

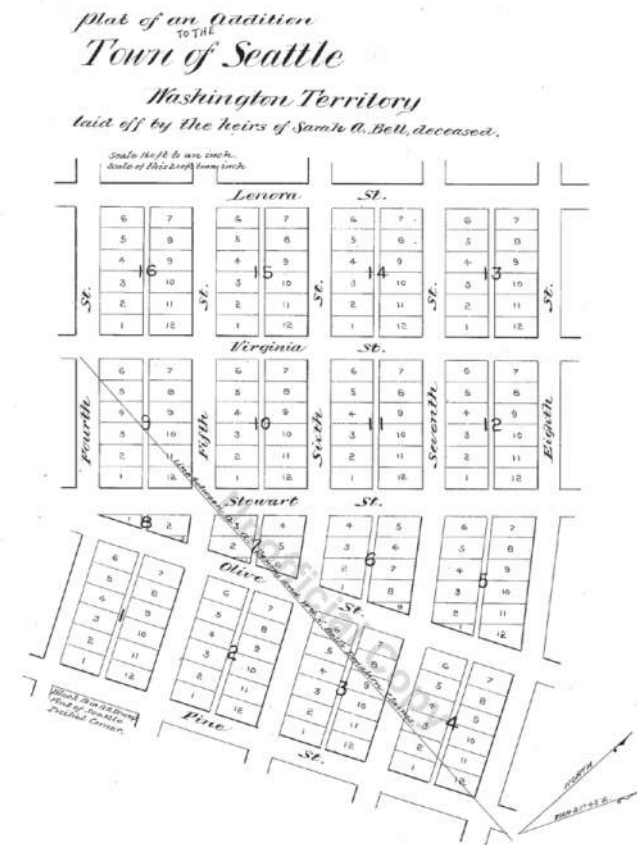


1818 6TH AVE

601 Stewart St, 1818 6th Ave, 600 Olive Way
Project #: 3038765-LU

DRB RECOMMENDATION MEETING

DOWNTOWN DESIGN REVIEW BOARD
December 13, 2022



This Addition is a portion of W. N. Bell's & O. A. Denny's Donation Claims, in Town 25 N. of Range 4 East of Will Mer Lets and fractional to by 120 ft. Streets 60 ft. Alleys 16 ft. Streets South of Olive Street correspond to their corners with those on O. A. Denny's Addition to Seattle, Street North of Stewart Street correspond with O. A. Denny's and W. N. Bell's Addition, streets between Stewart and Olive Sts. run to corner of the two corners together, all lying South of Division line between O. A. Denny and W. N. Bell's claims to O. A. Denny and include blocks 1, 2 & 3 with parts of blocks 4, 7 & 8. W. N. Bell, guardian of Arthur A. Bell, deceased. O. A. Denny.

Territory of Washington }
County of King }

On this Eighth day of April A. D. 1872 before me the undersigned a Notary Public in and for Washington Territory personally came William N. Bell and Arthur O. Denny to me known to be the individuals who executed the within Town Plat, the first named, as guardian for the minor heirs of Sarah A. Bell, deceased, and, as Attorney for the other heirs, the second named, in an individual capacity and not in legal the execution of the within plat, as their act and deed.

Witness my hand and seal the day and year above written.
George F. Whitworth
Notary Public. W. T.

Filed for Record April 9th 1872 at 3 o'clock P.M.
G. Kellogg Auditor.

Recorded in the Records of King Co. W. T. on page 196 & 197 Re-Recorded per order County Comm at Foley Term 1872 in this Book S. C. Harris Draughtsman April 30 1875.

DATA

NEW COMBINED ADDRESS:
1818 6th Avenue, Seattle, WA 98101

PREVIOUS ADDRESSES:
601 Stewart Street, Seattle, WA 98101
1818 6th Avenue, Seattle, WA 98101
600 Olive Way, Seattle, WA 98101

SDCI PROJECT NO:
#3038765-LU
PCD MUP (1818 6th Ave): #3036216-LU

LEGAL DESCRIPTION:
The site is within the original land claim of W.N. Bell, which was incorporated into the Town of Seattle as the Heirs of Sarah A. Bell Addition, according to the plat thereof recorded in volume 13 of plats, page 24 in King County, Washington. The parcels are located in Plat Block 6. This project will combine Plat Lot 4 (065900-0350, 601 Stewart Street), Plat Lot 3 (065900-0340, 1818 6th Avenue), and already combined Plat Lots 2 and 1 (065900-0330, 600 Olive Way).

PARCEL NO:
065900-0350 (601 Stewart Street)
065900-0340 (1818 6th Avenue)
065900-0330 (600 Olive Way)

PROJECT TEAM

OWNER:
KR 6TH AVE, LLC
601 108th Avenue NE, Suite 1560
Bellevue, WA 98004
CONTACT: John Gillespie

ARCHITECT:
Miller Hull Partnership, LLP
71 Columbia Street, 6th floor
Seattle, WA 98104
CONTACT: Claire Rennhack

LANDSCAPE ARCHITECT:
Site Workshop
3800 Woodland Park Ave. N.
Suite 200
Seattle, WA 98103
CONTACT: Mark Brands

LIGHTING DESIGNER
HLB
8580 Washington Blvd
Culver City, CA 90232
CONTACT: Teal Brogden

SIGNAGE & WAYFINDING
Linespace
21250 Hawthorne Blvd
Suite 160A
Torrance, CA 90503
CONTACT: Clint Woesner

INDEX

CONTENTS

01	PROJECT OVERVIEW	04
02	EDG DIRECTION AND RESPONSES	25
03	LANDSCAPE, LIGHTING, & SIGNAGE	63
04	DEPARTURES	76
05	APPENDIX	83

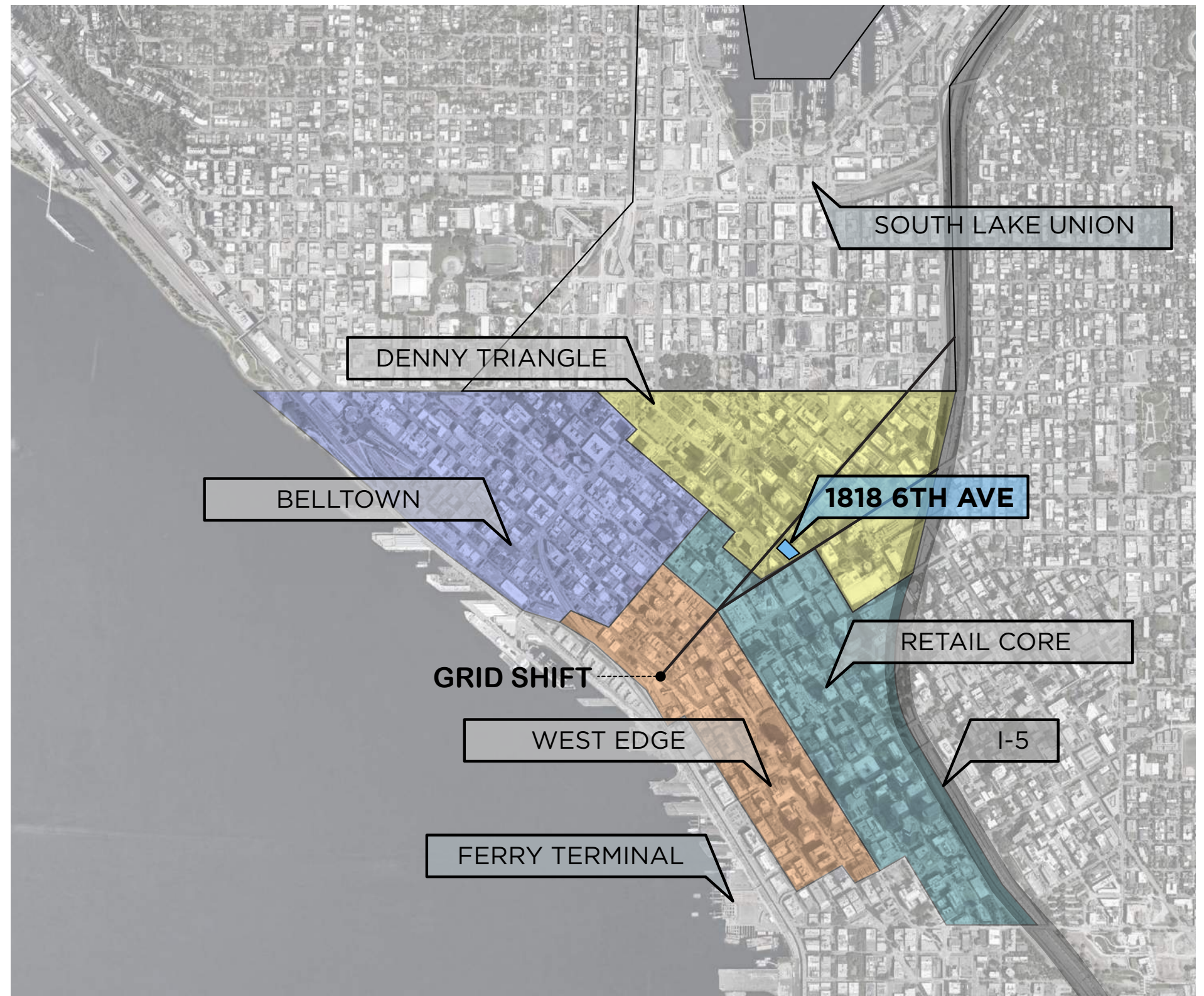
01
PROJECT OVERVIEW

PROPOSAL

DEVELOPMENT OBJECTIVES

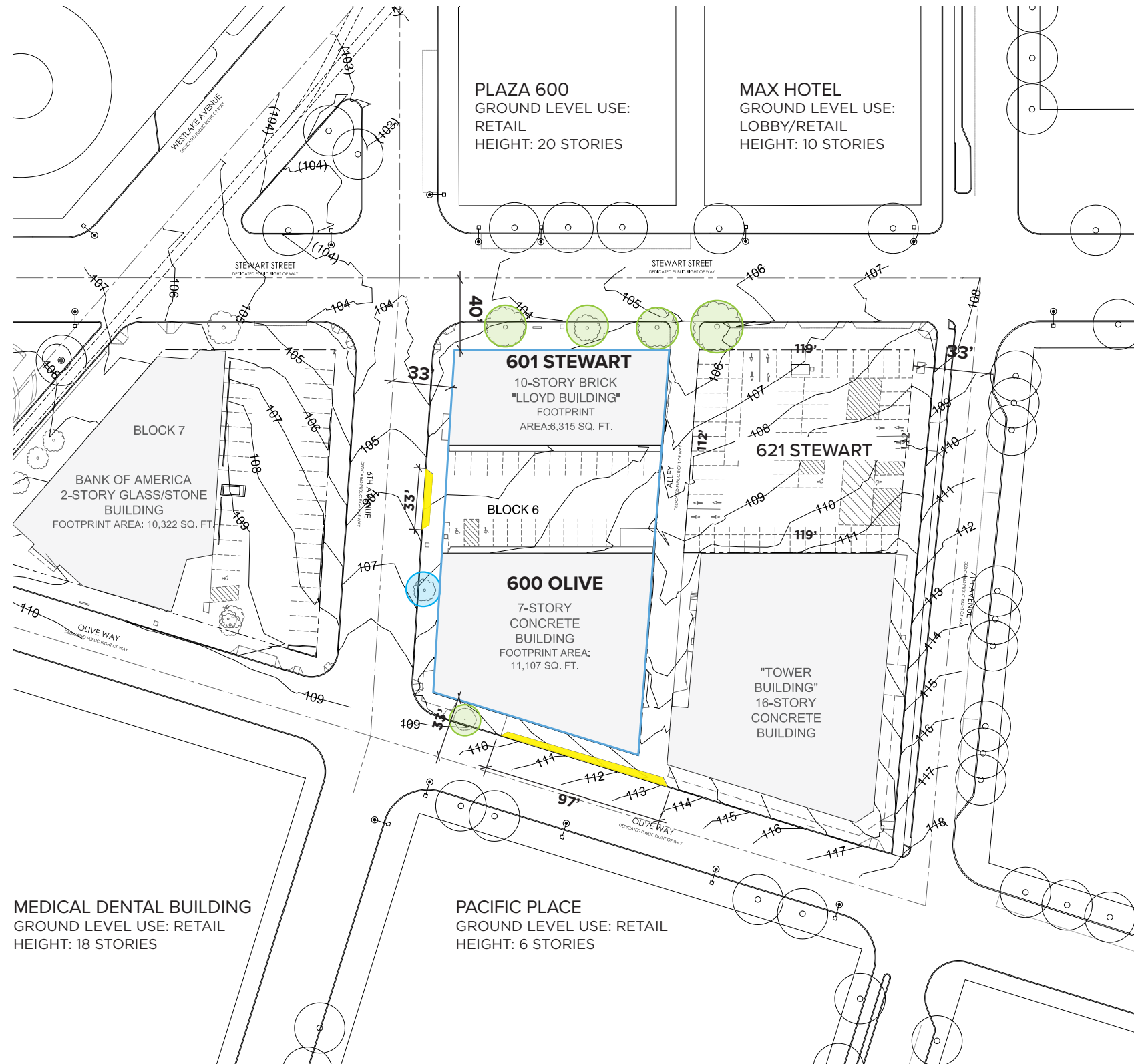
This proposal combines three parcels to create a new office development in the Central Business District (within the Downtown Office Core 2 Zone). The project will renovate the landmark Lloyd Building (ca. 1926) and integrate it with the construction of a new mixed-use commercial office building. The proposed scope includes:

- Total area of combined parcels: 24,589 SF
- Renovation of the landmark Lloyd Building, a ten-story historic commercial office structure with ground floor retail along Stewart Street.
- Construction of a new 240' mixed-use commercial office building.
- Approximately 377,530 GFA of commercial office space.
- No residential or live work units.
- Five levels of below grade parking with approximately 135 parking stalls.
- Approximately 2,000–4,000 SF of ground floor retail space.



SUMMARY CONTEXT ANALYSIS

EXISTING SITE PLAN



- Existing Buildings
- Property Line
- Existing Curb Cuts, 130 LF
- Existing trees to remain
- Existing trees to be removed

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SUMMARY CONTEXT ANALYSIS

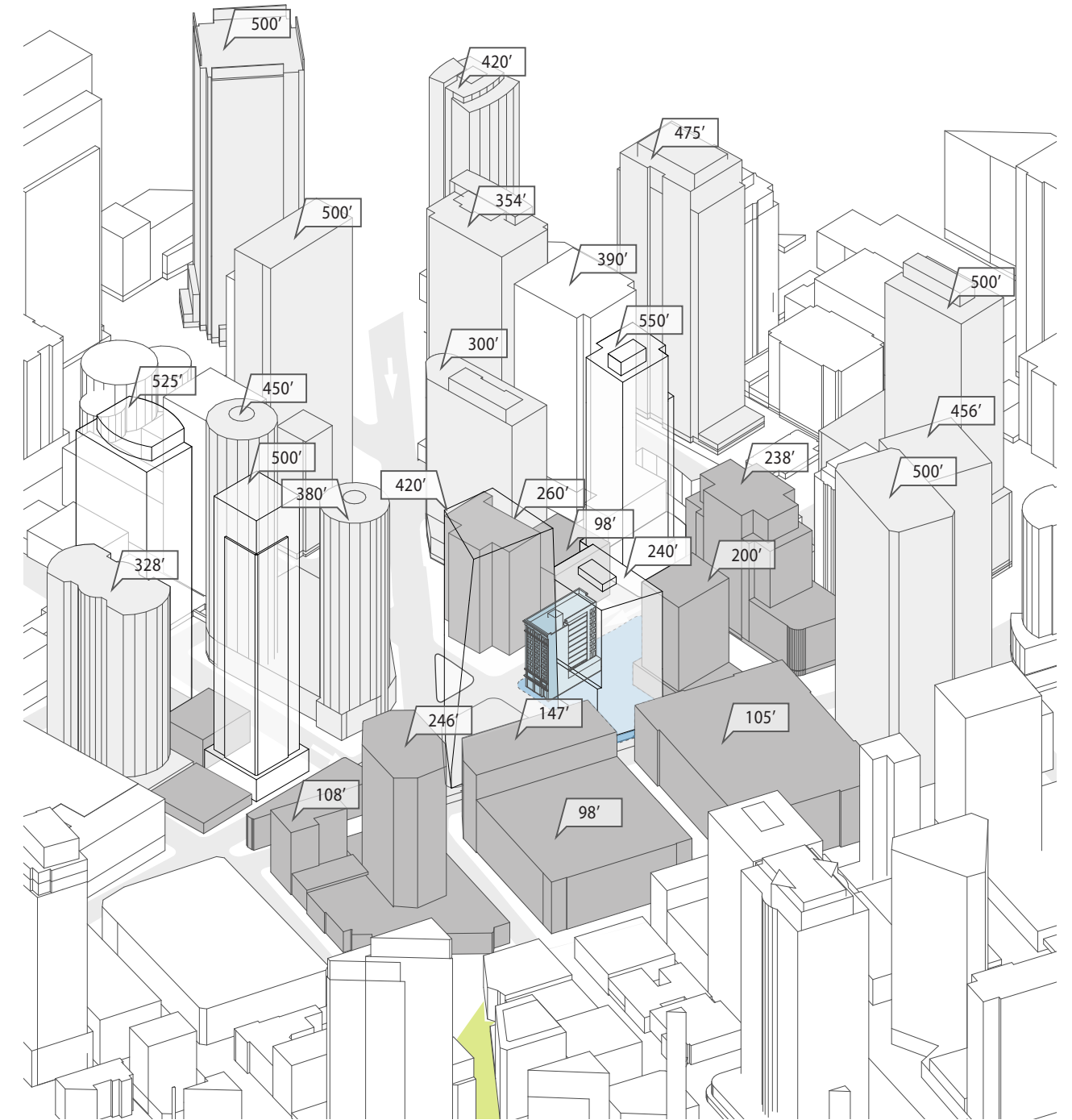
CONTEXT BUILDING USE AND HEIGHT (9 BLOCK)

- MULTI-FAMILY/MIXED USE RESI
- COMMERCIAL/RETAIL/OFFICE
- CIVIC/RELIGION
- RECREATION/OPEN SPACE
- MOTEL/HOTEL
- SITE
- FUTURE DEVELOPMENT

- 300' - 550'
- 100' - 260'
- SITE



CONTEXT AERIAL MAP - USES

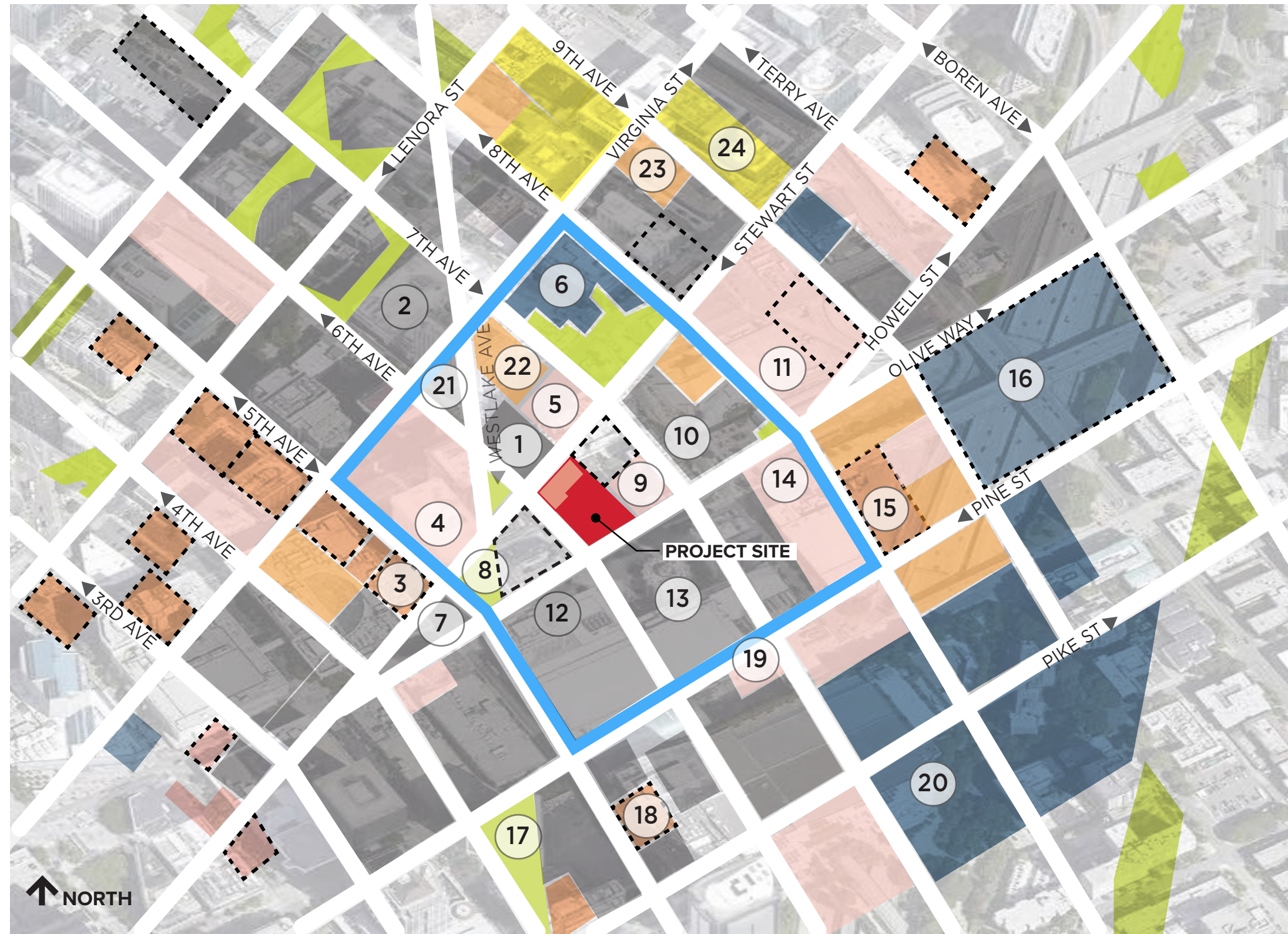


CONTEXT AERIAL MAP - HEIGHTS

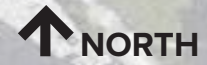


EXISTING SITE CONDITIONS

SURROUNDING USES & STRUCTURES



- MULTI-FAMILY/MIXED USE RESI
 - COMMERCIAL/RETAIL/OFFICE
 - INSTITUTION/EDUCATION
 - CIVIC/RELIGION
 - RECREATION/OPEN SPACE
 - MOTEL/HOTEL
 - FUTURE DEVELOPMENTS
 - 9 BLOCK AREA SURROUNDING SITE
- 1 Plaza 600 Building
 - 2 Amazon Towers
 - 3 1903 5th Ave - Future 54-story Hotel/Resi
 - 4 The Westin Seattle
 - 5 Max Hotel
 - 6 US District Court
 - 7 Times Bldg
 - 8 John Harte McGraw Statue
 - 9 Tower Bldg
 - 10 1700 Seventh
 - 11 Hyatt Regency Seattle
 - 12 Medical Dental Bldg
 - 13 Pacific Place Mall
 - 14 Hyatt @ Olive 8
 - 15 802 Pine St - Future 55-story Apt Bldg
 - 16 Future Convention Center
 - 17 Westlake Park
 - 18 1520 5th Ave - Future 17-story Apt Bldg
 - 19 Hotel Theodore Hotel
 - 20 Washington State Convention Center
 - 21 Chase Bank
 - 22 MET Tower
 - 23 1000 Virginia
 - 24 Children's Research Institute



EXISTING SITE CONDITIONS

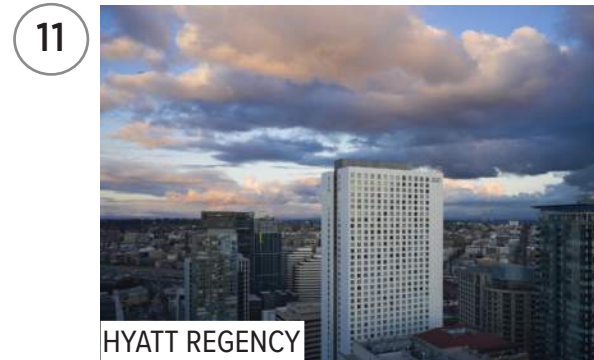
EXISTING BUILDINGS



EXISTING BUILDINGS



NEWER BUILDINGS



FUTURE BUILDINGS



EXISTING SITE CONDITIONS

LANDMARKS



1. Vance Hotel [Hotel Max]



2. McGraw Square



3. Times Square Building



4. Medical Dental Building



5. Fredrick and Nelson Building
[Nordstrom Building]



6. Bon Marche
[Macy's Building]



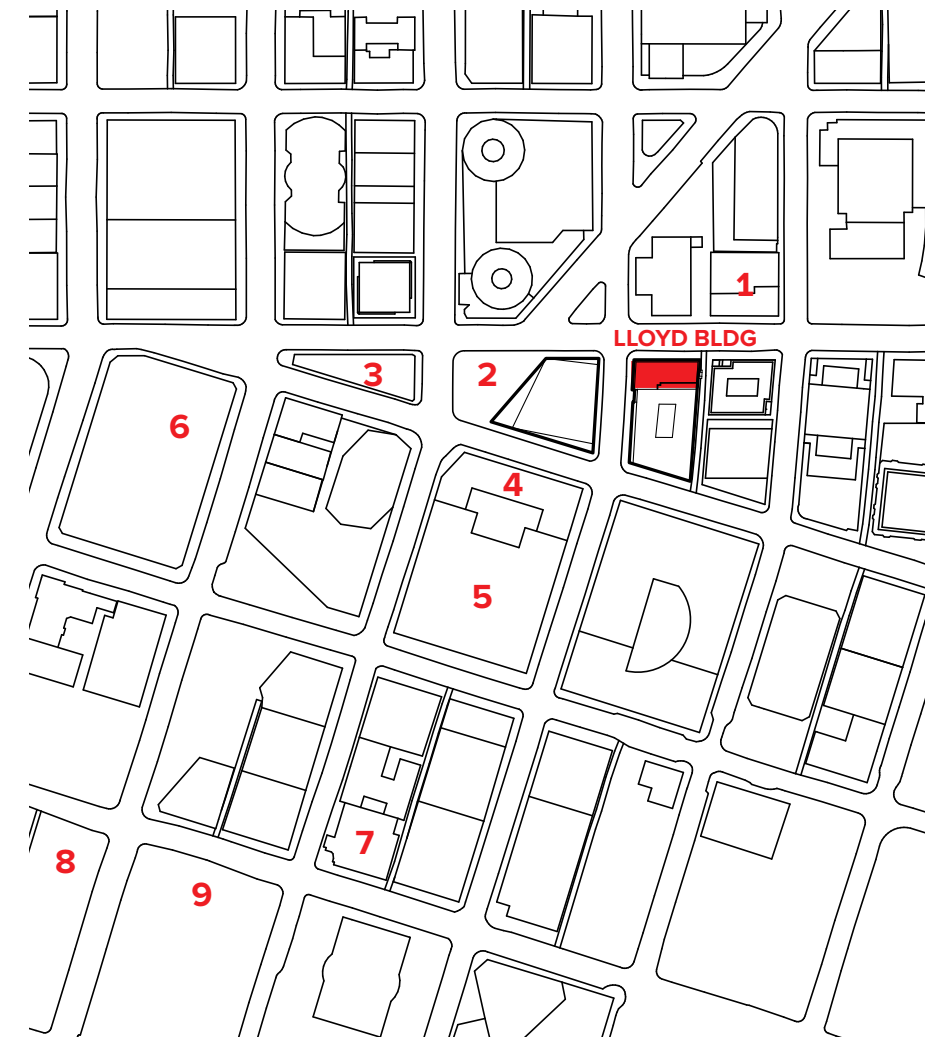
7. Coliseum Theater Building



8. Joshua Green Building



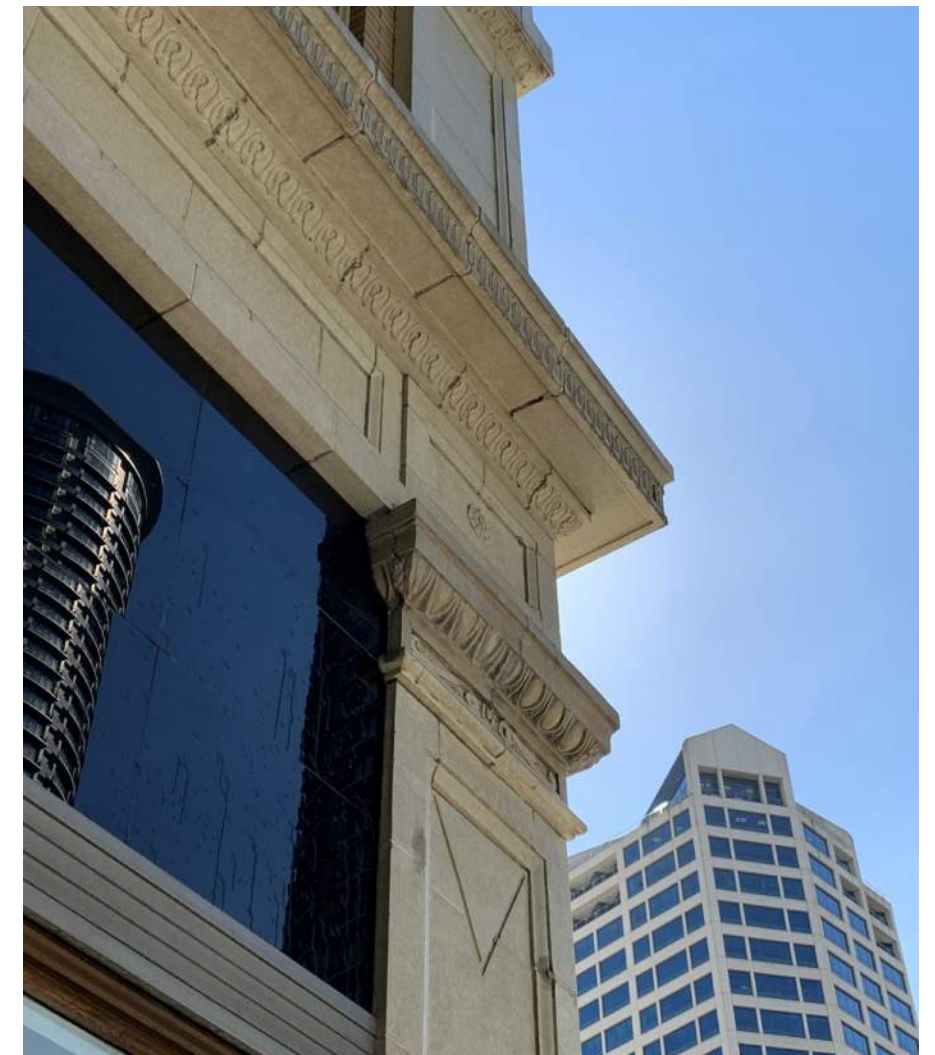
9. Liggett Building
[4th & Pike Building]



EXISTING SITE CONDITIONS

601 STEWART LLOYD BUILDING - HISTORIC FACADE ANALYSIS

The rhythm and order of the historic Lloyd Building provides a distinctive character to the block and serves as a source of inspiration for the development of the podium.

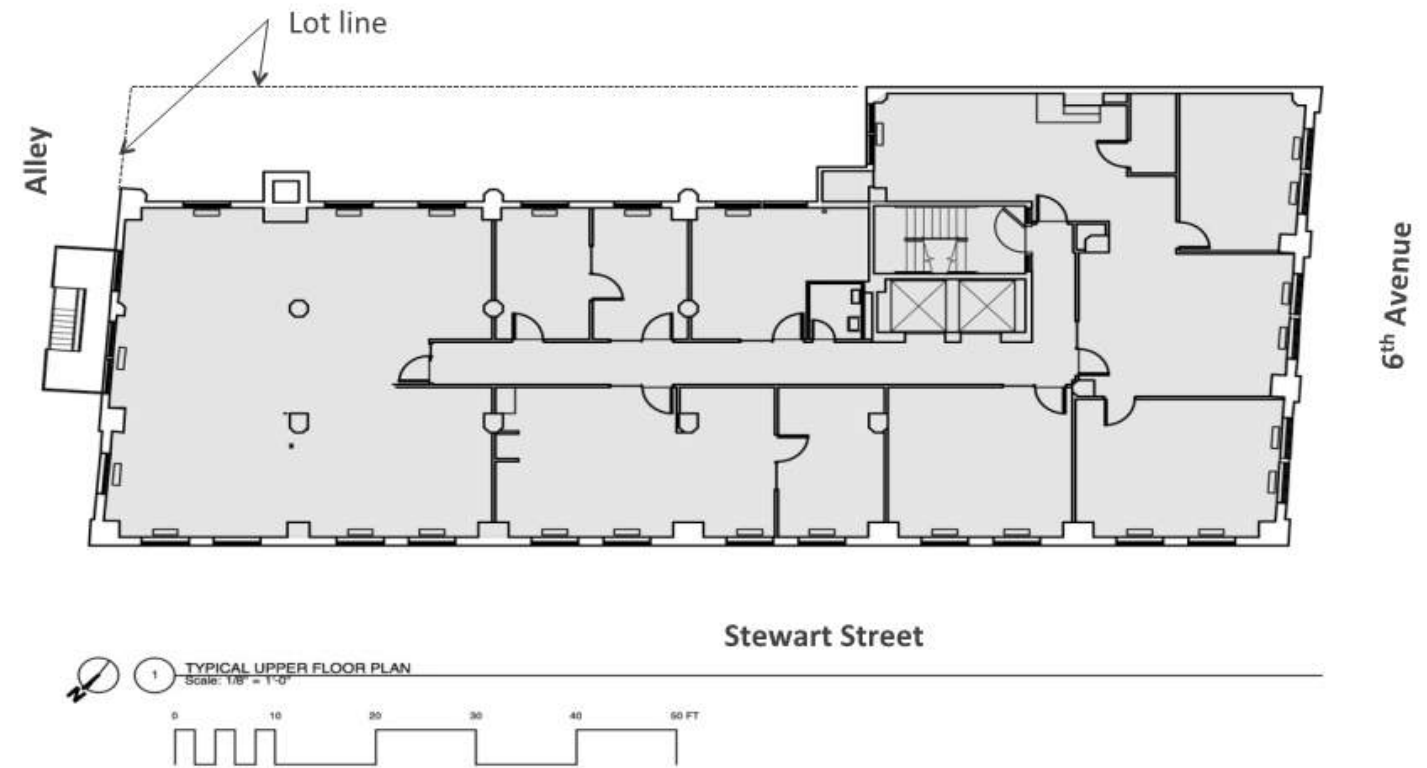


FACADE RELIEF ANALYSIS

EXISTING SITE CONDITIONS

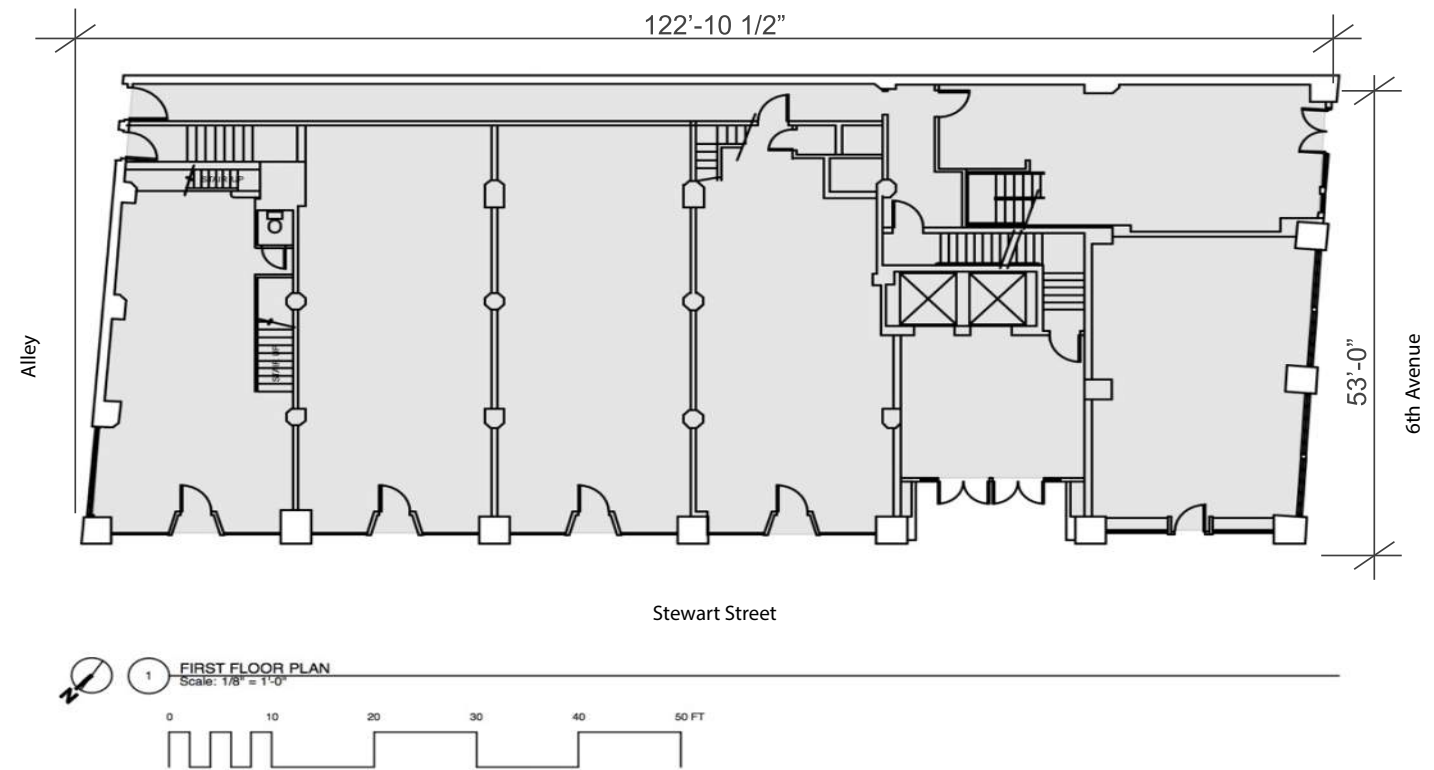
601 STEWART LLOYD BUILDING - CURRENT CONDITIONS

- Existing floor to floor height of 10' is well below market standard of 13'
- Lloyd structure is seismically deficient and requires a substantial alteration to bring it up to current structural code, requiring a complete structural core replacement and additional lateral support system
- Elevators do not meet current industry standards for service speed and load capacity and will need to be replaced
- Life and Safety - existing fire alarm system is outdated and requires a complete replacement to meet current code
- Fire protection - the Lloyd Building does not have a sprinkler system, a complete new fire water system and fire water storage system will need to be added
- The restrooms and drinking fountains are not accessible and will need to be updated to comply with current codes
- Restroom count is not sufficient to meet current codes, restrooms will be added
- Mechanical, electrical and lighting are outdated and will require complete replacement to meet current codes
- The existing windows and envelope do not meet current energy code



Existing Typical Upper Floor Plan

NORTH ↙



Existing Ground Floor Plan

NORTH ↙

EXISTING SITE CONDITIONS

601 STEWART LLOYD BUILDING - SUMMARY OF MODIFICATIONS TO DATE:

- 52% of wood windows replaced with vinyl and e-glass windows
- Original clerestory glass replaced with black plexiglass
- Wood transom beam replaced with aluminum



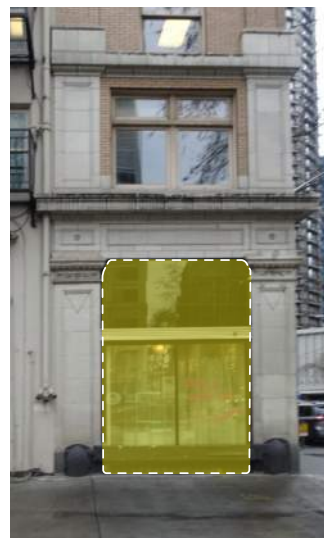
Highlighted yellow zones indicate areas in which the historic facade has been altered through past building interventions and updates

See Enlarged Elevations below

EAST (ALLEY) ELEVATION

NORTH (STEWART ST.) ELEVATION

WEST (6TH AVE.) ELEVATION



EAST ELEVATION



NORTH ELEVATION - STEWART STREET



WEST ELEVATION - 6TH AVENUE

COMPOSITE SITE PLAN



RENDERINGS



1. NW corner (Sixth Avenue and Stewart Street)

RENDERINGS



2. SW corner (Sixth Ave and Olive Way)

RENDERINGS



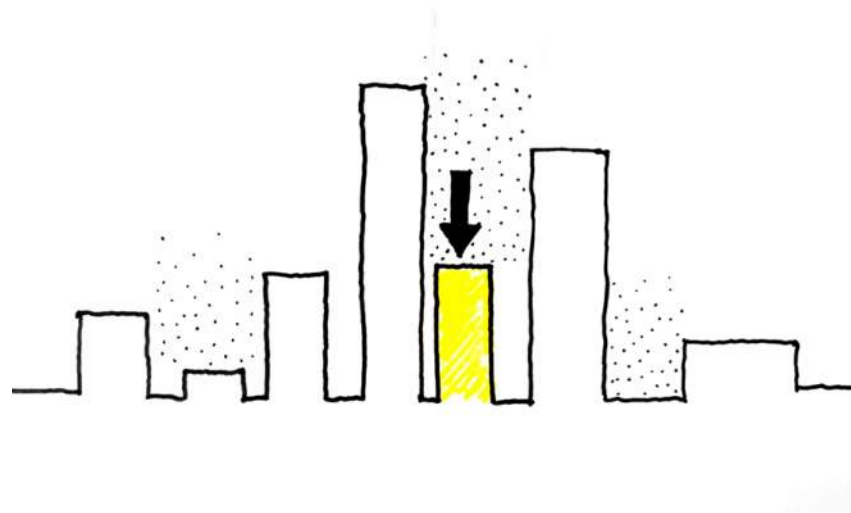
3. NE corner (Stewart Street and Alley)

RENDERINGS



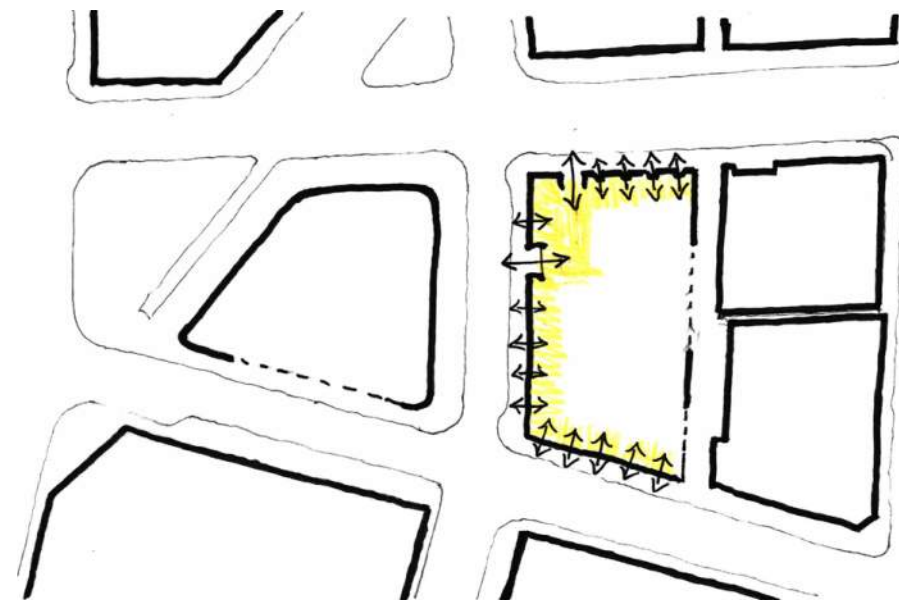
4. West elevation (Sixth Ave)

GUIDING PRINCIPLES



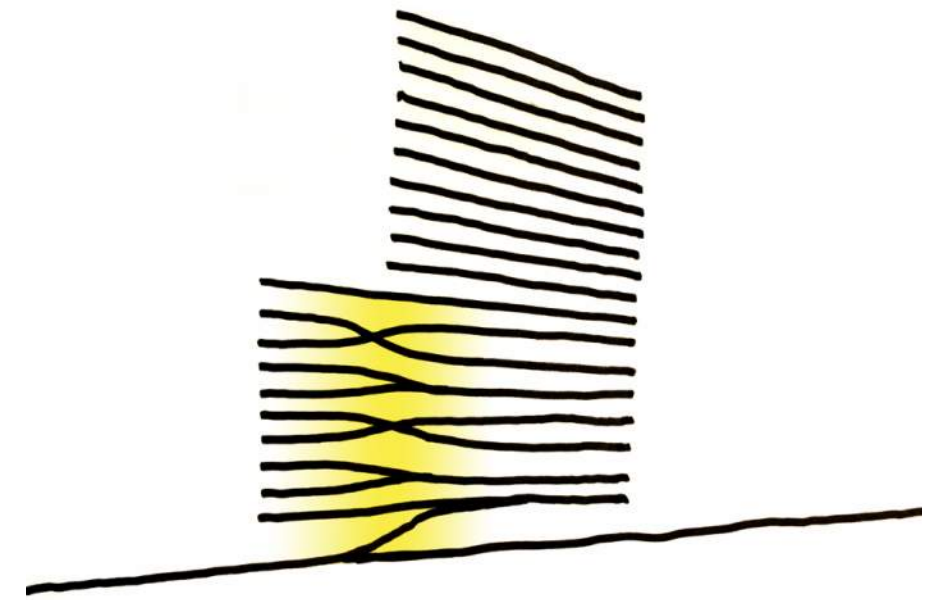
PROVIDING SKYLINE RELIEF

At the city scale, the new 1818 6th Ave tower anticipates the future development of neighboring parcels within the PCD and maintains a shorter height of 240'. This allows for more generous separation between future towers and develops a more appropriate scale relationship with the historic Lloyd Building.



ACTIVATING THE PUBLIC REALM

At the street scale, this project fills a missing tooth in the urban fabric and introduces new active frontages that will link the energy of the downtown core to the vibrancy of the Denny Triangle tech blocks. The project employs a mixture of retail, highly transparent lobbies and curated display spaces to create a lively and inviting public realm.

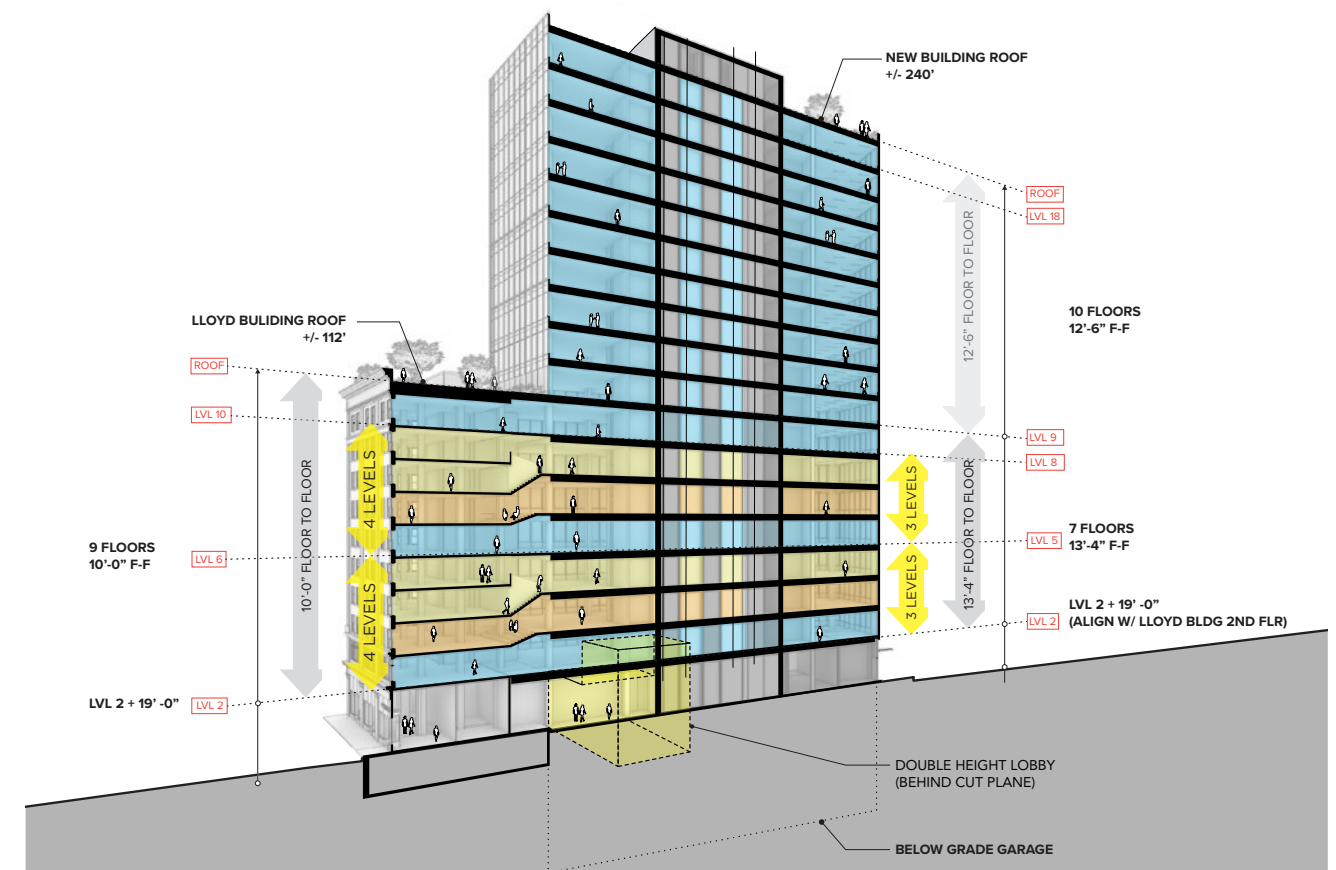
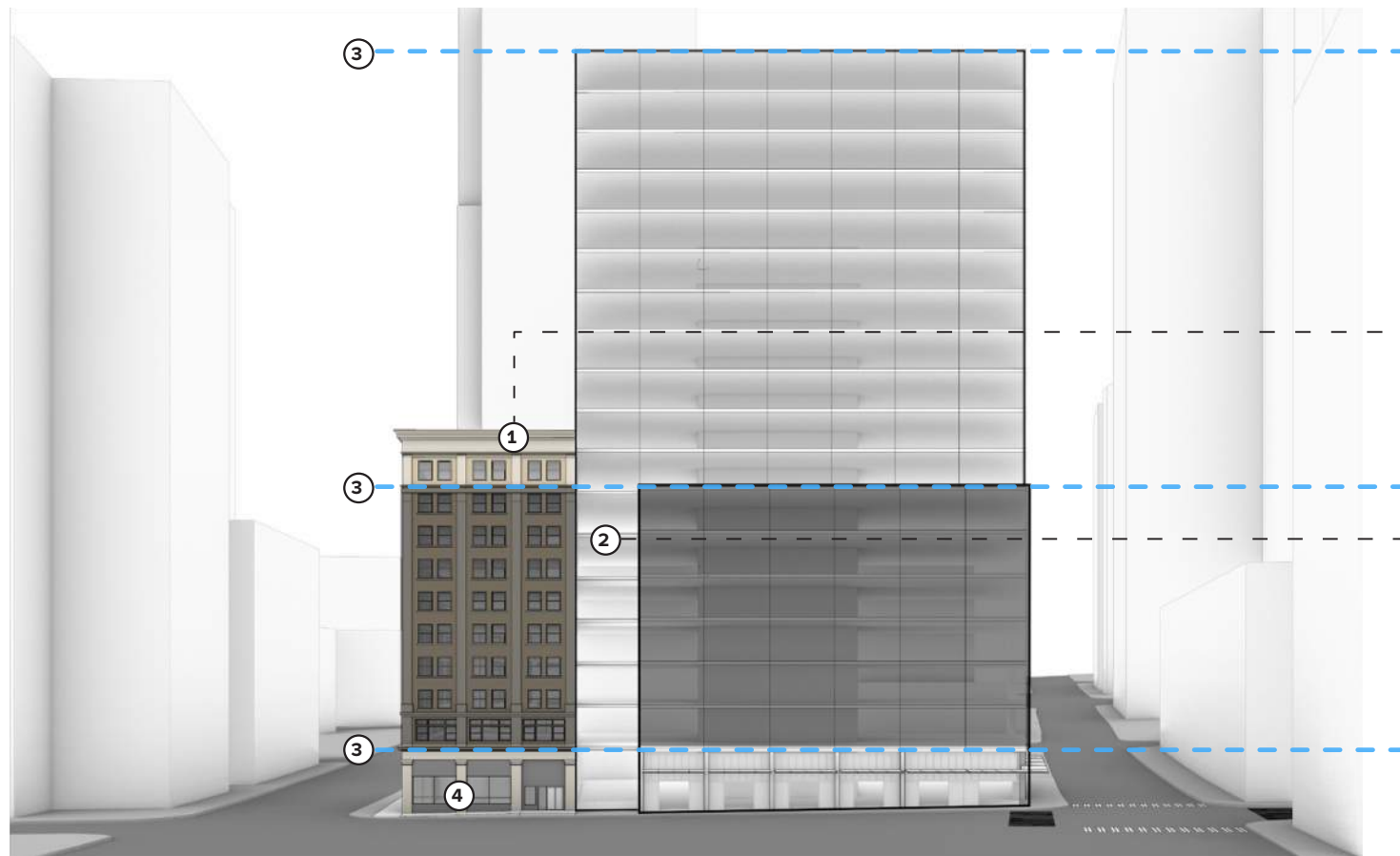


CELEBRATING THE HISTORIC CONNECTION

At the building scale, the project embraces the historic structure as the greatest asset of the site and stitches the new tower into the existing Lloyd Building. The interface between historic and new is celebrated as a unique spatial opportunity and market differentiator.

