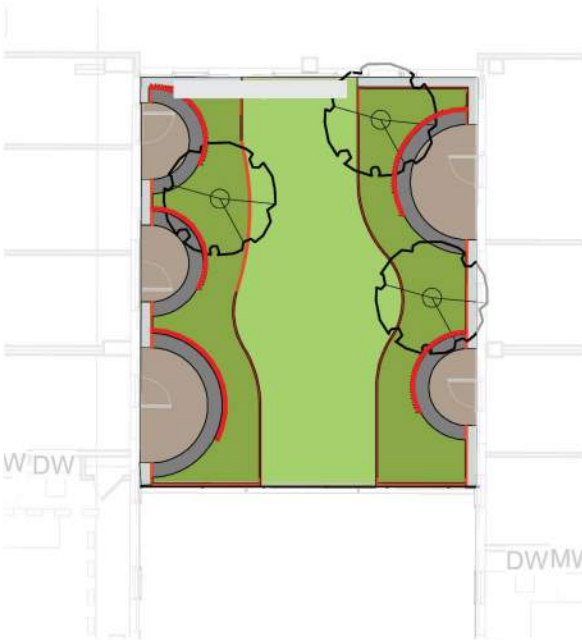


Existing tree  
Acer campestre  
Field Maple

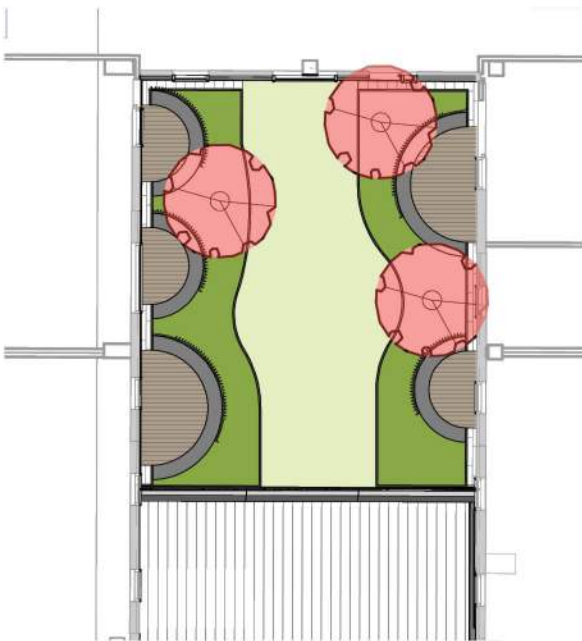


Site Plan  
Cedar Street Planting

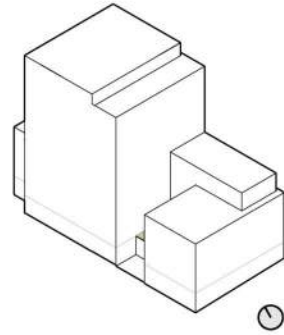




Site Plan  
Level 02  
Amenity Terrace



Site Plan  
Level 02  
Amenity Terrace



The Level 2 terrace provides both private decks for adjacent units as well as a quieter open space for other residents. Facing the courtyard below with its signature landmark moment and a framed vantage of bustling 1st Avenue, this space offers a more private experience than exterior amenity areas on the

Level 02 Terrace | Material & Planting Pallet



Artificial Turf - Play Surface Underlayment



Concrete Seat Wall



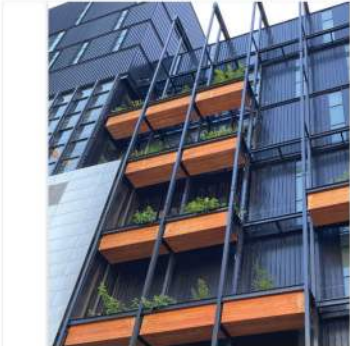
Metal Planter Walls



Pultruded fiberglass decking



Decorative Screen



Green Wall



Polystichum munitum  
Sword fern



Anemone sylvestris  
Snowdrop windflower



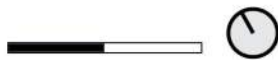
Fagus sylvatica 'Dawyck Gold'  
Dawyck Gold beech



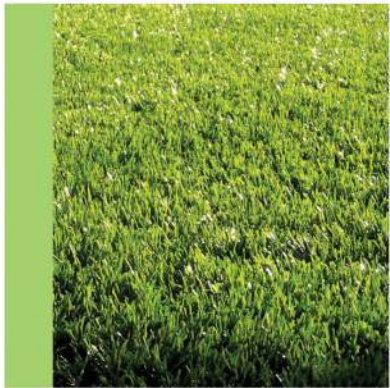
Level 07 Amenity Terrace | Material Pallet



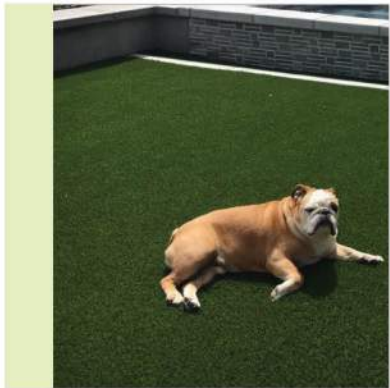
Site Plan  
Level 07  
Amenity Terrace



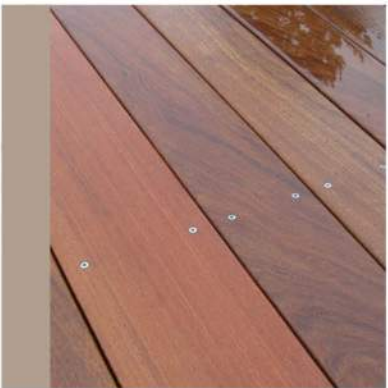
2x2 Concrete Pavers  
- On Pedestal



Artificial Turf - On Pedestal



Artificial Turf - Dog Area



Decking



Wood Seating - Lighting



Metal Planter Walls



Bioretention

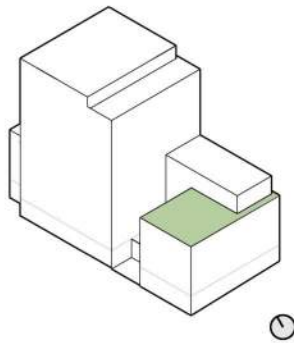


Fire pit



Outdoor kitchen

The materials used on the 7th floor amenity terrace strive to create an oasis within the urban condition, where a park-like experience can be shared to enjoy views of the surrounding city from a place of sheltered refuge. To neighboring buildings a verdant open space is presented in lieu of a hardscaped roof deck, offering biophilic benefits for residents and the





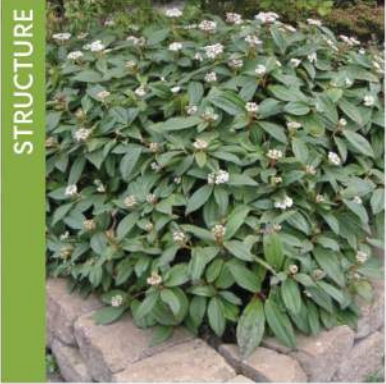
Level 07 Amenity Terrace | Planting Pallet



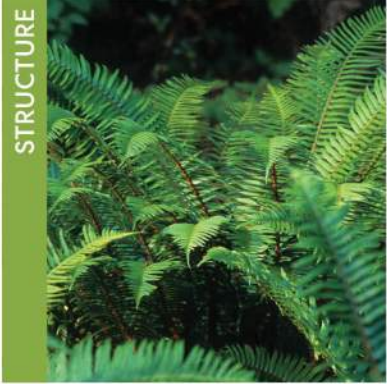
Site Plan  
Level 07  
Amenity Terrace



*Ribes sanguineum*  
'White Icicle'  
White icicle flowering currant



*Viburnum davidii*  
David viburnum



*Polystichum munitum*  
Sword fern



*Carex tumicola*  
Foothill sedge



*Aquilegia vulgaris* var. *stellata*  
'Blue Barlow'  
European columbine



*Anemone sylvestris*  
Snowdrop windflower



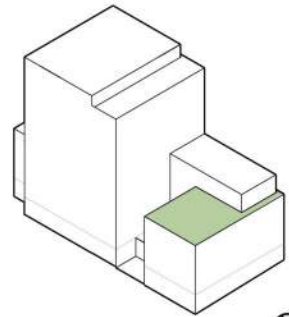
*Juncus patens* 'Elk Blue'  
California gray rush



*Iris sibirica* 'Caesar's Brother'  
Siberian iris

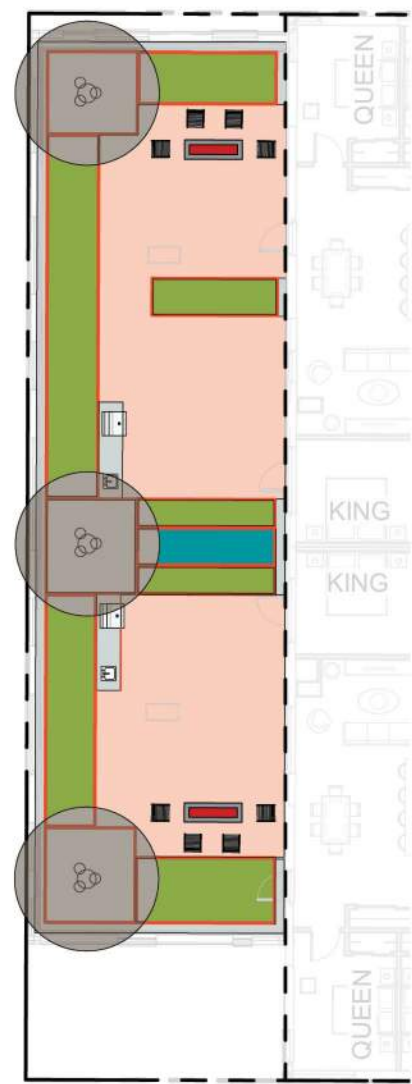


The plant palette on the 7th floor amenity terrace buffers the elevated gathering space with gentle drifts of evergreen textural foliage overlaid with year-round seasonal interest. Several small trees frame thresholds between spaces and help delineate uses across the shared space, open to all residents.





