

# 2729 2nd Avenue

## Early Design Guidance

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# Table of Contents

01

Development Objectives  
& Summary of Public Outreach

Development Objectives

Summary of Public Outreach

4

5

02

Existing Survey,Site Plan  
& Proposed Landscaping

Urban Context Plan

Survey

Existing Site Plan / Tree Survey

Proposed Landscaping

7

8

9

10-13

03

Urban Design Analysis

Vicinity Map

Surrounding Uses Vicinity Map

3 Block x 3 Block Axonometric

Streetscape Photo-montage

15

16

17

18-19

04

Zoning Data

Summary of Development Standards

21

05

Design Guidelines

Priority Design Guidelines

22-23

06

Architectural Massing Concepts

Massing Comparison

Massing Pro/Con

Massing Plans, Sections & Renderings

Precedent Images

Massing Sun and Shadow Studies

26

27-29

30-53

54

55-57

07

Departures

No Departures

58

# 01 Development Objectives & Summary of Public Outreach

## PROJECT DESCRIPTION

The proposed development is a mixed use residential tower containing retail and amenity space on the ground floor, amenity spaces above, and residential above the podium level.

**Project Address**

2729 2nd Avenue  
Seattle, WA 98121

**Parcel Number**

0654000065

**Zone**

DMR/R 145/75

**Site Area**

12,960 SF (0.298 acres)

**Project Metrics**

- Total Area : 146,612 SF
- Total Retail Space : 5,279 SF
- Residential Units : 147 Units
- 15 stories above grade
- 1 story below grade
- 17 below grade parking stalls
- 160 bike stalls

## DEVELOPMENT OBJECTIVES

The project seeks to enhance the urban landscape of Belltown, adding a distinct but complementary aesthetic to the neighborhood’s eclectic mix of historic buildings and contemporary structures.

The project’s design philosophy centers on creating a sense of community and connectivity, both within the building and with the neighborhood at large. Common areas and amenities are planned to encourage interaction among residents, fostering a sense of belonging and engagement. Ground-level retail aims to enhance street life, offering both residents and neighbors new venues for socializing, dining, and shopping.

Sustainability is a cornerstone of the development’s objectives, reflecting a commitment to future-forward living that aligns with Seattle’s progressive environmental ethos.

The project recognizes the importance of integrating with the existing urban fabric, carefully consid-

ering the scale, rhythm, and architectural language of Belltown. Public art installations and landscaping efforts will be considered to beautify exterior spaces and connect the development to the neighborhood’s artistic spirit and musical history. Through these efforts, the condominium project aspires to be not just a place to live but a significant contribution to Belltown’s ongoing narrative, enhancing its cultural, social, and environmental landscape.

# SUMMARY OF PUBLIC OUTREACH

## DESIGN & CHARACTER

When asked what is most important about the design of a new building on this property, 58 percent of survey respondents said relationship to neighborhood character; 44 percent said environmentally friendly features; 44 percent said interesting and unique design; and 33 percent said attractive materials. Respondents encouraged a noticeable, original, attractive, quality, clean, distinctive and thoughtful design that reflects Belltown history, integrates into the neighborhood, maximizes use of space, mitigates wind tunnel effects on 2nd Avenue and is not gaudy or kitschy. One respondent noted that accessibility is an important concern that should be incorporated into building design. Another respondent encouraged enhancing the culture, offerings and safety of the neighborhood and fitting-in at the street and sky levels.

## EXTERIOR

When asked what the most important consideration is for the exterior space on this property, 79 percent said lighting and safety features; 55 percent of survey respondents said landscaping; 28 percent said accessibility; and 10 percent said bike parking. Respondents encouraged a pedestrian-friendly exterior with landscaping including trees, local plants/foliage, garden spaces and public art. One respondent encouraged buying the lot next to the project and making it a forever green space/park/dog area.

## HEIGHT & SCALE

Many respondents expressed concerns about not blocking light or view and encouraged lowering the building height.

## RETAIL

When asked what retail components respondents were most interested in for this location, 63 percent said new places for coffee and breakfast; 63 percent said new restaurants or bars; and 37 percent said new stores for shopping. When asked what inspires respondents to return when visiting a building, office, restaurant or retailer, 64 percent said great people and service; 51 percent said a sense of openness and natural light; 49 percent said local businesses/small businesses; 47 percent said thoughtful design that is open and welcoming; 25 percent said calm, restful places to reflect and relax; 24 percent said bustling, exciting energy; and 17 percent said color and materials used in design. Respondents encouraged retail such as grocery stores, stores for shopping, restaurants that cater to businesses, affordable food and drink, lunch options, coffee shops/bookstores and breakfast spots. One respondent encouraged unique storefronts/restaurants that embody local history and architecture. Another encouraged choosing the right businesses that cater to neighbors rather than tourists. One suggested keeping the retail relatively quiet and not having restaurants or bars.

## IMPACTS

Several respondents expressed concern about impacts including noise, traffic, access to existing buildings and restricted access to surrounding businesses. Several respondents expressed concern there will be two large projects under construction at the same time in close proximity and one encouraged collaborating with other development projects on the same block.

## SAFETY AND SECURITY

Several respondents encouraged that good lighting and security are vital given rising crime, public safety and graffiti issues.

## SUSTAINABILITY

A couple of respondents encouraged a carbon neutral design/operation and focus on sustainability

## AFFORDABILITY

Several respondents encouraged providing affordable housing.

## PARKING & TRAFFIC

Parking & Traffic. Several respondents encouraged providing more than ample underground parking.

## INTERIOR

One respondent encouraged creating a fully electric building with no gas appliances and others expressed support for providing more housing including live-work spaces. One respondent encouraged providing family-friendly layouts and another

encouraged creating an upscale building for a good crowd of people.

## INFRASTRUCTURE

A couple of respondents encouraged making sure there is enough infrastructure to support a new development.

## LOCATION

One respondent noted that this end of 2nd avenue is relatively quiet and North Belltown is a nice place to live because it is very residential and walkable. Another noted that this neighborhood is centrally located, yet quiet and off the beaten path.

## RESIDENTS

One respondent encouraged having a reserve fund; giving residents a sense of ownership by initiating a residents committee in partnership with the rental authority, giving some measure of autonomy to residents and including them in the review and decision about when to raise rates.

## MISCELLANEOUS COMMENTS OUTREACH

Several respondents thanked the project team for sharing details about the project, providing opportunity for comments and wished the project team luck.

## SUPPORT

A few respondents noted that they are glad to see something more interesting being built here and noted that they look forward to watching the building go up.

# 02 Existing Site Plan, Survey and Proposed Landscaping

# URBAN CONTEXT PLAN

## OBSERVATIONS

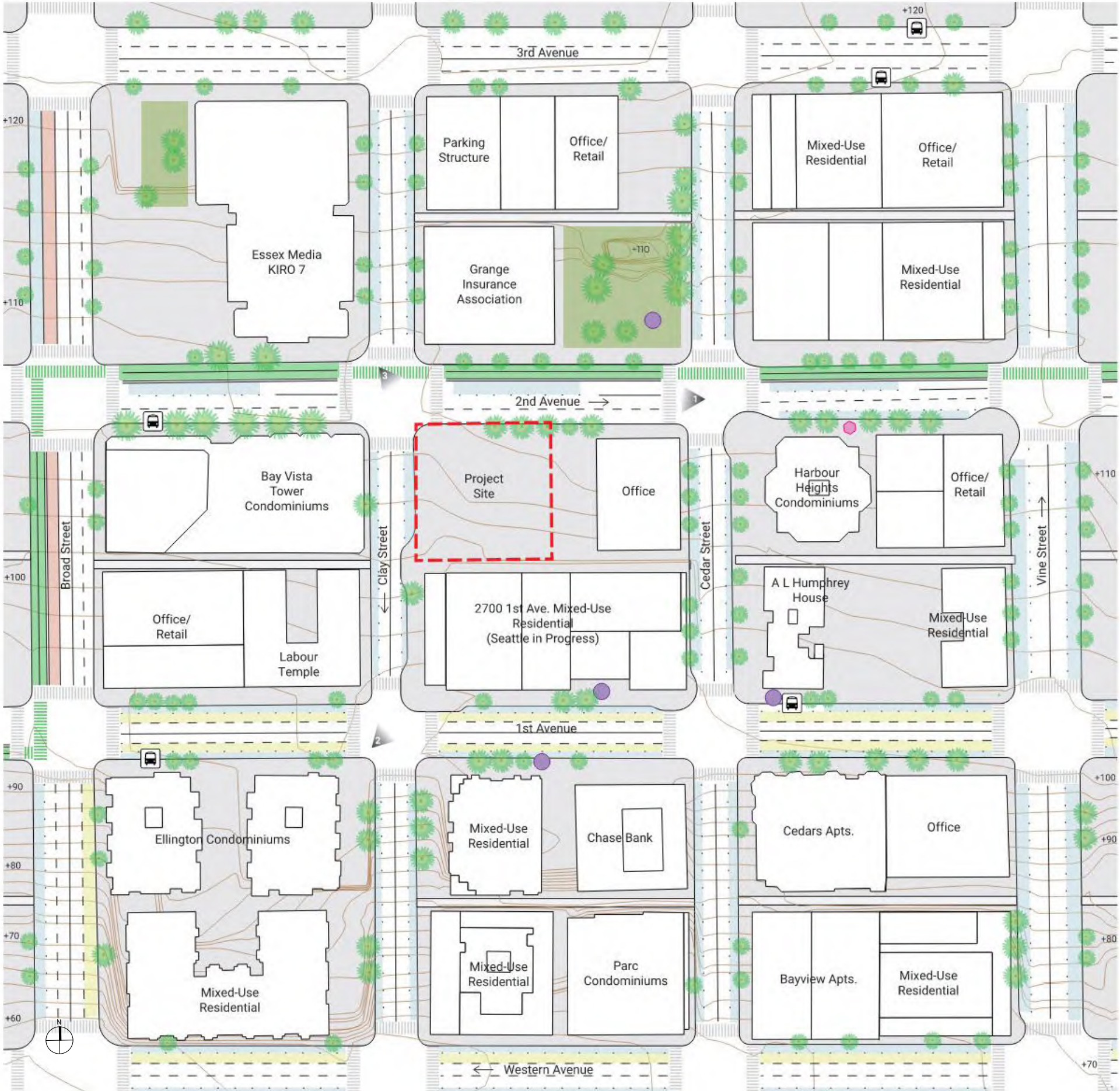
There is a mix of uses and various streetscapes within the 9 blocks around the project site.

Public art, retailers and sidewalk landscaping create vibrant pedestrian experience.

There is a mix of typologies and open spaces breaking building masses and creating a more human scale to each block.



- LEGEND**
- PROJECT SITE
  - BIKE LANE
  - SHARED LANE
  - BUS LANE
  - PARKING
  - PARK/ GREEN SPACE
  - TRANSIT STOP
  - ONE-WAY ST.
  - TOPOGRAPHY
  - EXISTING TREES
  - PUBLIC ART
  - PUBLIC BENCH



SURVEY

LEGAL DESCRIPTION

LOTS 5 AND 6, BLOCK 19, FIRST ADDITION TO THAT PART OF SEATTLE LAID OFF BY WM. N. BELL AND A. A. DENNY (COMMONLY KNOWN AS BELL AND DENNY'S FIRST ADDITION TO THE CITY OF SEATTLE) ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 61, IN KING COUNTY WASHINGTON;

EXCEPT THE NORTHEAST 12 FEET AS CONDEMNED BY THE CITY OF SEATTLE FOR WIDENING OF 2ND AVENUE AS PROVIDED FOR BY ORDINANCE NO. 1107.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

EXCEPTIONS FROM TITLE REPORT

LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM STEWART TITLE GUARANTY COMPANY ALTA COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 22000200779 DATED AUGUST 31, 2022. IN PREPARING THIS SURVEY MAP, ESM CONSULTING ENGINEERS, LLC (ESM) HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS SURVEY MAP. ESM HAS WHOLLY RELIED ON SAID REFERENCED REPORT TO PREPARE THIS SURVEY MAP AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

- 1-11. NOT REPORTED HEREIN - SEE TITLE REPORT FOR ADDITIONAL INFORMATION.
12. SUBJECT TO PAYMENT OF REAL ESTATE EXCISE TAX, IF REQUIRED. EXCEPTION CANNOT BE PLOTTED.
13. SUBJECT TO GENERAL AND SPECIAL TAXES AND CHARGES FOR TAX ACCOUNT NO. 065400-0065-01. EXCEPTION CANNOT BE PLOTTED. EXCEPTION CANNOT BE PLOTTED.
14. SUBJECT TO CURRENT AND/OR ADVANCE PERSONAL PROPERTY TAXES THAT MAY BECOME DUE UPON TRANSFER OR SALE OF THE PREMISES HEREIN DESCRIBED. PLEASE CONTACT THE KING COUNTY TREASURER'S OFFICE FOR FURTHER INFORMATION. EXCEPTION CANNOT BE PLOTTED.
15. SUBJECT TO LIABILITY FOR SEWER TREATMENT CAPACITY CHARGES THAT MAY BE ASSESSED BUT NOT DISCLOSED IN THE PUBLIC RECORDS.
- 16-22. NOT REPORTED HEREIN - SEE TITLE REPORT FOR ADDITIONAL INFORMATION.

NOTES

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2. THE LEGAL DESCRIPTION HEREON DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT DESCRIBED HEREIN. THERE ARE NO TITLE GAPS OR OVERLAPS BETWEEN THE LEGAL DESCRIPTIONS OF THE PROPERTIES ADJOINING TO THE WEST, NORTH AND EAST.
3. NO CORNERS HAVE BEEN SET IN CONJUNCTION WITH THIS SURVEY.
4. THE ADDRESS FOR THE SURVEYED PROPERTY IS 2729 2ND AVENUE, SEATTLE, WA 98121.
5. FLOOD ZONE DESIGNATION FOR THE SURVEYED PROPERTY IS ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE RATE MAP, PANEL NUMBER 630 OF 1725, PIERCE COUNTY, WASHINGTON, MAP NO. 55033C06300, EFFECTIVE DATE, AUGUST 19, 2020. THE SURVEYED PROPERTY IS CONSIDERED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
6. THE SURVEYED PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES A TOTAL AREA OF 12,960 SQUARE FEET (0.298 ACRES), MORE OR LESS.
7. DIMENSIONS FOR BUILDING AS SHOWN HEREON ARE TO THE EXTERIOR FACE OF FOUNDATION. SQUARE FOOTAGE OF FOUNDATION FOOTPRINT IS APPROXIMATELY 6,090 SQUARE FEET.
8. THE SURVEYED PROPERTY ADJOINS THREE PUBLIC RIGHTS OF WAY - 2ND AVENUE, CLAY STREET AND THE ALLEY WITHIN BLOCK 19 WHICH ARE CONCRETE OR ASPHALT ROADS. ACCESS TO AND FROM THE SURVEYED PROPERTY CURRENTLY EXISTS FROM THE ALLEY ADJOINING THE SOUTHWESTERLY LINE THEREOF.
9. THERE ARE NO WETLANDS ON THE SURVEYED PROPERTY.
10. THERE ARE NO OBSERVABLE CEMETERIES OR BURIAL GROUNDS.
11. THERE ARE NO PONDS, LAKES, SPRINGS, OR RIVERS ON THE SURVEYED PROPERTY.
12. HORIZONTAL DATUM IS NAD 83/91 WASHINGTON NORTH US FOOT.
13. ALL TIES ARE SHOWN EITHER ALONG THE PROPERTY LINE OR PERPENDICULAR TO THE PROPERTY LINE OF THE SURVEYED PROPERTY. OFFSET DISTANCES ARE SHOWN ON THE SAME SIDE OF THE PROPERTY LINE THAT THE OBJECT APPEARS.
14. THERE ARE NO MARKED PARKING STALLS ON THE SURVEYED PROPERTY AT THIS TIME.
15. ACCORDING TO THE SEATTLE DEPARTMENT OF TRANSPORTATION 2021-2026 PROPOSED CAPITAL IMPROVEMENT PROGRAM DOCUMENT AVAILABLE ONLINE, THERE ARE NO PLANNED IMPROVEMENTS FOR THE RIGHTS OF WAY ADJOINING THE SURVEYED PROPERTY.

SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

TWO LEICA SYSTEM 500 DUAL FREQUENCY GPS RECEIVERS, ONE 10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100

PROCEDURE USED : REAL TIME KINEMATIC AND RAPID STATIC GPS AND FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090

LAND SURVEYOR'S CERTIFICATE

TO CAVATINA GW SP Z O.O. AND STEWART TITLE GUARANTY COMPANY AS FOLLOWS:

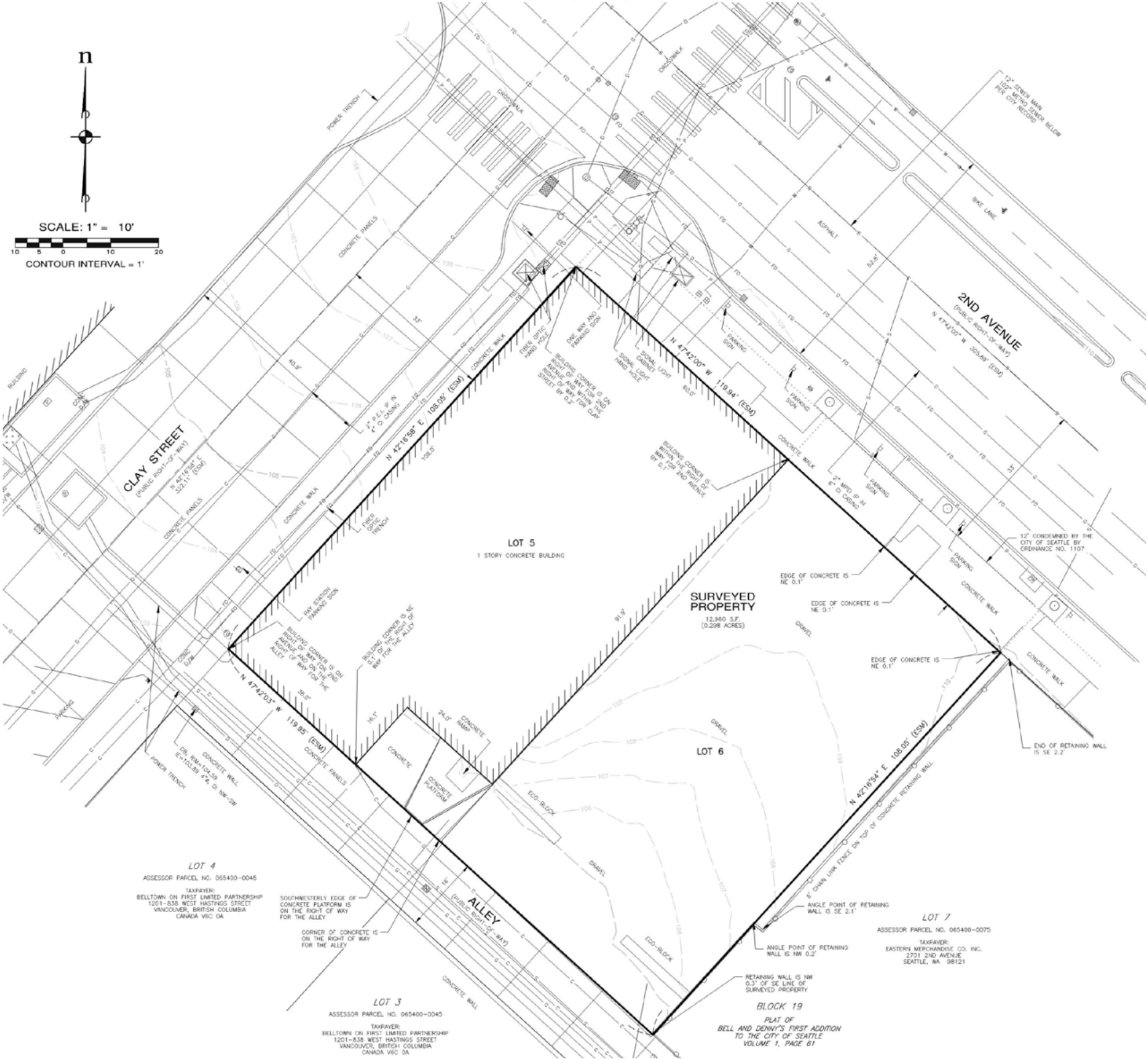
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), (11)(B), 13, 14, 16, 17, 18 AND 19 FROM TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 15, 2022.

DATE OF PLAT OR MAP: NOVEMBER 15, 2022.

ZACHARY T. LENNON, REGISTERED SURVEYOR  
STATE OF WASHINGTON REGISTRATION NO. 44925



A PORTION OF THE NW 1/4 OF THE NW1/4 OF SECTION 31, 25 N., R. 4 E., W.M.



LEGEND

- ① INDICATES EXCEPTION NUMBER HEREON
- FOUND MONUMENT AS NOTED
- FOUND CORNER AS NOTED
- (COS) CITY OF SEATTLE TILE MAP
- ☀ LIGHT POST WITH ARM
- ☀ LIGHT POST
- 🚲 BIKE RACK
- 📧 MAIL BOX
- 📏 SIGN
- 🏠 TRUNCATED DOME
- ⛽ GAS VALVE
- 🔌 POWER GRATE
- ⚡ POWER JUNCTION BOX
- 🔌 POWER MANHOLE
- 🔌 POWER VAULT
- 🚰 STORM CATCH BASIN
- 🚰 STORM CATCH BASIN
- 📡 SIGNAL CABINET
- 📡 SIGNAL HAND HOLE
- 📡 SIGNAL PEDESTRIAN POLE
- 📡 SIGNAL POLE
- 📡 SIGNAL POLE WITH LIGHT
- 🚰 SANITARY SEWER CLEANOUT
- 🚰 SANITARY SEWER MANHOLE
- 🚲 BIKE LANE
- ➡ LEFT TURN ARROW
- ➡ LANE ARROW STRAIGHT
- 🔌 FIBER MANHOLE
- 🔌 FIBER OPTIC HAND HOLE/VAULT
- 📡 TELEPHONE MANHOLE
- 📡 TELEPHONE VAULT
- 🌳 DECIDUOUS
- 🔌 WATER FIRE HYDRANT
- 🔌 WATER IRRIGATION CONTROL VALVE
- 🔌 WATER MAHOLE
- 🔌 WATER METER
- 🔌 MONITOR WELL
- 🔌 WATER VALVE

- ▬ BUILDING LINE
- ▬ BIKE LANE STRIPING
- ▬ LANE STRIPING
- CHAIN LINK FENCE
- C — COMMUNICATION
- FO — FIBER OPTIC
- G — GAS
- P — POWER
- S — SANITARY SEWER
- D — STORM DRAINAGE
- W — WATER

| REVISIONS |                                  |    |
|-----------|----------------------------------|----|
| NO.       | DESCRIPTION/DATE                 | BY |
| 0         | ORIGINAL SURVEY<br>NOVEMBER 2022 | ZL |
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CAVATINA GW SP Z O.O.

2729 2ND AVENUE, SEATTLE, WA

ALTA/NSPS LAND TITLE SURVEY

SEATTLE WASHINGTON

|              |               |
|--------------|---------------|
| JOB NO.:     | 2323-001-022  |
| DWG. NAME:   | ALTA-01       |
| DESIGNED BY: |               |
| DRAWN BY:    | C.A.F./R.F.G. |

EXISTING TREE SURVEY



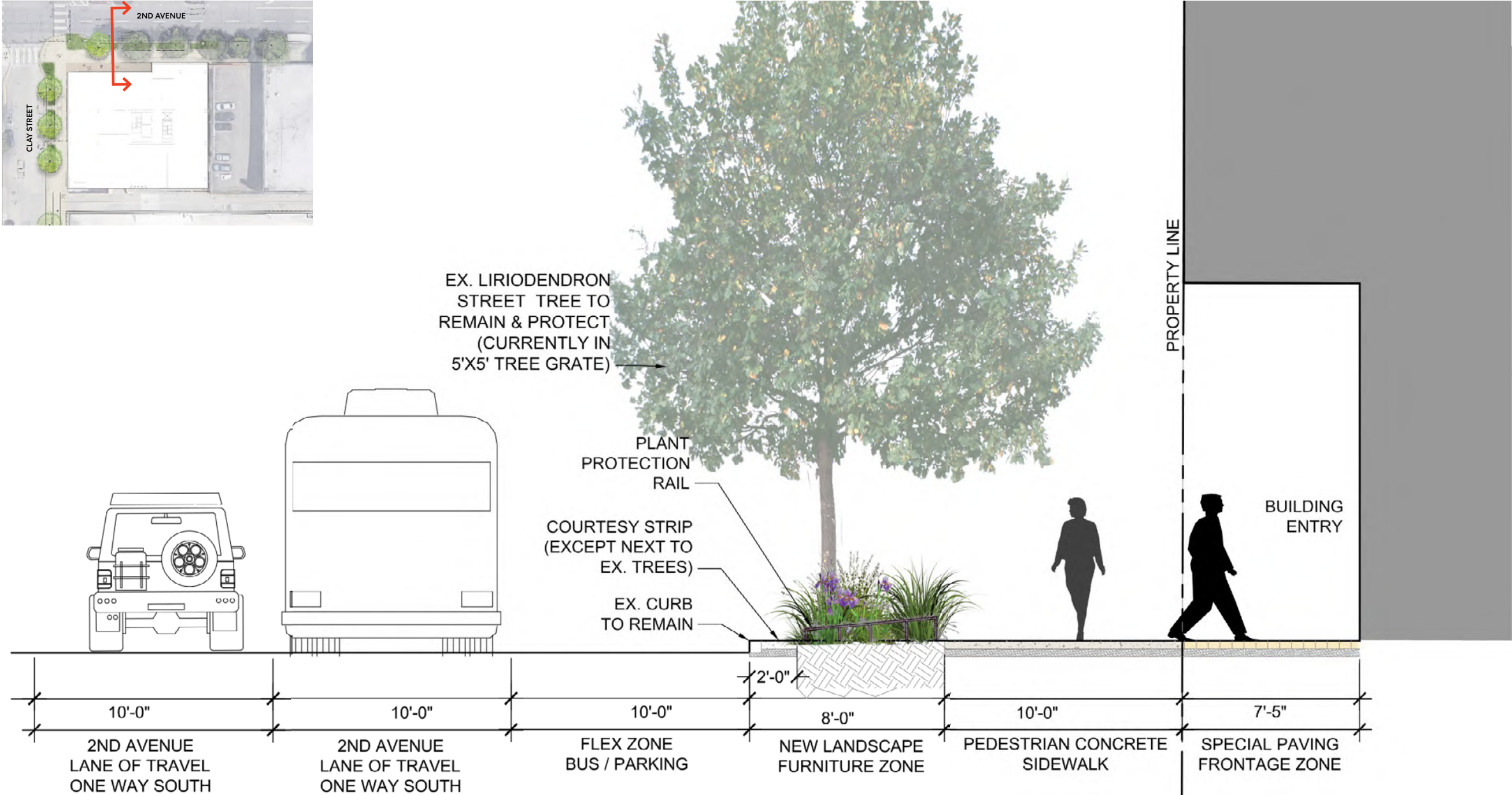
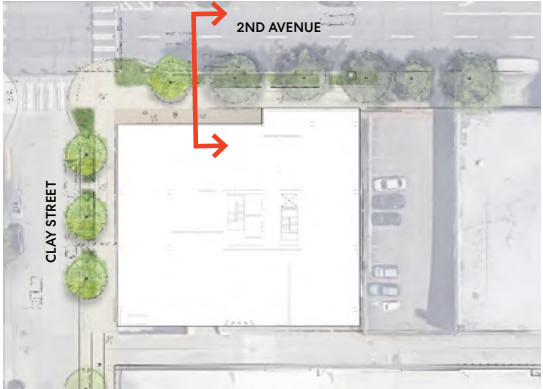
PROPOSED LANDSCAPING



# PROPOSED LANDSCAPING

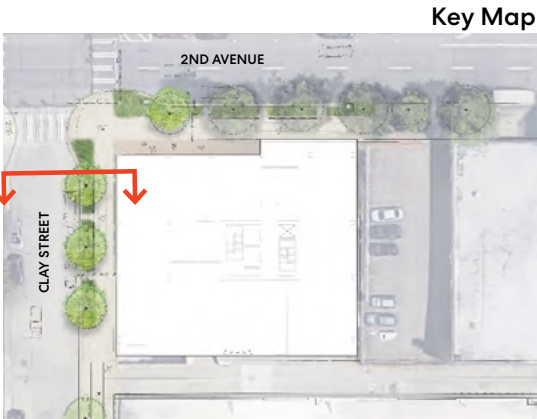
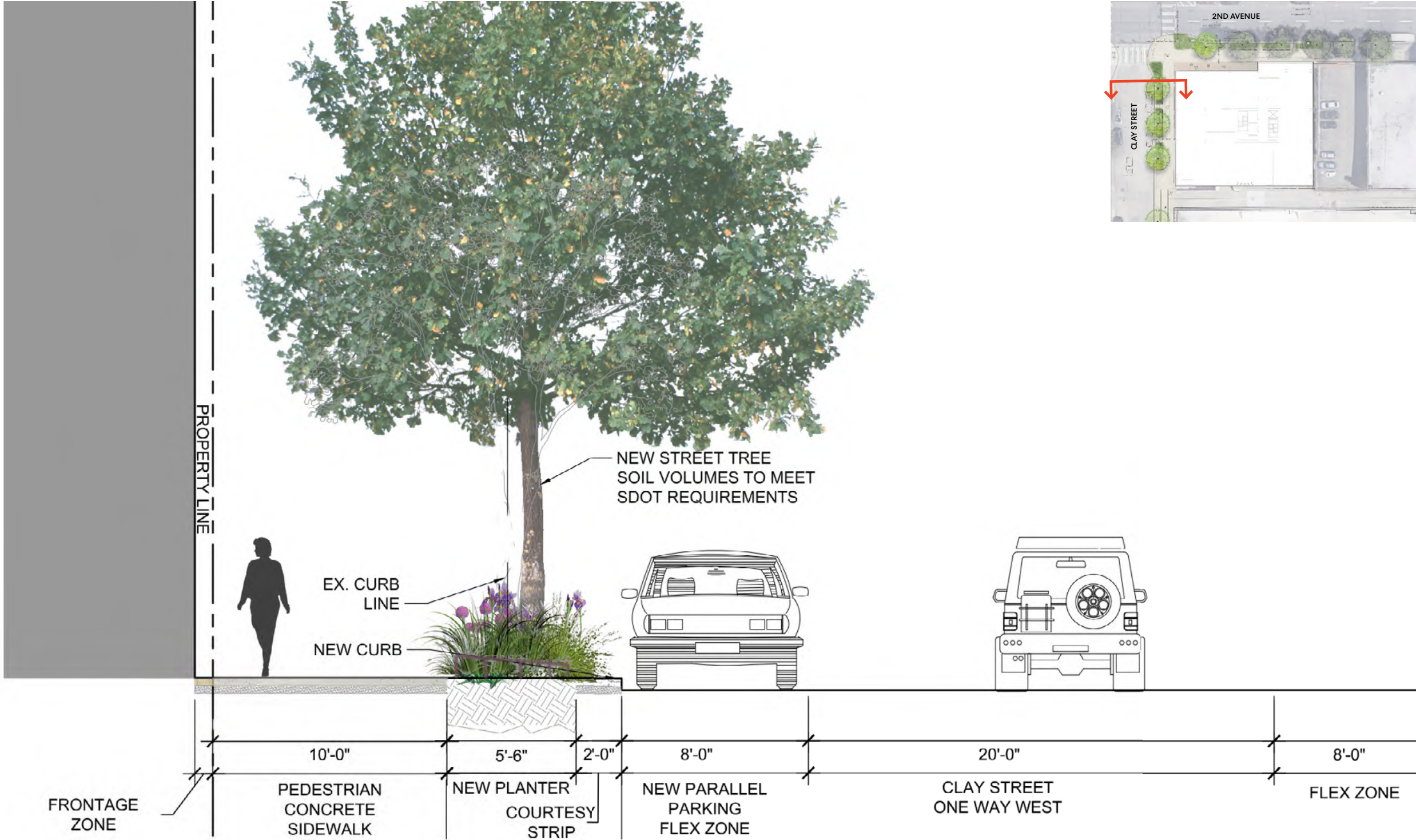
## 2ND AVENUE Street Cross-Sections : Pedestrian Experience