GUIDING PRINCIPLES

- ① Character-defining featured of the historic Lloyd shall be preserved
- ② New design will be thoughtfully differentiated from the old
- ③ The design proposal will reference key datums from the Lloyd Building facade and respond to the scale of adjacent context buildings, such as Pacific Place and 600 Stewart St.
- ④ The new building form and expression will be compatible with the Lloyd Building and surrounding urban context



CONNECTION STRATEGIES



ROOF PAVILION

EDG Comment:
Massing Concept 1c (pg. 34)



“SPATIAL STITCH”

EDG Comment:
Massing Concept 1b (pg. 29)



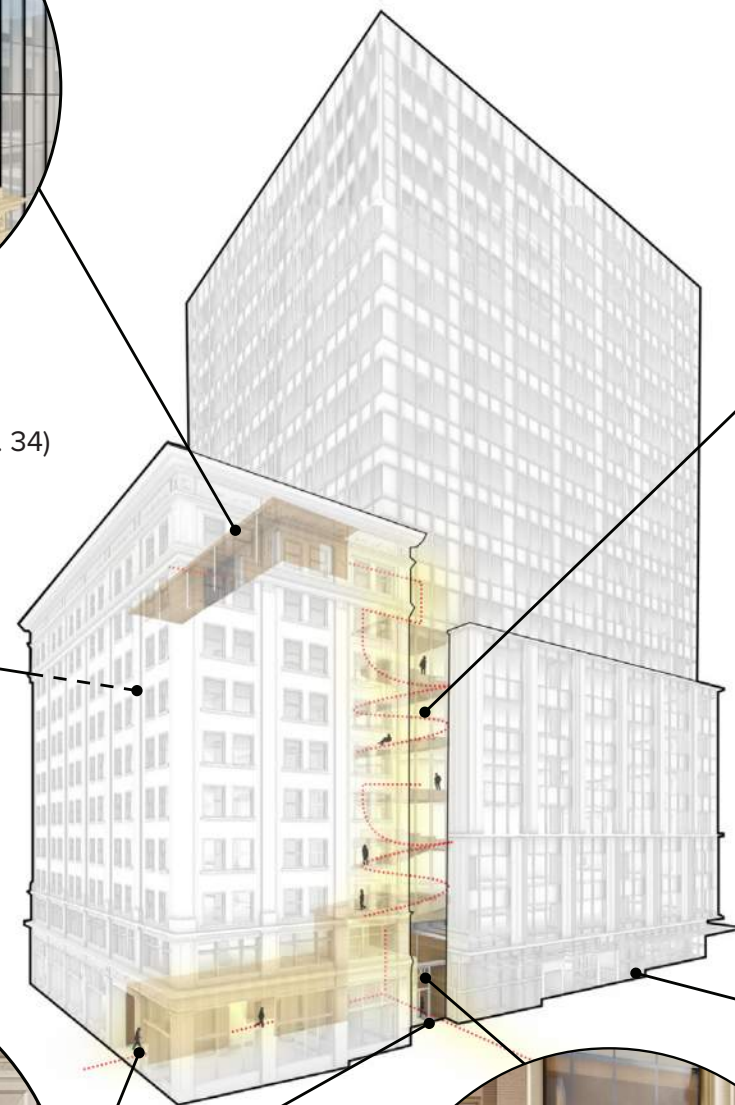
ALLEY “GASKET”

EDG Comment:
Massing Concept 1d (pg. 40)



ENTRIES

EDG Comment:
Ground Level Uses and
Pedestrian Activation 2a (pg. 48)



RHYTHM

EDG Comment:
Ground Level Uses and
Pedestrian Activation 2b (pg. 57)



6TH AVE “GASKET”

EDG Comment:
Massing Concept 1b (pg. 29)

GROUND FLOOR PLAN

LOBBY AND SECURITY

- Two building entries (6th Ave & Stewart St.)
- 2,800 sf combined lobby

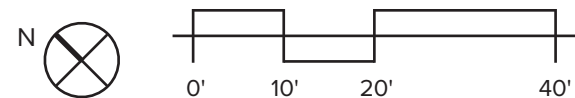
RETAIL & AMENITY

- 5,676 sf of Retail
- 5 Retail Suites

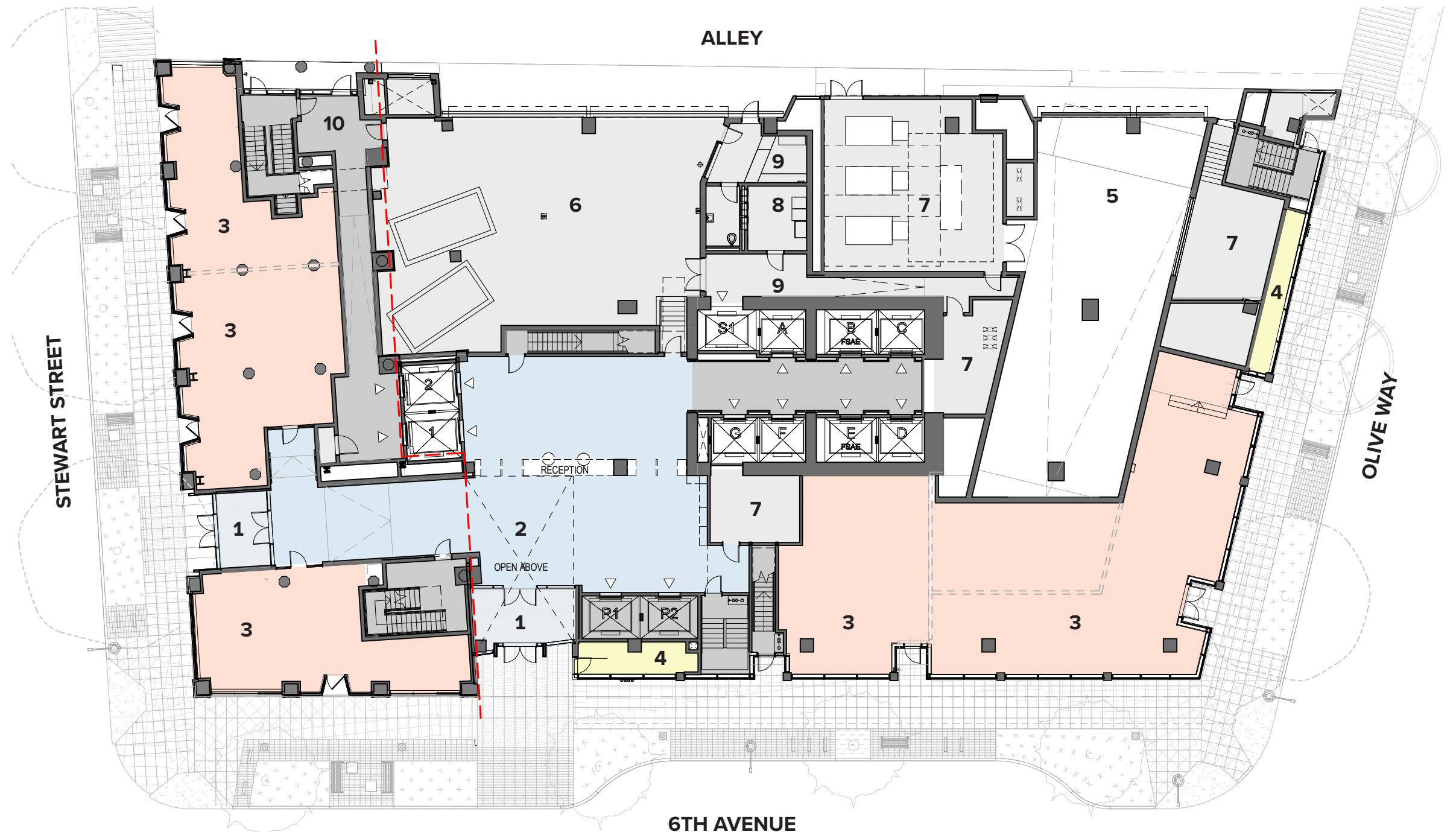
LOADING DOCK

- Managed dock with 2 berths
- 14' - 6" min. clear height
- Trash and recycling compactors

- 1 Vestibule
- 2 Lobby
- 3 Street Level Use
- 4 Display
- 5 Ramp to Parking
- 6 Loading Dock
- 7 Building Systems
- 8 Mail
- 9 BOH
- 10 Bike Parking Entrance



GROUND FLOOR PLAN



Legend

- Office Lobby
- Retail
- Display
- Loading Dock / Security Office / MEP
- Core & Corridors

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02

EDG DIRECTION AND RESPONSES

ITEMIZED RESPONSE TO EDG

EDG COMMENT & DESIGN RESPONSE

BOARD COMMENT	DESIGN RESPONSE	REF
<p>EDG #1 (1/4/2022) Massing Concept 1a</p>	<p>In agreement with public comment, the Board unanimously supported Concept 3 – the applicant’s preferred massing option – due to the strength of articulation and preservation of and relationship to the historic Lloyd Building.</p> <p><i>A-1: Respond to the physical environment, B-1: Respond to the neighborhood context, B-3: Reinforce the positive urban form and architectural attributes of the immediate area, B-4: Design a well-proportioned & unified building, and B-4.1: Massing</i></p>	<p>28</p>
<p>EDG #1 (1/4/2022) Massing Concept 1b</p>	<p>In agreement with public comment, the Board supported the concept of the “spatial stitch” with the high visibility of the connecting floor plates, which provides human scale and interaction; relief provided by the massing gasket; and integrated entry within the gasket along 6th Ave. The Board requested further study of how the treatment of the gasket and entry reinforces the architectural concept and makes the interior space feel as though it is part of the public realm, including – but not limited to – the mullion patterns, materiality, level of transparency and reflectivity, depth of relief, etc.</p> <p><i>B-4: Design a well-proportioned & unified building, B-4.2: Coherent Interior/Exterior Design, B-4.3: Architectural Details, and C-4: Reinforce building entries</i></p>	<p>29–33</p>
<p>EDG #1 (1/4/2022) Massing Concept 1c</p>	<p>The Board supported the proposal to step back the new portion of the mass above the historic Lloyd Building and noted the rooftops function as a fifth elevation due to visibility from above. As such, at the Recommendation phase, the Board would like to see a thoughtful rooftop landscape plan; further study of how the “spatial stitch” is expressed on the rooftop; and more information on how the rooftop penthouses, elevator overrun, and other services will be integrated into the overall massing form.</p> <p><i>A-1.1: Respond to Context, A-2.2: Rooftop Mechanical Equipment, and B-4: Design a well-proportioned & unified building</i></p>	<p>34–39</p>
<p>EDG #1 (1/4/2022) Massing Concept 1d</p>	<p>The Board directed further study of how the gasket is carried around the mass and the “spatial stitch” is articulated on the alley façade in a manner that strengthens the overall architectural concept. The Board requested an alley elevation and more information in the Recommendation packet on how “the new meets the old”. The Board specifically prioritized Downtown Design Guideline C-6, Develop the Alley Façade.</p> <p><i>A-1: Respond to the physical environment, C-6: Develop the Alley Façade, and B-4.3: Architectural Details</i></p>	<p>40–43</p>
<p>EDG #1 (1/4/2022) Massing Concept 1e</p>	<p>As it relates to the mass and façade development, the Board specifically prioritized Downtown Design Guidelines A-1, Respond to the Physical Environment; A-2, Enhance the Skyline; B-1.1, Adjacent Features and Networks; B-2.1, Analyzing Height, Bulk, and Scale; B-3, Reinforce the Positive Urban Form and Architectural Attributes of the Immediate Area; and B-4, Design a Well-Proportioned and Unified Building.</p>	<p>44–55</p>

ITEMIZED RESPONSE TO EDG

EDG COMMENT & DESIGN RESPONSE

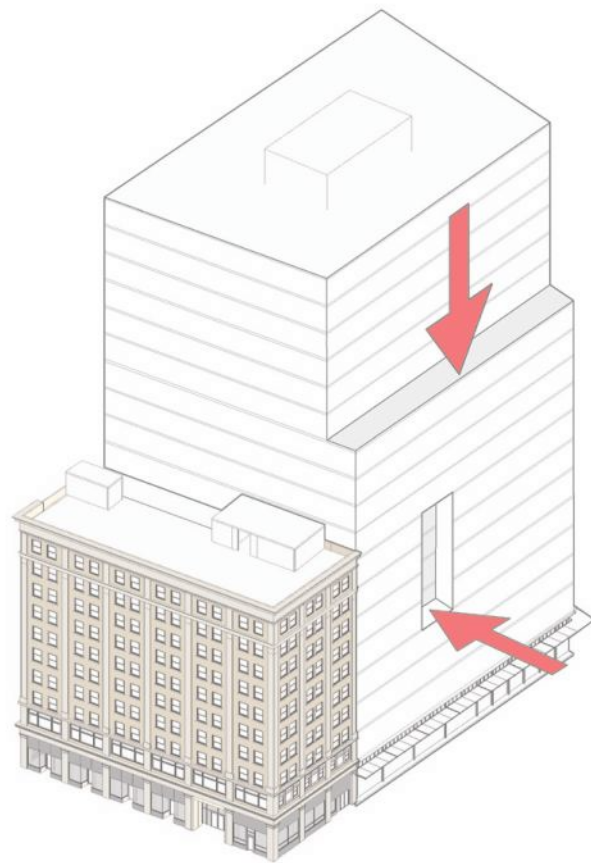
BOARD COMMENT		DESIGN RESPONSE	REF
EDG #1 (1/4/2022) Ground Level Uses & Pedestrian Activation 2a	The Board supported aligning the primary entry on 6th Ave with the gasket and “spatial stitch”, as well as the consolidation of building entries and centralized lobby. <i>B-4.2: Coherent Interior/Exterior Design and C-4: Reinforce building entries</i>	Development of the 6th Ave entry and Lloyd Building entry continue to support the conceptual ideas of gasket and “spatial stitch”. Updated plans and visualizations have been provided.	29–31, 48, 50
EDG #1 (1/4/2022) Ground Level Uses & Pedestrian Activation 2b	The Board appreciated the inclusion of small scale retail at the ground level. The Board directed further study of the rhythm, texture, and human scale of the street level façade of the historic Lloyd Building and how these qualities are articulated for pedestrian activity at the street level façade of the new portion of the development. The Board specifically prioritized Downtown Design Guidelines C-2.1, Modulation of Facades. <i>C-1: Promote Pedestrian Interaction and C-1.3: Street Level Articulation for Pedestrian Activity</i>	The design team has further analyzed the Lloyd Building storefronts in an effort to better understand our restoration scope. This has resulted in a thorough understanding of the qualities of that system and an appreciation for the rhythm and scale it offers to the public realm. The storefronts in the new portion of the development have been further modulated with pier elements that reference the width of the historic retail bays in the Lloyd Building. These serve as “grounding” moments for the materiality of the podium above.	57–59
EDG #1 (1/4/2022) Ground Level Uses & Pedestrian Activation 2c	The Board acknowledged the constraints associated with building systems and services that impede the ground level; however, requested further study of relocating the generator and increasing active uses and transparency along Olive Way to promote continuity of the pedestrian experience, reduce blank facades, and compensate for the requested departure to decrease active uses along 6th Ave. <i>C-1: Promote Pedestrian Interaction, C-1.1: Street Level Uses, C-3: Provide Active — Not Blank — Facades, and C-3.1: Desirable Facade Elements</i>	Further study of increasing transparency along Olive Way has resulted in a reduction of the generator room size that allows for a nearly continuous glass display window in front of the generator room along Olive Way. Active use requirements are being met with 51% of the Olive Way frontage dedicated to retail space. With the introduction of the display window, the total transparency along Olive Way reaches 80%.	60–61
EDG #1 (1/4/2022) Ground Level Uses & Pedestrian Activation 2d	The Board supported the extent of overhead weather protection proposed for the new portion of the development. (C-5) <i>C-5: Encourage Overhead Weather Protection</i>	Updates to overhead weather protection have been developed to further accentuate the gasket entry along 6th Ave. Canopies at the typical retail bays of the new development have been developed to reinforce the rhythm, texture and human scale set up by the historic Lloyd Building.	57–59
EDG #1 (1/4/2022) Streetscape Improvements & Landscaping 3a	In agreement with public comment, the Board supported the proposed streetscape improvements, particularly the amenity zones and opportunities for landscaping. The Board supported the landscape areas on 6th Ave that appear to frame the primary entry, and encouraged further development of an amenity space for gathering outside the entrance. The Board requested that existing and proposed street trees be differentiated in the landscape plan in the Recommendation packet. <i>D-1.1: Pedestrian Enhancements and D-2: Enhance the Building with Landscaping</i>	The amenity zones have been further developed in the Design Recommendation package and include descriptions of surfacing, site furnishings, lighting, planting, and street trees. Existing and proposed trees have been clearly identified on a separate page.	68–71
EDG #1 (1/4/2022) Streetscape Improvements & Landscaping 3b	The Board heard SDOT and public comments, and supported the proposed reduction of travel lanes on 6th Ave and curb bulbs as it provides for wider sidewalks and additional landscape opportunities. The Board, however, acknowledged the design of the 6th Ave street section is still under review with SDOT. <i>D-1.1: Pedestrian Enhancements and D-2: Enhance the Building with Landscaping</i>	The SDOT SIP project planner (Jackson Keenan-Koch) and project manager (Matt Tabalno) have confirmed the 6th Ave curb alignment as currently shown in the Design Recommendation package. The SIP’s are currently under SDOT review.	66–67

1A. MASSING & FACADE DEVELOPMENT

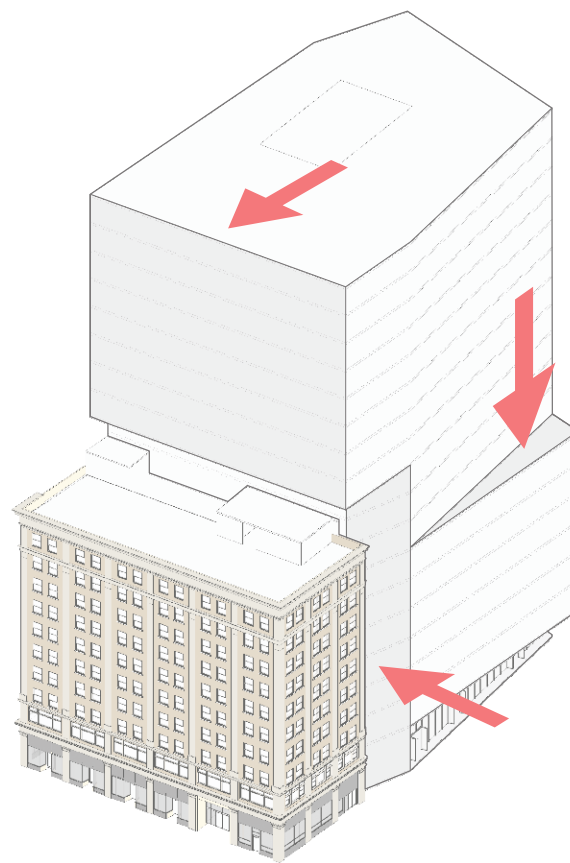
MASSING CONCEPT

BOARD COMMENT		DESIGN RESPONSE
<p>EDG #1 (1/4/2022) Massing Concept 1a</p>	<ul style="list-style-type: none"> • Concept 3 – the applicant’s preferred massing option – due to the strength of articulation and preservation of and relationship to the historic Lloyd Building. • <i>A-1: Respond to the physical environment, B-1: Respond to the neighborhood context, B-3: Reinforce the positive urban form and architectural attributes of the immediate area, B-4: Design a well-proportioned & unified building, and B-4.1: Massing</i> 	<ul style="list-style-type: none"> • The project massing follows the same conceptual intent as the preferred EDG massing. • Updated plans and visualizations provided throughout packet.

CONCEPT 1 [Code Compliant]
CONTINUITY

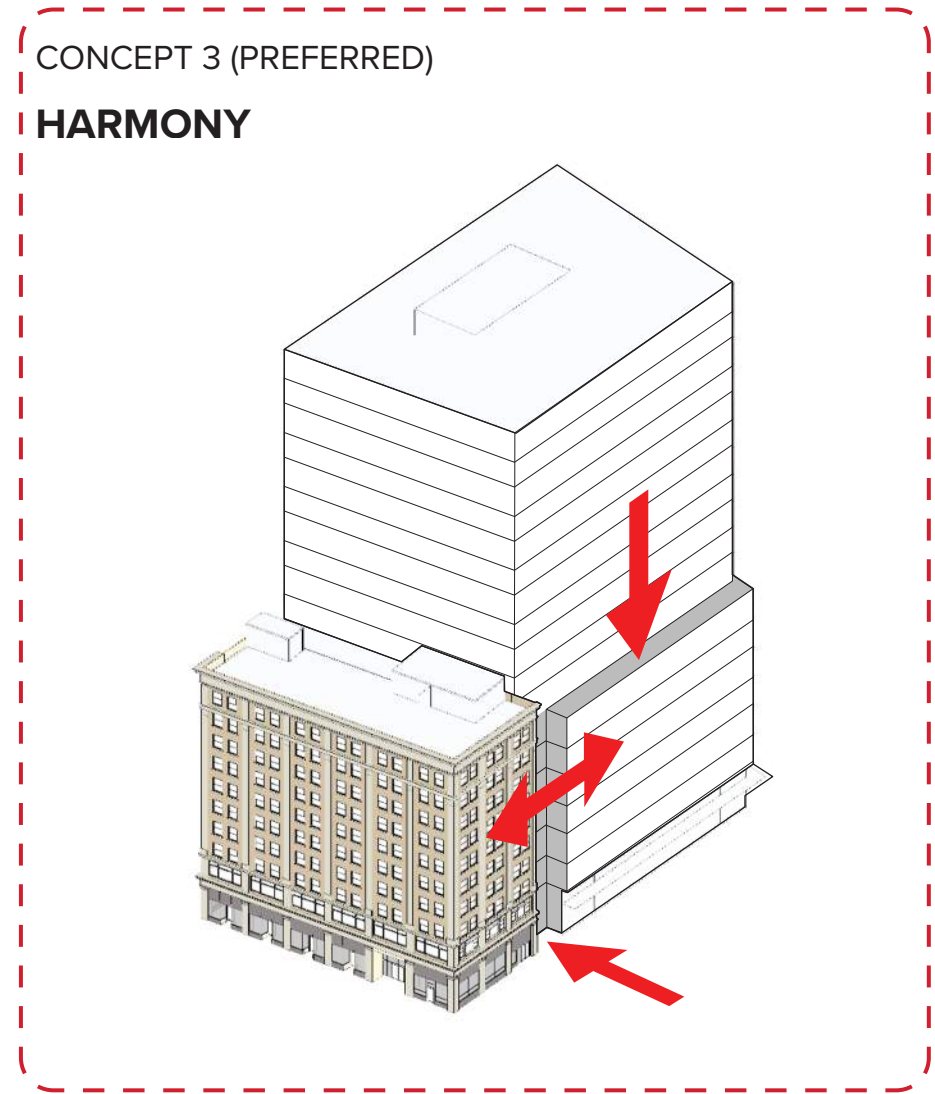


CONCEPT 2
CONTRAST



SELECTED MASSING OPTION AT EDG

CONCEPT 3 (PREFERRED)
HARMONY



1B. MASSING & FACADE DEVELOPMENT

GASKET ARTICULATION

BOARD COMMENT	DESIGN RESPONSE
<p>EDG #1 (1/4/2022) Massing Concept 1b</p> <ul style="list-style-type: none"> • The Board supported the concept of the “spatial stitch” • The Board requested further study of how the gasket and entry reinforces the architectural concept and makes the interior space feel as though it is part of the public realm • <i>B-4: Design a well-proportioned & unified building, B-4.2: Coherent Interior/Exterior Design, B-4.3: Architectural Details, and C-4: Reinforce building entries</i> 	<ul style="list-style-type: none"> • Various glazing types being studied to achieve high transparency • Mullion patterns simplified to focus on the sloping floor plates (connecting new tower to Lloyd) • Upper cornice bands preserved to provide relief and depth to the existing southern wall



GASKET CONDITION AT EDG (JANUARY 2022)
6TH AVENUE ENTRY PERSPECTIVE



PROPOSED REVISION
6TH AVENUE ENTRY PERSPECTIVE

1B. MASSING & FACADE DEVELOPMENT

GASKET ARTICULATION – **PREFERRED OPTION**

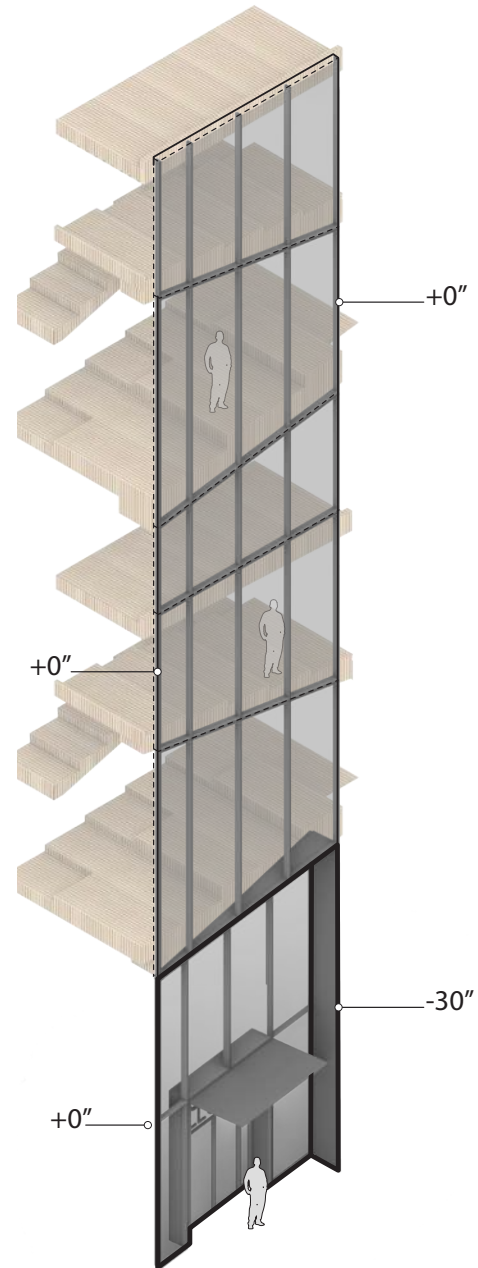


WEST ELEVATION - 6TH AVENUE

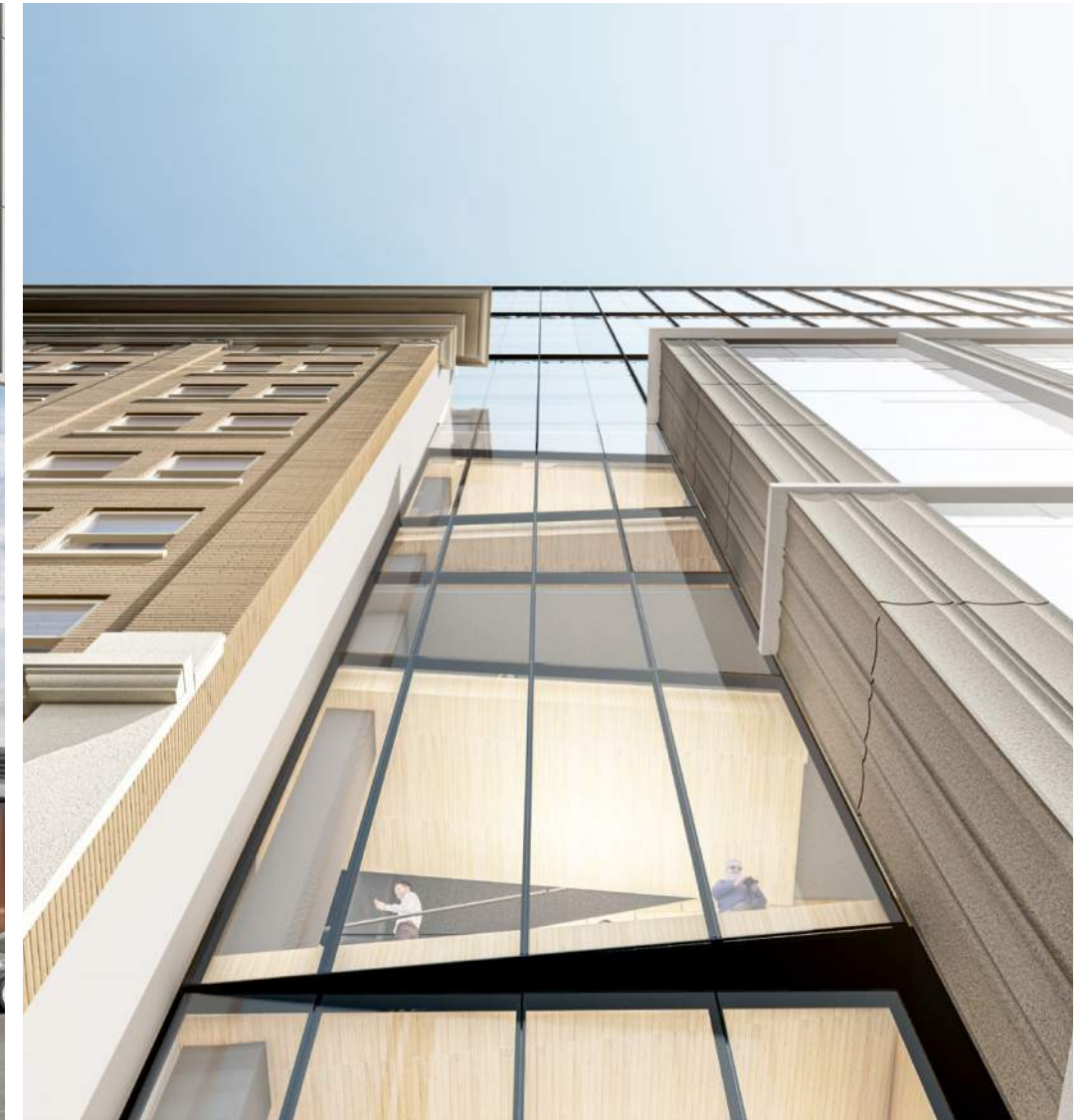
1B. MASSING & FACADE DEVELOPMENT

GASKET ARTICULATION – PREFERRED OPTION

The Landmarks Preservation Board supports the preferred option per meeting on 10/28/2022



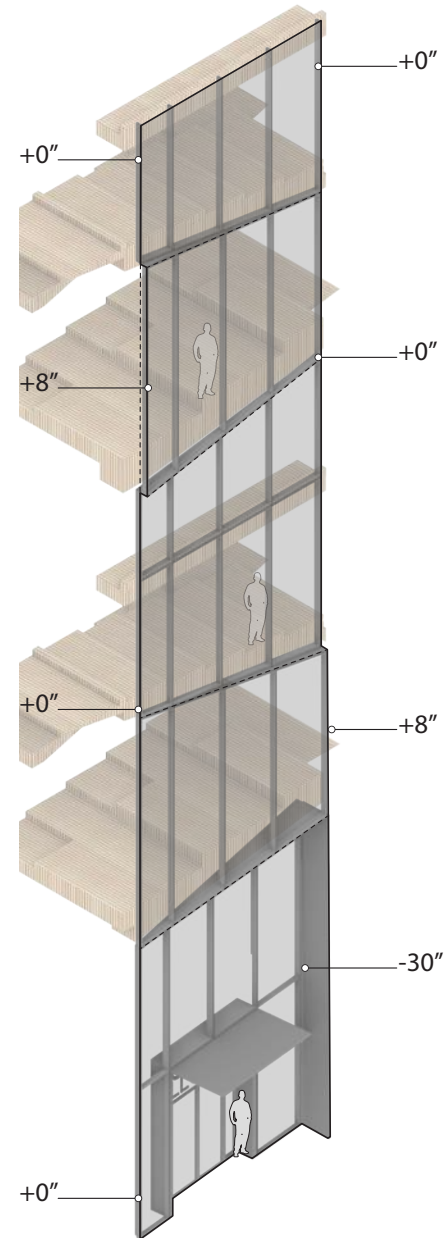
6TH AVENUE ENTRY PERSPECTIVE



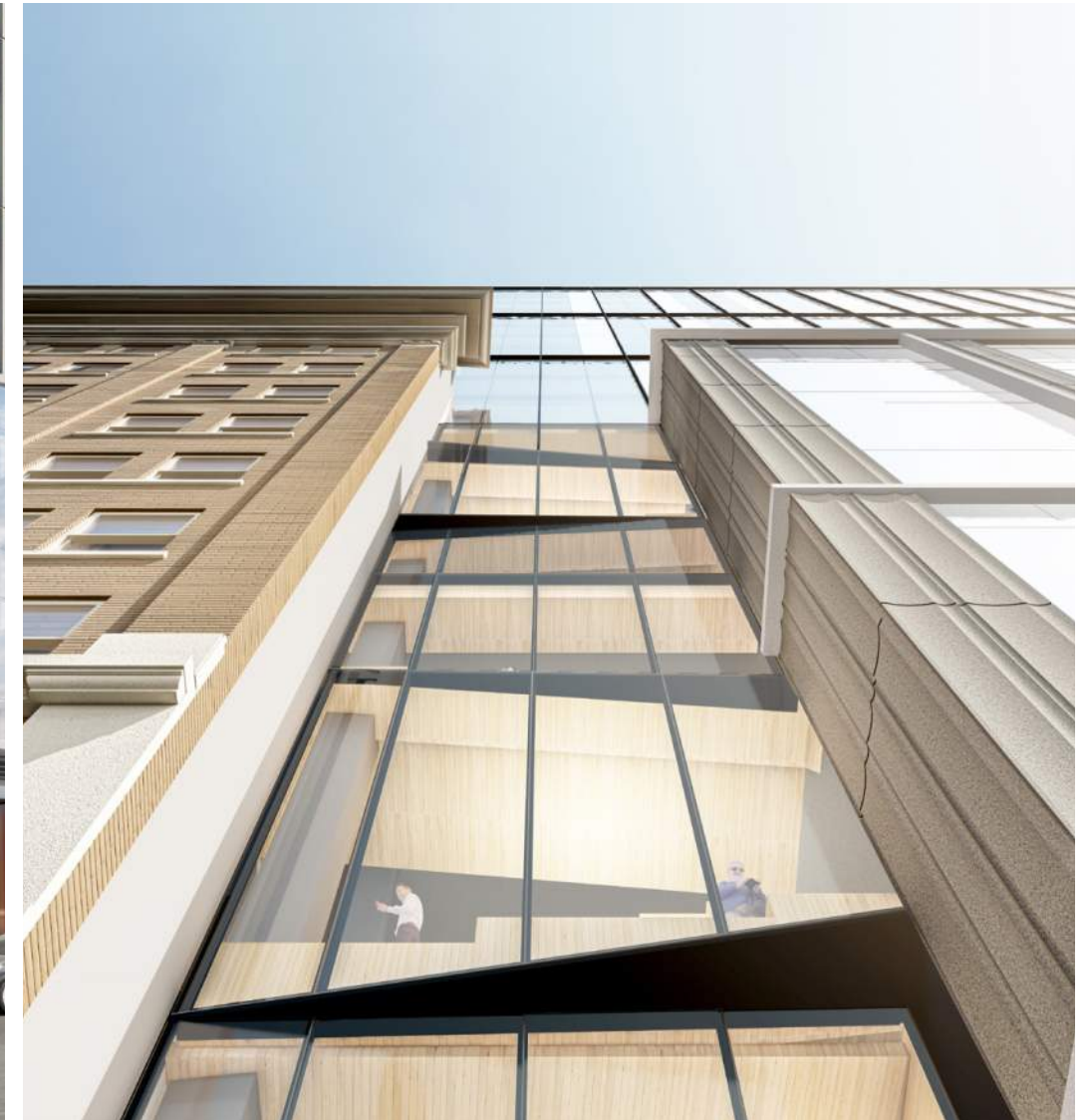
QUIET FACADE AT GASKET

1B. MASSING & FACADE DEVELOPMENT

GASKET ARTICULATION – ADDITIONAL STUDIES



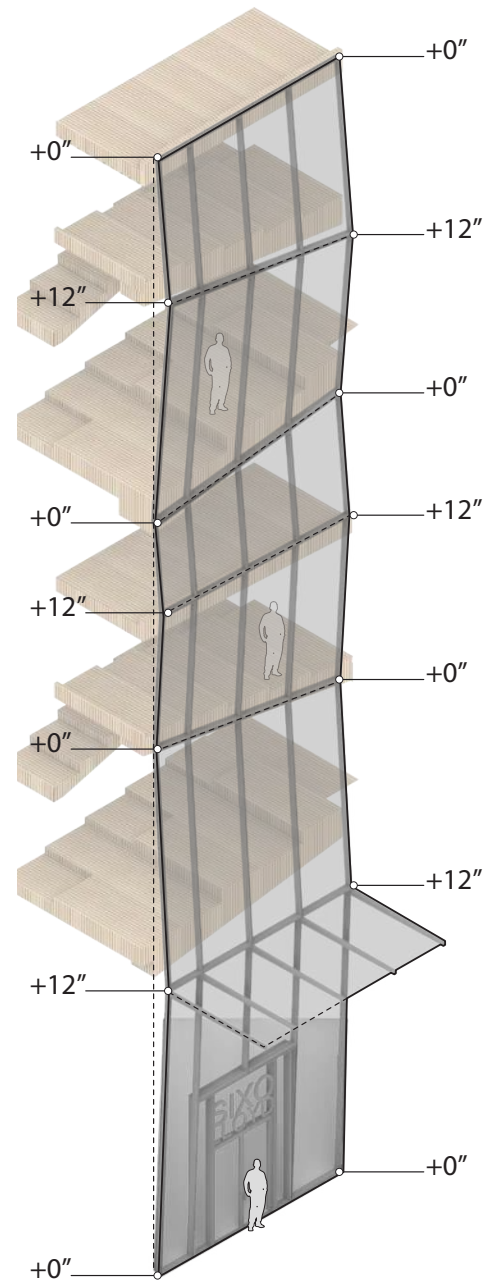
6TH AVENUE ENTRY PERSPECTIVE



SHIFTED FACADE AT GASKET

1B. MASSING & FACADE DEVELOPMENT

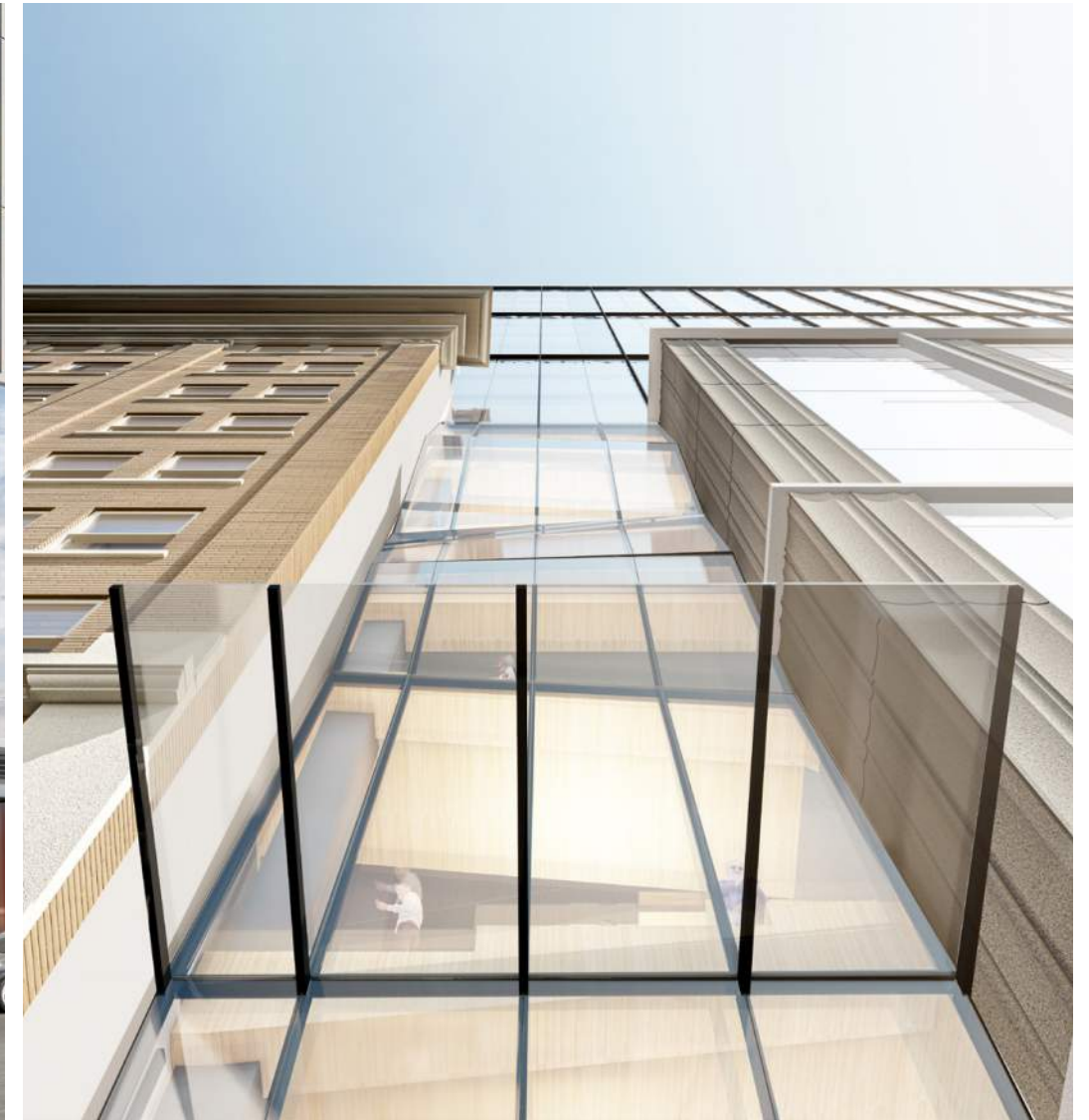
GASKET ARTICULATION – ADDITIONAL STUDIES



FOLDED FACADE AT GASKET



6TH AVENUE ENTRY PERSPECTIVE



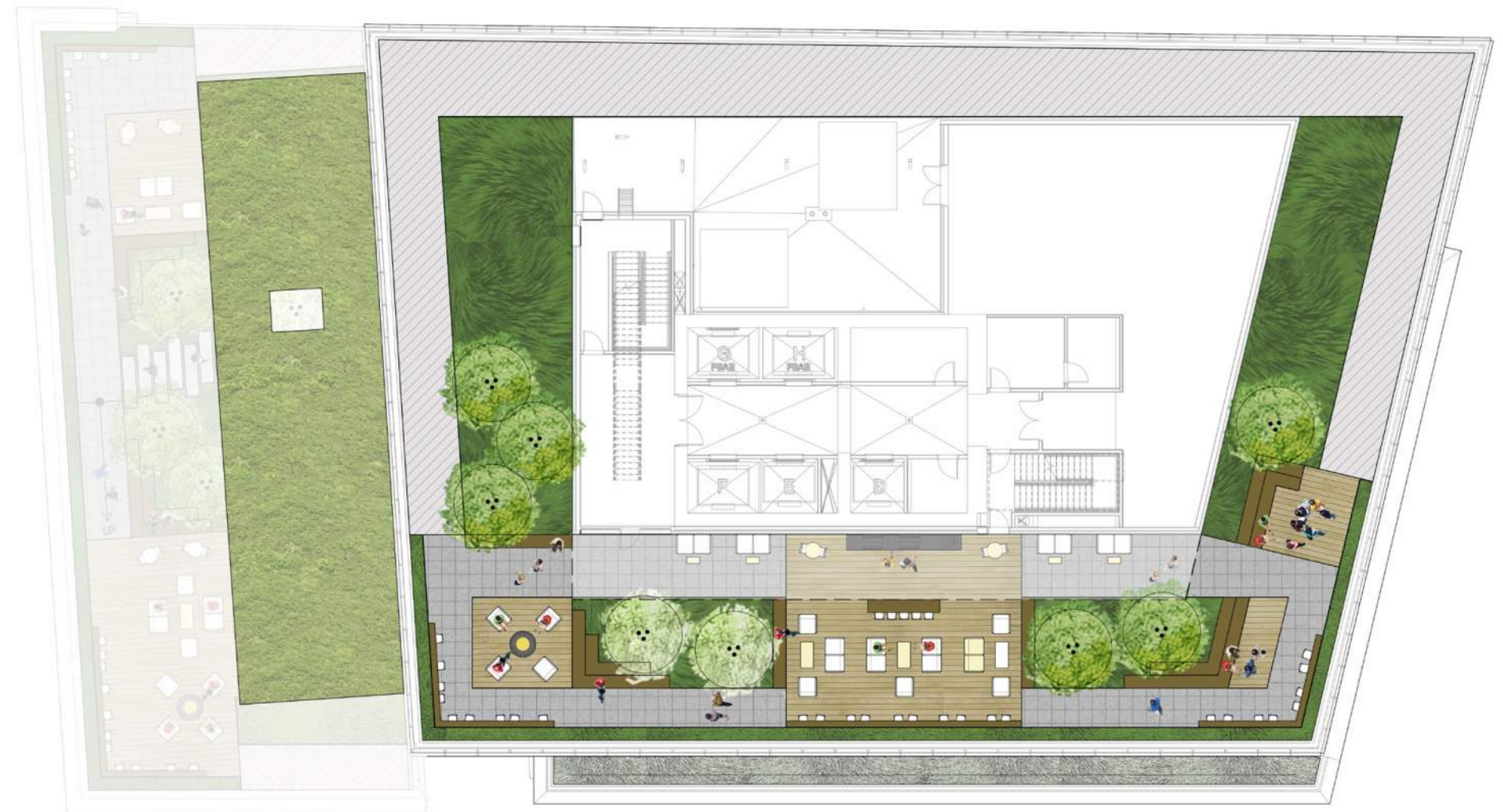
1C. ROOFTOP DEVELOPMENT

LLOYD ROOF AND TOWER ROOF

BOARD COMMENT	DESIGN RESPONSE
<p>EDG #1 (1/4/2022) Massing Concept 1c</p> <ul style="list-style-type: none"> The Board supported the proposal to step back the new portion of the mass above the historic Lloyd Building The Board requested a thoughtful rooftop landscape plan; further study of how the “spatial stitch” is expressed on the rooftop; and more information on how the rooftop penthouses and other services will be integrated into the overall massing form. <i>A-1: Respond to Context, A-2.2: Rooftop Mechanical Equipment, and B-4: Design a well-proportioned and unified building</i> 	<ul style="list-style-type: none"> Rooftop plans have been developed to consider views, amenities, equipment and maintenance Lloyd rooftop canopy collects necessary stair and elevator overruns into singular element while providing year-round weather protection The Lloyd rooftop canopy extents have been carefully considered to limit its visibility from street level



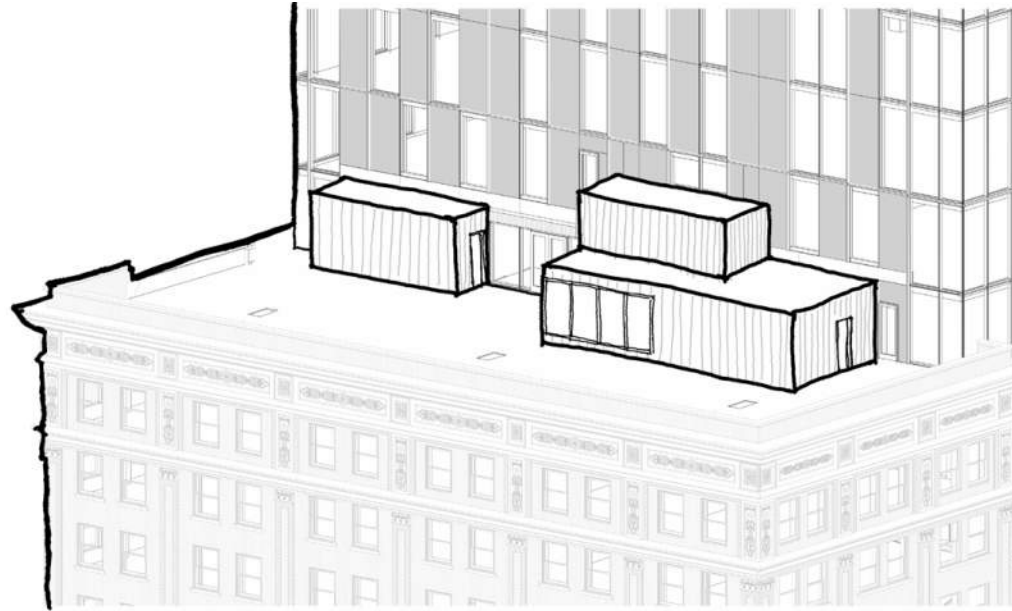
Landscape Roof Plan – Lloyd Roof (L9)



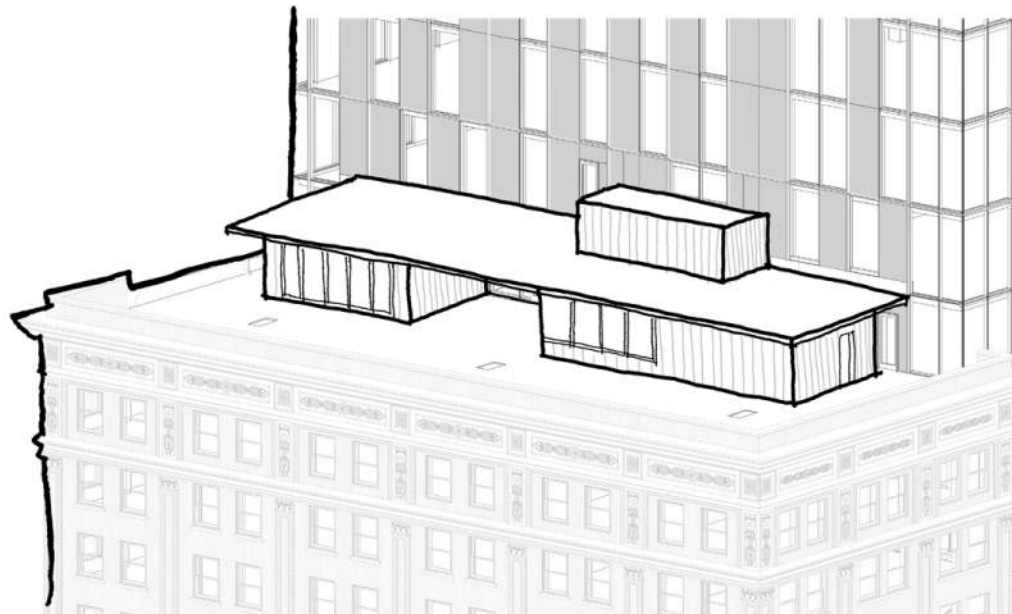
Landscape Roof Plan – Penthouse Roof

1C. ROOFTOP DEVELOPMENT

LLOYD ROOF



Necessary rooftop elements (stair and elevator overruns)



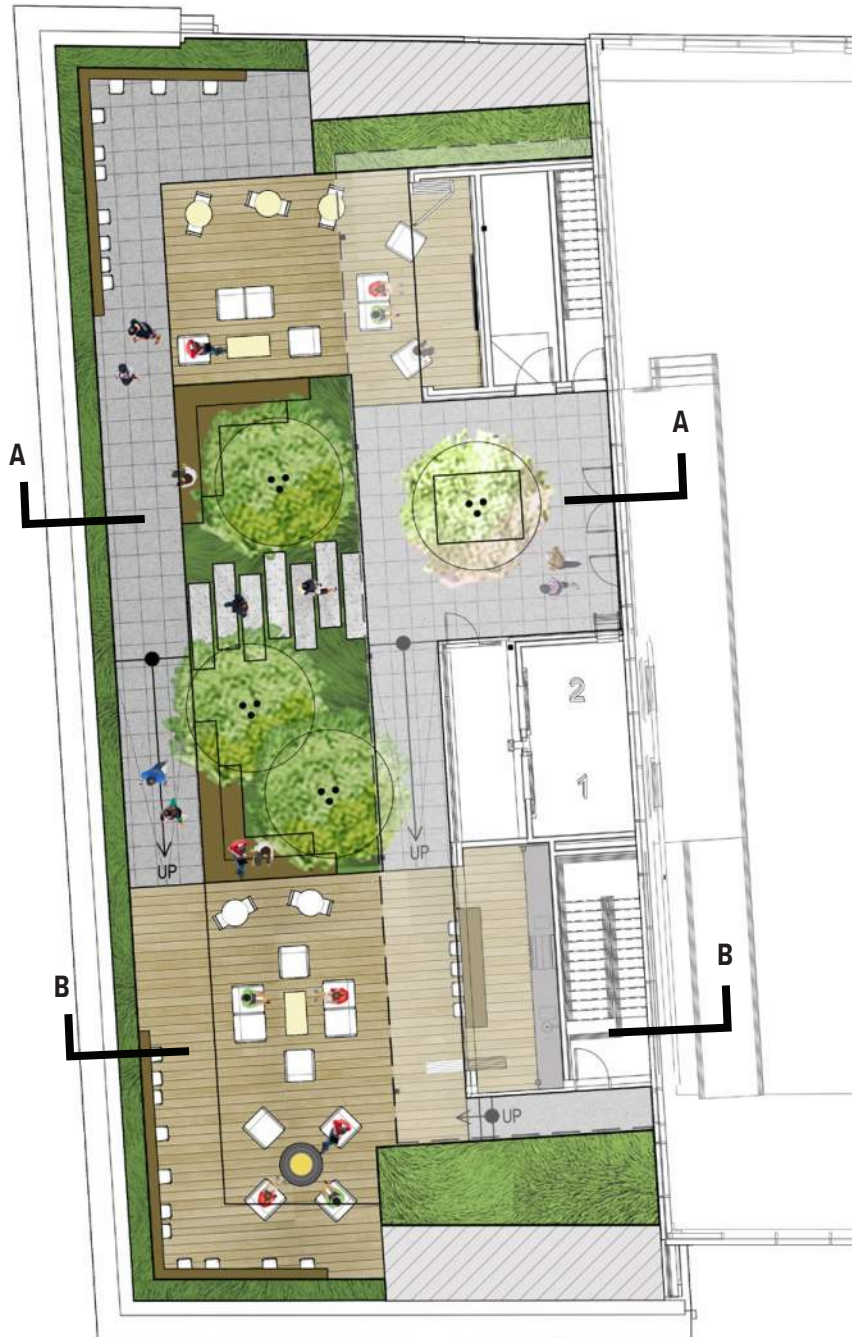
Canopy to unify disparate elements



Rendering depicting potential tenant fit out of roof terrace

1C. ROOFTOP DEVELOPMENT

LLOYD ROOF ILLUSTRATING POTENTIAL TENANT IMPROVEMENT
(SEE PAGE 34 FOR BASE BUILDING)



LLOYD BUILDING ROOF PLAN



SECTION A



SECTION B

1C. ROOFTOP DEVELOPMENT

LLOYD ROOF



LLOYD ROOF (L9)
LANDSCAPE PLAN SHOWING CORE AND SHELL BUILD OUT SCOPE



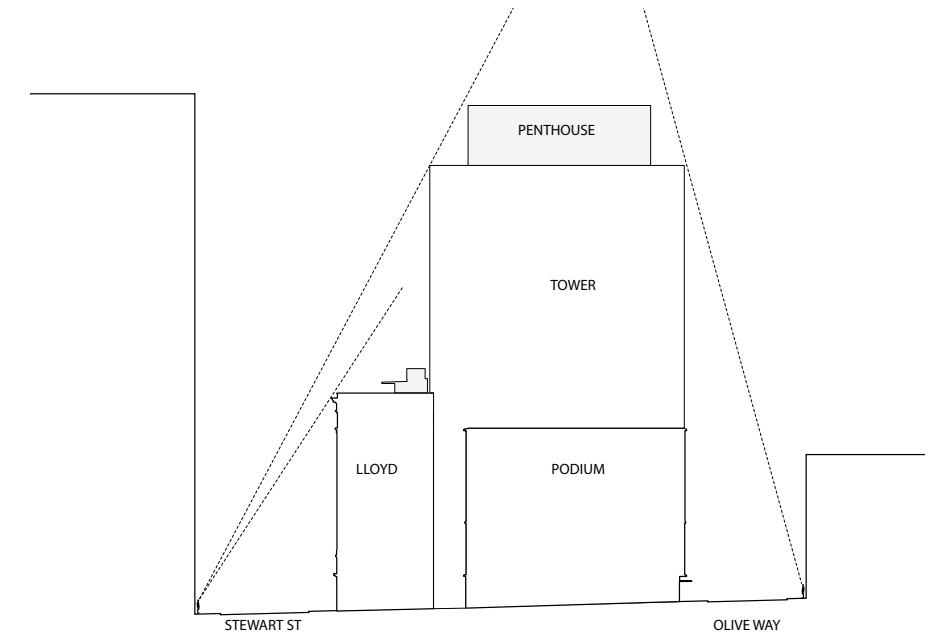
LLOYD ROOF (L9)
LANDSCAPE PLAN SHOWING POTENTIAL T.I. BUILD OUT OF AMENITY SPACES AT ROOFTOP LEVEL

1C. ROOFTOP DEVELOPMENT

TOWER ROOF ILLUSTRATING POTENTIAL TENANT IMPROVEMENT
(SEE PAGE 36 FOR BASE BUILDING)