Level 07 Private Terrace | Planting & Material Pallet



Metal Planter Walls



Tile Tech Porcepave Plank - Gray



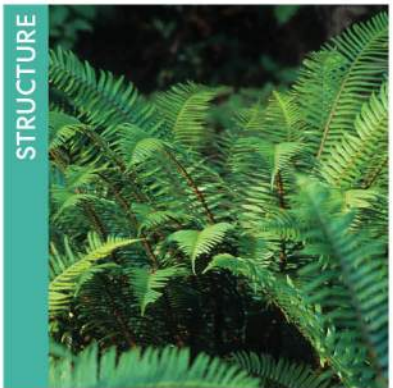
Stone Aggregate Accent



Outdoor kitchen



*Viburnum davidii*  
David Viburnum



*Polystichum munitum*  
Sword fern



*Carex tumicola*  
Foothill sedge



*Juncus patens* 'Elk Blue'  
California gray rush



*Cornus alba* 'Elegantissima'  
Elegantissima dogwood

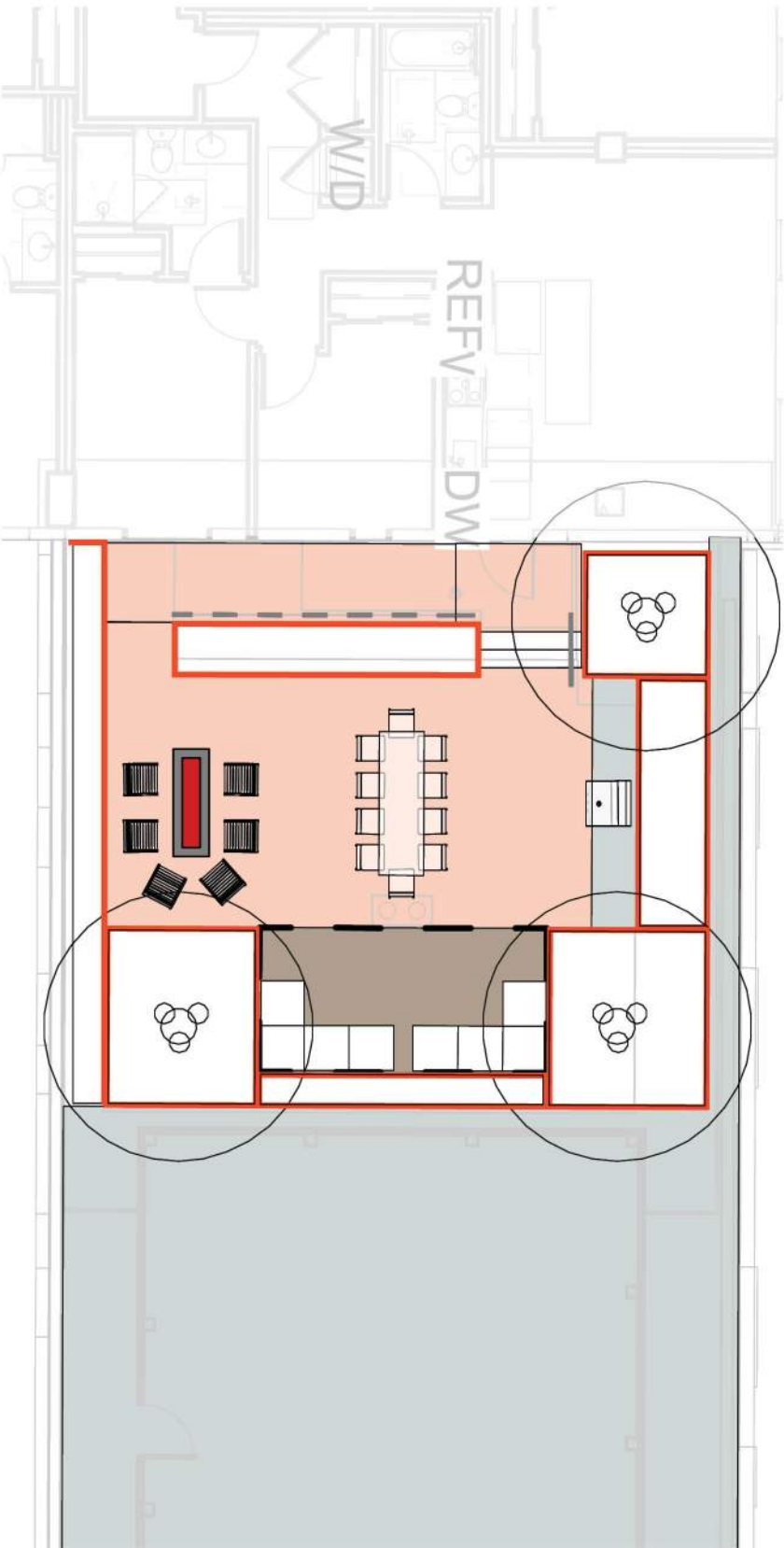


*Acer palmatum* 'Sango-Kaku'  
Coral bark maple

Site Plan  
Level 07  
Amenity Terrace







Site Plan  
Level 09 Amenity



Tile Tech Porcepave  
Plank - Gray



Decking



Stone Aggregate Accent



Metal Planter Walls



Outdoor Kitchen with  
Barbeque and Sink



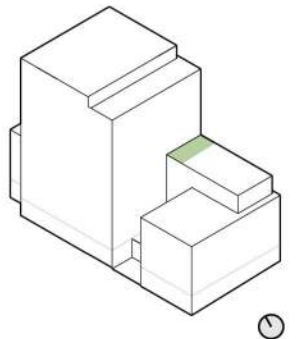
Fire table



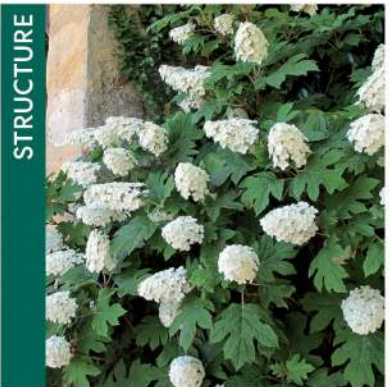
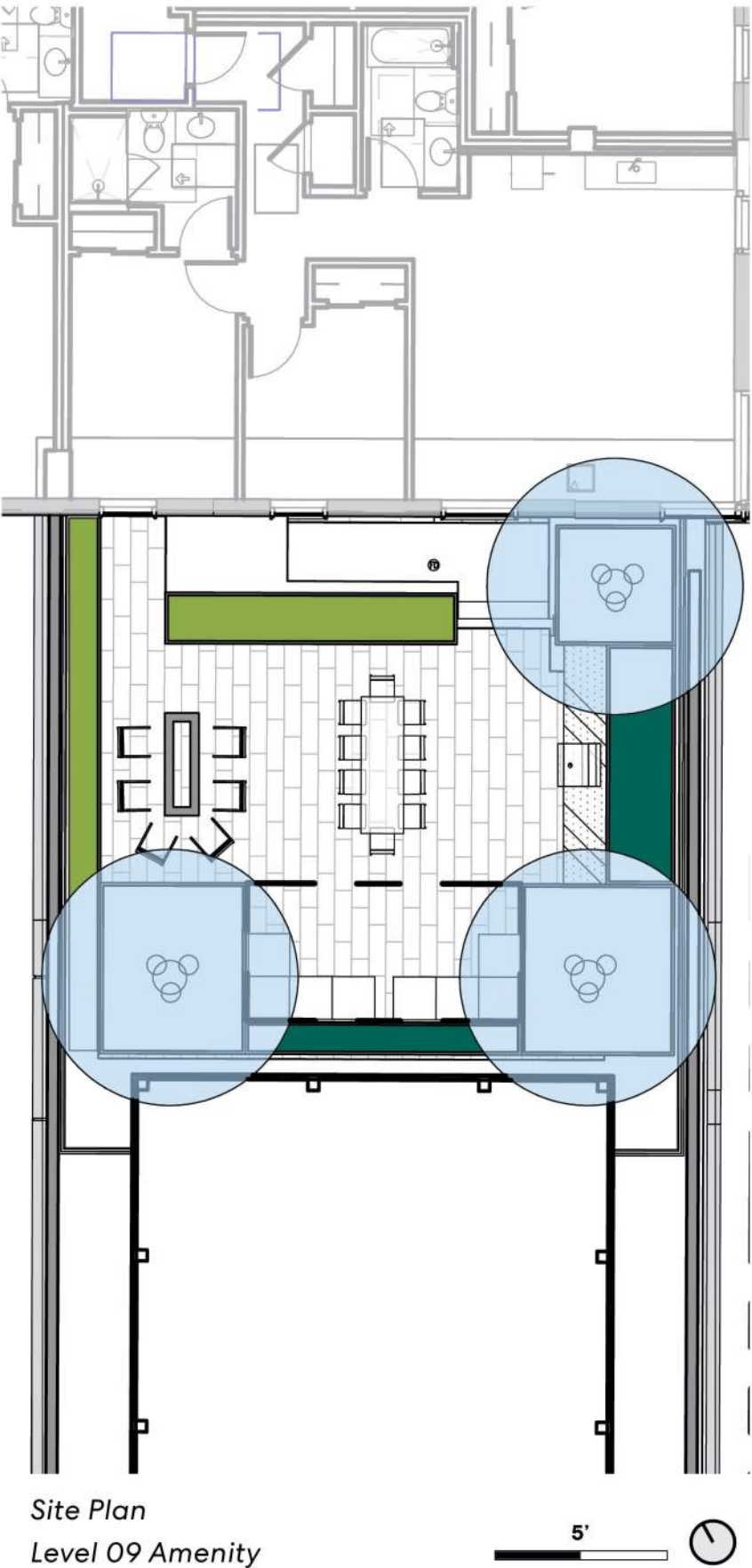
Pavilion Structure

## Level 09 Amenity Terrace | Planting & Material Pallet

The planting design on the 9th floor seeks to soften the roof area with lush greenery to benefit both the resident of the luxury terrace as well as views from neighboring buildings.



