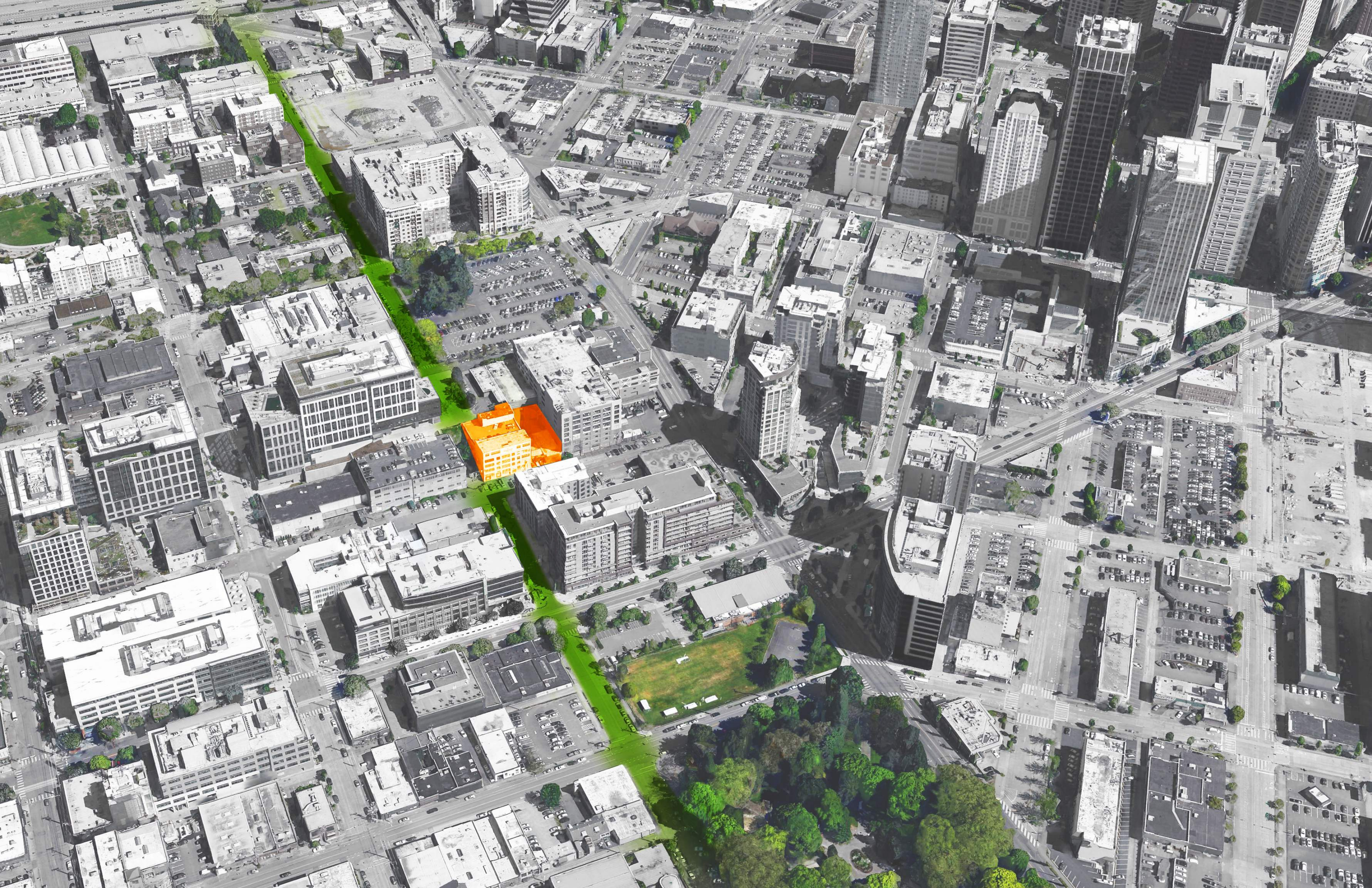
1001 JOHN ST

SEATTLE WA, 98109
DPD# 3020563

WEST DESIGN REVIEW BOARD:
DESIGN RECOMMENDATION 2 MEETING
JULY 13, 2016

COLLINS WOERMAN

MACK URBAN



PROJECT INFORMATION

ADDRESS
1001 John Street
Seattle, WA 98109

PARCELS
269310-0055

DPD PROJECT #
3020563

OWNER
MACK URBAN
1411 4th Ave, Suite 500
Seattle, WA 98101

Martha Barkman
206.753.2414
mbarkman@mackurban.com

ARCHITECT
CollinsWoerman
710 2nd Ave
Seattle, WA 94107-1710

Joe Workman
206.245.2057
jworkman@collinswoerman.com

LANDSCAPE DESIGN
Hewitt
101 Stewart St #200
Seattle, WA 98101

Kris Snider
206.624.8154
ksnider@hewittseattle.com

TABLE OF CONTENTS

Page left intentionally blank.

1 RECOMMENDATION RESPONSES & DESIGN DEVELOPMENT

APPENDIX: RECOMMENDATION RESPONSE & DESIGN DEVELOPMENT

Recommendation Response Comments Matrix

RECOMMENDATIONS FROM MAY 4, 2016 DESIGN GUIDANCE MEETING

	BOARD COMMENTS	OUR RESPONSE TO BOARD COMMENTS	PAGES
1	**TOWER LOCATION, MASSING AND DESIGN** There was Board discussion about setting back the tower further from the north property line, but the Board concluded that the current location was suitable due to the benefit of the two projects working together and the shifting of the towers from the location shown at EDG. The Board supported the design concept of the tower skin, but agreed that additional visual interest, contrast and depth were needed on all facades. The Board agreed that the horizontal fin at the roof was graceful, but other elements of the roof top appeared unresolved and a more elegant and unified design needs to be further developed. (CS2.B.2, CS2.D.5, DC2.B.1) The Board provided the following specific recommendations:		8-18
	a. At the northeast corner and north façade, the Board agreed that the rhythm of four floors of glass and 'white' metal panels separated by two floor of vision and spandrel glass, should be emphasized by providing a 12" setback of the 2-story section so that it is clearly legible. (DC2.B.1)	At the previous DRB meeting the setback was 6" due to constructability and maintenance issues. The applicant will recess the 2- story section 12". Along with the darker spandrel this will make the 2 story section visibly recess.	
	b. The Board was concern with the overall flatness of the tall and highly visible elevation and recommended that at the bronze metal facades, the vision and spandrel glass should be set back by 8" to create greater texture and depth to these elevations. (DC2.B.1)	The applicant had proposed a 2" recess between metal panel and face of glass in the typical window section. This amount of recess is more than the usual amount seen with many glass/metal panel buildings in the city. To meet the request of a deeper recess the applicant has worked with the window wall supplier, contractor and manufacturer to attain the maximum amount possible with the window-wall system which is 4". The applicant is also using a darker window frame color to help add depth to the wall. The applicant will also be using a 2-coat "mica" metal finish to add further visual interest to the bronze panels.	
	c. Maintain the 2' fin shown on the east elevation. (DC2.B.1)	Fin expression maintained at 2'-0" depth and has been thickened from 12 "to 18" to further emphasize this element.	
	d. Design the top of the tower to create a graceful termination of the bronze metal panel facades, using different heights, visually pleasing proportions and a resolution of the amenity space windows. Vary the material colors at the recessed portions and consider a dark color that recedes. (DC2.B.1)	The top of the building has been redesigned and simplified as an elegant rooftop "pavilion". To the north the white visor will frame the view to Lake Union and provide a strong visual termination to the tower and be an intermediately scaled feature to "lock-in" the darker roof massing. On the west side the amenity floor has been stepped back to create an outdoor terrace and eliminate the need for a departure. Three vertically proportioned 15' bays and glass corner relate to the bay spacing of the tower body below. To the south the building top steps in plan to relate to the tower massing. The east façade continues the 15' bays which, along with the darker panel requested by the board, modulate the roof.	
2	**PODIUM AND TERRY AVE N** The Board affirmed that given the location on Terry Ave N, the podium facade with board-formed concrete was appropriate and could be unique with thoughtful detailing. The Board encouraged a design that considers referencing the older buildings in the neighborhood. (CS3.II.iv, DC4.A.1) The following guidance was given:		19-25
	a. Provide greater depth at the framed opening of the screening and at the residential units. (DC2.D.1)	The board formed concrete podium is fenestrated with vertically proportioned openings and pilasters reminiscent of the Seattle Time building. Bronze painted metal panels, relating to the tower above, are located at the top of the vertically proportioned garage openings and will be recessed 6" from the face of the concrete. Black steel channels will project 6" from the face of concrete creating a 12"recess at that condition.	
	b. Design the metal screening with depth or historical reference. (CS3.II.iv, DC2.D.1)	Fritted, translucent glass panels, relating to the elevator tower, will be backlit at the jambs and front lit at the panel centers. The panels will be set into the metal frames and 6" inboard from the steel channels for relief.	
	c. Provide back lighting at the screened parking levels so that these screen details are visible at night. (DC4.C.1)	The panels will be illuminated at night similar to the elevator tower. The glass panels will be backlit at the edges, front- lit vertically at panel centers and provide up-lit to wash the bronze panels. Light spill will be controlled to eliminate issues with adjacent buildings.	
	d. Provide different canopy treatments for the differing uses along the street frontage. (PL3.A.1	There are 3 different canopy conditions: glass with white metal fascia at residential corner, glass with black steel fascia at the adjacent retail bay and garage entry and wood soffit with black steel fascia at Terry Street residential entry. The entry canopy will project further in plan to signify its importance. The canopies will have up lights to wash the bronze painted metal transom above.	
	e. Define the residential lobby entry with a strong design and generous lighting. (PL3.A.1, PL3.A.4, DC2.D.1)	The residential lobby and canopy will have additional detailing and design elements including a wood surround at the lobby door, "floating" wood soffit, and additional mullions at the storefront to differentiate it from the retail bays. Sconces will flank either side of the lobby along with the "starlight" soffit spots presented at the last DRB meeting. Additionally, the canopy will be uplit to wash the bronze colored transom panels.	
	f. Increase the legibility of the residential lobby, with lighting, furniture, and art work. Consider a wood canopy that extends into the interior to convey a warmer, more residential feel. (PL3.A.1, PL3.A.4, DC2.D.1)	The wood entry canopy at the Terry Street Lobby entry will extend into the lobby.	
	g. Design the landscaping and street furniture to be cohesive. The Board noted that the renderings and landscape plan didn't show the same elements. Remove the planters by the hillclimb elevator and commercial entry, shown in the rendering. (DC4.D.1)	Planters at Hill climb elevator have been removed per board direction. Renderings and landscape plan will be coordinated.	

RECOMMENDATIONS FROM SEPT 30, 2015 EARLY DESIGN GUIDANCE MEETING

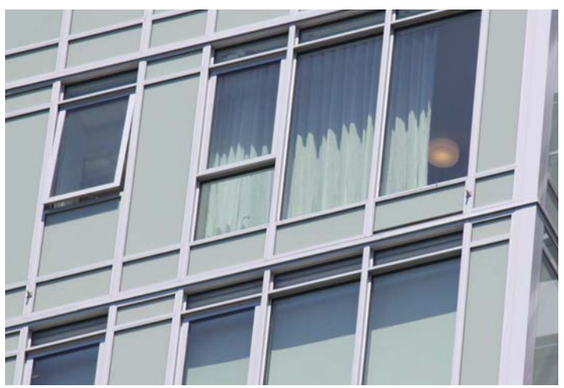
	BOARD COMMENTS	OUR RESPONSE TO BOARD COMMENTS	PAGES
3	**JOHN ST. LEVEL PLAZA AND RESIDENTIAL ENTRY** The Board was not unified in support of the second curb cut, which will need require a departure, and vehicle access onto the plaza off of John St. They affirmed that if vehicle access is approved, it would be contingent on a design that treats this areas a plaza designed for pedestrians and cyclist as the primary users, with vehicle access as a secondary function. (DC1.B.1, DC3.B.1) The Board provided the following specific recommendations:		26-31
	a. Design the plaza as a pedestrian place that is suitable for the occasional vehicle use. (DC1.B.1, DC3.B.1)	The plaza surface has been redesigned through the use of paving treatment, benches, 'bollard perches' with integral lighting and planting to create a clear pedestrian emphasis. Pedestrians will be able to enjoy the full extent of the plaza with the occasional vehicle having minimal impact. The new scheme provides for greater north-south porosity of pedestrian movement and visual connection to the elevator and overlook. The vehicular lane from the curb cut at John Street reduces as it approaches the plaza to the minimum width of a standard residential driveway (10-0").	
	b. Provide a plaza and lobby design that is more cohesive and unified. (DC3.A.1)	The residential lobby now clearly orients to the pedestrian plaza to the north as well as providing a front door for building residents and ADA access.	
	c. Shift the lobby entry to the northeast corner to make it a more visible and stronger design element. (PL3.A.1, DC3.A.1)	The lobby entry element has been redesigned to "wrap" the NE corner of the lobby and provide a clear orientation to the pedestrian plaza to the north.	
	d. Maintain the high quality materials of the plaza. (DC4.D.2)	The use of 1'x1' patterned paving with accent banding has increased in the new scheme to occupy more SF of the plaza and is now extended into the R.O.W. at John St. to welcome pedestrians and bicyclists. This treatment establishes a very strong 'Woonerf' quality for the plaza. A reduced amount of scored concrete remains to indicate temporary car parking under the building. Planters will be constructed of painted steel or stone veneer with seating of IPE wood.	
	e. Resolve the termination of the vertical fin on the east elevation. (DC2.B.1)	The vertical fin will tie into the lighter colored metal fascia at the drop-off soffit.	
	f. Provide a more prominent location for bicycles. (PL4.B.2)	Two additional bikes racks have been added to the plaza near the Hillclimb elevator in close proximity of the building lobby and plaza overlook. Three bike racks remain under the building canopy at the SE corner of the plaza for delivery services.	

