415 WESTLAKE

WEBER THOMPSON
ARCHITECTURE + INTERIOR DESIGN + LANDSCAPE ARCHITECTURE

EARLY DESIGN GUIDANCE

WEST DESIGN REVIEW BOARD MEETING ON 02/01/2023

415 WESTLAKE AVE N. | SDCI #3040249–EG

PROJECT DESCRIPTION & VISION

This project proposes construction of a high-rise residential tower which will incorporate the venue/worship space and café currently operated by Union Church. The venue and café provide a space for people to work and connect, while being a location for a cross-section of people to mingle, particularly potential residents who work at Amazon and other tech companies.

The project team will strive to design the site layout and the building façade to integrate into the neighborhood context.

GUIDING THEMES FOR UNION CHURCH

CONNECTEDNESS

Union Church wants to be inclusive and welcoming to all. They do not want to be exclusive, with walled-off entries, security badges for the few, but rather add to the permeability of the neighborhood. They wish to continue to be a hub with two-way relational and partnership spokes throughout the community.

PURPOSEFULNESS

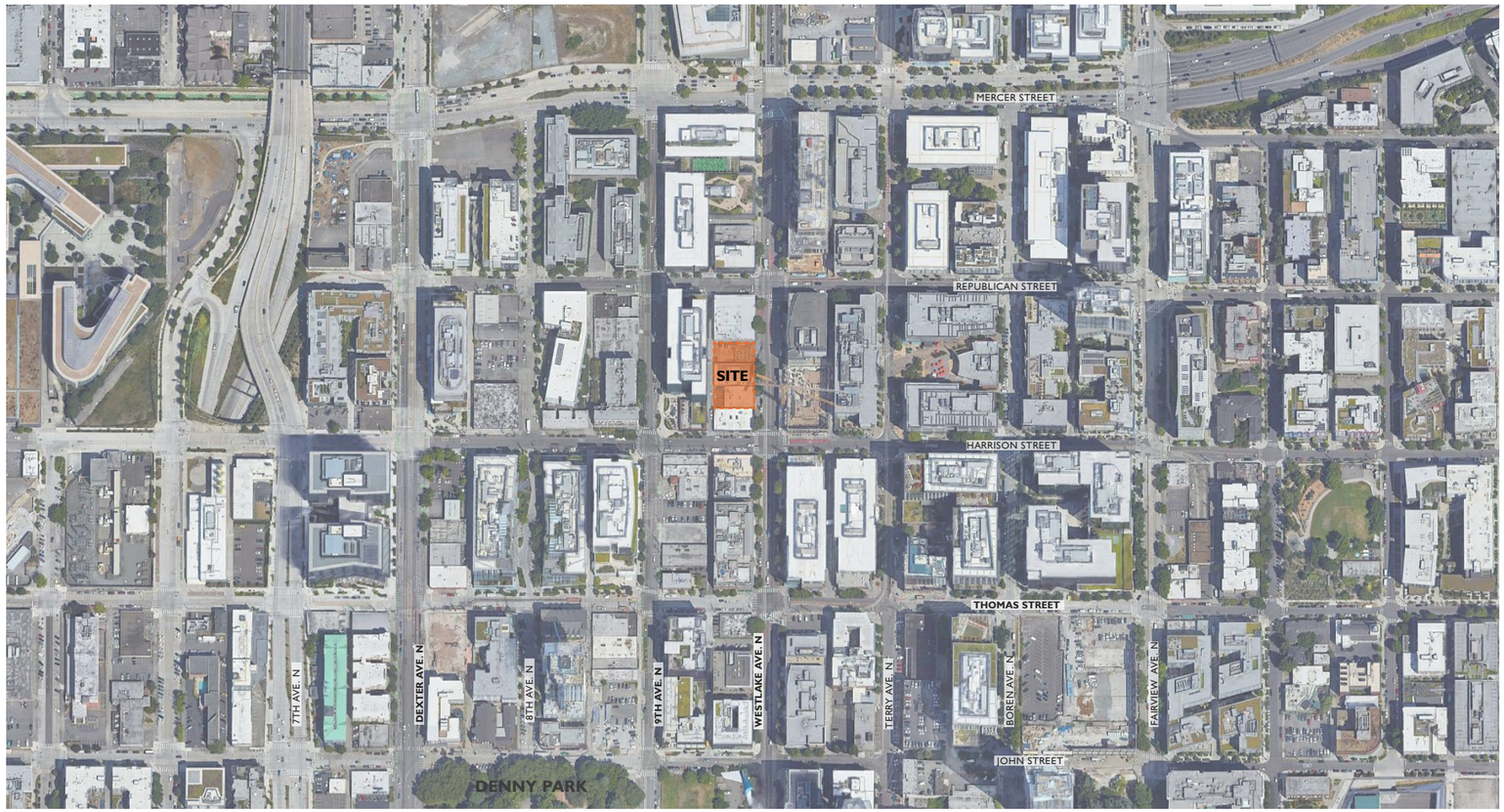
The space needs to serve the work of Union Church as “artisans of the public good.” It is a structure that encourages the pursuit of the welfare of the community, including being aesthetically pleasing and different in appearance from the office and residential towers in the neighborhood.

PEACE & REFUGE

The Building should provide a restorative space, in contrast to the fast pace and spaces around it.

BLESSING FOR RECONCILIATION & GROWTH

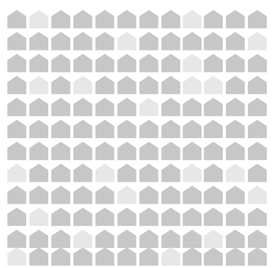
The building should facilitate encountering the gospel and steps of discipleship, including younger Union members.



total site area
+/–19,440 sf

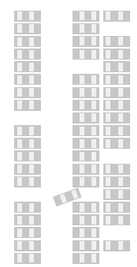
gross building area (above and below grade)
+/–328,400 sf

estimated total residential units
+/–320 units*



*includes a mix of studios, open 1 bedrooms, one–bedrooms, two–bedroom and three–bedroom units

below grade parking
+/–90 stalls



building height
+/–290 ft
29–stories

DEVELOPMENT OBJECTIVES

WHO UNION IS:

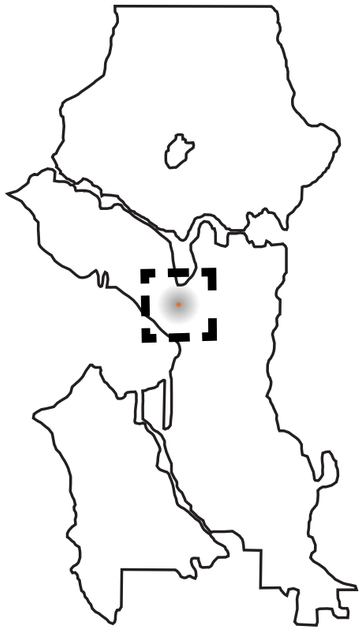
"We are a community full of truth seekers, questioners, risk takers and doubters... externally focused in our city and the world, internally alive as a community and eternally connected to the living Jesus."

PROJECT VISION STATEMENT:

This project aims to bring much needed housing to the heart of South Lake Union, while expanding Union Presbyterian Church's supportive community space that provides a great benefit to the area as a neighborhood hub. The project aspires to be inclusive and welcoming to all.

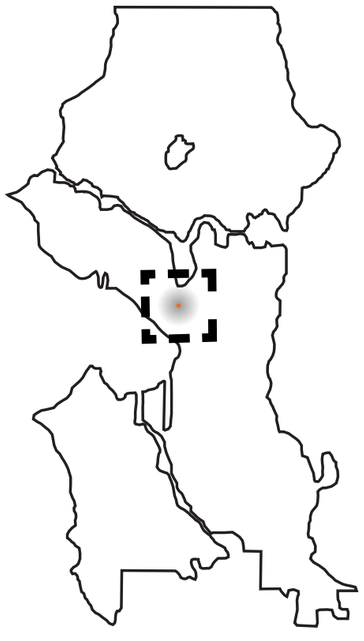
DEVELOPMENT OBJECTIVES

- 19,440SF Site Area (Site 108' x 180')
- Develop a 280' High-Rise Structure on a block where one high-rise tower can be permitted per block face.



SEATTLE CITY LIMITS

SOUTH LAKE UNION ZONING



SEATTLE CITY LIMITS

SOUTH LAKE UNION

A NEIGHBORHOOD OF TRANSFORMATION

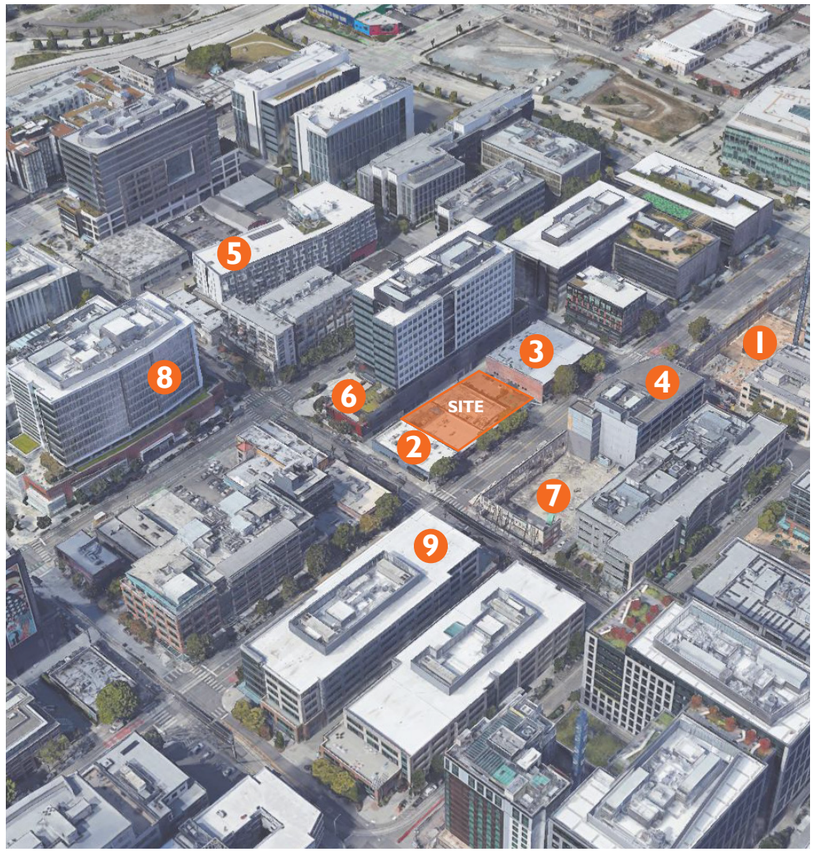
South Lake Union is dynamic; in the last 20 years the entire tapestry of the neighborhood has been transformed from how it's accessed, to the buildings and infrastructure itself. The light rail, Highway 99 tunnel, and the complete re-alignment of Mercer have turned South Lake Union into a gateway to the city. Denny Park, the oldest in the city, anchors one end, while the waterfront park and museums anchor the other. The maps below, with a 32 year gap (1990 to 2022), illustrate this immense transformation. A patchwork of small warehouses, surface parking lots, and a few sparsely located trees has given way to an urban neighborhood with mass transit, public and private green spaces, and a network of pedestrian focused corridors.

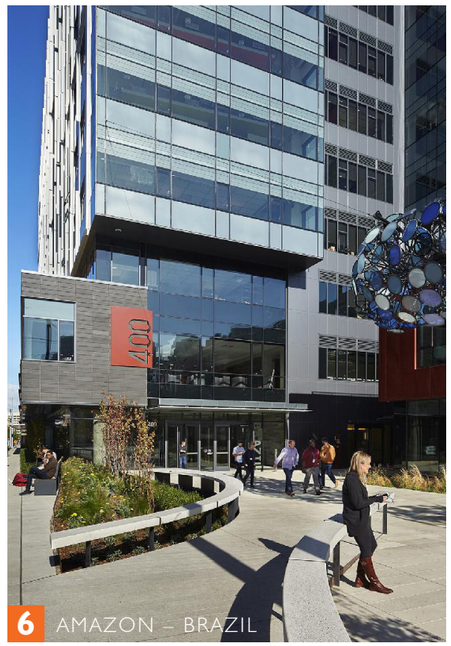
While the late Paul Allen's attempt to create the Seattle Commons park ultimately failed, the neighborhood now houses offices for five of the seven most valuable corporations in the world. This has transformed the neighborhood through the construction of both large office buildings, and tall residential buildings. That said, there is still a mix of different building scales throughout the immediate context and vestiges of South Lake Union's past in the form of historic facades that have been retained and incorporated into new development. This project will take cues from this history while providing the neighborhood with a modern building that fits into this evolving skyline.

SLU AERIAL IN 1990

SLU AERIAL IN 2022

EXISTING NEIGHBORHOOD CONTEXT





NEARBY DEVELOPMENT / DEVELOPMENT POTENTIAL ON BLOCK

Per 23.48.245.F, only one high–rise structure is permitted per block face. As such, the site's north and south neighbors will be permitted to build up to a height of 175ft for non–residential uses.

POTENTIAL HEIGHT OF NEIGHBORING BUILDING

TYPICAL TOWER PLATE SIZE: 50% OF SITE AREA = 9,720 SF

PODIUM PLATE SIZE: 75% LOT COVERAGE = 14,580 SF

POTENTIAL HEIGHT OF NEIGHBORING BUILDING

1

2

3

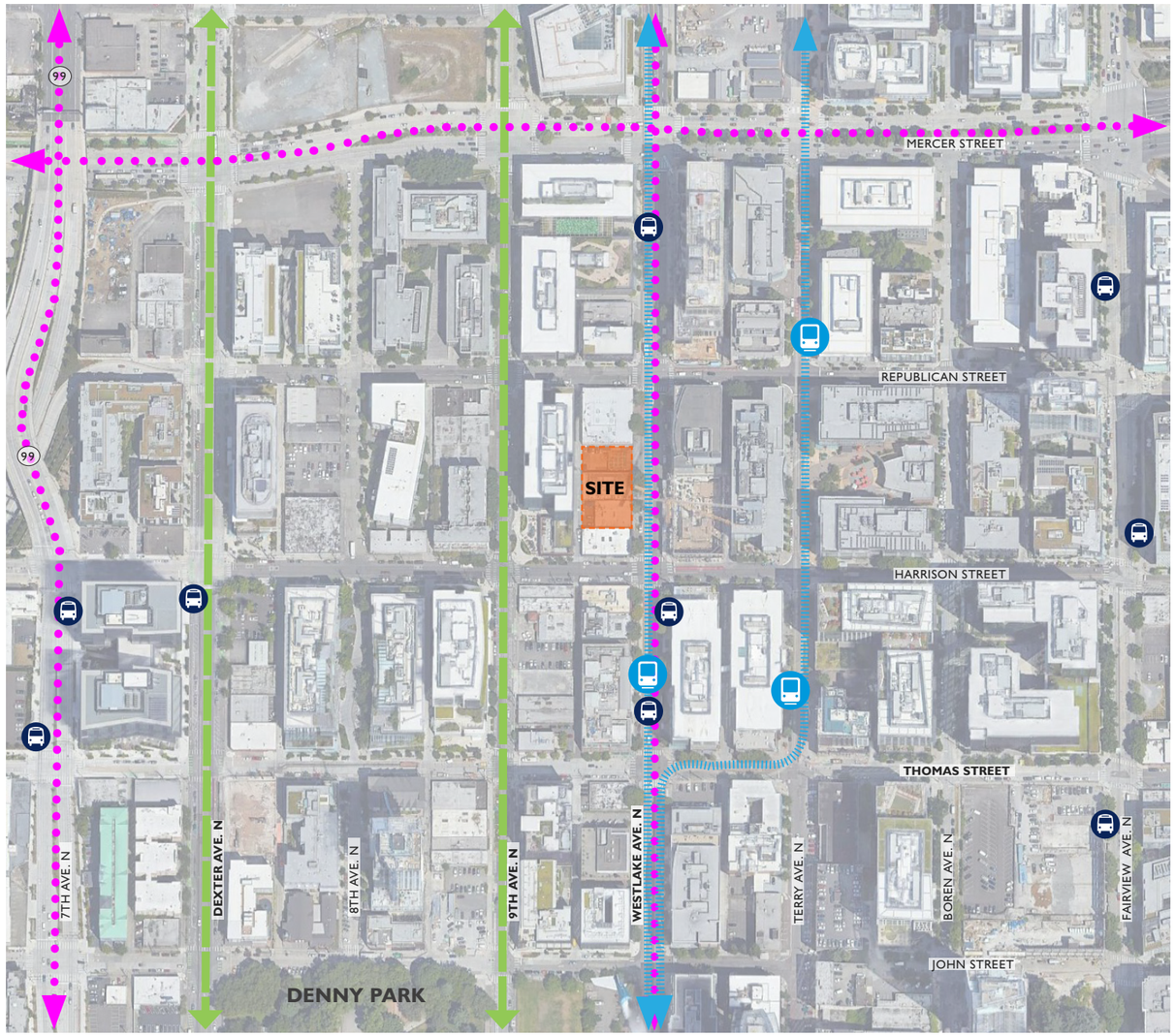
400 Westlake (Under Construction)
Credit: Perkins + Will

520 Westlake (Recently Completed)
Credit: NBBJ

Amazon Brazil (Completed)
Credit: NBBJ

STREET AND TRANSPORTATION ANALYSIS

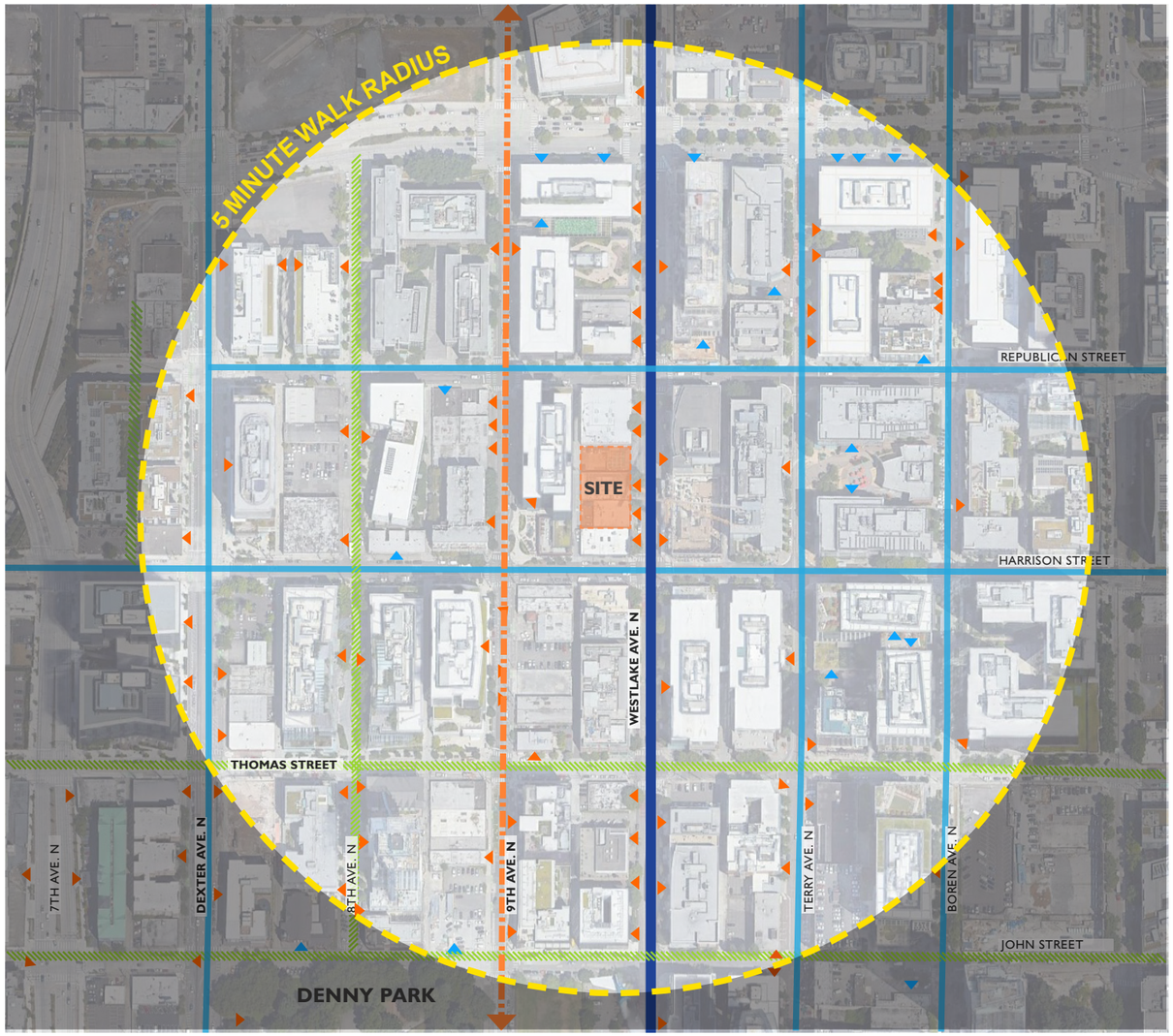
Summary of Analysis: The site is located on a principal arterial road where there is heavy automotive and lightrail traffic with many access points. With protected bike lane access several blocks away, sufficient bike storage and access to it can be important for bikers.



TRANSIT

- Bus Stop
- Surface Rail Station
- Principal Arterial (Heavy Vehicular Traffic)
- Surface Rail Transit Line
- Protected Bike Lanes

Summary of Analysis: Building entries in the area are predominately on the N/S roads where most pedestrian traffic is. There is little tree canopy coverage (other than Denny Park) due to the industrial past of the neighborhood, but Thomas Street, 8th and John create a new network of green spaces infilling the neighborhood.

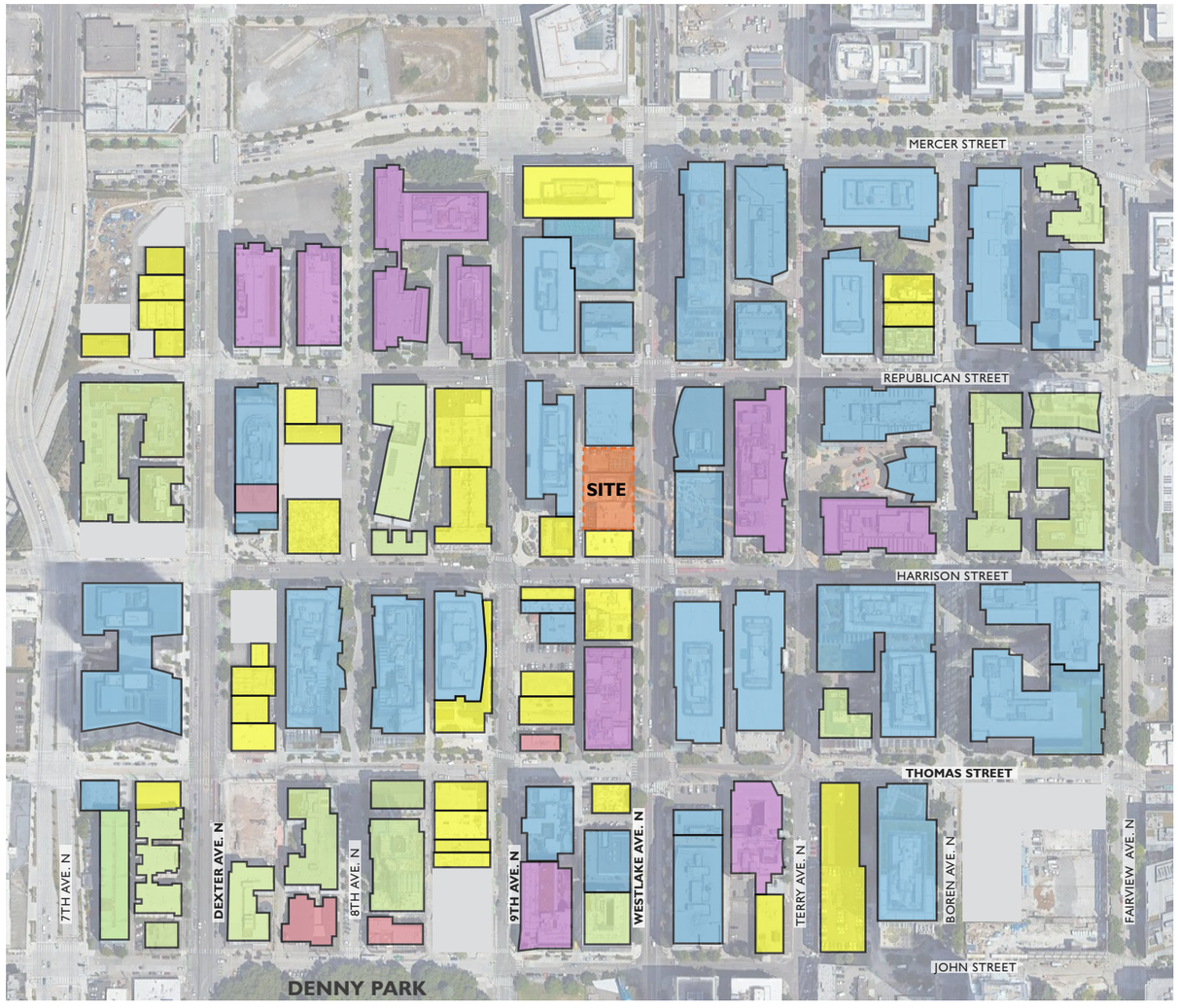


PEDESTRIAN EXPERIENCE

- East/West Main Building Entries
- North/South Main Building Entries
- Neighborhood Green Streets (Pedestrian focused, traffic discouraged)
- Tree Canopy
- Major Pedestrian Street / Corridor (Wider sidewalks, heavy foot traffic)
- Secondary Pedestrian Corridor (Wider sidewalks, heavy foot traffic)

NEIGHBORING USES AND SOLAR ANALYSIS

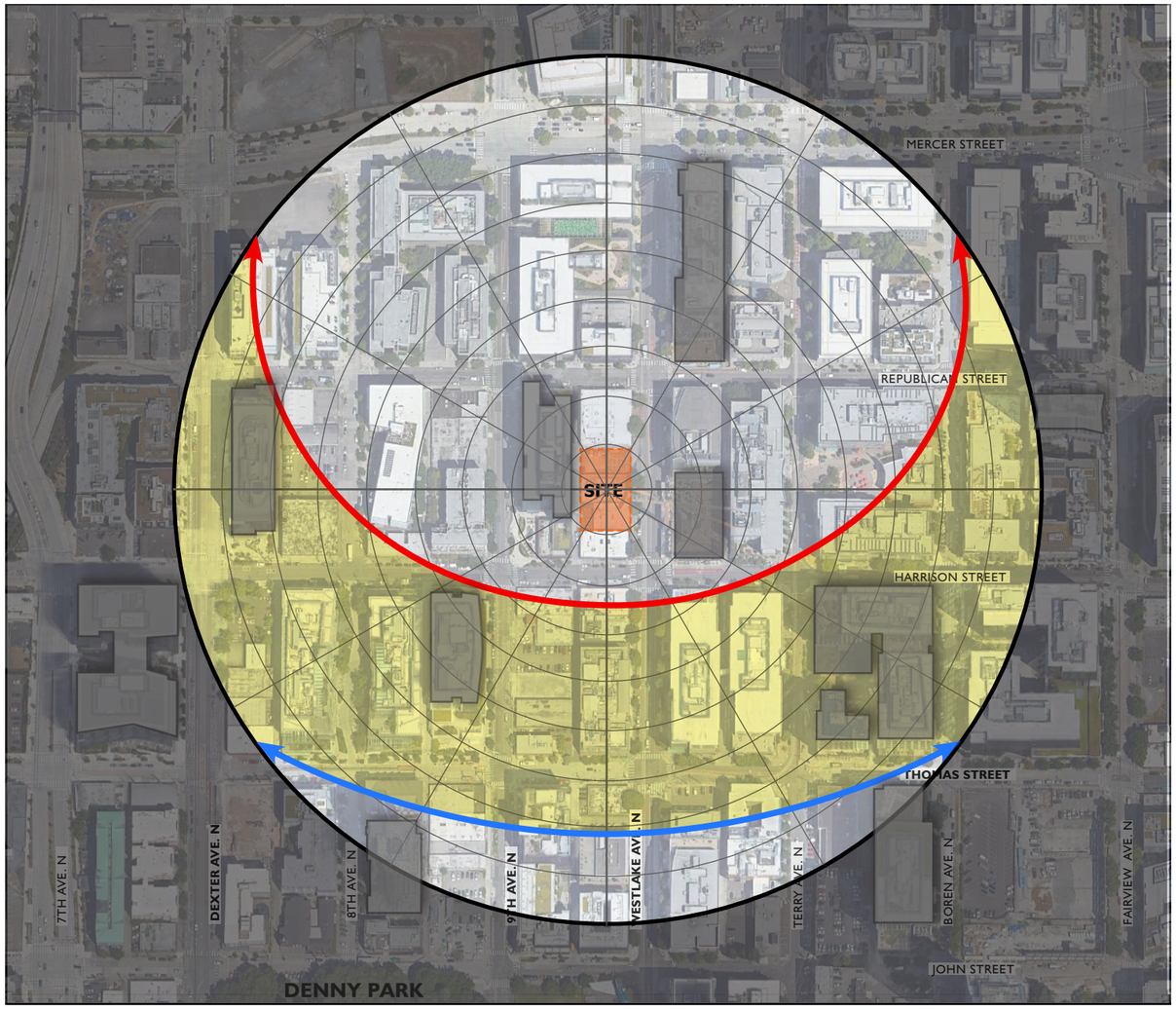
Summary of Analysis: While many think of SLU as primarily office, the analysis of the nearby buildings show a diverse collection of uses directly around the site.



PRIMARY BUILDING USES

- Commercial Office
- Residential / Hospitality
- Retail / Goods and Services
- Academic / Research / Government
- Religious / Worship
- Surface Parking

Summary of Analysis: The N/S orientation of the site will require careful design of the long facades, especially the west, once it rises above the context. Ample southern sunlight exposure may inform the placement of south-facing outdoor spaces.



SOLAR EXPOSURE

- Summer Solstice
- Winter Solstice
- Significant Shadow Casting Structure (Over 120')

LANDSCAPE – NEIGHBORHOOD OPEN SPACE

The project site is situated within a myriad of publicly accessible open spaces. Denny Park and Playfield are two blocks away. A network of courtyards, parks, green streets, and woonerfs create a web of green spaces that make the area unique.

The neighborhood has a vibrant streetscape that supports a robust fleet of food trucks and outdoor workspaces. Street fairs are an annual occurrence for both the local residents as well as the office workforce.

Contributing to that urban fabric is vital to the neighborhood. To further enhance the opportunities for public interaction we have incorporated a public plaza adjacent to Westlake Avenue North, a Class 1 Pedestrian Street.

Although the larger scale of the open spaces below differ from the smaller and more–enclosed proposed massing options, they demonstrate different opportunities in how human scale can play against various architectural elements. This includes overhead architectural features, or greenery along paths which enhance visual interest along these passageways.

Amazon Brazil

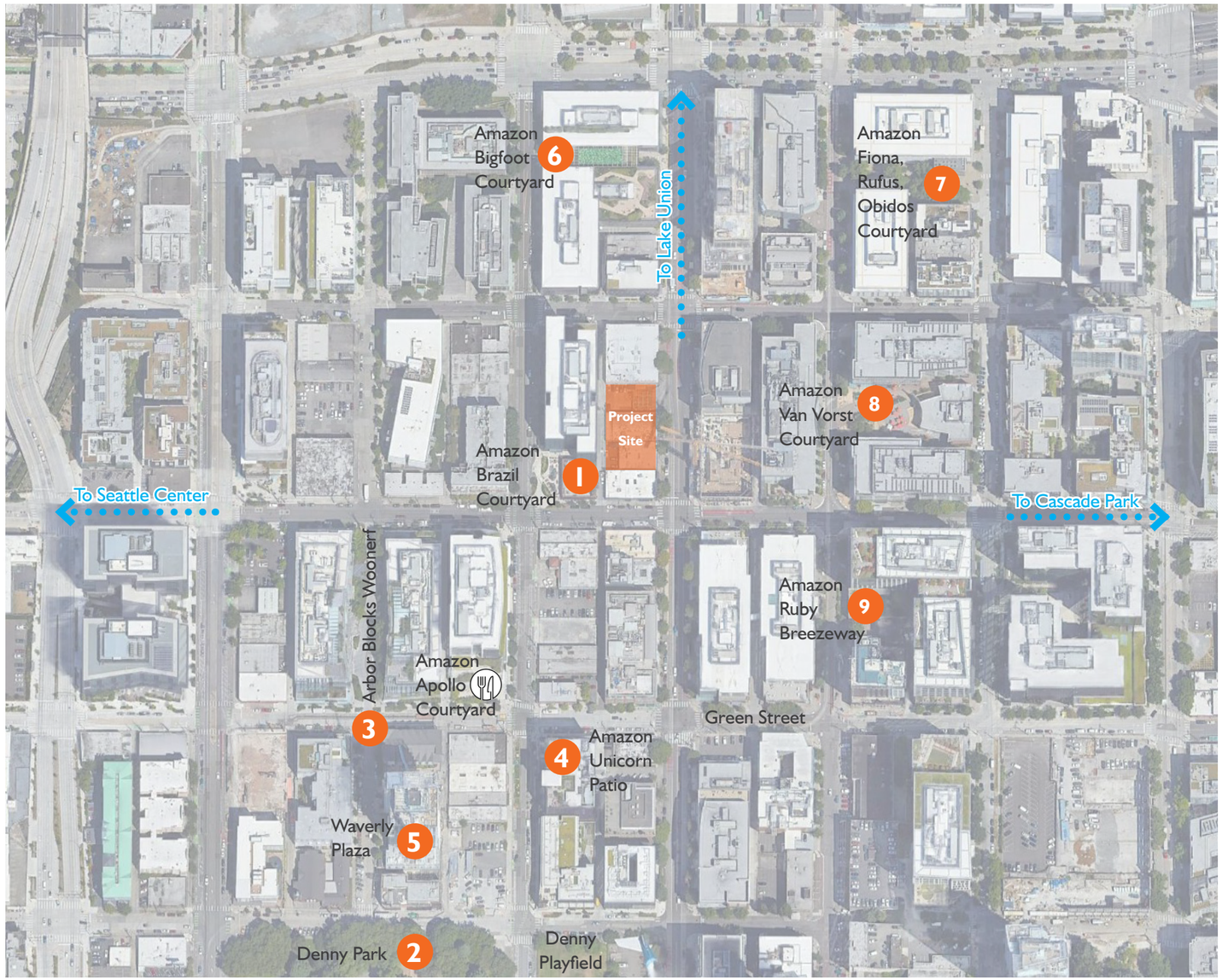
Amazon Unicorn

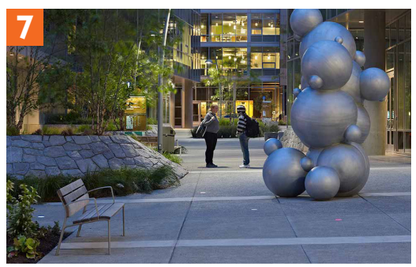
Denny Park

Waverly Plaza

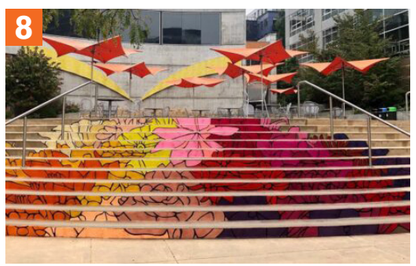
Arbor Blocks Woonerf

Amazon Bigfoot Courtyard





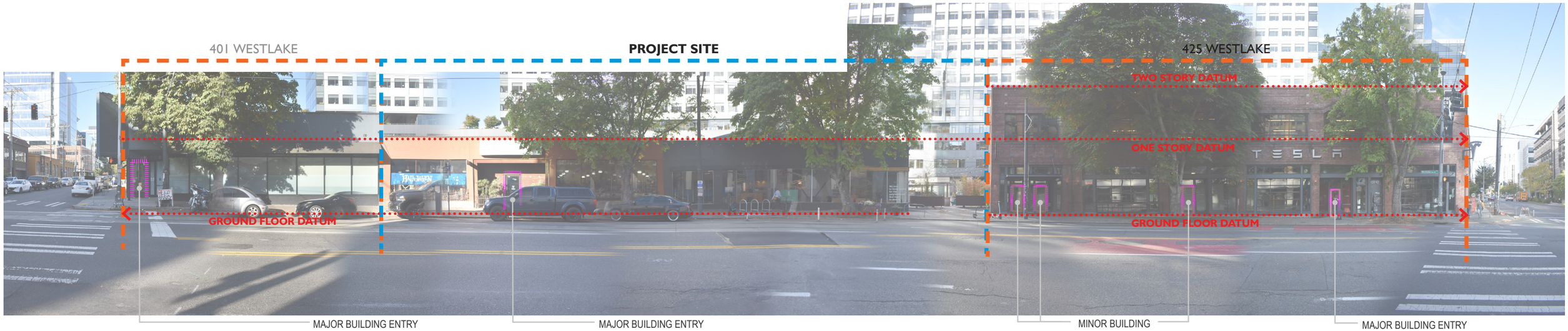
Amazon Fiona, Rufus, Obidos Courtyard



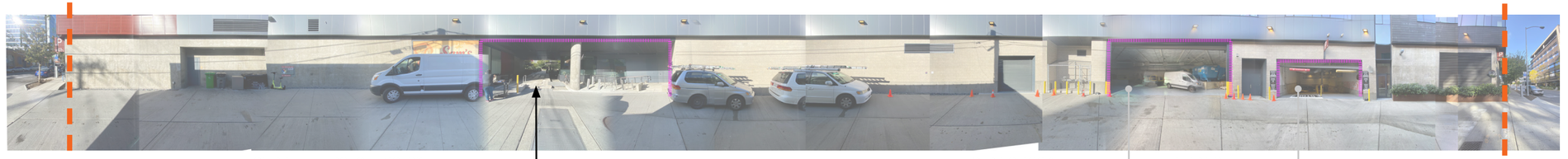
Amazon Van Vorst Courtyard

Amazon Ruby Breezeway

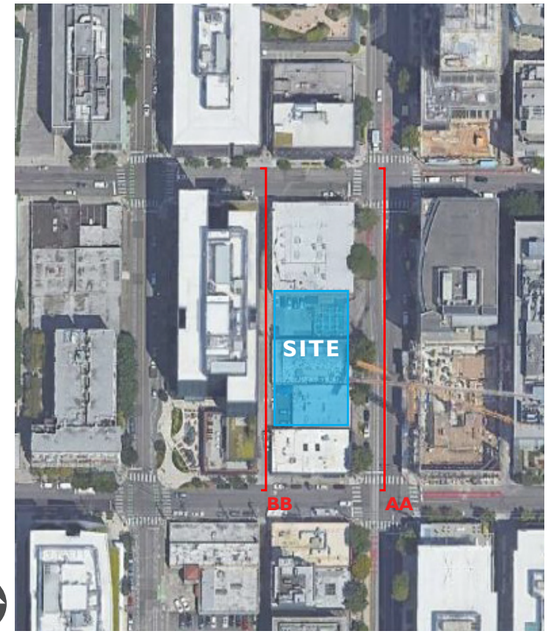
EXISTING STREET / SITE ELEVATIONS



ELEVATION AA – LOOKING WEST

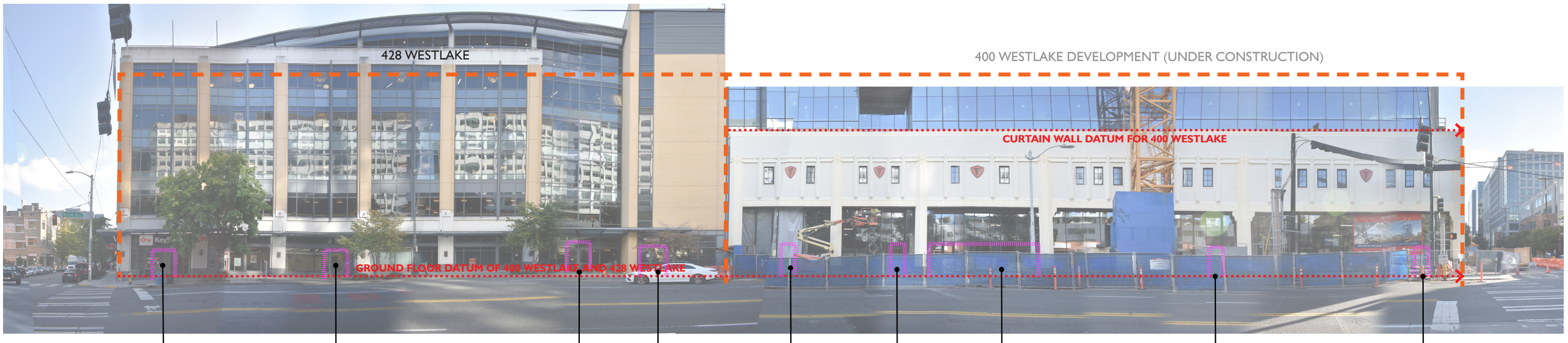


ELEVATION BB – LOOKING WEST

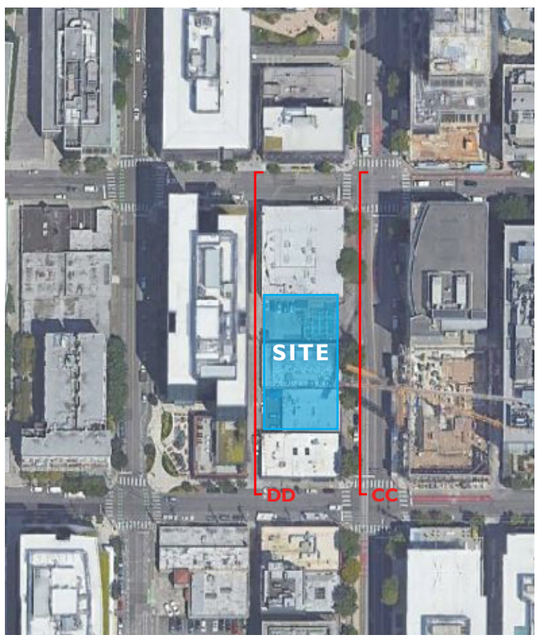


NOTE: Additional enlarged photos of the alley conditions and projects across the street shown in the site analysis portion of this book.

