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STEWART

EARLY DESIGN GUIDANCE 2

SDCI#3034006-EG

11.05.2019

INTERIOR DESIGN	MEP ENGINEERING	STRUCTURE	LANDSCAPE ARCHITECT	ARCHITECT	DEVELOPER
McCARTAN	RUSHING	MAGNUSSON KLEMENCIC ASSOCIATES	HEWITT	WEBER THOMPSON	LINCOLN PROPERTY COMPANY

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CONTENTS

EDG#1 PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. THREE SCHEMES

A. The Board supported the applicant's preferred scheme ("03 Refract"), agreeing that it had the most potential to appropriately respond to context and enhance the skyline. (B-1, A-2)

B. The Board found the generative idea behind this scheme ("Vortex Shedding", in response to wind loads) to be compelling but agreed that the design concept was only partially expressed in the form and that it would require further development. (B-1, A-2)

2. DESIGN CONCEPT

A. The Board agreed that the "Refract" design concept had great potential but that it was only perceptible on the west elevation. The other facades appear conventionally flat and require more development to enhance the skyline and create a unified and well-proportioned design. (A-2, A-1. B-4)

B. The Board agreed that there were many approaches to strengthening this design concept that could be successful, and asked the design team to specifically demonstrate responses to the following possibilities at the next EDG meeting:

a. Exploration of the location and size of tower chamfers and folds to increase their visual impact. (A-2, B-1)

b. Exploration of how the Refract concept could be better integrated with the base, ideally strengthening the expression of both. (B-4, A-1)

c. The Board agreed that punched openings near the top of the tower were an intriguing design component and asked the applicant to explore further options in their configuration and expression that would strengthen the design concept. (B-4, A-2)

d. Exploration of a variety of options for the roof, both as a mechanism for strengthening the design concept and as part of a well-proportioned and unified building design. The Board agreed that using the roof form to strengthen the design concept could be particularly important for the relatively weaker elevations. (A-2, B-4)

e. Exploration of the articulation, distribution and pattern of the operating windows. (B-2, B-4)

C. The Board noted that the glass selection (type, color, reflectivity) would be a critical element in the success of the design and encouraged the design team to carefully consider this choice and be prepared to demonstrate its efficacy at the Recommendation phase. (C-2, B-4)

D. The Board supported the incorporation of operating units in the glazing system, recognizing the value their different character and distinct shadow lines could have in providing texture to the facade. The Board also supported the way these operating units would create a distinct expression for the areas of residential programing. (A-1, B-2, B-1)

E. Given those residentially programmed areas, the Board noted the impact interior lighting will have on the building's night-time appearance and asked the design team to carefully consider and demonstrate a design response to this issue as the design develops. (B-4)

3. GROUND PLANE AND PEDESTRIAN EXPERIENCE

A. The Board agreed that the base expression appeared unresolved and disconnected from the larger design concept and would require further development, with consideration for how this is resolved at the alley. (D-3, C-1, C-2)

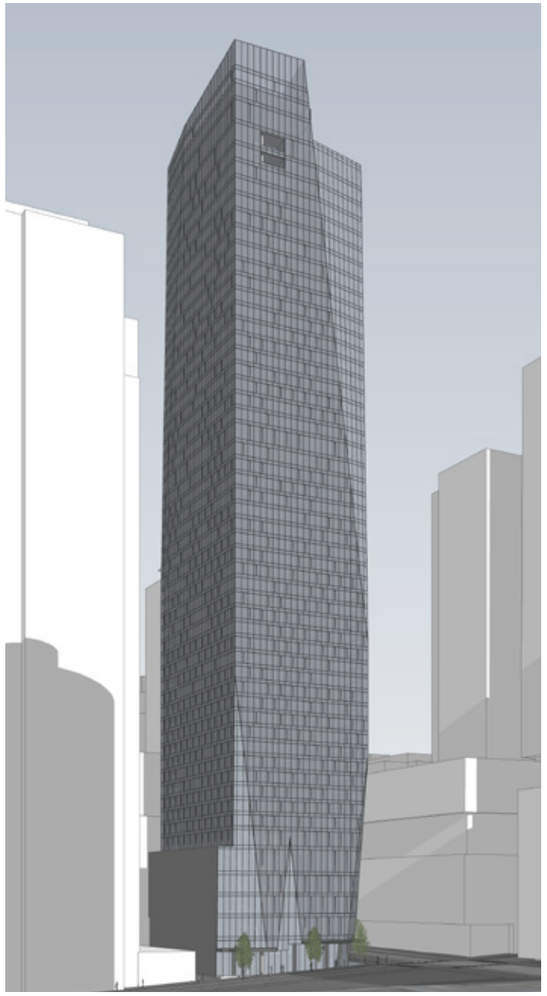
B. The Board noted how the dynamic tower massing in many of the precedents were carried completely down to grade and asked the design team to explore a similar option, ideally with the folds and chamfers from above identifying important programmatic elements at street level. (B-3, B-4)

C. The Board noted that the entrances and lobbies for the project were difficult to recognize and provided guidance to strengthen their expression. (B-4, C-4, C-1)

D. The Board supported the applicant's intent to express the overhead weather protection as a lighter element that is clearly a secondary element in the design concept. (B-4, C-1)

E. The Board noted with appreciation the precedents shown on p. 46, particularly the clear expression of the entries through large interior and exterior volumes at street level. The Board agreed that a similar solution could be appropriate to identify and strengthen the project's entrances. (C-4).

F. The Board strongly supported the proposed work on the pedestrian thoroughfare, agreeing that it would be of great benefit to all three adjacent buildings, and would expect to see a response in this project to that improved condition. (C-1, D-6)



EDG#1 - 03 Refract (Preferred Scheme)

BOARD RECOMMENDATIONS

GUIDANCE 1.A.

The Board supported the applicant's preferred scheme ("03 Refract"), agreeing that it had the most potential to appropriately respond to context and enhance the skyline.

GUIDANCE 1.B.

The Board found the generative idea behind this scheme ("Vortex Shedding", in response to wind loads) to be compelling but agreed that the design concept was only partially expressed in the form and that it would require further development.

PROJECT OBJECTIVES

The 800 Stewart tower is a 53-story, 568-unit residential building with commercial office levels and ground floor retail. Approximately 94 parking stalls proposed. Existing building to be demolished.

Takeaway's from Design Guidance

- How the tower meets the ground
- Resolution of the top of the tower and enhancing the skyline from all sides
- Resolution between "podium" (10' portion of office levels) and tower
- Creating a unified design

01 MASSING

GUIDANCE 2.A

The “Refract” design concept had great potential but that it was only perceptible on the west elevation. The other facades appear conventionally flat and require more development to enhance the skyline and create a unified and well-proportioned design. (A-2, A-1, B-4)

GUIDANCE 2.B.a

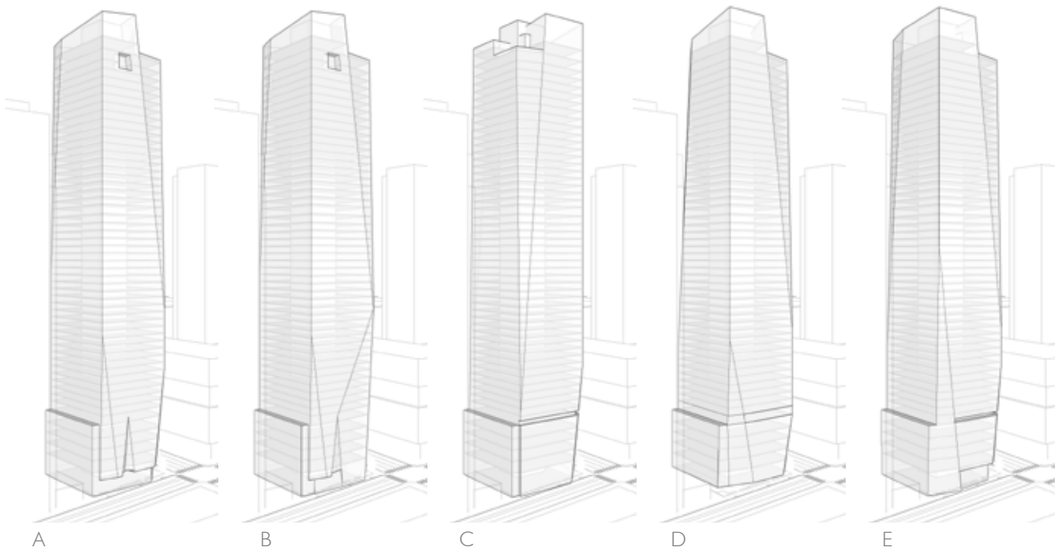
The Board agreed that there were many approaches to strengthening this design concept that could be successful, and asked the design team to specifically demonstrate responses to the following possibilities at the next EDG meeting: Exploration of the location and size of tower chamfers and folds to increase their visual impact (A-2, B-1)

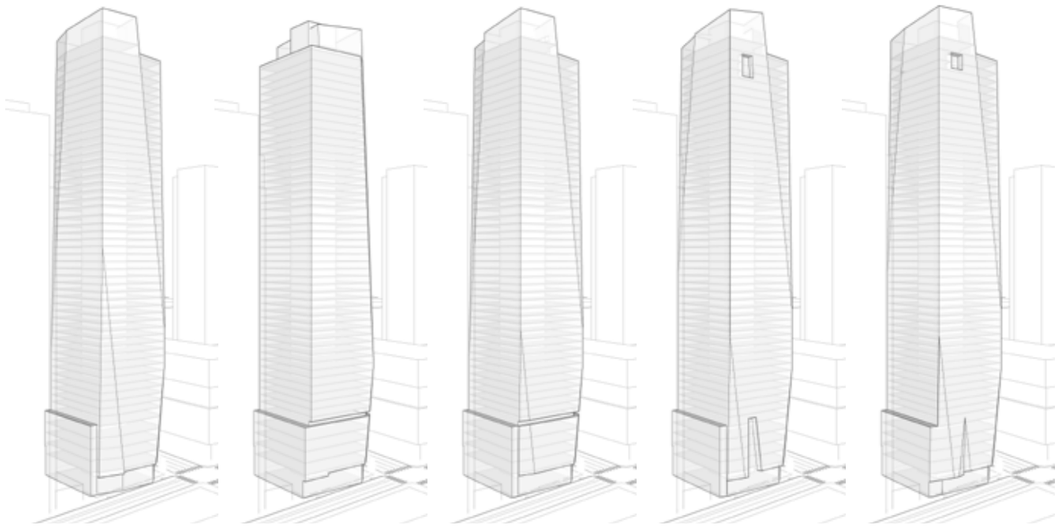
“... Given the context of surrounding neighborhood and it kind of stands out, and I think that’s a good thing, because of the highly different language for the towers there around it ... In the applicant’s word you know, minor moves they have a pretty, quite a bit of mileage for design.”

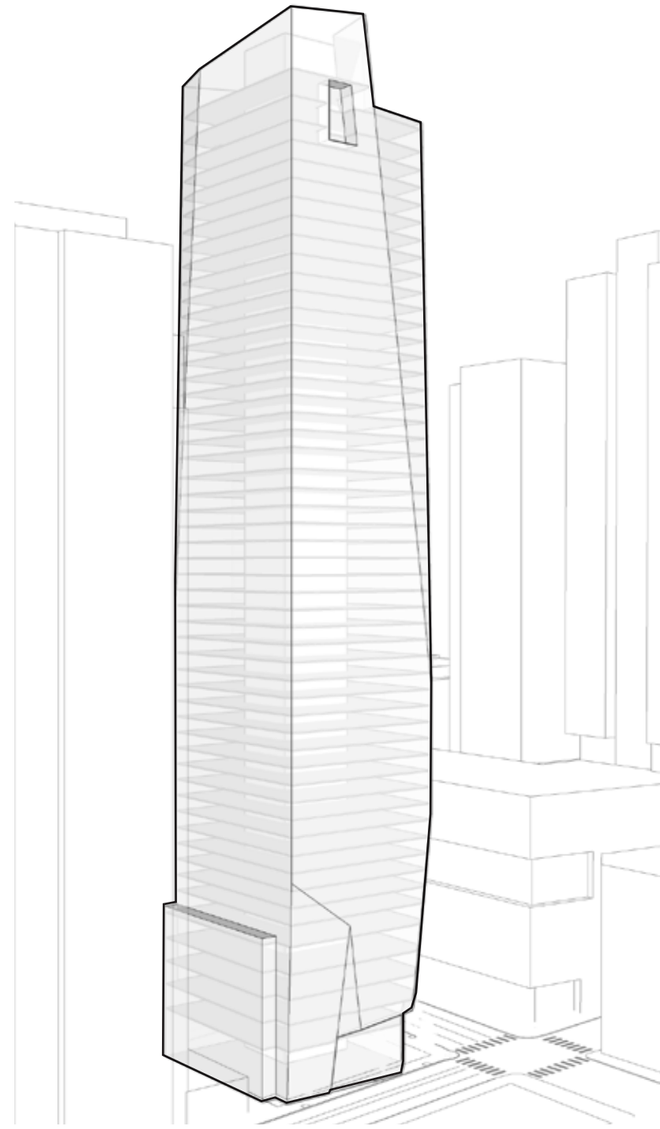
RESPONSE

The design team explored the location, proportion and size of the various chamfers and folds in the tower from all sides of the building. The chamfers have been adjusted in order to further enhance the skyline and create a more unified design. The updated massing also more adequately adheres to the design goals of narrowing the top portion of the tower creating a more pleasant and well-proportioned form as well as providing an elegant resolution at the roof. The design team is also using folds at the base of the tower to bring portions of the massing all the way to grade, further ground the design, and creating a stronger architectural expression at the Southwest corner to respond to the corner condition as well as the adjacent open space at the courthouse. The design team studied the tower massing in situ from various popular viewpoints throughout the city in order to maximize the design impact of the major massing moves.

MASSING EXPLORATIONS



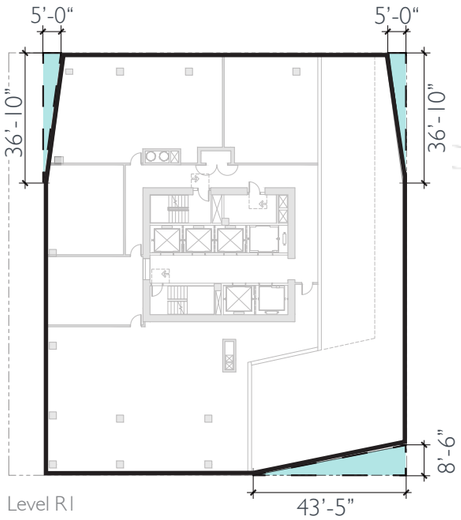




EDG#2 Proposed Design

A-1 Respond to the physical environment
B-1 Respond to the neighborhood context
B-4 Design a well-proportioned & unified building

EDG#1



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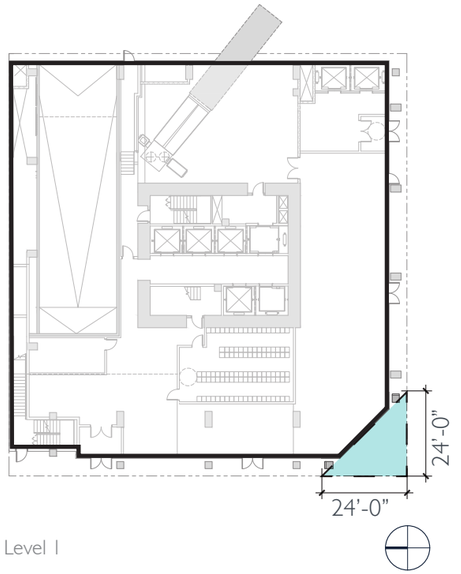
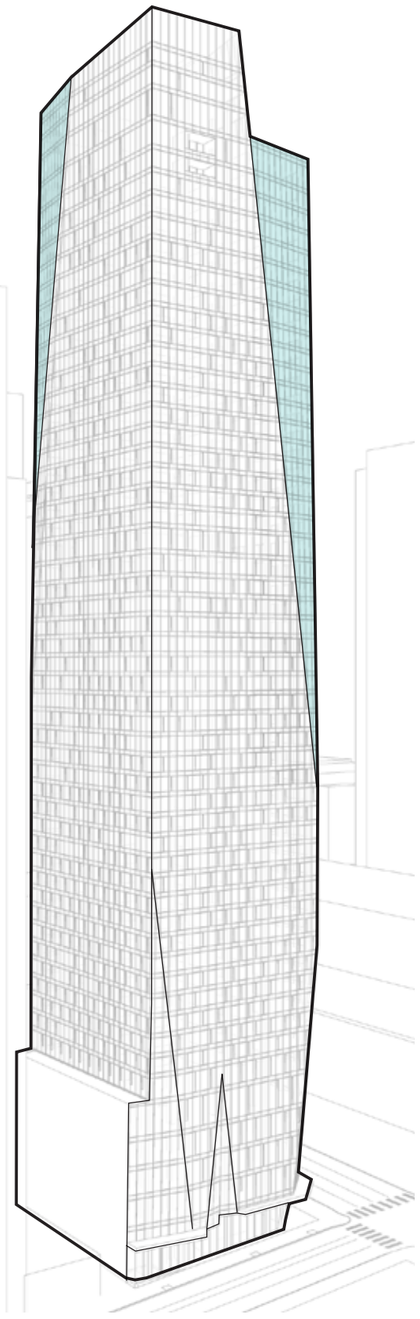
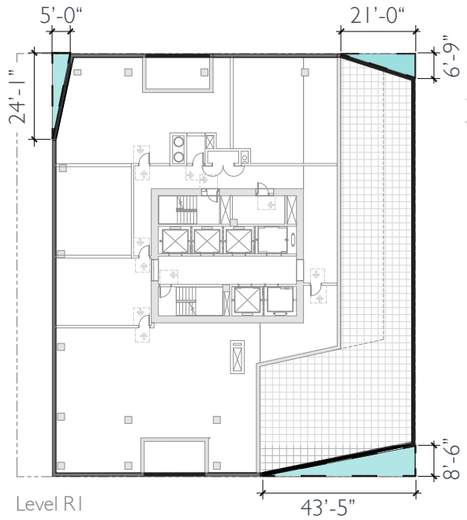


Level 1



EDG#1

EDG#2



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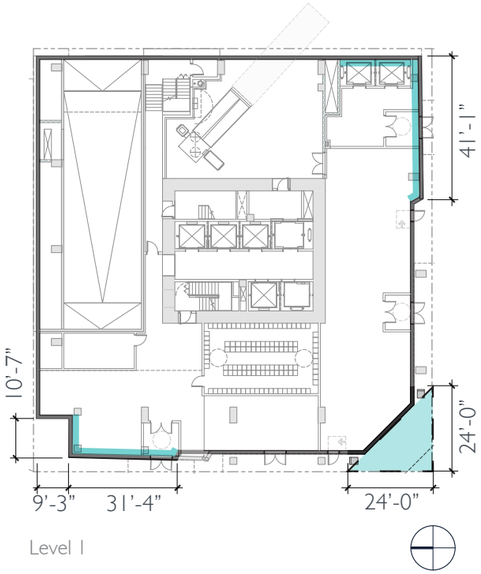
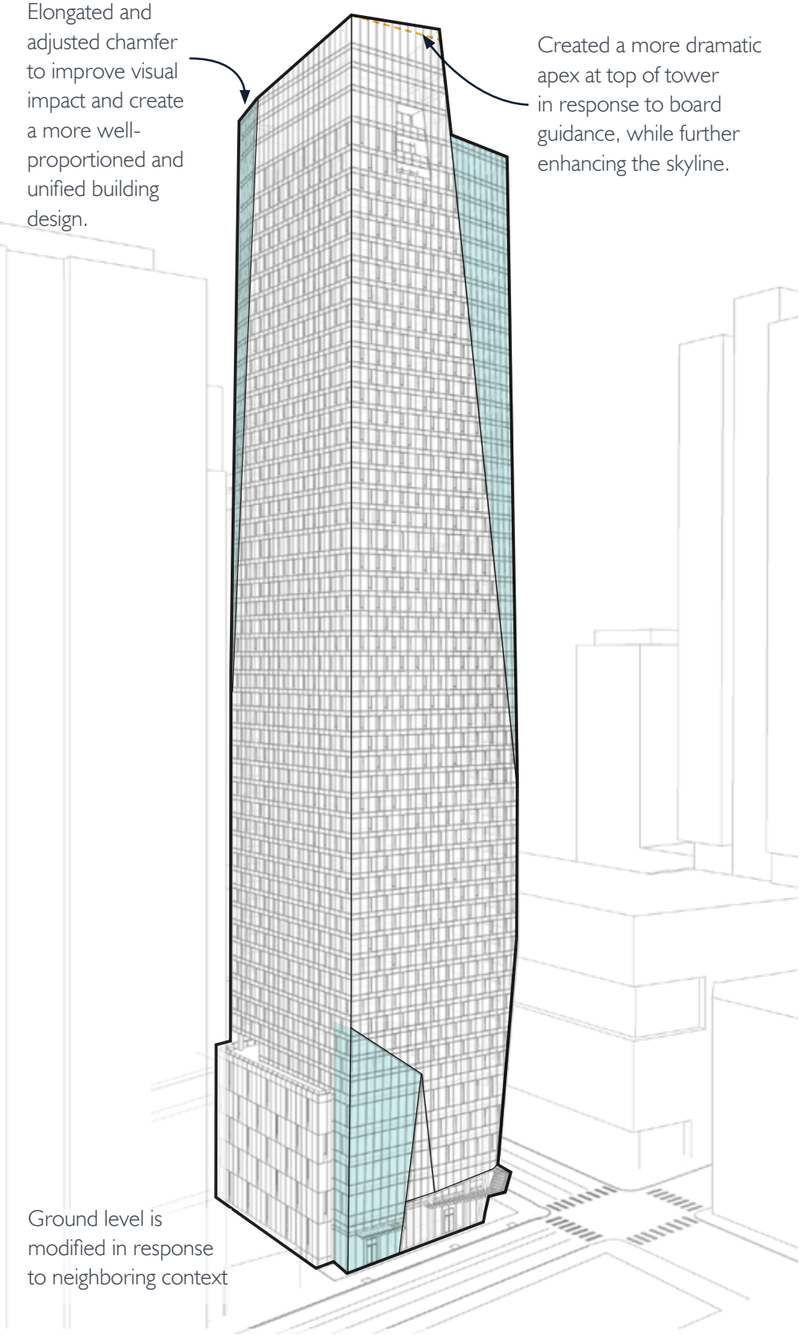


Level 1

Elongated and adjusted chamfer to improve visual impact and create a more well-proportioned and unified building design.

Created a more dramatic apex at top of tower in response to board guidance, while further enhancing the skyline.

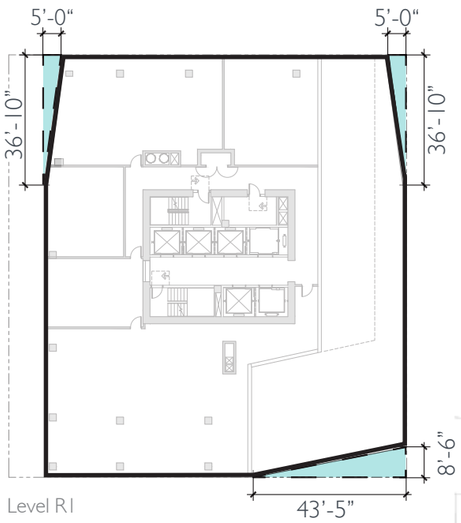


Ground level is modified in response to neighboring context

EDG#2 Proposed Design

A-1 Respond to the physical environment
B-1 Respond to the neighborhood context
B-4 Design a well-proportioned & unified building

EDG#1



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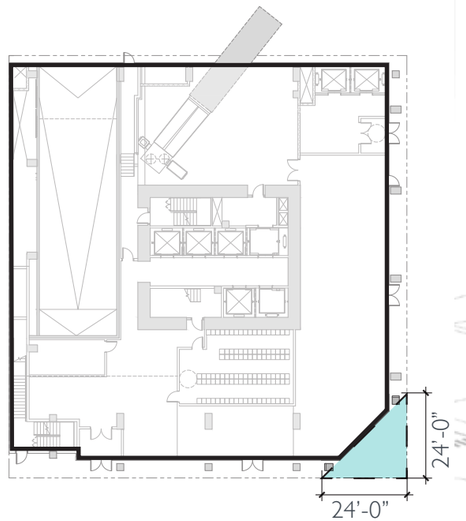

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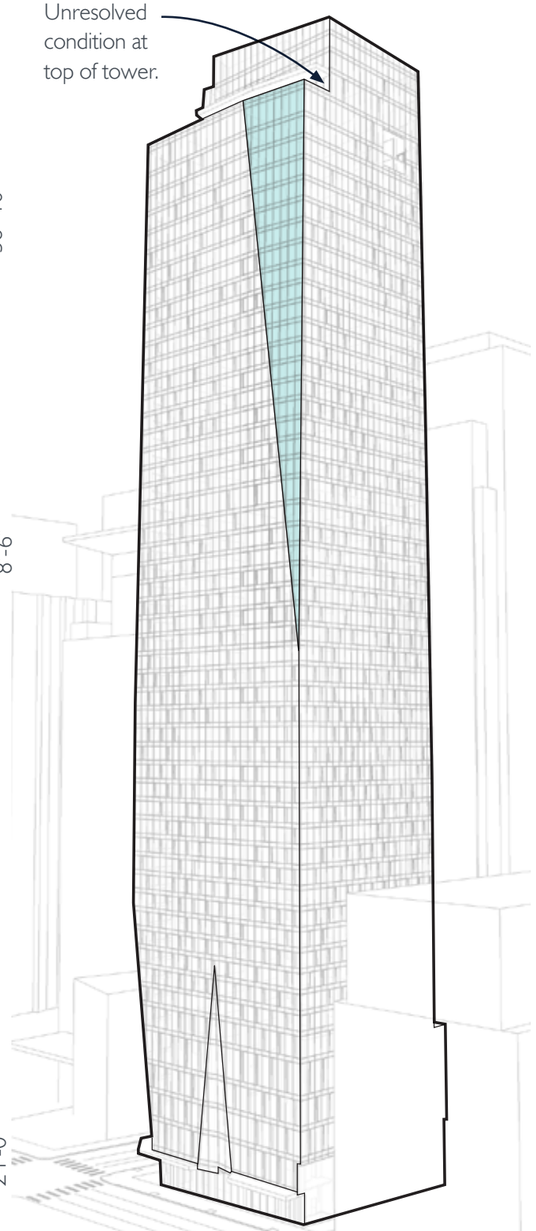
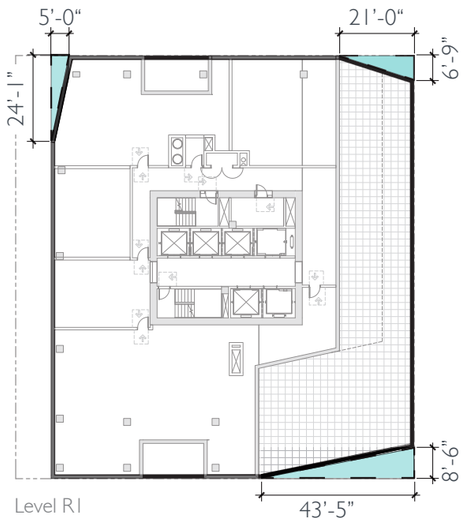