PENTHOUSE LEVEL ROOF PLAN



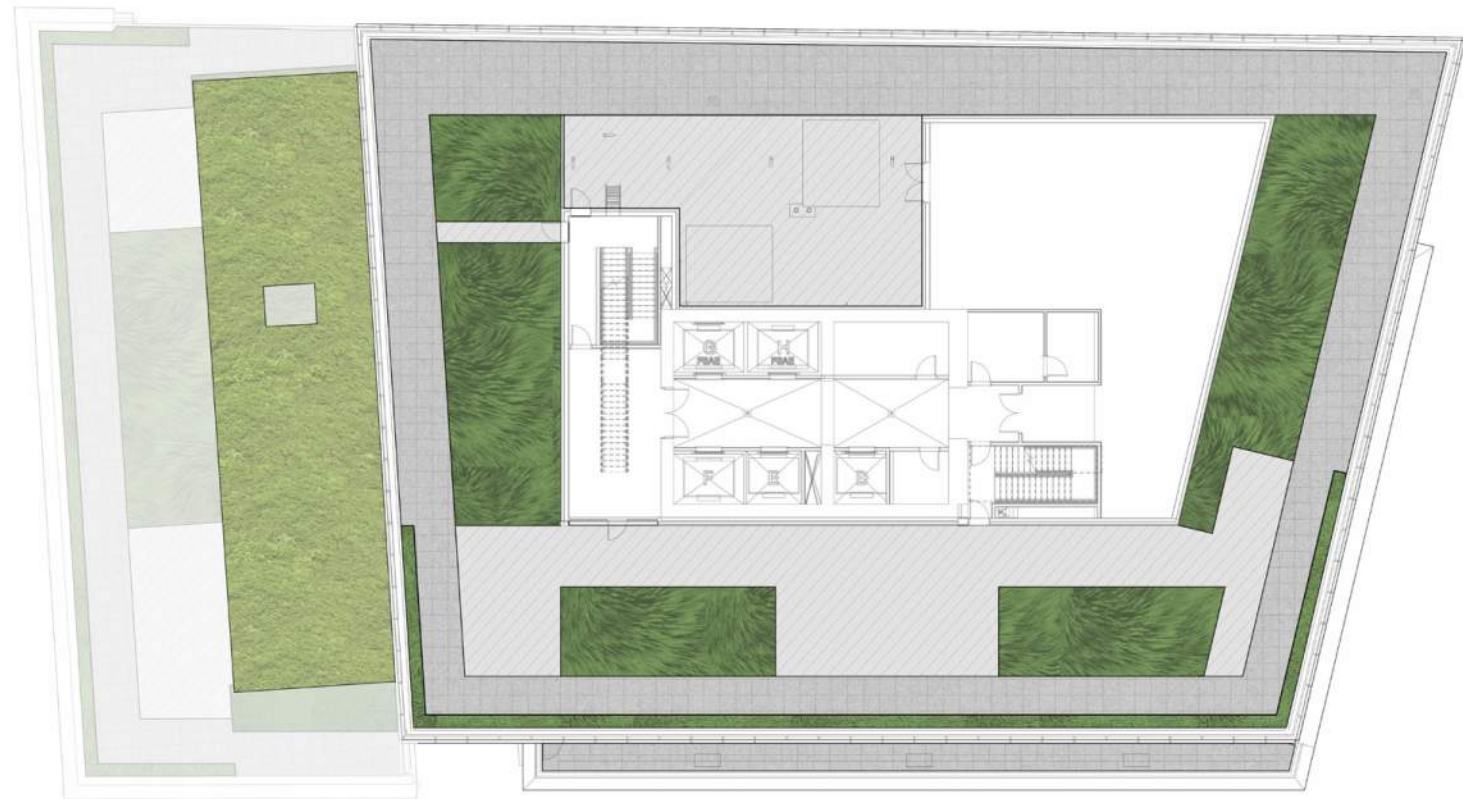
SECTION DIAGRAM WITH SIGHTLINES TO ROOFTOP PENTHOUSES



PEDESTRIAN VIEW FROM WESTLAKE AVE AND STEWART ST

1C. ROOFTOP DEVELOPMENT

TOWER ROOF



PENTHOUSE LEVEL
LANDSCAPE PLAN SHOWING CORE AND SHELL BUILD OUT SCOPE

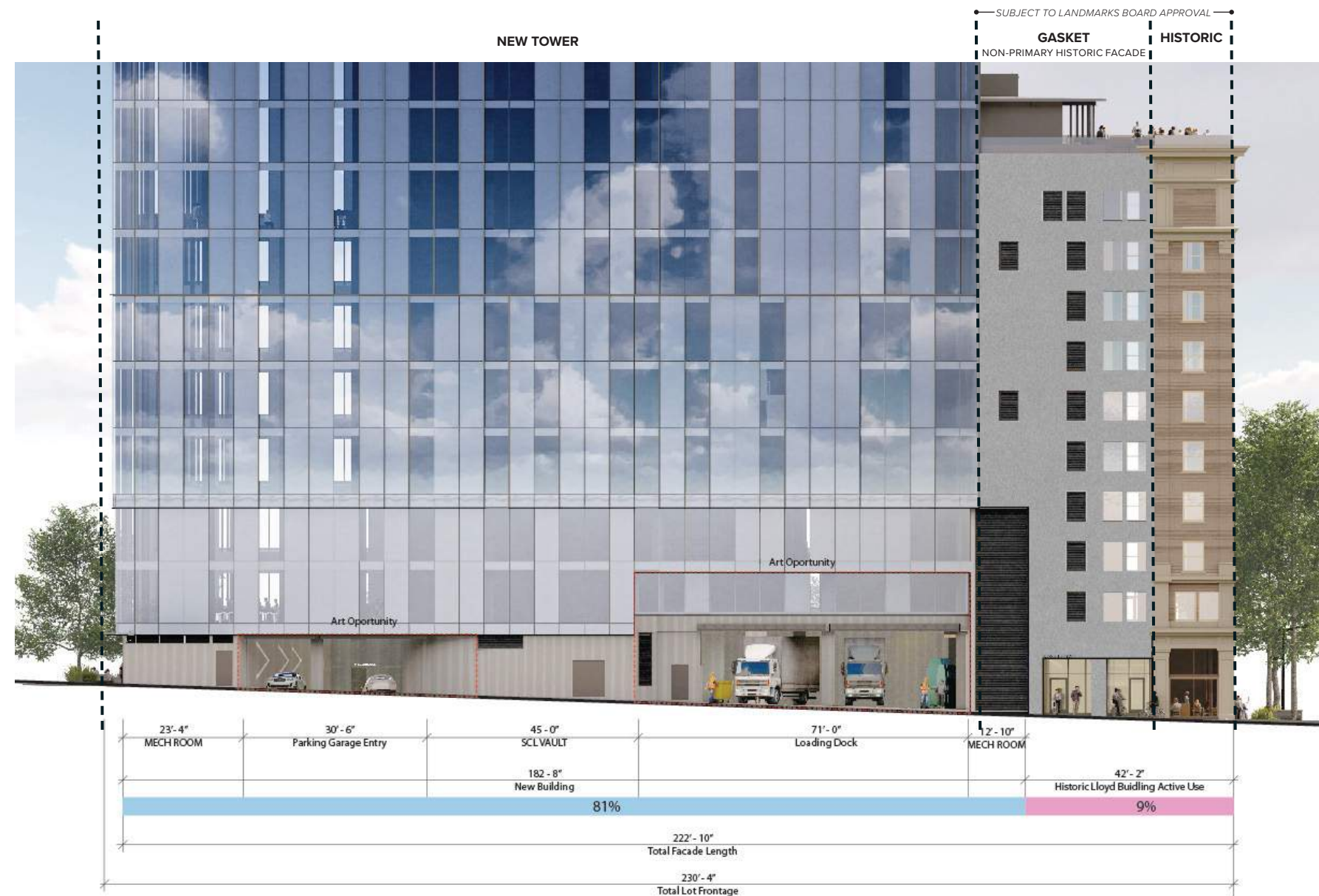


PENTHOUSE LEVEL
LANDSCAPE PLAN SHOWING POTENTIAL T.I. BUILD OUT OF AMENITY SPACES AT ROOFTOP LEVEL

1D. ALLEY FACADE DEVELOPMENT

ALLEY ELEVATION AND "GASKET" CONCEPT

BOARD COMMENT	DESIGN RESPONSE
<p>EDG #1 (1/4/2022) Massing Concept 1d</p> <ul style="list-style-type: none"> The Board directed further study of how the gasket is carried around the mass and the "spatial stitch" is articulated on the alley façade The Board requested an alley elevation and more information in the Recommendation packet on how "the new meets the old". A-1: Respond to the physical environment, C-6: Develop the Alley Façade, and B-4.3: Architectural Details 	<ul style="list-style-type: none"> The existing non-primary Lloyd facade acts as the gasket between new and historic The simplicity of the gasket provides relief from the highly articulated historic façade and the rhythmic patterning of the new tower Ground floor alley façade has been activated with a generous bike entry and alcove at north end



EAST ALLEY ELEVATION



1D. ALLEY FACADE DEVELOPMENT

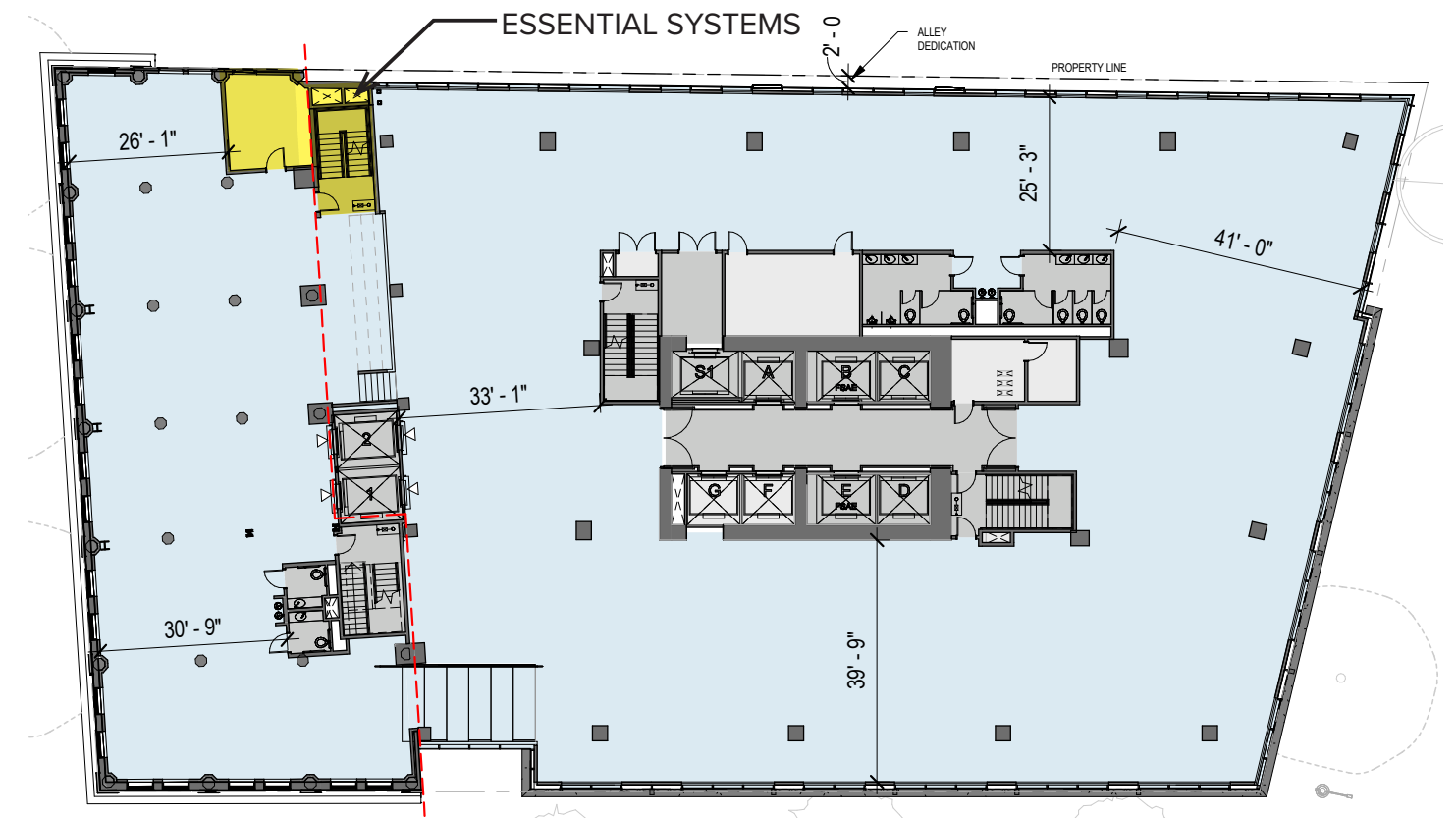
"GASKET" CONCEPT – ADDITIONAL STUDIES



EAST ALLEY ELEVATION STUDIES

SELECTED "GASKET" STUDY

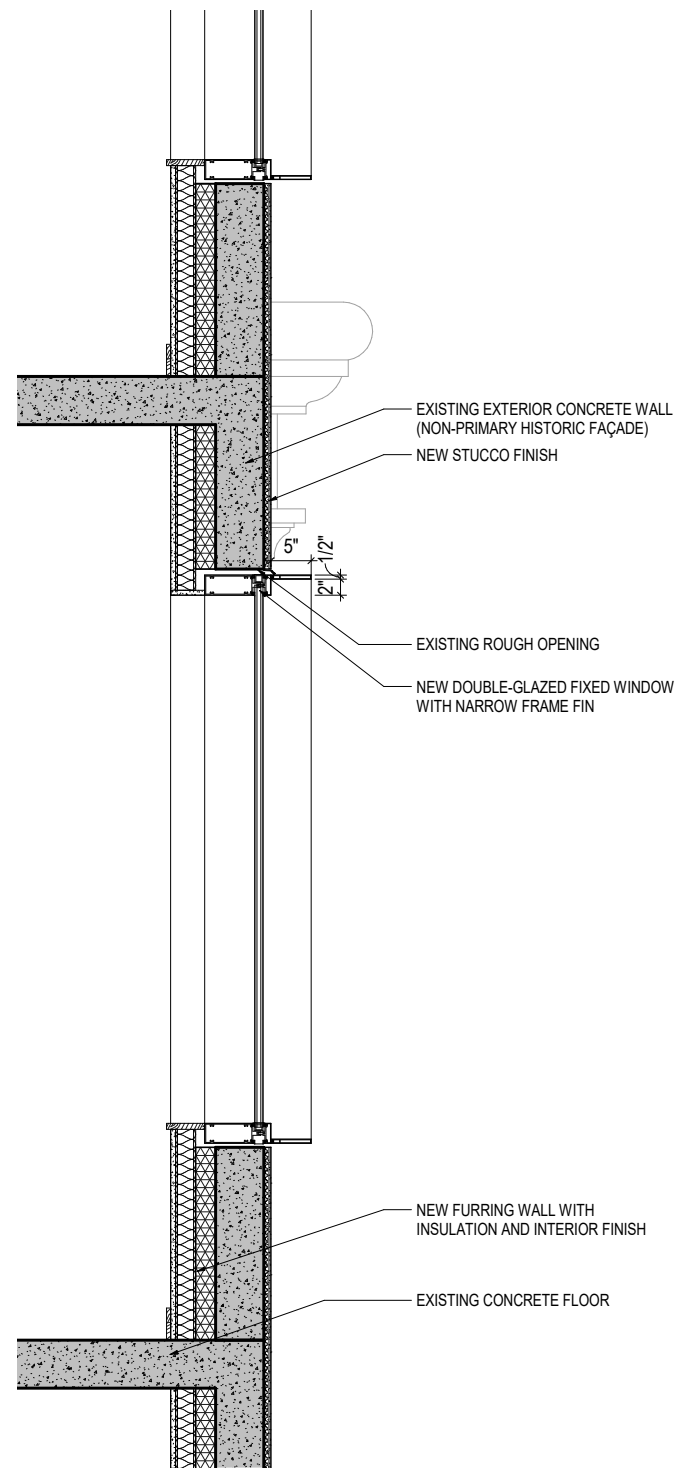
Essential systems needed for rehabilitation (egress, mechanical and electrical spaces) are located at the splice of new and old along the alley- allowing for larger connected floor plates in the middle of the building and full expression of the spatial stitch on the 6th Avenue (more publicly visible) elevation.



L3 FLOOR PLAN

1D. ALLEY FACADE DEVELOPMENT

GLAZING APPROACH AT ALLEY "GASKET"



NEW GLAZING AT NON-PRIMARY LLOYD FACADE



NORTH EAST PERSPECTIVE



BIKE PARKING ENTRANCE AT EAST ALLEY

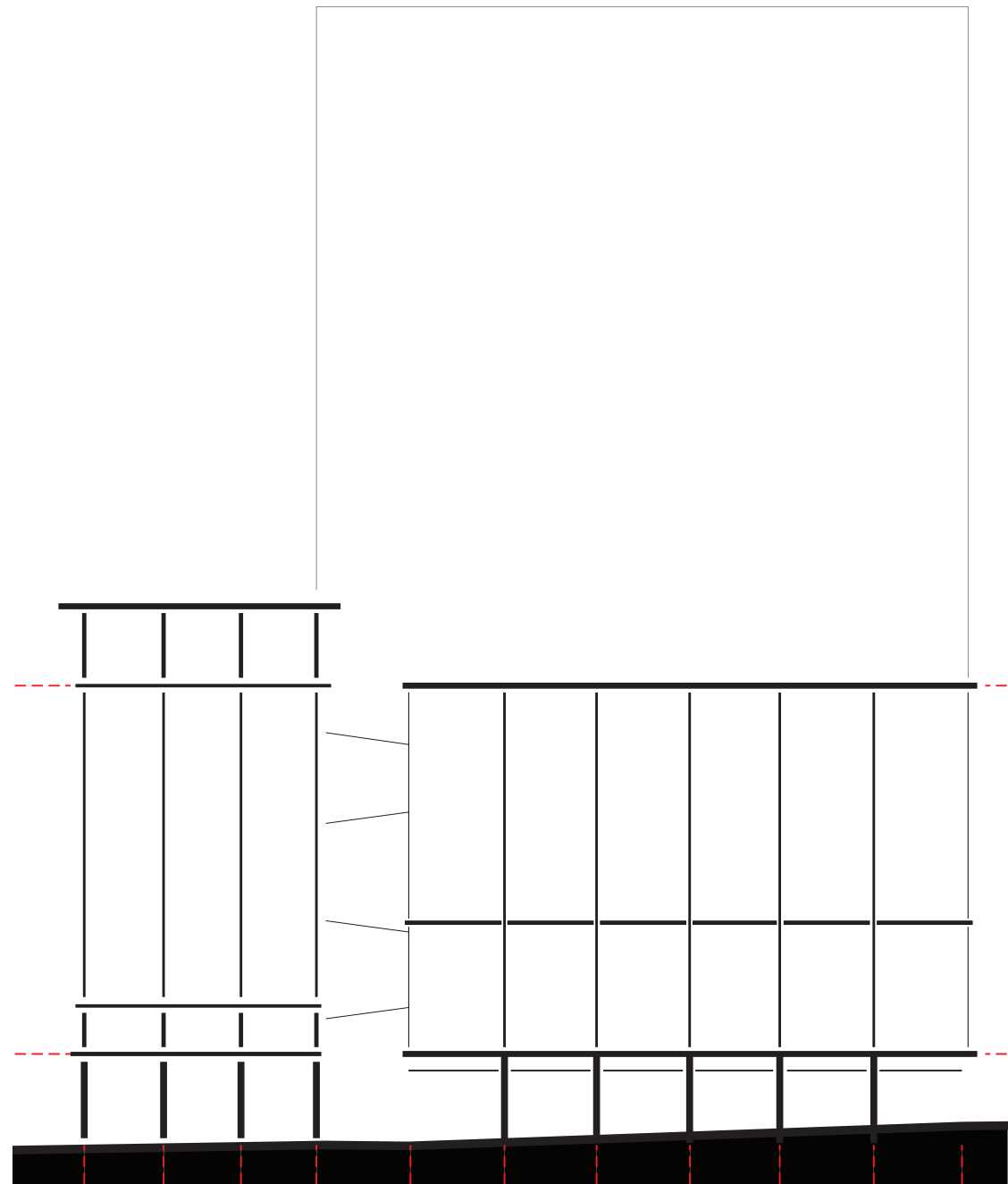
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1E. MATERIALITY & FACADE DEVELOPMENT

BOARD COMMENT	DESIGN RESPONSE
<p>EDG #1 (1/4/2022) Massing Concept 1e</p>	<ul style="list-style-type: none"> As it relates to the mass and façade development, the Board specifically prioritized the following Downtown Design Guidelines: A-1: Respond to the Physical Environment A-2: Enhance the Skyline B-1.1: Adjacent Features and Networks B-2.1: Analyzing Height, Bulk, and Scale B-3: Reinforce the Positive Urban Form and Architectural Attributes of the Immediate Area B-4: Design a Well-Proportioned and Unified Building
<ul style="list-style-type: none"> The design team is in agreement with the Board's cited Design Guidelines and will continue prioritizing those directives. 	

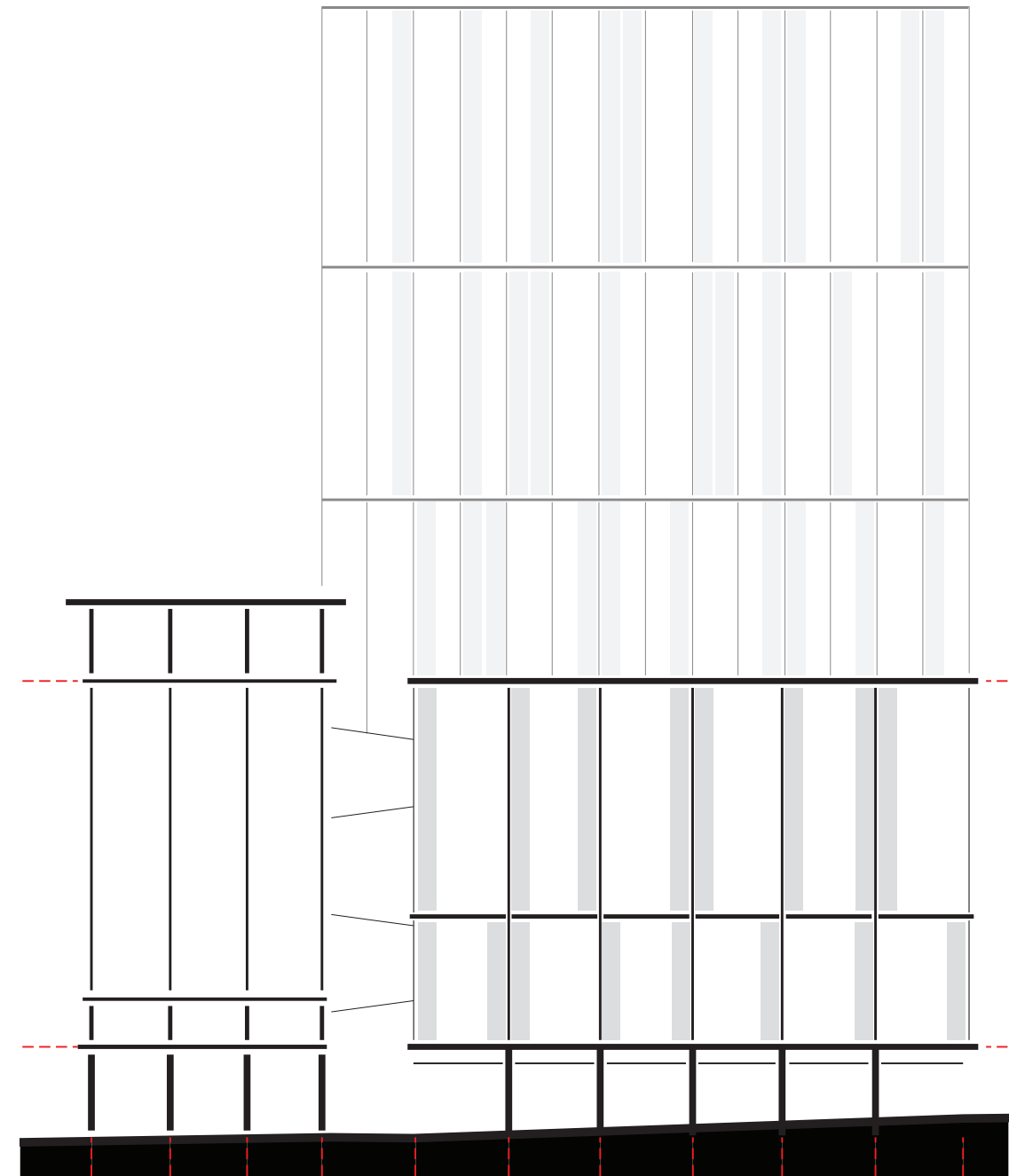


FACADE PATTERNING



PODIUM LEVELS

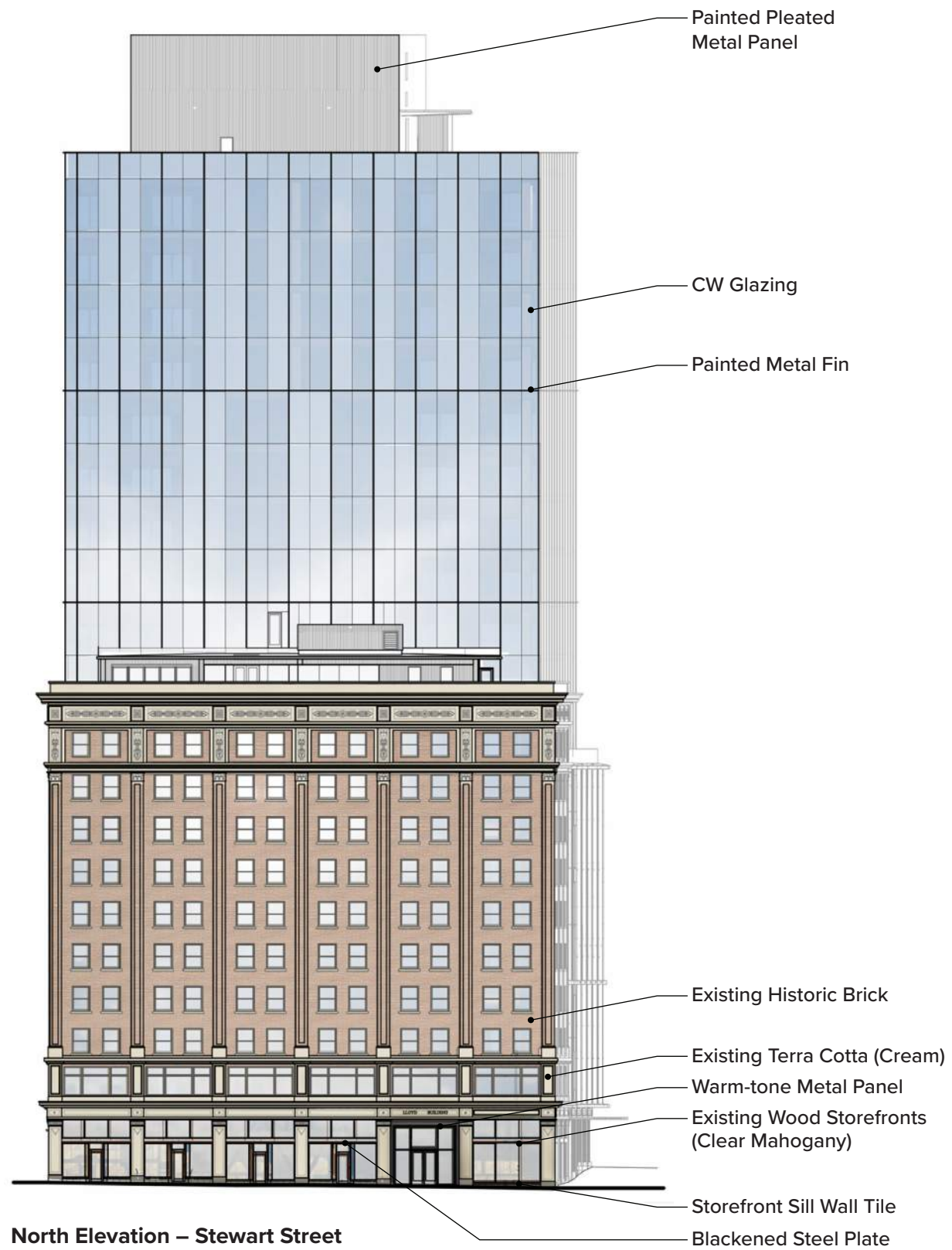
- Key datums from Lloyd Building inform subdivision of new podium
- Similar proportion and scale of retail bays
- Special attention to hierarchy between horizontals and verticals



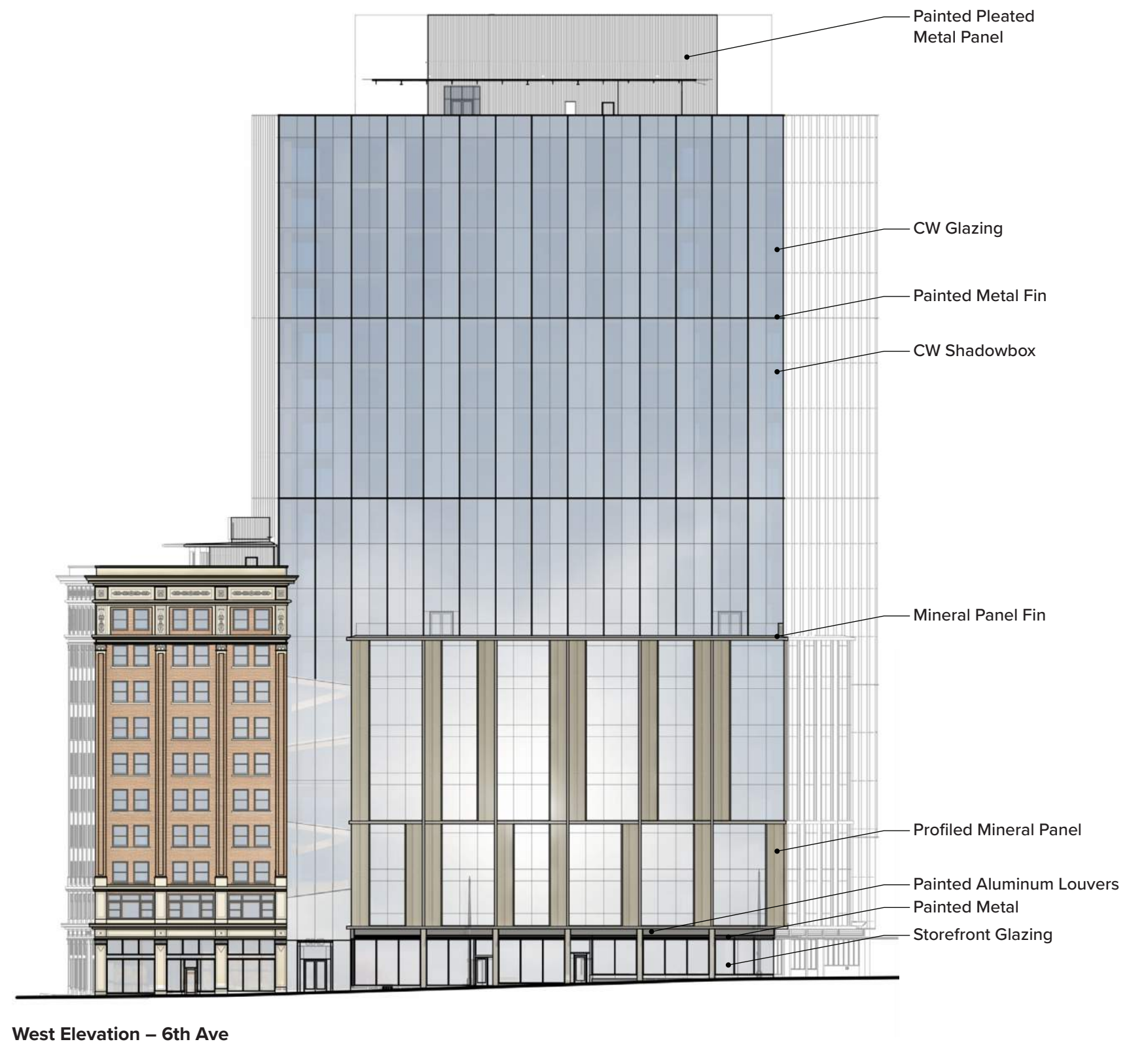
TOWER LEVELS

- Vertical fins subdivide the tower facade into 10' bays
- Horizontal fins introduce three tiers to the tower facade and establish bay proportions similar to Lloyd building
- Shifting opaque shadowbox panels introduce a subtle playful patterning to the facade

ELEVATIONS

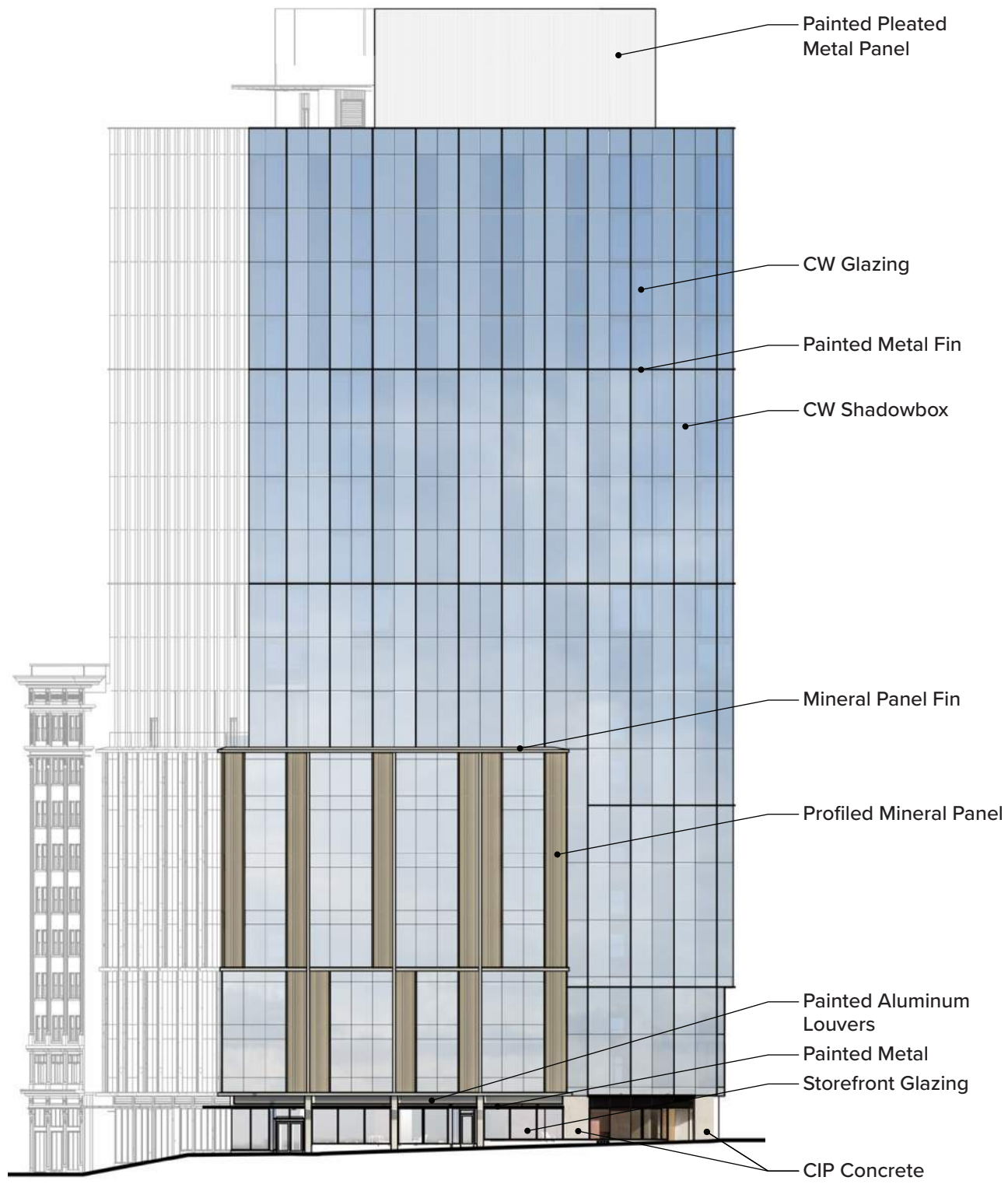


North Elevation – Stewart Street

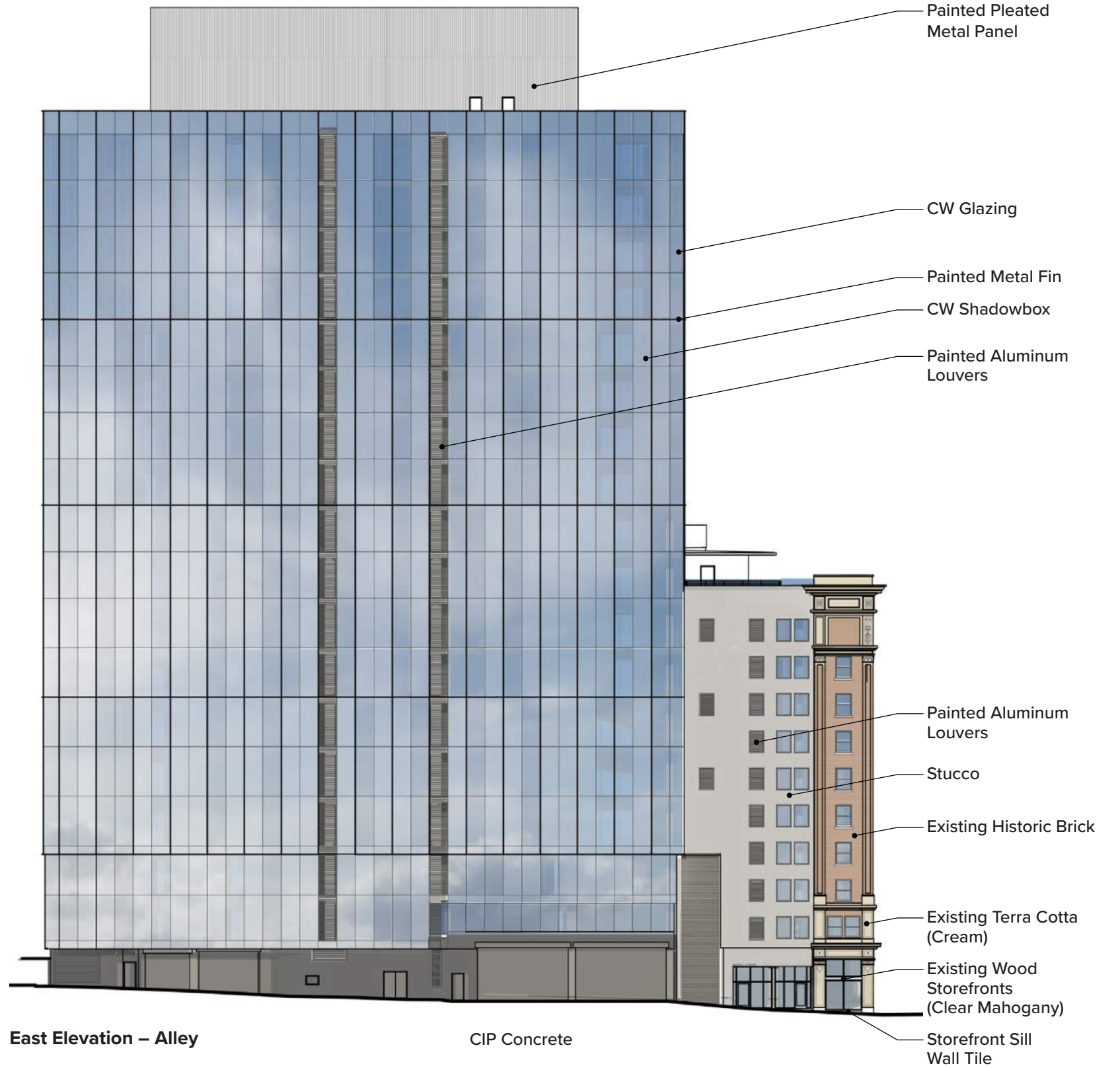


West Elevation – 6th Ave

ELEVATIONS



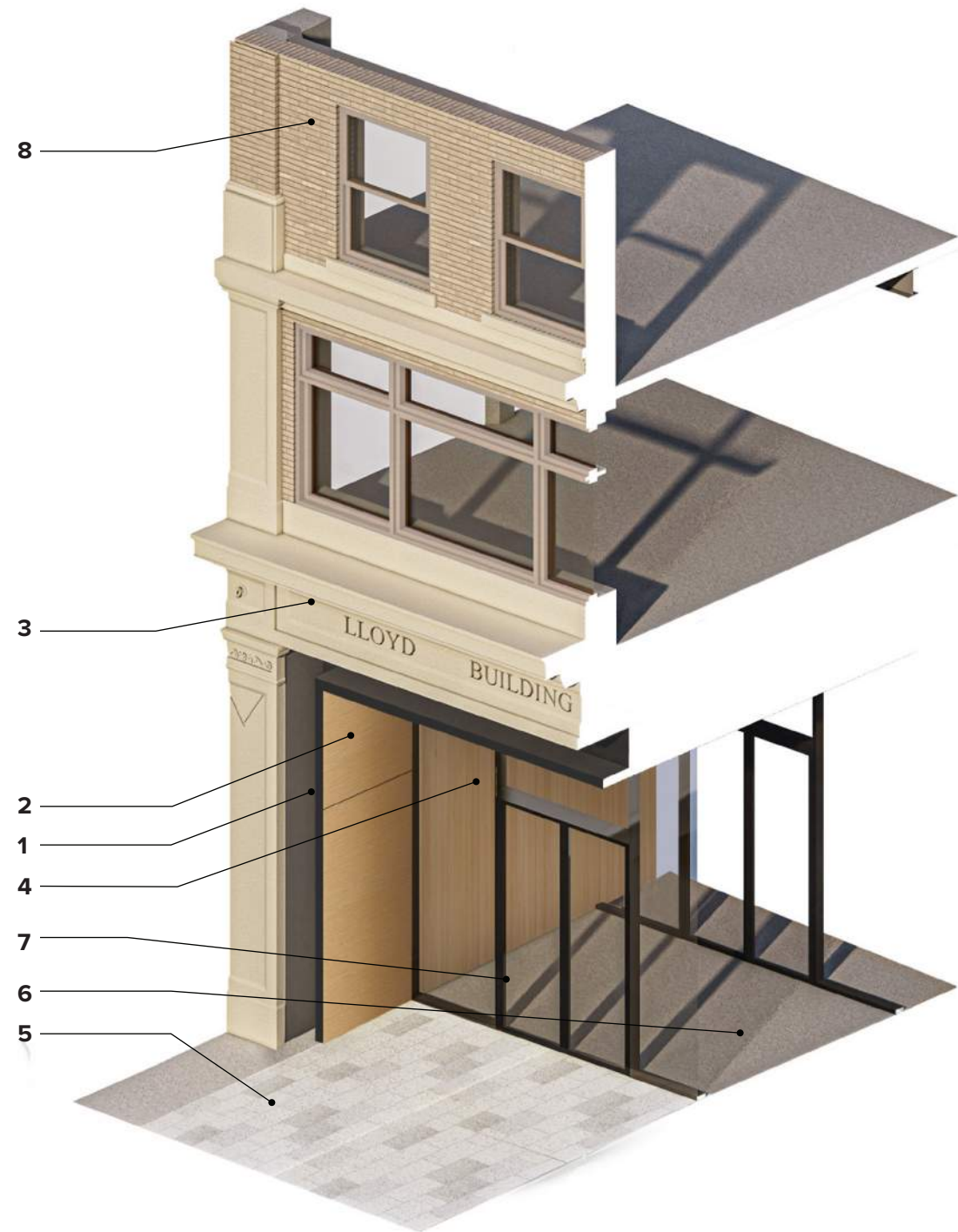
South Elevation – Olive Way



East Elevation – Alley

MATERIAL AND COLOR PALETTE

GROUND LEVEL - LLOYD ENTRY



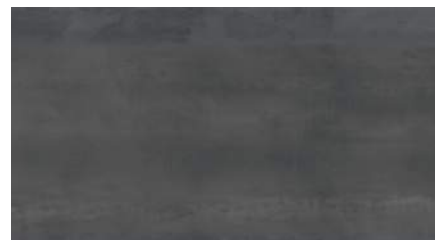
LLOYD BUILDING ENTRY



Lloyd Building Entry Elevation



David Chipperfield – Selfridges Duke Street



1. Metal Plate

Canopies, alcove soffit, and signage



2. Metal Panel

Exterior walls and soffit of entry portal



3. Existing Terra Cotta (Cream)

Historic Terra Cotta cleaned and repaired as required



4. Storefront Glass

New IGU's in restored and new frames



5. Granite Pavers

*Entry Apron
Site paving per Site Workshop*



6. Terrazzo Floor

Lobby



7. Painted Metal

Storefront mullions at main entry

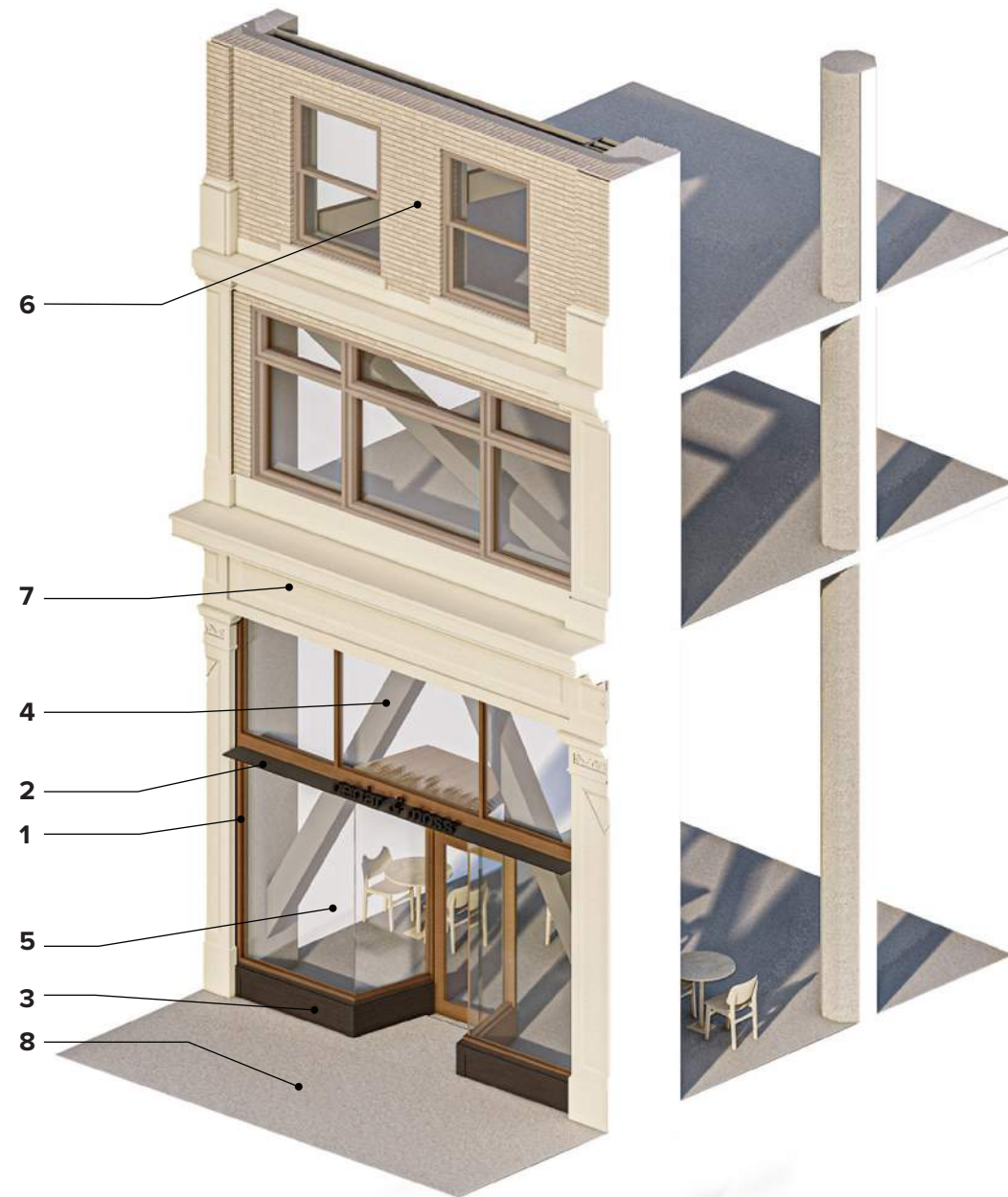


8. Existing Brick

Historic brick cleaned and repaired as required

MATERIAL AND COLOR PALETTE

GROUND LEVEL - LLOYD STOREFRONT



TYPICAL LLOYD BUILDING RETAIL BAY



Lloyd Building Retail Bay Elevation

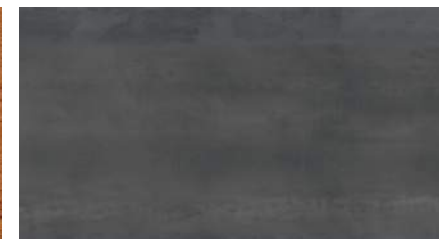


HEWITT - Excelsior



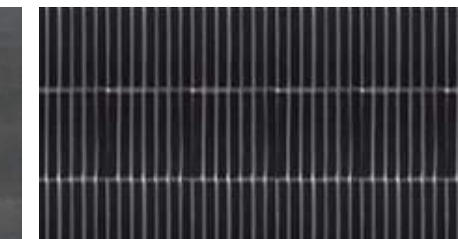
1. Wood Storefronts (Clear Mahogany)

Salvage & Restored where possible, new where required



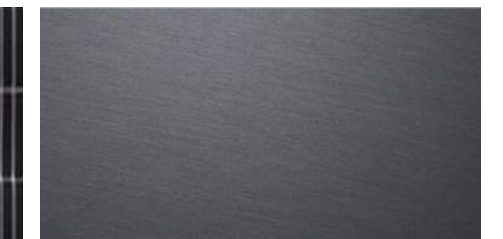
2. Metal Plate

Canopies, alcove soffit, and signage



3. Matte Black Tile

Sill walls below Lloyd Bldg storefronts



4. Painted Metal

Braced frames in historic Lloyd Building



5. Storefront Glass

New IGU's in restored and new frames



6. Existing Brick

Historic brick cleaned and repaired as required



7. Existing Terra Cotta (Cream)

Historic Terra Cotta cleaned and repaired as required

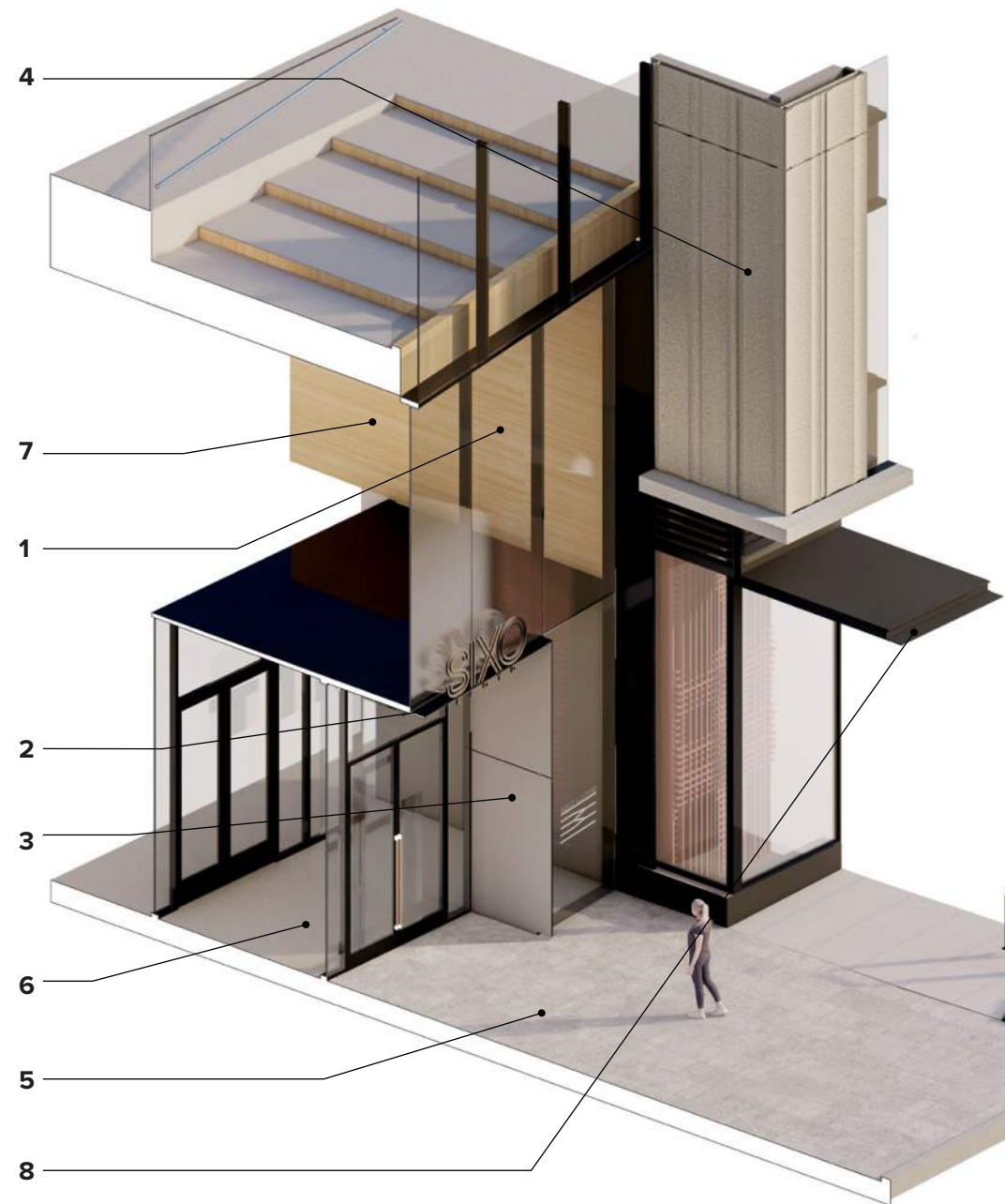


8. Scored Concrete Sidewalk

*Typ sidewalk condition, not at main entries
Site paving per Site Workshop*

MATERIAL AND COLOR PALETTE

GROUND LEVEL - 6TH AVE ENTRY



MAIN ENTRY VESTIBULE



6th Ave – Main Entry Elevation

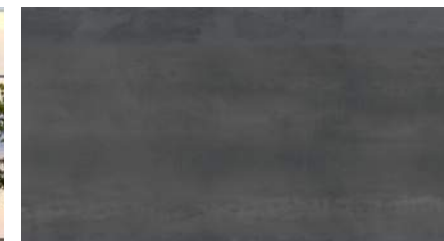


NORR – Sir John A Macdonald Building



1. Storefront Glass

Glazing per spec



2. Metal Plate

Canopies, alcove soffit, and signage



3. Metal Plate

Exterior walls and soffit of entry portal



4. Profiled Mineral Panel

Opaque walls in podium



5. Granite Pavers

*Entry Apron
Site paving per Site Workshop*



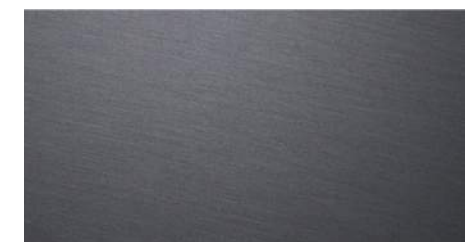
6. Terrazzo Floor

Lobby floors



7. Wood Ceiling & Wall Panels

Ceiling and walls in lobby and “spatial stitch”

