

EARLY DESIGN GUIDANCE 2

November 5, 2008

project site

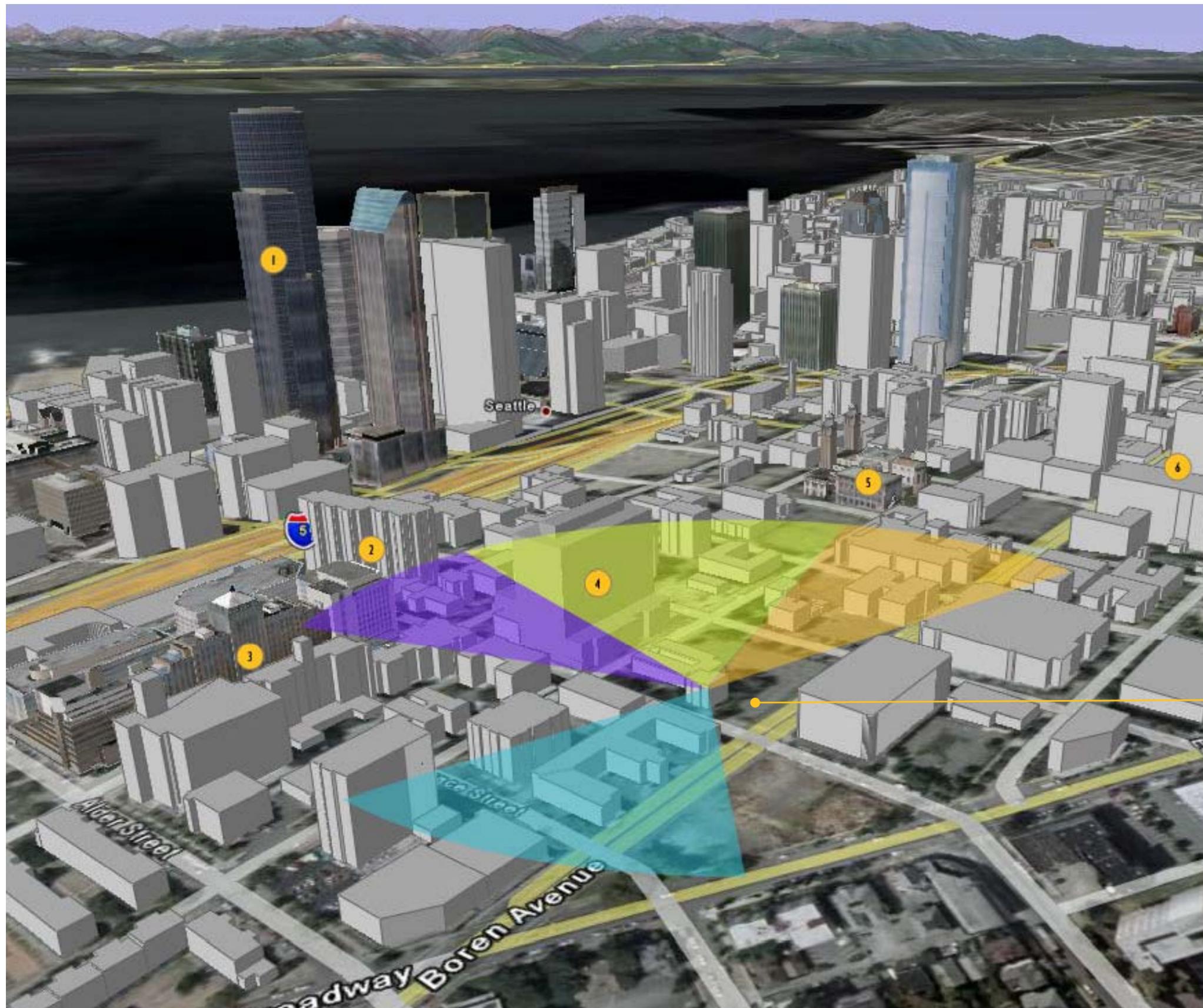


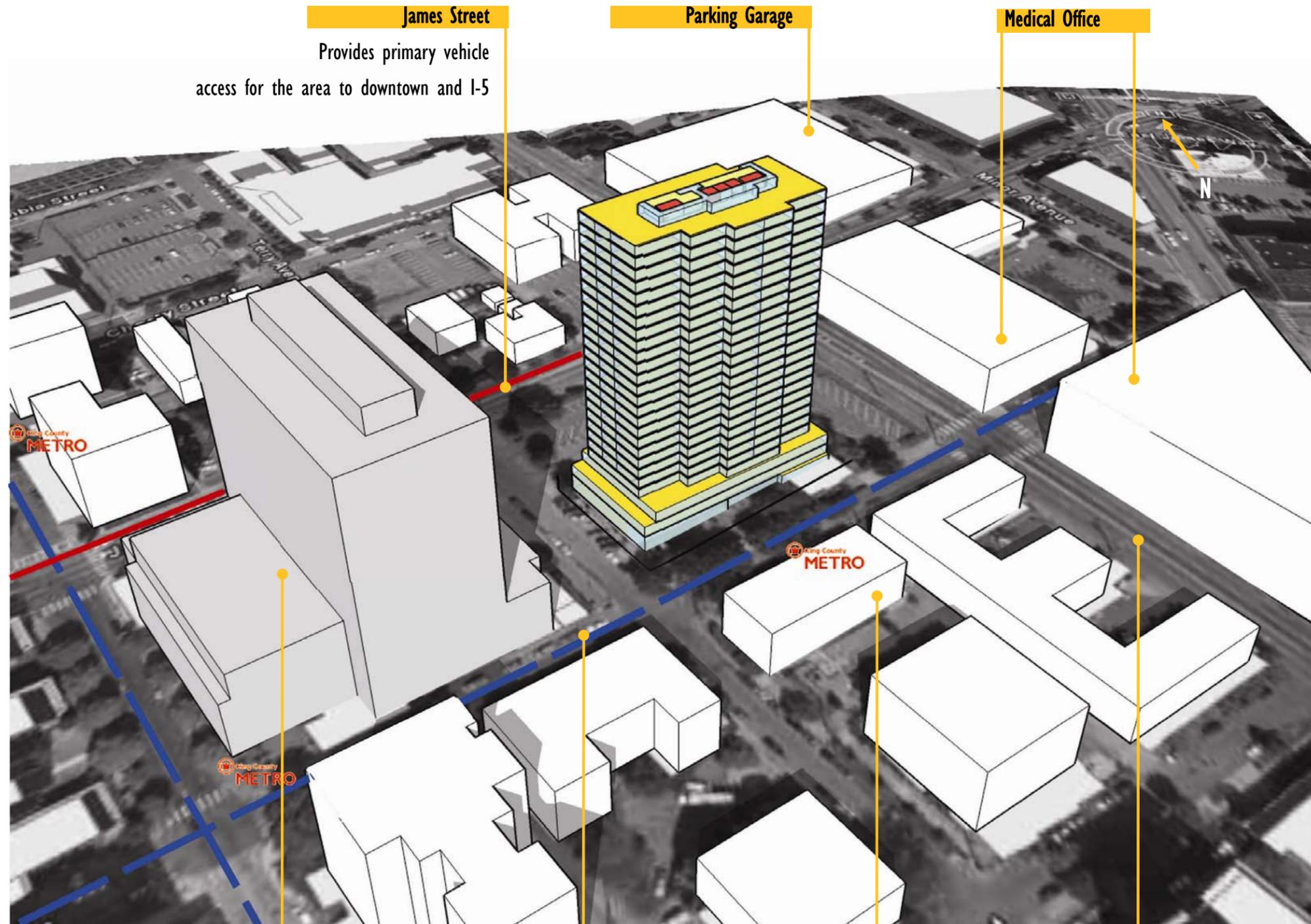
SITE ANALYSIS

- View to Mt. Rainier
- View to Eliot Bay
- View to Downtown
- View to Space Needle/
Lake Union

- 1. Columbia Tower
- 2. Terry James Center
- 3. Harborview Medical Center
- 4. Harborview Medical Center Addition
- 5. St. James Cathedral
- 6. Swedish Medical Center

project site
Existing Condition





James Street
Provides primary vehicle access for the area to downtown and I-5

Parking Garage

Medical Office

Harborview Addition

Significant source of Pedestrian traffic for the area

Jefferson

Provides Metro access to downtown

Neighboring Apt's

Typical Scale for Neighboring apartment buildings

Boren Ave.

Busy thoroughfare for the area



A. Looking south across James Street down Terry Avenue

project site



B. Looking east down Jefferson Street

project site



C. Looking southwest from the corner of James Street and Boren Avenue

project site



D. Looking north across Jefferson Street

project site



EDG # 1 — Preferred Design

The previous “preferred design” consisted of a small open space area on the corner with large width and depth departures. The board felt that the open space proposal was not consistent with the requested height, bulk, and scale requests.



EDG # 2 — Design Response Option 1

- Redefine building proportion with narrow building width
- Increased open space at grade by extending it the depth of the site.



EDG # 2 — Design Response Option 2

- Reduced building mass at upper stories and providing more above grade open space.
- Carve building at corner to increase open space at grade.



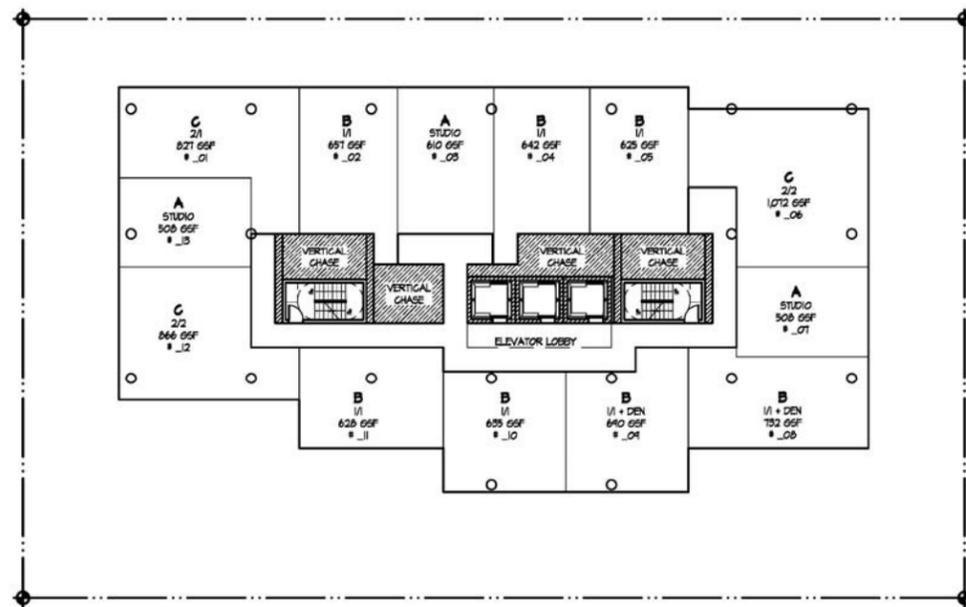
OPTION ONE MASSING

DEVELOPMENT OBJECTIVES

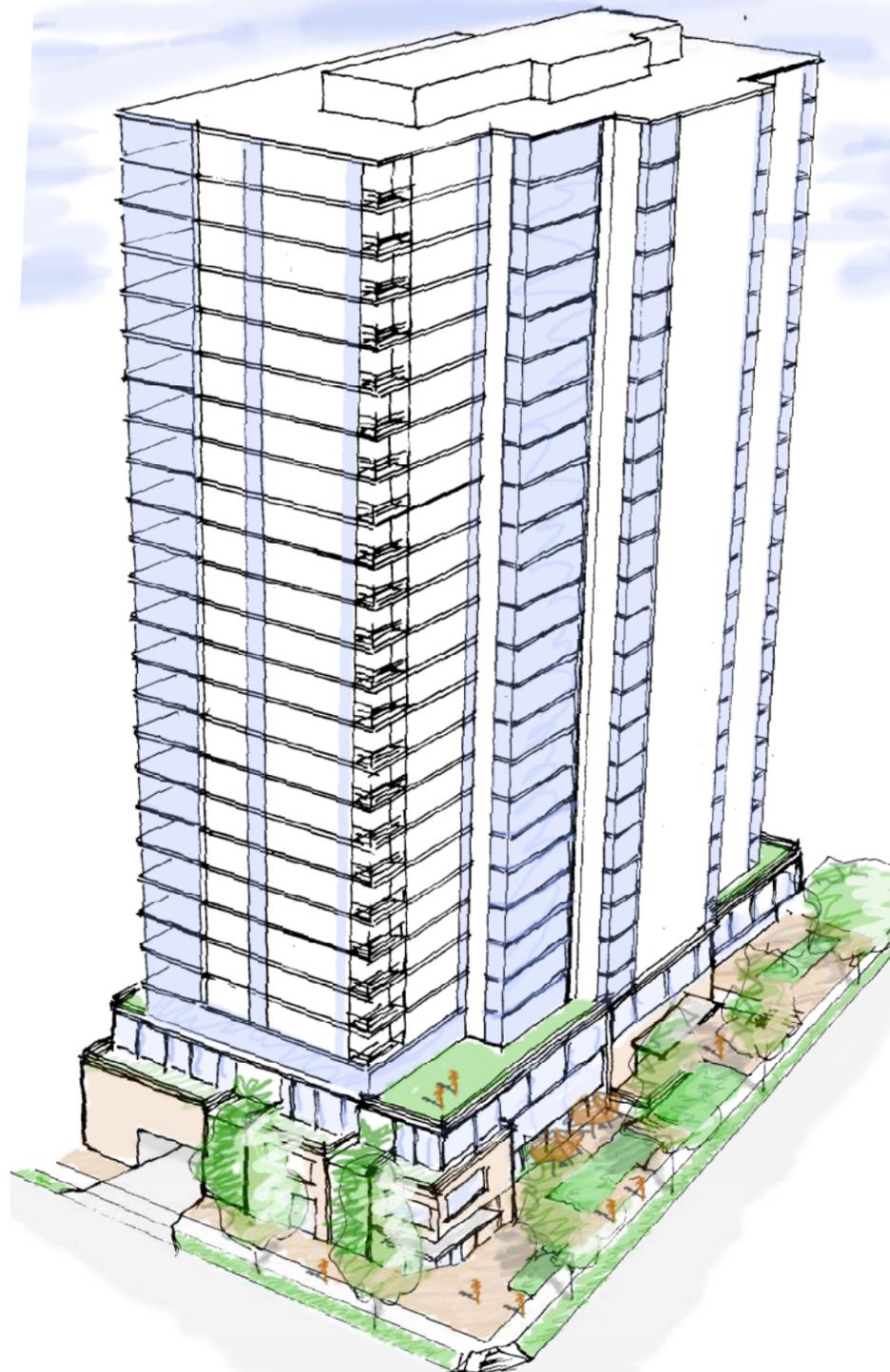
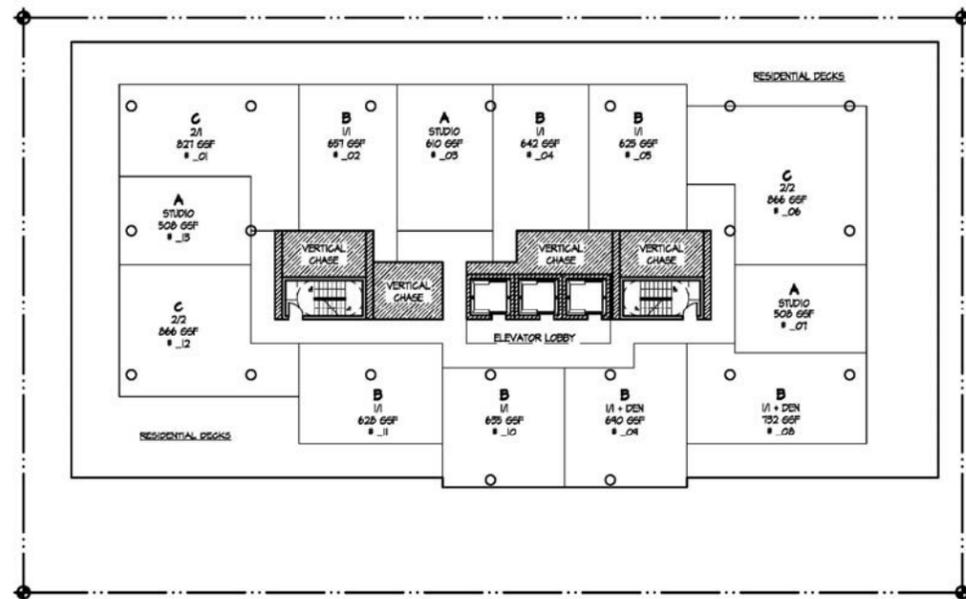
- 240' tower approximately 26 stories.
- 270 - 290 residential units.
- 8,000 sf of ground level commercial space.
- Subterranean parking for approximately 200 vehicles.
- Common plaza space located at grade level and throughout the building.