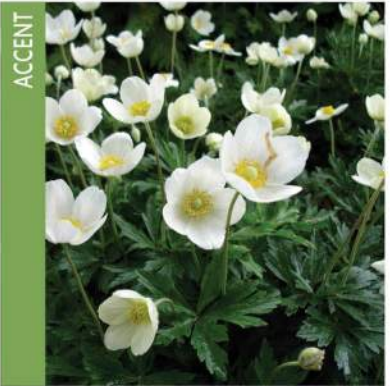




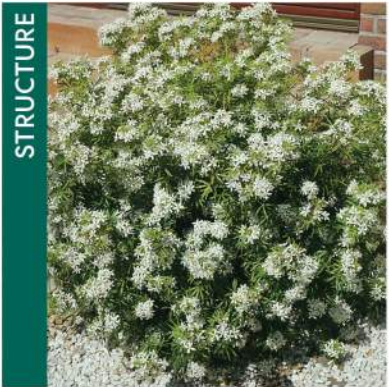
*Hydrangea quercifolia* 'Pee Wee'  
Dwarf oakleaf hydrangea



*Geranium x cantabrigiense* 'Biokovo'  
Biokovo cranesbill



*Anemone sylvestris*  
Snowdrop windflower



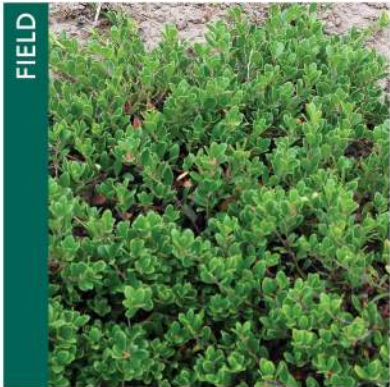
*Choisya ternata* 'White Dazzler'  
White Dazzler Choisya



*Blechnum spicant*  
Deer fern



*Aquilegia vulgaris* var. *stellata*  
'Blue Barlow'  
European columbine



*Arctostaphylos uva-ursi*  
Common bearberry



*Liriope muscari* 'Royal Purple'  
Lily turf

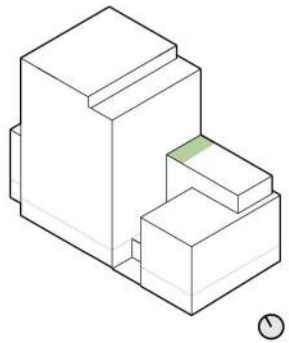


*Brunnera macrophylla*  
'Jack Frost'  
Siberian bugloss



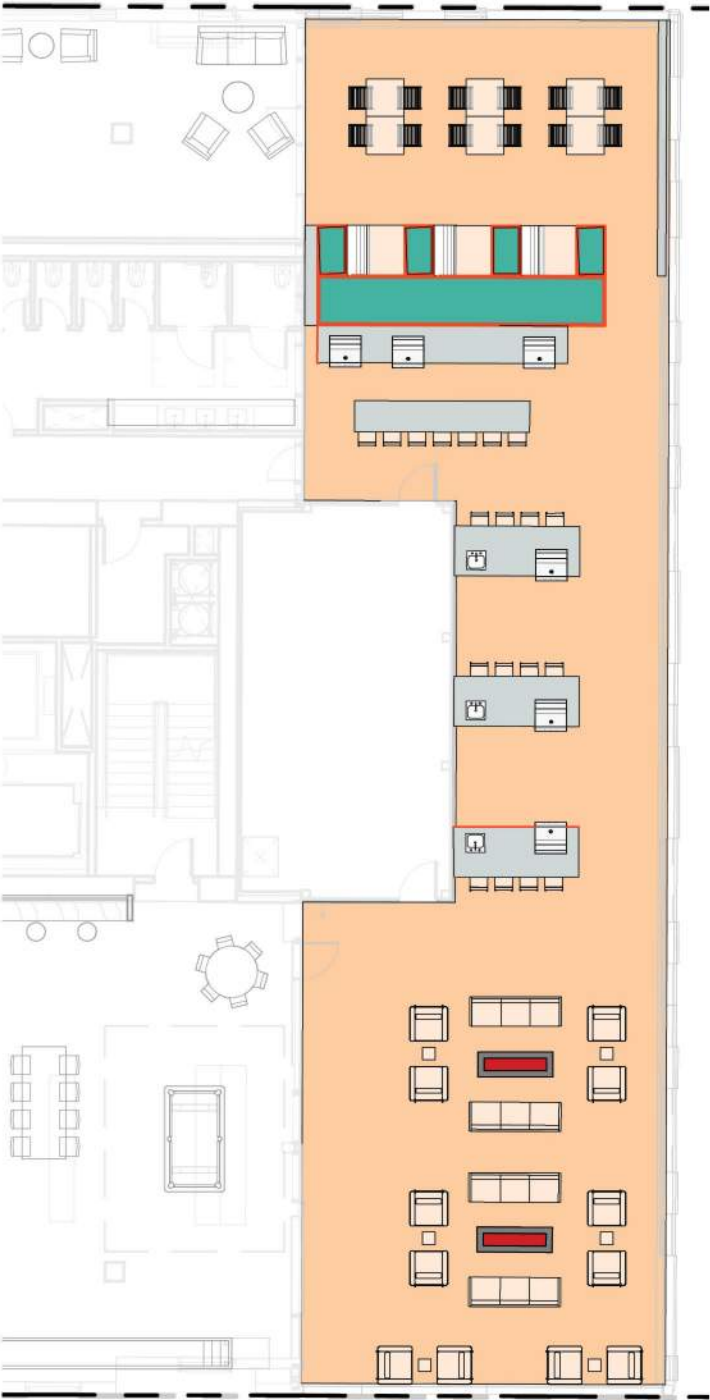
*Arctostaphylos uva-ursi*  
Common bearberry

The planting design on the 9th floor seeks to soften the roof area with lush greenery to benefit both the resident of the luxury terrace as well as views from neighboring buildings.





Level 16 Amenity Terrace | Planting & Material Pallet



Site Plan  
Level 16 Amenity Space  
Materials and Planting



*Choisya ternata*  
'White Dazzler'



*Carex tumicola*  
Foothill sedge



*Anemone sylvestris*  
Snowdrop windflower



*Aquilegia vulgaris* var. *stellata*  
'Blue Barlow'  
European columbine



2x2 Concrete Pavers  
- On Pedestal



Metal Planter Walls

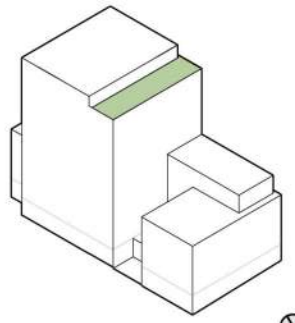


Fire pit



Outdoor kitchen

The planting and paving design on the 16th Amenity terrace level are geared towards providing an extension of the interior amenity rooms and creating a hub of social activity. Views to the City and the Sound are the show, with the amenities playing a supporting role.





# 05.

## Signage & Lighting

### High Level Synopsis

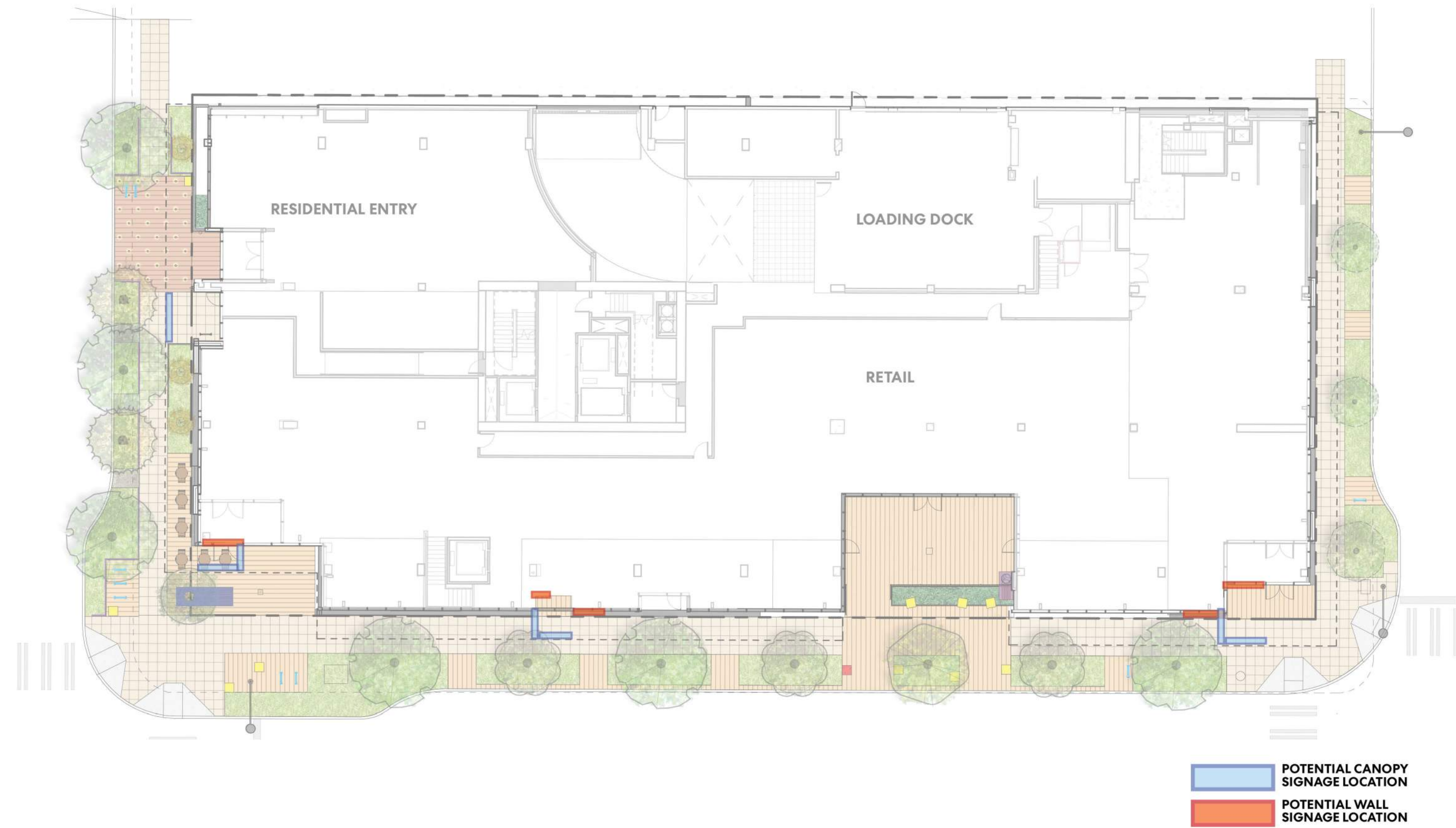
*2 key points from board comments*

- 1. Signage and Lighting (D-4, D-5)*
- 2. Quirky Character of Belltown*



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# RETAIL SIGNAGE

Architecturally similar materials with accents of illumination and neon give these signs individuality while relating back to the site (D-4).



## Wall-mounted ID



## Glazing ID





# RETAIL SIGNAGE

Architecturally similar materials with accents of illumination and neon give these signs individuality while relating back to the site (D-4).