1 TOWER LOCATION, MASSING AND DESIGN

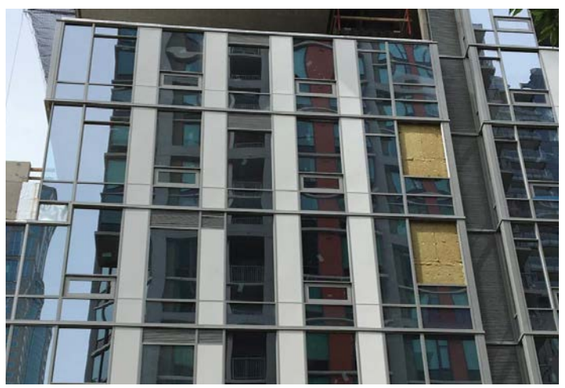
Window wall case studies/examples

KINECTS - 2” TYPICAL DEPTH

INSIGNIA - 2” TYPICAL DEPTH

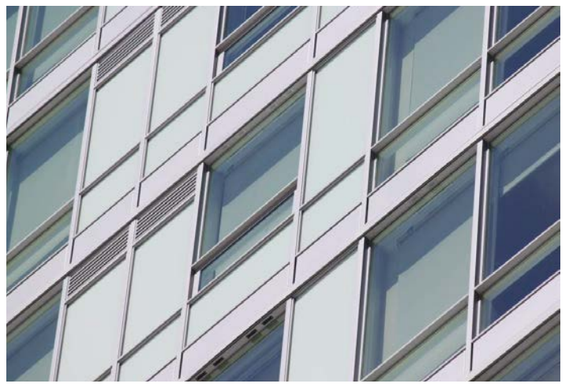


CYRENE - TYPICAL DEPTH 2”



