

801

BLANCHARD

2115 / 2121 WESTLAKE AVE
SEATTLE, WA 98121
PROJECT # 3037037 - EG

EARLY DESIGN GUIDANCE 2
DATE: 7/6/2021

SILVERSTEIN
PROPERTIES

SILVERSTEIN WESTLAKE OWNER LLC

HANDEL ARCHITECTS LLP

MAGNUSSON
KLEMENCIC
ASSOCIATES

RUSHING

 **berger**
PARTNERSHIP



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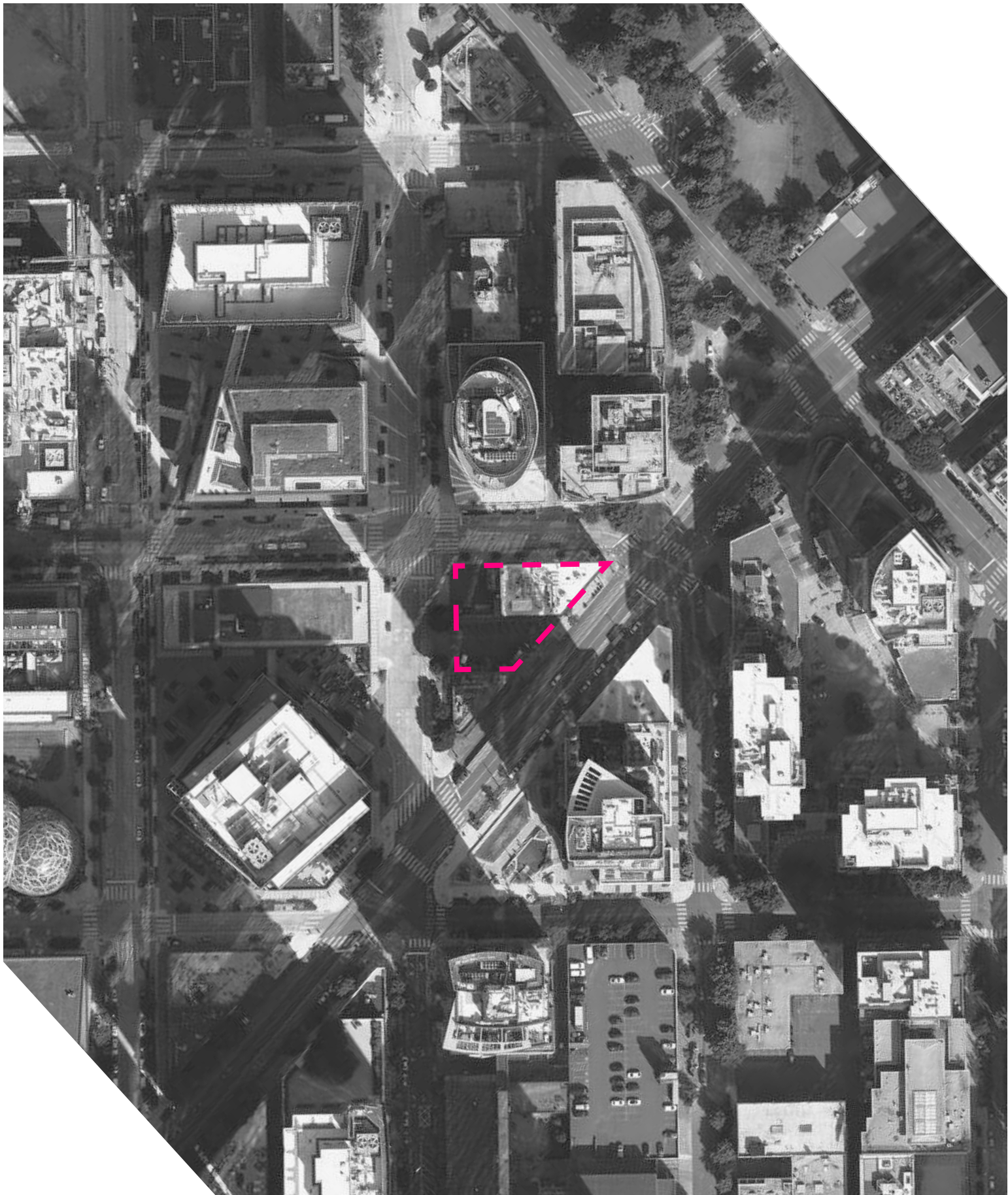
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Development Objectives

The development at 2115 & 2121 Westlake Ave (aka 801 Blanchard) proposes a new high-rise of approximately 46 stories and 484’ in height, with several below-grade floors for parking and mechanical, and with an approximate total area of 525,000 gross square feet. The program is primarily residential, with approximately 400 residential units planned, plus amenity space, lobby, back-of-house space, and street-level retail.

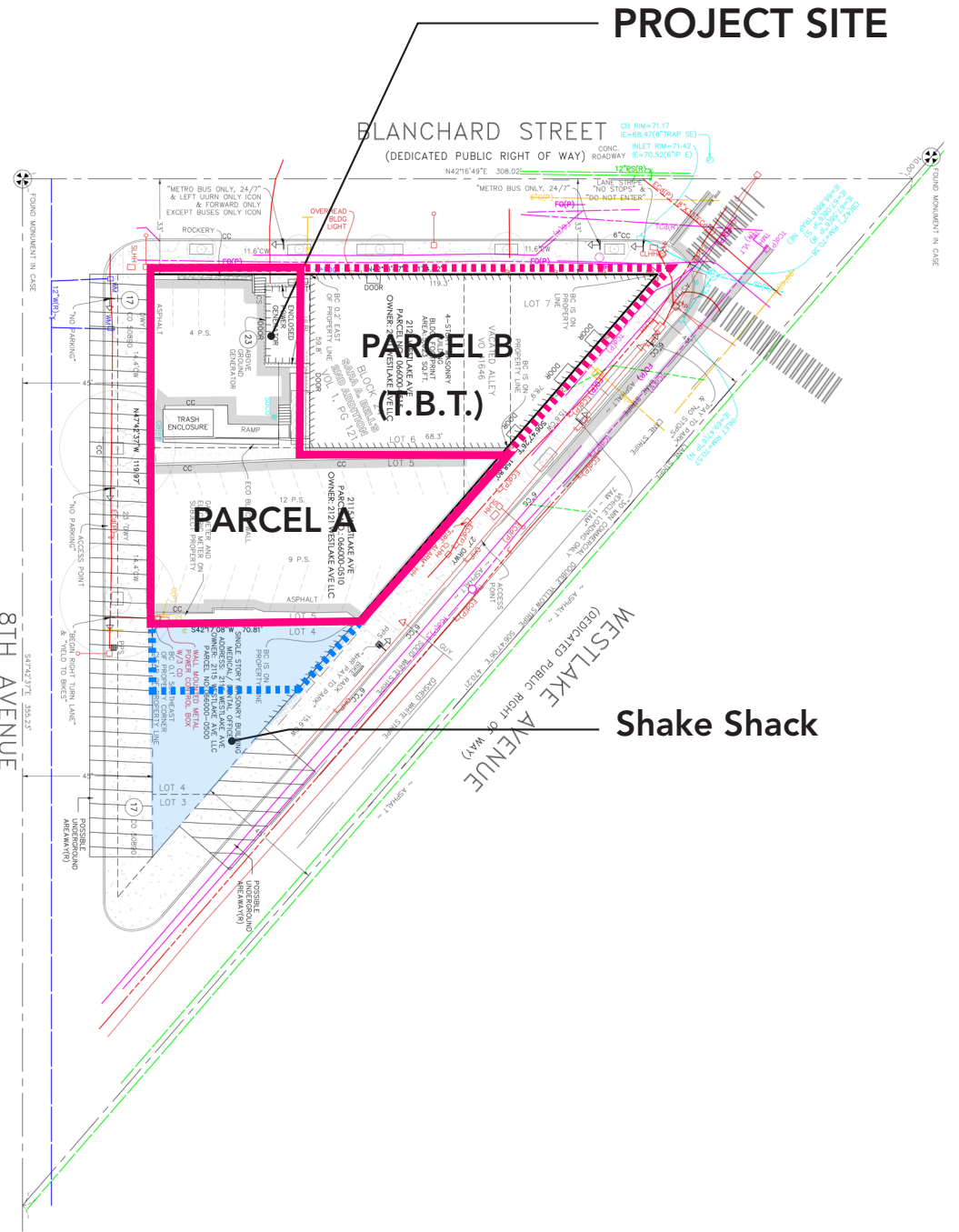
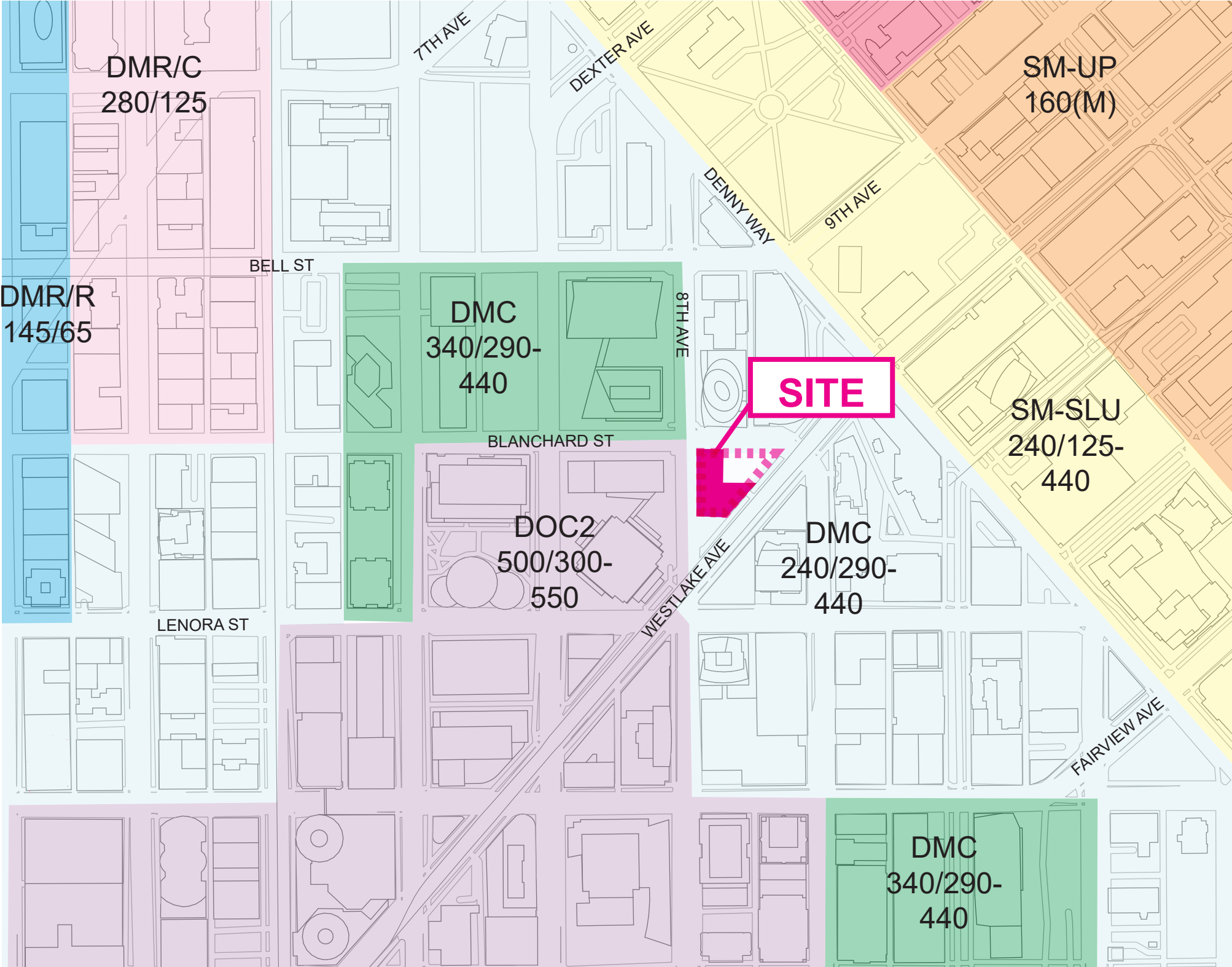
The project aims to creatively infill an under-utilized downtown parcel which currently supports surface level parking only. The parcel has a challenging “L” shaped plan; therefore the project will be designed around, and partially cantilevered over, the existing 4 story Butcher’s Table building to the north and the existing 1 story Shake Shack building to the south. The development team has secured agreements for air easements with the neighboring parcels on the block through outreach and financial partnerships. The objective is to preserve the neighboring structures in continuous operation while enhancing the form and vitality of the block with high density housing and retail services.

Urban residential and retail service are the character defining uses of the vicinity, which support the expanding mixed-use office habitat to the south and west. The position and use of the project will enrich and activate the urban environment in several ways. The location and streetscape improvements will promote pedestrian commuting. The development will complete the Green Street improvements on Blanchard St. creating a gateway connection between the green street and Westlake Ave, a transit corridor. The project will also infill Westlake providing continuity of active use retail at the street front.



SILVERSTEIN WESTLAKE OWNER LLC. _ HANDEL ARCHITECTS LLP. _ EDG #2_ July 6, 2021

ZONING AND PARCEL



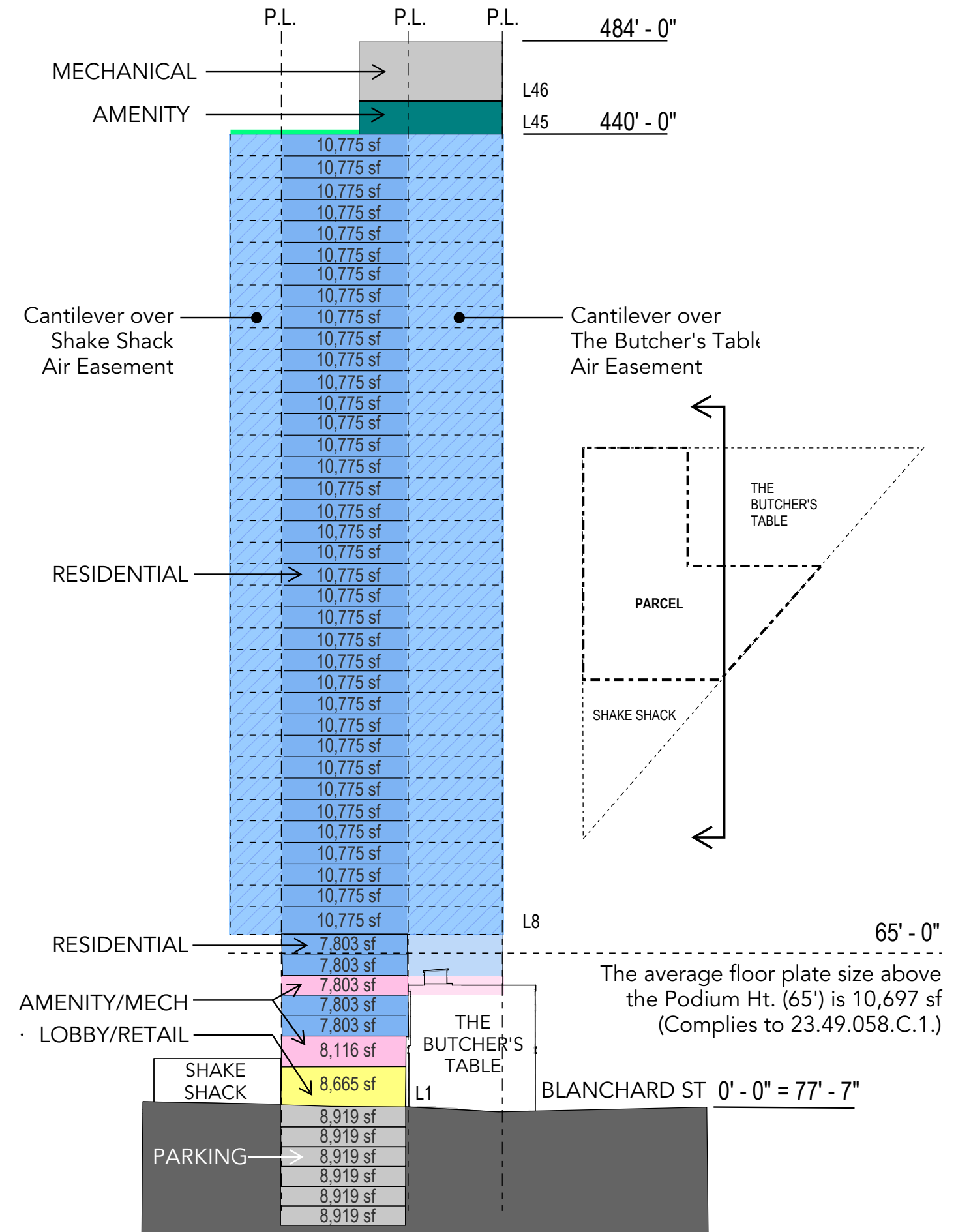
ZONING:
DOWNTOWN
MIXED COMMERCIAL
(DMC 240/290-440)

USE:
MIXED RESIDENTIAL
AND COMMERCIAL

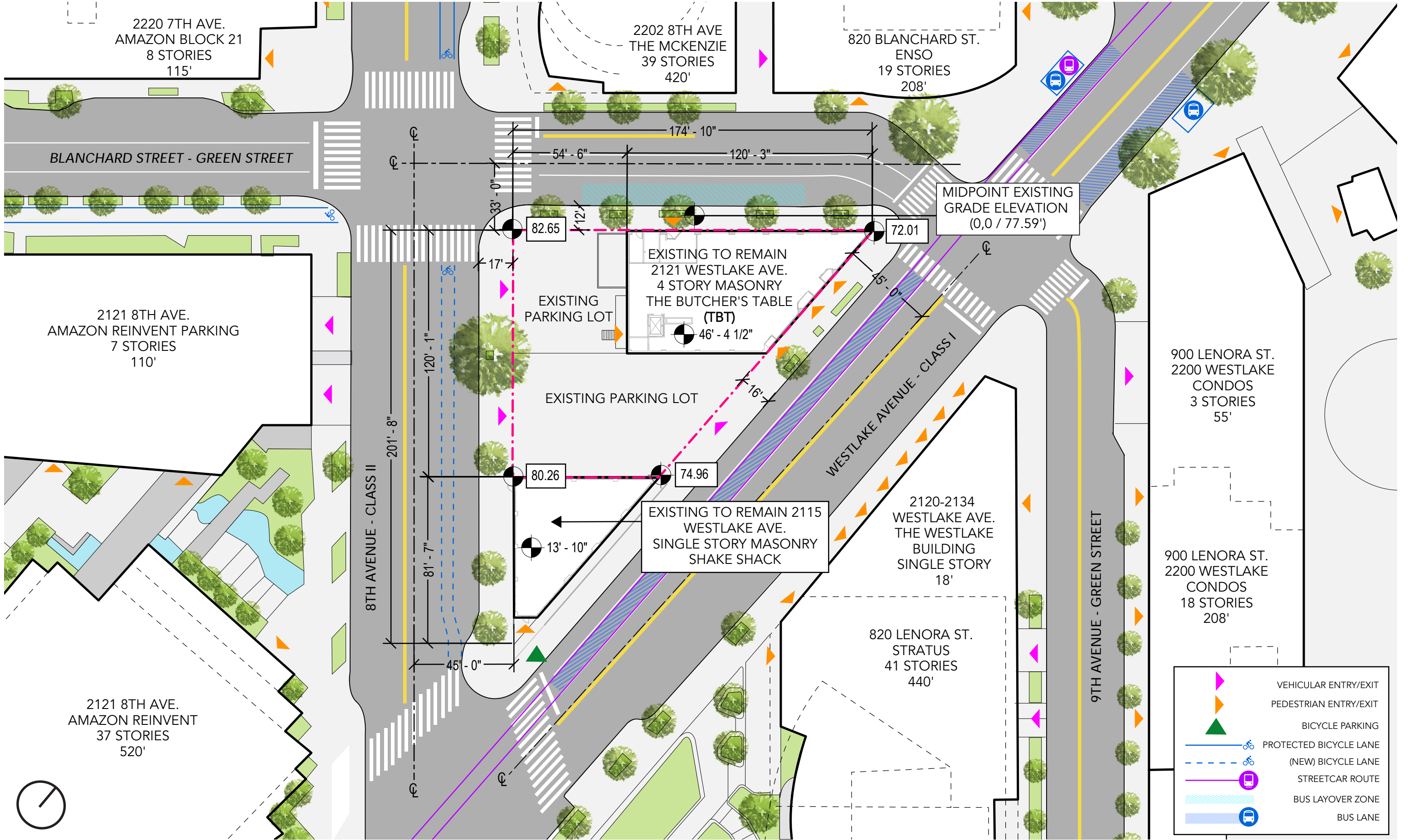
HEIGHT:
RESIDENTIAL:
290 - 440 FT MAX.

PROJECT SUMMARY

ADDRESS:	2115 / 2121 Westlake Avenue ; a.k.a: 801 Blanchard St.
PLOT AREA:	9,111 sf / 5,623 sf
ZONING:	Downtown Mixed Commercial ("DMC") 240/290-440
PROJECT TYPE:	Mixed-Use Residential Apartments / Retail
HEIGHT:	440' (484' with 10% bonus (23.49.008))
TOTAL GSF:	525,000 sf
NUMBER OF UNITS:	400-415 units
RESI SQUARE FOOTAGE:	425,900 sf
AMENITY SQUARE FOOTAGE:	9,325 sf
RETAIL SQUARE FOOTAGE:	2,200 sf
PARKING STALLS:	Approximately 100 Spaces
BIKE PARKING STALLS:	Approximately 325 Long Term Spaces Approximately 20 Short Term Spaces



EXISTING SITE PLAN



ITEMIZED RESPONSE TO EDG #1 - BOARD RECOMMENDATIONS

	Guidance	
	MASSING AND ARCHITECTURAL CONCEPT	
1. a.	After considering the three massing options, architectural concepts, site constraints and response to context, the Board ultimately recommended the project return for a second EDG meeting. The Board requested that two or three massing options be prepared in response to guidance. (A-1, B-1, B-3, B-4)	Following the board' guidance, the design team has prepared two revised massing options, which are referred to as Concept 4, the Revised Diamond, and Concept 5, Fulcrum.
b.	<p>The Board evaluated the merits of each architectural concept, but did not support the execution of any singular concept in its entirety. The Board specifically prioritized Downtown Design Guidelines A-1, Respond to the Physical Environment, and B-1, Respond to the Neighborhood Context.</p> <p>i. The Board noted that the Option 2 "plate shift" concept results in the most geometrically simple form and creates the perception of a slender tower from several vantage points along Westlake Ave, whereas Option 1 and Option 3 are too bulky; in part because Option 1 appears to be an expression of the zoning envelope.</p> <p>ii. The Board noted that the Option 3 "diamond" concept has potential, but was concerned that it broadens the mass and contributes to the perception of bulk. (A-1, B-1)</p>	<p>The intent of Concept 4 is to improve upon Concept 3 by incorporating the merits of Concept 2 as noted by the board-geometric simplicity creating the perception of a slender tower from several vantage points along Westlake Ave.</p> <p>Concept 4 proposes a faceted plan shape as a response to the nonstandard shape of the block and the predominance of adjacent tower plan forms that are curved, faceted or pivoted with the street grid caused by Westlake Ave. (A-1.1.a.; B-1,d.) McKenzie, Enso, Stratus and Amazon Re-invent are such influential buildings.</p> <p>The massing has been modified to have 2 building skin expressions. These skins alternate and emphasize the tower as a series of vertical segments, rather than as a monolith. An additional vertical offset has been added at the 8th Street elevation which was previously bulky in appearance. The modifications are intended to reduce the perception of bulk and create the appearance of slender vertical forms (B4.1), especially from significant vantage points along Westlake Avenue (A-1.1.f.)</p> <p>Concept 5 is a entirely new massing proposal. The concept seeks to incorporate merits of the previous schemes, address priority Guidelines raised by the Board, and to fully comply with the Upper-Level Setback along the Blanchard Green Street.</p> <p>Concept 5 equally distributes the tower mass on each side of the triangular block. The non-standard shape of the block and the intersection of 3 streets is echoed in the building form which is characterized by 3 vertical masses interlocked in a triangle or 'pinwheel'. (A-1.1.a.) The massing yields slender vertical profiles from multiple vantage points. (B-1,d.)</p>
c.	<p>The Board directed further study of the scale of the overhang above the existing 4-story building (Butcher's Table) and the negative space between the two structures. The Board stated that the resolution of the architecture of the overhang should inform the development of a well-proportioned building and consistent overall architectural expression, and specifically prioritized Downtown Design Guideline B-4, Design a Well-Proportioned & Unified Building.</p> <p>i. The Board admired the simplicity of the overhang of Option 1; however, they would like to see more relief granted to the existing building, but not necessarily to the extent of the angled overhang of Option 2 or the faceted overhang of Option 3.</p> <p>ii. The Board appreciated that the overhang of Option 2 contributed to a more slender form.</p> <p>iii. The Board generally supported the unique expression of the faceted overhang of Option 3, but was concerned that the language of the facet was not repeated elsewhere. The Board recommended further study of reducing the scale of the facets by half – so as to not detract from the adjacent buildings – and incorporating the language of the facet into other aspects of the design for a uniform architectural expression. (B-1, B-4, B-4.1)</p>	<p>In Concept 4, The architectural language of the overhangs has been unified to a simple vertical fabric, which is integral to the whole of the building – base, middle, and top. (B-4.b) for a more unified building.</p> <p>This approach is intended to be an elegant transition that does not compete with the existing buildings on the block (B-1.b).</p> <p>In Concept 5 the scale of the overhang has been reduced using a concept of terraced setbacks. The terrace setbacks are articulated in an 'interlocking' pattern to be unified with the larger massing concept. (B-4) For coherence with the adjacent buildings, the size of the individual setback facets reflects the window bay size of the existing buildings on the block. (B-4.1.b.)</p> <p>The approach provides a scale modulation that is compatible with the existing buildings and also provides adequate relief. (B-1.b)</p>
d.	d. The Board acknowledged the possibility of future redevelopment on the adjacent site to the south (Shake Shack) and questioned how the proposed tower would relate to that mass. The Board requested a study in the second EDG packet that visualizes the tower in the context of the potential building envelope that could be achieved on the adjacent site. (B-1)	The height and slope of the southern overhang over the Shake Shack is designed to accommodate a potential future development of an approximate 65 ft. height at the site, which would also closely match the horizontal datum of The Butchers Table building. In this package, the mass of the potential future development is indicated in half-tone in the massing images. (B-1)
e.	e. The Board noted that the base of Option 1 and Option 3 better responds to the horizontal datums and scale of existing development along Westlake Ave and at the west corner, whereas Option 2 reads as a continuous flat plane from top to bottom. The Board recommended further study of how the scale of the base responds to the neighborhood context, is informed by the overall concept, and highlights the corner entry. (B-1, B-2.2, B-3, B-4)	<p>In both Massing Concepts, the base building shape is aligned to horizontal intervals of the existing buildings on the block. (B2.2) The western facade features a roof line aligned to the Butchers Table cornice and a belt course which continues the Shake Shack 1-story datum. (B-2.2.h.; B-3.2)</p> <p>In Concept 5, to further mitigate the bulk of the tower at the base, the facade is gradually modified with deeper recesses and expressed frames (B2.2h.; B-2.3.n.) modulated in sizes similar to the existing buildings.</p>

ITEMIZED RESPONSE TO EDG #1 - BOARD RECOMMENDATIONS

f.	f. The Board stated that overhead weather protection should be informed by the architectural concept and fit into the overall design, and specifically prioritized Downtown Design Guideline C-5, Encourage Overhead Weather Protection. (B-3.3,C-5)	In both concepts, overhead weather protection is provided at pedestrian entries on 8th and Blanchard, and over the retail frontage at Westlake at a height to align with the Shake Shack’s adjacent canopy feature. (B3.3 C-5)
	SITE DESIGN & ACCESS	
2.a.	a. The Board acknowledged the constraints of the site size and configuration, and appreciated the restrained approach to vehicular access through the proposed use of the port cochere and car elevators. In agreement with SDOT and SPU comments, the Board supported vehicular and service access from 8th Ave. The Board, however, was concerned that each massing option proposed the same site plan. (E-2)	<p>In keeping with the Board’s request, the design team has prepared two ground floor options, Option A is designed with Concept 4 and Option B with Concept 5. The plans are distinct.</p> <p>Both options retain the port cochere and car elevators located as supported by SDOT, SPU, and Board, on 8th Avenue. Operation is by full time Valet via the Porte Cochere. Effort is taken to minimize and integrate the facility through architectural integration, glazed and active waiting area, specialty lighting and finishes such as distinctive paving. (C-4, E-1, E-2) Loading dock access is located mid-block on 8th as supported by SPU to provide residential waste service to the new building and commercial service to The Butchers Table through an internal connection. The Shake Shack is separate property and independently serviced in accordance with Clear Alley Program staging, adjacent to the proposed loading dock, and will not be affected by this Project. (E-3)</p>
b.	b. The Board was concerned about the impacts of vehicular and service access on pedestrian and bicyclist safety, and did not support the location of the primary residential entry and lobby between two curb cuts on 8th Ave. The Board indicated a preference for the corner residential lobby – as depicted in the top left alternative layout on page 34 (PDF page 35) of the EDG packet – as it reduces impacts on the residential entry experience. The Board directed further study shifting pedestrian and bicyclist access points north away from the vehicular and service access as much as possible. If a corner residential lobby is not proposed, provide detailed studies demonstrating why it is not feasible. (C-1, C-4, E-1, E-1.1, E-1.2, E-2, E-3)	<p>In accordance with the Board’s recommendation, the corner residential lobby has been implemented in the preferred option (B).</p> <p>Option A offers the lobby entrance mid-block on 8th which is the most convenient passenger pick up and drop offs, and is expected to be a frequent method of travel for a building with a low parking ratio. The location provides the most direct route for residents to access their elevators and offers retail at the corner of 8th and Blanchard bringing life and activity to the intersection.</p> <p>Option B enlivens the intersection by placing the primary Residential Entrance at the Corner of 8th Street near Blanchard. This links residents directly to the pedestrian experience of Blanchard, the Green Street, and without crossing curb cuts. (C-1.c) The entrance will be marked by extra height lobby space, a distinctive, recessed entrance bay and canopy. (C-4.1)</p>
c.	c. In response to SDOT comments, the Board stated the site plan should accurately depict the required sidewalk widths on each frontage. The Board directed further study of SDOT recommendations for wider sidewalks or pedestrian clear zones and the Westlake & 7th Ave Design Concept Plan. (C-1, C-1.1)	<p>Per Map 1C of SMC 23.49, and the Westlake & 7th Design Concept Plan, an 18-foot wide sidewalk is required along Westlake Avenue. Survey data indicates that the sidewalk width along Westlake Avenue adjacent to the project site is approximately 16-feet wide on average to face of curb. As the project boundary represents only 30% of the block frontage on Westlake with the remaining 70% occupied by existing buildings, an exception request has been filed with SDCl, requesting the required sidewalk width be the existing sidewalk width, with no additional setback, easement, or dedication.</p> <p>In accordance with the recommendations outlined in the Westlake and 7th Ave. Design Concept Plan, to enhance the public realm and improve pedestrian experience, new bike racks, expanded planting, and new street trees are proposed within the ROW frontage along Westlake Ave., Blanchard St., and 8th Ave. where possible in coordination with other streetscape elements. Additionally, a new curb bulb is proposed at the 8th Ave. and Blanchard St. Intersection, providing an improved pedestrian crossing at this location.</p>

