800 STEWART

800 STEWART ST, SEATTLE, WA
RECOMMENDATION DESIGN PROPOSAL
DESIGN REVIEW MEETING 12.01.2020
SDCI # 3034241-LU

WEBER THOMPSON

LPCWEST
LINCOLN PROPERTY COMPANY

ADR RECOMMENDATIONS

DESIGN PROGRESSION

EDG 1 → GUIDANCE → EDG 2 → GUIDANCE → ADR → RECOMMENDATIONS → **DRB**

1. Increase the size of the refracted planes by 15 percent at Facet I [SW] and by 30 percent at Facet II and Facet III. [SE and NE]

2. Provide complete details and specifications for the LED fixtures on the building facades and their installation and include studies demonstrating minimal negative glare impacts on nearby residents.

3. Create distinction in the appearance of the light generated by the fixtures employed vertically in a pattern on the tower facades and that of the angled linear installations marking the edges of the refracted planes.

4. Develop an overhead weather protection design based on Alternate Design B with canopies configured and detailed in a manner that reflects the unique geometry and expression of the tower base and strengthens the overall design concept.

DESIGN PROGRESSION

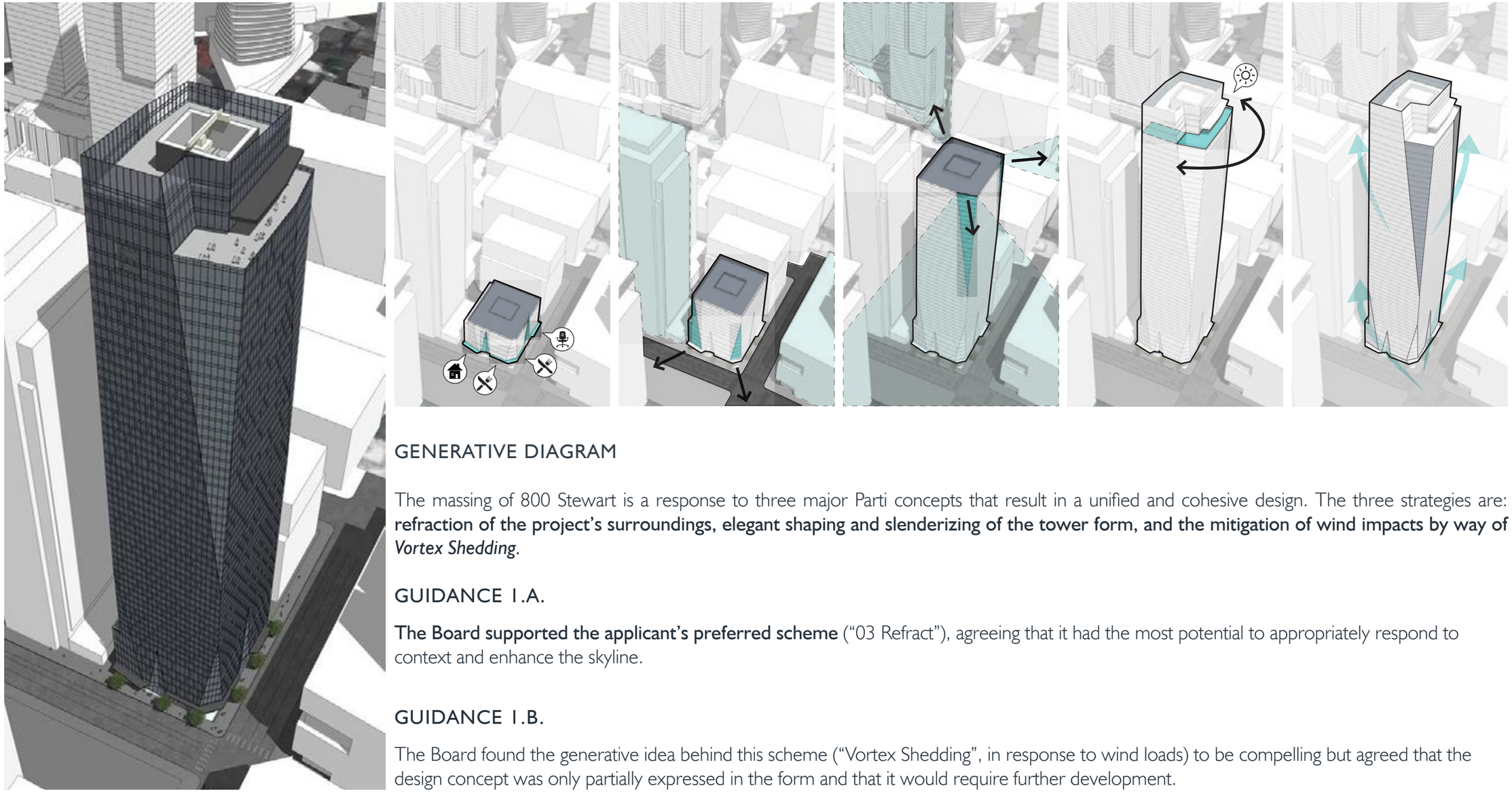
ADR DEPARTURE STATUS

DEPARTURE 1: Common Recreation Area (SMC 23.49.010.B.2)	**APPROVED**
DEPARTURE 2: Overhead Weather Protection (SMC 23.49.018.B)	**APPROVED** (Conditional)
DEPARTURE 3: Overhead Weather Protection (SMC 23.49.018.D)	**APPROVED** (Conditional)
DEPARTURE 4: Residential Parking Ratio (SMC 23.54.030.B.1.b)	**APPROVED**
DEPARTURE 5: Commercial Parking Ratio (SMC 23.54.030.B.2.b)	**APPROVED**
DEPARTURE 6: Parking Aisle Width (SMC 23.54.030.D.2.a.2)	**APPROVED**
DEPARTURE 7: Driveway Turning Path Radius (SMC 23.54.030.D.2.b)	**APPROVED**
DEPARTURE 8: Street Setback (SMC 23.49.022.A.1)	**APPROVED** (Conditional)

*Please see appendix for full departure descriptions and graphics

EDG I DESIGN (MEETING DATE 08.27.2019)

REFRACT (PREFERRED)



GENERATIVE DIAGRAM

The massing of 800 Stewart is a response to three major Parti concepts that result in a unified and cohesive design. The three strategies are: **refraction of the project's surroundings, elegant shaping and slenderizing of the tower form, and the mitigation of wind impacts by way of *Vortex Shedding***.

GUIDANCE 1.A.

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

GUIDANCE 1.B.

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

EDG 1 OVERALL DESIGN BOARD GUIDANCE

GUIDANCE 2.A

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

GUIDANCE 2.B.a

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

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

DESIGN PROGRESSION

EDG 2 DESIGN (MEETING DATE 11.05.2019)

01 MASSING

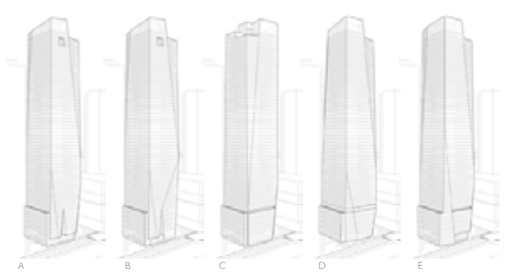
GUIDANCE 2.A
The "Refract" design concept had great potential but that it was only perceptible on the west elevation. The other facades appear conventionally flat and require more development to enhance the skyline and create a unified and well-proportioned design. (A-2, A-1, B-4)

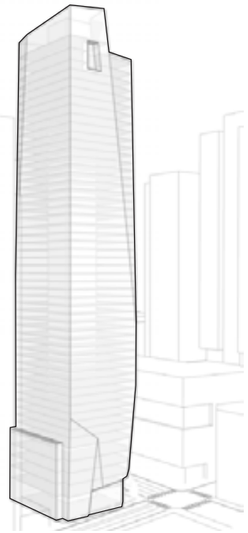
GUIDANCE 2.B.a
The Board agreed that there were many approaches to strengthening this design concept that could be successful, and asked the design team to specifically demonstrate responses to the following possibilities at the next EDG meeting: Exploration of the location and size of tower chamfers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

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

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

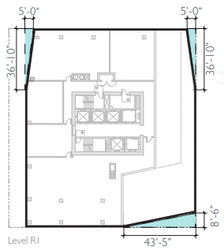
MASSING EXPLORATIONS

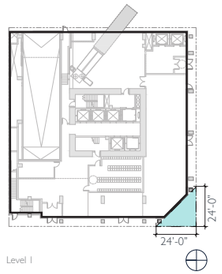


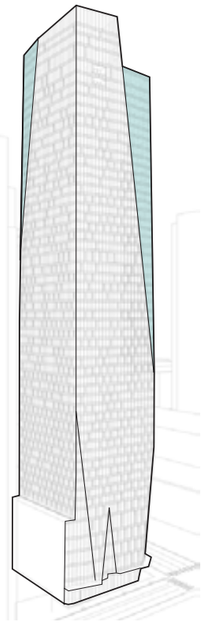

EDG#2 Proposed Design

01 MASSING / **NORTHWEST**

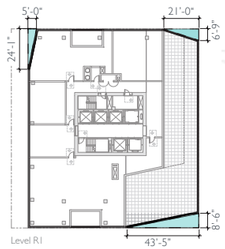
EDG#1

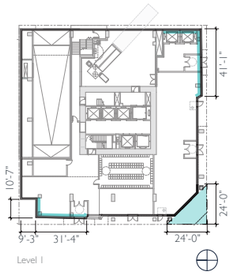





EDG#1

EDG#2

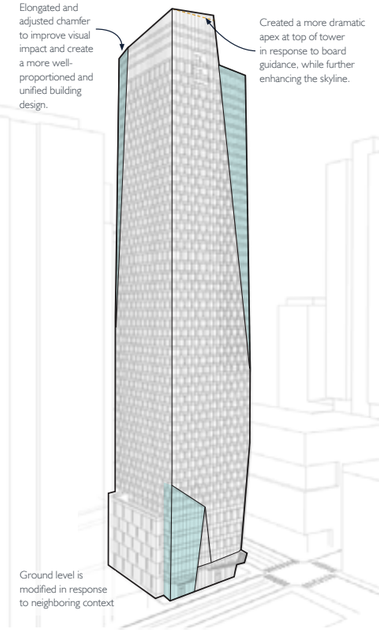




A-1 Respond to the physical environment
B-1 Respond to the neighborhood context
B-4 Design a well-proportioned & unified building

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

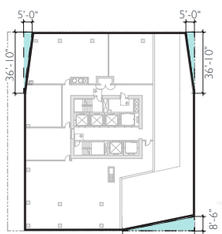
Created a more dramatic apex at top of tower in response to board guidance, while further enhancing the skyline.

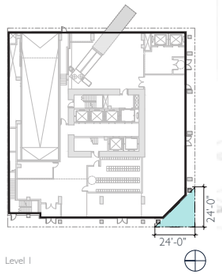

EDG#2 Proposed Design

Ground level is modified in response to neighboring context

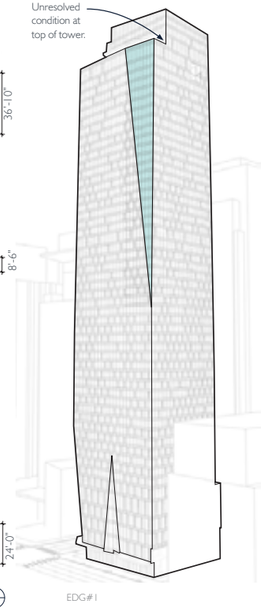
01 MASSING / **SOUTHEAST**

EDG#1

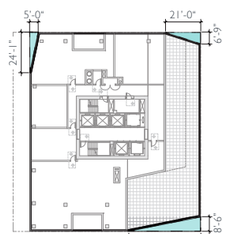


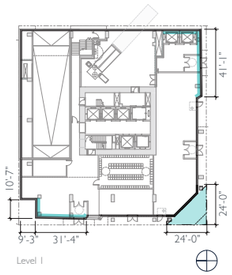


Unresolved condition at top of tower.


EDG#1

EDG#2

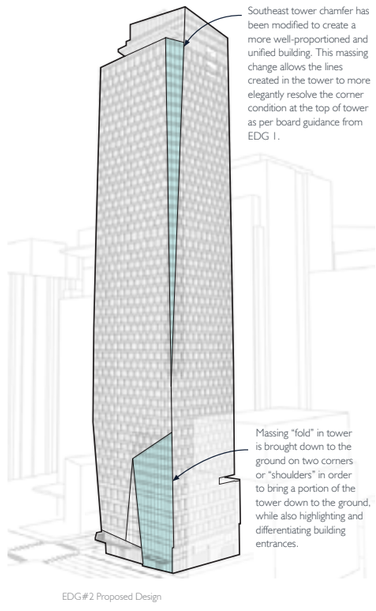




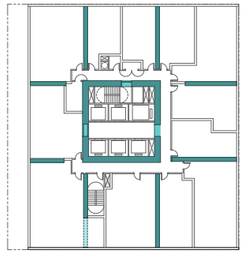
A-1 Respond to the physical environment
B-1 Respond to the neighborhood context
B-4 Design a well-proportioned & unified building

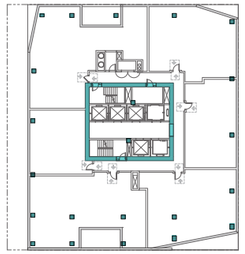
Southeast tower chamfer has been modified to create a more well-proportioned and unified building. This massing change allows the lines created in the tower to more elegantly resolve the corner condition at the top of tower as per board guidance from EDG 1.

Massing "fold" in tower is brought down to the ground on two corners or "shoulders" in order to bring a portion of the tower down to the ground, while also highlighting and differentiating building entrances.


EDG#2 Proposed Design

01 MASSING / **VORTEX SHEDDING**



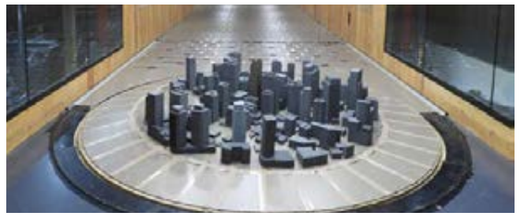


INITIAL STRUCTURAL DESIGN (DUAL FRAME)

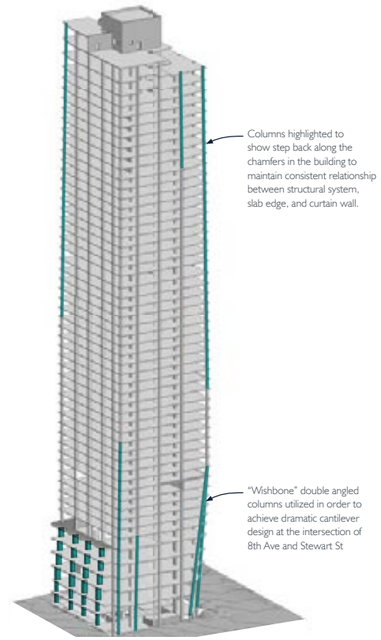
Early studies indicated a need for a secondary lateral structural system in the form of concrete outriggers in a tic tac toe board pattern up 2/3 the height of the tower. This secondary structural system is detrimental to the project's feasibility.

EDG#2
LEVEL 52 - RESIDENTIAL

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



A-1 Respond to the physical environment



DESIGN PROGRESSION

EDG 2 DESIGN (MEETING DATE 11.05.2019)

01 MASSING / **WEST SEATTLE & GAS WORKS PARK**

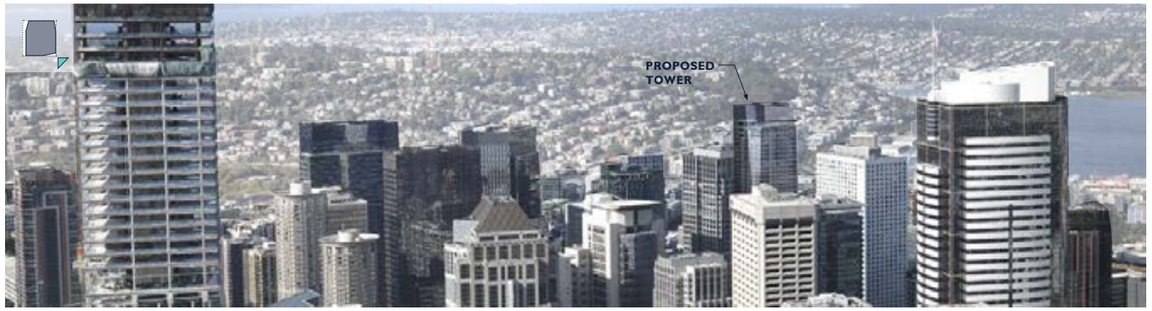
A-1 Respond to the physical environment
A-2 Enhance the skyline

Skyline from West Seattle - Oct 2019

Skyline from Gas Works Park - Sept 2019

01 SKYLINE / **COLUMBIA TOWER**

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



Skyline from the Columbia Tower Observatory - Sept 2019

01 SKYLINE / **SPACE NEEDLE & CAPITOL HILL**

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

Skyline from the Space Needle Observatory - Sept 2019

Skyline from Capitol Hill - Sept 2019

TOWER PERSPECTIVES


NW


NE


SE


SW

DESIGN PROGRESSION

EDG 2 OUTCOME

The massing was **unanimously approved** at EDG 2 and the board moved the project along to Recommendation.

The board made zero requests to adjust the massing, including zero requests related to the size of the faceted areas of the tower. The massing changes from EDG 1 were received favorably.

The board had no objections to the two glass samples that were provided at EDG 2, however they provided guidance on where they should be used in the project (design team addressed at ADR.)

No public comments were received in writing or offered at this meeting.

EDG 2 BOARD GUIDANCE

The board provided extremely clear and straight forward guidance from EDG 2 related to the strengthening of the tower expression:

"1. Massing Scheme:

a. The Board **continued to support the applicant's preferred scheme agreeing that it had the most potential to appropriately respond to context and enhance the skyline.** (B-1, A-2)

2. Design Concept:

a. The Board **agreed that the "Refract" design concept had evolved positively since the first EDG meeting and provided guidance to explore further enhancements that would strengthen its expression.** (A-2, A-1. B-4)

2b. The Board agreed that this strengthening could occur in a number of ways and asked the design team to specifically explore the following possibilities:

i. Establishing a baseline exterior expression for the pure rectangular form of the tower with a distinctly different expression for the refracted elements. (A-2, B-1)"

DESIGN RESPONSE TO GUIDANCE 2B.I

ACCEPTED AT ADR

Board Guidance 2b.i.

Establishing a baseline exterior expression for the pure rectangular form of the tower with a distinctly different expression for the refracted elements.

Response 2b.i.

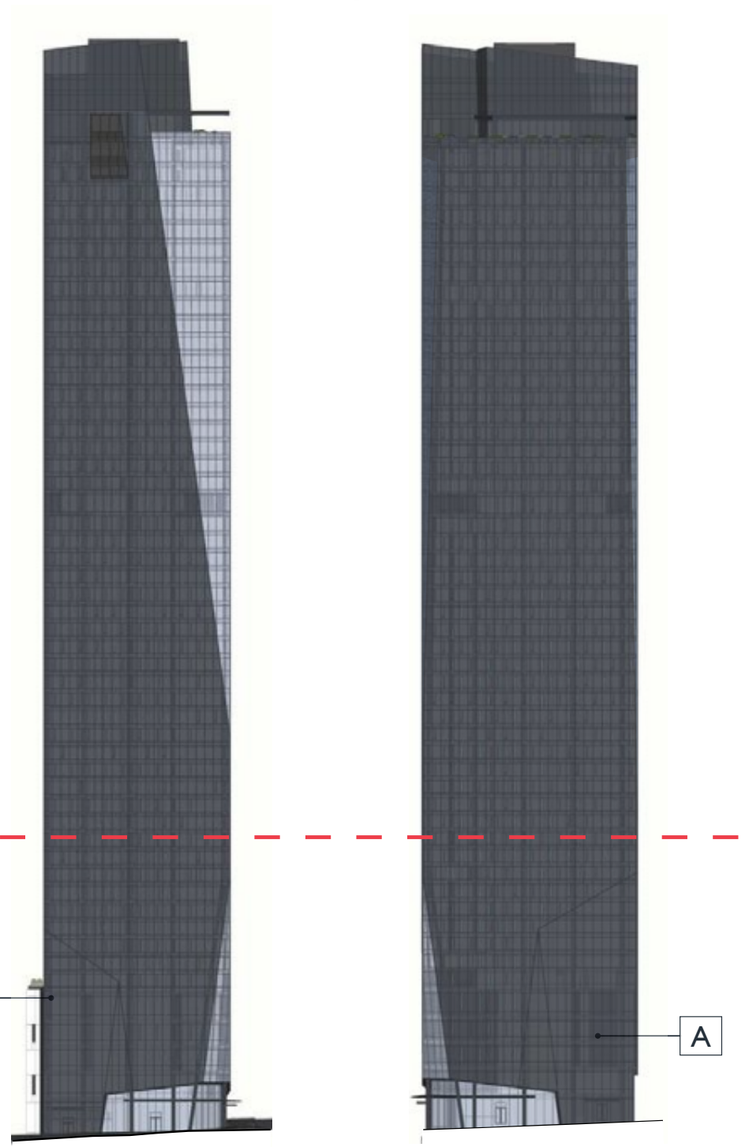
The Refract concept is strengthened by the refined designation of the Facets / Facade Type 2. Facade Type 2 corresponds to the faceted portions of the tower throughout the project reinforcing the massing moves, particularly at the lower portion of the tower.

A **Facade Type A – Tower Baseline**
Clear Vision Glass, Gray-Blue

B **Facade Type B – Facet**
UltraClear Vision Glass

C **Facade Type C – Podium**
White Precast Concrete

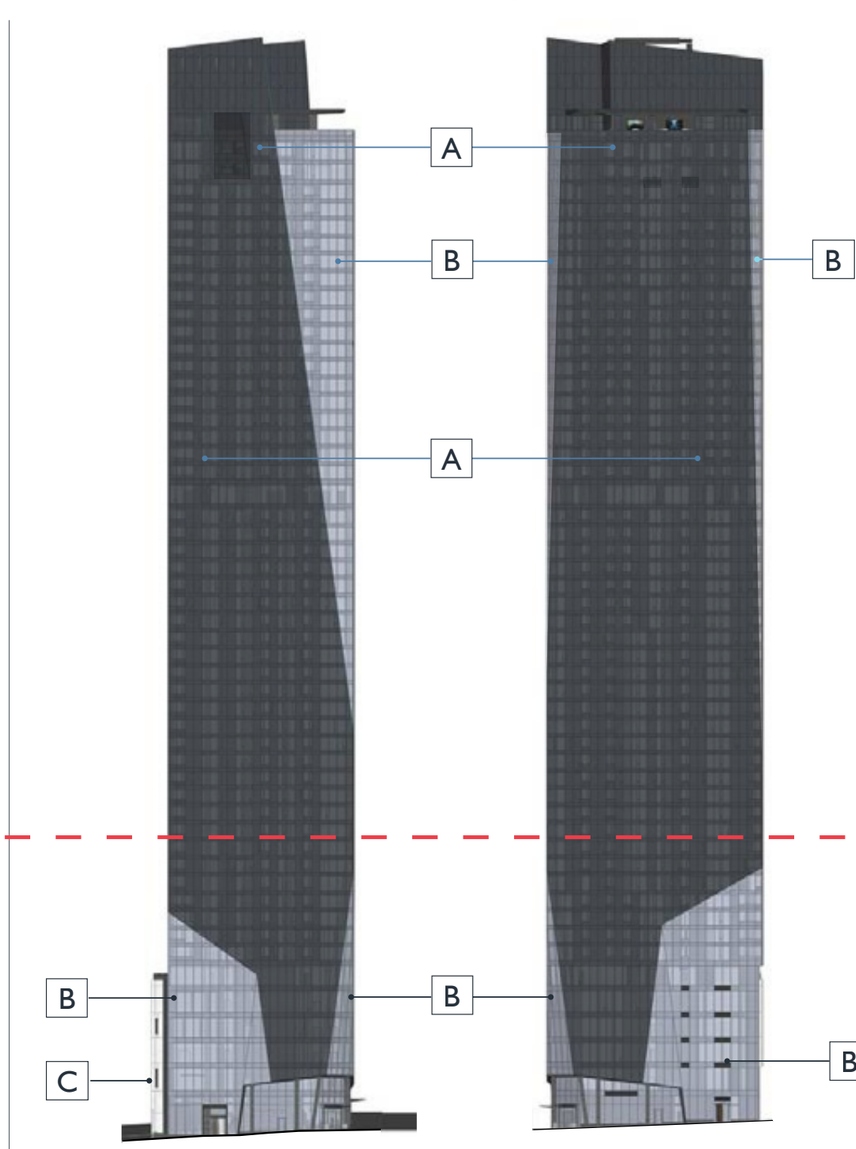
EDG2



West Elevation – PREVIOUS

South Elevation – PREVIOUS

REC



West Elevation – CURRENT

South Elevation – CURRENT

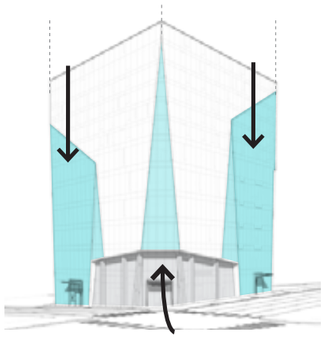
DESIGN RESPONSE TO GUIDANCE 2B.1

ACCEPTED AT ADR

EDG 2

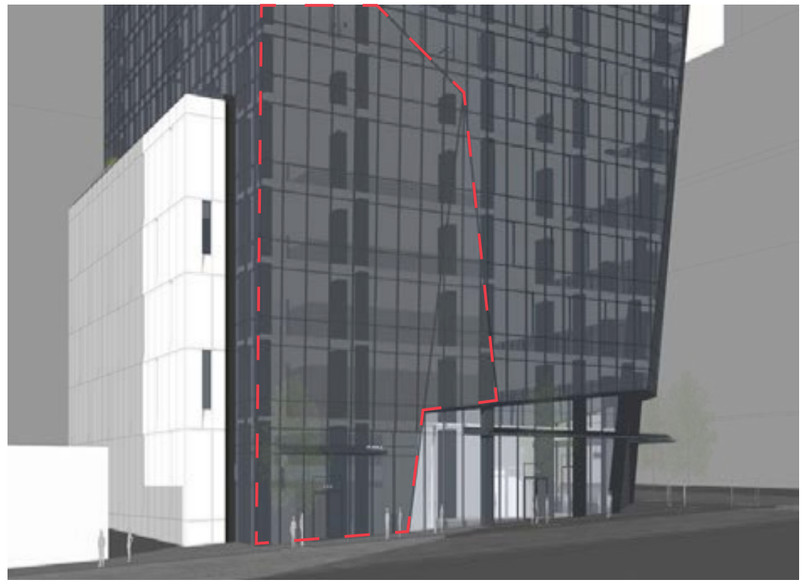
Design at EDG 2

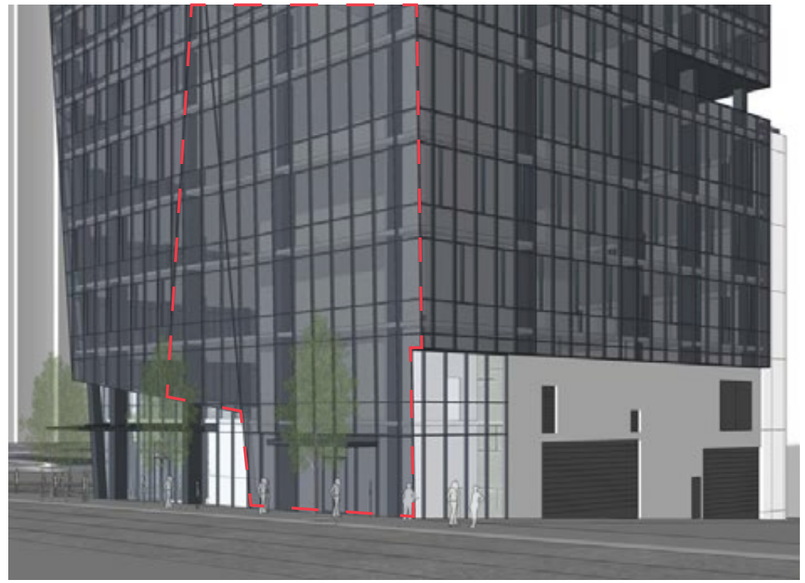
Portions of the tower that were faceted were not expressed using a differentiated facade type which did not allow the massing moves being made to be expressed as strongly.



TOWER FACETS

Two “shoulder” faceted elements come down to meet grade, grounding the design and providing a signifier of the location two primary entrances, for the residential and office programs, respectively.





REC

Design Response at ADR

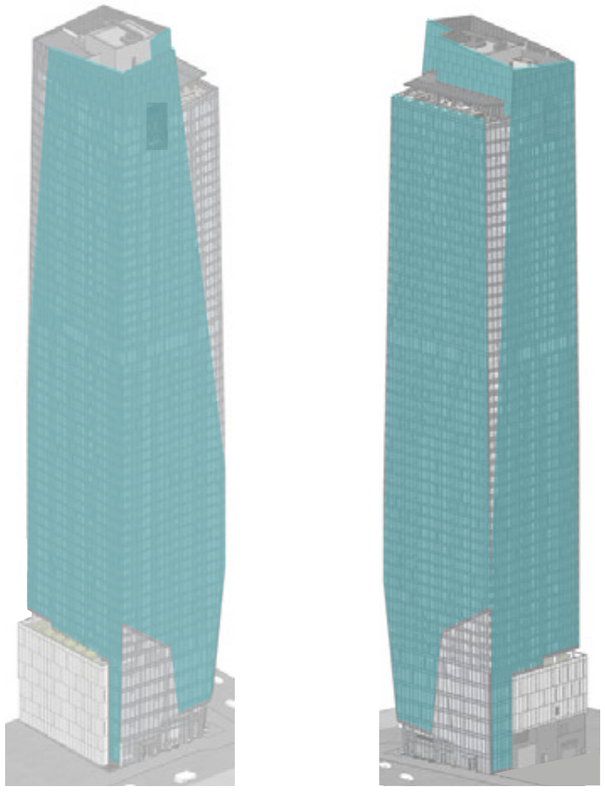
The faceted areas of the tower are clearly expressed utilizing a different facade type, strengthening the expression of the massing moves in direct response to board guidance.

DESIGN RESPONSE TO GUIDANCE 2B.1

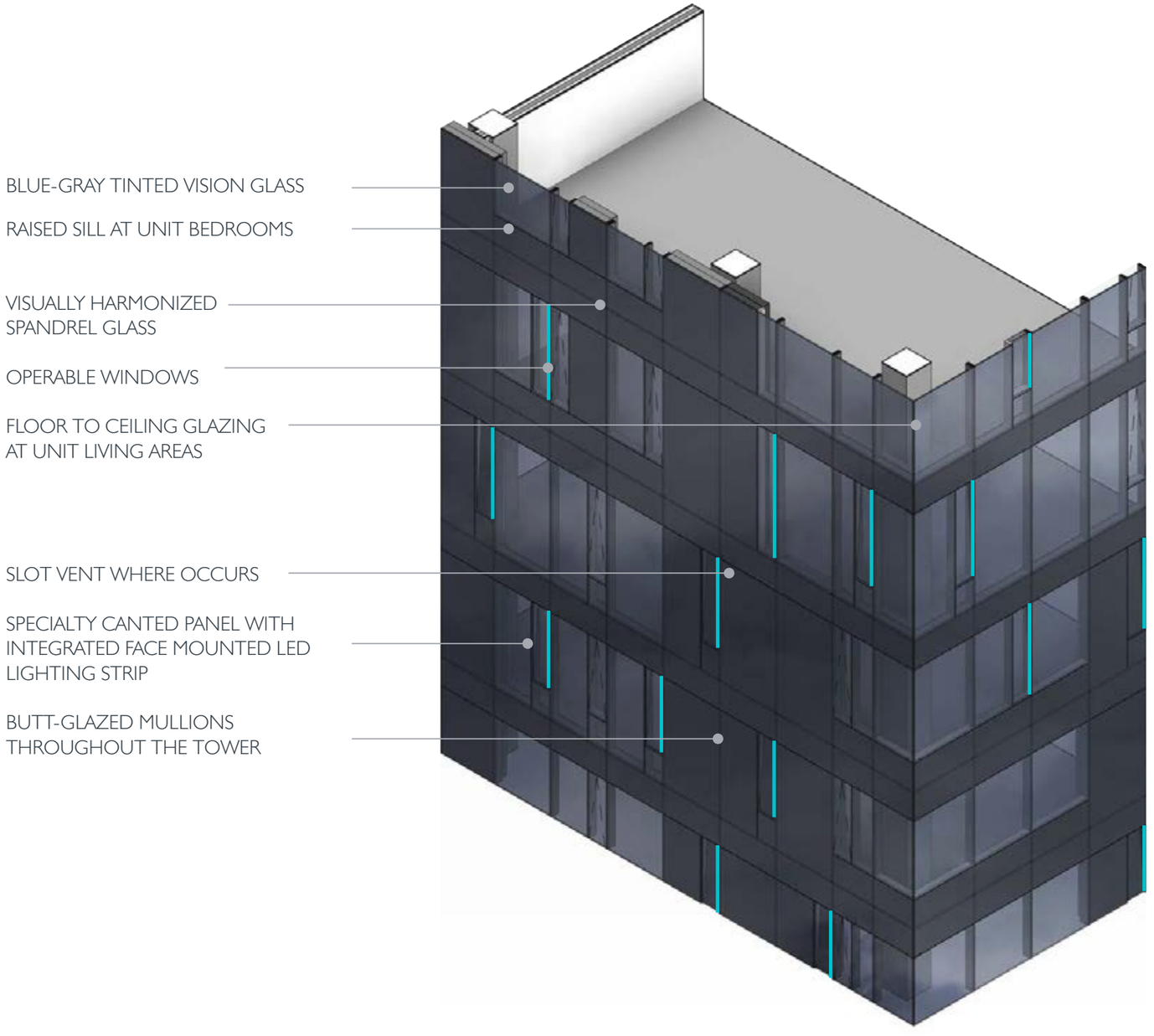
ACCEPTED AT ADR

FACADE TYPE A – TOWER BASELINE (RECTILINEAR)

Facade Type A – Tower Baseline
Clear Vision Glass, Gray-Blue
Spandrel Visually Harmonized
Fenestrations and Canted Panels with
Programmable LED strip



i. Establishing a baseline exterior expression for the pure rectangular form of the tower with a distinctly different expression for the refracted elements. (A-2, B-1)"



DESIGN RESPONSE TO GUIDANCE 2B.1

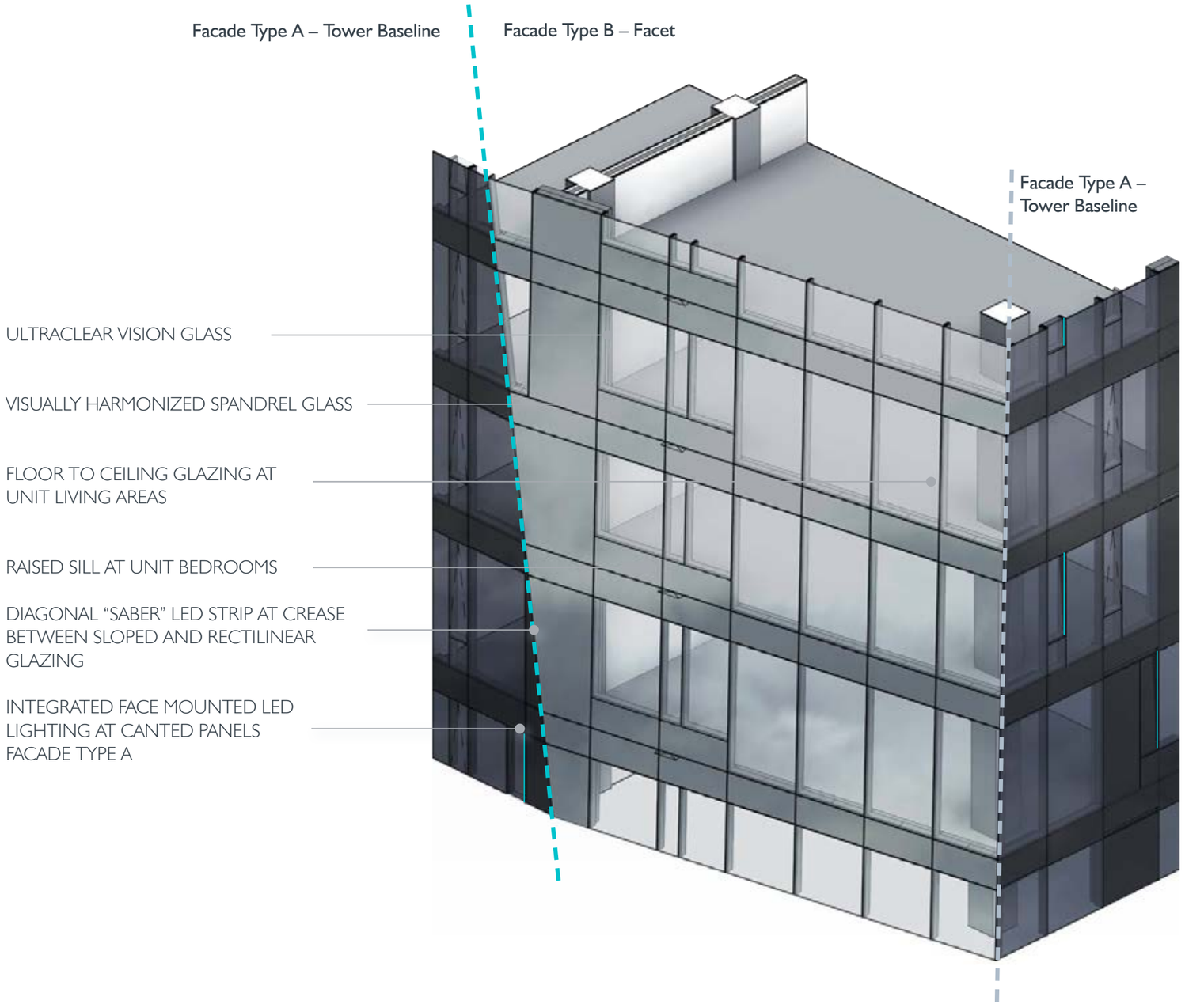
ACCEPTED AT ADR

FACADE TYPE B – FACETED AREAS

Facade Type B – Facet
UltraClear Vision Glass
Spandrel Visually Harmonized
Minimal Fenestration
No Canted Panels
Chamfered edge lighting - 3 locations at the tower

Chamfered Edge on Tower

i. Establishing a baseline exterior expression for the pure rectangular form of the tower with a distinctly different expression for the refracted elements. (A-2, B-1)"



DESIGN RESPONSE TO GUIDANCE 2B.1

ACCEPTED AT ADR

EDG 2

- Portions of the tower that were faceted were not expressed using a differentiated facade type. This did not allow the massing moves to be expressed

REC

- The faceted areas of the tower are clearly expressed utilizing a differentiated facade type, strengthening the expression of the massing moves (folds) in direct response to board guidance.

TOWER GLASS DAYLIT PHOTOS

FACADE TYPE B – **FACET**

FACADE TYPE A – **BASELINE**

1B CLEAR VISION GLASS
ULTRACLEAR

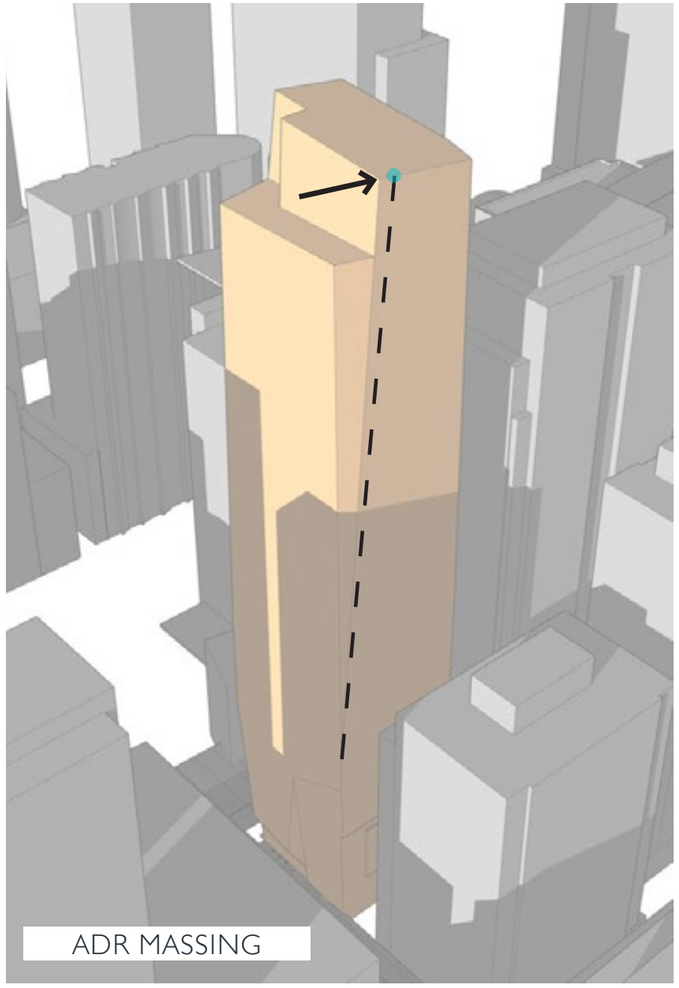
1A CLEAR VISION GLASS
GRAY-BLUE TINT

2B SPANDREL GLASS
LIGHT GRAY
VISUALLY
HARMONIZED TO
VISION GLASS 1B

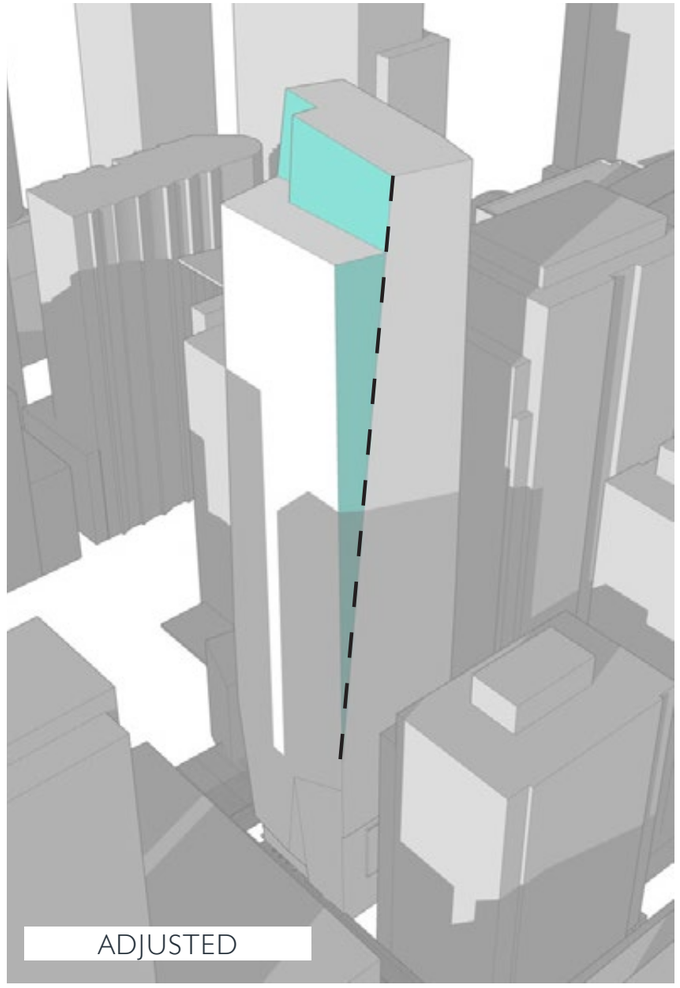
2A SPANDREL GLASS
GRAY-BLUE
VISUALLY
HARMONIZED TO
VISION GLASS 1A

FACET STUDY

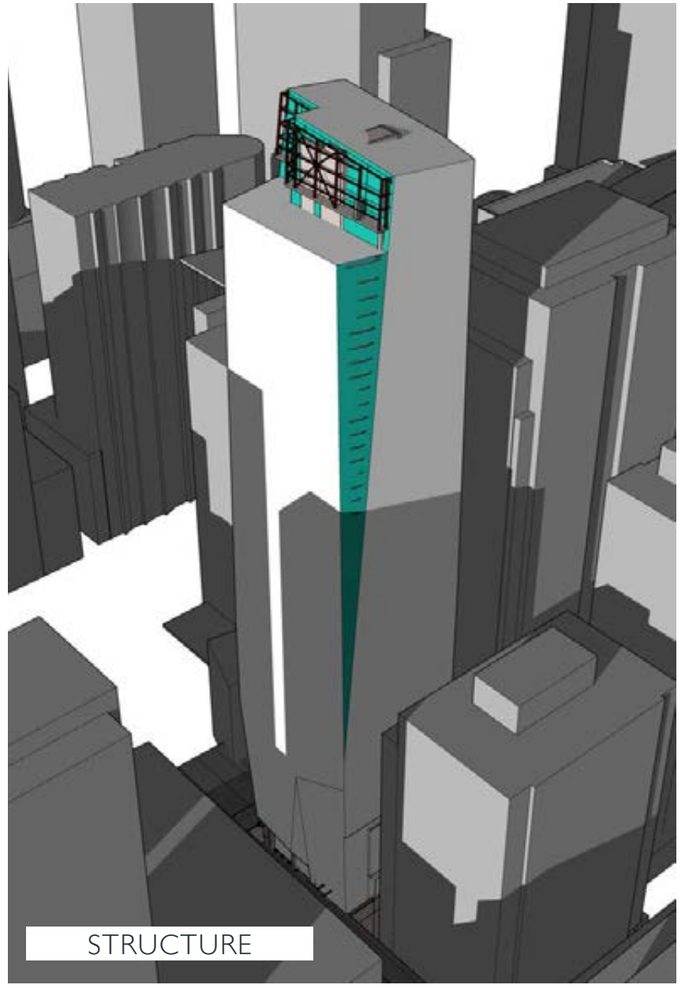
SE CORNER / FACET 2 INCREASING SIZE BY 30%



- Shift apex of faceted area in order to increase size by 30%



- Adjust massing and re-align the top of the tower responding to board guidance

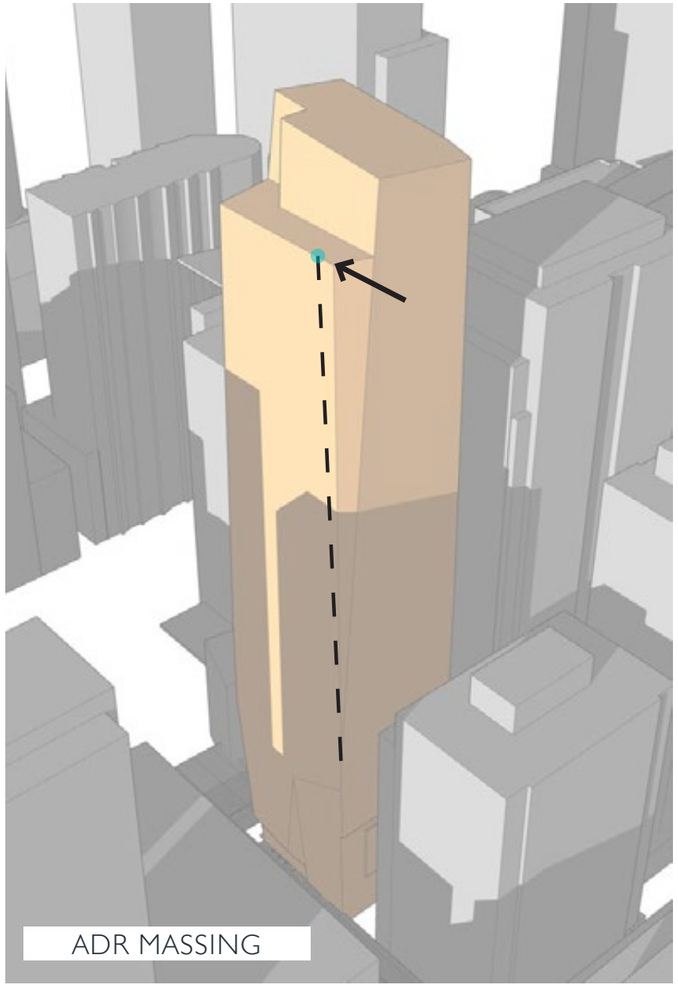


NOT FEASIBLE

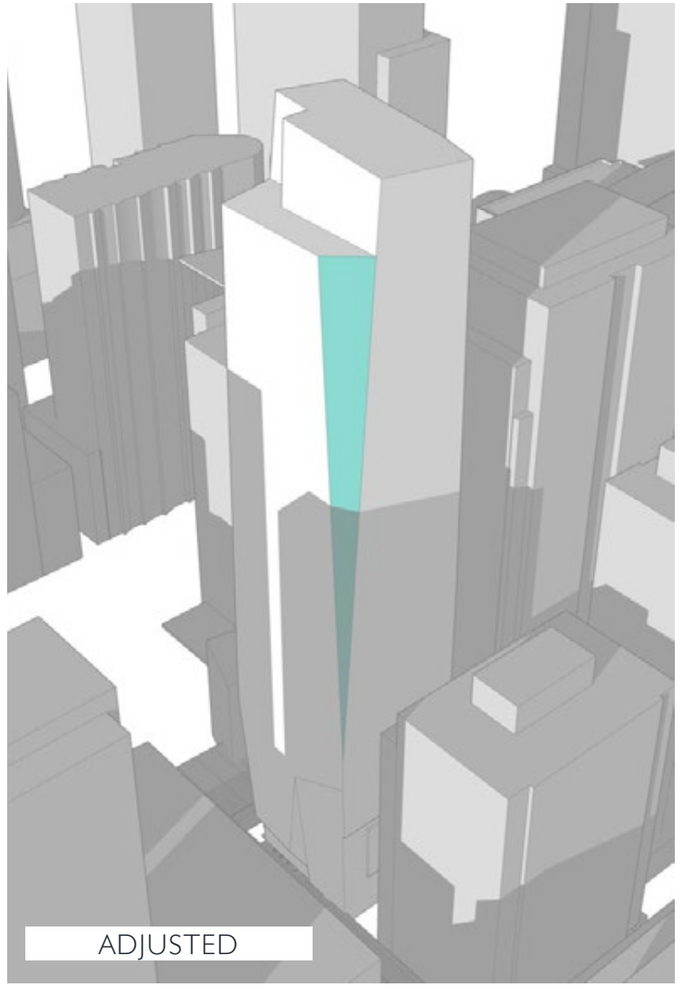
- Exposes structural core
- Exposes mechanical screen and structural components
- Significantly reduces mechanical area

FACET STUDY

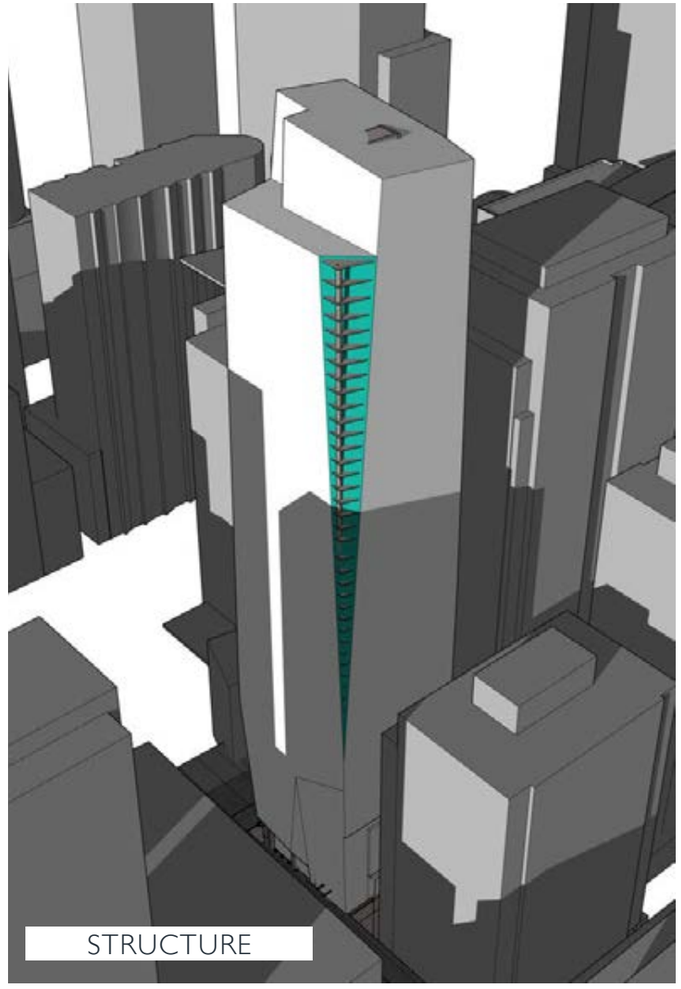
SE CORNER / FACET 2 INCREASING SIZE BY 30%



- Shift opposite apex of faceted area in order to increase size by 30%



- Adjust massing

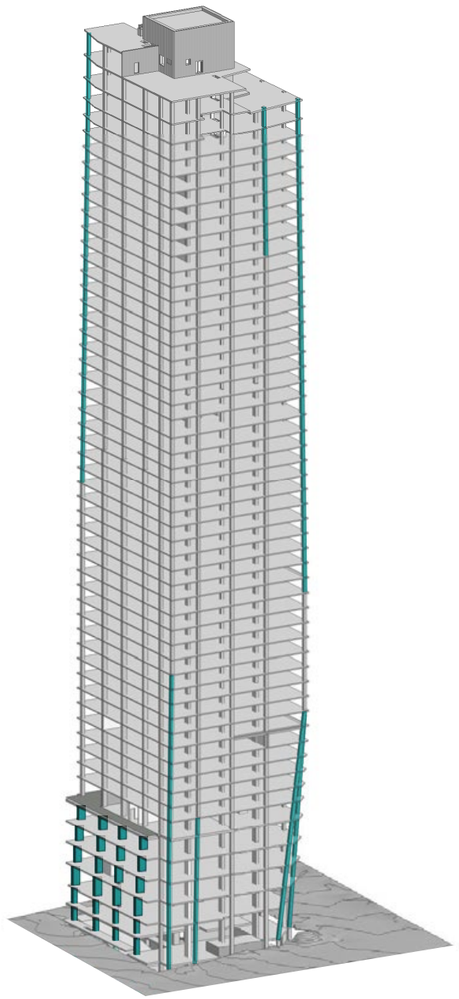


NOT FEASIBLE

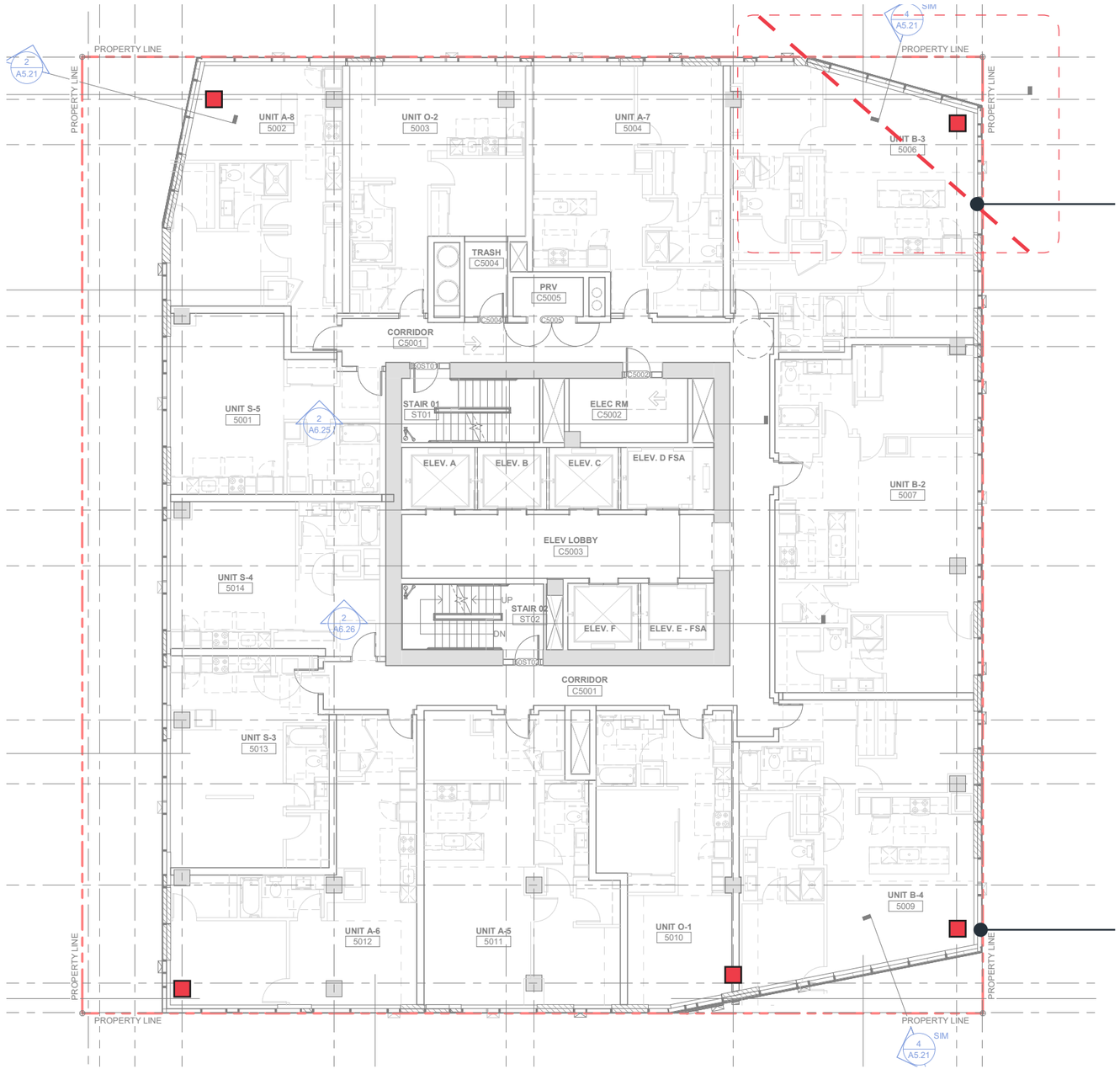
- Corner massing adjustment is not structurally feasible - significantly exposes corner structural column
- Columns at corners are already “walking” or adjusting every floor to accomadate massing changes, this change is too dramatic to utilize a walking column

FACET STUDY

SE CORNER / FACET 2 INCREASING SIZE BY 30%



Columns highlighted are sloping, stepping, or “walking” in order to maintain a consistent relationship between structural columns and slab edge.