THOMPSON - 4” DEPTH

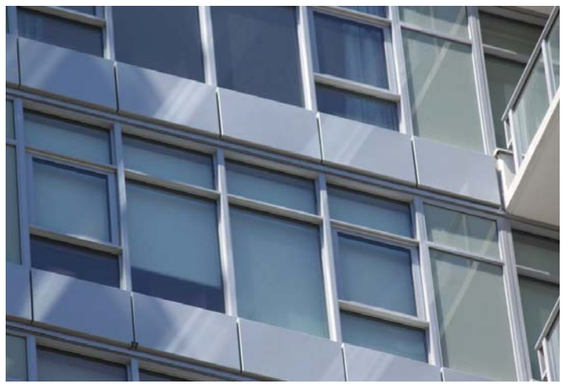
MARTIN - 2” TYPICAL DEPTH



TOWER 12 - 2” TYPICAL DEPTH

KINECTS - 4” DEPTH

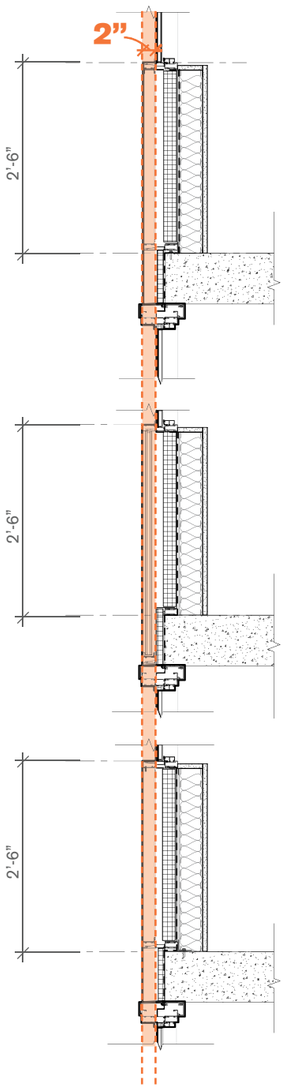
INSIGNIA - 4” DEPTH DETAIL



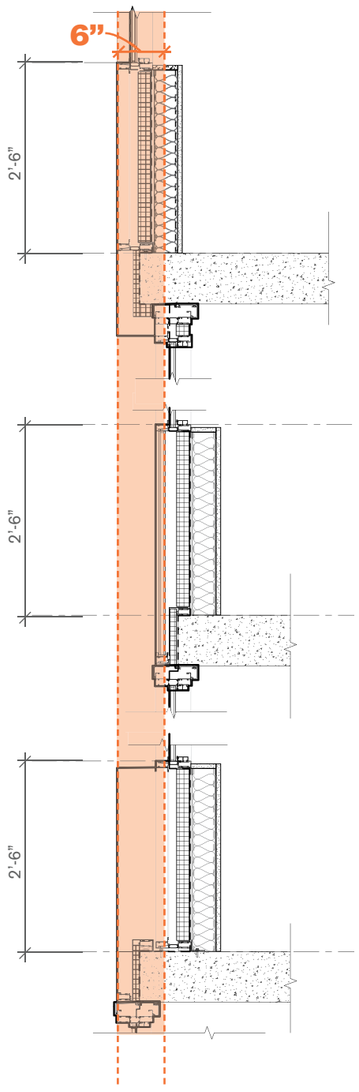
1 TOWER LOCATION, MASSING AND DESIGN

Previous section details

PREVIOUS TYPICAL EXTERIOR DETAIL

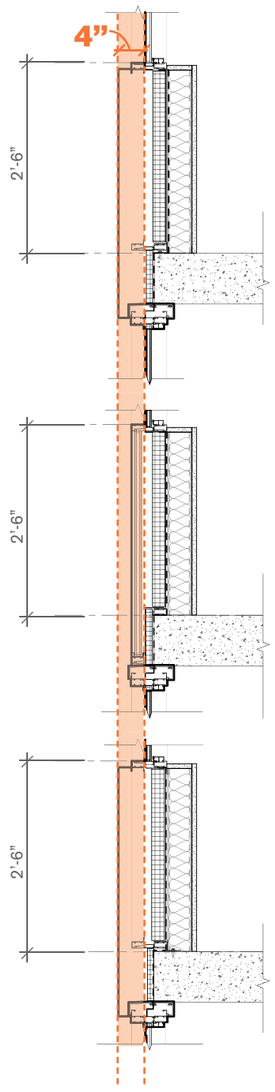


PREVIOUS NORTH WALL DETAIL

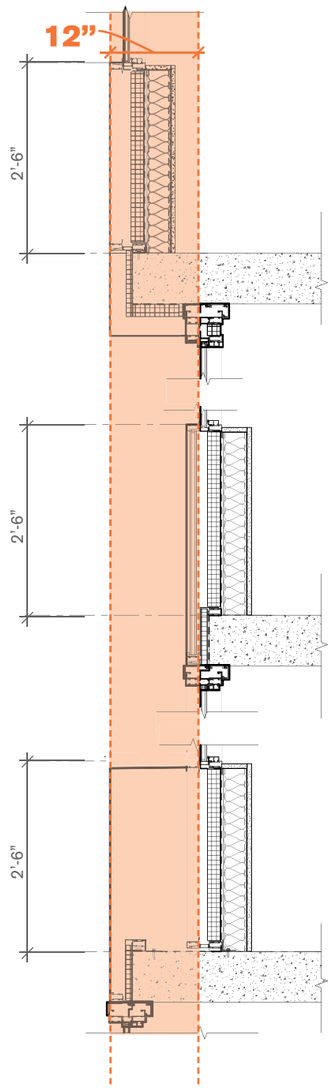


Current section details

CURRENT TYPICAL EXTERIOR DETAIL



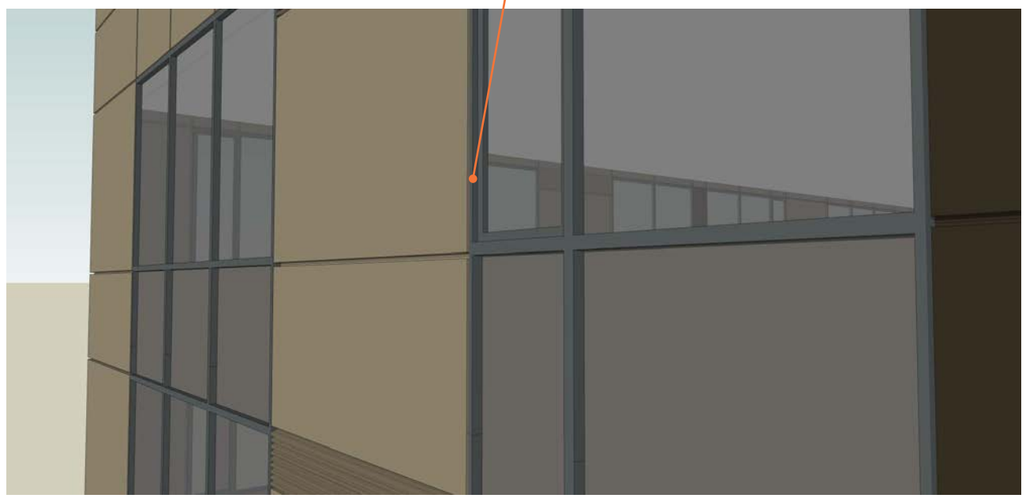
CURRENT NORTH WALL DETAIL



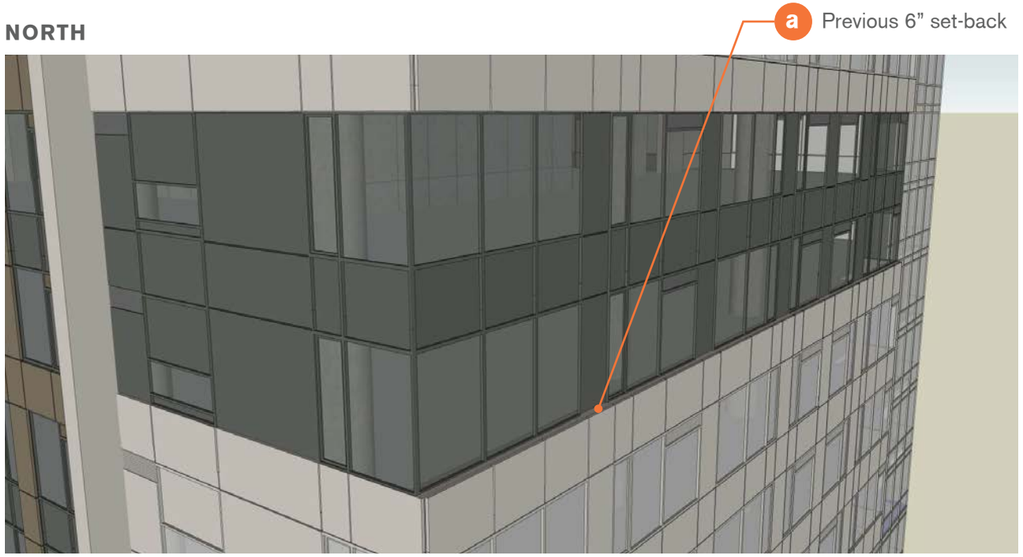
1 TOWER LOCATION, MASSING AND DESIGN

Previous Rec 1

TYPICAL

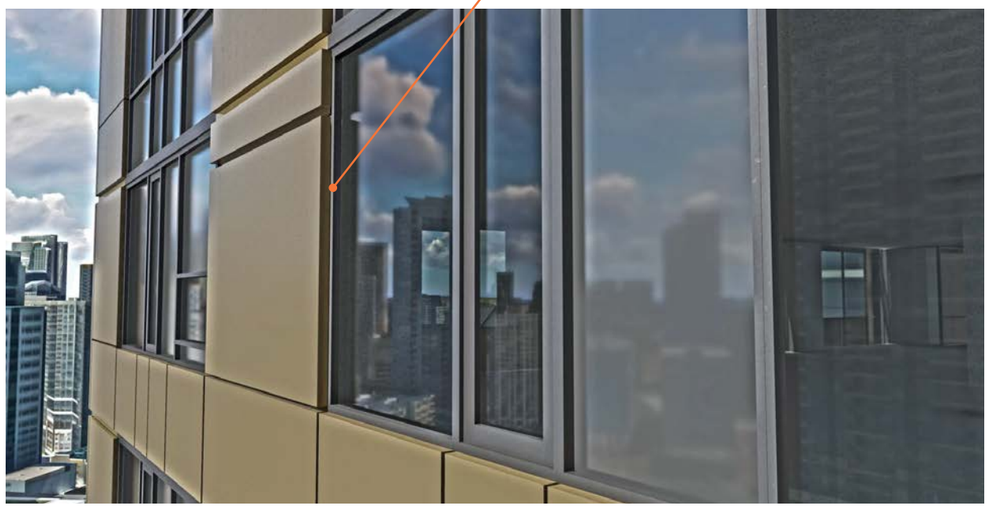


NORTH



Current Rec 2

TYPICAL

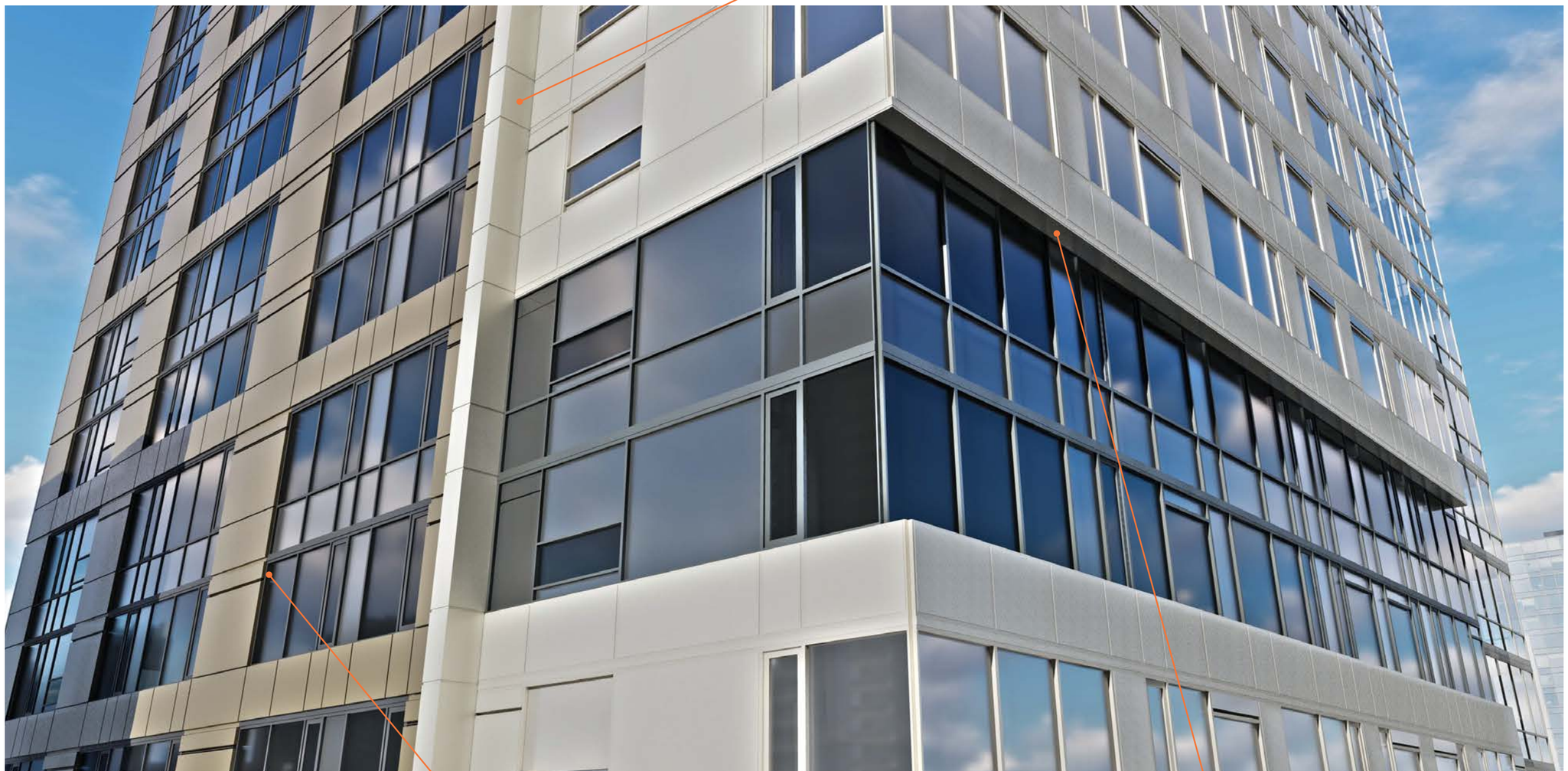


NORTH

1 TOWER LOCATION, MASSING AND DESIGN

Current skin depth

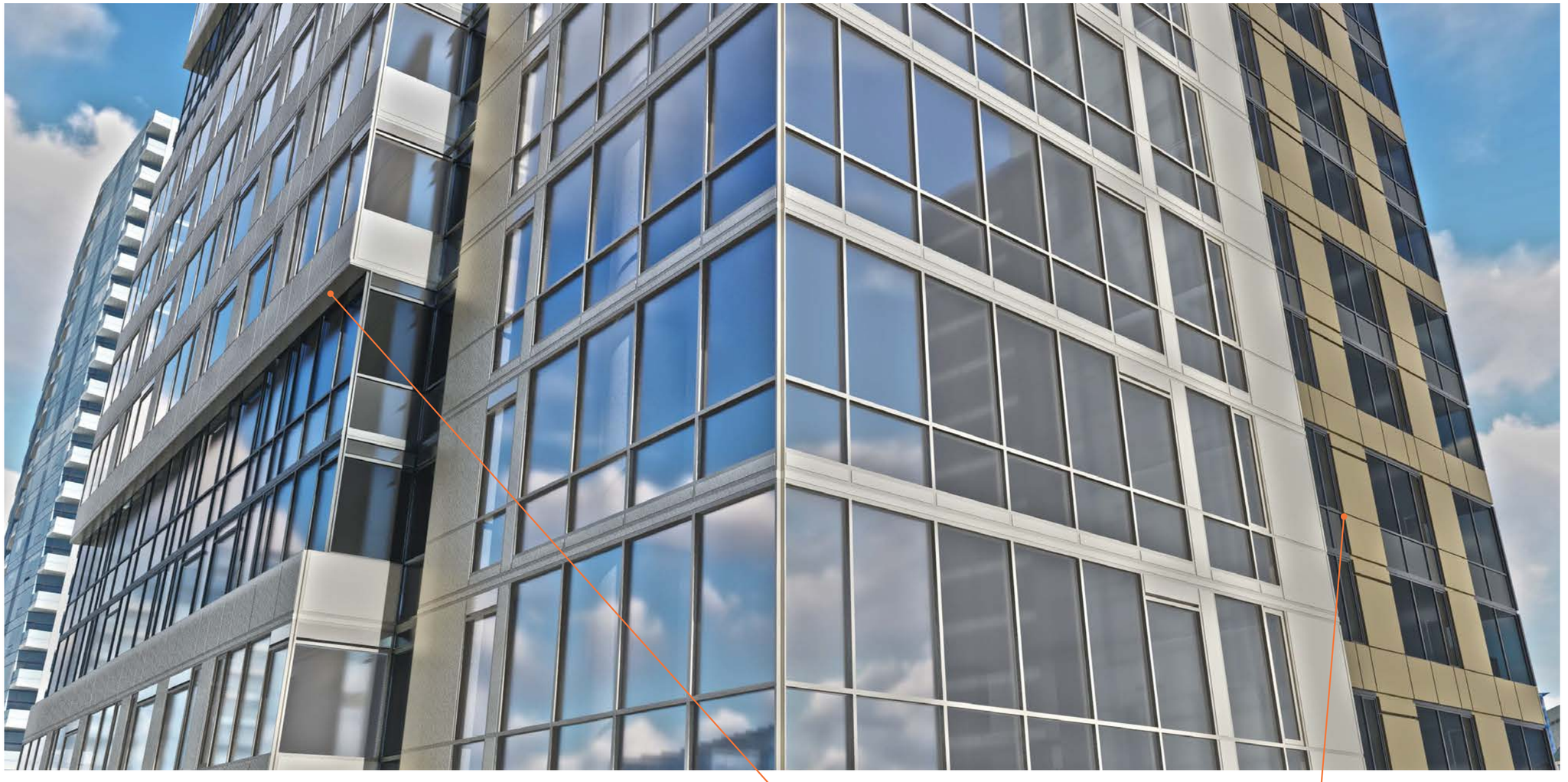
NORTHEAST CORNER



1 TOWER LOCATION, MASSING AND DESIGN

Current skin depth

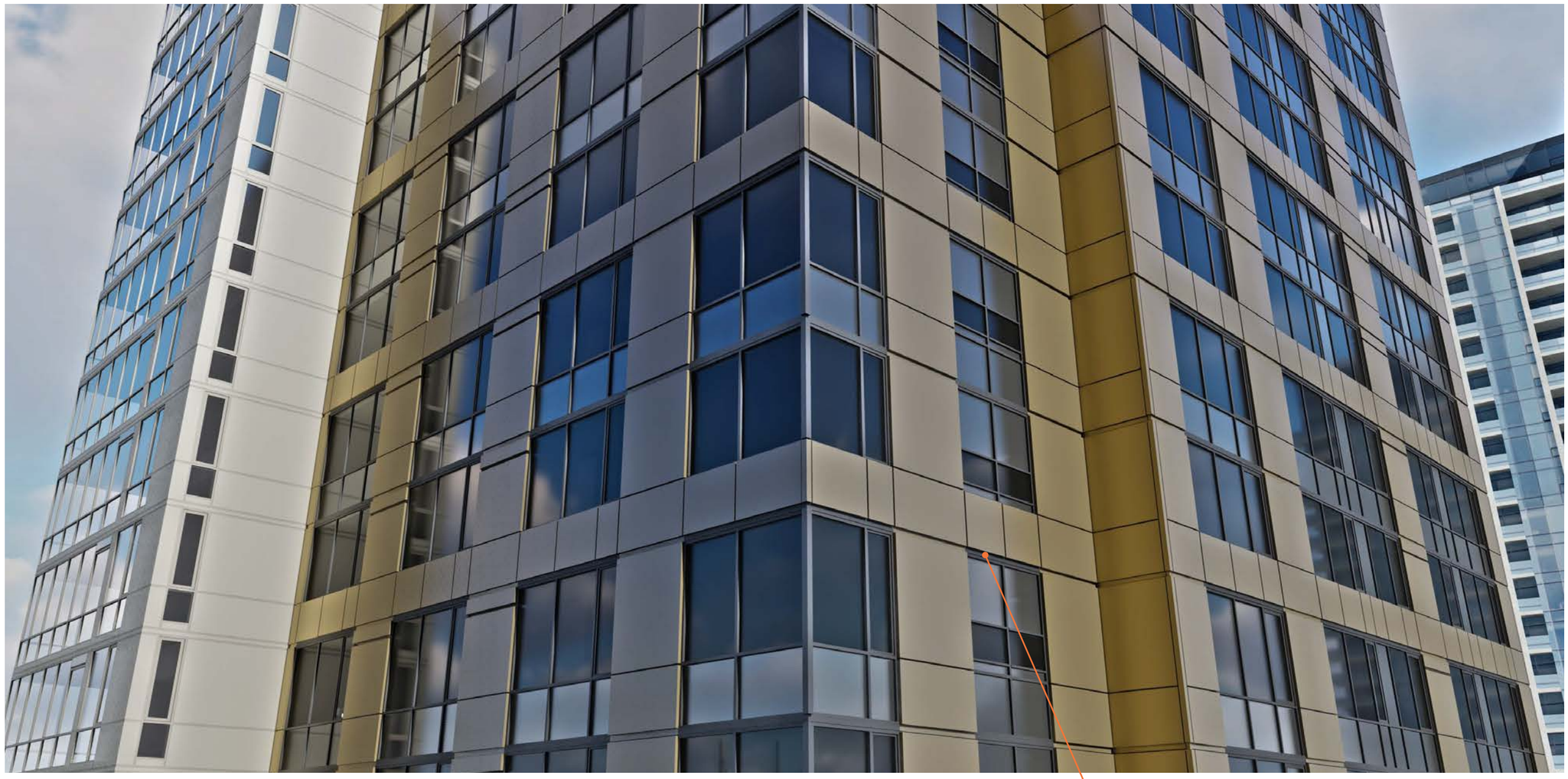
NORTHWEST CORNER



1 TOWER LOCATION, MASSING AND DESIGN

Current skin depth

SOUTHWEST CORNER

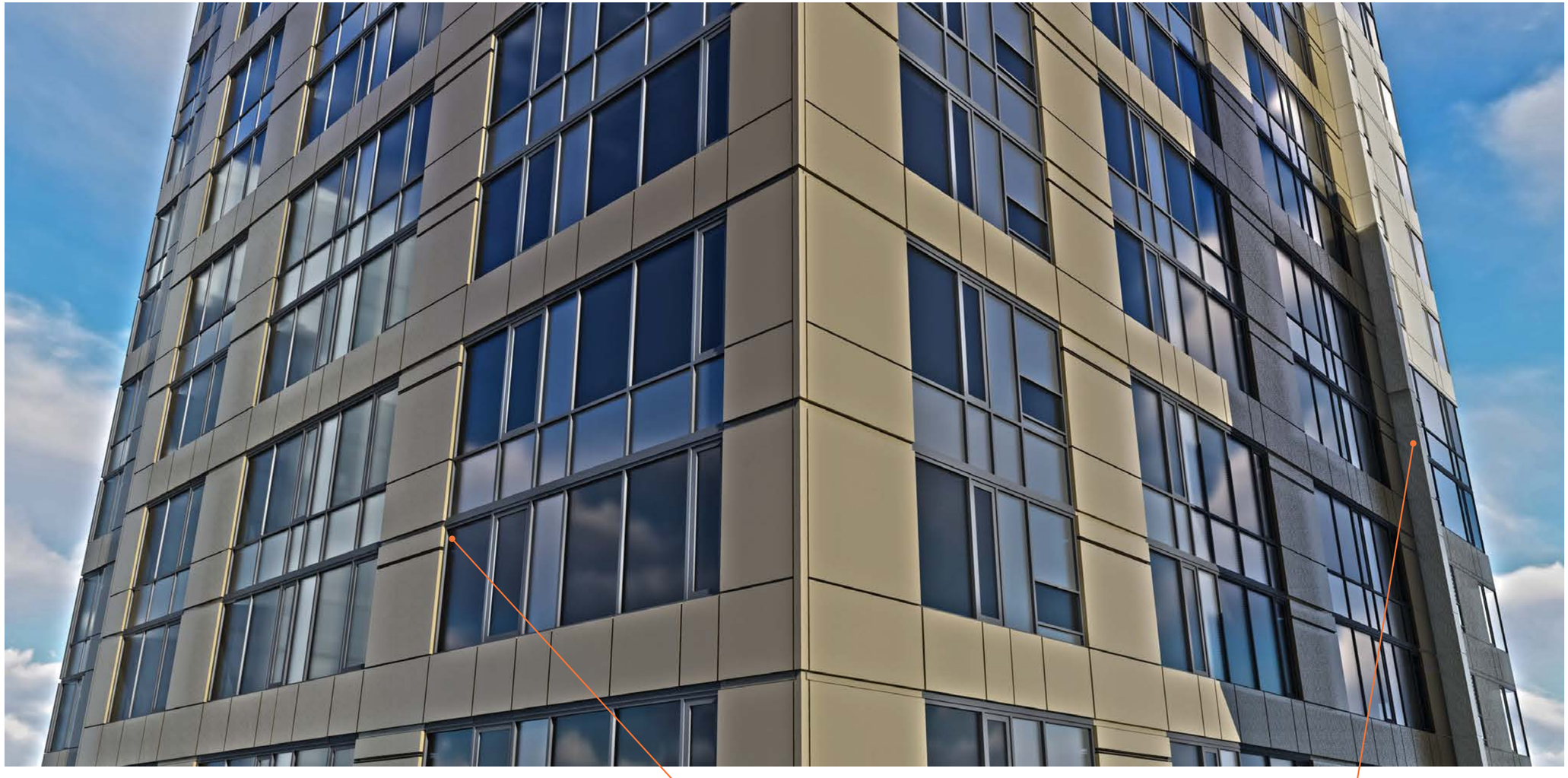


b 4” skin depth (maximum system capability)

1 TOWER LOCATION, MASSING AND DESIGN

Current skin depth

SOUTHEAST CORNER



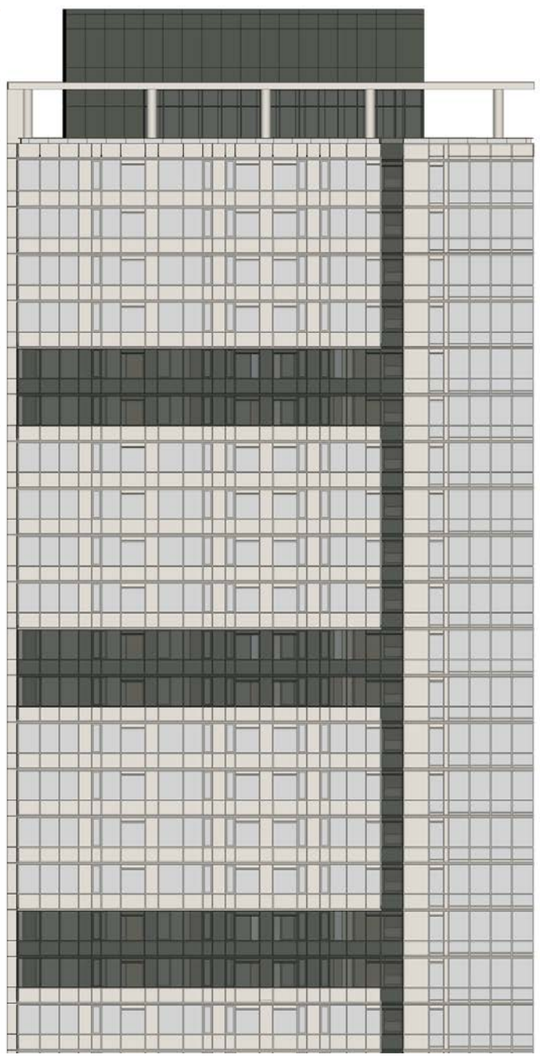
1 TOWER LOCATION, MASSING AND DESIGN

Rooftop Amenity

NORTH ELEVATION

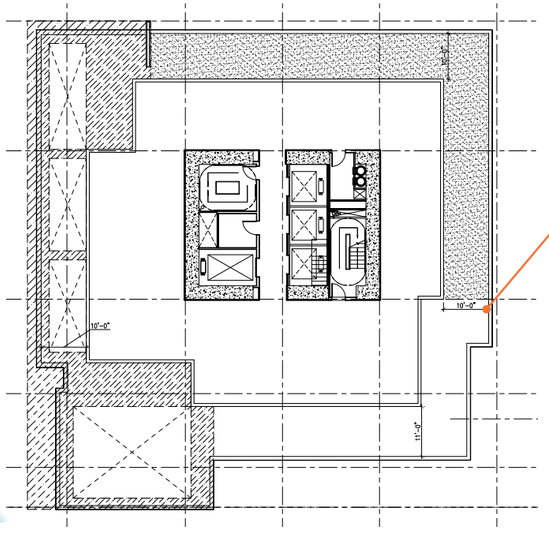
d Continued dark banding aesthetic at rooftop