Key Map



# PROPOSED LANDSCAPING

## CLAY STREET Street Cross-Sections : Pedestrian Experience



# PROPOSED LANDSCAPING

## MATERIAL & PLANTING PRECEDENTS



Special paving at entry



Welcoming facade



Seating & buffered sidewalk with courtesy strip



Seasonal interest



Native



Texture

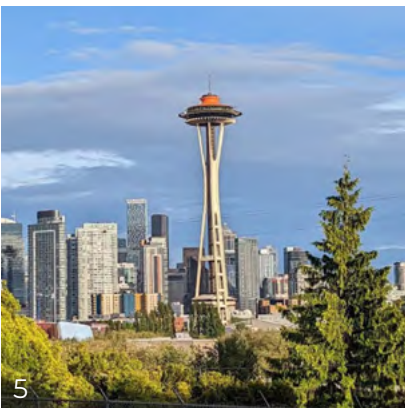


# 03 Urban Design Analysis

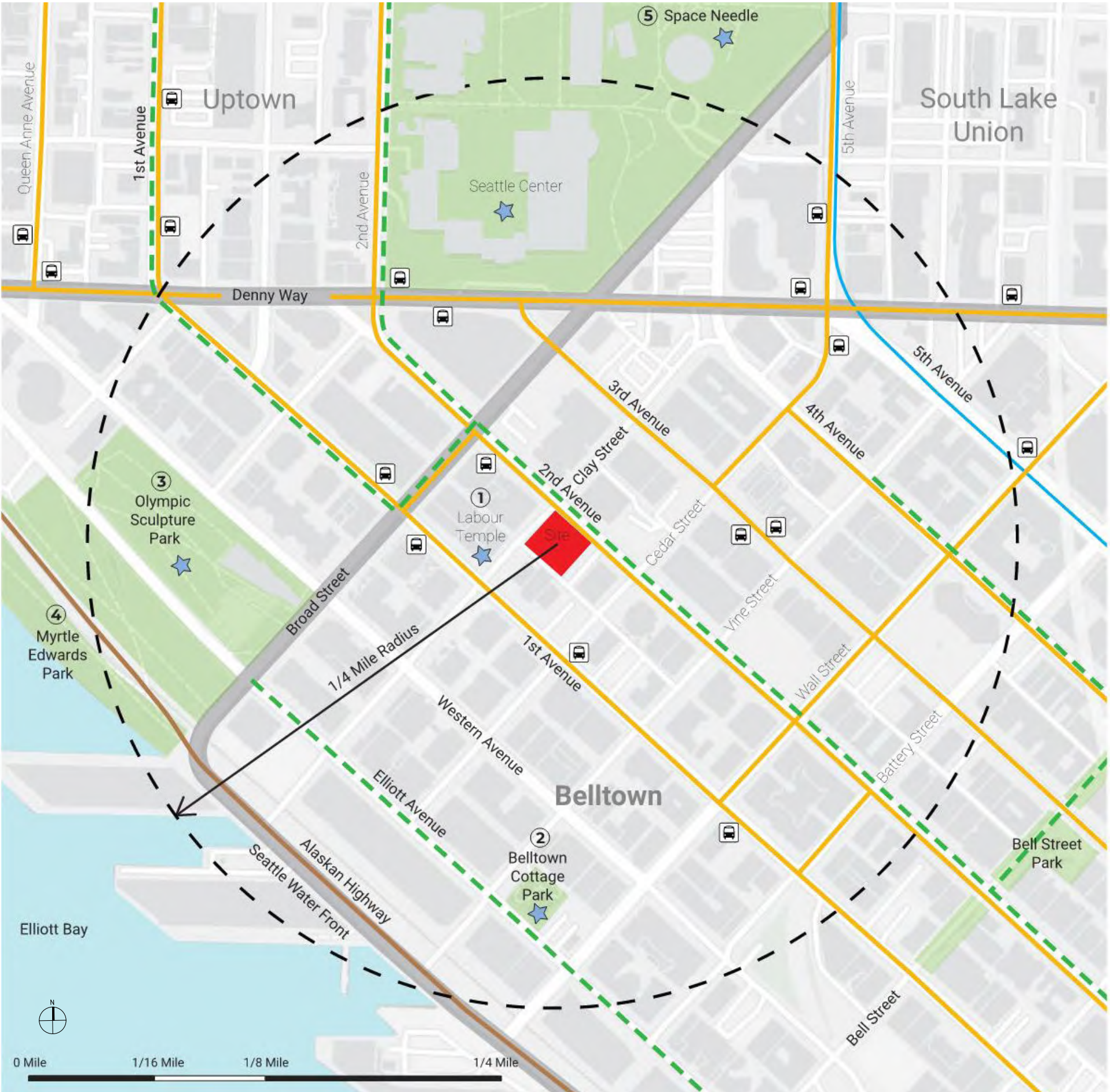
VICINITY MAP

OBSERVATIONS

The area within immediate pedestrian access of the 2nd Ave. and Clay St. has many points of interest and a collection of urban patterns and forms located in Belltown. Parks and waterfront are within the 15 min walk shed of the project site. The neighborhood has various bicycle facilities including protected bike lanes and greenways. There are dedicated bus lanes and bus routes connectivity around the project site.



- LEGEND**
- PROJECT SITE
  - MAJOR ROAD
  - BUS ROUTE
  - TRANSIT STOP
  - BIKE LANE
  - RAILROAD
  - MONORAIL
  - PARK/GREENSPACE
  - WATER FRONT
  - LANDMARKS
  - 15 MIN WALK RADIUS



# SURROUNDING USES VICINITY MAP

## OBSERVATIONS & DESIGN CUES

The proposed site for development is surrounded by mix of uses at street level retails and offices with residential units above. This placement has informed the design to include engaging street level retail opportunities in an effort to enhance the pedestrian experience as well as provide a sense of place for the neighborhood.

The site is located in DMR/C 145/75 zone Downtown where both commercial and residential development is generally allowed. Mandatory Housing Affordability requirements apply to development in this zone. There is an additional Downtown Fire District Overlay.