EXISTING STREET / SITE ELEVATIONS



ELEVATION CC – LOOKING EAST



ELEVATION DD – LOOKING EAST

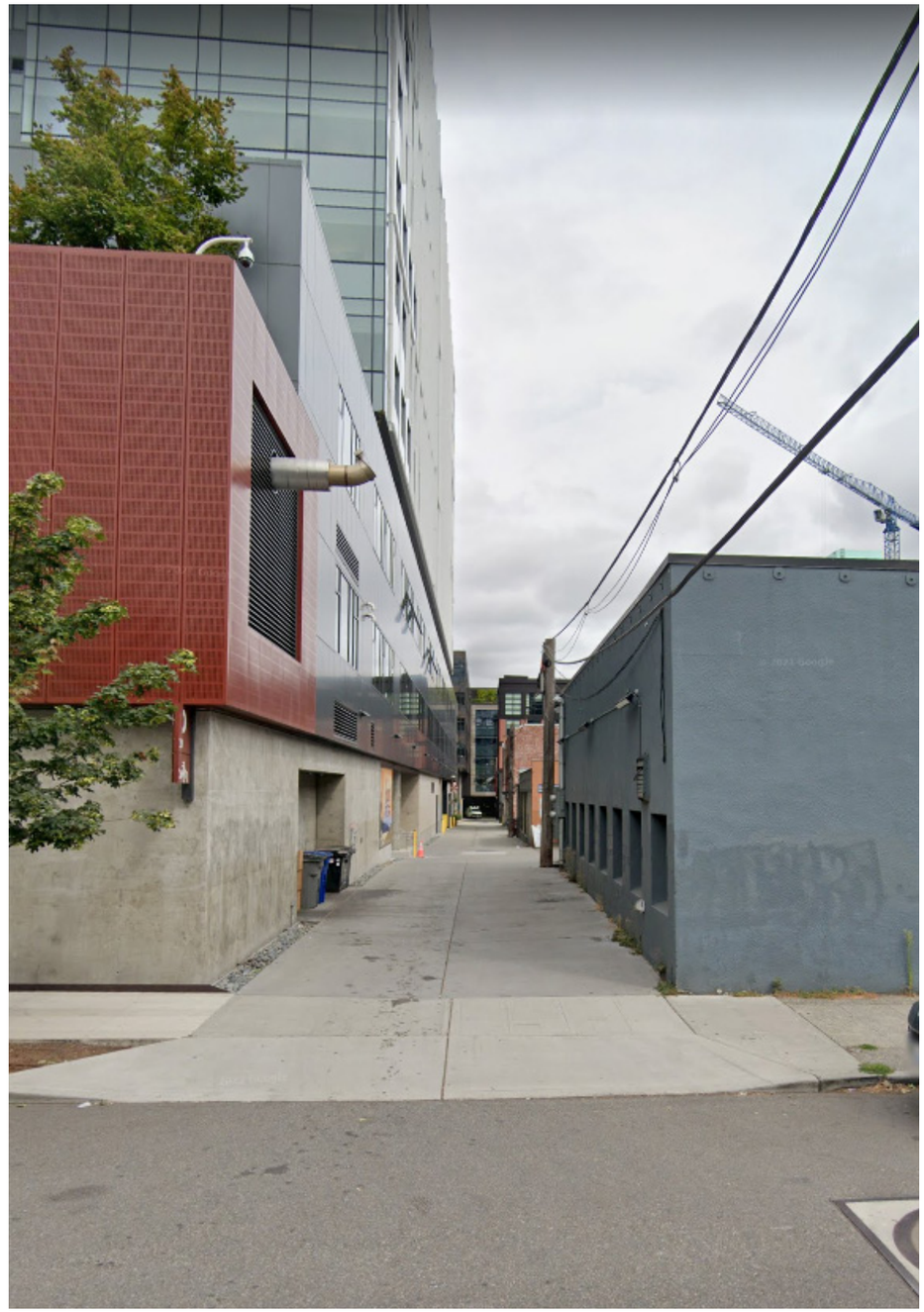
NOTE: Additional enlarged photos of the alley conditions and projects across the street shown in the appendix at the end of this book.

SITE PHOTOS – EXISTING BUILDINGS

415 Westlake Avenue N

SITE PHOTOS – ALLEY

Alley View from Republican St.

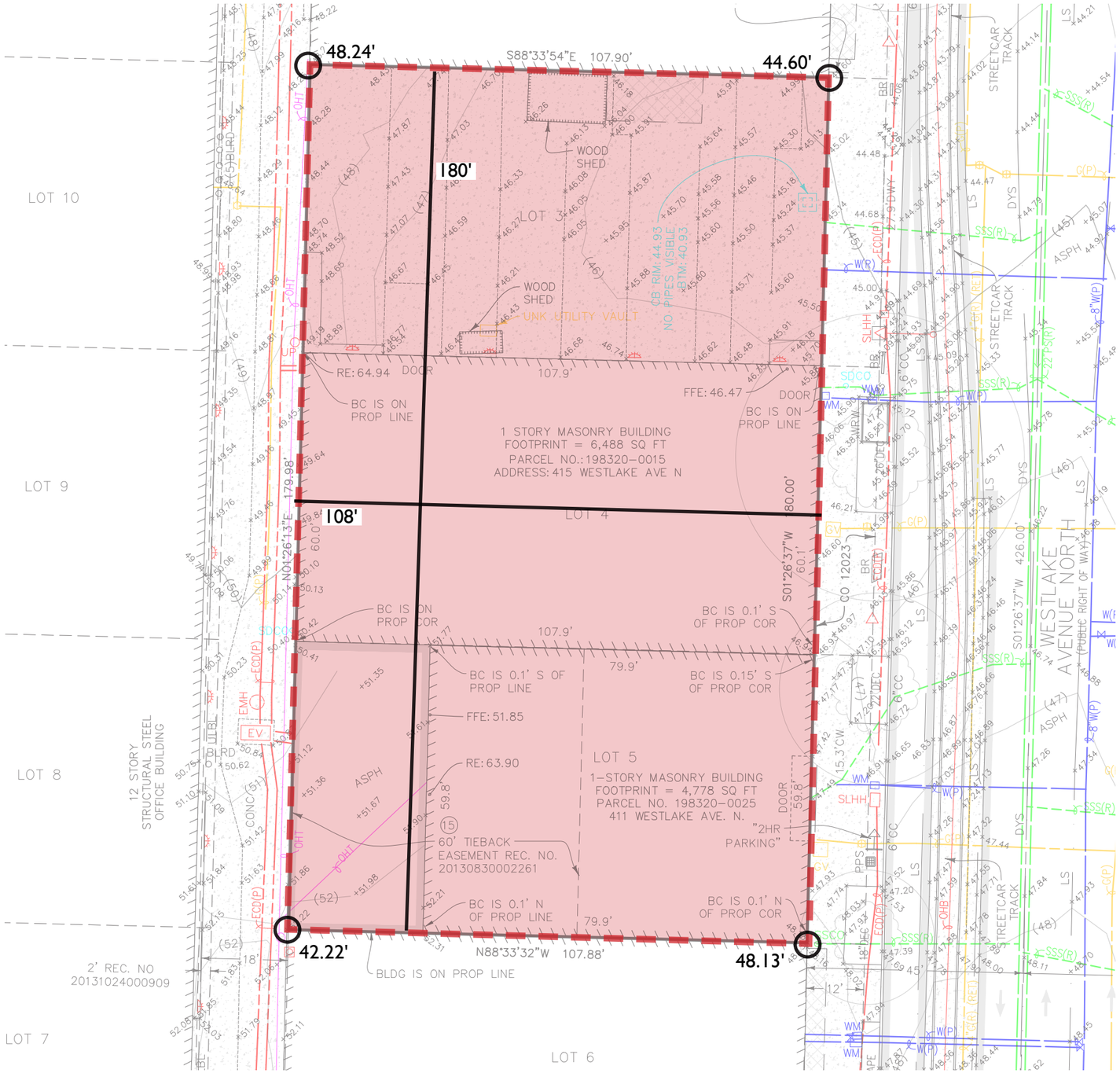


Alley View from Harrison St.

SITE PHOTOS – SURROUNDING BUILDINGS

425 Westlake Avenue N

PARCEL MAP



PROPERTY ELEVATIONS:

411 WESTLAKE AVE N

415 WESTLAKE AVE N

PUBLIC OUTREACH

BRIEF SUMMARY OF OUTREACH METHODS

PRINTED OUTREACH

- Choice: DIRECT MAILING, HIGH IMPACT
- Requirement: Direct mailing to all residences and businesses within approximately 500 foot radius of the proposed site.
- What we did: Posters were mailed to 182 residences and businesses and shared with two neighborhood community groups. Poster, details on distribution and list of community groups who received the poster via e–mail are in Appendix A.
- Date completed: October 28, 2022

ELECTRONIC / DIGITAL OUTREACH

- Choice: PROJECT WEBSITE, HIGH IMPACT
- Requirement: Interactive project website with public commenting function.
- What we did: Project website established and publicized via poster. Monitored daily for comments from the website. Developed an interactive project website with project information and a public commenting function. Website included in Appendix A.
- Date Completed: October 28, 2022

ELECTRONIC / DIGITAL OUTREACH

- Choice: SURVEY, HIGH IMPACT
- Requirement: Create an online survey to allow for feedback on the proposed project.
- What we did: Online survey established and publicized via poster with link to survey featured on project website. Survey text and results included in Appendix A.
- Date Completed: October 28, 2022

WHAT WE HEARD FROM RESPONDENTS

DESIGN RELATED COMMENTS

Design & Character: When asked what is most important about the design of a new building on this property, 100 percent of survey respondents said pedestrian–friendly streetscape; 67 percent said interesting and unique design; 50 percent said attractive materials; 50 percent said parking; and 17 percent said environmentally–friendly features. Several respondents encouraged good design that is not ugly, in good taste and provides a sense of place that is uniform between developments and along the continuous street face. Others encouraged discussing the south property along Harrison, as it's too small to develop later and the street down there needs enhancement.

Exterior: When asked what the most important consideration is for the exterior space on this property, 100 percent of survey respondents said landscaping; 83 percent said lighting and safety features; 33 percent said seating options and places to congregate; and 17 percent said bike parking. Several respondents encouraged green spaces, water features, adequate public space design and fenced or above–grade landscaping that is protected from damage such as dogs and walkers.

Sustainability: A couple of respondents encouraged environmentally–friendly design.

Safety & Security: A couple of respondents encouraged better lighting and pedestrian safety.

NON–DESIGN RELATED COMMENTS

Retail: When asked what retail components respondents are most interested in for this location, 86 percent of survey respondents said new restaurants or bars; 43 percent said new places for coffee or breakfast; 14 percent said new stores for shopping; and 14 percent said continued access to existing venue/meeting space for community and non–profit gatherings. When visiting a building, office, restaurant or retailer, 71 percent of survey respondents said thoughtful design that is open and welcoming most inspires them to return; 57 percent said great people and service; 43 percent said a sense of openness and natural light; 43 percent said calm, restful places to rest and relax; 29 percent said bustling, exciting energy; 29 percent said colors and materials used in design; and 14 percent said local businesses/small businesses. Several respondents encouraged providing community gathering spaces and a couple of respondents encouraged fun/unique stores and bringing in more people to support the local economy.

Demand: A couple of respondents questioned whether there is demand as rents are going down quickly while one respondent encouraged not wasting time with modulation as we need housing.

Parking: A couple of respondents encouraged providing parking as it's getting harder to live in the city.

Accessibility: When asked what the top considerations for making this building successful are, one respondent encouraged accessibility and flexibility.

Affordable: One respondent expressed support for affordability.

Units: One respondent encouraged having many smaller places and options to make it easier to find tenants.

MISCELLANEOUS COMMENTS

Outreach: One respondent thanked the project team for considering the public opinion.

WHAT WE LEARNED

DESIGN RELATED COMMENTS

Design: The pedestrian environment will be a priority for the project, and incorporating open space at grade is a priority for all three massing schemes.

The project will take cues from the surrounding buildings/context to better fit in and provide a sense of place appropriate for this block.

Landscaping will be a very important part of the design, and the community agrees.

Lighting and safety features are also important to the design, and will be addressed early.

The project will comply with the Green Building Standard, which aligns with respondents' desire for an environmentally friendly design.

NON–DESIGN RELATED COMMENTS

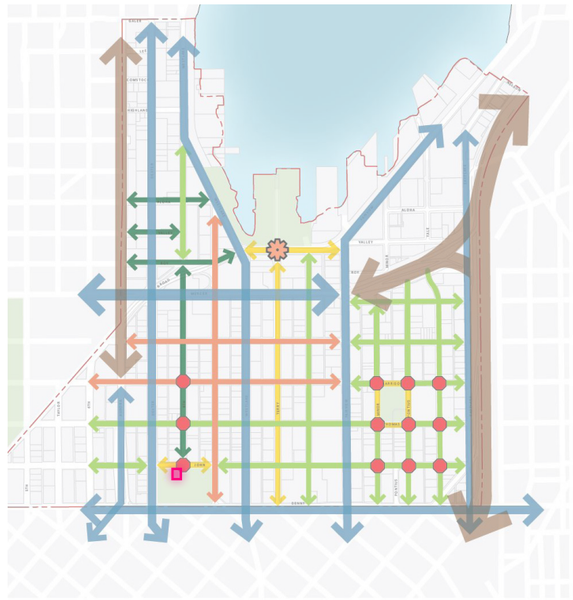
Retail: The building will incorporate a cafe and multi–functional venue space that aligns with respondents desires for community–oriented space.

CONTEXT AND SITE

CS2–2–A HEART LOCATIONS

SLU Design Guideline CS2–2 identifies Westlake Avenue N. as a Heart Location. 'Heart' locations are the center of commercial and social activity within the neighborhood. These locations provide anchors for the community and give form to the neighborhood:

a. Primary building entries and facades should respond to the heart location. Amenities to consider include: pedestrian lighting, public art, special paving, landscaping, additional public open space provided by curb bulbs, and entry plazas.



CS2-2-A Response: The proposed building is within a 'Neighborhood Heart' location along Westlake Ave N. The preferred option provides an active streetscape by locating the entries of Union Venue space, the Café, and the Residential tower along this Class I Pedestrian Street. The entry of the café and residential tower flank an entry plaza that contributes to the network of open spaces throughout SLU. The design team would like to propose a curb bulb in coordination with SDOT to expand this enhanced pedestrian environment.

CS2–3–C ADJACENT STREETS

Westlake Avenue N: With its axial view to Lake Union and the streetcar alignment, Westlake is the district's north–south spine and the UDF stresses its importance as a pedestrian–oriented retail street. Projects facing Westlake should reinforce the street wall at ground level by aligning buildings along the sidewalk or should feature small courtyards, plazas, or other pedestrian oriented open spaces. The setback of upper stories from Westlake Ave should be encouraged to reduce view blockage of the lake.

CS2-3-C Response: The proposed design features a small entry courtyard that activates and enhances the pedestrian and retail experience along Westlake Ave N. The preferred massing option steps back above the double height Union Venue space to allow for enhanced views of Lake Union.

PRIORITY DESIGN GUIDELINES

PUBLIC LIFE

PL1–1–B NETWORK OF OPEN SPACES

Open spaces in South Lake Union include mid–block connections, ground level open space developed in new projects, and three parks: Denny Park, Cascade Playground, and Lake Union Park. Including green streets and Class I Pedestrian streets, development of an open space network is a priority for the neighborhood. These spaces play a critical role in the transportation system and provide space for community activity.

Street–Level Open Space: For both retail and residential focus areas, consider private or semi–private courtyards facing the street, or pocket parks.

PL1-1-B Response: The entry courtyard at grade enhances the café and residential entry by making a mid–block 'eddy' that contributes to the network of small open spaces throughout the neighborhood.

PL2–1 WEATHER PROTECTION

Overhead weather protection is encouraged in areas of high pedestrian activity such as along Green Streets, designated trails, and where retail uses are provided along the ground floor.

a. Consider opportunities for the canopy or other weather protection to reinforce a sense of pedestrian scale.

b. Avoid long monolithic designs in favor of modulation along the length of a block. This can be achieved by matching overhead protection to facade bays and breaking up canopies or overhangs accordingly.

c. Entries to spaces that may house eating or drinking establishments should be recessed or provide two sets of doors so that temporary 'air locks' over the sidewalk are not necessary.

PL2-1 Response: The proposed design provides a modulated street facing façade but also offers areas of weather protection for pedestrians at the sidewalk.

PL2–2 WALKWAYS AND PEDESTRIAN INTEREST

Visually engaging pedestrian walkways reinforce the pedestrian network and are an important element in project design. The pattern of near–by features, spatial changes, and points of interest define the pedestrian experience. In designing projects with exposure to pedestrian walkways consider the following guidance:

a. Points of interest that may include building entrances, window displays, seats, landscaping, change of architectural character, alcoves or artwork should be placed every 15 to 20 feet to create regular sensory stimulation.

b. Focal features—an open space, pedestrian connection, activity center, or significant variation in spatial enclosure or architecture character—should be placed approximately every 130 feet.

c. A strong element at one end of a corridor can act as a 'terminus' by providing a destination or a view point that can be seen from the corridor. Similarly, a central plaza or landmark can attract pedestrians from throughout the corridor, thereby unifying the corridor's activity.

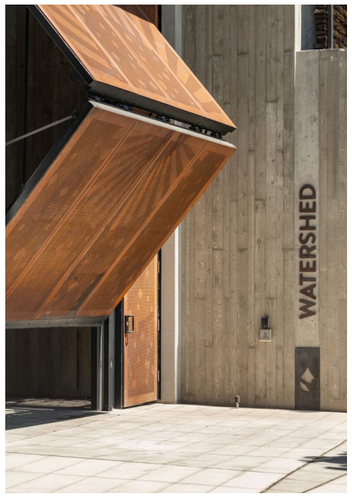
PL2-2 Response: The proposed design enhances the pedestrian experience with widened walkways, and a proposed curb bulb that expands the pedestrian open space. The courtyard will be designed to provide pedestrian amenities and opportunity for the café to have spill–out space in this unique mid–block plaza.

PRIORITY DESIGN GUIDELINES

PL3– | ENTRIES

Buildings with more than 200 linear feet of street frontage should feature one or more primary building entries that are enhanced or articulated by design measures such as:

– Entry design elements that extend above the ground floor,
– Special canopy features,
– Architectural elements such as special lighting,
– Artwork, or
– Other similar treatment.



PL3-1 Response: The proposed design will incorporate enhanced entries that accentuate the different programmatic elements within the building.

DESIGN CONCEPT

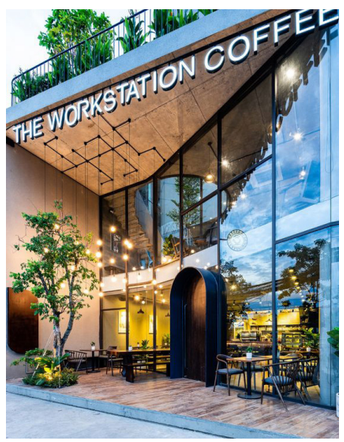
DC2– | MASSING, DESIGN, AND SCALE

Consideration of three scales. Buildings and their surroundings are perceived at three scales:

1. The pedestrian scale that relates to human activity within the immediate vicinity of the pedestrian (roughly 60 feet horizontally),

2. The street space where the street and adjacent open spaces are perceived as a 'room' (generally street block or two long and about 60 feet high); and

3. Tall building or skyline scale (where the building form is perceived generally at more than a block away). Considerations for the pedestrian scale are discussed in preceding section PL1, 2 and 3. Articulation of podiums is discussed in DC2.3, and the zoning code limits podium heights in some areas to reduce the scale of a block front. Design concerns for tall buildings are discussed in DC2.4.



DC2-1 Response: The preferred massing option incorporates a highly modulated façade at the street edge that breaks down the scale of the building, provides upper–level setbacks to enhance views to Lake Union to the north, and incorporates several pedestrian scale amenities such as open space at grade and overhead weather projection to relate to a human scale. The top of the building is not just a termination, but a tasteful incorporation of the conceptual massing.

PRIORITY DESIGN GUIDELINES

DESIGN CONCEPT

DC2–3 BUILDING PODIUMS

Podiums in South Lake Union are intended to promote a pedestrian scale by creation a ‘street wall’ that is proportional to the width and intensity of the streets they face. Podiums lower three floors or less are limited to 75% lot coverage to promote creative massing within the constraints of the podium height limits.

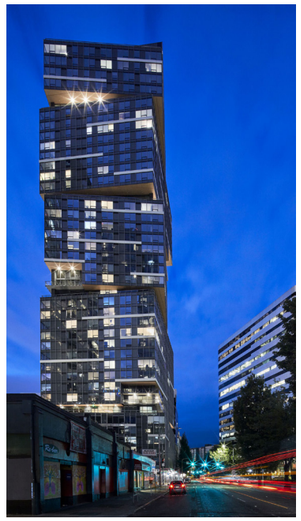
Towers that extend a building’s street–front facade upward directly from the podium can diminish or disrupt height and scale consistency of an otherwise coherent spatial ‘street room’. For a successful scale transition, the podium facade must provide pedestrian scaled elements and proportions.

DC2-3 Response: The proposed design incorporates a dramatic setback that enhances the building shape. The Union Venue space is not lost within a generic podium, but allowed to register as a double height space on the street–facing façade. Variety is achieved at the podium levels through setbacks, interesting street–room proportions, widened pedestrian spaces, and an entry plaza carved out of the podium.

DC2–4 TALL BUILDINGS

Tall buildings require additional design guidance since they are highly visible above typical ‘fabric structures’ and impact the public visual realm with inherently larger facade surfaces, bulk, and scale shifts. These Tall Building Guidelines work in concert with and do not restate applicable Citywide Guidelines (or applicable neighborhood guidelines), which cover many important topics on the base and lower levels of tall buildings.

Tall Building Guidelines apply to the entire structure whenever any portion of the structure exceeds 85 foot height.



DC2-4 Response: The tall building form has been designed to be iconic and eye–catching from a distance. Locating the tower within the site parcel allows for more open space between itself and future buildings within the remaining parcels. The tower shape is identified by a shift between the angled facades providing dramatic modulations and a natural break to investigate different façade languages. Potential balconies provide intermediate scale and texture within the building design. Multiple scales are incorporated into the highly modulated podium, providing occupied terrace spaces that look onto Westlake Ave N. The top of the building is designed to work with the massing shape of the building, and not simply an extrusion of the elevator core.

DC2–4–E SHAPE & DESIGN ALL SIDES

Because tall forms are visible from many viewpoints/ distances, intentionally shape the form and design all sides (even party walls), responding to differing site patterns and context relationships. Accordingly, not all sides may have the same forms or display identical cladding.

DC2-4-E Response: The open spaces designed along Westlake Ave N provide a unique opportunity to incorporate art and provide a sense of place within this Heart Location.

PRIORITY DESIGN GUIDELINES

DC3–I–A BUILDING OPEN SPACE RELATIONSHIP

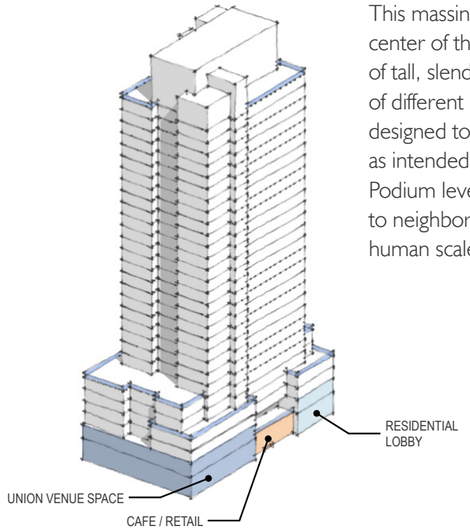
Interior/Exterior Fit:
Locate open spaces toward streets with high pedestrian volumes and 'Heart' locations (see page 9). Open spaces accessible to the public should be visible from the street.

DC3-1-A Response: Each of the massing options proposes open spaces that open onto Westlake Avenue N, within the Heart Location of SLU.

MASSING OPTIONS

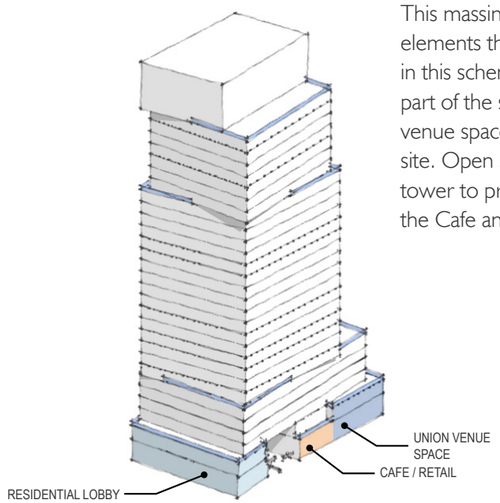
MASSING OPTIONS

“BUNDLE” (OPTION 1 – CODE COMPLIANT)



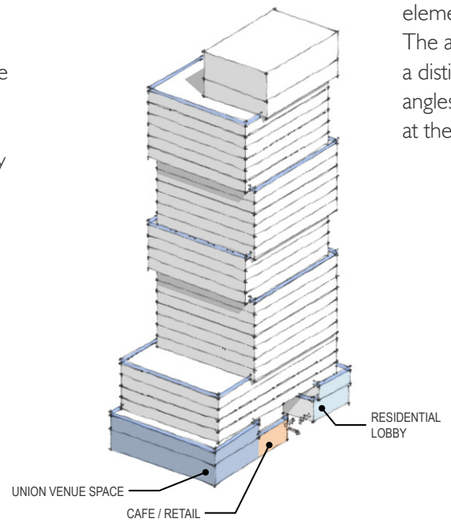
This massing option locates the tower in the center of the site. The tower shape is comprised of tall, slender massing elements with a balance of different proportions. This massing option was designed to comply with the zoning regulations as intended – no departures are required. The Podium levels are set back above Level 2 to refer to neighboring context buildings and provide a human scale along Westlake Ave N.

“TWIST” (OPTION 2)



This massing option provides a stack of massing elements that utilize angled facades. The tower in this scheme is located at the southernmost part of the site – the double height volume of the venue space is located at the north part of the site. Open space is carved out from beneath the tower to provide an Entry Plaza that is flanked by the Cafe and the Residential Entry.

“OFFSET” (OPTION 3 – PREFERRED)



This massing option provides a stack of massing elements with different proportions and shapes. The aim is to provide a more iconic tower with a distinctive style through the incorporation of angles. This massing option proposes the tower at the northernmost location of the site.

MASSING OPTION 1 (CODE COMPLIANT)

“BUNDLE”

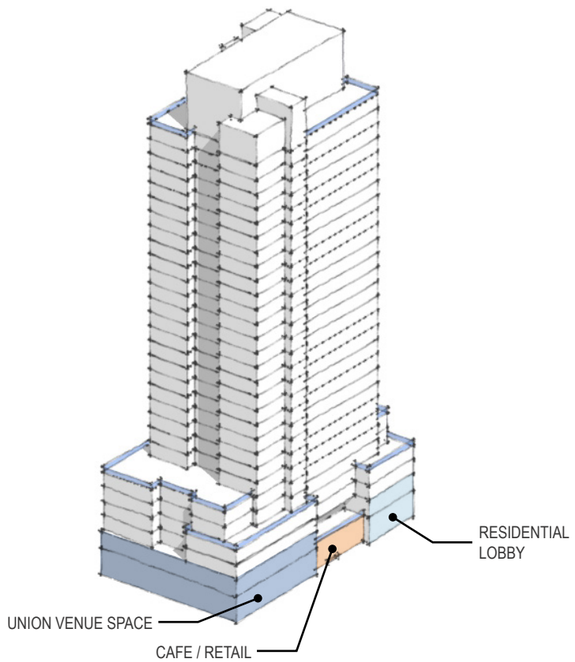
This massing option locates the tower in the center of the site. The tower shape is comprised of tall, slender massing elements with a balance of different proportions. This massing option was designed to comply with the zoning regulations as intended – no departures are required. The Podium levels are set back above Level 2 to refer to neighboring context buildings and provide a human scale along Westlake Ave N.

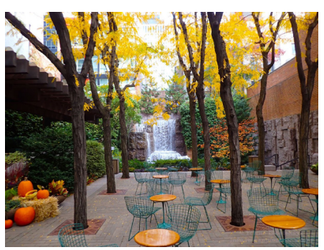
PROS

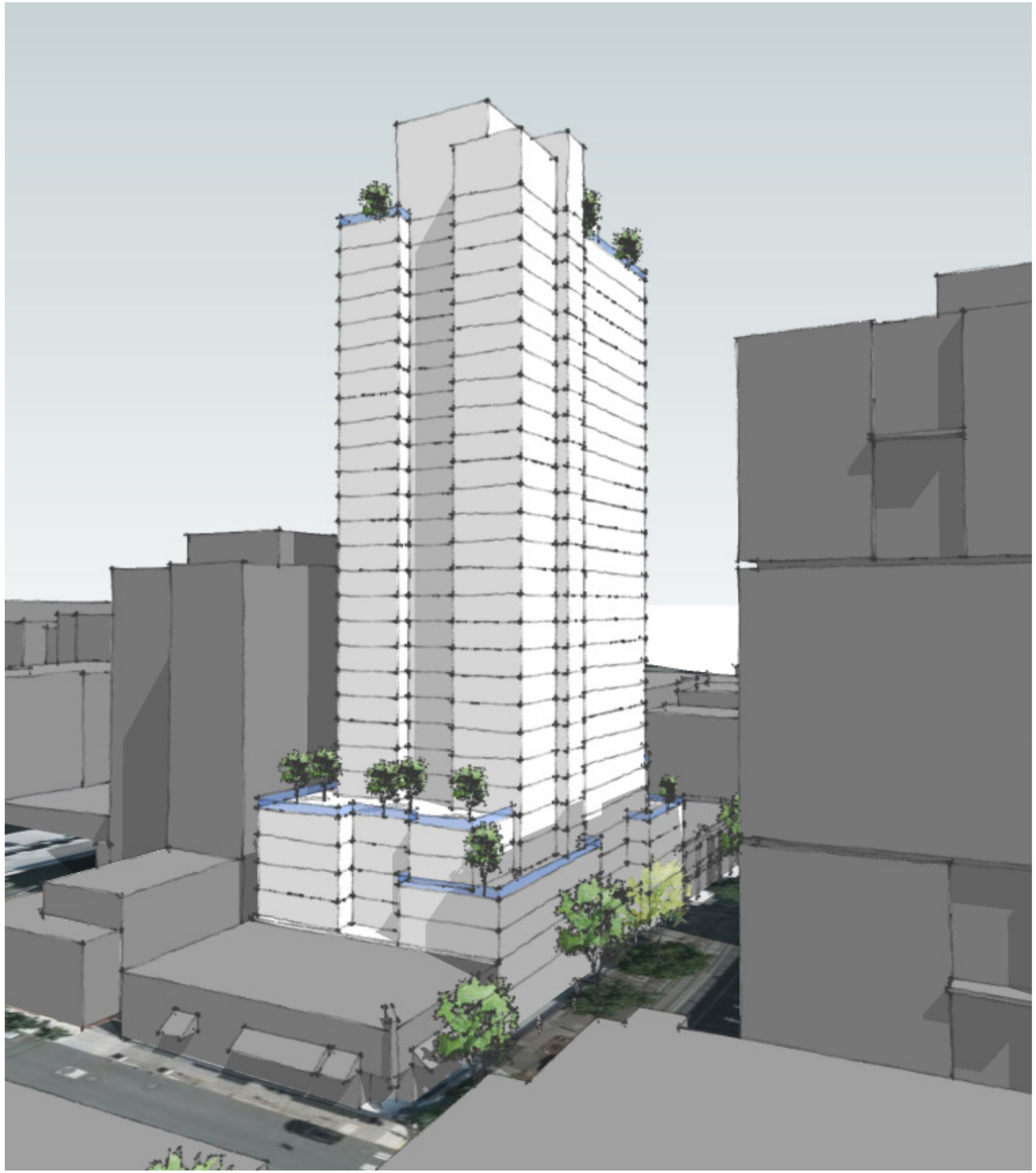
- The highly articulated tower facades provide a lot of opportunity to differentiate facades.
- Terraces located along the Westlake Ave N podium facades articulate and activate these areas of the site.

CONS

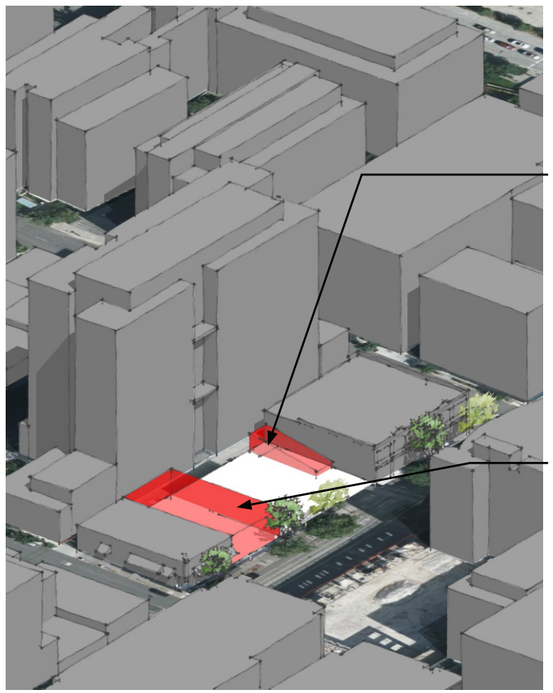
- To comply with the Zoning regulations at the street level, a minimum of open space is provided – what is provided simply widens the sidewalk.
- The central location of the tower is in conflict with the Union Venue space.







MASSING OPTION 1 – **DIAGRAMS**



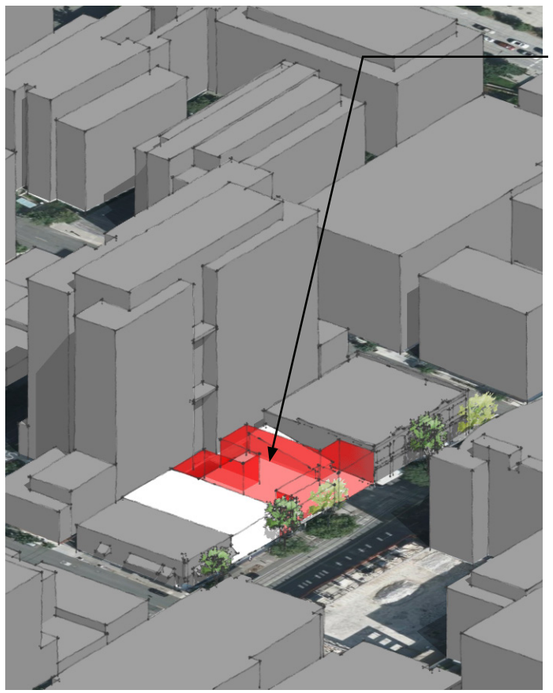
STEP 1

LOCATE BELOW–GRADE PARKING RAMP

- The ramp entry should be near lowest point along alley.