d North facing two-level dark banding



Rooftop Amenity

NORTHWEST AERIAL



Minimum 10" set-back maintained, no departure needed

1 TOWER LOCATION, MASSING AND DESIGN

Rooftop Amenity

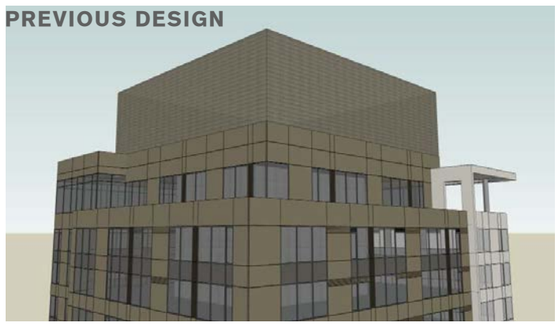
SOUTHWEST AERIAL

PREVIOUS DESIGN

Rooftop Amenity

NORTHEAST AERIAL

PREVIOUS DESIGN



1 TOWER LOCATION, MASSING AND DESIGN

Rooftop Amenity

VIEW LOOKING WEST

PREVIOUS DESIGN

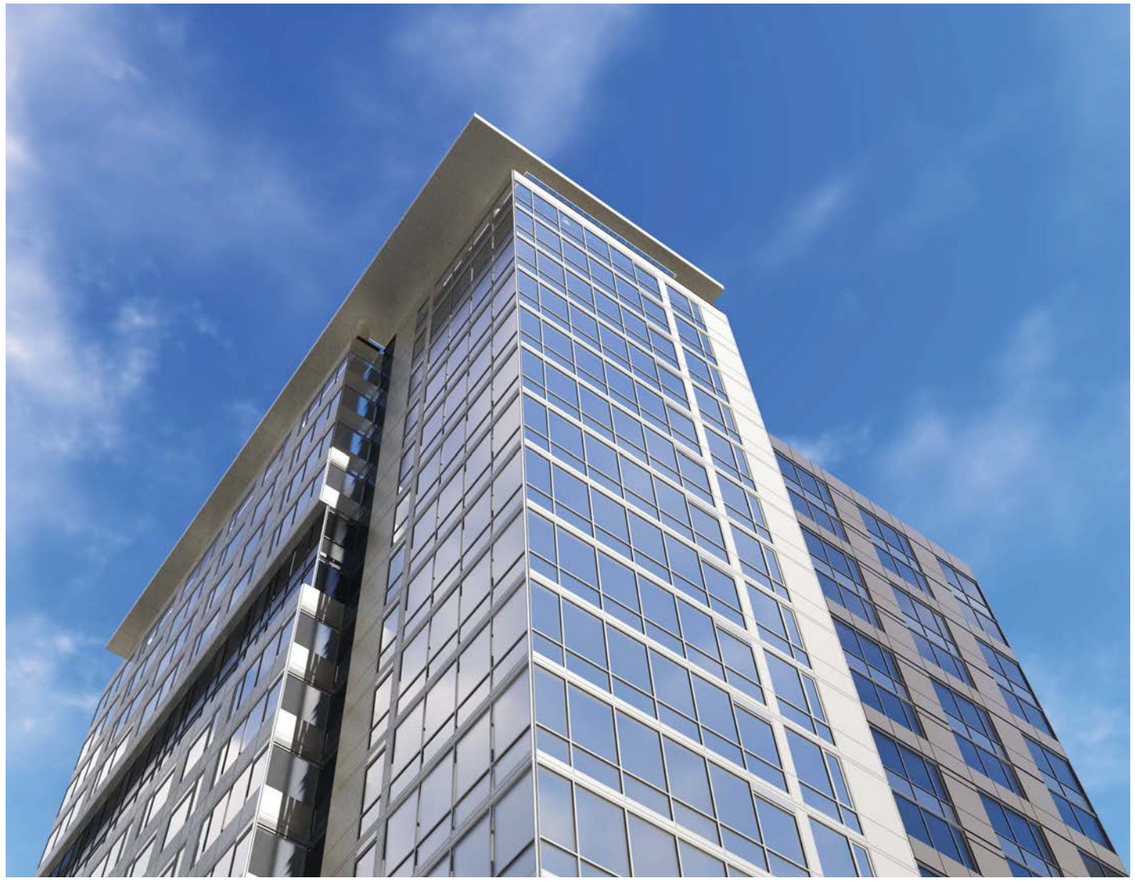
1 TOWER LOCATION, MASSING AND DESIGN

Rooftop Amenity

NORTHEAST LOOKING UP

Rooftop Amenity

NORTHWEST LOOKING UP

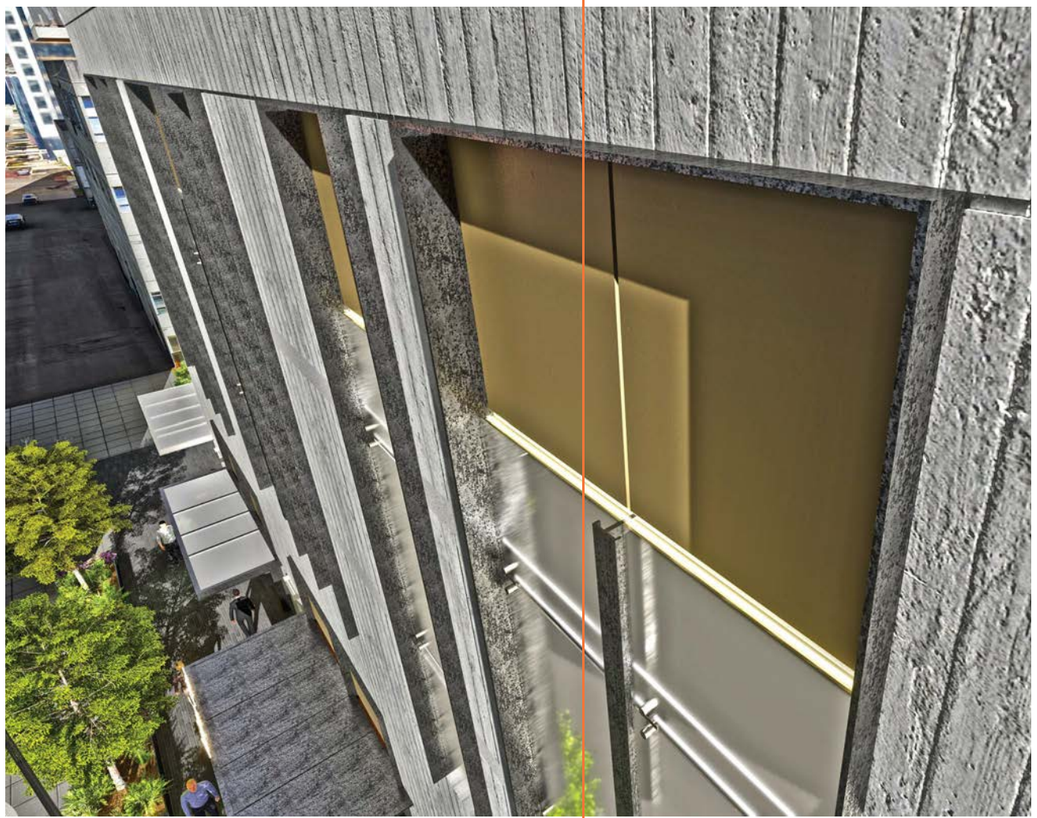


2 PODIUM AND TERRY AVE N

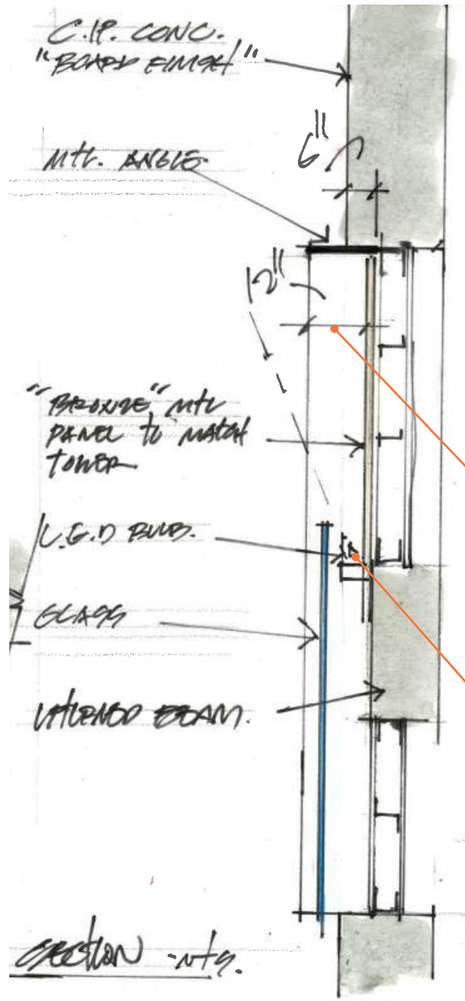
Terry Podium Screens

2 PODIUM AND TERRY AVE N

Terry Podium Screens



Section through screens a b c



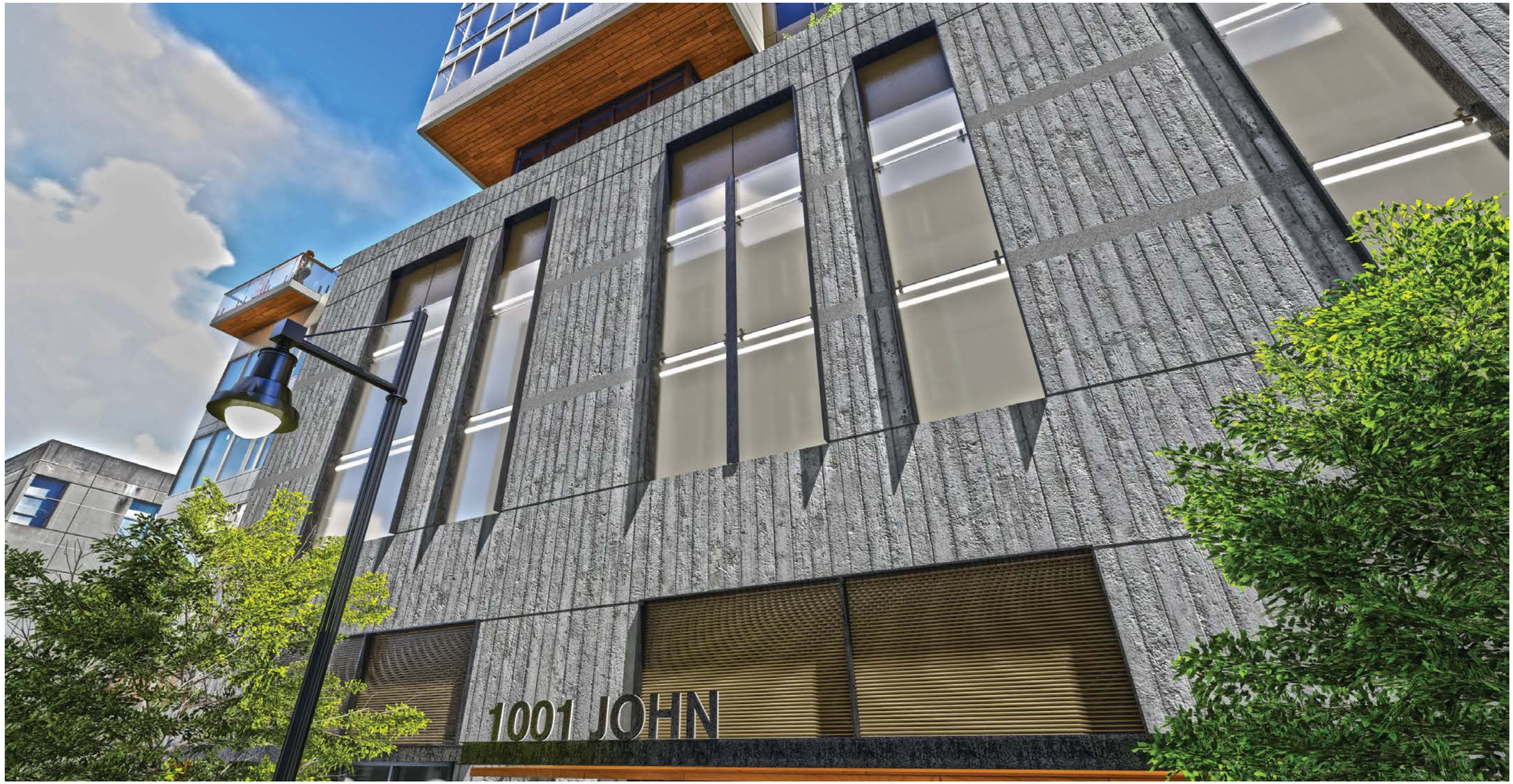
a b Screen section detail showing 12" max depth

