

2729 2nd Avenue

Draft Recommendation

DEVELOPER

Cavatina Group SA
ul. Wielicka 28 B
30-552 Krakow
POLAND

ARCHITECT

Epstein
600 W Fulton St.
Chicago, IL 60661

LANDSCAPE ARCHITECT

Site Workshop
3800 Woodland Park Ave N
Seattle, WA 98103

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00 Intro & Development Experience

DEVELOPER | ARCHITECT INTRO & RELEVANT EXPERIENCE

DEVELOPER/OWNER CAVATINA (KRAKOW, PL)

A Polish based developer, and design firm, Cavatina’s vision is to create unique, modern commercial and residential ecosystems where architecture fuses with functionality, design, art and nature in one.



CAVATINA + EPSTEIN
CH-89 DEVELOPMENT
WARSAW, POLAND



CAVATINA
MIXED USE RESIDENTIAL DEVELOPMENT
ŁÓDŹ, POLAND



CAVATINA
TUWIMA APARTMENTS
ŁÓDŹ, POLAND

ARCHITECT/ENGINEER EPSTEIN (CHICAGO, USA)

Epstein is a 100 year old Chicago based Architecture, Construction and Engineering firm. Our design philosophy encompasses a holistic approach that integrates cutting edge design, performance, sustainable practices, and a profound dedication to leaving a lasting positive impact for society and our planet.



EPSTEIN
111 W WACKER APARTMENTS
CHICAGO, ILLINOIS



EPSTEIN
COSMOPOLITAN LUX APTS
WARSAW, POLAND



EPSTEIN
RIVERFRONT BRIO MIXED USE RESIDENTIAL
OWENSBORO, KENTUCKY



EPSTEIN
PERSHING RESIDENTIAL DEVELOPMENT
CHICAGO, ILLINOIS

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, residential units, and residential amenities on the roof.

Project Address

2729 2nd Avenue
Seattle, WA 98121

Parcel Number

0654000065

Zone

DMR/C 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 considering 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/foilage, 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 Urban Design Analysis

SITE CONTEXT PHOTO



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.



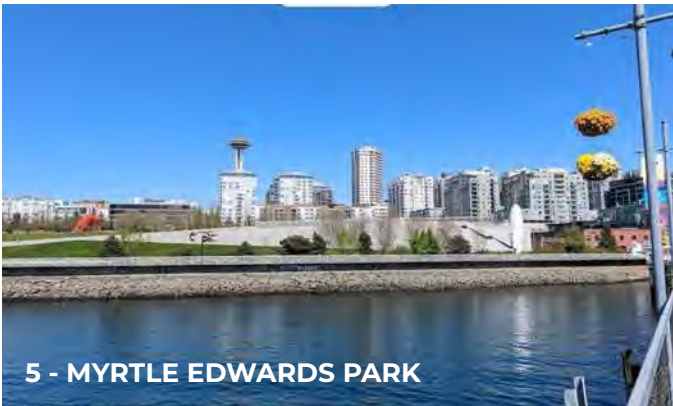
1 - LABOR TEMPLE



2 - BELLTOWN COTTAGE PARK



3 - OLYMPIC SCULPTURE PARK

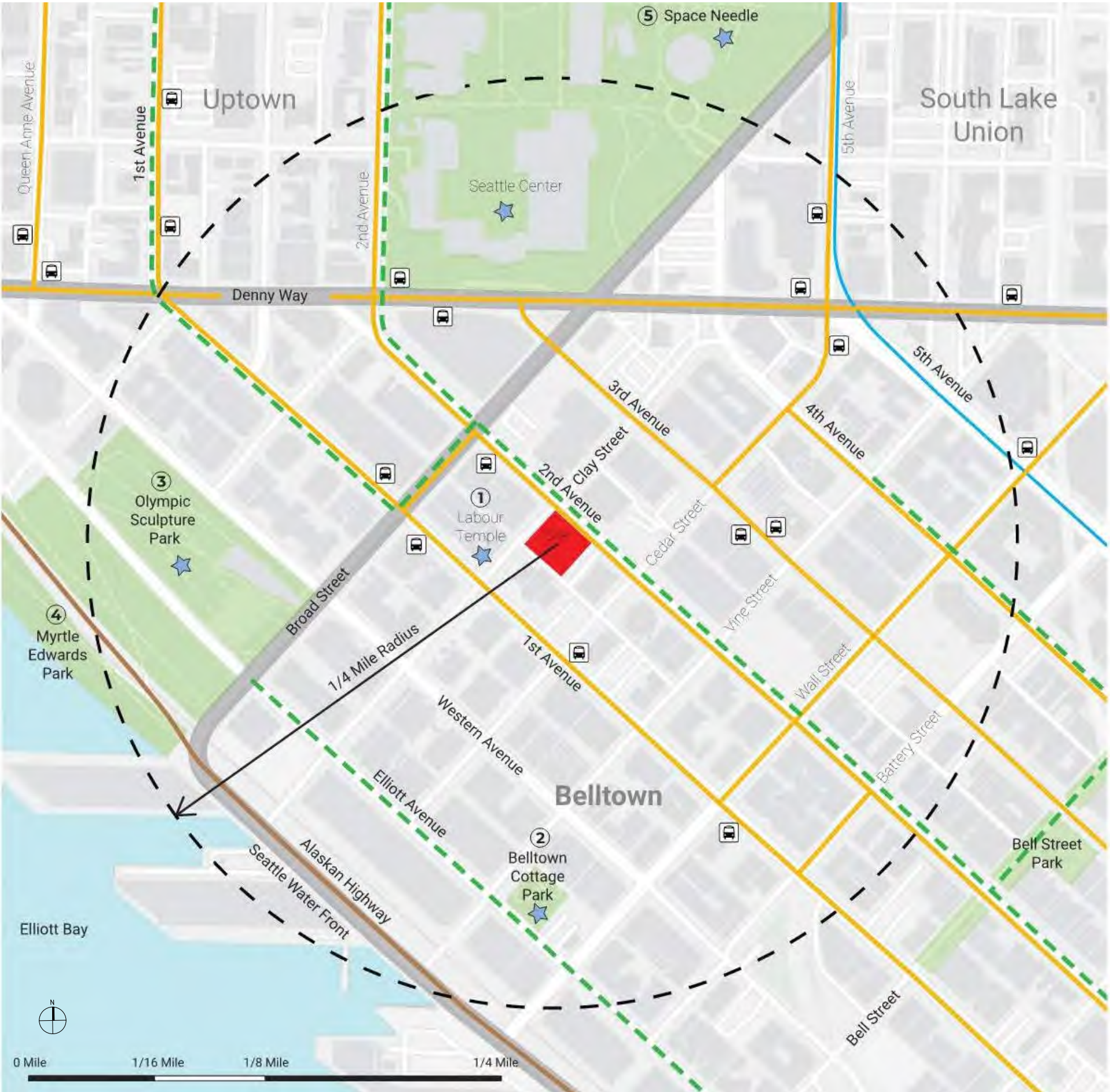


5 - MYRTLE EDWARDS PARK



5 - SPACE NEEDLE

- 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

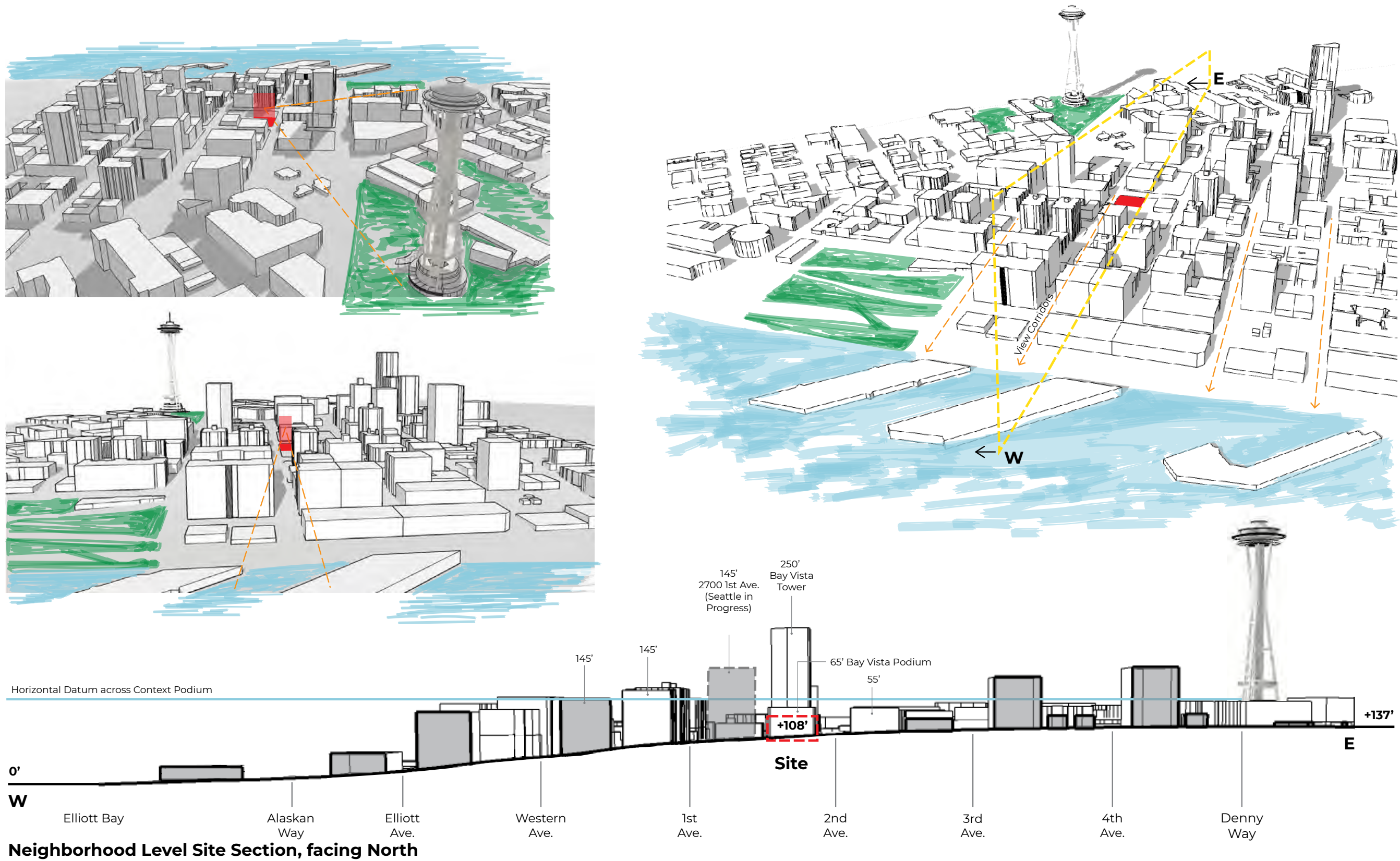
 DMR/C 145/75 Zone



3 BLOCK X 3 BLOCK AXONOMETRIC



TOPOGRAPHY AND VIEW CORRIDORS



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.

