



HEWITT

1516 SECOND AVENUE // COMMUNITY OUTREACH
PINNACLE PLUS DEVELOPMENT, LLC

7 / 25 / 18





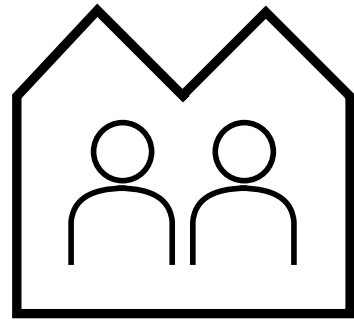


The small (7,350 sf) irregular-shaped site at the SW corner of 2nd Avenue and Stewart Street lends itself to a distinctive design solution for 265 new condominium homes. As the 40-story structure increases in height, the floor plates expand to over 9,100 sf by cantilevering over its southern neighbor, the Broadacres Building. The shape of the expanded floors take on the shape of the 17 degree shift in the street grid between Downtown and Belltown to strengthen the relationship between the site and architectural form.

Exterior materials reinforce the unique nature of the faceted tower form. A two-story high cast glass channel form on the second and third floors contains restaurant and residential amenity uses. This cast glass channel bar creates a third floor terrace that offers a unique vantage point to Pike Place Market's Elliott Bay views. The shaft of the tower blends transparent, semi-reflective, and opaque glass as a means to achieve a clean, uncluttered form. Roof-level amenity spaces and terraces will command unobscured views westward to Puget Sound and the Olympic Mountain range.

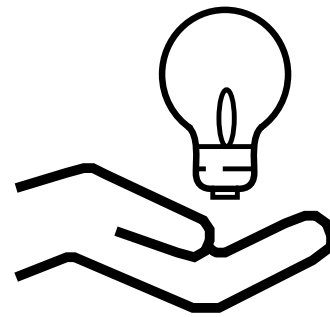
DETAILS

Location: 2nd Ave + Stewart St, Seattle
Complete: 2020
Client: Mirador CWZ, LLC
General Contractor: Andersen Construction
Construction Cost: \$128 million
Residential: 365,000 SF / 265 units + 1 guest unit
Retail: 4,700 SF
Parking: 64 stalls
Targeting LEED Silver certification



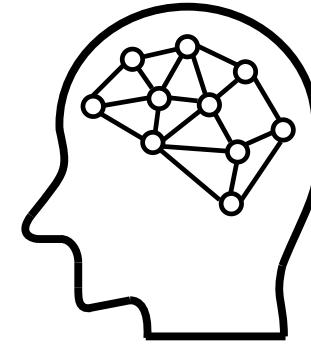
Be a good neighbor.

- *Provide an opportunity for home ownership and greater potential for long term residents with a vested stake in the neighborhood.*
- *Pursue an architectural concept that is sensitive and respectful to it's neighbors - both large and small in scale and diverse in character.*
- *Provide a greater variety of pedestrian friendly street level uses.*
- *Offer an appropriate amount of on site parking for residents in order to balance market demand with the City's commitment to a multi-nodal transportation systems.*



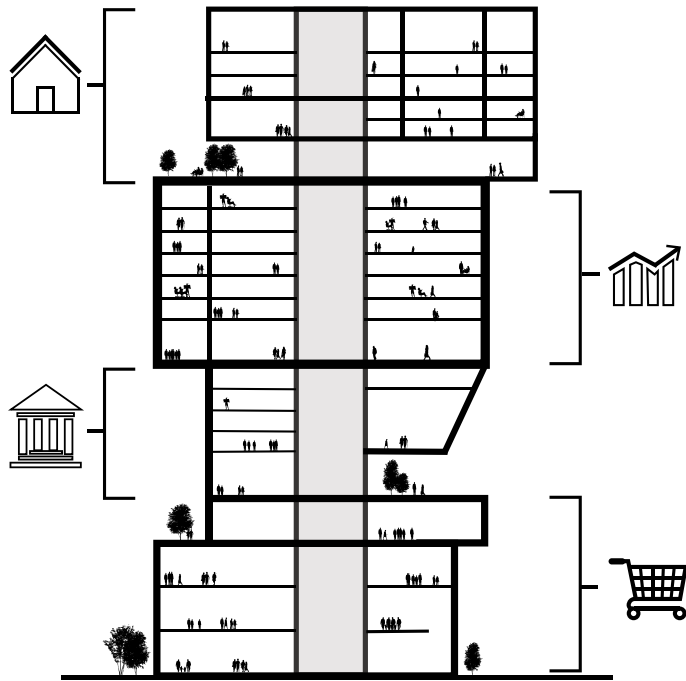
Be in the know.

- *Understand the spirit of the neighborhood at the nexus of Pike Place Market, the downtown retail core and the southern edge of Belltown.*
- *Be committed to activating and enhancing the alley's usefulness and pedestrian experience.*



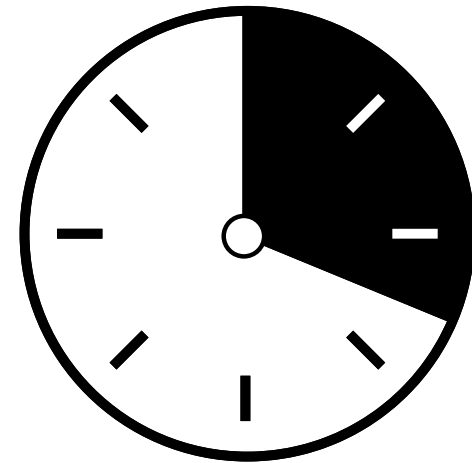
Be smart.

- *Provide on-site space for residents moving and loading purposes.*
- *Screen 100% of above grade parking from the street with homes.*
- *Practice "CPTED" (Crime Prevention Through Environmental Design) principals for a better pedestrian experience.*



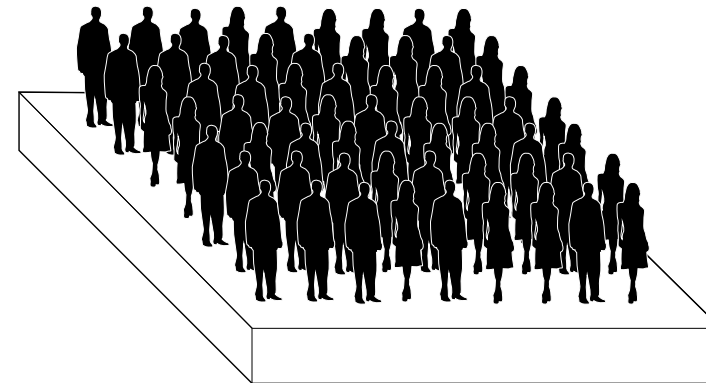
MIXED - USE

“The district, and indeed as many of its internal parts as possible, must serve more than one primary function; preferably more than two...”