ITEMIZED RESPONSE TO EDG #1 - BOARD RECOMMENDATIONS

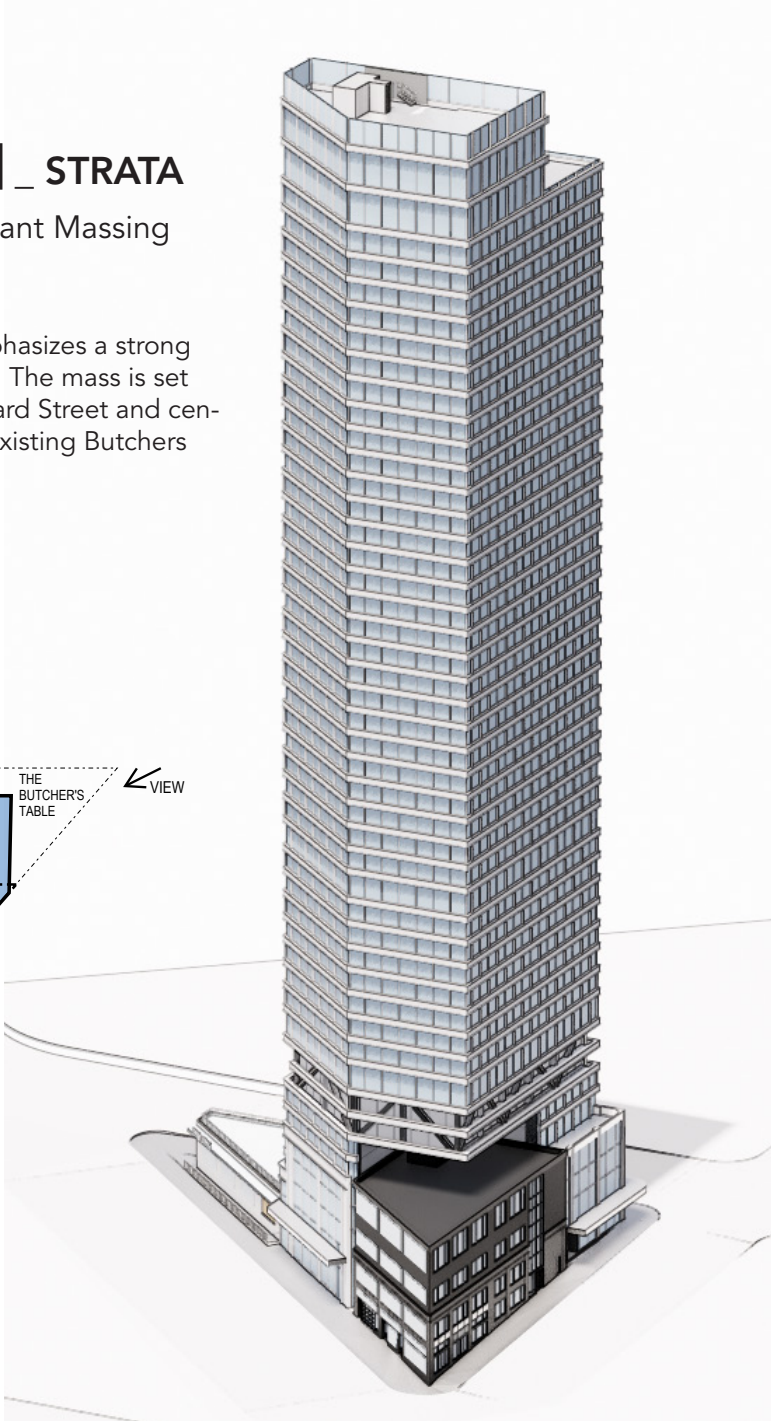
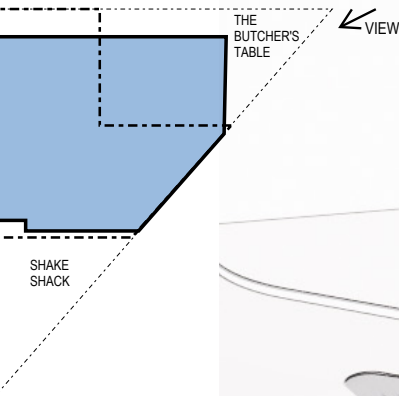
d.	<p>d. The Board considered the preliminary ground level landscape concept plan and supported the fact that it is generally consistent with the existing urban design language along each frontage. The Board encouraged further consideration of how the landscape plan can be designed to embrace entries and the residential lobby. (D-2)</p>	<p>Landscape plans have been revised and made unique for each ground floor option. As previously appreciated by the board, the plans aim to continue and complete the existing urban design language along each frontage. As a response to comments, paving pattern and color has been utilized to distinguish and emphasize building entrances. (D-2, C-1, C-4)</p>
e.	<p>e. Regarding the design of the site, access and pedestrian realm, the Board specifically prioritized Downtown Design Guidelines C-1, Promote Pedestrian Interaction; C-4, Reinforce Building Entries; and E-3, Minimize the Presence of Service Areas. (C-1, C-4, E-3)</p>	<p>C-1 Pedestrian Interaction is promoted with a new curb bulb proposed at the 8th Ave. C-4 Building Entries are reinforced with additional projections to canopies, monumental doorways, change in sidewalk paving pattern, and in scheme 5 double height a double-height lobby space at the corner of Blanchard and 7th. E-3 Services Areas have been minimized through the use of a private car elevator, which will be finished as a front of house area. Its use will be more controlled and less frequent compared to typical buildings of this size. Effort is taken to minimize and integrate the facility through architectural integration, glazed and active waiting area, specialty lighting and finishes such as distinctive paving. (C-4, E-1, E-2) Loading dock access is located mid-block on 8th as supported by SPU to provide residential waste service to the new building and commercial service to The Butchers Table through an internal connection.</p>
	<p>DEPARTURES:</p> <p>At the time of the First Early Design Guidance meeting, the following departures were requested:</p>	
1.a.b.	<p>1. Common Recreation Area (SMC 23.49.010.B.2): The Code requires a minimum of 50-percent of the required common recreation area to not be enclosed; a maximum of 50-percent may be enclosed.</p> <p>a. For Option 2, the applicant proposes to allow 6,463 sf of exterior, unenclosed common recreation area, which is 44-percent of the total required common recreation area (14,734 sf) – a deficiency of 6-percent.</p> <p>b. For Option 3, the applicant proposes to allow 5,099 sf of exterior, unenclosed common recreation area, which is 35-percent of the total required common recreation area (14,734 sf) – a deficiency of 15-percent.</p> <p>The Board indicated preliminary support for the design rationale for the requested departure from common recreation area requirements, provided that interior common recreation areas are designed to open up to adjoining exterior common recreation areas, such as through the use of roll up doors. (B-4.2)</p>	<p>Concept 4 requests a departure for exterior Common Recreation Area: The concept has been revised with a slight increase in the Exterior Area proposed at EDG #1. 191 sq.ft. of exterior space has been added across levels 5 and 44.</p> <p>Concept 5 requests a departure for exterior Common Recreation Area. The concept offers 176 sq.ft. more exterior Common Recreation Area than proposed in Concept 4, and the areas are detailed in the presentation booklet. The Interior rectification Area will be designed to upon up to the adjoining exterior common recreation area.</p>
2.a.b.	<p>2. Upper-Level Setbacks (SMC 23.23.49.058.E.2): Along designated Greet Streets, the Code requires a continuous upper-level setback of 15-feet above 45-feet. a. For Option 2, the applicant proposes to allow the building to encroach 7 to 15-feet into the required setback for a width of up to 59-feet for the full height of the building above 45-feet.</p> <p>b. For Option 3, the applicant proposes to allow the building to encroach 8 to 15-feet into the required setback for a width of up to 68-feet for the full height of the building above 45-feet.</p> <p>The Board was not inclined to support the design rationale for the requested departure from upper-level setbacks – and stated that relief and a sense of openness along Green Streets is important. The Board heard public comment, but noted that reduced shadow impacts and structural limitations do not justify the departure request. (A-1, B-1, B-3)</p>	<p>Concept 4 requests a departure for Upper Level Setback at the Green Street and the request remains the same as for Concept #3 presented at EDG #1.</p> <p>Concept 5 (the preferred) is fully compliant with Upper Level Setbacks.</p>

PREVIOUS 3 MASSING CONCEPTS - EDG 1

CONCEPT 1_ STRATA
Zoning Compliant Massing

The Concept emphasizes a strong horizontal rhythm. The mass is set back from Blanchard Street and centered above the existing Butchers Table Building.

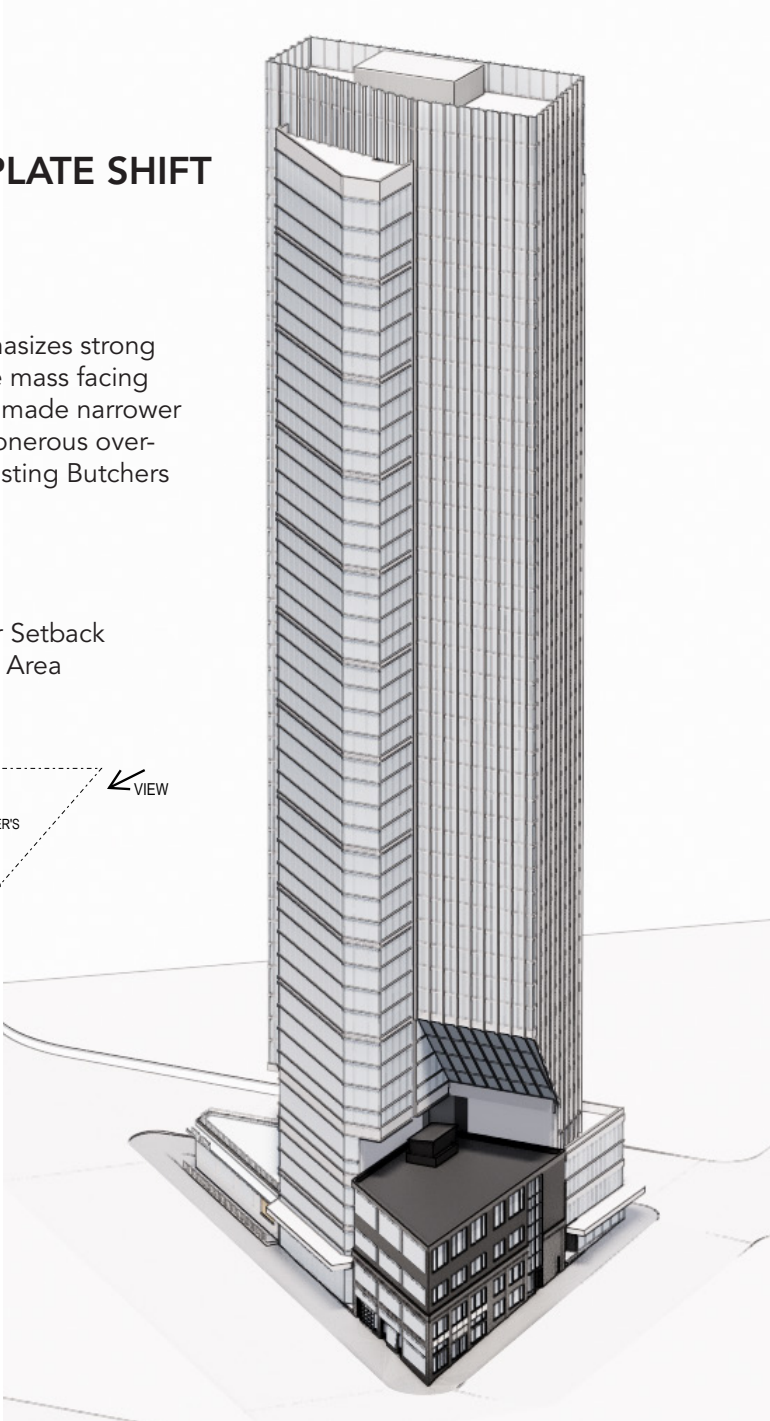
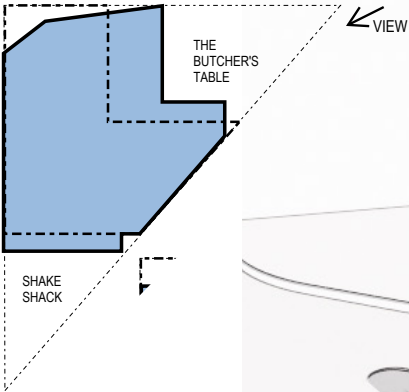
DEPARTURES:
None



CONCEPT 2_ PLATE SHIFT

The Concept emphasizes strong vertical planes. The mass facing Blanchard Street is made narrower and there is a less onerous overhang above the existing Butchers Table Building.

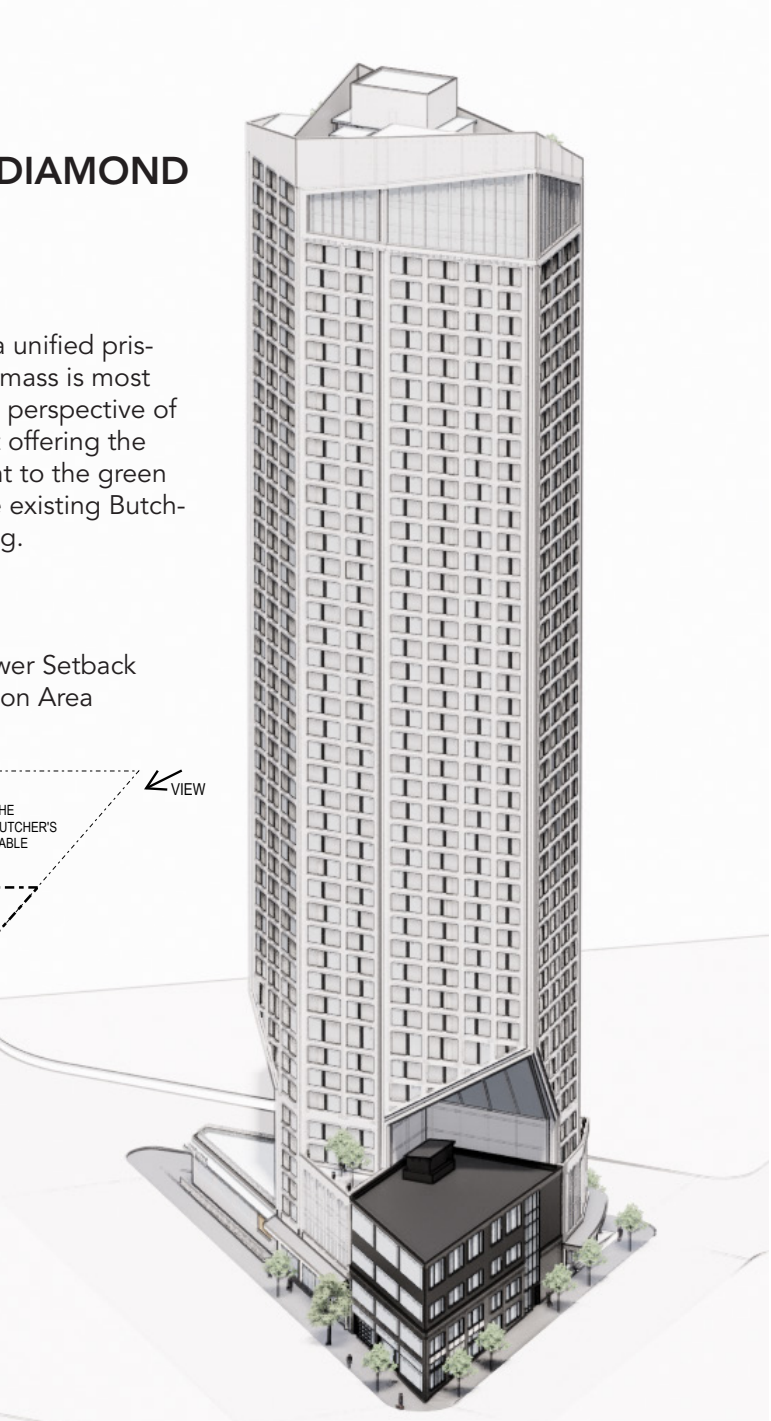
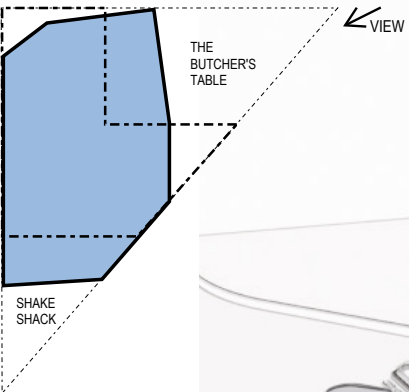
DEPARTURES:
Green Street Tower Setback
Exterior Recreation Area



CONCEPT 3_ DIAMOND
Preferred

The Concept is a unified prismatic form. The mass is most slender from the perspective of Blanchard Street offering the most air and light to the green street and to the existing Butchers Table Building.

DEPARTURES:
Green Street Tower Setback
Exterior Recreation Area



EDG 1 Summary of What We Heard From the Review Board:

Summary of March 16, 2021 EDG 1 Review and March 29, 2021 Meeting Report:

1

Massing

-Board recommended preparing multiple options that respond to Guidance #1.

-Board appreciated Option 2 “Plate Shift” for creating the perception of a slender tower from several vantage points.

-Board appreciated potential of Option 3 “Diamond”; but concerned that it broadened the mass and perception of bulk in north south direction.

2

Tower Overhang

-Directed further study of the scale of the overhang above the existing 4-story building (Butcher’s Table) and space between the two structures.

-Resolution of the architecture of the overhang should inform the development of a well-proportioned building and consistent overall architectural expression

3

Base & Street

-Indicate potential future development at adjacent Shake Shack site. (With max. height equal to The Butcher’s Table)

-Preference for horizontal datums matching existing buildings on the block

-Overhead weather protection should be integrated

4

Ground Floor

-Agreed with SDOT / SPU for vehicular and service access on 8th Ave; however, concerned with entrance located between curb cuts

-Board was concerned that each massing option proposed the same site plan, and requested study of an option with a corner lobby

-Board acknowledged the constraints of the site, and appreciated restrained parking approach through use of port cochere and car elevators

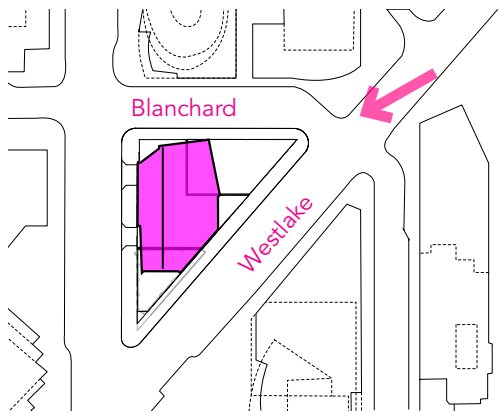
EDG 2:

-Two massing options in response to the Board’s guidance: Concept 4 and Concept 5.

-Two ground floor options, Option A is designed with Concept 4 and Option B with Concept 5.

EDG 2 Revised Architectural Massing Concepts

CONCEPT 4 _ REVISED DIAMOND

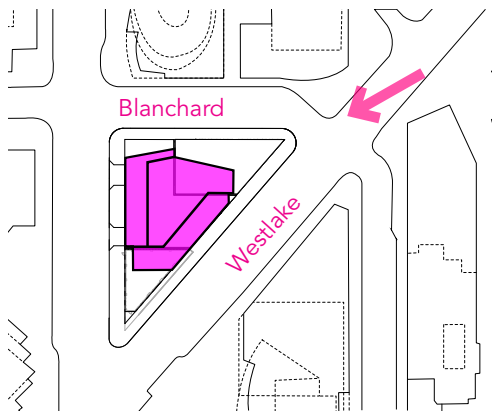


A faceted plan shape as a response to the nonstandard shape of the block and the predominance of adjacent tower plan forms that are curved, faceted or pivoted with the street grid caused by Westlake Ave.



- OPPORTUNITIES
- Vertical facade articulation for slender appearance
 - Coherent architectural concept
 - Enhanced skyline with crystalline crown
- CONSTRAINTS:
- Glazing of sloped overhanging floors dissimilar to existing buildings
 - Departure on exterior recreation area
 - Requires support for Green Street Upper Tower setback Departure.

CONCEPT 5 _ FULCRUM PREFERRED



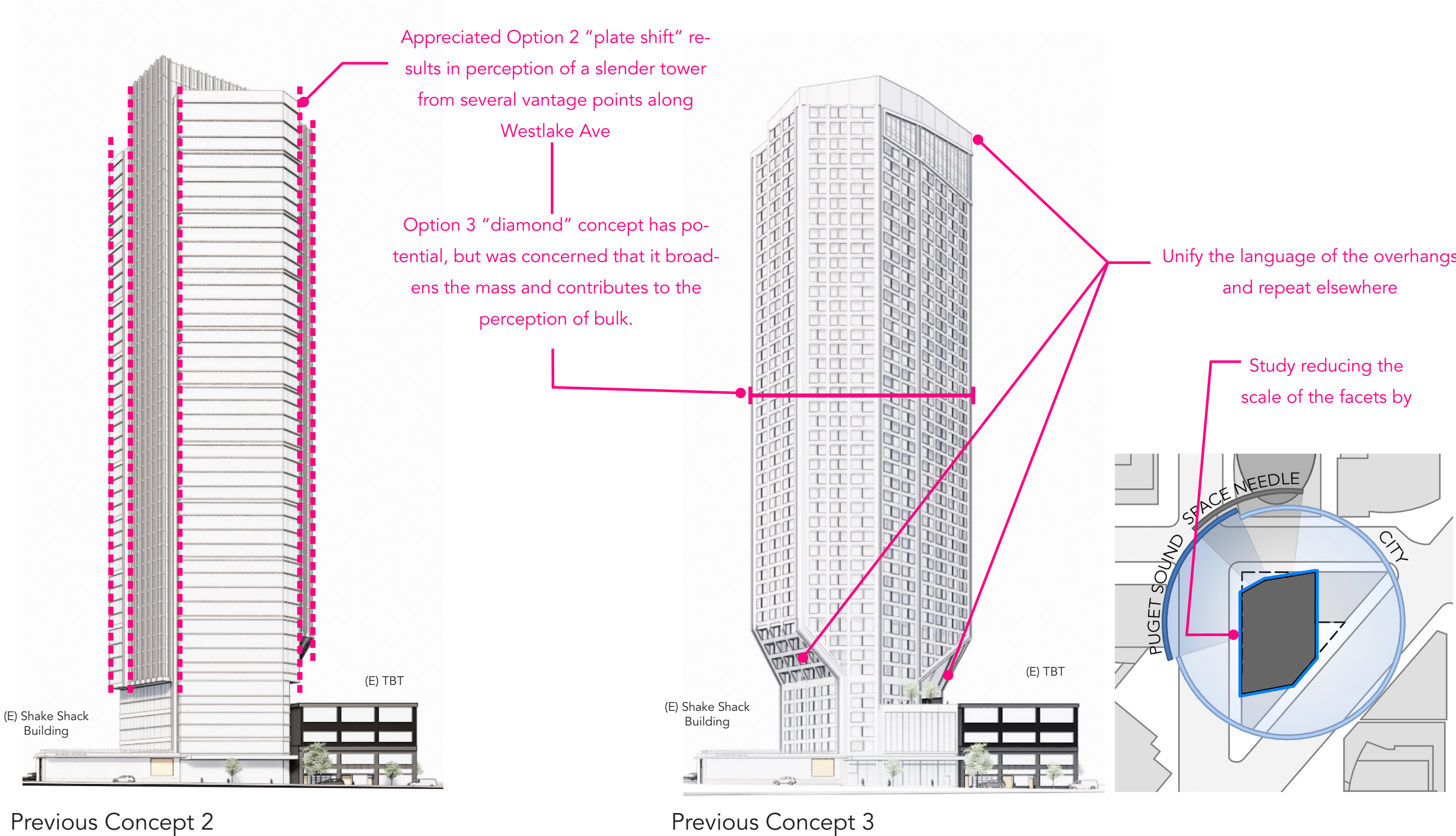
A building form characterized by 3 vertical masses interlocked in a triangle 'pinwheel' in response to 3 streets bordering the block. The massing yields slender vertical profiles from multiple vantage points.



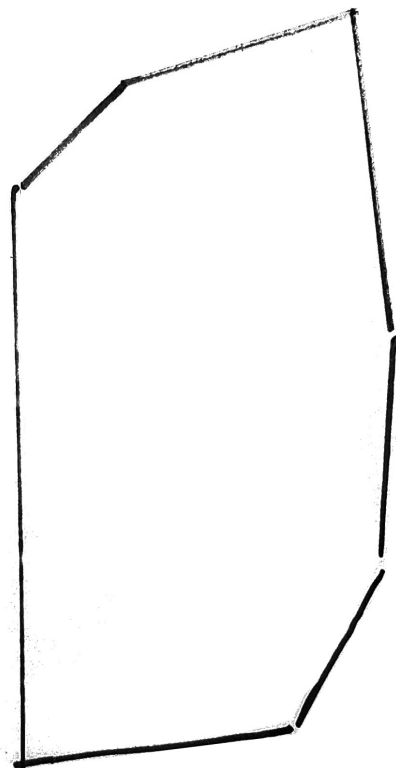
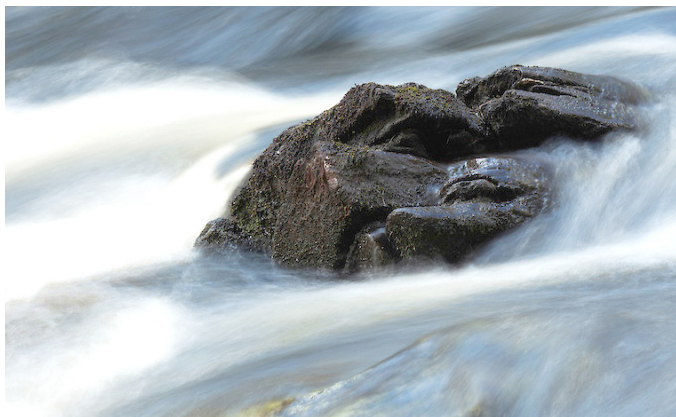
- OPPORTUNITIES
- Appropriate scale transition at overhanging floors using terrace setbacks.
 - Interlocking pattern used to unify building at base top and in plan.
 - Full Compliance to Green Street Upper Tower Setback
 - Dynamic form at street level and skyline
- CONSTRAINTS
- Departure on exterior recreation area

CONCEPT 4_ Response to EDG1 Comments **1** Massing Resolution

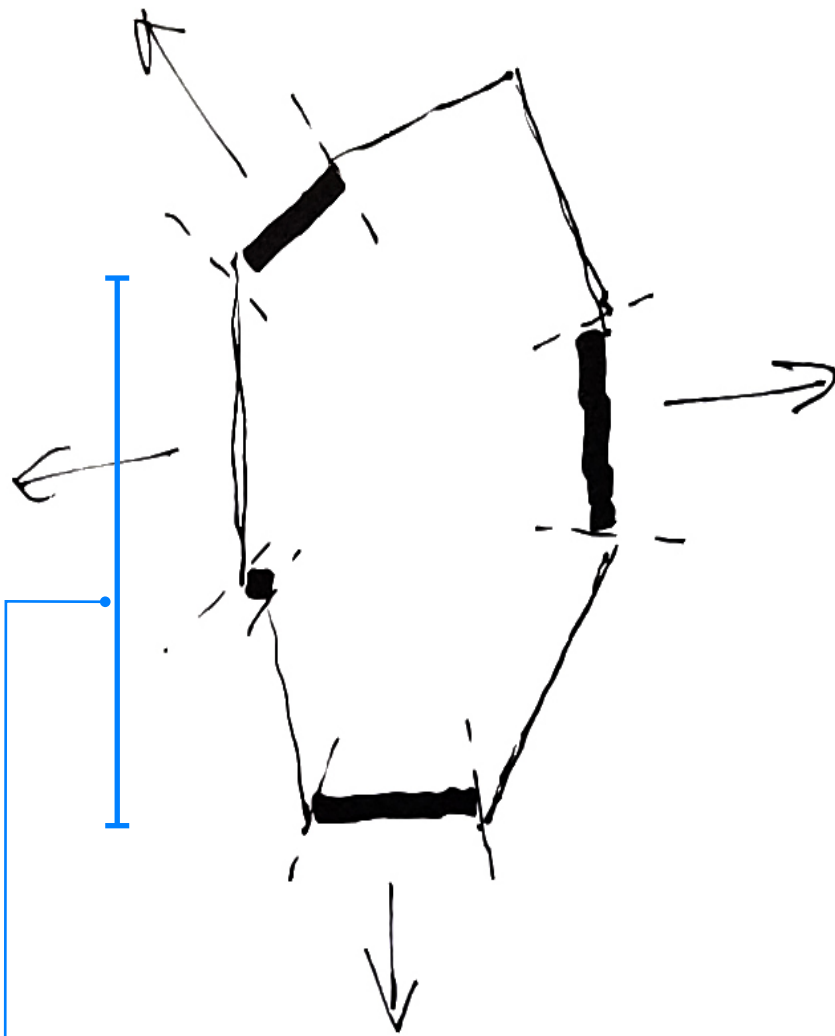
Concept 4 will incorporate comments and merits of previous Concepts 2 and 3



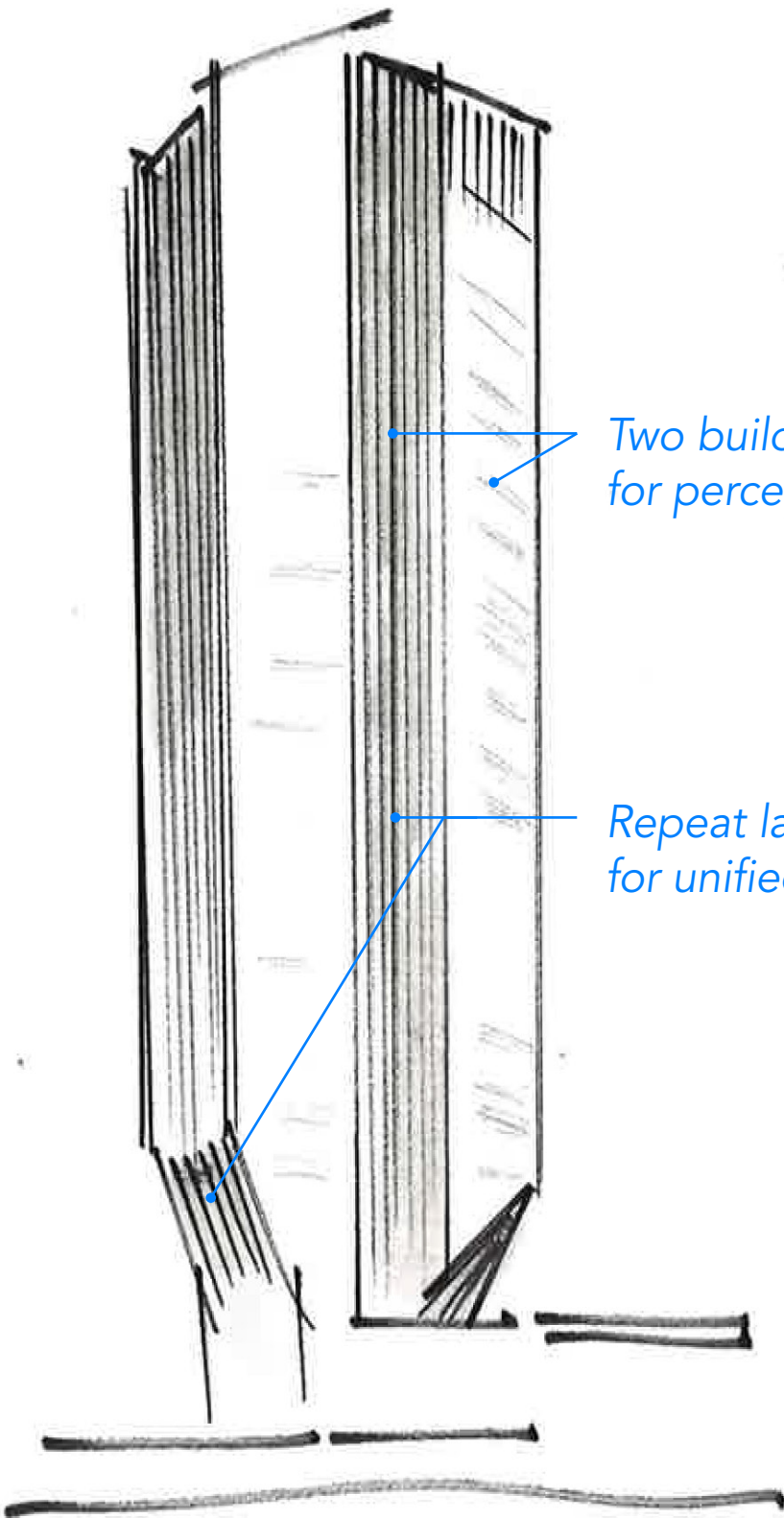
CONCEPT 4_ Revised Diamond Concept 1 Massing Resolution