LOCATE DOUBLE–HEIGHT VENUE SPACE

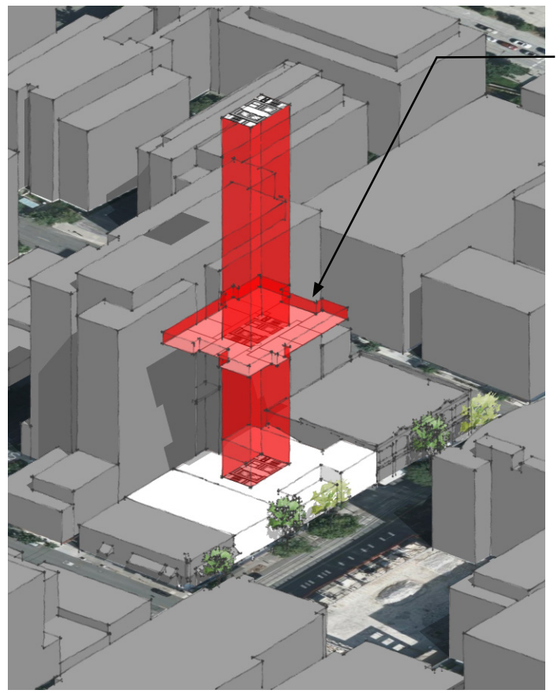
- The southern location reduces, but does not eliminate, conflicts with tower structure.



STEP 2

LOCATE UNION AUXILIARY SPACES, CAFE, AND RESIDENTIAL ENTRY

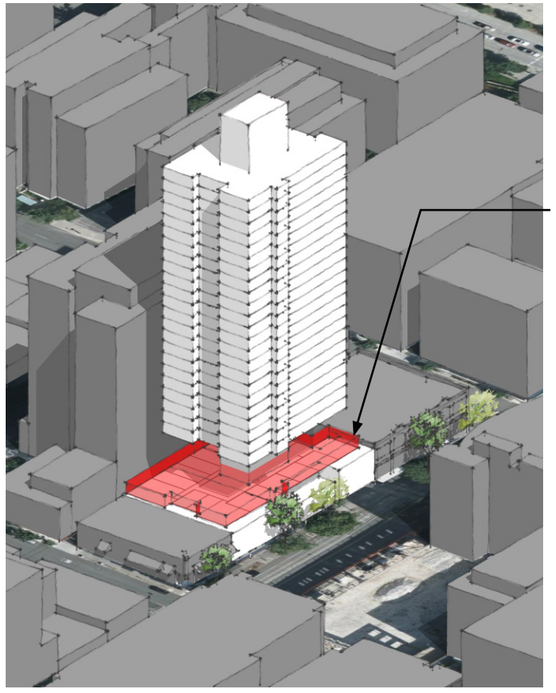
- The design complies with the various requirements for active uses along Westlake Ave N, and complies with the requirement to build the street facades for 70% of the lot line at Westlake ave N.
- This scheme does not require a departure based on this approach.



STEP 3

STUDY TOWER CORE LOCATION, DEVELOP AN INTERESTING TYPICAL TOWER PLATE

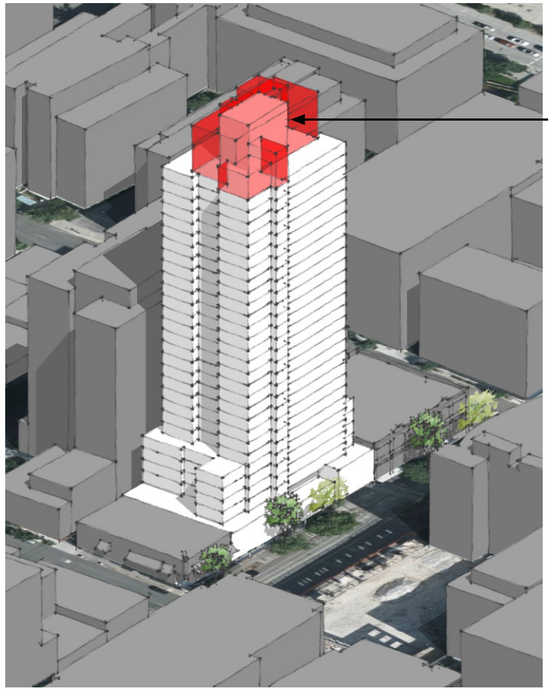
- The tower plate aims to achieve a specific unit mix.
- Articulation / Differentiation is 'built–in' to the plate – in this option, the plate has setbacks on every face, breaking the facade into tall, slender elements.
- The tower levels introduce strong vertical massing elements to break up the massing
- The tower core avoids the venue space, and fits within the center of the site to allow for parking stalls and circulation in the below–grade levels.



STEP 4

STUDY PODIUM LEVEL PLATES

- The podium levels (Levels 3–6) are designed to complement the tower levels above.
- The podium levels are designed to comply with lot coverage limits.

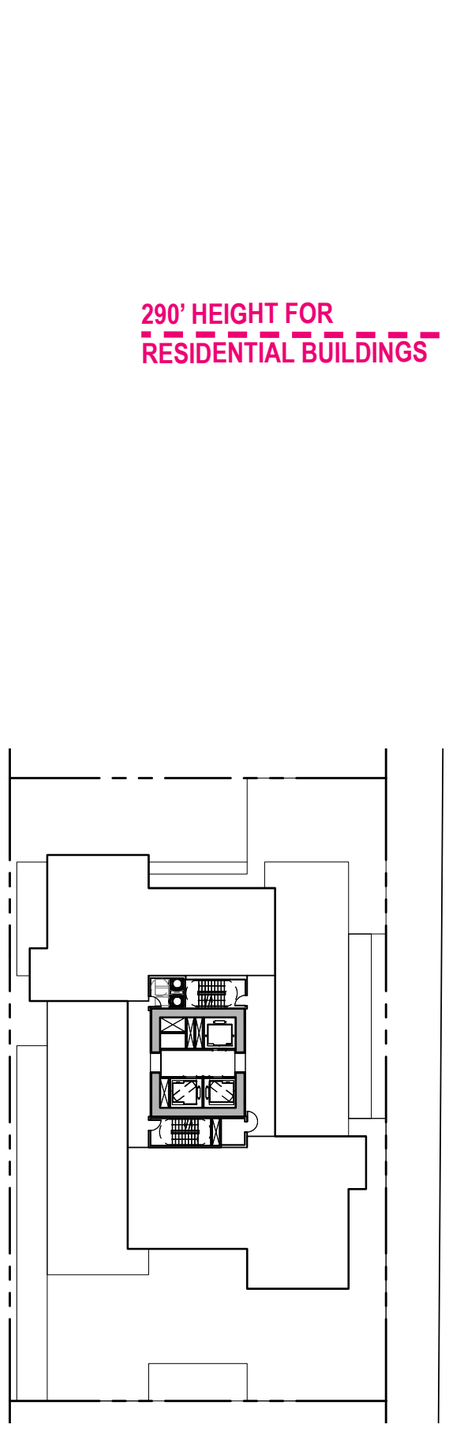


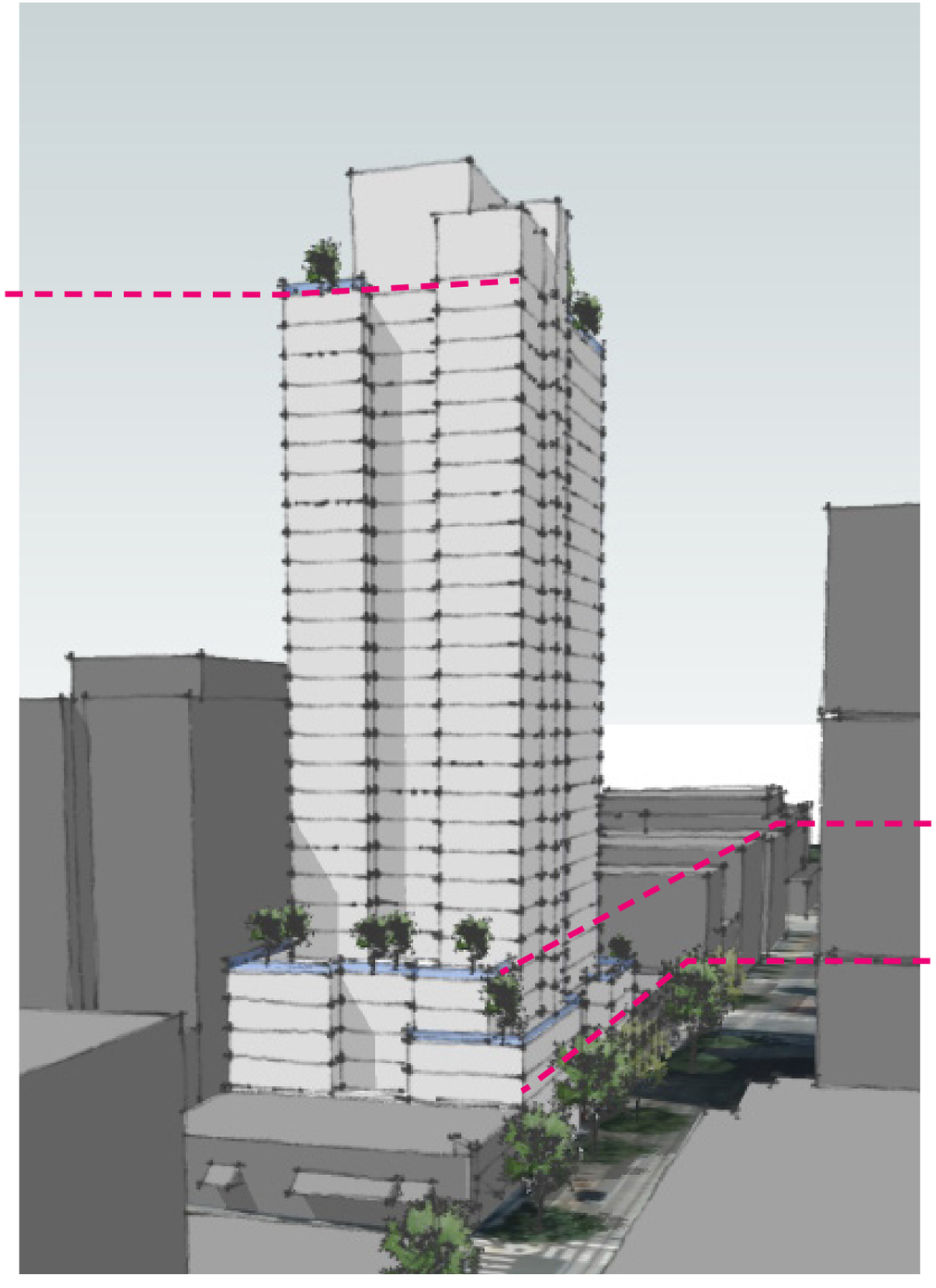
STEP 5

STUDY ROOFTOP

- The design provides multiple roof decks, indoor amenities, and encloses mechanical equipment.
- The design complements the tower by continuing the design logic of the floors below, but is carved in strategic places to create multiple roof decks and a compelling termination to the building.

MASSING OPTION 1 – **DIAGRAMS**





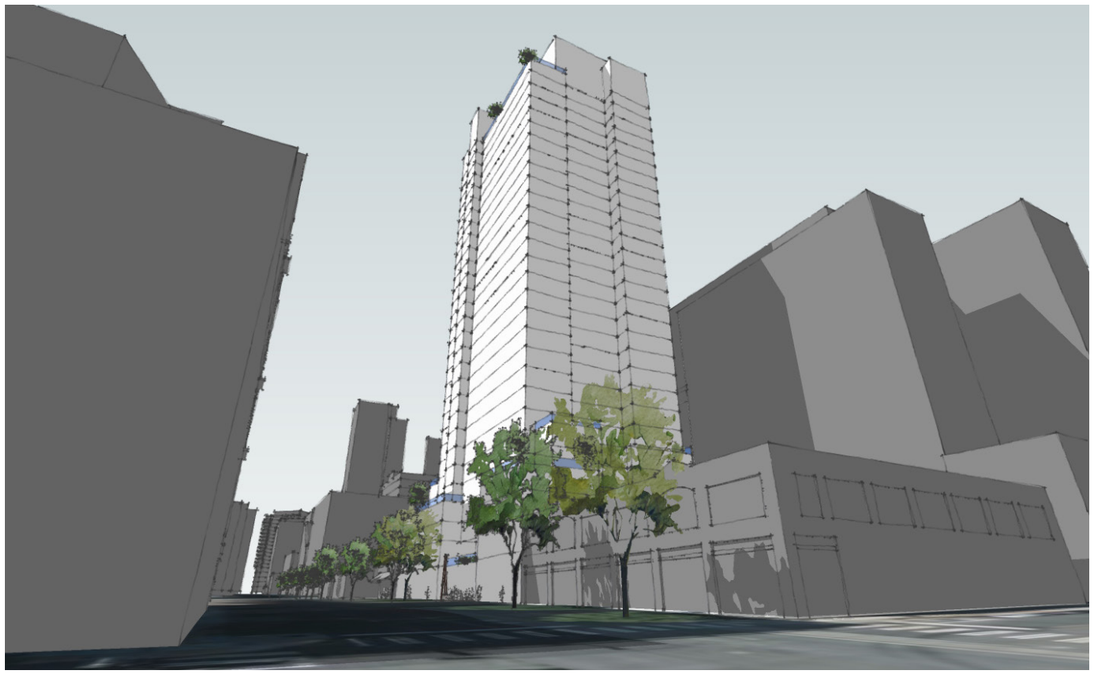
- The prescriptive minimum 45' facade height along Westlake Avenue N, in combination with the 75% lot coverage limitation, forces much of the bulk eastward against the lot line, while creating more open space along the alley. Options 2 and 3, departing from this minimum 45' facade height requirement, provide far more interesting podium configurations against Westlake Ave N with more articulation and terracing (CS2–3–C). This better meets the intent of DC2–3, which encourages creative massing within the podium while complying with the 75% lot coverage.

- A shift at this height ties the recessed podium to the surrounding context

- A shift at this height is drawn from the adjacent 'Tesla' Building – potentially nominated as a Landmark.

MASSING OPTION 1 – **VIEWS**

Pedestrian view from the corner of Harrison St and Westlake Ave N looking north.

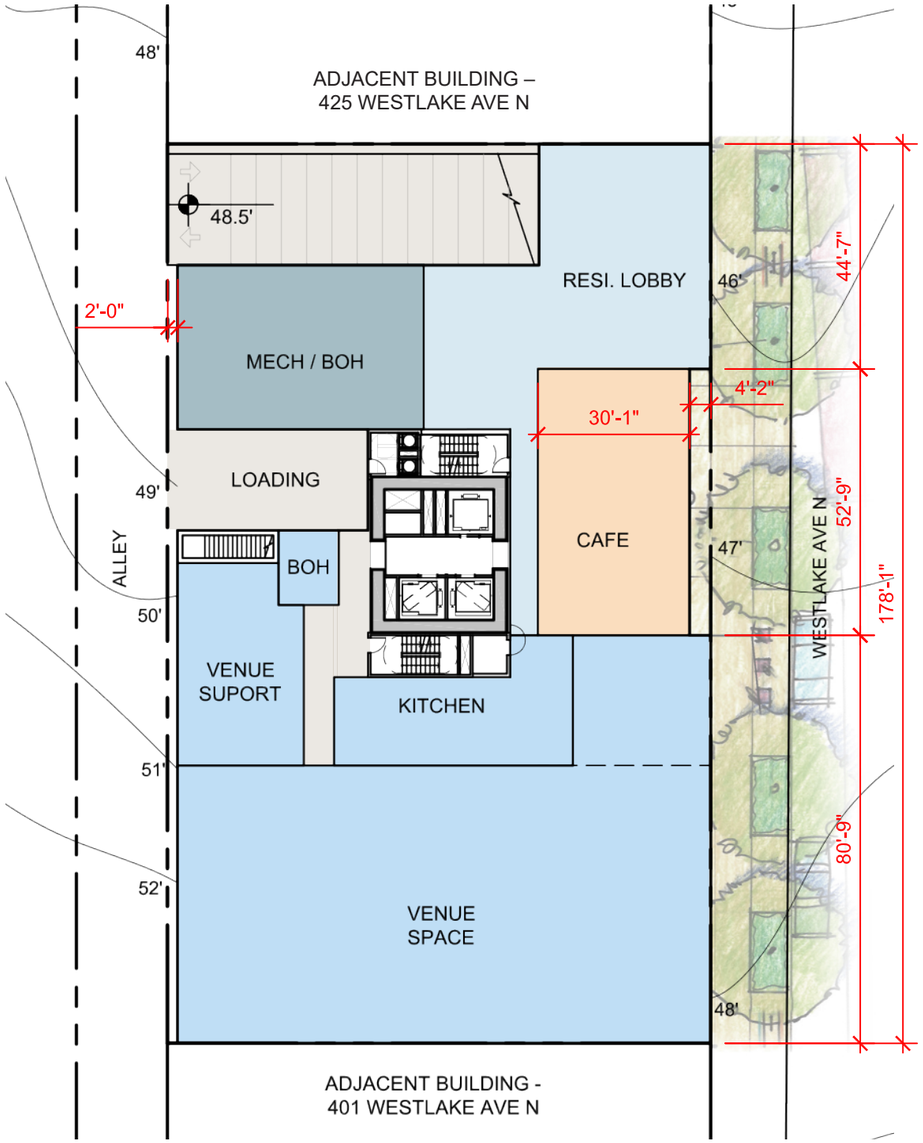


Pedestrian view from the corner of Republican St. and Westlake Ave N looking south.

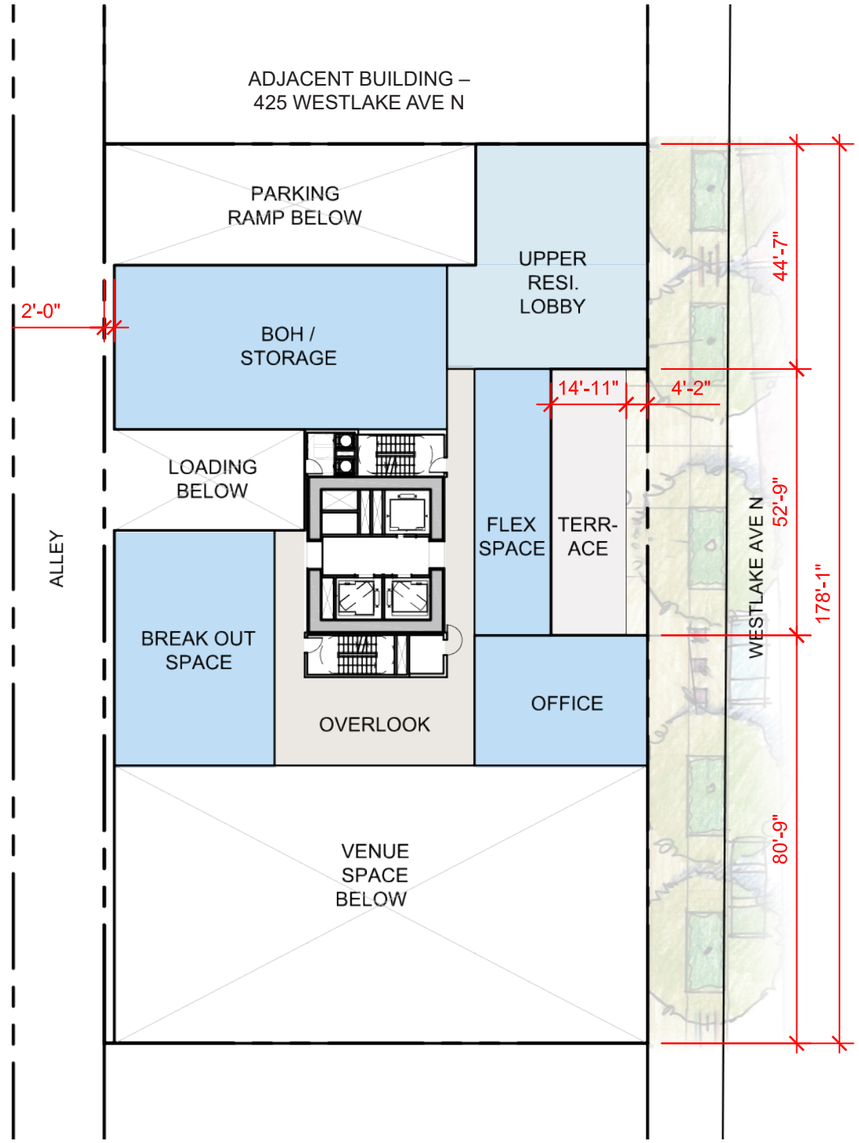
Pedestrian view looking west.

Pedestrian view looking south on Westlake Ave N.

MASSING OPTION 1 – **PLANS**



LEVEL 1



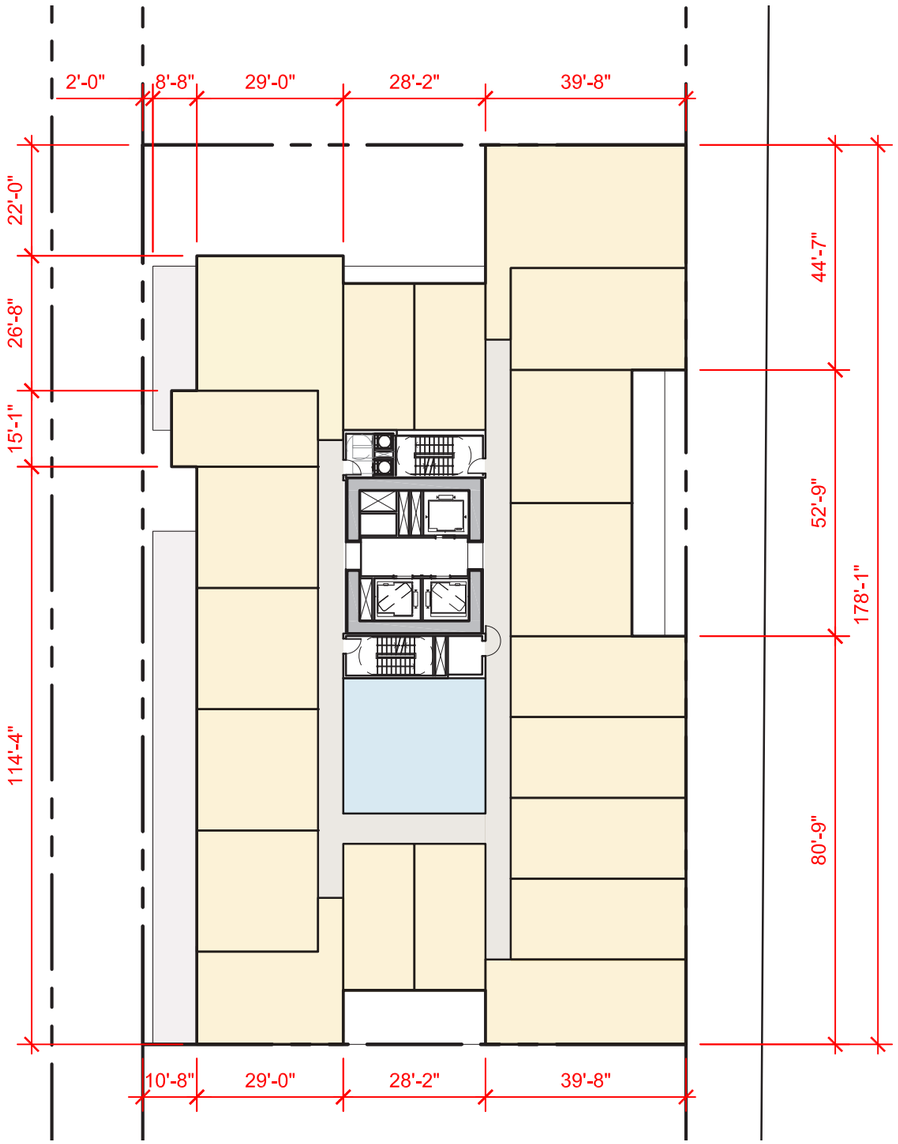
LEVEL 2

Lobby / Common Space
Union Program Space
MEP / Fire
Loading / Trash / Circulation
Residential Units
Retail
Exterior Roof Terrace
Landscaping / Green Roof
Building Entry / Exit

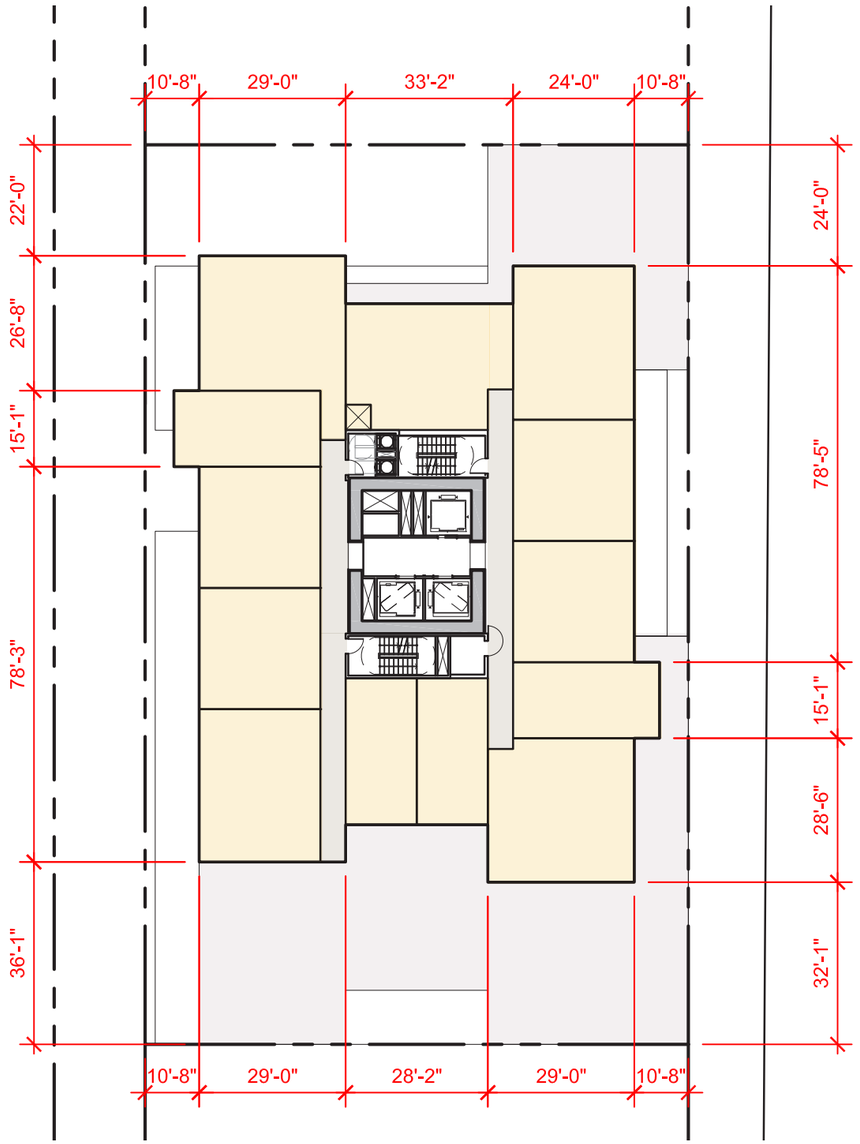
NOTE: All dimensions approximate, subject to change

0 15' 30' 60'
1'=30'-0"

MASSING OPTION 1 – **PLANS**



LEVEL 3–4



LEVEL 5–6

Lobby / Common Space

Union Program Space

MEP / Fire

Loading / Trash / Circulation

Residential Units

Retail

Exterior Roof Terrace

Landscaping / Green Roof

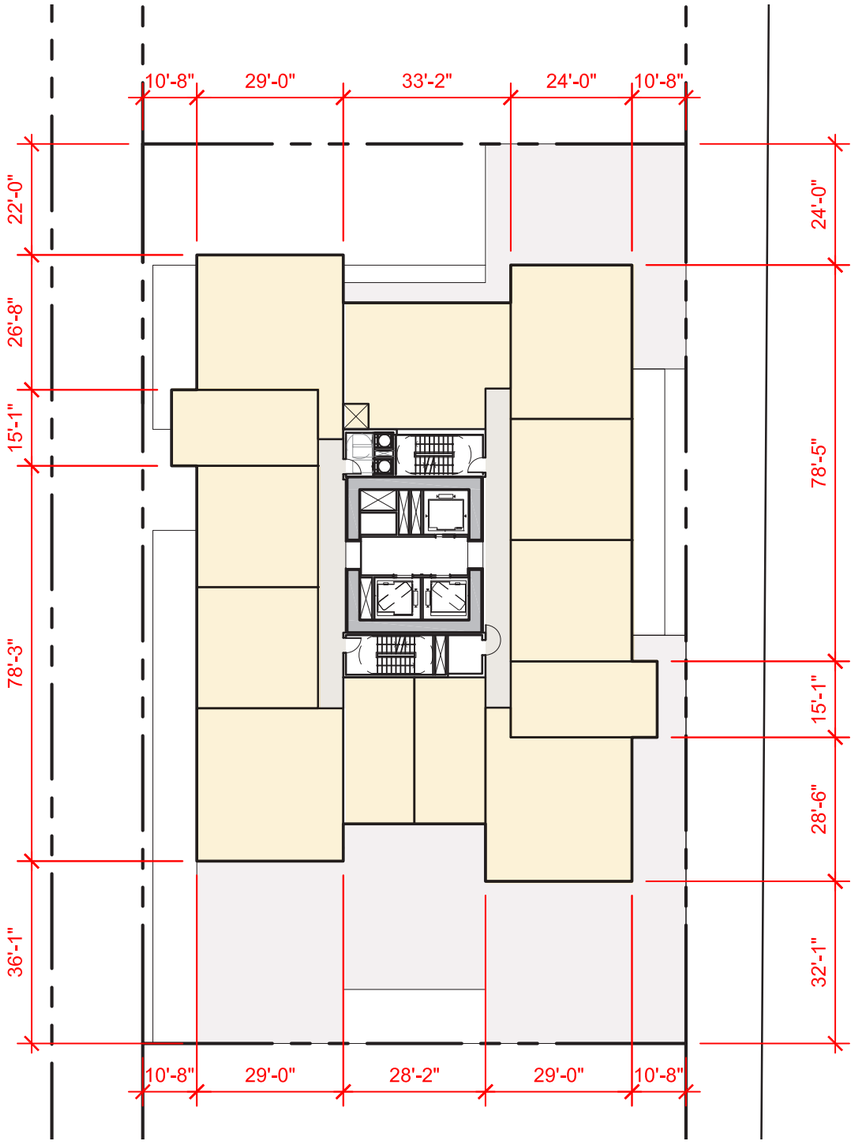
Building Entry / Exit

NOTE: All dimensions approximate, subject to change

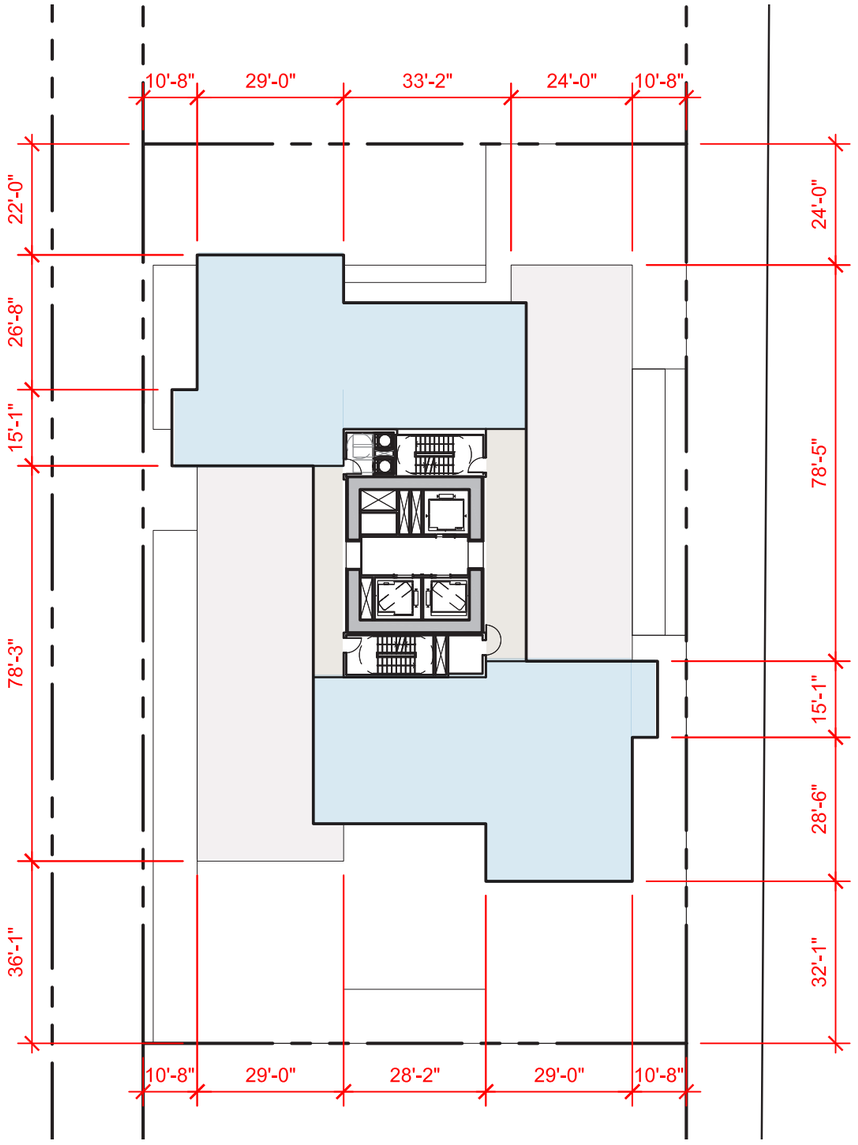
0 15' 30' 60'

1'=30'-0"

MASSING OPTION 1 – **PLANS**



LEVEL 7–29



LEVEL R1

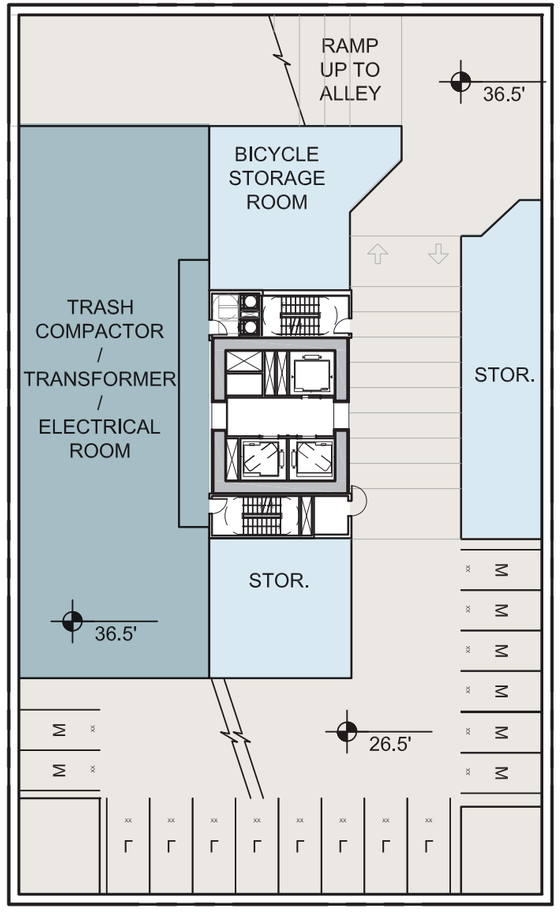
- Lobby / Common Space
- Union Program Space
- MEP / Fire
- Loading / Trash / Circulation
- Residential Units
- Retail
- Exterior Roof Terrace
- Landscaping / Green Roof
- Building Entry / Exit

NOTE: All dimensions approximate, subject to change

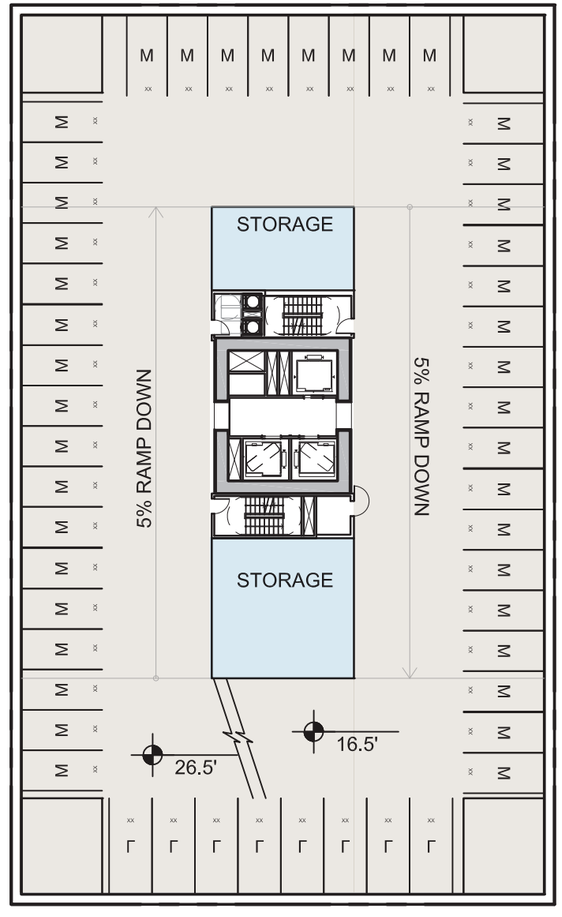
0 15' 30' 60'

1'=30'-0"