LEGEND

PROJECT SITE

RESIDENTIAL

COMMERCIAL/RETAIL

CULTURAL

HOSPITALITY

BUILDING IN PROGRESS

PARCEL

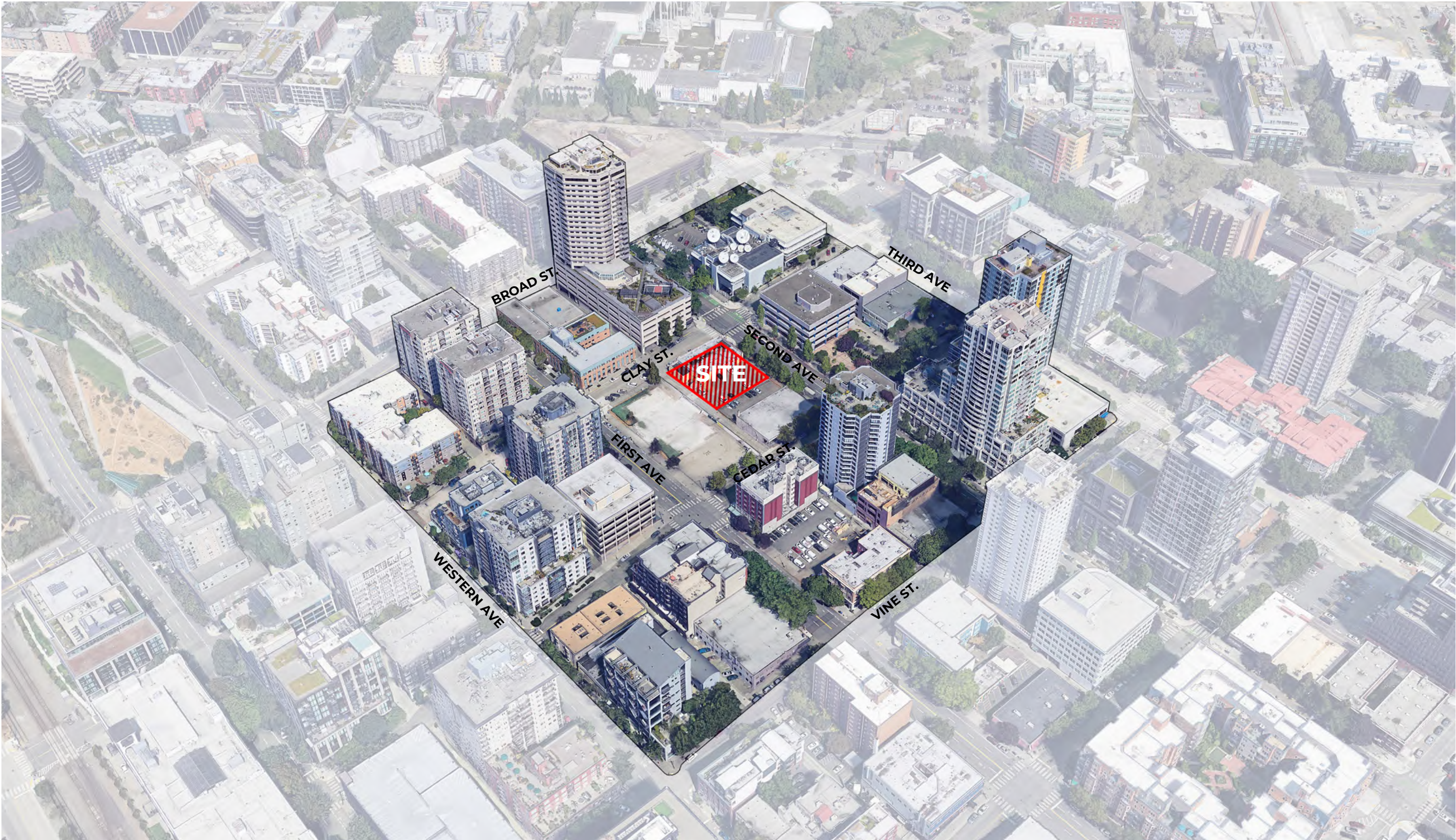
PARK/GREEN SPACE

WATER

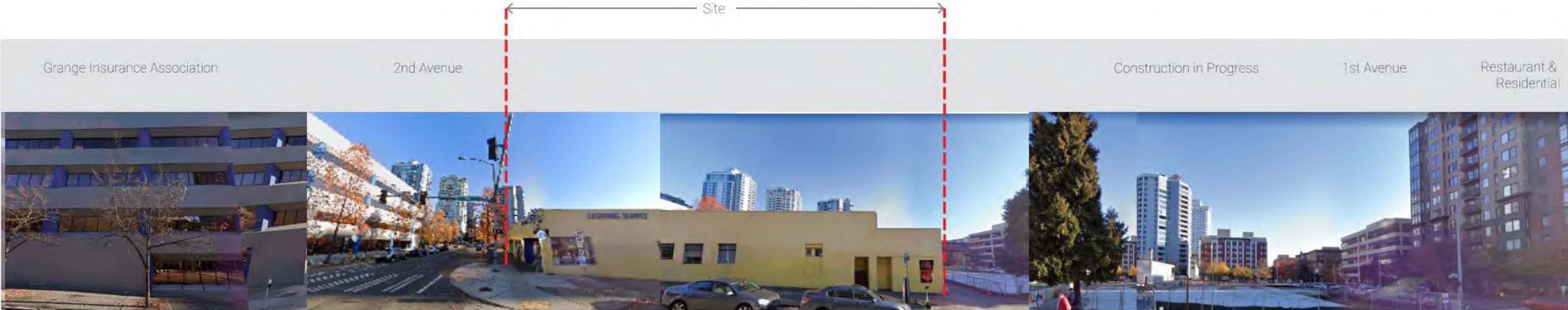
DMR/C 145/75 Zone



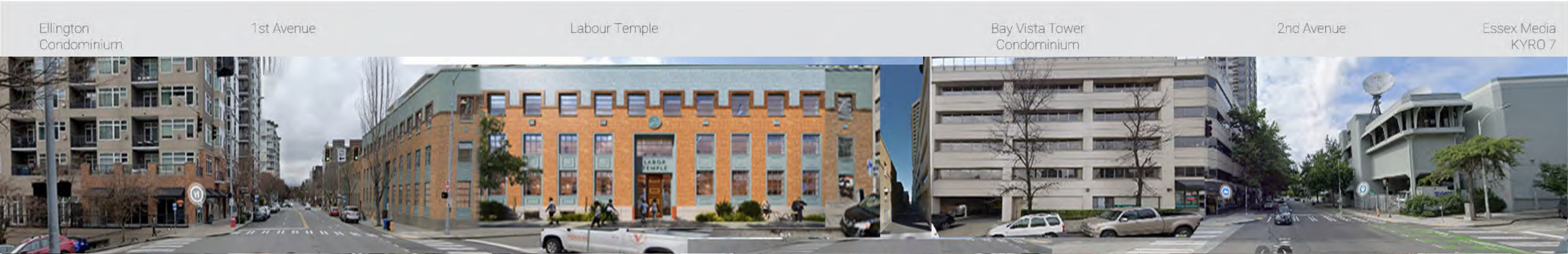
3 BLOCK X 3 BLOCK AXONOMETRIC



STREETSCAPE PHOTO-MONTAGE - CLAY STREET



1. Streetscape of Clay Street looking towards the site

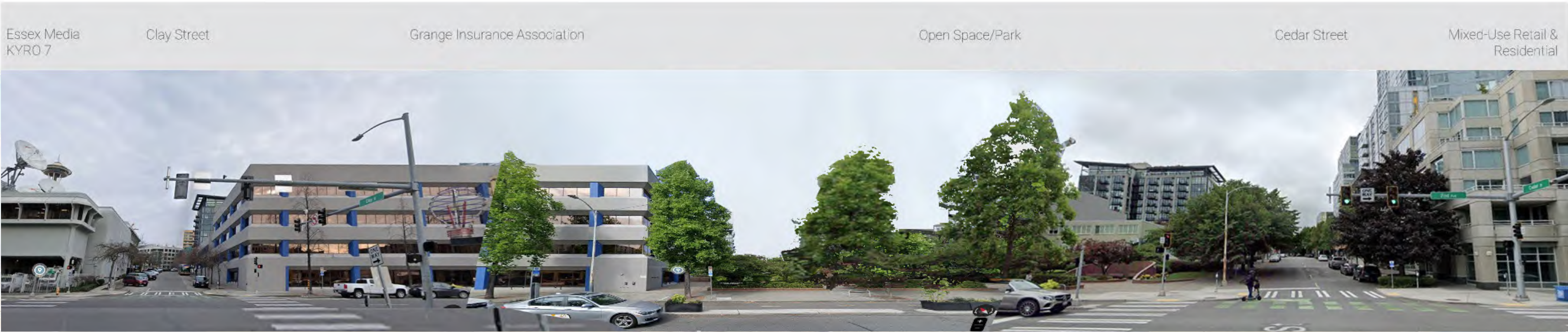


2. Streetscape of Clay Street looking opposite from the site

STREETSCAPE PHOTO-MONTAGE - 2ND AVENUE



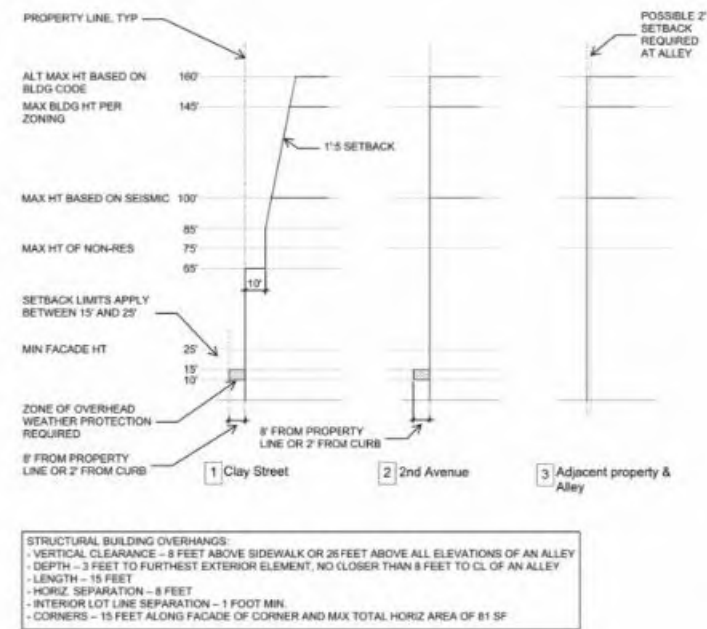
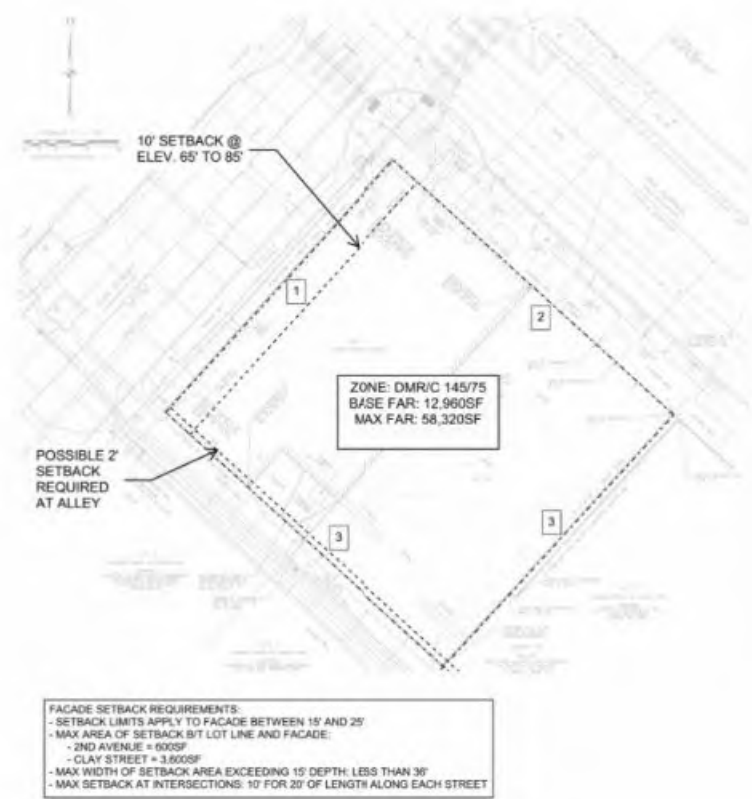
3. Streetscape of 2nd Avenue looking towards the site



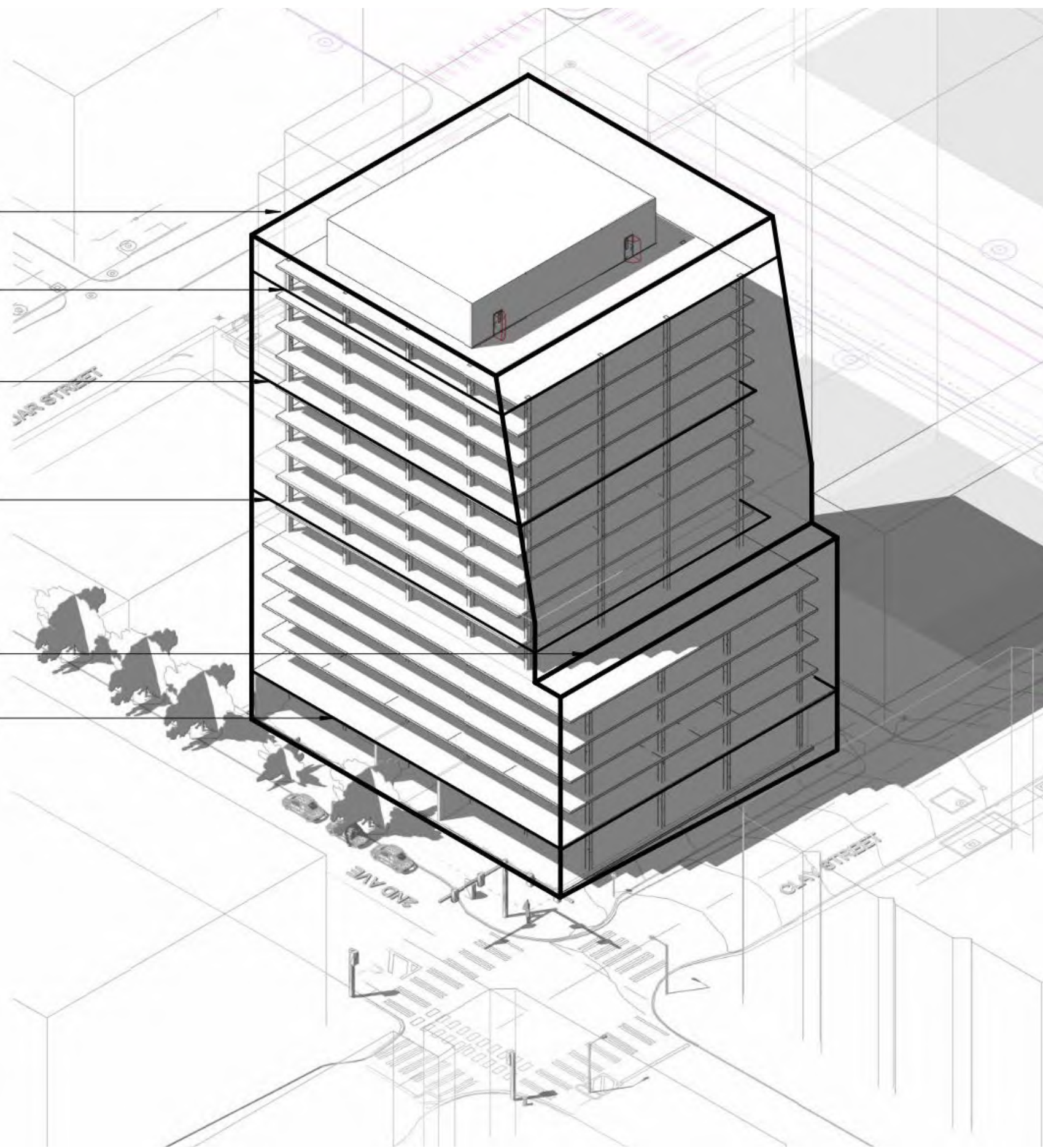
4. Streetscape of 2nd Avenue looking opposite from the site

# 04 Zoning Data

SUMMARY OF DEVELOPMENT STANDARDS



- MAX HEIGHT OVERRUN  
160'
- MAX BUILDING HEIGHT  
145'
- MAX FLOOR AREA LVL 9-14  
65% OF LOT AREA - 8424 Sq. Ft.
- MAX FLOOR AREA LVL 7-8  
75% OF LOT AREA - 9720 Sq. Ft.
- 10' SETBACK @ 65' HEIGHT
- MAX FLOOR AREA LVL 1-6  
12744 Sq. Ft.



# 05 Design Guidelines

PRIORITY DESIGN GUIDELINES

A-1 c

Site Planning and Massing

Consider providing multiple entries and windows at street level on sloping streets.

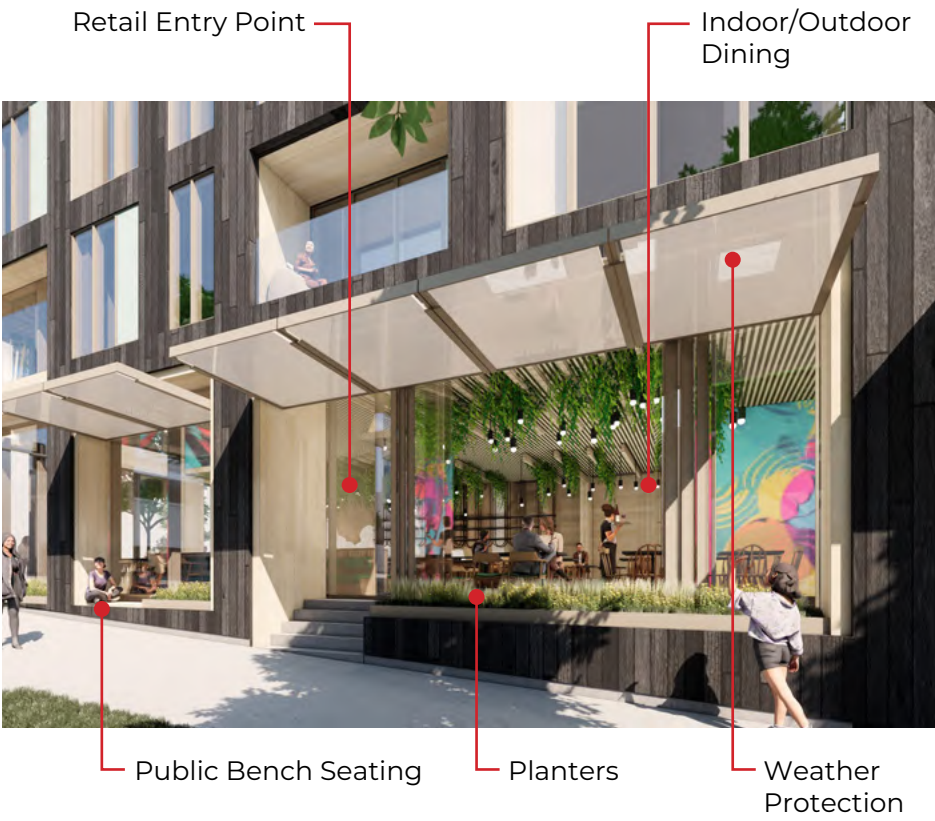
C-1 c

Promote Pedestrian Interaction

Consider providing multiple entries and windows at street level on sloping streets.

Design Intent:

The design intends to activate the sloping pedestrian walkway on Clay street in several ways that prioritize public experience and perception of the building including providing public bench seating integrated into the podium facade, a retail entrance, stepped planters, indoor outdoor seating and recessed residential balconies at podium.



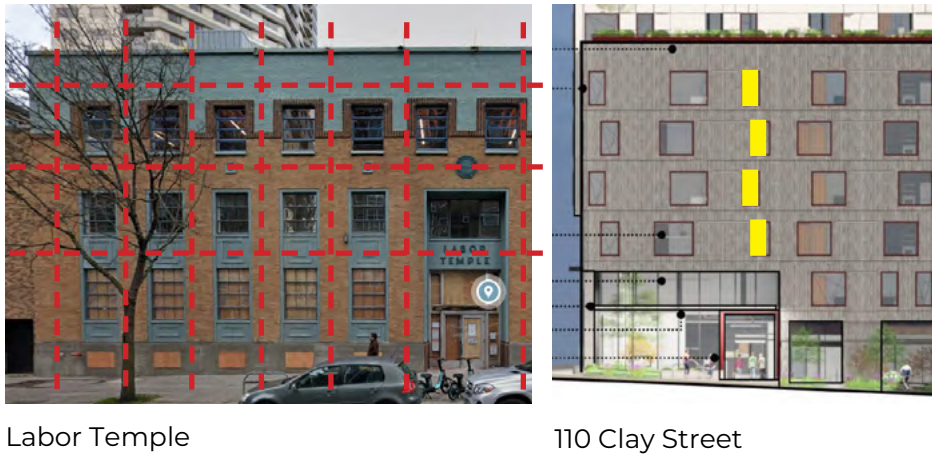
B-3 a & b

Promote Scale and Character

Respond to regulating lines and Rhythms of adjacent buildings

Design Intent:

The regularized grid of the Labor Temple is considered in the design along with the randomized window pattern of the upcoming 110 Clay Street Building. The design overlays a vivacious colored glass and recessed balcony pattern over an orderly facade grid that telegraphs the building structure.



C-1 a, c & d

Promote Pedestrian Interaction

Building corners are places of convergence.

Design Intent:

The upcoming 110 Clay st. retail and the existing retail on 2nd Ave will intersect on our site and be emphasized by a strong two story corner massing expression which will highlight major public and retail entries. Artwork, unique paving, landscaping and pedestrian scale lighting will also create an approachable and inviting atmosphere.



# PRIORITY DESIGN GUIDELINES

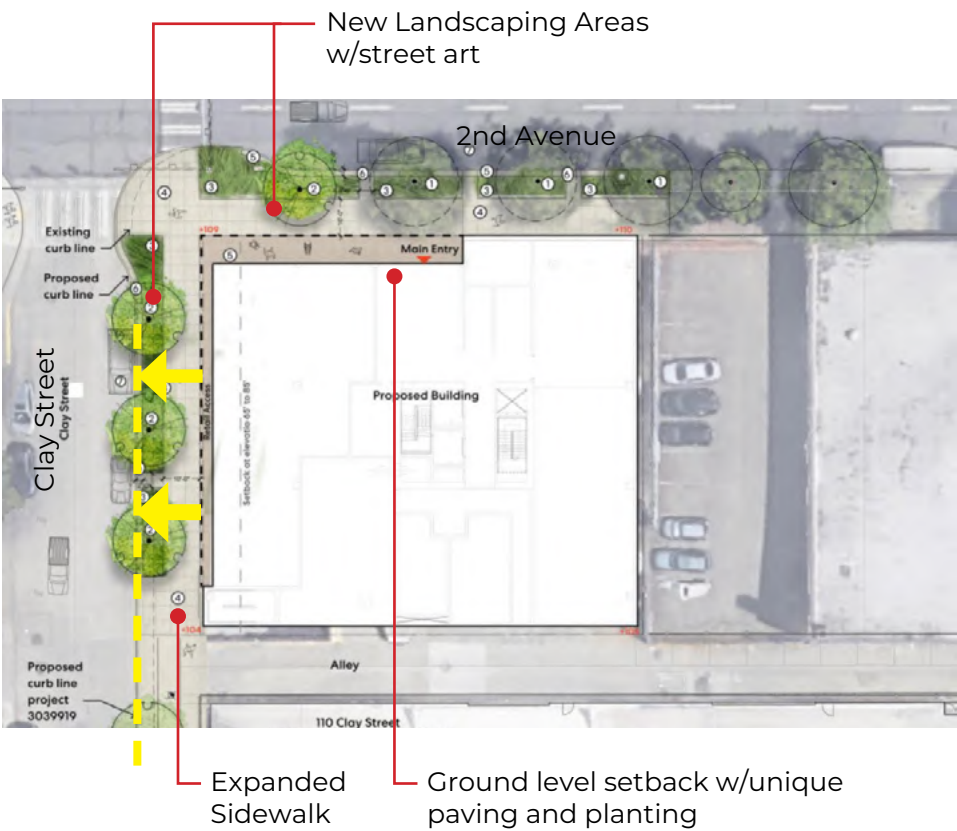
## D-2

### Enhance the Building with Landscaping

Enhancing the Streetscape & Open Spaces

#### Design Intent:

The design intends to increase the sidewalk width at clay street to align south with the newly proposed sidewalk at the 110 Clay Street Development; this allows for planters and trees to be introduced without reducing pedestrian walkway width. A self imposed building setback on 2nd Avenue at ground level, which is a requested deviation, allows for additional pedestrian space as well as unique paving and planters to be introduced.