CONCEPT

The previous "preferred design" provided a small open space area on the corner. This design redefines the buildings proportions by extending that open space the full width of the lot, allowing for a dynamic pedestrian boulevard. The adjacent lot is single ownership and we anticipate the small portion to the east would develop as a pocket park since it is unusable for a high rise. This boulevard will not only serve ground level commercial but could potentially provide access from Harbor View Medical to future open space development.



FLOOR AT LANDSCAPED TERRACE



**OPTION ONE
CONCEPTUAL
RENDERINGS**



Case Study (5th & Madison)

Retail entry

Possible patio space for cafe

Private terraces for residents (Above Retail)

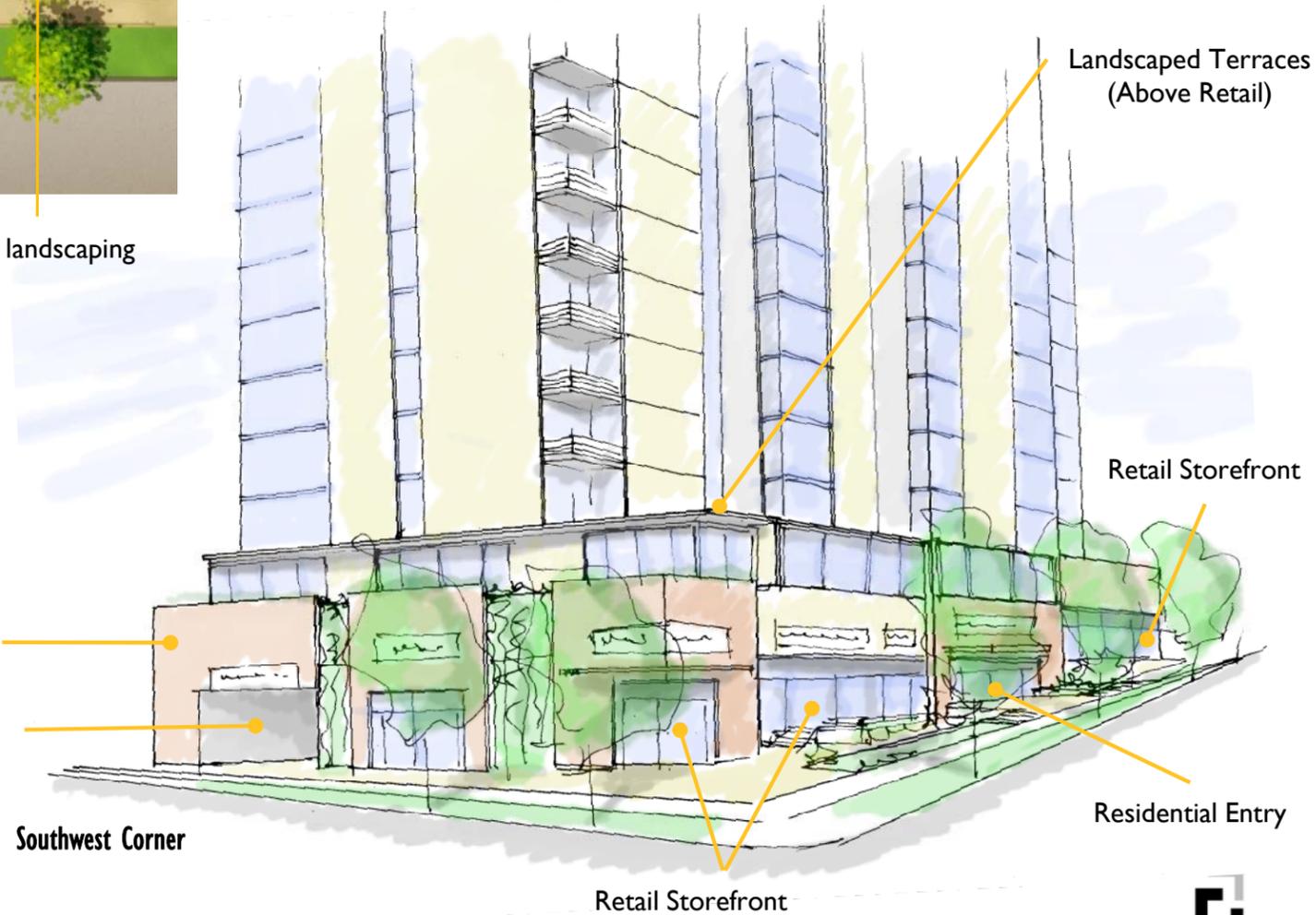
Pedestrian walkways & water feature

Residential Entry

Mature landscaping

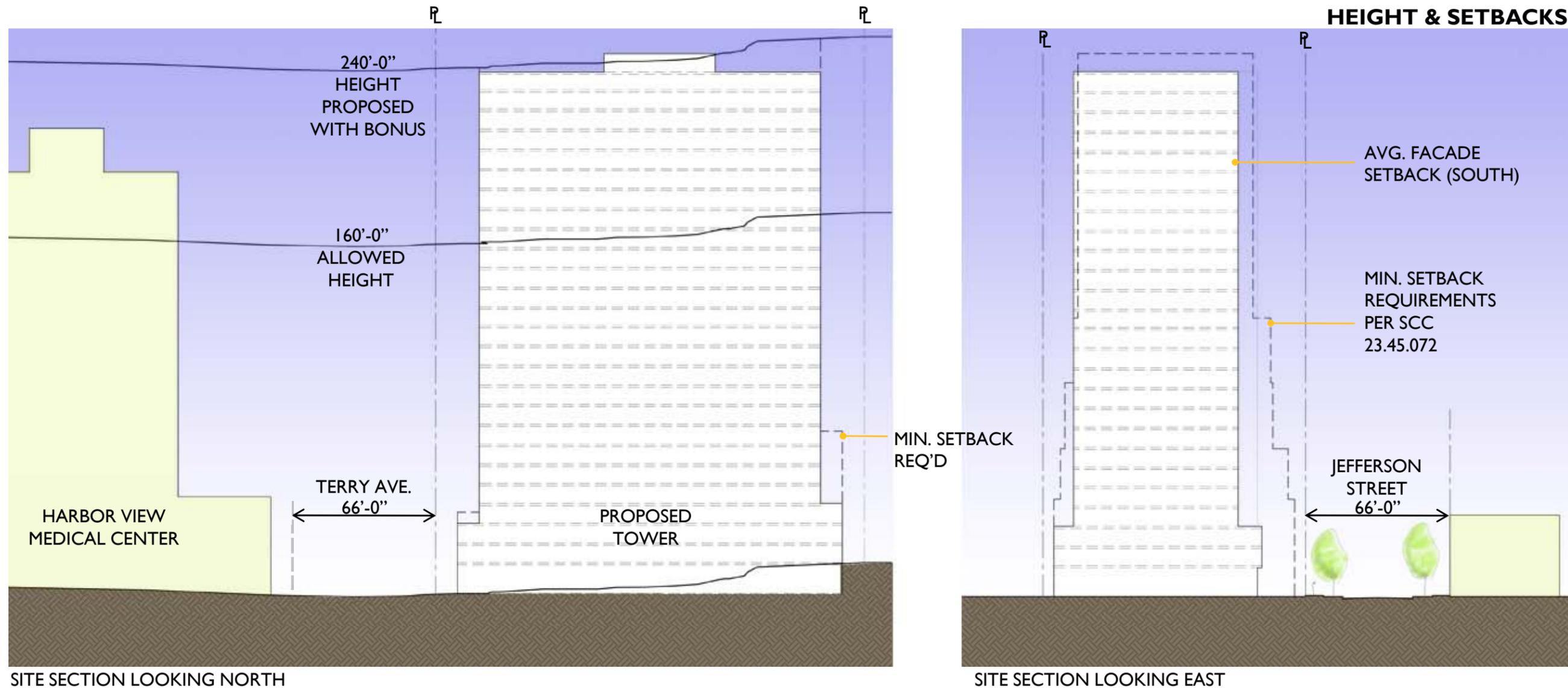
Two to three story base better defines pedestrian scale

Garage Entry



	Code Requirement	OPTION ONE	Rationale
1	SCC 23.45.006 -STRUCTURE HEIGHT MAX. HEIGHT ALLOWED WITHOUT BONUS 160'-0"	PROPOSED HEIGHT INCREASE TO 240'-0" THROUGH OPEN SPACE AND LOW TO MODERATE INCOME BONUSES	ALLOWS FOR SIMILAR HEIGHT DEVELOPMENT THAT ADJACENT PARCELS MAY ACHIEVE WITHOUT ADVERSE IMPACT TO NEIGHBORS.
2	SCC 23.45.068 STRUCTURE WIDTH & DEPTH MAX. ALLOWED ABOVE 37'-0" = 100'-0"x100'-0"	STRUCTURE WIDTH PROPOSED = 84'-0" STRUCTURE DEPTH PROPOSED = 156'-0"	THE SLENDER TOWER CREATES A MORE DYNAMIC FORM THAN A SQUARE TOWER, BUT MAINTAINS SIMILAR FLOOR AREA.
3	SCC 23.45.070 MODULATION REQUIREMENTS	NO DEPARTURE REQUESTED	
4	23.45.072 SETBACK REQUIREMENTS SETBACKS VARY BY HEIGHT	FRONT: NO DEPARTURE REQUESTED REAR: NO DEPARTURE REQUESTED SIDE YARD BELOW 120'-0": NO DEPARTURE REQUESTED PROPOSED ABOVE 120'-0": REDUCE SETBACK UP TO 4'	THIS DESIGN USES THE SAME PLATE DESIGN FOR FLOORS 4-26, AND PROPOSES OVERALL SIGNIFICANTLY GREATER SETBACKS AT LOWER HEIGHTS. HOWEVER, TO ACCOMMODATE THIS SLENDER TOWER TO FULL HEIGHT, A MINOR ENCROACHMENT INTO THE UPPER SETBACK WAS NECESSARY
5	23.45.073 SCREENING AND LANDSCAPING	NO DEPARTURE REQUESTED	
6	23.45.074 OPEN SPACE REQUIREMENTS 23.45.074 (2): MIN. 25% OF SITE TO BE GROUND LEVEL OPEN SPACE (23,520sf * 25% = 5,880 sf REQ'D)	PROPOSED GROUND LEVEL OPEN SPACE = 4,602 sf 4,602 sf = 19.5%	OPEN SPACE AS PROPOSED ALLOWS TOWER PLATES TO REMAIN CONSISTENT. REMAINING OPEN SPACE REQUIREMENTS AT GRADE ARE REPLENISHED ABOVE RETAIL.

