505 MADISON ST OFFICE TOWER - DRB RECOMMENDATION MTG.

STREETSCAPE

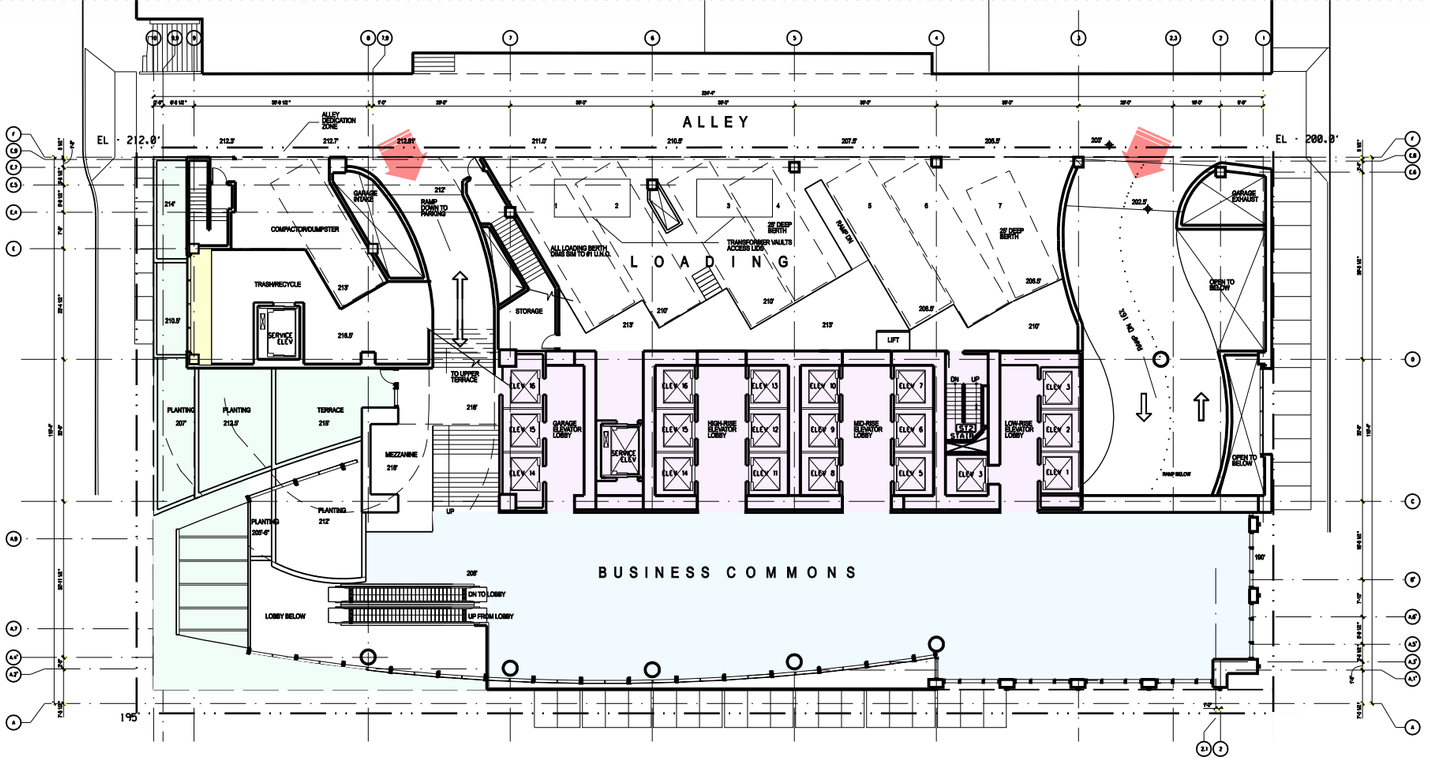
- PARKING ACCESS
- SOUTHWEST CORNER LOBBY ANALYSIS
- ALLEY FACADE AND RELATIONSHIP TO HOTEL AND DOVER APARTMENT BUILDING
- OPEN SPACE AT STREET LEVEL ON MADISON STREET

