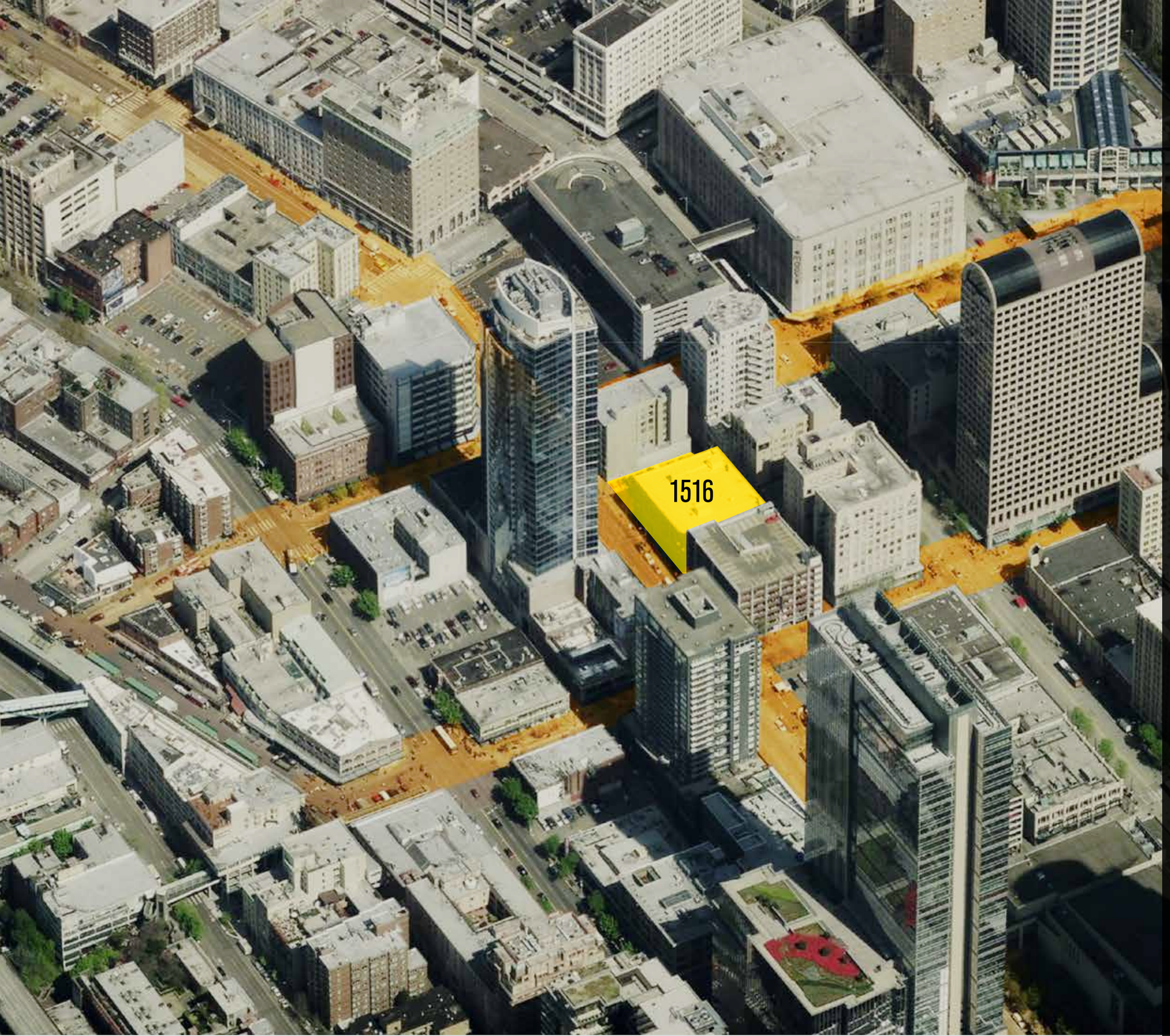



# 1516 2ND AVE

SEATTLE WA, 98109
**DPD# 3019673**

**DOWNTOWN DESIGN REVIEW BOARD:**
EARLY DESIGN GUIDANCE MEETING 2
MARCH 15, 2016

COLLINS WOERMAN

UrbanVisions
SUSTAINABLE REAL ESTATE

# PROJECT INFORMATION

**ADDRESS**
1516 + 1526 2nd Ave
Seattle, WA 98101

**PARCELS**
197570-0435
197570-0440

**DPD PROJECT #**
3019673

**OWNER**
**Urban Visions**
Greg Smith
816 2nd Ave, Suite 300
Seattle, WA 98104
206.909.5009
greg@urbanvisions.com

**ARCHITECT**
**CollinsWoerman**
710 2nd Ave
Seattle, WA 94107-1710
James Walker
206.245.2050
jwalker@collinswoerman.com

**LANDSCAPE DESIGN**
**Site Workshop**
222 Etruria St
Seattle, WA 98109
Jim Keller
206.285.3026
jimk@siteworkshop.com

# TABLE OF CONTENTS

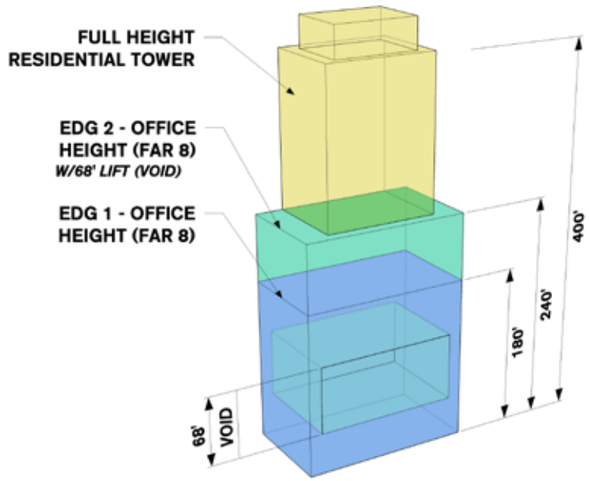


### PROJECT DESCRIPTION

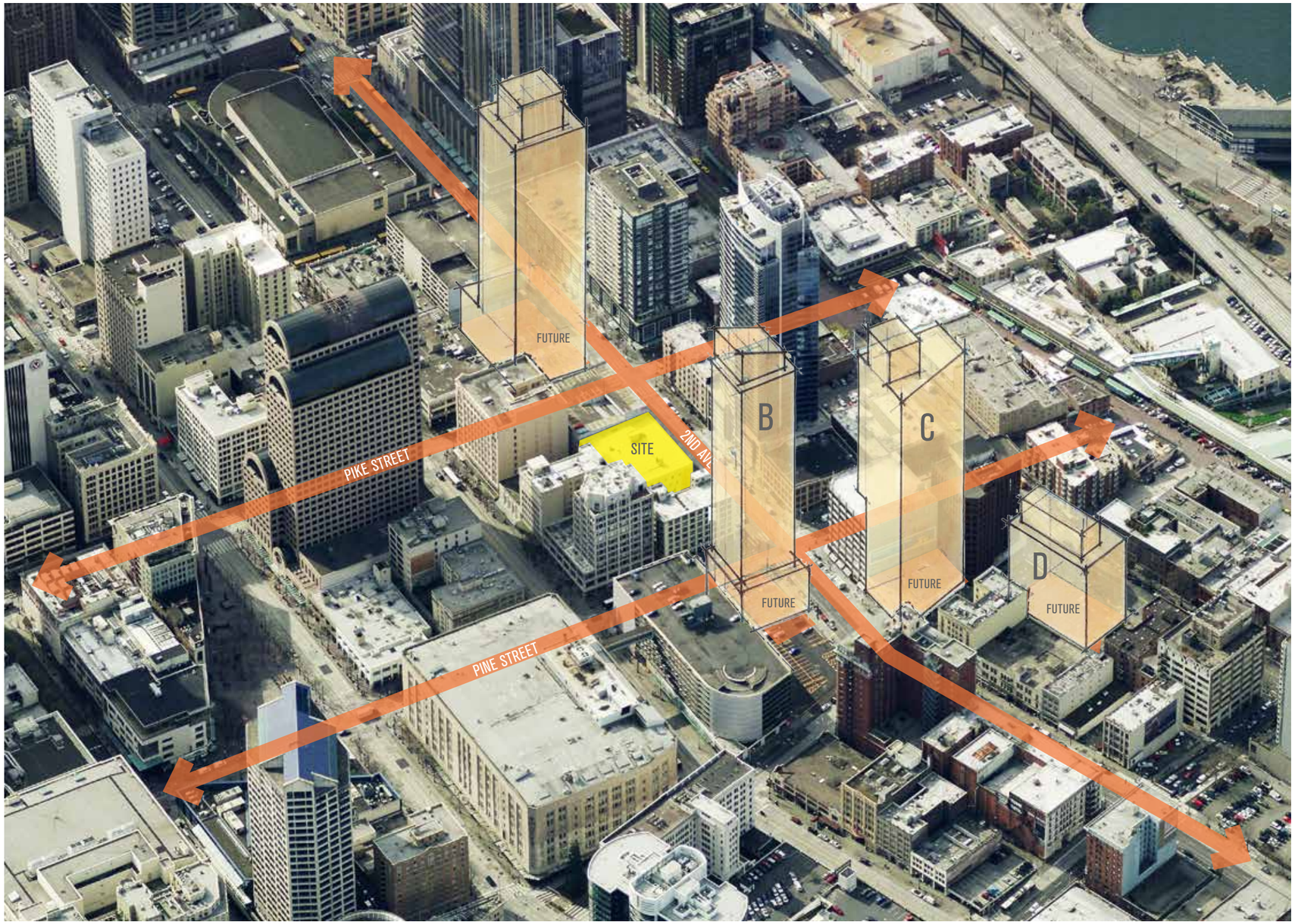
The design of an 12 story, 240’ tall building of approximately 213,000 GSF over 3 levels of below-grade garage for approximately 130 cars.

The structure will contain primarily office use (9 floors) over 2 floors of retail. The roof above Level Two will provide outdoor open space for building tenants. Additionally, the main roof will provide outdoor open space for **office** building occupants.

The site is directly adjacent to the west edge of the Downtown Retail Core.



## PROJECT SITE




For future project information, see p.10-12

## DEVELOPMENT OBJECTIVES

- Successfully create an appropriately scaled mid-block, mid-rise office and retail ***tower*** design which assists in bringing life to a somewhat tired, critically located downtown tourist block and is compatible with context buildings.
- Design a grade-level urban location that accommodates 2-story Retail which both brings vitality to the sidewalk and economically thrives.
- Create a unique worker environment that provides multiple indoor/outdoor spaces to each office floor plate helping to further activate the 2nd Avenue and the alley.
- Utilize the roof platform for building tenant open space.
- Design intent is to establish a building height ***with appropriate floor to floor dimension for the use and internal layout.*** With core elements located to the edges, dimension to the glass line favors a taller ceiling height than the convention. The proposed design will be approximately 180' tall- well below the allowances for office projects in this zone.

# 04 CONTEXT ANALYSIS
## Zoning

### MAP KEY

**DOC2 500/300-500**
Downtown Office Core 2

**DOC1 U/450/U**
Downtown Mixed Commercial

**DMC 240/290-400**
Downtown Mixed Commercial

**DMC 125**
Downtown Mixed Commercial

**DRC 85-150**
Downtown Retail Core

**PMM-85**
Pike Market Mixed

Pike Place Market Historic District

Urban Center Village Boundary

### ZONING + OVERLAY DESIGNATIONS

## SURROUNDING USES


## MAP KEY

- SURFACE + GARAGE PARKING
- RESIDENTIAL/MIXED USE
- OFFICE/COMMERCIAL
- HOTEL/HOSPITALITY
- PUBLIC PARK
- CULTURAL/ARTS/ENTERTAINMENT

In the immediate surrounding 9 block footprint building uses today are primarily office / commercial and structures (or surface lots) for parking cars. Two buildings on the Pike/Pine stretch of 2nd Avenue are residential. One of these -- The 1521 Tower -- a 400' residential structure with 5 level above-grade garage is situated directly across the Avenue from our site. Note that 3 similarly sized residential towers are in design for near future and will significantly impact the character of the neighborhood.

# 04 CONTEXT ANALYSIS
## Traffic Flow

### MAP KEY

- Principal Arterial
- Minor Arterial
- Green Street
- Bus Stop / Light Rail Stop
- Protected Bike Lane
- In-Street Bike Lane
- Sharrows with Uphill Bicycle Lane
- 5-Minute Walk Radius
- Open Space

### ADJACENT STREET CLASSIFICATIONS

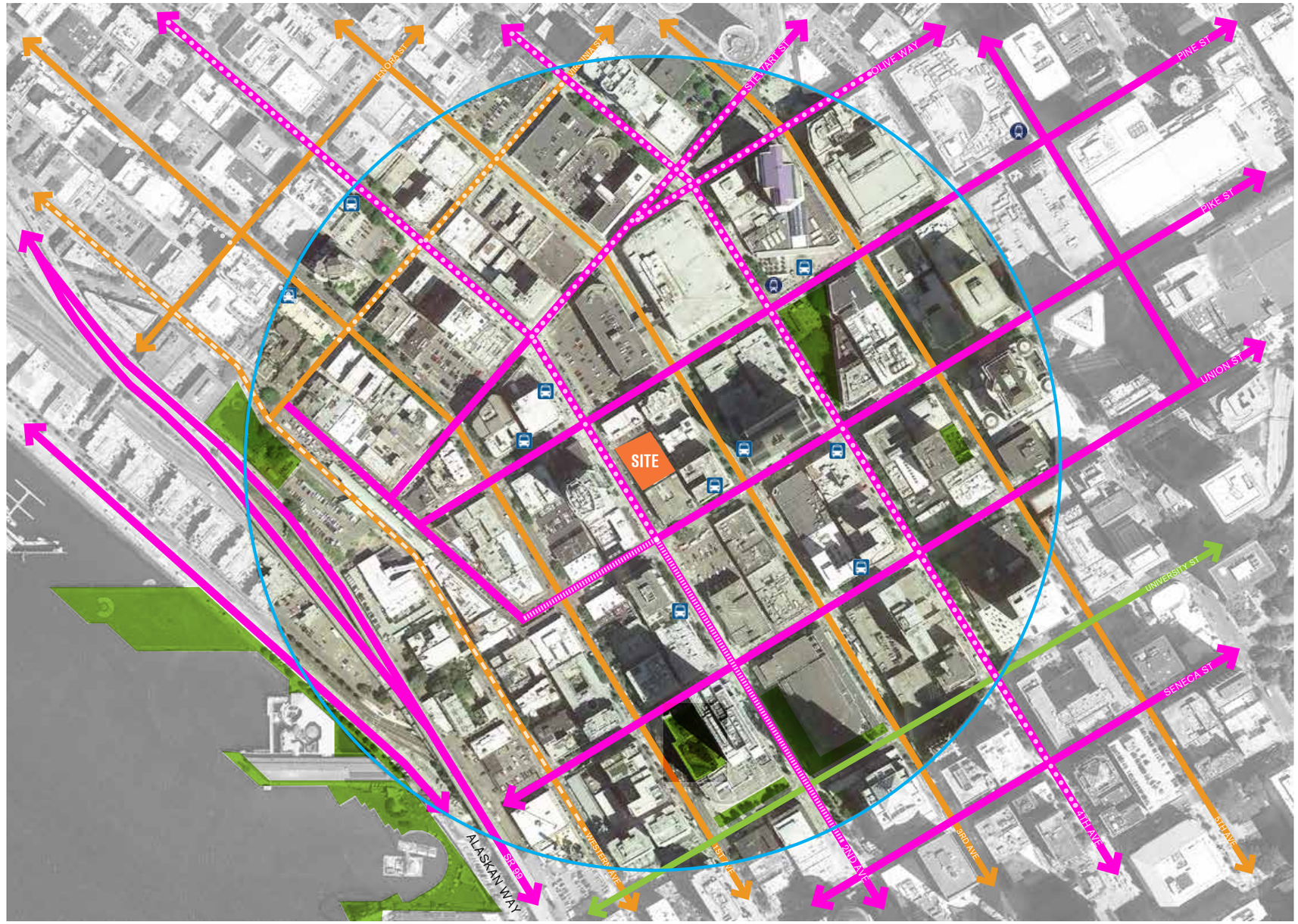
**Pine Street** Principal Arterial / Transit Street
Class 1 Pedestrian
On-Street Bike Lane

**Pike Street** Principal Arterial / Transit Street
Class 1 Pedestrian

**2nd Avenue** Principal Arterial / Transit Street
Class 1 Pedestrian
Bike Lane Planned

Fourth Avenue is a one way (northwest) directional street with associated Retail in this sector. Third Avenue has 2-way flow and is a principal bus routing thoroughfare, also primarily with Retail uses. Second Avenue has substantial week day southbound, one-way bus, truck car and bike traffic. Building types almond 2nd in this area are office/commercial, some residential and numerous parking lots or structures. Pike, Pine and Stewart all provide direct pedestrian conduits to Pike Place Market with Pine also saving as a direct link between people gathering locations of Westlake Plaza and the Market. Pine has 1-way vehicular flow to the West while Stewart and Pike are 1-way east-bound.

### TRAFFIC FLOW + SITING PATTERNS



## IMPORTANT LOCATIONS


## MAP KEY

- 00 1521 2nd Ave
- 01 Eitel Building
- 02 Newmark Tower
- 03 City Target
- 04 Russell Investments Tower
- 05 Benaroya Hall
- 06 1402 3rd Ave
- 07 Melbourne Tower
- 08 301 Pike
- 09 Gibraltar Tower
- 10 Joshua Green Building
- 11 Century Square
- 12 Fischer Studio Building
- 13 Westlake Center
- 14 Macy's (Bon Marche)
- 15 Olympic Tower
- 16 3rd + Stewart Garage / Columbia Sportswear
- 17 Broadacres Building
- 18 A.E. Doyle Building
- 19 Haight Building
- A 2nd + Pike (Olson Kundig Architects)
- B 2nd + Pine (WTGBD Architects)
- C 2nd + Stewart (Hewitt Architects)
- D 1900 1st Ave (Olson Kundig Architects)

# 04 CONTEXT ANALYSIS

## Prominent Surrounding Buildings

### 00 1521 2ND AVE


**2008** / 440’ / 38 Floors / 143 Units / Residential

### 01 EITEL BUILDING

**1926** / 90’ / 7 Floors / Office & Retail (primarily vacant)
**LANDMARK**

### 02 NEWMARK TOWER

**1991** / 260’ / 25 Floors /190 Units / Residential

### 03 CITY TARGET


**1991** (2012) / 65’ / 4 Floors / Retail

### 04 RUSSELL INVESTMENTS

**2010** / 600’ / 42 Stories / Office

### 05 BENAROYA HALL

**1998** / 65’ / 2,500 seats / Performance Hall

### 06 1402 3RD AVE

**1929** / 160’ / 14 floors / Office & Retail

### 07 MELBOURNE TOWER

**1928** / 125’ / 11 floors / Office & Retail

## 08 301 PIKE


**1940** / 45’ / 3 Floors / Office & Retail

## 09 GIBRALTAR TOWER

**1910** / 102’ / 8 Floors / Office

## 10 JOSHUA GREEN BLDG

**1910** / 120’ / 10 Floors / Office

## 11 CENTURY SQUARE

**1986** / 380’ / 30 Floors / Office

## 12 FISCHER STUDIO BUILDING

1912 / 100’ / 8 Floors / Residential
**LANDMARK**

## 13 WESTLAKE CENTER

**1988** / 335’ / 25 Floors / Retail / Office

## 14 MACY’S


**1928** / 80’ / 7 Floors / Retail
**LANDMARK**

## 15 OLYMPIC TOWER

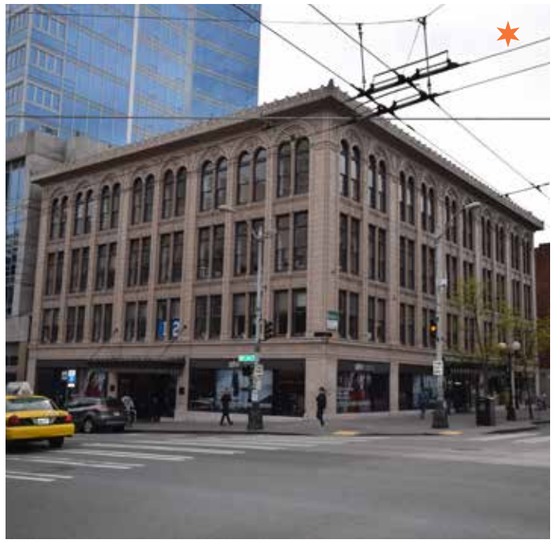
**1931** / 148’ / 12 Floors / Office
**LANDMARK**

Significant buildings in the vicinity range in era from the early 20th C to today; from Art Deco / Moderne to early 21st C Modern. Primarily mid-rise structures of 50-160’ with residential and office towers of 200-600’.

★ *Four Landmark-designated buildings are within 100’ of the site.*

# 04 CONTEXT ANALYSIS
Surrounding Buildings

## 18 A.E. DOYLE BUILDING

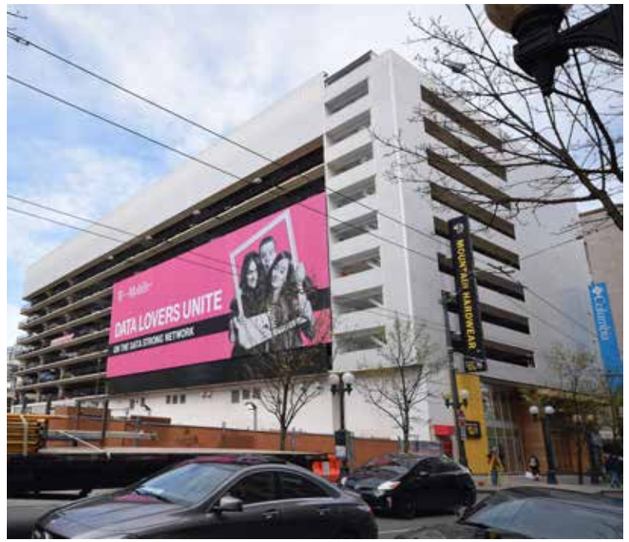


**1909** / 50’ / 4 Floors / Residential / Retail
**LANDMARK**

## 19 HAIGHT BUILDING

**1909** / 80’ / 7 Floors / Office

## 16 COLUMBIA SPORTSWEAR 3RD + STEWART GARAGE




**1960** / 100’ / 9 Levels / 845 stalls / Garage & Retail

## 17 BROADACRES BUILDING

**1907** / 133’ / 10 Floors / Office

### FUTURE NEIGHBORING PROJECTS


- A 2nd + Pike (Olson Kundig Architects)
- B 2nd + Pine (WTGBD Architects)
- C 2nd + Stewart (Hewitt Architects)
- D 100 Stewart (Olsen Kundig)

## A 2ND + PIKE / OLSON KUNDIG ARCHITECTS / #3009156


35 story residential tower / 290 residential units / 11.5k GSF retail and food service / 389 stall garage

## B 2ND + PINE / WTGBD ARCHITECTS / #3014773


39 story residential tower / 398 residential units / 193 stall garage

## C 2ND + STEWART / HEWITT ARCHITECTS / #3016702

40 story residential tower / 196 residential units / 2.6k retail / 145 stall garage

## D 100 STEWART / OLSON KUNDIG ARCHITECTS / #3013196 / COMPLETED

12 story residential tower / 97 residential units / 4.8k retail / 325 stall garage

## TOTALS FOR ALL 4 PROPOSED SCHEMES

981 Residential Units

23,000 SF Retail

1,220 Parking Stalls








## The good news is the neighborhood is changing.

The conditions today are less than ideal. This area unfortunately possibly represents the least-positive Seattle face to an unfamiliar, tourist population.

Remarkably unwelcoming, tired, dirty and thus unpleasant street scape. Sidewalks are multi-textured, uneven, unfriendly environments. This nature is largely contributed to by the vast expanses of opaque sidewalk level facades. Many of those facades are non-transparent because of they either house: a) vacant buildings, b) semi-disguised parking garages, c) real parking garages and/or d) retail environments which favor interior display space over windows. Alleys are nasty, unkept, potentially unsafe zones which are a collection of narrow, lumpy pavement, greasy-spoon exhaust ducts, industrial kitchen fans, refuse containers, rodent traps, security grilles and barricaded back doors. Basically, they are urban alleys.

Weekend denizens are a mix of tourists, some residents, bus-stop riders, shoppers, panhandlers and down & out types.

Workday inhabitants add a small portion of downtown workers to the sidewalk population. Traffic density of cars and buses increases significantly on those days.

This will be changing significantly as new planned development takes shape. Potentially 3 residential towers offering 900+ units and this development will positively influence this important Seattle neighborhood.

# 06 EXISTING SITE CONDITIONS
Neighborhood Public Spaces

The density of this urban core neighborhood presents limited but popular options of civic gathering places. Westlake Plaza, Pike Place Market and adjacent Steinbrueck Park are heavily trafficked through daylight hours by shoppers and tourists. The lesser known roof garden at the Russell Investments Tower offers a quiet respite from downtown activity. The Parklet currently occupying the east side of 2nd Avenue at the site will be removed.

## 01 PIKE PLACE MARKET PORTAL @ 1ST + PIKE


## 02 PARKLET @ 1516 2ND AVENUE

## LOCATION MAP


## 03 VICTOR STEINBRUECK PARK

## 04 WESTLAKE PLAZA @ 4TH AND PINE

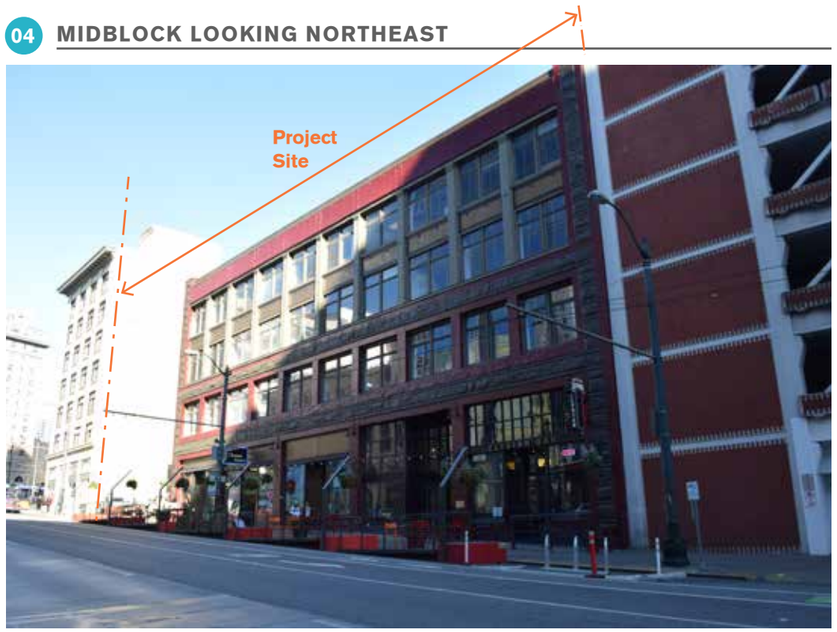
## 05 RUSSELL INVESTMENTS ROOF DECK

## 01 FROM 2ND + PINE LOOKING SOUTHEAST

## 02 MIDBLOCK LOOKING SOUTHEAST

## 03 FROM 2ND + PIKE LOOKING NORTHEAST


## 04 MIDBLOCK LOOKING NORTHEAST




## LOCATION MAP


The existing four-story masonry office building (previously The Columbia Building) was built in 1906 and renovated in 1984. The surface parking lot to the north of the building completes the 108' deep x 180' wide site. *See page 25 for survey information.*

# 04 CONTEXT ANALYSIS

Views from the Site


At lower levels, as is indicative of a mid-block downtown core site, views off the site are short range and restricted. Alley-side, views are very limited. Along 2nd Avenue views obviously expand in-line with the 90' right-of-way. To the south, as 2nd descends downhill, they are longer range than to the northwest as the Avenue bends north of Stewart. Views off the shorter property lines dimensions are obstructed by adjacent buildings, the residential Haight Building to the north and the Pike Street garage to the south.

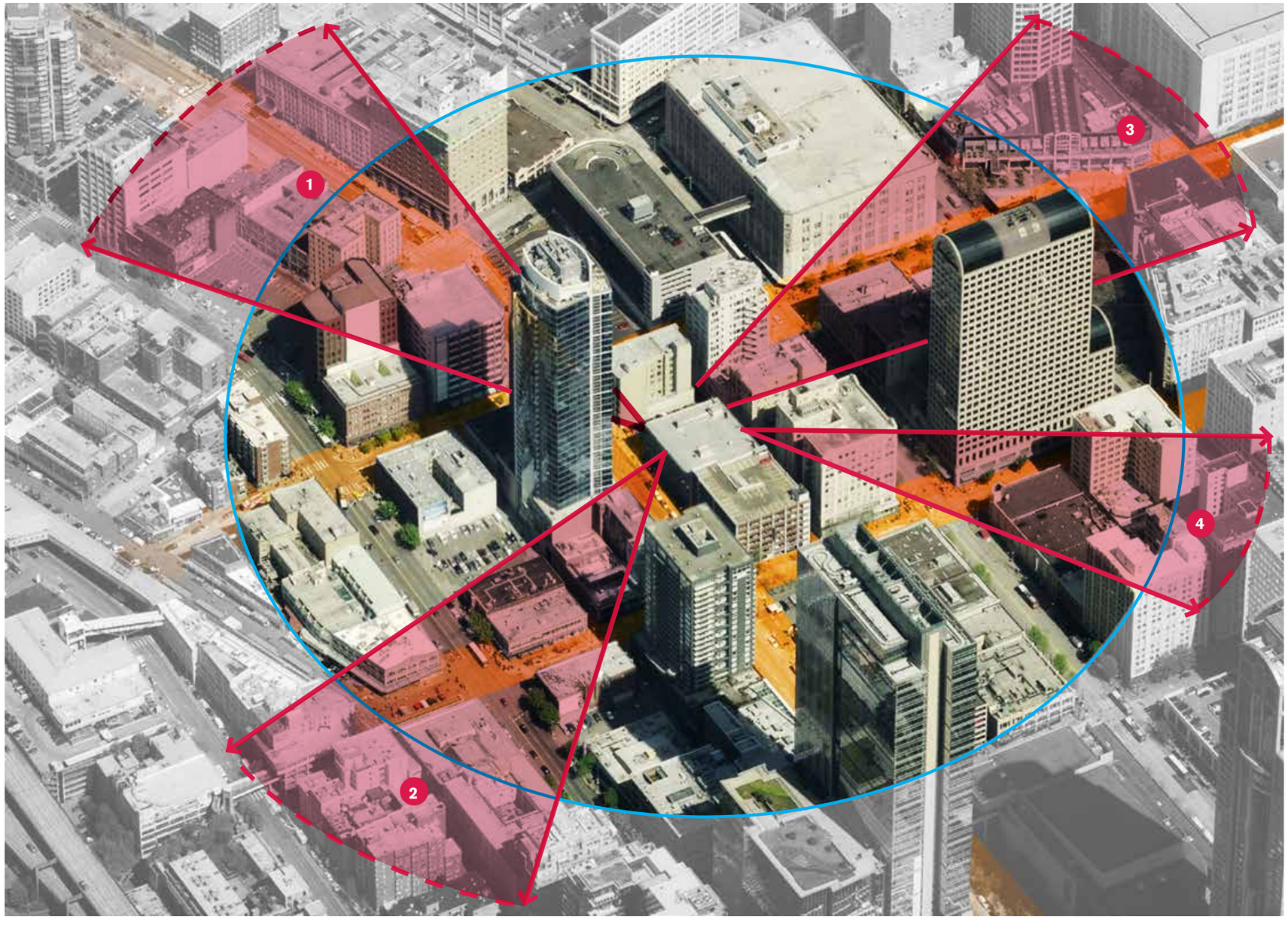
Haight building south facade

Lower west (alley side) facade of Fischer Studio Building


South "view slot" from 3rd Ave

North "view slot" from 3rd Ave

## LONGER RANGE VIEW APERTURES




## APPROXIMATE HEIGHT ABOVE MIDBLOCK

1. Above 125’ +/- to NW & Space Needle
2. Above 90’ +/- to SW & Elliot Bay
3. Above 110’ +/- to NE & Westlake Plaza
4. Above 130’

Upper level perspectives begin above 40’ and expand above 90’. Still limited by nearby architecture, there are corridors as illustrated in the adjacent diagram. Greatly impacted by the 440’ residential tower immediately across 2nd, there are opportunities nevertheless to see limited territorial views to the west / southwest (Elliott Bay and beyond). These exist today via the openings above low and mid-rise structures on the western side of 2nd Avenue.