**OPTION ONE
HEIGHT & SETBACKS**



Code Requirement

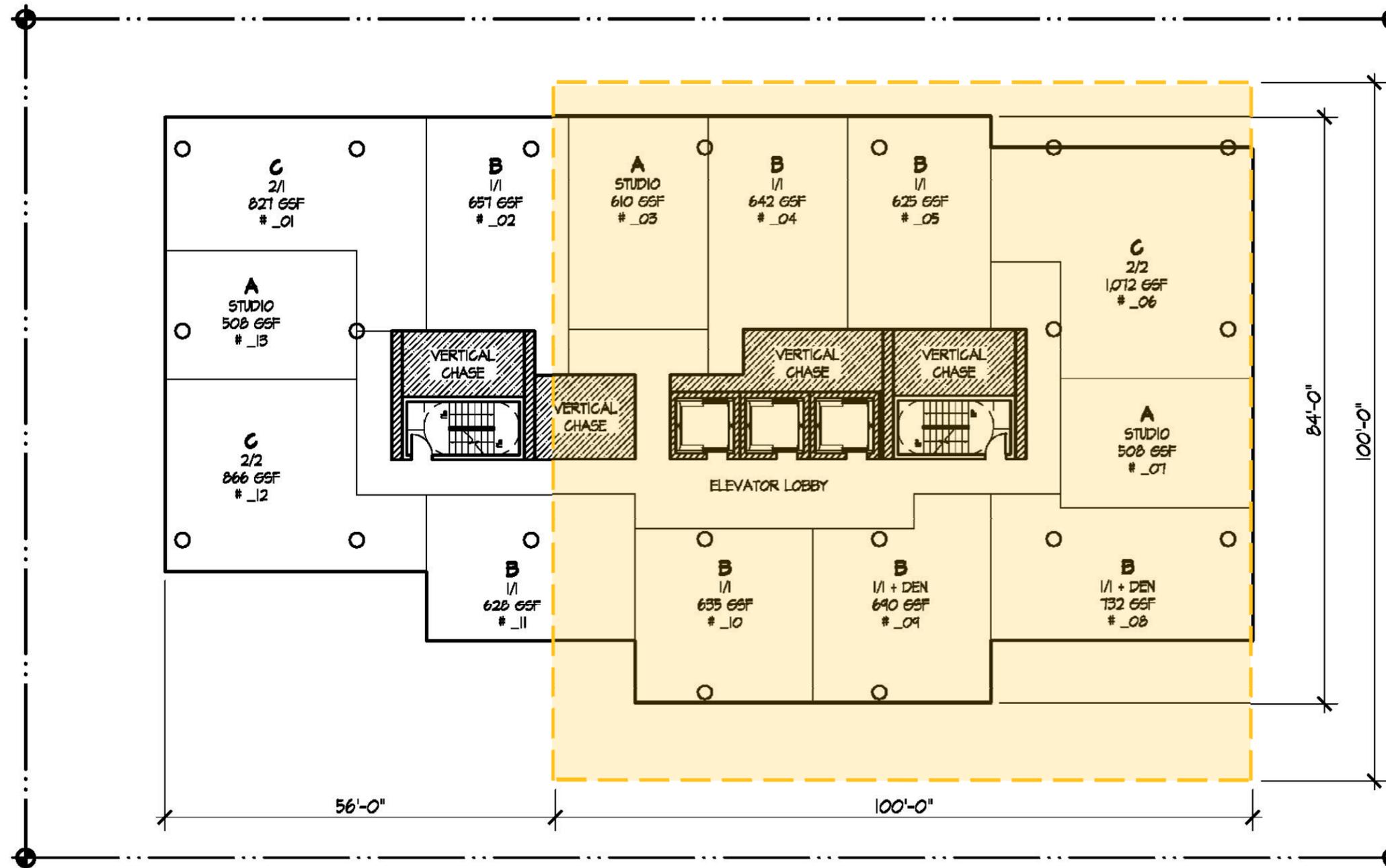
OPTION ONE

Rationale

	Code Requirement	OPTION ONE	Rationale
1	SCC 23.45.006 -STRUCTURE HEIGHT MAX. HEIGHT ALLOWED WITHOUT BONUS 160'-0"	PROPOSED HEIGHT INCREASE TO 240'-0" THROUGH OPEN SPACE AND LOW TO MODERATE INCOME BONUSES	ALLOWS FOR SIMILAR HEIGHT DEVELOPMENT THAT ADJACENT PARCELS MAY ACHIEVE WITHOUT ADVERSE IMPACT TO NEIGHBORS.
4	23.45.072 SETBACK REQUIREMENTS SETBACKS VARY BY HEIGHT	FRONT: NO DEPARTURE REQUESTED REAR: NO DEPARTURE REQUESTED SIDE YARD BELOW 120'-0": NO DEPARTURE REQUESTED PROPOSED ABOVE 120'-0": REDUCE SETBACK UP TO 4'	THIS DESIGN USES THE SAME PLATE DESIGN FOR FLOORS 4-26, AND PROPOSES OVERALL SIGNIFICANTLY GREATER SETBACKS AT LOWER HEIGHTS. HOWEVER, TO ACCOMMODATE THIS SLENDER TOWER TO FULL HEIGHT, A MINOR ENCROACHMENT INTO THE UPPER SETBACK WAS NECESSARY



**OPTION ONE
WIDTH & DEPTH**



PROPOSED AREA = 11,615 sf

COMPLIANT TOWER:
AREA = 263,000 GSF

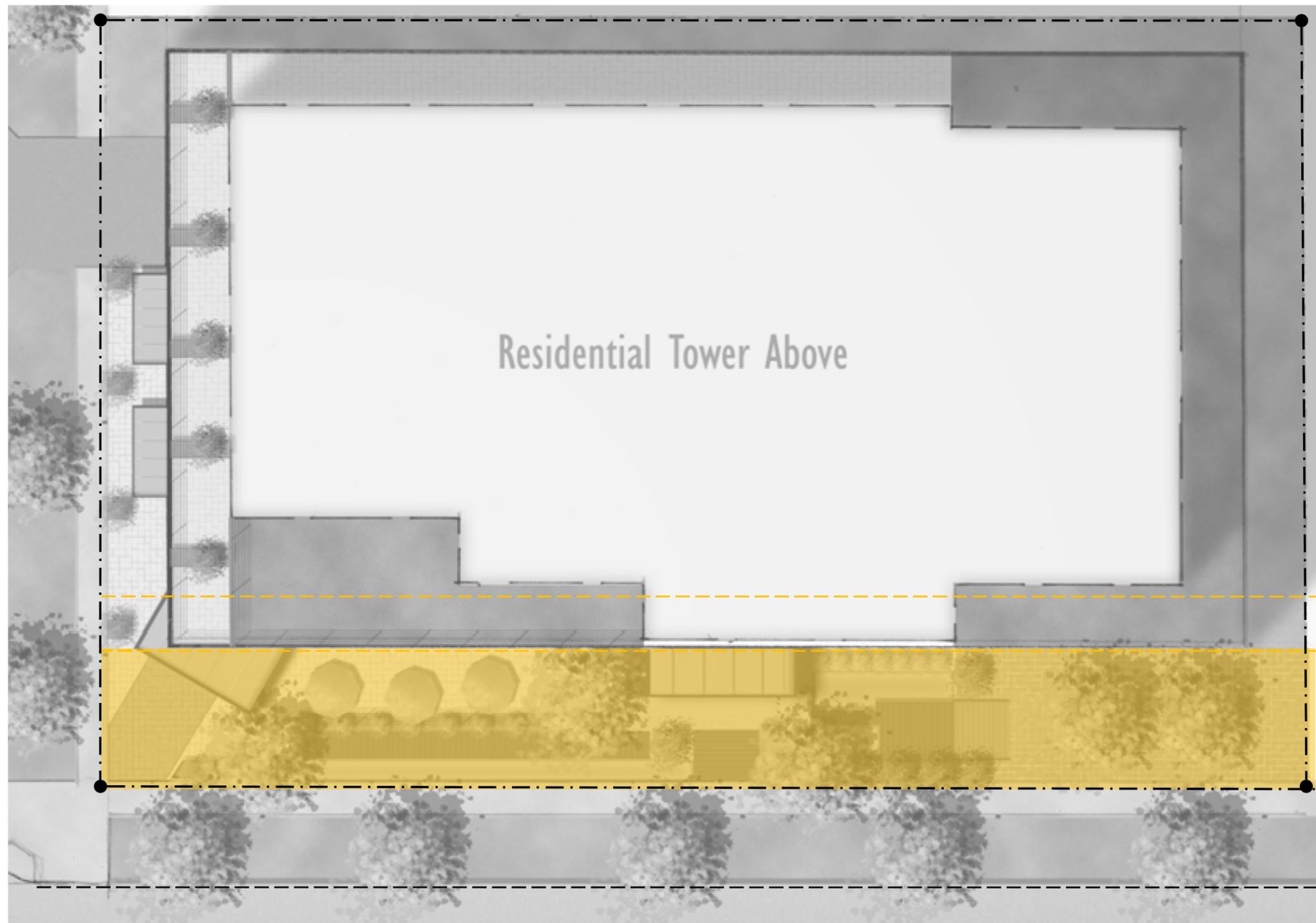
PROPOSED TOWER:
AREA = 299,500 GSF

Code Requirement	OPTION ONE	Rationale
2 SCC 23.45.068 STRUCTURE WIDTH & DEPTH MAX. ALLOWED ABOVE 37'-0" = 100'-0"x100'-0"	STRUCTURE WIDTH PROPOSED = 84'-0" STRUCTURE DEPTH PROPOSED = 156'-0"	THE SLENDER TOWER CREATES A MORE DYNAMIC FORM THAN A SQUARE TOWER, BUT MAINTAINS SIMILAR FLOOR AREA.

**OPTION ONE
GROUND LEVEL
OPEN SPACE**



PROPOSED OPEN SPACE
ABOVE GRADE
DECKS AND TERRACES
= 7,900 sf
(1,534 sf REQ'D)



9'-0" ADD'L TO MEET MIN. REQ'D

PROPOSED OPEN SPACE 20'-0"

R.O.W. 16'-0"

CURB LINE AT
JEFFERSON

Code Requirement

OPTION ONE

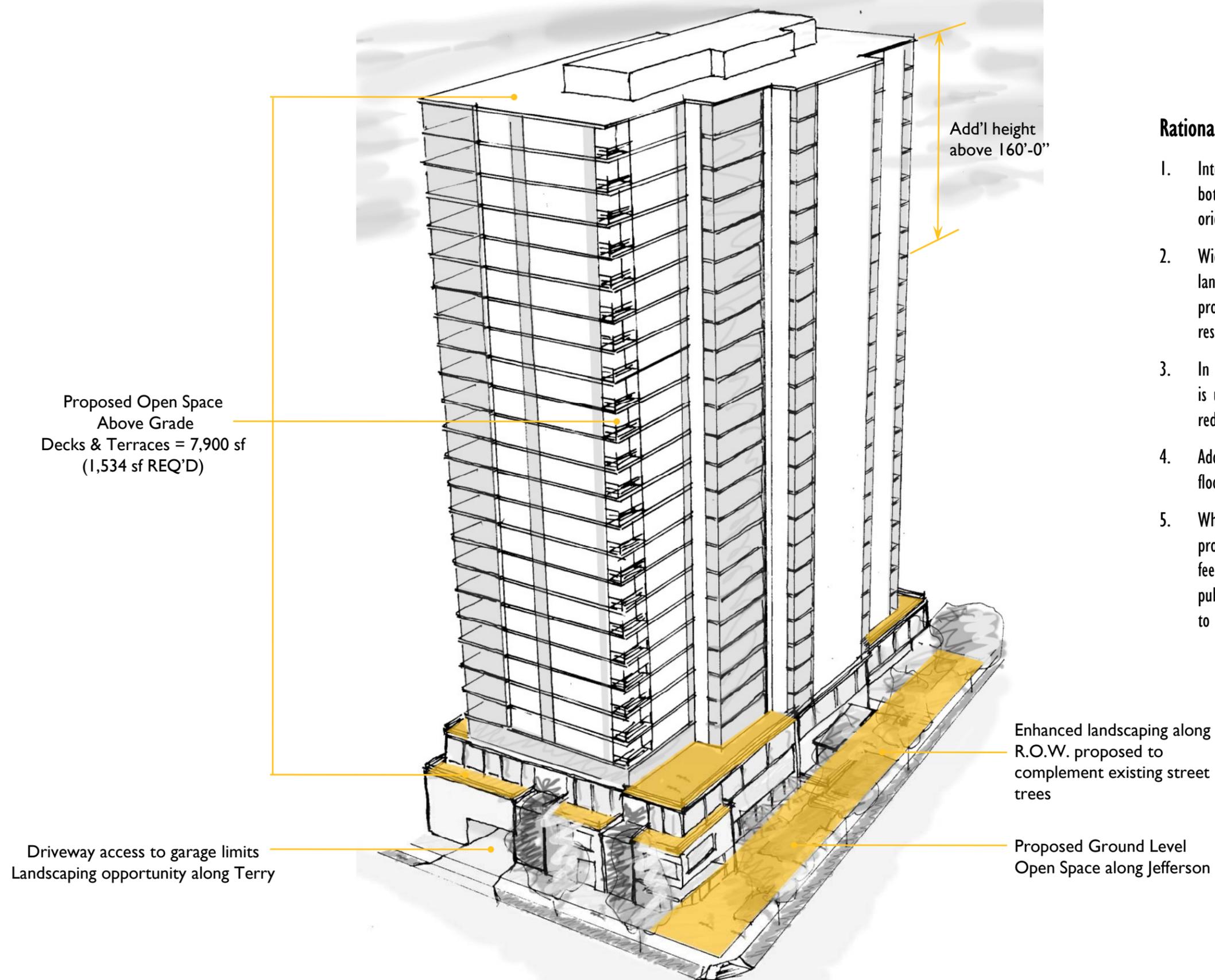
Rationale

6	<p>23.45.074 OPEN SPACE REQUIREMENTS</p> <p>23.45.074 (2): MIN. 25% OF SITE TO BE GROUND LEVEL OPEN SPACE (23,520sf * 25% = 5,880 sf REQ'D)</p>	<p>PROPOSED GROUND LEVEL OPEN SPACE = 4,602 sf</p> <p>4,602 sf = 19.5%</p>	<p>OPEN SPACE AS PROPOSED ALLOWS TOWER PLATES TO REMAIN CONSISTENT. REMAINING OPEN SPACE REQUIREMENTS AT GRADE ARE REPLENISHED ABOVE RETAIL.</p>
---	--	--	--

HEIGHT BONUS RATIONALE

Rationale for bonus

1. Intent is to provide the First Hill area with both affordable housing and usable & publicly oriented open space.
2. Widened streetscape with mature new landscaping to match existing street trees provides most greenscape possible while responding to available solar access.
3. In order to create contiguous open space that is usable at street level along Jefferson, reductions to floor plate area are required.
4. Additional height requested to offset reduced floor plate areas.
5. While it is possible to achieve this height by providing additional low income housing, we feel that the enhanced beautification of the public realm will make a better contribution to the community.



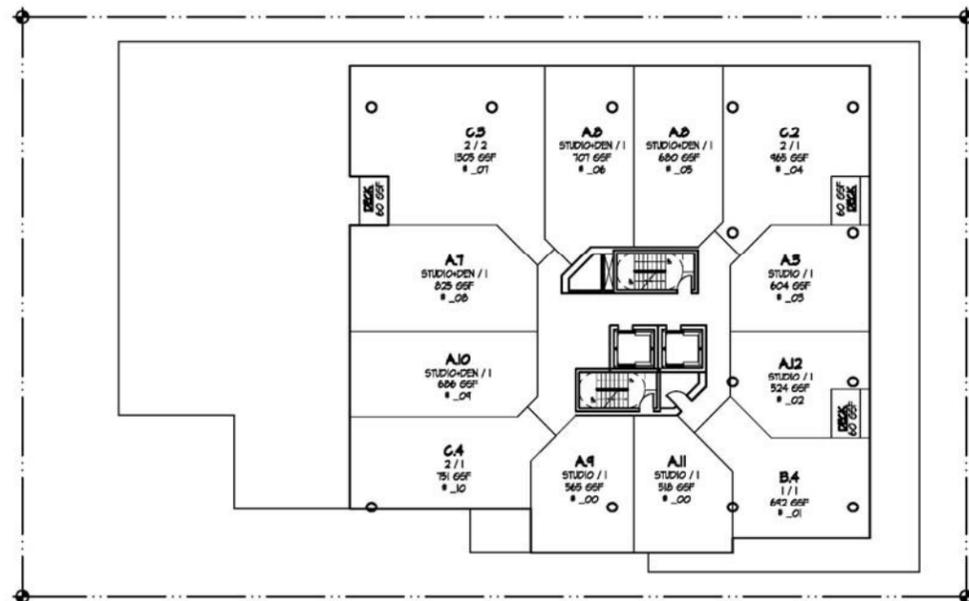
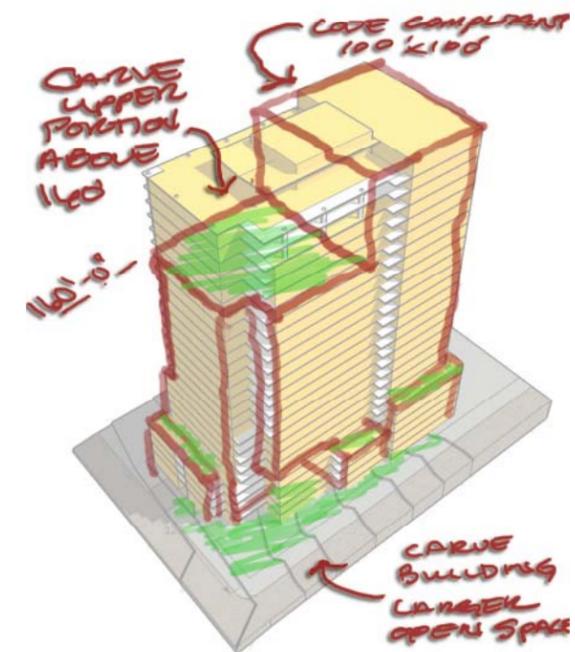
**OPTION TWO
MASSING**