EDG#1

EDG#2



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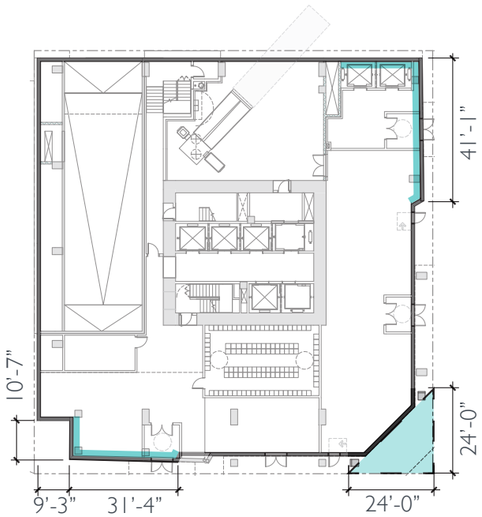

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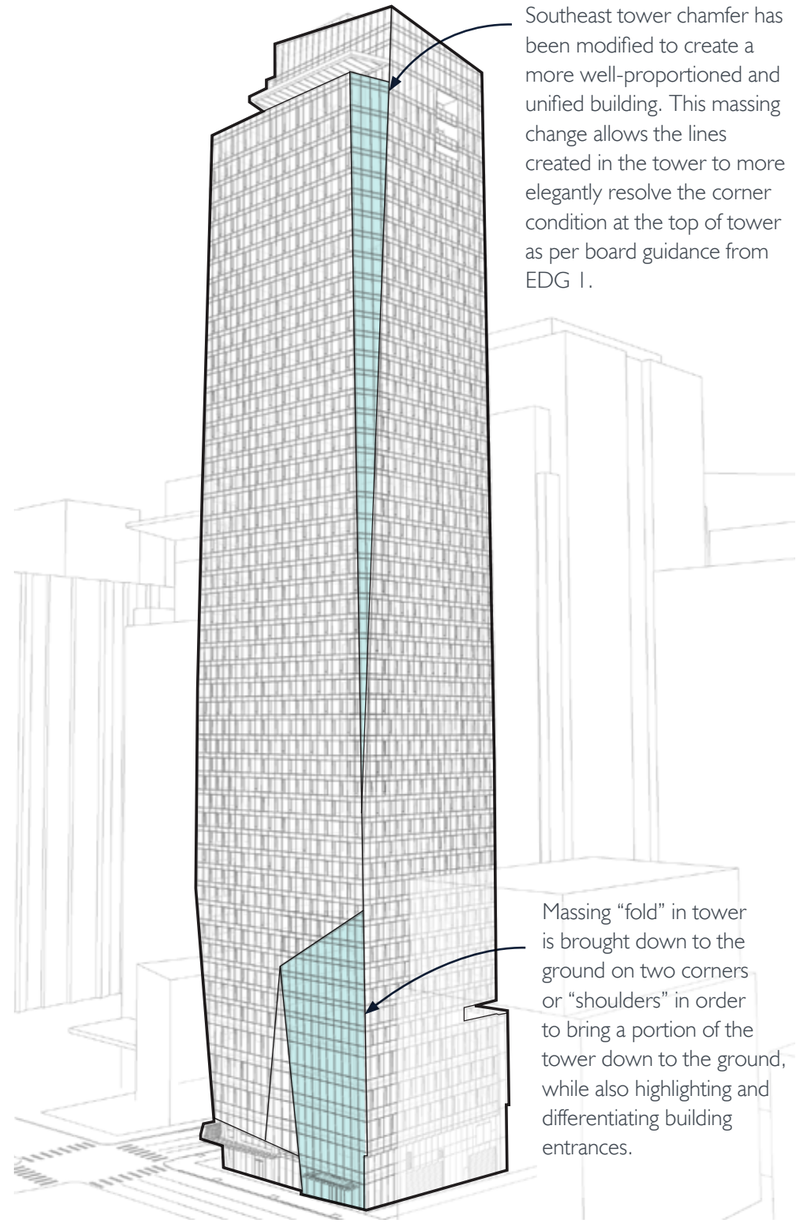
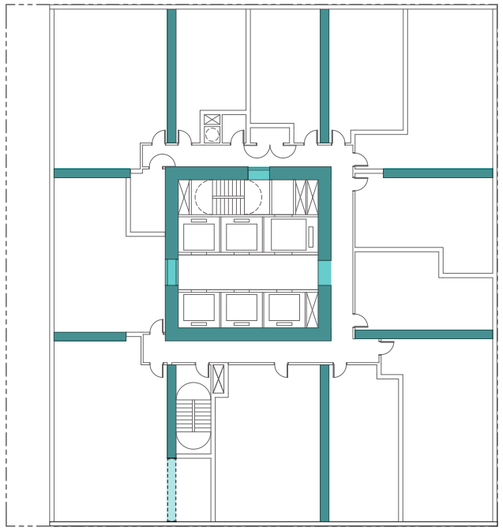
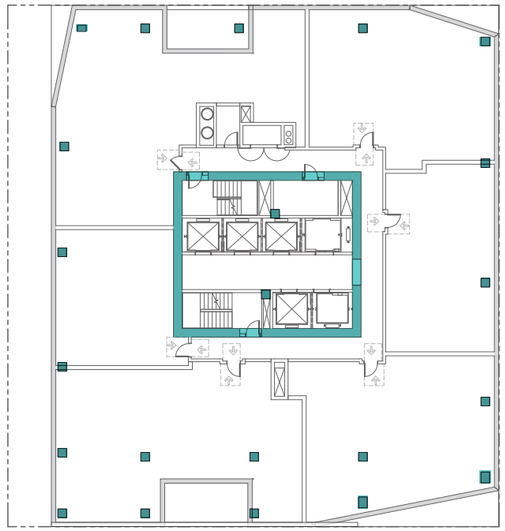


EDG#2 Proposed Design





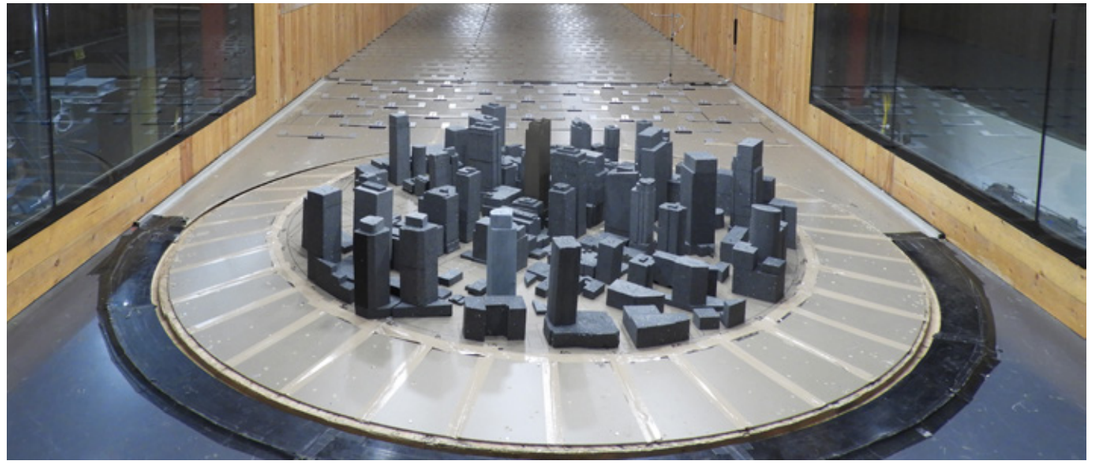
INITIAL STRUCTURAL DESIGN (DUAL FRAME)

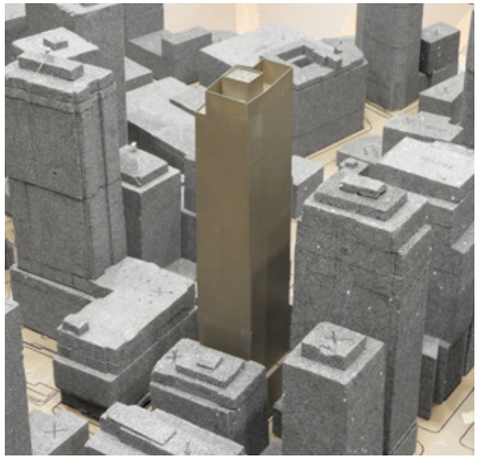
Early studies indicated a need for a secondary lateral structural system in the form of concrete outriggers in a tic tac toe board pattern up 2/3 the height of the tower. This secondary structural system is detrimental to the project's feasibility.

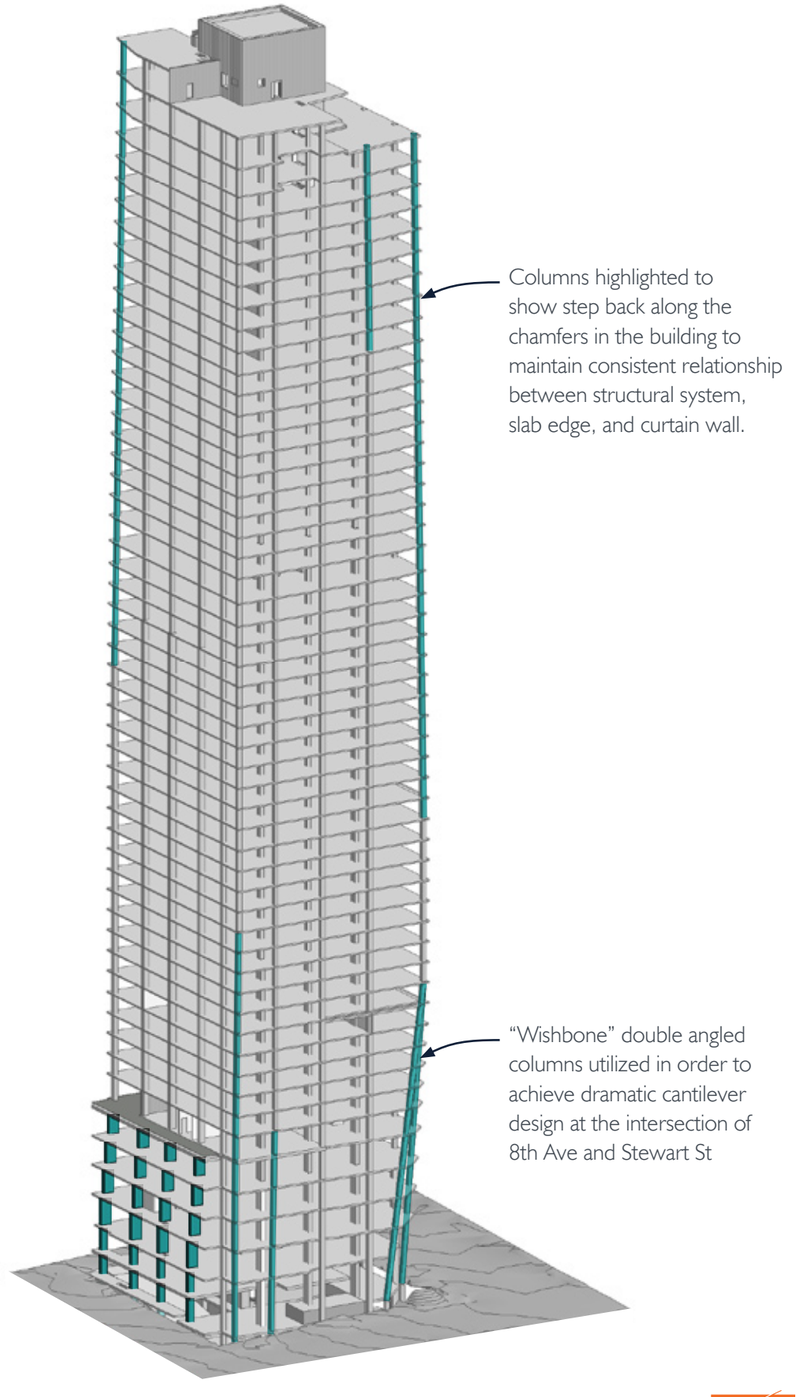
EDG#2

LEVEL 52 - RESIDENTIAL

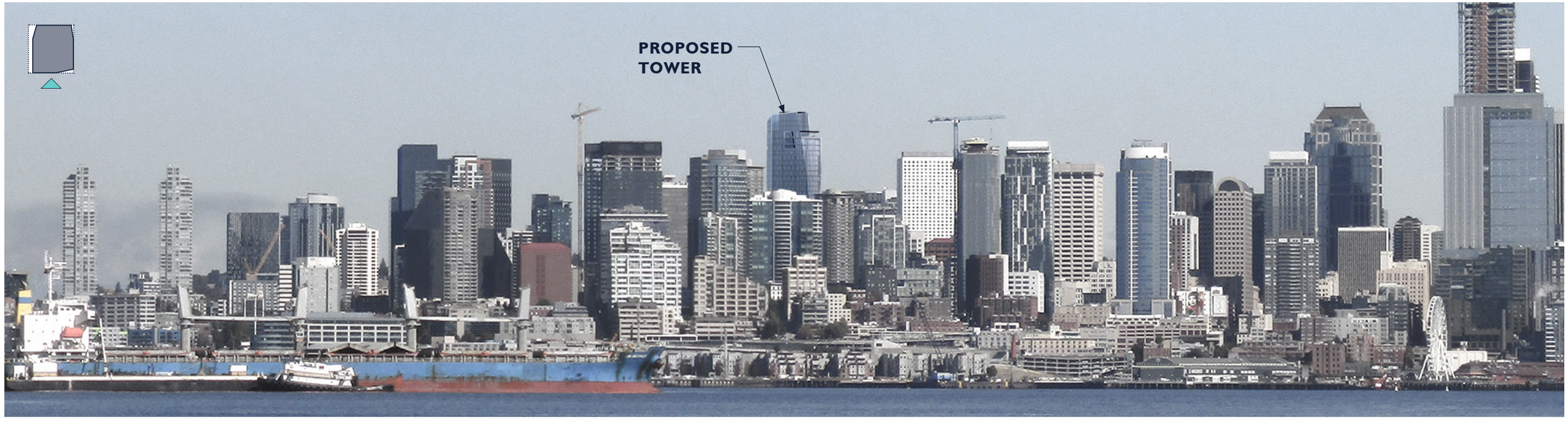
The massing / shaping of the tower has a varied cross section which is designed to be both sculptural [in an effort to break down the mass of the tower into a form that is more pleasant to the eye and softer on the skyline] and also practical in that it will provide a much higher degree of comfort to its inhabitants, thanks to the reduction of wind loads and motion that can cause discomfort.







A-1 Respond to the physical environment
A-2 Enhance the skyline



Skyline from West Seattle - Oct 2019

Skyline from Gas Works Park - Sept 2019

A-1 Respond to the physical environment
A-2 Enhance the skyline

Skyline from the Space Needle Observatory - Sept 2019

Skyline from Capitol Hill - Sept 2019

A-1 Respond to the physical environment
A-2 Enhance the skyline

Skyline from the Columbia Tower Observatory - Sept 2019

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02 PODIUM & STREETSCAPE

GUIDANCE 2.B.b
The Board agreed that there were many approaches to strengthening this design concept that could be successful, and asked the design team to specifically demonstrate responses to the following possibilities at the next EDG meeting: Exploration of how the Refract concept could be better integrated with the base, ideally strengthening the expression of both. (B-4, A-1)

GUIDANCE 3.A
The Board agreed that the base expression appeared unresolved and disconnected from the larger design concept and would require further development, with consideration for how this is resolved at the alley. (D-3, C-1, C-2)

GUIDANCE 3.B
The Board noted how the dynamic tower massing in many of the precedents were carried completely down to grade and asked the design team to explore a similar option, ideally with the folds and chamfers from above identifying important programmatic elements at street level. (B-3, B-4)

"We were supportive of the applicant's concept to keep them [the canopies] light and have the massing of the building itself come down to the street."

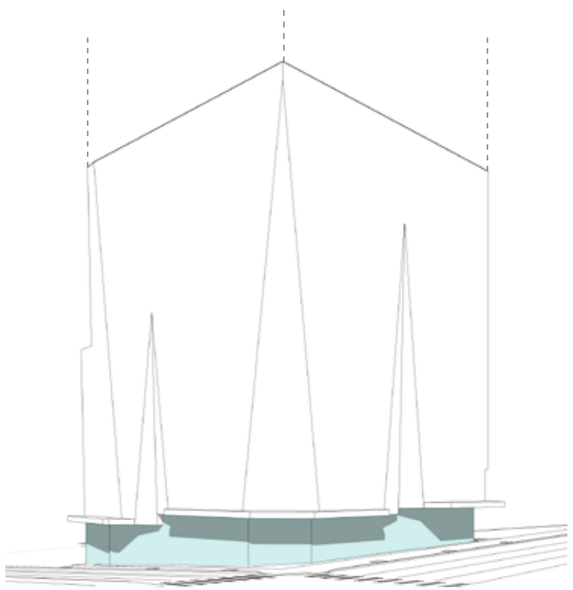
RESPONSE
The design team has modified the design in order to bring the "shoulders", and deeply inset the tower down to grade, allowing the Southwest corner to be elevated creating a strong architectural expression and urban response. This massing change accomplishes several goals: First it grounds the design by physically bringing a portion of the tower down to the ground. Second it contrasts against the elevated Southwest corner creating a stronger architectural expression. Third it further differentiates and reinforces building entrances and programmatic uses – the massing shifts in plane between residential, retail and office entrances.

The design team also studied the relationship between the major tower massing and the 10' "podium" on the North end of the site. The design team pushed this secondary massing element back so that the tower form may be more proud and come down to the ground.

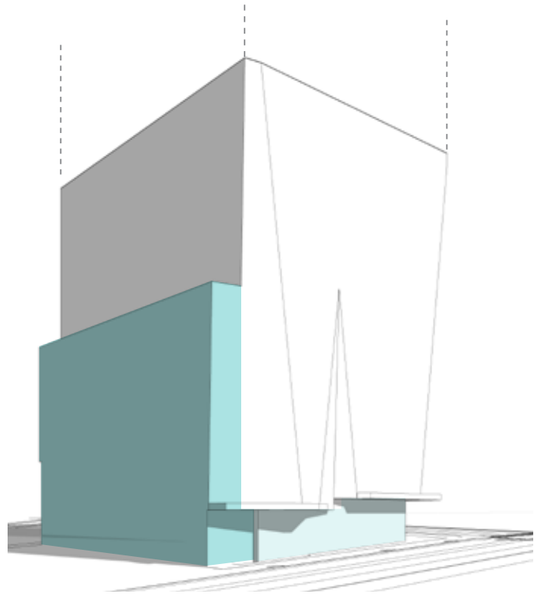
Additionally, the design team studied the material expression at the alley and resolved the various material elements in line with the practical need for alley services.

PODIUM MASSING RESPONSE DIAGRAM

EDG#1

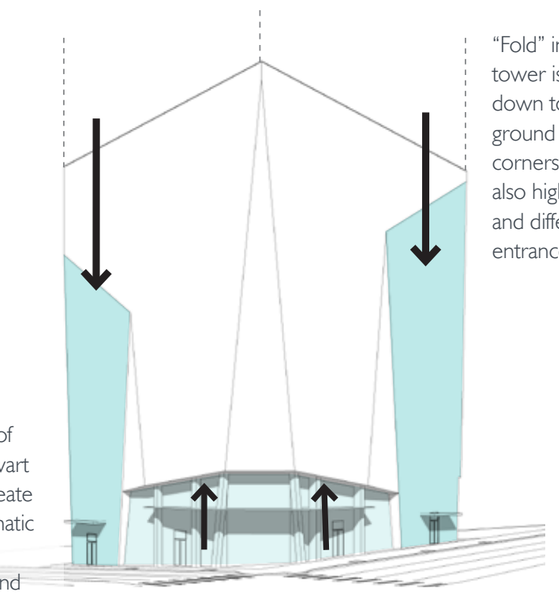


Southwest



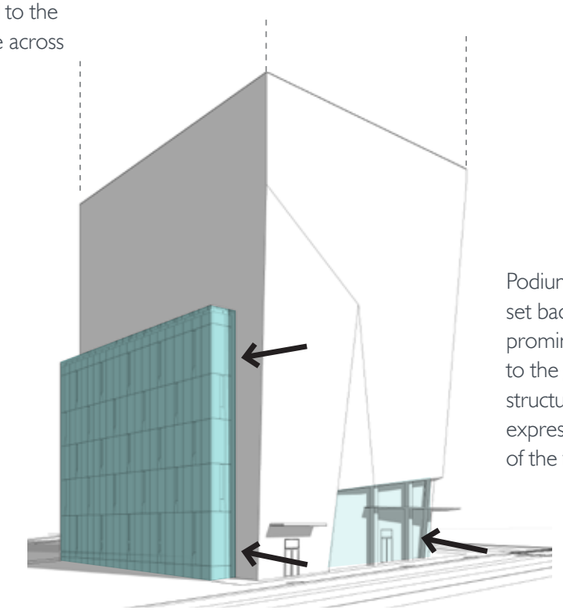
Northwest

EDG#2



"Fold" in the tower is brought down to meet the ground on two corners, while also highlighting and differentiating entrances.

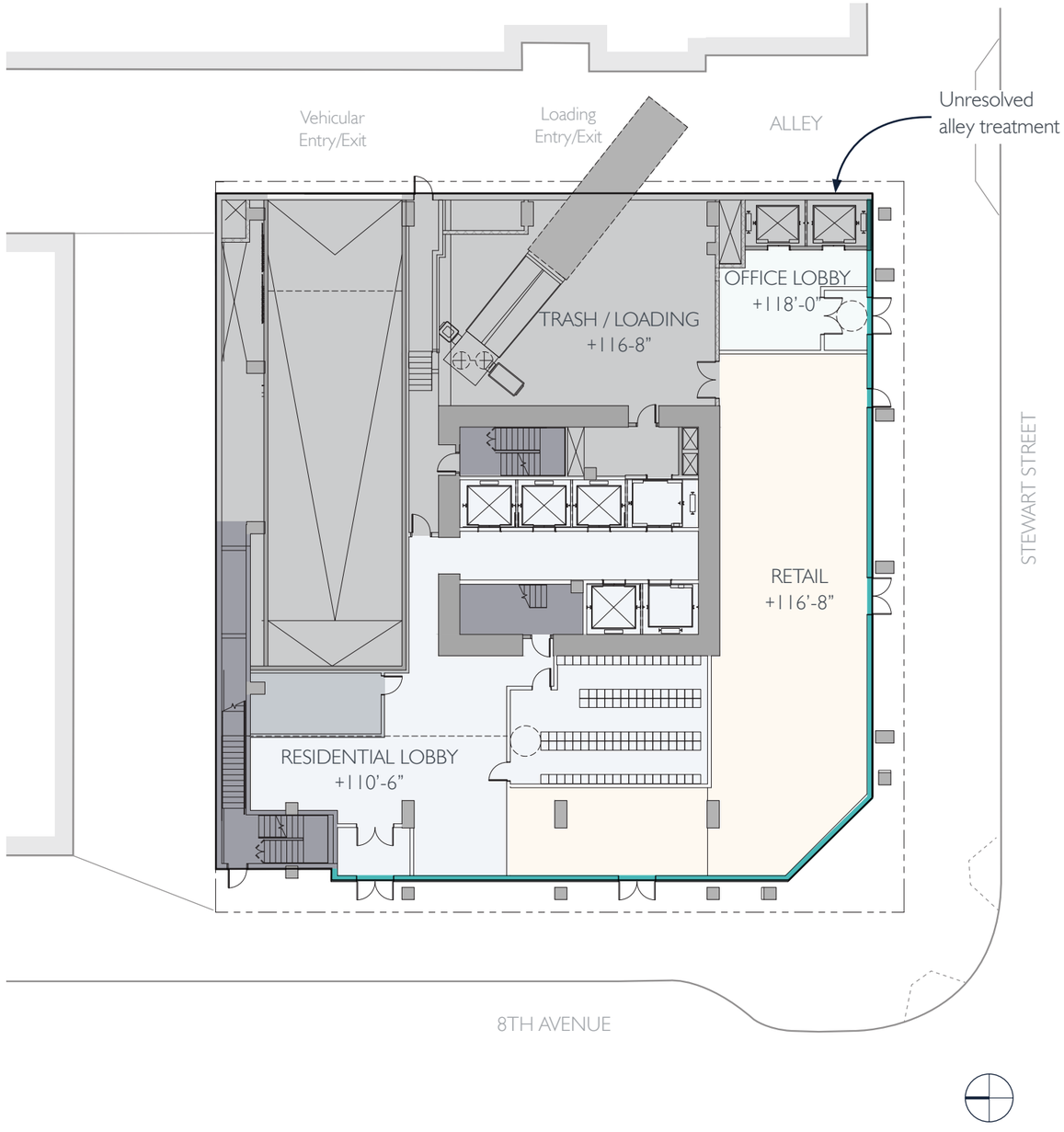
The corner of 8th and Stewart is lifted to create a more dramatic architectural expression and to respond to the open space across the street



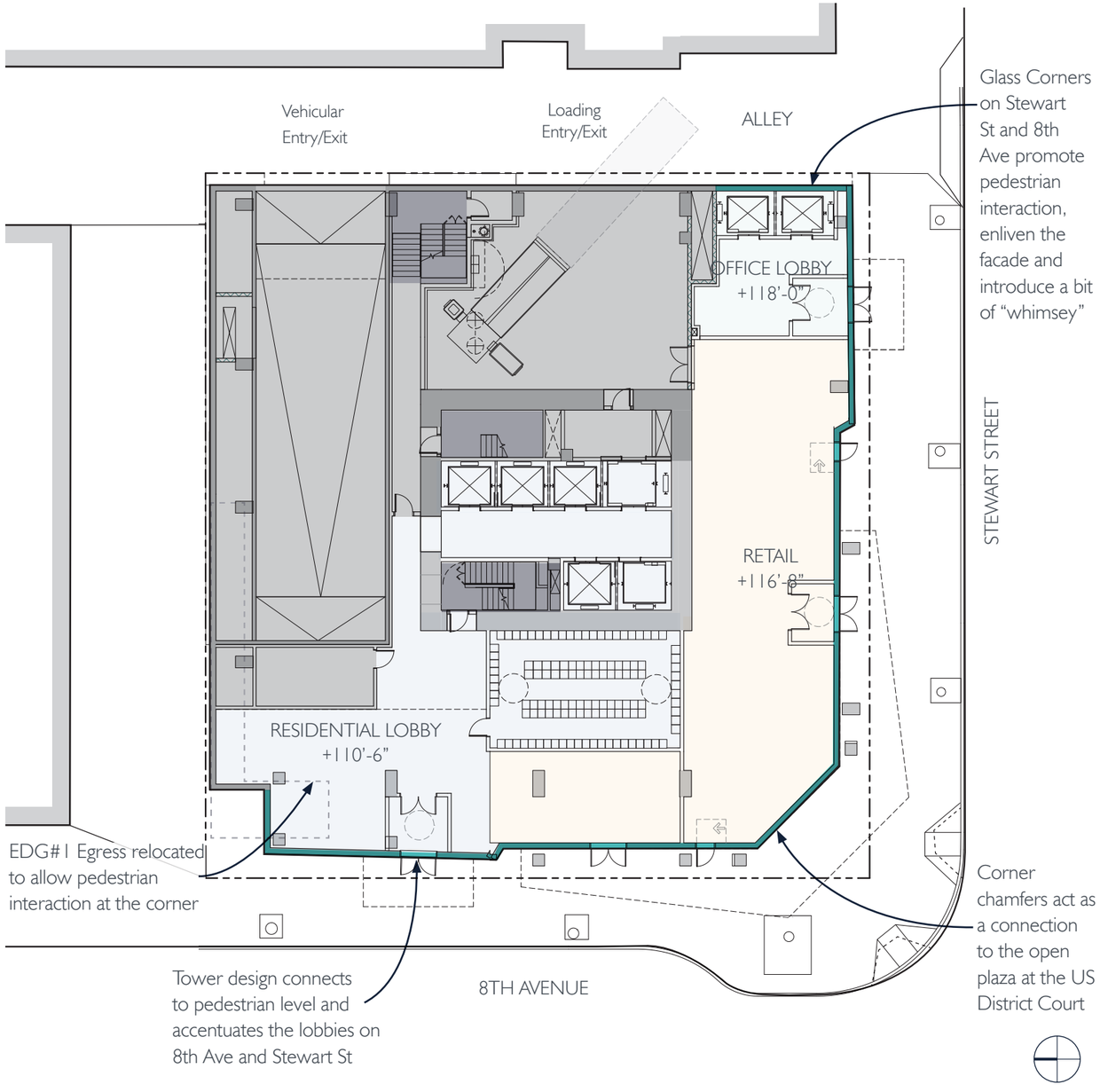
Podium wall set back to give prominence to the glass structure and to express corner of the tower

