



# BLOCK 56S - TOWER

401 8TH AVE N. RECOMMENDATION MEETING - ADR | DATE: NOVEMBER 20, 2020 | SDCI #3017379

ANKROM MOISAN ARCHITECTS // SITE WORKSHOP // VULCAN REAL ESTATE



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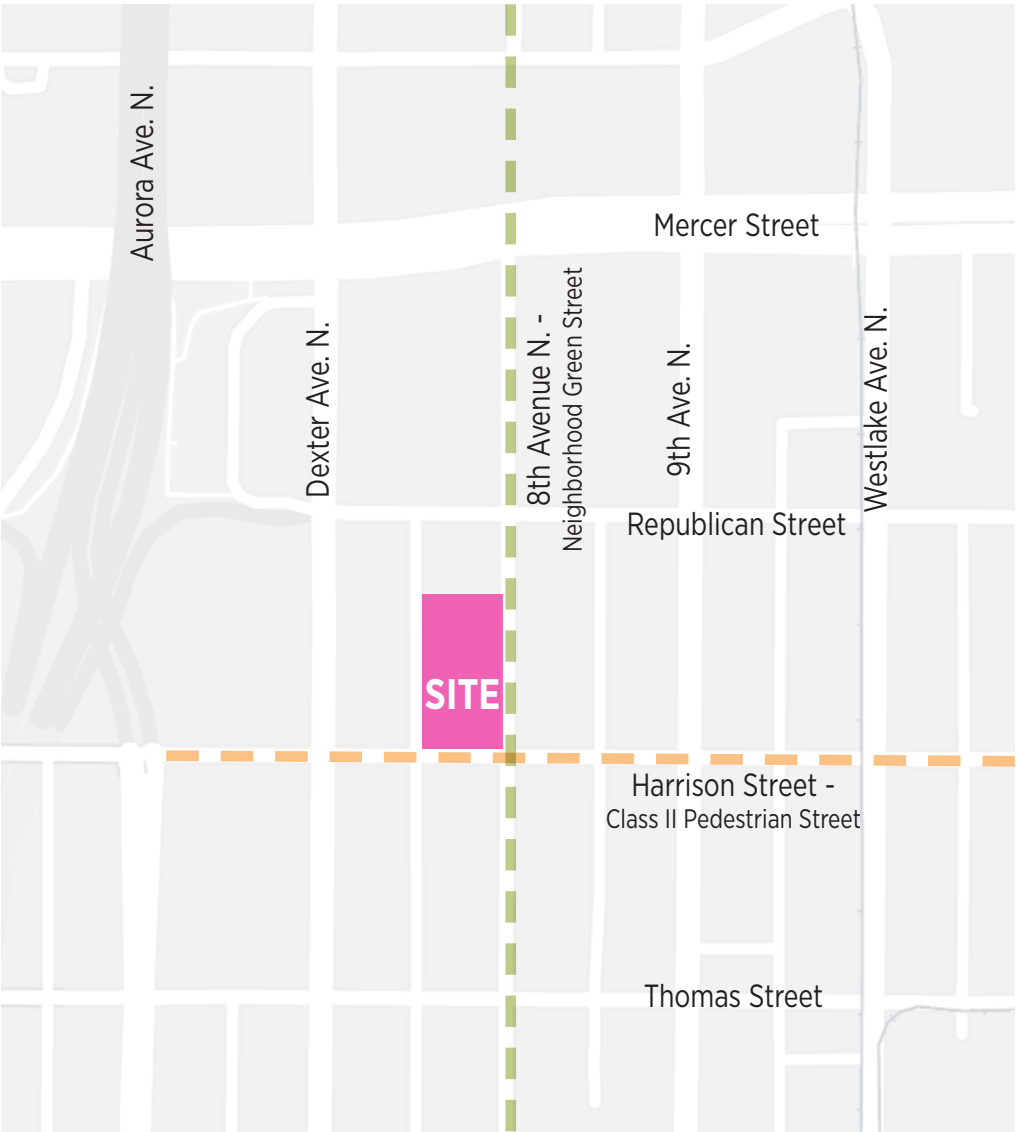
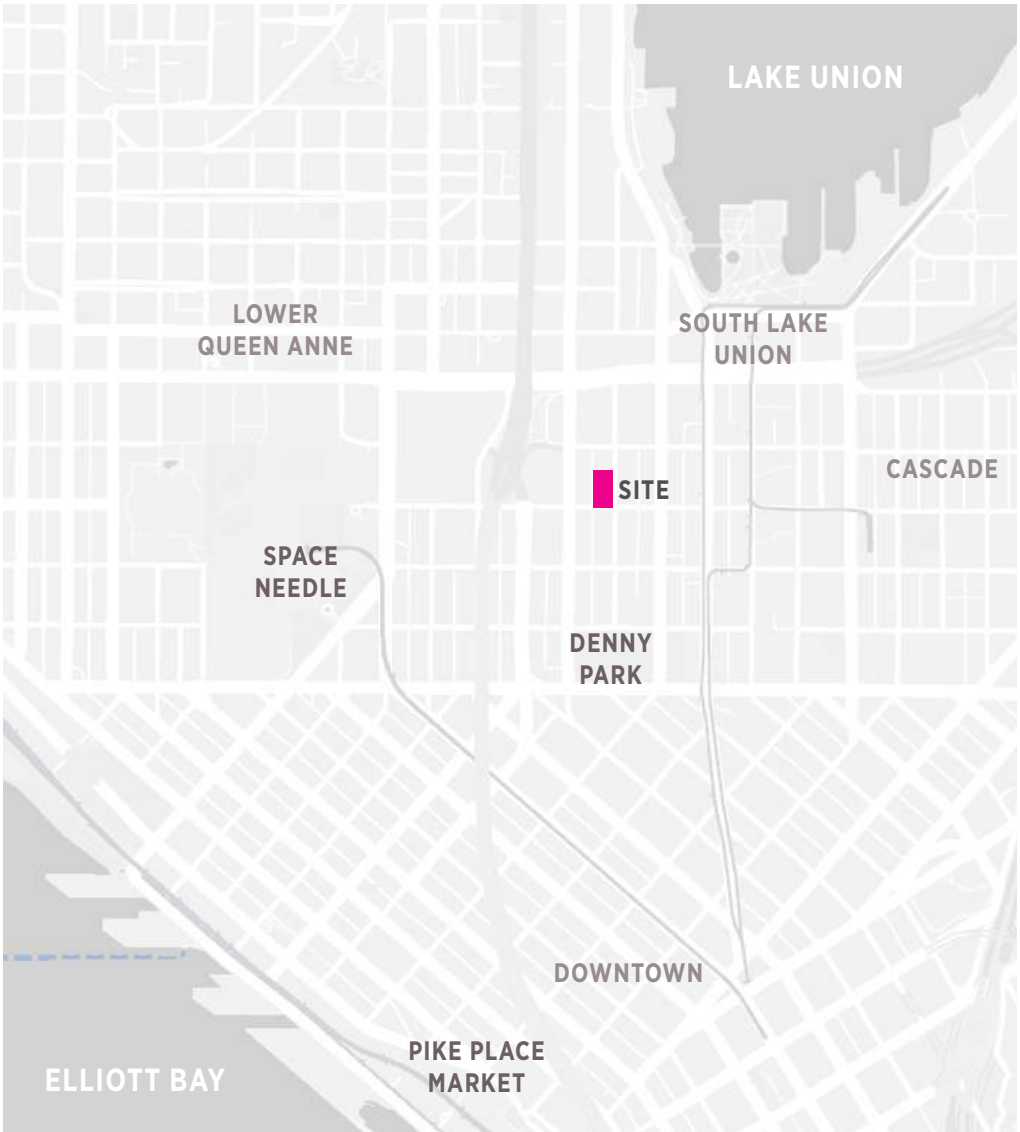
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Project Address: 401 8th Avenue N. Seattle, WA 98109  
Project Number: 3017379  
Number of Units: 330  
Number of Underground Parking Stalls: 185  
Project Description:  
Construct 28 story (280ft tall) multifamily building with 330 units, residential amenity spaces, and accessory parking for 185 vehicles.  
Project History:  
Vesting Date: June 20, 2014  
EDG Meeting: October 01, 2014





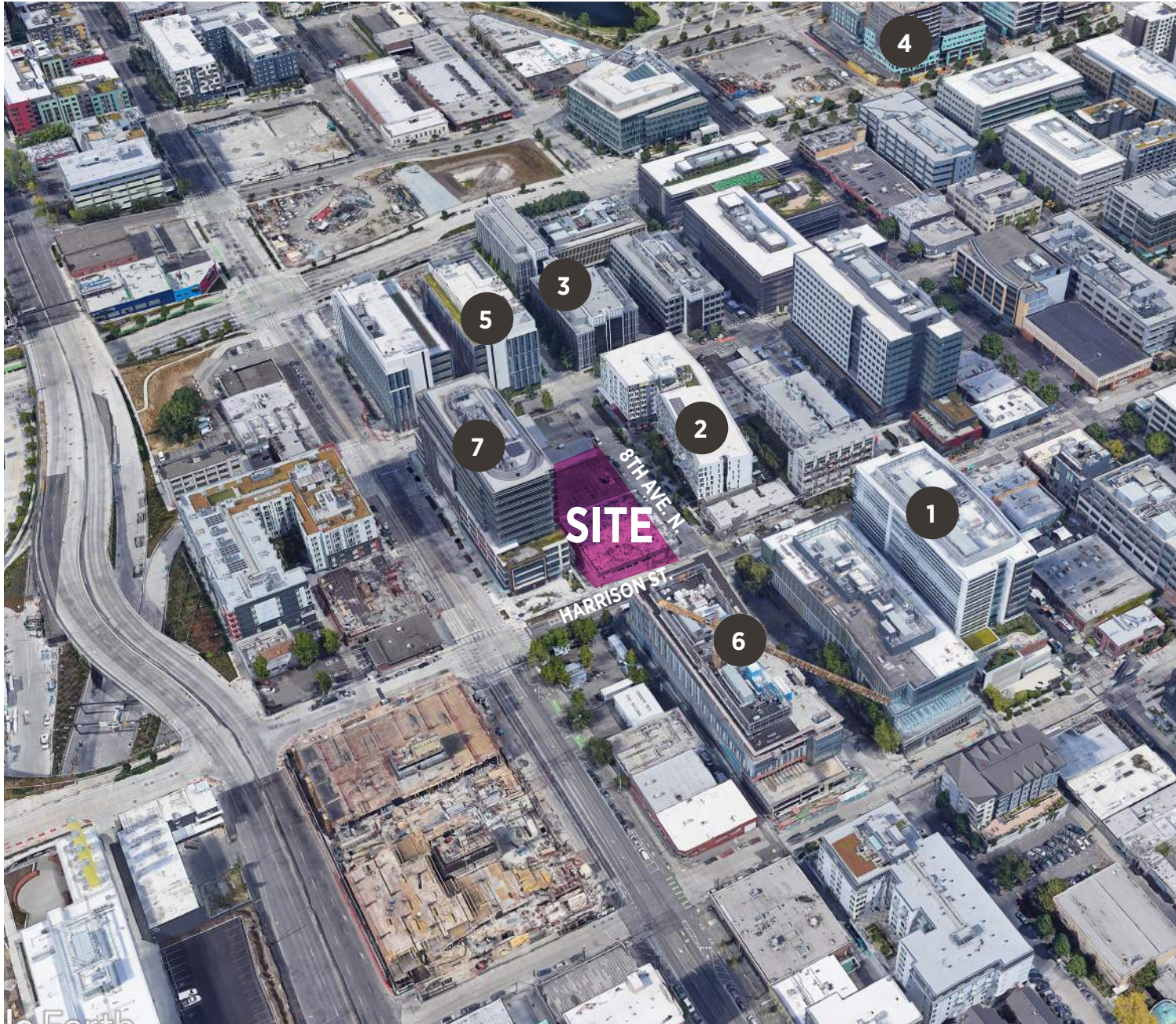
SUMMARY CONTEXT ANALYSIS

Changed Context Since EDG

- PROJECTS UNDER REVIEW IN 2014 AT THE TIME OF EDG MEETING (CURRENTLY BUILT)
- PROJECTS UNDER REVIEW IN 2014 AT THE TIME OF EDG MEETING (UNBUILT)



VICINITY MAP  
MAY 2015



VICINITY MAP  
CURRENT

SUMMARY CONTEXT ANALYSIS

Adjacent Buildings

- 1

AMAZON - APOLLO
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8TH AND REPUBLICAN
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UW MEDICINE RESEARCH FACILITY
- 4

GOOGLE CLOUD
- 5

UW MEDICINE SOUTH LAKE UNION
- 6

FACEBOOK ARBOR BLOCKS
- 7

400 DEXTER





SUMMARY CONTEXT ANALYSIS

Site 9 Block Area



TO SPACE NEEDLE



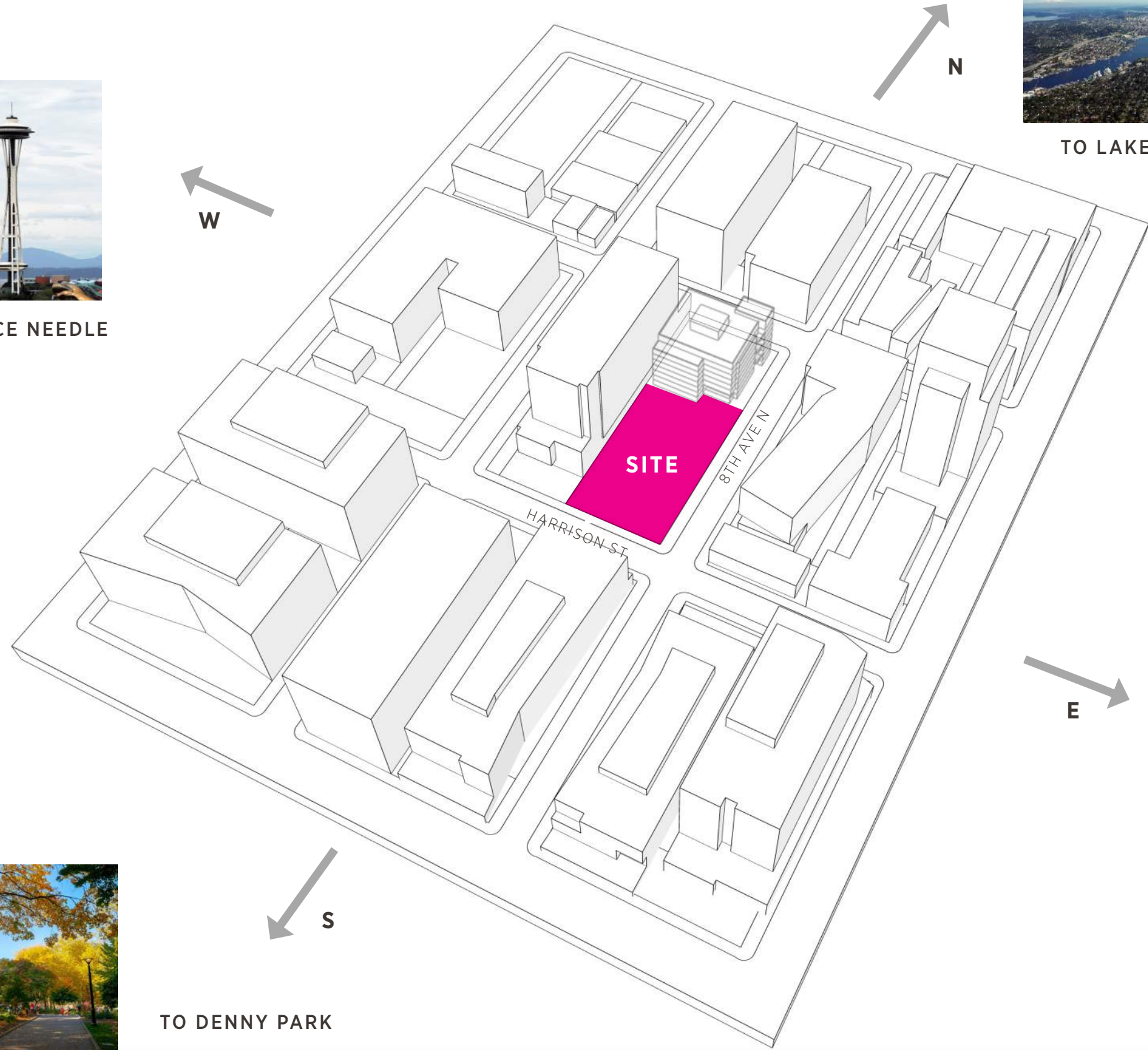
TO LAKE UNION



TO AMAZON CAMPUS



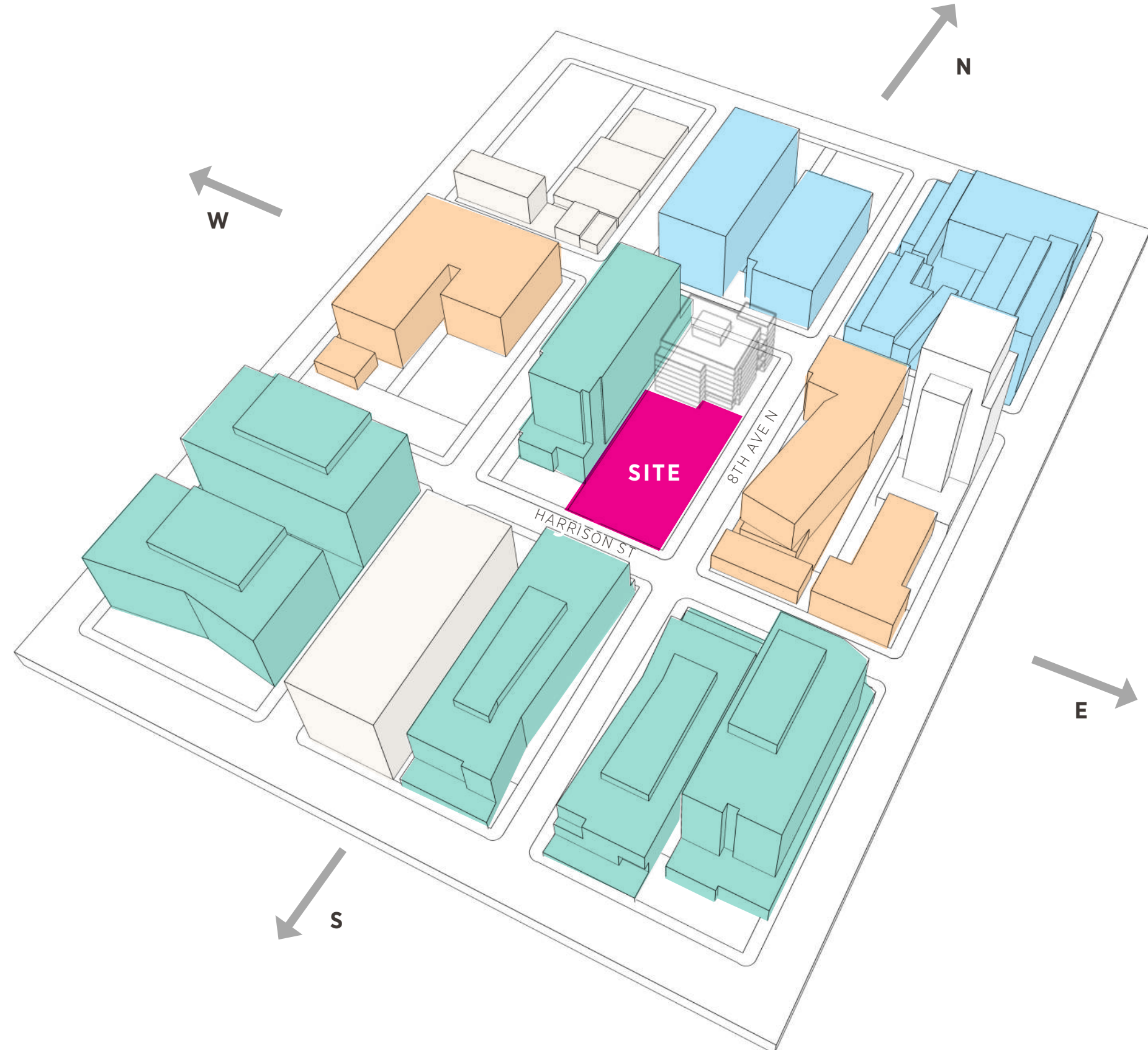
TO DENNY PARK



EXISTING SITE CONDITIONS

Existing Use Map

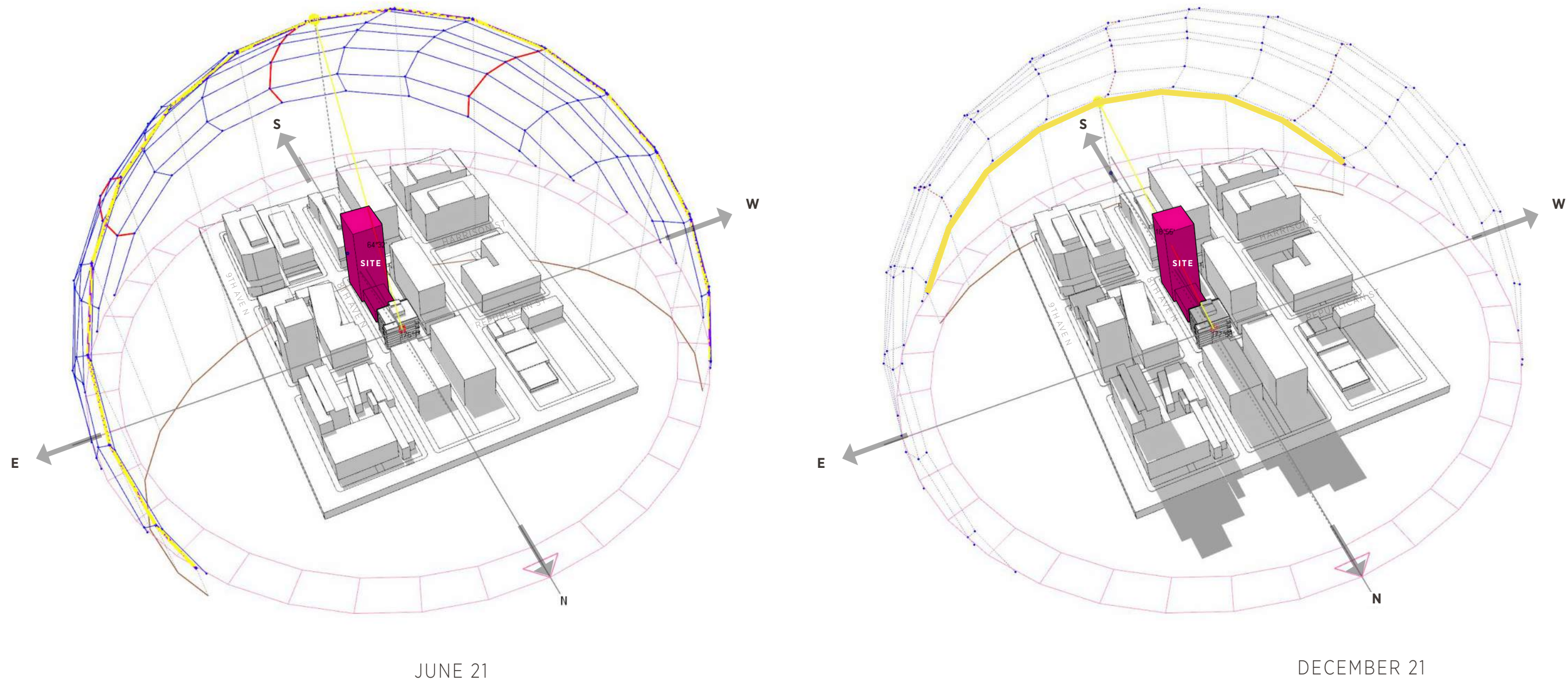
- RESIDENTIAL
- OFFICE
- COMMERCIAL
- EDUCATION/RESEARCH





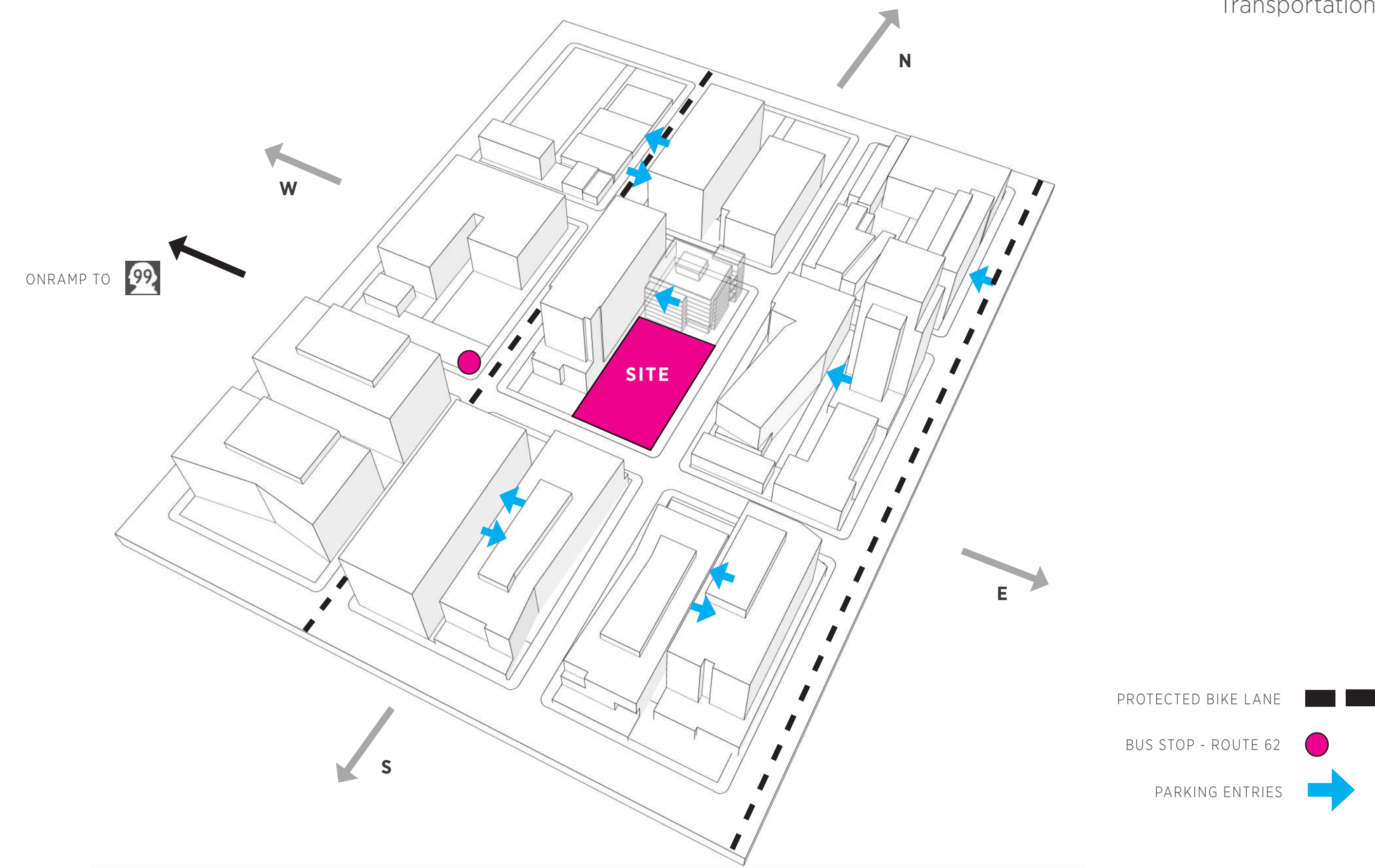
EXISTING SITE CONDITIONS

Sun Study



EXISTING SITE CONDITIONS

Transportation





Zoning Analysis

SMC Chapter 23 (May 30, 2014 Version)  
Vesting Date: June 20, 2014  
Site Zoning: SM85-240'

23.48.004 Uses

- A.1. All uses are permitted outright except listed in section 23.48.004.B.
- A.3. In the SM85-240 zone, permitted nonresidential uses are limited to a height of 20ft above the street level.

D. Required street-level uses: Not applicable for Class 2 Pedestrian Street (Harrison Street), and Neighborhood Green Street (8th Ave. N.)

23.48.009 Floor Area Ratio

Table B: Nonresidential Uses		Max. FAR for structure under 85ft
Base FAR	Max. FAR	
0.5	NA	6

D. The following floor area is exempt from FAR limits:  
All GFA underground; Portions of story that extend no more than 4ft above grade; The floor area contained in a Landmark structure; 3.5% mechanical allowance; All GFA for solar collectors and wind-driven power generators; In the SLU Urban Center, all residential use in a residential tower in the SM 85-240 zone.

23.48.010 Structure Height

A. Base and Max height: 85ft Base height limit, 240ft Max. residential height limit (280ft with MHA/HALA)

- H. Rooftop Features:
- 2. Open railings, planters, skylights, clerestories, greenhouses, parapets and firewalls: allowed upto 4ft above max. height
  - 3. Solar collectors: allowed upto 7ft above max. height
  - 4. Solar collectors, stair penthouses, mechanical equipment, atrium, greenhouses, and solariums, play equipment, minor communication utilities and accessory communication devices, covered or enclosed common amenity area for structures exceeding a height of 125ft: allowed upto 15ft above max. height, so long as the combined total coverage is less than 20% of roof area (25% if includes stair or elevator penthouses or screened mech. equipment).
  - 5. Elevator penthouses: allowed upto 25ft above max. height (35ft if elevator serves usable open space)
  - 7. The combined total coverage of all features listed on sections 23.48.010.H.4 and 5 above may be increased to 65%, provided that all of the following are satisfied:
    - a. All mechanical equipment is screened;
    - b. No rooftop features are located closer than 10ft to the roof edge.

23.48.011 Extra Floor Area in Seattle Mixed Zones

A. Project is located within the Local Infrastructure Project Area per Map A for 23.58A.044. Extra floor are shall be achieved per 23.48.011.C.

C. If the max. height limit for residential use is greater than 85ft, Achieve 60% of the extra residential floor area by using bonus residential floor area for affordable housing per 23.58A.014; achieve 40% by acquiring regional development credits per 23.58A.044.

E. Minimum requirement: LEED Gold rating, Transportation Management Program, Energy management plan.

23.48.012 Upper-level Setback Requirements

Not applicable for structures with residential uses above the base height limit for residential use.

23.48.013 Upper-level Development Standards for Specific Building Types in SM Zones in the SLU Urban Center

- A. Upper-level coverage limit: For residential towers, the average GFA of all stories above the podium height shall not exceed 50% of the lot area.
- B. Floor area limits and podium heights:
- 2.b.1) The average GFA for all stories with residential use above the podium height = 10,500sf, or per 23.48.013.A, whichever is less.
  - 2.b.2) The GFA of any single residential story above the podium height shall not exceed 11,500sf.
  - 4.a. Height limit for podiums per Map A for 23.48.013 = 45ft
  - 4.b. Area limit for podiums. The average lot coverage of all stories below the podium height = 75% of the lot area.

- C. Upper-level Setbacks: NA
- D. Facade modulation. Only required for structures with nonresidential uses exceeding 85ft in height within 15ft of a street lot line.
- E. Max. facade width. 120ft for floor plates exceeding 10,500sf.

23.48.014 Street-level Development Standards

- A.2.b. On Class 2 Pedestrian Streets and Neighborhood Green streets: 25ft min. for street-facing facades.
- A.3.b. Except on Class 1 pedestrian streets, the street-facing facade of a structure may be set back upto 12ft from the street lot line. Additional setbacks are permitted upto 30% of the length of the portions of the street facade that are set back, provided that the additional setback is located 20ft or more from any street corner.
- B. Additional facade requirements in the SM 85-240 zone.
- 1.a. All street-facing facades along 8th Ave. N. except for those portions occupied by permitted non-residential uses, are required to set back an average of 10ft from the street lot line, provided that no setback shall be less than 5ft.
  - 1.b. The setback requirement does not apply to portions of the street-facing facade that are located no more than 40ft from a street corner.
  - 1.c. Only ground-related residential units and floor are for building lobbies for residential uses are permitted within the portion of the story of the structure abutting the required setback area, and each unit or lobby area shall have direct access to the required setback area.
- D. Transparency and Blank Facade Requirements between 2-8ft above a sidewalk.
- 1.a. Min. 60% of the street facing facade must be transparent for Class 1 and Class 2 Pedestrian Streets and Neighborhood Green Streets.
  - 2.a. Blank facades for Class 1, 2 Pedestrian Streets and Neighborhood Green Streets, limited to 15ft wide segments, except for garage doors which may be wider than 15ft. Shall be separated by transparent area at least 2ft wide. The total of all blank facade segments shall not exceed 40% of the street facade .

23.48.020 Amenity area for Residential Uses

- B. Quantity of amenity area: 5% of the total GFA in residential use.
- C. Standards for amenity area: Max. 50% of required amenity area may be enclosed. Min. horizontal dimension=15ft, min. area = 225sf.
- 8. For lots abutting a designated neighborhood green street, up to 50% of the amenity area requirement may be met by contributing to the development of the abutting green street.

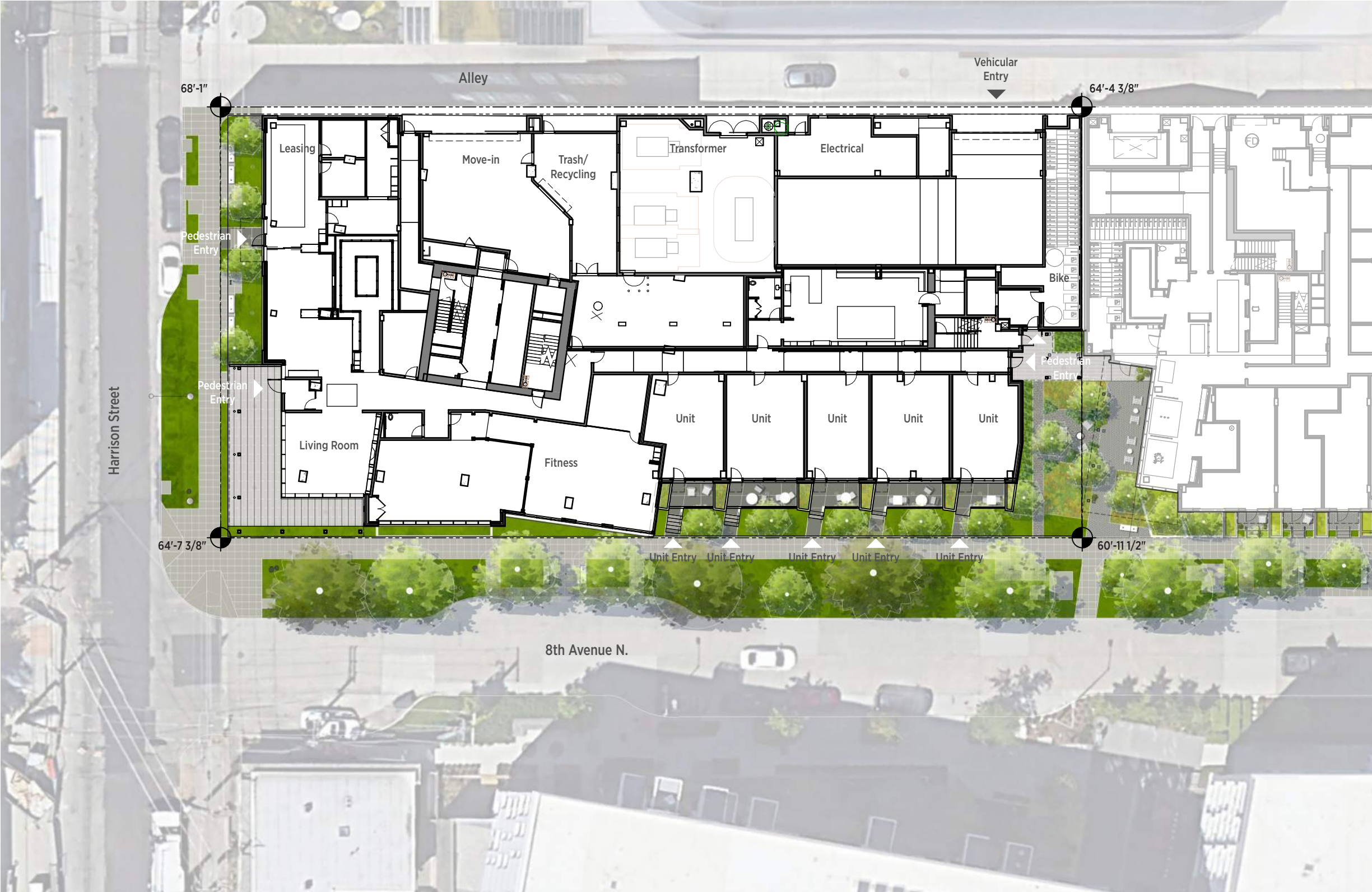
23.48.024 Screening and Landscaping Standards

A.2. Green Factor score of 0.3 or greater required.

23.54.015 Required Parking

No min parking required.

Site Plan



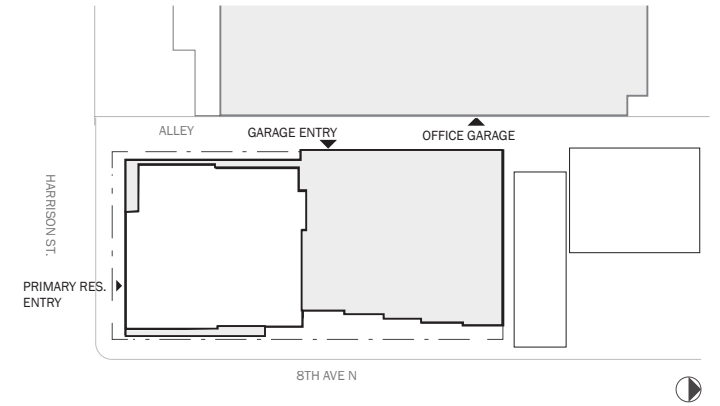


# EDG SUMMARY



Massing Option Evolution Overview

EDG PREFERRED MASSING OPTION - 240 FT



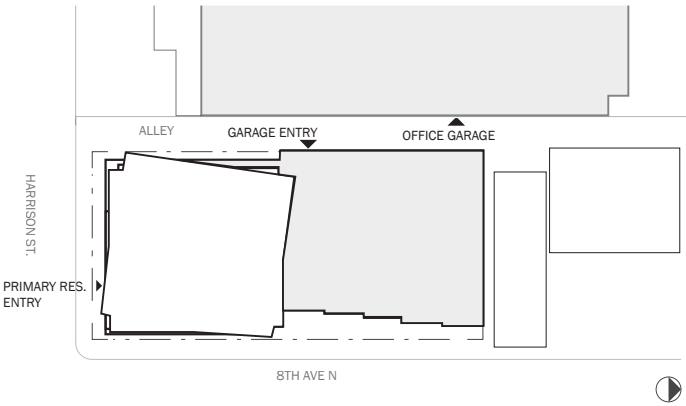
PROS:

- Stepped residential setback along 8th Ave N - creating an “outdoor room” with 430 8th Ave N Mixed Use project
- Vertical amenity space creates strong architectural expression on exterior of the project
- Amenity space on roof takes advantage of views of Lake Union and the Space Needle
- Garage entry has largest offset from 400 Dexter office building garage entry while still respecting the office plaza

CONS:

- Tower casts a shadow on podium deck
- Requires departures

SUPPLEMENTAL SKETCH PROVIDED AT EDG - 240 FT



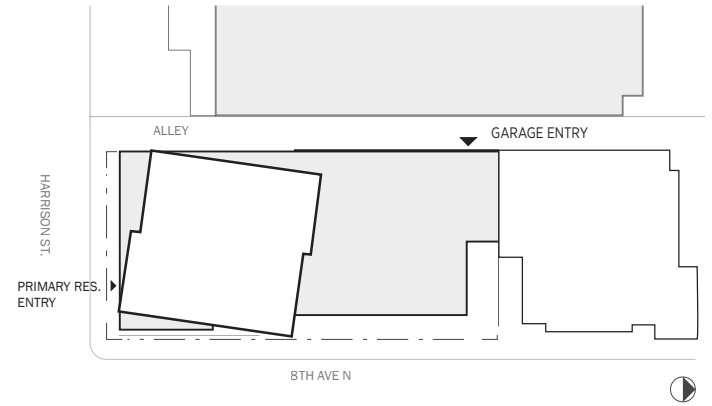
PROS:

- Rotated tower allows for more spacing at the northwest corner from the 12 story office building to the west.
- Northeast corner of the tower coming down to the ground to create a 'third corner' to bisect the podium along 8th ave. N. into two distinct masses.

CONS:

- Tower casts a shadow on podium deck
- Requires departures

ADR 6/10/2020 DESIGN - COMBINATION OF EDG PREFERRED MASSING AND SUPPLEMENTAL SKETCH GUIDANCE - 280 FT



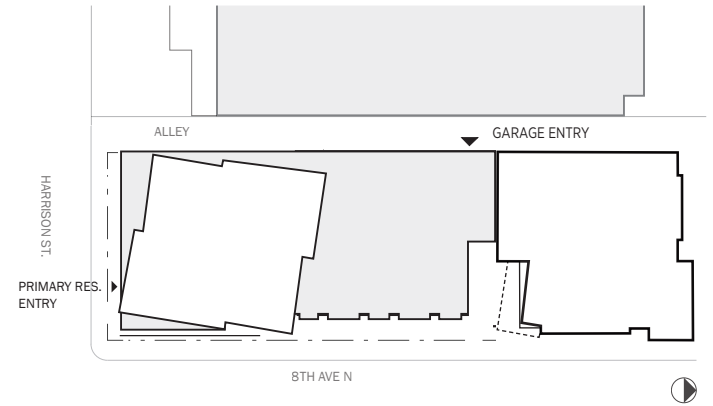
PROS:

- Generous residential setback along 8th Ave. N.
- Amenity space on roof takes advantage of views of Lake Union and the Space Needle.
- Rotated tower allows for more spacing at the northwest corner from the 12 story office building to the west.
- Northeast corner of the tower coming down to the ground to create a 'third corner' to bisect the podium along 8th ave. N. into two distinct masses.
- Large courtyard at the north end of the site creating “outdoor room” along 8th Ave. N.

CONS:

- Tower casts a shadow on podium deck
- Requires departures

ADR 10/05/2020 DESIGN - COMBINATION OF EDG PREFERRED MASSING AND SUPPLEMENTAL SKETCH GUIDANCE - 280 FT



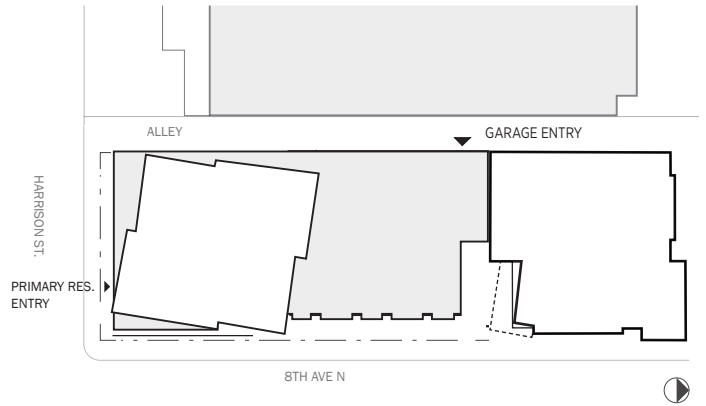
PROS:

- Additional tower modulation along east and west facades.
- Tower top integrated with overall tower massing.
- Generous residential setback with stoops and vertical bays along 8th Ave. N.
- Amenity space on roof takes advantage of views of Lake Union and the Space Needle.
- Rotated tower allows for more spacing at the northwest corner from the 12 story office building to the west.
- Northeast corner of the tower coming down to the ground to create a 'third corner' to bisect the podium along 8th ave. N. into two distinct masses.
- Large courtyard at the north end of the site creating “outdoor room” along 8th Ave. N.

CONS:

- Tower casts a shadow on podium deck
- Requires departures

CURRENT DESIGN ADR 11/20/2020- COMBINATION OF EDG PREFERRED MASSING AND SUPPLEMENTAL SKETCH GUIDANCE - 280 FT



PROS:

- Additional tower modulation along east and west facades.
- Clear tower massing hierarchy.
- Tower top integrated with overall tower massing.
- Tower top with strong compositional elements and strong shadow lines.
- Tower cladding providing intermediate scale.
- Generous residential setback with stoops and vertical bays along 8th Ave. N.
- Amenity space on roof takes advantage of views of Lake Union and the Space Needle.
- Rotated tower allows for more spacing at the northwest corner from the 12 story office building to the west.
- Northeast corner of the tower coming down to the ground to create a 'third corner' to bisect the podium along 8th ave. N. into two distinct masses.
- Large courtyard at the north end of the site creating “outdoor room” along 8th Ave. N.

CONS:

- Tower casts a shadow on podium deck
- Requires departures

Massing Option Evolution Overview



Priorities & Board Recommendations

ITEM	BOARD GUIDANCE	RESPONSE
<b>1. Massing &amp; Context Response</b>		
a. Tower Position and Shadows	The Board basically endorsed massing option C with the tower on the south of the site, recognizing that shadows from a tower in either position would equally shade the 8th Avenue 'room' formed by the approved MUP design on the east side of the block. However, there were critical qualifiers to the massing outlined below.  (Guideline CS1-B-2; CS1-I)	<b>SUPPORTED AT EDG</b> <ul style="list-style-type: none"><li><b>The Design Team has advanced the design with the tower placed on the south end of the site, as supported by EDG option C.</b></li></ul>
b. Tower Setbacks	The Board agreed the tower facade should be well set back from the south property line (more than 10ft shown), to reinforce the pattern along Harrison Street where taller masses are typically set back to widen the "Neighborhood Heart" street experience. The ground level (and possibly floor 2) along Harrison should also be set back the approximate 10ft shown, to provide a generous ground level transition zone. The Board was open to the podium form between possibly being closer to the property line, as long as there is a continuous ground level setback and a legible 'gasket' between the podium and tower. <u>Large scale and dimensioned sections of floors 1-8 on both streets are requested to verify these relationships.</u>  (Guidelines CS2-B-2; DC2-C)	<b>SUPPORTED AT EDG</b> <ul style="list-style-type: none"><li><b>The Design Team has retained the +10ft setback along Harrison Street at ground level, along with the podium levels above to create a "Neighborhood Heart" street experience. We have also retained the legible "gasket" between the podium and tower and have provided sections to clearly communicate these relationships. See page 53.</b></li></ul>
c. Tower Shaping and Spacing	The Board strongly supported the northeast corner of the tower coming down to ground to create a 'third corner' along the 8th Avenue frontage, as shown on the middle drawing of 'next steps' provided. The Board also supported the 'twisted' or rated tower shown in that drawing, which provides more spacing at the northwest corner, from the proposed office tower to the west.  (Guidelines DC2-C)	<b>SUPPORTED AT EDG</b> <ul style="list-style-type: none"><li><b>The Design Team has retained the 'third corner' along the 8th Avenue frontage created by the tower coming down to ground. The team has also retained the 'twisted' tower to provide more spacing at the NW corner from the office tower to the west.</b></li></ul>
<b>2. Ground Floor Uses &amp; Treatment</b>		
a. Street Edge along Harrison	The Board supported the generous (about 10ft) set back along this "Heart" street, and the residential lobby being basically centered. The Board supported the tall ground level proportion (pg.47, lower left) along this sunny north side of the street, and a mix of plantings and pedestrian benches to provide amenity 'rooms', especially near the lobby. The Board supported the more permeable 'gallery/lounge' at the key southeast street corner (see below), and desired a similar use at the southwest corner, which will be highly visible because of the approximate 50ft setback plaza adjacent. The Board DOES NOT support ground floor corners occupied by leasing, which is essentially office and lacks activation of the sidewalk.  (Guidelines CS2-B; PL2-I; PL2-II; DC1-A)	<b>SUPPORTED AT EDG</b> <ul style="list-style-type: none"><li><b>The Design Team has retained +10ft setback along Harrison Street.</b></li><li><b>The Design Team has retained the residential lobby near the center along Harrison Street.</b></li><li><b>The Design Team has retained double height proportion at ground level along Harrison Street.</b></li><li><b>The Design Team has retained more permeable frontage at the southeast street corner.</b></li></ul> <b>UPDATED BASED ON FEEDBACK AT EDG</b> <ul style="list-style-type: none"><li><b>The use at the southwest corner has been modified. The transparent corner is occupied by leasing lobby, and the enclosed private offices and the back of house functions are pulled inward away from the corner.</b></li></ul>
b. Southwest Corner and Response to Adjacent Plaza	The Board did not support the narrow sidewalk and the depressed planter moat described for this corner, and encouraged a more creative, flush landscape and pedestrian design that fully responds to the adjacent plaza and pedestrian desire lines across the alley.  (Guidelines CS2-B; PL2-B-3; DC3-C)	<b>UPDATED BASED ON FEEDBACK AT EDG</b> <ul style="list-style-type: none"><li><b>The Design Team has developed the design to eliminate the narrow sidewalk and depressed planter. Since EDG, the adjacent plaza has evolved quite a bit. We have responded to the current design of our neighbor's plaza with plantings and transparency.</b></li></ul>

Priorities & Board Recommendations

ITEM	EDG SUMMARY	RESPONSE
c. Southeast Corner	The Board agreed this important corner deserves more generous paving area at the sidewalk interface, high transparency, and permeable doors into the 'gallery/lounge', probably off the 8th Avenue side.  (Guidelines PL1-III; PL3-B-4)	<b>SUPPORTED AT EDG</b> <ul style="list-style-type: none"><li><b>The Design Team agrees that the SE corner is very important and have advanced the design to keep the transparency and amp it up even more with an inviting front porch to create a truly unique residential experience.</b></li></ul>
d. Townhouse & Stoop Treatment	The Board supported the townhouse stoops and basic landscape design of the setback described, which echoes the 'street room' formed by the project across 8th Avenue. The Board agreed the 2-4ft height and depth variation provides privacy layering, but cautioned that no walls adjacent to the sidewalk or public 'rooms' be too tall or blank (also see departure comments). (Guidelines PL3-III; PL1-II)	<b>SUPPORTED AT EDG</b> <ul style="list-style-type: none"><li><b>The Design Team has retained townhouse stoops and landscape design enhancing the 'street room' formed by the project across 8th Avenue, and added various layers of separation to delicately balance privacy and an active streetscape.</b></li></ul>
e. Bike Access	Since the alley may be congested at peak hours from the large adjacent office project, the Board advised exploration of a bike access corridor direct from 8th Avenue and/or Harrison Street, to the bike storage/ lockers (the plan on pg 46 appears to show the bike access about mid-block on the alley). (Guideline PL4-B)	<b>UPDATED BASED ON FEEDBACK AT EDG</b> <ul style="list-style-type: none"><li><b>The Design Team has revised the plan to have bike access directly from 8th Avenue.</b></li></ul>
<b>3. Tower Character &amp; Podium</b>		
a. Tower Character & West Corners	The Board agreed the entire tower will be highly visible in a future context that will be predominantly 8-12 stories tall, so all the elevations require careful composition and material richness to reduce perceived bulk (pg 39, lower left). The southwest corner will be a backdrop to the adjacent setback plaza, and the full height of the southwest corner will be visible to pedestrians and others approaching from the west; <u>the Board will focus on this corner at the next meeting.</u> Also, the northwest corner across from future office tower requires an angled or curved setback and careful interior, window and facade design for privacy considerations. Sunshades and other sustainability features can assist on this challenging west facade.  (Guidelines CS2-B-3; CS2-C-1; DC2-A-2; DC2-B-1)	<b>UPDATED BASED ON FEEDBACK AT EDG</b> <ul style="list-style-type: none"><li><b>The Design Team has incorporated an angled setback in order to increase tower spacing from the adjacent office building to the west. The team has provided views highlighting the tower's visibility as well as material selections for the building.</b></li></ul>
b. Podium Character	The Board agreed the townhouse portion of the podium should exhibit distinctly vertical rhythm and distinctive window proportions from the south half of the podium, which anchors the corner and tower. However, the Board supported the notion that both halves of the podium should be related, and can have some material consistency, as long as the strong interruption of the tower reaching grade at the middle of the base is achieved.  (Guidelines DC2-B; DC2-E)	<b>SUPPORTED AT EDG WITH CONDITION</b> <ul style="list-style-type: none"><li><b>The Design Team has retained the vertical rhythm and distinctive window proportions by incorporating pop out bays at the north half of the podium, bisected by the tower reaching the grade at the middle of the base.</b></li></ul>



Staff Recommendations

2. THE TOWER

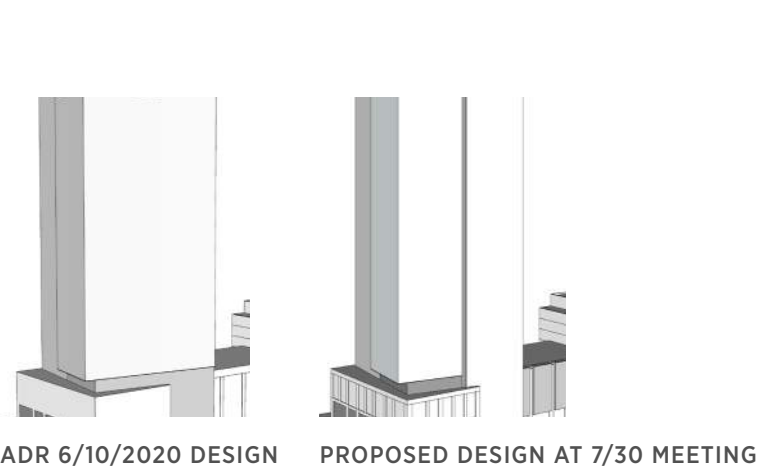
a. Comments from 7/02/2020 LU Correction Notice #4

As previously noted by Staff, the simplification of the tower has diminished the legibility, strength and scale mitigation of the design concept supported by the Board at EDG. Staff recognize the intent to create scale mitigating compositional elements by outlining differently-clad co-planar portions of upper tower with a dark accent band, but agree that this approach is not successful. Revise the massing and articulation of the tower to re-establish the scale mitigation and compositional order supported at EDG, where a hierarchy of well-proportioned elements, made clearly legible through significant offsets and changes in articulation resulted in a scale-mitigated unified form with visual depth and interest.

(Guideline DC2, CS2-D, CS2-I.b, CS3-I, CS3-A)

UPDATED BASED ON STAFF RECOMMENDATIONS AT 7/2/2020

The project team has modified the design to include a vertical notch on East and West facades to further articulate those facades. The notch will be approximately 4ft wide by 2ft deep to create deep shadows, and will be accentuated with dark cladding material.

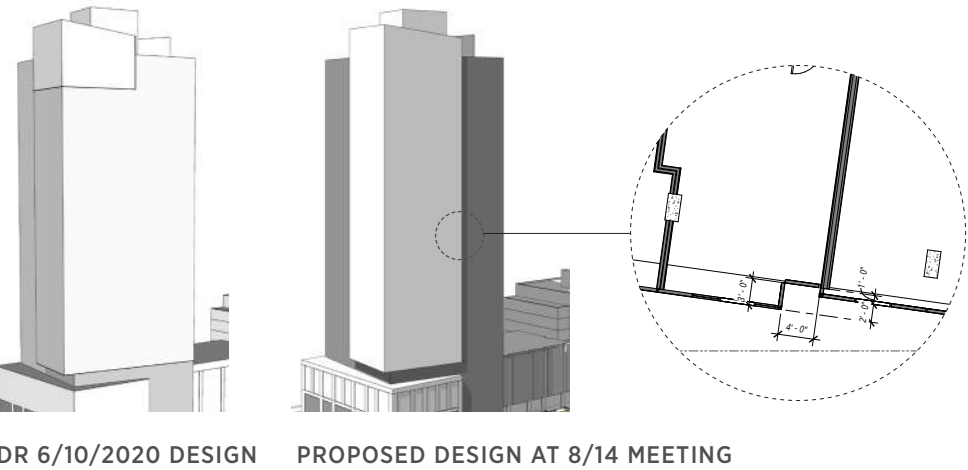


b. Additional Comments on 7/30/2020 Meeting

Revise notch proportion and location- slide some to one side or other, and try to get 4ft depth. Maybe notch is only needed at east. Co-planer facade with a notch is not enough. Need plane offset.