## Canopy ID

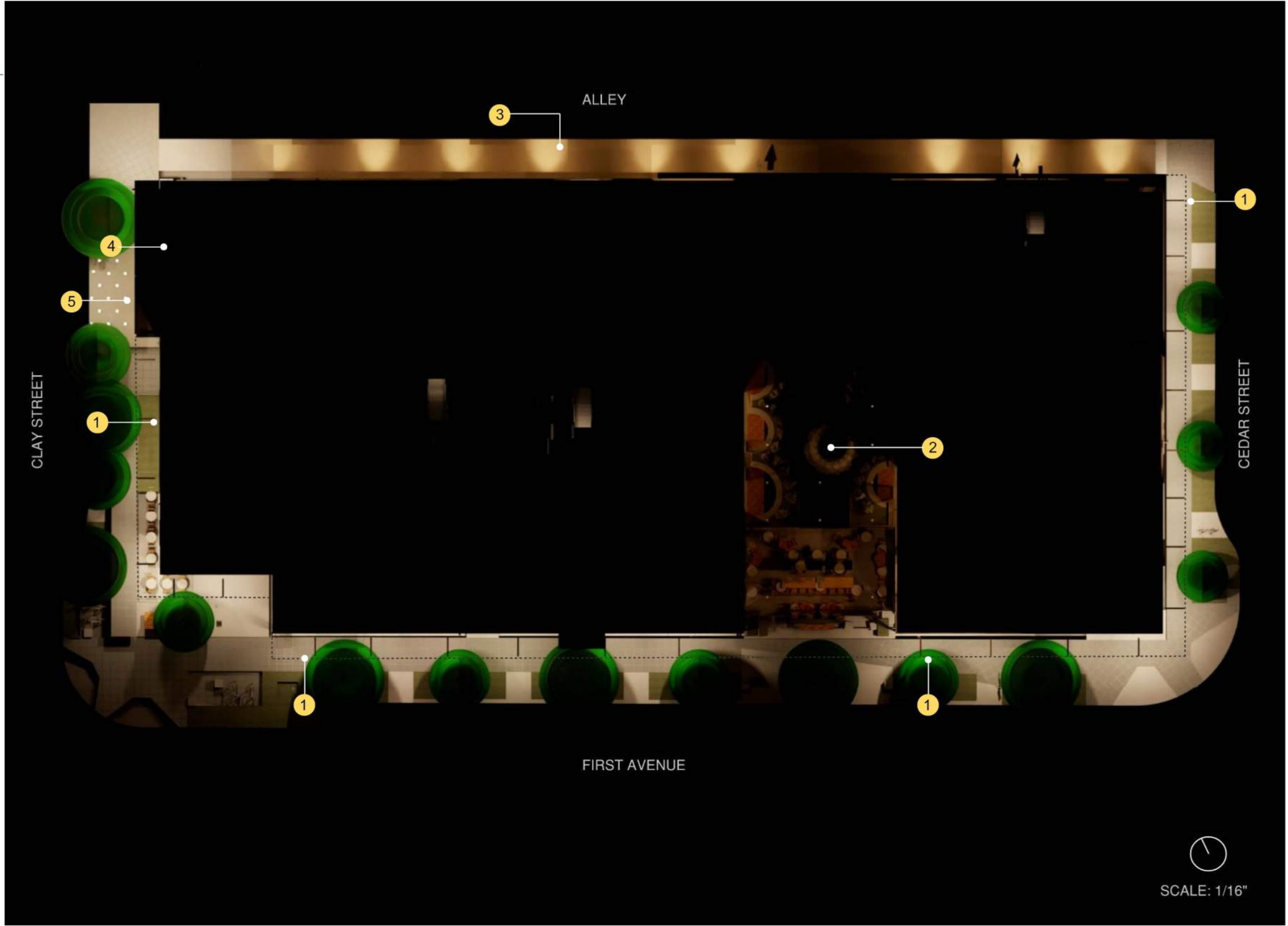


## Pendant ID





# BELLTOWN ON FIRST



1 Canopy Linear LED Lighting



2 Catenary LED Lighting



3 Wall Mounted LED Lighting



4 LED Backlighting for Perforated Ceiling



5 Inground LED Lighting



# BELLTOWN ON FIRST - East Elevation



1 Canopy Linear LED Lighting



2 Catenary LED Lighting



3 Wall Mounted LED Lighting



4 LED Backlighting for Perforated Ceiling



5 Inground LED Lighting

# BELLTOWN ON FIRST -West Elevation





# BELLTOWN ON FIRST - South Elevation



1 Canopy Linear LED Lighting



2 Catenary LED Lighting



3 Wall Mounted LED Lighting



4 LED Backlighting for Perforated Ceiling



5 Inground LED Lighting



# BELLTOWN ON FIRST - North Elevation



1 Canopy Linear LED Lighting



2 Catenary LED Lighting



3 Wall Mounted LED Lighting



4 LED Backlighting for Perforated Ceiling



5 Inground LED Lighting



# BELLTOWN ON FIRST - Courtyard



1 Canopy Linear LED Lighting



2 Catenary LED Lighting



3 Wall Mounted LED Lighting



4 LED Backlighting for Perforated Ceiling



5 Inground LED Lighting



# BELLTOWN ON FIRST - Northeast Entry



1 Canopy Linear LED Lighting



2 Catenary LED Lighting



3 Wall Mounted LED Lighting



4 LED Backlighting for Perforated Ceiling



5 Inground LED Lighting



# 05.

# Departures

## Departure Requests

1. *Corner Setback Departure\**
2. *Open Space Departure\**
3. *Lot Coverage Request on Level 7&8.*
4. *Required Parking Mix*
5. *Ground Level Overhead Weather Protection*

*\*Request supported at EDG*



Departure Request 01 - Corner Setbacks

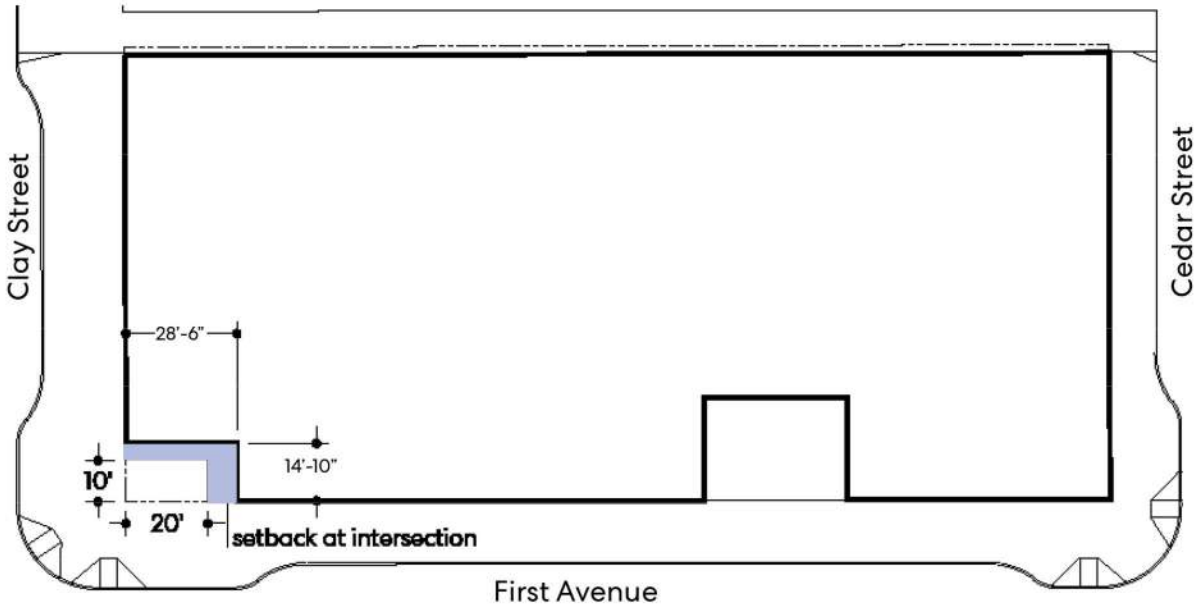
DESIGN STANDARD  
23.49.162 - Downtown Mixed Residential, street facade requirements

B.2.C). The maximum setback of the facade from the street property line at intersections is ten (10) feet. The minimum distance the facade must conform to under this limit is twenty (20) feet along each street. (See Exhibit 23.49.162E.)

DEPARTURE REQUEST  
To permit a setback of 14'-10" in-depth for a width of 28'-6" at the northwest corner intersection between First and Clay, thereby allowing the general area of setbacks along.

RATIONALE  
The setback corner of the building at 1st Ave and Clay Street allows the reduction of bulk and scale of the podium and tower forms while celebrating the retail entrance with cafe seating and pedestrian presence off the street that the more significant setback would accommodate.

SUPPORTING DESIGN GUIDELINES  
B-3 Reinforce the positive urban form and architectural attributes of the immediate area  
C-1 Promote pedestrian interaction



Corner Setback Experience



## Departure Request 02- Open Space on 1st Ave

### DESIGN STANDARD

#### 23.49.162 - Downtown Mixed Residential, street facade requirements

B.2.A. The maximum area of all setbacks between the lot line and facade shall be limited according to an averaging technique. The maximum area of all setbacks along each street frontage of a lot shall not exceed the area determined by multiplying the averaging factor by the width of the street frontage of the structure along the street. (See Exhibit 23.49.162 D.) The averaging factor shall be five (5) on Class I pedestrian streets, twenty (20) on Class II pedestrian streets, and thirty (30) on designated green streets. Parking shall not be located between the facade and the street lot line.

First Avenue frontage = 240'

Averaging Factor on First Avenue = 5

Maximum Area of all Setbacks on First = 240' x 5 = 1,200 SF

Total Proposed Setback Area on First:

(425 sf)+(67.75 sf)+(43.9 sf)+(33.2 sf)+(917sf)+(46.3 sf)+(105 sf) = **1,638 sf**

### DEPARTURE REQUEST

To permit 1,638 SF of open space in total setback along First Avenue, ie. an additional 438 SF.