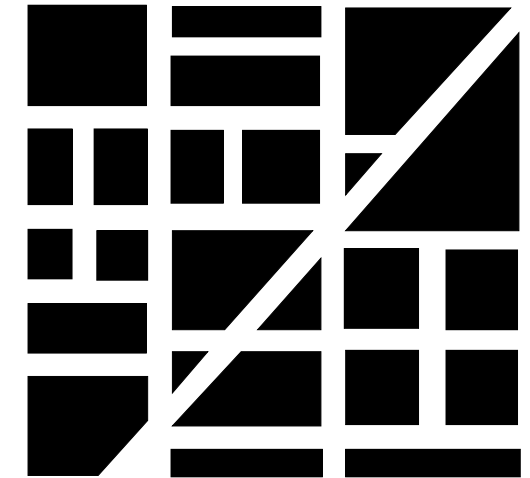
BUILDING DIVERSITY

“The district must mingle buildings which vary in age and condition...”



SUFFICIENT DENSITY

“The district must have a sufficiently dense concentration of people, for whatever purpose they may be there....”



SMALL BLOCKS

“Most blocks must be short; that is, streets and opportunities to turn corners must be frequent....”

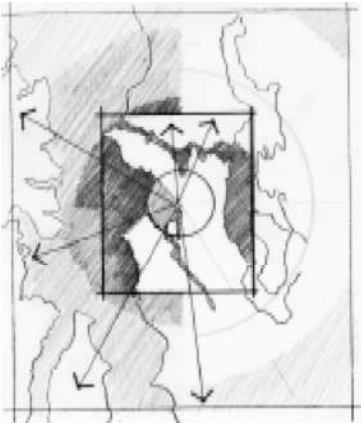
Respond to the physical environment.

Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site.

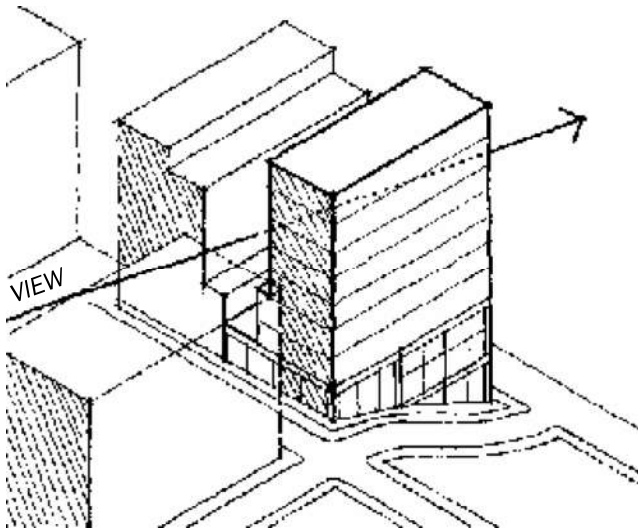
A1

Site Planning & Massing

Responding to the Larger Context



consider how the project could respond to the geography beyond downtown



consider employing a similar massing composition to adjacent buildings in response to the vicinity's topography, the site's location and standards such as view corridor requirements

considerations

Each building site lies within a larger physical context having various and distinct features and characteristics to which the building design should respond. Develop an architectural concept and arrange the building mass in response to one or more of the following, if present:

- a. a change in street grid alignment that yields a site having nonstandard shape;
- b. a site having dramatic topography or contrasting edge conditions;
- c. patterns of urban form, such as nearby buildings that have employed distinctive and effective massing compositions;
- d. access to direct sunlight—seasonally or at particular times of day;
- e. views from the site of noteworthy structures or natural features, (i.e.: the Space Needle, Smith Tower, port facilities, Puget Sound, Mount Rainier, the Olympic Mountains);
- f. views of the site from other parts of the city or region; and
- g. proximity to a regional transportation corridor (the monorail, light rail, freight rail, major arterial, state highway, ferry routes, bicycle trail, etc.).

Some areas downtown are transitional environments, where existing development patterns are likely to change. In these areas, respond to the urban form goals of current planning efforts, being cognizant that new development will establish the context to which future development will respond.

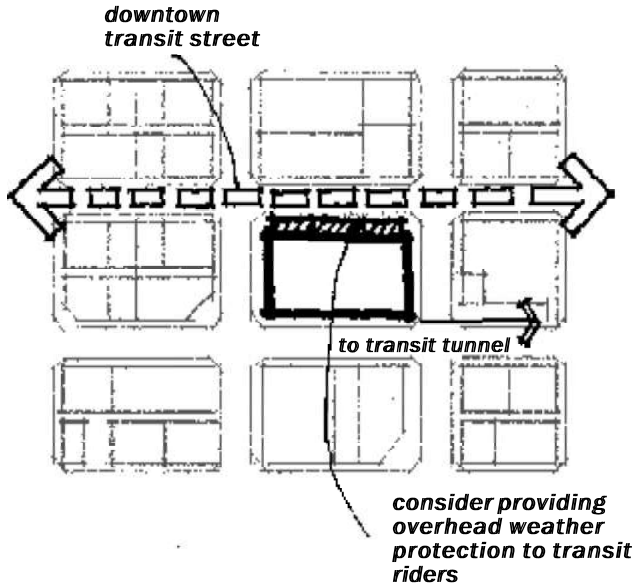
Respond to the neighborhood context.

Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

B1

Architectural Expression

Relating to the Neighborhood Context



consider providing overhead weather protection to transit riders

When a project is proposed adjacent to or across the street from a designated landmark site or structure, the City's Historic Preservation Officer must assess any adverse impacts and comment on possible mitigation measures. A sympathetic treatment of the massing, overall design, facades, and streetscape may be required to ensure compatibility of the proposed project with the designated landmark.

considerations

Each building site lies within an urban neighborhood context having distinct features and characteristics to which the building design should respond. Arrange the building mass in response to one or more of the following, if present:

- a. a surrounding district of distinct and noteworthy character;
- b. an adjacent landmark or noteworthy building;
- c. a major public amenity or institution nearby;
- d. neighboring buildings that have employed distinctive and effective massing compositions;
- e. elements of the pedestrian network nearby, (i.e.: green street, hillclimb, mid-block crossing, through-block passageway); and
- f. direct access to one or more components of the regional transportation system.

Also, consider the design implications of the predominant land uses in the area surrounding the site. See guidelines on pedestrian interaction (C-1, p. 20), and open space (D-1, p. 32).



the base of the new building respects the character and scale of the abutting landmark building

Create a transition in bulk and scale.

Compose the massing of the building to create a transition to the height, bulk, and scale of development in nearby less-intensive zones.