Additionally there are unusual cross-town view opportunities to the east thru 2 slots above the 40’ high buildings along 3rd Avenue. These will remain for some time given the Olympic Tower landmark status and current ownership of 1535 3rd Avenue.

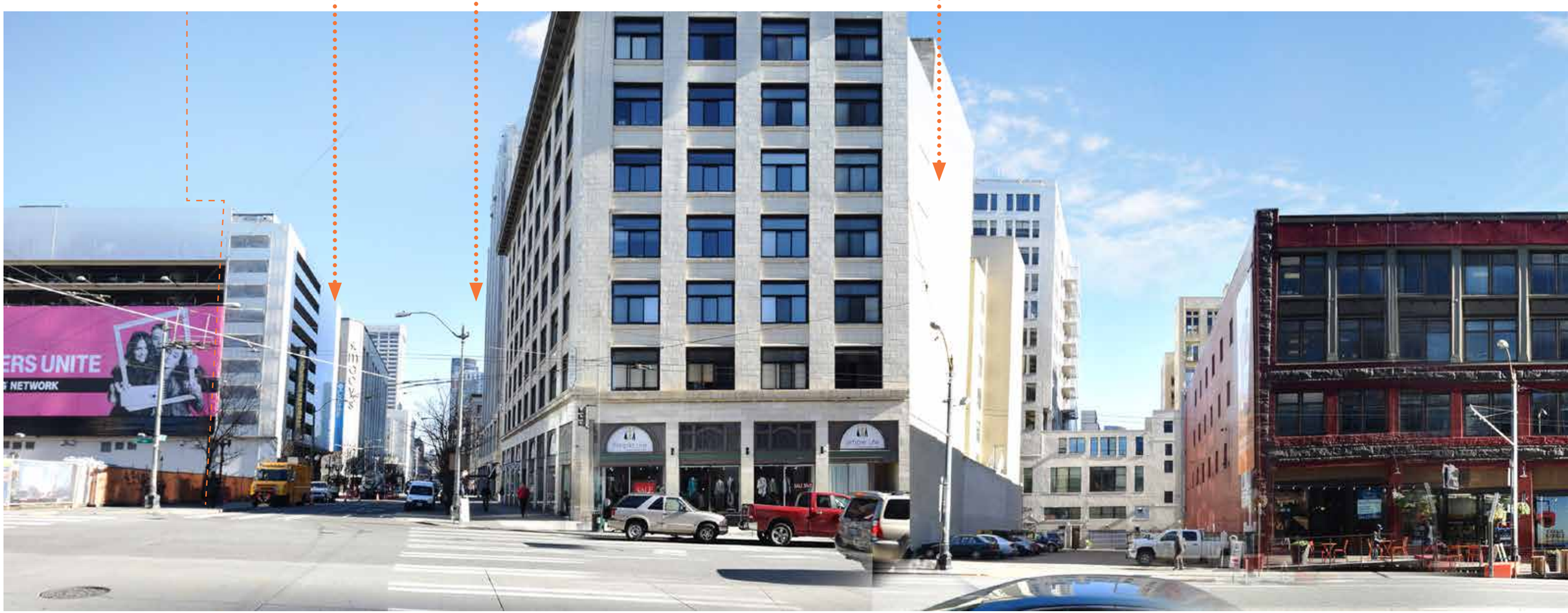
North view slot looking East

# 04 CONTEXT ANALYSIS

## Streetscape Photo Montage / Second Ave Facing East

Top of Haight Building

PINE STREET




16 2nd + Pine Future Tower Site (Under Construction)
#3014773 — see page 11

19 Haight Building

Chromer Building (to be removed)


SITE

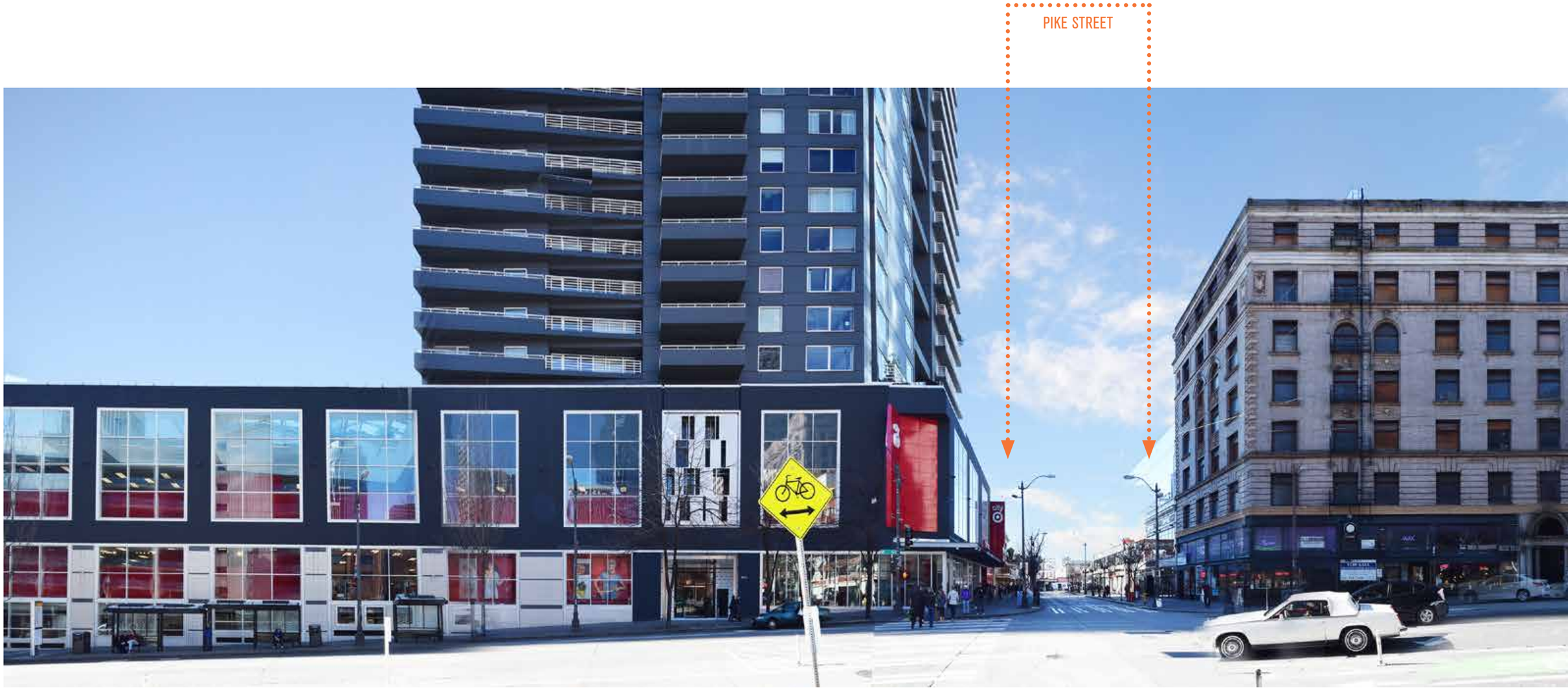
PIKE STREET


West Edge Garage

A 2nd + Pike Future Tower Site
(Under Construction)

# 04 CONTEXT ANALYSIS

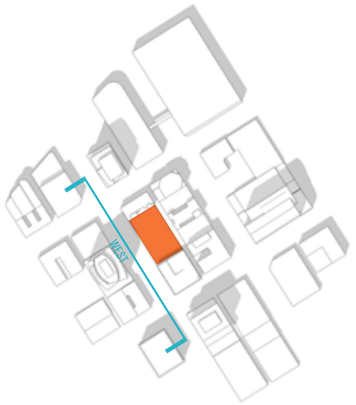
## Streetscape Photo Montage / Second Ave Facing West




03 City Target

02 Newmark Tower

Eitel Building




OPPOSITE MIDBLOCK SITE

PINE STREET

01 1521 2nd Ave.

18 A.E. Doyle Building

17 Broadacres Building

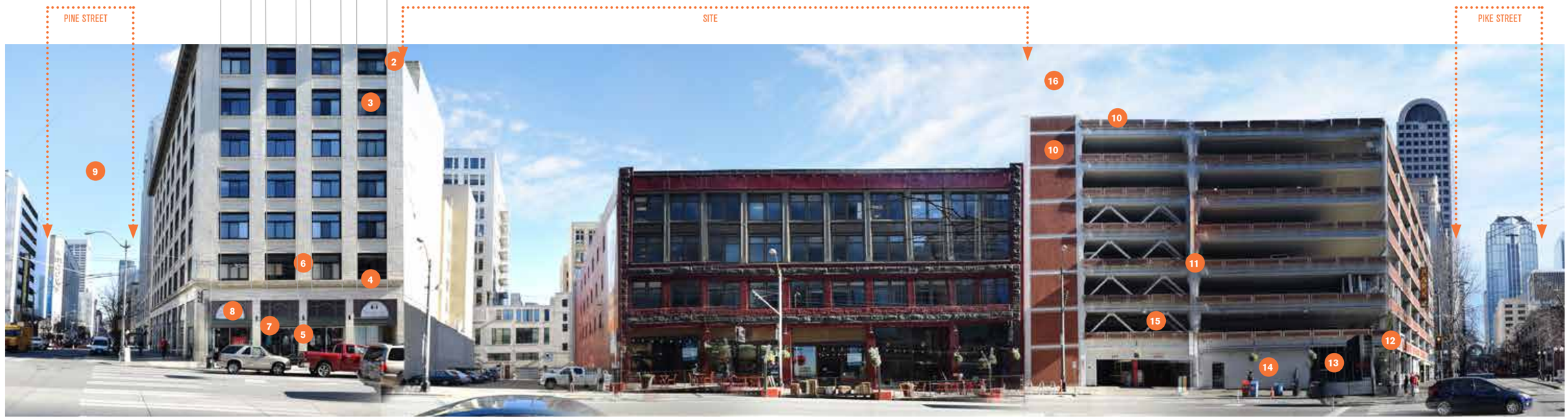
# 04 CONTEXT ANALYSIS

## East side 2nd Avenue: Pine to Pike Neighbors


Top of Haight Building

### CONCLUSION

Assessing the architectural character of the Pike to Pine buildings of 2nd Avenue informs us of numerous things. First, there is strong, attractive architecture. There are also lesser and/or unfortunate designs. Our immediate neighbors on the east side of 2nd Avenue are of the latter. In contrast, the west side has better edifices but there is not a single pattern that unites either. Multiple uses, contrasting vertical / horizontal proportions, non-alignment of architectural elements and different eras coexist comfortably without necessarily forced congruency or style.




## Haight Building

Non Historic, Renovated in 1987
Quasi Sullivan-esque design of 1909

1. 5’ Projecting cornice with dentil molding @ top of 2nd & Pine facades
2. Glazed terracotta skin at 2nd & Pine facades
3. Square openings @ floors 2-7 with 1987 aluminum windows / corbelled terracotta sills
4. 1’-6” Projecting Belt Cornice @ top of 2nd & Pine facades
5. Thin 1’-6” wide piers below 6 story piers at ground floor
6. Unvaried rhythm of 6 story 3’-8” wide piers on Pine (4’-0” on 2nd)
7. Vertical openings at ground level storefront with arched wood mullion infill
8. Assorted infill signage at Ground floor
9. Minimal ornament

*Overall: aspect ratio of 2nd Ave facade is **vertical***

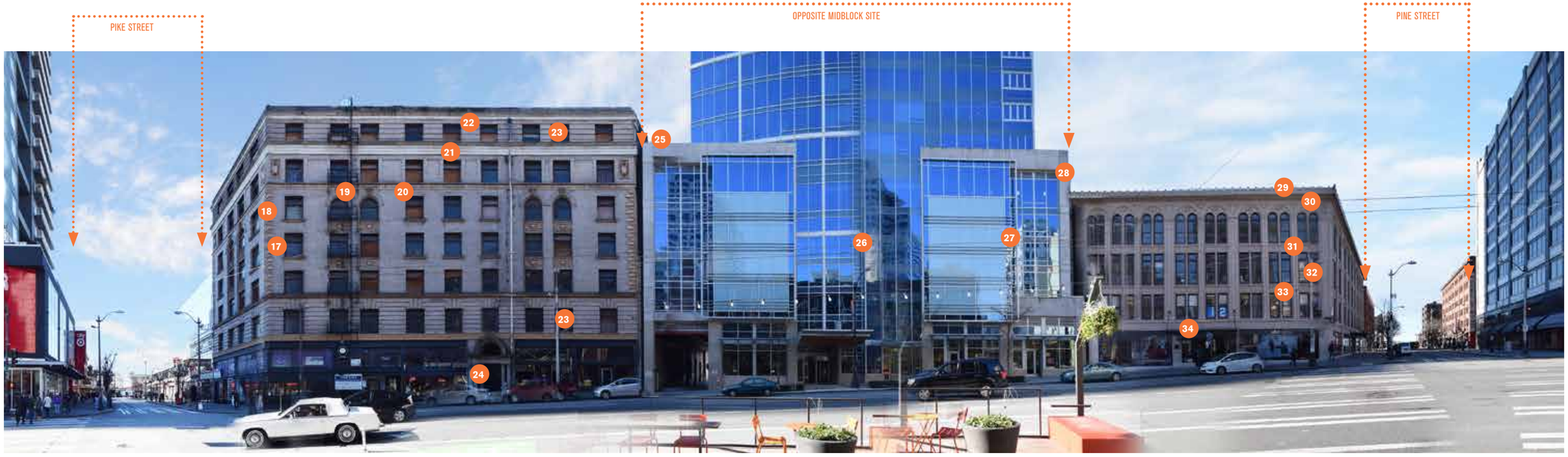
## West Edge Garage

Not a notable design. Built in 1970’s(?)

10. Applied “Brick” veneer panels *(with vertical coursing)*
11. Sloped façade elements on 3 frontages produce awkward elevational skewed geometry
12. Cell towers at third level
13. Aluminum storefront
14. Blank façade at base
15. Retrofit(?)structural bracing
16. Repetitive slot openings and spandrels clearly express “I am a Garage”

*Overall: aspect ratio of 2nd Ave facade is **horizontal***

This project's seeks to neither mimic with pastiche nor apply weak references from buildings that were built in a different eras (40-100+ years ago). Intent is to design a structure of the 21stC that is respectful to the neighborhood and today's craft and technology. The critical evidence from our block of 2nd Avenue is that a variety of good architectural patterns will make a diverse and cohesive vocabulary.




## Eitel Building

- ✶ Landmark structure built in 1926
- 17 True brick veneer skin
- 18 Articulated quoin corner
- 19 Paired vertical bays establish secondary rhythm
- 20 Lower belt cornice at 1st, 2nd and 5th floors
- 21 Primary cornice at 6th floor
- 22 Secondary cornice at 7th floor
- 23 Strongly expressed horizontal coursing at 2nd and 7th floors…
- 24 Vertical language to 3rd – 5th floors; horizontal to ground floor

*Overall: aspect ratio of 2nd Ave facade is* ***horizontal***

## 1521 Tower

Residential building and garage built in 2008

- 25 Top of podium aligns with top of Eitel primary cornice (but width does not)
- 26 Vertical language of tower breaks podium mass
- 27 Podium language a tartan pattern of vertical and horizontal members (non-alignment with Eitel, somewhat with Doyle)
- 28 Non-alignment with Doyle primary cornice

*Overall: aspect ratio of 2nd Ave facade is both* ***horizontal*** *(podium) and* ***vertical*** *(tower)*

## Doyle Building

- ✶ Landmark structure built in 1909
- 29 Primary projecting cornice
- 30 Ornamental Relief and arched window heads establish a strong horizontal language
- 31 Primary and secondary piers interrupt horizontal spandrels
- 32 Paired window bays establish a tertiary vertical pier vocabulary
- 33 Vertical punched openings at floors 2-4
- 34 Long horizontal frieze above horizontal openings at floor 1

*Overall: aspect ratio of facades is* ***horizontal***

# 04 CONTEXT ANALYSIS

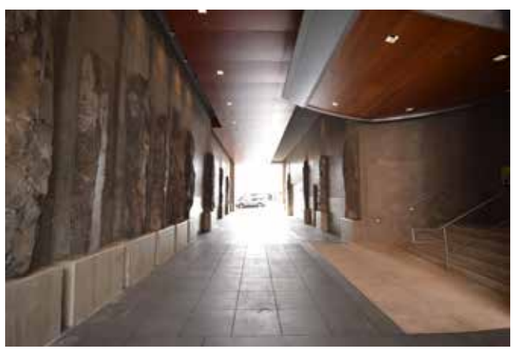
## 2nd Ave: Pike to Pine West Side

The 440’ tall, taut glass skin tower looms over the block.  Transparency is not apparent from street perspective as glazing is reflective and blue tint is pronounced.




Sidewalk is mix of materials and textures including concrete, asphalt, moss and pigeon droppings.

Lower levels of tower houses a small amount of low-volume retail, the Residential lobby and 5 levels of parking garage.

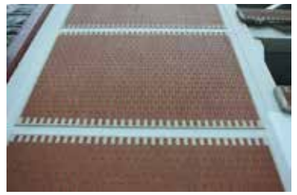


The port cochere and associated curb cut interrupt sidewalk pedestrian flow…

as well as provide an unfortunate link to the alley…

and back door of adult establishment beyond.





Protruding signage and unusually oriented masonry adorns both west & south facades.


Unsafe, dismal recessed exit from Haight Building.

In this case, may only be overhead plant irrigation spillage.

Typical urban core alley: refuge containers, exhaust ducts, drainage pipes, pest traps, etc.


Limited street-level transparency at the garage. The curb cut, with in-and-out traffic interrupts pedestrian flow along 2nd. The architecture of the garage presents limited design cues to work with. Note that the floor plates are sloped.

# 05 ZONING SUMMARY

Relevant Development Standards

## LAND USE CODE SUMMARY

**ZONE:** DMC 240/290-400

### 23.49.008 STRUCTURE HEIGHT

- Non-Residential: 240’ / Residential: 290-400’
- Additional height above limit: Penthouses and covered Common Recreational Areas: +15’ (stair) / +25’ (elevator) with max rooftop coverage of 35%.
- Screening of Rooftop Equipment: 15’ or 10% of height limit (whichever greater)

### 23.49.009 - STREET-LEVEL USE REQUIREMENTS

- Minimum street frontage (street-level): 75%
- Located within ten (10) feet of the street property line.
- Pedestrian entrances shall be located no more than three (3) feet above or below sidewalk grade

### 23.49.011 - FLOOR AREA RATIO EXEMPTIONS

- Street-level uses with minimum floor to floor height of 13’ and depth of 15’ with overhead weather protection satisfying Section 23.49.018
- Residential use
- Shower facilities for bicycle commuters;
- Mechanical equipment allowance (3.5% CFA)
- Note: Rooftop mechanical equipment (enclosed or not) calculated as part of total gross floor area.

### 23.49.016 - OPEN SPACE

- Office open space: 2% of Office area
- Open to the sky and accessible to all tenants and employees of the building

### 23.49.018 - OVERHEAD WEATHER PROTECTION

- Minimum length: 180’ (the entire street frontage with adequate lighting for pedestrians)
- Minimum horizontal dimension: 8’
- Vertical dimension above sidewalk: 10-15’

### 23.49.019 PARKING / LOADING

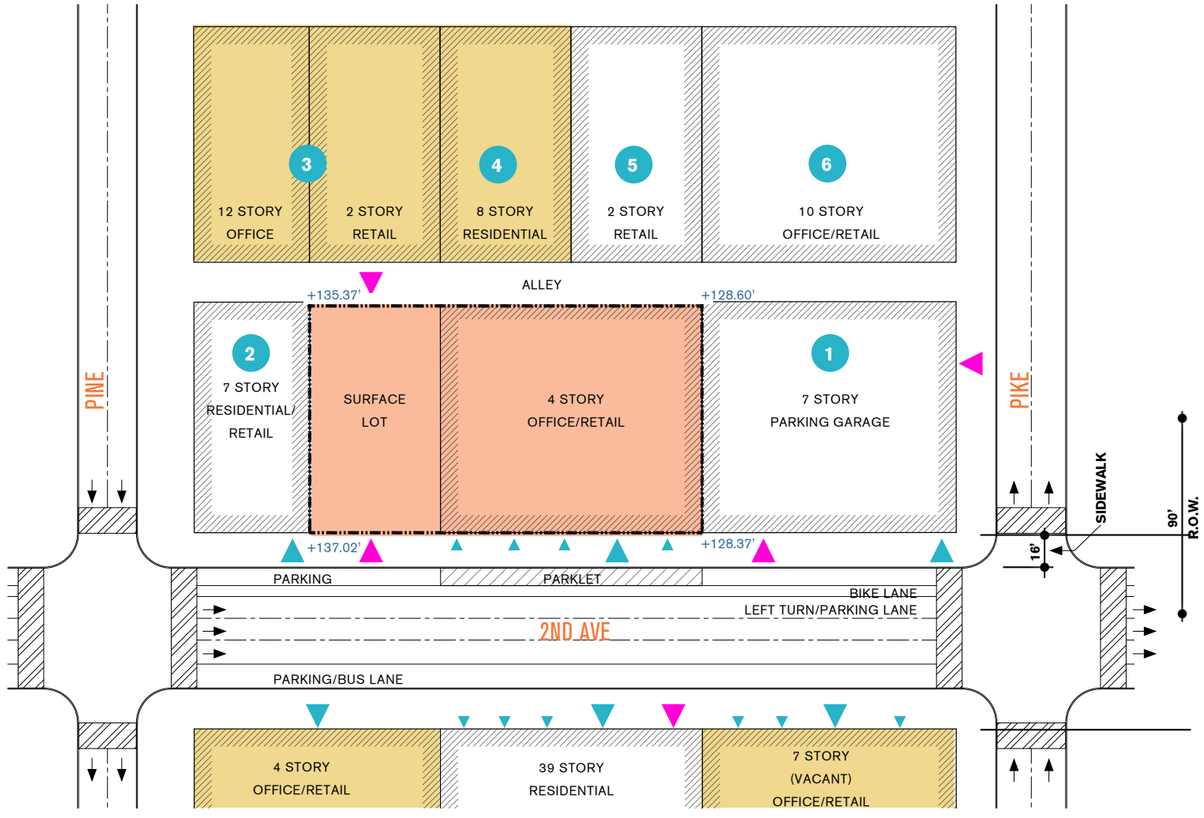
- No parking, either long-term or short-term, is required for uses on lots in Downtown zones
- Bicycle parking: OFFICE @ 1/5000sf of office GFA / RETAIL (over 10,000sf) @ 1/5000sf of Retail GFA
- Required loading berths: 3 (2 Office, 1 Retail)

### 23.49.056 STREET FAÇADE / LANDSCAPING / STREET SETBACKS

- PROPERTY LINE FAÇADE required
- Minimum Facade Height: 35’
- Setback limits to 15’ above sidewalk: None / 15-35’: 10’ for 20’ max and 40% of façade total
- Facade Transparency between 2-8’: 60%.
- Blank Facades: 15’ max
- Street Trees: required (to standards of Right-of-Way Improvements Manual)

### 23.49.058 UPPER-LEVEL DEVELOPMENT STANDARDS

- Facade Modulation 86-160’: 155’ (max length within 15’ of street property line) / 161-240’: 125’
- Max Tower floor area (structures with residential use above 160’): 11,500sf max




### MAP KEY

- Vehicular Entrance
- Primary Building Entrance
- Secondary Building Entrance
- Landmark Structure

### BLOCK NEIGHBORS KEY

1. West Edge Garage
2. Haight Building
3. Olympic Tower
4. Fischer Studio Building
5. Aaron Brothers
6. Melbourne Tower

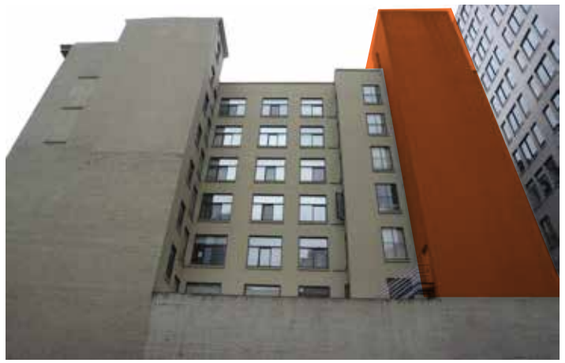
## EXISTING SITE OBSERVATIONS

The masonry south facade of the Haight Building is generally in good shape and shows a degree of texture in morning light. The recessed center portion has repetitive fenestration for the upper six levels.

The site slopes downward to the south approximately 8.5' along 2nd Avenue.

There are no Street Trees nor any vegetation on the site.

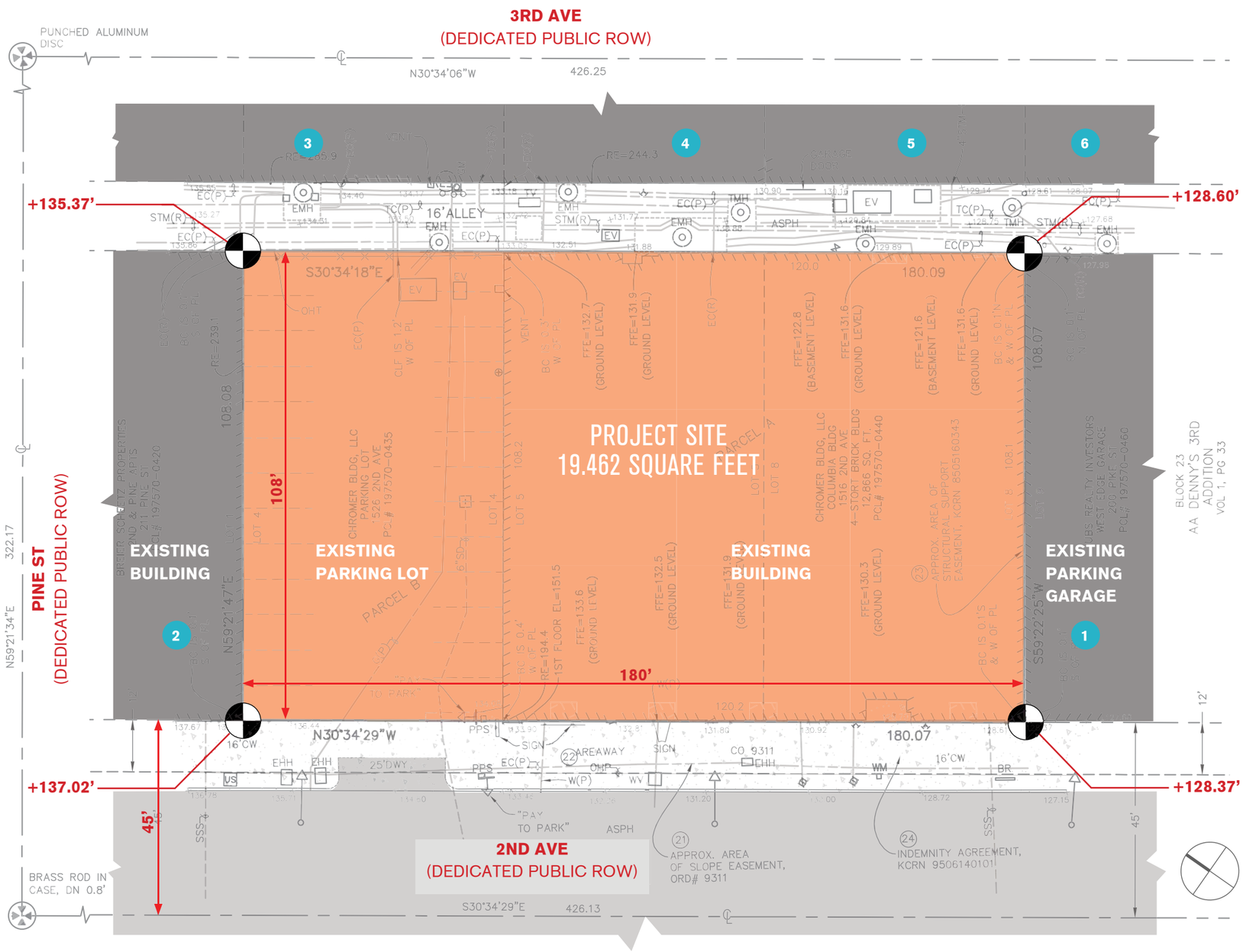
The creation of a lightwell is a result of that building's ownership to add the stair tower to the alley side in 1987. The original design of the building was open to the east.



Existing void at Haight Building (north site edge)

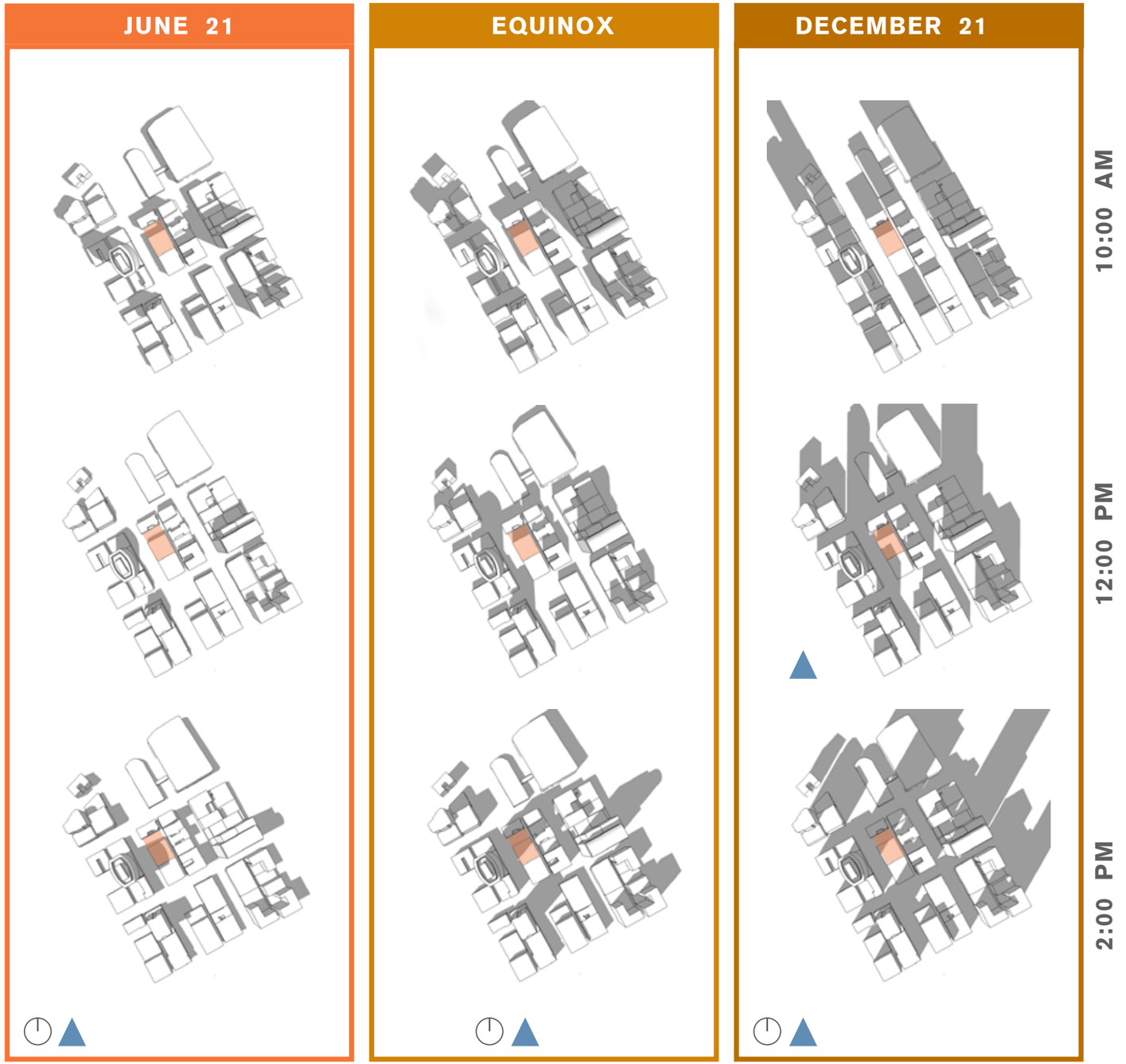
Existing surface parking lot, w/ Olympic Building Beyond

## SITE SURVEY



# 06 EXISTING SITE CONDITIONS

Shadow Patterns




Nearby towers casts shadows onto the site at certain times during the year. The greatest impact is from the 440' tall **1521 Tower** positioned just to the west/ southwest. The 280' **Landmark Tower** has lesser effect (winter only).