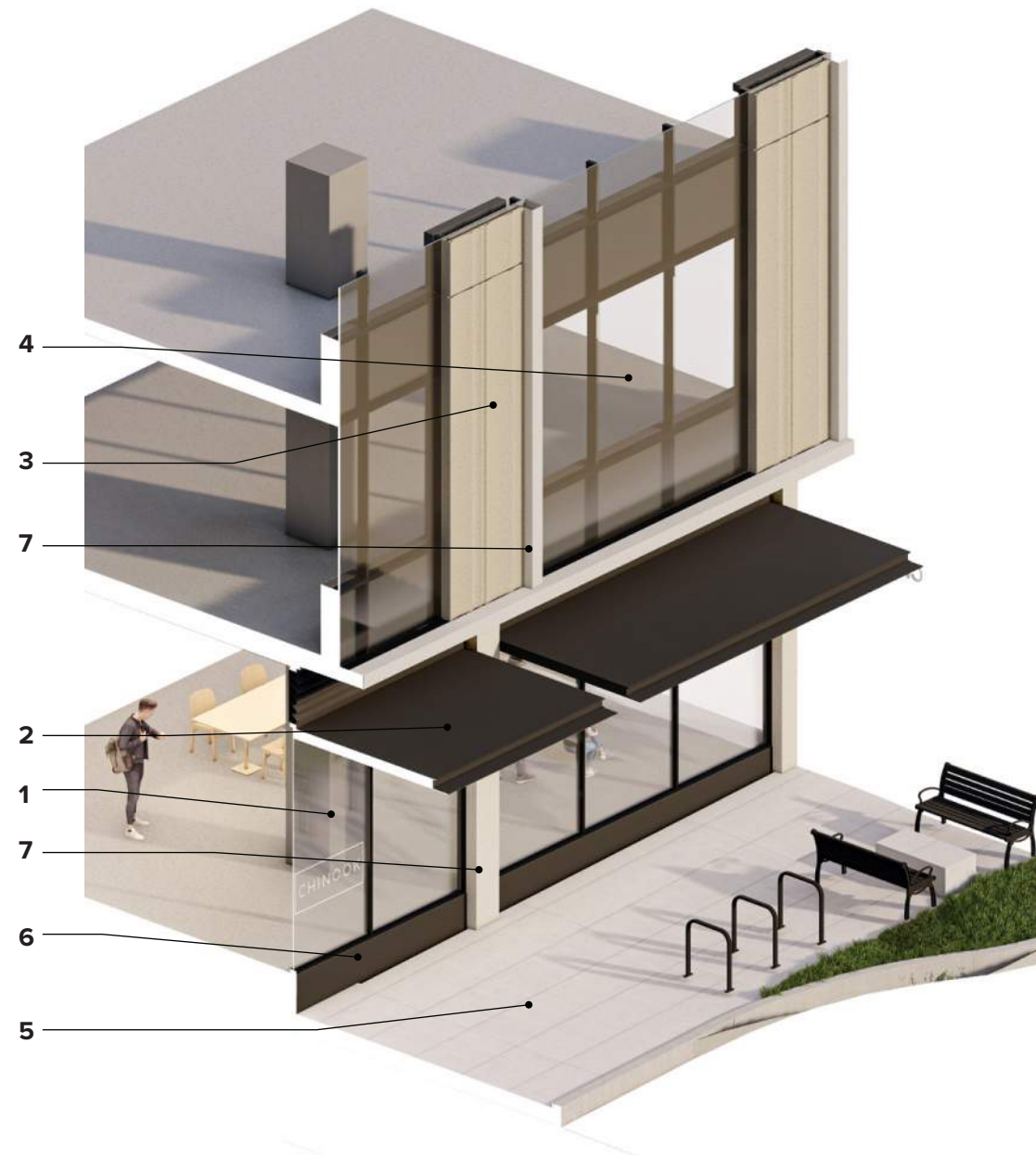


8. Painted Metal

High performance coating on exterior structural steel canopies

MATERIAL AND COLOR PALETTE

GROUND LEVEL - 6TH AVE STOREFRONT



TYPICAL 6TH AVE STOREFRONT



Typical 6th Ave Storefront Elevation

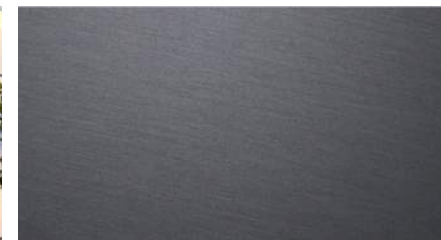


Mithun - Weyerhaeuser HQ



1. Storefront Glass

Glazing per spec



2. Painted Structural Steel

High performance coating on exterior structural steel canopies



3. Profiled Mineral Panel

Opaque walls in podium



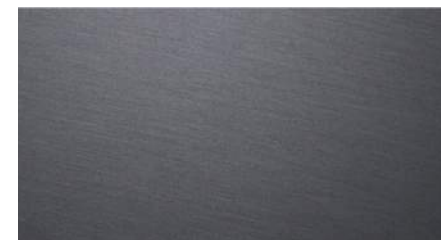
4. CW Glazing

Unitized CW above level 1



5. Scored Concrete Sidewalk

*Typ sidewalk condition, not at main entries
Site paving per Site Workshop*



6. Painted Metal Panel

Sill panels over insulated concrete stem walls

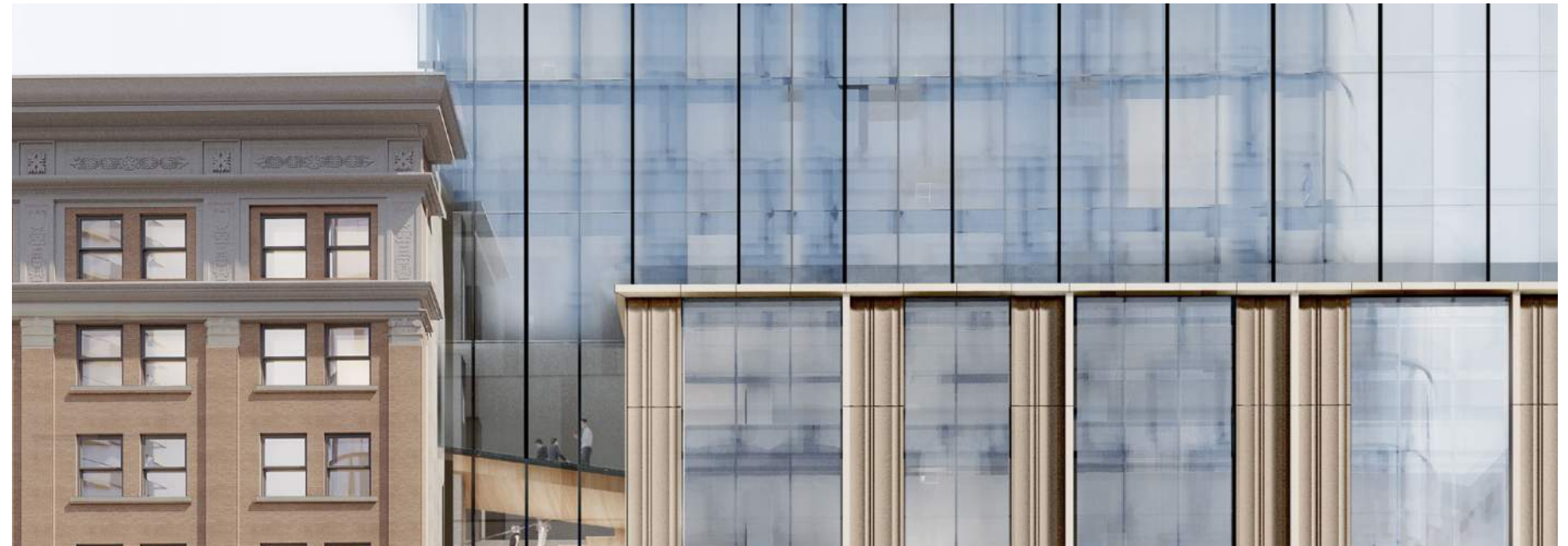
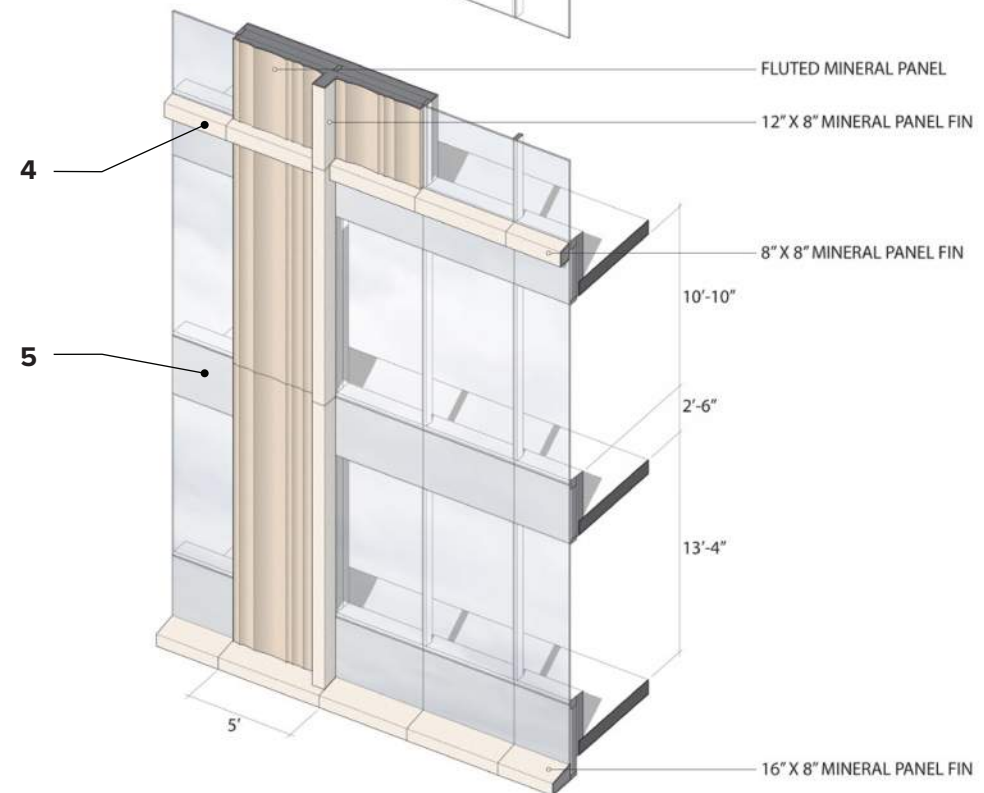
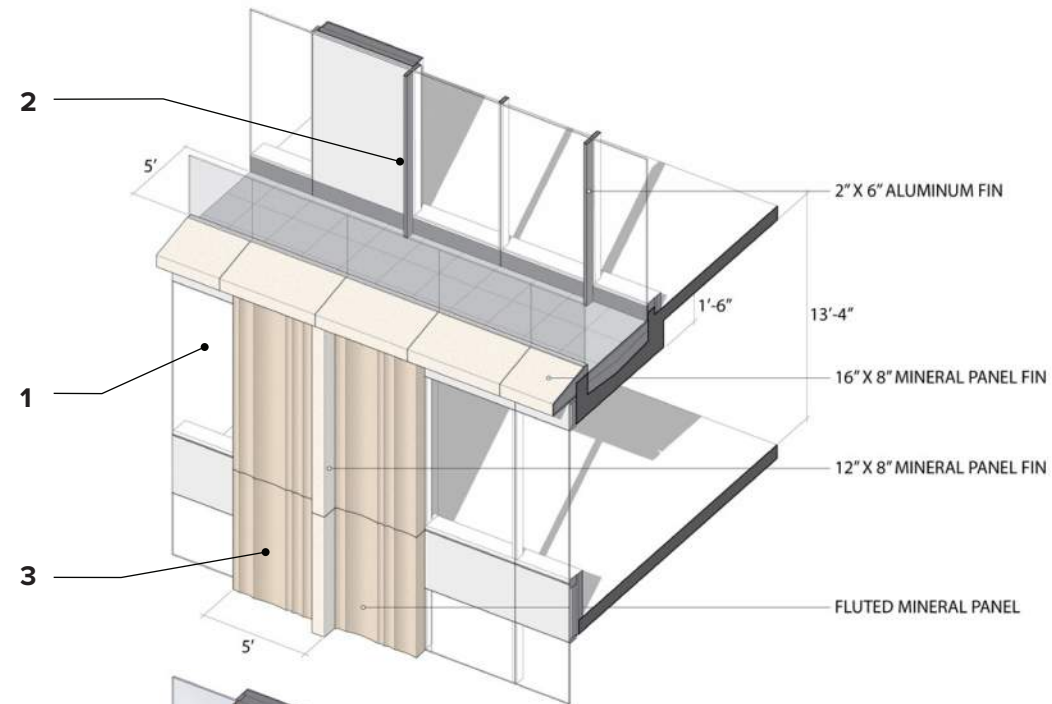


7. Mineral Panel Fins

Horizontal and Vertical fins

MATERIAL AND COLOR PALETTE

PODIUM - CURTAINWALL

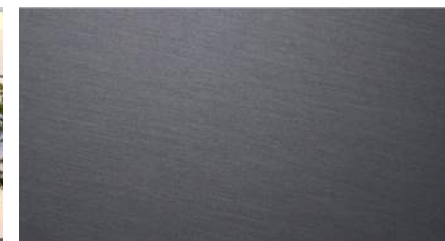


6th Ave – Upper Elevation



1. CW Glass

Vision glazing and shadowbox



2. Painted Aluminum Fins

Tower fins



3. Profiled Mineral Panel

Opaque walls in podium



4. Mineral Panel Fins

Horizontal and Vertical fins



5. CW Shadowbox

Backpainted aluminum panel dark grey w/ vision glass over

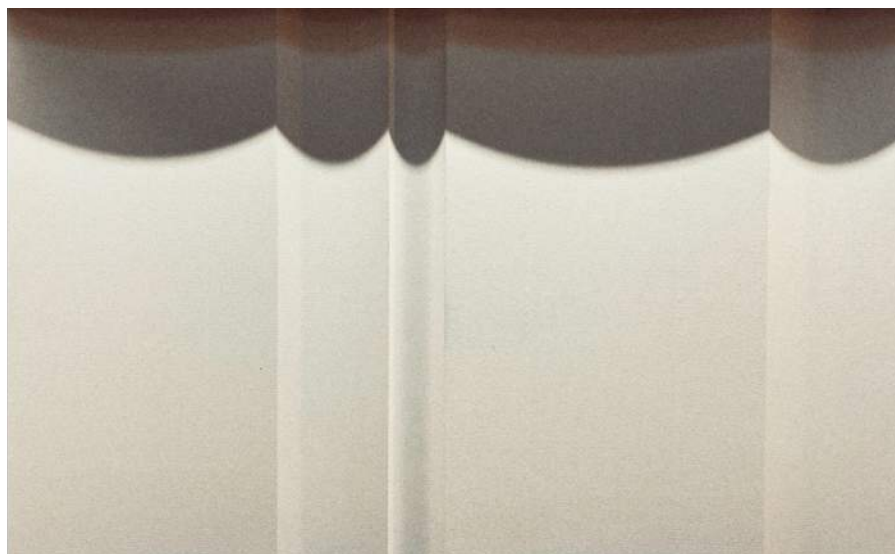
MATERIAL AND COLOR PALETTE

PODIUM - MATERIALITY

Profiled mineral panels in the new podium draw inspiration from the ornamentation of the 1920's terra cotta façade features—offering relief and shadow play to the new unitized curtain wall. Horizontal Mineral Panel projections reference key datums in the Lloyd Building façade and cast shadows onto the profiled mineral panels—reinterpretation of the neo-classical column capitol rendered only by shadow.

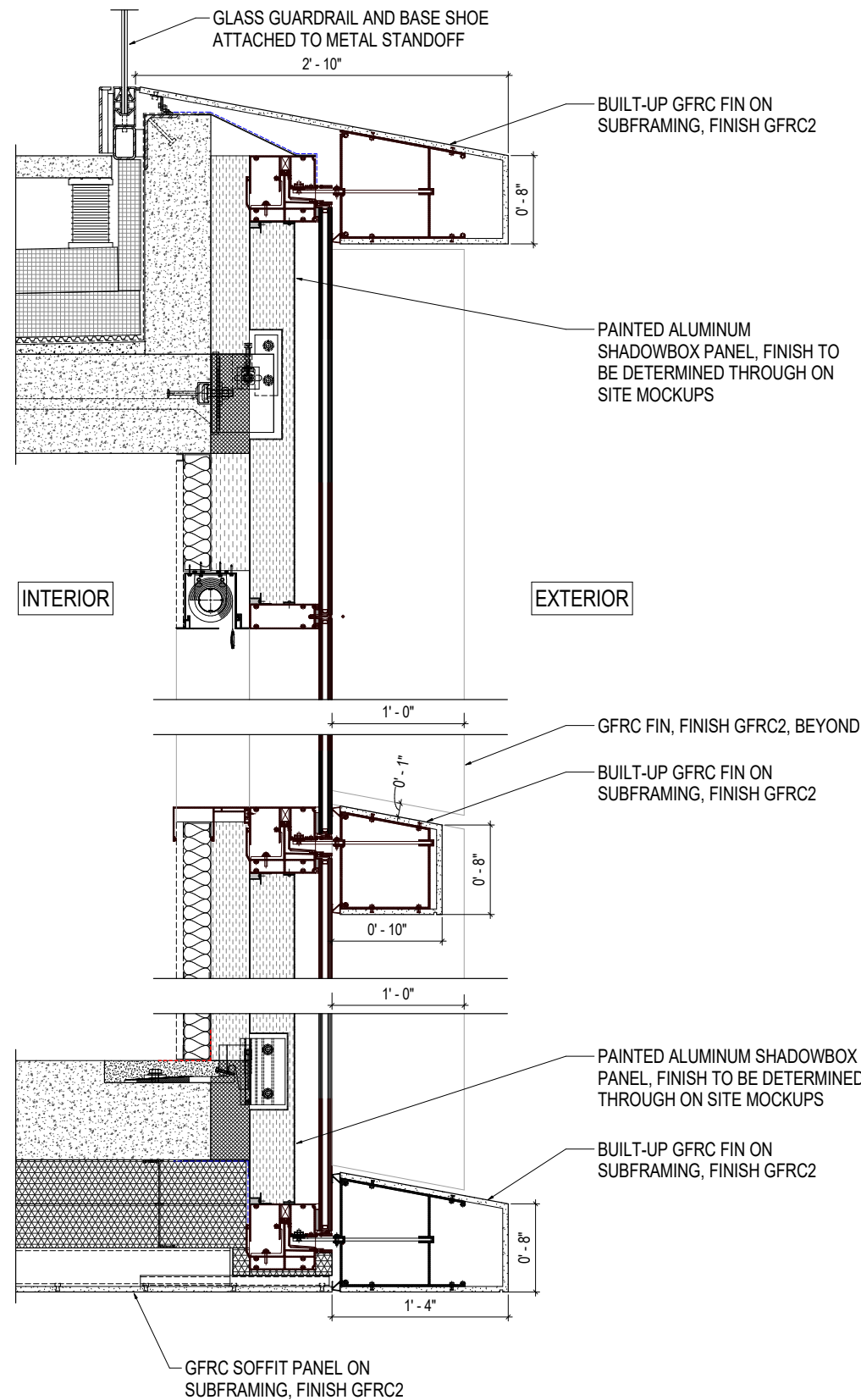


TERRA COTTA ORNAMENTATION ON LLOYD BUILDING

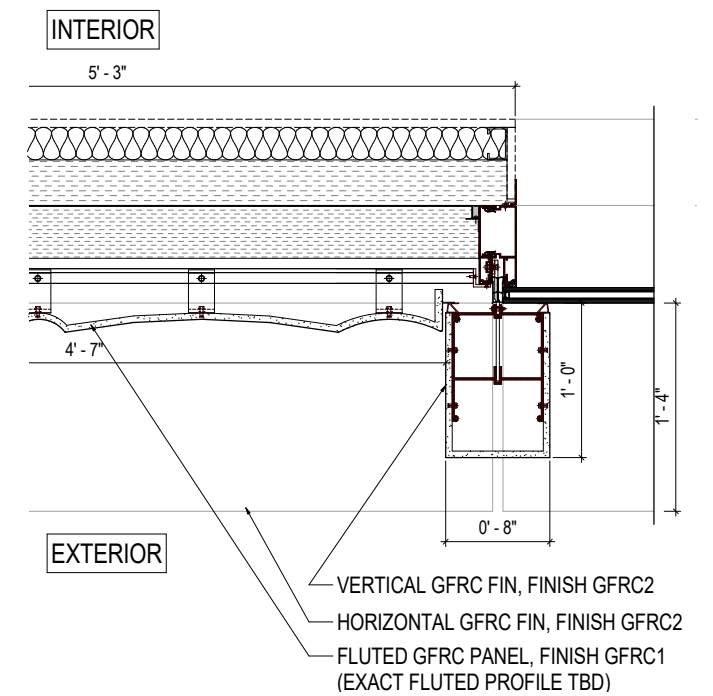


FLUTED MINERAL PANEL WITH SHADOW LINE

**ACTUAL PROFILE STILL IN DEVELOPMENT, TO BE CONFIRMED WITH PRODUCT MANUFACTURER.*



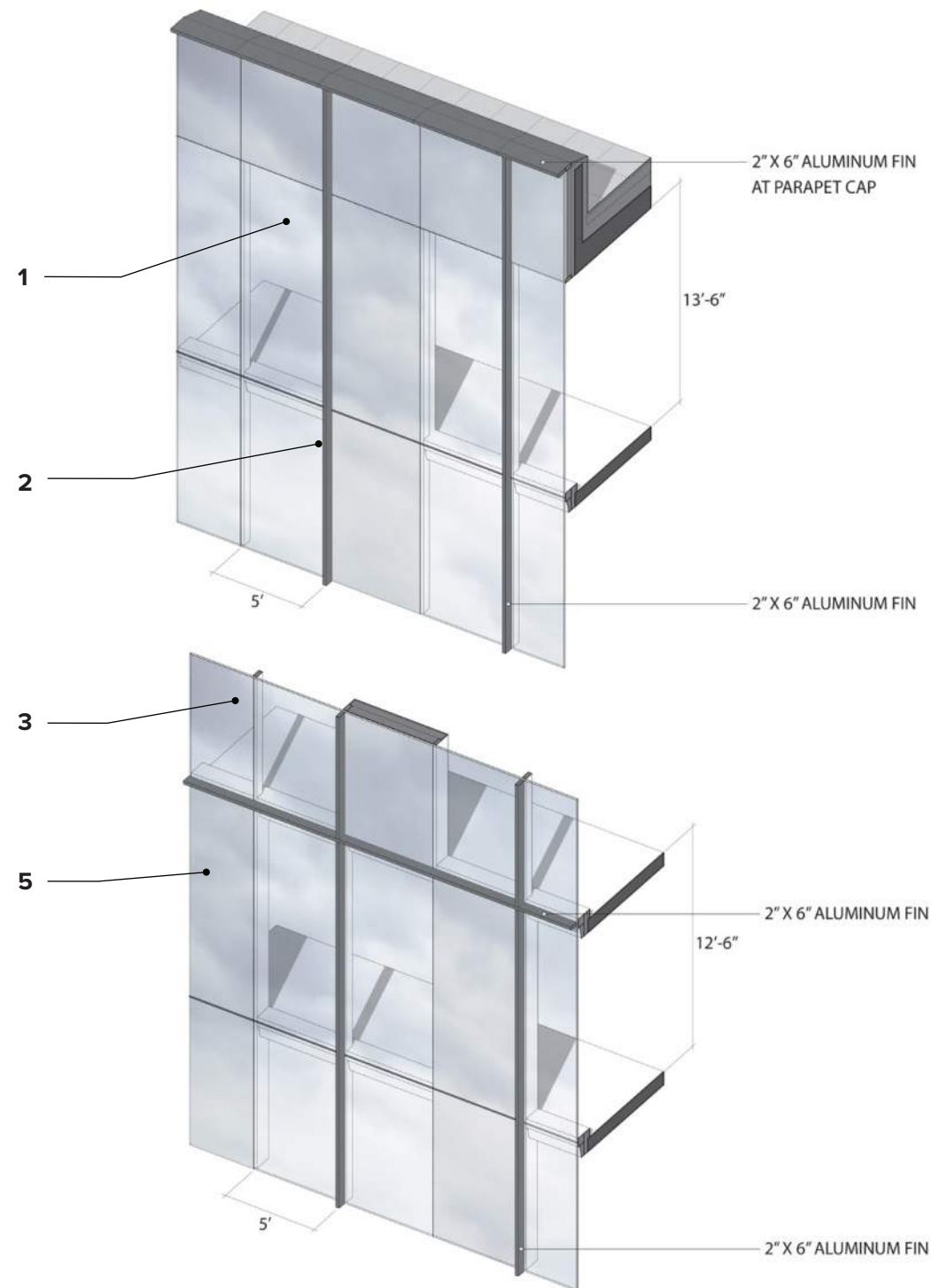
WALL SECTION AT PODIUM FINIS



PLAN DETAIL AT PODIUM FINIS

MATERIAL AND COLOR PALETTE

TOWER - CURTAINWALL



UNIFIED WHOLE IN MID DAY REFLECTIVE CONDITIONS

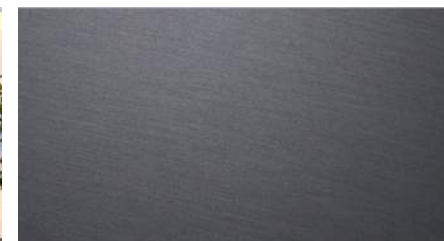


SUBTLY PATTERNED AS LIGHT CHANGES



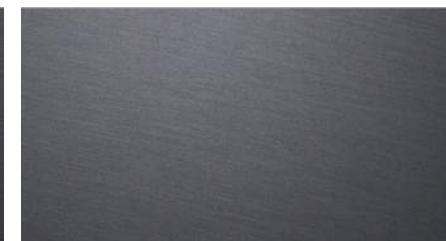
1. CW Glass

Vision glazing per spec



2. Painted Aluminum Fins

Tower fins- Dark Grey



3. Painted Mullions

Interior mullions- Dark Grey



4. Painted Aluminum Louvers

Alley side tower facade

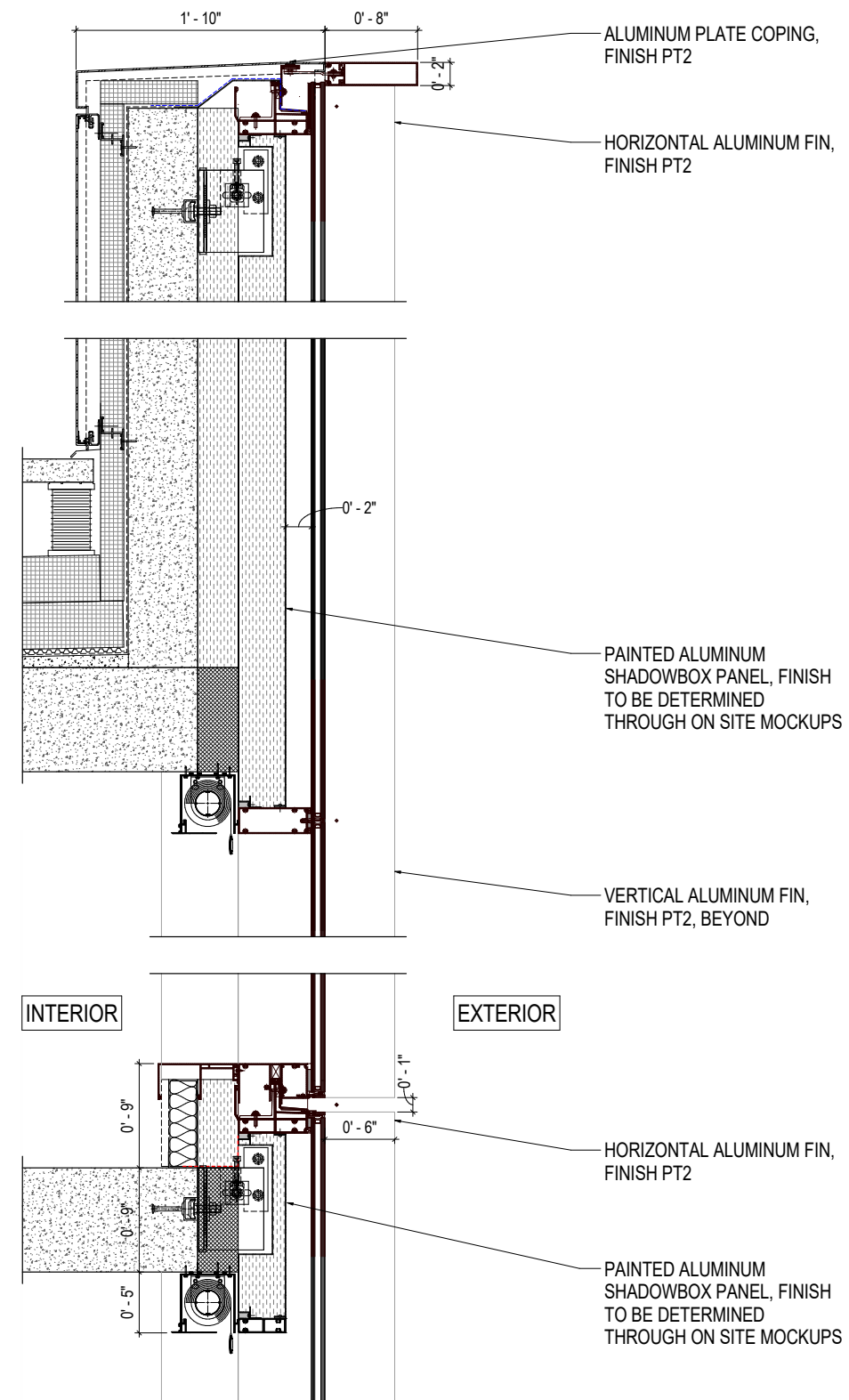
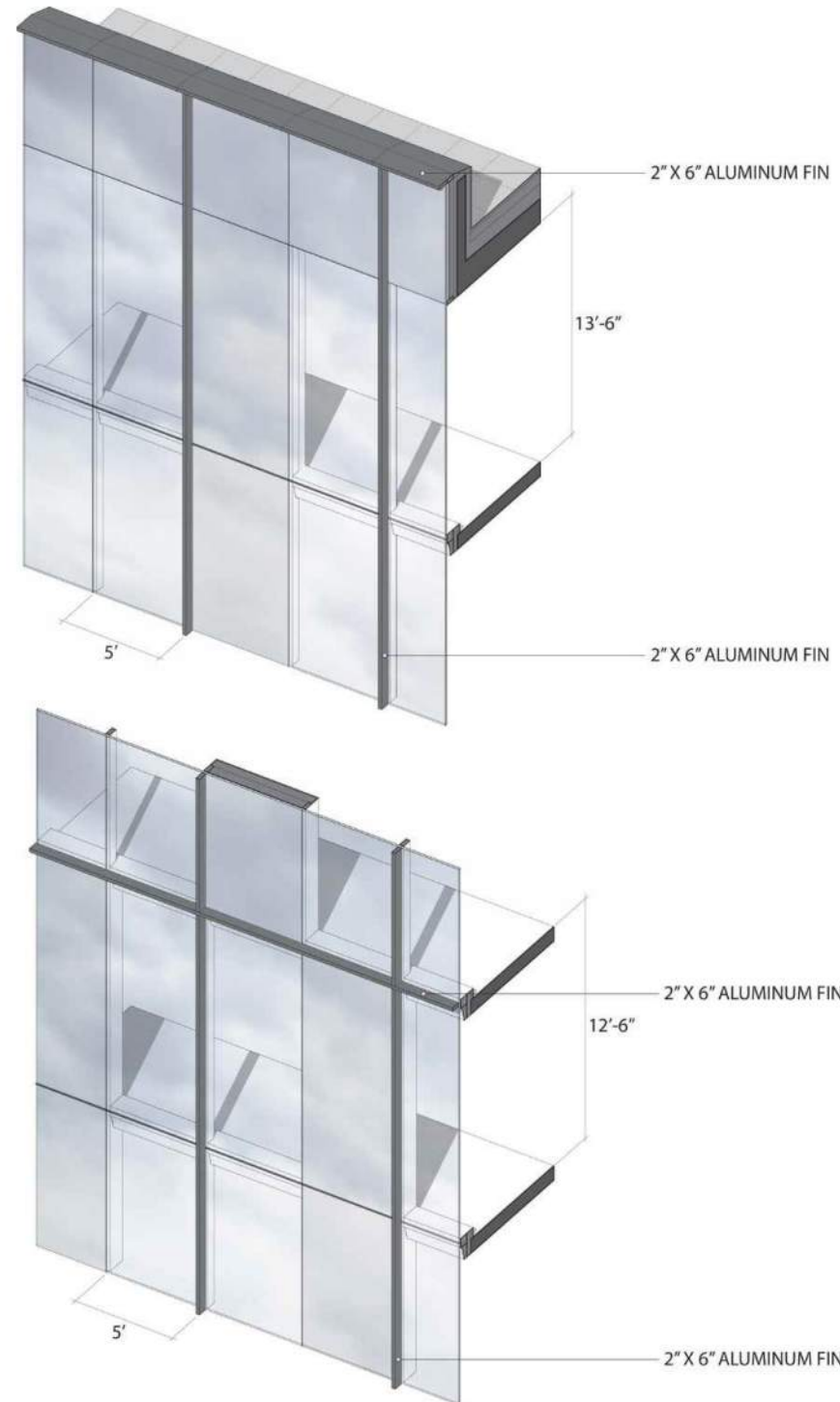


5. CW Shadowbox

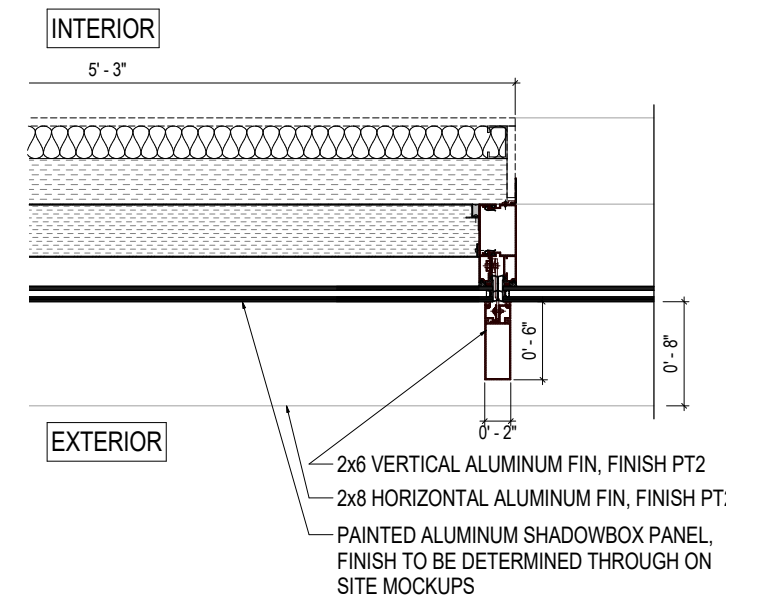
Backpainted aluminum panel dark grey w/ vision glass over

MATERIAL AND COLOR PALETTE

PODIUM & TOWER FIN DETAILS



WALL SECTION AT TOWER FINS



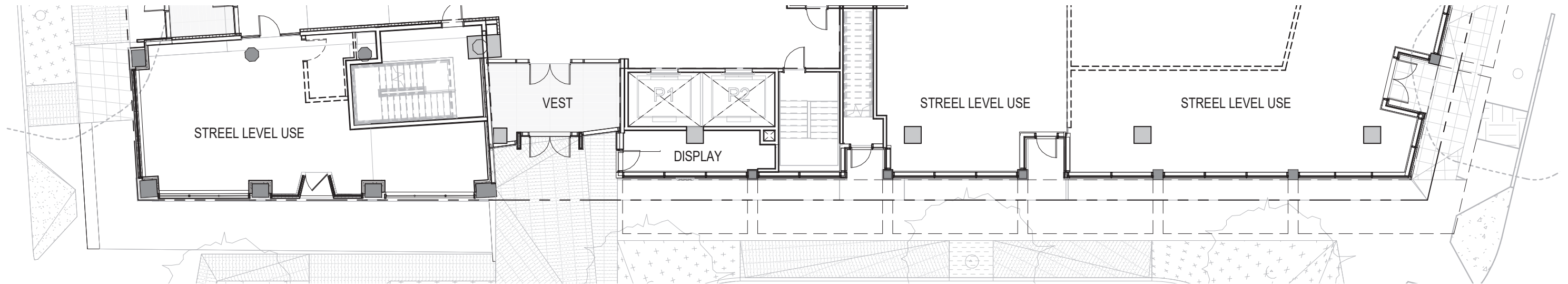
PLAN DETAIL AT TOWER FINS

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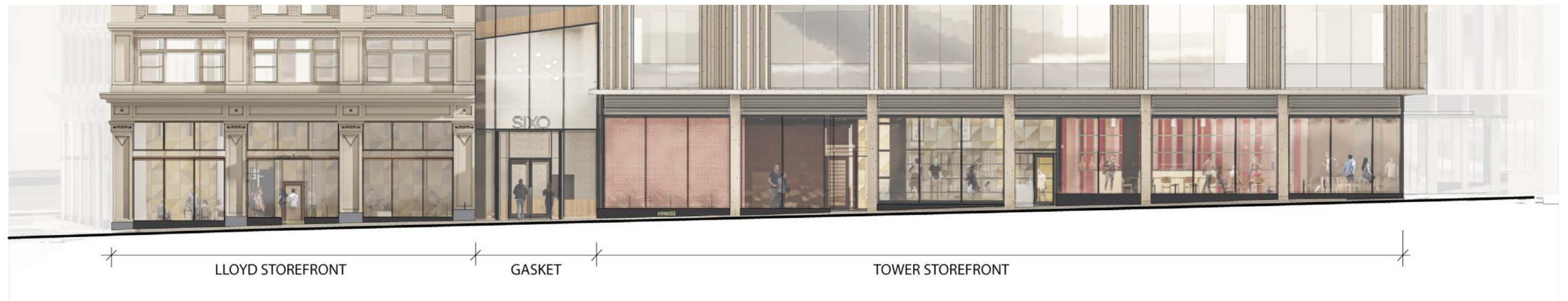
2B. STREET LEVEL FACADE DEVELOPMENT

FACADE DEVELOPMENT

BOARD COMMENT	DESIGN RESPONSE
<p>EDG #1 (1/4/2022) Ground Level Uses & Pedestrian Activation 2b</p> <ul style="list-style-type: none"> The Board appreciated the inclusion of small scale retail at the ground level The Board directed further study of the rhythm, texture, and human scale of the street level façade of the historic Lloyd Building and how these qualities are articulated for pedestrian activity at the street level façade of the new portion of the development. <i>C-1: Promote Pedestrian Interaction and C-1.3: Street Level Articulation for Pedestrian Activity</i> 	<ul style="list-style-type: none"> Lloyd Building storefronts have been further analyzed in terms of rhythm and scale New tower storefronts have been developed to provide a rhythm of retail bays at street level New tower storefronts will be differentiated in materiality and detailing to avoid historic mimicry



Partial Plan - Ground Floor



Ground Floor Elevation - 6th Avenue

2B. STREET LEVEL FACADE DEVELOPMENT

ADDITIONAL STUDIES



Partial West Elevation – 6th Avenue



 NORTH

2B. STREET LEVEL FACADE DEVELOPMENT

ADDITIONAL STUDIES



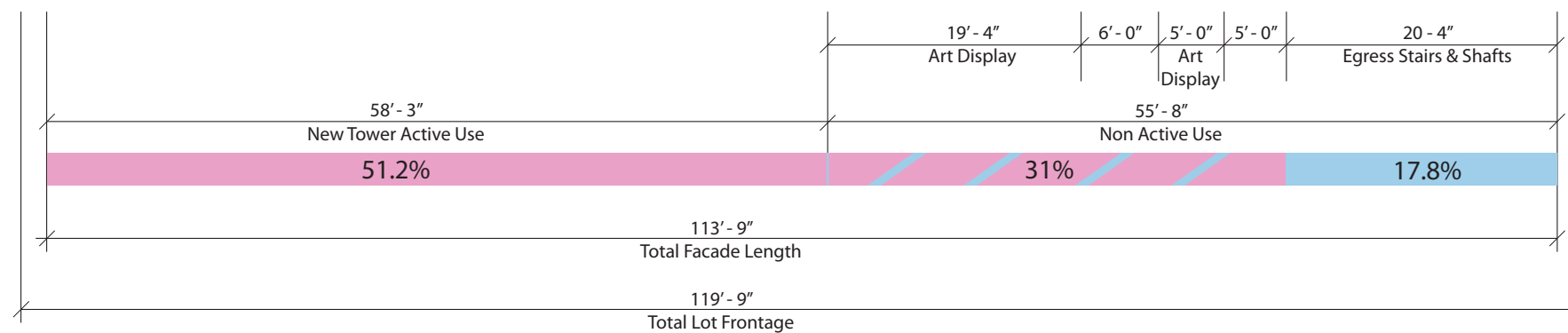
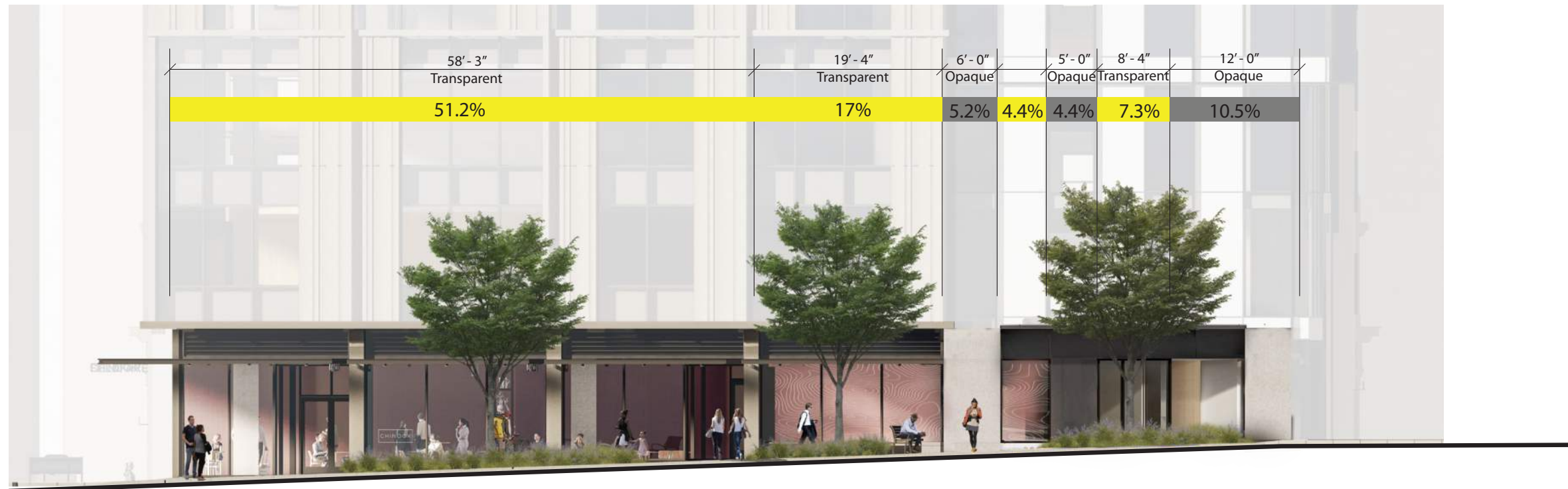
South Elevation – Olive Way



2C. GENERATOR LOCATION

ADDITIONAL STUDIES

BOARD COMMENT		DESIGN RESPONSE
<p>EDG #1 (1/4/2022) Ground Level Uses & Pedestrian Activation 2c</p>	<ul style="list-style-type: none"> The Board acknowledged the constraints associated with building systems and services that impede the ground level The Board requested further study of relocating the generator and increasing active uses and transparency along Olive Way <i>C-1: Promote Pedestrian Interaction, C-1.1: Street Level Uses, C-3: Provide Active — Not Blank — Facades, and C-3.1: Desirable Facade Elements</i> 	<ul style="list-style-type: none"> Generator room size reduced to allow for a continuous glass display window along Olive Way Active Use requirements are achieved along Olive Way with 51% of frontage dedicated to retail Glass display window increases the total transparency along Olive Way to 80% Studies of alternate locations were conducted, no feasible options resulted in benefits to the public realm (see appendix for detailed studies)

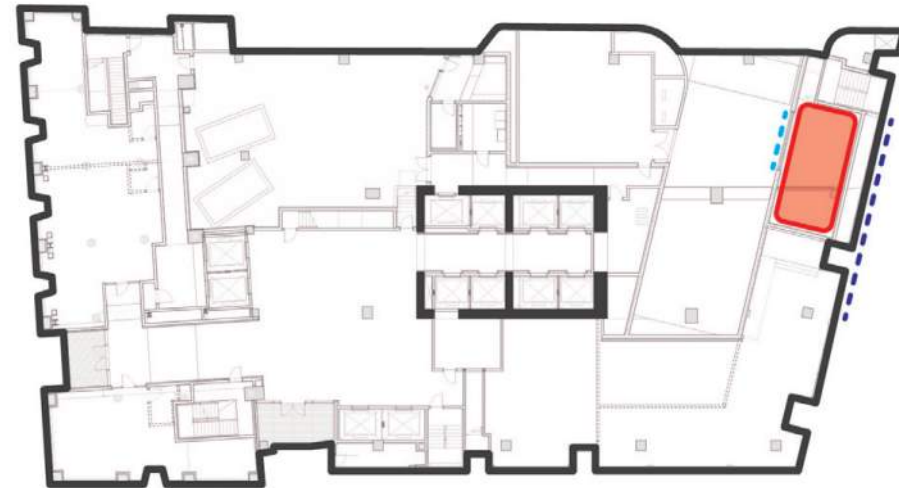


Olive Way Facade

2C. GENERATOR LOCATION

ADDITIONAL STUDIES

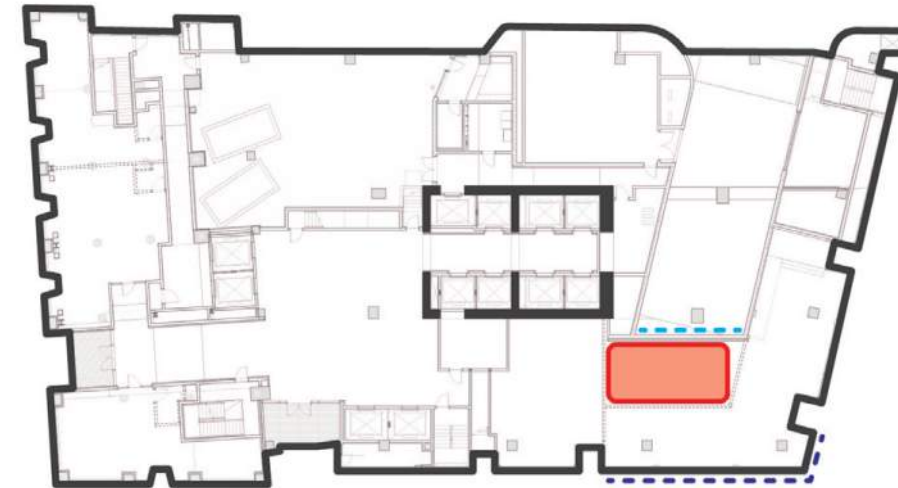
REFER TO PAGES 104–108 FOR ADDITIONAL DETAIL ON EACH ALTERNATE



PREFERRED

BASELINE – OLIVE WAY

- Located along Olive Way
- Nearly continuous display window to street frontage
- Allows for larger corner retail suite (F&B possible)
- **RECOMMENDED**



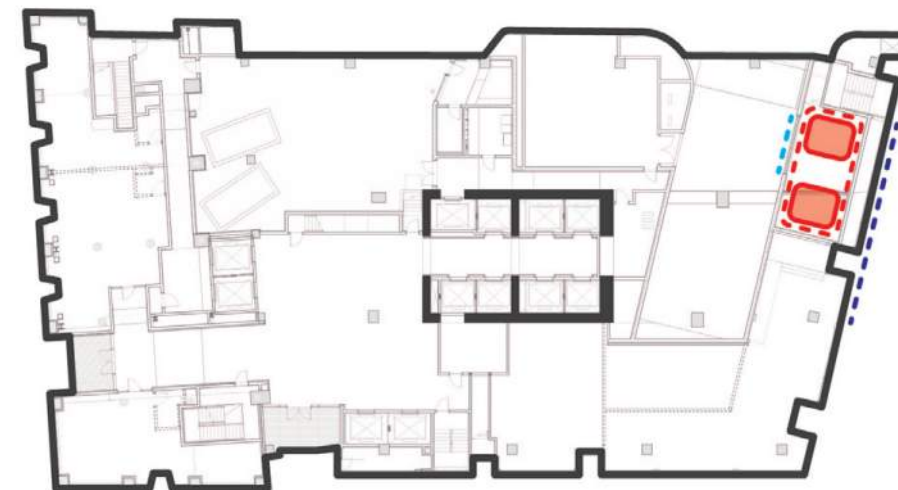
ALT 1 – INTERNAL

- Located above parking ramp with retail zone
- Infeasible due to vertical clearance requirements
- Compromised retail depth at corner suite
- **INFEASIBLE**



ALT 2 – LLOYD BLDG

- Located in typical bay of Lloyd Building
- Exhaust require large ventilation louvers on historic facade
- Limited operability of facade at street level and level 2
- **NOT RECOMMENDED**



ALT 3 – P1 LEVEL

- Requires large intake and exhaust plenums to reach level 1 louver band (highlighted in red)
- Same pedestrian experience along Olive Way as baseline option
- **NOT RECOMMENDED**

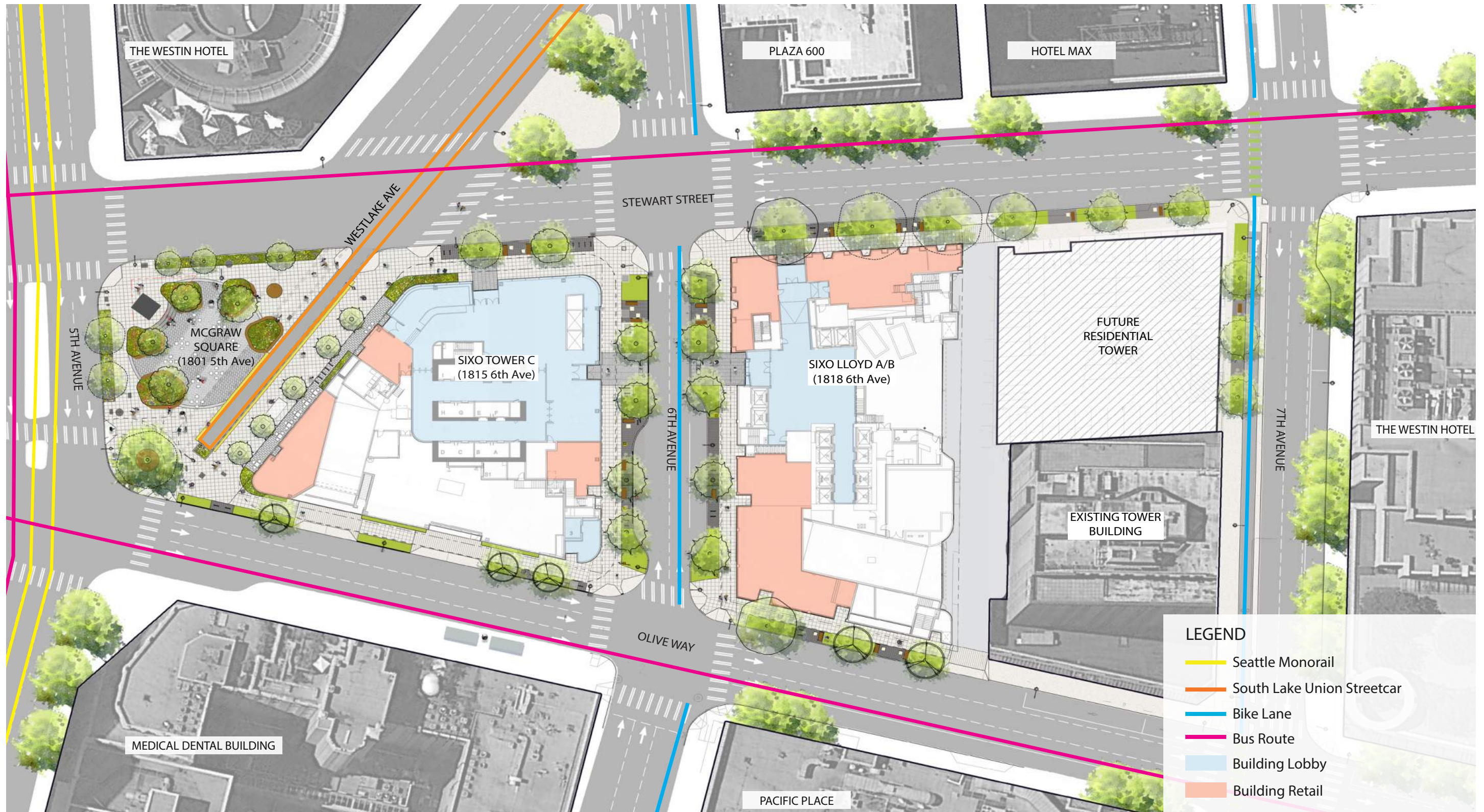
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03

LANDSCAPE, LIGHTING, & SIGNAGE

LANDSCAPE

CONTEXT PLAN

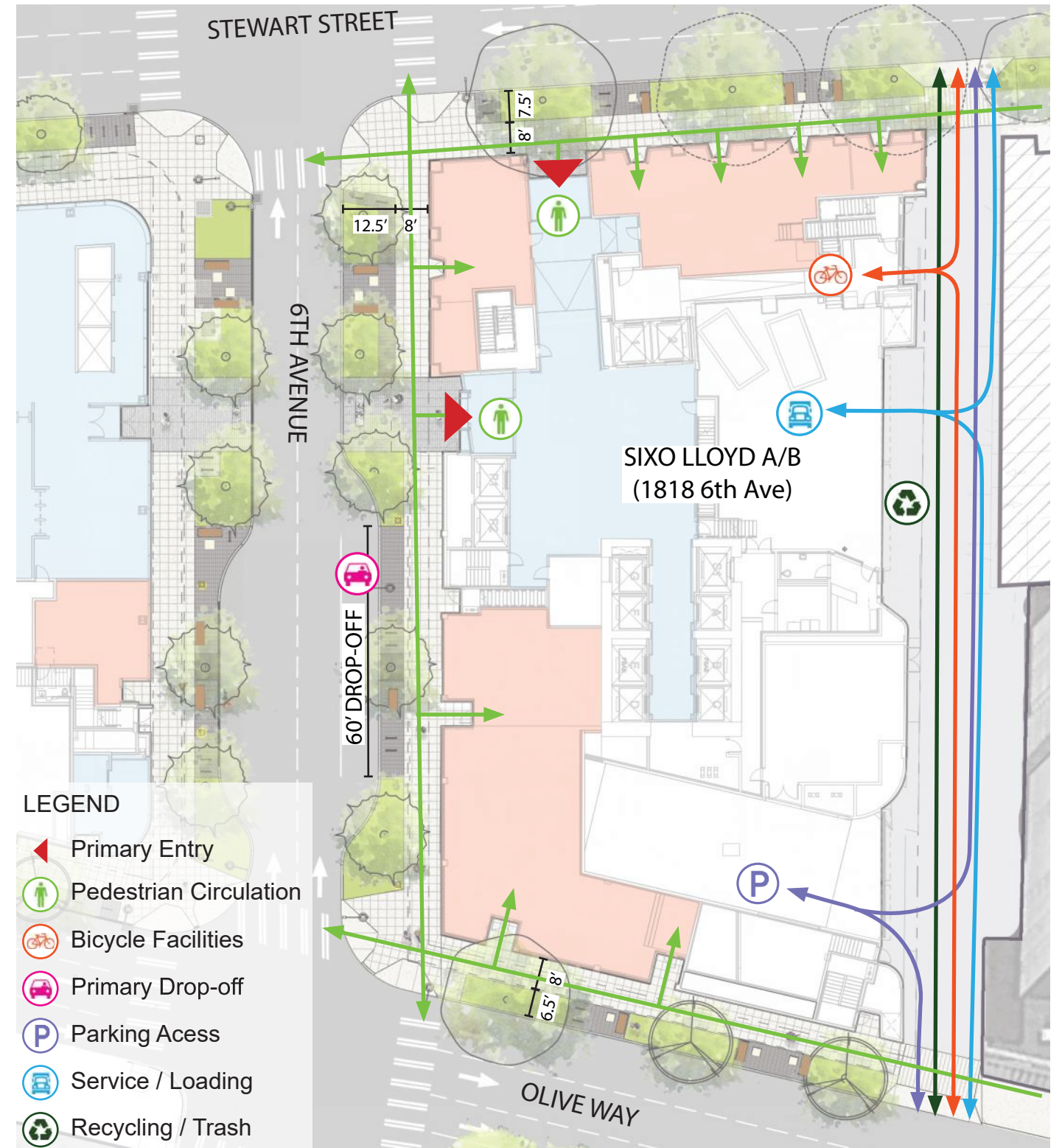


LANDSCAPE

SITE PLAN



SITE CIRCULATION, VEHICULAR ACCESS, AND PARKING



LEGEND

- Primary Entry
- Pedestrian Circulation
- Bicycle Facilities
- Primary Drop-off
- Parking Access
- Service / Loading
- Recycling / Trash

LANDSCAPE

BOARD COMMENT		DESIGN RESPONSE
<p>EDG #1 (1/4/2022) Streetscape Improvements & Landscaping 3b</p>	<ul style="list-style-type: none"> The Board heard SDOT and public comments, and supported the proposed reduction of travel lanes on 6th Ave and curb bulbs as it provides for wider sidewalks and additional landscape opportunities. The Board, however, acknowledged the design of the 6th Ave street section is still under review with SDOT. <i>D-1.1: Pedestrian Enhancements and D-2: Enhance the Building with Landscaping</i> 	<ul style="list-style-type: none"> The SDOT SIP project planner (Jackson Keenan-Koch) and project manager (Matt Tabalno) have confirmed the 6th Ave curb alignment as currently shown in the Design Recommendation package. The SIP's are currently under SDOT review.