MASSING OPTION 1 – **PLANS**



LEVEL P1



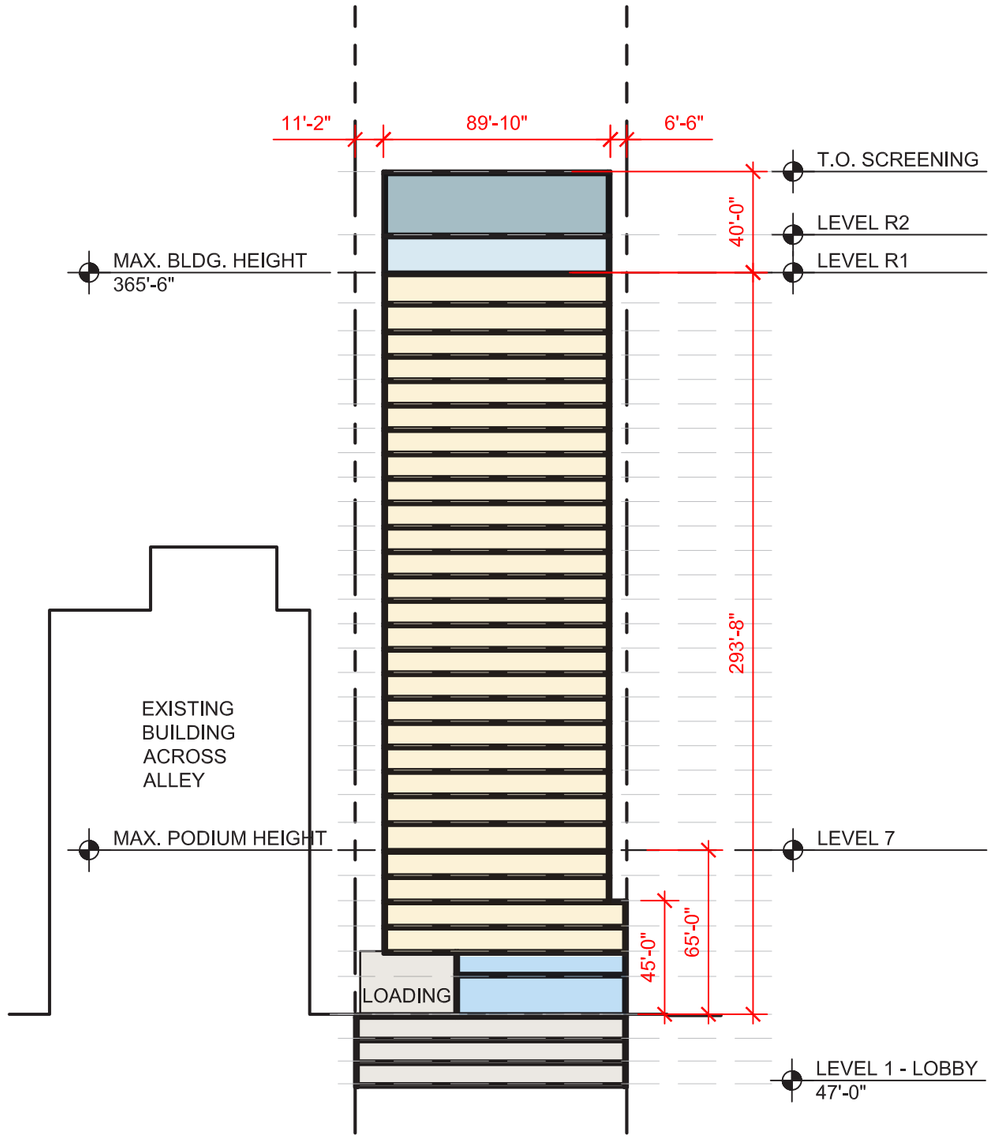
LEVEL P2

- Lobby / Common Space
- Union Program Space
- MEP / Fire
- Loading / Trash / Circulation
- Residential Units
- Retail
- Exterior Roof Terrace
- Landscaping / Green Roof
- Building Entry / Exit

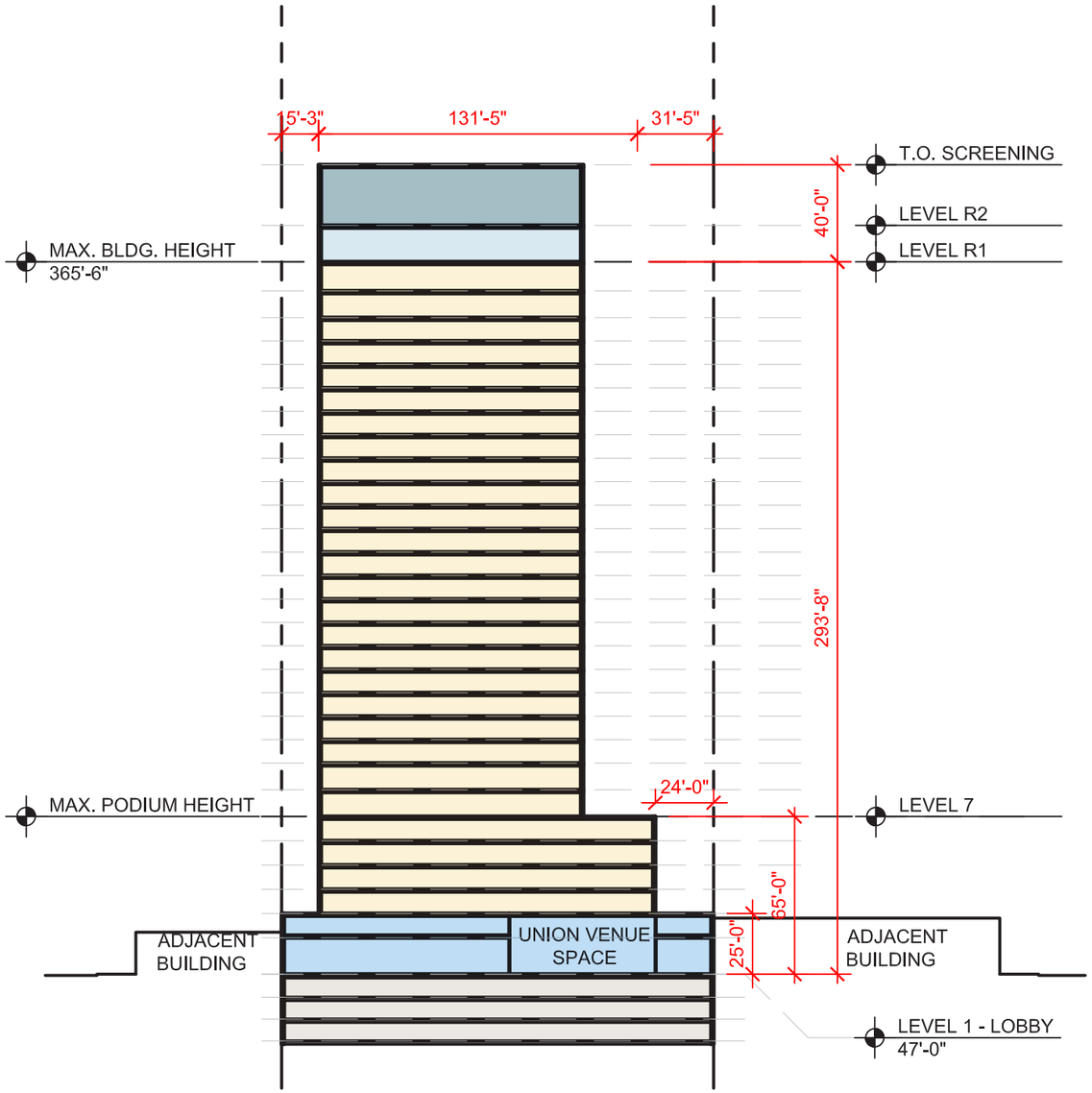
0 15' 30' 60'

1'=30'-0"

MASSING OPTION 1 – **SECTIONS**



NORTH FACING BUILDING SECTION



WEST FACING BUILDING SECTION

- Lobby / Common Space
- Union Program Space
- MEP / Fire
- Loading / Trash / Circulation
- Residential Units
- Retail
- Exterior Roof Terrace
- Landscaping / Green Roof
- Building Entry / Exit

NOTE: All dimensions approximate, subject to change

MASSING OPTION 2

“TWIST”

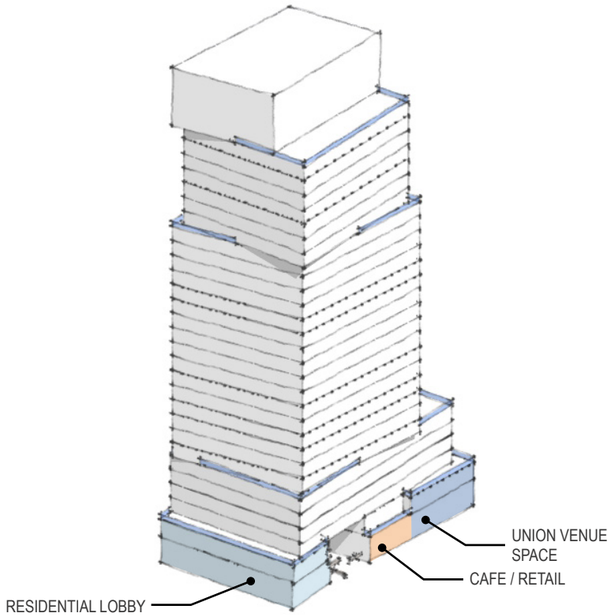
This massing option provides a stack of massing elements that utilize angled facades. The tower in this scheme is located at the southernmost part of the site – the double height volume of the venue space is located at the north part of the site. Open space is carved out from beneath the tower to provide an Entry Plaza that is flanked by the Cafe and the Residential Entry.

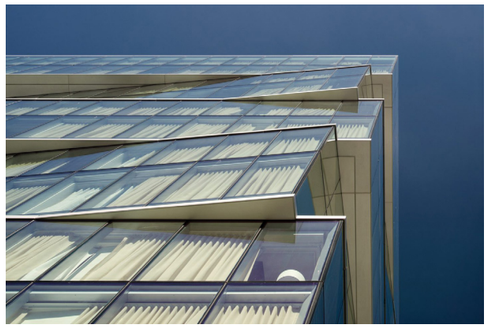
PROS

- An articulated podium provides setbacks and terraces at different levels to activate the facade and respond to immediate context.
- The overall massing shape is dynamic and interesting.
- Structural conflicts between the tower and the venue space is minimized.

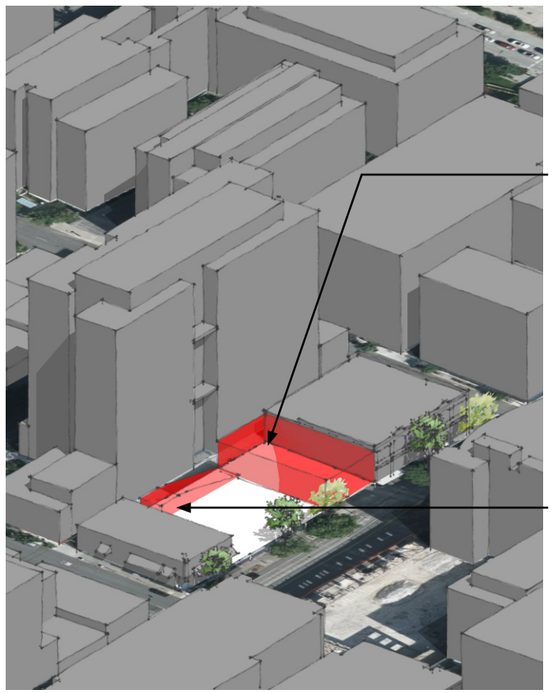
CONS

- The southern location of the tower locates the amenity deck on the podium in the shade of the tower.
- The Open Space provided at grade requires a departure based on its depth.
- Locating the venue space at the north results in locating the garage entry on the south – the high side of the alley. This requires more space in a very crowded Level 1 dedicated to ramping.





MASSING OPTION 2 – **DIAGRAMS**



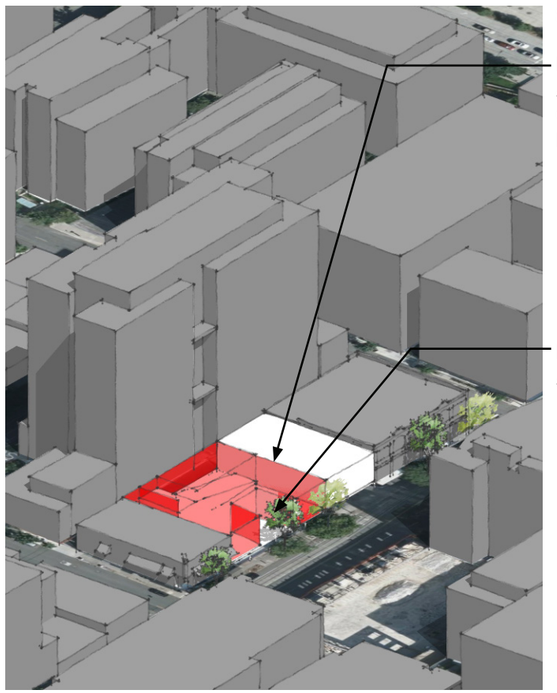
STEP 1

LOCATE DOUBLE–HEIGHT VENUE SPACE

- The northern location aims to reduce conflicts with tower structure and tower elevators.

LOCATE BELOW–GRADE PARKING RAMP

- The ramp entry is at the higher part of the alley, requiring more space within L1.



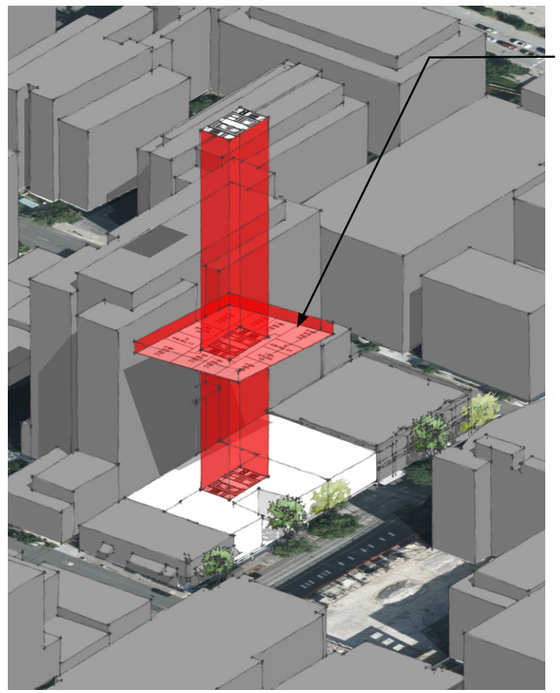
STEP 2

LOCATE UNION AUXILIARY SPACES, CAFE, AND RESIDENTIAL ENTRY

- The design complies with Lot Coverage Restrictions and locates active spaces along the street edge.

PROVIDE OPEN SPACE AT GRADE

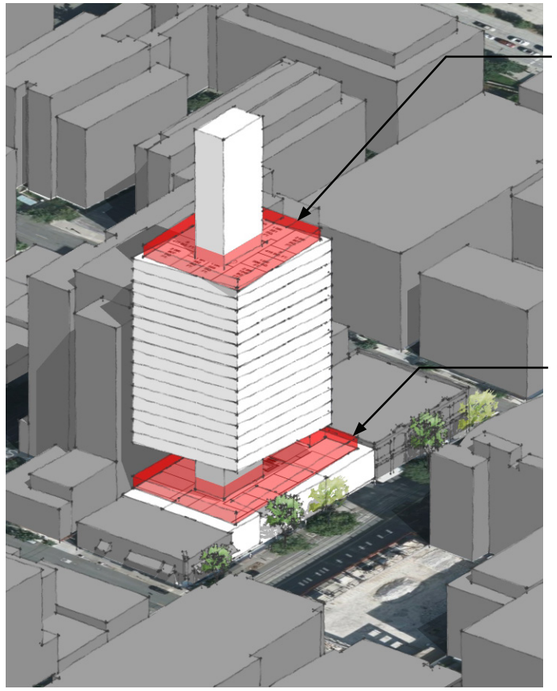
- The court provides a southern–oriented open space flanked by the cafe and residential entry, creating an active outdoor space.
- A departure is required for this open space based on its depth.



STEP 3

STUDY TOWER CORE LOCATION, DEVELOP AN INTERESTING TYPICAL TOWER PLATE

- The tower plate aims to achieve a specific unit mix.
- Articulation / Differentiation is 'built–in' to the plate – in this option, the plate is a parallelogram.
- The tower core aims to avoid the venue space, and fit within the center of the site to allow for parking stalls and circulation in the below–grade levels.



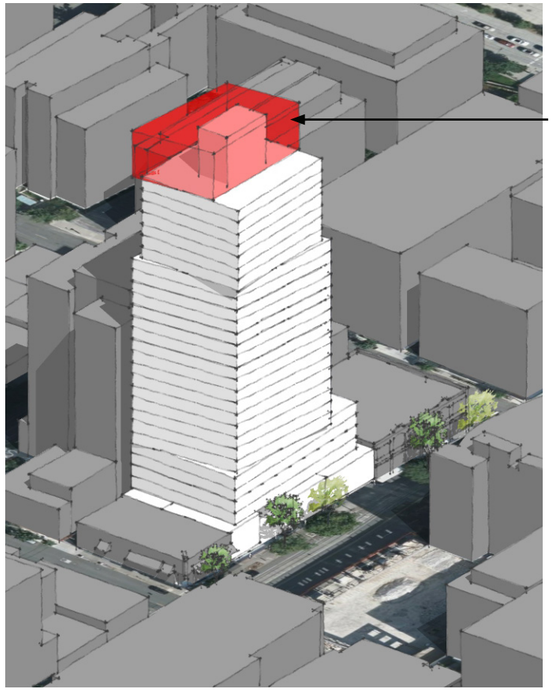
STEP 4

STUDY UPPER LEVEL TOWER PLATES

- In this scheme, a rotated parallelogram provides contrast with the rest of the tower.
- This differentiation provides interest, and an opportunity to differentiate the unit mix.

STUDY PODIUM LEVEL PLATES

- The podium levels (Levels 3–6) are designed to complement the tower levels above.
- The podium levels are design to comply with lot coverage limits.

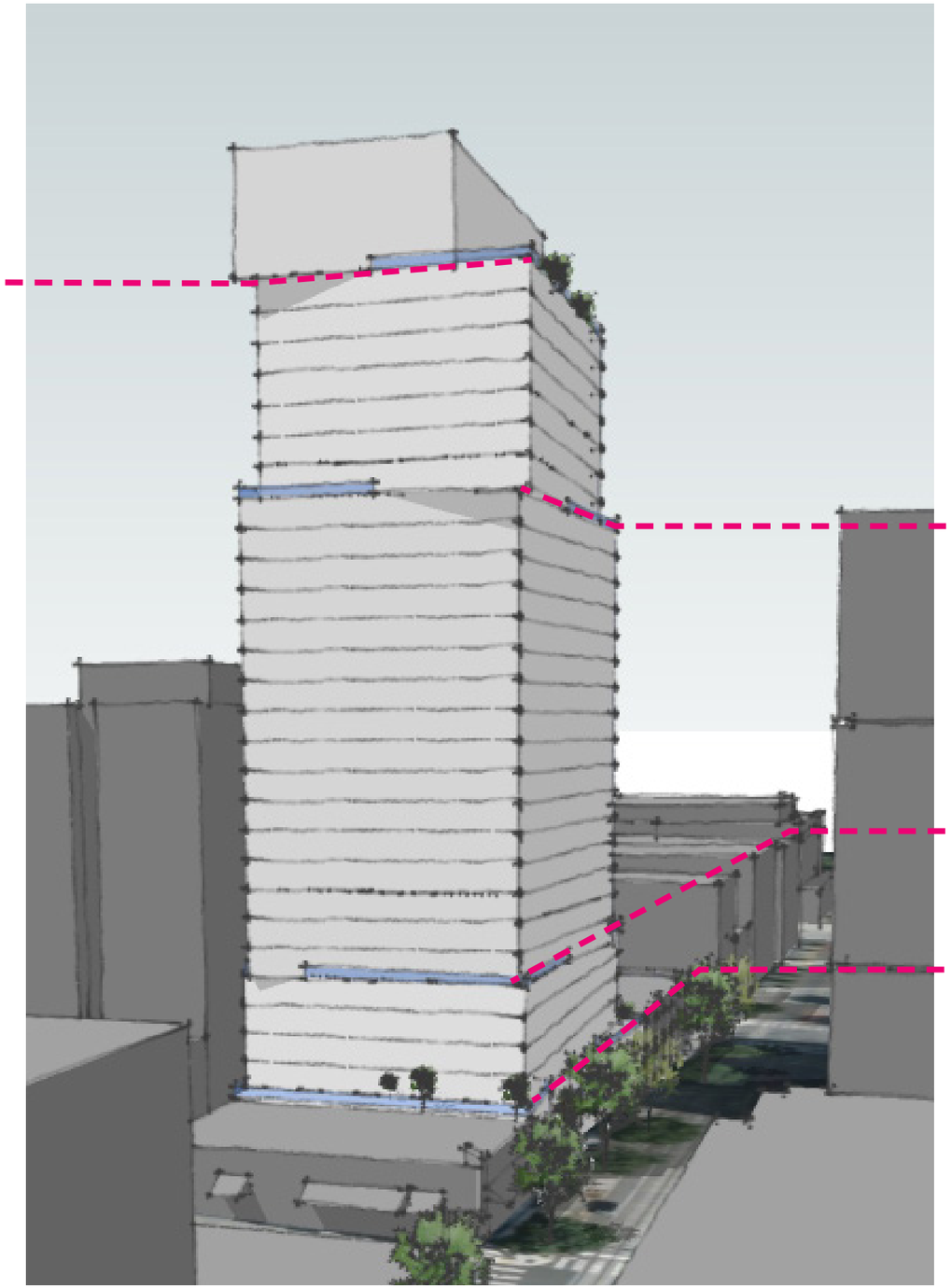


STEP 5

STUDY ROOFTOP

- The design provides a roof deck, indoor amenity spaces, and encloses mechanical equipment.
- The design complements the tower by continuing the design logic of the floors below.

MASSING OPTION 2 – **DIAGRAMS**



290’ HEIGHT FOR RESIDENTIAL BUILDINGS

+/– 205’ HEIGHT OF FIRESTONE BUILDING

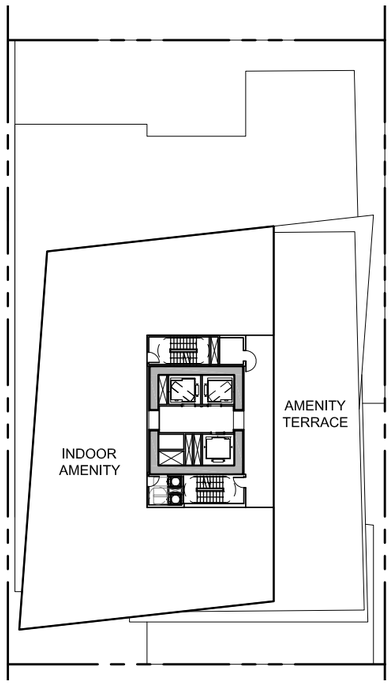
- A shift at this height relates to the tall commercial office building across Westlake Ave N.

65’ DATUM FOR PODIUMS AND EXISTING BUILDINGS

- A shift at this height ties the recessed podium to the surrounding context

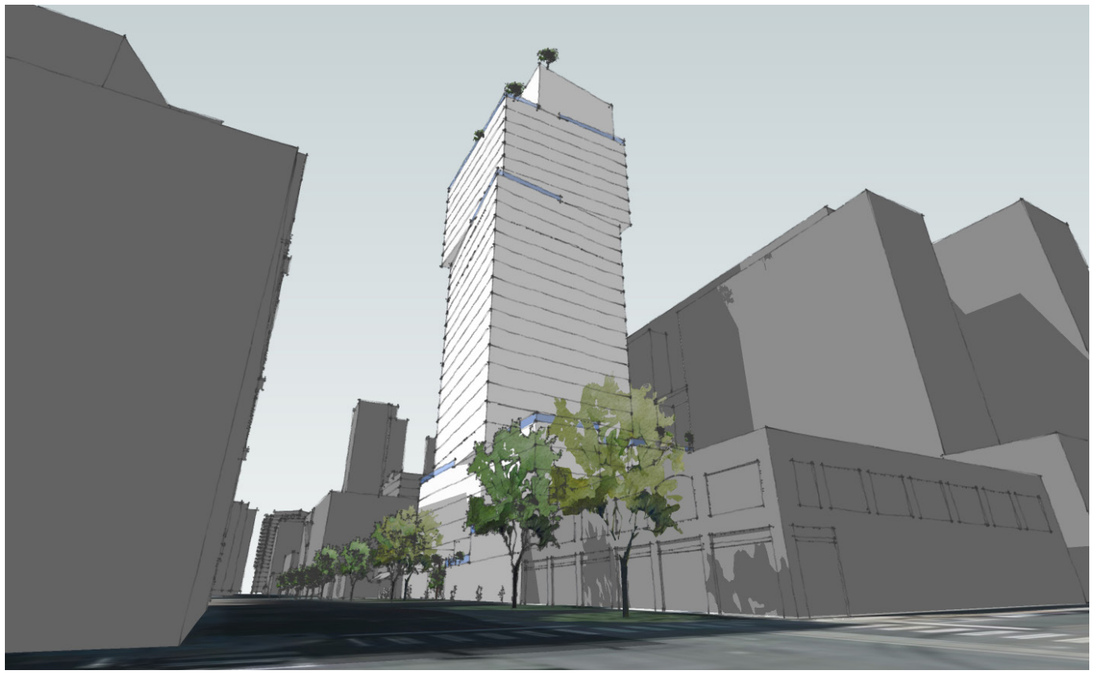
TWO–STORY HEIGHT

- A shift at this height is drawn from the adjacent ‘Tesla’ Building – potentially nominated as a Landmark.



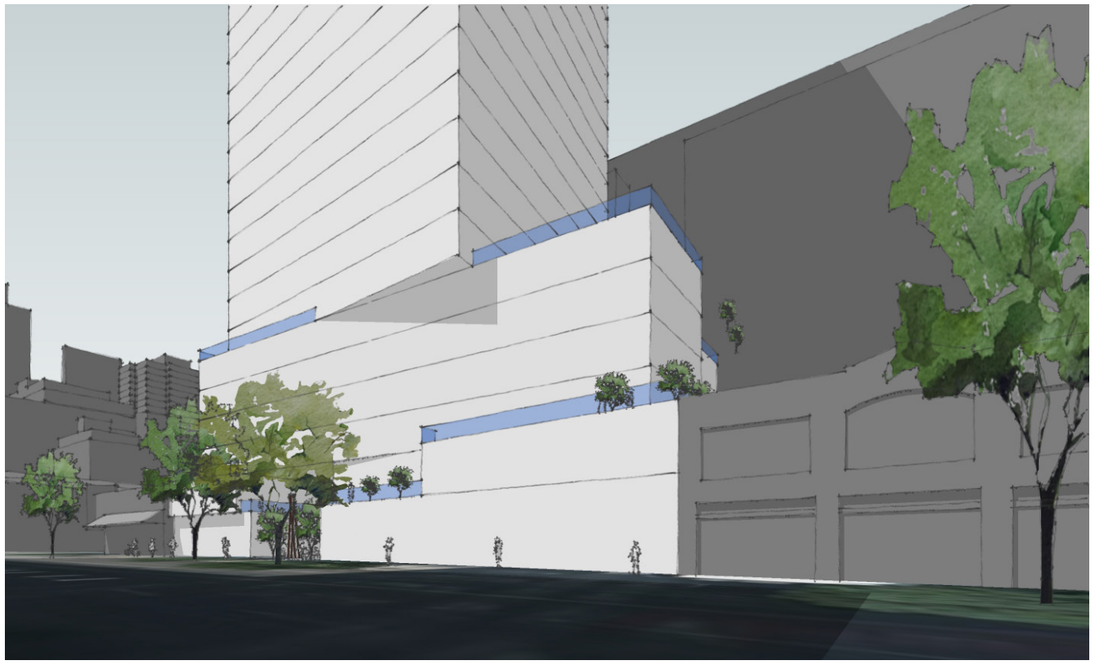
MASSING OPTION 2 – **VIEWS**

Pedestrian view from the corner of Harrison St and Westlake Ave N looking north.



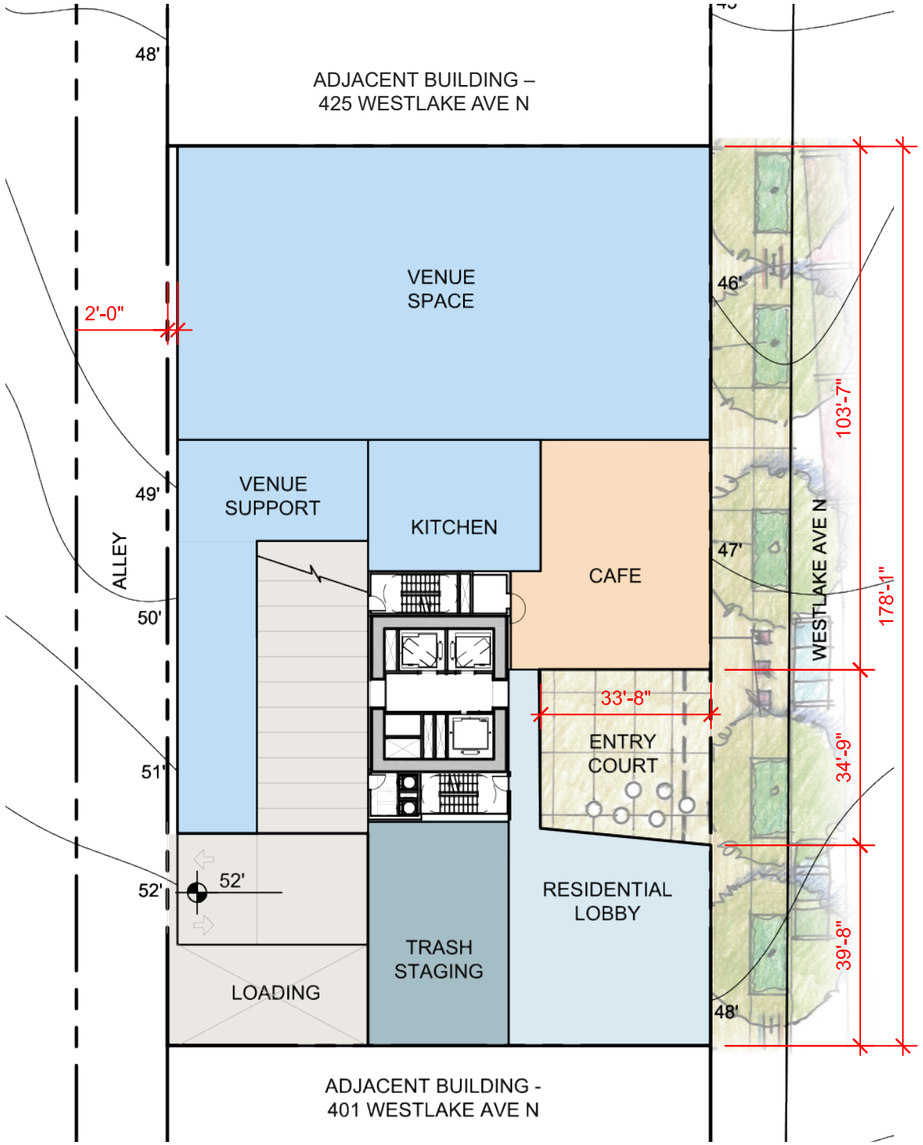
Pedestrian view from the corner of Republican St. and Westlake Ave N looking south.

Pedestrian view looking west.

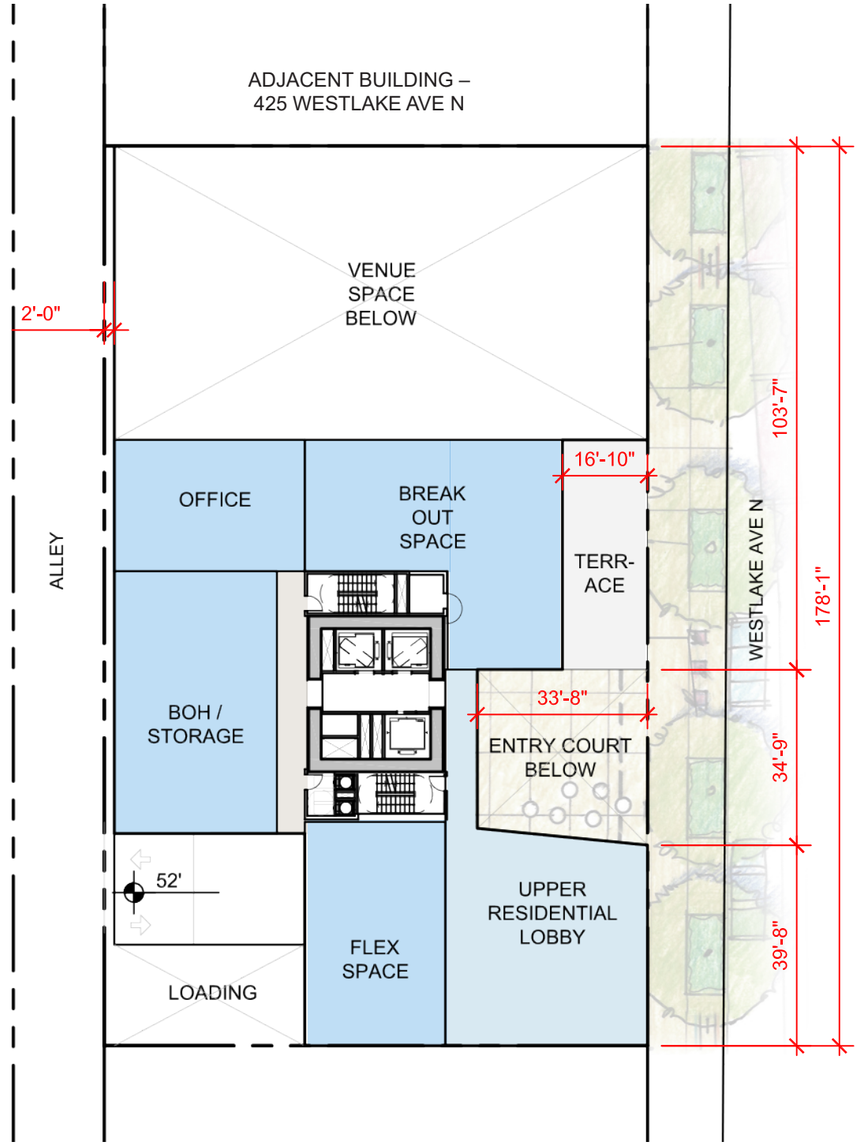


Pedestrian view looking south on Westlake Ave N.