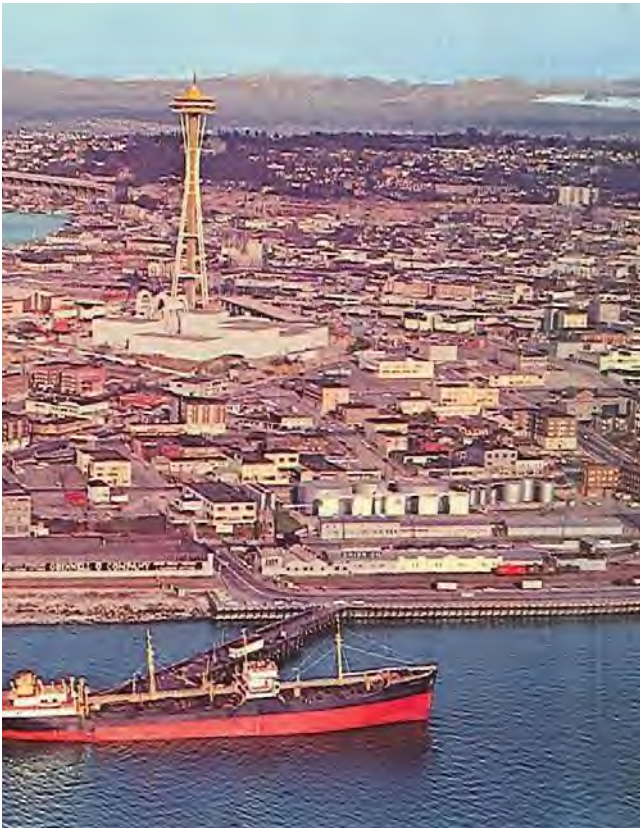
There is a mix of typologies and open spaces breaking building masses and creating a more human scale to each block.



- 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



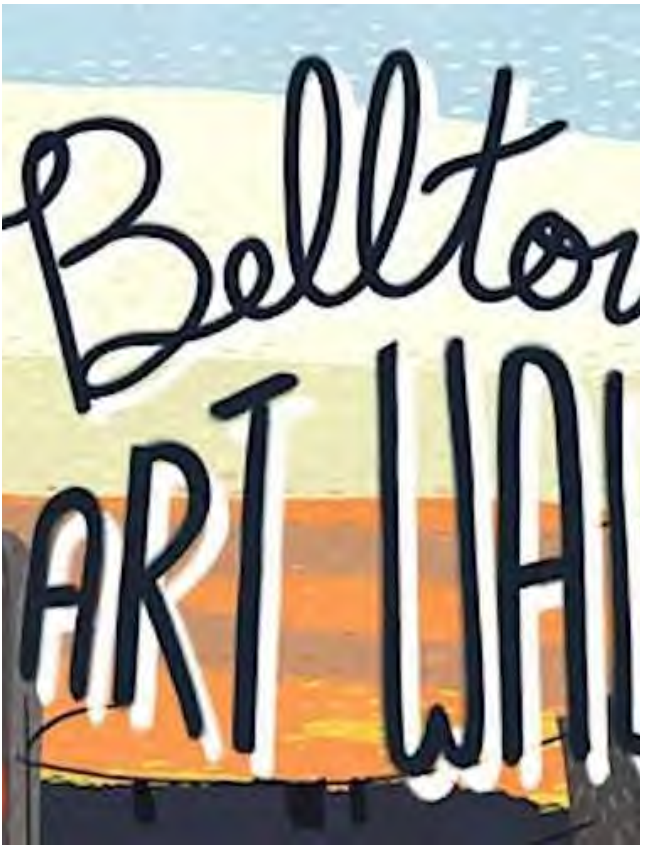
NEIGHBORHOOD CHARACTER



CROCODILE 2501 1ST AVE



303 BATTERY



CINERAMA 2100 4TH AVE



PRECEDENT IMAGES | DESIGN INSPIRATION



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

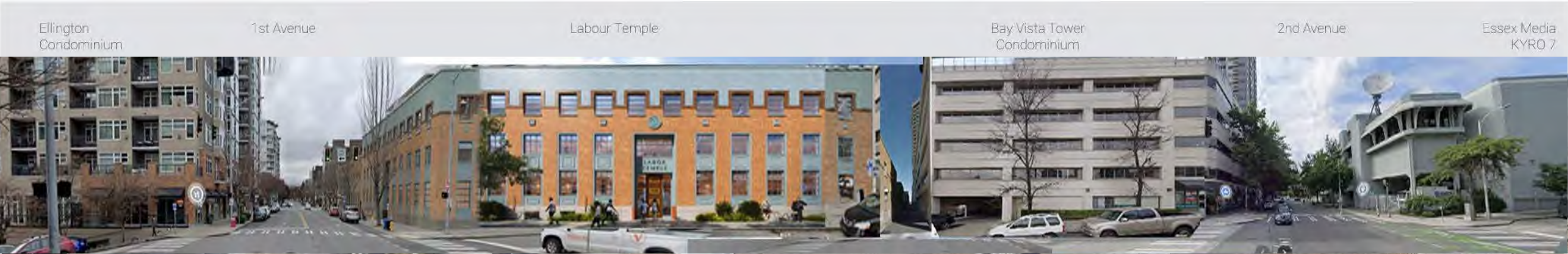


6. **1st Avenue:** One of many examples of building height variety which creates visual interest. This was an inspiration for our podium's stepped massing.

STREETSCAPE PHOTO-MONTAGE - CLAY STREET

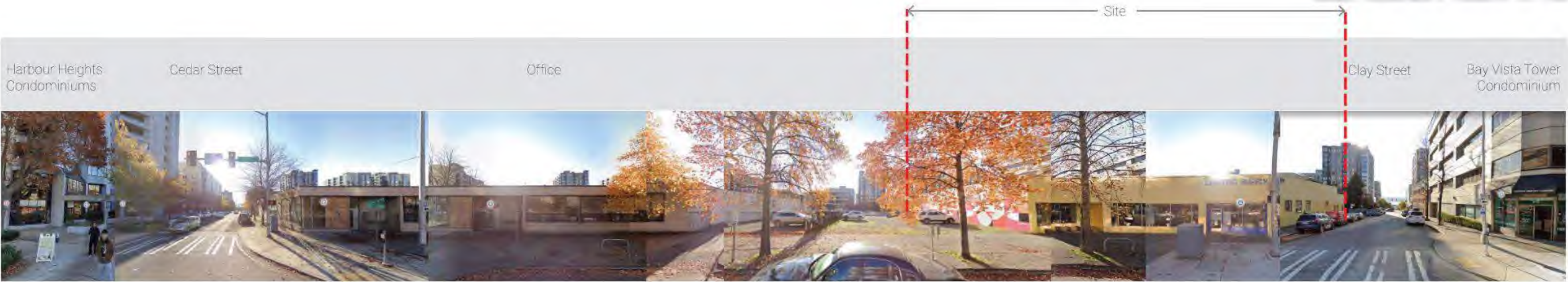


1. Streetscape of Clay Street looking towards the site

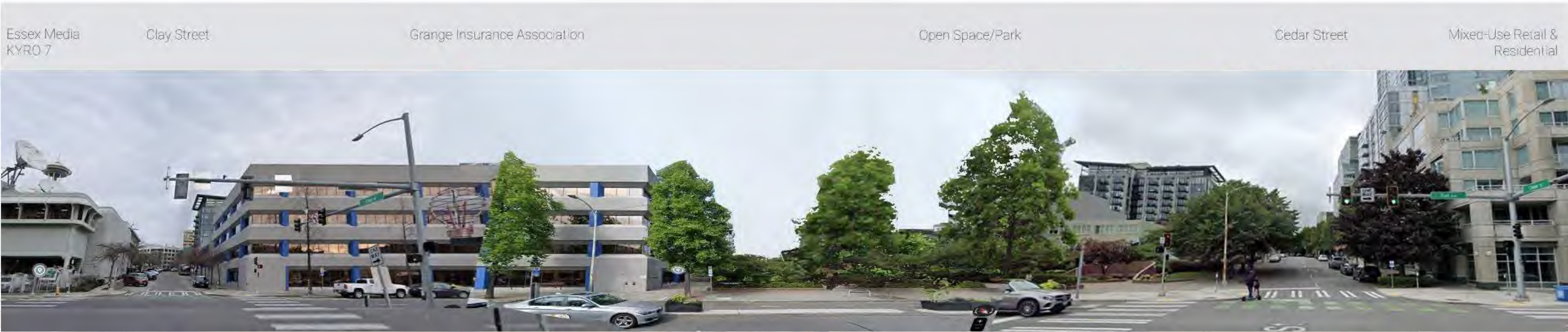


2. Streetscape of Clay Street looking opposite from the site

STREETSCAPE PHOTO-MONTAGE - 2ND AVENUE



3 Streetscape of 2nd Avenue looking towards the site



4 Streetscape of 2nd Avenue looking opposite from the site

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03 Design Guidelines

PRIORITY DESIGN GUIDELINES

A-1 c
Site Planning and Massing

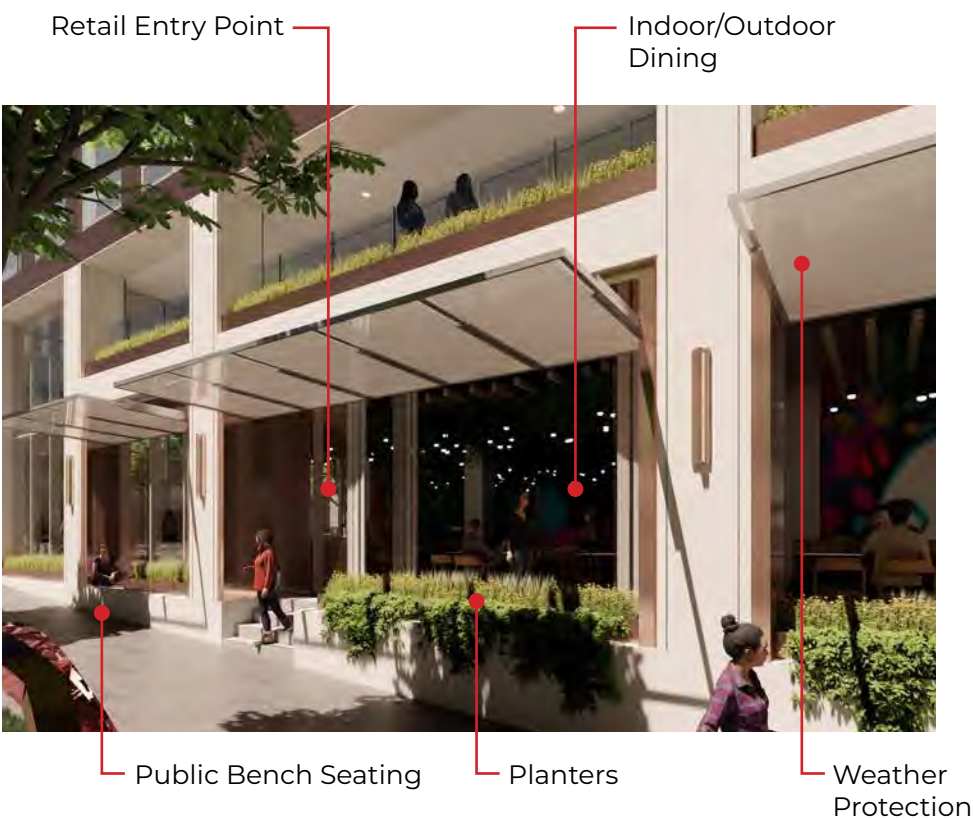
Consider providing multiple entries and windows at street level on sloping streets.