ORIGINAL FACETED PLAN



Reduce large facets by half



Two building skins for perception of slenderness

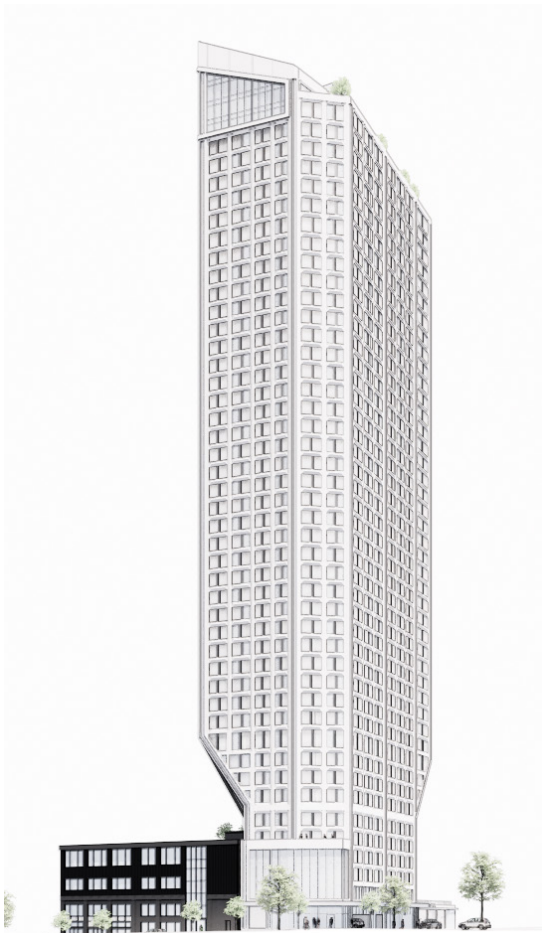
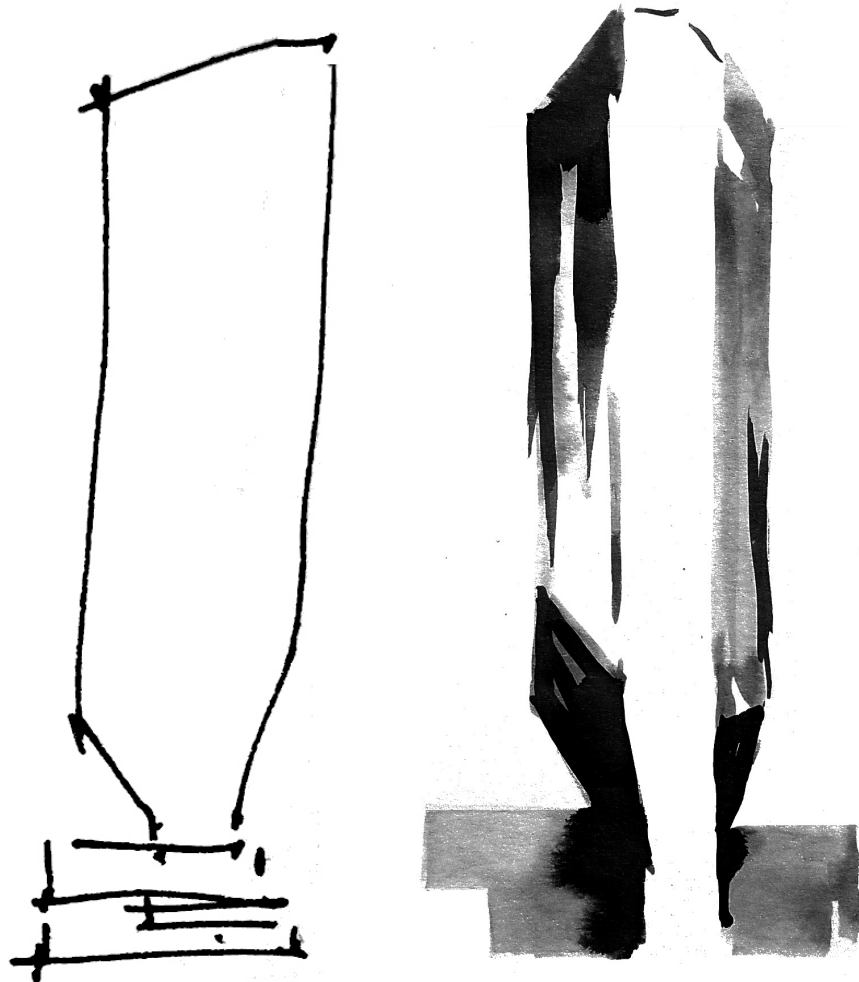
Repeat language of overhang for unified expression



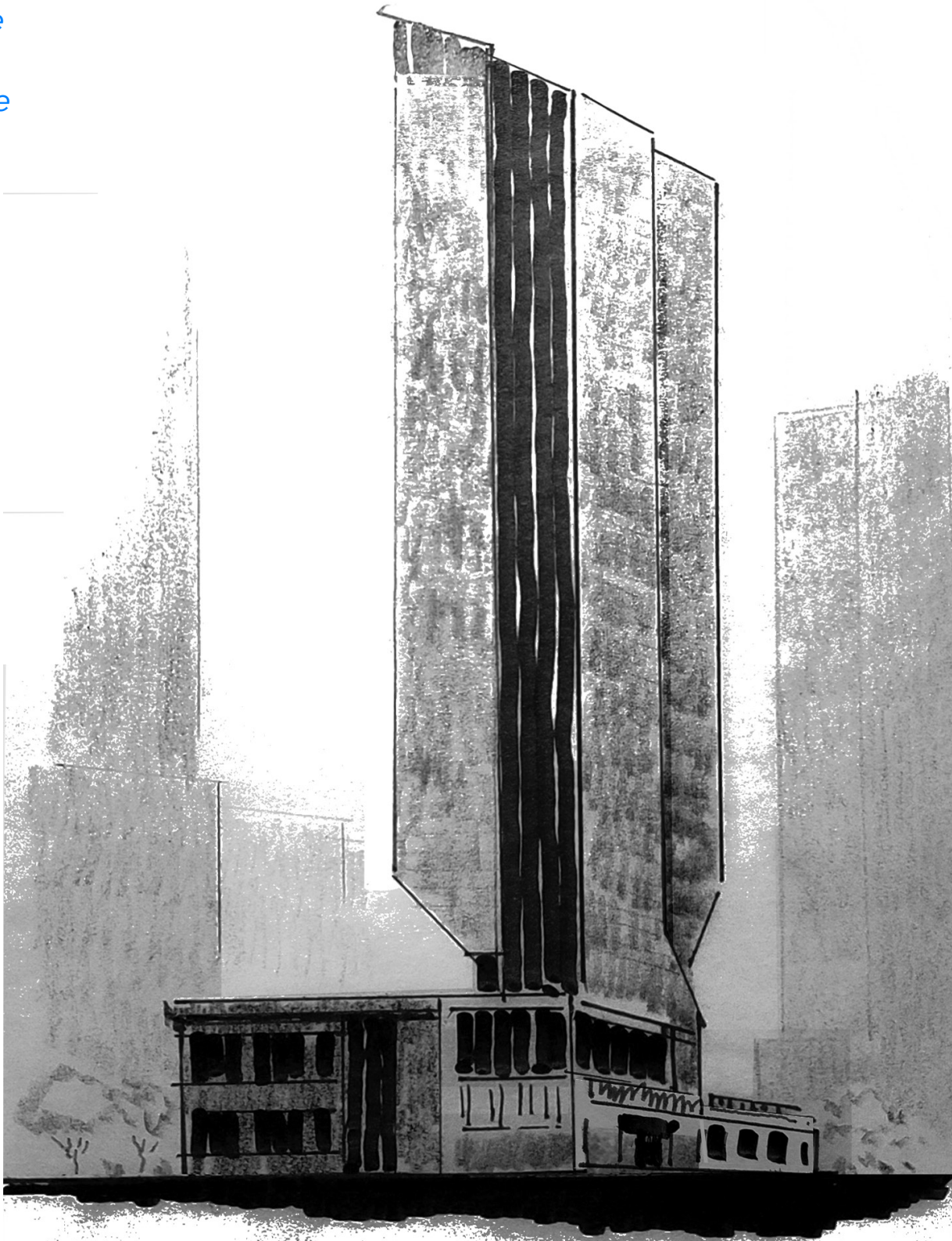
Emphasize vertical plate shift
with breaks in facade

Unify crown and base

Increase facets

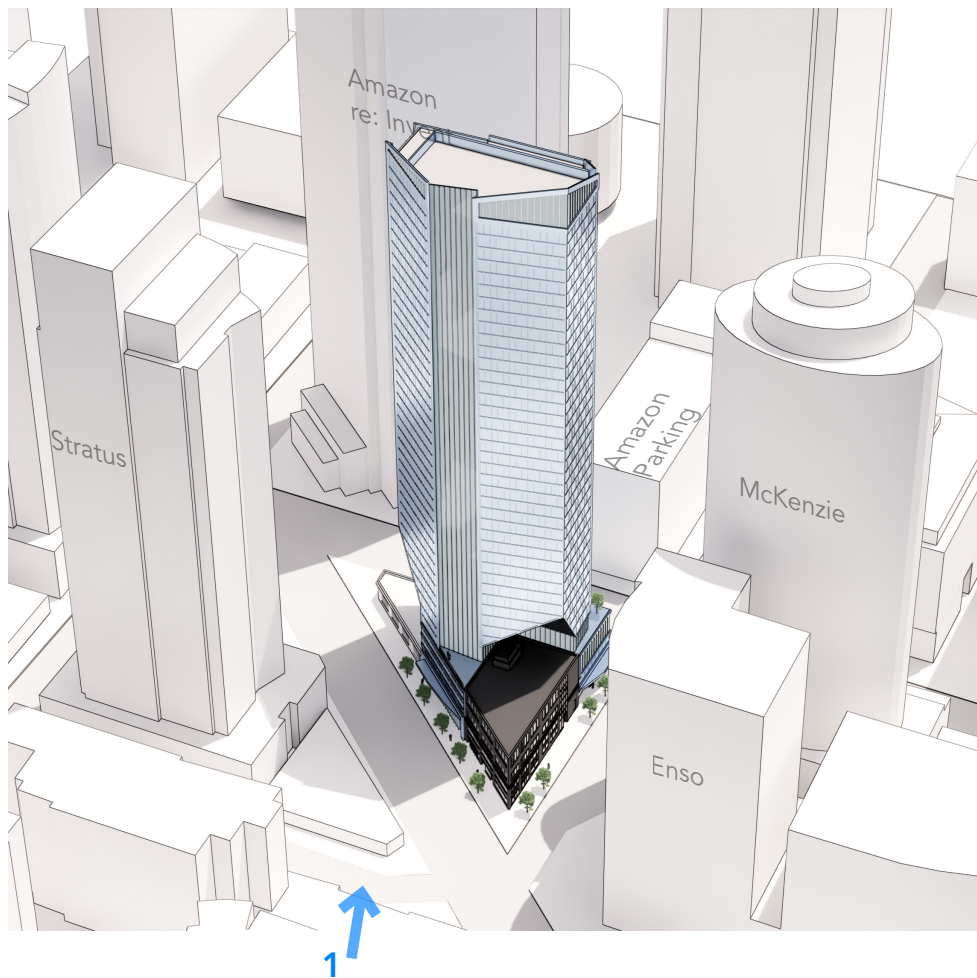


Previous Concept 3



Previous Concept 3

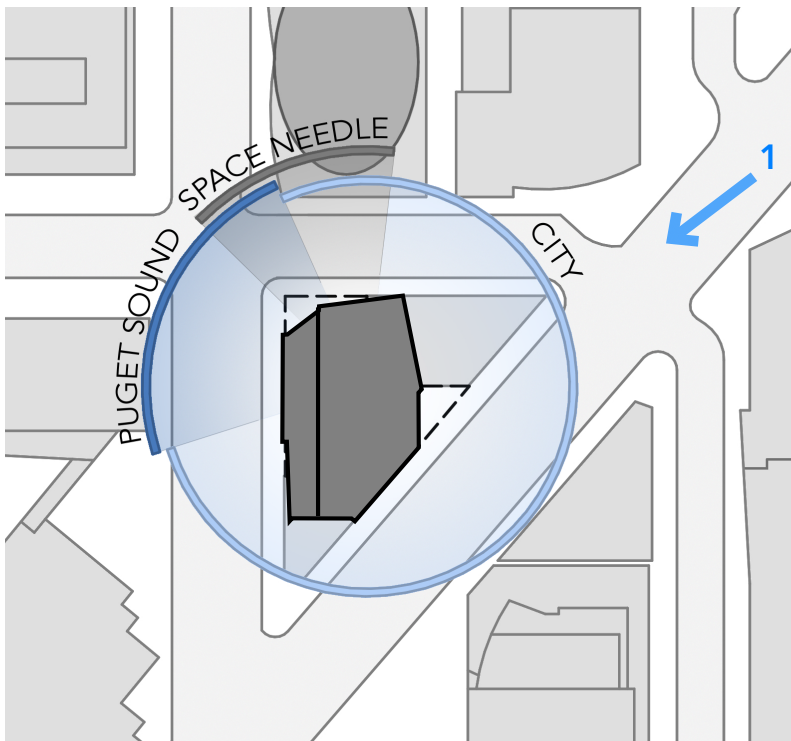
CONCEPT 4_



A-1 & B- 4 Context Response:

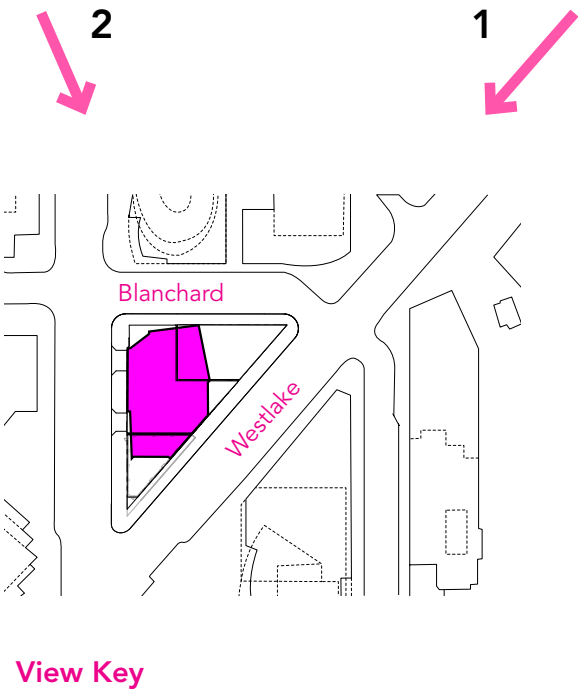
Concept 4 proposes a faceted plan shape as a response to the nonstandard shape of the block and the predominance of adjacent tower plan forms that are curved, faceted or pivoted with the street grid caused by Westlake Ave. (A-1.1.a.)

The massing has been modified with two building skin expressions emphasizing the facets. An additional vertical offset has been added at the 8th Avenue elevation which was the broadest side. The modifications are intended to reduce the perception of bulk and create the appearance of slender vertical forms (B4.1.2), especially from significant vantage points along Westlake Avenue (A-1.1.f.)



View 1

CONCEPT 4_

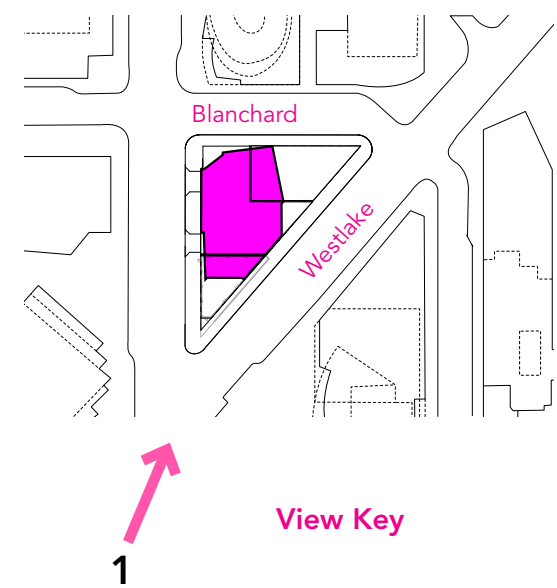


1. View from North on Westlake



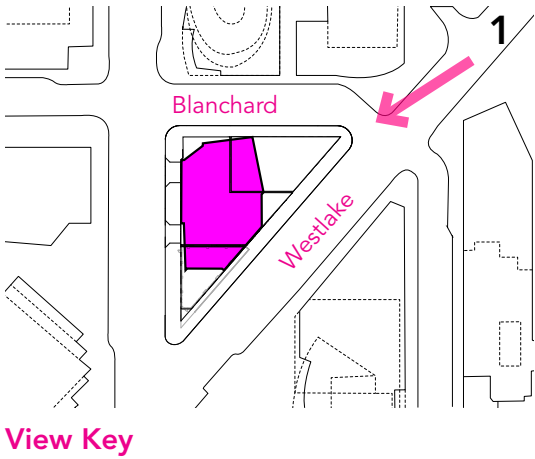
2. View from North on 8th Avenue

CONCEPT 4_

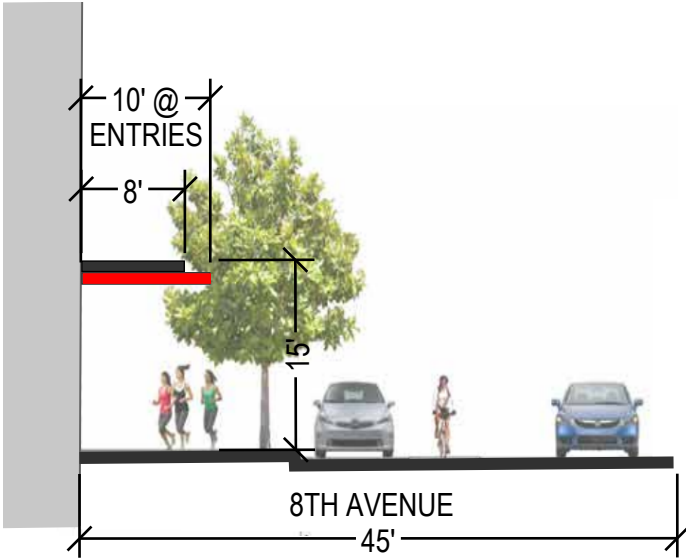
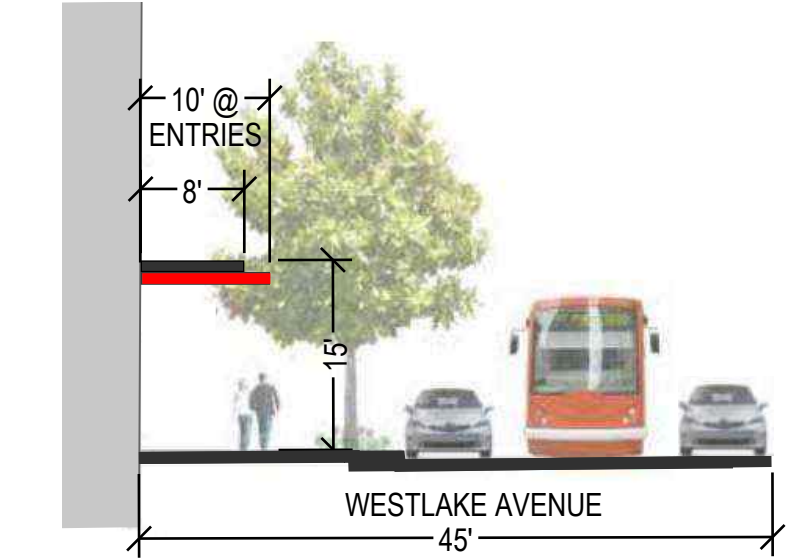
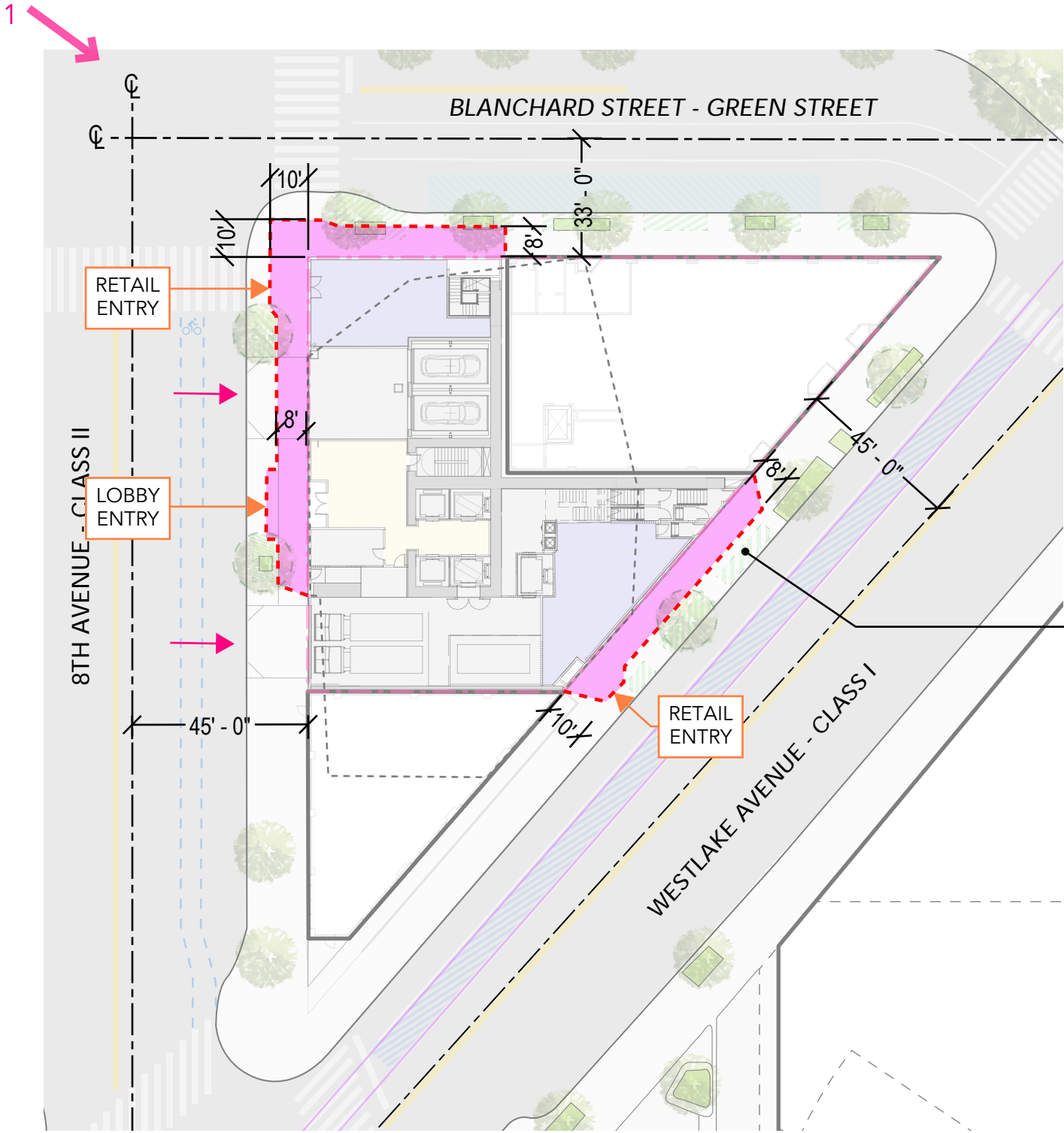


1 View from South on Westlake Avenue

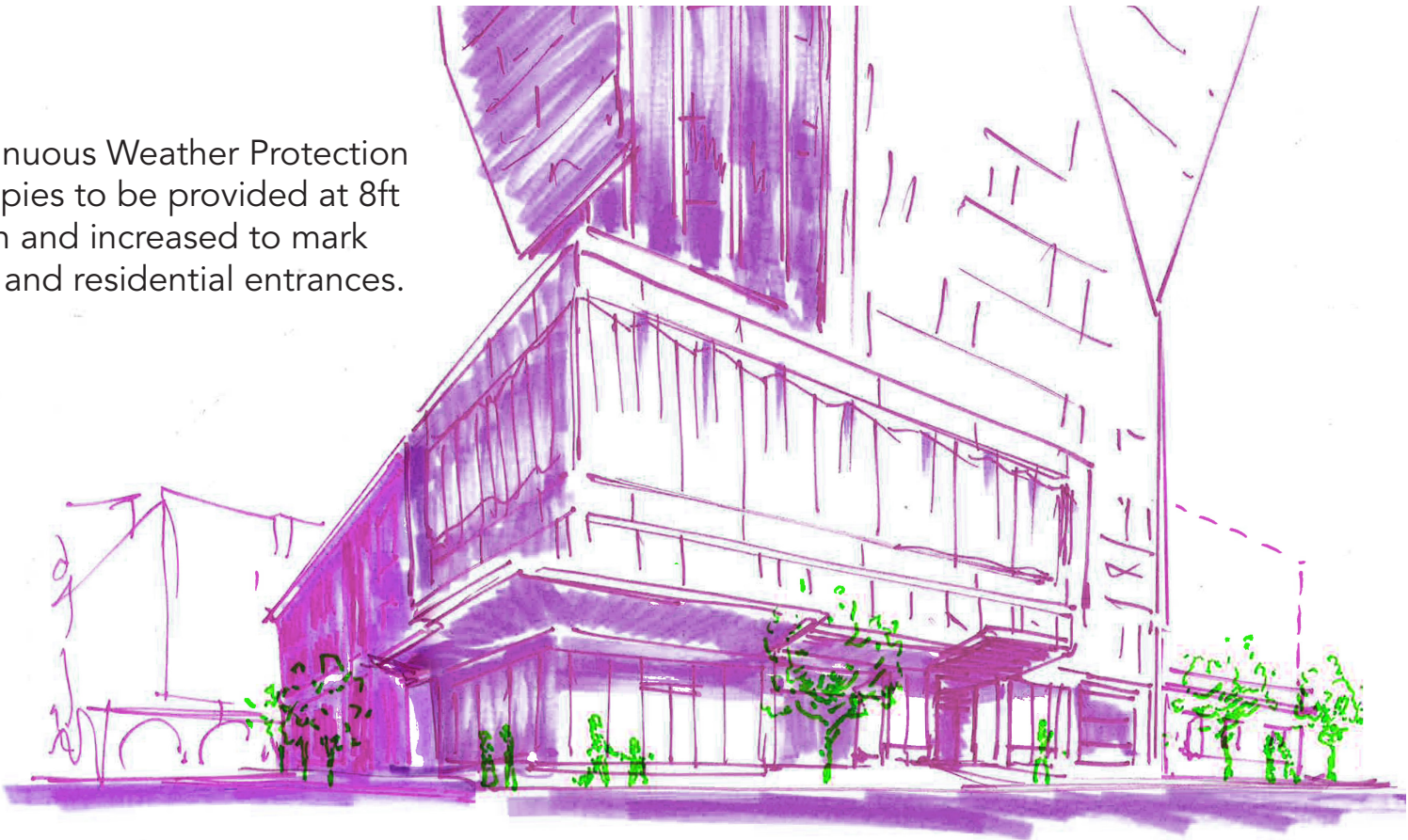
CONCEPT 4_



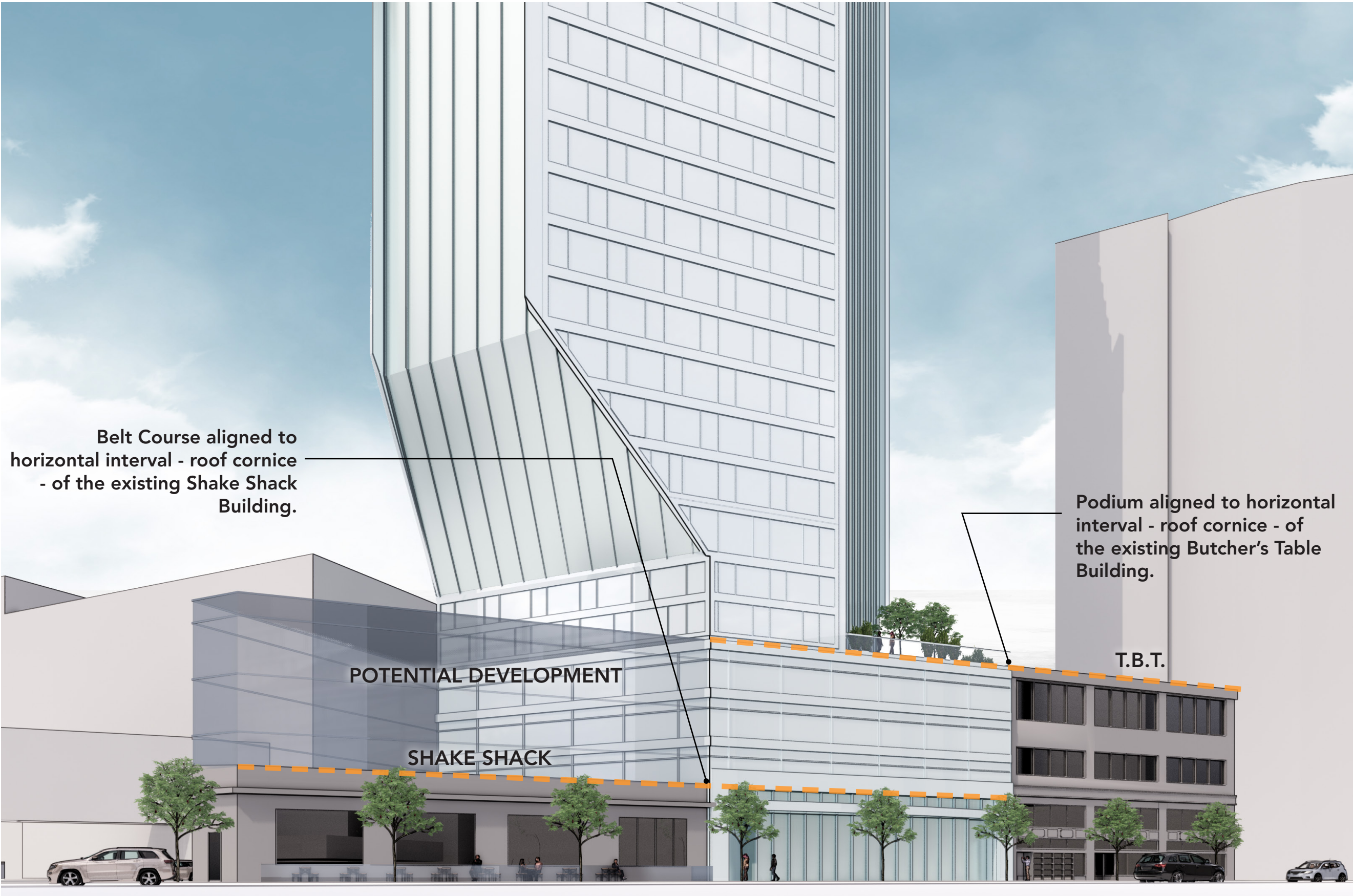
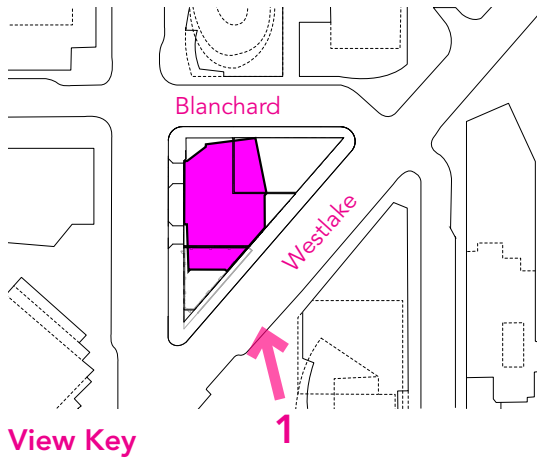
CONCEPT 4_Overhead Weather Protection 3 Base and Street



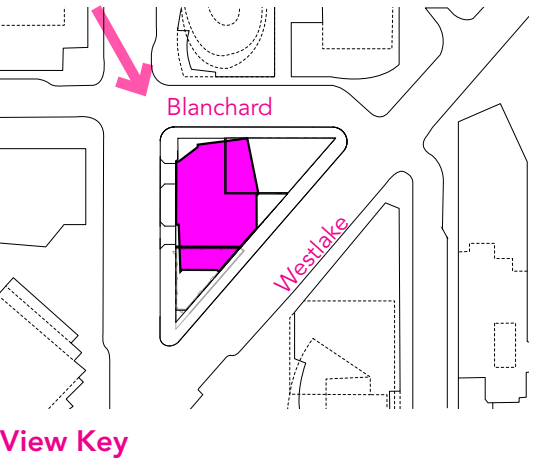
Continuous Weather Protection Canopies to be provided at 8ft depth and increased to mark retail and residential entrances.