DEVELOPMENT OBJECTIVES

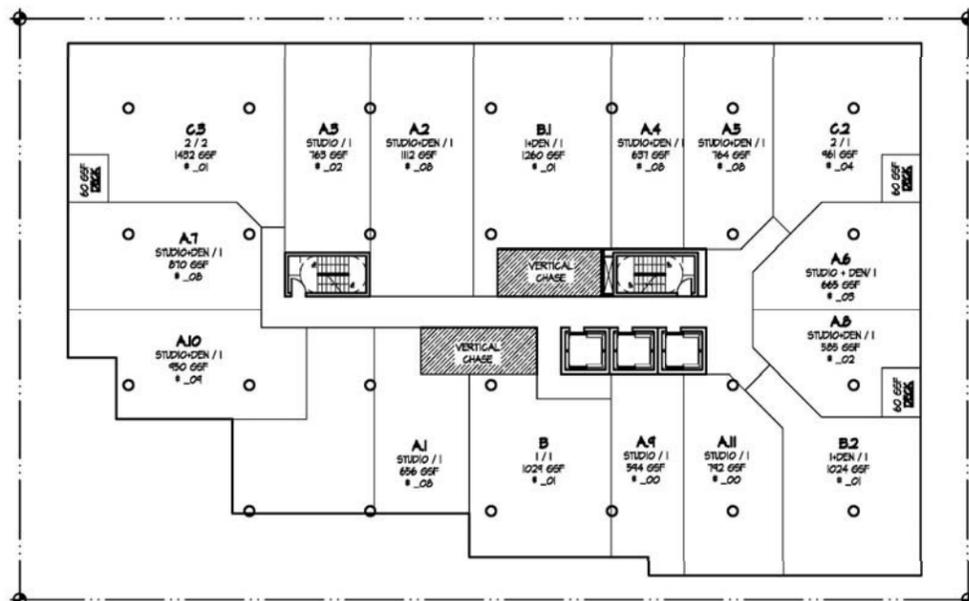
- 240' tower approximately 26 stories.
- 300 - 320 residential units.
- 10,000 sf of ground level commercial space.
- Subterranean parking for approximately 200 vehicles.
- Common plaza space located at grade level and throughout the building.

CONCEPT

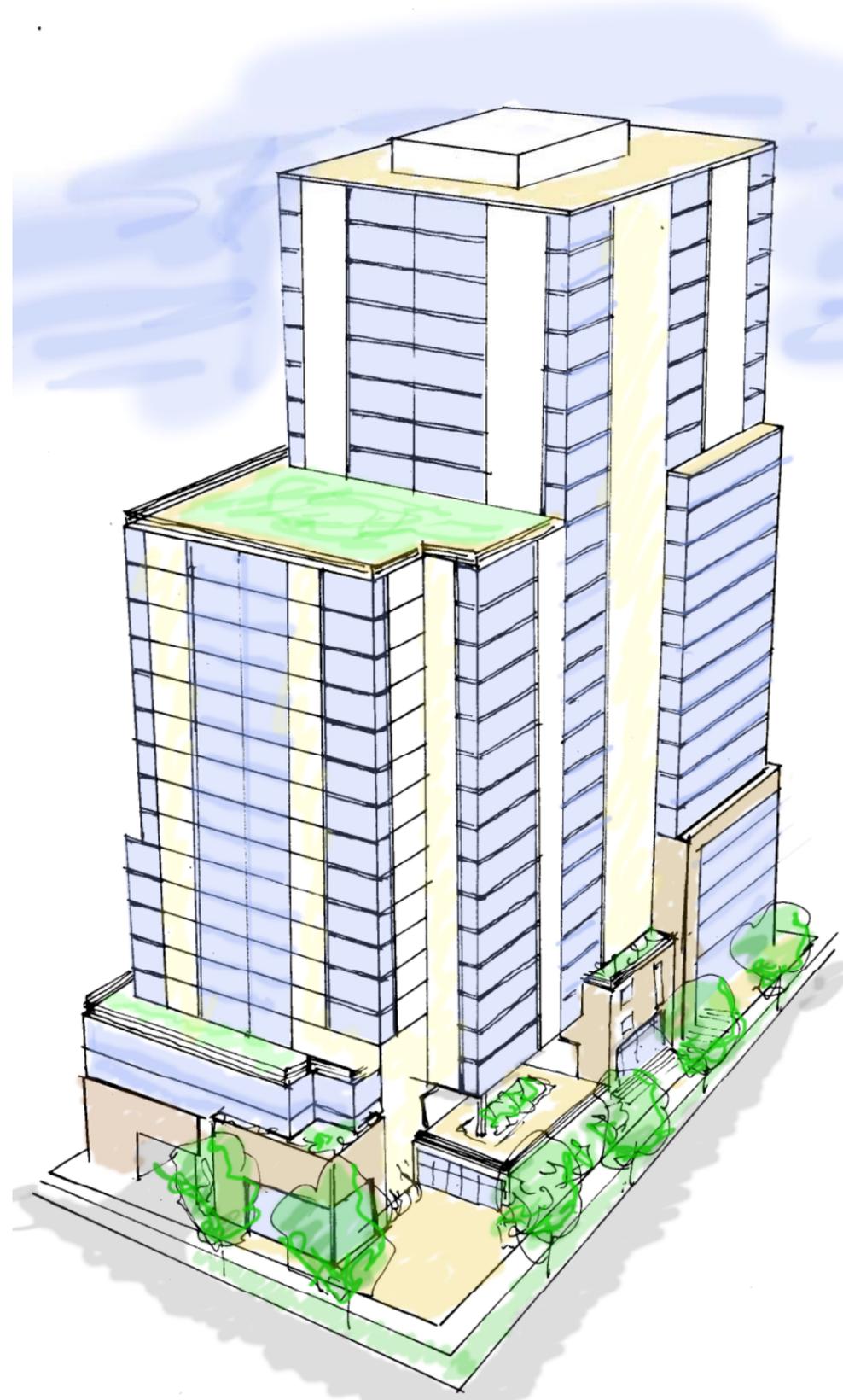
This option takes a more sculptural approach by carving away at building mass. The upper portion is reduced in scale to model the code compliant 100'x100' dimension while providing a large roof terrace. At ground level the building corner is eroded to provide more open area for public open space.



TYP. UPPER FLOOR



TYP. LOWER FLOOR





Retail entry

Private terraces
for residents

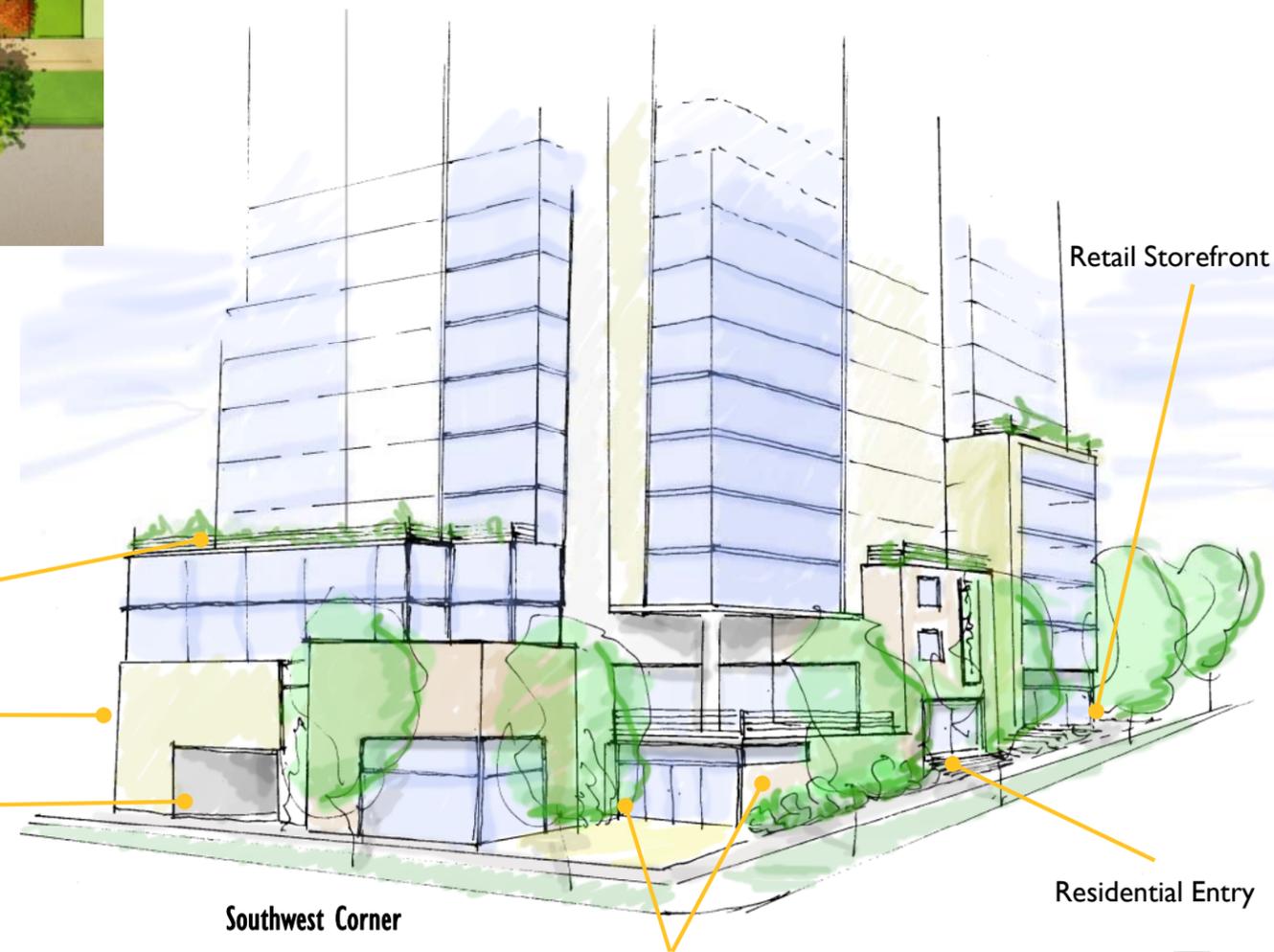
Residential Entry

Retail Entry

Landscaped Terraces
(Above Retail)