Future tower site

Significant shadowing impact from neighboring structures



The 3 additional 400’ residential towers will significantly change the sunlight conditions on the street level of the neighborhood as well as our site.

Approximately 900 new residential units will add large numbers of residents to local sidewalks mornings, evenings and weekends.

## 1. Massing & Form:

### OPTIONS & ARTICULATION

**The Board considered previous designs to be a "thick bar, which showed little regard for the massing context, scale or adjacencies.**

***Design Response:*** *We conducted design studies of various massing, quantity of floors and dimensions. We were unable to detect a solution that did not encroach on neighbor privacy, impact market viability or fail to reach owner's goals.* ***[See p32-34]****. The proposed design presented here looks to break apart the overall mass and add depth to the perceived block frontage. The resulting void respects the west façade privacy of the landmark Fischer Studio Building.*

**The Board required more distinctly different options be explored, that also afford better light penetration to the mid-block.**

***Design Response:*** *The proposed design presented here looks to break apart the overall mass and add depth to the perceived block frontage. The resulting void allows light penetration into the block far beyond a conventional stacked series of floor plates.* ***[See p35-60]****.*

**The Board requested shadow and light impact study**

*Design Response: Provided.* ***[See p55].***

**The Board felt the street facing wall should be strong, but it deserves rhythm, articulation and scale that is not ignoring the well-established patterns in the vicinity and across 2nd Avenue.**

***Design Response:*** *Provided. [For analysis of neighboring and facing 2nd Avenue buildings* ***see p22-25*** *and for design of lower façade* ***see p50-51]****.*

### ALLEY FAÇADE & ADJACENCIES

**The Board did not support any balconies on that façade (responding to light and privacy concerns)**

***Design Response:*** *We have not understood the rationale behind opposing these outdoor workspaces but feel that if the issue is privacy-related with respect to the Fischer Studio Building we have made significant adjustments to the design. The largest design change is the lifting of all the office floors well above the neighboring residential buildings. Additionally, we have pulled these outdoor rooms even further away from the FSB by positioning them at the corners.* ***[See pages 41, 46, 48, 49 and 53].***

### CORE, NORTH WALL & ROOF ELEMENTS

**The Board requested more study of light penetration to the neighboring north window well**

***Design Response:*** *We have voluntarily sized and positioned the north core of the building such that this façade is held back approximately 30" off the property line providing a 15-16' width to the majority of the light-well. Additionally, the design will consider the installation of light-colored, cladding material to this core element north façade that will increase reflective ambient light to the north.* ***[See pages 47, 53 and 58].***

## 2. Ground Level & Streetscape:

### RETAIL HEIGHT & LENGTH:

**The Board strongly supported 2 stories of tall and deep retail but did not express a preference for the office lobby at the north or south**

***Design Response:*** We have presented a design that continues to have 2 stories of ground-related retail with the major retail entry to the south and an office lobby to the north. ***See page 61*** for alternate program consideration for the second level.

### RETAIL TRANSPARENCY, OCCUPATION & POROSITY:

**The Board agreed the full length of the ground floor should be highly transparent and integrate multiple door locations besides the 'retail lobby'**

***Design Response:*** *We have added a mid-block entry location which would coincide with the stepped floorplate of level 1. This produces a 3rd entry point off the sidewalk, each positioned approximately 65-70' apart.* ***[See p51]****.*

**The Board strongly supported the concept of a raised retail street porch**

***Design Response:*** *We have provided the opportunity for a significant raised street porch on the roof of Level 2 with up to 160' of 2nd Avenue frontage.*

### STREETSCAPE DESIGN

**The Board expressed interest in deeper voluntary setback at the ground level**

***Design Response:*** *We have recessed approximately 40' of the south end of the 2nd Avenue façade between 2-5'. We envision this covered expansion of the adjacent 16' wide sidewalk as an opportunity for seating on site furniture, information kiosk, pedestrian-scaled signage or other feature. There is concern by the design team about providing deeper recessed areas which may be diminished due to less desirable occupants of the neighborhood.*

## 3. Composition, Materiality & Details:

### FAÇADE PROPORTIONS AND COMPOSITION

**The Board requested the incorporation of secondary scaling and composition of the form to reflect immediate context, and re-balance the over horizontality of the retail floors**

***Design Response:*** *We have provided analysis of neighboring and facing 2nd Avenue buildings and have utilized that information to begin to design this lower façade.* ***[See p22-25*** *and for design of lower façade* ***see pages 45 and 50-51].***

### ALLEY FACADES & SAFETY

**The Board requested that lighting be shielded from all adjacent residential windows and all alley facing materials should be quality and unified with the rest of the design.**

***Design Response:*** *Lighting will be selected at the appropriate time in the design process and will be positioned along the alley to provide intelligent, code-compliant illumination which will be shielded such as to not impact residential windows.*

*Alley side materials will be of a durable nature such as precast concrete panels as illustrated on the east façade. Roll-down doors at vehicular traffic areas will be steel as will be man doors and frames.* ***[See p53].***

## DRB High Priority Items from EDG 1

### ARCHITECTURAL EXPRESSION

**B1** Respond to the neighborhood context.

**B2** Create a Transition in Bulk and Scale.

**B3** Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area.

### THE STREETSCAPE

**C1** Promote Pedestrian Interaction.

**C3** Provide Active – Not Blank – Facades.

**C4** Reinforce Building Entries.

### PUBLIC AMENITIES

**D1** Provide Inviting & Usable Open Space.

**D6** Design for Personal Safety & Security.

# 08 ARCHITECTURAL DESIGN

## Alternative Studies — Range

This project is for the design of speculative high-rise Office building. It is rare in today's Seattle real estate market to successfully lease Office floorplates less than 16,000 gsf, particularly in the downtown core. Each of these designs attempted to modify the typical (cost-effective) rectangular proportions to provide greater dimension from neighboring buildings.

In total, the design team investigated over 2 dozen various massing configurations and placements on the site. We have illustrated 15 here.

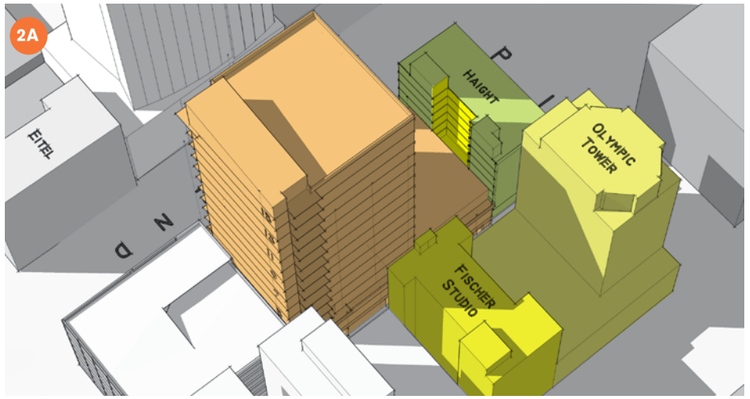
Various approaches to the shaping of these designs included:

- Smaller floorplates (taller tower designs)
- Shifts in placement of towers between edges or center of site
- Narrower floorplates (east facades pulle51d back off the alley)
- Eroded floorplates (to either end of site)
- Internal placement of core elements (to east façade for neighbor privacy concerns)

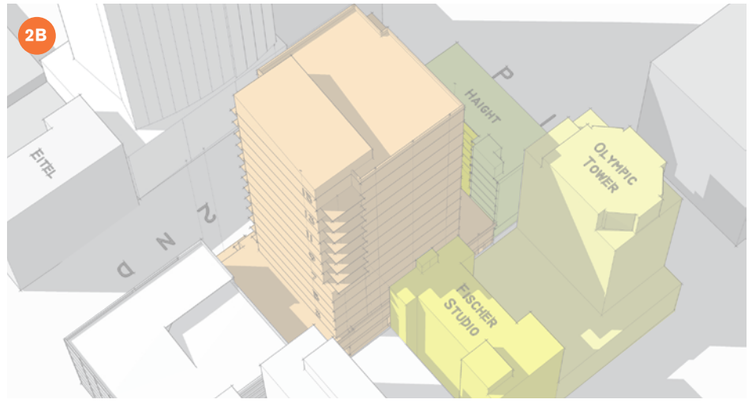
Each of these designs had significant drawbacks with the owner programmatic requirements and marketplace criteria for office and/or retail use. Additionally — as with any reasonable development of this site — all had impact on neighboring structures view or exposure.

Consequently, a different approach to conventional stacking and massing has been pursued and these designs have been discarded.

**Undimmed images accessed on following page 34**

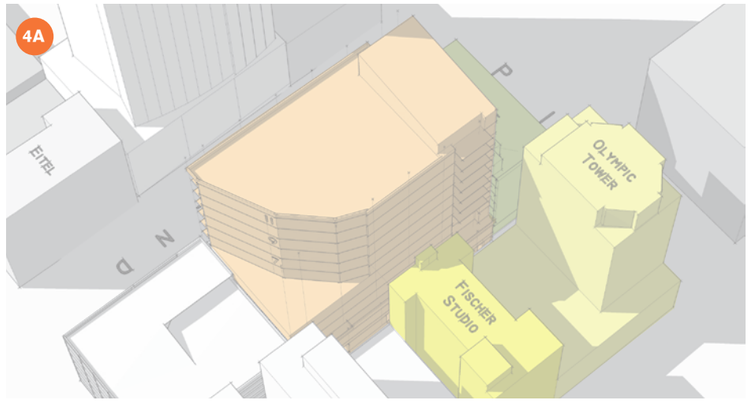


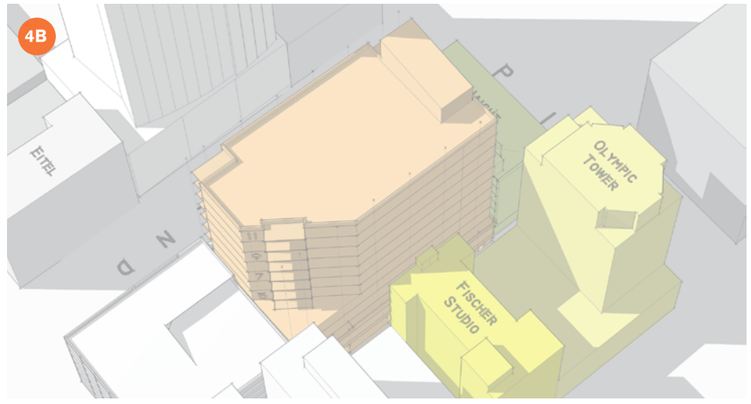

**Smaller floorplate 15 story tower**

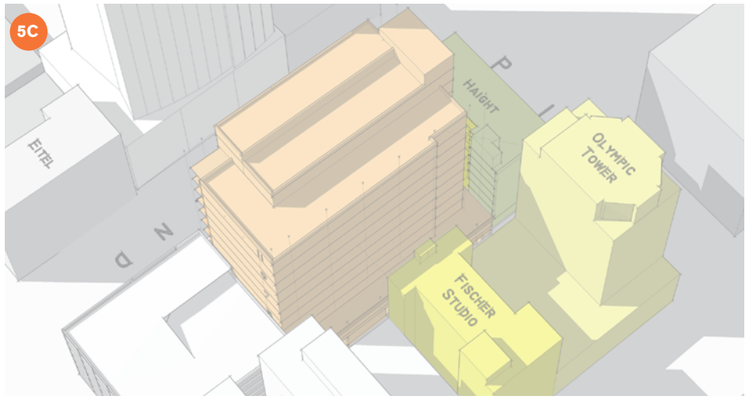



To South

Mid site

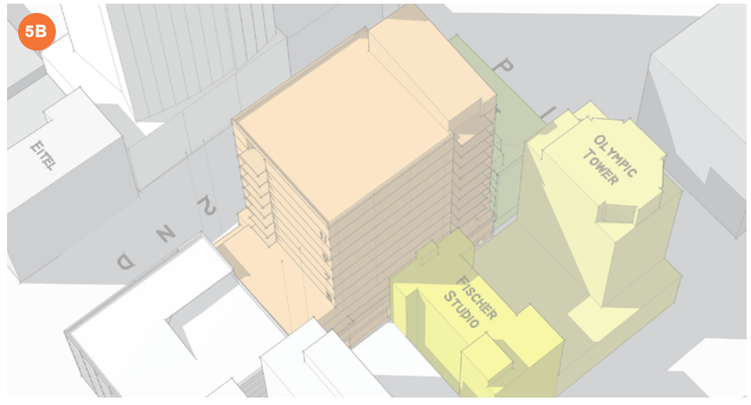


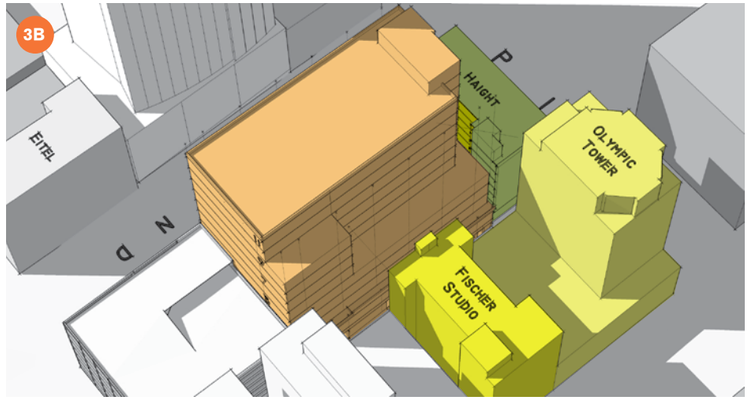

**12 story offset**

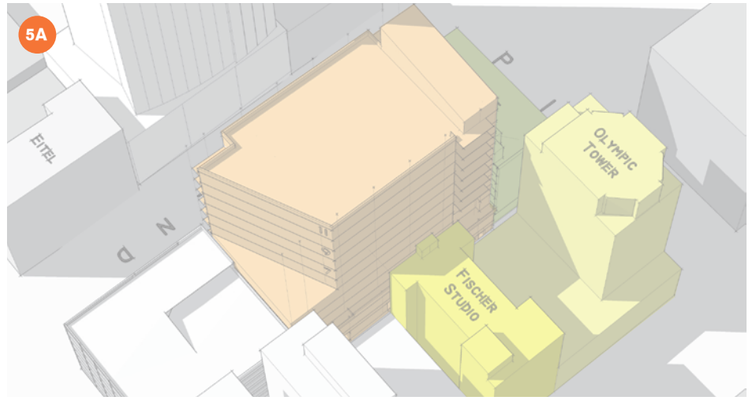
To West




To North

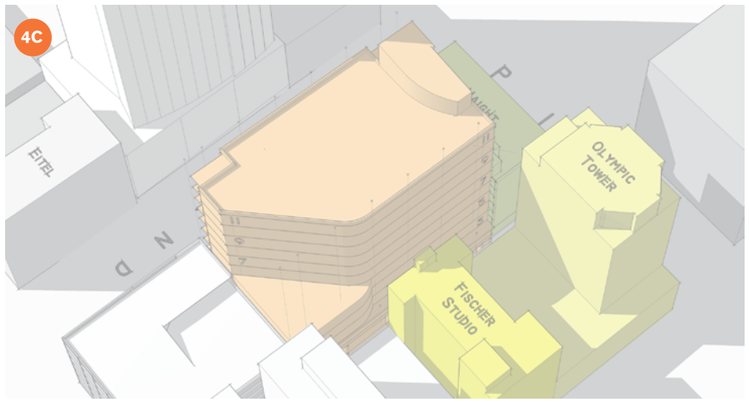

Narrow plate 11 story slab

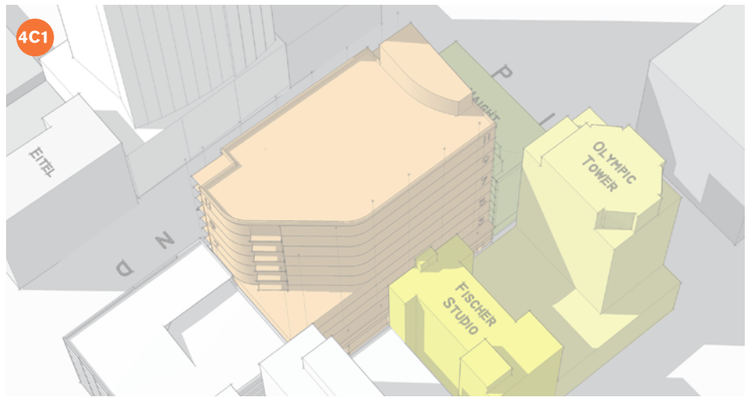


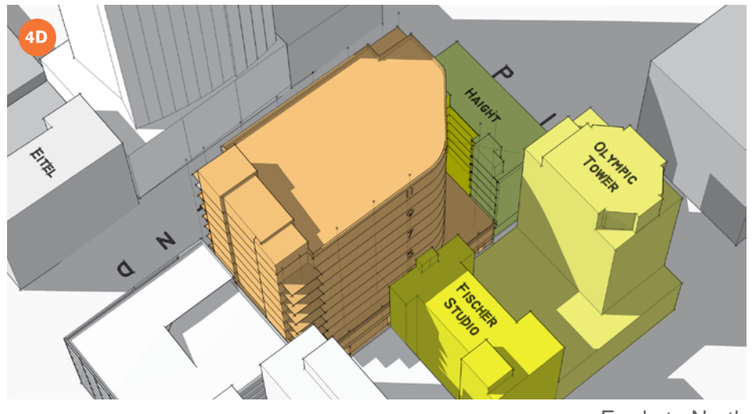




Wide plate / 11 story

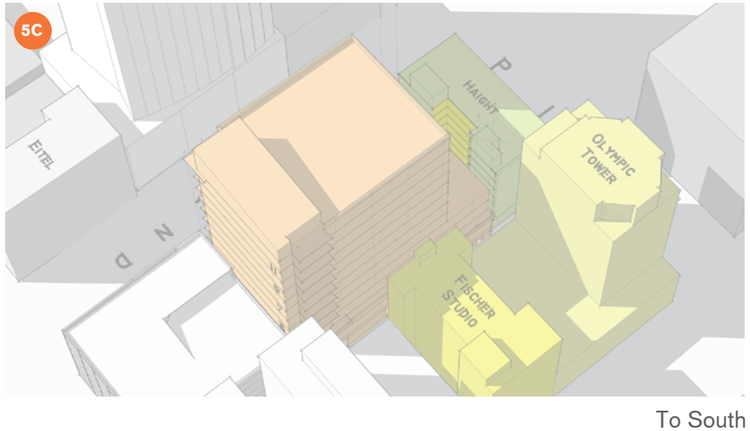
Erode to South



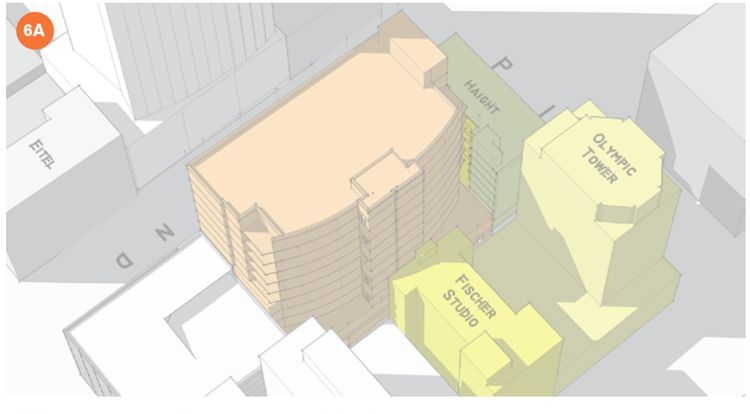



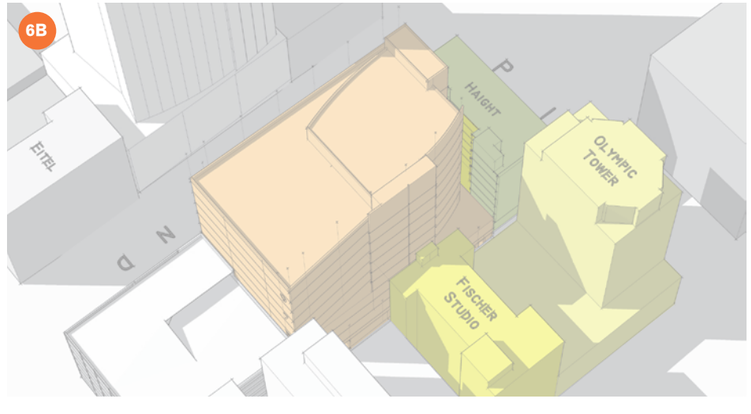

Erode to North




To South




Offset core to alley 11 story block



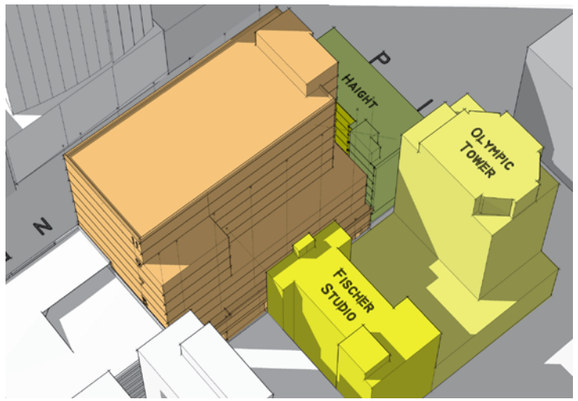
# 08 ARCHITECTURAL DESIGN

## Alternative Studies — Detailed

**2A** This 11 story design stepped back the alley façade xx' from the east property line for the levels 6-11; xx' for 3-5 and 2' for 1-2. Floors 6-9 are L-shaped in plan with the extending leg occurring to the south, aligning with the gap of the lower Aaron Brothers building [5]. The building core elevators are positioned to the north edge so as to coincide with below-grade garage layout of ramps and drive aisles.

Issues that occur with design:

- xx' width of floorplate is very narrow and presents significant multi-tenant layout limitations…
- floor plate sizes of xx gsf are too small…
- to acquire adequate program pro forma sf the design is 175' (avg) length and 11 stories in height which limits neighbor views to the west similar to original EDG design.



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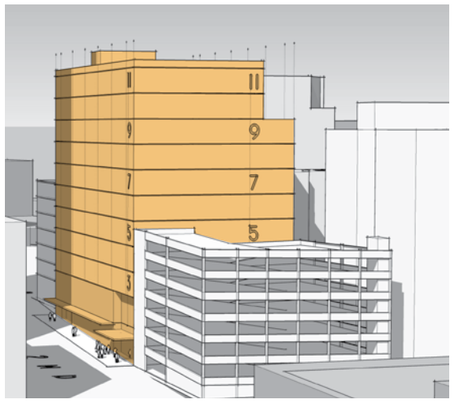

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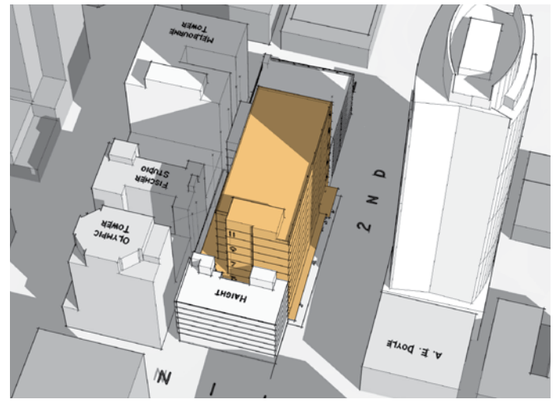
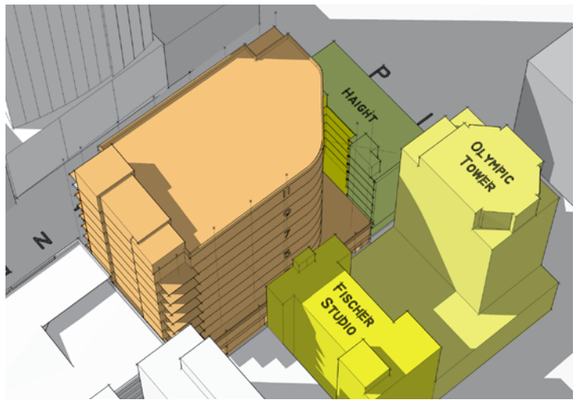


June 21 @ 4:30 PM

**4D** This 11 story design places the alley façade 2' from the east property line for all levels. The building core elevators are positioned to the south edge so as to coincide with below-grade garage layout of ramps and drive aisles. Floors 3-11 are eroded to the northwest in plan with the intent of leaving a view slot from the Haight Building south façade. It should be noted that the 12 apartment units with windows on this façade had a similar view slot to the alley until 1987. At that time the building owners decided to close that off to construct a new stair tower at the southeast corner.

Issues that occur with design:

- xx' the irregularly shaped floor plate creates inefficiencies which have significant impact on the small xx gsf floor plates…
- to acquire adequate program pro forma sf the design is 175' (avg) length and 11 stories in height which limits neighbor views to the west similar to original EDG design.



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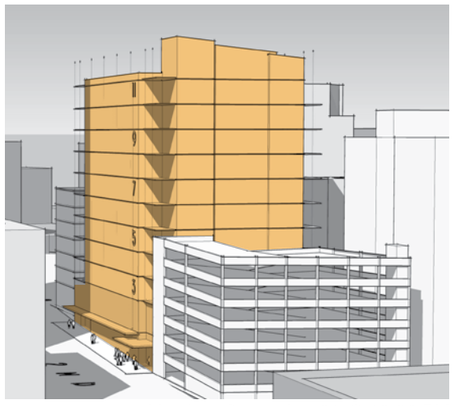


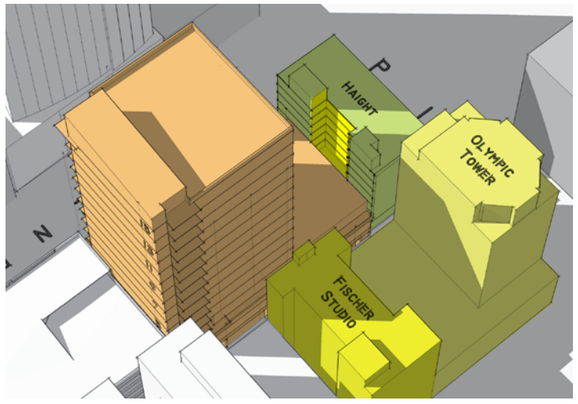
March or September 21 @ 12:30 PM

June 21 @ 4:30 PM

**5B** This 15 story design places the alley façade 2' from the east property line for all levels but produces an xx gsf floor plate. The tower is biased to the south and building core elevators are positioned along the edge so as to coincide with below-grade garage layout of ramps and drive aisles. Floors 3-11 are held back off the Haight Building south façade.

Issues that occur with design:

- far too small a floor plate to be viable in today's urban office marketplace…
- primary façade faces directly to exposed Haight secondary facade.