c Accent lighting

2 PODIUM AND TERRY AVE N

Terry Podium Screens

a b Screens along Terry Ave



2 PODIUM AND TERRY AVE N

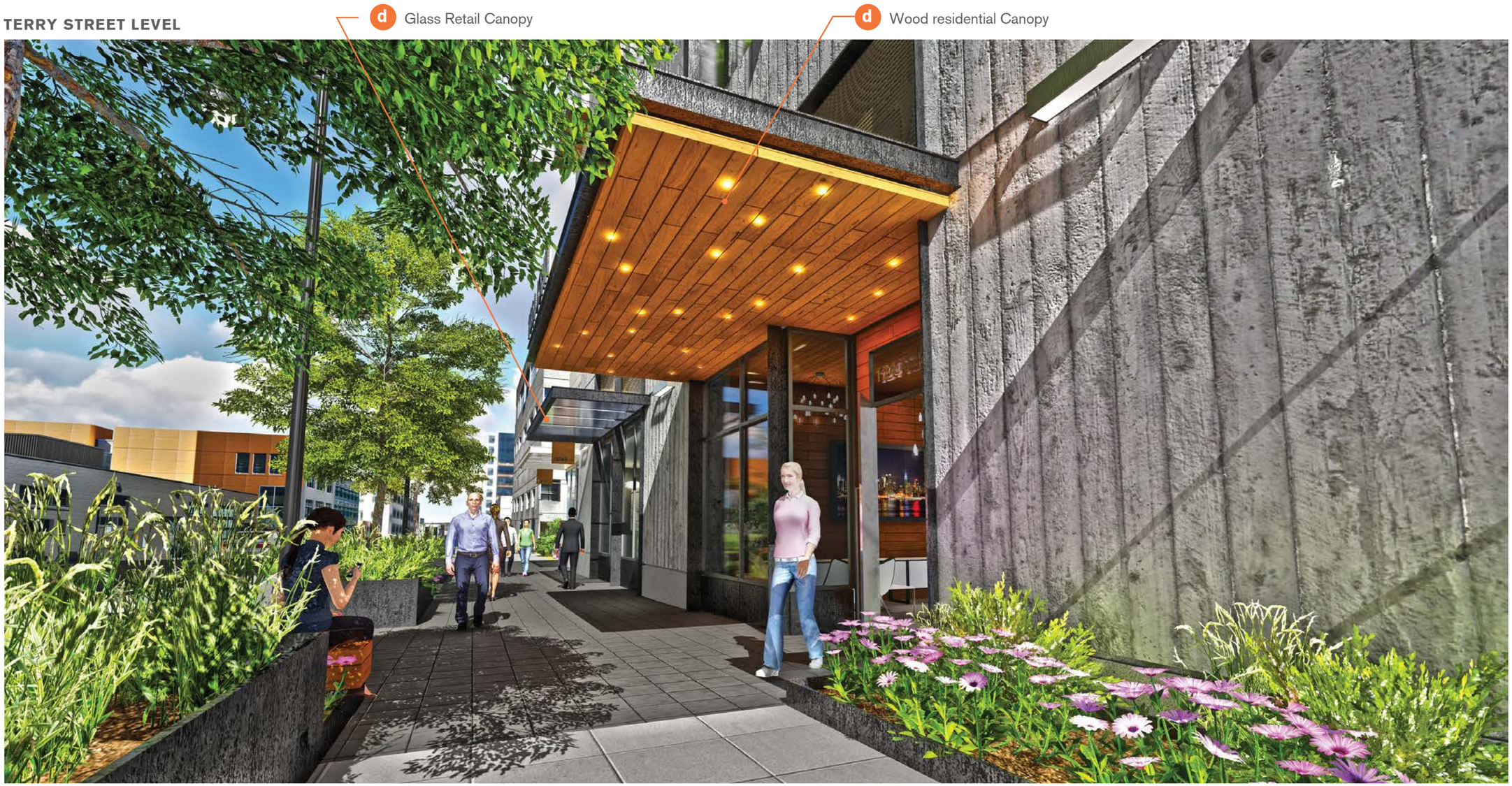
Terry Podium Screen Lighting

C Nightview of screen lighting

2 PODIUM AND TERRY AVE N

Terry Ave Canopy Variation

TERRY STREET LEVEL



Terry Ave Canopy Variation

TERRY STREET LEVEL

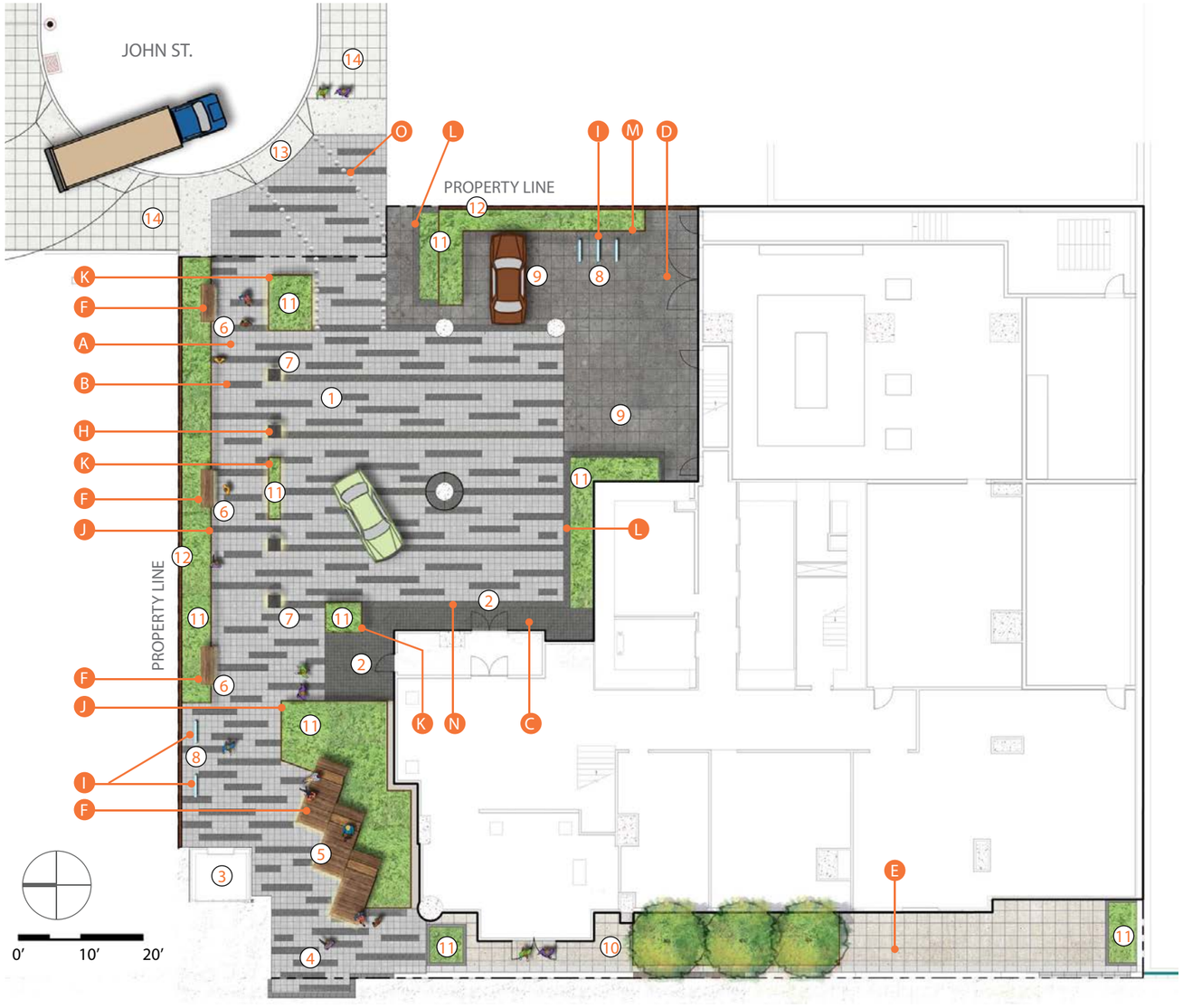
2 PODIUM AND TERRY AVE N

Terry Ave Lobby

TERRY STREET LEVEL

3 JOHN ST. LEVEL PLAZA AND RESIDENTIAL ENTRY

Landscape Plan



Landscape Features

PLAZA FEATURES

1. JOHN STREET WOONERF
2. RESIDENTIAL ACCESS
3. HILLCLIMB ELEVATOR
4. OVERLOOK
5. SEATING PLATFORMS (3)
6. BENCH SEATING (3)
7. BOLLARD SEAT PERCH (4)
8. BICYCLE PARKING
9. SHORT-TERM CAR PARKING
10. RESIDENTIAL TERRACE
11. LANDSCAPE PLANTER
12. DECORATIVE WOOD SCREEN
13. CURB CUT FOR DROP-OFF
14. CITY OF SEATTLE SIDEWALK (2'X2' SCORED CONCRETE)

PLAZA MATERIALS

A. 12" X 12" LIGHT COLORED PAVERS
B. 12" X 12" DARK GRANITE ACCENT PAVERS
C. 6" X 6" DARK GRANITE PAVERS
D. 24" X 24" SCORED CIP CONCRETE W/ INTEGRAL COLOR
E. 24" X 24" PRECAST CONCRETE PEDESTAL PAVERS
F. IPE WOOD WITH INTEGRAL LIGHTING
H. 24" SQ. GRANITE BLOCKS WITH INTEGRAL LIGHTING (4 EA.)
I. METAL BIKE RACKS (5 EA.)
J. 12" HT. PAINTED STEEL (DARK CHARCOAL)
K. 18" HT. PAINTED STEEL (DARK CHARCOAL)
L. 4" HT. DARK GRANITE PLANTER CURB
M. 30" HT. STONE VENEER PLANTER WALL
N. 4" HT. ROLLED CURB
O. ANTI-SLIP STAINLESS STEEL PAVING STUDS

3 JOHN ST. LEVEL PLAZA AND RESIDENTIAL ENTRY

Plaza Materials and Design

PLAZA VIEW LOOKING WEST

PREVIOUS DESIGN

3 JOHN ST. LEVEL PLAZA AND RESIDENTIAL ENTRY

John Street Plaza

PLAZA VIEW LOOKING WEST

3 JOHN ST. LEVEL PLAZA AND RESIDENTIAL ENTRY

Plaza Materials and Design

PLAZA VIEW LOOKING WEST

PREVIOUS DESIGN

3 JOHN ST. LEVEL PLAZA AND RESIDENTIAL ENTRY

East Fin Termination

PLAZA VIEW LOOKING WEST

e Fin terminates at soffit

e Fin terminates at soffit

2 FLOOR PLANS

SITE CONDITIONS

Existing Site Plan

OBSERVATIONS

John Street is discontinuous to the east and west of the site and is occupied by a concrete frame loft building. Also the 53' grade drop from John St. to Terry Ave. further disconnects pedestrian and vehicular connection. Both Terry Ave and John St are low traffic volume streets. Because of low traffic volumes retail uses are unlikely to succeed. Conversely residential high-rise uses make sense due to 400' zoning and lower zoning to the north.

As John is a neighborhood green street vehicular access to project parking garage and service is more appropriate off Terry Ave. The upper level of the site at John St. is more appropriate for tower address and "front door" as the neighborhood presents a much greener, calmer, less "gritty" aspect than Terry Ave.

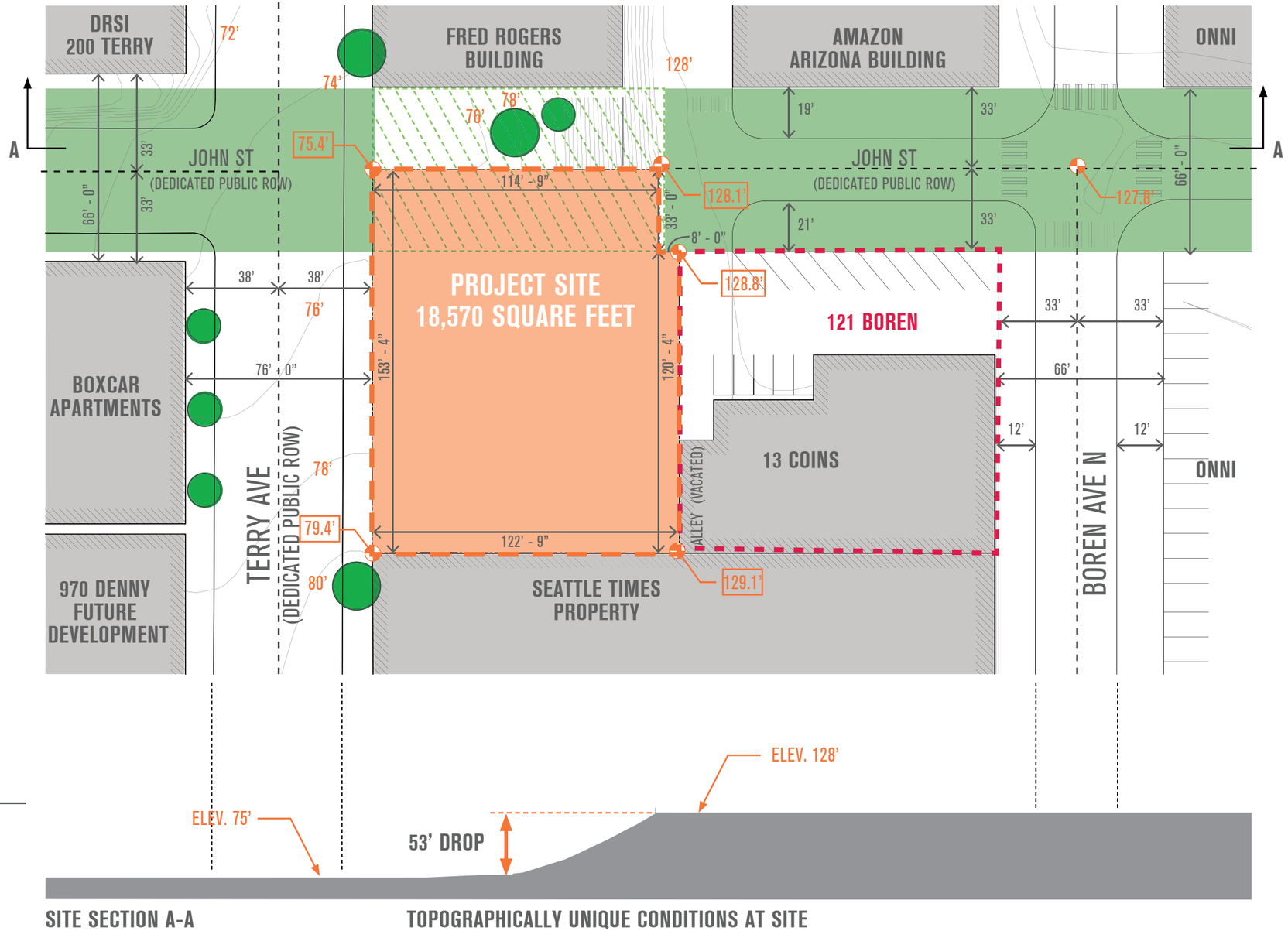
The site is a very tight urban site with the most obvious context of the Terry Ave. street wall to relate to. Currently the eastern street wall of Terry Ave is comprised of 5-8 story concrete loft buildings which help retain the upper level hillside. Steeply sloped unkempt hillsides are visible between the gaps. The western side of Terry is built up with new office, lab and residential uses.

The uphill side of the site at John Street borders a parking lot adjacent to 13 Coins restaurant. The new Amazon "Arizona" building has a well-developed sidewalk and parklet facing south along the north side of John Street. John Street continues to Fairview for two blocks through a very quiet auto dominated low density neighborhood. The downhill side of John continues through to the more robust Westlake Ave. N, Denny Park.

LEGEND

- Existing Trees to remain
- Street center line
- Project Property line

EXISTING SITE PLAN



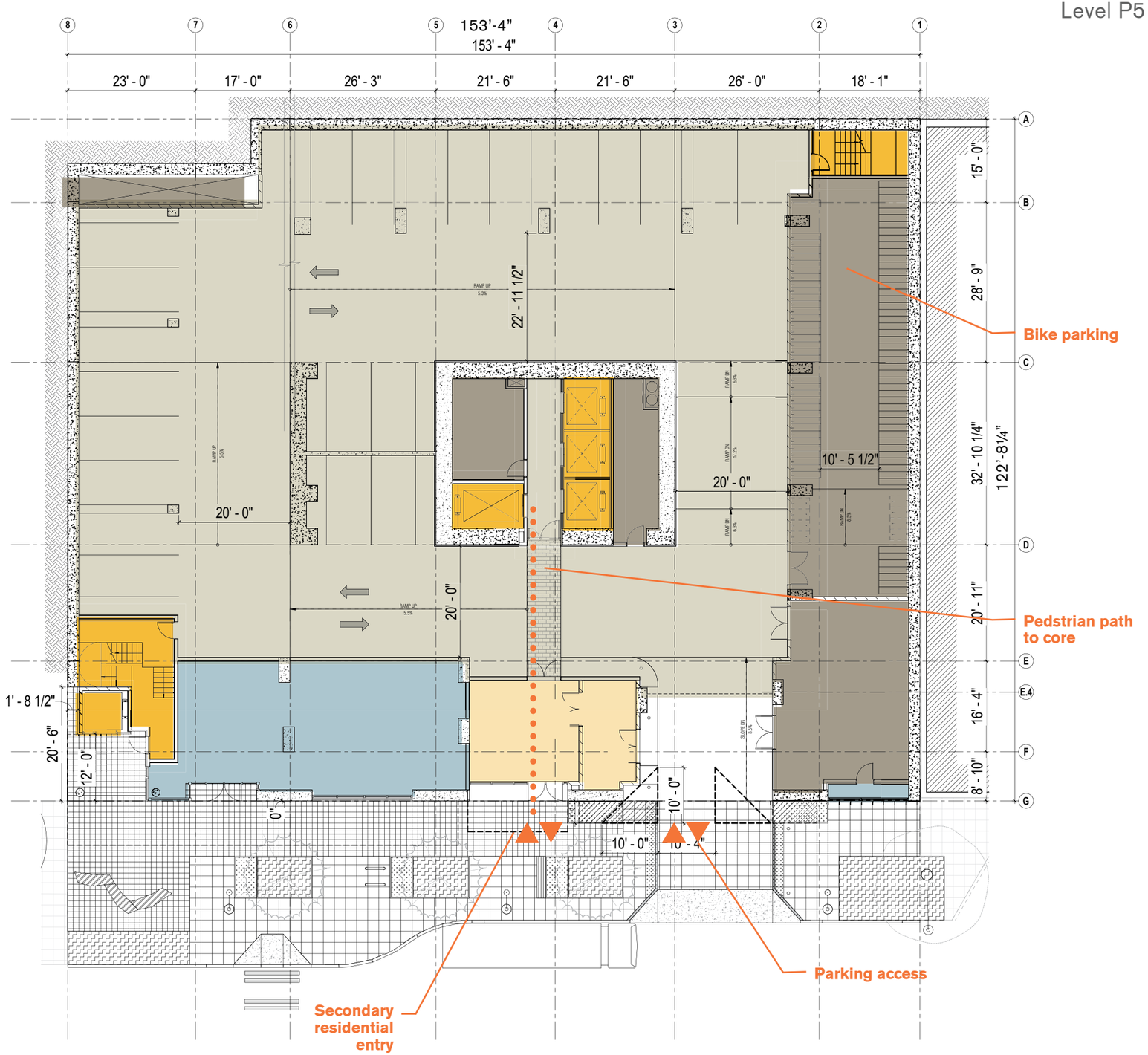
SITE SECTION A-A

TOPOGRAPHICALLY UNIQUE CONDITIONS AT SITE

FLOOR PLANS
Level P5

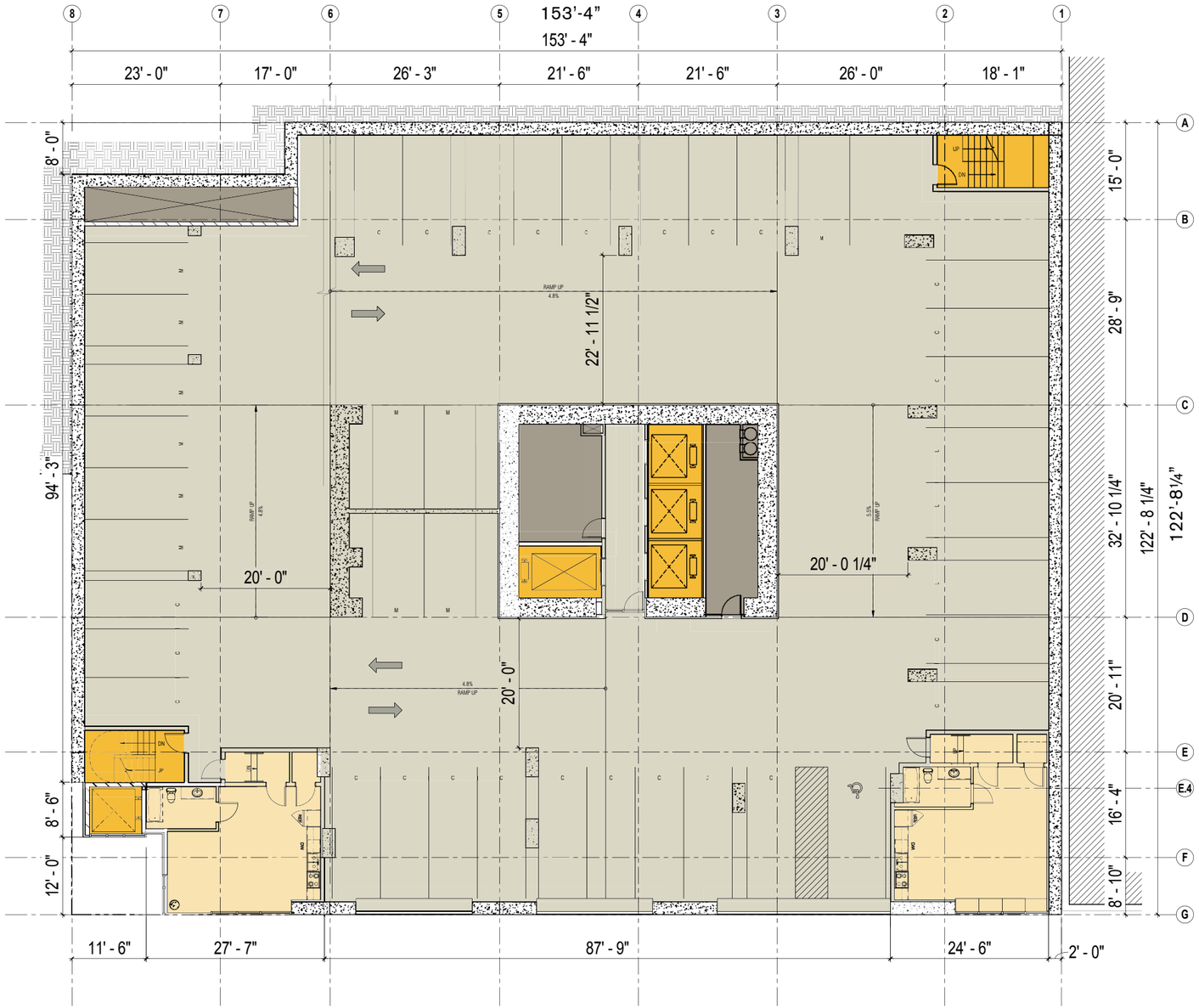
USES LEGEND

- Retail/Activated Space
- Residential
- Circulation
- Amenity
- Storage, MEP
- Garage