Two to three story base better
defines pedestrian scale

Garage Entry



Retail Storefront

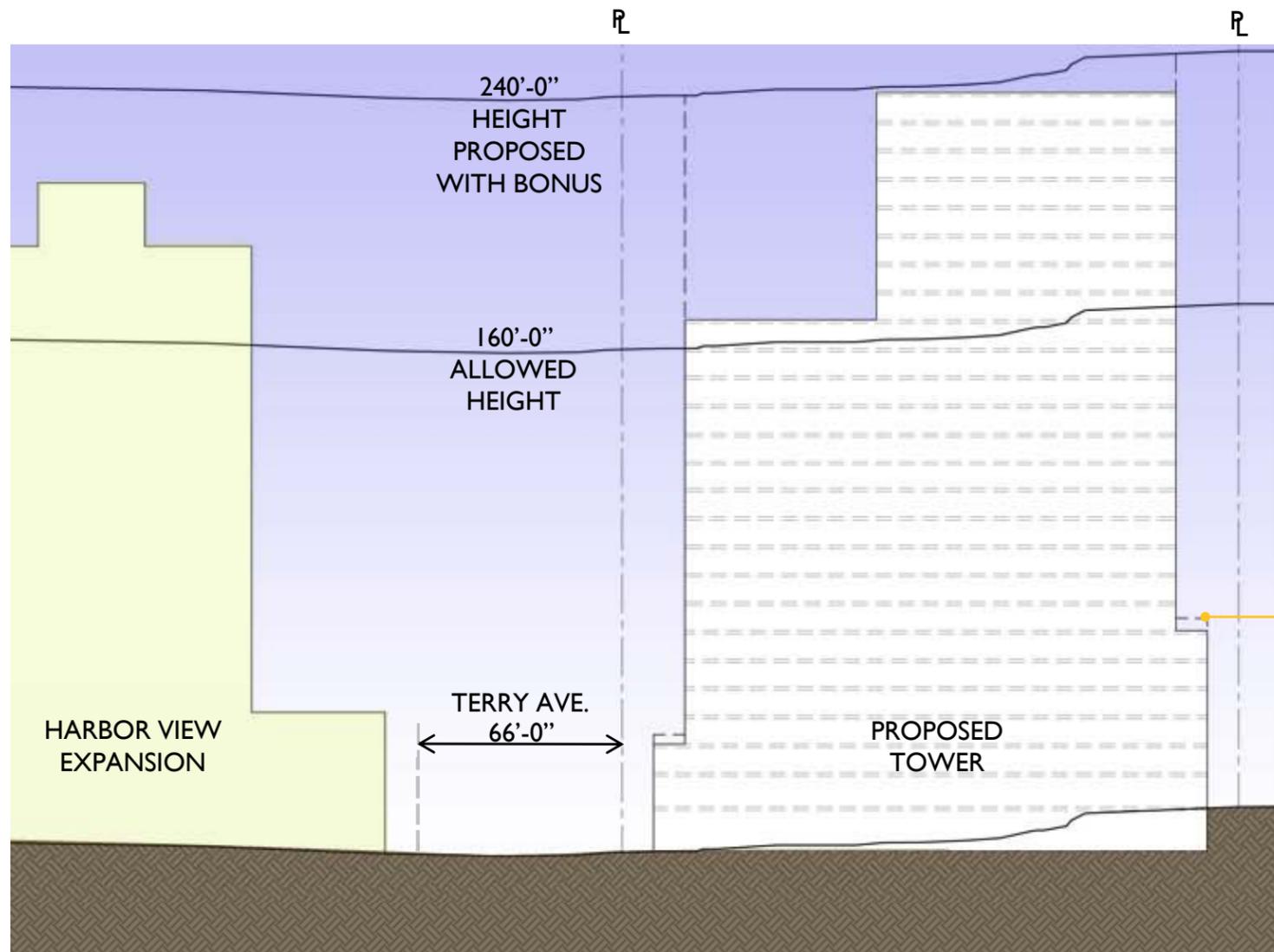
Southwest Corner

Retail Storefront

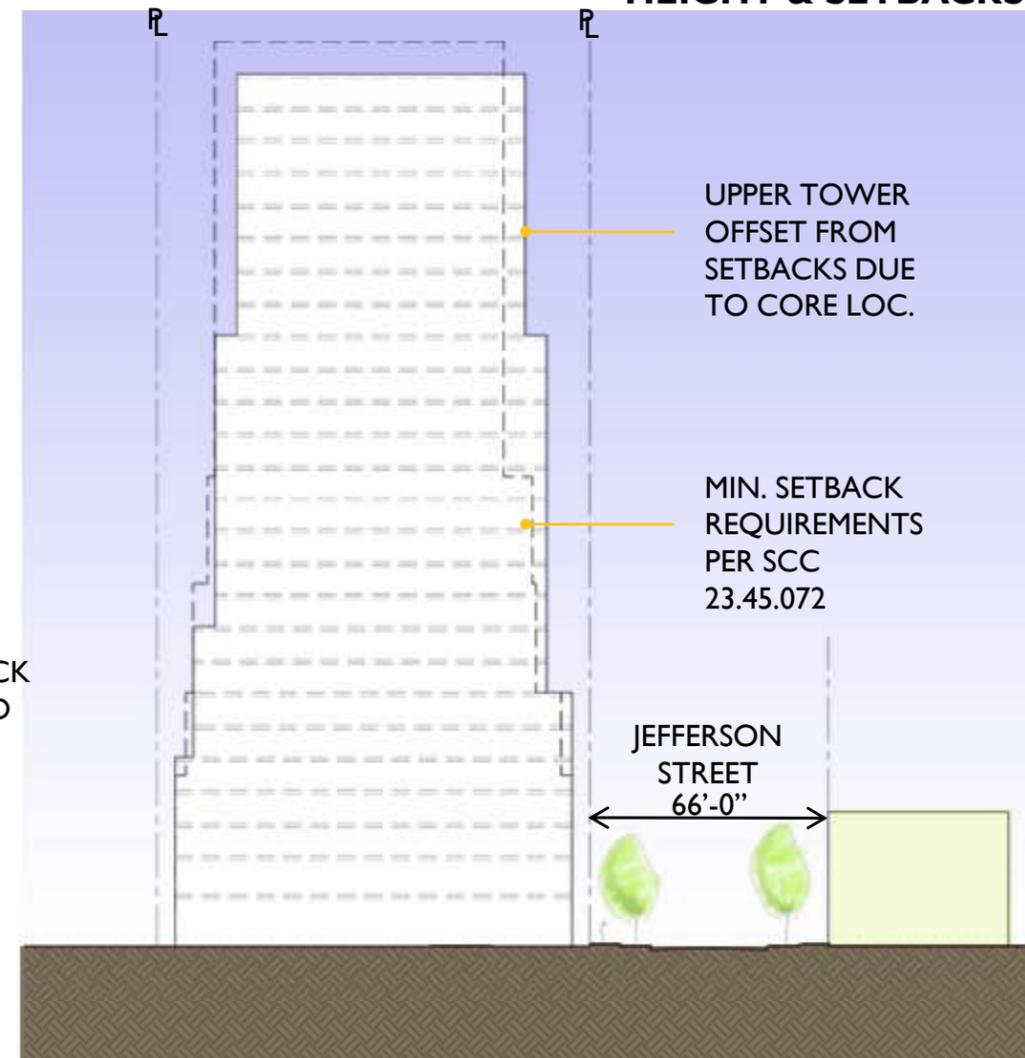
Residential Entry

	Code Requirement	OPTION TWO	Rationale
1	SCC 23.45.006 -STRUCTURE HEIGHT MAX. HEIGHT ALLOWED WITHOUT BONUS 160'-0"	PROPOSED HEIGHT INCREASE TO 240'-0" THROUGH OPEN SPACE AND LOW TO MODERATE INCOME BONUSES	ALLOWS FOR SIMILAR HEIGHT DEVELOPMENT THAT ADJACENT PARCELS MAY ACHIEVE WITHOUT ADVERSE IMPACT TO NEIGHBORS
2	SCC 23.45.068 STRUCTURE WIDTH & DEPTH MAX. ALLOWED ABOVE 37'-0" = 100'-0"x100'-0"	STRUCTURE WIDTH PROPOSED = 110'-0" STRUCTURE DEPTH PROPOSED = 176'-0"	ALLOWS GREATER DEVELOPMENT POTENTIAL, WHILE PROVIDING LARGE CONTIGUOUS OPEN SPACE AT TERRACE.
3	SCC 23.45.070 MODULATION REQUIREMENTS	NO DEPARTURE REQUESTED	
4	23.45.072 SETBACK REQUIREMENTS SETBACKS VARY BY HEIGHT	FRONT: NO DEPARTURE REQUESTED REAR: NO DEPARTURE REQUESTED SIDE YARD BETWEEN 37'-0"- 120'-0": REDUCE SETBACK BY UP TO 4'-6" SIDE YARD ABOVE 120'-0": REDUCE SETBACK BY UP TO 12'-6"	BY AVERAGING SETBACKS, THERE ARE PORTIONS OF THE FAÇADE THAT FALL SHORT OF THE SETBACK REQUIREMENT AND SOME THAT EXTEND INTO THEM. THIS ALLOWS FOR A DEEPER MODULATION ACROSS THE ENTIRE FAÇADE.
5	23.45.073 SCREENING AND LANDSCAPING	NO DEPARTURE REQUESTED	
6	23.45.074 OPEN SPACE REQUIREMENTS 23.45.074 (2): MIN. 25% OF SITE TO BE GROUND LEVEL OPEN SPACE (23,520sf * 25% = 5,880 sf REQ'D)	PROPOSED GROUND LEVEL OPEN SPACE = 2,782 sf 2,782sf = 11.8%	THE REDUCTION OF OPEN SPACE WILL BE ACCOMMODATED THROUGH DECKS AND TERRACES HIGHER UP IN THE BUILDING

**OPTION TWO
HEIGHT & SETBACKS**



SITE SECTION LOOKING NORTH

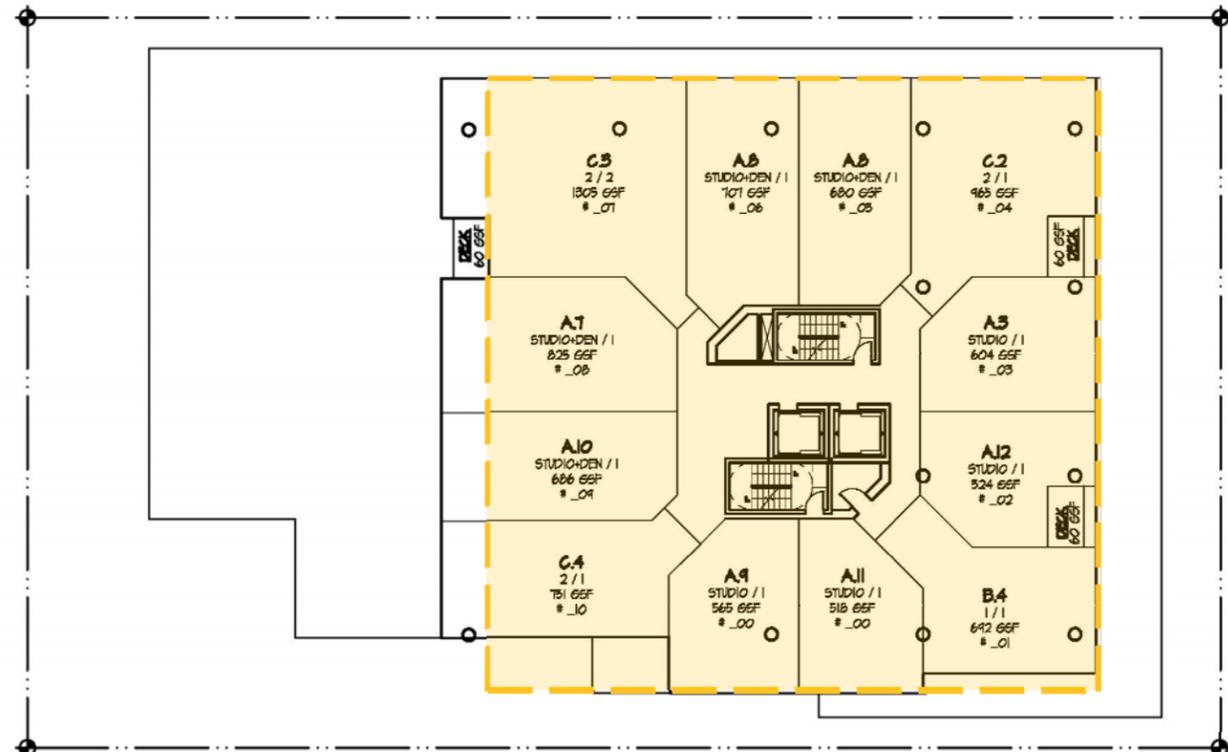


SITE SECTION LOOKING EAST

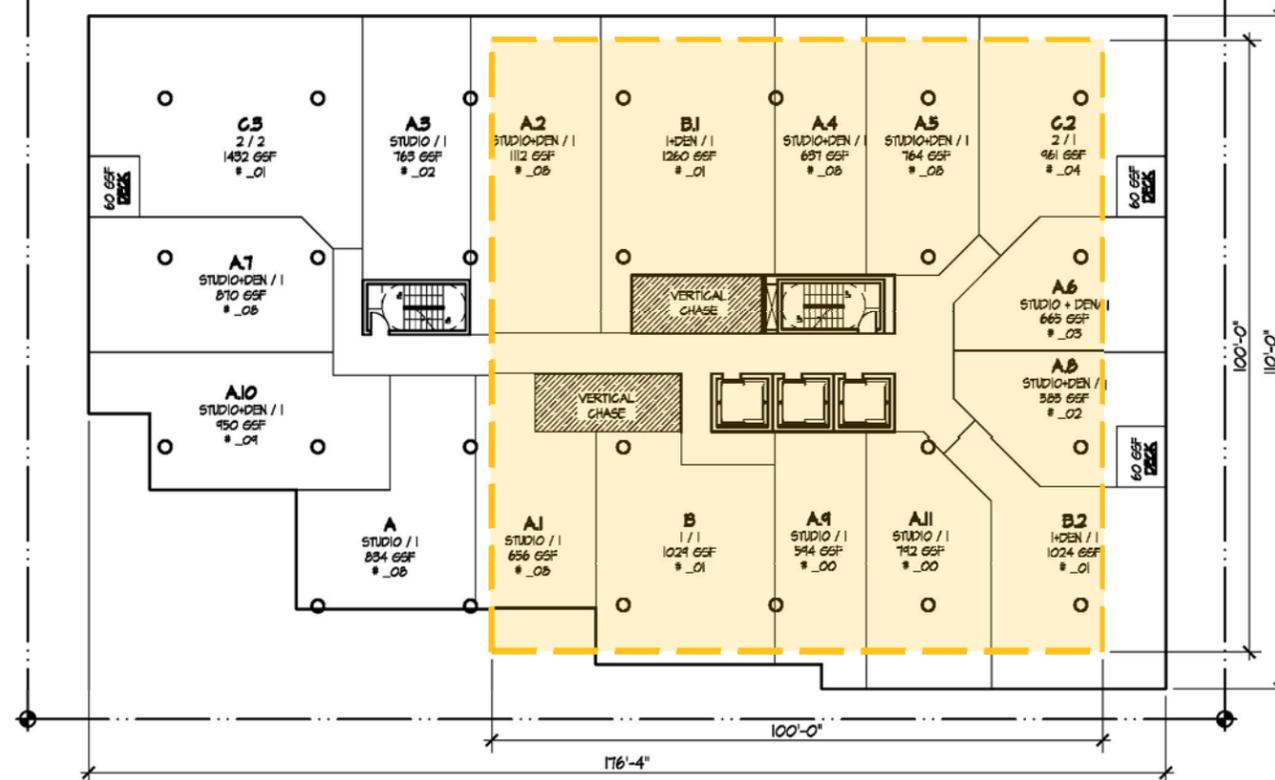
	Code Requirement	OPTION TWO	Rationale
1	SCC 23.45.006 -STRUCTURE HEIGHT MAX. HEIGHT ALLOWED WITHOUT BONUS 160'-0"	PROPOSED HEIGHT INCREASE TO 240'-0" THROUGH OPEN SPACE AND LOW TO MODERATE INCOME BONUSES	ALLOWS FOR SIMILAR HEIGHT DEVELOPMENT THAT ADJACENT PARCELS MAY ACHIEVE WITHOUT ADVERSE IMPACT TO NEIGHBORS
4	23.45.072 SETBACK REQUIREMENTS SETBACKS VARY BY HEIGHT	FRONT: NO DEPARTURE REQUESTED REAR: NO DEPARTURE REQUESTED SIDE YARD BETWEEN 37'-0"- 120'-0": REDUCE SETBACK BY UP TO 4'-6" SIDE YARD ABOVE 120'-0": REDUCE SETBACK BY UP TO 12'-6"	BY AVERAGING SETBACKS, THERE ARE PORTIONS OF THE FAÇADE THAT FALL SHORT OF THE SETBACK REQUIREMENT AND SOME THAT EXTEND INTO THEM. THIS ALLOWS FOR A DEEPER MODULATION ACROSS THE ENTIRE FAÇADE.