MASSING OPTION 2 – **PLANS**



LEVEL 1



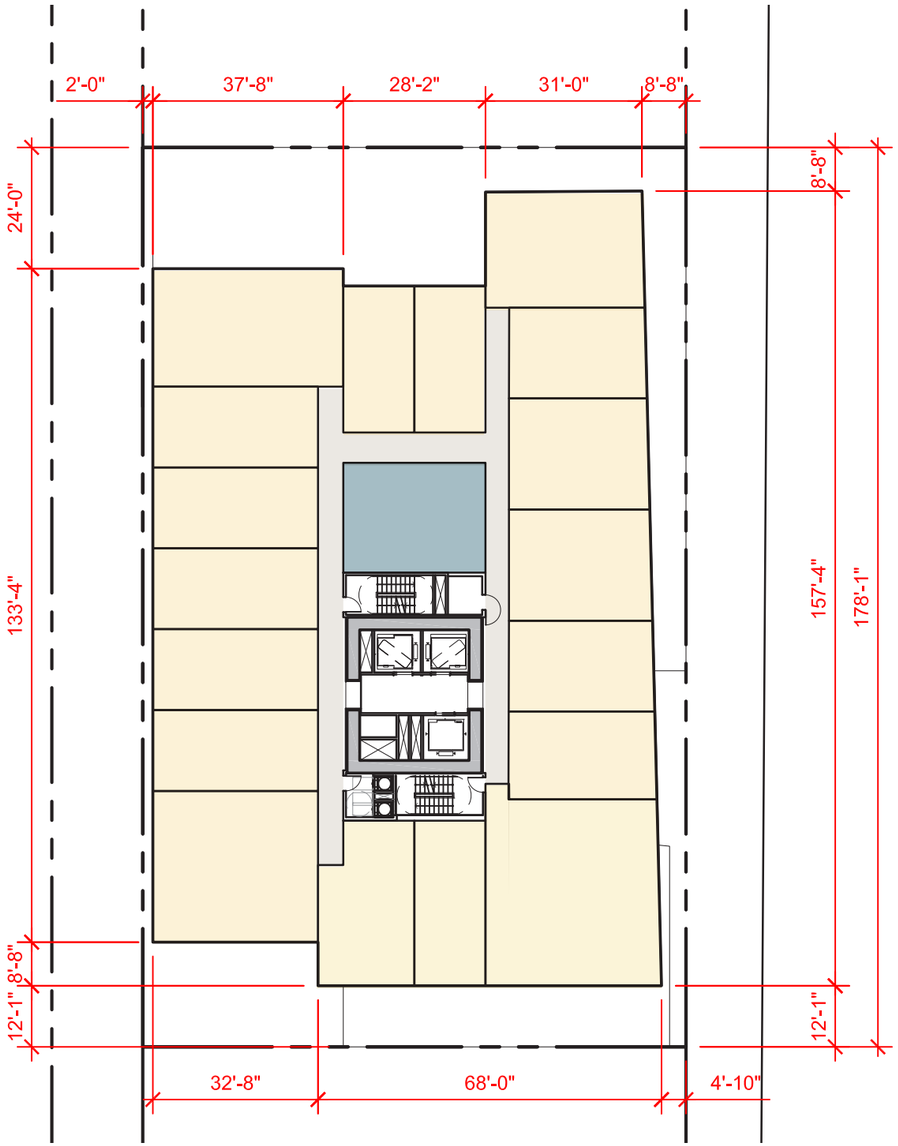
LEVEL 2

Lobby / Common Space
Union Program Space
MEP / Fire
Loading / Trash / Circulation
Residential Units
Retail
Exterior Roof Terrace
Landscaping / Green Roof
Building Entry / Exit

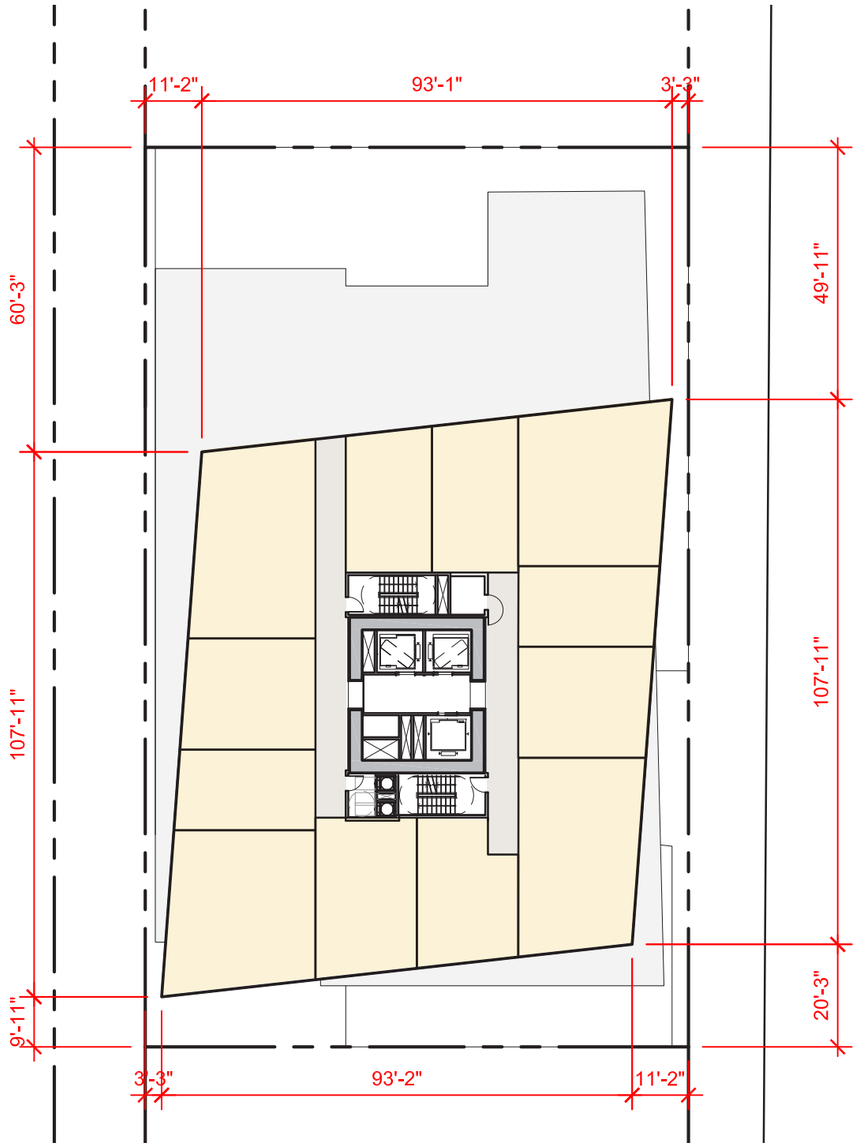
NOTE: All dimensions approximate, subject to change

0 15' 30' 60'
1'=30'-0"

MASSING OPTION 2 – **PLANS**



LEVEL 3–6



LEVEL 7

Lobby / Common Space
Union Program Space
MEP / Fire
Loading / Trash / Circulation
Residential Units
Retail
Exterior Roof Terrace
Landscaping / Green Roof
Building Entry / Exit

NOTE: All dimensions approximate, subject to change

0 15' 30' 60'

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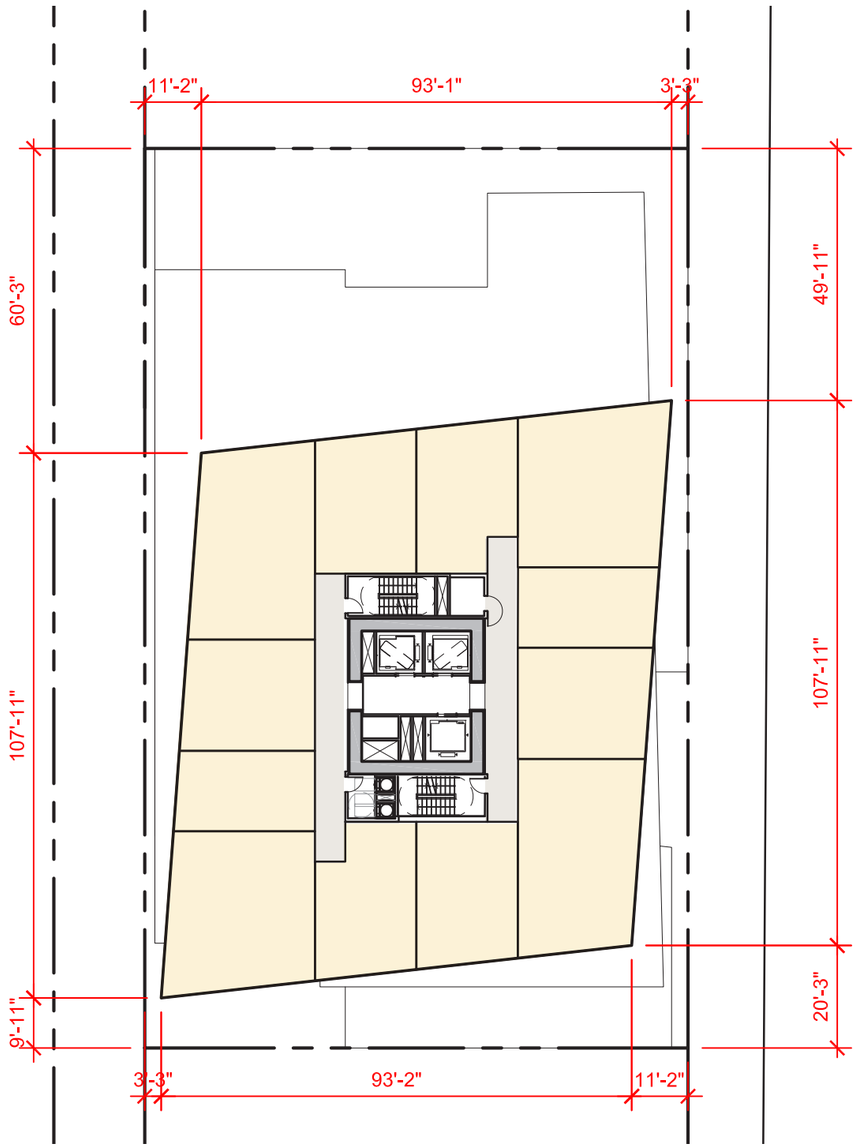
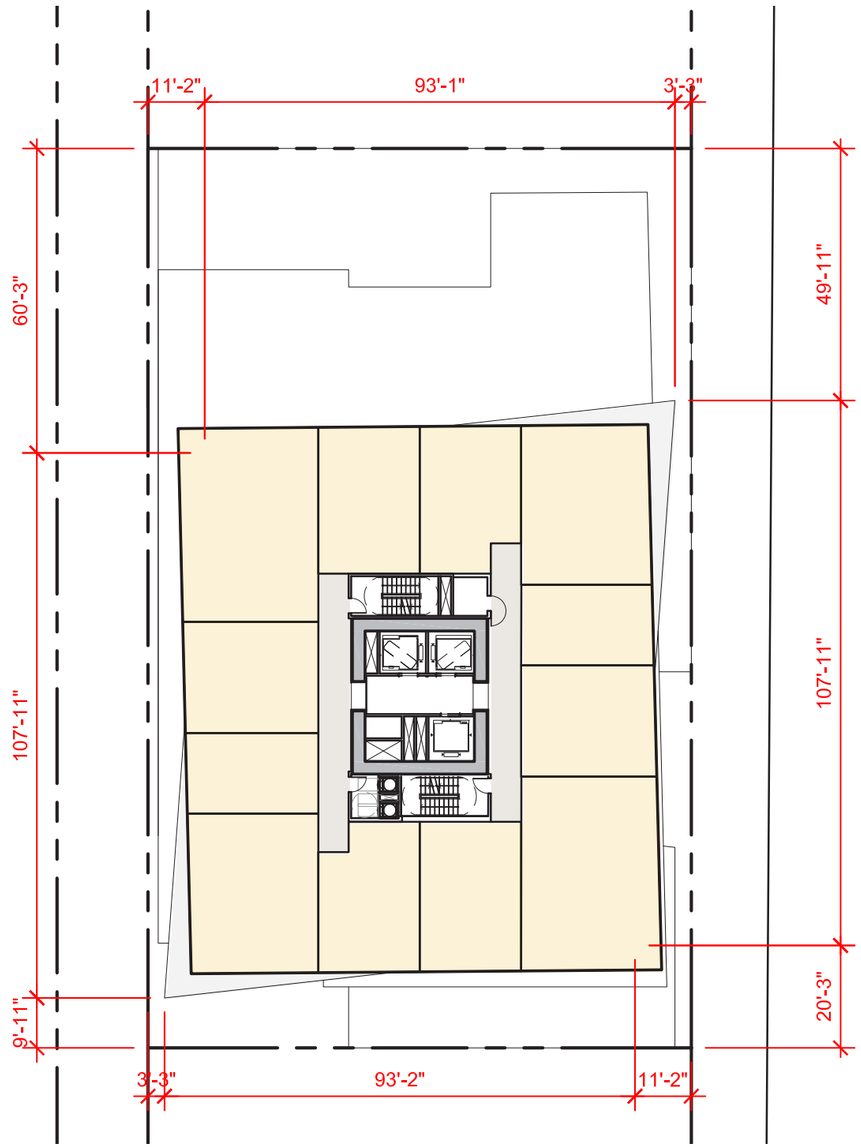
MASSING OPTION 2 – **PLANS**



LEVEL 8–20



LEVEL 21-29

Lobby / Common Space
Union Program Space
MEP / Fire
Loading / Trash / Circulation
Residential Units
Retail
Exterior Roof Terrace
Landscaping / Green Roof
Building Entry / Exit

NOTE: All dimensions approximate, subject to change

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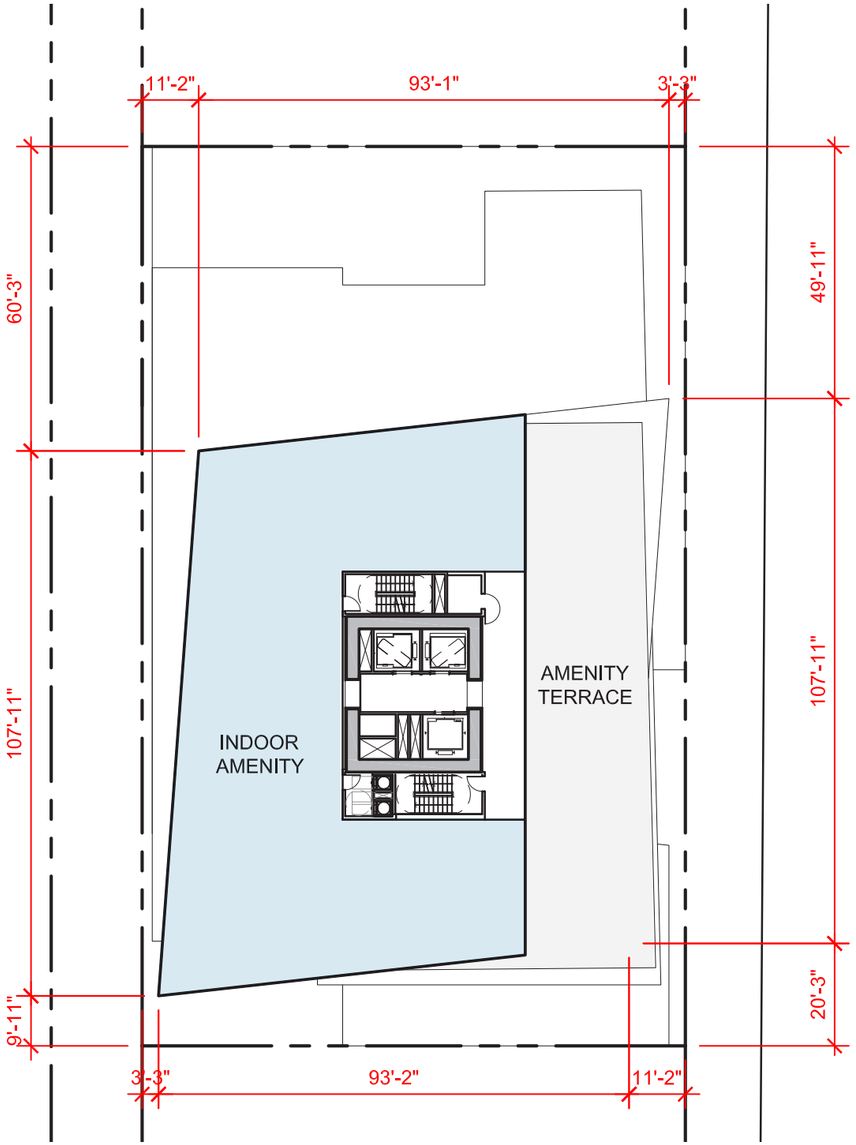
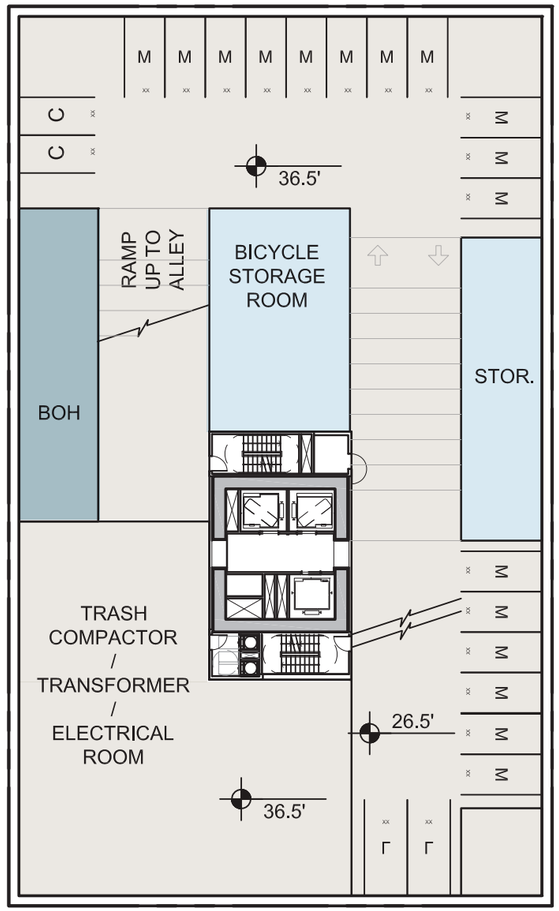
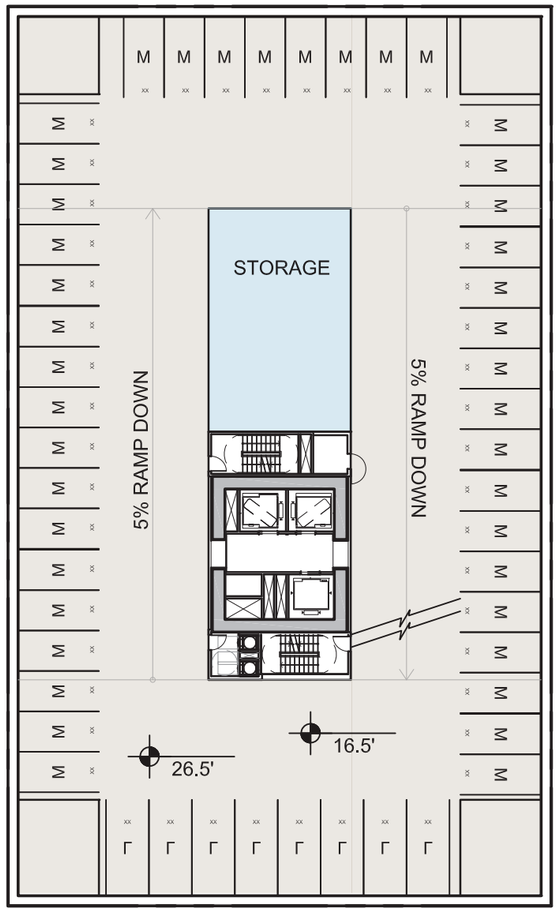
MASSING OPTION 2 – **PLANS**



LEVEL R1



LEVEL P1



LEVEL P2

Lobby / Common Space
Union Program Space
MEP / Fire
Loading / Trash / Circulation
Residential Units
Retail
Exterior Roof Terrace
Landscaping / Green Roof
Building Entry / Exit

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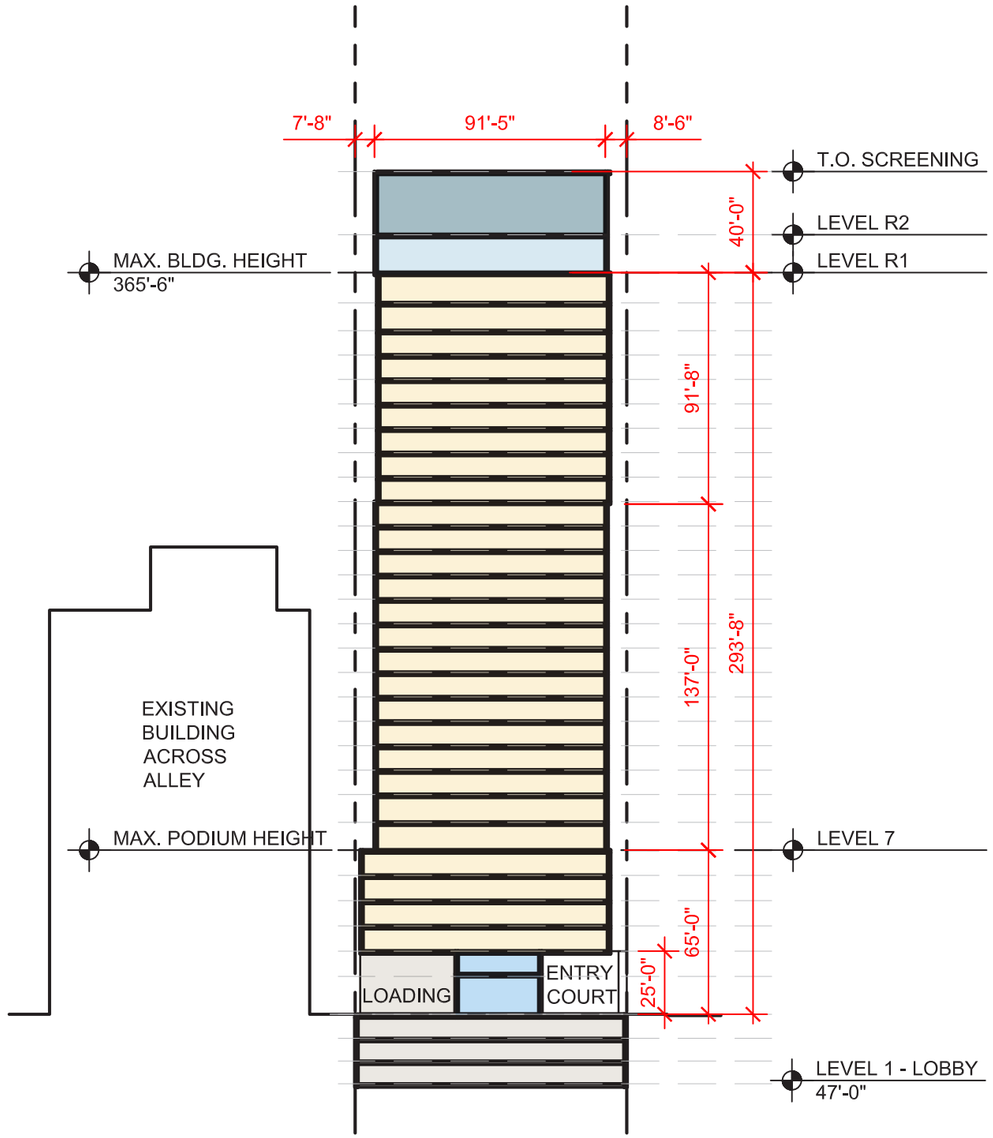
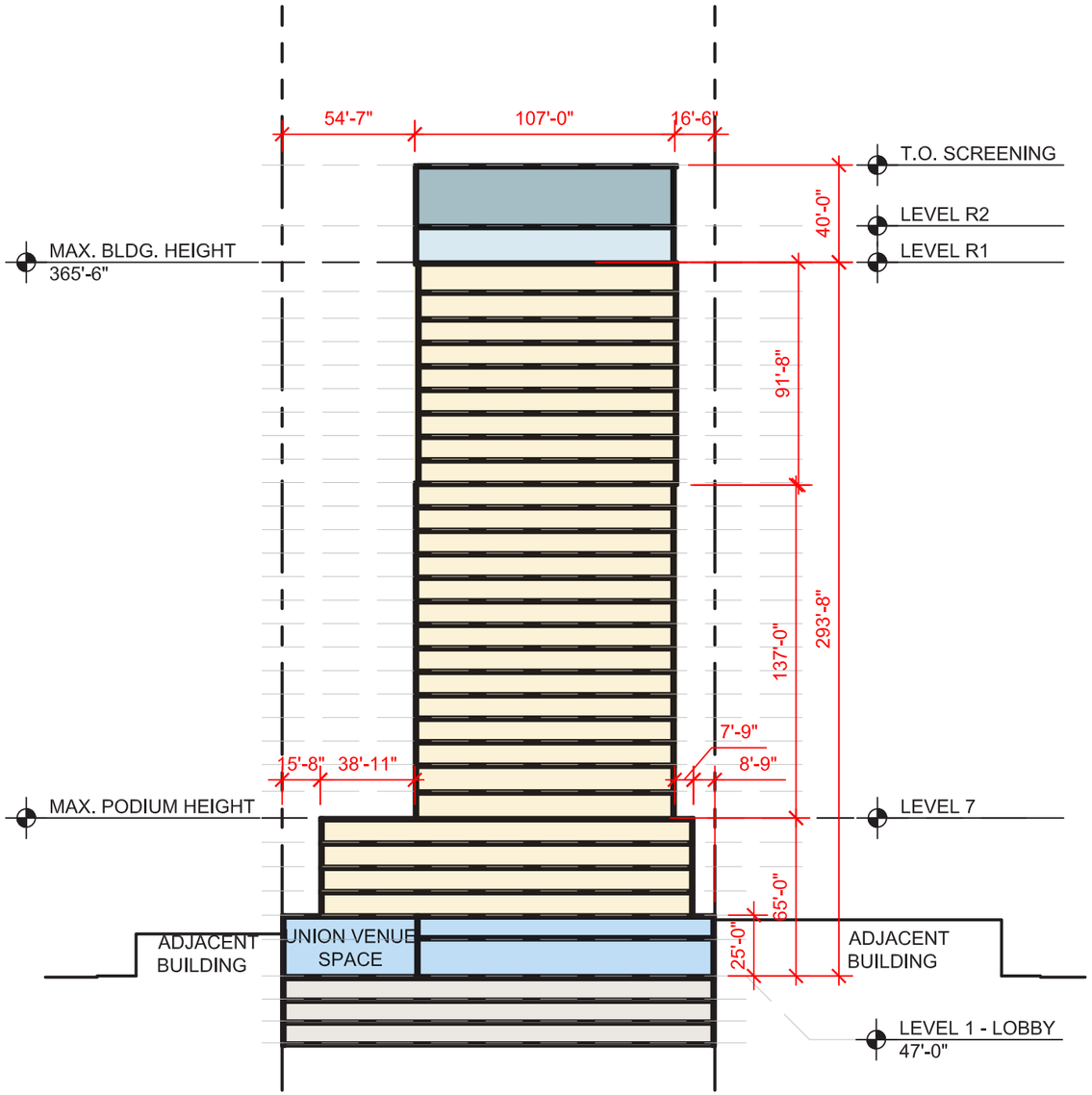
MASSING OPTION 2 – **SECTIONS**



NORTH FACING BUILDING SECTION



WEST FACING BUILDING SECTION

Lobby / Common Space
Union Program Space
MEP / Fire
Loading / Trash / Circulation
Residential Units
Retail
Exterior Roof Terrace
Landscaping / Green Roof
Building Entry / Exit

NOTE: All dimensions approximate, subject to change

ANTICIPATED DEPARTURE 1 – MASSING OPTION 2

Code Requirement

SMC 23.48.040.A.2.A

On Class 1 Pedestrian Streets, the minimum height for street–facing facades is 45 feet.

Departure Request and Difference

The proposed massing creates a setback above the second story in lieu of providing the required height of 45' street wall. This better aligns with immediate neighborhood context, specifically the historic facades located on Westlake Ave N.

Explanation for Departure Request

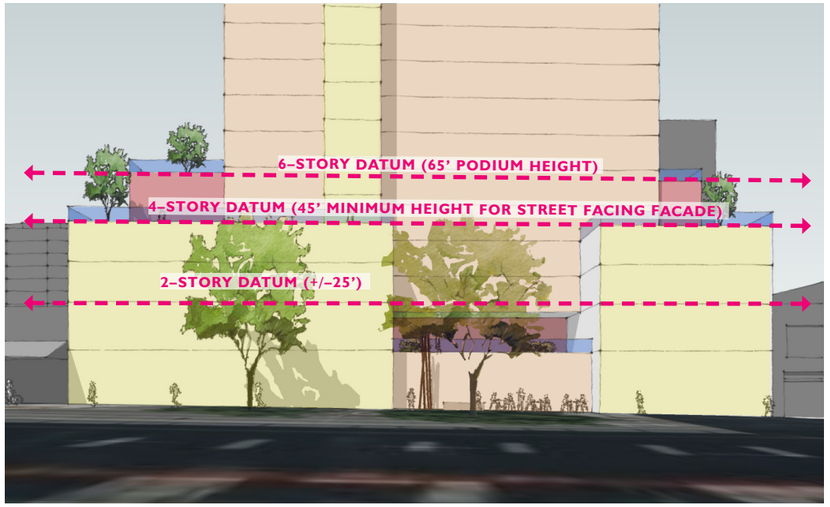
The prescriptive minimum 45' facade height along Westlake Avenue N, in combination with the 75% lot coverage limitation, forces much of the bulk eastward against the lot line, while creating more open space along the alley. Options 2 and 3, departing from this minimum 45' facade height requirement, provide far more interesting podium configurations against Westlake Ave N with more articulation and terracing (CS2–3–C). This better meets the intent of DC2–3, which encourages creative massing within the podium while complying with the 75% lot coverage.

Associated Guidelines

DCS–3
CS2–3–C

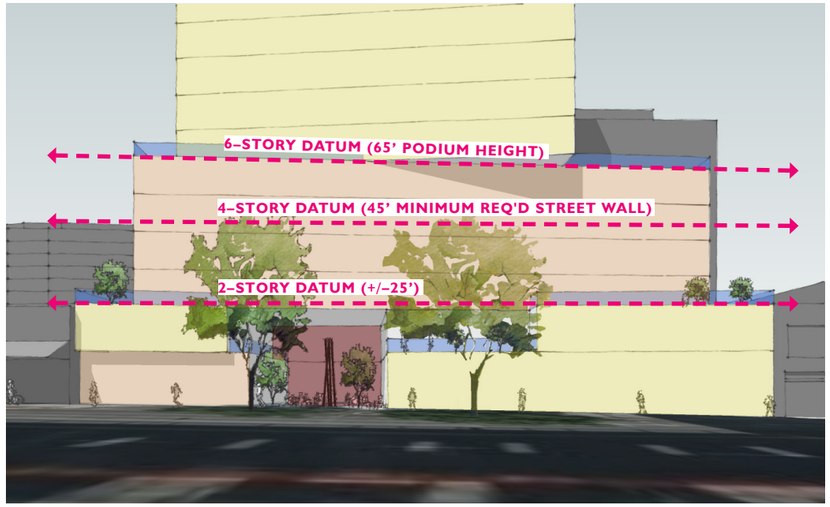
DEPTH KEY:
FOREGROUND BACKGROUND

MASSING OPTION 1 (CODE COMPLIANT):



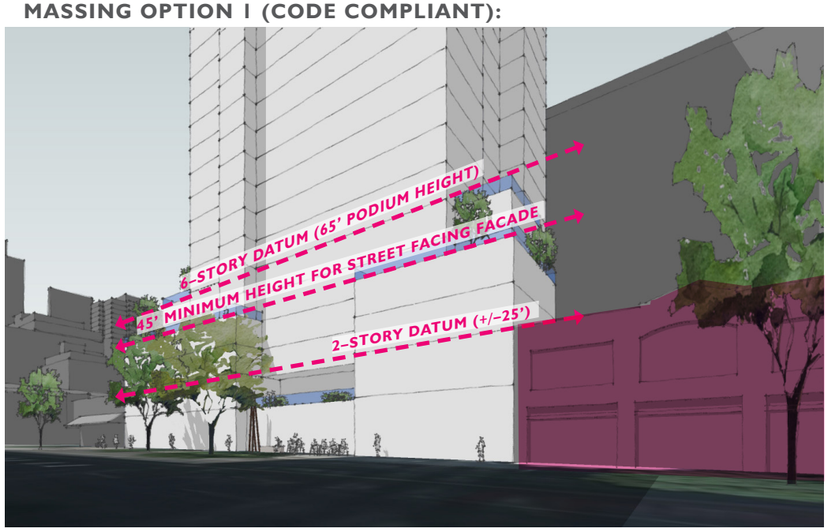
- The code–compliant option incorporates a street facade up to the required 45'; while Levels 5 & 6, still podium levels, set back from the street lot line and comply with the podium lot coverage requirement of 70%.

MASSING OPTION 2:



- Option 2 provides a setback above the 2nd story, approximately 25' in height, which reflects the heights of the historic facades on this block (the Tesla Building to the north, and the Firestone building across the street). This setback also provides increased view potential to Lake Union. Within the 2–story datum, further articulation is provided to activate the facade with terraces.
- It is anticipated that the facade of the Tesla Building will be landmarked in a similar way to the Firestone building across the street.

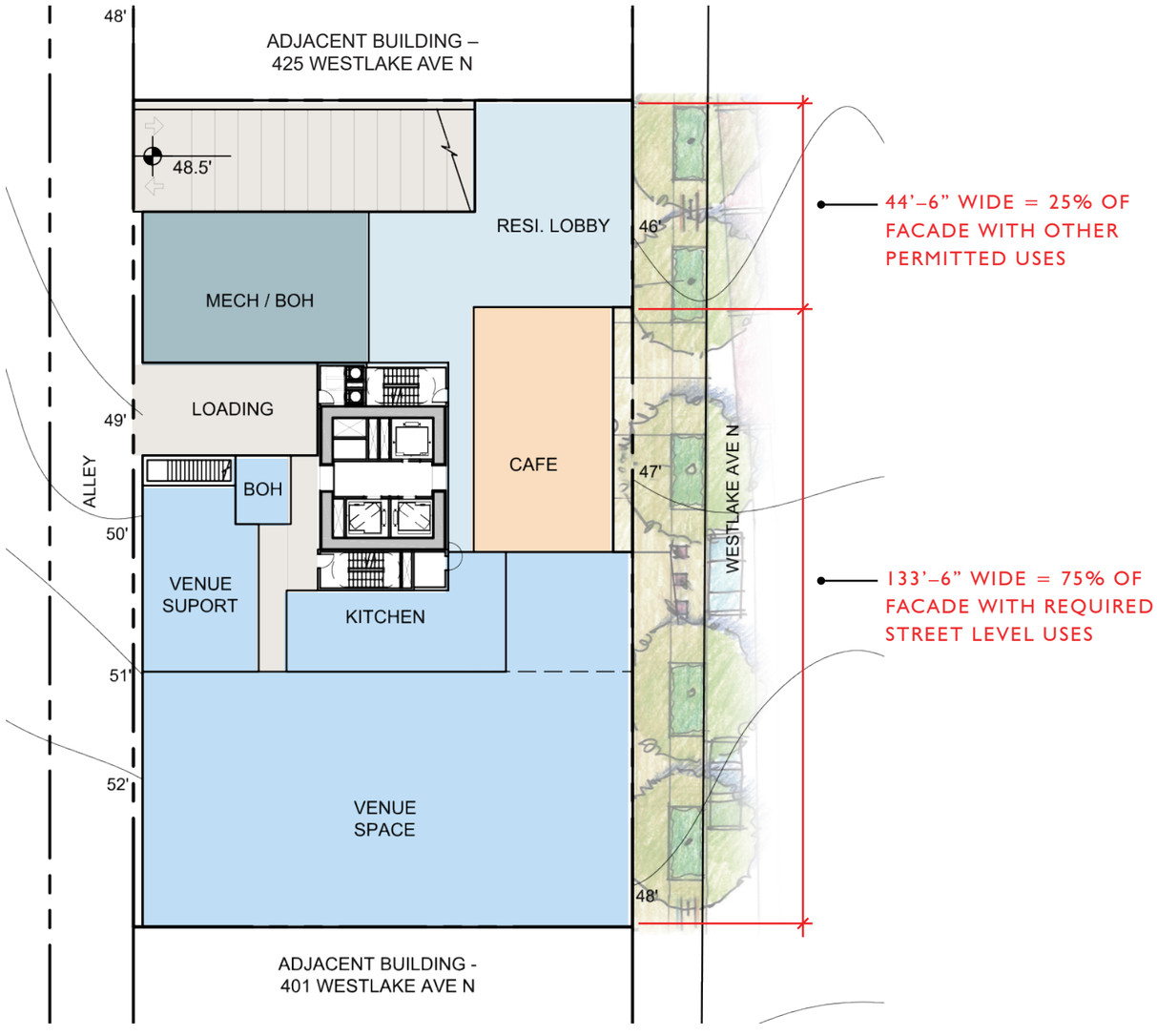
MASSING OPTION 1 (CODE COMPLIANT):



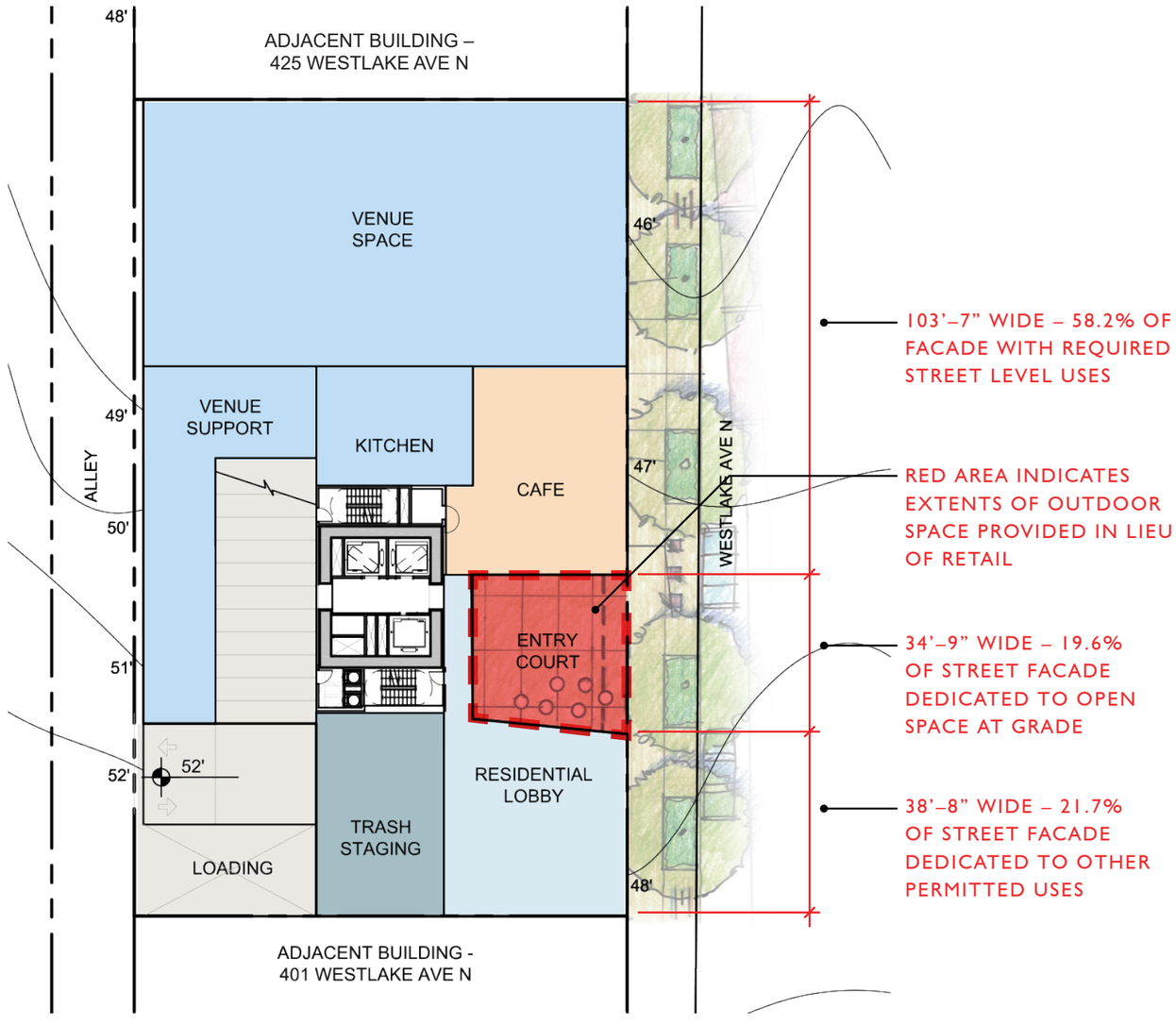
MASSING OPTION 2:

ANTICIPATED DEPARTURE 2 – MASSING OPTION 2

#	Code Requirement	Departure Request and Difference	Explanation for Departure Request	Associated Guidelines
3	**SMC 23.48.040.C**: Where street–level uses are required, a minimum of 75 percent of the applicable street–level, street–facing facade shall be occupied by uses listed in subsection 23.48.005.D.1. The remaining street–facing facade may contain other permitted uses or pedestrian or vehicular entrances.	The proposed massing incorporates 58.2% of the facade occupied by street level uses. In lieu of the remaining 16.8% of the facade being occupied by street level uses to comply with the 75% requirement, an outdoor Entry Court is provided instead.	The Entry Court provides a strong neighborhood amenity and contributes to the network of small outdoor spaces provided by new development within SLU. The entry court can better serve as spill–out space for the Cafe, and a place of respite within a busy neighborhood. The Entry Court becomes a focal point and provides a space that is as active as a code–required retail space. The fact that the Entry Court is partially covered is a benefit by providing weather protected gathering space for the Cafe and Residential Lobby.	DC2–5 Secondary Architectural Features CS1–2 Sunlight and views DC2–B Facade Composition (Seattle Design Guidelines)



COMPLIANT DESIGN – MASSING OPTION 1



PROPOSED DESIGN – MASSING OPTION 2

MASSING OPTION 3 (PREFERRED)

“OFFSET”

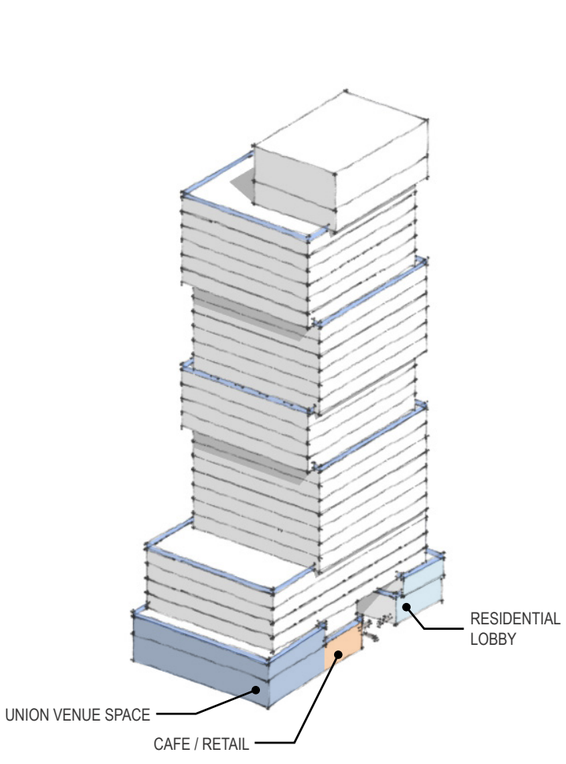
This option provides a stack of massing elements with different proportions and shapes. The aim is to provide a more iconic tower with a distinctive style. This massing option proposes the tower at the northernmost location of the site.