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.

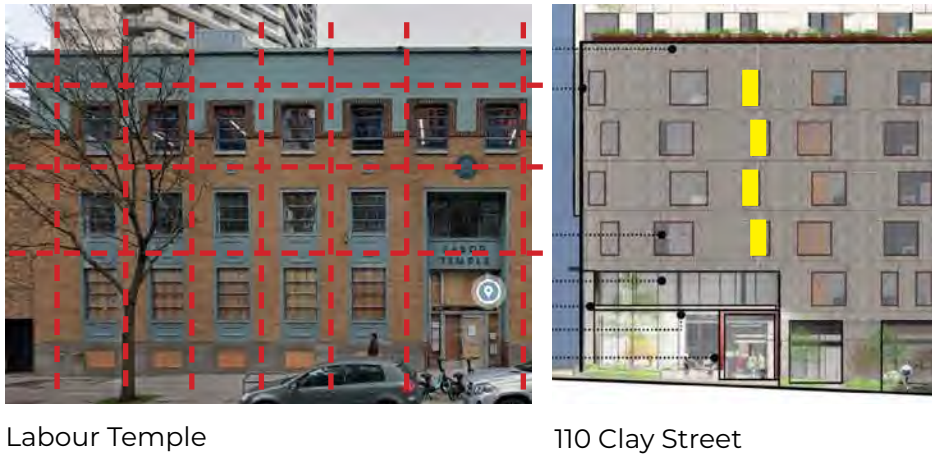


B-3 a & b
Promote Scale and Character

Respond to regulating lines and rhythms of adjacent buildings.

Design Intent:

The regularized grid of the Labour 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.

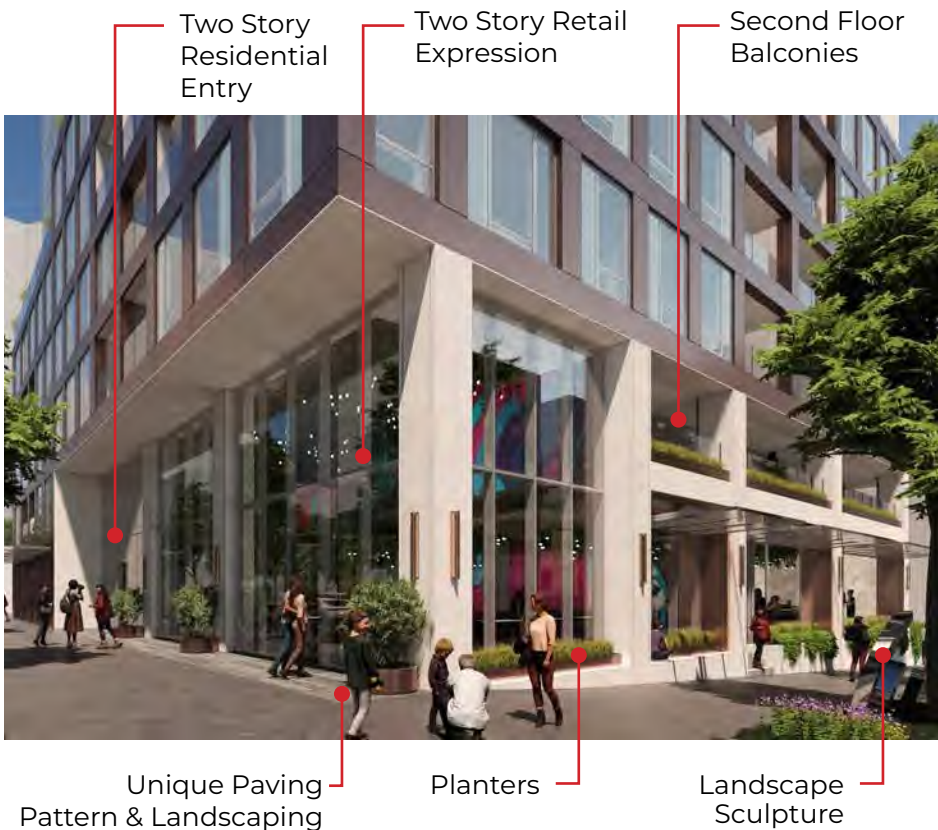


C-1 a, c & d
Promote Pedestrian Interaction

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

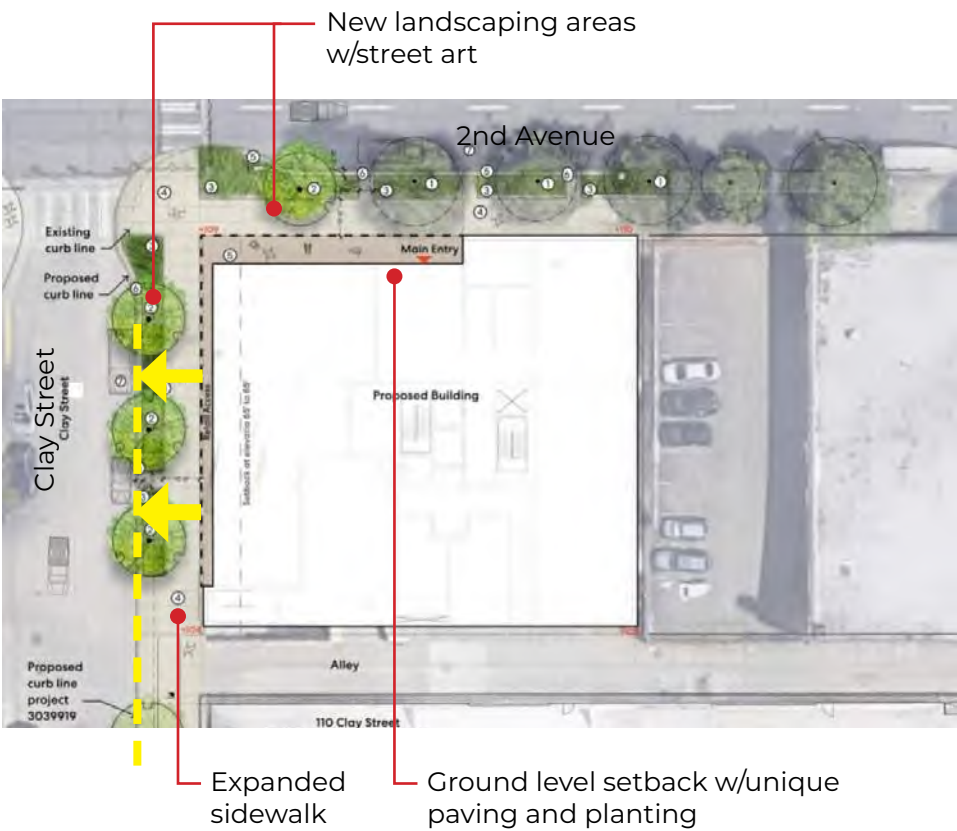
D-2

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, 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 Streets 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.



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04 Survey & Proposed Site Plan

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

1. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF CAVATINA GW SP Z O.O. AND STEWART TITLE GUARANTY COMPANY. THE RIGHT TO RELY ON OR USE THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS RE-CERTIFICATION BY ESM CONSULTING ENGINEERS, L.L.C., AND/OR THE PROFESSIONAL LAND SURVEYOR WHOSE SEAL APPEARS HEREON.
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. 53033006300, 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:

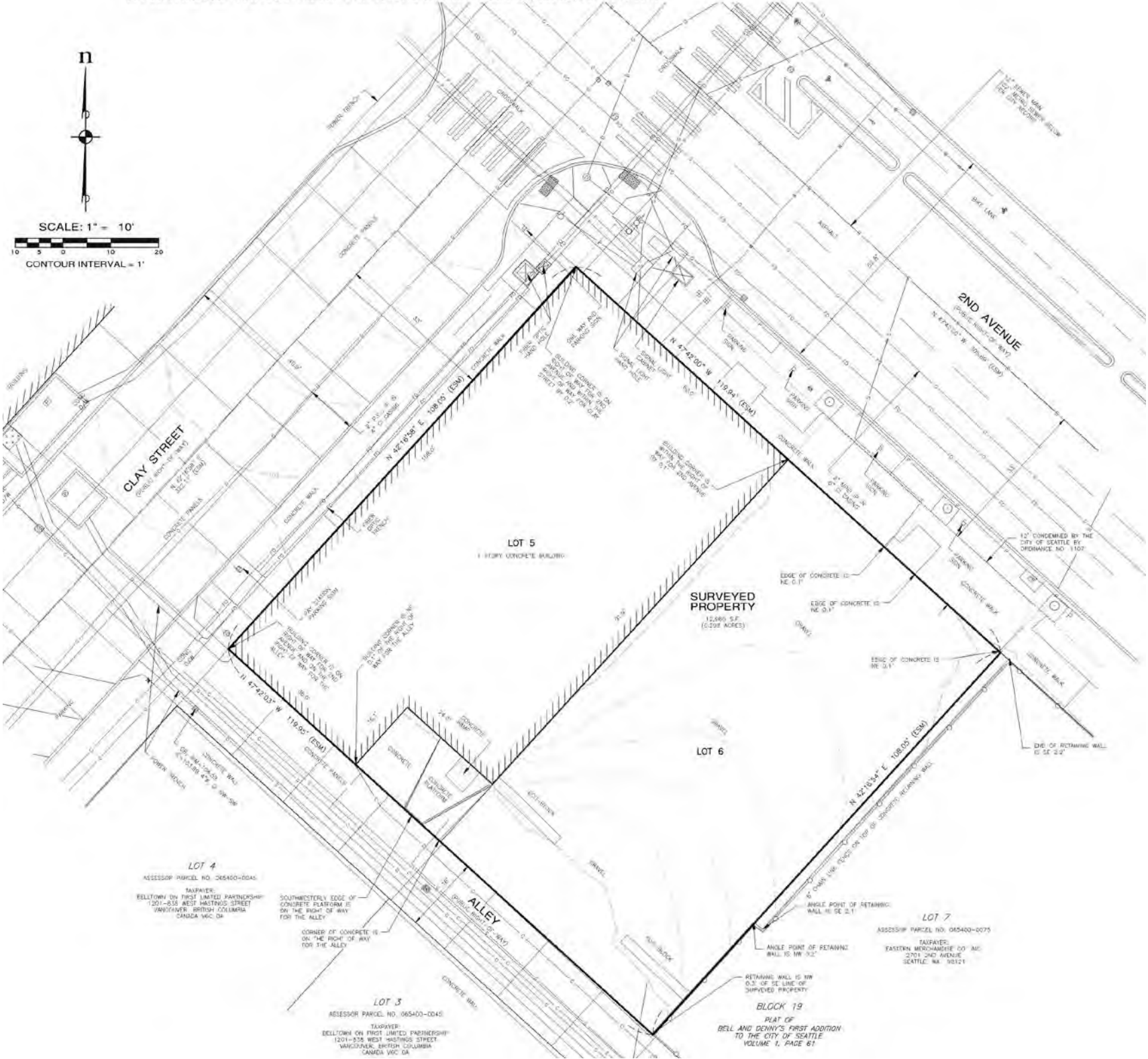
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 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
- COMMUNICATION
- FIBER OPTIC
- GAS
- POWER
- SANITARY SEWER
- STORM DRAINAGE
- WATER

REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	ORIGINAL SURVEY NOVEMBER 2022	ZL

ESM CONSULTING ENGINEERS, LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003

FEDERAL WAY
UNIVERSITY
(206) 898-6113
(206) 257-9966

www.esmcivil.com

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

CAVATINA GW SP Z O.O.