UPDATED BASED ON STAFF RECOMMENDATIONS AT 7/30/2020

The project team has modified the design to establish massing hierarchy and clarity. The primary massing is the core element that provides balance and grounds the tower, while the two secondary massing at SE and NW corner are lighter and more sculptural in form. Along the East and West facades, the two masses have plane offset of 2ft. A vertical notch is also incorporated in order to create even deeper shadow at 3ft, creating visual depth and interest. The proposed design also provides intermediate scale that the ADR 1 design was lacking. The plane offsets, along with the difference in cladding, breaks the facades further into smaller and more appropriate scale along East and West.

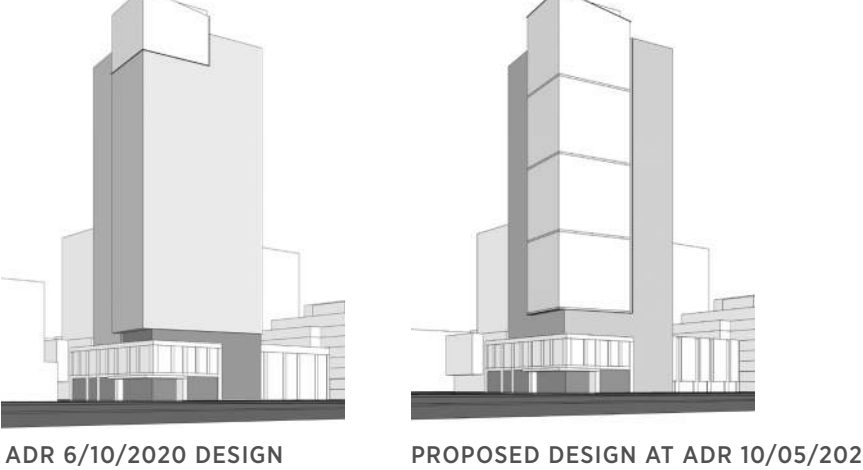


c. Additional Comments on 8/14/2020 Meeting

1. The scale of the secondary massing should read smaller in relation to the primary massing for more legible hierarchy.
2. The composition still lacks intermediate scale.
3. Staff questioned the identical treatments at SE and NW corner.

UPDATED BASED ON STAFF RECOMMENDATIONS AT 8/14/2020

- 1. The scale of the secondary massing is reduced by lifting it up one more floor. This move enhances the floaty and sculptural quality of the secondary massing, while helping the primary massing to be read as one continuous massing that anchors the tower. The hierarchy of the massing becomes more legible.
- 2. The secondary massing incorporates strategies to include intermediate scale by legible grouping of floor. The floors are grouped into 4 smaller segments by the use of 4" raised panels, creating visual depths and shadow lines at every 6 levels.
- 3. At EDG, the Board agreed that the entire tower will be highly visible in a context that is predominantly 8-12 stories tall, so they requested careful composition and material richness on all 4 elevation. The proposed design does just that by giving the same emphasis on both SE and NW corners, providing attractive facades that are legible at an urban scale.



Staff Recommendations

3. TOWER BASE

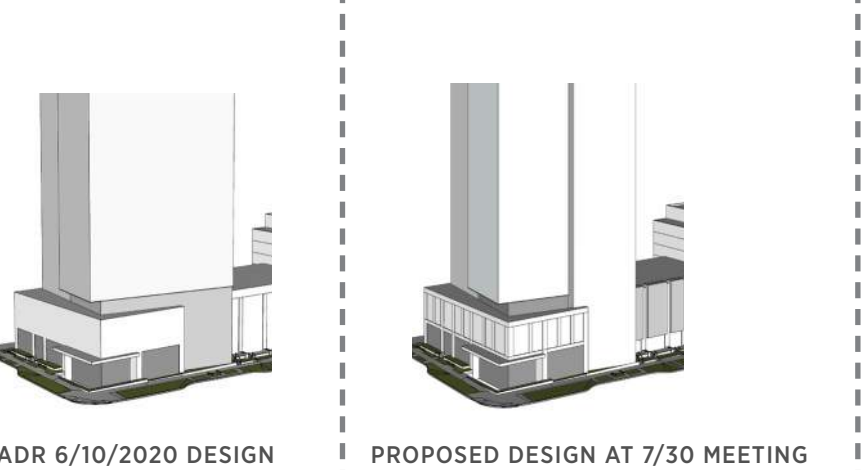
a. Comments from 7/02/2020 LU Correction Notice #4

Staff support the strong and conceptually clear massing choice to extend the tower to grade along 8th Avenue but note that the conceptual clarity of this move (specifically identified and supported by the Board at EDG) is compromised by the introduction of a second base expression; and in-plane change in cladding material for the lowest five floors that ends with another in-plane material change part way along the south elevation.

(Guidelines DC2-C)

SUPPORTED BY THE STAFF AT 7/30/2020 MEETING

- The project team has modified the design and eliminated the second base expression. Instead, the same tower cladding material extends all the way down to grade along 8th Avenue N, clarifying strong primary massing choice.



2. THE TOWER

d. Additional Comments on 10/06/2020 Email

1. Corner Elements and Tower Hierarchy

The two projecting tower elements are nearly identical in size, height and expression but their 'situation's are very different:

- a. One is at the corner of two streets: 8th Avenue and Harrison Street, with south and east exposure.
- b. The other is at the intersection of the alley and a shared property line with north and west exposures.

The lack of compositional hierarchy in the size and disposition of these elements.

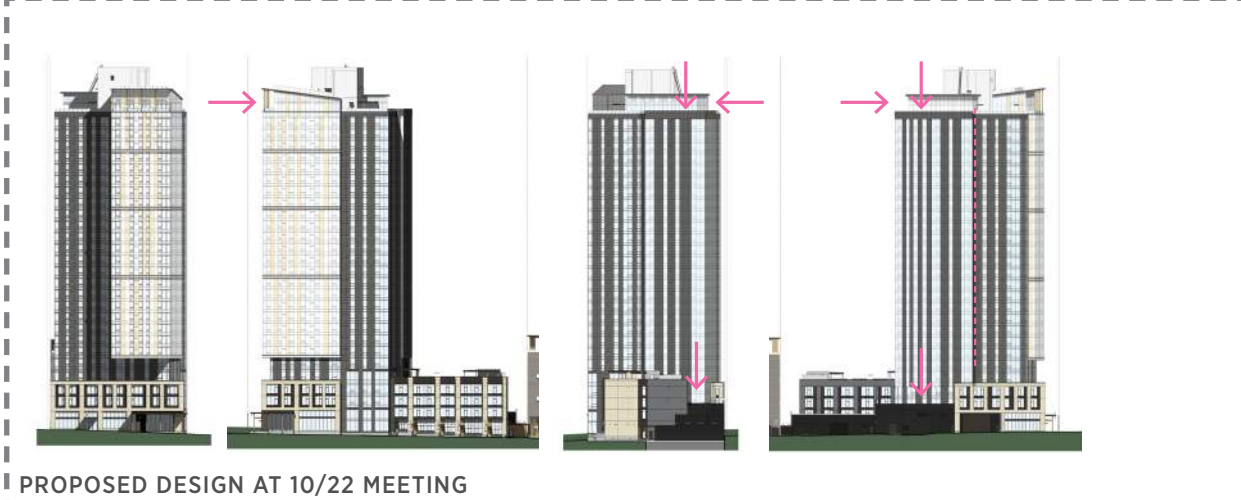
2. Facade Expression

The graphic (rather than architectural) expression of those projecting tower elements as four very similarly scaled blocks.

UPDATED BASED ON STAFF RECOMMENDATIONS AT 10/06/2020

- 1. The project team has modified the design to distinguish the street corner at SE and the interior property corner at NW. The team has eliminated the light massing at NW corner and made it to be part of the dark massing. In order to do so, the team had pushed the NW top down.
- 2. The project team has studied and revised the floor groupings to 5 variously scaled blocks. The floor grouping starts large, and gets smaller as it moves up, until it reaches the "attic" scale at the top. The detail at the floor groupings have been revised from 4" raised panels to double- 8" horizontal fins to create stronger shadow lines. At the top "attic" block, the facade is recessed to create a massing modulation, and in turn, creates strong shadow line and visual intrest at the top. to align with the parapets, pulled the massing all the way down to the top of podium to align vertically, pushed NW amenity space away from the edge, and removed the notch on west facade.

FINAL DESIGN FOR ADR 11/20/2020 PACKET





Staff Recommendations

4. TOWER TOP

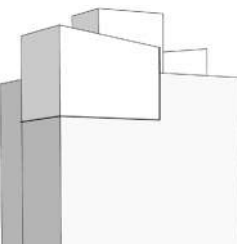
a. Comments from 7/02/2020 LU Correction Notice #4

The design concept supported by the Board at EDG featured a strong sculptural roof form made highly legible with deep shadow lines. Redeployment of this specific solution may not be necessary, but an analogously strong compositional element will likely be required to connect this revised design to the one supported by the Board at EDG.

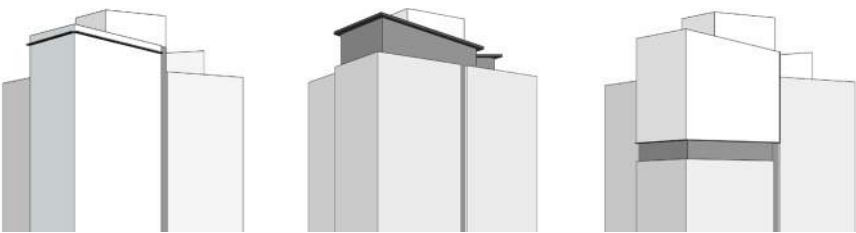
(Guidelines DC2, DC2-I)

UPDATED BASED ON STAFF RECOMMENDATIONS AT 7/2/2020

- The project team has revised the design to create a strong compositional elements at the top.
- Option A: The roof top element is integrated into the rest of the tower. The angled top is accentuated by 28" deep sun shades.
- Option B: The design has a rooftop pavillion that is sitting on top of the tower with strong sculptural roof that is highly legible with deep shadow lines (~3ft overhang).
- Option C: The 4 story rooftop elements at SE and NW corners of the tower are accentuated by recessed floor below to create deep shadow lines.



ADR 6/10/2020 DESIGN



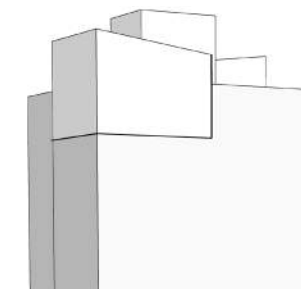
OPTION A  
OPTION B  
OPTION C  
PROPOSED DESIGN OPTIONS AT 7/30 MEETING

b. Additional Comments on 7/30/2020 Meeting

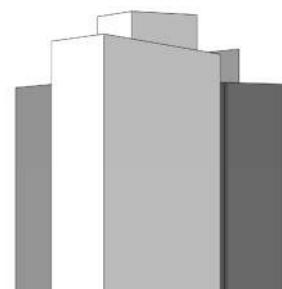
Staff prefers the roof option A which integrates the rooftop to the rest of the tower, but does not think added sunshades are the correct response.

UPDATED BASED ON STAFF RECOMMENDATIONS AT 7/30/2020

- The project team has revised the design to create a strong compositional elements at the top. The focus of the redesign was to create a tower termination that works at skyline scale that also strengthens the overall massing hierarchy and clarity. The sloped tower top (a nod to single family house typology per project concept) is incorporated to the rest of the tower massing, creating a sculptural quality to the secondary massing at SE and NW corner. The modulation of massing corresponds to the interior function (interior amenity space located in the secondary massing, exterior amenity space located at top of primary massing), allowing significant roof modulation that is legible at skyline scale.



ADR 6/10/2020 DESIGN



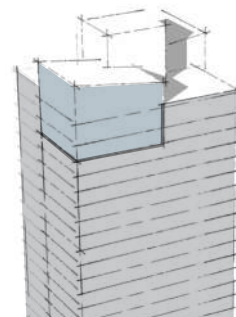
PROPOSED DESIGN AT 8/14 MEETING

c. Additional Comments on 8/14/2020 Meeting

The angled top portion of the roof is encouraged to exhibit a distinctly detailed treatment that is different from the flat parapet top of the primary massing.

UPDATED BASED ON STAFF RECOMMENDATIONS AT 8/14/2020

- The angled roof top has a distinct detail feature with projected horizontal fins. The flat parapet top of the primary massing has the window wall cladding stop just past the roof level, and has glass guardrail on top.



ADR 6/10/2020 DESIGN



MASSING  
DETAIL VIGNETTE  
PROPOSED DESIGN AT ADR 10/05/2020

4. TOWER TOP

d. Additional Comments on 10/06/2020 Email

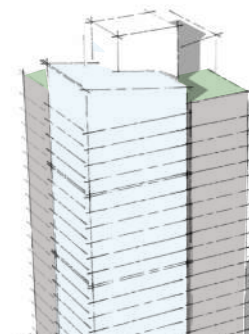
The roof's lack of distinctive form or character, both the 'whole' and the tower elements relative to each other.

UPDATED BASED ON STAFF RECOMMENDATIONS AT 10/06/2020

- The project team has revised the roof top to create distinctive treatments at the angled massing and the dark massing. The angled portion has been revised to create deep roof overhang along the south facade, creating a porch like space. The NW corner of the rooftop amenity has been pulled away from the roof edge, in effort to strengthen the overall massing hierarchy, and becomes a roof top "pavilion" similar to EDG design.

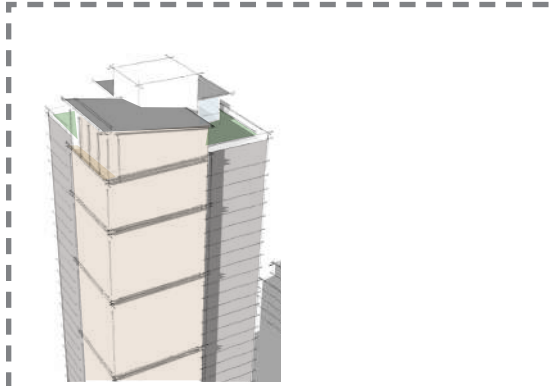


EDG DESIGN



ADR 10/05/2020 DESIGN

FINAL DESIGN FOR ADR 11/20/2020 PACKET



PROPOSED DESIGN AT 10/22 MEETING

5. GROUND-RELATED ELEMENTS

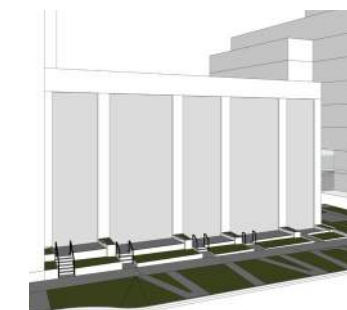
a. Comments from 7/02/2020 LU Correction Notice #4

As noted in previous meetings, Staff are concerned by the elimination of the significant vertical and horizontal modulation shown and supported by the Board at EDG. Revise this area to re-establish the human scale, conceptual clarity, scale mitigation and context response of the design supported by the Board at EDG. In that design, the regular pattern of stoops and landscape combined with strong modulation created a legible order of well-proportioned elements and resulted in a context-responsive and unified design. To meet the Board's specific direction, this revised design should exhibit a distinctly vertical rhythm and window proportions differentiated from the podium at the corner.

(Guidelines PL3, DC2-B, DC2-E, CS2-B.2, PLE-II, PLE-III, PL2-I, CS3-II)

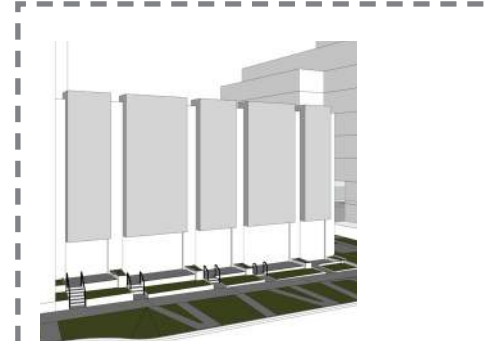
SUPPORTED BY THE STAFF AT 7/30/2020 MEETING

- The project team has revised the design to re-introduce pop-out bays to create human scale elements with distinctly vertical rhythm at the north half of the podium along 8th Avenue N. The three story pop-out elements give more three-dimensionality as well as the scale mitigation to this pedestrian-oriented facade. With the revised design, the north half of the podium now has reverse relationship as the south half of the podium in terms of material interface. In the south half, the brick is in the foreground with smaller punched openings, whereas, in the north half, the 3 story window wall bays are projecting out with the brick in the background. The bays are projected 2'-6" off of the facade, with the consistent 4-8" wide brick piers supporting vertical rhythm to the facade. The bays are 6" taller than the brick parapet, which helps the bays to read as individual elements from pedestrian point of view. In addition to the bays and the brick facade, 8th avenue frontage is lined with picket fences and layers of planting and landscaping that provide rich pedestrian experience as well as a subtle layer of privacy benefiting the neighborhood green street.



ADR 6/10/2020 DESIGN

FINAL DESIGN FOR ADR 11/20/2020 PACKET



PROPOSED DESIGN AT 7/30 MEETING

Staff Recommendations

4. TOWER TOP

d. Additional Comments on 10/06/2020 Email

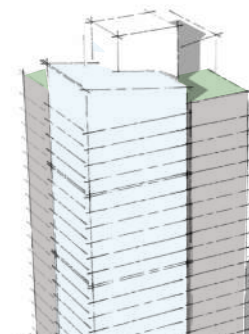
The roof's lack of distinctive form or character, both the 'whole' and the tower elements relative to each other.

UPDATED BASED ON STAFF RECOMMENDATIONS AT 10/06/2020

- The project team has revised the roof top to create distinctive treatments at the angled massing and the dark massing. The angled portion has been revised to create deep roof overhang along the south facade, creating a porch like space. The NW corner of the rooftop amenity has been pulled away from the roof edge, in effort to strengthen the overall massing hierarchy, and becomes a roof top "pavilion" similar to EDG design.

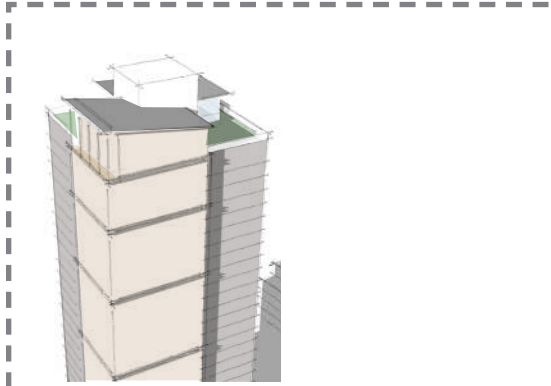


EDG DESIGN



ADR 10/05/2020 DESIGN

FINAL DESIGN FOR ADR 11/20/2020 PACKET



PROPOSED DESIGN AT 10/22 MEETING

5. GROUND-RELATED ELEMENTS

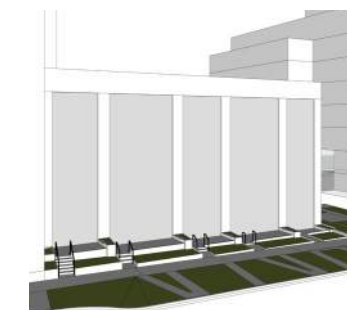
a. Comments from 7/02/2020 LU Correction Notice #4

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(Guidelines PL3, DC2-B, DC2-E, CS2-B.2, PLE-II, PLE-III, PL2-I, CS3-II)

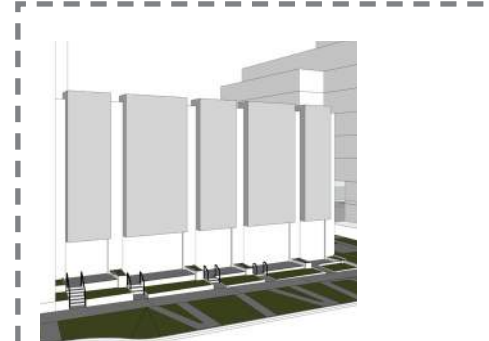
SUPPORTED BY THE STAFF AT 7/30/2020 MEETING

- The project team has revised the design to re-introduce pop-out bays to create human scale elements with distinctly vertical rhythm at the north half of the podium along 8th Avenue N. The three story pop-out elements give more three-dimensionality as well as the scale mitigation to this pedestrian-oriented facade. With the revised design, the north half of the podium now has reverse relationship as the south half of the podium in terms of material interface. In the south half, the brick is in the foreground with smaller punched openings, whereas, in the north half, the 3 story window wall bays are projecting out with the brick in the background. The bays are projected 2'-6" off of the facade, with the consistent 4-8" wide brick piers supporting vertical rhythm to the facade. The bays are 6" taller than the brick parapet, which helps the bays to read as individual elements from pedestrian point of view. In addition to the bays and the brick facade, 8th avenue frontage is lined with picket fences and layers of planting and landscaping that provide rich pedestrian experience as well as a subtle layer of privacy benefiting the neighborhood green street.



ADR 6/10/2020 DESIGN

FINAL DESIGN FOR ADR 11/20/2020 PACKET



PROPOSED DESIGN AT 7/30 MEETING

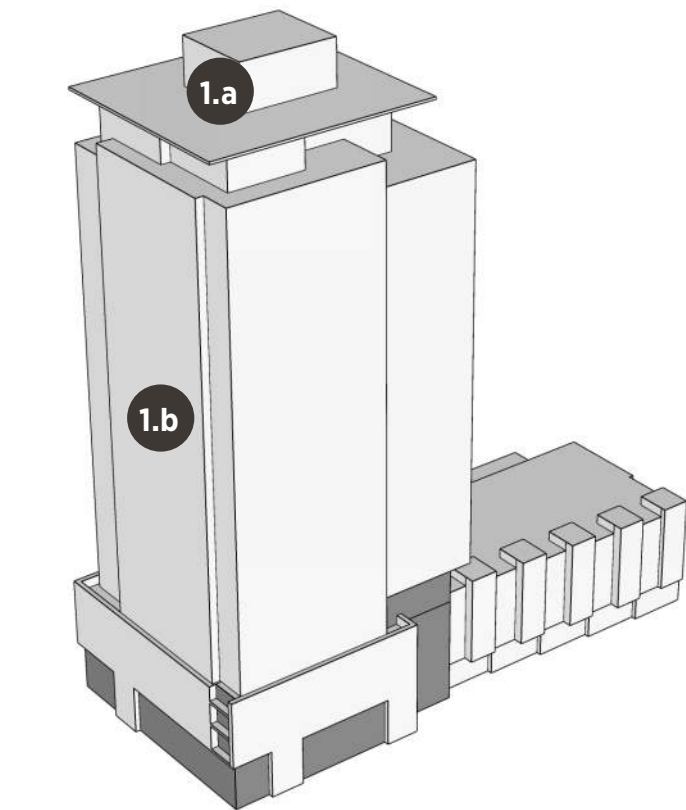


EDG SUMMARY

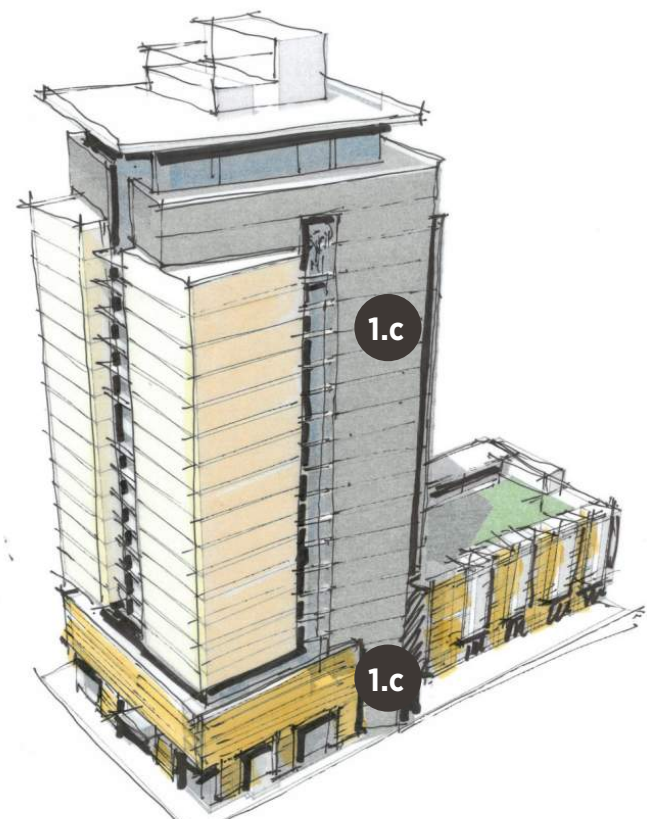
Supported at EDG - Tower

The Design Team has retained all the guidelines that were supported at EDG.

- 1.a Tower Position and Shadows  
SUPPORTED AT EDG
- 1.b Tower Setback  
SUPPORTED AT EDG
- 1.c Tower Shaping and Spacing  
SUPPORTED AT EDG



EDG PREFERRED MASSING OPTION



SUPPLEMENTAL SKETCH PROVIDED AT EDG



ADR 6/10/2020 DESIGN



ADR 10/05/2020 DESIGN



CURRENT DESIGN - COMBINATION OF EDG PREFERRED MASSING AND SUPPLEMENTAL SKETCH GUIDANCE

EDG SUMMARY

Priorities & Board Recommendations

TOWER

- 1.a Tower Position and Shadows  
SUPPORTED AT EDG
- 1.c Tower Shaping and Spacing  
SUPPORTED AT EDG  
Correction Item 3 - Tower Base
- 3.a Tower Character & West Corners  
UPDATED BASED ON FEEDBACK AT EDG  
Correction Item 2 - The Tower  
Correction Item 4 - Tower Top
- ADDITIONAL COMMENT ON 10/06/2020 EMAIL - THE TOWER: CORNER ELEMENTS AND TOWER HIERARCHY
- ADDITIONAL COMMENT ON 10/06/2020 EMAIL - THE TOWER: FACADE EXPRESSION
- ADDITIONAL COMMENT ON 10/06/2020 EMAIL - TOWER TOP
- 1.b Tower Setback  
SUPPORTED AT EDG

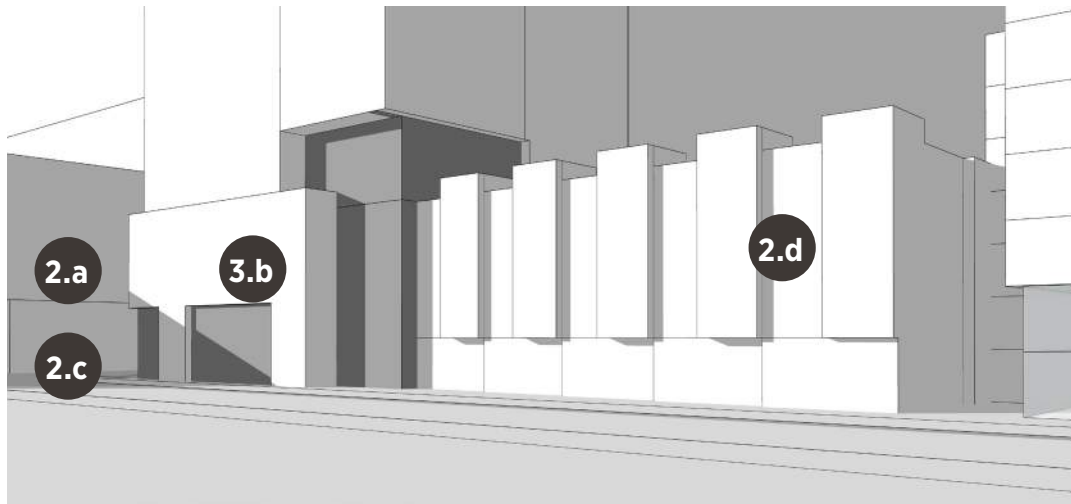


EDG SUMMARY

Supported at EDG - Podium

The Design Team has retained all the guidelines that were supported at EDG.

- 1.c Tower Shaping and Spacing  
SUPPORTED AT EDG
- 2.a Street Edge along Harrison  
PARTIALLY SUPPORTED AT EDG
- 2.c Southeast Corner  
SUPPORTED AT EDG
- 2.d Townhouse & Stoop Treatment  
SUPPORTED AT EDG
- 3.b Podium Character  
SUPPORTED AT EDG WITH CONDITION



EDG PREFERRED MASSING OPTION



SUPPLEMENTAL SKETCH PROVIDED AT EDG

EDG SUMMARY

Priorities & Board Recommendations



ADR 6/10/2020 DESIGN



ADR 10/05/2020 DESIGN



CURRENT DESIGN - COMBINATION OF EDG PREFERRED MASSING AND SUPPLEMENTAL SKETCH GUIDANCE

PODIUM

- 3.b Podium Character  
SUPPORTED AT EDG WITH CONDITION  
Correction Item 5 - Ground Related Element
- 2.d Townhouse & Stoop Treatment  
SUPPORTED AT EDG
- 2.e Bike Access  
UPDATED BASED ON FEEDBACK AT EDG
- 2.a Street Edge along Harrison  
PARTIALLY SUPPORTED AT EDG
- 2.c Southeast Corner  
SUPPORTED AT EDG
- 2.b Southwest Corner and Response to Adjacent Plaza  
UPDATED BASED ON FEEDBACK AT EDG



# RESPONSE TO BOARD GUIDANCE



PROJECT CONCEPT

Home

Given the location of the project, the target demographics are:

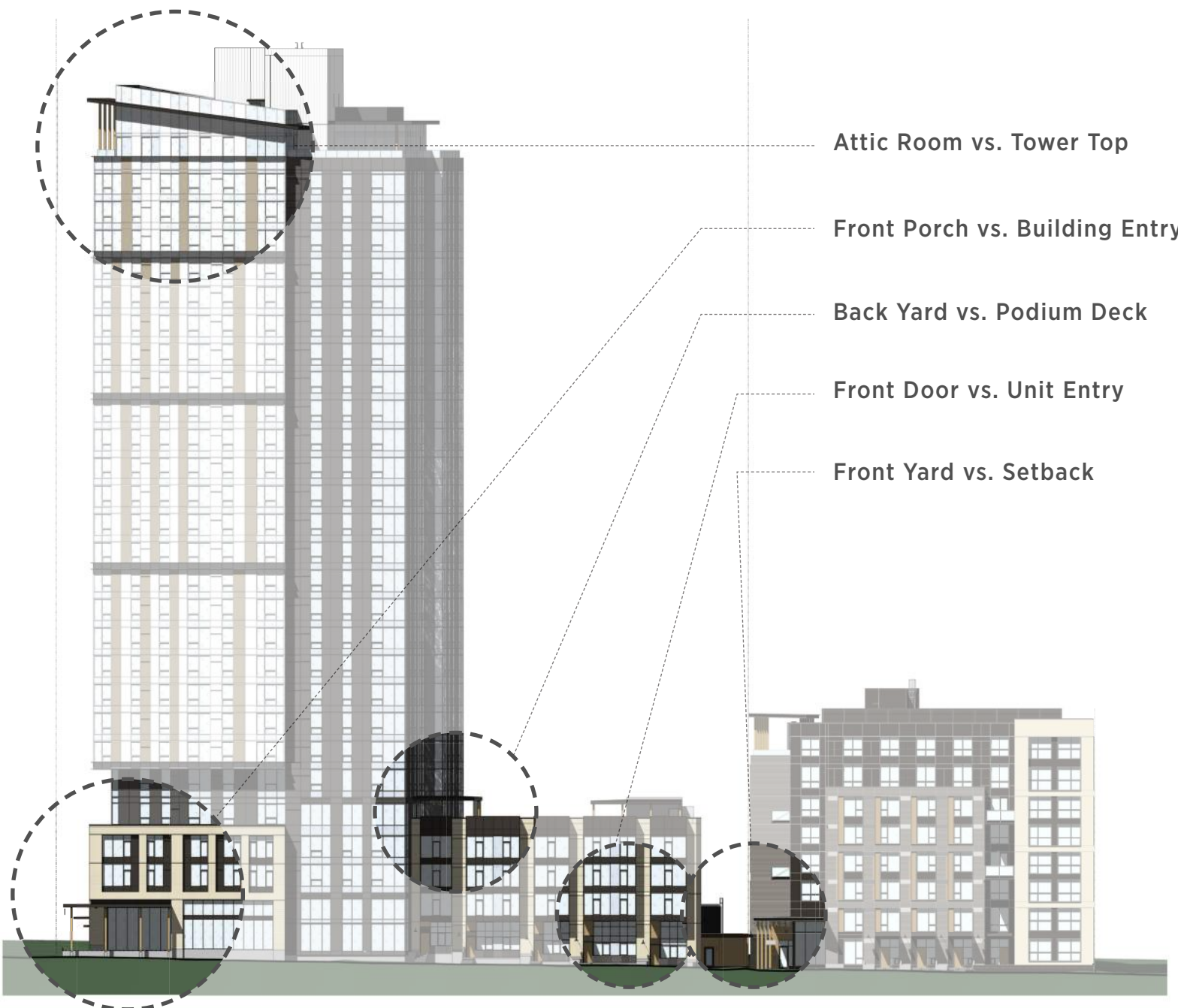
- 65% Professionals between 21-30 years of age
- 50% Work at Tech Industries
- Most walk to work
- 75% are Single
- **40% Moving from Out of State**

Among those 40% moving from out of state, many in fact move from out of country. And for many, this is their first independent residence. These individuals crave sense of community where they feel welcome and belong. The project aims to create a home that evokes sense of comfort, warmth and familiarity, while providing a unique urban highrise experience.

The exterior design of the project achieves the concept in two parts - Materials and Moments. Materials are carefully chosen to provide rich and human-scale texture, and to conjure feelings such as warmth, coziness and comfort. Moments are special elements or spaces that occur throughout the project to provide sense of familiarity yet individuality, and to provide unique experiences to the residents.



Inspiration Image  
Image credit: "Home" by Carson Ellis



PROJECT CONCEPT

Home Moments



Attic Room vs. Tower Top

The reduced scale and the sloped ceiling of the indoor amenity areas make it feel like one is in an attic room of a house. The elevation offers the panoramic views of the sound, the lake, the mountains and the city - quintessential Seattle grandeur.



Back Yard vs. Podium Deck

Like a back yard of a single family home, this space is more relaxed, comfortable and useful. The covered porch creates a useful outdoor space that is an extension of the amenity space, while the garden space provides various planting opportunities.



Front Porch vs. Building Entry

The lowered porch and front door help to reduce the scale of the building entry, while warm wood textures and specialty lighting are evocative of a residential character.



Front Door vs. Unit Entry

Every unit along the street has a front patio. The feeling of home starts at the front door. Attention has been paid to ensure a careful balance between privacy and street-level engagement.

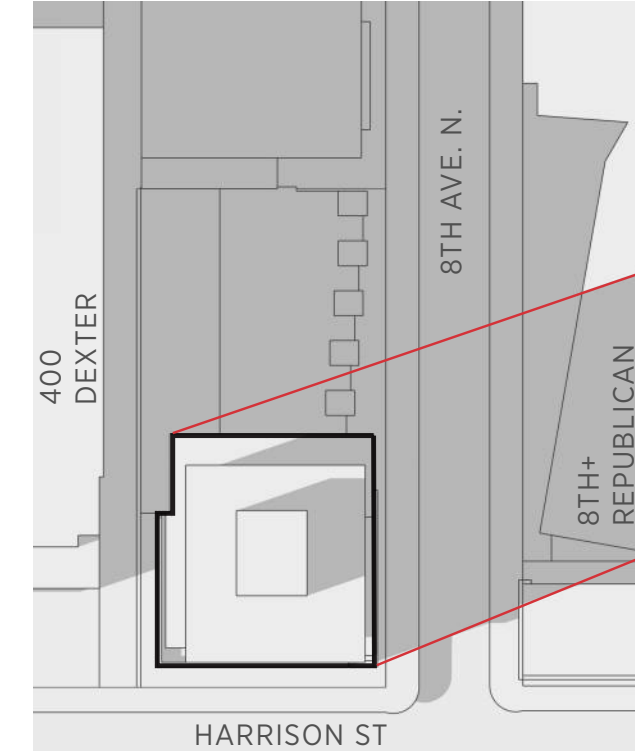


Front Yard vs. Setback

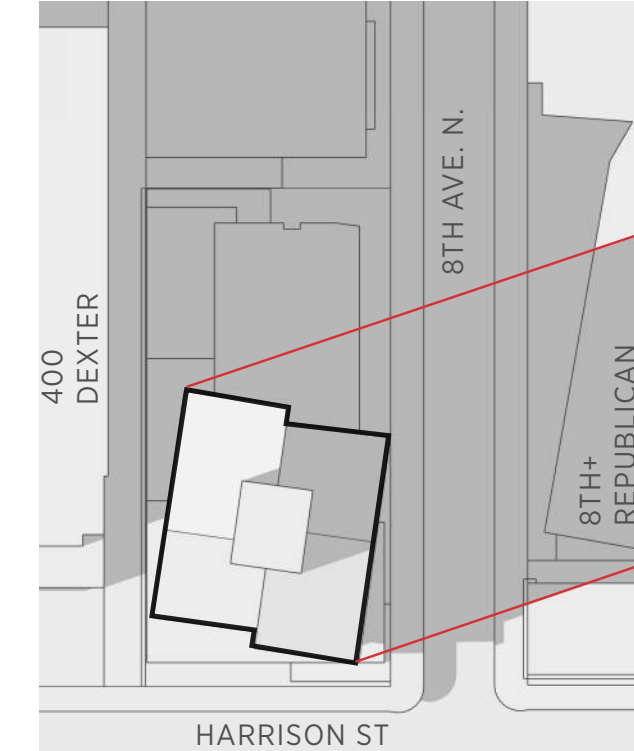
In the place of a formal entry court, the project provides a cozy front yard, with planting and amenities evocative of a front entrance of a home where neighbors and close friends are welcome.



# TOWER



**EDG PREFERRED MASSING OPTION** ⓘ  
EQUINOX AT 4PM



**ADR 6/10/2020 DESIGN** ⓘ  
EQUINOX AT 4PM



**ADR 10/05/2020 DESIGN** ⓘ  
EQUINOX AT 4PM



**CURRENT DESIGN** ⓘ  
EQUINOX AT 4PM

## EDG RESPONSE - MASSING AND CONTEXT

### Tower Position and Shadows

#### SUPPORTED AT EDG

##### BOARD GUIDANCE

The Board basically endorsed massing option C with the tower on the south of the site, recognizing that shadows from a tower in either position would equally shade the 8th Avenue 'room' formed by the approved MUP design on the east side of the block. However, there were critical qualifiers to the massing outlined below.

##### RESPONSE

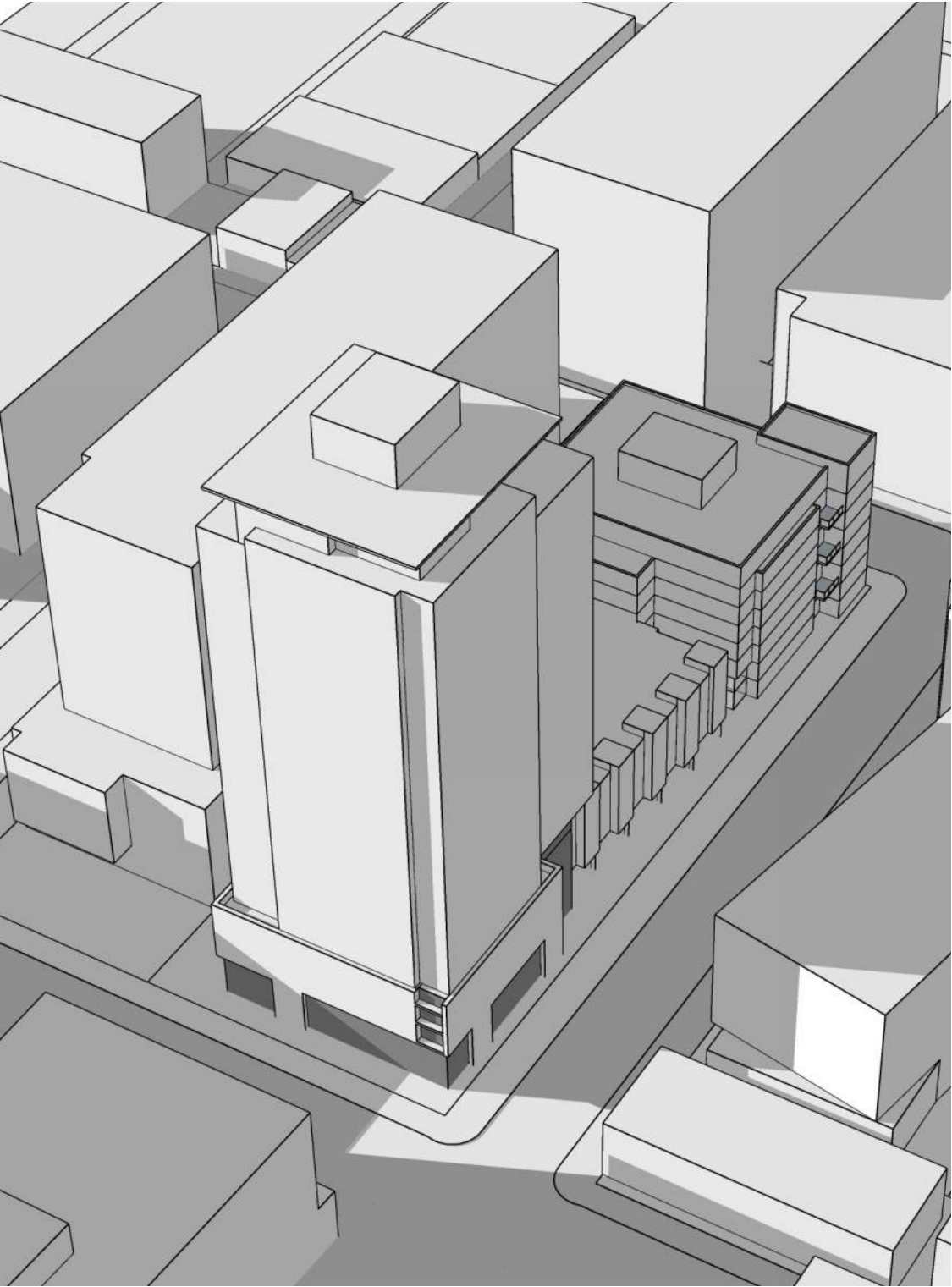
The design team has advanced the design with the tower placed on the south end of the site, as supported by EDG option C. This tower placement minimizes the overlap with now constructed 400 Dexter office building to the west of the alley, providing maximum privacy to and from it. The 8th Avenue 'room' that is formed by now constructed 8th+Republican project is mostly shaded by 400 Dexter project.

##### DESIGN GUIDELINES

Guidelines CS1-B-2; CS1-I



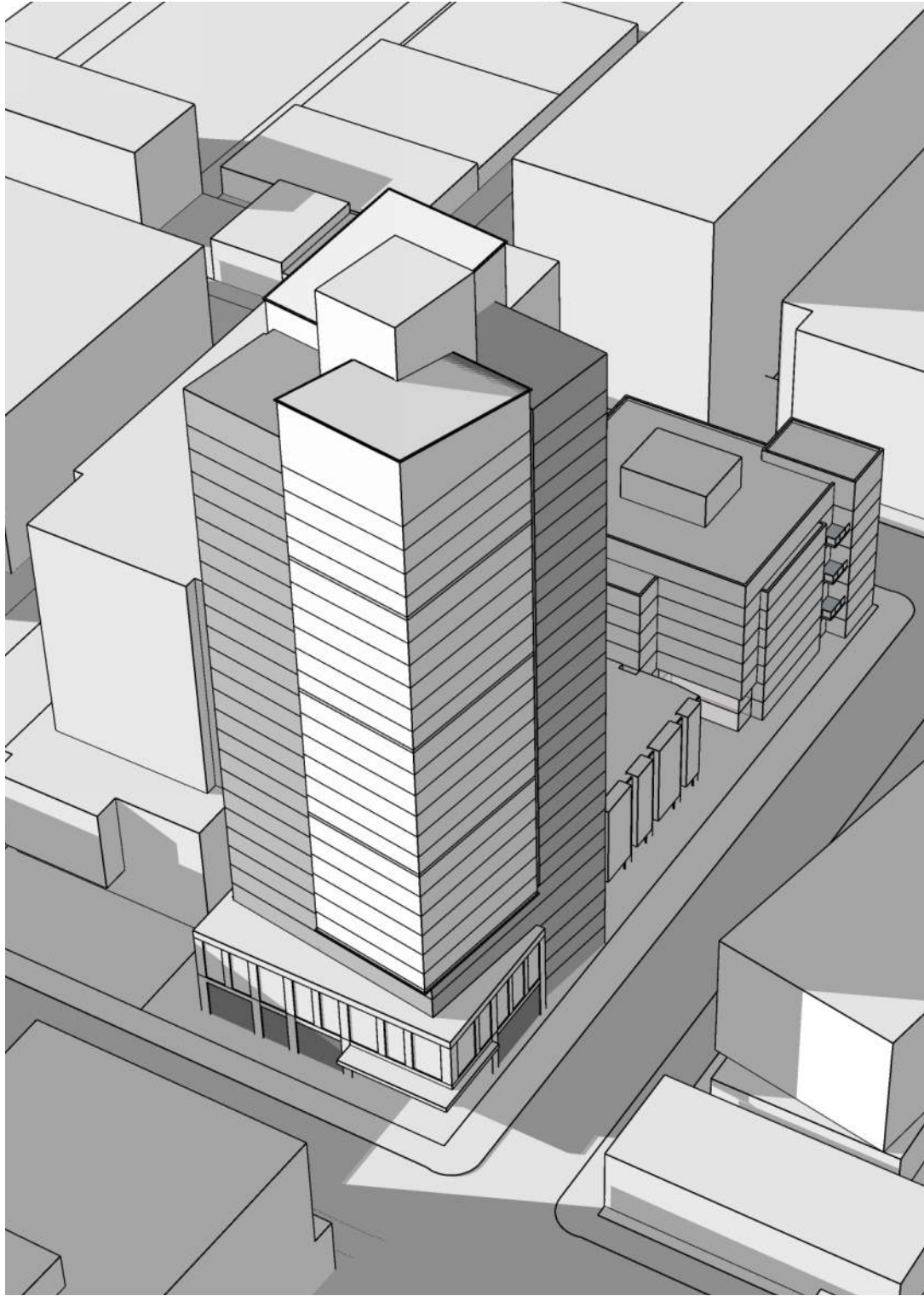
Tower Position and Shadows



EDG PREFERRED MASSING OPTION



ADR 6/10/2020 DESIGN



ADR 10/05/2020 DESIGN



CURRENT DESIGN



Tower Shaping and Spacing

SUPPORTED AT EDG

BOARD GUIDANCE

The Board strongly supported the northeast corner of the tower coming down to ground to create a 'third corner' along the 8th Avenue frontage, as shown on the middle drawing of 'next steps' provided. The Board also supported the 'twisted' or rotated tower shown in that drawing, which provides more spacing at the northwest corner, from the proposed office to the west.

RESPONSE

The design has been advanced with the twisted tower rotation to come down to the ground to create a third corner. The twisted tower rotation is consistent all the way up, and provides generous spacing at the northwest corner from now constructed 400 Dexter office tower.

COMMENTS FROM 7/02/2020 LU CORRECTION NOTICE #4  
BASED ON ADR 06/10/2020 DESIGN

3. TOWER BASE

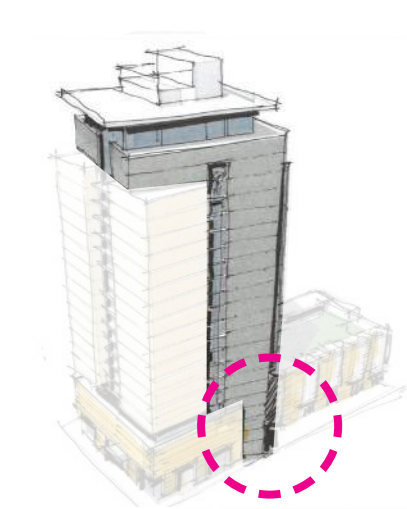
Staff support the strong and conceptually clear massing choice to extend the tower to grade along 8th Avenue but note that the conceptual clarity of this move (specifically identified and supported by the Board at EDG) is compromised by the introduction of a second base expression; an in-plane change in cladding material for the lowest five floors that ends with another in-plane material change part way along the south elevation.

RESPONSE

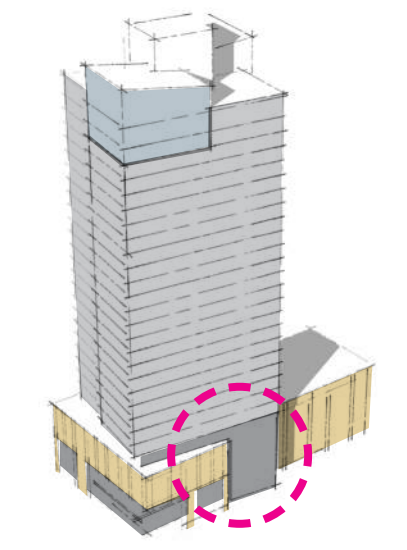
The project team has modified the design and eliminated the second base expression. Instead, the same tower cladding material extends all the way down to grade along 8th Avenue N, clarifying the strong massing choice.

DESIGN GUIDELINES

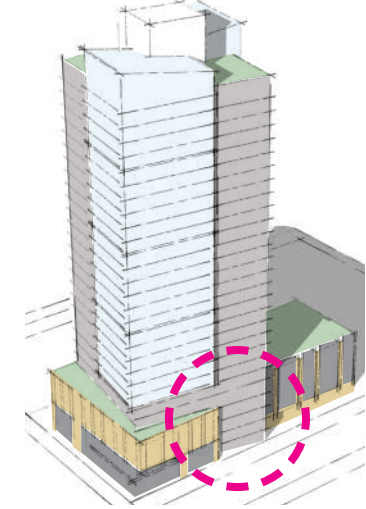
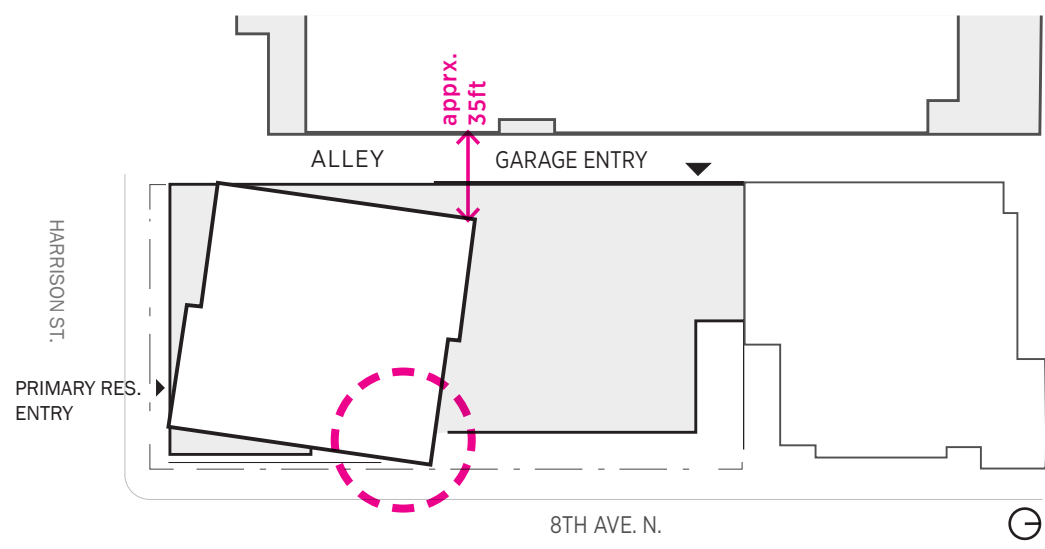
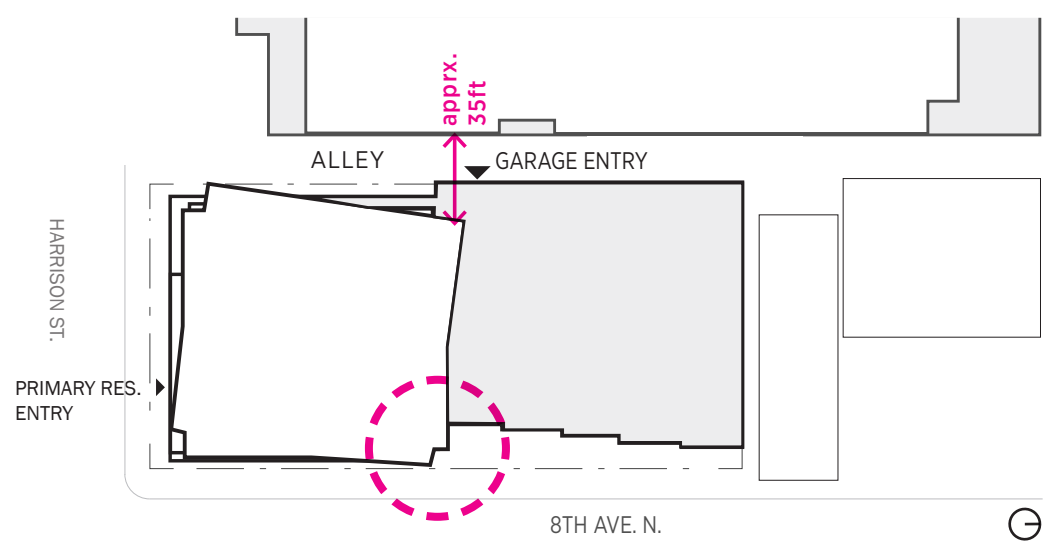
Guidelines DC2, DC2-C



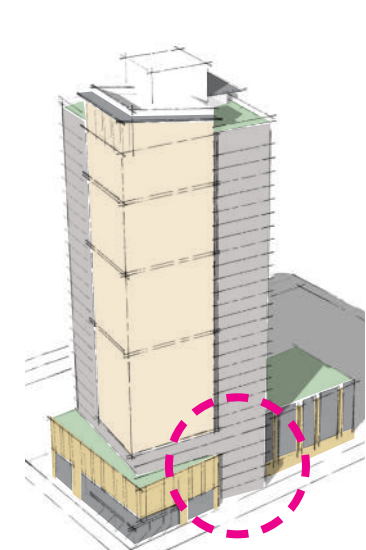
SUPPLEMENTAL SKETCH PROVIDED AT EDG



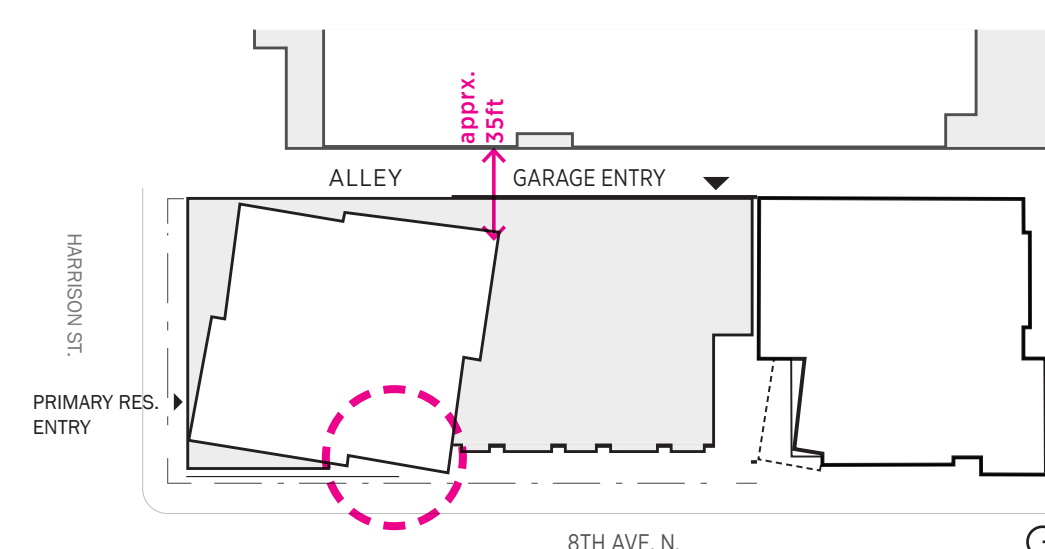
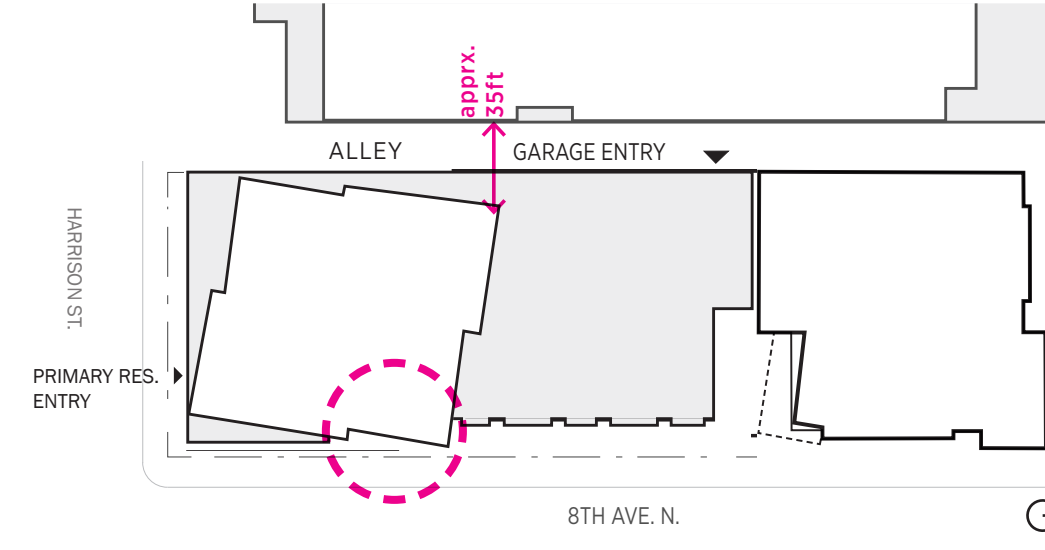
ADR 6/10/2020 DESIGN



ADR 10/05/2020 DESIGN



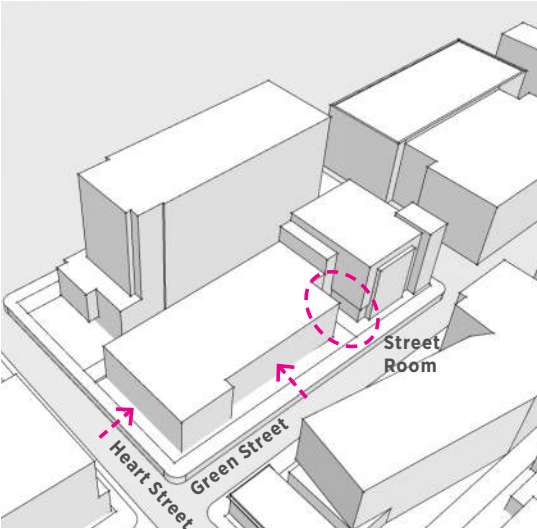
CURRENT DESIGN



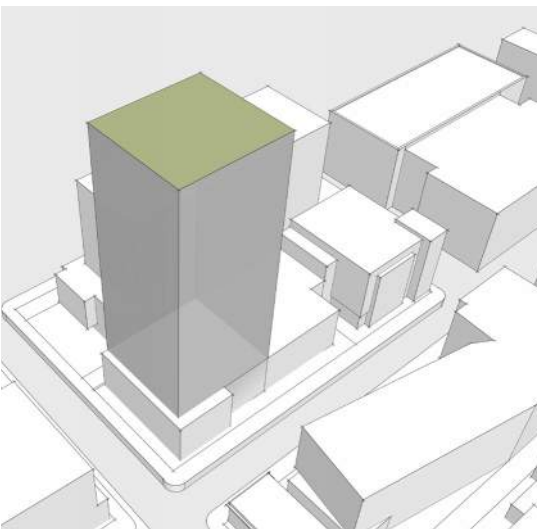
Tower Shaping and Spacing



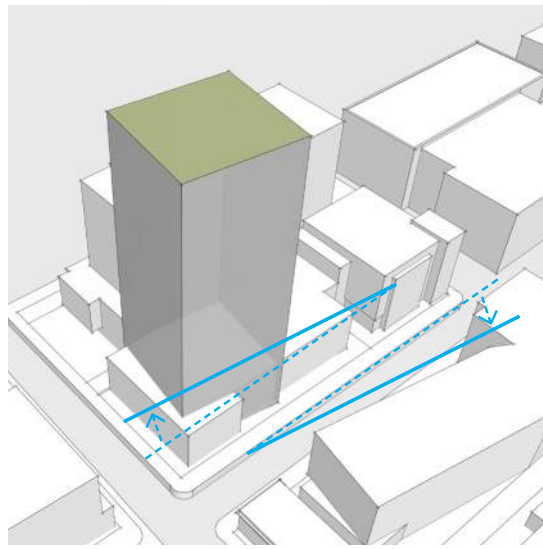
Tower Shaping and Spacing



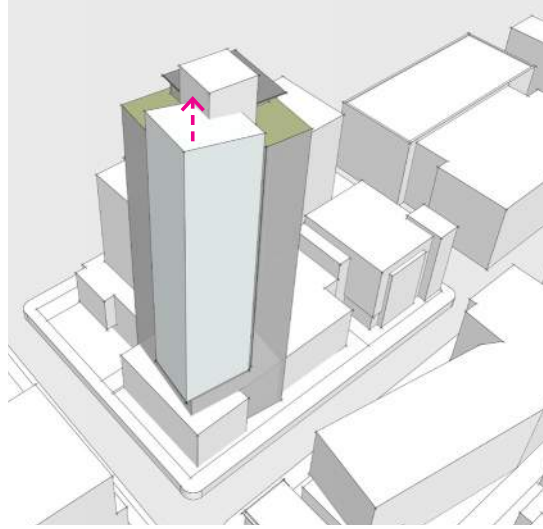
**1. PODIUM FORM:**  
Set back for generous "Heart Street" along Harrison Street, set back for maximum landscaping along 8th Avenue Green Street, and set back to create street room along north property line.