Height limits and upper level setback requirements were established downtown to create large-scale transitions in height, bulk, and scale. More refined transitions in bulk and scale must also be considered. Buildings should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Buildings on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between the development potential of the adjacent zones.

considerations

Factors to consider in analyzing potential height, bulk, and scale impacts include:

- a. topographic relationships;
- b. distance from a less intensive zone edge;
- c. differences in development standards between abutting zones (allowable building height, width, lot coverage, etc.);
- d. effect of site size and shape;
- e. height, bulk, and scale relationships resulting from lot orientation (e.g., back lot line to back lot line vs back lot line to side lot line); and
- f. type and amount of separation between lots in the different zones (e.g., separation by only a property line, by an alley or street, or by other physical features such as grade changes);
- g. street grid or platting orientations.



the choice of colors and cladding materials to articulate the building's facades in intervals provides a desirable scale in relation to the surrounding context

This guideline supplements the City's SEPA (State Environmental Policy Act) Policy on Height, Bulk and Scale. For projects undergoing design review, the analysis and mitigation of height, bulk, and scale impacts will be accomplished through the design review process. Careful siting and design treatment based on the techniques described in this and

other design guidelines will help to mitigate some height, bulk, and scale impacts; in other cases, actual reduction in the height, bulk, and scale of a project may be necessary to adequately mitigate impacts. Design review should not result in significant reductions in a project's development potential unless necessary to comply with this guideline.

In some cases, careful siting and design treatment may be sufficient to achieve reasonable transition and mitigation of height, bulk, and scale impacts. Some techniques for achieving compatibility are as follows:

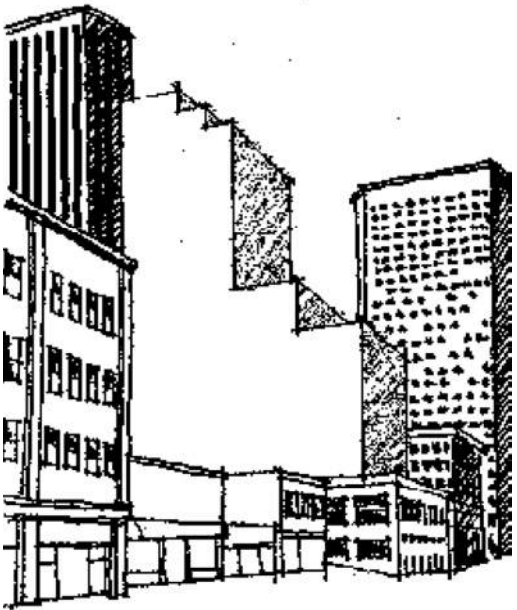
- h. use of architectural style, details (such as roof lines, beltcourses, cornices, or fenestration), color, or materials that derive from the less intensive zone.
- i. architectural massing of building components; and
- j. responding to topographic conditions in ways that minimize impacts on neighboring development, such as by stepping a project down the hillside.

In some cases, reductions in the actual bulk and scale of the proposed structure may be necessary in order to mitigate adverse impacts and achieve an acceptable level of compatibility. Some techniques which can be used in these cases include:

- k. articulating the building's facades vertically or horizontally in intervals that reflect to existing structures or platting pattern;
- l. increasing building setbacks from the zone edge at ground level;
- m. reducing the bulk of the building's upper floors; and
- n. limiting the length of, or otherwise modifying, facades.



consider using modulation and architectural details such as beltcourses, cornices and varied fenestration patterns to reduce the scale of a large building



Height, bulk, and scale mitigation may be required in two general circumstances:

1. Projects on or near the edge of a less intensive zone. A substantial incompatibility in scale may result from different development standards in the two zones and may be compounded by physical factors such as large development sites, slopes or lot orientation.
2. Projects proposed on sites with unusual physical characteristics such as large lot size, or unusual shape, or topography where buildings may appear substantially greater in height, bulk, and scale than that generally anticipated for the area.

VALUE OF CPTED

CPTED is based on the premise that design of our environment affects our actions.

- NATURAL SURVEILLANCE
- NATURAL ACCESS
- TERRITORIAL REINFORCEMENT
- MAINTENANCE

- 1

NATURAL SURVEILLANCE

Characteristics:

 - Minimizing ambush points
 - Enabling unobstructed observation of people with malevolent intent

Necessities:

 - Landscaping which only grows 3’ tall and tree types which are limbed up to 7’
 - Lighting
 - Maximize visibility
- 2

NATURAL ACCESS

Characteristics:

 - Directing pedestrian traffic when entering and exiting a space
 - Defining space for use

Necessities:

 - Pathways and boundaries
 - Wayfinding to differentiate public and private
- 3

TERRITORIAL REINFORCEMENT

Characteristics:

 - Drawing clear lines between public and private
 - Attract activity to public areas to highlight permissible spaces

Necessities:

 - Soft barriers such as plantings and lightings
 - Hard barriers such as fences and walls
- 4

MAINTENANCE

Characteristics:

 - Well-kept properties indicate the area is under surveillance
 - Run down properties invite littering and vandalism

Necessities:

 - Constant upkeep of hardscape, landscape and infrastructure
 - Proper lighting

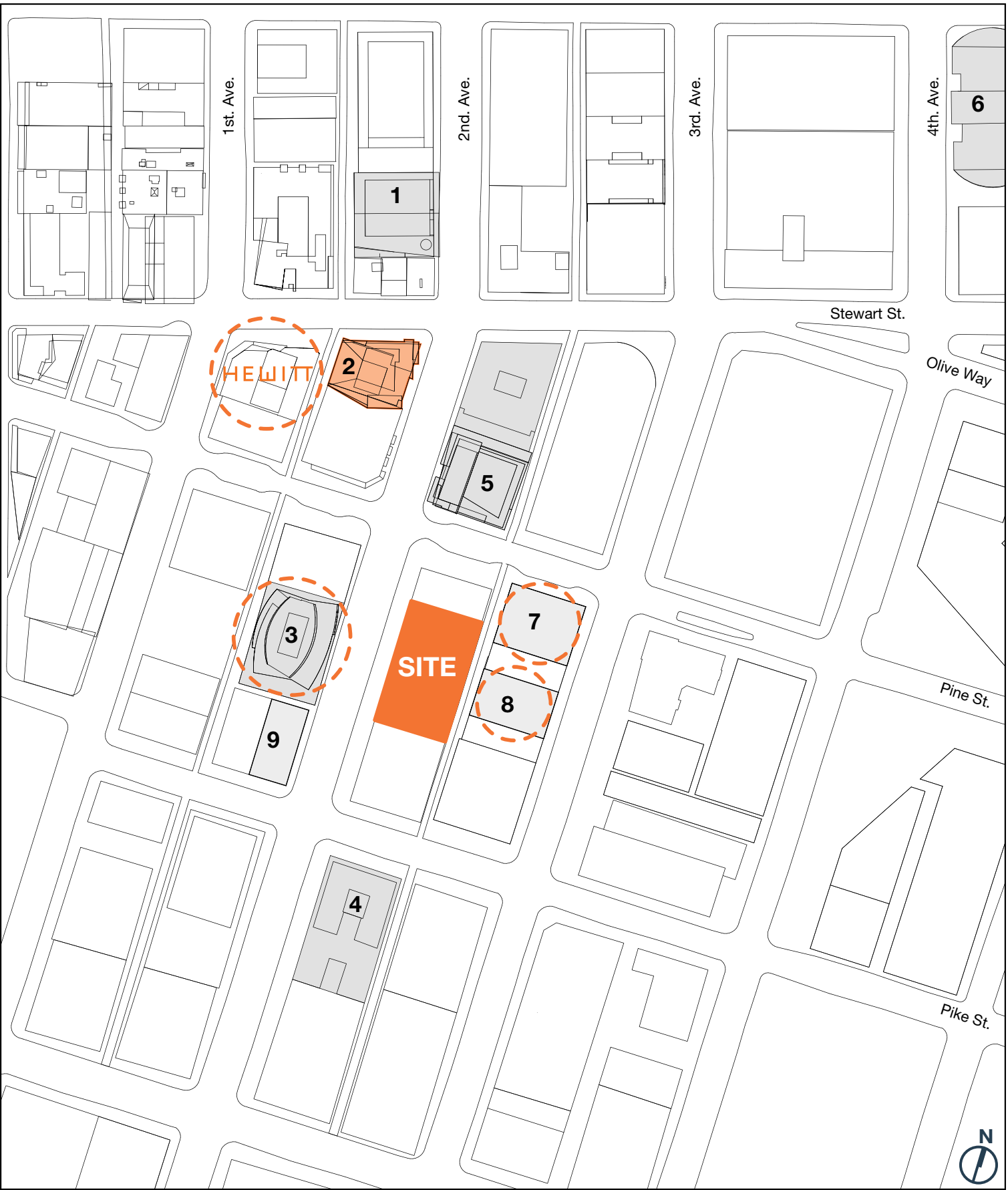
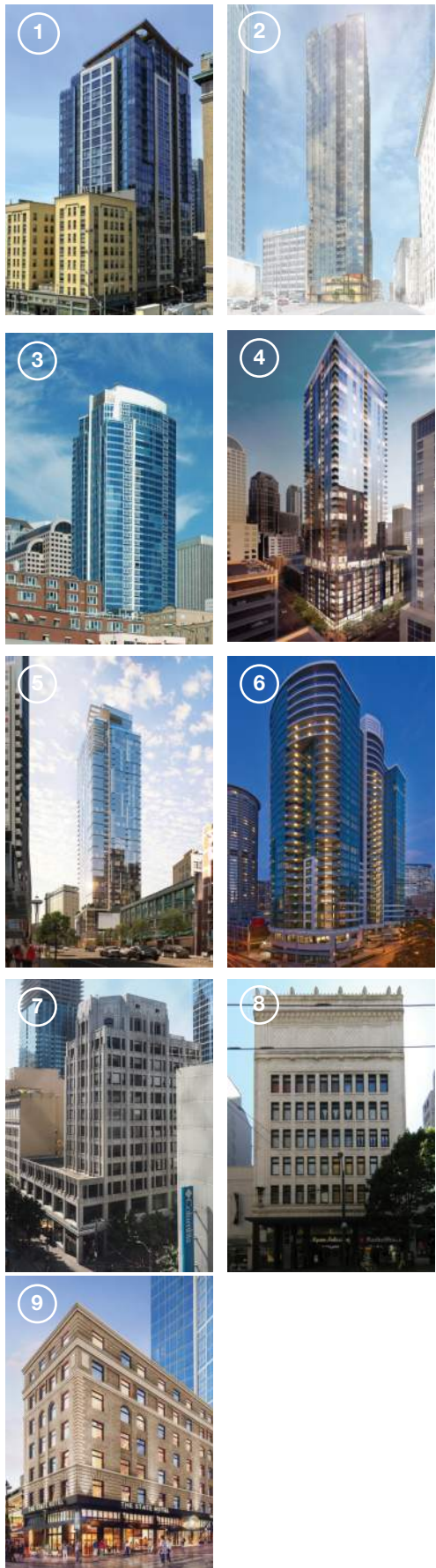


Neighboring
Residential Towers

- 1 - Viktoria
Built
293'
175 Units
- 2 - The Emerald
In Construction
440'
265 Units
- 3 - 1521 2nd Avenue
Built
440'
143 Units
- 4 - West Edge Tower
Built
440'
290 Units
- 5 - Helios
Built
440'
398 Units
- 6 - Escala
Built
330'
269 Units