6TH AVENUE - PROPOSED CURBLINE

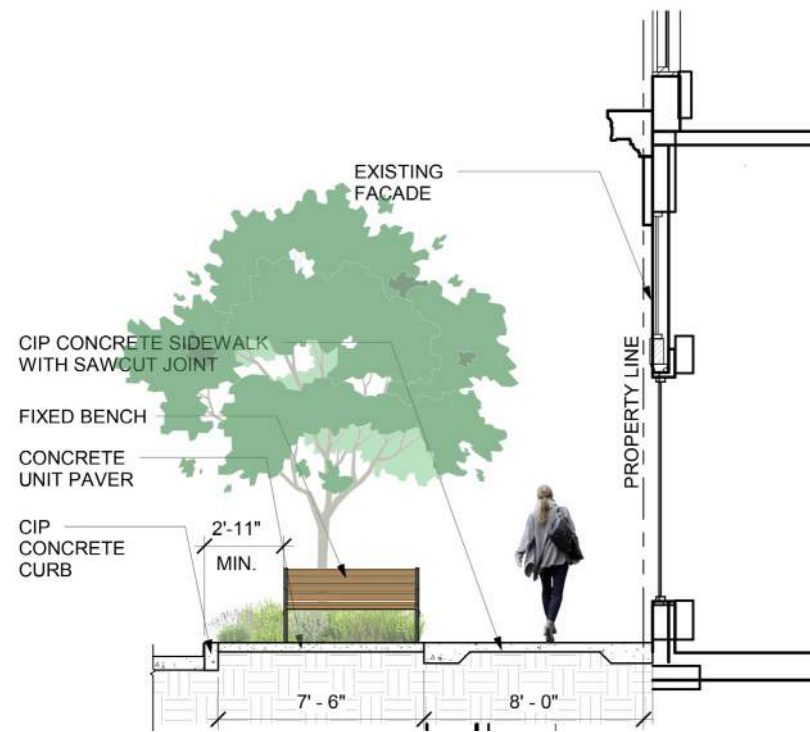


6TH AVENUE - EXISTING CONDITION

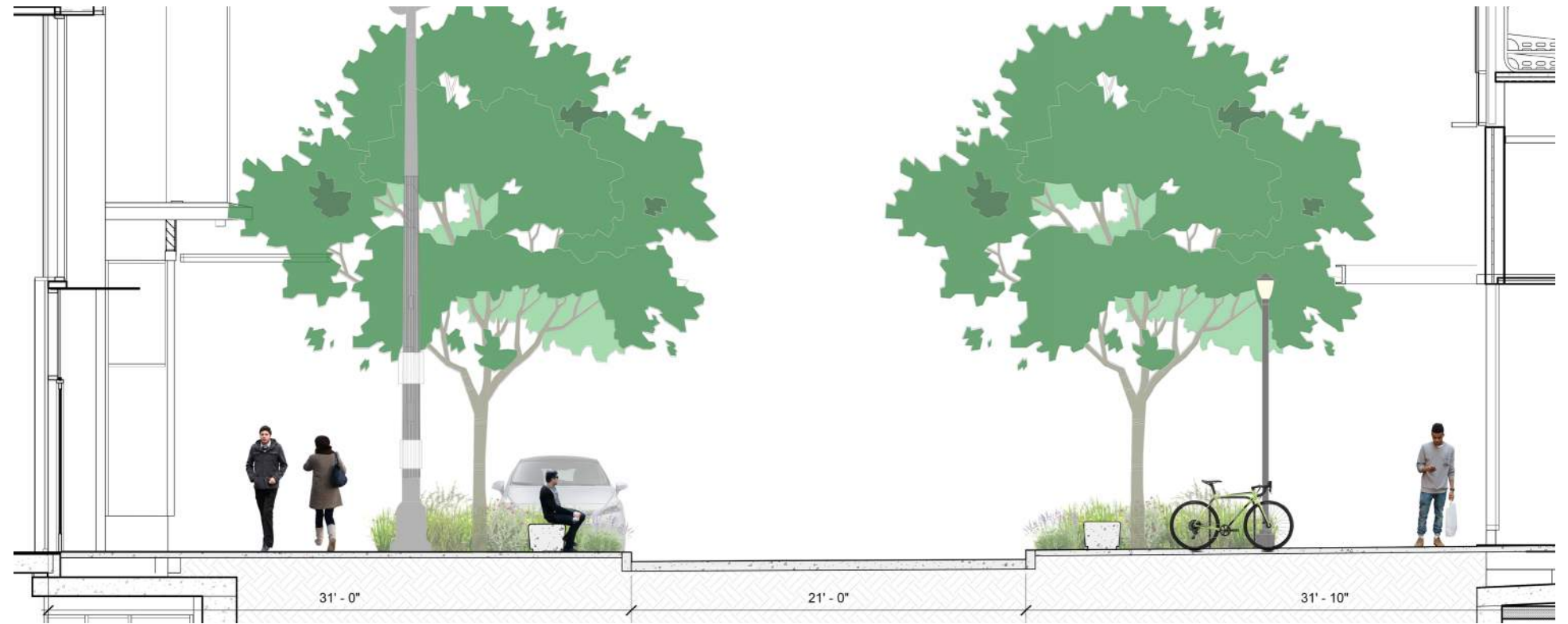


LANDSCAPE

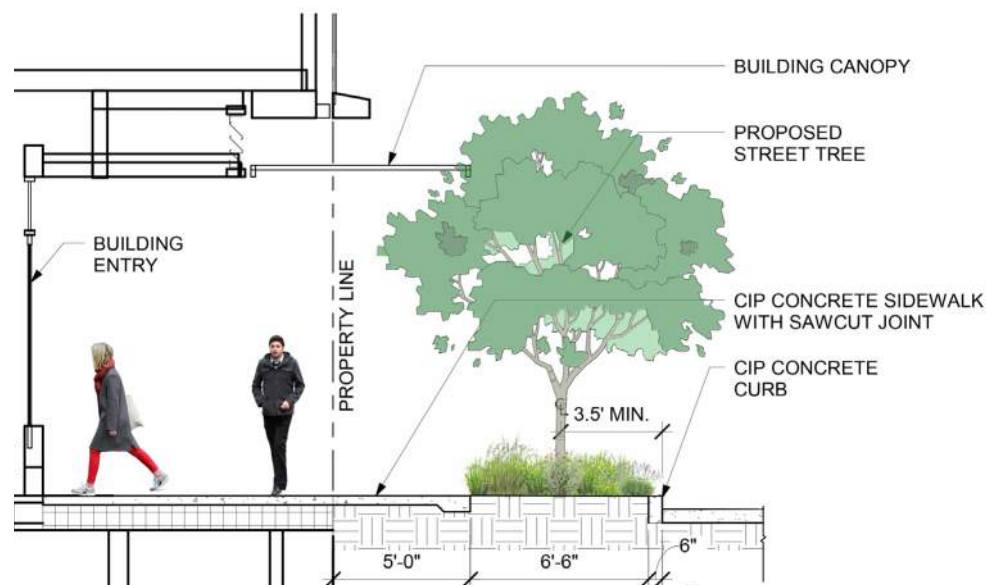
STREETSCAPE SECTIONS



STEWART STREET SECTION



6TH AVENUE SECTION



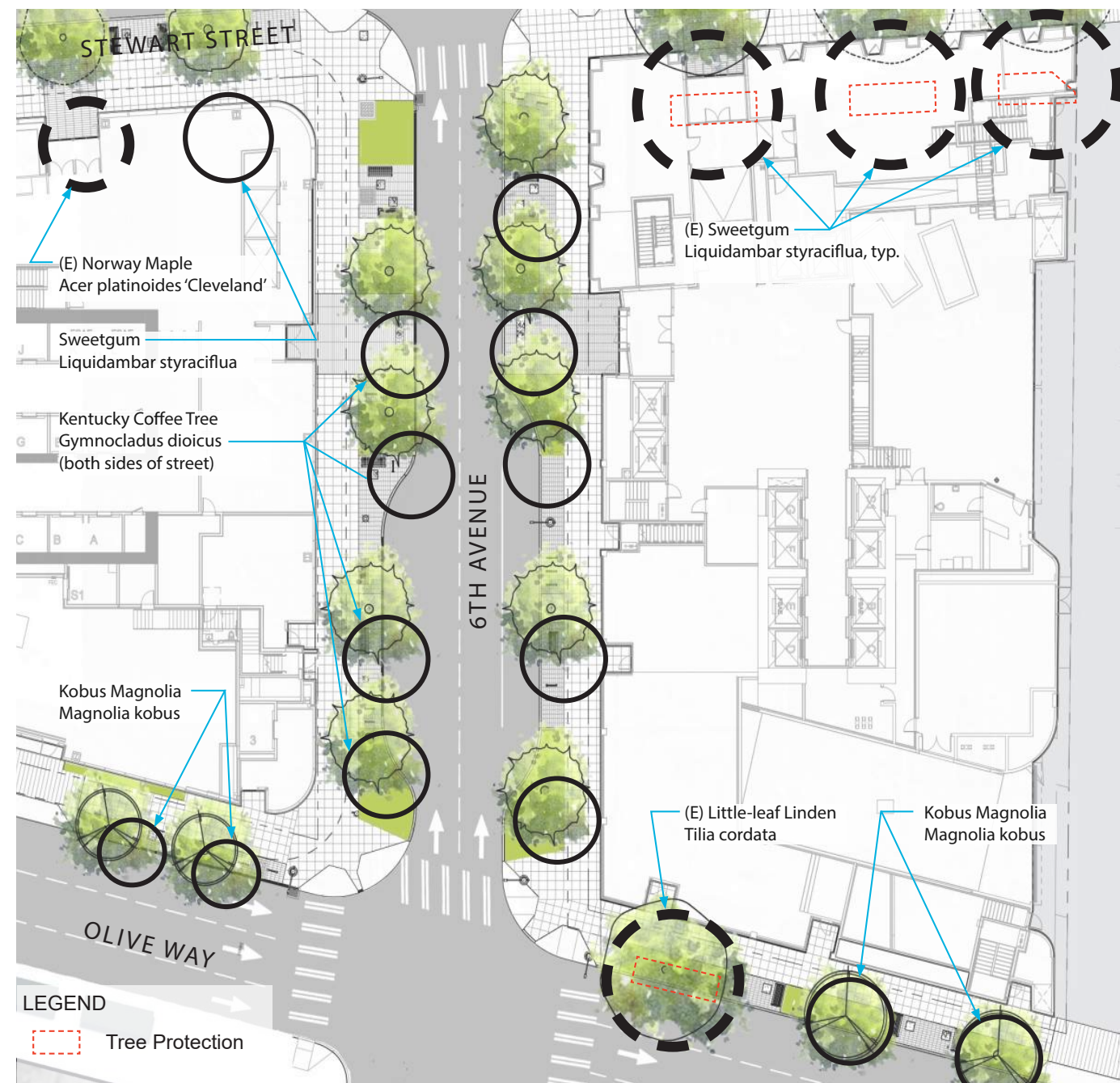
OLIVE STREET SECTION



6TH AVENUE EXISTING PHOTO

LANDSCAPE

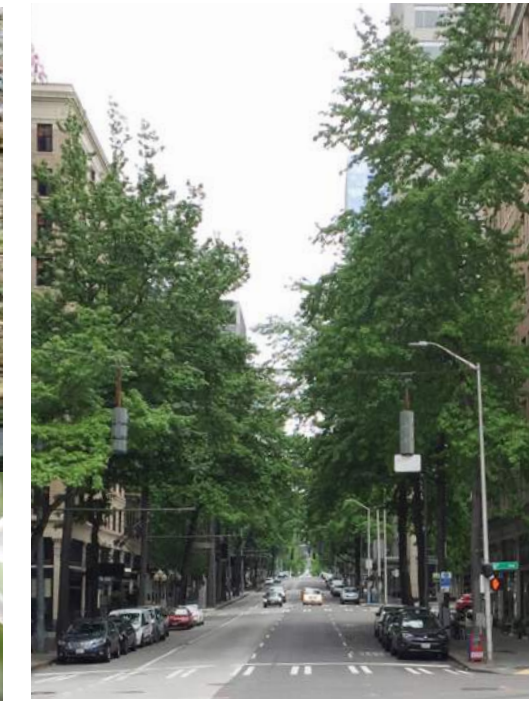
BOARD COMMENT	DESIGN RESPONSE
<p>EDG #1 (1/4/2022) Streetscape Improvements & Landscaping 3a</p>	<ul style="list-style-type: none"> The Board supported the proposed streetscape improvements, particularly the amenity zones and opportunities for landscaping. The Board encouraged further development of an amenity space for gathering outside the entrance. The Board requested that existing and proposed street trees be differentiated in the landscape plan in the Recommendation packet. D-1: Pedestrian Enhancements and D-2: Enhance the Building with Landscaping
<ul style="list-style-type: none"> The amenity zones have been further developed in the Design Recommendation package and include descriptions of surfacing, site furnishings, lighting, planting, and street trees Existing and proposed trees have been clearly identified on a separate page. 	



Kentucky Coffee Tree

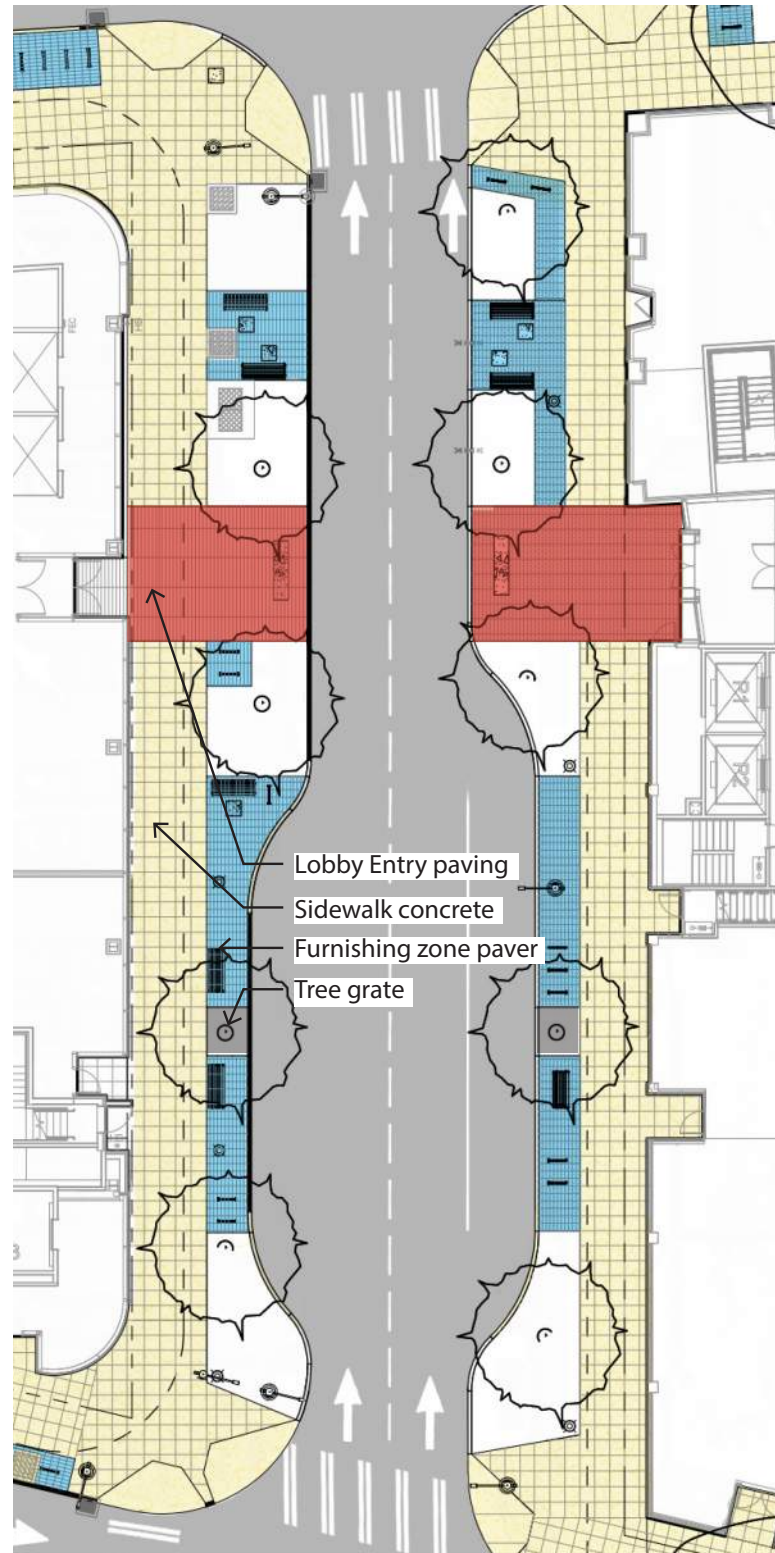


Kobus Magnolia



Existing Sweetgums along Stewart Street

LANDSCAPE



■ Lobby entry paving reference



■ SDOT Standard sidewalk concrete paving: 2' x 2', tooled joint



■ Lobby Entry: Granite Paver pattern



■ Furnishing zone cobble or unit paver

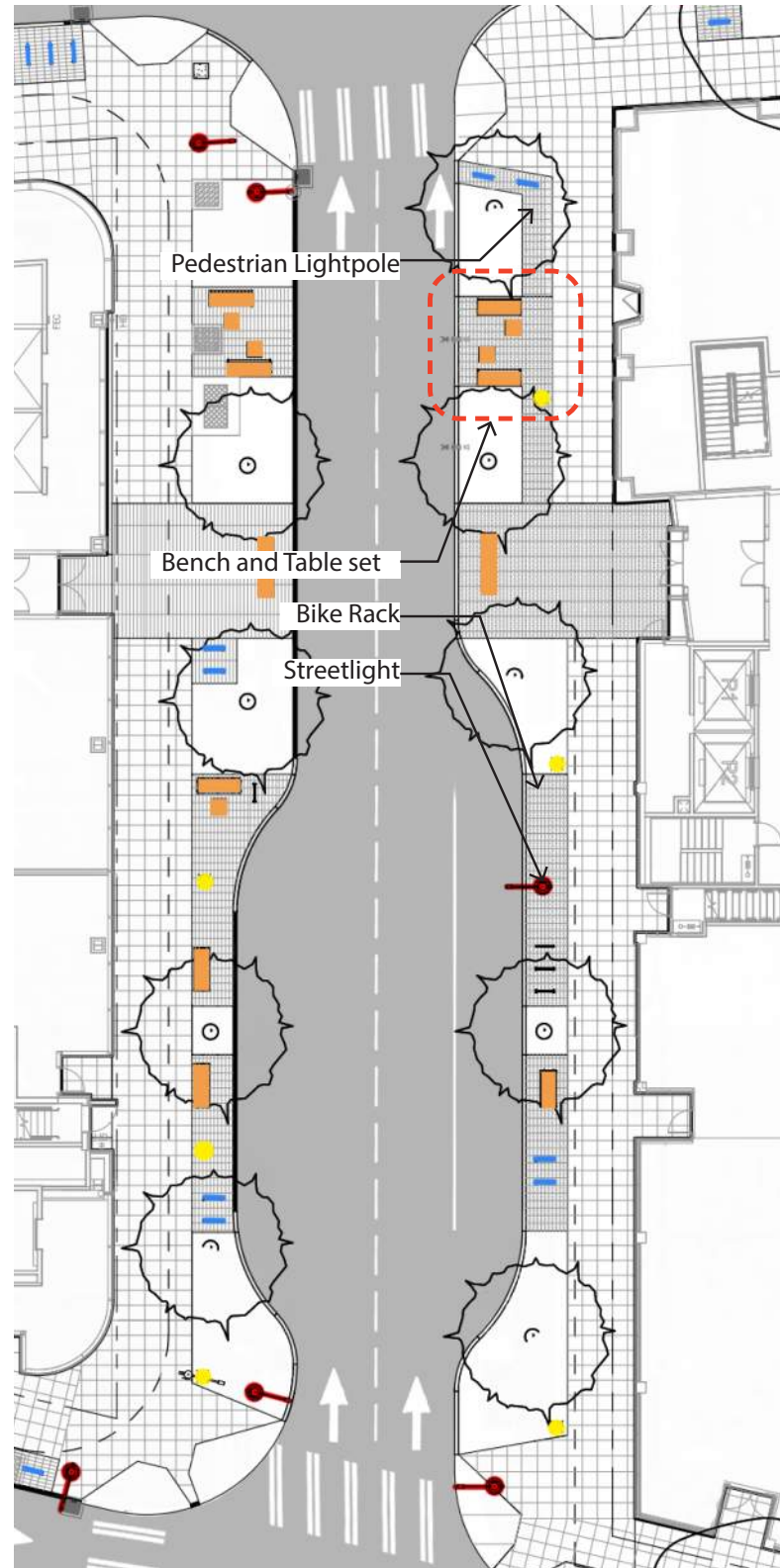


■ Lobby Entry: Granite Paver pattern

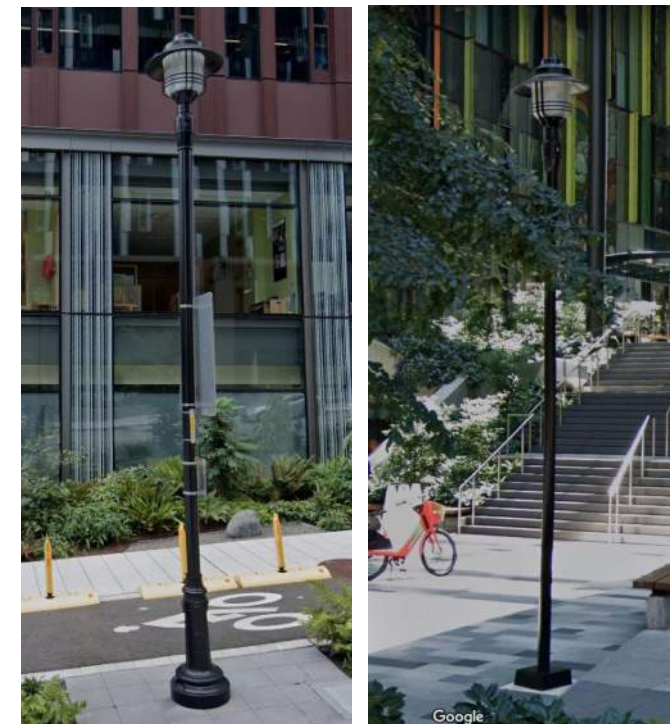


■ Tree grate

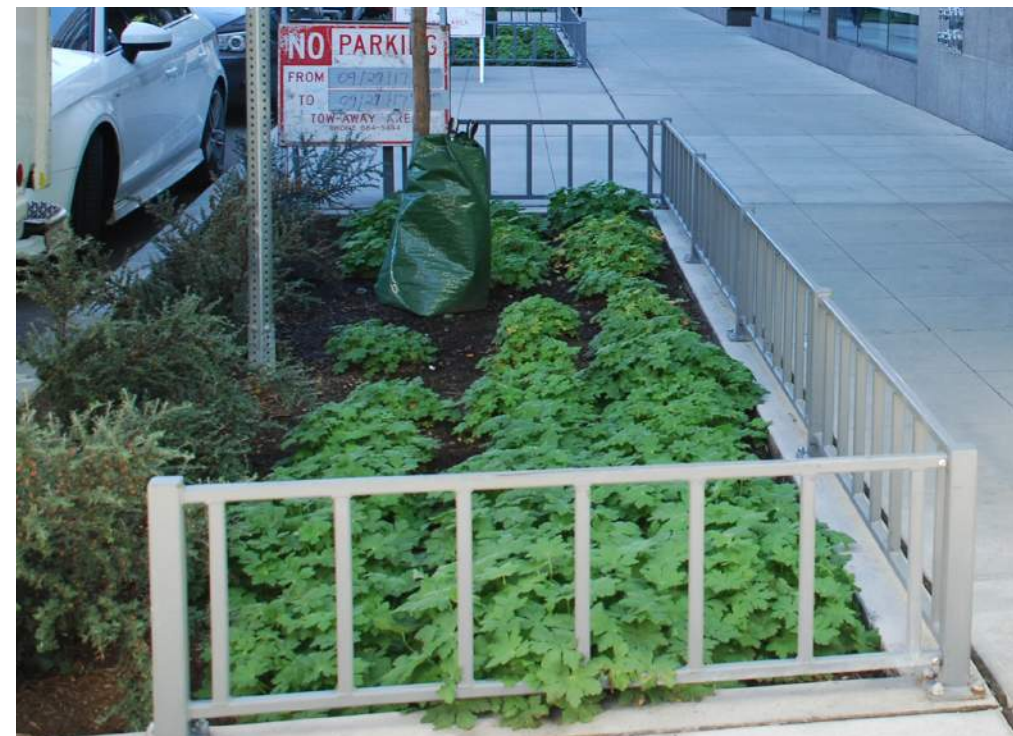
LANDSCAPE



■ Furniture Set: benches and coffee table (wood benches & precast table)



● SDOT Pedestrian Lightpole option



Planter Rail



■ Bike Rack

LANDSCAPE



Carex pennsylvanica



Libertia grandiflora



Polystichum polyblepharum



Geranium x 'Orion'



Lomandra hystrix 'LHCOM'



Allium amplexans



Lonicera pileata



Helleborus orientalis



Sarcococca ruscifolia



Iris tenax



Heuchera chlorantha

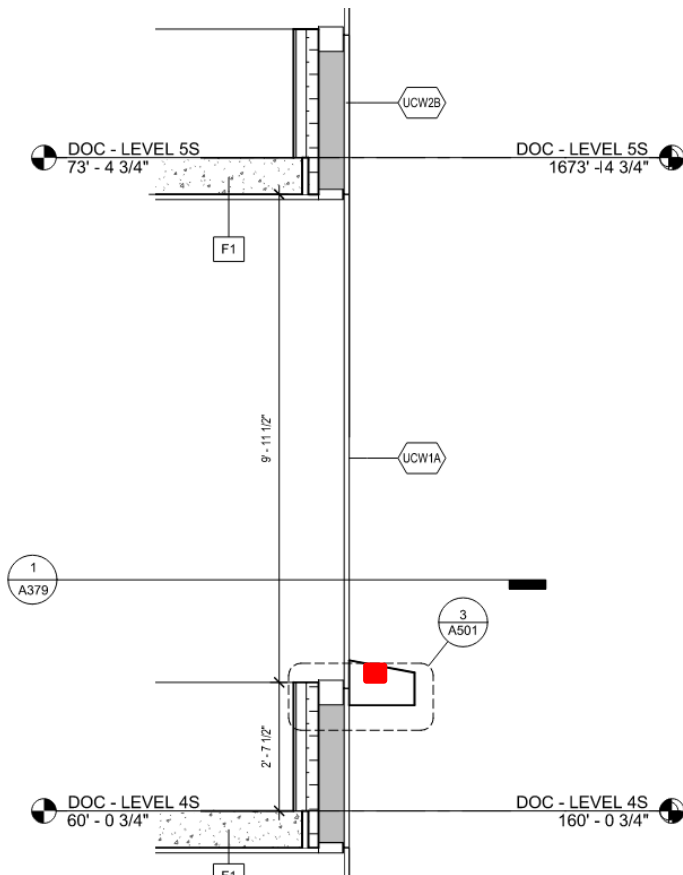


Polemonium caeruleum

LIGHTING

LIGHTING DESIGN

The building facade and ground level lighting further embraces the historic structure as the greatest asset of the site. Subtle uplighting highlights the material richness and façade relief in the proposed design. Integrated fixtures tuck discretely behind existing cornice lines to limit visibility from the public realm. This approach is continued along the new “podium”, emphasizing the vertical panels. The “spatial stitch” is illuminated from within to enhance visibility through the glass curtain wall. Fixtures are generally concealed, inground, or recessed, allowing the focus to be on the lighting effect rather than the fixture design.



INTEGRATED FACADE LIGHTING



LIGHTING ELEVATION - WEST

LIGHTING

LIGHTING PLAN

LEGEND

- LINEAR FIXTURE**
UP LIGHT HISTORIC FACADE AND NEW PODIUM
- INGROUND LIGHT FIXTURE**
UP LIGHT HISTORIC FACADE COLUMNS
- LIGHT POLE**
SIDEWALK LIGHTING
- SOFFIT AND CANOPY LIGHTING**
RETAIL ENTRIES, OVERHEAD WEATHER PROTECTION AND ALLEY LIGHTING
- WALL MOUNTED FIXTURE**
BUILDING ENTRY LIGHTING



SIGNAGE

SIGNAGE PLAN

Through a combination of facade, canopy, and glass signage building entrances and sidewalk level retail areas are clearly defined with signage that engages with the existing historic facade detailing and new building areas.

The signage views and plans provided show design intent but final signage detailing and location will be completed once building tenants and retail tenants provide input.

Signage design and detailing on the Historic Lloyd building are subject to Landmarks preservation board approval.



WALL MOUNTED BUILDING SIGN



EXISTING HISTORICAL FACADE SIGN



CANOPY BLADE & STOREFRONT GLASS SIGN



FACADE MOUNTED & STOREFRONT GLASS SIGN



CANOPY BLADE & STOREFRONT GLASS SIGN



FACADE MOUNTED & STOREFRONT GLASS SIGN

SIGNAGE

SIGNAGE PLAN

LEGEND

- EXISTING HISTORICAL BUILDING SIGN
- FACADE MOUNTED RETAIL SIGN
- FACADE MOUNTED BUILDING SIGN
- CANOPY MOUNTED BLADE RETAIL SIGN
- STOREFRONT GLASS RETAIL SIGNAGE



04
DEPARTURES

DEPARTURES

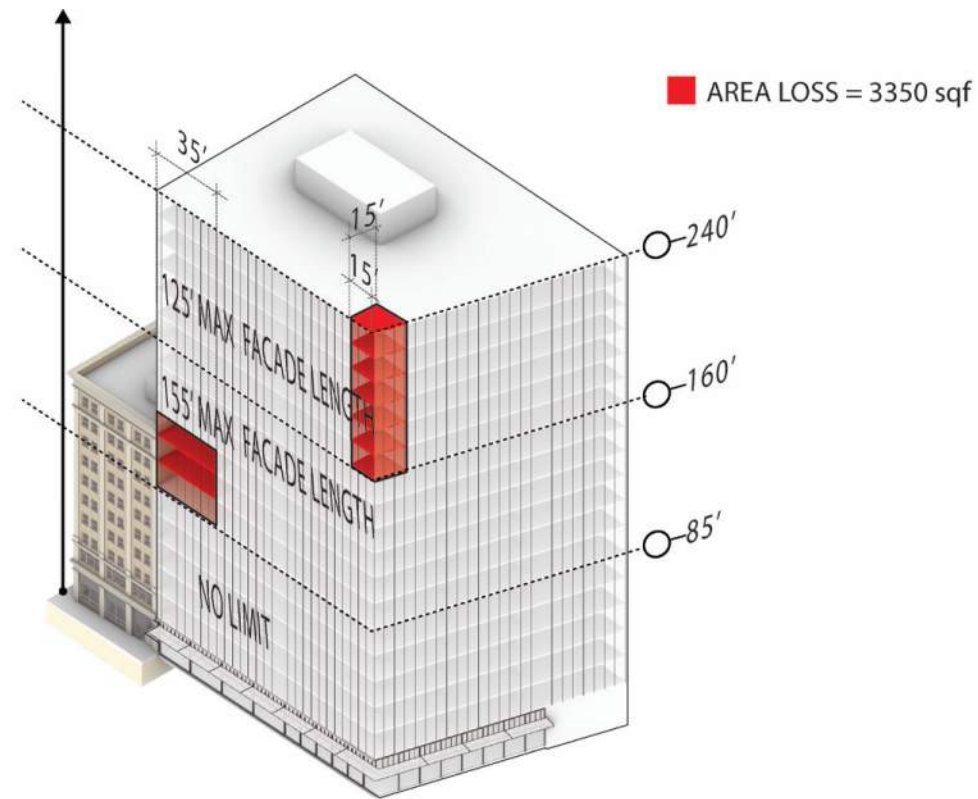
DEPARTURE MATRIX

#	CODE CITATION	REQUIREMENT	DEPARTURE	RATIONALE	DESIGN GUIDELINES	
DEPARTURE REQUESTS	1	23.49.058.B.2 Upper Façade Modulation	Unmodulated façade width not to exceed lengths described in Table A of Section 23.49.058	6th Avenue facade exceeds maximum facade length of 125' above 160' in height.	The 6th Avenue facade has a voluntary setback above the podium height of approximately 7' across the entire length of the facade to distinguish the podium massing from the tower. This amount of displaced area exceeds area that would be displaced by the prescriptive facade modulation.	B-3: Reinforce the positive urban form and architectural attributes of the immediate area D-3: Provide elements that define place
	2	23.49.009 Street Level Use	Except as provided in subsection 23.49.009.B.1.b: a minimum of 75 percent of each street frontage at street level where street-level uses are required must be occupied by uses listed in subsection 23.49.009.A: The remaining 25 percent of the street frontage at street level may contain other permitted uses and/or pedestrian or vehicular entrances.	Approximately 69% (previously 63% at EDG) of the street frontage at street level is a permitted use, less than 75% of the required. The predominant use of non-compliant street level frontage is the entry and lobby for the new tower.	The proposed facade design along 6th Avenue is highly transparent with multiple points of activation and entry. The portion of the frontage that is not considered active use is the new, shared office lobby that celebrates the connection between new and old. The proposed display window adjacent to the entry lobby will help further define and reinforce building entry.	C-2 Design facades of many scales C-4 Reinforce building entries
	3.A	23.49.018 Overhead Weather Protection	23.49.018.A: Continuous overhead weather protection shall be required for new development along the entire street frontage of a lot	No retrofit overhead weather protection applied to the historic Lloyd Building	As a historic landmark, it is not appropriate to add canopies to the Lloyd Building. The Landmarks Preservation Board was in unanimous agreement that adding canopies to the historic building would severely detract from its historic character.	B-3 Reinforce the positive urban form & architectural attributes of the immediate area.
	3.B	23.49.018 Overhead Weather Protection	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	Less than 10'-0" height from sidewalk as grade slopes up along Olive Way	The canopy datum is established on 6th Ave by a significant relationship to the historic Lloyd Building facade. To create a unified building, this datum continues on Olive Way. The rising sidewalk condition heading east along Olive Way causes a portion of the canopy to be lower than the 10' min. height.	B-4 Design a well-proportioned & unified building
	3.C	23.49.018 Overhead Weather Protection	23.49.018.A: Continuous overhead weather protection shall be required for new development along the entire street frontage of a lot	1'-6" gaps at pier locations and canopy gaps on either side of the raised canopy at the eastern end of Olive Way	Facade piers at grade have been introduced to continue the rhythm and human scale of the historic Lloyd Building. Canopy gaps at pier locations reinforce this relationship. The rising sidewalk condition makes a consistent canopy datum impossible. The eastern most portion of the canopy is raised to 10'-2" above grade with canopy gaps on either side to facilitate this height transition.	B-3 Reinforce the positive urban form & architectural attributes of the immediate area.

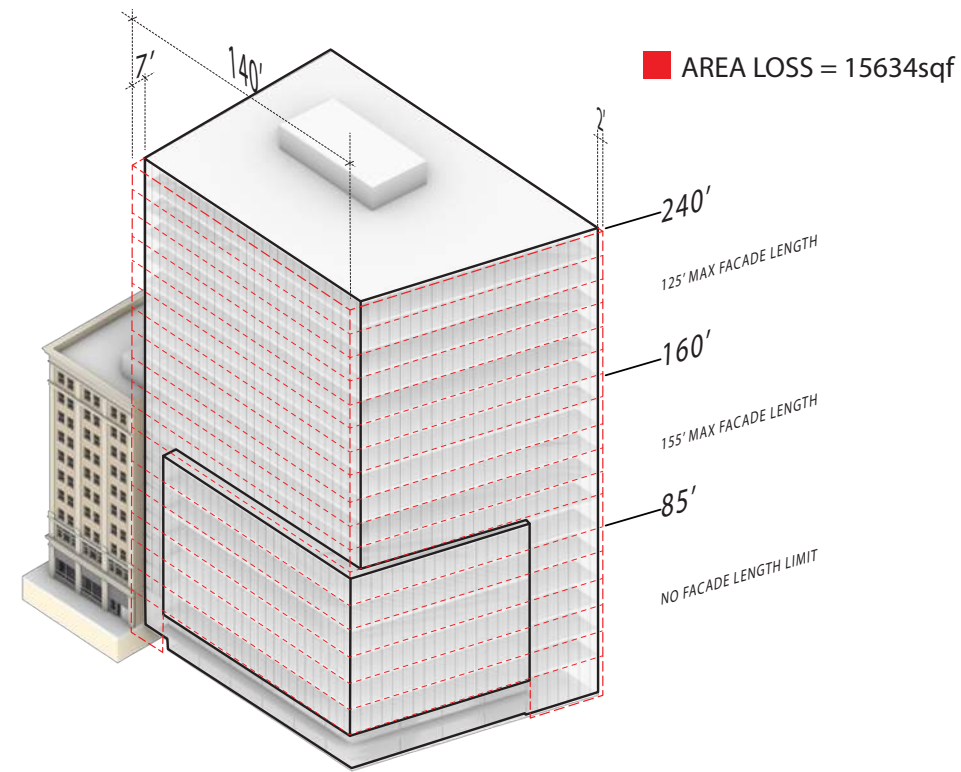
DEPARTURES

DEPARTURE REQUEST 1: UPPER FAÇADE MODULATION

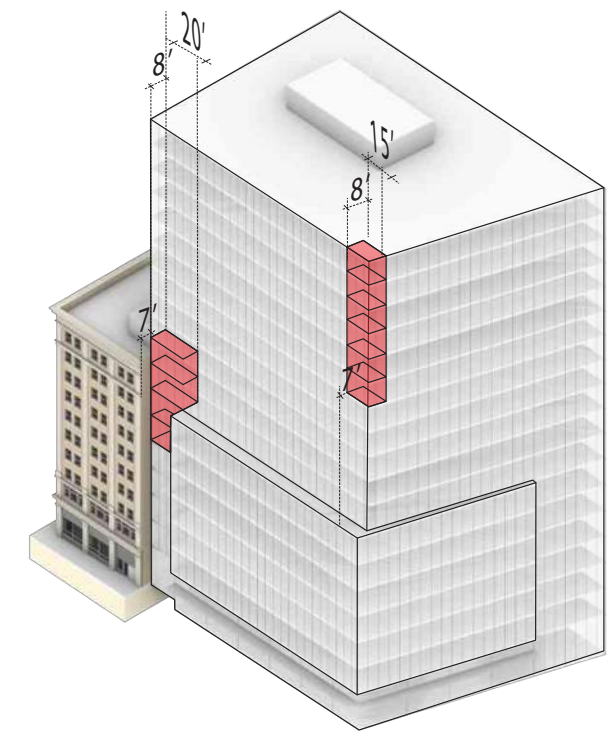
CODE CITATION	REQUIREMENT	DEPARTURE	RATIONALE	DESIGN GUIDELINES
23.49.058.B.2 Upper Façade Modulation	Unmodulated façade width not to exceed lengths described in Table A of Section 23.49.058	6th Avenue facade exceeds maximum facade length of 125' above 160' in height.	The 6th Avenue facade has a voluntary setback above the podium height of approximately 7' across the entire length of the facade to distinguish the podium massing from the tower. This amount of displaced area exceeds area that would be displaced by the prescriptive facade modulation.	B-3: Reinforce the positive urban form and architectural attributes of the immediate area D-3: Provide elements that define place



Prescriptive Façade Modulation



Proposed Façade Modulation

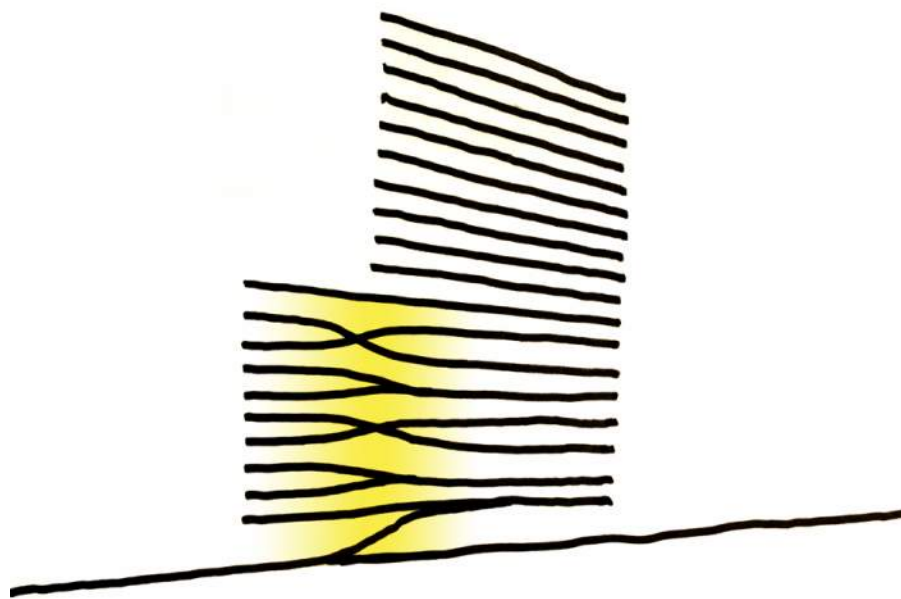


Façade Area Requesting Departure

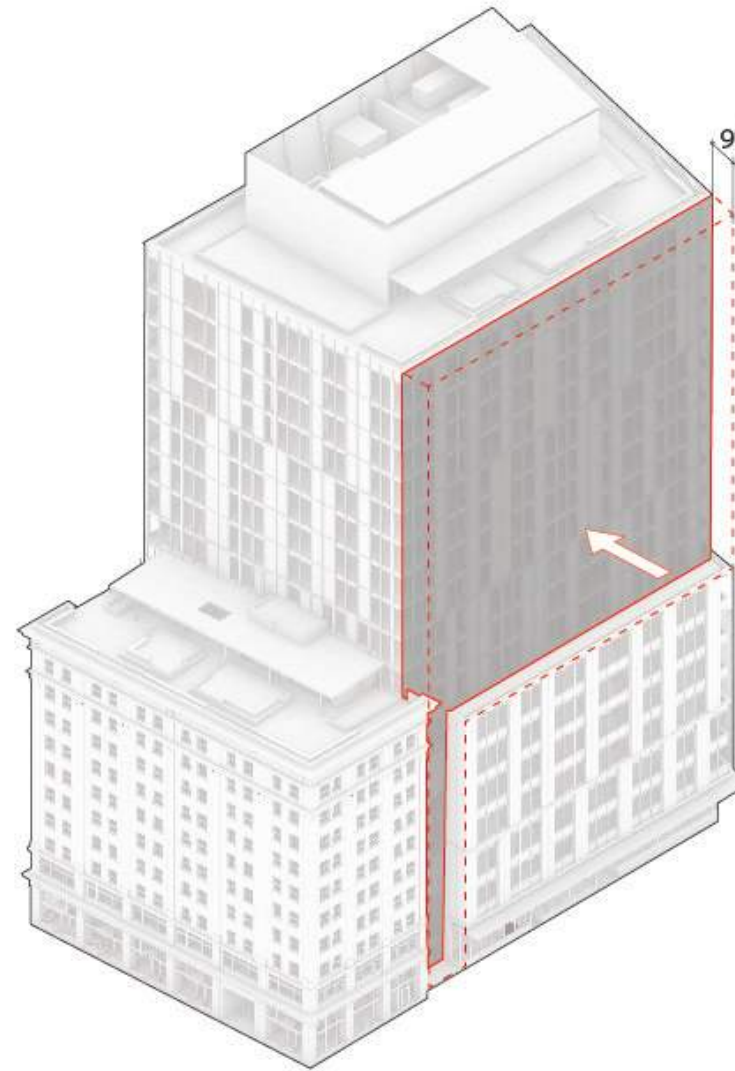
DEPARTURES

DEPARTURE REQUEST 1: UPPER FAÇADE MODULATION

Initial facade modulation departure at EDG meeting (Jan 2022) proposed a 9' setback of the tower massing. Through design development additional constraints related to rehabilitation of the historic structure and the "spatial stitch" have challenged this initial assumption.



"spatial stitch" Diagram



9' Tower Setback at EDG



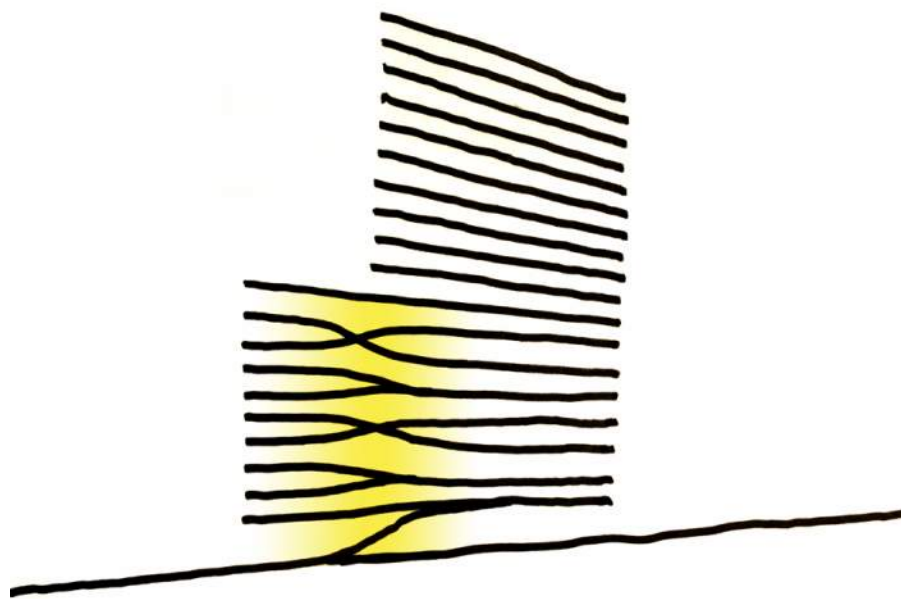
9' Tower Setback at EDG

DEPARTURES

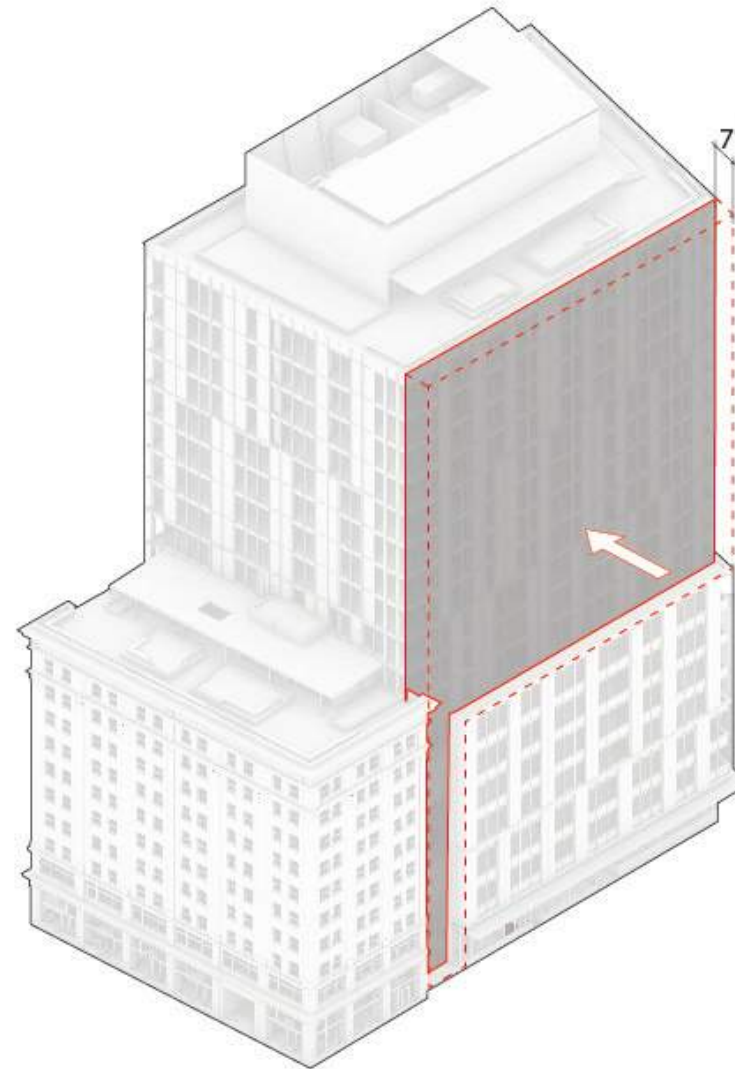
DEPARTURE REQUEST 1: UPPER FAÇADE MODULATION

Poor soil conditions and structural constraints in the rehabilitation scope of the Lloyd Building have resulted in larger columns and less clearance for circulation space at the “spatial stitch” than previously anticipated. In order to maintain minimum clearances for a feature switchback stair, visible from the public realm, the tower facade needed to push 2’ west resulting in an overall tower setback of 7’.

The 7’ tower setback better facilitates a meaningful execution of the “spatial stitch” concept while maintaining a significant massing setback at the gasket between historic and new buildings.