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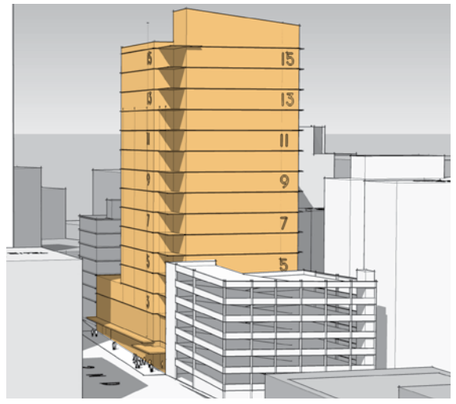

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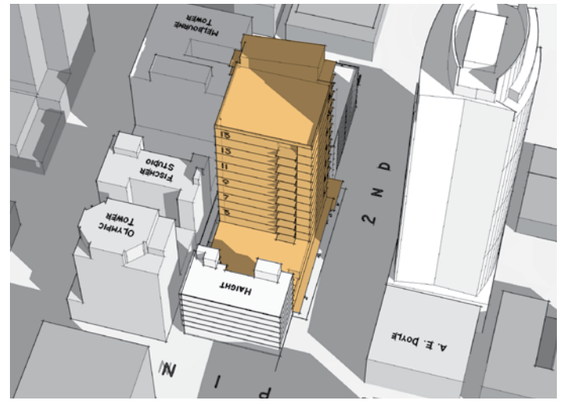
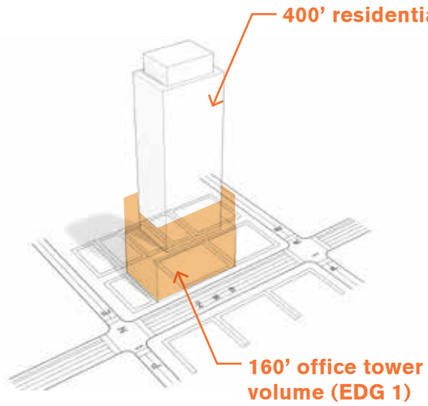
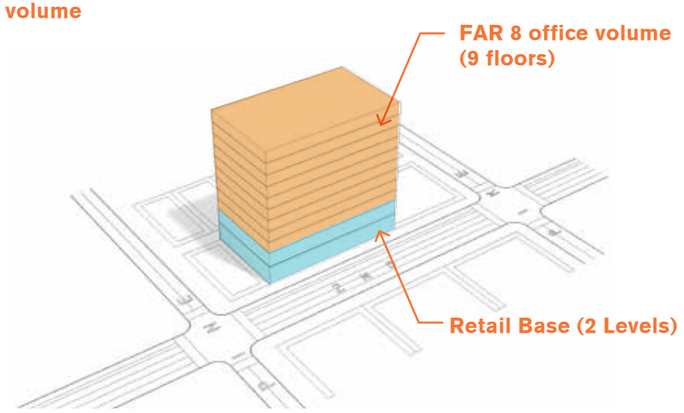
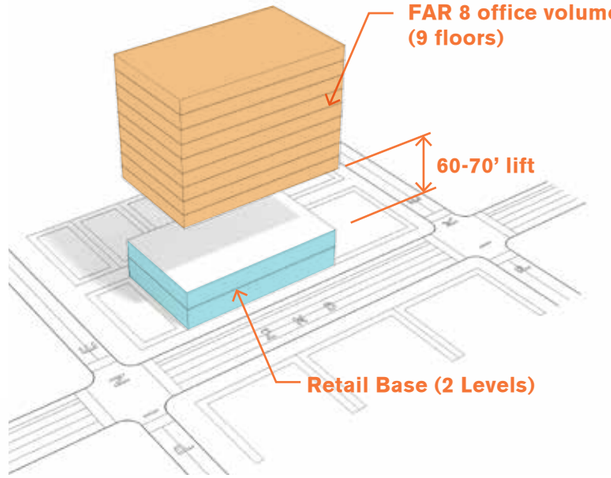
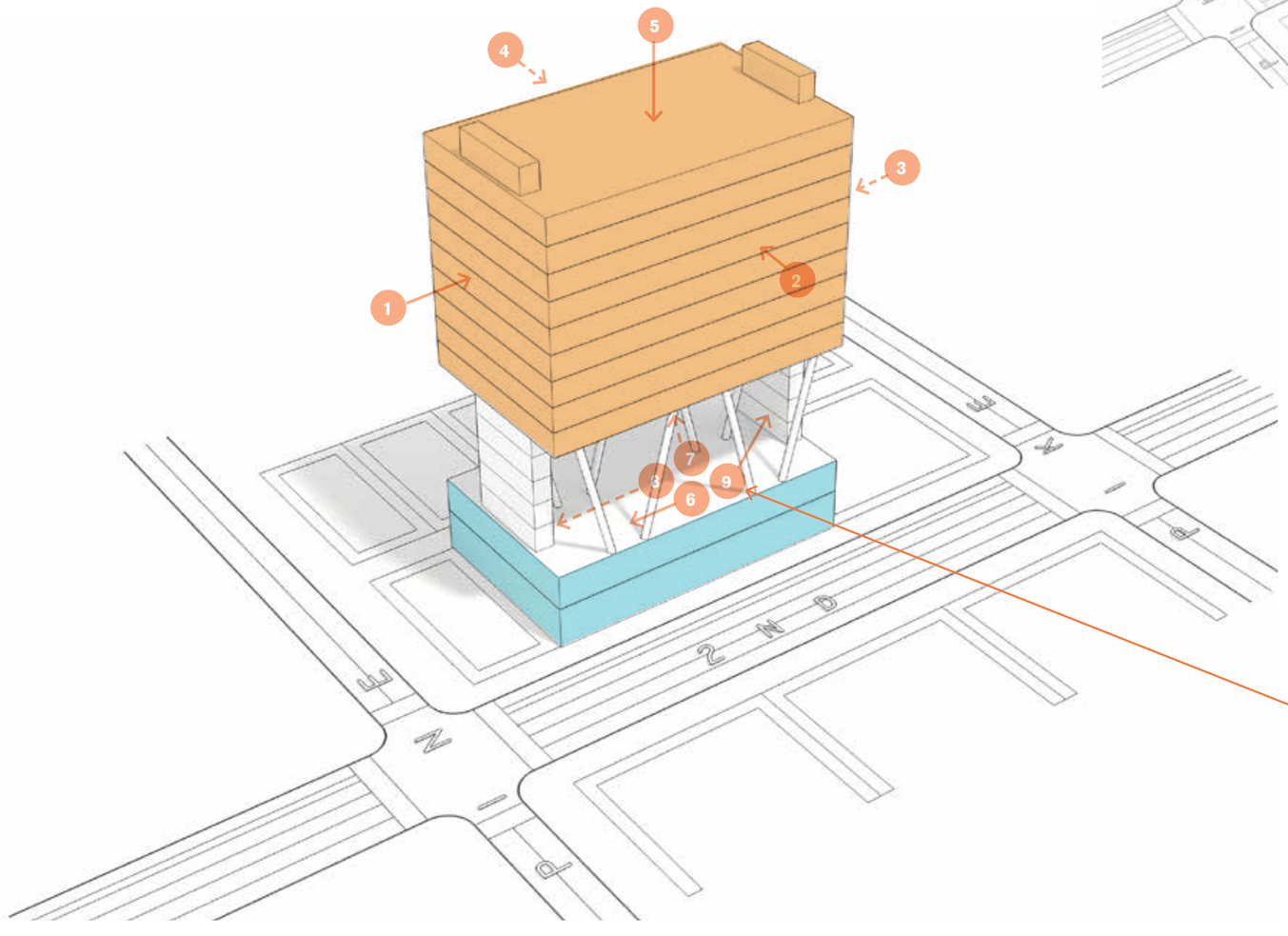


June 21 @ 4:30 PM




Whereas a conventional massing produces 5, the lift creates a building of 9 major urban facades.

# 08 ARCHITECTURAL DESIGN

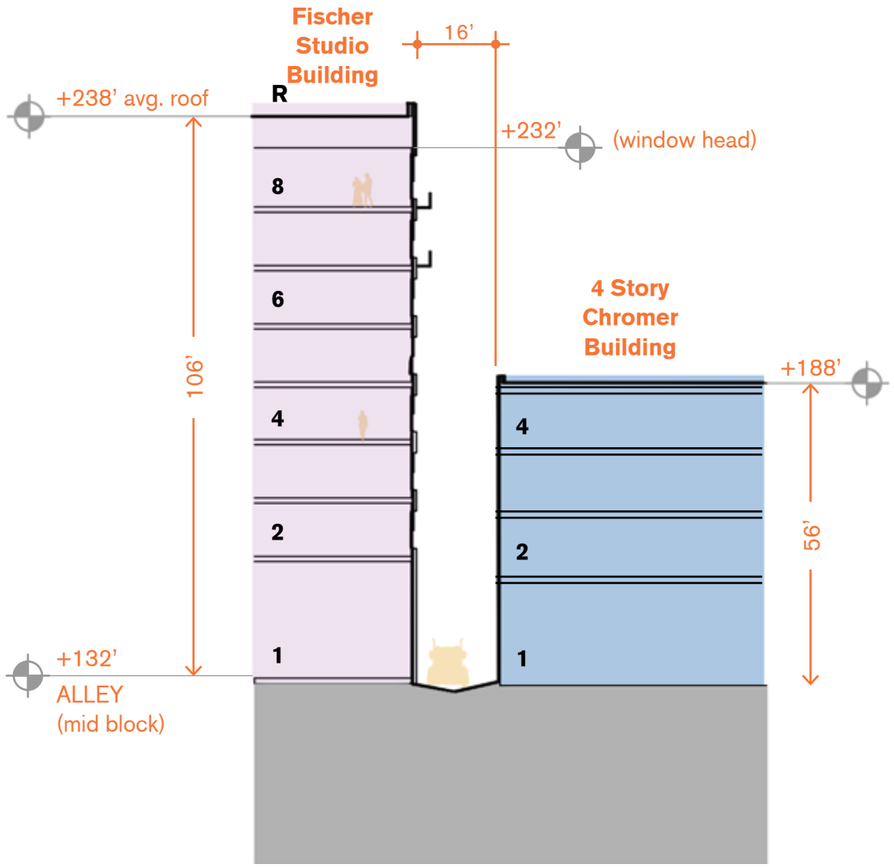
## Mid Block Alley Section Looking South

These midblock sectional illustrations describe the relationship of Existing Conditions, EDG1 and EDG 2 designs. By lifting the upper office floors above the neighboring Fischer Studio Building a number of positive results occur:

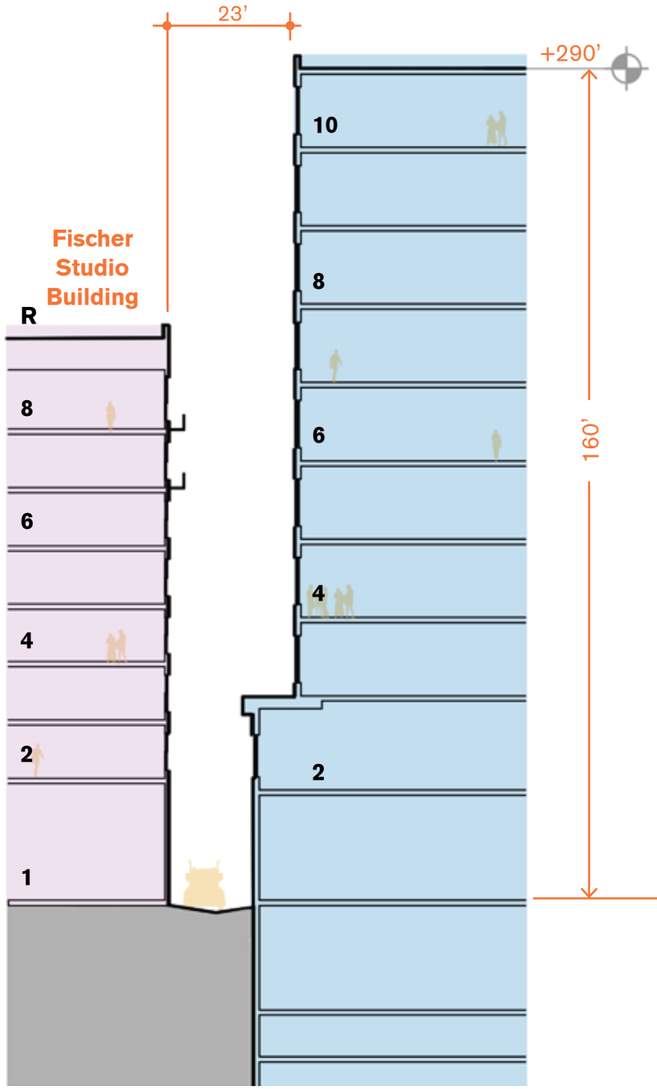
Privacy issues largely are eliminated. [If deemed beneficial through more detailed study, various glazing treatments can be deployed at portions of the east façade of the lower office block (L8)].

Additional lower floors have increased view. Levels 2-4 will have increased view territory.

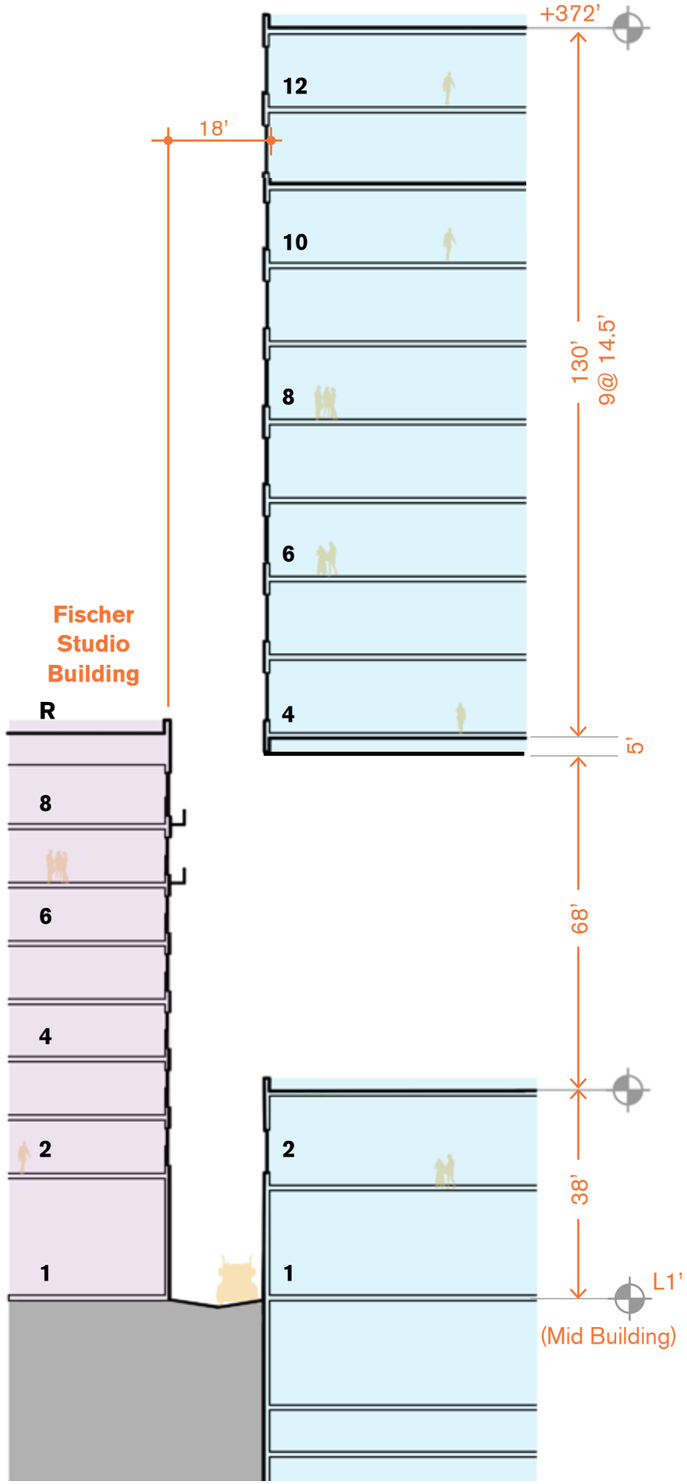
The façades become viewable to the public. The historic buildings (FSB and Olympic Tower) will have increased visibility from 2nd Avenue (particularly elevated locations in neighboring buildings).




Existing Conditions

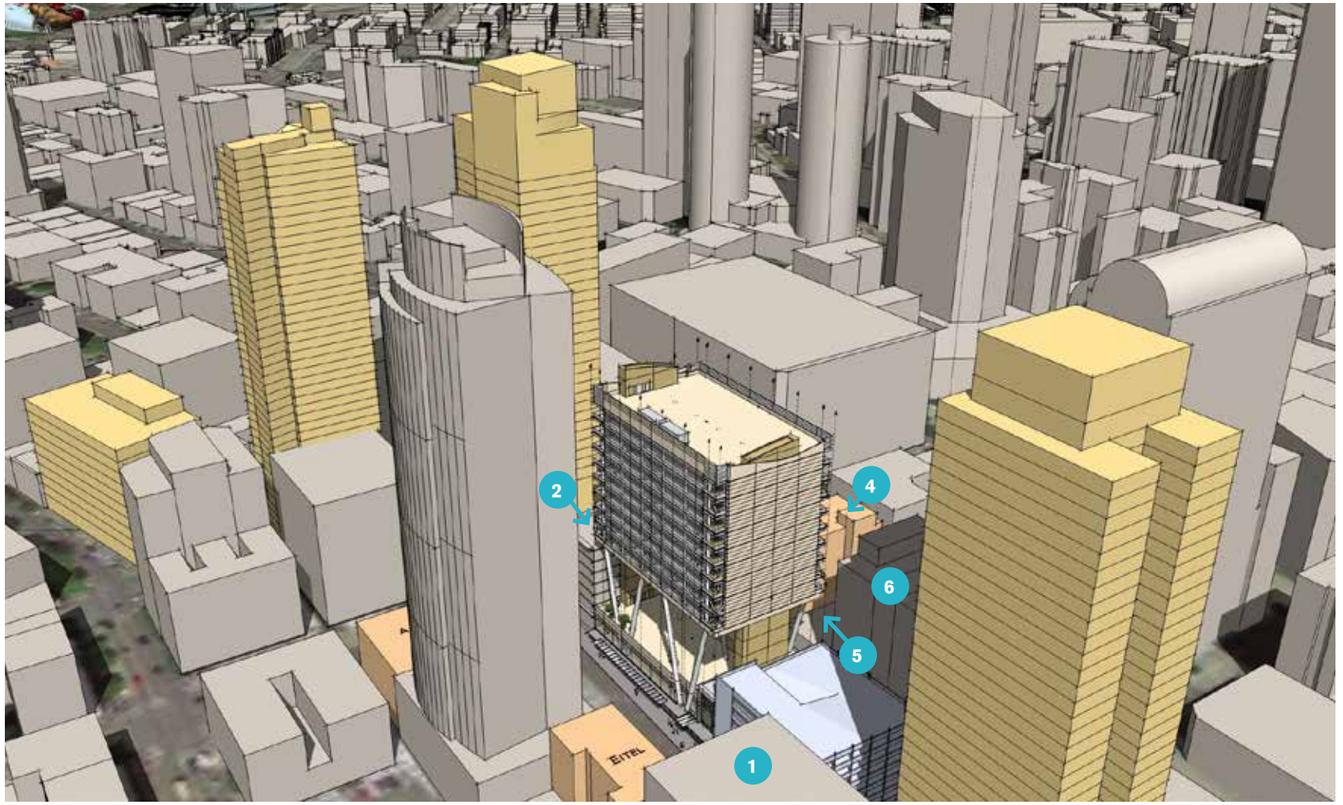



EDG 1




EDG 2: Current Proposal


Aerial from the southeast




Aerial from the south (future tower designs illustrated in orange)


Block Plan

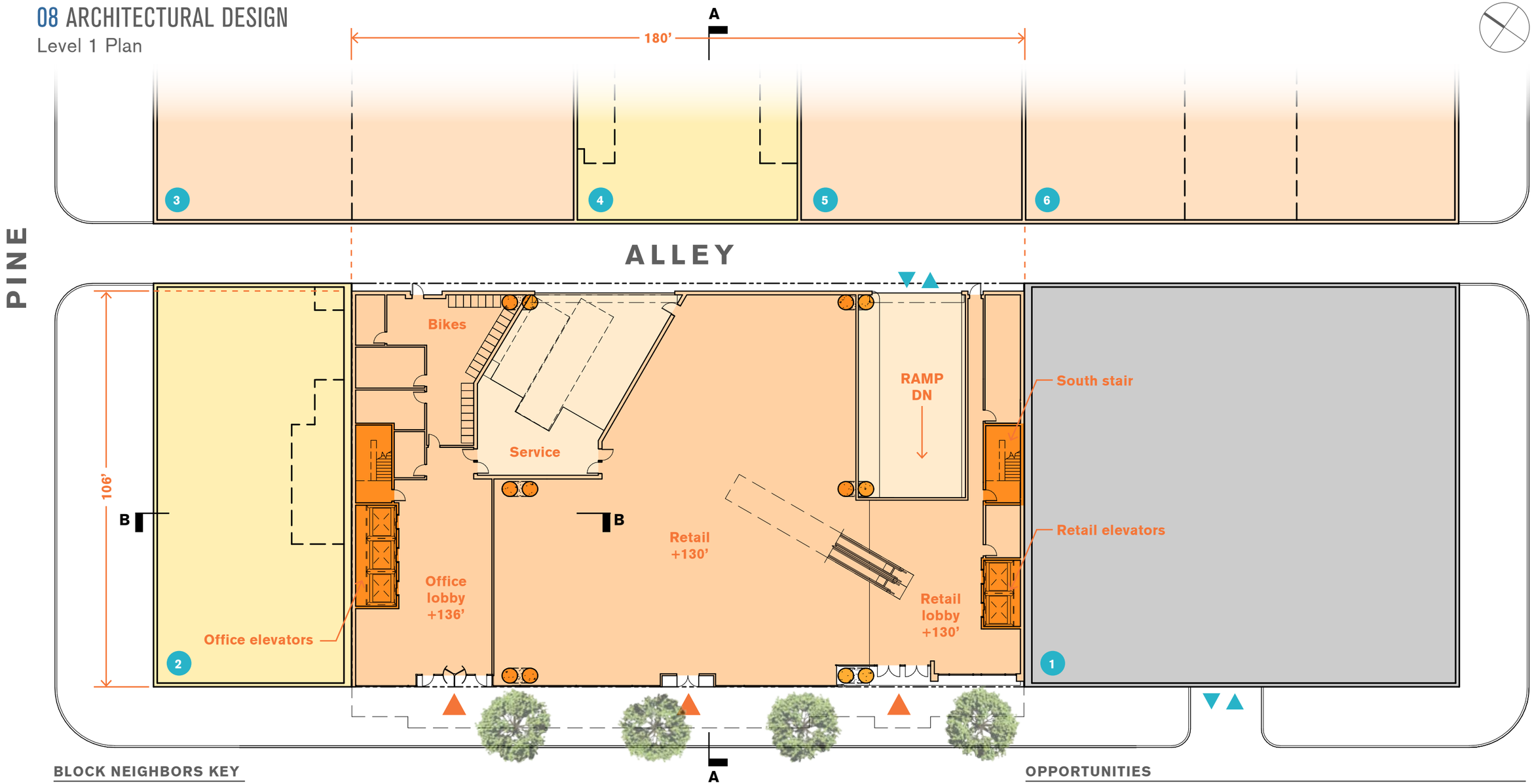
Studies of various ground-stacked massing continually resulted in designs which impacted neighbors and presented compromises to envisioned Office size, caliber and uniqueness. The concept of splitting and lifting the upper 2/3's of the building germinated.

## BLOCK NEIGHBORS

1. West Edge Garage
2. Haight Building
3. Olympic Tower
4. Fischer Studio Building
5. Aaron Brothers
6. Melbourne Tower

# 08 ARCHITECTURAL DESIGN

## Level 1 Plan

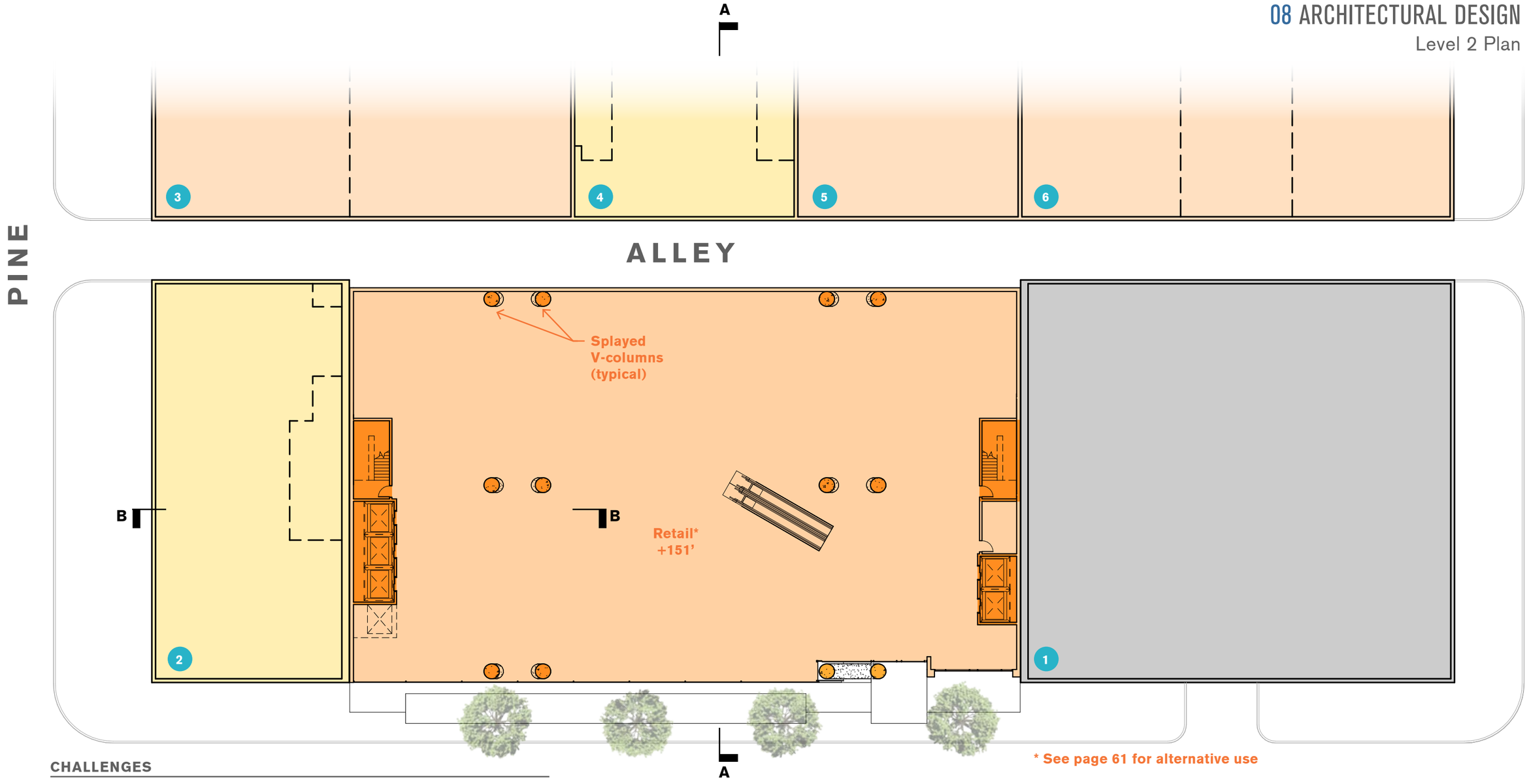



### BLOCK NEIGHBORS KEY

1. West Edge Garage
2. Haight Building
3. Olympic Tower
4. Fischer Studio Building
5. Aaron Brothers
6. Melbourne Tower

### OPPORTUNITIES

- High degree of transparency at Retail west facades (2nd Avenue)
- High degree of transparency on upper (L4-12) east and west facades
- Outdoor Rooms (unique urban workplace amenity).
- Office and Retail entries (along with elevator banks) are at opposite ends of the building, allowing for different identities and spreading egress activity along frontage.
- Iconic urban architecture



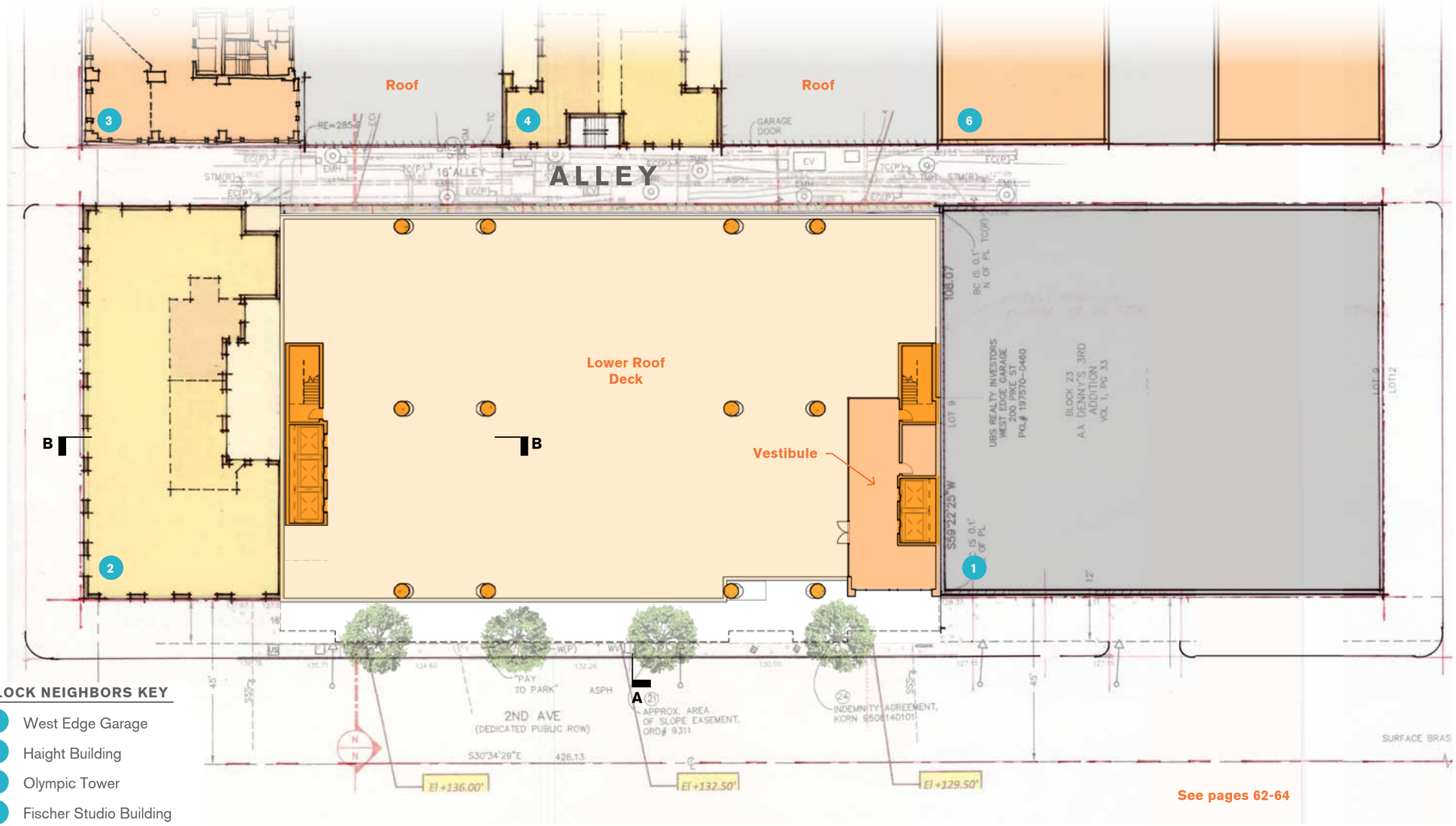

* See page 61 for alternative use

## CHALLENGES

- North and South property line facades
- Recessed areas directly off the 16’ wide sidewalk
- Second level retail use: wayfinding
- Level 2 roof (L3). Specifically:
  - » Use
  - » Lighting (in terms of neighbors)
  - » Soffit plane (Façade #7)
- Budget vs The Lift