NOT FEASIBLE

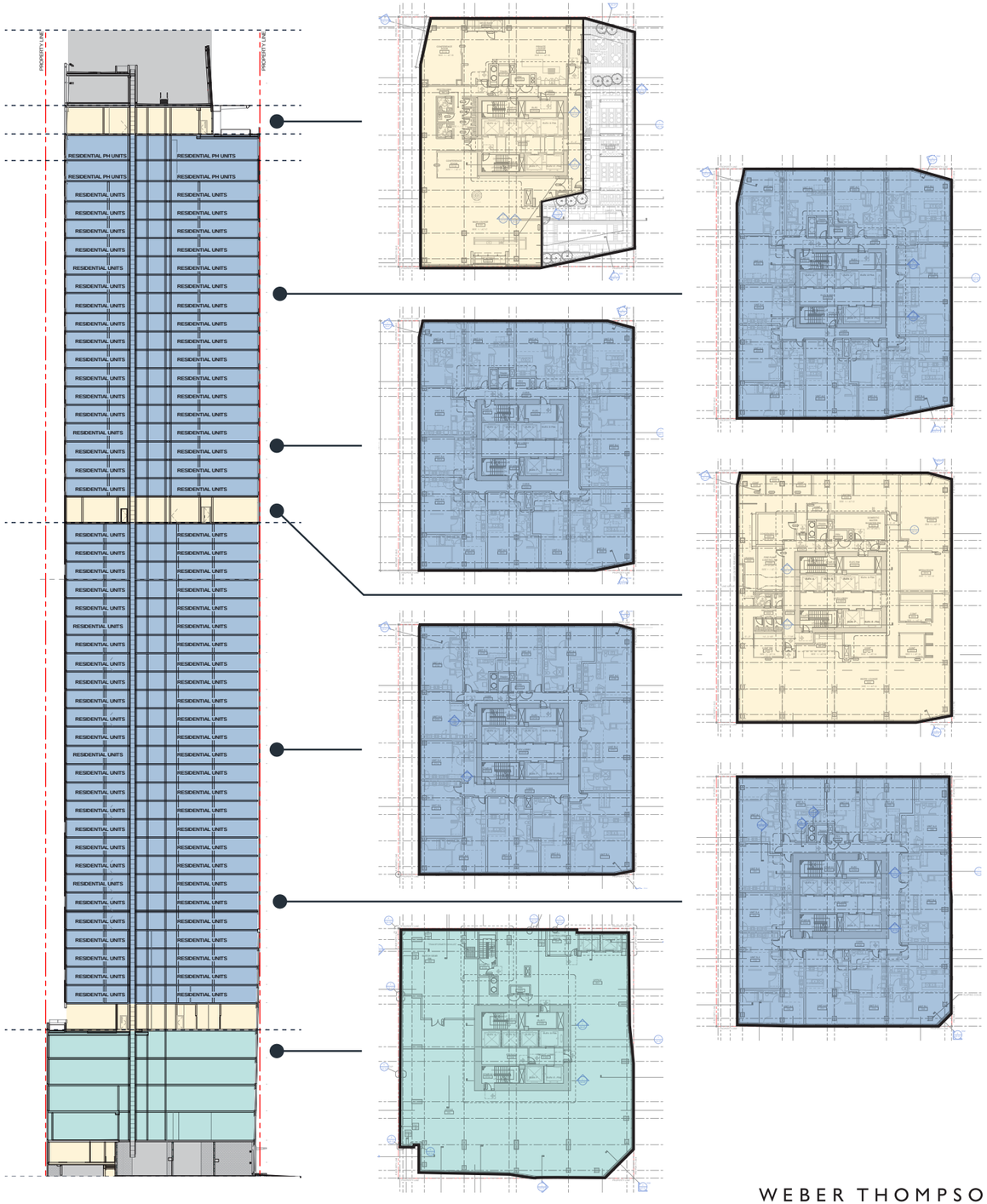
Cutting corner back to increase size of facet exposes structural columns rendering change infeasible

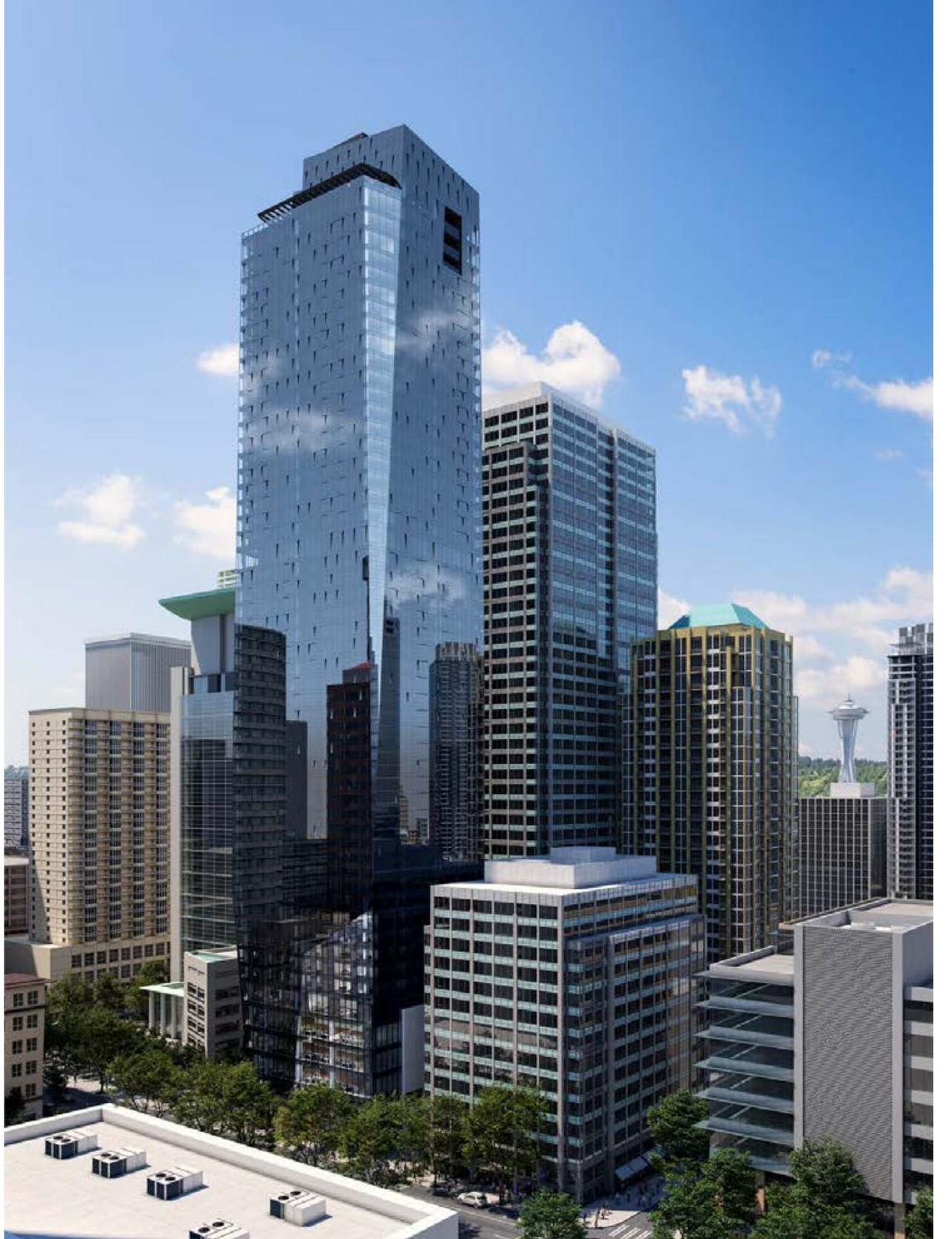
Stuctural columns at each corner inhibit massing changes

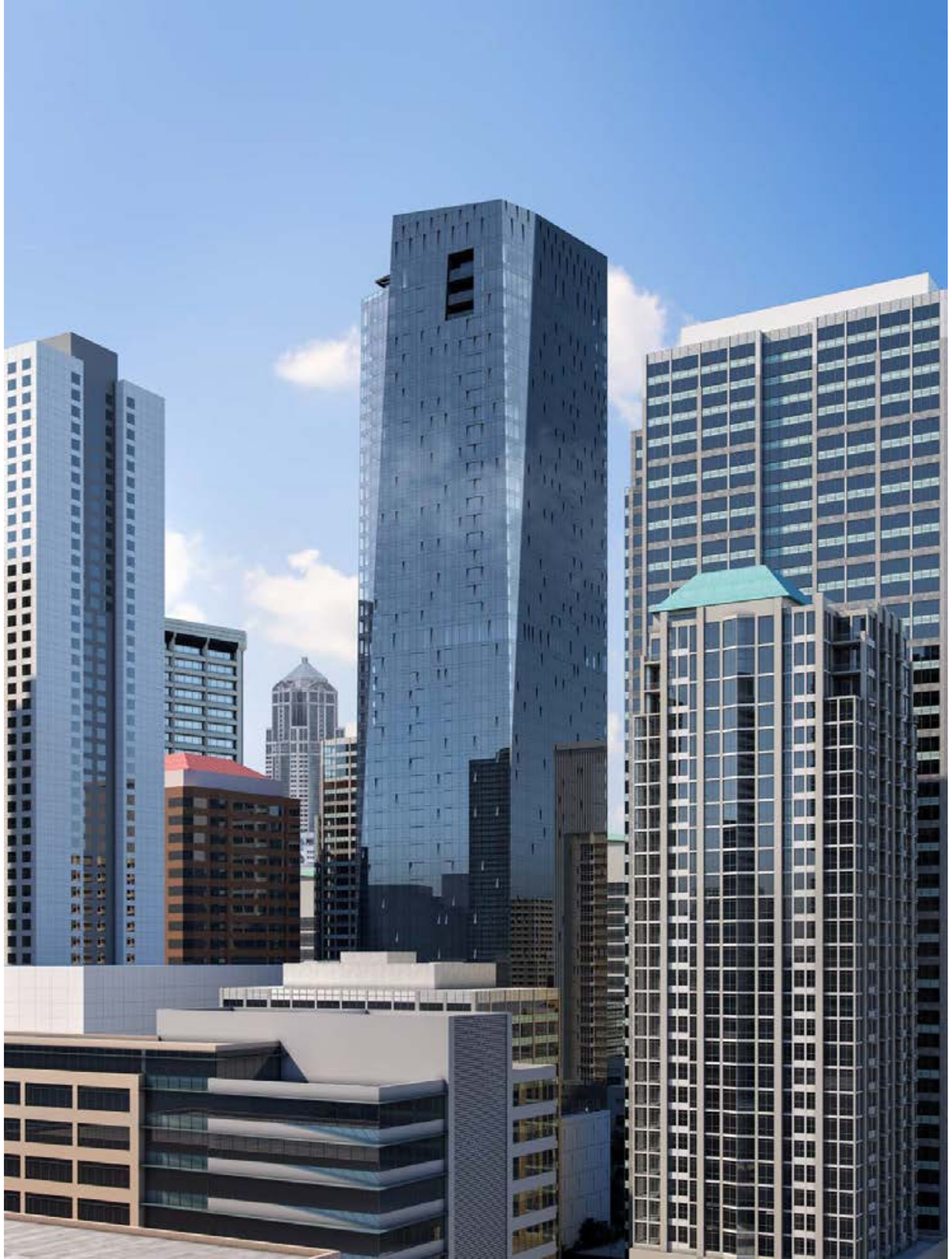
FACET STUDY

VARIED CROSS SECTION

Due to the nature of the design, almost all of the 52 inhabited levels in the tower are unique. Various studies throughout the design review process have been conducted and vetted on all unique floors.



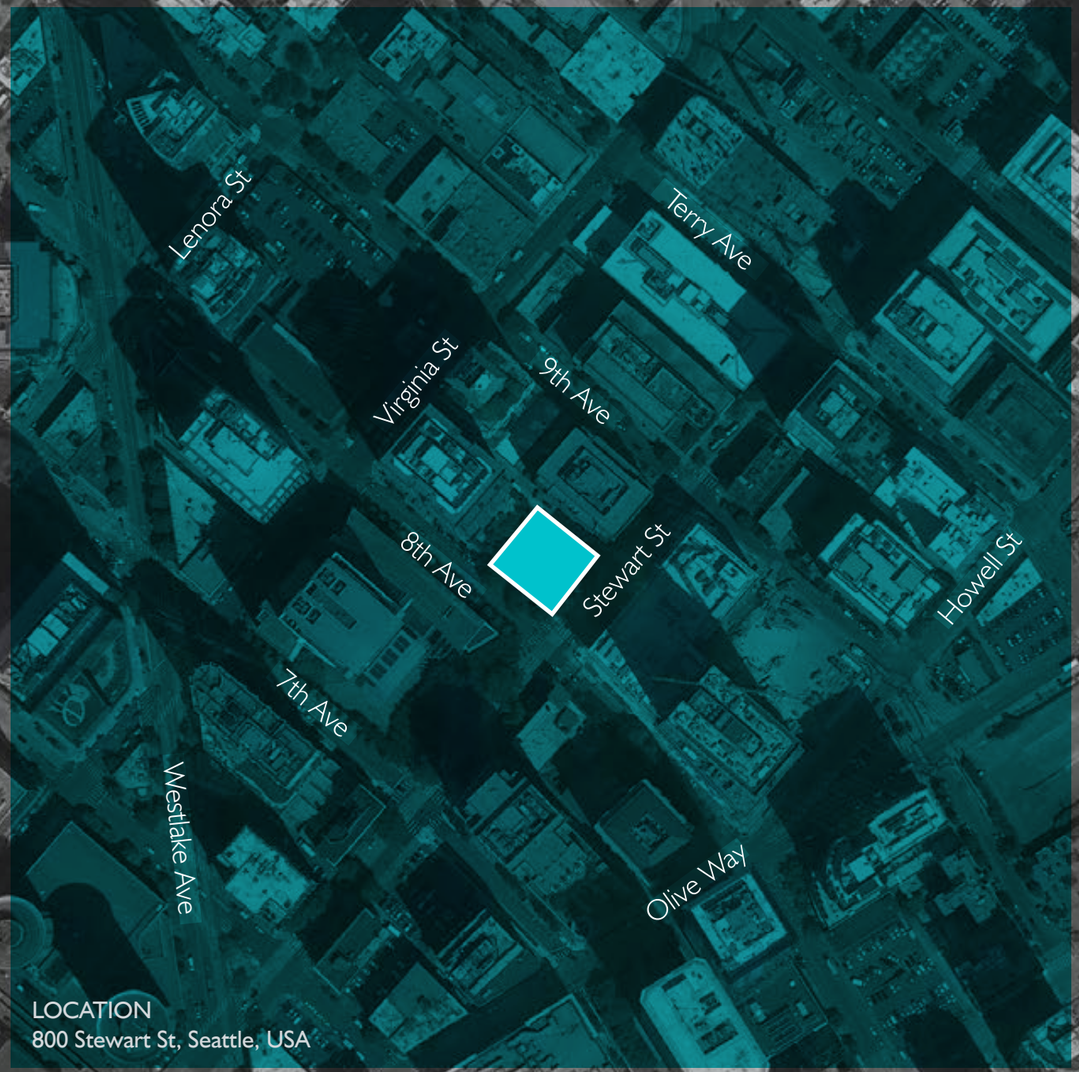




05 APPENDIX

**The appendix contains the entire package that was presented at ADR on 09.24.2020*

01 PROJECT VISION & OVERVIEW



LOCATION
800 Stewart St, Seattle, USA

project north

PROJECT VISION SUMMARY

The 800 Stewart tower is a 53-story, 569-unit residential building with commercial office levels and ground floor retail. Approximately 100 parking stalls proposed. Existing building to be demolished. Takeaway's from Design Guidance

- How the tower meets the ground
- Resolution of the top of the tower and enhancing the skyline from all sides
- Resolution between the podium and tower
- Creating a unified design that defines the place

PROGRAM	FLOORS	AREA
Below Grade Parking, Mech	P1-P6	73,722 GSF
Residential Lobby, Retail, BOH	L1	9,936 GSF
Residential, BOH	L1 Mezz	3,743 GSF
Office & Lobby	L1-5	48,929 GSF
Residential Interior Amenities	L6, L33, R1	30,575 GSF
Residential	L7-32, 34-52	531,504 GSF
Mechanical BOH	R2	1,974 GSF
Mechanical BOH	R3	1,333 GSF
Roof Mechanical	R4	633 GSF

13,555 SF
Total Site Area

702,349 GSF
Gross Building Area

569 UNITS
Total Residential Units

100 STALLS
Parking

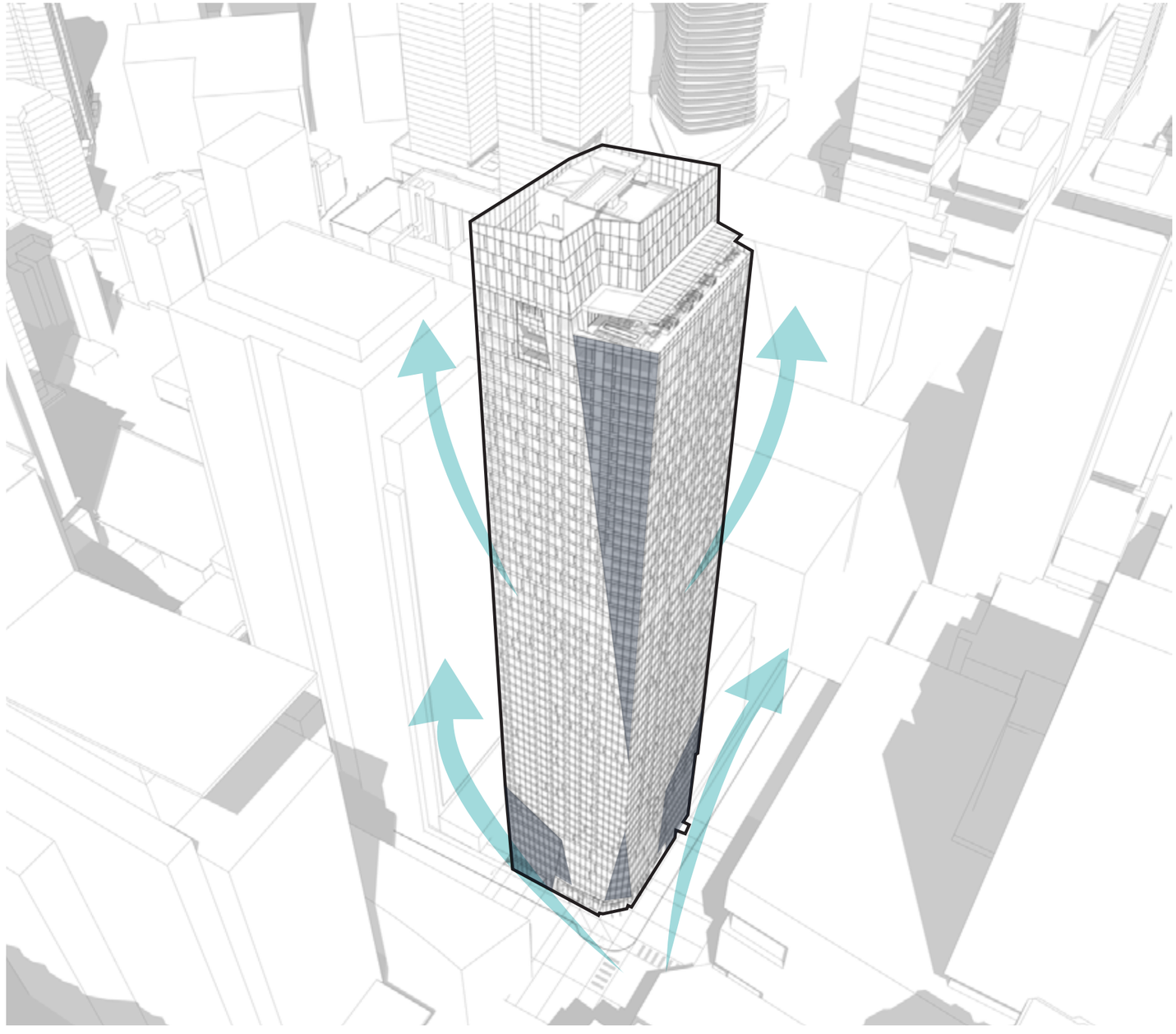
605 FT
Building Height

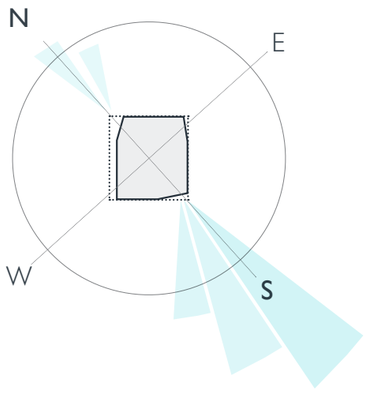
Current Refract Scheme
South West Perspective (Left)
South East Perspective (Right)

VORTEX SHEDDING PARTI

SCULPTED FORMS

The design team utilized major facets in the tower shaping in order to reduce wind impact while also creating an elegant and sculptural tower that will adorn the Seattle skyline.





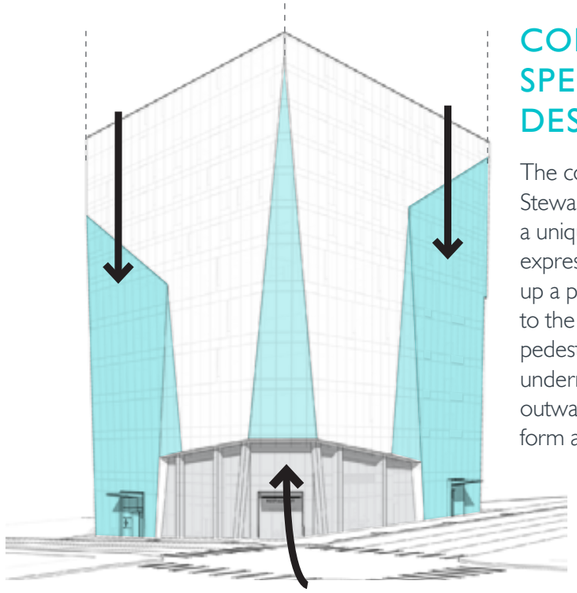
VARIED TOWER CROSS-SECTION

The 52 tower floor plates are unique, creating a varied cross section up the height of the tower, disrupting wind vortices that would otherwise have a detrimental impact on structural design, embodied carbon, and occupant comfort.

MAJOR MOVES THAT BREAK OUT OF THE BOX

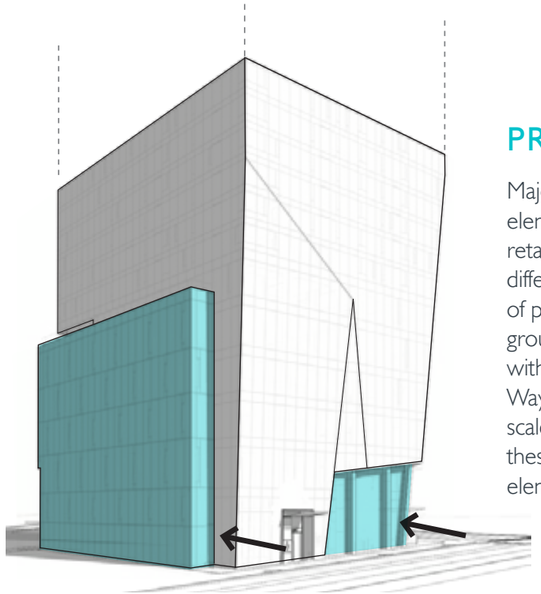
TOWER FACETS

Two "shoulder" faceted elements come down to meet grade, grounding the design and providing a signifier of the location two primary entrances, for the residential and office programs, respectively.



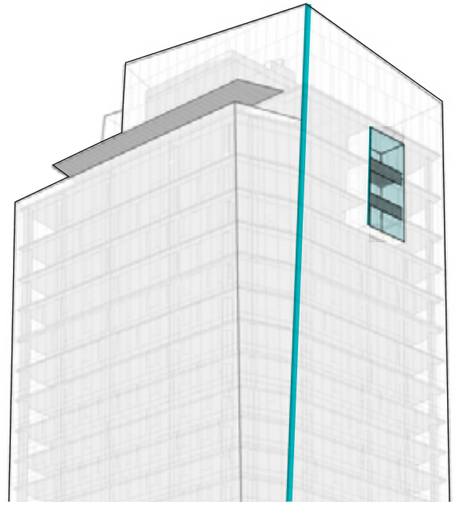
CONTEXT SPECIFIC DESIGN

The corner of 8th and Stewart is lifted to create a unique architectural expression that opens up a portion of the site to the public, allowing pedestrians to circulate underneath the dynamic, outward sloping tower form above.



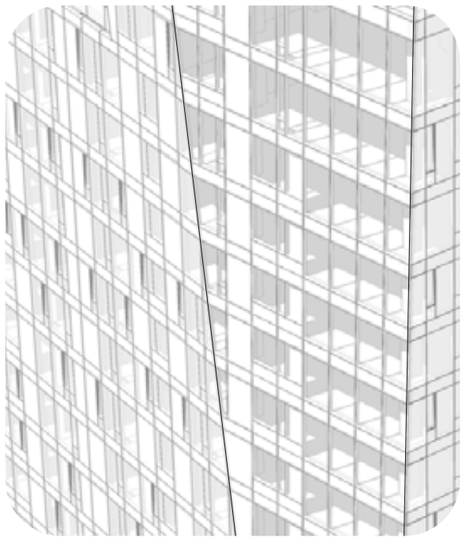
PROGRAMMING

Major programmatic elements (residential, retail and office) are differentiated with the use of plane changes at the ground level in contrast with the faceted form. Way-finding and pedestrian scale are enhanced by these differentiated massing elements.



SIGNATURE

Three chamfered edges highlight the faceted form of the tower. The carving of the exterior decks articulate the tower top expression, highly visible from Seattle's skyline.

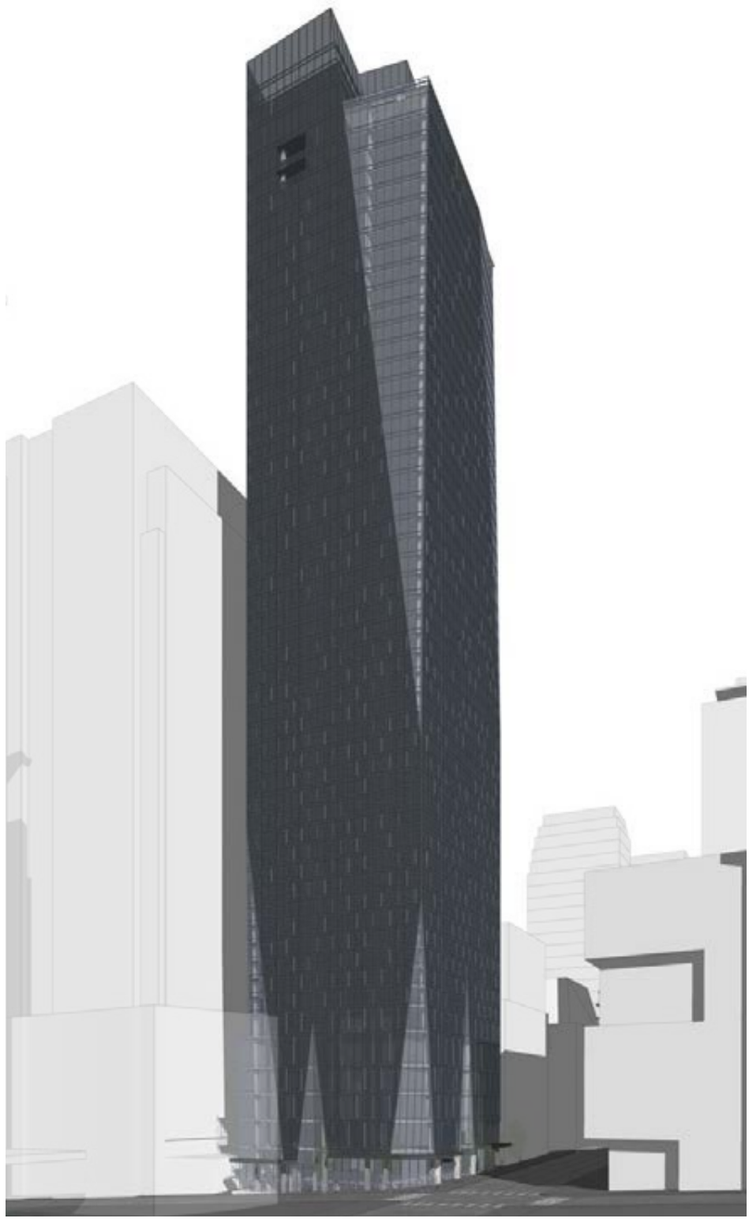


LIGHT SHADOW REFRACTION

The canted facade panel detailing create a contrast to the flushed appearance of the butt-glazed mullion curtain wall. The Seattle urban fabric and movements from the clouds interact with the reflection from the curtain wall facade.

EDG 1

Refract Preferred Scheme Established

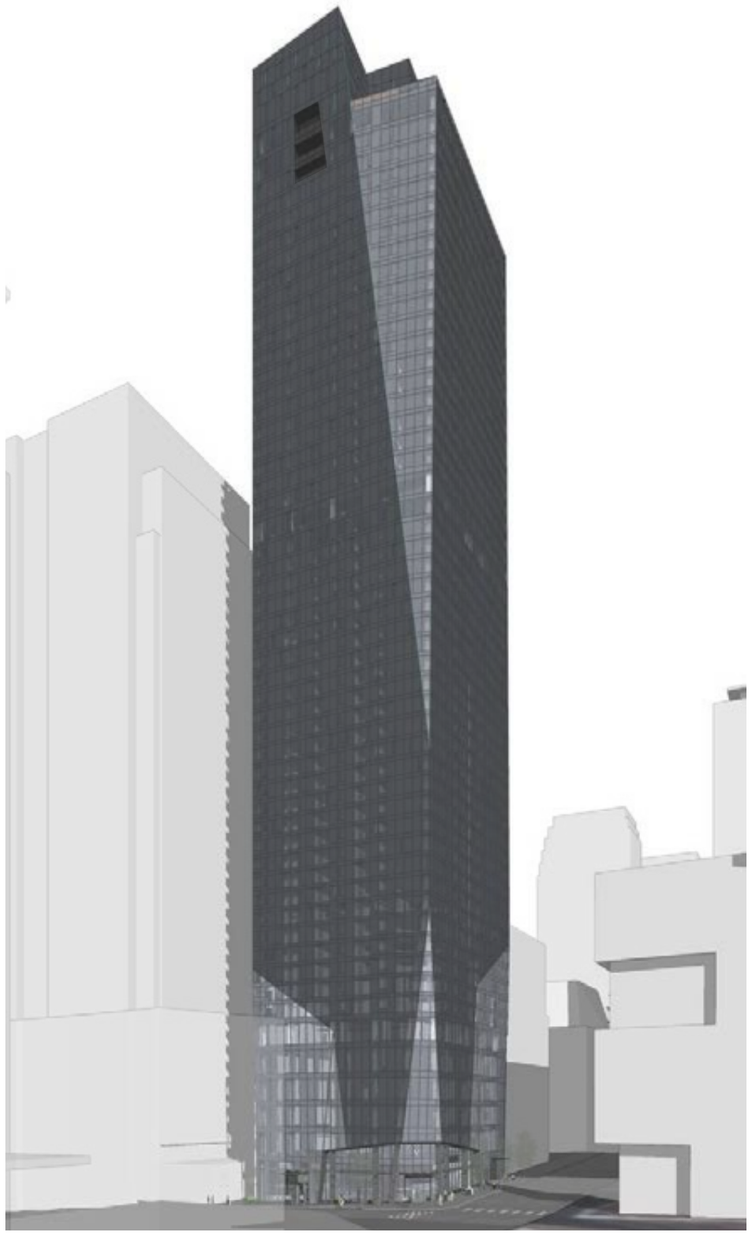


EDG 2

Refract Scheme Development

REC

Current Refract Scheme



02 RESPONSES TO BOARD GUIDANCE

TOWER OVERVIEW & DESIGN CONCEPT

PAGE 6

1. Massing Scheme:
a. The Board **continued to support the applicant's preferred scheme agreeing that it had the most potential to appropriately respond to context and enhance the skyline.** (B-1, A-2)

PAGE 7

2. Design Concept:
a. The Board **agreed that the "Refract" design concept had evolved positively since the first EDG meeting and provided guidance to explore further enhancements that would strengthen its expression.** (A-2, A-1. B-4)

PAGE 13→

2b. The Board agreed that this strengthening could occur in a number of ways and asked the design team to specifically explore the following possibilities:
i. **Establishing a baseline exterior expression for the pure rectangular form of the tower with a distinctly different expression for the refracted elements.** (A-2, B-1)

THE TOP OF TOWER

PAGE 19→

2b. The Board agreed that this strengthening could occur in a number of ways and asked the design team to specifically explore the following possibilities:
ii. **Exploration of the use of color to highlight and strengthen the expression of the two punched openings at the top of the tower. Ideally this development would be tied to that of the proposed programmable strip LED lighting.** (B-4, A-1)

PAGE 21→

3. The Tower:
a. The Board agreed that the top of the tower did not yet seem to be tied to the overall design concept and directed the design team to explore further options in the **articulation of the canopy, the parapet condition and the mechanical screening**. (B-4)

PAGE 21→

b. The Board agreed that a **more deliberate articulation** of these elements would be required to create a unified architectural expression. (B-4)

GROUND PLANE & PEDESTRIAN EXPERIENCE

PAGE 26→

4. Ground Plane and Pedestrian Experience:
a. The Board agreed that the **programming and expression of building entries** would require further exploration. In particular the Board requested further study of the corner and the regular, rectangular entry recesses relative to the refracted geometry of the tower above. (D-3, C-1, C-2)

PAGE 27→

a. The Board provided additional guidance that the arrangement and **expression of the overhead weather protection** should also be included in this exploration and that the result should be a unified and coherent expression at the pedestrian level. (B-4, C-4, C-1)

PAGE 28→

b. The Board **supported the deployment of the precast concrete panels at the north property line and directed the applicant to explore the possibility of the treatment returning at the alley.** (B-3, B-4)

PAGE 29→

c. The Board encouraged the applicant to continue their effort to make common cause with adjacent building owners in developing the intervening open space, as a **safe and attractive pedestrian environment in this area would be of great benefit to all in the neighborhood.** (C-1, D-6)

PRIORITY DESIGN GUIDANCE

A-1 Respond to the Physical Environment
A-2 Enhance the Skyline
B-1 Respond to the Neighborhood Context
B-3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area
B-4 Design a Well-Proportioned & Unified Building
C-1 Promote Pedestrian Interaction
C-2 Design Facades of Many Scales
C-4 Reinforce Building Entries
D-3 Provide Elements that Define the Place
D-6 Design for Personal Safety & Security

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TOWER OVERVIEW & DESIGN CONCEPT

Board Guidance

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

2a The Board agreed that the "Refract" design concept had evolved positively since the first EDG meeting and provided guidance to explore further enhancements that would strengthen its expression. (A-2, A-1. B-4)

2b.i **The Board agreed that this strengthening could occur in a number of ways and asked the design team to specifically explore the following possibilities: Establishing a baseline exterior expression for the pure rectangular form of the tower with a distinctly different expression for the refracted elements.** (A-2, B-1)

Responses

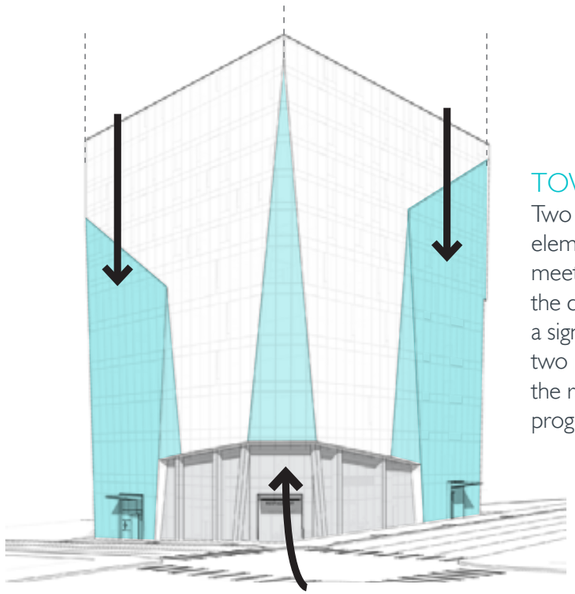
2b.i The design team has refined the expression of the two primary façade languages that correspond to the refracted portions of the tower massing. The rectilinear façade language includes the angled curtain wall panel pattern (and integrated lighting) with a subtly blue-grey glazing. The refracted portions of the tower are absolutely minimally fenestrated with minimal butt-glazing and an ultra-clear but high performance glazing. The third façade language includes the white precast concrete panel with angled panels that wraps the North and East portions of the podium.

REFRACT CONCEPT

The massing of 800 Stewart is a response to three major Parti concepts that result in a unified and cohesive design. The three concepts are:

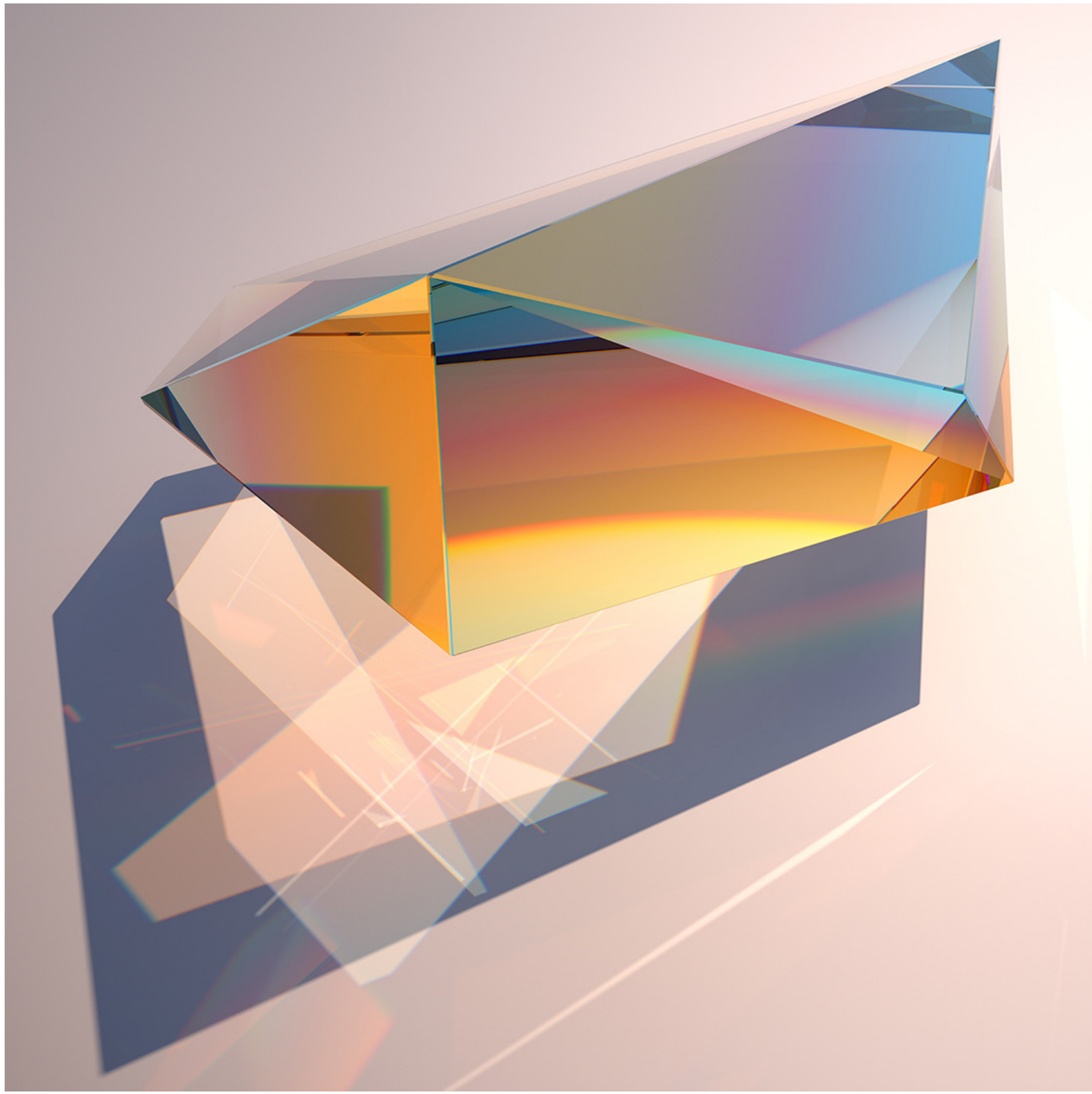
Refraction Contextual Response Vortex shedding

Refraction is a bending or change in direction of a propagating light wave. This is also the phenomena that creates rainbows when the sun's rays enter and then change direction inside of raindrops. The design of 800 Stewart seeks to embrace this concept of refraction, by bending and faceting elements of the facades, in an effort to create a sculpted and playful tower that will possess a gem-like quality. In an effort to artistically amplify the unique qualities of the various facets, varied subtle "tone on tone" glass colors will reflecting the sun, clouds, light, weather and other buildings as they dance over the surface of these divergent faceted surfaces. The qualities of the new tower will create an immediate visual relationship by reflecting back the elements of existing urban fabric.



TOWER FACETS

Two "shoulder" faceted elements come down to meet grade, grounding the design and providing a signifier of the location two primary entrances, for the residential and office programs, respectively.



STRENGTHENED EXTERIOR EXPRESSION
ILLUSTRATED RESPONSE

EDG 2

REC

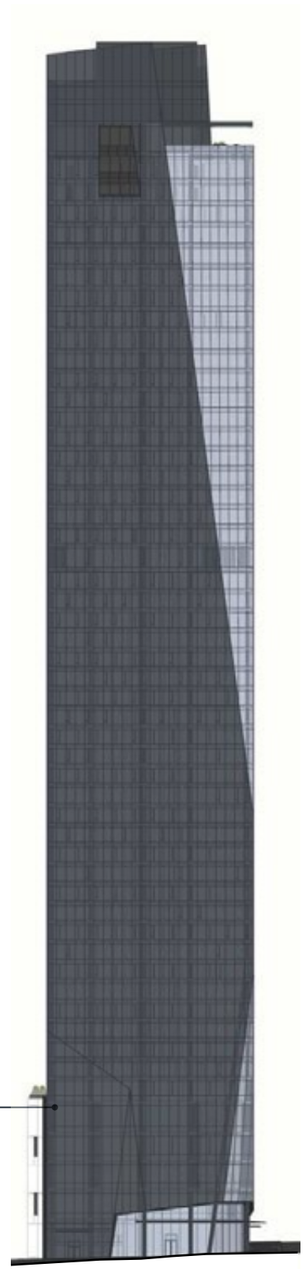
Board Guidance 2b.i.
Establishing a baseline exterior expression for the pure rectangular form of the tower with a distinctly different expression for the refracted elements.

Response 2b.i.
The Refract concept is strengthened by the refined designation of the Facets / Facade Type 2. Facade Type 2 corresponds to the faceted portions of the tower throughout the project reinforcing the massing moves, particularly at the lower portion of the tower.