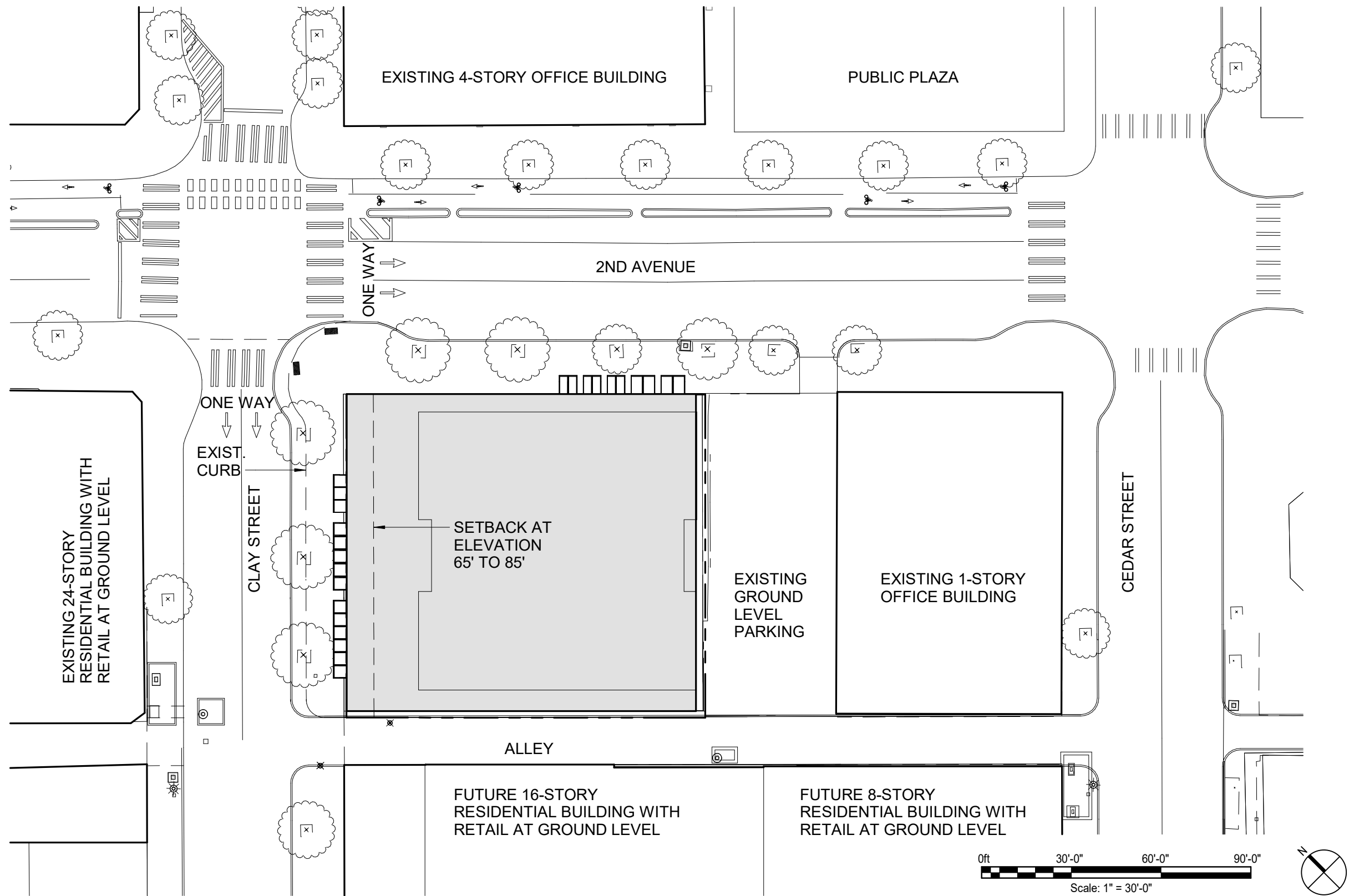
2729 2ND AVENUE, SEATTLE, WA

ALTA/NSPS LAND TITLE SURVEY

SEATTLE WASHINGTON

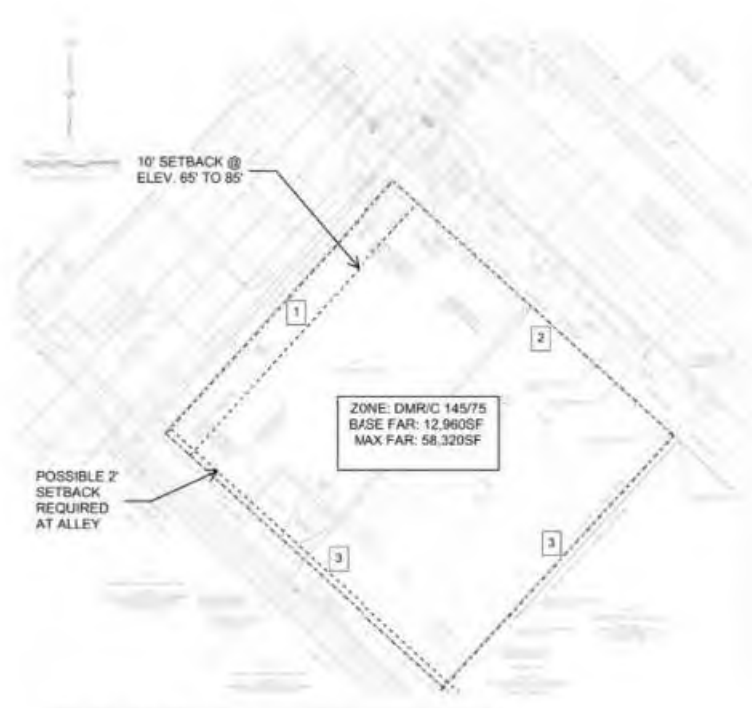
JOB NO.:	2323-001-022
DWG. NAME:	ALTA-01
DESIGNED BY:	
DRAWN BY:	C.A.F./R.F.G.

PROPOSED SITE PLAN

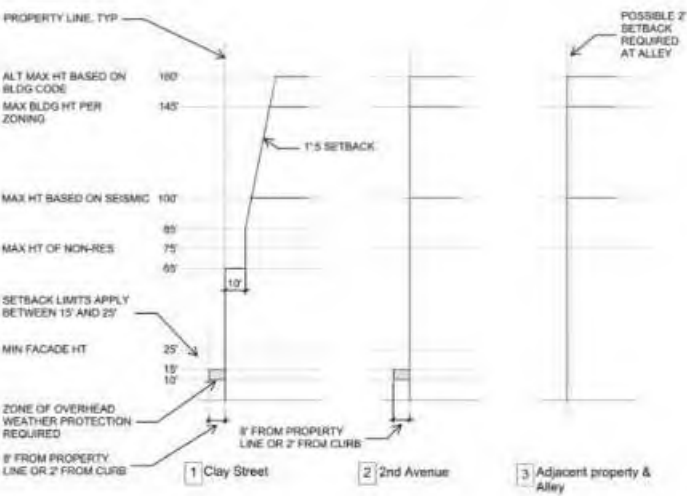


05 Zoning Data

SUMMARY OF DEVELOPMENT STANDARDS

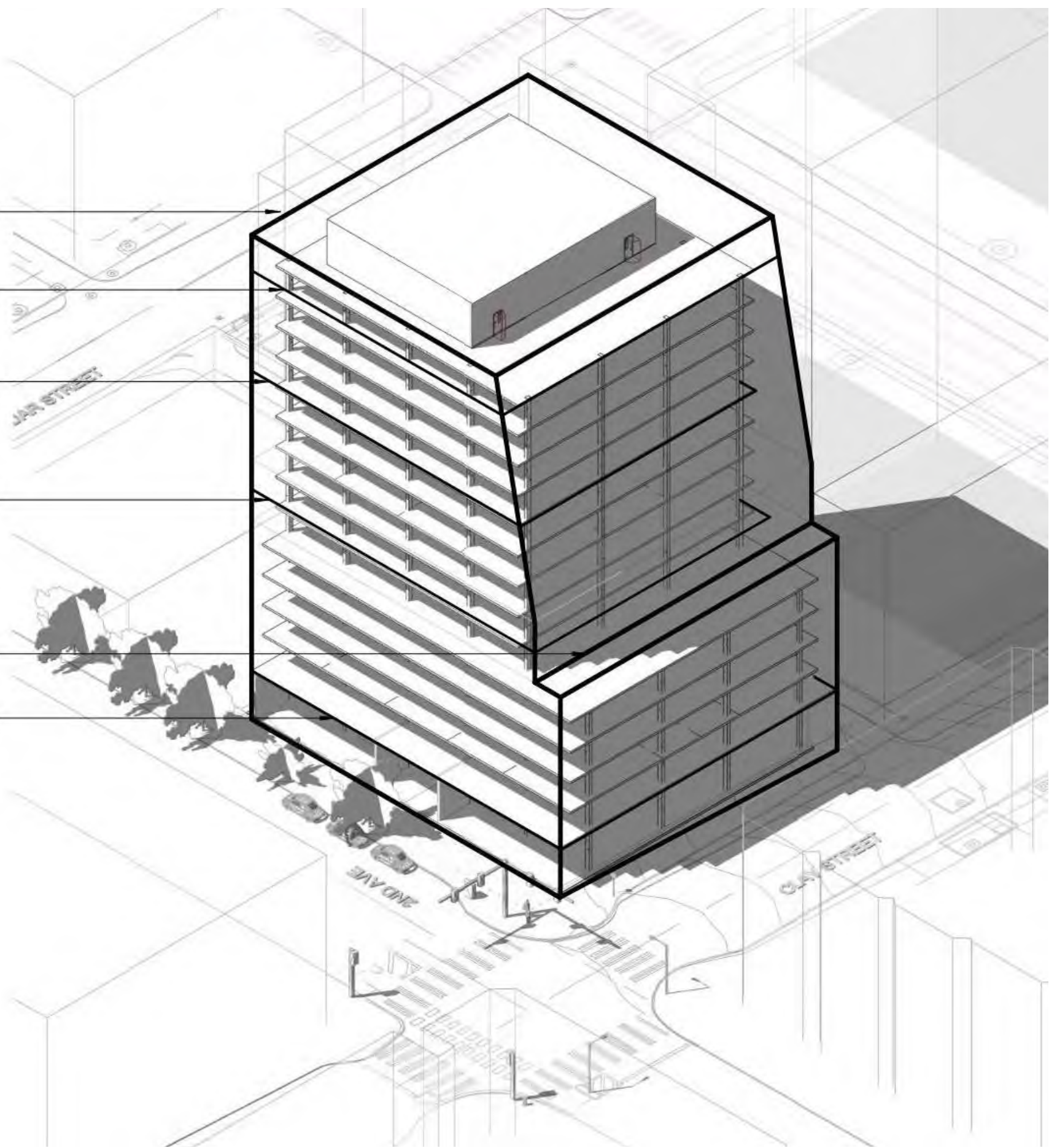


FACADE SETBACK REQUIREMENTS:
- SETBACK LIMITS APPLY TO FACADE BETWEEN 15' AND 25'
- MAX AREA OF SETBACK 611 LOT LINE AND FACADE:
- 2ND AVENUE = 800SF
- CLAY STREET = 3,500SF
- MAX WIDTH OF SETBACK AREA EXCEEDING 15' DEPTH: LESS THAN 30'
- MAX SETBACK AT INTERSECTIONS: 10' FOR 20' OF LENGTH ALONG EACH STREET