FLOOR PLANS

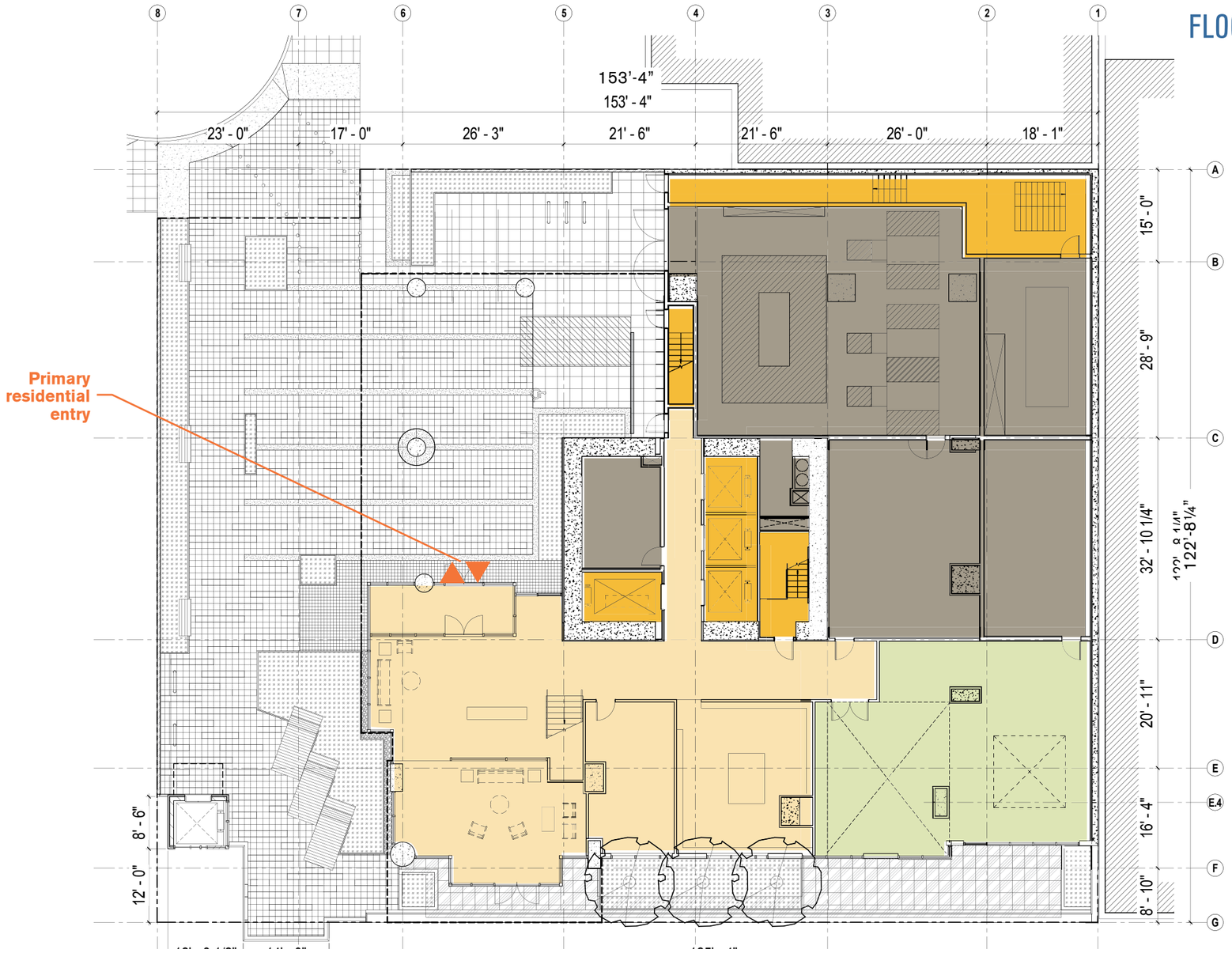
Level P3



USES LEGEND

- Retail/Activated Space
- Residential
- Circulation
- Amenity
- Storage, MEP
- Garage

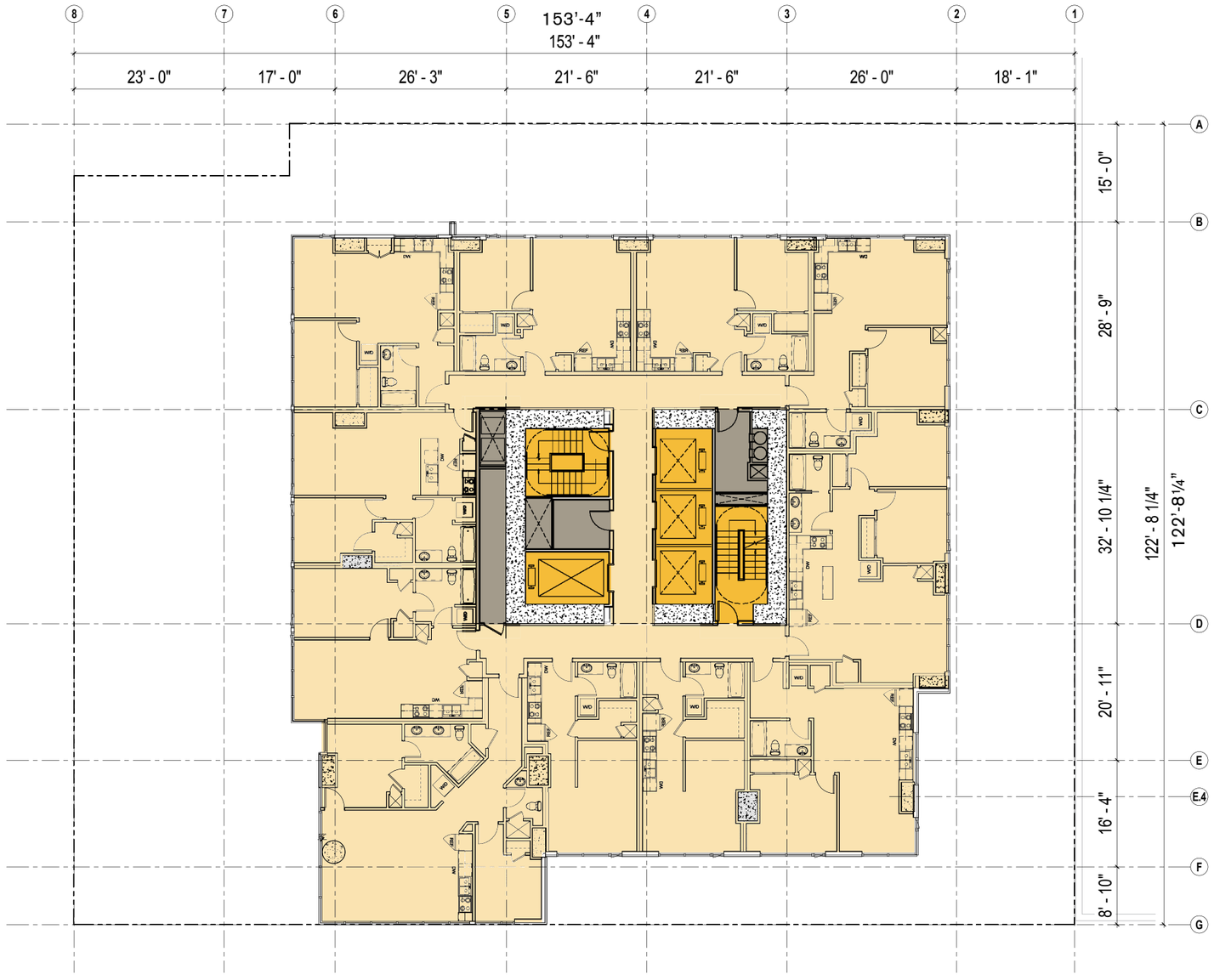
FLOOR PLANS
Level 1



USES LEGEND

- Retail/Activated Space
- Residential
- Circulation
- Amenity
- Storage, MEP
- Garage

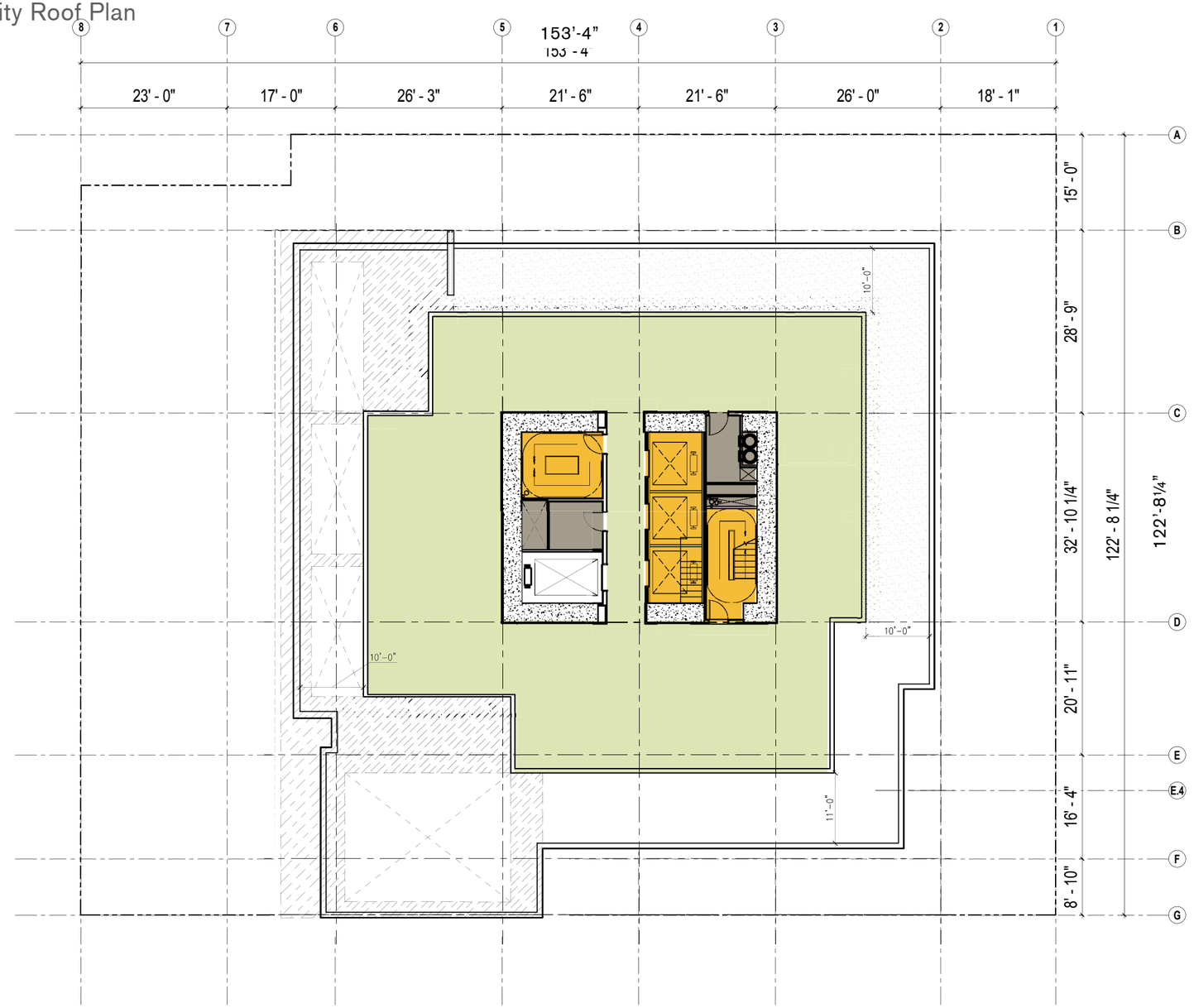
FLOOR PLANS
Typical Tower Plan



USES LEGEND

- Retail/Activated Space
- Residential
- Circulation
- Amenity
- Storage, MEP
- Garage

Amenity Roof Plan



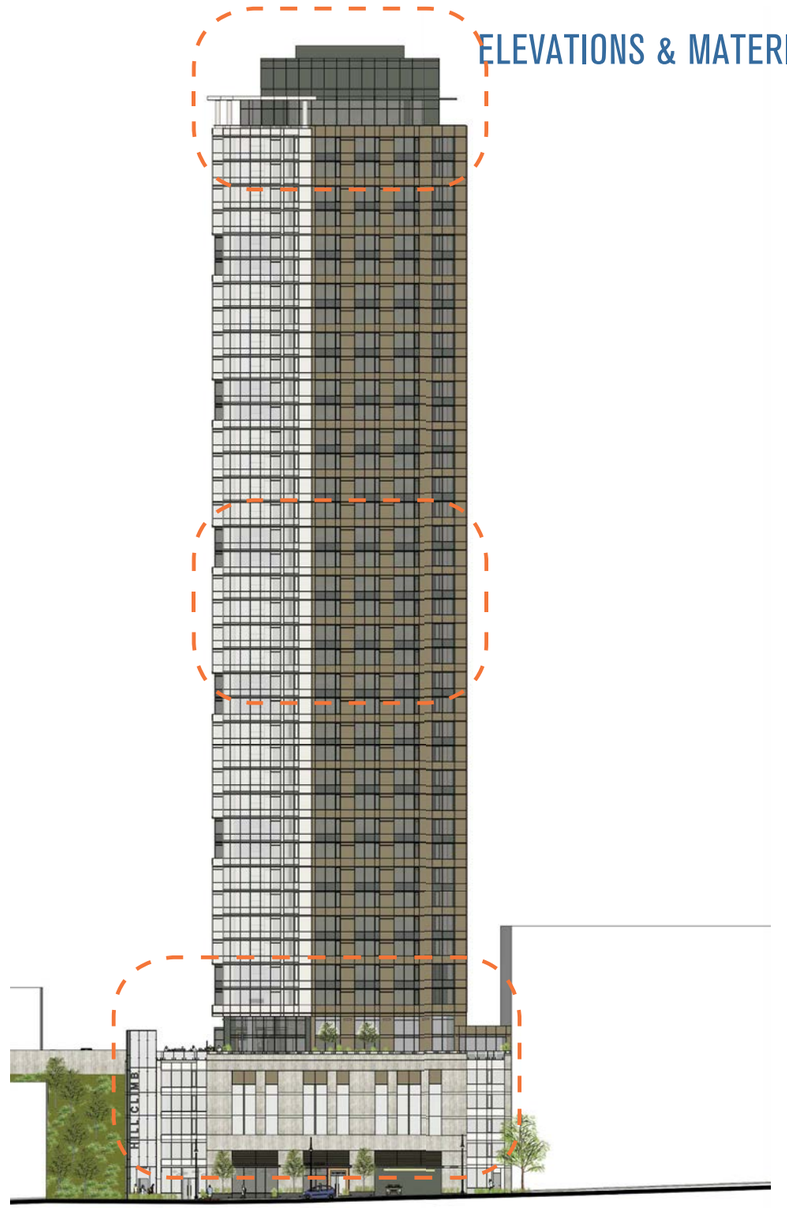
USES LEGEND

- Retail/Activated Space
- Residential
- Circulation
- Amenity
- Storage, MEP
- Garage