**OPTION TWO
WIDTH & DEPTH**

FLOORS: 18 -26
 PROPOSED AREA = 10,404 sf
 (CODE COMPLIANT = 10,000 sf)



FLOORS: 2-17
 PROPOSED AREA = 17,383 sf
 (CODE COMPLIANT = 10,000 sf)

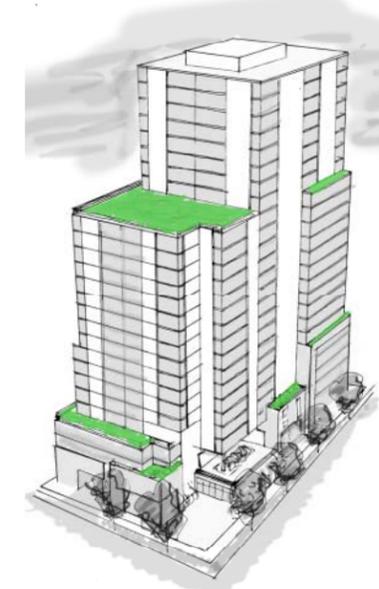


COMPLIANT TOWER:
 AREA = 263,000 GSF

PROPOSED TOWER:
 AREA = 370,000 GSF

2	<p>SCC 23.45.068 STRUCTURE WIDTH & DEPTH MAX. ALLOWED ABOVE 37'-0" = 100'-0"x100'-0"</p>	<p>STRUCTURE WIDTH PROPOSED = 110'-0" STRUCTURE DEPTH PROPOSED = 176'-0"</p>	<p>ALLOWS GREATER DEVELOPMENT POTENTIAL, WHILE PROVIDING LARGE CONTIGUOUS OPEN SPACE AT TERRACE.</p>
---	--	---	--

**OPTION TWO
GROUND LEVEL
OPEN SPACE**



PROPOSED OPEN SPACE
ABOVE GRADE
DECKS AND TERRACES
= 9,500 sf
(3,718 sf REQ'D)

ADDITIONAL AREA
TO MEET MIN.
GROUND LEVEL
OPEN SPACE

R.O.W. 16'-0"

CURB LINE AT
JEFFERSON

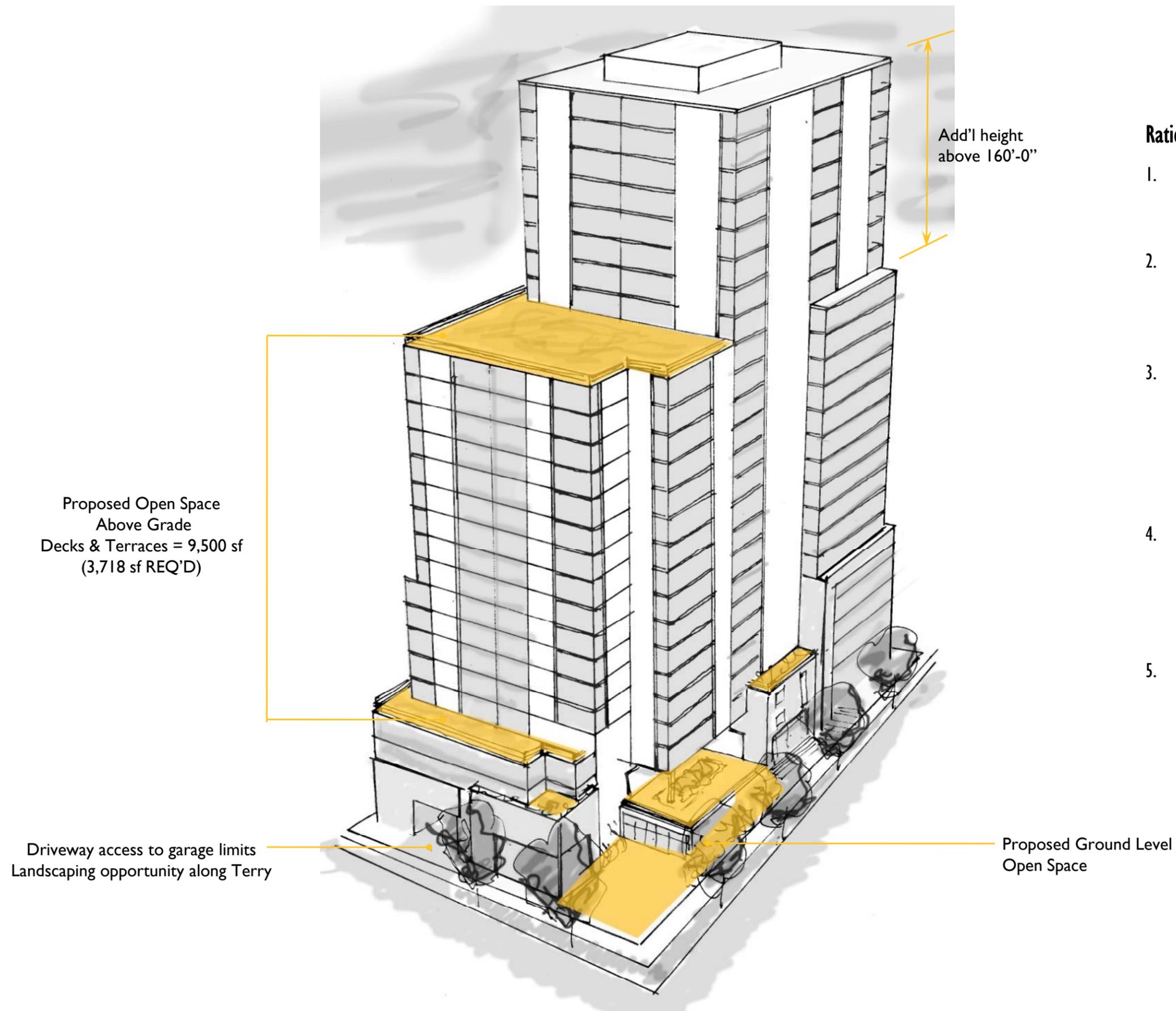


	Code Requirement	OPTION TWO	Rationale
6	<p>23.45.074 OPEN SPACE REQUIREMENTS 23.45.074 (2): MIN. 25% OF SITE TO BE GROUND LEVEL OPEN SPACE (23,520sf * 25% = 5,880 sf REQ'D)</p>	<p>PROPOSED GROUND LEVEL OPEN SPACE = 2,782 sf 2,782sf = 11.8%</p>	<p>THE REDUCTION OF OPEN SPACE WILL BE ACCOMMODATED THROUGH DECKS AND TERRACES HIGHER UP IN THE BUILDING</p>

HEIGHT BONUS RATIONALE

Rationale for bonus

1. Intent is to provide the First Hill/Harborview area with both affordable housing and & publicly oriented open space.
2. Building massing above the allowable 160' height limit is voluntarily limited to code-compliant dimensions or less to reduce bulk and scale.
3. Publicly-oriented open space is emphasized through focus on the retail plaza at the SW corner of the site (Terry & Jackson) for both solar orientation as well as to the primary pedestrian sources (Harborview Medical Center).
4. Private open spaces are provided in decks and terraces throughout the building above ground level in quantities exceeding the zoning code requirements, including large roof deck at 160' height limit/ massing change.
5. Since significantly more open space than required is provided and dispersed throughout the building, only a portion of the structure is proposed above the height limit.



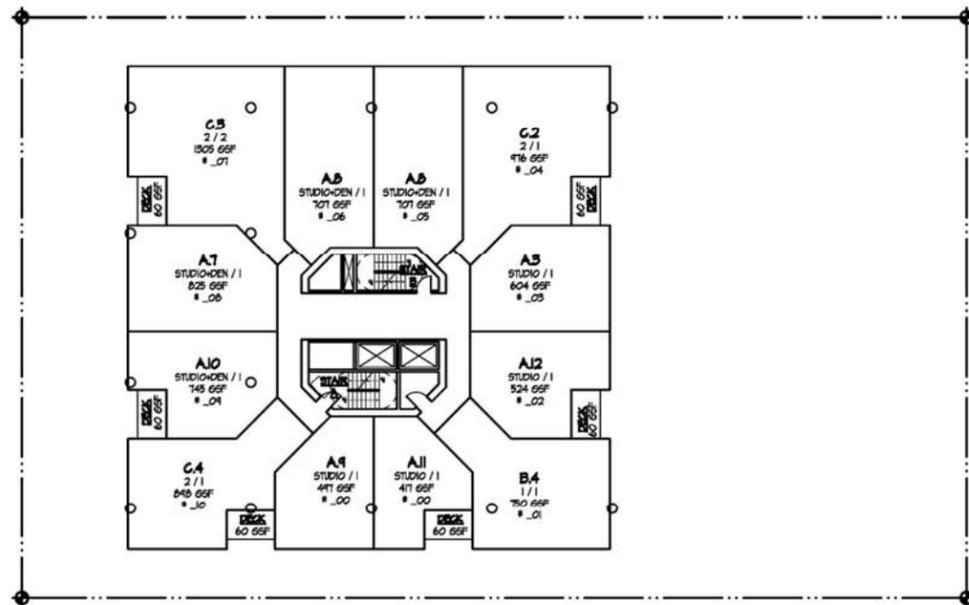
**COMPLIANT MASSING
OPTION**

DEVELOPMENT OBJECTIVES

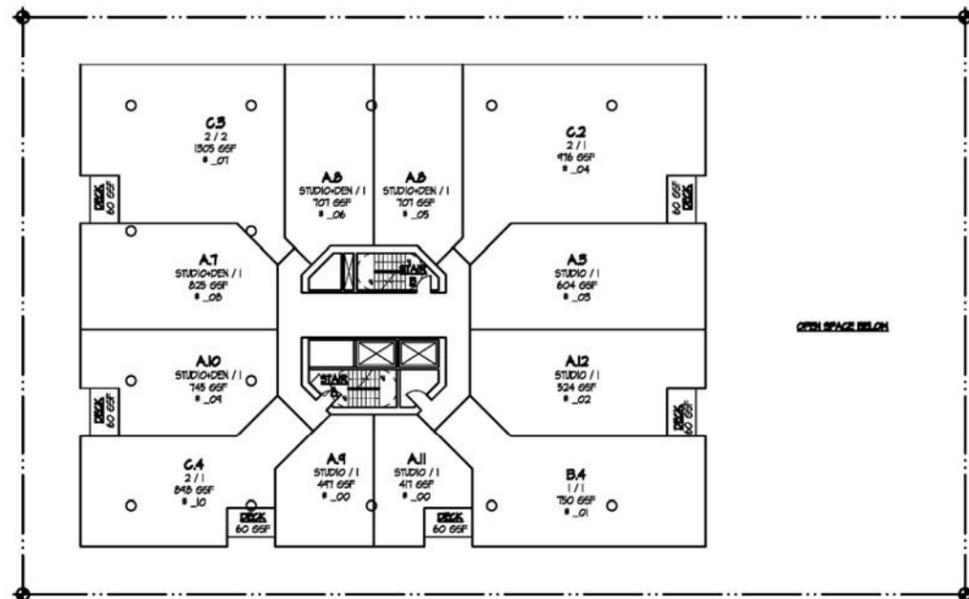
- 240' tower approximately 26 stories.
- 240 - 260 residential units.
- 7,000 sf of ground level commercial space.
- Subterranean parking for approximately 200 vehicles.
- Common plaza space located at grade level and throughout the building.

CONCEPT

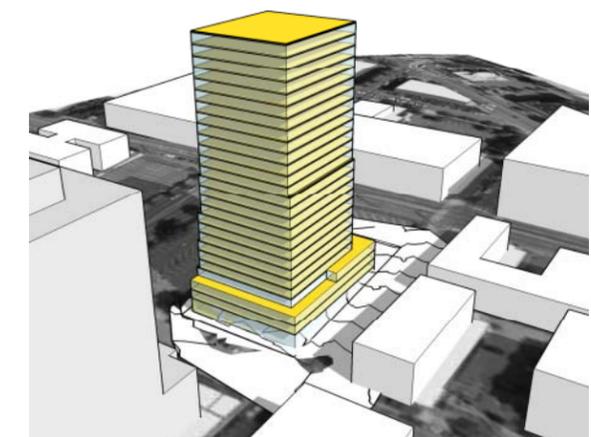
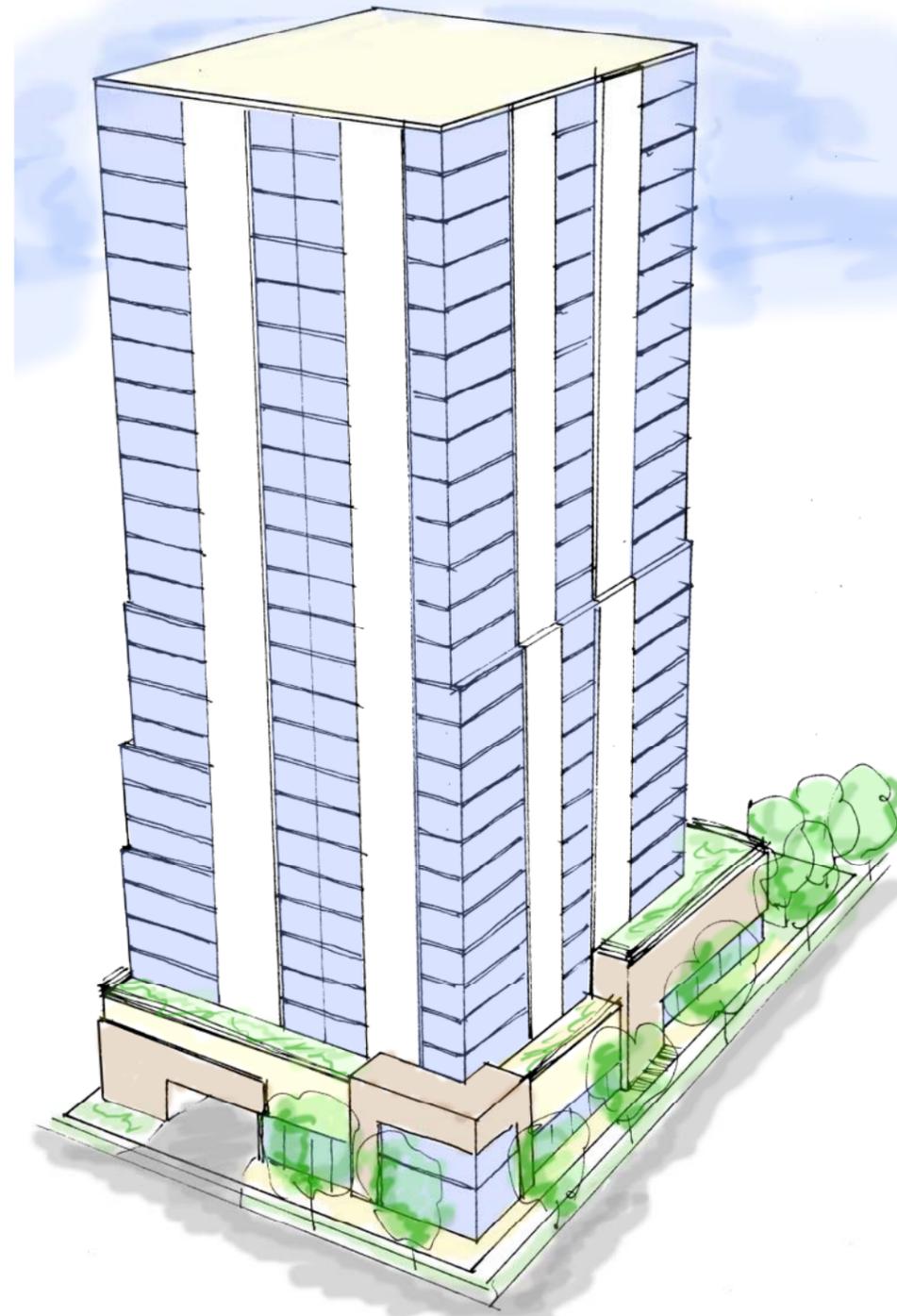
In an effort to stay as rigorous to code compliance as possible, this option was developed. Small tower places mass at the corner for more defined edge while open space is moved to the east for possible connection to future open space development similar to Option One.