B-3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area
C-1 Promote Pedestrian Interaction

EDG#1

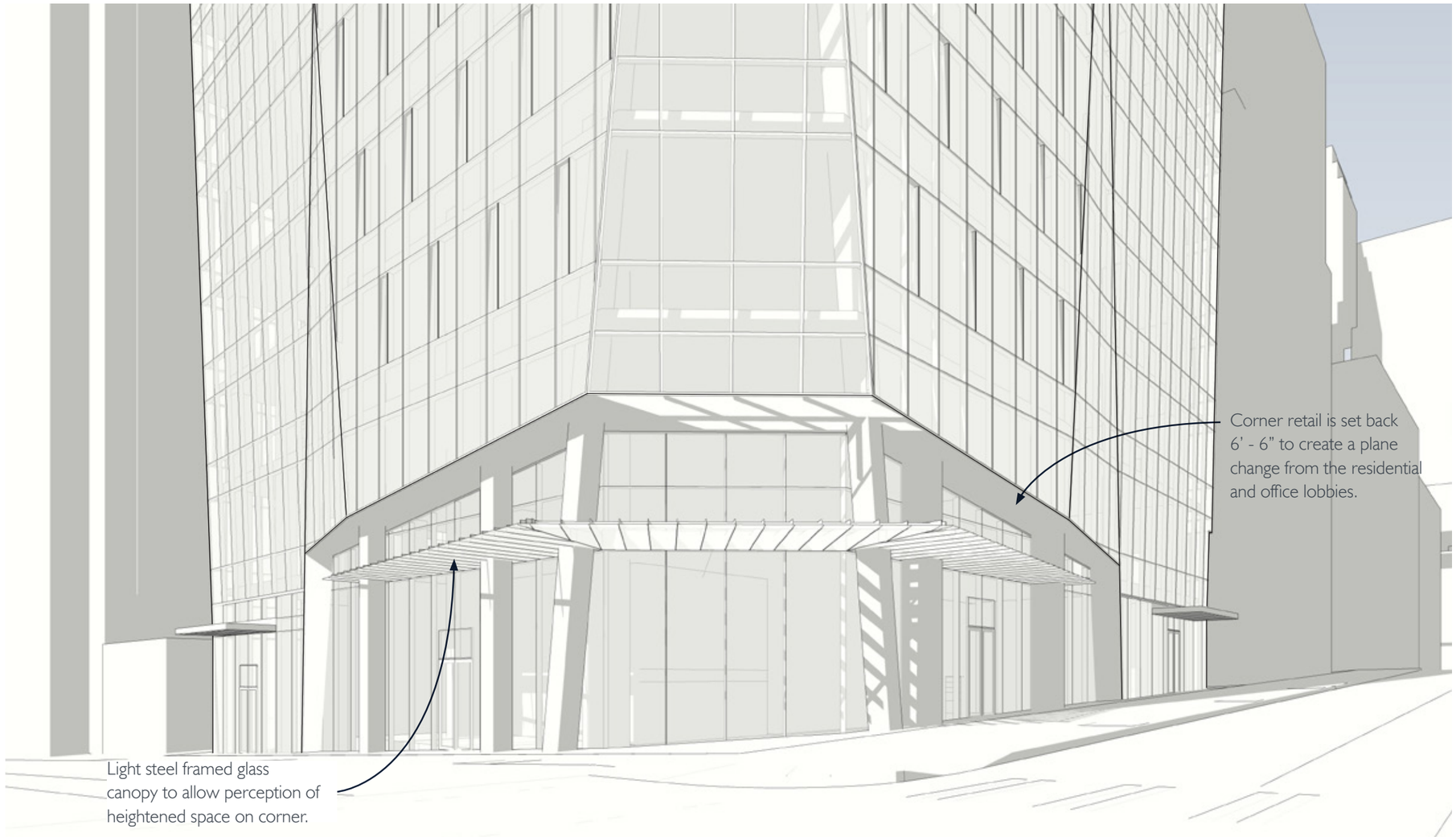


EDG#2



B-3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area
B-4 Design a Well-Proportioned & Unified Building

C-1 Promote Pedestrian Interaction
C-2 Design Facades of Many Scales
D-3 Provide Elements that Define the Place



B-3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area
B-4 Design a Well-Proportioned & Unified Building
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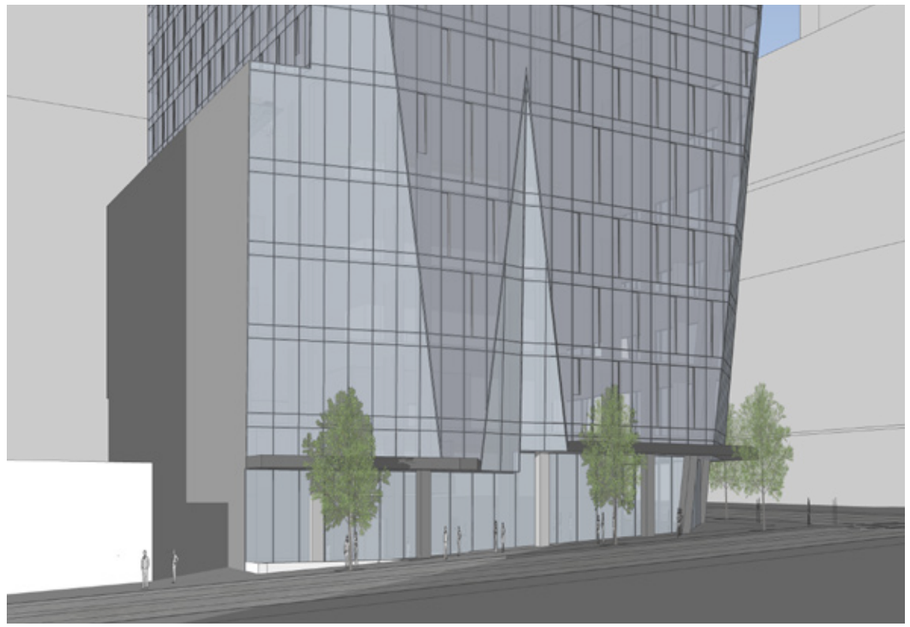
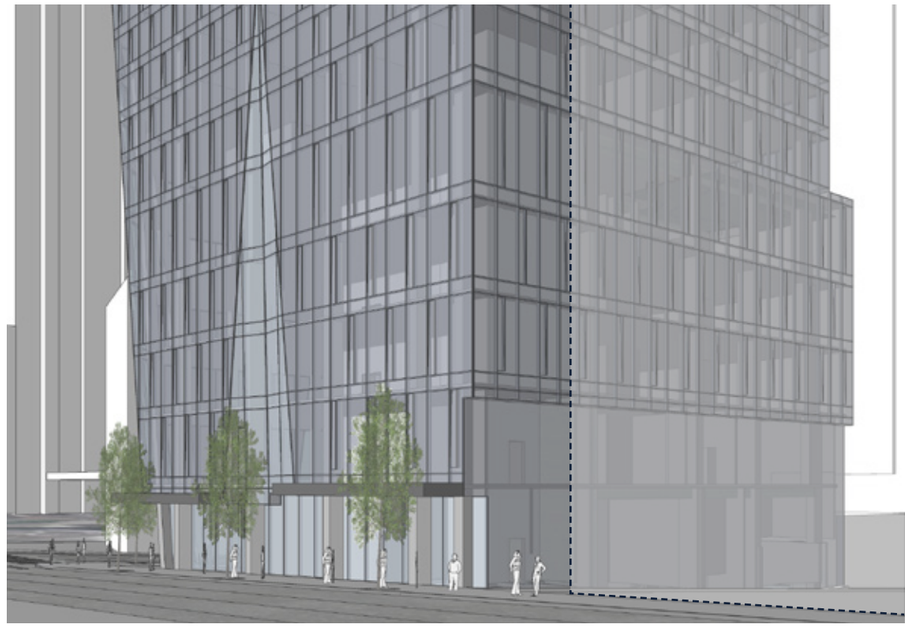
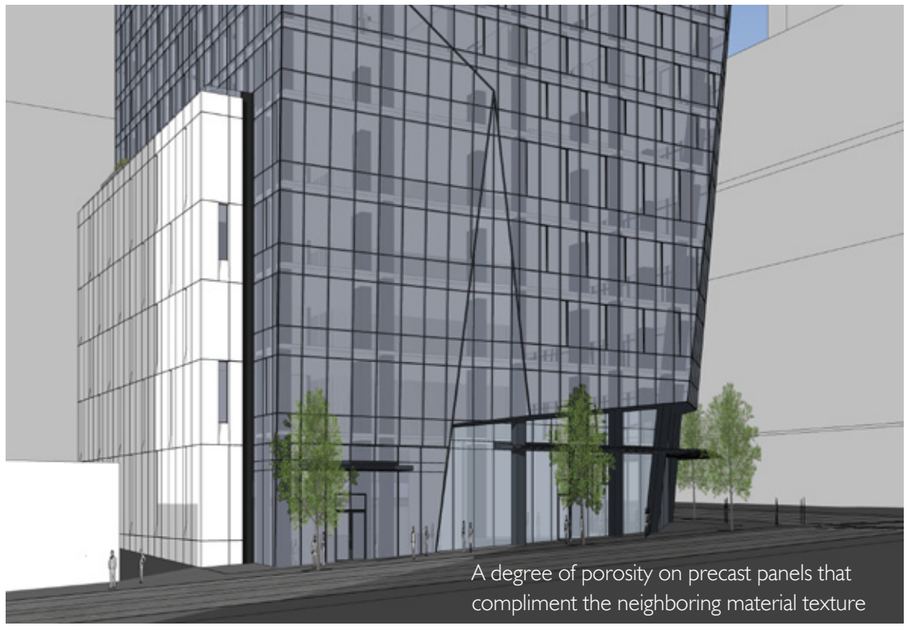
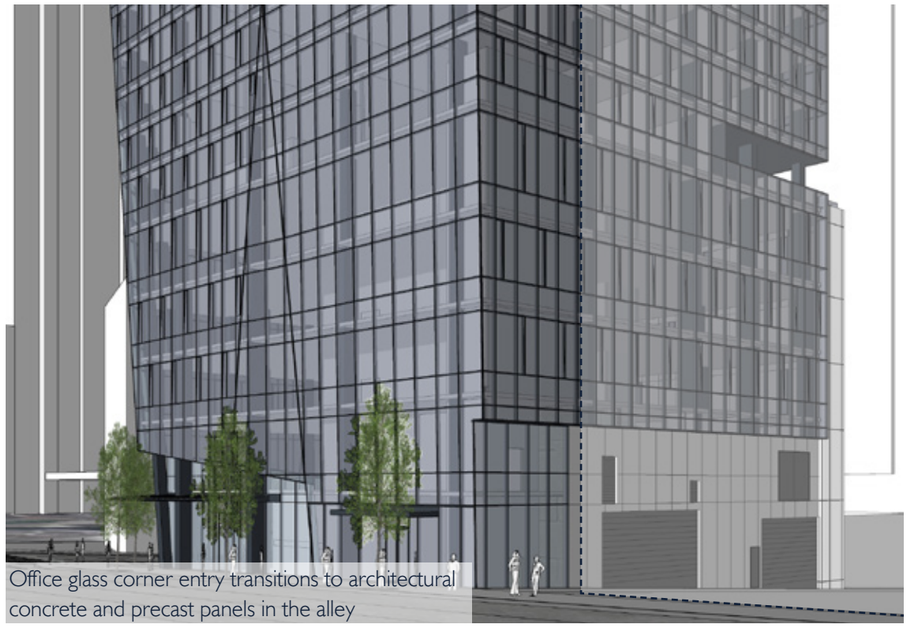




EDG#1



A degree of porosity on precast panels that compliment the neighboring material texture

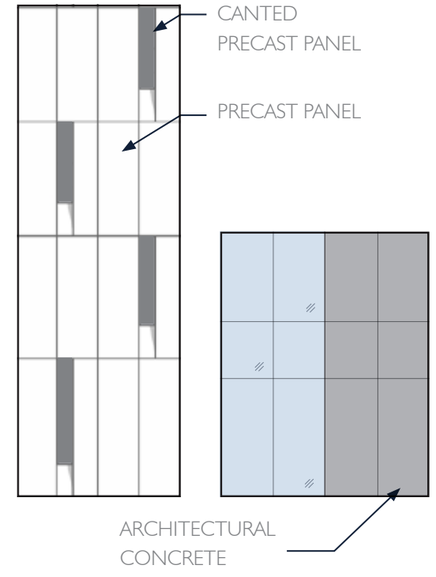


Office glass corner entry transitions to architectural concrete and precast panels in the alley

EDG#2

Top - 8th Ave and Thorough Block
Bottom - Stewart St and Alley

"... Through block connection and how those materials for the massing responds to that space. Whether they redesign it all or not, it's still a through block connection... and I think their building could respond well to that space."



03 TOP OF TOWER

GUIDANCE 2.B.c

The Board agreed that there were many approaches to strengthening this design concept that could be successful, and asked the design team to specifically demonstrate responses to the following possibilities at the next EDG meeting: The Board agreed that punched openings near the top of the tower were an intriguing design component and asked the applicant to explore further options in their configuration and expression that would strengthen the design concept. (B-4, A-2)

GUIDANCE 2.B.d

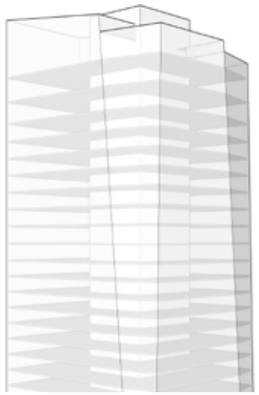
Exploration of a variety of options for the roof, both as a mechanism for strengthening the design concept and as part of a well-proportioned and unified building design. The Board agreed that using the roof form to strengthen the design concept could be particularly important for the relatively weaker elevations. (A-2, B-4)

RESPONSE

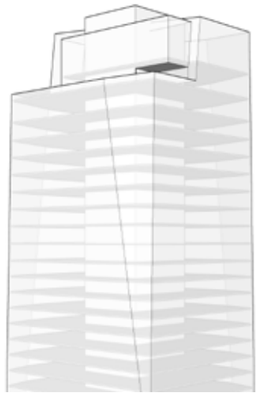
The design team studied the configuration of the punched openings at the top of the tower. The design has been adjusted so that the side of each opening matches the angle that is created in the massing shifts in the tower, and the proportion of each opening has been heightened to more elegantly respond to the proportion of the overall tower. Lastly, the design team has further refined the material choices in these areas in a more resolved way. All of these changes allow the punched openings to be more integrated in to the overall design of the tower.

Additionally, the design team has adjusted the massing of the tower on select corners so that the top of the tower is more integrated into the overall massing of the tower - eliminating unresolved corners. The design review board commented on the overall success of the resolution at the Southwest corner and the design team has created a similar condition on the Southeast corner in order to more elegantly resolve the massing and enhance the skyline.

TOP OF TOWER MASSING STUDIES



A



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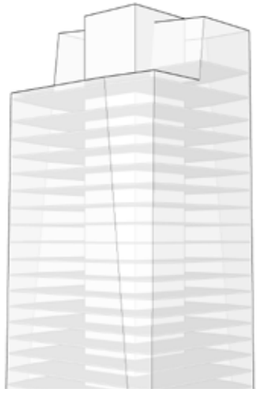

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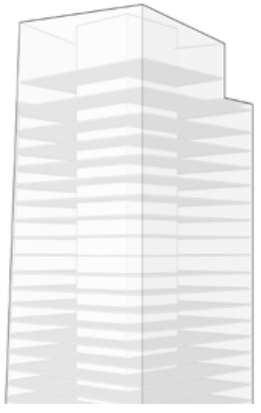

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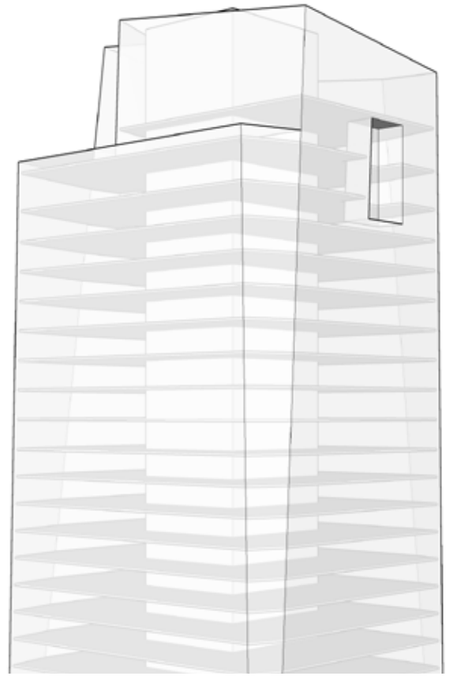
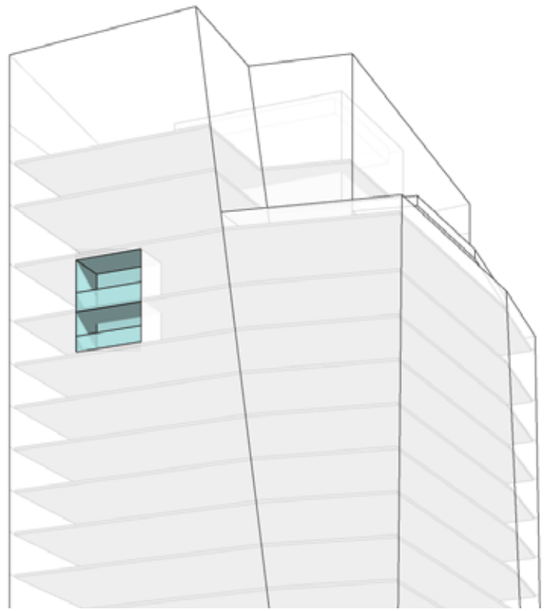
PROPOSED DESIGN



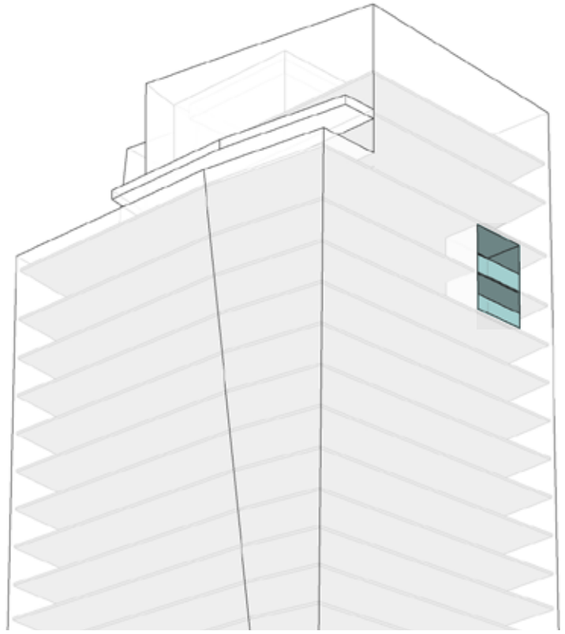
EDG#2

A-2 Enhance the Skyline
B-4 Design a Well-Proportioned & Unified Building

EDG#1



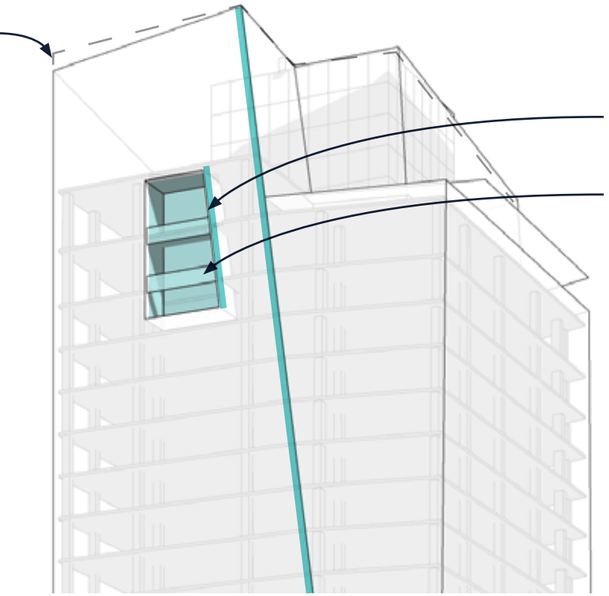
Southwest



Southeast

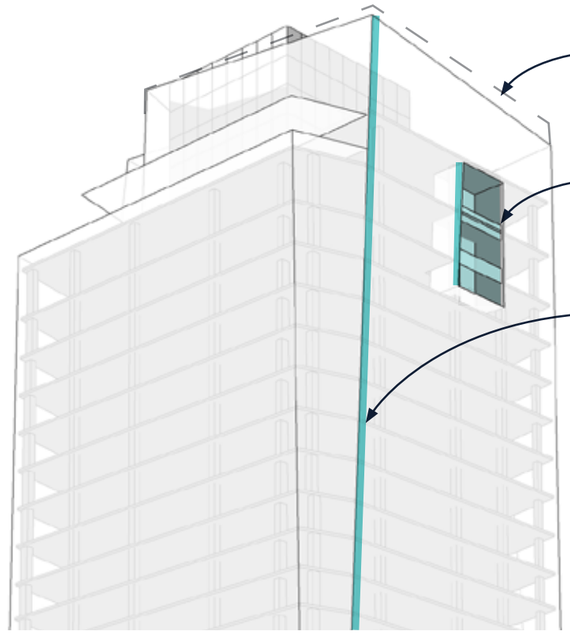
EDG#2

Angle of top of tower has been adjusted to increase drama at top of tower and enhance the skyline.



Opening is parallel with the tower chamfer.

Darkening the tint of the glass railing de-emphasizes its appearance in the facade creating a more unified expression.



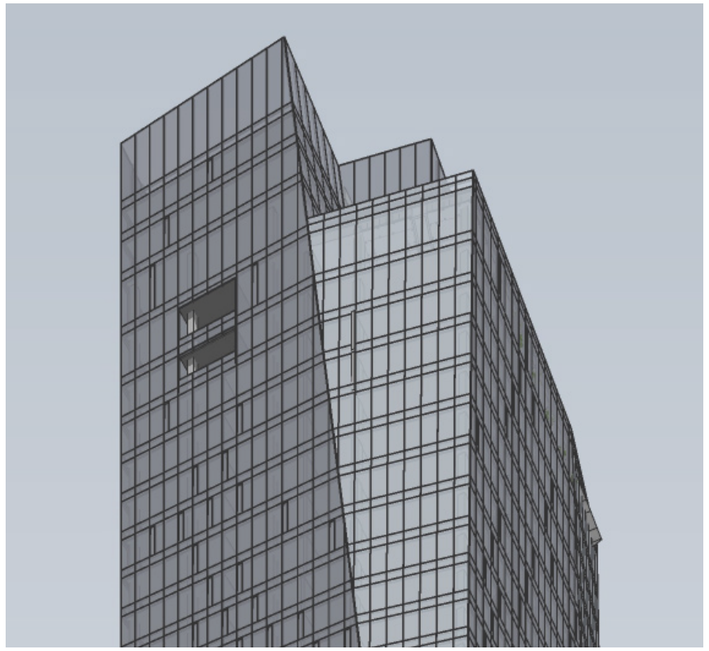
Angle of top of tower has been adjusted to increase drama at top of tower and enhance the skyline.

Railings are set back from the facade to give definition to the sculptural opening

Massing of corner chamfer adjusted so that the top of tower can be more elegantly resolved.