3 ELEVATIONS & MATERIALS

West Elevations

ENLARGED WEST ELEVATION - 1/16”=1’



OVERALL WEST ELEVATION - 1”=50’

MATERIALS

1 Mp1 | 2 Mp2 | 4 Sp1 | 5 Vg1 | 6 Vg2 | 7 CIP concrete | 8 Frosted Glass | 9 Accent metal | 10 11 Street planters | 12 Stone Tile

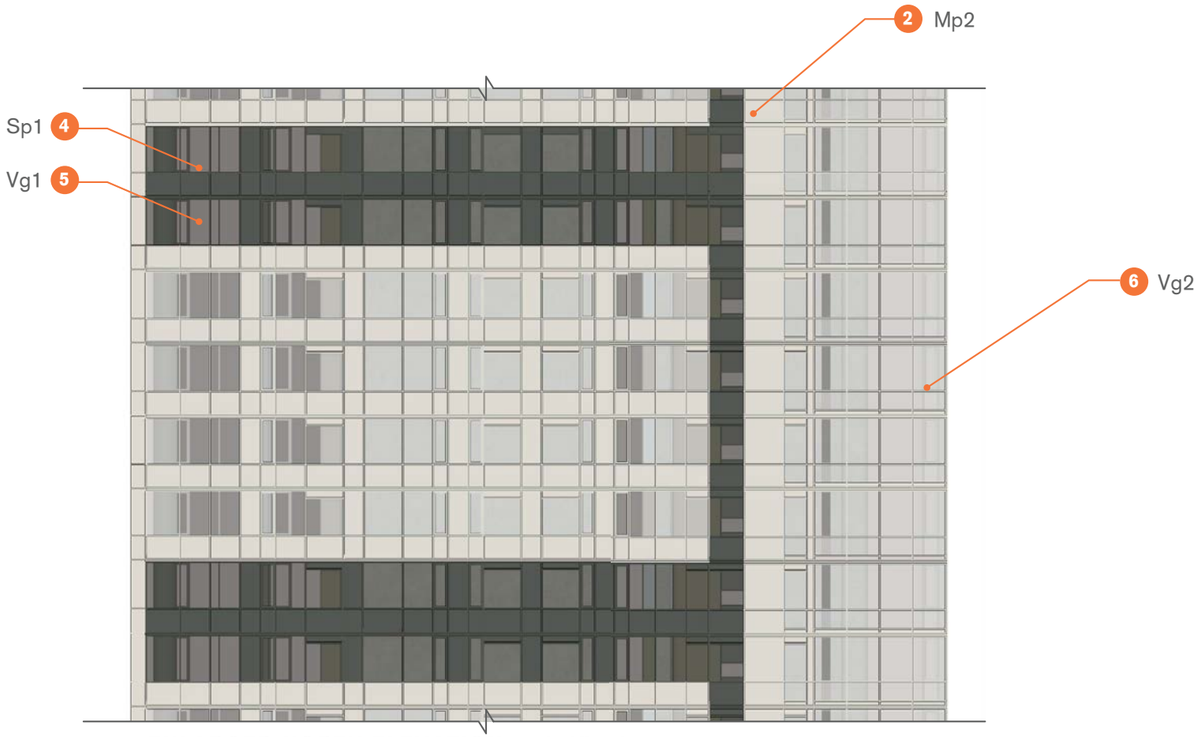
ELEVATIONS & MATERIALS

ENLARGED WEST ELEVATION - 1/16”=1’

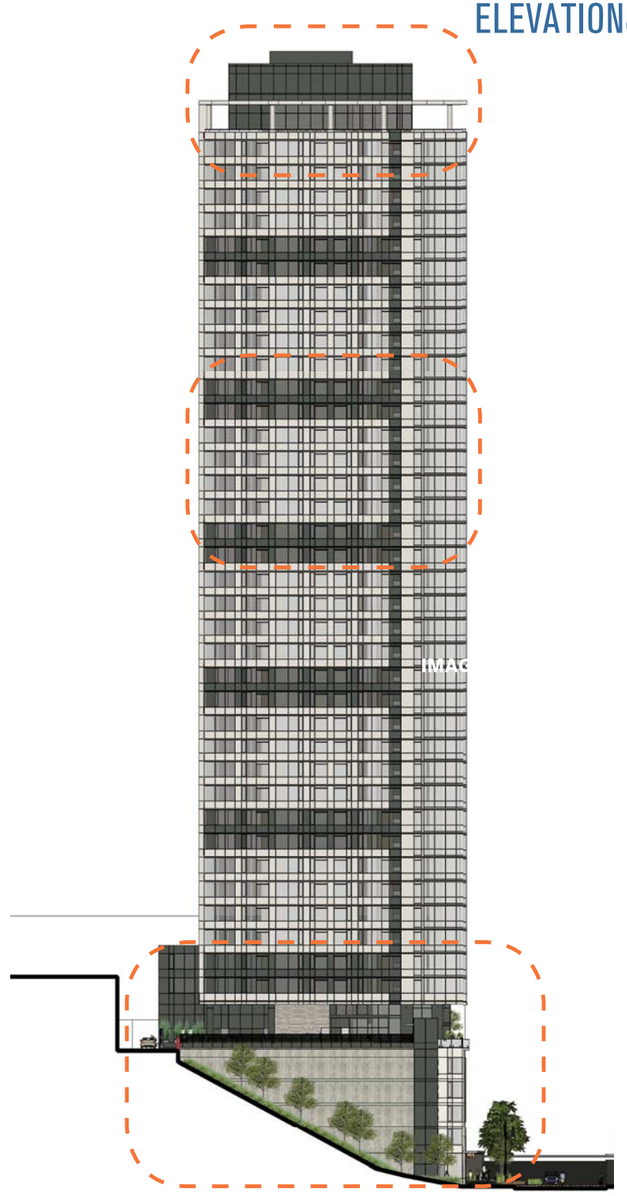
MATERIALS

1 Mp1 | 2 Mp2 | 4 Sp1 | 5 Vg1 | 6 Vg2 | 7 CIP concrete | 8 Frosted Glass | 9 Accent metal | 10 11 Street planters | 12 Stone Tile

North Elevations



ENLARGED NORTH ELEVATION - 1/16”=1’

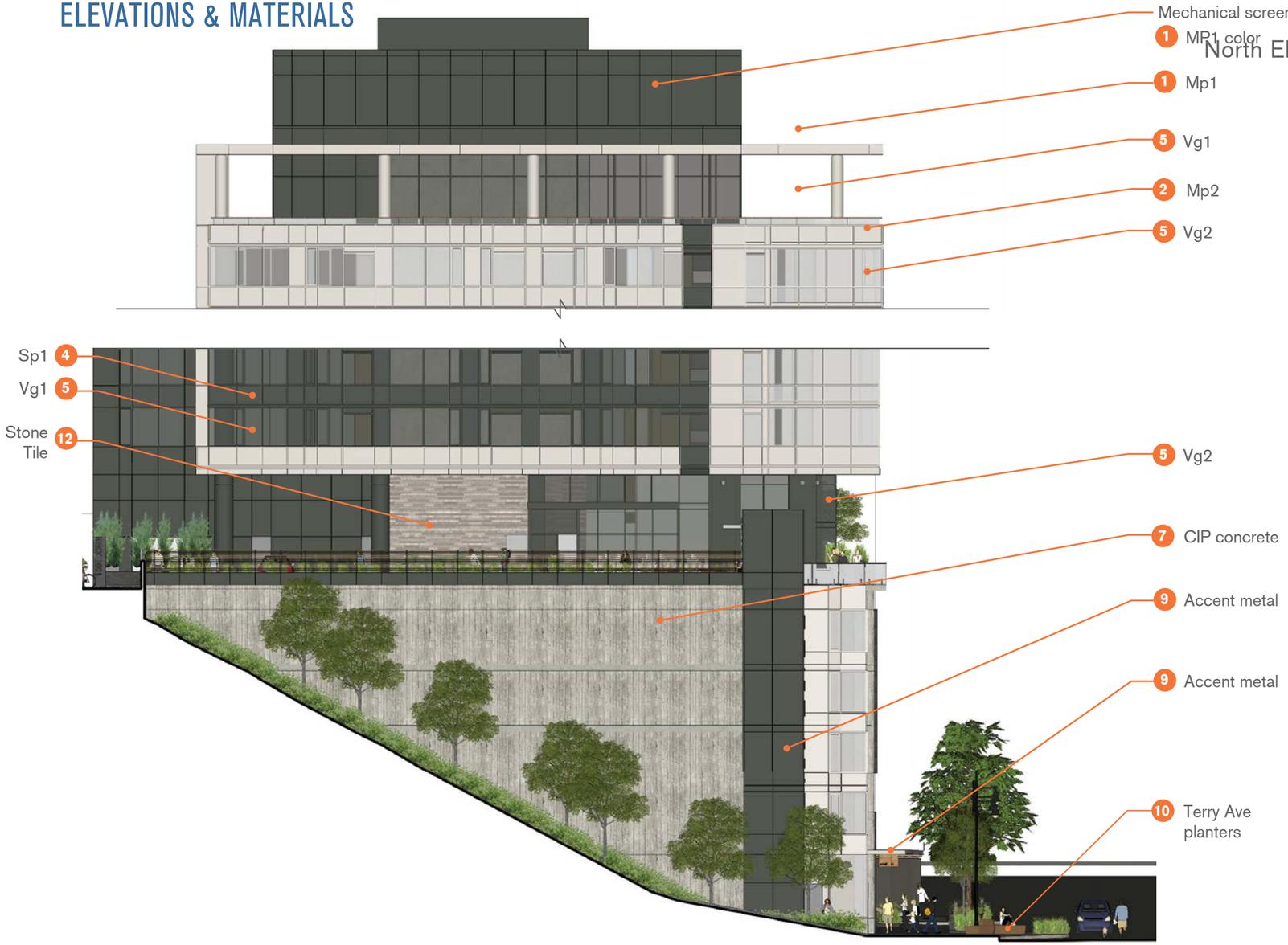


OVERALL NORTH ELEVATION - 1”=50’

MATERIALS

1 Mp1 | 2 Mp2 | 4 Sp1 | 5 Vg1 | 6 Vg2 | 7 CIP concrete | 8 Frosted Glass | 9 Accent metal | 10 11 Street planters | 12 Stone Tile

ELEVATIONS & MATERIALS



North Elevations

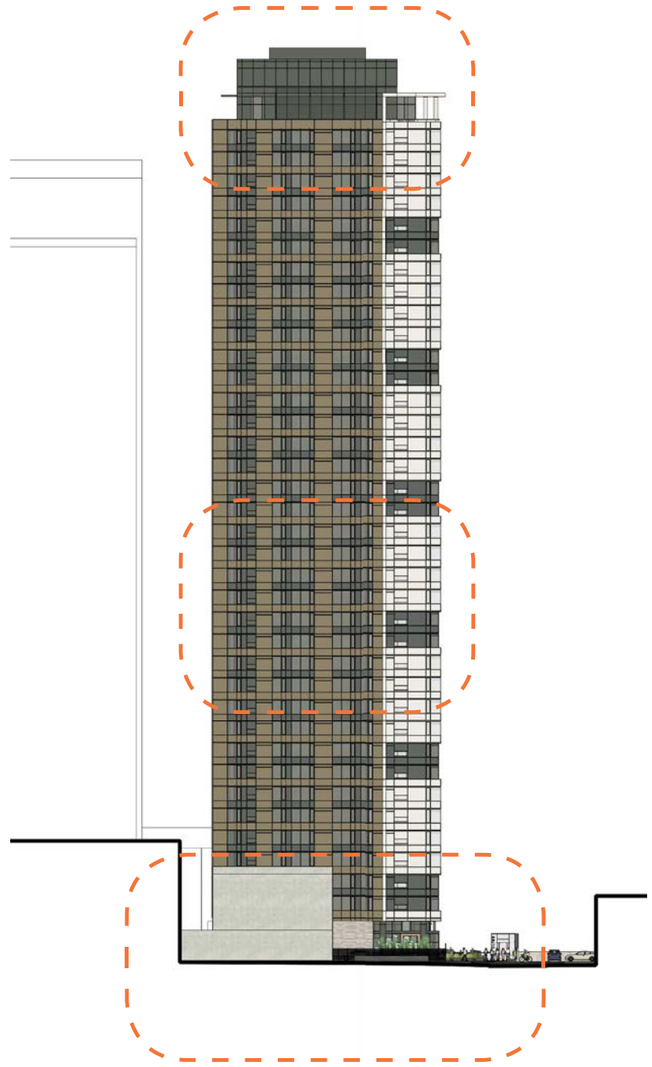
ENLARGED NORTH ELEVATION - 1/16”=1’

MATERIALS

1 Mp1 | 2 Mp2 | 4 Sp1 | 5 Vg1 | 6 Vg2 | 7 CIP concrete | 8 Frosted Glass | 9 Accent metal | 10 11 Street planters | 12 Stone Tile

East Elevations

ENLARGED EAST ELEVATION - 1/16”=1’



OVERALL EAST ELEVATION - 1”=50’

MATERIALS

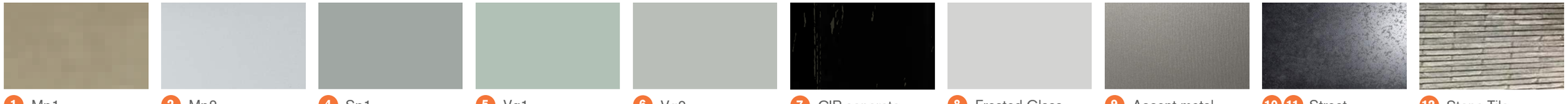
1 Mp1
2 Mp2
4 Sp1
5 Vg1
6 Vg2
7 CIP concrete
8 Frosted Glass
9 Accent metal
10 11 Street planters
12 Stone Tile

ELEVATIONS & MATERIALS

East Elevations

ENLARGED EAST ELEVATION - 1/16”=1’

MATERIALS



1 Mp1 | 2 Mp2 | 4 Sp1 | 5 Vg1 | 6 Vg2 | 7 CIP concrete | 8 Frosted Glass | 9 Accent metal | 10 11 Street planters | 12 Stone Tile