ROOF TOP OPEN SPACE DISPOSITION

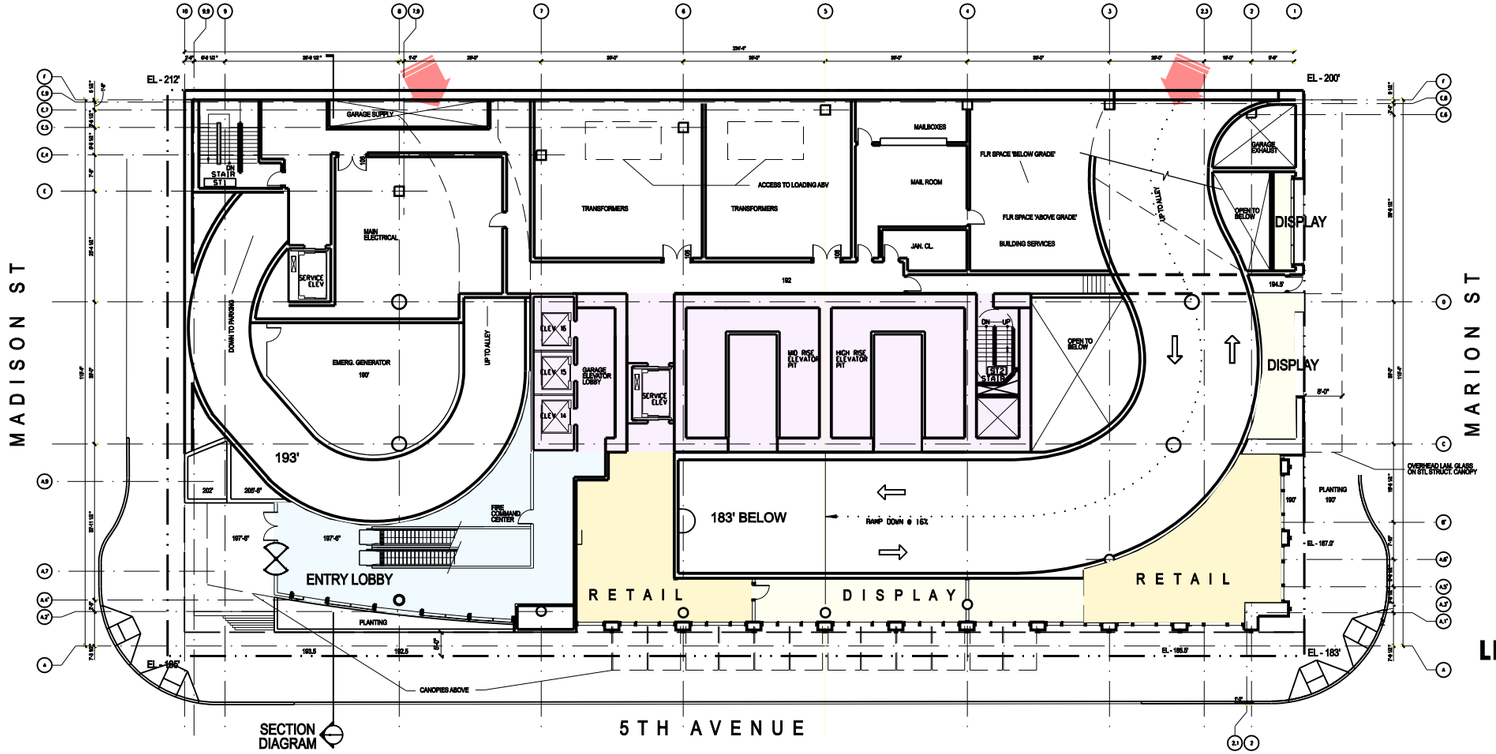
TOWER TOP ARTICULATION

LIGHTING, SIGNAGE, MATERIALS AND DETAILS

MEETING AGENDA ITEMS 1



LEVEL 2



LEVEL 1

DRB 1 CODE COMPLYING DESIGN 2

PROPERTY ADDRESS:
505 Madison St. & 910 5th Ave.

OWNER: S/I Seattle Investments IV, LLC

PROPERTY TAX PARCEL NUMBERS:
0942000415 & 0942000445

MADISON STREET

EXISTING
MADISON HOTEL

28 STORY CONCRETE BUILIDNG W/
5 FLOORS UNDERGROUND PARKING

EXISTING
EXTERIOR TERRACE

EXISTING
DOVER BLDG.

7 - STORY CONCRETE
BUILDING

EXISTING
SIDEWALK

MARION STREET

240'.

12'-0".

EXISTING
PARKING
ENTRY/EXIT

NEW CURB PER CIVIL

NEW SIDEWALK
& CURB

235'-5".

16'-0"

2'-0"
ALLEY
DEDICATION
CONC. PAVEMENT

ALLEY

2'-0"
ALLEY
DEDICATION

212'

211.67
211.20

200'

LOADING

198'

33'-6"

NEW GARAGE PARKING
ENTRY & CURB CUT

EXISTING SIDEWALK

SEE LANDSCAPE DRAWINGS
FOR OUTDOOR TERRACE
PLANS

OUTLINE OF TOWER ABOVE

119'-6"

NEW SIDEWALK
& CURB

NEW
5TH AND MADISON PROJECT

66'-0"

33'-6"

66'-0"

33'-0".

EXISTG. SIDEWALK 8'-5"

3'-9".

NEW SIDEWALK 12'-0"

LOBBY
197.0'

ENTRY

5'-0"
SIDEWALK
DEDICATION
CONC. PAVEMENT

189.29

189.00

184.42

195'

183.44'

NEW SIDEWALK

5'-0"

NEW CURB PER CIVIL

240'-0".

33'-0"