A-2 Enhance the Skyline
B-4 Design a Well-Proportioned & Unified Building

EDG#1



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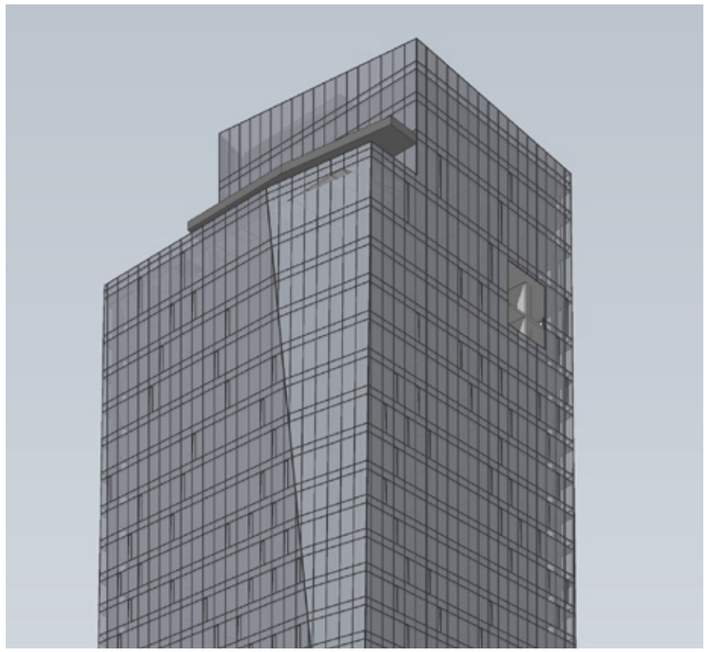
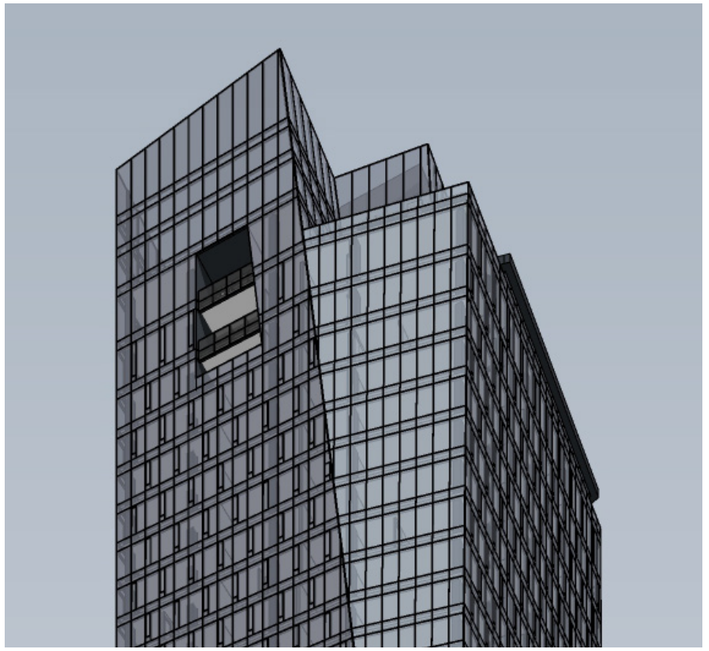
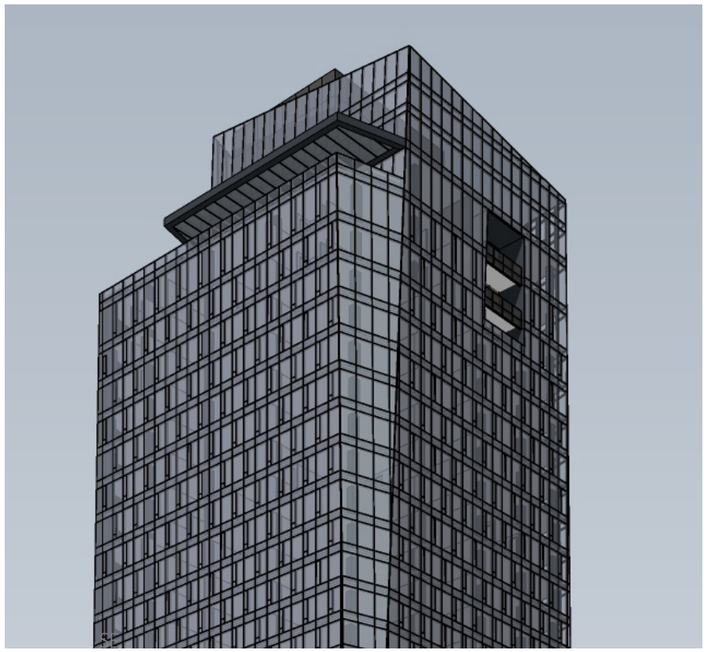


SE

EDG#2





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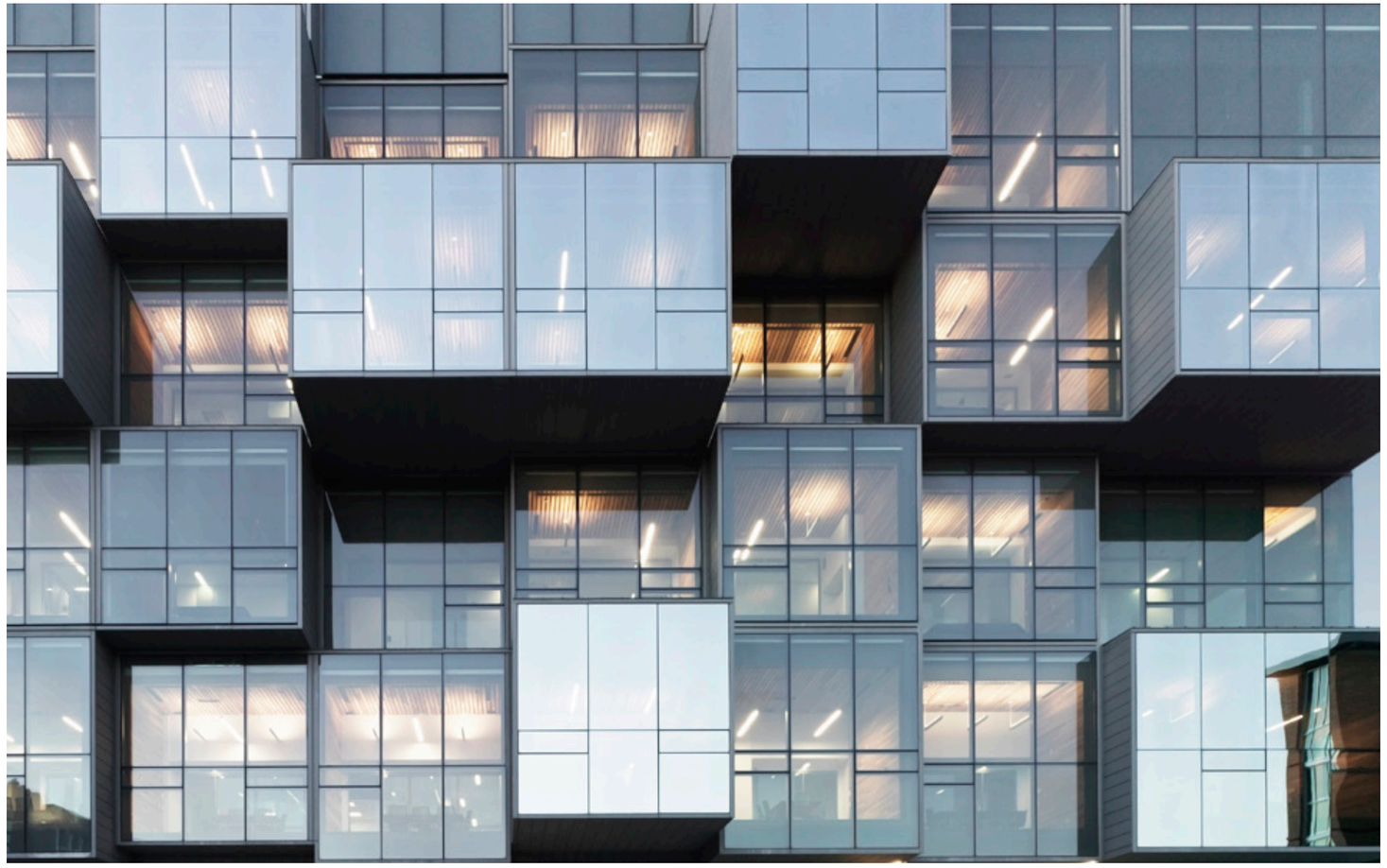
04 MATERIALS & GLASS

GUIDANCE 2.C

The Board noted that the glass selection (type, color, reflectivity) would be a critical element in the success of the design and encouraged the design team to carefully consider this choice and be prepared to demonstrate its efficacy at the Recommendation phase. (C-2, B-4)

RESPONSE

The design team has performed a comprehensive study of glass selections available that meet both the design intent as well as the performance criteria for the building. The design team has chosen two “tone-on-tone” glass selections that provide an appropriate amount of reflectivity with a subtle tonal shift between the two, allowing the chamfers and folds in the tower to be more legible.



Reference Built Project

Clear Low-E Vision Glass

Gray Tinted Vision Glass

05 FACADE PATTERN LIGHTING

GUIDANCE 2.B.e

The Board agreed that there were many approaches to strengthening this design concept that could be successful, and asked the design team to specifically demonstrate responses to the following possibilities at the next EDG meeting: Exploration of the articulation, distribution and pattern of the operating windows. (B-2, B-4)

GUIDANCE 2.D

The Board supported the incorporation of operating units in the glazing system, recognizing the value their different character and distinct shadow lines could have in providing texture to the facade. The Board also supported the way these operating units would create a distinct expression for the areas of residential programing. (A-1, B-2, B-1)

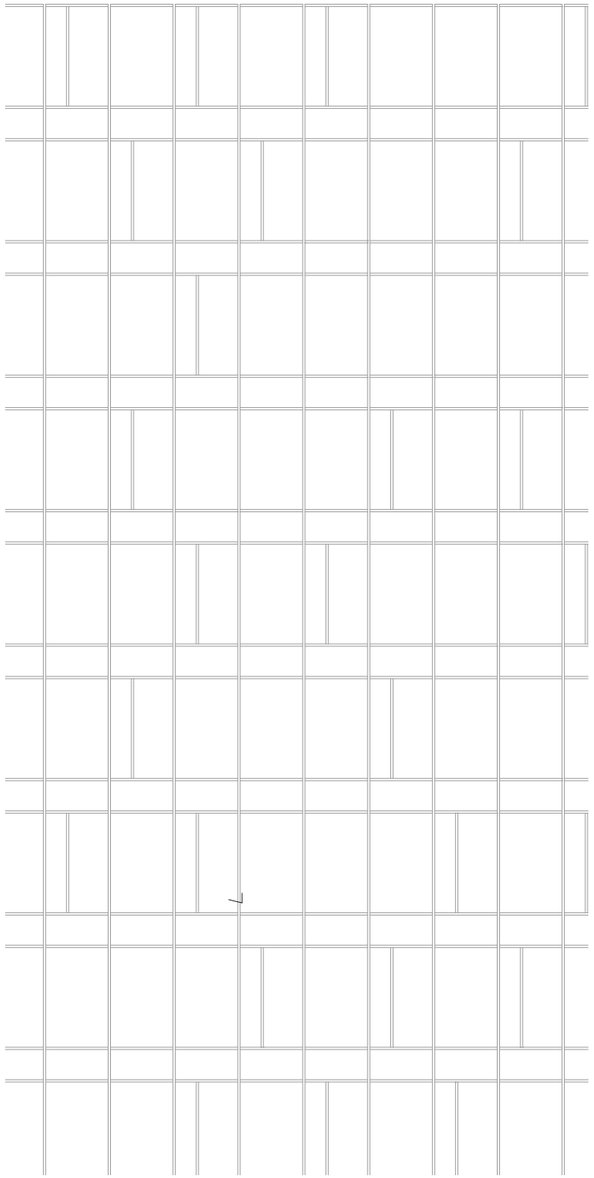
GUIDANCE 2.E

Given those residentially programmed areas, the Board noted the impact interior lighting will have on the building's night-time appearance and asked the design team to carefully consider and demonstrate a design response to this issue as the design develops. (B-4)

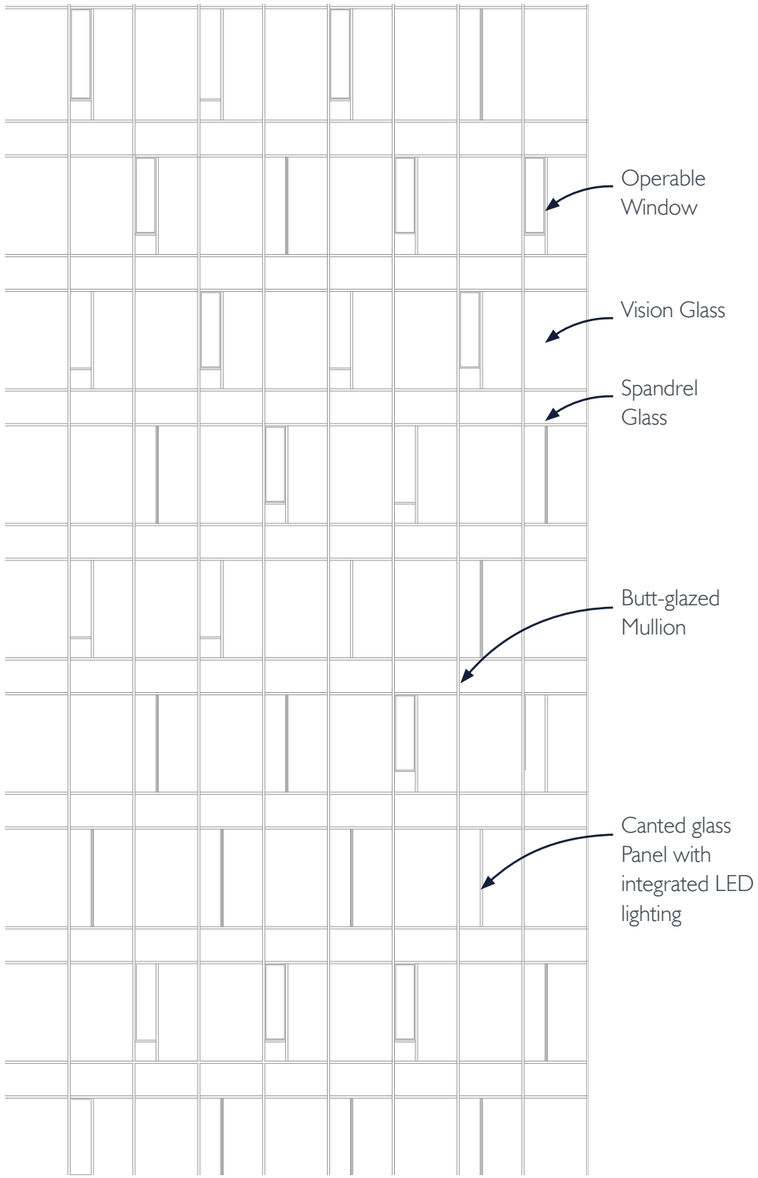
RESPONSE

The design team has further refined and articulated the facade treatment, especially relating to the pattern of the canted (fixed) panels and configuration of the operable panels to provide additional texture and depth to the facade. The design team has also studied the integration of the exterior lighting into this patterning and the impact of interior lighting on the design expression at these areas.

EDG#1

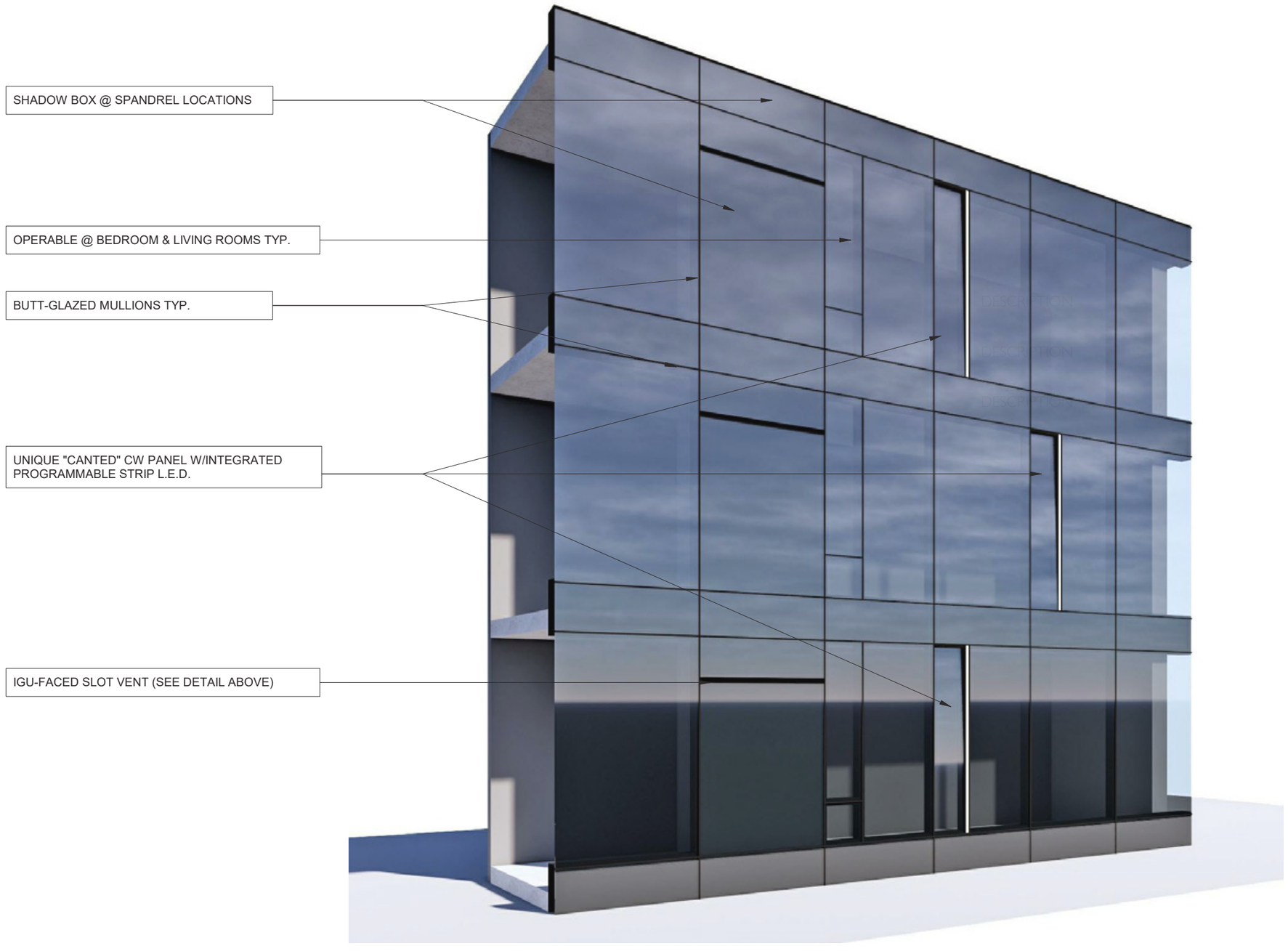


EDG#2

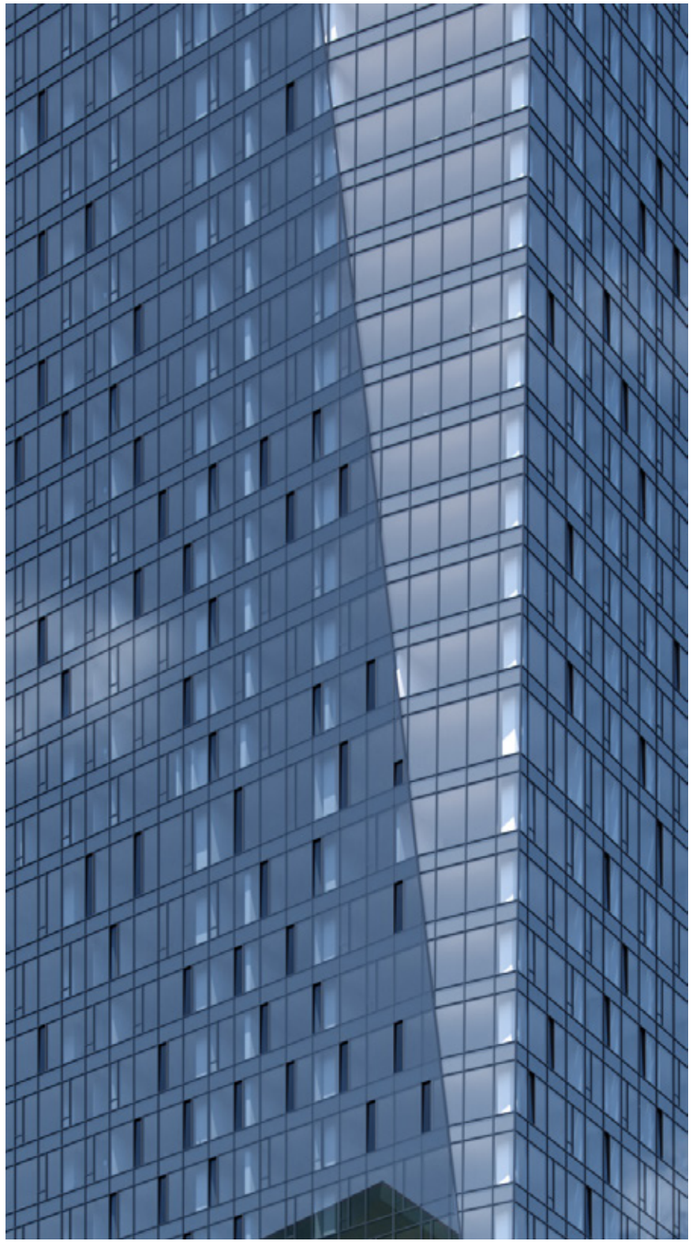


05 FACADE PATTERN LIGHTING / **FENESTRATION DESIGN**

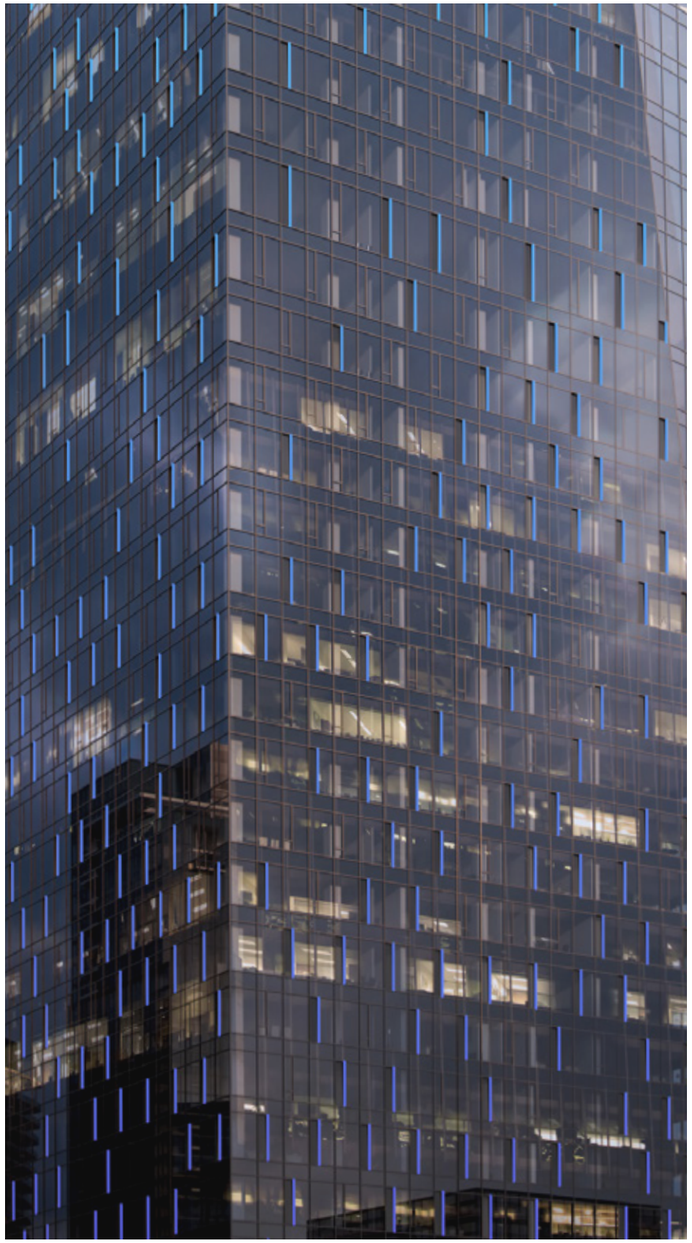
A-1 Respond to the Physical Environment
B-1 Respond to the Neighborhood Context
B-2 Create Transition in Bulk & Scale
B-4 Design a Well-Proportioned & Unified Building



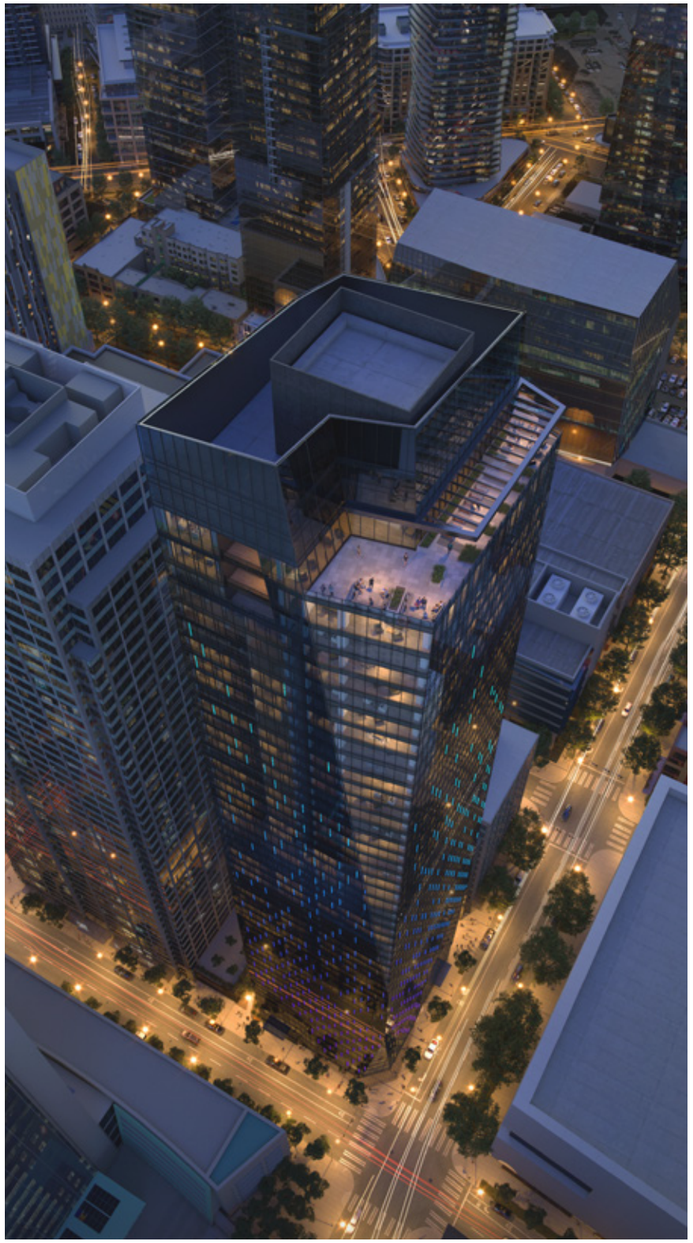
A-1 Respond to the Physical Environment
B-1 Respond to the Neighborhood Context
B-2 Create Transition in Bulk & Scale
B-4 Design a Well-Proportioned & Unified Building



Detail of Facade Accent (Day)



Detail of Facade Accent (Night)



Southwest Aerial Perspective

06 BUILDING ENTRANCES

GUIDANCE 3.C
The Board noted that the entrances and lobbies for the project were difficult to recognize and provided guidance to strengthen their expression. (B-4, C-4, C-1)

GUIDANCE 3.D
The Board supported the applicant's intent to express the overhead weather protection as a lighter element that is clearly a secondary element in the design concept. (B-4, C-1)

GUIDANCE 3.E
The Board noted with appreciation the precedents shown on p. 46, particularly the clear expression of the entries through large interior and exterior volumes at street level. The Board agreed that a similar solution could be appropriate to identify and strengthen the project's entrances. (C-4)

GUIDANCE 3.F
The Board strongly supported the proposed work on the pedestrian thoroughfare, agreeing that it would be of great benefit to all three adjacent buildings, and would expect to see a response in this project to that improved condition. (C-1, D-6)

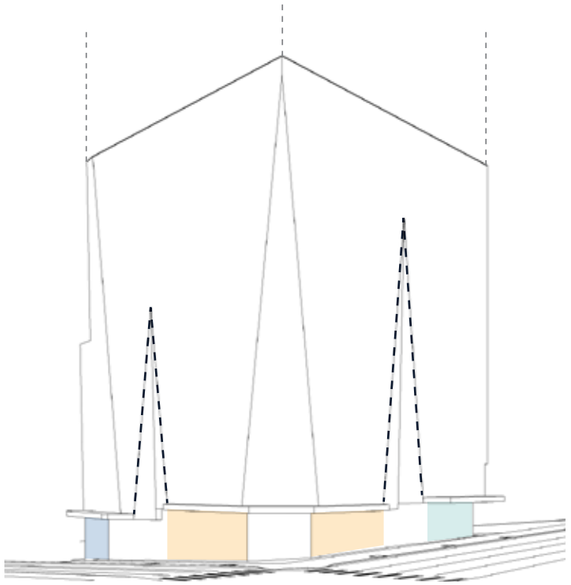
"I would want to make sure they would pay attention to, with this kind of monolithic design...is how does it meet the ground"

"... if wedge comes all the way down to the ground, you know, what does that do to the entries and side specifically, and how they clad it and how they light it"

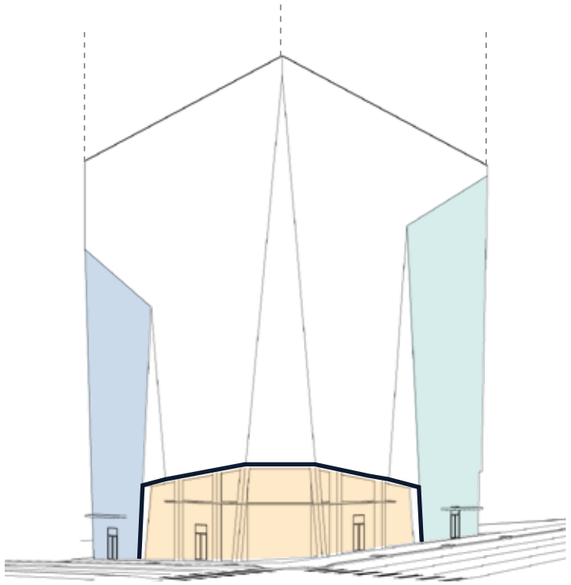
RESPONSE

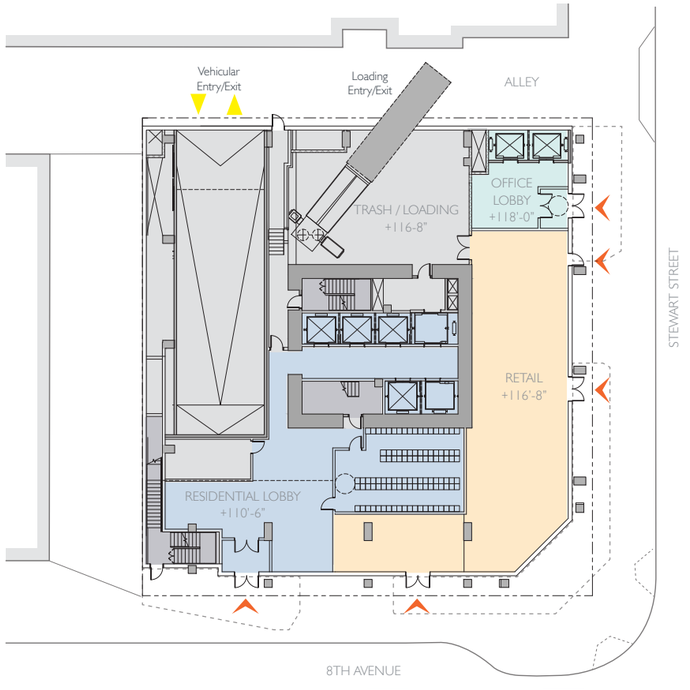
The design team has refined the massing so that portions of the tower come down all the way to grade. Additionally, the retail portion of the ground level has been lifted off the ground, providing some exterior spill out space and a stronger corner expression. This space is double height and appears visually as a large interior massing, more closely aligned with the precedent images provided at EDG 1. These massing moves further differentiate the various building entrances.