CONCEPT 4_ ② Tower Overhang ③ Base and Street



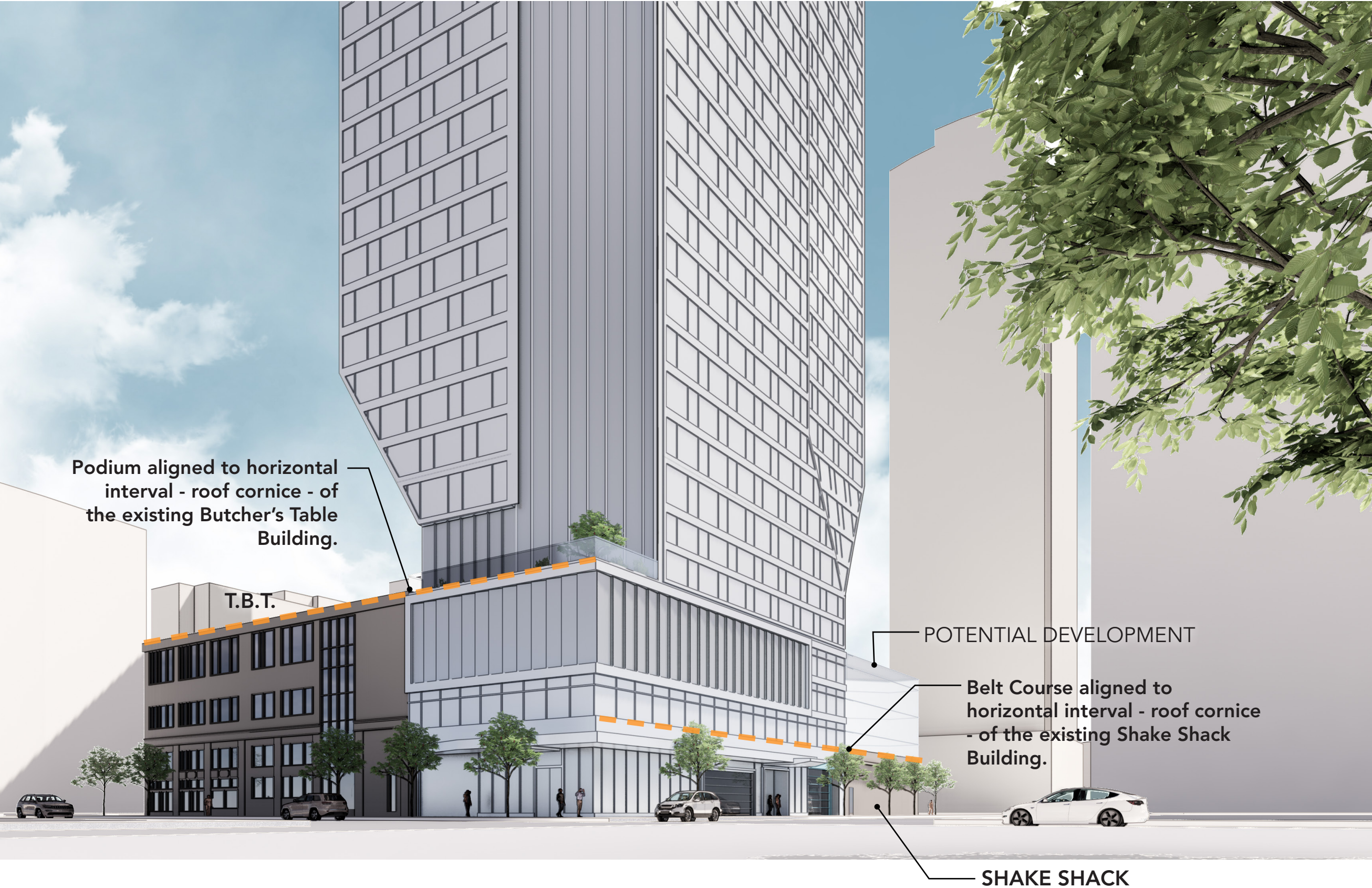
CONCEPT 4_ 3 Base and Street



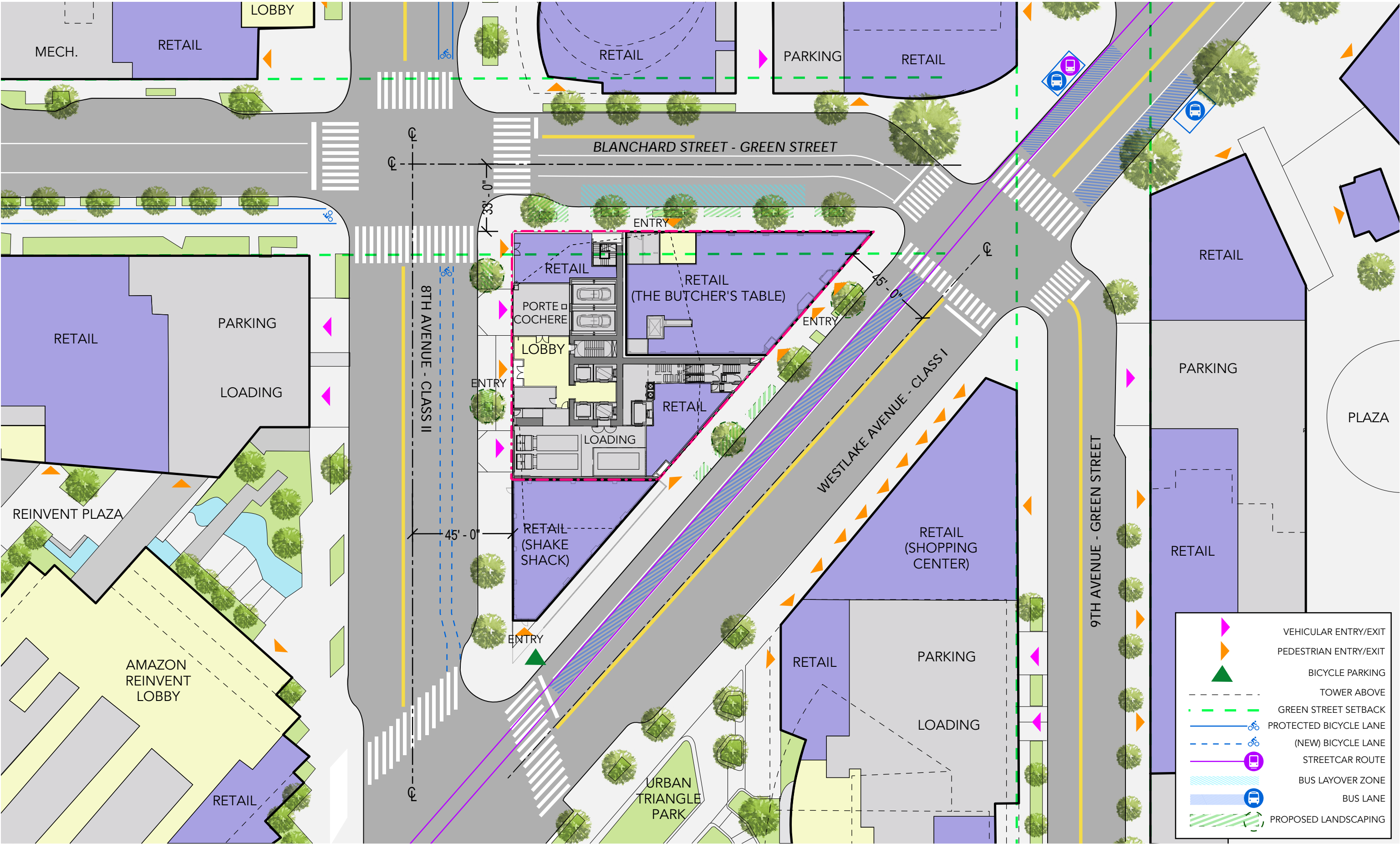
B-2, B- 3, C-5 Response:

The base of the building emphasizes horizontal intervals relating to the existing buildings on the block. **(B2.2)** The western facade features a roof line aligned to the Butchers Table cornice and a belt course which continues the Shake Shack 1-story datum. **(B-2.2.h.; B-3.2)**

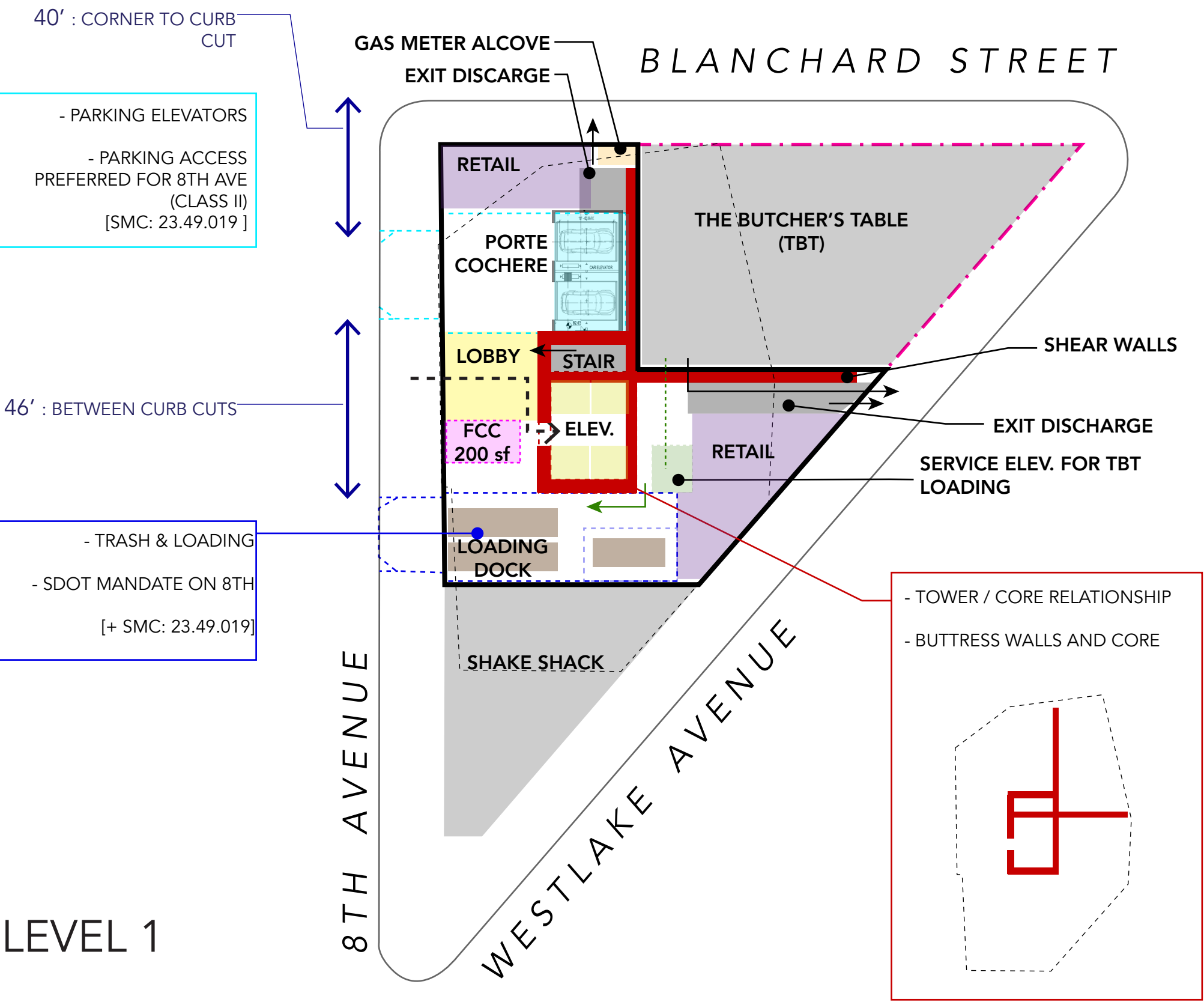
Overhead weather protection is provided at pedestrian entries on 8th and Blanchard, and on Westlake to align with the Shake Shack’s adjacent canopy feature. **(B3.3 C-5)**



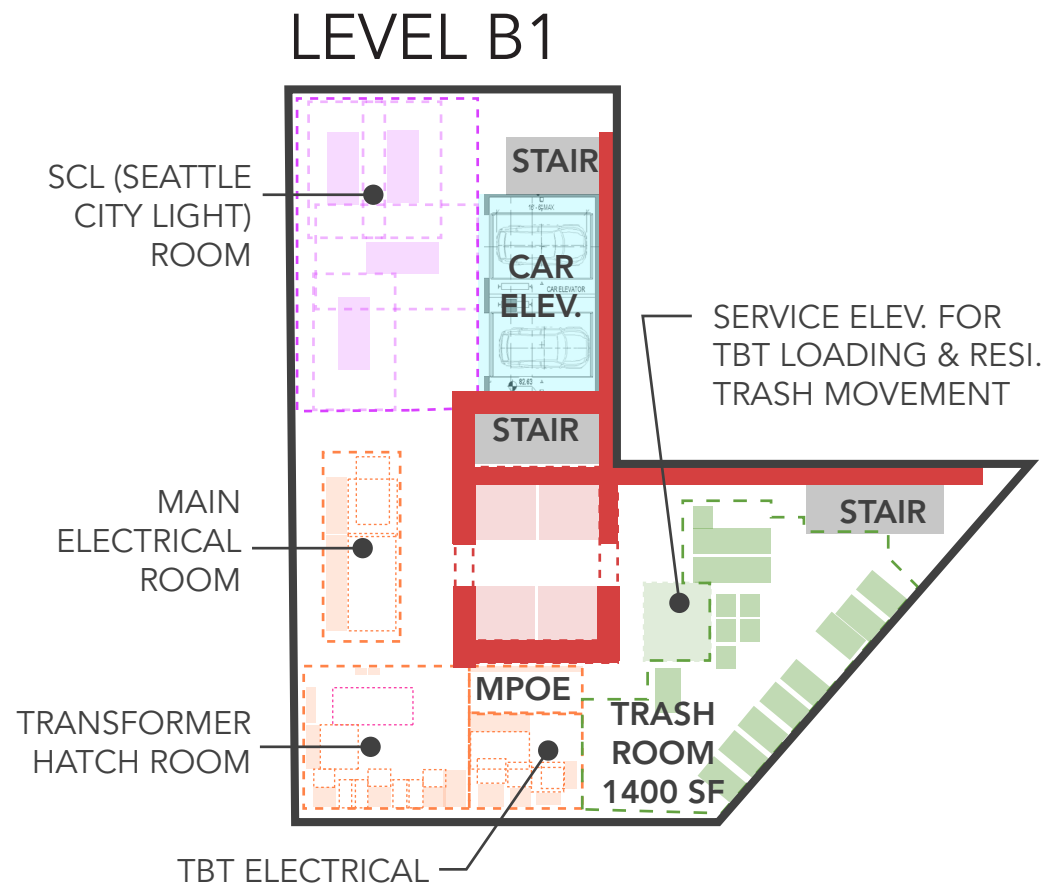
CONCEPT 4_Ground Floor Site Plan



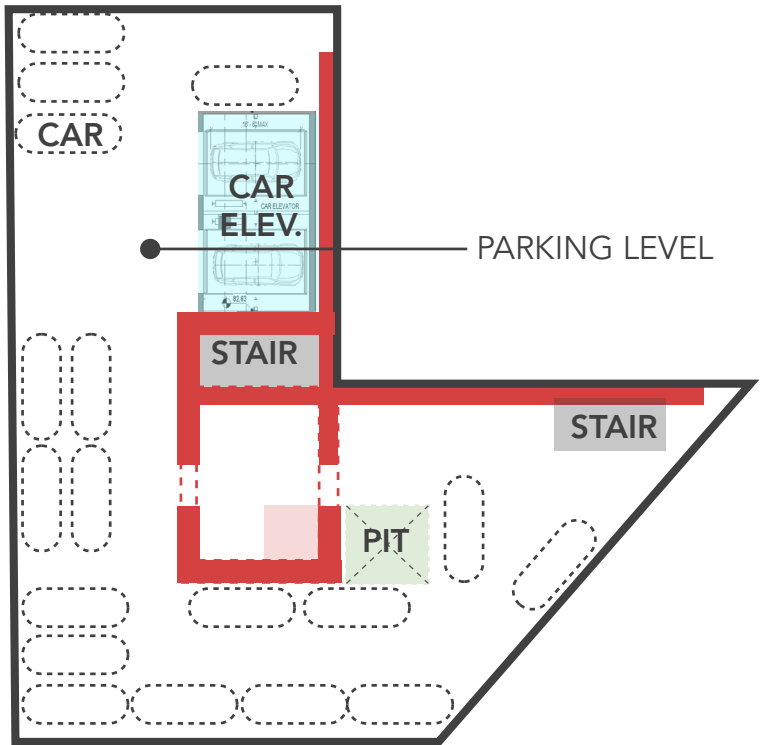
CONCEPT 4_Ground Floor Planning Diagrams



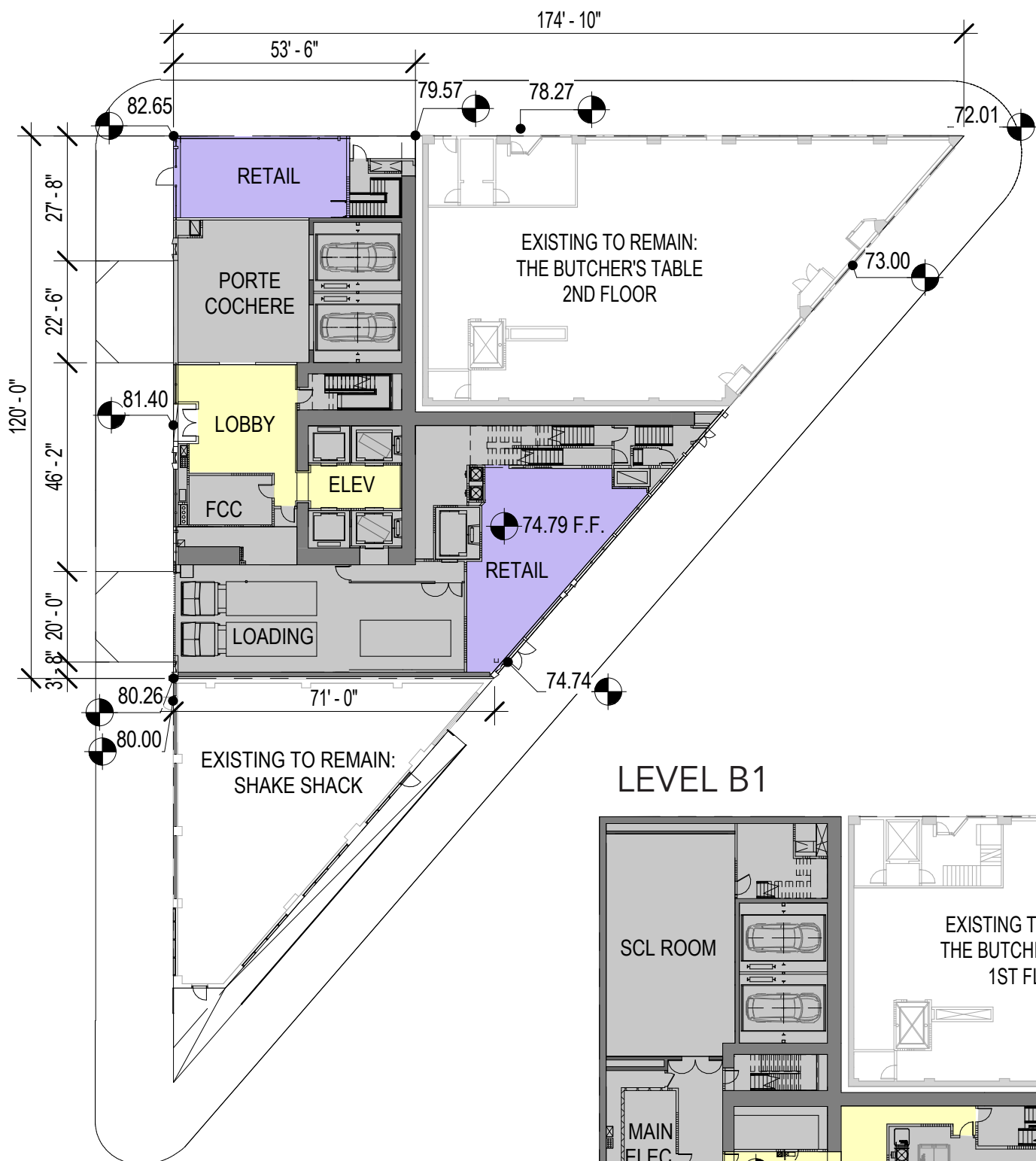
LEVEL 1



LEVEL B2

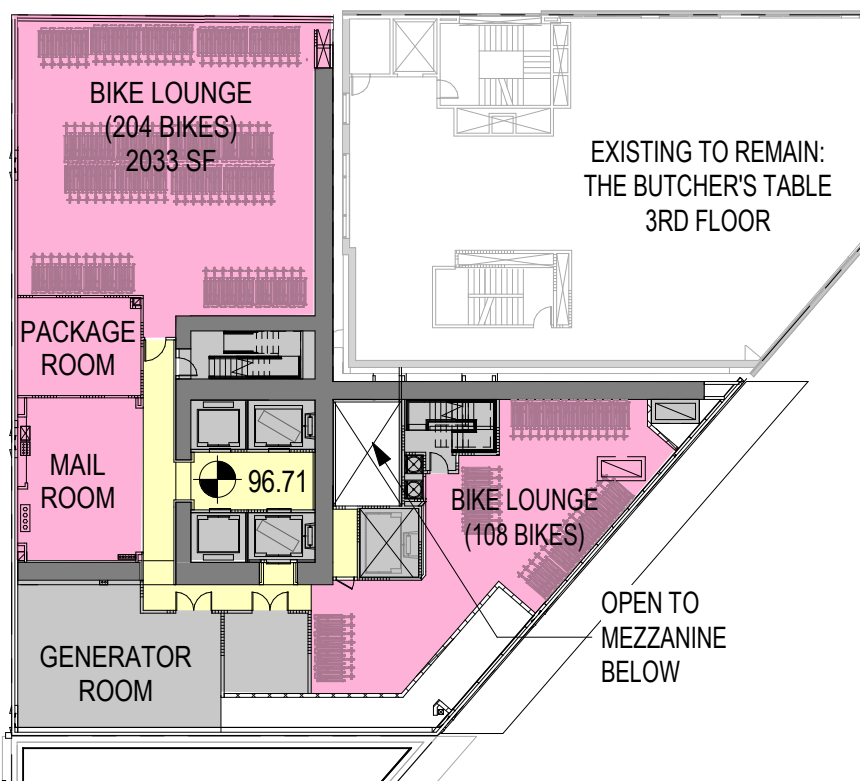


CONCEPT 4_Floorplans

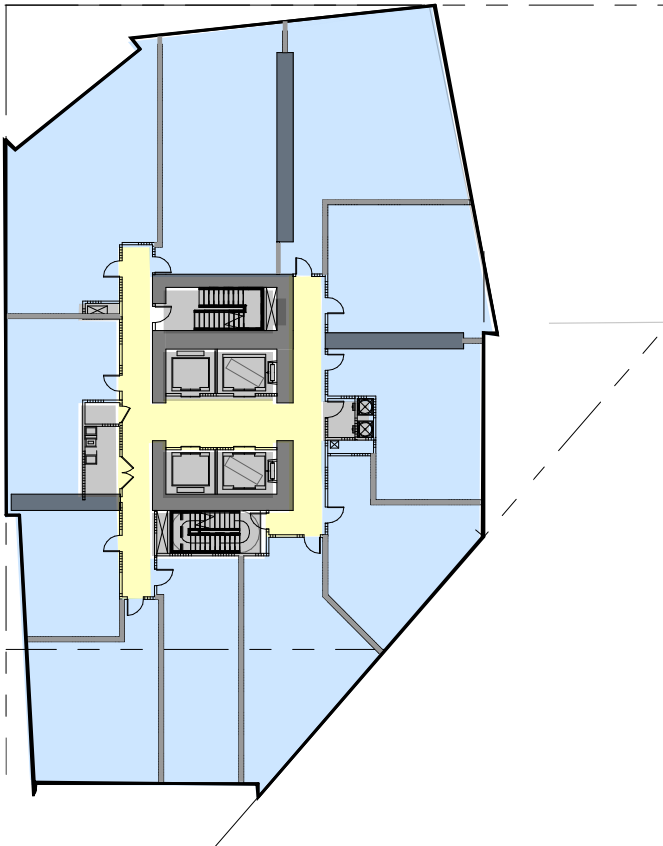


LEVEL 1

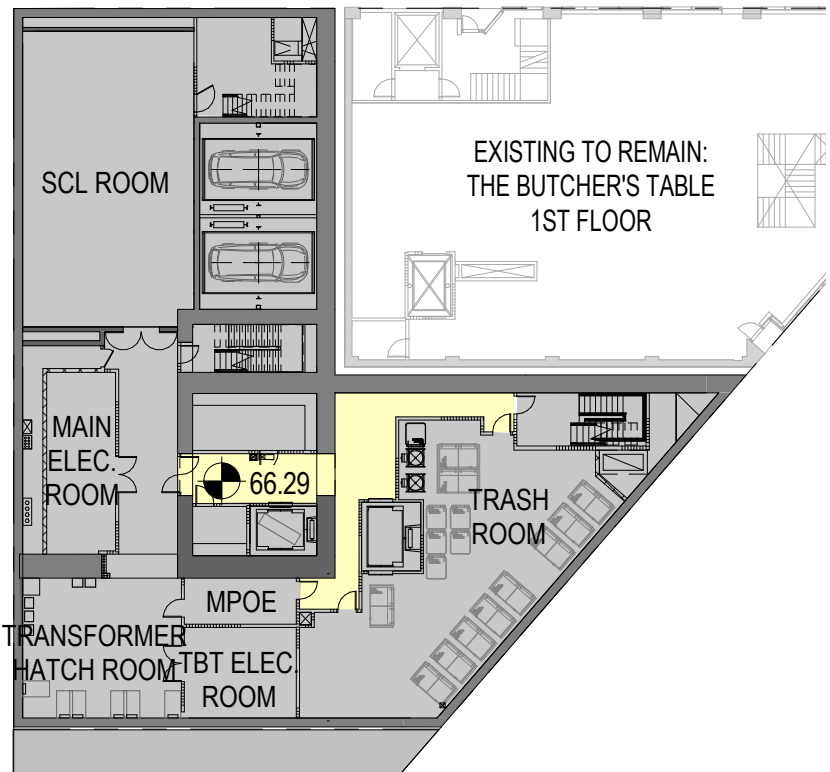
LEVEL 2



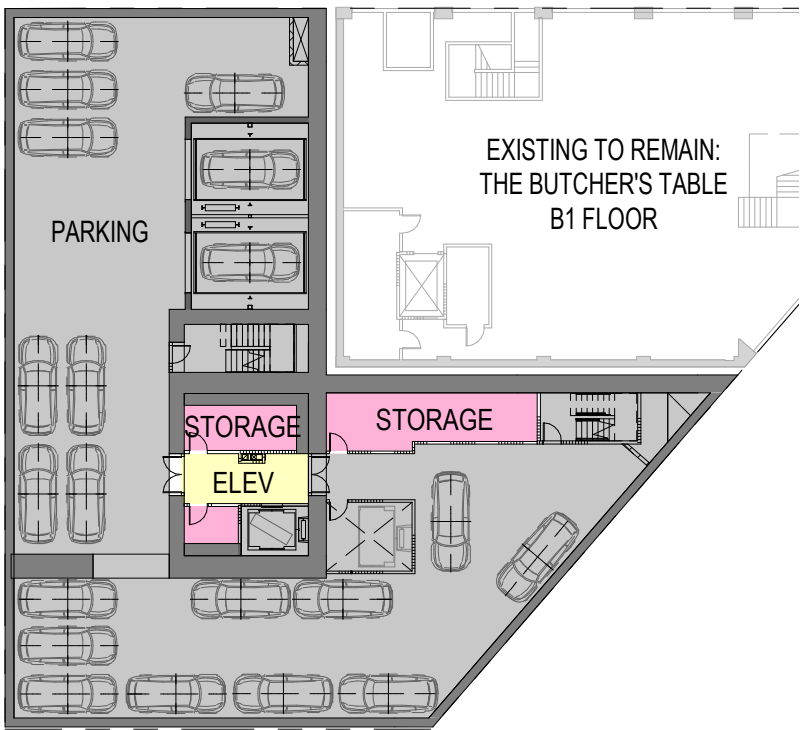
TYP. RESIDENTIAL



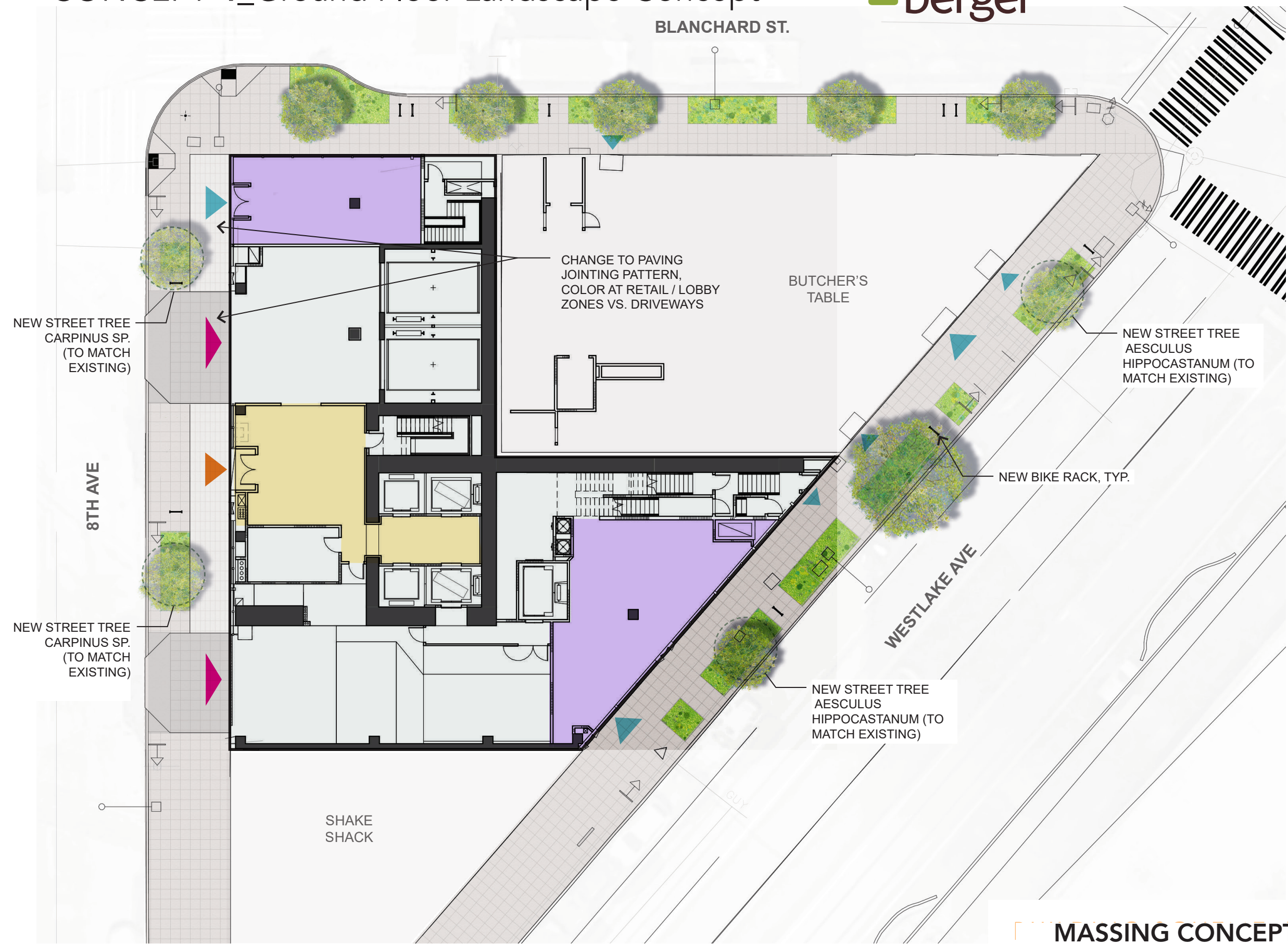
LEVEL B1



LEVEL B2



CONCEPT 4_Ground Floor Landscape Concept



STREET LEVEL

enhancements

Blanchard Street

- engage 8th and Blanchard corner with potential bulb-out
- add planting strip with paved openings for drop-off & bike racks
- keep existing street trees and enhance with bigger planters