# 08 ARCHITECTURAL DESIGN

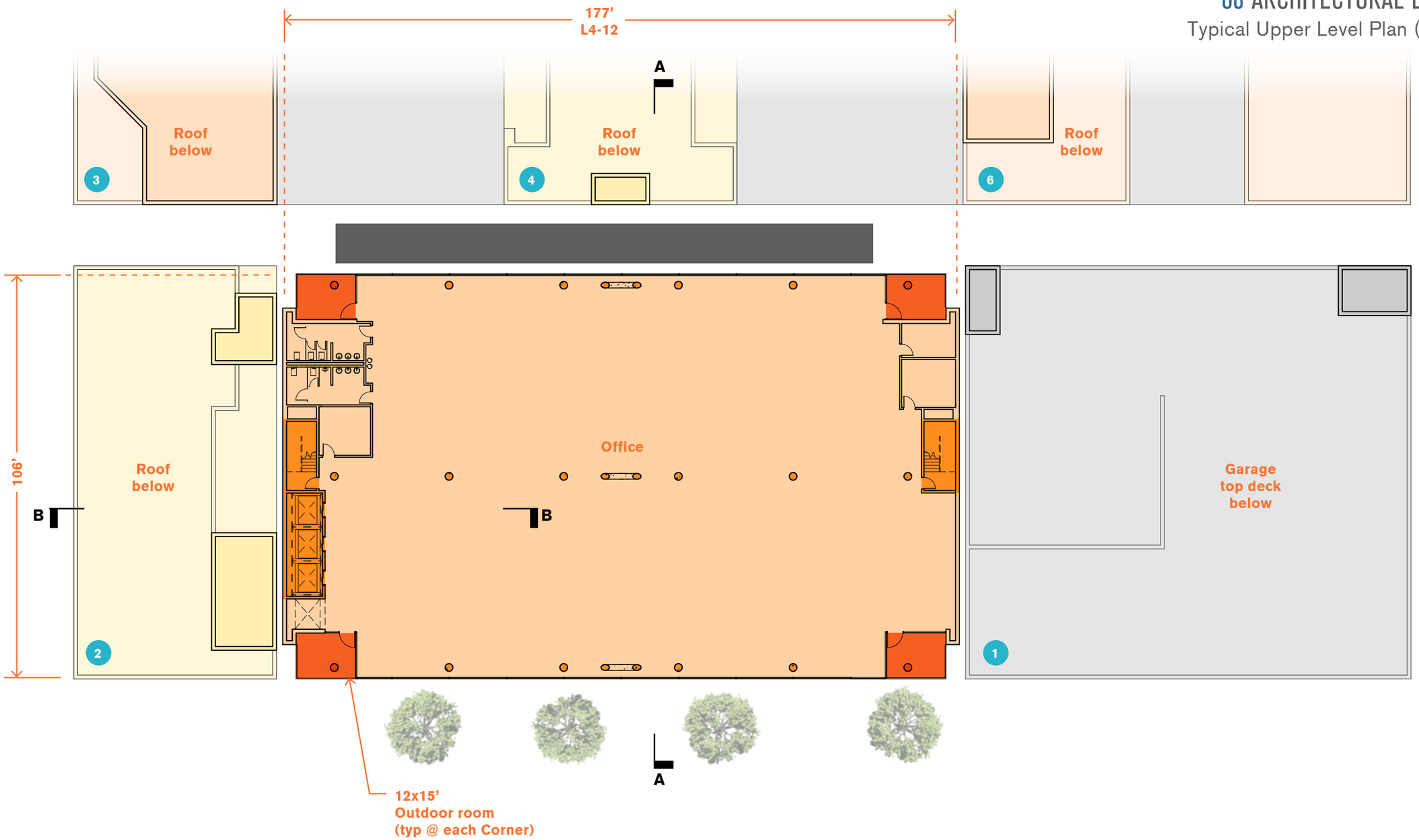
## Level 3 Plan




See pages 62-64

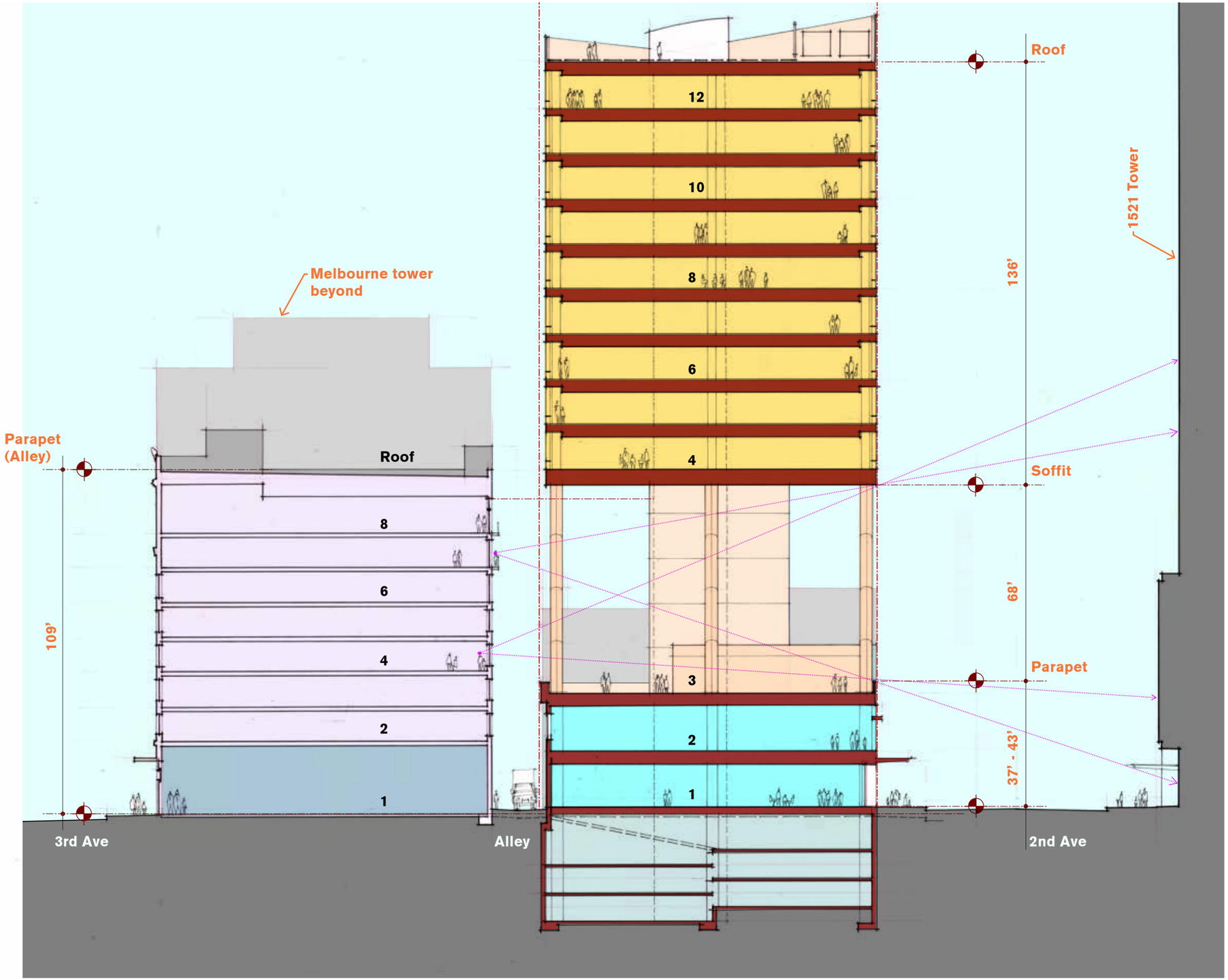
**BLOCK NEIGHBORS KEY**

1. West Edge Garage
2. Haight Building
3. Olympic Tower
4. Fischer Studio Building
5. Aaron Brothers
6. Melbourne Tower


177'
L4-12
106'
A
B
B
A
Roof
below
Roof
below
Roof
below
Office
Garage
top deck
below
3
4
6
2
1
12x15'
Outdoor room
(typ @ each Corner)

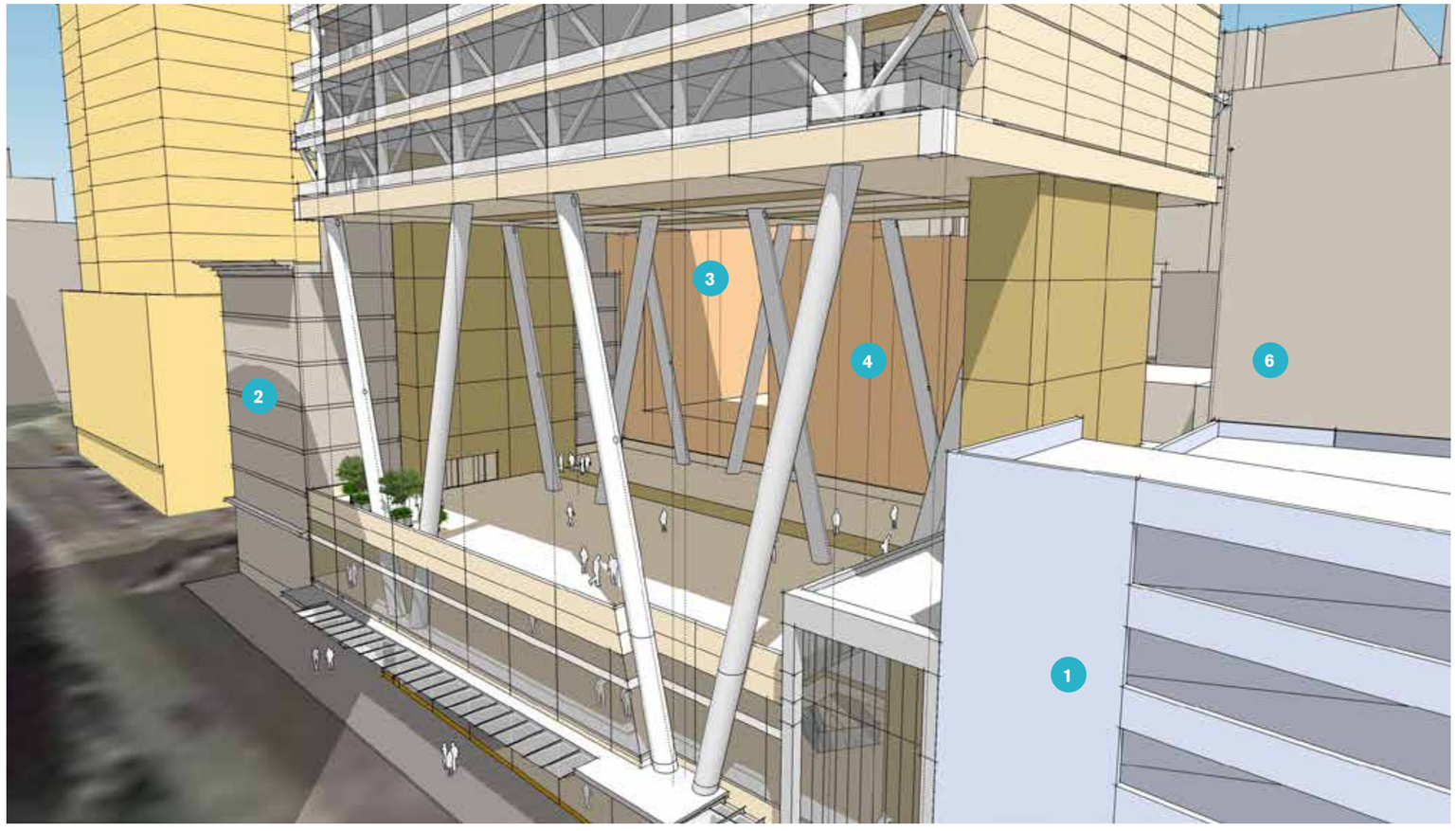
# 08 ARCHITECTURAL DESIGN

## Section AA Looking South




From the west

The lifted office volume clears the top floor level of the across-alley neighboring Fischer Studio Building by over 16'. The resulting 68' tall by 155' wide void opens up new view opportunities to more units of FSB. Additionally, The elevated office plates significantly reduce privacy concerns expressed in EDG 1 design or any of the subsequent design studies for a conventionally stacked design. Additionally, the porousness of the 2nd Avenue building line is opened up allowing unique perspectives into and through the block – including views to the Landmark structures of the FSB and the Olympic Tower.




Mid-level from the south (future tower designs illustrated in orange)

**BLOCK NEIGHBORS KEY**

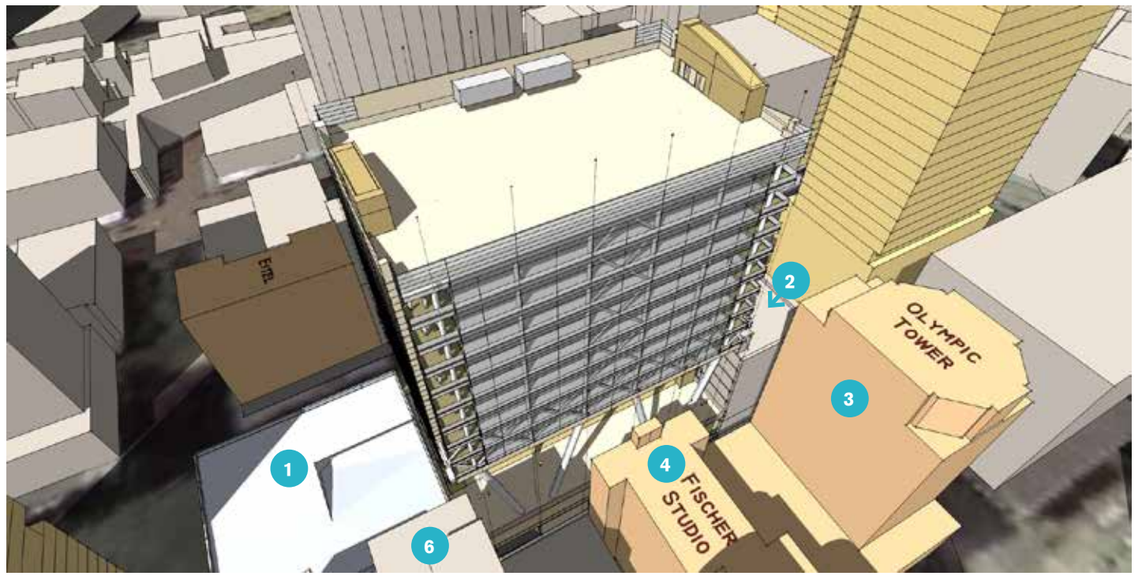
1. West Edge Garage
2. Haight Building
3. Olympic Tower
4. Fischer Studio Building
5. Aaron Brothers
6. Melbourne Tower

# 08 ARCHITECTURAL DESIGN

## Closer Context Views


From the south

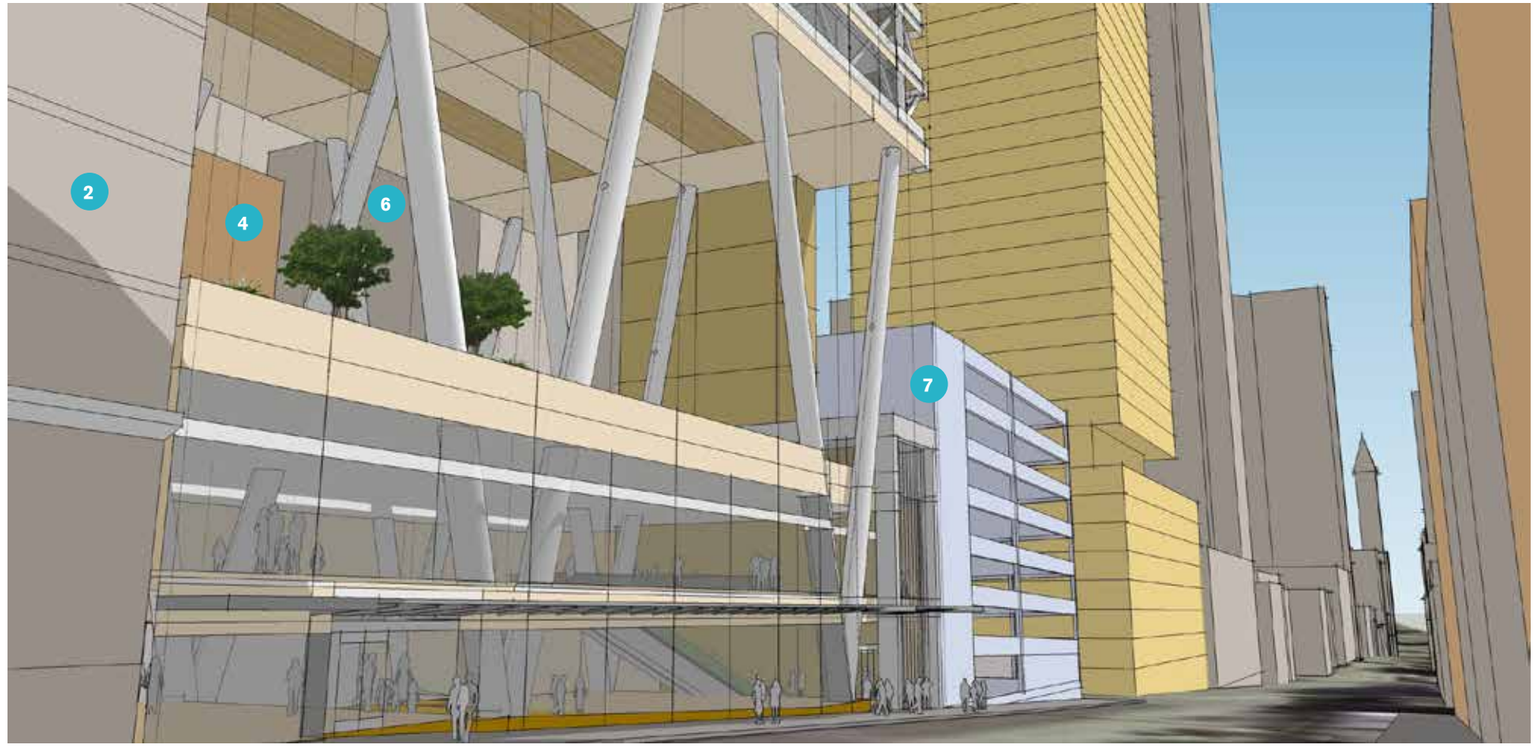

West façade (2nd Avenue) from 1521 Tower




East façade (Alley) from Century Square Tower

From the south (future 2nd & Pine Tower shown beyond)


From the north (future 2nd & Pike Tower shown beyond)




**One of the architectural façade notions of the lower 2 levels is to express the dramatic structural diagram of the lift.**

The envisioned highly glazed skin will allow the paired slayed V-columns to be seen transferring load to the ground plane. Toward the south end, at the primary retail entry, the façade steps back, conveying one V-column as an individual exterior element from soffit to sidewalk. The exterior enclosure will parallel the angled geometry integrating structure with architecture.

Also to south end of the façade we have placed a multistory vertical element which helps announce the circulation connection from ground to the roof of L2.

As counterpoint to this component and the dramatic vertically oriented V-columns we believe a strong horizontal orientation of the lower mass is very effective compositionally. This is somewhat similar in attitude to the contrasting lower portions of the landmark Eitel and Doyle buildings across the street – see **pages 22-23**. A simple, horizontal weather-protecting canopy will contrast with both angled column and the sloping topography of 2nd Avenue. Reinforcing that gesture, a projecting horizontal element aligns with level 1 cornice of the neighboring Haight Building.

See **page 51** for further development considerations for the lower 2nd Avenue façade.

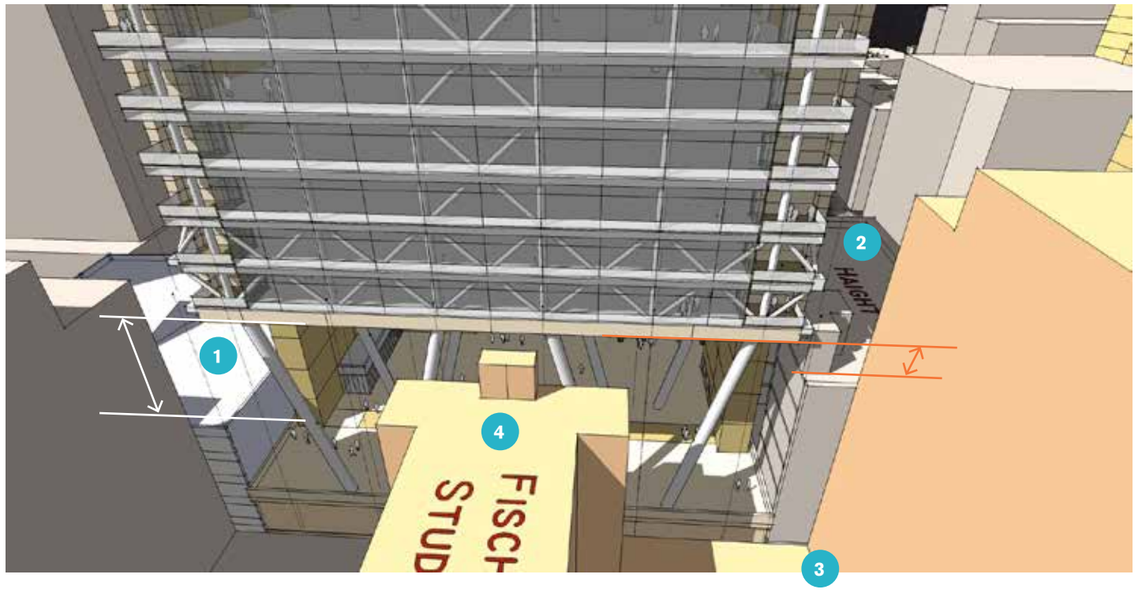
**BLOCK NEIGHBORS KEY**

1. West Edge Garage
2. Haight Building
3. Olympic Tower
4. Fischer Studio Building
5. Aaron Brothers
6. Melbourne Tower

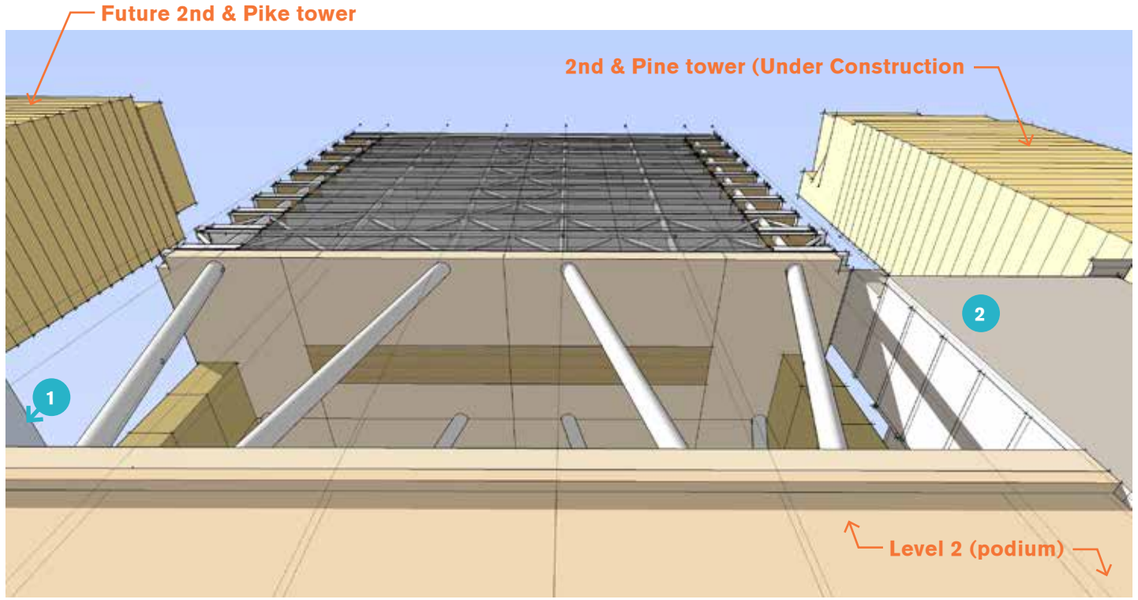

From the intersection of 2nd & Pine

# 08 ARCHITECTURAL DESIGN

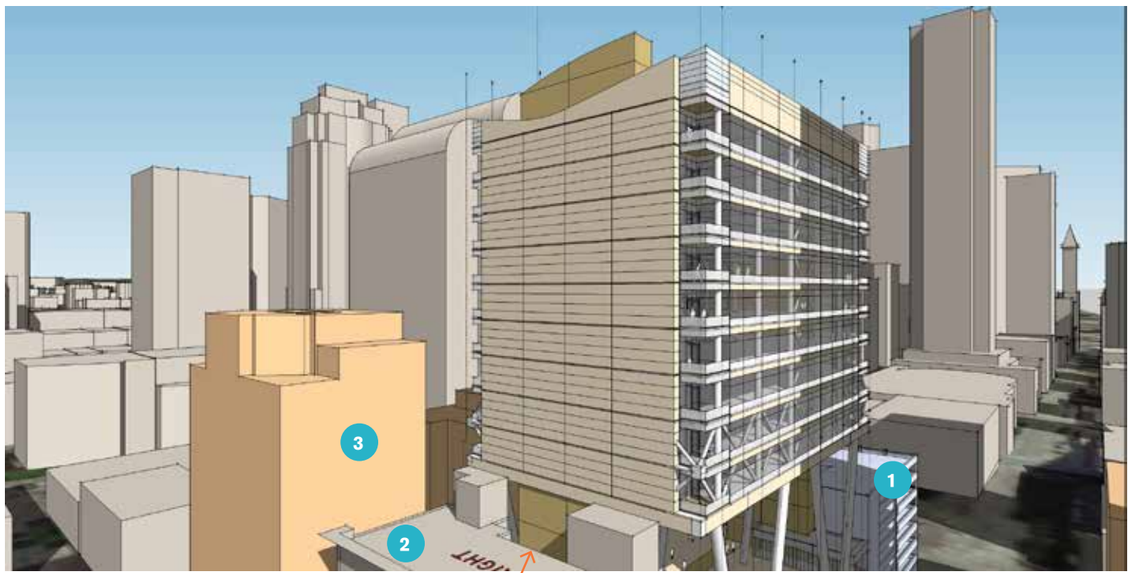
## Lift Relationship to Immediate Neighbors