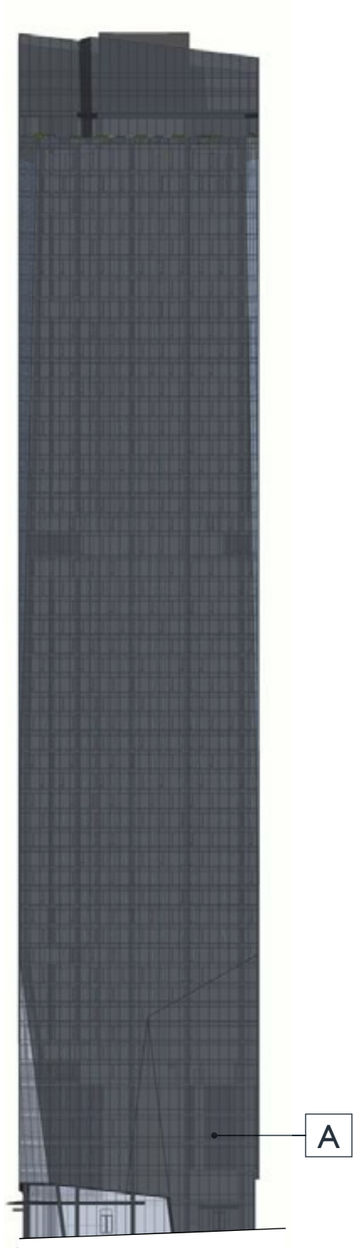
Facade Type A – Tower Baseline
Clear Vision Glass, Gray-Blue

Facade Type B – Facet
UltraClear Vision Glass

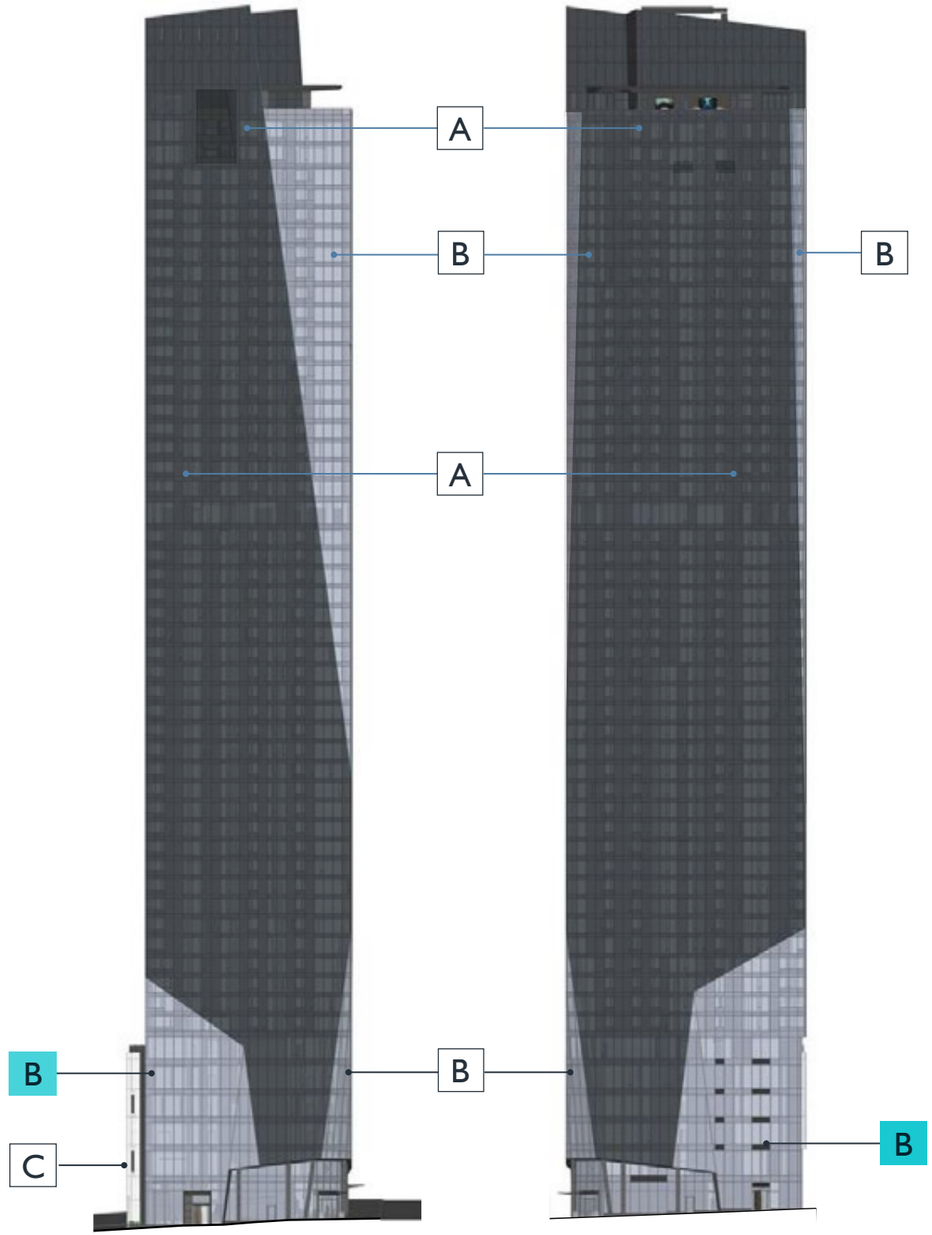
Facade Type C – Podium
White Precast Concrete



West Elevation – PREVIOUS



South Elevation – PREVIOUS

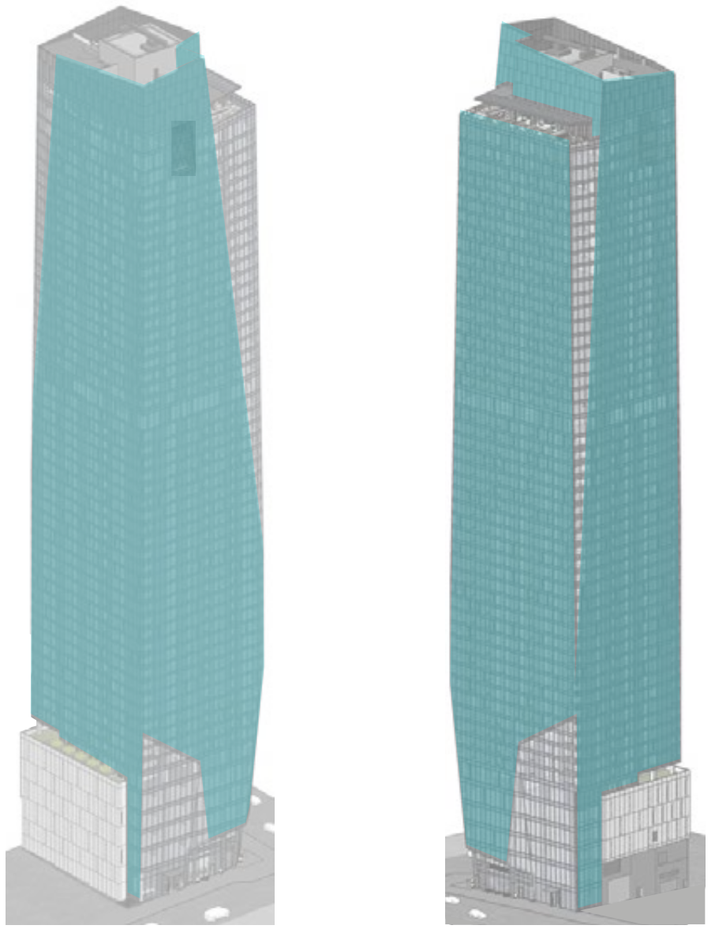


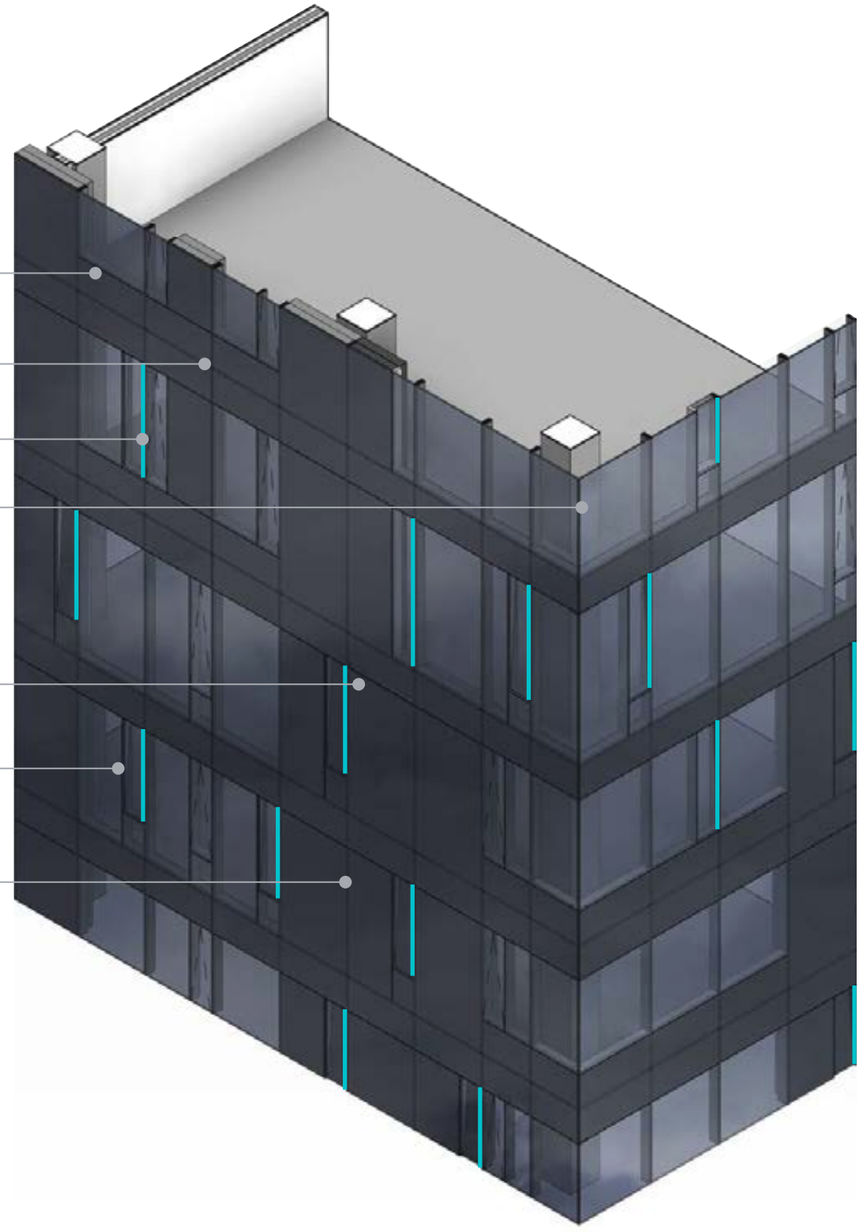
West Elevation – CURRENT

South Elevation – CURRENT

FACADE TYPE A – TOWER BASELINE

Facade Type A – Tower Baseline
Clear Vision Glass, Gray-Blue
Spandrel Visually Harmonized
Fenestrations and Canted Panels with
Programmable LED strip

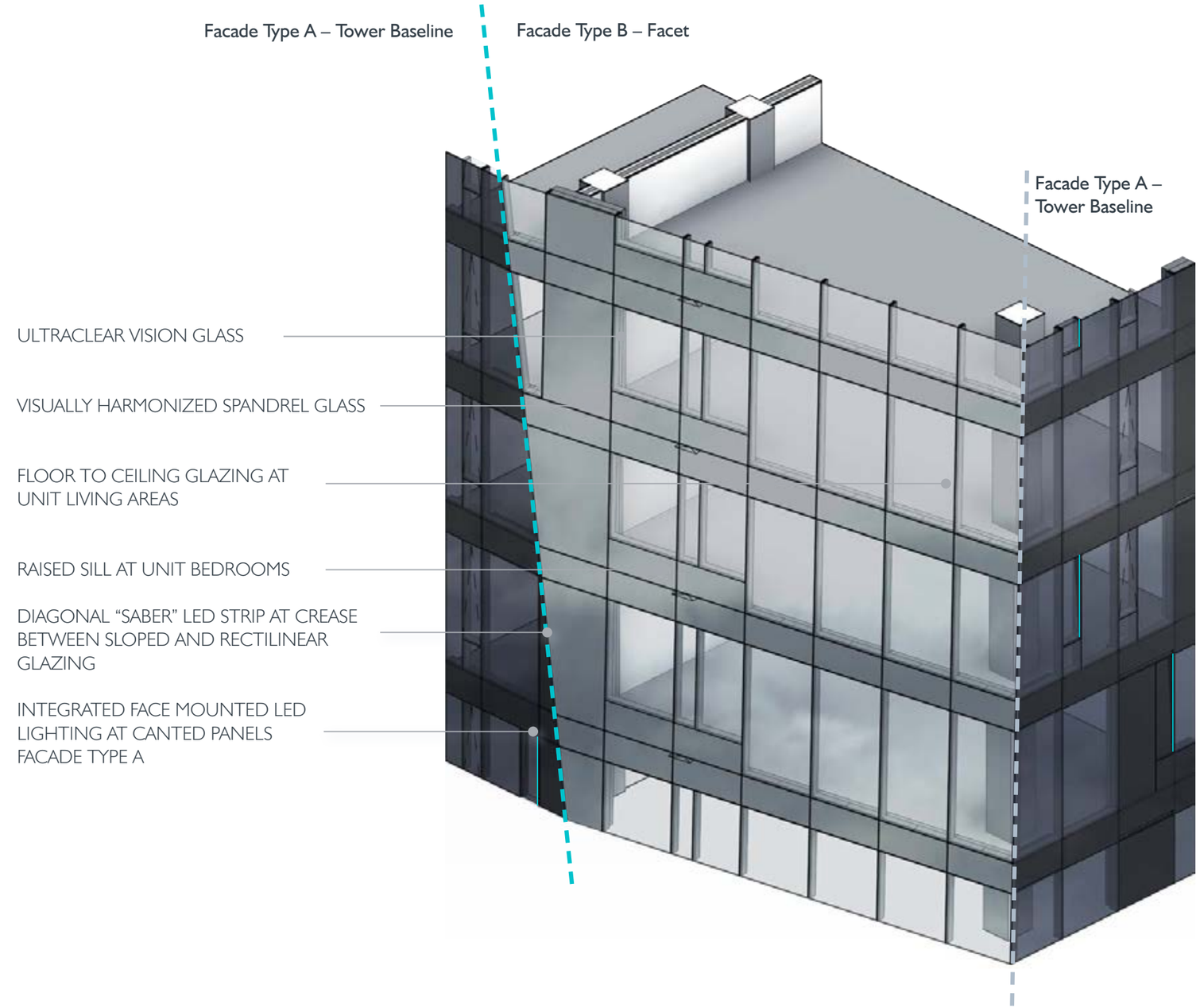




FACADE TYPE B – FACET

Facade Type B – Facet
UltraClear Vision Glass
Spandrel Visually Harmonized
Minimal Fenestration
No Canted Panels
Chamfered edge lighting - 3 locations at the tower

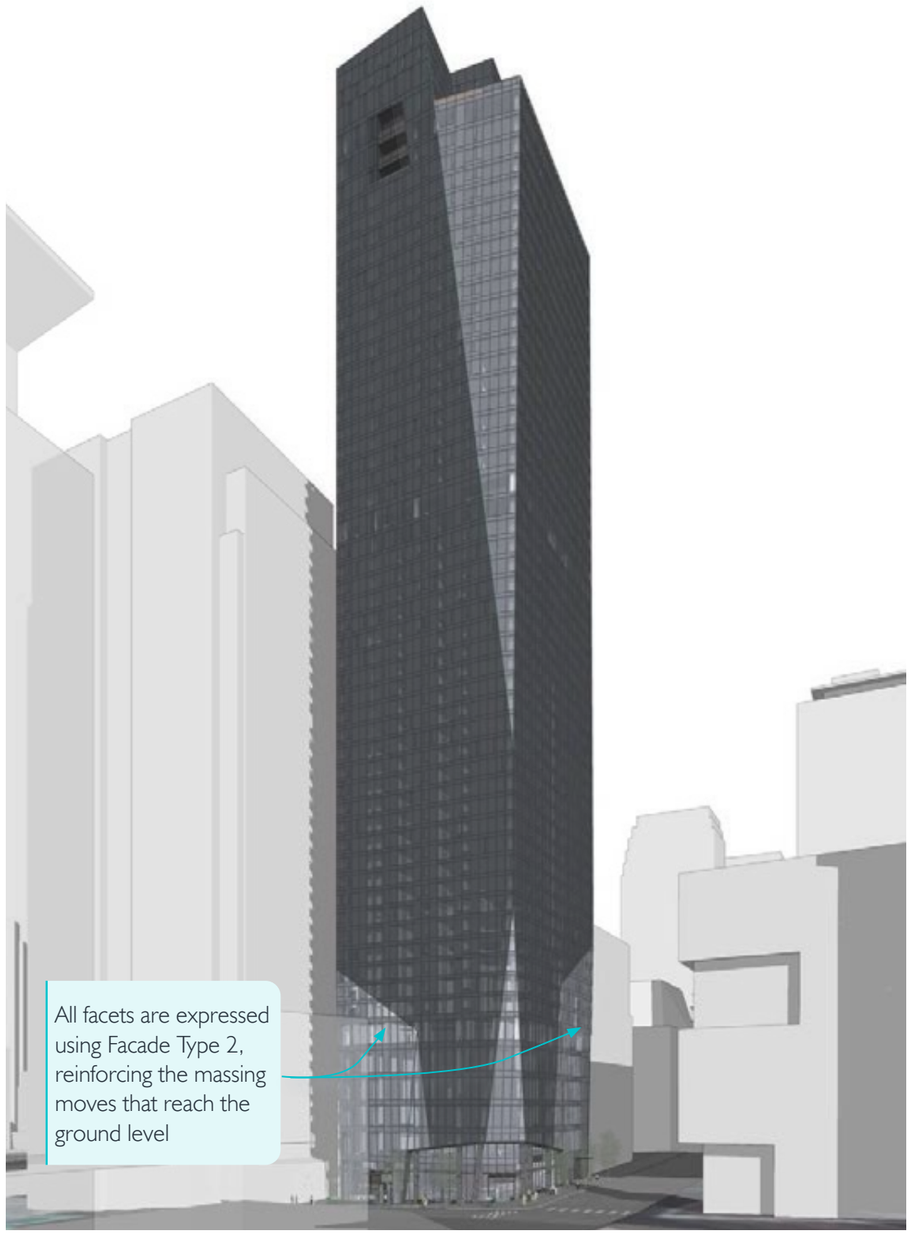
Chamfered Edge on Tower



EDG2

South West Corner – PREVIOUS

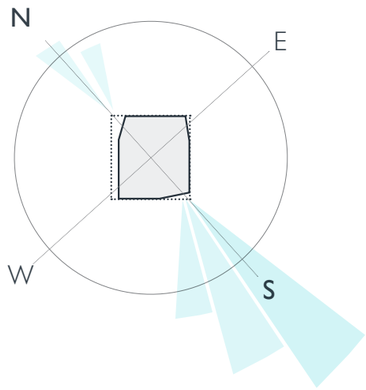
REC



South West Corner – CURRENT

VORTEX SHEDDING CONCEPT

The massing and shaping of the tower has a varied cross section which is designed to be both sculptural [in an effort to break down the mass of the tower into a form that is more pleasant to the eye and softer on the skyline] and also practical in that it will provide a much higher degree of comfort to its inhabitants, thanks to the reduction of wind loads and motion that can cause discomfort. Boxy, tall and slender buildings have low natural frequencies which tends to amplify Wind/Vortex Excitation, Vortex Shedding and Cross-Wind Oscillations. These critical phenomena can have a detrimental effect on tall, slender towers and the comfort of those who live and work in them – particularly toward the top of a boxy structure. Therefore, one key goal in the design of 800 Stewart is to disrupt the flow of wind around the building by confusing and 'disorganizing' the vortices that are generated by vortex shedding. The most effective way to do this is by varying the cross-section of the tower along the height of the building. The reason this varied cross section concept works is that it changes the frequency at which the vortices are shed, thereby disrupting the flow of wind around the building, and subsequently reducing wind load pressures.



TOP OF THE TOWER

Board Guidance

2b.ii The Board agreed that this strengthening could occur in a number of ways and asked the design team to specifically explore the following possibilities: **Exploration of the use of color to highlight and strengthen the expression of the two punched openings at the top of the tower. Ideally this development would be tied to that of the proposed programmable strip LED lighting.** (B-4, A-1)

3a The Board agreed that the top of the tower did not yet seem to be tied to the overall design concept and directed the design team to explore further options in the **articulation of the canopy, the parapet condition and the mechanical screening**. (B-4)

3b The Board agreed that a **more deliberate articulation of these elements would be required to create a unified architectural expression**. (B-4)

Responses

2b.ii. The design team felt that significantly differentiating the punched areas at the top of the tower would detract from the overall faceted gesture created by the building's architecture. As such the design team refined the punched areas, recessing the glass railings and utilizing a charcoal gray metal panel surround (soffit and walls) in order to allow them to be read as a secondary accent element. The lighting scheme has been utilized to enhance the faceted portions of the tower, highlighting the signature chamfered edges, rather than the punched openings.

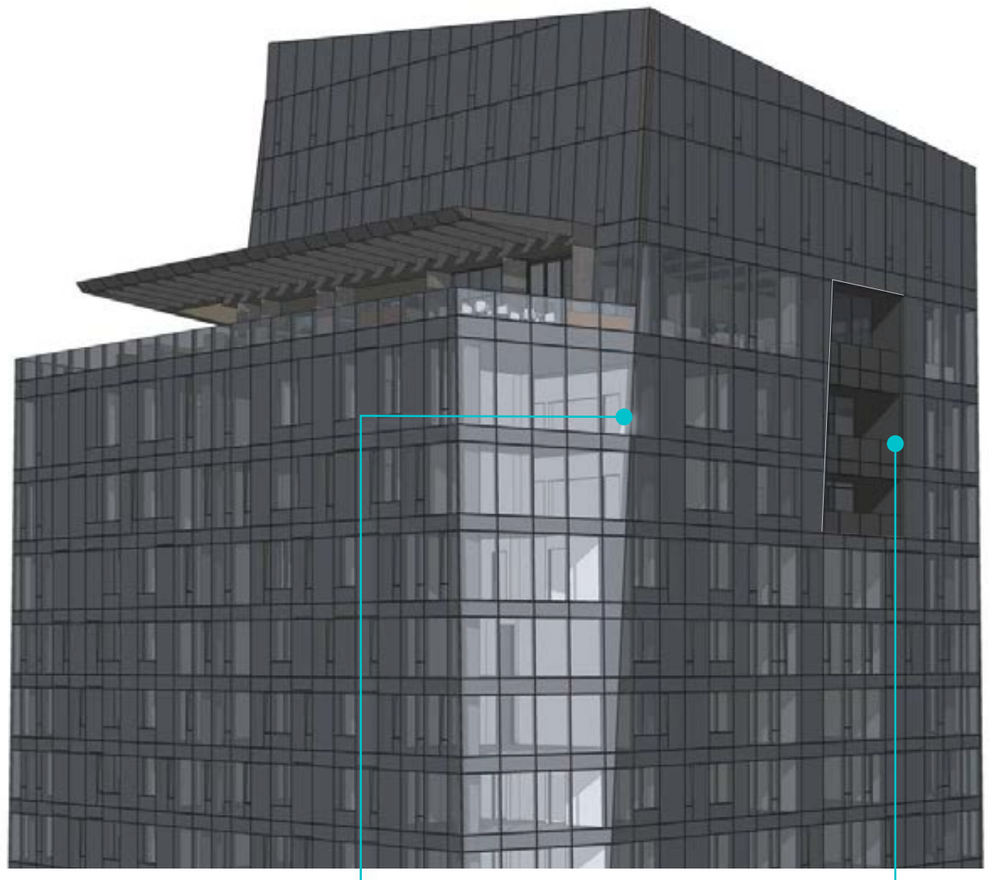
3a The design team has further developed and refined the R1 canopy to be more closely related to the overall design aesthetic of the tower. The shaping of the profile of the canopy is now more angular, while the overall extents of the canopy have been adjusted to directly integrate into the R1 programming and entry portals at R1.

3b The design team has taken a holistic approach to refining the top of the tower. The integration of the various elements including the R1 canopy, mechanical screening, outdoor landscape area, exterior walls, and materiality have been modified in order to bring a more resolved and elegant tower top that is cohesive with the design language of the rest of the project. The materiality of surrounds at the punched opening has been harmonized to match the R1 canopy and portal openings, unifying the elements at the top of the tower.

EDG2

Board Guidance 2b.ii.
Exploration of the use of color to highlight and strengthen the expression of the two punched openings at the top of the tower.

REC



The defining edges of the facets from the North, East and West facades are iconic in shaping and articulating the design concept. The design team have taken the board's recommendation in strengthening the expression with the use of the linear lighting elements to highlight the signature chamfered edges of the tower design.

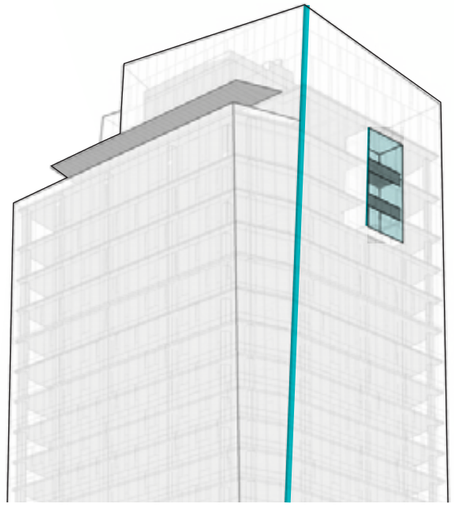
Response to 2b.ii.
Refined the tower top decking, recessing the glass railings by one feet.

Utilized a charcoal gray metal panel surrounds (soffit and walls) in order to allow the punched opening to be read as a secondary accent element.

Differentiating the punched areas at the top of the tower further would detract from the overall faceted architectural concept.

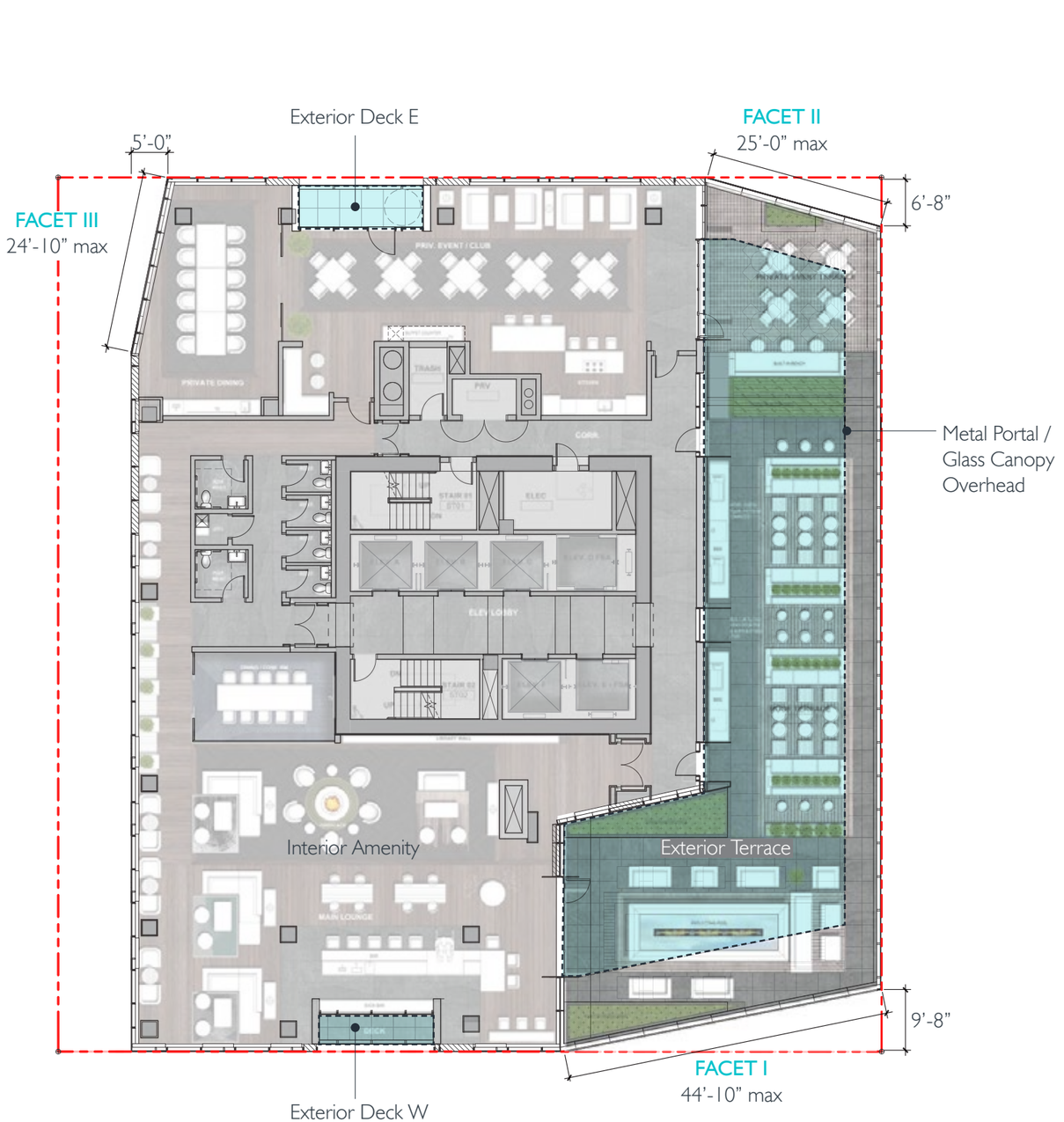
A-2 Enhance the Skyline
B-4 Design a Well-proportioned & Unified Building
C-2 Design Facades of Many Scales

ROOF TERRACE PLAN

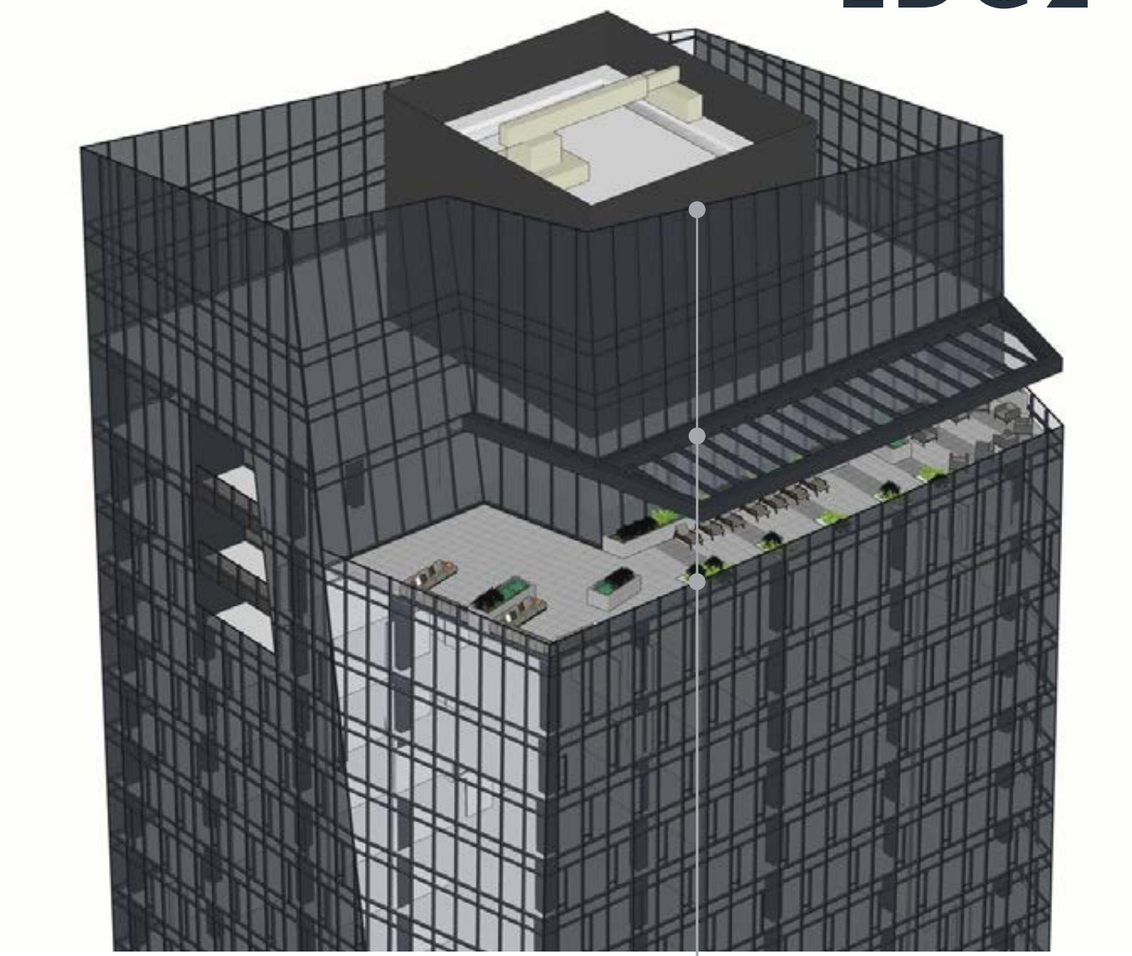


SIGNATURE

Three chamfered edges highlight the faceted form of the tower. The carving of the exterior decks articulate the tower top expression, highly visible from Seattle's skyline.



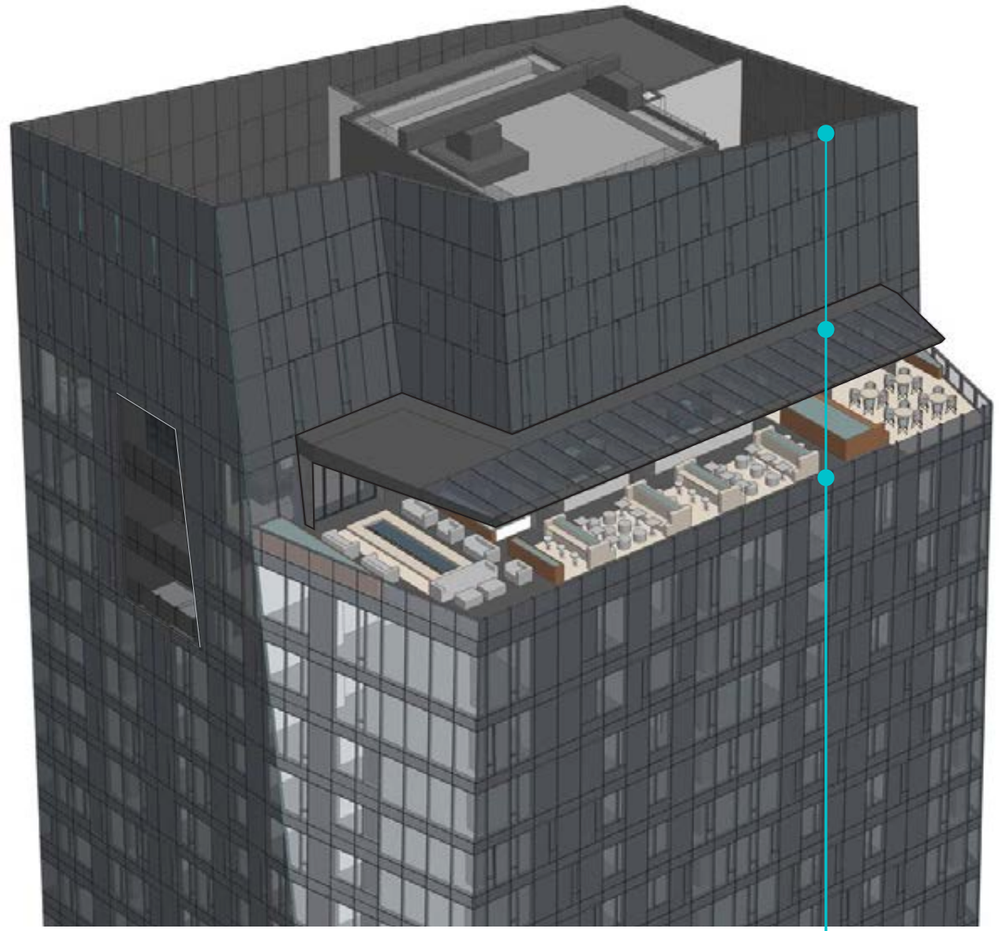
EDG2



Board Guidance 3a
Articulation of the canopy, the parapet condition and the mechanical screening

Board Guidance 3b
a more deliberate articulation of these elements would be required to create a unified architectural expression

REC



Response to 3a
The R1 canopy have been adjusted to be more closely related to the overall angular design aesthetic of the tower and directly integrate into the R1 programming and entry portals. The curtain wall screening has been studied to adequately cover the rooftop mechanical systems.

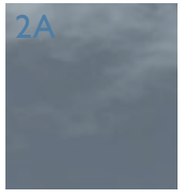
Responses to 3b
The R1 canopy, mechanical screening, outdoor landscape area, exterior walls, and materiality have been modified in order to bring a more resolved and elegant tower top cohesive with the design concept. The surrounds at the punched opening has been harmonized to match the R1 canopy and portal openings, unifying the elements at the top of the tower.

A-2 Enhance the Skyline
B-4 Design a Well-proportioned & Unified Building
C-2 Design Facades of Many Scales

OVERALL TOWER MATERIAL PALETTE

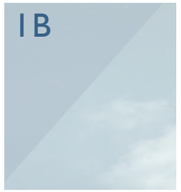
A

Clear Vision Glass
Gray-Blue Tint

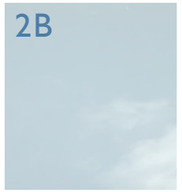


Spandrel Glass
Gray-Blue
Visually Harmonized
to Vision Glass 1A

B



Clear Vision Glass
UltraClear

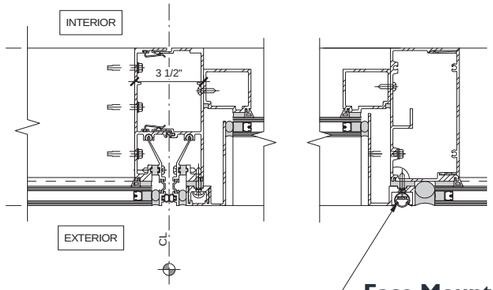


Spandrel Glass
Light gray
Visually Harmonized
to Vision Glass 1B

C

Precast Concrete
White, Acid Etch

CURTAIN WALL DESIGN



Face Mounted
Programmable LED Strip
in compliance with the power and energy limits in the prevailing codes for the night environment

Shadow angle changes throughout the day based on the surrounding environment and weather

GROUND PLANE & PEDESTRIAN EXPERIENCE

Board Guidance

4a The Board agreed that **the programming and expression of building entries would require further exploration.** In particular the Board requested **further study of the corner and the regular, rectangular entry recesses relative to the refracted geometry of the tower above**. (D-3, C-1, C-2)

a. The Board provided additional guidance that the **arrangement and expression of the overhead weather protection** should also be included in this exploration and that the result should be a **unified and coherent expression at the pedestrian level**. (B-4, C-4, C-1)

4b The Board **supported the deployment of the precast concrete panels** at the north property line and directed the applicant to **explore the possibility of the treatment returning at the alley.** (B-3, B-4)

4c The Board encouraged the applicant to continue their effort to make common cause with adjacent building owners in developing the intervening open space, as **a safe and attractive pedestrian environment in this area would be of great benefit to all in the neighborhood**. (C-1, D-6)

Responses

4a The design team has taken several steps to enhance the building entrances. Most significantly we moved the primary corner retail entry to the corner portion of the storefront. This was a verbal recommendation for study in the EDG 2 meeting and allows the corner retail entrance to be housed within the strong architectural expression created by the angled “wishbone” columns and punched in portion of the storefront glazing. The entrance provides a focal point for this bold architectural statement. Additionally, the design team has refined the other building entrances to each be of a similar language but contain a specific character that is unique to their programmatic use. The commercial and office entrance portals have been integrated with the overhead canopy and detail so that it appears to “float” within the portal. A clean lighting scheme and detailing reflect the commercial use of this entrance. Likewise, the residential entrance is utilizing a portal with integrated floating canopy however the design has integrated a large blackened steel pilaster. This pilaster grounds the entrance, provides a more residential feeling for the entrance, and provides an opportunity for prominent residential signage. These moves strengthen the architectural expression of the project at grade, provide a unique yet unified entrance condition for the various programmatic uses, and enhance wayfinding.

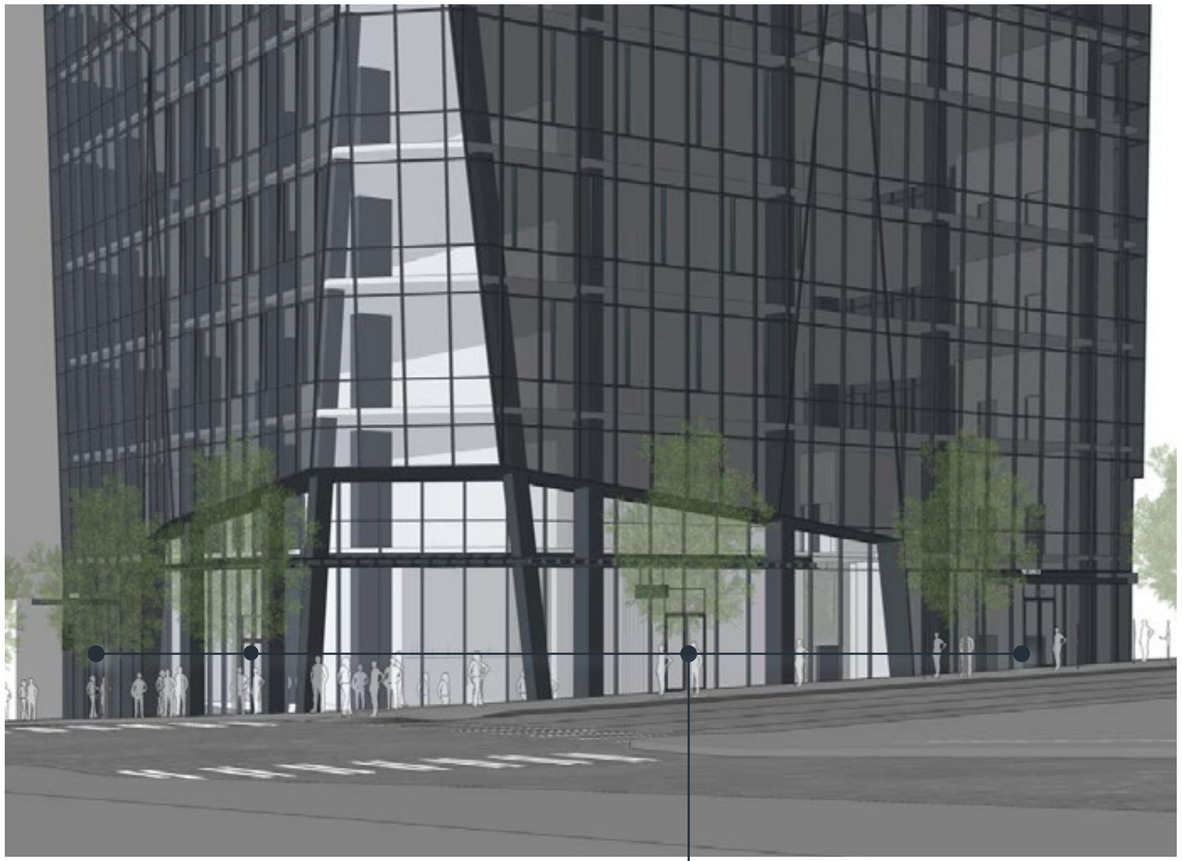
4b The design team has also extended the usage of the precast paneling to the Alley (East) façade and have continued the archetype of the sloped panel in this façade language to tie it to the curtain wall in the rest of the tower.

4c A small landscaped area at the Northwest corner extends the spirit of the open space in the adjacent private property, and the materiality and detailing of the North façade provides a human scale and tactile façade language to enhance the open space from within our property line.

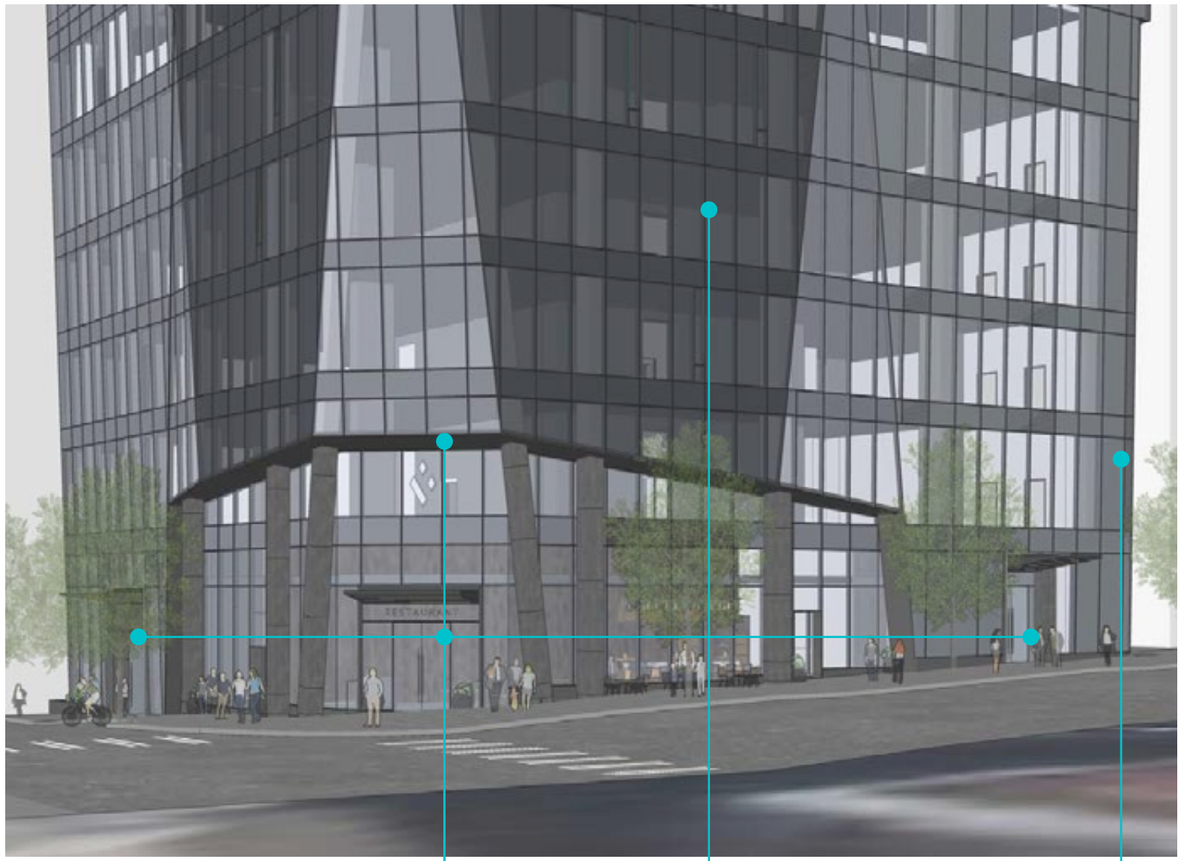

RESTAURANT

EDG2

REC



Board Guidance 4a
The programming and expression of building entries would require further exploration. In particular the Board requested further study of the corner and the regular, rectangular entry recesses relative to the refracted geometry of the tower above.



Response 4a
The design team feels strongly that individual entry canopies and portals allow for a pure expression of the architecture while the punched area at the intersection provides continuous overhead weather protection.

The corner retail entry is housed within the blackened metal portal under the angled "wishbone" columns and the punched in portion of the storefront glazing. The entrance provides a focal point for this bold architectural statement.

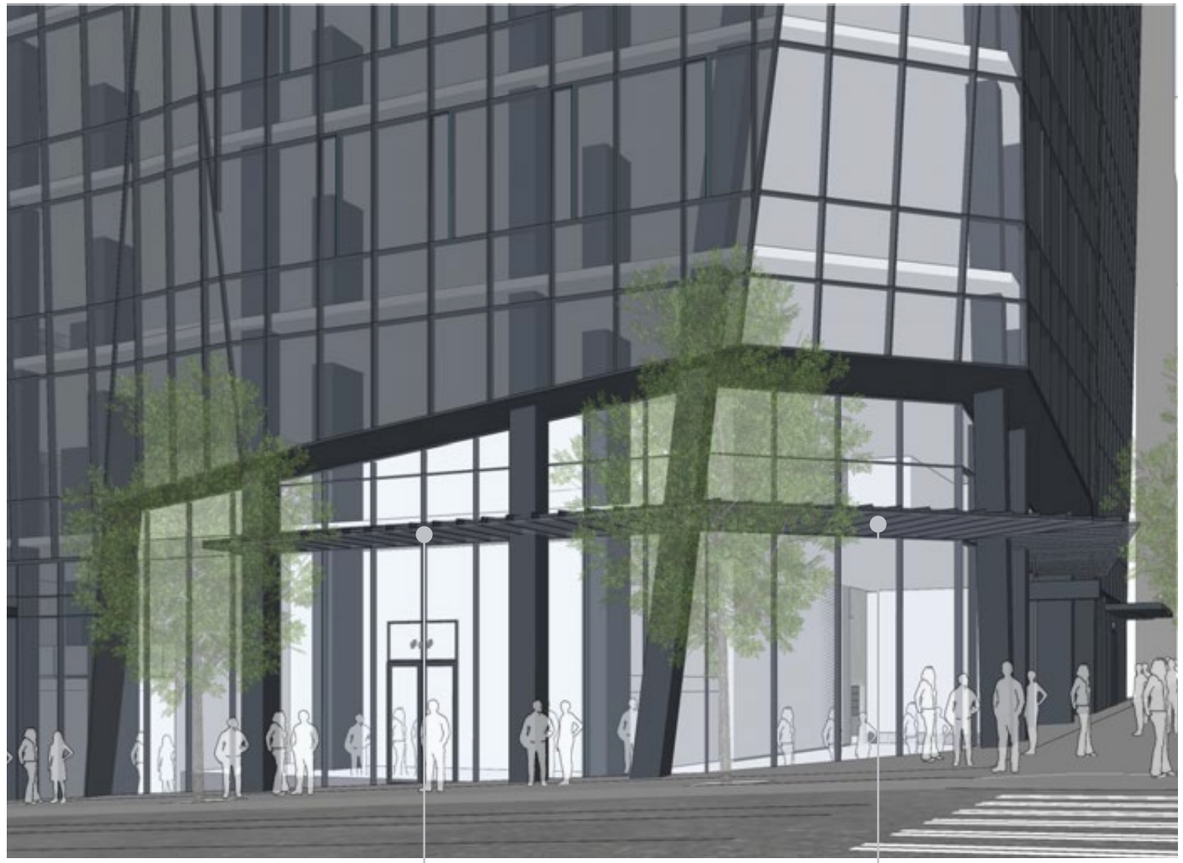
Refinement of overall curtain wall detailing.

The folded facet "shoulders" are further accentuated by the glass material palette to denote the residential and office entrances.

B-1 Respond to the Neighborhood Context
B-3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area
C-1 Promote Pedestrian Interaction
C-4 Reinforce Building Entries
D-6 Design for Personal Safety & Security

EDG2

REC



Board Guidance 4a.a.
The arrangement and expression of the overhead weather protection should also be included in this exploration and that the result should be a unified and coherent expression at the pedestrian level.

The direct experience of the signature facet in the tower is interrupted by the overhang datum line.

Response 4a.a.
The punched area folded facet overhang is a signature at the ground level. This provides continuous overhead weather protection in addition to the entrance portal canopies.

The design team utilized a blackened steel material at the exterior colonnade and the entrance portals. The orchestration of the exposed columns and entrances are designed to provide pedestrian scale and visual interest.

B-1 Respond to the Neighborhood Context
B-3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area
C-1 Promote Pedestrian Interaction
C-4 Reinforce Building Entries
D-6 Design for Personal Safety & Security

EDG2

Board Guidance 4b
Explore the possibility of the treatment returning at the alley.

REC

Glass elevator bank promotes pedestrian interaction in the alley, enliven the facade and introduce a bit of "whimsey".

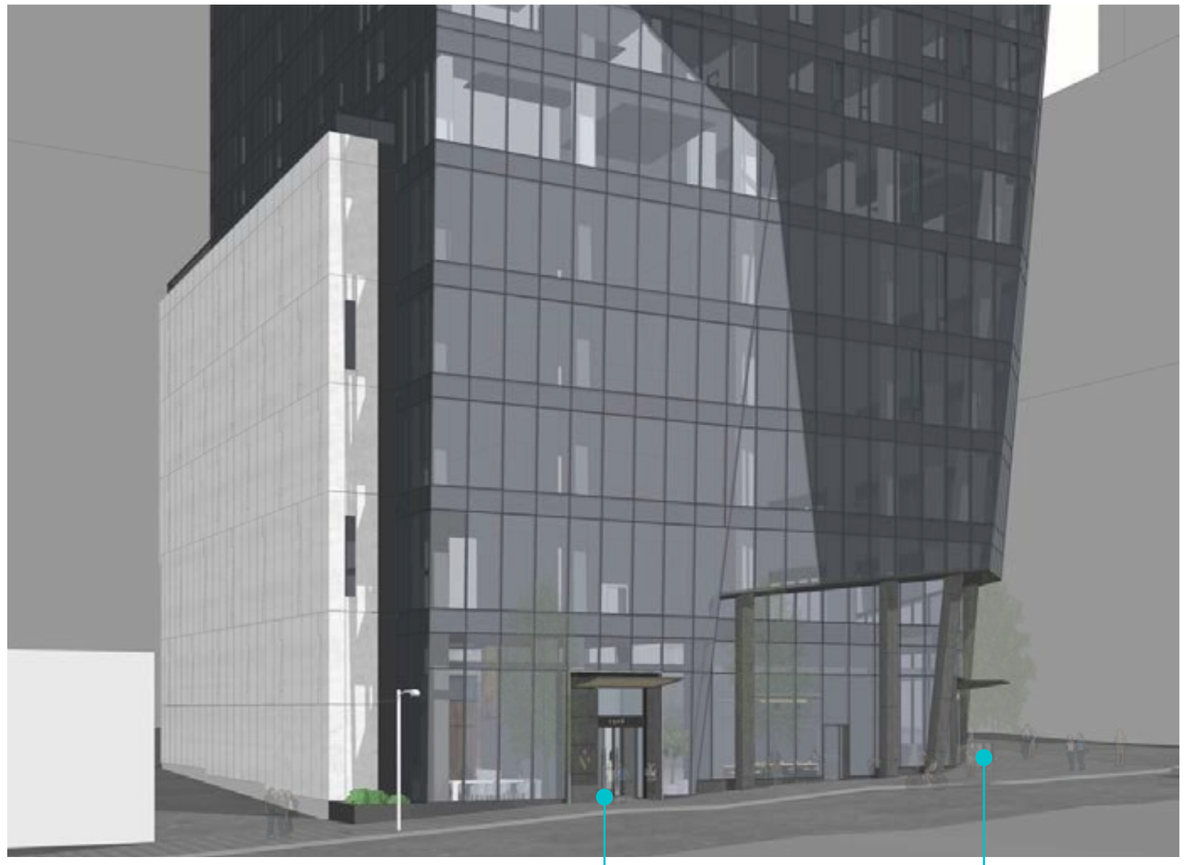
Response 4b
The podium material palette is further integrated into the alley to create a coherent design language.

B-1 Respond to the Neighborhood Context
B-3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area
C-1 Promote Pedestrian Interaction
C-4 Reinforce Building Entries
D-6 Design for Personal Safety & Security

EDG2

Board Guidance 4c
A safe and attractive pedestrian environment in this area would be of great benefit to all in the neighborhood.

REC



Response 4c
A small landscaped area at the Northwest corner extends the spirit of the open space in the adjacent private property, and the materiality and detailing of the North façade provides a human scale and tactile façade language to enhance the open space from within our property line.

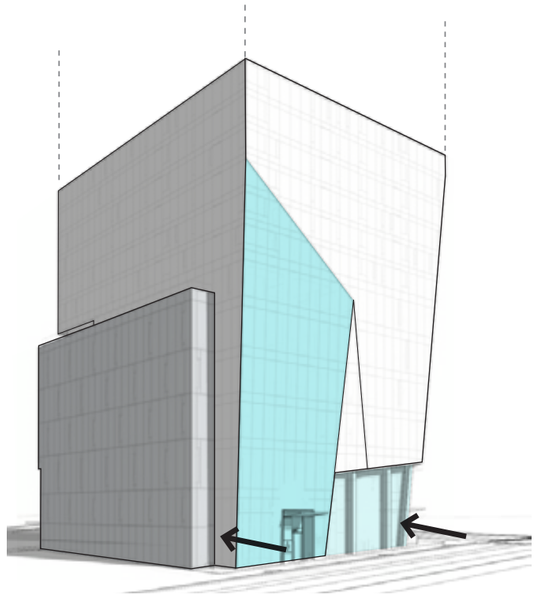
Residential entry is further refined to provide a more residential feel, with detailed entrance articulation, blackened steel pilaster, and overhead canopy.