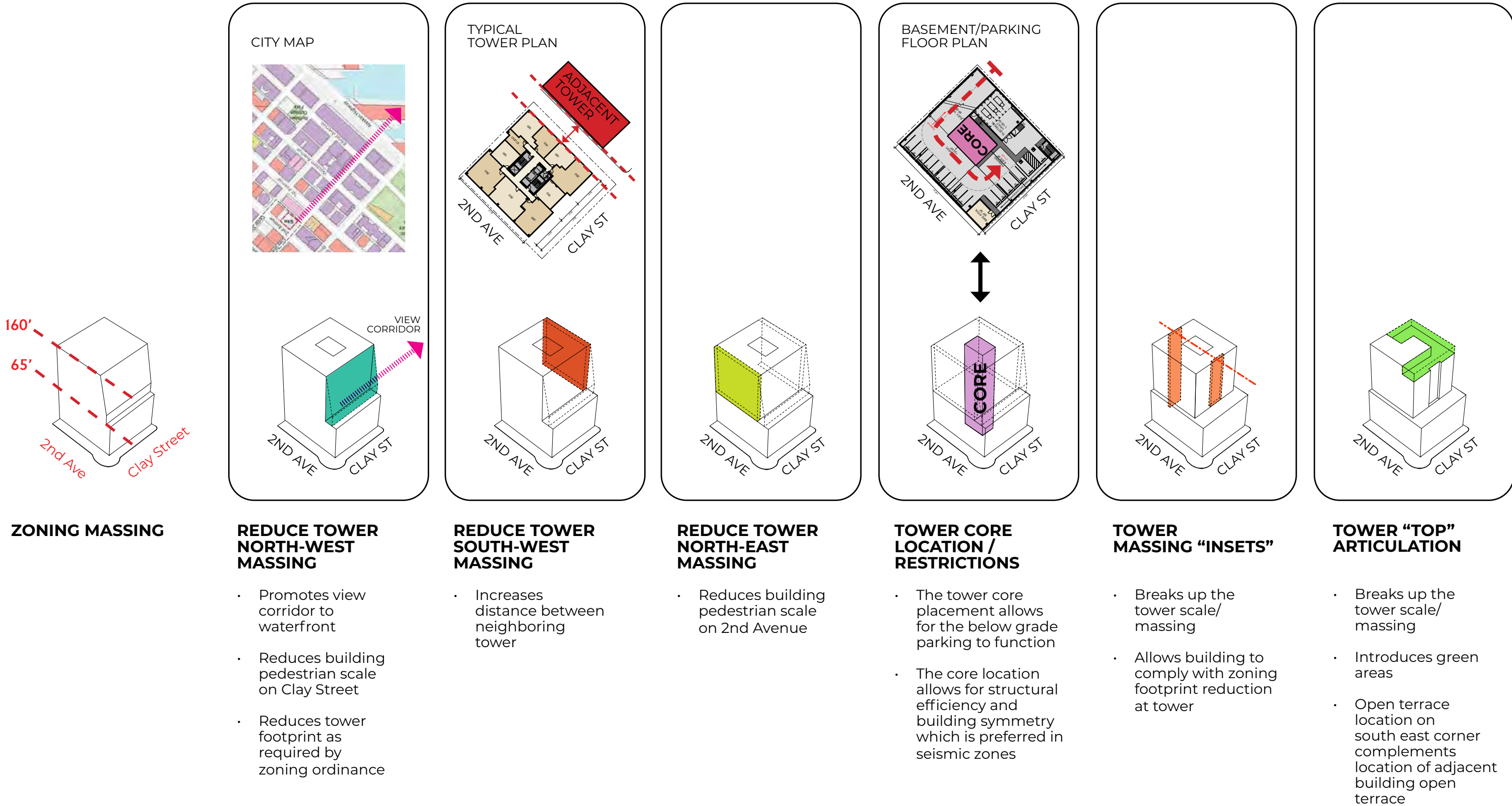
STRUCTURAL BUILDING OVERHANGS:
- VERTICAL CLEARANCE - 8 FEET ABOVE SIDEWALK OR 26 FEET ABOVE ALL ELEVATIONS OF AN ALLEY
- DEPTH - 3 FEET TO FURTHEST EXTERIOR ELEMENT, NO CLOSER THAN 8 FEET TO CL OF AN ALLEY
- LENGTH - 15 FEET
- HORIZ. SEPARATION - 8 FEET
- INTERIOR LOT LINE SEPARATION - 1 FOOT MIN
- CORNERS - 15 FEET ALONG FACADE OF CORNER AND MAX TOTAL HORIZ AREA OF 81 SF

- 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.



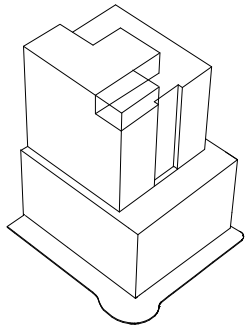
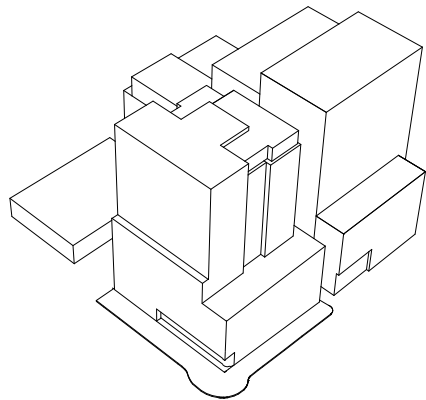
06 Architectural Massing Concepts

TOWER MASSING APPROACH

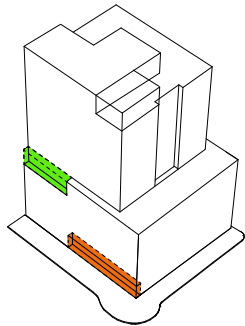


PODIUM MASSING APPROACH

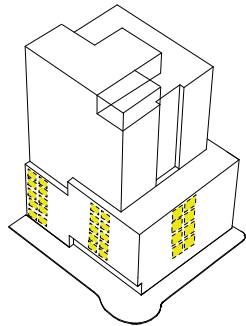
SCHEME-A



BASELINE
MAX ALLOWABLE
PODIUM MASS



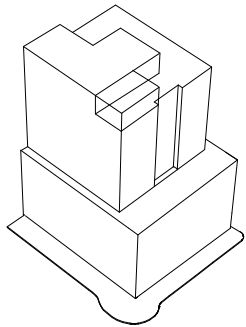
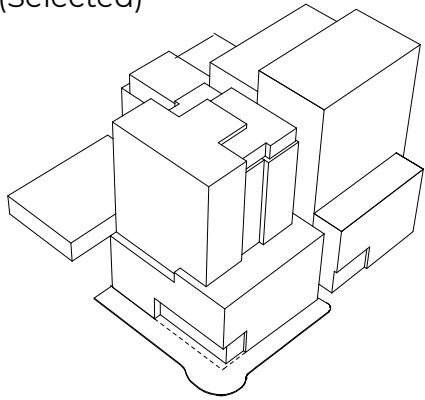
ONE STORY
CORNER CUT +
REDUCED SCALE
AT 2ND AVE



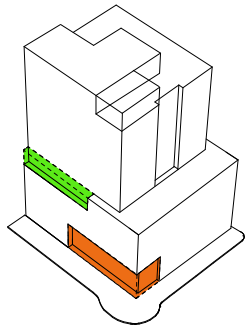
ORGANIZED
TERRACES

SCHEME-B

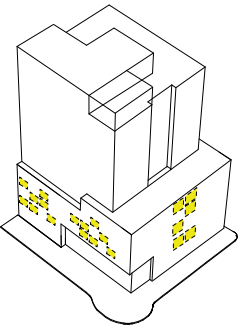
(Selected)



BASELINE
MAX ALLOWABLE
PODIUM MASS

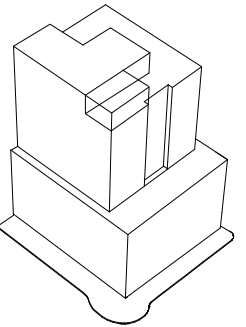
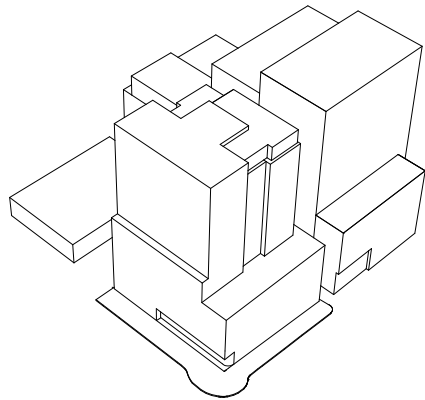


TWO STORY
CORNER CUT +
REDUCED SCALE
AT 2ND AVE

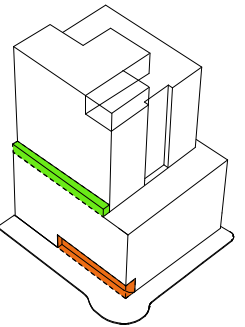


PATTERNED
TERRACES

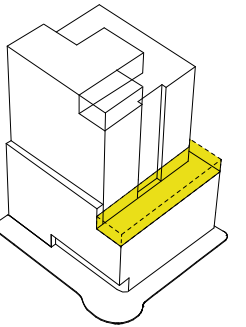
SCHEME-C



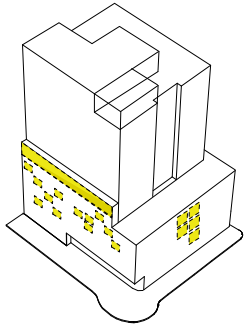
BASELINE
MAX ALLOWABLE
PODIUM MASS



ONE STORY
CORNER CUT +
INCREASED PODIUM
MASSING HEIGHT
AT 2ND AVE



REDUCED
PODIUM MASS
AT CLAY ST



PATTERNED
TERRACES

BUILDING MASSING COMPARISON

SELECTED



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.

SUMMARY OF UPDATES IN RESPONSE TO EDG MEETING



1. SCHEMATIC MASSING

- Scheme B “Pedestrian Gateway” was retained as the massing scheme.