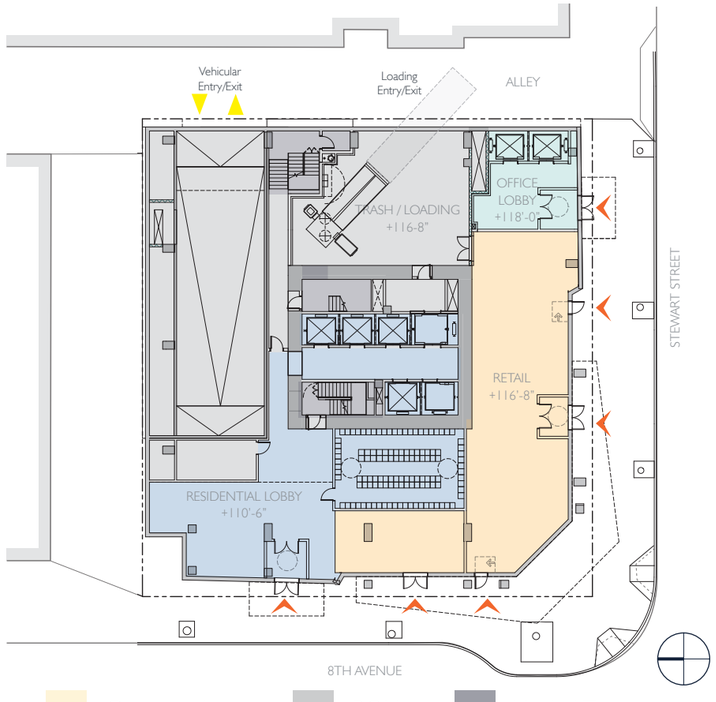
PROGRAM & MASSING STUDIES



SW



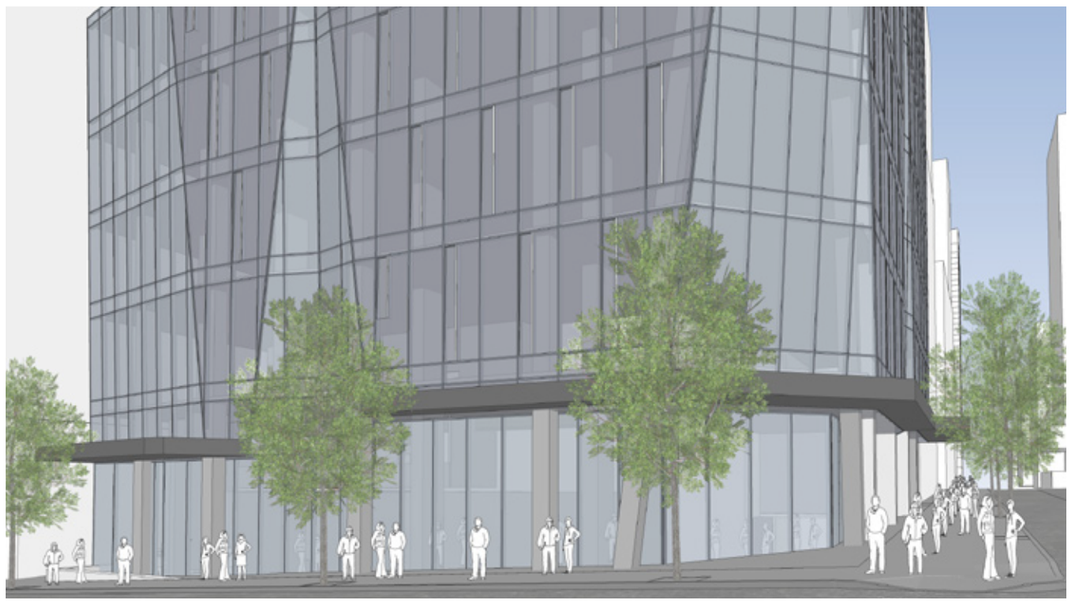


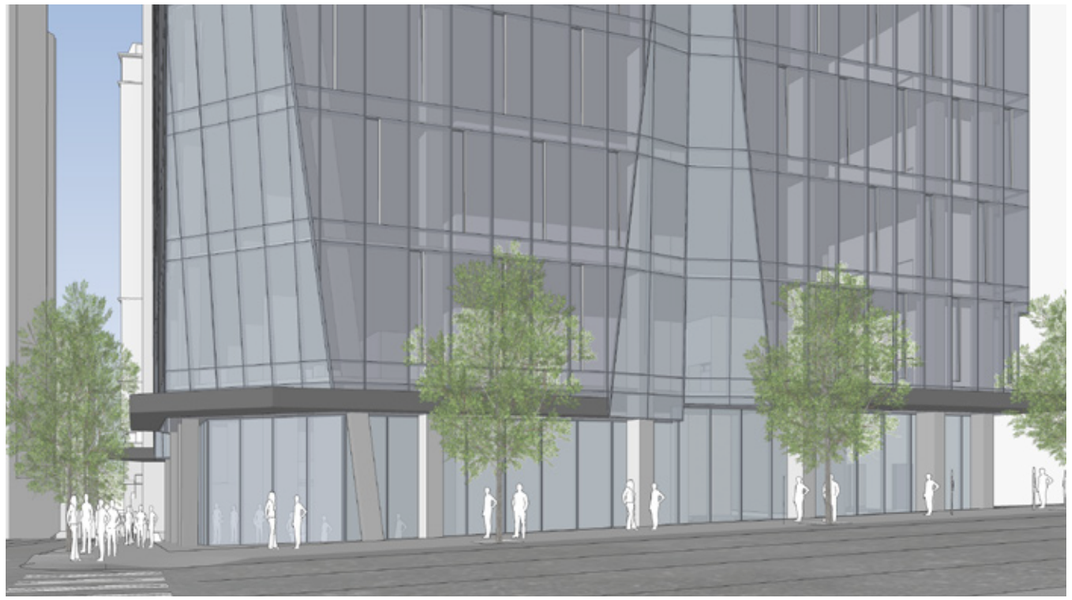


Office Residential Retail Common Area BOH Vertical Transport

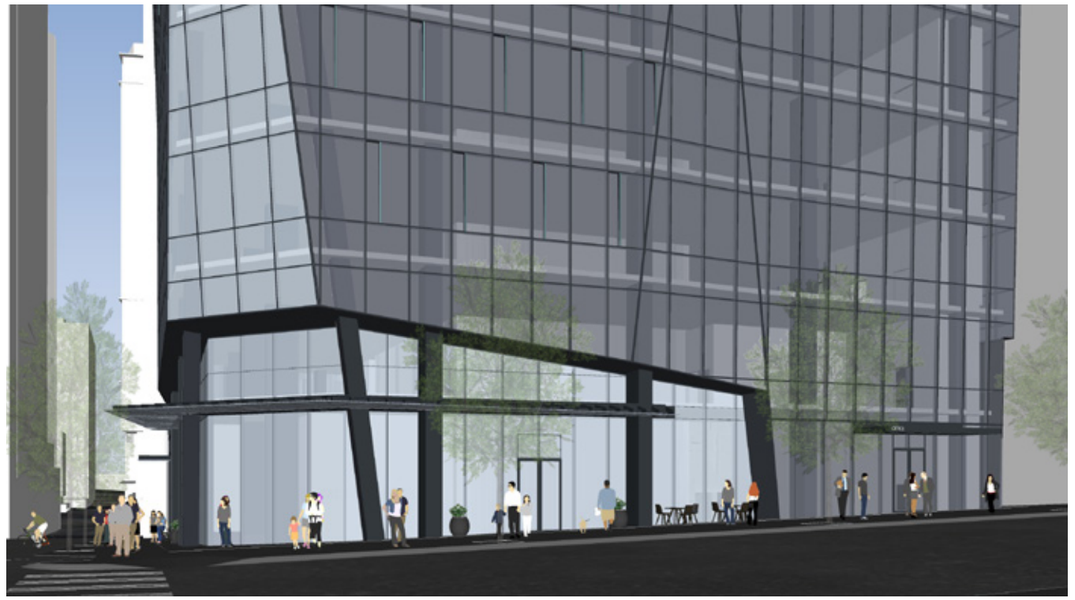
B-1 Respond to the Neighborhood Context
B-4 Design a Well-Proportioned & Unified Building
C-1 Promote Pedestrian Interaction
C-4 Reinforce Building Entries
D-6 Design for Personal Safety & Security

EDG#1





EDG#2

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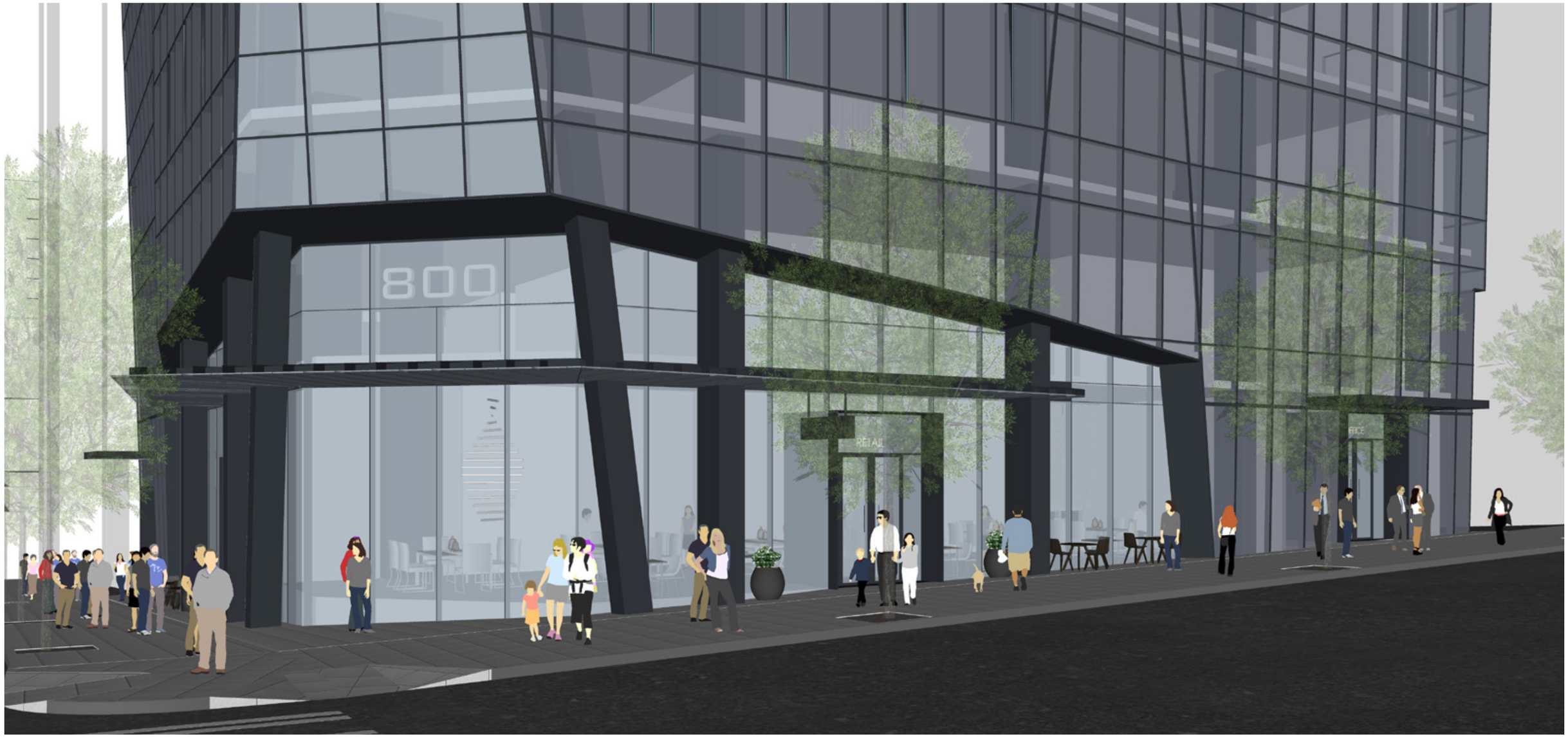
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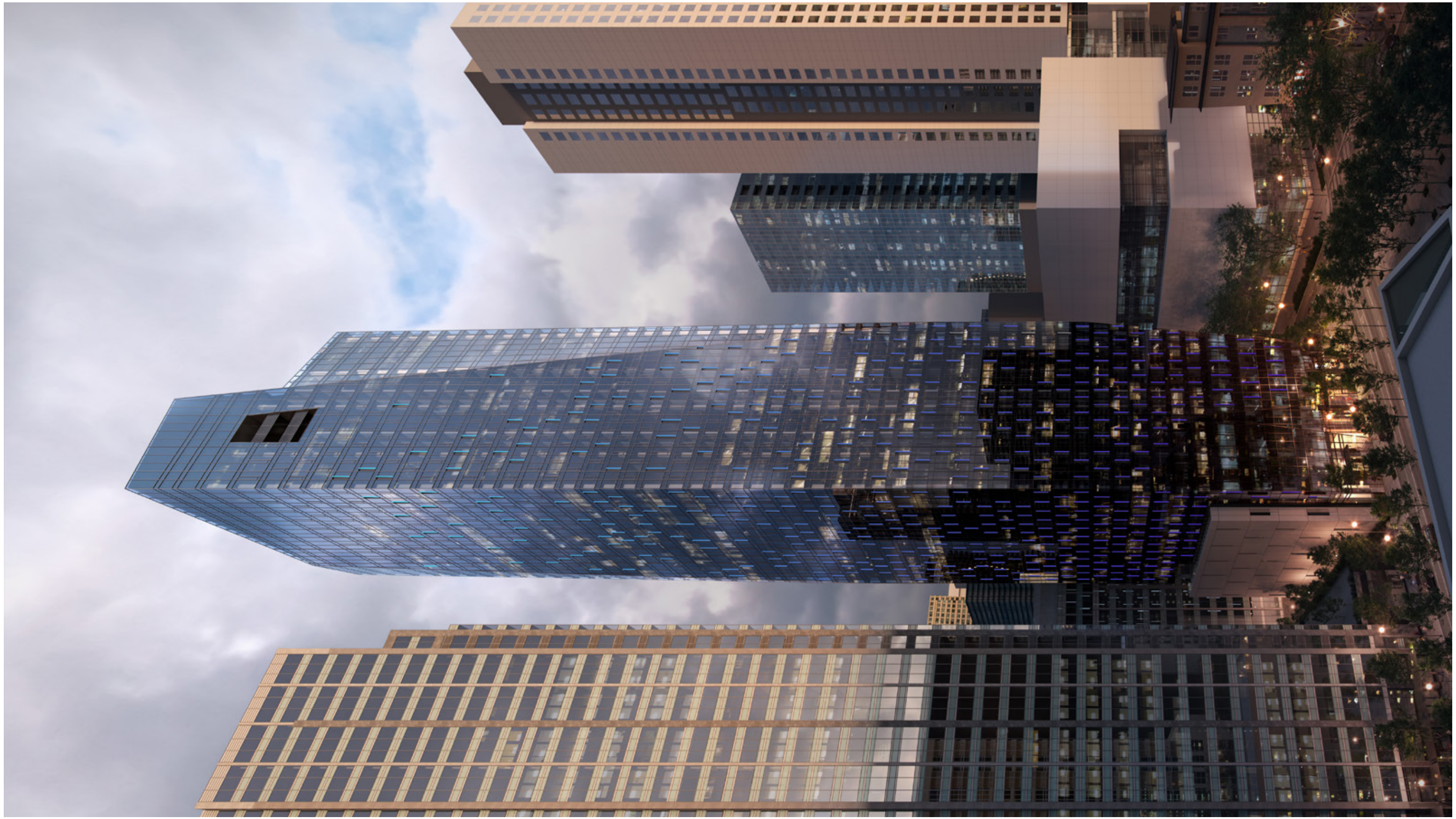

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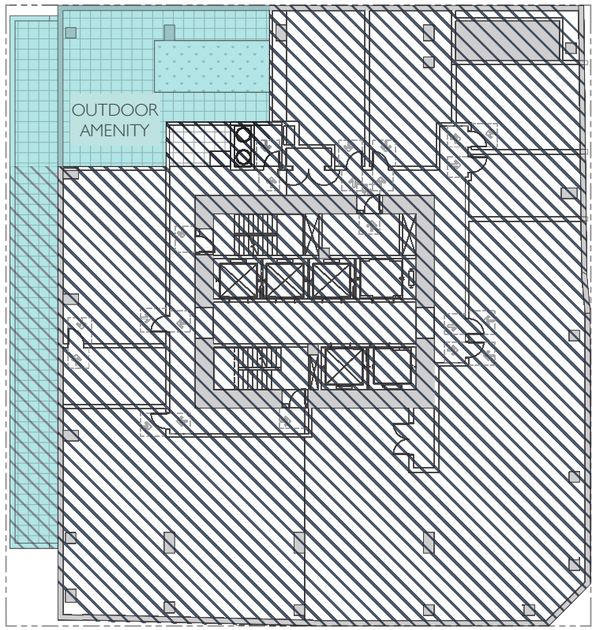
ANTICIPATED DEPARTURES

ANTICIPATED DEPARTURE 01

ENCLOSED COMMON RECREATION AREA

CODE REQUIREMENT	DEPARTURE REQUEST	RATIONALE	ASSOCIATED GUIDELINES
SMC 23.49.010.B.2 An area equivalent to 5 percent of the total gross floor area in residential use...shall be provided as common recreation area. The amount of required common recreation area shall not exceed the area of the lot. A maximum of 50 percent of the common recreation area may be enclosed. The minimum horizontal dimension of required common recreation area shall be 15 feet .	The project is proposing 65% of the required common recreation area be enclosed.	The tower is setback 10' from the North property line to accommodate 40% glazing percentage (unprotected openings.) This gives an exterior terrace at L6 however due to this area being less than 10 feet in width, it does not meet the minimum depth requirement (15 feet) to be counted towards the amenity calculation. A portion of L6 is exterior and able to be counted. The project is also providing interior and exterior amenity area at the R1 level. At the maximum height of the project of 550', exterior amenity space will be in less demand due to the wind at this level. Therefore, the project team is allocating more of the amenity towards interior area as this is a better use of space. Additionally, due to mechanical space requirements, a large area above R1 is needed. Carving out additional exterior amenity space would not allow the lines within the tower to terminate elegantly at the top of the tower. The proposed design provides a more cleanly resolved tower top and enhances the skyline. The project is well in excess of the required total amenity area.	A-1 Respond to the physical environment A-2 Enhance the skyline

PROPOSED

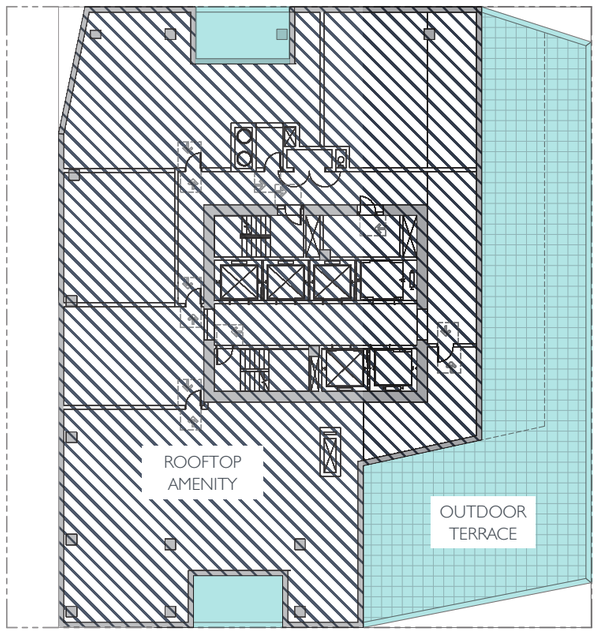


L6 FLOOR PLAN

Countable Outdoor Amenity Area

Not-Countable (<15' Wide) Outdoor Amenity Area

Interior Space

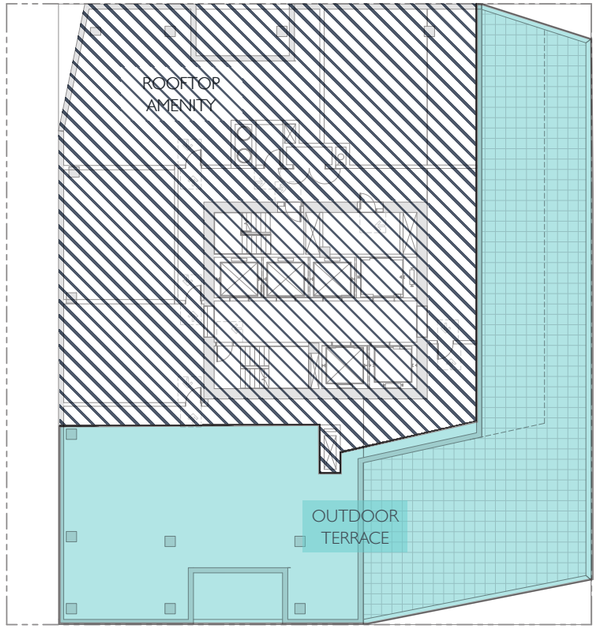


R1 FLOOR PLAN

L6 OUTDOOR AMENITY AREA: 1,370 SF
L6 UNCOUNTED OUTDOOR AMENITY AREA: 684 SF
R1 OUTDOOR AMENITY AREA: 3,377 SF

TOTAL OUTDOOR AMENITY AREA PROVIDED: **4,747 SF**
TOTAL REQUIRED: 13,555 * 50% = **6,778 SF**
DIFFERENCE: 6,778 - 4,565 = **2,031 SF OR 15%**

CODE COMPLIANT

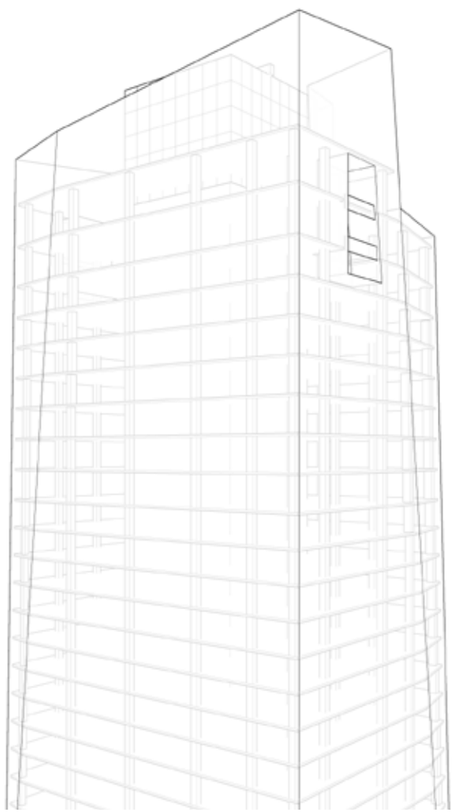


R1 FLOOR PLAN

L6 OUTDOOR AMENITY AREA: 1,478 SF
R1 OUTDOOR AMENITY AREA: 5,400 SF

TOTAL OUTDOOR AMENITY AREA PROVIDED: **6,878 SF**
TOTAL REQUIRED: 13,555 * 50% = **6,842 SF**

ENCLOSED COMMON RECREATION AREA



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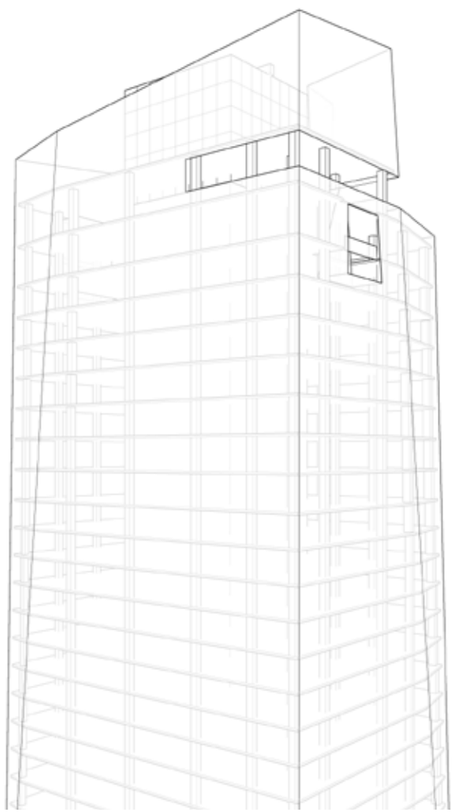
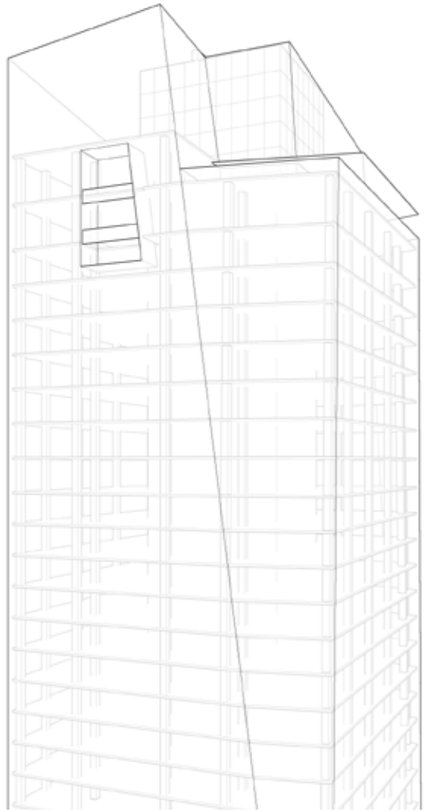