8th Avenue

- add new street planters
- remove existing street trees to open views of lobby entrance, add two new street trees
- create smaller paving pattern through unique scoring at retail and residential frontages
- distinguish building entries from driveway zones with change to paving jointing pattern, color, finish

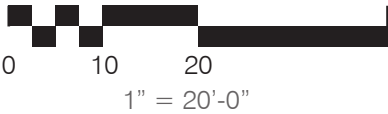
Westlake Avenue

- expand and enhance planters to create strong green edge
- add bike racks
- add street trees where possible

VEHICULAR ENTRY / EXIT

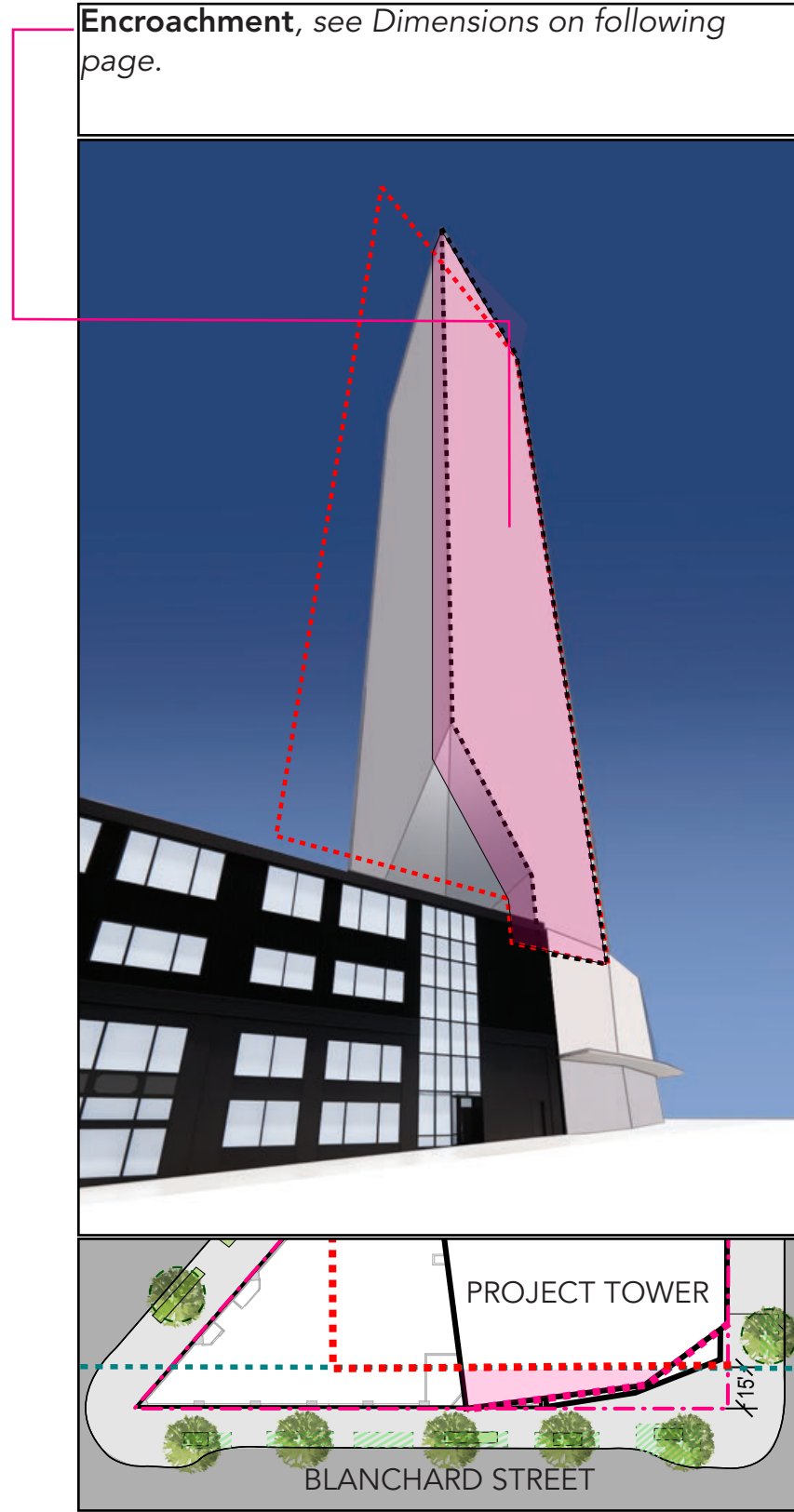
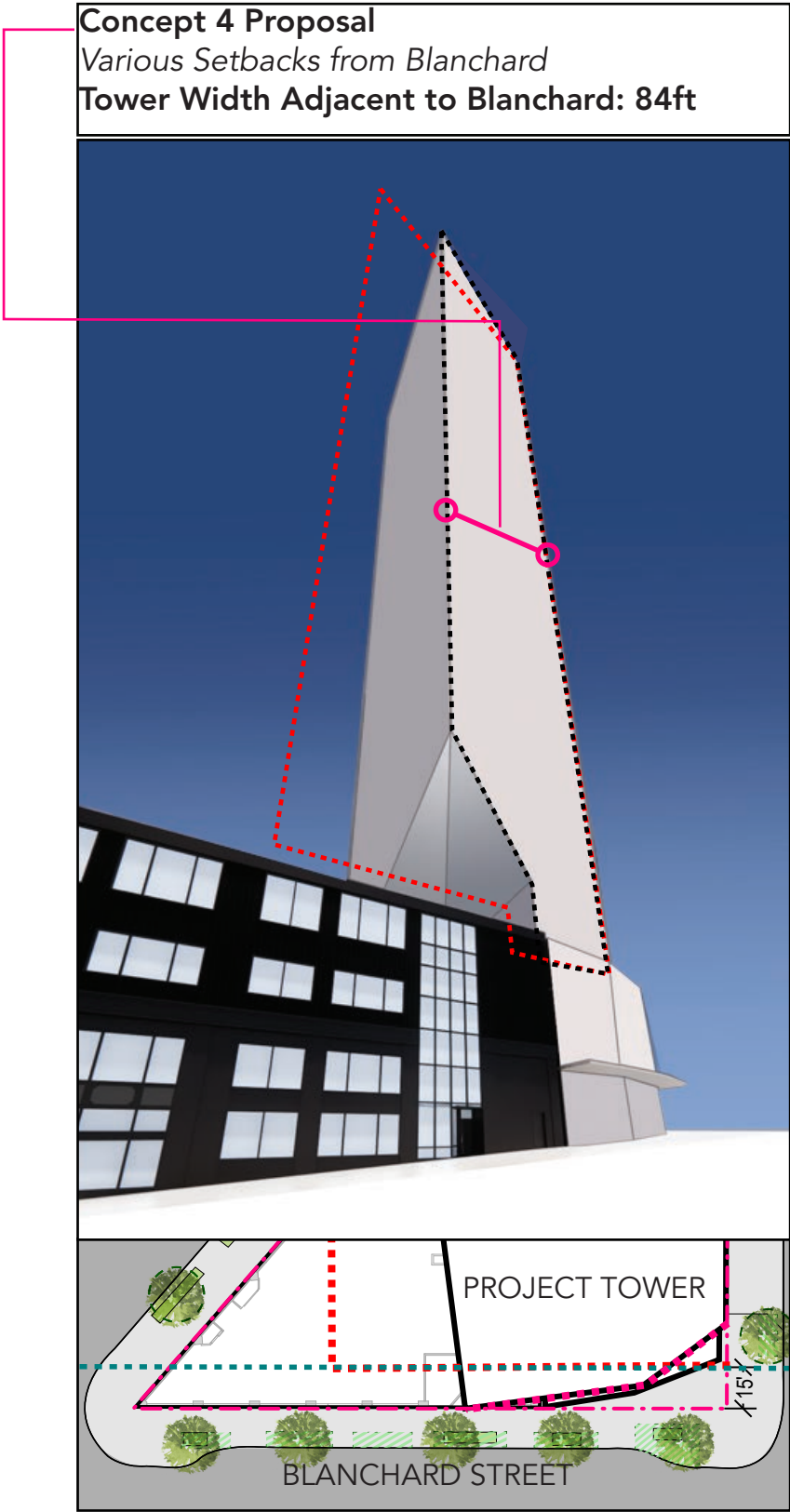
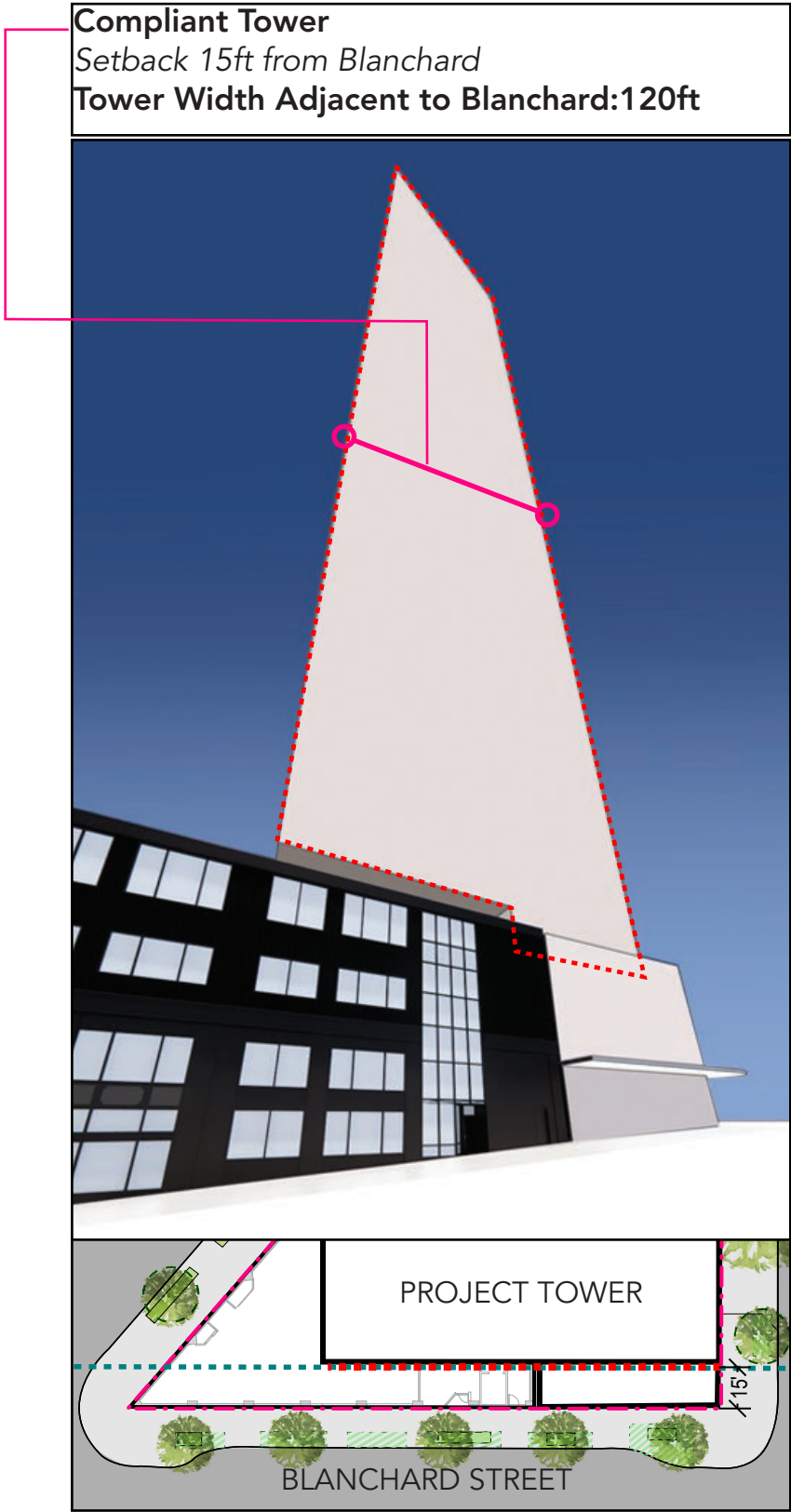
LOBBY ENTRY

RETAIL ENTRY



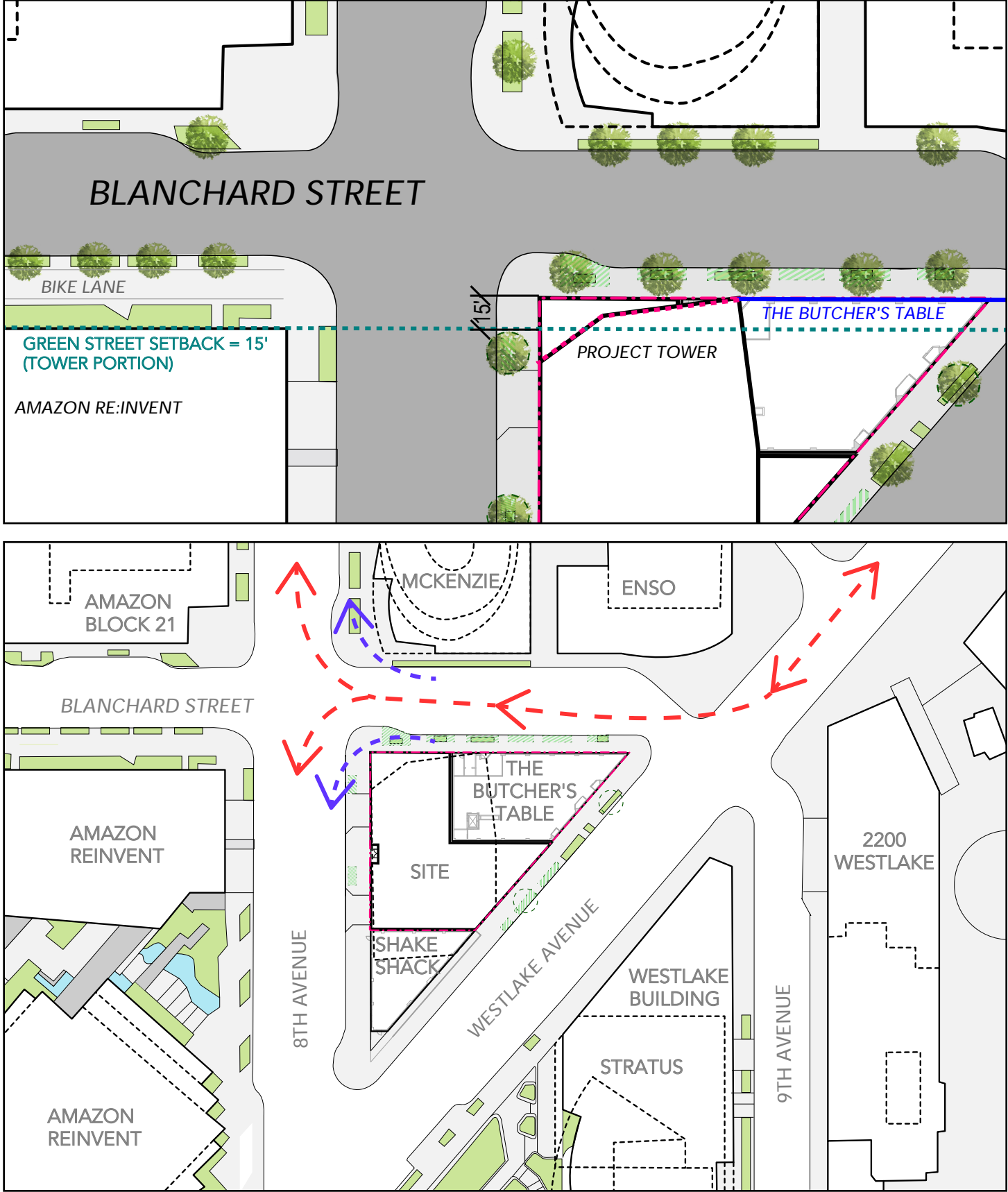
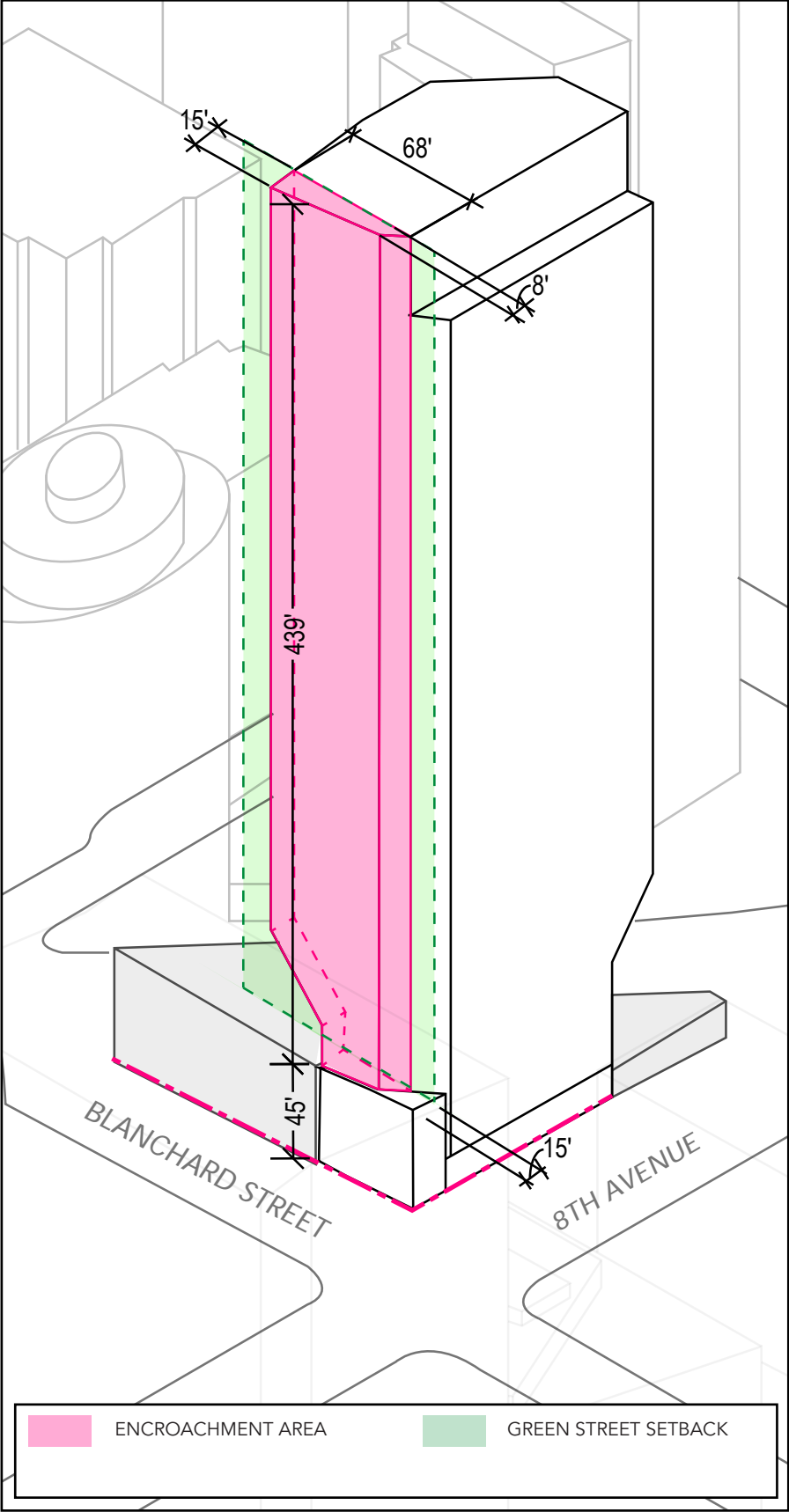
MASSING CONCEPT 4

CONCEPT 4_Departure Upper-Tower Setback at Green Street

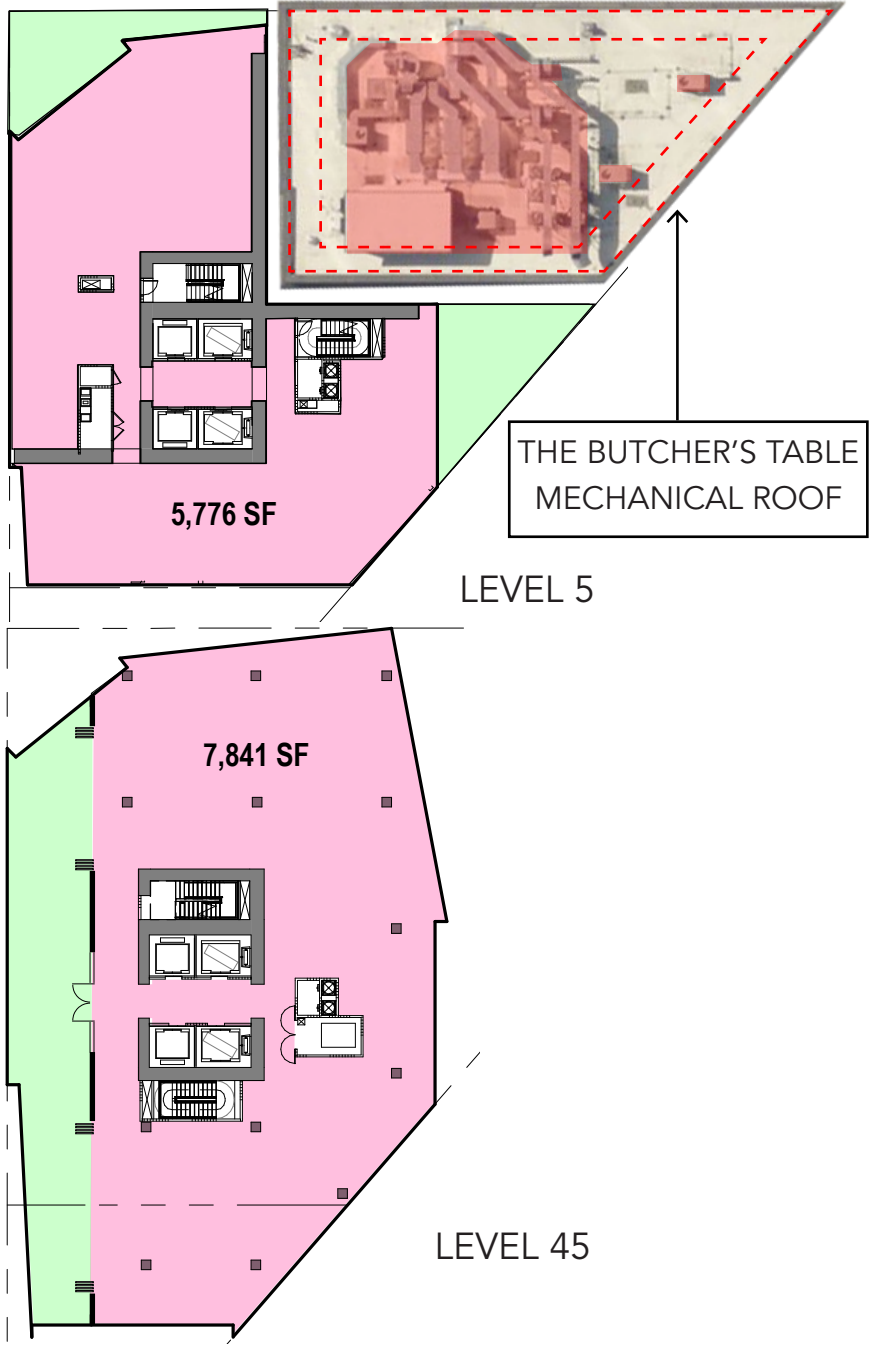
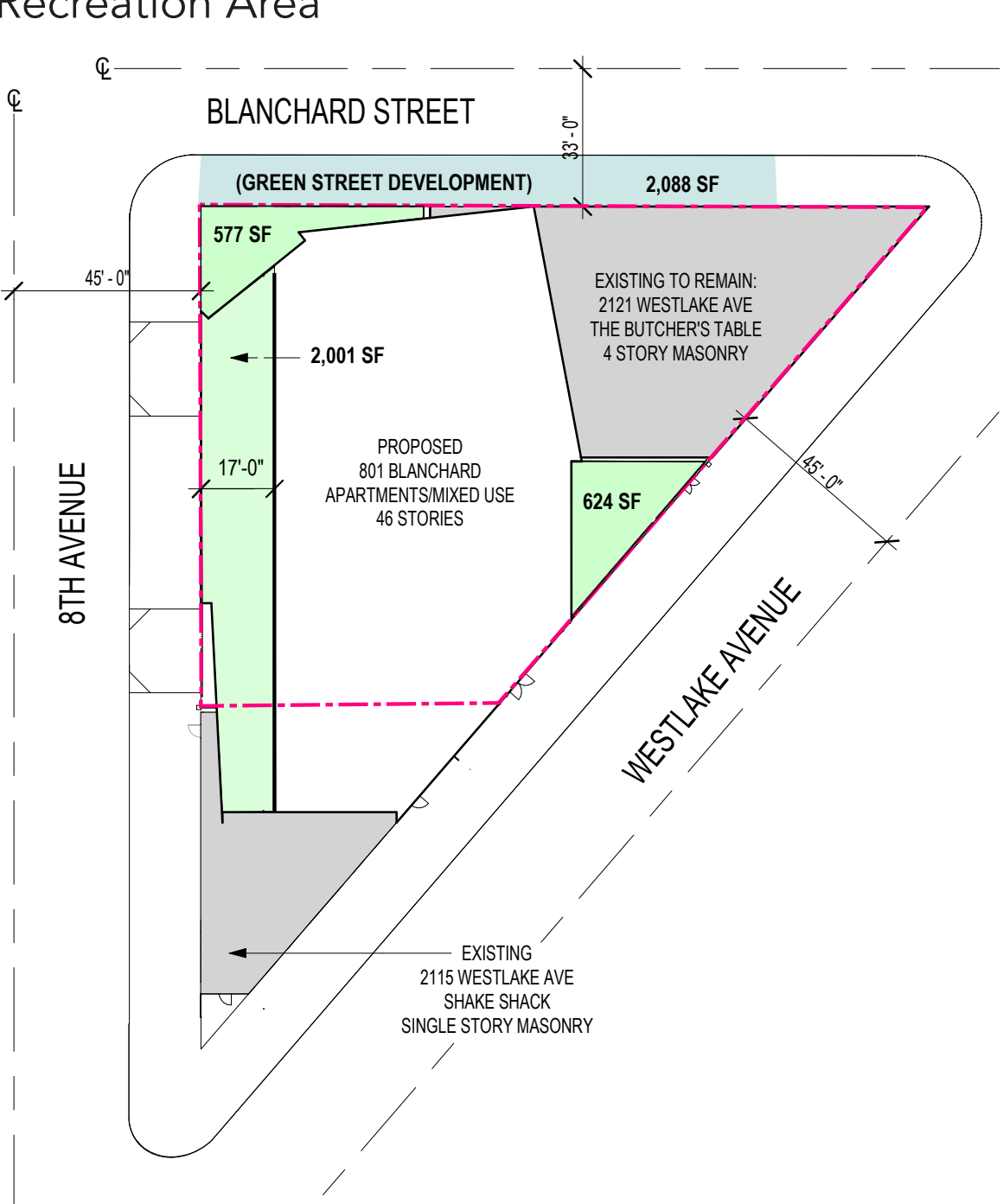


DESIGN GUIDELINE RATIONALE: D1 Provide inviting & usable open space. Concept 4 provides a more narrow building form from the perspective facing south from Blanchard, the Green Street. This provides more solar access to the pedestrian on Blanchard than the 120 ft wide compliant tower form.

DEVELOPMENT STANDARD
DMC 23.49.058.E.2 Upper Level Setbacks
REQUIREMENT
Blanchard Street (designated Green street) requires continuous upper-level setback of 15', measured from abutting green street lot line, above 45' (as shown in green)
PROPOSED
In Concept 4, the applicant proposes to allow the building to encroach 8 to 15-feet into the required setback for a width of up to 68-feet for the full height of the building above 45-feet.
DESIGN GUIDELINE RATIONALE: B3 Reinforce Positive Urban Form & Architectural Attributes of the Immediate Area: Chamfering the corner of the plan form echos the curve of the McKenzie building across the street and accentuates the funneling shape of Blanchard St. toward Westlake.



COMMON RECREATION CALCULATION
Required Common Recreation Area: (plot area) < 5% GSF 14,734 sf (Combined Plot Area) < 21,345 sf (5% of 426,000 sf) Total Common Recreation Area required: 14,734 sf 50% Exterior Requirement = 7,367 sf 50% Interior Requirement = 7,367 sf
Provided Exterior Common Recreation: at L5 Roof Terrace = 624 + 577 = 1,201 sf at L44 Roof Terrace = 2,001 sf Green Street Development = 2,088 sf TOTAL Provided Exterior Area = 5,290sf < 7,367 sf
Provided Interior Common Recreation: Provided at Level 5 = 5,776 sf Provided at Level 45 = 7,841 sf TOTAL Provided Interior Area = 13,617 sf > 7,367 sf
TOTAL Provided Combined Common Recreation Area = 18,907 sf > 14,734 sf



SPACE	REQUIRED	PROPOSED	DIFFERENCE
Exterior	7,367 sf	5,290 sf	- 2,077 sf
Interior	7,367 sf	13,617 sf	+ 6,250 sf

**TOTAL
DIFFERENCE**

+ 4,173 sf

CONCEPT 4_Departure Exterior Recreation Area

DESIGN GUIDELINES

Rational:

D-2 Enhance the Building with Landscaping

The proposal brings the experience of landscaping to a larger variety of recreation activities.