2. ARCHITECTURAL COMPOSITION

- **Curved glass at corner:** The team explored this suggestion but found that introducing a curved facade at the corner at ground level would be problematic with the slope of the sidewalk on Clay Street. It would create a step and, at our evaluation, a tripping hazard.
- **Rust colored cladding similar to Scheme C:** The design team incorporated a rust colored panel to the podium as well as a portion of the tower. We believe this has benefited the project by breaking up the tower massing as well as bringing warmth to the pedestrian experience at ground level.

3. LANDSCAPE

- **Landscape elements at occupiable terraces - recessed balconies at Level 2:** To further enhance landscaping visibility and add visual interest, the design team introduced recessed balconies at the second floor of the podium. We believe this further breaks down the scale of the building and improves the pedestrian experience. Furthermore, the design team continues to implement landscaping on the major terraced areas at podium and tower rooftops.

4. STREET EDGES:

- **Landscape Art:** The team is proposing landscape art in the planters on the R.O.W. (Right of Way) located on Clay Street. The art is to be determined and may be developed through a public design competition process.
- **Facade materials on street facing side of alley:** The team has provided additional rendering views to describe how this is being achieved.
- **Lighting, safety, (bicycle) egress, move ins, package delivery and rideshare pickup:**
 - Lighting** at alley will be provided in the form of wall sconces and can lights to reinforce safety and security. Particular emphasis will be placed on lighting entrances and recessed door areas.
 - Egress:** Bicycle egress will be provided in the alley with a swing door that directly connects to a dedicated service corridor and service elevator. This will allow safe access to the basement bike storage.
 - Move Ins:** Move ins will occur away from public streets and inside the loading dock that has direct access to the service elevator.
 - Package Delivery:** Daily package delivery will occur on 2nd Ave in the lay by lane directly in front of the retail and residential entries. Any large deliveries such as furniture will occur in the loading dock area.
 - Rideshare Pickup:** Rideshare pick up will occur in the lay by lane located on Second Street in front of the residential and main retail entrances.

SCHEME - B / 2.0

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 - B / 2.0

Rising Corner Massing



View Looking South (Clay Street right of image)

SCHEME - B / 2.0

Rising Corner Massing



View From Clay Street Looking East

SCHEME - B / 2.0

Rising Corner Massing



View from 2nd Avenue Looking West

SCHEME - B / 2.0

Rising Corner Massing



View from Clay Street Looking North/East

SCHEME - B / 2.0

Rising Corner Massing



View from 2nd Ave Looking West

SCHEME - B / 2.0

Rising Corner Massing



View from Clay Street

SCHEME - B / 2.0

Rising Corner Massing



Egress stair entry/exit

- Bike storage access door
- Parking garage overhead door
- Loading dock overhead door
(Trash, large deliveries and move-ins)

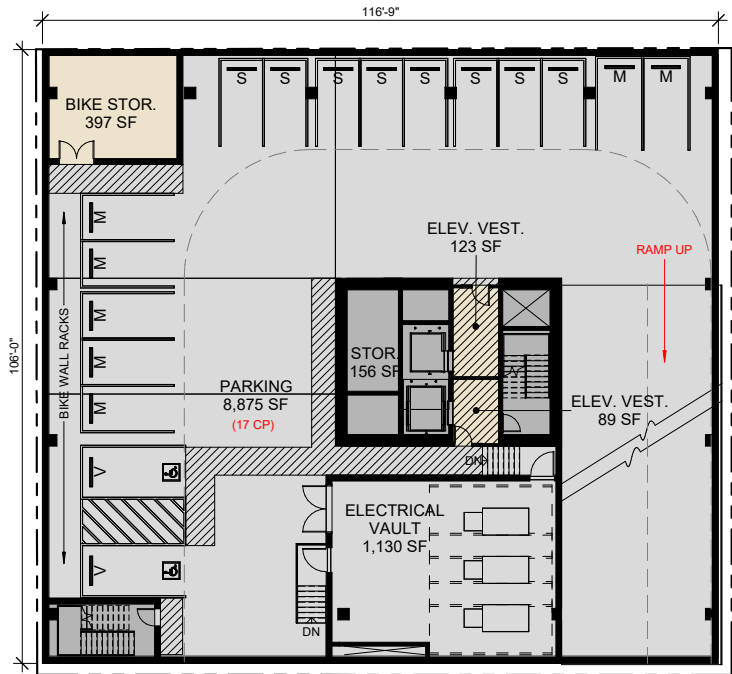
View from Clay Street

07 Floor Plans, Building Section and Colored Elevations

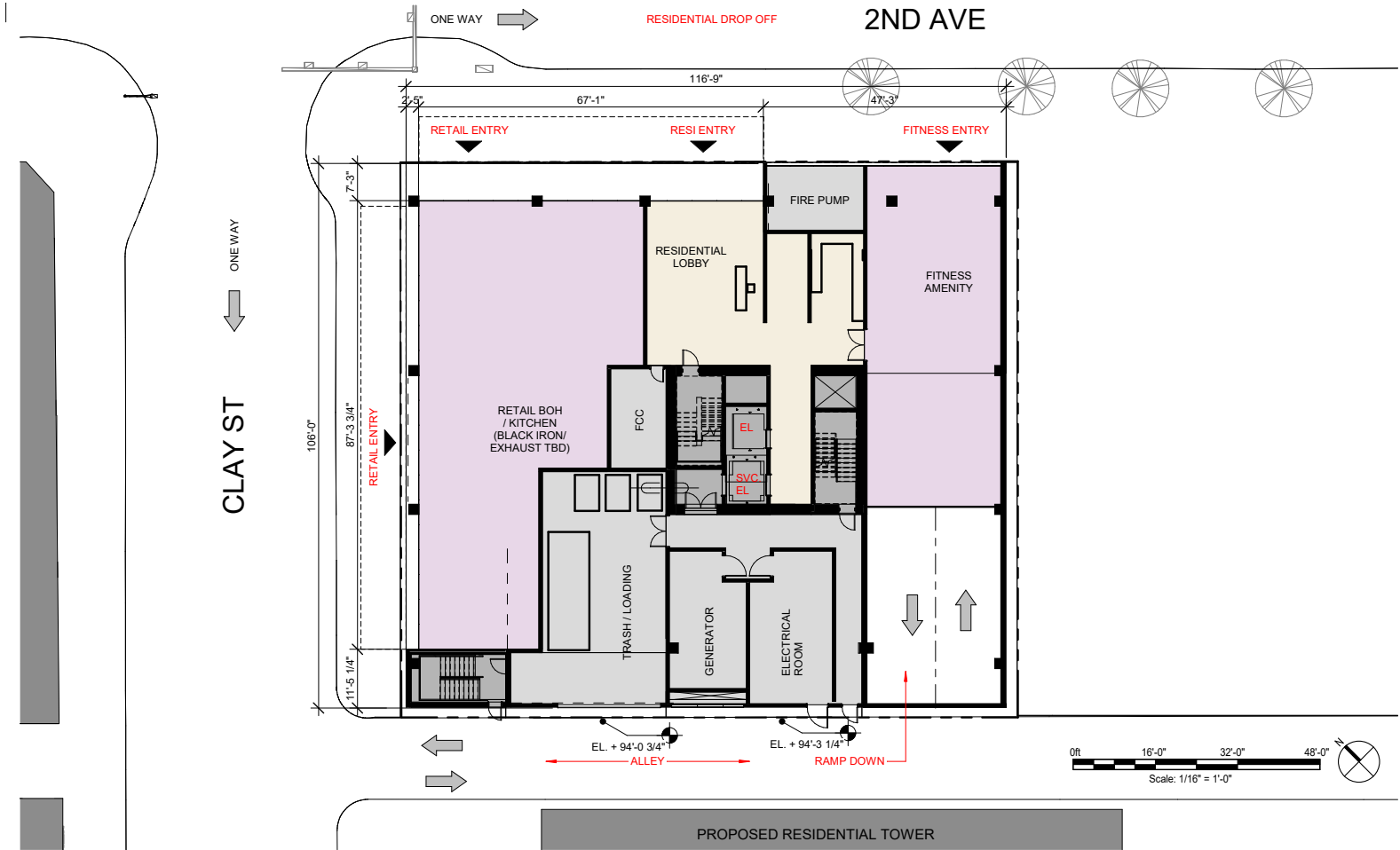
SCHEME - B / 2.0

Rising Corner Massing

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



PLAN - BASEMENT



PLAN - GROUND LEVEL

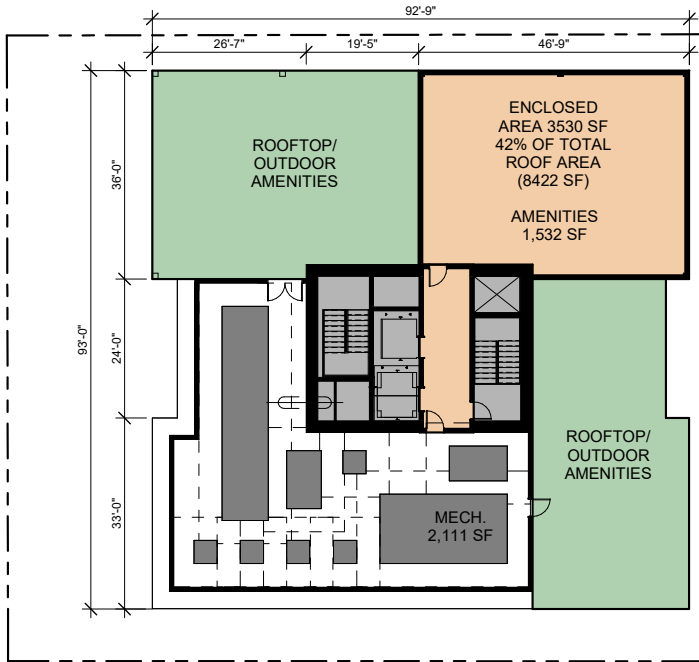
SCHEME - B / 2.0

Rising Corner Massing

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



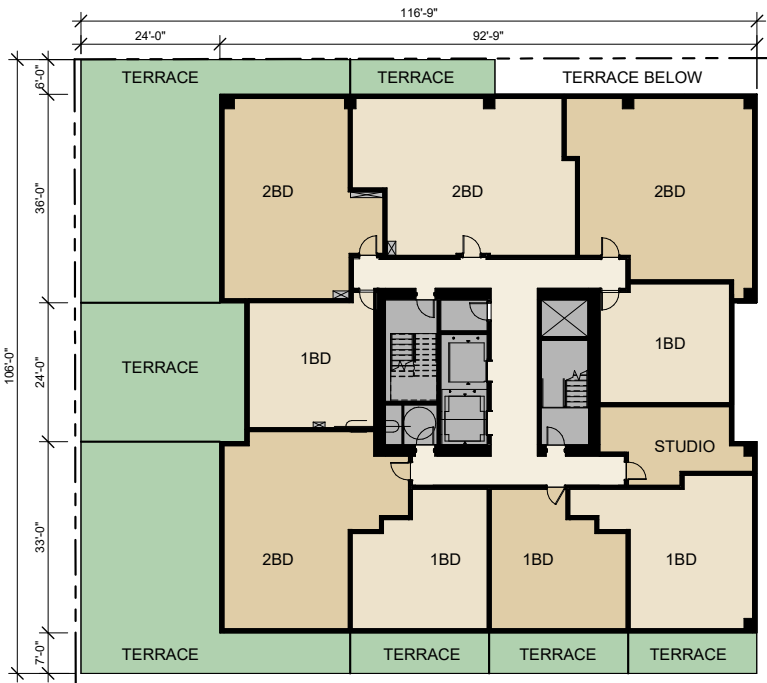
PLAN - LEVELS 8-14
(TOWER TYPICAL)