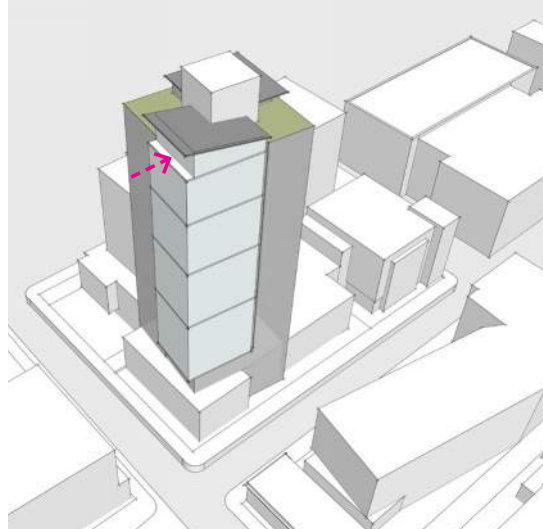
**2. TOWER LOCATION:**  
Tower located at the south end of the site to minimize overlap with the 12 story office building to the west.



**3. TOWER FORM:**  
Rotate the tower form to reflect the angled open space created by the project across the street. Rotated tower form also allows for more separation to the 12 story office building to the west.



**4. TOWER MODULATION:**  
The tower is modulated with primary massing at the main SE corner.



**5. INTERMEDIATE SCALE:**  
The tower is further modulated to create intermediate scale by grouping of floors that starts larger at the bottom, and smaller at the top. The top portion of the grouping sets back to create strong roof form and shadow line.



EDG GUIDANCE - UPDATED BASED ON FEEDBACK AT EDG

BOARD GUIDANCE

The Board agreed the entire tower will be highly visible in a future context that will be predominantly 8-12 stories tall, so all the elevations require careful composition and material richness to reduce perceived bulk (pg 39, lower left). The southwest corner will be a backdrop to the adjacent setback plaza, and the full height of the southwest corner will be visible to pedestrians and others approaching from the west; the Board will focus on this corner at the next meeting.

Also, the northwest corner across from future office tower requires an angled or curved setback and careful interior, window and facade design for privacy considerations. Sunshades and other sustainable features can assist on this challenging west facade.

RESPONSE

In effort to reduce perceived massing, the tower is divided into three segments - the 'attic rooms' at the top, main field in the middle, and the 'third corner' at the pedestrian level. The main field of the tower is to be quiet, simple and straight-forward, while the 'third corner' gets composition and materials with more tactile quality to enhance the experience of the users and passerby when they interface with the building. The 'attic rooms' at the top are smaller in scale, and are more glassy and reflective.

The southwest corner of the building is designed with the same level of care as the main southeast corner of the building in terms of composition and material richness.

The northwest corner of the tower is angled away from the office building to the west, providing generous setback between the towers.

DESIGN GUIDELINES

Guidelines CS2-B-3; CS2-C-1; DC2-A-2; DC2-B-1



COMMENTS FROM 7/02/2020 LU CORRECTION NOTICE #4 BASED ON ADR 06/10/2020 DESIGN

2. THE TOWER

As previously noted by Staff, the simplification of the tower has diminished the legibility, strength and scale mitigation of the design concept supported by the Board at EDG. Staff recognize the intent to create scale mitigating compositional elements by outlining differently-clad co-planar portions of upper tower with a dark accent band, but agree that this approach is not successful. Revise the massing and articulation of the tower to re-establish the scale mitigation and compositional order supported at EDG, where a hierarchy of well-proportioned elements, made clearly legible through significant offsets and changes in articulation resulted in a scale-mitigated unified form with visual depth and interest.

RESPONSE

The project team has modified the design to establish massing hierarchy and clarity. The primary massing is the core element that provides balance and grounds the tower, while the two secondary massing at SE and NW corner are lighter and more sculptural in form. Along the East and West facades, the two masses have plane offset of 2ft. A vertical notch is also incorporated in order to create even deeper shadow at 3ft, creating visual depth and interest. The proposed design also provides intermediate scale that the ADR 1 design was lacking. The plane offsets, along with the difference in cladding, breaks the facades further into smaller and more appropriate scale along East and West.

DESIGN GUIDELINES

Guidelines DC2, CS2-D, CS2-I.b, CS3-I, CS3-A



ADDITIONAL COMMENTS ON 8/14/2020 MEETING

STAFF GUIDANCE

1. The scale of the secondary massing should read smaller in relation to the primary massing for more legible hierarchy.
2. The composition still lacks intermediate scale.
3. Staff questioned the identical treatments at SE and NW corner.

RESPONSE

1. The scale of the secondary massing is reduced by lifting it up one more floor. This move enhances the floaty and sculptural quality of the secondary massing, while helping the primary massing to be read as one continuous massing that anchors the tower. The hierarchy of the massing becomes more legible.
2. The secondary massing incorporates strategies to include intermediate scale by legible grouping of floor. The floors are grouped into 4 smaller segments by the use of 4" raised panels, creating visual depths and shadow lines at every 6 levels.
3. At EDG, the Board agreed that the entire tower will be highly visible in a context that is predominantly 8-12 stories tall, so they requested careful composition and material richness on all 4 elevation. The proposed design does just that by giving the same emphasis on both SE and NW corners, providing attractive facades that are legible at an urban scale.





Tower Character & West Corners

ADDITIONAL COMMENTS ON 10/6/2020 EMAIL BASED ON ADR 10/05/2020 DESIGN

STAFF GUIDANCE

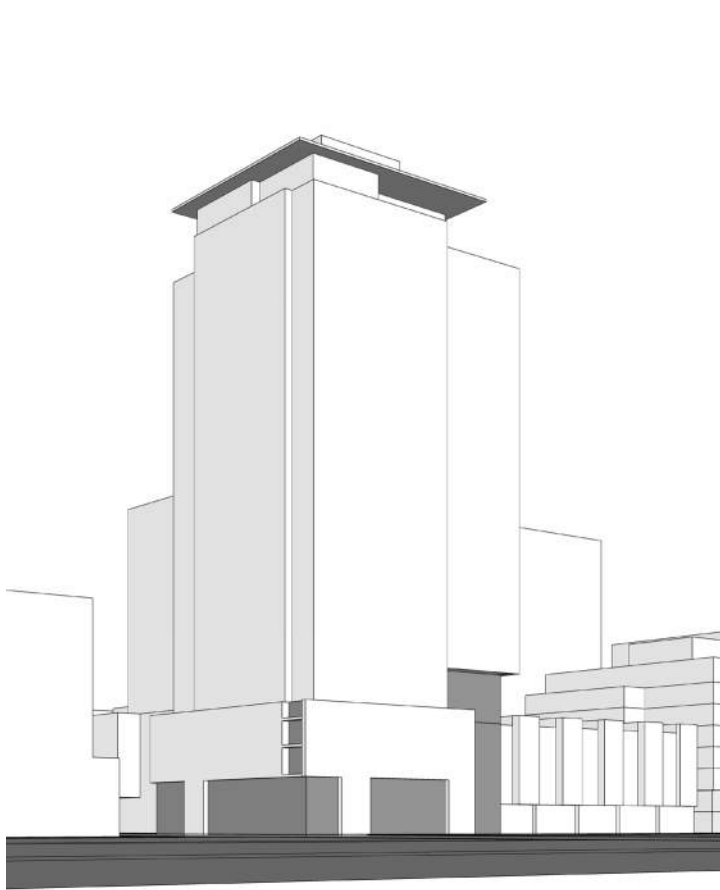
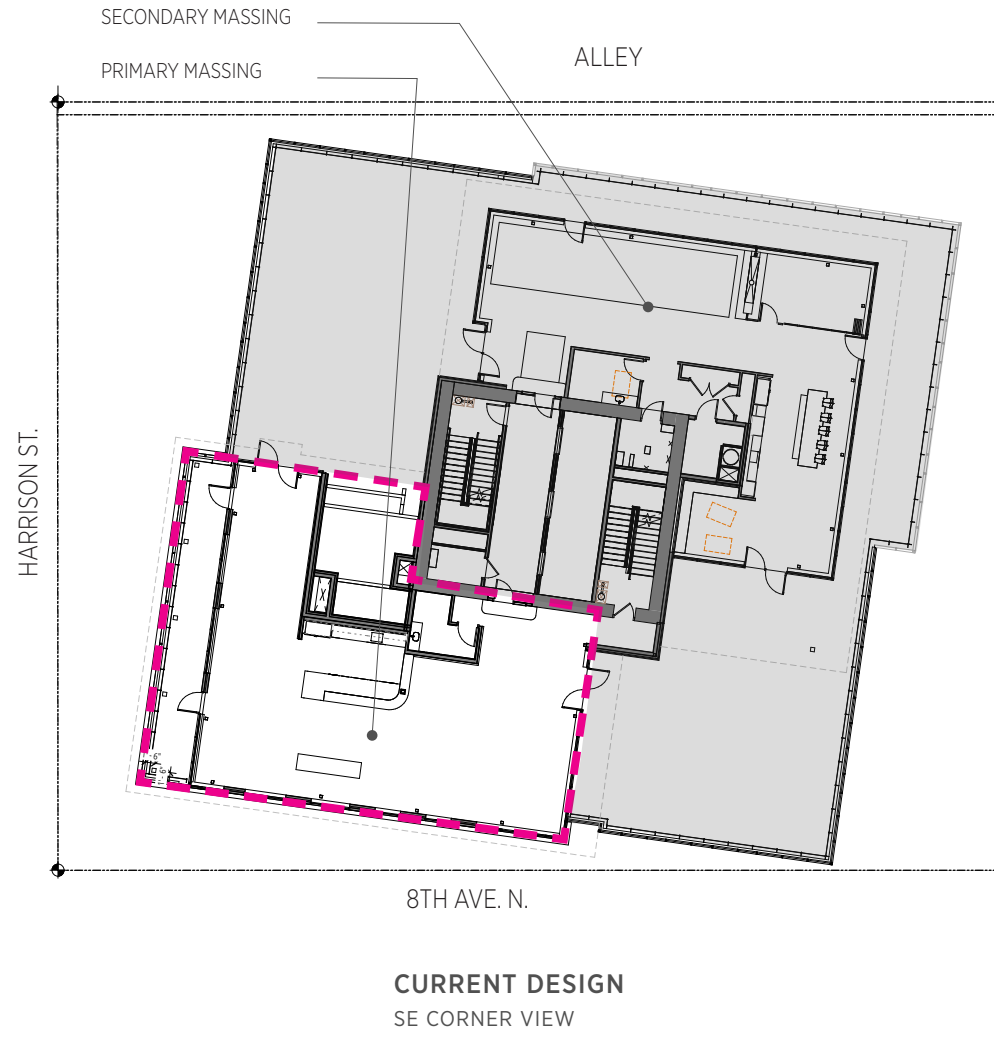
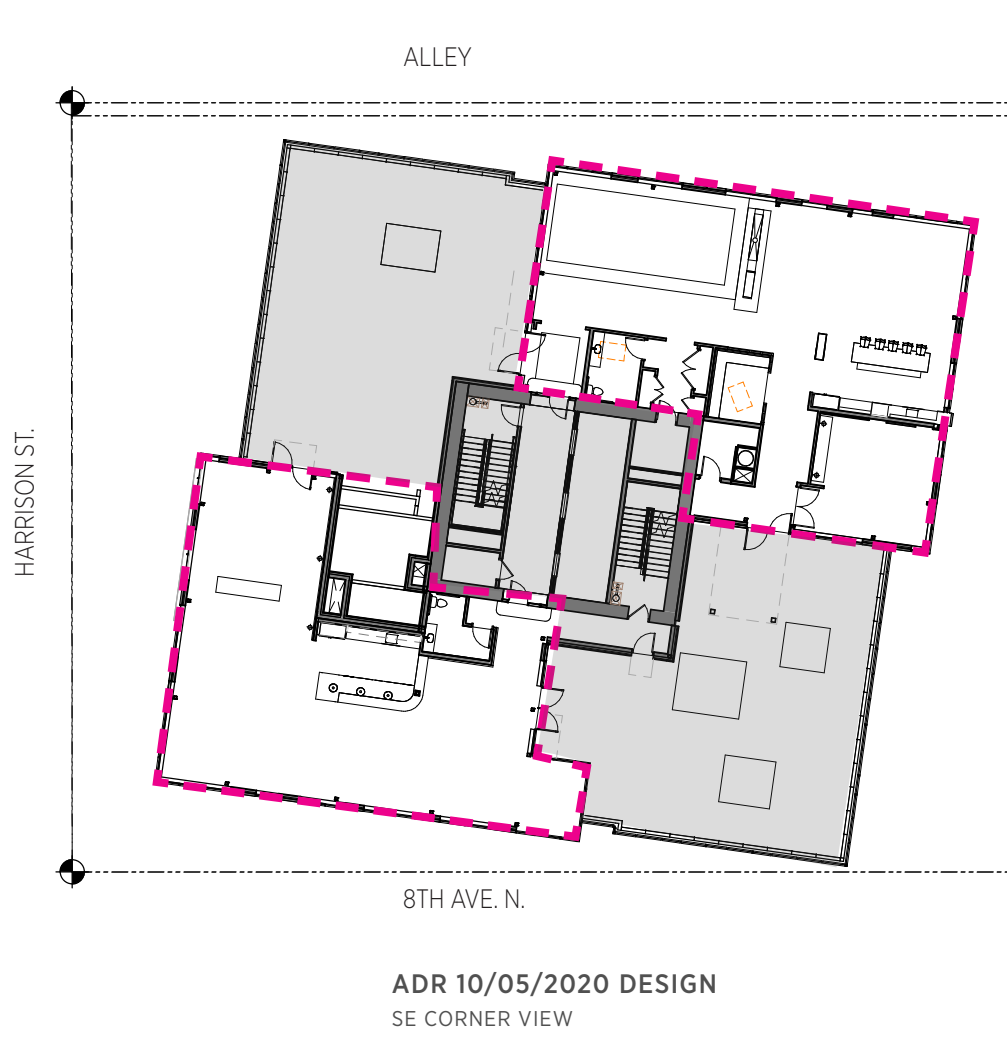
The two projecting tower elements are nearly identical in size, height and expression but their 'situation's are very different:

- a. One is at the corner of two streets: 8th Avenue and Harrison Street, with south and east exposure.
- b. The other is at the intersection of the alley and a shared property line with north and west exposures.

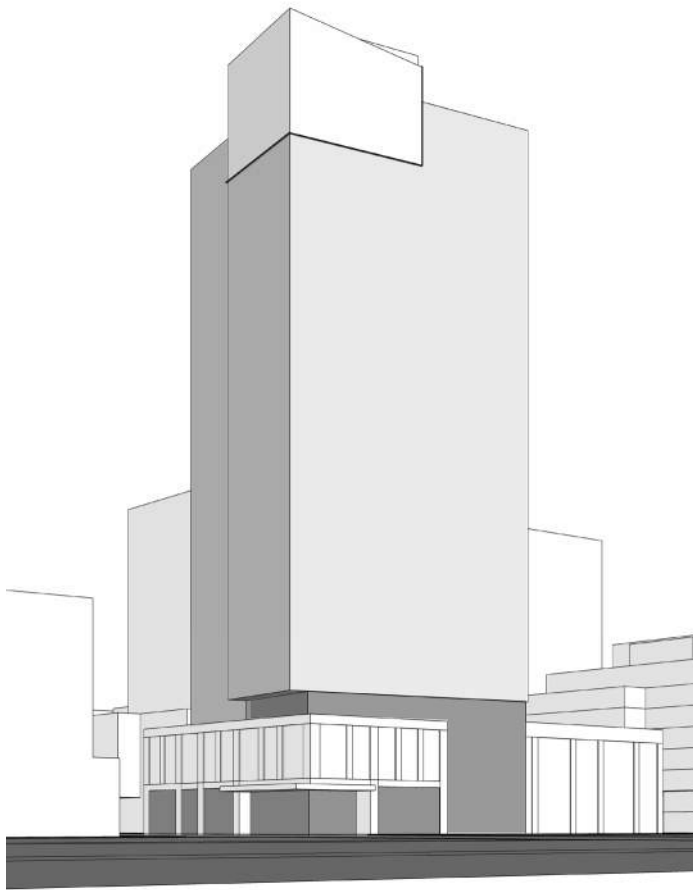
The lack of compositional hierarchy in the size and disposition of these elements.

RESPONSE

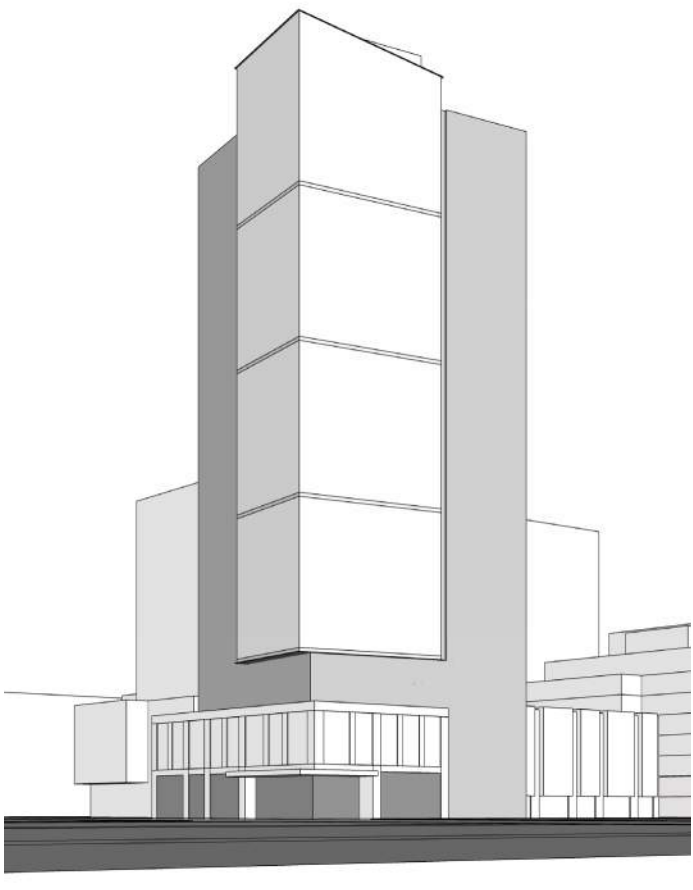
The project team has modified the design to distinguish the street corner at SE and the interior property corner at NW. The team has eliminated the light massing at NW corner and made it to be part of the dark massing. In order to do so, the team had pushed the NW top down to align with the parapets, pulled the massing all the way down to the top of podium to align vertically, pushed NW amenity space away from the edge, and removed the notch on west facade.



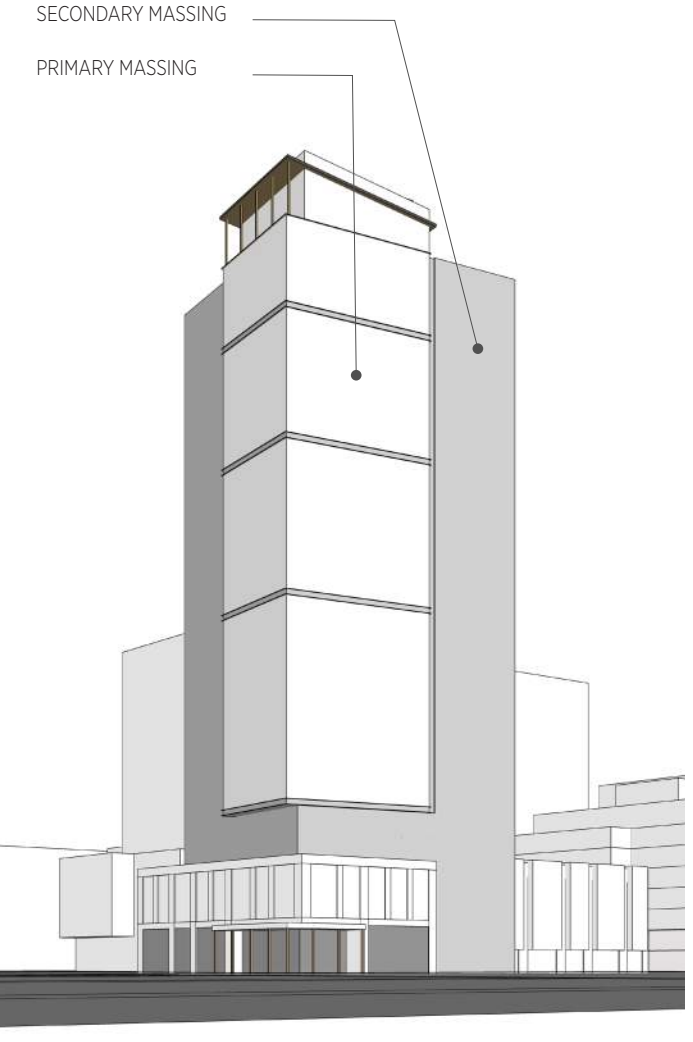
EDG PREFERRED MASSING OPTION  
SE CORNER VIEW



ADR 6/10/2020 DESIGN  
SE CORNER VIEW



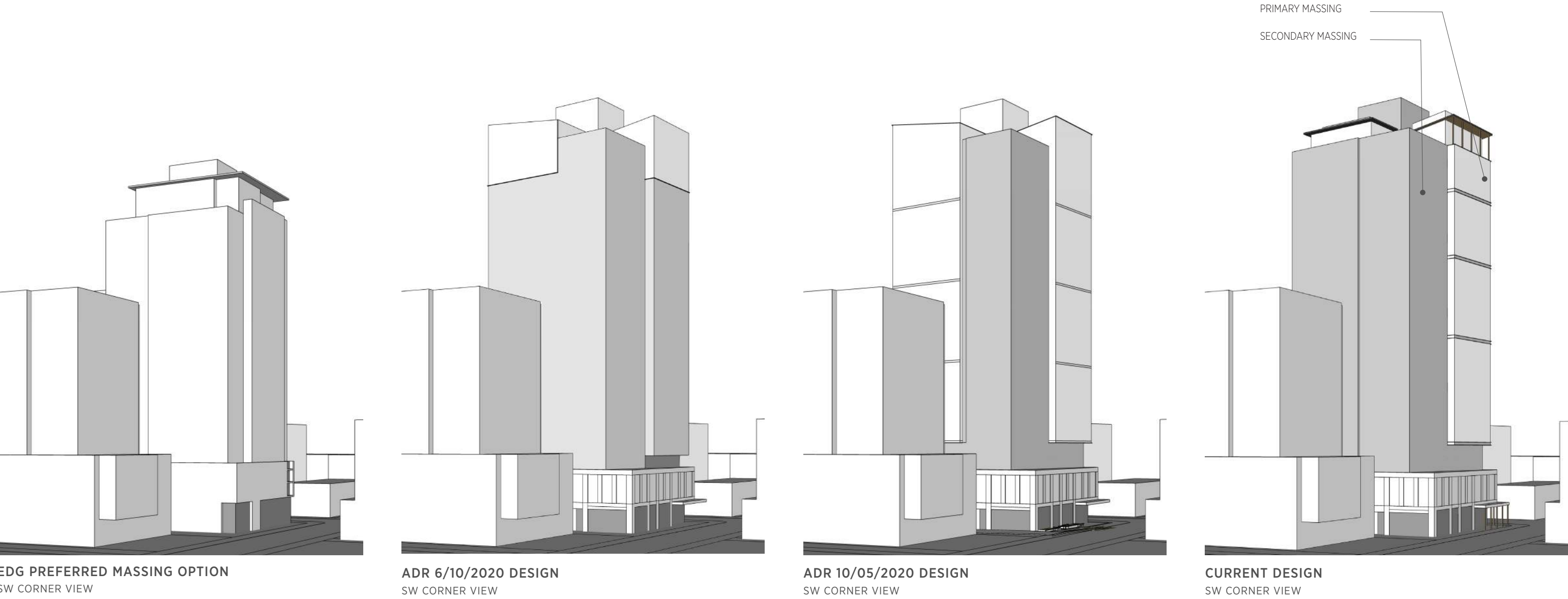
ADR 10/05/2020 DESIGN  
SE CORNER VIEW



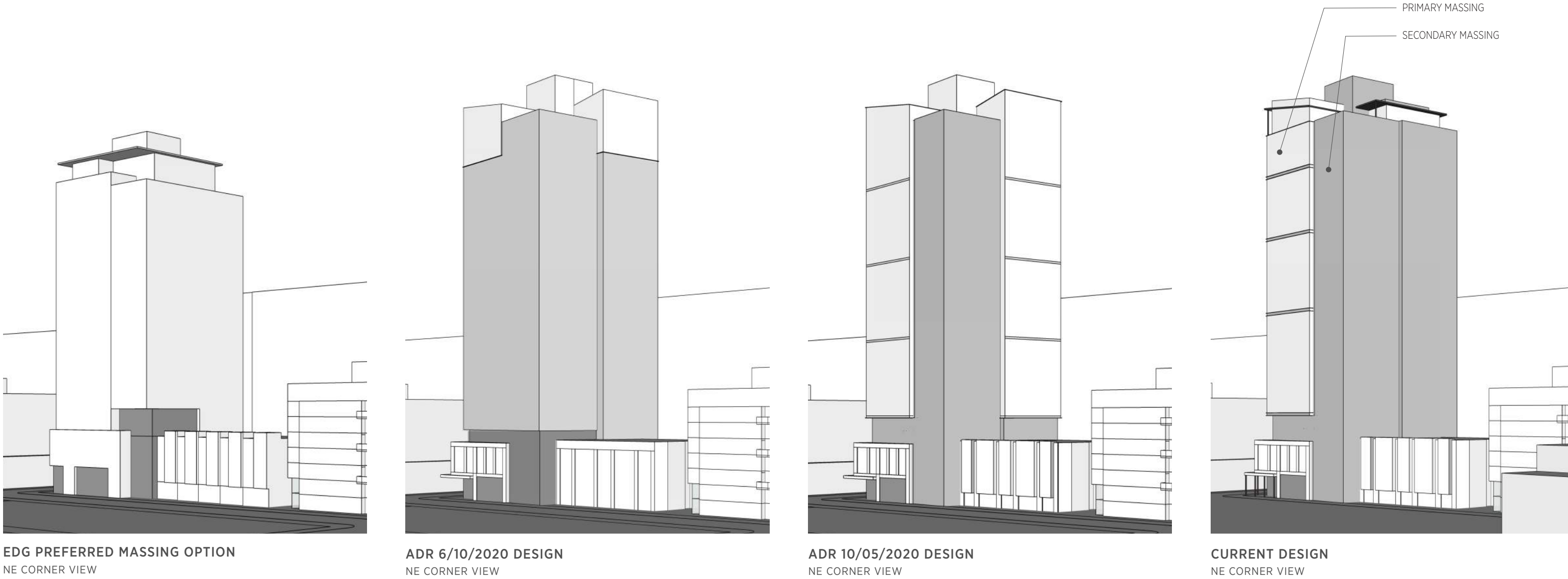
CURRENT DESIGN  
SE CORNER VIEW



Tower Character & West Corners

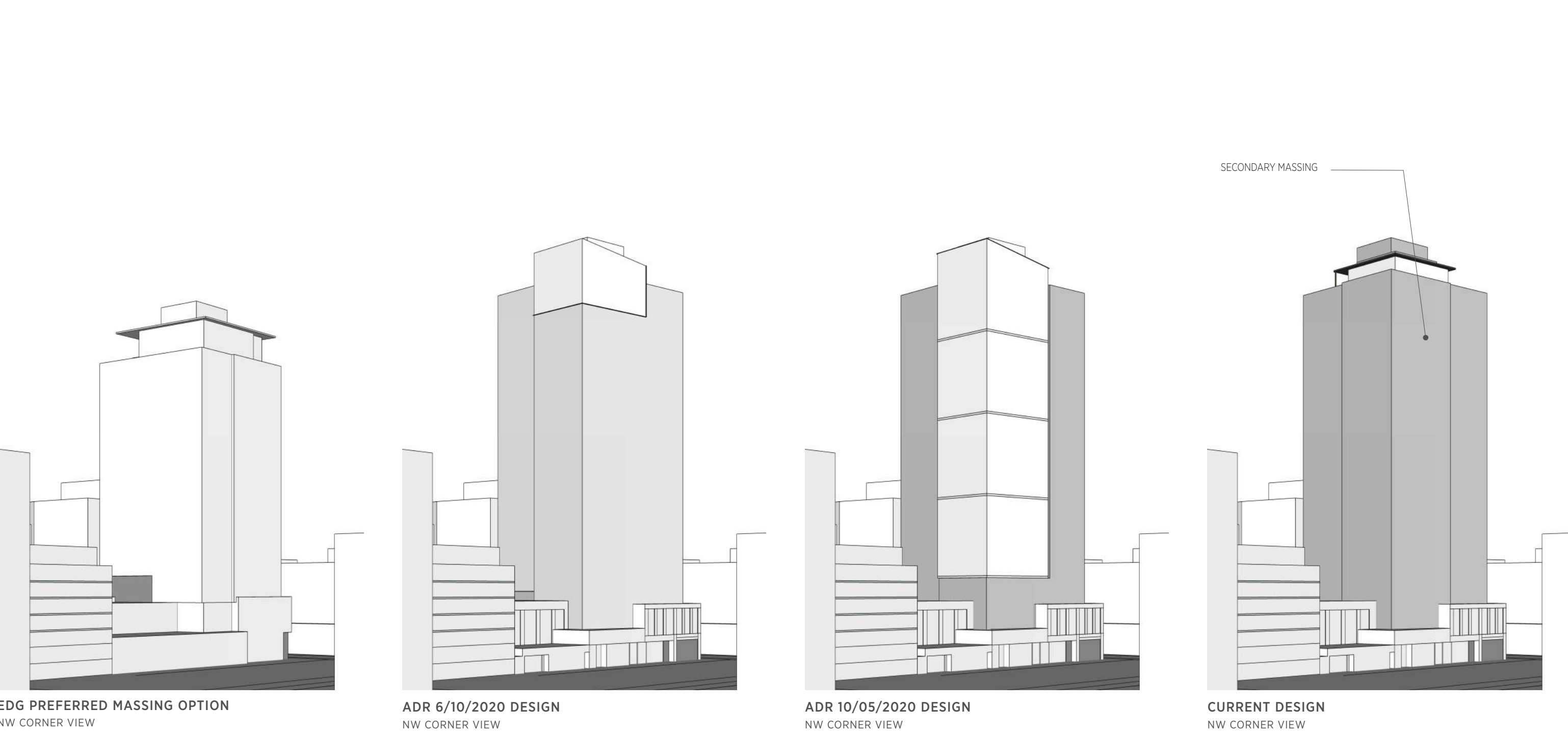


Tower Character & West Corners





Tower Character & West Corners



Tower Character & West Corners

ADDITIONAL COMMENTS ON 10/6/2020 EMAIL BASED ON ADR 10/05/2020 DESIGN

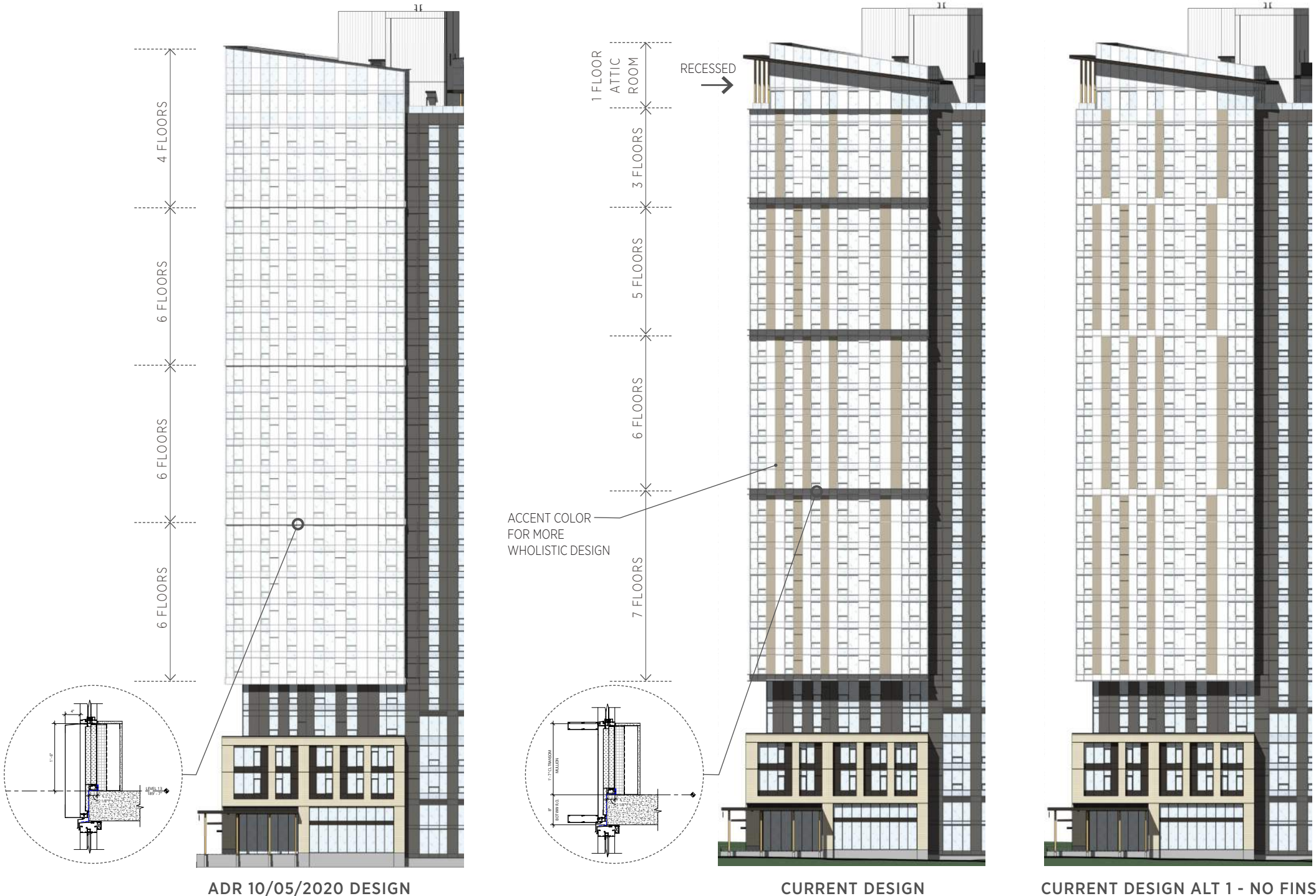
STAFF GUIDANCE

The graphic (rather than architectural) expression of those projecting tower elements as four very similarly scaled blocks.

RESPONSE

The project team has studied and revised the floor groupings to 5 variously scaled blocks. The floor grouping starts large, and gets smaller as it moves up, until it reaches the "attic" scale at the top. The detail at the floor groupings have been revised from 4" raised panels to double- 8" horizontal fins to create stronger shadow lines. At the top "attic" block, the facade is recessed to create a massing modulation, and in turn, creates strong shadow line and visual intrest at the top.

Per the additional email comment provided by the staff on 10/22/2020, the project team has also provided an alternate scheme which eliminates the horizontal fins altogether.





Southeast Corner



SOUTHEAST CORNER



ALT 1 - NO FINS DESIGN: SOUTHEAST CORNER

Southwest Corner



SOUTHWEST CORNER



ALT 1 - NO FINS DESIGN: SOUTHWEST CORNER



Northeast Corner



NORTHEAST CORNER



ALT 1 - NO FINS DESIGN: NORTHEAST CORNER

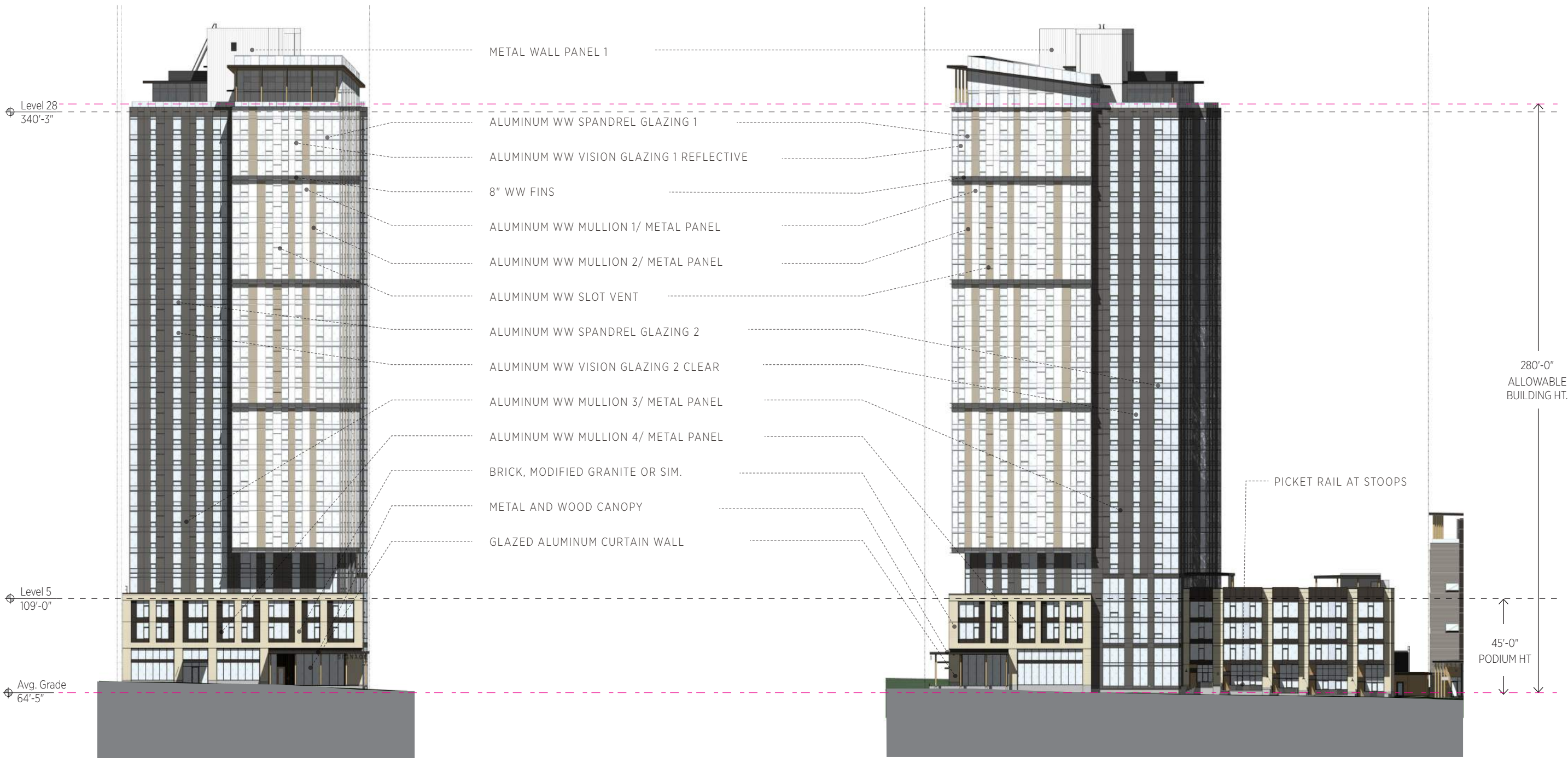


NORTHWEST CORNER

Northwest Corner



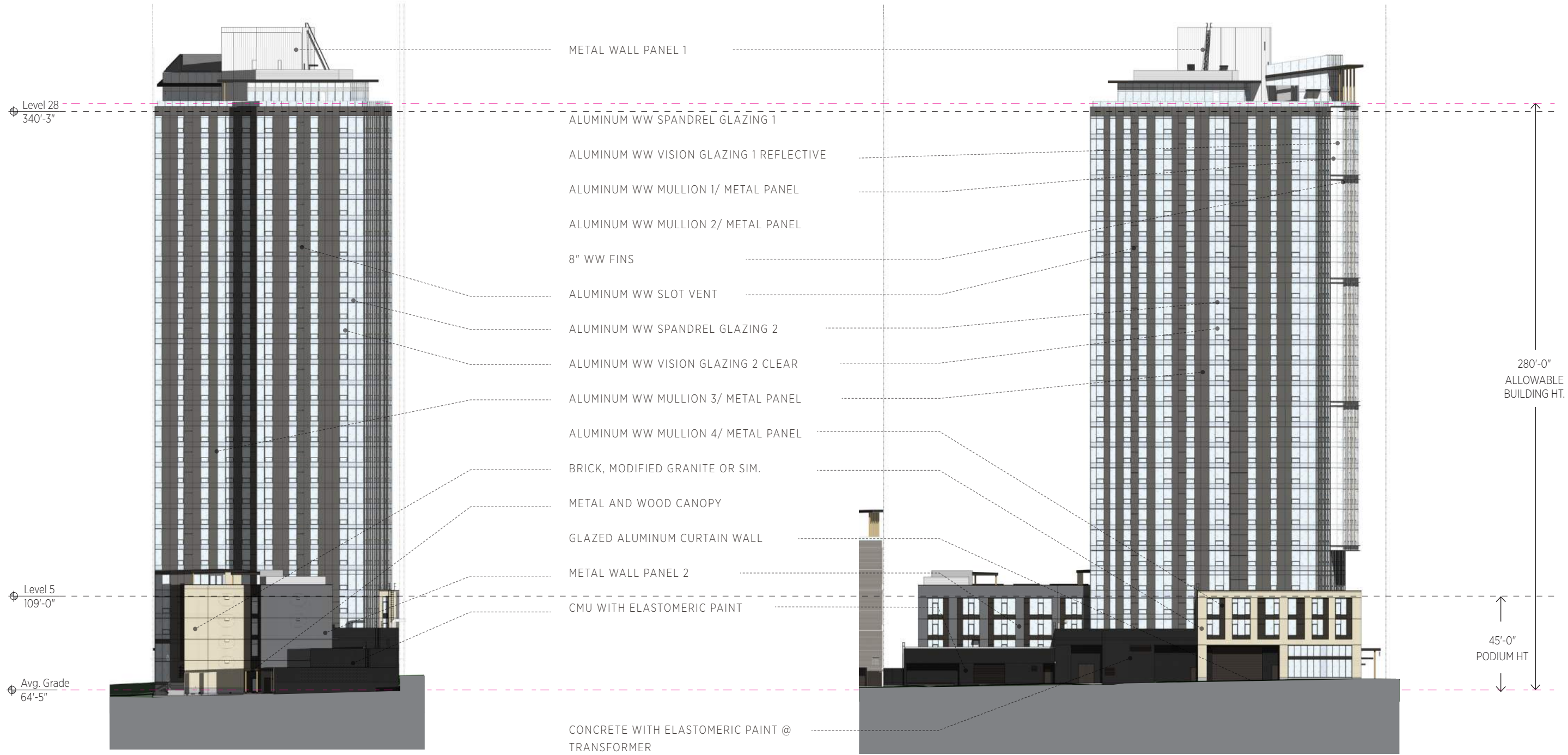
South & East Elevations



**SOUTH ELEVATION - HARRISON STREET**  
SCALE: 1" = 50'-0"

**EAST ELEVATION - 8TH AVENUE N.**  
SCALE: 1" = 50'-0"

North & West Elevations



**NORTH ELEVATION**  
SCALE: 1" = 50'-0"

**WEST ELEVATION - ALLEY**  
SCALE: 1" = 50'-0"

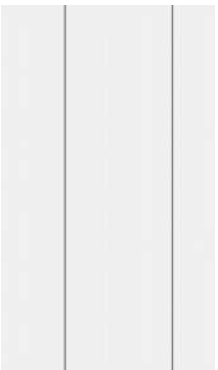


TOWER DESIGN

Tower Materials

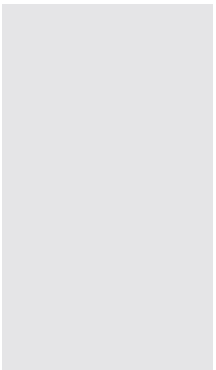
1

METAL WALL  
PANEL 1



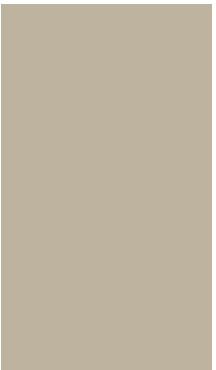
2

ALUMINUM WW  
MULLION 1




3

ALUMINUM WW  
MULLION 2




4

ALUMINUM WW  
SPANDREL GLAZING 1



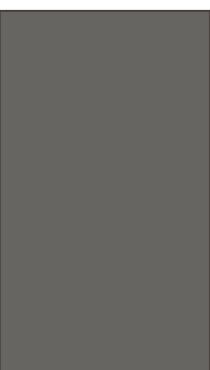
5

ALUMINUM WW  
VISION GLAZING 1  
REFLECTIVE




6

ALUMINUM WW  
MULLION 3 /  
METAL PANEL




7

ALUMINUM WW  
SPANDREL GLAZING 2




8

ALUMINUM WW  
VISION GLAZING 2  
CLEAR



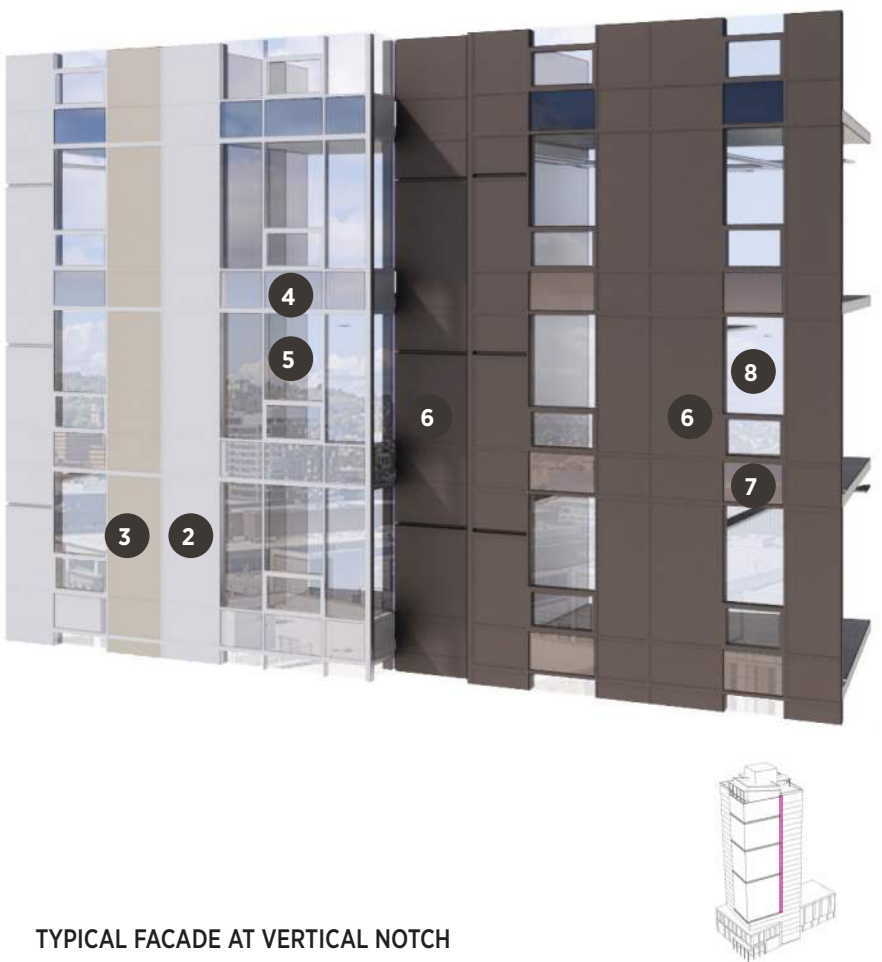
9

WOOD-LOOK  
ACCENT SOFFIT





TYPICAL FACADE AT SECONDARY MASSING



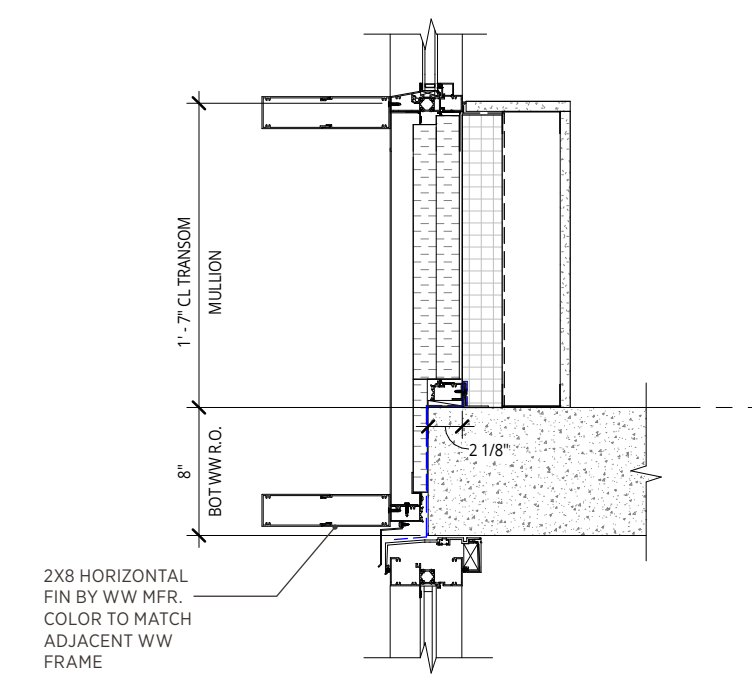
TYPICAL FACADE AT VERTICAL NOTCH



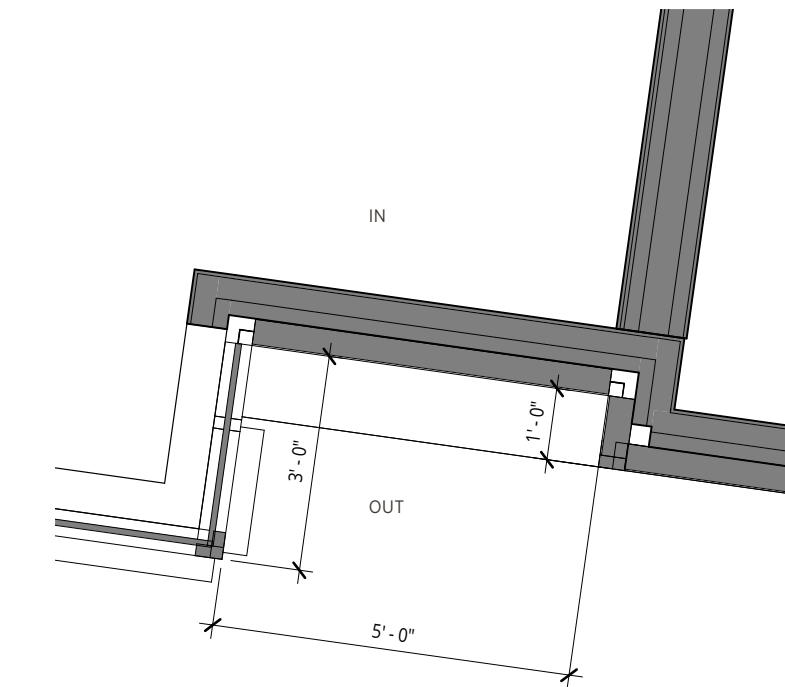
TYPICAL FACADE AT PRIMARY MASSING

TOWER DESIGN

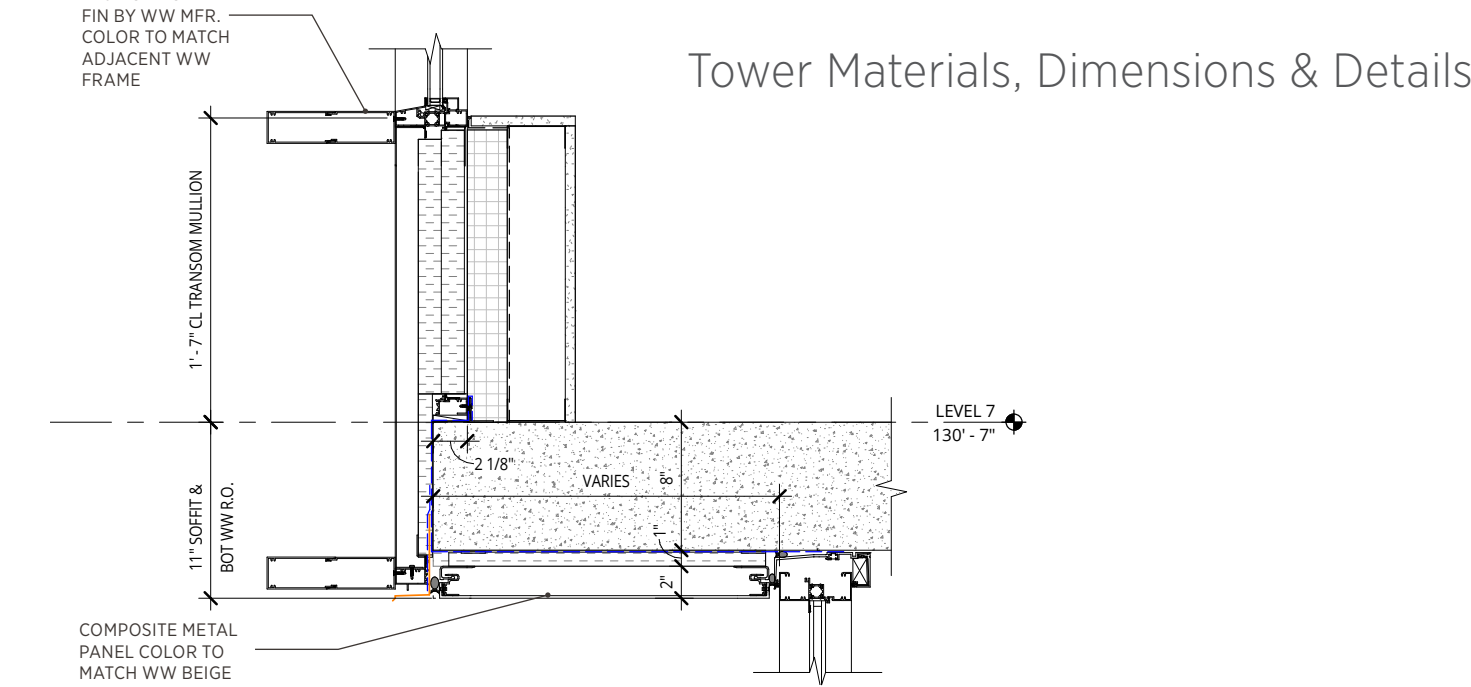
Tower Materials, Dimensions & Details



A. DETAIL AT RAISED WINDOW WALL PANELS  
SCALE: 1" = 1'-0"



B. PLAN DETAIL AT VERTICAL NOTCH  
SCALE: 3/8" = 1'-0"



C. DETAIL AT L6 SOFFIT  
SCALE: 1" = 1'-0"



DETAIL VIGNETTE AT TOWER



DETAIL VIGNETTE AT TOWER



Tower Top

COMMENTS FROM 7/02/2020 LU CORRECTION NOTICE #4  
BASED ON ADR 06/10/2020 DESIGN



ADDITIONAL COMMENTS ON 10/6/2020 EMAIL BASED ON ADR  
10/05/2020 DESIGN

4. TOWER TOP

The design concept supported by the Board at EDG featured a strong sculptural roof form made highly legible with deep shadow lines. Redeployment of this specific solution may not be necessary, but an analogously strong compositional element will likely be required to connect this revised design to the one supported by the Board at EDG.