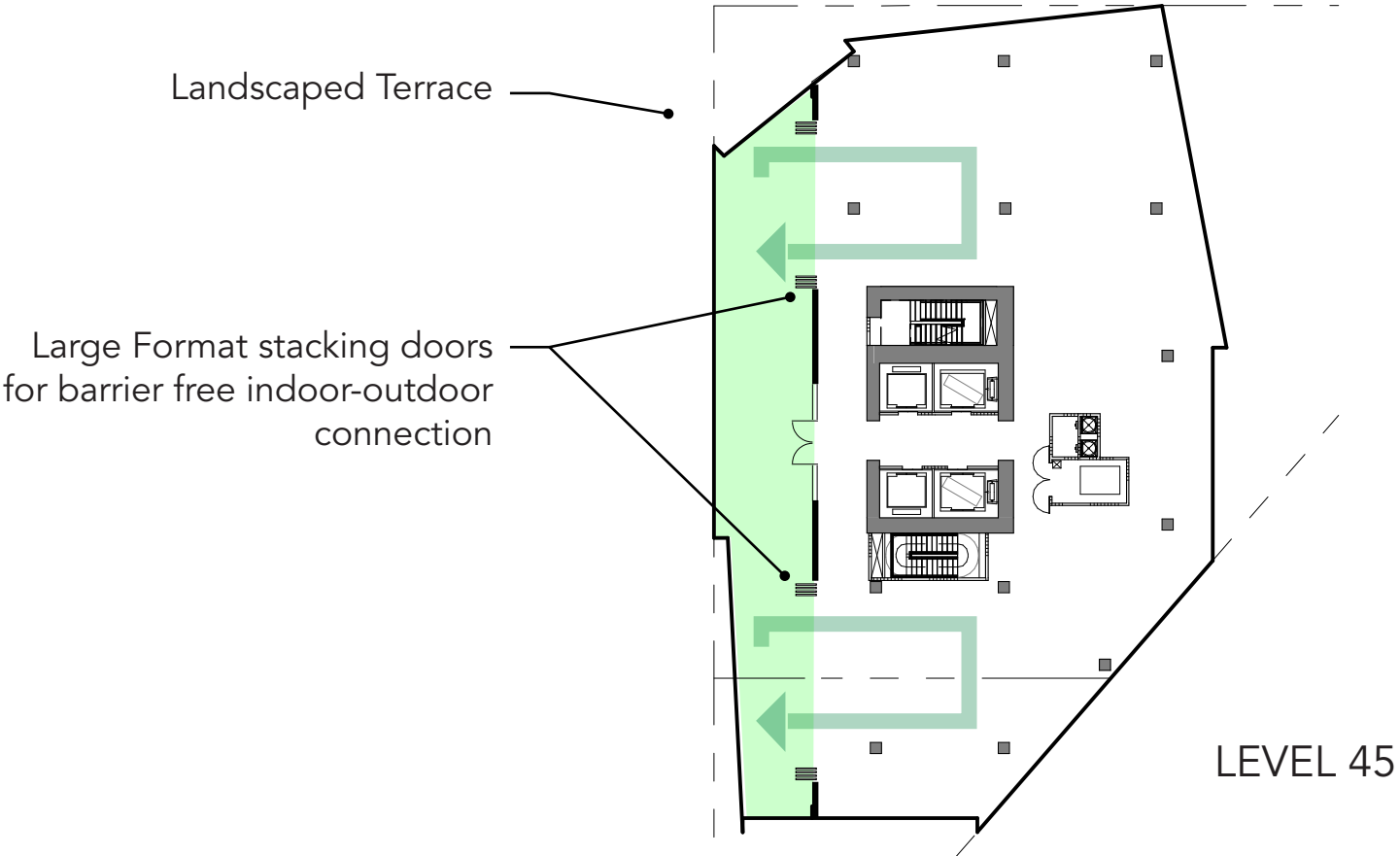
D-3 Provide Elements that Define the Place

Large format doors provide barrier free exposure to the skyline. Sense of place is defined by the open panorama.

D-6 Design for Personal Safety & Security

Indoor-Outdoor continuity of this proposal provides:

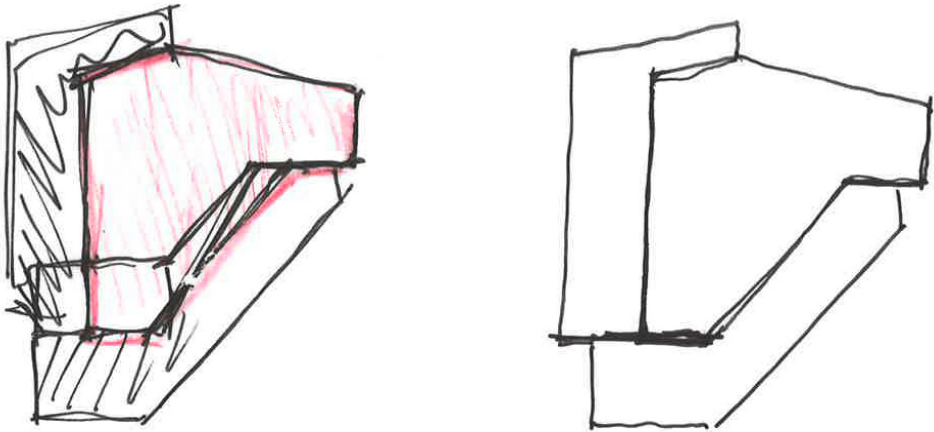
- Access to the wellness of the outdoor experience during all seasons
- Weather and wind protection when required
- Increased ventilation



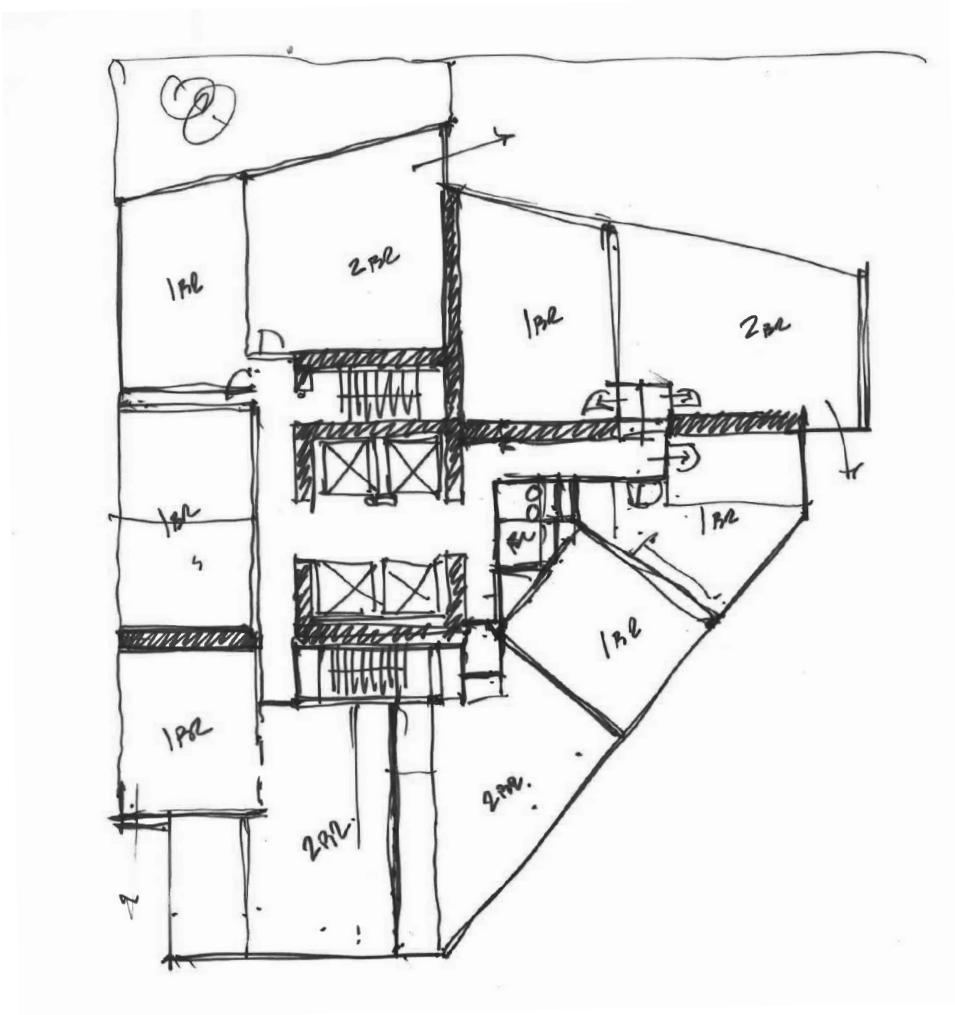
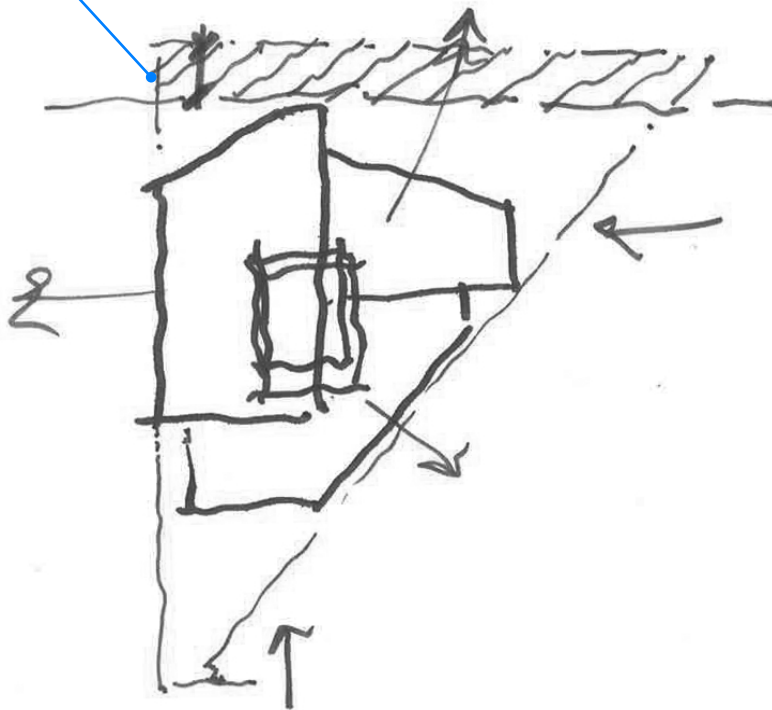
CONCEPT 5_FULCRUM ① Massing Resolution



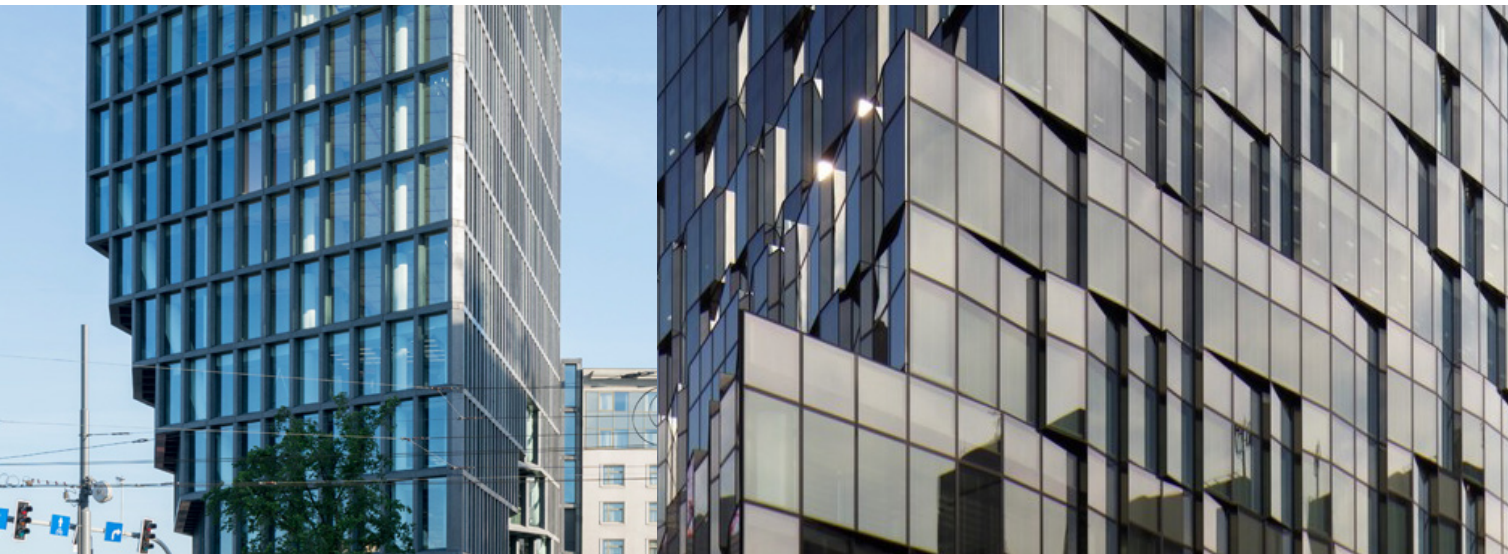
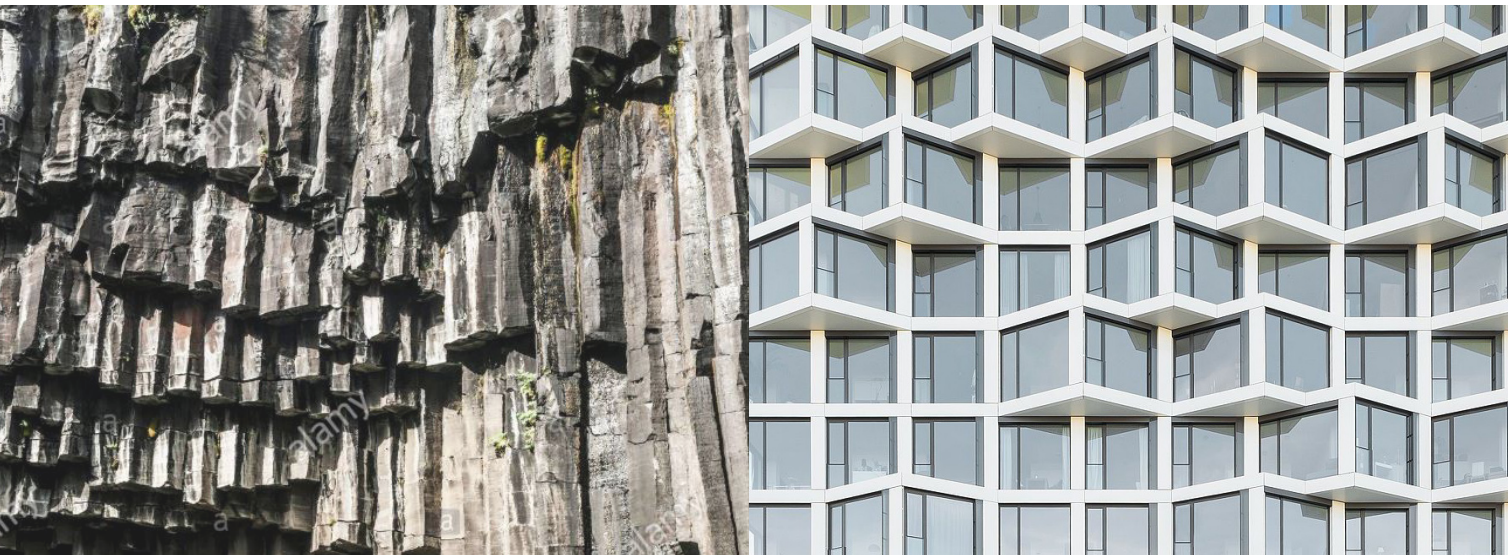
Compliance with 15' upper building setback on Blanchard Green Street



breakdown of form for slenderness from each street and vantage point



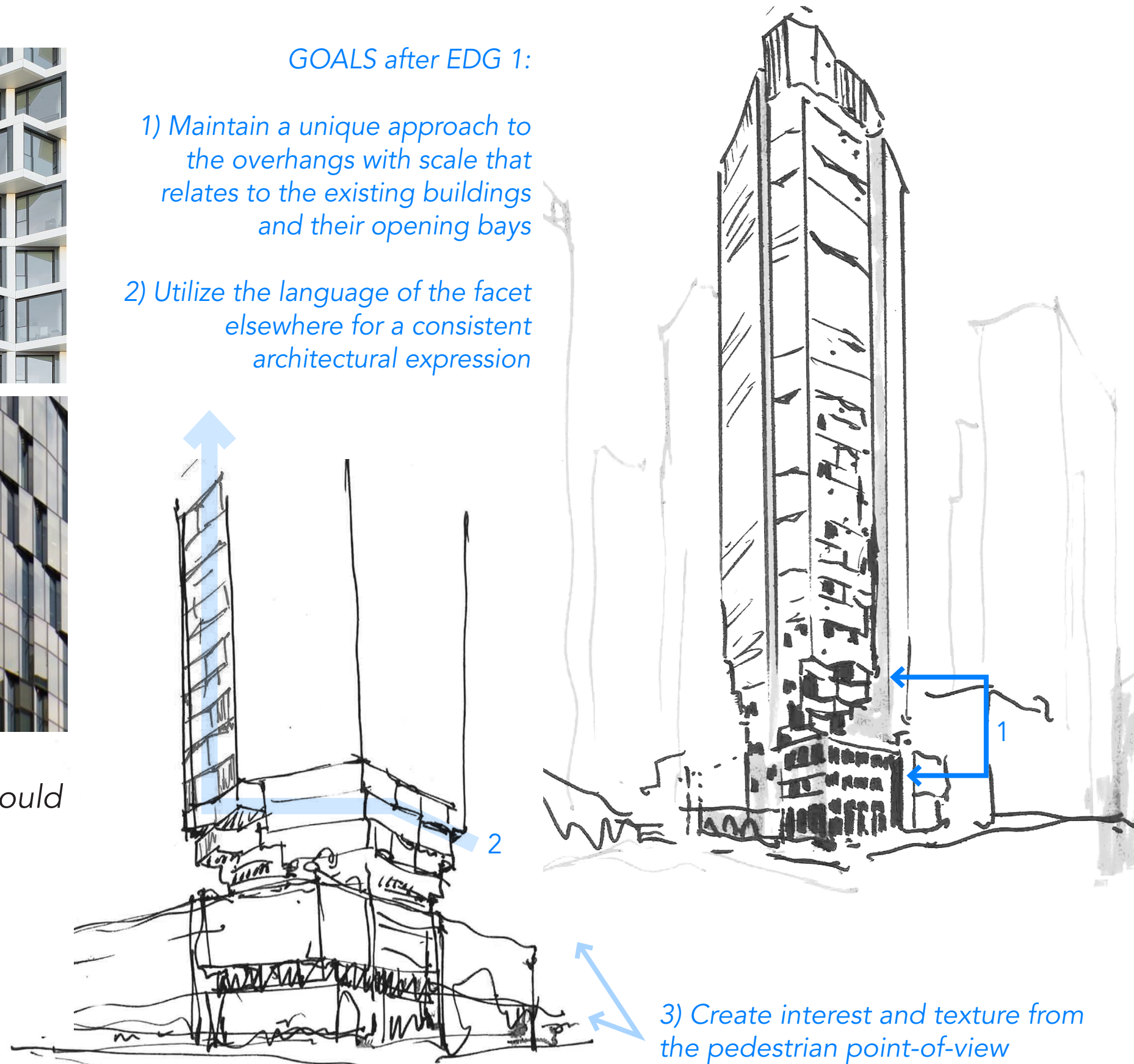
CONCEPT 5_FULCRUM ① Massing Resolution



EGD1: "resolution of the architecture of the overhang should inform the development of a well-proportioned building and consistent overall architectural expression"

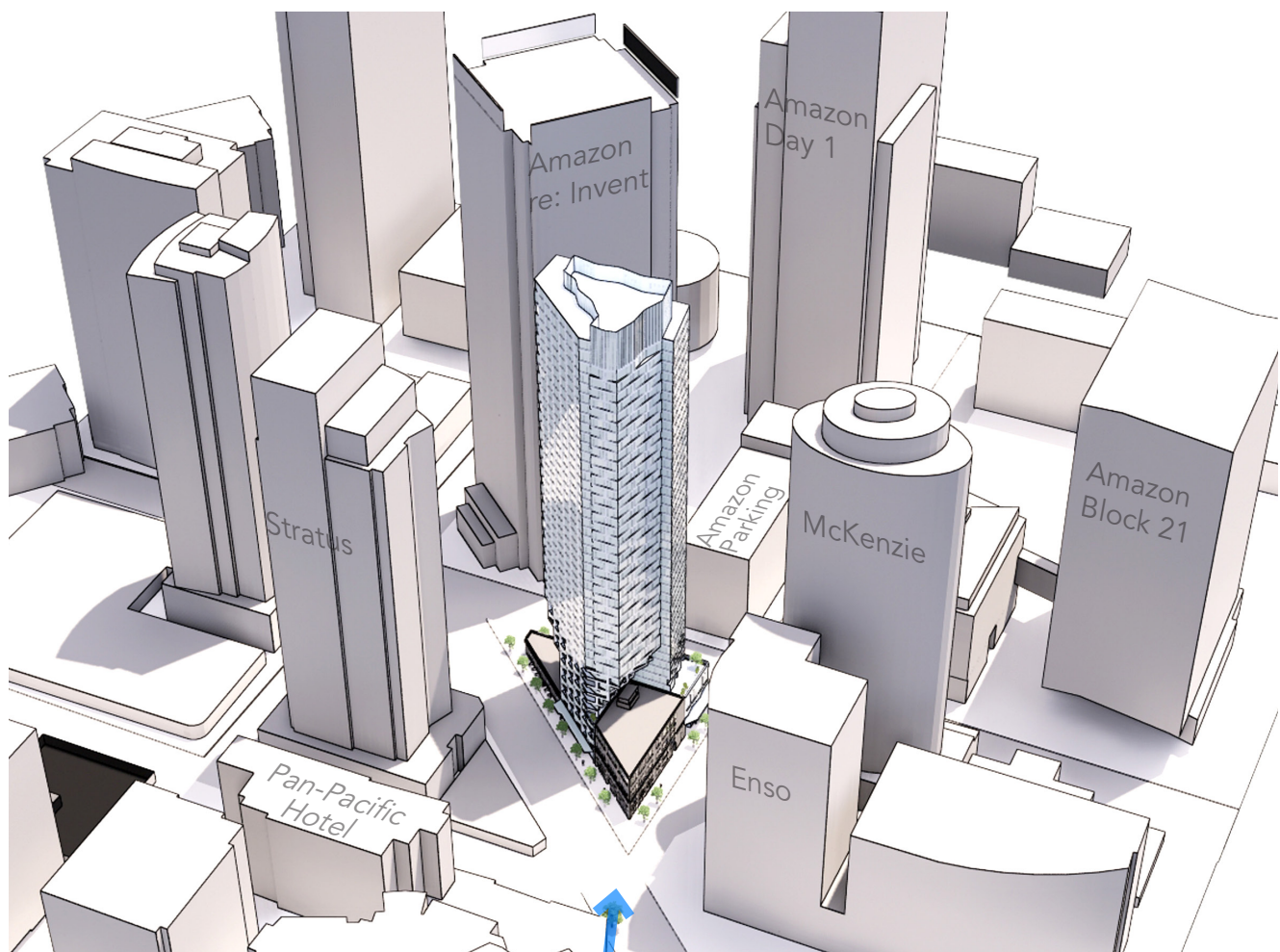
GOALS after EDG 1:

- 1) Maintain a unique approach to the overhangs with scale that relates to the existing buildings and their opening bays
- 2) Utilize the language of the facet elsewhere for a consistent architectural expression



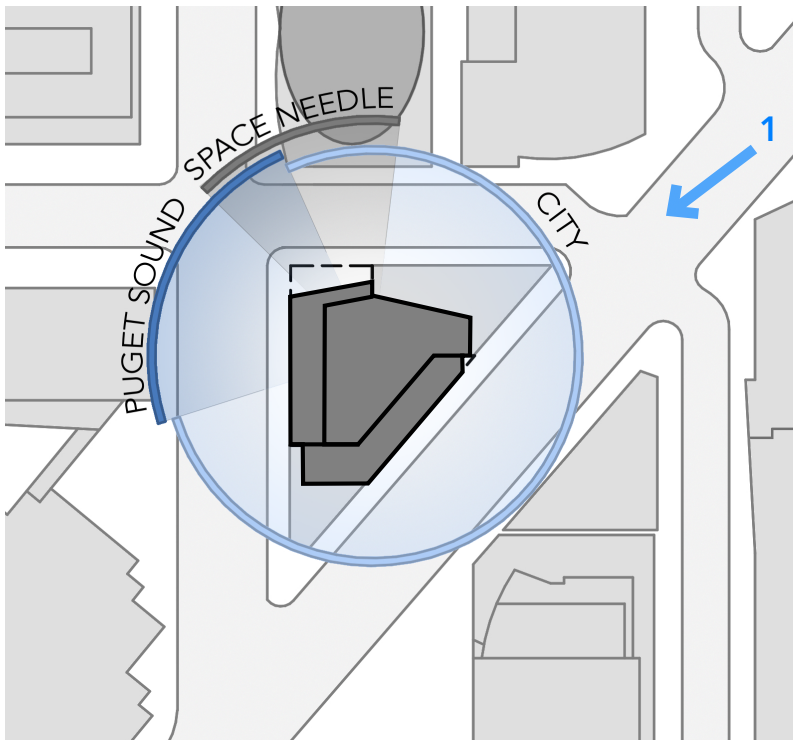
3) Create interest and texture from the pedestrian point-of-view

CONCEPT 5_FULCRUM



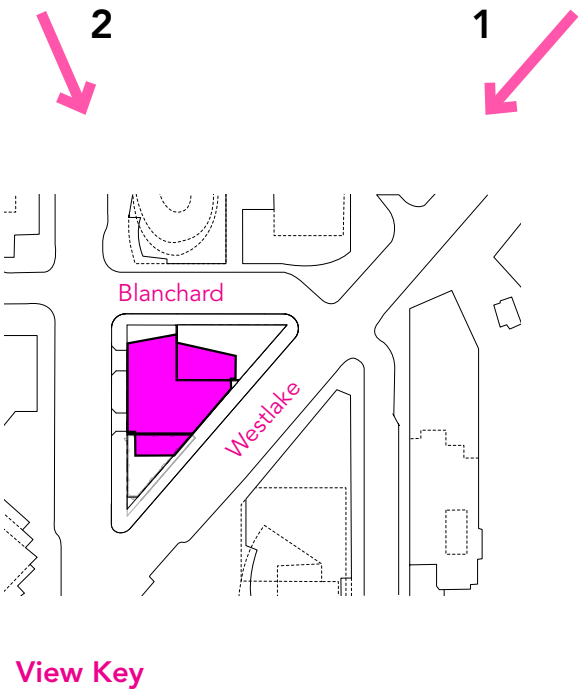
A-1 & B- 1 Context Response:

Concept 5 equally distributes the tower mass on each side of the triangular block. The non-standard shape of the block and the intersection of 3 streets is echoed in the building form which is characterized by three vertical masses interlocked in a triangle or 'pinwheel'. (A-1.1.a.) The massing yields slender vertical profiles from multiple vantage points. (B-1,d.)



View 1

CONCEPT 5_

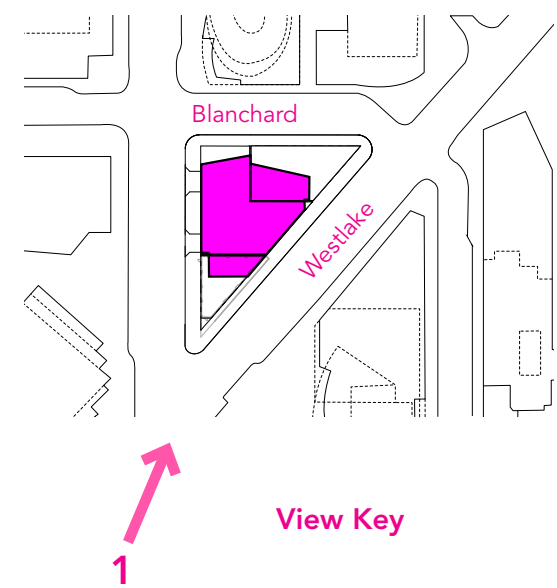


1. View from North on Westlake



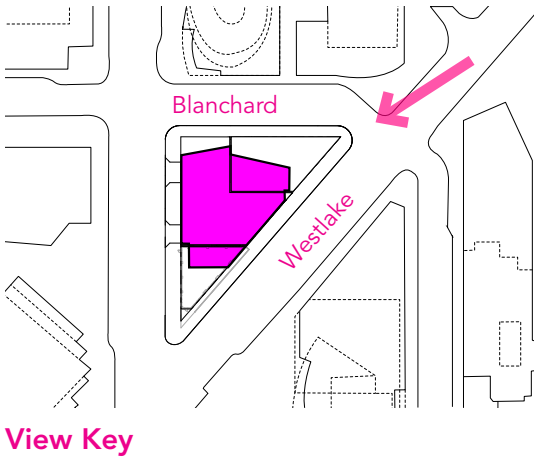
2. View from North on 8th Avenue

CONCEPT 5_



1 View from South on Westlake Avenue

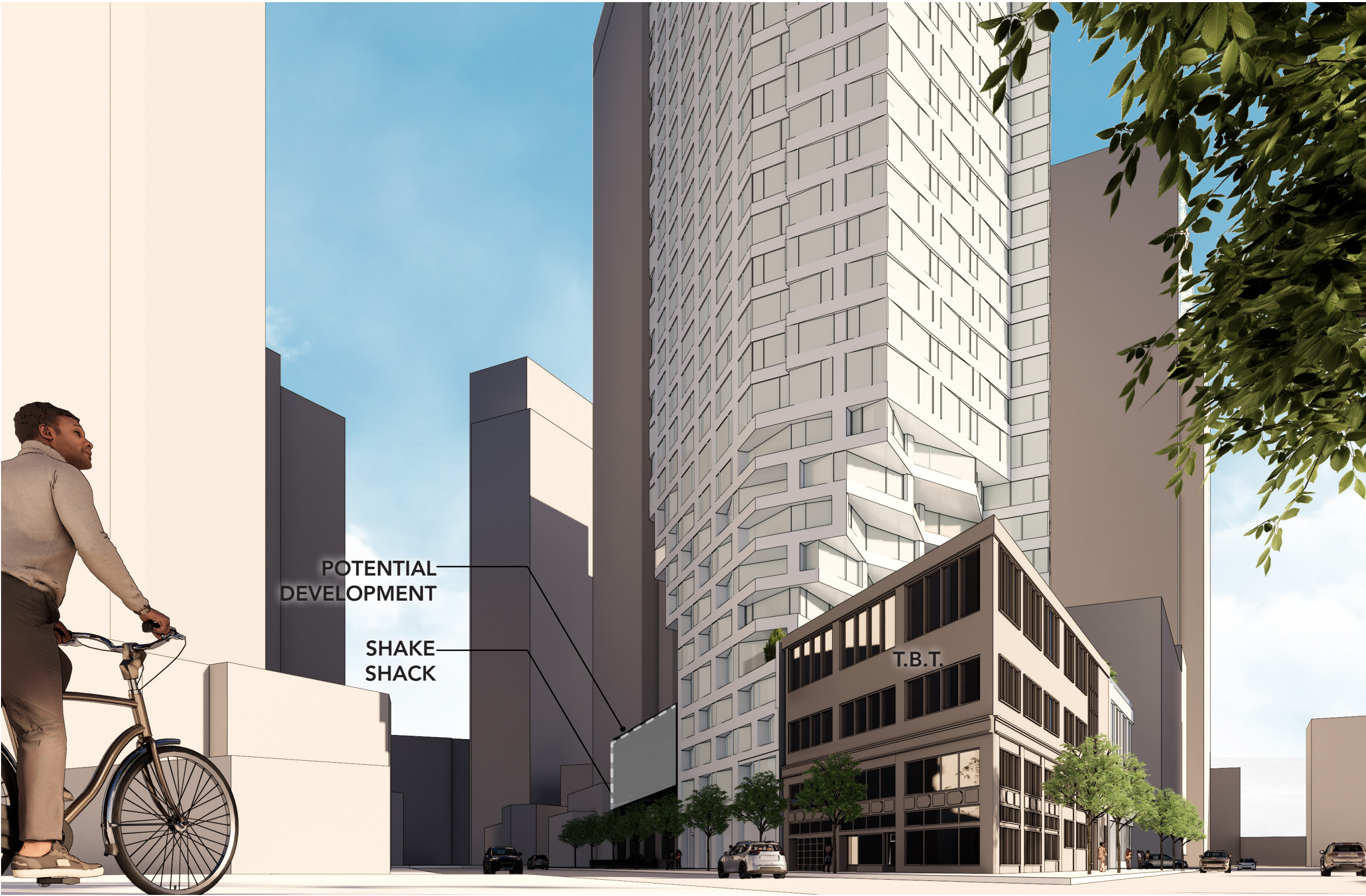
CONCEPT 5_



B-1 & B- 4 Response:

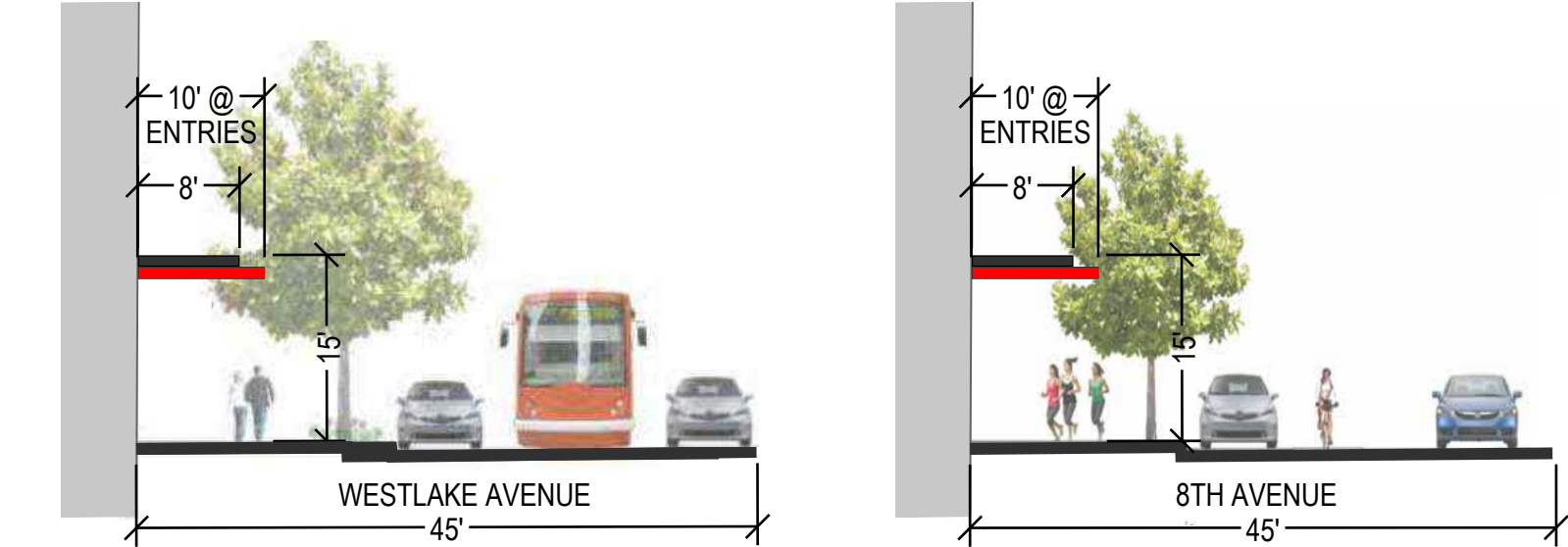
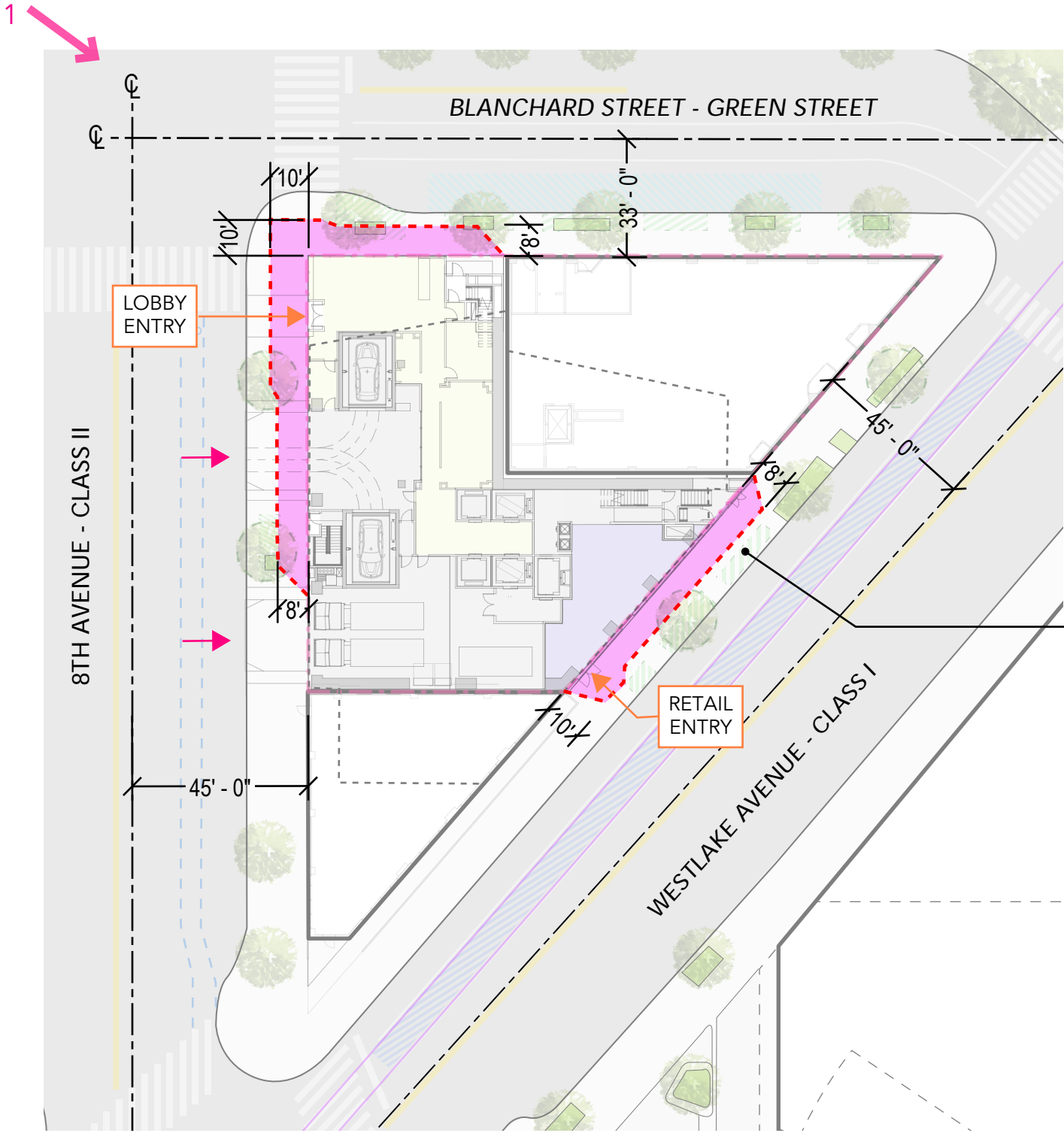
In Concept 5 the scale of the overhang is reduced through a concept of terraced setbacks which are articulated in an 'interlocking' pattern to be unified with the larger massing concept. **(B-4)** For coherence with the adjacent buildings, the size of the individual setback facets reflects the window bay size of the existing buildings on the block. **(B-4.1.b.)**

-The approach provides a scale modulation that is compatible with the existing buildings and also provides adequate relief. **(B-1.b)**



CONCEPT 5_Overhead Weather Protection

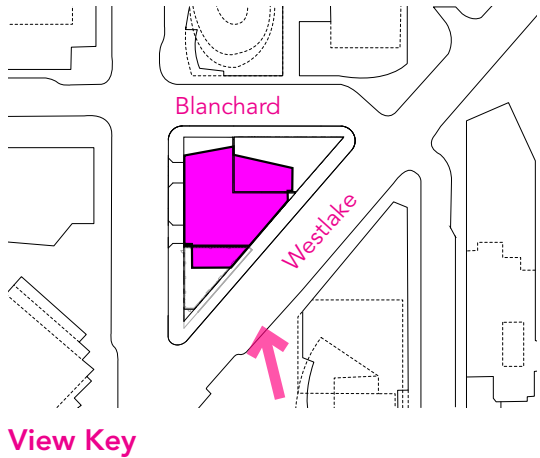
3 Base and Street



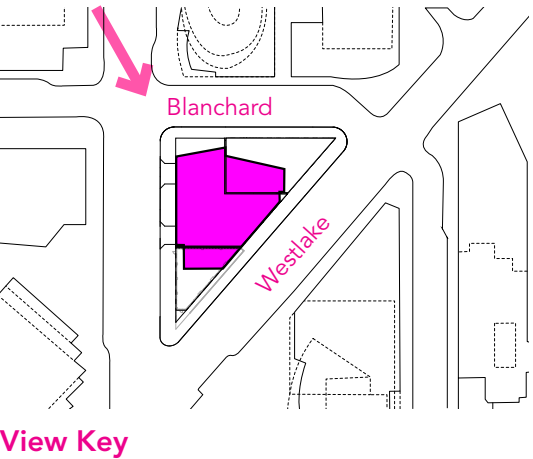
Continuous Weather Protection Canopies to be provided at 8ft depth and increased to mark retail and corner residential entrance.



CONCEPT 5_



CONCEPT 5_FULCRUM



B-2, B- 3, C-5 Response:

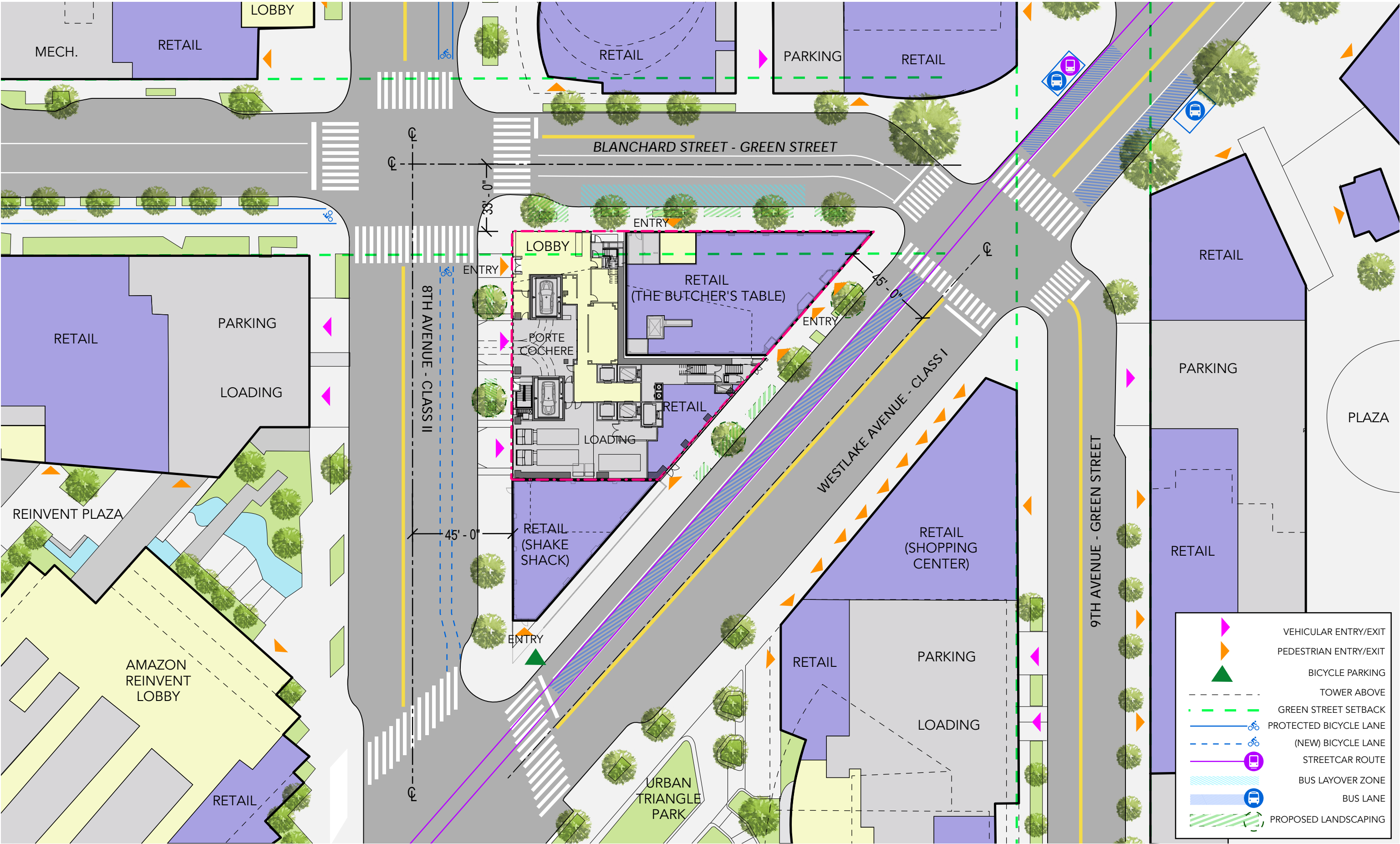
The base of the building emphasizes horizontal intervals relating to the existing buildings on the block. **(B2.2)** The western facade features roof line aligned to the Butchers Table cornice and a belt course which continues the Shake Shack 1-story datum.

(B-2.2.h.; B-3.2) To further mitigate the bulk of the tower at the base, the facade is gradually modified with deeper recesses and expressed frames **(B2.2h.; B-2.3.n.)** modulated in sizes similar to the existing buildings.

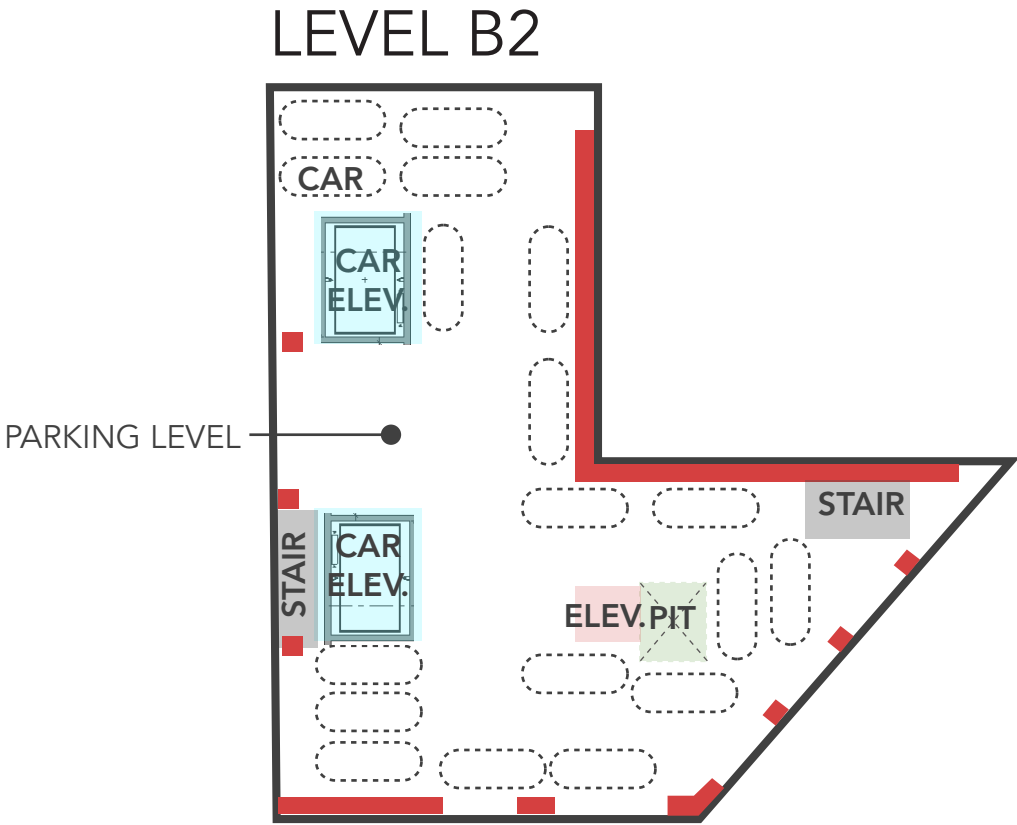
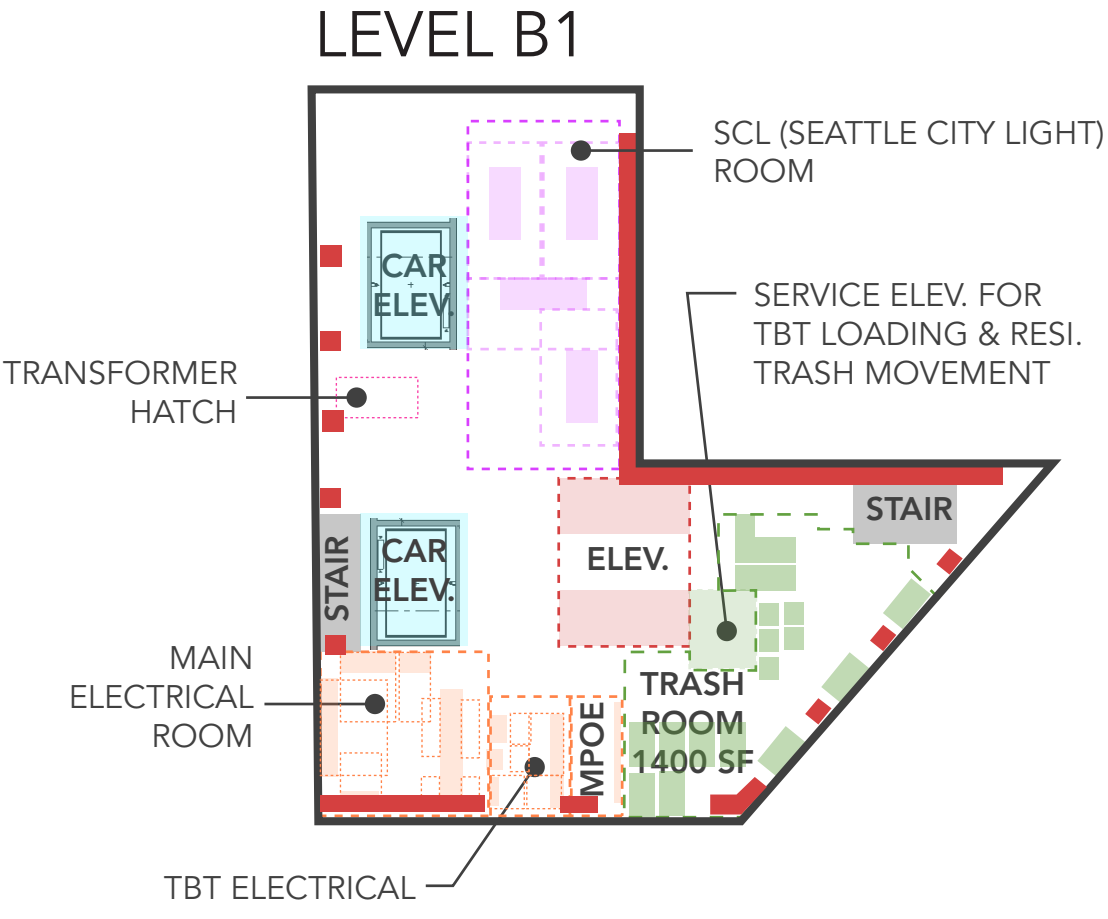
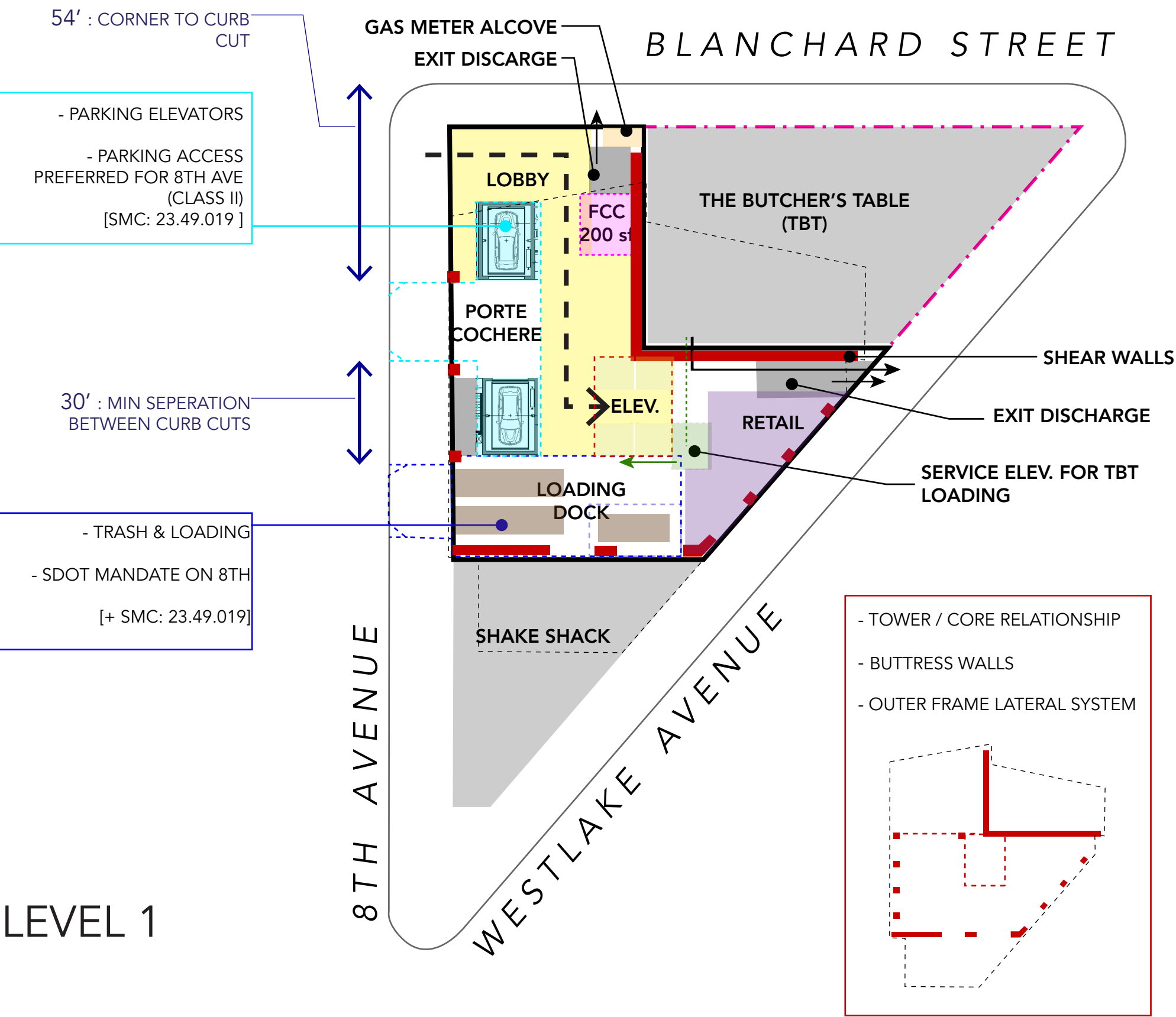
Overhead weather protection is provided at pedestrian entries with on 8th and Blanchard, and on Westlake to align with the Shake Shack's adjacent canopy feature. **(B3.3 C-5)**



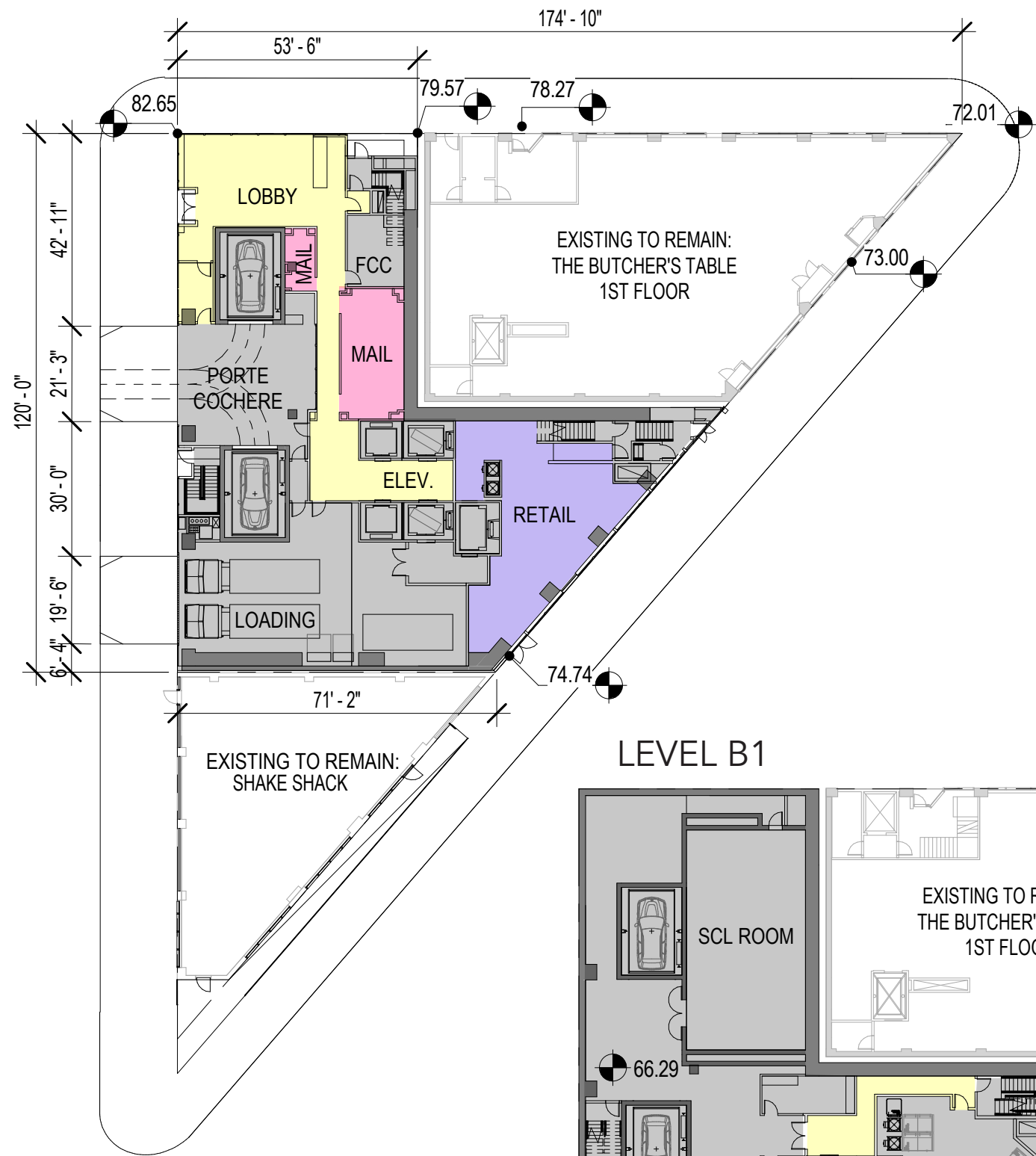
CONCEPT 5_Ground Floor Site Plan



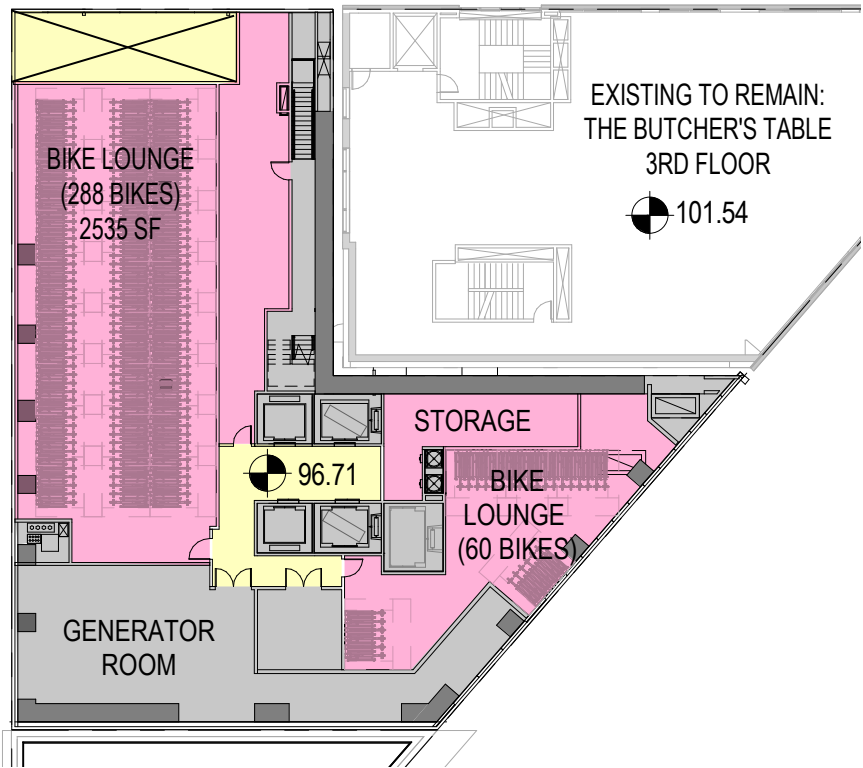
CONCEPT 5_Ground Floor Planning Diagrams



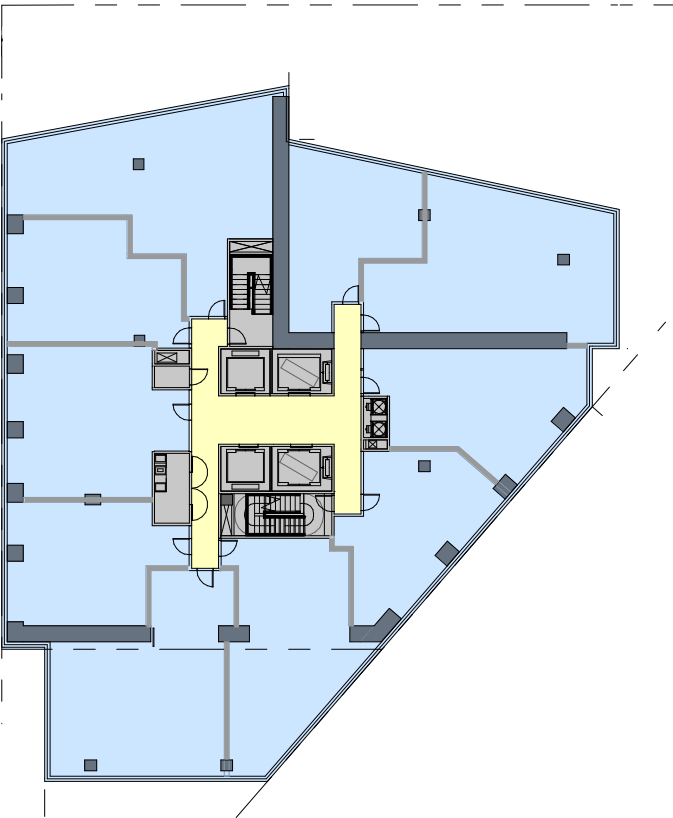
CONCEPT 5_Floorplans



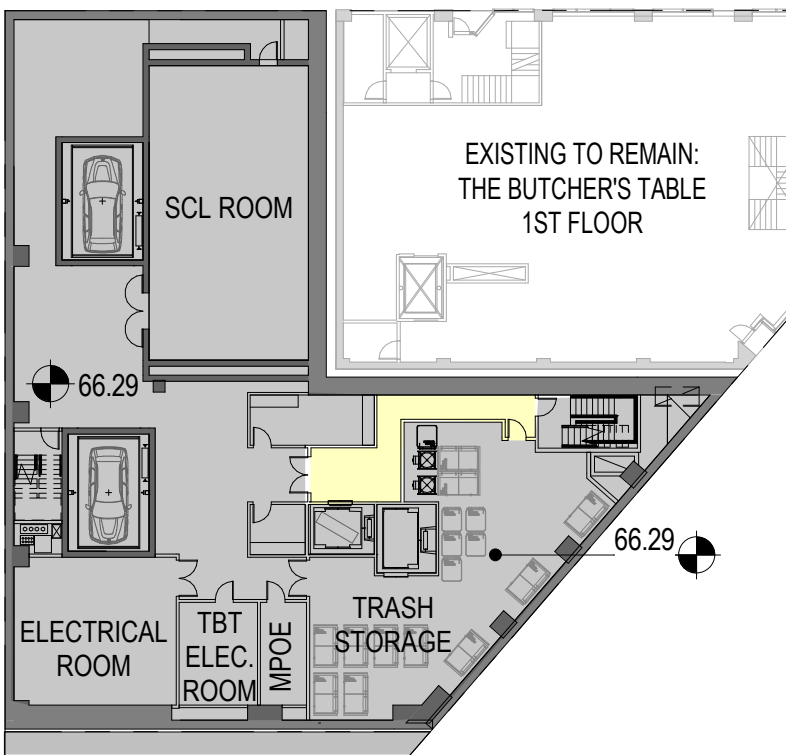
LEVEL 2



TYP. RESIDENTIAL



LEVEL B1



LEVEL B2



CONCEPT 5_ Ground Floor Landscape



STREET LEVEL

enhancements

Blanchard Street

- engage 8th and Blanchard corner with potential bulb-out
- add planting strip with paved openings for drop-off & bike racks
- keep existing street trees and enhance with bigger planters