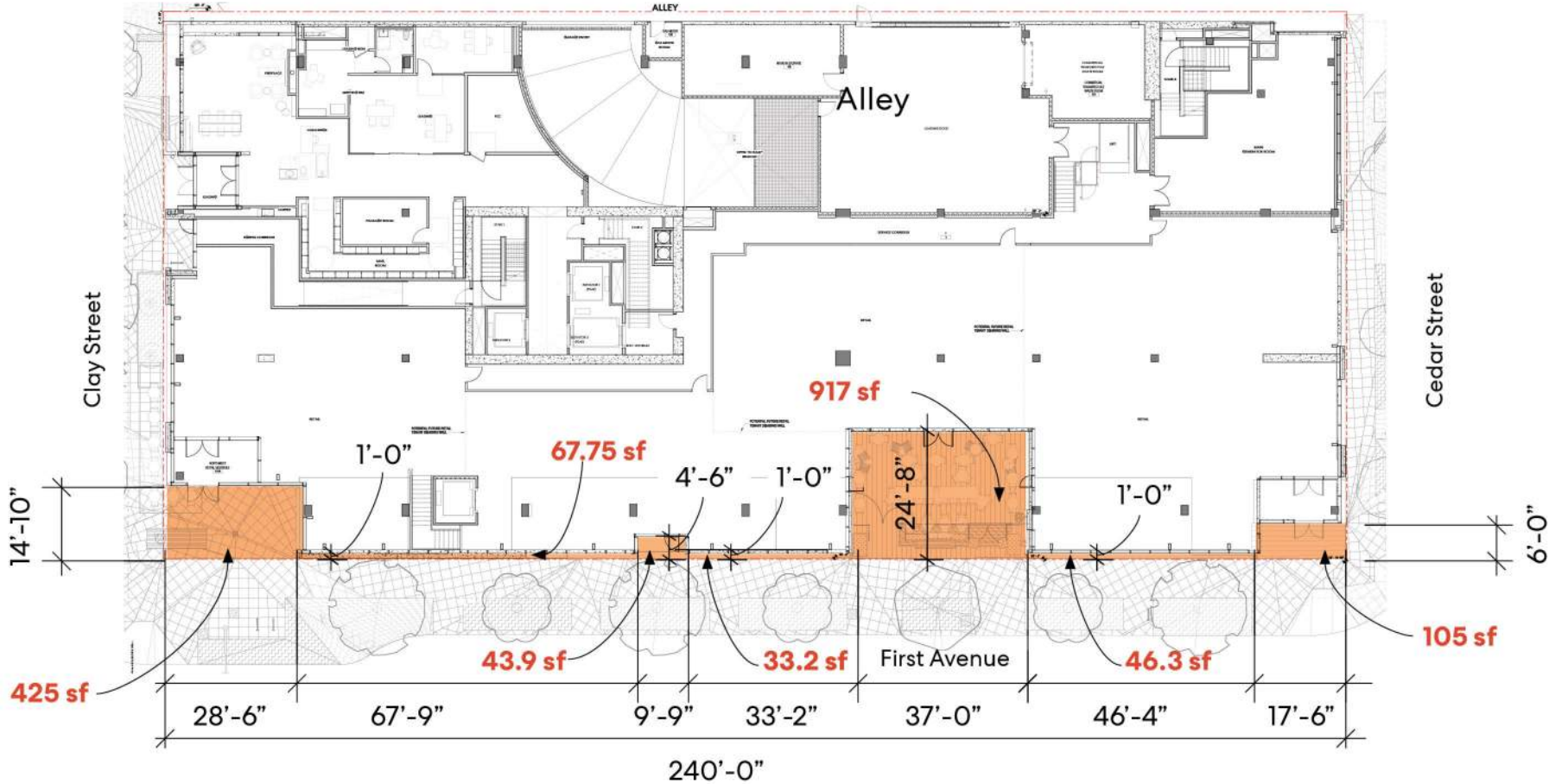
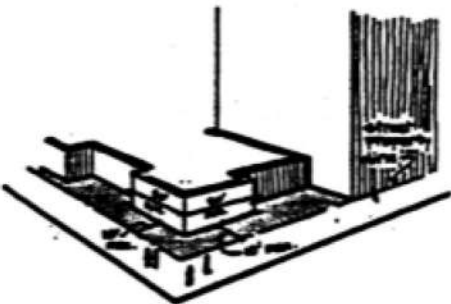
### RATIONALE

The open spaces at the corner and courtyard as well as the one-foot setback that runs the length of the first floor on First Avenue support a better public realm and enhance the pedestrian experience. y

### SUPPORTING DESIGN GUIDELINES

**B-3** Reinforce the positive urban form and architectural attributes of the immediate area

Exhibit 23.49.162 E  
Maximum Setback at Intersections



Plan View of Requested Departures



Elevation along First Avenue



## Departure Request 03- Residential Parking Mix

### DESIGN STANDARD

#### 23.54.030.B.1.b - Required Parking and Minimum Parking Limits

*Residential Uses:*

*B.1.b. When more than five residential parking stalls are provided, a minimum of 60% of the parking stalls shall be striped for medium vehicles. 40% of the parking stalls may be striped for any size category in subsectoin 23.54.030.A.*

Required residential medium vehicle distributions minimum: 60%

Total residential parking spots provided: 174

Required residential medium vehicle parking spots: 105

Total residential medium vehicle parkings spots provided: 61

Residential medium vehicle distribution provided: 35.06%

### DEPARTURE REQUEST

Requesting a departure from the residential parking requirement that 60% of stalls be striped for medium vehicles per SMC 23.54.030.B.1.b to permit a medium vehicle mix of 35.06%

### RATIONALE

Note that parking is not required in the DMC zone per SMC 23.49.019.A; however, parking is provided

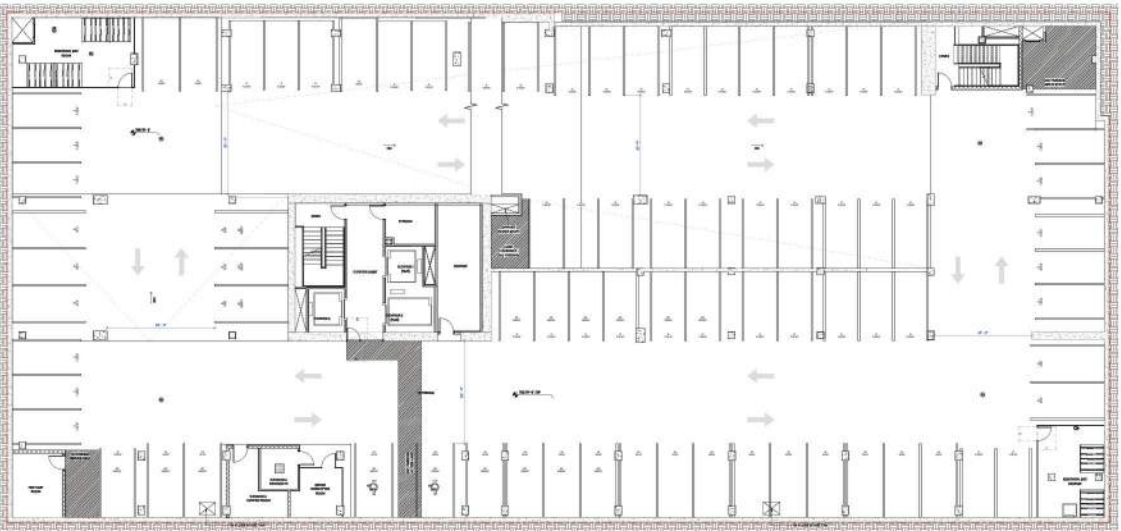
In order to locate the tower's structural core and maintain drive aisle clearances, we would like to increase the number of stalls striped for small vehicles, which would reduce the number of medium stalls below the required 60%.

### SUPPORTING DESIGN GUIDELINES

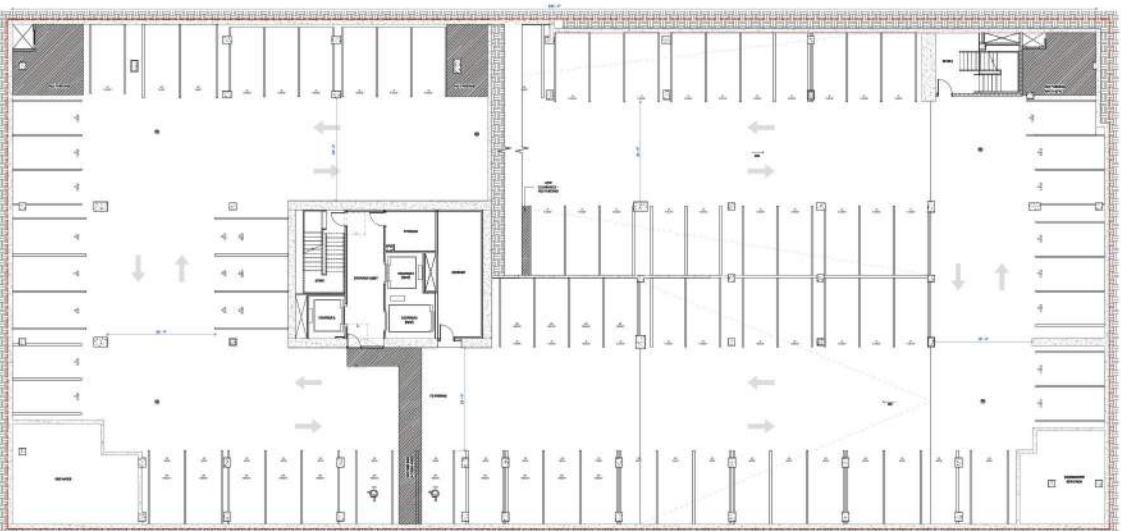
**E-2** Integrate parking facilities



Level P1



Level P2



Level P3



## Departure Request 03 - Lot Coverage on Level 7 & 8

### DESIGN STANDARD

#### 23.49.158.A. - 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 subsection 23.49.158.C, portions of structures above 65 feet shall not exceed the coverage limit. Site area is 26,645 SF; therefore per Table A in 23.49.158 the coverage limit between 65' and 85' is 55%.

### DEPARTURE REQUEST

To increase coverage between 65' and 85' from 55% to 60% on levels 7 and 8.

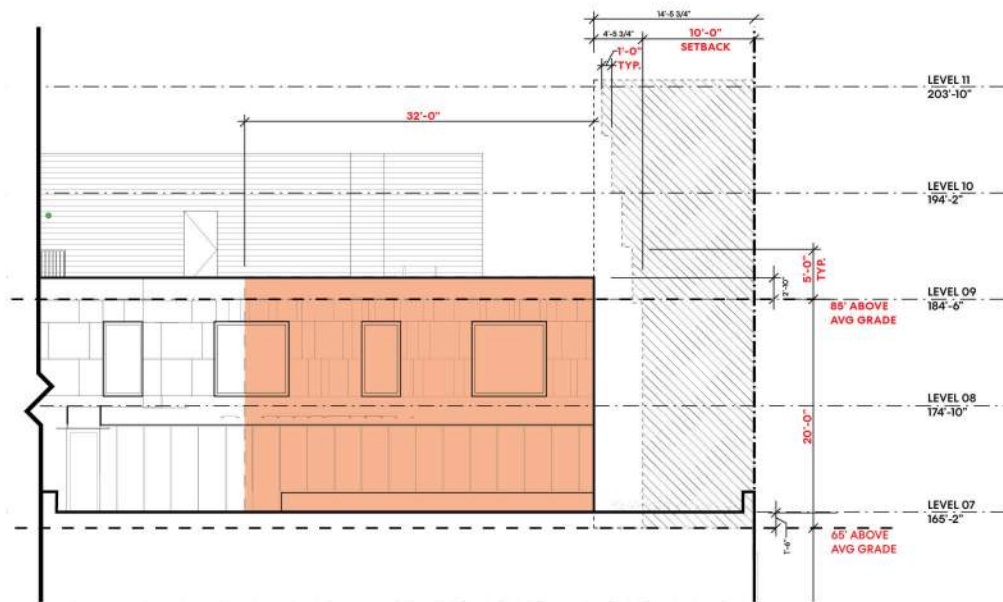
### RATIONALE

The proposed scheme slightly exceeds upper level lot coverage limits while respecting all applicable setback requirements to regain square footage that has been carved out of floors 2-6 to create large courtyards at Levels 01 and 02. The building's substantial formal modulation and generous setbacks mitigate perceived bulk as a result of upper level lot coverage. The current design also provides vertical separation between rooftop mechanical equipment and the shared outdoor amenity on Level 07.