Partial alley facade

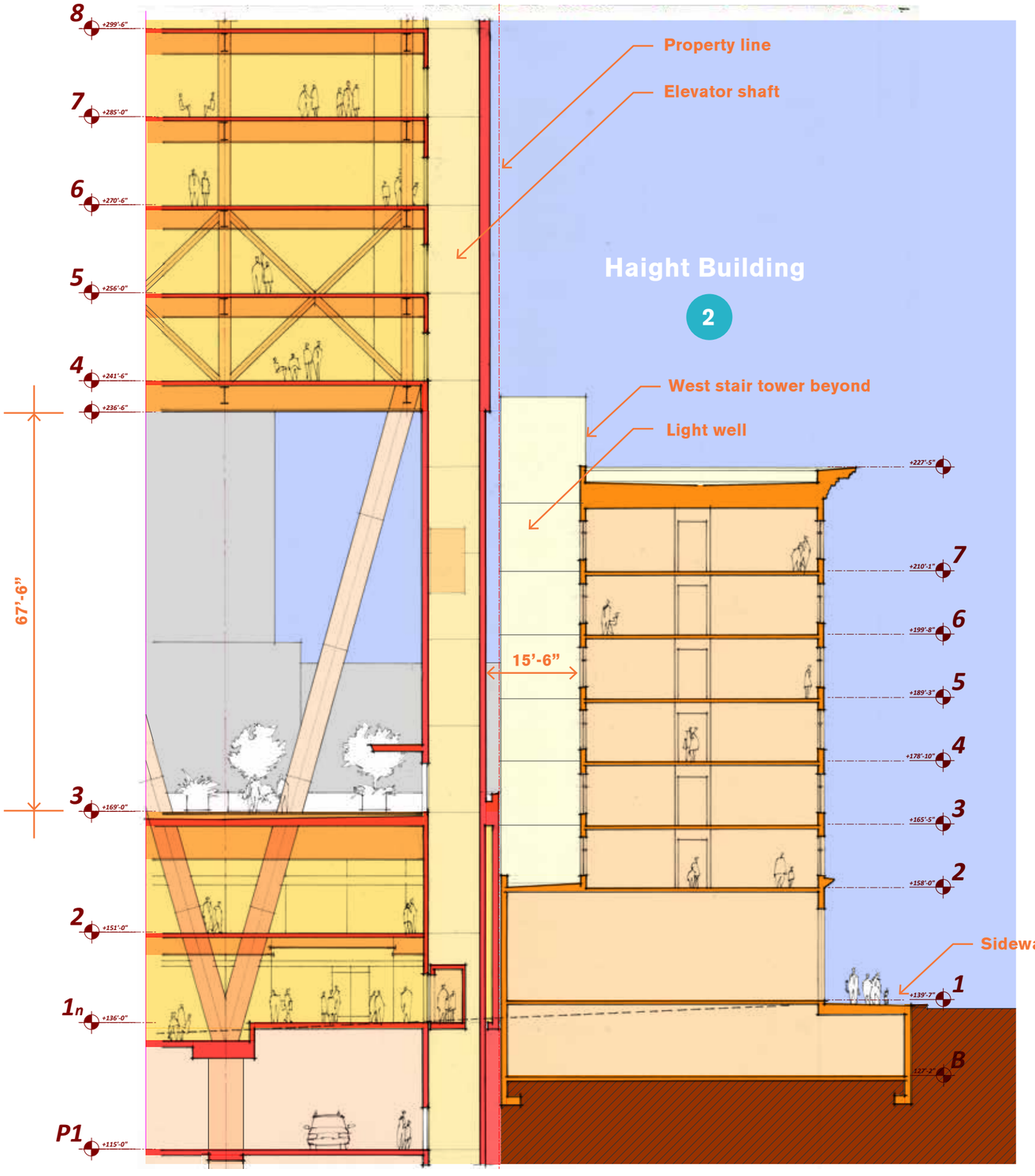



East façade view from the alley showing future neighboring towers




North façade relationship to Haight and Olympic Tower


Looking north at height relationship to Haight Building beyond

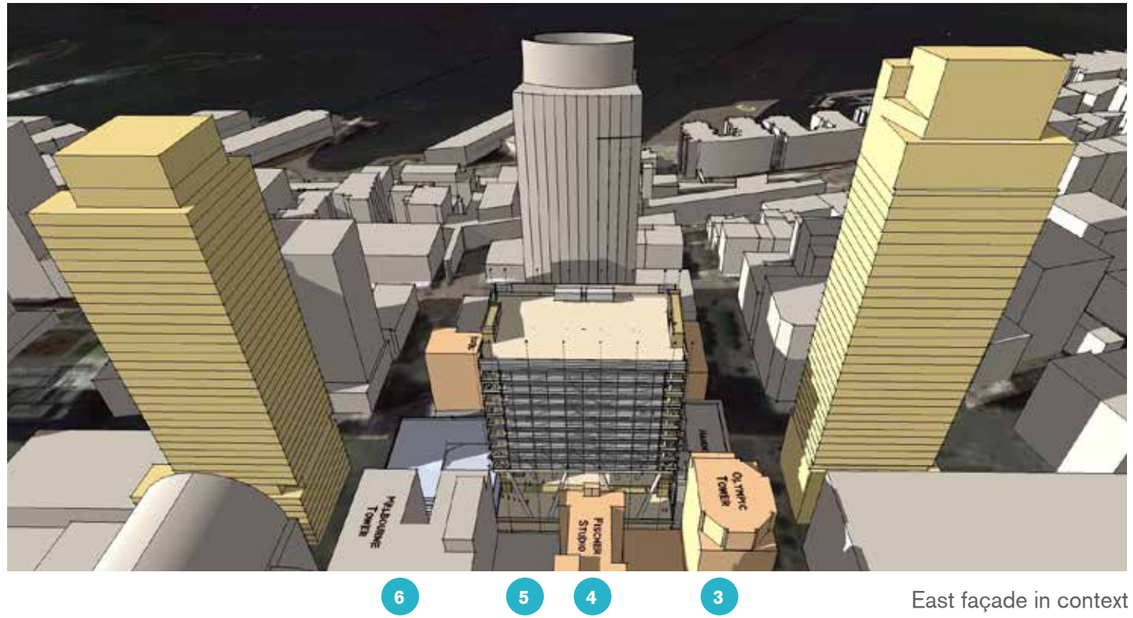



**BLOCK NEIGHBORS KEY**

1. West Edge Garage
2. Haight Building
3. Olympic Tower
4. Fischer Studio Building
5. Aaron Brothers
6. Melbourne Tower

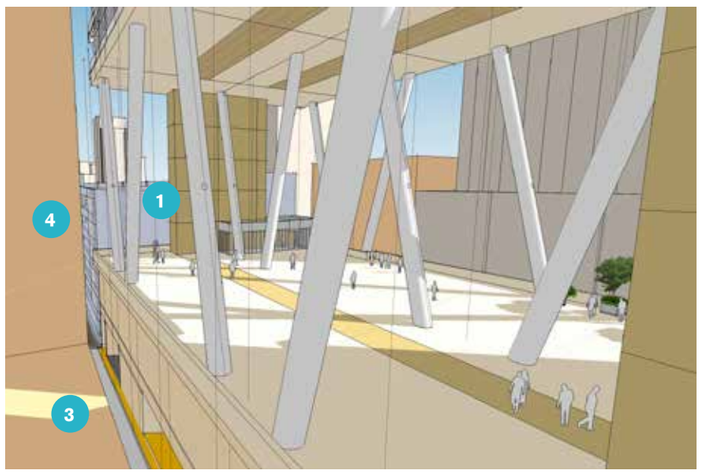
# 08 ARCHITECTURAL DESIGN

## Alley Side Views




East façade in context

View westward from Level 4 of FSB



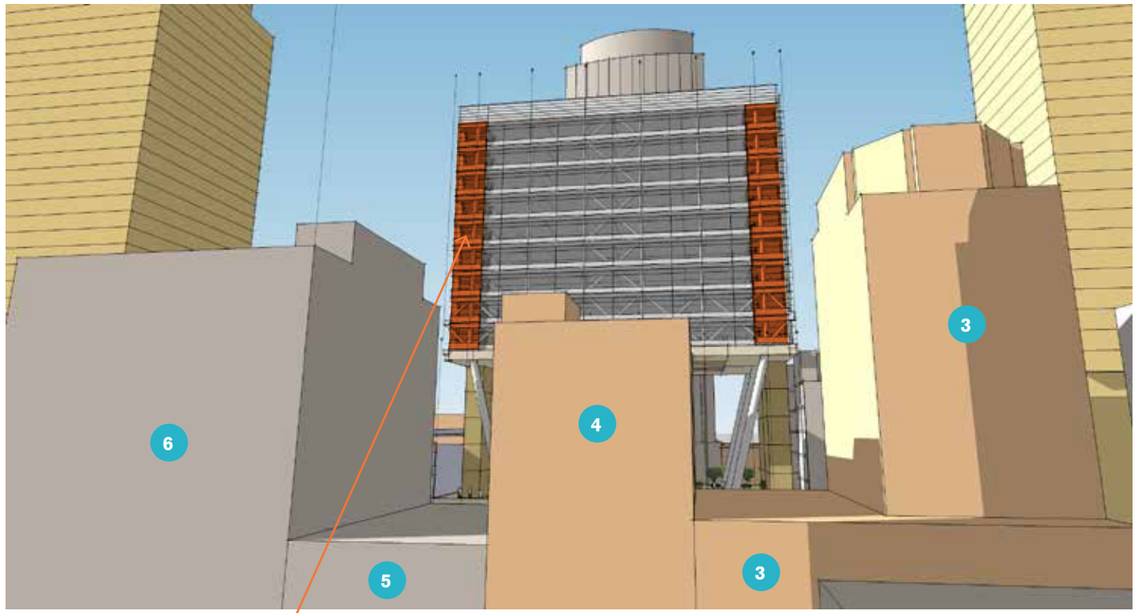

View south from Level 5 of Olympic Tower

View westward from Level 8 of FSB

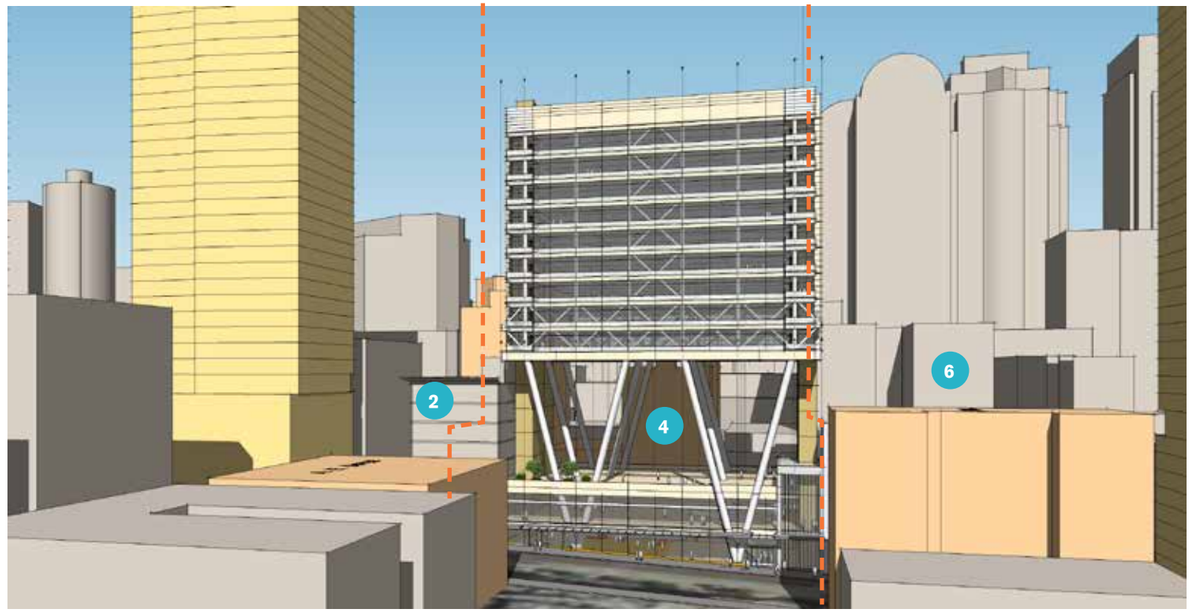
**BLOCK NEIGHBORS KEY**

1. West Edge Garage
2. Haight Building
3. Olympic Tower
4. Fischer Studio Building
5. Aaron Brothers
6. Melbourne Tower

**NOTE:** All East Facade outdoor rooms are above Fischer Studio Buildings




View to project from East side of 3rd Avenue



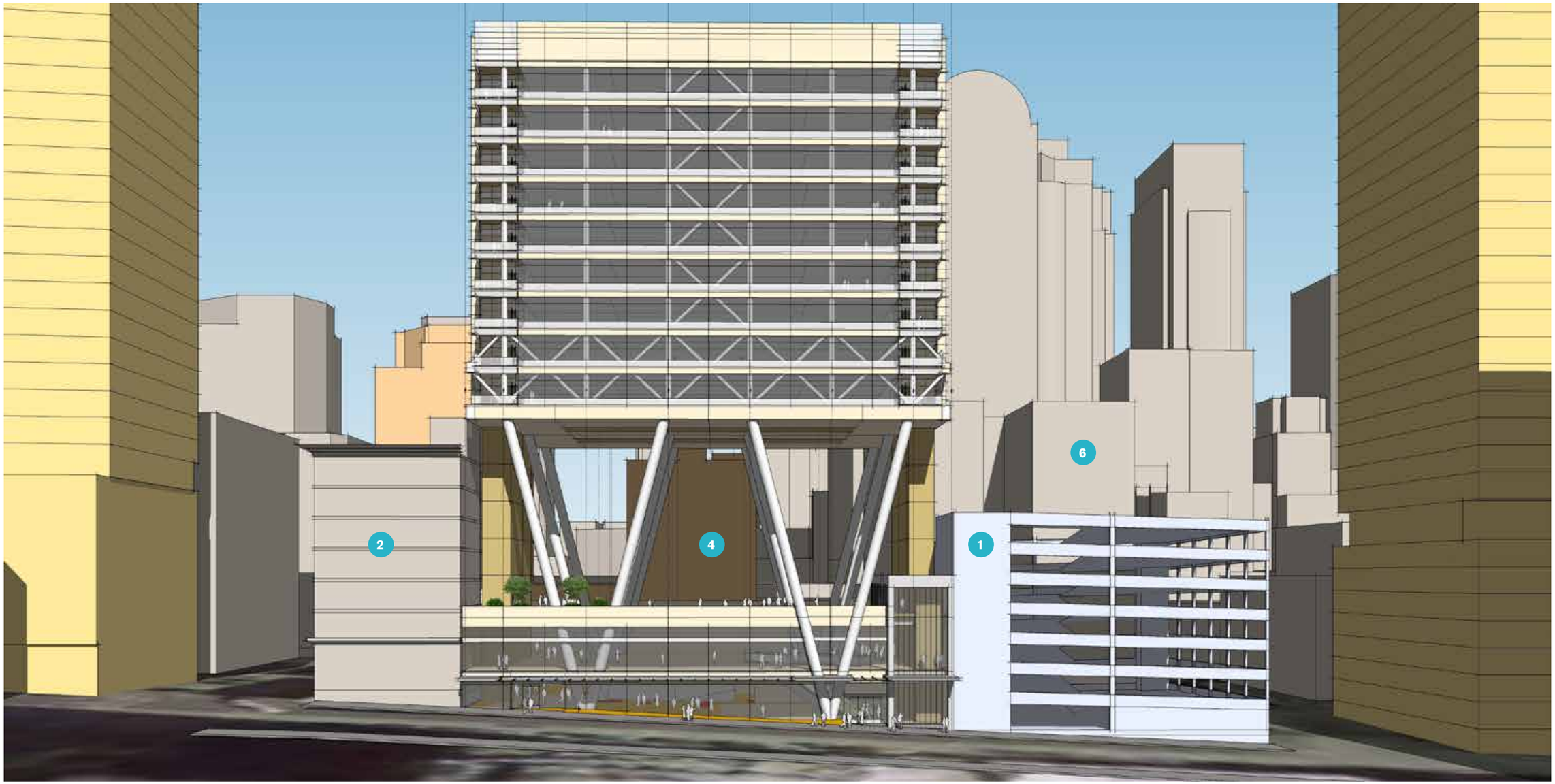

2nd Avenue façade

## BLOCK NEIGHBORS KEY

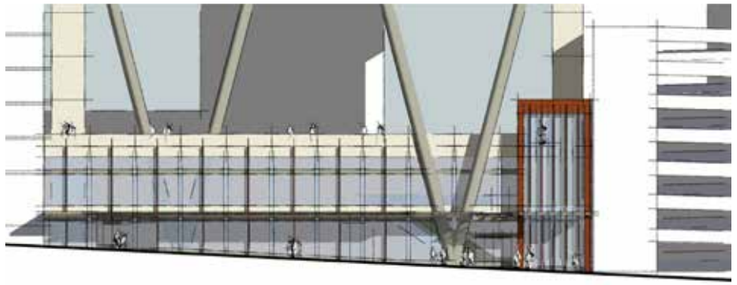
1. West Edge Garage
2. Haight Building
3. Olympic Tower
4. Fischer Studio Building
5. Aaron Brothers
6. Melbourne Tower

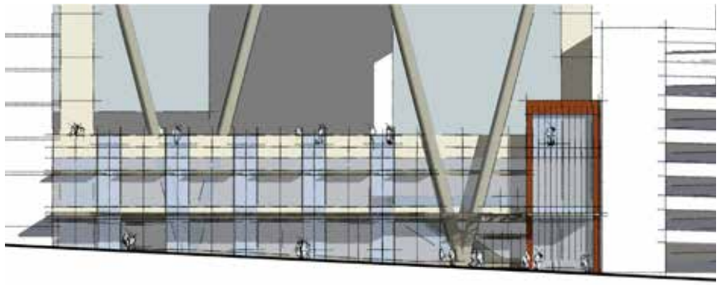
# 08 ARCHITECTURAL DESIGN

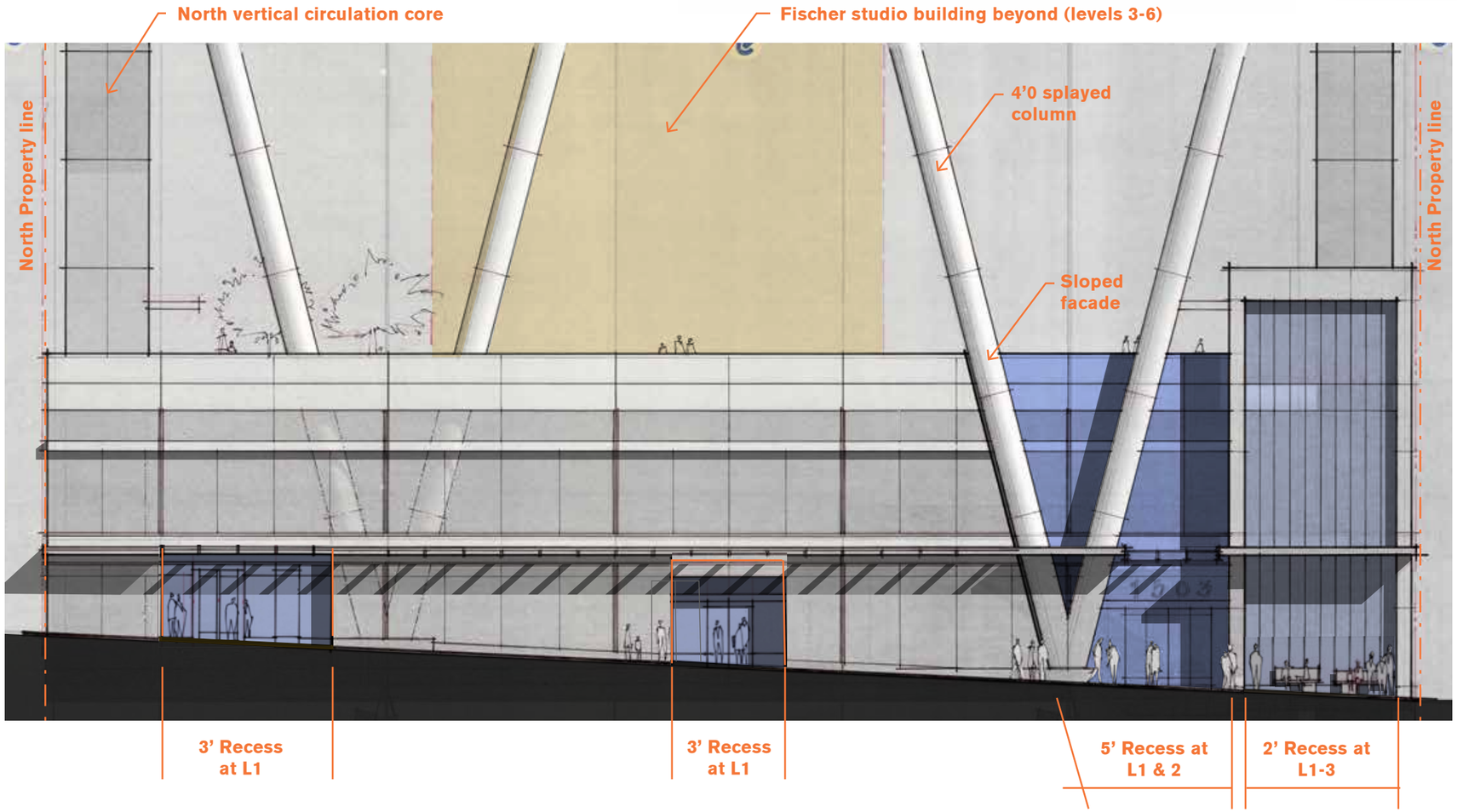
## 2nd Avenue Elevation (West)



## Second Avenue Partial Elevation Studies @ L1-3

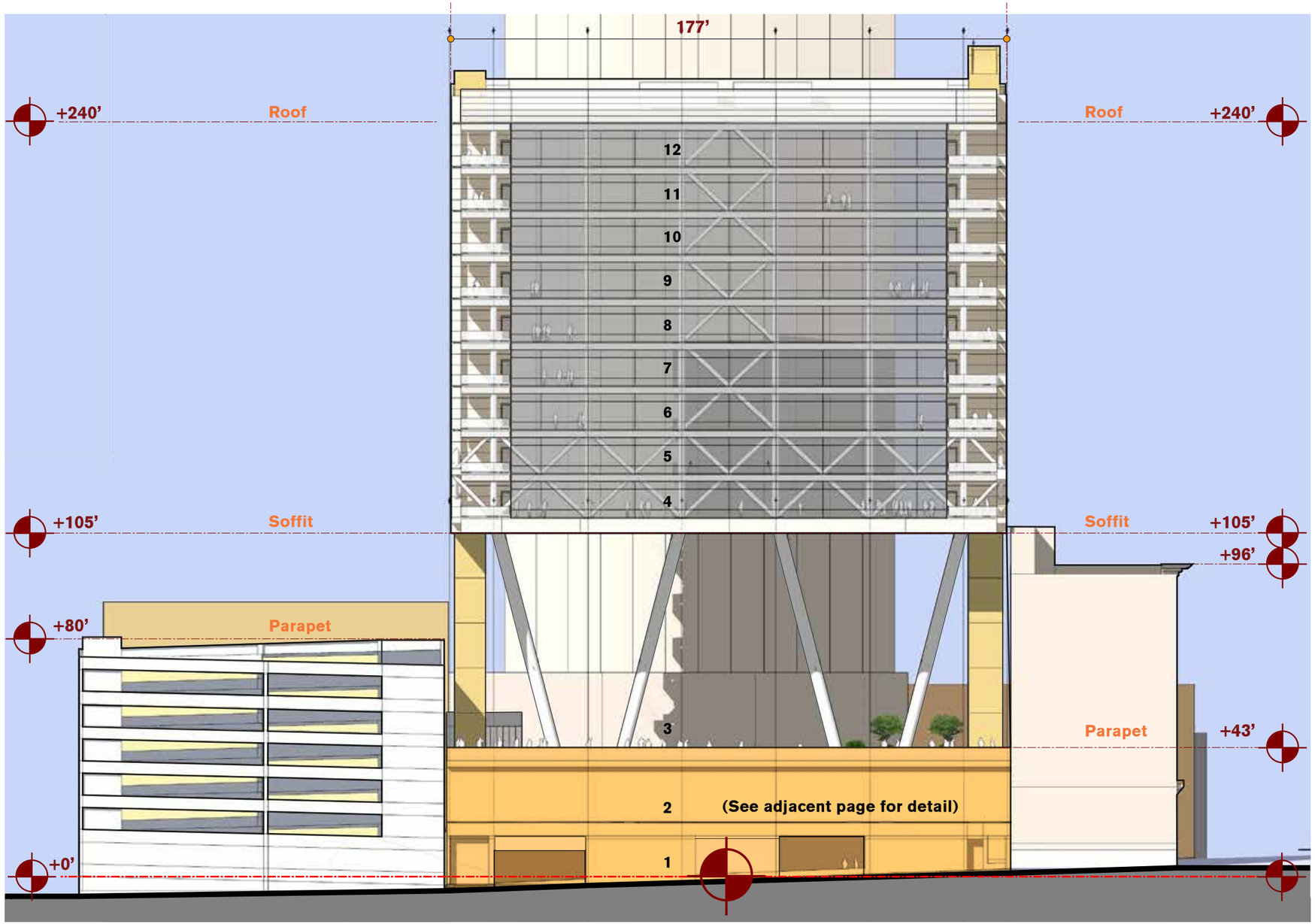






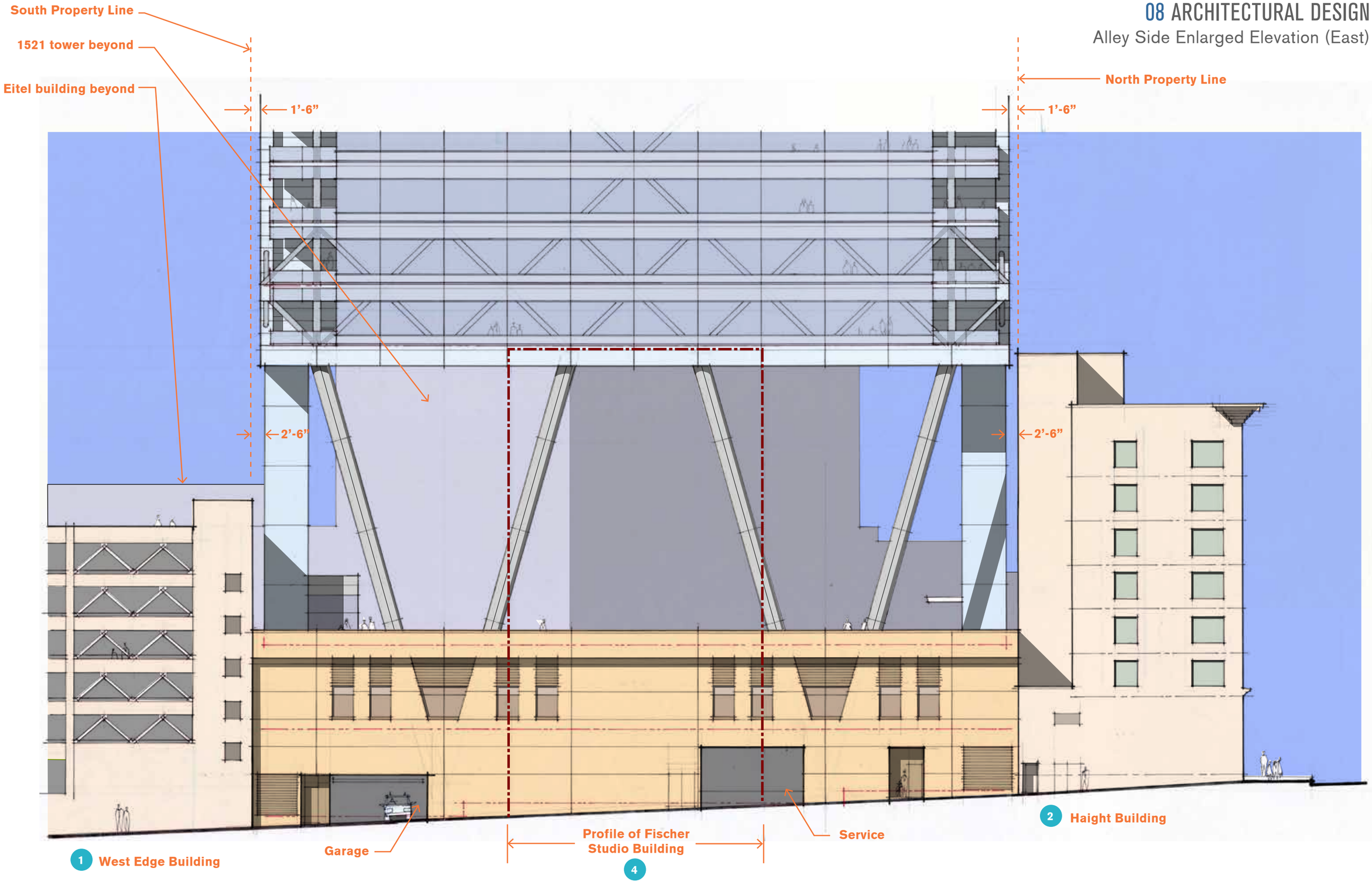
# 08 ARCHITECTURAL DESIGN

## Alley Side Elevation (East)



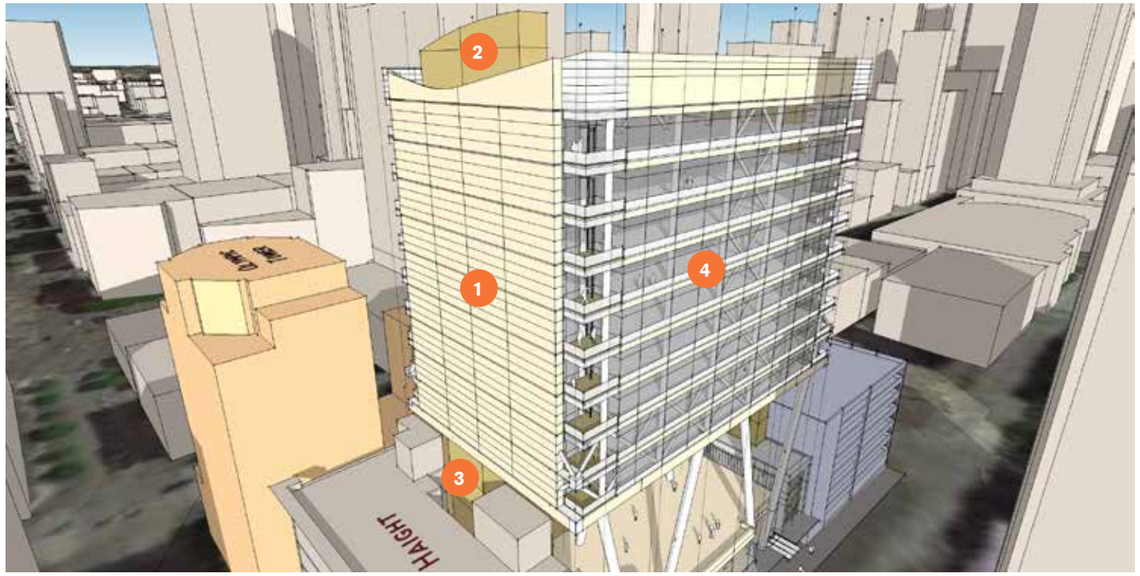

1 West Edge Garage

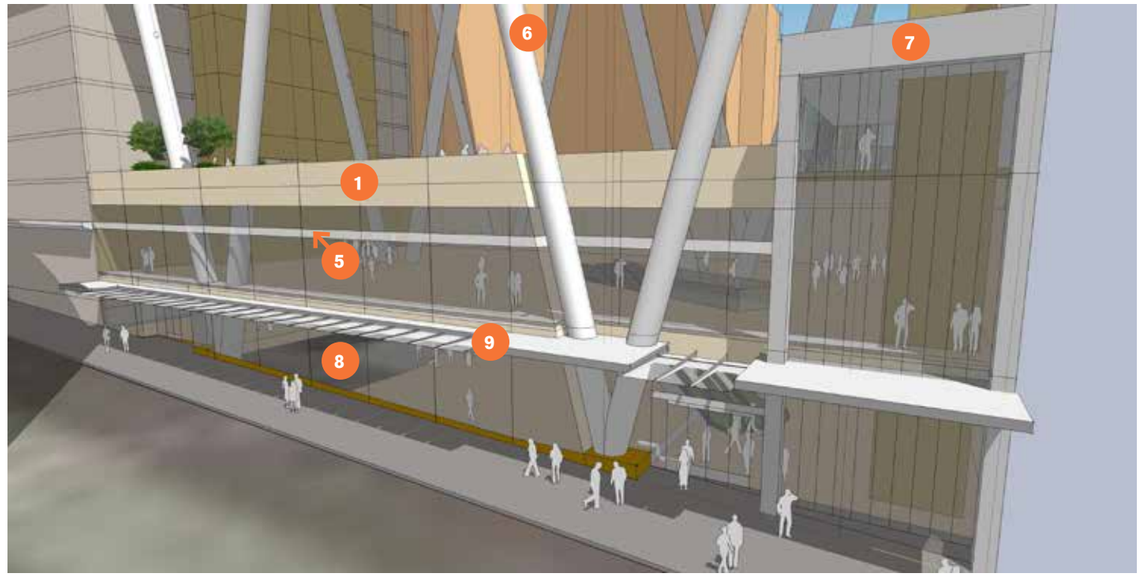
2 Haight Building


South Property Line
1521 tower beyond
Eitel building beyond
North Property Line
1'-6"
1'-6"
2'-6"
2'-6"
1 West Edge Building
Garage
Profile of Fischer Studio Building
4
Service
2 Haight Building

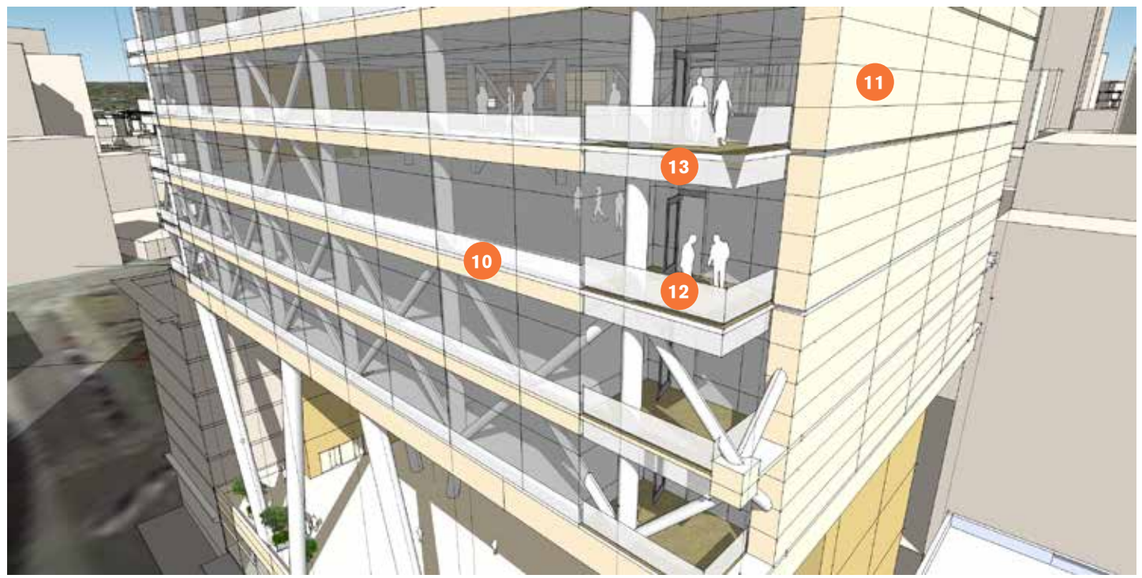
# 08 ARCHITECTURAL DESIGN

## Schematic Exterior Materials




1. Metal panel A
2. Metal Panel B
3. Metal Panel C
4. Aluminum and glass curtain wall
5. Projecting metal profile
6. Steel column
7. Precast panel surround
8. Glass curtain wall storefront
9. Steel and glass canopy
10. Translucent spandrel glass
11. Translucent glass railing system
12. Valence - wind screen



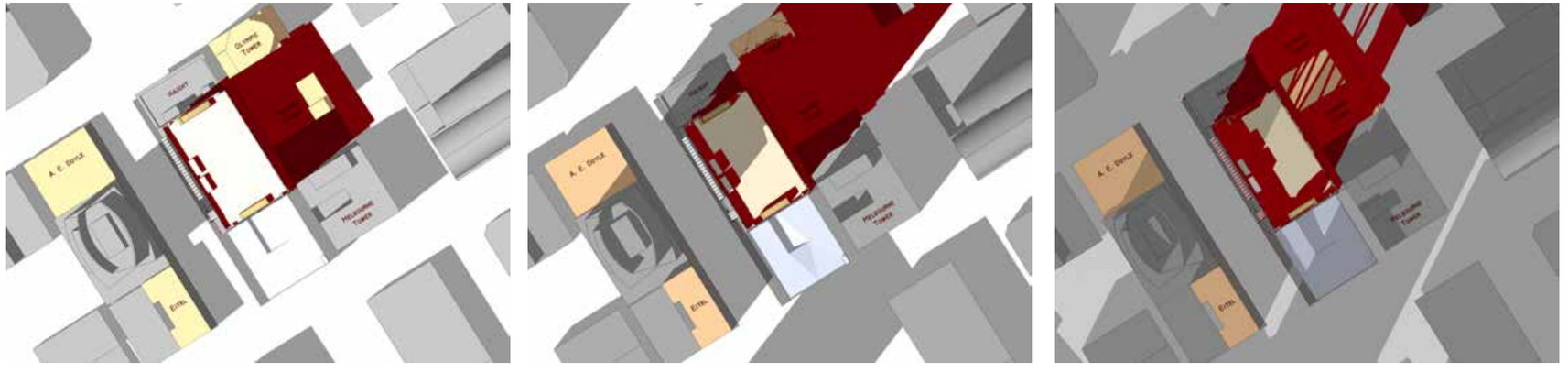
JUNE 21

SEPTEMBER / MARCH 21

DECEMBER 21


10:00 AM


NOON



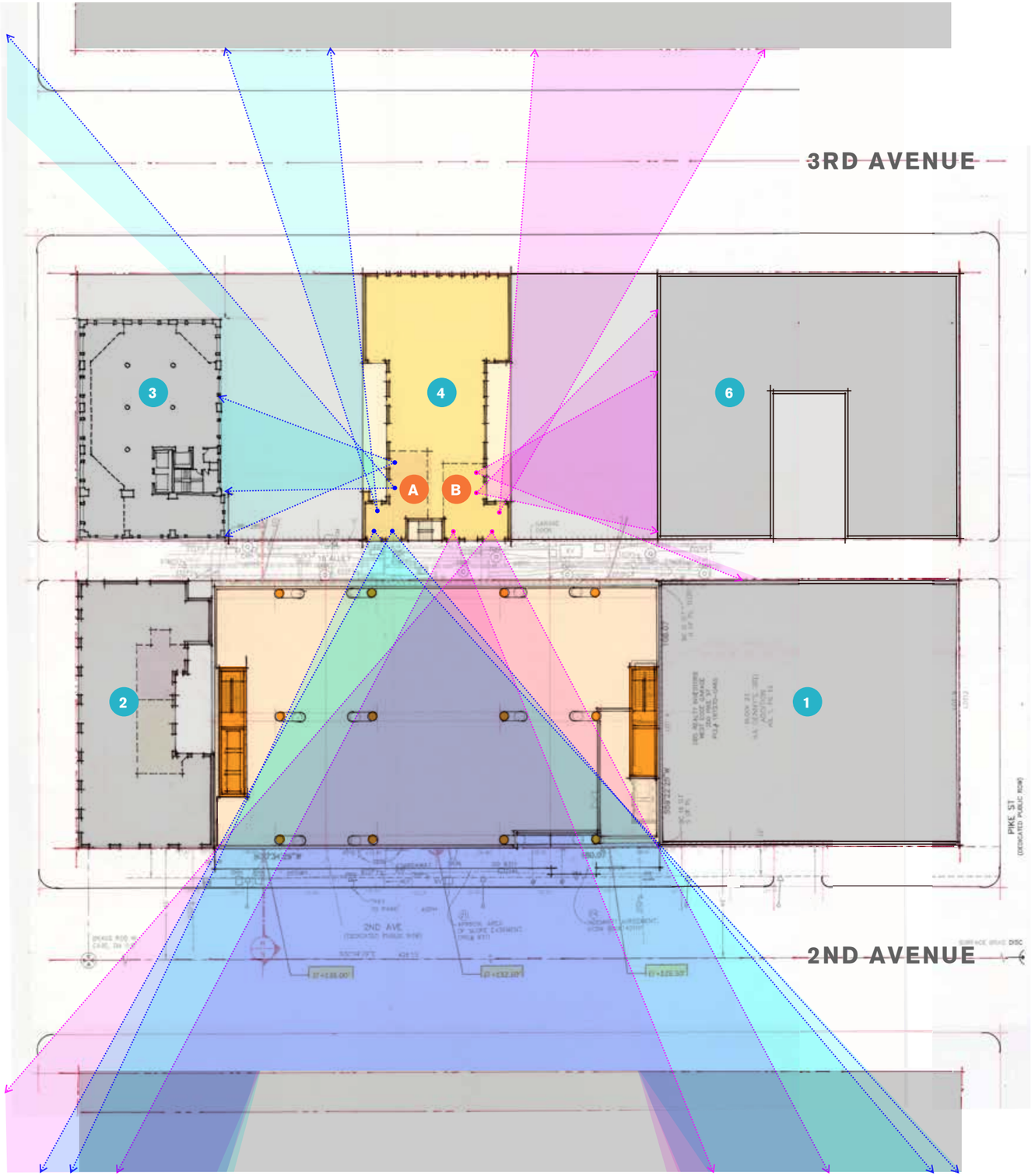

2:00 PM

# 08 ARCHITECTURAL DESIGN

## Fischer Studio Views: L2-7

With this project design views will be both from and to the Fischer Studio Building will actually be increased. Whereas today only floors 5-8 have any significant view to the west due to the existing 4 story Chromer Building, this design would more equitably open up views to an additional 2 floors. The 2 alley side units on each floor would have longer view distances (to the west across 2nd Avenue) than any other units. Additionally, views **to** both Landmark buildings (FSB and Olympic Tower) would be increased for the City in general **from** the west.

