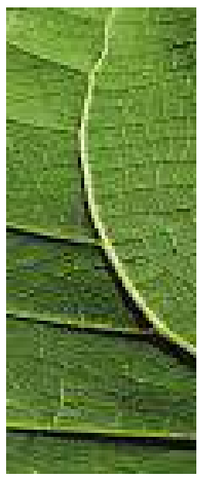
5TH & LENORA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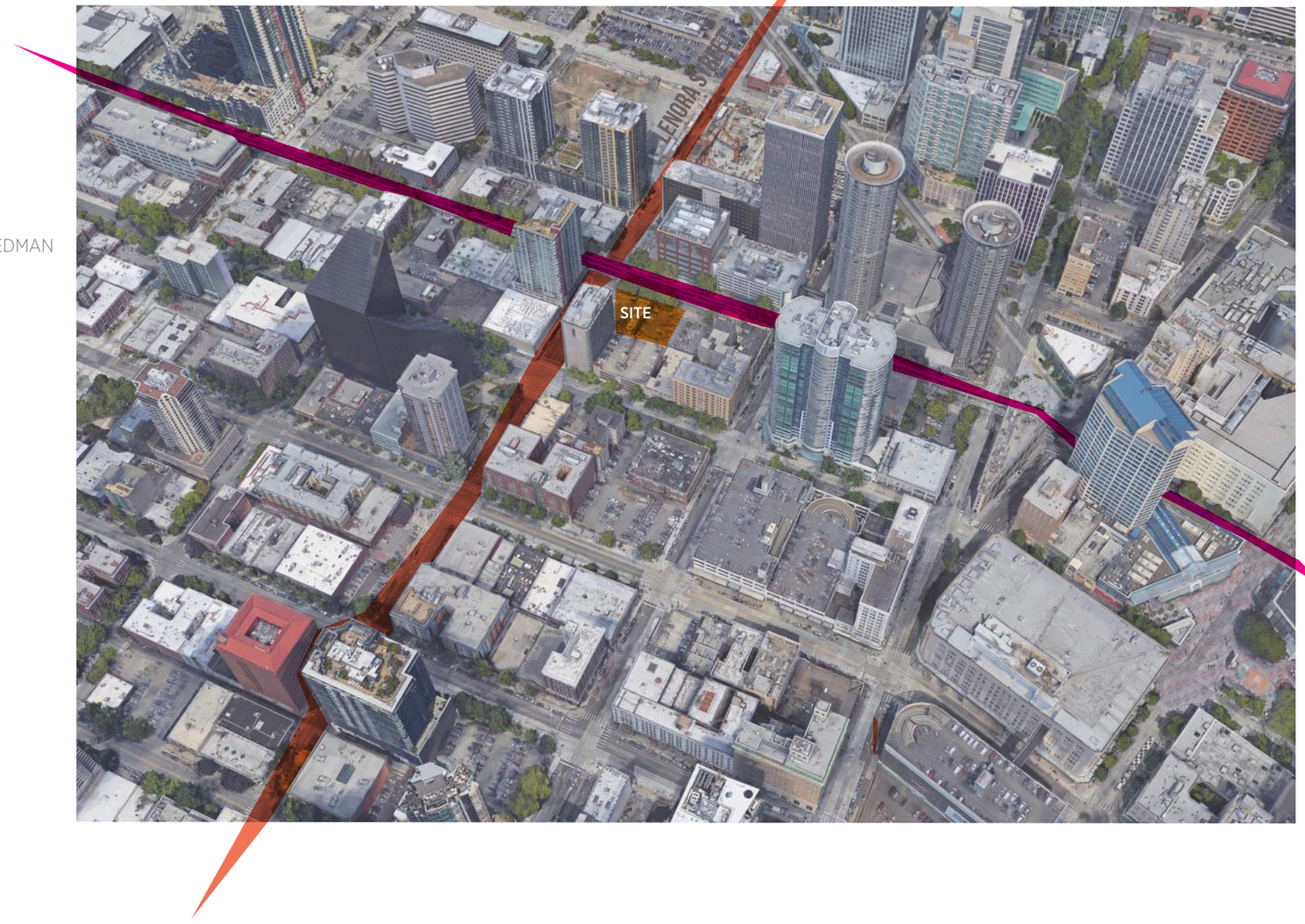
PROJECT INFORMATION

ADDRESS: 5TH AND LENORA
DPD PROJECT #: 3026266

ARCHITECT:
ANKROM MOISAN ARCHITECTS
1505 5TH AVE #300
SEATTLE, WA 98101
206.576.1600
CONTACT: WENDY LAMB

LANDSCAPE ARCHITECT:
SITE WORKSHOP
222 ETRURIA STREET, #200
SEATTLE, WA 98109
206.285.3026
CONTACT: BRIAN BISHOP

DEVELOPER:
VULCAN, INC.
505 5TH AVE S, #900
SEATTLE, WA 98104
206.342.2000
CONTACT: ALICIA STEDMAN



DEVELOPMENT OBJECTIVES

The proposed project is a 44-story tower with 7 levels of underground parking.
The basic program includes:

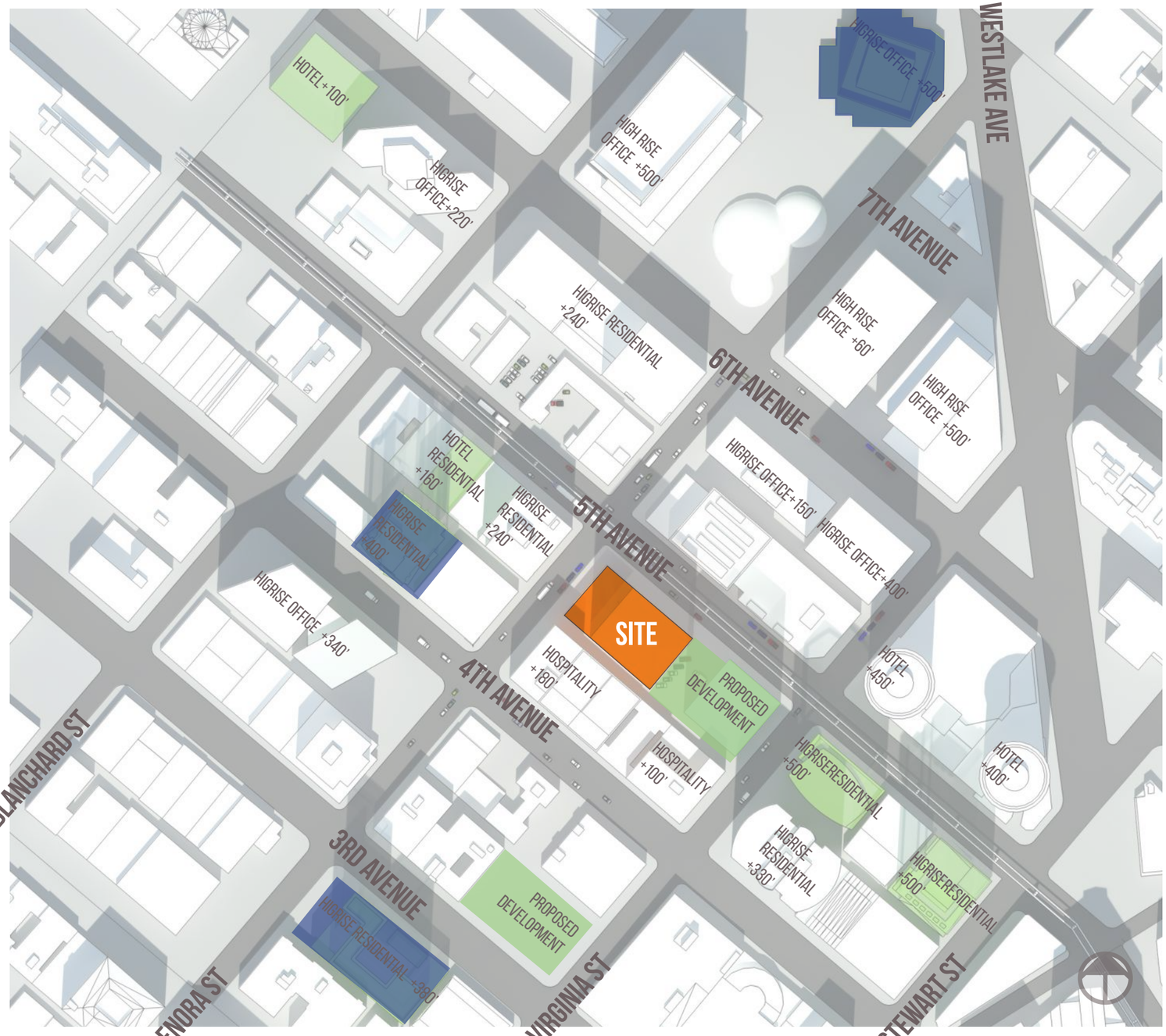
- 463 residential units
- 478,000 SF of net rentable area
- 3,300 SF of street-level commercial area
- 315 parking stalls

PROJECT GOALS

- Create a street presence
- Respect the neighborhood
- Design open space in a thoughtful manner
- Create complimentary retail, unit and rooftop amenity experiences
- Secure LEED for Homes Gold minimum & SALMON-SAFE certification (targeting LEED Platinum level certification)
- Meet Seattle 2030 District challenge and goals:
  targeting 70% reduction in energy use vs. national median
  baseline and 50% less water consumption vs. local average.

Pursuant to guidance from the city, the applicant is voluntarily proposing a 440 ft residential tower under the Downtown Mandatory Housing Affordability (MHA) legislation adopted by the city in May 2017. The project is vested to the land use code in effect on February 3, 2017, so at the applicant's option, the project could be revised to revert to the pre-MHA land use code, which would allow a 400 ft residential tower. Both options were shared with the Design Review Board.

ADJACENT BUILDING HEIGHTS



FUTURE DEVELOPMENT

UNDER CONSTRUCTION

ADJACENT BUILDING HEIGHTS

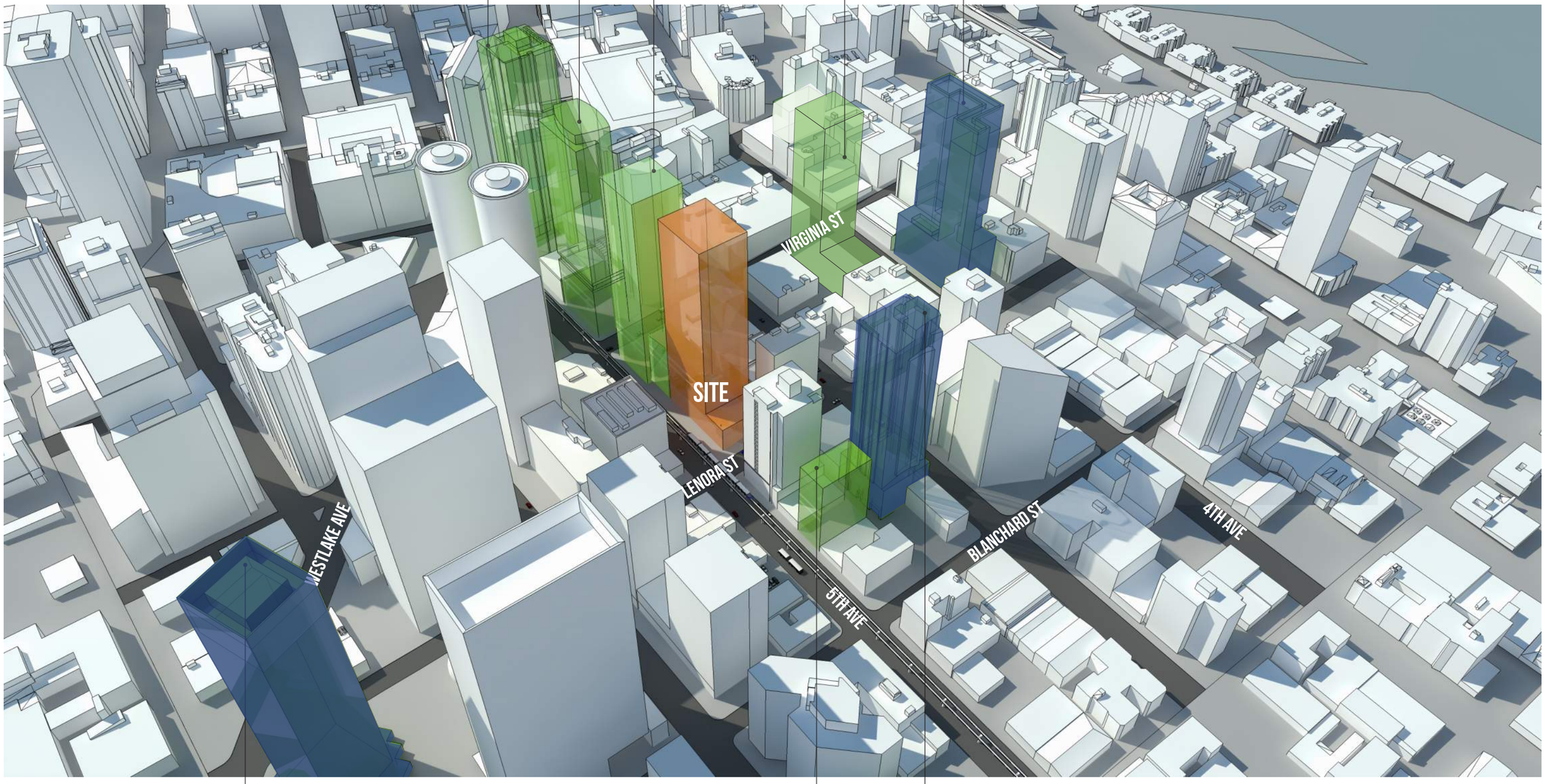
HIGHRISE
RESIDENTIAL +500'
DCI PROJECT #3018037

HIGHRISE
RESIDENTIAL +500'
DCI PROJECT #3019699

HIGHRISE
RESIDENTIAL +480'
FUTURE DEVELOPMENT (EDG ONLY)
DCI PROJECT #3028017

HIGHRISE
RESIDENTIAL +480'
FUTURE DEVELOPMENT (EDG ONLY)
DCI PROJECT #302416

HIGHRISE
RESIDENTIAL +380'
UNDER CONSTRUCTION

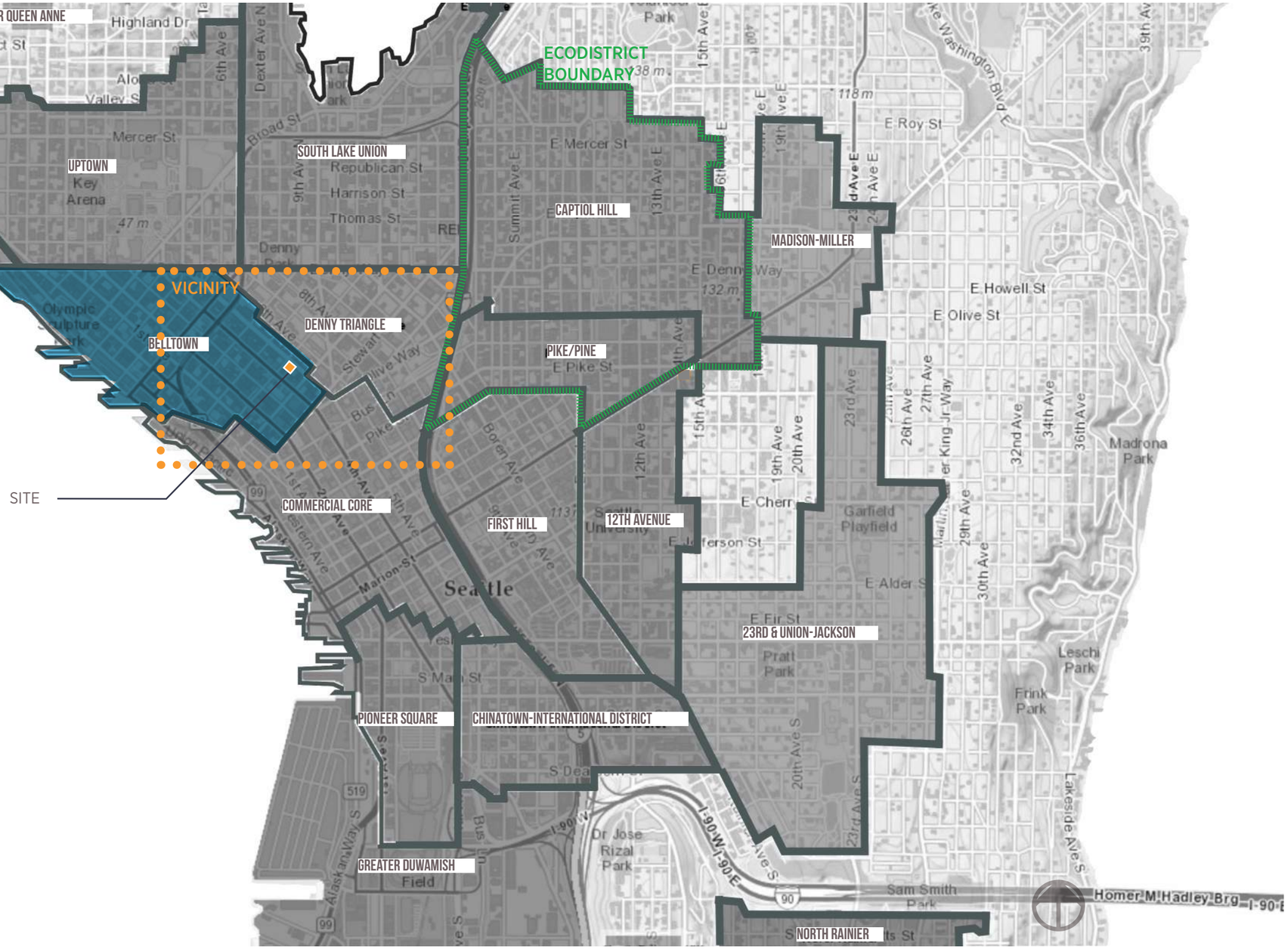


HIGHRISE
OFFICE +500'
UNDER CONSTRUCTION

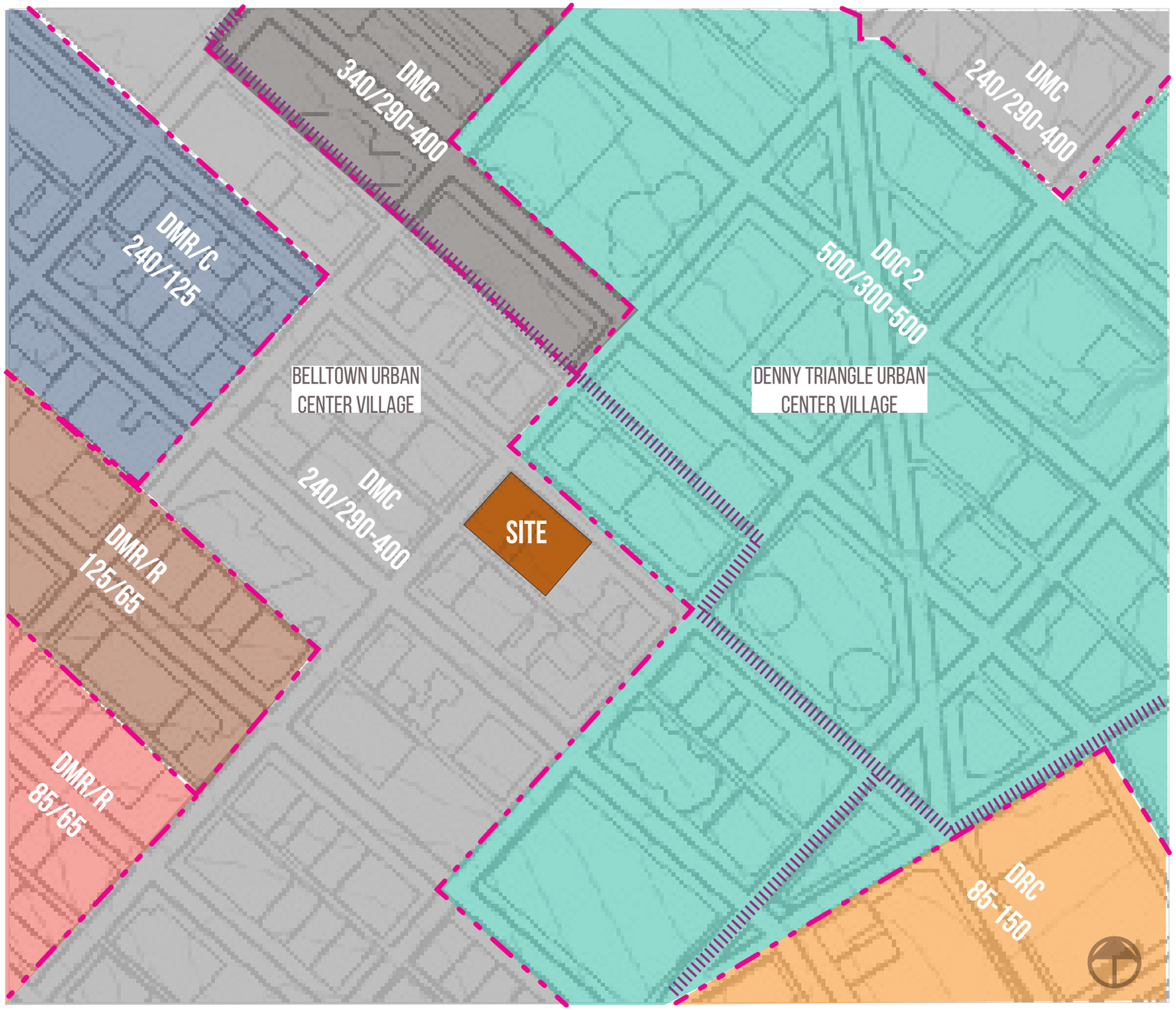
HOTEL +160'
DCI PROJECT
#3022614

HIGHRISE
RESIDENTIAL +400'
UNDER CONSTRUCTION

ZONING & OVERLAY DESIGNATIONS



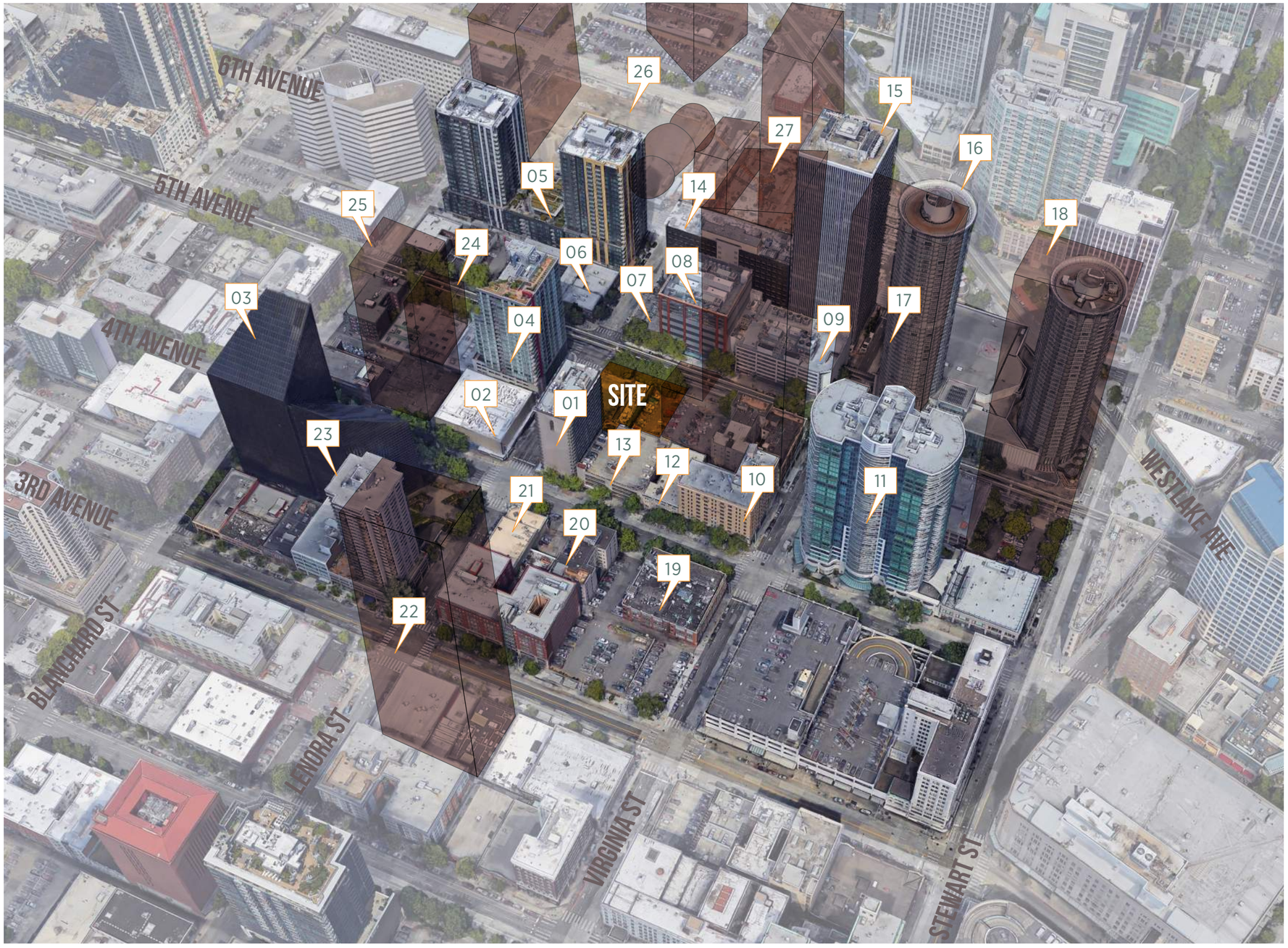
ZONING & OVERLAY DESIGNATIONS



SURROUNDING USES & STRUCTURES

- ENTERTAINMENT
- BAR/ RESTAURANT CAFE
- HOTEL
- OFFICE
- RESIDENTIAL
- RETAIL
- PARKING

SURROUNDING USES & STRUCTURES



Surrounding uses and structures include an eclectic mix of old and new residential and commercial developments. The surrounding context continues to evolve, with several new developments under construction, most notably the three tower Amazon Campus and the 5th and Virginia tower, both a block away. While there are a stock of classically detailed brick buildings, most new buildings tend to use modern materials and massing to add a new character to the neighborhood.

1. WARWICK HOTEL
2. CINERAMA THEATER
3. FOURTH & BLANCHARD BUILDING
4. MARTIN APARTMENTS
5. VIA 6 APARTMENTS
6. PALACE BALLROOM BUILDING
7. PALACE KITCHEN BUILDING
8. 2020 FIFTH AVENUE GARAGE
9. WESTIN GARAGE
10. HOTEL ANDRA
11. ESCALA CONDOS
12. VIRGINIAN APARTMENTS
13. WARWICK HOTEL GARAGE
14. SIXTH & LENORA BUILDING
15. WESTIN BUILDING EXCHANGE
16. WESTIN HOTEL
17. 5TH & VIRGINIA (PROPOSED #3019699)
18. 1903 5TH AVENUE (PROPOSED#3013910)
19. MARSHALL BUILDING
20. STRATFORD APARTMENTS
21. RALPH'S GROCERY BUILDING (CVS)
22. 3RD & LENORA (PROPOSED#3018686)
23. ROYAL CREST CONDOS
24. TOP POT DOUGHNUTS
25. 2116 4TH AVE (PROPOSED#3009145)
26. AMAZON RUFUS 2.0
27. 2015 5TH AVENUE (PROPOSED#3028017)

RECOMMENDATION MEETING #2 - SUMMARY

GUIDANCE	SEATTLE DESIGN GUIDELINES 2013	RESPONSE
1. MASSING AND TOWER PLACEMENT: Tower Placement a. The Board accepts the tower location and reiterated its hope that the applicant work with the neighboring building owners to the south to address best location solutions for the tower with regards to resident comfort, avoiding crowding the south edge or the north corner, open space on the terraces on the north and any realistic shade concerns in this tall building area. (A1-1, B1-1, B1.III)	**A1. Respond to the Physical Environment** Respond to the Physical Environment: Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site. **B1.I Respond to Neighborhood Context** Compatible design should respect the scale, massing and materials of adjacent buildings and landscape. **B1.III. Visual Interest** Design visually attractive buildings that add richness and variety to Belltown, including creative contemporary architectural solutions.	**Applicant has continued with efforts at neighborhood outreach. Further shifting of the tower to the north is not feasible under the current, board-supported design approach without significant negative impact to natural light access for the streetscape at the corner of Fifth & Lenora.**
2. TOWER MODULATION AND COHESIVENESS Added Twist to Tower: a. The Board discussed the top ½ of the tower form and felt it was too regular, too standard in its blocky form, and didn't fit the building concept presented in the bottom ½ of the building. The upper ½ is too straight too plain, too tall, while the bottom trays (splash zone) was very interesting. The tall "water fall" concept is appreciated, but the Board decided that some relief in the upper straight box form needs to be added. The Board clarified the discussion by noting that at 400 feet the current proposal was fine (with a top, unique, long-view element), but at a higher proposal (such as 400-440 feet) a new twisted tray needs to be added in the "fall" portion.The Board directed the applicant to add the new tray at the best location per the designer's discretion.(B3.2, B4.1)	**B3.2. Features to Complement** Reinforce the desirable patterns of massing and facade composition found in the surrounding area. Pay particular attention to designated landmarks and other noteworthy buildings. Consider complementing the existing: a. massing and setbacks, b. scale and proportions, c. expressed structural bays and modulations, d. fenestration patterns and detailing, e. exterior finish materials and detailing, f. architectural styles, and g. roof forms. **B4.1. Massing** When composing the massing, consider how the following can contribute to create a building that exhibits a coherent architectural concept: a. setbacks, projections, and open space; b. relative sizes and shapes of distinct building volumes; and c. roof heights and forms.	**Consistent with our response to guidance item 2.a., we have explored two alternate step modulation strategies for the 440-foot tower massing, as diagrammed. The first alternative revises their locations according to a different proportioning ratio to distribute them through the tower mass more completely and gradually. The second alternative adds an additional block mass (thus two additional step modulations) as well as redistributing the upper step modulation locations. We have selected the first alternative as our preferred design, presented here. This approach addresses Board concerns about the upper half of the tower needing more modulation while staying true to the initial design intent.**
Tower top resolution: b. The Board felt that there needs to be a unique long-view element at the top of the building to express the building concept and signal the building's unique design and directed the applicant to design an element to meet this guidance which could happen at the building top or mechanical penthouse design. (A2.1C, A2.2)	**A2.1. Desired Architectural Treatments** Use one or more of the following architectural treatments to accomplish this goal: b. specify and compose a palette of materials with distinctive texture, pattern, or color **A2.2. Rooftop Mechanical Equipment** In doing so, enclose and integrate any rooftop mechanical equipment into the design of the building as a whole.	**Per our response to Guidance item 2.a above, our proposed design with an extension of the "waterfall" tower material and step massing all the way to the top of the building with no separate mechanical screen material change is the best option for expressing the unique character of the building on the Seattle skyline as a long-view element.**

RECOMMENDATION MEETING #2 - SUMMARY

SEATTLE DESIGN GUIDELINES 2013

RESPONSE

GUIDANCE

Tower top resolution:
c. The Board discussed the top resolution of the tower forms. They noted that there are three elements coming together which need more complete and satisfactory resolution. They are:
The “stone” or dark tower form.
The “water” or light tower form.
The “over flow” or mechanical penthouse form.
The Board stated that the intersection of the three elements should read as three separate elements. They suggested options for the applicant to explore such as changing the height of the two towers; one higher, one lower. They suggested providing the wind and weather screen/scrim as a separate element, separate from the three volumes above, invisible to the concept view and in a different plane than the tower facades and fashioned in a different material. The Board directed the applicant to de-couple the “two buildings” at the top and to avoid a “fake wall”. (A2.1, B1.iii, B3.2,)

A2.1. Desired Architectural Treatments
Use one or more of the following architectural treatments to accomplish this goal:
a. sculpt or profile the facades;
b. specify and compose a palette of materials with distinctive texture, pattern, or color;
c. provide or enhance a specific architectural rooftop element.

B1.III. Visual Interest
Design visually attractive buildings that add richness and variety to Belltown, including creative contemporary architectural solutions.

B3.2. Features to Complement
Reinforce the desirable patterns of massing and facade composition found in the surrounding area. Pay particular attention to designated landmarks and other noteworthy buildings. Consider complementing the existing:
a. massing and setbacks,
b. scale and proportions,
c. expressed structural bays and modulations,
d. fenestration patterns and detailing,
e. exterior finish materials and detailing,
f. architectural styles, and
g. roof forms.

We have explored three design alternatives for Recommendation Meeting 3:

Stepped Back: Using the massing approved by the Board at Recommendation Meeting 1, the material for the mechanical screen is changed to a darker color with added vertical ribs to create shadow lines. This creates an extension of the original “Cascade” concept as a “High Forest” element with its own visual identity.

Twisted Cap: Revisiting the mechanical screen option presented at Recommendation Meeting 1, counter-rotating the cap block so that a corner projects out and introduces a step modulation at the top of the building. This move is intended to better express the original design intent by integrating the tower top element with the “waterfall” tower mass below.

Rotated Amenity: Taking the twisted cap approach much further, the entire top element of the “waterfall” tower is rotated, starting at the rooftop amenity floor level and matching the rotational geometry and material treatment of the tower blocks below. This is a full expression of the original design intent to have two distinct tower masses in juxtaposition, “stone” and “waterfall”, without introducing a third element.

Our preferred option for Recommendation is the Rotated Amenity scheme. We believe this best integrates the overall tower design per the original concept and provides a tower top design which more clearly expresses the dynamic “waterfall” of the tower below into the city skyline.

GUIDANCE

Materials
d. The Board asked that the applicant be prepared to introduce a glass reflectivity study and show examples of what the glass will look like installed, and to present the lighting proposal and materials more thoroughly. (C3.1)

B4.3. Architectural Details
Facades which for unavoidable programmatic reasons may have few entries or windows should receive special design treatment to increase pedestrian safety, comfort, and interest. Enliven these facades by providing:
a. small retail spaces (as small as 50 square feet) for food bars, newstands, and other specialized retail tenants;
b. visibility into building interiors;
c. limited lengths of blank walls;
d. a landscaped or raised bed planted with vegetation that will grow up a vertical trellis or frame installed to obscure or screen the wall’s blank surface;
e. high quality public art in the form of a mosaic, mural, decorative masonry pattern, sculpture, relief, etc., installed over a substantial portion of the blank wall surface;
f. small setbacks, indentations, or other architectural means of breaking up the wall surface;
g. different textures, colors, or materials that break up the wall’s surface.
h. special lighting, a canopy, awning, horizontal trellis, or other pedestrian-oriented feature to reduce the expanse of the blank surface and add visual interest;
i. seating ledges or perches (especially on sunny facades and near bus stops);
j. merchandising display windows or regularly changing public information display cases.

A glass reflectivity study has been included with our presentation materials for Recommendation Meeting 3, including photographs of similar materials as applied to other buildings in downtown Seattle and physical samples which will be presented in person.

The proposed materials palette will be described in detail at Recommendation Meeting 3 as requested.

RECOMMENDATION MEETING #2 - SUMMARY

SEATTLE DESIGN GUIDELINES 2013

RESPONSE

GUIDANCE

3. PODIUM & GROUND FLOOR
Overhead Weather Protection
a. The Board reviewed the applicant's suggestion for overhead weather protection. The proposal showed some building overhang at 18 feet above the walking surface next to the building in several locations. The Board, and in response to public comment, clarified that appropriate overhead weather protection (OHWP) will be about 8 to 10 feet off the walking surface (sidewalk or plaza). The Board directed the applicant to bring a design to the next meeting with overhead weather protection approximately the lower height, especially along 5th Avenue, along the face of the wall for pedestrian comfort. The OHWP may be part of an integrated entry canopy. It appears that the existing street trees will accommodate installations. Where necessary the OHWP may be modified for the tree canopy. If any planting is proposed beneath the OHWP make sure it is irrigated. (B3.3)

B3.3 Pedestrian Amenities at the Ground Level
Consider setting the building back slightly to create space adjacent to the sidewalk conducive to pedestrian-oriented activities such as vending, sitting, or dining. Reinforce the desirable streetscape elements found on adjacent blocks. Consider complementing existing:
h. public art installations,
i. street furniture and signage systems,
j. lighting and landscaping, and
k. overhead weather protection

We have provided further clarifying information and a new design alternative for overhead weather protection with this proposal for Recommendation Meeting 3. The proposal has significant setbacks provided at sidewalk level, maintaining our expansive public environment at the street and to reduce conflicts with the existing street trees along 5th Avenue. These setbacks, combined with a few biofiltration planters, comply with zoning code requirements without any additional overhead weather protection. Significant building step overhangs above provide a substantial amount of OHWP as designed. This has been unclear in previous presentations and is quantified and illustrated for clarity in our proposal for Recommendation Meeting 3. We understand the Board's concerns for the streetscape environment and have prepared a design alternative which adds OHWP to our existing coverage in three parts:

1) The soffit edge of the overhanging block above the retail corner is extended with a "canopy edge" similar to that being used elsewhere in the design (e.g. at the roof terrace amenity).

2) The entrance canopy has been extended to provide more coverage area at the front door.

3) A full canopy is proposed at the lobby frontage along fifth avenue, to a depth of 8 feet from the face of the building, which has been further recessed to allow this without requiring pruning of existing trees.

As indicated in the coverage diagrams in our proposal, these elements provide additional continuous overhead weather protection along the face of the building for the entire frontage of 5th Avenue and around the corner onto Lenora Street to an average depth of 8 feet or more.

SUPPORTED

Integrated Seating
b. The Board thought that the Lenora seat walls and relationship to the sidewalk appeared to be working well. (C1.3, C1.IV)

C1.3. Street-Level Articulation for Pedestrian Activity
Consider setting portions of the building back slightly to create spaces conducive to pedestrian-oriented activities such as vending, resting, sitting, or dining. Further articulate the street level facade to provide an engaging pedestrian experience via:
e. open facades (i.e., arcades and shop fronts);
f. multiple building entries;
g. windows that encourage pedestrians to look into the building interior;
h. merchandising display windows;
i. street front open space that features art work, street furniture, and landscaping;
j. exterior finish materials having texture, pattern, lending themselves to high quality detailing.

No response required.

Integrated Seating
c. The new joint patterning on the alley wall was an improvement in line with Board direction. (C1.3, C1.IV)

No response required.

SUPPORTED

Integrated Seating
d. The Board asked that building sections at the building entries be brought to the next meeting. (C1.3, C1.IV)

C1.IV. Building/Site Corners
Building corners are places of convergence. The following considerations help reinforce site and building corners:
a. provide meaningful setbacks/open space, if feasible
b. provide seating as gathering spaces
c. incorporate street/pedestrian amenities in these spaces
d. make these spaces safe (good visibility)

Building Sections at the public entries have been provided

EDG AND RECOMMENDATION MEETING SUMMARY

EARLY DESIGN GUIDANCE - FEBRUARY 21, 2017

Tower location study presented: South vs North position alternatives	South tower location selected.
Three massing approach options presented: composite podium, slab podium, stepped podium.	Stepped podium “Cascade” concept scheme selected. Provide additional step modulations in upper portion of tower. Articulate tower top to express form at skyline scale. Address vertical mass cohesion.
Streetscape concepts	“Transition block” element supported with integrated architectural approach. Streetscape setbacks and planter elements supported with addition of secondary retail entrance and reduction of pedestrian barriers.

RECOMMENDATION MEETING 1 - APRIL 3, 2018

Offset “two tower” massing configuration relationship refined with new top element and spandrel band emphasis at step modulations plus expanded step modulations at east and west corners.	Split decision. Explore more integration between the two tower forms, particularly integration between the dark and light tower forms.
Upper portion of “waterfall” tower mass refined with two additional step modulations.	Modulation revision supported with no further direction.
Two roof mechanical screen design options presented: stepped back & twisted block.	Stepped back roof screen option selected. Provide “translucent scrim” material option for review.
5-story “Transition Block” located at south property line refined to integrate with tower architecture while retaining scale relationship to adjacent landmark structures.	Design supported with no further direction.
Sidewalk environment activation strategies at the corner of Fifth & Lenora.	Provide specific design strategy for corner plinth. Provide planter wall seating along Lenora.
Tower cladding materials presented: two contrasting palettes, one light and one dark.	Provide information about step modulation flashing detail approach.
Streetscape environment at residential entrance, retail corner, and Lenora frontage.	Provide specific design for corner plinth. Provide seating accommodation at planter walls on Lenora Street.

RECOMMENDATION MEETING 2 - JULY 10, 2018

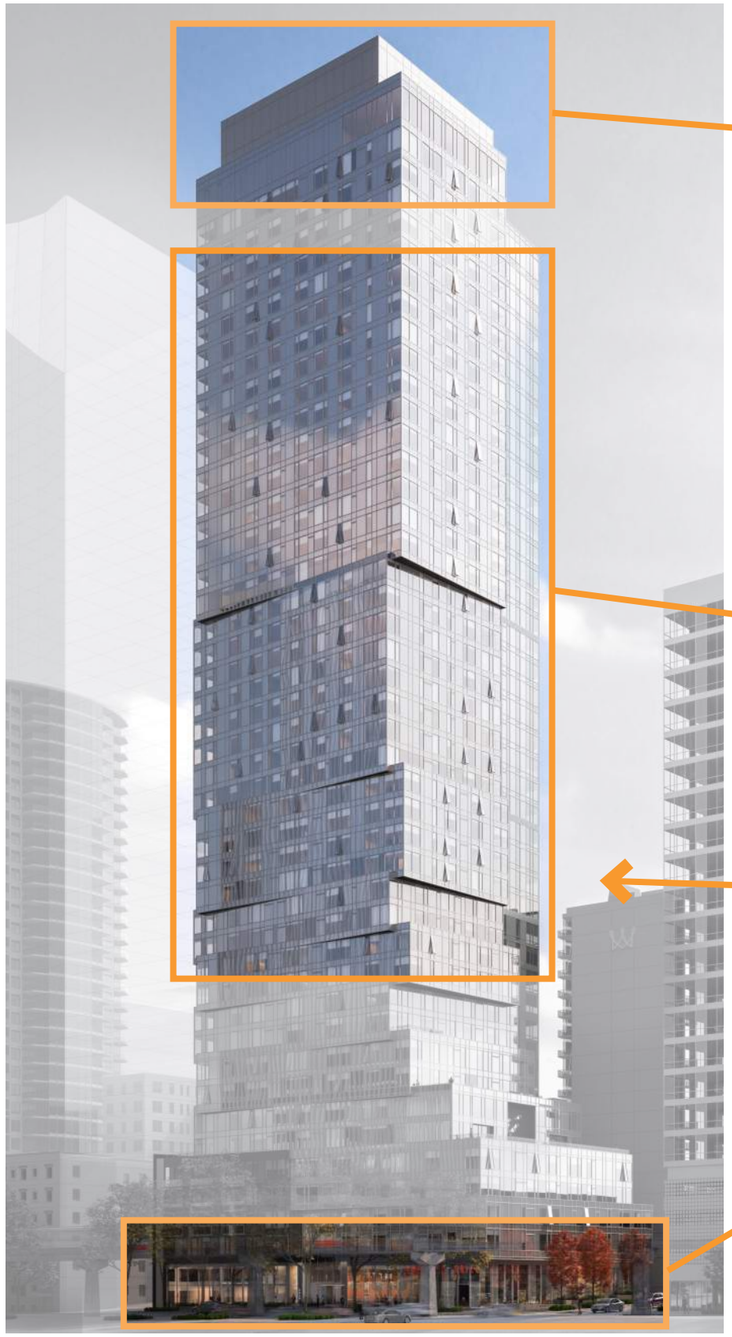
Vertical mass composition options presented: original scheme, expanded step forms, and unified materials.	Board supported original massing and material option. Board requested refinement of step modulations in “waterfall” tower mass.
Roof mechanical screen translucent scrim option presented.	Board requested refinement of building top design with better integration or distinctive “third element” at the building skyline.
Fifth Avenue overhead weather protection option presented.	Board requested full overhead weather protection be integrated into the design along the full frontage of Fifth Avenue.
Lenora streetscape refinements presented: Sculpture Plinth and Planter Seating.	Board supported design options presented.
Façade cladding flashing and transition details presented.	Board requested presentation of project materials.
Alley wall joint patterning and loading access strategy presented.	Alley design presented to the DRB. Joint patterning approach supported. Loading and access to be presented to RDB. Details to be addressed in MUP/SEPA review.

DESIGN REVIEW RECOMMENDATION MEETING #3 - SEPTEMBER 4, 2018

PRESENTATION AGENDA

1. **REVIEW GUIDANCE FROM RECOMMENDATION MEETING #2**
2. **TOWER MODULATION REFINEMENT**
   - STEP MODULATIONS - NUMBER & LOCATIONS
3. **TOWER TOP RESOLUTION**
   - CONFIGURATION & MATERIAL REFINEMENTS
4. **OVERHEAD WEATHER PROTECTION**
   - COVERAGE AREAS, BUILDING ENTRIES, & DESIGN INTEGRATION
5. **MATERIALS & REFLECTIVITY**
   - REVIEW PALETTE
6. **REQUESTED DEPARTURES**

GUIDANCE FROM RECOMMENDATION MEETING #2 - JULY 10, 2018



TOWER MODULATION & COHESIVENESS

GUIDANCE

Tower Top Resolution:
The Board felt that there needs to be a unique long-view element at the top of the building to express the building concept and signal the building's unique design and directed the applicant to design an element to meet this guidance which could happen at the building top or mechanical penthouse design.

1

GUIDANCE

Tower Step Modulation:
The upper ½ is too straight too plain, too tall, while the bottom trays (splash zone) was very interesting. The tall "water fall" concept is appreciated, but the Board decided that some relief in the upper straight box form needs to be added. [...]A new twisted tray needs to be added in the "fall" portion. The Board directed the applicant to add the new tray at the best location per the designer's discretion.

2

ARCHITECTURAL DETAILS

GUIDANCE

Materials:
Guidance Text HereThe Board asked that the applicant be prepared to introduce a glass reflectivity study and show examples of what the glass will look like installed, and to present the lighting proposal and materials more thoroughly.

4

PODIUM & GROUND LEVEL

GUIDANCE

Overhead Weather Protection:
The Board directed the applicant to bring a design to the next meeting with overhead weather protection approximately the lower height, especially along 5th Avenue, along the face of the wall for pedestrian comfort.

3

GUIDANCE

Added Twist to Tower:

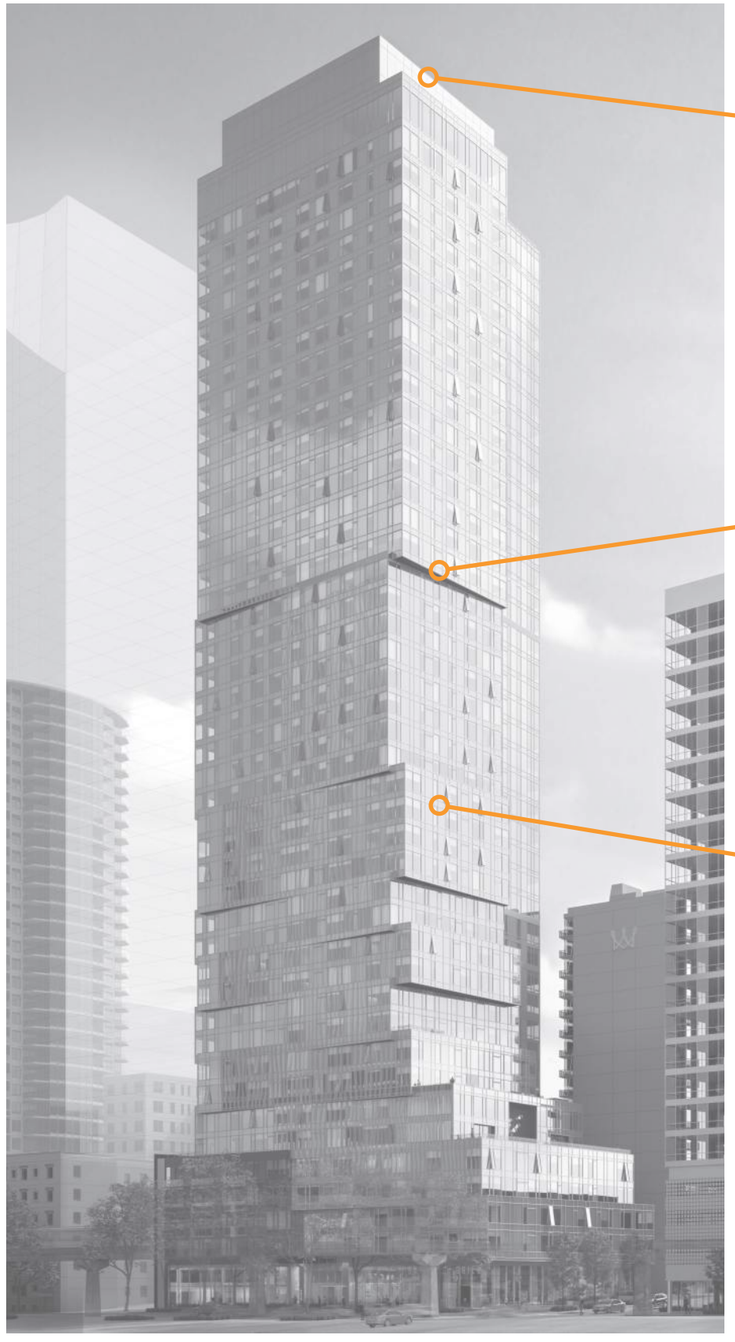
a. The Board discussed the top ½ of the tower form and felt it was too regular, too standard in its blocky form, and didn't fit the building concept presented in the bottom ½ of the building. The upper ½ is too straight too plain, too tall, while the bottom trays (splash zone) was very interesting. The tall "water fall" concept is appreciated, but the Board decided that some relief in the upper straight box form needs to be added. The Board clarified the discussion by noting that at 400 feet the current proposal was fine (with a top, unique, long-view element), but at a higher proposal (such as 400-440 feet) a new twisted tray needs to be added in the "fall" portion.The Board directed the applicant to add the new tray at the best location per the designer's discretion.(B3.2, B4.1)

REPONSE

A Twisted-step massing of the "waterfall" tower element extended to top of building with additional step modulation (addressed under separate guidance)

B Twisted-step building modulation locations revised to provide a more proportional, gradual relationship and distribute them throughout the tower height while retaining the desired perspective-foreshortening and scale effects.

FROM PREVIOUS REC. MEETING 07.10.2018



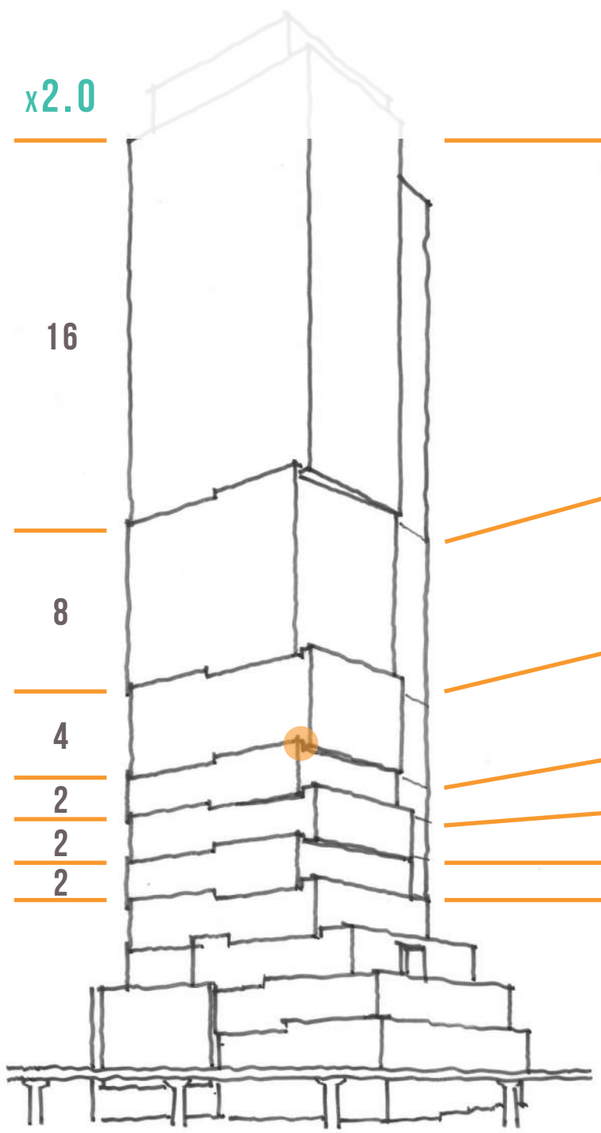
PROPOSED

3 OPTIONS EXPLORED

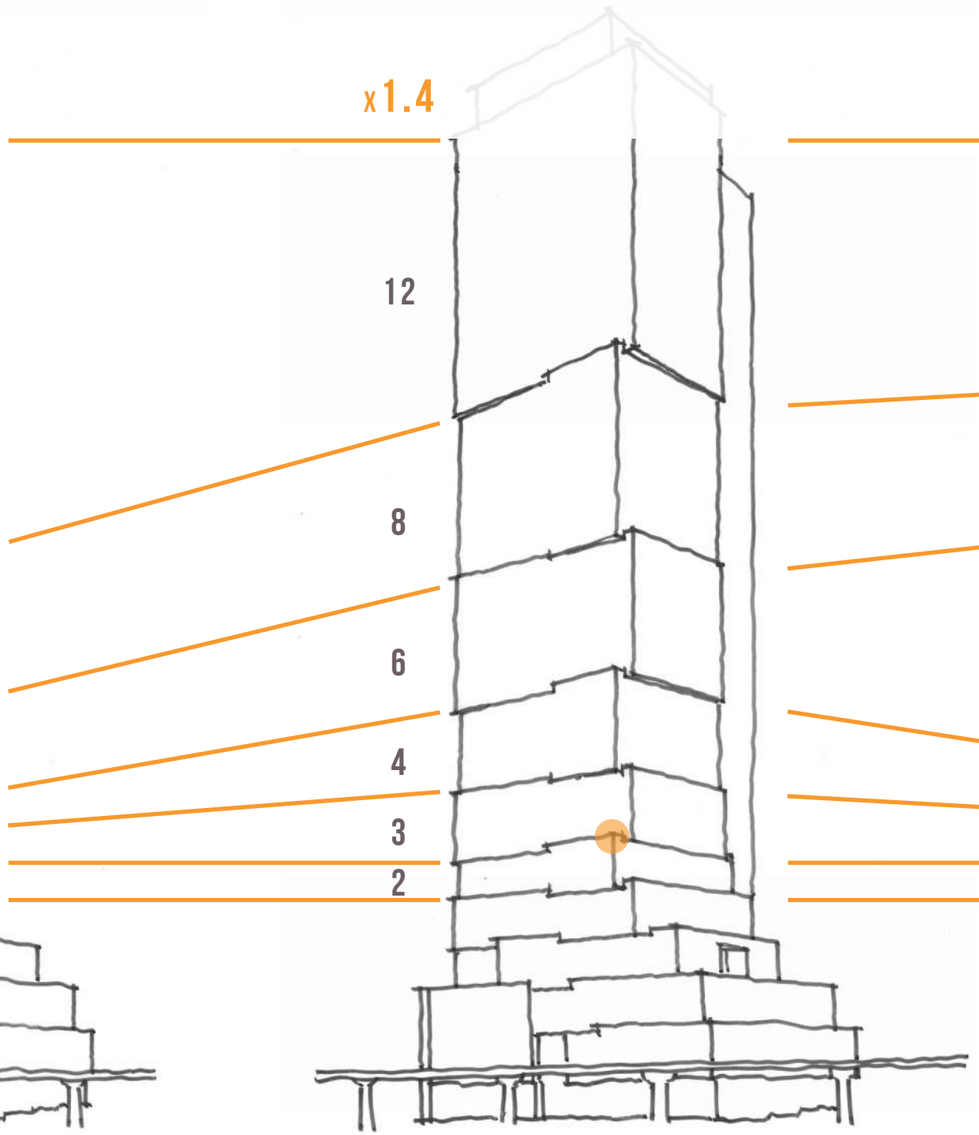
ADDED TOWER TWIST - 1

TOWER STEP MODULATION - 440' TOWER

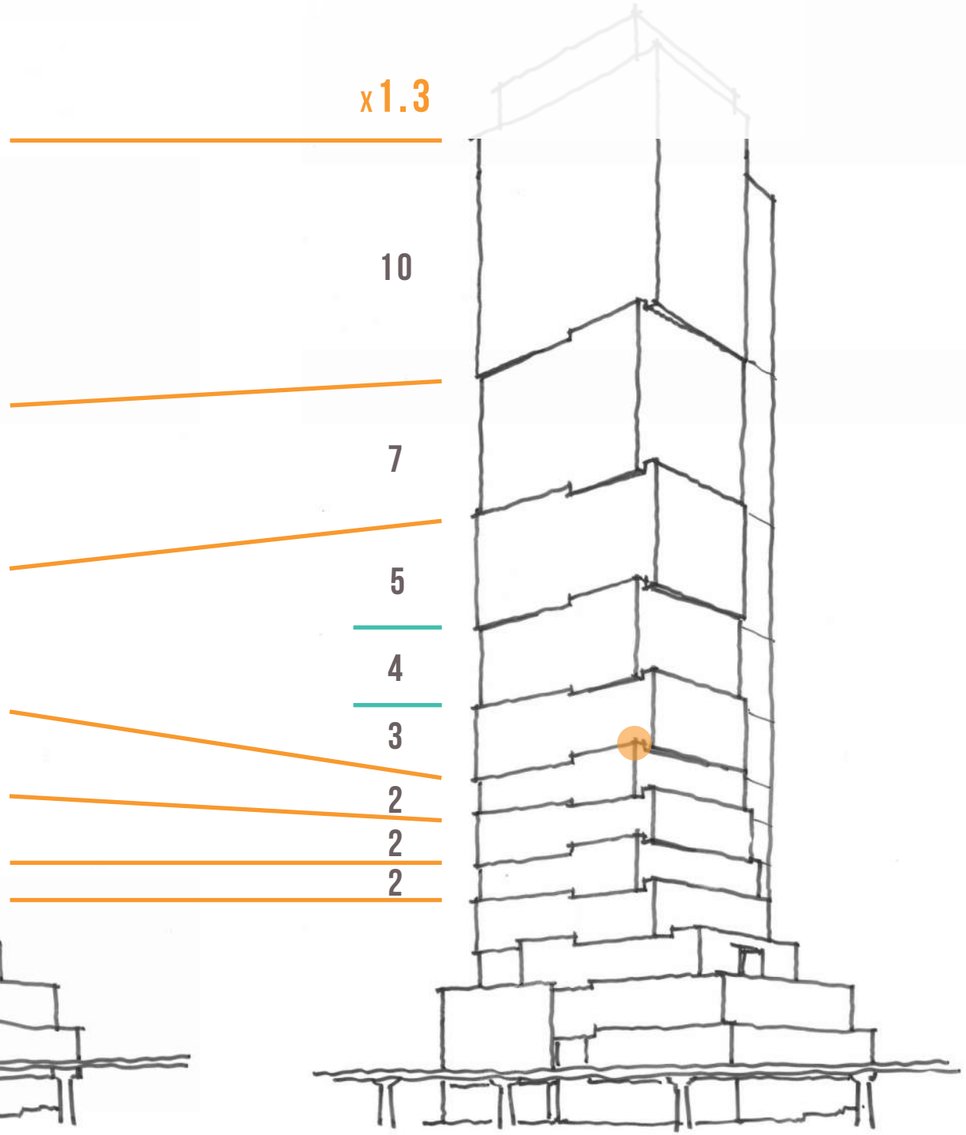
STEP PROPORTION



1. PREVIOUS DESIGN



2. REVISED SPACING
PROPOSED OPTION



3. ADDED BLOCK

GUIDANCE

Tower top resolution:

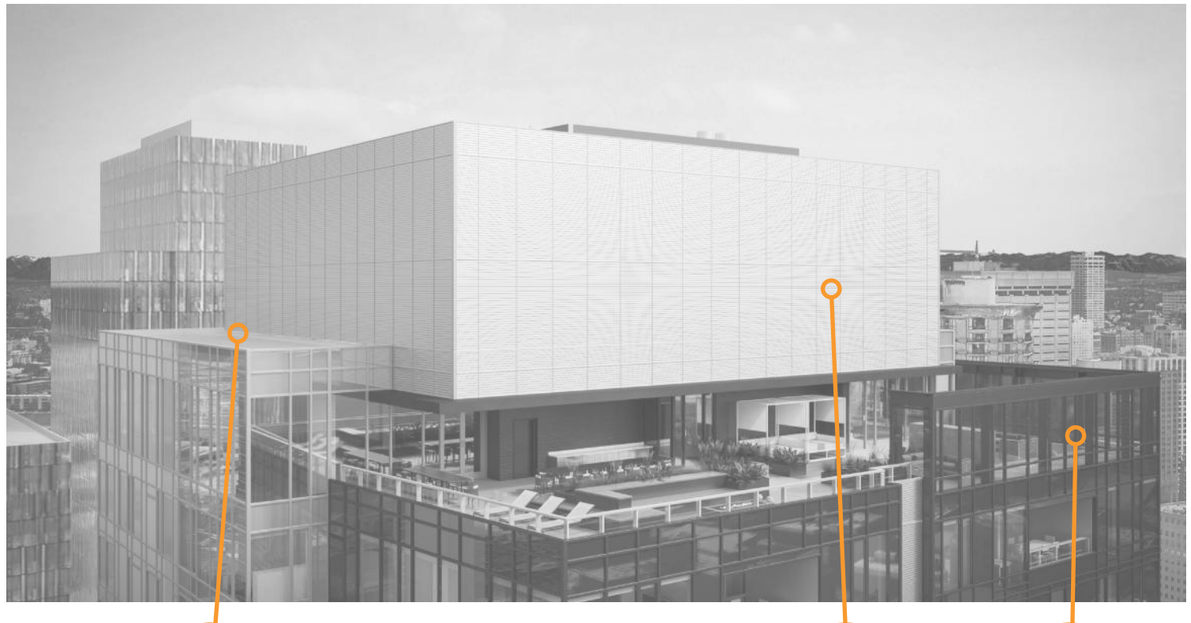
c. The Board discussed the top resolution of the tower forms. They noted that there are three elements coming together which need more complete and satisfactory resolution. They are: The “stone” or dark tower form. The “water” or light tower form. The “over flow” or mechanical penthouse form. The Board stated that the intersection of the three elements should read as three separate elements. They suggested options for the applicant to explore such as changing the height of the two towers; one higher, one lower. They suggested providing the wind and weather screen/scrim as a separate element, separate from the three volumes above, invisible to the concept view and in a different plane than the tower facades and fashioned in a different material. The Board directed the applicant to de-couple the “two buildings” at the top and to avoid a “fake wall”. (A2.1, B1.iii, B3.2,)

REPONSE

A Twisted-step massing from “waterfall” tower below extended to top of building by unifying Amenity and mechanical screen area into a single element

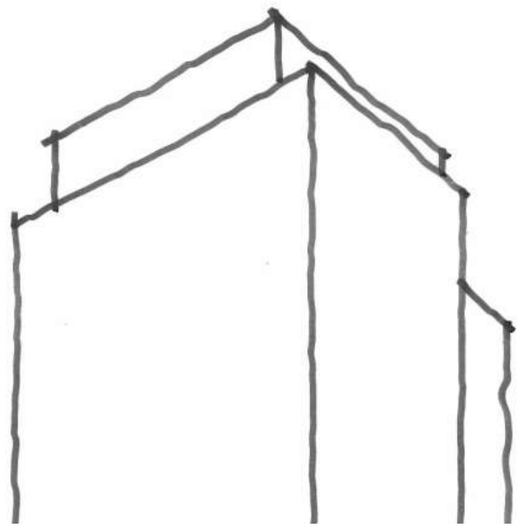
B Rotated amenity cap block clad in same window wall material as twisted-step “waterfall” tower to fully integrate appearance.