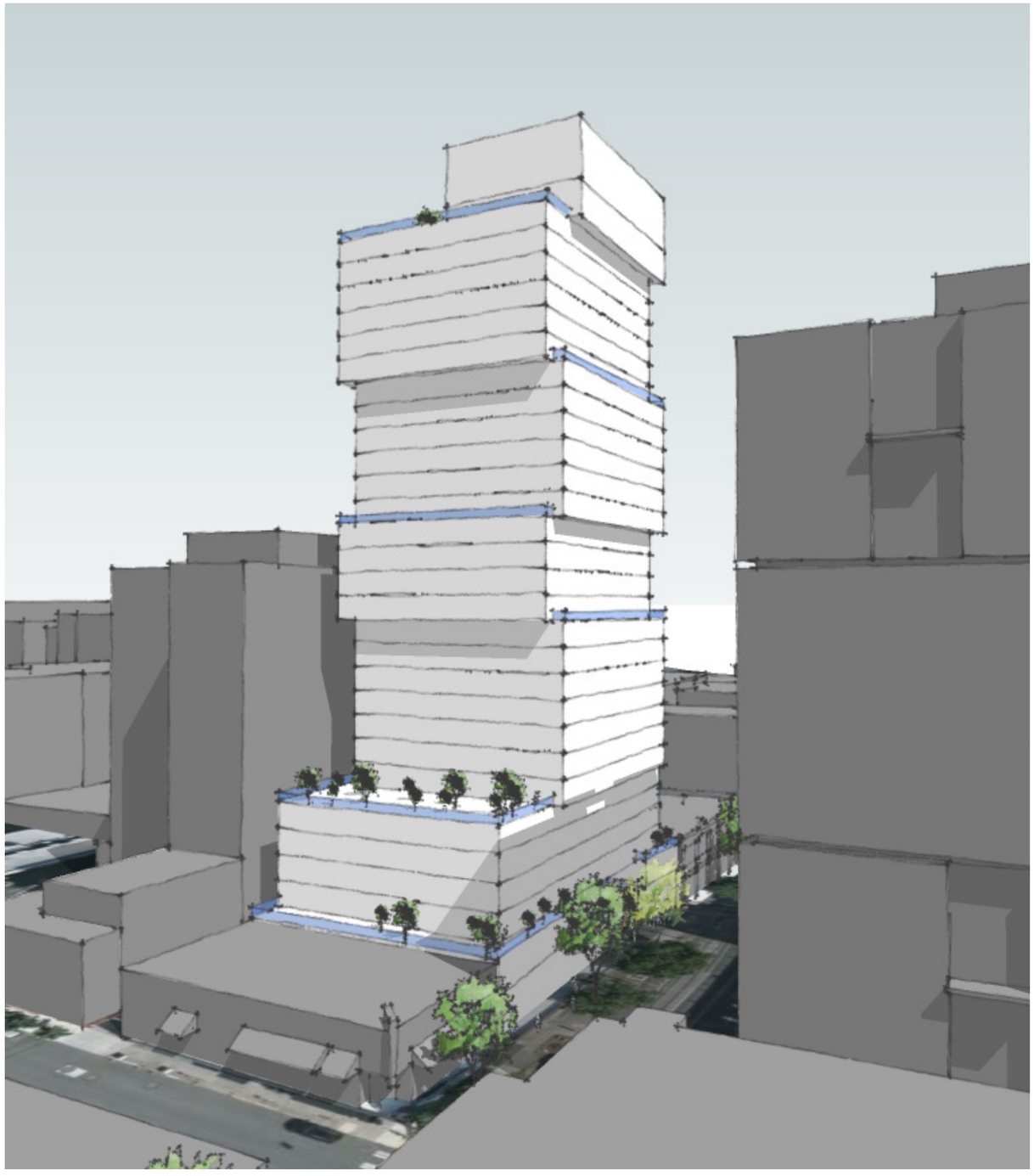
PROS

- The various angles incorporated into the tower shape provide a breakup of the overall massing and a more iconic shape.
- The Open Space at grade provides a generous mid–block outdoor space providing spill–out space for the adjacent cafe and continues the network of small outdoor spaces prevalent in SLU
- The tower’s location as far northward as possible provides a south facing amenity area above the podium.
- The podium is articulated by a setback above Level 2, providing a human scaled datum along Westlake Ave N that ties well to the adjacent buildings.

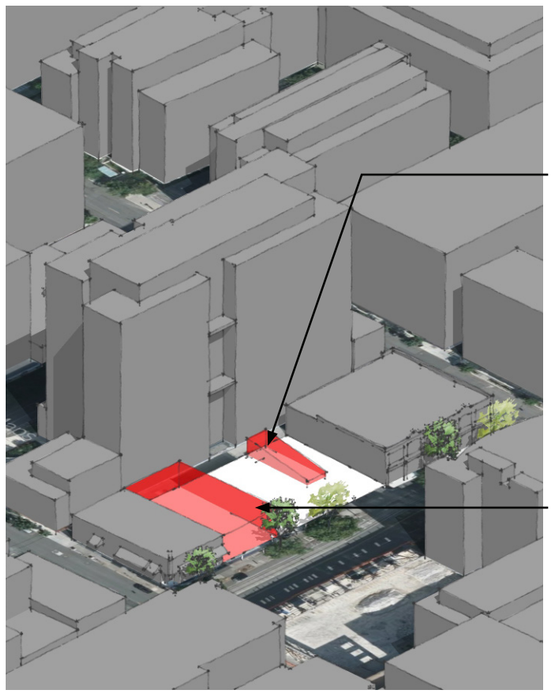
CONS

- A departure is required to achieve the mid–block open space along Westlake Ave N





MASSING OPTION 3 (PREFERRED) – **DIAGRAMS**



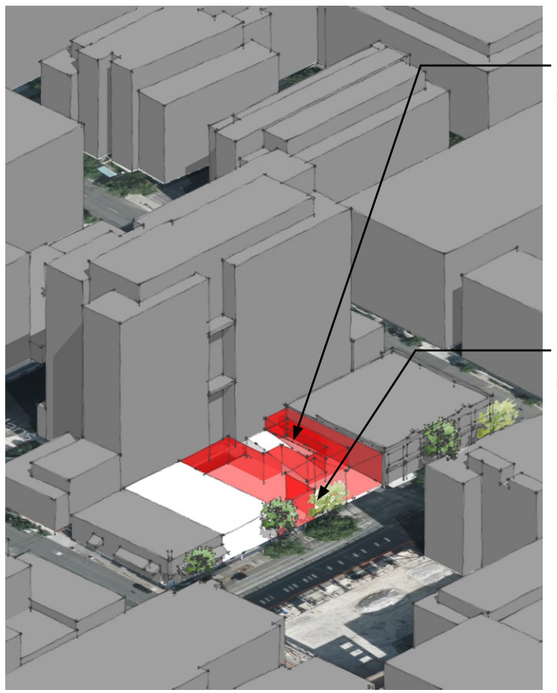
STEP 1

LOCATE BELOW–GRADE PARKING RAMP

- The ramp entry should be near lowest point along alley.

LOCATE DOUBLE–HEIGHT VENUE SPACE

- The southern location aims to reduce conflicts with tower structure and tower elevators.



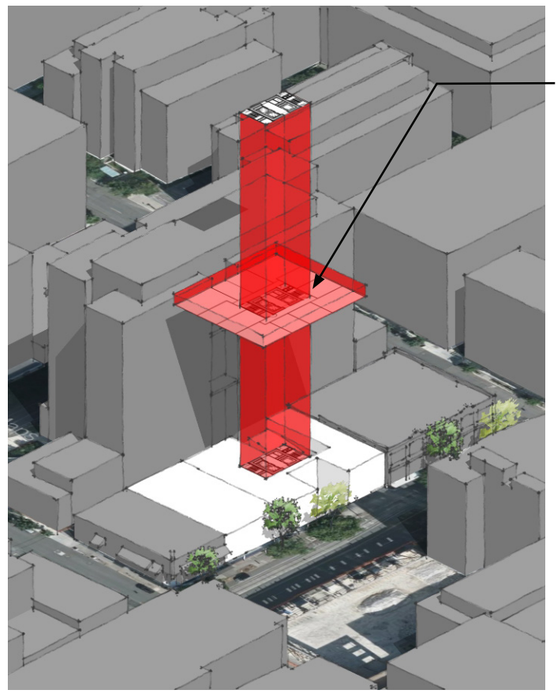
STEP 2

LOCATE UNION AUXILIARY SPACES, CAFE, AND RESIDENTIAL ENTRY

- The design complies with Lot Coverage Restrictions and locates active spaces along the street edge.

PROVIDE OPEN SPACE AT GRADE

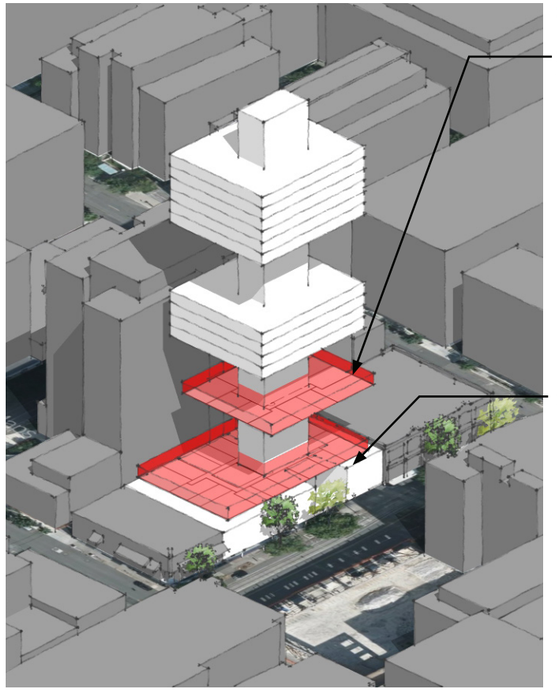
- The court provides a mid–block open space flanked by the cafe and residential entry, creating an active outdoor space.
- A departure is required for this open space based on its depth.



STEP 3

STUDY TOWER CORE LOCATION, DEVELOP AN INTERESTING TYPICAL TOWER PLATE

- The tower plate aims to achieve a specific unit mix.
- Articulation / Differentiation is 'built–in' to the plate – in this option, one plate type is designed for certain floors.
- The tower core avoids the venue space, and fits within the center of the site to allow for parking stalls and circulation in the below–grade levels.



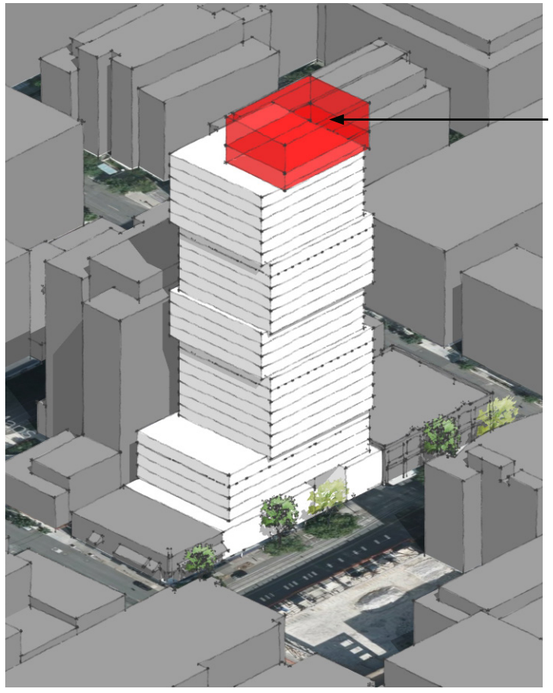
STEP 4

STUDY UPPER LEVEL TOWER PLATES

- In this scheme, a different tower plate is designed to 'shift' from the levels above and below.
- This differentiation provides interest, and an opportunity to differentiate the unit mix.

STUDY PODIUM LEVEL PLATES

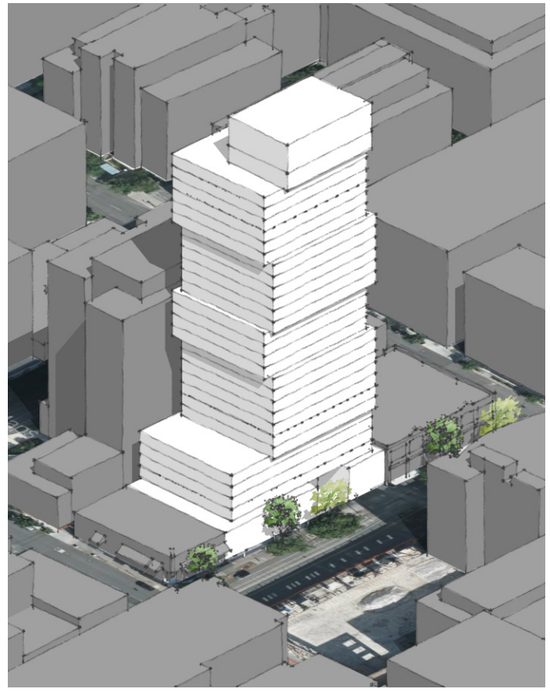
- The podium levels (Levels 3–6) are designed to complement the tower levels above.
- The podium levels are design to comply with lot coverage limits.



STEP 5

STUDY ROOFTOP

- The design provides a west–facing roof deck, indoor amenity spaces, and encloses mechanical equipment.
- The design complements the tower by continuing the design logic of the floors below.

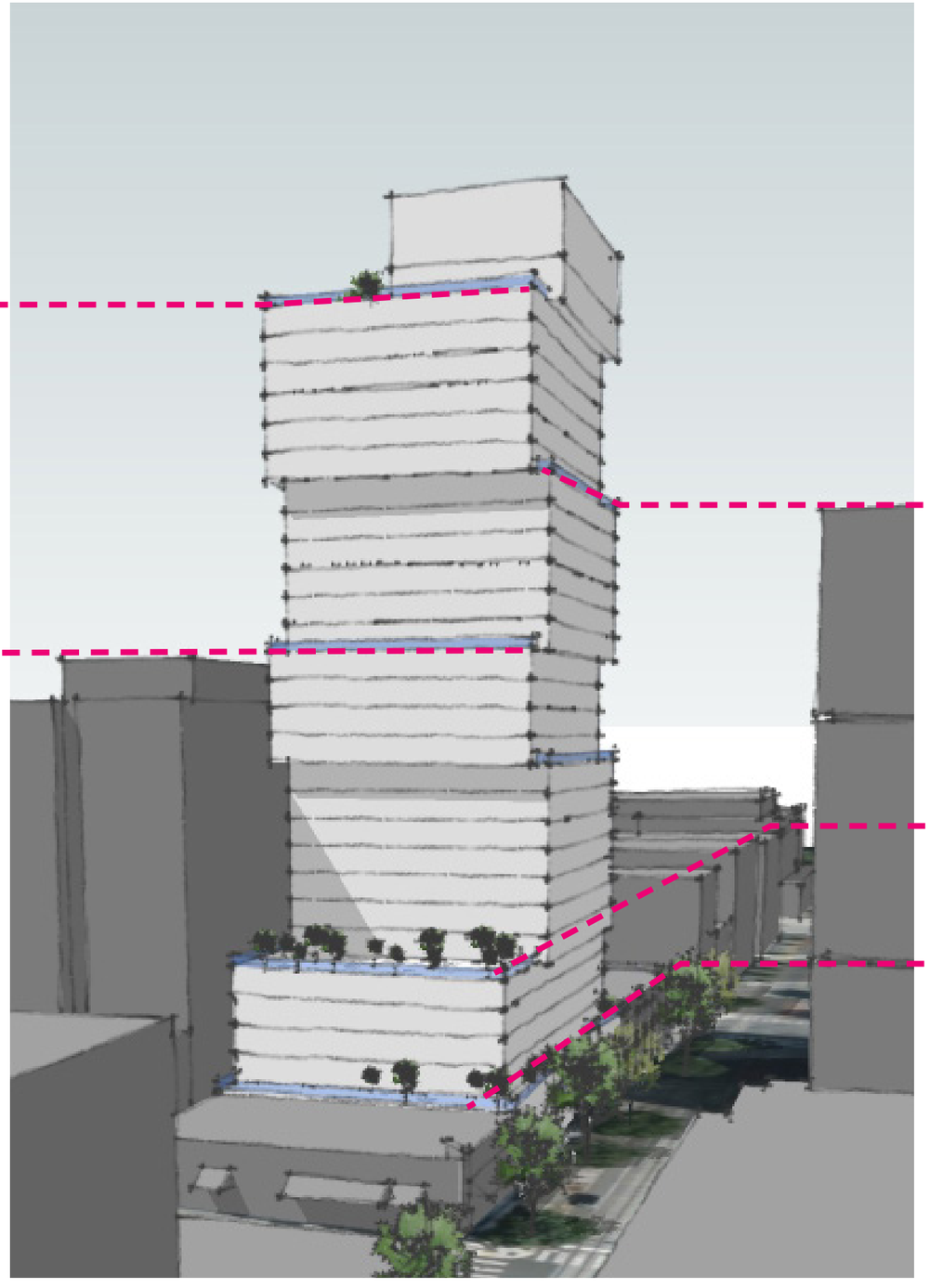


MASSING OPTION 3 (PREFERRED) – **DIAGRAMS**

290' HEIGHT FOR RESIDENTIAL BUILDINGS

+/– 160' HEIGHT FOR COMMERCIAL BUILDINGS

- A shift at this height allows for potential terraces that take advantage of the view to the west (Puget Sound, Space Needle)



+/– 205' HEIGHT OF FIRESTONE BUILDING

- A shift at this height relates to the tall commercial office building across Westlake Ave N.

65' DATUM FOR PODIUMS AND EXISTING BUILDINGS

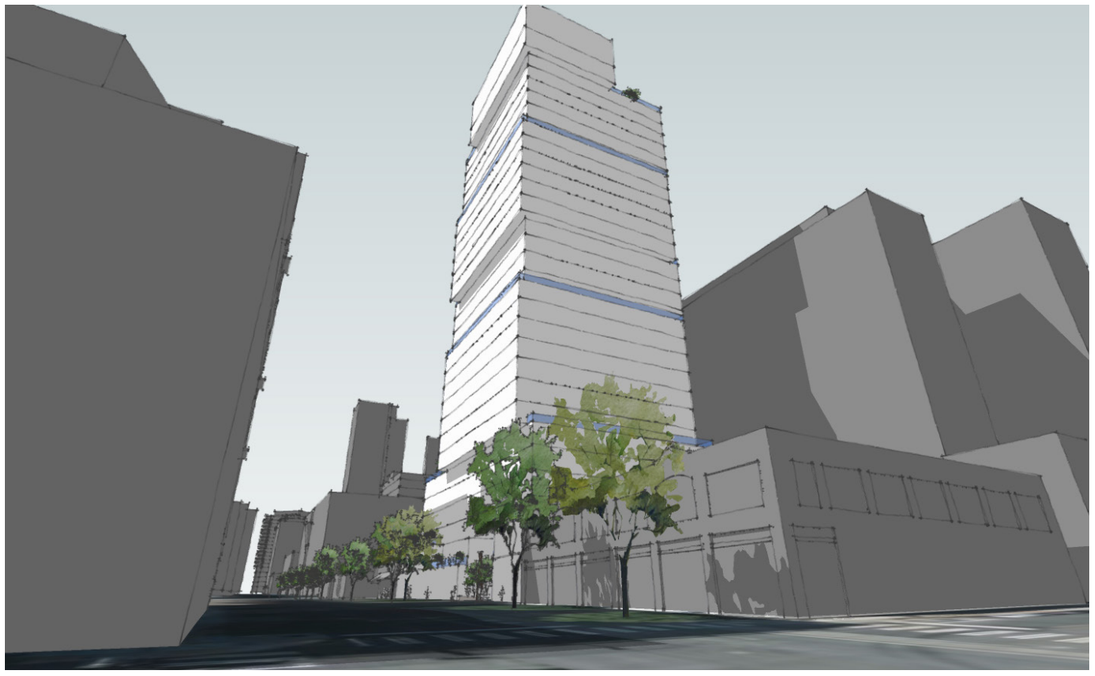
- A shift at this height ties the recessed podium to the surrounding context

TWO–STORY HEIGHT

- A shift at this height is drawn from the adjacent 'Tesla' Building – potentially nominated as a Landmark.

MASSING OPTION 3 – **VIEWS**

Pedestrian view from the corner of Harrison St and Westlake Ave N looking north.

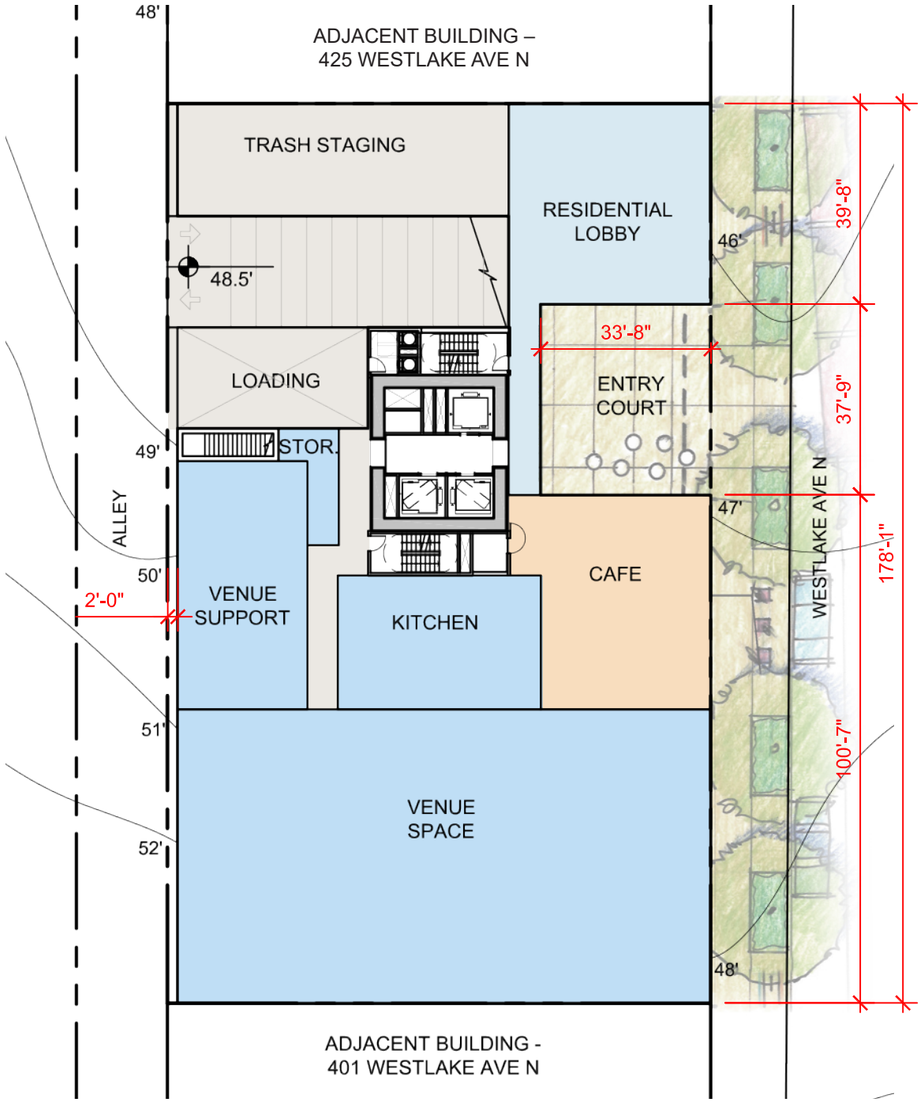


Pedestrian view from the corner of Republican St. and Westlake Ave N looking south.

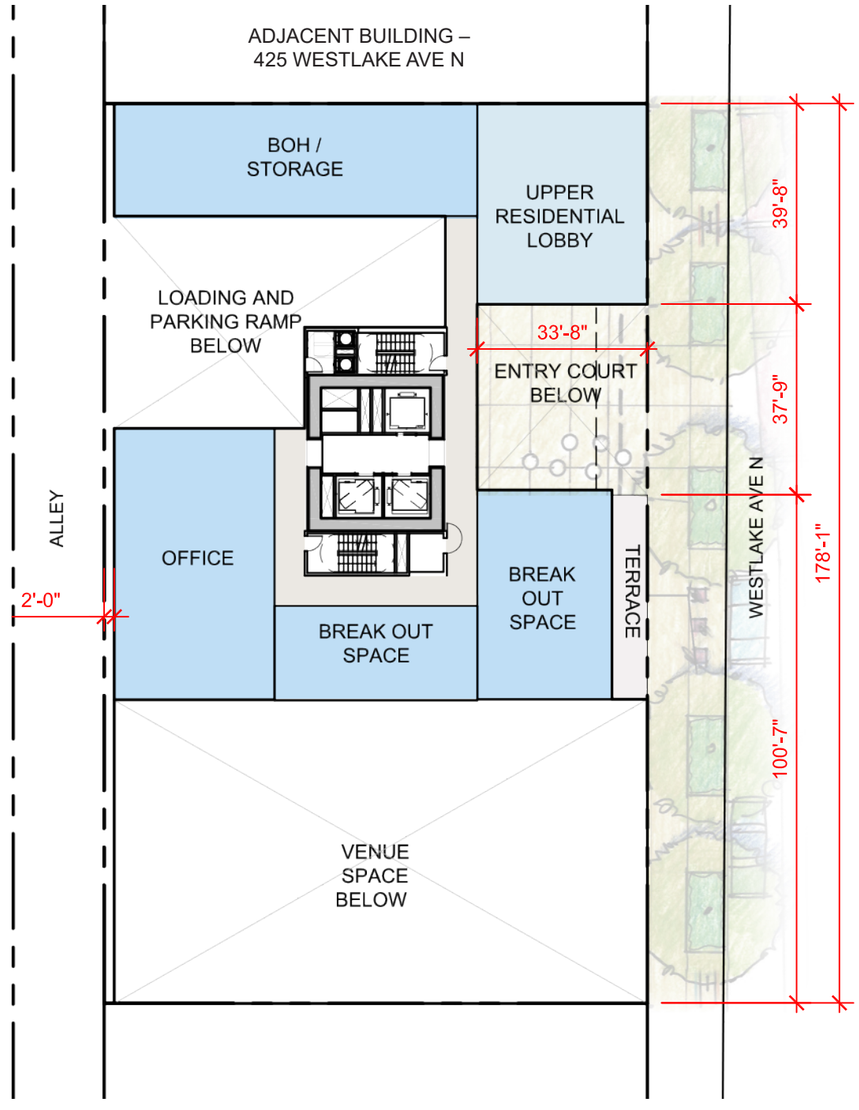
Pedestrian view looking west.

Pedestrian view looking south on Westlake Ave N.

MASSING OPTION 3 – **PLANS**



LEVEL 1



LEVEL 2

Lobby / Common Space
Union Program Space
MEP / Fire
Loading / Trash / Circulation

Residential Units
Retail
Exterior Roof Terrace
Landscaping / Green Roof
Building Entry / Exit

NOTE: All dimensions approximate, subject to change

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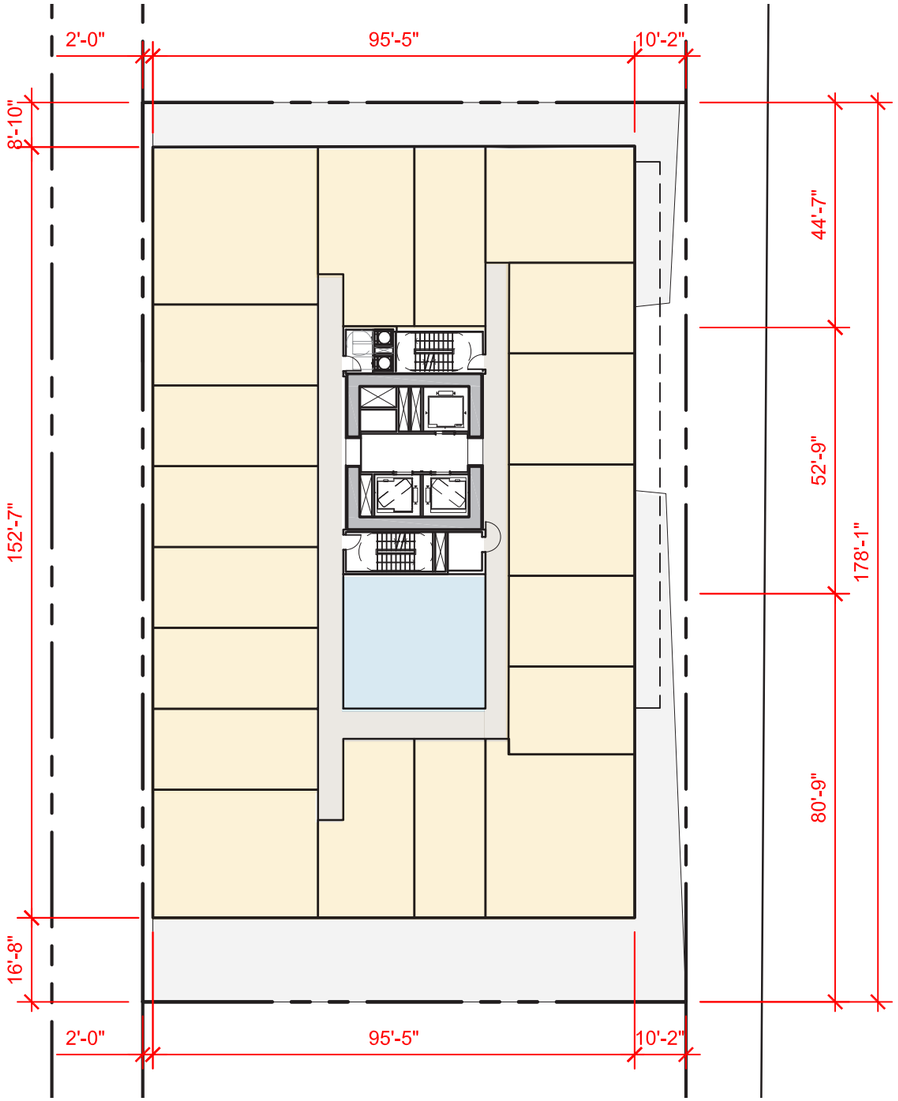
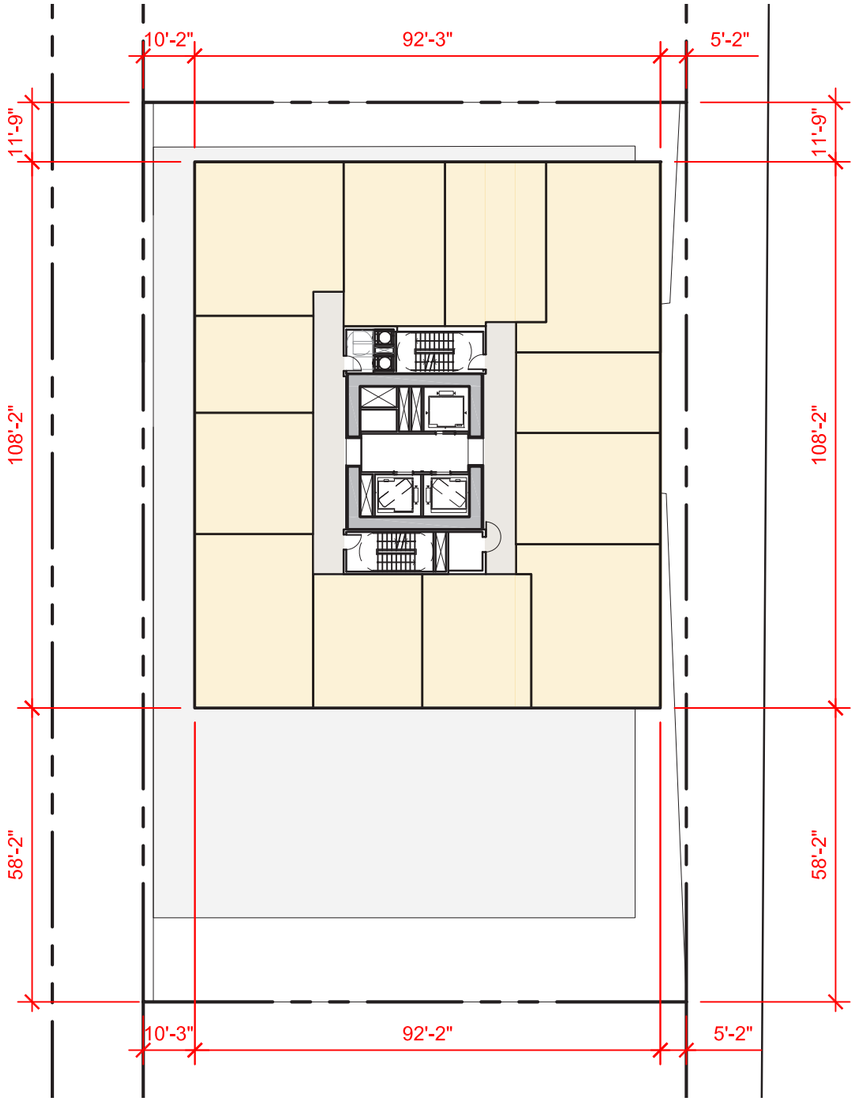
MASSING OPTION 3 – **PLANS**



LEVEL 3–6



LEVEL 7

Lobby / Common Space
Union Program Space
MEP / Fire
Loading / Trash / Circulation
Residential Units
Retail
Exterior Roof Terrace
Landscaping / Green Roof
Building Entry / Exit

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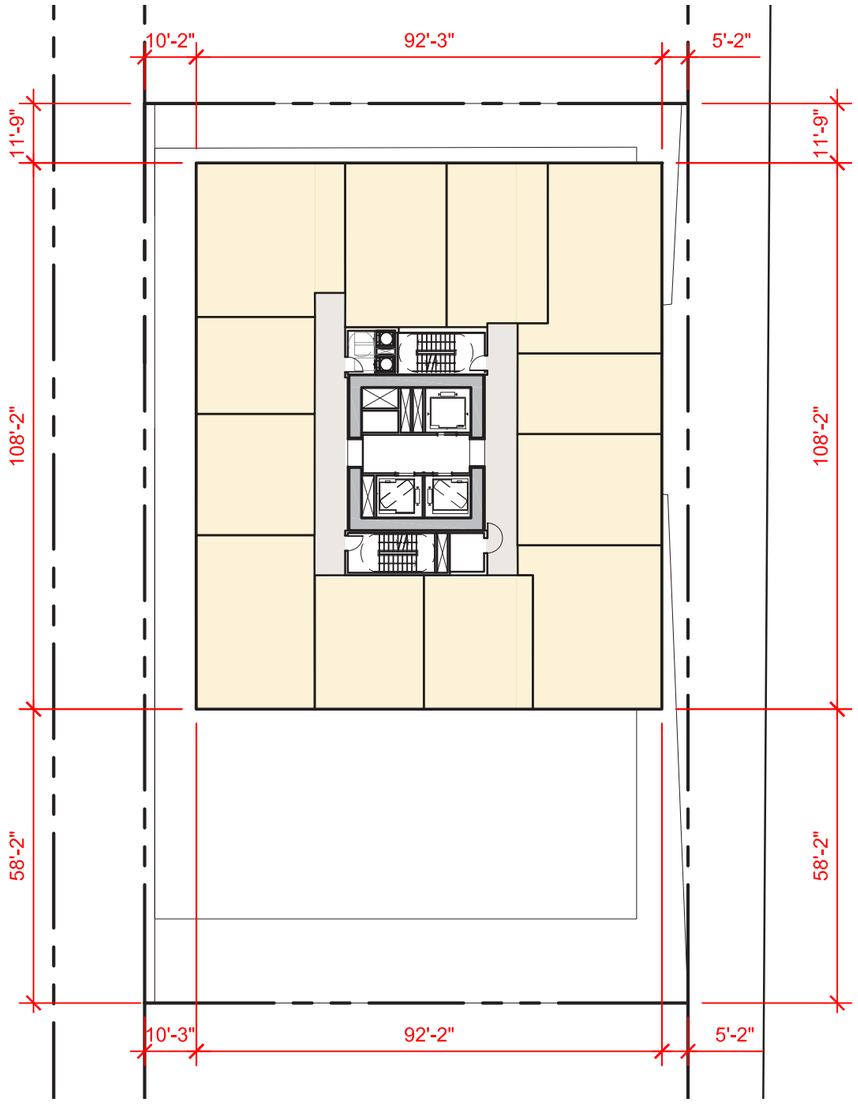
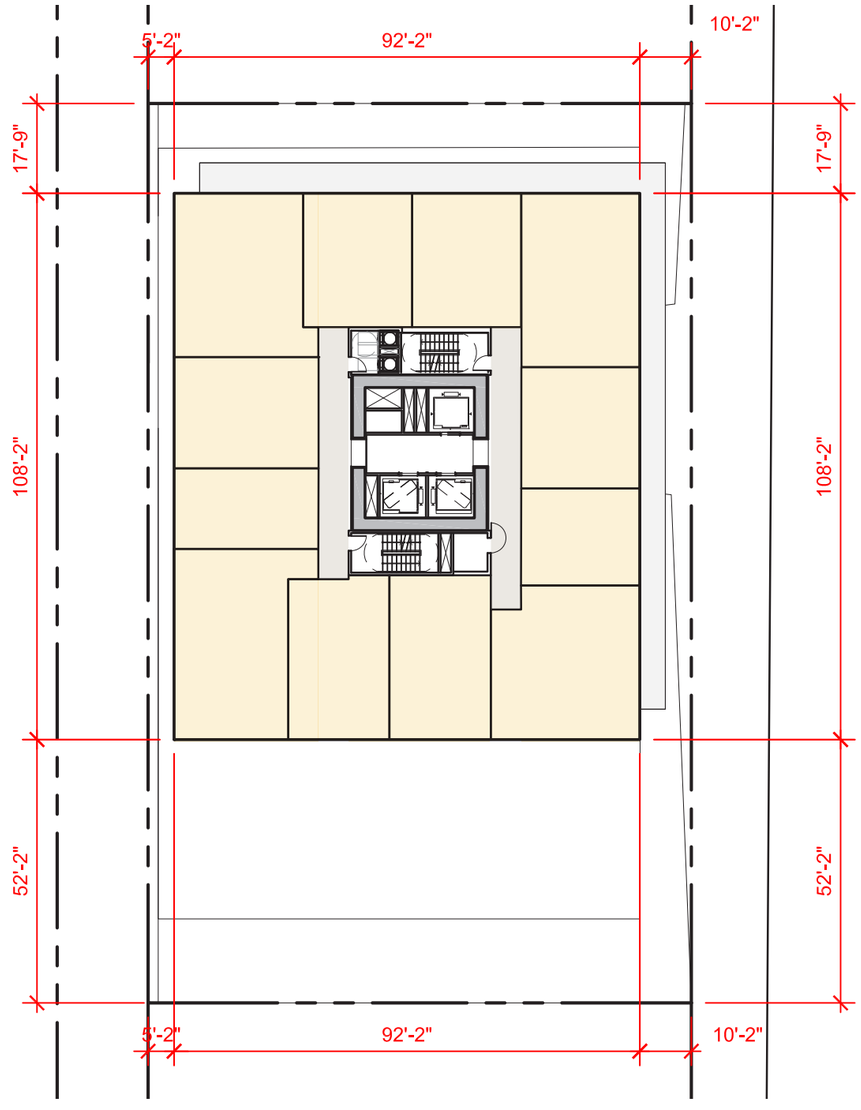
MASSING OPTION 3 – **PLANS**