## D-3

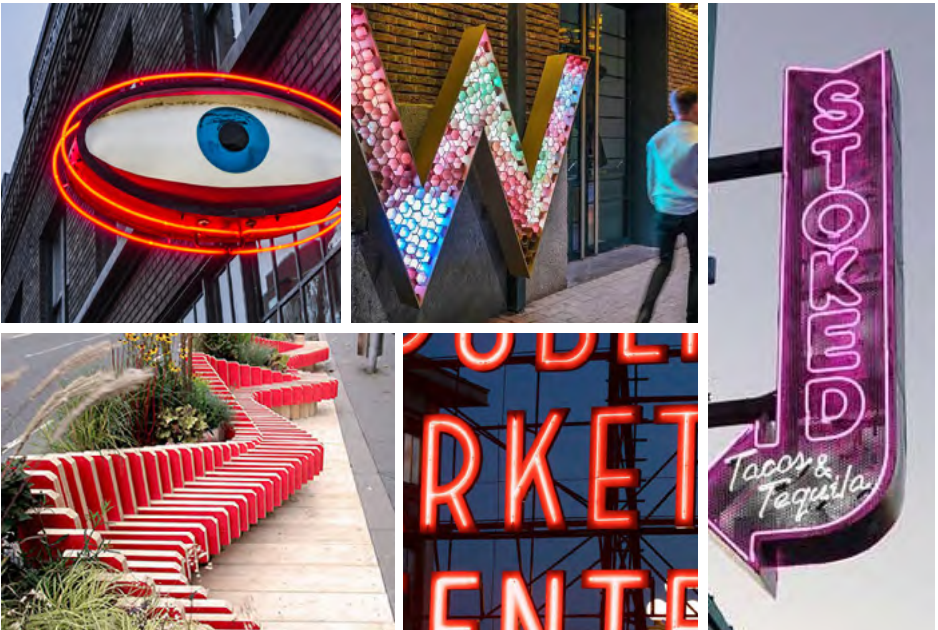
### Provide Elements that Define Place

The exciting street-level uses and pedestrian amenities enliven Green Street and lend a unique identity to the surrounding area. In addition, green Streets provide a sense of hierarchy that defines the neighborhood street by street.

#### Design Intent:

Considerations:

- a. Street Furniture/Furnishings that can be functional and creative art.
- b. Art installations that enhance the pedestrian experience
- c. Provide adequate and well-lit signage that shows creativity



# 06 Architectural Massing Concepts

BUILDING MASSING COMPARISON



**SCHEME - A**  
Rising Corner Massing (No Zoning Departures)

The massing composition steps up to the intersection of 2nd and Clay. From a distance this creates a visual pointed “tower” aesthetic at the main street corner. A one story cantilevered inset frames the public program elements.



**SCHEME - B**  
Pedestrian Gateway (Preferred - No Zoning Departures)

The podium massing is carved up to the second level to announce publicly accessible program elements and building entries. This massing creates an interesting pedestrian street corner node with a two story retail and residential entry that could feature artwork/murals to further interact with pedestrians.



**SCHEME - C**  
Cascading Corner Massing (No Zoning Departures)

The massing has a cascading affect that drops down at the corner of 2nd and Clay. From a distance this scheme also emphasizes the height of the “tower” Element.

PRO/CON | SCHEME - A

Rising Corner Massing



**\*Massing Challenge**

The “tower” massing volume above the podium is landlocked in footprint by the setback zoning requirements on clay street as well as by the possible core location that would allow parking to function in the basement level. These restrictions have steered the team’s focus on providing podium massing alternatives as well as some facade explorations.

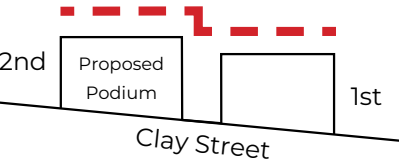
View from 2nd Ave Looking South (Clay Street right of image)

View from 2nd Ave Looking South (Clay Street right of image)



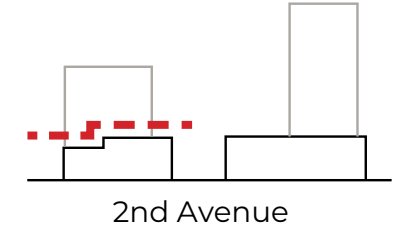
**PRO**

On Clay Street, the podium steps up with the slope of the site.



**PRO**

On 2nd Ave the podium massing steps down from the corner creating visually interesting street elevation movement.



**CON**

Although the podium continues the 2nd Ave and Clay street Retail, it does not create enough visual interest with the massing at the pedestrian corner.

PRO/CON | SCHEME - B

Pedestrian Gateway (Preferred)



**\*Massing Challenge**

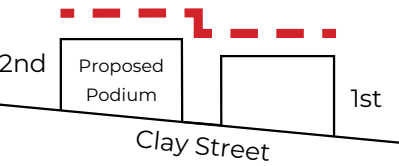
The “tower” massing volume above the podium is landlocked in footprint by the setback zoning requirements on clay street as well as by the possible core location that would allow parking to function in the basement level. These restrictions have steered the team’s focus on providing podium massing alternatives as well as some facade explorations.

View from 2nd Ave Looking South (Clay Street right of image)

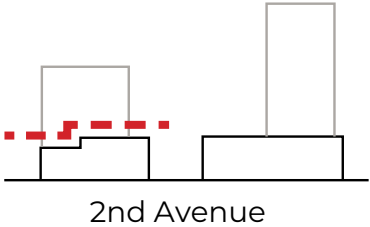
View from 2nd Ave Looking South (Clay Street right of image)



**PRO**  
On Clay Street, the podium steps up with the slope of the site.



**PRO**  
On 2nd Ave the podium massing steps down from the corner creating visually interesting street elevation movement.



**PRO**  
The 2nd Ave and Clay Street Retail visually converge on a two story retail/entry massing corner expression. The corner becomes a visual marker for pedestrians.

PRO/CON | SCHEME - C

Cascading Massing



**\*Massing Challenge**

The “tower” massing volume above the podium is landlocked in footprint by the setback zoning requirements on clay street as well as by the possible core location that would allow parking to function in the basement level. These restrictions have steered the team’s focus on providing podium massing alternatives as well as some facade explorations.

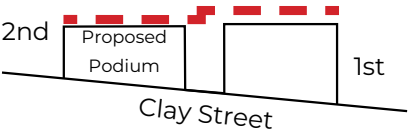
View from 2nd Ave Looking South (Clay Street right of image)

View from 2nd Ave Looking South (Clay Street right of image)



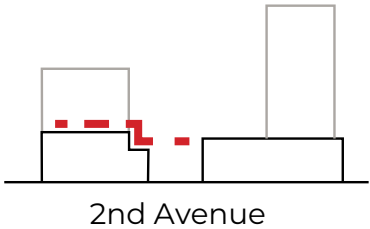
**CON**

The podium is a near miss and almost level with the adjacent building podium on Clay street. The massing does not step up with the street slope.



**PRO**

On 2nd Ave the podium massing steps down from the corner creating visually interesting street elevation movement.



**CON**

Although the podium continues the 2nd Ave and Clay street Retail, it does not create enough visual interest with the massing at the pedestrian corner.

SCHEME - A

Rising Corner Massing

Future 110 Clay Street Development



View from 2nd Ave Looking South (Clay Street right of image)



View from 2nd Ave Looking South (Clay Street right of image)

**SCHEME - A**

Rising Corner Massing



View Looking South (Clay Street right of image)

SCHEME - A

Rising Corner Massing



View from 2nd Avenue Looking West

SCHEME - A

Rising Corner Massing



Future 110 Clay Street Development

Labor Temple

View from Clay Street Looking North/East

**SCHEME - A**

Rising Corner Massing

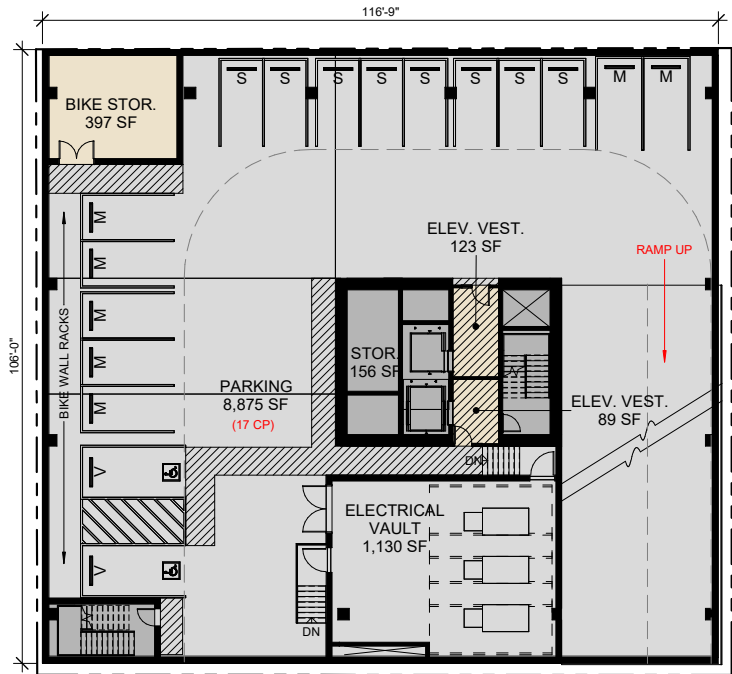


View from Clay Street

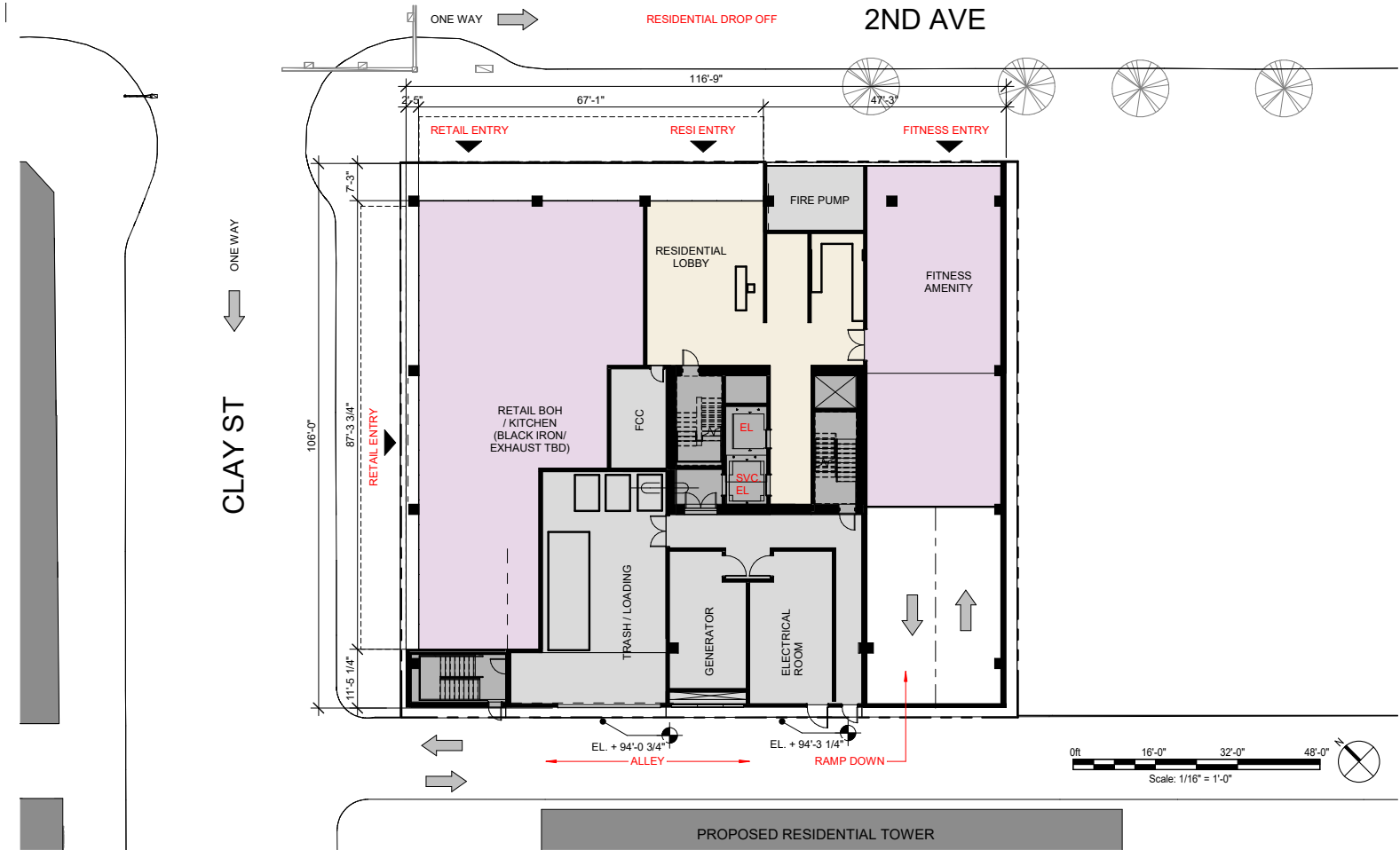
SCHEME - A

Rising Corner Massing

- OUTDOOR AMENITIES
- RESIDENTIAL AMENITIES
- RESIDENTIAL
- RETAIL
- SUPPORT SERVICES
- ELEVATOR CORE



PLAN - BASEMENT

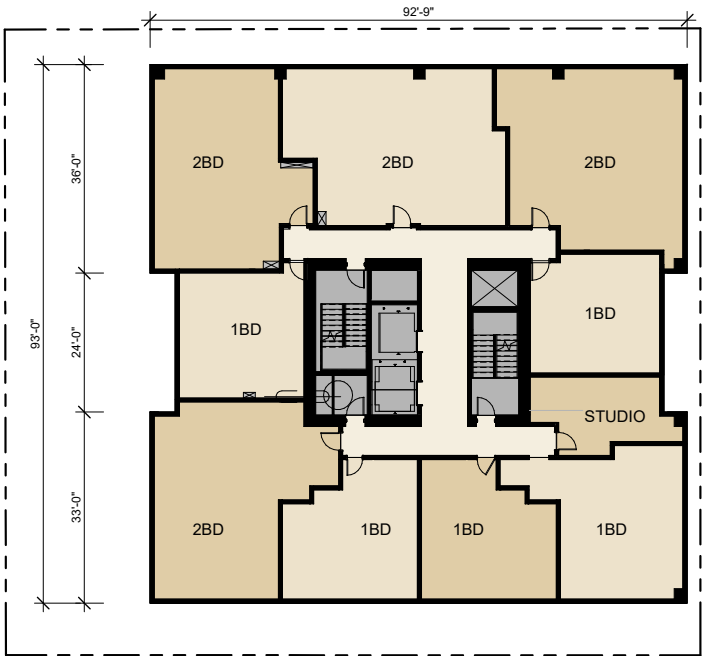


PLAN - GROUND LEVEL

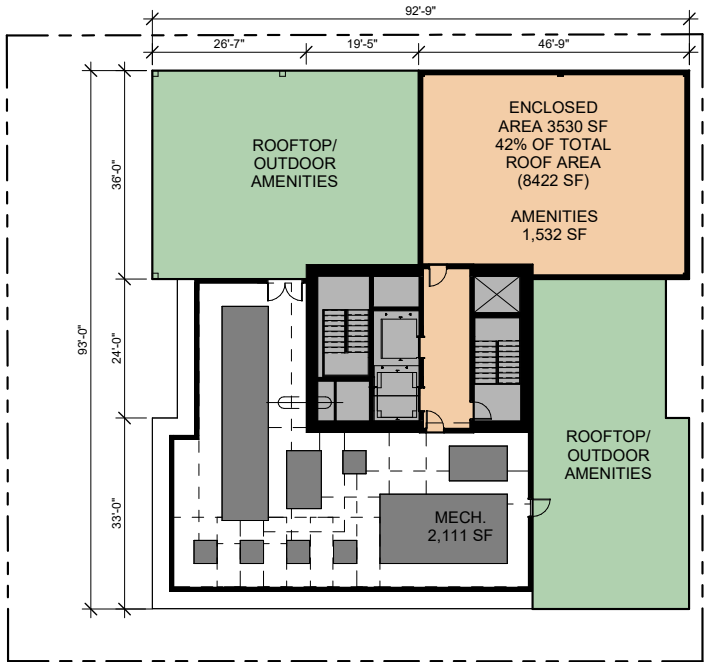
SCHEME - A

Rising Corner Massing

- OUTDOOR AMENITIES
- RESIDENTIAL AMENITIES
- RESIDENTIAL
- RETAIL
- SUPPORT SERVICES
- ELEVATOR CORE



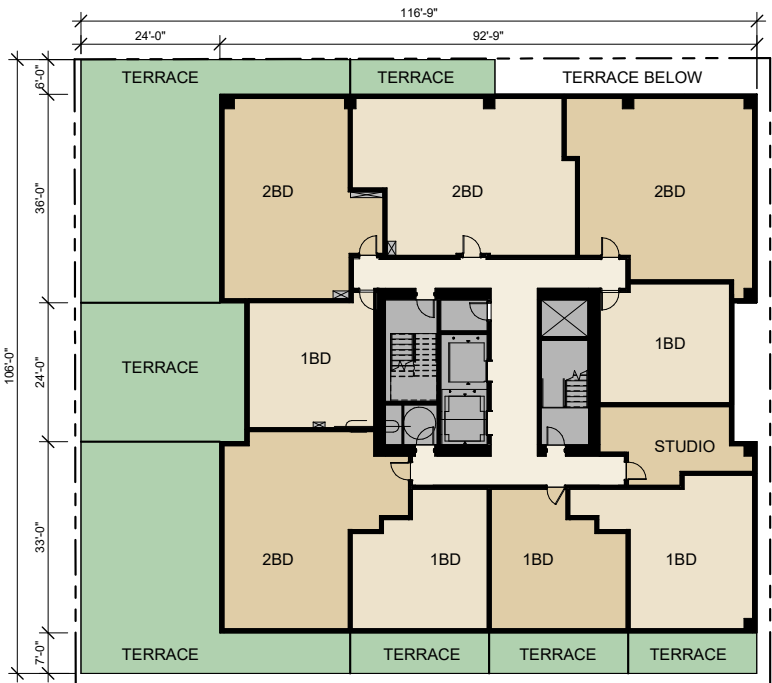
PLAN - LEVELS 8-14  
(TOWER TYPICAL)