The corner of 8th and Stewart is lifted to create an element that defines the place and responds to the open space across the street.

B-1 Respond to the Neighborhood Context
B-3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area

C-1 Promote Pedestrian Interaction
C-4 Reinforce Building Entries
D-6 Design for Personal Safety & Security

COMPOSITE SITE PLAN

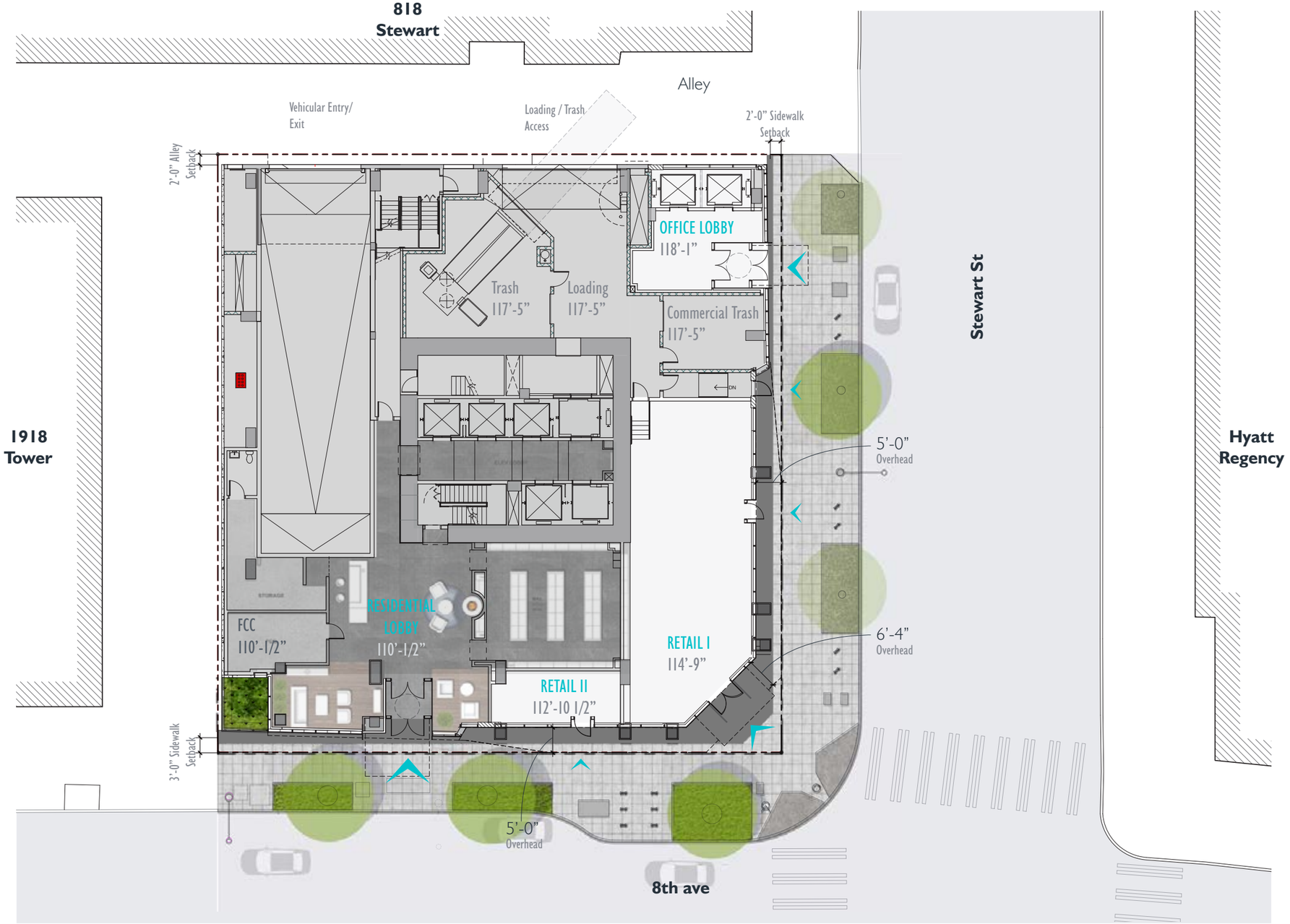


CONTEXT SPECIFIC DESIGN

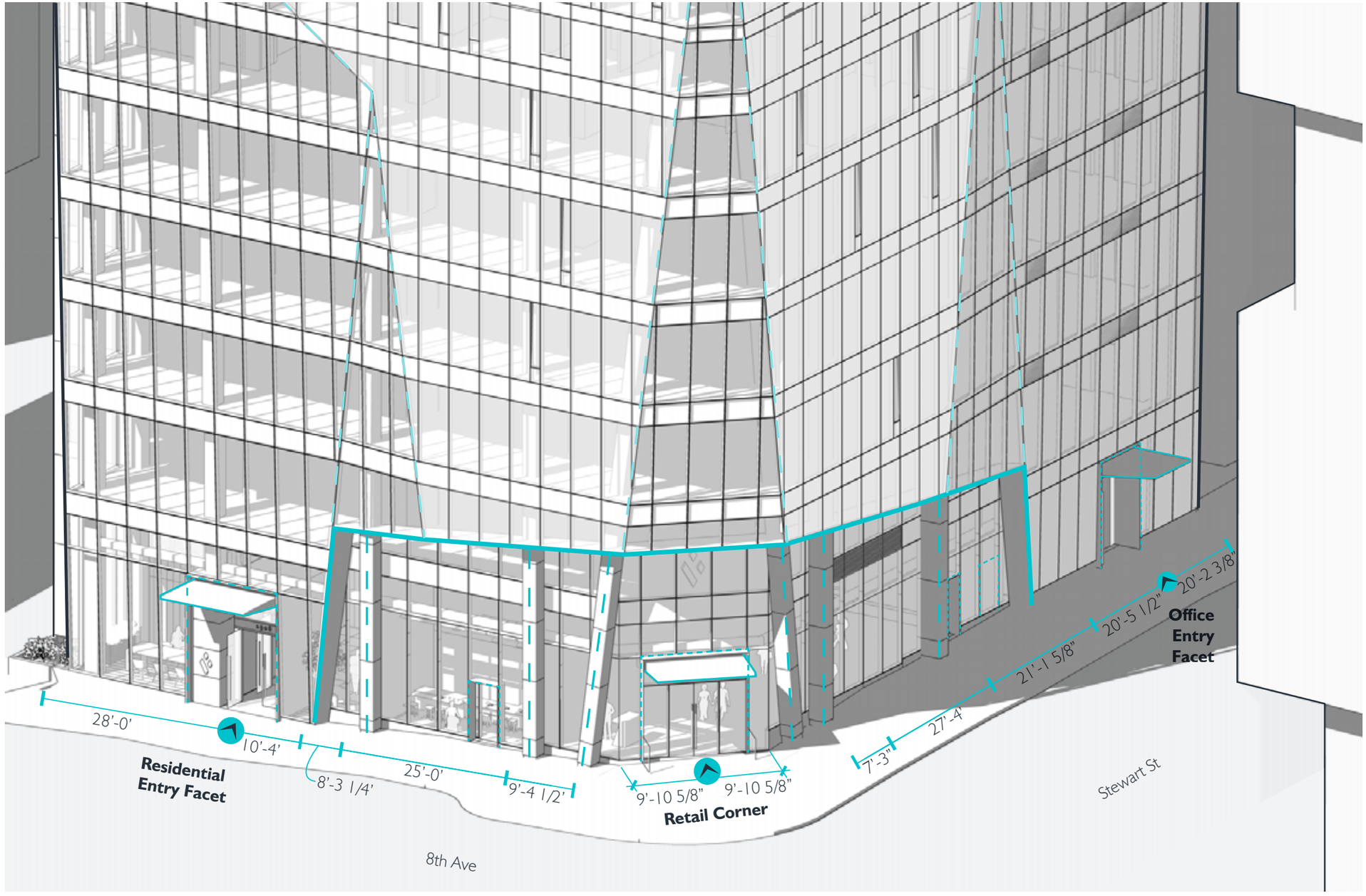
The corner of 8th and Stewart is lifted to create a unique architectural expression that opens up a portion of the site to the public, allowing pedestrians to circulate underneath the dynamic, outward sloping tower form above.

PUBLIC PROGRAMMING

Transparent visual connection into the residential lobby, active corner retail and office lobby and elevators activate the site.



PEDESTRIAN RHYTHM DIAGRAM – FACADE ARTICULATION



PEDESTRIAN RHYTHM

The orchestration of exterior columns and entrances provide a layer of pedestrian scale that segments the tower elevations. This creates a pattern of vertical & horizontal rhythm along the streets, as well as intuitive wayfinding cues.

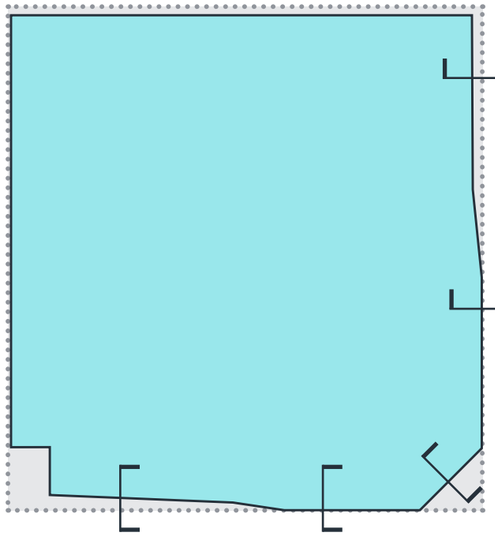
Vertical Facet Rhythm modulate the podium to pedestrian scale

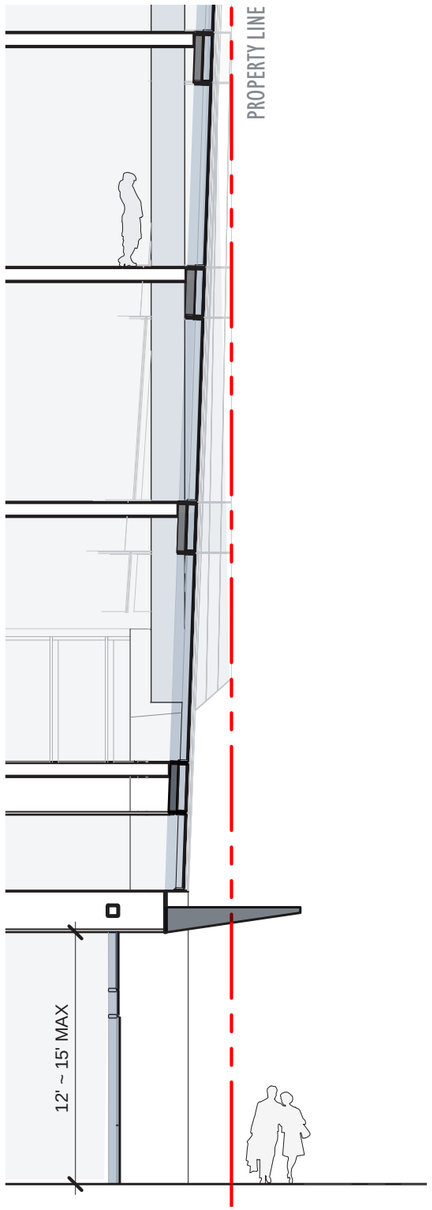
Horizontal Rhythm segments the storefronts into pedestrian scale

PEDESTRIAN RHYTHM DIAGRAM – FACETS

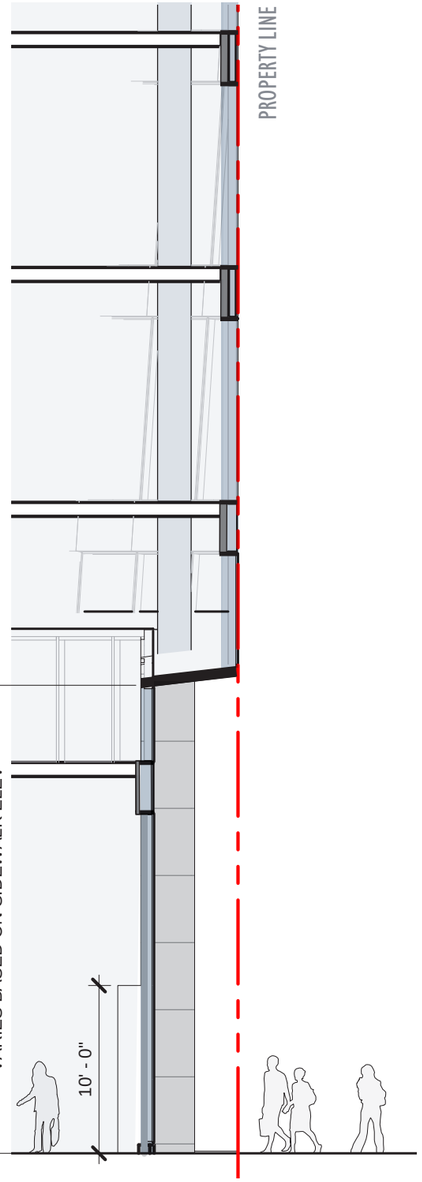
ARCHITECTURAL RHYTHM

Three experiences designed at the street edge: “Shoulder” Facet, Rectilinear Form, and the Corner Facet.

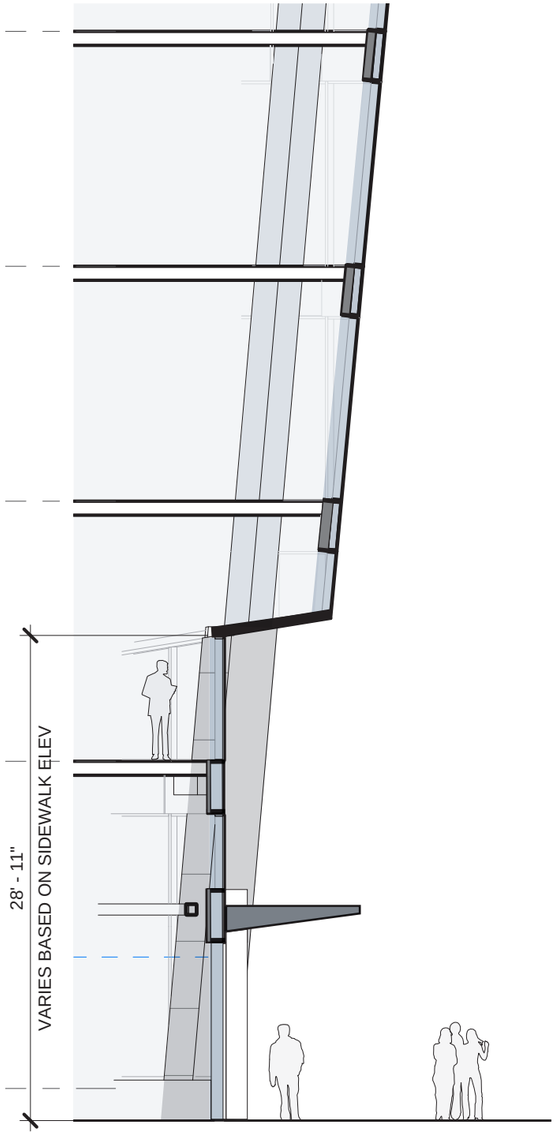




A | “Shoulder” Facet Section



B | Rectilinear Tower Section



C | Corner Facet Section

PEDESTRIAN RHYTHM SECTION PERSPECTIVE
“SHOULDER” FACET

Active Programming **“Shoulder” Facet Edge** **Street Trees** **8th Ave**

PEDESTRIAN RHYTHM SECTION PERSPECTIVE
RECTILINEAR FORM

Active Programming

Rectilinear Tower Edge

Street Trees

Stewart St

PEDESTRIAN RHYTHM SECTION PERSPECTIVE
CORNER FACET

Active Programming

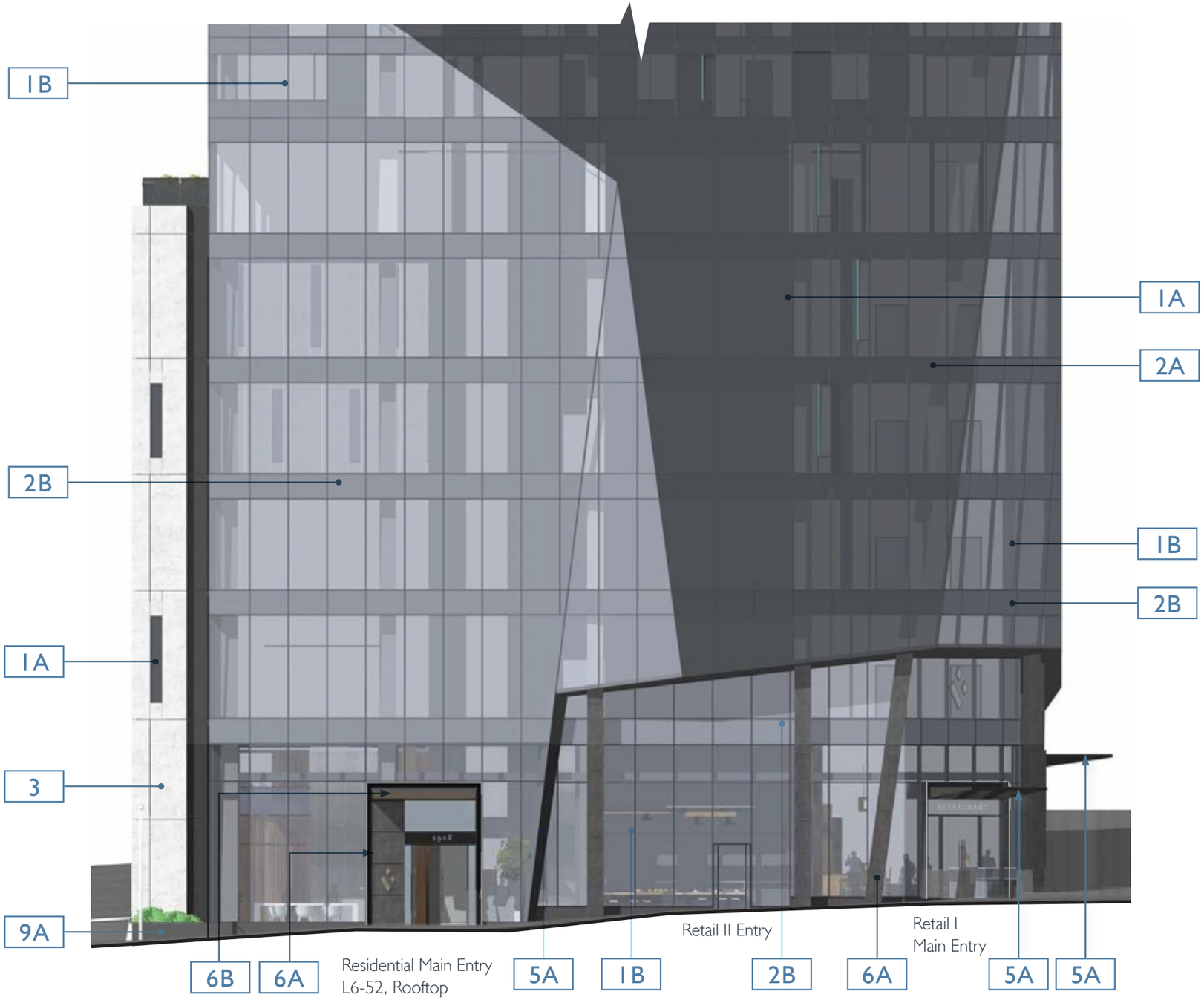
Corner Facet

8th Ave & Stewart St
(Hyatt Ballroom Across)

8TH AVE EXPERIENCE | WEST ELEVATION

The corner retail entrance is housed within the strong architectural expression created by the angled “wishbone” columns and punched in portion of the storefront glazing. The entrance provides a focal point at the intersection for this bold architectural statement, while the faceted tower reaches the ground at the pedestrian level.

MATERIAL PALETTE

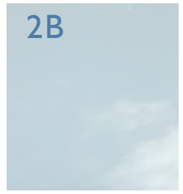


Clear Vision Glass
Gray-Blue Tint
Transmittance: 14%

Clear Vision Glass
UltraClear
Transmittance: 54%

Precast Concrete
White, Acid Etch

Spandrel Glass
Gray-Blue
Visually Harmonized
to Vision Glass 1A

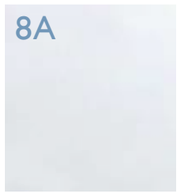


Spandrel Glass
Light Gray
Visually Harmonized
to Vision Glass 1B

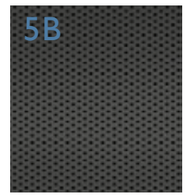
Architectural
Concrete Natural
Smooth-Form Finish

Aluminum
Composite Panel,
Charcoal Gray

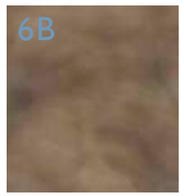
Metal Panel
Blackened Steel



Metal Louver
Regal White



Perforated
Aluminum
Composite Panel,
Charcoal Gray



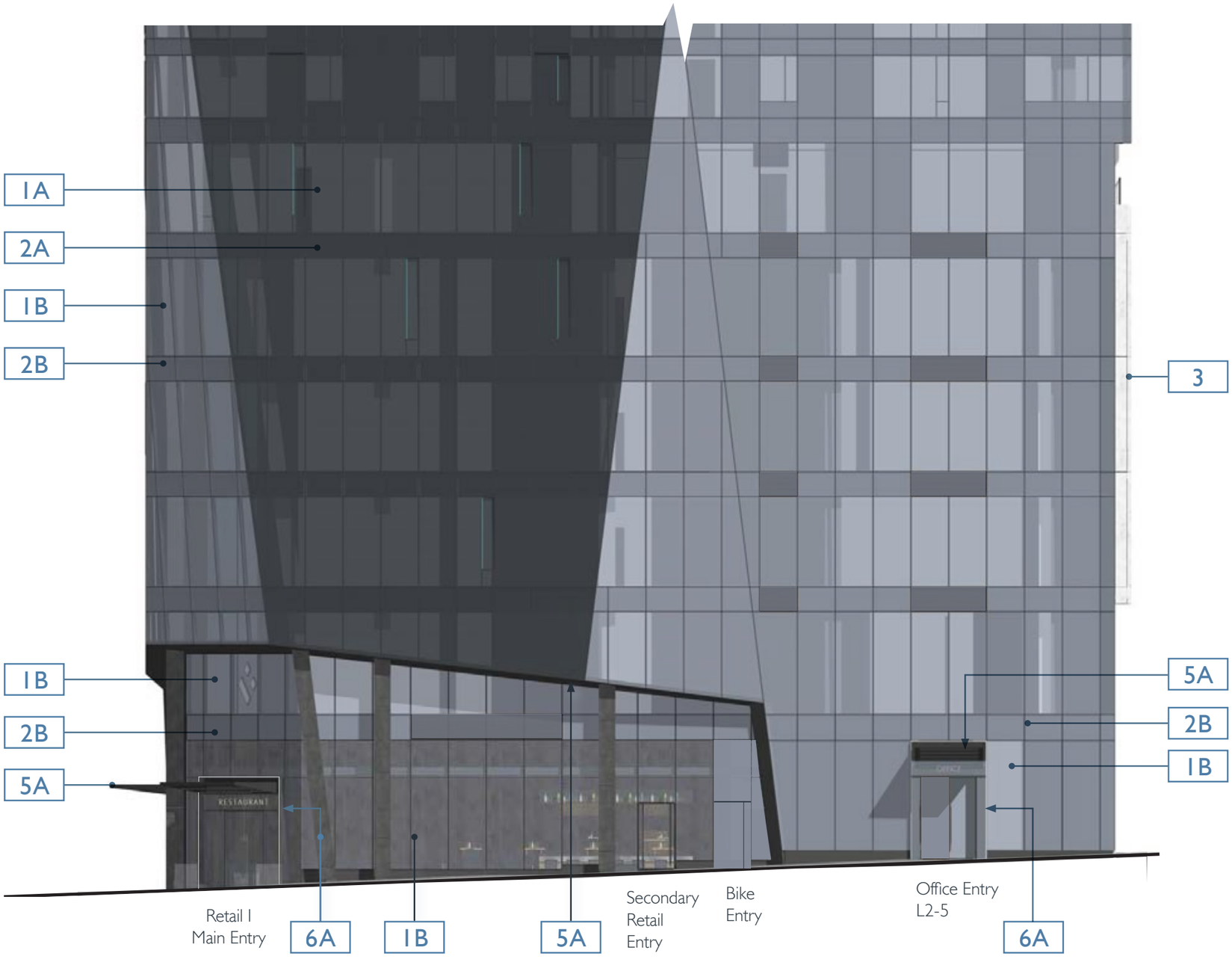
Metal Panel
Mottled Bronze

Stone Cladding
Black Granite
Honed Finish

STEWART ST EXPERIENCE | SOUTH ELEVATION

The main retail wraps around the corner and activates Stewart Street. The office entrance portal has been integrated with the overhead canopy and detail so that it appears to “float” within the portal. A clean lighting scheme and detailing reflect the commercial use of this entrance.

MATERIAL PALETTE

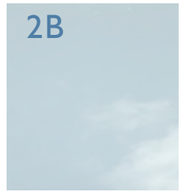


Clear Vision Glass
Gray-Blue Tint
Transmittance: 14%

Clear Vision Glass
UltraClear
Transmittance: 54%

Precast Concrete
White, Acid Etch

Spandrel Glass
Gray-Blue
Visually Harmonized
to Vision Glass 1A

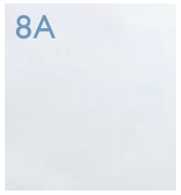


Spandrel Glass
Light Gray
Visually Harmonized
to Vision Glass 1B

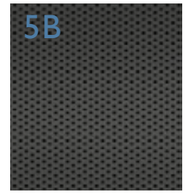
Architectural
Concrete Natural
Smooth-Form Finish

Aluminum
Composite Panel,
Charcoal Gray

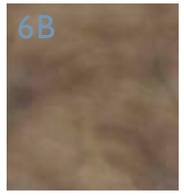
Metal Panel
Blackened Steel



Metal Louver
Regal White



Perforated
Aluminum
Composite Panel,
Charcoal Gray



Metal Panel
Mottled Bronze

Stone Cladding
Black Granite
Honed Finish

ALLEY BACK OF HOUSE | EAST ELEVATION

The design team has also extended the usage of the precast paneling to the Alley (East) façade and have continued the archetype of the sloped panel in this façade language to tie it to the curtain wall in the rest of the tower. The office elevators wraps around from Stewart St to provide activation at the alley.

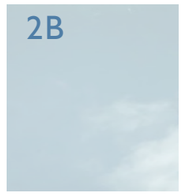
MATERIAL PALETTE

Clear Vision Glass
Gray-Blue Tint
Transmittance: 14%

Clear Vision Glass
UltraClear
Transmittance: 54%

Precast Concrete
White, Acid Etch

Spandrel Glass
Gray-Blue
Visually Harmonized
to Vision Glass 1A

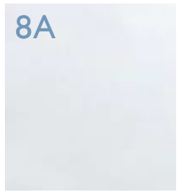


Spandrel Glass
Light Gray
Visually Harmonized
to Vision Glass 1B

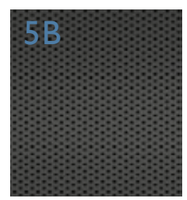
Architectural
Concrete Natural
Smooth-Form Finish

Aluminum
Composite Panel,
Charcoal Gray

Metal Panel
Blackened Steel



Metal Louver
Regal White



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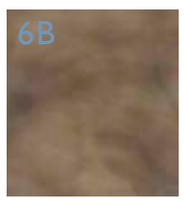
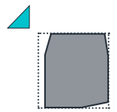
Composite Panel,
Charcoal Gray



Metal Panel
Mottled Bronze

Stone Cladding
Black Granite
Honed Finish

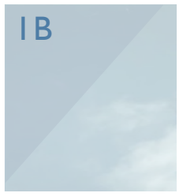


THOROUGHFARE | NORTH ELEVATION

The materiality and detailing of the North façade provides a human scale and tactile façade language to enhance the open space from within our property line.

MATERIAL PALETTE

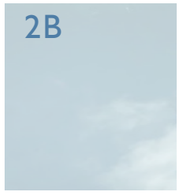
Clear Vision Glass
Gray-Blue Tint
Transmittance: 14%



Clear Vision Glass
UltraClear
Transmittance: 54%

Precast Concrete
White, Acid Etch

Spandrel Glass
Gray-Blue
Visually Harmonized
to Vision Glass 1A

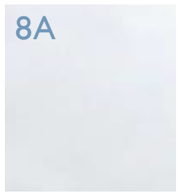


Spandrel Glass
Light Gray
Visually Harmonized
to Vision Glass 1B

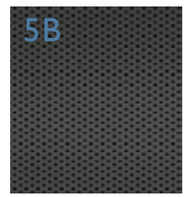
Architectural
Concrete Natural
Smooth-Form Finish

Aluminum
Composite Panel,
Charcoal Gray

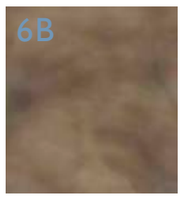
Metal Panel
Blackened Steel



Metal Louver
Regal White



Perforated
Aluminum
Composite Panel,
Charcoal Gray



Metal Panel
Mottled Bronze

Stone Cladding
Black Granite
Honed Finish

MAJOR RESIDENTIAL PROGRAM ON 8TH AVE

PROGRAMMING

Major programmatic elements are differentiated with the use of plane changes at the ground level in contrast with the faceted form. Way-finding and pedestrian scale are enhanced by these differentiated massing elements.

EDG2

REC

Board Guidance 4a
The programming and expression of building entries would require further exploration. In particular the Board requested further study of the corner and the regular, rectangular entry recesses relative to the refracted geometry of the tower above

Response 4a
The residential entrance is utilizing a portal with integrated floating canopy however the design has integrated a large blackened steel pilaster. This pilaster grounds the entrance, provides a more residential feeling for the entrance, and provides an opportunity for prominent residential signage. The podium precast concrete is inspired by the neighboring Hyatt Regency tower.

C-1 Promote Pedestrian Interaction
C-4 Reinforce Building Entries
D-6 Design for Personal Safety & Security

FLOATING CANOPY & ENTRY PORTAL DESIGN | RESIDENTIAL

The residential entrance is utilizing a portal with integrated floating canopy with a large blackened steel pilaster. This pilaster grounds the entrance, provides a more residential feeling for the entrance, and provides an opportunity for prominent residential signage.

Interior palette by McCarten Design continues to the Exterior

FLOATING CANOPY & ENTRY PORTAL DESIGN | COMMERCIAL

The commercial and office entrance portals have been integrated with the overhead canopy and detail so that it appears to “float” within the portal. A clean lighting scheme and detailing reflect the commercial use of this entrance.

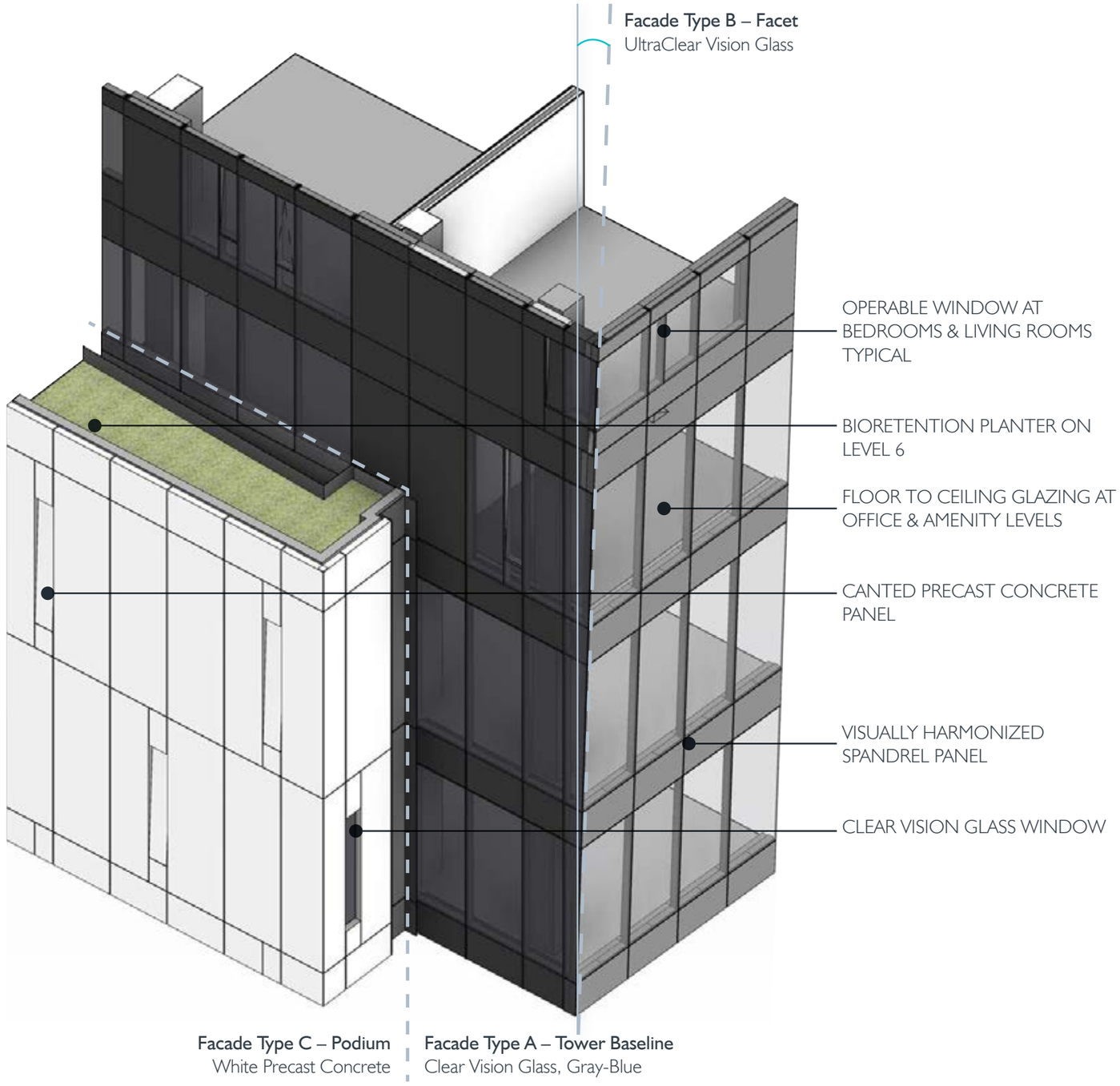
8TH AVE & STEWART ST RENDERING

FACADE TYPE C – PODIUM

Facade Type A – Tower Baseline
Clear Vision Glass, Gray-Blue
Spandrel Visually Harmonized
Fenestrations and Canted Panels with
Programmable LED strip

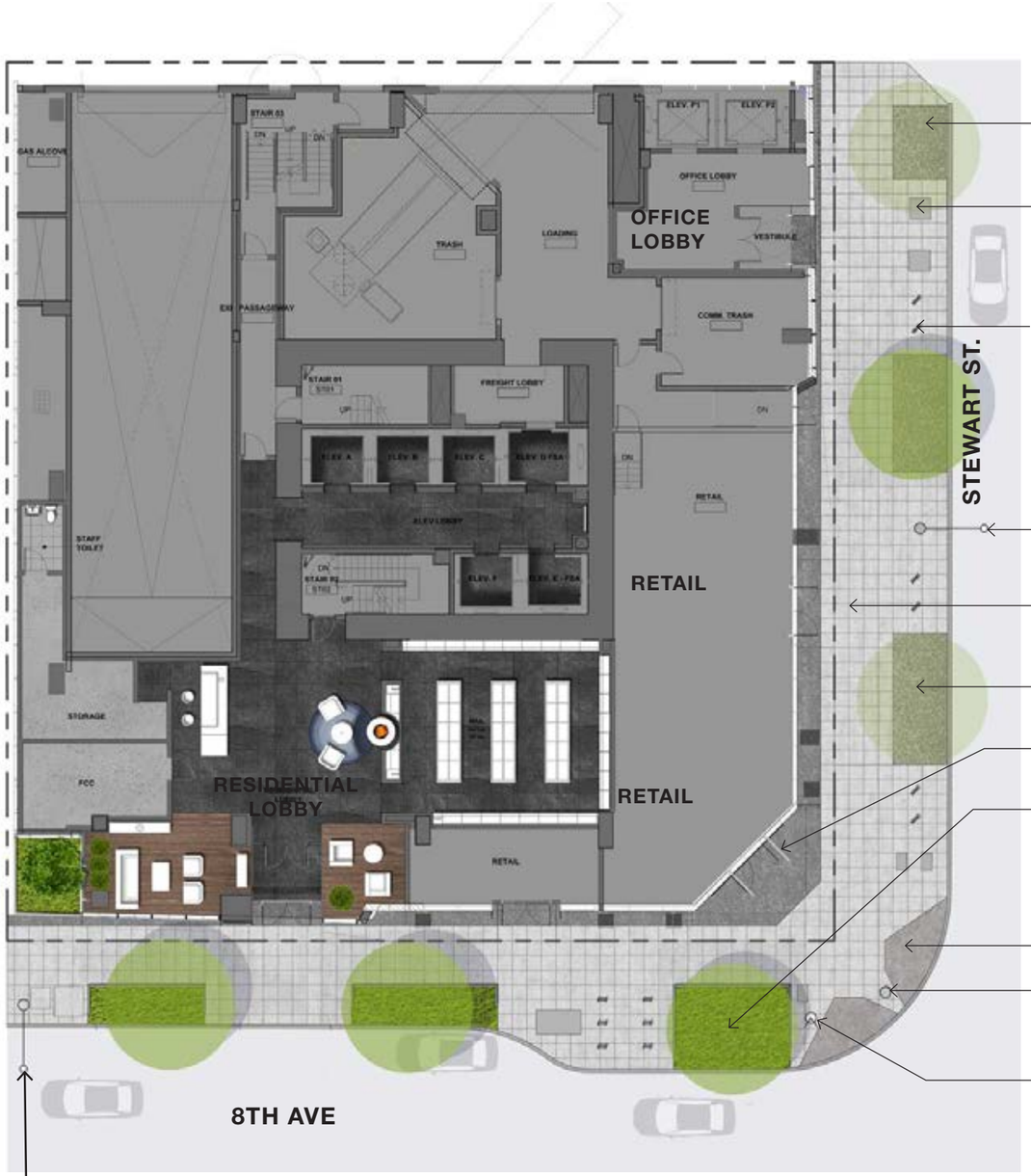
Facade Type B – Facet
UltraClear Vision Glass
Spandrel Visually Harmonized
Minimal Fenestration
No Canted Panels

Facade Type C – Precast
Precast Concrete White, Acid Etch
Canted panel detailing
Vision Glazing 1A, 2A where occur



03 LANDSCAPE SIGNAGE LIGHTING

STREET LEVEL | PLAN & REFERENCE IMAGERY



FLEXIBLE PAVEMENT AT STREET TREE, TYP.

UTILITY VAULTS, SEE CIVIL

BIKE RACK, TYP. OF (12)

EXISTING STREET LIGHT TO REMAIN

2'X2' SCORED CAST-IN-PLACE CITY OF SEATTLE STANDARD CONCRETE SIDEWALK

EXISTING STREET TREE TO REMAIN, TYP. OF (2)

GLASS ENTRY RAILS, TYP. OF (2)

EXISTING STREET TREE TO BE REMOVED AND REPLACED, NEW PLANTING AREA PER CITY OF SEATTLE DOWNTOWN STANDARDS, TYP. OF (4)

NEW CURB RAMP, SEE CIVIL

EXISTING STRAIN POLE

EXISTING FIRE HYDRANT

RELOCATED STREET LIGHT

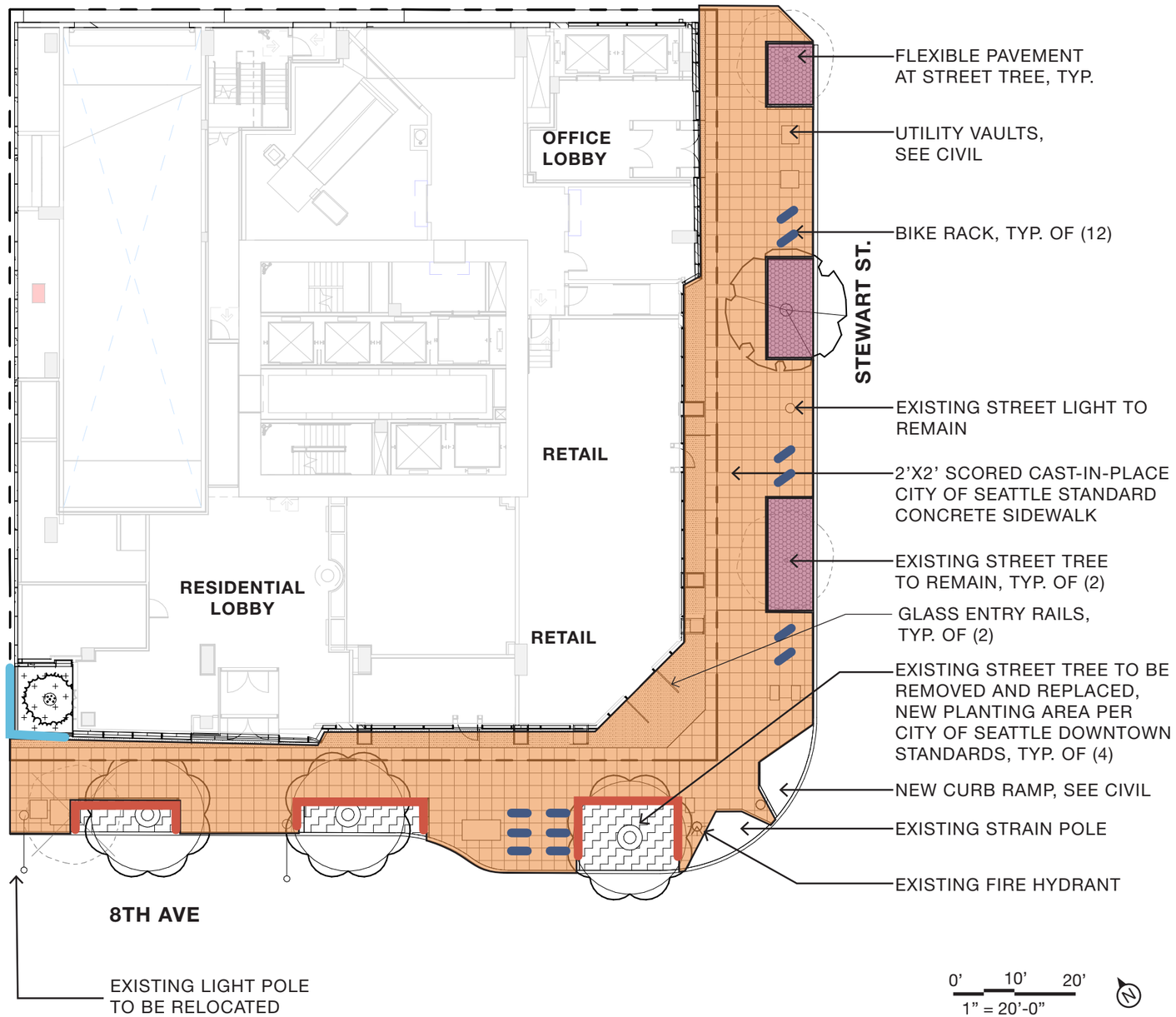
0' 10' 20'
1" = 20'-0"

+ REFERENCE IMAGERY

8TH AVENUE LOOKING NORTH

STEWART STREET LOOKING EAST

STREET LEVEL | DESIGN ELEMENTS



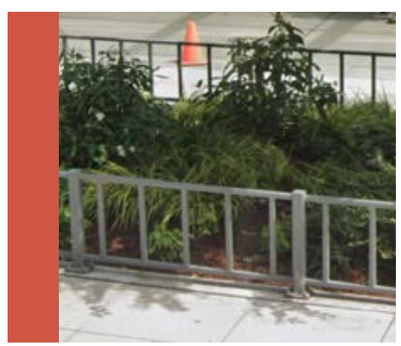
+ DESIGN ELEMENTS

2X2 COS STANDARD CONCRETE SIDEWALK

POROUS FLEXIBLE SURFACING

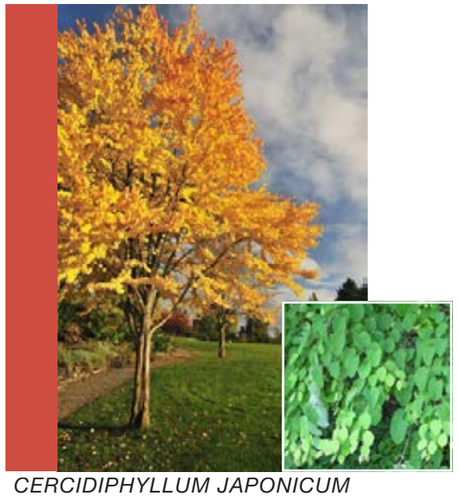
BIKE RACK - SPORTWORKS WESTPORT

GRANITE PLANTER WALL



PLANTER RAIL

STREET LEVEL | PLANT MATERIALS



CERCIDIPHYLLUM JAPONICUM
KATSURA

ACER PALMATUM ‘SANGO KAKU’
CORAL BARK MAPLE

ULMUS AMERICANA ‘VALLEY FORGE’
VALLEY FORGE ELM

+ STREETSCAPE PALETTE

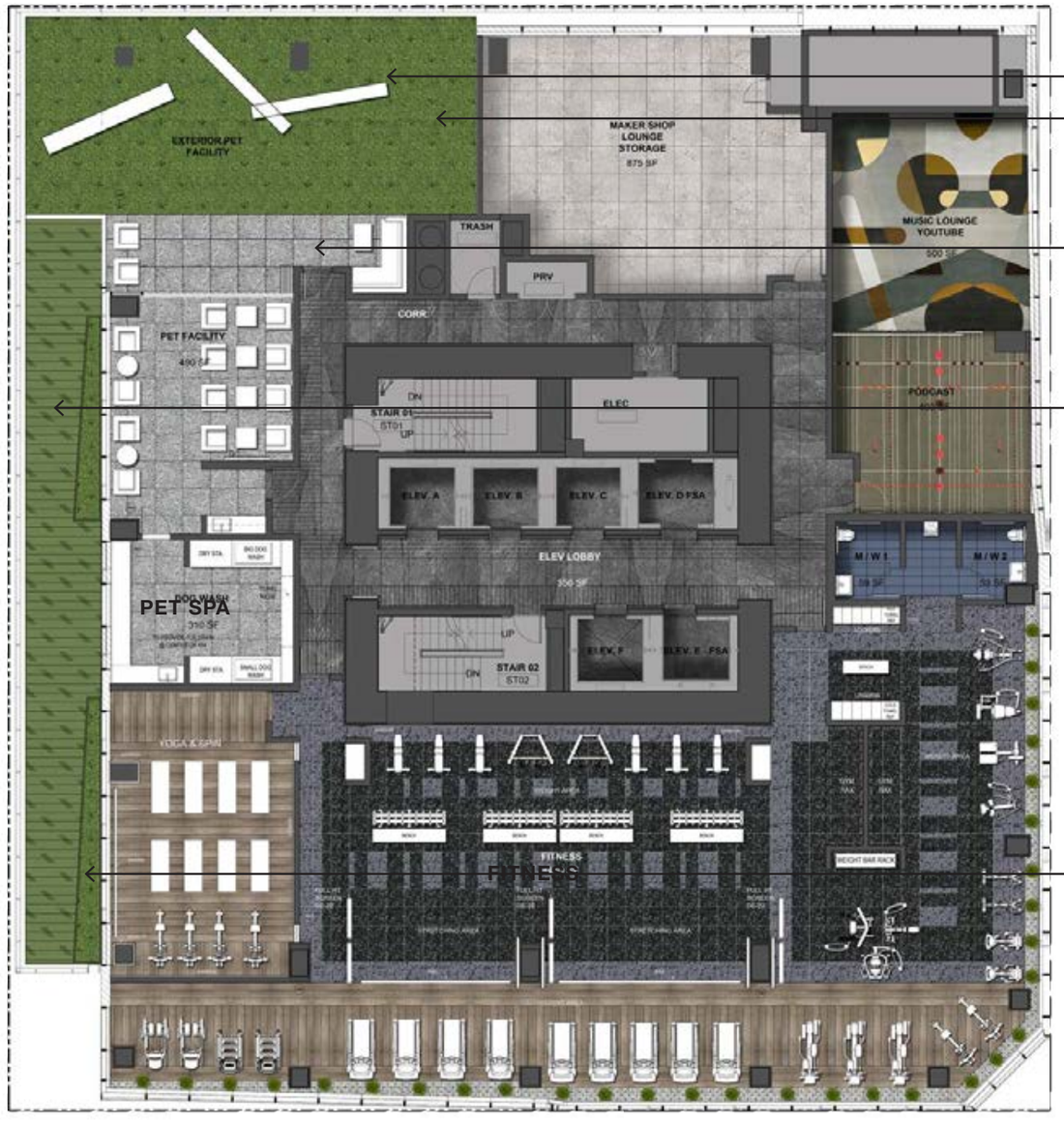
LONICERA PILEATA PRIVIT
HONEYSUCKLE

PAPAVER ORIENTALE ‘ROYAL WEDDING’
ROYAL WEDDING ORIENTAL POPPY

LIRIOPE MUSCARI
LILYTURF

POLYSTICHUM MUNITUM
WESTERN SWORD FERN

LEVEL 6 | PLAN & REFERENCE IMAGERY



SCULPTURAL DOG FURNISHINGS

PET PLAY AREA, ARTIFICIAL TURF OVER FIBERGLASS GRATE WITH CHEMIGATION FOR ODOR MITIGATION

PORCELAIN PAVER TERRACE

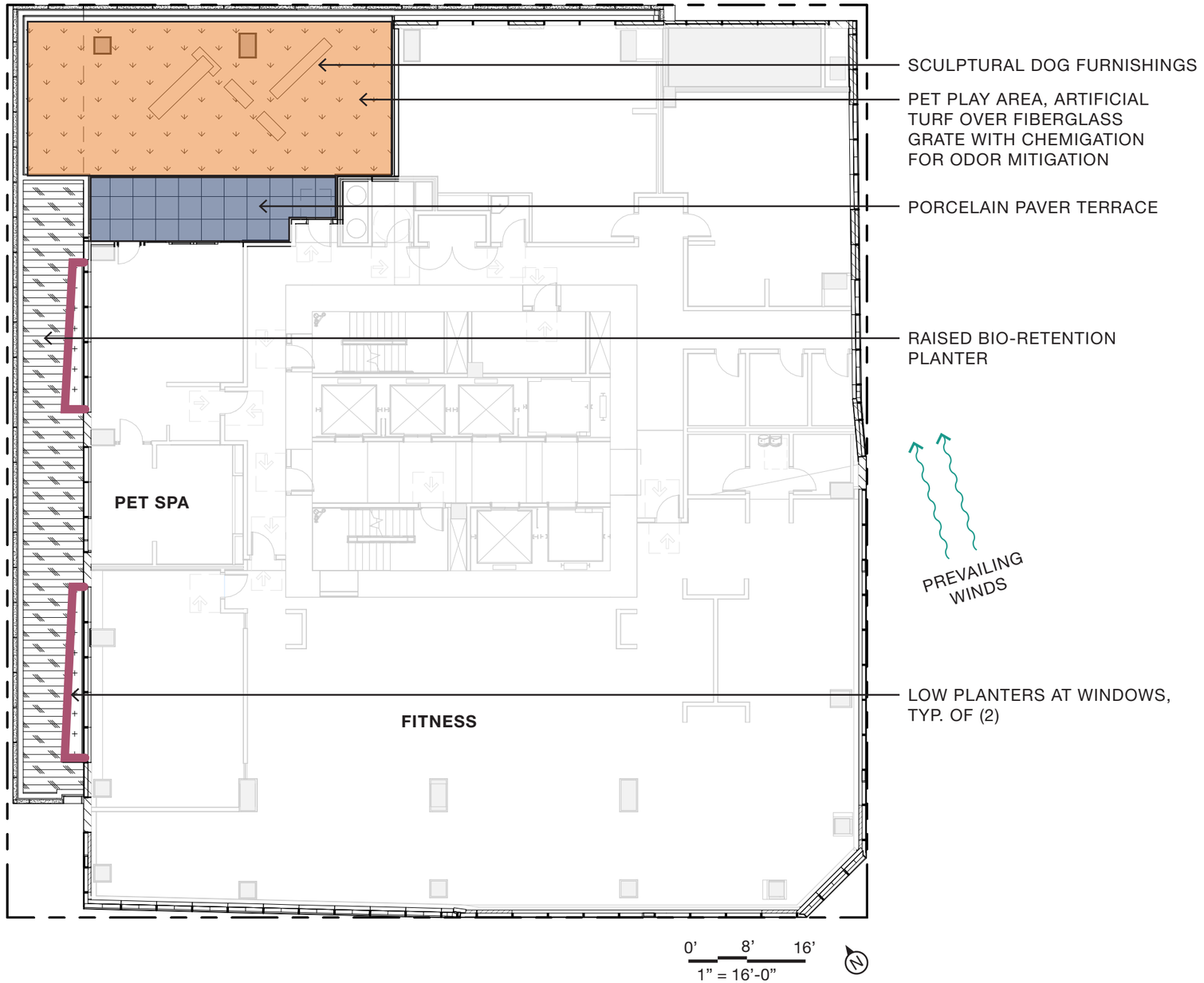
RAISED BIO-RETENTION PLANTER

PREVAILING WINDS

LOW PLANTERS AT WINDOWS, TYP. OF (2)