C Window wall weather screen changed to structural glass for maximum transparency. Parapet line of tower mass below lowered and unified.



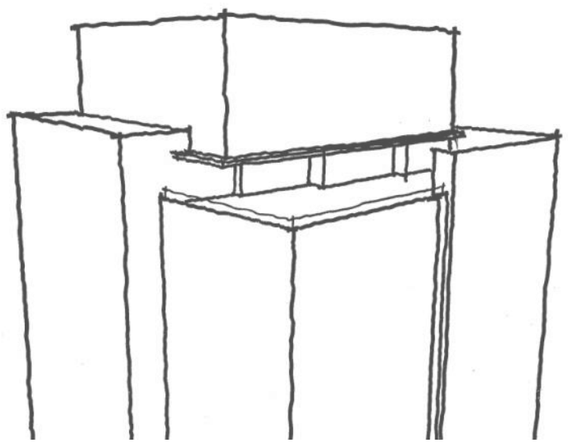
PROPOSED

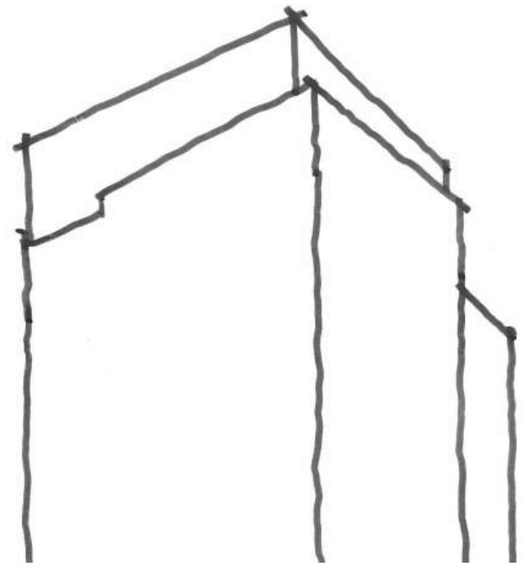
3 OPTIONS EXPLORED



A. STEPPED BACK

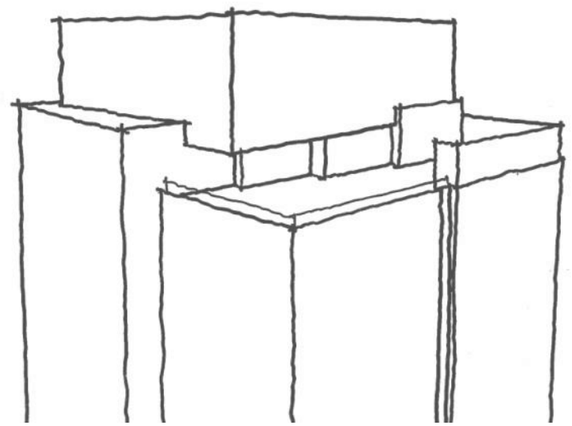
1. Third Expression in form and material

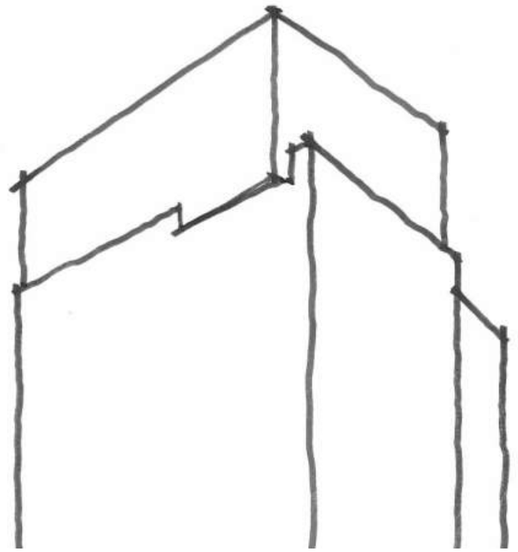




B. TWISTED CAP

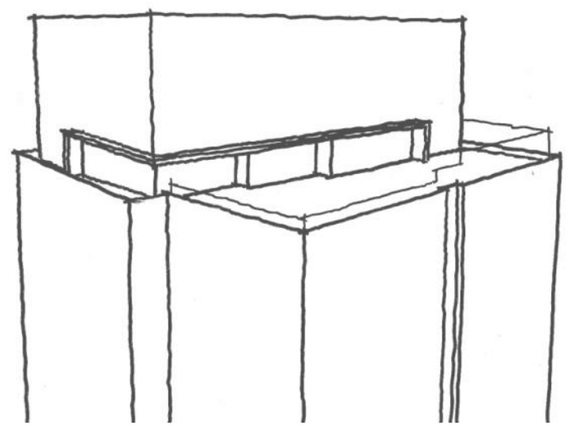
1. Refined Material Expression
2. Variation on twisted step massing below





C. ROTATED AMENITY

1. Unified Material Expression
2. Fully integrated twisted step massing



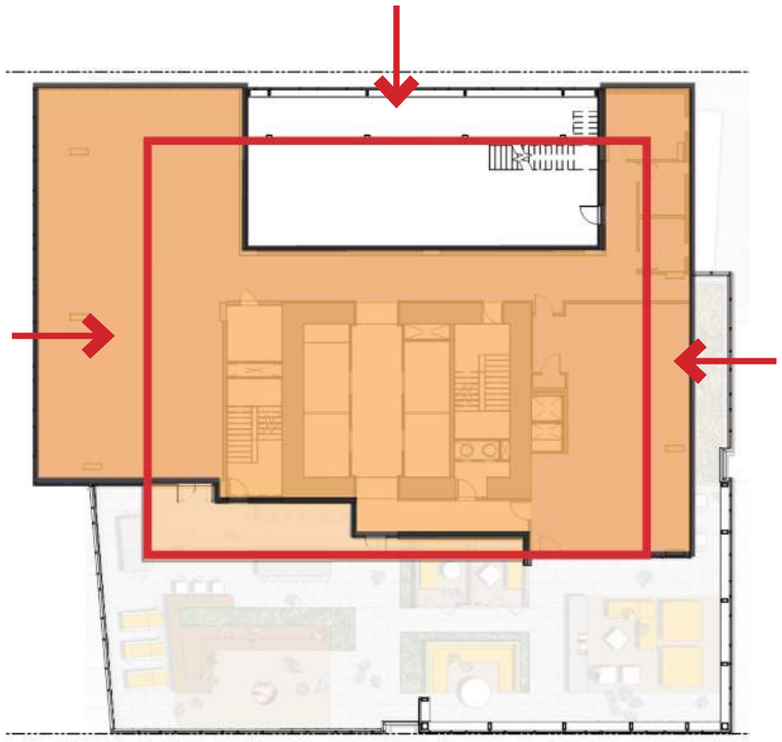
2 - TOWER TOP RESOLUTION

ADVANTAGES

- Stepped-back mechanical screen minimizes visual impact from below
- Projecting corner over roof amenity provides cover at doorways

DISADVANTAGES

- **Requires roof coverage departure**
- Does not continue twisting-step massing from tower below



A. STEPPED BACK

ADVANTAGES

- Counter-rotated mechanical screen continues twisting-step massing from tower below
- Projecting corner over roof amenity provides cover at doorways

DISADVANTAGES

- **Requires roof coverage departure**
- Material difference from window wall below creates visual separation

B. TWISTED CAP

ADVANTAGES

- Larger rotated top mass exactly matches and continues twisted-step massing from tower below
- Continuation of window wall to parapet unifies appearance.
- **NO DEPARTURE REQUIRED**

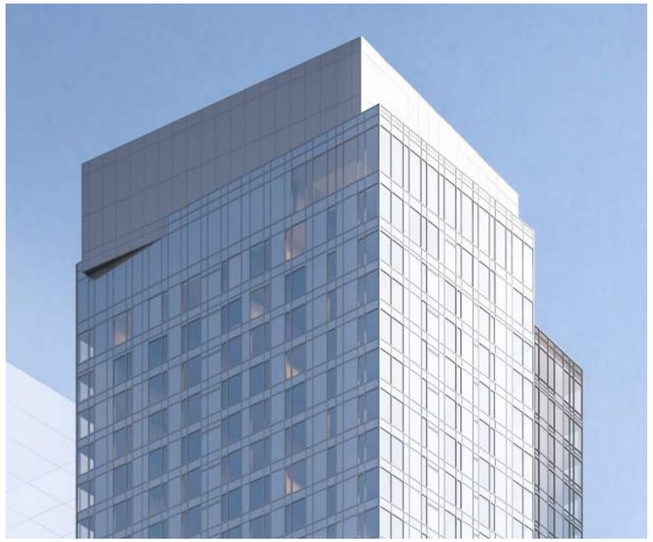
DISADVANTAGES

- Smaller overhand at roof amenity requires projecting soffit for cover at doorways.

C. ROTATED AMENITY

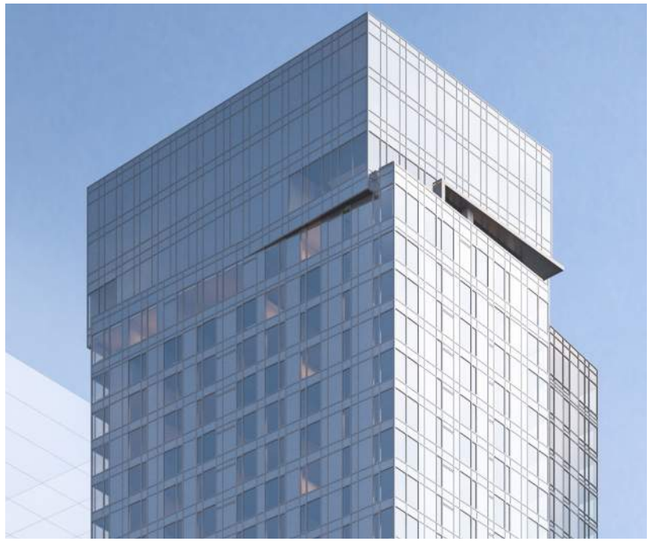
A. STEPPED BACK

- Material change at mechanical screen cap block creates distinct “third element” treatment at top of tower
- Simlified mass creates stepped transition at the top of the tower



B. TWISTED CAP

- Counter-rotated mechanical screen mass introduces additional step modulation near the top of the tower
- Extended twisting geometry of tower below finishes with related but differentiated element



C. ROTATED AMENITY

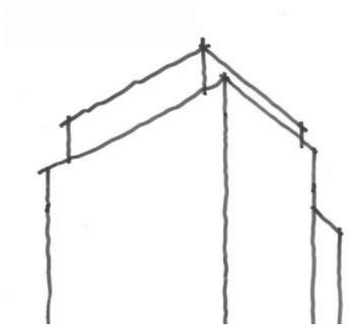
- Rotational massing of “waterfall” tower below extended all the way to the top of the mechanical screen, which becomes integral to a larger shifted capstone mass for the building
- Window wall material treatment unifies appearance

1. PREVIOUS DESIGN

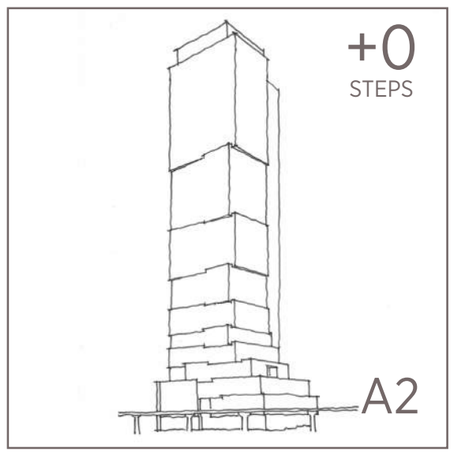
2. REVISED SPACING

3. ADDED BLOCK

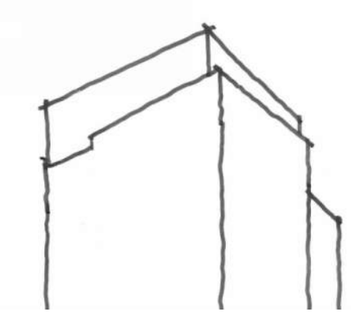
TOWER TOP

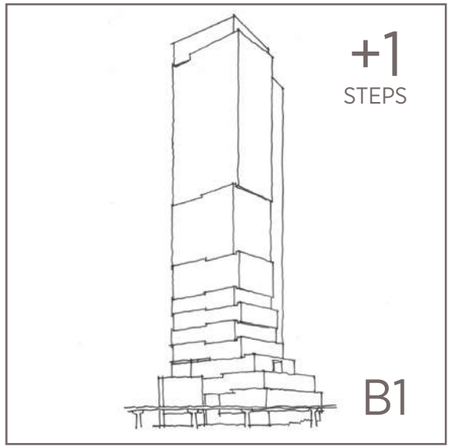


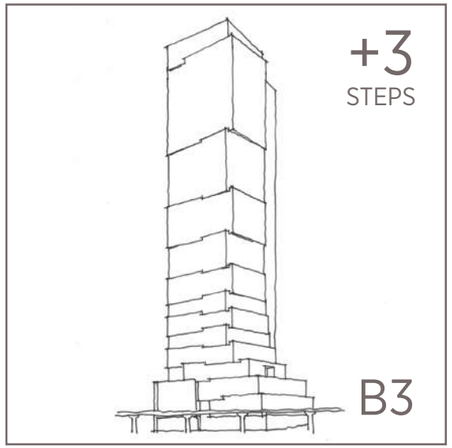
A. STEPPED BACK



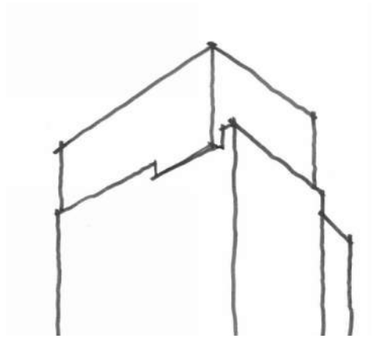
B. TWISTED CAP

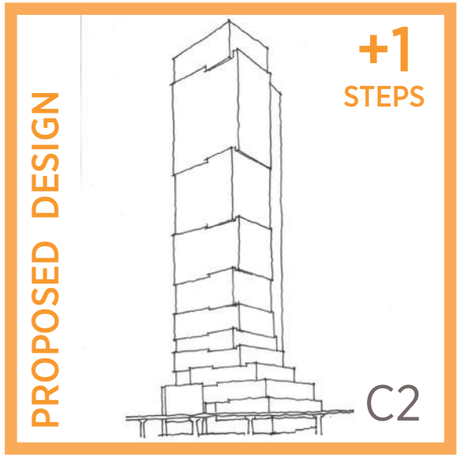






C. ROTATED AMENITY





REVISED DESIGN

- STEPPED BACK MECHANICAL SCREEN (PER RECOMMENDATION #2 DIRECTION)
- NEW MATERIAL TREATMENT AT TOP ELEMENT (“HIGH FOREST”)
- ORIGINAL STEP MODULATION

ALTERNATE DESIGN

- COUNTER-ROTATED MECHANICAL SCREEN
- THREE ADDED STEP MODULATIONS IN TOWER MASS
- REVISED STEP SPACING LOCATIONS

PROPOSED DESIGN

- ROTATED AMENITY BLOCK WITH INTEGRAL MECHANICAL SCREEN AND MATERIAL TREATMENT
- ONE ADDED STEP MODULATION IN TOWER MASS
- REVISED STEP SPACING LOCATIONS

PROPOSED DESIGN

SOUTH CORNER VIEW

NORTH CORNER VIEW

NORTH CORNER

WEST CORNER


ROOFTOP MASSING AND AMENITY

GUIDANCE

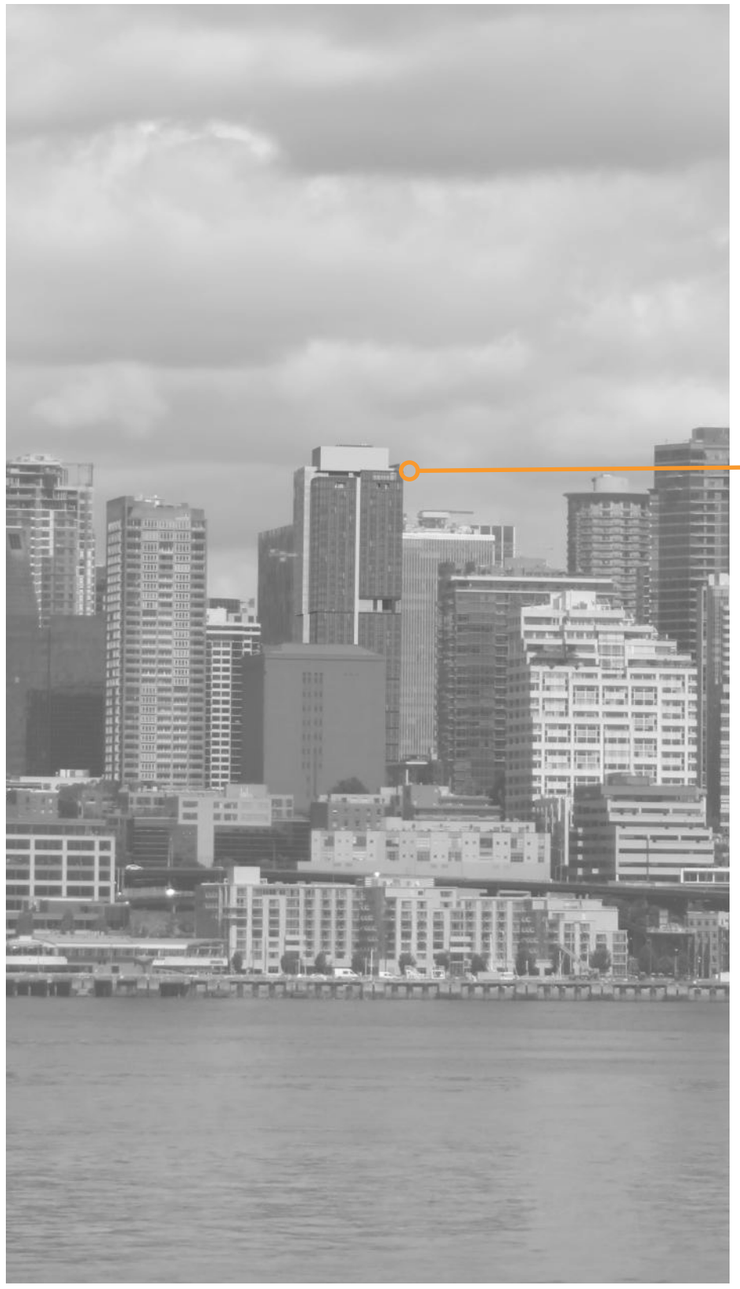
Tower top resolution:

b. The Board felt that there needs to be a unique long-view element at the top of the building to express the building concept and signal the building's unique design and directed the applicant to design an element to meet this guidance which could happen at the building top or mechanical penthouse design. (A2.1C, A2.2)

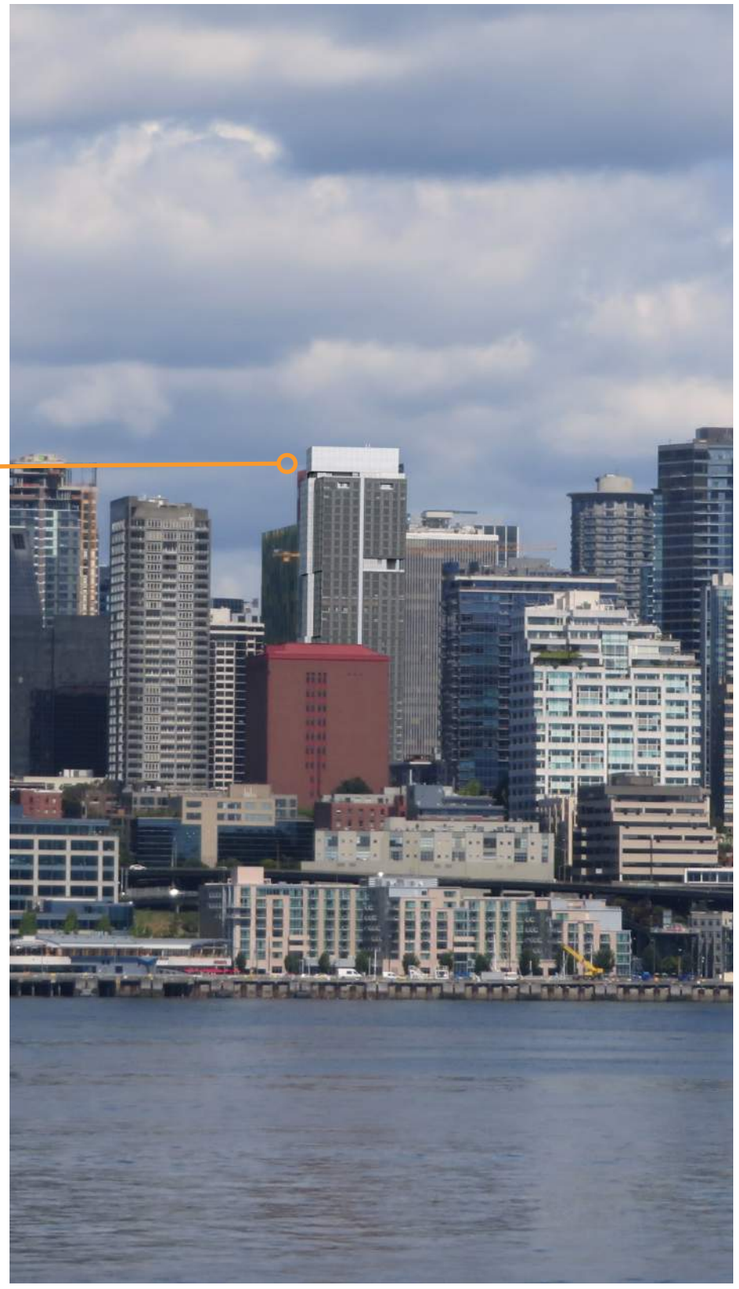
REPONSE

A Extension of material and massing from "waterfall" tower element to skyline cap expresses tower concept on the skyline from all view angles.

FROM PREVIOUS REC. MEETING 07.10.2018



PROPOSED



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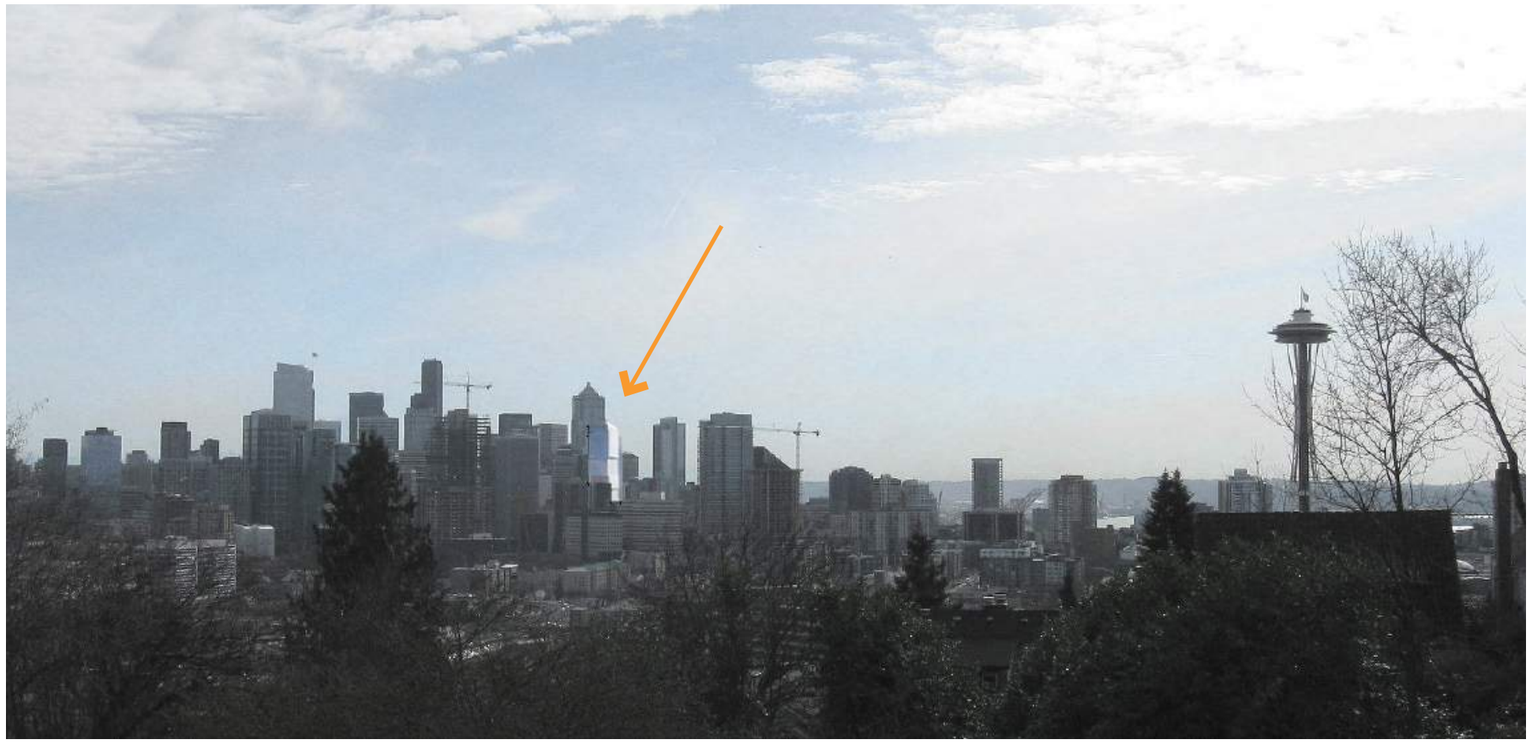
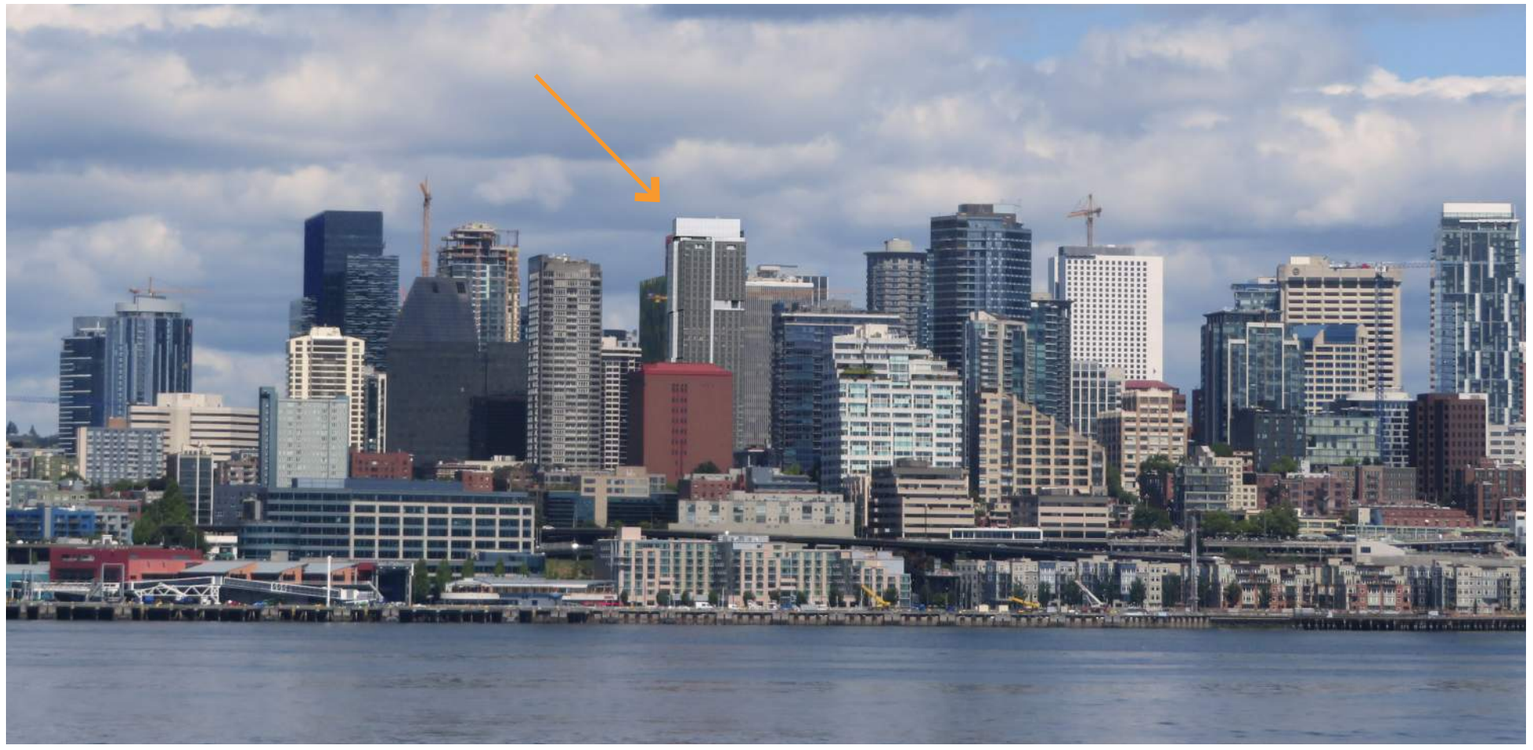


SKYLINE VISIBILITY - QUEEN ANNE



SKYLINE VISIBILITY - ELLIOTT BAY

GUIDANCE

Overhead Weather Protection

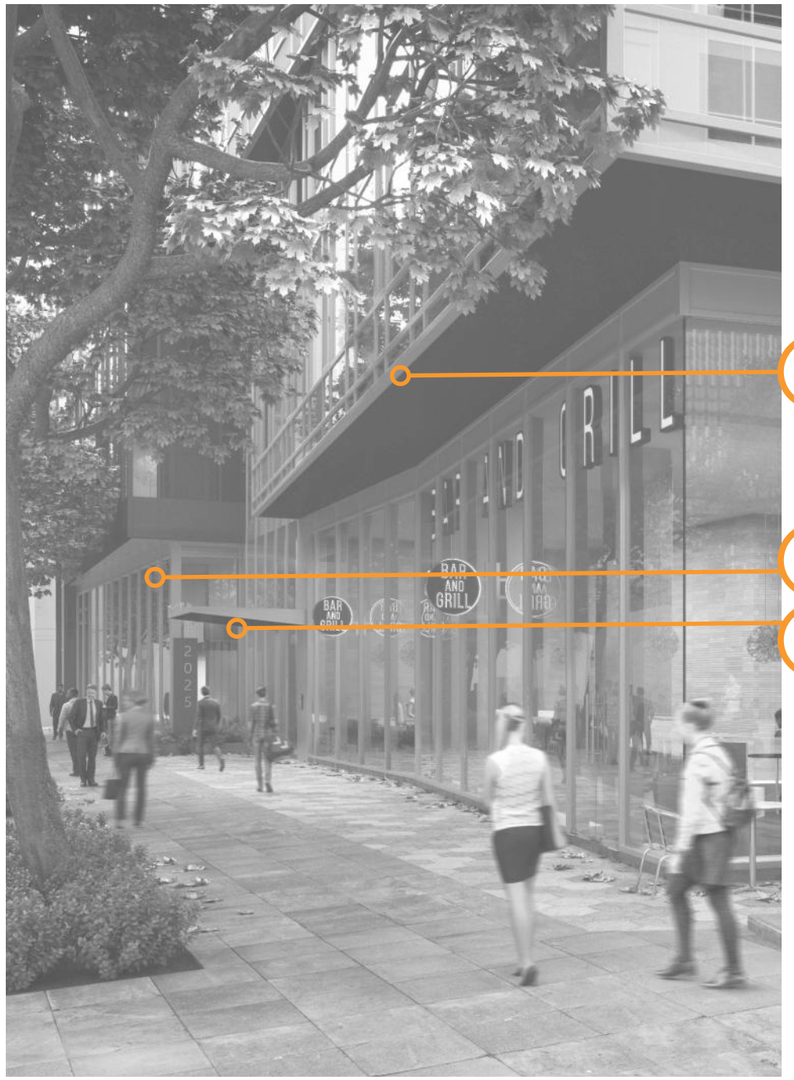
a. The Board reviewed the applicant's suggestion for overhead weather protection. The proposal showed some building overhang at 18 feet above the walking surface next to the building in several locations. The Board, and in response to public comment, clarified that appropriate overhead weather protection (OHWP) will be about 8 to 10 feet off the walking surface (sidewalk or plaza). The Board directed the applicant to bring a design to the next meeting with overhead weather protection approximately the lower height, especially along 5th Avenue, along the face of the wall for pedestrian comfort. The OHWP may be part of an integrated entry canopy. It appears that the existing street trees will accommodate installations. Where necessary the OHWP may be modified for the tree canopy. If any planting is proposed beneath the OHWP make sure it is irrigated. (B3.3)

REPONSE

A Building massing step coverage at larger-scale corner retail environment extended to 8 feet average, using established extended-soffit design element from amenity areas.

B Medium-scale extended canopy located at residential lobby frontage for full 8-foot overhead weather protection.

C Intimate-scale residential entrance canopy extended to full 8-foot depth from building face.



23.49.018 - OVERHEAD WEATHER PROTECTION AND LIGHTING.

A. Continuous overhead weather protection shall be required for new development along the entire street frontage of a lot except along those portions of the structure facade that:

A

1. **are located farther than five (5) feet from the street property line or widened sidewalk on private property**; or
2. abut a bonused open space amenity feature; or
3. are separated from the street property line or widened sidewalk on private property by a landscaped area at least two (2) feet in width; or
4. are driveways into structures or loading docks.

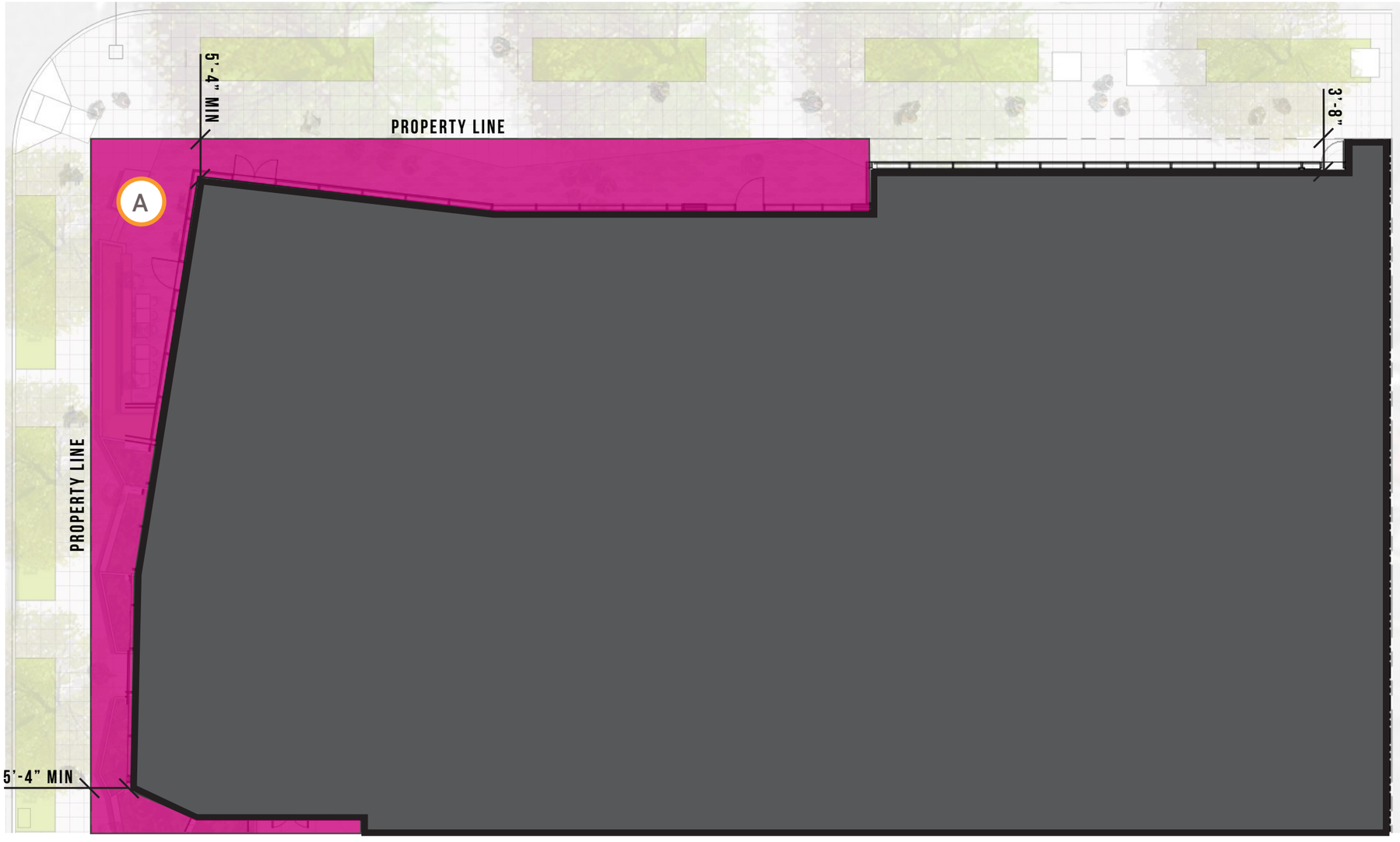
B. Overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall or must extend to a line two (2) feet from the curb line, whichever is less.

C. The installation of overhead weather protection shall not result in any obstructions in the sidewalk area.

D. The lower edge of the overhead weather protection must be a minimum of ten (10) feet and a maximum of fifteen (15) feet above the sidewalk.

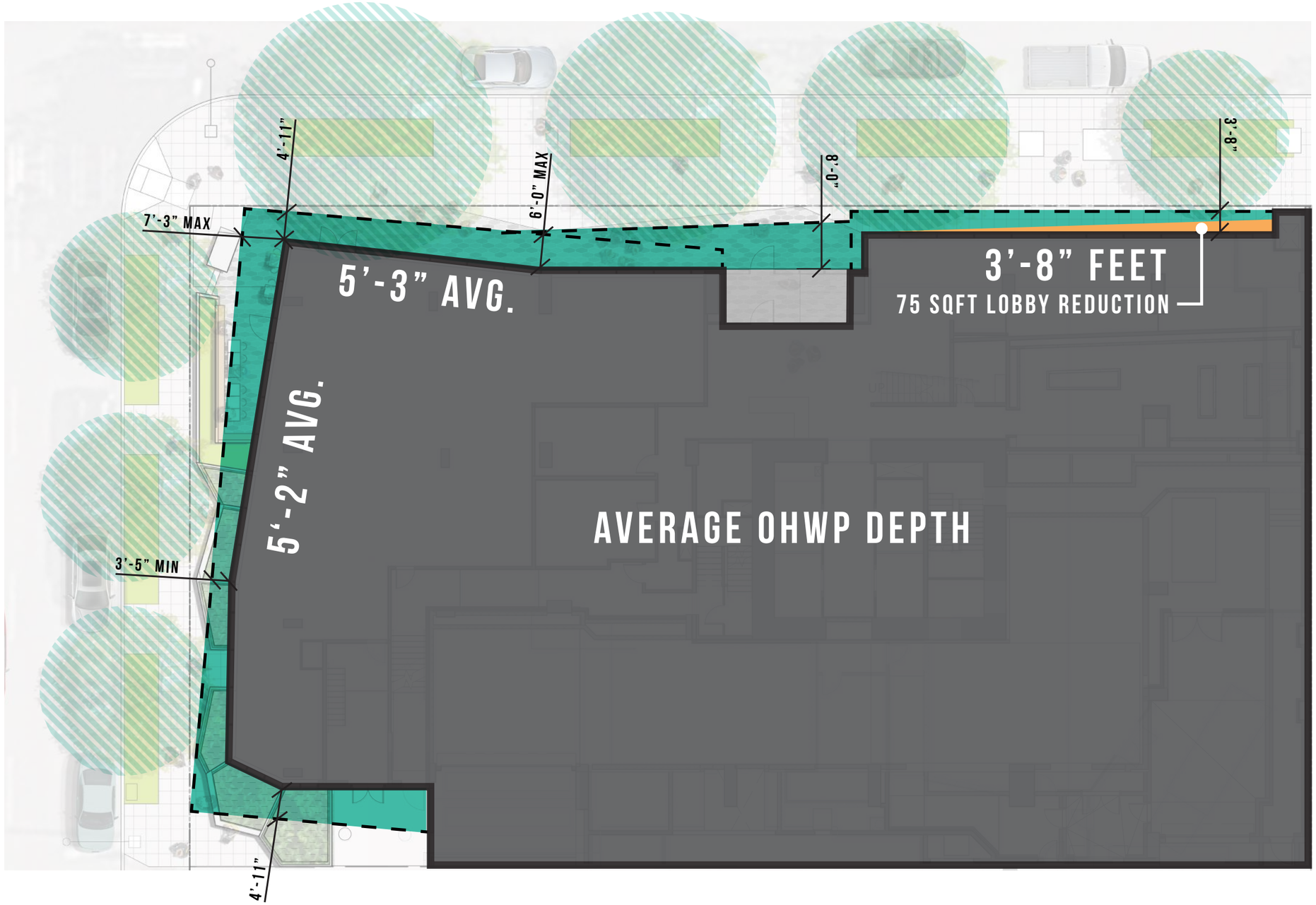
E. Adequate lighting for pedestrians shall be provided. The lighting may be located on the facade of the building or on the overhead weather protection.

CANOPY REQUIREMENT



LEVEL 1

LEVEL 1 PLAN - BUILDING MASSING OVERHANG



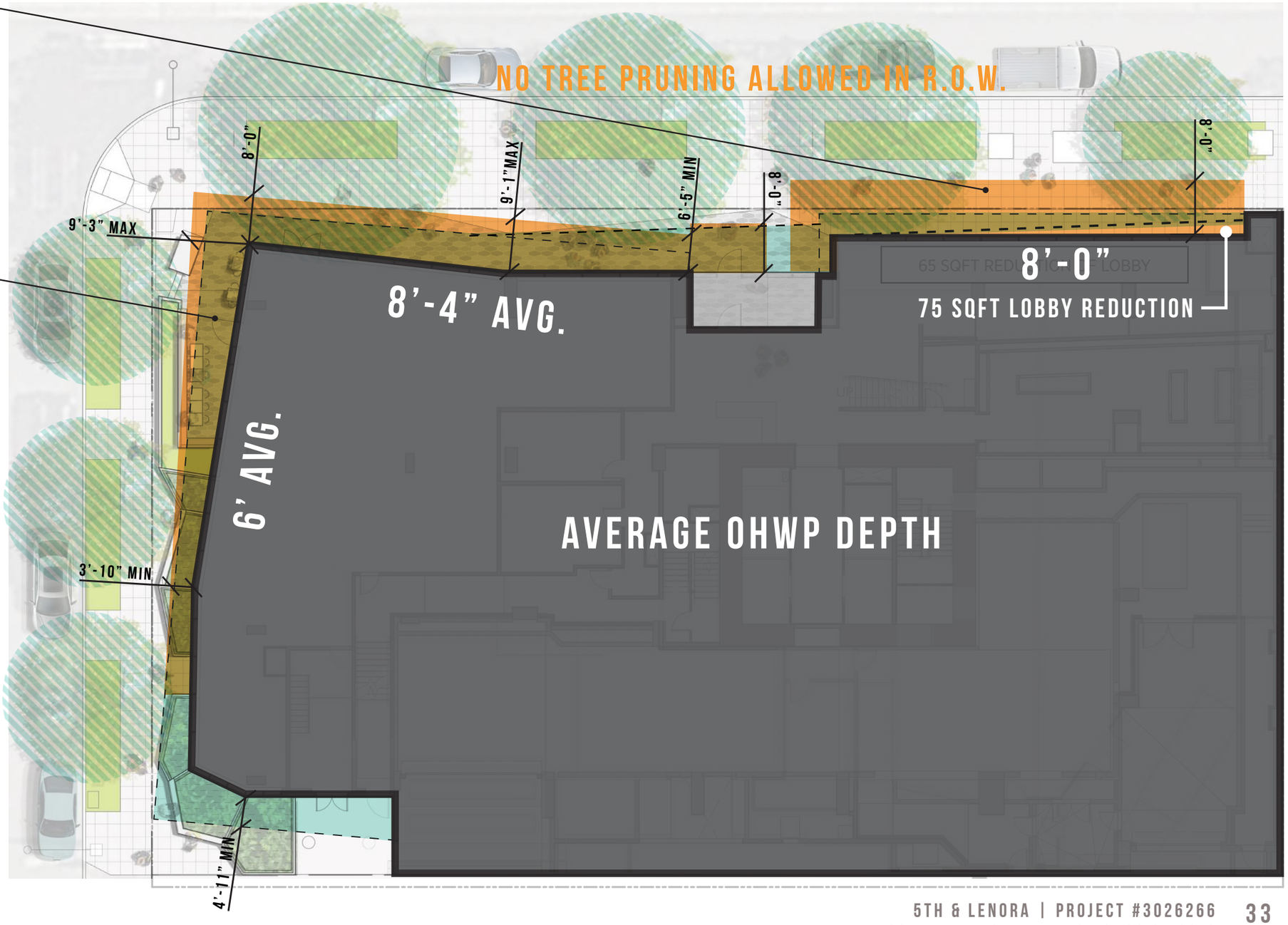
LEVEL 1 PLAN -FULL COVERAGE ALONG 5TH AVE
PARTIAL COVERAGE ALONG LENORA

REQUIRES DEPARTURE

Please refer to Departures section at the end of this packet for more information

CANOPY INTEGRATED INTO STOREFRONT, 8’-0” EXTENSION

ARCHITECTURAL OVERHANG INTEGRATED INTO LEVEL 2 MASSING AT RETAIL AREA



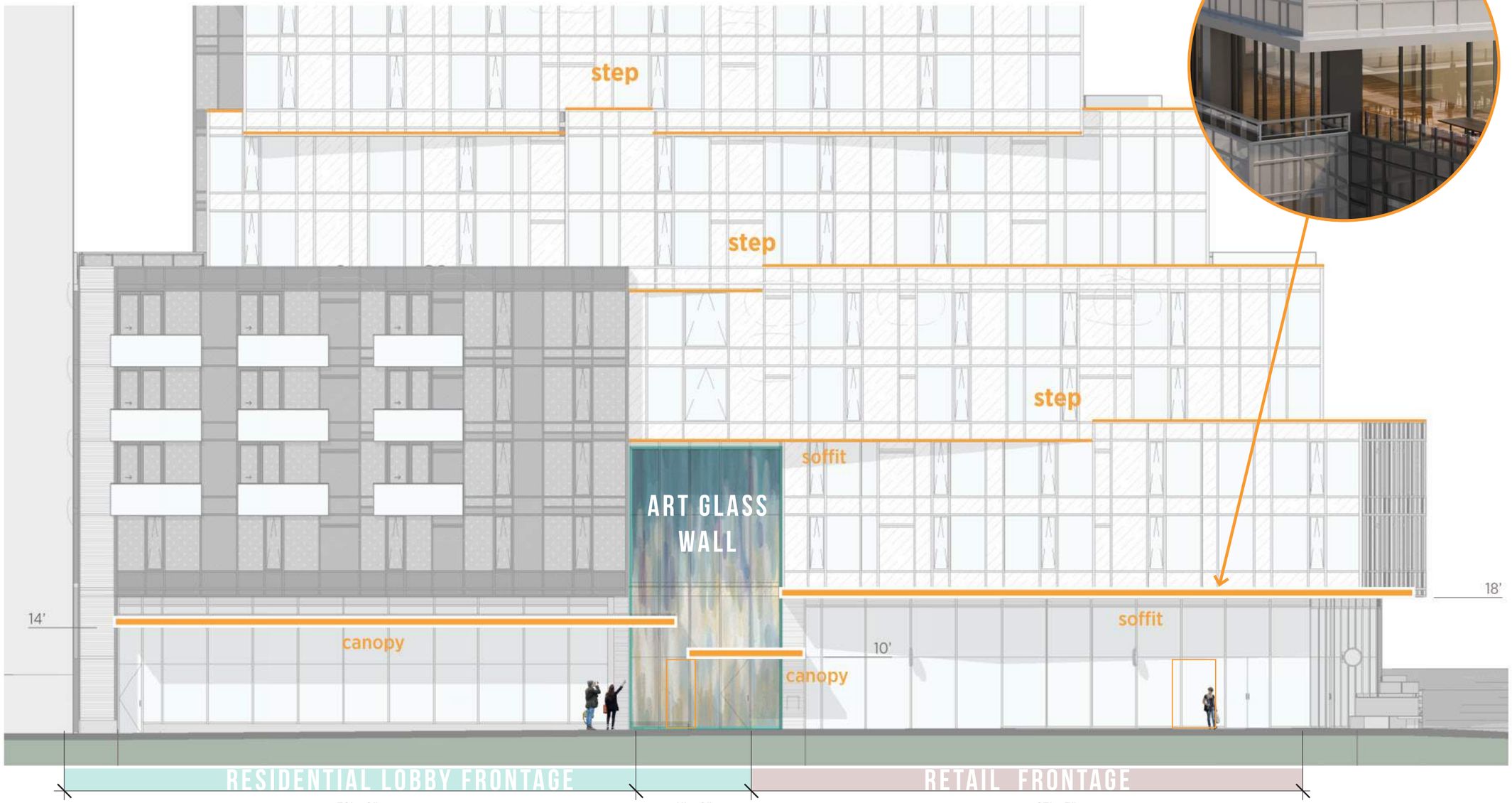
3 - OVERHEAD WEATHER PROTECTION

REQUESTED SCHEME - CONTINUOUS GLAZED CANOPY AT 10 FEET ABOVE SIDEWALK

PREFERRED DESIGN - 3 PART INTEGRAL STEPPED OVERHEAD WEATHER PROTECTION

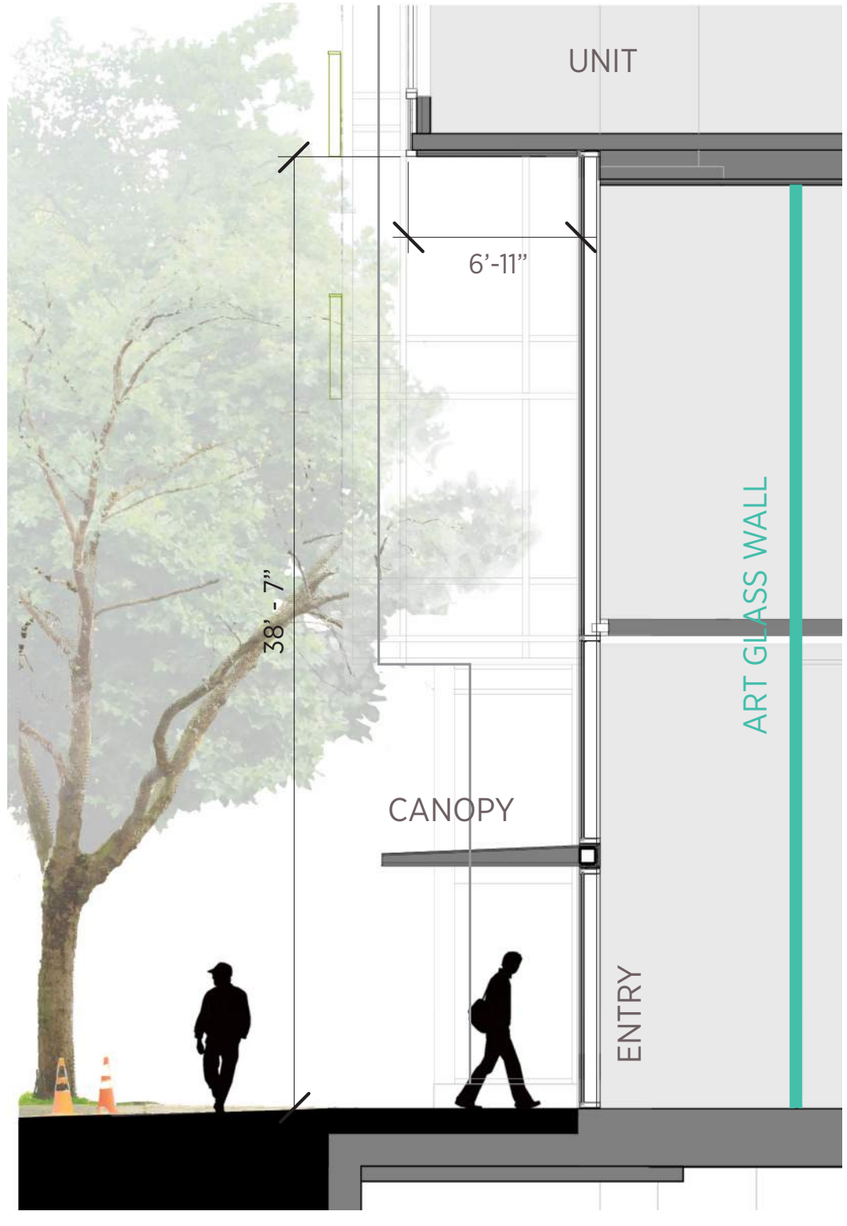
3 - OVERHEAD WEATHER PROTECTION

ESTABLISHED DESIGN LANGUAGE:
EXTENDED SOFFIT EDGE AT MASSING STEP
(Example from Roof Amenity)