LEVEL 9–13, 18-23



LEVEL 14-17, 24-29

Lobby / Common Space
Union Program Space
MEP / Fire
Loading / Trash / Circulation
Residential Units
Retail
Exterior Roof Terrace
Landscaping / Green Roof
Building Entry / Exit

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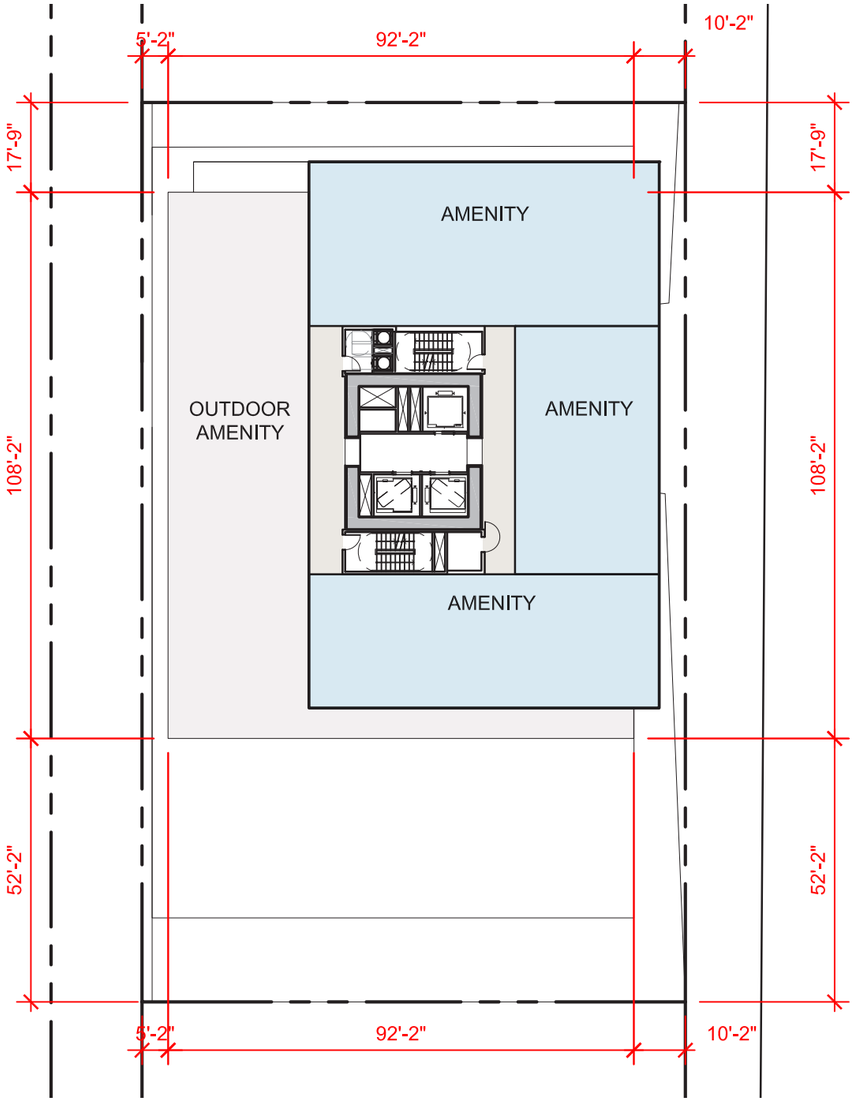
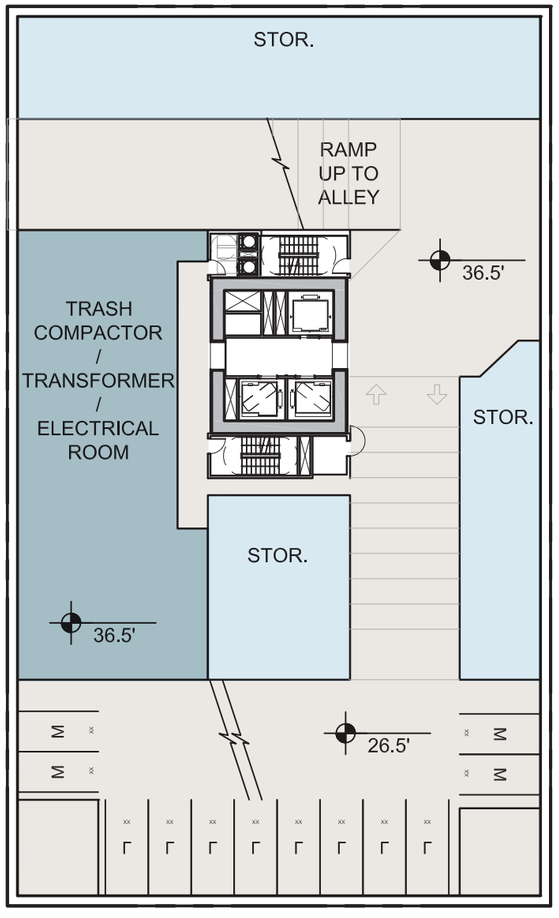
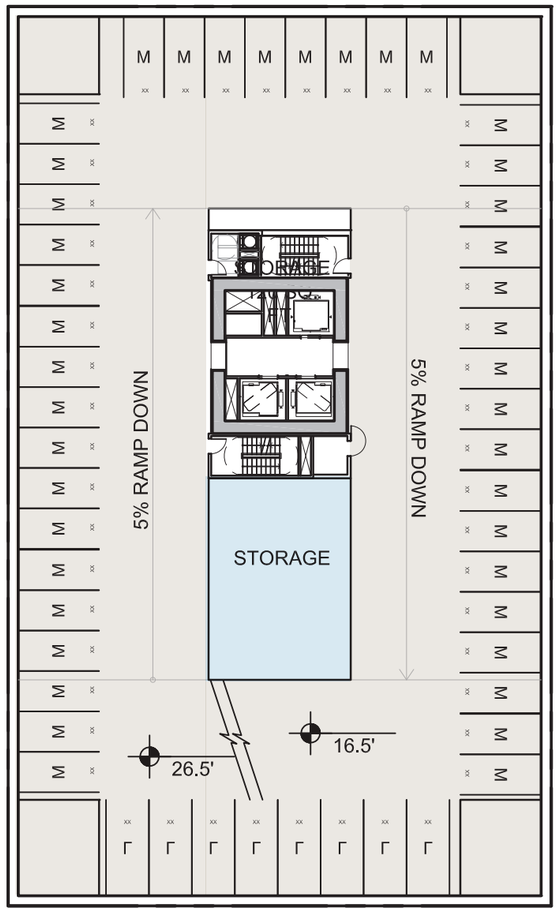


LEVEL R1



LEVEL P1



LEVEL P2

Lobby / Common Space
Union Program Space
MEP / Fire
Loading / Trash / Circulation
Residential Units
Retail
Exterior Roof Terrace
Landscaping / Green Roof
Building Entry / Exit

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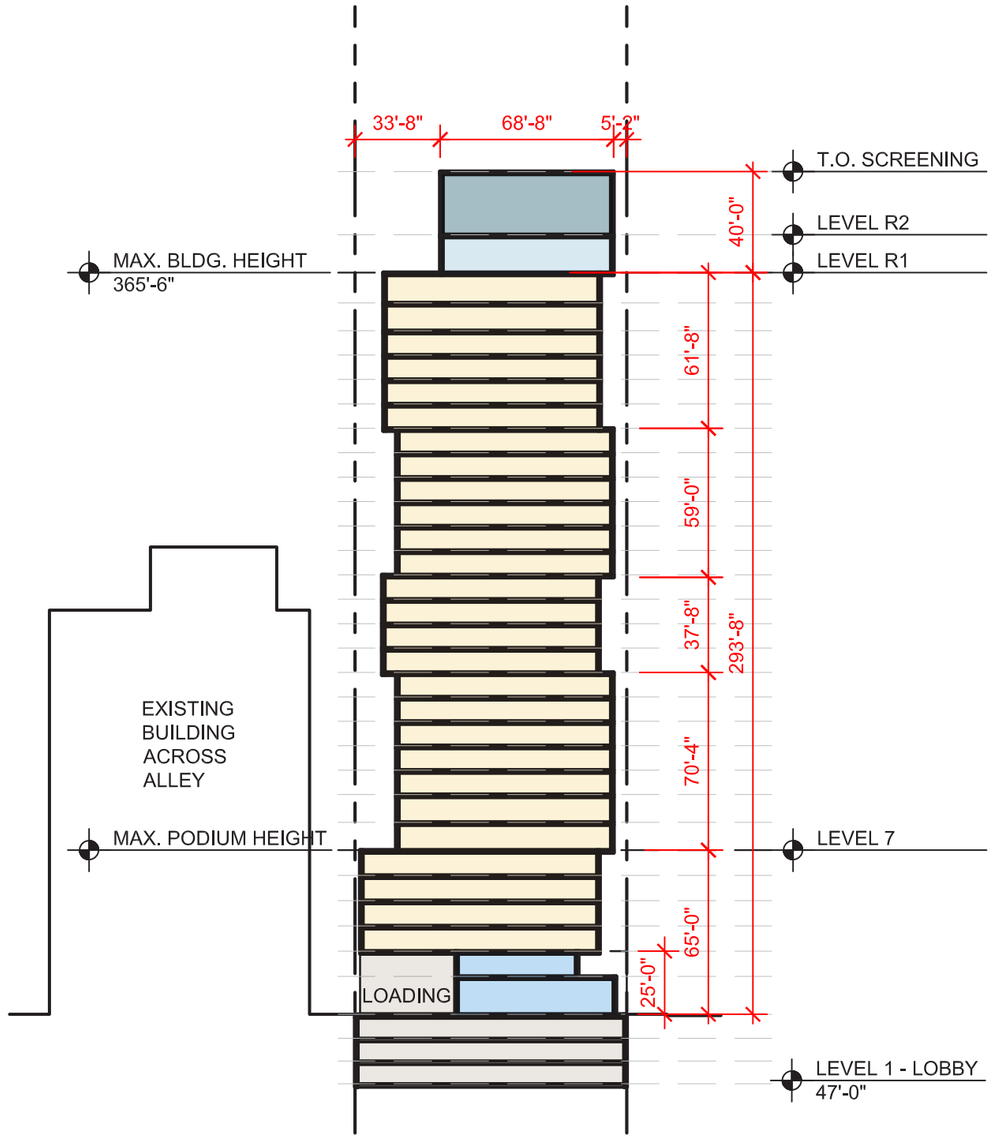
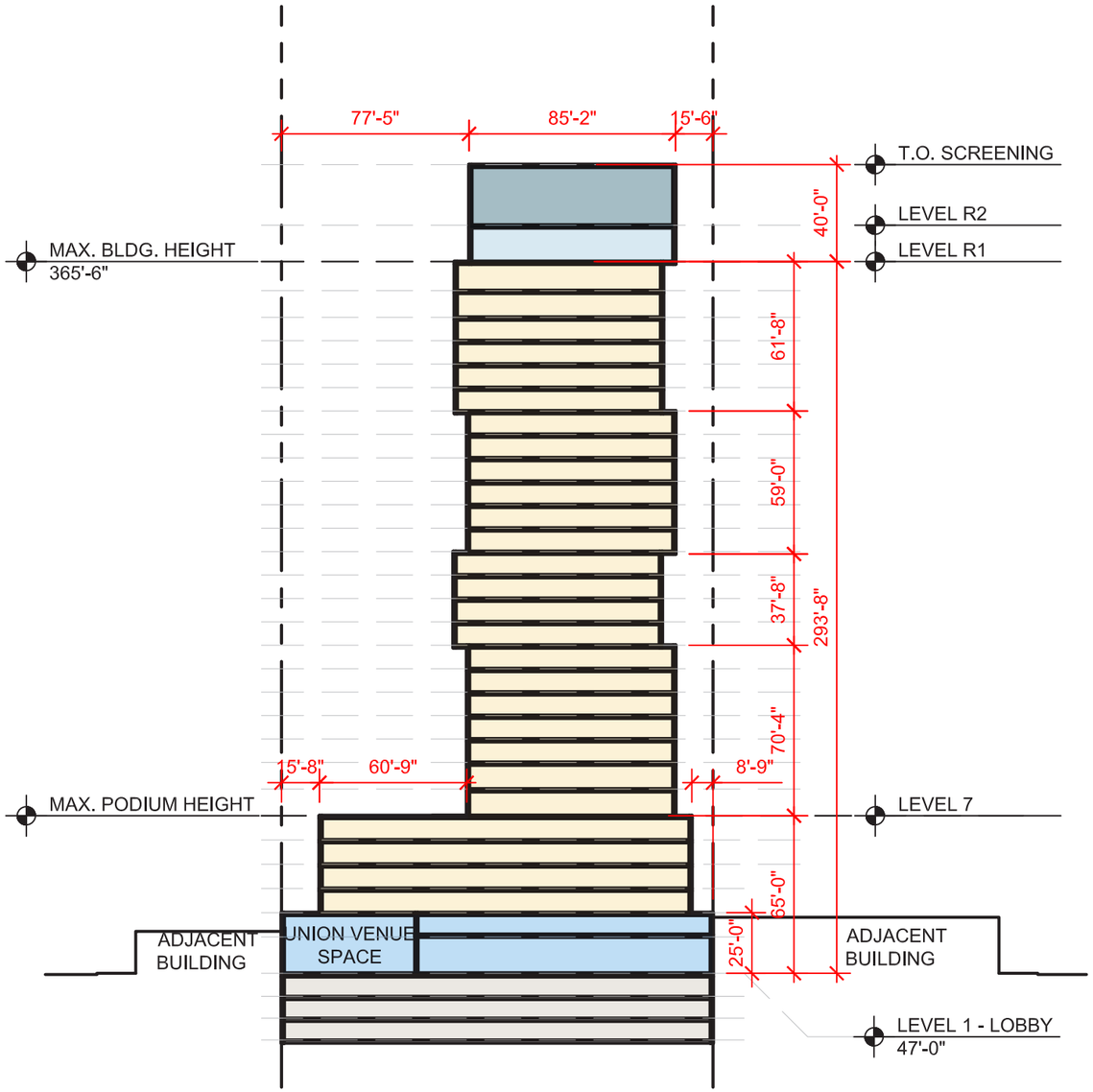
MASSING OPTION 3 – **SECTIONS**



NORTH FACING BUILDING SECTION



WEST FACING BUILDING SECTION

- Lobby / Common Space
- Union Program Space
- MEP / Fire
- Loading / Trash / Circulation
- Residential Units
- Retail
- Exterior Roof Terrace
- Landscaping / Green Roof
- Building Entry / Exit

NOTE: All dimensions approximate, subject to change

ANTICIPATED DEPARTURE 1 – MASSING OPTION 3

Code Requirement

SMC 23.48.040.A.2.A

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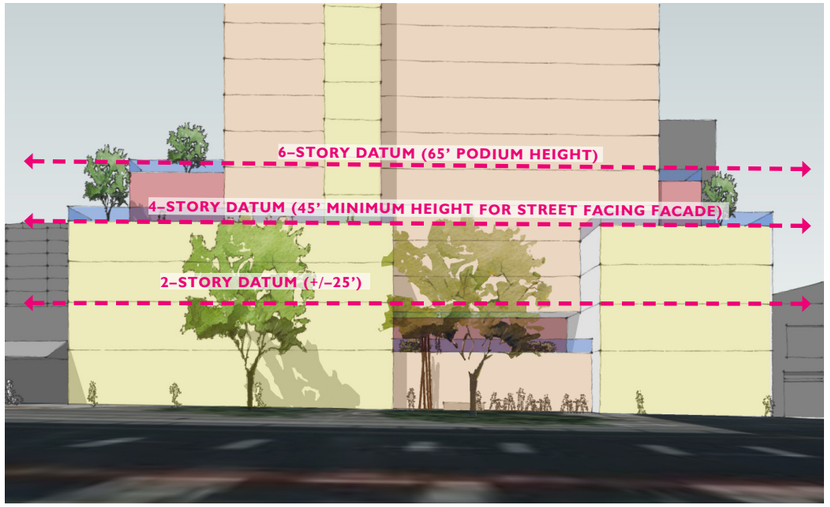
Associated Guidelines

DCS–3
CS2–3–C

DEPTH KEY:

FOREGROUND — BACKGROUND

MASSING OPTION 1 (CODE COMPLIANT):



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MASSING OPTION 3:

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- It is anticipated that the facade of the Tesla Building will be landmarked in a similar way to the Firestone building across the street.

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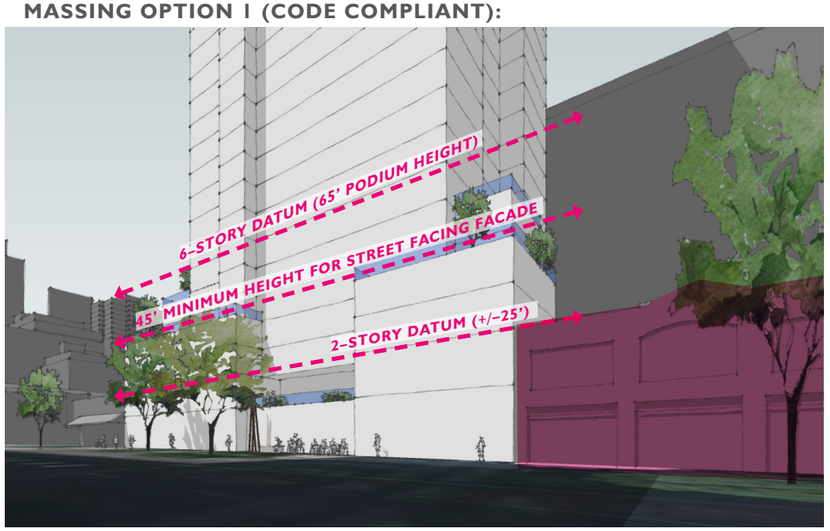
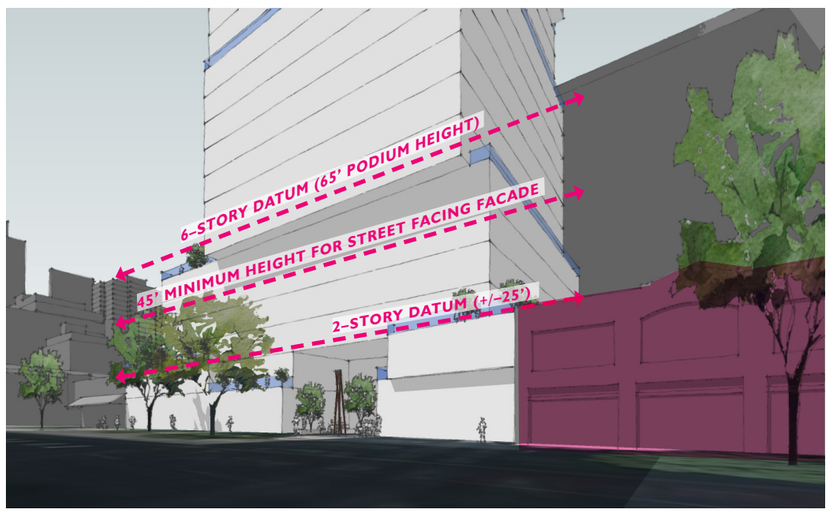
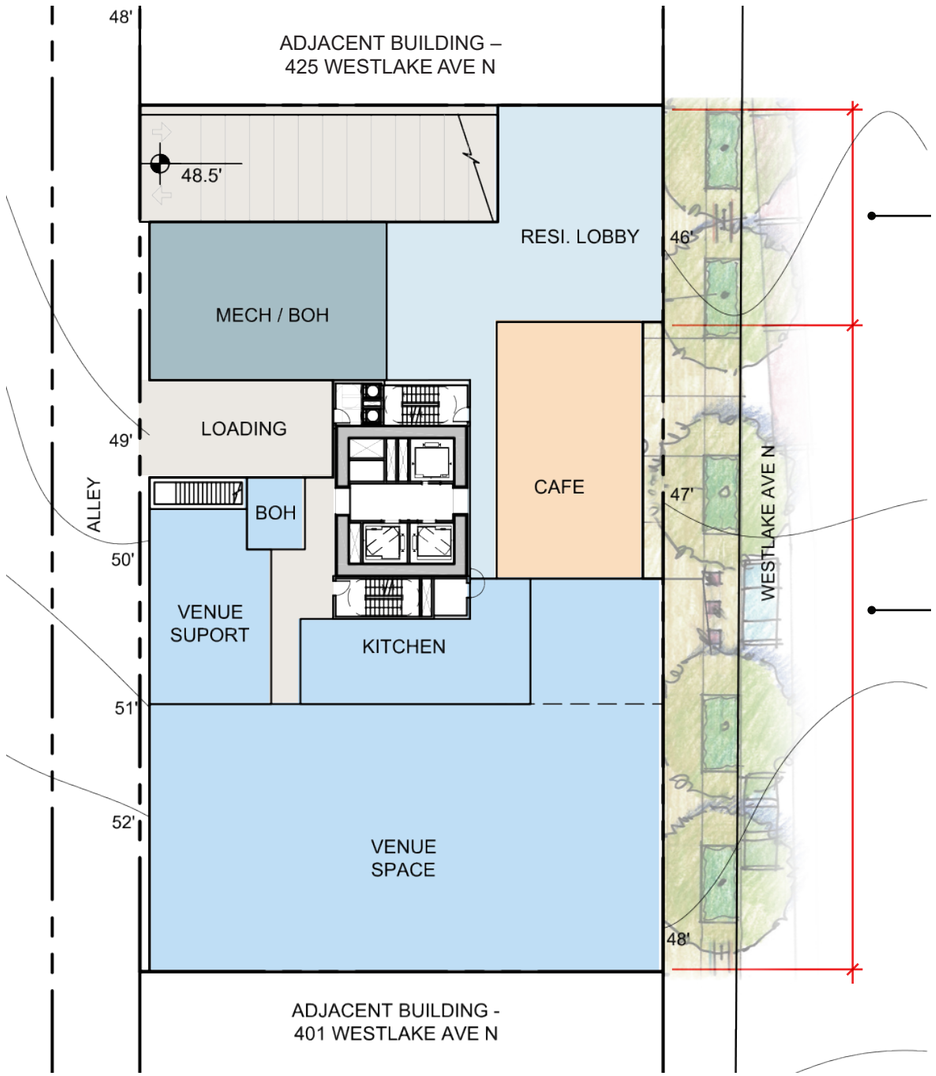


MASSING OPTION 3:

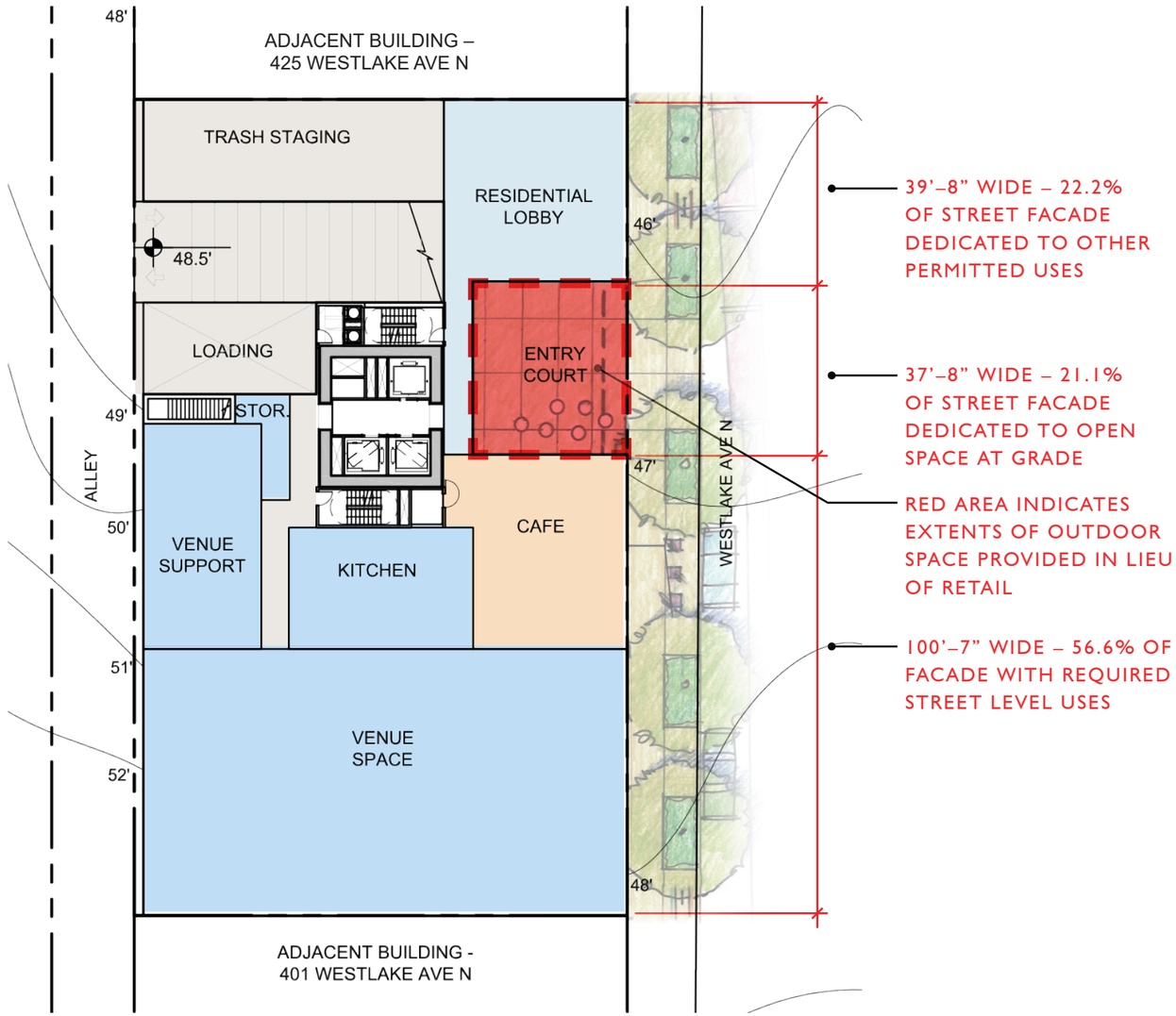


ANTICIPATED DEPARTURE 2 – MASSING OPTION 3

#	Code Requirement	Departure Request and Difference	Explanation for Departure Request	Associated Guidelines
3	**SMC 23.48.040.C**: Where street–level uses are required, a minimum of 75 percent of the applicable street–level, street–facing facade shall be occupied by uses listed in subsection 23.48.005.D.1. The remaining street–facing facade may contain other permitted uses or pedestrian or vehicular entrances.	The proposed massing incorporates 56.6% of the facade occupied by street level uses. In lieu of the remaining 18.4% of the facade being occupied by street level uses to comply with the 75% requirement, an outdoor Entry Court is provided instead.	The Entry Court provides a strong neighborhood amenity and contributes to the network of small outdoor spaces provided by new development within SLU. The entry court can better serve as spill–out space for the Cafe, and a place of respite within a busy neighborhood. The Entry Court becomes a focal point and provides a space that is as active as a code–required retail space. The fact that the Entry Court is partially covered is a benefit by providing weather protected gathering space for the Cafe and Residential Lobby.	DC2–5 Secondary Architectural Features CS1–2 Sunlight and views DC2–B Facade Composition (Seattle Design Guidelines)



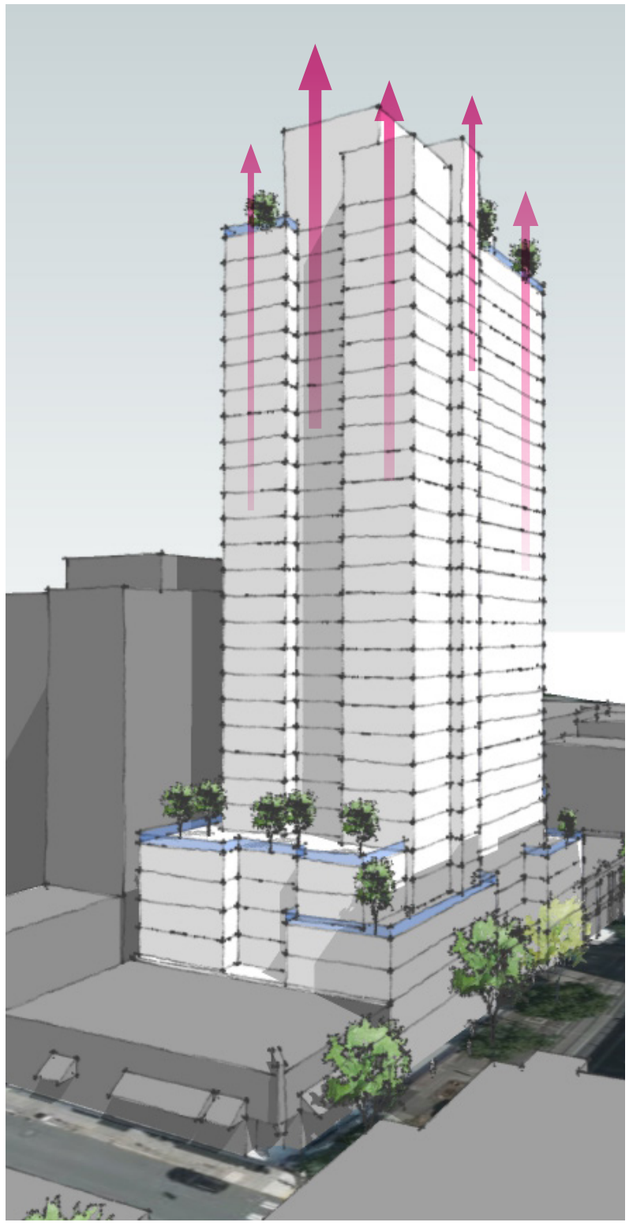
COMPLIANT DESIGN – MASSING OPTION 1



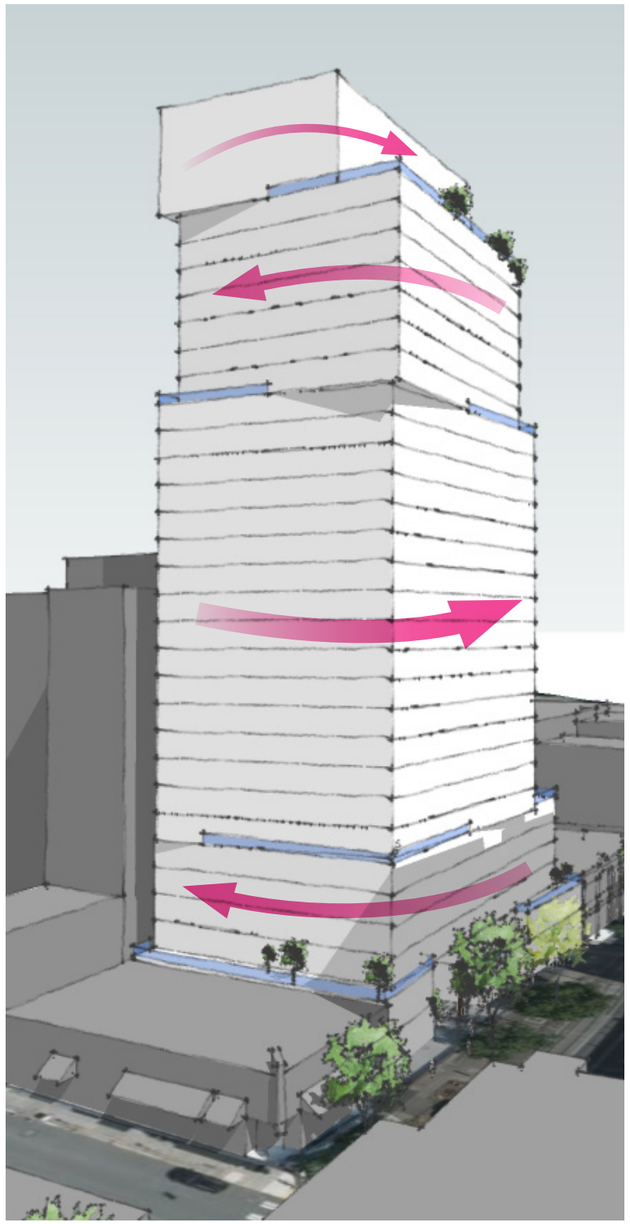
PROPOSED DESIGN – MASSING OPTION 3 – PREFERRED

MASSING OPTION SUMMARY

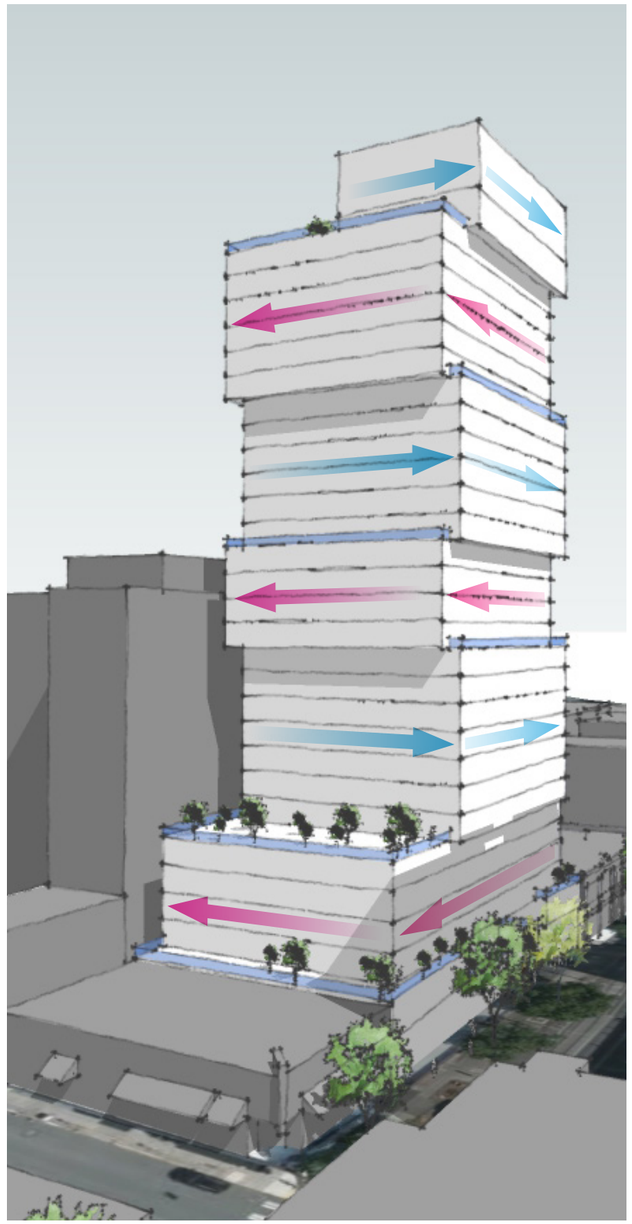
MASSING OPTION SUMMARY – **TOWER COMPARISON**