+ REFERENCE IMAGERY

LEVEL 6 | DESIGN ELEMENTS



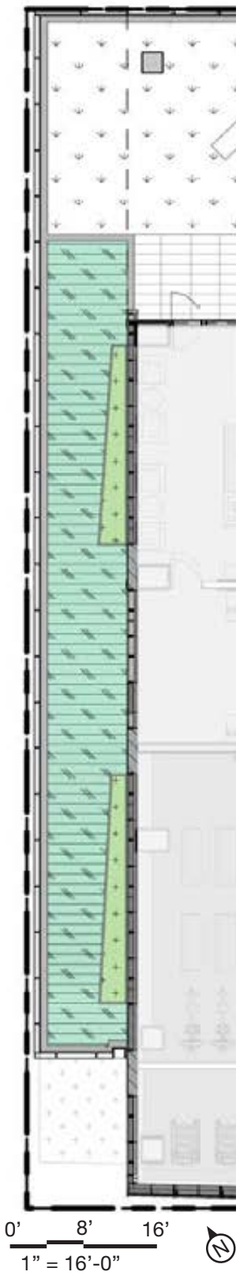
+ DESIGN ELEMENTS

PORCELAIN PAVER ON PEDESTAL

ARTIFICIAL TURF

METAL PLANTER WALL

LEVEL 6 | BIO-RETENTION & ORNAMENTAL PLANTERS



+ BIORETENTION PLANTER

CORNUS SANGUINEA
‘MIDWINTER FIRE’
BLOODTWIG DOGWOOD

JUNCUS ‘BLUE DART’
RUSH

HOSTA SIEBOLDIANA ELEGANS
COLOSSAL BLUE HOSTA

IRIS SIBERICA ‘GULLS WING’
GULL’S WING IRIS

LIRIOPE MUSCARI ‘BIG BLUE’
LILYTURF

OSMUNDA REGALIS
ROYAL FERN

PHYSOSTEGIA VIRGINIANA
‘ALBA’
PBEDIENT PLANT

+ LOW PLANTER

SAGINA SUBULATA ‘AUREA
SCOTCH MOSS

ADIANTUM VENUSTUM
HIMALAYAN MAIDENHAIR FERN

LEUCOJUM AESTIVUM ‘GRAVETYE GIANT’
SUMMER SNOWFLAKE

ROOF LEVEL | PLAN & REFERENCE IMAGERY

SIGNATURE TREE PLANTER

RAISED BIO-RETENTION PLANTER

PLANTERS USED TO DEFINE GATHERING SPACES

WOOD DECKING AREAS FOR GATHERING SPACES

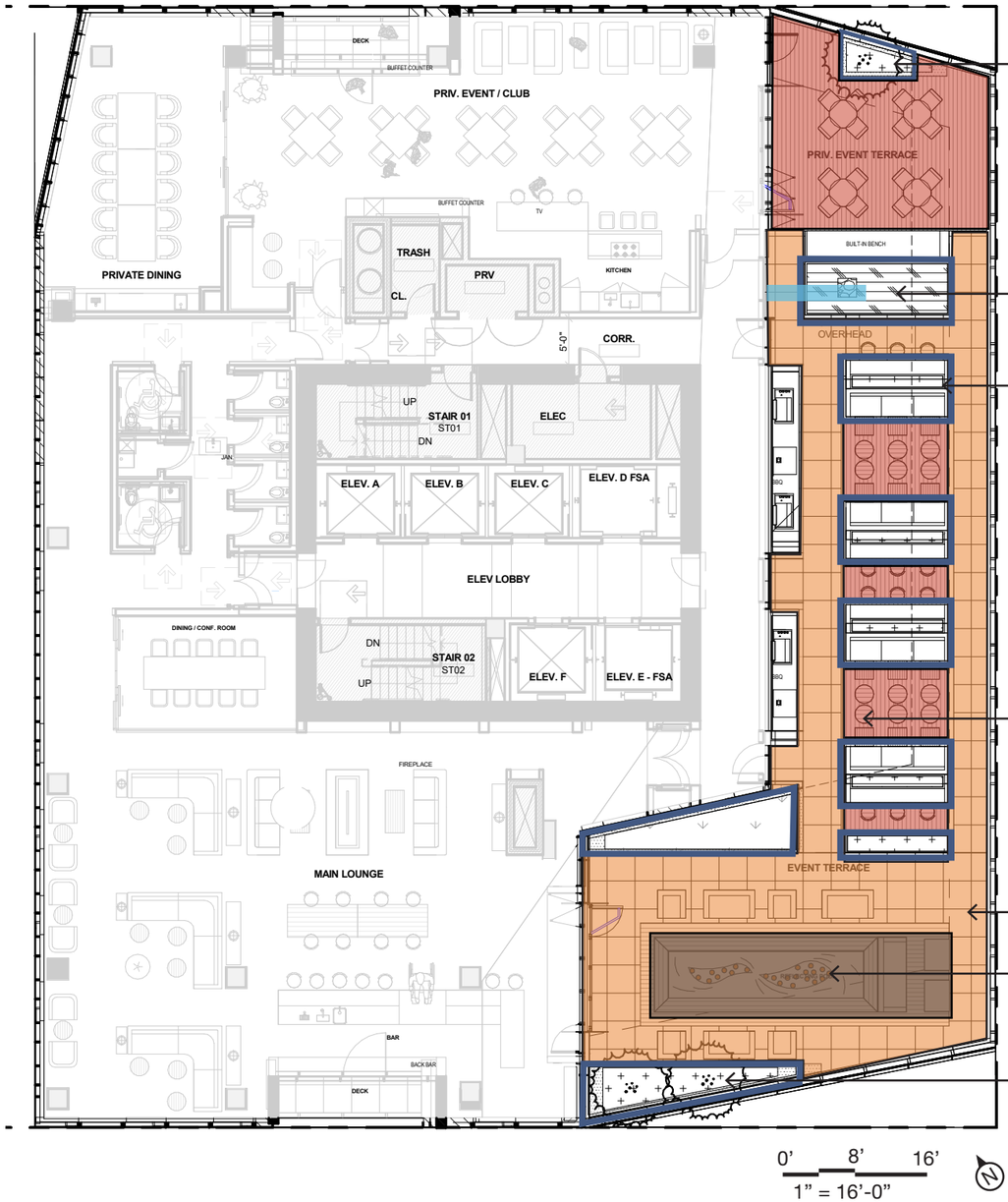
36” SQUARE PAVER FIELD

FIRE/WATER ELEMENT PER INTERIORS

SIGNATURE TREE PLANTER

+ REFERENCE IMAGERY

ROOF LEVEL | DESIGN ELEMENTS



SIGNATURE TREE PLANTER

RAISED BIO-RETENTION PLANTER

PLANTERS USED TO DEFINE GATHERING SPACES

WOOD DECKING AREAS FOR GATHERING SPACES

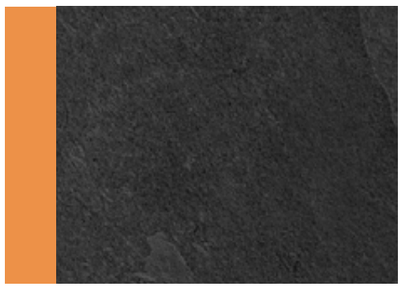
36" SQUARE PAVER FIELD

FIRE/WATER ELEMENT PER INTERIORS

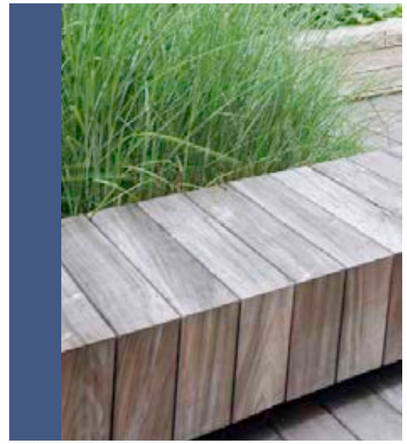
SIGNATURE TREE PLANTER

+ DESIGN ELEMENTS

WOOD DECKING



LARGE FORMAT PEDESTAL PAVER

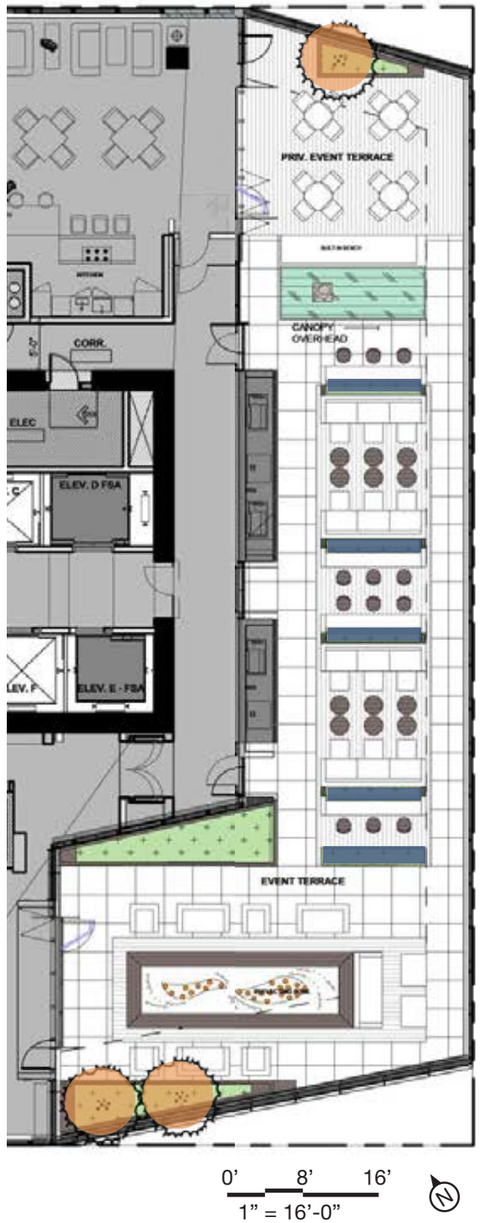


WOOD FACING ON SEATING AND PLANTERS

BIORETENTION RUNNEL

FIRE WATER FEATURE

ROOF LEVEL |



+ BIORETENTION PLANTER

CORNUS SANGUINEA
‘MIDWINTER FIRE’
BLOODTWIG DOGWOOD

JUNCUS ‘BLUE DART’
RUSH

HOSTA SIEBOLDIANA
ELEGANS
COLOSSAL BLUE HOSTA

IRIS SIBERICA ‘GULLS
WING’
GULL’S WING IRIS

LIRIOPE MUSCARI ‘BIG
BLUE’
LILYTURF

OSMUNDA REGALIS
ROYAL FERN

PHYSOSTEGIA VIRGINIANA
‘ALBA’
OBEDIENT PLANT

+ ROOM DIVIDER PLANTER

SAGINA SUBULATA ‘AUREA
SCOTCH MOSS

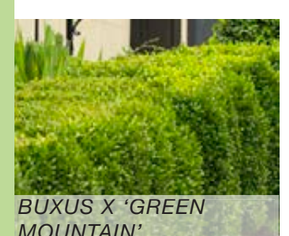
BUXUS X ‘GREEN MOUNTAIN’
GREEN MOUNTAIN BOXWOOD

+ ACCENT PLANTER

ROSA X ‘RADWHITE’
KNOCKOUT WHITE ROSE

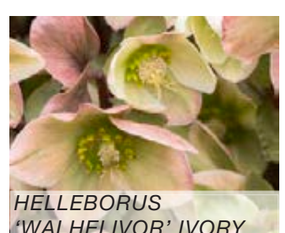
ALLIUM GLOBEMASTER
FLOWERING ONION

ANEMONE X HYBRIDA
‘HONORINE JOBERT’
JAPANENESE ANEMONE



BUXUS X ‘GREEN
MOUNTAIN’
GREEN MOUNTAIN
BOXWOOD

NARCISSUS
‘STAINLESS’
LARGE-CUPPED
DAFFODIL

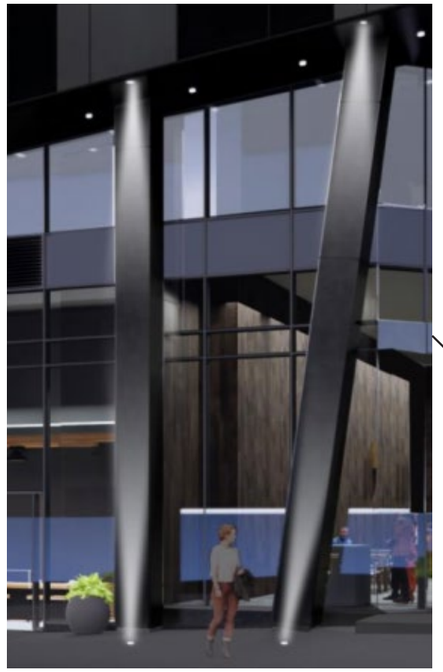


HELLEBORUS
‘WALHELIVOR’ IVORY
PRINCE
CHRISTMAS ROSE

+ ACCENT TREE

ACER PALMATUM ‘SANGO
KAKU’
CORAL BARK MAPLE

LIGHTING | LEVEL 1 GLOW PLAN



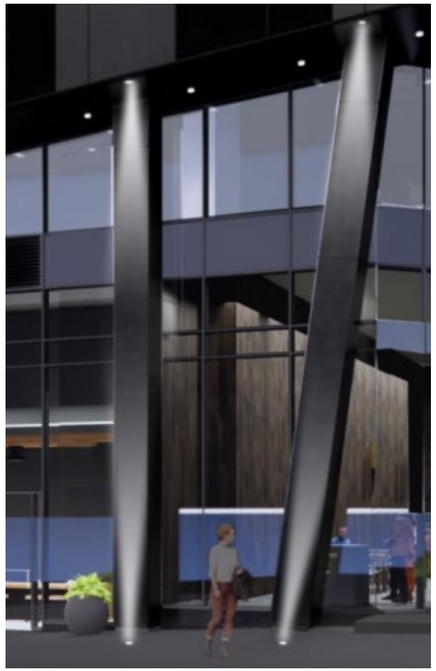
SOFFIT MOUNTED
GENERAL/COLUMN DOWNLIGHTS
+ IN-GRADE COLUMN UPLIGHT

RECESSED LINEAR LENSED FIXTURE AT
OFFICE CANOPY

RECESSED PINHOLE DOWNLIGHT IN
RANDOM PATTERN AT RESIDENTIAL
CANOPY + LINE-OF-LIGHT AROUND
ENTRY PORTAL

RECESSED LINEAR LENSED FIXTURE AT
RESTAURANT CANOPY

LIGHTING | LEVEL 1 GLOW PLAN

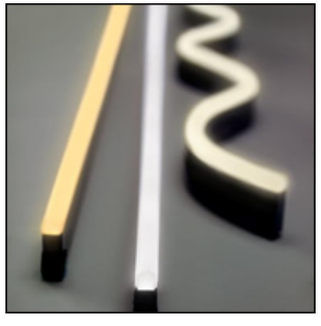


RECSSED SOFFIT MOUNTED GENERAL/ COLUMN DOWNLIGHTS

IN-GRADE COLUMN UPLIGHT

RECESSED LINEAR LENSED FIXTURE AT OFFICE AND RESTAURANT CANOPIES

RECESSED PINHOLE DOWNLIGHT IN RANDOM PATTERN AT RESIDENTIAL CANOPY



LINE-OF-LIGHT AROUND ENTRY PORTAL

LIGHTING | LEVEL 6 GLOW PLAN

F4

Bronze LED Accent lights concealed in planted areas and positioned horizontally to throw light horizontally to illuminate plants

F7

Wall sconce Textured Architectural Bronze color. provides LED up-light & down-light at Exterior pet terrace side wall

F2

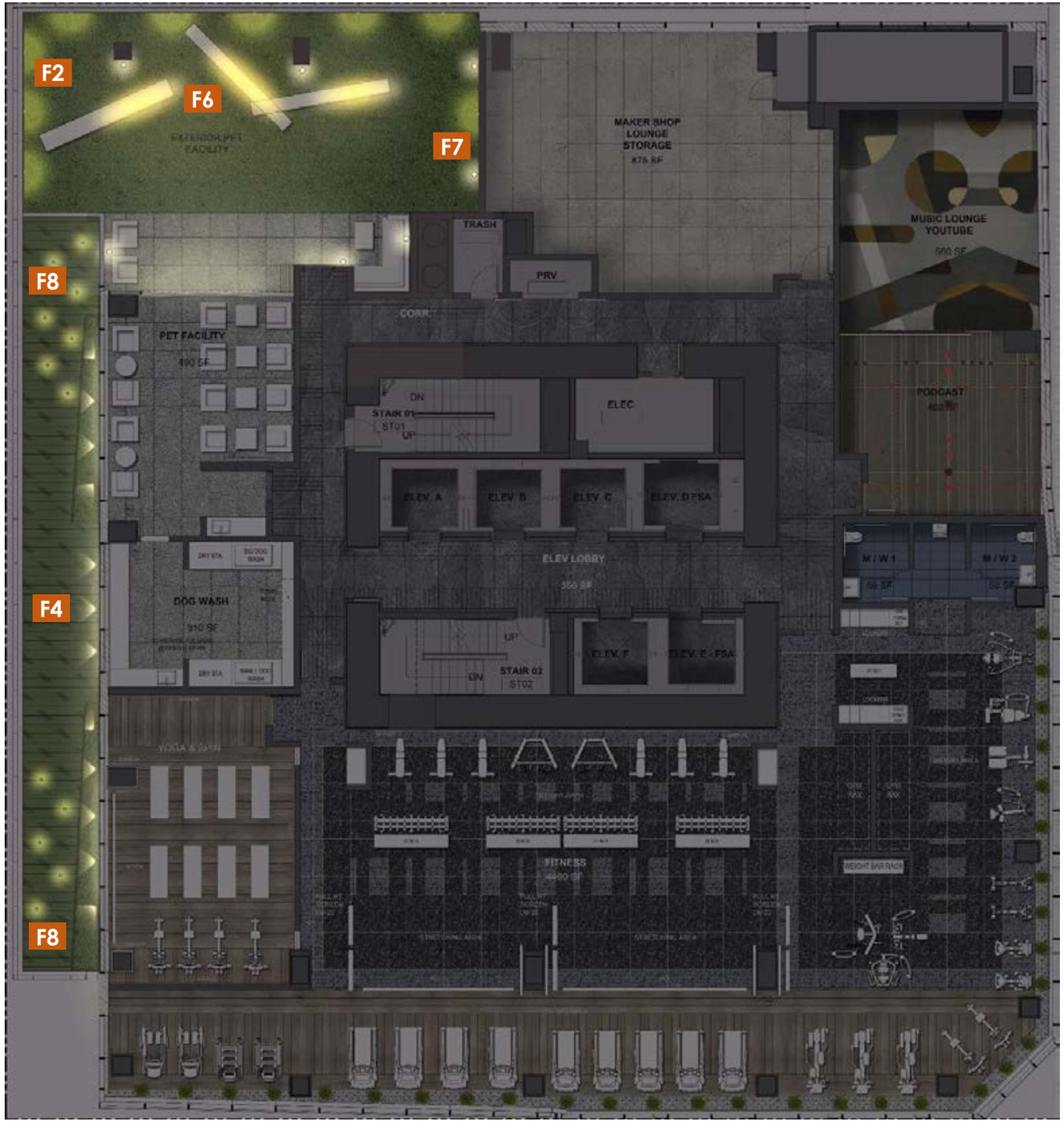
Black Low level LED wall mounted path light illuminates downward around the perimeter of pet terrace

F6

Ceiling surface mounted LED pendant Charcoal color with aimable accent light over Pet terrace

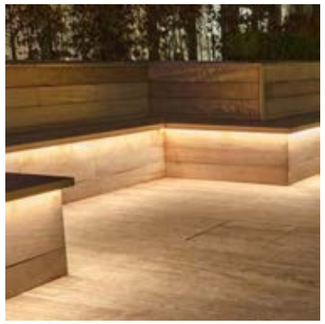
F8

Glowing acrylic ‘reed’ LED light sculpture in outdoor planter provides light back into pet lounge and yoga rooms



LIGHTING | LEVEL R1 GLOW PLAN

F1
LED Strip light illuminates deck surface around perimeter of fixed seating & Water feature



F3
Cylinder LED non-glare downlights over BBQ area

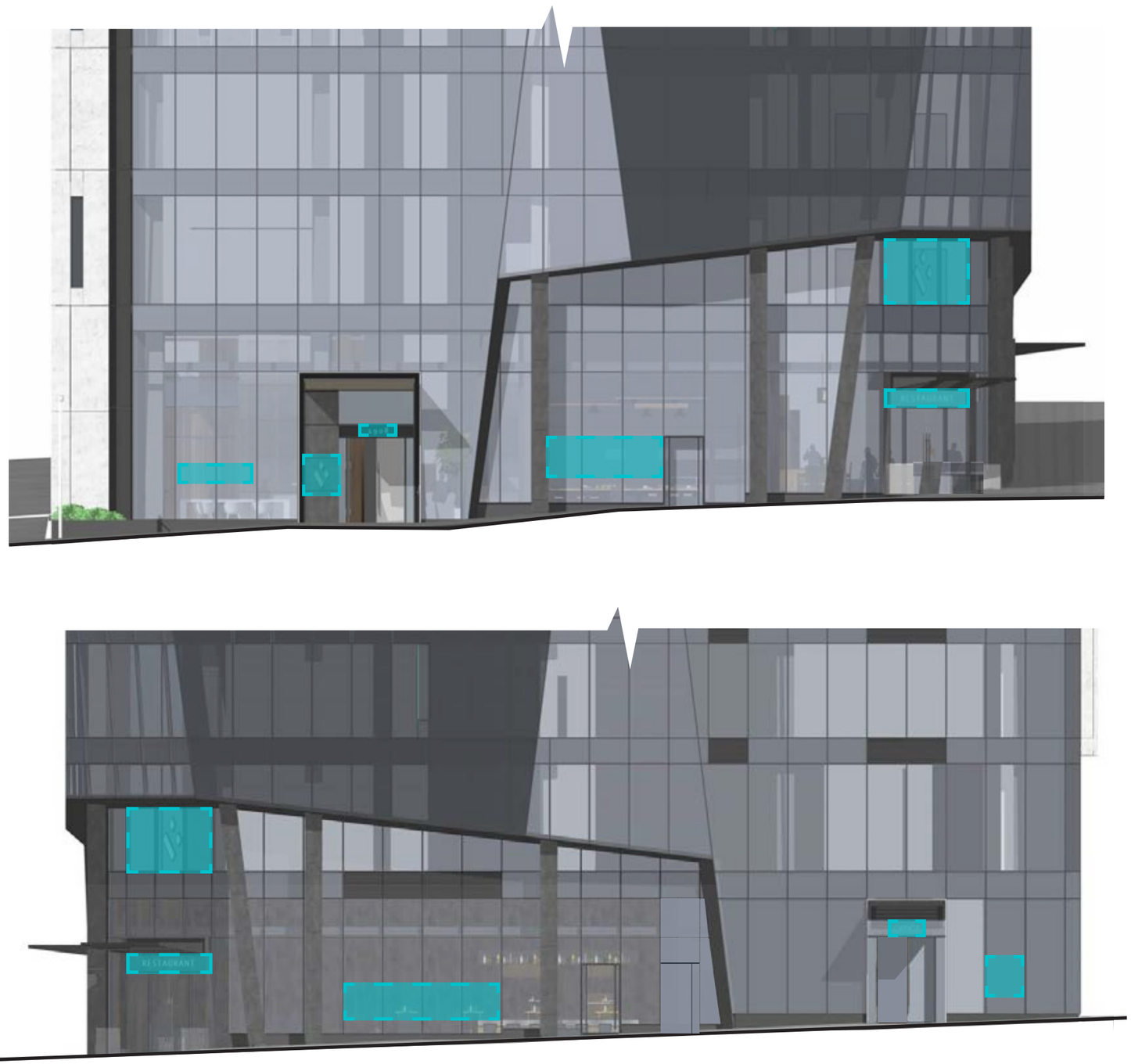
F2
Black Low level LED wall mounted path light illuminates downward around the perimeter of pet terrace

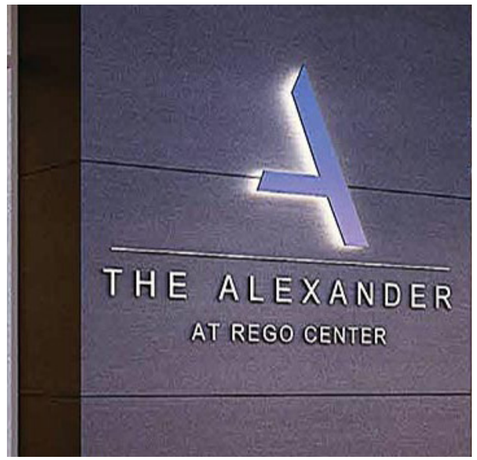
F5
Mini Led underwater accent light concealed inside water feature to create side glow

F4
Bronze LED Accent lights concealed in planted areas and positioned horizontally to throw light horizontally to illuminate plants

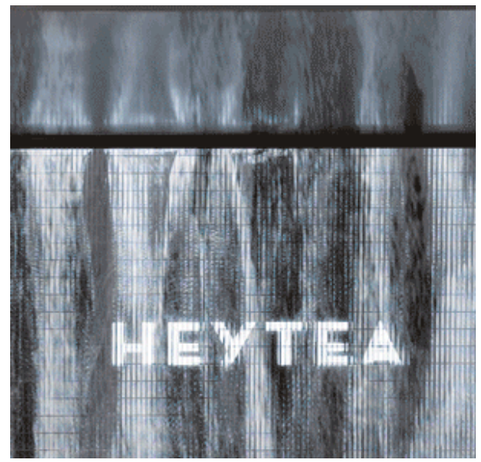
SIGNAGE PROPOSAL

Proposed Locations





Graphic Signage



Illuminated Signage

Blade Signage

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DEPARTURES 04

Departure 01 | Enclosed Common Recreation Area

Departure 02 | Continuous Overhead Weather Protection Depth

A – Preferred Scheme

B – Alternate Scheme

Departure 03 | Overhead Weather Protection Height

A – Preferred Scheme

B – Alternate Scheme

Departure 04 | Residential Parking Ratio

Departure 05 | Commercial Parking Ratio

Departure 06 | Parking Aisle Width

Departure 07 | Driveway turning path radius

Departure 08 | Street Widening Setback

CODE REQUIREMENT

SMC 23.49.010.B.2
An area equivalent to 5 percent of the total gross floor area in residential use...shall be provided as common recreation area. The amount of required common recreation area shall not exceed the area of the lot. A maximum of 50 percent of the common recreation area may be enclosed. The minimum horizontal dimension of required common recreation area shall be 15 feet .

DEPARTURE REQUEST

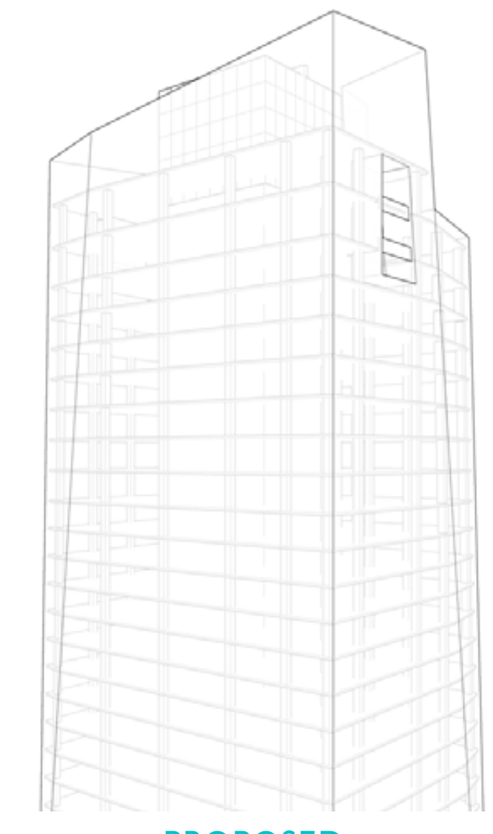
The project is proposing 67% (4,461 SF) of the required common recreation area (6,778 SF) be enclosed, instead of 50% per code. The total exterior common recreation area required is 13,555 SF x 50% = 6777.5 SF.

DESIGN RATIONALE

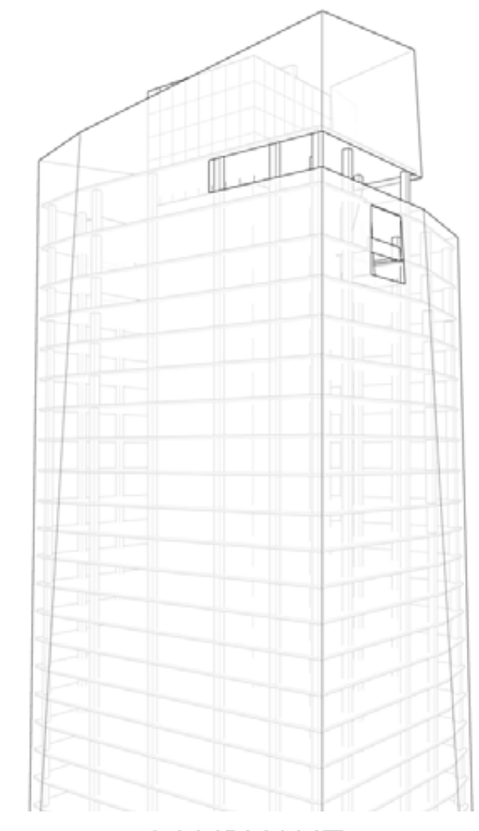
The design team proposes to allocate more common recreation area to be enclosed on R1, which is crucial to the project design. On level 6, the exterior common recreation area is limited in both the proposed and code compliant design due to the setback requirement from the North property line to accommodate for 40% glazing percentage (unprotected openings). A portion of this exterior area is lower than 15ft in width and cannot be used as common recreation area. Due to the site constraints, the project is balancing the interior and exterior amenity area at the R1 level. At the maximum height of the project of 550', exterior amenity space will be in less demand due to the wind at this level. Therefore, the project team is allocating more amenity space towards the interior area as this has a higher demand. Additionally, due to mechanical space requirements, a large area above R1 is needed. Carving out additional exterior amenity space would not allow the lines within the tower to terminate elegantly at the top of the tower to screen the mechanical spaces. The proposed design provides a more cleanly resolved tower top expression and enhances the skyline.

GUIDELINES

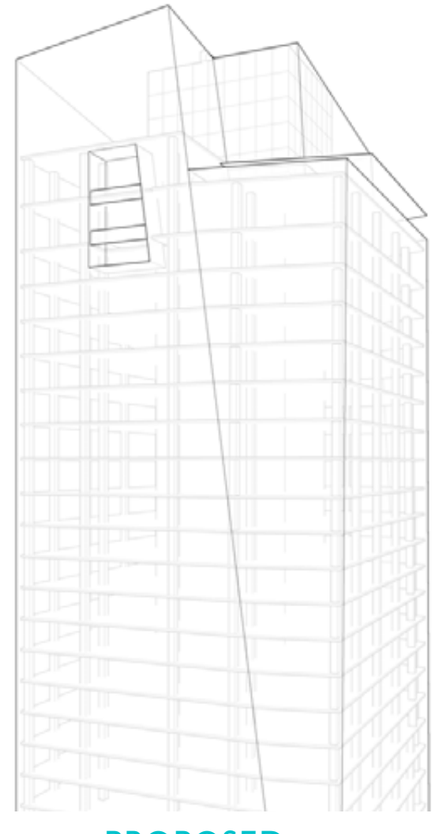
A-1 Respond to the physical environment
A-2 Enhance the skyline
B-4 Design a Well-proportioned & Unified Building



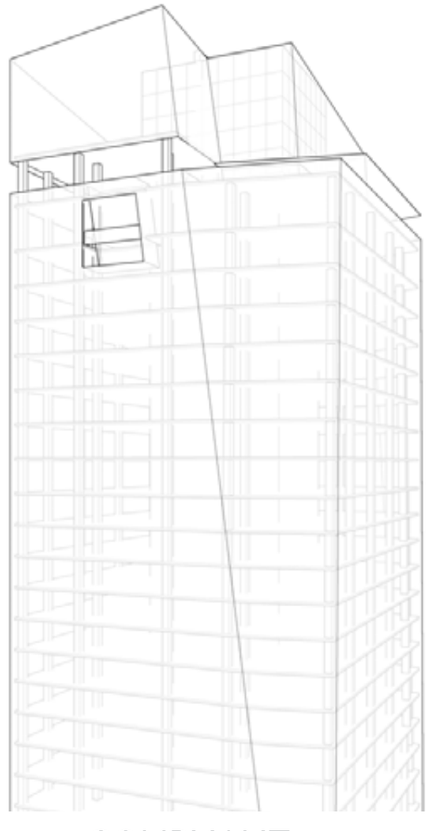
PROPOSED



COMPLIANT



PROPOSED



COMPLIANT

AREA TABLE SUMMARY

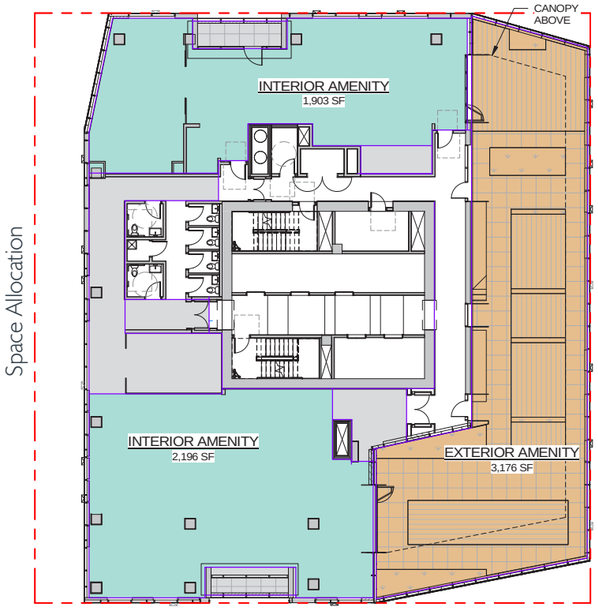
AMENITY AREA	INTERIOR	EXTERIOR	TOTAL
LEVEL 1	1,849	----	1,849 SF
LEVEL MEZZ	2,274	----	2,274 SF
LEVEL 6	6,677	1,285	7,962 SF
LEVEL 33	5,076	----	5,076 SF
LEVEL R1	4,099	3,176	7,275 SF
TOTAL PROVIDED	20,090	4,461	24,436 SF
TOTAL REQUIRED	6,777.5	6,777.5	13,555 SF
DIFFERENCE	+ 13,312.5	-2316.5	+10,881 SF

The departure to provide more enclosed common recreation area is crucial to:
1. the unified tower design and articulation of the rooftop decks
2. the programmatic design of the rooftop mechanical requirements and screening
3. the higher demand for interior amenities on R1 where strong winds are expected

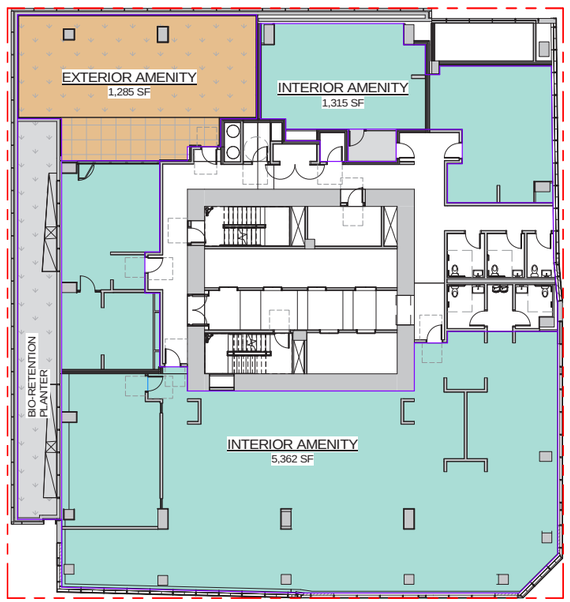
PLANS WITH INTERIOR & EXTERIOR AMENITY PROPOSED DESIGN

LEVEL R1

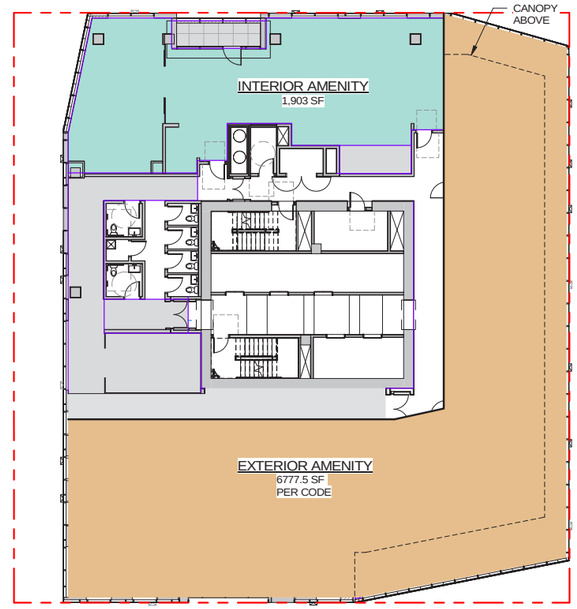
Difference in Exterior / Interior Space Allocation

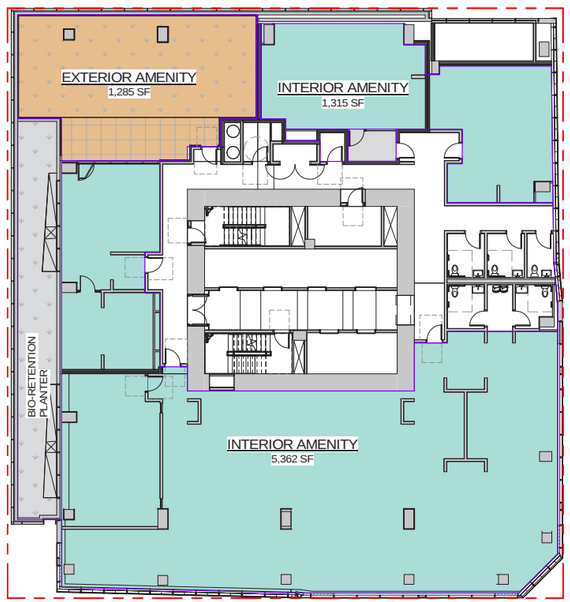


LEVEL 6 (NO CHANGE)



CODE COMPLIANT DESIGN





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ANTICIPATED DEPARTURE 02 **A** | CONTINUOUS OVERHEAD WEATHER PROTECTION — DEPTH (PREFERRED)

CODE REQUIREMENT

SMC 23.49.018

A. Continuous overhead weather protection shall be required for new development along the entire street frontage of a lot

B. Overhead weather protection shall have a minimum dimension of eight feet measured horizontally from the building wall.

DEPARTURE REQUEST

The project is providing nearly continuous overhead weather protection however portions of the overhead canopy are less than the required 8' in depth require a departure. Portions requiring the departure:
8th Ave: 19'-6 1/2", 9'-4 1/4", and 46'-1 1/8" in length. Stewart St: 16'-2 5/8", 18'-6" and 60'-1 7/8" in length. The corner of 8th and Stewart requires a departure for 4'-2" in length on both ends.

DESIGN RATIONALE

At the ground level, the tower is folded to create the faceted massing that breaks down the facade at a pedestrian scale, while also differentiating between program uses along the streets. These folds form the three separate overhangs to further reinforce the building entries, respond to the slope of the site, and provide an aesthetic overhead weather protection on the street. The visibility of the exterior wishbone columns and colonnade is also part of the design consideration in showcasing the structural beauty of the architecture.

The design team seeks to honor the strength and boldness of the design concept. The folding curtain wall that creates the signature facets is seen and experienced directly at the pedestrian level. Adding canopies within the folds in the lower portion of the tower would mask the design efforts as recommended by the Board, Guidance 2b.i. The folds and the wishbone columns would not be as prominent. The expansive code-compliant canopy do not align with the programmatic organization, weakens the building entries and significantly obstructs the pedestrian view and the purity of the design concept. Furthermore, code-compliant continuous overhead weather protection would dilute the architectural parti and not read as strongly, a continuous canopy would disrupt the overall design gesture at the Southwest corner by interrupting the punched in corner expression.

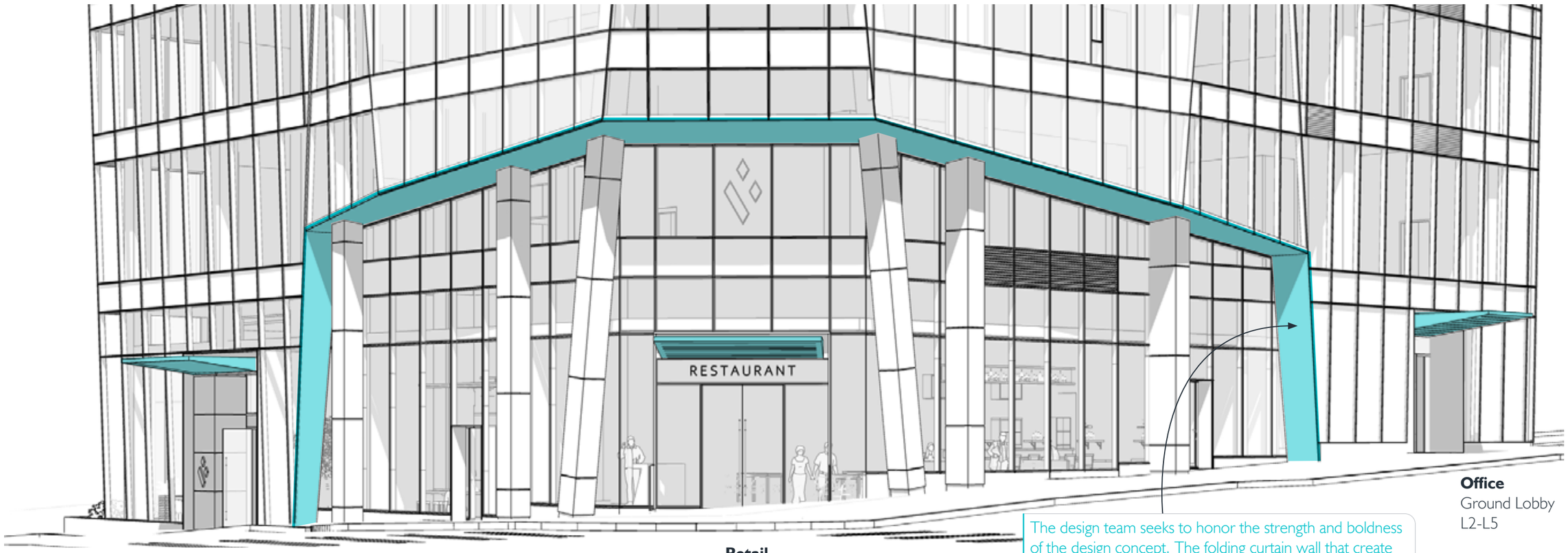
GUIDELINES

B-3 Reinforce the Positive Urban Form
B-4 Design a Well-proportioned & Unified Building

C-4 Reinforce Building Entries
C-5 Encourage Overhead Weather Protection

D-3 Provide Elements that Define the Place

PREFERRED DESIGN – **A**



Residential Tower
Ground Lobby & Mezzanine
L6-52, Rooftop

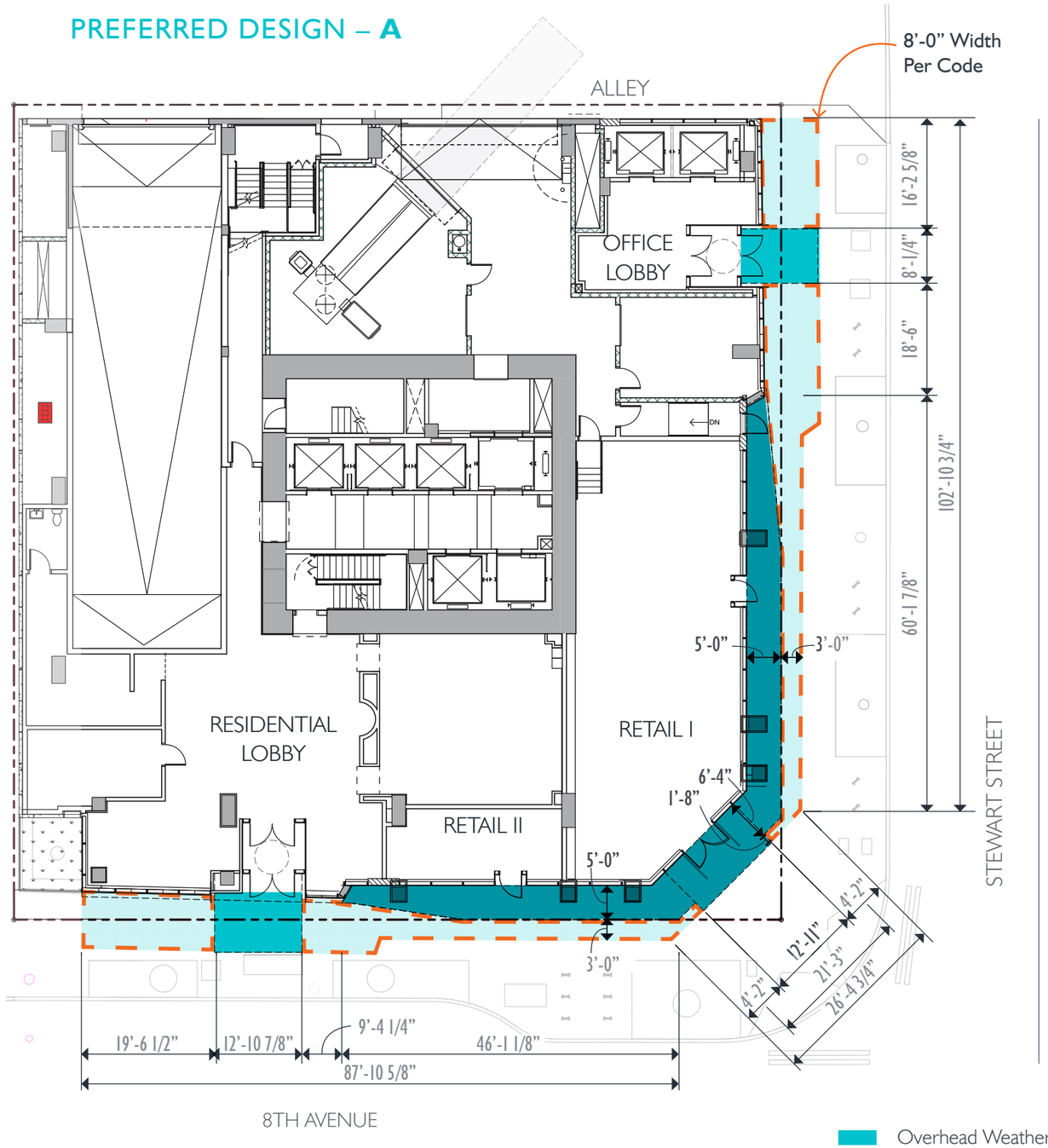
Retail
Ground Level

Office
Ground Lobby
L2-L5

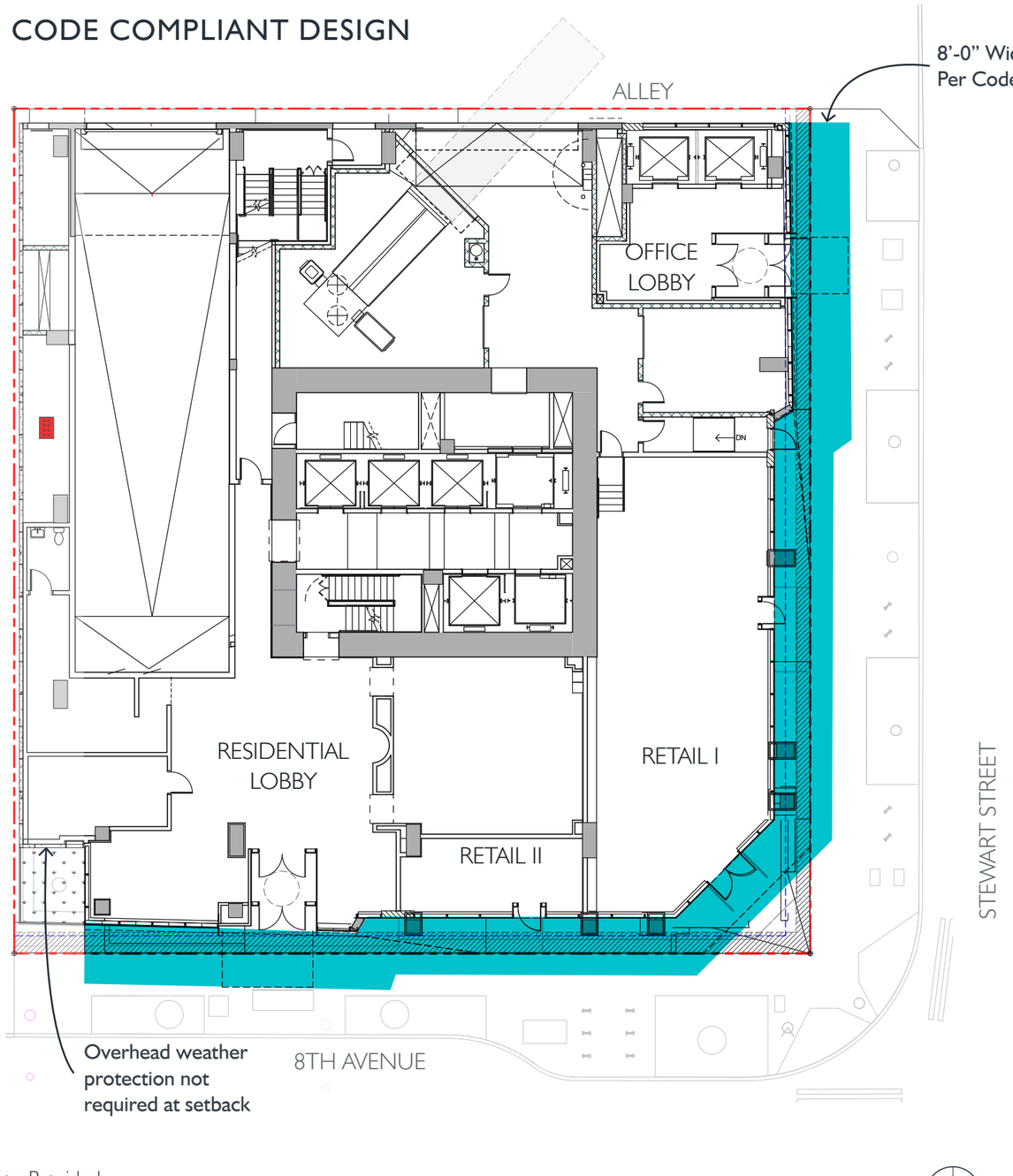
The design team seeks to honor the strength and boldness of the design concept. The folding curtain wall that create the signature facets is seen and experienced directly at the pedestrian level. The overhead weather protection requirement is carried out by the overhangs highlighted.

ANTICIPATED DEPARTURE 02 **A** | CONTINUOUS OVERHEAD WEATHER PROTECTION — DEPTH (PREFERRED)

PREFERRED DESIGN – **A**



CODE COMPLIANT DESIGN



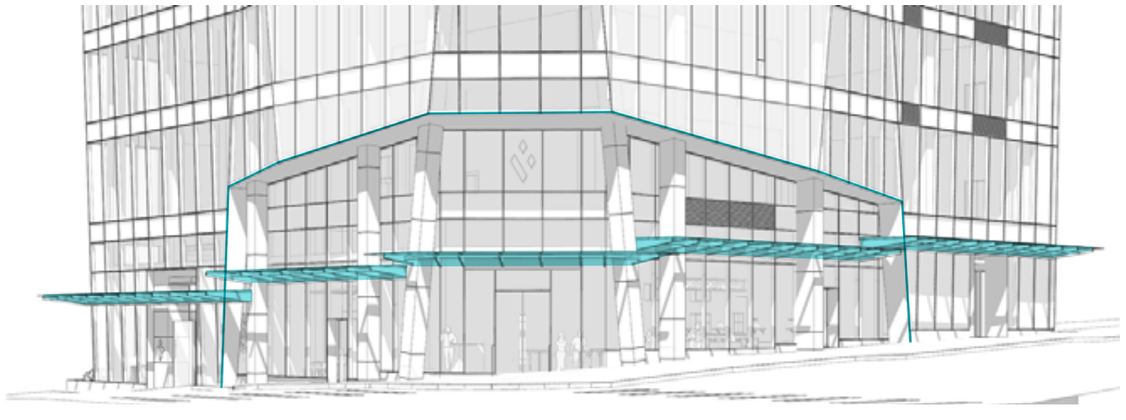
Overhead Weather Protection Provided

Departure Request from Overhead Weather Protection Width <8' from Building Face

Street tree trunk location

PREFERRED DESIGN – **A**

CODE COMPLIANT DESIGN



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CODE REQUIREMENT

SMC 23.49.018
A. Continuous overhead weather protection shall be required for new development along the entire street frontage of a lot

B. Overhead weather protection shall have a minimum dimension of eight feet measured horizontally from the building wall.