- 55% of 26,631 SF = 14,646.05 SF
- Proposed:
  - Lot Coverage on Level 7 = 15918.25 SF
  - Lot Coverage on Level 8 = 15918.25 SF
- Aprox. 1272 SF over coverage limit per floor
- 2% over lot coverage limit of 55%.  
Proposed Lot coverage Total = 60%

### SUPPORTING DESIGN GUIDELINES

- B-3** Reinforce the positive urban form and architectural attributes of the immediate area
- C-1** Promote pedestrian interaction
- D-1** Provides inviting and usable open space



Level 07-08 Setbacks - West Elevation



The building's highly modulated form minimizes any additional perceived bulk from upper level lot coverage

View from 1st Ave and Cedar St



Level 08 Lot Coverage



Large-scale building modulation creates desirable outdoor space and attractive hierarchy of form, but requires programmatic redistribution at upper levels

Level 07 Lot Coverage



Departure Request 04 - Street Level Canopy

DESIGN STANDARD  
23.49.018. - Overhead Weather Protection

B. 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.

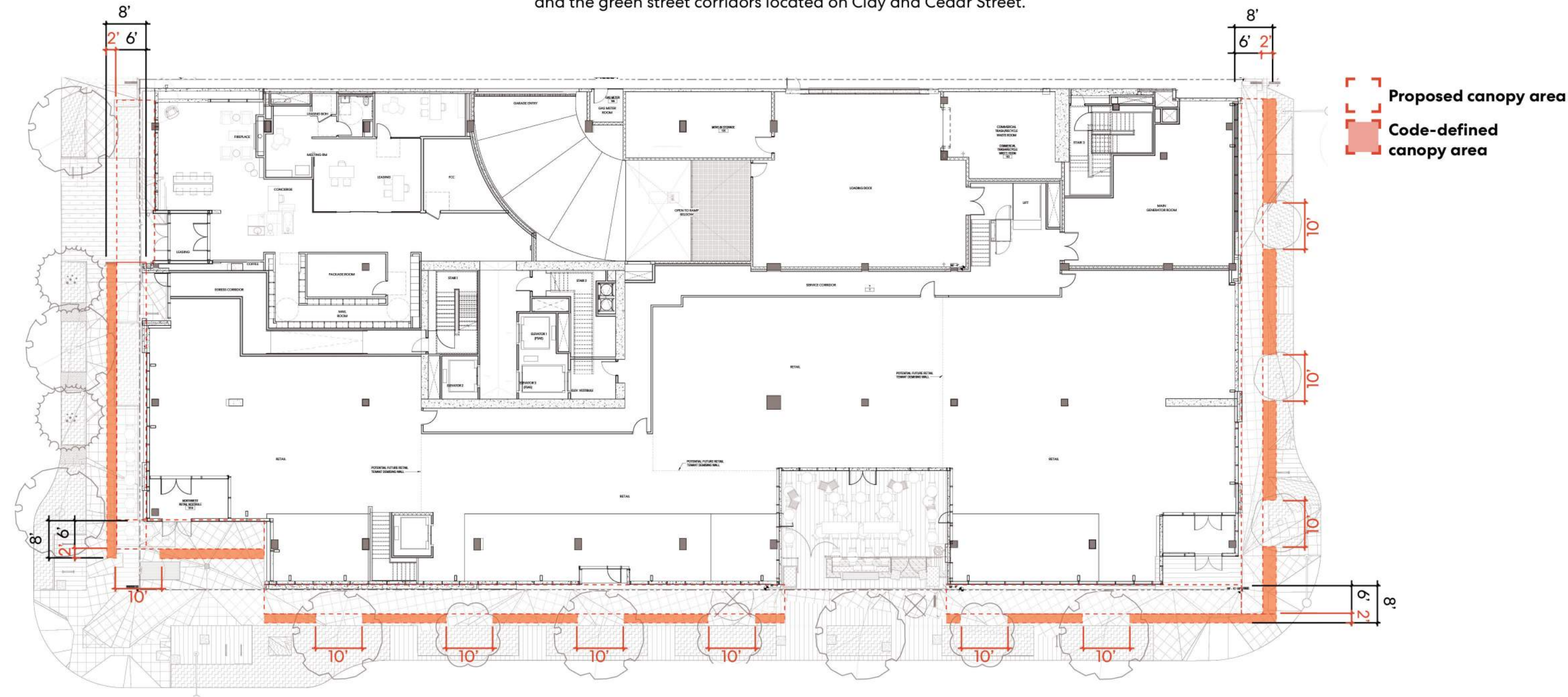
DEPARTURE REQUEST  
To construct canopies along retail frontage with a dimension of 6'-0" to reduce interference with street trees.

RATIONALE  
This design change will allow for a best of both. Reducing the minimum dimension of the overhead weather protection will allow pedestrians to remain adequately protected from the elements without disrupting or limiting planting options along First avenue and the green street corridors located on Clay and Cedar Street.

SUPPORTING DESIGN GUIDELINES  
CS1-D1 Incorporate on-site natural habitats and landscape elements such as: trees, native plant species or other vegetation into project design.

PL2-C3 People Friendly Spaces

DC4.D4 Placemaking through landscape design





# 06.

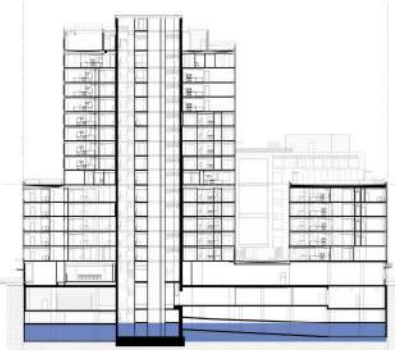
## Floor Plans & Sections





Parking Summary:

- P1 - 31 Residential Stalls & 24 Retail Stalls
- P2 - 75 Residential Stalls
- P3 - 57 Residential Stalls

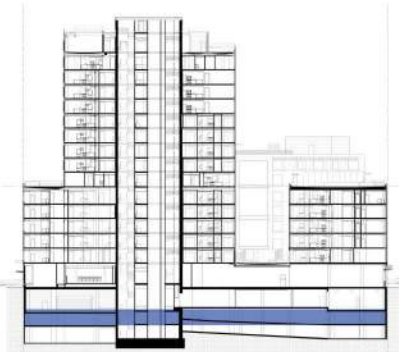






Parking Summary:

- P1 - 31 Residential Stalls & 24 Retail Stalls
- P2 - 75 Residential Stalls
- P3 - 57 Residential Stalls

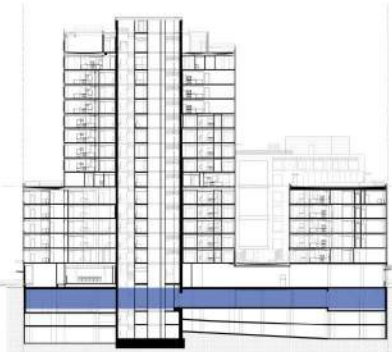




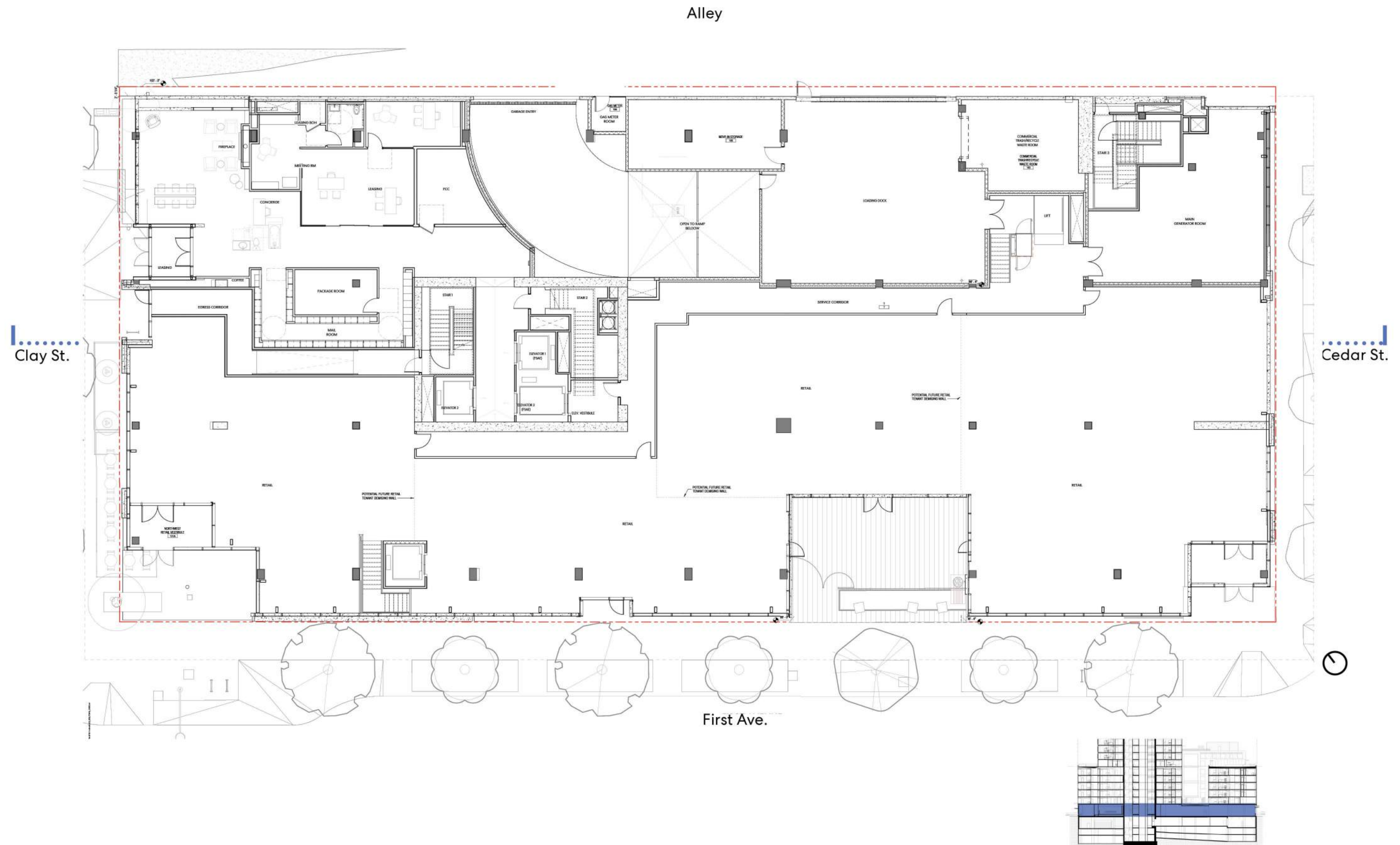


Parking Summary:

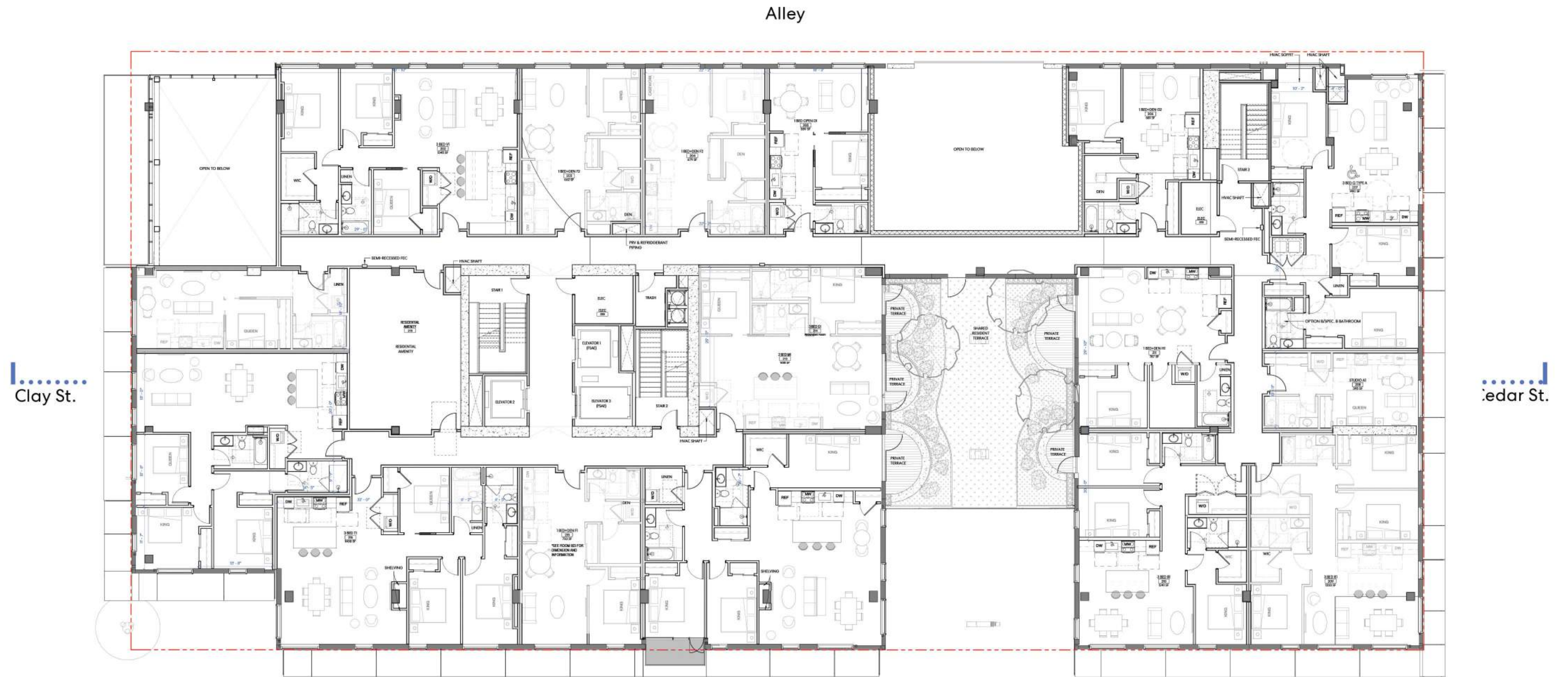
- P1 - 31 Residential Stalls & 24 Retail Stalls
- P2 - 75 Residential Stalls
- P3 - 57 Residential Stalls





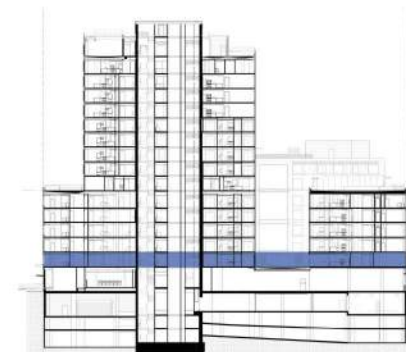






Level 02 Summary:

- Total Area: 22,494 SF
- Total Residential Area: 17,468 SF
- Efficiency: 0.78

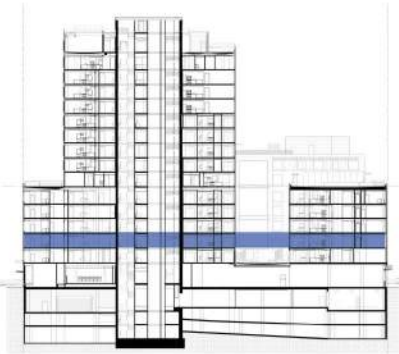






Level 03 Summary:

- Total Area: 22,202 SF
- Total Residential Area: 18,650 SF
- Efficiency: 0.84

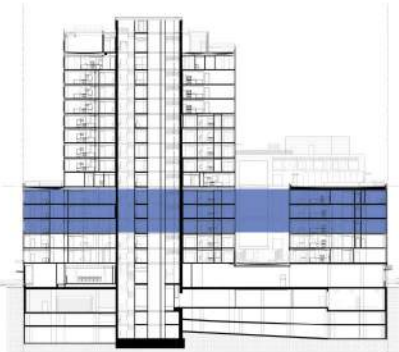






Level 04-06 Summary:

- Total Area: 22,508 SF
- Total Residential Area: 18,294 SF
- Efficiency: 0.84

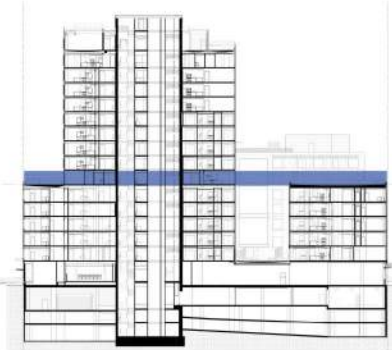






Level 07 Summary:

- Total Area: 15,350 SF
- Total Amenity Area: 3,120 SF
- Total Residential Area: 9,784 SF

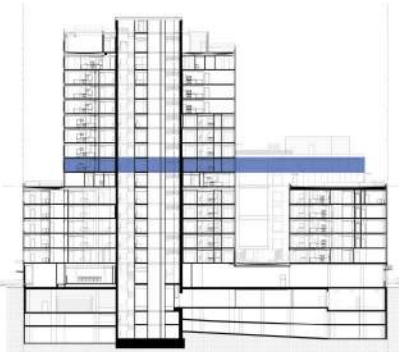






Level 08 Summary:

- Total Area: 15,086 SF
- Total Residential Area: 12,005 SF
- Efficiency: 0.80

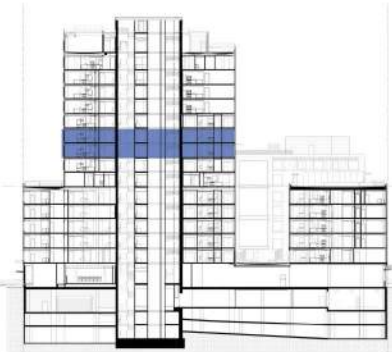






Level 09 - 10 Summary:

- Total Area: 11,937 SF
- Total Residential Area: 9,674 SF
- Efficiency: 0.81

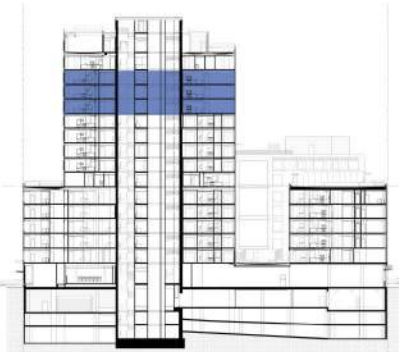






Level 11 - 14 Summary:

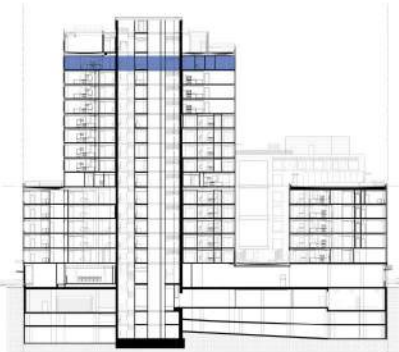
- Total Area: 11,937 SF
- Total Residential Area: 9,736 SF
- Efficiency: 0.82