NEW CURB

NEW CURB BULB,
PER CIVIL

MAIN PEDESTRIAN ACCESS/
BLDG. ENTRY

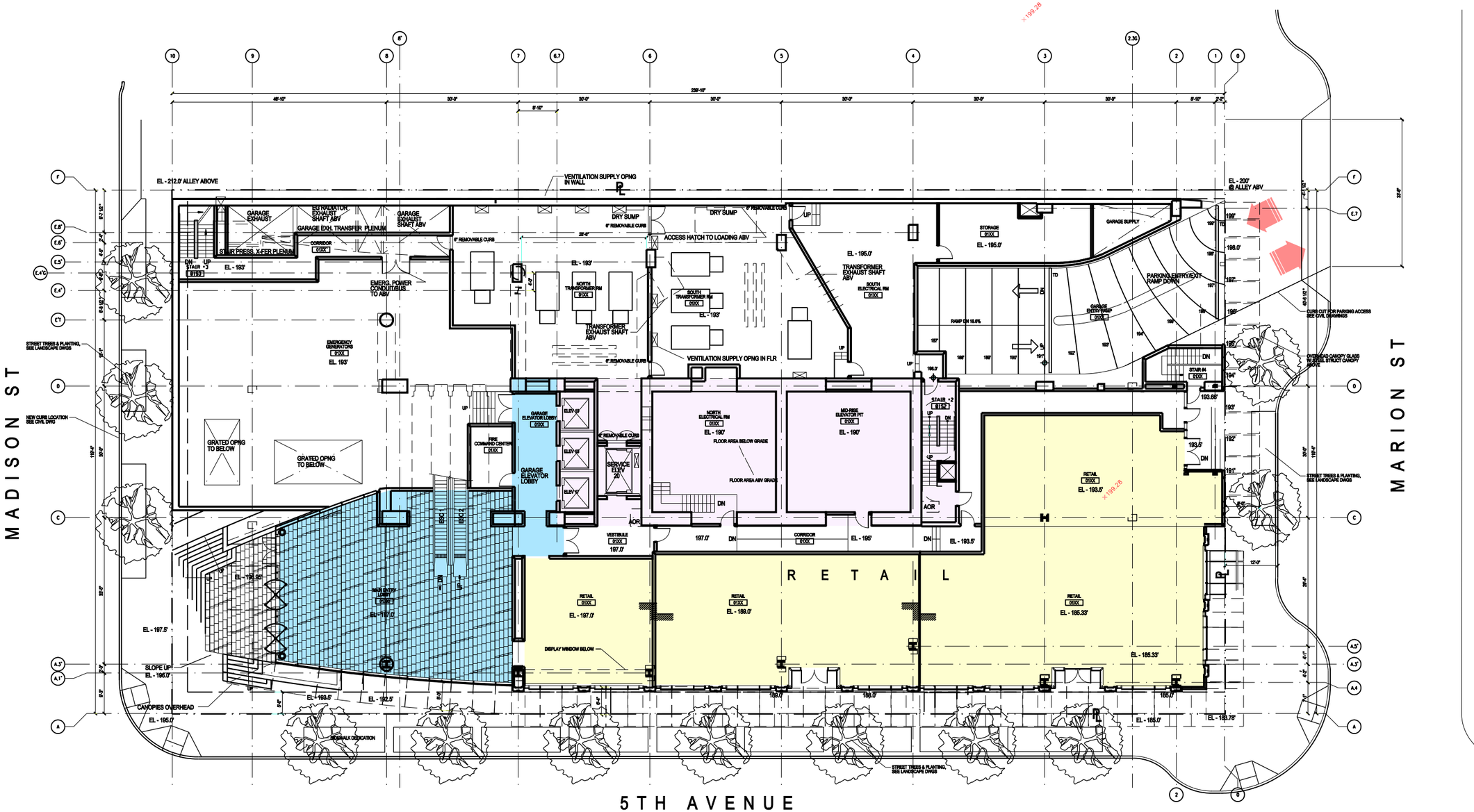
OUTLINE OF PROPOSED
COMMERCIAL DEVELOPMENT

66'-0".