STEPPED OHWP ELEMENTS
ECHO STEPPED MASSING CONCEPT ABOVE
Provide a variety of streetscape scale environments
related to differing interior frontages

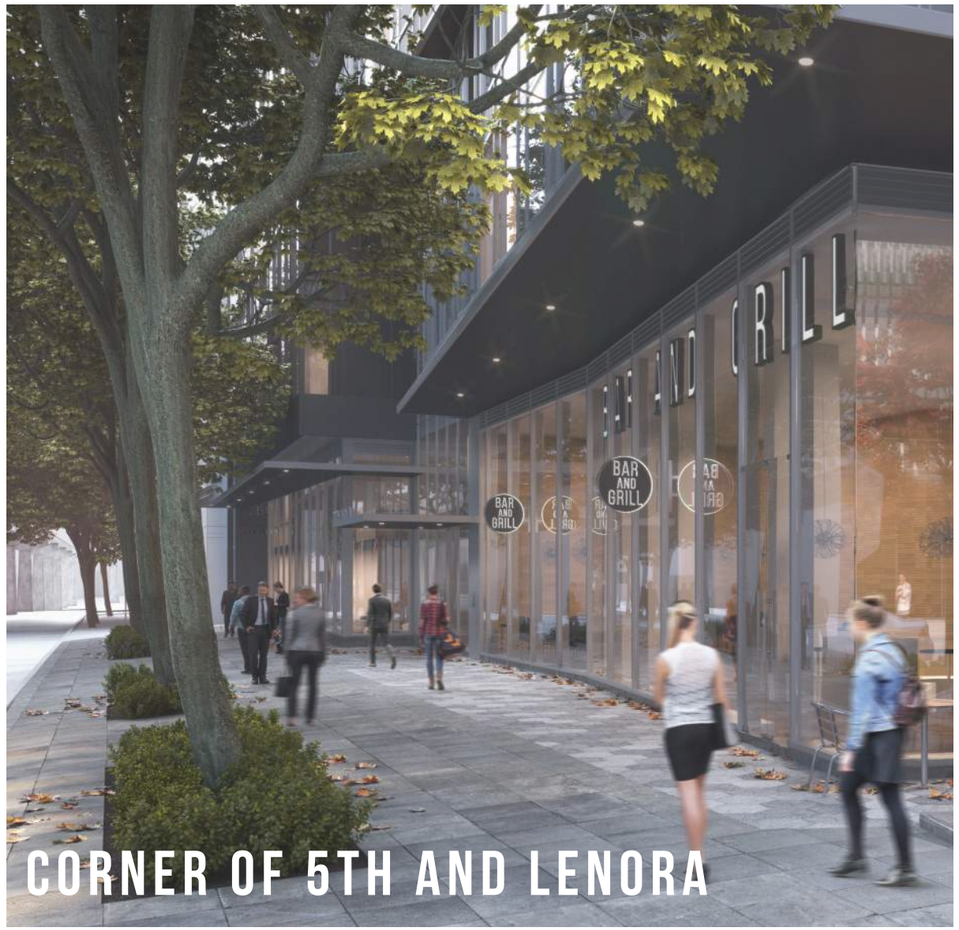
ART GLASS WALL



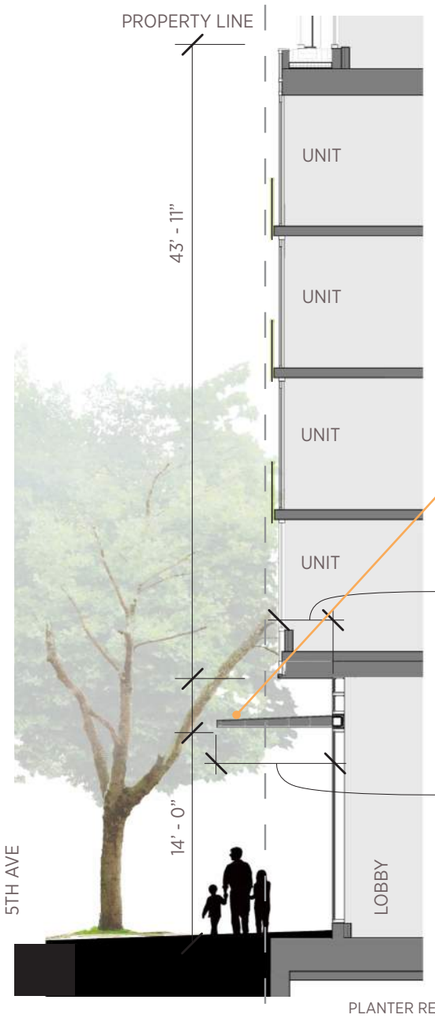
PROPOSED CANOPY

REQUIRES DEPARTURE

Please refer to Departures section at the end of this packet for more information



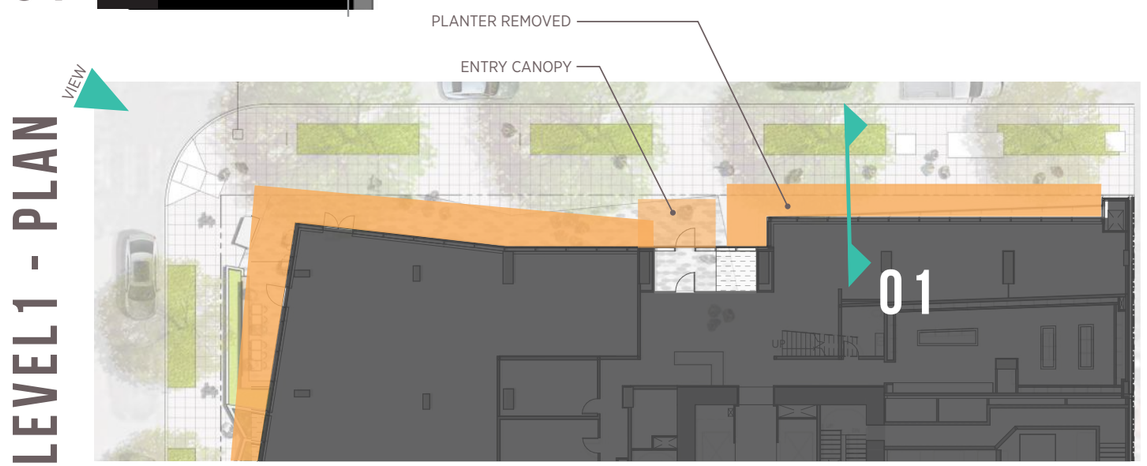
CORNER OF 5TH AND LENORA



01

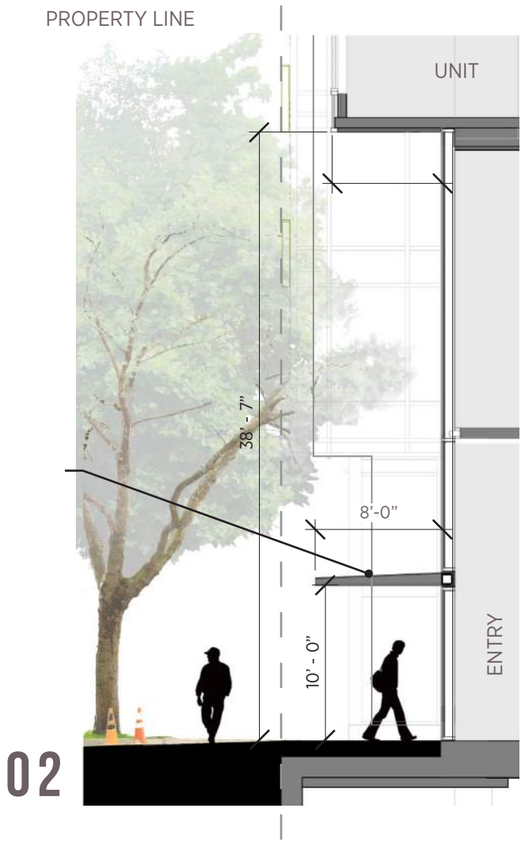
CANOPY FASCIA

METAL PANEL SOFFIT



LEVEL1 - PLAN

OVERHEAD WEATHER PROTECTION - 3



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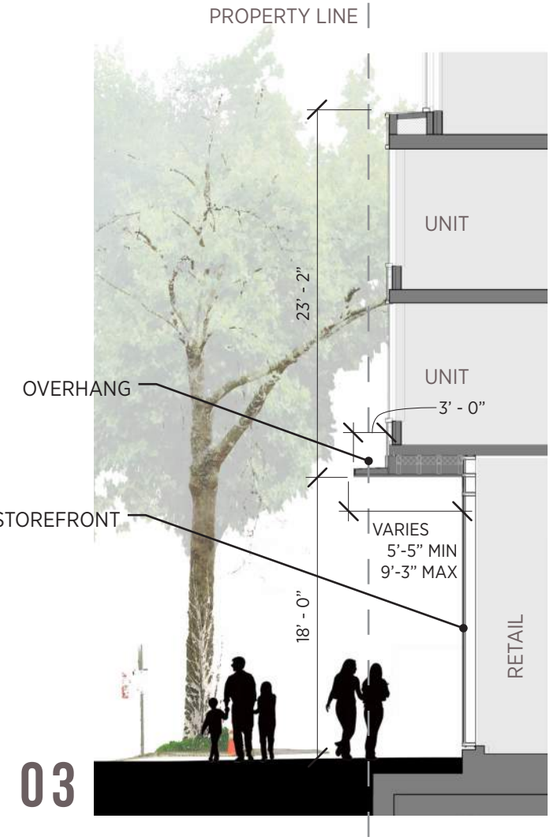
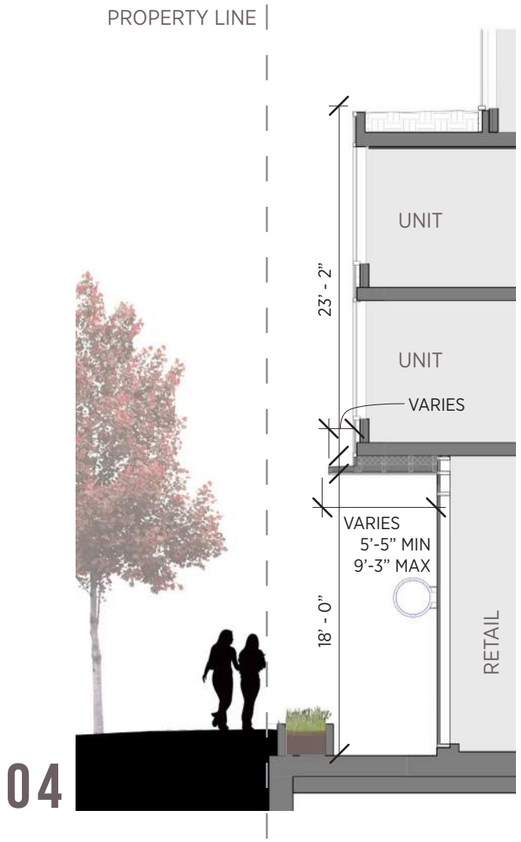


03



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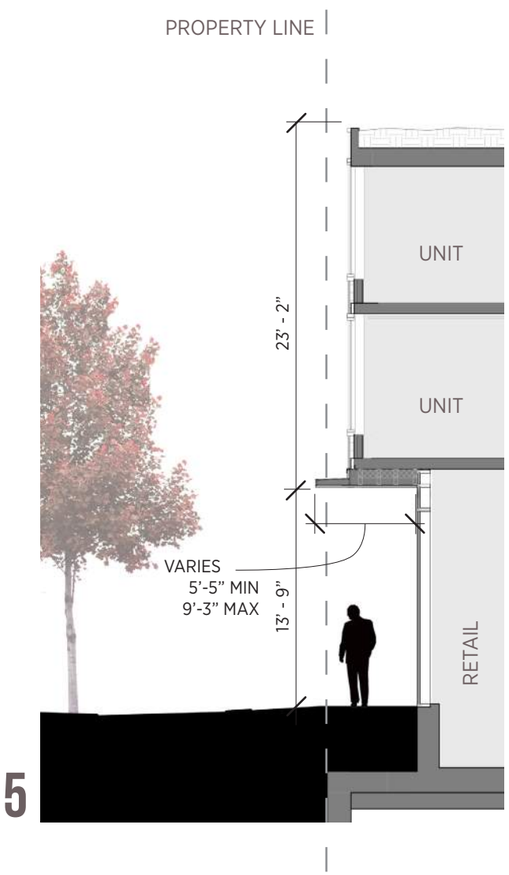

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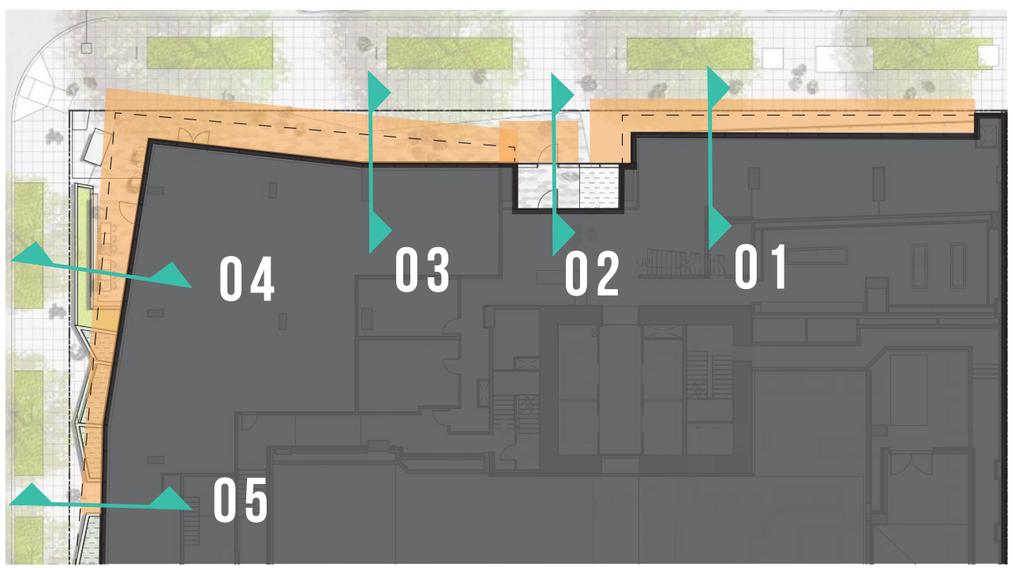


REQUIRES DEPARTURE

Please refer to Departures section at the end of this packet for more information

3 - OVERHEAD WEATHER PROTECTION

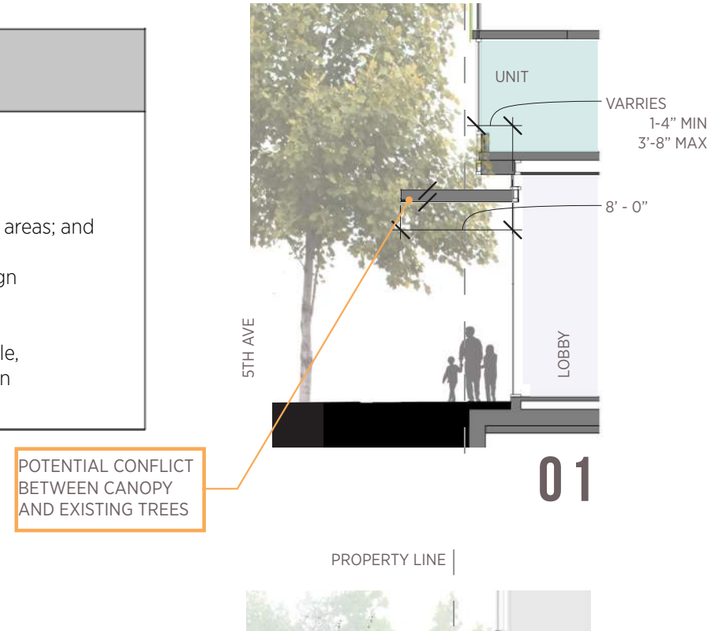
PREVIOUS

PROPOSED

DEPARTURE REQUEST

CANOPY SIZING AROUND EXISTING TREES

DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE	SUPPORTING DESIGN GUIDELINES
23.49.018 - Overhead Weather Protection and Lighting: B. Overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall or must extend to a line two (2) feet from the curb line, whichever is less.	Allow overhead weather protection overall depth of less than eight (8) feet while maintaining linear continuity of the canopy edge to minimal clearance where canopies or soffit extensions may conflict with existing street trees.	The proposed departure is an effort to avoid a conflict with the street trees on our site (should there be a conflict with the selected canopy design) and retain the flexibility needed to respond to future coordination with Urban Forestry. This departure is intended to meet the minimum reduction as requested by Urban Forestry.	C1.1. Street Level Uses: Provide spaces for street level uses that: a. reinforce existing retail concentrations; b. vary in size, width, and depth; c. enhance main pedestrian links between areas; and d. establish new pedestrian activity where appropriate to meet area objectives. Design for uses that are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity.

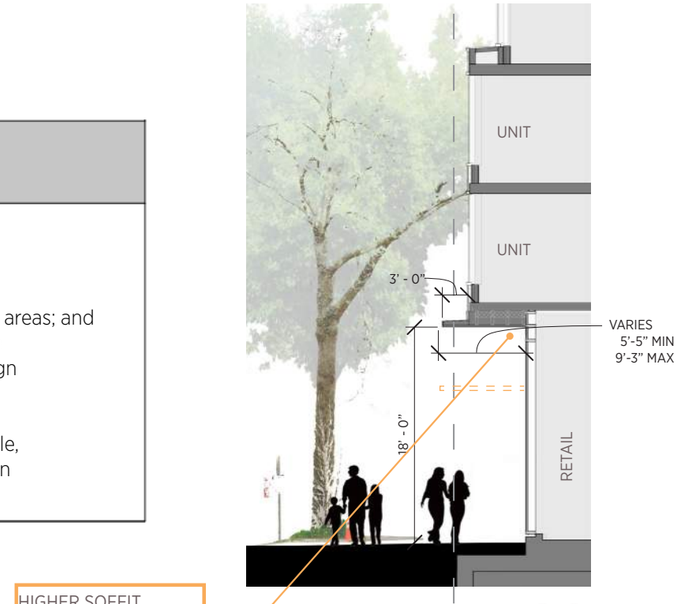


01

DEPARTURE REQUEST

CANOPY HEIGHT AT CORNER

DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE	SUPPORTING DESIGN GUIDELINES
23.49.018 - The lower edge of the overhead weather protection must be a minimum of ten (10) feet and a maximum of fifteen (15) feet above the sidewalk.	Allow overhead weather protection height above fifteen (15) feet for extended soffits at the retail frontage along Fifth Avenue and Lenora Street.	The prosed canopy heights are in an effort to integrate the canopy design with the building's level 2 massing. Additionally, lowering overhead weather protection at the retail storefront area would require the creation of a separate canopy splitting the storefront glazing, and have an adverse effect on the visibility and transparency of the retail area from the street.	C1.1. Street Level Uses: Provide spaces for street level uses that: a. reinforce existing retail concentrations; b. vary in size, width, and depth; c. enhance main pedestrian links between areas; and d. establish new pedestrian activity where appropriate to meet area objectives. Design for uses that are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity.



03

NO OTHER DEPARTURES REQUESTED FOR PREFERRED SCHEME

MATERIALS

TYPE-1 WINDOW CLADDING

A. SOFFIT

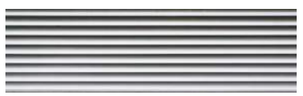
VISION GLAZING

B. LEDGE

SPANDREL GLAZING

MULLION

METAL PANEL SOFFIT



MECHANICAL SCREEN

TYPE-2 WINDOW CLADDING

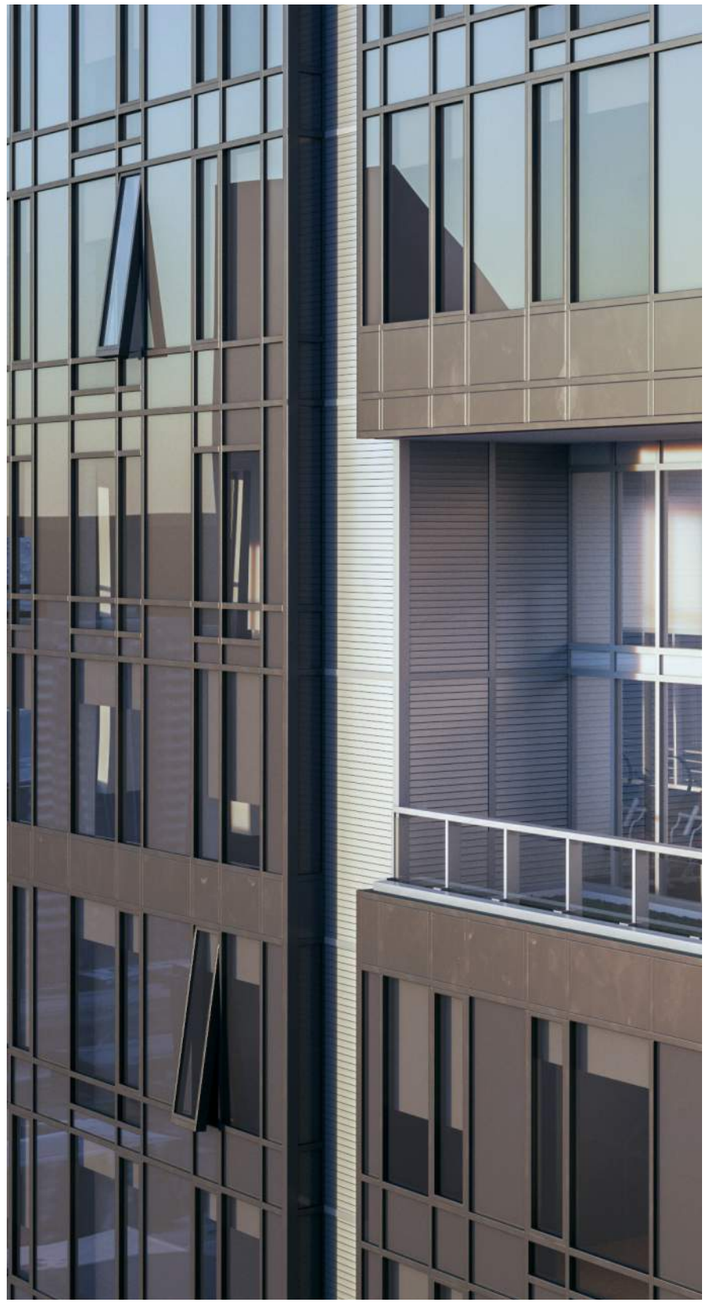
VISION GLAZING

SPANDREL GLAZING

MULLION/METAL PANEL

METAL PANEL SOFFIT

LOUVERS



GROUND LEVEL MATERIALS

METAL PANEL SOFFIT

LOUVER BAND

LOUVER MULLION

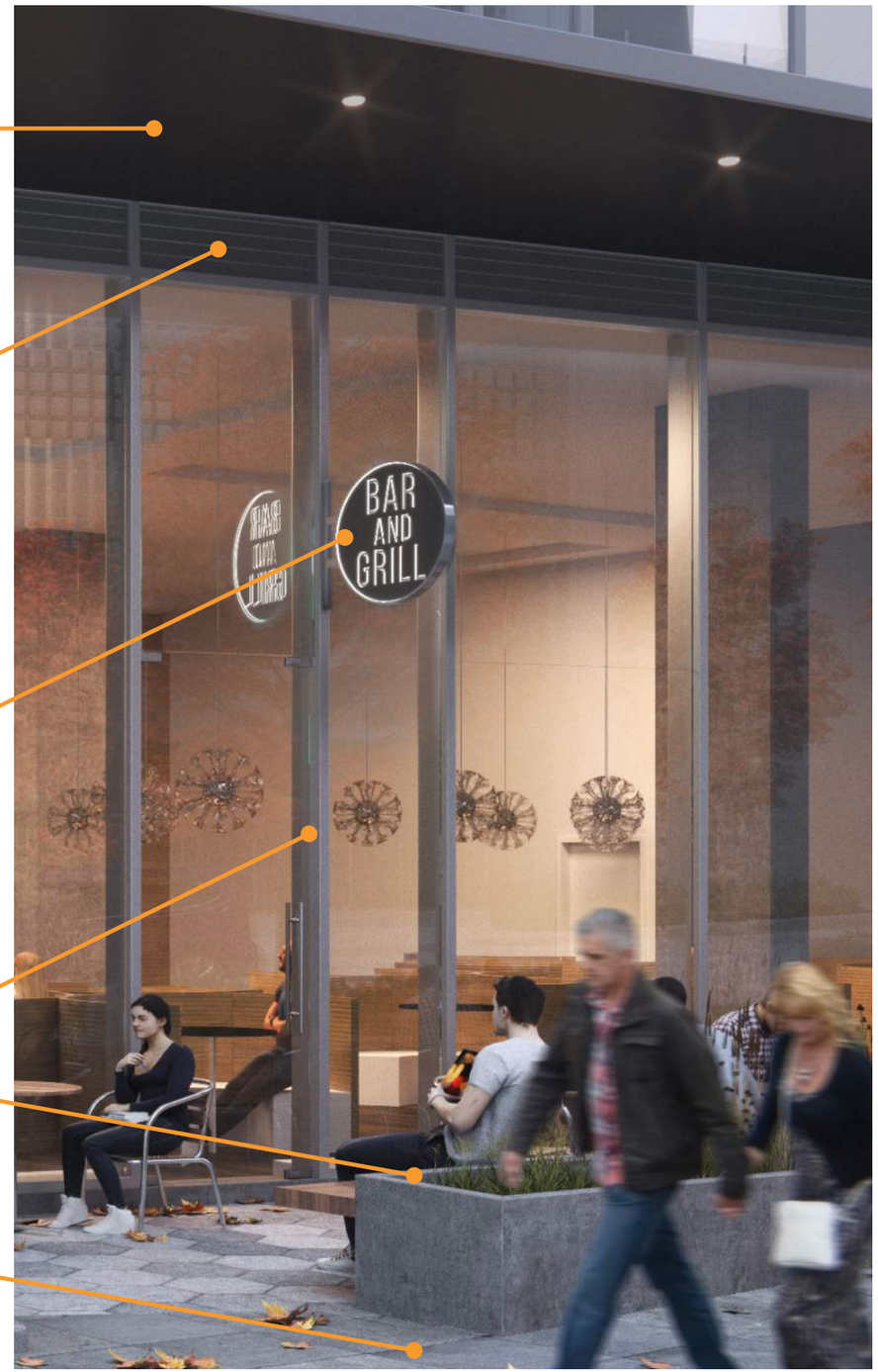
RETAIL SIGNAGE

VISION GLAZING

STOREFRONT

STORMWATER PLANTER

SIDEWALK ON LENORA



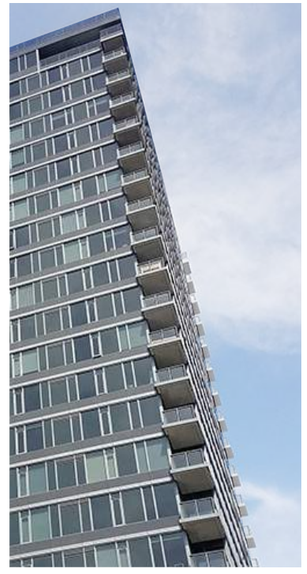
REFLECTIVITY STUDY

DESIGN STRATEGY

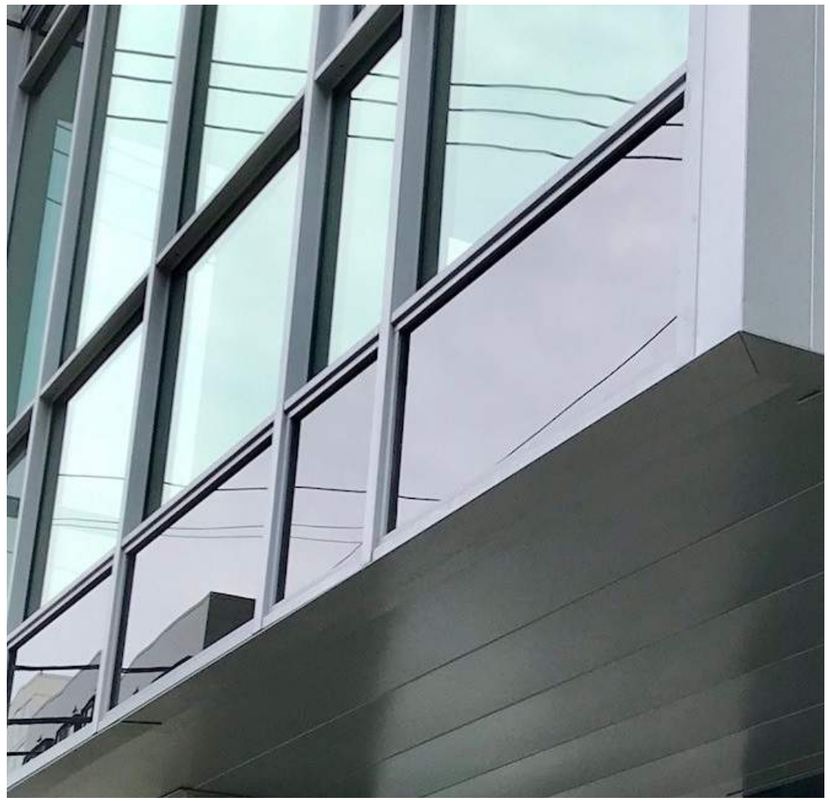
- Type 2 glazing with low reflectance (~4%) located on southern high solar exposure facades
- Type 1 glazing with standard reflectance (~30%) located on northern low solar exposure facades
- Densely-developed neighborhood context blocks most low-angle sunlight reflections
- Solar Reflectivity Assessment completed by Cermak Peterka Peterson Consultants (August 2018)
- Minimal seasonal glare conditions identified at street level

TYPE-1 GLAZING EXAMPLES

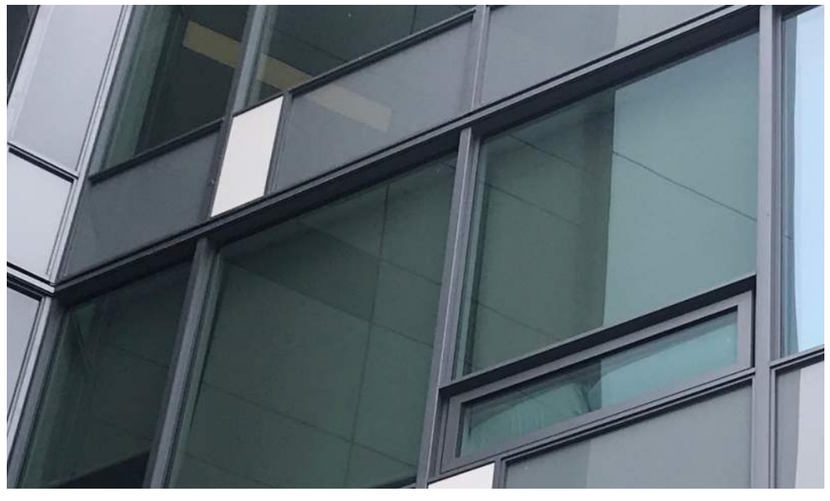
TYPE-2 GLAZING EXAMPLES



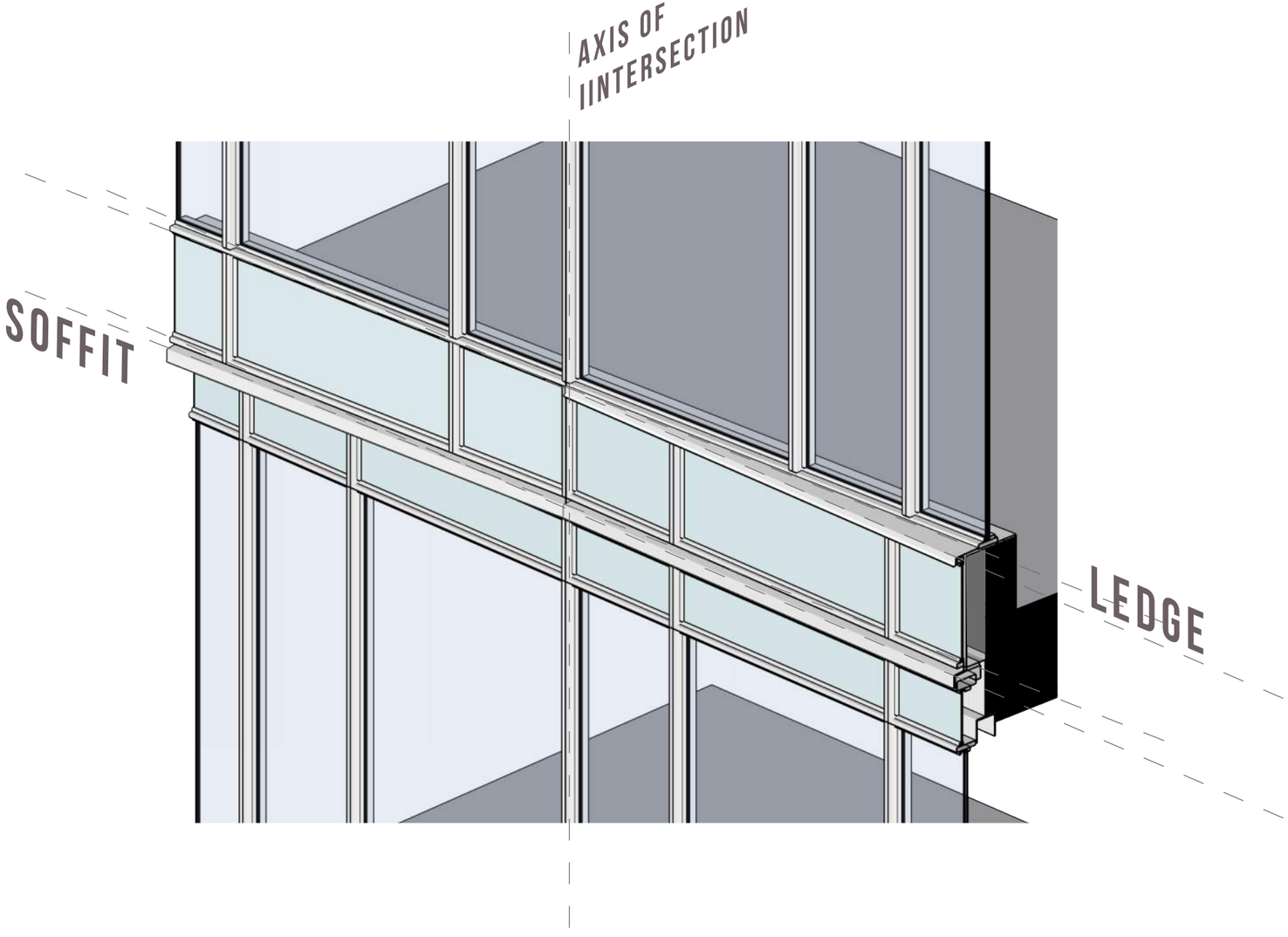
WINDOW WALL INTERSECTION DETAIL



SIMILAR SOFFIT CONDITION



INSIDE CORNER



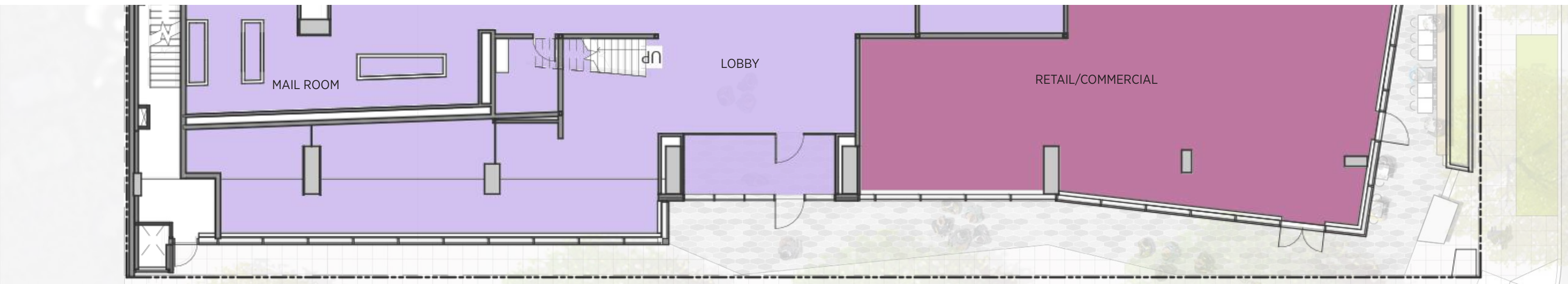
STREET LEVEL - EAST ELEVATION

TYPE-2 WINDOW CLADDING

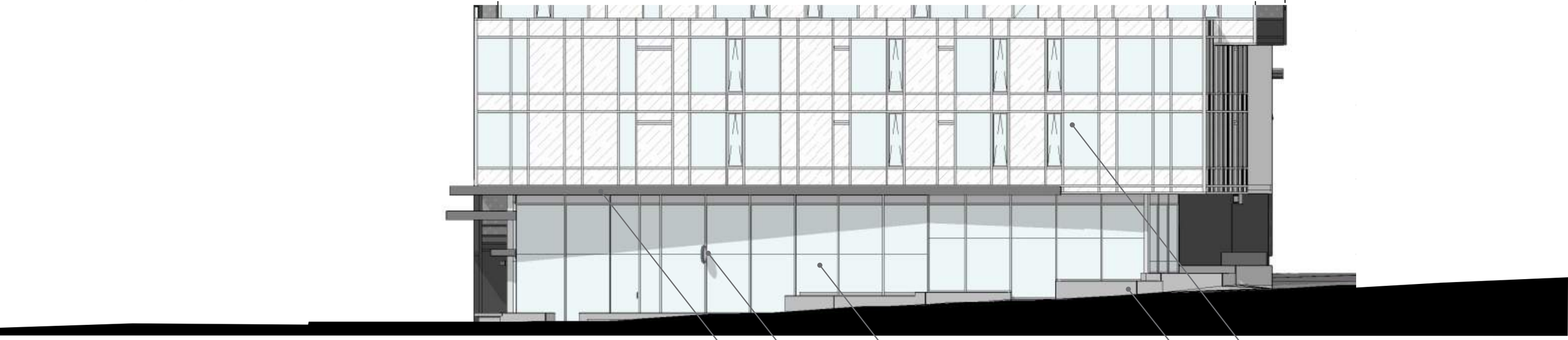
STOREFRONT VISION GLAZING
(FEATURE WALL BEYOND)

TYPE-1 WINDOW CLADDING

OVERHEAD WEATHER PROTECTION



STREET LEVEL - NORTH ELEVATION



MULLION

STOREFRONT VISION GLAZING

ARCHITECTURAL BLADE SIGN

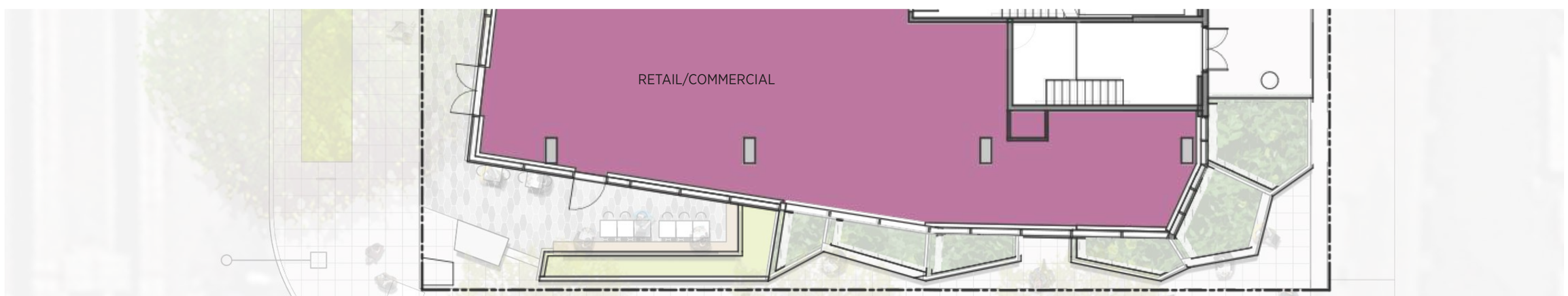
OVERHEAD WEATHER PROTECTION

FASCIA

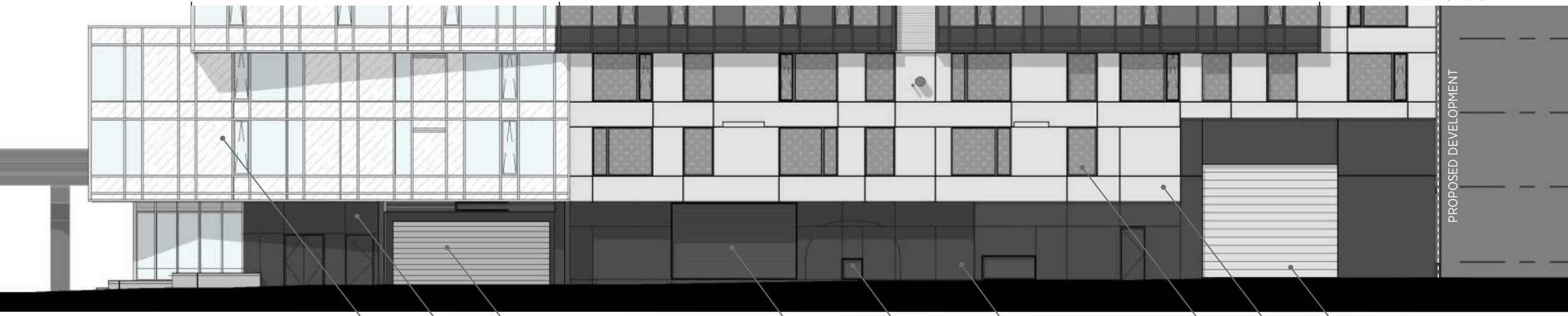
SOFFIT

TYPE-1 WINDOW CLADDING

BIORETENTION PLANTER



STREET LEVEL - WEST ELEVATION



VENTED ROLL-UP DOOR

PAINTED CONCRETE/CMU

TYPE-1 WINDOW CLADDING

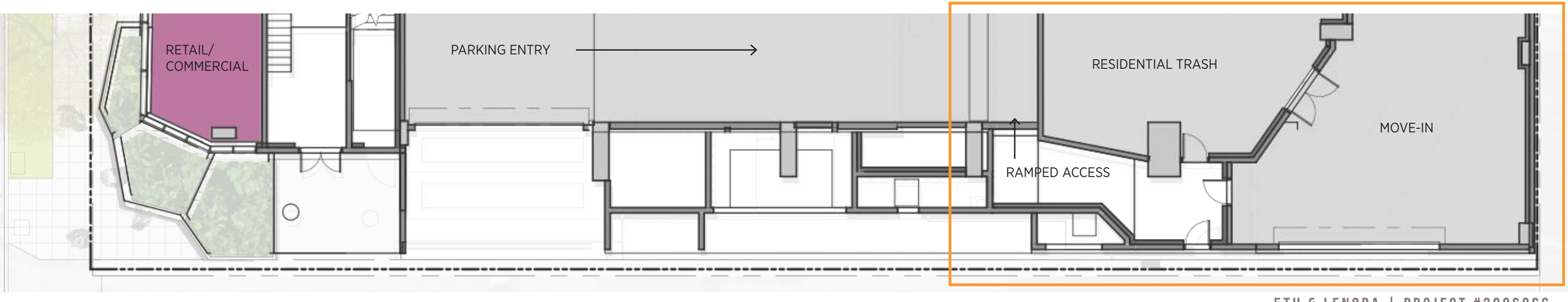
LOUVERS

VENTED ROLL-UP DOOR

METAL WALL PANELS

VINYL WINDOW - MULLION

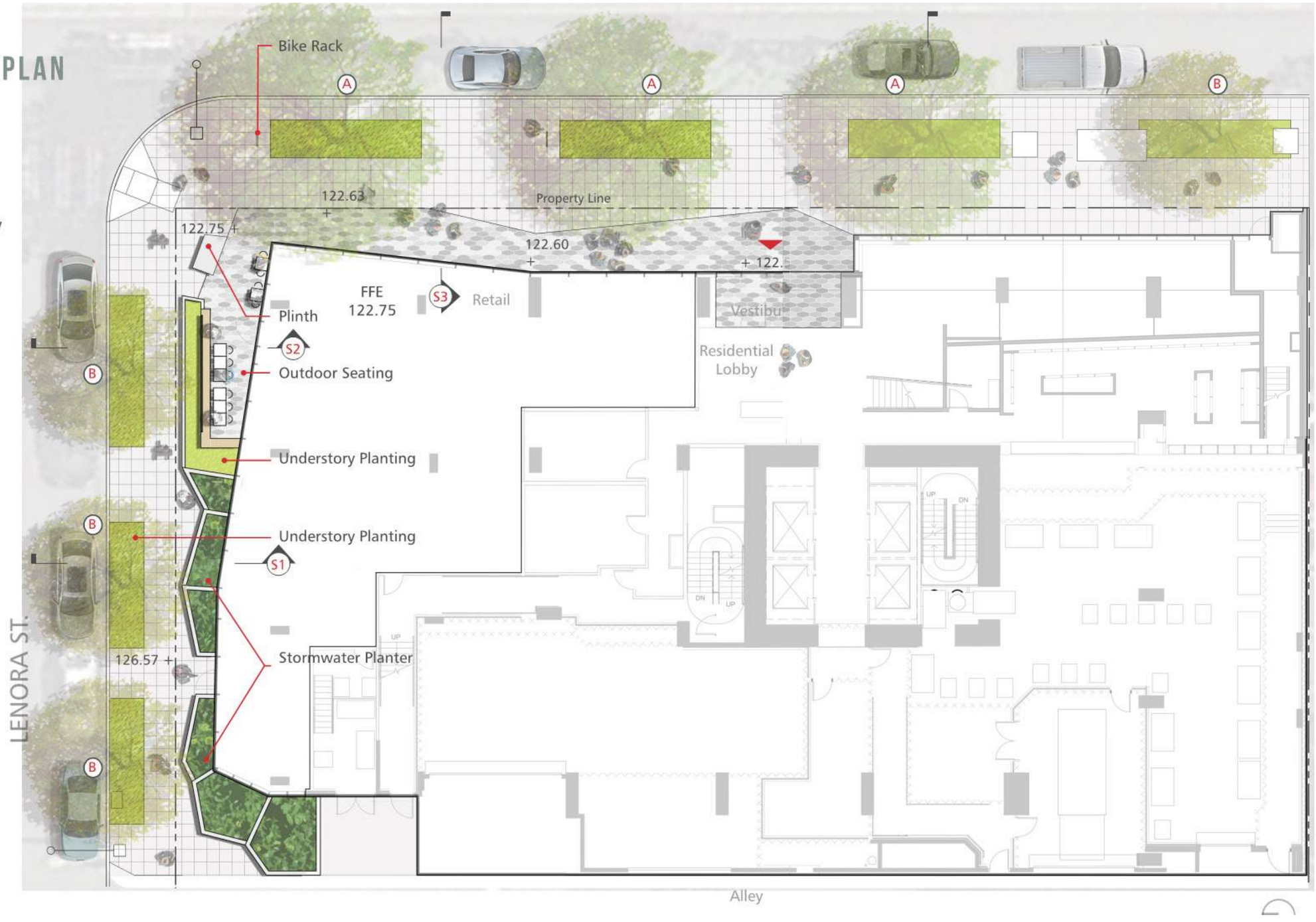
REVISED SERVICE ACCESS AREA



STREETSCAPE SITE PLAN

Legend

- Sidewalk Paving: Standard CIP concrete pavement, no color, 2x2 saw cut scoring
- Accent Paving: Mortar set precast concrete pavers (colors TBD)
- Understory Planting
- Stormwater Planting
- (A) Existing Street Trees to Remain
- (B) New Street Trees