RESPONSE

The project team has revised the design to create a strong compositional element at the top. The focus of the redesign was to create a tower termination that works at skyline scale that strengthens the overall massing hierarchy and clarity. The sloped tower top (a nod to single family house typology) is incorporated to rest of tower massing, creating a sculptural quality to the specialty (secondary) massing at SE and NW corner. The modulation of massing corresponds to the interior function (interior amenity space located in the specialty massing, exterior amenity space located at top of primary massing), allowing significant roof modulation that is legible at skyline scale.

ADDITIONAL COMMENTS ON 8/14/2020 MEETING

The angled top portion of the roof is encouraged to exhibit a distinctly detailed treatment that is different from the flat parapet top of the primary massing.

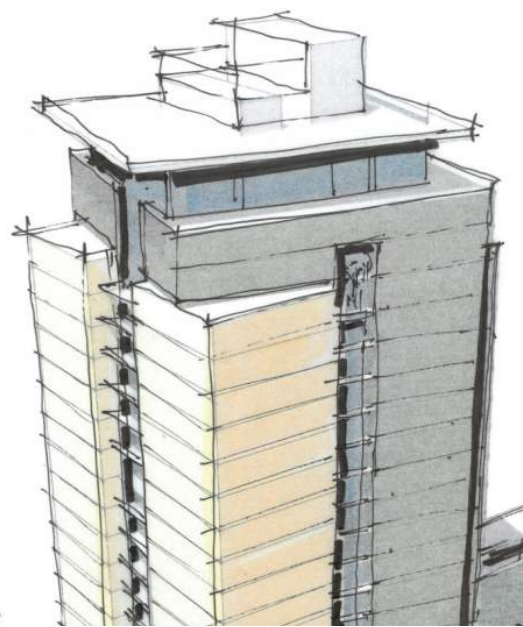
RESPONSE

The angled roof top has a distinct detail feature with projected horizontal fins. The flat parapet top of the primary massing has the window wall cladding stop just past the roof level, and has glass guardrail on top.

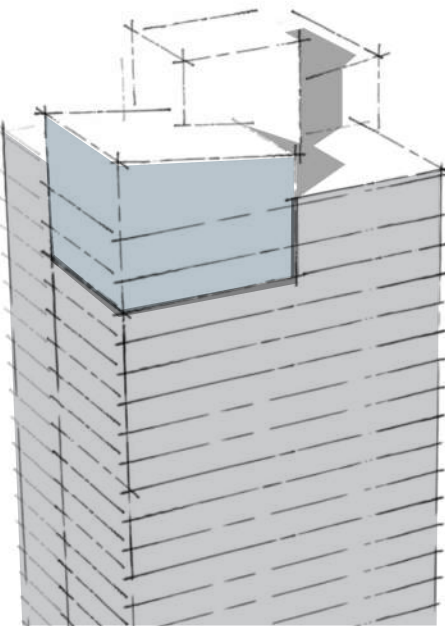
DESIGN GUIDELINES

Guidelines DC2, DC2-I

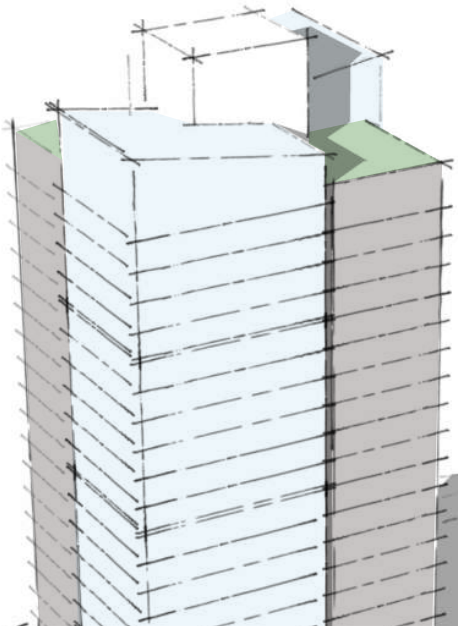
Tower Top



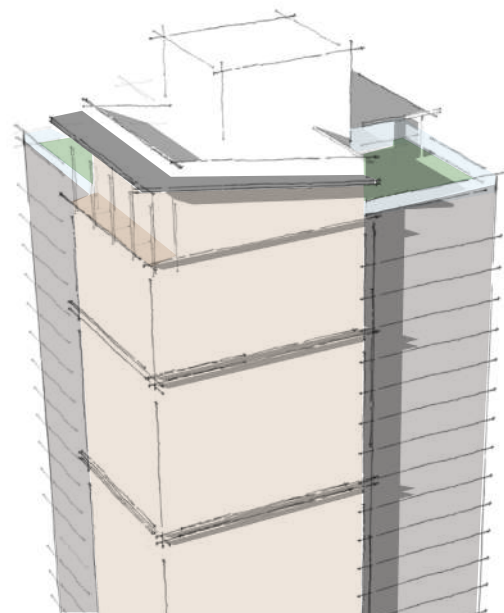
SUPPLEMENTAL SKETCH PROVIDED AT EDG  
SE CORNER VIEW



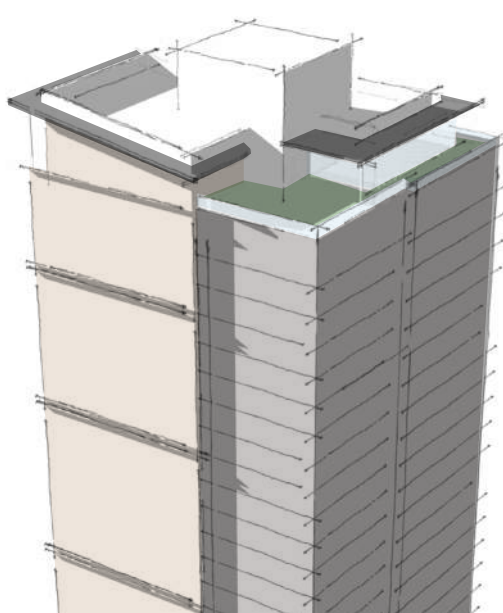
ADR 6/10/2020 DESIGN  
SE CORNER VIEW



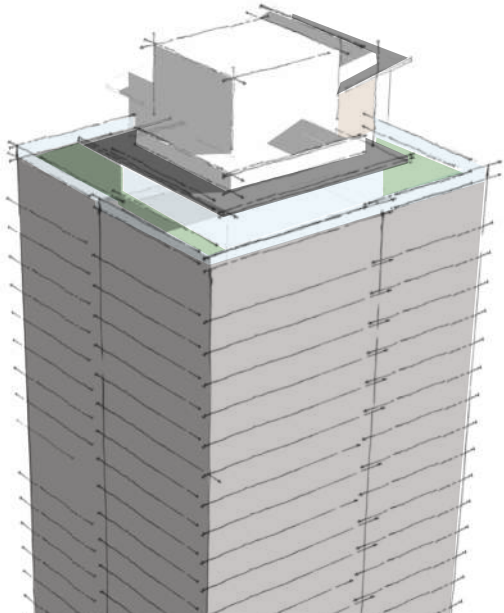
ADR 10/05/2020 DESIGN  
SE CORNER VIEW



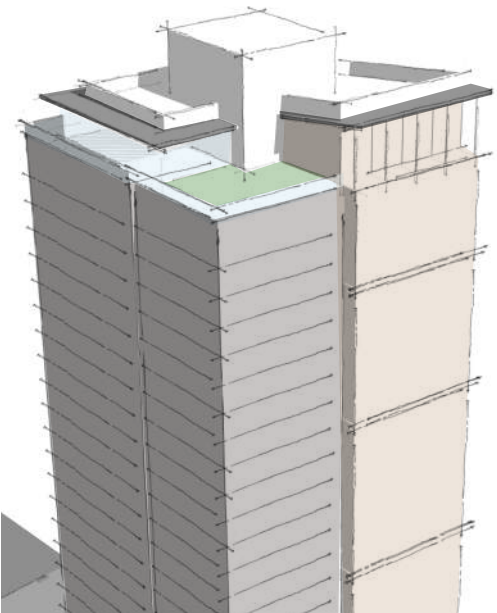
CURRENT DESIGN  
SE CORNER VIEW



CURRENT DESIGN  
NE CORNER VIEW



CURRENT DESIGN  
NW CORNER VIEW

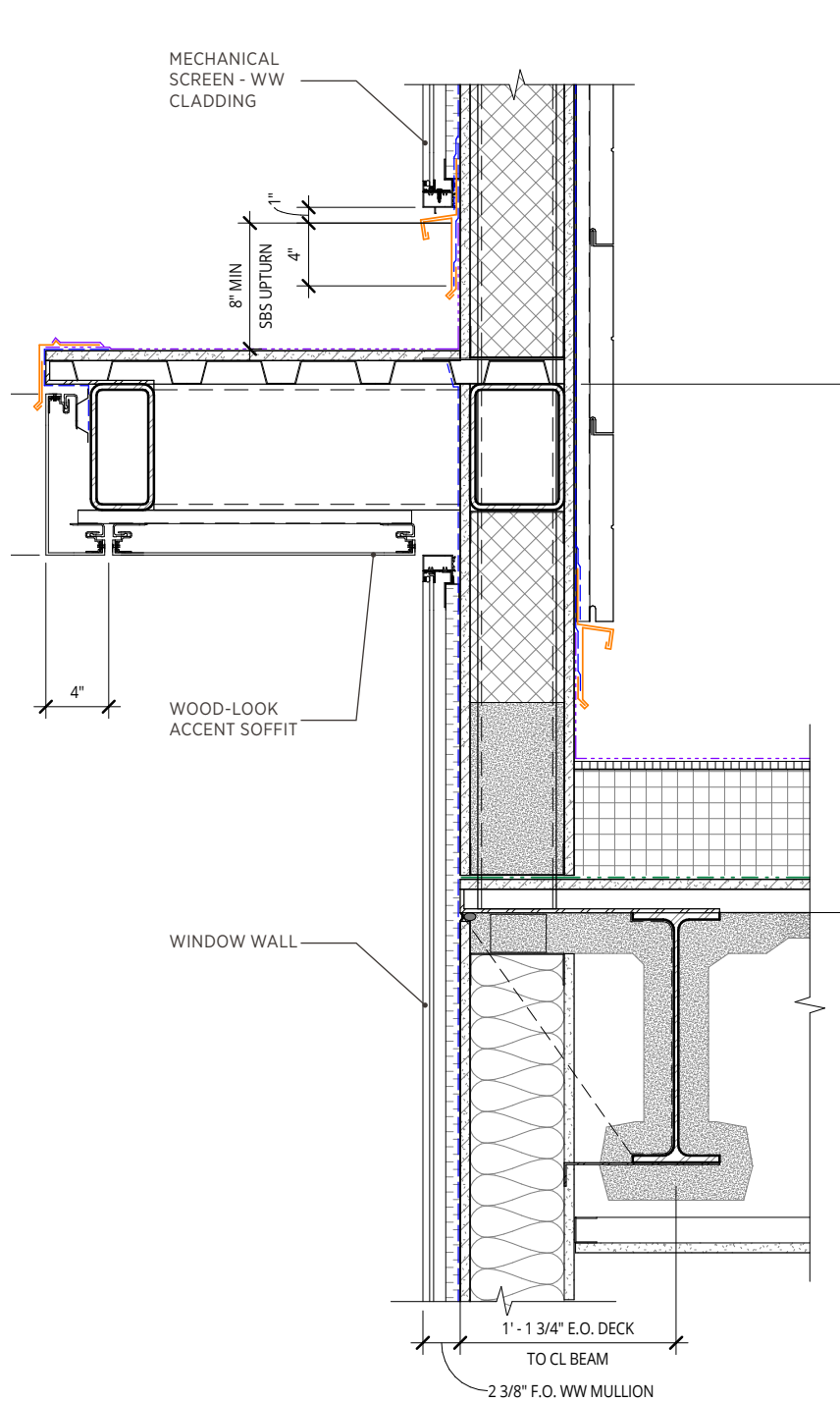


CURRENT DESIGN  
SW CORNER VIEW

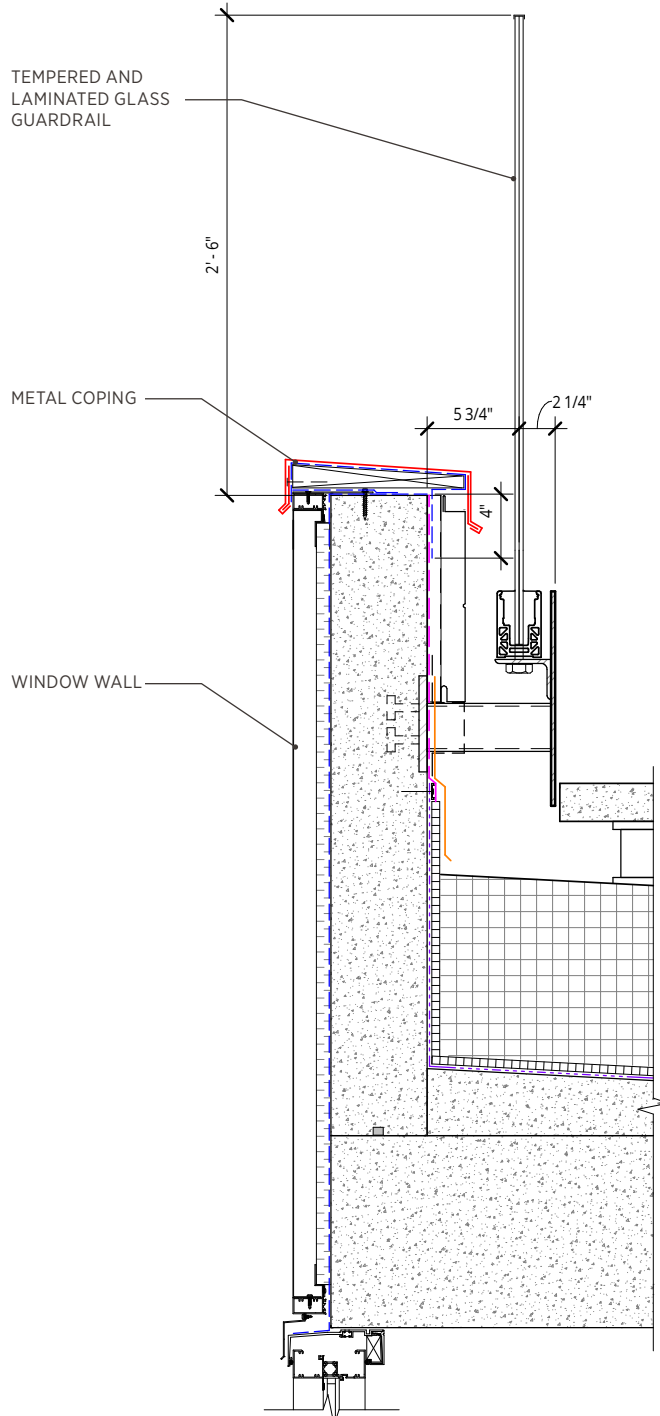




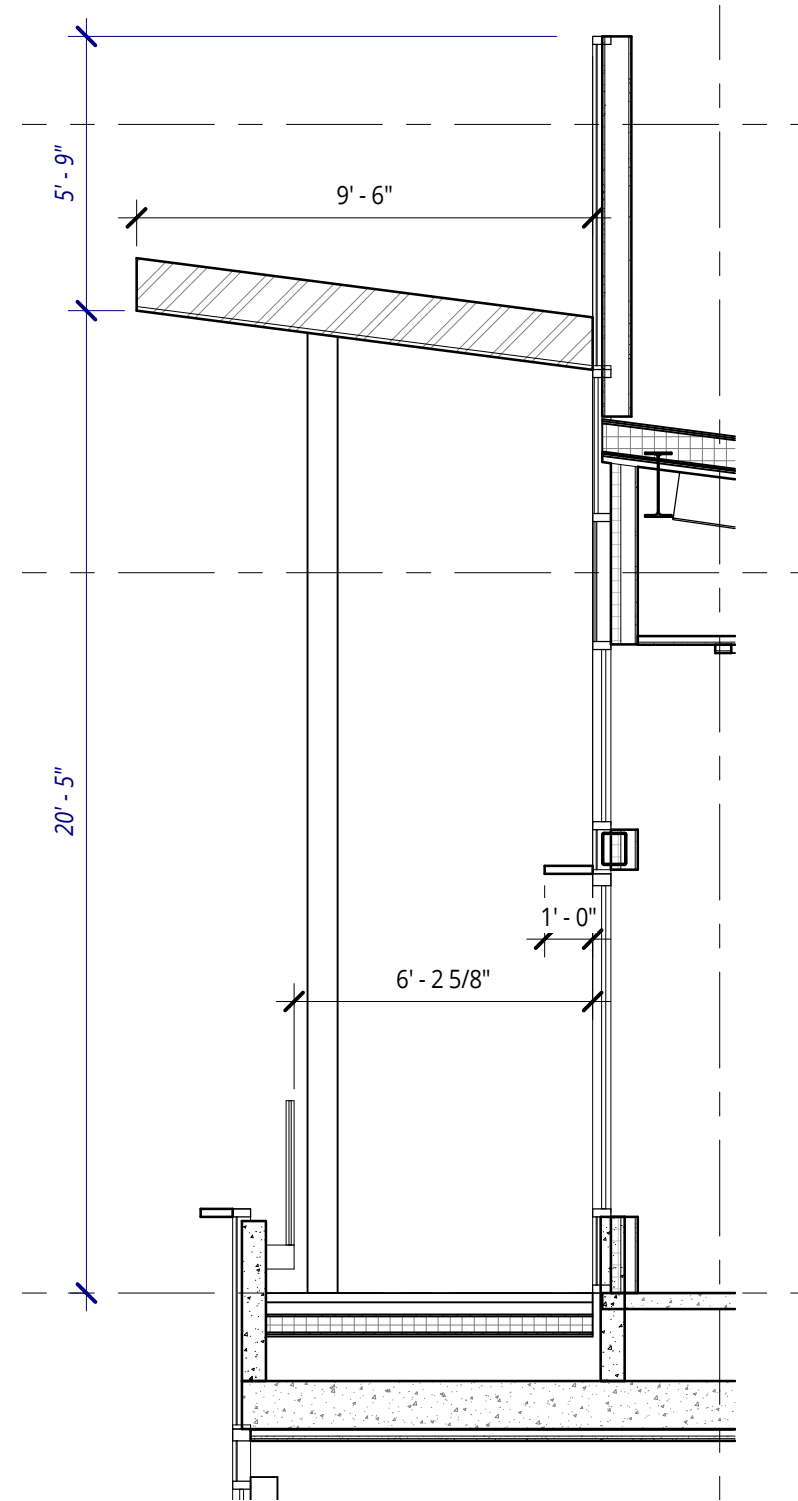
DETAIL VIGNETTE AT TOWER TOP



A. DETAIL AT L29 PARAPET  
SCALE: 1" = 1'-0"



B. DETAIL AT L28 GLASS RAILING  
SCALE: 1" = 1'-0"



C. SECTION AT ROOF TOP PORCH  
SCALE: 1/4" = 1'-0"



DETAIL VIGNETTE AT TOWER TOP PORCH



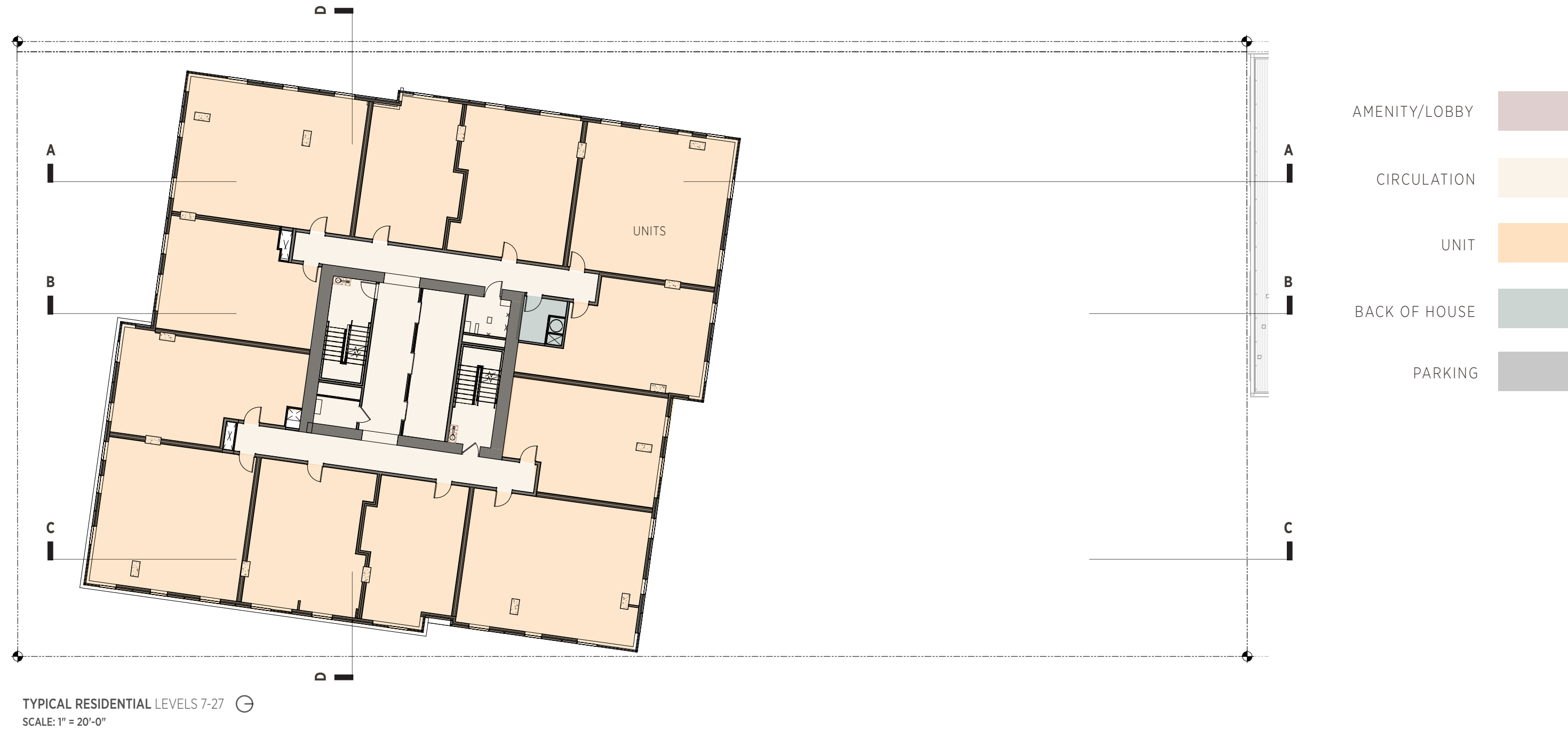
Tower Top



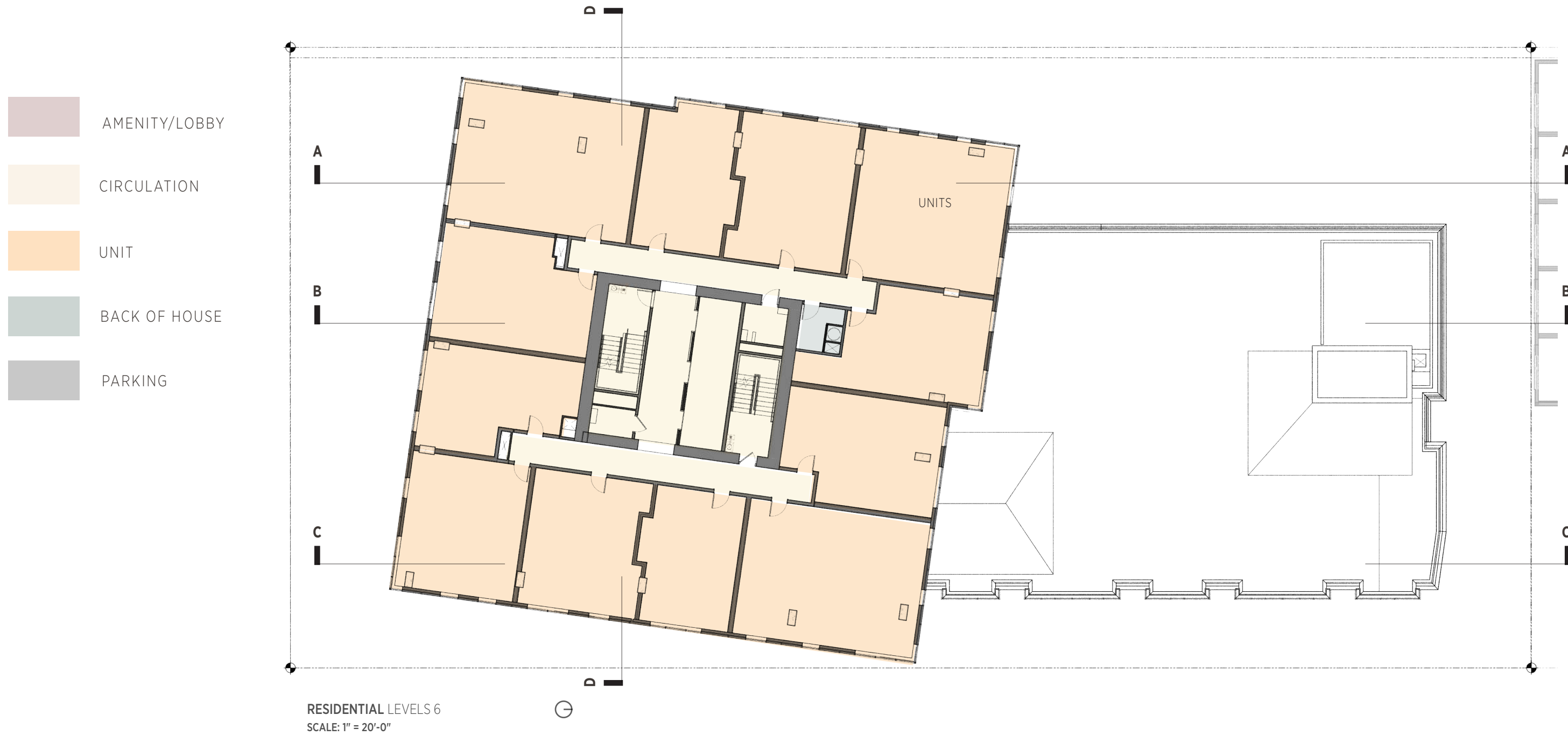
SOUTHWEST CORNER

Tower Top





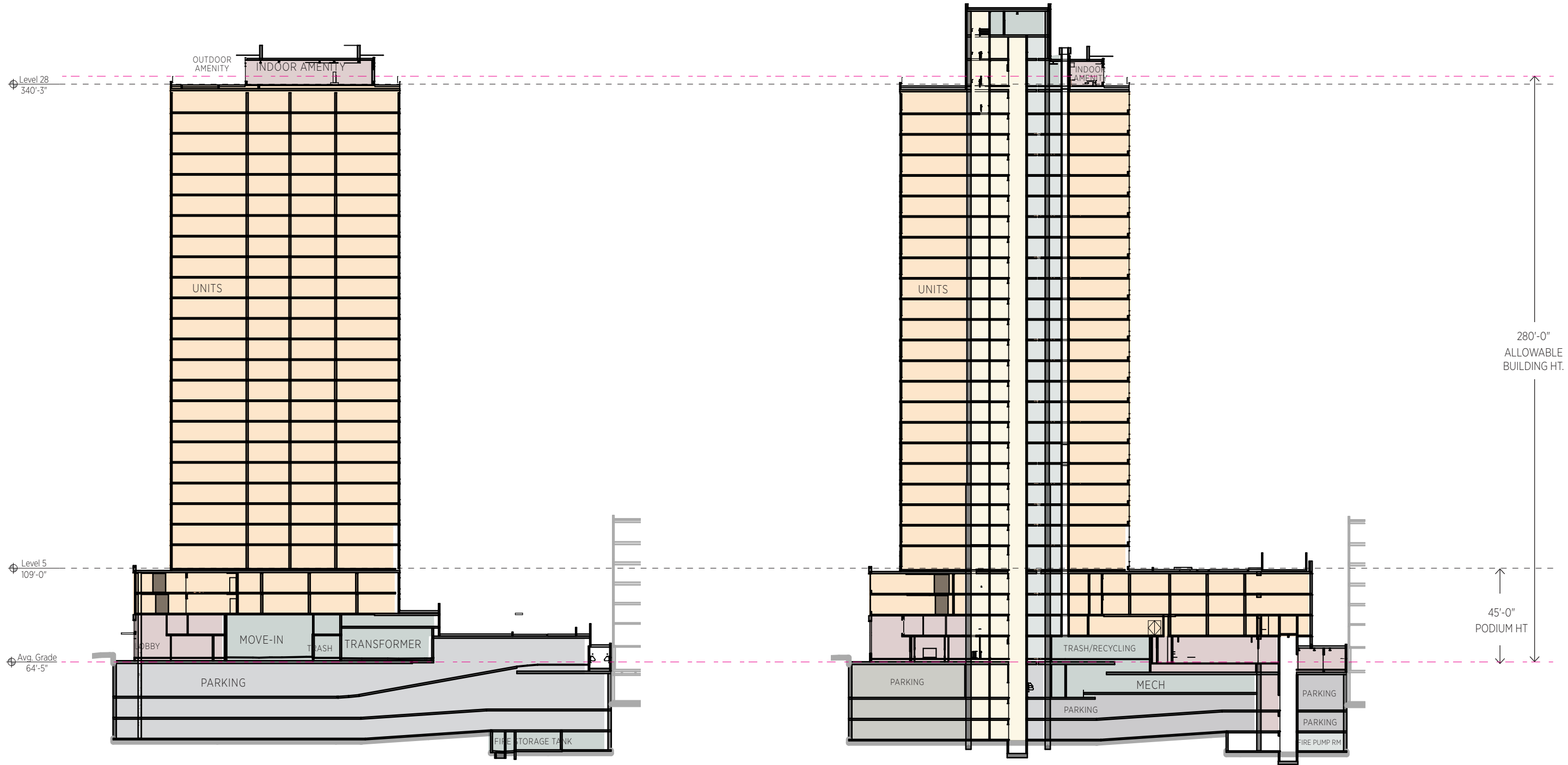






PROJECT SECTIONS

Sections A & B

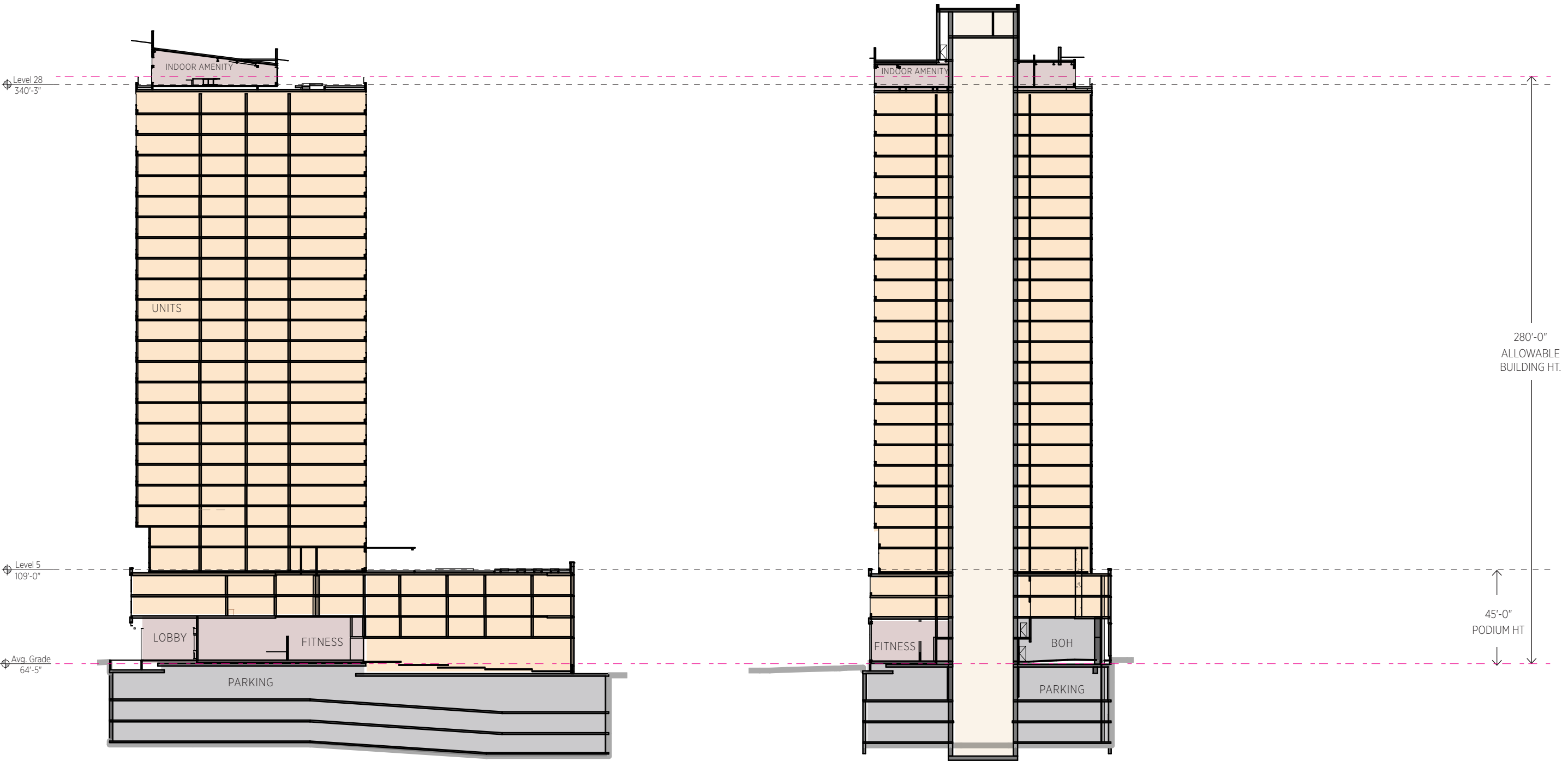


BUILDING SECTION AA  
SCALE: 1" = 50'-0"

BUILDING SECTION BB  
SCALE: 1" = 50'-0"

PROJECT SECTIONS

Sections C & D



BUILDING SECTION CC  
SCALE: 1" = 50'-0"

BUILDING SECTION DD  
SCALE: 1" = 50'-0"



Tower Setbacks

SUPPORTED AT EDG

BOARD GUIDANCE

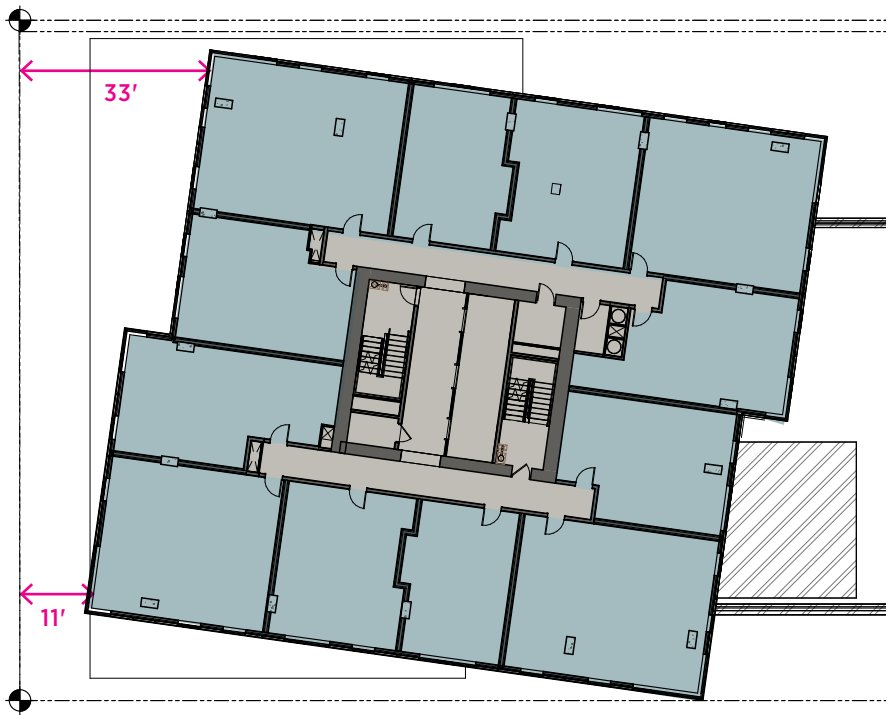
The Board agreed the tower facade should be well set back from the south property line (more than 10ft shown), to reinforce the pattern along Harrison Street where taller masses are typically set back to widen the "Neighborhood Heart" street experience. The ground level (and possibly floor 2) along Harrison should also be set back the approximate 10ft shown, to provide a generous ground level transition zone. The Board was open to the podium form between possibly being closer to the property line, as long as there is a continuous ground level setback and a legible 'gasket' between the podium and tower. Large scale and dimensioned sections of floors 1-8 on both streets are requested to verify these relationships.

RESPONSE

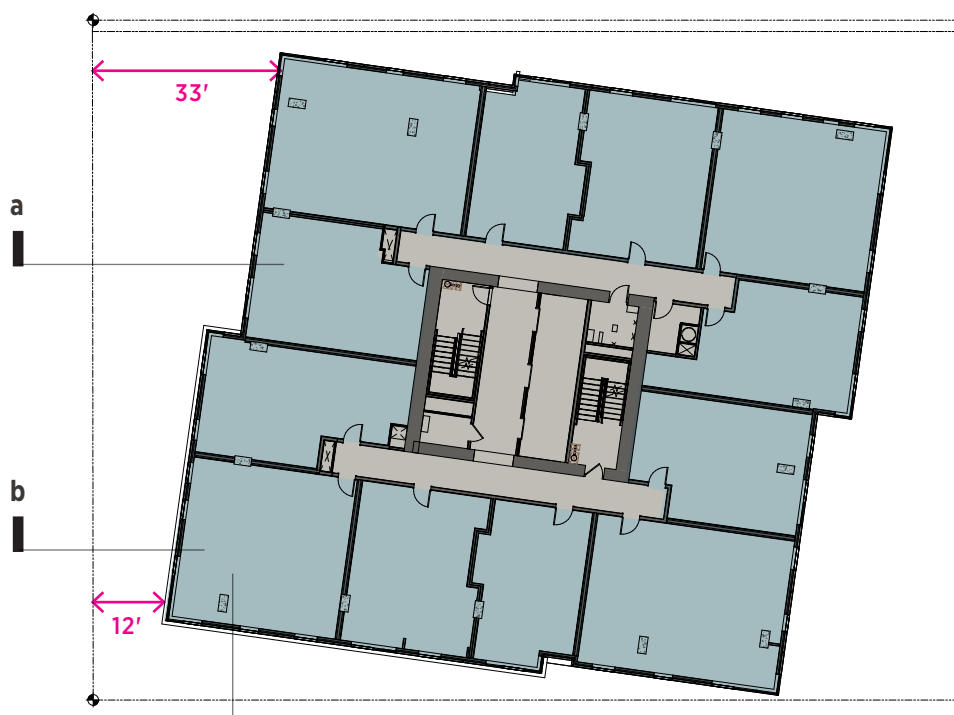
The tower setback along Harrison Street ranges from approx. 12 ft to 33 ft, and the podium facade sets back approx. 11'-7" along Harrison street. The setbacks are much greater than what was shown at EDG, enhancing better "Neighborhood Heart" street experience. See large scale sections on the next page.

DESIGN GUIDELINES

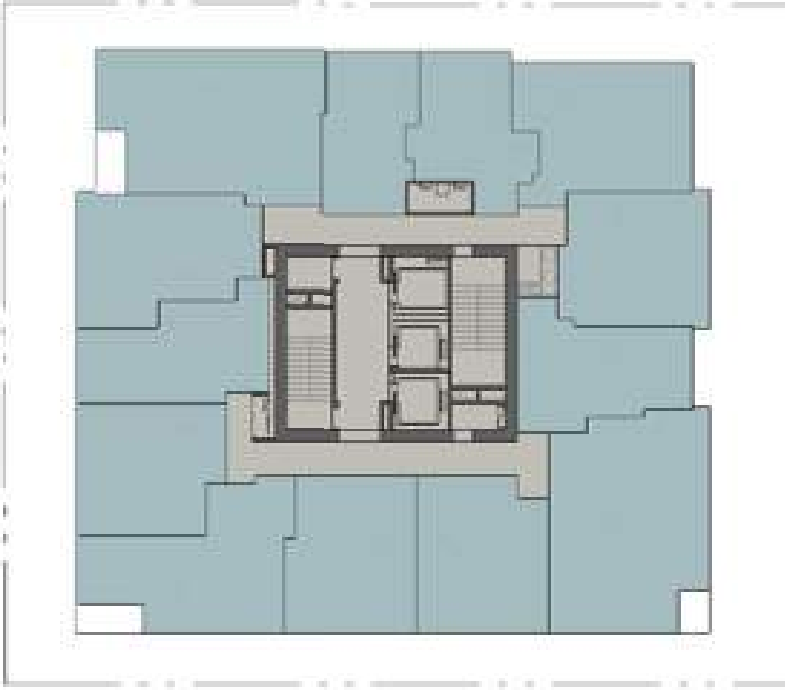
Guidelines CS2-B-2; DC2-C



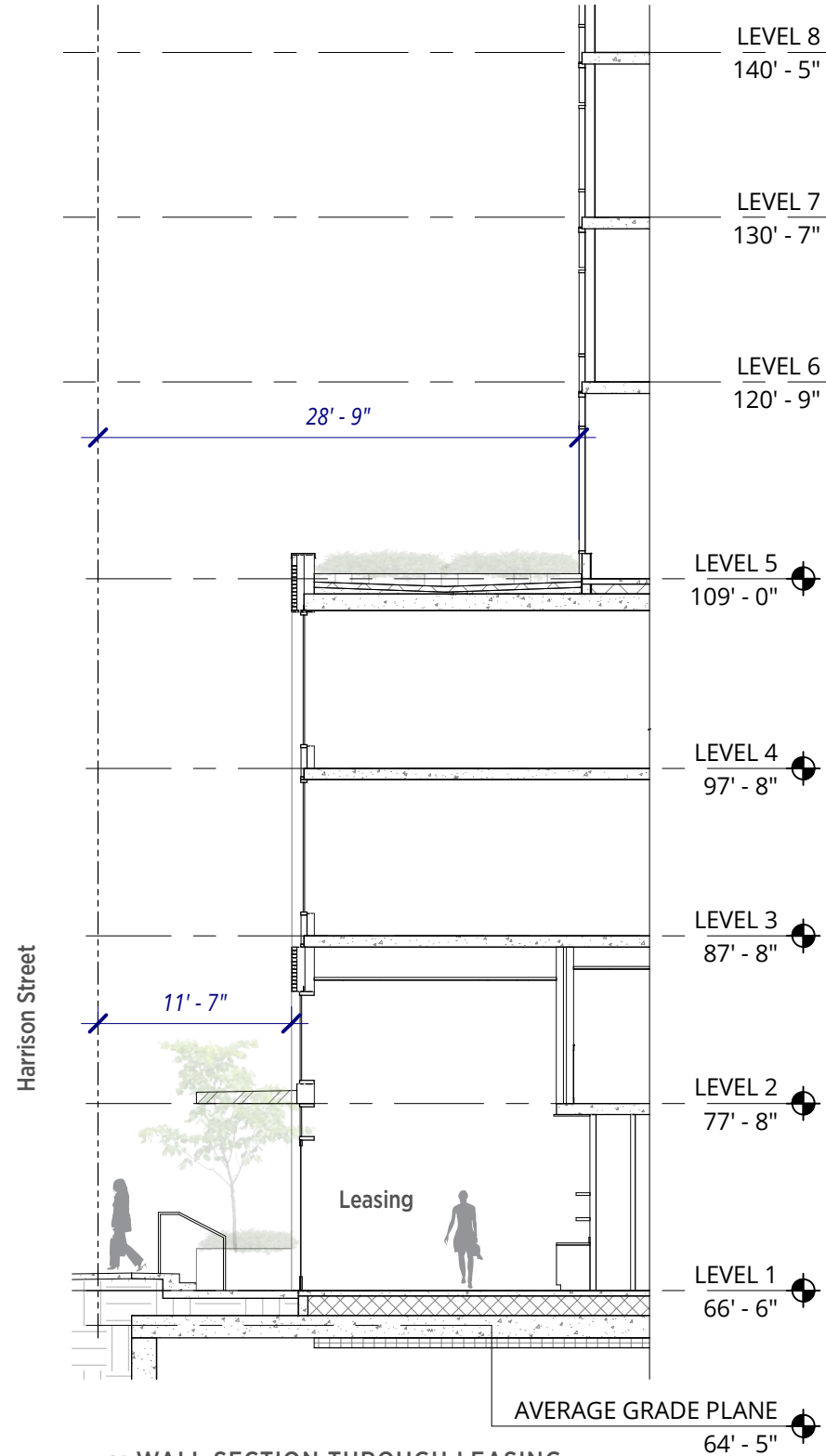
Average Setback along Harrison St.  
ADR 6/10/2020 Design: 22ft  
ADR 6/10/2020 DESIGN



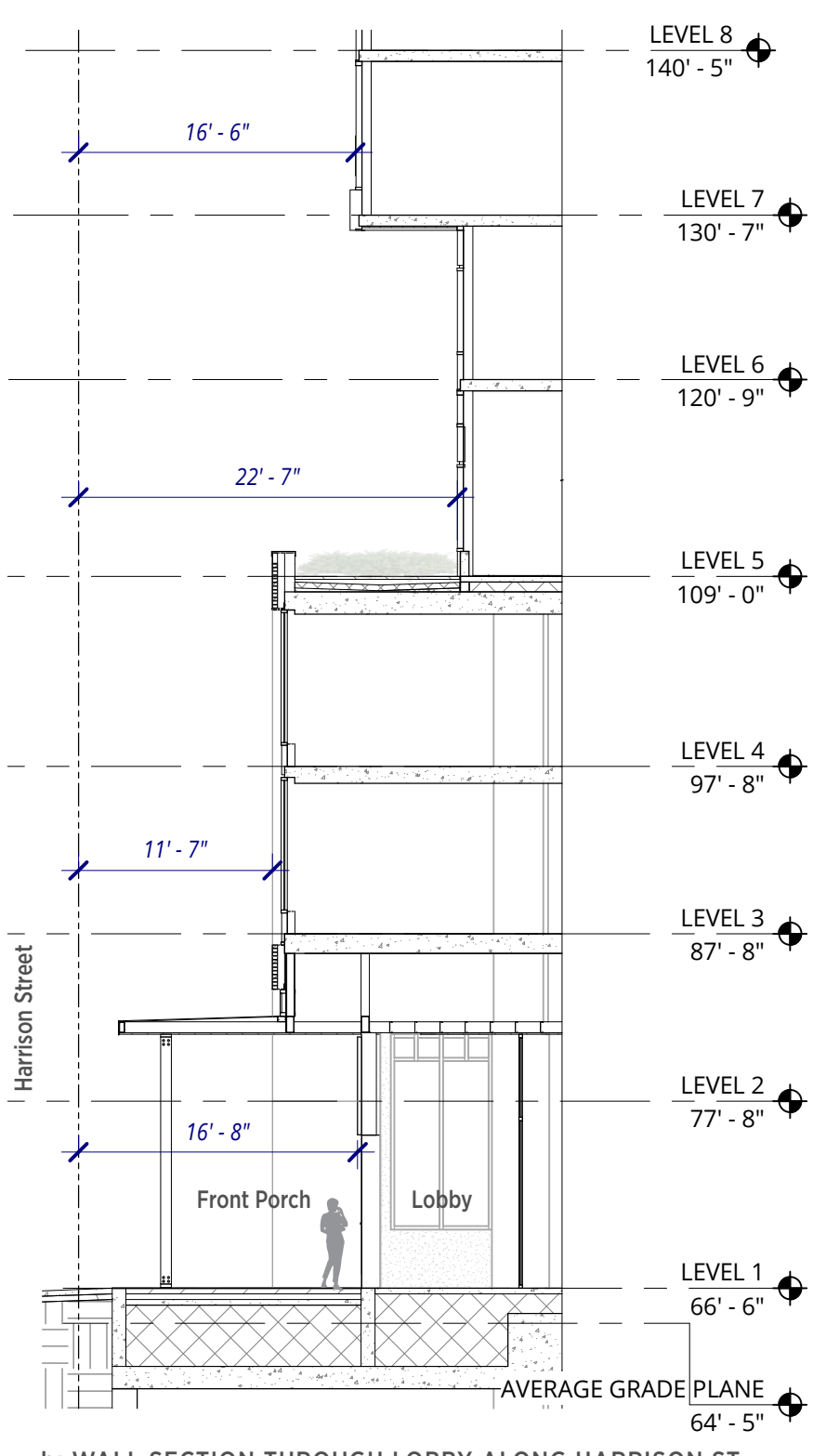
Average Setback along Harrison St.  
Current Design: 23ft  
CURRENT DESIGN



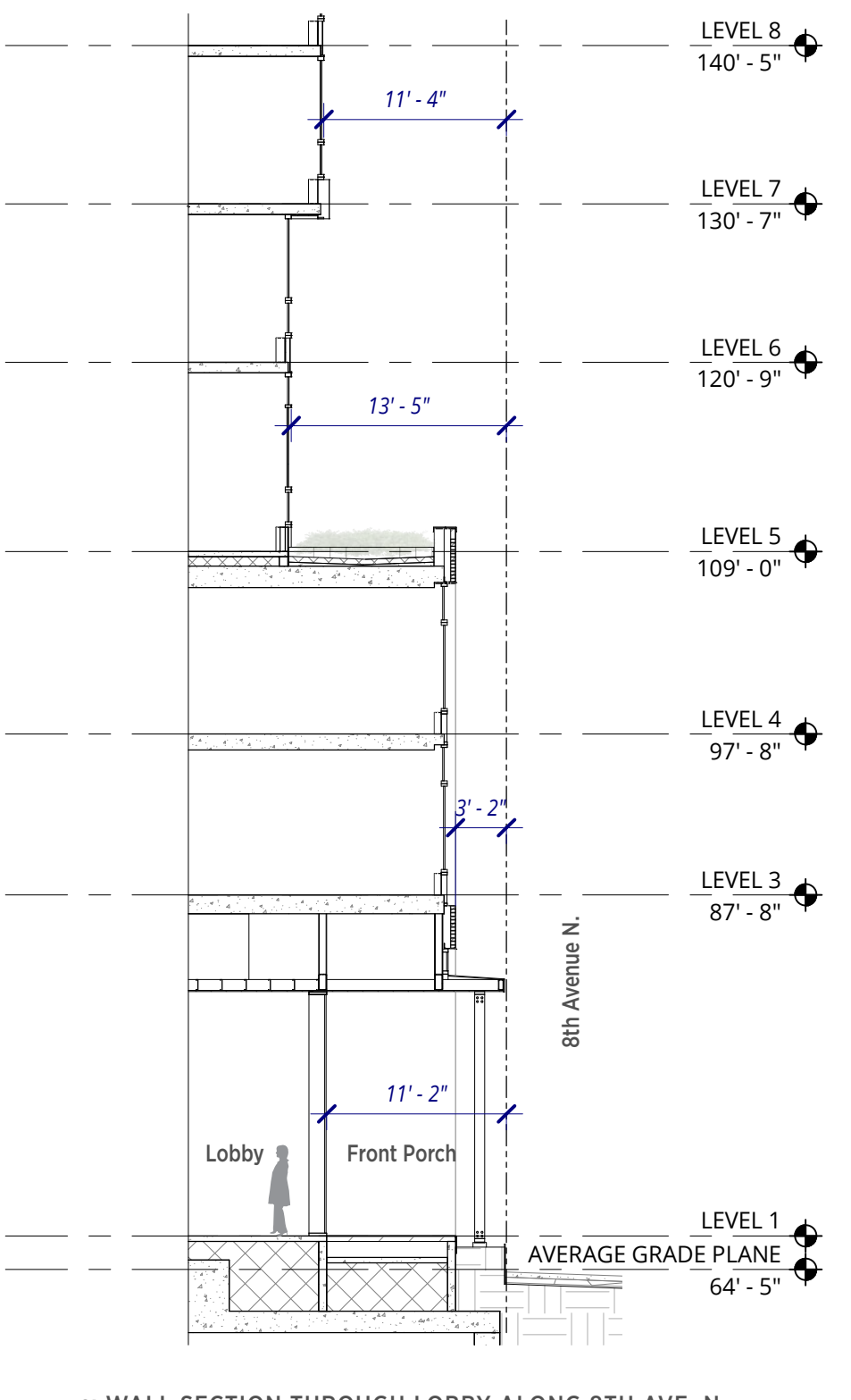
Average Setback along Harrison St.  
Shown at EDG : 10ft  
EDG PREFERRED MASSING OPTION



a: WALL SECTION THROUGH LEASING  
SCALE: 3/32" = 1'-0"



b: WALL SECTION THROUGH LOBBY ALONG HARRISON ST.  
SCALE: 3/32" = 1'-0"



c: WALL SECTION THROUGH LOBBY ALONG 8TH AVE. N.  
SCALE: 3/32" = 1'-0"

Tower Setbacks



# PODIUM







- AMENITY/LOBBY
- CIRCULATION
- UNIT
- BACK OF HOUSE
- PARKING



RESIDENTIAL LEVEL 5  
SCALE: 1" = 20'-0"





- AMENITY/LOBBY
- CIRCULATION
- UNIT
- BACK OF HOUSE
- PARKING





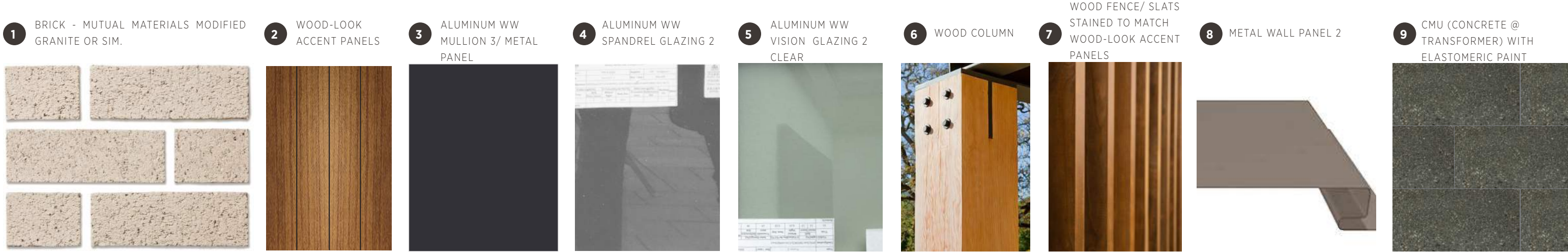
PROJECT PLANS

Level 1



PODIUM DESIGN

Podium Materials



DETAIL AT PODIUM EAST - 8TH AVENUE N.