5TH AVE

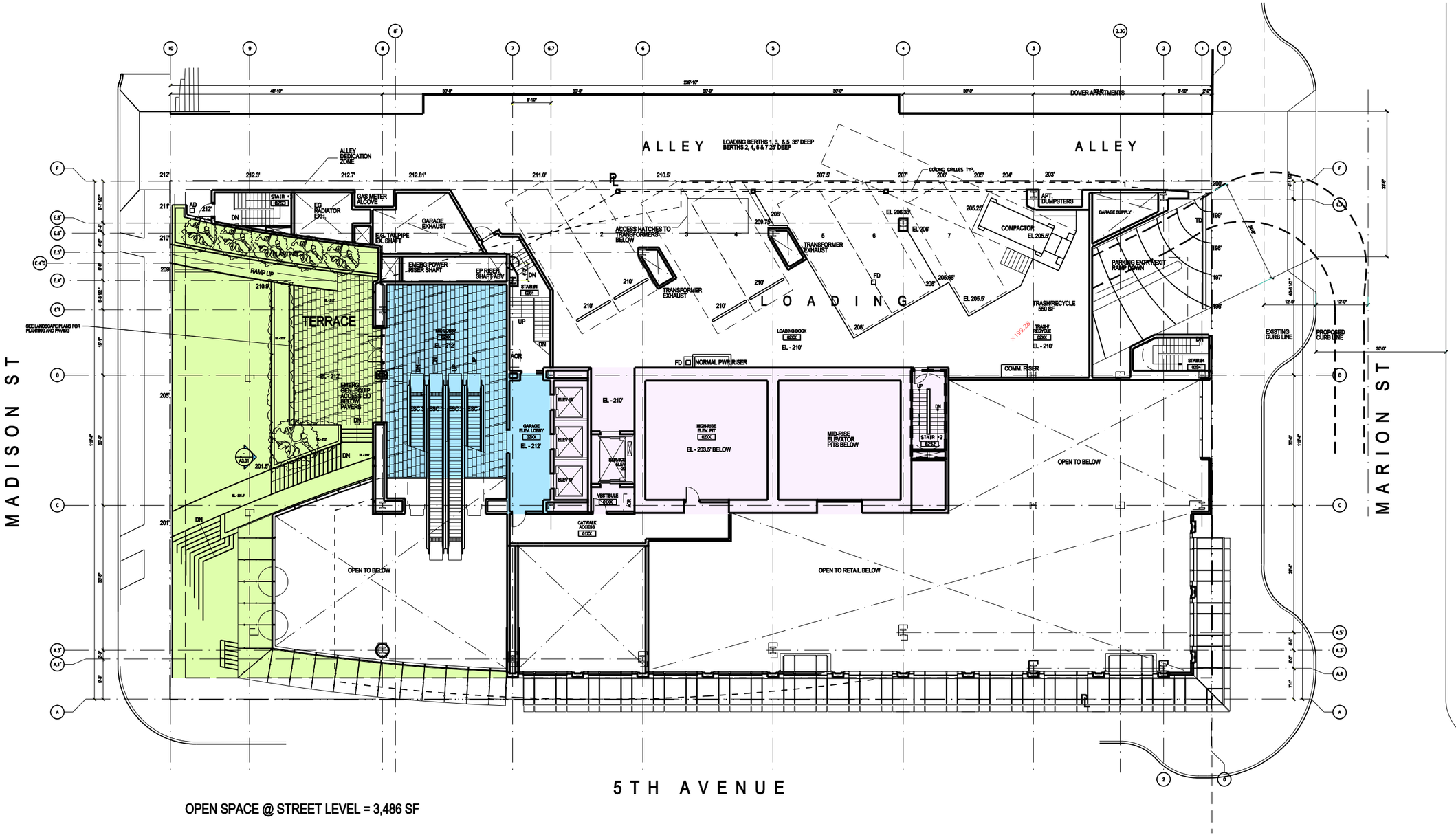
LINE OF
EXISTING CURB

SITE PLAN



LEVEL 1 FLOOR PLAN

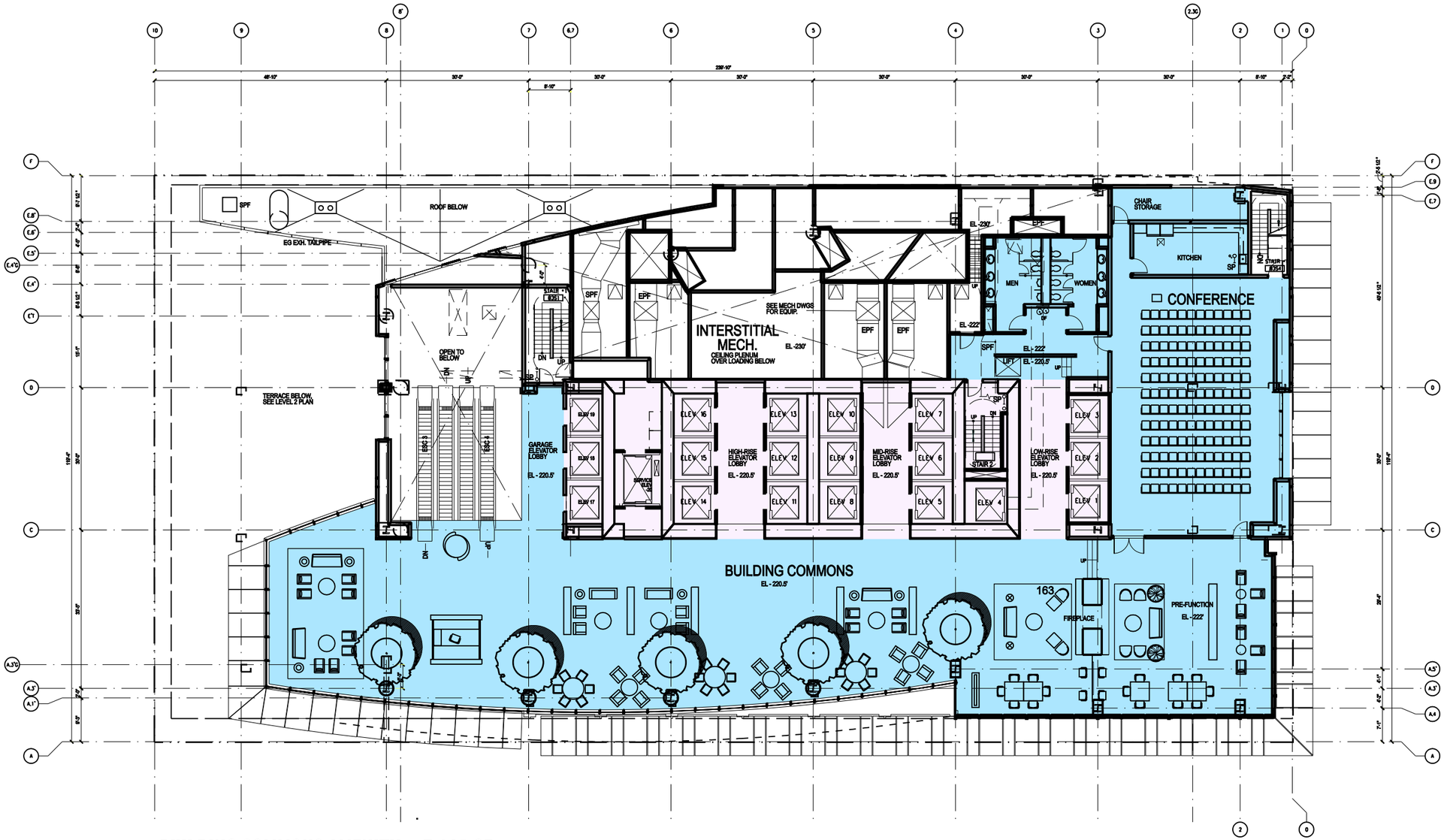
4



OPEN SPACE @ STREET LEVEL = 3,486 SF

LEVEL 2 FLOOR PLAN

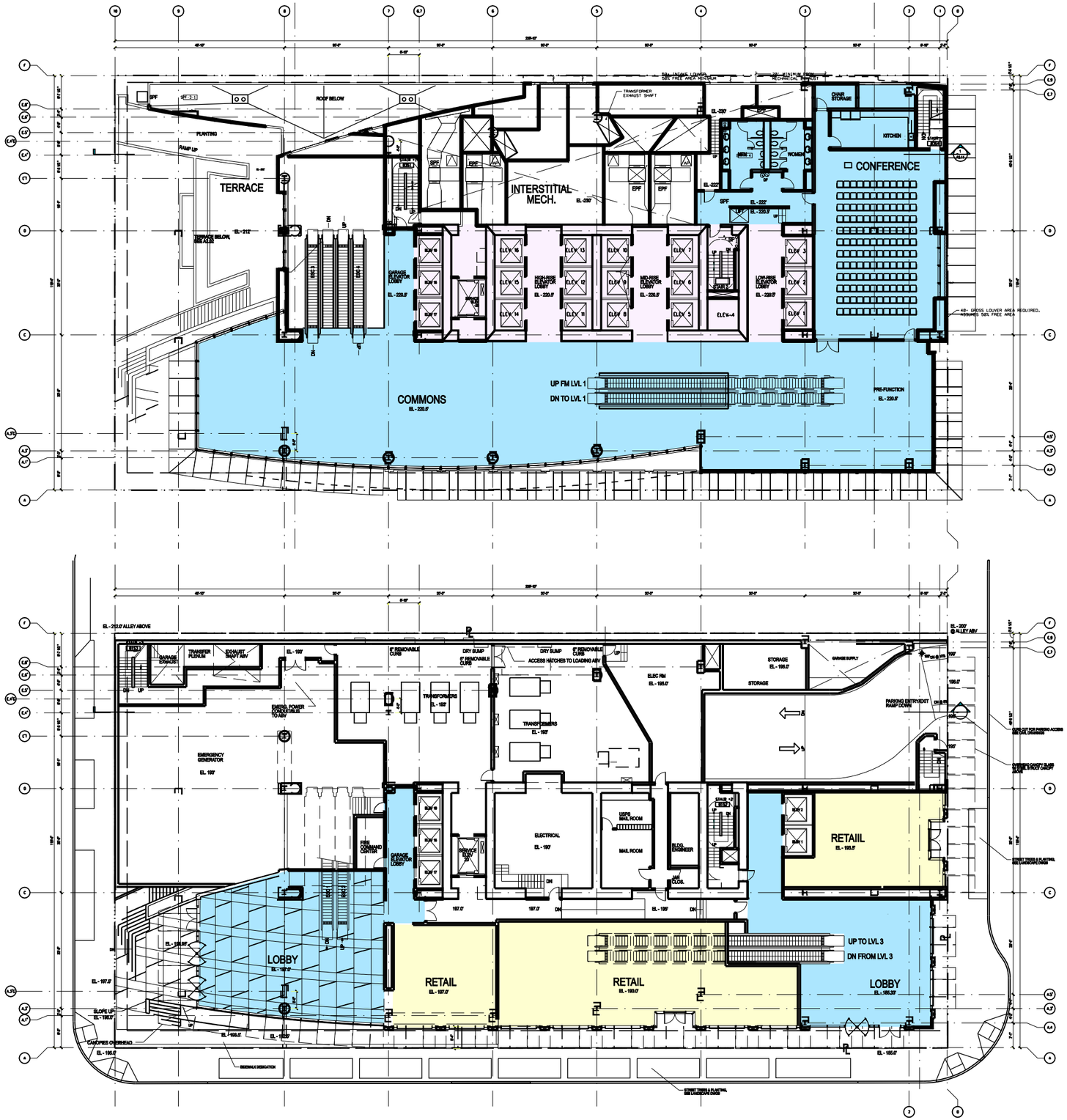
5



BUILDING COMMONS AMENITY - 7,831 SF

LEVEL 3 FLOOR PLAN

6



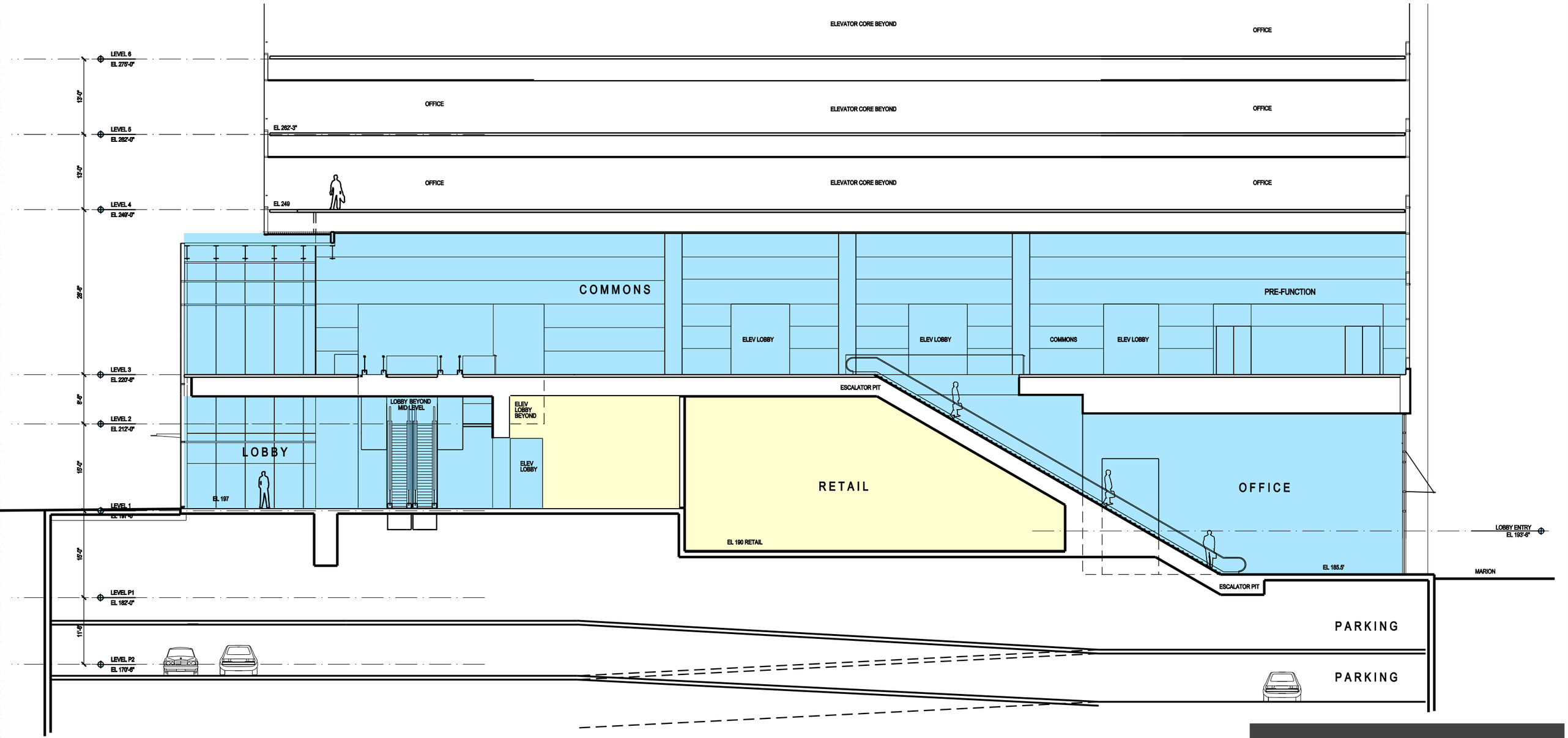
LEVEL 3

LEVEL 1

ALTERNATIVE NOT RECOMMENDED

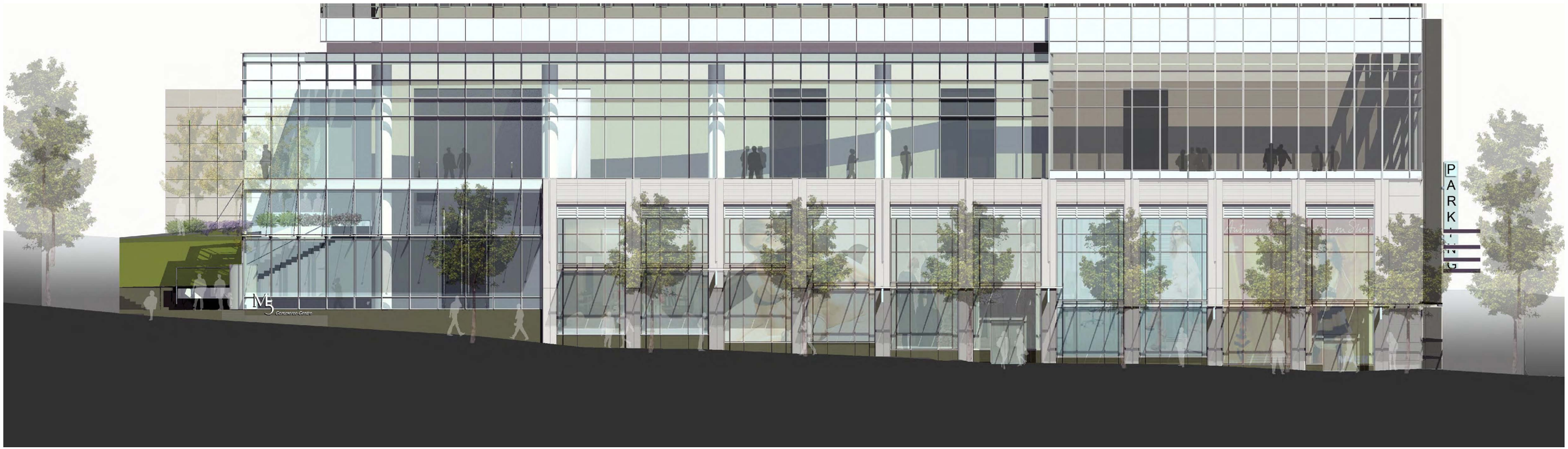
SW LOBBY ALTERNATIVE PLAN

nbbj

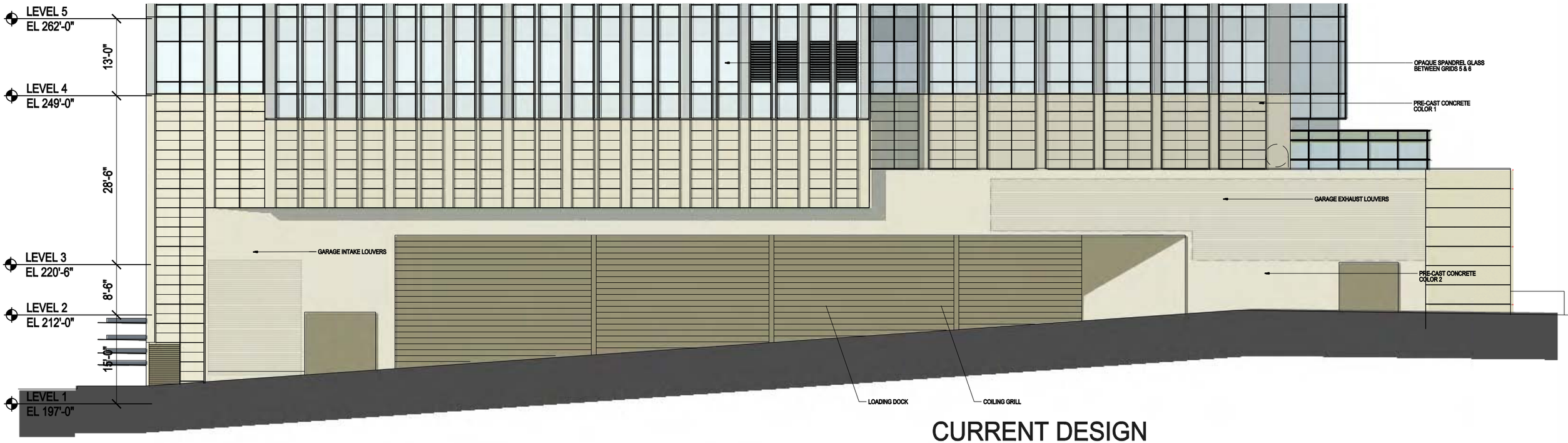


ALTERNATIVE NOT RECOMMENDED

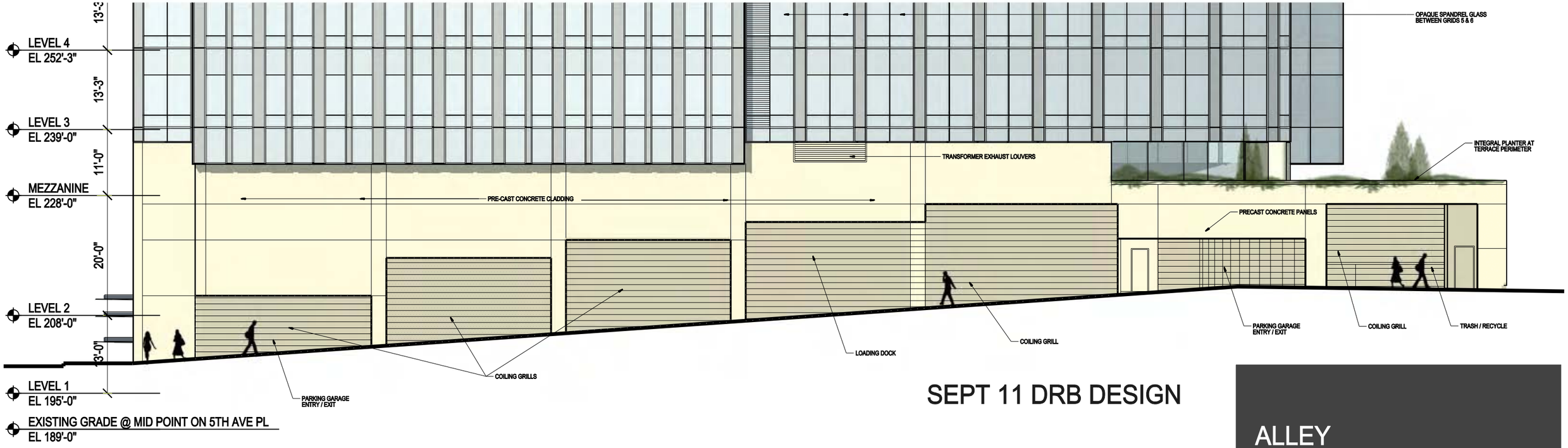
SW LOBBY ALTERNATIVE SECTION



ENLARGED STREET ELEVATION WEST SIDE

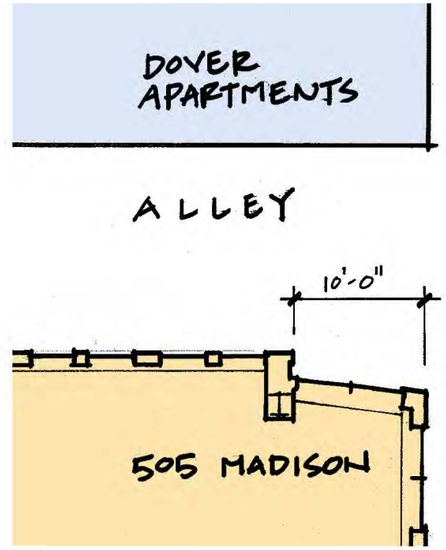