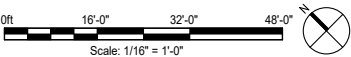
PLAN - LEVEL 15 ROOFTOP



PLAN - PODIUM TYPICAL

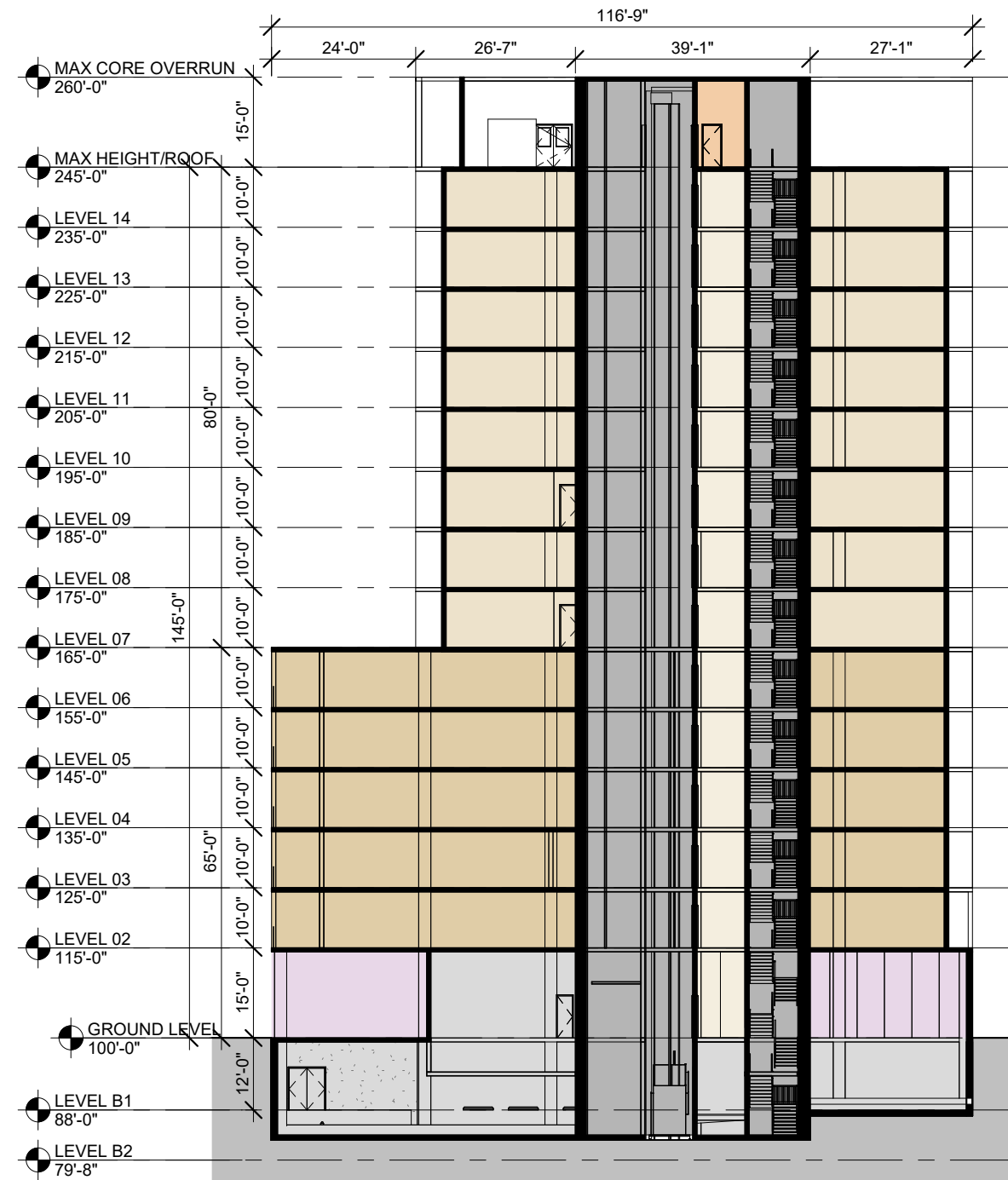


PLAN - LEVEL 7



SCHEME - B / 2.0

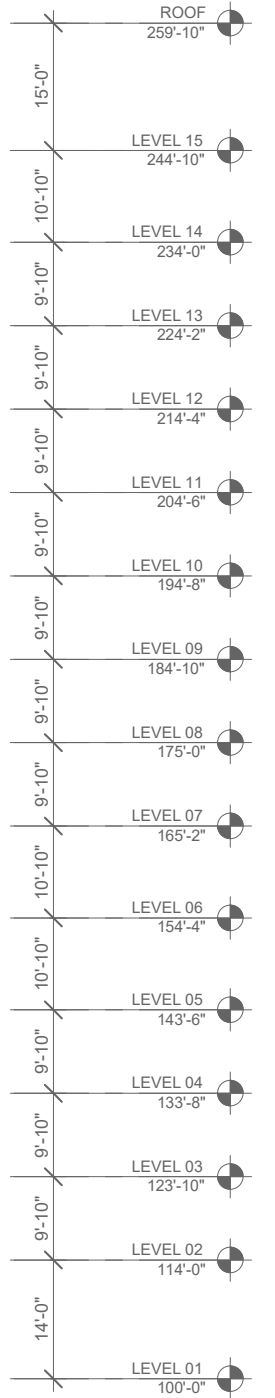
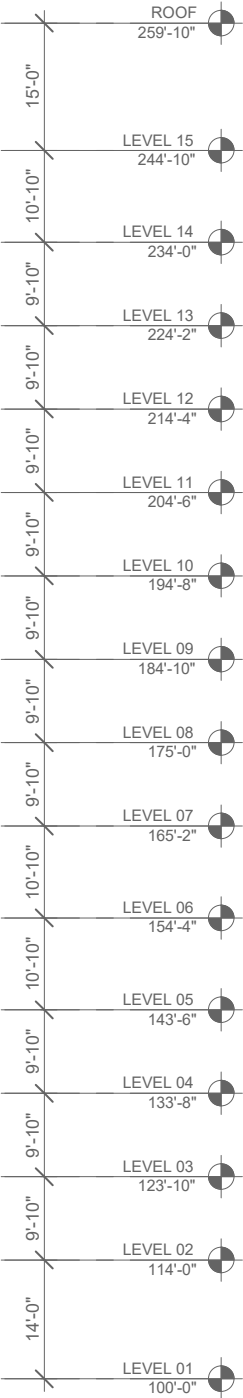
Rising Corner Massing



EAST-WEST SECTION

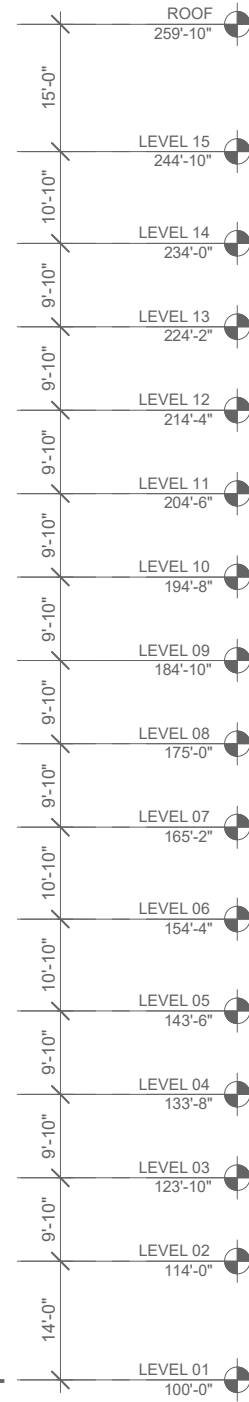
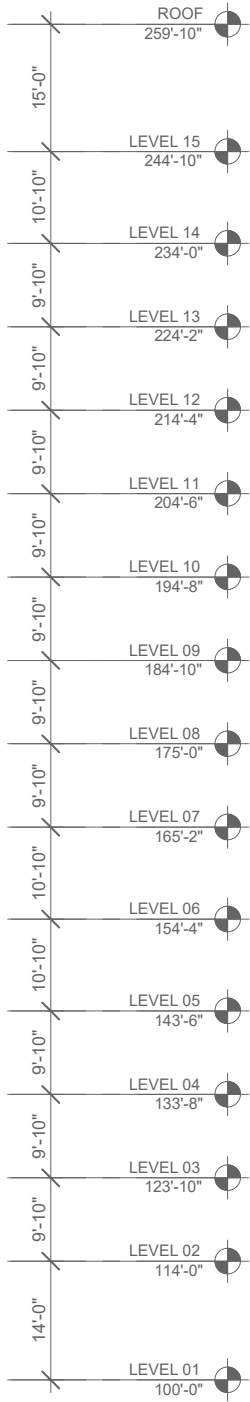
SCHEME - B / 2.0