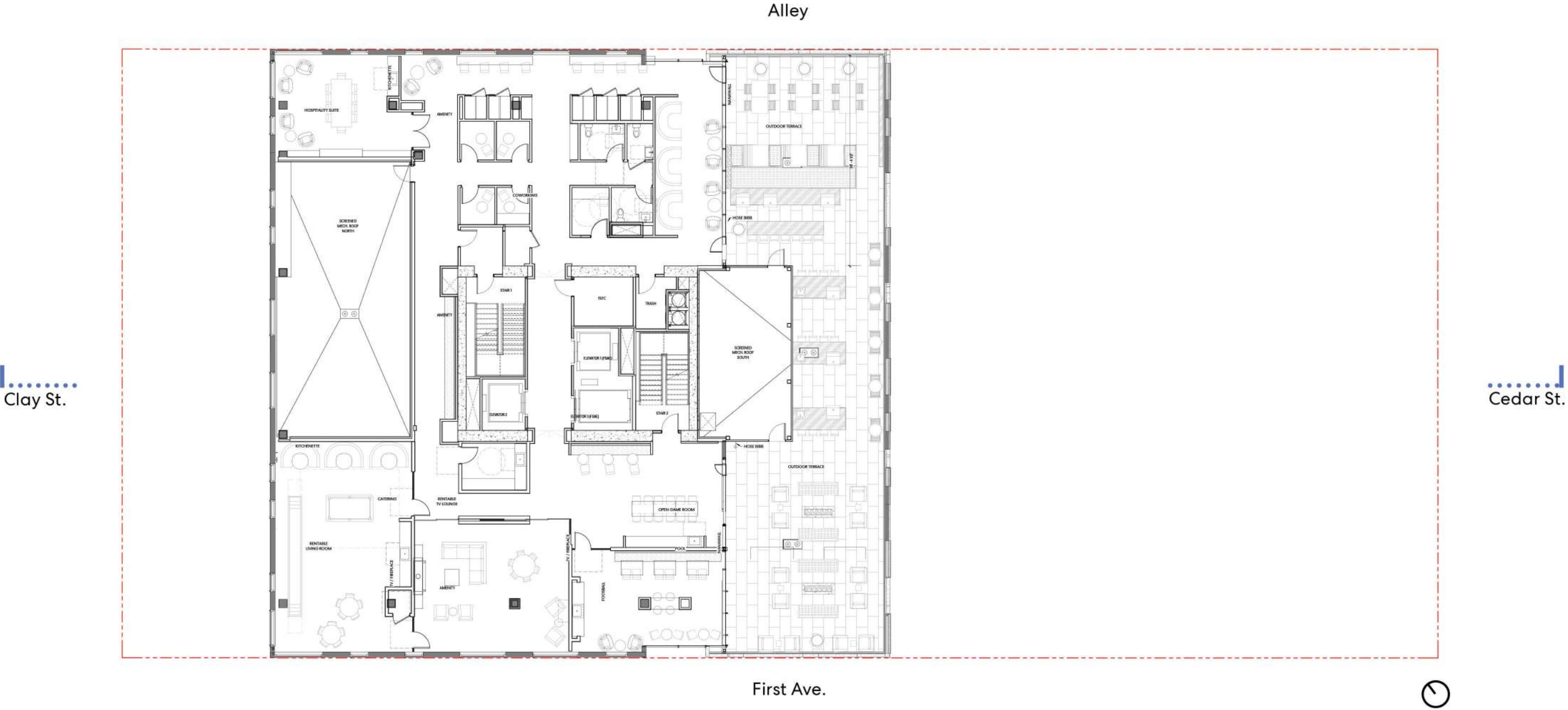




- Level 15 Summary:
- Total Area: 11,937 SF
  - Total Residential Area: 9,778 SF
  - Efficiency: 0.82

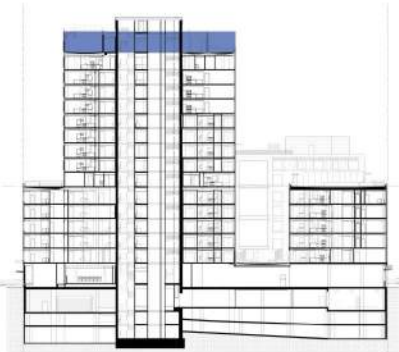






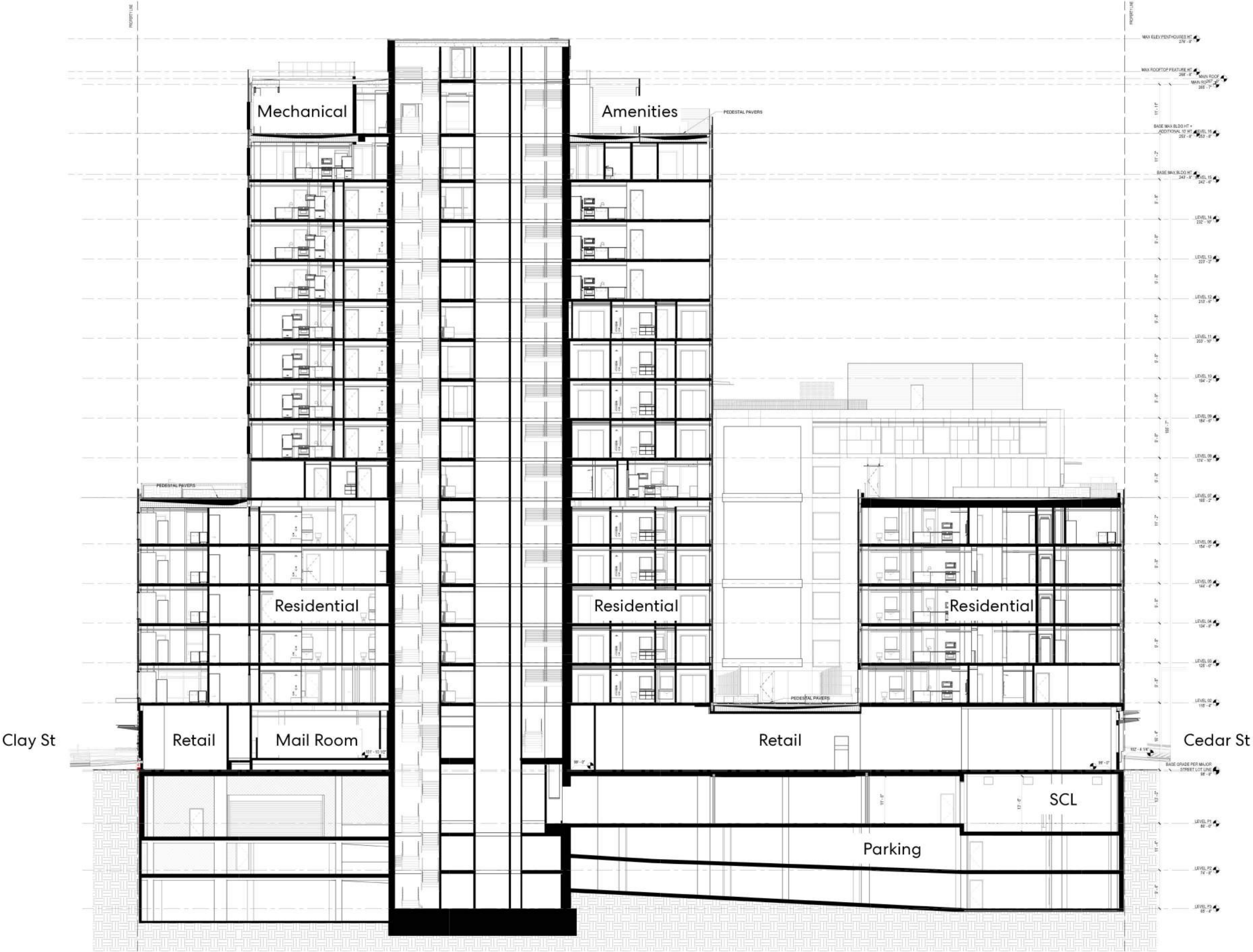
Level 16 Summary:

- Total Area: 22,508 SF
- Total Amenity Area: 6,480 SF



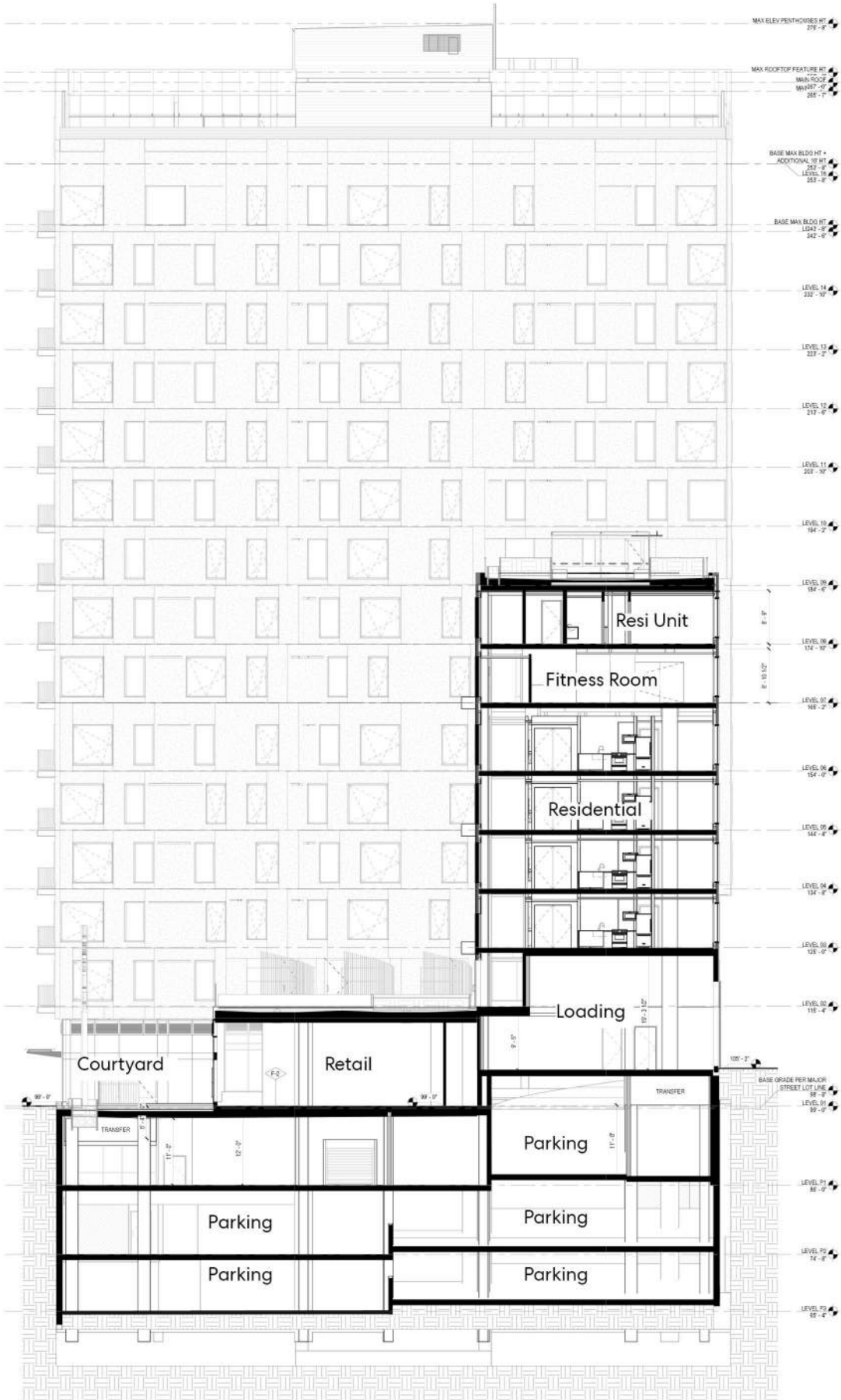


Section / North-South





Section/ East-West





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