“spatial stitch” Diagram



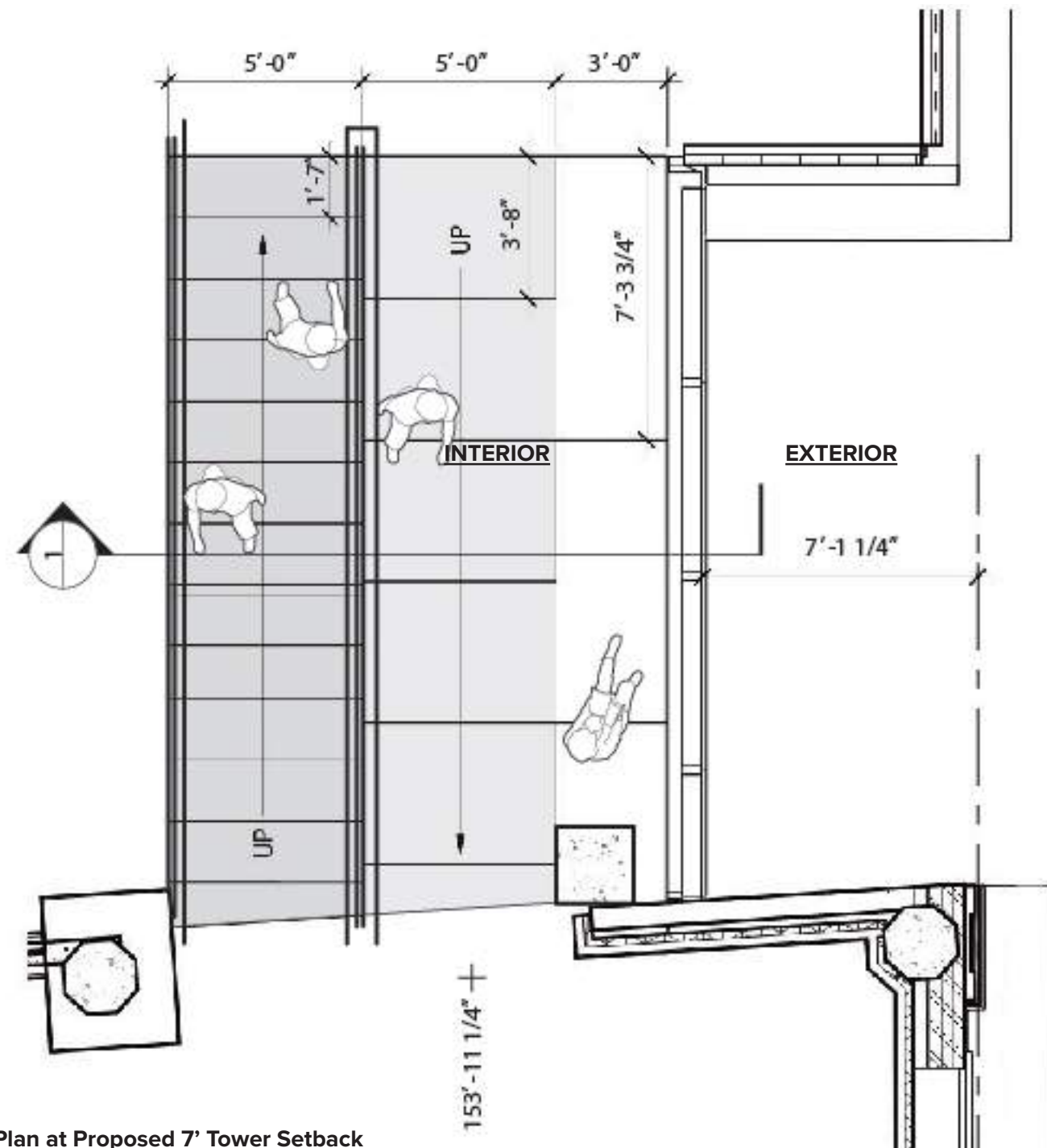
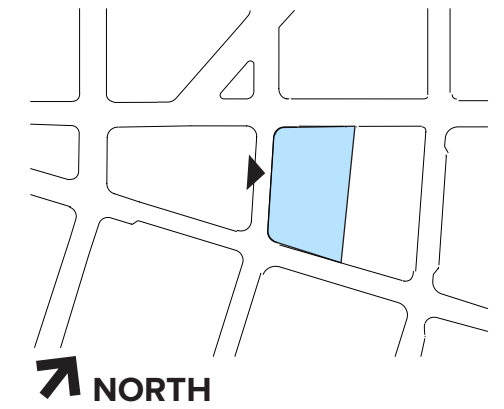
7' Tower Setback Proposed



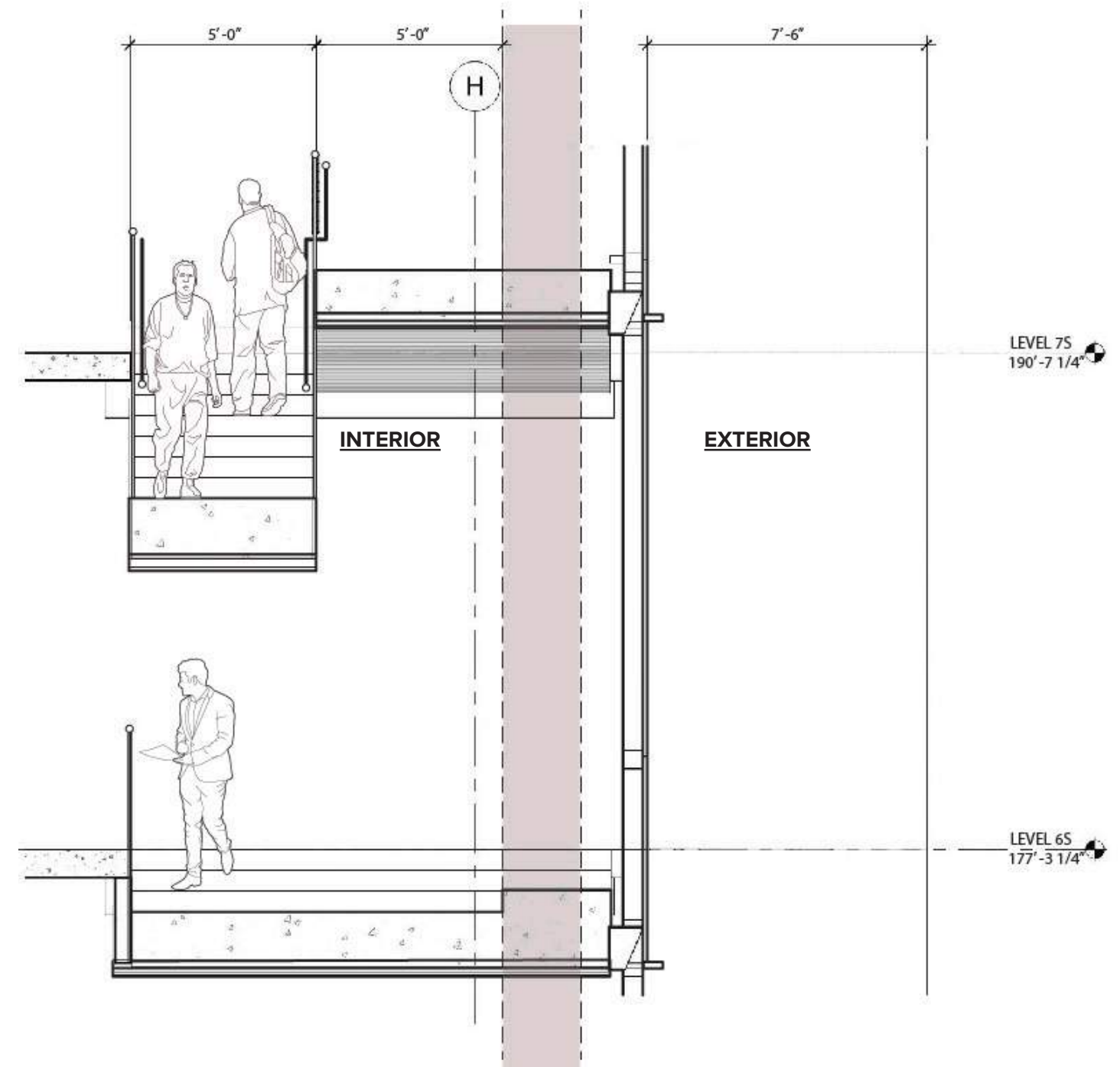
7' Tower Setback Proposed

DEPARTURES

DEPARTURE REQUEST 1: UPPER FAÇADE MODULATION



Plan at Proposed 7' Tower Setback



Section at Proposed 7' Tower Setback

DEPARTURES

DEPARTURE REQUEST 1: UPPER FAÇADE MODULATION



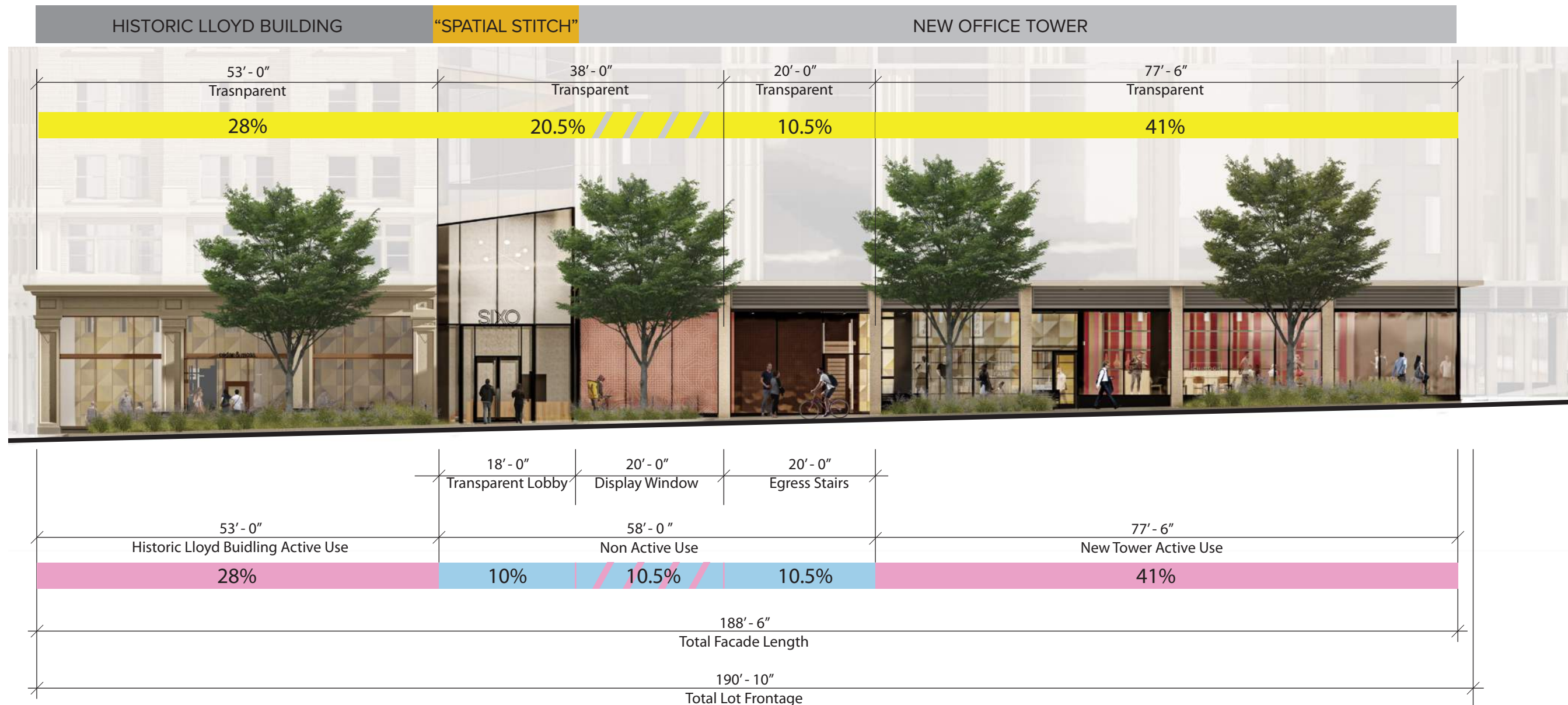
WEST ELEVATION - 6TH AVENUE

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DEPARTURES

DEPARTURE REQUEST 2: STREET LEVEL USE

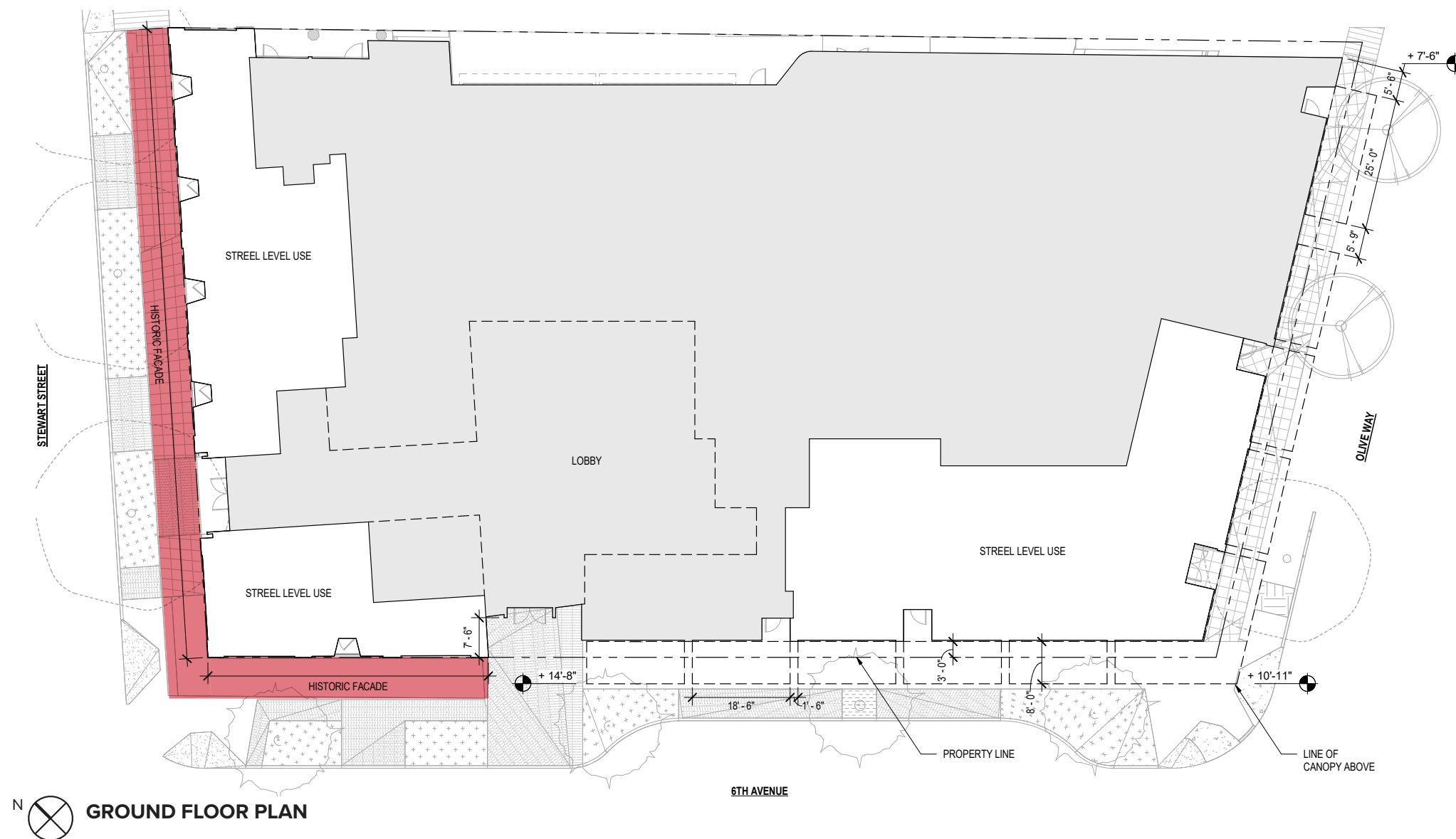
CODE CITATION	REQUIREMENT	DEPARTURE	RATIONALE	DESIGN GUIDELINES
23.49.009 Street Level Use	Except as provided in subsection 23.49.009.B.1.b, a minimum of 75 percent of each street frontage at street level where street-level uses are required must be occupied by uses listed in subsection 23.49.009.A. The remaining 25 percent of the street frontage at street level may contain other permitted uses and/or pedestrian or vehicular entrances.	Approximately 69% (previously 63% at EDG) of the street frontage at street level is a permitted use, less than 75% of the required. The predominant use of non-compliant street level frontage is the entry and lobby for the new office tower.	The proposed facade design along 6th Avenue is highly transparent with multiple points of activation and entry. The portion of the frontage that is not considered active use is the new, shared office lobby that celebrates the connection between new and old. The proposed display window adjacent to the entry lobby will help further define and reinforce building entry.	C-2 Design facades of many scales C-4 Reinforce building entries



DEPARTURES

DEPARTURE REQUEST 3.A: OVERHEAD WEATHER PROTECTION

CODE CITATION	REQUIREMENT	DEPARTURE	RATIONALE	DESIGN GUIDELINES
23.49.018 Overhead Weather Protection	23.49.018.A: Continuous overhead weather protection shall be required for new development along the entire street frontage of a lot	No retrofit overhead weather protection applied to the historic Lloyd Building	As a historic landmark, it is not appropriate to add canopies to the Lloyd Building. The Landmarks Preservation Board was in unanimous agreement that adding canopies to the historic building would severely detract from its historic character.	B-3 Reinforce the positive urban form & architectural attributes of the immediate area.



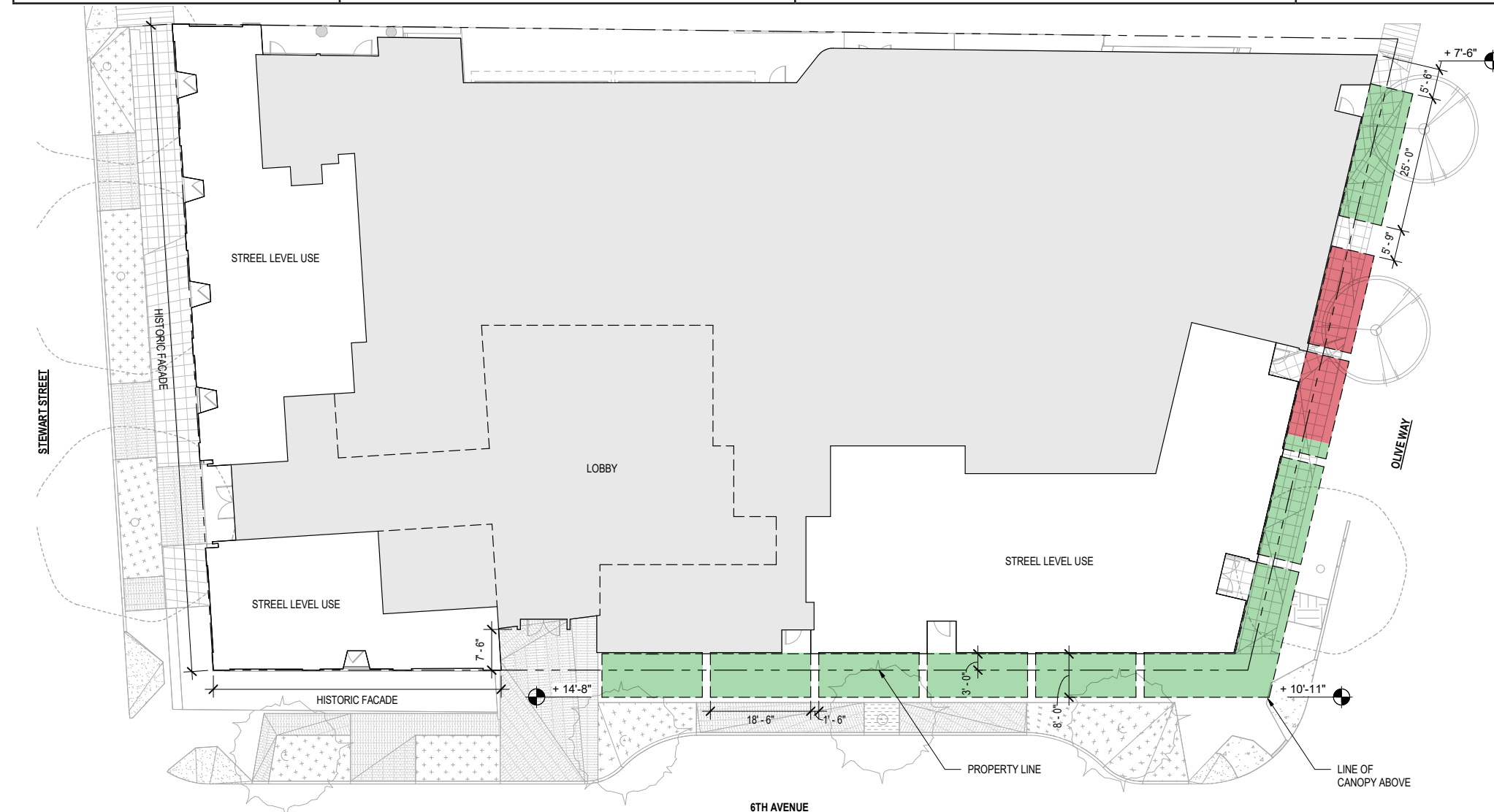
GRAPHIC LEGEND

- CONFORMING OVERHEAD PROTECTION CANOPY
- NON-CONFORMING PORTION

17_DEPARTURES

DEPARTURE REQUEST 3.B: OVERHEAD WEATHER PROTECTION

CODE CITATION	REQUIREMENT	DEPARTURE	RATIONALE	DESIGN GUIDELINES
23.49.018 Overhead Weather Protection	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	Less than 10'-0" height from sidewalk as grade slopes up along Olive Way	The canopy datum is established on 6th Ave by a significant relationship to the historic Lloyd Building facade. To create a unified building, this datum continues on Olive Way. The rising sidewalk condition heading east along Olive Way causes a portion of the canopy to be lower than the 10' min. height (proposed canopy is 8'-10" above grade at its lowest point). The design team seeks a departure to allow this portion of the canopy to be max. 1'-2" below the minimum height above the sidewalk.	B-4 Design a well-proportioned & unified building



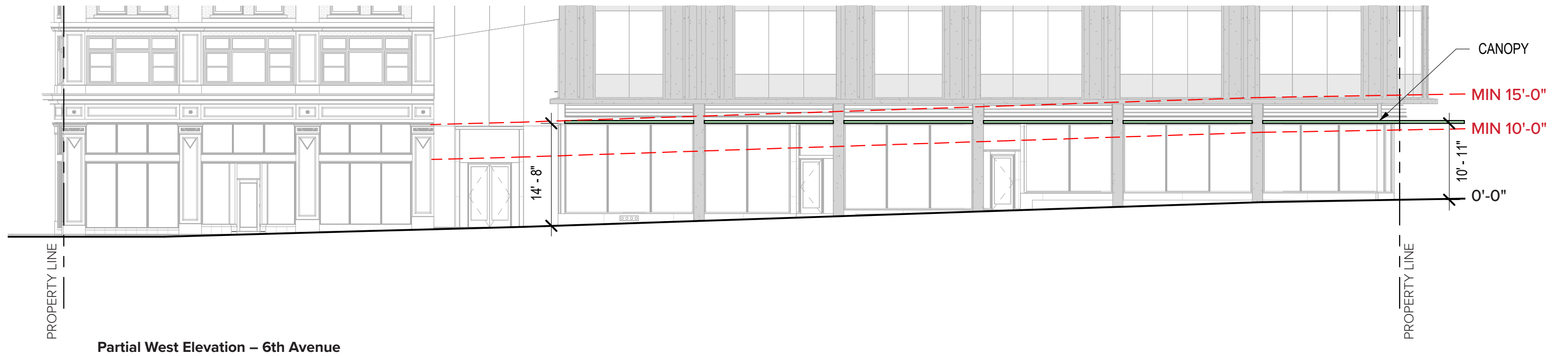
GRAPHIC LEGEND

- CONFORMING OVERHEAD PROTECTION CANOPY
- NON-CONFORMING PORTION

GROUND FLOOR PLAN

17_DEPARTURES

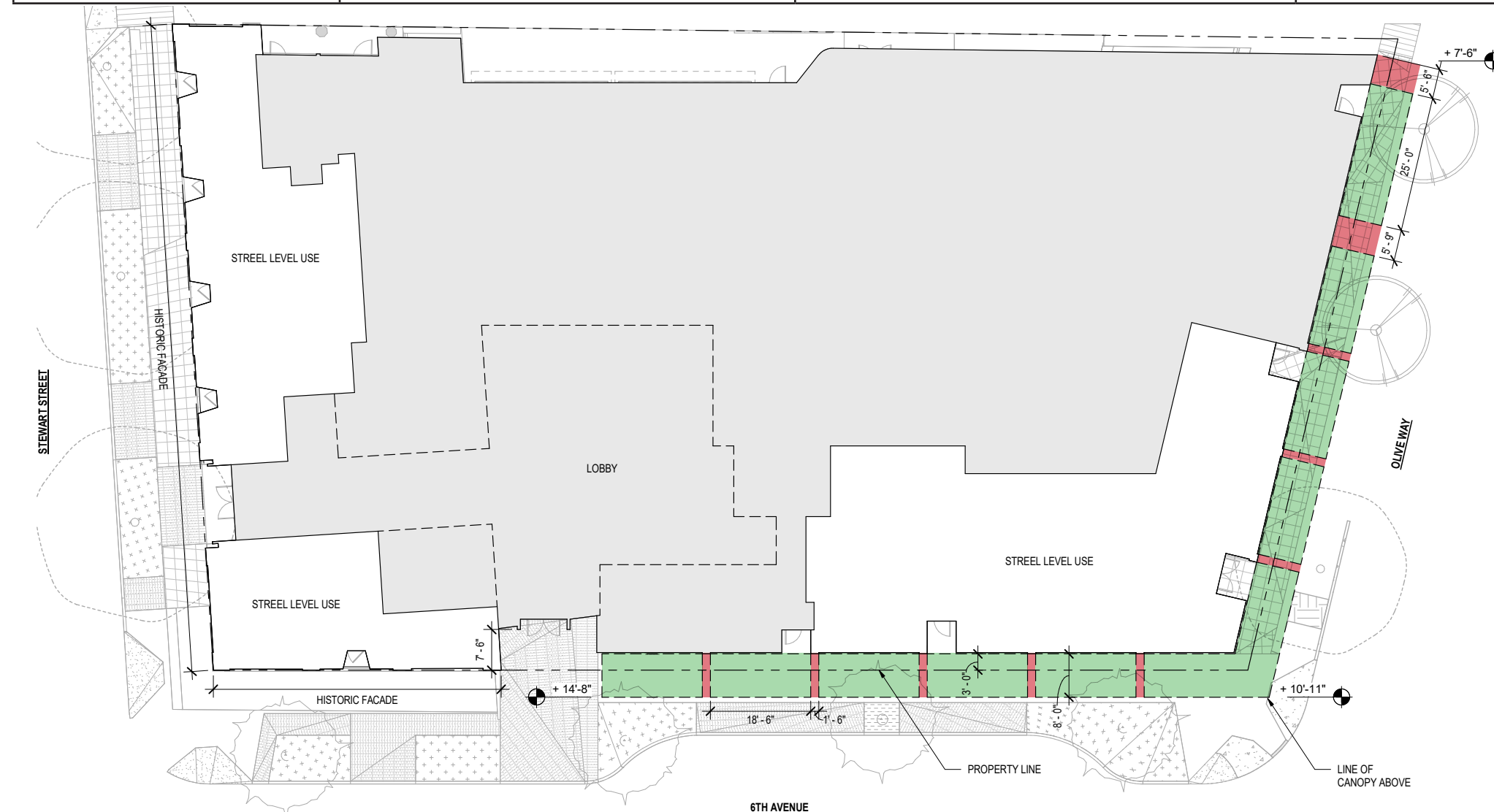
DEPARTURE REQUEST 3.B: OVERHEAD WEATHER PROTECTION



17_DEPARTURES

DEPARTURE REQUEST 3.C: OVERHEAD WEATHER PROTECTION

CODE CITATION	REQUIREMENT	DEPARTURE	RATIONALE	DESIGN GUIDELINES
23.49.018 Overhead Weather Protection	23.49.018.A: Continuous overhead weather protection shall be required for new development along the entire street frontage of a lot	1'-6" gaps at pier locations and canopy gaps on either side of the raised canopy at the eastern end of Olive Way	Facade piers at grade have been introduced to continue the rhythm and human scale of the historic Lloyd Building. The design team proposes a departure to allow 1'-6" canopy gaps at pier locations to reinforce this relationship. The rising sidewalk condition along Olive Way makes it impossible to keep a consistent canopy datum. The eastern most portion of canopy is raised to 10'-2" above grade, and the design team proposes a departure to allow canopy gaps on either side to facilitate this height transition.	B-3 Reinforce the positive urban form & architectural attributes of the immediate area.



GRAPHIC LEGEND

- CONFORMING OVERHEAD PROTECTION CANOPY
- NON-CONFORMING PORTION

GROUND FLOOR PLAN

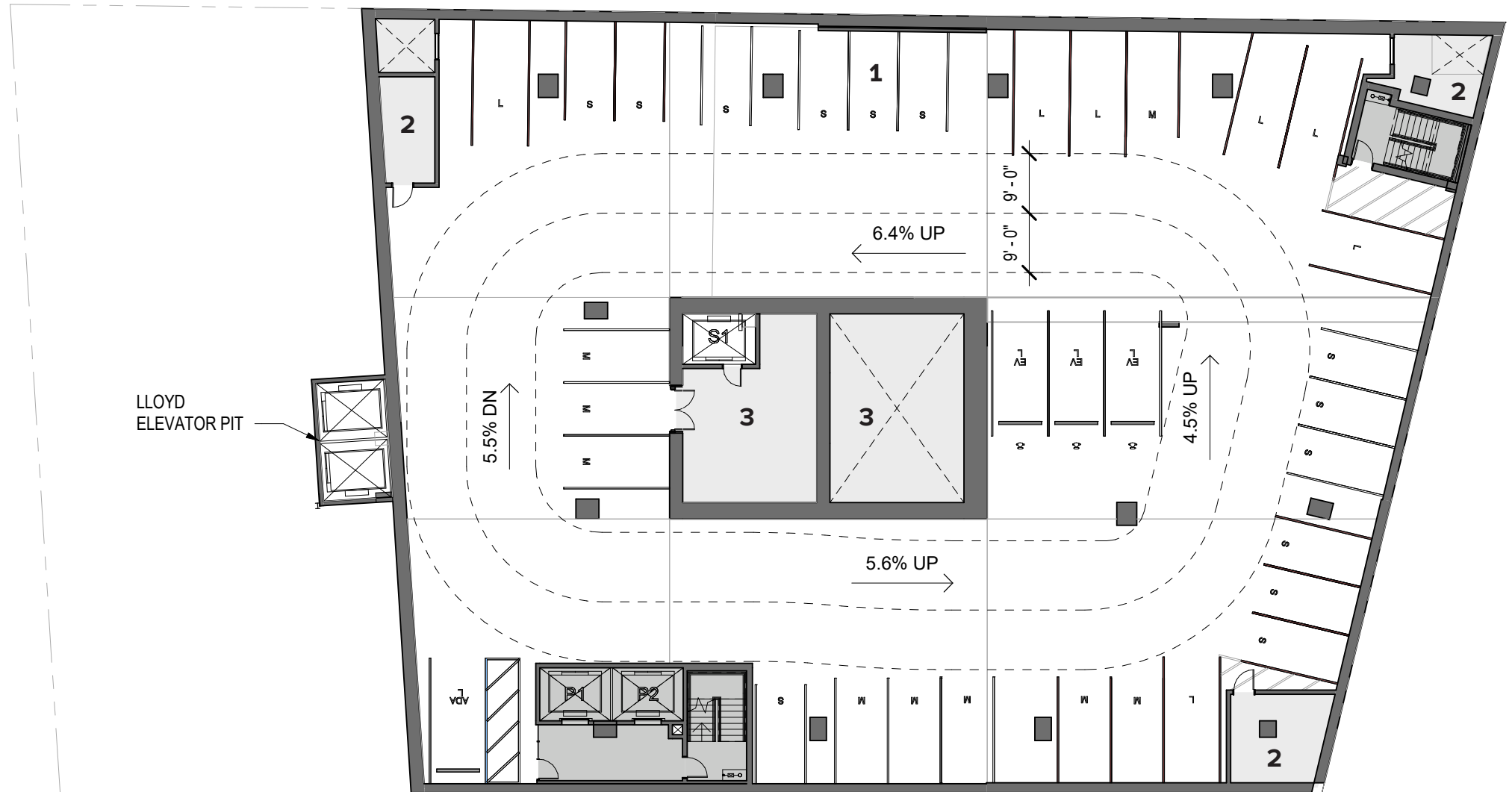
05
APPENDIX

A. FLOOR PLANS

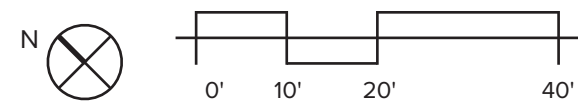
PARKING LEVELS

PARKING STATS

- P1: 5 SPACES
- P2: 33 SPACES
- P3: 33 SPACES
- P4: 33 SPACES
- P5: 31 SPACES
- TOTAL PARKING: 135 SPACES (.37 : 1000)



- 1 Parking
- 2 Building Systems
- 3 BOH



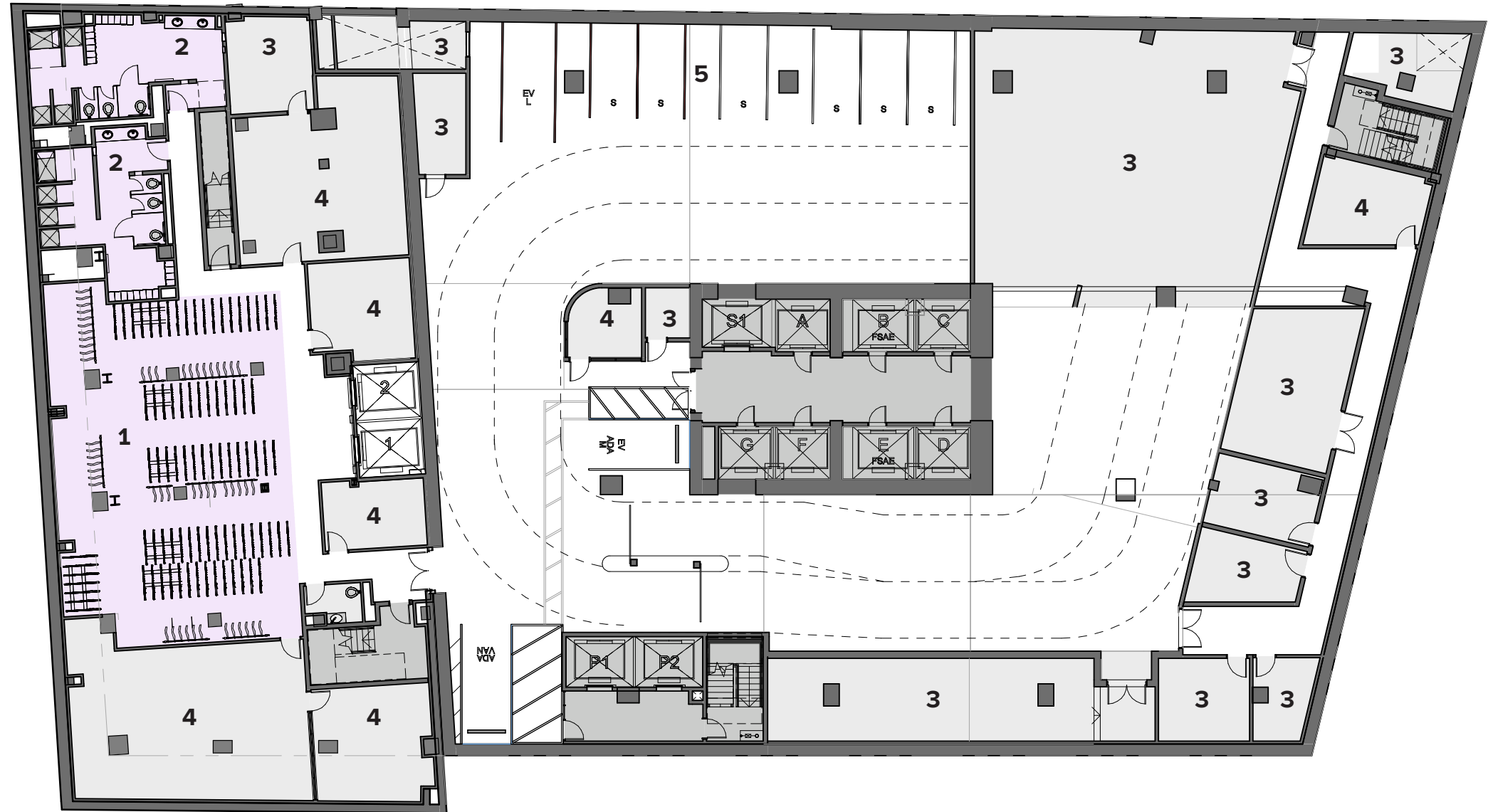
P2 - P5 FLOOR PLAN

Legend

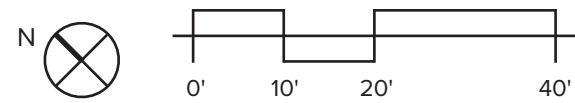
- Amenity
- MEP / Back of House
- Core & Corridors

A. FLOOR PLANS

PARKING LEVELS



- 1 Bike Parking
- 2 Locker Room
- 3 Building Systems
- 4 BOH
- 5 Parking



P1 FLOOR PLAN

Legend

- Amenity
- MEP / Back of House
- Core & Corridors

A. FLOOR PLANS

GROUND FLOOR

LOBBY AND SECURITY

- Two building entries (6th Ave & Stewart St.)
- 2,800 sf combined lobby

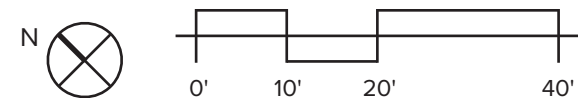
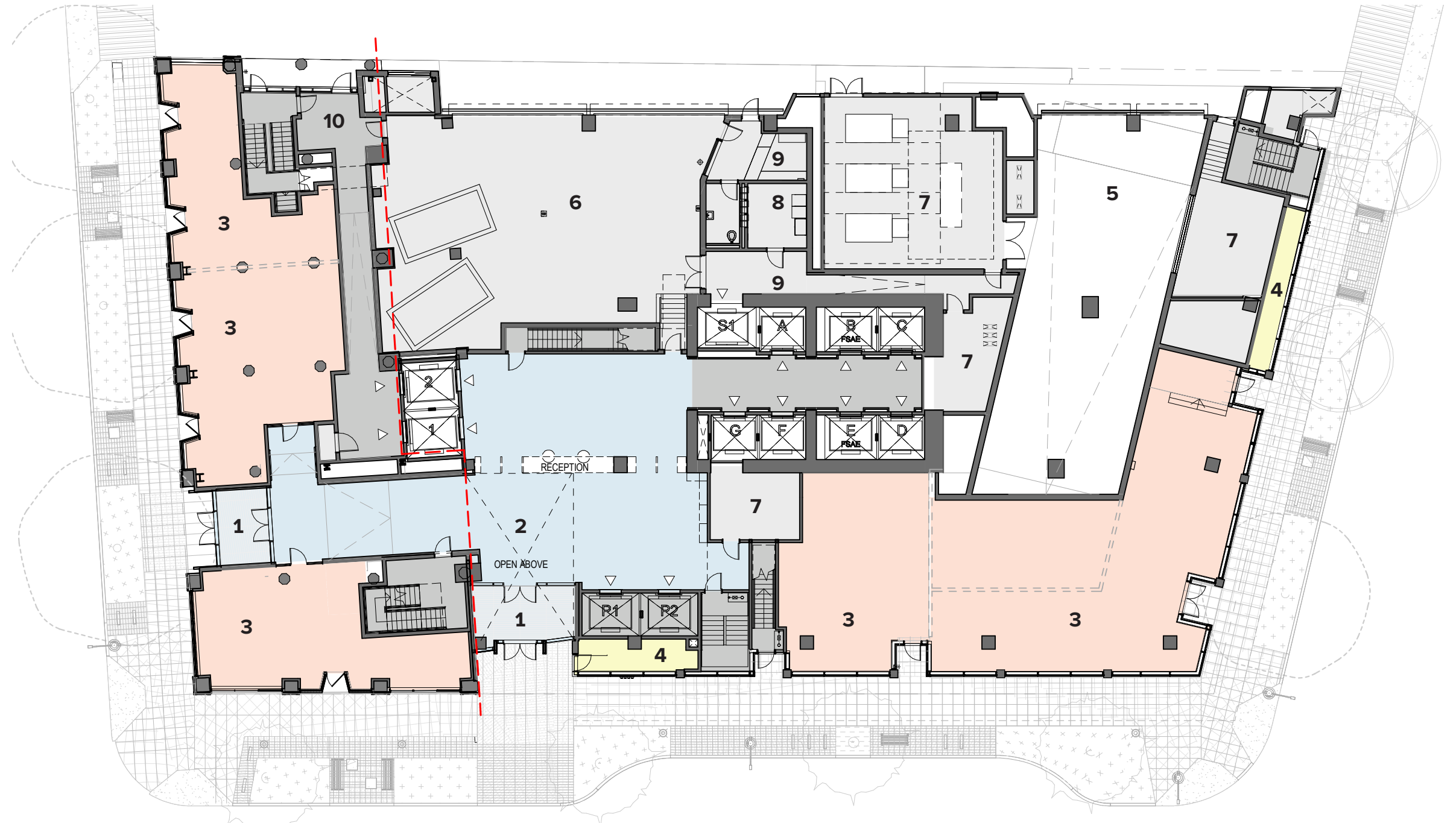
RETAIL & AMENITY

- 5,676 sf of Retail
- 5 Retail Suites

LOADING DOCK

- Managed dock with 2 berths
- 14' - 6" min. clear height
- Trash and recycling compactors

- 1 Vestibule
- 2 Lobby
- 3 Street Level Use
- 4 Display
- 5 Ramp to Parking
- 6 Loading Dock
- 7 Building Systems
- 8 Mail
- 9 BOH
- 10 Bike Parking Entrance



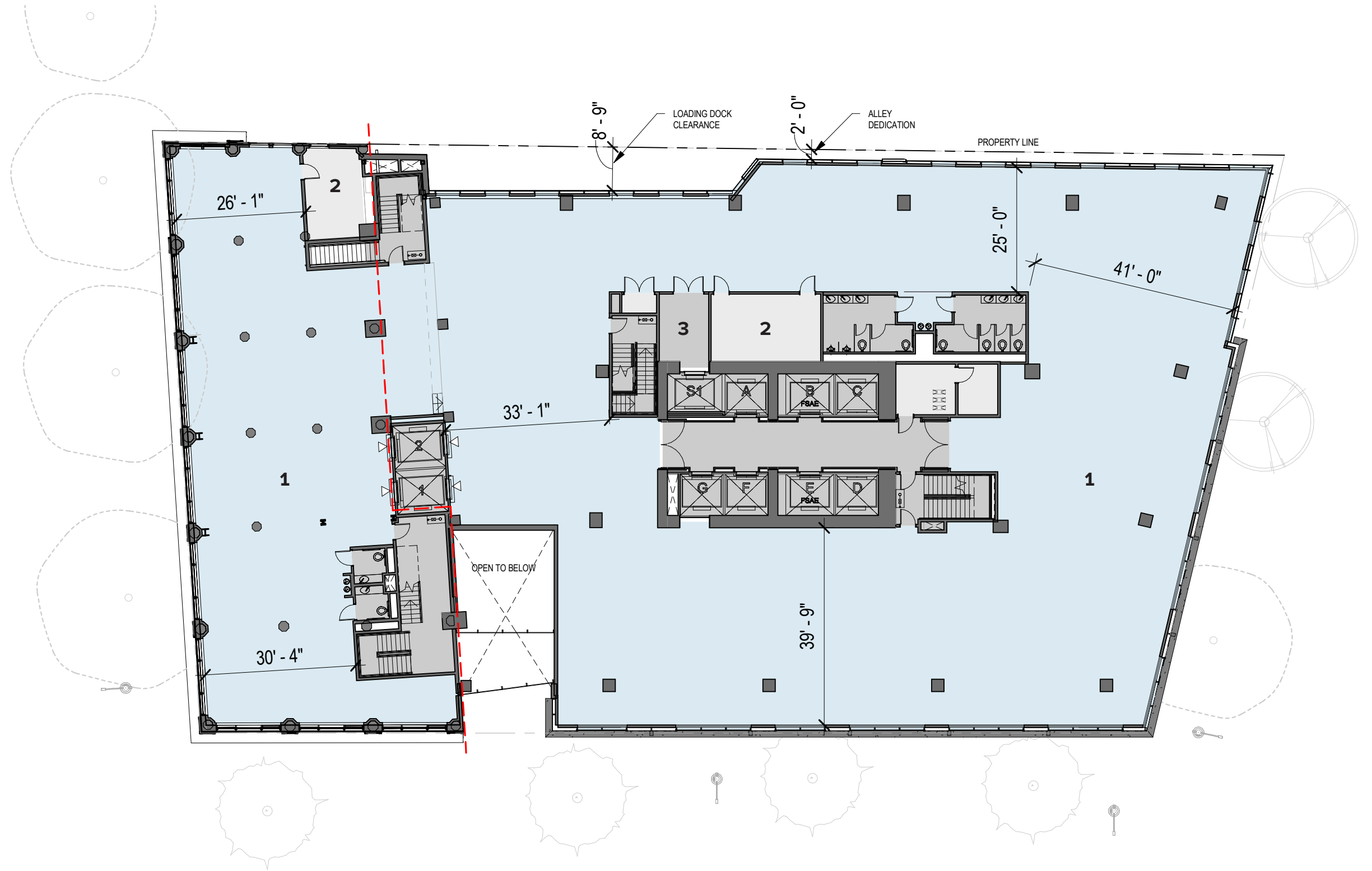
GROUND FLOOR PLAN

Legend

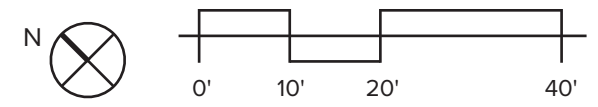
- Office Lobby
- Retail
- Display
- Loading Dock / Security Office / MEP
- Core & Corridors