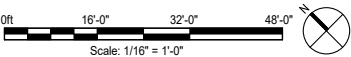
PLAN - LEVEL 15 ROOFTOP



PLAN - PODIUM TYPICAL

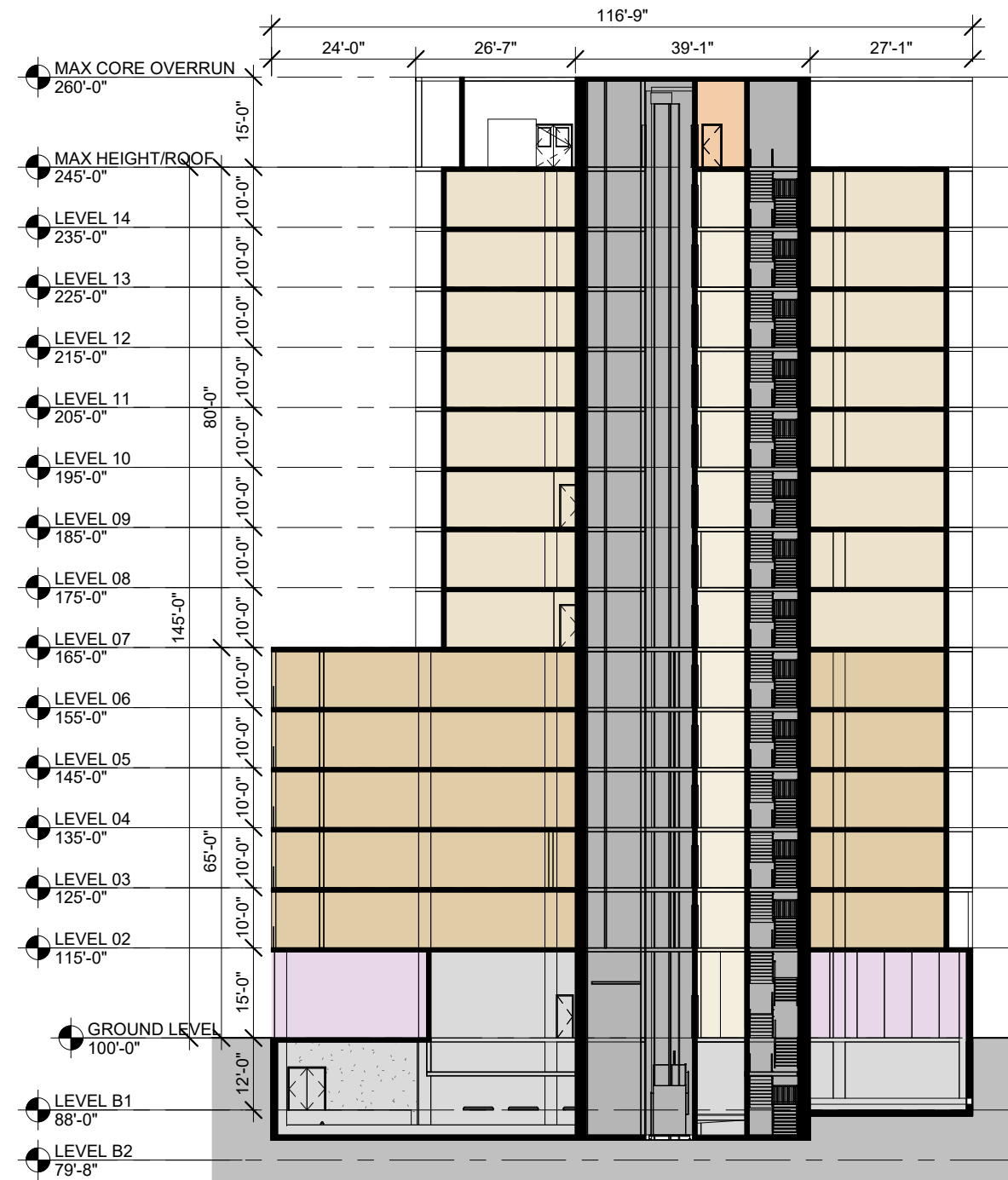


PLAN - LEVEL 7



## Rising Corner Massing

- OUTDOOR AMENITIES
- RESIDENTIAL AMENITIES
- RESIDENTIAL
- RETAIL
- SUPPORT SERVICES
- ELEVATOR CORE



## SECTION

**SCHEME - B (Preferred)**

Pedestrian Gateway

Future 110 Clay Street Development



View from 2nd Ave Looking South (Clay Street right of image)



View from 2nd Ave Looking South (Clay Street right of image)

**SCHEME - B (Preferred)**

Pedestrian Gateway



View Looking South (Clay Street right of image)

**SCHEME - B (Preferred)**

Pedestrian Gateway



View from 2nd Avenue Looking West

**SCHEME - B (Preferred)**

Pedestrian Gateway



Future 110 Clay Street Development

Labor Temple

View from Clay Street Looking North/East

**SCHEME - B (Preferred)**  
Pedestrian Gateway

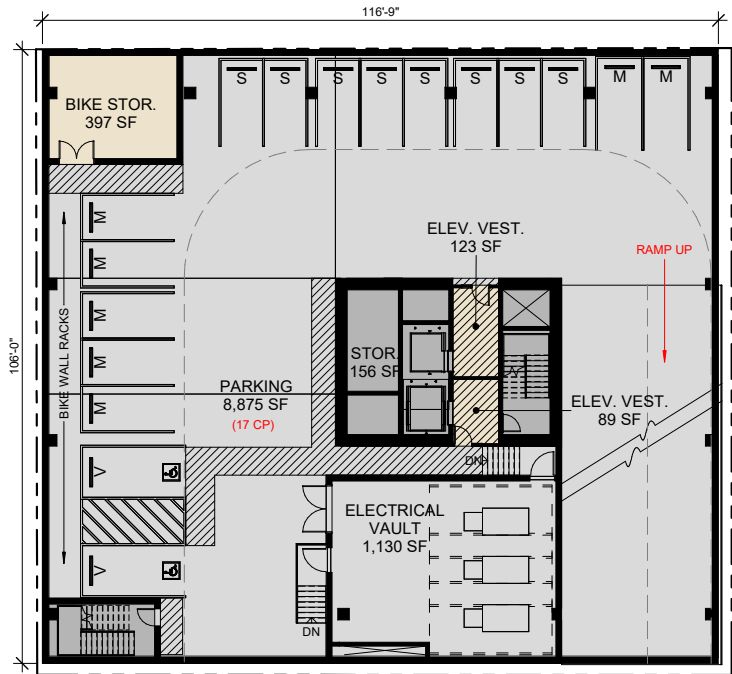


View from Clay Street

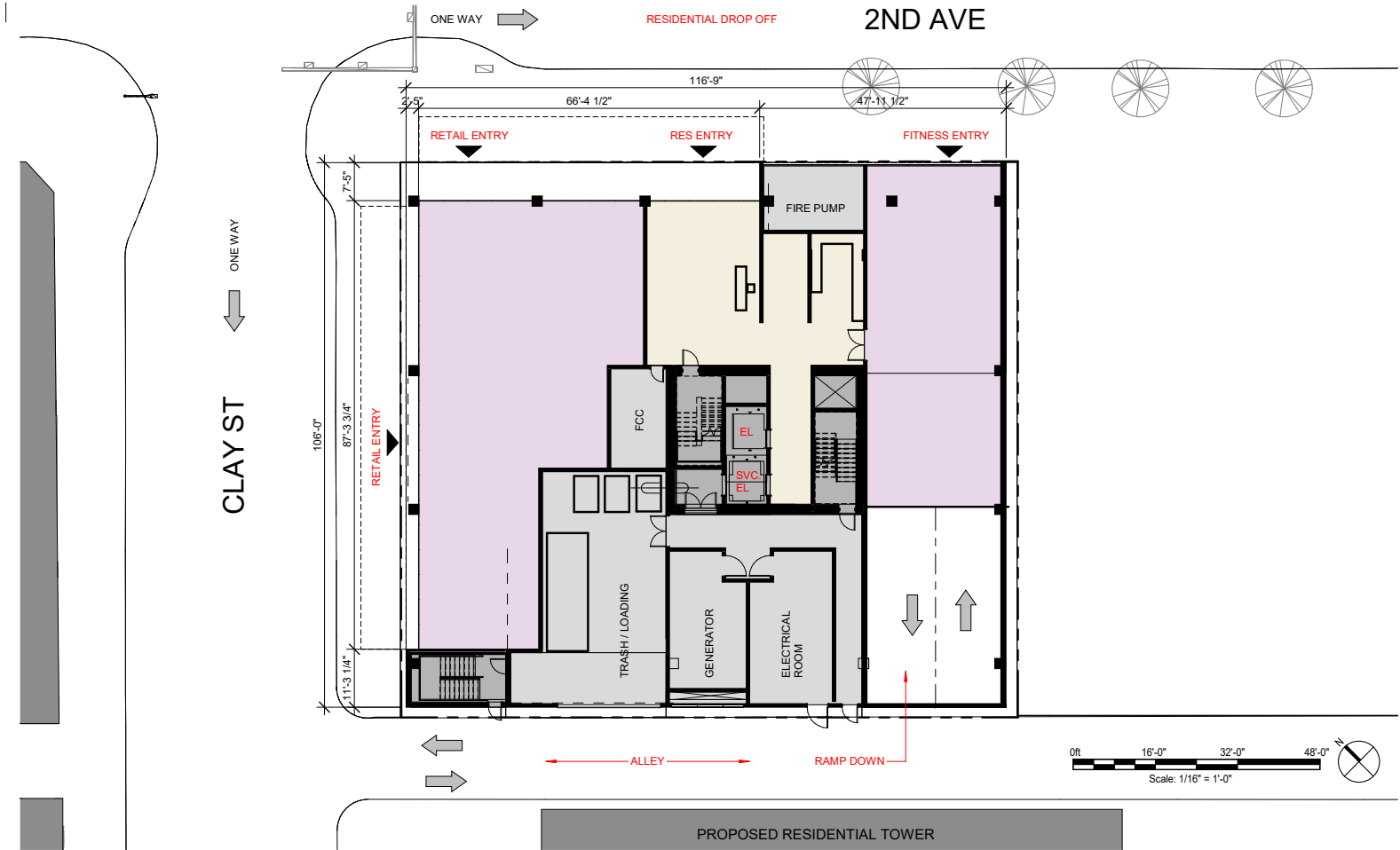
SCHEME - B (Preferred)

Pedestrian Gateway

- OUTDOOR AMENITIES
- RESIDENTIAL AMENITIES
- RESIDENTIAL
- RETAIL
- SUPPORT SERVICES
- ELEVATOR CORE



PLAN - BASEMENT

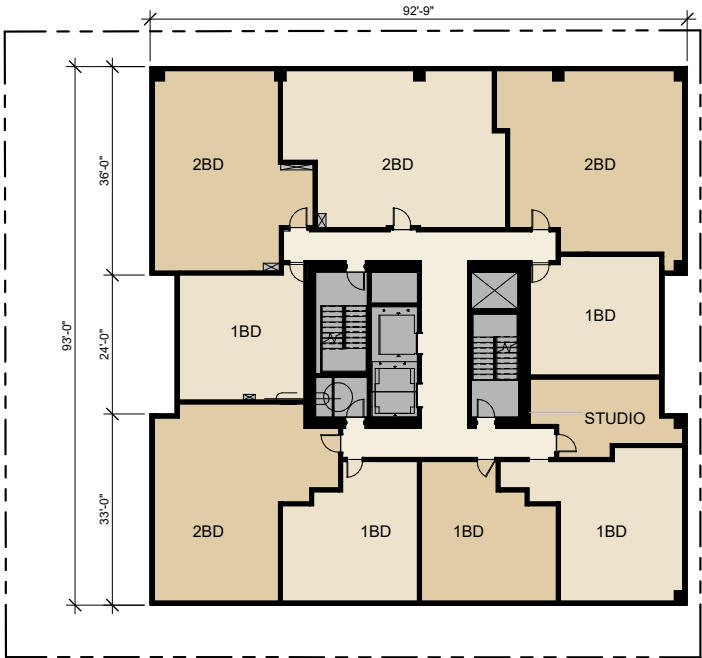


PLAN - GROUND LEVEL

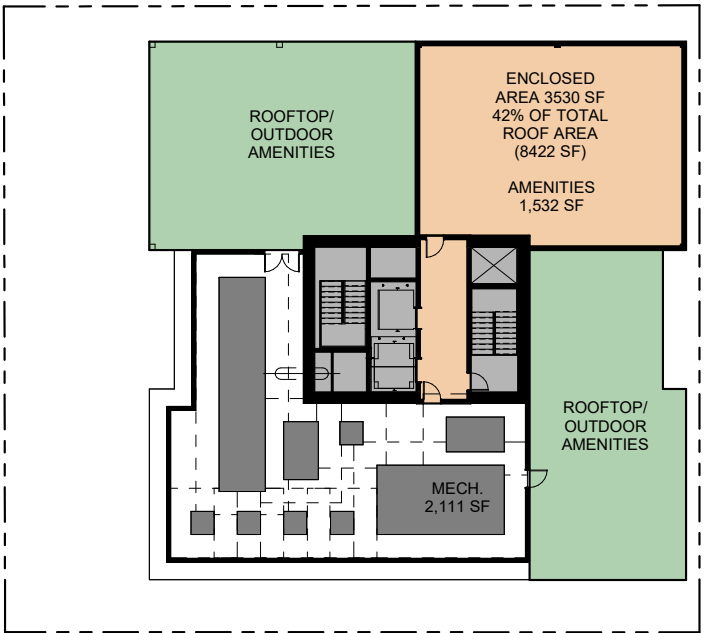
SCHEME - B (Preferred)