MASSING OPTION 1

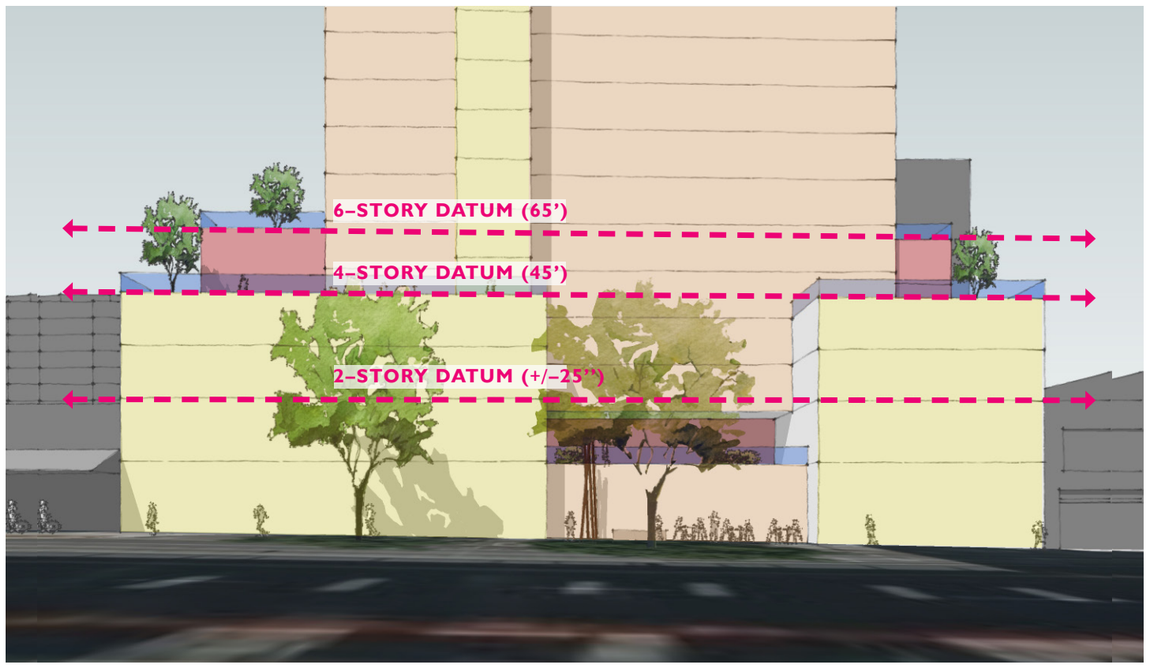


MASSING OPTION 2

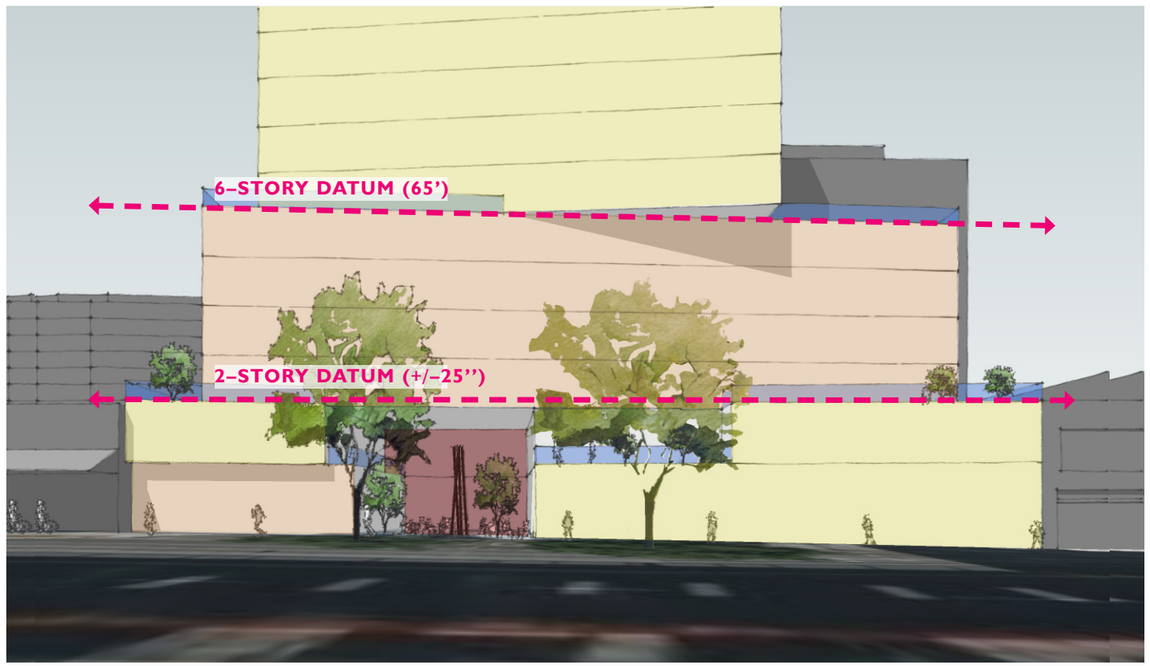


MASSING OPTION 3

MASSING OPTION SUMMARY – **PODIUM COMPARISON**



MASSING OPTION 1



MASSING OPTION 2

MASSING OPTION 3

DEPTH KEY:

FOREGROUND BACKGROUND

ALL MASSING OPTIONS:

- Cafe – +/–1600 sf
- Union related program – +/–15,000 sf
- Residential Area – +/–311,000 sf

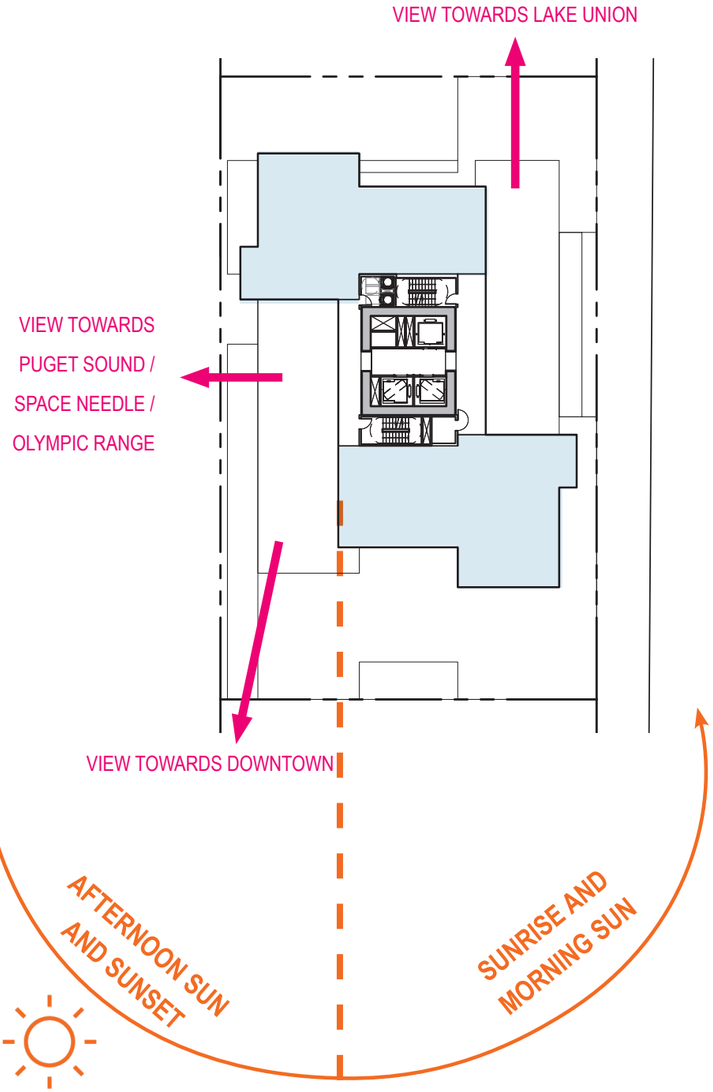
UNIT COUNT:

- OPT 1 – 371 Units
- OPT 2 – 342 Units
- OPT 3 – 346 Units

MASSING OPTION SUMMARY – **ROOFTOP ANALYSIS**

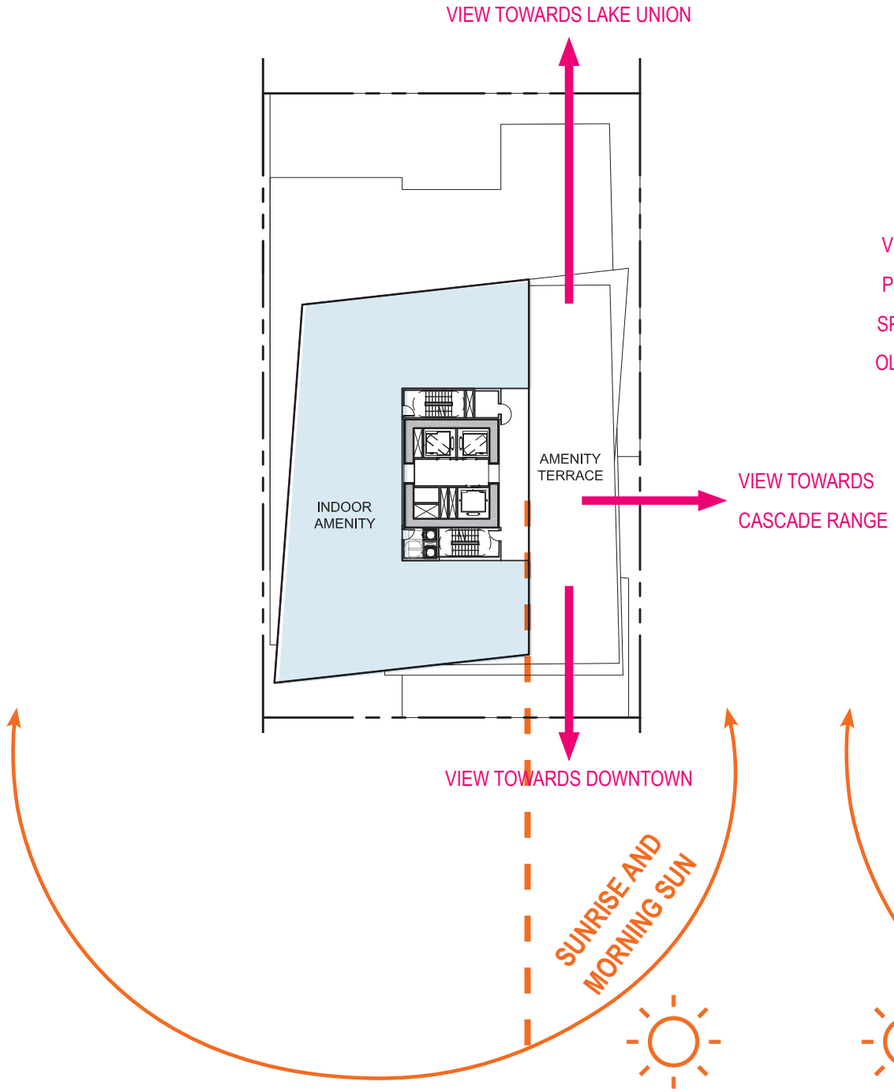
MASSING OPTION 1:

- Two roof deck areas provides sun access at different times of day. The NE amenity terrace is shaded for much of the day.



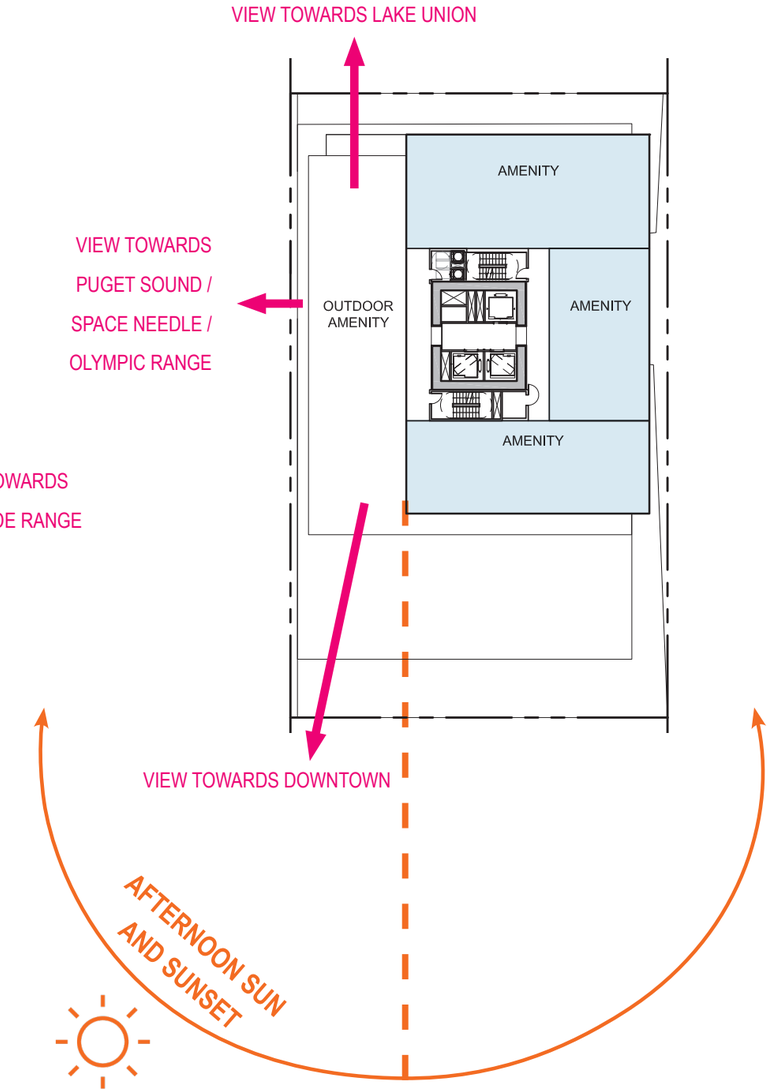
MASSING OPTION 2:

- Interior amenity located along the alley decreases perceived height of tower from Westlake Ave N, but provides sun access in the morning.



MASSING OPTION 3:

- Interior amenity located along Westlake Ave N increases perceived height of tower, but provides better sun access and arguably better views at the roof deck.



GROUND LEVEL AND LANDSCAPE

LANDSCAPE – NEIGHBORHOOD OPEN SPACE

The project site is situated within a myriad of publicly accessible open spaces. Denny Park and Playfield are two blocks away. A network of courtyards, parks, green streets, and woonerfs create a web of green spaces that make the area unique.

The neighborhood has a vibrant streetscape that supports a robust fleet of food trucks and outdoor workspaces. Street fairs are an annual occurrence for both the local residents as well as the office workforce.

Contributing to that urban fabric is vital to the neighborhood. To further enhance the opportunities for public interaction we have incorporated a public plaza adjacent to Westlake Avenue North, a Class 1 Pedestrian Street.

Although the larger scale of the open spaces below differ from the smaller and more–enclosed proposed massing options, they demonstrate different opportunities in how human scale can play against various architectural elements. This includes overhead architectural features, or greenery along paths which enhance visual interest along these passageways.

Amazon Brazil

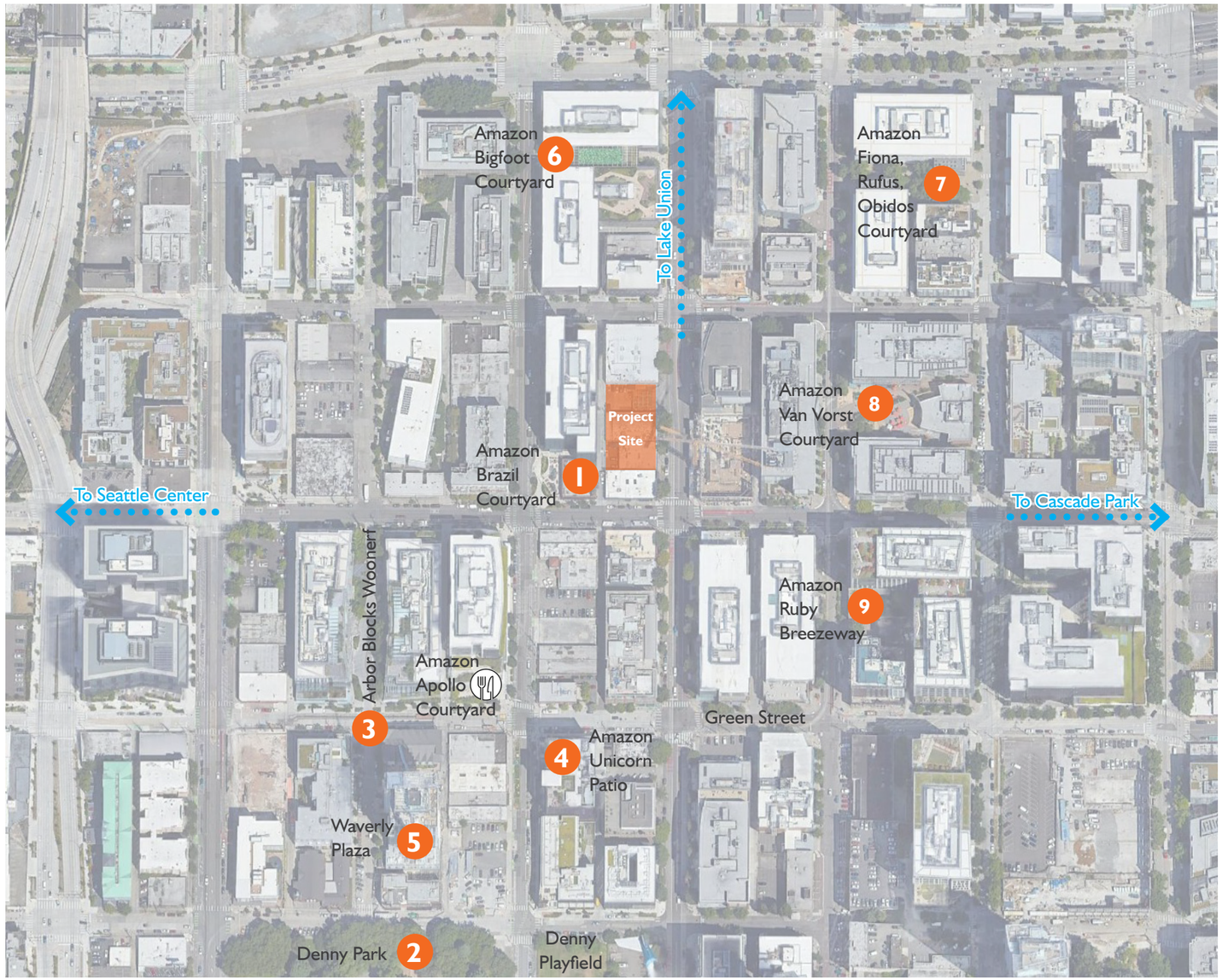
Amazon Unicorn

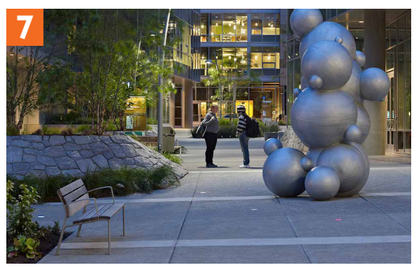
Denny Park

Waverly Plaza

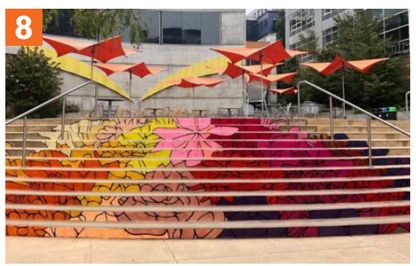
Arbor Blocks Woonerf

Amazon Bigfoot Courtyard





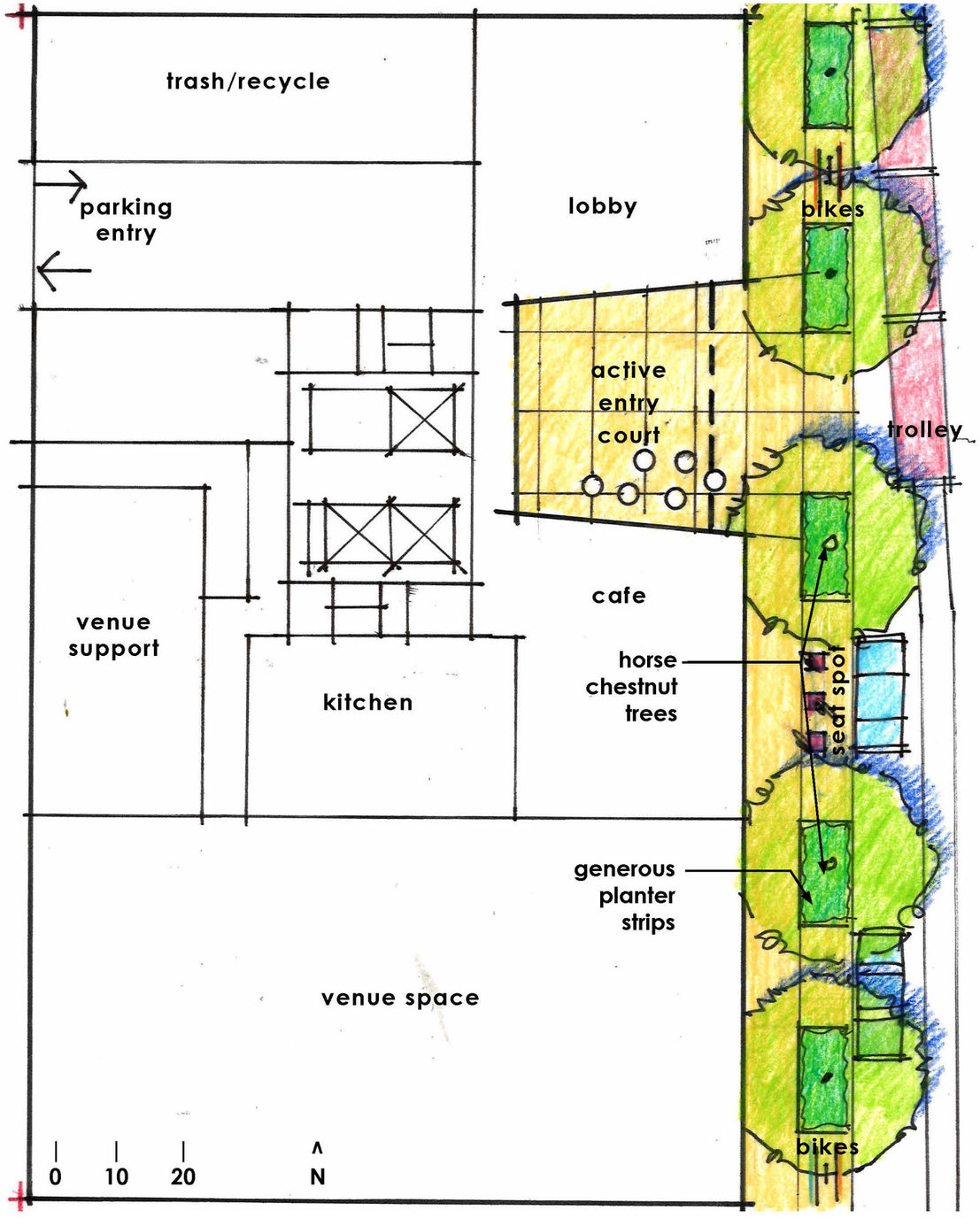
Amazon Fiona, Rufus, Obidos Courtyard



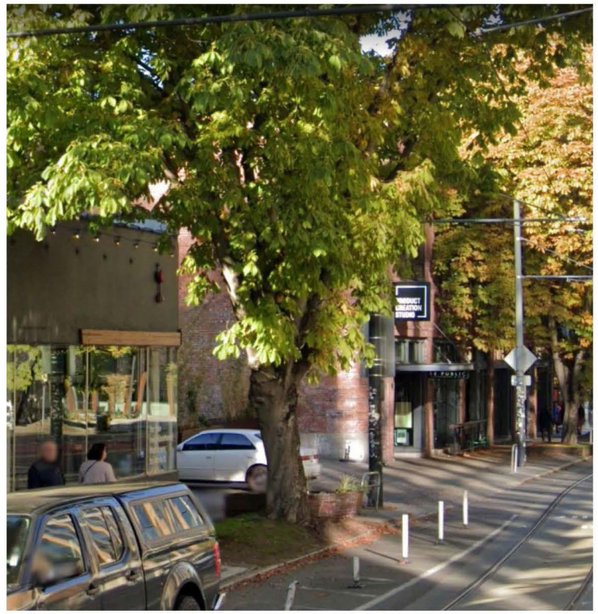
Amazon Van Vorst Courtyard

Amazon Ruby Breezeway

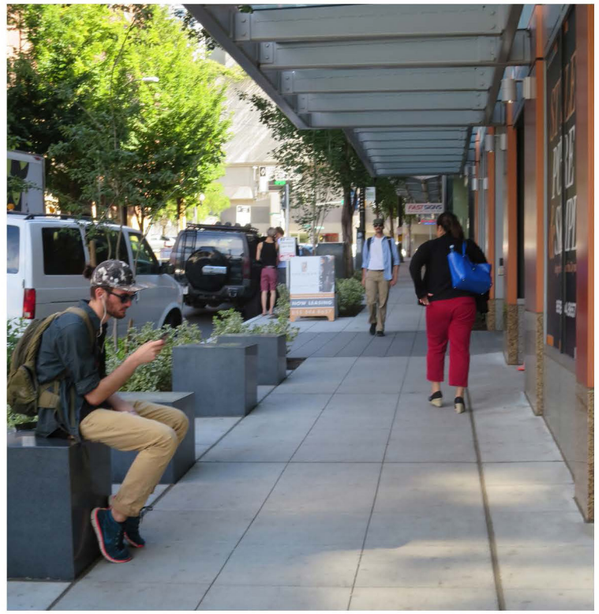
STREET LANDSCAPE PLAN



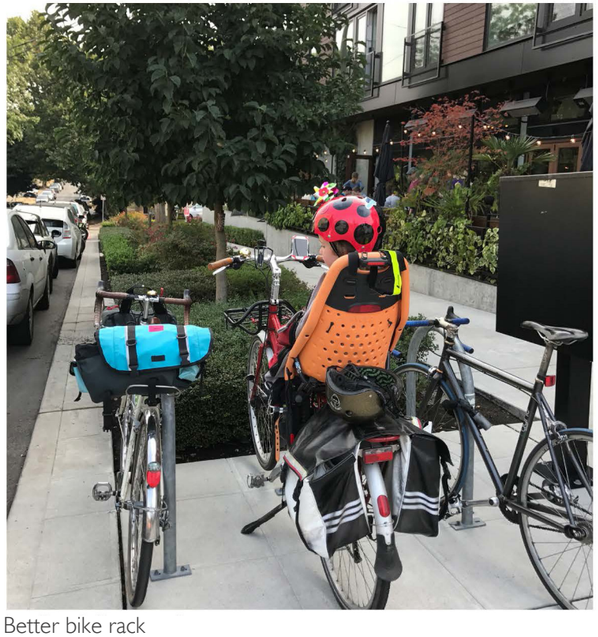
WESTLAKE AVENUE NORTH



Existing horse chestnut trees



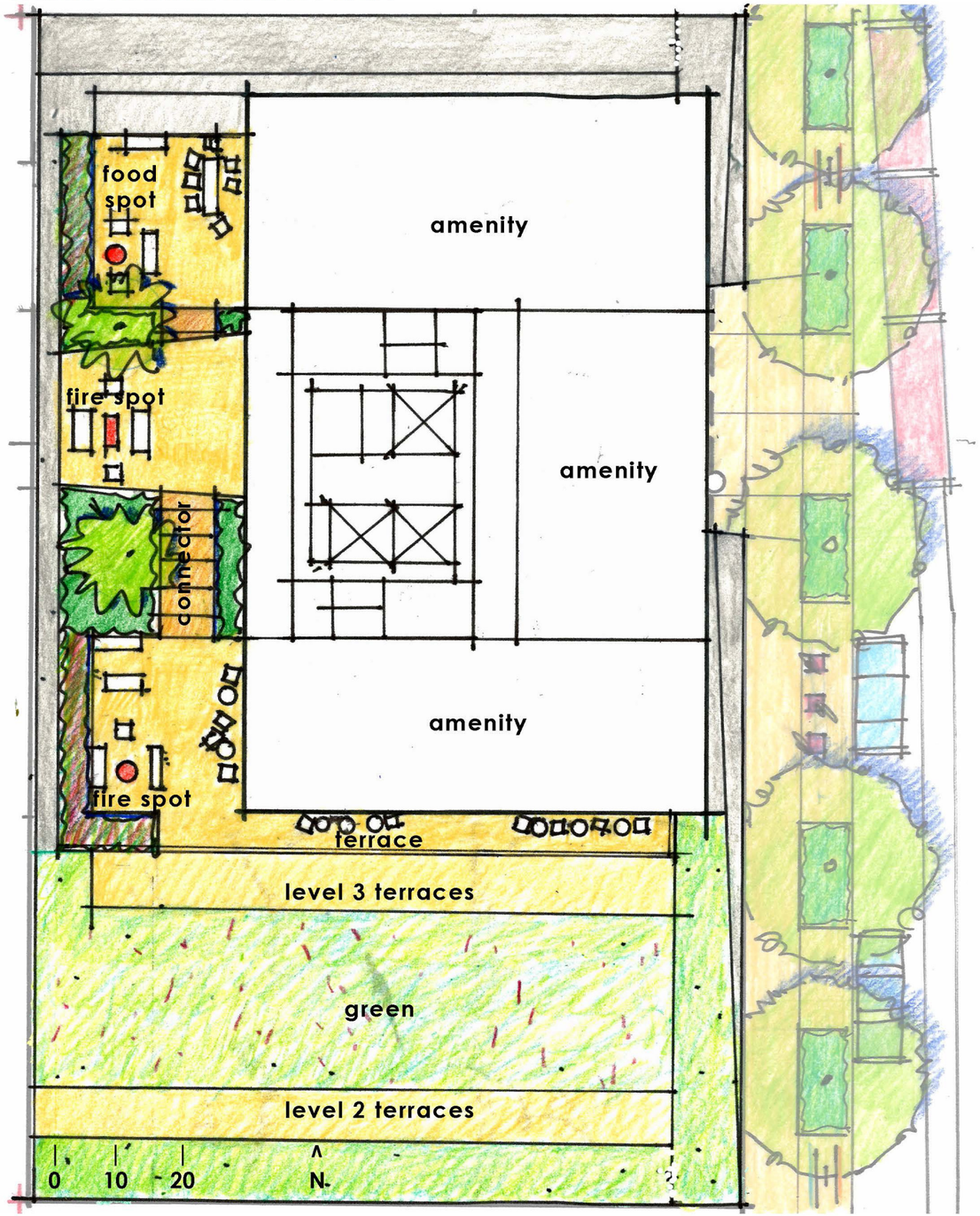
Seat spot at hangouts



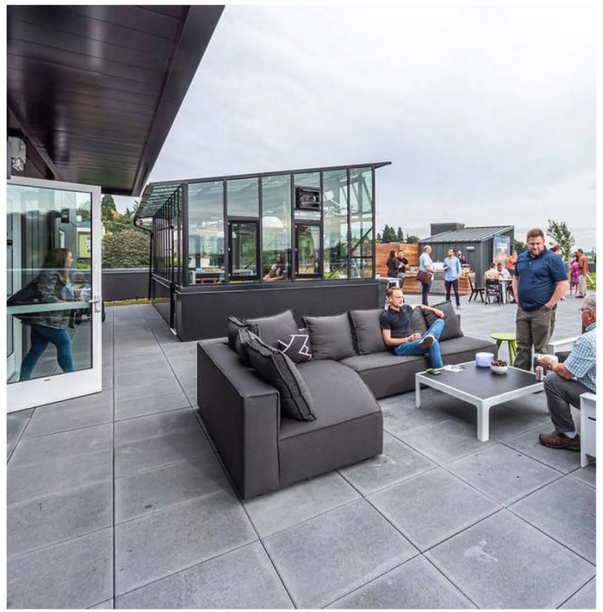
Better bike rack

Active entry court

ROOF LANDSCAPE PLAN



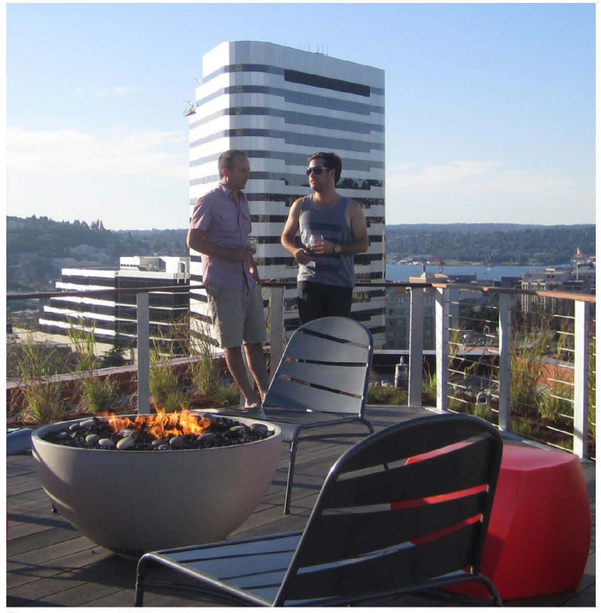
WESTLAKE AVENUE NORTH



Indoor–outdoor amenity

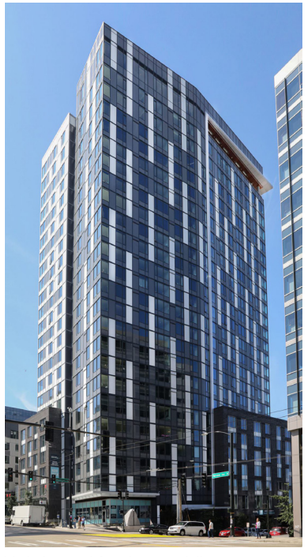
Food spots

Decking connector framed with paintings

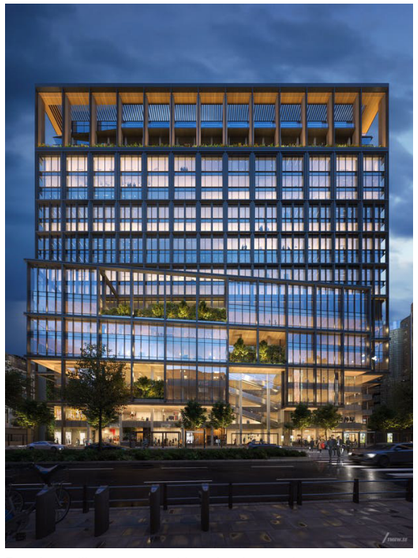


Fire spot and killer view

INSPIRATION IMAGERY – EXTERIOR LANGUAGE



Variation and facade materiality

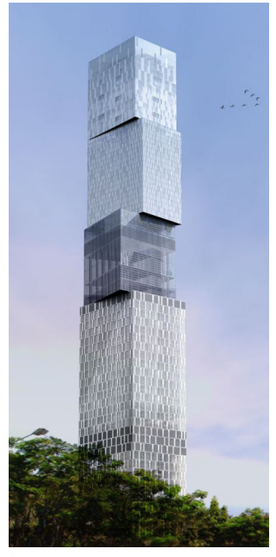


Facade mullion pattern with a simple massing strategy

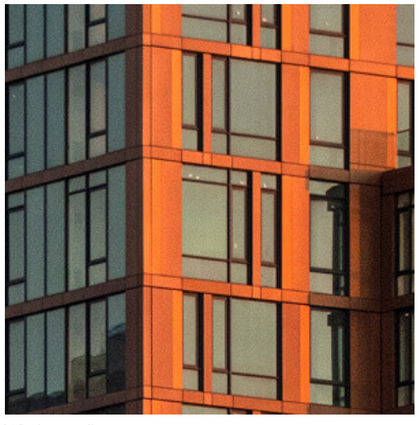
Variation within facade design through solid and void

Terracing in the podium

Variations in facade texture/materiality

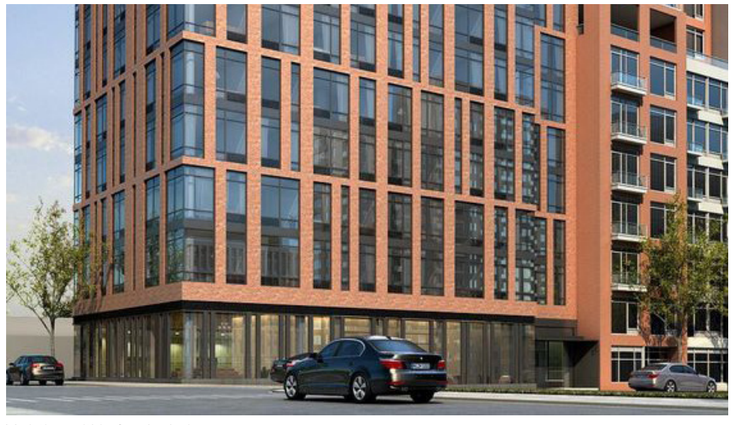


Shifting volumes in the massing design

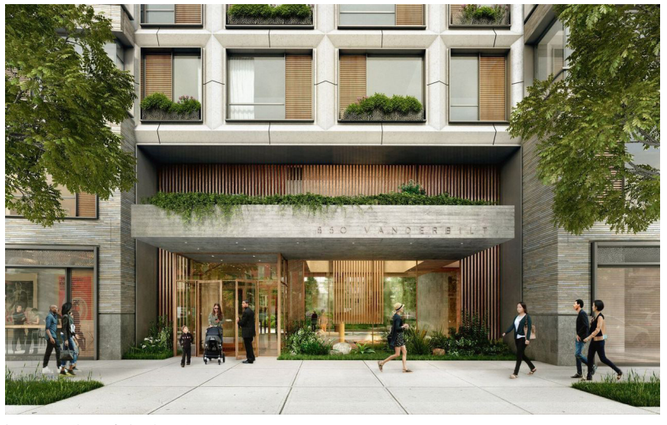


Window wall pattern

Covered outdoor space / podium articulation



Variation within facade design



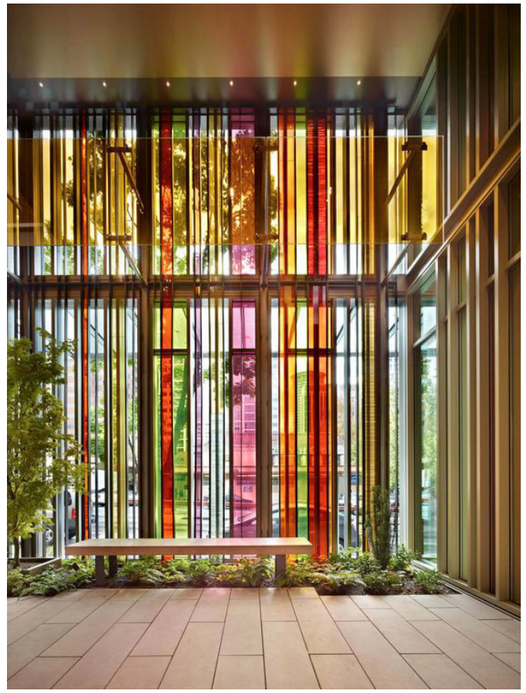
Incorporation of planting at entry

INSPIRATION IMAGERY – UNION CHURCH

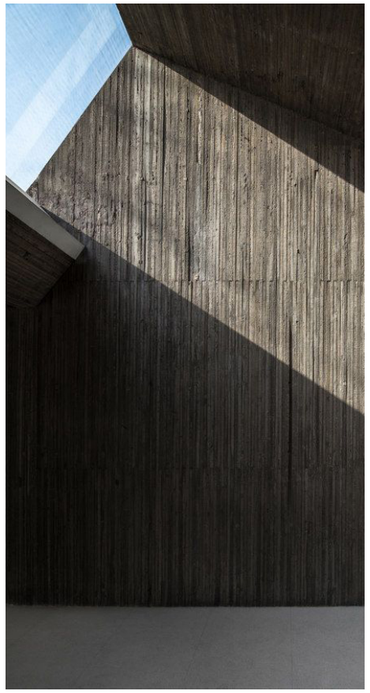
COMMUNITY GATHERING AT THE FOREFRONT

Union Church has been vocal in their desire to steer away from a traditional church atmosphere, and is a quality they have strived to maintain even currently at their existing venue space. Although church–related gatherings do take place at their event space, it is integral that the space presents itself first as a community gathering space that can host a wide array of events. The use of light, as demonstrated with the images below, is a design element which can allude to the church aspect of the space, while also effectively illuminating the venue with natural light. This can be achieved primarily through the implementation of skylights, tall ceiling heights, and the play of light off of textures and materials.

Venue space materiality and vaulted ceiling to integrate changes in scale



Use of color and light to create a more visually interesting venue space



Plays between light and texture to create more visual interest

Light and textured ceilings can create more visual interest along long expanses of what would ordinarily be blank ceiling space.

THANK YOU

WEBER THOMPSON