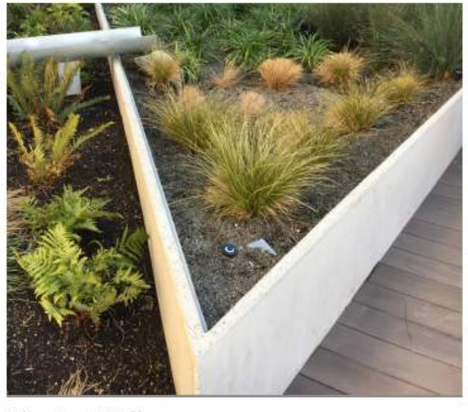


STREETSCAPE MATERIALS

MATERIALS

Sidewalk Paving

Accent Paving



Planter Wall

Bike Racks

Seat Wall with Wood Top

PLANTING

EXISTING STREET TREES

Platanus x acerifolia
(5th St.)
London Plane

PROPOSED STREET TREES

Platanus x acerifolia
(5th St.)
London Plane

Magnolia virginiana
"moonglow"
(Lenora St.)
Sweet Bay Magnolia

UNDERSTORY PLANT MIX

Vaccinium glauco-album
Himalayan Huckleberry

Blechnum penna-marina
Alpine Water Fern

Tricyrtis hirta
Japanese Toad Lily

Sesleria autumnalis
Autumn Moor Grass

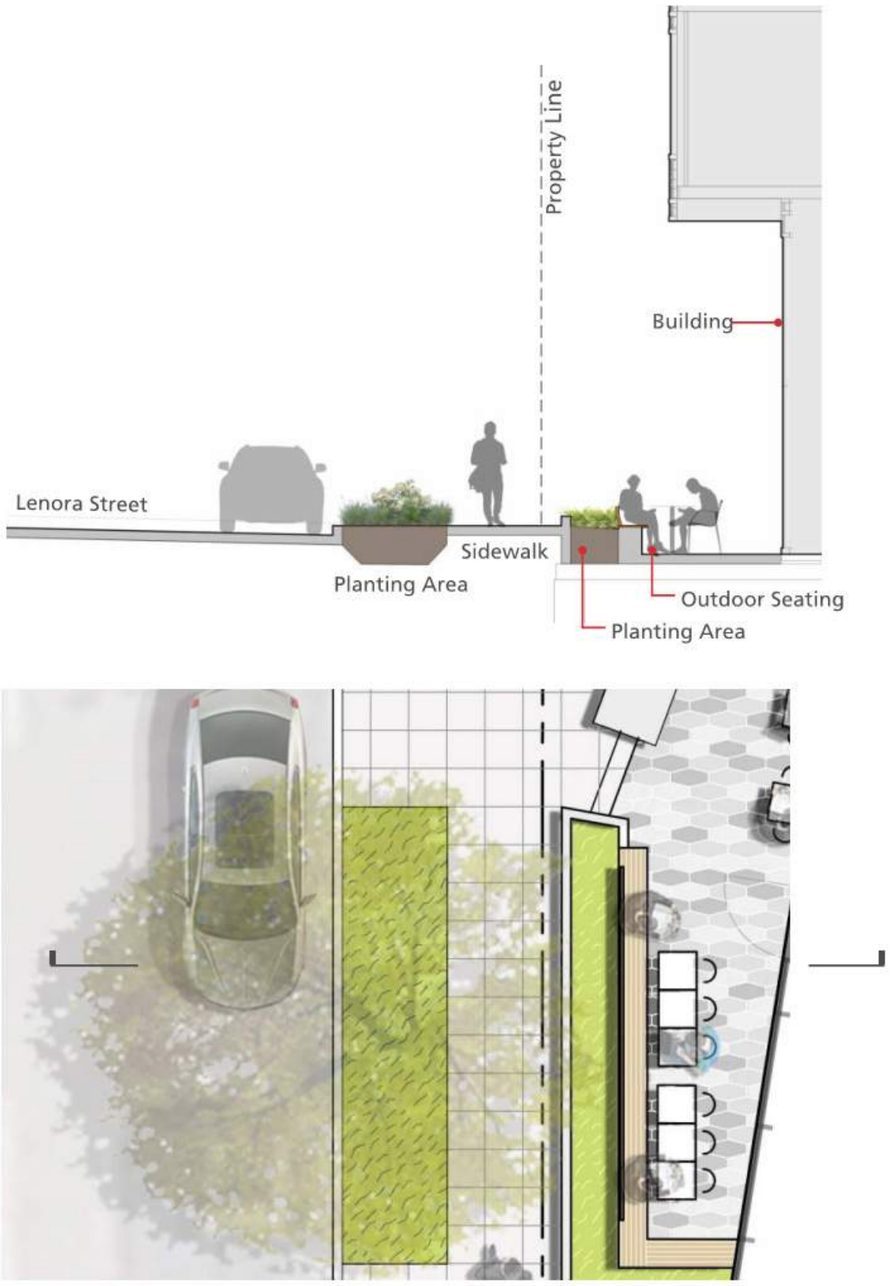
STORMWATER PLANT MIX

Pachysandra axillaris
Windcliff Fragrant Pachysandra

Spiraea japonica 'Little Princess'
Japanese Spirea

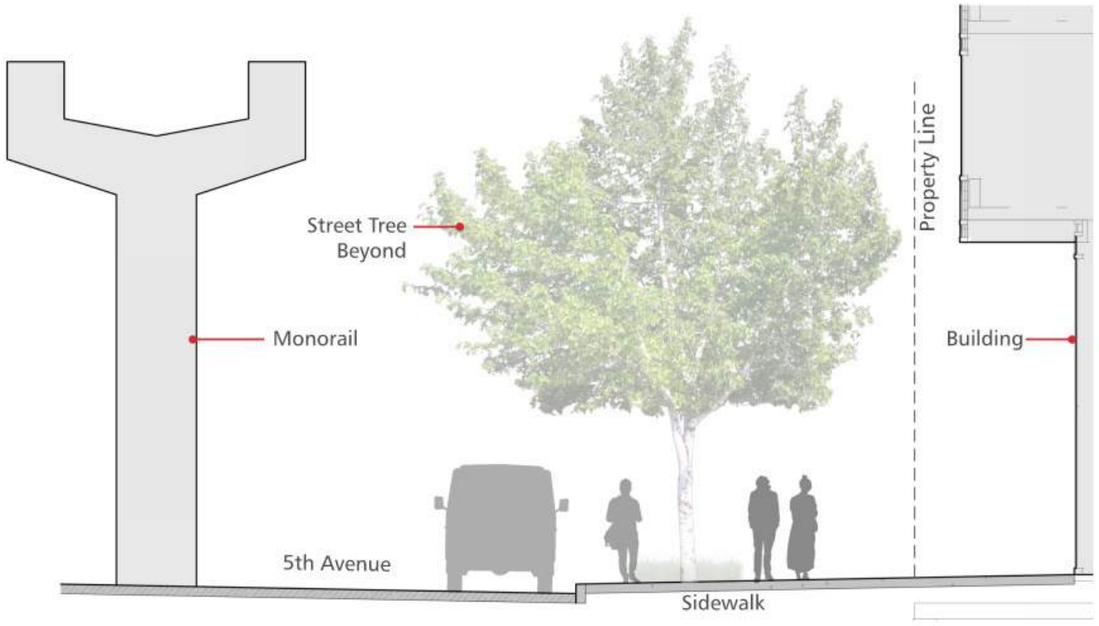
Polystichum polyblepharum
Tassel Fern

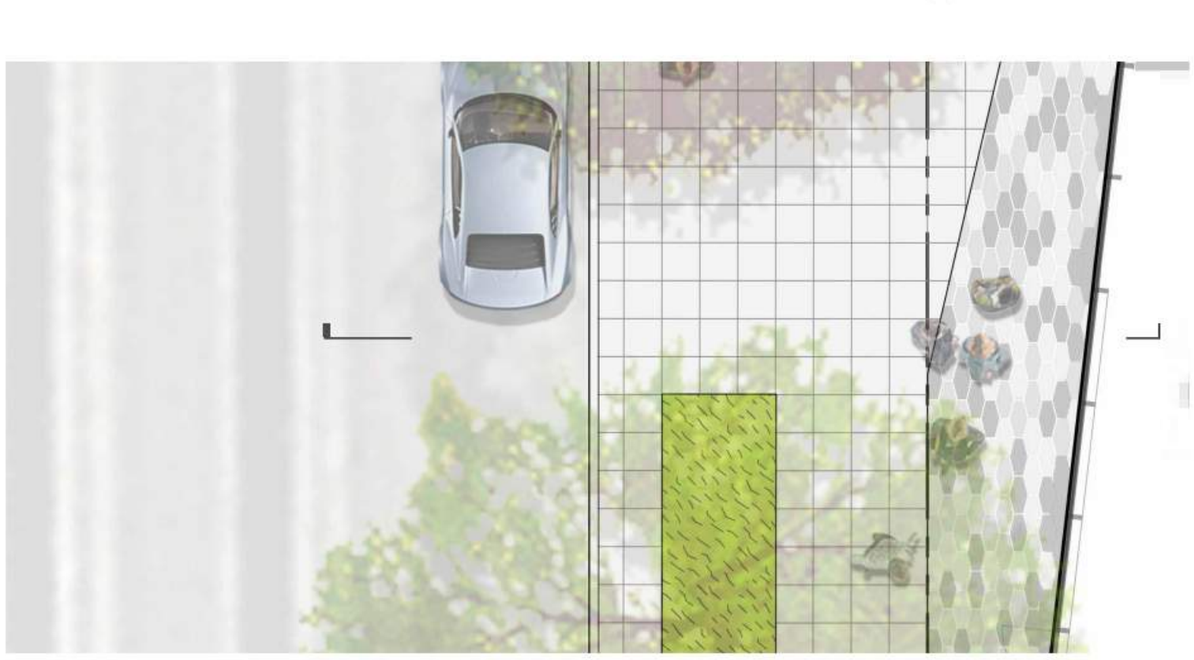
Epimedium grandiflorum
Bishop's Hat



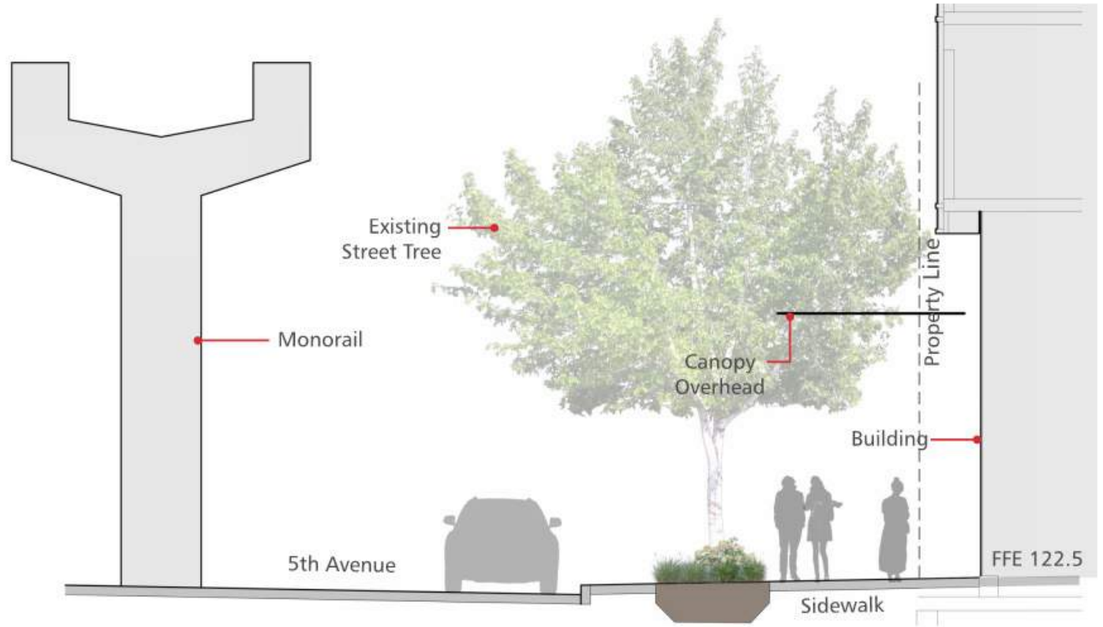
S2 Lenora Street - East

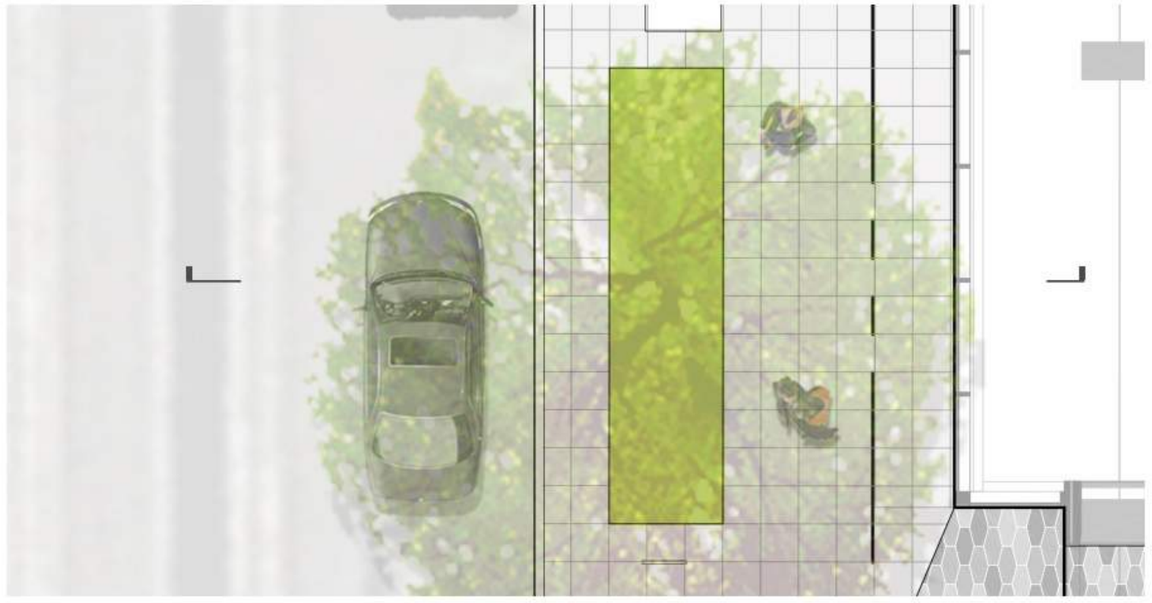
1 Outdoor Seating from 5TH Ave





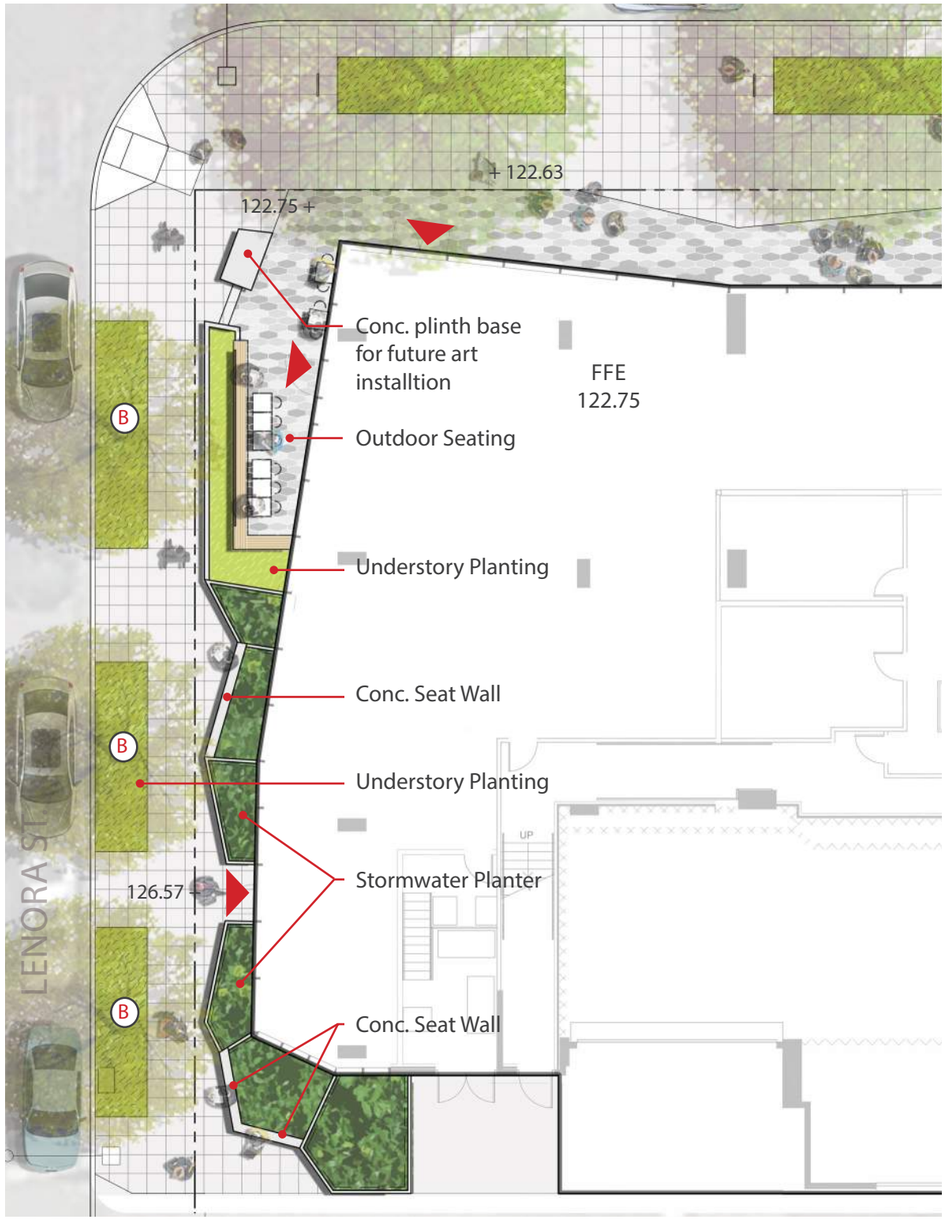
S3 5th Avenue - North





S4 5th Avenue - North

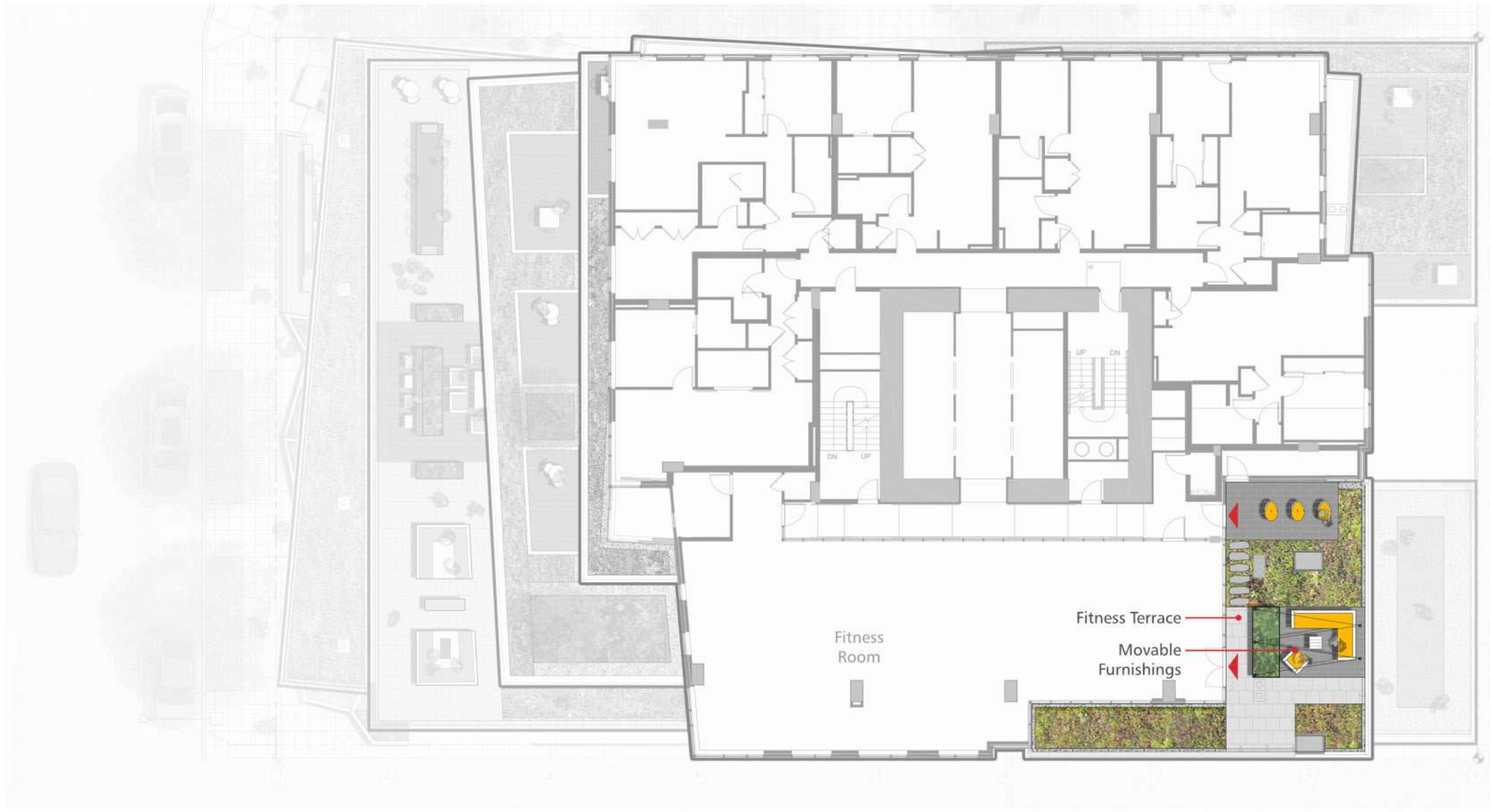
ENLARGED PLAN



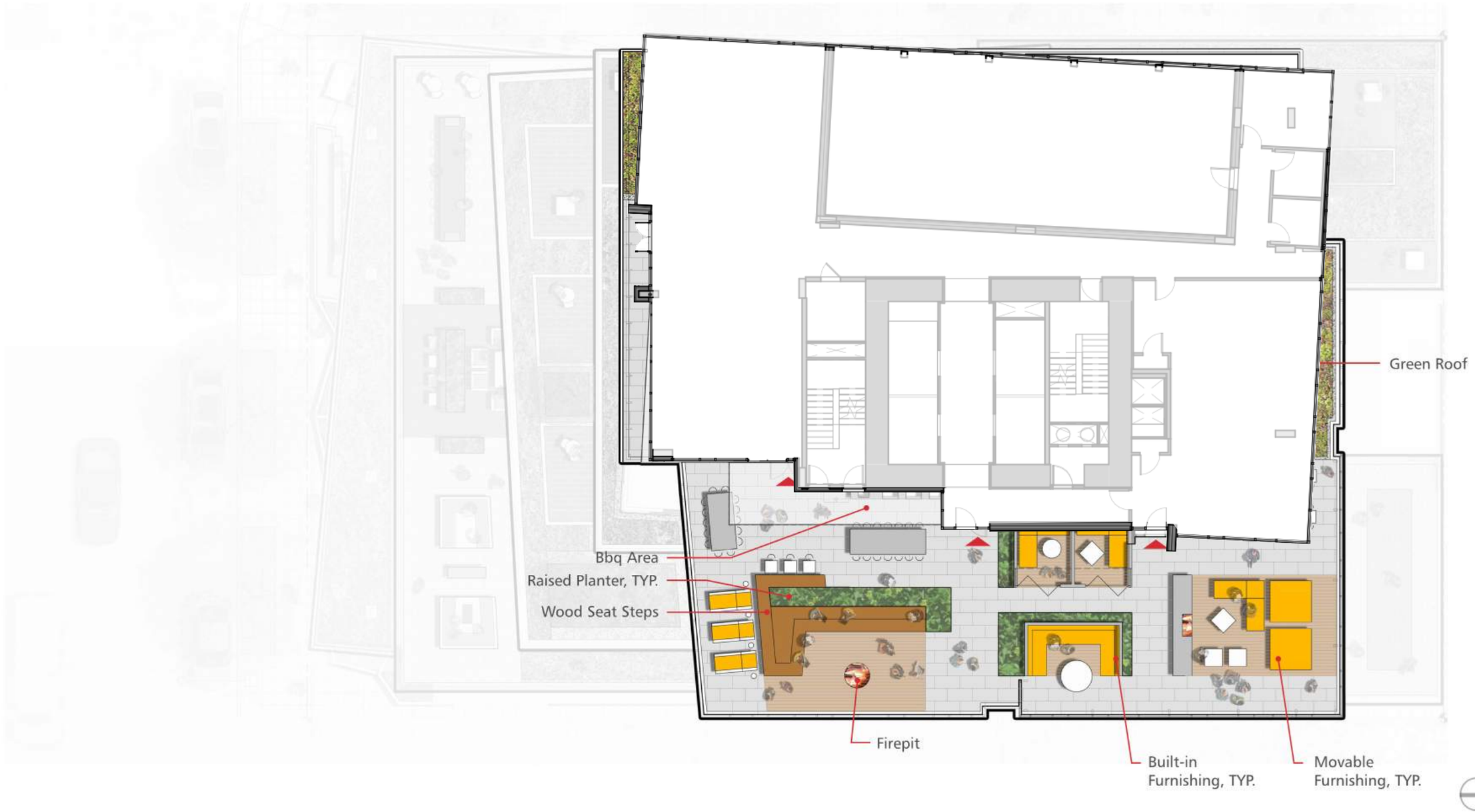
1 Outdoor Seating from 5TH Ave

LEVEL 6 ROOFDECK PLAN

LEVEL 31 ROOFDECK PLAN



LEVEL 44 ROOFDECK PLAN



ROOFDECK MATERIALS

PEDESTAL PAVING

CONCRETE TOPPING SLAB AT PET AREA

MATERIALS

DECORATIVE COBBLE

SYNTHETIC TURF AT PET AREA

RAISED PLANTERS

METAL EDGING

PLANTS

Poa cita
Silver Tussock

Carex dipsacea
Autumn Sedae

Allium sp.
Allium

Sedum spp.
Green Roof Sedum Mix

E1. RECESSED DOWN LIGHT
Provides general illumination at points of egress and walkways below canopies.

E4. SECURITY WALL PACK
Provides egress illumination along exit passageways.

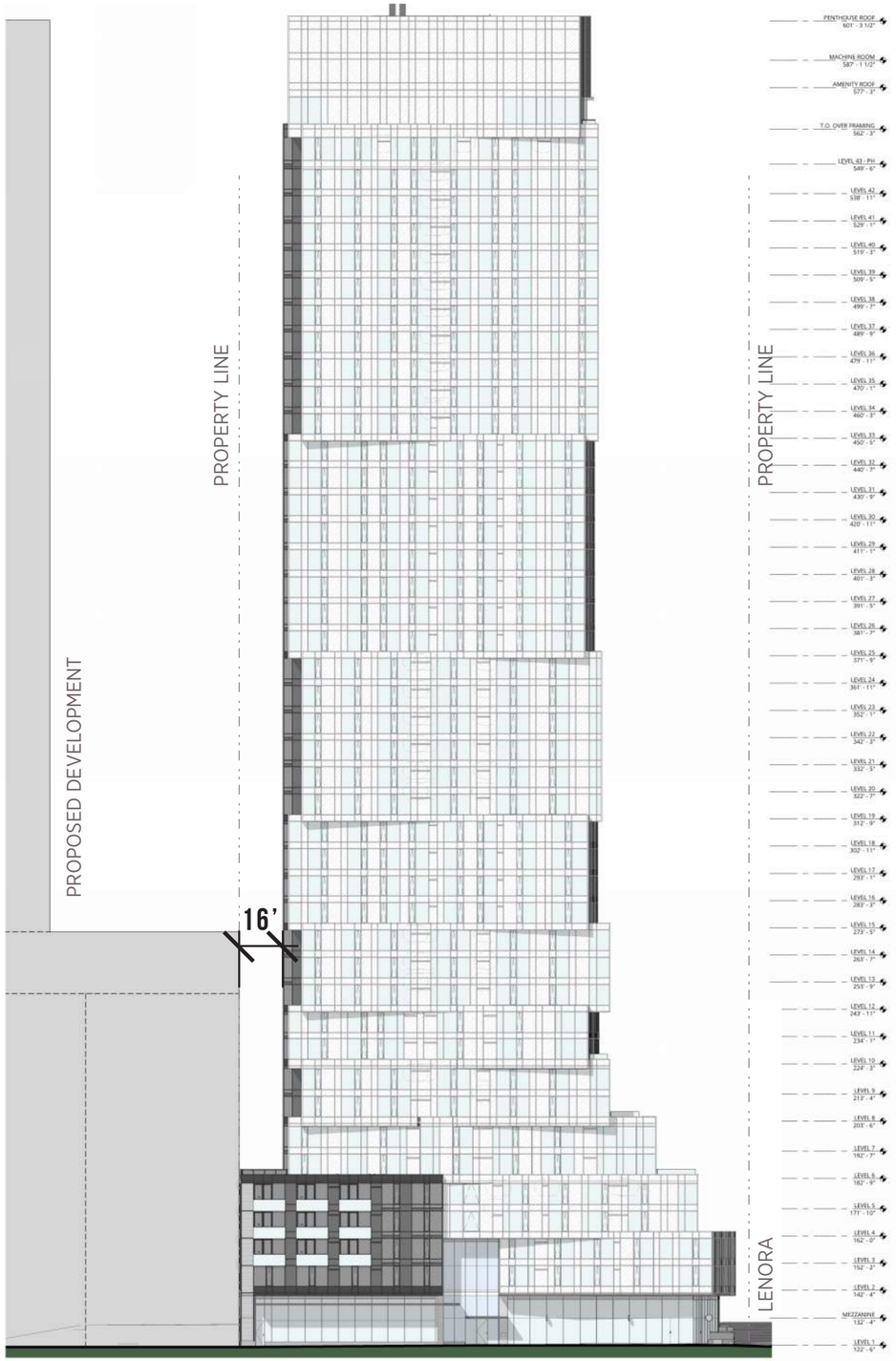
S1. ILLUMINATED RETAIL SIGN
INTERIOR LOCATION - BEHIND STOREFRONT

S2. ORNAMENTAL BLADE SIGN
CUT METAL PLATE WITH HALO BACKLIGHT

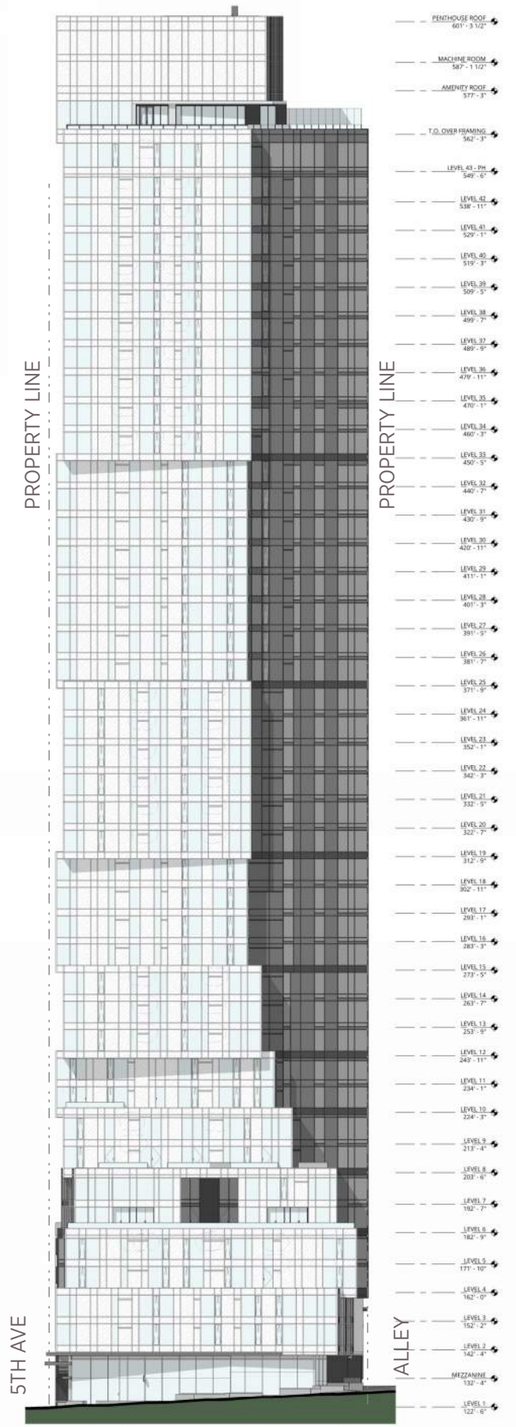
S3. NAME & ADDRESS SIGN
METAL LETTERS AT CANOPY EDGE

S4. PARKING ENTRY SIGN
METAL LETTERS ON BUILDING FACE

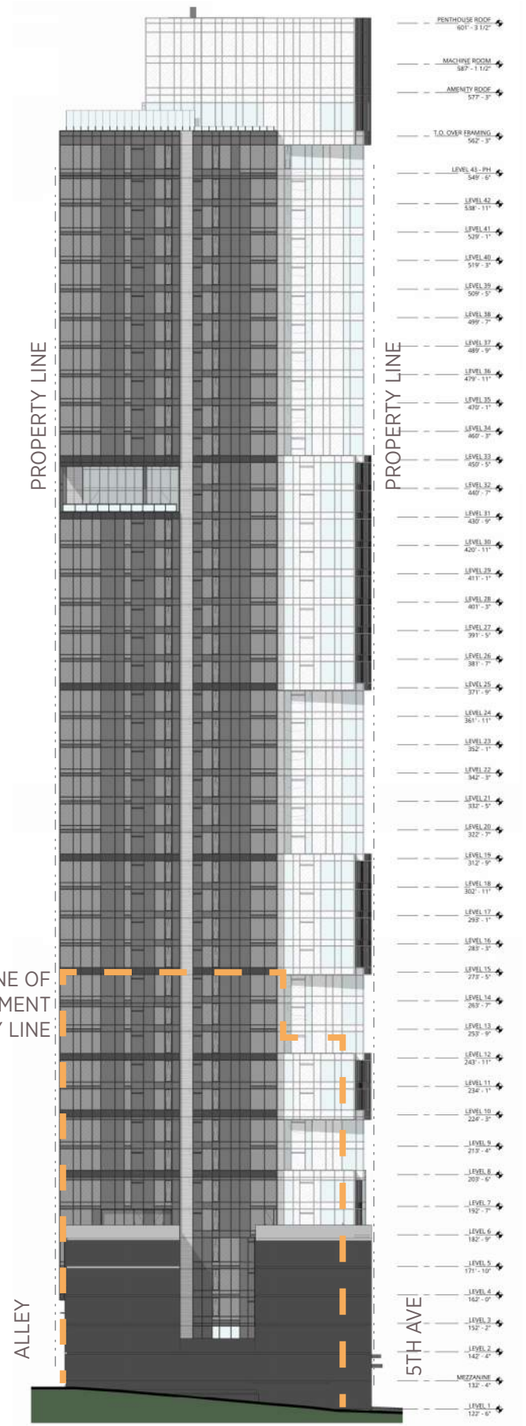
ELEVATIONS



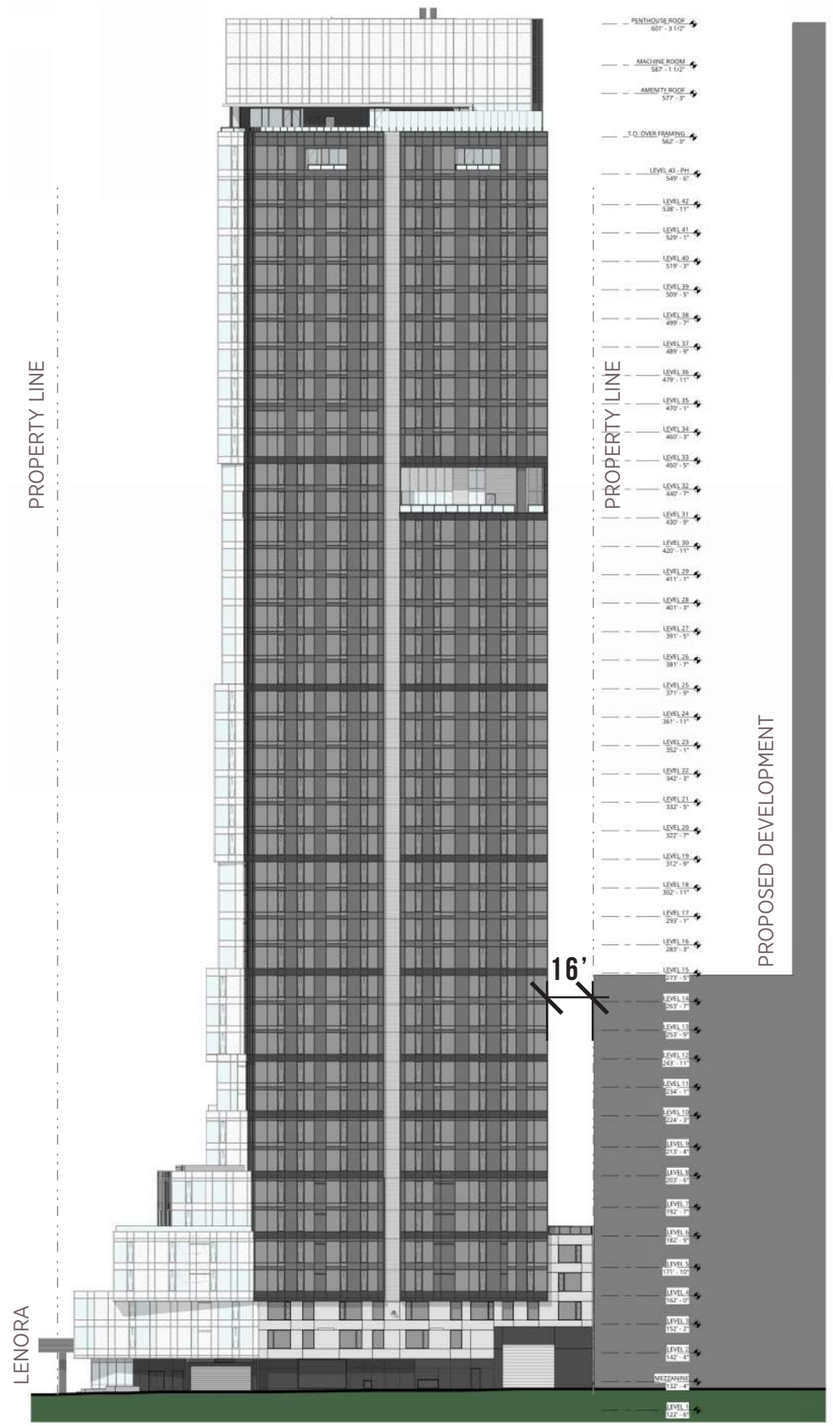
EAST



NORTH


PROPERTY LINE
PROPERTY LINE
APPROX. OUTLINE OF
ADJACENT DEVELOPMENT
AT SHARED PROPERTY LINE
ALLEY
5TH AVE
PENTHOUSE ROOF 601' - 3 1/2"
MACHINE ROOM 587' - 1 1/2"
AMENITY ROOF 577' - 3"
T.O. OVER FRAMING 562' - 3"
LEVEL 43 - PH 549' - 6"
LEVEL 42 538' - 11"
LEVEL 41 529' - 1"
LEVEL 40 519' - 3"
LEVEL 39 509' - 5"
LEVEL 38 499' - 7"
LEVEL 37 489' - 9"
LEVEL 36 479' - 11"
LEVEL 35 470' - 1"
LEVEL 34 460' - 3"
LEVEL 33 450' - 5"
LEVEL 32 440' - 7"
LEVEL 31 430' - 9"
LEVEL 30 420' - 11"
LEVEL 29 411' - 1"
LEVEL 28 401' - 3"
LEVEL 27 391' - 5"
LEVEL 26 381' - 7"
LEVEL 25 371' - 9"
LEVEL 24 361' - 11"
LEVEL 23 352' - 1"
LEVEL 22 342' - 3"
LEVEL 21 332' - 5"
LEVEL 20 322' - 7"
LEVEL 19 312' - 9"
LEVEL 18 302' - 11"
LEVEL 17 293' - 1"
LEVEL 16 283' - 3"
LEVEL 15 273' - 5"
LEVEL 14 263' - 7"
LEVEL 13 253' - 9"
LEVEL 12 243' - 11"
LEVEL 11 234' - 1"
LEVEL 10 224' - 3"
LEVEL 9 213' - 4"
LEVEL 8 203' - 6"
LEVEL 7 192' - 7"
LEVEL 6 182' - 9"
LEVEL 5 171' - 10"
LEVEL 4 162' - 0"
LEVEL 3 152' - 2"
LEVEL 2 142' - 4"
MEZZANINE 132' - 4"
LEVEL 1 122' - 6"

SOUTH


PROPERTY LINE
PROPOSED DEVELOPMENT
16'
LENORA
PENTHOUSE ROOF 601' - 3 1/2"
MACHINE ROOM 587' - 1 1/2"
AMENITY ROOF 577' - 3"
T.O. OVER FRAMING 562' - 3"
LEVEL 43 - PH 549' - 6"
LEVEL 42 538' - 11"
LEVEL 41 529' - 1"
LEVEL 40 519' - 3"
LEVEL 39 509' - 5"
LEVEL 38 499' - 7"
LEVEL 37 489' - 9"
LEVEL 36 479' - 11"
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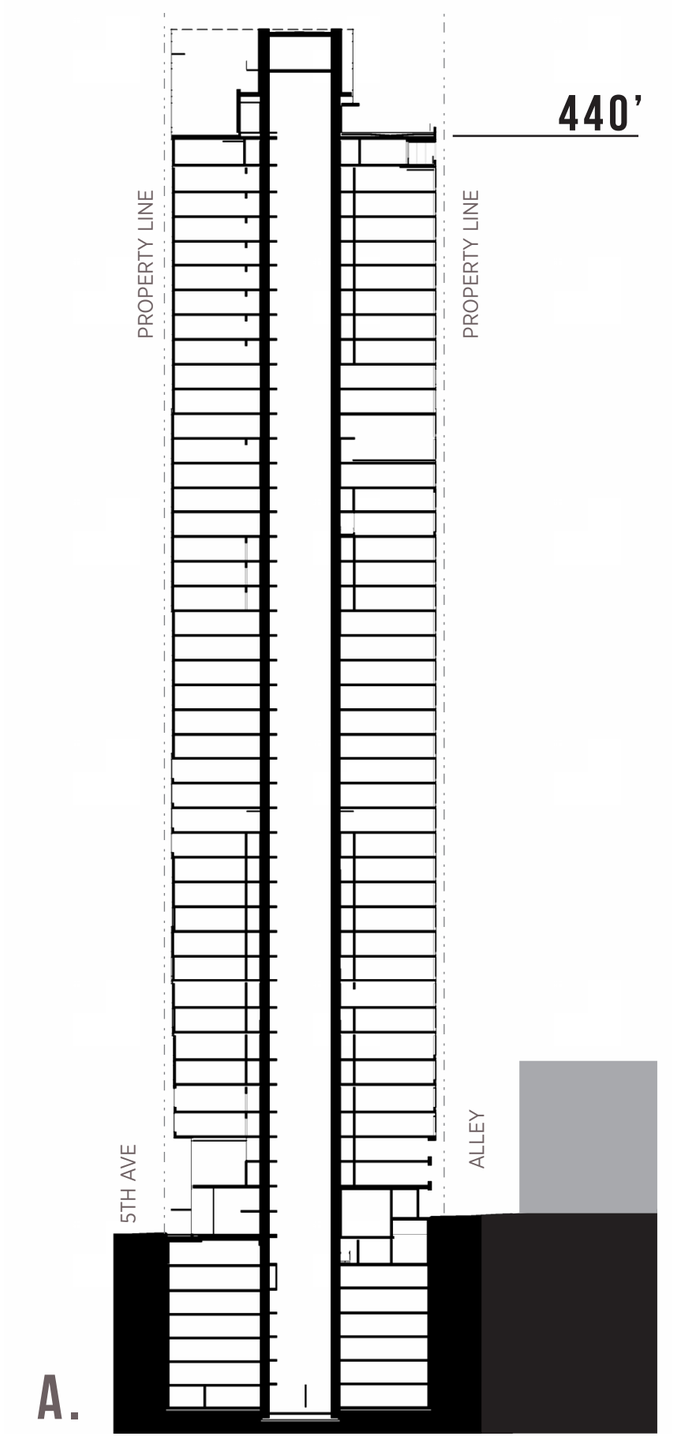
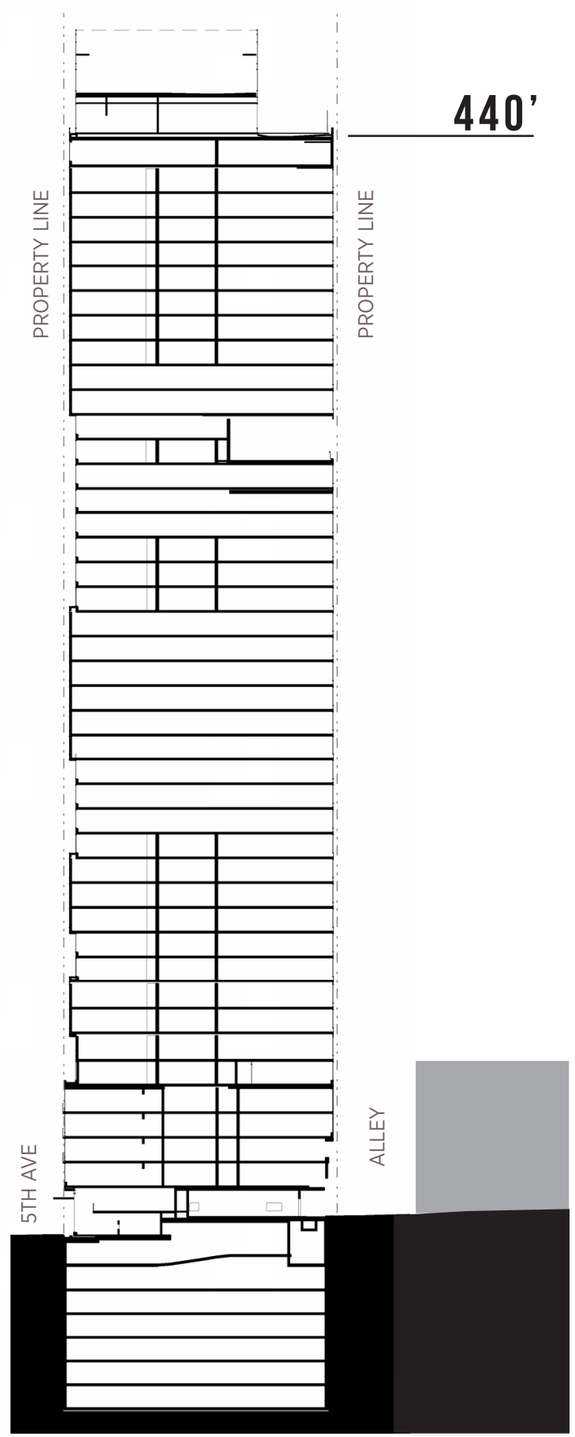
LEVEL 8 203' - 6"
LEVEL 7 192' - 7"
LEVEL 6 182' - 9"
LEVEL 5 171' - 10"
LEVEL 4 162' - 0"
LEVEL 3 152' - 2"
LEVEL 2 142' - 4"
MEZZANINE 132' - 4"
LEVEL 1 122' - 6"

WEST

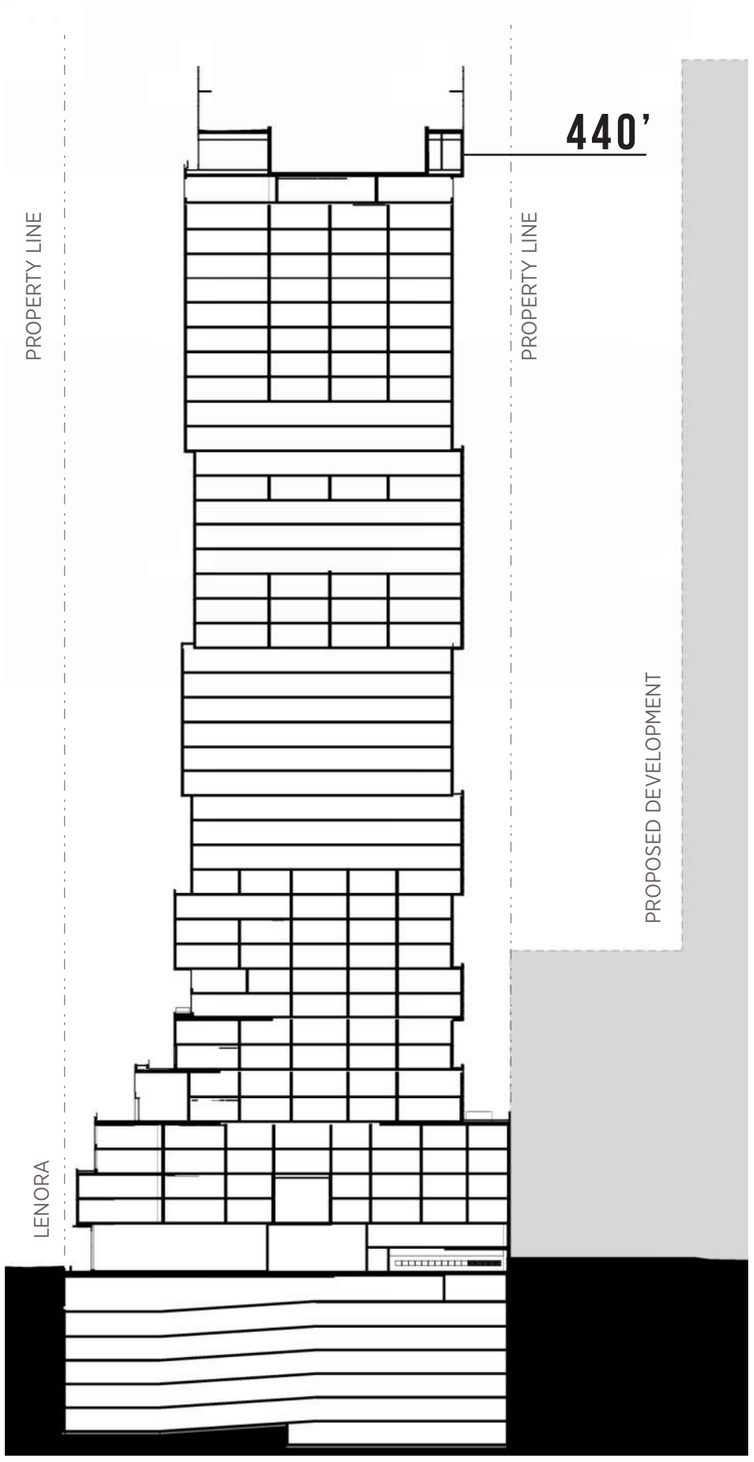
BUILDING SECTIONS



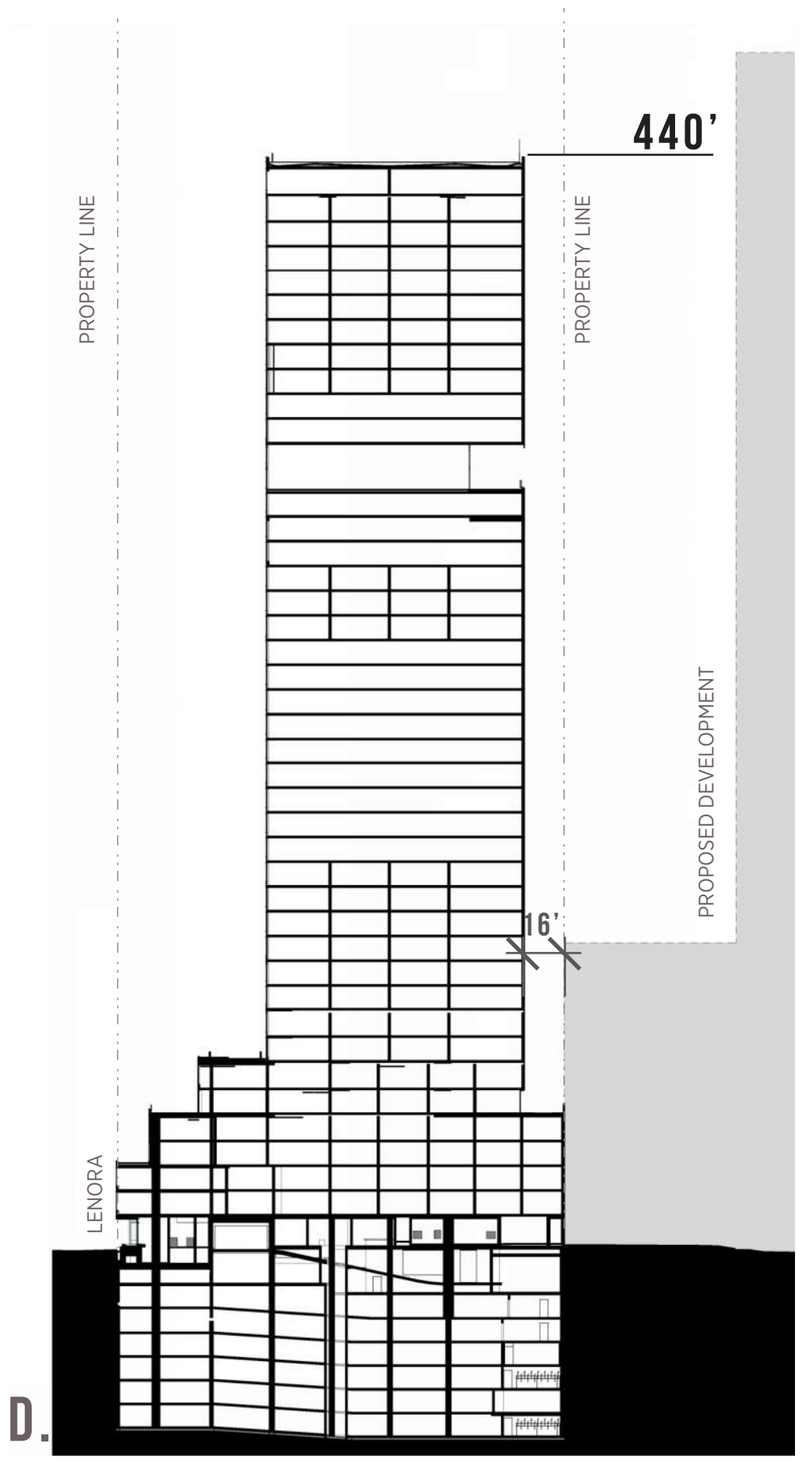
A.



B.


440’
PROPERTY LINE
PROPERTY LINE
PROPOSED DEVELOPMENT
LENORA

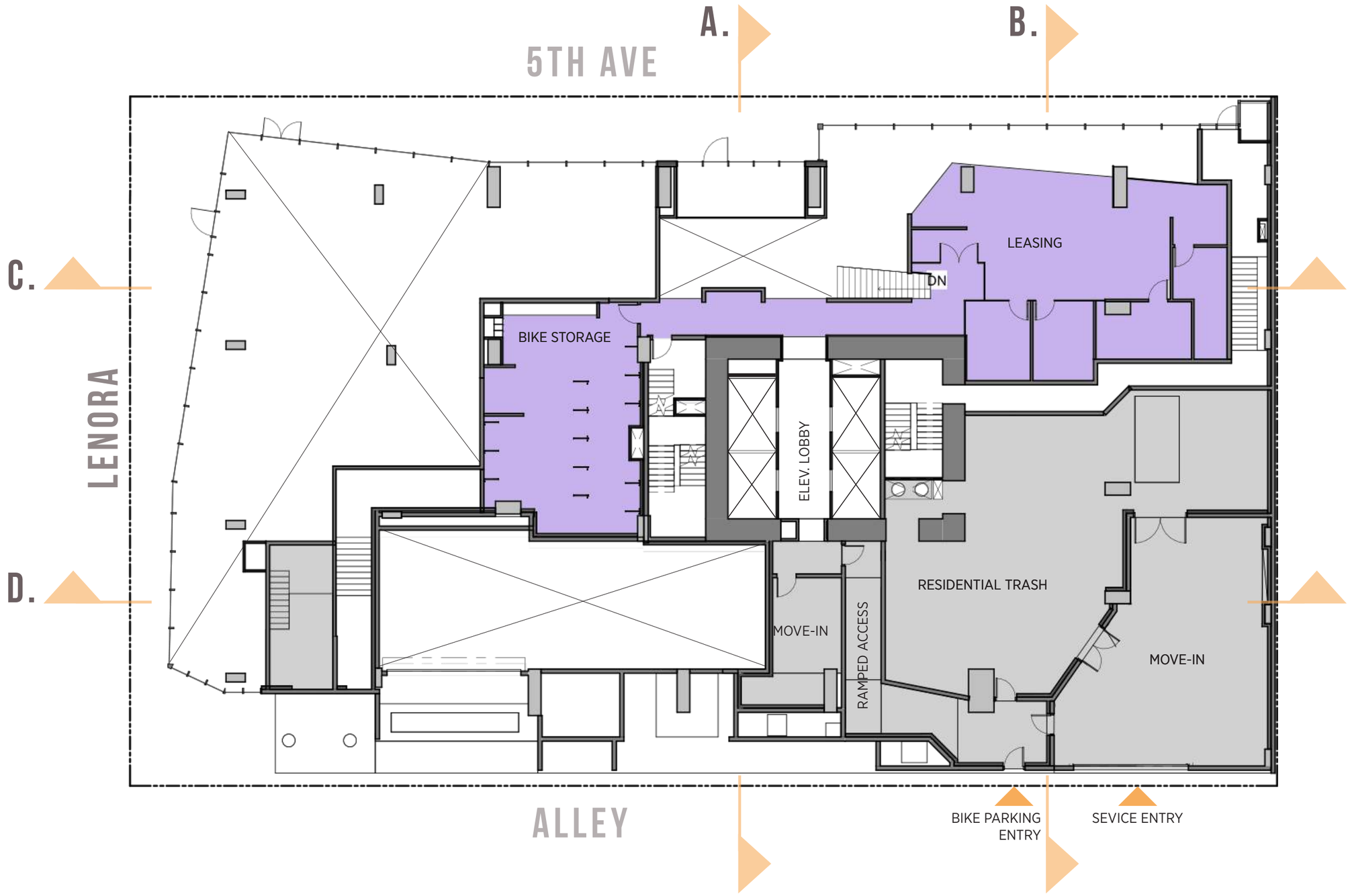
C.


440’
PROPERTY LINE
PROPERTY LINE
PROPOSED DEVELOPMENT
16’
LENORA

D.

FLOOR PLANS

- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House
- Pedestrian Entry
- Vehicular/Service Entry



- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House
- Pedestrian Entry
- Vehicular/Service Entry

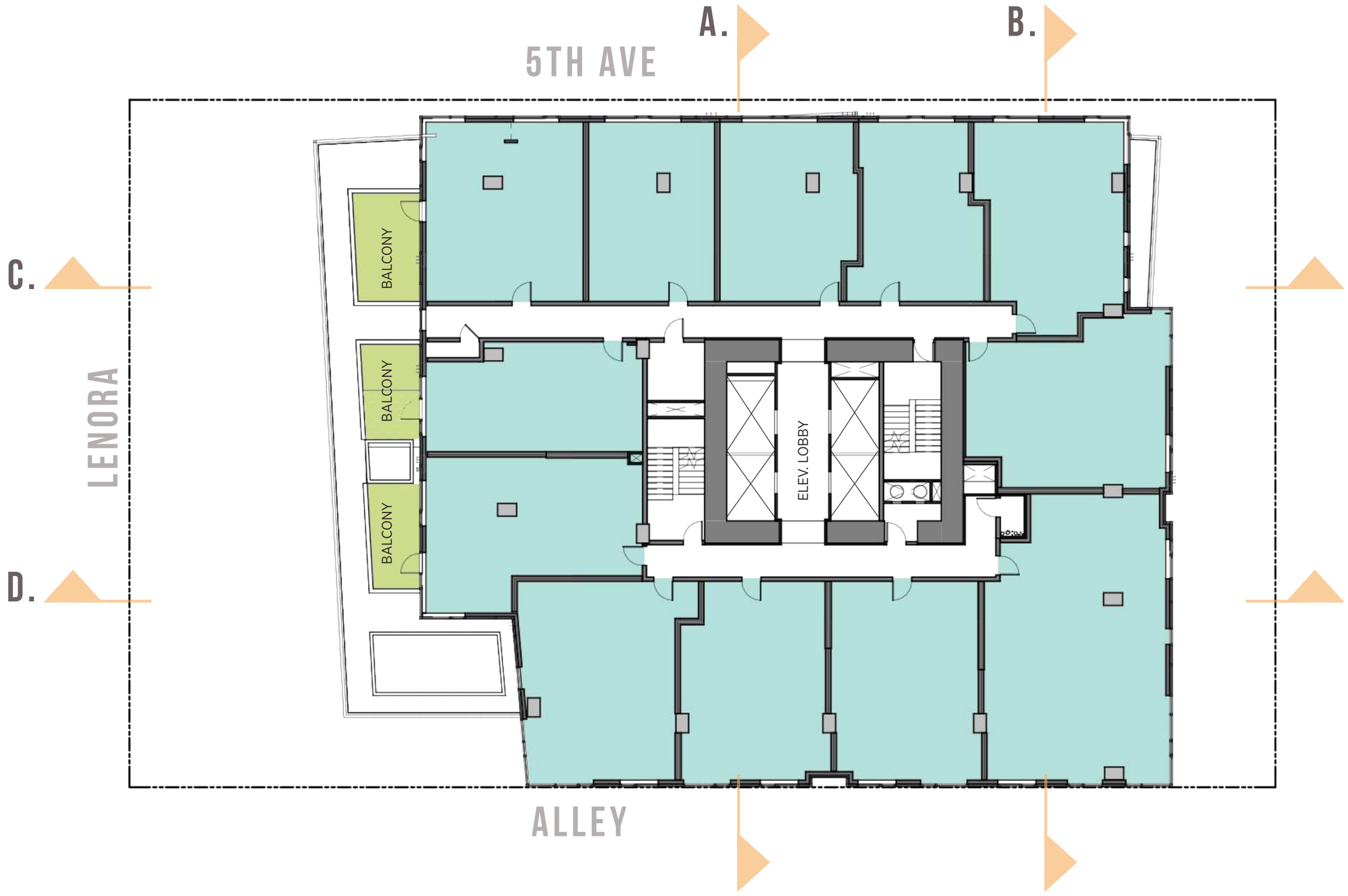
FLOOR PLANS - LEVELS 2-3

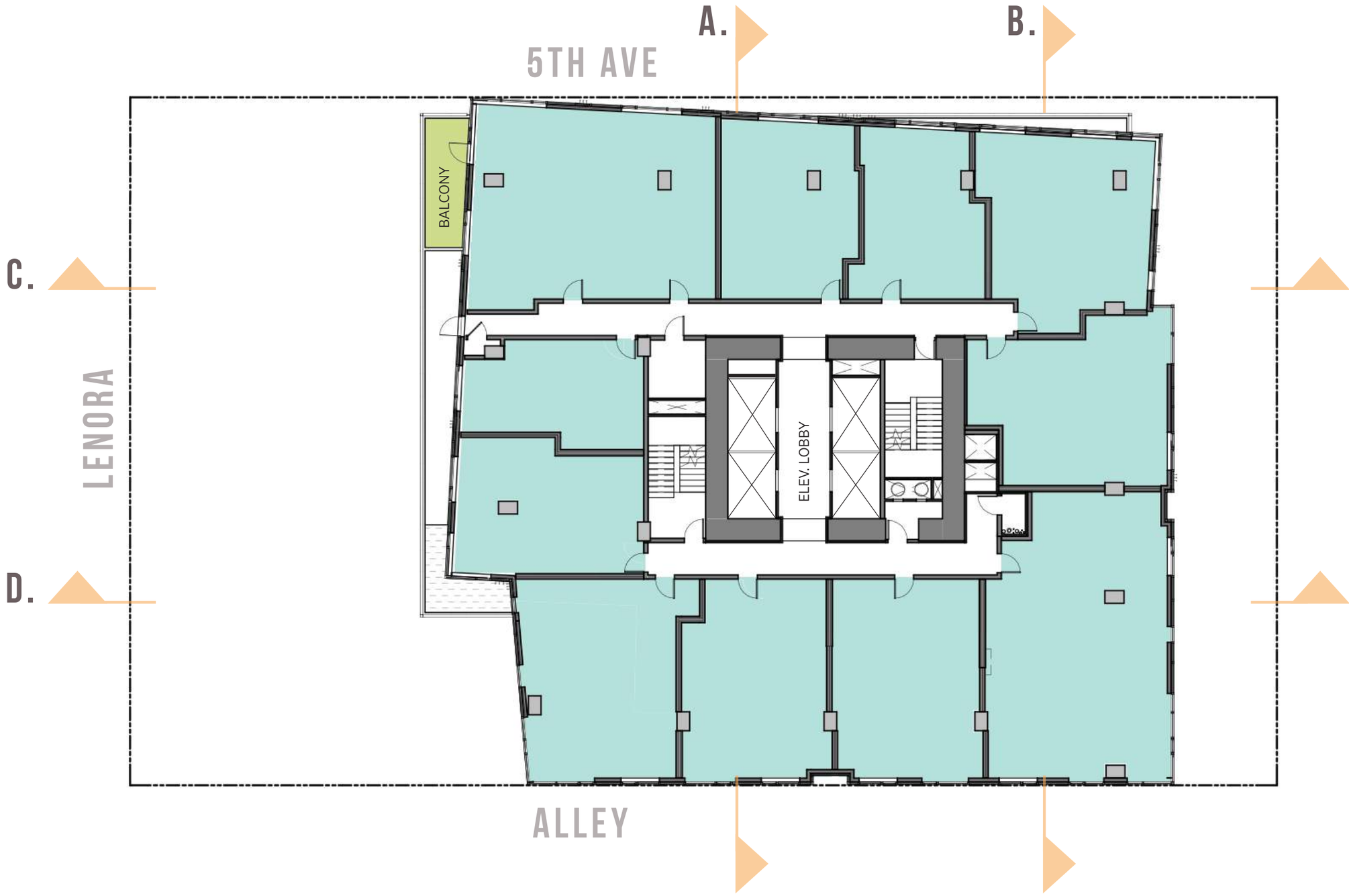
- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House

- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House

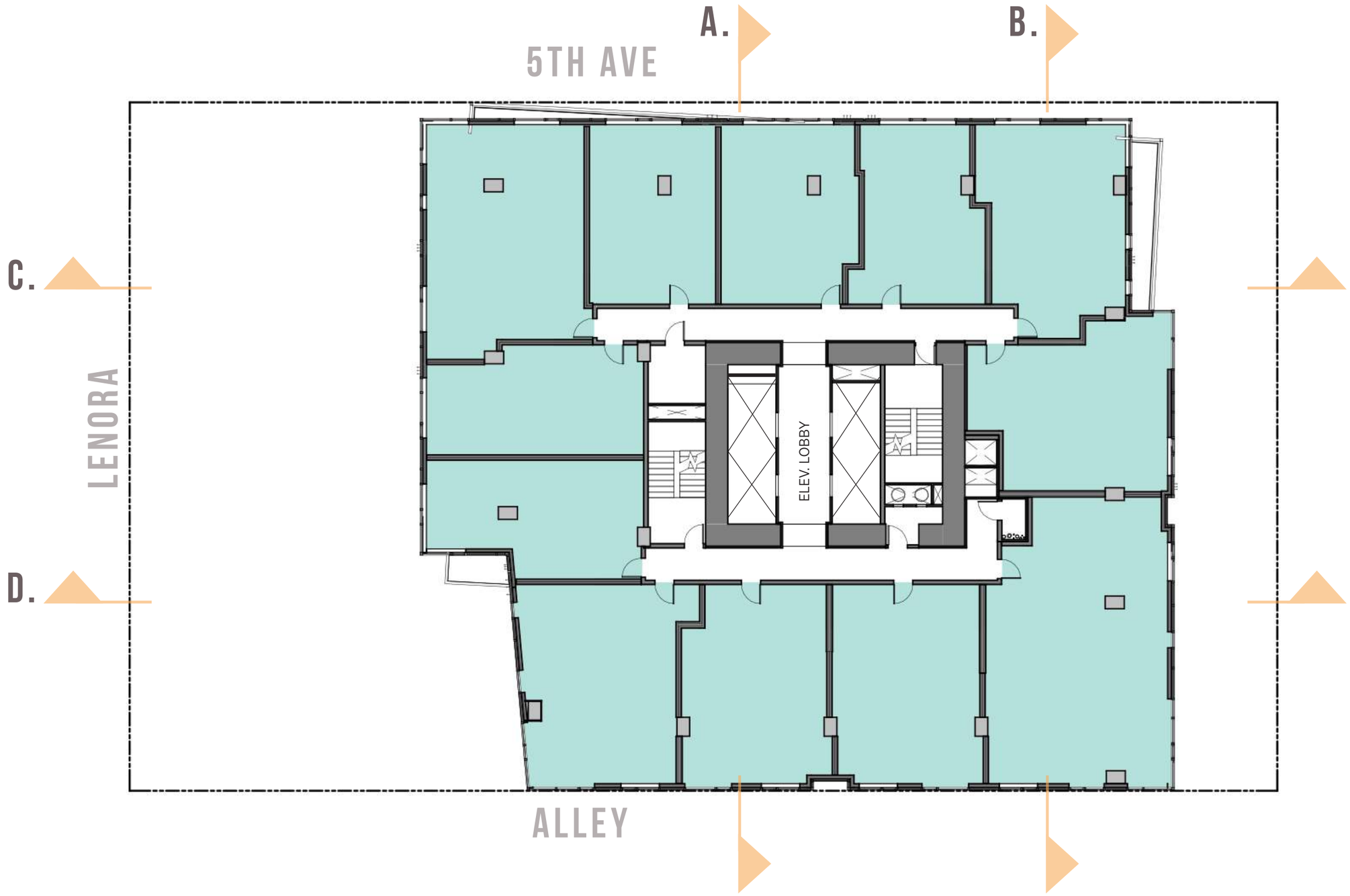
FLOOR PLANS - LEVELS 6-7

- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House

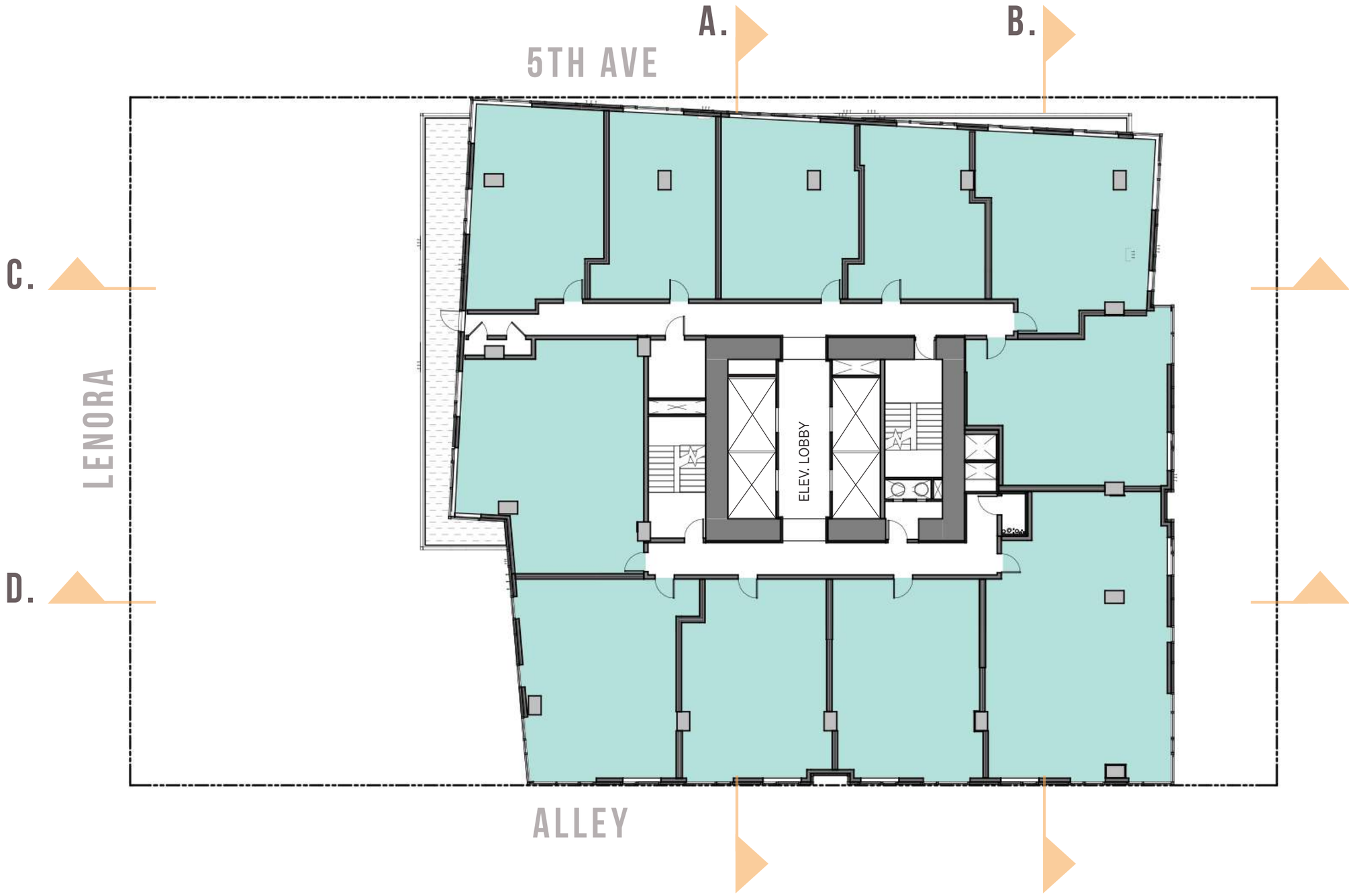

A.
B.
C.
D.
5TH AVE
LENORA
ALLEY
BALCONY
BALCONY
BALCONY
ELEV. LOBBY
Leasing/Lobby/Amenity
Retail/Commercial
Residential
Outdoor Amenity
Parking/Back of House



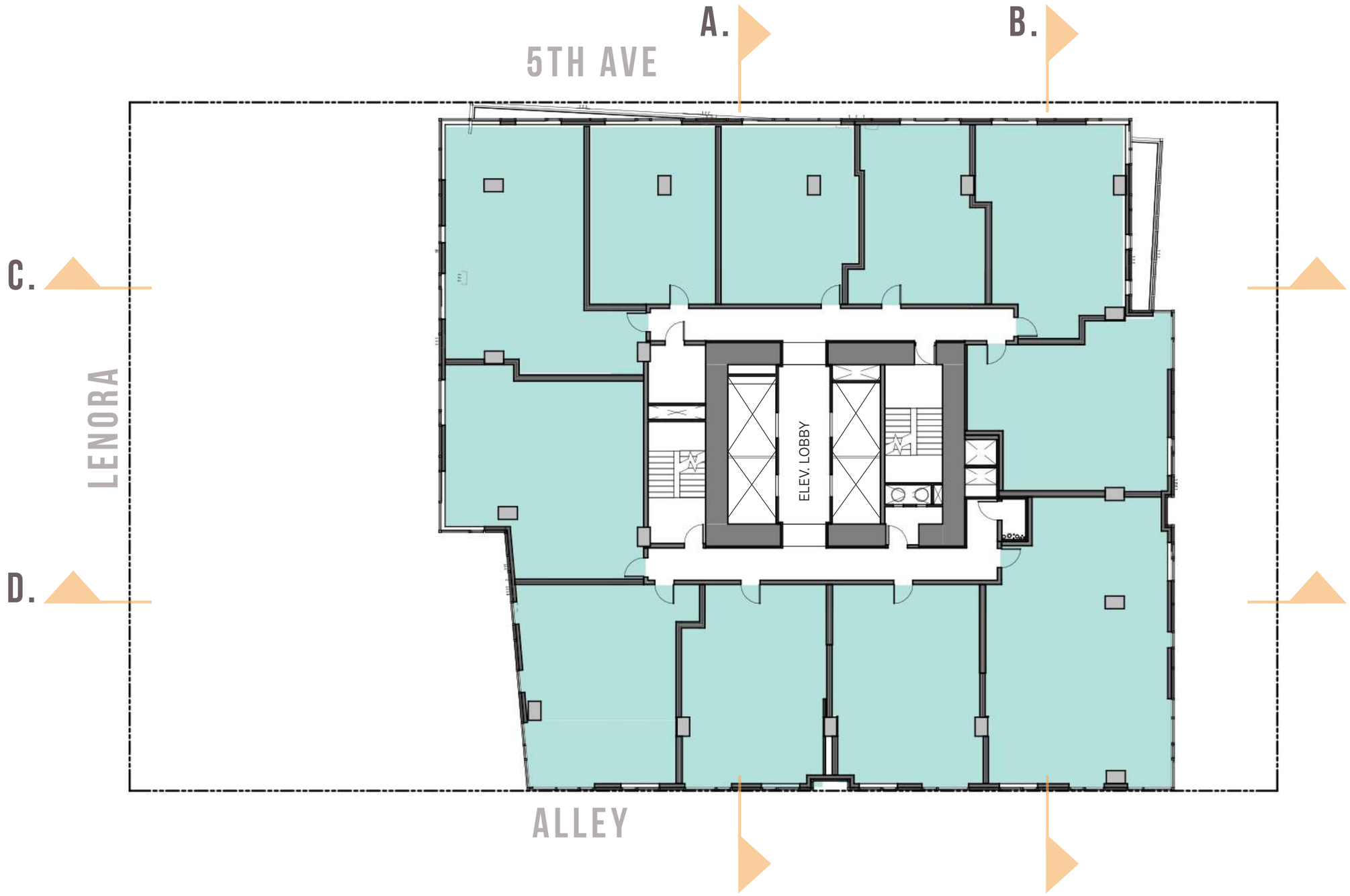
- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House

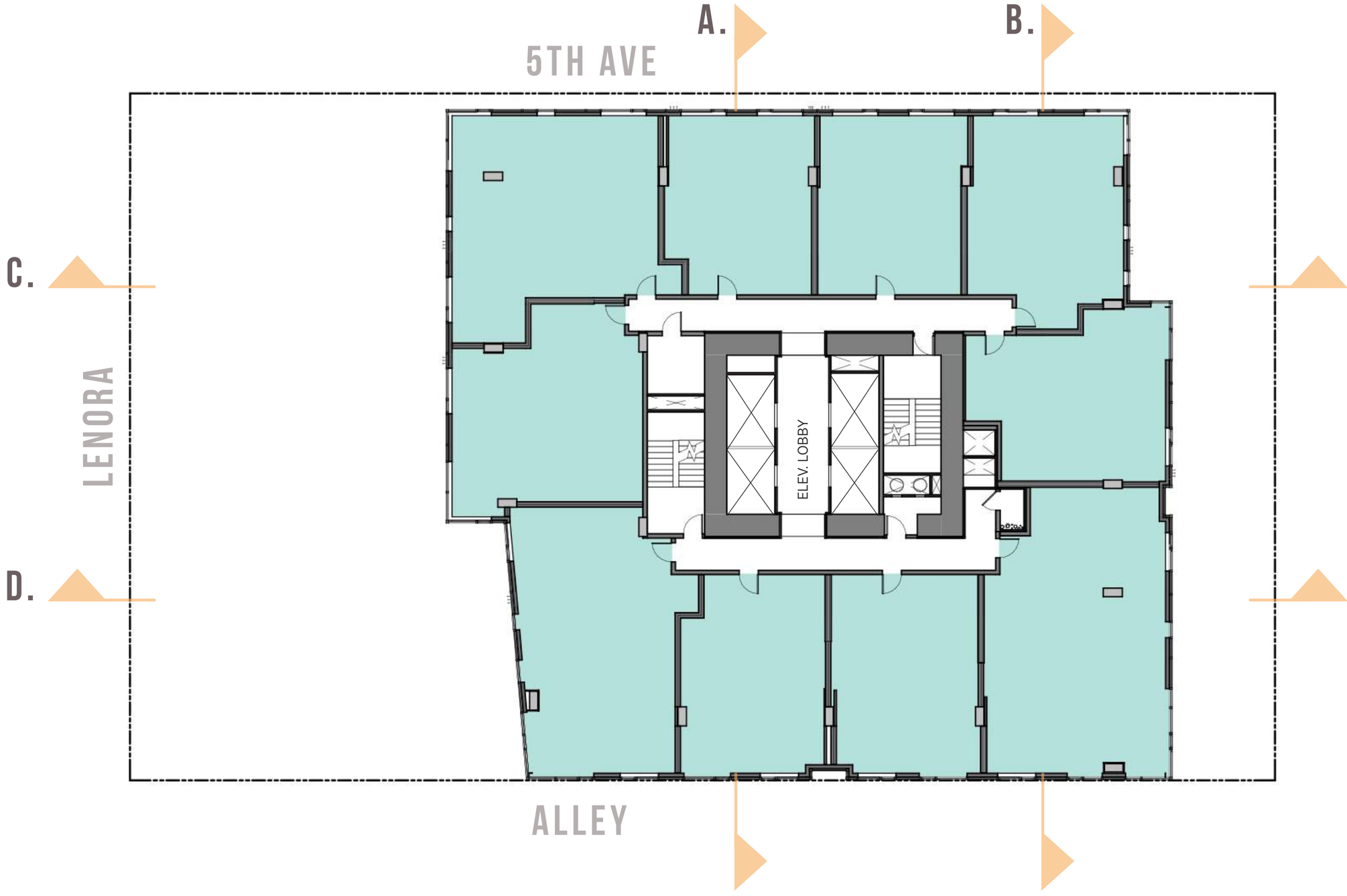


- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House

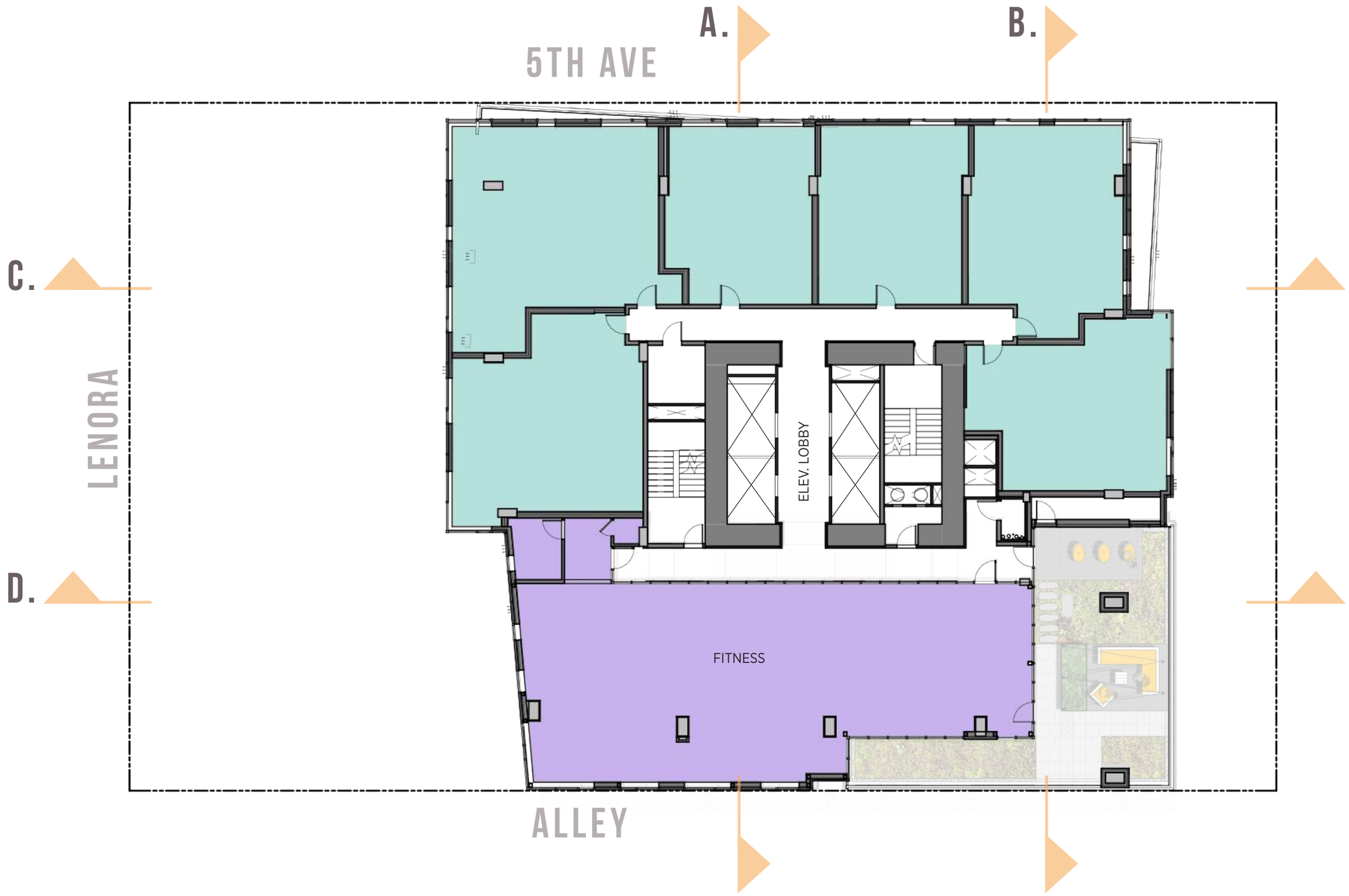


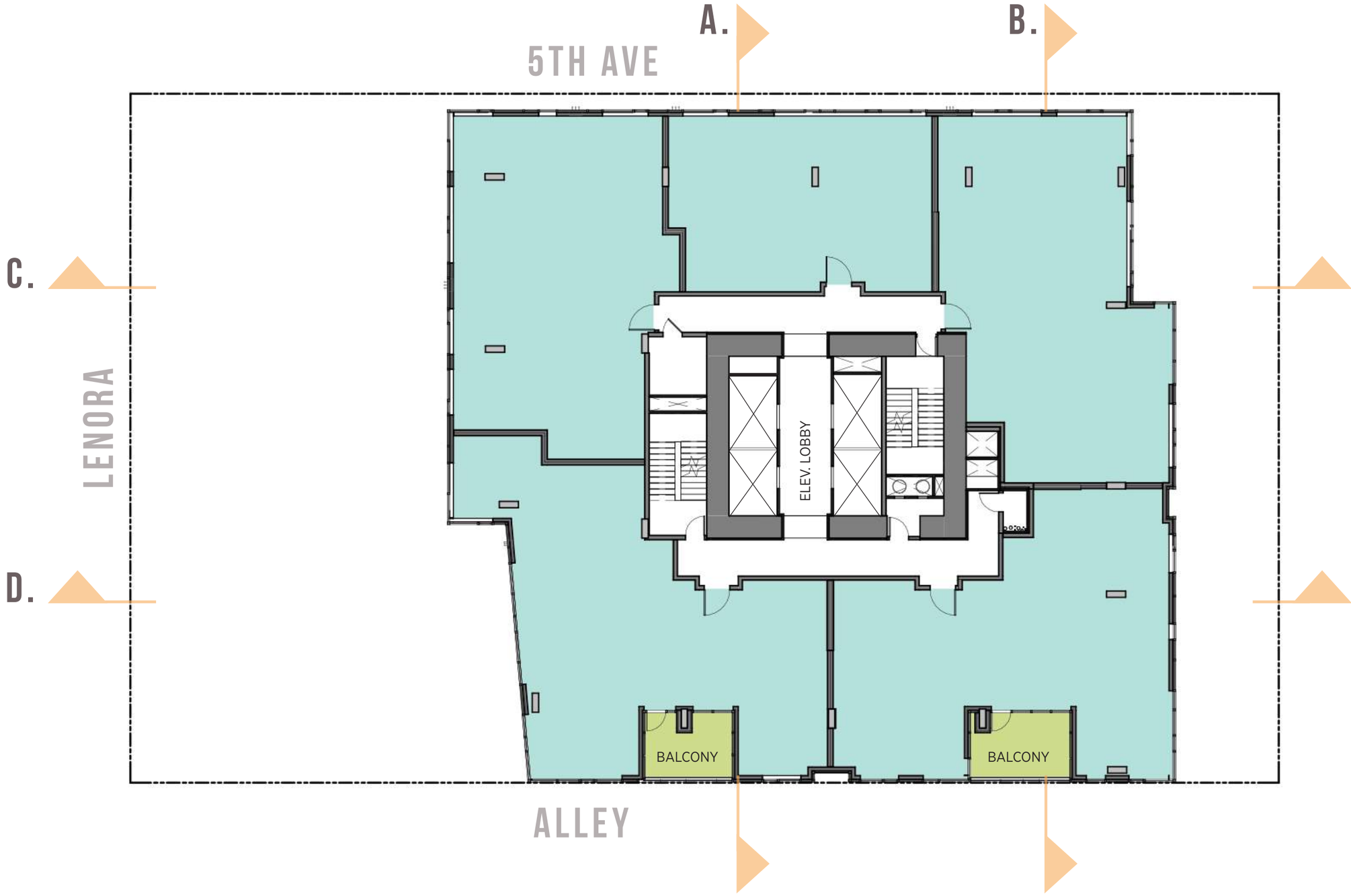
- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House


A.
B.
C.
D.
5TH AVE
LENORA
ALLEY
ELEV. LOBBY
Leasing/Lobby/Amenity
Retail/Commercial
Residential
Outdoor Amenity
Parking/Back of House

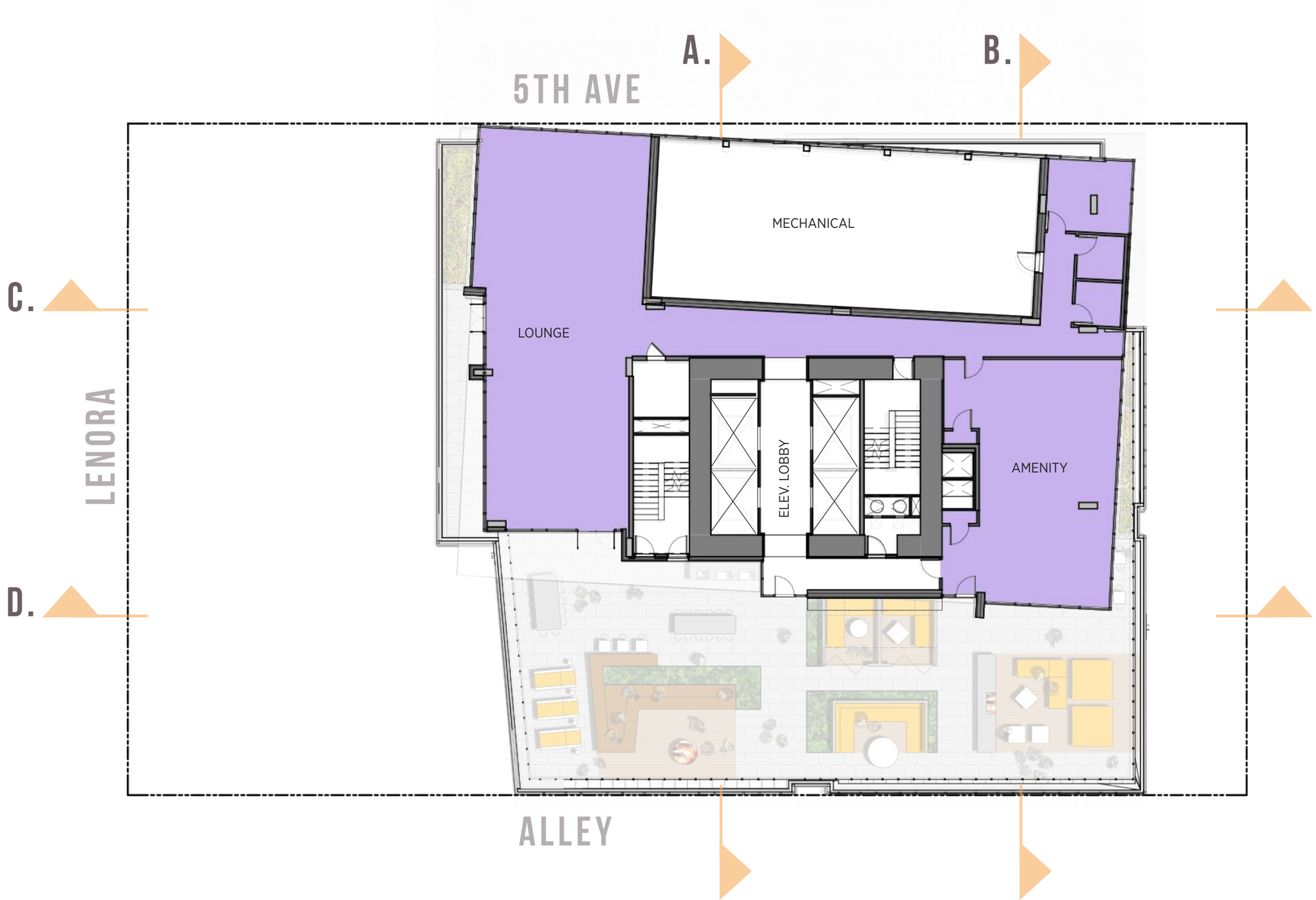


- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House


A.
B.
C.
D.
5TH AVE
LENORA
ALLEY
ELEV. LOBBY
FITNESS
Leasing/Lobby/Amenity
Retail/Commercial
Residential
Outdoor Amenity
Parking/Back of House



- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House

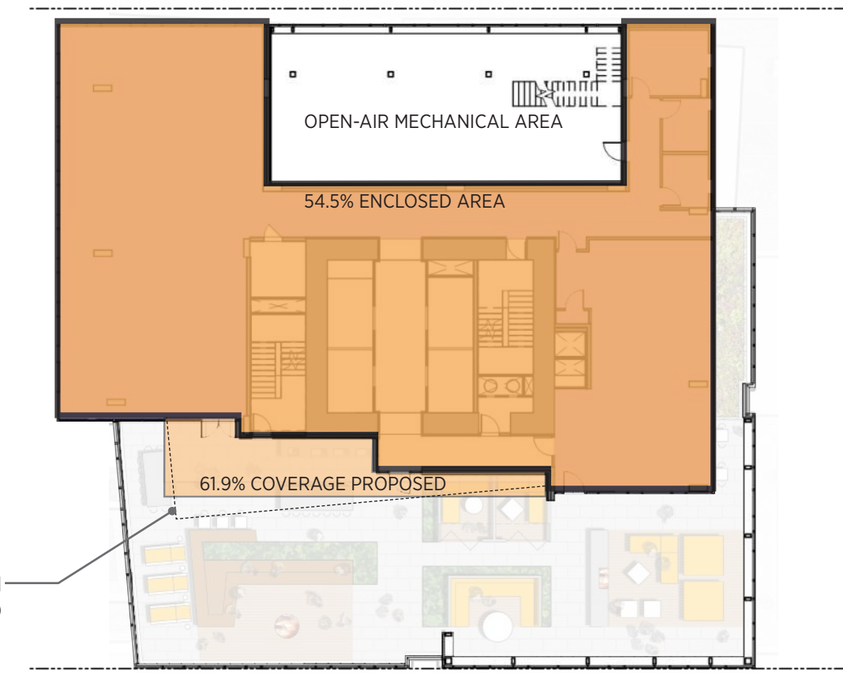

A.
B.
C.
D.
5TH AVE
LENORA
ALLEY
MECHANICAL
LOUNGE
ELEV. LOBBY
AMENITY
Leasing/Lobby/Amenity
Retail/Commercial
Residential
Outdoor Amenity
Parking/Back of House

SUPPLEMENTAL

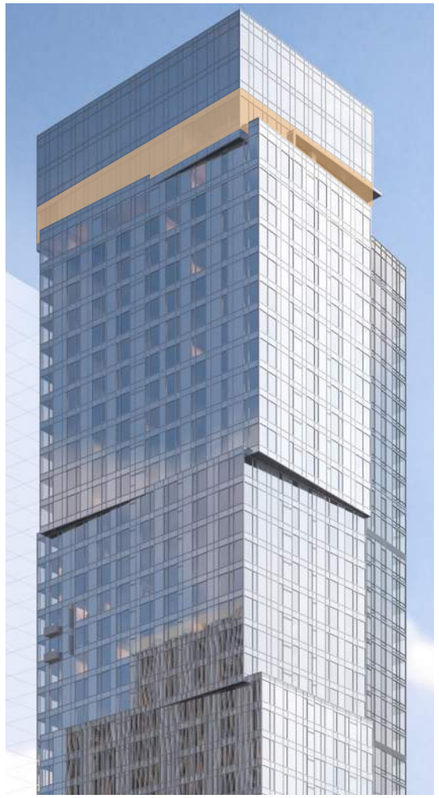
POTENTIAL DEPARTURE REQUEST (APPROVED FROM RECOMMENDATION MEETING #1)

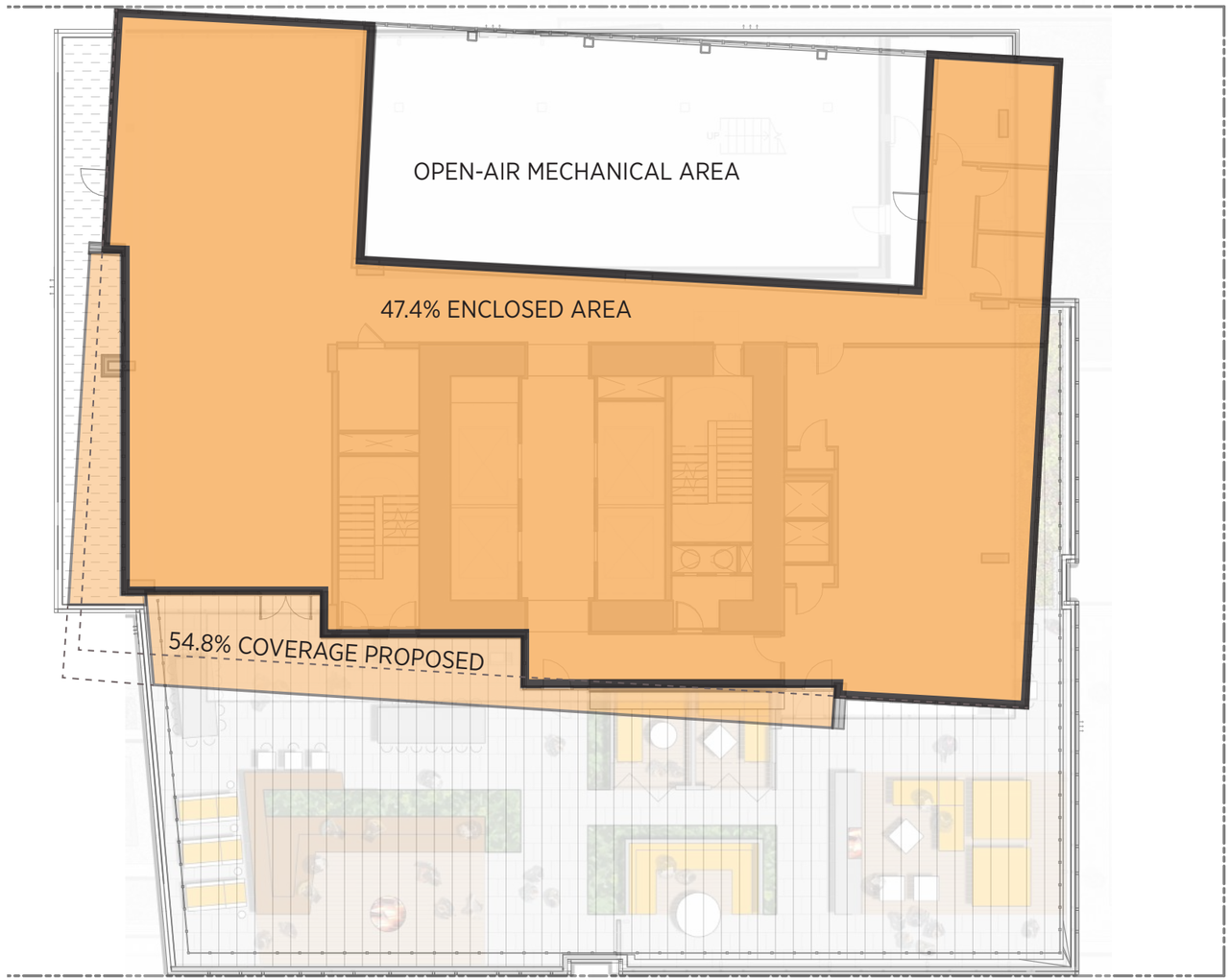
DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE	SUPPORTING DESIGN GUIDELINES	APPROVED
SMC 23.49.008.D: Certain rooftop features are permitted to exceed the allowable zoning height as long as the combined coverage of all rooftop features does not exceed 55% of the roof area subject to max. floor area limits per story per SMC 23.49.058	Request to depart from 55% rooftop coverage and instead provide 61.9% coverage to better integrate the tower top with the overall massing.	The proposed rooftop amenity design includes communal amenity spaces for residents, outdoor screened mechanical equipment area, BOH and circulation (stair and elevator penthouses) and feature roof overhang to provide covered outdoor amenity space. The intent is that the tower top appears integrated with the overall tower massing. This departure request allows the concrete core and penthouses to better integerate with the overall tower form and materiality without compromising the special rooftop feature that enhances the City Skyline. The entire penthouse/core and outdoor mechanical area will have an identical louvered screen appearance from the exterior.	A-2 Enhance the Skyline The amenity space projecting light, and feature canopy with special lighting, will provide active visual interest to the building top. This departure greatly helps unify the tower top with the overall tower form. B-4 Design a well-proportioned & unified building. The proposed design follows the guideline by enclosing the core and outdoor mechanical area behind the screen, which integrates this area with the tower form from below. This helps unify the tower massing.	Departure Request approved at Recommendation Meeting #1

The roof configuration as proposed in our April 3, 2018 Recommendation Meeting.



PROPOSED ROOF CONFIGURATION - NO DEPARTURE REQUIRED





SUPPLEMENTAL

APPENDIX 1

ALTERNATE MASSING CONCEPTS


A1
STEPPED TOP - ORIGINAL MASSING


A2
STEPPED TOP - REVISED SPACING


A3
STEPPED TOP - ADDED BLOCK

TOWER MODULATION EXPLORATION - CONCEPT ALTERNATES


C1
ROTATED AMENITY - ORIGINAL MASSING


C2
ROTATED AMENITY - REVISED SPACING


C3
ROTATED AMENITY - ADDED BLOCK

TOWER MODULATION EXPLORATION - CONCEPT ALTERNATES

A. STEPPED BACK

B. TWISTED CAP

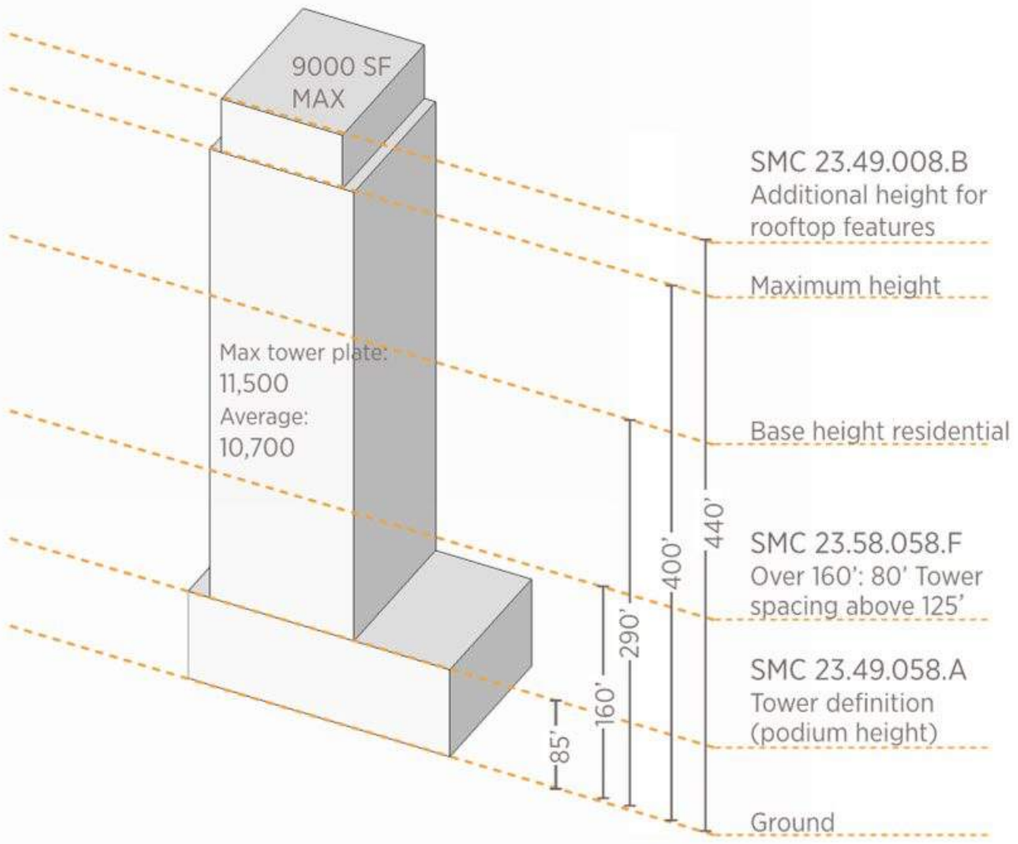
C. ROTATED AMENITY

(PROPOSED DESIGN)

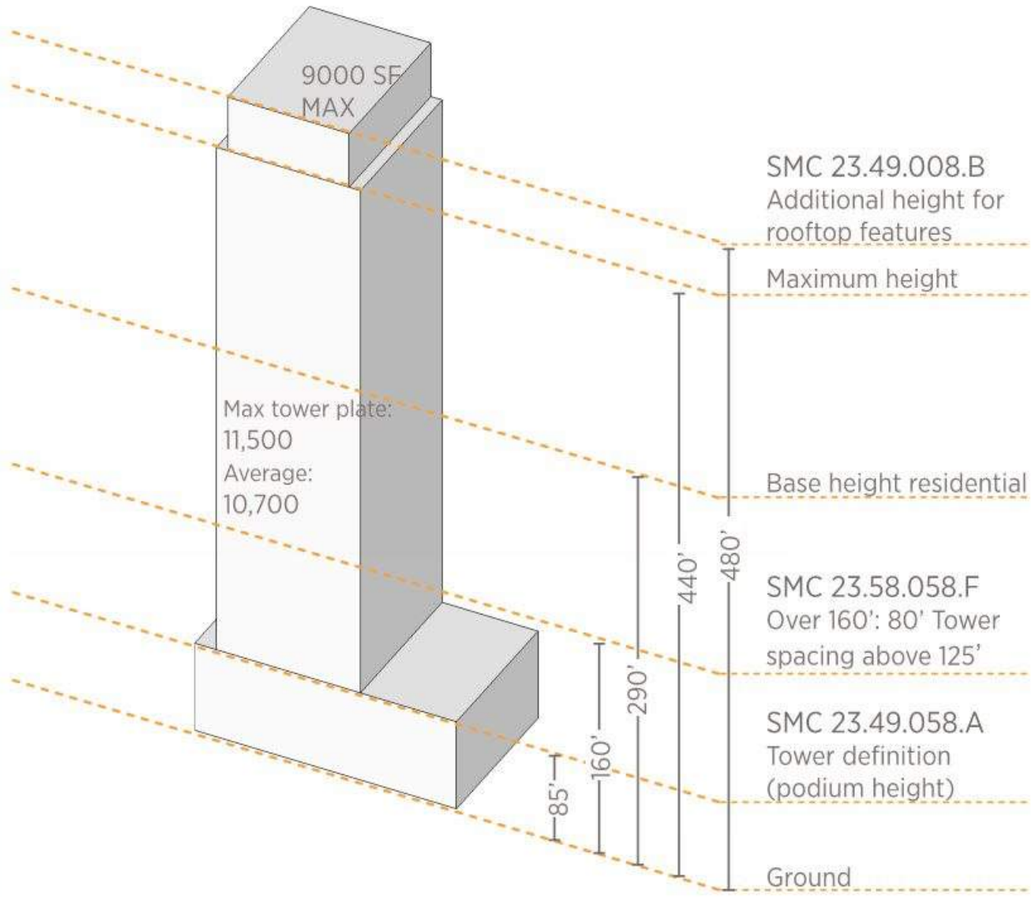
APPENDIX 2

PREVIOUSLY SUBMITTED DESIGN REVIEW DOCUMENTS

DMC 240-290/400



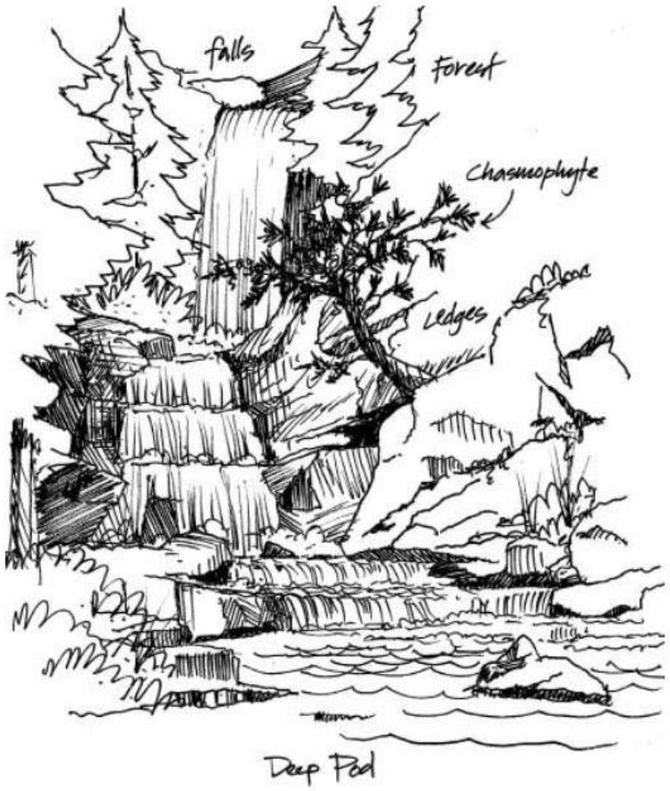
DMC 240-290/440



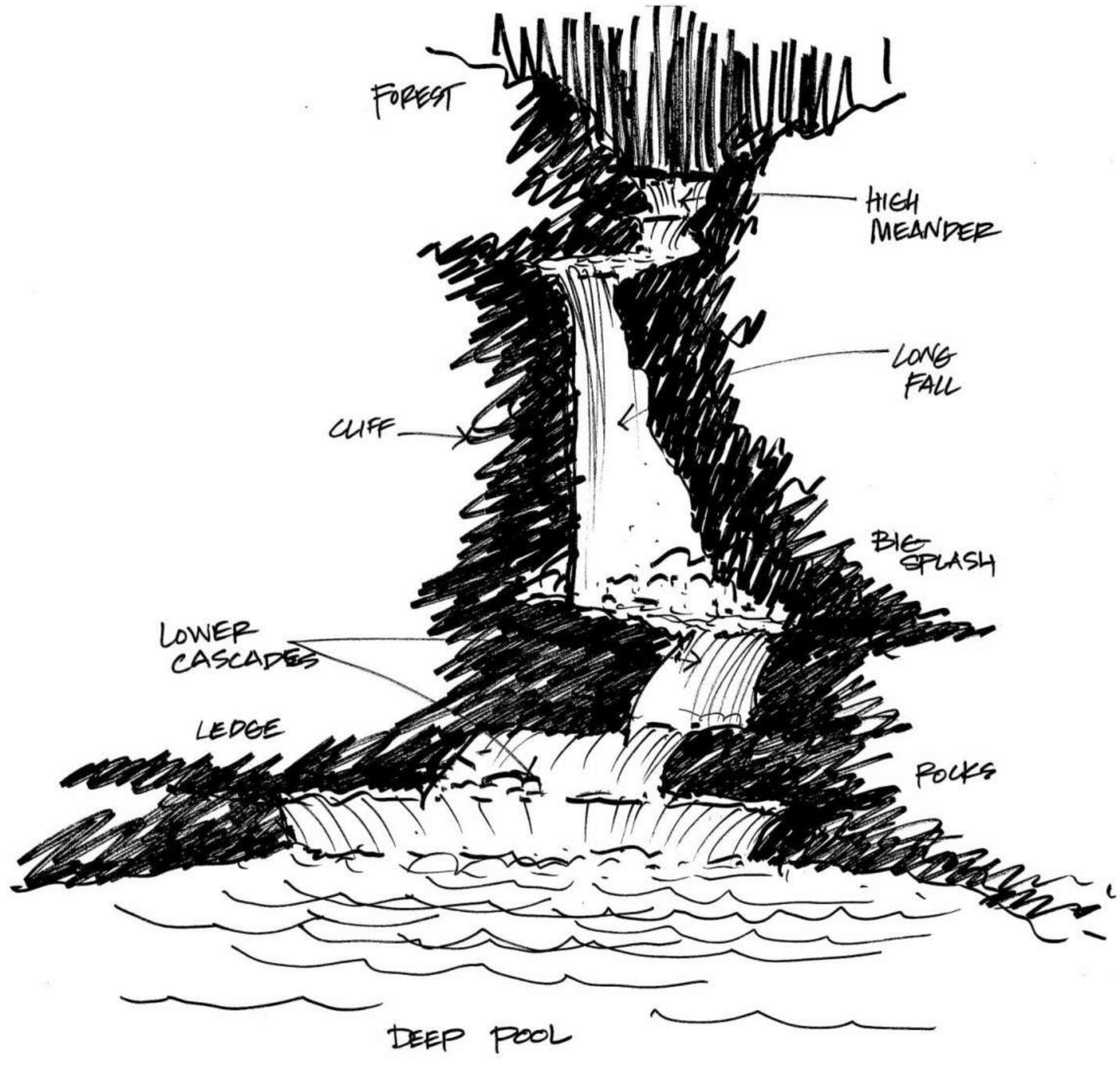
Pursuant to guidance from the city, the applicant is voluntarily proposing a 440 ft residential tower under the Downtown Mandatory Housing Affordability (MHA) legislation adopted by the city in May 2017. The project is vested to the land use code in effect on February 3, 2017, so at the applicant's option, the project could be revised to revert to the pre-MHA land use code, which would allow a 400 ft residential tower. Both options were shared with the Design Review Board at EDG.

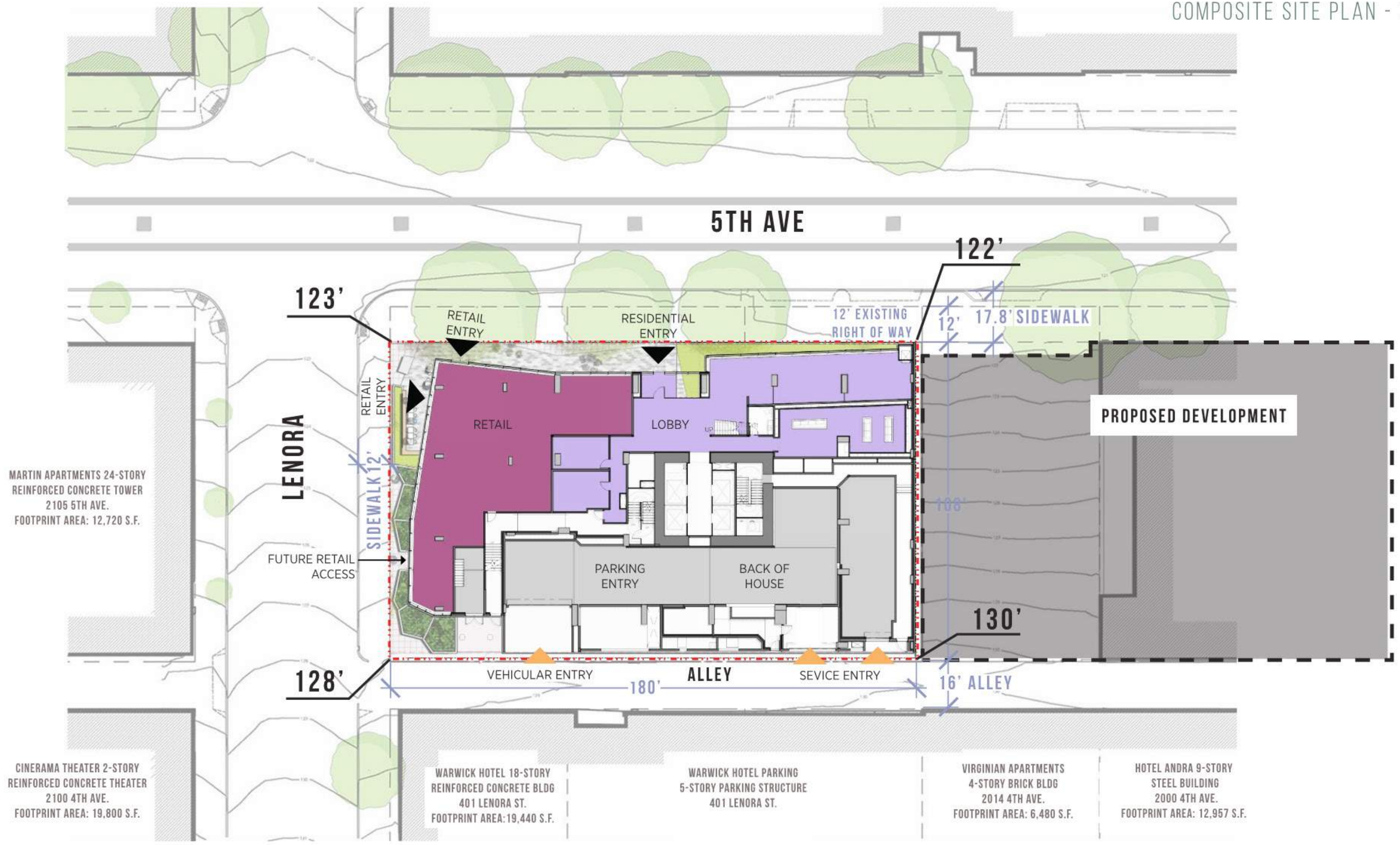
DMC 240-290/400 400' TOWER

DMC 240-290/440 440' TOWER



ADAPTIVE | PURPOSEFUL TEXTURE | RESPITE




5TH AVE
123'
122'
RETAIL ENTRY
RESIDENTIAL ENTRY
12' EXISTING RIGHT OF WAY
12'
17.8' SIDEWALK
PROPOSED DEVELOPMENT
LENORA
RETAIL ENTRY
SIDEWALK 12'
RETAIL
LOBBY
UP
108'
FUTURE RETAIL ACCESS
PARKING ENTRY
BACK OF HOUSE
130'
128'
VEHICULAR ENTRY
180'
ALLEY
SEVICE ENTRY
16' ALLEY
MARTIN APARTMENTS 24-STORY
REINFORCED CONCRETE TOWER
2105 5TH AVE.
FOOTPRINT AREA: 12,720 S.F.
CINERAMA THEATER 2-STORY
REINFORCED CONCRETE THEATER
2100 4TH AVE.
FOOTPRINT AREA: 19,800 S.F.
WARWICK HOTEL 18-STORY
REINFORCED CONCRETE BLDG
401 LENORA ST.
FOOTPRINT AREA:19,440 S.F.
WARWICK HOTEL PARKING
5-STORY PARKING STRUCTURE
401 LENORA ST.
VIRGINIAN APARTMENTS
4-STORY BRICK BLDG
2014 4TH AVE.
FOOTPRINT AREA: 6,480 S.F.
HOTEL ANDRA 9-STORY
STEEL BUILDING
2000 4TH AVE.
FOOTPRINT AREA: 12,957 S.F.

EDG SUMMARY

1. MASSING AND TOWER PLACEMENT:

SUPPORTED

A. The Board understood the analysis and rationale for placing the tower toward the south of the site [36-39] and supported that tower location and the goal of maximizing daylight to the street and Intersection of 5th & Lenora. (A1-1)

B. Since the south tower placement will expose adjacent blank east wall of the existing Warwick Hotel [pg 27/upper left; 71], the Board encouraged all parties to consider an artful wall treatment for that location, but it is explicitly not a requirement of this project. (B1-1)

SUPPORTED

C. The Board endorsed the applicant-preferred Option 3 massing, especially the stepped and rotating 2-floor trays on levels 2-15, as shown on pg 60,62, and 71. The Board agreed these trays are bold and innovative, and provide multiple roof terraces and successfully modulate the podium and lowest tower facades. (B1.III)

2. TOWER MODULATION AND COHESIVENESS

A GUIDANCE

A. While the Board strongly supported the form of the lower 15 floors of Option 3, they unanimously agreed the tower abruptly changes to a cubic extrusion at level 16 [60] and it therefore compromises a unified design. The Board agreed a uniform vertical shaft of tower was not related to the design energy of the podium, and recommended integration strategies such as: rotating 2-floor groups in select other locations on the upper tower, and/or rotating a sizable amount of the tower top, to reiterate the rotating form at the skyline scale. The Board was also concerned about the long, unmodulated east wall of the tower, which reinforces the abrupt tower form (see departure # 1). (A2, B1, B4-2)

B GUIDANCE

B. The Board tentatively supported the tower mass being broken into 2 offset volumes [67; typical tower plan] but agreed the north and east massing refinements described above are a priority and the key design test. Pending resolution of the tower-to-podium cohesiveness cited above, the rotating tray strategies might need to carry around to the entire tower, especially on the visible west and south elevations. (B4-2)

SEATTLE DESIGN GUIDELINES 2013	RESPONSE
A1. Respond to the Physical Environment Respond to the Physical Environment: Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site.	**In response to public comments regarding the proposed development to the south, the design team moved the tower 4'-0" to the north. Overall the tower was kept towards the south of the site, maintaining the goal to maximize daylight to the intersection of 5th and Lenora.**
B1.I Respond to Neighborhood Context Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.	**Having no purview over the treatment of walls beyond the property line, the design team cannot act on this comment.**
B1.III. Visual Interest Design visually attractive buildings that add richness and variety to Belltown, including creative contemporary architectural solutions.	**The design team continued the use of the rotating trays as modulation for the podium and lower tower facades. The team used similar massing strategies to respond to guidance from the Board in item 2a.**
A2. Enhance the Skyline Design the upper portion of the building to promote visual interest and variety in the downtown skyline. Respect existing landmarks while responding to the skyline's present and planned profile. **B1. Respond to Neighborhood Context** Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing the surrounding neighborhood. **B4.2. Coherent Interior/Exterior Design** Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing the surrounding neighborhood.	**Using the supported modulation of the rotating trays, the design team took the Board's recommendation to continue the rotating massing as a means of modulation in the mass of the tower. The new modulation breaks the mass of the tower and the upper east face of the building into 3 defined masses with the mechanical screen pulled back to add additional modulation at the top of the tower.**
B4.2. Coherent Interior/Exterior Design When organizing the interior and exterior spaces and developing the architectural elements, consider how the following can contribute to create a building that exhibits a coherent architectural concept: d. facade modulation and articulation; e. windows and fenestration patterns; f. corner features; g. streetscape and open space fixtures; h. building and garage entries; and i. building base and top.	**Using the massing guidance for the east and north tower facades, the design team used the added modulation to distinguish the east and west tower masses. The modulation on the east is emphasized with articulation in the west facade, creating a horizontal datum which continues across the north, west, and south facade of the west mass. With this approach, the design team seeks to maintain the Board's support of the west facade's vertical slot and double height corner cut, while also utilizing previous guidance to create interest and cohesiveness around all facades of the tower.**

EDG SUMMARY	SEATTLE DESIGN GUIDELINES 2013	RESPONSE
SUPPORTED C. The Board agreed the vertical slot, double height corner cut-out and rooftop treatment were all promising refinements on the west and south tower elevations [61], but those elevations might also need the rotating tray treatment pending resolution of item 2b above. The Board supported the scale and modulation of a two story amenity deck at approximately levels 24/25, regardless of which tower design emerges. (A1-1.e, B4)	**A1. Respond to the Physical Environment** Respond to the Physical Environment: Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site. e. views from the site of noteworthy structures or natural features, (i.e.: the Space Needle, Smith Tower, port facilities, Puget Sound, Mount Rainier, the Olympic Mountains) **B4. Design a Well-Proportioned & Unified Building** Compose the massing and organize the interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.	**The design team maintained the vertical slot and double height slot expression, using the facade treatment to respond to the new modulation from item 2a and 2b.**
SUPPORTED D. Assuming the tower is integrated with the dynamic podium as described above, the Board was supportive of the massing and additional height for a potential upzone [60], however the added 40 ft might require the re-configuration or re-proportioning of the strategies described under 2b above, to achieve a harmonious tower. (B4)	**B4. Design a Well-Proportioned & Unified Building** Compose the massing and organize the interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.	**The design team moved forward with the additional height and incorporated the height increase with the responses to the guidance from the Board.**

EDG SUMMARY

3. PODIUM & GROUND FLOOR

	SEATTLE DESIGN GUIDELINES 2013	RESPONSE
GUIDANCE C: A. The Board supported the podium along 5th being expressed as 2 distinct forms, with the primary entrance at the crease [77], but agreed the south form should not be so traditional as shown [69, 71] or appear grafted onto the progressive forms of the majority of the podium. While not employing the rotated theme, or 'glass box' language of the corner, this 5-story element should display transparency, pedestrian scale and a tall proportion along the mid-block. (C1; C2)	**C1. Promote Pedestrian Interaction** Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should appear safe, welcoming, and open to the general **C2.** Design architectural features, fenestration patterns, and material compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.	**The design team maintained the supported mass and scale of the 5 story element on 5th Avenue. To maintain the distinction between the two forms on 5th Avenue. and remain cohesive with the overall building design, the design team proposes treating the 5 story element with the same materials as the west mass of the upper tower. Transparency and plantings at the street level preserve pedestrian scale while Juliet balconies**
SUPPORTED: B. The Board strongly supported the deep, angled voluntary setbacks at the corner [76], providing pedestrian amenity and café zones. The Board also supported the straight wall (setback to achieve the required 15ft sidewalk width) at the 5th Avenue midblock, as it relates to the two forms cited in 3a above. (D1-I)	**D1.I. Active Open Space** As a dense, urban neighborhood, Belltown views its streets as its front porches, and its parks and private plazas and spaces as its yards and gardens. The design and location of urban open spaces on a site or adjoining sidewalk is an important determinant in a successful environment, and the type and character of the open space should be influenced by the building's uses. a. Mixed-use developments are encouraged to provide usable open space adjacent to retail space, such as an outdoor cafe or restaurant seating, or a plaza with seating. b. Locate plazas intended for public use at/or near street grade to promote physical and visual connection to the street; on-site plazas may serve as a well-defined transition from the street. Take views and sun exposure into account as well. c. Define and contain outdoor spaces through a combination of building and landscape, and discourage oversized spaces that lack containment. d. The space should be well-buffered from moving cars so that users can best enjoy the space.	**The design team maintained these setbacks as the design progressed. The team maintained a straight wall at the 5th Avenue. midblock. When responding to guidance in item 3d, the design team maintained the proposed cafe zone and pedestrian amenities.**
C. The ground floor plan was minimally labeled[76], and the Board had to verbally clarify several key items, but they supported retail and activating uses along all street fronts, accepting the leasing/amenity shown on 64 as the maximum extent of non-retail street frontage. The Board supported shifting the parking ramp as far south as possible [76] to maximize retail depth along Lenora, and would be receptive to a ramp slope departure if required to further this goal. (D3)	**D3. Provide elements that define the place** Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable "sense of place" associated with the building.	**The design team included ground floor labels, including a proposed retail area, entries, and basic layouts on the floor plans.** **To increase the depth of the retail along Lenora, the design team shifted the ramp as far south as possible with respect to the slope of the alley and is seeking a Type 1 Decision to increase the ramp slope.**

EDG SUMMARY

GUIDANCE

D

D. The Board supported a stepped, planter/rainwater element at the alley corner as shown on pg 63 and 70 (but ensuring good pedestrian sight lines), but agreed the planter along the Lenora storefront and the deep café moat [76/77] created a privatized zone and too many vertical pedestrian barriers between the sidewalk and the Lenora storefront. (D1-1.d, D1-I.b)

The Board recommended reducing or eliminating these elements to maintain a gently sloped sidewalk/setback near the corner (without guardrails or recesses), and sloping the sidewalk along a raised sill of storefront along Lenora. The Board supported shortening the planter portion adjacent to the street wall. Even if retail doors are near the corner, a 5 ft slope over the 106ft length of Lenora should not mandate a continuous privatized, buffer zone at this important storefront location. (A1-III; C1)

SEATTLE DESIGN GUIDELINES 2013

A1.III. Topography
The topography of the neighborhood lends to its unique character. Design buildings to take advantage of this condition as an opportunity, rather than a constraint. Along the streets, single entry, blank facades are discouraged. Consider providing multiple entries and windows at street level on sloping streets.