TYP. UPPER FLOOR



FLOOR 2-3



COMPLIANT OPTION
CONCEPTUAL
RENDERINGS



Retail entries

Residential Entry

Private terraces
for residents

Open space Plaza

Landscaped Terraces
(Above Retail)

Two to three story base better
defines pedestrian scale

Garage Entry

Southwest Corner



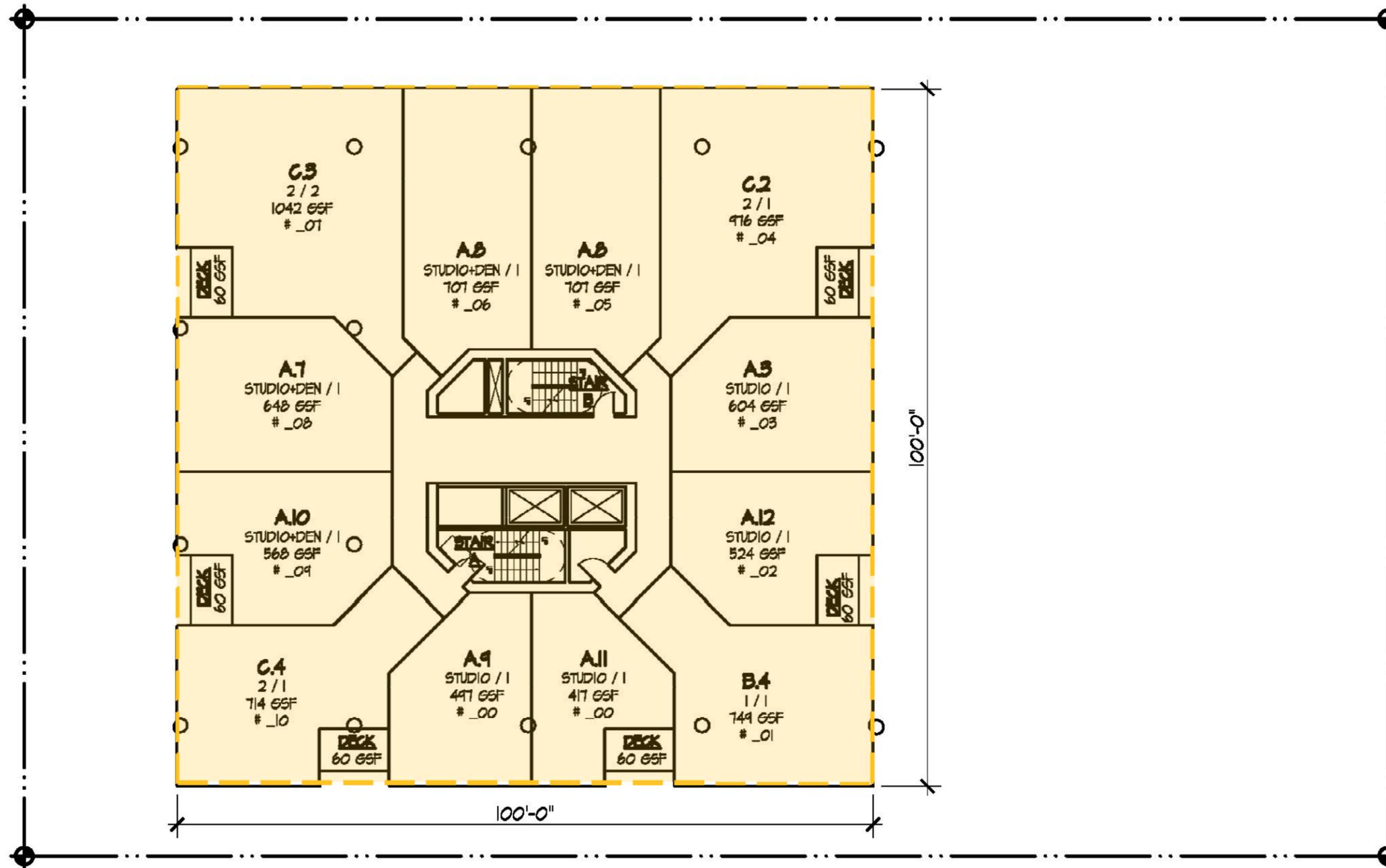
Retail Storefronts

Residential Entry

**COMPLIANT OPTION
DEPARTURES**

	Code Requirement	CODE OPTION	Rationale
1	SCC 23.45.006 -STRUCTURE HEIGHT MAX. HEIGHT ALLOWED WITHOUT BONUS 160'-0"	MAXIMUM HEIGHT BONUS TO 240'-0" IS ACHIEVED THROUGH LOW & MODERATE INCOME BONUSES	ALLOWS FOR SIMILAR HEIGHT DEVELOPMENT THAT ADJACENT PARCELS MAY ACHIEVE WITHOUT ADVERSE IMPACT TO NEIGHBORS
2	SCC 23.45.068 STRUCTURE WIDTH & DEPTH MAX. ALLOWED ABOVE 37'-0" = 100'-0"x100'-0"	NO DEPARTURE REQUESTED STRUCTURE WIDTH PROPOSED = 100'-0" STRUCTURE DEPTH PROPOSED = 100'-0"	
3	SCC 23.45.070 MODULATION REQUIREMENTS	NO DEPARTURE REQUESTED	
4	23.45.072 SETBACK REQUIREMENTS SETBACKS VARY BY HEIGHT	FRONT: NO DEPARTURE REQUESTED REAR: NO DEPARTURE REQUESTED SIDE YARD BETWEEN 37'-0"-60'-0": NO DEPARTURE REQUESTED SIDE YARD BETWEEN 60'-0"-90'-0": REDUCE SETBACK BY UP TO 5'-0" SIDE YARD BETWEEN 90'-0"-120'-0": REDUCE SETBACK BY UP TO 10'-0" SIDE YARD ABOVE 120'-0": REDUCE SETBACK BY UP TO 20'-0"	IN ORDER TO KEEP CONTIGUOUS GROUND LEVEL OPEN SPACE THE DEVELOPABLE AREA OF THE SITE WAS RESTRICTED. BY MAINTAINING THE 100'x100' TOWER DIMENSION WE ARE ABLE TO REGAIN SOME AREA AT THE COST OF ENCROACHMENT INTO UPPER SETBACKS.
5	23.45.073 SCREENING AND LANDSCAPING	NO DEPARTURE REQUESTED	
6	23.45.074 OPEN SPACE REQUIREMENTS 23.45.074 (2): MIN. 25% OF SITE TO BE GROUND LEVEL OPEN SPACE (23,520sf * 25% = 5,880 sf REQ'D)	NO DEPARTURE REQUESTED PROPOSED GROUND LEVEL OPEN SPACE = 6,480 sf 6,480sf = 27.5%	

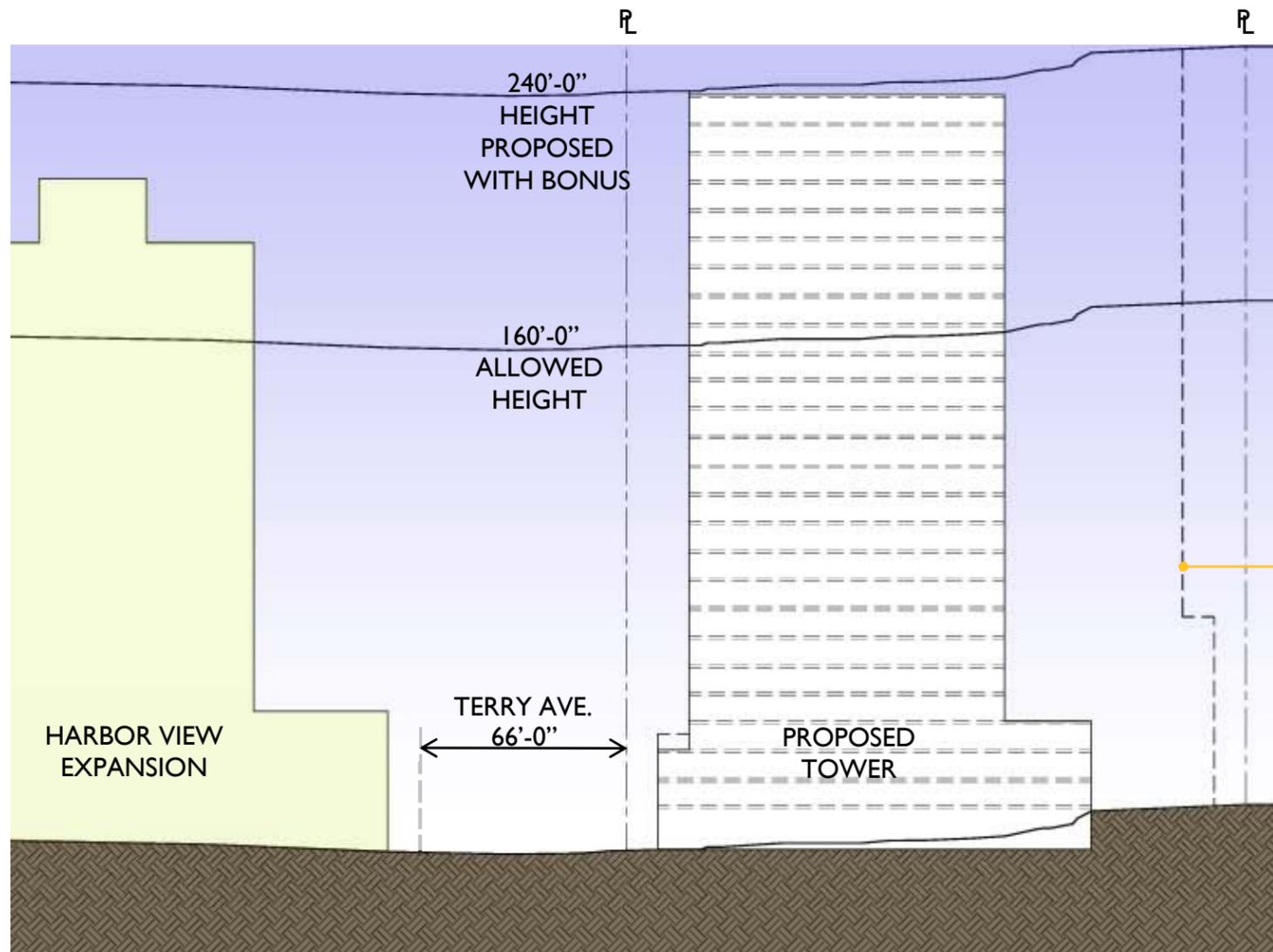
**COMPLIANT OPTION
WIDTH & DEPTH**



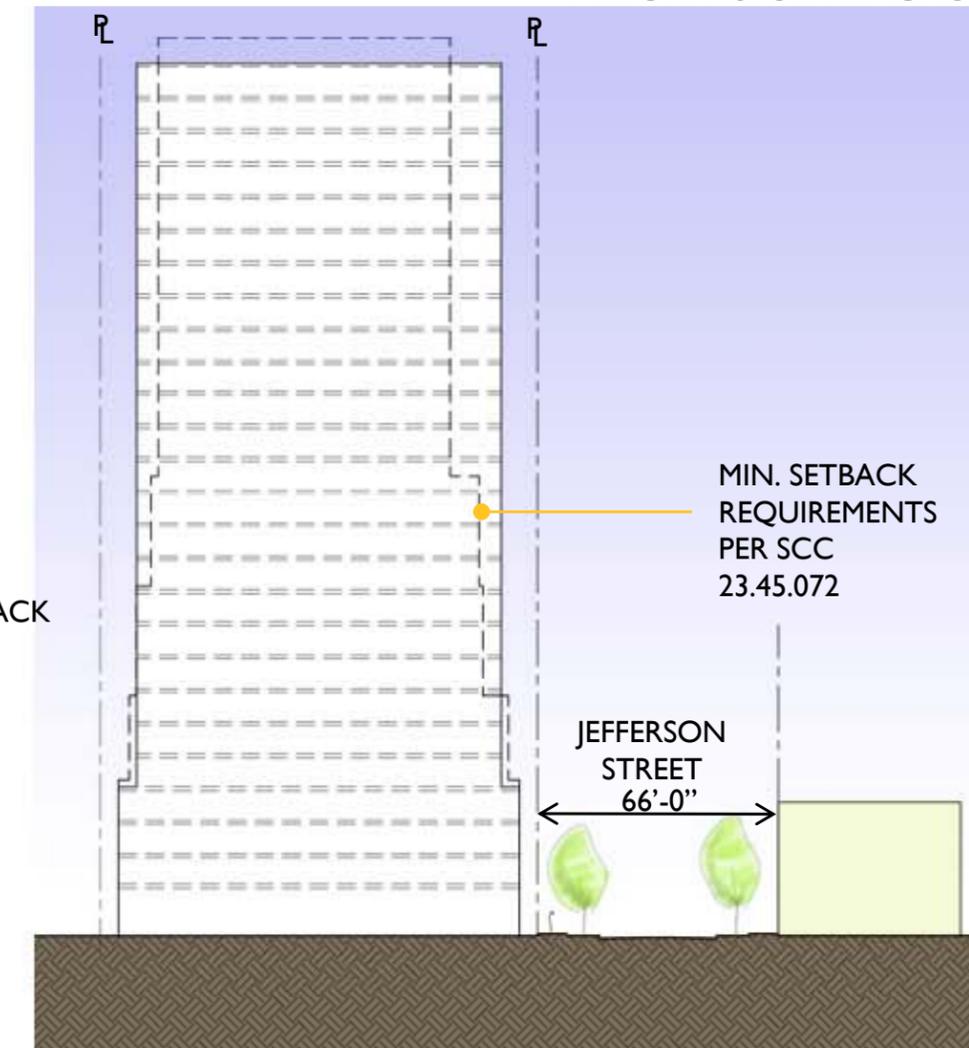
COMPLIANT TOWER:
AREA = 263,000 GSF

	Code Requirement	CODE OPTION	Rationale
2	SCC 23.45.068 STRUCTURE WIDTH & DEPTH MAX. ALLOWED ABOVE 37'-0" = 100'-0"x100'-0"	NO DEPARTURE REQUESTED STRUCTURE WIDTH PROPOSED = 100'-0" STRUCTURE DEPTH PROPOSED = 100'-0"	