COMPLIANT



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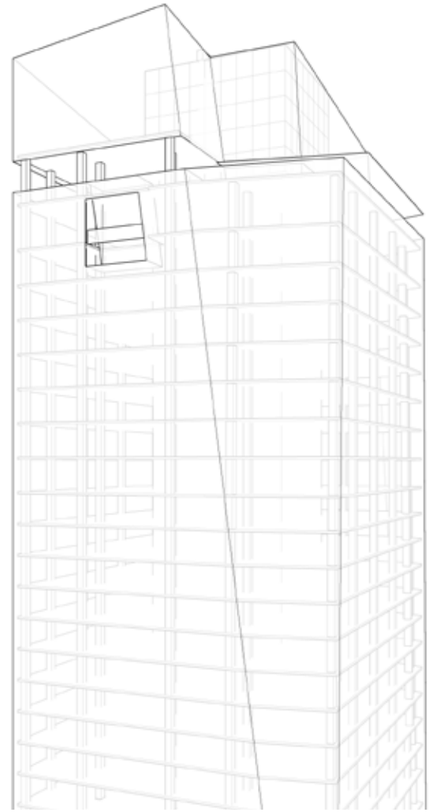
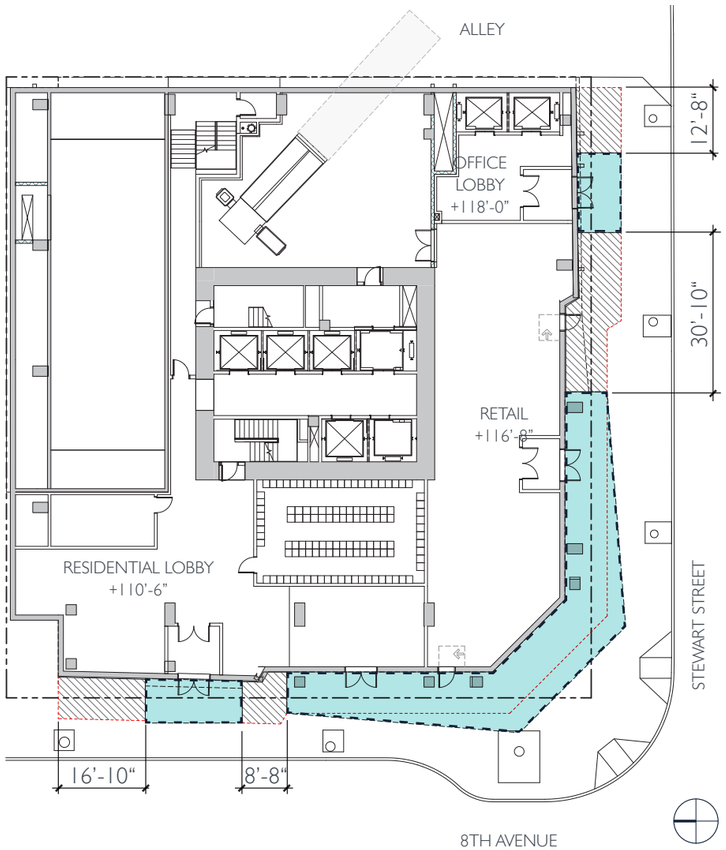


COMPLIANT

ANTICIPATED DEPARTURE 02

OVERHEAD WEATHER PROTECTION WIDTH

CODE REQUIREMENT	DEPARTURE REQUEST	RATIONALE	ASSOCIATED GUIDELINES
SMC 23.49.018.B Overhead weather protection shall have a minimum dimension of eight feet measured horizontally from the building wall...	The project is proposing areas of overhead weather protection that are less than 8' from the building wall. One portion along 8th Ave that is 16'-10" and 8'-8" in length and a portion along Stewart St that is 30'-10" and 12'-8" in length.	The board has encouraged the design team to explore bringing a portion of the tower down to grade, as well as further differentiating the building entrances. As a result the design team has created a plane change between the major building uses and entrances at the ground floor, allowing a portion of the tower to meet the ground and further distinguishing the uses of different building entrances. Separating the canopies provides distinction between building entrances while also more closely adhering to the design parti of two "shoulders" of the tower that meet the ground with an elevated and setback corner retail expression.	B-3 Reinforce the positive urban form C-4 Reinforce building entries C-5 Encourage overhead weather protection

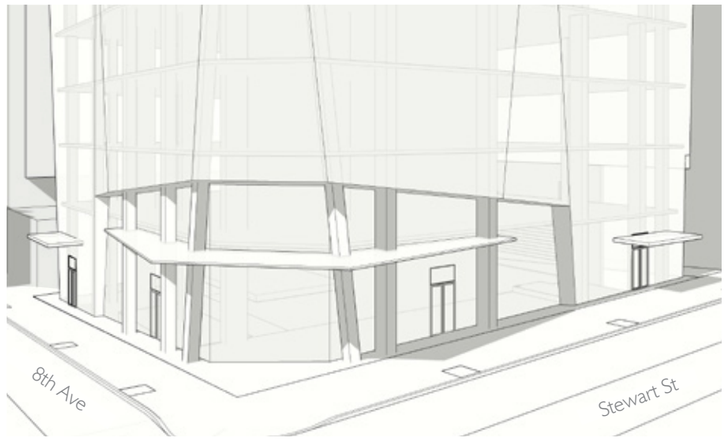


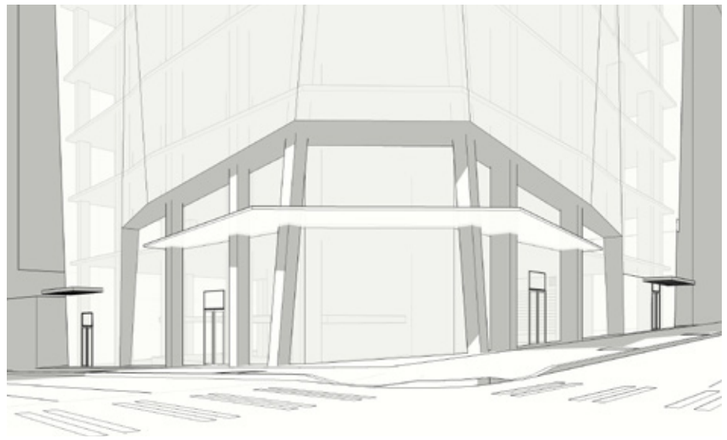
Due to building set back, canopy not required at the NW corner

Compliant overhead weather protection

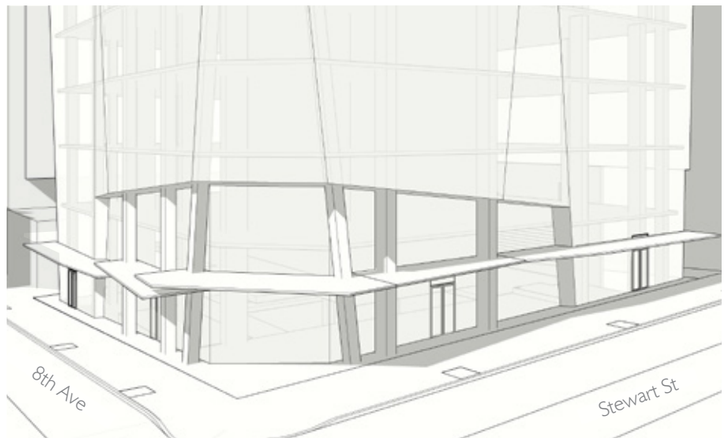
Non-compliant overhead weather protection (<8' from building face)

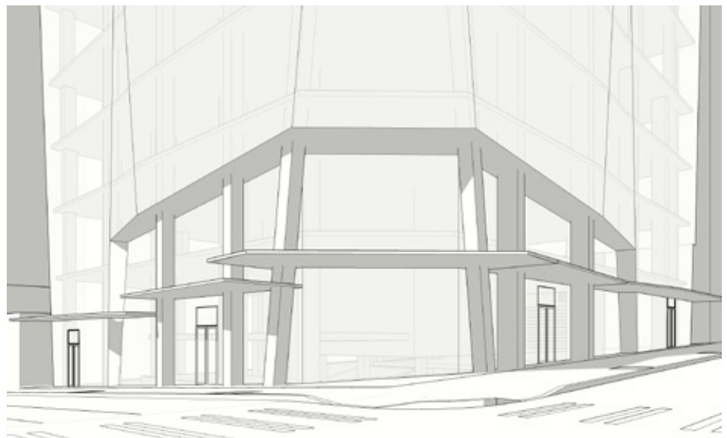
Street tree trunk location





PROPOSED DESIGN



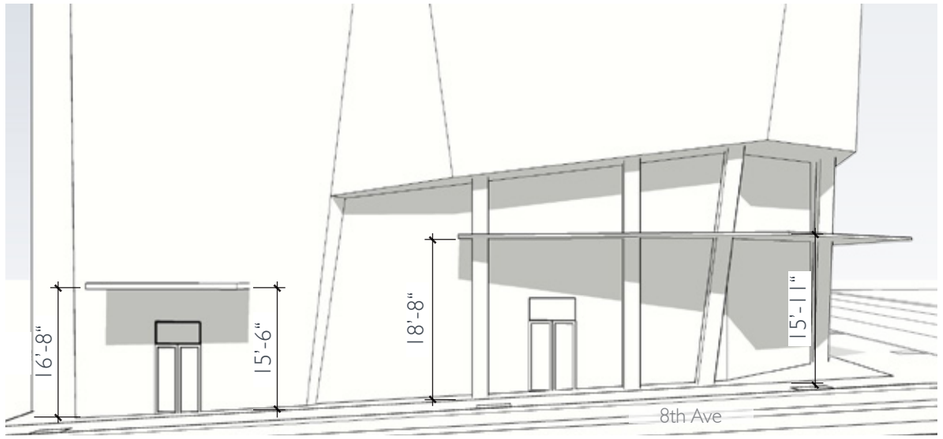


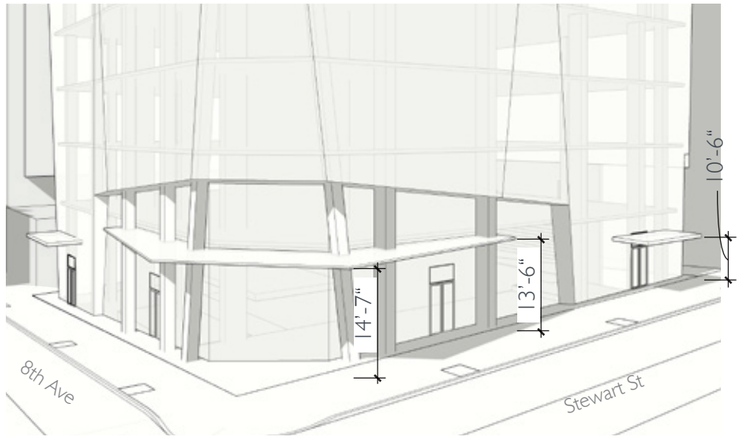
CODE-COMPLIANT DESIGN

ANTICIPATED DEPARTURE 03

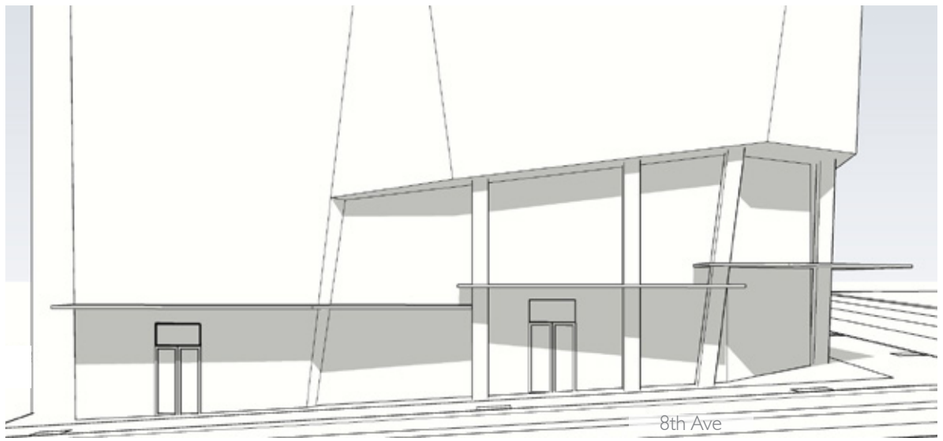
OVERHEAD WEATHER PROTECTION HEIGHT

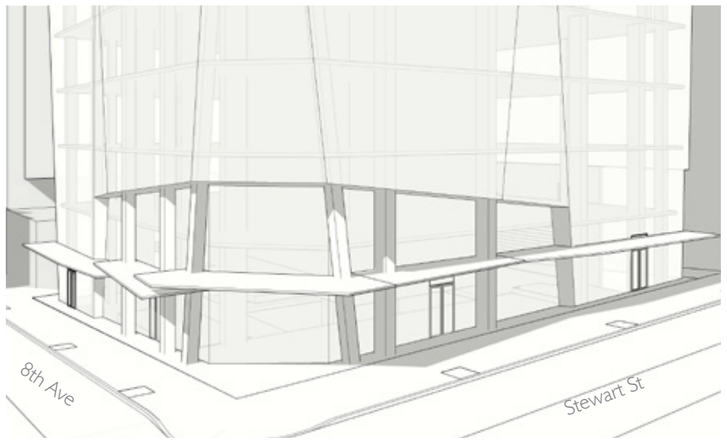
CODE REQUIREMENT	DEPARTURE REQUEST	RATIONALE	ASSOCIATED GUIDELINES
SMC 23.49.018.D The lower edge of the overhead weather protection must be a minimum of ten (10) feet and a maximum of fifteen (15) feet above the sidewalk.	The project team is proposing areas of overhead weather protection that are greater than fifteen feet from the sidewalk.	The board has encouraged the design team to explore bringing a portion of the tower down to grade, as well as further differentiating the building entrances. As a result the design team has created a plane change between the major building uses and entrances at the ground floor, allowing a portion of the tower to meet the ground and further distinguishing the uses of different building entrances. Separating the canopies provides distinction between building entrances while also more closely adhering to the design parti of two “shoulders” of the tower that meet the ground with an elevated and setback corner retail expression. It is critically important to the design parti to maintain a continuous canopy for each programmatic use at grade in an effort to differentiate building entrances and provide a cohesive design. Therefore, lowering the corner canopy to be 100% compliant would create an excessively short portion of the canopy along Stewart St. Further dividing the canopies to step down with the slope of the site would not adhere to the design parti created with the massing. The canopies are also relatively high to let ample light into the taller ground level spaces – the residential entry along 8th Ave is a double height space with a mezzanine level, and the corner retail is nearly 20 feet in height.	B-3 Reinforce the positive urban form C-4 Reinforce building entries C-5 Encourage overhead weather protection

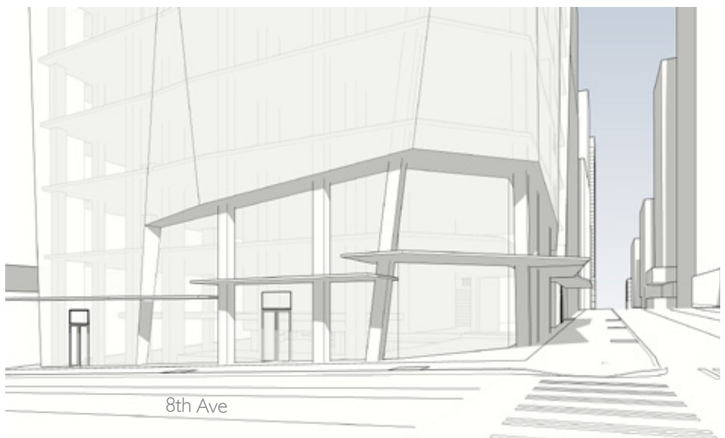




PROPOSED DESIGN





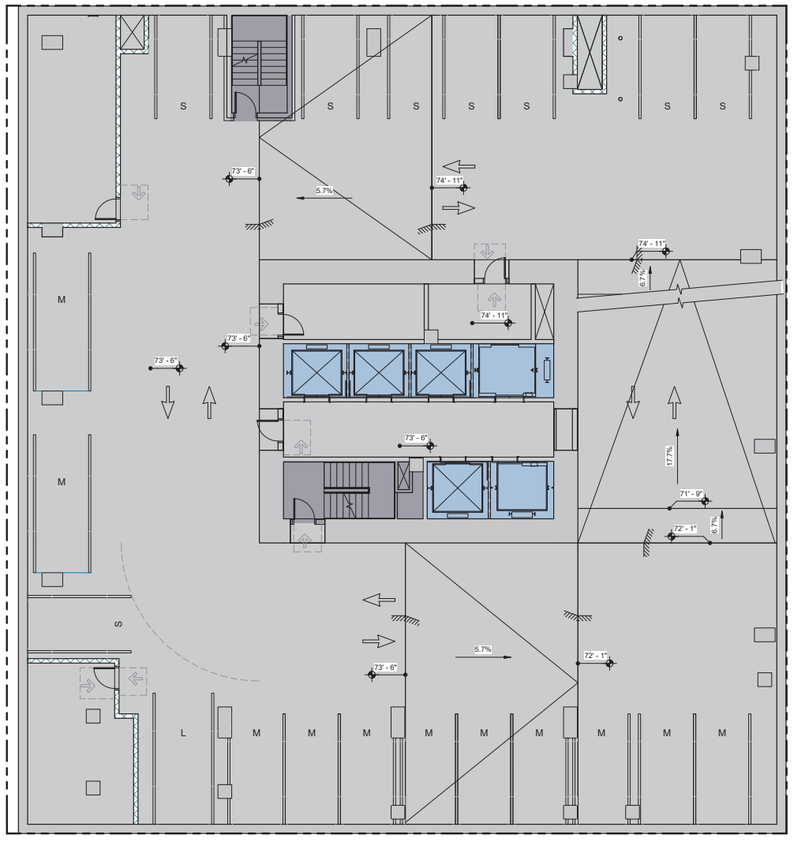


CODE-COMPLIANT DESIGN

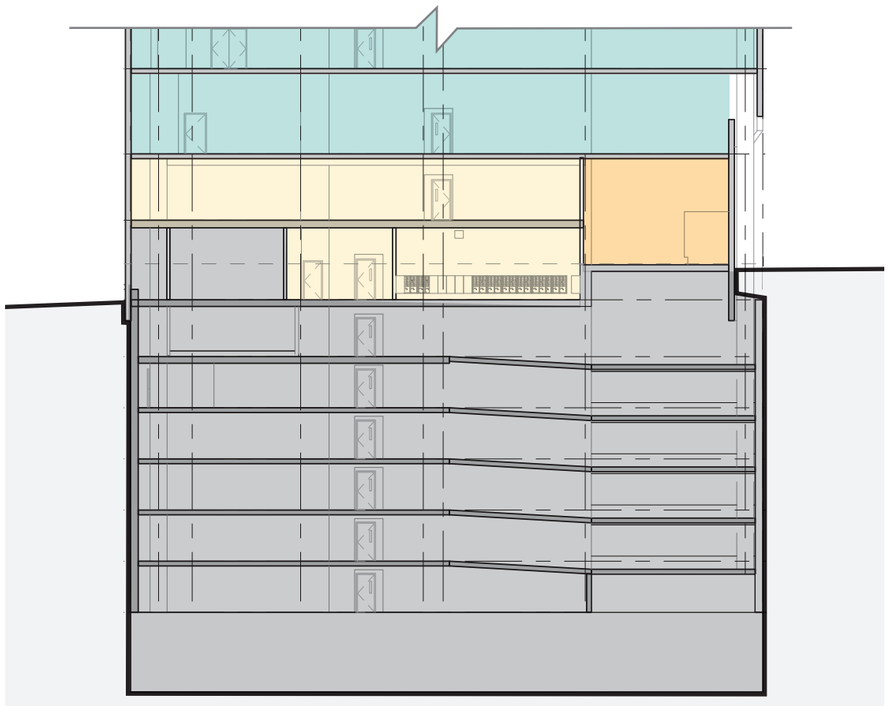
ANTICIPATED DEPARTURE 04

RESIDENTIAL PARKING RATIO

CODE REQUIREMENT	DEPARTURE REQUEST	RATIONALE	ASSOCIATED GUIDELINES
SMC 23.54.030.B.1.b A minimum of 60% of the parking spaces shall be striped for medium vehicles.	The project team is proposing to provide 45 medium size stalls (55%) instead of 50 medium size stalls (60%) per SMC.	Providing 60% medium parking stalls is not dimensionally feasible due to site constraints. Medium stalls, consistent with the requirements for the residential parking, are proposed or the non-residential parking. The proposed design seeks to avoid above grade parking, maintain the proposed street-level design/uses, and to create as efficient a parking layout as possible, by spacing the structure efficiently and maximizing parking stalls. Smaller stalls help increase parking efficiency, and thus prevent the need for above grade parking. In an urban environment such as this site, this strategy promotes the use of smaller more fuel-efficient cars, which have, in turn, a smaller carbon footprint and are easier on the environment.	C-2 Design facades of many scales C-3 Provide active - not blank - facades



Level P4 Plan - Typical Residential Parking Proposed



Section

PROPOSED		COMPLIANT	
S	29 (35%)	S	29 (35%)
M	45 (55%)	M	50 (61%)
L	5 (6%)	L	0
VAN	1 (1%)	VAN	1 (8%)
ADA	2 (2%)	ADA	2 (2%)

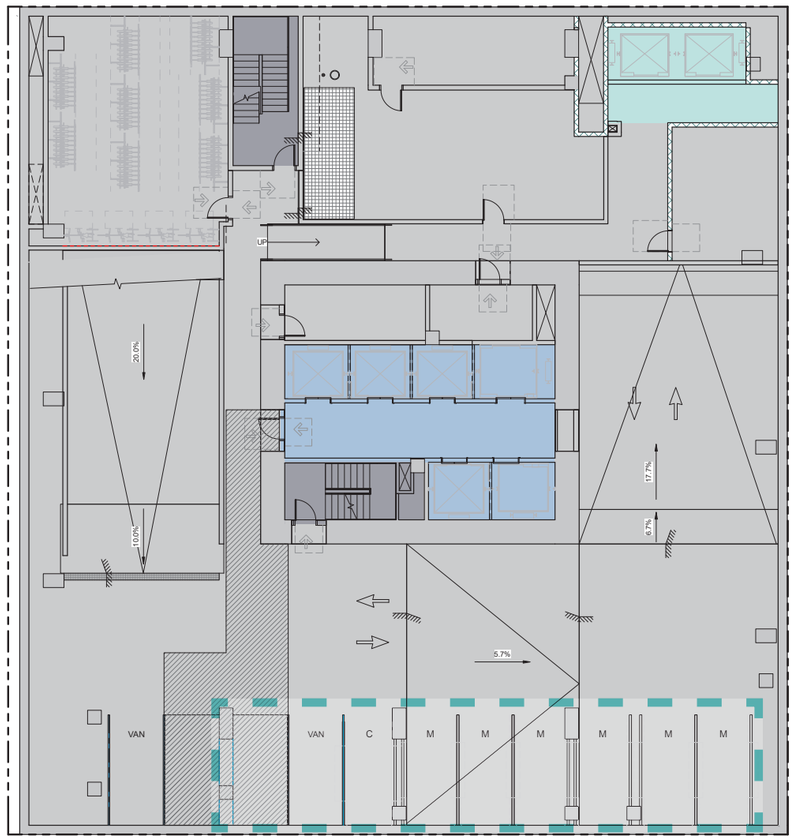
TOTAL RESIDENTIAL
82 SPACES

Office Residential Retail Common Area BOH Vertical Transport

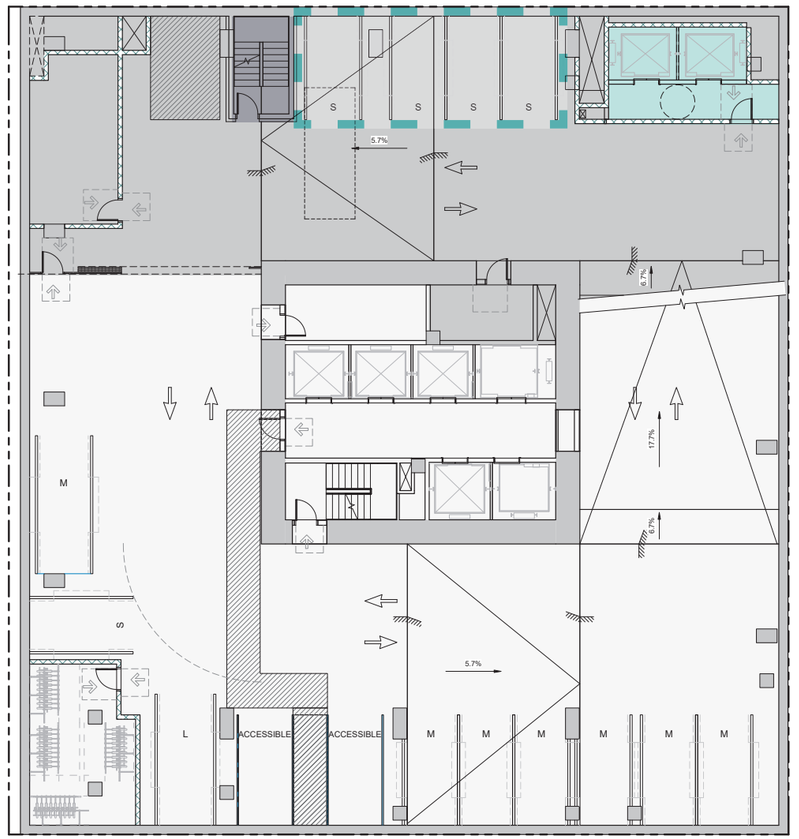
ANTICIPATED DEPARTURE 05

COMMERCIAL PARKING RATIO

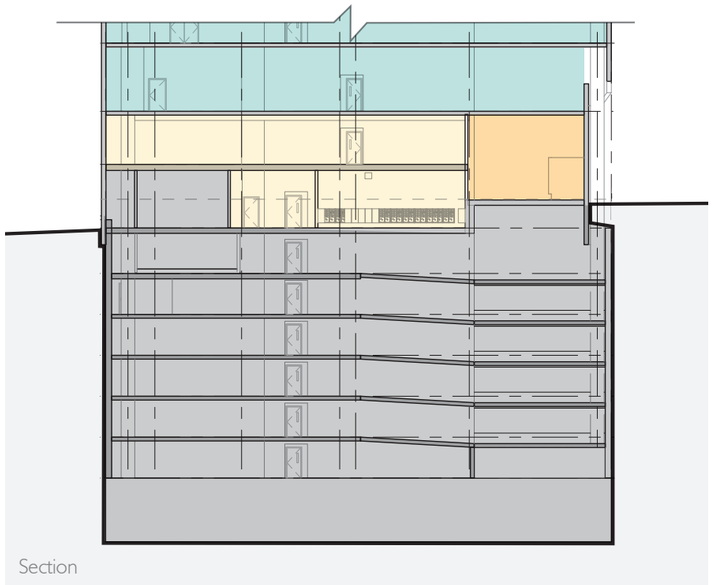
CODE REQUIREMENT	DEPARTURE REQUEST	RATIONALE	ASSOCIATED GUIDELINES
SMC 23.54.030.B.2.b A minimum of 25% of the parking spaces shall be striped for small vehicles... A maximum of 65% pf the parking spaces may be striped for small vehicles. A minimum of 35% of the spaces shall be striped for large vehicles.	The project team is proposing to provide 5 small size stalls (42%) and 6 medium size stalls (50%) instead of 35% large stalls per SMC.	Providing 35% large parking stalls is not dimensionally feasible due to site constraints. Medium and small stalls, consistent with the requirements for the non-residential parking, are proposed instead of large stalls required for the non-residential parking. The proposed design seeks to avoid above grade parking, maintain the proposed street-level design/uses, and to create as efficient a parking layout as possible, by spacing the structure efficiently and maximizing parking stalls. Smaller stalls help increase parking efficiency, and thus prevent the need for above grade parking. In an urban environment such as this site, this strategy promotes the use of smaller more fuel-efficient cars, which have, in turn, a smaller carbon footprint and are easier on the environment.	C-2 Design facades of many scales C-3 Provide active - not blank - facades