DEPARTURE REQUEST

The project is providing nearly continuous overhead weather protection however portions of the overhead canopy are less than the required 8' in depth require a departure. Portions requiring the departure:
8th Ave: 19'-6 1/2", 19'-0" and 6'-6" in length.
Stewart St: 16'-2 5/8", 24'- 7 3/8", and 7'-4" in length. The corner of 8th and Stewart requires a departure for 3'-2 3/8" on both ends.

DESIGN RATIONALE

At the ground level, the tower is folded to create the faceted massing that break down the facade at a pedestrian scale, while also differentiating between program uses along the streets. These folds form the 3 separate overhangs to further reinforce the building entries, respond to the slope of the site, and provide an aesthetic overhead weather protection on the street. The visibility of the exterior wishbone columns and colonnade is also part of the design consideration in showcasing the structural beauty of the architecture.

The design team introduces an elegant overhead weather protection solution based on code but seeks to depart from the full requirement. This design thoroughly addresses the intention of the design concept, the programmatic organization, and the design guidelines. The expansive code-compliant canopy do not align with the programmatic organization, weakens the building entries and significantly obstructs the pedestrian view and the purity of the design concept.

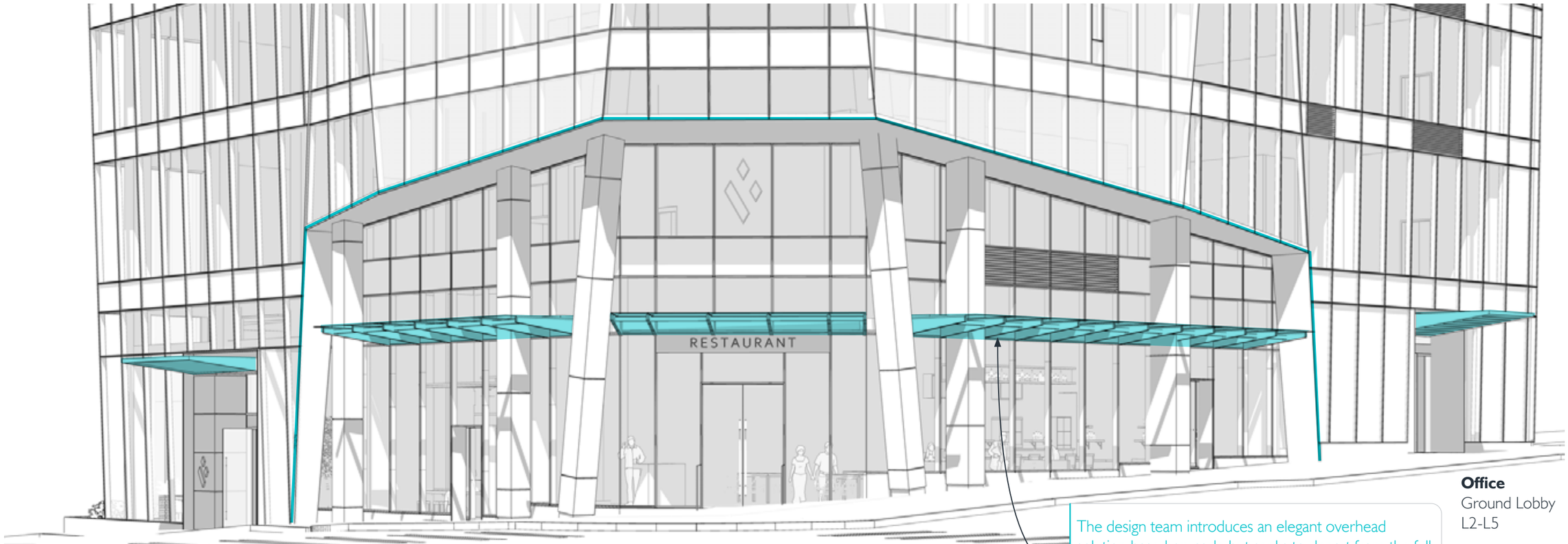
GUIDELINES

B-3 Reinforce the Positive Urban Form
B-4 Design a Well-proportioned & Unified Building

C-4 Reinforce Building Entries
C-5 Encourage Overhead Weather Protection

D-3 Provide Elements that Define the Place

PREFERRED DESIGN **B**



Residential Tower
L1 Lobby & Mezz, L6-52, Rooftop

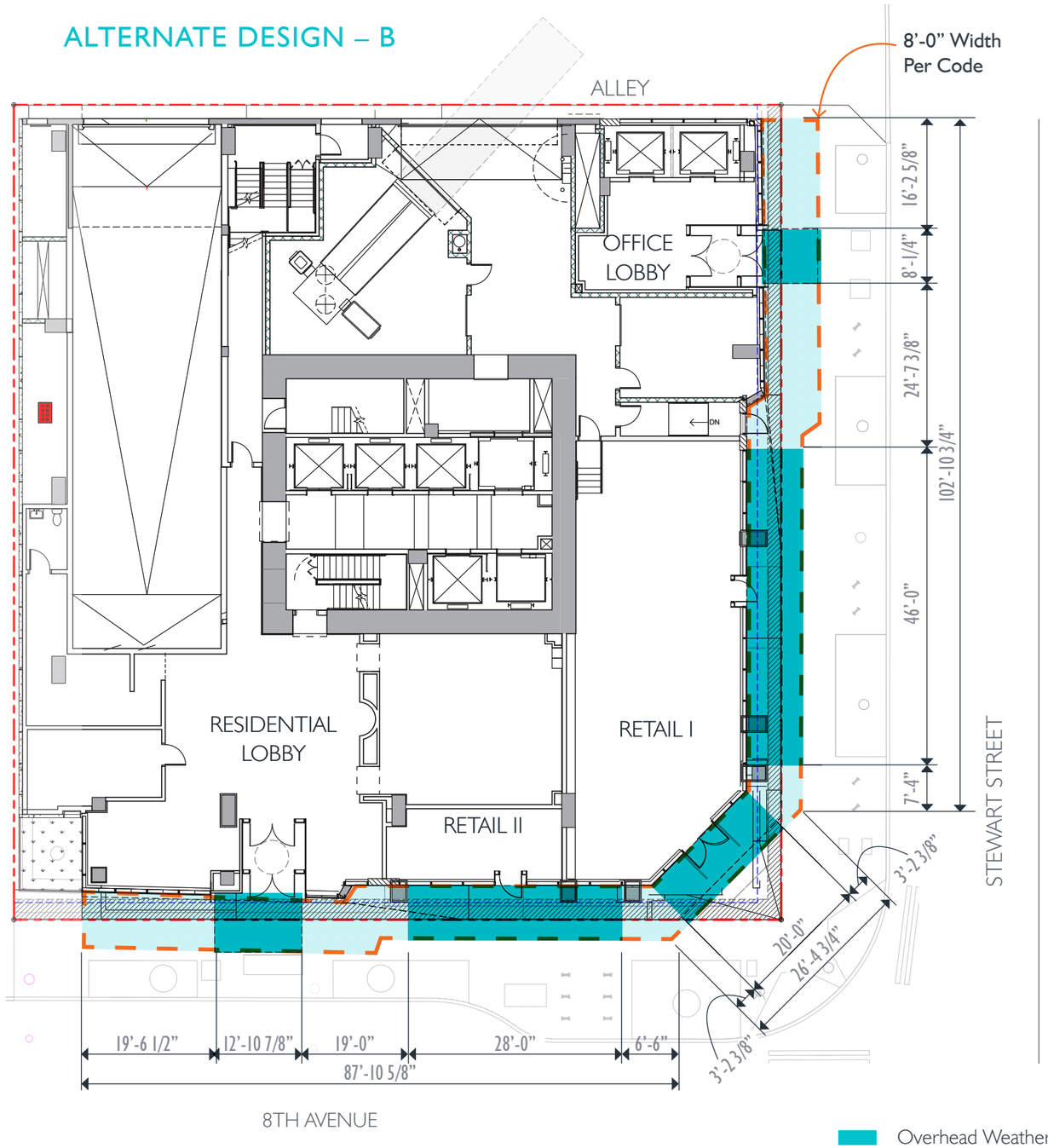
Retail
Ground Level

Office
Ground Lobby
L2-L5

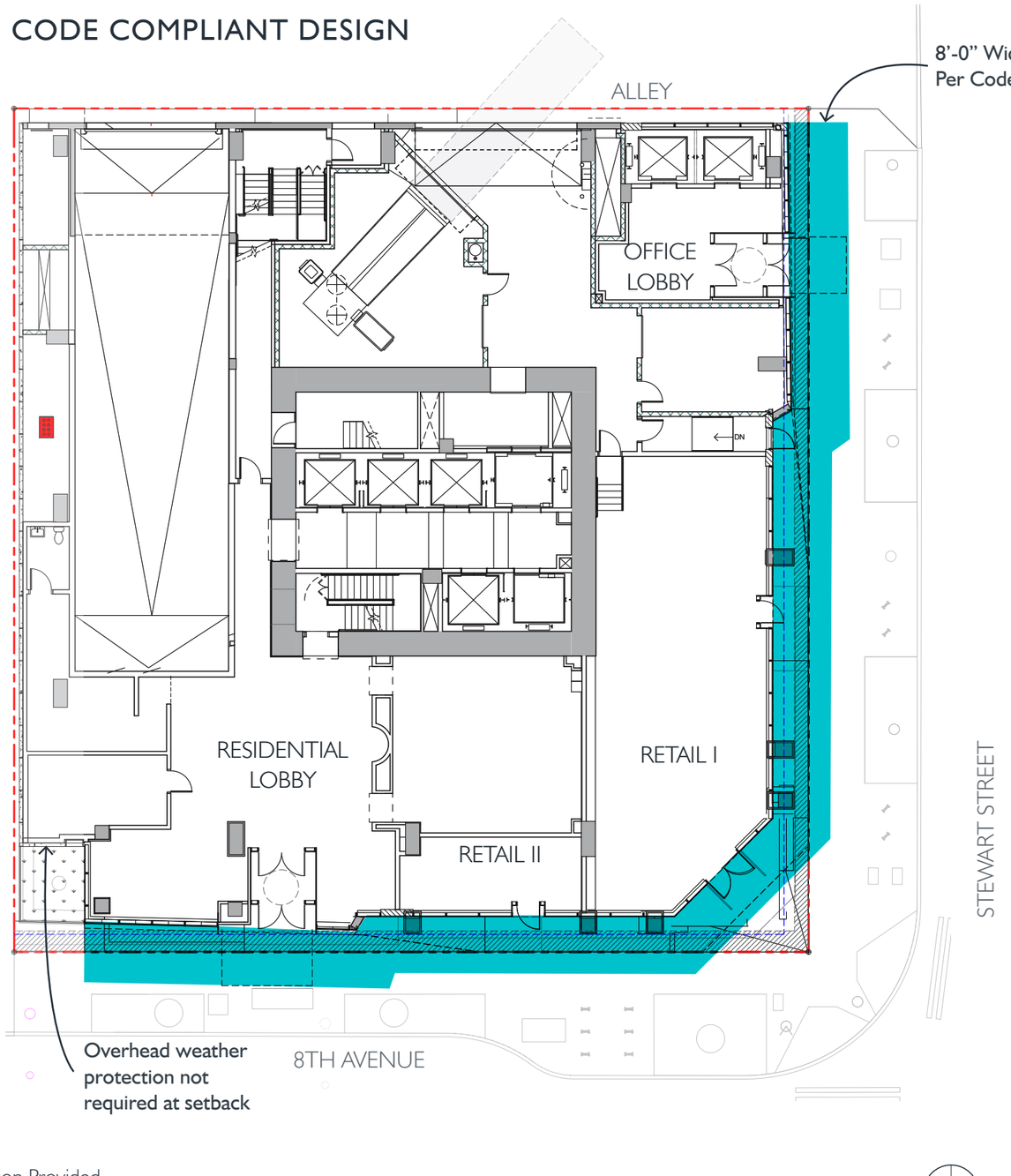
The design team introduces an elegant overhead solution based on code but seeks to depart from the full requirement. The new datum line diminishes the purity of the architectural gestures in the preferred scheme.

ANTICIPATED DEPARTURE 02 **B** | CONTINUOUS OVERHEAD WEATHER PROTECTION — DEPTH (ALTERNATE)

ALTERNATE DESIGN – B



CODE COMPLIANT DESIGN



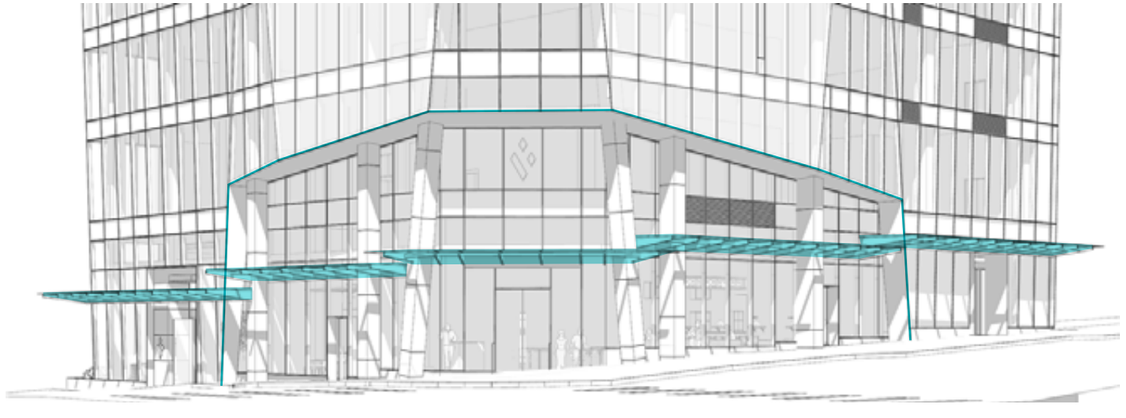
Overhead Weather Protection Provided

Departure Request from Overhead Weather Protection Width <8' from Building Face

Street tree trunk location

PREFERRED DESIGN – B

CODE COMPLIANT DESIGN



ANTICIPATED DEPARTURE 03 **A** | OVERHEAD WEATHER PROTECTION — HEIGHT (PREFERRED)

CODE REQUIREMENT

SMC 23.49.018.D
The lower edge of the overhead weather protection must be a minimum of ten (10) feet and a maximum of fifteen (15) feet above the sidewalk.

DEPARTURE REQUEST

The project team is proposing areas of overhead weather protection that are greater than fifteen feet from the sidewalk.

DESIGN RATIONALE

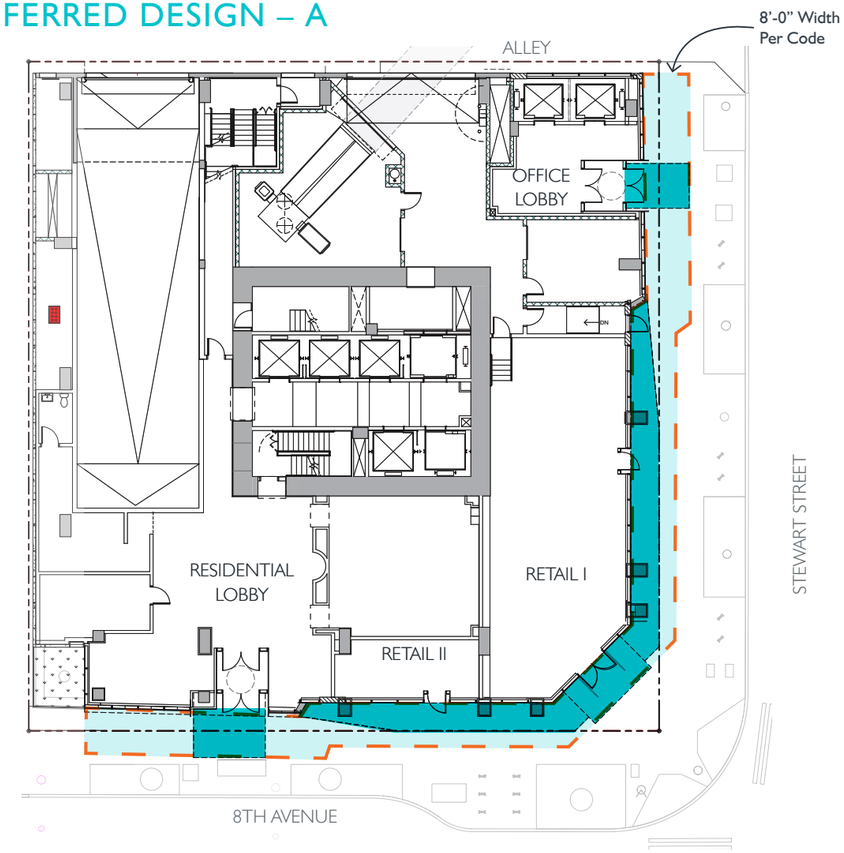
The canopy layout is integrated into the lower portion of the tower, working with the folds to reinforce building entrances and differentiate between programmatic uses. The board has encouraged the design team to explore bringing a portion of the tower down to grade, as well as further differentiating the building entrances. As a result the design team has created a plane change between the major building uses and entrances at the ground floor, allowing a portion of the tower to meet the ground and further distinguishing the uses of different building entrances. Separating the canopies provides distinction between building entrances while also more closely adhering to the design parti of two "shoulders" of the tower that meet the ground with an elevated and setback corner retail expression. Therefore, lowering the corner overhang to be 100% compliant would create an excessively short portion of the canopy along Stewart St. Further dividing the overhangs to step down with the slope of the site would not adhere to the design parti created with the massing. The preferred design also let ample light into the taller ground level spaces – the residential entry along 8th Ave is a double height space with a mezzanine level, and the corner retail punched geometry is a strong element that defines the place.

GUIDELINES

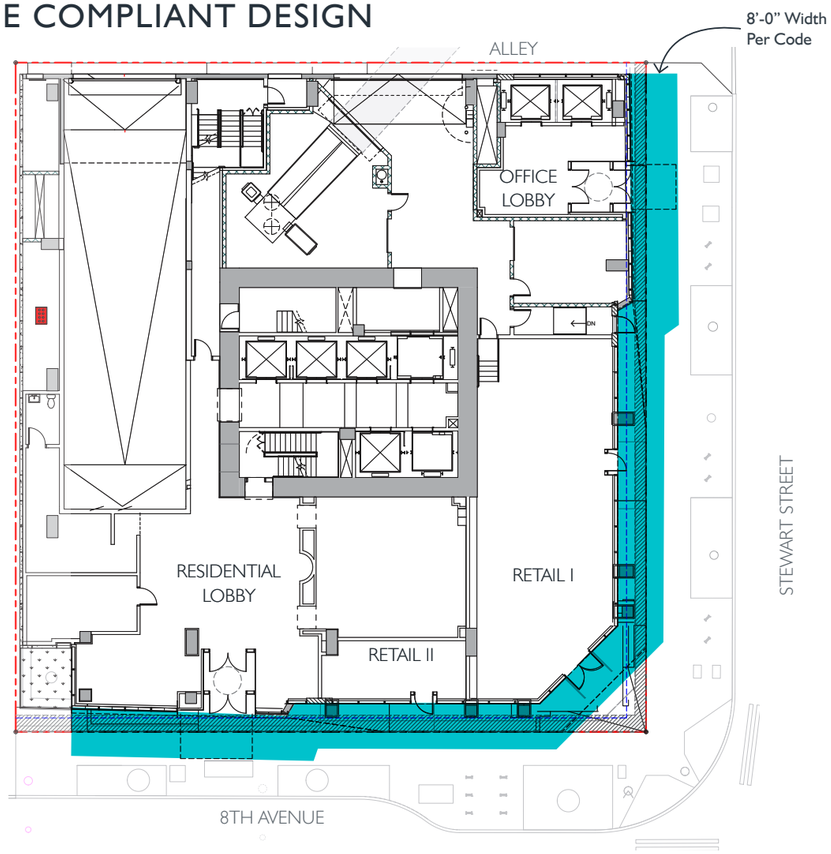
B-3 Reinforce the Positive Urban Form
B-4 Design a Well-proportioned & Unified Building

C-4 Reinforce Building Entries
C-5 Encourage Overhead Weather Protection
D-3 Provide Elements that Define the Place

PREFERRED DESIGN – A

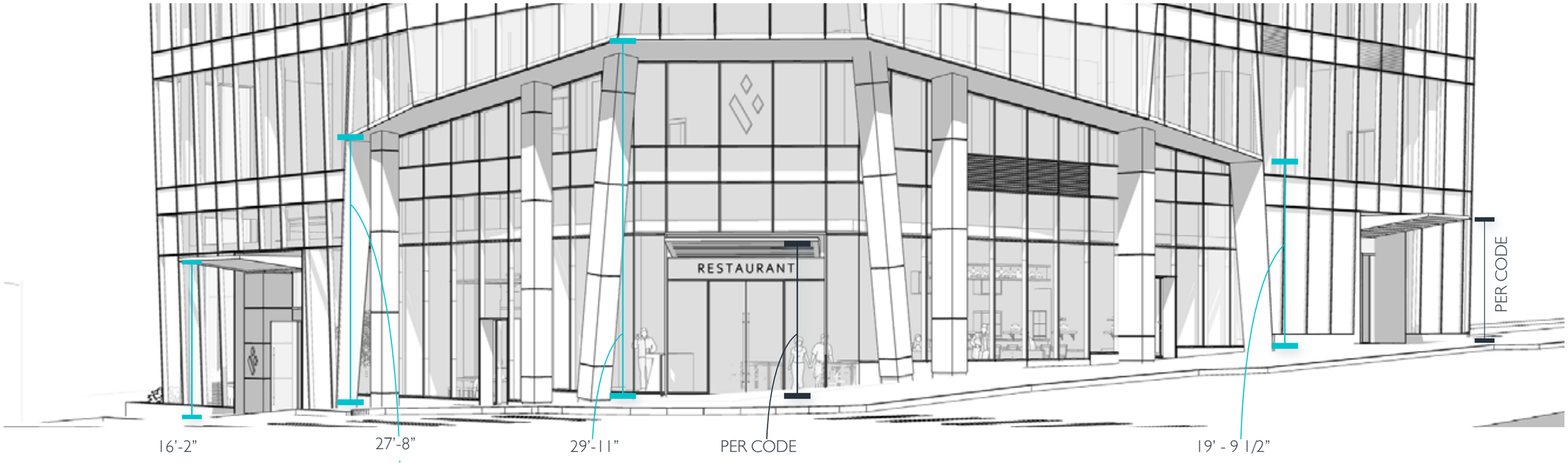


CODE COMPLIANT DESIGN



PREFERRED DESIGN – A

OVERHEAD WEATHER PROTECTION HEIGHT (PREFERRED)



CODE-COMPLIANT DESIGN

ANTICIPATED DEPARTURE 03 **B** | OVERHEAD WEATHER PROTECTION — HEIGHT (ALTERNATE)

CODE REQUIREMENT

SMC 23.49.018.D
The lower edge of the overhead weather protection must be a minimum of ten (10) feet and a maximum of fifteen (15) feet above the sidewalk.

DEPARTURE REQUEST

The project team is proposing areas of overhead weather protection that are greater than fifteen feet from the sidewalk.

DESIGN RATIONALE

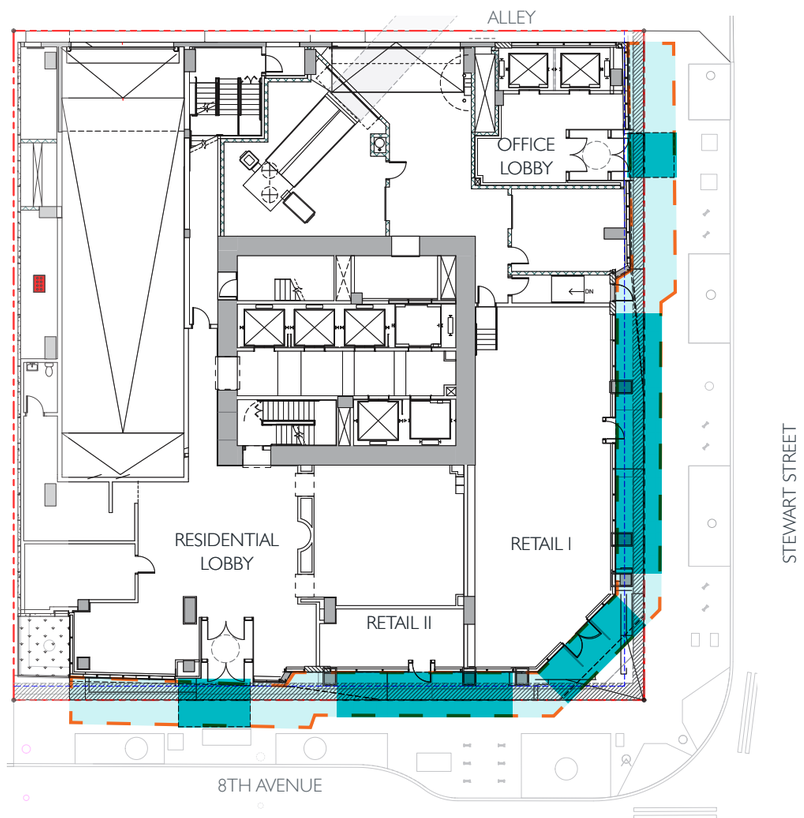
The canopy layout is integrated into the lower portion of the tower, working with the folds to reinforce building entrances and differentiate between programmatic uses. The board has encouraged the design team to explore bringing a portion of the tower down to grade, as well as further differentiating the building entrances. As a result the design team has created a plane change between the major building uses and entrances at the ground floor, allowing a portion of the tower to meet the ground and further distinguishing the uses of different building entrances. Separating the canopies provides distinction between building entrances while also more closely adhering to the design parti of two "shoulders" of the tower that meet the ground with an elevated and setback corner retail expression. Therefore, lowering the corner overhang to be 100% compliant would create an excessively short portion of the canopy along Stewart St. Further dividing the overhangs to step down with the slope of the site would not adhere to the design parti created with the massing. The preferred design also let ample light into the taller ground level spaces – the residential entry along 8th Ave is a double height space with a mezzanine level, and the corner retail punched geometry is a strong element that defines the place.

GUIDELINES

B-3 Reinforce the Positive Urban Form
B-4 Design a Well-proportioned & Unified Building

C-4 Reinforce Building Entries
C-5 Encourage Overhead Weather Protection
D-3 Provide Elements that Define the Place

PREFERRED DESIGN – A



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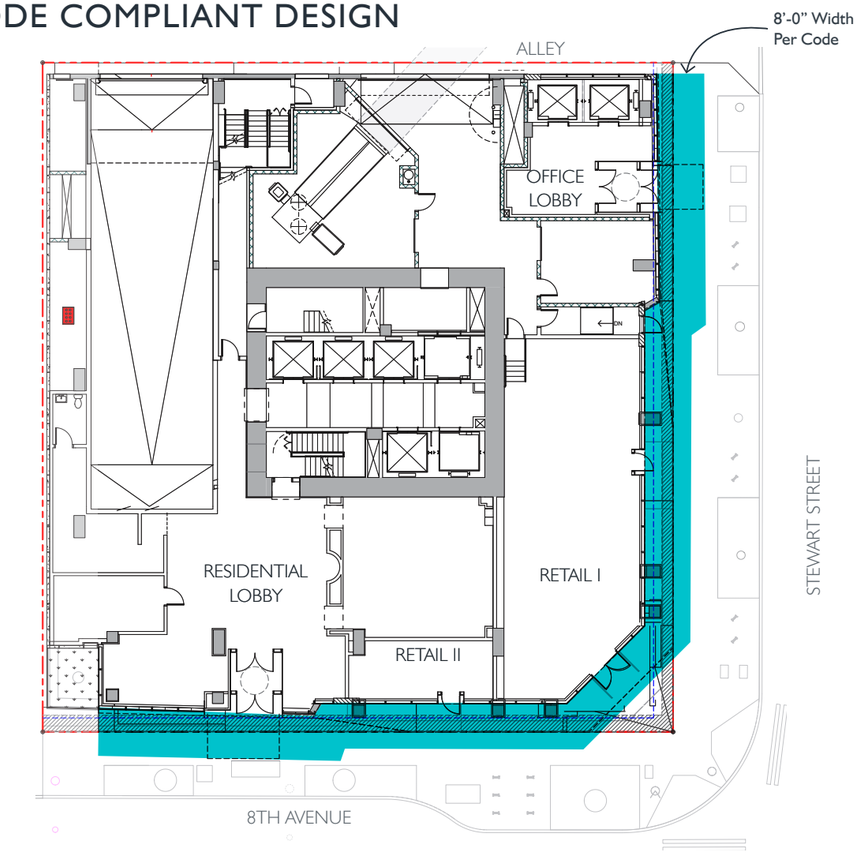
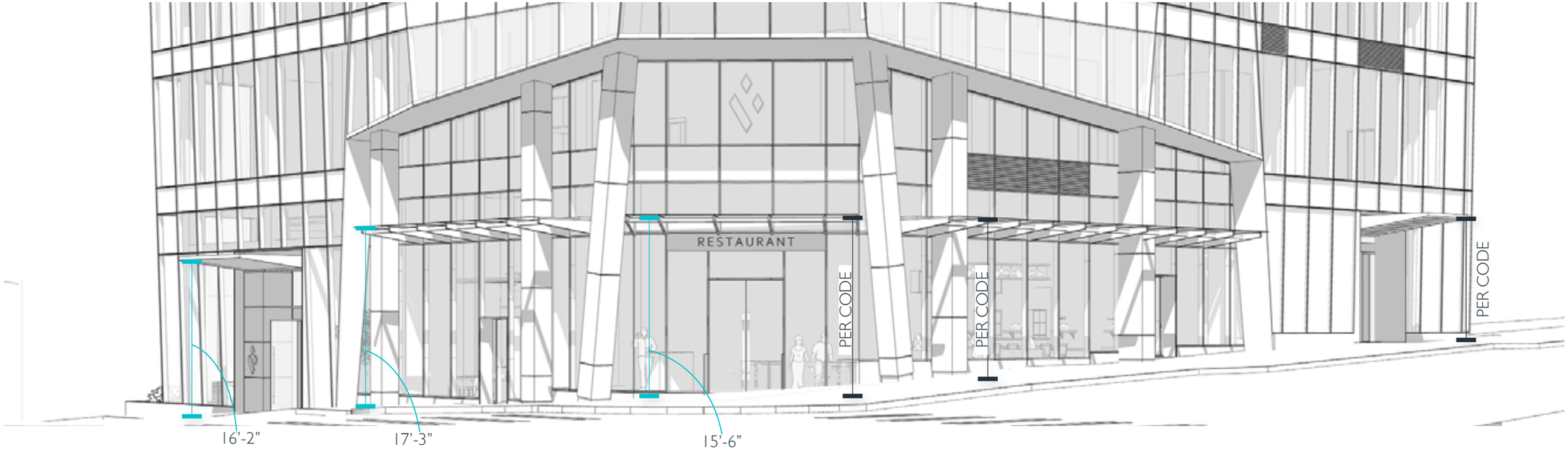


ALTERNATE DESIGN – B



CODE-COMPLIANT DESIGN

OVERHEAD WEATHER PROTECTION DESIGN – A (PREFERRED PROPOSAL)

8TH AVE ILLUSTRATION

OVERHEAD WEATHER PROTECTION DESIGN – B (ALTERNATE PROPOSAL)

8TH AVE ILLUSTRATION

OVERHEAD WEATHER PROTECTION DESIGN – A (PREFERRED PROPOSAL)

8TH AVE & STEWART ST ILLUSTRATION

OVERHEAD WEATHER PROTECTION DESIGN – B (ALTERNATE PROPOSAL)

8TH AVE & STEWART ST ILLUSTRATION

CODE REQUIREMENT

SMC 23.54.030.B.1.b
A minimum of 60% of the parking spaces shall be striped for medium vehicles.

DEPARTURE REQUEST

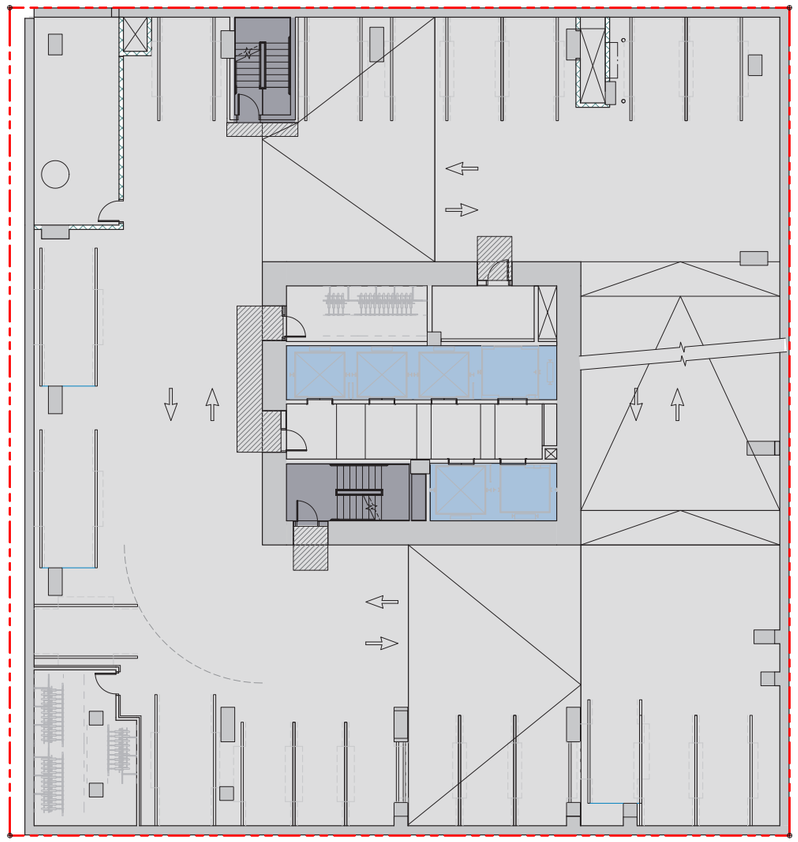
Based on the confines of the site, project team is proposing to provide 31 medium size stalls (35%) instead of 53 medium size stalls (60%) in residential parking per SMC.

DESIGN RATIONALE

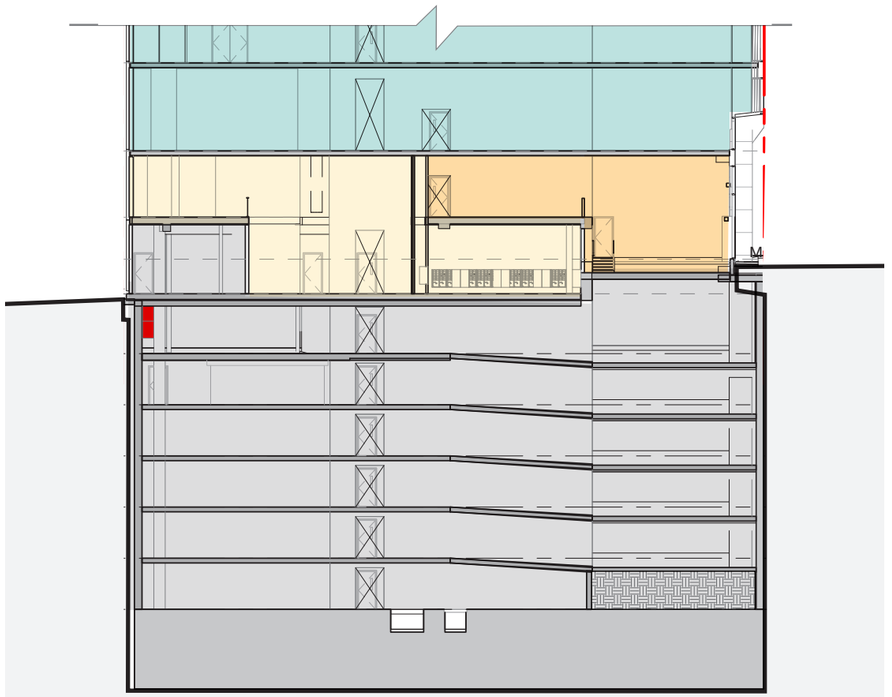
Providing 60% medium parking stalls is not dimensionally feasible due to site constraints. Medium stalls, consistent with the requirements for the residential parking, are proposed or the non-residential parking. The proposed design seeks to avoid above grade parking, maintain the proposed pedestrian oriented street-level design/uses, and to create as efficient a parking layout as possible, by spacing the structure efficiently and maximizing parking stalls. Smaller stalls help increase parking efficiency, and thus prevent the need for above grade parking. In an urban environment such as this site, this strategy promotes the use of smaller more fuel-efficient cars, which have, in turn, a smaller carbon footprint and are easier on the environment.

GUIDELINES

C-2 Design facades of many scales
C-3 Provide active – not blank – facades



Level P4 Plan – Typical Residential Parking Proposed



Section

PROPOSED		COMPLIANT	
S	49 (56%)	S	32 (37%)
M	31 (35%)	M	53 (60%)
L	5 (6%)	L	0
VAN	1 (1%)	VAN	1 (1%)
ADA	2 (2%)	ADA	2 (2%)

TOTAL RESIDENTIAL
88 SPACES

Office | Residential | Retail | Common Area | BOH | Vertical Transport

CODE REQUIREMENT

SMC 23.54.030.B.2.b
A minimum of 25% of the parking spaces shall be striped for small vehicles... A maximum of 65% pf the parking spaces may be striped for small vehicles. A minimum of 35% of the spaces shall be striped for large vehicles.

DEPARTURE REQUEST

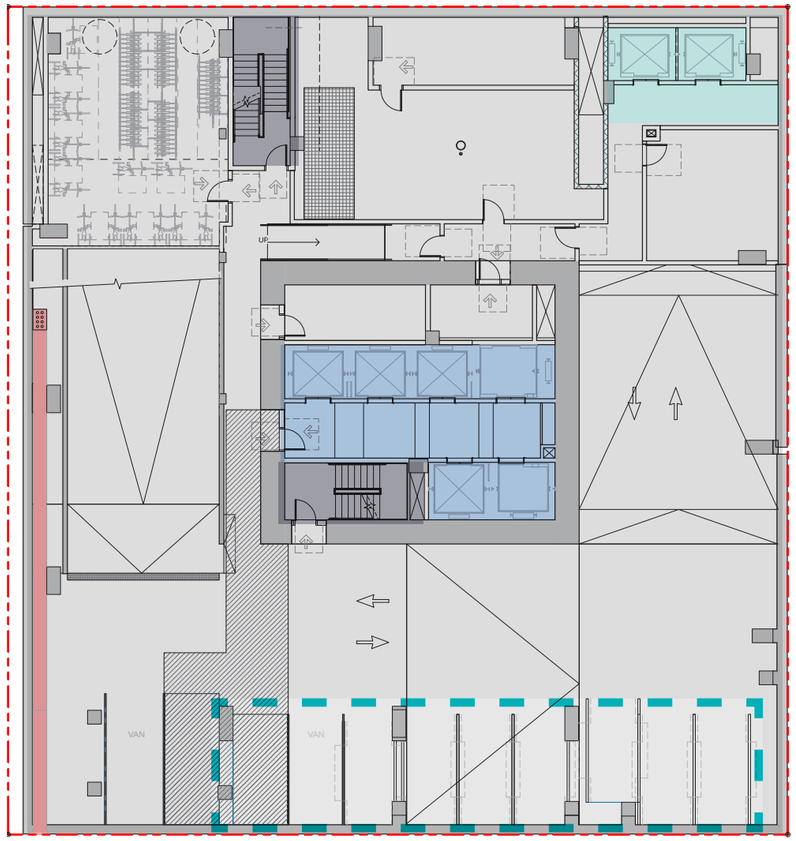
The project team is proposing to provide 6 compact / small size stalls (50%) and 5 medium size stalls (42%) instead of 35% large stalls in non-residential parking per SMC.

DESIGN RATIONALE

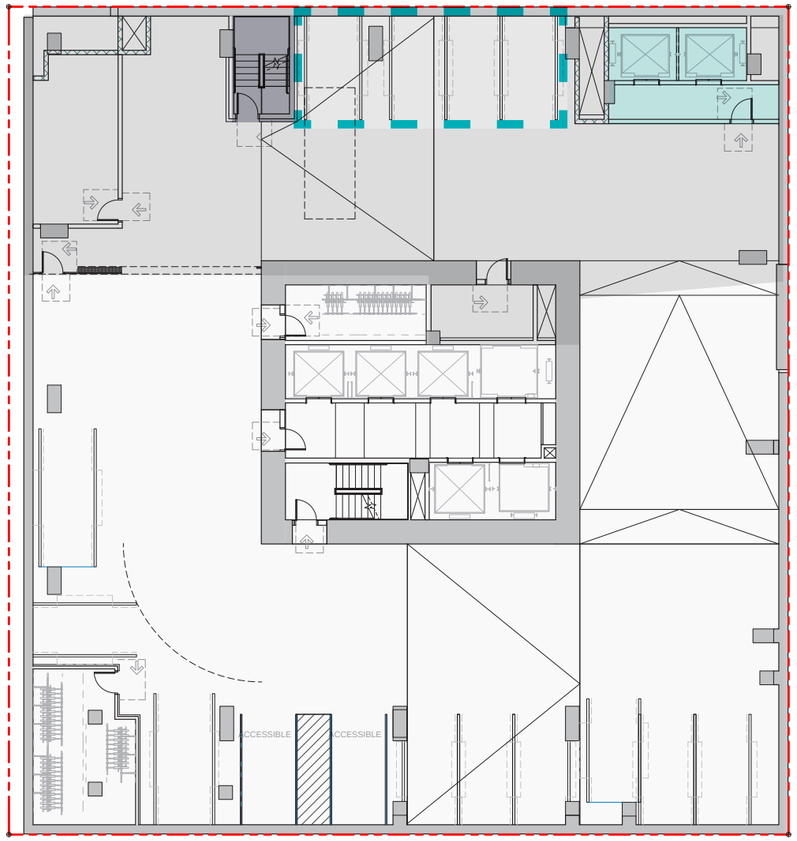
Providing 35% large parking stalls is not dimensionally feasible due to site constraints. Medium and small stalls, consistent with the requirements for the non-residential parking, are proposed instead of large stalls required for the non-residential parking. The proposed design seeks to avoid above grade parking, maintain the proposed pedestrian oriented street-level design/uses, and to create as efficient a parking layout as possible, by spacing the structure efficiently and maximizing parking stalls. Smaller stalls help increase parking efficiency, and thus prevent the need for above grade parking. In an urban environment such as this site, this strategy promotes the use of smaller more fuel-efficient cars, which have, in turn, a smaller carbon footprint and are easier on the environment.

GUIDELINES

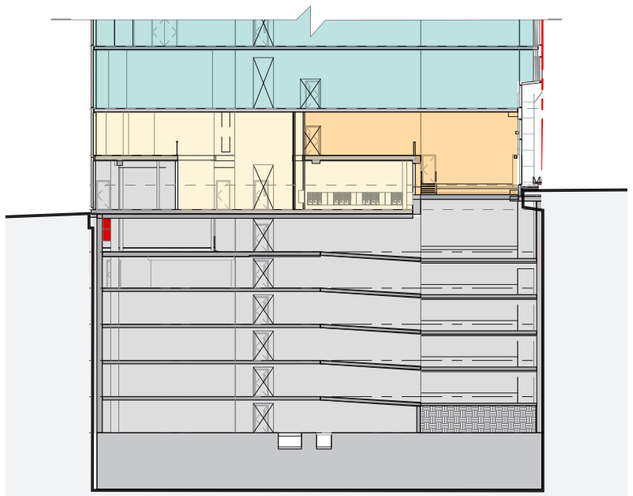
C-2 Design facades of many scales
C-3 Provide active – not blank – facades



Level P1 Plan – Non-Residential Parking Proposed



Level P2 Plan – Non-Residential Parking Proposed



Section

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

TOTAL NON-RESIDENTIAL
12 SPACES

Office Residential Retail Common Area BOH Vertical Transport

ANTICIPATED DEPARTURE 06 | PARKING AISLE WIDTH

CODE REQUIREMENT

SMC 23.54.030.D.2.a.2
The minimum width of driveways for two way traffic shall be 22 feet and the maximum width shall be 25 feet.

DEPARTURE REQUEST

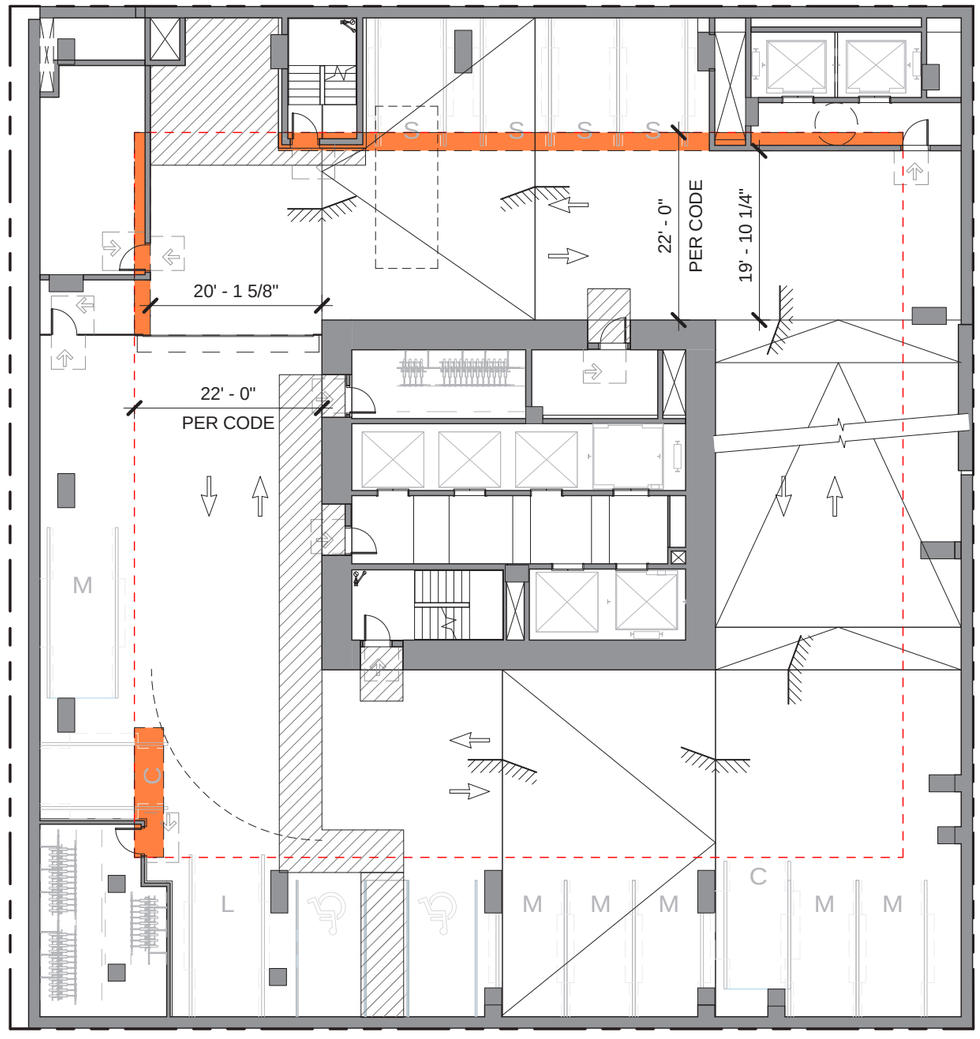
The project team is proposing to provide:
East Drive Aisle: 19'-10 1/4" (2'-1 3/4" difference)
North Drive Aisle: 20'-1 5/8" (1'-10 3/8" difference)

DESIGN RATIONALE

Providing 22' minimum for the driveway width is not dimensionally feasible due to the site's proportions, geometry, and topography. The proposed design seeks to avoid above grade parking, maintain the proposed pedestrian oriented street-level design/uses, and to create as efficient a parking layout as possible.

GUIDELINES

C-2 Design facades of many scales
C-3 Provide active – not blank – facades



CODE REQUIREMENT

SMC 23.54.030.D.2.b
Driveways shall conform to the minimum turning path radius width shown in exhibit b for 23.54.030.

DEPARTURE REQUEST

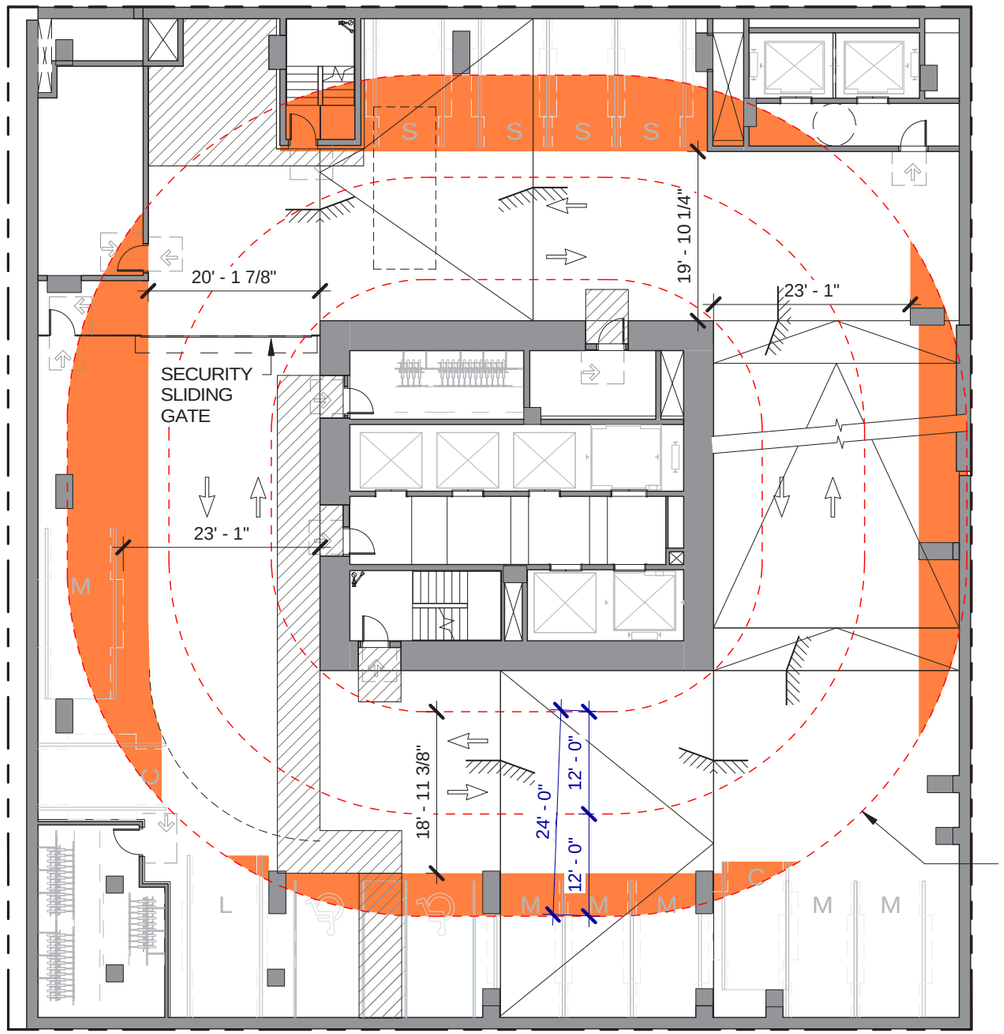
The project team is proposing to provide driveway turning path radius where portions of the aisles are limited at
North aisle: 20'-1 7/8"
East aisle: 19'-10 1/4"
South aisle: 23'-1"
West aisle: 18'-11 3/8"

DESIGN RATIONALE

Providing 24' for the two way driveway turning radius is not dimensionally feasible due to the site's proportion, geometry, and topography. The proposed design seeks to avoid above grade parking, maintain the proposed pedestrian oriented street-level design/uses, and to create as efficient a parking layout as possible.

GUIDELINES

C-2 Design facades of many scales
C-3 Provide active – not blank – facades



ANTICIPATED DEPARTURE 08 | STREET WIDENING SETBACK

CODE REQUIREMENT

SMC 23.49.022.A.1
Minimum sidewalk widths are established for certain streets by Map 1C [9]. If a new structure is proposed on lots abutting these streets, sidewalks shall be widened, if necessary, to meet the minimum standard. The sidewalk may be widened into the right-of-way if approved by the Director of Transportation.