South Elevations

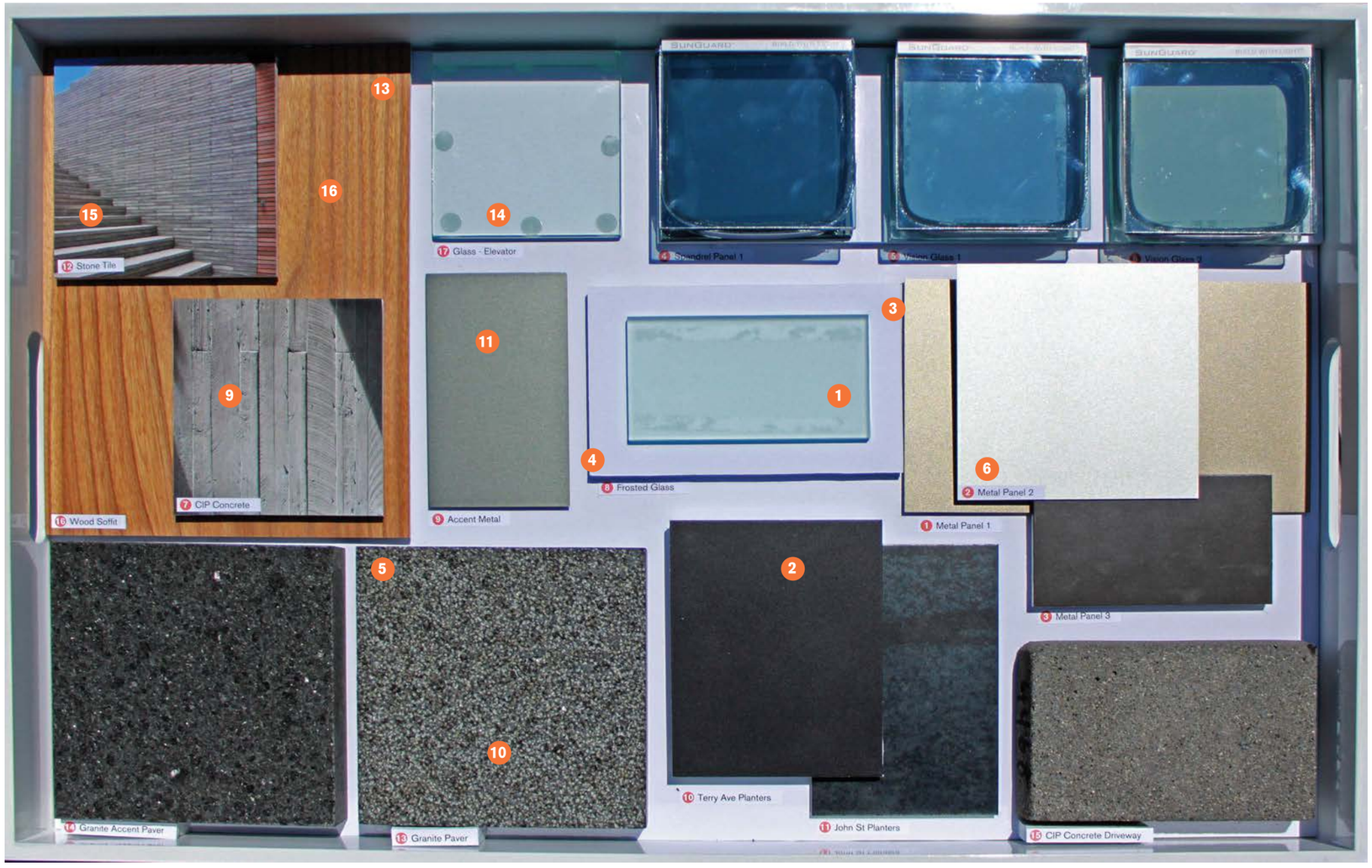
ENLARGED SOUTH ELEVATION - 1/16”=1’

OVERALL SOUTH ELEVATION - 1”=50’

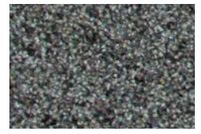
MATERIALS

1 Mp1 | 2 Mp2 | 4 Sp1 | 5 Vg1 | 6 Vg2 | 7 CIP concrete | 8 Frosted Glass | 9 Accent metal | 10 11 Street planters | 12 Stone Tile

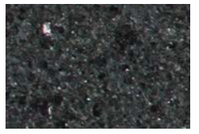
ELEVATIONS & MATERIALS



PAVERS & SOFFIT

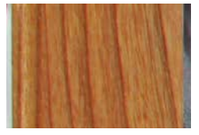


13 Granite paver



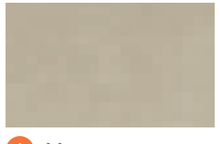
14 Granite accent paver

15 CIP concrete driveway

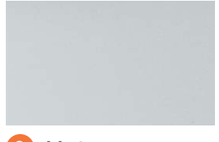


16 Soffit

MATERIALS



1 Mp1



2 Mp2

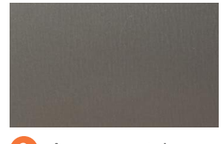
4 Sp1

5 Vg1

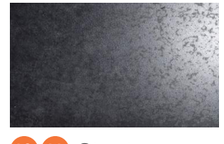
6 Vg2

7 CIP concrete

8 Frosted Glass



9 Accent metal



10 11 Street planters

12 Stone Tile

4 DESIGN DEPARTURES

APPENDIX: DESIGN DEPARTURES

Design Departure Matrix

DEVELOPMENT STANDARD DEPARTURES FROM MAY 4, 2016 DESIGN GUIDANCE MEETING

	REQUESTED DEPARTURES	BOARD RESPONSE	OUR RESPONSE
1	**HEIGHT LIMITS FOR PODIUMS (SMC23.48.245.B.4.A)** The Code states that the specific podium height for a lot is shown on Map A for 23.48.245, and the height limit extends from the street lot line to the parallel alley lot line, or, where there is no alley lot line parallel to the street lot line, from the street lot line to a distance of 120 feet from the street lot line, or to the rear lot line, if the lot is less than 120 feet deep. The podium height is measured from the grade elevation at the street lot line. The podium height limit for this site is 45' along Terry Ave N. The applicant is requesting a greater podium height by 7' to 9' so that the podium top and plaza is at the elevation of John St.	The Board members indicated support for this departure, providing the tower design is resolved to be more cohesive per the guidance provided related to building skin texture and depth, a heightened contract and more legible grid design and a more graceful termination of the tower top. (CS1.C, DC2.B.1)	
2	**PODIUM FLOOR AREA LIMITS (SMC23.48.245.B.4.B)** The Code states the podiums of structures with residential uses that exceed the base height limit established for the zone under subsection 23.48.225.A.1 and for structures with non-residential uses that exceed a height of 85 feet, the average floor area coverage of required lot area, pursuant to subsection 23.48.245.A, for all the stories below the podium height specified on Map A for 23.48.245, shall not exceed 75 percent of the lot area, except that floor area is not limited for each story if the total number of stories below the podium height is three or fewer stories, or if the conditions in subsection 23.48.245.B.4.c apply. The applicant is proposing 100 percent coverage of the lot area.	The Board members indicated support for this departure, providing the tower design is resolved to be more cohesive per the guidance provided related to building skin texture and depth, a heightened contract and more legible grid design and a more graceful termination of the tower top. (CS1.C, DC2.B.1)	
3	**HEIGHT- ROOFTOP FEATURES (SMC23.48.025.C.7)** The Code states that at the applicant's option, the combined total coverage of all features listed in subsections 23.48.025.C.4 and 23.48.025.C.5 may be increased to 65 percent of the roof area, provided that all of the following are satisfied: a. All mechanical equipment is screened; and b. No rooftop features are located closer than 10 feet to the roof edge. The applicant is proposing that portions of the rooftop features be located at the tower edge (within 10 feet) on the west and south elevations.	**(NO LONGER NEEDED)** The Board members indicated they would not support this departure as currently designed, and gave guidance that the building design needs to extend upward to capture and integrate the roof top (see the guidance above). (DC2.B.1)	All roof features are now a minimum of 10' from the roof edge. (no departure required)
4	**CURB CUT WIDTH AND NUMBER (SMC23.48.085.E.1)** The Code limits permitted access to a site to one two-way curb cut. The applicant proposed a two way curb cut on Terry Ave N and a 12' two way curb cut to access an on-site vehicle drop-off from John St.	The four Board members present were split on their support for this departure request but indicated that greater support could be garnered for the departure provided the ground level area on John St is designed primarily as a pedestrian plaza (see the guidance above). (DC1.B.1, DC3.B.1)	See current design for revised predestian oriented plaza.

DEVELOPMENT STANDARD DEPARTURES FROM MAY 4, 2016 DESIGN GUIDANCE MEETING

	REQUESTED DEPARTURES	BOARD RESPONSE	OUR RESPOSNE
5	**STREET LEVEL SETBACKS (SMC23.48.240.B.1.B)** The Code states that except on Class 1 Pedestrian Streets, as shown on Map A for 23.48.240, and as specified in subsection 23.48.240.B.1, the street-facing facade of a structure may be set back up to 12 feet from the street lot line subject to Exhibit B for 23.48.240. The applicant is proposing the limits access to a site to one two-way curb cut. The applicant proposed a 49'-7" from the minimal 8' wide frontage along John St.	The Board members indicated support for this departure provide that the design of the front plaza area is further enhanced (see the guidance above). (DC3.A.1)	
6	**TOWER SEPARATION (SMC23.48.245.G)** The Code states that the following separation is required between structures with residential use above the base height limit for residential use and that are located on the same block. For the purposes of this subsection 23.48.245.G, a block is defined as the area bounded by street lot lines and excluding alley lot lines. Alleys shall not be deemed to bisect a block into two separate blocks: 1. A separation of 60 feet is required between all portions of residential structures above the podium height limit for residential structures that exceed the base height limit for residential use, except as provided by subsection 23.48.245.F.2. The applicant requested five individual tower separation departures for different areas of the structure in relationship to the proposed tower on 121 Boren Ave N in review under MUP # 3021279. The separation dimension ranged from 0' at the John St. plaza level, 17' at the podium level of the 121 Boren project, 33' from the 121 Boren podium level up to 125' in height, and 42' and 46'-4" between the towers above 125' in height.	The Board members indicated support for this departure, providing the tower skin design meets the guidance for additional visual interest and depth as noted in the guidance above. (DC2.B.1)	0' separation remains to match height of adjacent building mass. 17' separation no longer applies. All other separatioon distances and heights remain unchanged. (see revised departure 6 graphics on page 53)

6 Tower Separation 23.48.245

Proposed Departure Condition

CODE REQUIREMENT

Per SMC 23.48.245.G, a separation of 60 feet is required between all portions of residential structures above the podium height limit (45 feet) for structures with residential uses above the base height limit located on the same block. A Master Use Permit (MUP) application has been submitted on an adjacent development site within this block. Based on the MUP application information available to SDCI, the tower separation standard is not met. Please modify the design to achieve the required tower separation or include a departure request to allow a reduced tower separation.

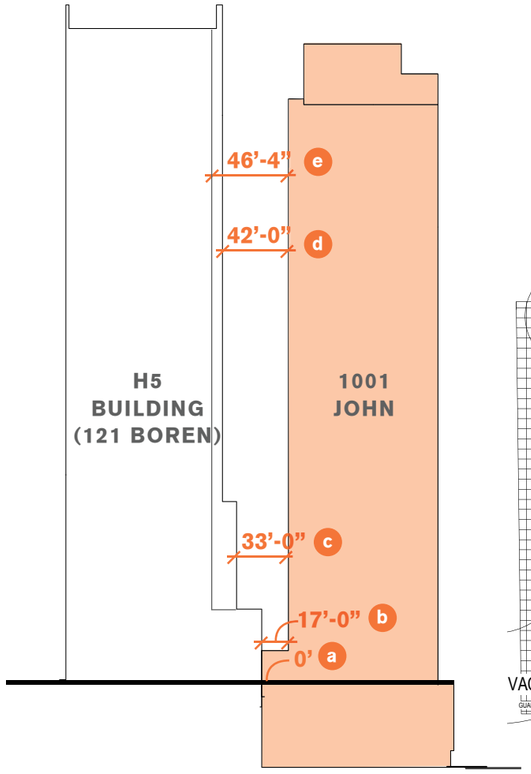
DEPARTURE REQUEST

Tower separation less than 60’ based on latter applicant’s H5 Tower location (121 Boren #3021279). The project requests the following tower setbacks from 121 Boren (H5 Tower):

a. 0’
b. 17’
c. 33’
d. 42’
e. 46’-4”

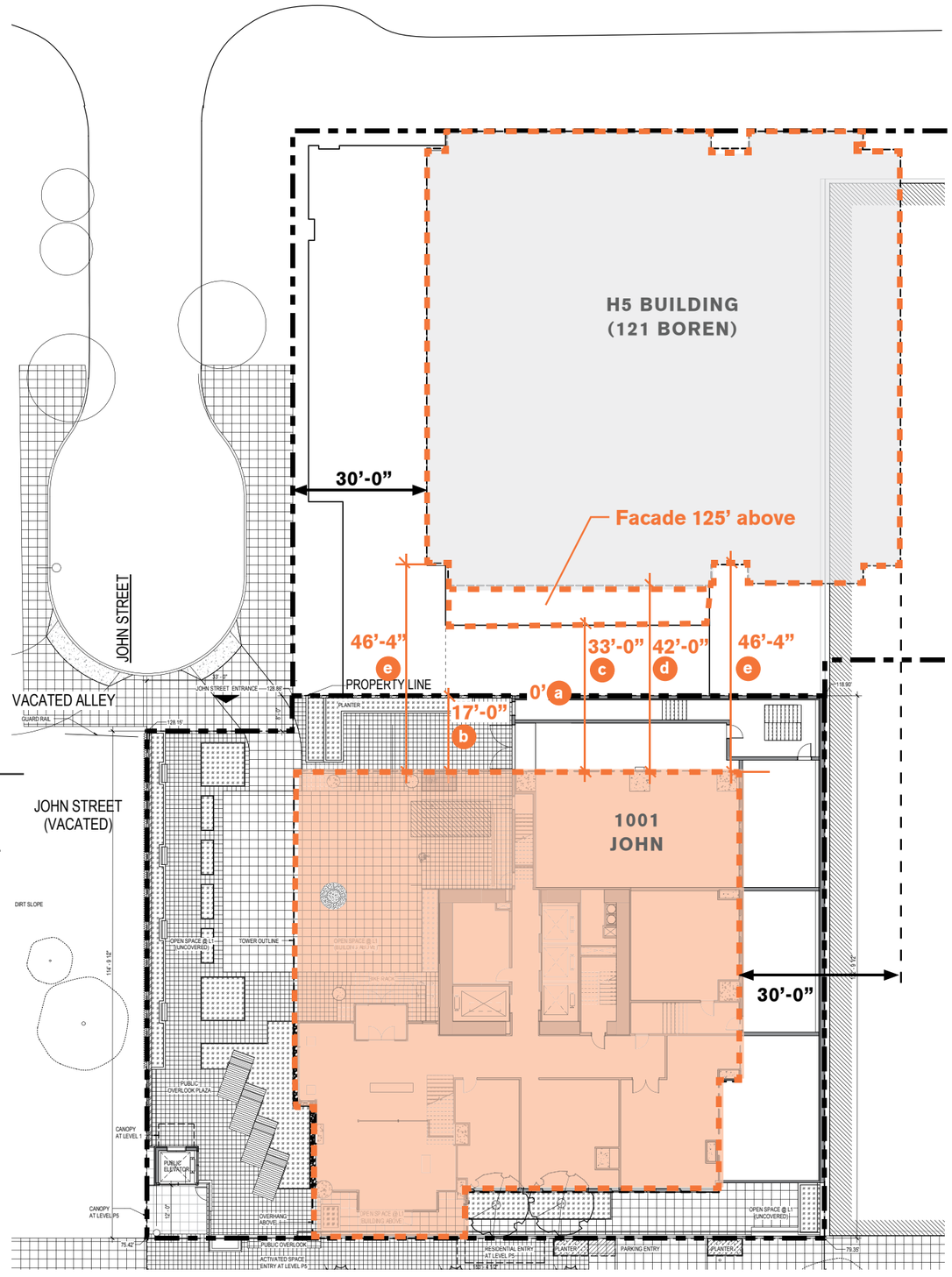
EXPLANATION OF DEPARTURE

Following the direction from our EDG meeting and the design review board we have kept the tower out of the vacated John Street ROW. Along with staying out of the vacated John Street ROW we have voluntarily moved the tower as far west 7’ and north 5’ as we can to separate it from the property to the east (H5 Development project #3021279). The result of this tower move eliminated half of the residential units in the podium levels. Due to the size and geometry of our site there are very few tower location options and these were presented at our EDG meeting. The proposed tower stands 17’-0” off the east property line and 15’ or more off the south property line. Based on the drawings submitted by H5 on 3-23-16, this would create a tower separation of 42’ and 46’ above 125’ and 33’ separation below 125’. Tower separation could change if H5 revises their design. Towers are currently offset 30’ north/south.



BOARD RESPONSE AT EDG (9.30.2015)

This departure was not presented at the EDG meeting



6 Tower Separation 23.48.245

Updated Proposed Departure Condition