Level P1 Plan - Non-Residential Parking Proposed



Level P2 Plan - Non-Residential Parking Proposed



Section

PROPOSED		COMPLIANT	
S	5 (42%)	S	6 (50%)
M	6 (50%)	M	0
L	0	L	4.2 (35%) -> 5 (42%)
VAN	1 (8%)	VAN	1 (8%)

TOTAL NON-RESIDENTIAL
12 SPACES

Office Residential Retail Common Area BOH Vertical Transport

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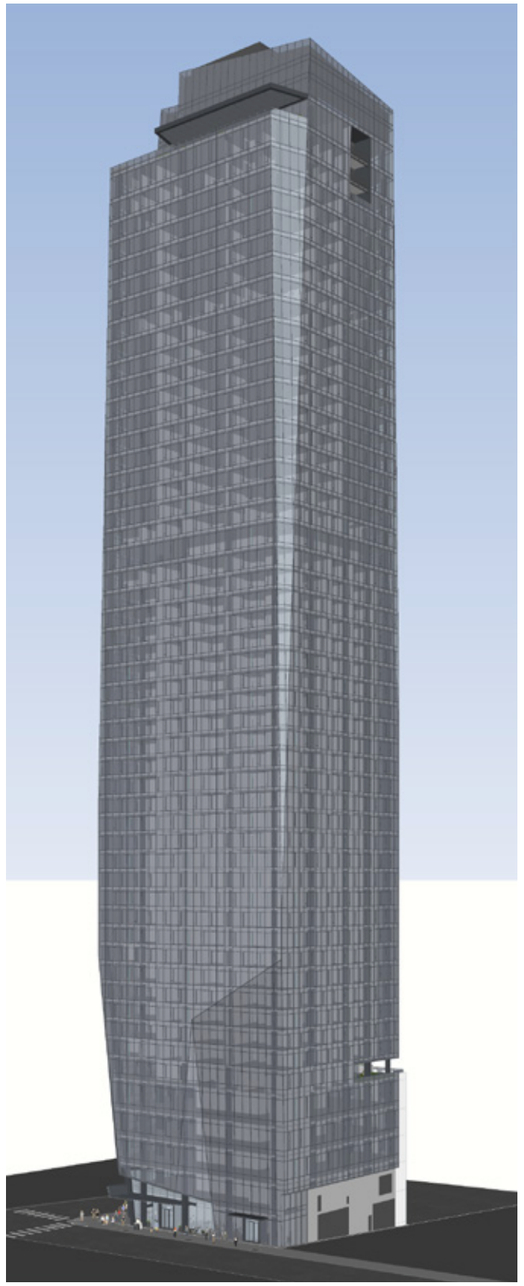
APPENDIX

TOWER PERSPECTIVES

NW

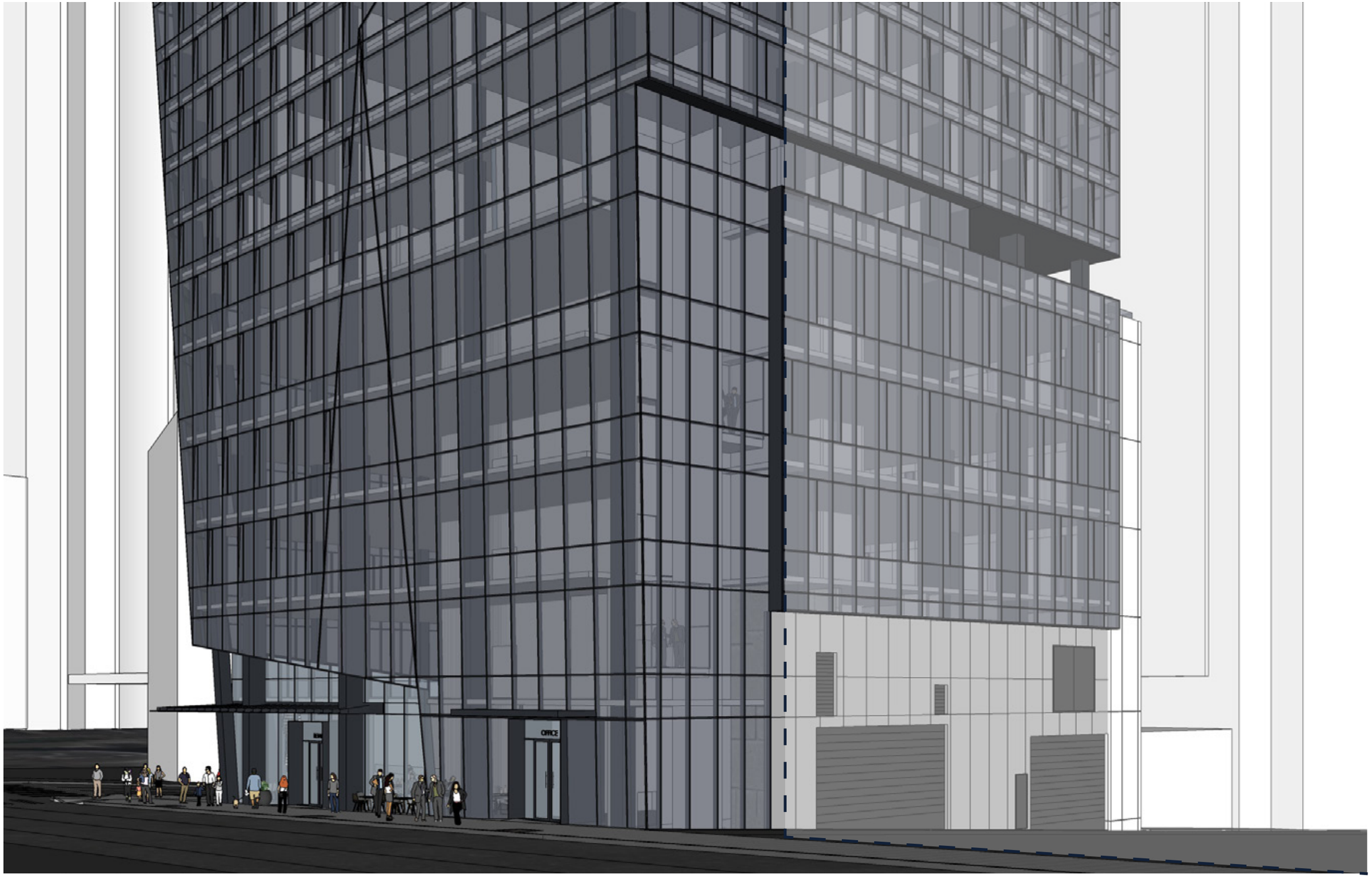
NE



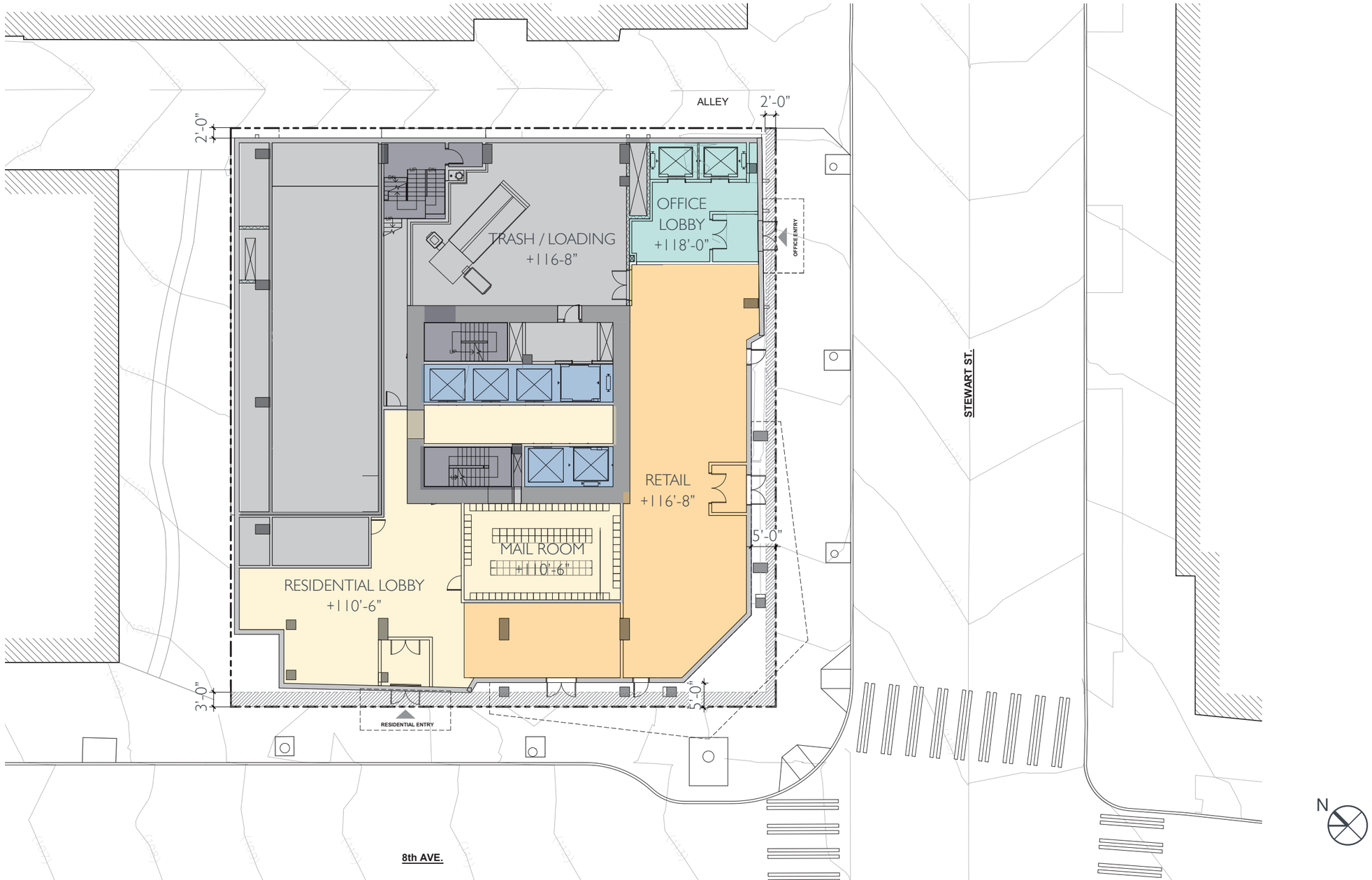
SE

SW

ALLEY MATERIAL & TRANSPARENCY STUDY

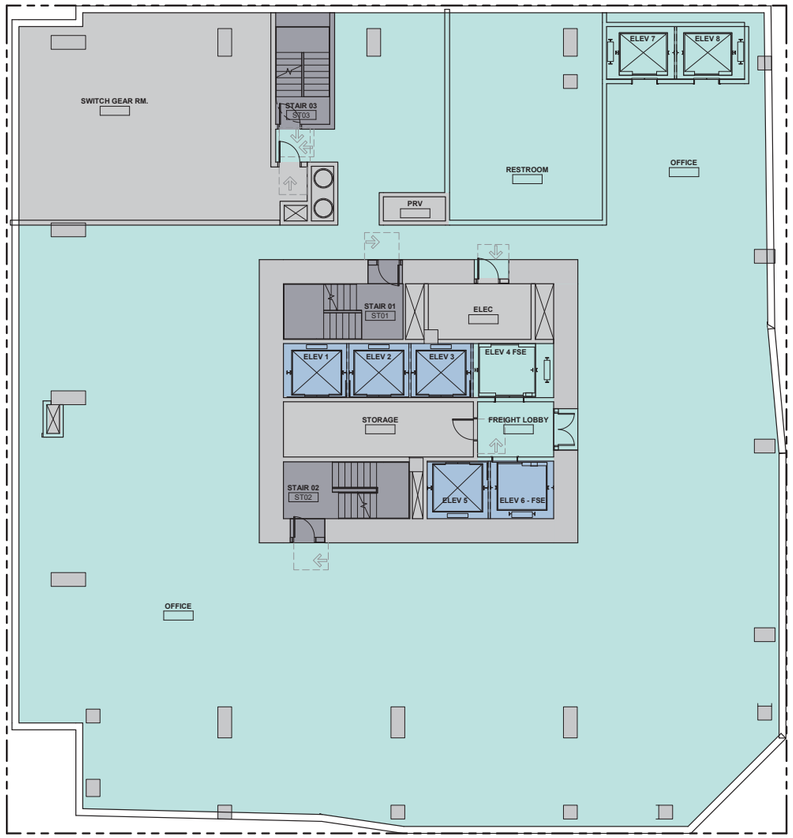


FLOOR PLANS

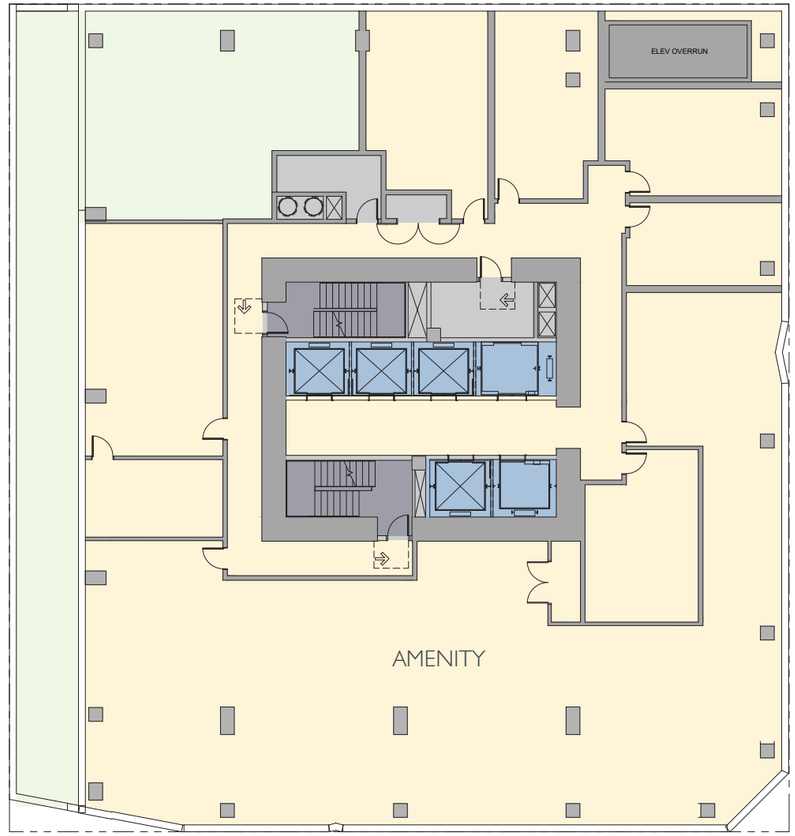


Level 1 Ground Plan

FLOOR PLANS



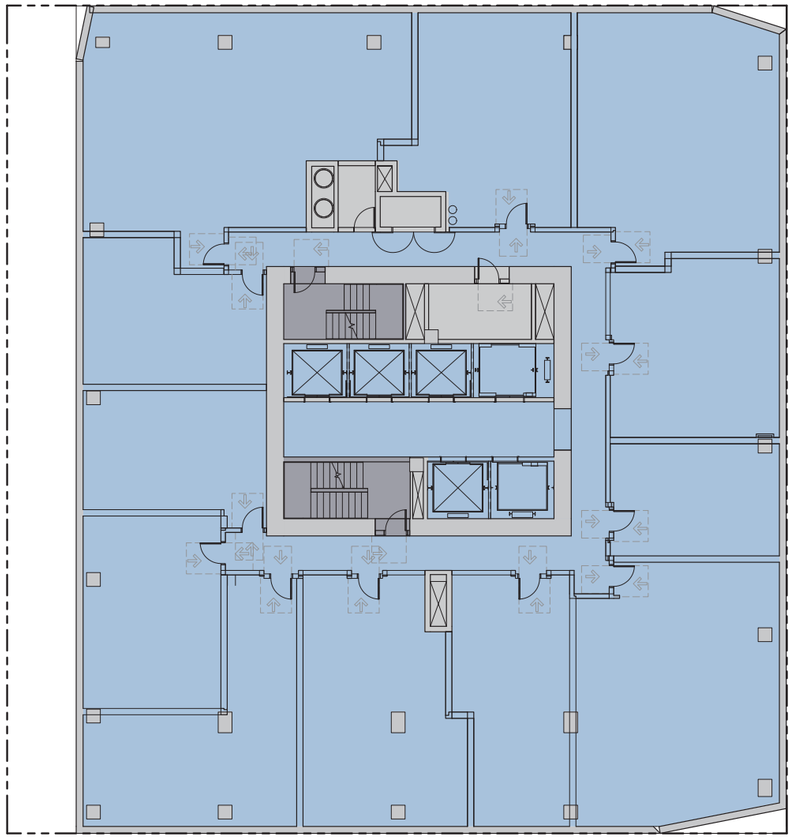
Level 2 Office



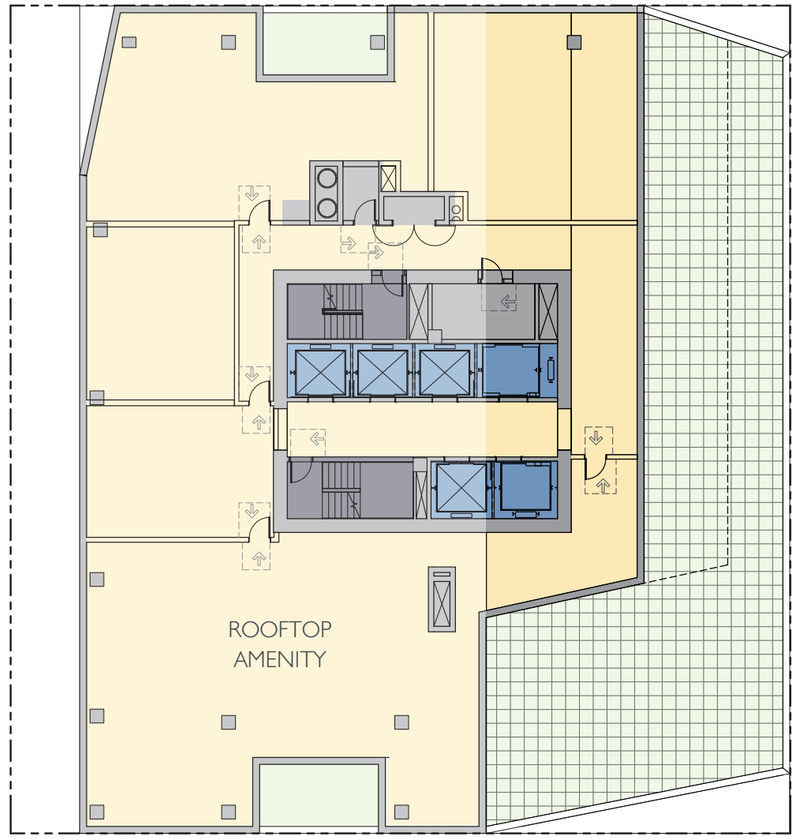
Level 6 Amenity

Office Residential Retail Common Area BOH Vertical Transport

FLOOR PLANS



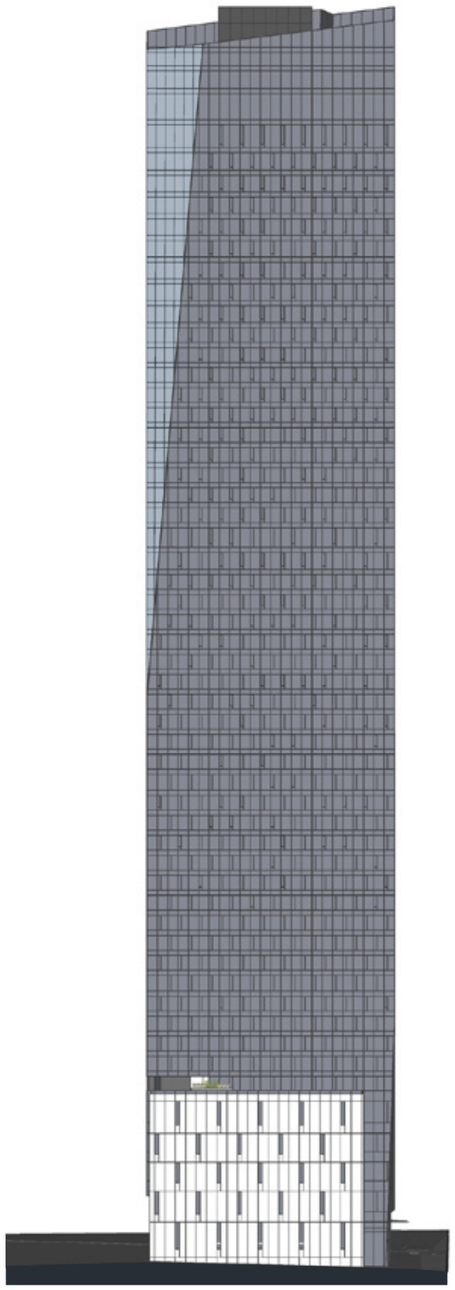
Level 34 Residential



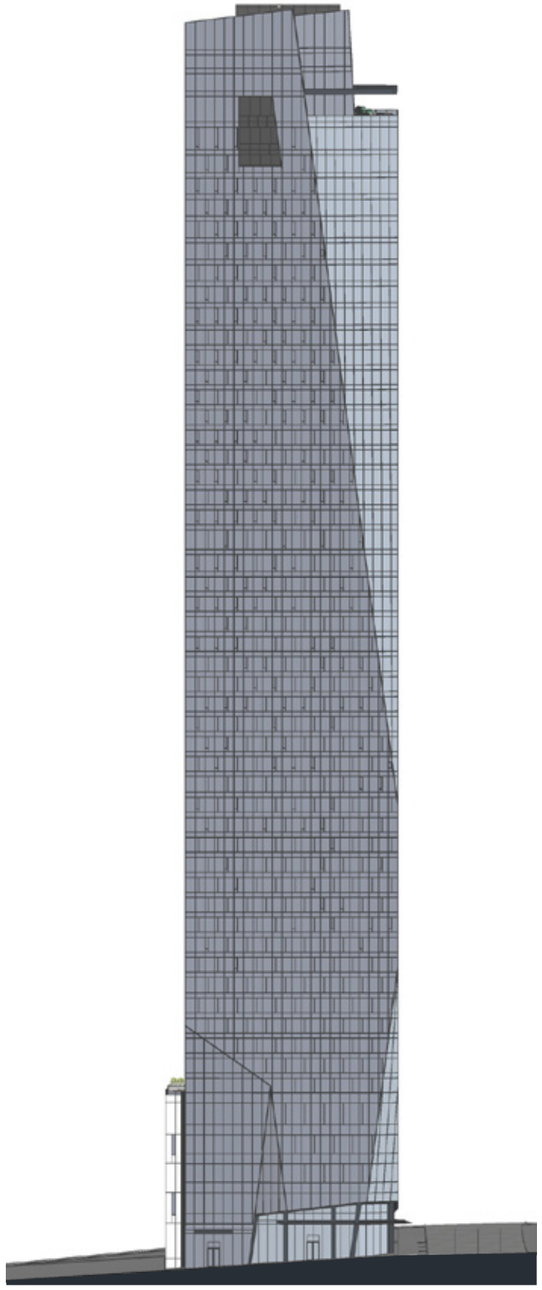
Level R1 Amenity

Office Residential Retail Common Area BOH Vertical Transport

ELEVATIONS



N



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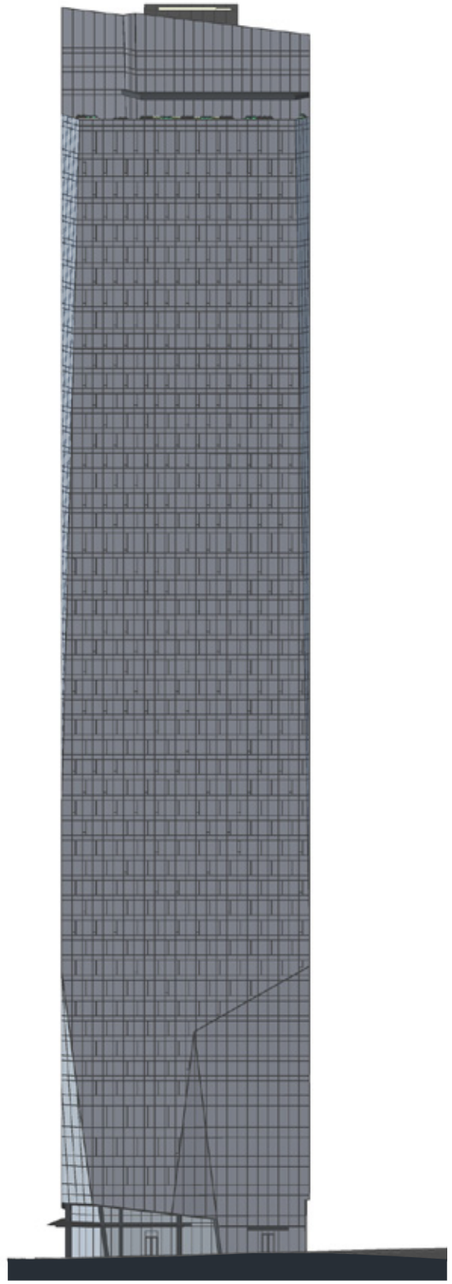