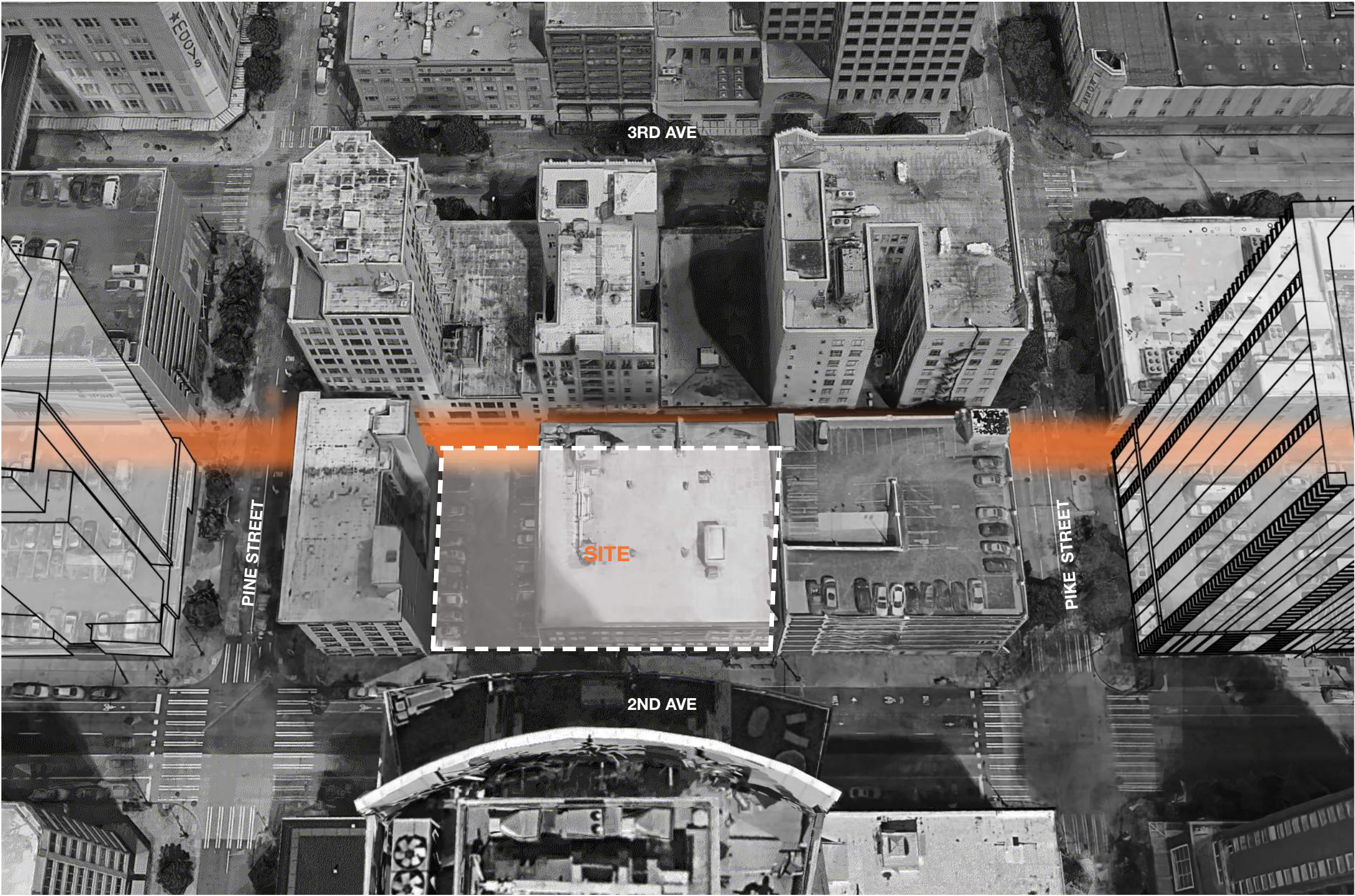
Neighboring
Landmark Buildings

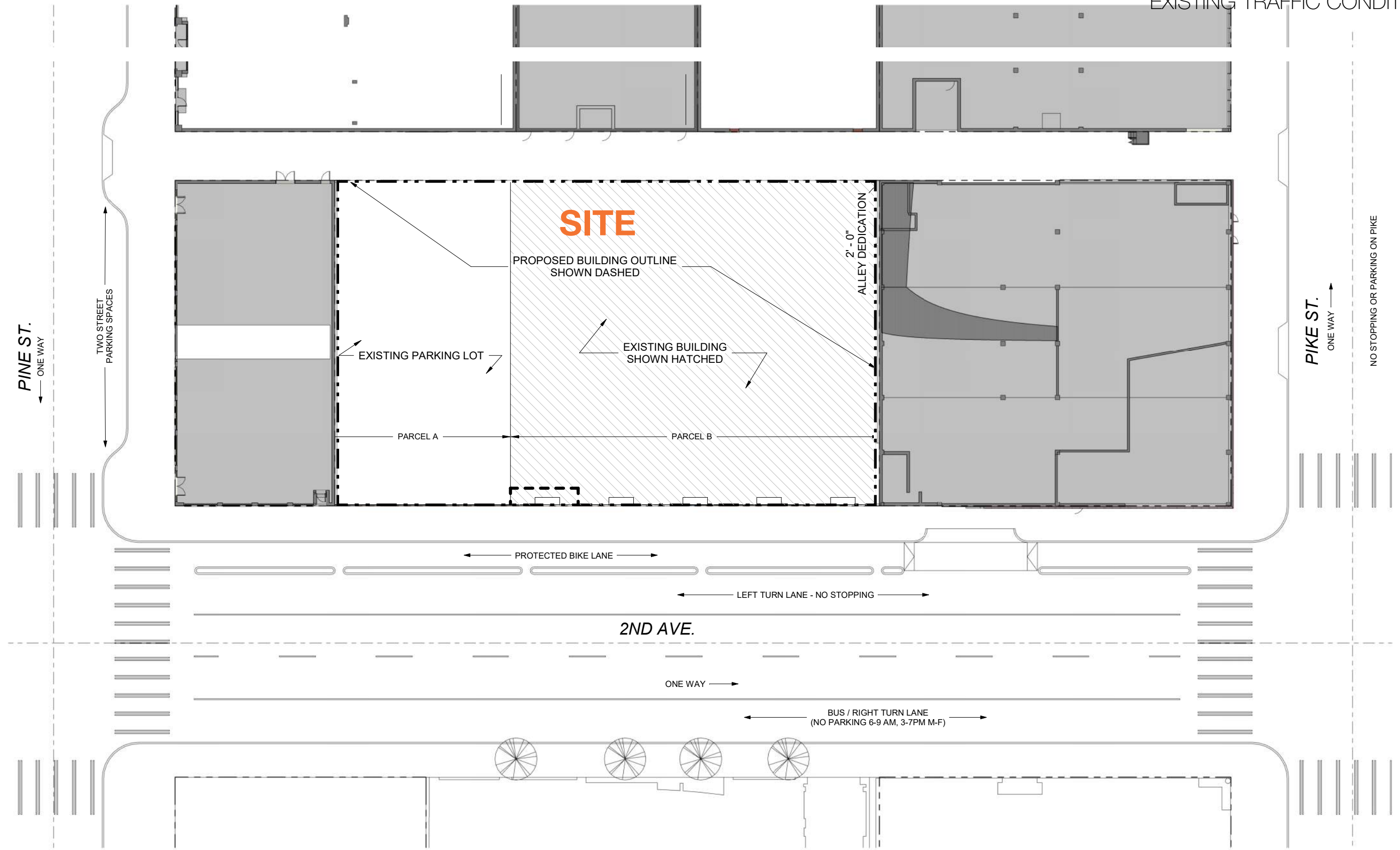
- 7 - Olympic Tower
148'
Office/Retail
- 8 - Fischer Studio Building
100'
Condo/Retail
- 9 - Eitel Hotel
90'
Hotel



SITE ANALYSIS

Understanding existing conditions is a key factor to determining a design direction, a market study and entitlement strategy. Two important conditions would be knowing the near by similar structures and views from the site. The pages to follow touch on these issues.







Facing West



Facing East

ZONING MAP AND DATA

PROJECT ADDRESS:

1516-1526 2ND AVENUE SEATTLE, WA 98101

KING COUNTY PARCEL NUMBERS:

197570-0435 (1526 2nd Ave)

197570-0440 (1516 2nd Ave)

SITE AREA:

6480 sf (1526 2nd Ave)

12960 sf (1516 2nd Ave

Total Site Area: 19440 sf

OVERLAY DISTRICT:

Commercial Core Urban Center Village

ZONING CLASSIFICATION:

DMC 240/290-440

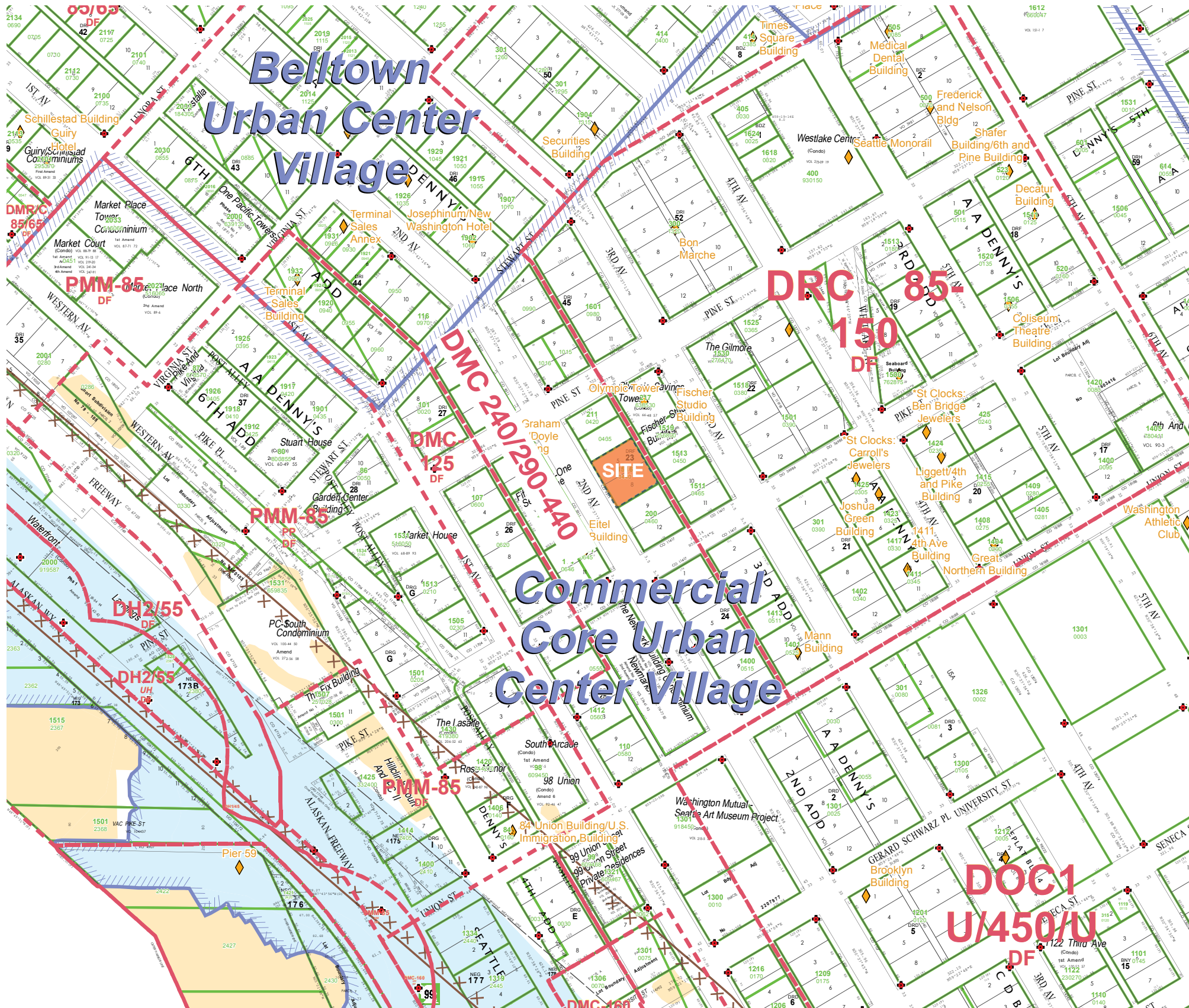
STREET CLASSIFICATIONS:

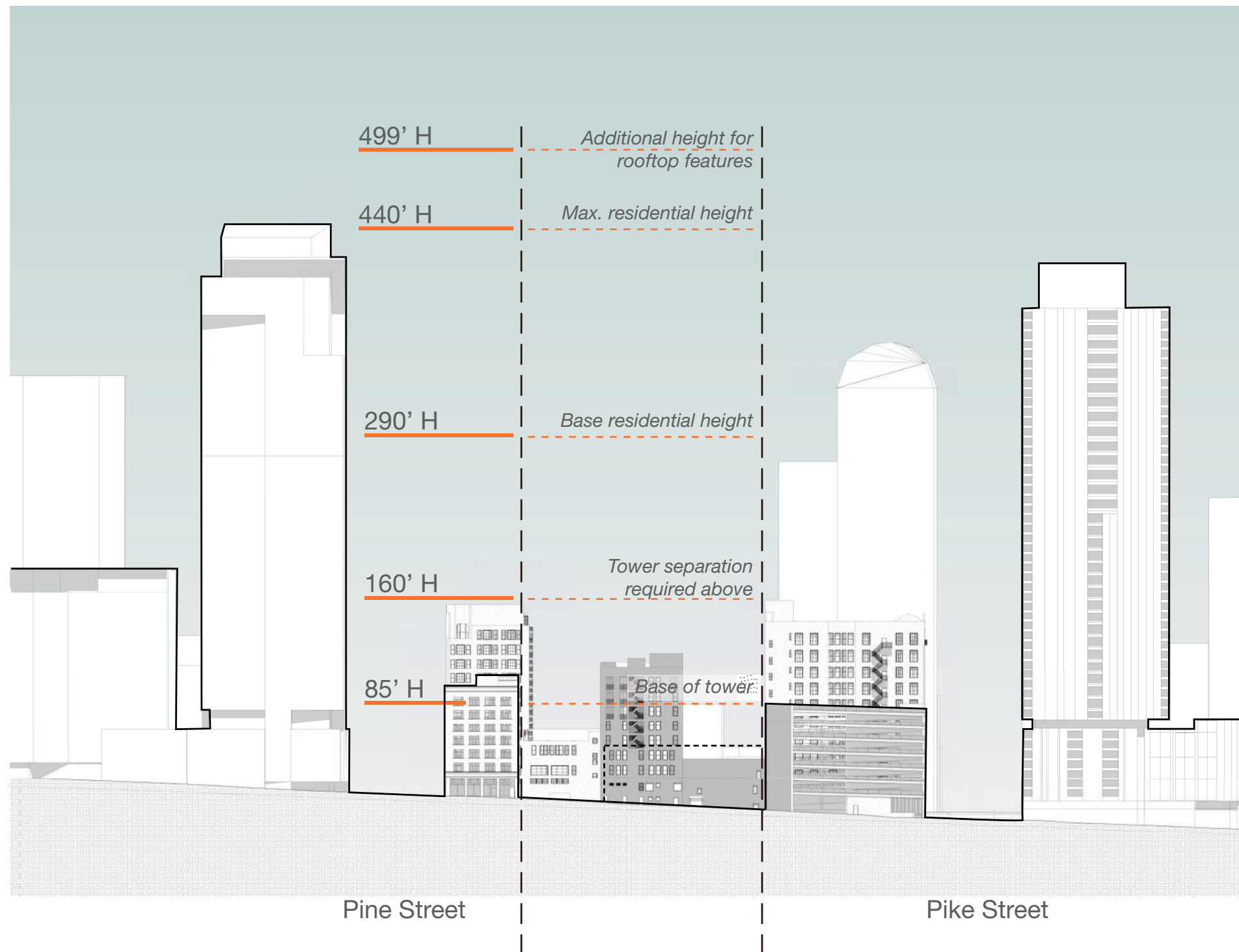
Second Avenue:

Class I Pedestrian Street

Street Level Uses required

Property Line Facades Required





1 23.49.058.A - Downtown Mixed Commercial (DMC) upper-level development standards

“For purposes of this Section 23.49.058, except in zones with a mapped height limit of 170 feet or less, a “tower” is a portion of a structure, excluding rooftop features permitted above the applicable height limit pursuant to Section 23.49.008, in which portion all gross floor area in each story is horizontally contiguous...”