Pedestrian Gateway

- OUTDOOR AMENITIES
- RESIDENTIAL AMENITIES
- RESIDENTIAL
- RETAIL
- SUPPORT SERVICES
- ELEVATOR CORE



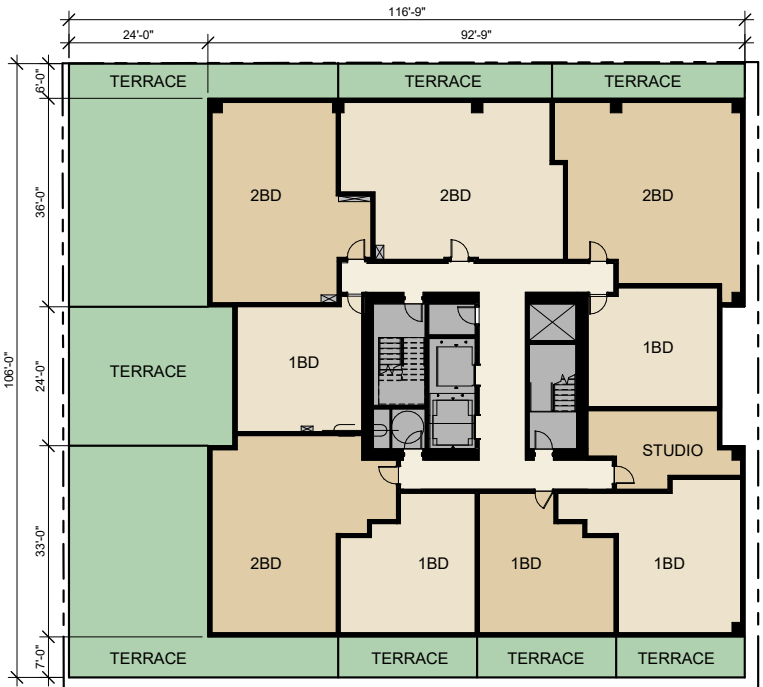
PLAN - LEVELS 8-14  
(TOWER TYPICAL)



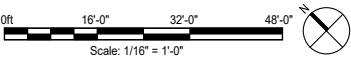
PLAN - LEVEL 15 ROOFTOP



PLAN - PODIUM TYPICAL



PLAN - LEVEL 7





SCHEME - C

Cascading Corner Massing

Future 110 Clay Street Development



View from 2nd Ave Looking South (Clay Street right of image)



View from 2nd Ave Looking South (Clay Street right of image)

**SCHEME - C**

Cascading Corner Massing



View Looking South (Clay Street right of image)

SCHEME - C

Cascading Corner Massing



View from 2nd Avenue Looking West

SCHEME - C

Cascading Corner Massing



Future 110 Clay Street Development

Labor Temple

View from Clay Street Looking North/East

SCHEME - C

Cascading Corner Massing

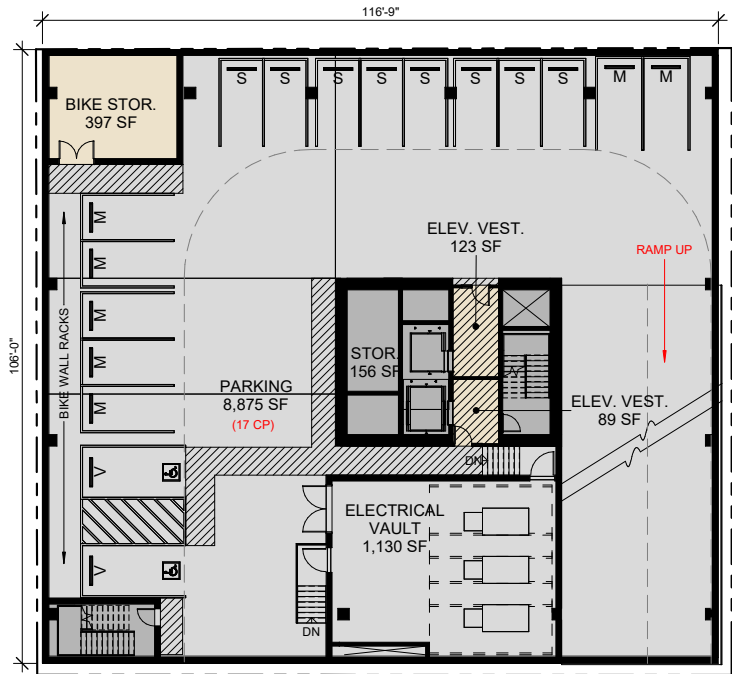


View from Clay Street

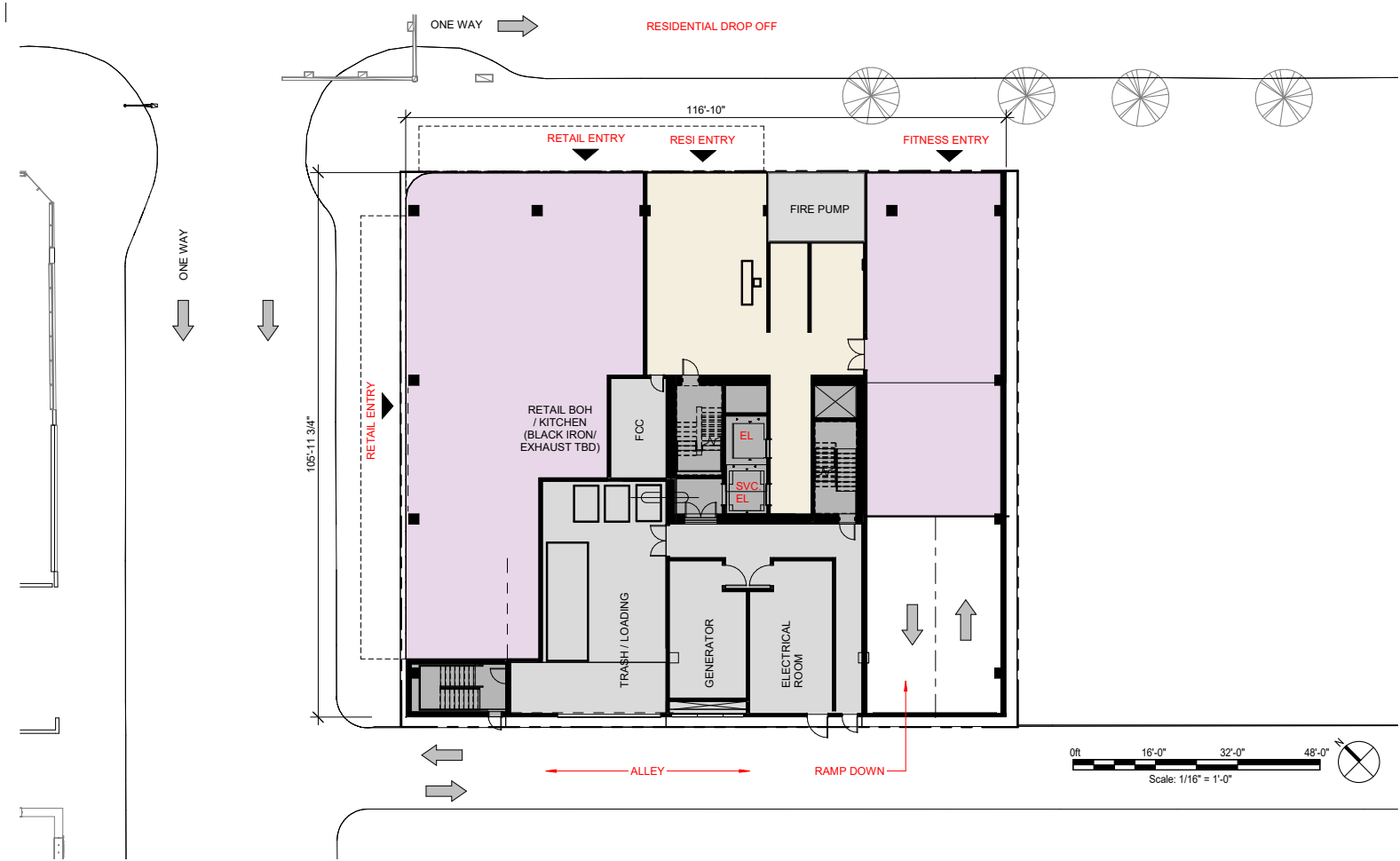
SCHEME - C

Cascading Corner Massing

- OUTDOOR AMENITIES
- RESIDENTIAL AMENITIES
- RESIDENTIAL
- RETAIL
- SUPPORT SERVICES
- ELEVATOR CORE



PLAN - BASEMENT



PLAN - GROUND LEVEL

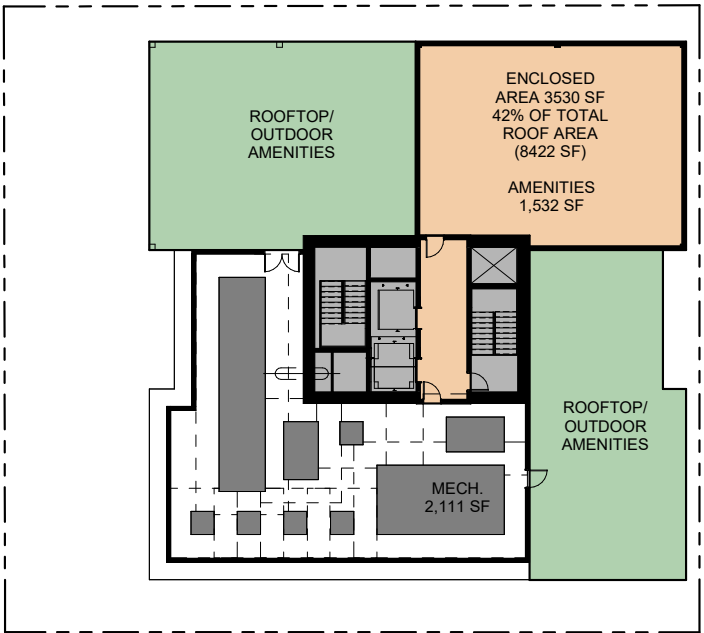
SCHEME - C

Cascading Corner Massing

- OUTDOOR AMENITIES
- RESIDENTIAL AMENITIES
- RESIDENTIAL
- RETAIL
- SUPPORT SERVICES
- ELEVATOR CORE



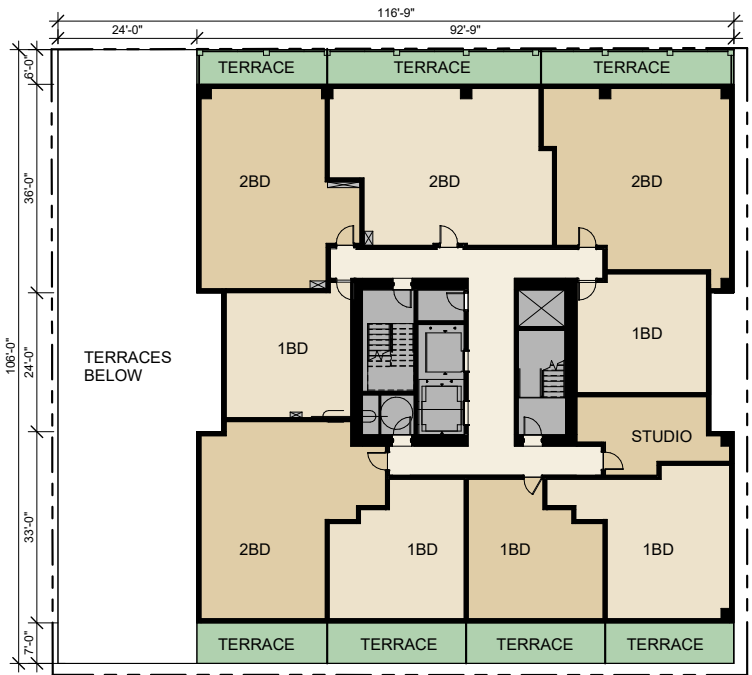
PLAN - LEVELS 8-14  
(TOWER TYPICAL)



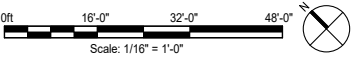
PLAN - LEVEL 15 ROOFTOP



PLAN - PODIUM TYPICAL



PLAN - LEVEL 7





# PRECEDENT IMAGES



**1. 10 Clay Street:** Legibility of facade elements, considerate facade detailing, material changes between major massing volumes will be important to our design.

**2. 75 Vine Street:** Facade Rhythm and Podium Tower distinction through materiality. Juliet balconies in lieu of cantilevered balconies.



**3. Cedar Speedster:** Although not located in Belltown, the project is a great example of massing blocks being emphasized by changes in material from dark to light wood. Warm, approachable and inviting retail is also a goal of the development.



**4. Cyclops Cafe and Lounge:** Creative signage, corner presence, indoor outdoor spaces are an inspiration and goal for our development.

**5. Labor Temple:** Facade Rhythm and hierarchy of base, shaft and capitol have been considered in our building massing and facade design. Additionally colors from the labor temple will be used on the facade.

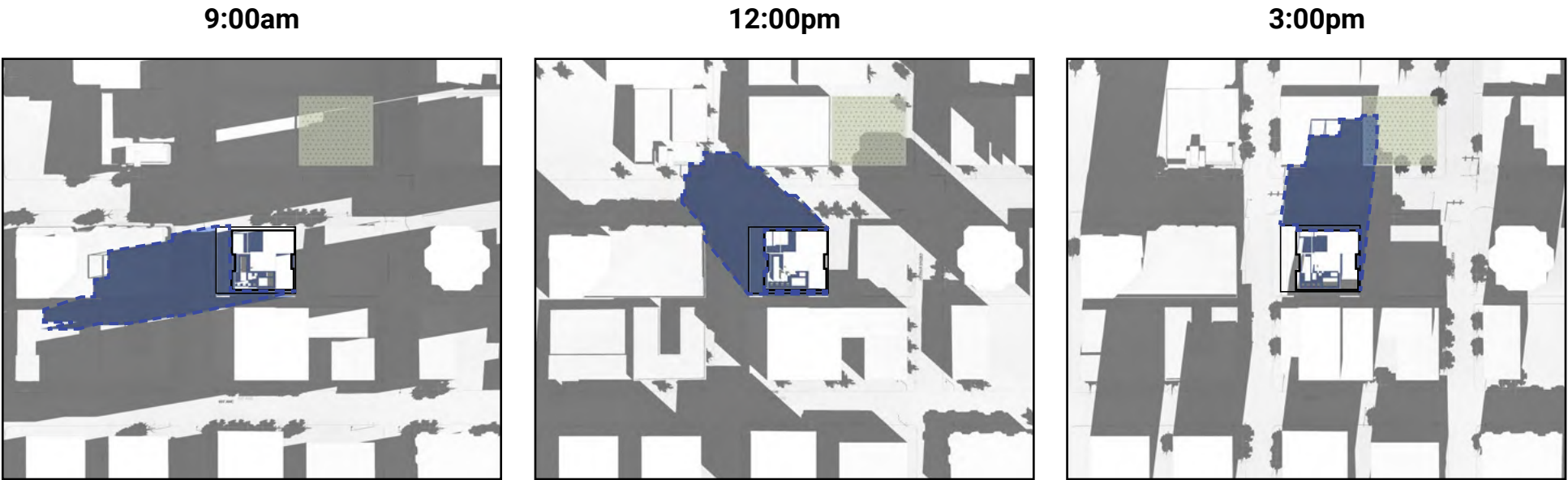


**6. 1st Avenue:** One of many examples of building height variety which creates visual interest.. This was an inspiration for our podium's stepped massing.