**COMPLIANT OPTION
HEIGHT & SETBACKS**



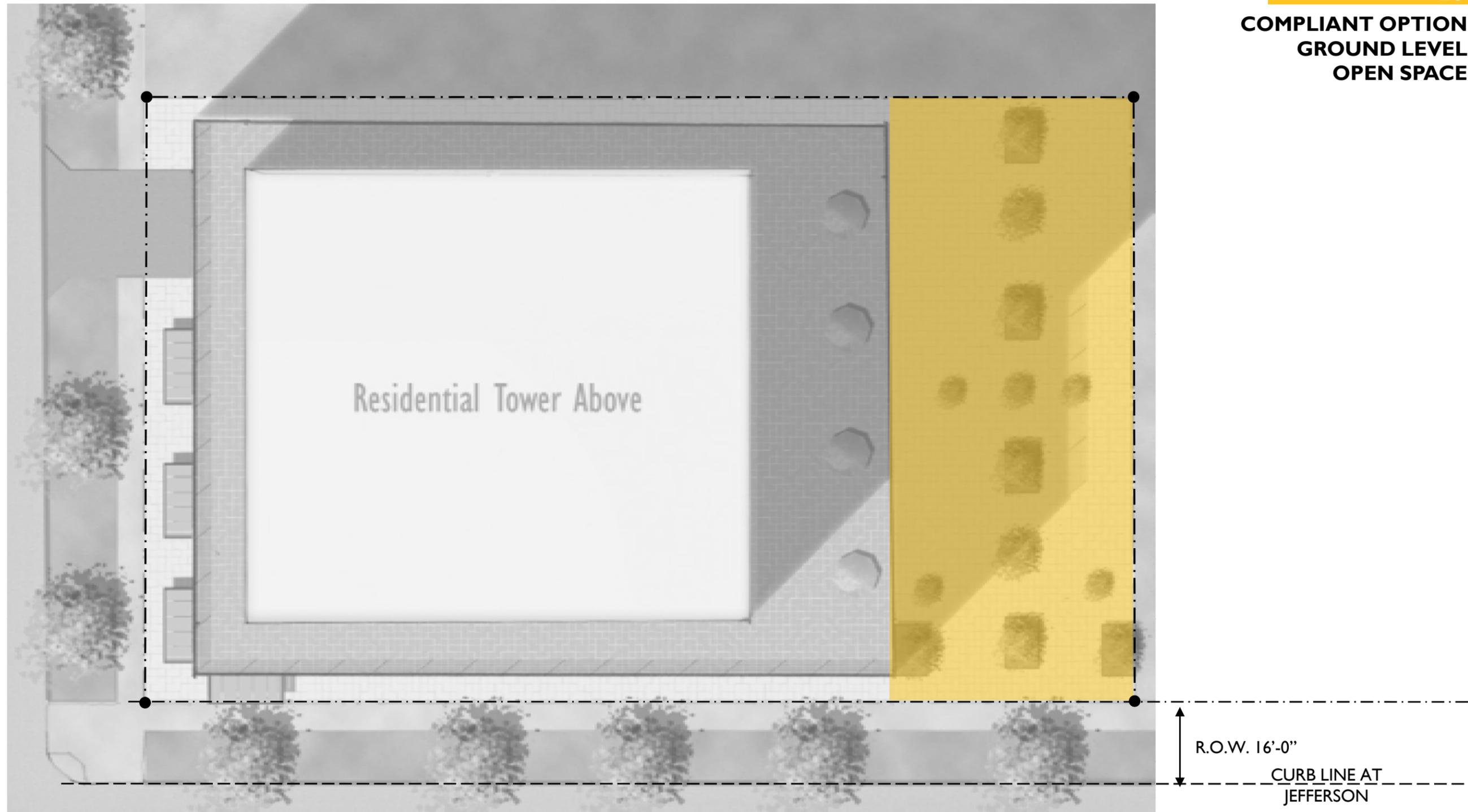
SITE SECTION LOOKING NORTH



SITE SECTION LOOKING EAST

	Code Requirement	CODE OPTION	Rationale
1	SCC 23.45.006 -STRUCTURE HEIGHT MAX. HEIGHT ALLOWED WITHOUT BONUS 160'-0"	MAXIMUM HEIGHT BONUS TO 240'-0" IS ACHIEVED THROUGH LOW & MODERATE INCOME BONUSES	ALLOWS FOR SIMILAR HEIGHT DEVELOPMENT THAT ADJACENT PARCELS MAY ACHIEVE WITHOUT ADVERSE IMPACT TO NEIGHBORS
4	23.45.072 SETBACK REQUIREMENTS SETBACKS VARY BY HEIGHT	FRONT: NO DEPARTURE REQUESTED REAR: NO DEPARTURE REQUESTED SIDE YARD BETWEEN 37'-0"-60'-0": NO DEPARTURE REQUESTED SIDE YARD BETWEEN 60'-0"-90'-0": REDUCE SETBACK BY UP TO 5'-0" SIDE YARD BETWEEN 90'-0"-120'-0": REDUCE SETBACK BY UP TO 10'-0" SIDE YARD ABOVE 120'-0": REDUCE SETBACK BY UP TO 20'-0"	IN ORDER TO KEEP CONTIGUOUS GROUND LEVEL OPEN SPACE THE DEVELOPABLE AREA OF THE SITE WAS RESTRICTED. BY MAINTAINING THE 100'x100' TOWER DIMENSION WE ARE ABLE TO REGAIN SOME AREA AT THE COST OF ENCROACHMENT INTO UPPER SETBACKS.

**COMPLIANT OPTION
GROUND LEVEL
OPEN SPACE**

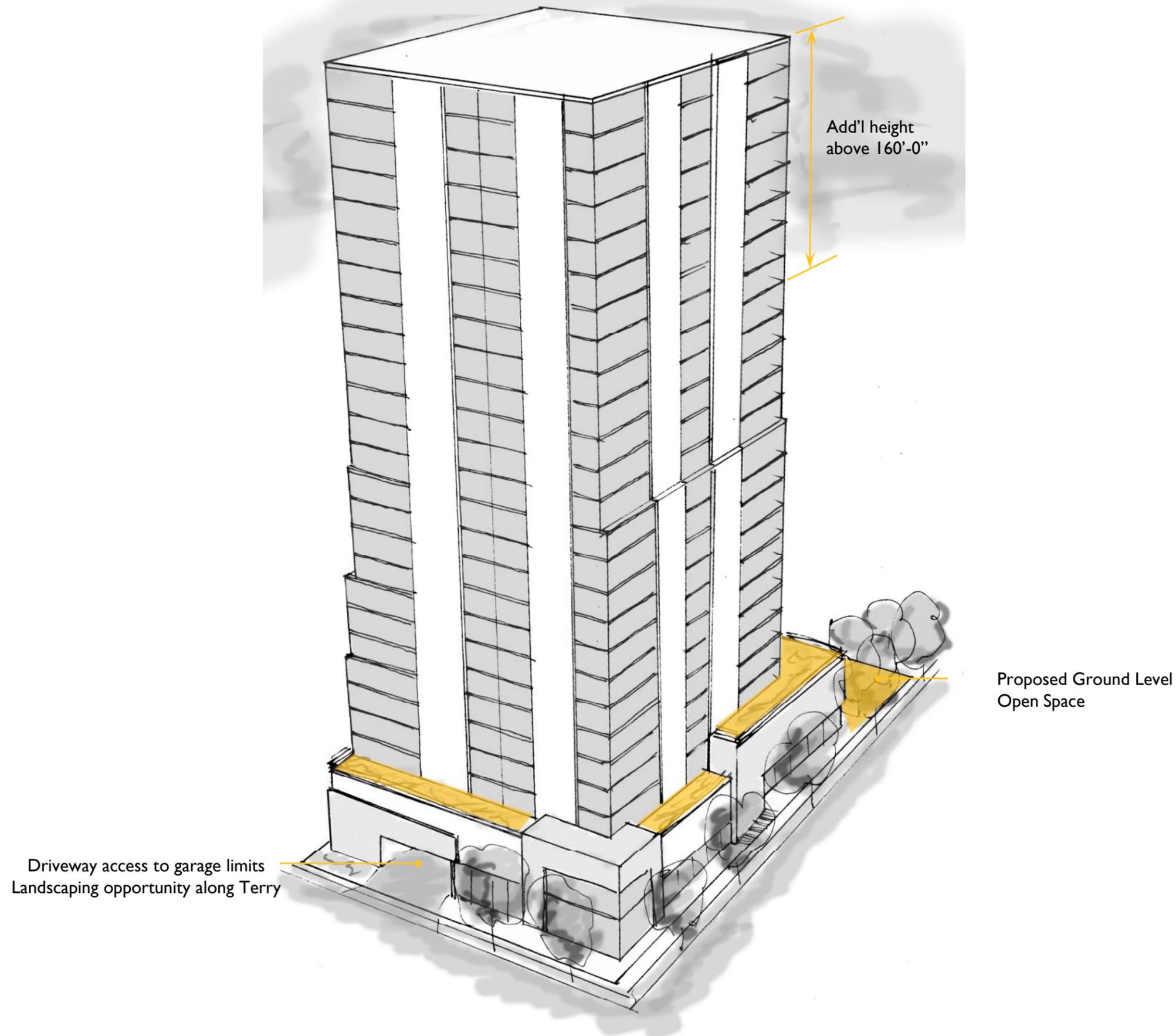


	Code Requirement	CODE OPTION	Rationale
6	23.45.074 OPEN SPACE REQUIREMENTS 23.45.074 (2): MIN. 25% OF SITE TO BE GROUND LEVEL OPEN SPACE (23,520sf * 25% = 5,880 sf REQ'D)	NO DEPARTURE REQUESTED PROPOSED GROUND LEVEL OPEN SPACE = 6,480 sf 6,480sf = 27.5%	

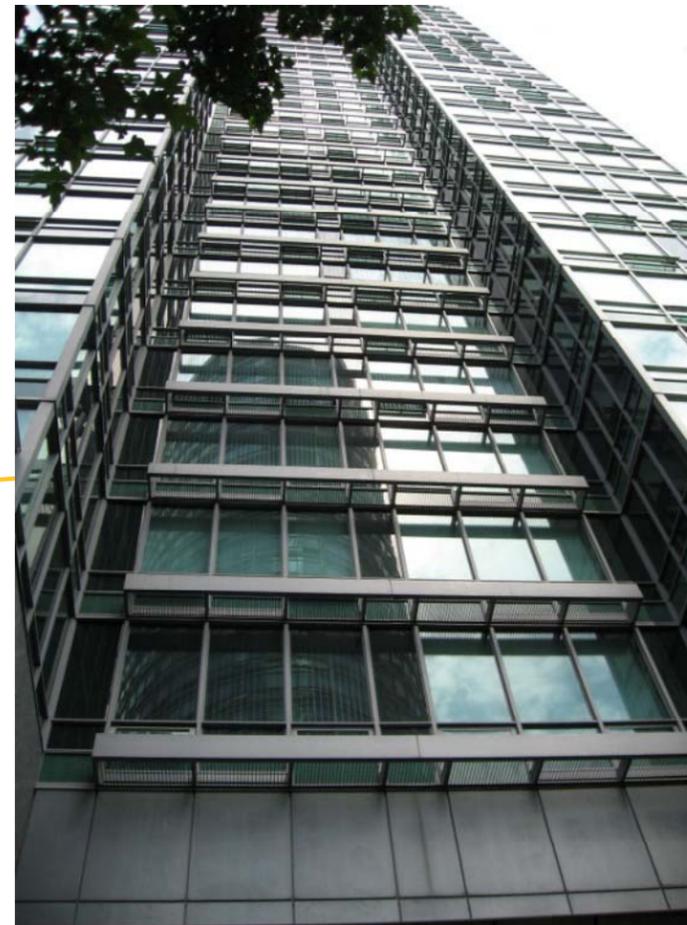
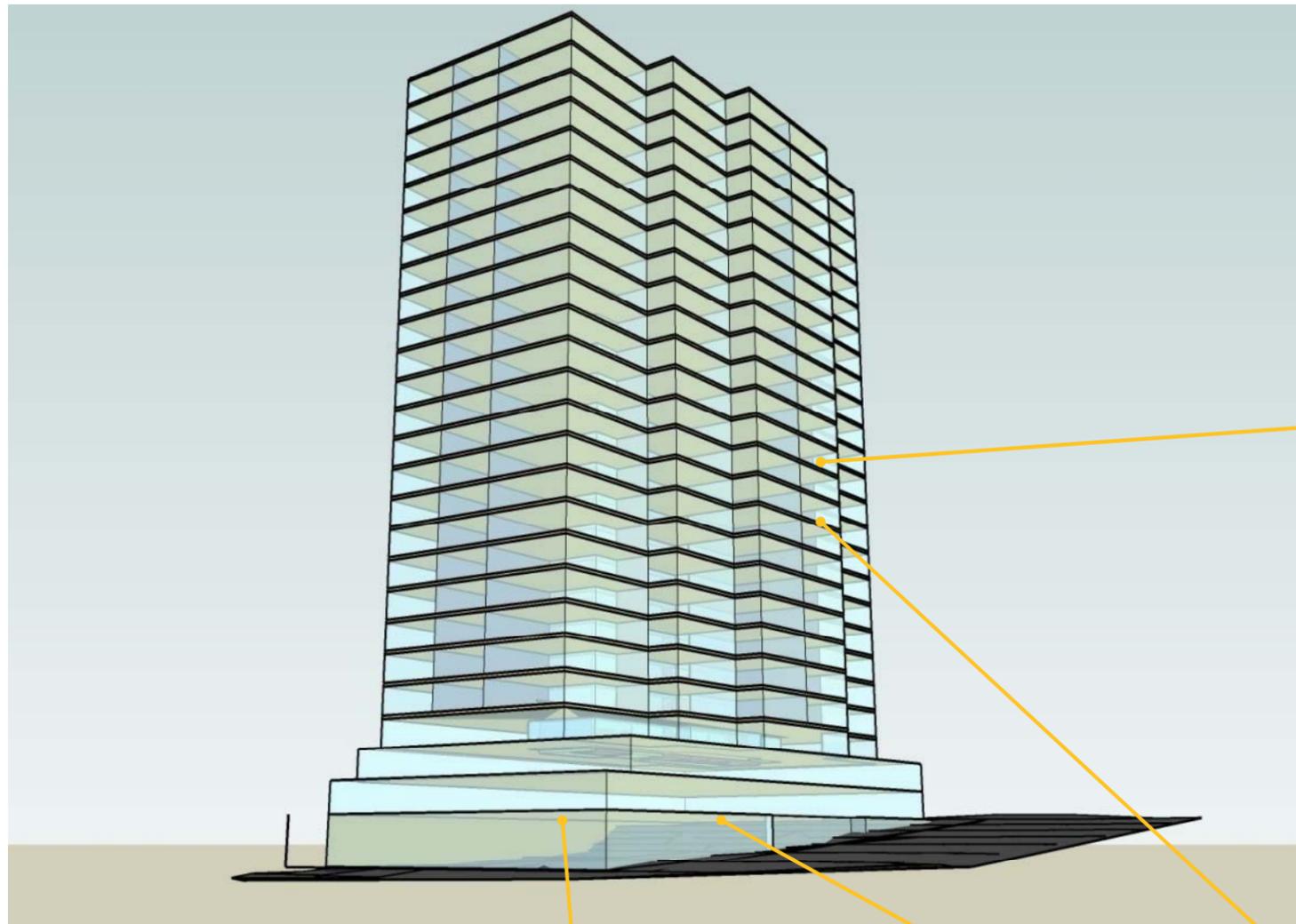
HEIGHT BONUS RATIONALE

Rationale for bonus

1. Intent is to provide the First Hill/Harborview area with both affordable housing and & publicly oriented open space.
2. Tower shifted to western edge of site to limit driveway access hardscape, forcing open space to eastern (non-solar optimized) edge of site.
3. Full code compliance requires maximum height of 240' in order to make building financially viable project.
4. Location of code-compliant sized open space at eastern side of site limits solar access as well as pedestrian enjoyment of proposed open space.



EXTERIOR MATERIALS (ALL OPTIONS)



Curtain Wall Facade



Pedestrian Scale Street Front



Pedestrian Scale Entries



Curtain Wall Accents

**SIMILAR
RESIDENTIAL
HIGH RISE
PROJECTS**



HARBOR VISTA 504 TERRY AVENUE, SEATTLE WA

November 5, 2008 **EDG #2**



HARBOR VISTA 504 TERRY AVENUE, SEATTLE WA

November 5, 2008 **EDG #2**