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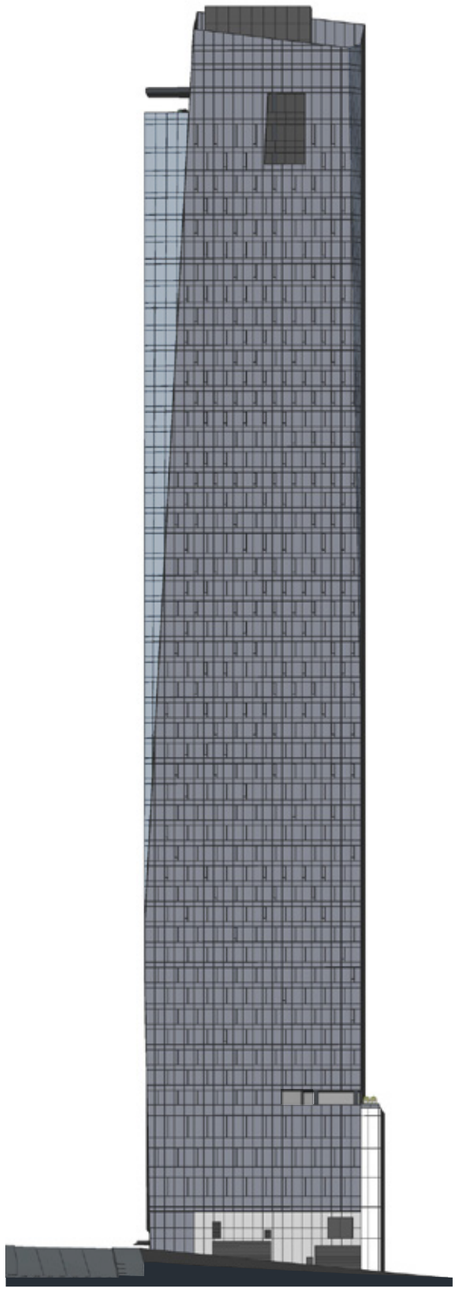
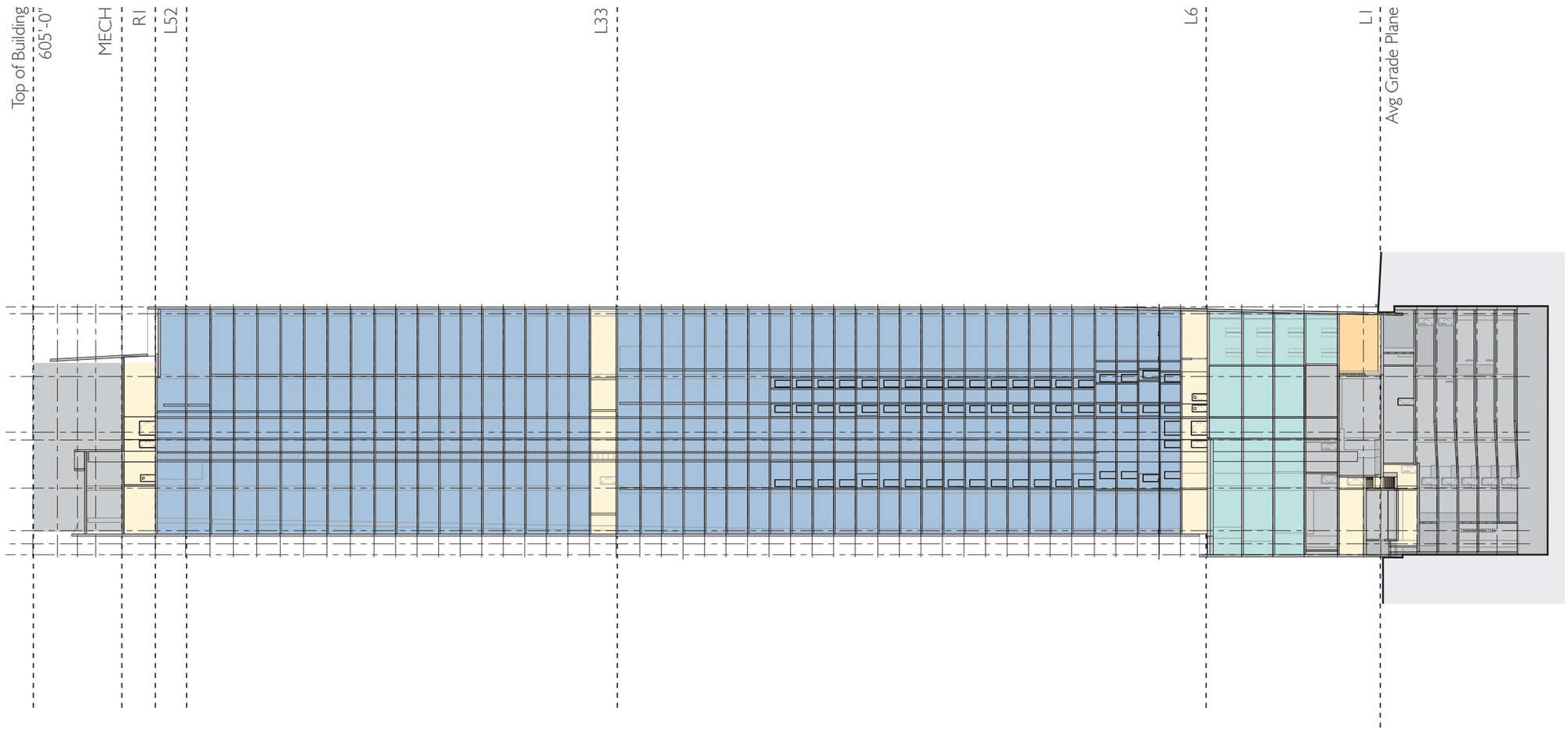


E

SECTION



Vertical Transport

BOH

Common Area

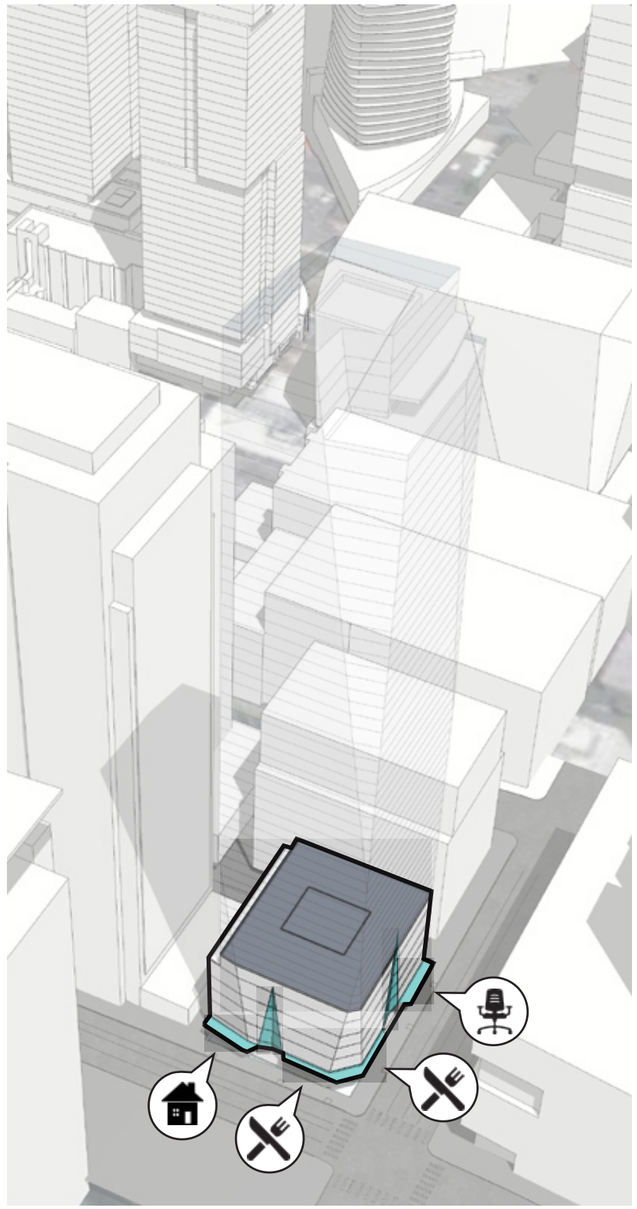
Retail

Residential

Office

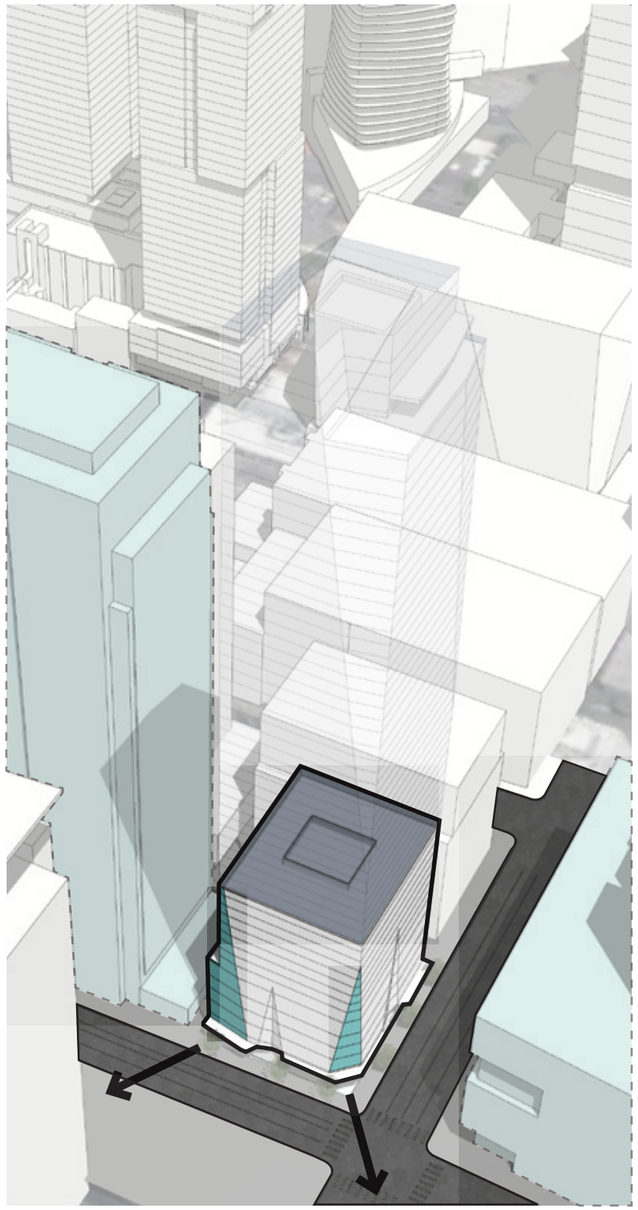
PARTI CONCEPT

RESPOND TO CONTEXT



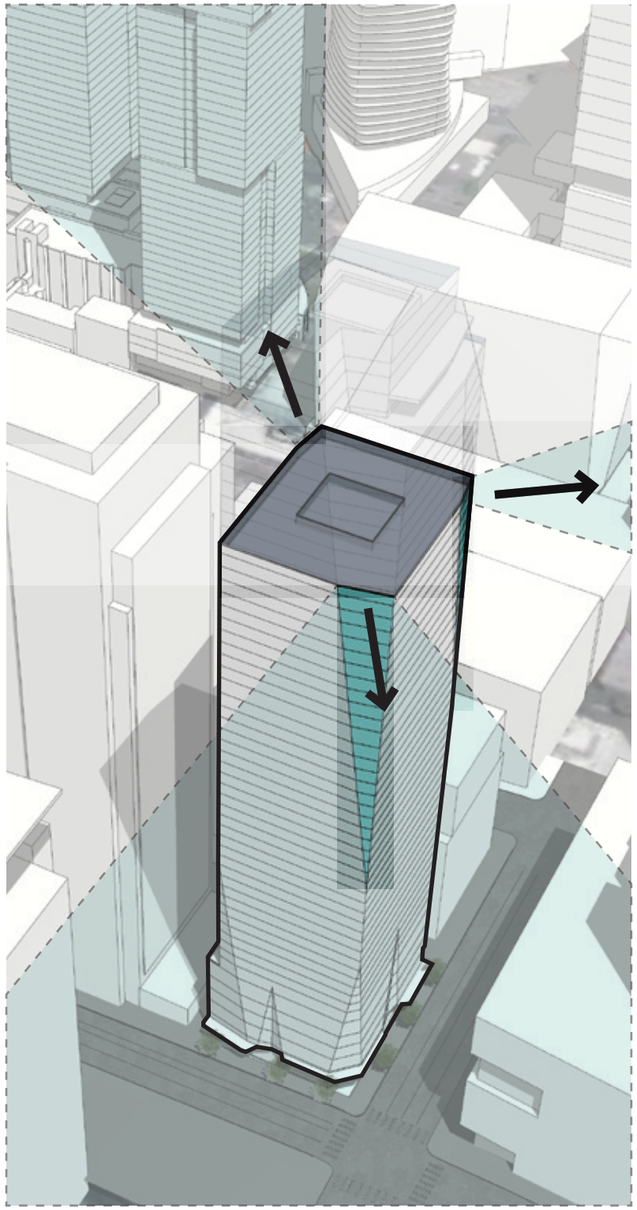
PROGRAMMATIC SEPARATION AT GRADE

"Folds" in the podium massing differentiate between office, residential, and retail entrances while breaking down the massing at the pedestrian level. Overhead canopies reinforce these folds and further highlight and protect building entrances.



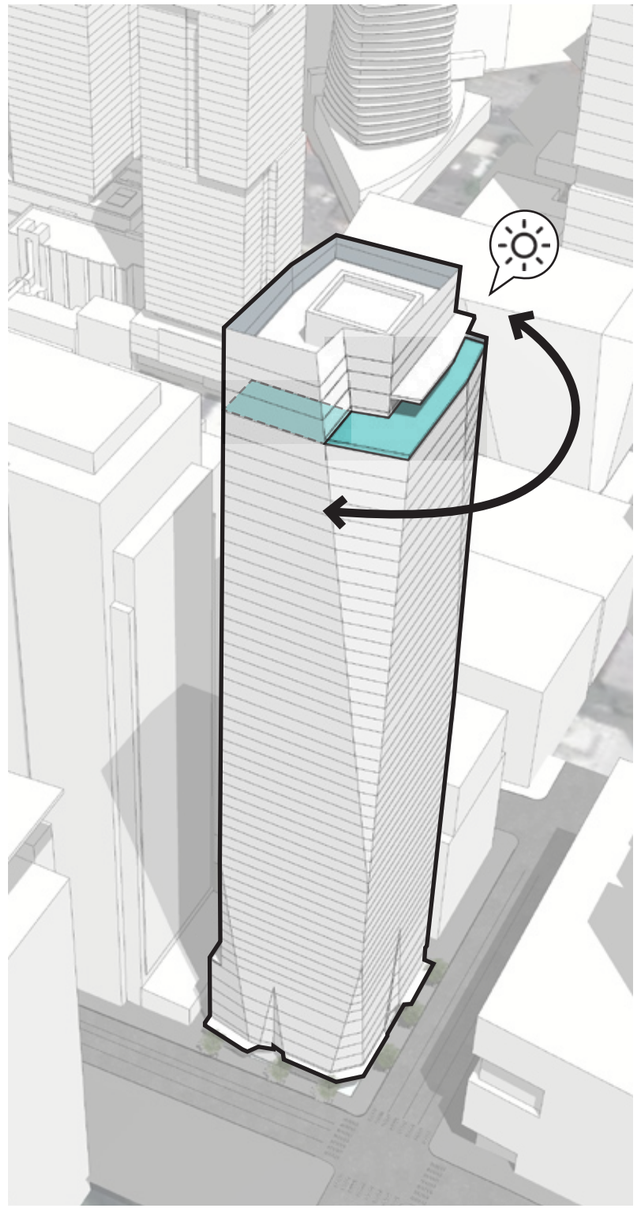
GROUND LEVEL ADJACENCIES & CORNER

A large chamfer is created at the street corner to respond to the urban context of the site and create a dynamic street presence. An additional chamfer cuts back towards the adjacent urban plaza while providing some frontage setback to the adjacent tower.



AREA VIEWS OPEN UP

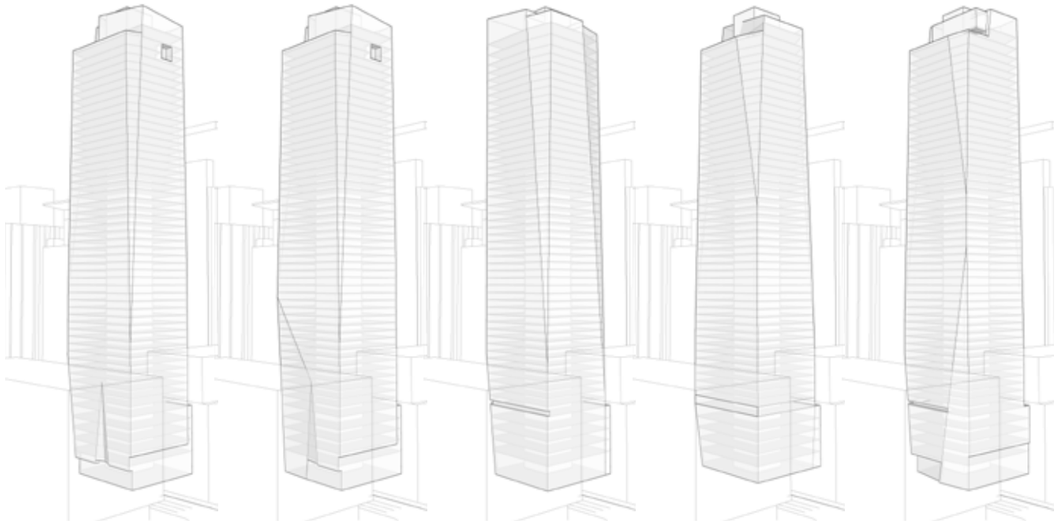
As the tower rises above nearby buildings, area views begin to open up. The building cuts back on three sides, exposing more of the facade area to these views.



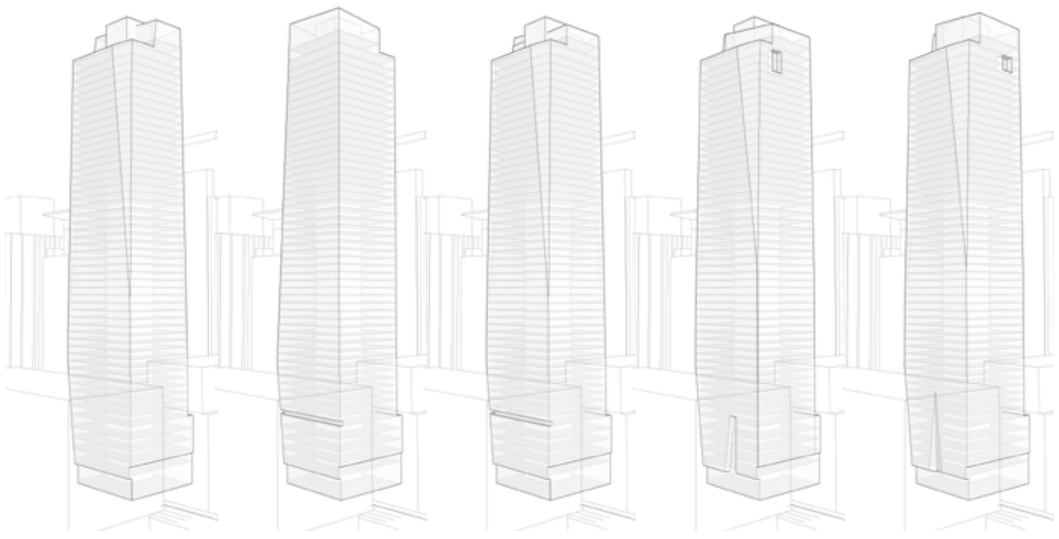
DOWNTOWN LOOKOUT & SOLAR

Prominent diagonals continue to the maximum tower height, however the South and Southwest portions of the Rooftop amenity level are cut back to provide an open deck area overlooking nearby downtown, while also providing southern exposure.

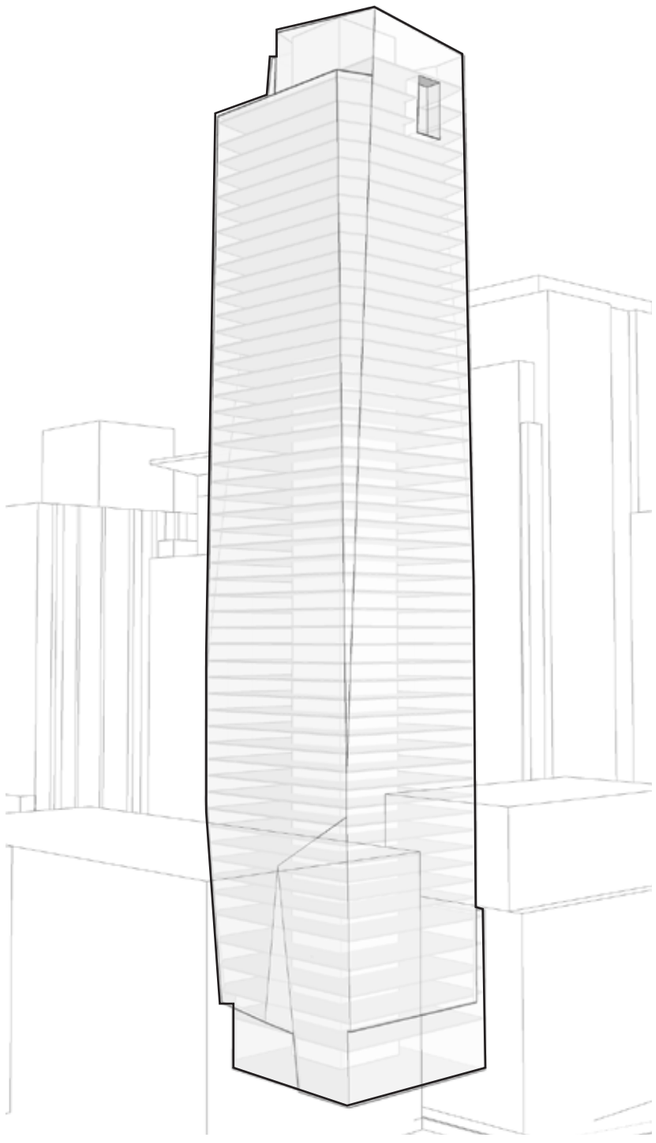
MASSING EXPLORATIONS



A B C D E



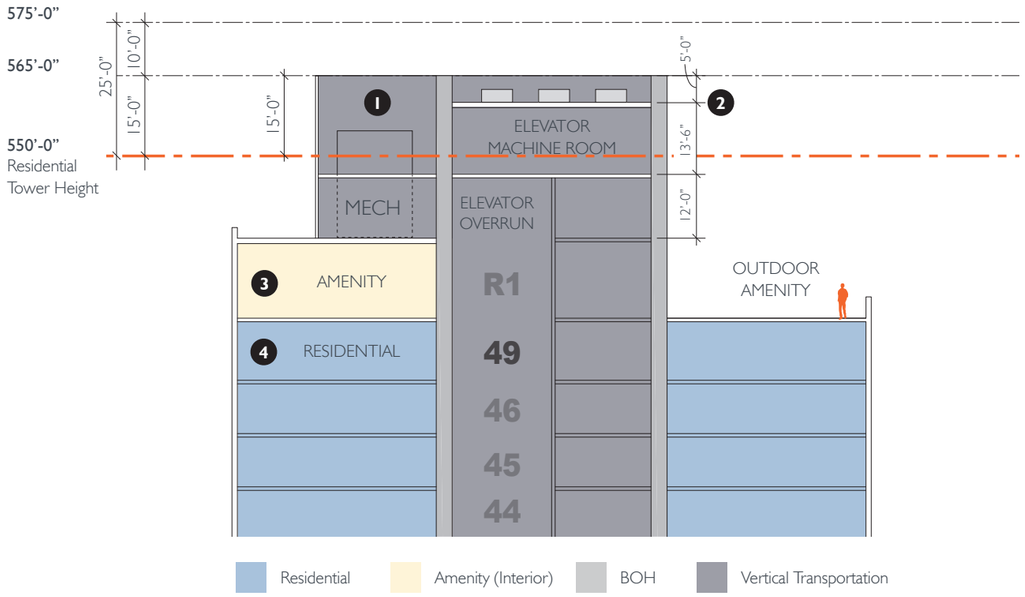
F G H J K



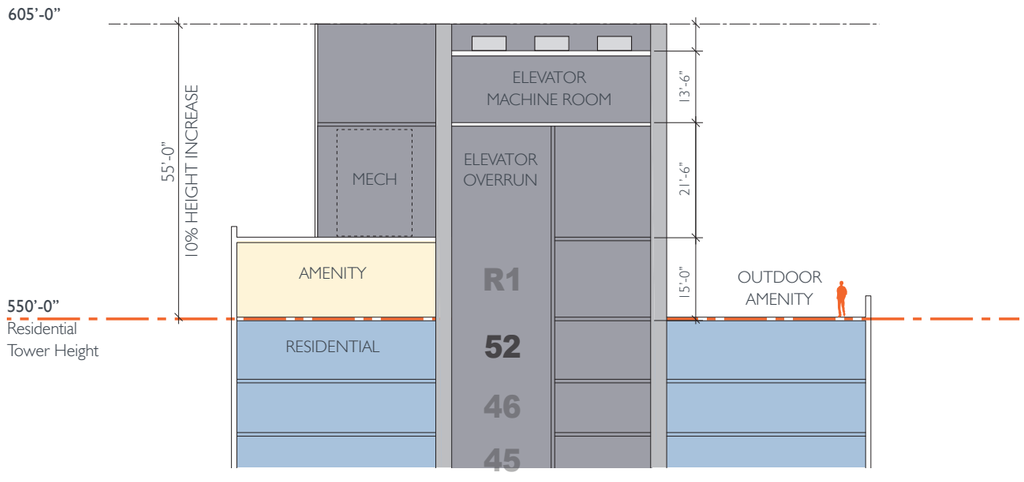
EDG#2 Proposed Design

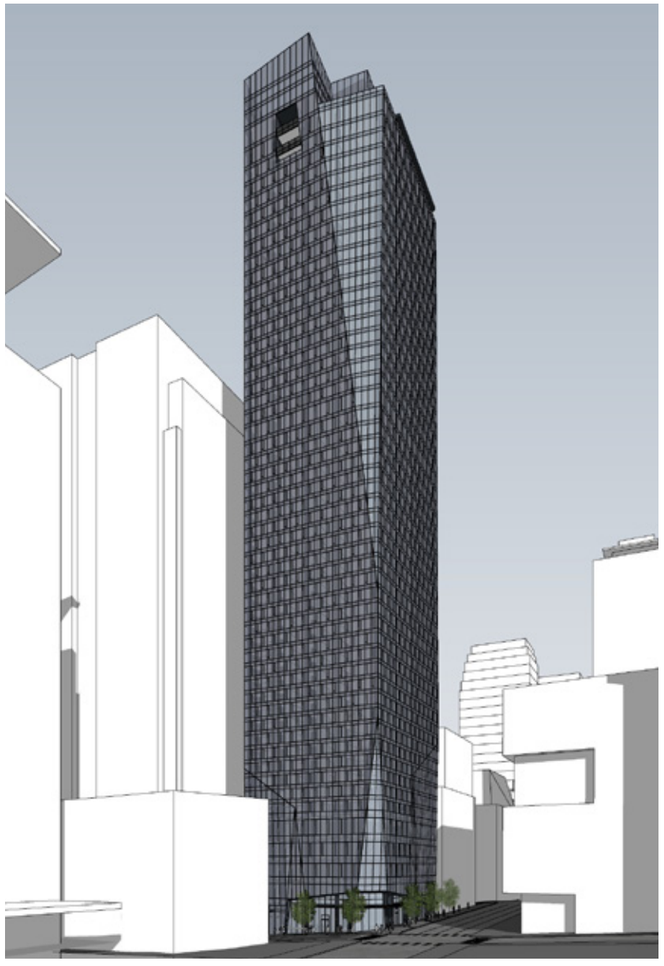
UPCOMING OMNIBUS REVISION DIAGRAM

SECTION A - CURRENT DOC2 ZONING



SECTION B - ANTICIPATED OMNIBUS REVISION





Refract (Preferred Option)

All options in this package have been shown in accordance with the upcoming Omnibus revision for the DOC2 zone to mirror the allowances afforded in the DMC zones for residential development. The Omnibus provision would add the DOC 2 zone to zoning code section 23.49.008.B. Thus all towers are shown at the max height of 550' plus the additional 10% allowance for features listed in 23.49.008 for a total height of 605' measured from the average grade plane (Section B). Without the Omnibus provision, residential towers in the DOC2 zone will need to reduce the overall height of the tower by generally three stories in order to comply with current zoning codes as shown in Section A to the left. The Seattle City Council recognizes that this would result in an unintended consequence of needlessly diminished HALA fees for adorable housing.