DETAIL AT PODIUM WEST - ALLEY





Podium Character

SUPPORTED AT EDG WITH CONDITION

BOARD GUIDANCE

The Board agreed the townhouse portion of the podium should exhibit a distinctly vertical rhythm and distinctive window proportions from the south half of the podium, which anchors the corner and tower. However, the Board supported the notion that both halves of the podium should be related, and can have some material consistency, as long as the strong interruption of the tower reaching grade at the middle of the base is achieved.

RESPONSE

The design has retained more vertical rhythm with taller brick pier expression and individual ground level units pronounced in the north half of the podium along 8th Avenue N. This area is set back about 15ft to create rich landscaped area along the neighborhood green street while providing privacy to the ground level units. The south half of the podium has more horizontal composition with two-story expression at the ground level. Both halves of the podium share the same material palette - light brick, and dark framed windows, while the wood-look accent panels only occur on the north half of the podium to create more warm and welcoming facade for the neighborhood green street. As suggested by EDG, the design has advanced with a strong interruption of the tower reaching all the way to the ground at the middle of the podium.

DESIGN GUIDELINES

Guidelines DC2-B; DC2-E



CORRECTION NOTICE #4

5. GROUND-RELATED ELEMENT

As noted in previous meetings, Staff are concerned by the elimination of the significant vertical and horizontal modulation shown and supported by the Board at EDG. Revise this area to re-establish the human scale, conceptual clarity, scale mitigation and context response of the design supported by the Board at EDG. In that design, the regular pattern of stoops and landscape combined with strong modulation created a legible order of well-proportioned elements and resulted in a context-responsive and unified design. To meet the Board's specific direction, this revised design should exhibit a distinctly vertical rhythm and window proportions differentiated from the podium at the corner.

RESPONSE

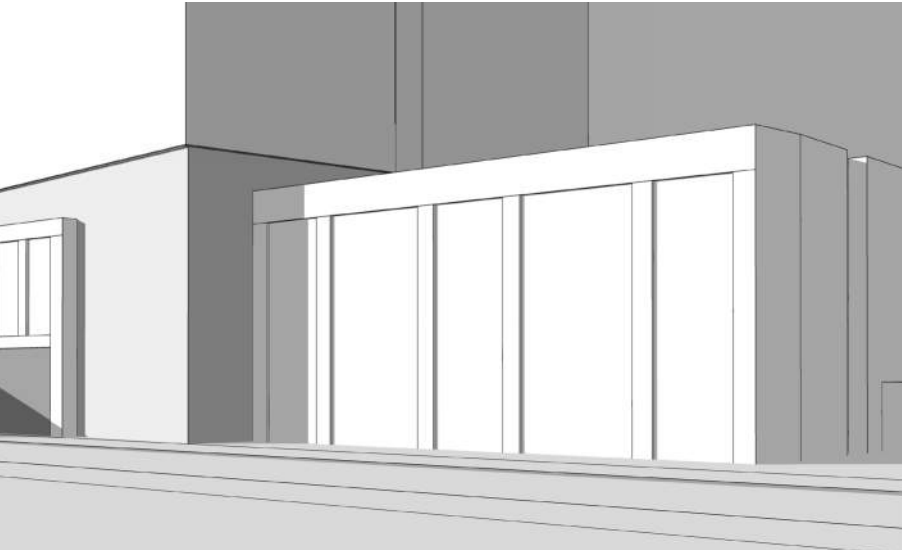
The project team has revised the design to re-introduce pop-out bays to create human scale elements with distinctly vertical rhythm at the north half of the podium along 8th Avenue N. The three story pop-out elements give more three-dimensionality as well as the scale mitigation to this pedestrian-oriented facade. With the revised design, the north half of the podium now has reverse relationship as the south half of the podium in terms of material interface. In the south half, the brick is in the foreground with smaller punched openings, whereas, in the north half, the 3 story window wall bays are projecting out with the brick in the background. The bays are projected 2'-6" off of the facade, with the consistent 4-8" wide brick piers supporting vertical rhythm to the facade. The bays are 6" taller than the brick parapet, which helps the bays to read as individual elements from pedestrian point of view . In addition to the bays and the brick facade, 8th avenue frontage is lined with picket fences and layers of planting and landscaping that provide rich pedestrian experience as well as a subtle layer of privacy benefiting the neighborhood green street.

DESIGN GUIDELINES

Guidelines PL3, DC2-B, DC2-E, CS2-B.2, PLE-II, PLE-III, PL2-I, CS3-II



EDG PREFERRED MASSING OPTION



ADR 6/10/2020 DESIGN

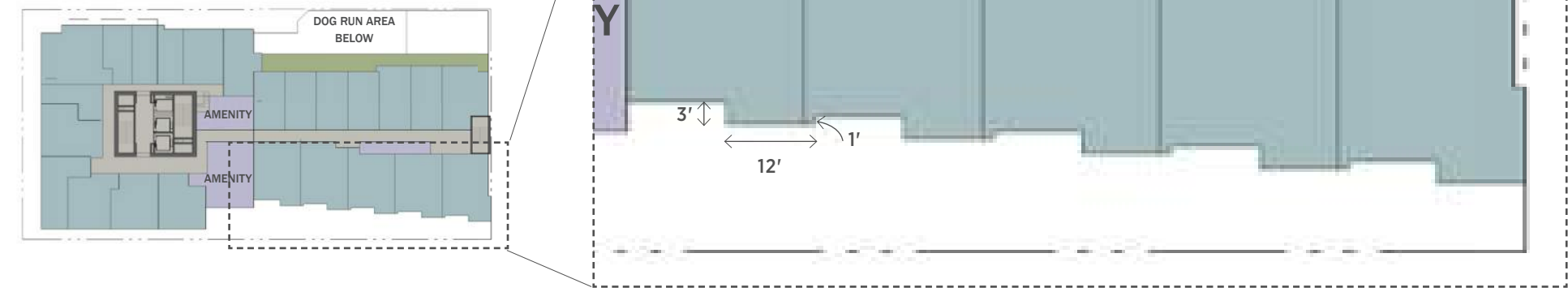


CURRENT DESIGN

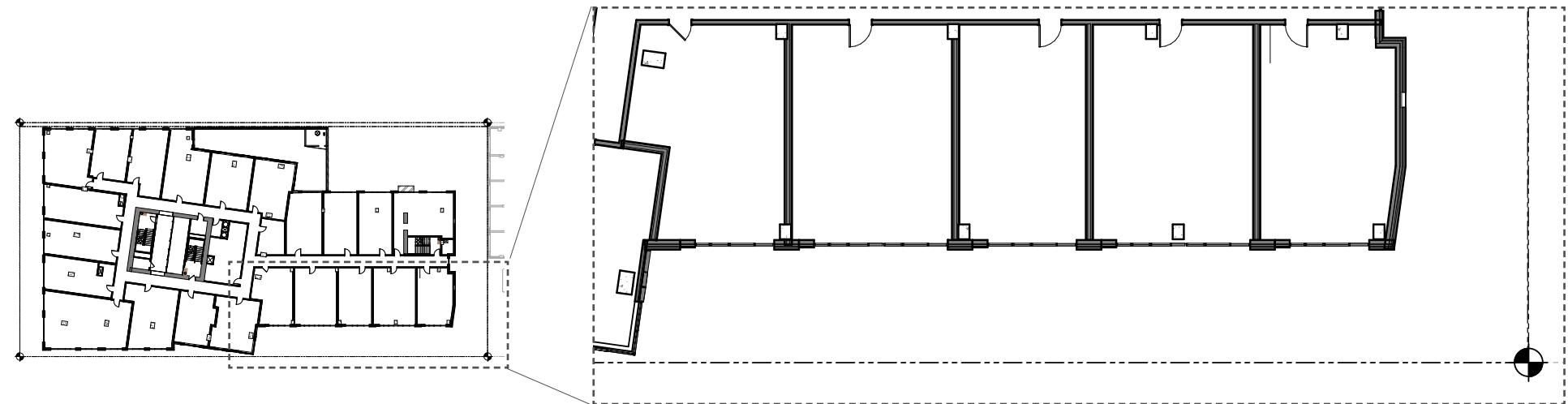


EDG RESPONSE - TOWER CHARACTER & PODIUM

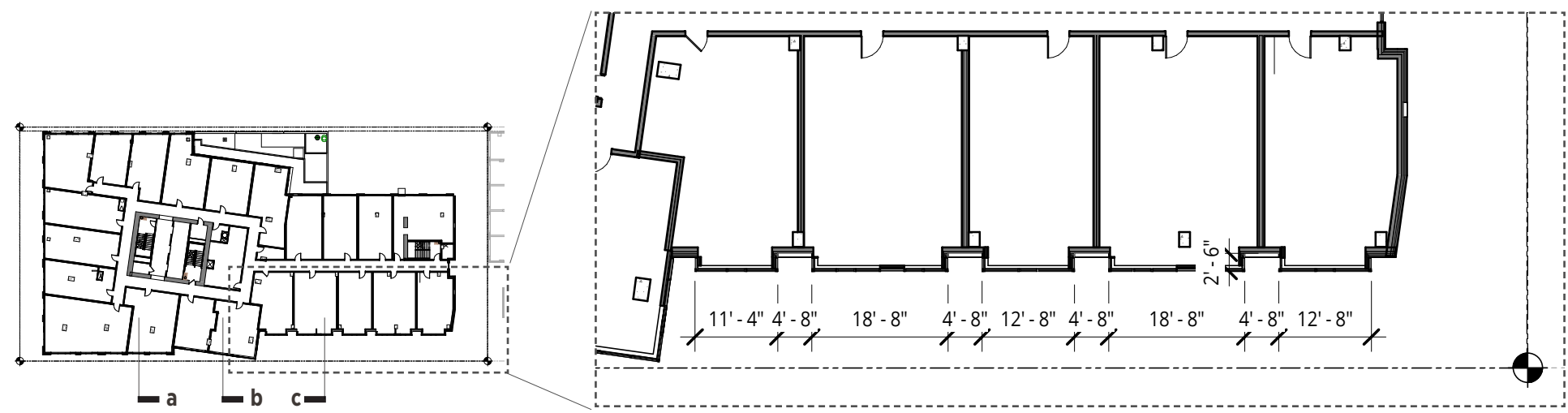
Podium Character



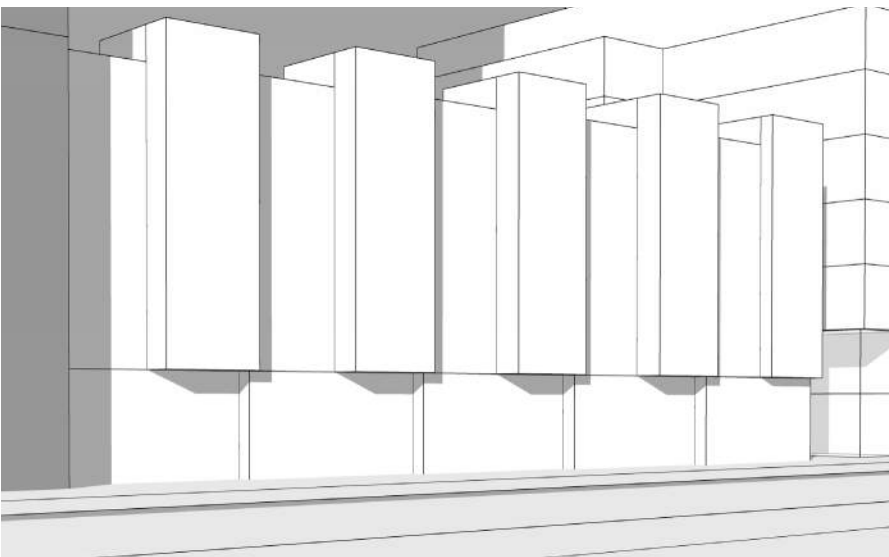
EDG PREFERRED MASSING OPTION - L3



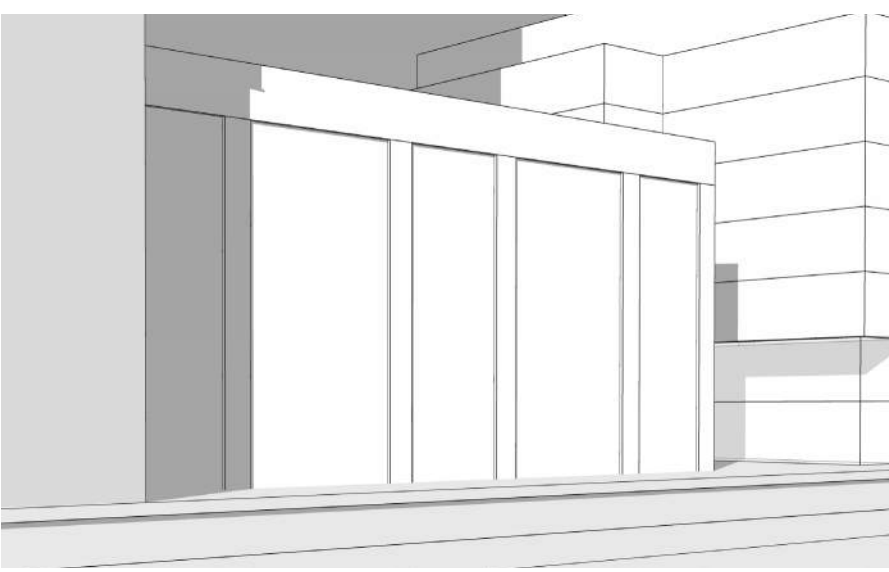
ADR 6/10/2020 DESIGN - L3



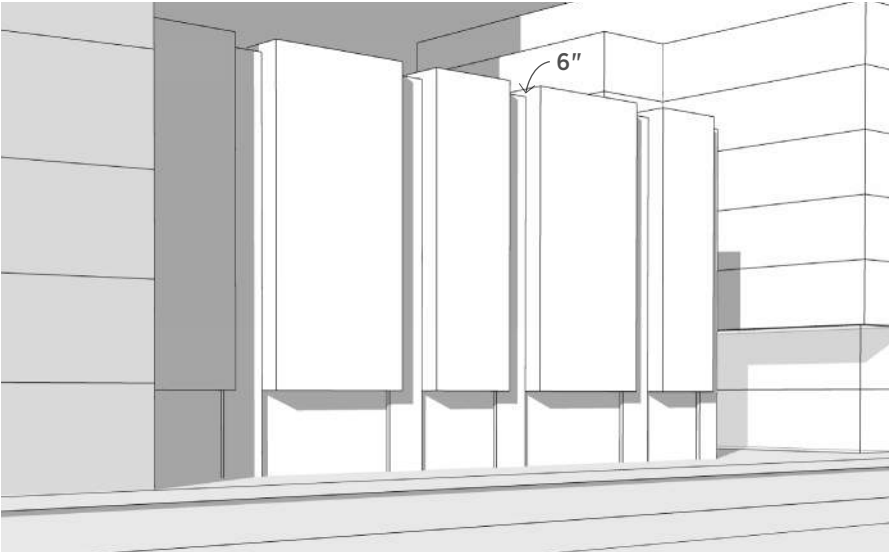
CURRENT DESIGN - L3



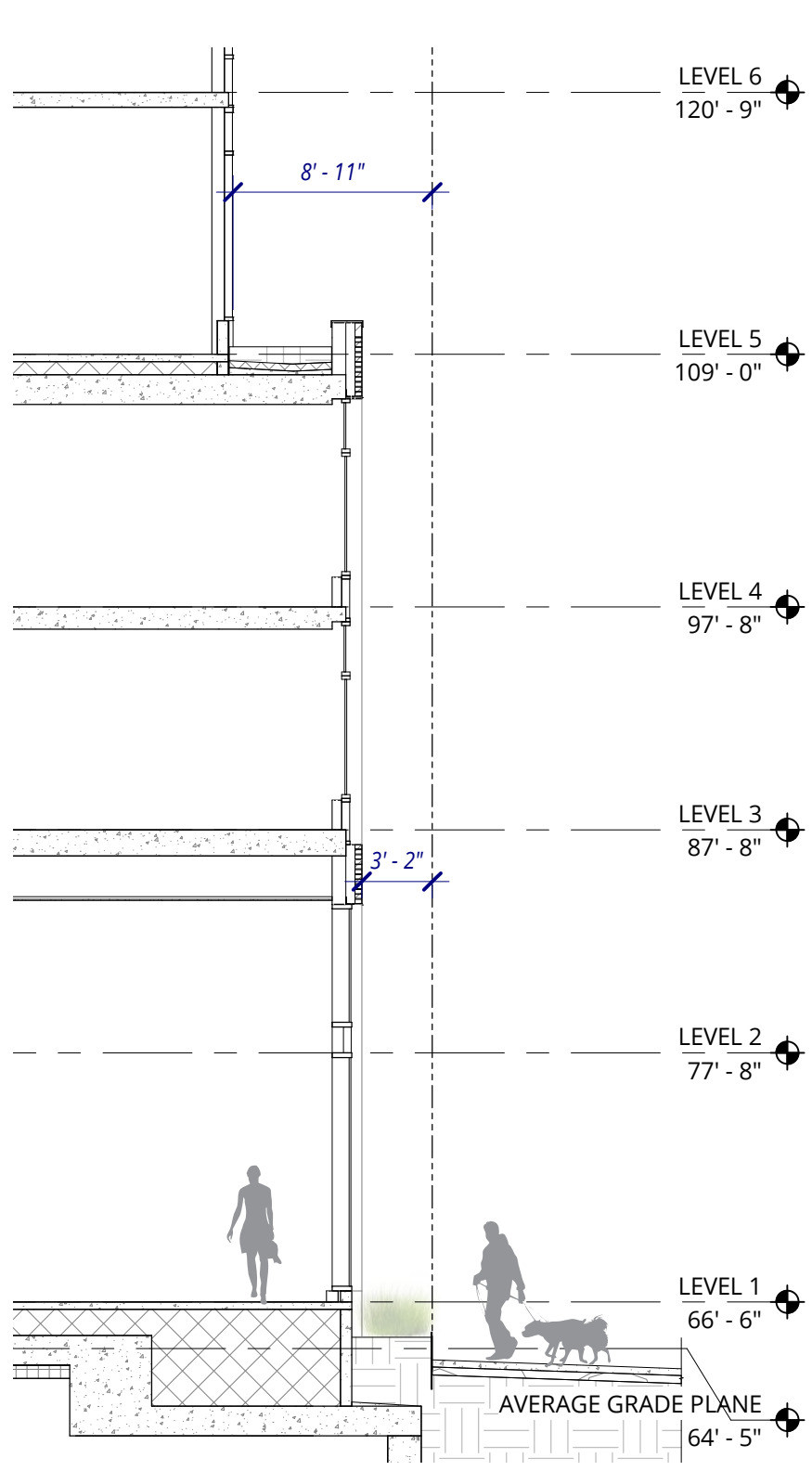
EDG PREFERRED MASSING OPTION



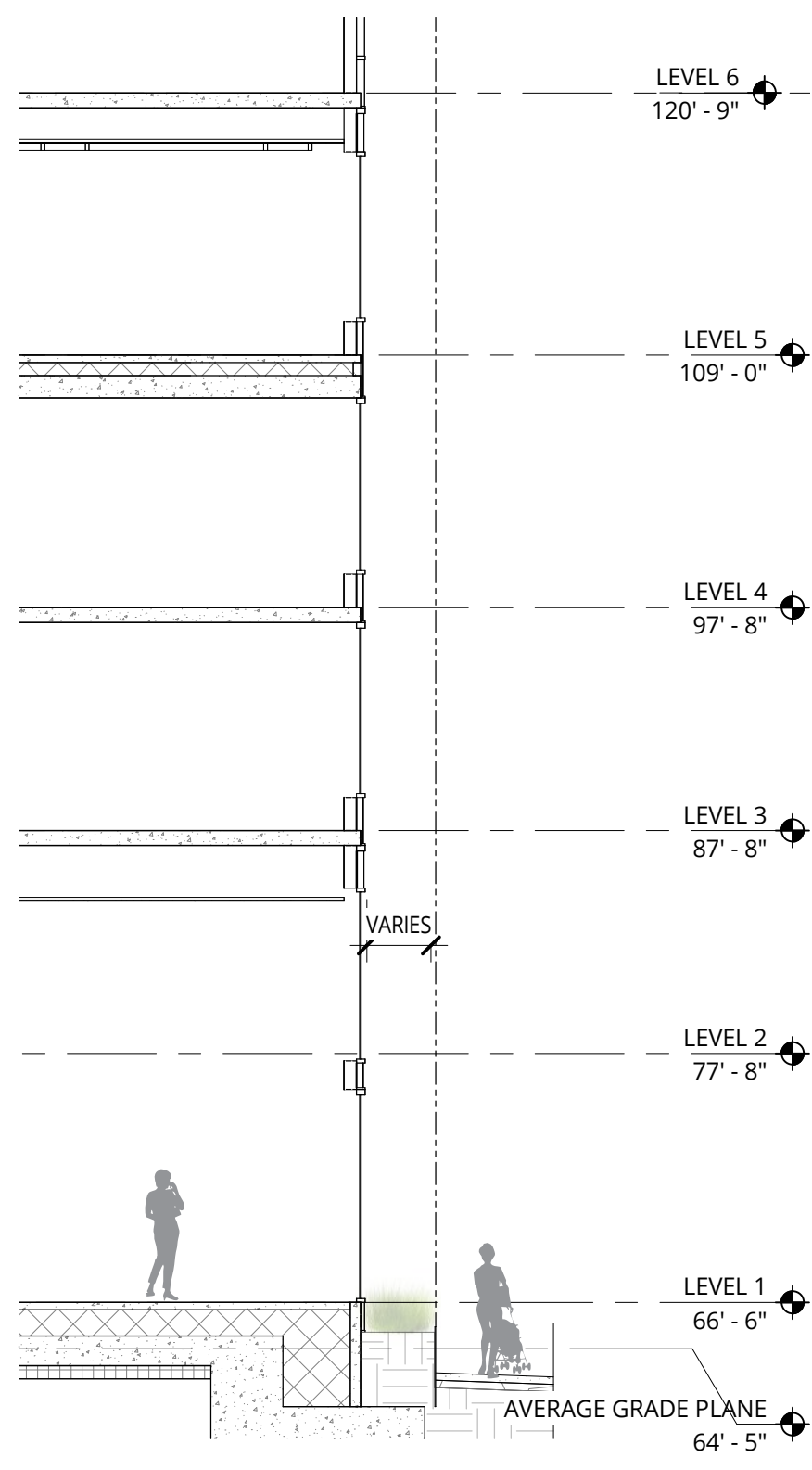
ADR 6/10/2020 DESIGN



CURRENT DESIGN



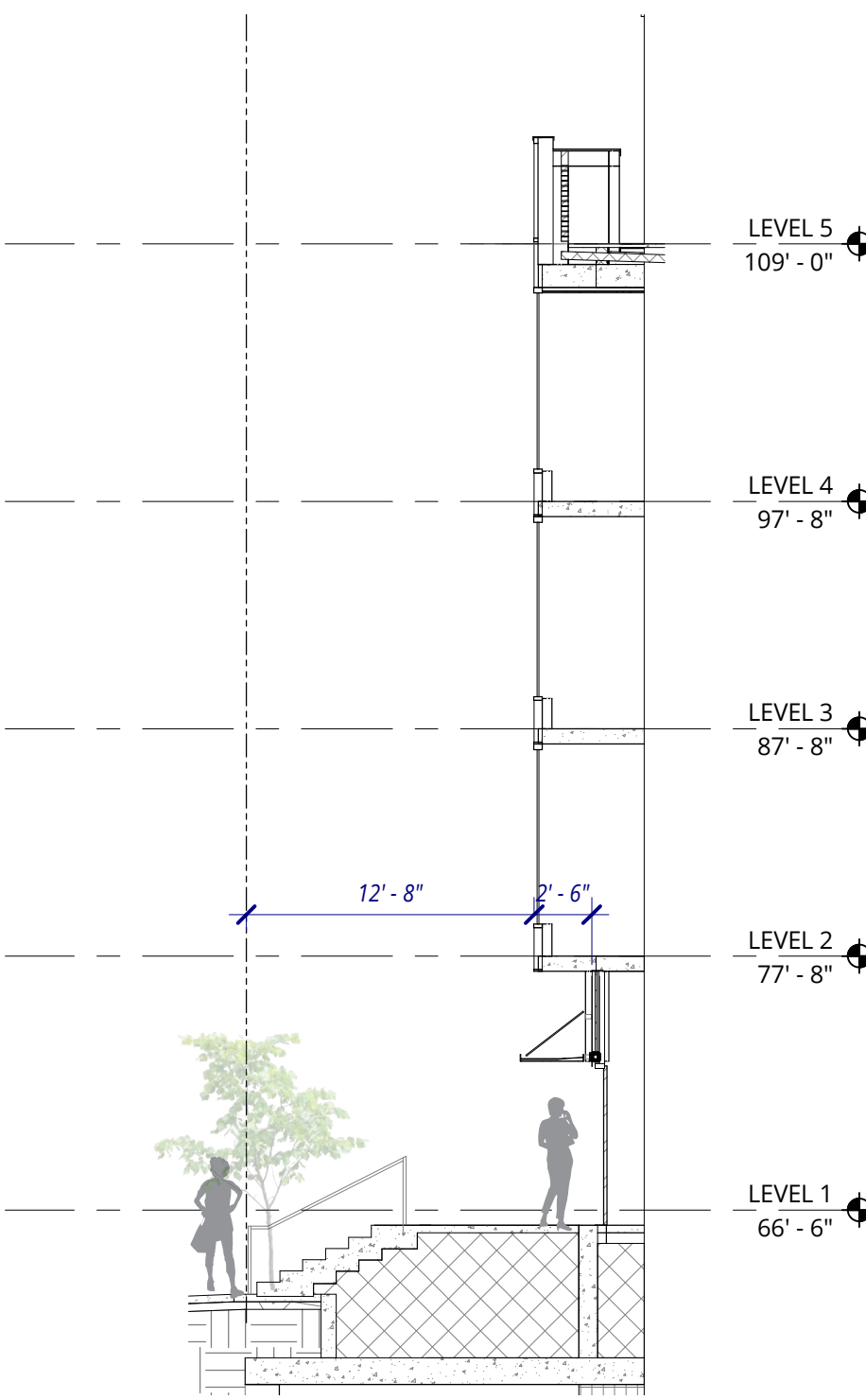
a: WALL SECTION THROUGH PODIUM  
SCALE: 1/8" = 1'-0"



b: WALL SECTION THROUGH NE TOWER CORNER  
SCALE: 1/8" = 1'-0"

EDG RESPONSE - TOWER CHARACTER & PODIUM

Podium Character



c: WALL SECTION THROUGH STOOPS  
SCALE: 1/8" = 1'-0"



EDG RESPONSE - TOWER CHARACTER & PODIUM

Podium Character



EDG RESPONSE - GROUND FLOOR USES & TREATMENT

Townhouse & Stoop Treatment

SUPPORTED AT EDG

BOARD GUIDANCE

The Board supported the townhouse stoops and basic landscape design of the setback described, which echoes the 'street room' form by the project across 8th Avenue. The Board agreed the 2-4ft height and depth variation provides privacy layering, but cautioned that no walls adjacent to the sidewalk or public 'rooms' be too tall or blank (also see departure comments).

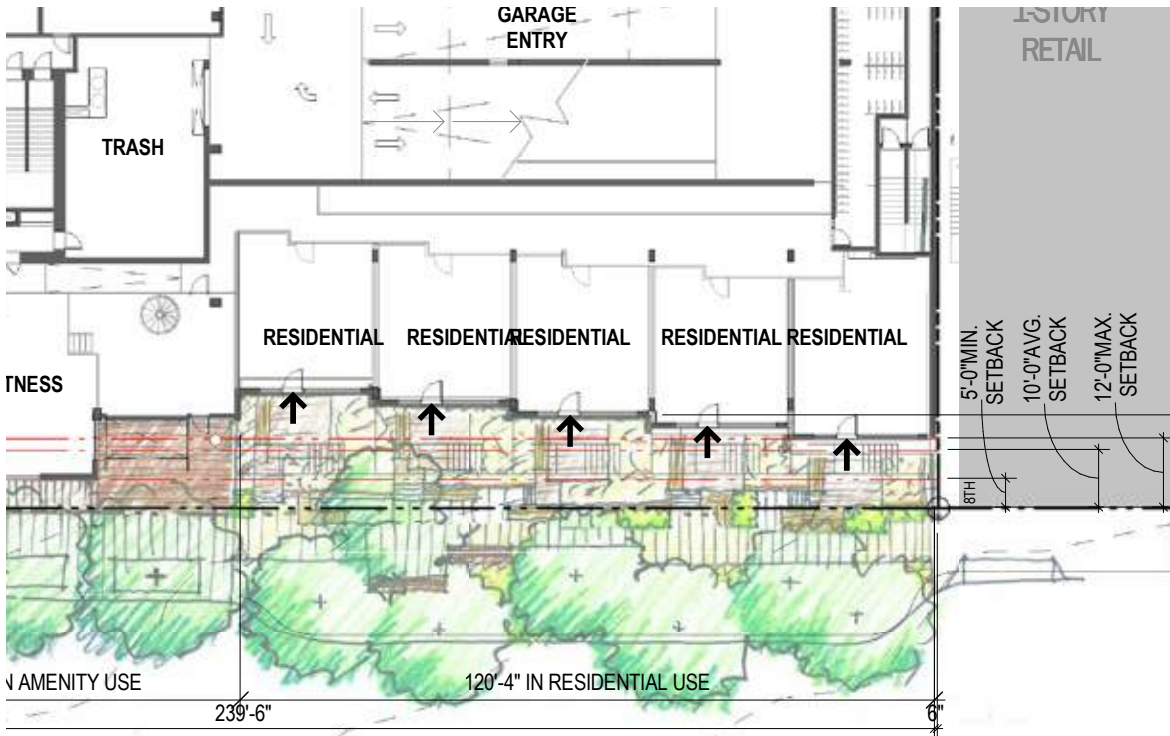
RESPONSE

The stoops along 8th Avenue N. are oriented to reinforce the diagonal 'street room' condition shared with the project to the East. While the majority of the stoops are raised slightly above sidewalk grade, the generous setback allows the planting beds to step up in layers and eliminate the impression of tall or blank walls. The grade relationship and substantial right-of-way planting is intended to be comfortable to both residents and pedestrians, providing visual connection by a subtle layer of separation and privacy benefiting the neighborhood green street and room.

In addition to the generous setback along 8th Avenue N., the project also provides an open and usable 'front yard' in conjunction with the project immediately north of the site. This 'front yard' is an extension of the neighborhood green street with rich landscaping and spatial quality that is more intimate in scale.

DESIGN GUIDELINES

Guidelines PL3-III; PL1-II



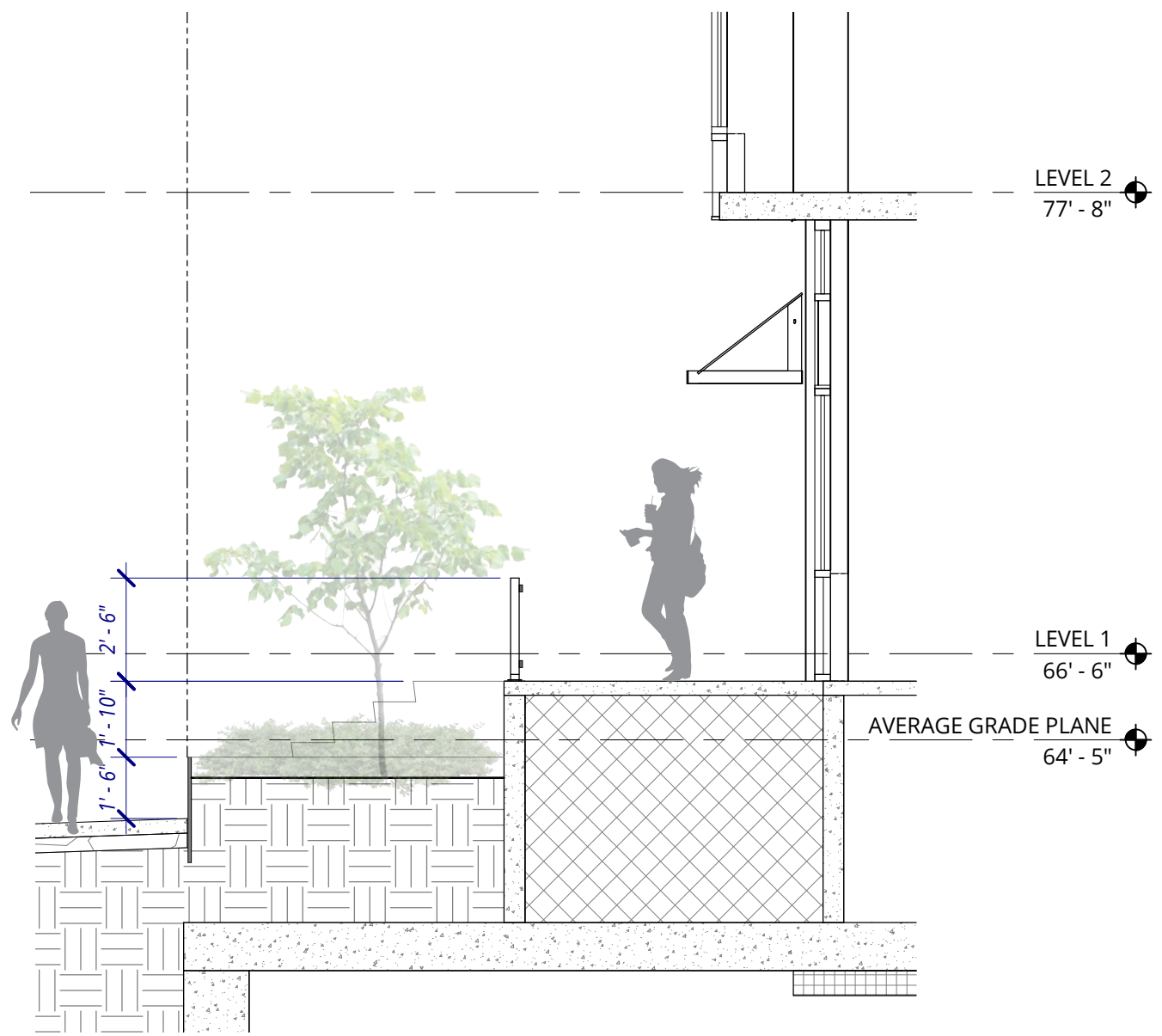
EDG PREFERRED MASSING OPTION



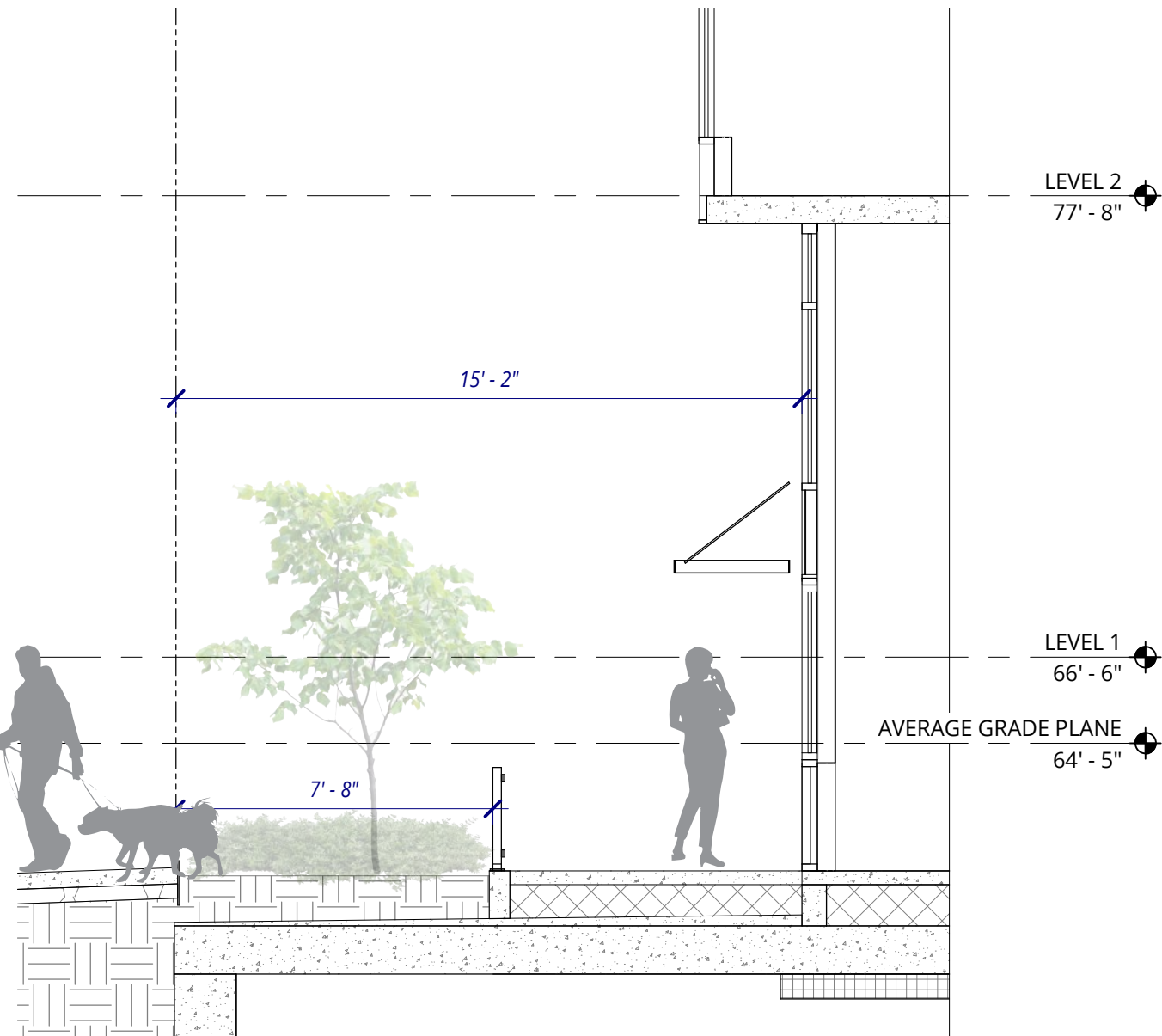
CURRENT DESIGN



Townhouse & Stoop Treatment



a: WALL SECTION THROUGH SE STOOP  
SCALE: 1/4" = 1'-0"



b: WALL SECTION THROUGH NE STOOP  
SCALE: 1/4" = 1'-0"

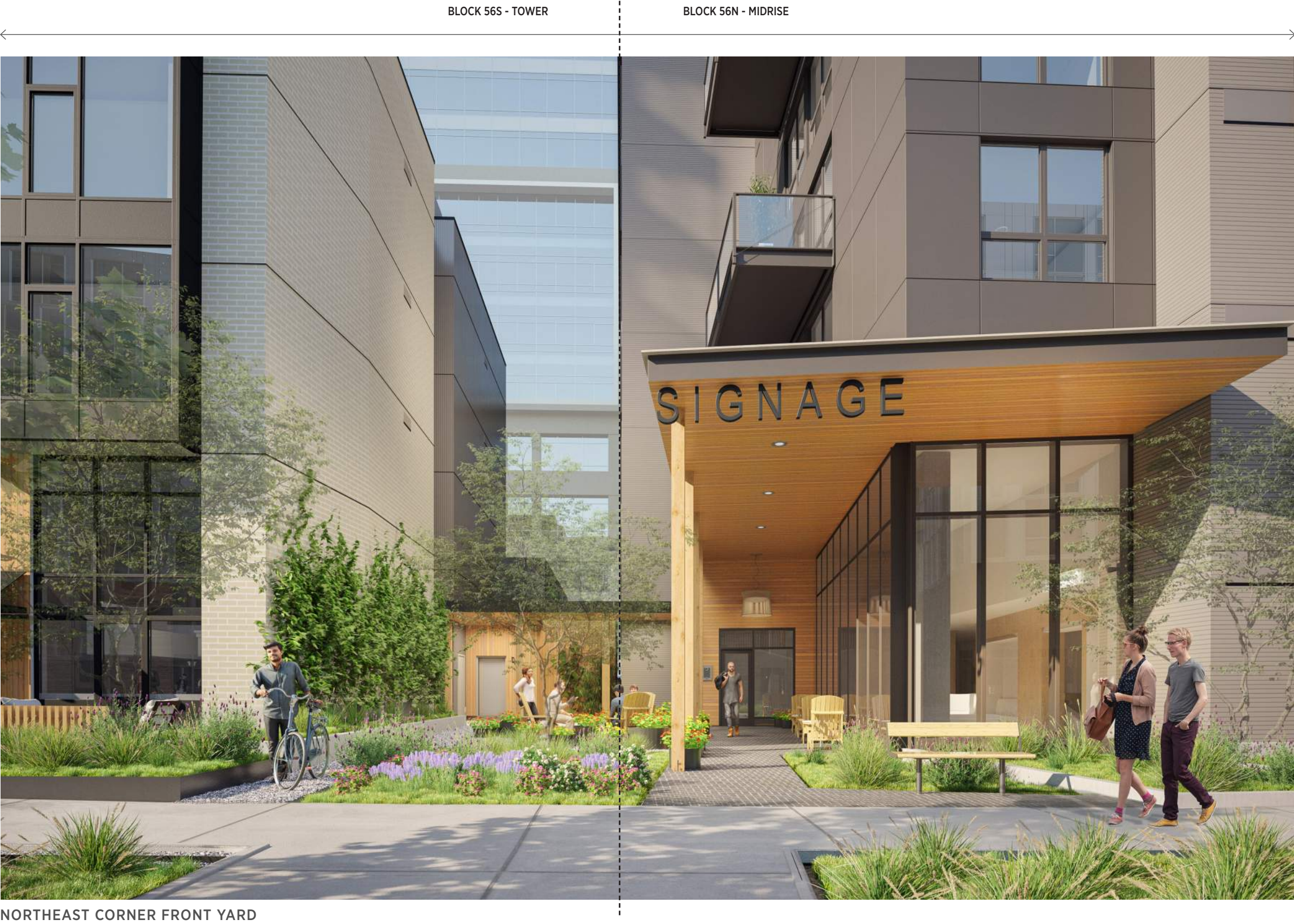
Townhouse & Stoop Treatment





PODIUM DESIGN

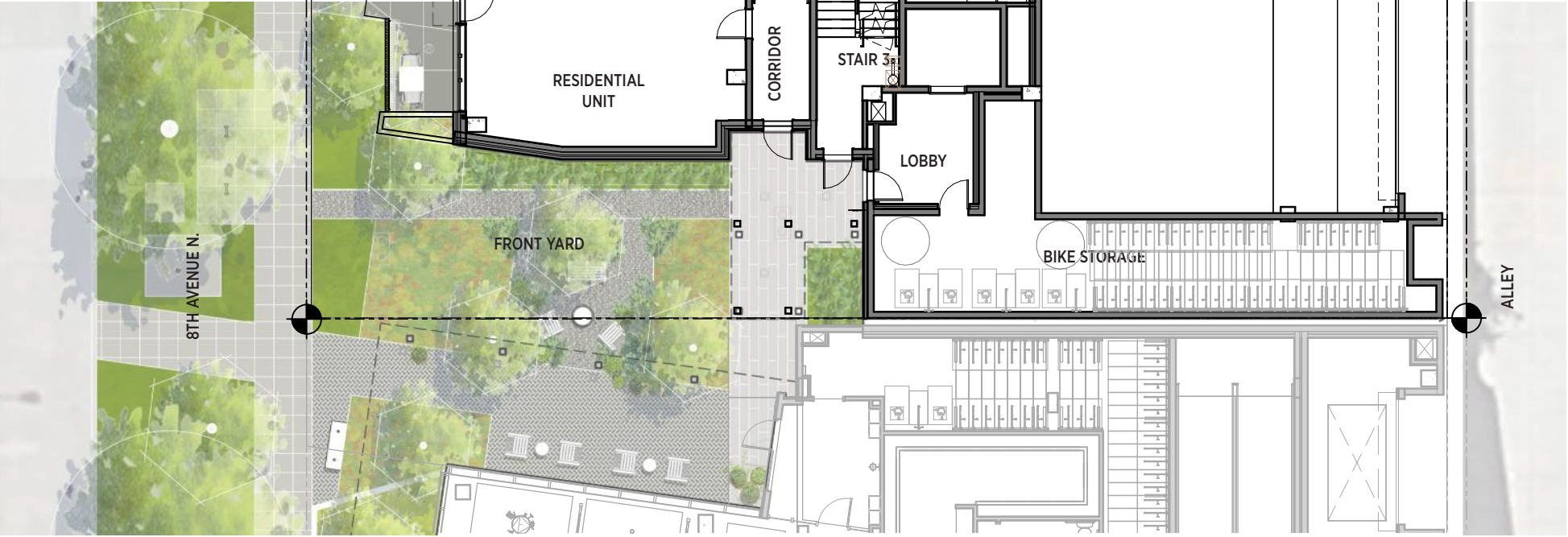
Front Yard



NORTHEAST CORNER FRONT YARD

PODIUM DESIGN

Front Yard





Bike Access

UPDATED BASED ON FEEDBACK AT EDG

BOARD GUIDANCE

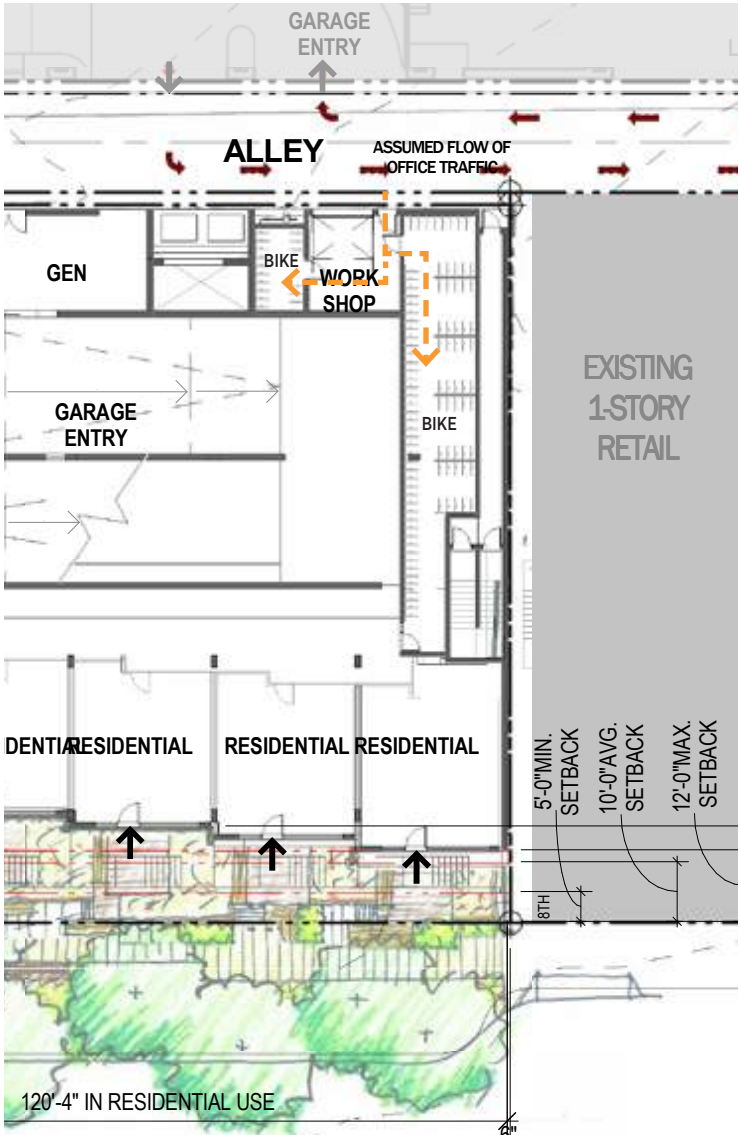
Since the alley may be congested at peak hours from the large adjacent office project, the Board advised exploration of a bike access corridor direct from 8th Avenue and/or Harrison Street, to the bike storage/ lockers (the plan on pg 46 appears to show the bike access about mid-block on the alley).

RESPONSE

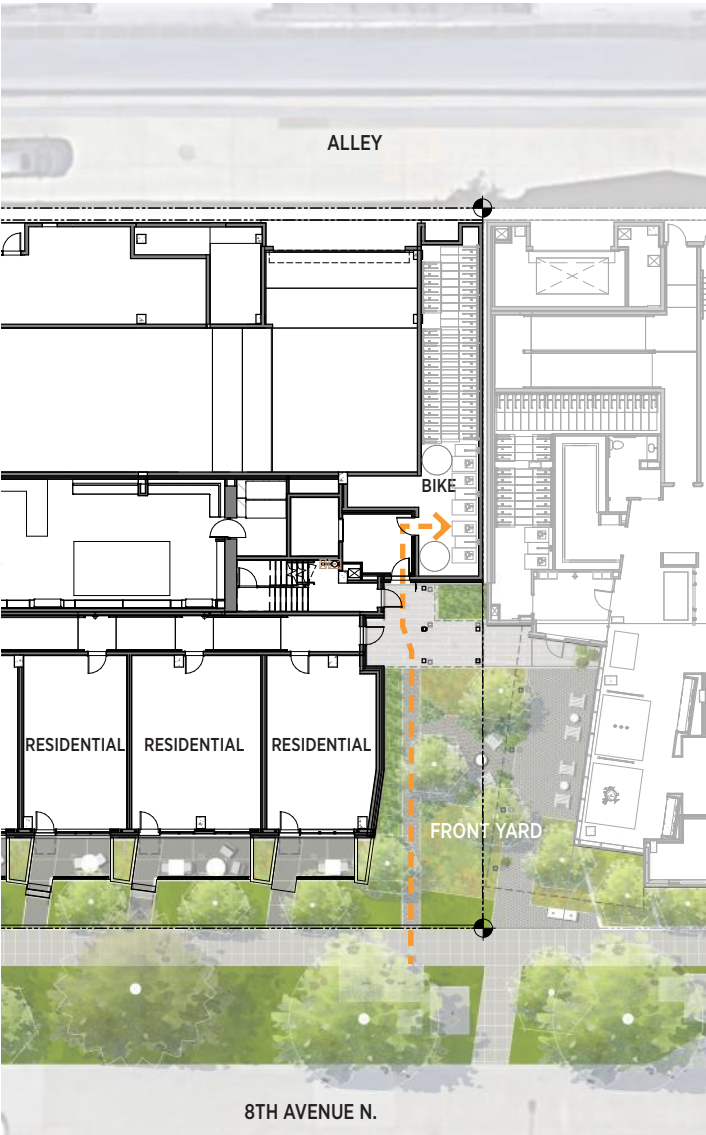
A separate pathway through the Front Yard Garden provides safe and direct access from 8th Avenue to the bike storage room entry. This route avoids the potential congestion of the alley and takes positive advantage of the calmer neighborhood green street frontage.