2 23.49.058. C. Tower floor area limits and tower width limits for portions of structures in residential use.

Table B (3) Average residential gross floor area limit per story of a tower if height exceeds the base height limit for residential use is 10,700 sf

Table B (4) (4) Maximum residential floor area of any story in a tower is 11,500 sf

3 23.49.058. D. Tower spacing in DMC zones

1. The requirements of this subsection 23.49.058.D apply to all structures over 160 feet in height in DMC zones, excluding DMC 170 zones, except that no separation is required:

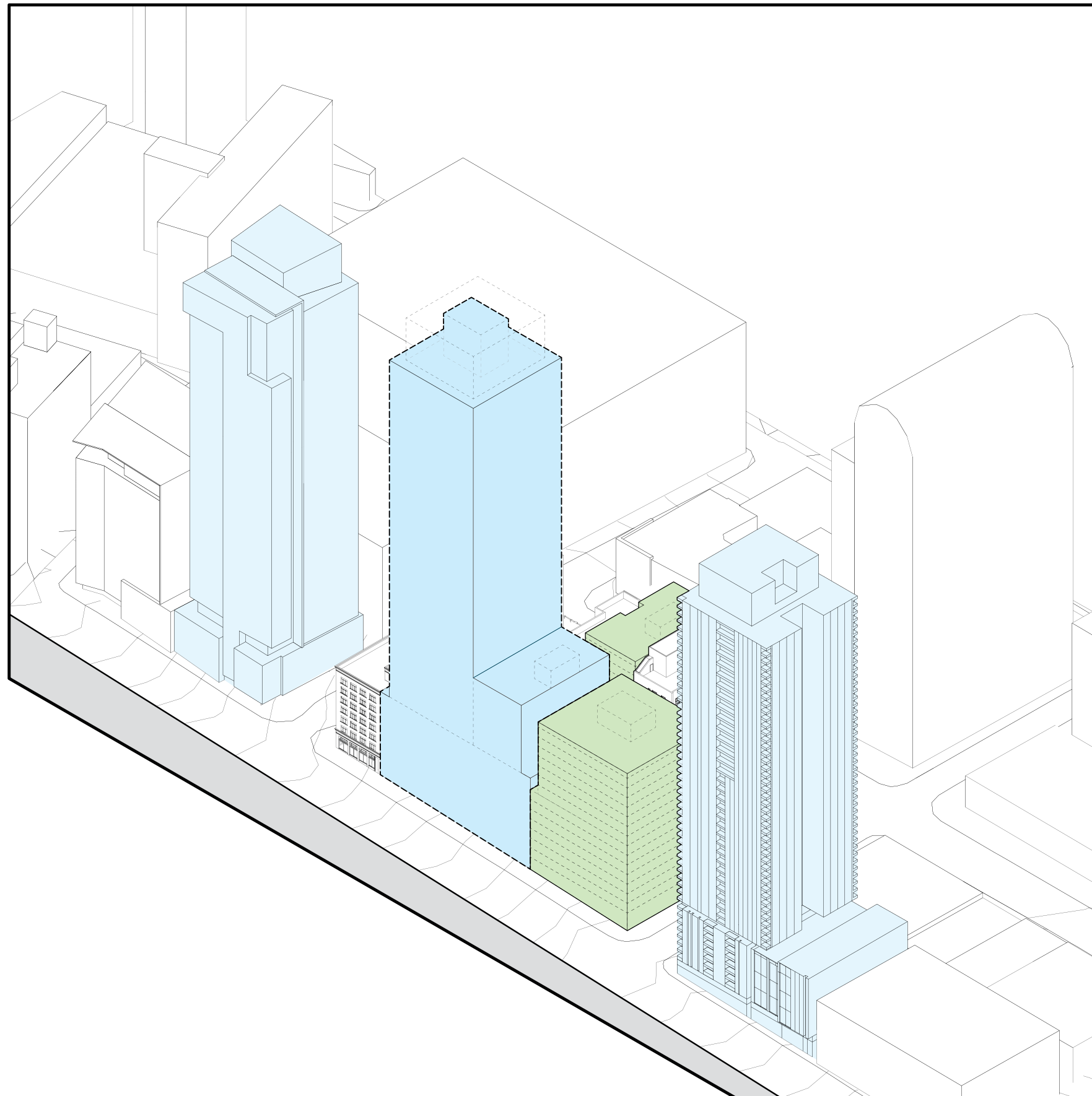
a. Between structures on different blocks, except as may be required by view corridor or designated green street setbacks; or

b. From a structure on the same block that is not located in a DMC zone; or

c. From a structure allowed pursuant to the Land Use Code in effect prior to May 12, 2006; or

d. From a structure on the same block that is 160 feet in height or less, excluding rooftop features permitted above the applicable height limit for the zone pursuant to Section 23.49.008;