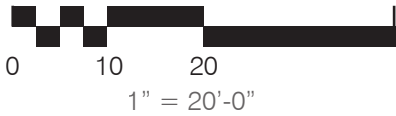
8th Avenue

- add new street planters
- remove existing street due to new driveways; add two new street trees
- distinguish residential lobby entry with unique scoring pattern and paving finish
- utilize a smaller paving pattern through unique scoring to flank driveways, acting as a textural and visual cue to pedestrians

Westlake Avenue

- expand and enhance planters to create strong green edge
- add bike racks
- add street trees where possible

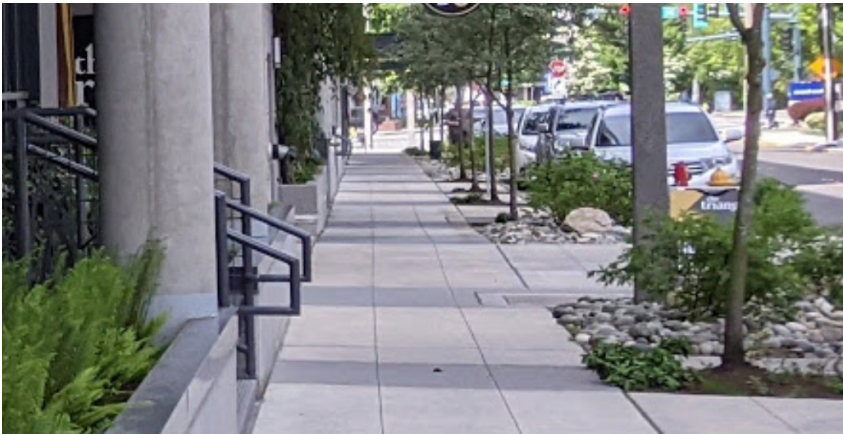
MASSING CONCEPT 5



Ground Floor Landscape Character

Streetscape Paving & Amenities

- Differentiation of paving to help define building entry points and vehicular zones
- Bike racks



ROW PAVING
DIFFERENTIATION & AMENITIES

Blanchard Planting Character

- shade oriented planting character
- pacific northwest native focus
- fall color



WESTLAKE AVE & 8TH AVE
PLANTING

Westlake Avenue & 8th Ave Planting Character

- sunnier orientation for planting palette
- pollinator species
- ornamental grasses and flowering color



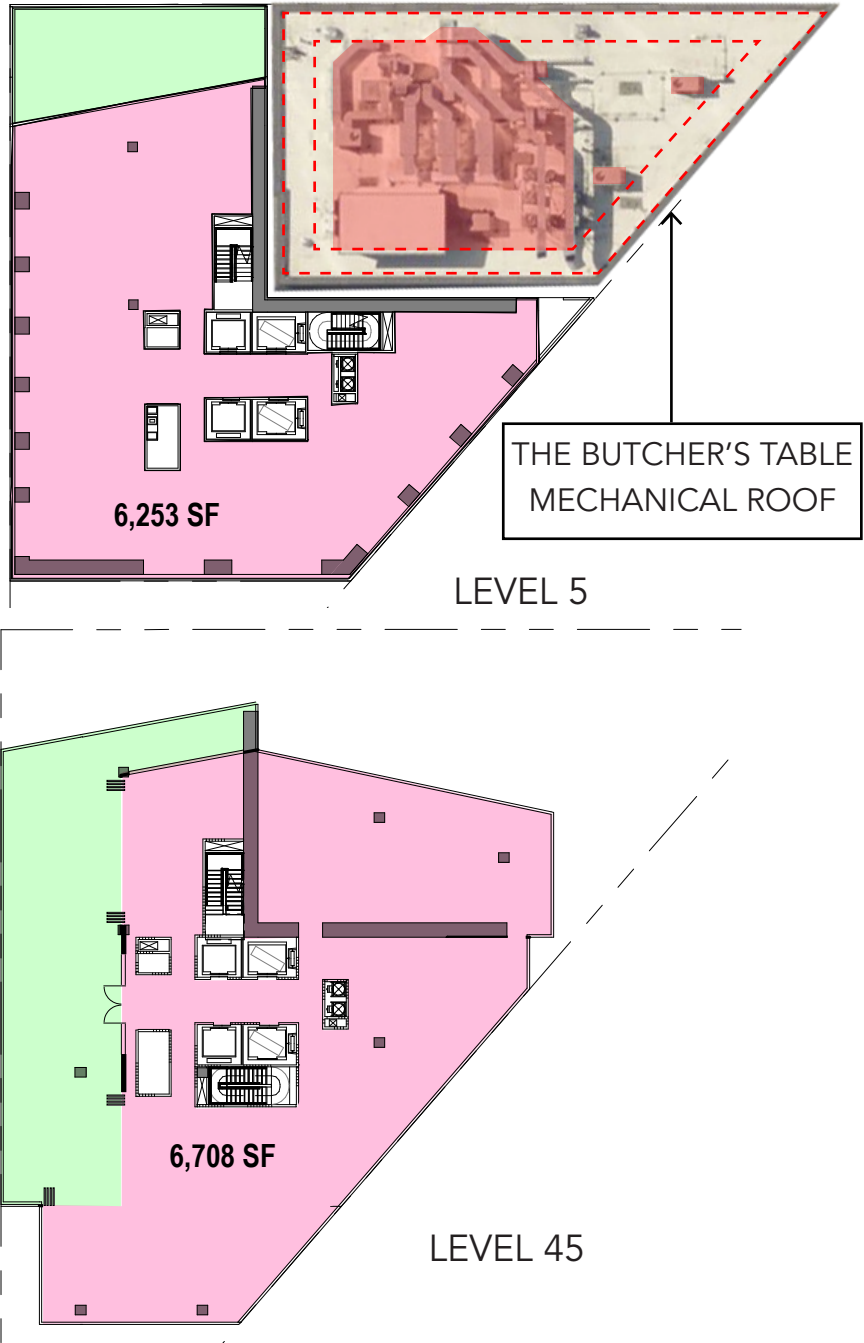
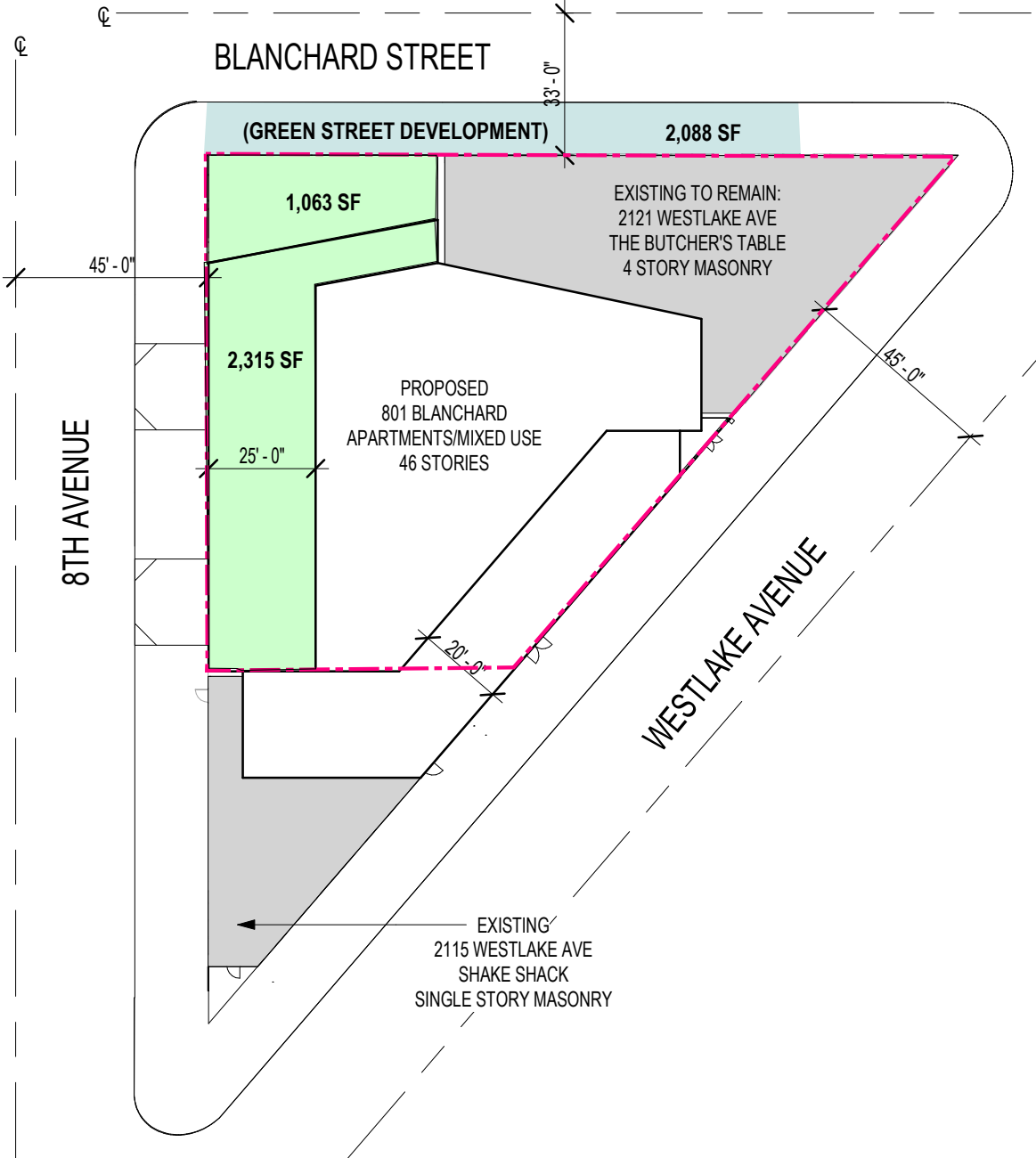
BLANCHARD ST
PLANTING



CONCEPT 5_Departure

Exterior Recreation Area

COMMON RECREATION CALCULATION
Required Common Recreation Area: (plot area) < 5% GSF 14,734 sf (Combined Plot Area) < 21,345 sf (5% of 426,000 sf) Total Common Recreation Area required: 14,734 sf 50% Exterior Requirement = 7,367 sf 50% Interior Requirement = 7,367 sf
Provided Exterior Common Recreation: at L5 Roof Terrace = 1,063 sf at L44 Roof Terrace = 2,315 Green Street Development = 2,088 sf TOTAL Provided Exterior Area = 5,466 sf < 7,367 sf
Provided Interior Common Recreation: Provided at Level 5 = 6,253 sf Provided at Level 45 = 6,708 sf TOTAL Provided Interior Area = 12,961 sf > 7,367 sf
TOTAL Provided Combined Common Recreation Area = 18,427 sf > 14,734 sf



SPACE	REQUIRED	PROPOSED	DIFFERENCE
Exterior	7,367 sf	5,466 sf	- 1,901 sf
Interior	7,367 sf	12,961 sf	+ 5,594 sf

TOTAL
DIFFERENCE

+ 3,693 sf

CONCEPT 5_Departure Exterior Recreation Area

DESIGN GUIDELINES

Rational:

D-2 Enhance the Building with Landscaping

The proposal brings the experience of landscaping to a larger variety of recreation activities.

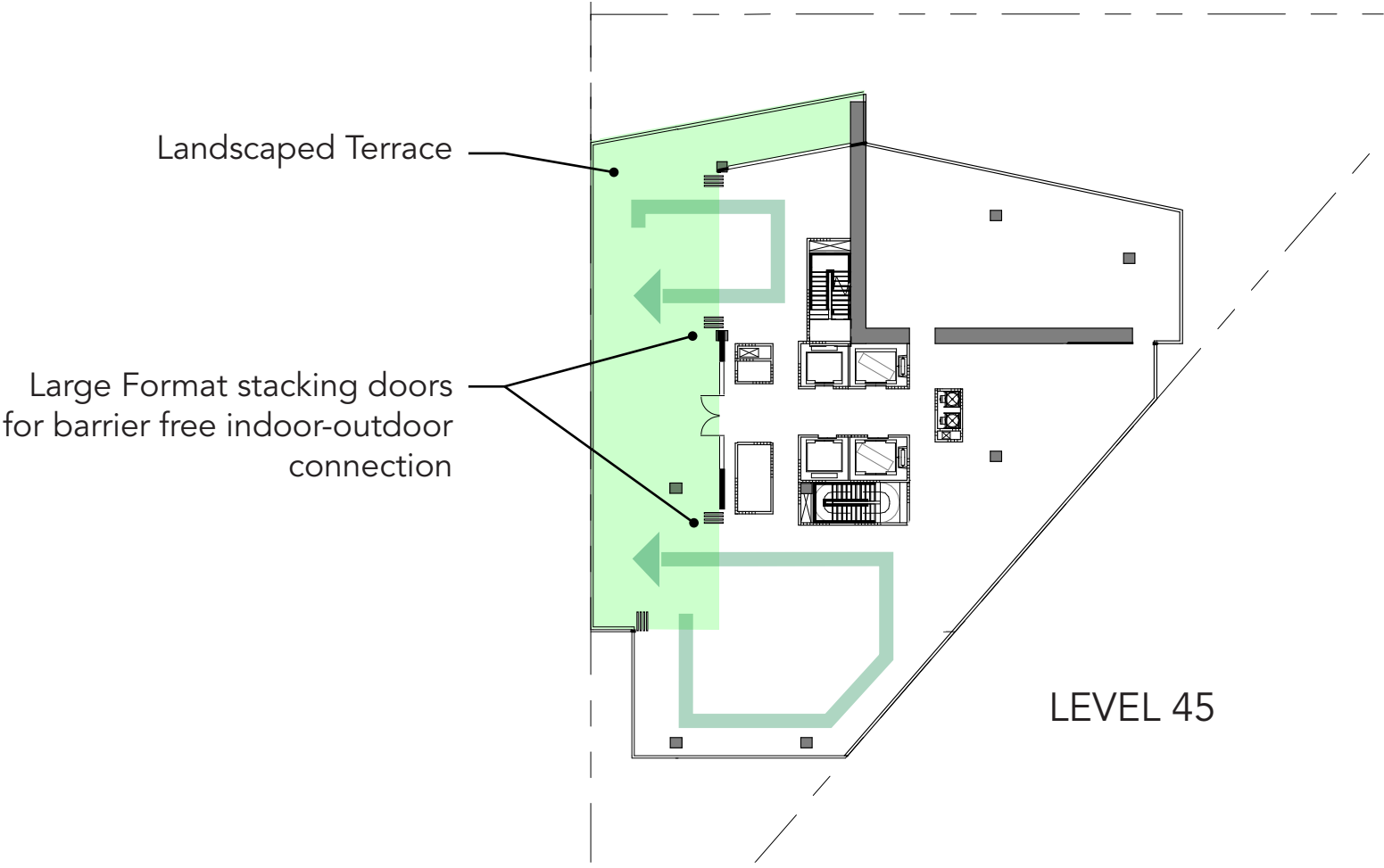
D-3 Provide Elements that Define the Place

Large format doors provide barrier free exposure to the skyline.
Sense of place is defined by the open panorama.

D-6 Design for Personal Safety & Security

Indoor-Outdoor continuity of this proposal provides:

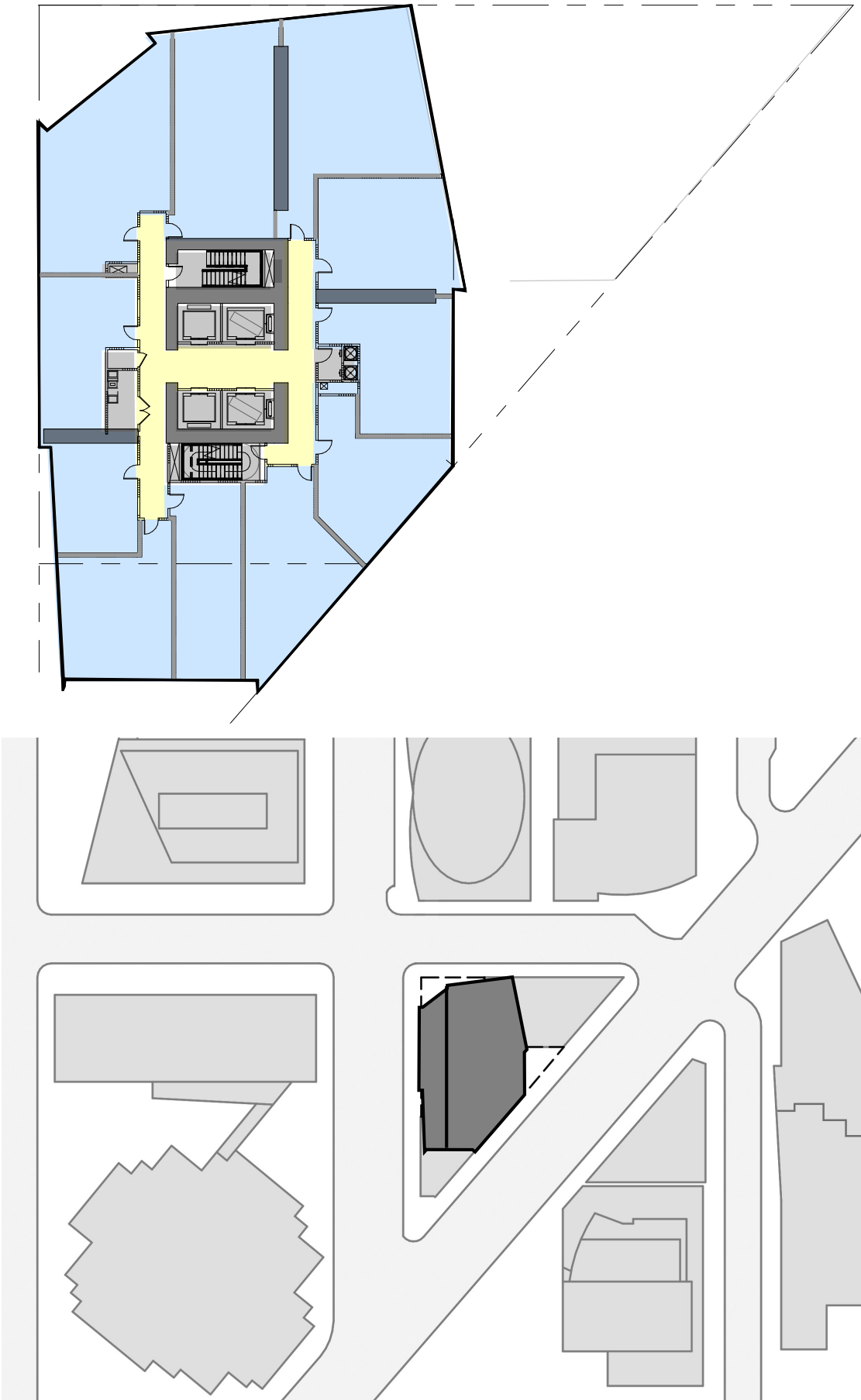
- Access to the wellness of the outdoor experience during all seasons
- Weather and wind protection when required
- Increased ventilation



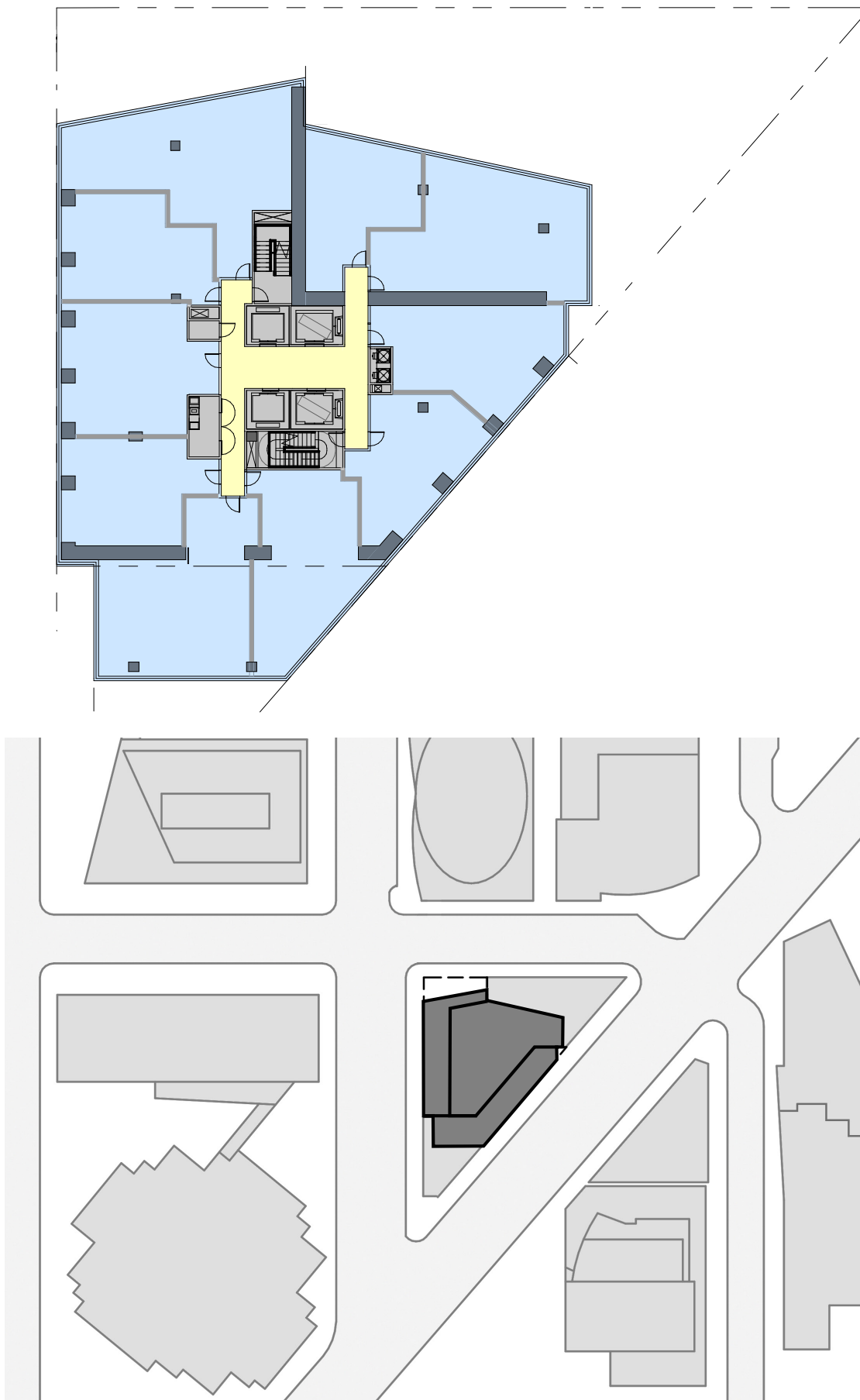
SUMMARY COMPARISONS

COMPARISON - Plans

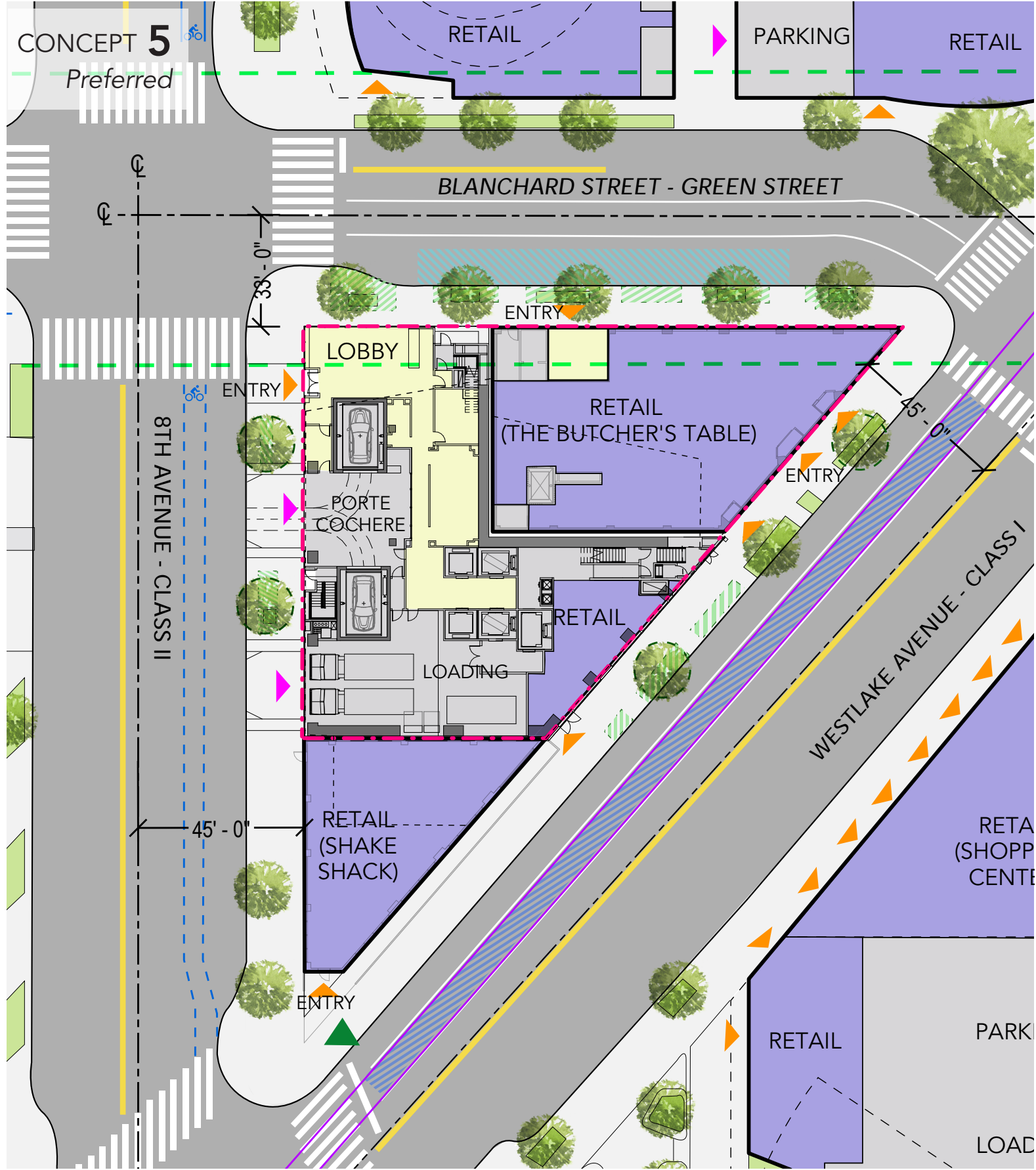
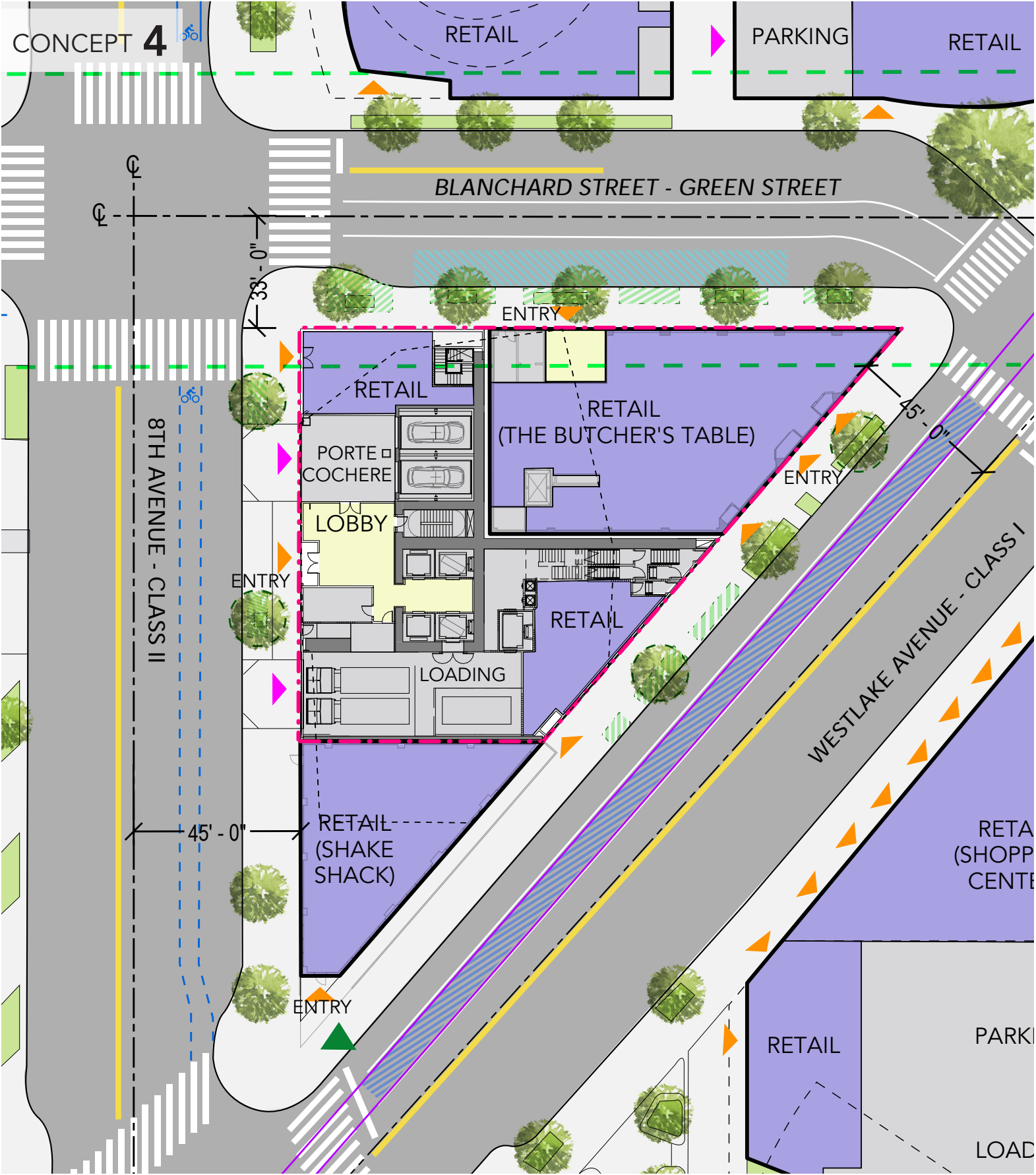
CONCEPT 4



CONCEPT 5
Preferred



COMPARISON - Site Plan



COMPARISON - Westlake Streetscape

CONCEPT **4**_ REVISED DIAMOND



CONCEPT **5**_ FULCRUM
Preferred



COMPARISON - Westlake



Thank You

SILVERSTEIN
PROPERTIES

HANDEL ARCHITECTS LLP

MAGNUSSON
KLEMENCIC
ASSOCIATES

RUSHING

 **berger**
PARTNERSHIP