CURRENT DESIGN

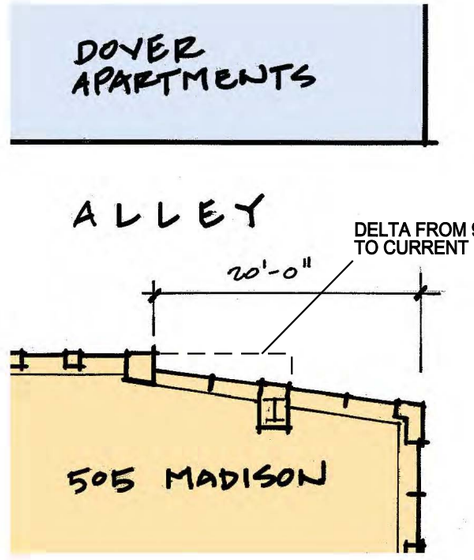


SEPT 11 DRB DESIGN

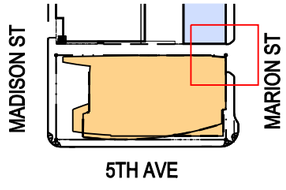
ALLEY ELEVATION



PLAN AT 9/11/07 DRB MEETING

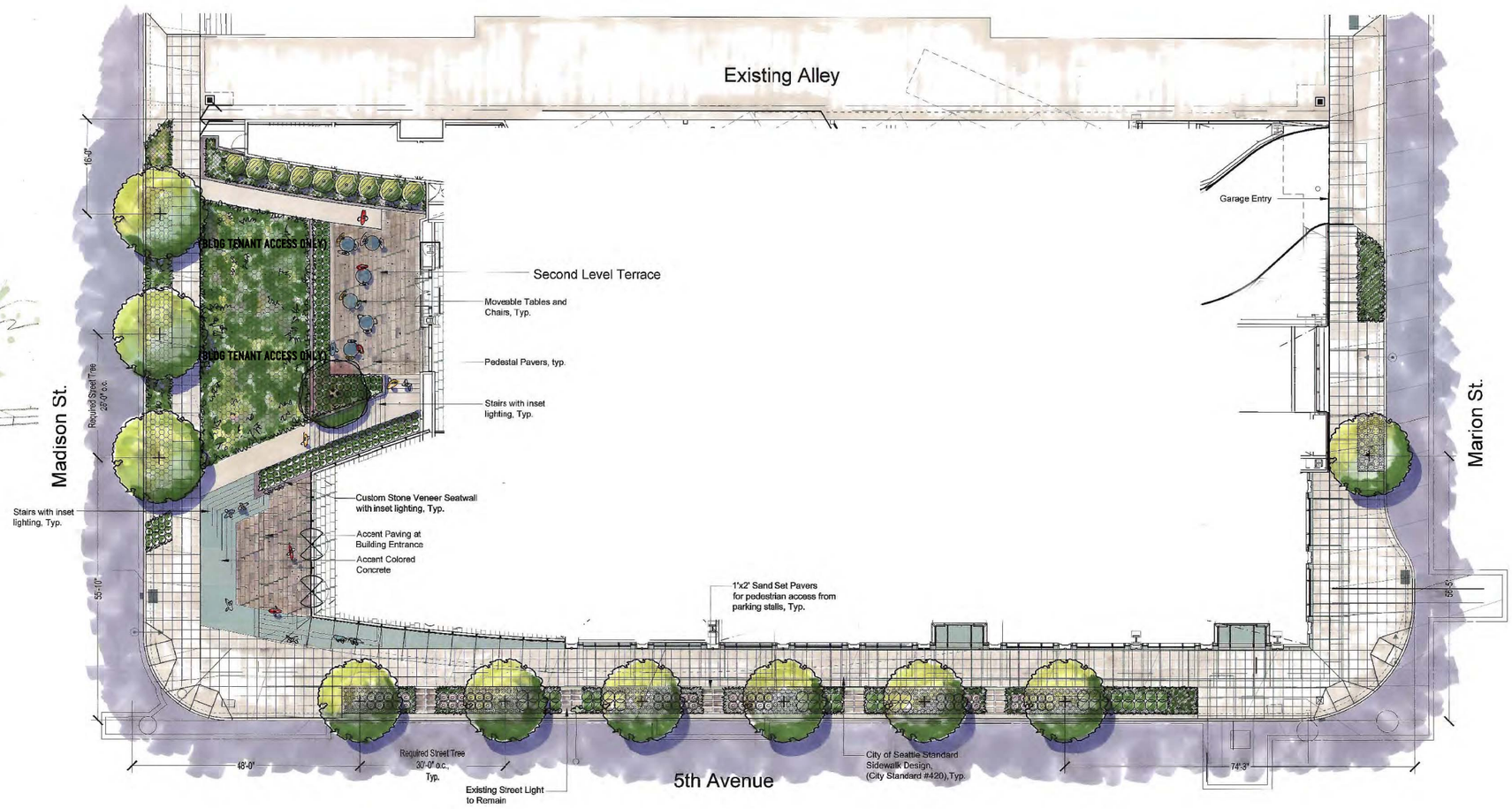


CURRENT PLAN CONFIGURATION



TOWER PLAN AND VIEW @ SE CORNER

VIEW OF OPEN SPACE FROM MADISON STREET



LANDSCAPE LEGEND

* denotes native or drought tolerant plant material

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE / CONDITION / REMARKS
	DECIDUOUS STREET TREES:	
	Acer platanoides 'Parkway' *Norway Maple*	3" cal., full, well-branched, matched, B&B or container, spacing as shown on plan. Evenly headed above 6-7' ht. Install per City of Seattle Standard Detail 999-100a