A. FLOOR PLANS

PODIUM - SPLIT LEVEL



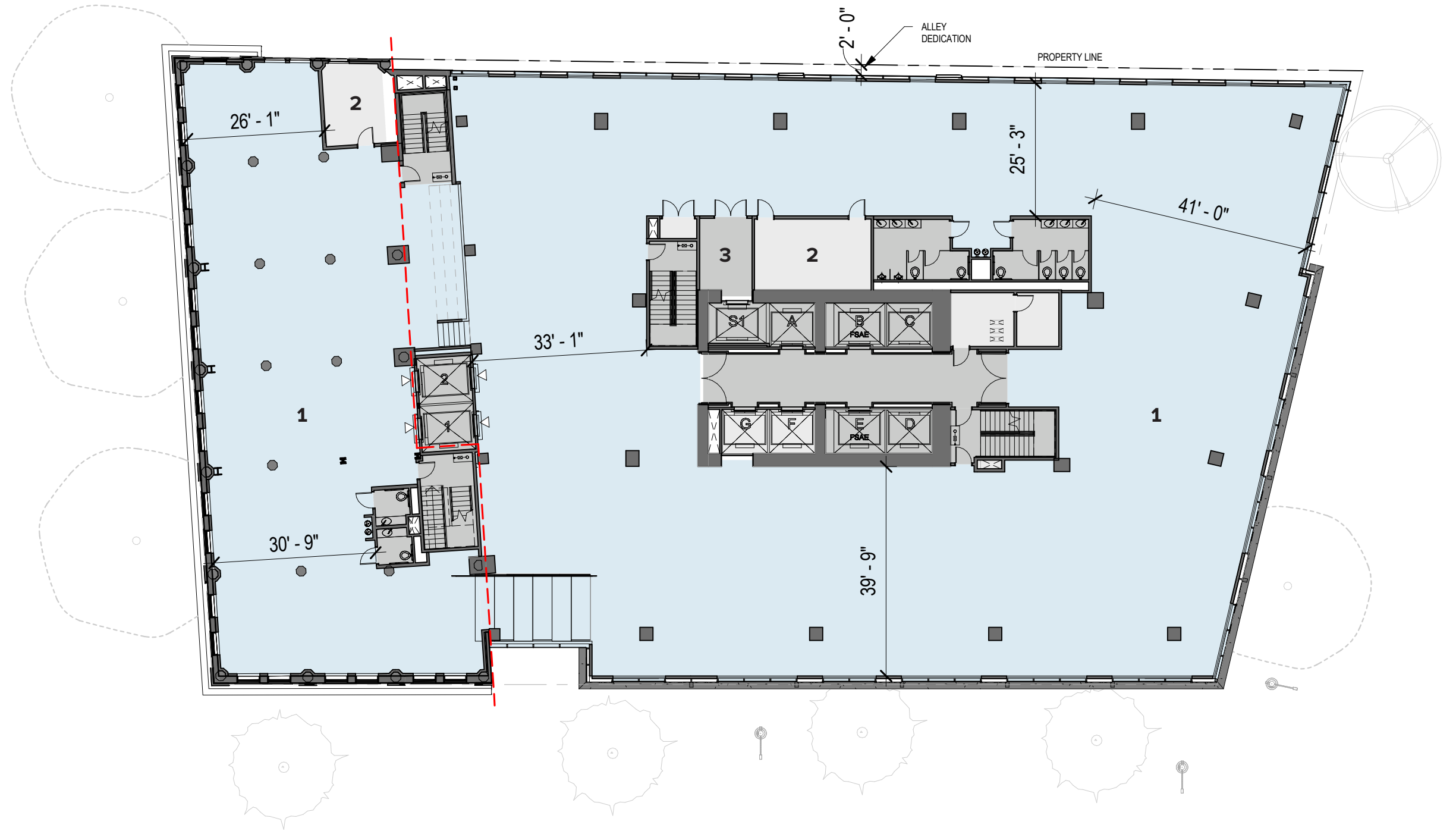
- 1 Office
- 2 Building Systems
- 3 BOH



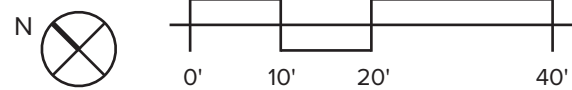
L2 FLOOR PLAN

A. FLOOR PLANS

PODIUM - SPLIT LEVEL



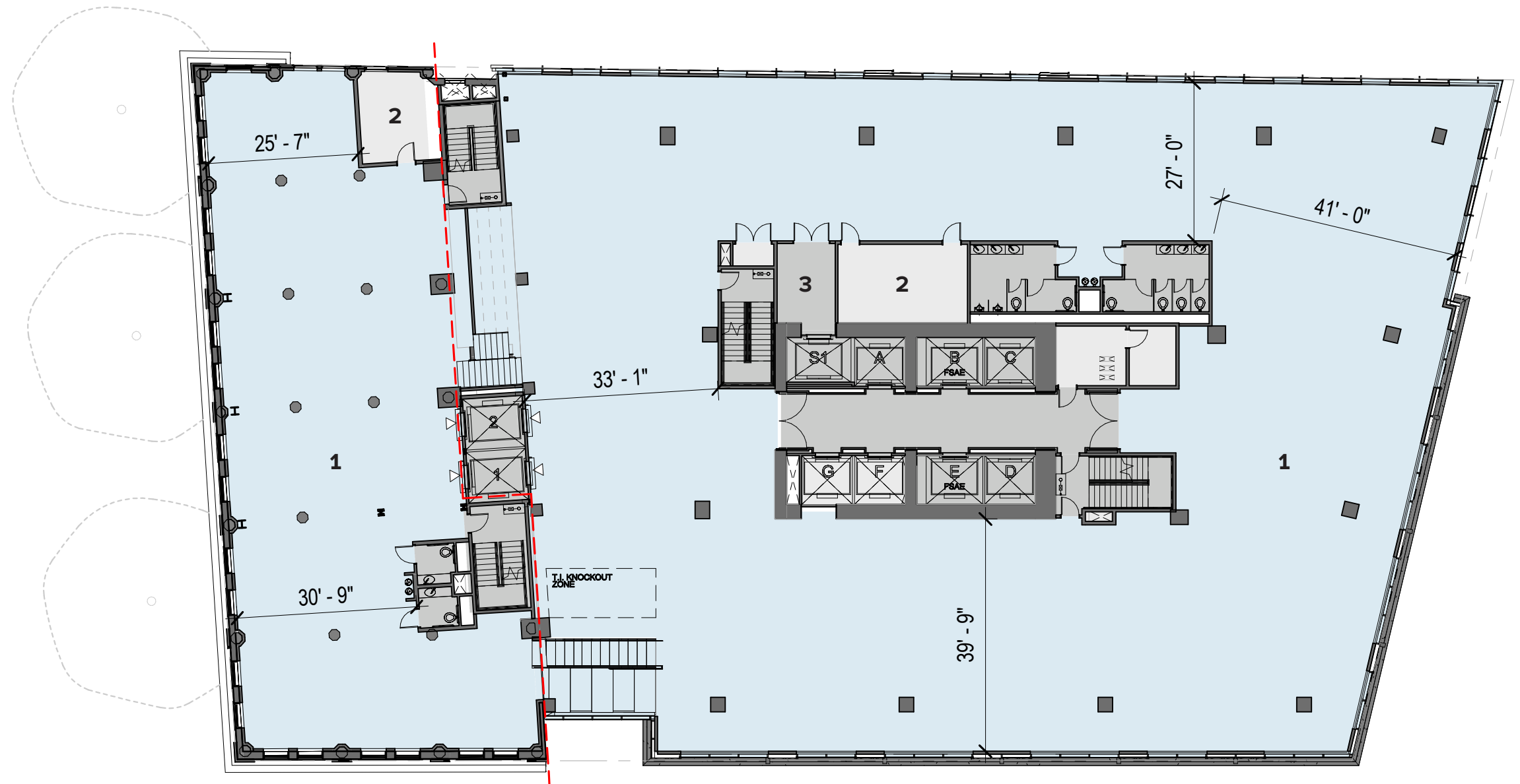
- 1 Office
- 2 Building Systems
- 3 BOH



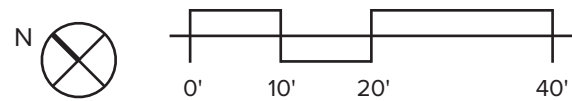
L3 FLOOR PLAN

A. FLOOR PLANS

PODIUM - SPLIT LEVEL



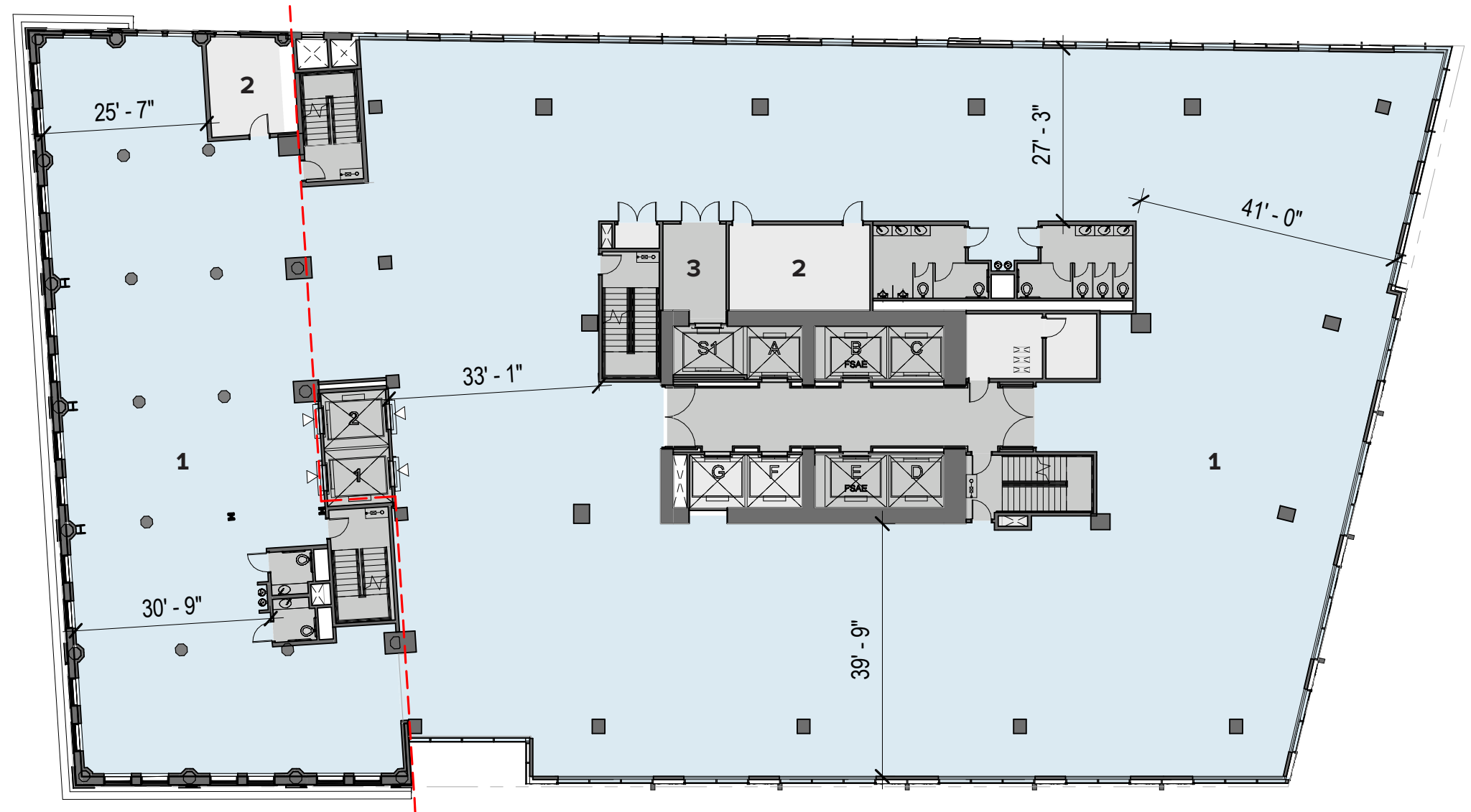
- 1 Office
- 2 Building Systems
- 3 BOH



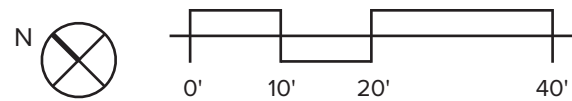
L4 & L7 FLOOR PLAN

A. FLOOR PLANS

PODIUM - ALIGNED LEVEL



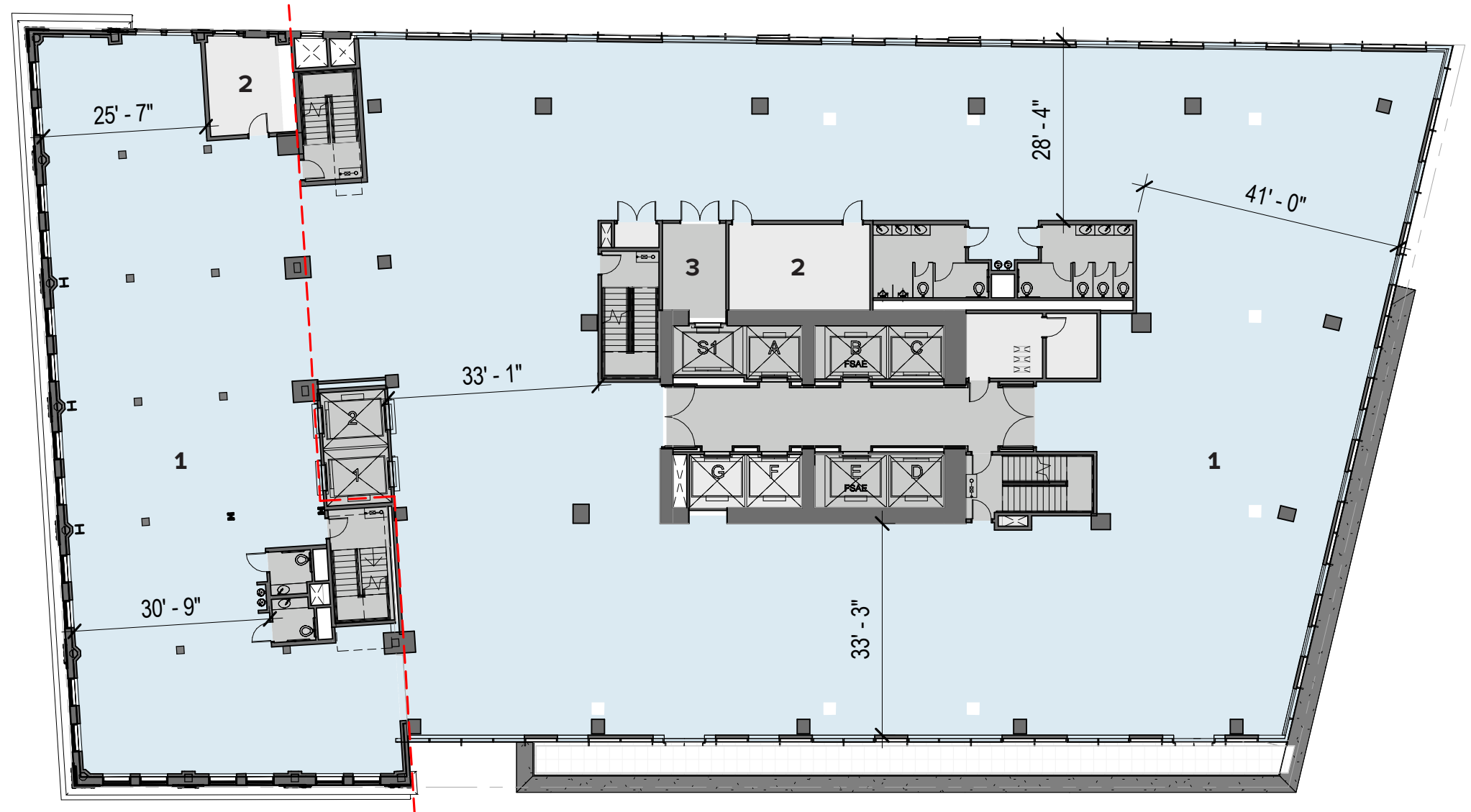
- 1 Office
- 2 Building Systems
- 3 BOH



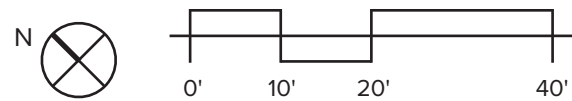
L5 FLOOR PLAN

A. FLOOR PLANS

PODIUM - ALIGNED LEVEL



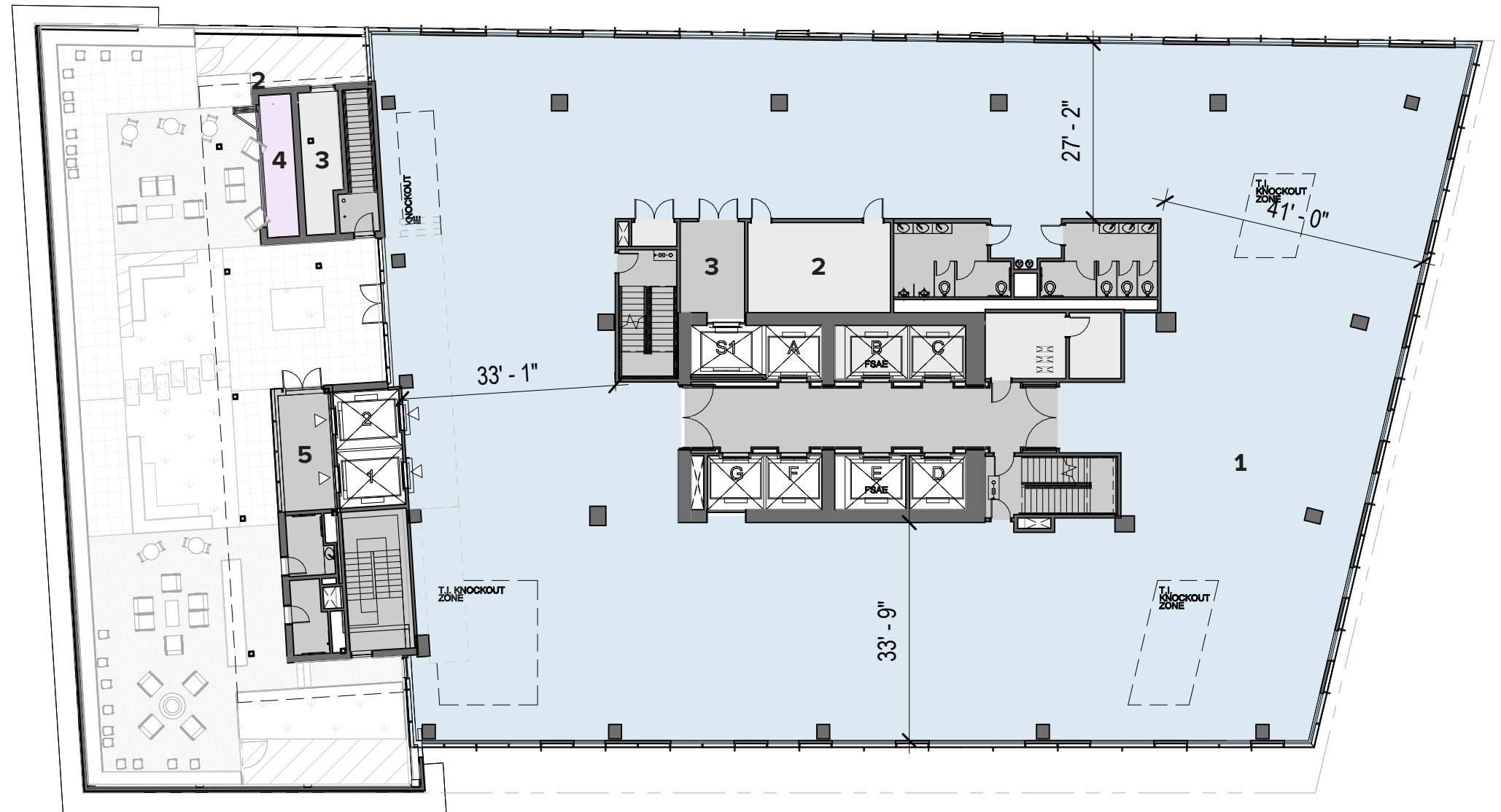
- 1 Office
- 2 Building Systems
- 3 BOH



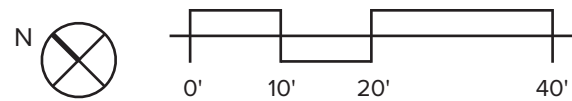
L8 FLOOR PLAN

A. FLOOR PLANS

TOWER LEVEL - LLOYD ROOF



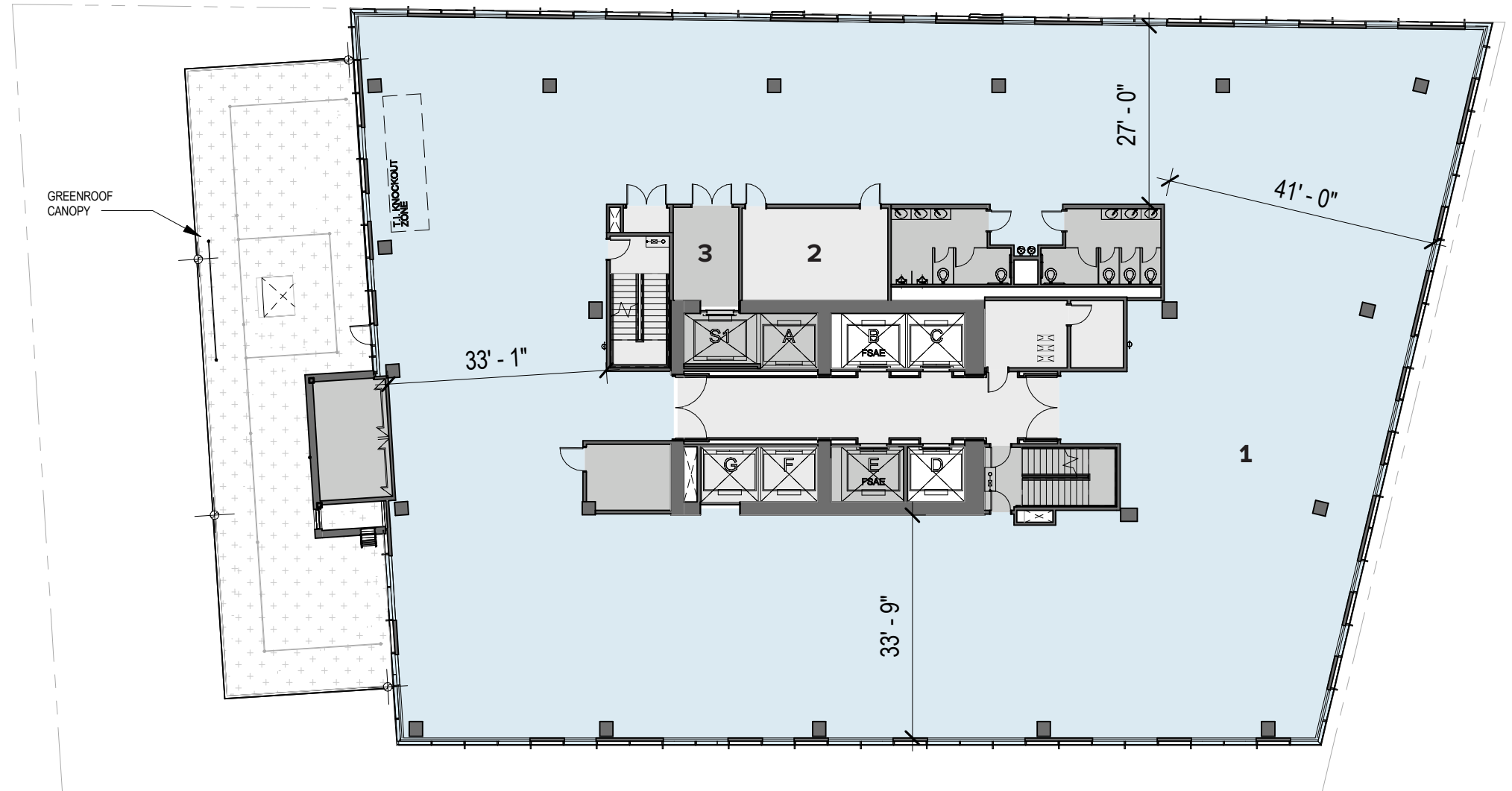
- 1 Office
- 2 Building Systems
- 3 BOH
- 4 Amenity
- 5 Elevator Lobby



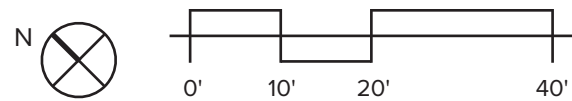
L9 FLOOR PLAN

A. FLOOR PLANS

TOWER LEVEL



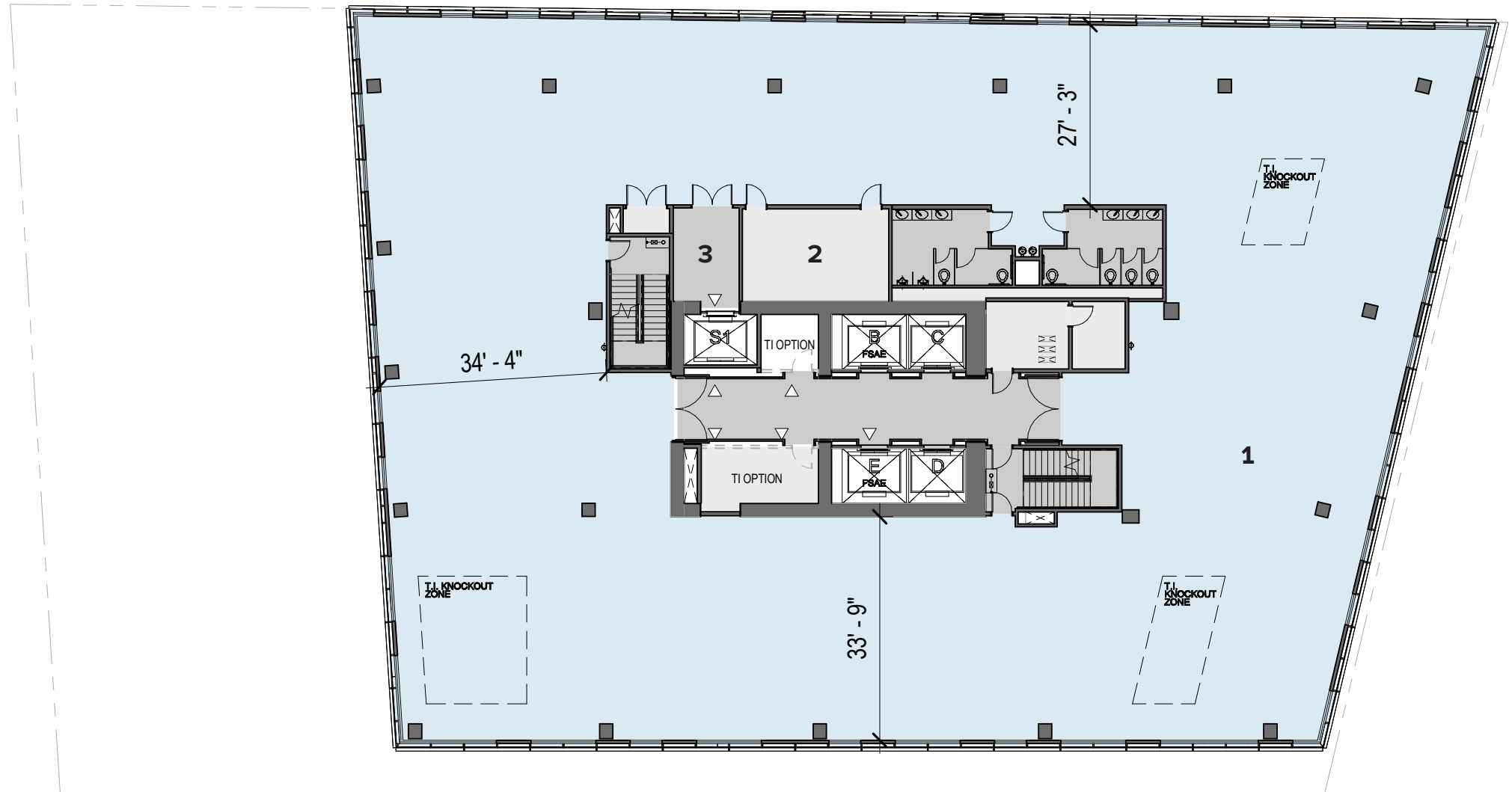
- 1 Office
- 2 Building Systems
- 3 BOH



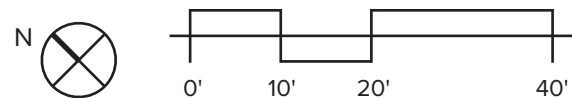
L10 FLOOR PLAN

A. FLOOR PLANS

TOWER LEVEL



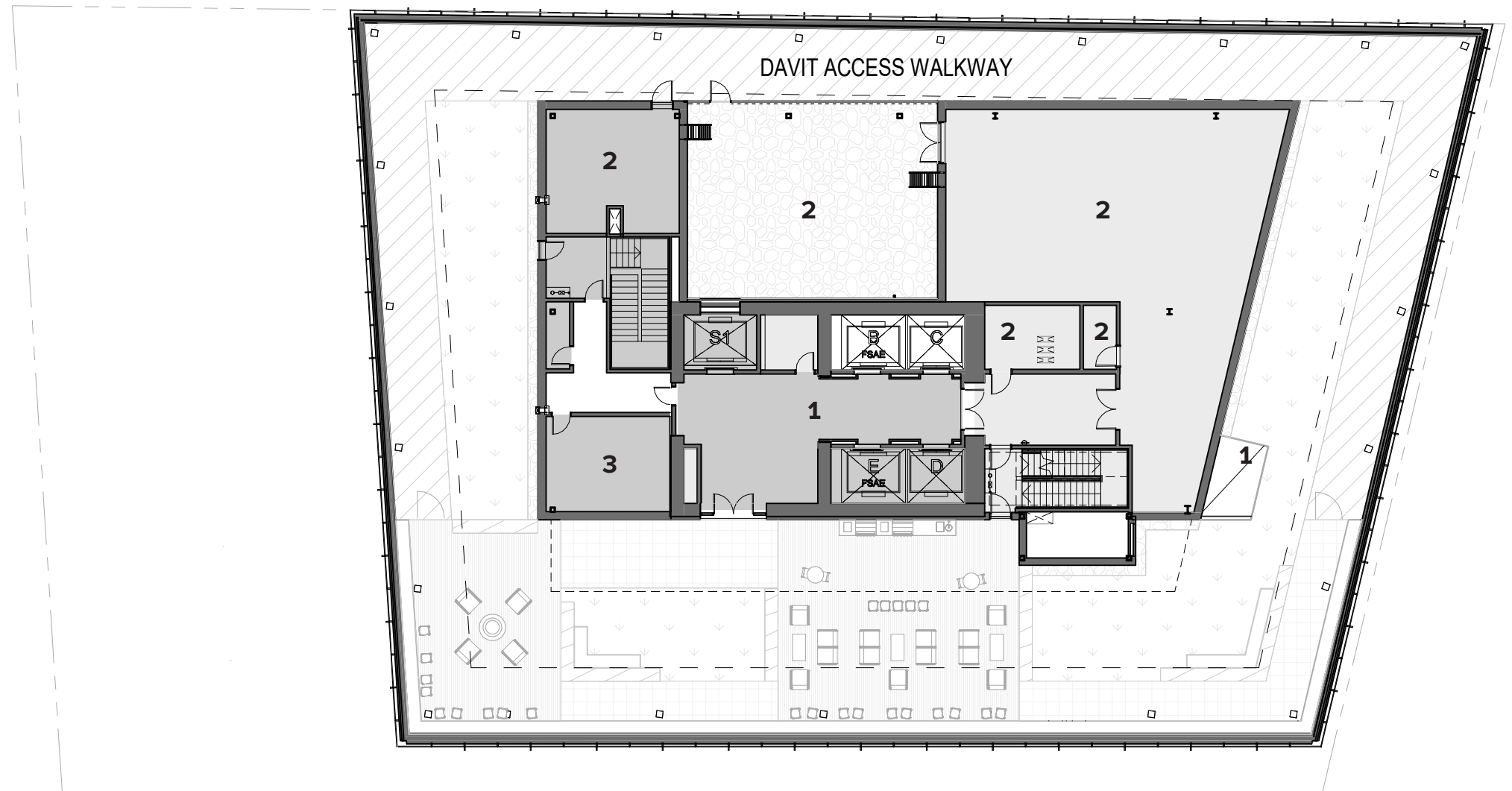
- 1 Office
- 2 Building Systems
- 3 BOH



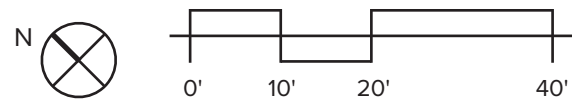
L11 - L18 FLOOR PLAN

A. FLOOR PLANS

TOWER LEVEL - PENTHOUSE

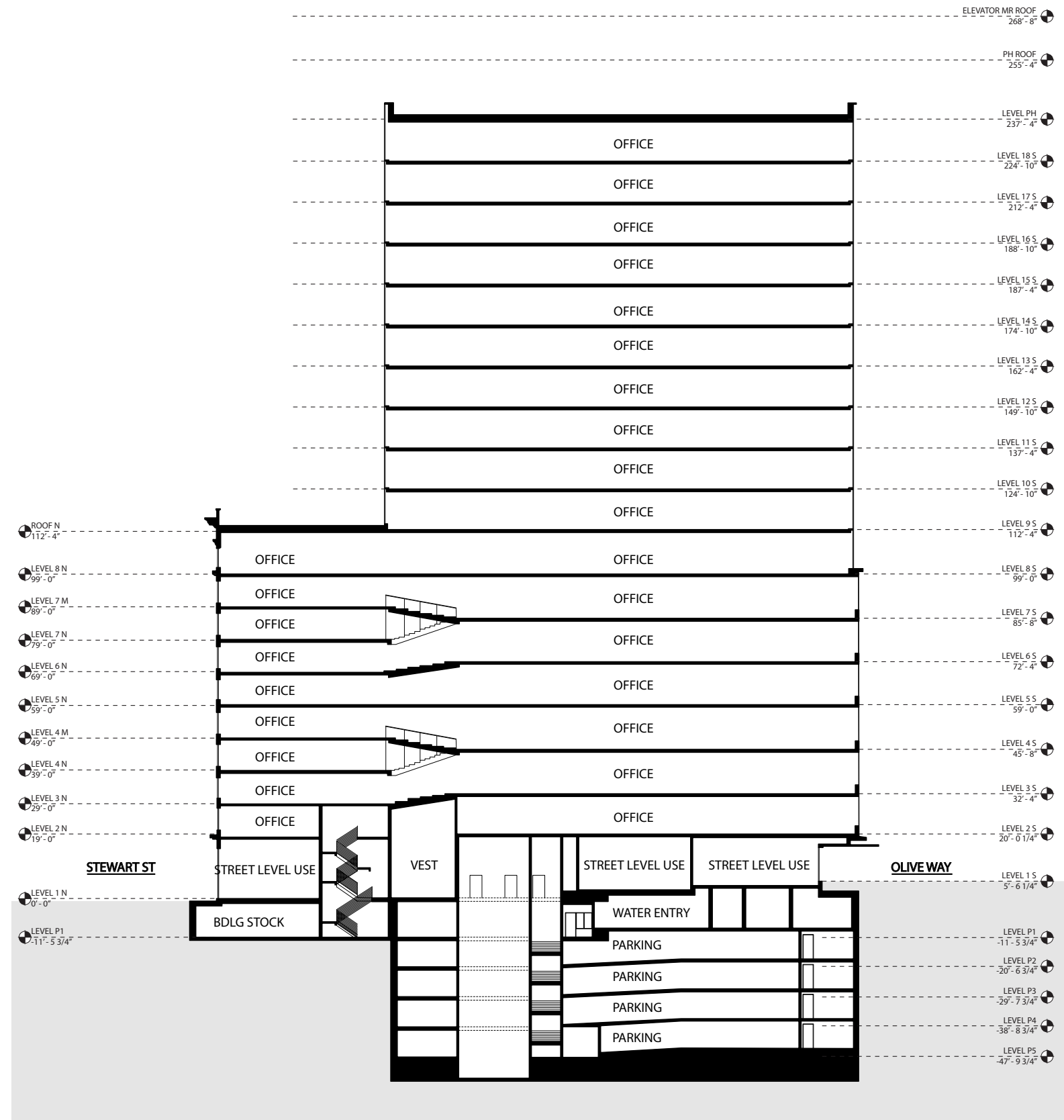


- 1 Elevator Lobby
- 2 Building Systems
- 3 BOH



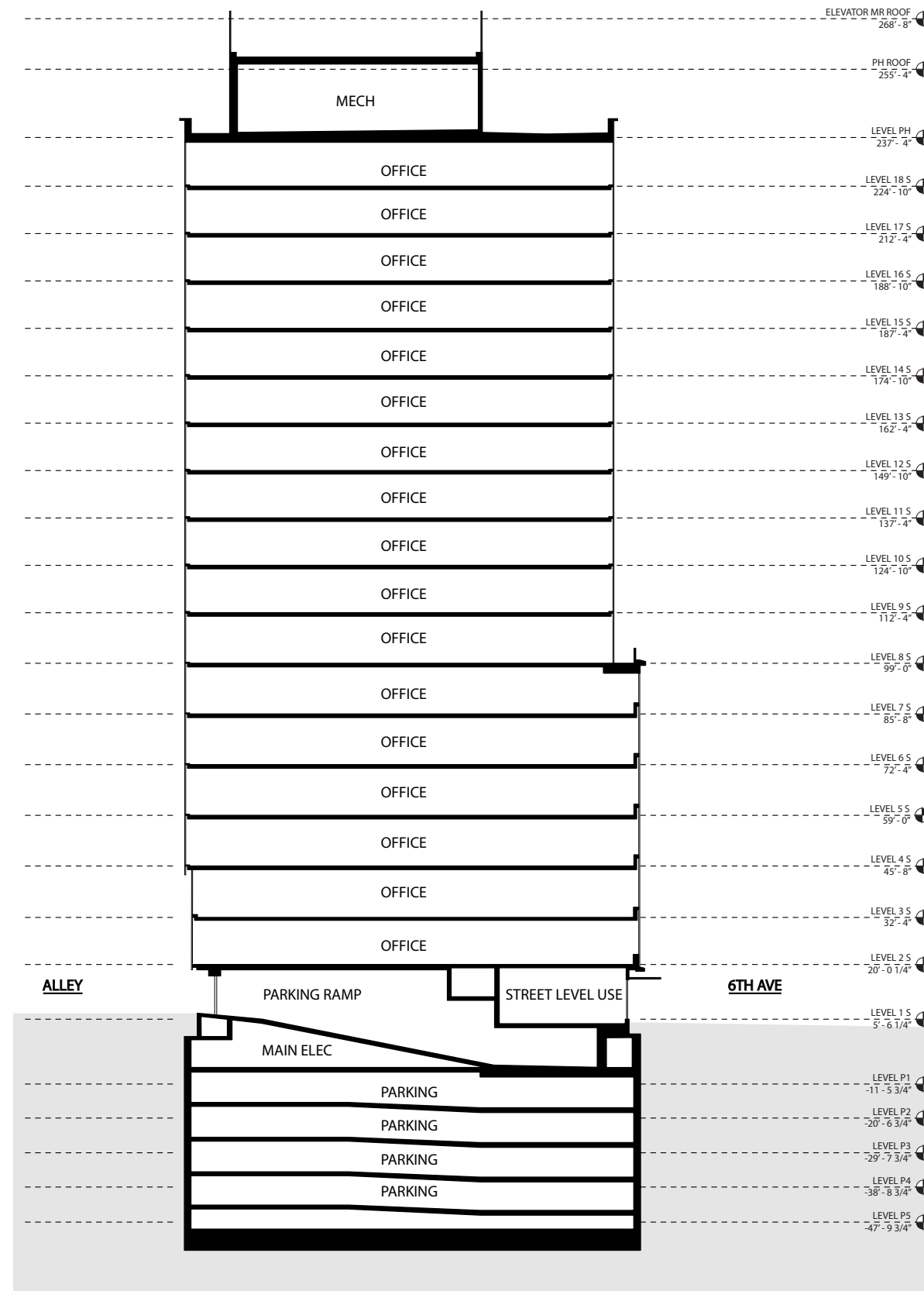
PENTHOUSE FLOOR PLAN

B. BUILDING SECTIONS



NORTH-SOUTH SECTION (LOOKING EAST)

B. BUILDING SECTIONS



WEST-EAST SECTION (LOOKING SOUTH)

C. ADDITIONAL FACADE STUDIES

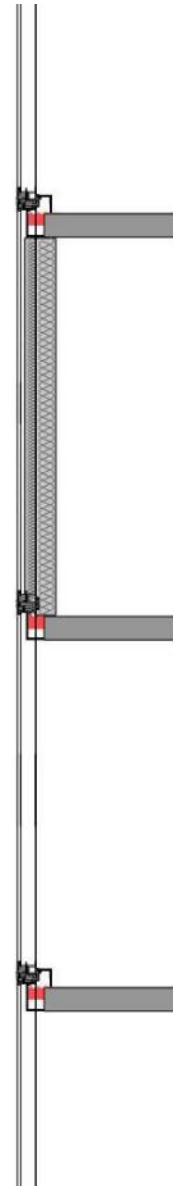
TOWER SKIN ARTICULATION- SHADOWBOX DISTRIBUTION



PROPOSED TOWER FACADE VERTICAL SHADOWBOX ONLY WITH FLOOR TO CEILING VISION GLASS

- SHIFTING PATTERN HIDES IRREGULAR STRUCTURAL GRID
- PATTERN RELATES TO PODIUM LANGUAGE

WALL SECTION AT FULL HEIGHT SHADOWBOX



TOWER SKIN ARTICULATION- FIN DISTRIBUTION



GRID FIN PATTERN @10' SPACING

- PROVIDES AN OVERALL ORDER, ALLOWING THE SHADOWBOX PATTERN TO SHIFT WITHIN
- RELATES TO THE REGULAR ORDER OF LLOYD BUILDING FACADE
- IN COMBINATION WITH HORIZONTAL FINS, VERTICALLY PROPORTIONED "BAYS" RELATE TO LLOYD BAYS

D. ADDITIONAL CONTEXT ANALYSIS

ZONING & NEIGHBORHOOD MAP

REFER TO PAGES 4-7 FOR CORRESPONDING CONTENT



D. ADDITIONAL CONTEXT ANALYSIS

STREET CLASSIFICATION & OPEN SPACE

REFER TO PAGES 4-7 FOR CORRESPONDING CONTENT



D. ADDITIONAL CONTEXT ANALYSIS

TRAFFIC & TRANSPORTATION MAP

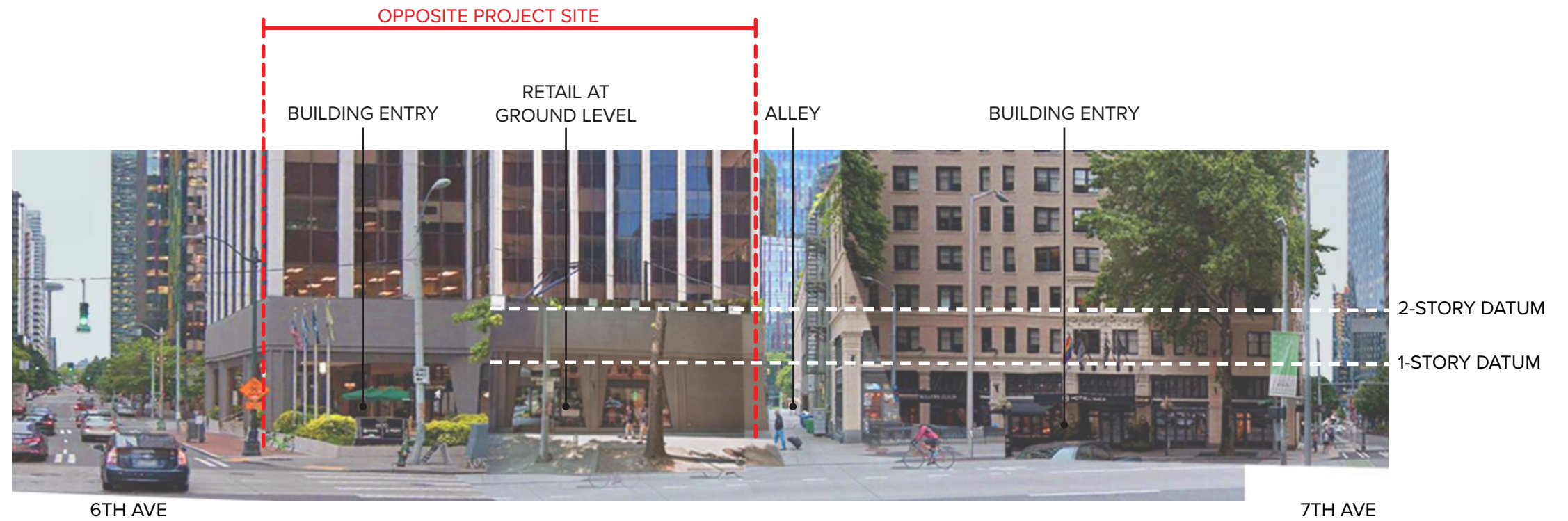
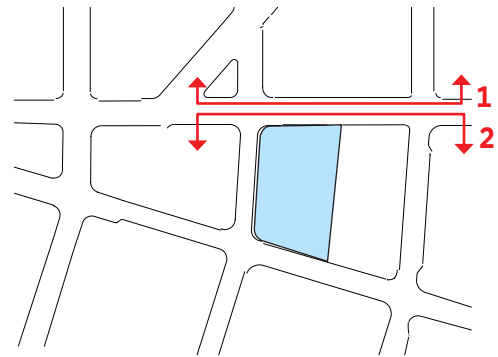
REFER TO PAGES 4-7 FOR CORRESPONDING CONTENT



- PRINCIPAL ARTERIALS
- MINOR ARTERIALS
- SLU STREET CAR
- BUS ROUTES
- MONORAIL
- LIGHT RAIL STATION
- PROTECTED BIKE LANE
- FUTURE STREET CAR EXPANSION

E. EXISTING SITE CONDITIONS

STREETSCAPES



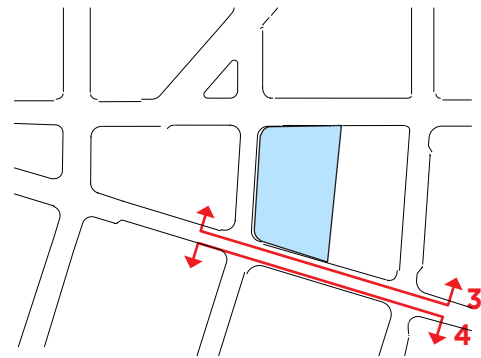
1. LOOKING NORTH ALONG STEWART ST



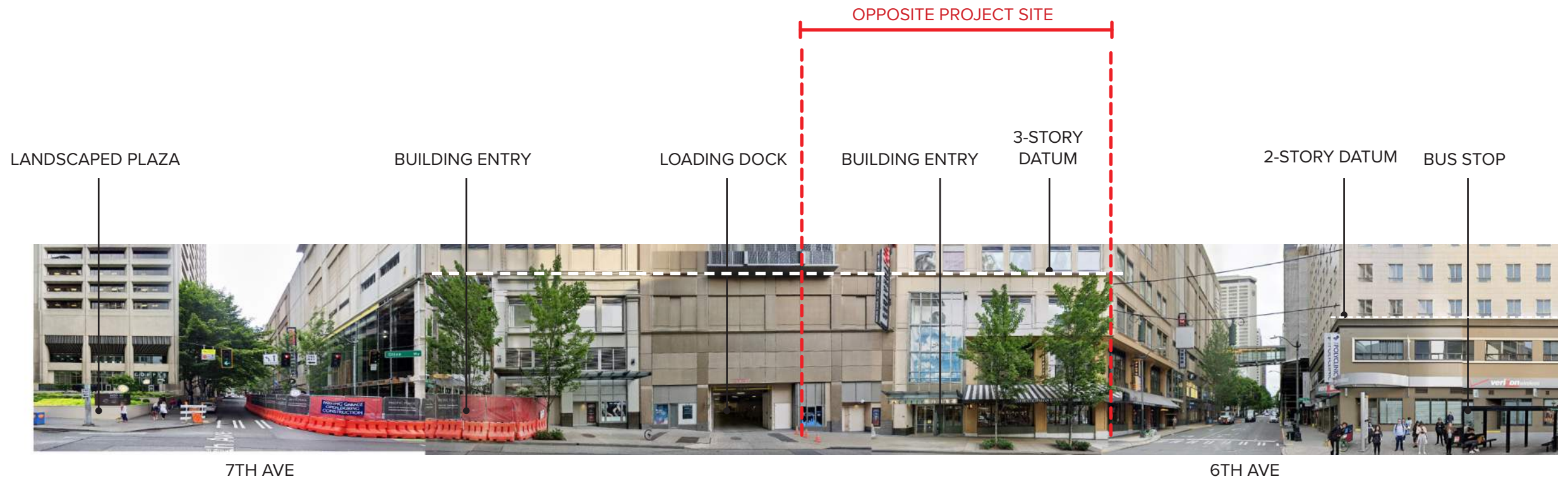
2. LOOKING SOUTH ALONG STEWART ST

E. EXISTING SITE CONDITIONS

STREETSCAPES



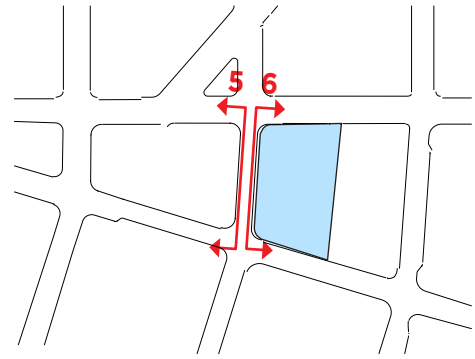
3. LOOKING NORTH ALONG OLIVE WAY



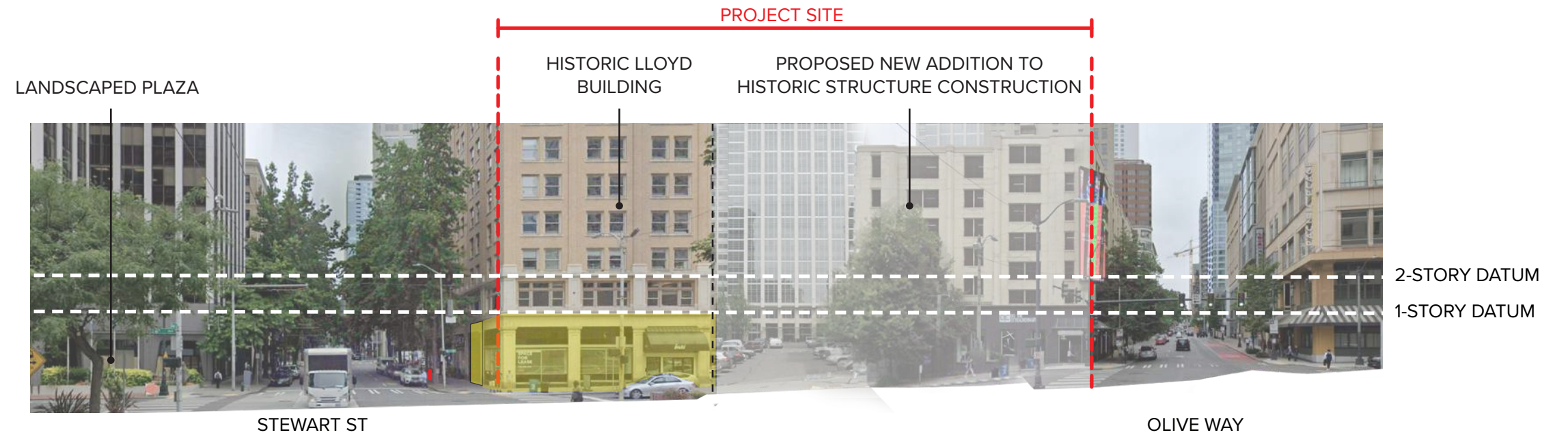
4. LOOKING SOUTH ALONG OLIVE WAY

E. EXISTING SITE CONDITIONS

STREETSCAPES



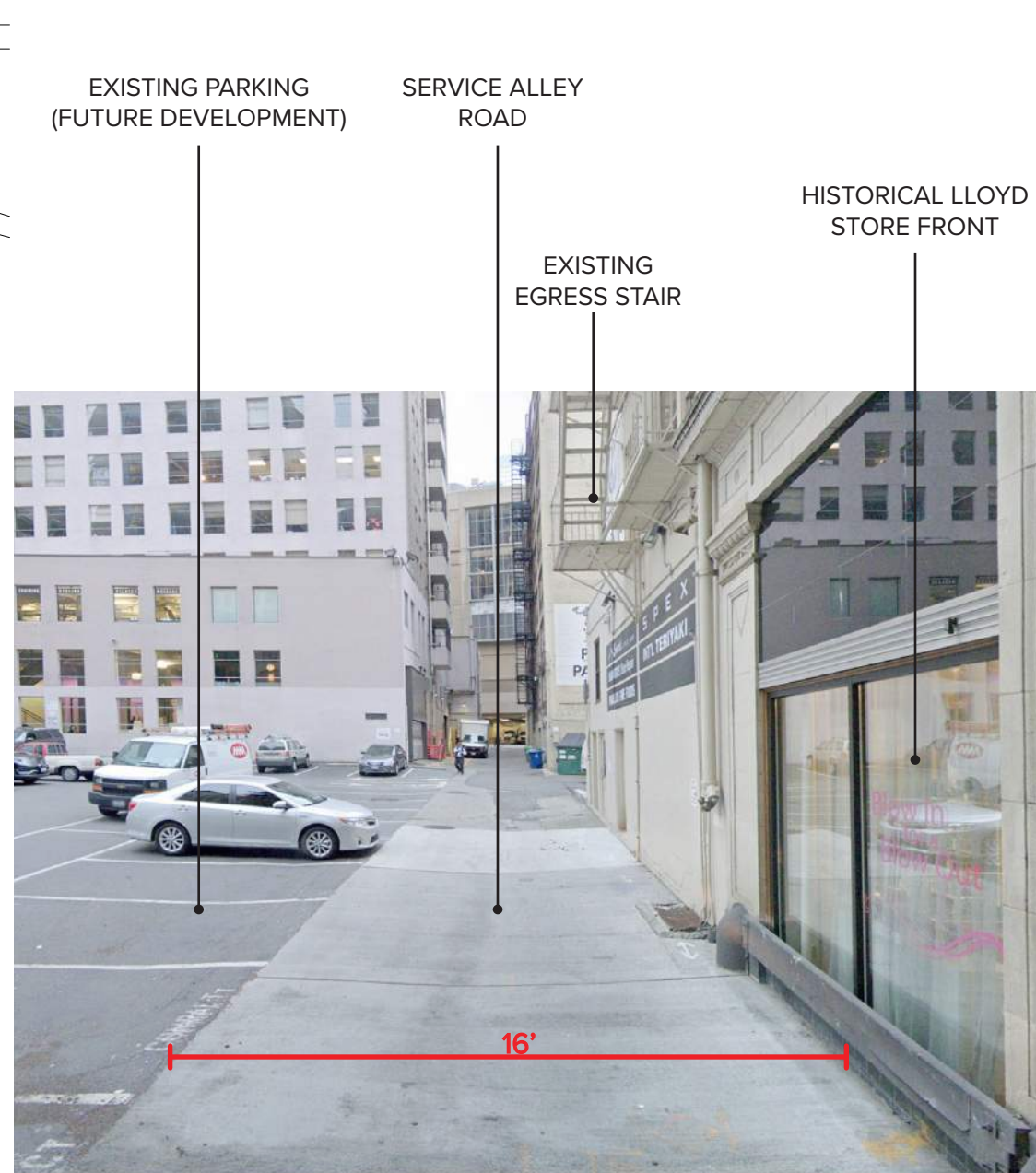
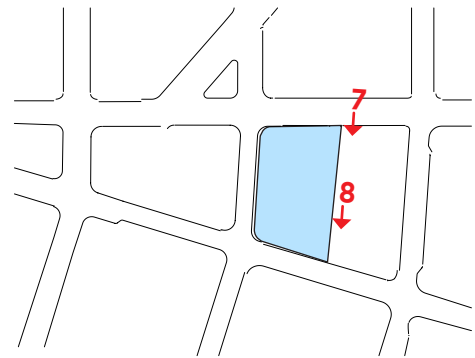
5. LOOKING WEST ALONG 6TH AVENUE



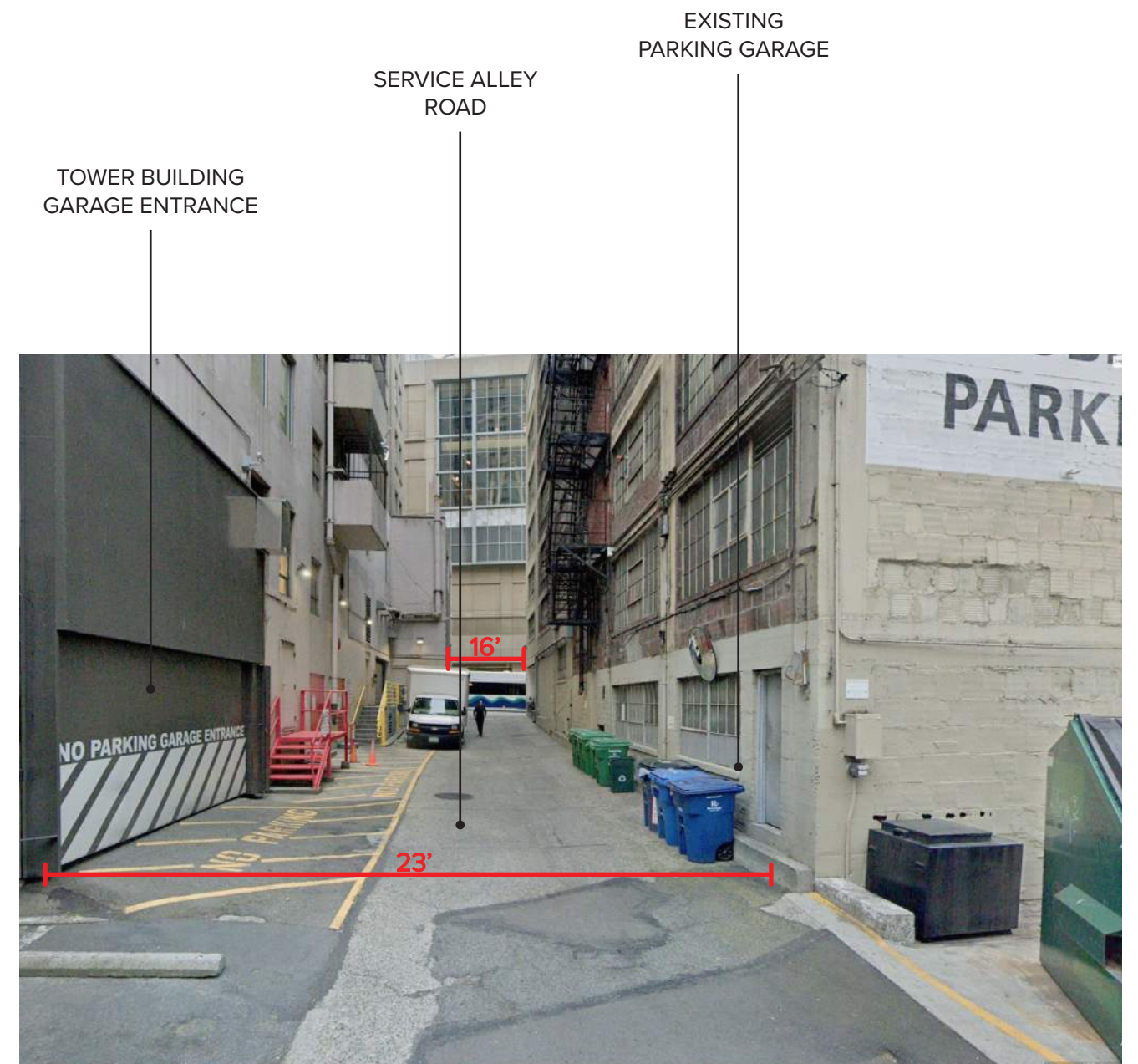
6. LOOKING EAST ALONG 6TH AVENUE

E. EXISTING SITE CONDITIONS

ALLEY CONDITIONS



7. LOOKING SOUTH ON ALLEY FROM STEWART ST.



8. LOOKING SOUTH ON ALLEY FROM PARKING LOT.

*All "Dumpsters" in photo belong to The Tower Building (neighbor / 1809 7th Avenue). Per agreement between Owners, the dumpsters will be relocated in the near future / prior to start of 1818 6th Avenue's redevelopment.

F. ZONING DATA

GENERAL PROJECT DATA	
ADDRESS	1818 6TH AVE + 601 STEWART ST (TO BE COMBINED INTO ONE PARCEL AT 1818 6TH AVE)
APPLICABLE CODE	SEATTLE MUNICIPAL CODE, TITLE 23 LAND USE CODE
ZONING: ZONING MAP 109	DOC2 500/300-550 DF
NEIGHBORHOOD OVERLAY 23.49.056 MAP A	DENNY TRIANGLE URBAN CENTER VILLAGE
FLOOR AREA RATIO 23.49.009.A, 23.49.011	BASE 5 MAX 15
KING COUNTY PARCEL NO. PARCEL AREA (SF)	065900-0330, 065900-0340, 065900-0350 24,589
LEGAL DESCRIPTION	PARCEL A: LOTS 1, 2, 3, AND 4, BLOCK 6, ADDITION TO THE TOWN OF SEATTLE AS LAID OFF BY THE HEIRS OF SARAH A. BELL (COMMONLY KNOWN AS HEIRS OF SARAH A. BELL'S ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 103, IN KING COUNTY, WASHINGTON
GROSS FLOOR AREA (GFA) 23.84A.014	GROSS FLOOR AREA (GFA) MEANS THE NUMBER OF SQUARE FEET OF TOTAL FLOOR AREA BOUNDED BY THE INSIDE SURFACE OF THE EXTERIOR WALL OF THE STRUCTURE AS MEASURED AT THE FLOOR LINE, AND ANY ADDITIONAL AREAS IDENTIFIED AS GROSS FLOOR AREA WITHIN A ZONE.
PROPOSED SF & USE	OFFICE SF (RANGE): 346,490 SF RETAIL (RANGE): 4,000 - 6,000SF PARKING (RANGE): 134 - 150 STALLS RESIDENTIAL: 0 UNITS
MANDATORY HOUSING AFFORDABILITY 23.49.007	THE PROVISIONS OF CHAPTERS 23.58 B AND 23.58C APPLY IN ALL DOWNTOWN ZONES
STREET CLASSIFICATIONS 23.49 MAP 1B	WESTLAKE AVE AND 6TH AVE: PRINCIPAL ARTERIAL 7TH AVE: MINOR ARTERIAL 15' OLIVE ST AND STEWART ST: PRINCIPAL TRANSIT STREET
SIDEWALK WIDTH REQUIREMENTS 23.49 MAP 1C	WESTLAKE AVE AND 6TH AVE: 15'; OLIVE ST AND STEWART ST: 18' (WHEN ON A ONE-WAY STREET, ONLY THE SIDE WITH TRANSIT STOPS SHALL BE 18'; THE OTHER SIDE SHALL BE 15')
VIEW CORRIDORS 23.49 MAP 1D	N/A
PEDESTRIAN STREET CLASSIFICATIONS 23.49 MAP 1F	6TH AVE: CLASS II; WESTLAKE AVE, 7TH AVE, OLIVE ST AND STEWART ST: CLASS I
STREET LEVEL USES REQUIRED 23.49 MAP 1G	ALL
PROPERTY LINE FACADES 23.49 MAP 1H	6TH AVE, OLIVE; SEE MAP.
PUBLIC AMENITY AND OTHER FEATURES 23.49 MAP 1J	FAR EXEMPTION AREA USES LISTED IN 23.49.009.A, RETAIL STORE AND SHOPPING ATRIUM

STREET-LEVEL STANDARDS	
REQUIRED STREET LEVEL USES 23.49.009	6TH AVE, OLIVE ST AND STEWART ST A MINIMUM OF 75% OF STREET FRONTAGE MUST BE OCCUPIED BY USES LISTED IN SUBSECTION 23.49.009.A. THE FRONTAGE REQUIRED TO BE OCCUPIED BY STREET-LEVEL USES IS REDUCED TO 50% FOR EACH STREET FRONTAGE LESS THAN 120 FT IN LENGTH.
SEE SHEET G102 OVERHEAD WEATHER PROTECTION AND LIGHTING 23.49.018	CONTINUOUS OVERHEAD PROTECTION AT 10 - 15 FT ABOVE SIDEWALK EXCLUDING THOSE PORTIONS OF THE STRUCTURE FAÇADE THAT ARE LOCATED FARTHER THAN FIVE FEET FROM THE STREET PROPERTY LINE OR WIDENED SIDEWALK, OR ARE SEPARATED FROM THE STREET PROPERTY LINE BY A LANDSCAPED AREA AT LEAST TWO FEET IN WIDTH. ADEQUATE LIGHTING FOR PEDESTRIANS SHALL BE PROVIDED.
SEE SHEET G103 MINIMUM FAÇADE HEIGHT REQUIREMENTS 23.49.056.A	6TH AVE 25' (CLASS 2 PEDESTRIAN ST) OLIVE ST AND STEWART ST 35' (CLASS 1 PEDESTRIAN ST)
MAXIMUM SETBACKS MAP 1H, 23.49.056.B	OLIVE ST AND 6TH AVE 15'<X<35' ABOVE SIDEWALK: FAÇADE SHALL BE LOCATED WITHIN 2' OF STREET LOT LINE SEE 23.49.056.B FOR EXEMPTIONS.
FAÇADE TRANSPARENCY 23.49.056.C	AREA BETWEEN 2' AND 8' ABOVE THE SIDEWALK CLASS 1 PEDESTRIAN STREETS: MINIMUM 60% SHALL BE TRANSPARENT CLASS 2 PEDESTRIAN STREETS: MINIMUM 30% SHALL BE TRANSPARENT
SEE SHEET G103 BLANK FAÇADE 23.49.056.D	AREA BETWEEN 2' AND 8' ABOVE THE SIDEWALK CLASS 1 PEDESTRIAN STREETS: NO MORE THAN 15' WIDE EXCEPT AT GARAGE DOORS, TOTAL BLANK FAÇADE SEGMENTS WILL NOT EXCEED 40%. CLASS 2 PEDESTRIAN STREETS: NO MORE THAN 30' WIDE EXCEPT AT GARAGE DOORS, TOTAL BLANK FAÇADE SEGMENTS WILL NOT EXCEED 70%
SEE SHEET G103 SETBACKS AND LANDSCAPING REQUIREMENTS 23.49.056.F	REQUIREMENTS FOR LOTS LOCATED WITHIN THE DENNY TRIANGLE AREA: LANDSCAPED AREA TO BE 1.5X LENGTH OF THE STREET LOT LINE. LANDSCAPED AREA TO BE AT LEAST 18" WIDE LANDSCAPED AREAS TO BE AT LEAST 20% OF AREAS ABUTTING THE STREET LOT LINE.