DEPARTURE REQUEST

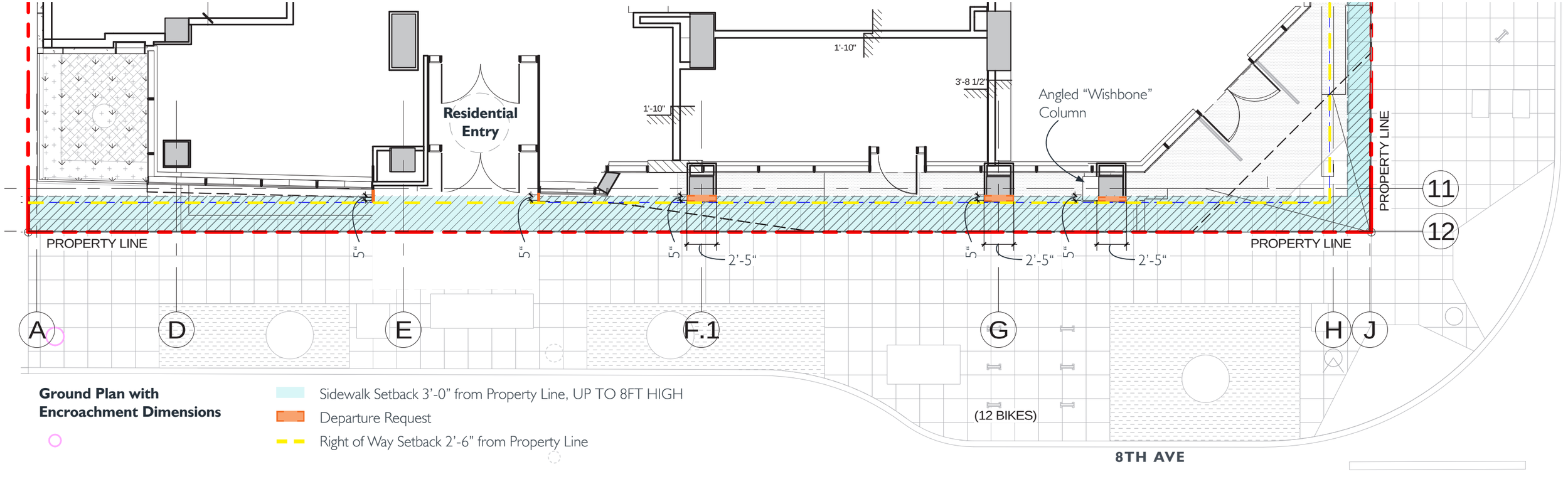
The three exterior structural columns with finishing cladding along 8th Ave (column grid 11) and the residential entry portal metal fins land five inches inside the 8th Ave Sidewalk Widening Setback within the property line. The three columns and the two metal fins from the residential portal encroachment is less than 1% of the sidewalk widening area on 8th Ave (3 ft setback x 113 ft site width = 339 sf). The sidewalk setback requirement is only up to 8 feet in height.

DESIGN RATIONALE

The exterior columns at the corner of 8th & Stewart bring a pronounced architectural expression and vertical rhythm that articulate the facade in pedestrian scale. In addition, the blackened material provide a layer of texture on the ground level. Due to the current column spacing that effectively accommodate for the spatial requirements of the underground parking as well as all of the residential units in the tower, it is best to locate the columns as shown in the Ground Plan. With the tight square footage constraints on this site, the design team is able to accommodate for the sidewalk widening at Stewart Street and is requesting a departure on 8th Ave to allow the three exterior columns and the fins of the residential portal (highlighted) to encroach into this setback area to the amount of five inches with a one inch tolerance from the setback. Additionally, as part of the design of the residential entry portal and in conjunction with board guidance to strengthen the entry expression, the design team is requesting that the entry portal at the residential "shoulder" facet to also encroach into this setback area to the amount of five inches. SDOT is supportive of the proposal and is requesting that the applicant seek approval through design review since it is a deviation from zoning code (and not the Right of Way Setback).

GUIDELINES

B-3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area
C-1 Promote Pedestrian Interaction
C-2 Design facades of many scales
C-3 Provide active – not blank – facades
D-3 Provide Elements that Define the Place



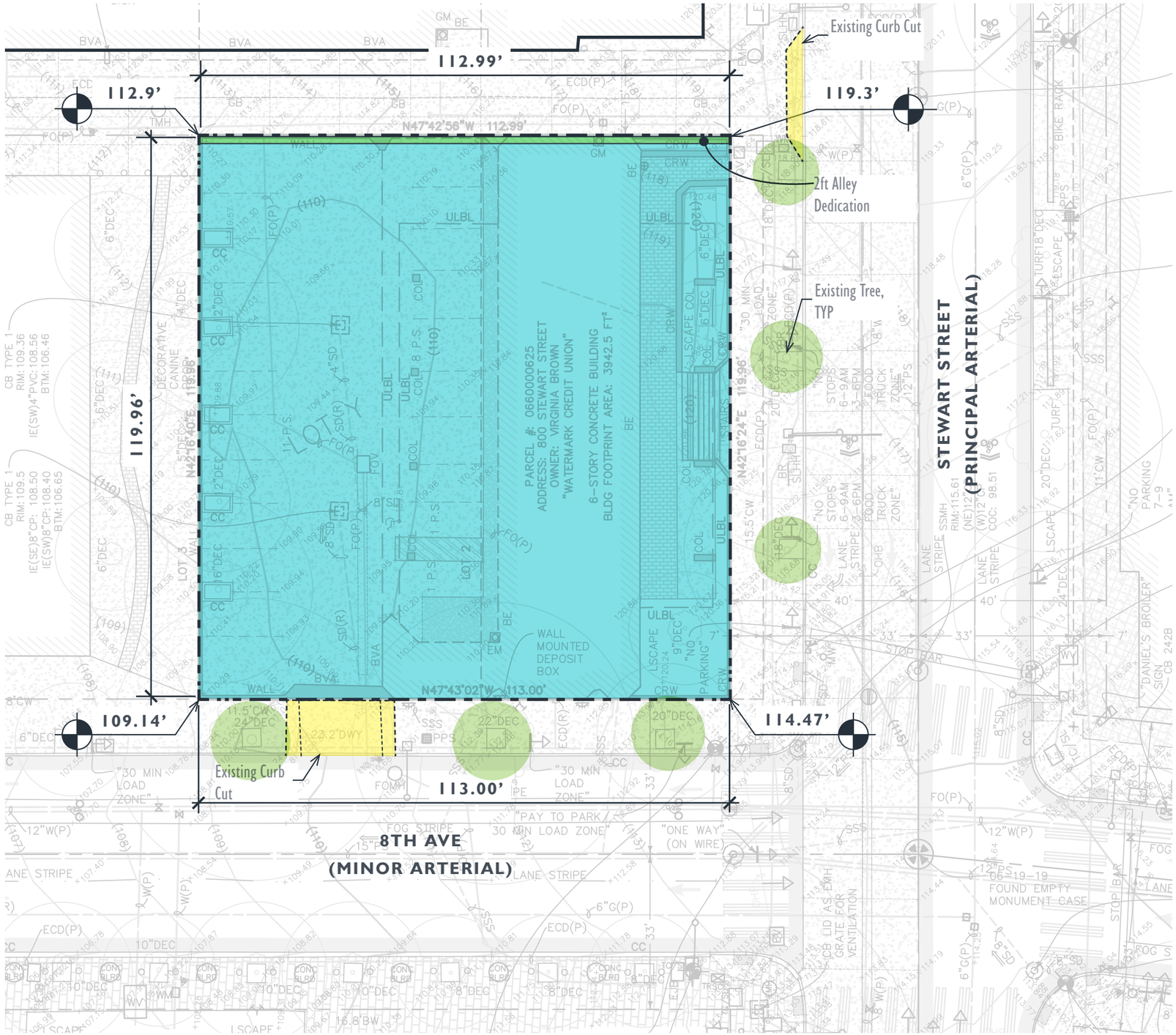
Ground Plan with Encroachment Dimensions

Sidewalk Setback 3'-0" from Property Line, UP TO 8FT HIGH
Departure Request
Right of Way Setback 2'-6" from Property Line

Fin (1) | Fin (2) | Column + Finishes (1) | Column + Finishes (2) | Wishbone Column + Finishes (3)

Departure Request 8FT High

05 APPENDIX



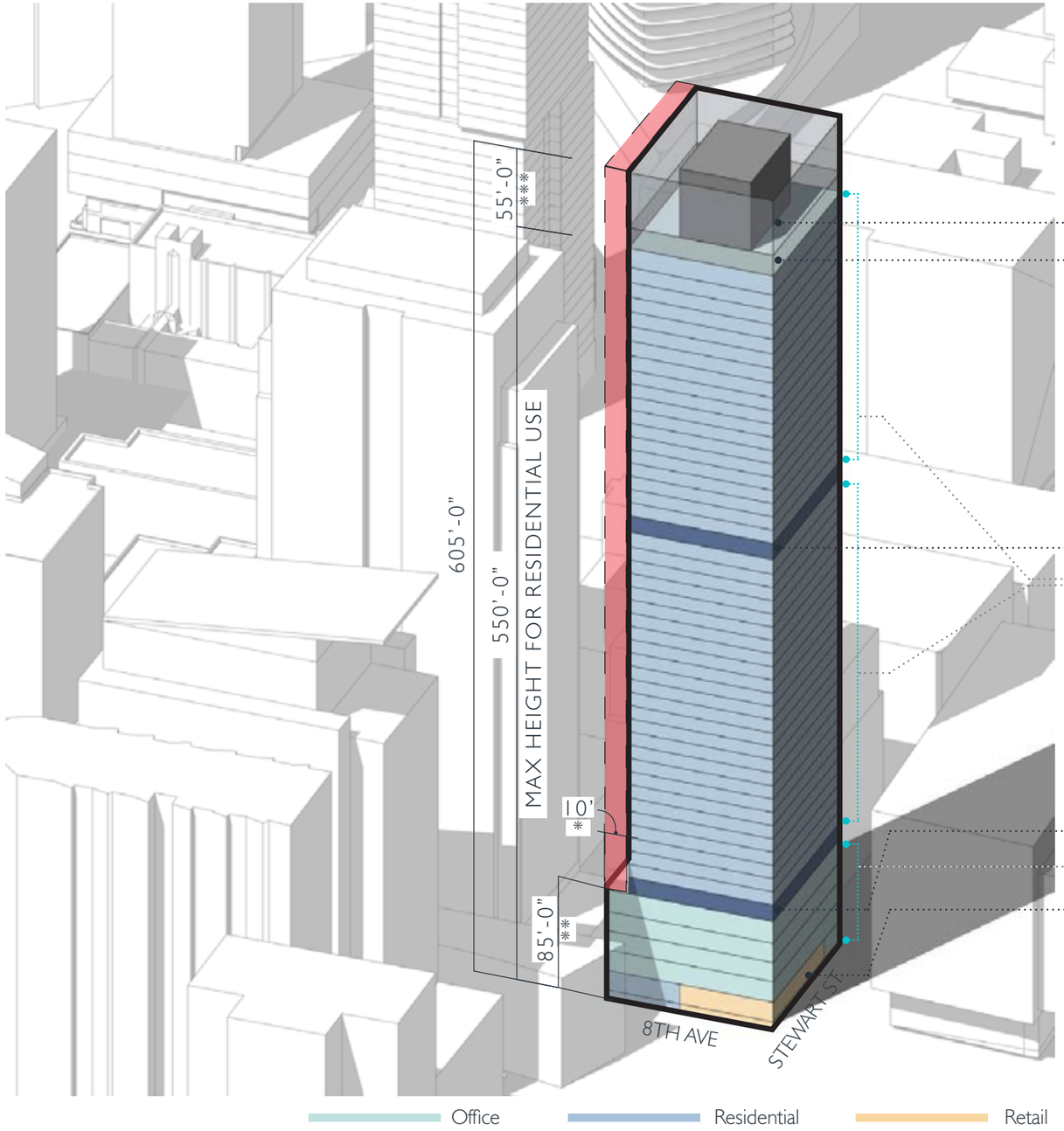
PARCEL INFORMATION

PARCEL #	066000-0625-06
LEGAL DESCRIPTION	PARCEL Y OF LOT BOUNDARY ADJUSTMENT NO. 3011975 RECORDED JUNE 22, 2011 UNDER RECORDING NO. 20110622900003, IN KING COUNTY, WASHINGTON.
SURVEYED AREA	13,555 +/- SF
DIMENSIONS	113' x 119.96'
BASE BUILDING HEIGHT	75.2'
GRADE CHANGE	9'
EXISTING SIDEWALK WIDTH	Stewart Street – 16.0'
	8th Ave – 12.0'

ZONING MAP & SYNOPSIS

Zoning Classification (Map 1a)	DOC2 500/300-550 (Westlake Triangle)
Site Area	13,555.48 sf
Street Classification (Map 1B)	STEWART STREET: Principal Traffic Street 8TH AVENUE: Principal Arterial
Sidewalk Widening (Map 1C)	STEWART STREET: 18' Required 8TH AVENUE: 15' Required
View Corridors (Map 1D)	N/A
Public Benefit (Map 1E)	N/A
Pedestrian Street classification (Map 1F)	Stewart and 8th Ave. are Class I Pedestrian Streets
Street Level Use Req. (Map 1G)	Street level uses are required for Stewart and 8th
Permitted Uses (23.49.042)	Office, Hotel, Retail, Residential, etc.
Structure height (23.49.008) **	550' from mid-point of major street property line + 15' for screened mechanical.
Floor Plate Size (23.49.008)	12,700 SF Average ; 16,500 SF Max. above base height limit for RES use.
Max. Tower Width (23.49.008)	145' parallel to Avenues
Facade Requirements (23.49.056)	Min. 60% of street level façade shall be transparent. Blank facades shall not be more than 15' wide.
Setbacks (23.49.056)	Min. façade height 35' for streets requiring street level uses.
Floor Area Ratio (23.49.011) *	Base FAR= 5/ Maximum FAR = 15; (*FAR does not apply to residential)
Max Allowable Area (Site Area x FAR)	[13,555.48 x 15 =] 203,332.2 SF MAX; Maximum FAR available pursuant to development rights covenants = 125,800sf; FAR does not apply to residential.
Upper Level Development Std's (23.49.058)	None Required
Common Recreation Area (23.49.010)	Provide 5% percent of total gross floor area (or no more than site area.) 50% must be exterior.
TDR (23.49.014)	Transfer of Development Rights is allowed per Table 23.49.014A
Parking Requirements (23.49.019)	[See Table 23.49.019A] No parking is required
Alley improvements (23.53.030)	20' Alley width in all downtown zones

PROGRAM DIAGRAM



MECH

R1 Rooftop Amenity

L33 Amenity Level

RESIDENTIAL

L6 Amenity Level

L2-5 Commercial Office Levels

GROUND Retail
Residential and Office Lobbies

Office Residential Retail

* Tower is set back to accommodate glazing percentage
** Maximum podium height
*** Pending OMNIBUS code revision

TRANSIT CONNECTION ANALYSIS

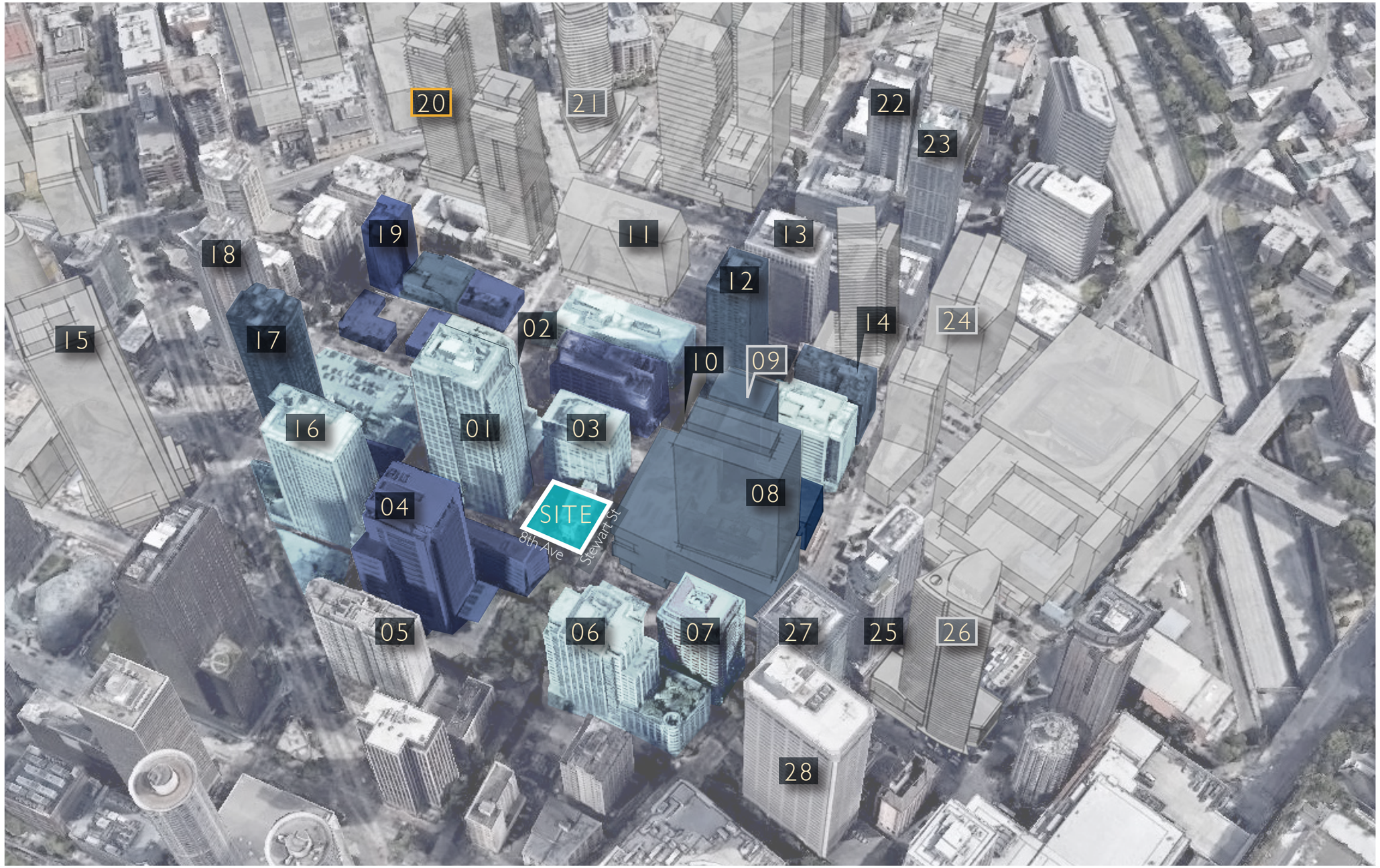
Interstate Freeway 5
On/Off Ramp
Principal Arterial
Protected Bike Lane

Bus Stop
Sound Transit Link Light Rail Stop
Sound Transit Link Light Rail Route
Streetcar Stop
Streetcar Route
Planned Streetcar Route

EXISTING STREET LEVEL DIAGRAM

- Pedestrian Main Entry
- Automotive Building Entry
- Tree Canopies
- Green Street

9-BLOCK CONTEXT



Existing

Under Construction

Planned Project

01. 1918 8th Ave
02. Cosmopolitan Condominium
03. 818 Stewart
04. US District Court
05. MET Tower
06. Nordstrom Corporate
07. 8th + Olive
08. Hyatt Regency Seattle
09. 9th & Howell
10. Gethsemane Lutheran Church
11. Building Cure
12. Aspira
13. Midtown 21
14. Hyatt Regency / 8th & Howell
15. Amazon Headquarters
16. West 8th
17. Stratus
18. Cirrus
19. Cornish Commons
20. 2019 Boren
21. 2014 Fairview
22. Kinects
23. AMLI Arc
24. WSCC Expansion
25. The Olivian
26. 802 Pine
27. Hyatt at Olive 8
28. 1600 7th Ave

Project Site

Office / Commercial

Residential / Hospitality

Institutional

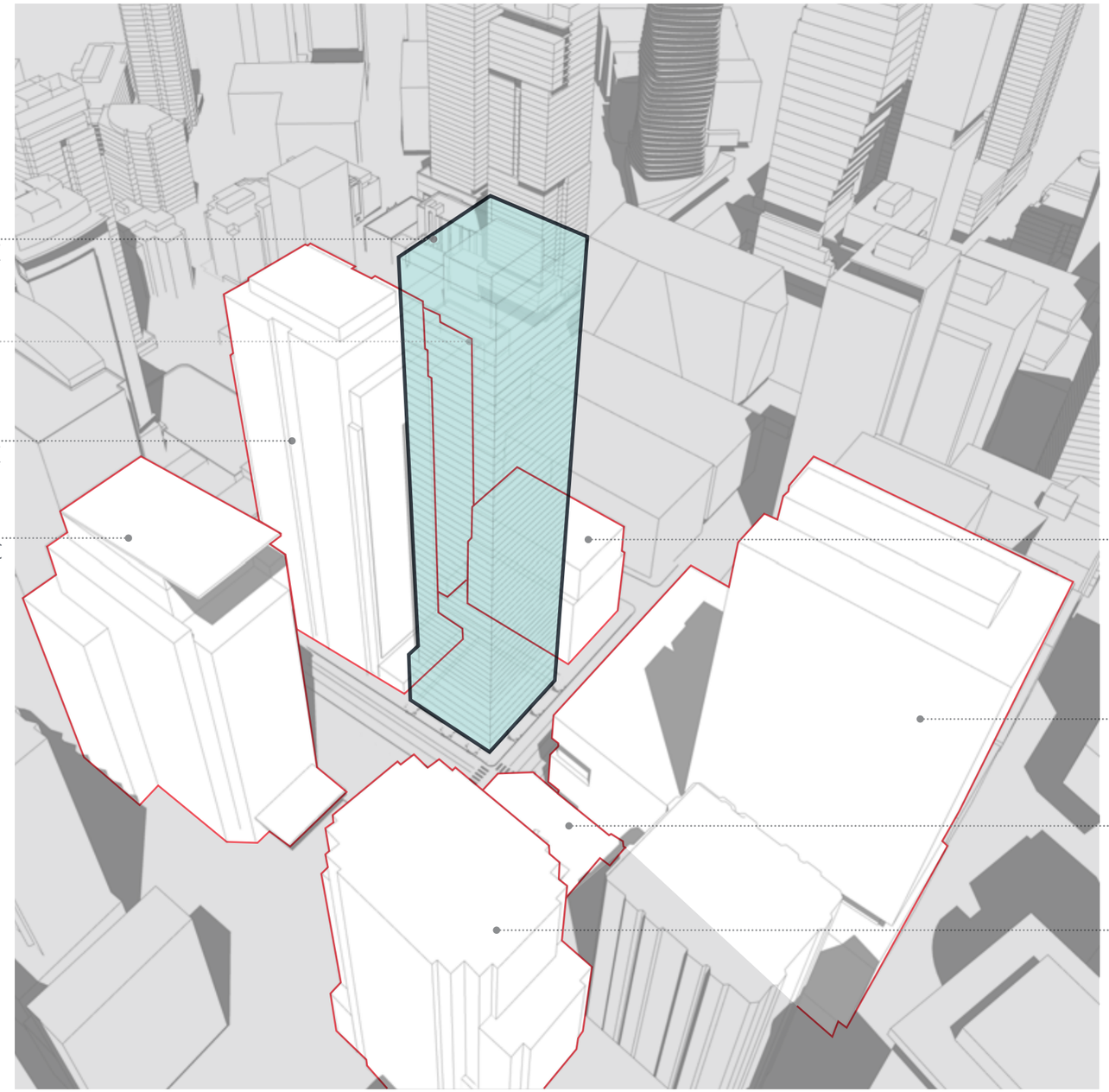
IMMEDIATE CONTEXT SCALE & PROXIMITY ANALYSIS

SITE 605FT IN HEIGHT
53 STORIES OFFICE
RESIDENTIAL

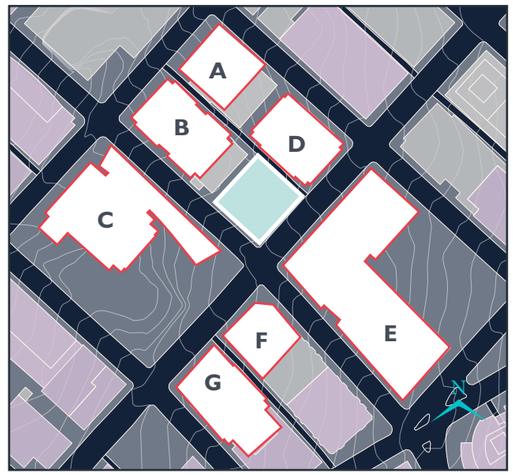
A 330FT IN HEIGHT
33 STORIES
RESIDENTIAL

B 500FT IN HEIGHT
37 STORIES OFFICE

C 390FT IN HEIGHT
21 STORIES PUBLIC
BLDG



Aerial Perspective



Key Map

D 220FT IN HEIGHT
14 STORIES OFFICE

E 500FT IN HEIGHT
45 STORIES HOTEL

F 80FT IN HEIGHT
6 STORIES
RESIDENTIAL

G 350FT IN HEIGHT
24 STORIES OFFICE

1918 8TH Ave

Cosmopolitan Condominium

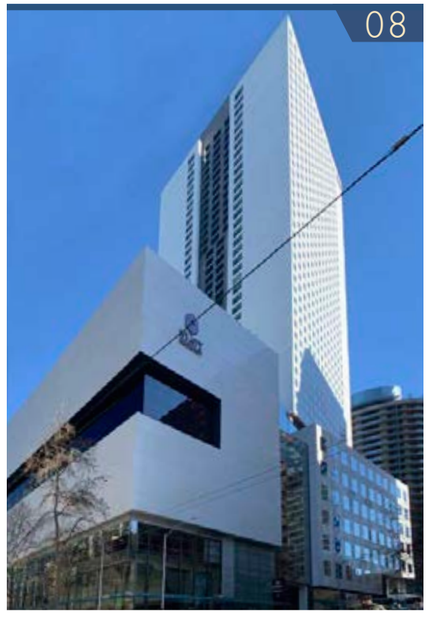
818 Stewart

US District Courthouse

MET Tower

Nordstrom Corp.

8TH + Olive



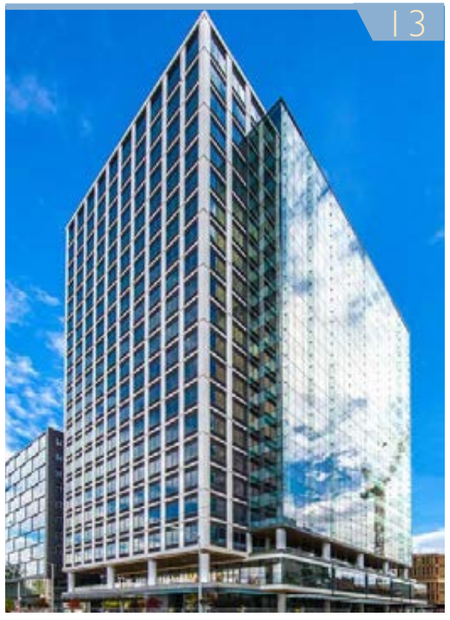
Hyatt Regency Seattle

9th & Howell #3022135

Gethsemane Lutheran Church

Building Cure #3019542

Aspira



Midtown 21

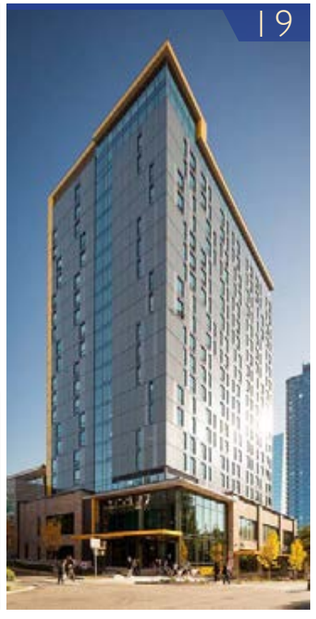
Marriott Residence Inn / 8th & Howell

Amazon HQ Campus

West 8TH

Stratus
(Weber Thompson)

Cirrus
(Weber Thompson)



Cornish Commons

2019 Boren #3029893
(Weber Thompson)

2014 Fairview

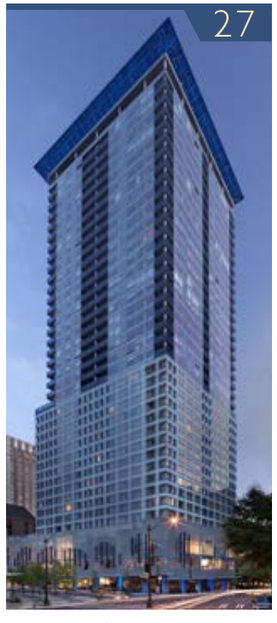
Kinects

AMLI Arc

WSCC Expansion #3020176

The Olivian

802 Pine #3024239
(Weber Thompson)



Hyatt at Olive 8

1600 7TH Ave

8TH AVE STREET ANALYSIS

A 8TH AVE NORTHEAST

1918 8TH AVE TOWER
Office & Ground Retail

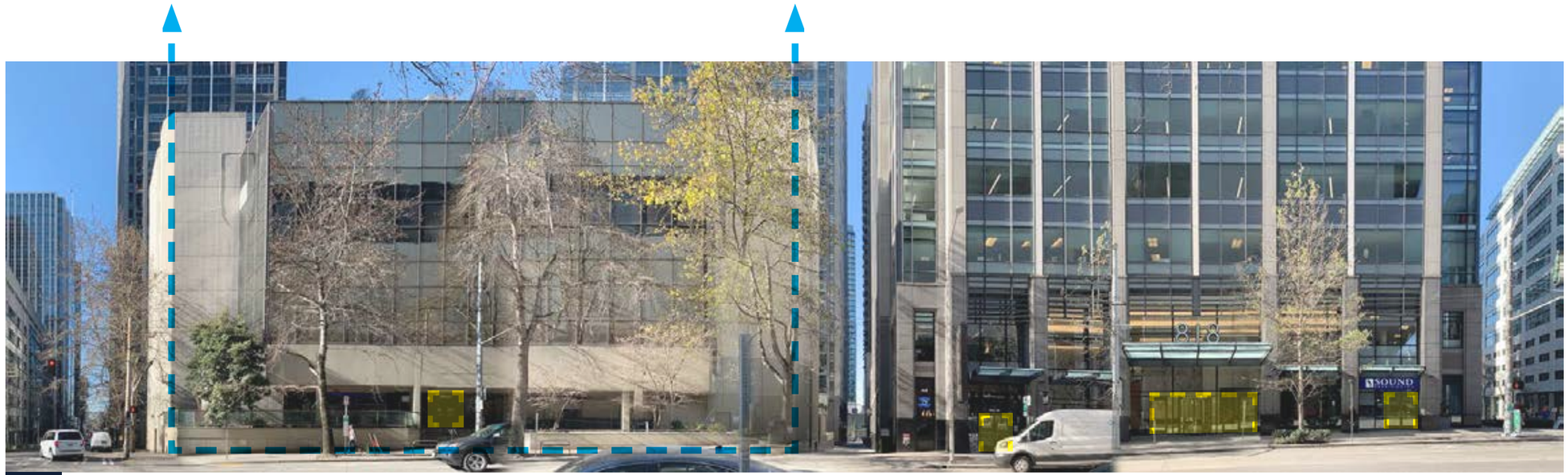
Outdoor Plaza

B 8TH AVE SOUTHWEST

US DISTRICT
COURTHOUSE
Public Building

Key Map

STEWART STREET ANALYSIS

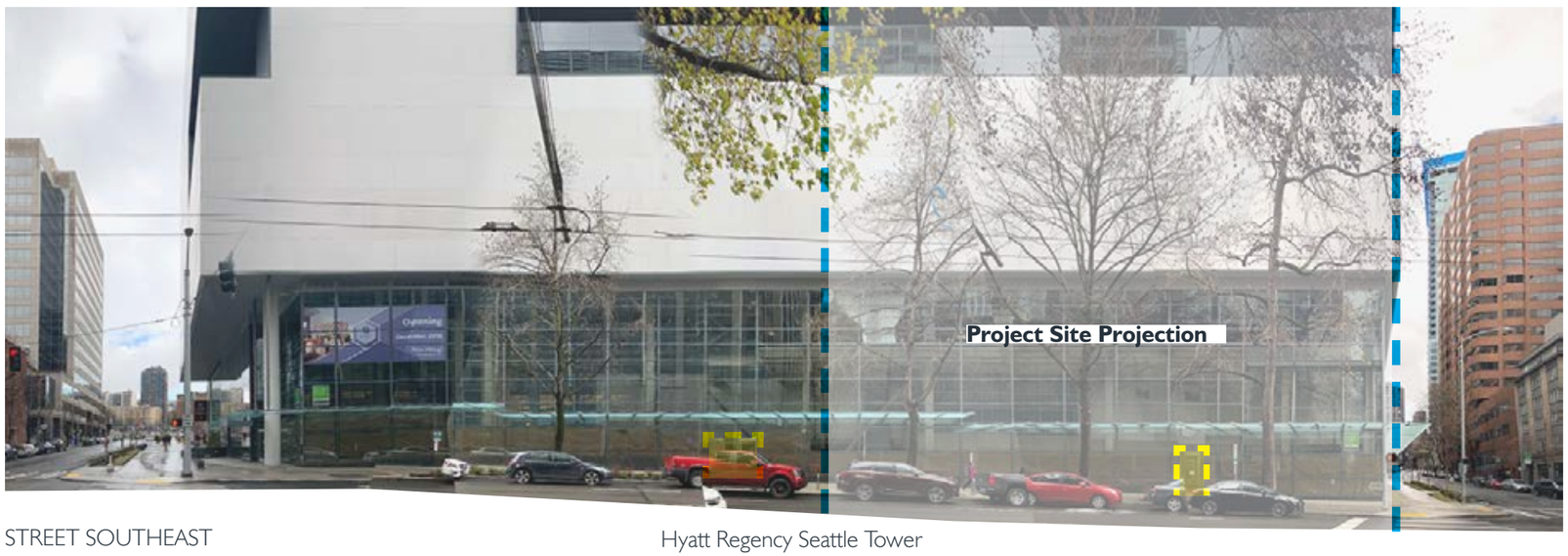


C STEWART STREET NORTHWEST

PROJECT SITE

Alley

818 Stewart Tower
Office & Ground Retail

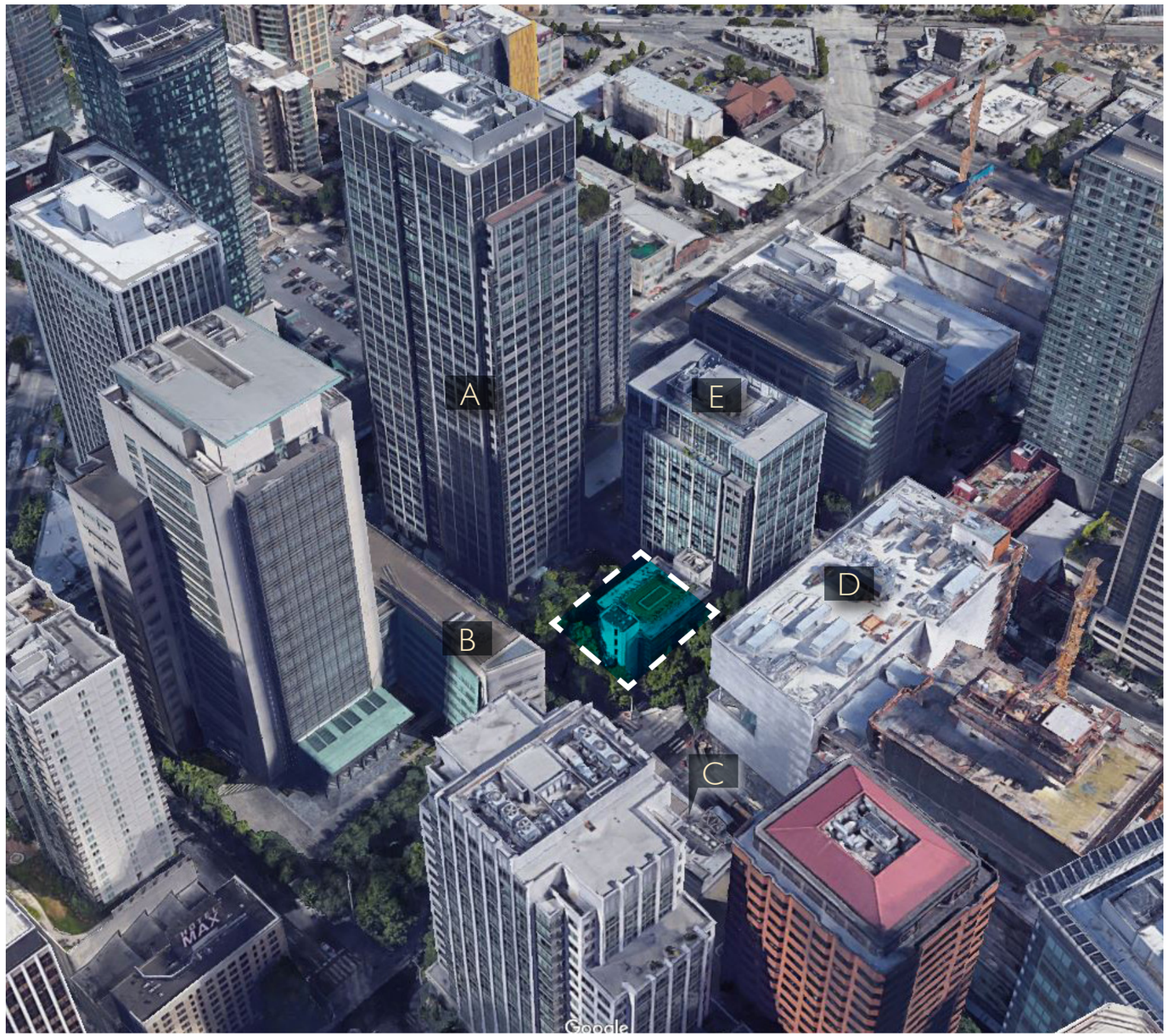


D STEWART STREET SOUTHEAST

Hyatt Regency Seattle Tower
Hotel Convention

Key Map

IMMEDIATE CONTEXT AERIAL VIEW

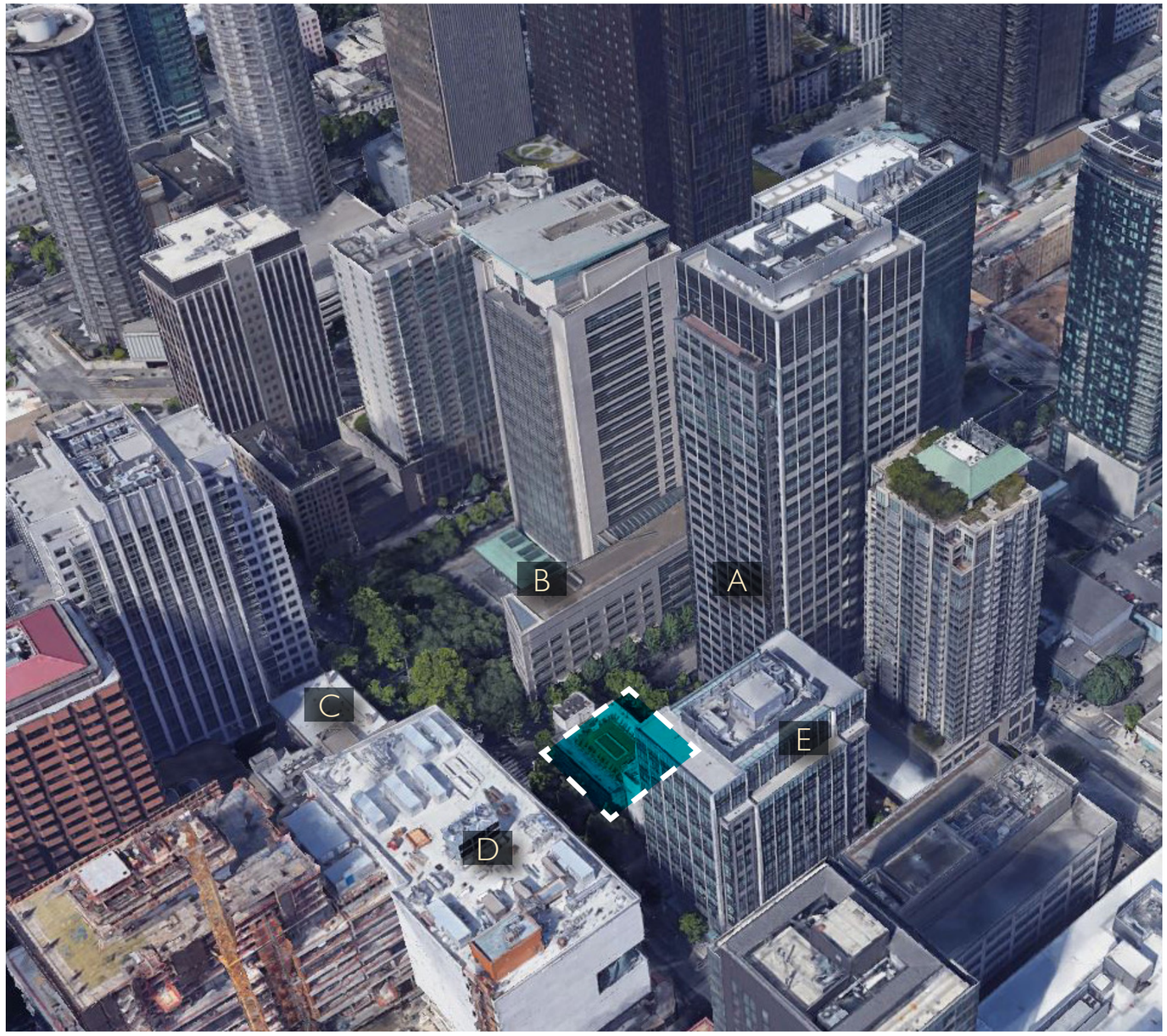


1918 8th Ave

US District Couthouse & Plaza

Stewart Court Apartments

IMMEDIATE CONTEXT AERIAL VIEW



Hyatt Regency Hotel & Ballroom

818 Stewart

SEATTLE SKYLINE STUDY

The top of the tower is the most prominent in the city skyline.

Skyline from West Seattle – Oct 2019 (Top)
Enlarged Facade Rendering (Right)

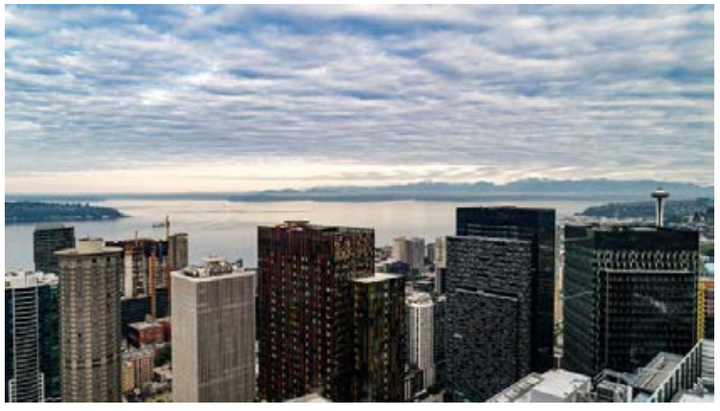
SEATTLE SKYLINE STUDY

The top of the tower is the most prominent in the city skyline.

Skyline from Gas Works Park – Sept 2019 (Top)
Enlarged Facade Renderings (Left)

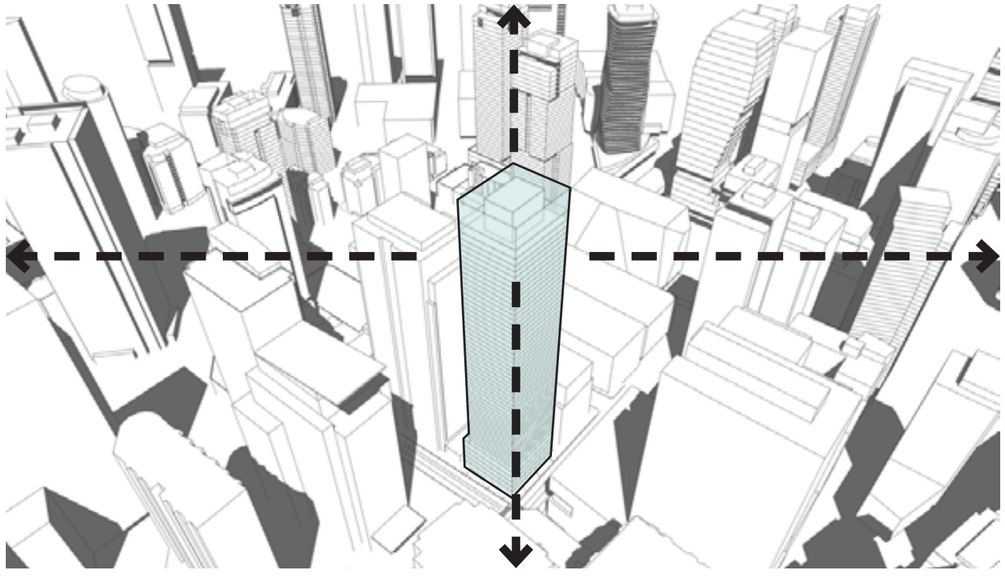
NORTH

Lake Union
SLU / Cascade Neighborhoods
Queen Anne
Eastlake
Gasworks Park / Fremont
North Cascades
U District



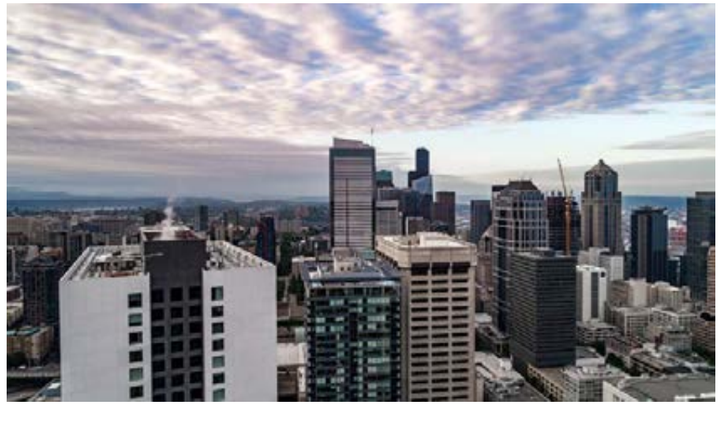
WEST

Elliot Bay
Space Needle
Sunset
Belltown
Denny Triangle Highrises



EAST

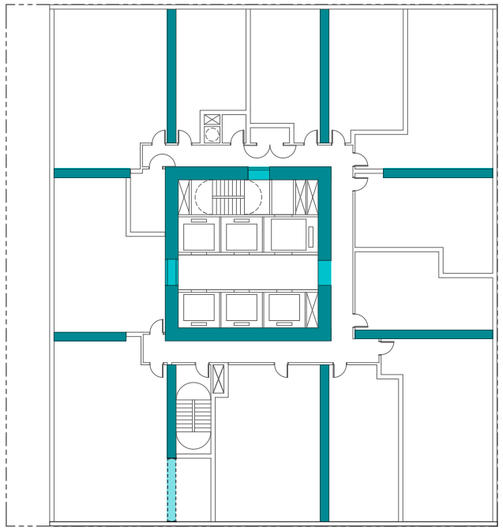
Capitol Hill
Lake Washington
North Cascade Mountains
Sunrise

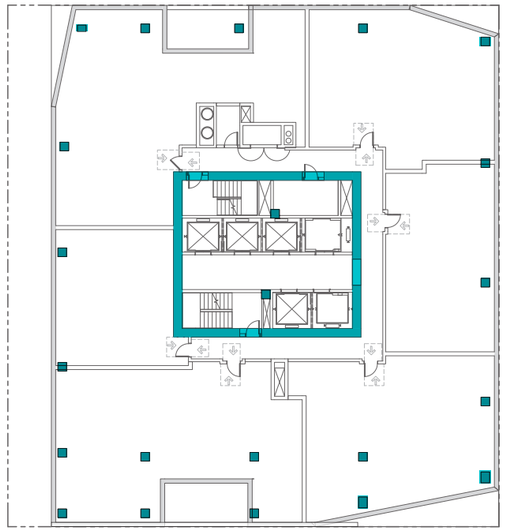


SOUTH

Downtown
Industrial District
Mt. Rainier (Partial)

AREA VIEW ANALYSIS





INITIAL STRUCTURAL DESIGN (DUAL FRAME)

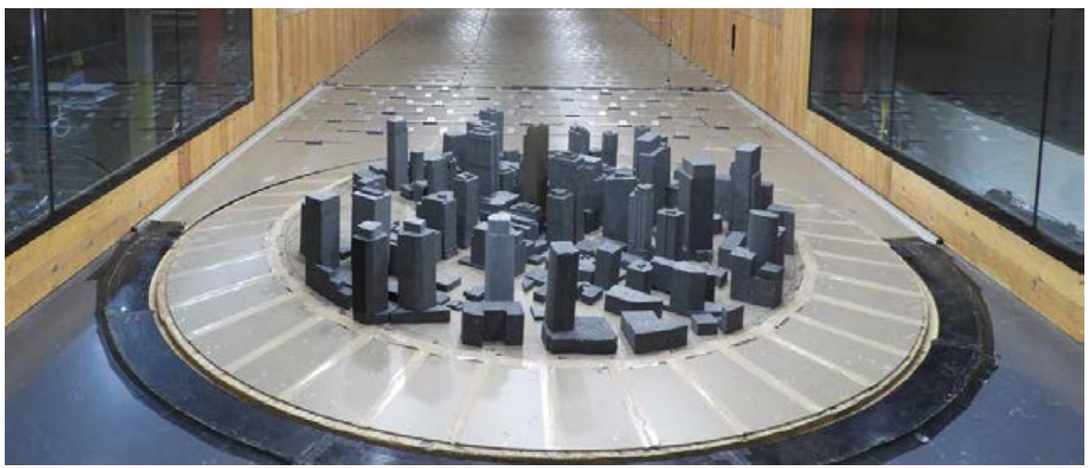
Early studies indicated a need for a secondary lateral structural system in the form of concrete outriggers in a tic tac toe board pattern up 2/3 the height of the tower. This secondary structural system is detrimental to the project's

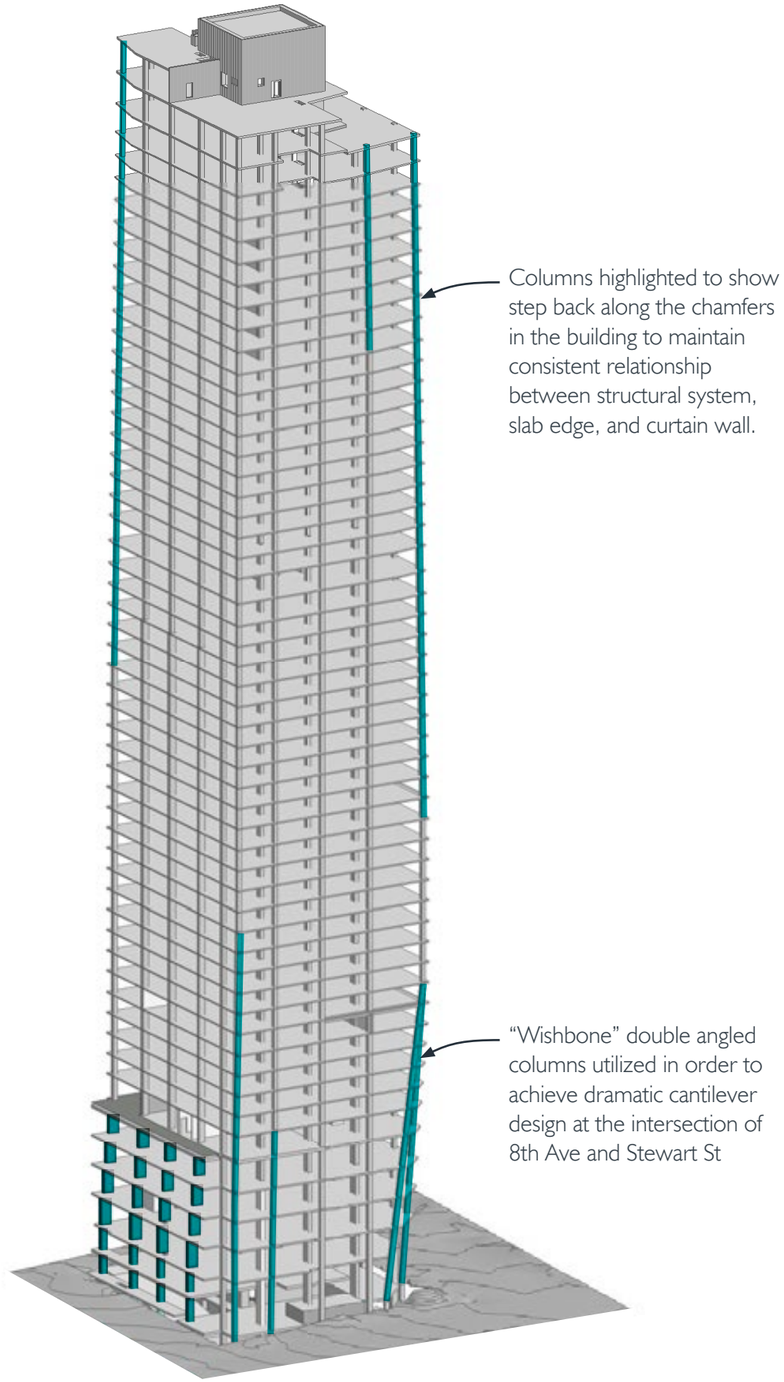
EDG#2

LEVEL 52 – RESIDENTIAL

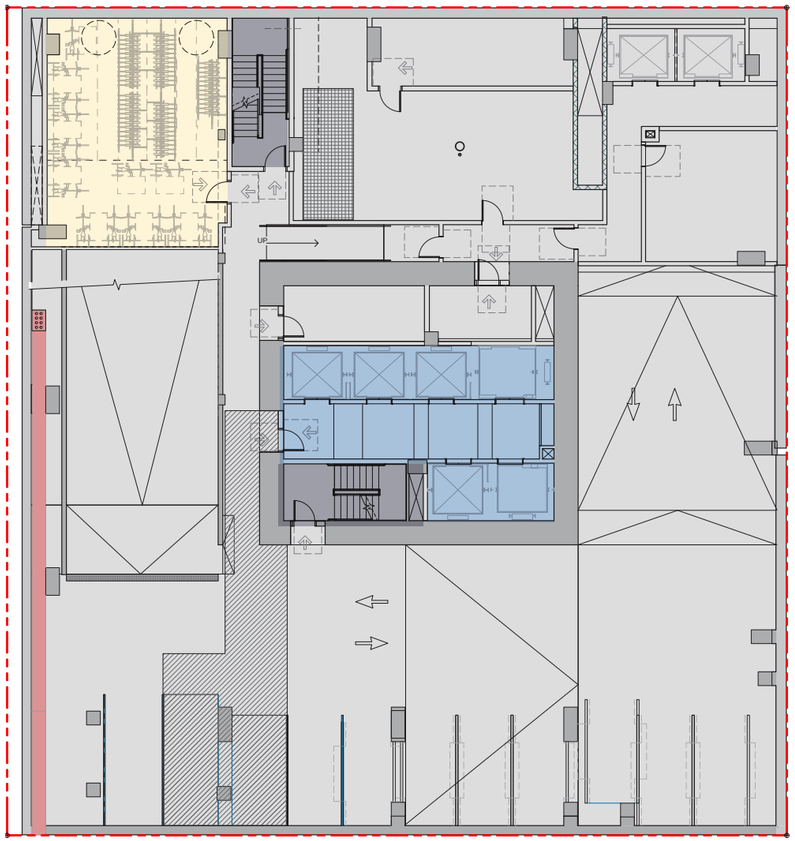
feasibility.