B1. Respond to Neighborhood Context
When organizing the interior and exterior spaces and developing the architectural elements, consider how the following can contribute to create a building that exhibits a coherent architectural concept:
d. facade modulation and articulation;
e. windows and fenestration patterns;
f. corner features;
g. streetscape and open space fixtures;
h. building and garage entries; and
i. building base and top.

C1.1. Street Level Uses
Provide spaces for street level uses that:
a. reinforce existing retail concentrations;
b. vary in size, width, and depth;
c. enhance main pedestrian links between areas; and
d. establish new pedestrian activity where appropriate to meet area objectives. Design for uses that are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity.

D1.I. Active Open Space
As a dense, urban neighborhood, Belltown views its streets as its front porches, and its parks and private plazas and spaces as its yards and gardens. The design and location of urban open spaces on a site or adjoining sidewalk is an important determinant in a successful environment, and the type and character of the open space should be influenced by the building's uses.

b. Locate plazas intended for public use at/or near street grade to promote physical and visual connection to the street; on-site plazas may serve as a well-defined transition from the street. Take views and sun exposure into account as well.
d. The space should be well-buffered from moving cars so that users can best enjoy the space.

RESPONSE

To increase pedestrian sight lines at the corner of 5th and Lenora, the team redesigned the storm water planters, reducing their height to be as low as possible and still meet storm water requirements.

The team maintained a cafe zone in response to item 3c, but redesigned the separation between the seating area and the side walk. The proposed design places a low planter between the seating area and the side walk address the change in elevation between. The proposed design also improves the permeability of the retail corner, reducing barriers for pedestrians moving through the space.

SUPPORTED BY EDG

1. MASSING AND TOWER PLACEMENT:

Tower placement and orientation (A1)

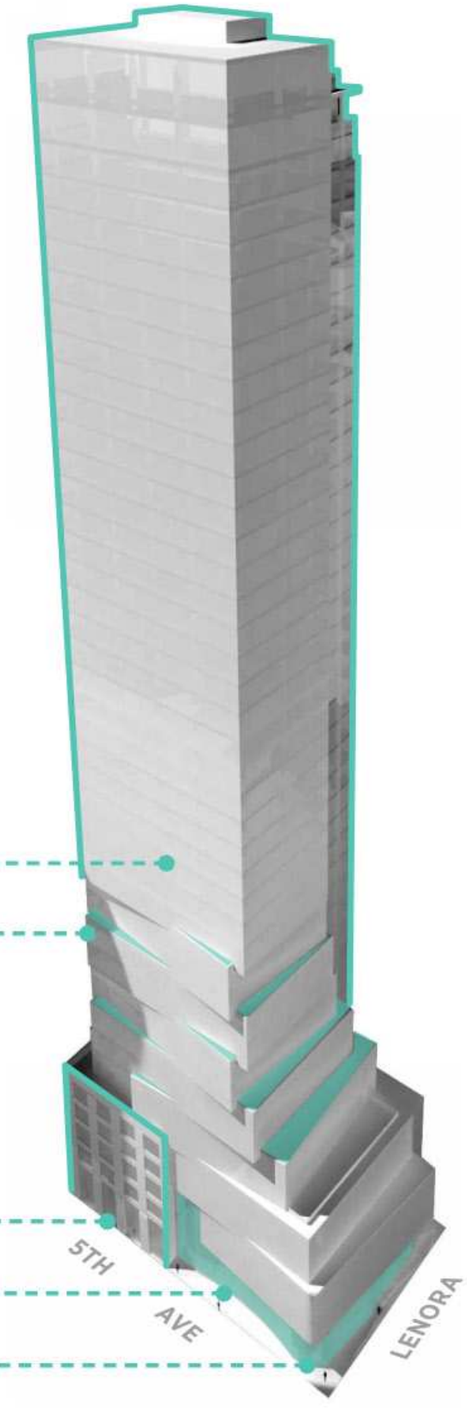
Stepped and rotated trays (B1.III)

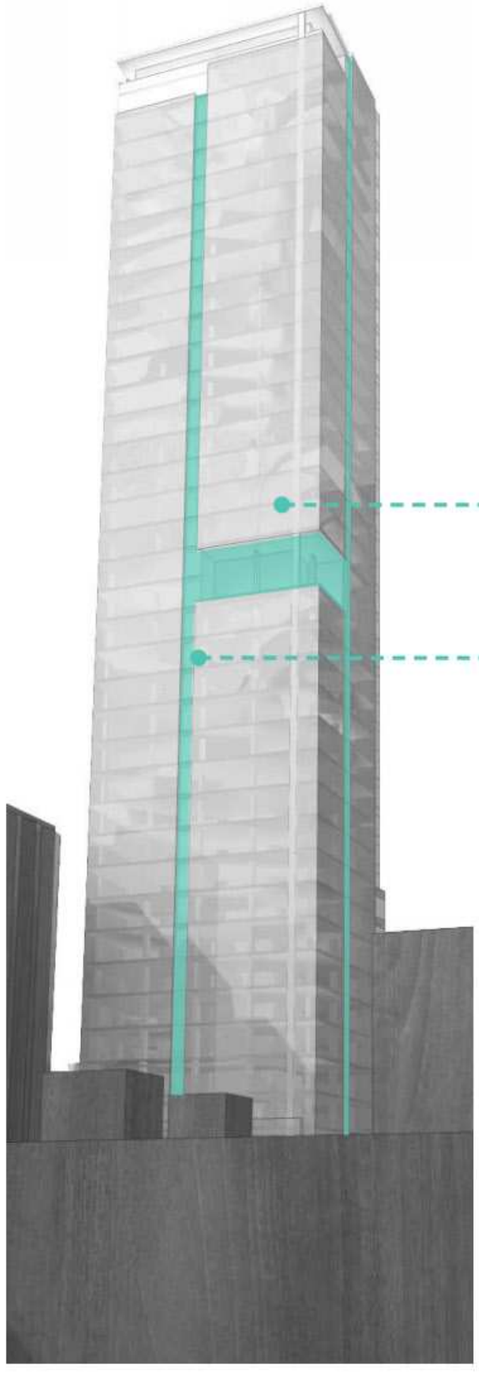
3. TOWER MODULATION AND COHESIVENESS:

Distinction of form along 5th (C1, C2)

Wall for 15ft sidewalk (D1.1)

Setbacks at corner (D1.I.b, D1.I.d)





2. TOWER MODULATION AND COHESIVENESS:

Tower being broken into two offset masses (B4.2)

Vertical Slot, and double height corner (A1.I.e, B4)

MASSING FROM EDG MEETING

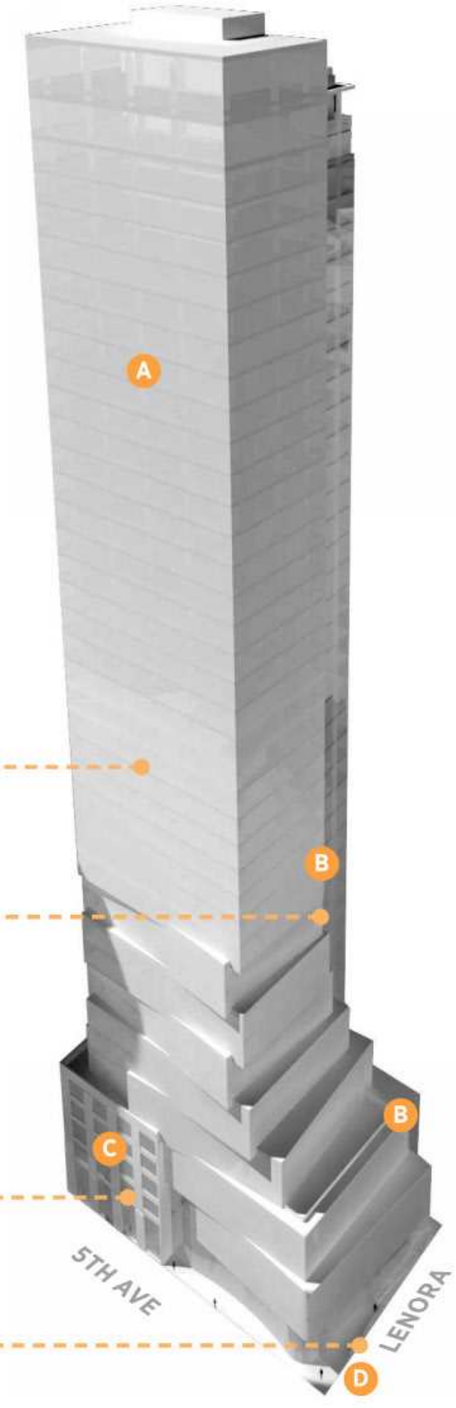
GUIDANCE FROM EDG

2. TOWER MODULATION AND COHESIVENESS:

- **A** Cohesion of upper tower design with lower modulation (A2, B1, B4.2)
- **B** Carry rotating trays around to the west side of the tower (B4.II)

3. PODIUM AND GROUND FLOOR:

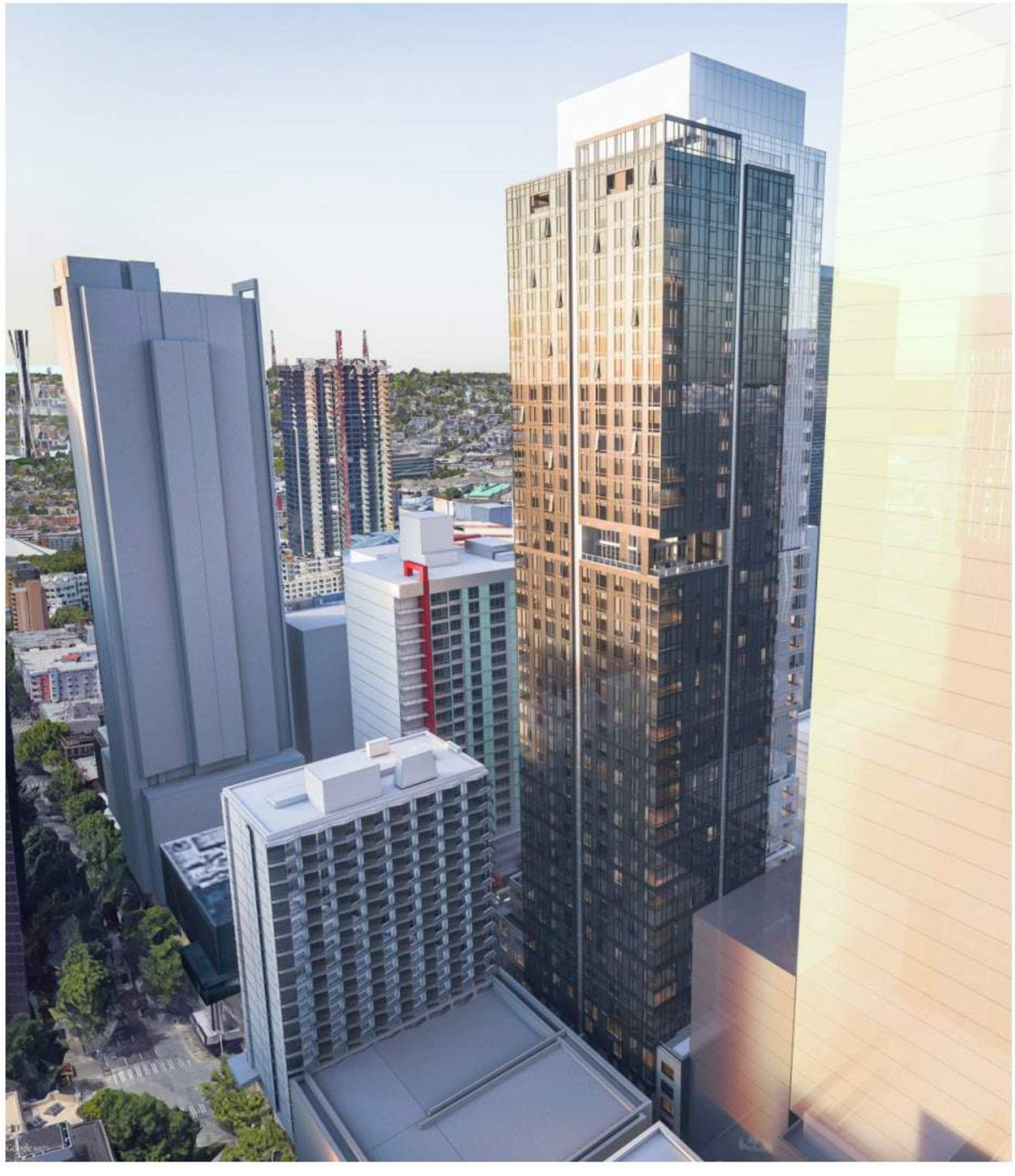
- **C** 5-story element should display transparency, pedestrian scale, and a tall proportion which is more integrated with design (C1, C2)
- **D** Reducing sidewalk barriers to increase activation and connection to sidewalk (A1.III, C1)



MASSING FROM EDG MEETING

VIEW FROM NE CORNER

VIEW FROM NW CORNER



VIEW FROM SW CORNER

GUIDANCE FROM EDG A

2. TOWER MODULATION AND COHESIVENESS:

a. While the Board strongly supported the form of the lower 15 floors of Option 3, they unanimously agreed the tower abruptly changes to a cubic extrusion at level 16 [60] and it therefore compromises a unified design. The Board agreed a uniform vertical shaft of tower was not related to the design energy of the podium, and recommended integration strategies such as: rotating 2-floor groups in select other locations on the upper tower, and/or rotating a sizable amount of the tower top, to reiterate the rotating form at the skyline scale. The Board was also concerned about the long, unmodulated east wall of the tower, which reinforces the abrupt tower form (see departure # 1). (A2, B1, B4-2)

DESIGN REVIEW GUIDELINES:

A2 Enhance the Skyline: Design the upper portion of the building to promote visual interest and variety in the downtown skyline. Respect existing landmarks while responding to the skyline's present and planned profile.

B1 Respond to the neighborhood context: Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

B4.2. Coherent Interior/Exterior Design: When organizing the interior and exterior spaces and developing the architectural elements, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

d. facade modulation and articulation;

e. windows and fenestration patterns;

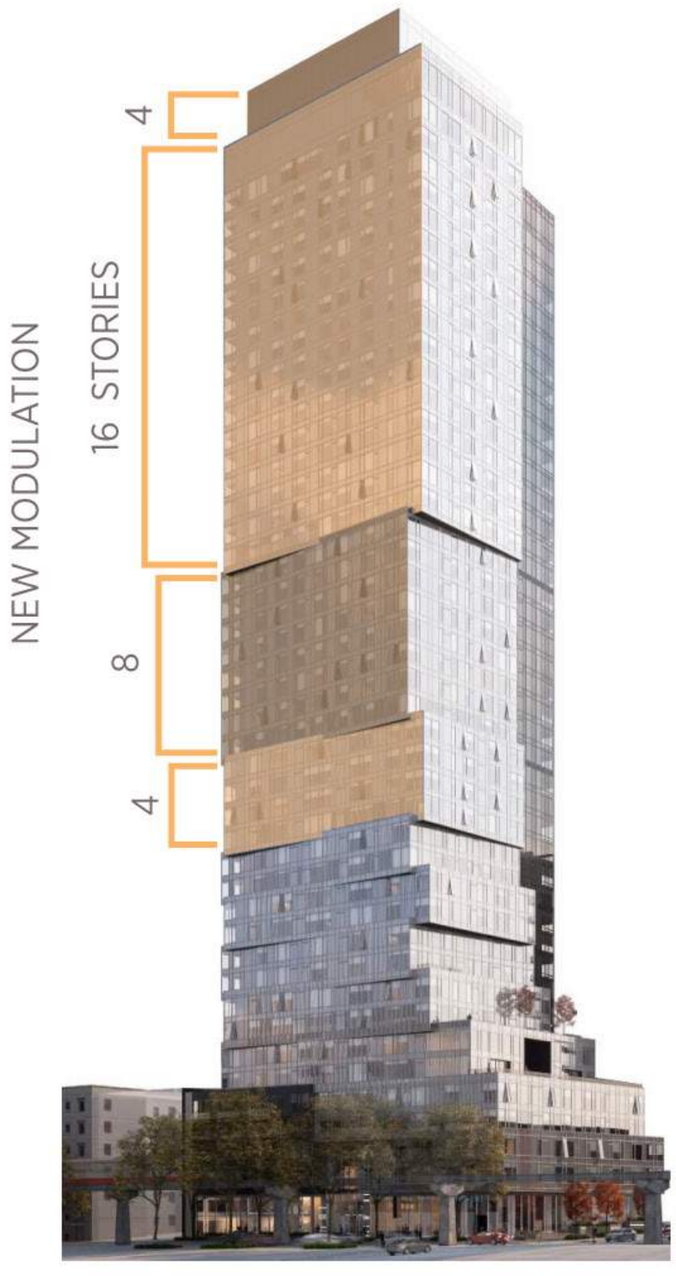
f. corner features;

g. streetscape and open space fixtures;

h. building and garage entries; and

i. building base and top.

A Cohesion of upper tower design with lower modulation (A2, B1, B4.2)



The new modulation breaks the mass of the tower and the upper east face of the building.

A. SOFFIT

B. LEDGE

TYPE-1 WINDOW CLADDING

VISION GLAZING

SPANDREL GLAZING

MULLION

METAL PANEL SOFFIT

MECHANICAL SCREEN

SUPPORTED FROM EDG

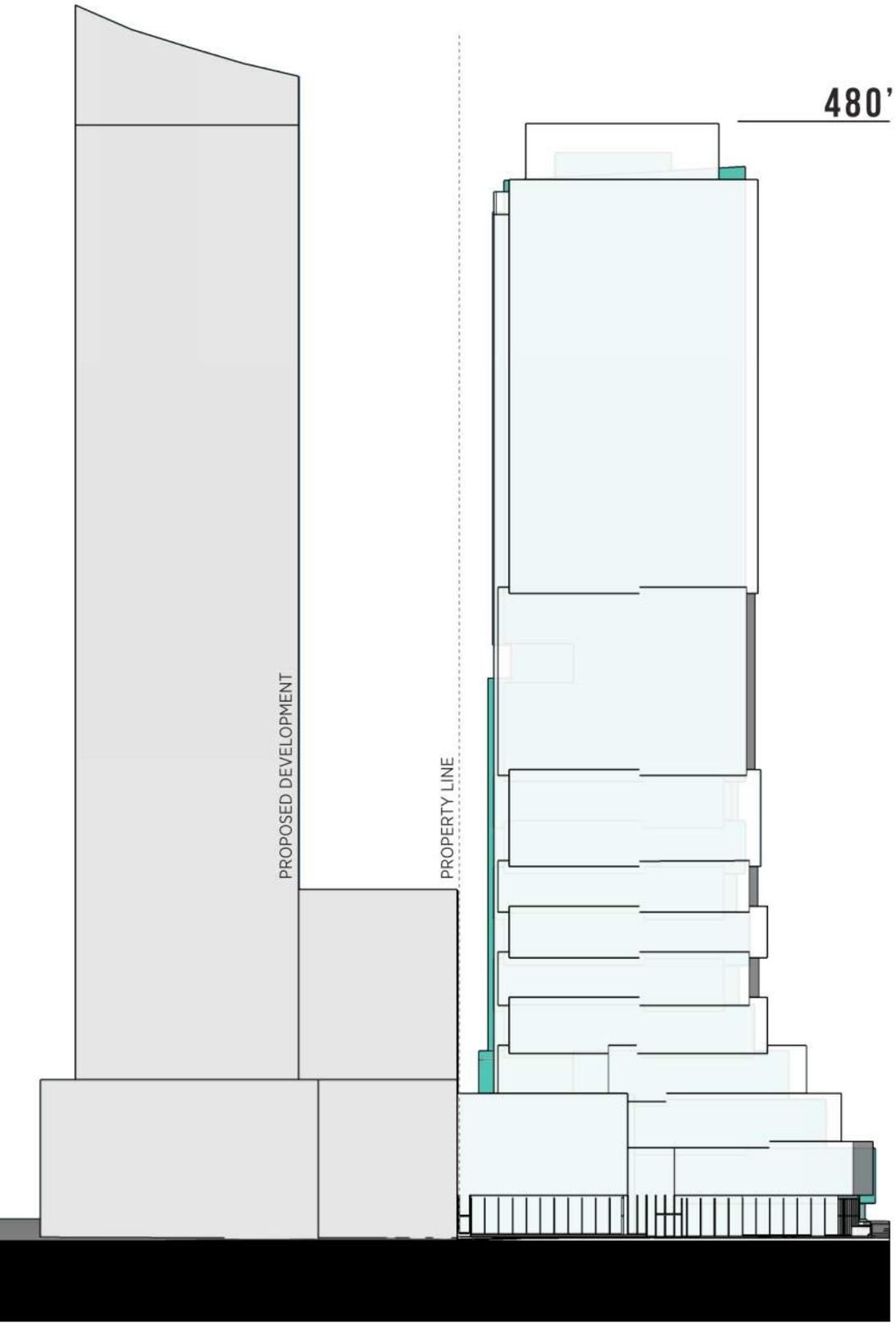
ROOF - OPTION 1

ROOF - OPTION 2

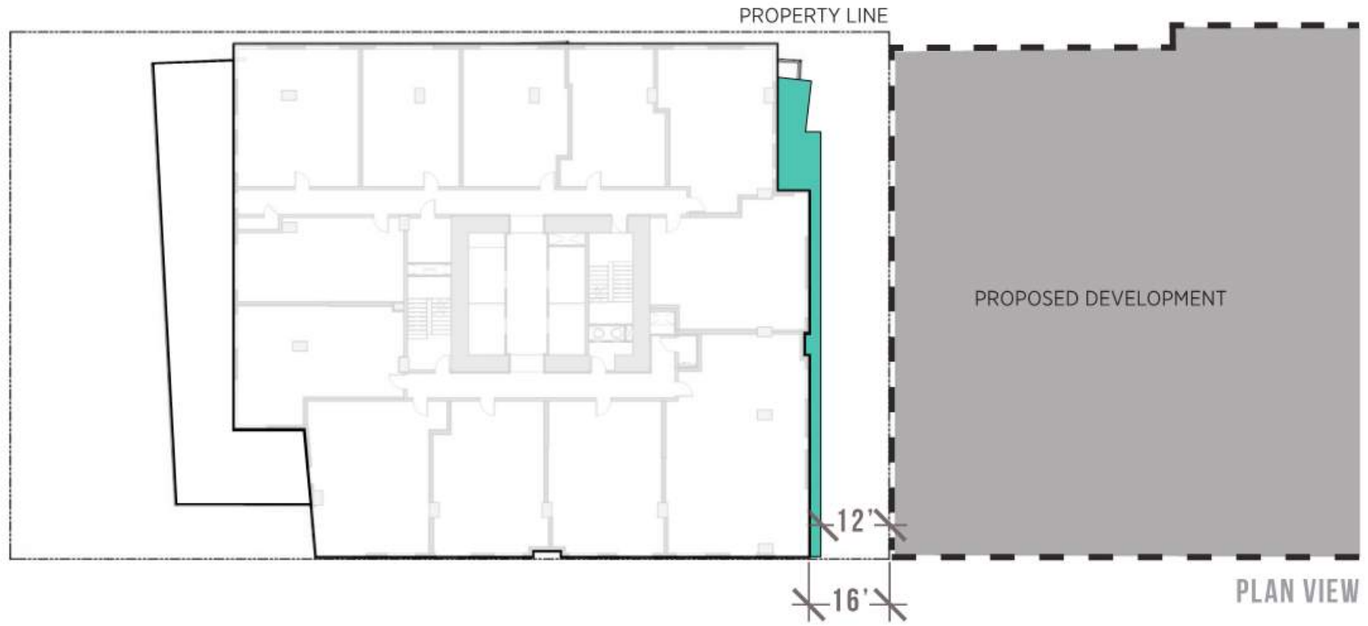
ROOF OPTION 1

ROOF OPTION 2

VIEW FROM NE CORNER



EAST ELEVATION



PLAN VIEW

EDG SUPPORTED MASSING
12' From Property Line

PROPOSED MASSING
16' From Property Line

RECOMMENDATION FROM EDG

GUIDANCE FROM EDG B

2. TOWER MODULATION AND COHESIVENESS:

b. The Board tentatively supported the tower mass being broken into 2 offset volumes [67; typical tower plan] but agreed the north and east massing refinements described above are a priority and the key design test. Pending resolution of the tower-to-podium cohesiveness cited above, the rotating tray strategies might need to carry around to the entire tower, especially on the visible west and south elevations. (B4-2)

DESIGN REVIEW GUIDELINES:

B4.2. Coherent Interior/Exterior Design: When organizing the interior and exterior spaces and developing the architectural elements, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

d. facade modulation and articulation;

e. windows and fenestration patterns;

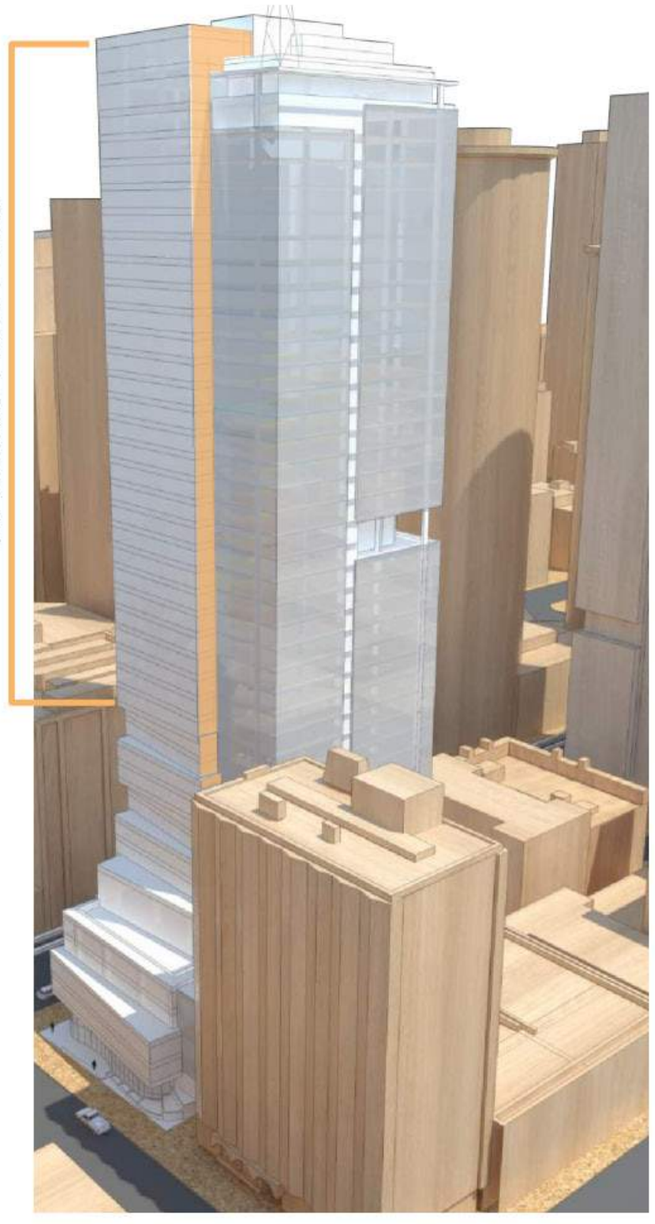
f. corner features;

g. streetscape and open space fixtures;

h. building and garage entries; and

i. building base and top.

FROM EDG MEETING 02.21.2017

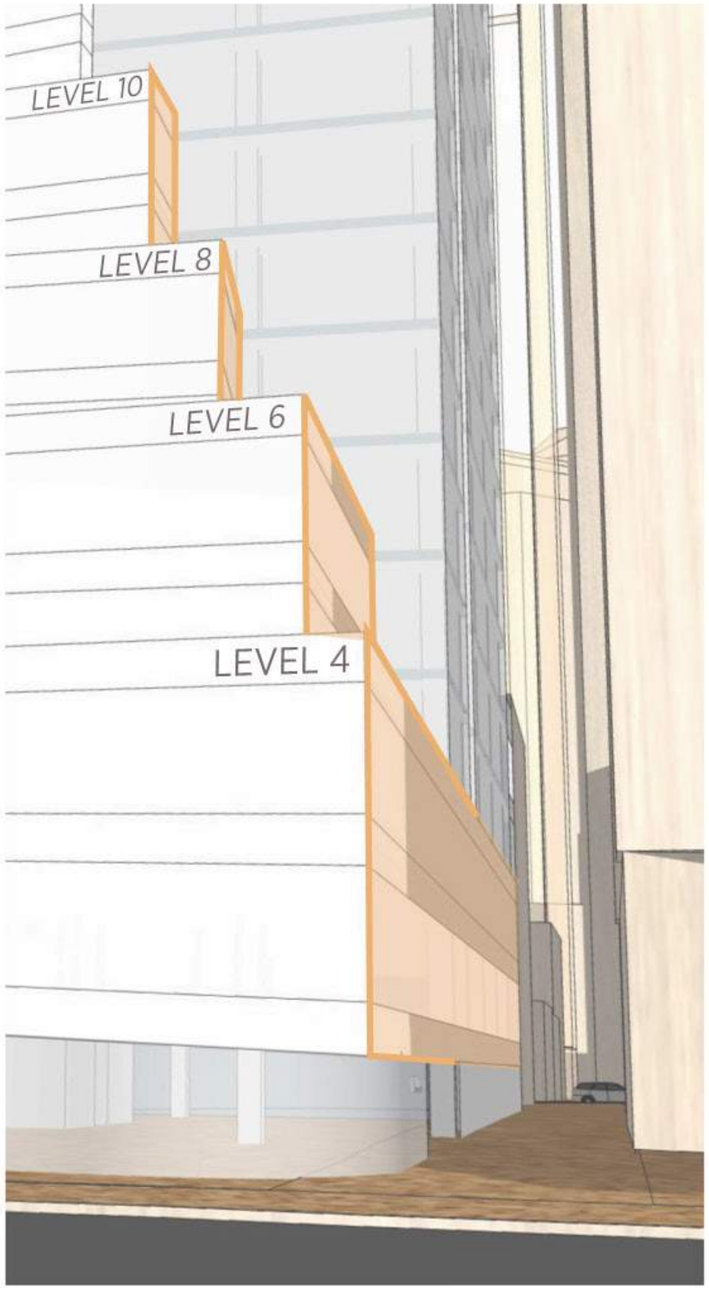


B Carry rotating trays around to the west side of the tower (B4.II)

PROPOSED

The modulation from the east massing is articulated in the west facade.

MASSING FORM EDG



NEW MODULATION

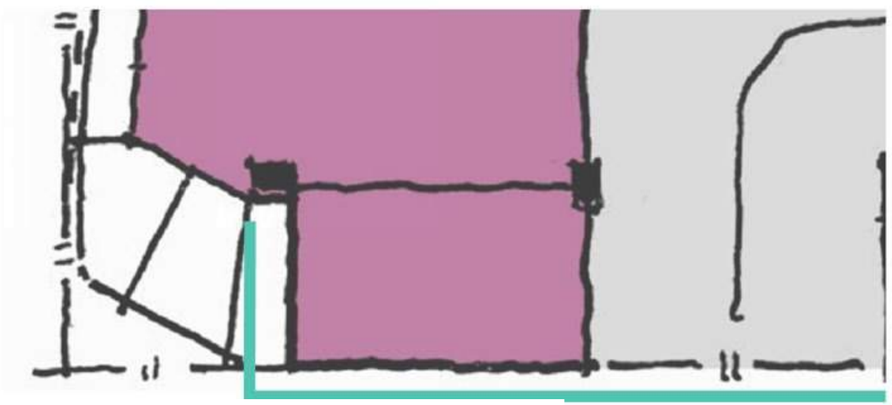
RECOMMENDATION FROM EDG

VIEW FROM NW CORNER

LAYOUT FROM EDG

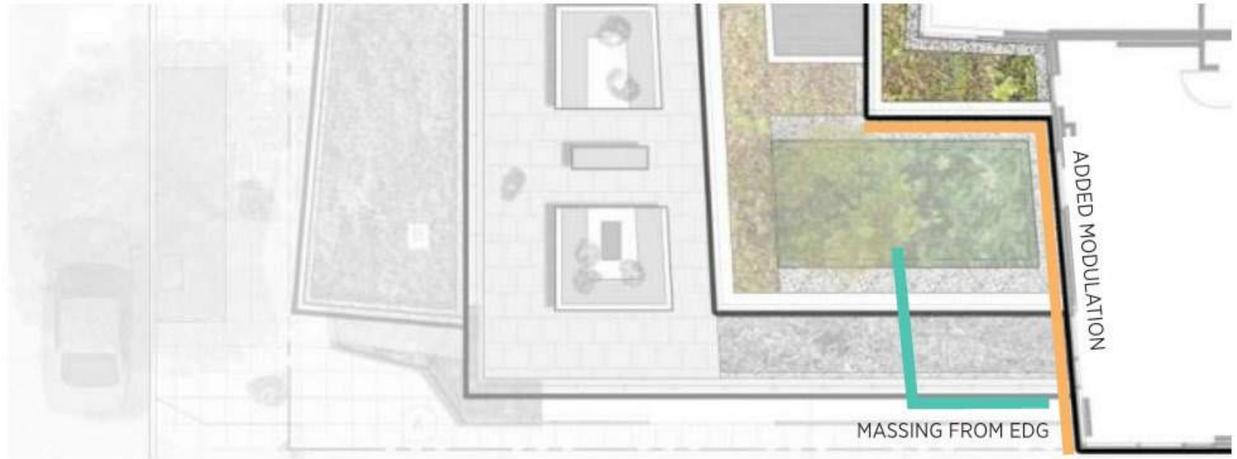
LEVEL 10

LEVEL 6



LEVEL 1

NEW MODULATION



LEVEL 10

MASSING FROM EDG

LEVEL 6

MASSING FROM EDG

LEVEL 1

TYPE-2 WINDOW CLADDING

VISION GLAZING

SPANDREL GLAZING

MULLION/METAL PANEL

METAL PANEL SOFFIT

LOUVERS

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LEVEL 6 AND LOWER TERRACES

LEVEL 6 TERRACE

RECOMMENDATION FROM EDG

GUIDANCE FROM EDG C

3. PODIUM & GROUND FLOOR:

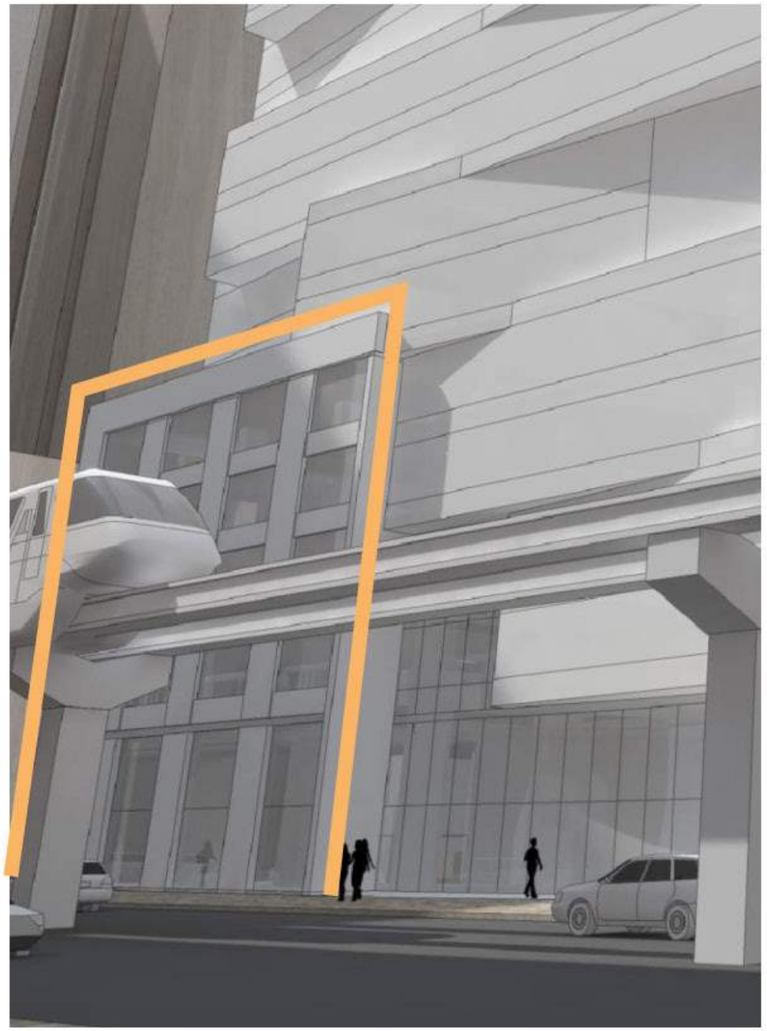
a. The Board supported the podium along 5th being expressed as 2 distinct forms, with the primary entrance at the crease [77], but agreed the south form should not be so traditional as shown [69, 71] or appear grafted onto the progressive forms of the majority of the podium. While not employing the rotated theme, or 'glass box' language of the corner, this 5-story element should display transparency, pedestrian scale and a tall proportion along the mid-block. (C1; C2)

DESIGN REVIEW GUIDELINES:

C1 Promote Pedestrian Interaction: Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should appear safe, welcoming, and open to the general public.

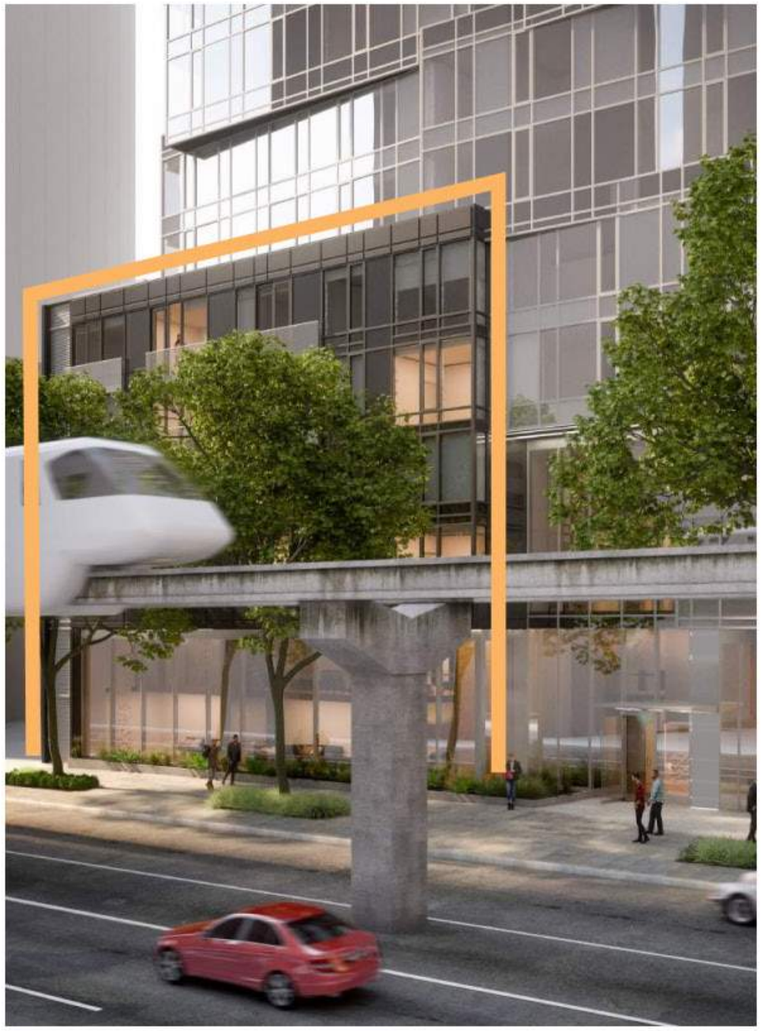
C2 Design architectural features, fenestration patterns, and material compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

FROM EDG MEETING 02.21.2017



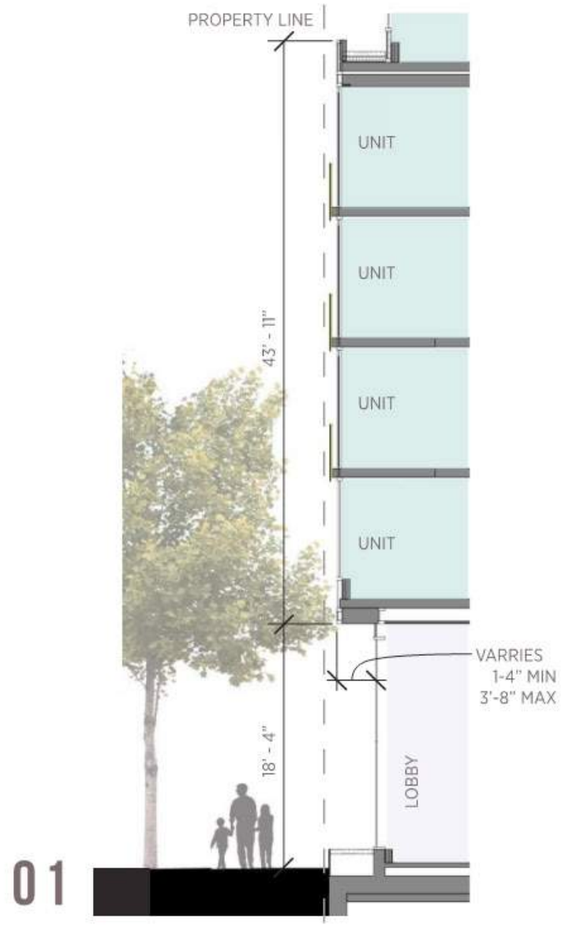
C 5-story element should display transparency, pedestrian scale, and a tall proportion

PROPOSED



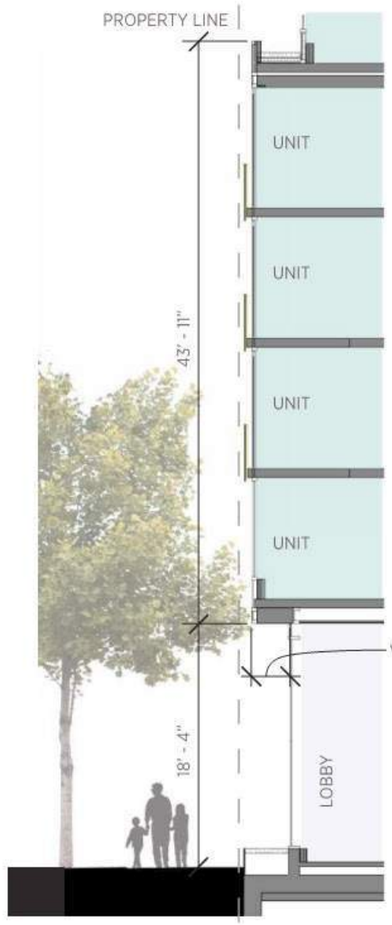
Transparency and plantings at the street level preserve pedestrian scale while Juliet balconies maintain a human scale above the street.

STREET VIEW - SOUTH EAST CORNER



01

STREET VIEW - SOUTH EAST CORNER



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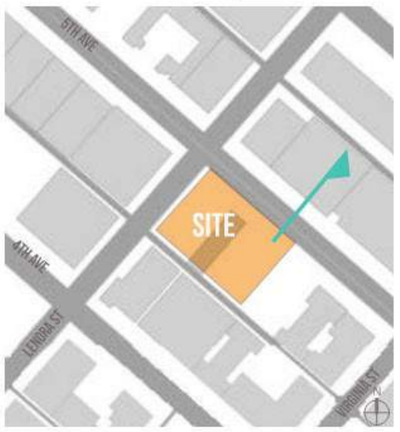

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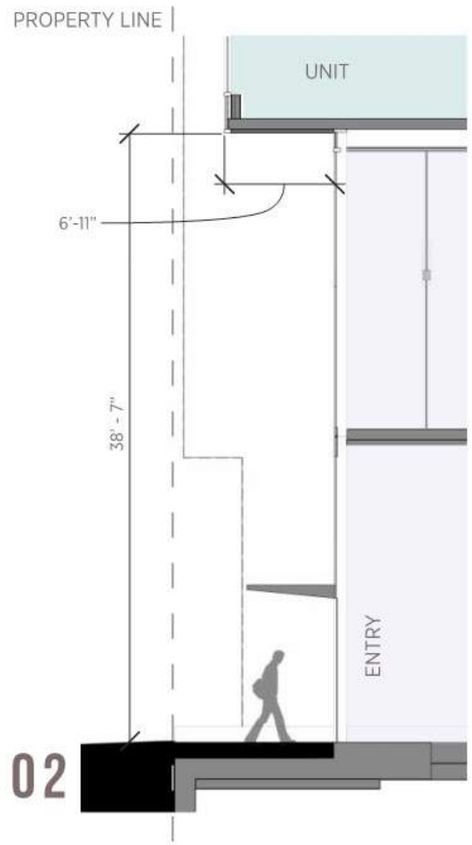
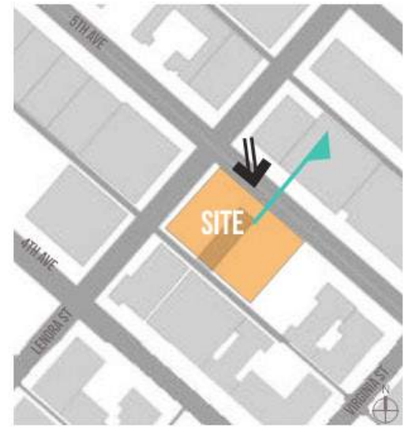
STREET VIEW - MAIN ENTRY

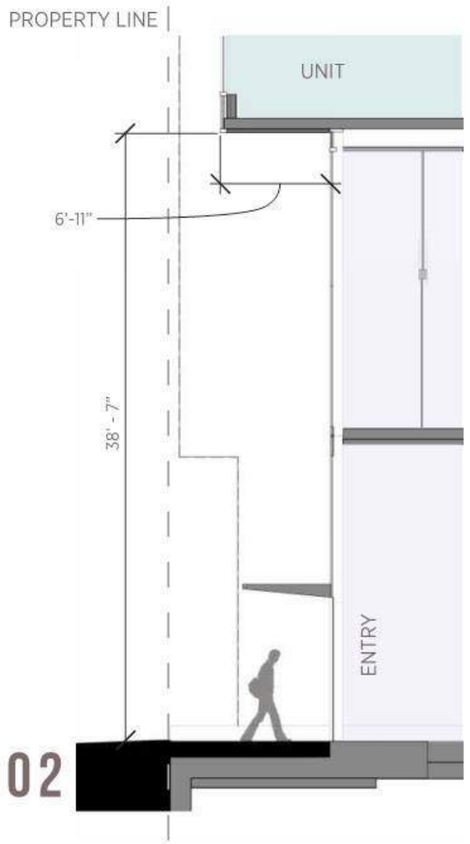
5TH AVE

STREET VIEW - MAIN ENTRY





STREET VIEW - MAIN ENTRY



02

VISION GLAZING

TYPE-1 SPANDREL

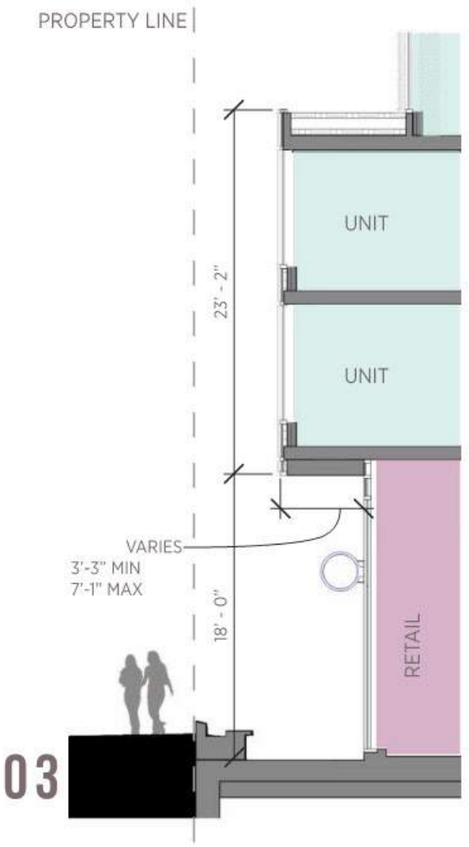
MULLION

SOFFIT

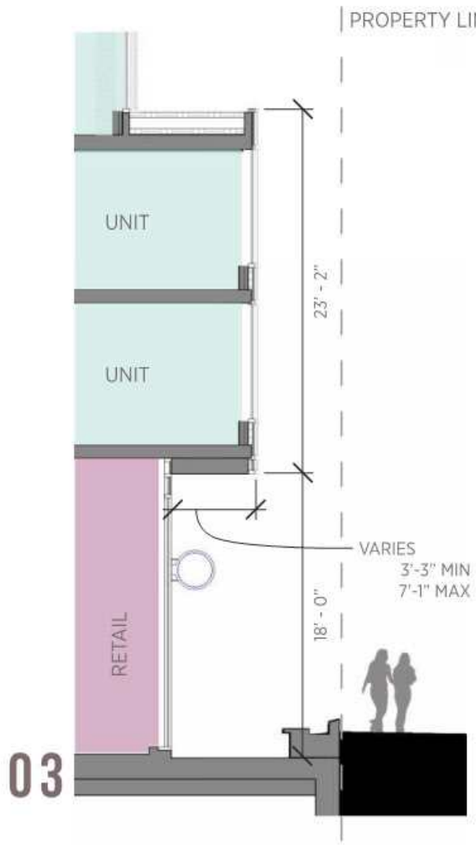
VISION GLAZING

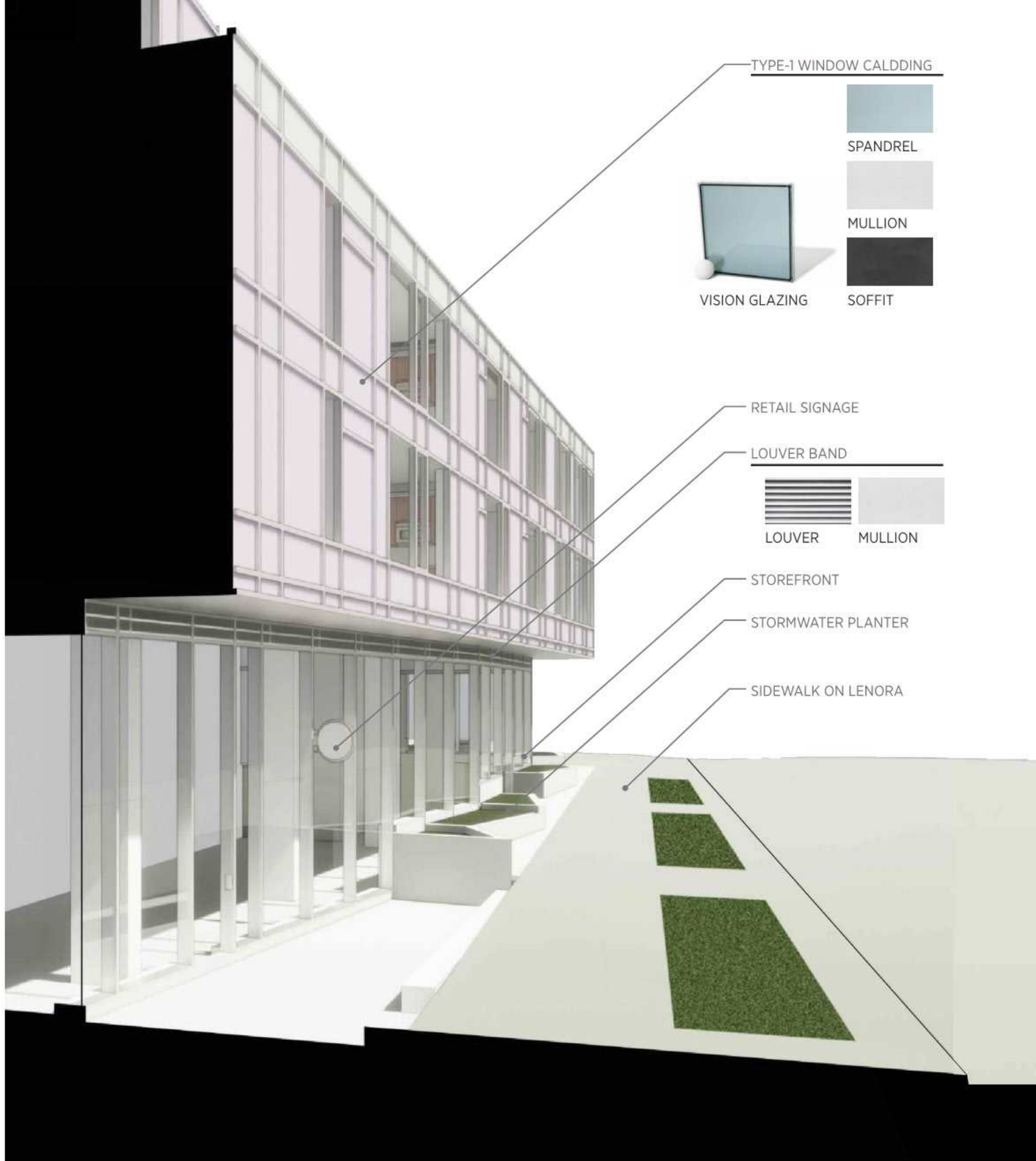
MULLION

STREET VIEW - NORTH WEST CORNER

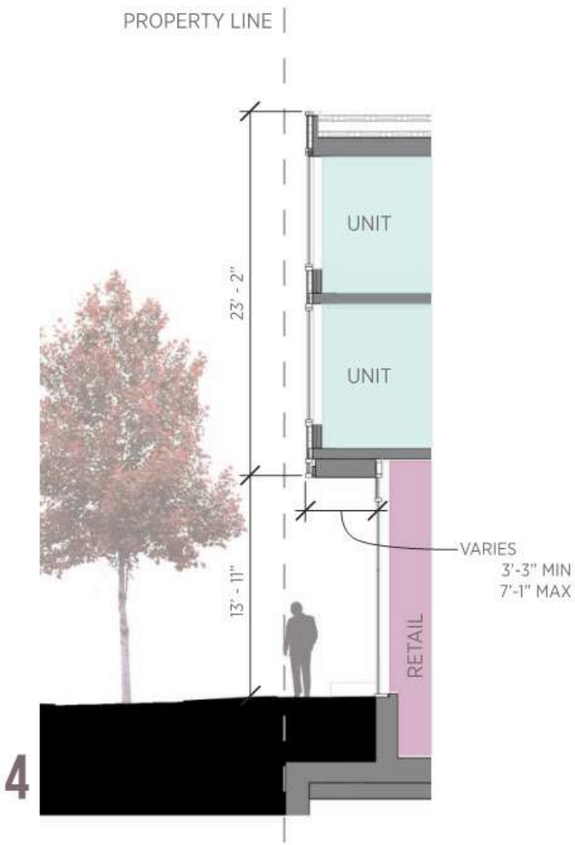


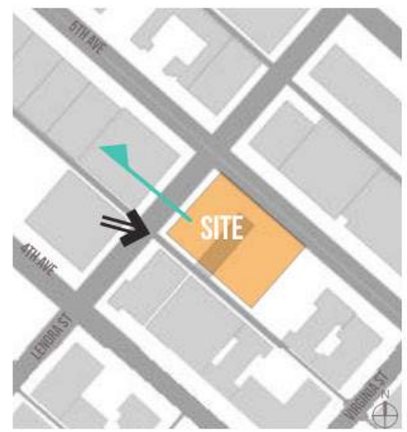
STREET VIEW - NORTH WEST CORNER



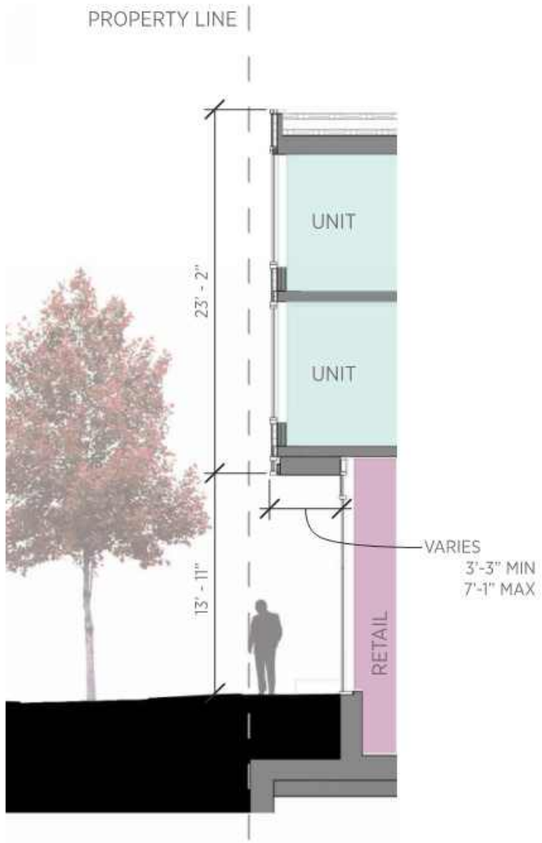


STREET VIEW - CORNER AT ALLEY

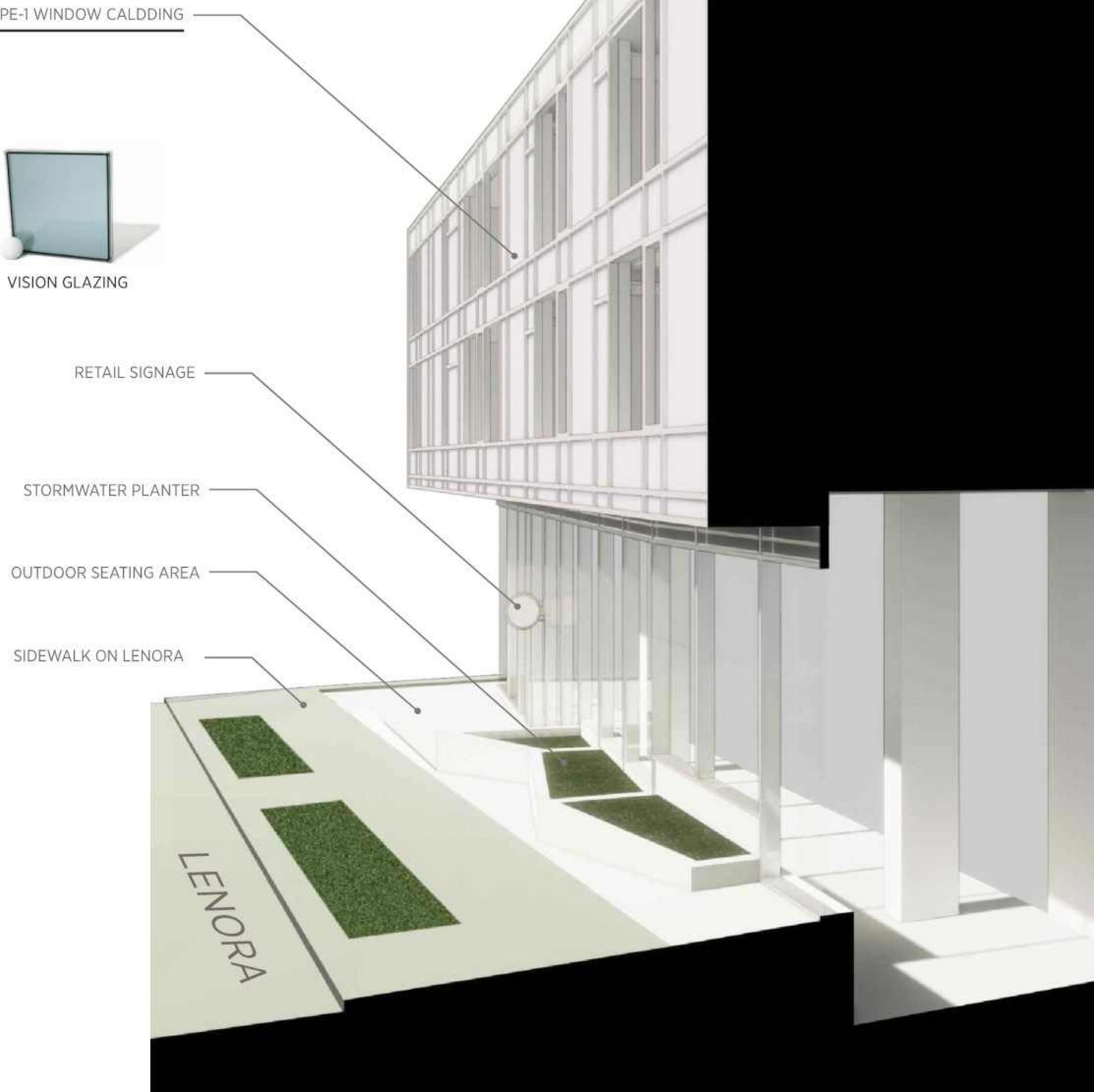




STREET VIEW - CORNER AT ALLEY



VISION GLAZING



ELEVATION AT ALLEY

VENTED ROLL-UP DOOR

PAINTED CONCRETE/CMU

TYPE-1 WINDOW CLADDING

LOUVERS

VENTED ROLL-UP DOOR

METAL WALL PANELS

VINYL WINDOW - MULLION

RECOMMENDATION FROM EDG

GUIDANCE FROM EDG D

3. PODIUM & GROUND FLOOR:

d. The Board supported a stepped, planter/rainwater element at the alley corner as shown on pg 63 and 70 (but ensuring good pedestrian sight lines), but agreed the planter along the Lenora storefront and the deep café moat [76/77] created a privatized zone and too many vertical pedestrian barriers between the sidewalk and the Lenora storefront. (D1-1.d, D1-I.b)

The Board recommended reducing or eliminating these elements to maintain a gently sloped sidewalk/setback near the corner (without guardrails or recesses), and sloping the sidewalk along a raised sill of storefront along Lenora. The Board supported shortening the planter portion adjacent to the street wall. Even if retail doors are near the corner, a 5 ft slope over the 106ft length of Lenora should not mandate a continuous privatized, buffer zone at this important storefront location. (A1-III; C1)

DESIGN REVIEW GUIDELINES:

A1.III. Topography: The topography of the neighborhood lends to its unique character. Design buildings to take advantage of this condition as an opportunity, rather than a constraint. Along the streets, single entry, blank facades are discouraged. Consider providing multiple entries and windows at street level on sloping streets.