DESIGN GUIDELINES

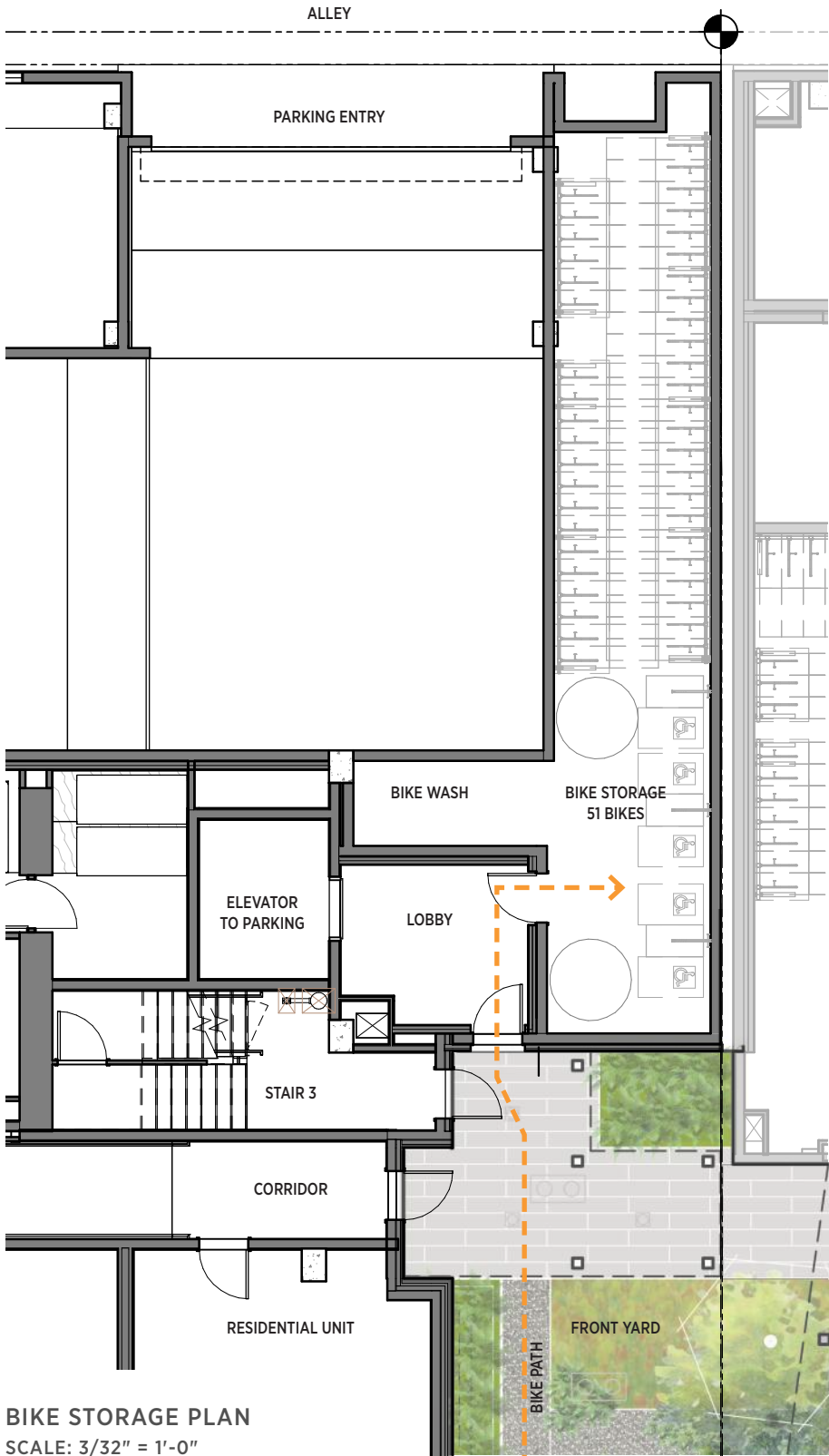
Guidelines PL4-B



EDG PREFERRED MASSING OPTION



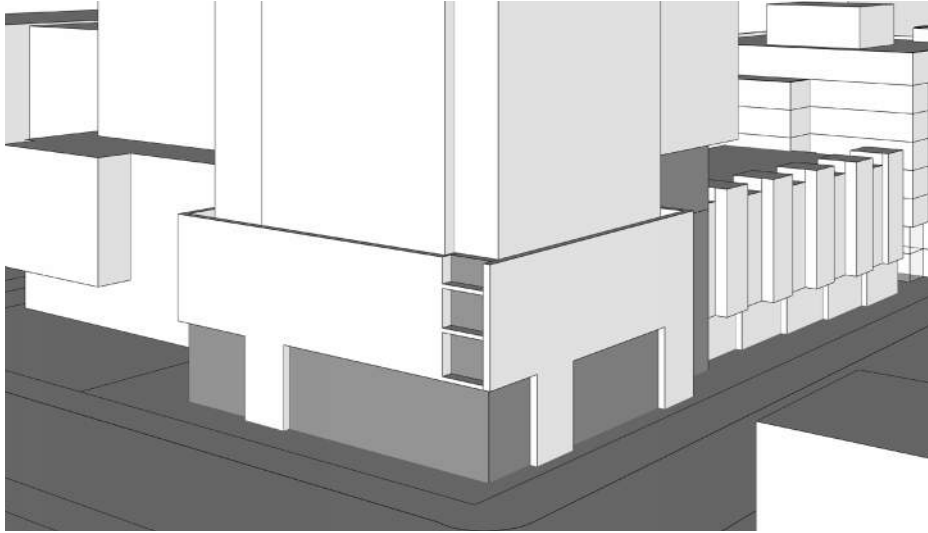
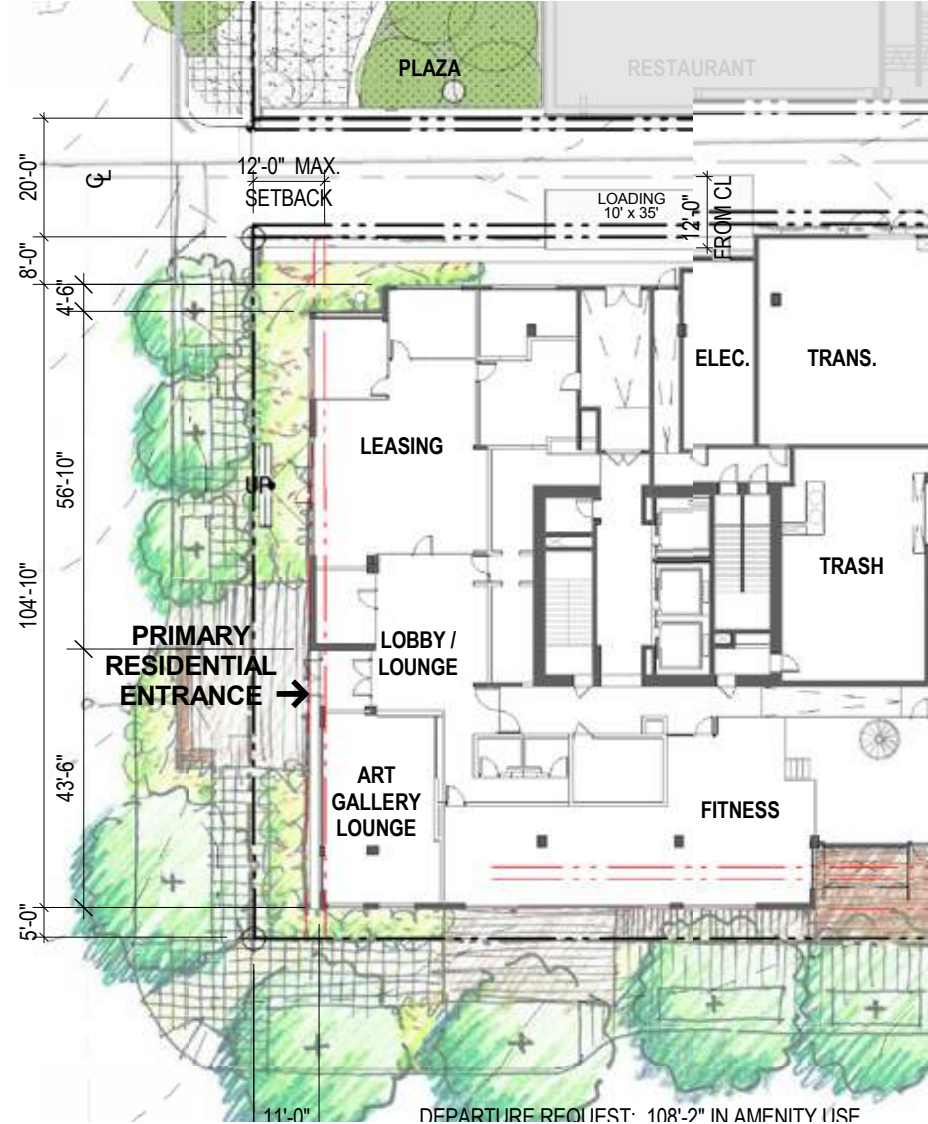
CURRENT DESIGN



BIKE STORAGE PLAN  
SCALE: 3/32" = 1'-0"

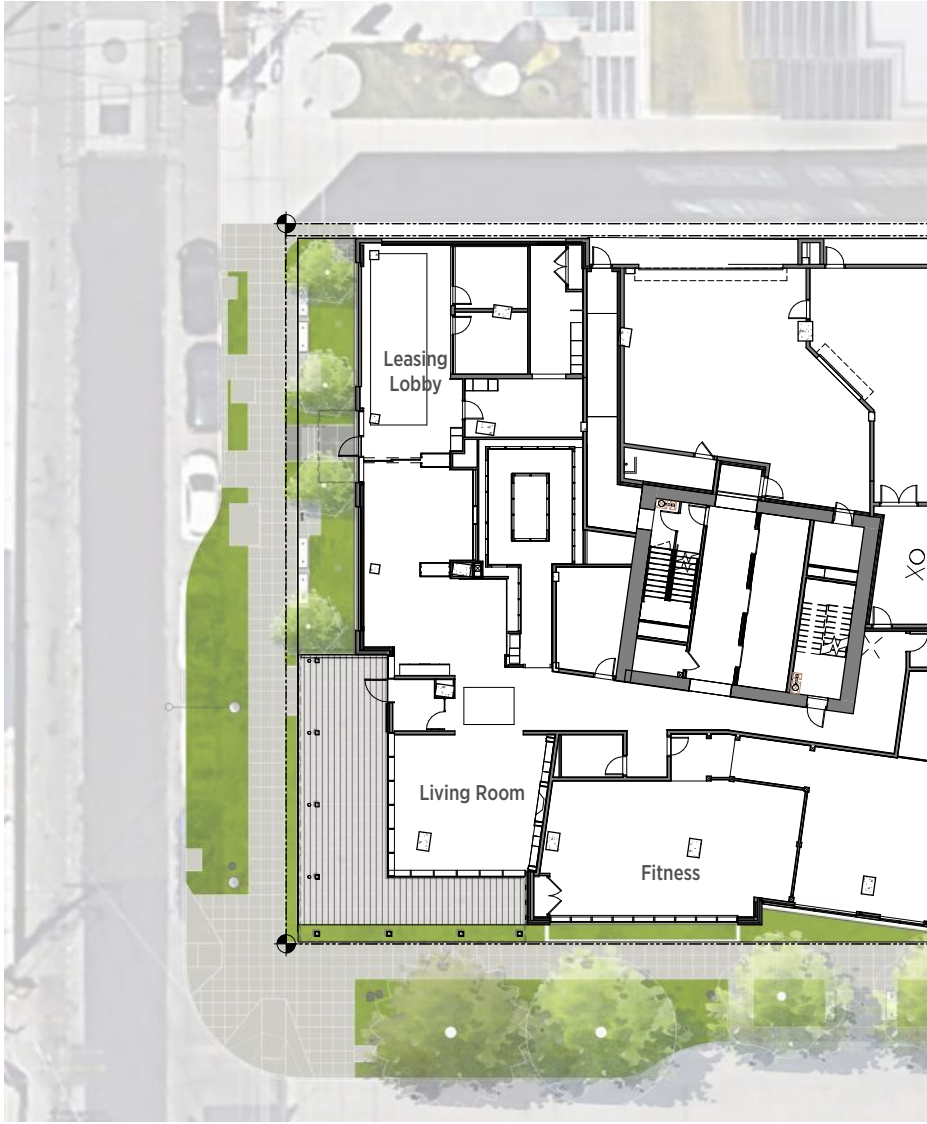






EDG PREFERRED MASSING OPTION

BLOCK 565 - TOWER  
VULCAN REAL ESTATE



CURRENT DESIGN

## EDG RESPONSE - GROUND FLOOR USES & TREATMENT

### Street Edge Along Harrison

#### PARTIALLY SUPPORTED AT EDG

##### BOARD GUIDANCE

The Board supported the generous (about 10ft) set back along this "Heart" street, and the residential lobby being basically centered. The Board supported the tall ground level proportion (pg.47, lower left) along this sunny north side of the street, and a mix of plantings and pedestrian benches to provide amenity 'rooms', especially near the lobby. The Board supported the more permeable 'gallery/lounge' at the key southeast street corner (see below), and desired a similar use at the southwest corner, which will be highly visible because of the approximate 50ft setback plaza adjacent. The Board does not support ground floor corners occupied by leasing, which is essentially office and lacks activation of the sidewalk.

##### RESPONSE

The design team has retained the residential lobby near the center along Harrison Street, the double-height expression at ground level. Amenity 'rooms' along Harrison Street have been retained adjacent to the leasing office and include outward facing benches surrounded by lush planting both on-site and in the right-of-way. The design has been revised to move the enclosed individual leasing offices inboard away from the corner to provide more active use (leasing lobby) along the street facade and at the SW corner of the building. Leasing function on the ground level creates an activated street and useful amenity to the tenants of the building. This office will be handling leasing for well over 400 homes (including the homes for 433 8th Ave. N). During lease-ups of comparable projects in the neighborhood, leasing teams conduct over 30 tours per week, facilitate daily move-ins, coordinate deliveries for residents, and not only that, residents commonly stop by the office to say hi to the leasing staff or ask questions. This activity continues year-round given the quantity of homes in the building. In recent projects, free coffee has been offered out of the leasing lobby. Weekly hundreds of people come down from inside the building to the leasing office to enjoy a cup of coffee, and in turn, create a lively lobby and leasing area at all hours of the day.

##### DESIGN GUIDELINES

Guidelines CS2-B; PL2-I; PL2-II; DC1-A



Southeast Corner

SUPPORTED AT EDG

BOARD GUIDANCE

The Board agreed this important corner deserves more generous paving area at the sidewalk interface, high transparency, and permeable doors into the 'gallery/lounge', probably off the 8th Avenue side.

RESPONSE

In keeping with the project concept, the main corner of the ground level amenity has changed to a 'living room' with a wrap around 'front porch'. It is set back significantly from property lines and is covered to provide generous and usable outdoor space.

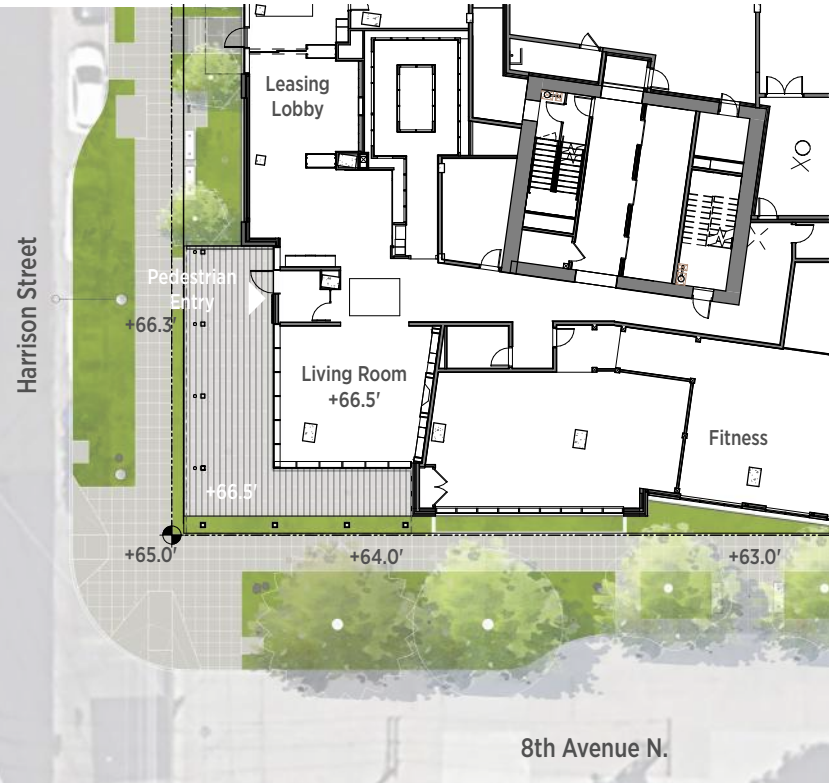
The facades behind the 'front porch' are highly transparent, providing seamless visual transition between indoor and outdoor space. Given the existing slopes on both 8th Avenue and Harrison Street, an extended flush paving interface at the lobby entry from either frontage is challenging without the addition of steps or ramp. The 'front porch' concept provides a level outdoor pedestrian space at the lobby entered from Harrison where grades are most compatible that is highly visible from the public realm. The porch wraps around to 8th Avenue and maintains a similar visual relationship between level outdoor space and sloping sidewalk grade on the neighborhood green street.

DESIGN GUIDELINES

Guidelines PL1-III; PL3-B-4



EDG PREFERRED MASSING OPTION



CURRENT DESIGN



BLOCK 56S - TOWER  
VULCAN REAL ESTATE

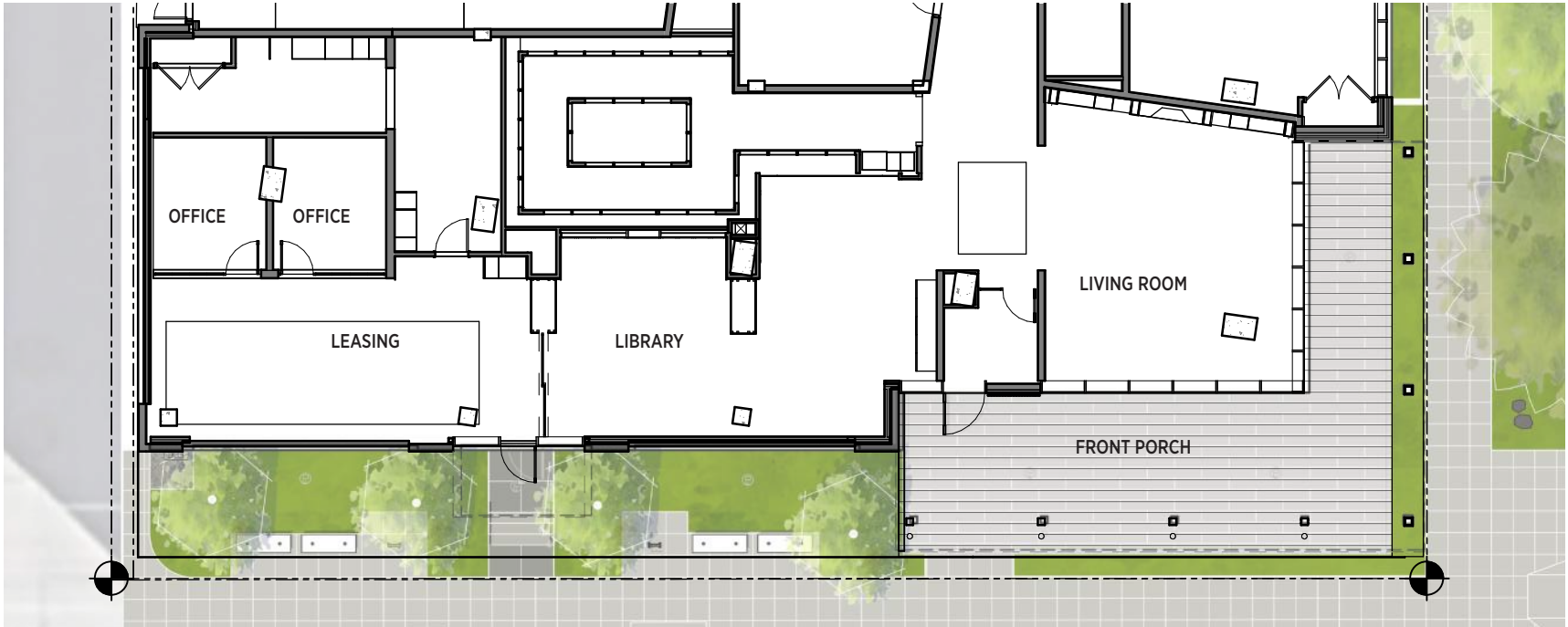
Southeast Corner



Southeast Corner



Southeast Corner





Southwest Corner and Response to Adjacent Plaza

UPDATED BASED ON FEEDBACK AT EDG

BOARD GUIDANCE

The Board did not support the narrow sidewalk and the depressed planter moat described for this corner, and encouraged a more creative, flush landscape and pedestrian design that fully responds to the adjacent plaza and pedestrian desire lines across the alley.

RESPONSE

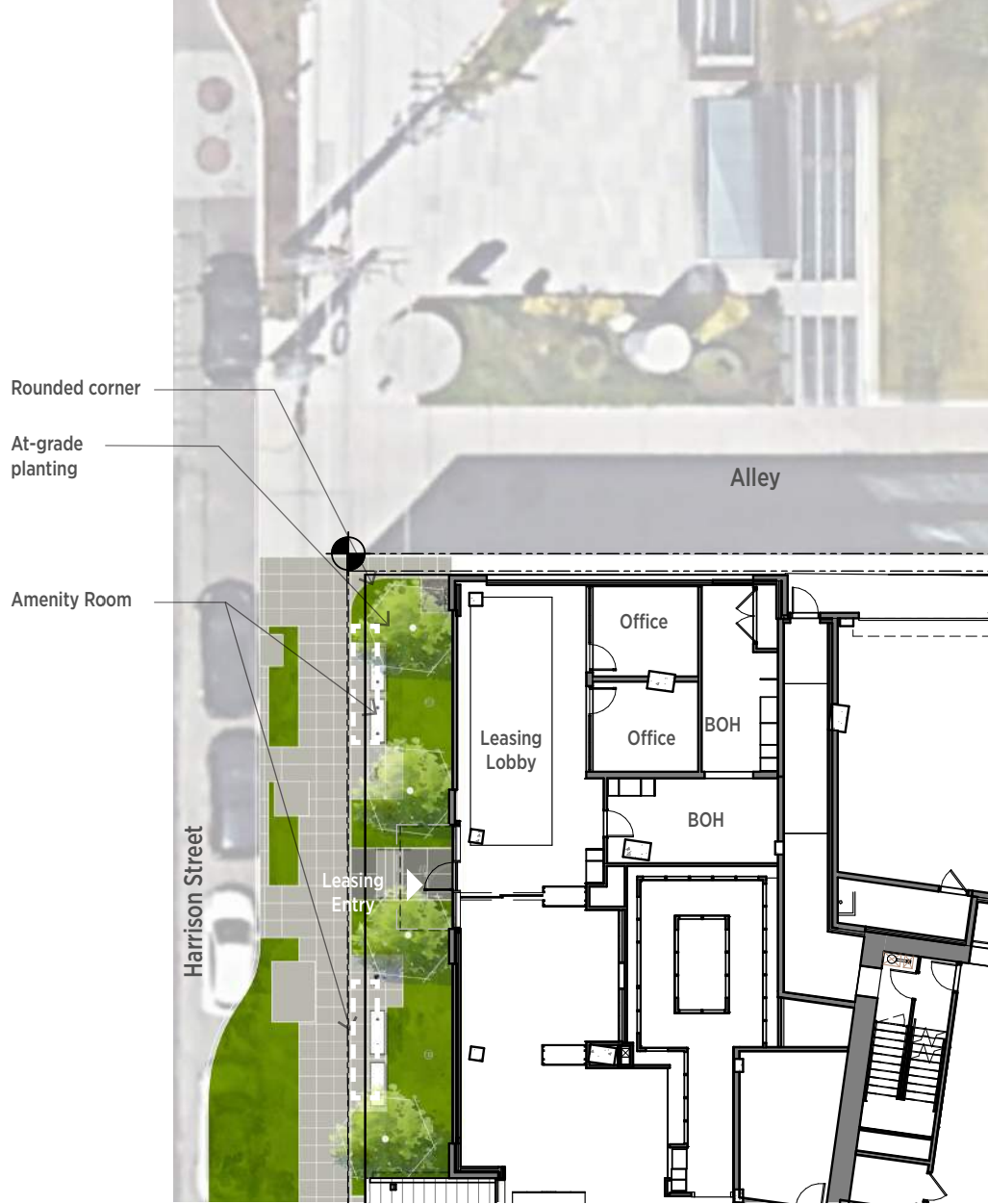
Based on verification of existing conditions, it appears that the design/layout of the adjacent plaza at 400 Dexter Ave N changed considerably between how it was presented on page 62 of the EDG presentation and eventual construction. While the earlier designs for this plaza proposed a generous pedestrian pathway to the alley (bisected by raised garage exhaust), the final design included a continuous raised planting bed parallel to the alley from the building face to the raised garage exhaust structure located at the south east property corner. This design change essentially eliminates the flowing nature of pedestrian flow encouraged by the previous design and create a more typical sidewalk/alley transition condition. The updated design proposes to mirror the adjacent condition with a widened sidewalk at the alley transition and radiused corner as a nod to the arcs and circular forms prevalent across the alley. Sidewalk width (6ft min.) is consistent with 400 Dexter Ave N. and the recently completed Arbor Blocks project across Harrison Street. Planting is proposed to be at sidewalk grade or raised, thereby eliminating the 'sunken moat' condition.

DESIGN GUIDELINES

Guidelines DC2-B; PL2-B-3; DC3-C



EDG PREFERRED MASSING OPTION



CURRENT DESIGN



VIEW OF 400 DEXTER PLAZA

Southwest Corner and Response to Adjacent Plaza

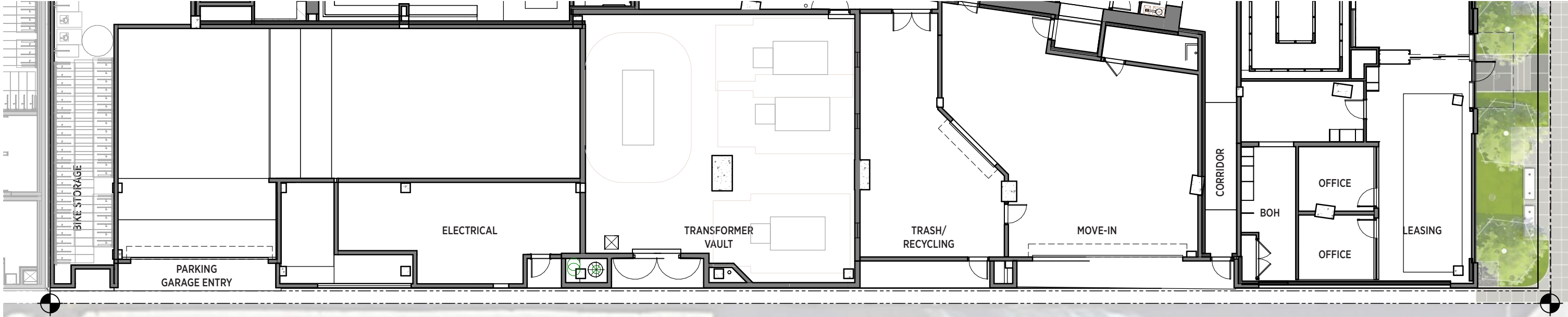






PODIUM DESIGN

Alley





# LANDSCAPE



Ground Level

**NOTE:**  
RIGHT-OF-WAY IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY AND SUBJECT TO SDOT SIP REVIEW/APPROVAL

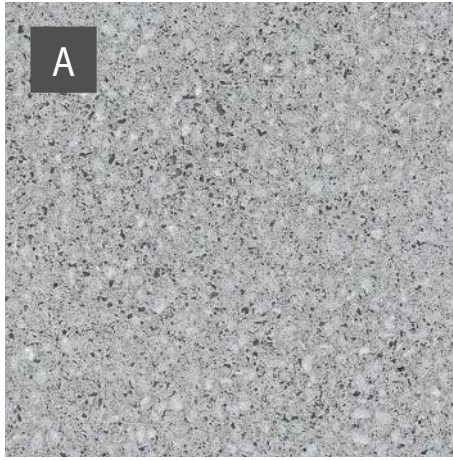
**NOTES FROM 60% DG MEETING ON OCT. 1, 2020:**

- NO GRAVEL OR METAL EDGING IN PLANTING STRIP
- PLANTER STRIP WALKWAYS MUST BE PERPENDICULAR TO SIDEWALK
- BENCHES NEED TO BE 2FT CLEAR FROM ROW/ PATH OF TRAVEL
- PET RELIEF AREA CANNOT BE GRAVEL
- BIKE RACKS NEED TO BE MOVED BACK AWAY FROM THE SIDEWALK

The required changes will be reflected at 90% SIP milestone.



Ground Level Materials



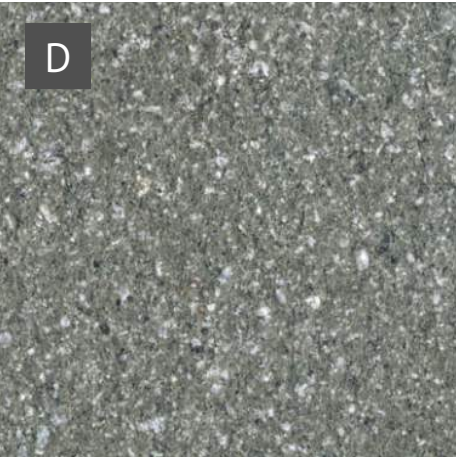
CONCRETE SIDEWALK PAVING



PLANK PAVING



CRUSHED GRAVEL PAVING



CONCRETE PLANTER WALLS



METAL PLANTER WALLS



MOVABLE POTS



RESIDENTIAL PICKET FENCES



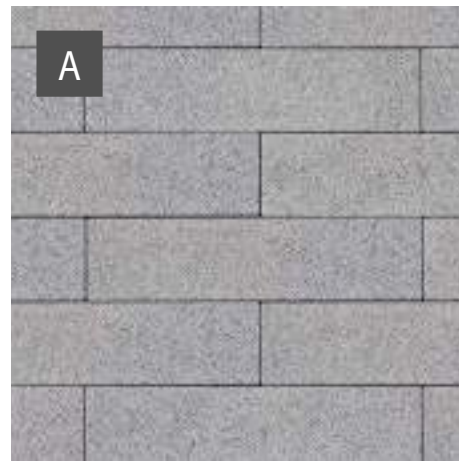
BENCHES



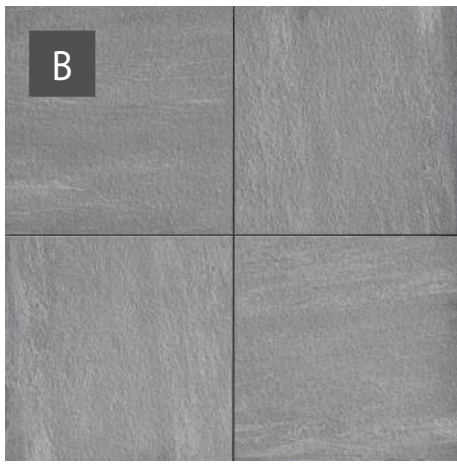
Roof Levels



Roof Level Materials



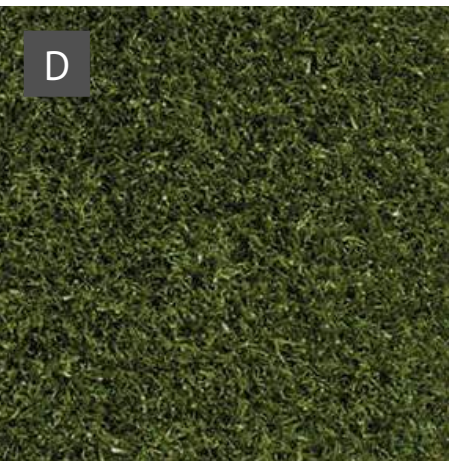
PLANK PAVING



PLANK PAVING



CRUSHED GRAVEL PAVING



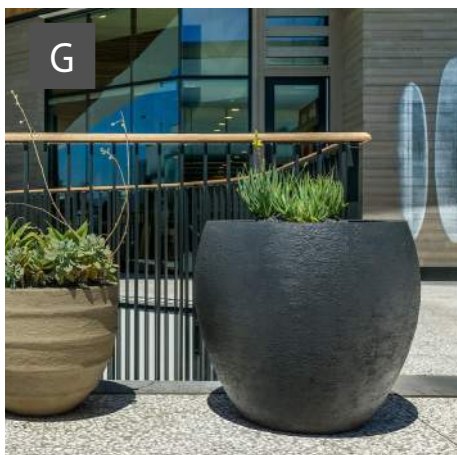
SYNTHETIC TURF



SEDUM ROOF



METAL PLANTER WALLS



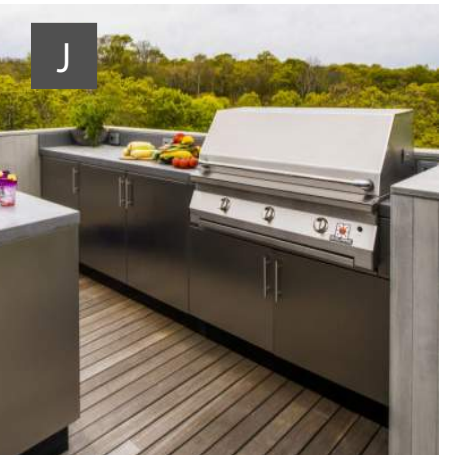
MOVABLE POTS



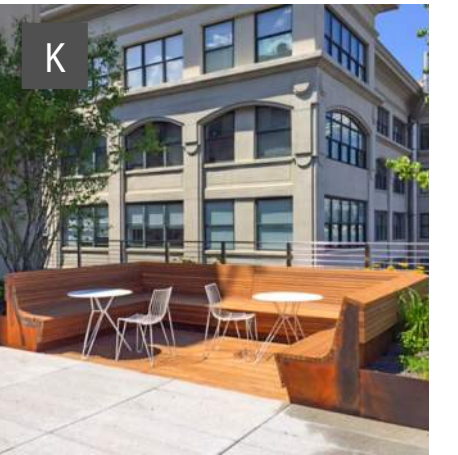
PICKET FENCES



FIRE PIT



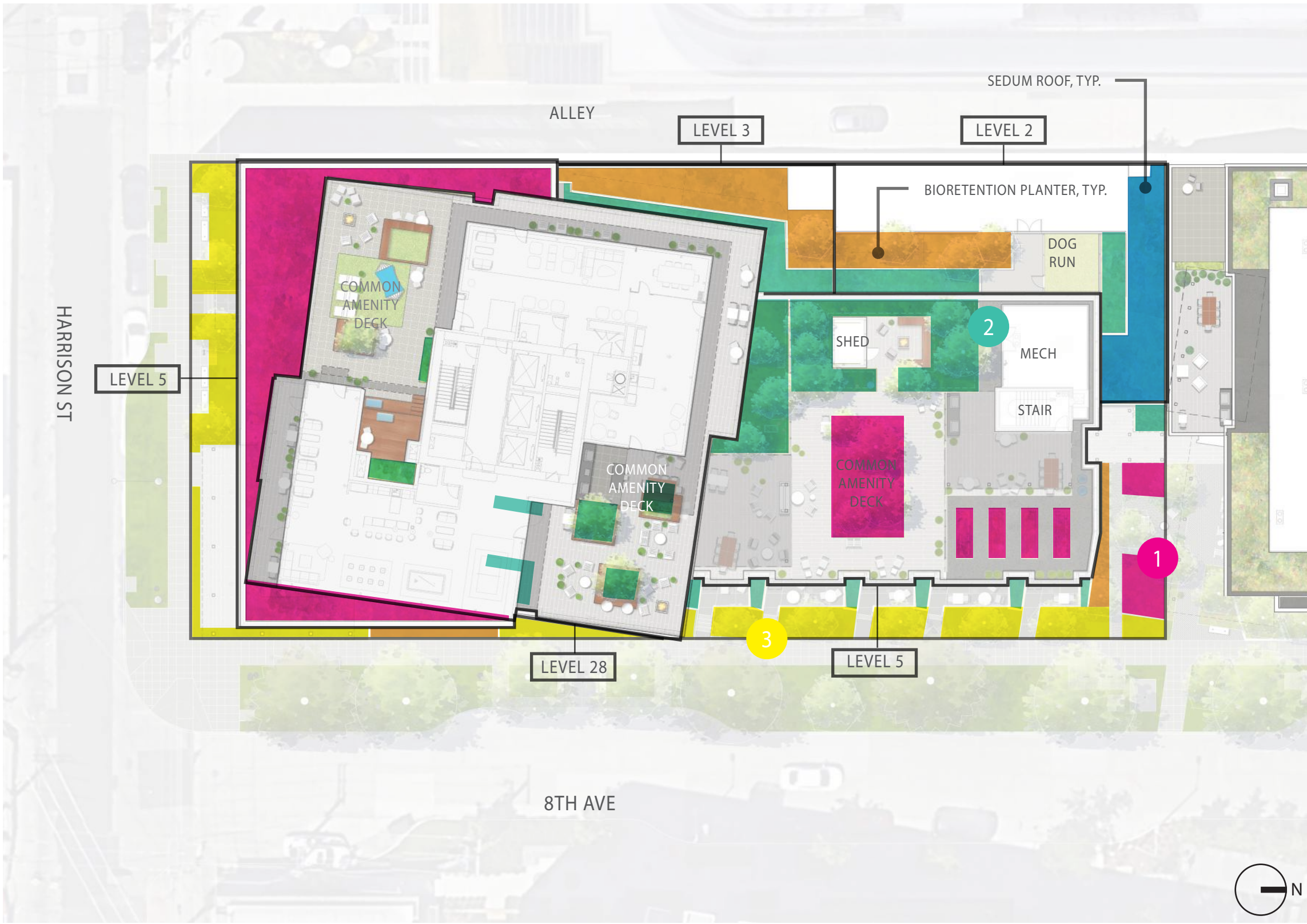
BBQ STATION



BUILT-IN BENCH



Planting Plan



Planting Typologies / Palette



PERENNIAL GARDEN



BACKYARD WILD



FRONTYARD STRUCTURE



Allium 'Millenium' / Ornamental Onion



Carex elata / Tufted sedge



Hydrangea quercifolia / Oakleaf hydrangea



Camassia cusickii / Cussick's camas



Carex sylvatica / Woodland sedge



Spirea douglasii / Rose spirea



Bouteloua gracilis / Blue grama



Fatsia japonica / Paper plant



Vaccinium glaucoalbum / Himalayan huckleberry



Iris douglasiana / Douglas iris



Polystichum setiferum / Soft shield fern



Malus 'Cardinal' / Cardinal Flowering Crabapple



Malus floribunda / Japanese Flowering Crabapple



Acer circinatum / Vine maple



Nyssa sylvatica / Black tupelo



# LIGHTING & SIGNAGE

- 1 Front Door Pendants -**  
Suspended luminaires guide residents inside main entryway.



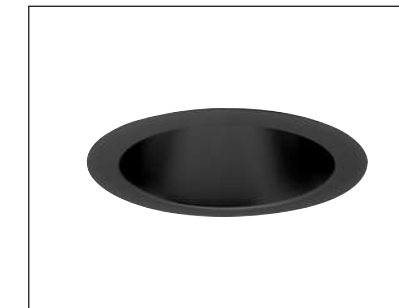
- 2 Wall Sconces -**  
Architectural sconces provide sense of arrival at unit patio entries.



- 3 Column Accent Lights -**  
Luminaires mounted close to columns highlight architectural features.



- 4 Downlights -**  
Downlights recessed in overhead soffits and building overhangs evenly illuminate the spaces below.



- 5 Area Lights -**  
Wall mounted sconces with wide distributions provide safety illumination along alleyway.



- 6 Tree Accent Lights -**  
LED accent lights enhance tree canopies and landscape features.



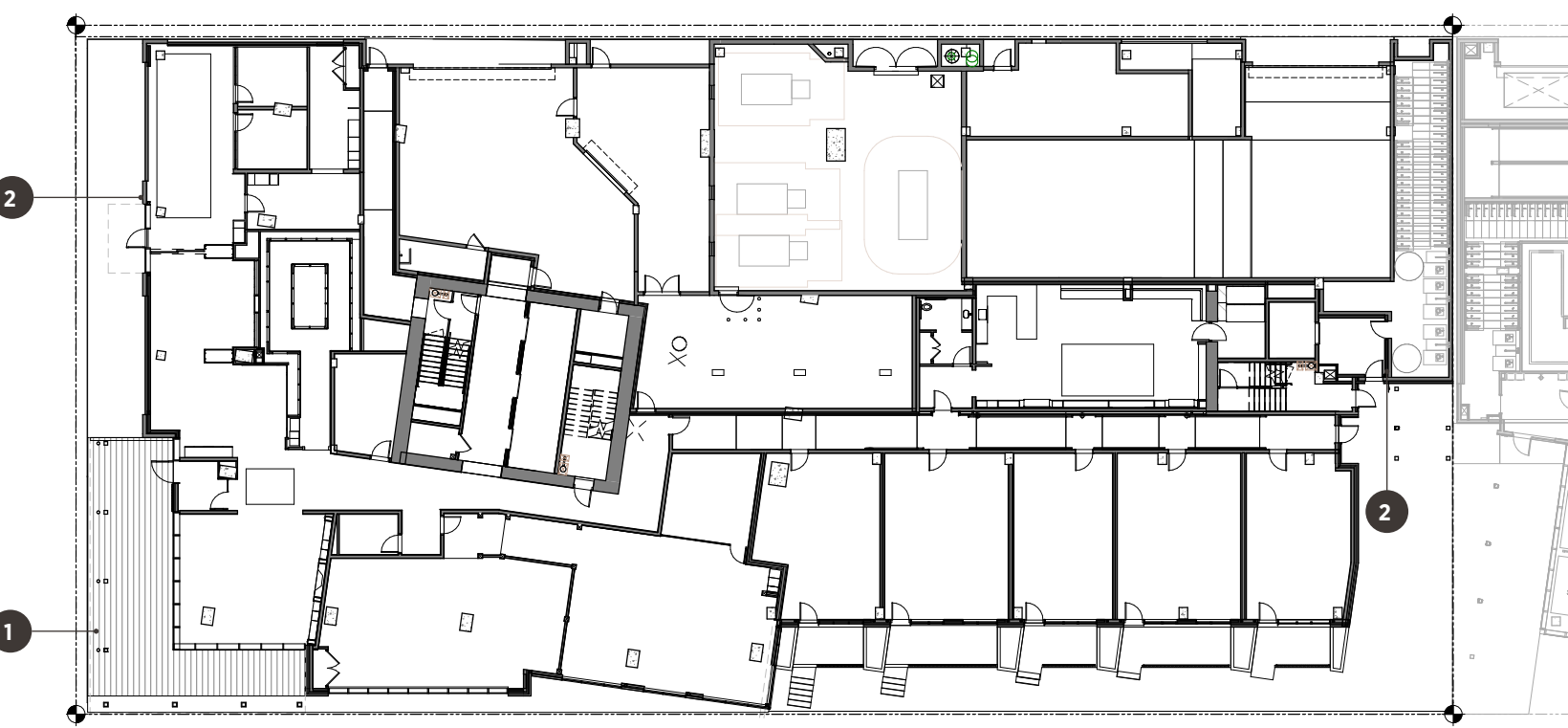
- 7 Post Mount Light -**  
Pedestrian-scale post-mount luminaire creates a sense of welcoming at building entry.



- 8 Path Lights -**  
Low level LED landscape-mounted path lights illuminate walkways.







SIGNAGE PLAN



1 CANOPY SIGNAGE AT MAIN ENTRY



2 WALL MOUNT SIGNAGE AT LEASING ENTRY AND PARKING ELEVATOR & BIKE STORAGE



# DEPARTURES



Departure 1

Street-level Development Standards

SMC 23.48.014.B.1.a (May 30, 2014 version)

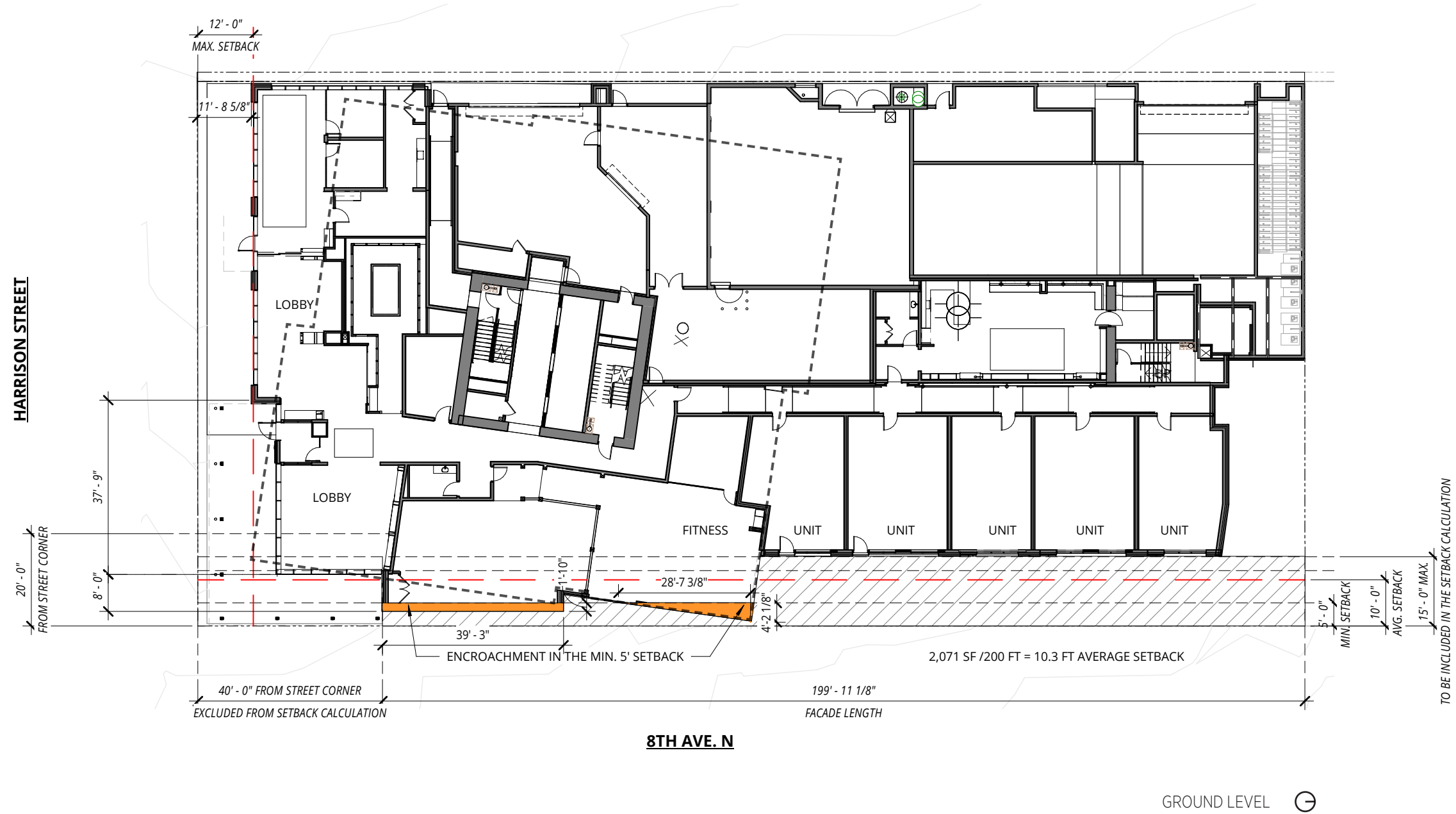
All street-facing facades along 8th Avenue North, except those portions occupied by permitted non-residential uses and subject to the provisions of subsection 23.48.014.B.2, are required to setback an average of 10ft from the street lot line, provided that no setback shall be less than 5ft from the street lot line, and any setback area further than 15ft from the street lot line shall not be included in the averaging calculation.

REQUEST:  
A departure is requested to allow small portion of the building to be within 5ft of the property line.

JUSTIFICATION:  
Per EDG guidance, the project aims to create two distinct characteristics of the podium levels along 8th Avenue N. bisected by the angled tower corner reaching grade at the middle of the base. The angled tower coming down to the street was supported by the Board at the EDG meeting as this reinforces the design of two distinct characteristics at the podium by dividing it into two sides. This division of the podium into three segments (south, north and the tower corner as a 'gasket') supports the design guidelines ,specifically Connection to the Street, by providing pedestrian interest and by avoiding a uniform street wall (CS2-3-b). To the north of this 'gasket', ground level units are placed with stoops and vertical rhythm. It is set back approx. 15ft from property line with lush landscaping in order to create a vibrant residential realm. To the south of this gasket, residential amenities are located with more of an urban scale and placement. It is setback approx. 3ft from the property line, and the diagonal corner tower also encroaches into the 5ft min. required setback area. The tower is placed as far West as possible, but due to the rotated nature, the NE corner is encroaching into the minimum setback area. It would require lengthening the east and west facade of the tower significantly (approx. 6ft) in order to mitigate this issue. The South portion of the podium that encroaches into the minimum setback is also necessary in order to create a meaningful and intentional interface between the orthogonal massing and the diagonal tower.

RELEVANT DESIGN GUIDELINES:  
**CS2-B-2** Connection to the Street  
**PL2-I-i** Street Level Uses  
**DC2-A-2** Reducing Perceived Mass

CURRENT SLU DESIGN GUIDELINES:  
**CS2-3** Adjacent Streets



Departure 2

Street-level Development Standards

SUPPORTED AT EDG

SMC 23.48.014.B.1.c (May 30, 2014 version)

c. Only ground-related residential units and floor area for building lobbies for residential uses are permitted within the portion of the story of the structure abutting the required setback area, and each unit or lobby area is required to have direct access to the required setback area.

REQUEST:  
A departure is requested to allow residential amenity use to be permitted within the portion of the ground level abutting the required setback along 8th Ave. N. (106ft shown at EDG, 82ft requested at current design).

JUSTIFICATION:  
At EDG, the Board supported the residential entry and lobby to be located along Harrison Street which is a 'Heart Street', and the Design Team has retained the location of the entry & lobby. This leaves the 8th Avenue frontage to be almost entirely occupied by residential units in order to meet this code section 23.48.014.B.1.c. As proposed (and was receptive) at EDG, the design team has retained approximately 82ft of Fitness Amenity use at the southern portion of the 8th Avenue frontage (106ft shown at EDG) abutting the required setback. The active use and the transparency of the facade of the fitness area would allow activation and connection with 8th Ave. N. As shown on the diagrams, the current design provides residential lobby (not abutting required setback), fitness amenity (abutting required setback), residential units with stoops (abutting required setback), and an open courtyard (not abutting required setback). This variation in residential use and facade treatments along the street level support design guidelines by avoiding uniform street wall (CS2-3-b), while providing points of interests (PL2-2-a).

RELEVANT DESIGN GUIDELINES:  
**CS2-B-2** Connection to the Street  
**PL2-I-i** Street Level Uses  
**PL3-B-4** Interaction

CURRENT SLU DESIGN GUIDELINES:  
**CS2-3** Adjacent Streets  
**PL2-2** Walkways and Pedestrian Interest





Departure 3

Structure Height - Rooftop Features

SMC 23.48.010.H.7 (May 30, 2014 version)

At the applicant's option, the combined total coverage of all features listed in subsections 23.48.010.H.4 and 23.48.010.H.5 above may be increased to 65% of the roof area, provided that all of the following are satisfied:

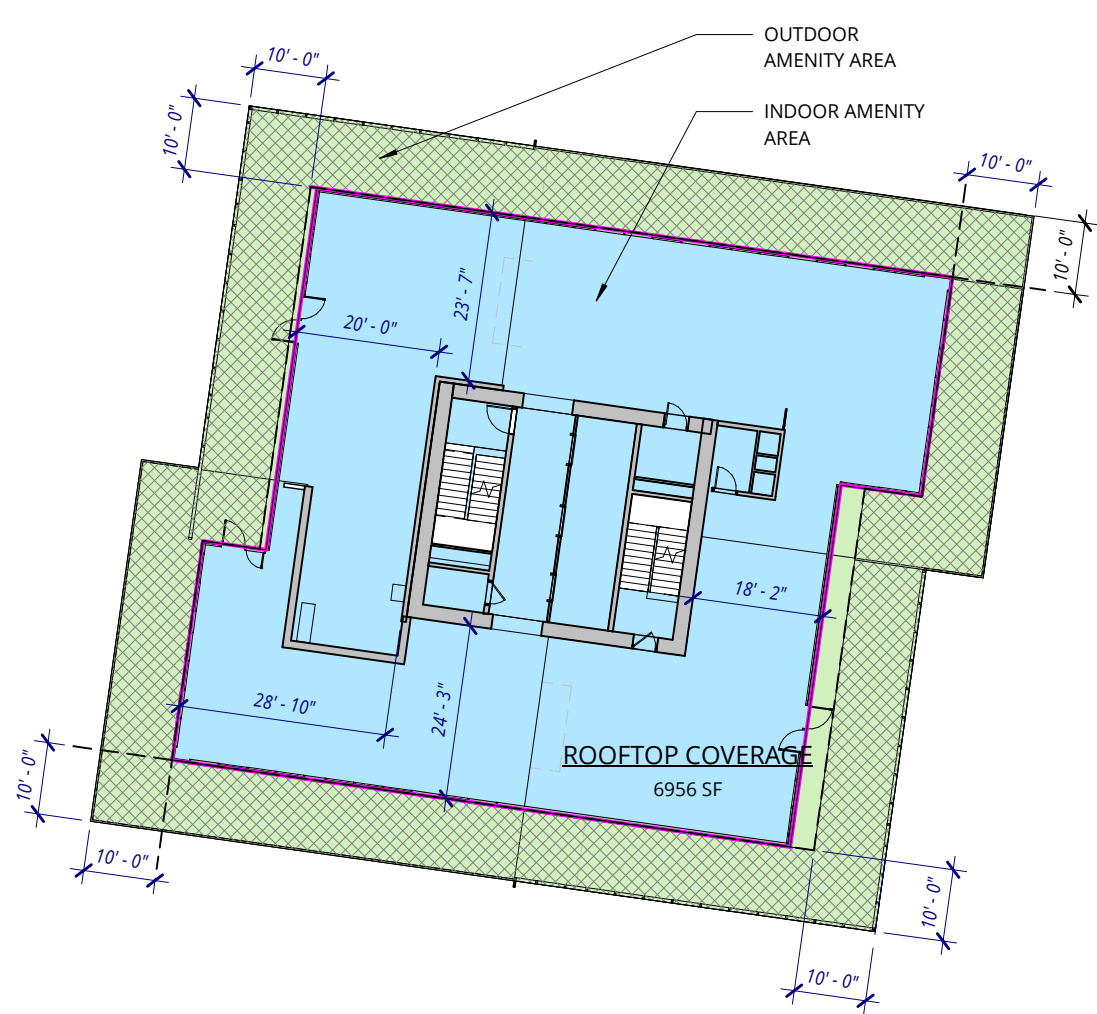
- a. All mechanical equipment is screened; and
- b. No rooftop features are located closer than 10ft to the roof edge.

REQUEST:  
A departure is requested to allow rooftop features to be located within the 10ft of the roof edge.

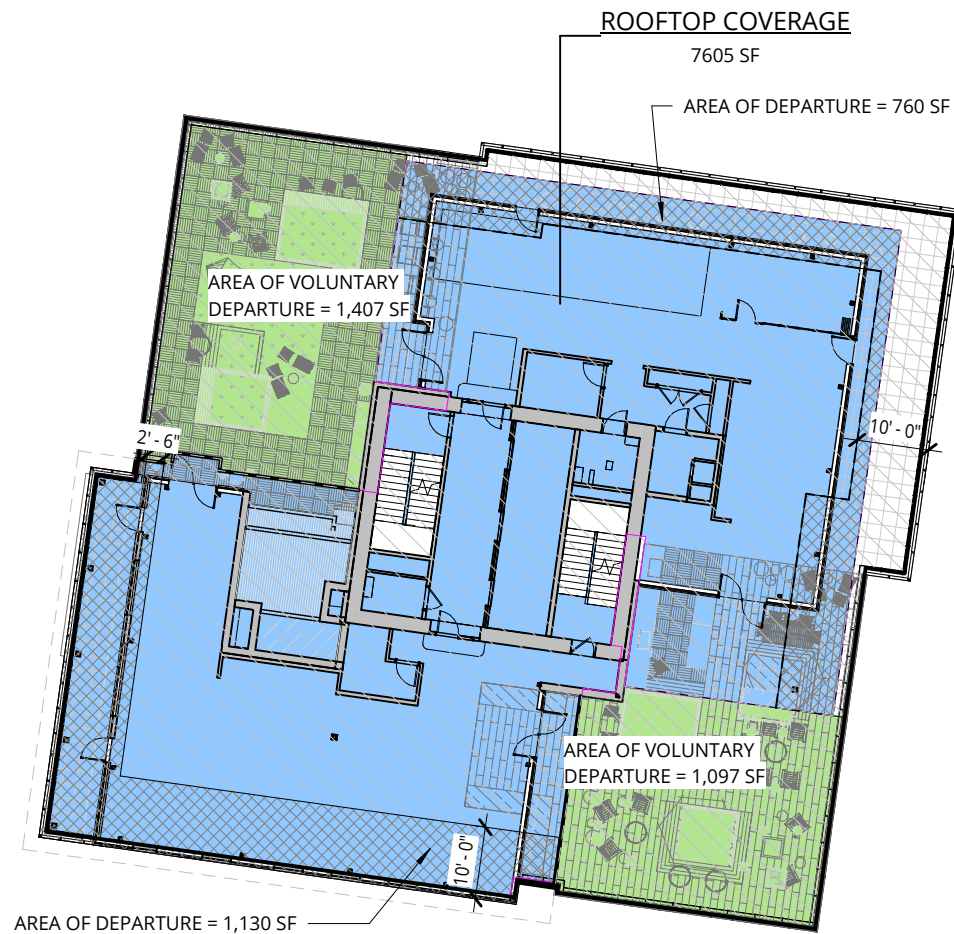
JUSTIFICATION:  
The enclosed amenity spaces occupy SE and the NW corner of the building. The opposite corners SW and NE area occupied by outdoor amenity area with well beyond 30ft of offset in any direction. This design provides more proportionally usable space for both enclosed and outdoor amenity area, while providing the best integration of the program with the overall massing of the building. The angled top which reinforced the concept of Home/ Attic Room, also supports the design guidelines that calls for "angled yet coherent forms", as well as intentionally designed tower terminus (DC2-4-c, DC2-4-j).