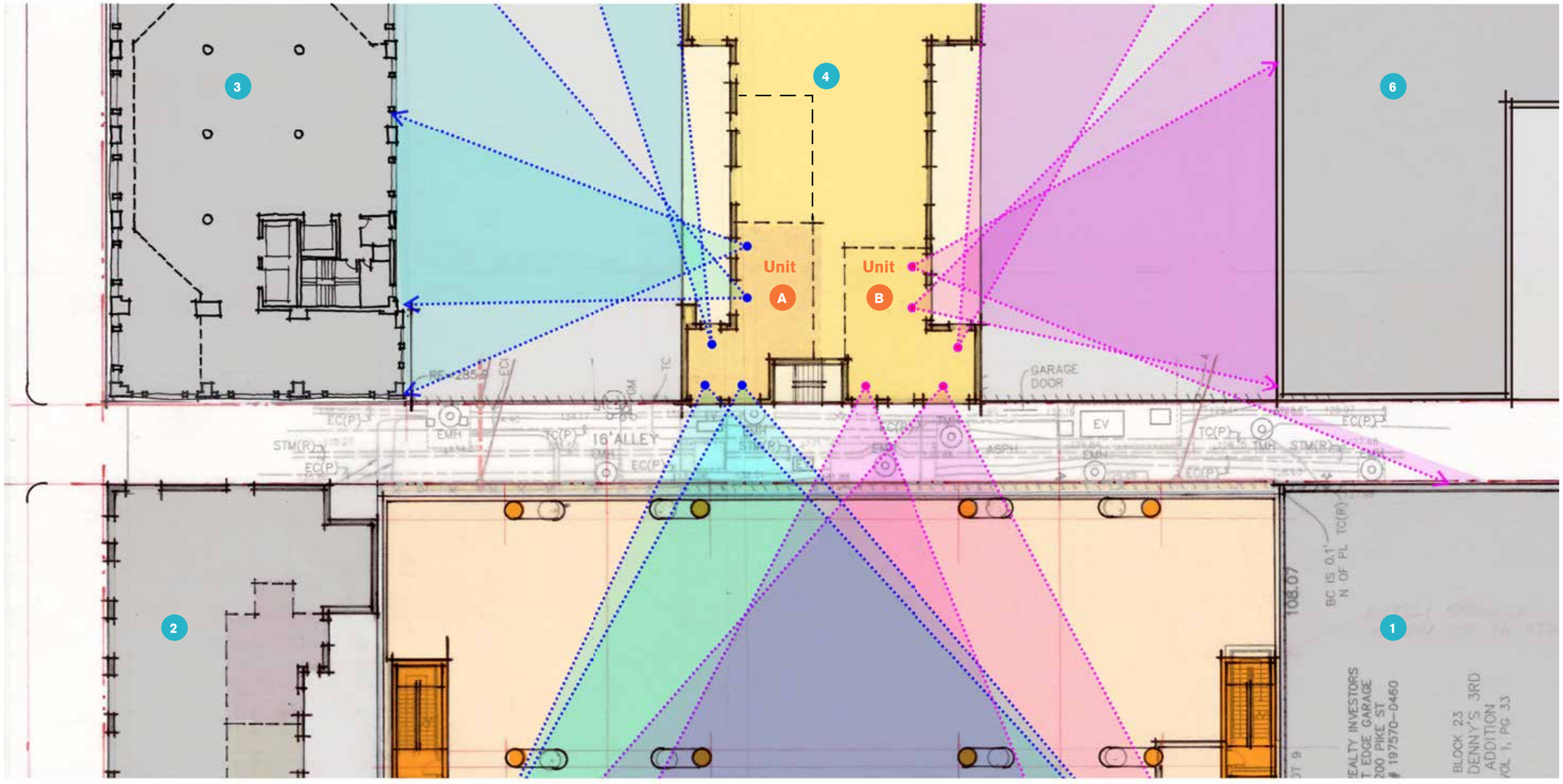
On levels 3-8, the 2 alley-side units – which are larger on some floors – have views to the east **and** either the north or south. Note that a quarter of the FSB west façade is exterior stairwell.




**BLOCK NEIGHBORS KEY**

1. West Edge Garage
2. Haight Building
3. Olympic Tower
4. Fischer Studio Building
5. Aaron Brothers
6. Melbourne Tower

See p.71 for floorplan detail



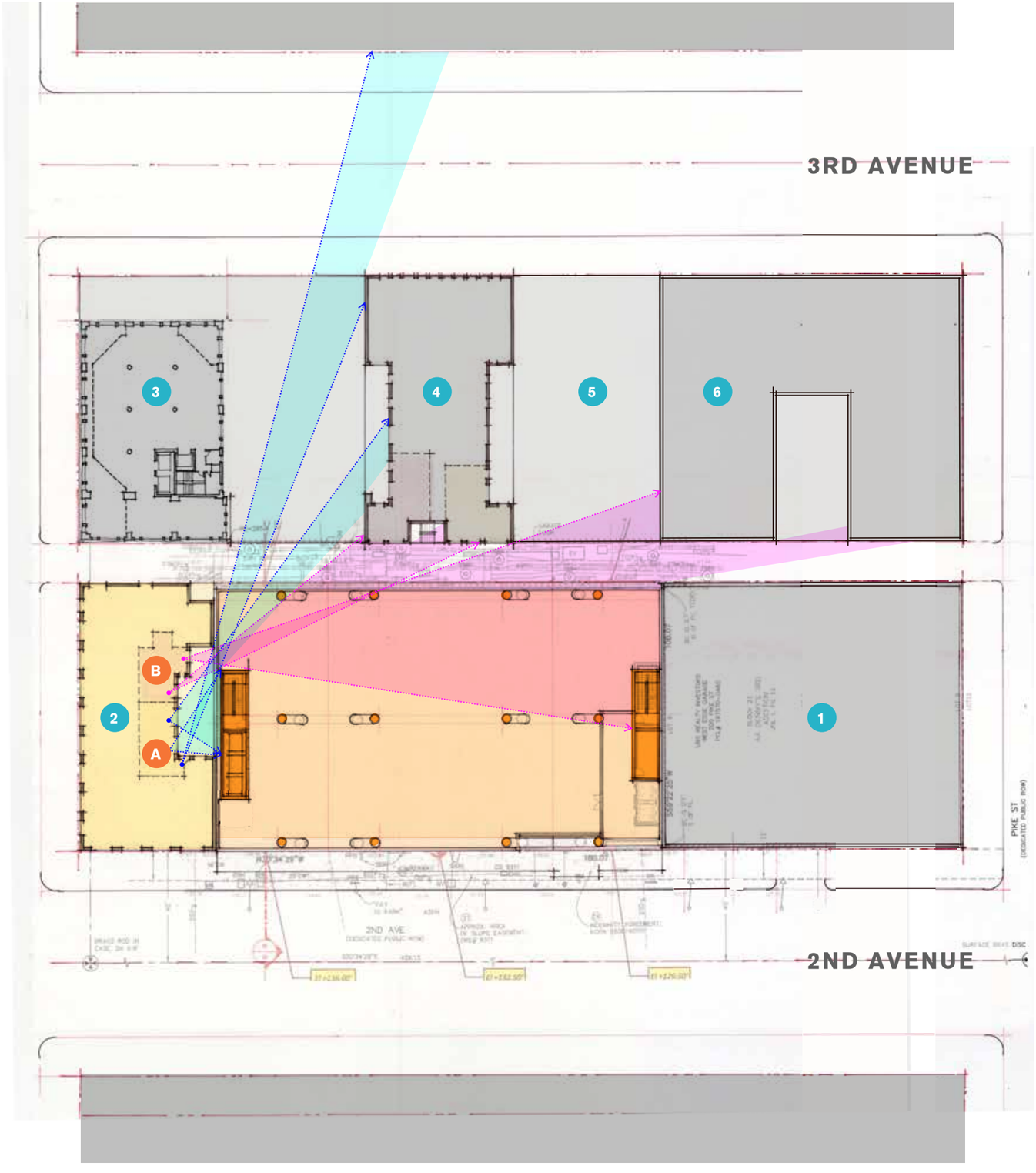
# 08 ARCHITECTURAL DESIGN

## Haight Building Views: L3-7

The non-landmarked Haight Building was renovated in 1987. A decision was made at that time to construct a new stair tower outside the footprint of the building to the southeast at the shared property line. Before that time the south façade had opening to the alley. Essentially this decision established the universal light-well condition when the property to the south is rightfully developed in the future.

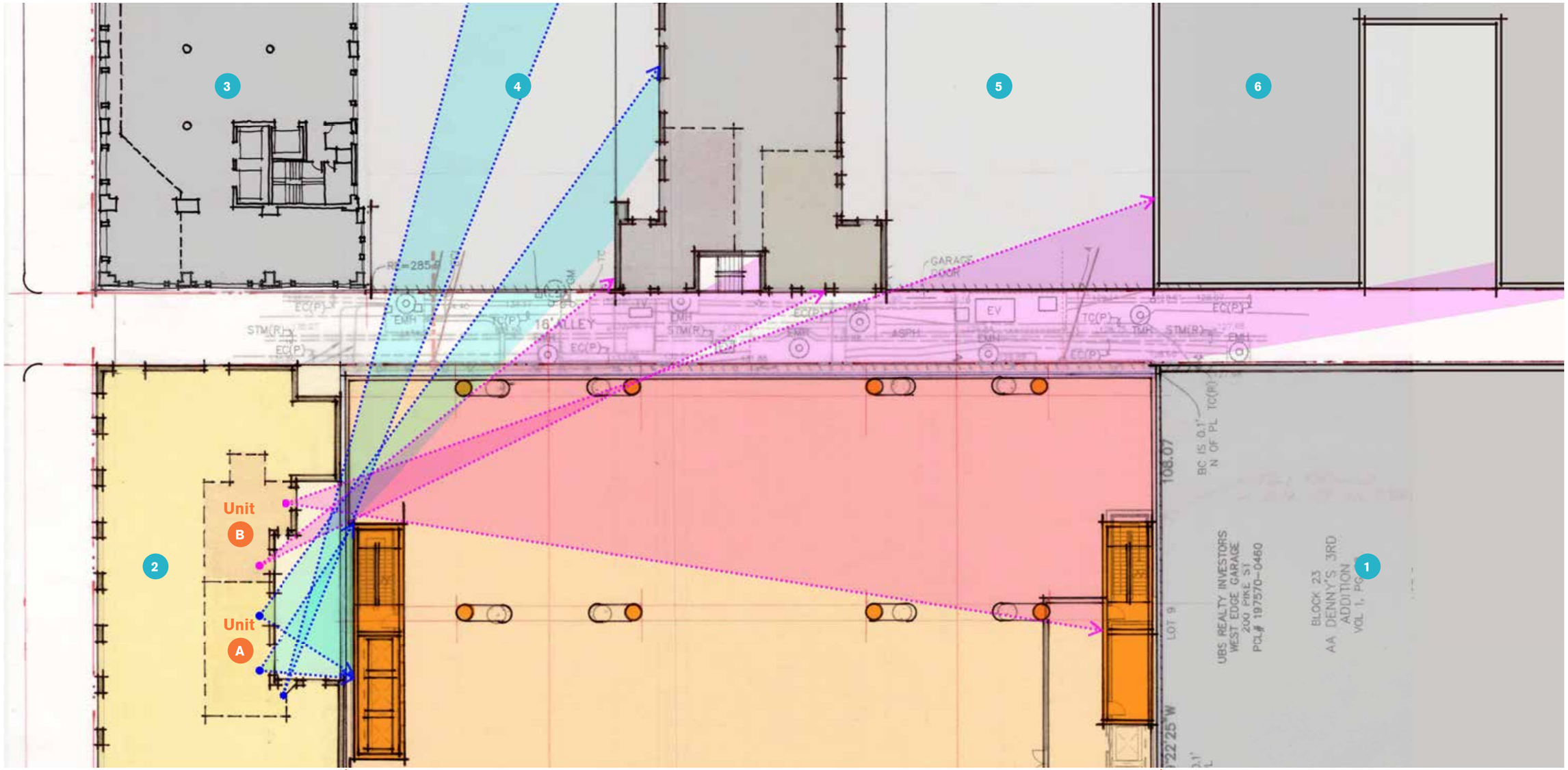
We have voluntarily sized and positioned the north core of the building such that a view aperture is available to the 2 units which face into this light-well. The north edge of this façade also is held back approximately 30" off the property line providing a 15-16' width to the majority of the light-well. Additionally, the design will consider the installation of light-colored, cladding material to this core element north façade which will increase reflective ambient light to the north.

Ultimately, partial views will exist to the east and the south – not possible in the conventional property-line sharing light-well.




**BLOCK NEIGHBORS KEY**

1. West Edge Garage
2. Haight Building
3. Olympic Tower
4. Fischer Studio Building
5. Aaron Brothers
6. Melbourne Tower

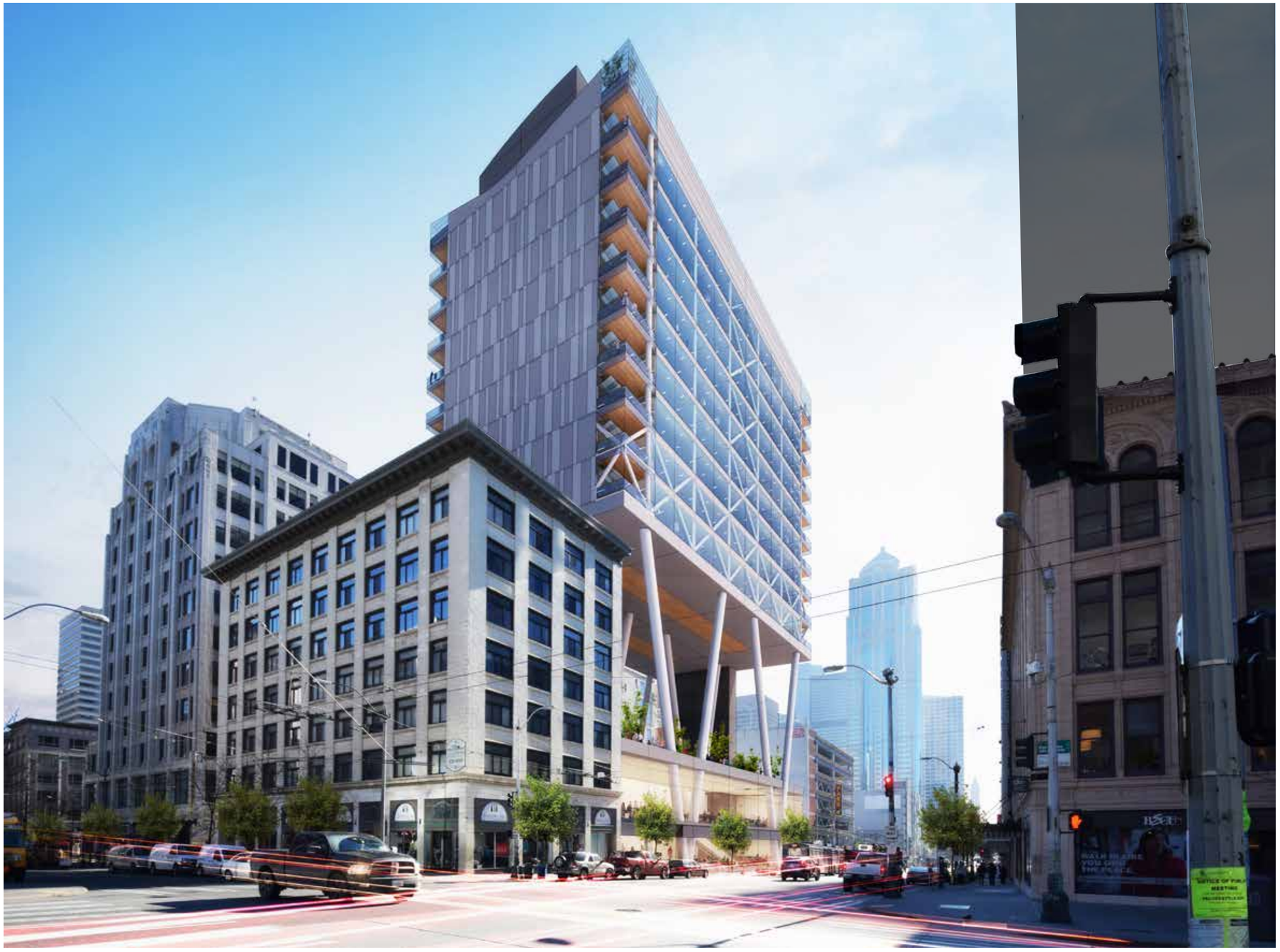



See p.72 for floorplan detail

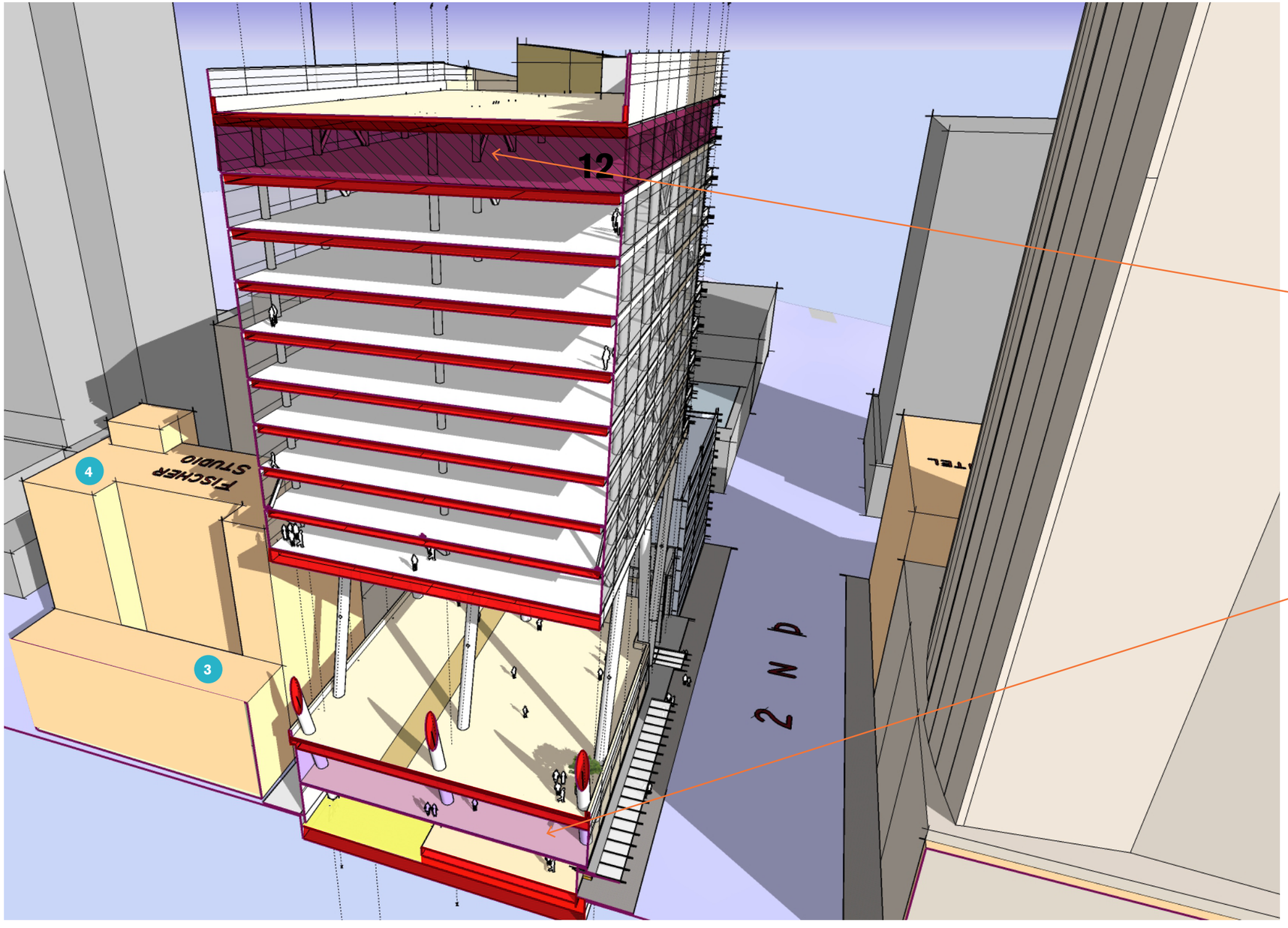
Project Site

# 08 ARCHITECTURAL DESIGN

## Vision of Project Character



Looking Southeast from intersection of 2nd & Pine Street




Ownership is considering this as an alternative programmatic and height change to the design. Effectively reducing the building 15' in height and replacing the 2nd level of retail with Office use. Apart from the height change the massing would remain the same. The design would still utilize the full allowable FAR.

**This office floor to be deleted. (Overall height of building is reduced by 15')**

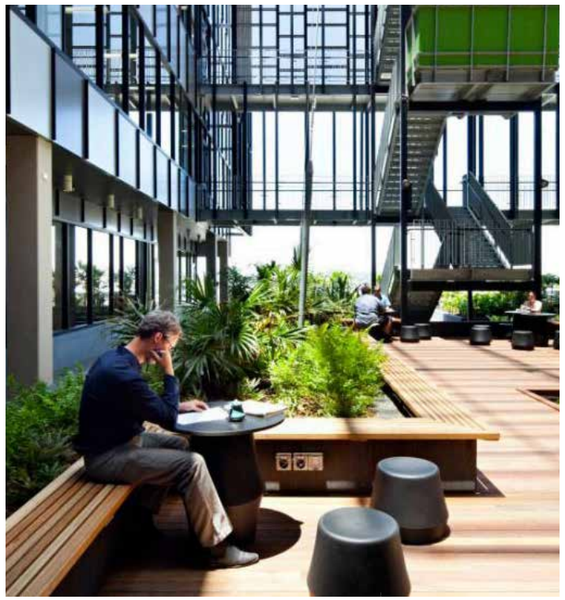
**Level 2 becomes Office**

# 09 SITE PLAN & LANDSCAPE CONCEPTS

## Level 2 Roof Design (L3)

**2nd floor roof deck potential use diagrams -** A variety of roof environments are possible and will evolve over the life of the building. The roof environment will integrate landscape and people spaces tailored to tenant use and urban context. The following diagrams and images are studies of potential use types and initial landscape responses.

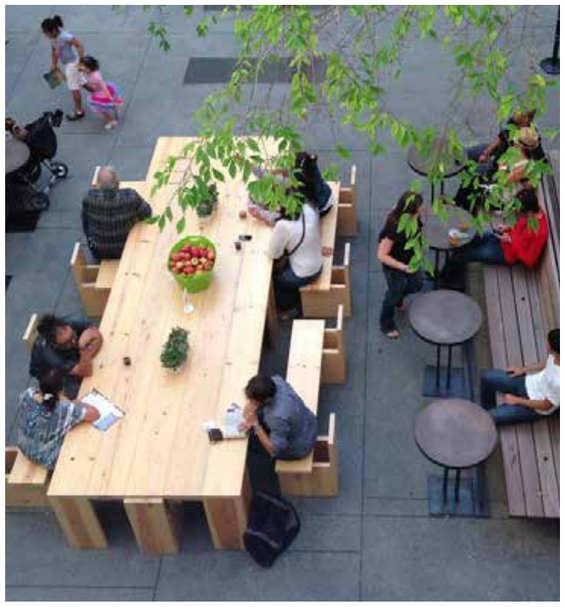
### OFFICE USE - URBAN OFFICE PARK

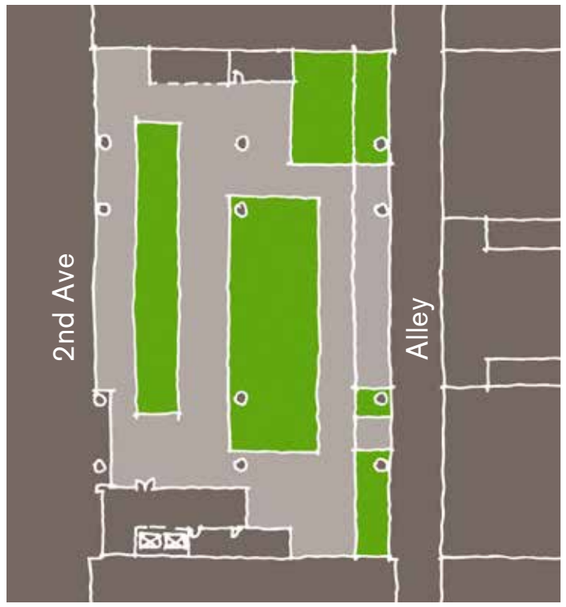



### RETAIL USE - RECREATION/ CHILDCARE


**2nd floor roof deck potential use diagrams** - A variety of roof environments are possible and will evolve over the life of the building. The roof environment will integrate landscape and people spaces tailored to tenant use and urban context. The following diagrams and images are studies of potential use types and initial landscape responses.