C1.1. Street Level Uses: Provide spaces for street level uses that:

a. reinforce existing retail concentrations;

b. vary in size, width, and depth;

c. enhance main pedestrian links between areas; and

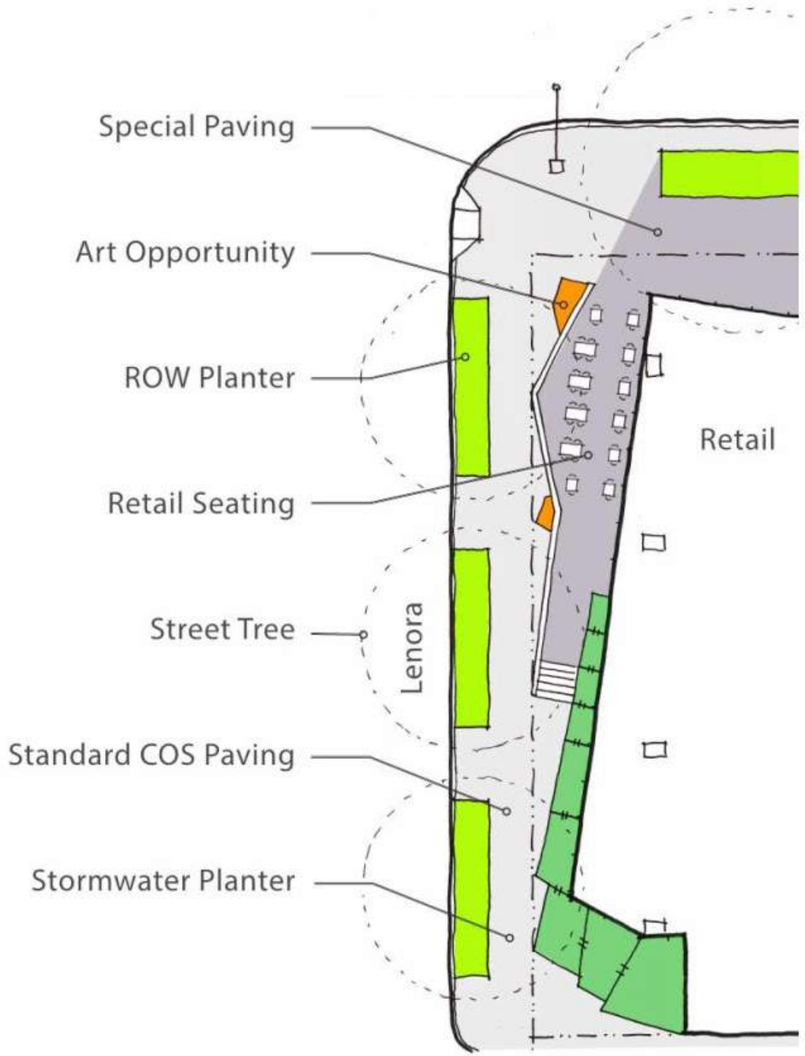
d. establish new pedestrian activity where appropriate to meet area objectives. Design for uses that are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity.

D1.I. Active Open Space: As a dense, urban neighborhood, Belltown views its streets as its front porches, and its parks and private plazas and spaces as its yards and gardens. The design and location of urban open spaces on a site or adjoining sidewalk is an important determinant in a successful environment, and the type and character of the open space should be influenced by the building's uses.

b. Locate plazas intended for public use at/or near street grade to promote physical and visual connection to the street; on-site plazas may serve as a well-defined transition from the street. Take views and sun exposure into account as well.

d. The space should be well-buffered from moving cars so that users can best enjoy the space.

FROM EDG MEETING 02.21.2017



D Reducing sidewalk barriers to increase activation and connection to sidewalk (A1.III, C1)

PROPOSED

The proposed design places a low planter between the seating area and the side walk. The height of the storm water planters has been reduced to be as low as possible and still meet storm water requirements.


03
02
01
04

STREETSCAPE SITE PLAN

Legend

- Sidewalk Paving: Standard CIP concrete pavement, no color, 2x2 saw cut scoring
- Accent Paving: Mortar set precast concrete pavers (colors TBD)
- Understory Planting
- Stormwater Planting
- (A) Existing Street Trees to Remain
- (B) New Street Trees

STREETSCAPE MATERIALS

MATERIALS


Sidewalk Paving


Accent Paving


Planter Wall


Bike Racks


Seat Wall with Wood Top

PLANTING

EXISTING STREET TREES


Platanus x acerifolia
(5th St.)
London Plane

PROPOSED STREET TREES


Platanus x acerifolia
(5th St.)
London Plane


Magnolia virginiana
"moonglow"
(Lenora St.)
Sweet Bay Magnolia

UNDERSTORY PLANT MIX


Vaccinium glauco-album
Himalayan Huckleberry


Blechnum penna-marina
Alpine Water Fern


Tricyrtis hirta
Japanese Toad Lily


Sesleria autumnalis
Autumn Moor Grass

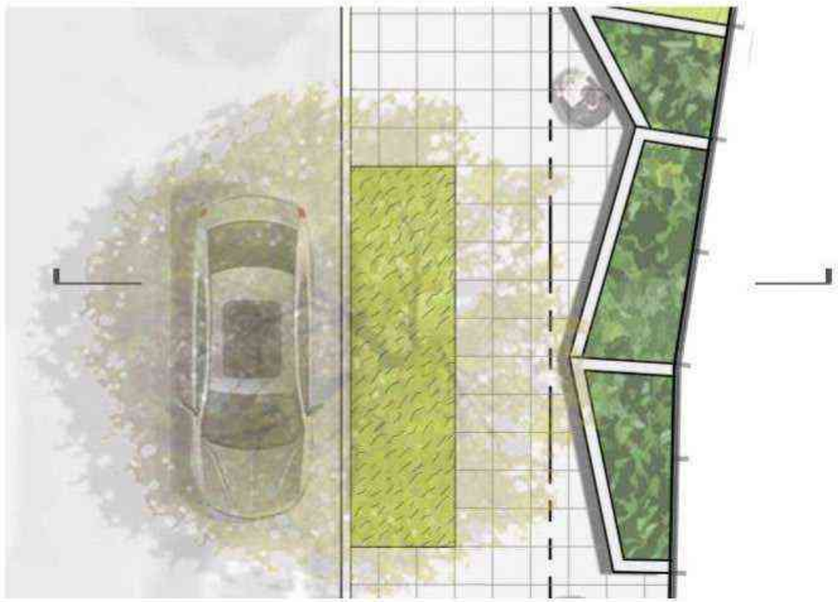
STORMWATER PLANT MIX


Pachysandra axillaris
Windcliff Fragrant Pachysandra

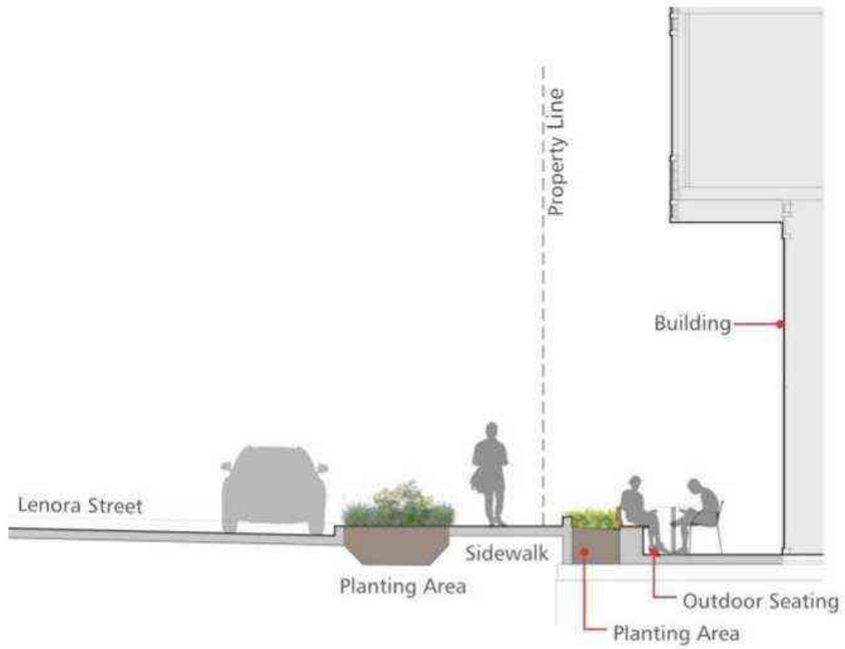

Spiraea japonica 'Little Princess'
Japanese Spirea


Polystichum polyblepharum
Tassel Fern

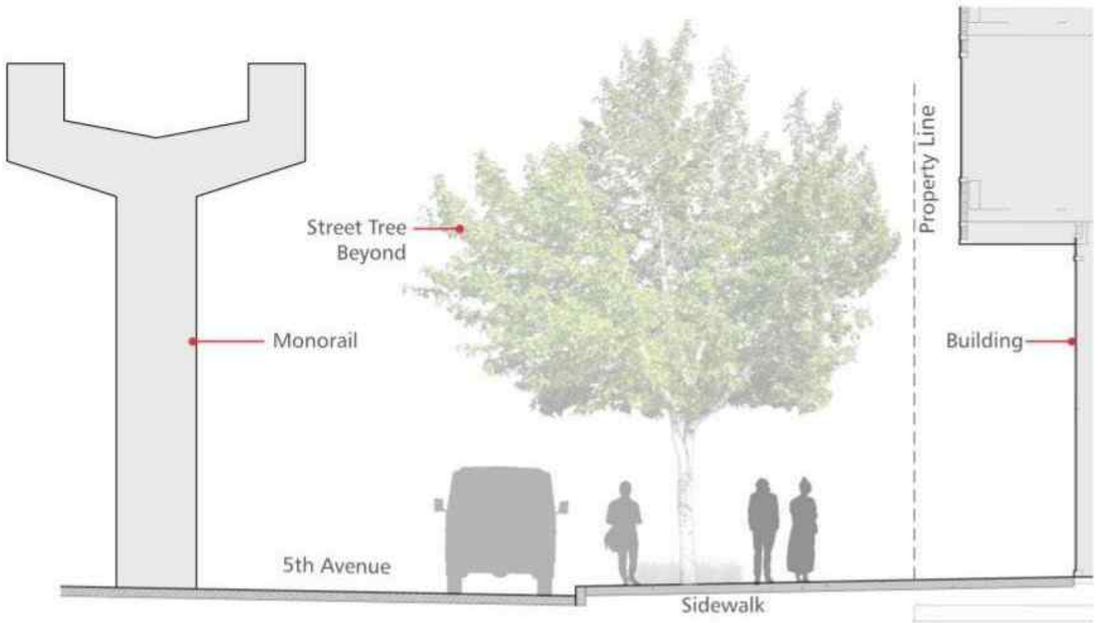

Epimedium grandiflorum
Bishop's Hat

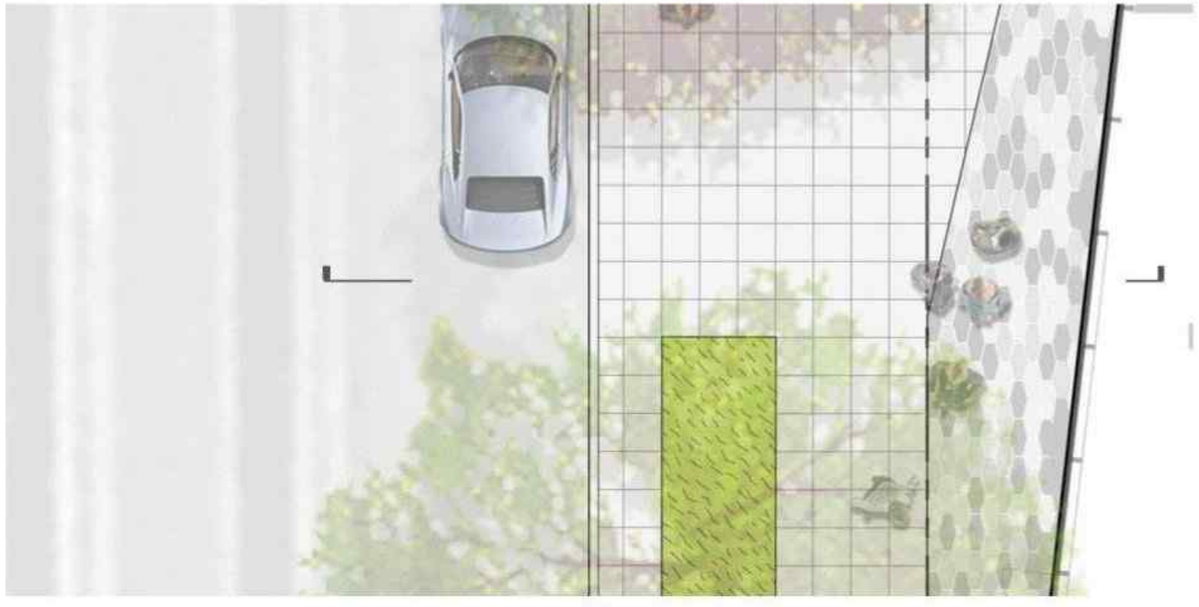


S1 Lenora Street - West

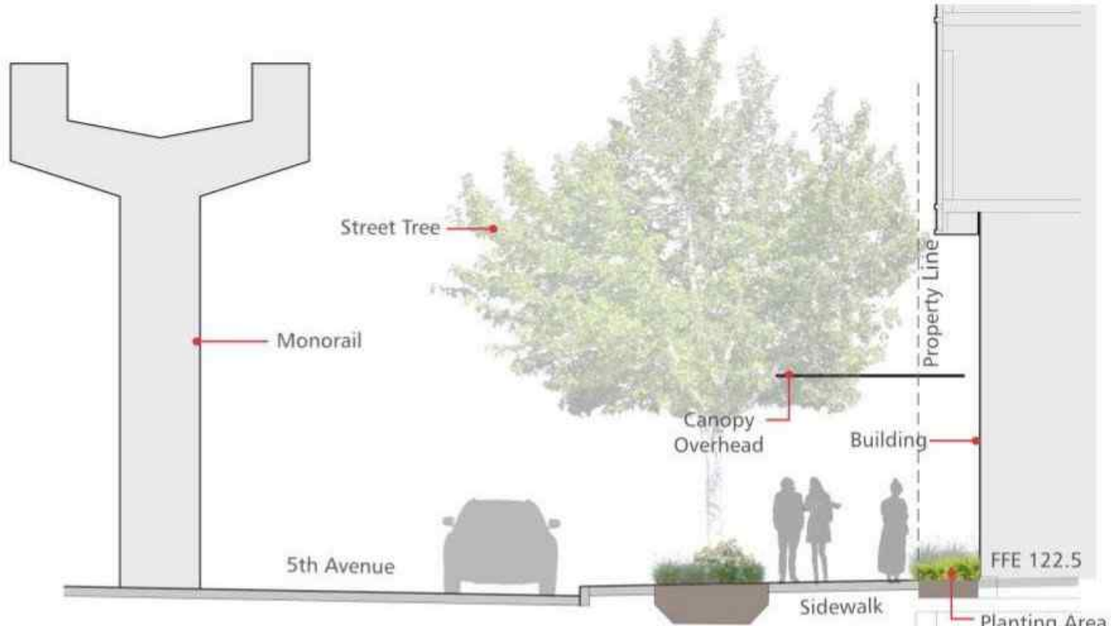


S2 Lenora Street - East

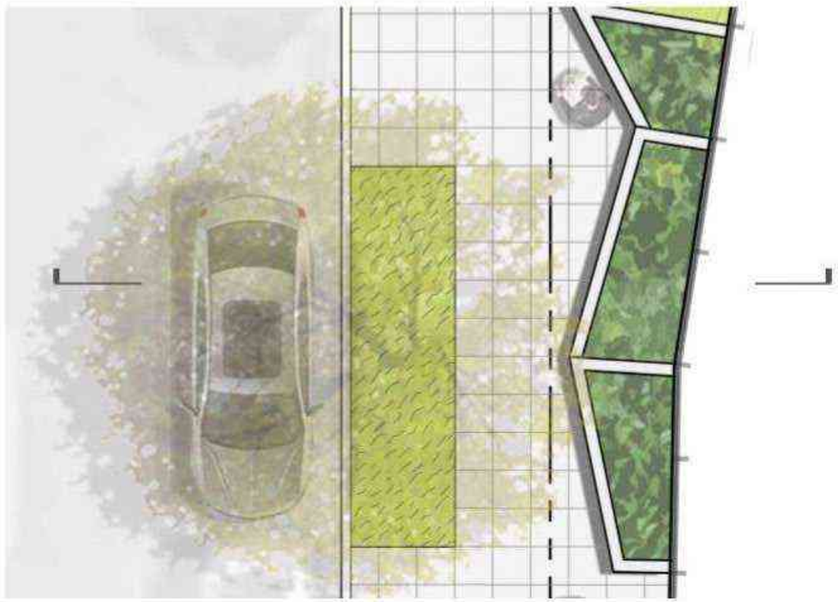




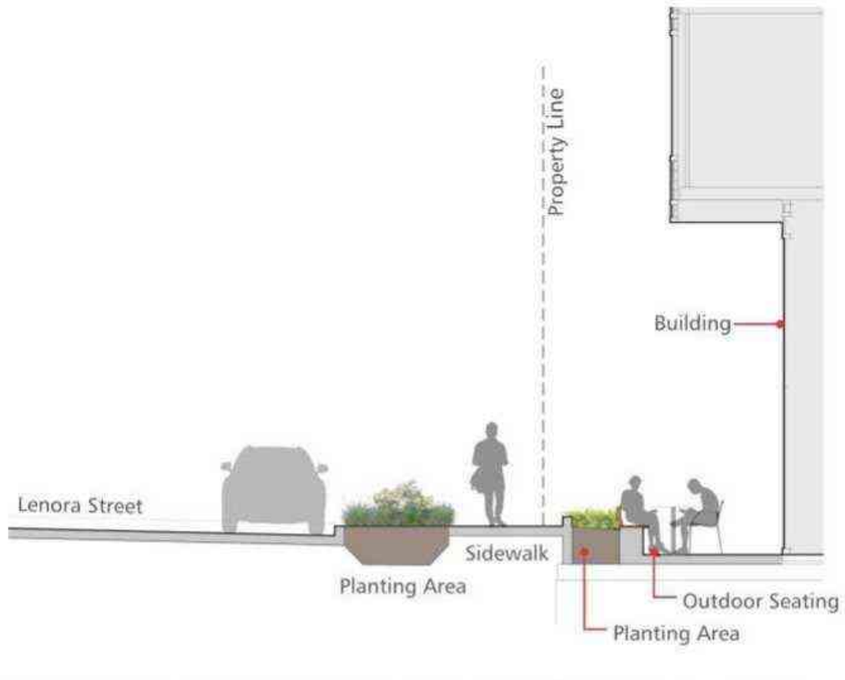
S3 5th Avenue - North



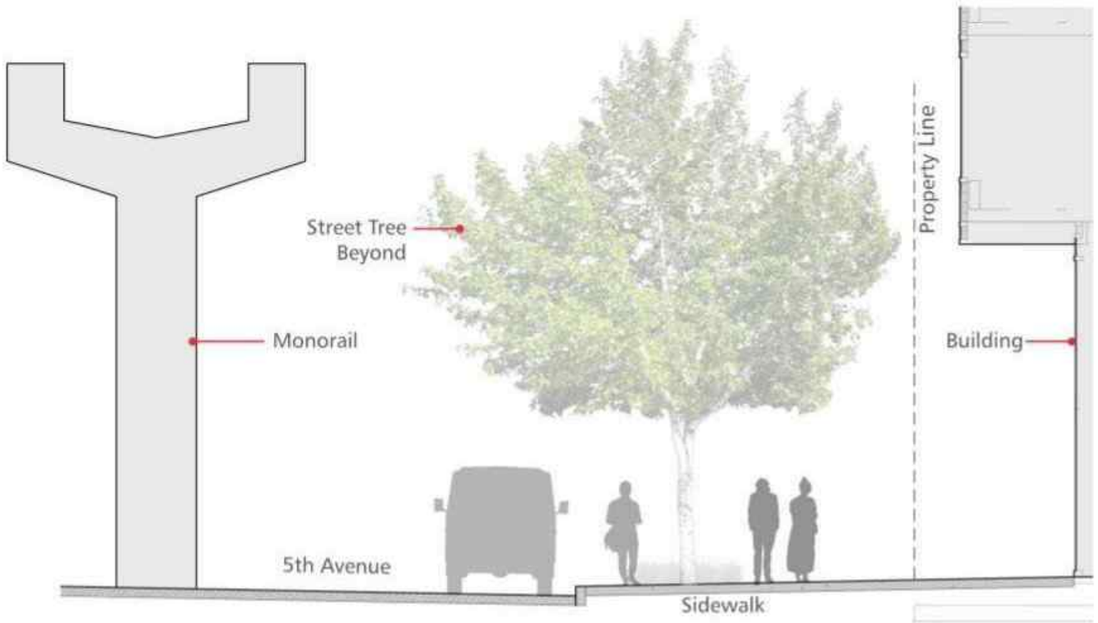
S4 5th Avenue - North

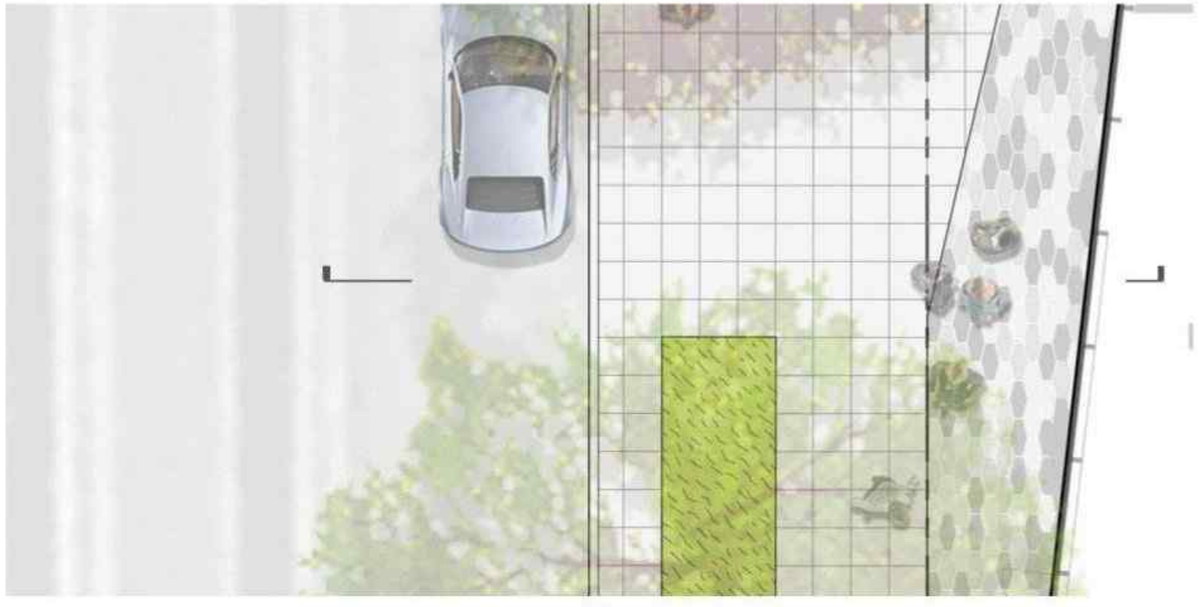


(S1) Lenora Street - West

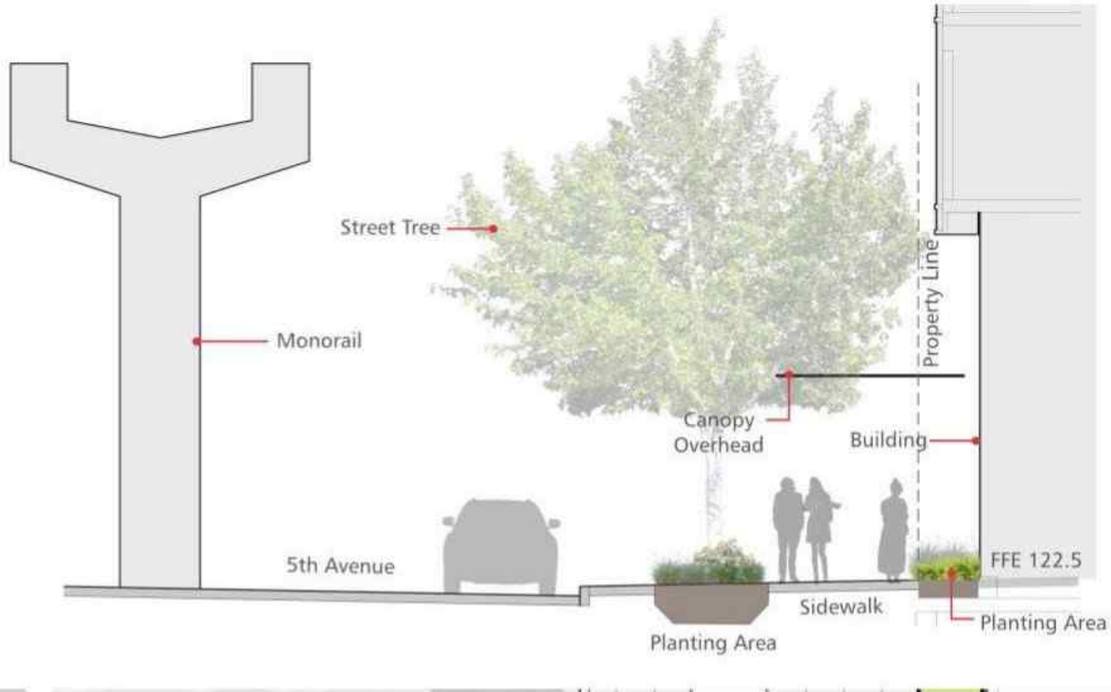


(S2) Lenora Street - East





S3 5th Avenue - North



S4 5th Avenue - North

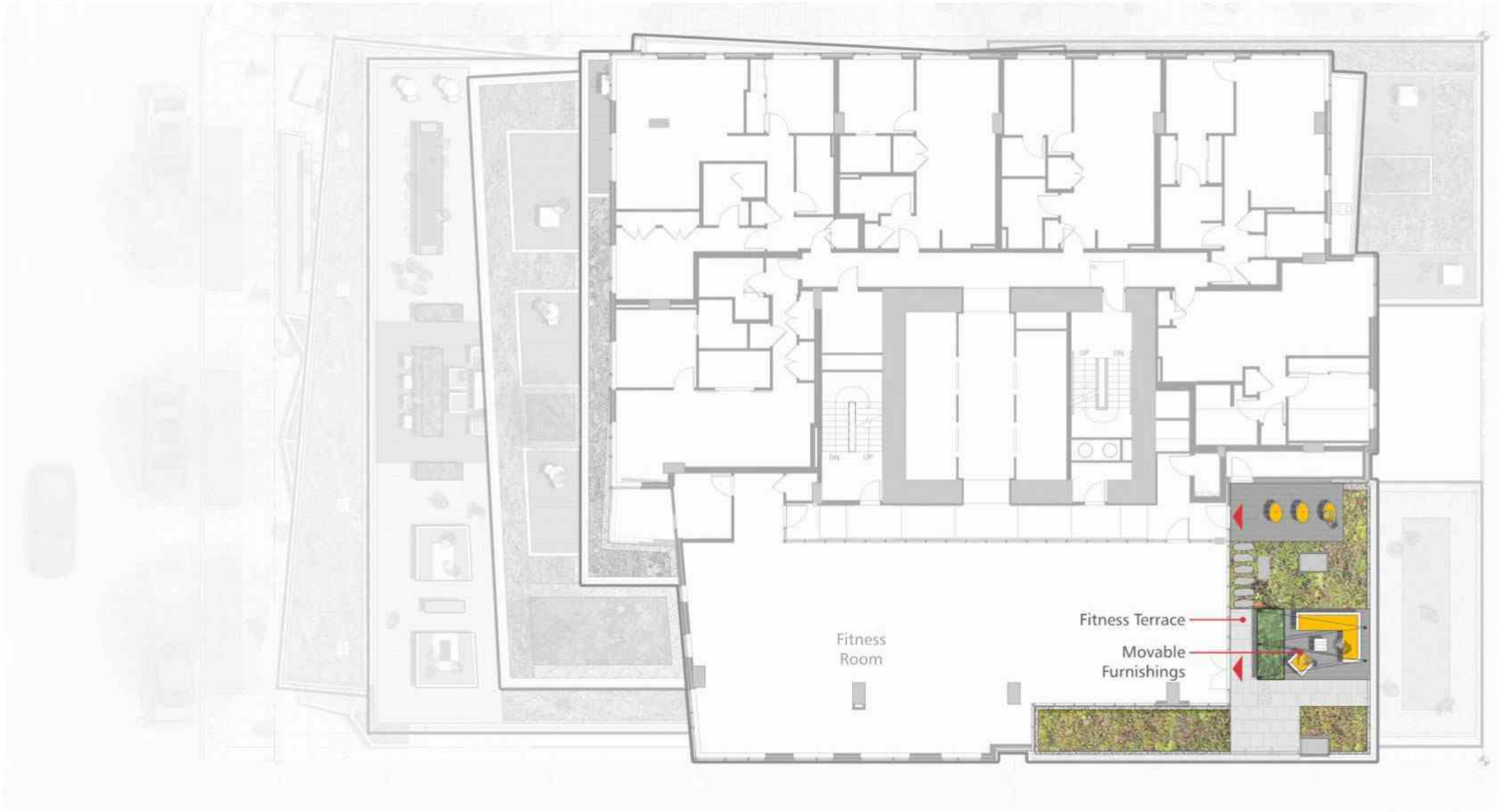
ENLARGED PLAN: OUTDOOR SEATING

(1) Outdoor Seating from 5TH Ave

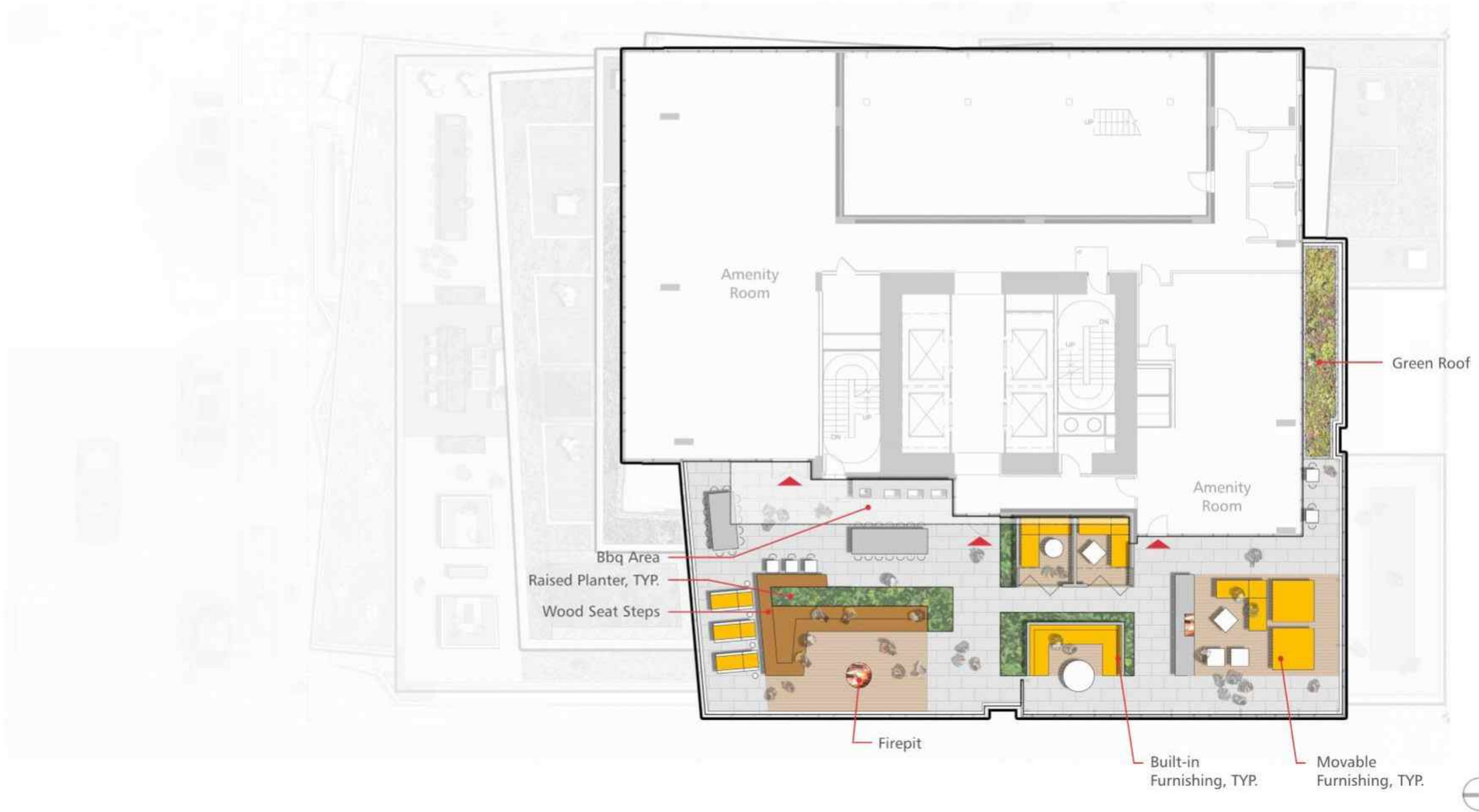
(2) Outdoor Seating Along Lenora Street

LEVEL 6 ROOFDECK PLAN

LEVEL 28 ROOFDECK PLAN



LEVEL 44 ROOFDECK PLAN



ROOFDECK MATERIALS

PEDESTAL PAVING

CONCRETE TOPPING SLAB AT PET AREA

MATERIALS

DECORATIVE COBBLE

SYNTHETIC TURF AT PET AREA

RAISED PLANTERS

METAL EDGING

PLANTS

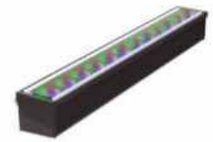
Poa cita
Silver Tussock

Carex dipsacea
Autumn Sedge

Allium sp.
Allium

Sedum spp.
Green Roof Sedum Mix

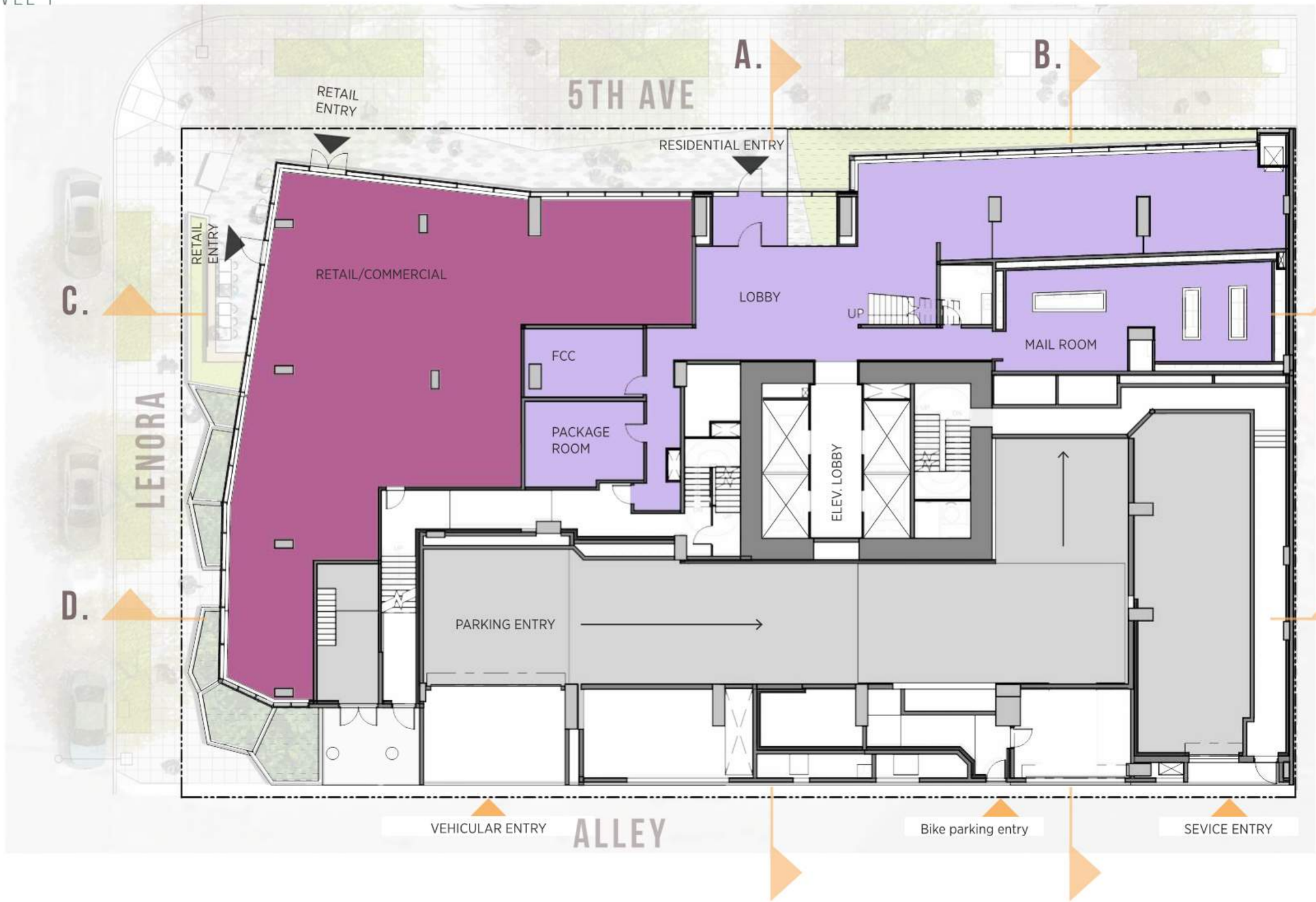
L3. LINEAR GRAZER
Provides wash of light for interior entry vestibule feature paneled wall.



E1. RECESSED DOWN LIGHT
Provides general illumination at points of egress and walkways below canopies.

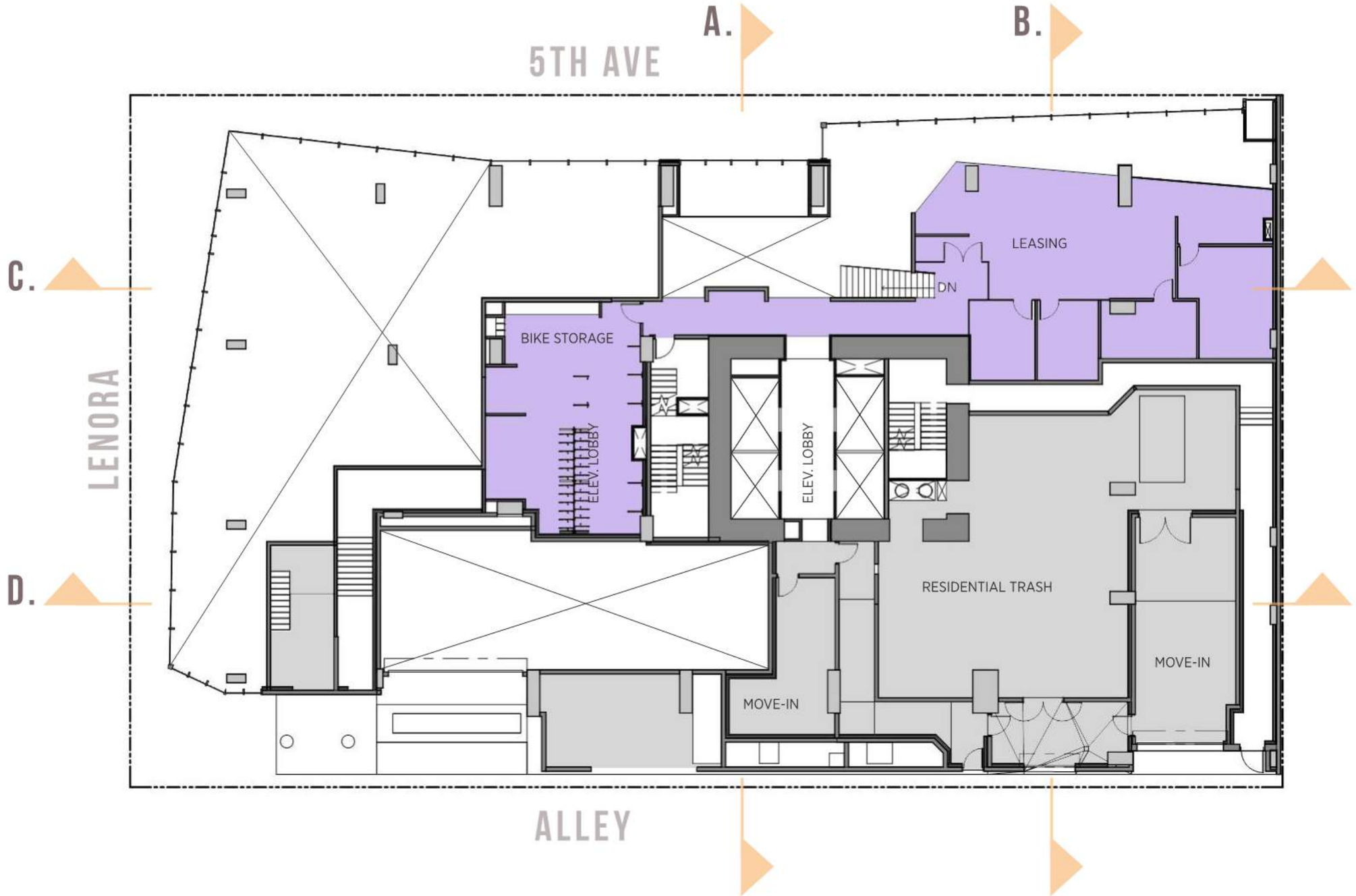
E4. SECURITY WALL PACK
Provides egress illumination along exit passageways.

E8. LED LINEAR ACCENT LIGHT
Provides linear glow of illumination along retail canopy.



Leasing/Lobby/Amenity
Retail/Commercial
Residential
Outdoor Amenity
Parking/Back of House

Pedestrian Entry
Vehicular/Service Entry



- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House

- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House

- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House

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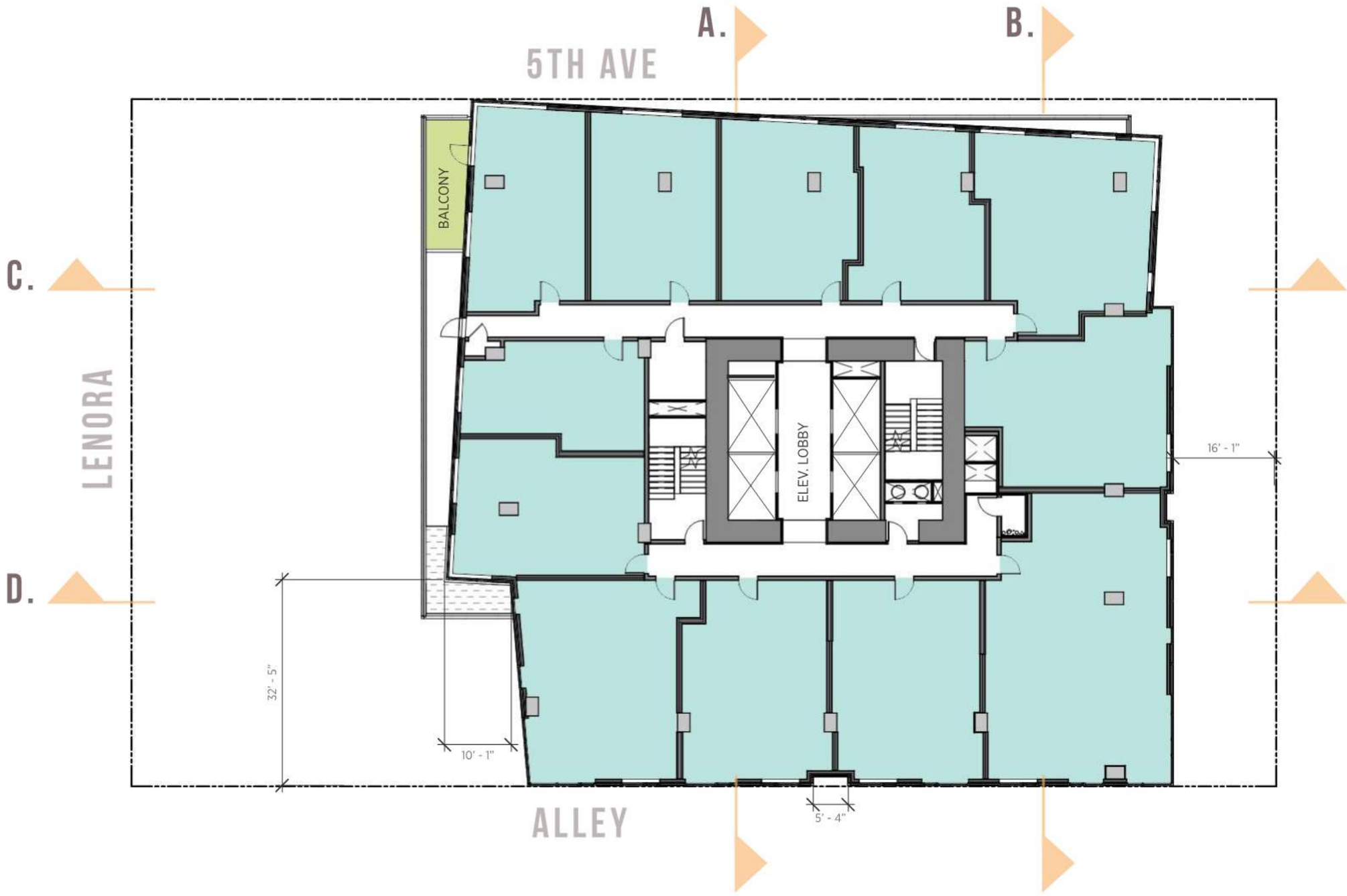
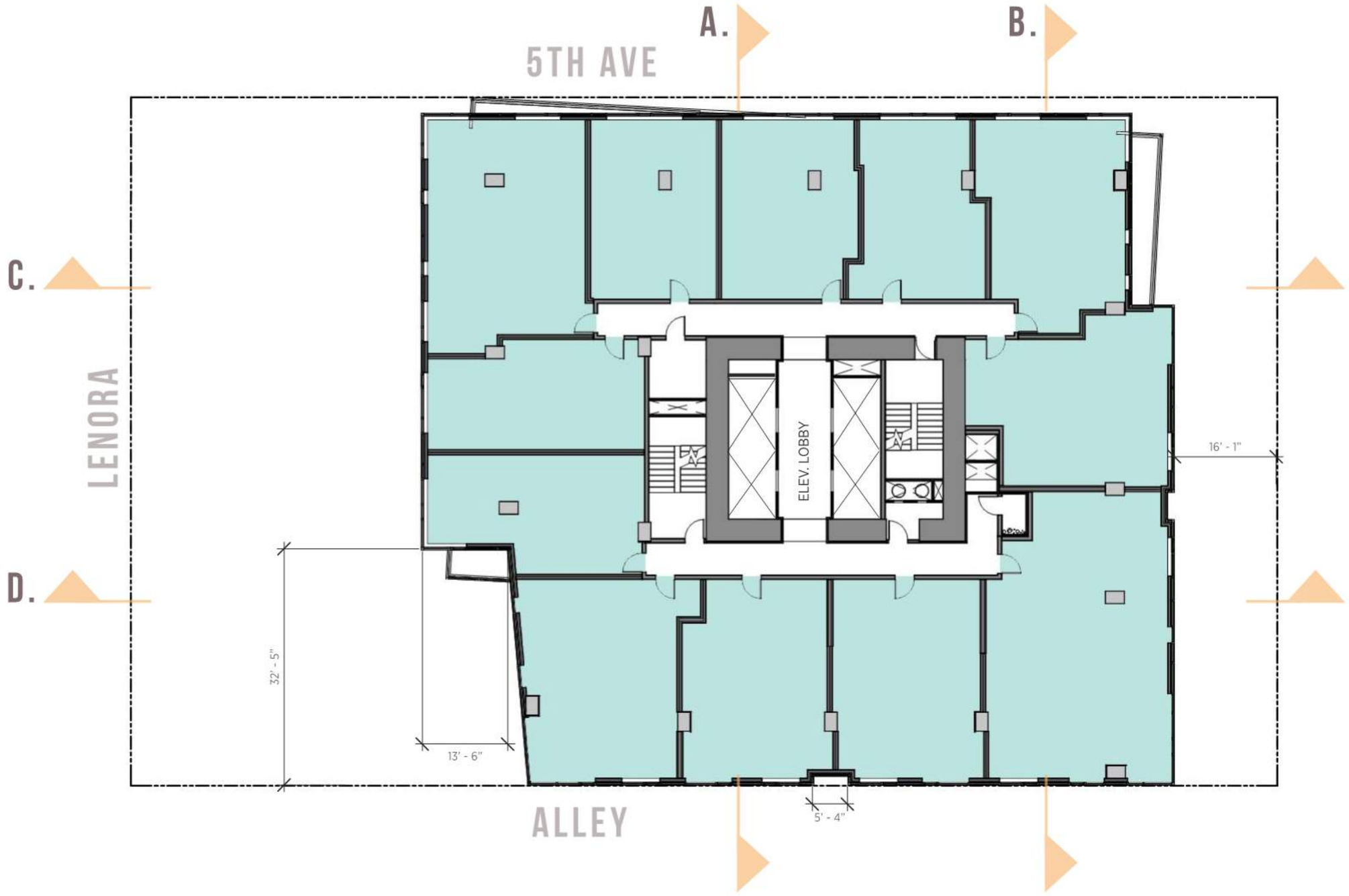


- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House



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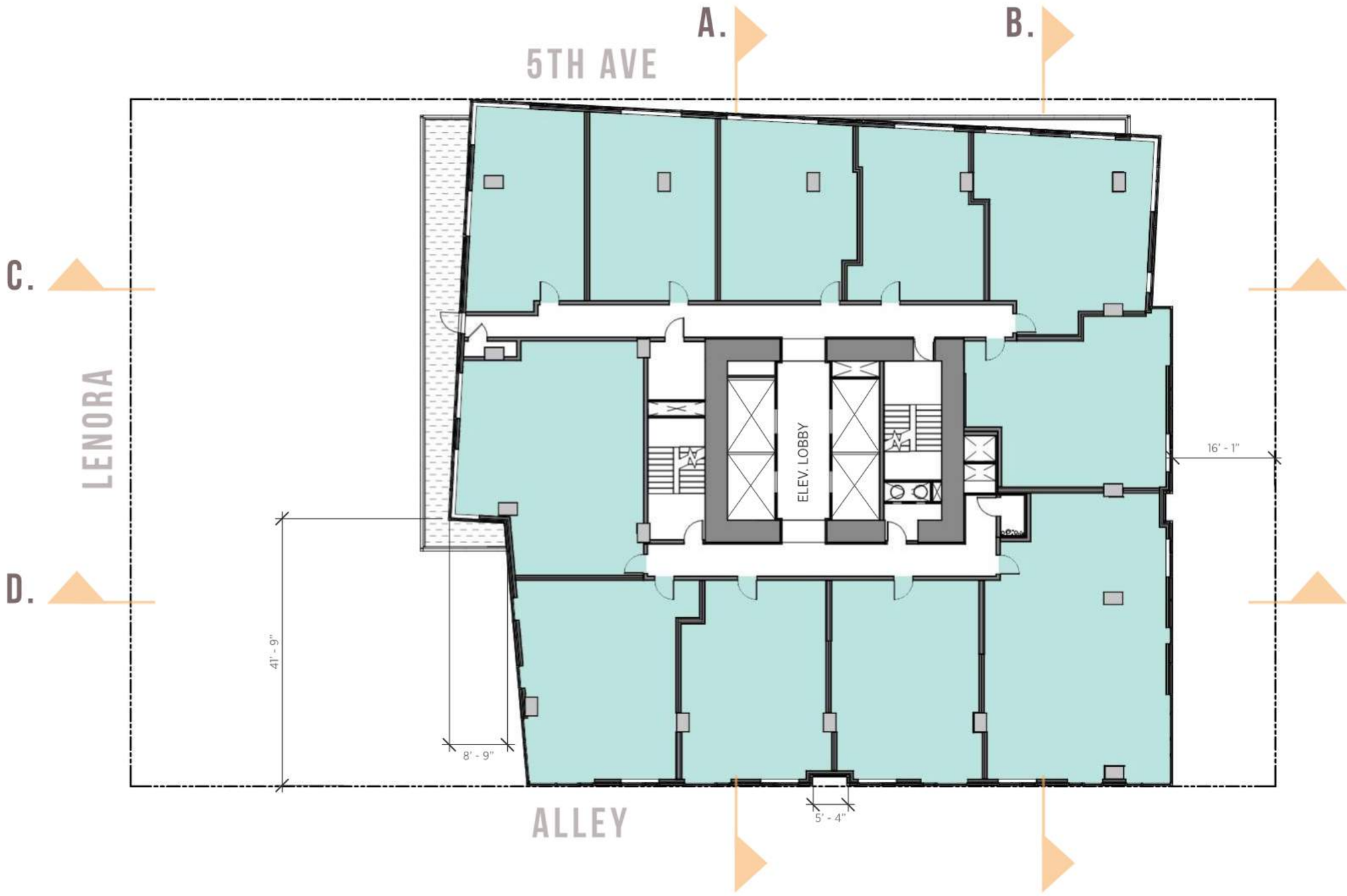

- Leasing/Lobby/Amenity
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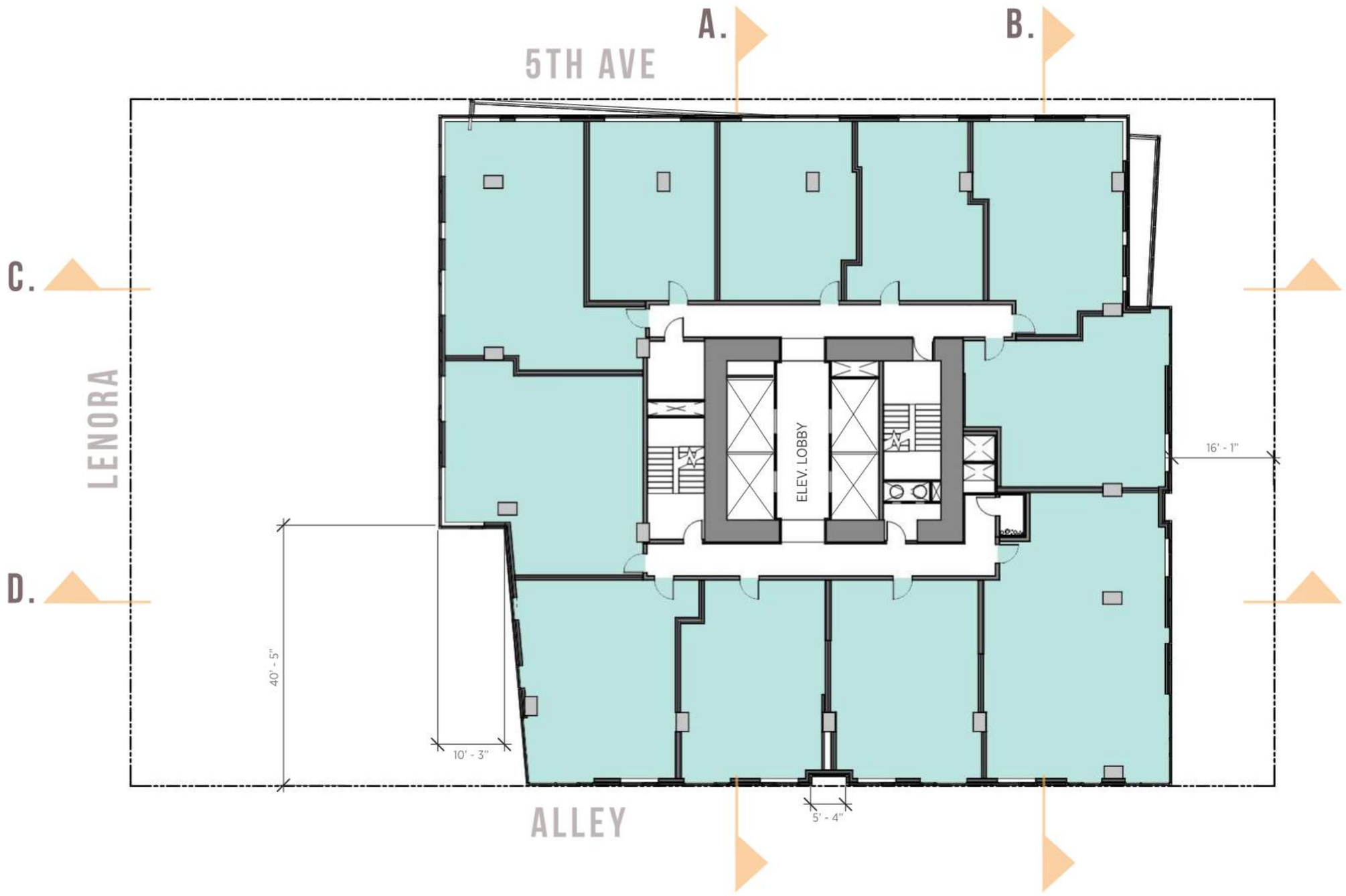
- Parking/Back of House



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- Retail/Commercial
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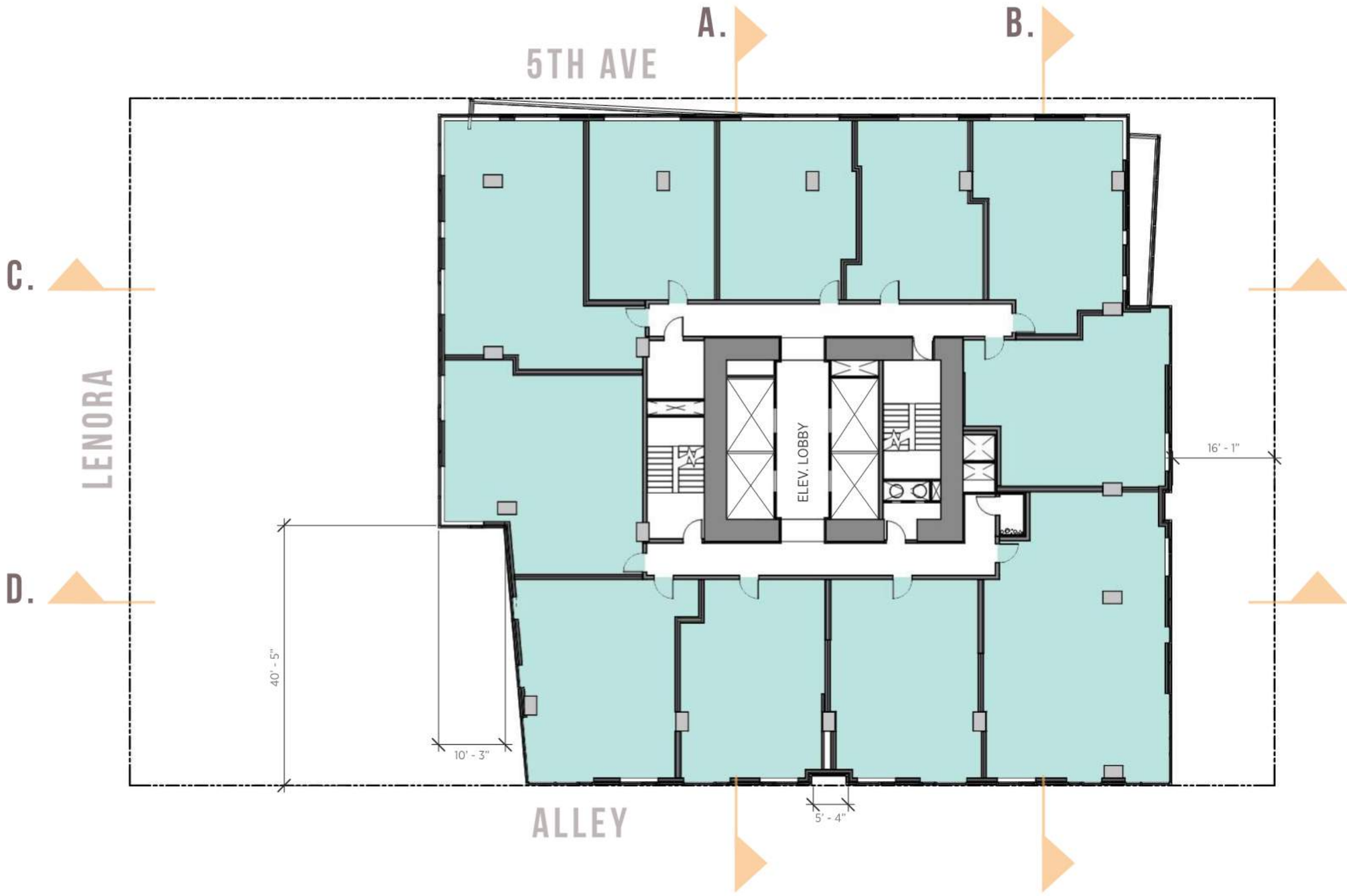
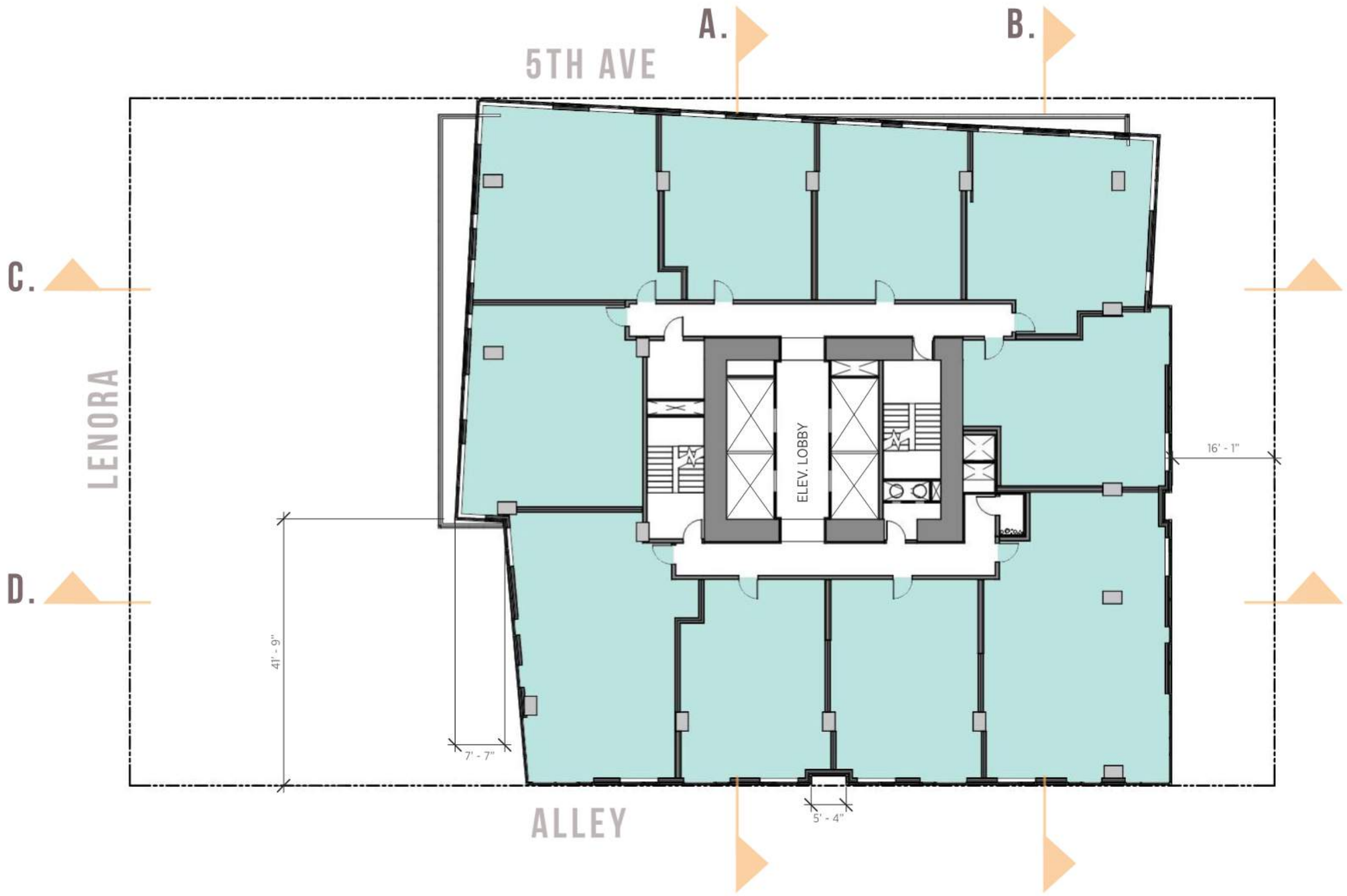
- Parking/Back of House



- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House



- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
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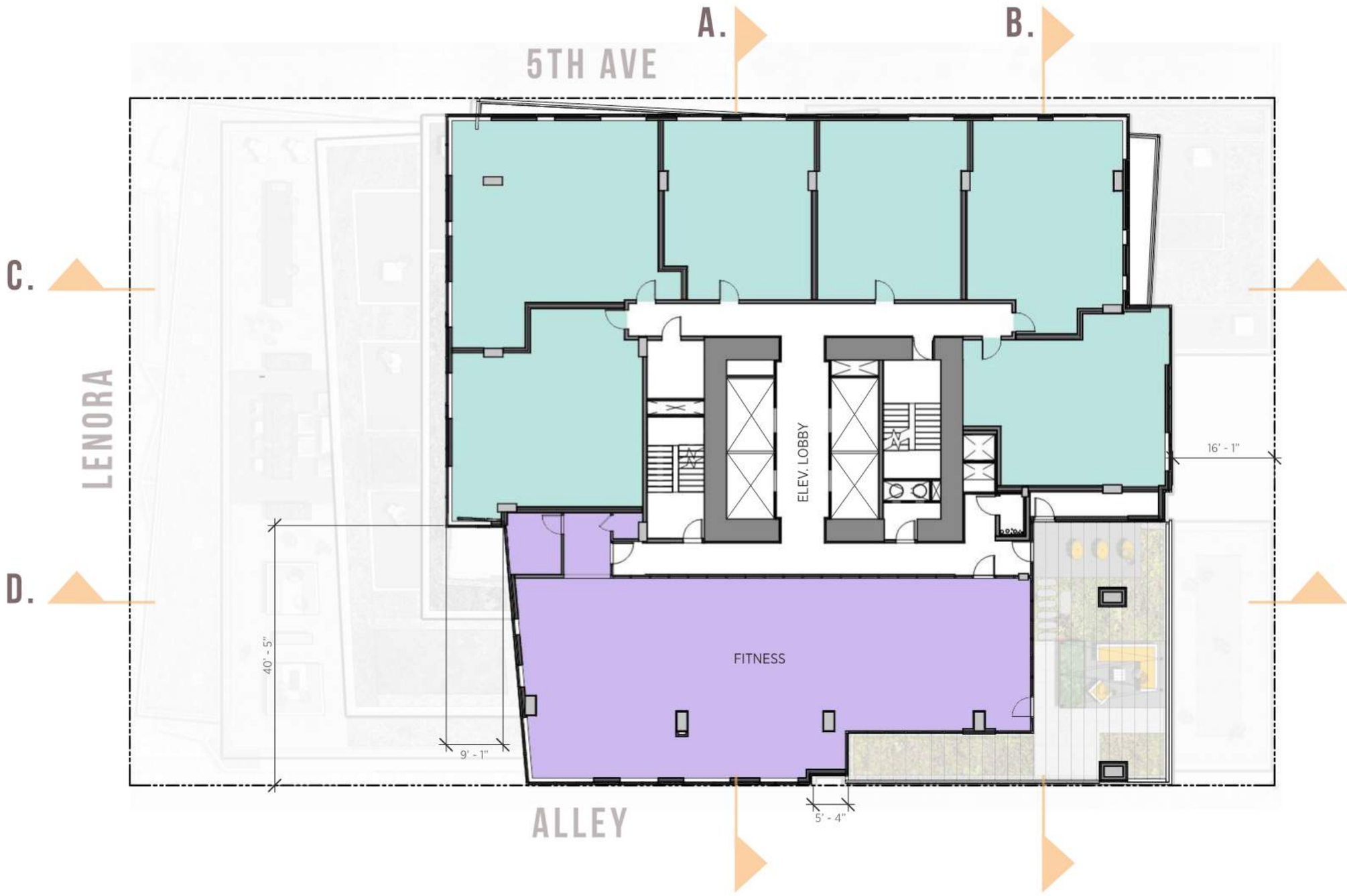
- Parking/Back of House



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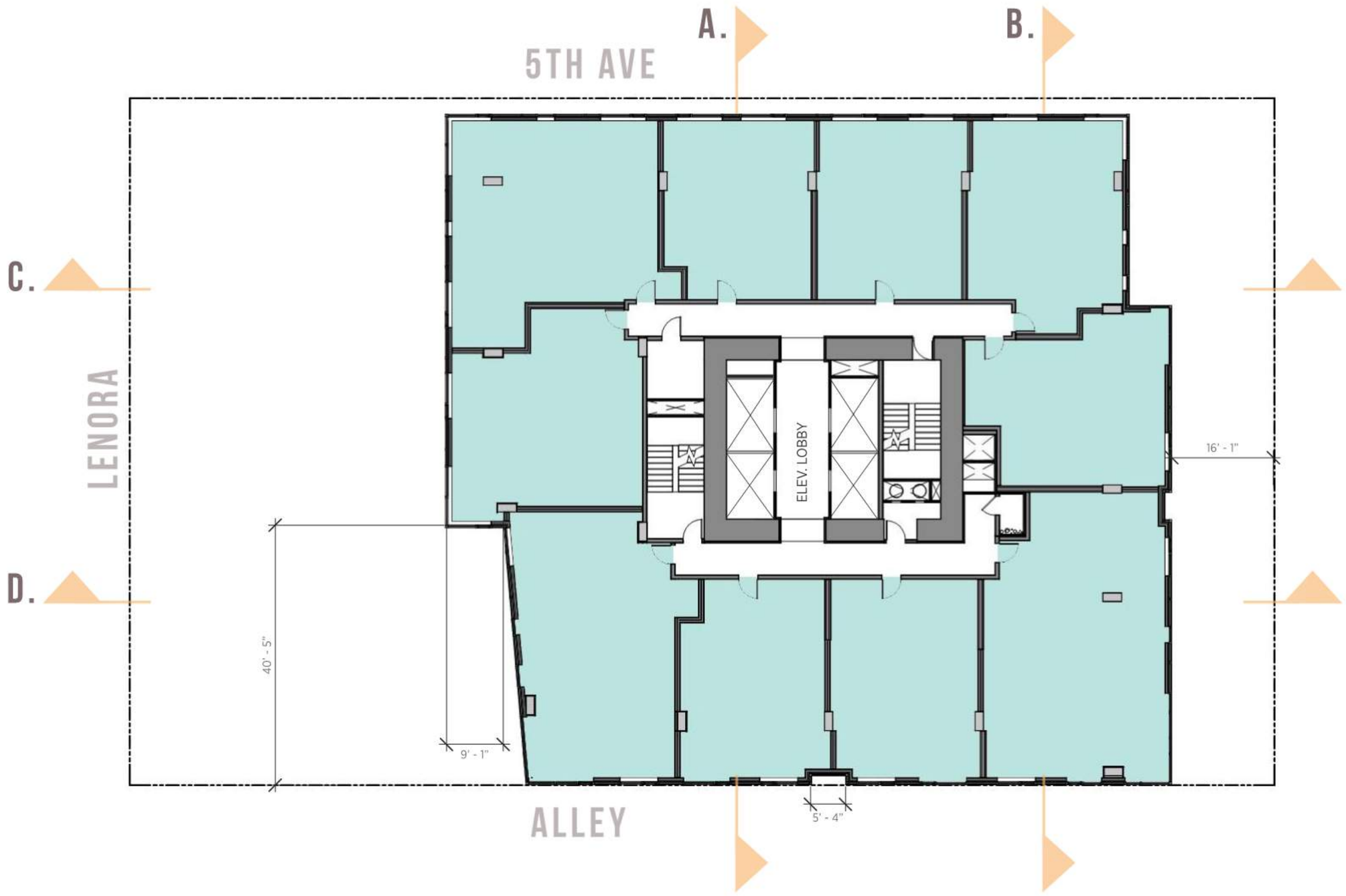
- Parking/Back of House



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- Retail/Commercial
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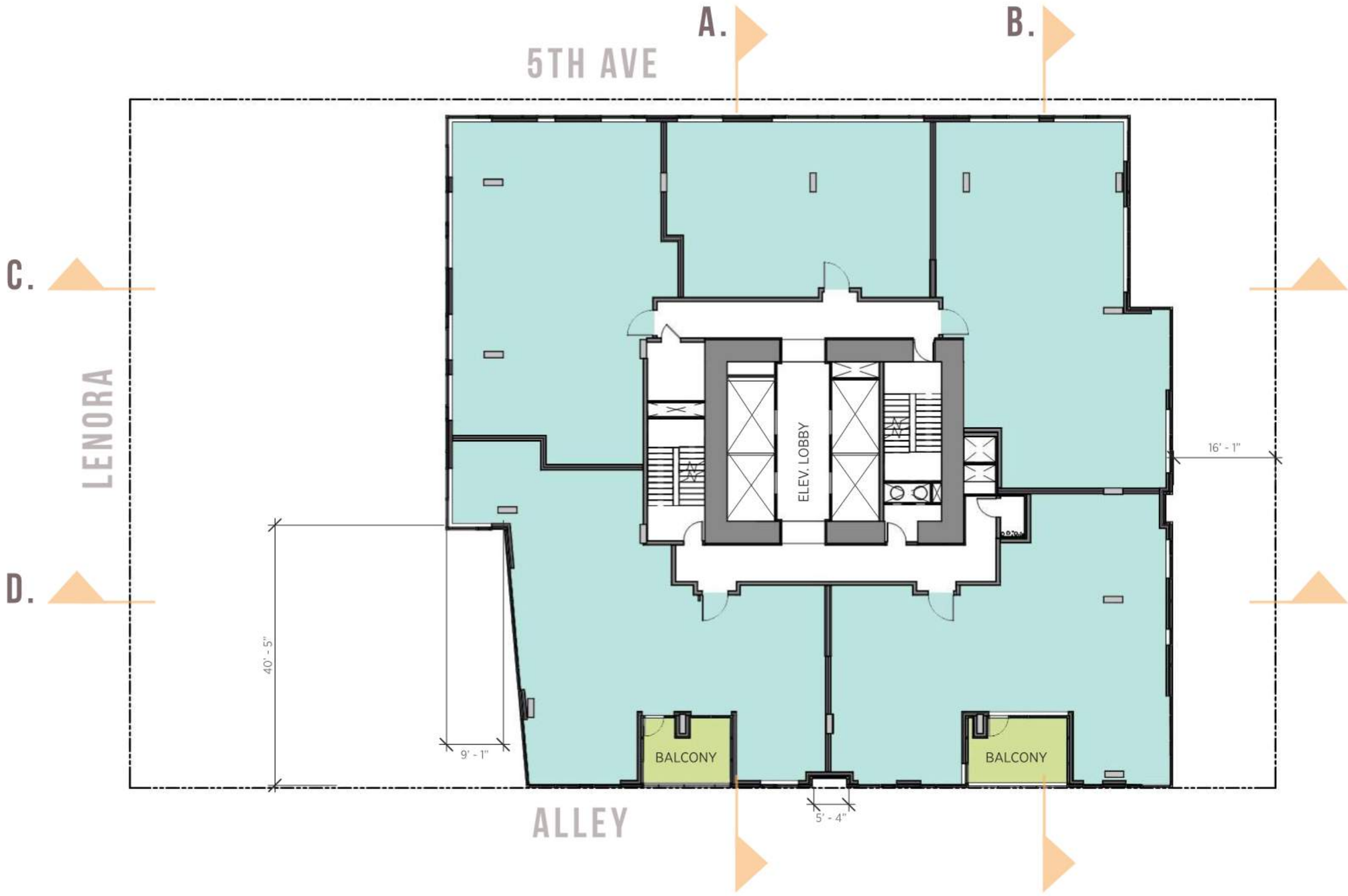

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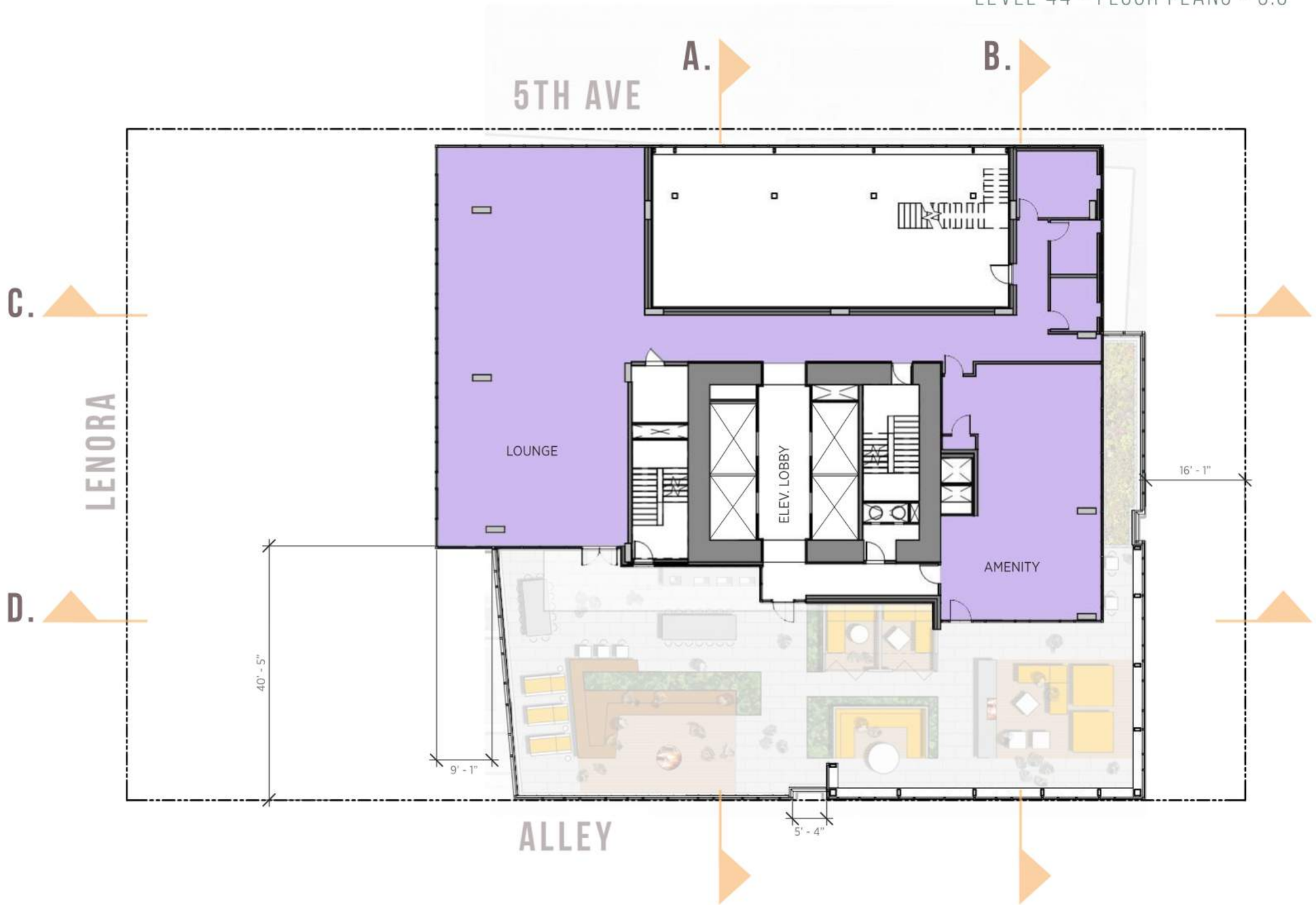
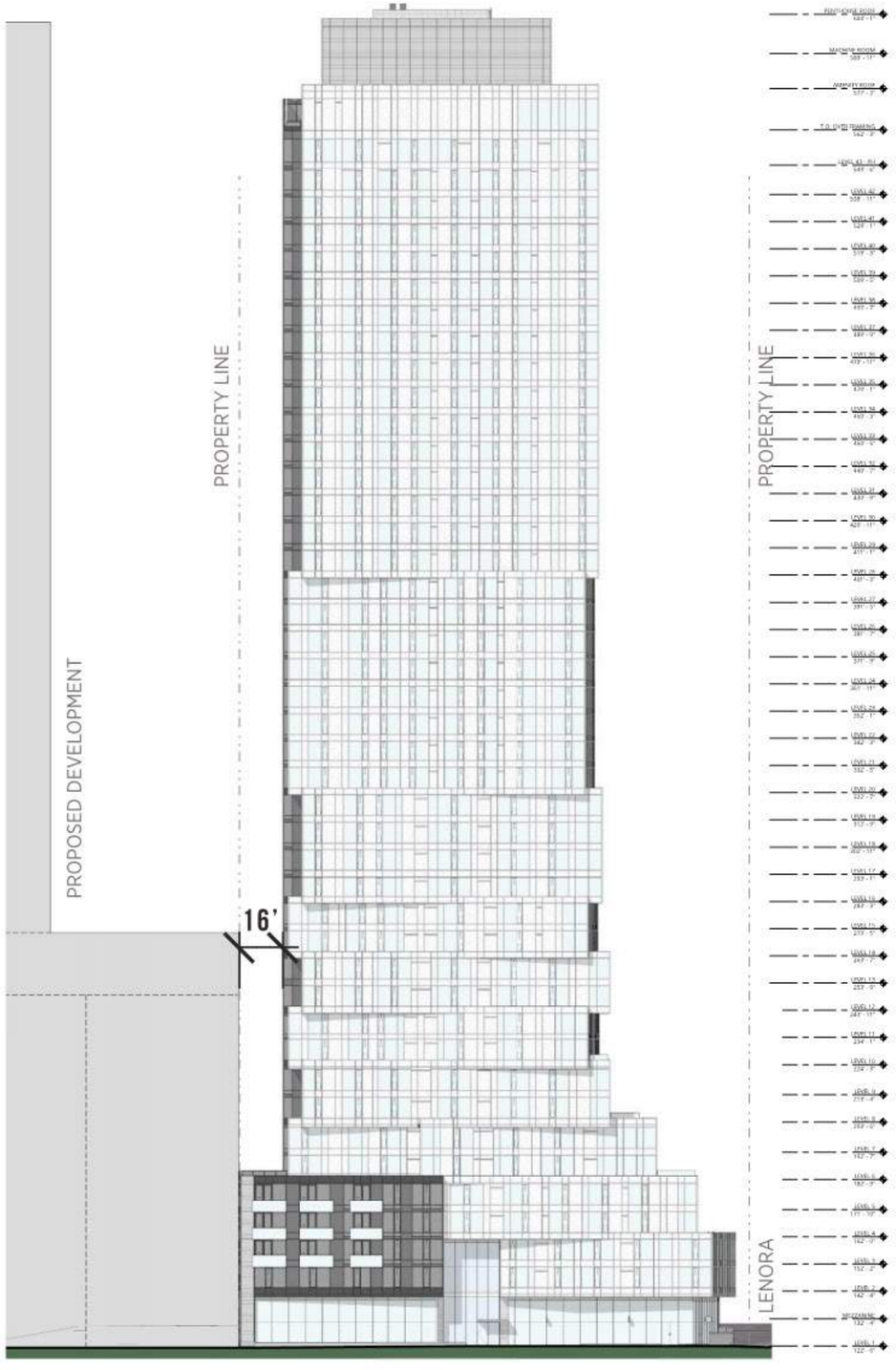
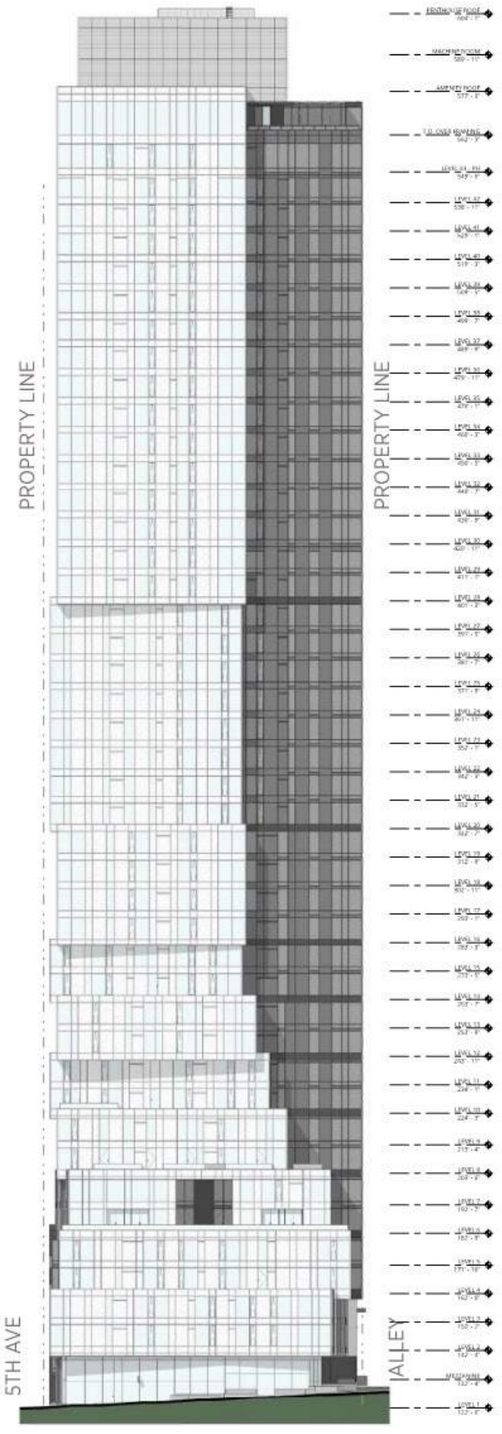


- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House

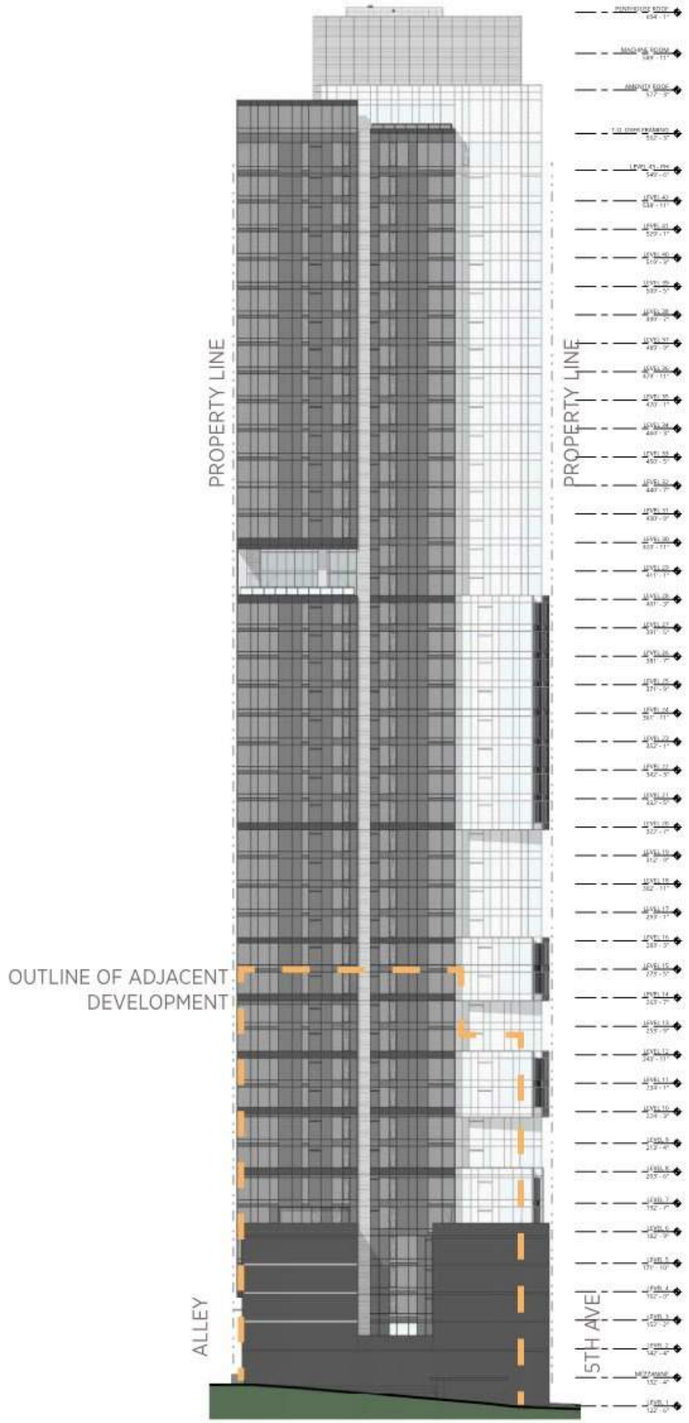
11.0 - ELEVATIONS



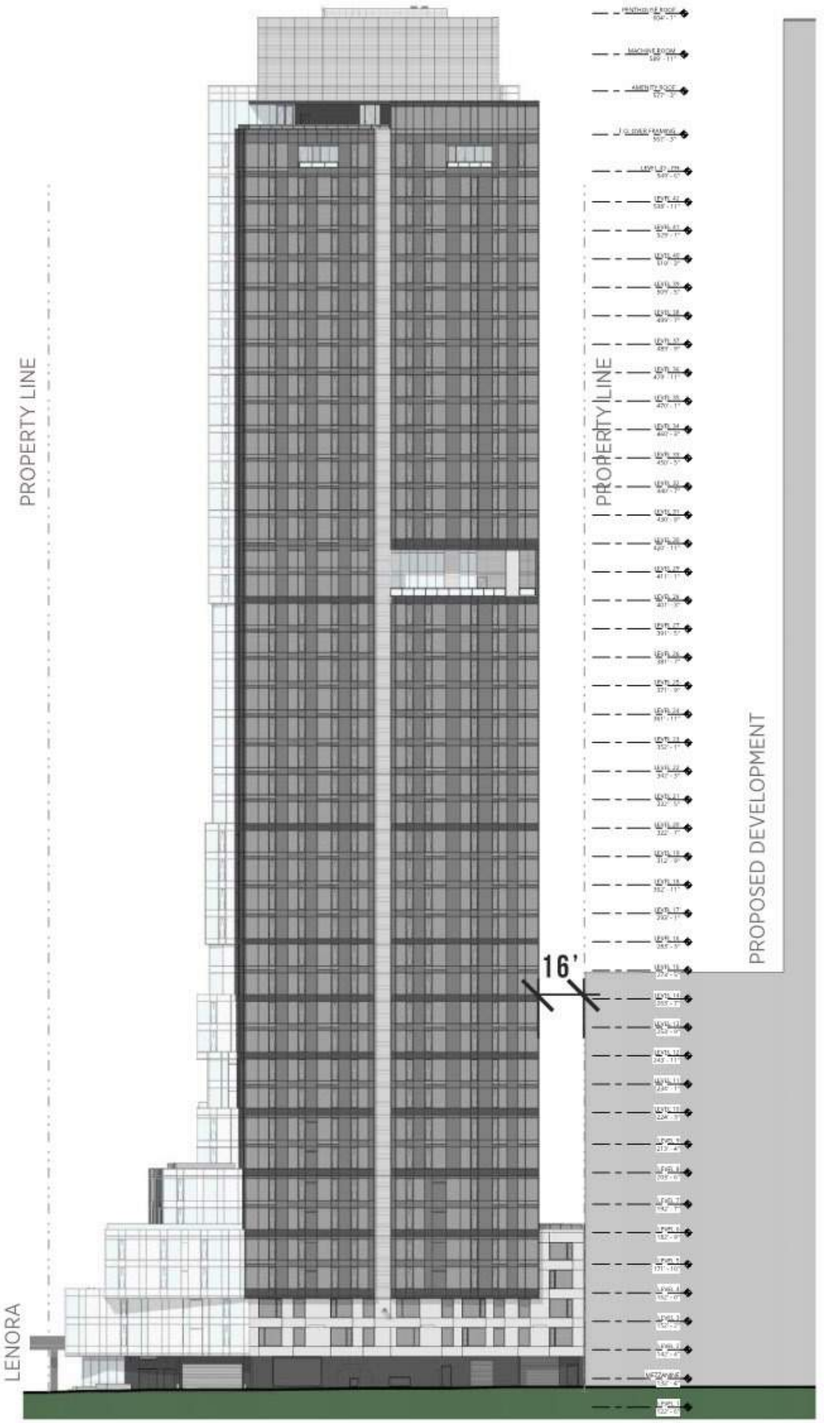
EAST



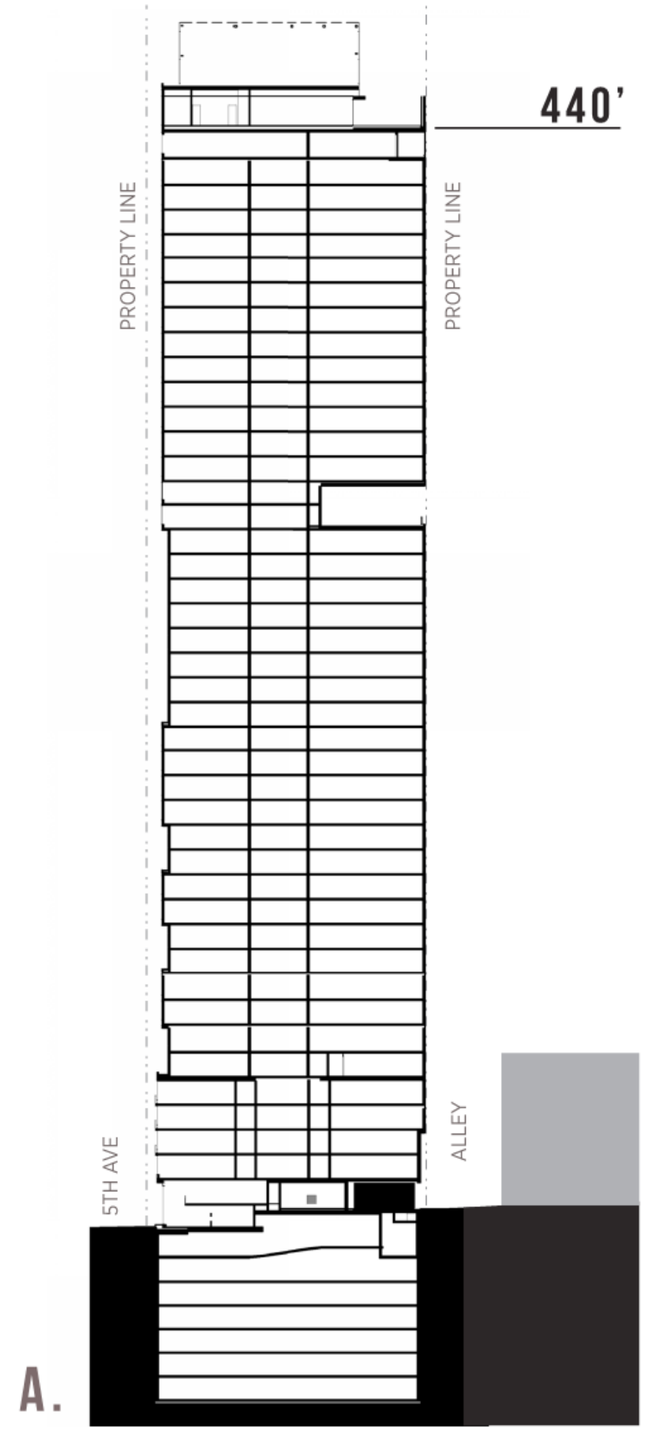
NORTH


PROPERTY LINE
PROPERTY LINE
OUTLINE OF ADJACENT DEVELOPMENT
ALLEY
15TH AVE

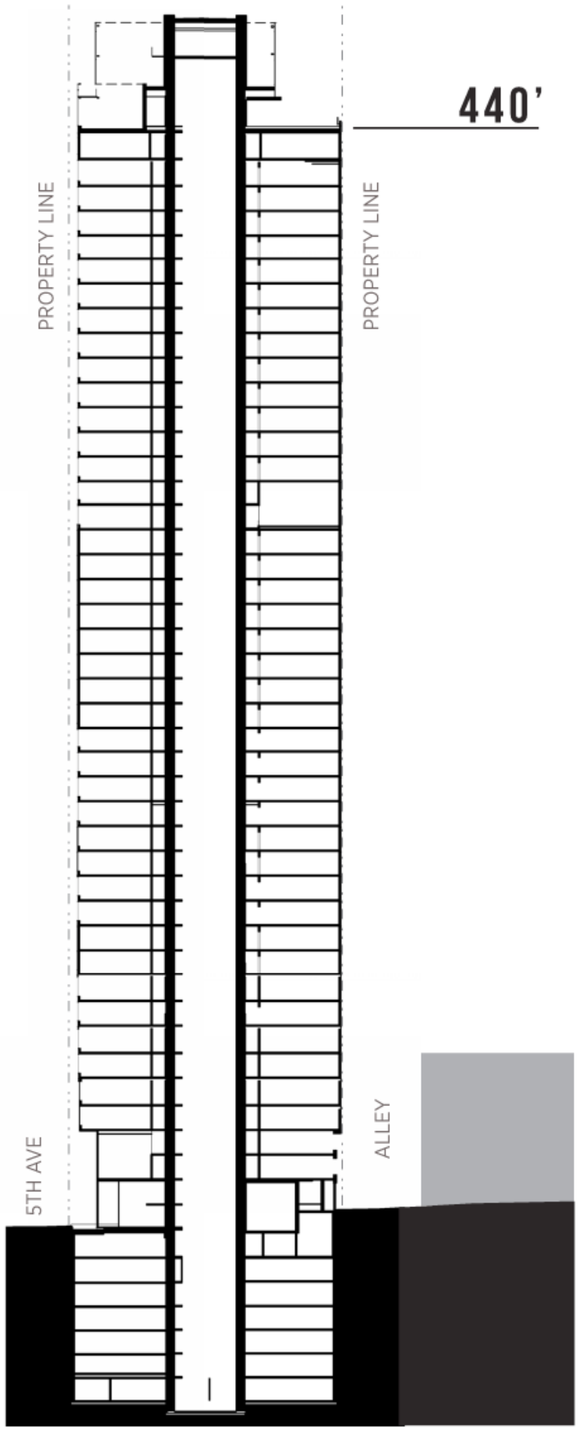
SOUTH


PROPERTY LINE
PROPERTY LINE
PROPOSED DEVELOPMENT
16'
LENORA

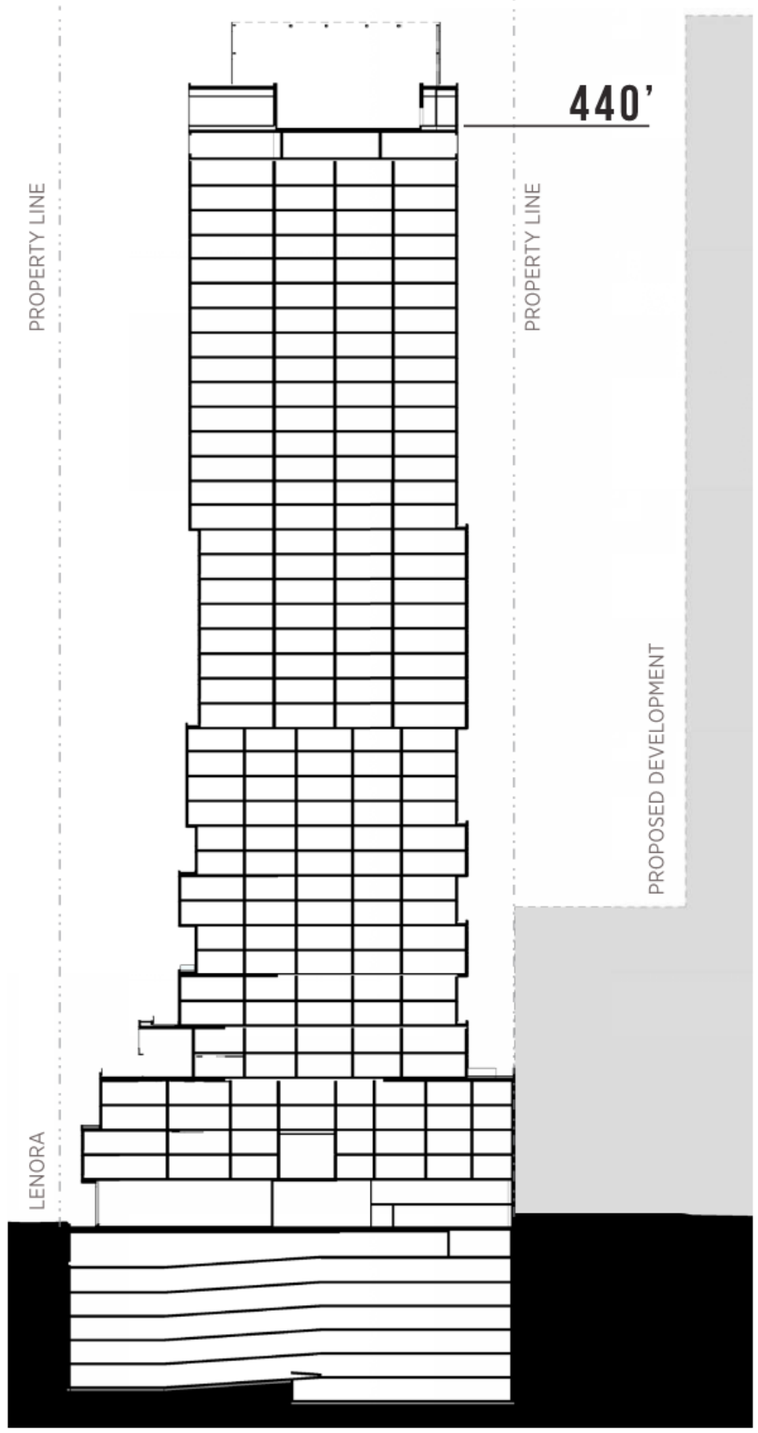
WEST


440'
PROPERTY LINE
PROPERTY LINE
5TH AVE
ALLEY

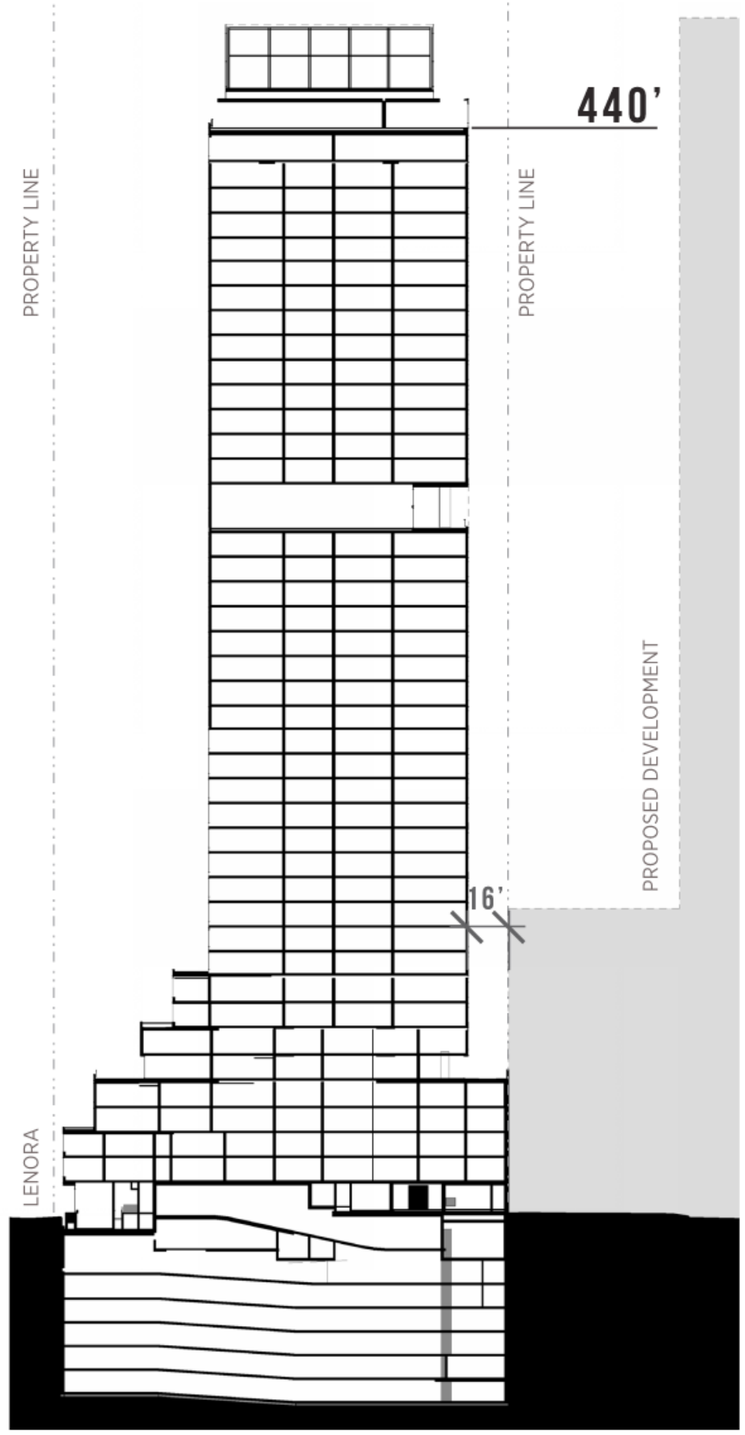
A.


440'
PROPERTY LINE
PROPERTY LINE
5TH AVE
ALLEY

B.


440’
PROPERTY LINE
PROPERTY LINE
PROPOSED DEVELOPMENT
LENORA

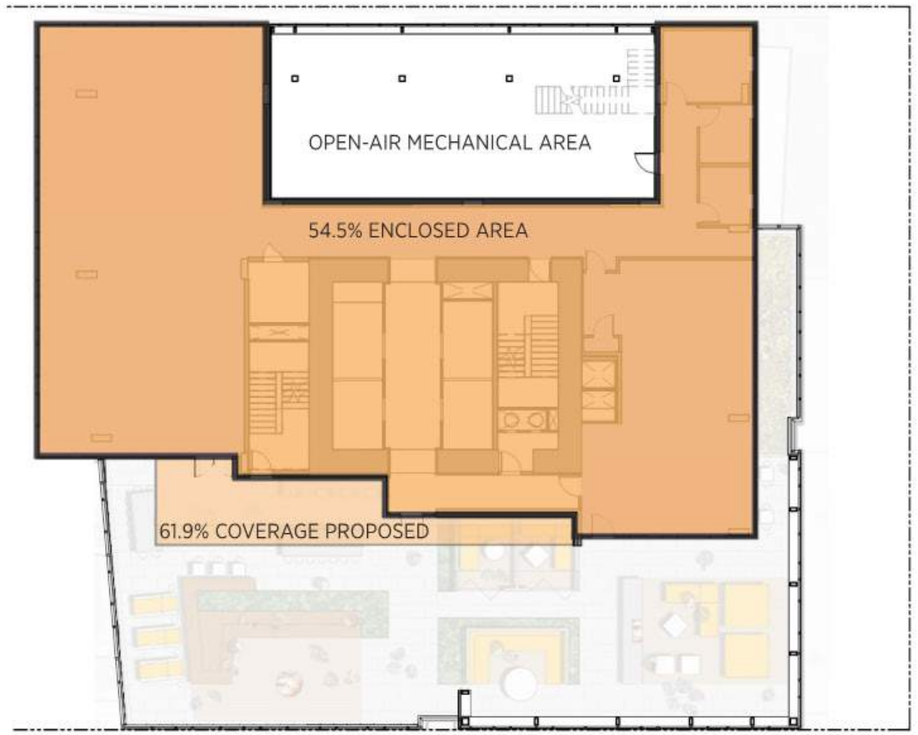
C.


440’
16’
PROPERTY LINE
PROPERTY LINE
PROPOSED DEVELOPMENT
LENORA

D.

DEPARTURE REQUEST

DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE	SUPPORTING DESIGN GUIDELINES
SMC 23.49.008.D: Certain rooftop features are permitted to exceed the allowable zoning height as long as the combined coverage of all rooftop features does not exceed 55% of the roof area subject to max. floor area limits per story per SMC 23.49.058	Request to depart from 55% rooftop coverage and instead provide 61.9% coverage to better integrate the tower top with the overall massing.	The proposed rooftop amenity design includes communal amenity spaces for residents, outdoor screened mechanical equipment area, BOH and circulation (stair and elevator penthouses) and feature roof overhang to provide covered outdoor amenity space. The intent is that the tower top appears integrated with the overall tower massing. This departure request allows the concrete core and penthouses to better integerate with the overall tower form and materiality without compromising the special rooftop feature that enhances the City Skyline. The entire penthouse/core and outdoor mechanical area will have an identical louvered screen appearance from the exterior.	A-2 Enhance the Skyline The amenity space projecting light, and feature canopy with special lighting, will provide active visual interest to the building top. This departure greatly helps unify the tower top with the overall tower form. B-4 Design a well-proportioned & unified building. The proposed design follows the guideline by enclosing the core and outdoor mechanical area behind the screen, which integrates this area with the tower form from below. This helps unify the tower massing.



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