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

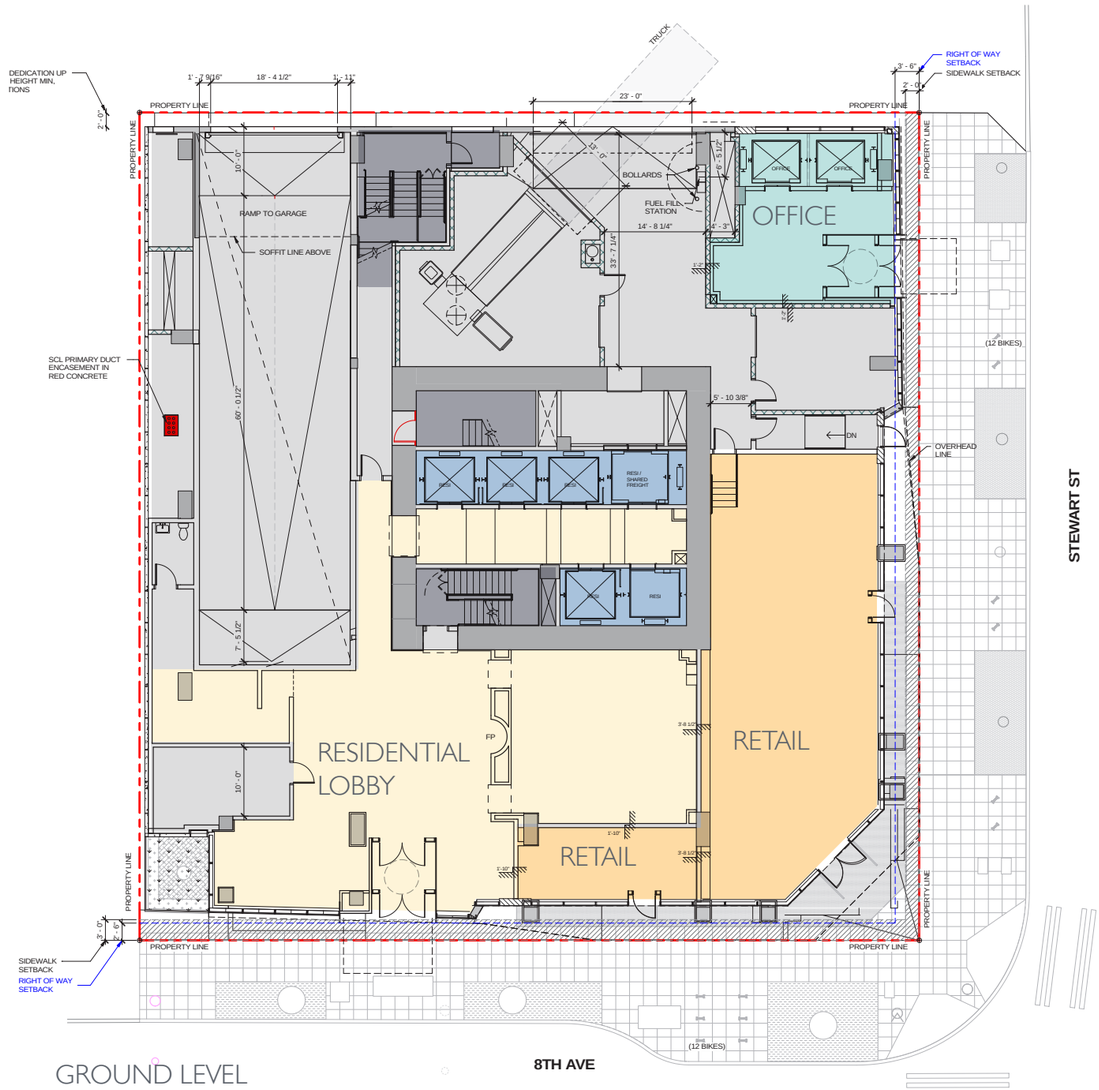




FLOOR PLANS



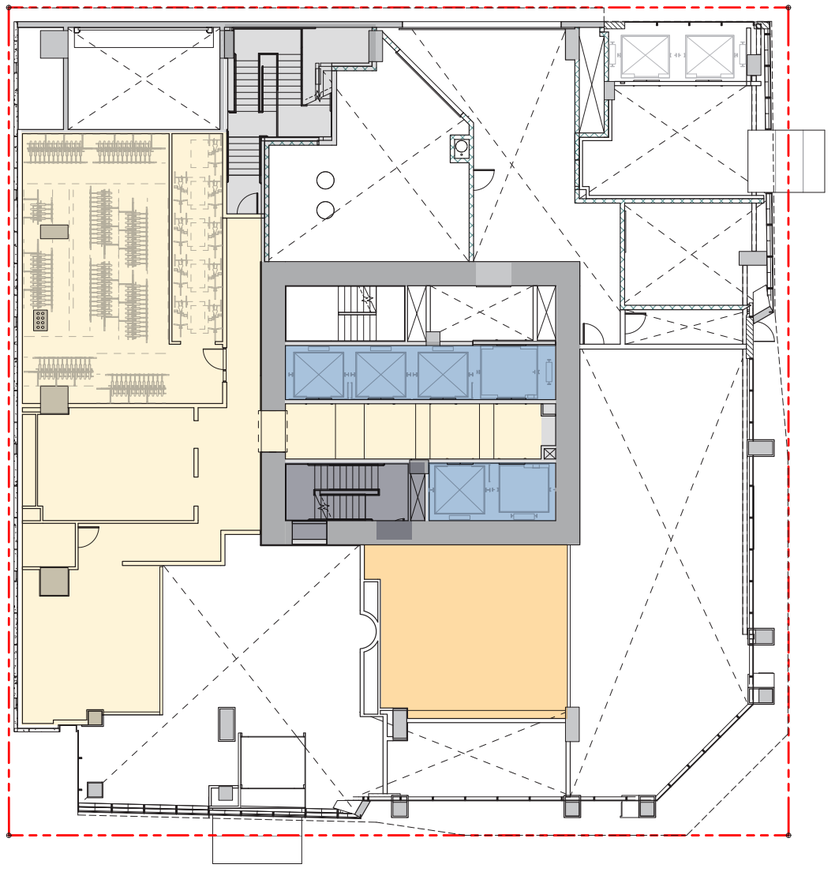
PARKING LEVEL P1



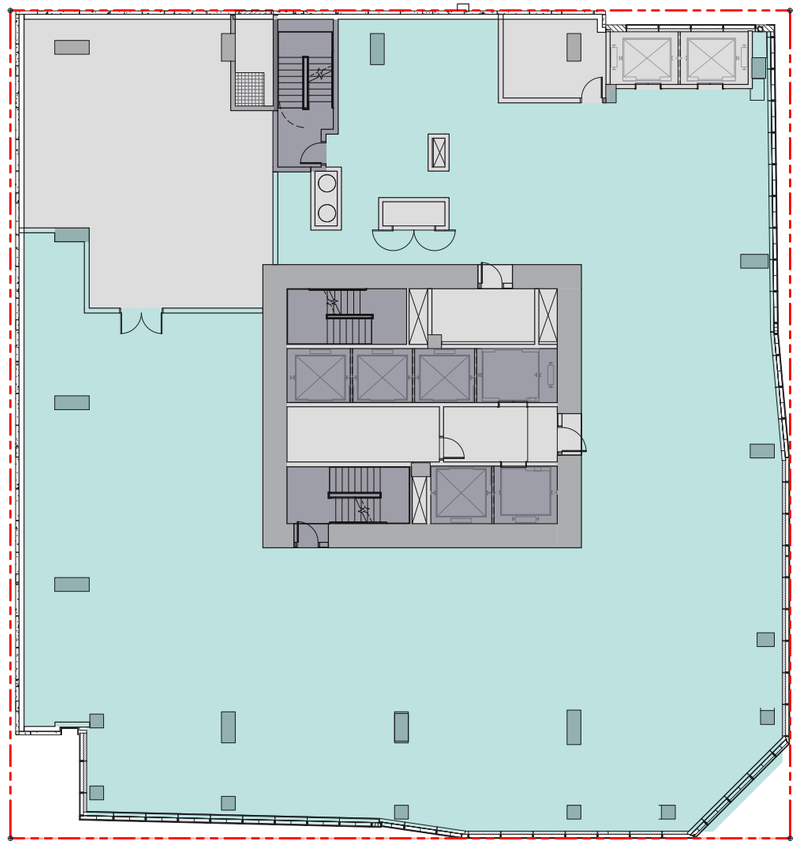
GROUND LEVEL

Office Residential Retail Common Area BOH Vertical Transport

FLOOR PLANS



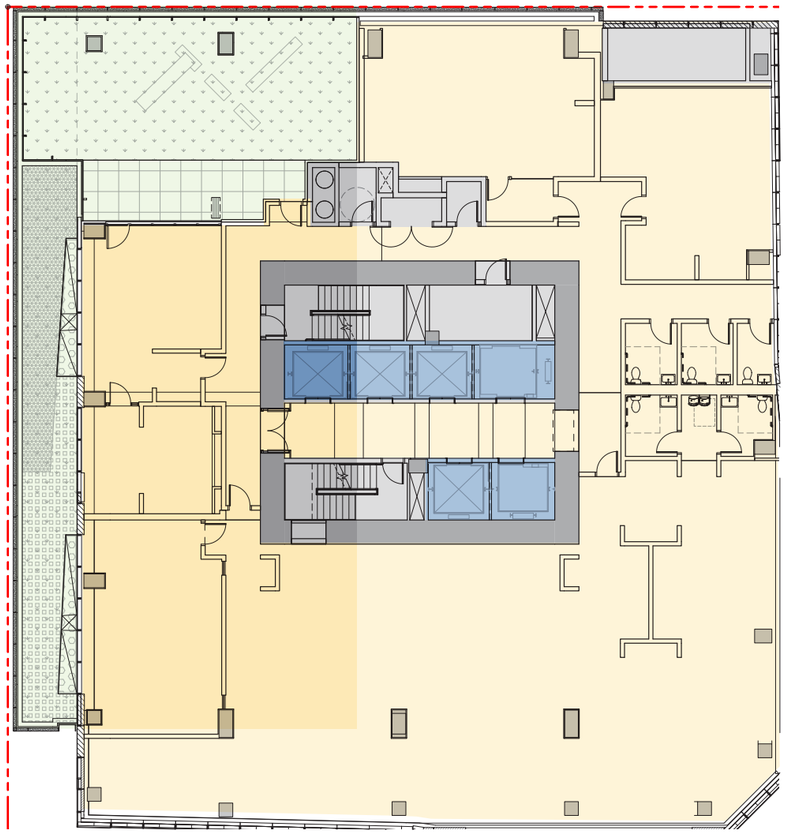
MEZZANINE LEVEL 1M



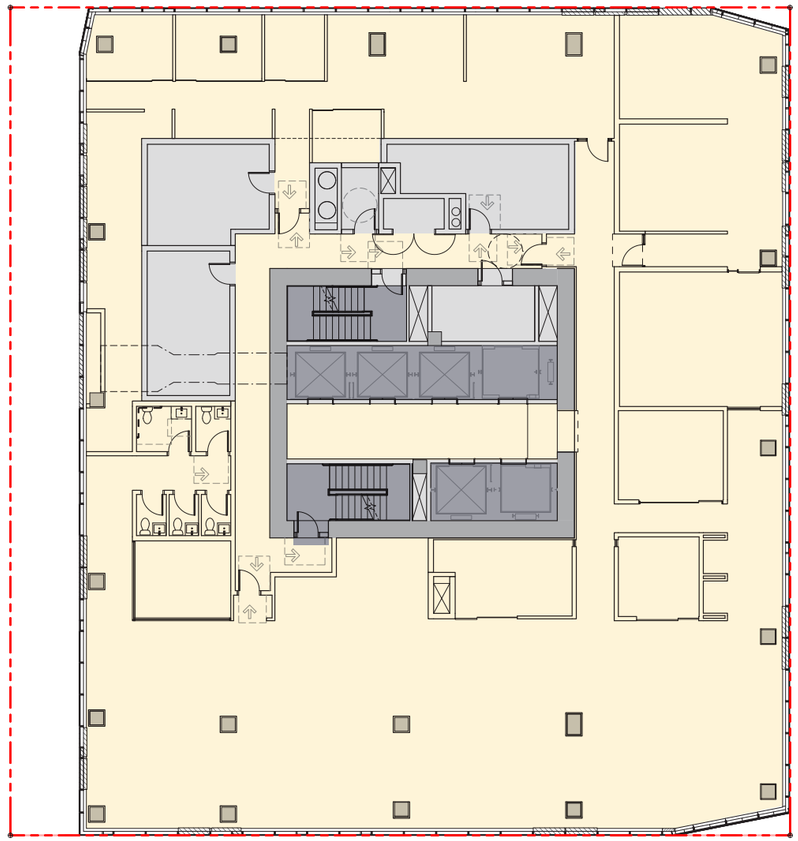
TYPICAL OFFICE LEVEL

Office Residential Retail Common Area BOH Vertical Transport

FLOOR PLANS



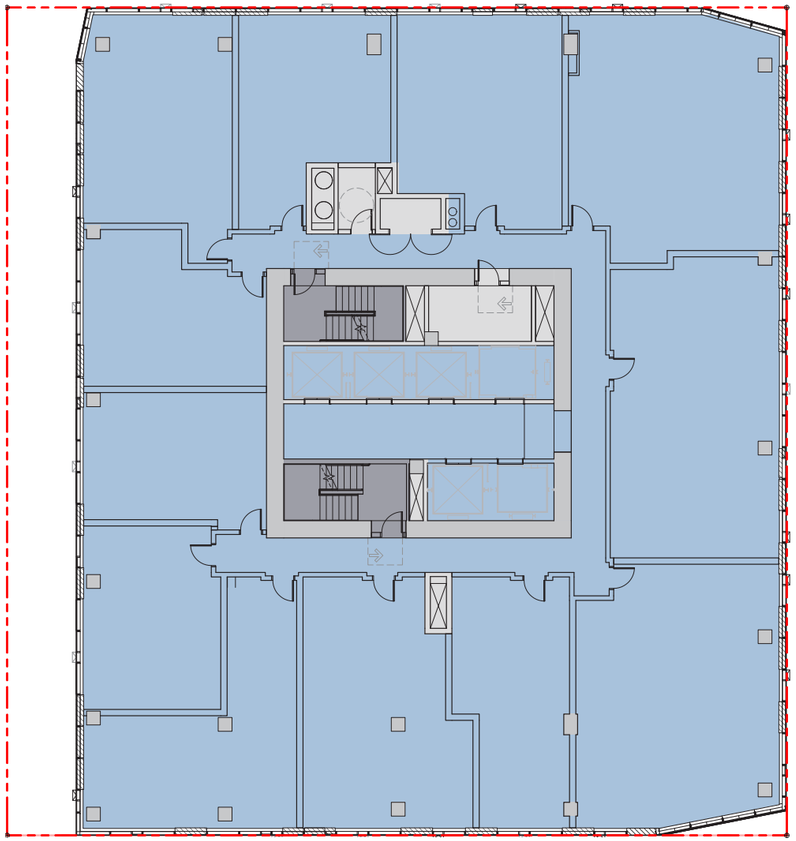
AMENITY LEVEL 6



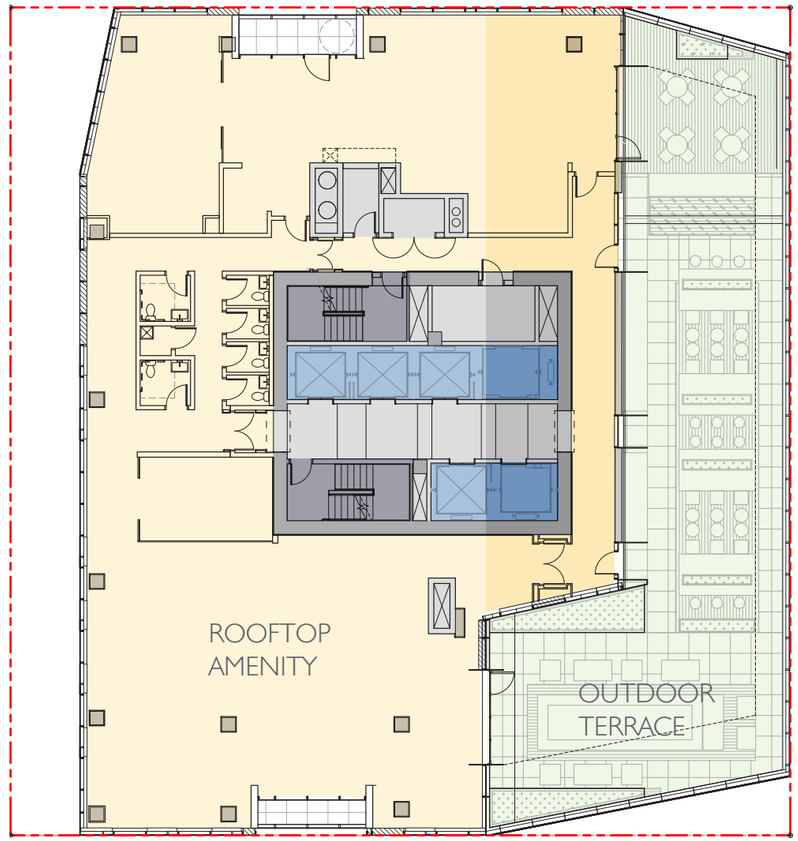
LEVEL 33 RESIDENTIAL AMENITY

Office Residential Retail Common Area BOH Vertical Transport

FLOOR PLANS



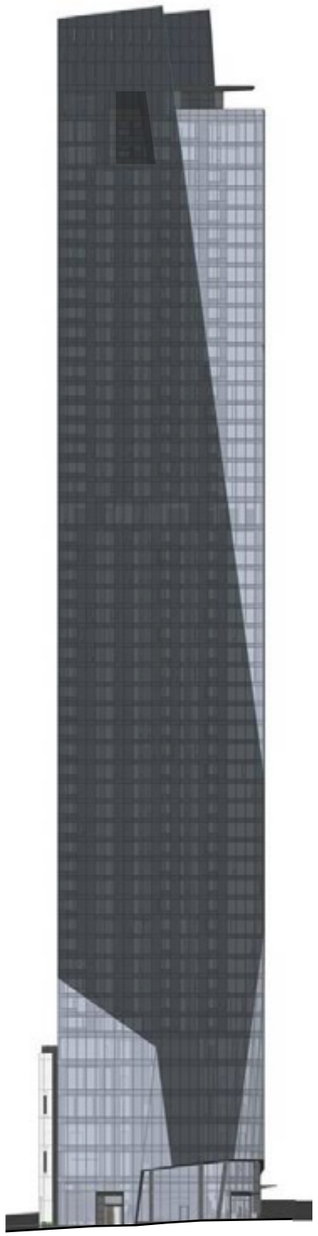
TYPICAL RESIDENTIAL LEVEL



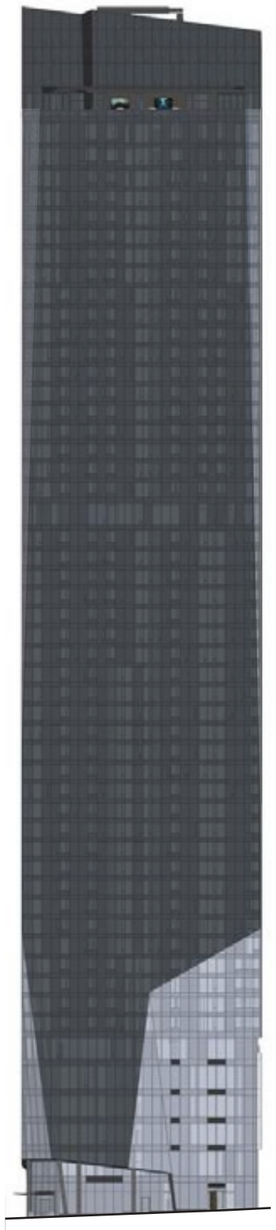
LEVEL R1 RESIDENTIAL AMENITY

Office Residential Retail Common Area BOH Vertical Transport

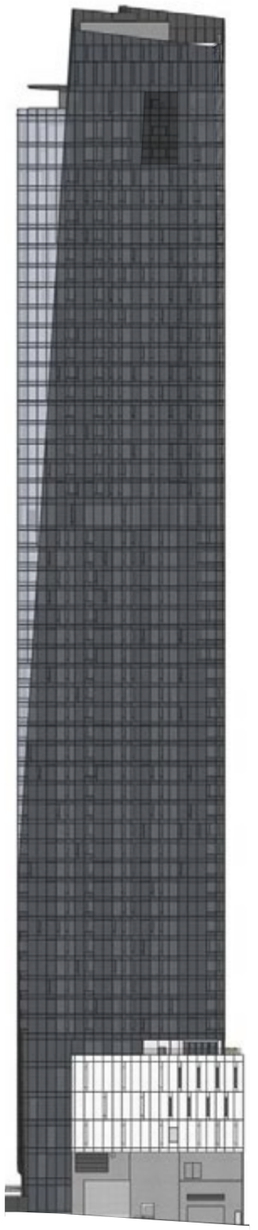
ELEVATIONS



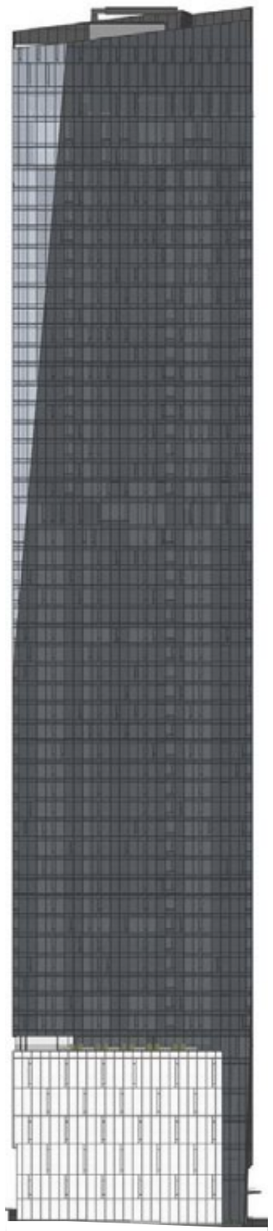
WEST ELEVATION



SOUTH ELEVATION

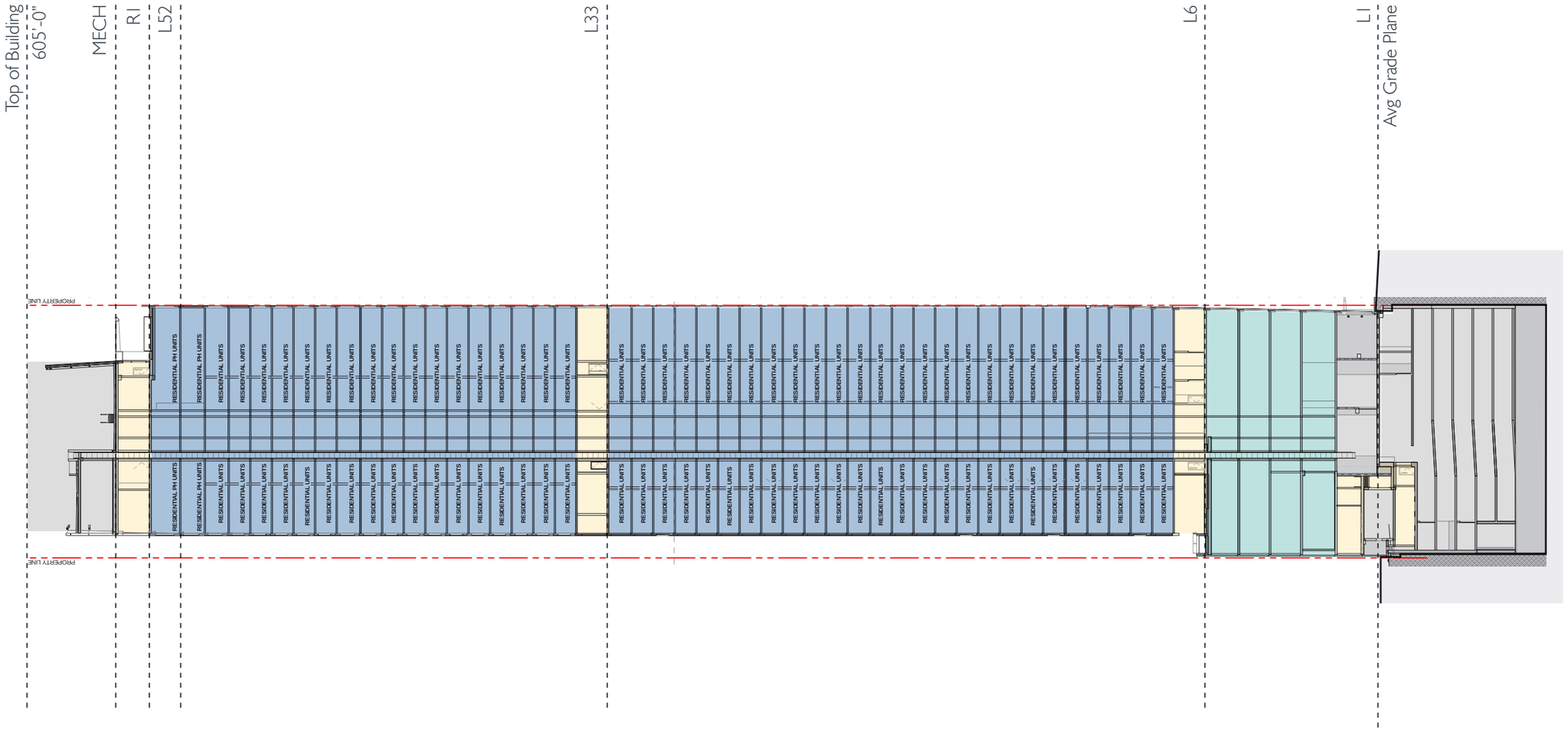


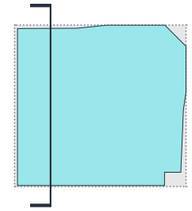
EAST ELEVATION



NORTH ELEVATION

BUILDING SECTION





Vertical Transport

BOH

Common Area

Retail

Residential

Office

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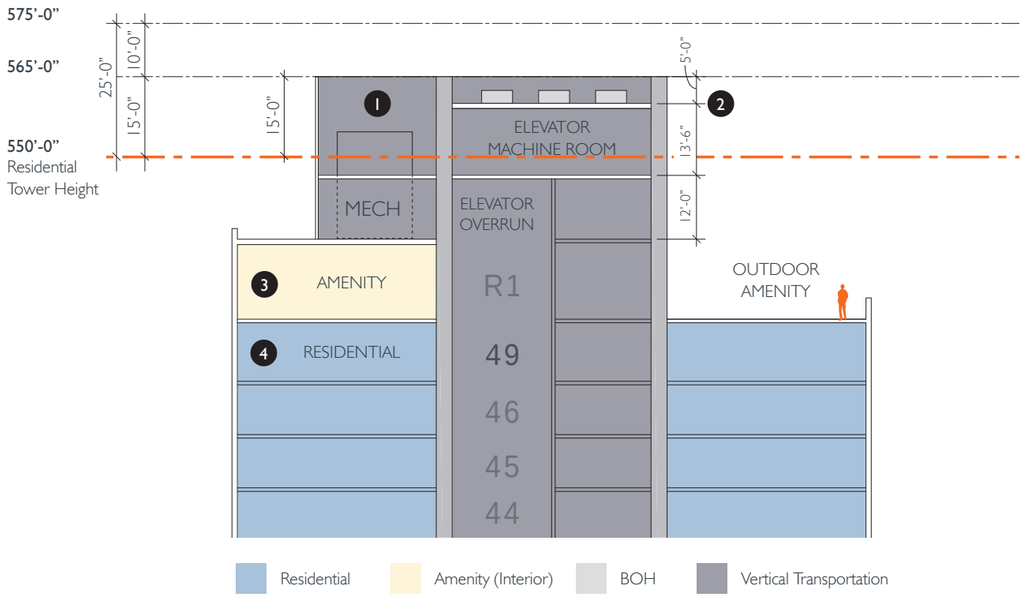
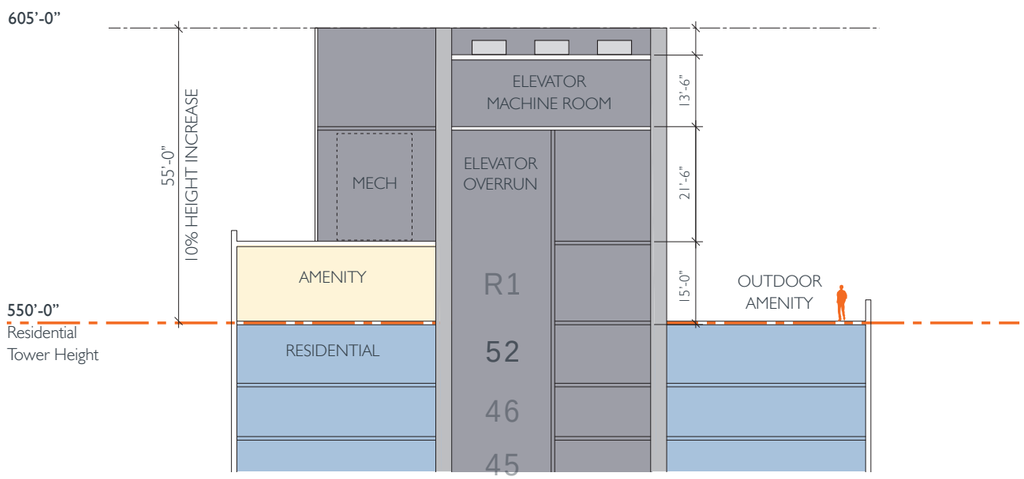
UPCOMING OMNIBUS REVISION DIAGRAM

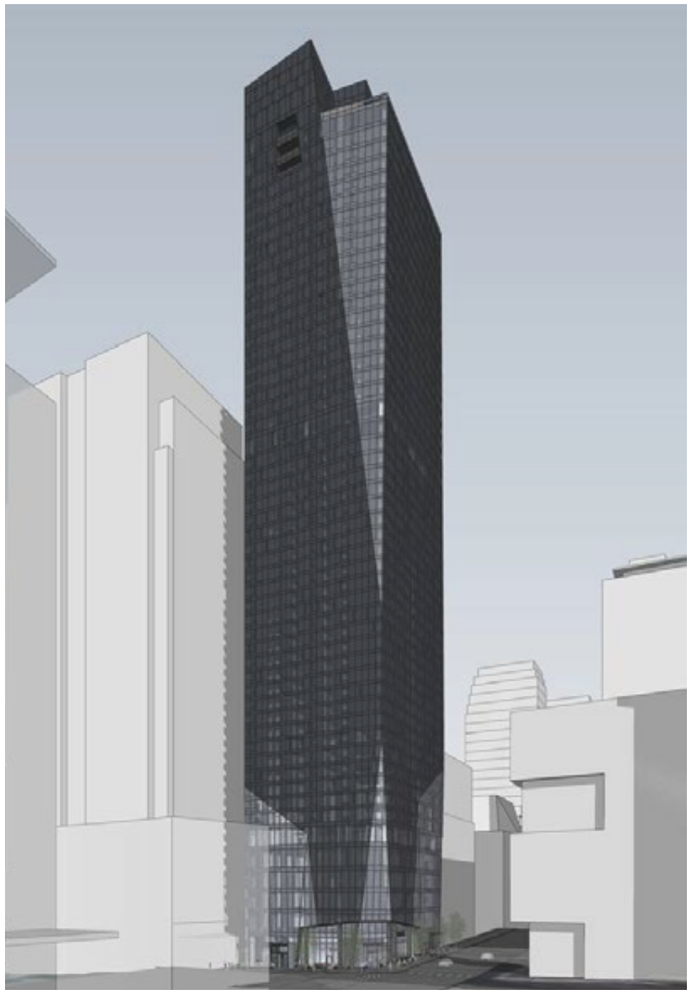
OMNIBUS: PENDING FINAL APPROVAL OF THE OMNIBUS SEATTLE LAND USE CODE MODIFICATIONS [EXPECTED TO BE IMMINENT].

SECTION A – CURRENT DOC2 ZONING



SECTION B – ANTICIPATED OMNIBUS REVISION



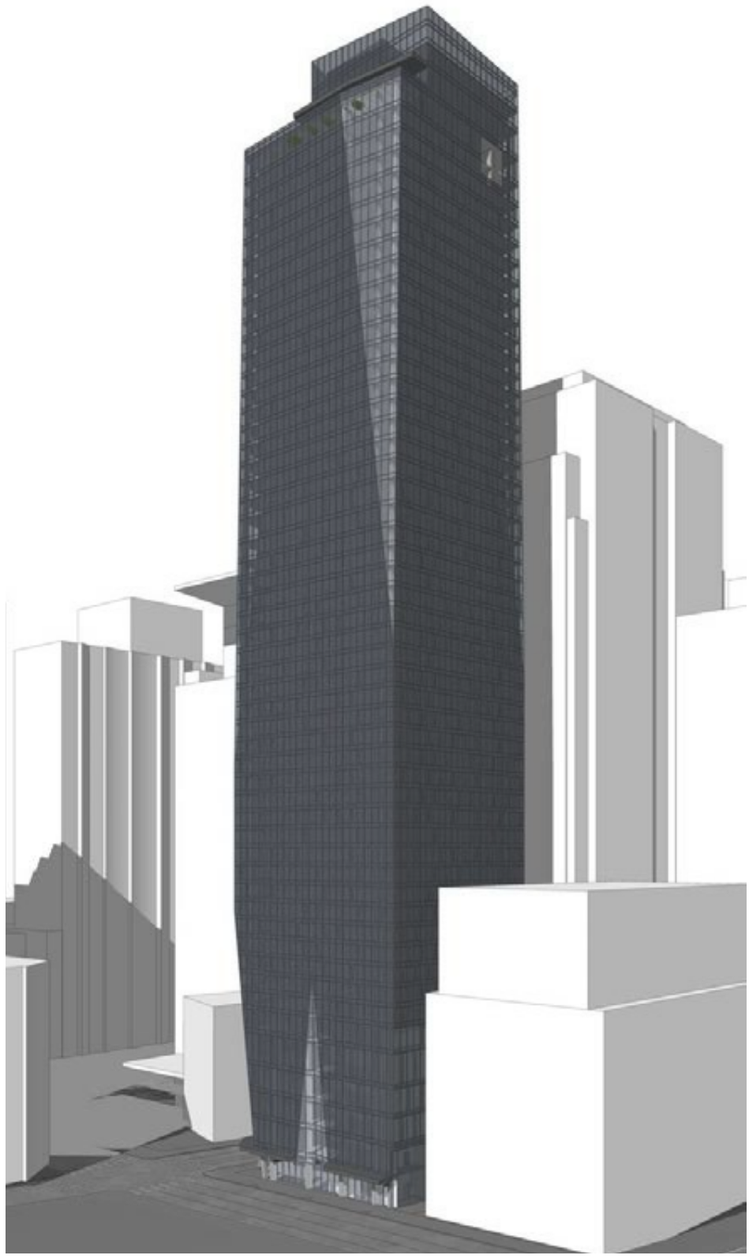


REFRACT (PREFERRED OPTION)

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

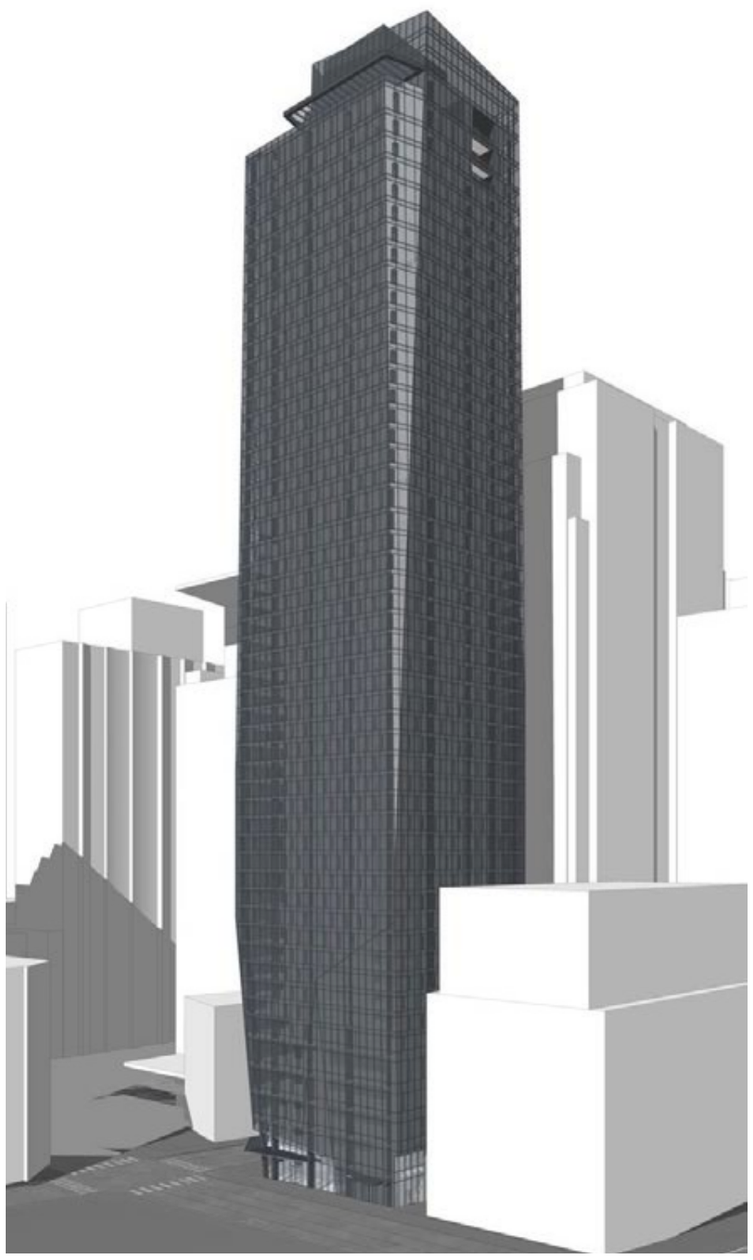
EDG 1

Refract Preferred Scheme Established



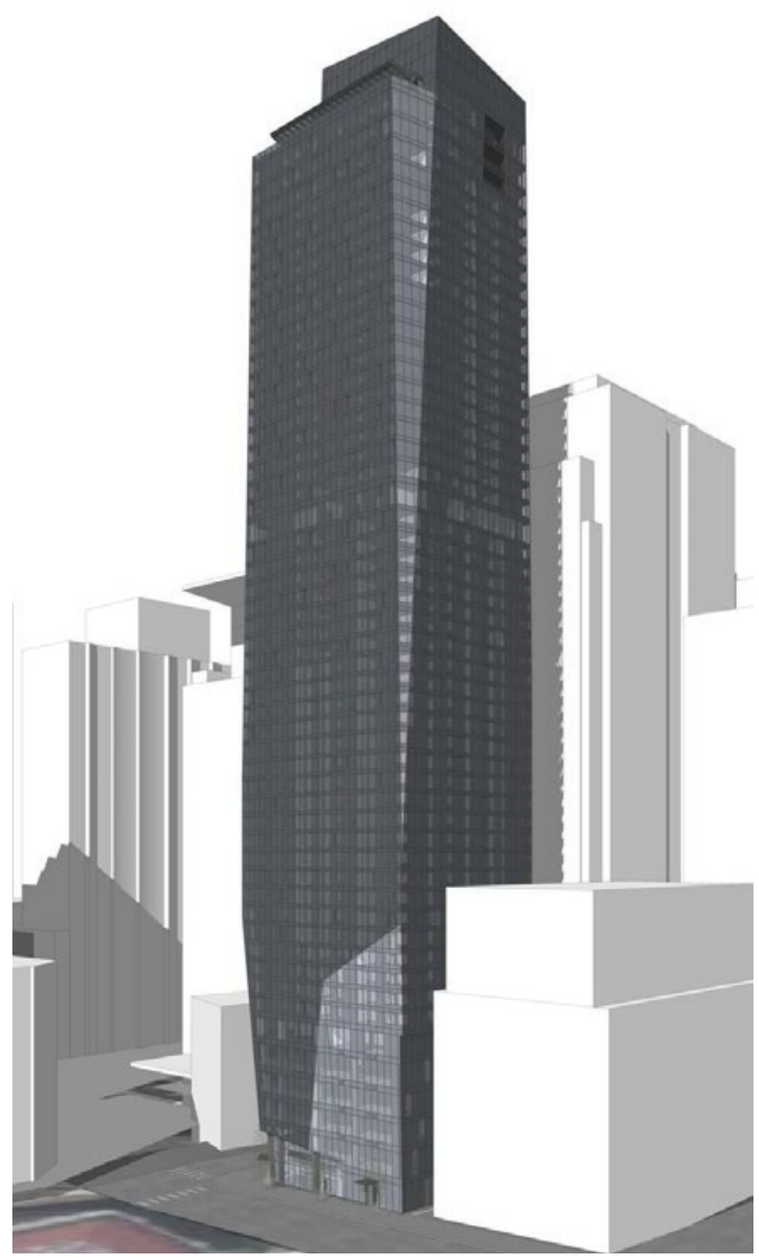
EDG 2

Refract Scheme Development



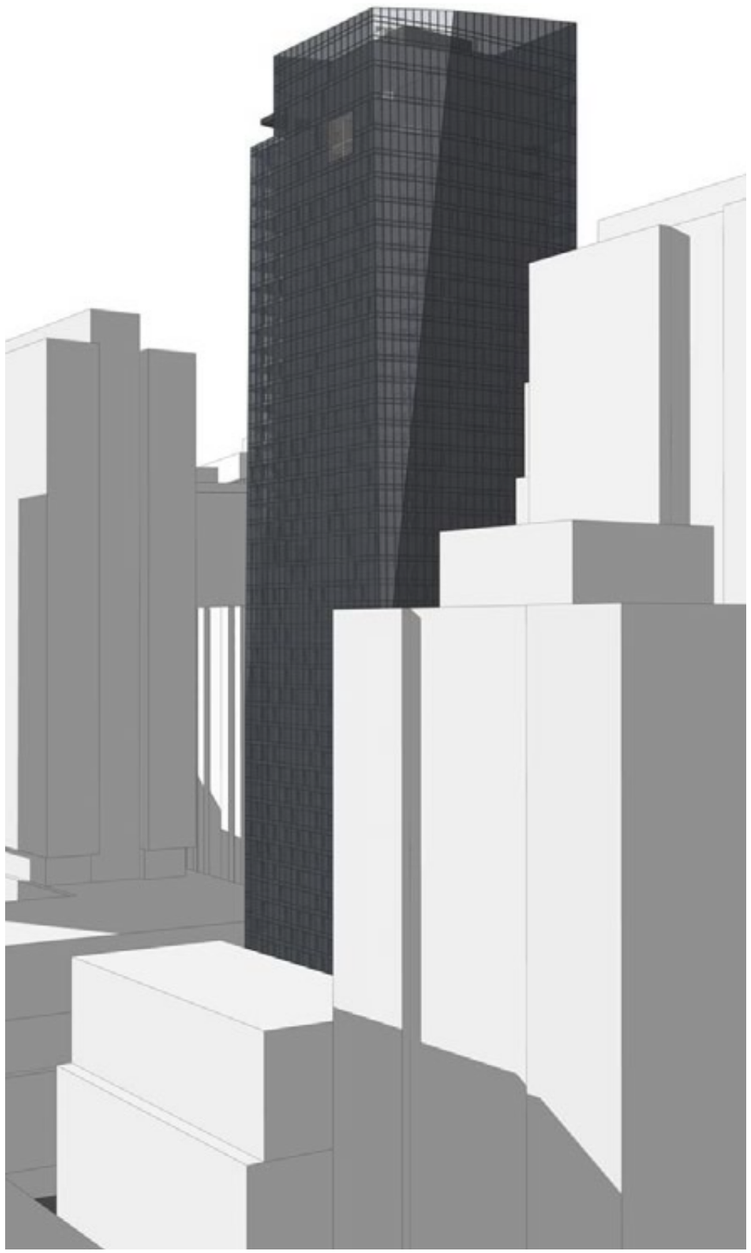
REC

Current Refract Scheme



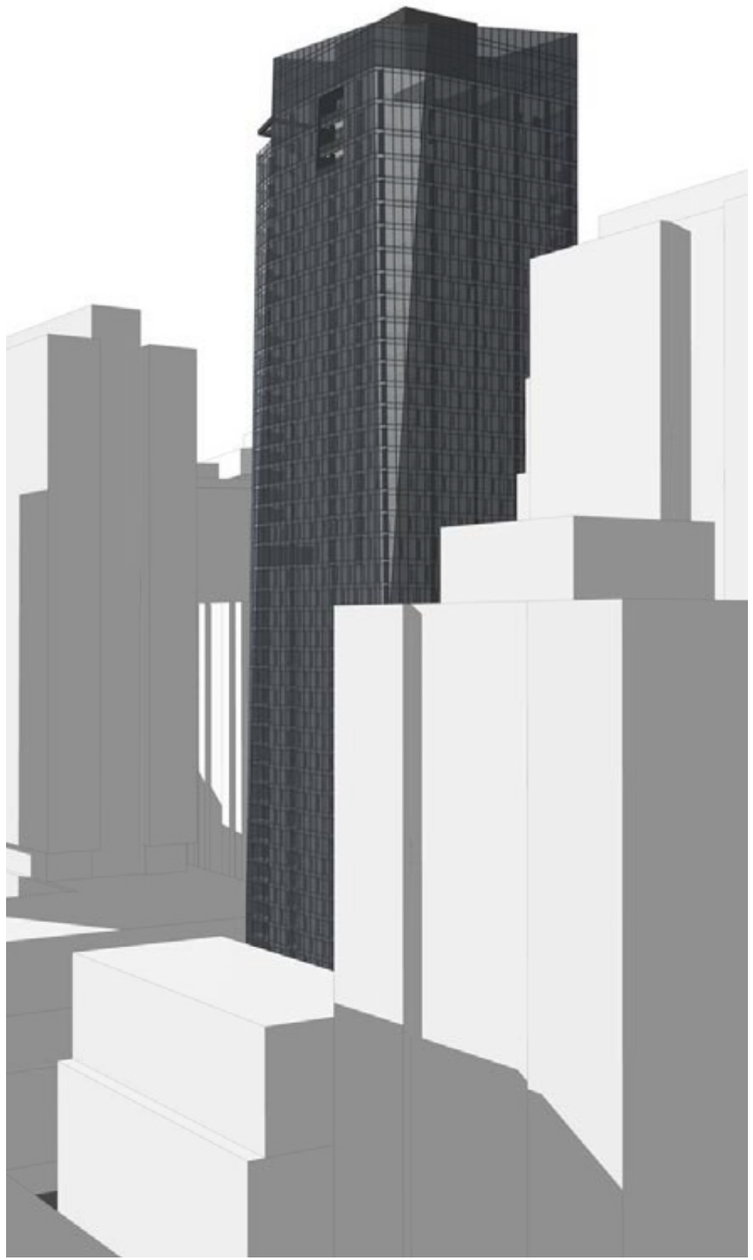
EDG 1

Refract Preferred Scheme Established



EDG 2

Refract Scheme Development



REC

Current Refract Scheme

MATERIAL BOARD

MATERIAL BOARD

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WEBER THOMPSON

Since 1988, Weber Thompson has developed a diverse practice with projects that include high-rises, high-density urban infill, residential, hospitality, affordable housing and commercial office projects. This award-winning company has a staff of more than 70 design and construction professionals who challenge conventional wisdom, lead with integrity, and design with guts.

NEXUS
SEATTLE, WA | 2020

The design for this 440' tower is based on a concept of stacked and rotated boxes, each of which twists away from its counterparts by 4 degrees – for a total of 8 degrees of separation. The dynamic result is one of implied motion.

STRATUS
SEATTLE, WA | 2019

Stratus is home to technology and life science workers in the heart of downtown Seattle's Denny Triangle. Developed as a market rate apartment tower, it provides a generous, targeted package of socially-focused amenities.

CIRRUS
SEATTLE, WA | 2018

Cirrus supports Seattle's goals for more residential density downtown at affordable price points. With a package of deluxe amenities including a spacious roof deck, residents of Cirrus enjoy the best of urban living.

ASCENT
SEATTLE, WA | 2019

In tech-heavy South Lake Union, Ascent is an architectural tribute to the ones and zeros that make our digital lives possible. Dramatic patterning is created through vertical light and dark window wall spandrel playfully composed around vision glass.

KIARA
SEATTLE, WA | 2018

Kiara is a mixed-use project that juxtaposes a modern, sleek and sculpted 440' tall tower with a crisp podium structure that is carefully proportioned to blend with nearby industrial age warehouse structures. The project sold for $320M in 2020, or about $900 per rentable square foot.

AVENUE BELLEVUE
BELLEVUE, WA | 2022

This two-tower hotel, apartment and condominium project in the heart of one of the Northwest's most elite urban areas will contain over a million square feet of luxury residences, amenities, dining, shopping, and open space.

HELIOS
SEATTLE, WA | 2017

This 40-story high-rise residential tower celebrates its vibrant and active location with an animated curtain wall composed of high-performance, playful metal accents and a strong pre-cast concrete base. Helios is a WTGBD project, a joint-venture with Portland-based GBD Architects.

PREMIERE ON PINE
SEATTLE, WA | 2015

Premiere on Pine is a 440' tall, New York style apartment building with a 24 hour doorman. The tower features a vibrant, illuminated podium that contributes to the character of Seattle's theater district.

FIFTEEN TWENTY-ONE SECOND AVENUE
SEATTLE, WA | 2008

A primary design goal for this 440' tower was to create a modern, LEED Silver certified residential condominium that responds to its lively surrounding urban neighborhood.

Development

LPC WEST
LINCOLN PROPERTY COMPANY

Architecture

WEBER THOMPSON

Structural Engineer

MAGNUSSON KLEMENCIC ASSOCIATES

Interior & Lighting Design

McCARTAN

Landscape Architecture & Lighting

HEWITT

Tower Lighting Design

cbb
CLINE BETTRIDGE BERNSTEIN

MEP Engineer

RUSHING