Rising Corner Massing



SCHEME - B / 2.0

Rising Corner Massing



08 Solar Studies

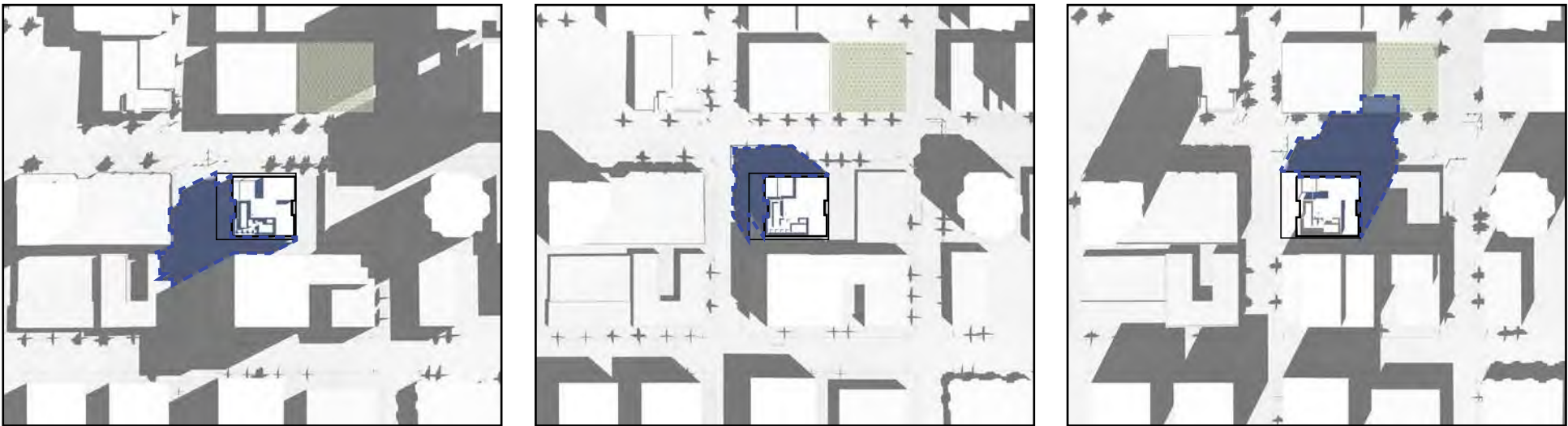
SUN & SHADOW STUDIES

SCHEME B / 2.0

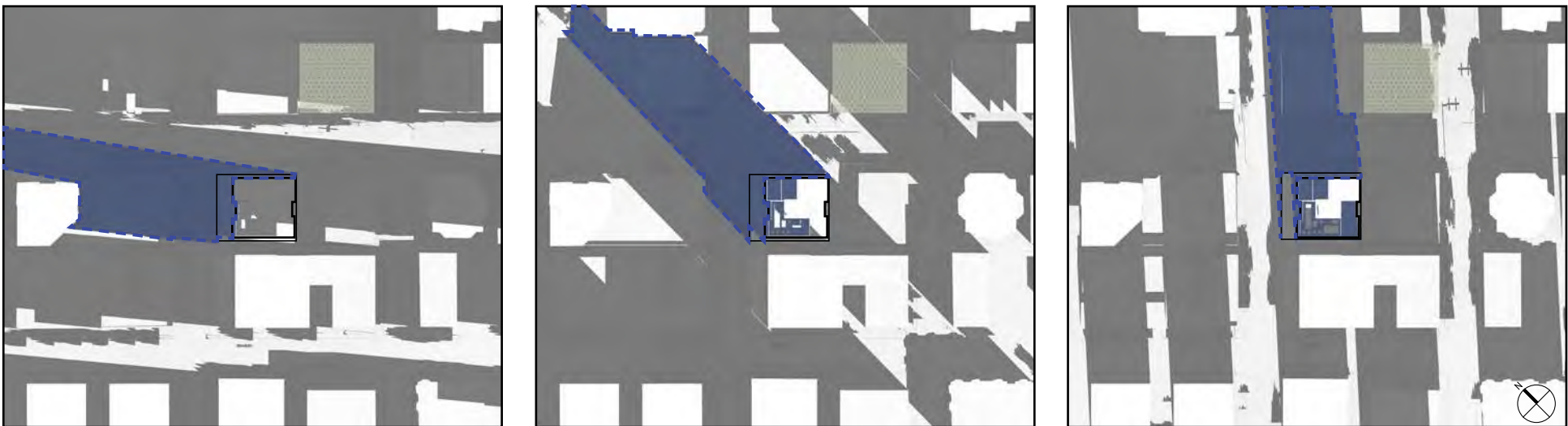
Equinox
March 21st / September 21st





Summer Solstice
June 21st



Winter Solstice
December 21st



-  Public Plaza/ Open Space
-  Building Shadow

09 Proposed Landscaping

EXISTING TREE SURVEY



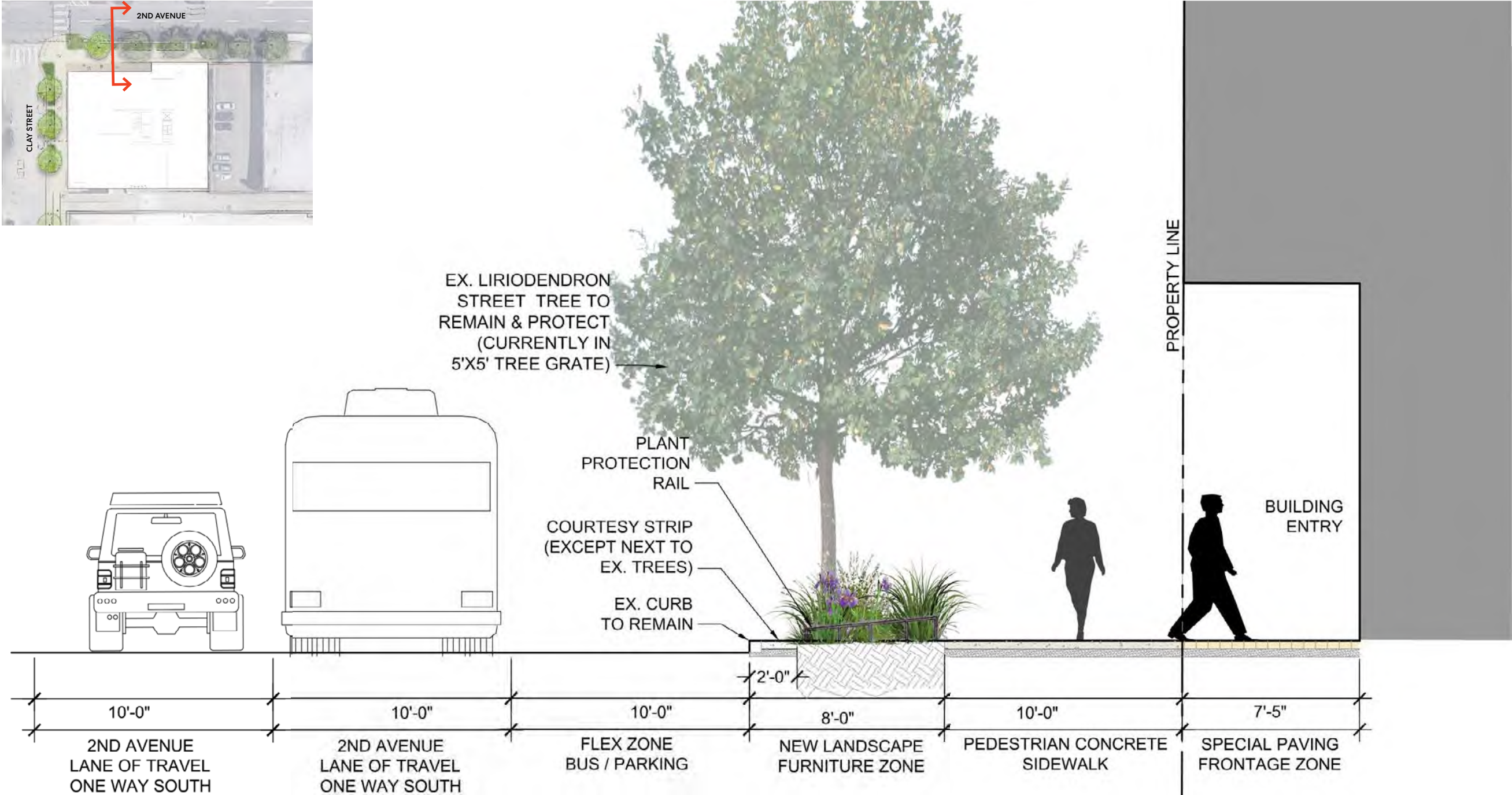
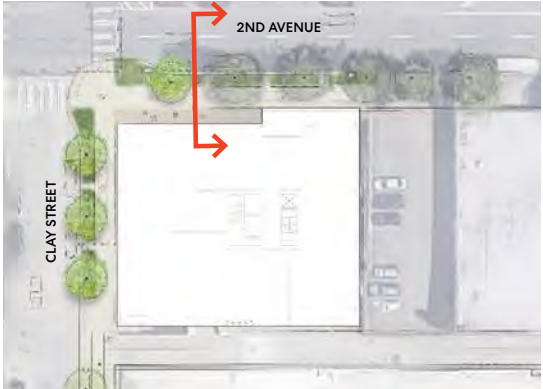
PROPOSED LANDSCAPING



PROPOSED LANDSCAPING

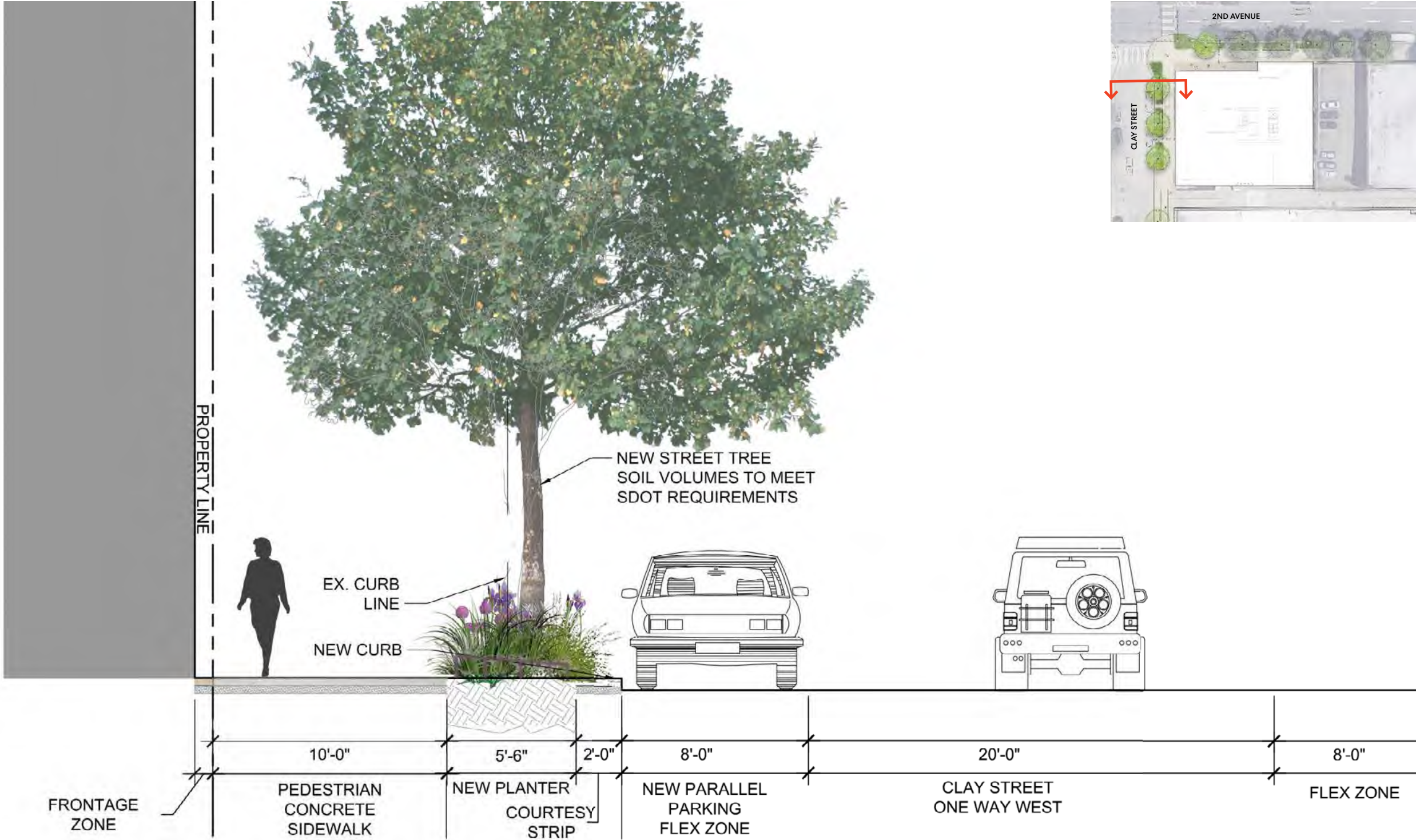
2ND AVENUE
Street Cross-Sections : Pedestrian Experience

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



10 Departures

No Departures Requested