RELEVANT DESIGN GUIDELINES:  
**DC2-1** Architectural Concept and Consistency  
**DC2-1-3** Tall Building or Skyline Scale  
**DC2-E** Form and Function

CURRENT SLU DESIGN GUIDELINES:  
**DC2-4** Tall Buildings

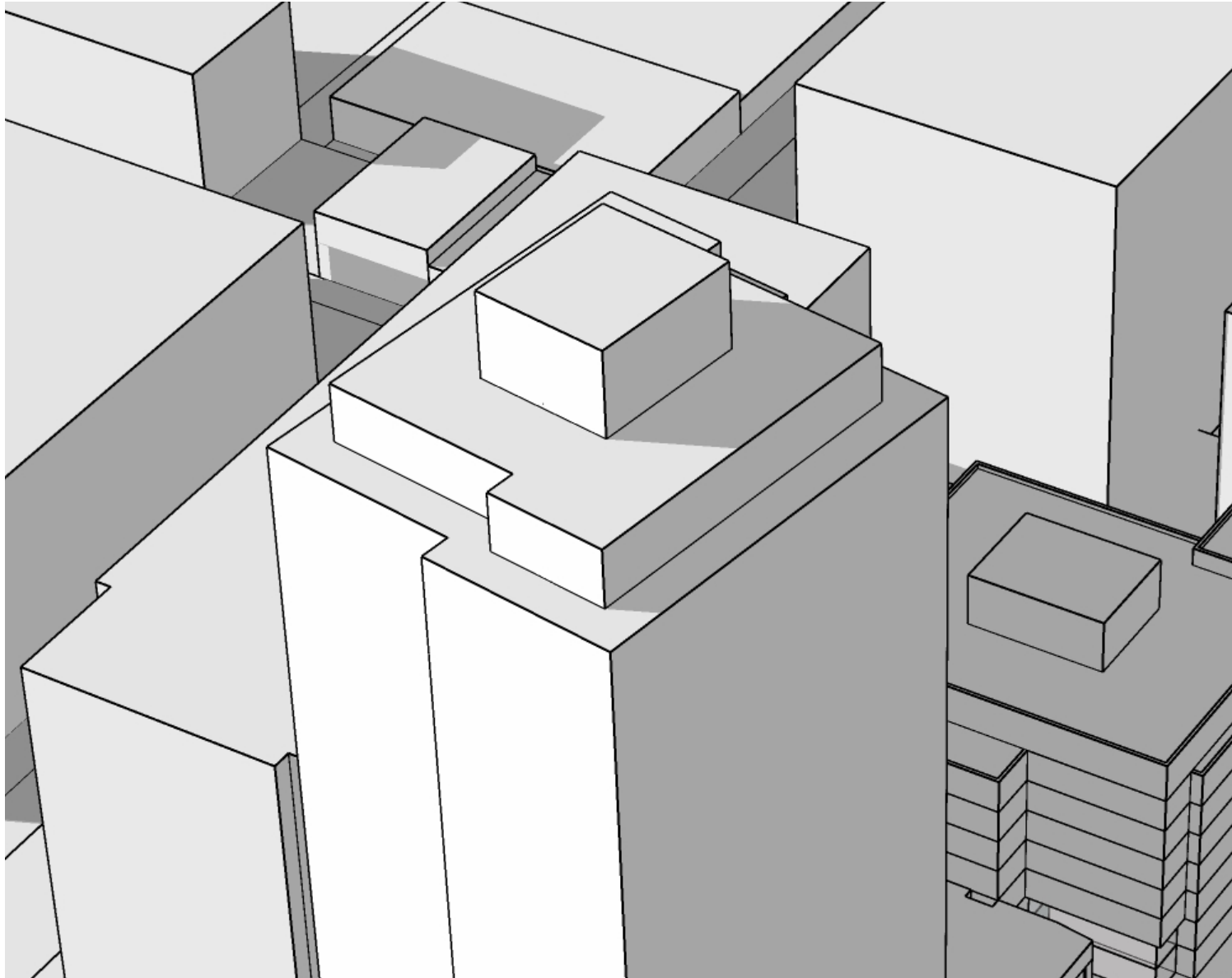


LEVEL 28 - ROOF TOP AMENITY  
CODE COMPLIANT OPTION

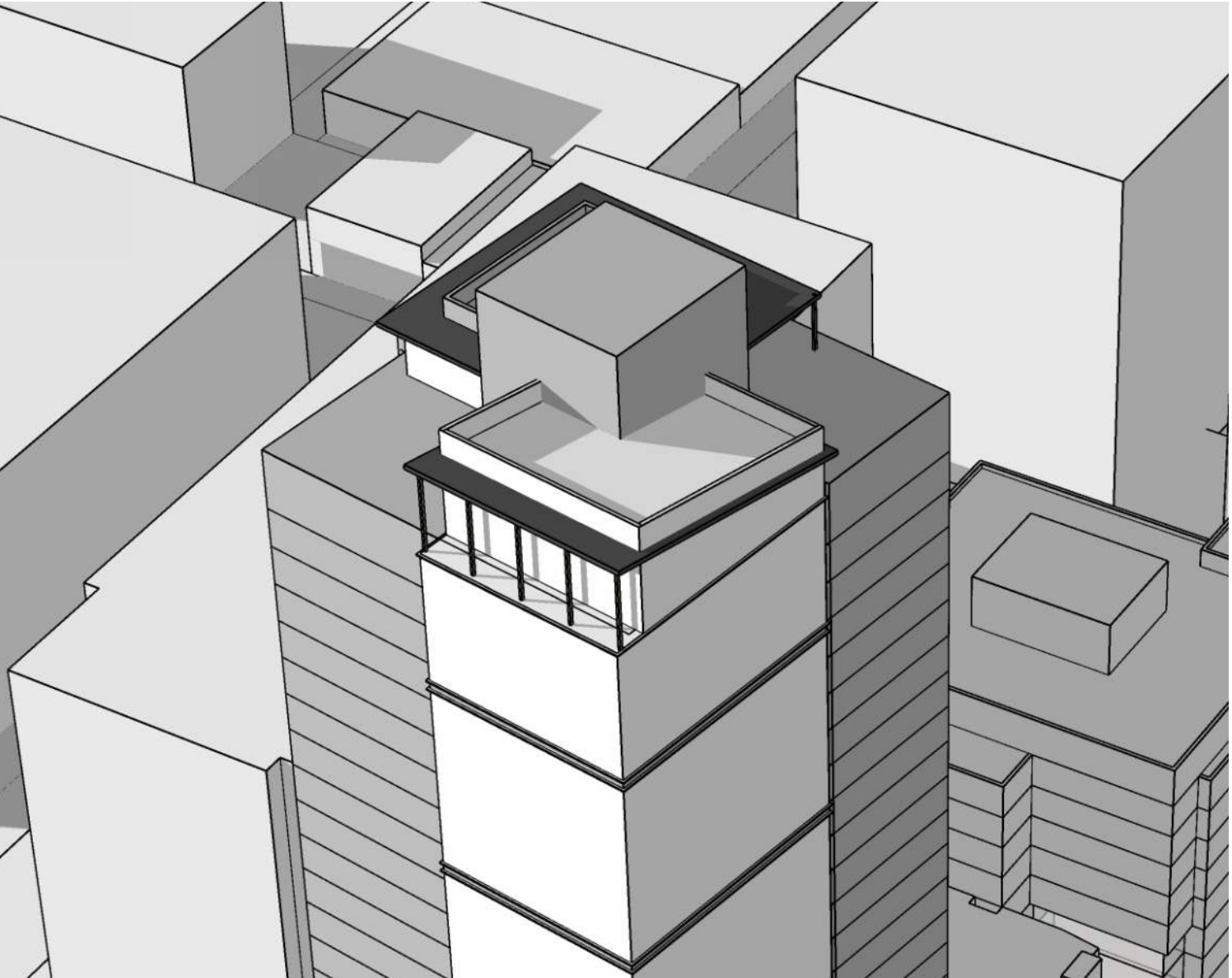


LEVEL 28 - ROOF TOP AMENITY

TOTAL AREA OF DEPARTURE REQUESTED = 1,890 SF  
TOTAL AREA OF VOLUNTARY SETBACK = 2,504 SF  
**1.32 TIMES MORE SETBACK THAN DEPARTURE REQUEST**



TOWER TOP DESIGN  
CODE COMPLIANT OPTION



TOWER TOP DESIGN  
PROPOSED OPTION

Departure 3



DEPARTURES

Departure 4

Structure Height - Rooftop Features

SMC 23.48.010.H.7 (May 30, 2014 version)

At the applicant's option, the combined total coverage of all features listed in subsections 23.48.010.H.4 and 23.48.010.H.5 above may be increased to 65% 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 10ft to the roof edge.

REQUEST:  
A departure is requested to allow the combined total coverage of all roof top features to be over 65% of the roof area.

JUSTIFICATION:  
As part of the correction response, the project team has revised the design to create strong compositional roof top elements that are legible at skyline scale and also strengthen the overall massing hierarchy and clarity. In order to create strong legible roof lines, roof overhang needed to be implemented. In addition, the modulation of massing corresponding to the interior function became very important in order to create clarity in massing. To achieve the clean alignment from level 7 to all the way to top, the roof top amenity space needed to grow slightly, and requiring an additional departure.

RELEVANT DESIGN GUIDELINES:  
**DC2-1** Architectural Concept and Consistency  
**DC2-1-3** Tall Building or Skyline Scale  
**DC2-E** Form and Function

CURRENT SLU DESIGN GUIDELINES:  
**DC2-4** Tall Buildings



APPENDIX



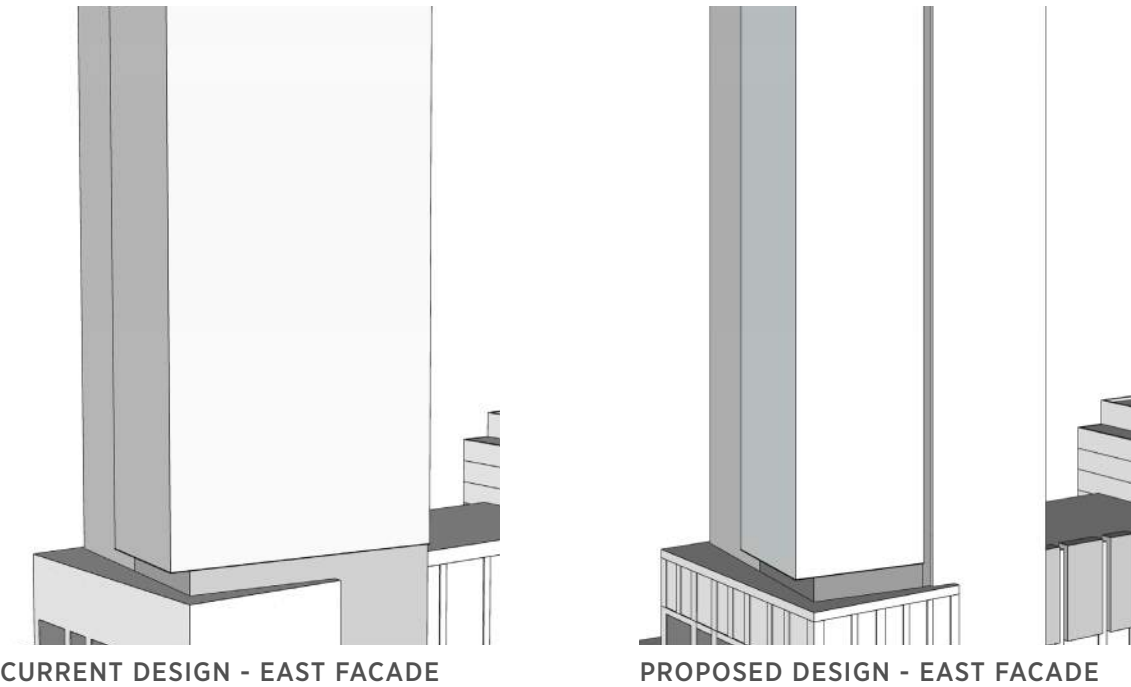
Correction Response Summary

2.The Tower:

As previously noted by Staff, the simplification of the tower has diminished the legibility, strength and scale mitigation of the design concept supported by the Board at EDG. Staff recognize the intent to create scale mitigating compositional elements by outlining differently-clad co-planar portions of upper tower with a dark accent band, but agree that this approach is not successful. Revise the massing and articulation of the tower to re-establish the scale mitigation and compositional order supported at EDG, where a hierarchy of well-proportioned elements, made clearly legible through significant offsets and changes in articulation resulted in a scale-mitigated unified form with visual depth and interest.

Response:

The project team has modified the design to include a vertical notch on East and West facades to further articulate those facades. The notch will be approximately 4ft wide by 2ft deep to create deep shadows, and will be accentuated with dark cladding material.

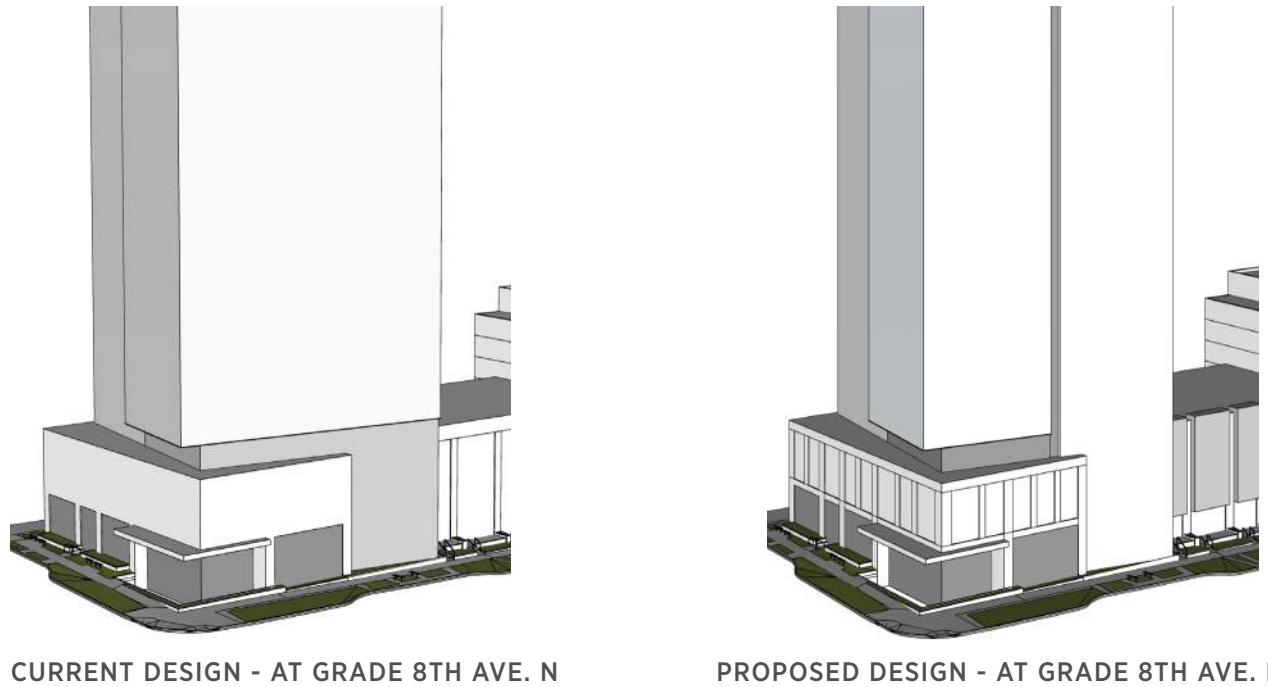


3.Tower Base:

Staff support the strong and conceptually clear massing choice to extend the tower to grade along 8th Avenue but note that the conceptual clarity of this move (specifically identified and supported by the Board at EDG) is compromised by the introduction of a second base expression; an in-plane change in cladding material for the lowest five floors that ends with another in-plane material change part way along the south elevation.

Response:

The project team has modified the design and eliminated the second base expression. Instead, the same tower cladding material extends all the way down to grade along 8th Avenue N, clarifying the strong massing choice.



4. Tower Top:

The design concept supported by the Board at EDG featured a strong sculptural roof form made higly legible with deep shadow lines. Redeployment of this specific solution may not be necessary, but an analogously strong compositional element will likely be required to connect this revised design to the one supported by the Board at EDG.

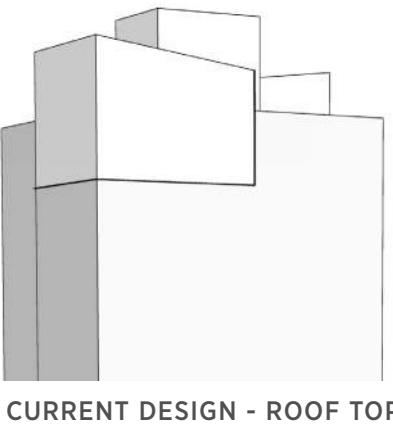
Response:

The project team has revised the design to create a strong compositional element at the top.

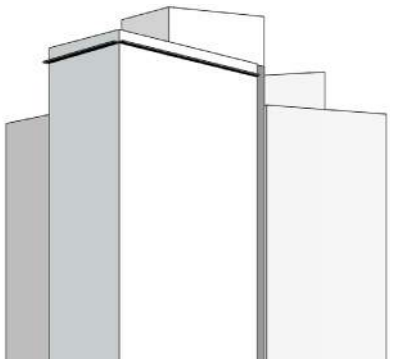
Option A: The roof top element is integrated into the rest of tower. The angled top is accentuated by 28" deep sun shades.

Option B: The design has a rooftop pavilion that is sitting on top of the tower with strong sculptural roof that is highly legible with deep shadow lines (~3ft overhang).

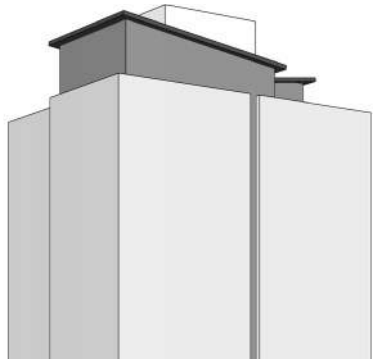
Option C: The 4 story rooftop elements at SE and NW corners of the tower are accentuated by recessed floor below to create deep shadow lines.



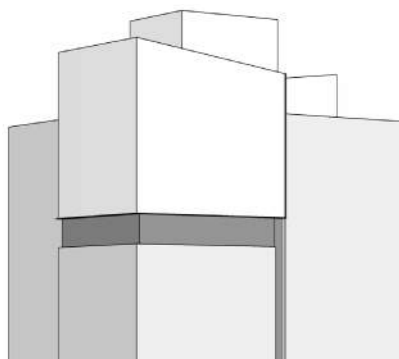
CURRENT DESIGN - ROOF TOP



PROPOSED DESIGN - OPTION A



PROPOSED DESIGN - OPTION B



PROPOSED DESIGN - OPTION C

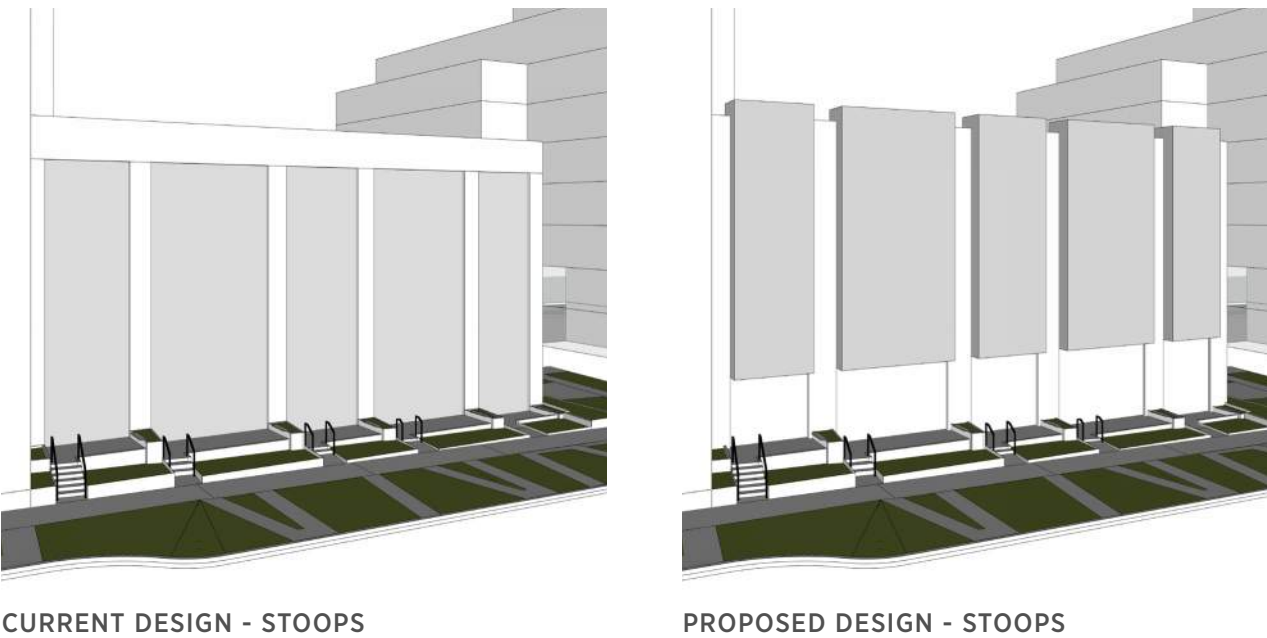
Correction Response Summary

5. Ground-Related Elements:

As noted in previous meetings, Staff are concerned by the elimination of the significant vertical and horizontal modulation shown and supported by the Board at EDG. Revise this area to re-establish the human scale, conceptual clarity, scale mitigation and context response of the design supported by the Board at EDG. In that design, the regular pattern of stoops and landscape combined with strong modulation created a legible order of well-proportioned elements and resulted in a context-responsive and unified design. To meet the Board's specific direction, this revised design should exhibit a distinctly vertical rhythm and window proportions differentiated from the podium at the corner.

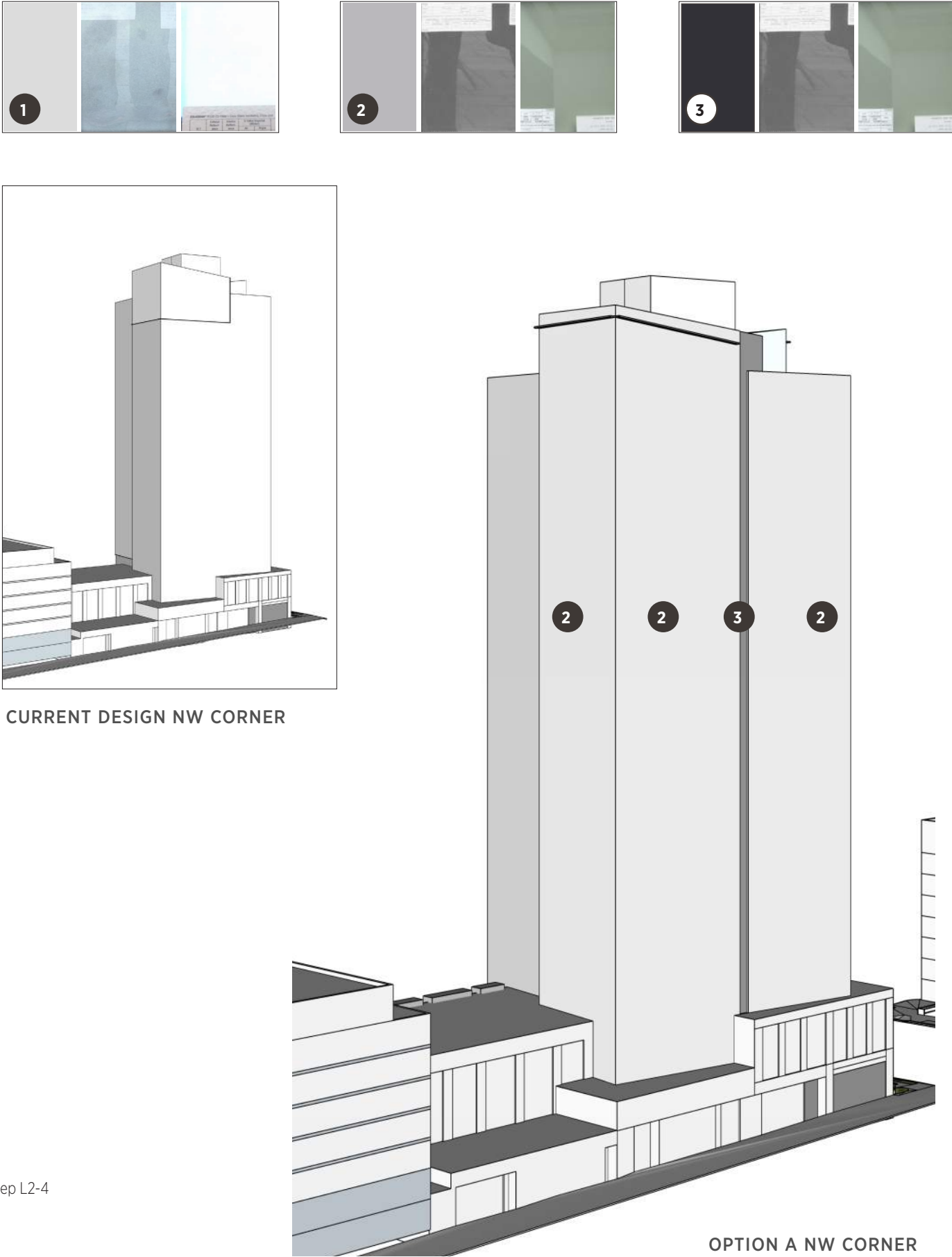
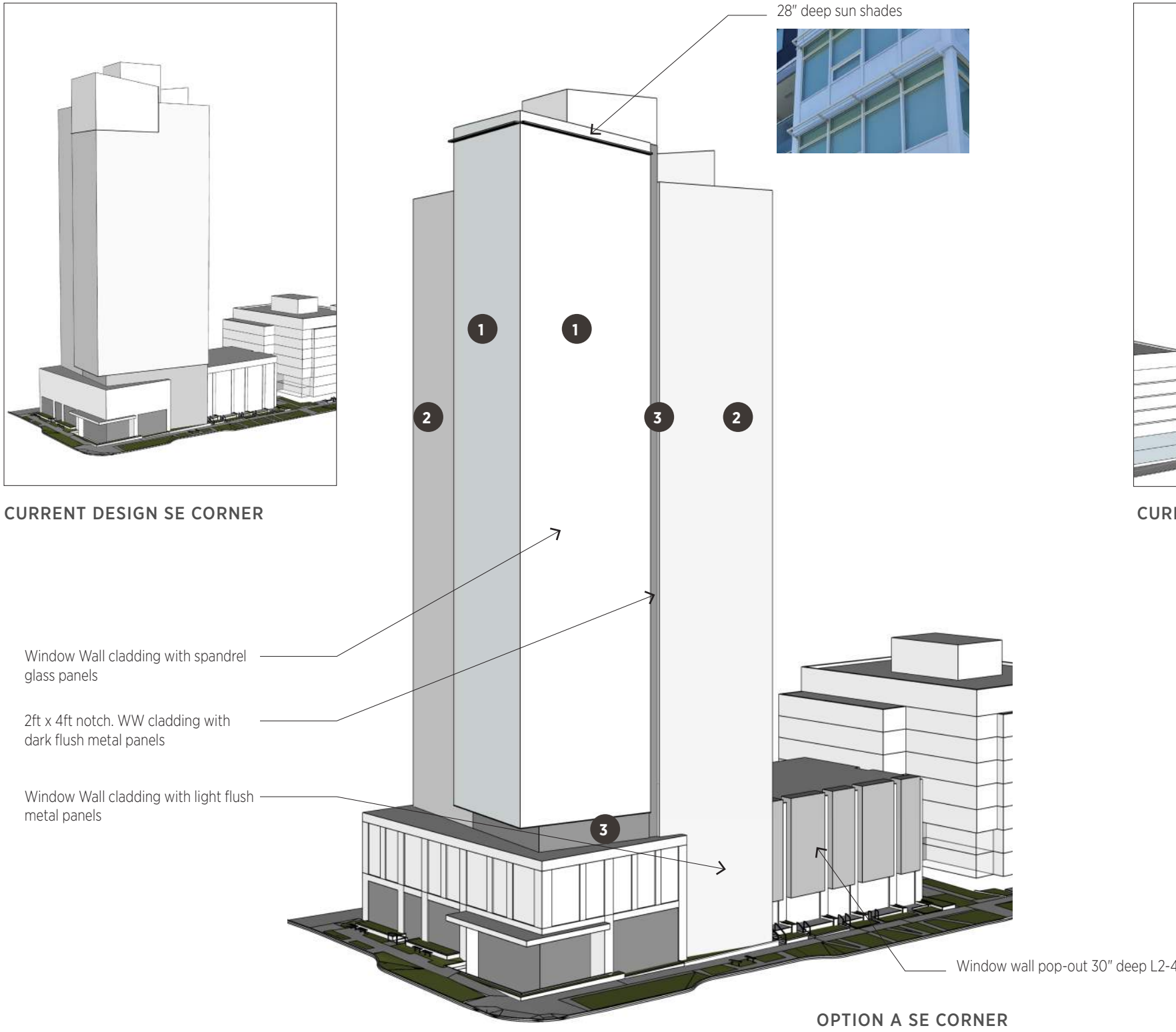
Response:

The project team has revised the design to re-introduce popout bays to create human scale elements with distinctly vertical rhythm at the north half of the podium along 8th Ave. N. The three story popout elements give more three-dimensionality as well as the scale mitigation to this pedestrian-oriented facade.

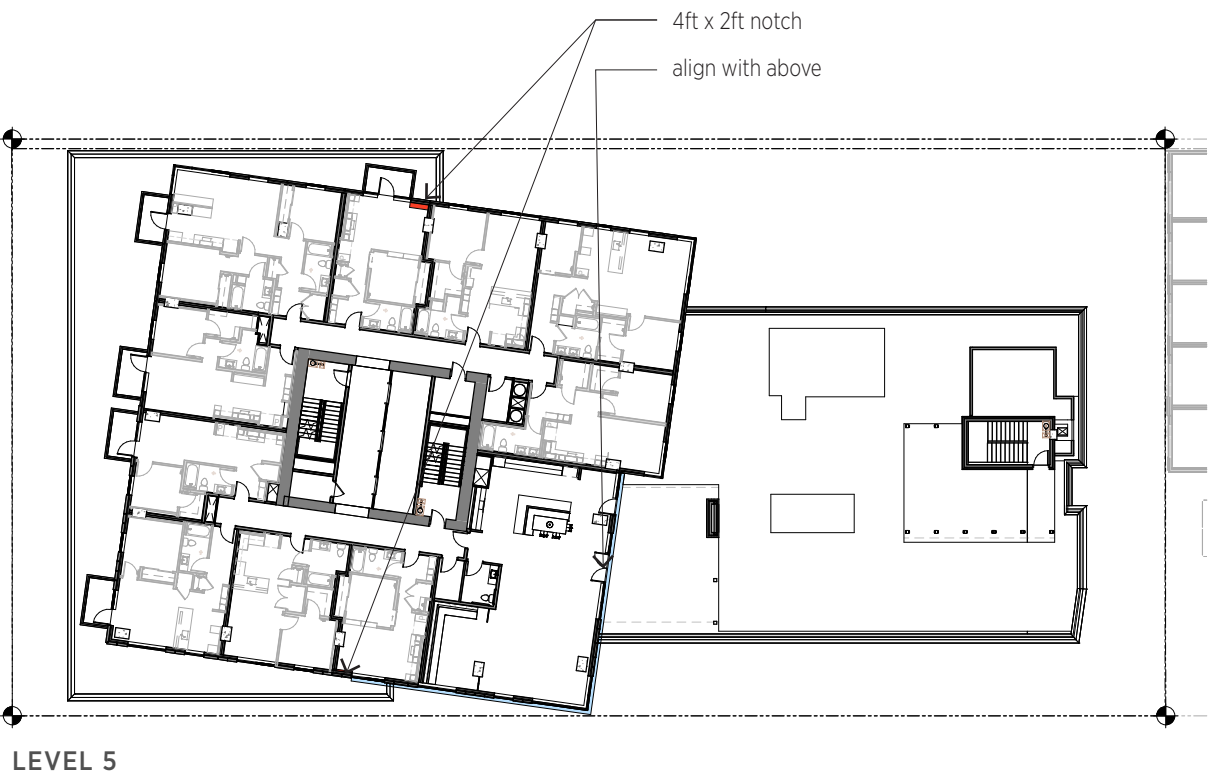
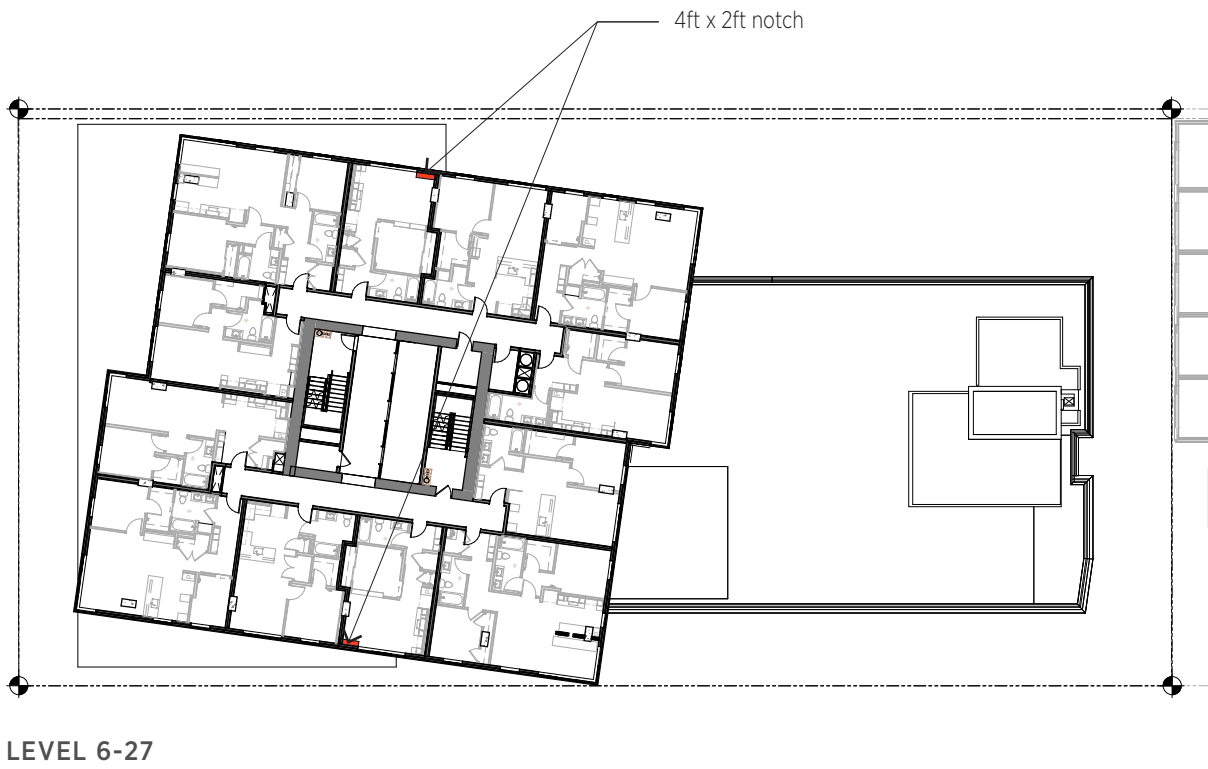
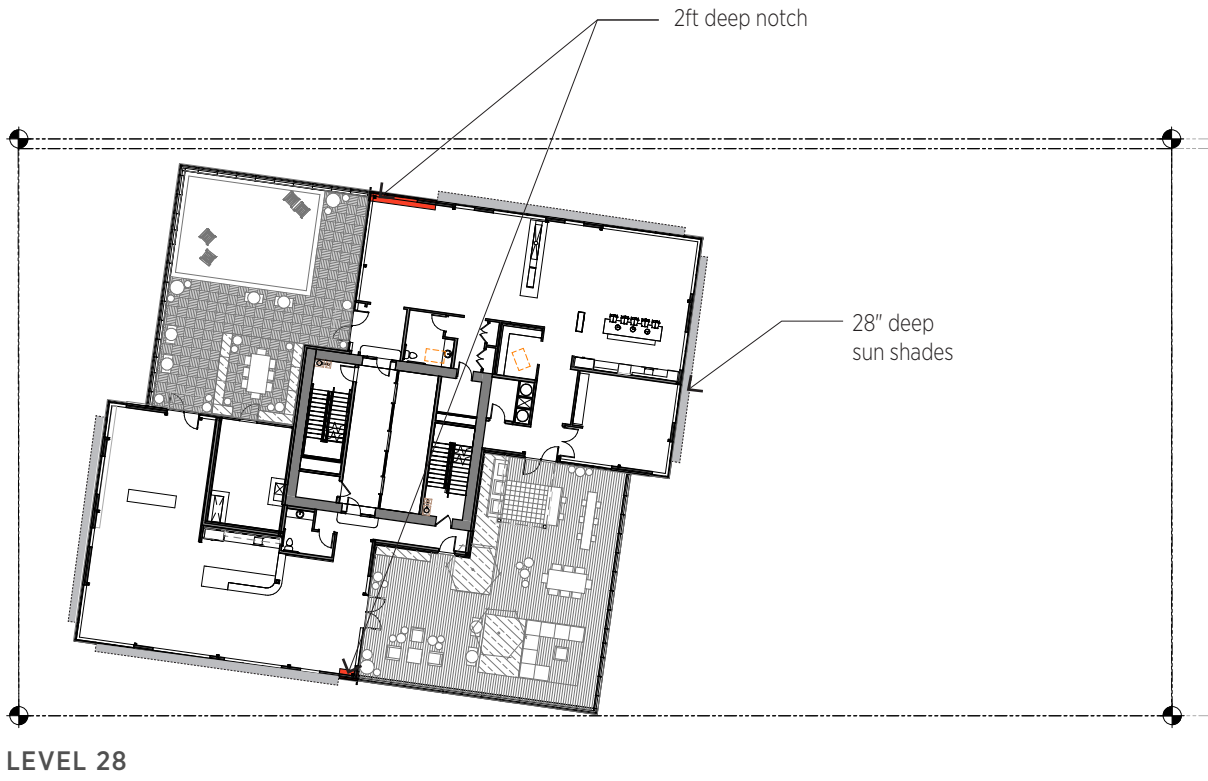




Option A

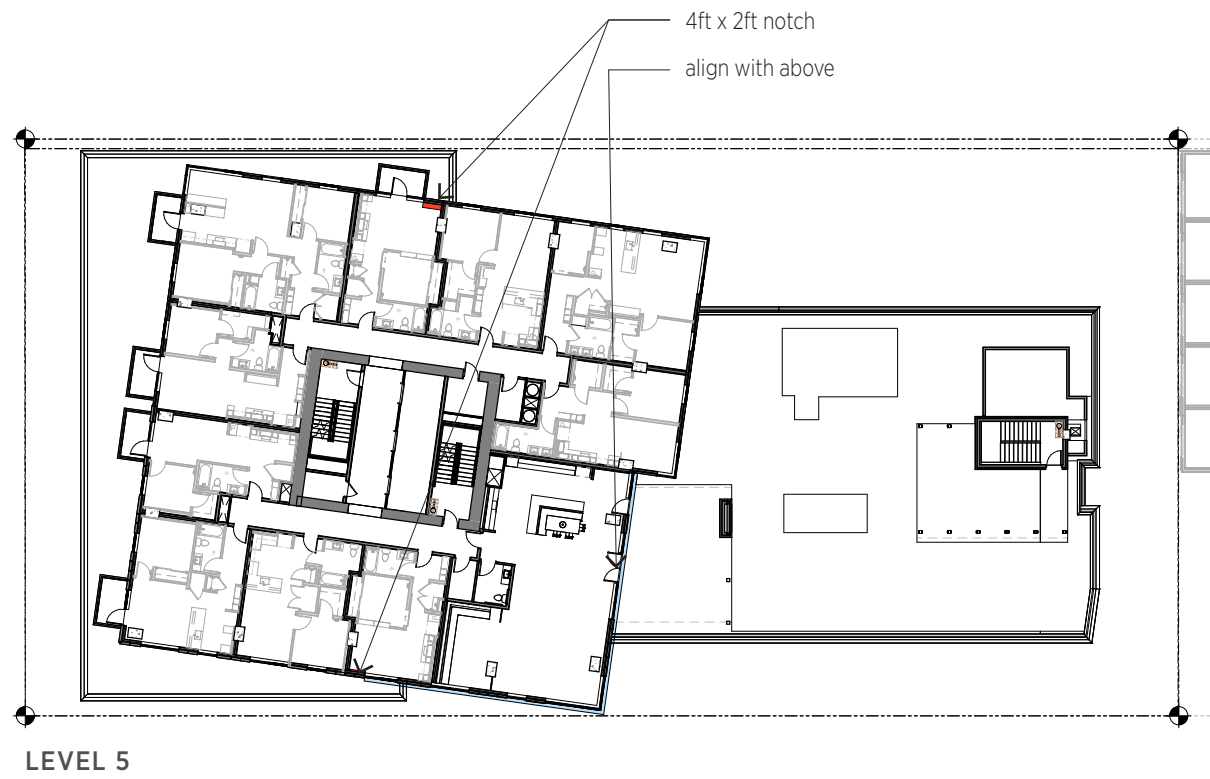
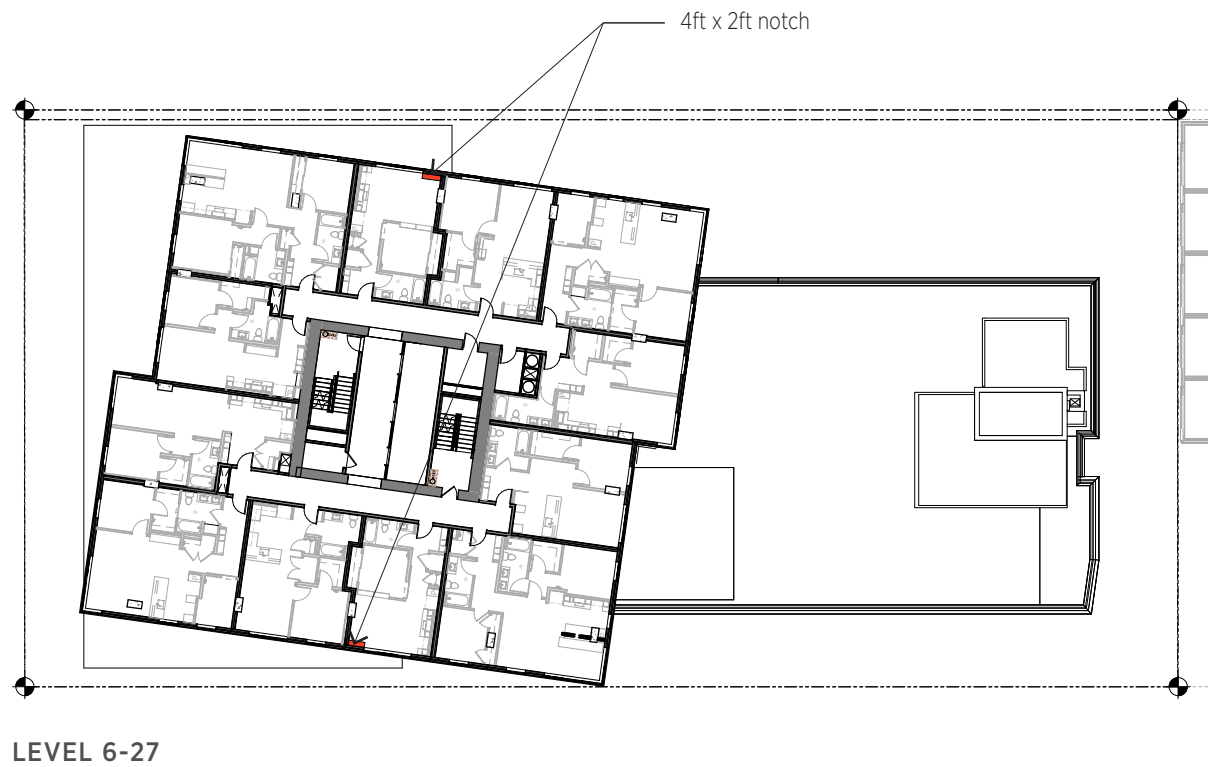
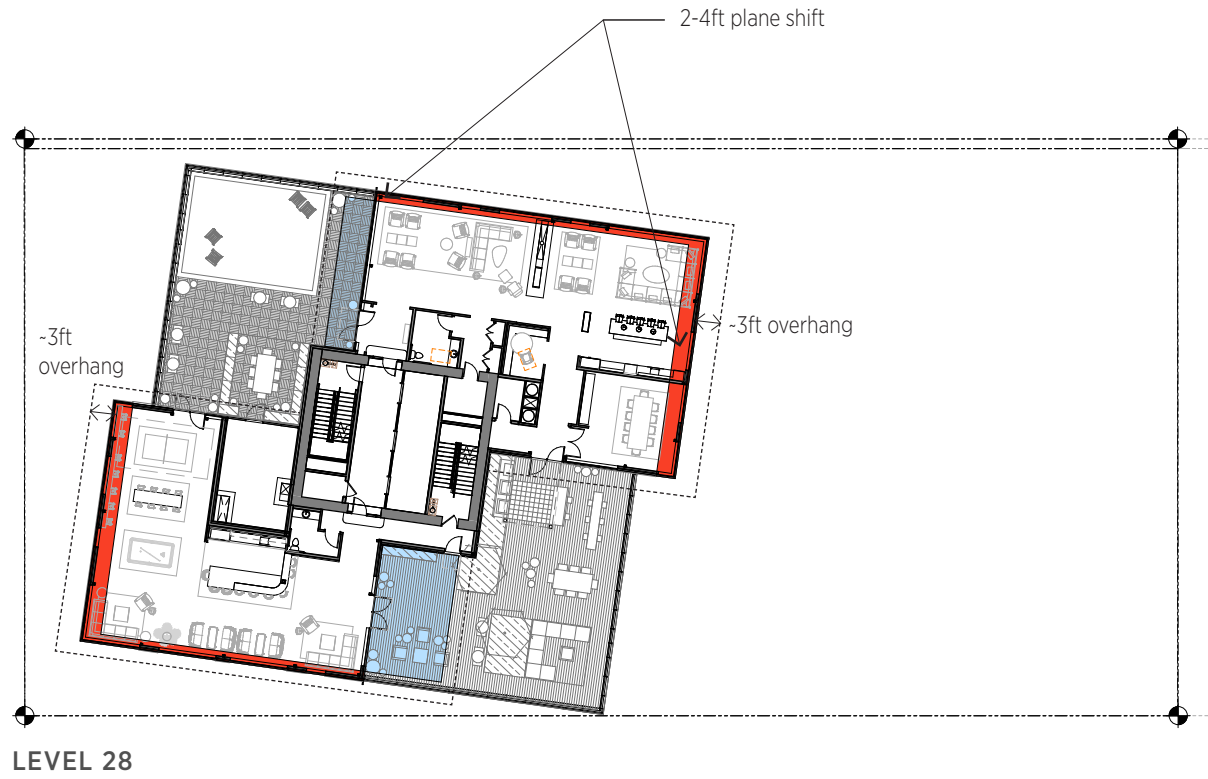
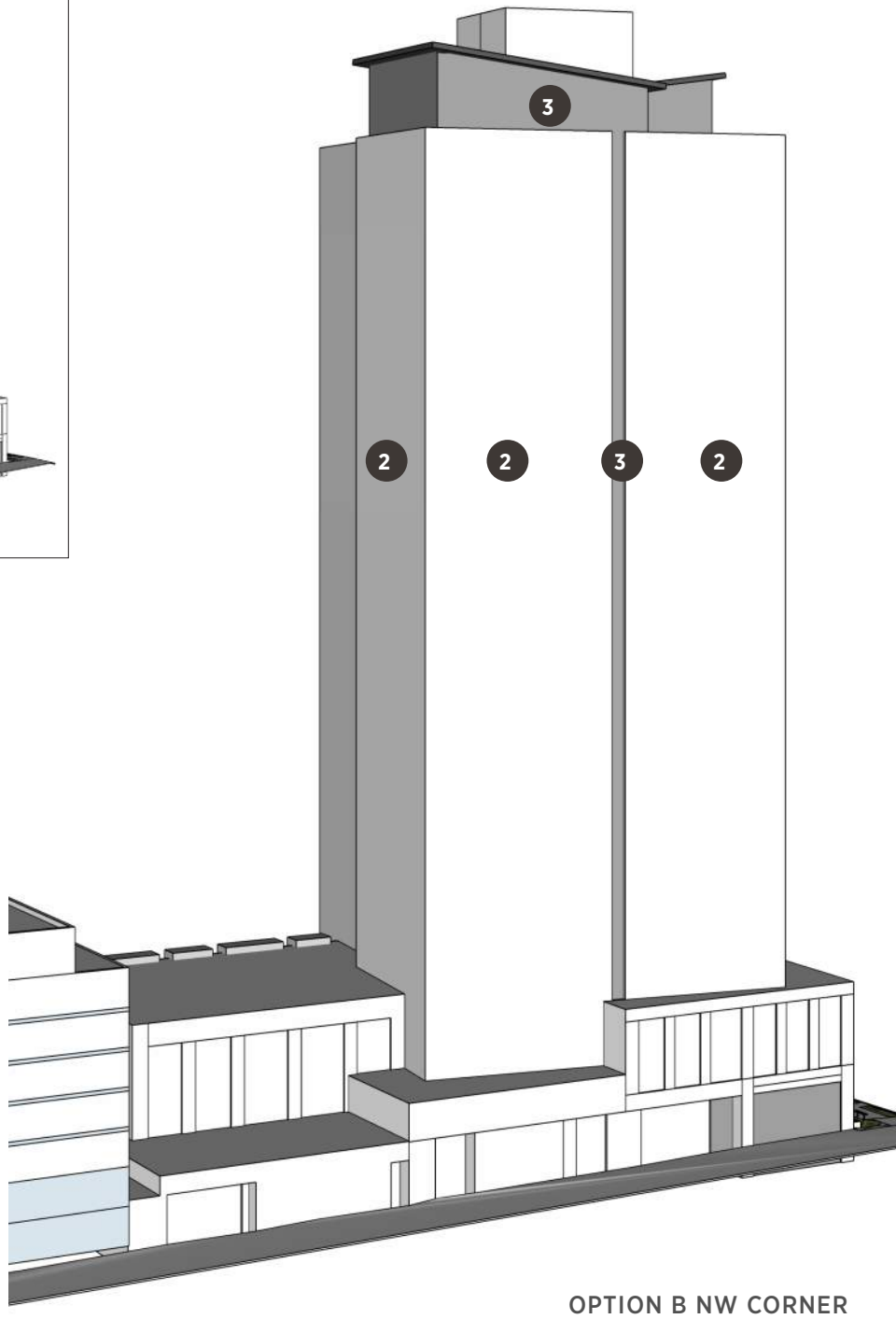
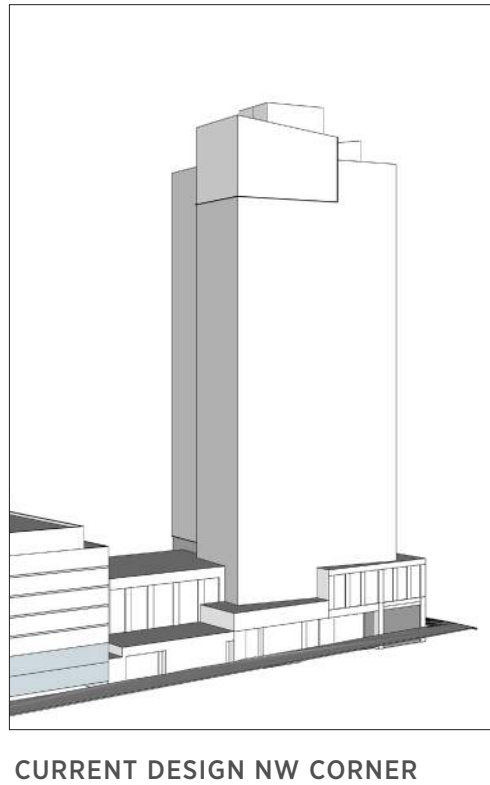
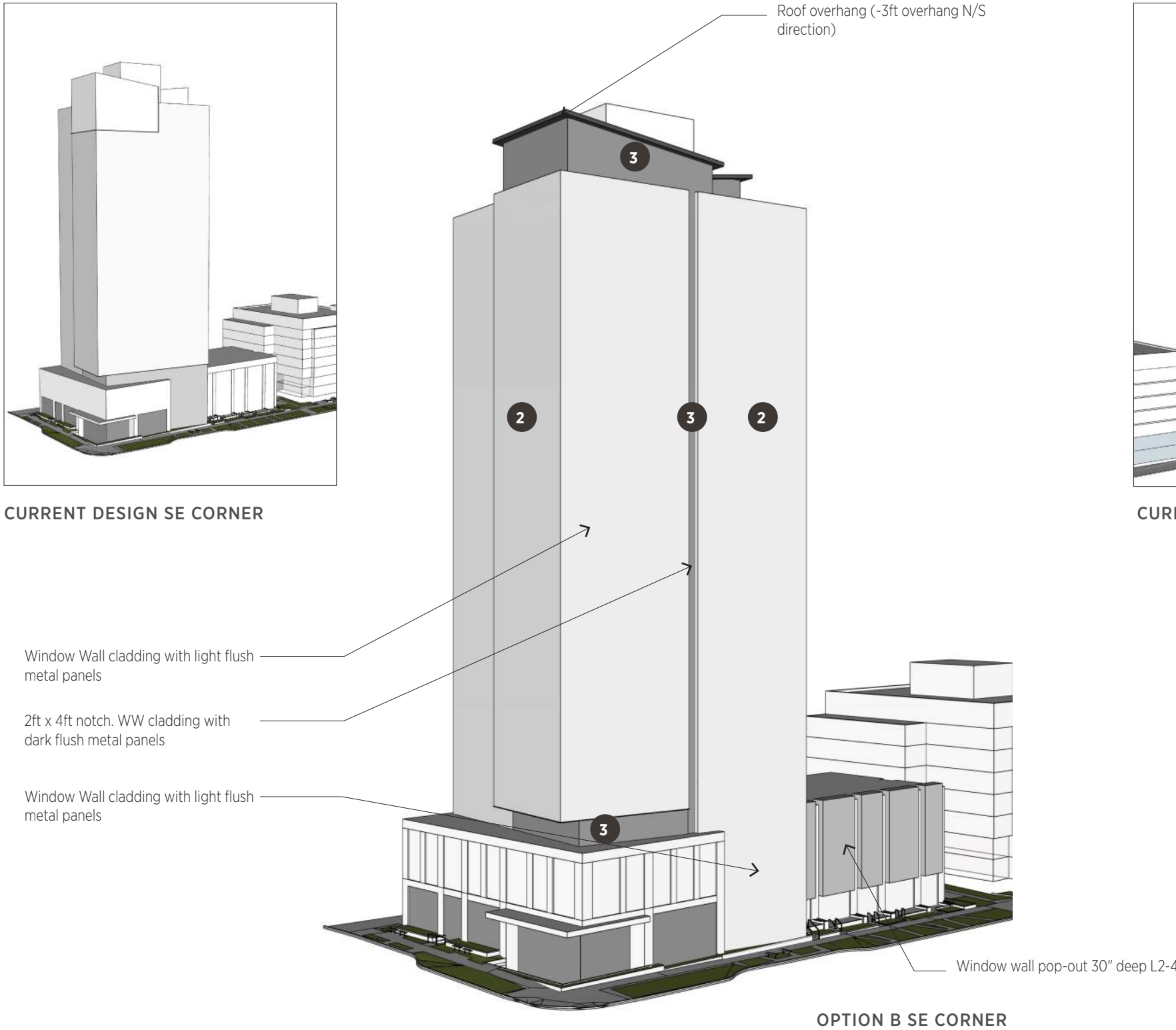