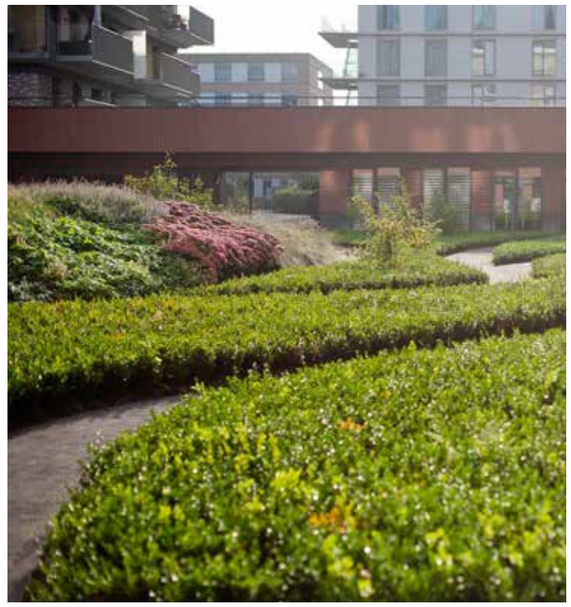
## RETAIL USE - RESTAURANT / FOOD SERVICE / EVENT SPACE

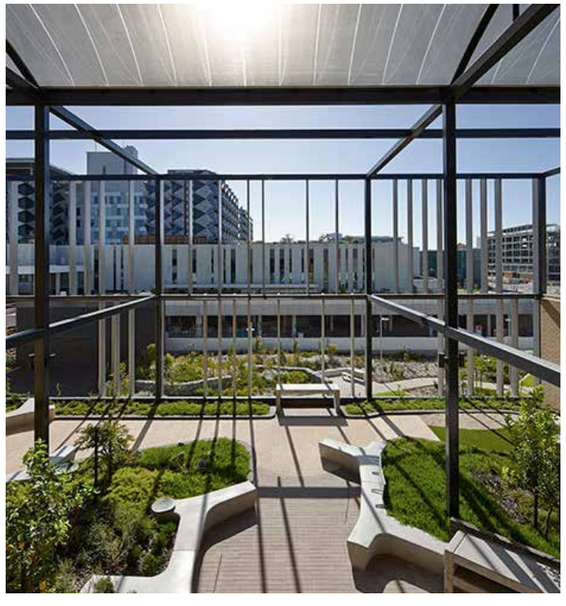






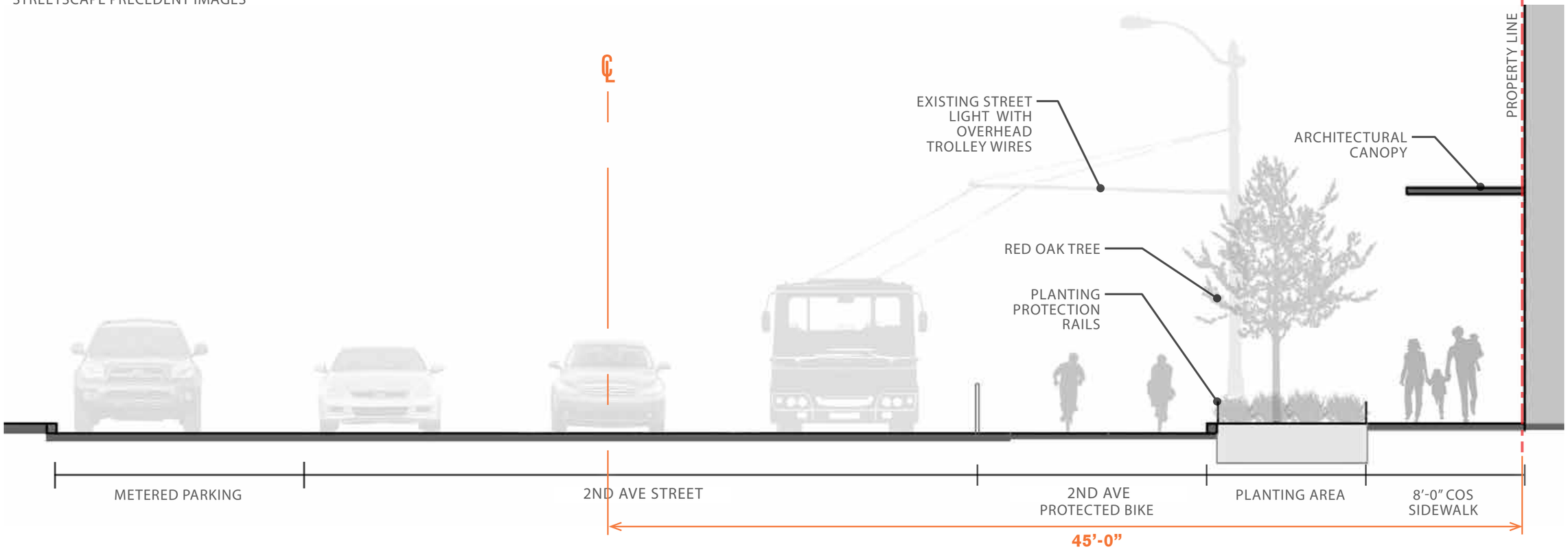
## PASSIVE OPEN SPACE



# 09 SITE PLAN & LANDSCAPE CONCEPTS

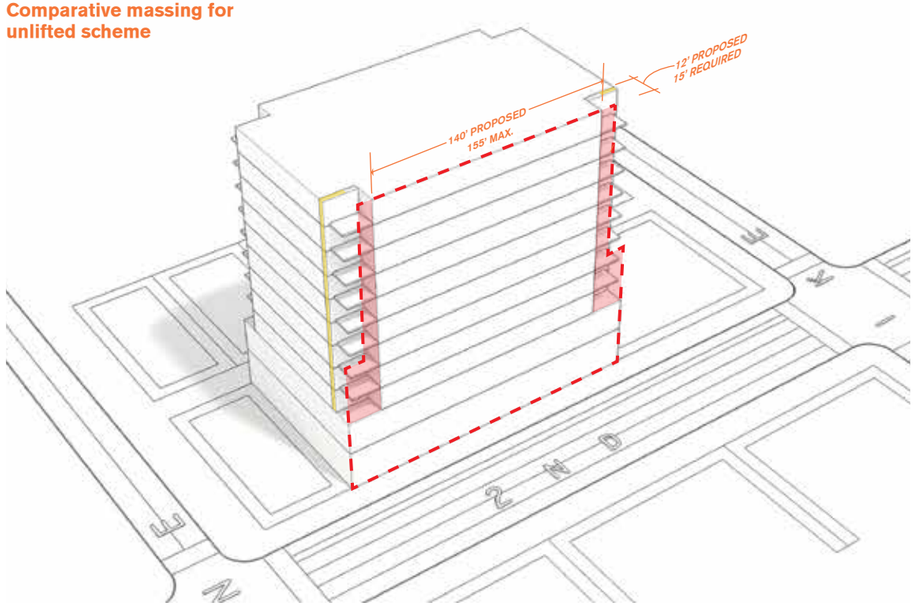
STREETSCAPE PRECEDENT IMAGES

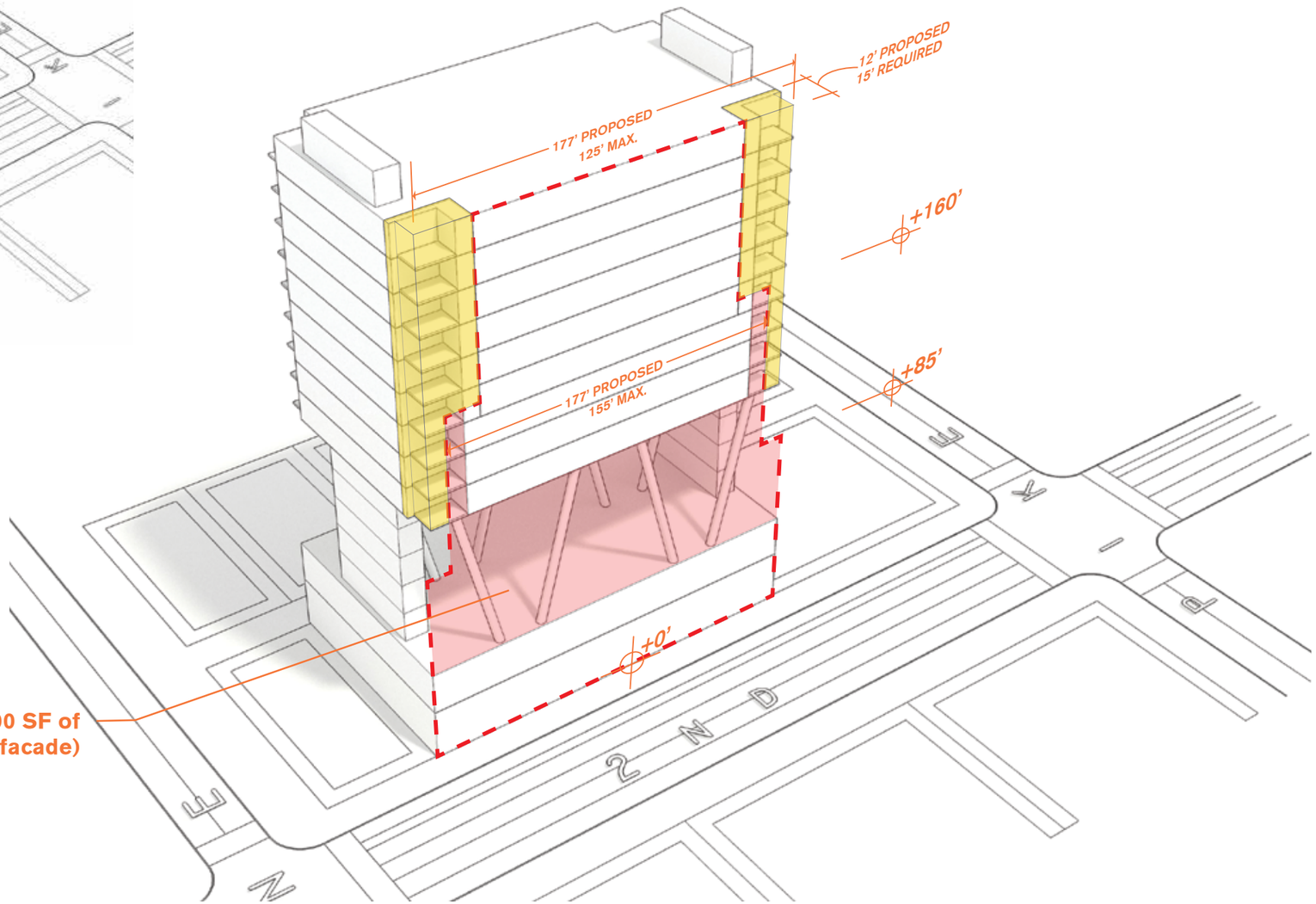


# 10 POTENTIAL DESIGN DEPARTURES

| | ITEM | REQUIREMENT | REQUEST | RATIONALE |
|---|---|---|---|---|
| 1 | 23.49.058 B.2 | **Facade Modulation**<br><br>The maximum length of a facade without modulation is prescribed in Table 23.49.058A. This maximum length shall be measured parallel to each street property line, and shall apply to any portion of a facade, including projections such as balconies, that is located within fifteen (15) feet of street property lines.<br><br>0 to 85 feet: No limit<br><br>86 to 160 feet: 155’<br><br>161 to 240 feet: 125’<br>(Departure requested) | Request length of facade including “outdoor room” balconies above 160 feet to be 177 feet in length. | The intent of the upper level modulation requirement is to breakup long expanses of façade by providing relief and depth. We believe the proposed design with it’s enormous void (68’x165’) achieves this (and more). Additionally, while the balconies are by requirement definition to be included in the calculation of unmodulated façade, in reality they provide architectural relief, shadow depth and contrast to the 140’ taut skin of the central portion.<br><br>To efficiently achieve the lift of the structure with an affordable structural diagram, a direct alignment of conventional upper columns with V-columns below. In other words, a simpler geometry is ideal. The specific dimension required (125’) requires a grid shift above 160’ from the ideal spacing below which achieves minimized number of columns for the maximum spans. We feel the trade-off of less columns -- which would diminish the openness of the void – if preferable to following the prescriptive distance and still achieves the intent of the modulation requirement. |
| 2 | 23.49.058 B.3 | **Facade Modulation**<br><br>Any portion of a facade exceeding the maximum length of facade prescribed on Table 23.49.058A shall be set back a minimum of fifteen (15) feet from the street property line for a minimum distance of sixty (60) feet before any other portion may be within fifteen (15) feet of the street property line.<br><br>(Departure requested) | Request depth of 12 feet from property line | The 106’ depth of floorplate allows 2 additional feet of dimension for the V-columns (and the east façade above and below) from the Fischer Studio Building alley façade. We are striving to create a compact, in line core at each end of the floorplate. By keeping this narrow, we are able to maximize the opening width of the void below between the 2 core “legs”. Beside the structural frame imbedded in these legs, the elevators and egress stairs are housed as tightly as possible. The combined dimension permits placement of minimal width, stacked toilet rooms against the property line, windowless north façade. Added together these building core elements require a dimension which leaves to 12’ deep exterior Outdoor Rooms.<br><br>Following the logic stated previously above, we believe we meet the intent of the modulation depth with the impact of the large void. We feel the alternative of following the prescriptive distance will compromise the layout such that the width of the void opening below will be reduced. |

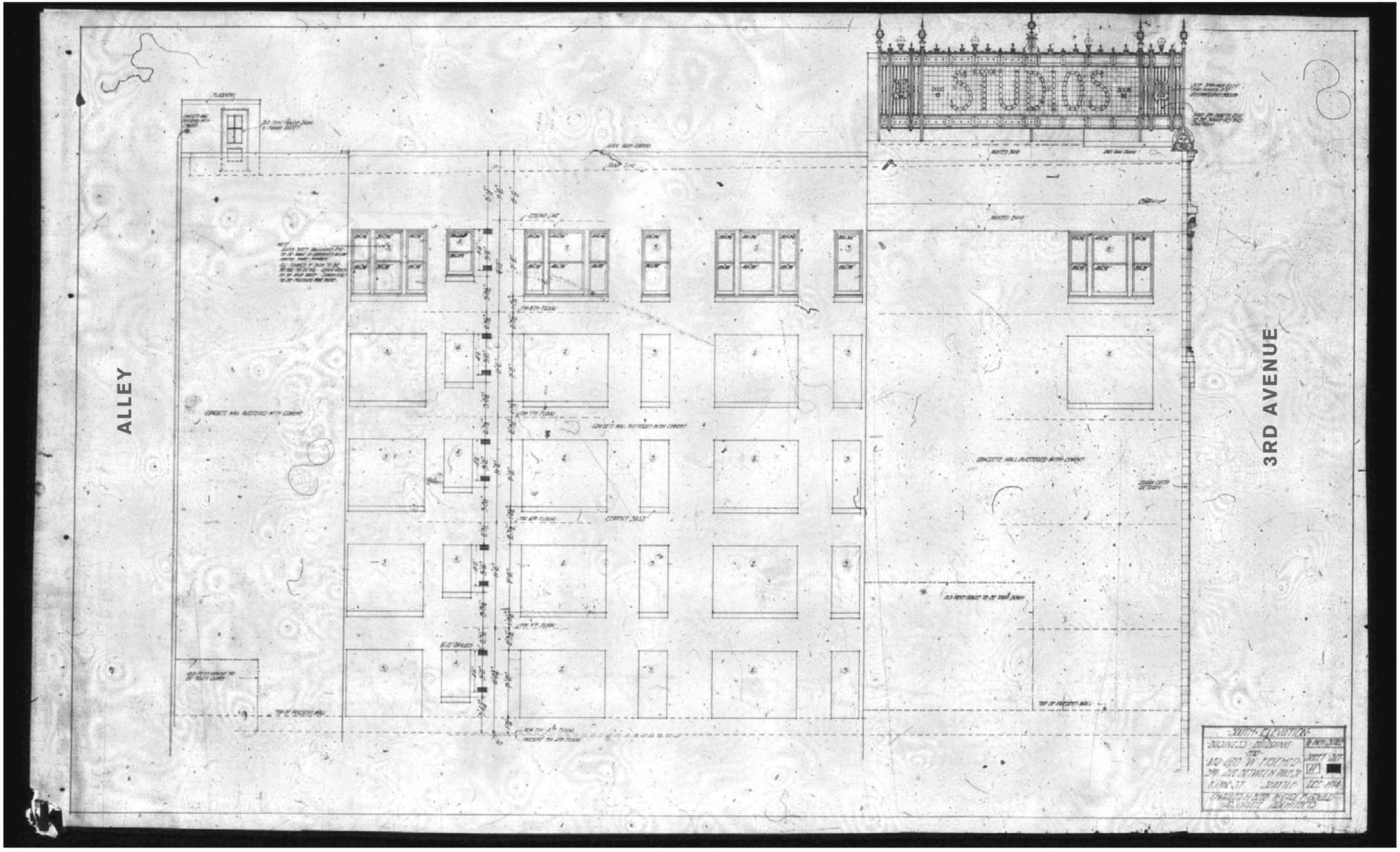
**Comparative massing for unlifted scheme**

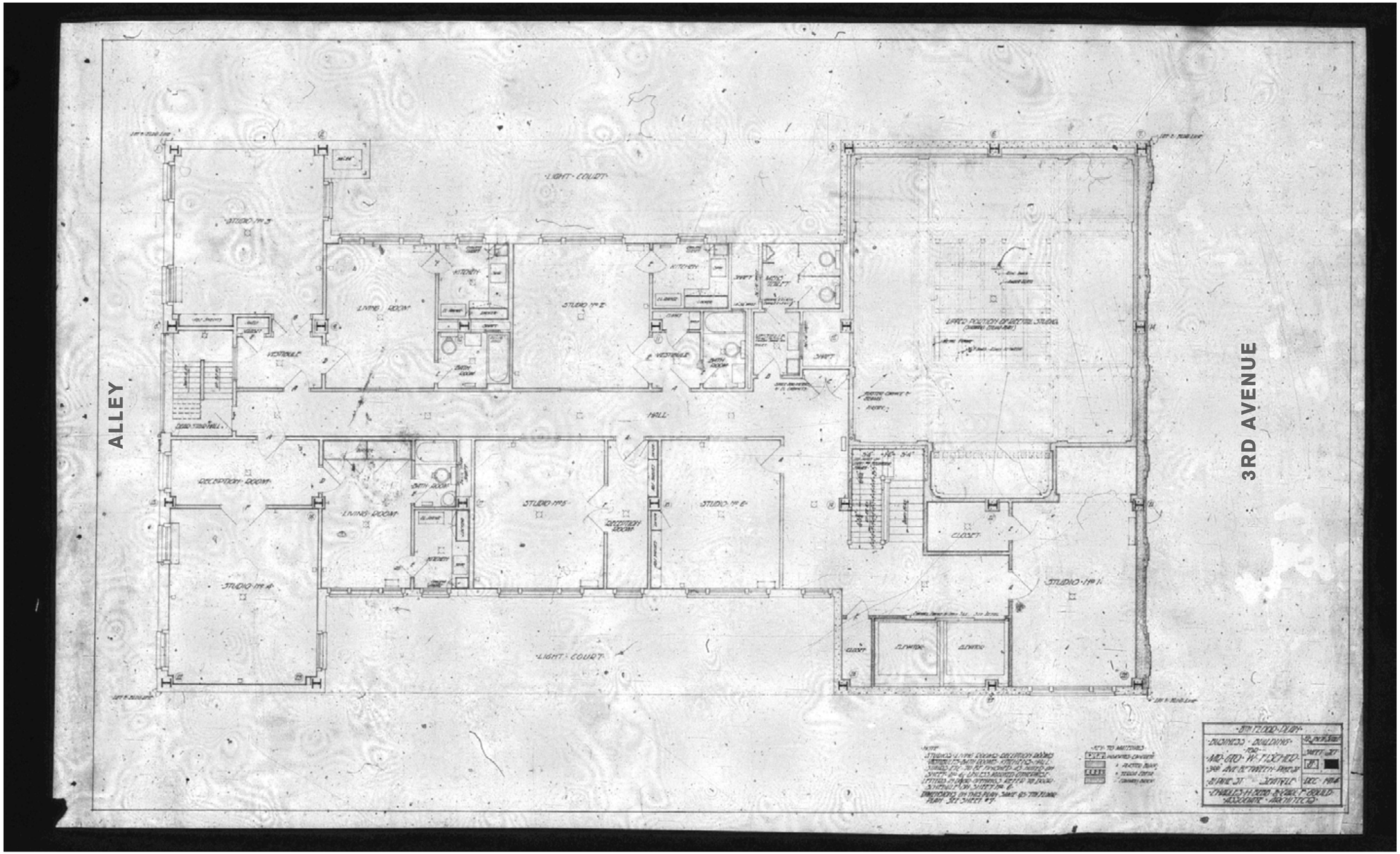


# APPENDIX

Fischer Studio Building South Elevation — Original



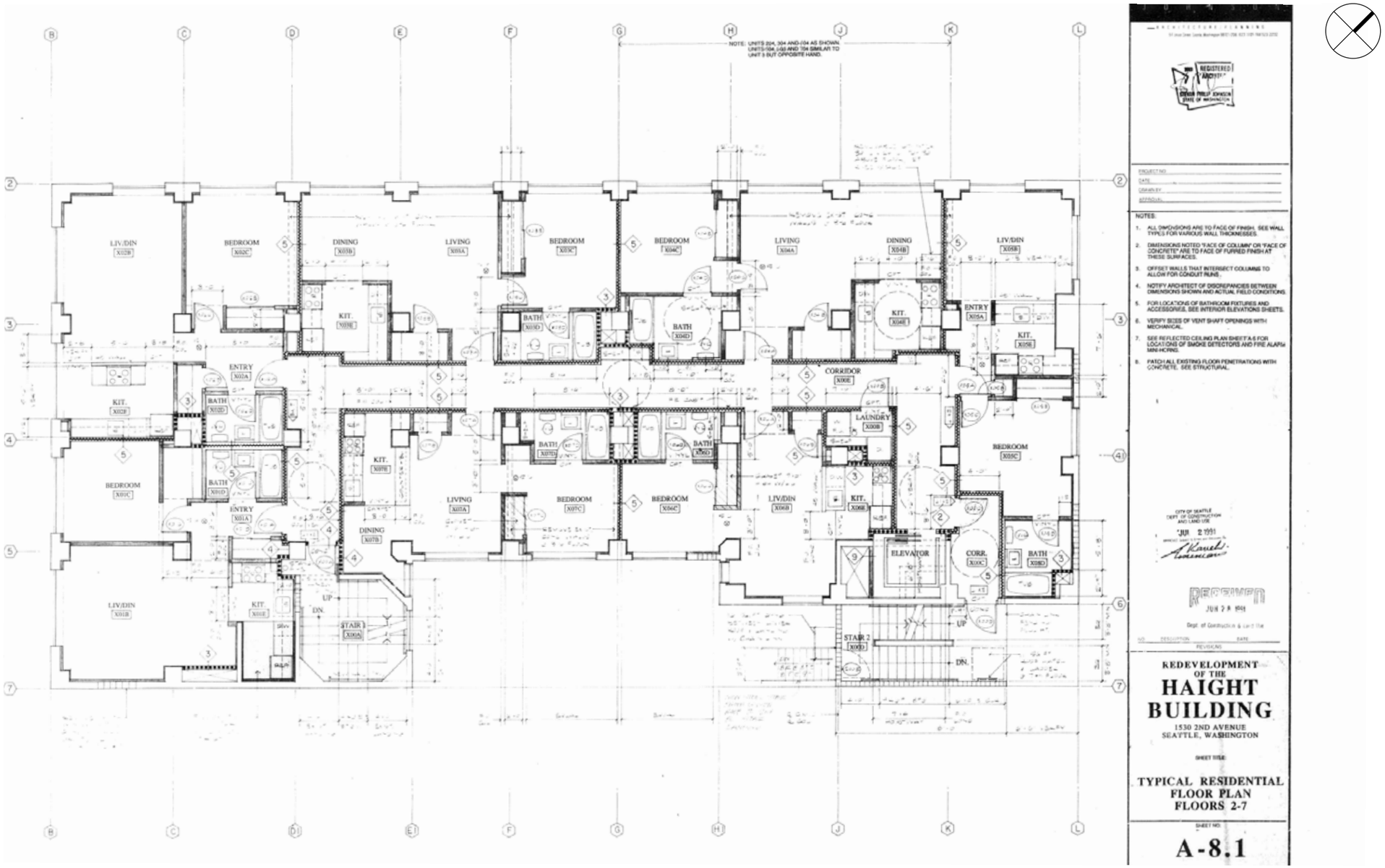

ALLEY
3RD AVENUE
LIGHT COURT
STUDIO No 3
LIVING ROOM
KITCHEN
STUDIO No 2
VESTIBULE
BATH ROOM
HALL
RECEPTION ROOM
STUDIO No 4
STUDIO No 5
STUDIO No 6
CLOSET
STUDIO No 1
LIGHT COURT

# APPENDIX

Haight Building Plan — 1987

PINE STREET

2ND AVENUE




NOTES:

1. ALL DIMENSIONS ARE TO FACE OF FINISH. SEE WALL TYPES FOR VARIOUS WALL THICKNESSES.
2. DIMENSIONS NOTED "FACE OF COLUMN" OR "FACE OF CONCRETE" ARE TO FACE OF FURRED FINISH AT THESE SURFACES.
3. OFFSET WALLS THAT INTERSECT COLUMNS TO ALLOW FOR CONDUIT RUNS.
4. NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN DIMENSIONS SHOWN AND ACTUAL FIELD CONDITIONS.
5. FOR LOCATIONS OF BATHROOM FIXTURES AND ACCESSORIES, SEE INTERIOR ELEVATIONS SHEETS.
6. VERIFY SIZES OF VENT SHAFT OPENINGS WITH MECHANICAL.
7. SEE REFLECTED CEILING PLAN SHEET A-6 FOR LOCATIONS OF SMOKE DETECTORS AND FIRE ALARM MINI-HORNS.
8. PATCH ALL EXISTING FLOOR PENETRATIONS WITH CONCRETE. SEE STRUCTURAL.

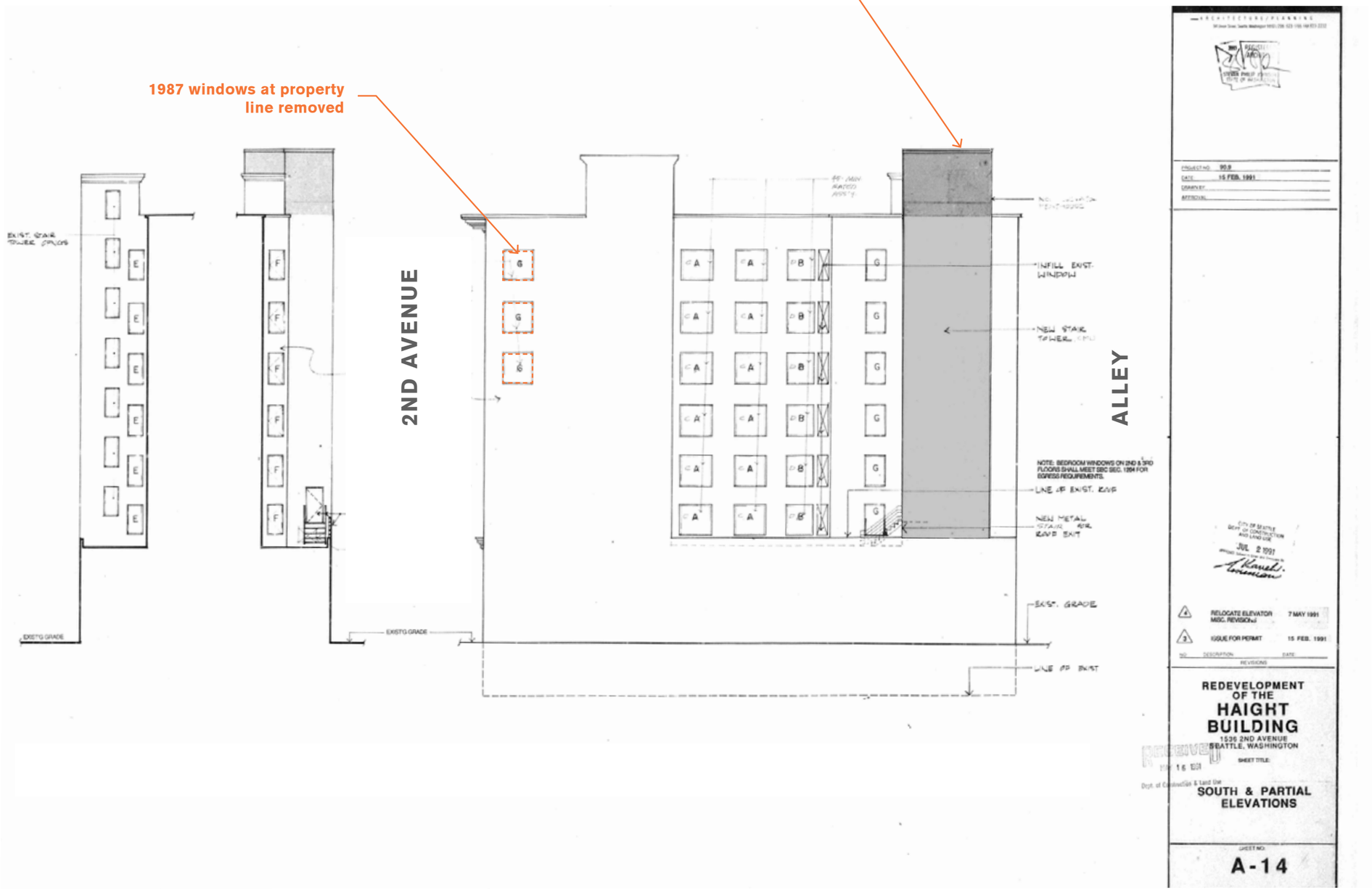
CITY OF SEATTLE
DEPT. OF CONSTRUCTION AND LAND USE
JUN 2 1987

RECEIVED
JUN 2 9 1987
Dept. of Construction & Land Use

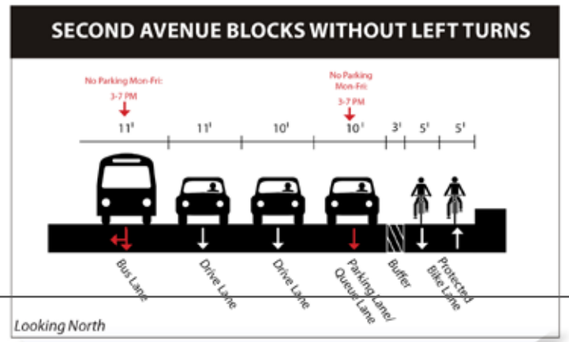
REDEVELOPMENT OF THE
**HAIGHT BUILDING**
1530 2ND AVENUE
SEATTLE, WASHINGTON

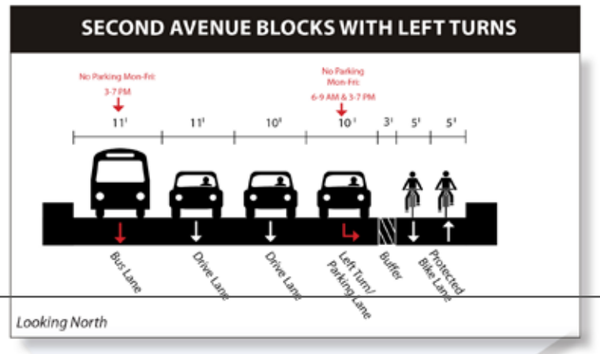
TYPICAL RESIDENTIAL FLOOR PLAN FLOORS 2-7

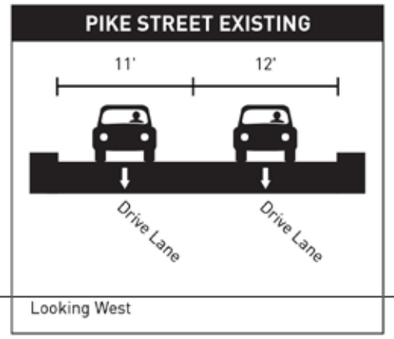
SHEET NO.
A-8.1

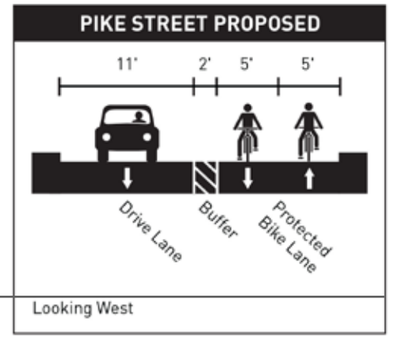

1987 decision to add exterior stair tower elminated; open courtyard to alley relationship
1987 windows at property line removed
2ND AVENUE
ALLEY
EXIST. STAIR TOWER OPNGS
EXIST'G GRADE
EXISTG GRADE
INFILL EXIST. WINDOW
NEW STAIR TOWER
NOTE: BEDROOM WINDOWS ON 2ND & 3RD FLOORS SHALL MEET SBC SEC. 1204 FOR EGRESS REQUIREMENTS.
LINE OF EXIST. EAVE
NEW METAL STAIR AT REAR EAVE EXIT
EXIST. GRADE
LINE OF EXIST
PROJECT NO: 90.9
DATE: 15 FEB. 1991
DRAWN BY:
APPROVED:
RECEIVED
JUL 2 1991
CITY OF SEATTLE DEPT. OF CONSTRUCTION AND LAND USE
4 RELOCATE ELEVATOR MISC. REVISIONS 7 MAY 1991
3 ISSUE FOR PERMIT 15 FEB. 1991
NO. DESCRIPTION DATE
REVISIONS
REDEVELOPMENT OF THE
HAIGHT BUILDING
1536 2ND AVENUE
SEATTLE, WASHINGTON
SHEET TITLE:
SOUTH & PARTIAL ELEVATIONS
SHEET NO:
A-14

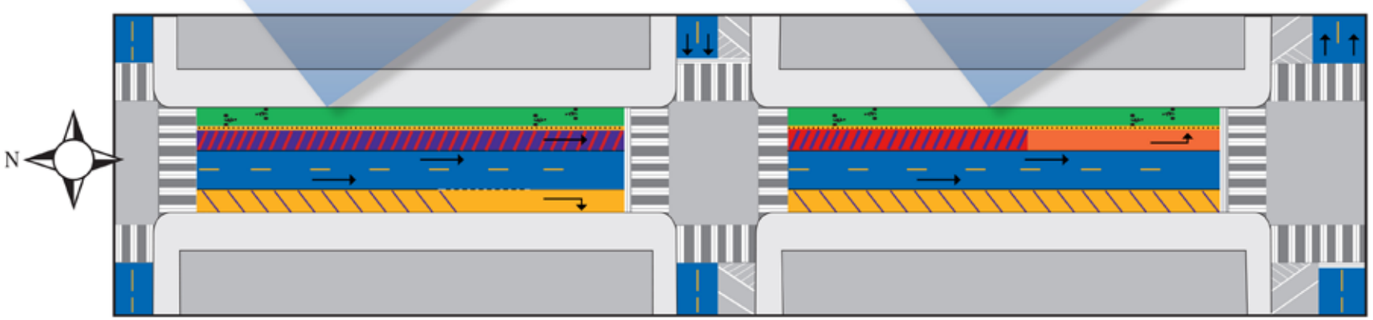
## STREET SECTION DIAGRAMS

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ARCHITECTURE PLANNING INTERIORS SUSTAINABILITY

710 SECOND AVENUE SUITE 1400
SEATTLE WASHINGTON 98104-1710
t. 206.245.2100 f. 206.245.2101 COLLINSWOERMAN.COM