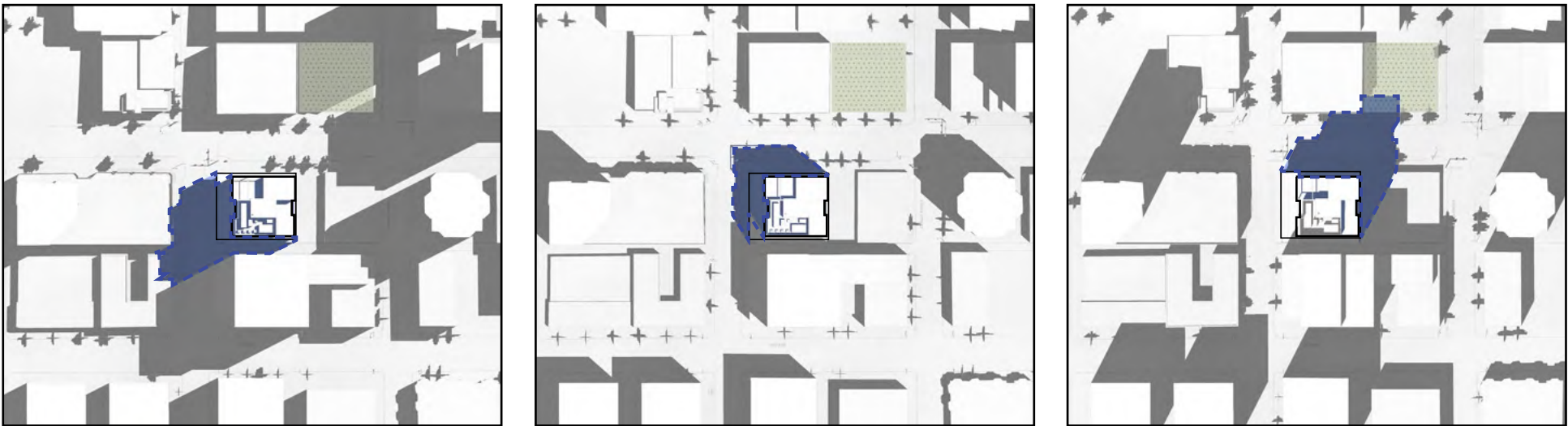
SUN & SHADOW STUDIES

MASSING OPTION A

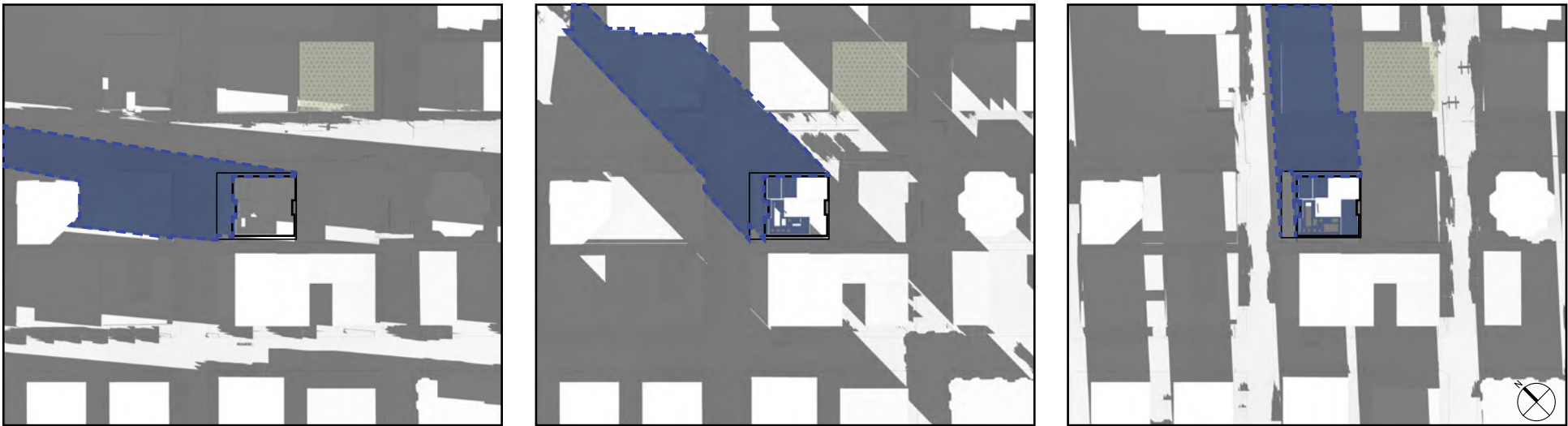
Equinox  
March 21st / September 21st



Summer Solstice  
June 21st



Winter Solstice  
December 21st



- Public Plaza/ Open Space
- Building Shadow

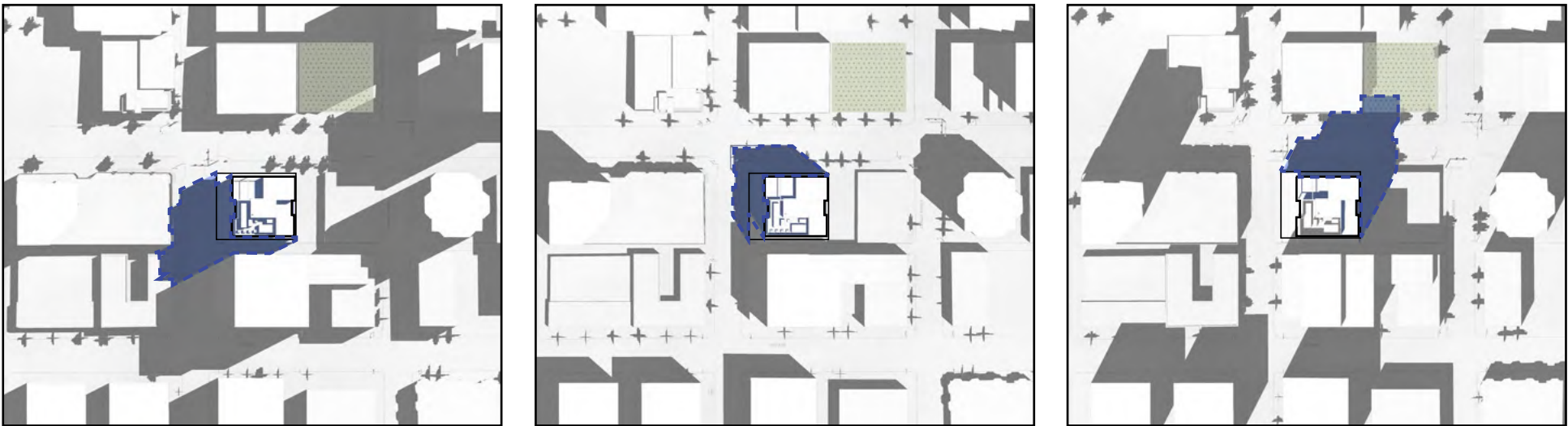
SUN & SHADOW STUDIES

MASSING OPTION B

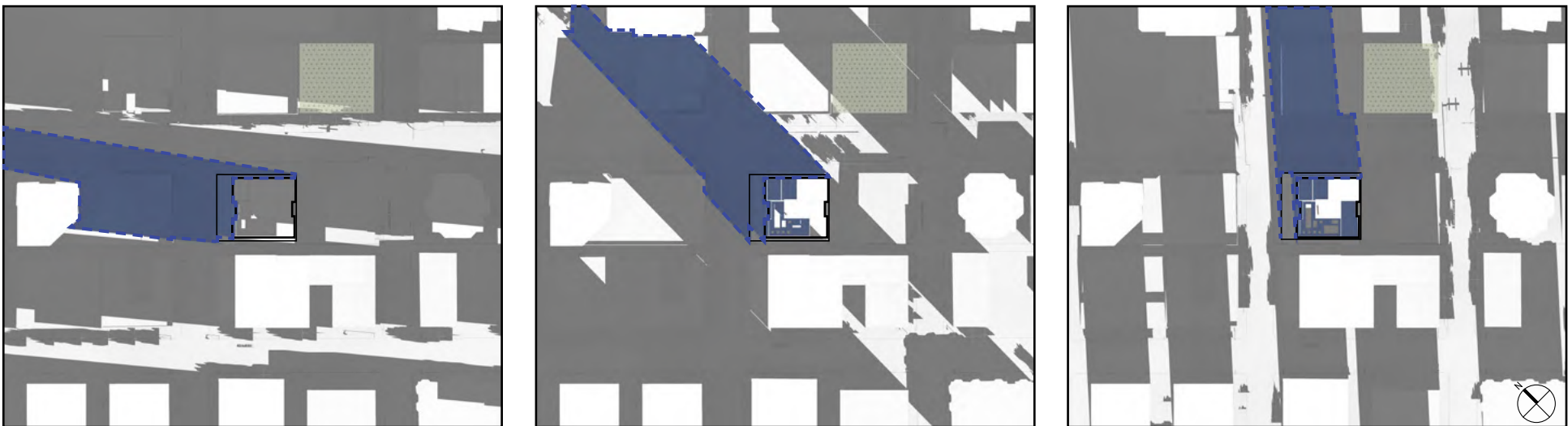
Equinox  
March 21st / September 21st



Summer Solstice  
June 21st



Winter Solstice  
December 21st

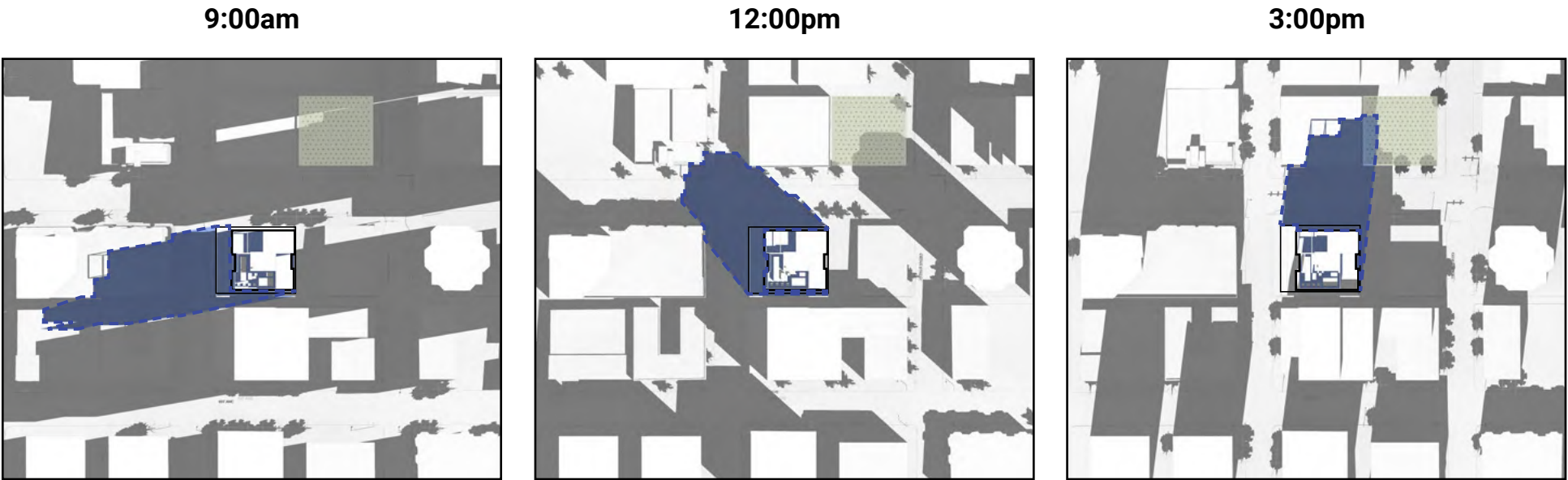


- Public Plaza/ Open Space
- Building Shadow

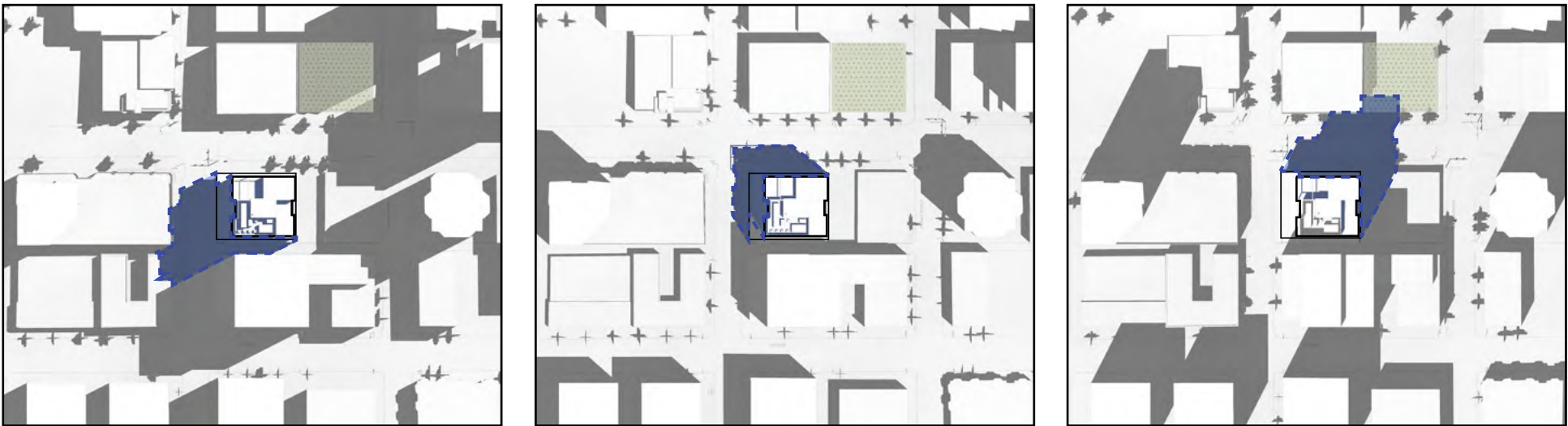
SUN & SHADOW STUDIES

MASSING OPTION C

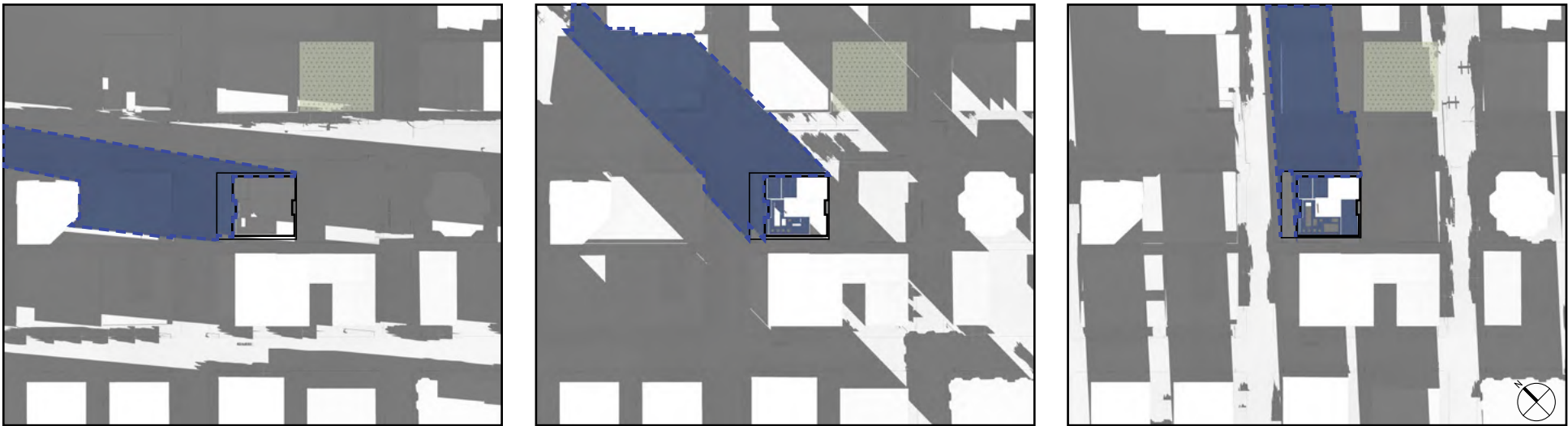
Equinox  
March 21st / September 21st





Summer Solstice  
June 21st



Winter Solstice  
December 21st



-  Public Plaza/ Open Space
-  Building Shadow

# 07 Departures

**No Departures Requested**