DEVELOPMENT POTENTIAL
LOOKING NE



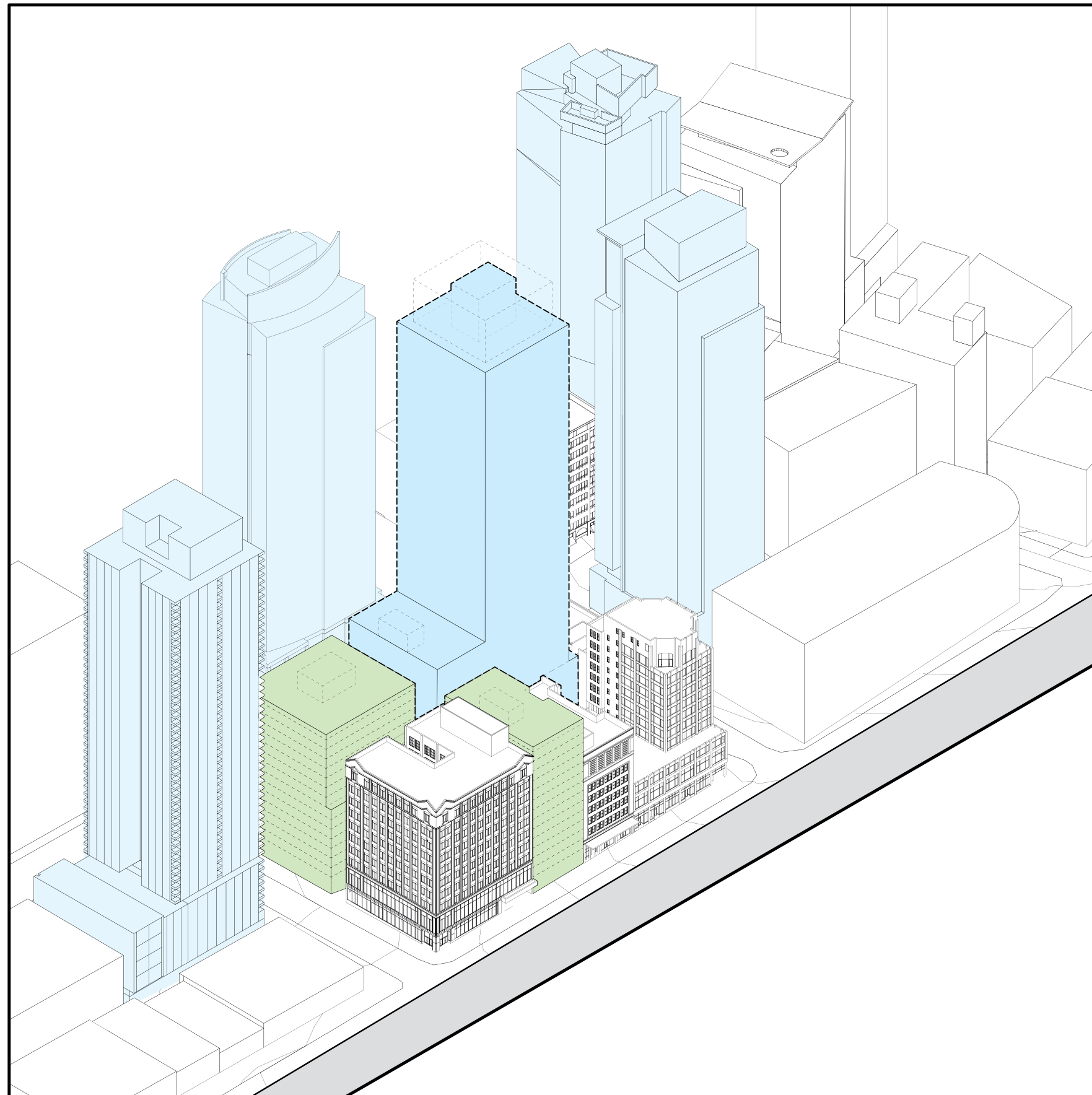
*Potential Zoning Envelope
for 1516 2nd Ave*



*Potential Zoning Envelope
for Other Parcels*



DEVELOPMENT POTENTIAL LOOKING NW

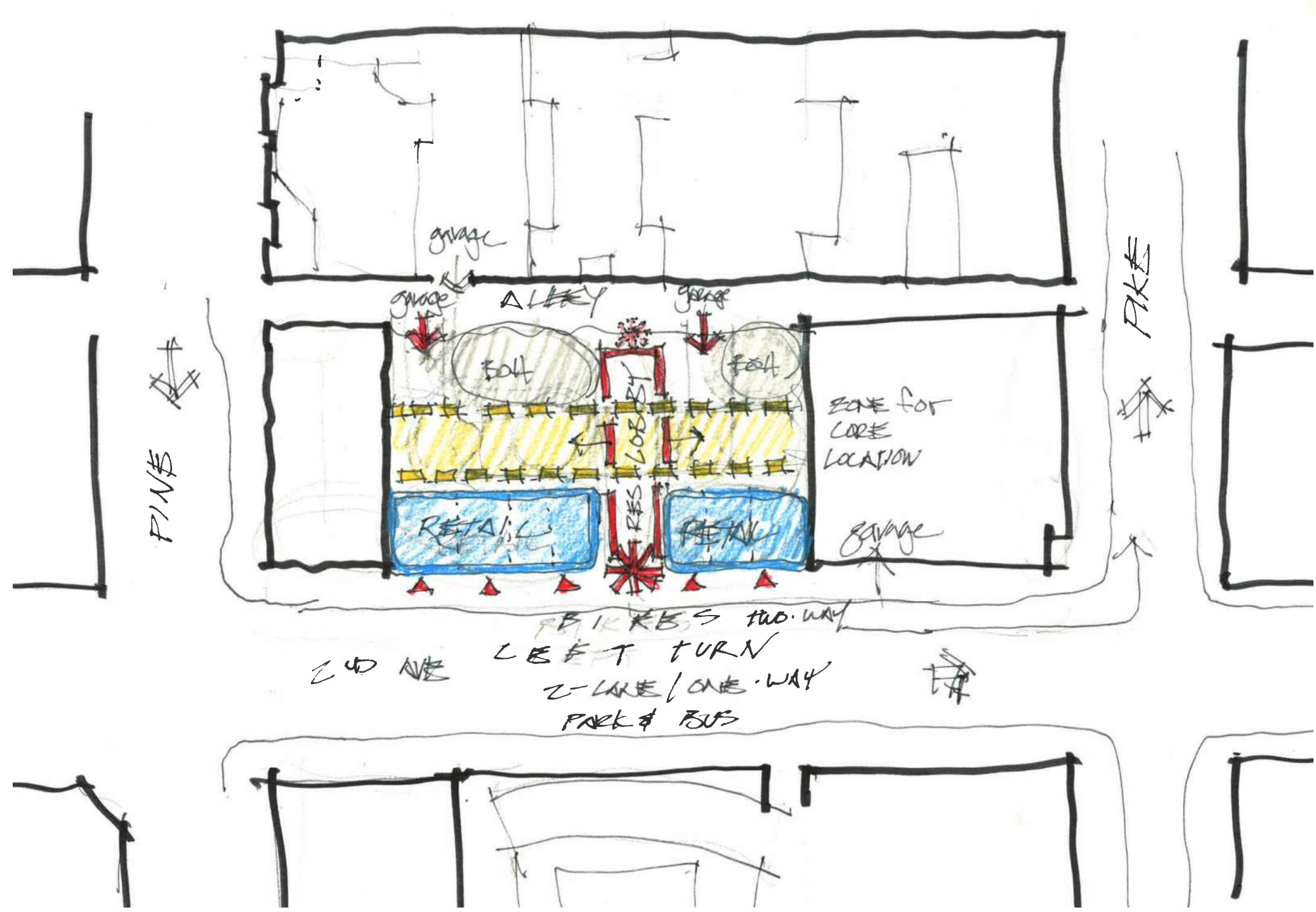


*Potential Zoning Envelope
for 1516 2nd Ave*



*Potential Zoning Envelope
for Other Parcels*





885-6360