Option A





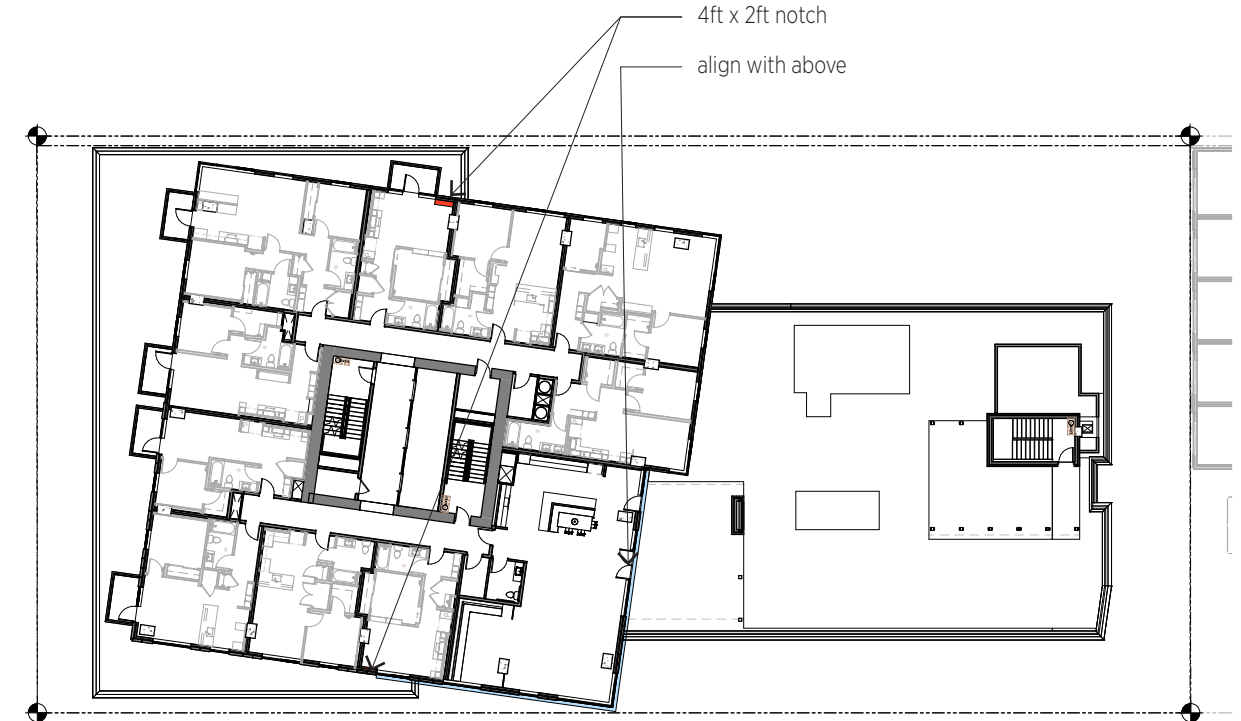
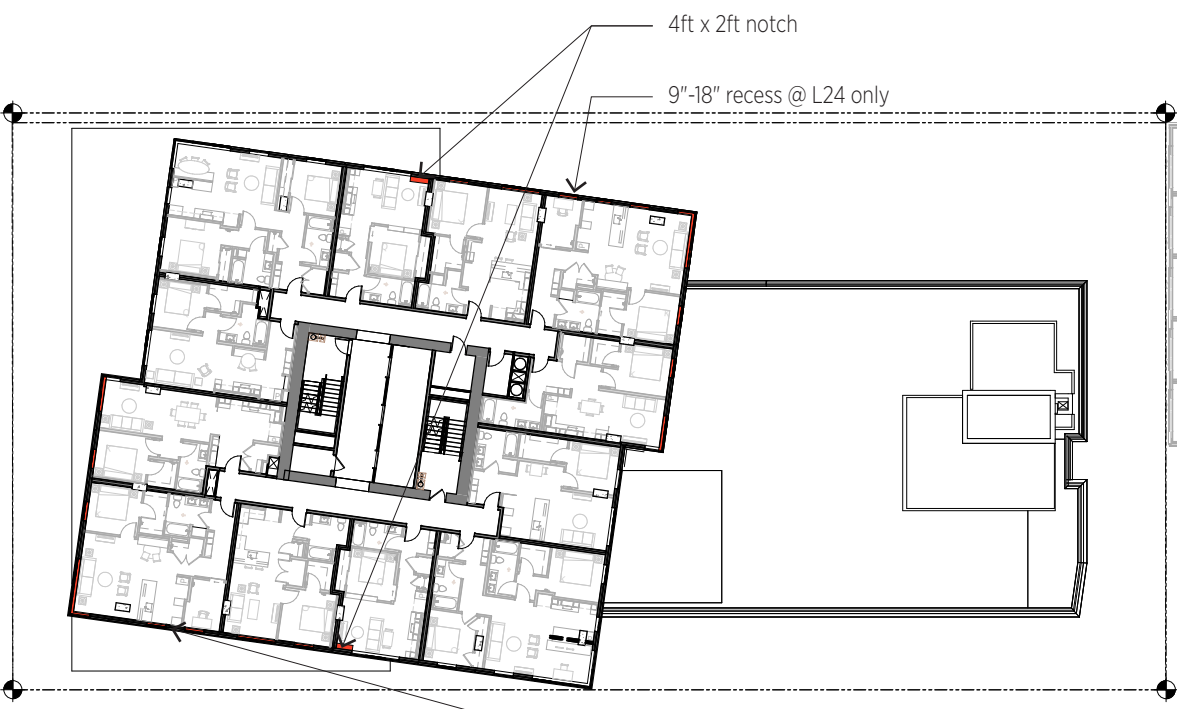
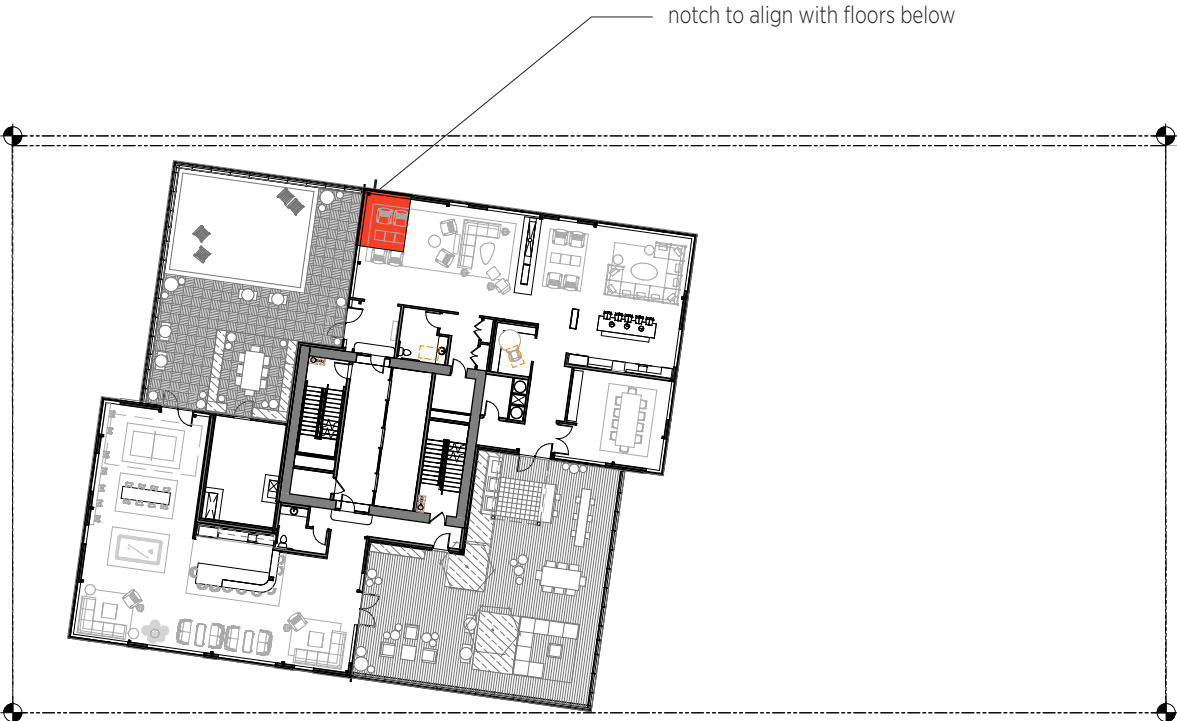
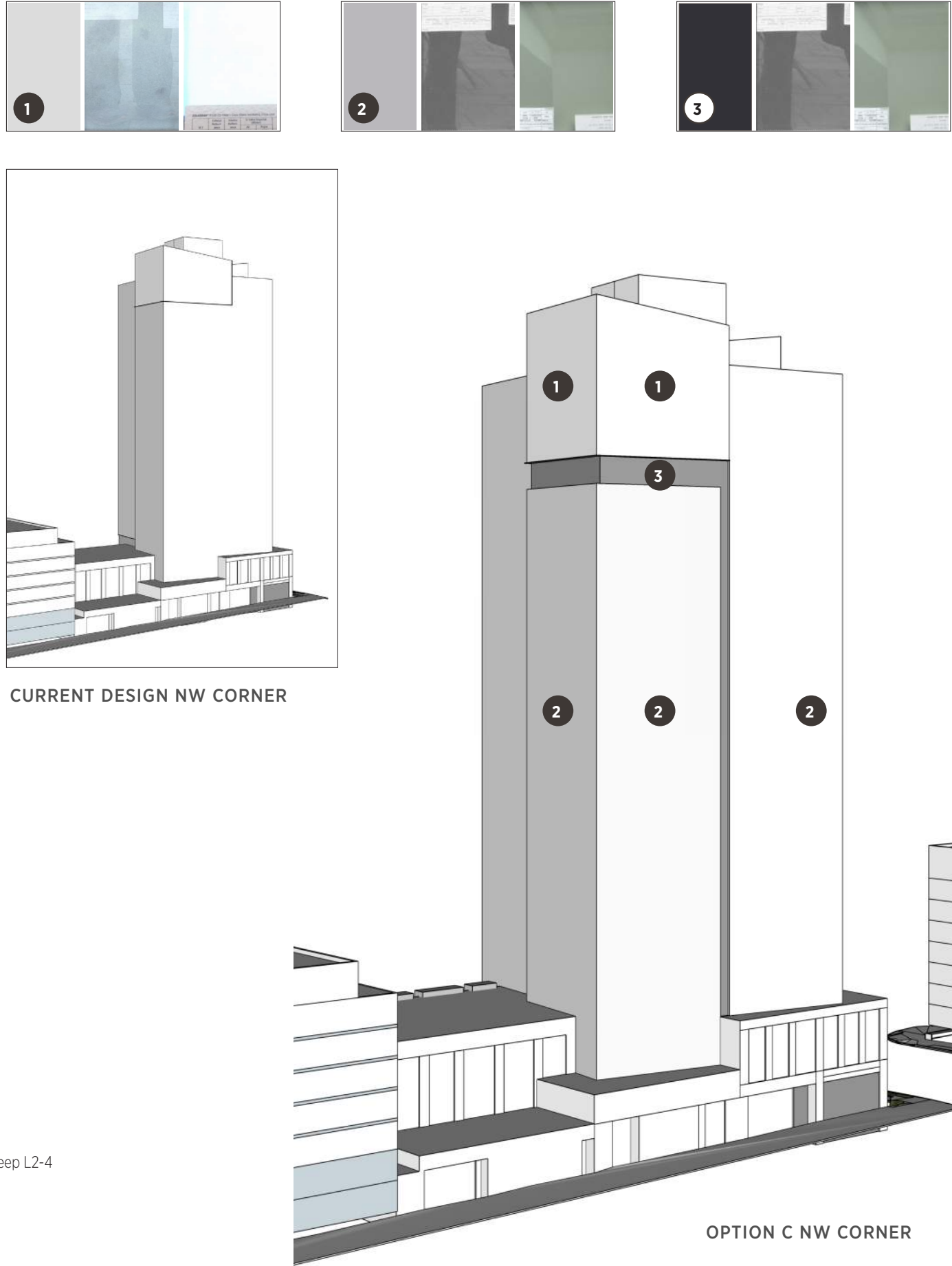
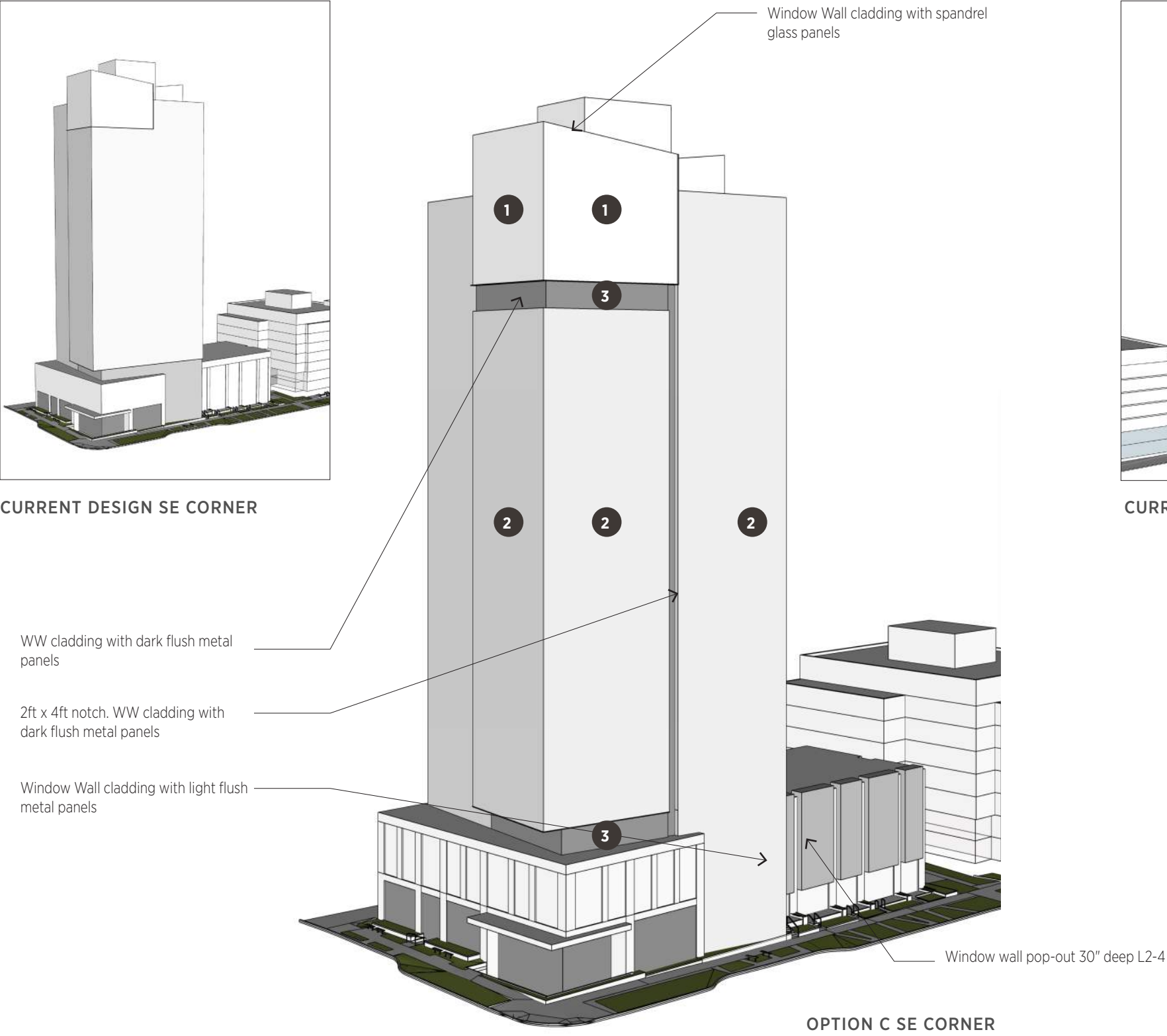
Option B



Option B



Option C



Option C



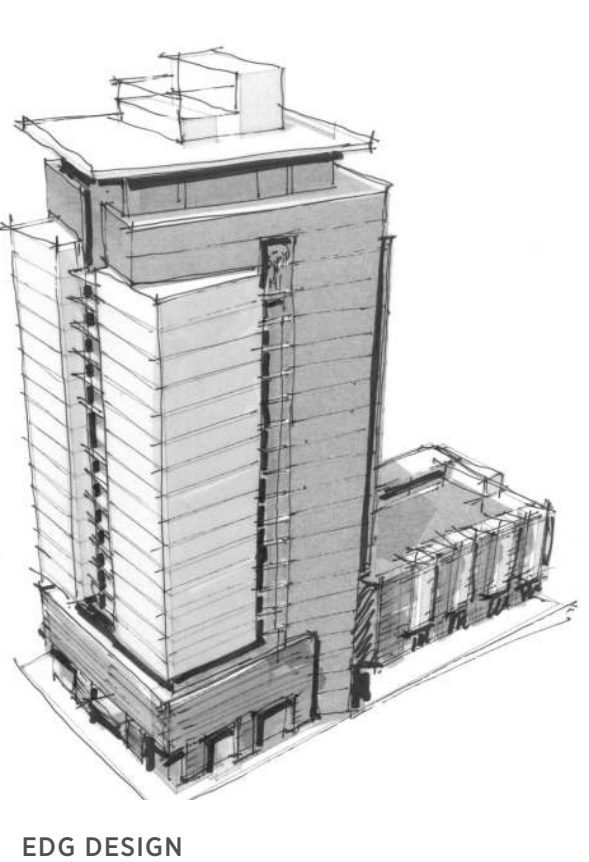
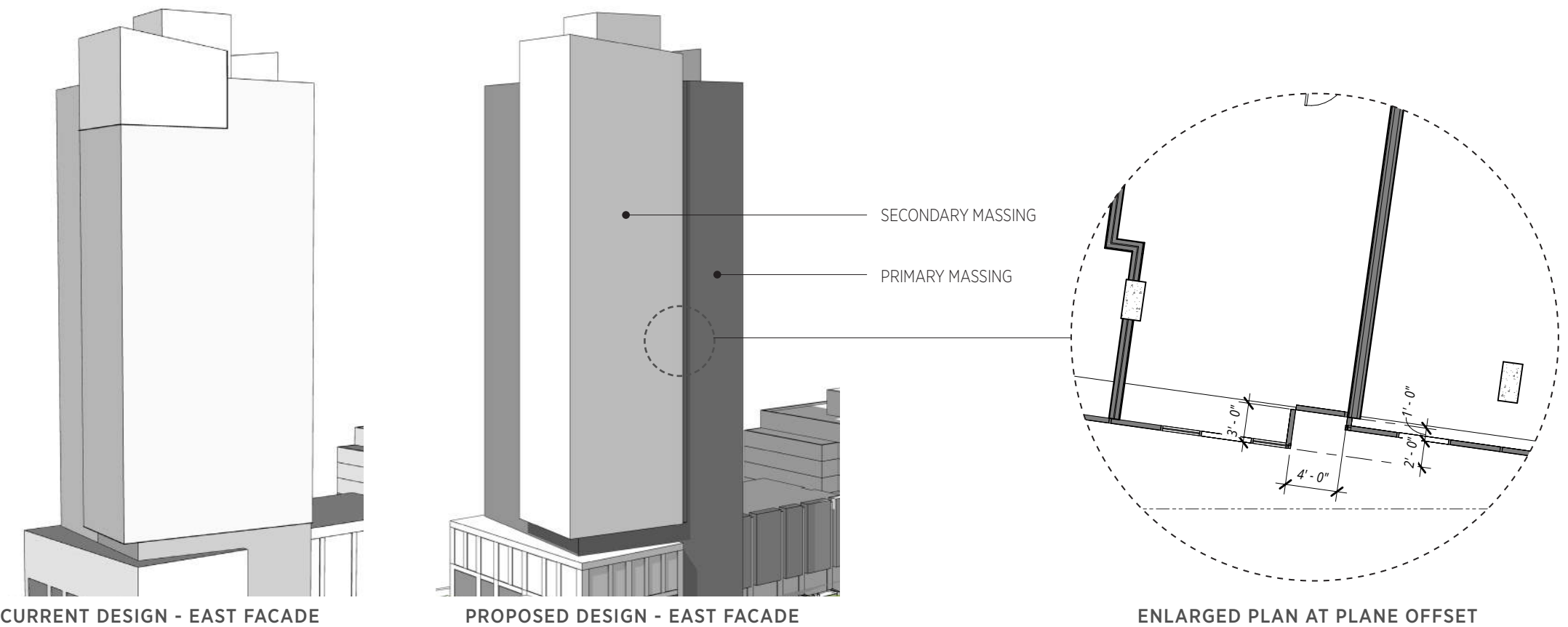
Correction Response Summary

2.The Tower:

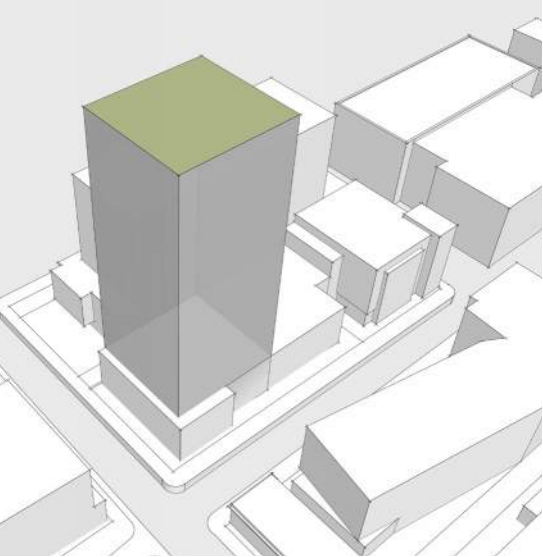
As previously noted by Staff, the simplification of the tower has diminished the legibility, strength and scale mitigation of the design concept supported by the Board at EDG. Staff recognize the intent to create scale mitigating compositional elements by outlining differently-clad co-planar portions of upper tower with a dark accent band, but agree that this approach is not successful. Revise the massing and articulation of the tower to re-establish the scale mitigation and compositional order supported at EDG, where a hierarchy of well-proportioned elements, made clearly legible through significant offsets and changes in articulation resulted in a scale-mitigated unified form with visual depth and interest.  
(DC2, CS2-D, CS2-I.b, CS3-I, CS3-A)

Response:

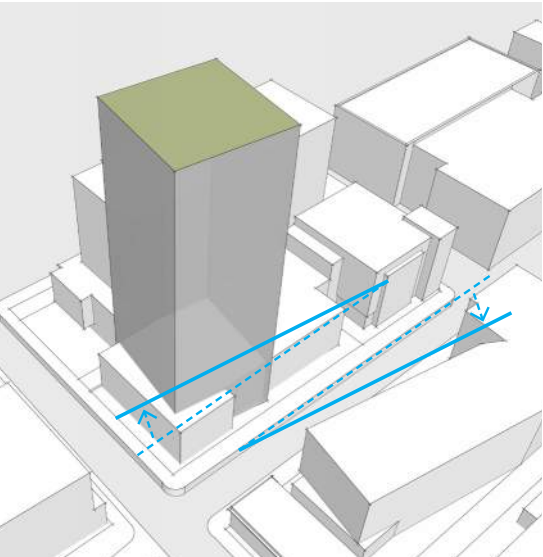
The project team has modified the design to establish massing heirarchy and clarity. The primary massing is the core element that provides balance and grounds the tower, while the two secondary massing at SE and NW corner are lighter and more sculptural in form. Along the East and West facades, the two masses have plane offset of 2ft. A vertical notch is also incorporated in order to create even deeper shadow. The proposed design also provides intermediate scale that the current design is lacking. The plane offsets, along with the difference in cladding, breaks the facades further into smaller and more appropriate scale along East and West.



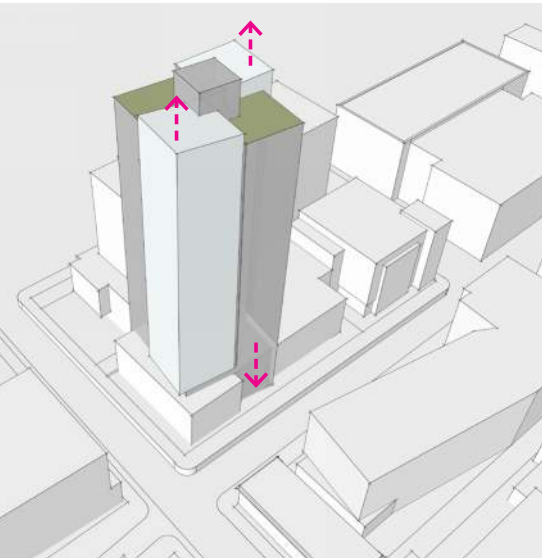
EDG DESIGN



**1. TOWER PLACEMENT:**  
Tower is placed at the south end of the site to minimize overlap with the 12 story building to the west.



**2. TOWER FORM:**  
Rotate the tower form to reflect the angled open space created by the project across the street. Rotated tower form also allows for more separation to the 12 story office building to the west.



**3. TOWER MODULATION:**  
The tower is modulated with primary massing that anchors the building, and a pair of secondary massing that have lighter and more sculptural form.

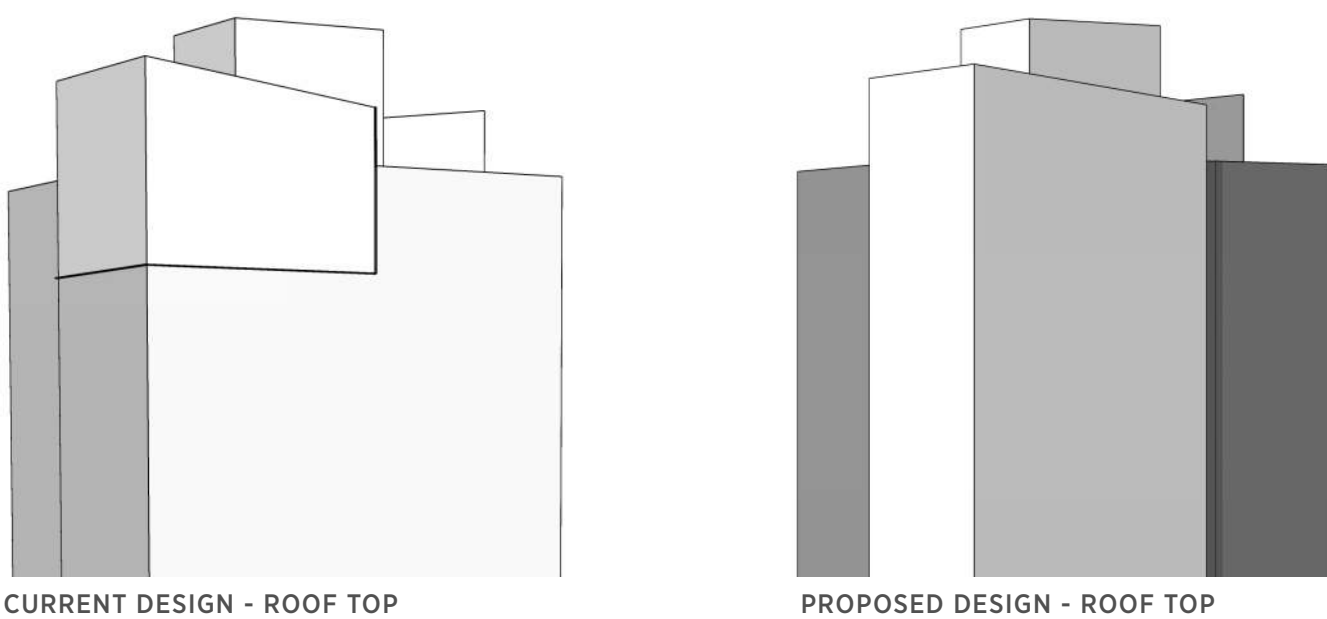
Correction Response Summary

4. Tower Top:

The design concept supported by the Board at EDG featured a strong sculptural roof form made highly legible with deep shadow lines. Redeployment of this specific solution may not be necessary, but an analogously strong compositional element will likely be required to connect this revised design to the one supported by the Board at EDG.  
(DC2, DC2-I)

Response:

The project team has revised the design to create a strong compositional element at the top. The focus of the redesign was to create a tower termination that works at skyline scale that strengthens the overall massing hierarchy and clarity. The sloped tower top (a nod to single family house typology) is incorporated to rest of tower massing, creating a sculptural quality to the specialty (secondary) massing at SE and NW corner. The modulation of massing corresponds to the interior function (interior amenity space located in the specialty massing, exterior amenity space located at top of primary massing), allowing significant roof modulation that is legible at skyline scale.

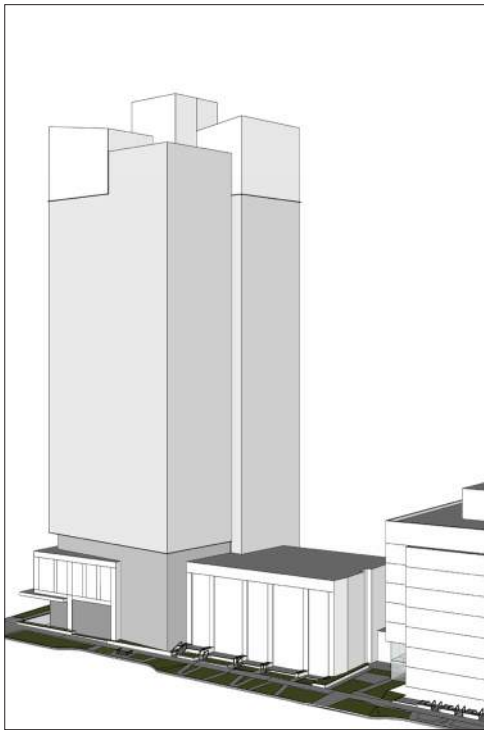
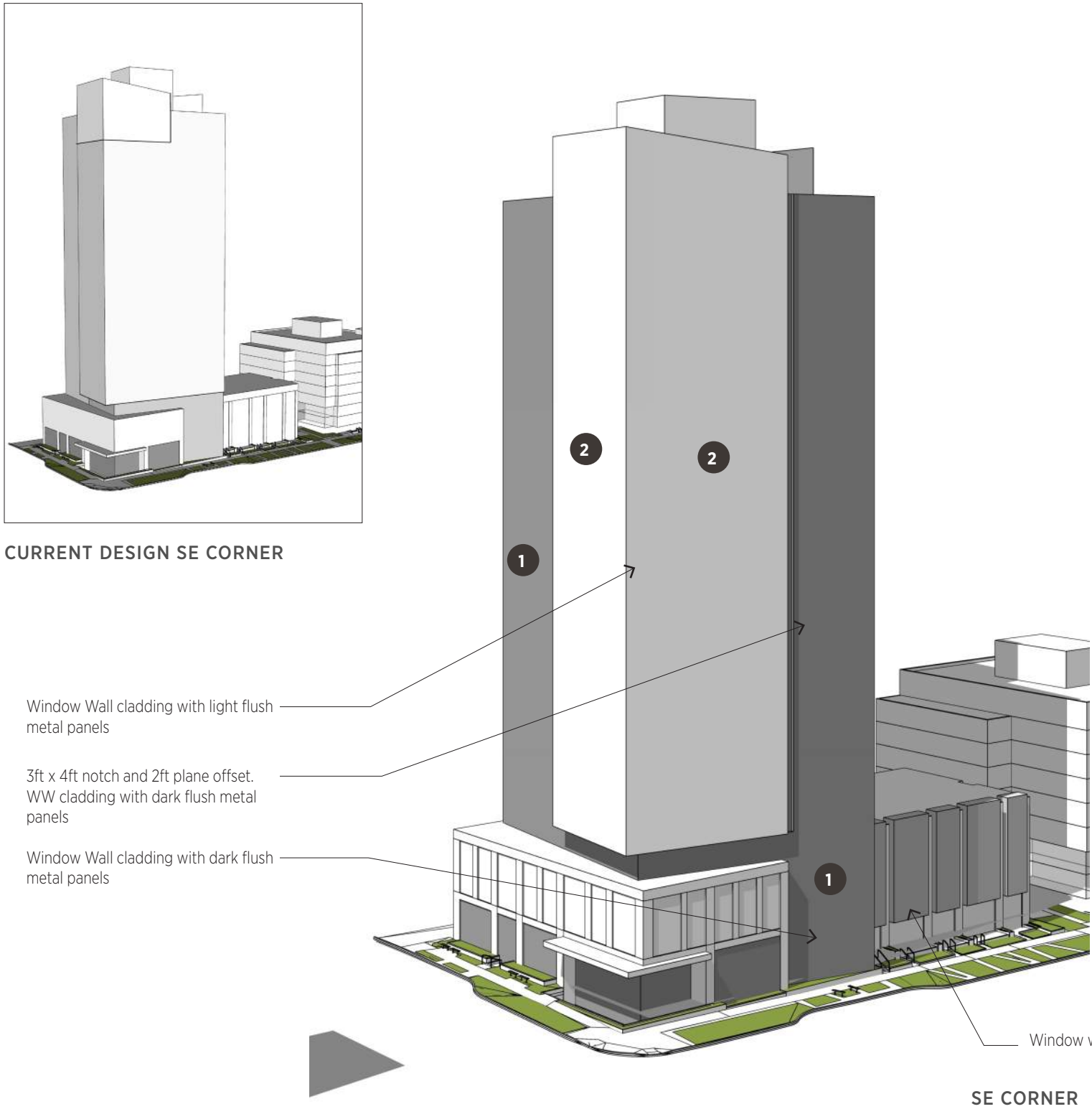


CURRENT DESIGN - ROOF TOP

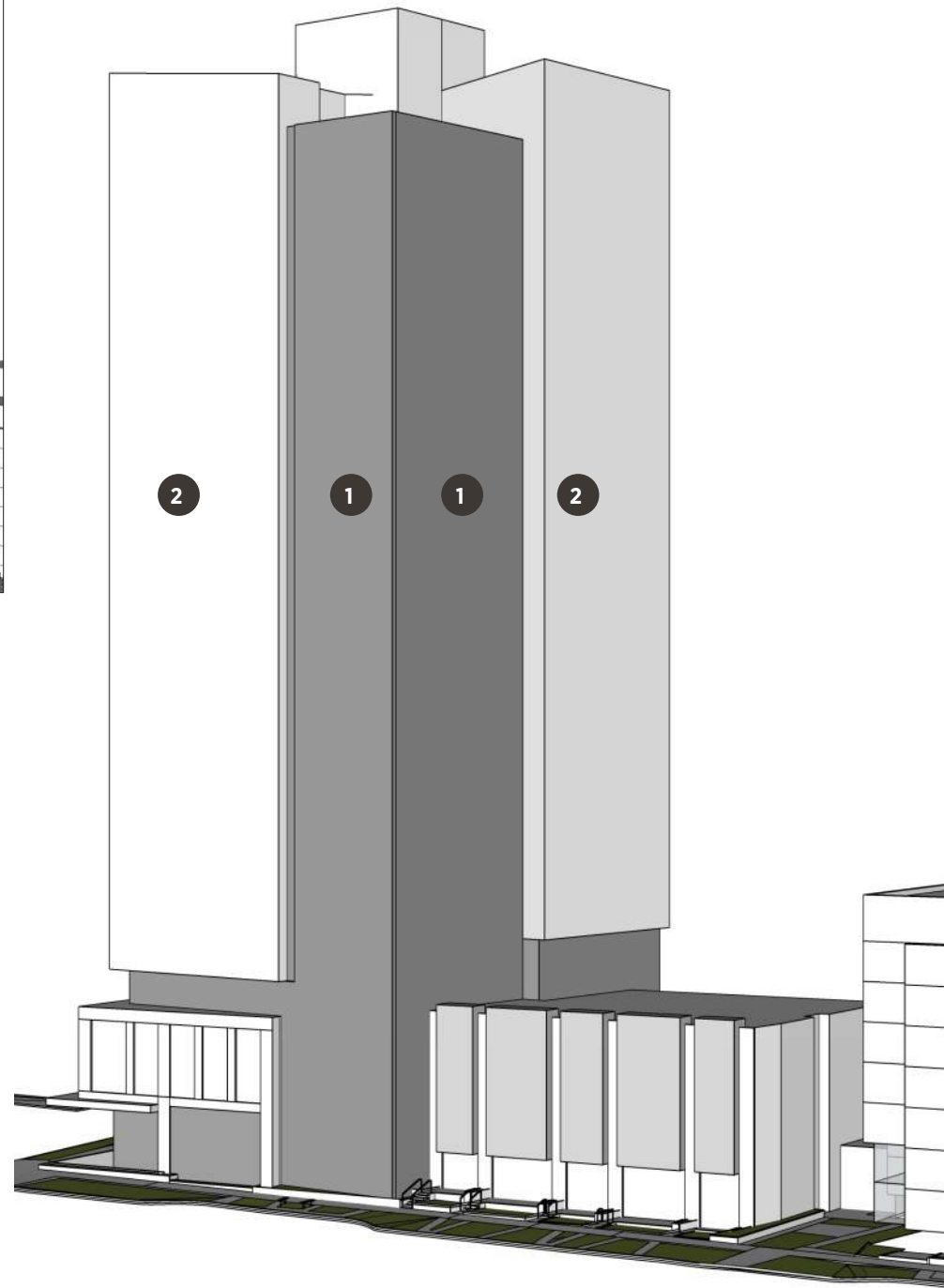
PROPOSED DESIGN - ROOF TOP



Updated Design



CURRENT DESIGN NW CORNER



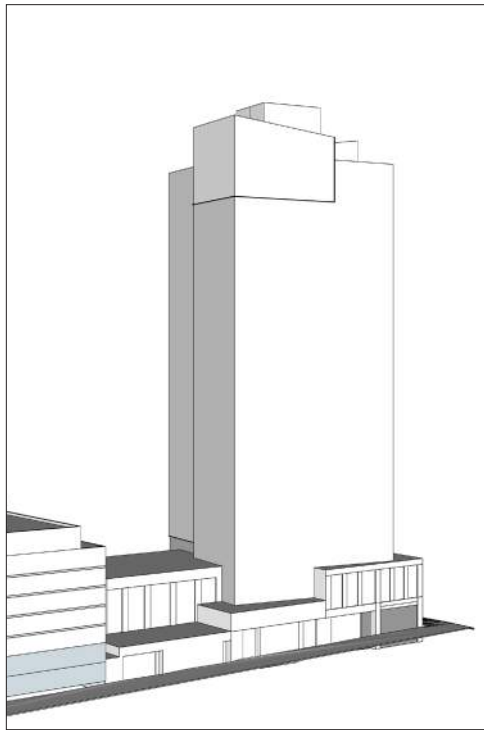
NE CORNER



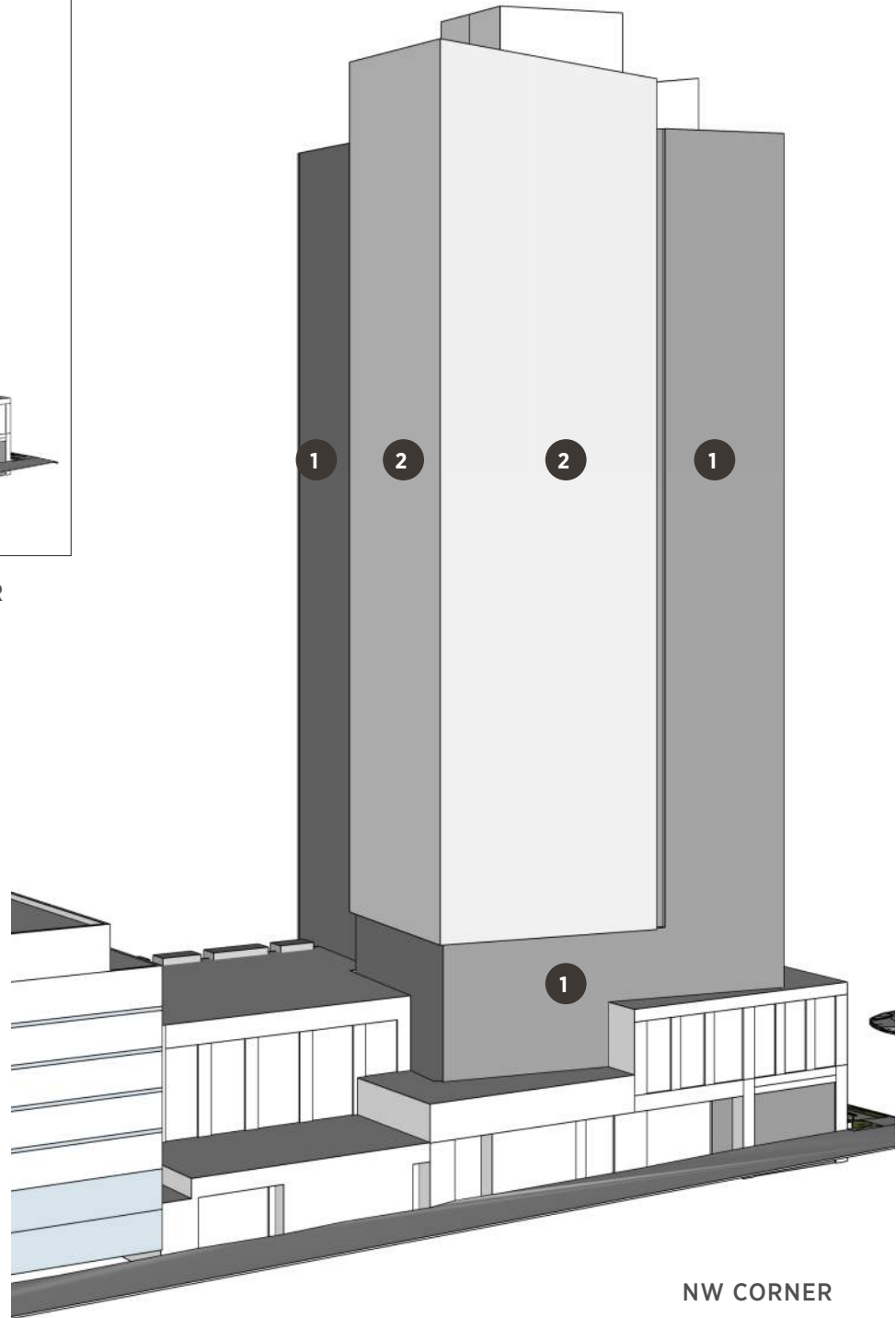
PRIMARY MASSING



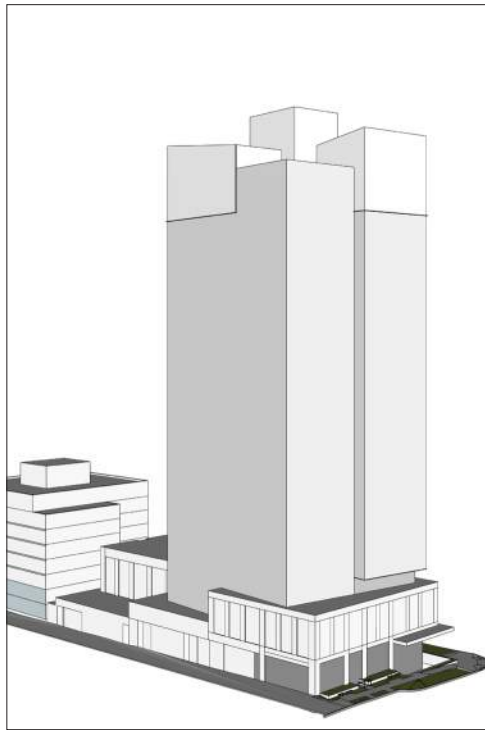
SPECIALTY (SECONDARY) MASSING



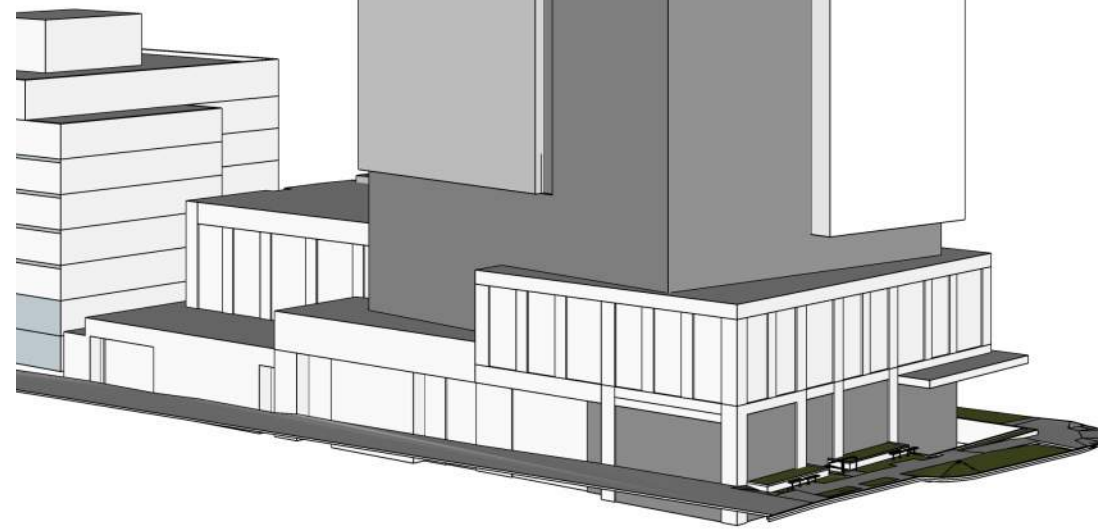
CURRENT DESIGN NW CORNER



NW CORNER



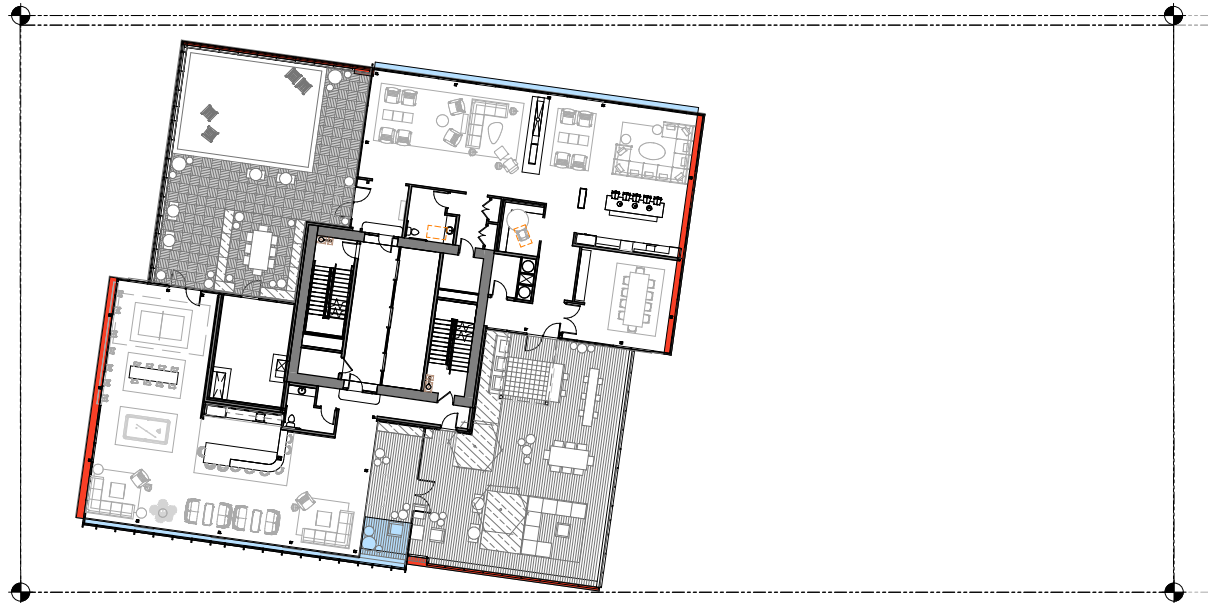
CURRENT DESIGN NW CORNER



SW CORNER

Updated Design





LEVEL 28



LEVEL 6



LEVEL 7-27



LEVEL 5



LEVEL 2-4



Correction Response Summary

1. CORNER ELEMENTS AND TOWER HIERARCHY:

The two projecting tower elements are nearly identical in size, height and expression but their situations are very different:

- a. One is at the corner of tow streets: 8th Avenue and Harrison Street, with south and east exposure.
- b. The other is at the intersection of the alley and a shared property line with north and west exposures.

The lack of compositional hierarchy in the size and disposition of these elements. (a material change could be part of a successful solution).

Response:

The project team has modified the design to distinguish the street corner at SE and the interior property corner at NW corner. The team has eliminated the light massing at NW and made it a part of dark massing. In order to do so, the team had pushed the NW top down to align with the parapets, pulled the massing all the way down to L3 to align vertically, pushed NW amenity space away from the edge, and removed the notch on west facade.



Correction Response Summary





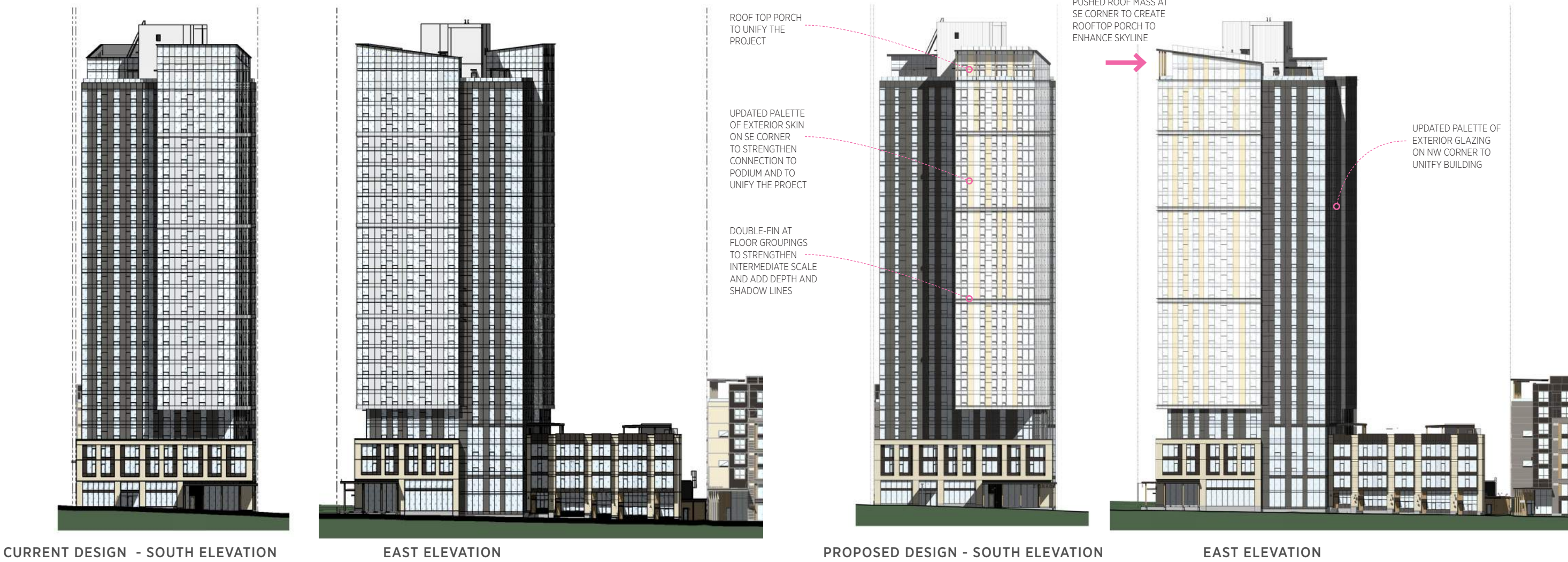
Correction Response Summary

2. INTERMEDIATE SCALE EXPRESSION:

The graphic (rather than architectural) expression of those projecting tower elements as four very similiary scaled blocks.

Response:

The project team has studied and revised the floor groupings to 5 variously scaled blocks. The floor grouping starts large, and gets smaller as it moves up, until it finally reaches the "attic" scale at the top. The detail at the floor groupings have been revised from 4" raised panels to double 8" horizontal fins to create stronger shadow lines. At the top "attic" block, the facade is pulled back to creat a massing modulation, and in tern creates strong shadow line and visual interest at the top.



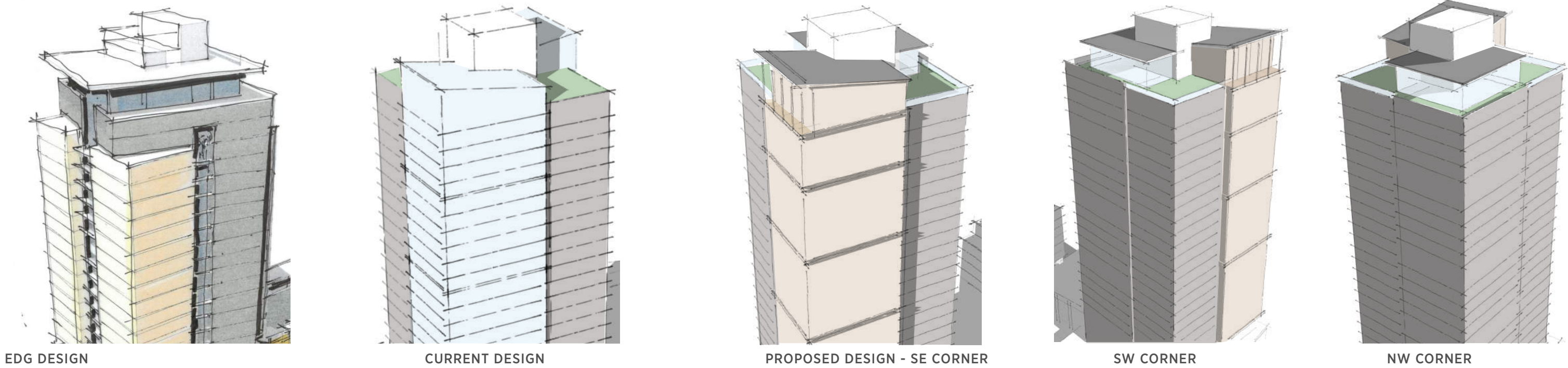
Correction Response Summary

3. ROOF TOP:

The roof's lack of distinctive form or character, both the 'whole' and the tower elements relative to each other.

Response:

The project team has revised the roof top to create distinctive treatments at the angled massing and the dark massing. The angled portion has been revised to create deep roof overhang along the south facade, creating a porch like space. The NW corner of the rooftop amenity has been pulled away from the roof edge in effort to strengthen the overall massing hierarchy, and becomes a roof top "pavillion" similar to EDG design.





Correction Response Summary



PROPOSED DESIGN - L6 PLAN (L5 SIM.)

PROPOSED DESIGN - L7 PLAN TYPICAL TOWER

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