UPPER LEVEL DEVELOPMENT STANDARDS	
FAÇADE MODULATION AND UPPER-LEVEL WIDTH LIMIT 23.49.058.2 23.49.058.3	FAÇADE MODULATION IS REQUIRED ABOVE 85 FEET AS PRESCRIBED BY TABLE A ON LOTS WHERE THE WIDTH AND DEPTH EXCEEDS 200 FEET, THE MAX. FAÇADE WIDTH ABOVE 280 FT. SHALL BE 145 FEET ALONG THE NORTH/SOUTH AXIS.
SEE SHEET G105	

AREA AND HEIGHT LIMITS	
MAXIMUM HEIGHT 23.49.008 SEE SHEET G104	NONRESIDENTIAL USE: 500'-0" RESIDENTIAL USES: 300'-0" BASE, 550'-0" MAX
HEIGHT EXCEPTIONS 23.49.008.B	STRUCTURES IN DOC2 500/300-550 ZONES MAY EXCEED THE MAXIMUM HEIGHT LIMIT FOR RESIDENTIAL USE BY 10% IN HEIGHT INCREASE IF THE FACADES OF THE PORTION OF THE STRUCTURE ABOVE THE LIMIT DO NOT ENCLOSE AN AREA GREATER THAN 9,000 SQUARE FEET, AND THE ENCLOSED SPACE IS OCCUPIED ONLY BY THOSE USES OR FEATURES OTHERWISE PERMITTED IN THIS SECTION 23.49.008 AS AN EXCEPTION ABOVE THE HEIGHT LIMIT. THE EXCEPTION IN THIS SUBSECTION 23.49.008.B SHALL NOT BE COMBINED WITH ANY OTHER HEIGHT EXCEPTION FOR SCREENING OR ROOFTOP FEATURES TO GAIN ADDITIONAL HEIGHT.
ROOFTOP FEATURES 23.49.008.D	UP TO 4': OPEN RAILINGS, PLANTERS, CLERESTORIES, SKYLIGHTS, PLAY EQUIPMENT, PARAPETS, AND FIREWALLS UP TO 2': INSULATION MATERIAL, ROOFTOP DECKS AND OTHER SIMILAR FEATURES, OR SOIL FOR LANDSCAPING UP TO 7': SOLAR COLLECTORS UP TO 15': SOLAR COLLECTORS (IF COMPLIANT WITH D.2), STAIR PENTHOUSES, PLAY EQUIPMENT AND OPEN-MESH FENCING, COVERED OR ENCLOSED COMMON RECREATION AREA OR EATING AND DRINKING ESTABLISHMENT, MECHANICAL EQUIPMENT, WIND TURBINES, GREENHOUSES UP TO 23': ELEVATOR PENTHOUSES UP TO 50': RELIGIOUS SYMBOLS FOR RELIGIOUS INSTITUTIONS, SMOKESTACKS, AND FLAGPOLES
FAR 23.49.011, TABLE A	BASE 5 MAX 15
FAR EXEMPTIONS 23.49.011B	STREET-LEVEL USES MEETING THE REQUIREMENTS OF SECTION 23.49.009 RESIDENTIAL USE FLOOR AREA BELOW GRADE SHOWER FACILITIES FOR BIKE COMMUTERS PUBLIC BENEFIT FEATURE PUBLIC RESTROOMS 3.5% DEDUCTION FOR MECHANICAL EQUIPMENT ALLOWANCE
BASE FAR 23.49.012.B.1	1ST INCREMENT OF ADDITIONAL FAR: REGIONAL DEVELOPMENT CREDITS: .75 FAR LOW INCOME HOUSING: 15.6% PER GSF OF BONUS FLOOR AREA; OR \$24.85 PER GSF OF BONUS FLOOR AREA
23.49.013	PUBLIC OPEN SPACE AMENITIES: URBAN PLAZAS, PARCEL PARKS, PUBLIC ATRIA, GREEN STREET IMPROVEMENTS AND GREEN STREET SETBACKS ON DESIGNATED GREEN STREETS. MAXIMUM AREAS FOR BONUS FLOOR AREA PER TABLE A FOR 23.49.013.
23.49.015	BONUS RESIDENTIAL FLOOR AREA IN DOC2 ZONES FOR VOLUNTARY AGREEMENTS FOR LOW-INCOME HOUSING AND MODERATE-INCOME HOUSING

F. ZONING DATA

PARKING & ACCESS	
<u>REQUIRED PARKING</u> 23.49.019	NO PARKING, EITHER LONG-TERM OR SHORT-TERM, IS REQUIRED FOR USES ON LOTS IN DOWNTOWN ZONES.
<u>PARKING PROVIDED</u> SEE SHEET G106	STALL COUNT: 135
<u>ELECTRIC VEHICLE PARKING</u> 23.54.030.L.2 23.54.030.L.6	WHEN PARKING IS PROVIDED FOR NONRESIDENTIAL USES, A MINIMUM OF 10% OF THOSE SPACES SHALL BE EV-READY. WHERE NEW EV-READY PARKING SPACES AND NEW ACCESSIBLE PARKING ARE BOTH PROVIDED, AT LEAST 1 ACCESSIBLE PARKING SPACE SHALL BE EV-READY.
<u>EV PARKING PROVIDED</u> SEE SHEET G106	STALL PERCENTAGE: 10%
<u>ACCESS</u> 23.54.030	FOR LOTS ON PRINCIPAL ARTERIALS AS DESIGNATED BY THE SEATTLE DEPARTMENT OF TRANSPORTATION, THE MAXIMUM CURB CUT WIDTH IS 23 FEET. THE MINIMUM DISTANCE BETWEEN ANY TWO CURB CUTS LOCATED ON A LOT IS 30 FEET
TABLE B	CURB CUTS FOR PRINCIPAL ARTERIAL STREET FRONTAGE: 160 FEET OR LESS - 1 GREATER THAN 160 FEET UP TO 320 FEET - 2 GREATER THAN 320 FEET UP TO 480 FEET - 3
23.54.030.F.2.A.4	IN DOWNTOWN ZONES, A MAXIMUM OF TWO CURB CUTS FOR ONE-WAY TRAFFIC AT LEAST 40 FEET APART, OR ONE CURB CUT FOR TWO-WAY TRAFFIC, ARE PERMITTED ON EACH STREET FRONT WHERE ACCESS IS PERMITTED BY SUBSECTION 23.49.019.H. NO CURB CUT SHALL BE LOCATED WITHIN 40 FEET OF AN INTERSECTION. THESE STANDARDS MAY BE MODIFIED BY THE DIRECTOR AS A TYPE I DECISION ON LOTS WITH STEEP SLOPES OR OTHER SPECIAL CONDITIONS, TO THE MINIMUM EXTENT NECESSARY TO PROVIDE VEHICULAR AND PEDESTRIAN SAFETY AND FACILITATE A SMOOTH FLOW OF TRAFFIC.
<u>RIDESHARING AND TRANSIT INCENTIVE</u> 23.49.019.D	THE REQUIREMENTS IN THIS SECTION APPLY TO ALL NEW STRUCTURES CONTAINING MORE THAN 10,000 SF OF NEW NON-RESIDENTIAL USE, AND TO STRUCTURES WHERE MORE THAN 10,000 SF OF NON-RESIDENTIAL USE IS PROPOSED TO BE ADDED. 1. BUILDING OWNER SHALL ESTABLISH AND MAINTAIN A TRANSPORTATION COORDINATOR POSITION. 2. BUILDING OWNER SHALL ALLOW A DESIGNATED SEATTLE DEPARTMENT OF TRANSPORTATION OR RIDESHARE REPRESENTATIVE TO REVIEW OPERATION OF THE RIDESHARING PROGRAM. 3. BUILDING OWNER SHALL PROVIDE AND MAINTAIN A TRANSPORTATION INFORMATION CENTER.

LOADING & ACCESS	
<u>ACCESS TO LOADING</u> 23.66.170	ACCESS TO PARKING AND LOADING FROM ALLEYS, AND FROM STREETS THAT GENERALLY RUN EAST/WEST IS PREFERRED TO ACCESS FROM AVENUES.
<u>ALLEY IMPROVEMENTS</u> 23.53.030	PER TABLE C, REQUIRED MINIMUM RIGHT-OF-WAY WIDTH FOR EXISTING ALLEYS IS 20 FEET.
<u>LOADING BERTH REQUIREMENTS</u> 23.54.035	MIN.NUMBER REQUIRED (LOW DEMAND): 4 EACH LOADING BERTH SHALL NOT BE LESS THAN 10' IN WIDTH AND SHALL PROVIDE NOT LESS THAN 14' FEET VERTICAL CLEARANCE. LOW-DEMAND USE: MINIMUM 35' IN LENGTH.
<u>PROPOSED LOADING BERTH</u> SEE SHEET G108	QUANTITY: 2 SIZE: 12FT X 35FT WITH 14'-6" VERTICAL CLEARANCE

BIKE PARKING	
<u>BIKE PARKING</u> 23.54.015.K	MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR BICYCLES REQUIRED FOR SPECIFIC USES IS SET FORTH IN TABLE D FOR 23.54.015. LONG-TERM PARKING FOR BICYCLES SHALL BE FOR BICYCLES PARKED FOUR OR MORE HOURS. 1. ROUNDING. CALCULATION OF THE MINIMUM REQUIREMENT SHALL ROUND UP TO THE NEAREST WHOLE NUMBER. 2. PERFORMANCE STANDARDS. PROVIDE BICYCLE PARKING IN A HIGHLY VISIBLE, SAFE, AND CONVENIENT LOCATION, EMPHASIZING USER CONVENIENCE AND THEFT DETERRENCE EATING AND DRINKING LONG TERM: 1 PER 5,000 SF (RETAIL): SHORT TERM: 1 PER 1,000 SF DWELLING: LONG TERM: 1 PER 1 UNIT SHORT TERM: 1 PER 20 UNITS OFFICE: LONG TERM: 1 PER 2,000 SF SHORT TERM: 1 PER 10,000 SF 6. EXCEPT AS PROVIDED IN SUBSECTION 23.54.015.K.7, BICYCLE PARKING FACILITIES REQUIRED FOR NON-RESIDENTIAL USES SHALL BE LOCATED: A. ON THE LOT; OR B. FOR A FUNCTIONALLY INTERRELATED CAMPUS CONTAINING MORE THAN ONE BUILDING, IN A SHARED BICYCLE PARKING FACILITY WITHIN 600 FEET OF THE LOT. 7. BOTH LONG-TERM AND SHORT-TERM BIYCLE PARKING FOR NON-RESIDENTIAL USES ON A FUNCTIONALLY INTERRELATED CAMPUS CONTAINING MORE THAN ONE BUILDING MAY BE LOCATED IN AN OFF-SITE LOCATION WITHIN 600 FEET OF THE LOT, AND SHORT-TERM PUBLIC BICYCLE PARKING MAY BE PROVIDED IN A PUBLIC PLACE, SUBJECT TO APPROVAL BY THE DIRECTOR OF THE SEATTLE DEPARTMENT OF TRANSPORTATION.
<u>PROGRAM AREAS</u> 1818 6TH AVE	RETAIL: 5,851 SF DWELLING: 0 UNITS OFFICE: 377,649 SF
<u>BIKE PARKING CALC</u> SEE SHEET G107	RETAIL (OUTDOOR) LONG TERM: REQUIRED - 2 PROVIDED - 2 SHORT TERM: REQUIRED - 6 PROVIDED - 6 OFFICE (INDOOR) LONG TERM: REQUIRED - 189 PROVIDED - 189 SHORT TERM: REQUIRED - 38 PROVIDED - 38

VENTING / LIGHTING / SOLID WASTE	
<u>VENTING OF ODORS</u> SMC 23.49.025.A	THE VENTING OF ODORS, FUMES, VAPORS, SMOKE, CINDERS, DUST, AND GAS SHALL BE AT LEAST 10 FEET ABOVE FINISHED SIDEWALK GRADE, AND DIRECTED AWAY FROM USES WITHIN 50 FEET OF THE VENT.
<u>LIGHTING AND GLARE</u> SMC 23.49.025.C	EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT USES.
<u>SOLID WASTE</u> SMC 23.49.025.C/23.54.040	STORAGE SPACE FOR SOLID WASTE AND RECYCLABLE MATERIALS CONTAINERS SHALL BE PROVIDED AS SHOWN IN TABLE A FOR 23.54.040 FOR ALL NEW STRUCTURES, AND FOR EXISTING STRUCTURES TO WHICH TWO OR MORE DWELLING UNITS ARE ADDED. ANY GATES OR ACCESS ROUTES FOR TRUCKS SHALL BE A MINIMUM OF TEN (10) FEET WIDE SMC 23.54.040 - TABLE A NON-RESIDENTIAL DEVELOPMENT OVER 200,001 GSF MINIMUM AREA FOR SHARED STORAGE SPACE: 500 SF PROPOSED TRASH ROOM IS GREATER THAN 500 SF.

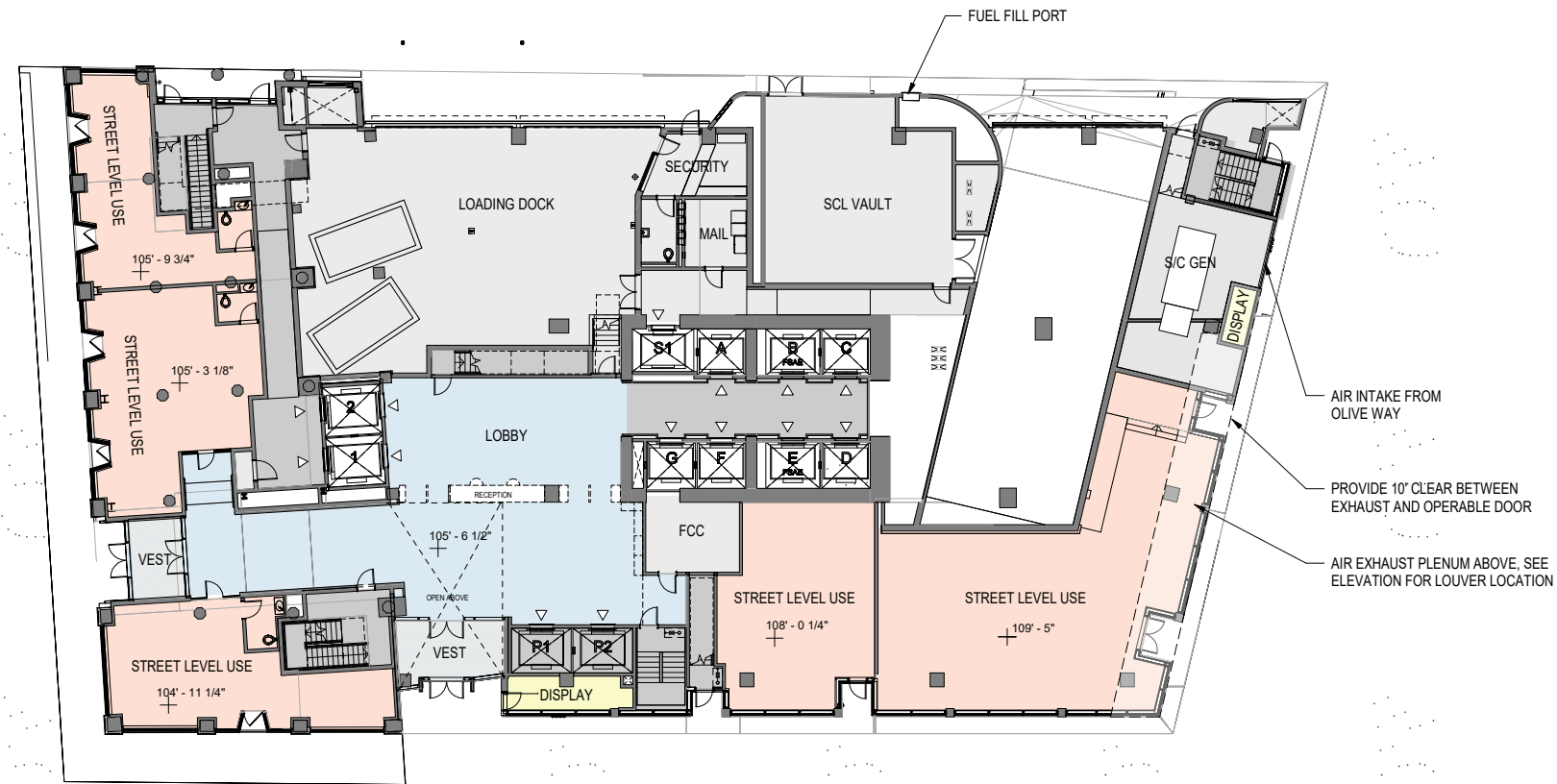
OPEN SPACE REQUIREMENTS	
<u>QUANTITY OF OPEN SPACE FOR OFFICE USE</u> 23.49.016B	20 SF OF OPEN SPACE PER 1,000 SF OF OFFICE SPACE REQUIRED FOR PROJECTS THAT INCLUDE 85,000 SF OR MORE OF GROSS OFFICE FLOOR AREA IN DOC2, EXCEPT FLOOR AREA SATISFYING THE PROVISIONS OF 23.49.011.B.1.H
<u>SEE SHEET G109</u> <u>STANDARDS FOR OPEN SPACE</u> 23.49.016c	PRIVATE OPEN SPACE ON-SITE PUBLIC OPEN SPACE OFF-SITE PUBLIC OPEN SPACE EASEMENT FOR OFF-SITE OPEN SPACE: THE OWNER OF ANY LOT ON WHICH OFF-SITE OPEN SPACE IS PROVIDED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL EXECUTE AND RECORD AN EASEMENT IN A FORM ACCEPTABLE TO THE DIRECTOR ASSURING COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION, INCLUDING APPLICABLE CONDITIONS OF THE DOWNTOWN AMENITY STANDARDS. THE DIRECTOR IS AUTHORIZED TO ACCEPT SUCH AN EASEMENT, PROVIDED THAT THE TERMS DO NOT IMPOSE ANY COSTS OR OBLIGATIONS ON THE CITY. PAYMENT IN LIEU: IN LIEU OF PROVIDING OPEN SPACE UNDER THIS REQUIREMENT, AN OWNER MAY MAKE A PAYMENT TO THE CITY IF THE DIRECTOR DETERMINES THAT THE PAYMENT WILL CONTRIBUTE TO THE IMPROVEMENT OF A DESIGNATED GREEN STREET OR TO OTHER PUBLIC OPEN SPACE IMPROVEMENTS ABUTTING THE LOT OR IN THE VICINITY, IN AN AMOUNT SUFFICIENT TO DEVELOP IMPROVEMENTS THAT WILL MEET THE ADDITIONAL NEED FOR OPEN SPACE CAUSED BY THE PROJECT, AND THAT THE IMPROVEMENT WITHIN A REASONABLE TIME IS FEASIBLE.

LANDMARKS PRESERVATION	
<u>LANDMARKS PRESERVATION</u> 25.12.080	"CERTIFICATE OF APPROVAL" IS WRITTEN AUTHORIZATION WHICH MUST BE ISSUED BY THE BOARD OR CITY HISTORIC PRESERVATION OFFICER, AS APPLICABLE, BEFORE ANY ALTERATION OR SIGNIFICANT CHANGE MAY BE MADE TO THE CONTROLLED FEATURES OF A LANDMARK OR LANDMARK SITE, OR DURING THE PENDENCY OF DESIGNATION PROCEEDINGS, TO A SITE, IMPROVEMENT OR OBJECT AFTER ITS NOMINATION HAS BEEN APPROVED BY THE BOARD FOR FURTHER PROCEEDINGS.

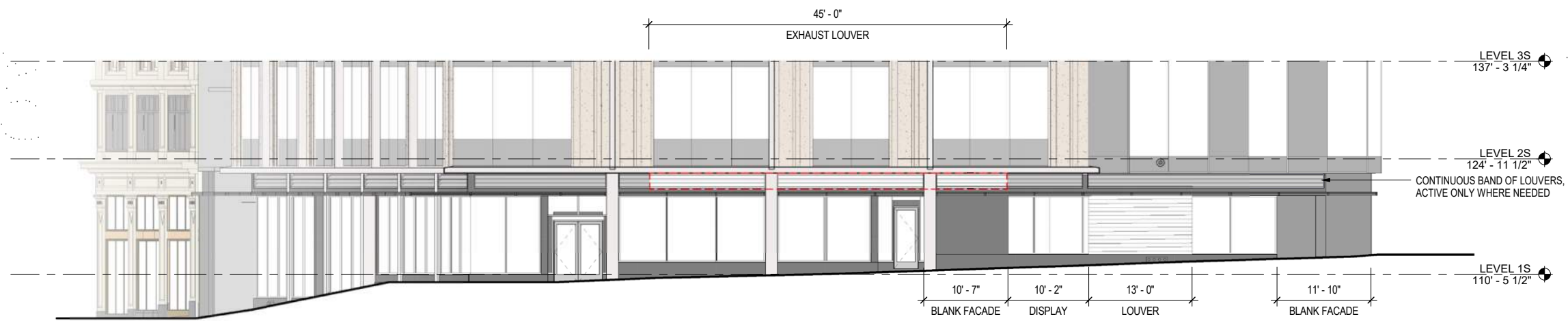
G. ADDITIONAL EDG RESPONSE STUDIES

GENERATOR LOCATION – ADDITIONAL STUDIES

REFER TO PAGES 60–61 FOR CORRESPONDING CONTENT



GENERATOR BASELINE - LEVEL 1

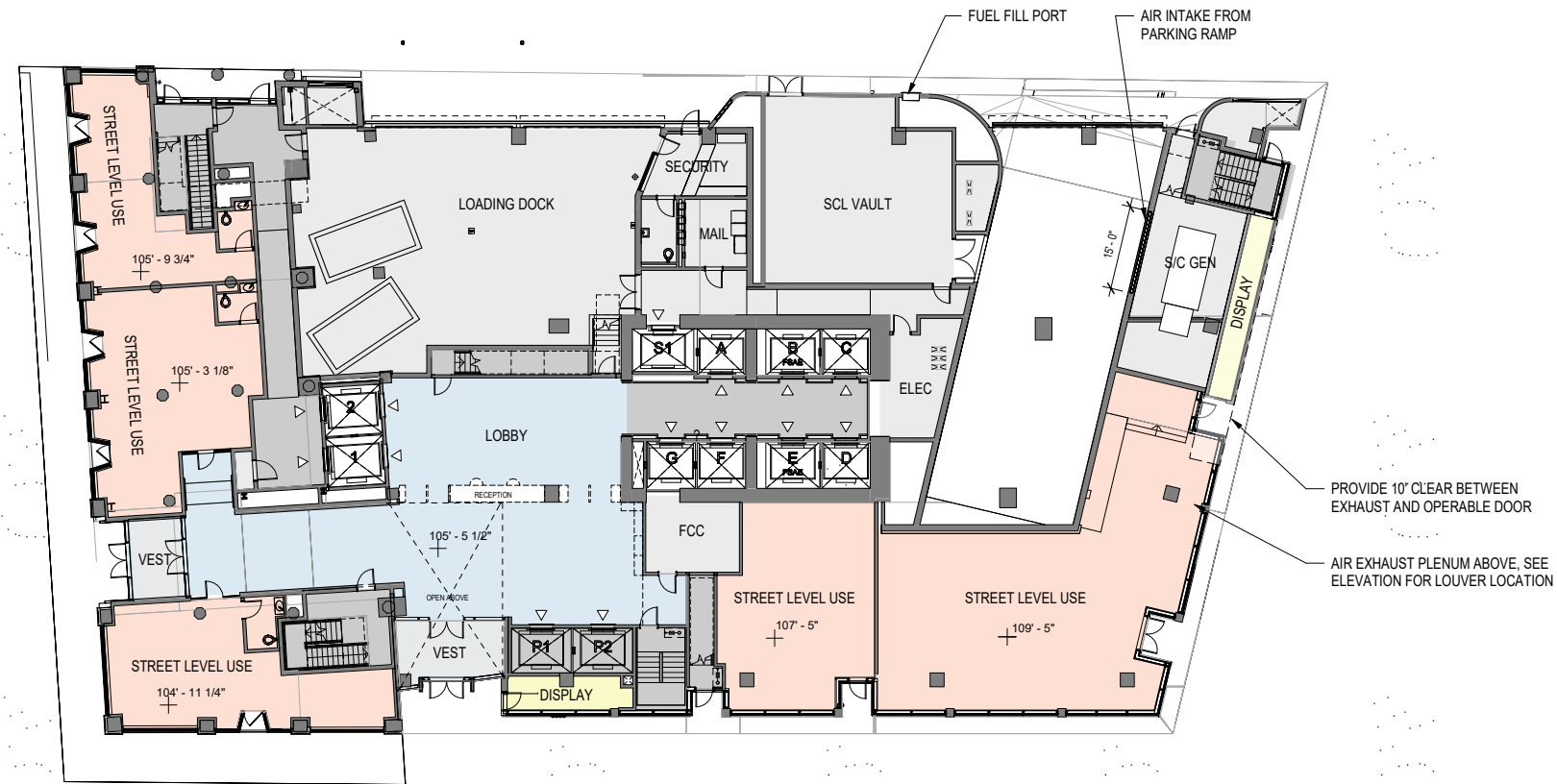


GENERATOR BASELINE - SOUTH ELEVATION

G. ADDITIONAL EDG RESPONSE STUDIES

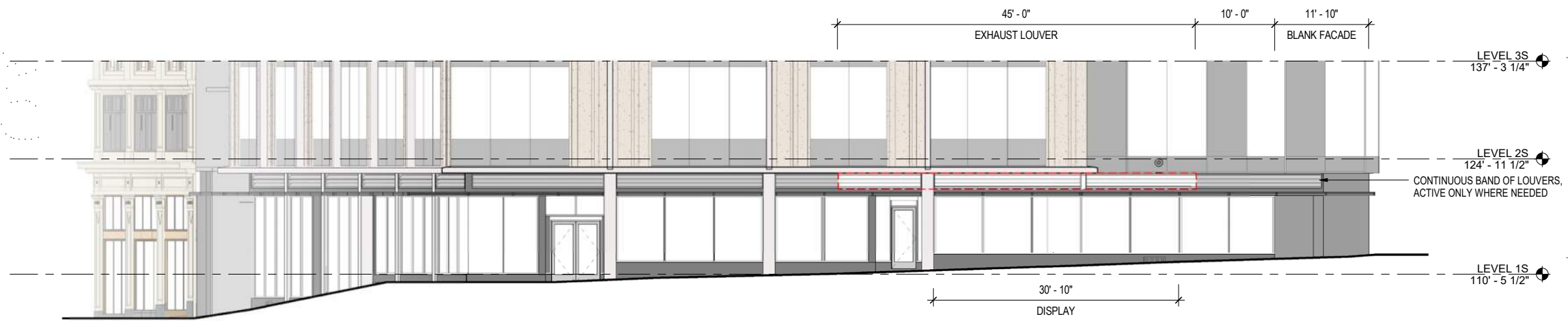
GENERATOR LOCATION – ADDITIONAL STUDIES

REFER TO PAGES 60–61 FOR CORRESPONDING CONTENT



PROVIDE 10' CLEAR BETWEEN EXHAUST AND OPERABLE DOOR
AIR EXHAUST PLENUM ABOVE, SEE ELEVATION FOR LOUVER LOCATION

GENERATOR BASELINE (IMPROVED) - LEVEL 1



GENERATOR BASELINE (IMPROVED) - SOUTH ELEVATION

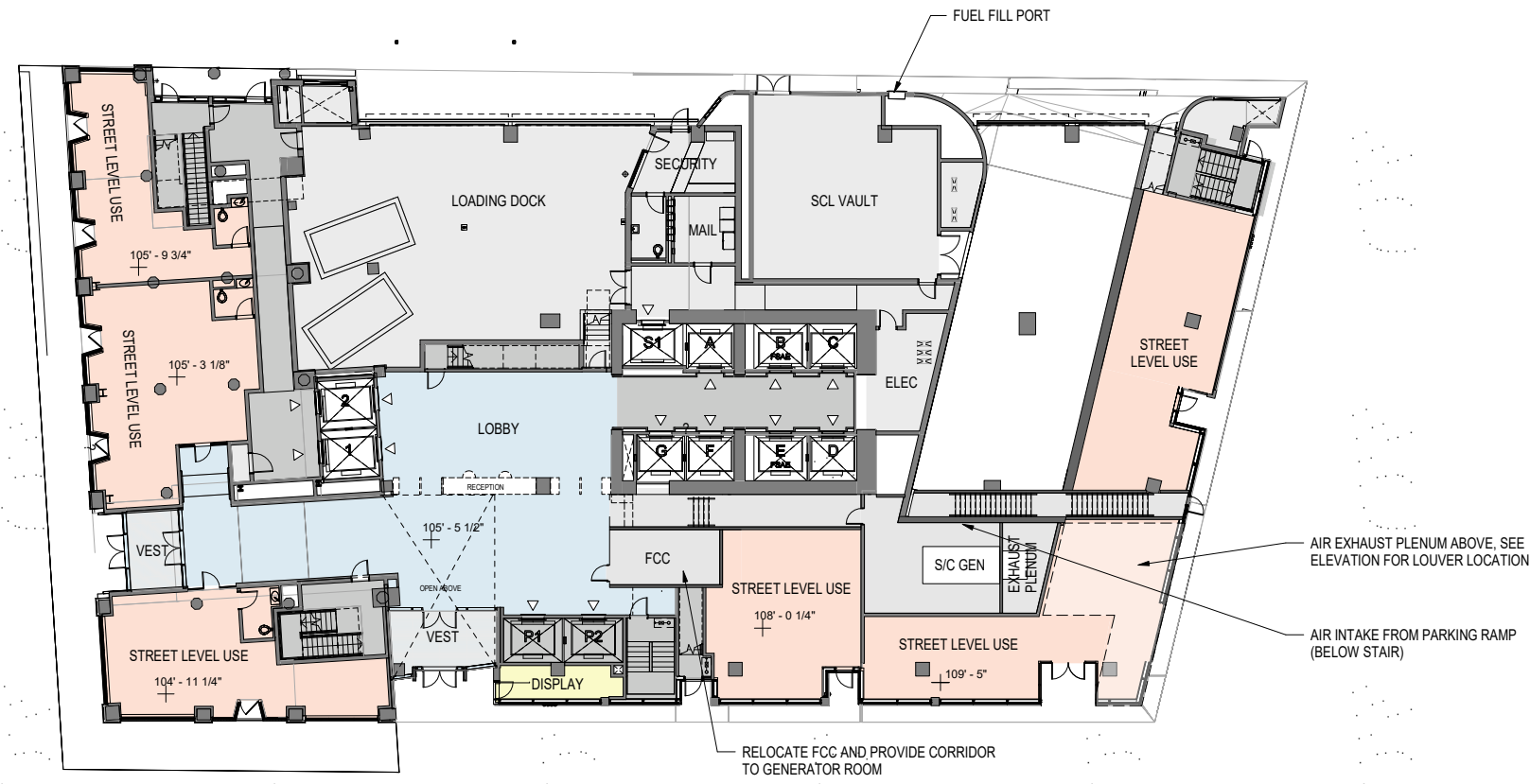
G. ADDITIONAL EDG RESPONSE STUDIES

GENERATOR LOCATION – ADDITIONAL STUDIES

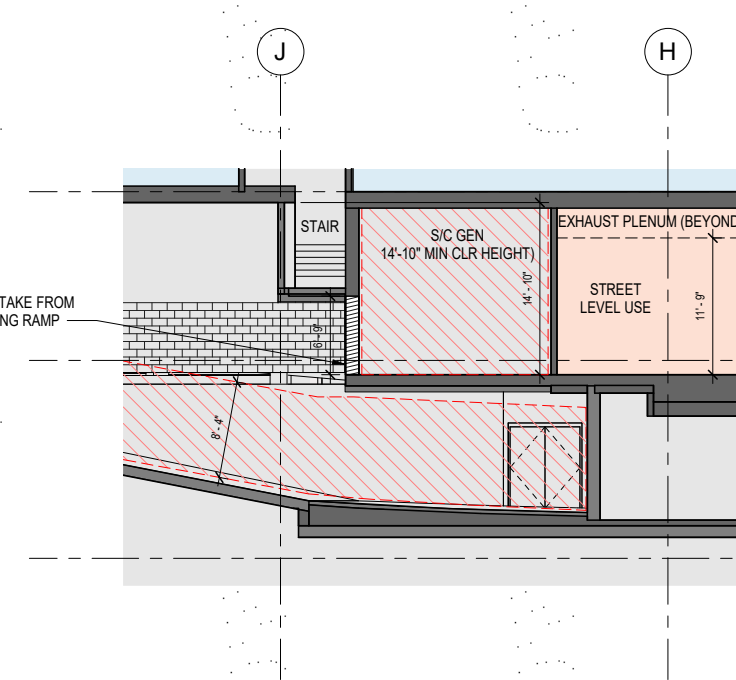
REFER TO PAGES 60–61 FOR CORRESPONDING CONTENT

DESIGN IMPACTS:

- DECREASED RETAIL DEPTH ON SIXTH
- PLENUMS IMPACT STOREFRONT AND BUILDING CORNER AT HIGHLY VISIBLE CORNER OF 6TH AND OLIVE - A MAJOR CONNECTION TO THE RETAIL CORE (INCLUDE NEW ELEVATION OF IMPACTED STOREFRONT ELEVATION ON 6TH AND OLIVE PODIUM CORNER
- NOT FEASIBLE DUE TO VERTICAL CLEARANCE REQUIRED IN GENERATOR ROOM AND PARKING RAMP BELOW



GENERATOR ALTERNATE 1 - LEVEL 1



GENERATOR ALTERNATE 1 - SECTION



GENERATOR ALTERNATE 1 - SOUTH ELEVATION

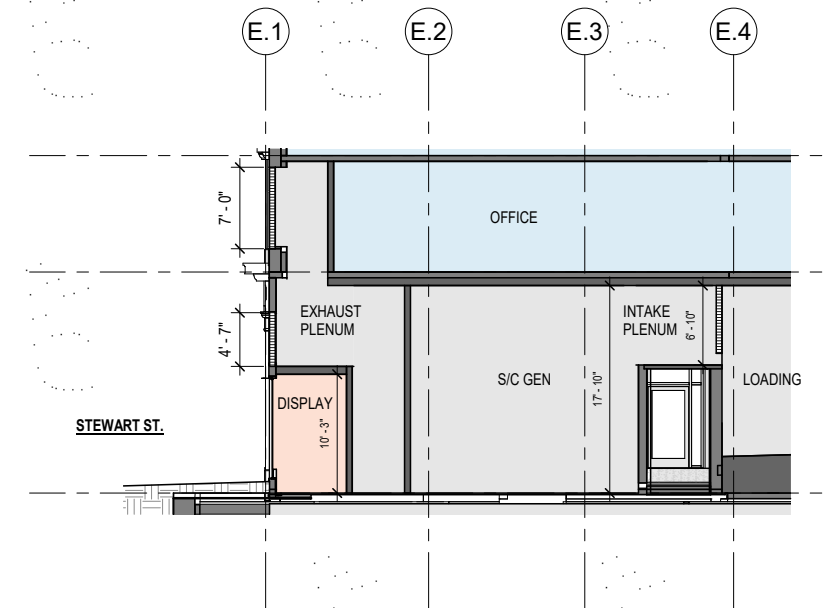
G. ADDITIONAL EDG RESPONSE STUDIES

GENERATOR LOCATION – ADDITIONAL STUDIES

REFER TO PAGES 60–61 FOR CORRESPONDING CONTENT



GENERATOR ALTERNATE 2 - LEVEL 1



GENERATOR ALTERNATE 2 - SECTION

DESIGN IMPACTS:

- AIR INTAKE ALLOWED FROM LOADING DOCK
- COMPLICATIONS WITH LLOYD ELEVATION



GENERATOR ALTERNATE 2- NORTH ELEVATION

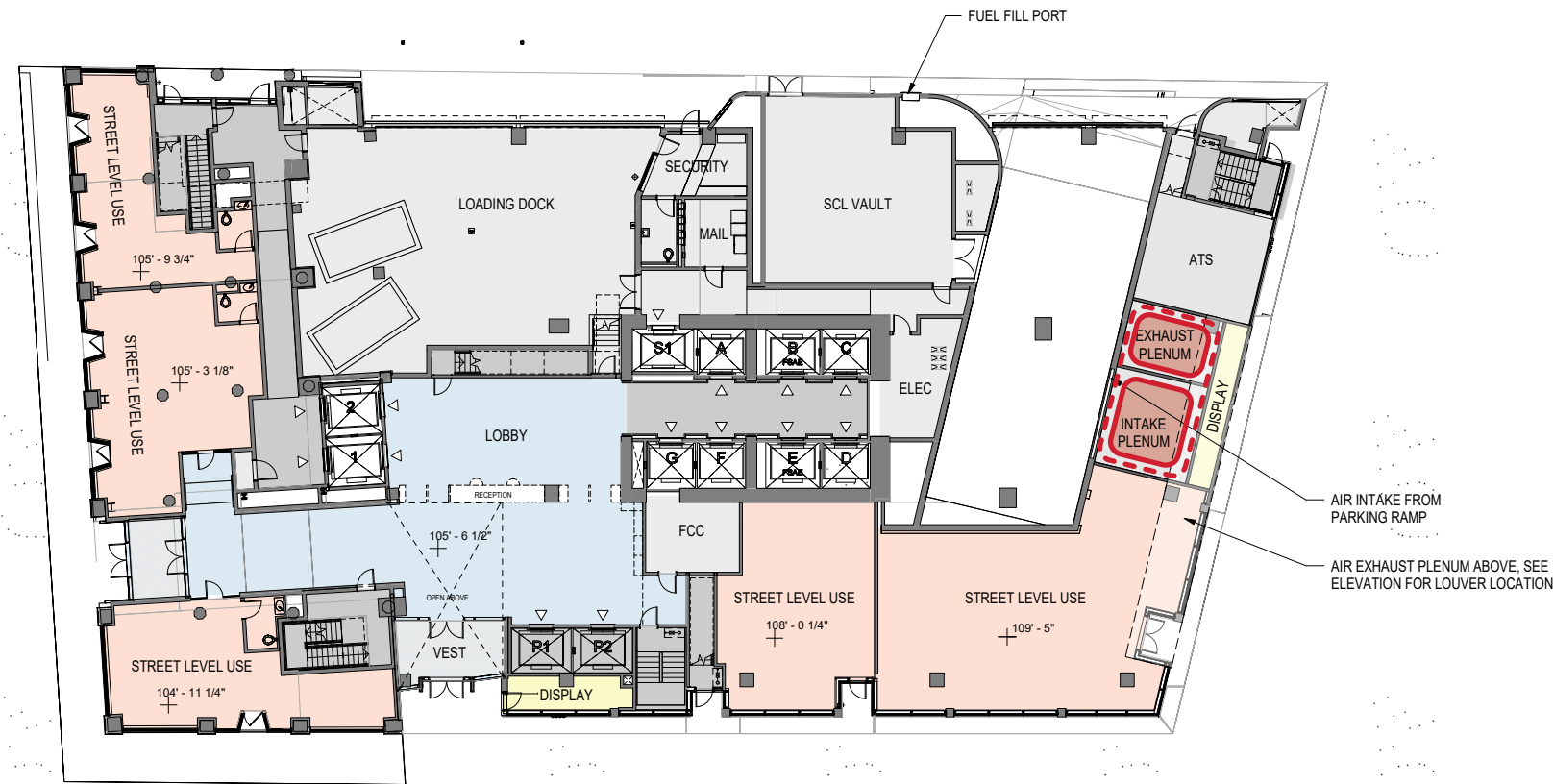
G. ADDITIONAL EDG RESPONSE STUDIES

GENERATOR LOCATION – ADDITIONAL STUDIES

REFER TO PAGES 60–61 FOR CORRESPONDING CONTENT

DESIGN IMPACTS:

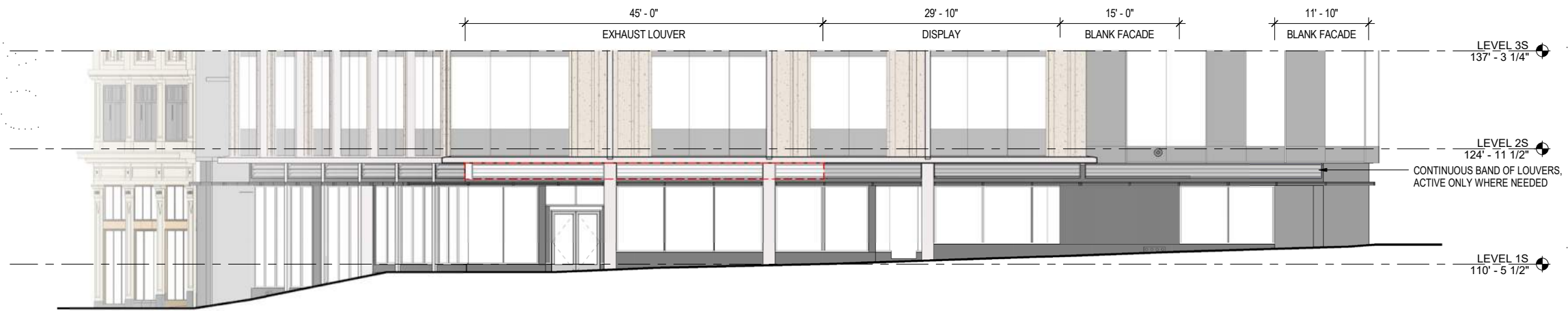
- PLENUMS REQUIRED FOR BLANK FACADE ON OLIVE, REDUCED IN LENGTH BUT NOT COHESIVE IN ELEVATION
- IMPACT TO RETAIL DEPTH
- PLENUM IMPACTS STOREFRONT AT PODIUM CORNER AT 6TH AND OLIVE



GENERATOR ALTERNATE 3 - LEVEL 1



GENERATOR ALTERNATE 3 - LEVEL P1

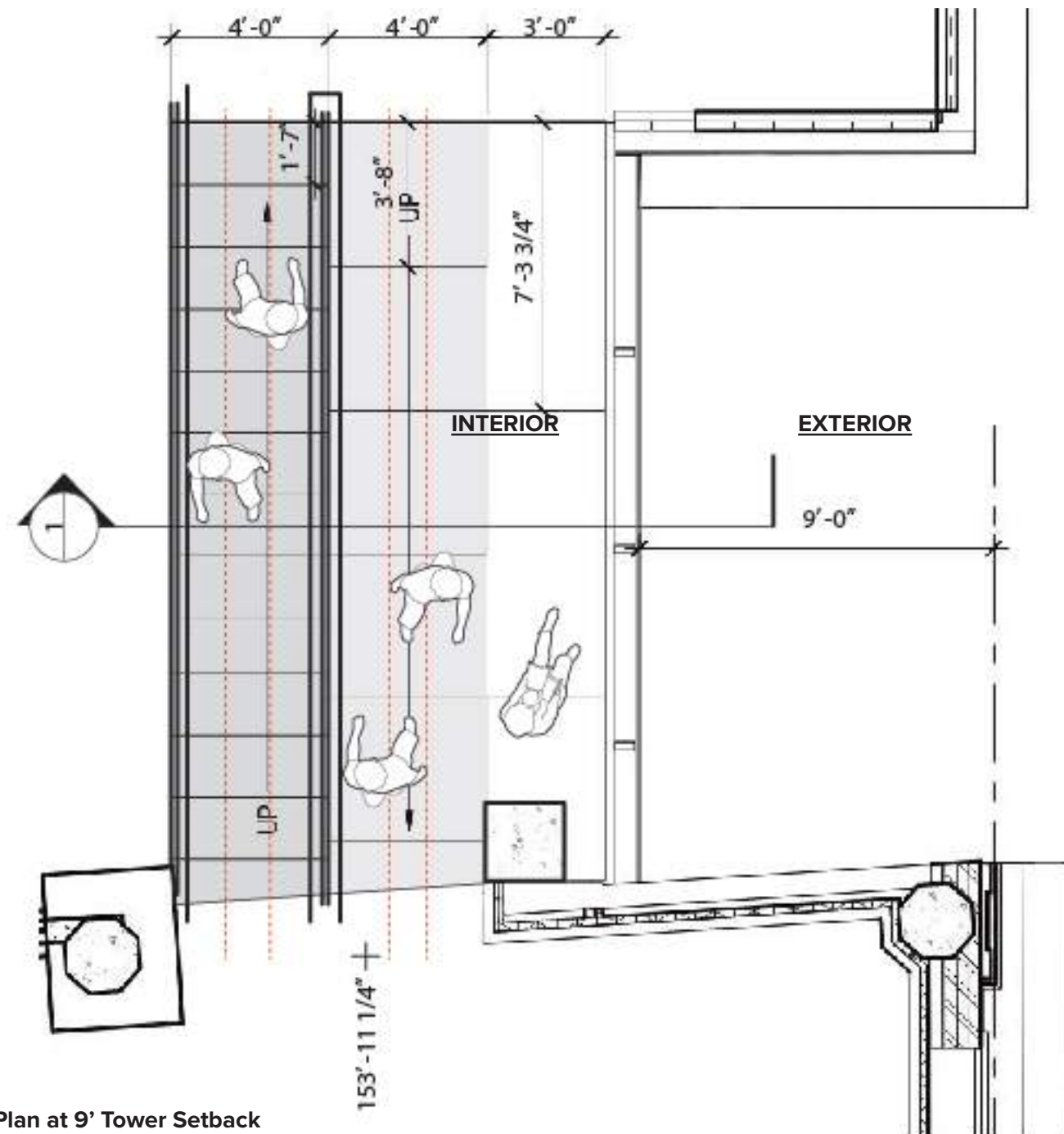
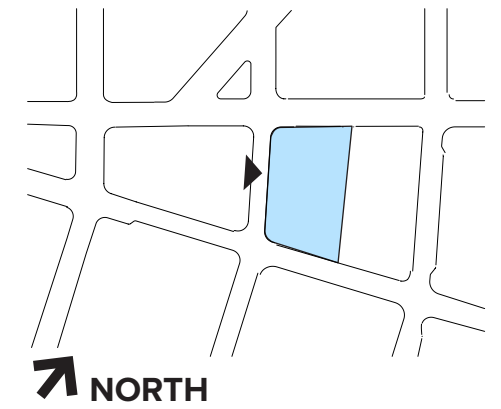


GENERATOR ALTERNATE 3 - SOUTH ELEVATION

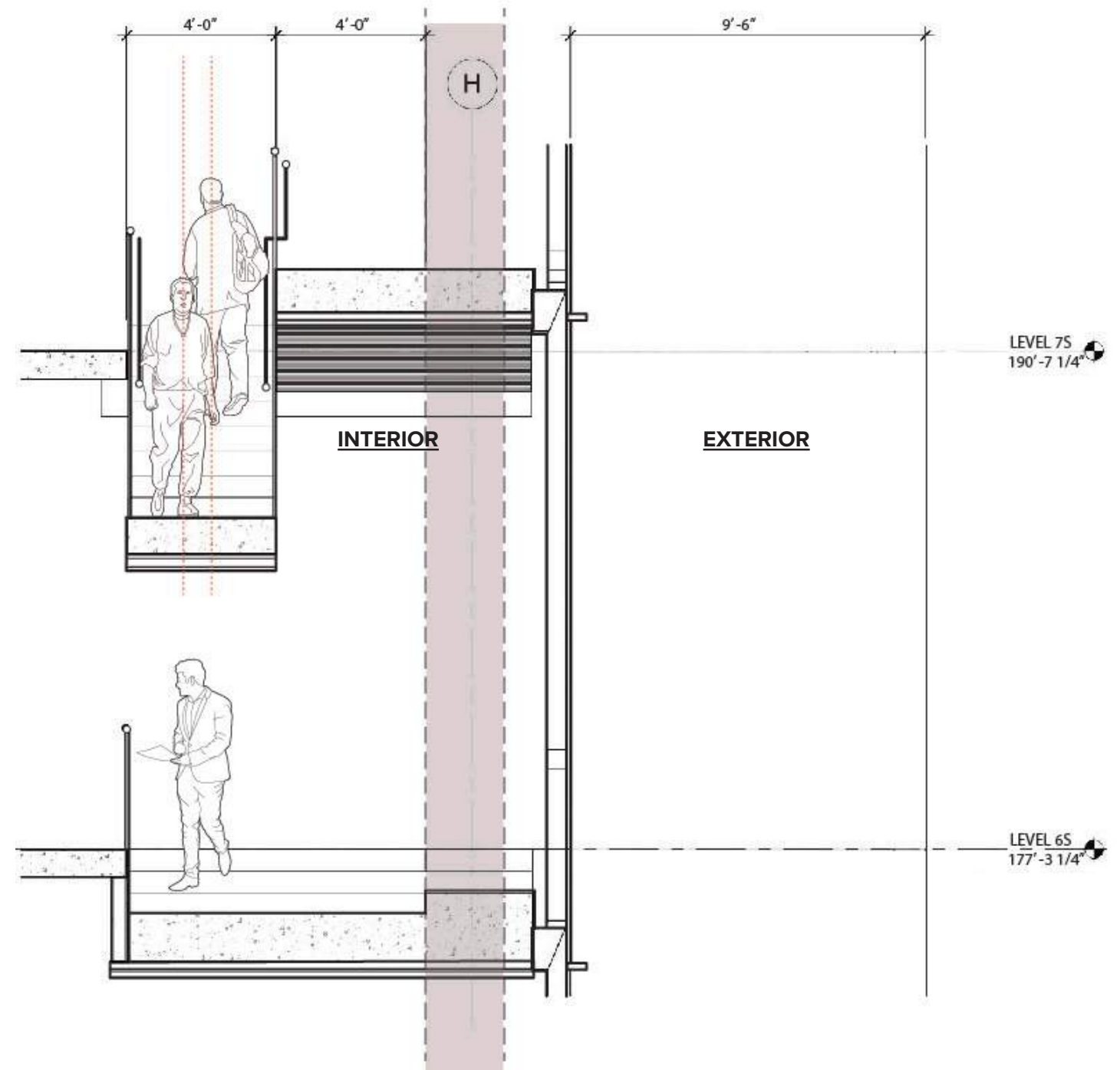
H. ADDITIONAL DEPARTURE STUDIES

DEPARTURE REQUEST 1: UPPER FAÇADE MODULATION

REFER TO PAGES 78–82 FOR CORRESPONDING CONTENT



Plan at 9' Tower Setback



Section at 9' Tower Setback

SUMMARY OF LANDMARKS BOARD MEETINGS

TOPIC	DESCRIPTION	INPUT RECEIVED	DATE PRESENTED	BOARD SUPPORT
Project massing	Project introduction including PCD massing options, general height, bulk and project form	Board supports proposed FAR distribution between blocks Board supports proposed height and scale relationship between Lloyd Building and new tower Board supports idea of "gasket" between new and historic	05/14/21 (MTG 1)	Yes
Program & Structure	Structural relationship between historic & new- maintaining existing Lloyd Building superstructure. Spatial and functional relationship of building programs	Board supports maintaining the existing Lloyd superstructure with necessary seismic upgrades	10/29/21 (MTG 2)	Yes
Storefronts	Proposed storefront configurations, including reintroduction of historic transom glazing, wood materiality and potential signage locations	Board supports replacing all ground floor storefronts with new wood storefronts to match historic style	06/10/22 (MTG 3)	Yes
Non-primary Alley Facade	Proposed removal of existing windows in non-primary east facade and replacement with new fixed glazing and projecting metal liner. Treatment of non primary concrete wall as a simple gasket between new tower and the primary corner bay of east facade	Board supports treatment of non-primary east facade as a gasket with contemporary detailing of new fixed windows	06/10/22 (MTG 3)	Yes
Connection to Tower	Review of design options for treatment of "gasket" on 6th ave facade between Lloyd Building and new podium	Board supports the "quieter" option for the 6th Ave "gasket" to allow the Historic Lloyd and the new podium to be the focus	10/28/2022 (MTG 4)	Yes
Main Entry and Storefronts	Review of storefront rehabilitation scope, proposal for new language at main entry bay on Stewart St.	Board supports the typical storefront rehabilitation approach and the new language proposal for the Stewart St. entrance	10/28/2022 (MTG 4)	Yes
Upper Windows	Proposed rehabilitation of upper windows to include removal of all vinyl inserts, wood sashes restored to greatest extent possible, any new material to match historic profiles, new IGU's to meet energy code	Board supports the upper window rehabilitation approach	10/28/2022 (MTG 4)	Yes
Overhead Weather Protection Canopies	Although it is a code requirement, the design team proposes not to add overhead weather protection canopies to the Historic Lloyd Building	Board is in agreement that adding canopies to the Historic Lloyd Building would significantly detract from its historic character	10/28/2022 (MTG 4)	Yes
Lighting	General lighting approach presented including in ground up lighting at sidewalk, up lighting at base, body and capital of historic facade on North and West facades	Board indicated initial support for lighting approach but requested further information and details of the potential impacts this will have to the historic facade (conduit routing etc..)	06/10/22 (MTG 3) / Jan 2023 (MTG 6)	Pending, further info
Signage	General signage approach at typical retail alcove presented including steel plate ledge at bottom of transom beam with steel cut lettering and steel plate soffit extending back the full depth of the alcove	Board did not raise any concerns with proposed signage. Design team to return with more detailed information at future meeting	06/10/22 (MTG 3)/ Jan 2023 (MTG 6)	Pending, further info
Exterior Finishes			Jan 2023 (MTG 6)	
Rooftop & Pavilion				
Final Recommendation				

SUMMARY OF PUBLIC OUTREACH

Printed Outreach

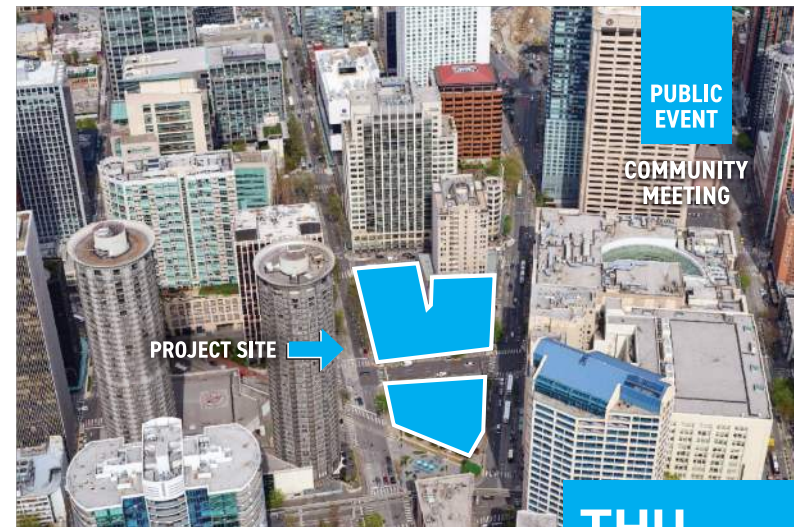
- Choice: POSTERS, HIGH IMPACT
- Requirement: Posters hung in a minimum of 10 local businesses, community centers, or other publicly-accessible venues, located a half-mile from the proposed site. At least half must be visible from the sidewalk.
- What we did: Posters were hung in 13 locations according to and exceeding requirements. Poster, spreadsheet with locations, and photos included in Appendix A.
- Date completed: February 20, 2020

Electronic/Digital Outreach

- Choice: PROJECT WEBSITE, HIGH IMPACT
- Requirement: Interactive project website (with public commenting function)
- What we did: Project website established. Publicized website via poster. Checked daily for comments from website. Website included in Appendix A.
- Additional Equity Requirement: An intercept survey was also included online.
- Date completed: February 20, 2020

In-Person Outreach

- Choice: COMMUNITY MEETING, HIGH IMPACT
- Requirement: Host or co-host a community meeting (at least one hour of presentation/discussion of project).
- What we did: Held a Community Meeting event, open to the public, publicized through posters and DON calendar. Event photos, agenda, sign-in sheets, and comments included in Appendix A.
- Additional Equity Requirement: We also held a pop-up event on the street near the project site.
- Dates completed: March 5-6, 2020



JOIN US

**THU
MAR 5
&
FRI
MAR 6**

Join Us for a Community Meeting to Provide Input on Projects Located at **500 Olive Way, 600 Olive Way, 601 Stewart St and 1825 7th Ave.**

These new projects are adjacent to each other downtown and are as follows: a new 500' mixed-use commercial office building with ground-floor retail and underground parking at 500 Olive Way, a new 270' mixed-use commercial office building with ground-floor retail and underground parking at 600 Olive Way, renovation of an existing ten-story commercial office structure with ground-floor retail at 601 Stewart St, and a new 550' residential tower with underground parking at 1825 7th Ave. The existing structures at 500 & 600 Olive Way will be demolished. These sites will be jointly developed. The project sites are zoned downtown.

What: Let us know what you think! Join the project team and their architects to discuss the vision and approach for this new project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

Date: Thursday, March 5, 2020
Time: Event begins promptly at 6pm and will end around 7pm
Where: 603 Stewart St, Suite 420, Seattle, WA 98101

Date: Friday, March 6, 2020
Time: Lunchtime pop-up from 12pm to 1pm
Where: Tower Building Surface Parking Lot, 7th & Stewart, Seattle, WA 98101

www.RequiredOutreach-KilroyProjects.com

Project Address:
500 Olive Way,
600 Olive Way,
601 Stewart St and
1825 7th Ave,
Seattle, WA 98101
Contact: Natalie Quick
Applicant: KR Manager, LLC
Additional Project Information on Seattle Services Portal via the Project Address:
500 Olive Way, 600 Olive Way,
601 Stewart St and 1825 7th Ave
Project Email & Website:
KRmanager@earlyDROutreach.com
www.RequiredOutreach-KilroyProjects.com
Note: Emails are returned within 1-2 business days. Emails are subject to City of Seattle public disclosure laws.