	DECIDUOUS ACCENT TREES:	
	Acer palmatum 'Sango Kaku' *Coral Bark Maple*	2" cal., or equivalent multi-stemmed, full, well-branched above 6' ht., matched, B&B or container.
	LARGE SHRUBS:	
	Phyllostachys aurea *Golden Bamboo*	6-8' ht., min. 5 large culms, full and bushy, spacing as shown on plan
	MEDIUM / SMALL SHRUBS:	
	***Cornus stolonifera 'Kelseyi'** *Kelsey Red-Twig Dogwood*	15"-18" ht., full and bushy, spacing as shown on plan.
	Lonicera pileata *Privet Honeysuckle*	21"-24" ht., full and bushy, spacing as shown on plan.

	GROUNDCOVERS AND ACCENT PLANTS:	
	Calamagrostis x acutiflora 'Karl Foerster' *Karl Foerster Feather Reed Grass*	1 gal. cont., full, spacing as shown on plan.
	Equisetum hyemale *Horsetail*	1 gal. cont., full, spacing as shown on plan.
	Liriope muscari *Big Blue Lily Turf*	1 gal. cont., full, spacing as shown on plan.
	***Ophiopogon planiscapus 'Nigrescens'** *Black Mondo Grass*	1 gallon containers at 12" o.c. triangular spacing
	***Blechnum spicant** *Deer Fern*	1 gal. cont., min. (12) fronds, full, 18" o.c. triangular spacing
	***Actostaphylos uva-ursi** *Kinnickinnick*	1 gallon containers at 18" o.c. triangular spacing
	Pachysandra terminalis *Japanese Spurge*	1 gallon containers at 18" o.c. triangular spacing
	***Fragaria chiloensis** *Wild Strawberry*	1 gallon containers at 18" o.c. triangular spacing

LANDSCAPE NOTES

1) A minimum of 25% of plants proposed for landscaping are drought tolerant and are segregated from non-drought tolerant plants for irrigation purposes.
2) All landscape areas above structure shall receive a lightweight topsoil mix. All new on-grade landscape areas shall receive min. 4" depth of import topsoil: screened sandy loam min. 6% organic material as approved by landscape architect and tested to meet specifications for pH, trace minerals, N, P, and K.
3) All new shrub and groundcover areas are to be mulched with min. 2" specified mulch.
4) Where groundcover is provided, it shall be planted at the specified spacing throughout the bed, including areas underneath trees and shrubs; start first row 12" from edge of bed or planter.

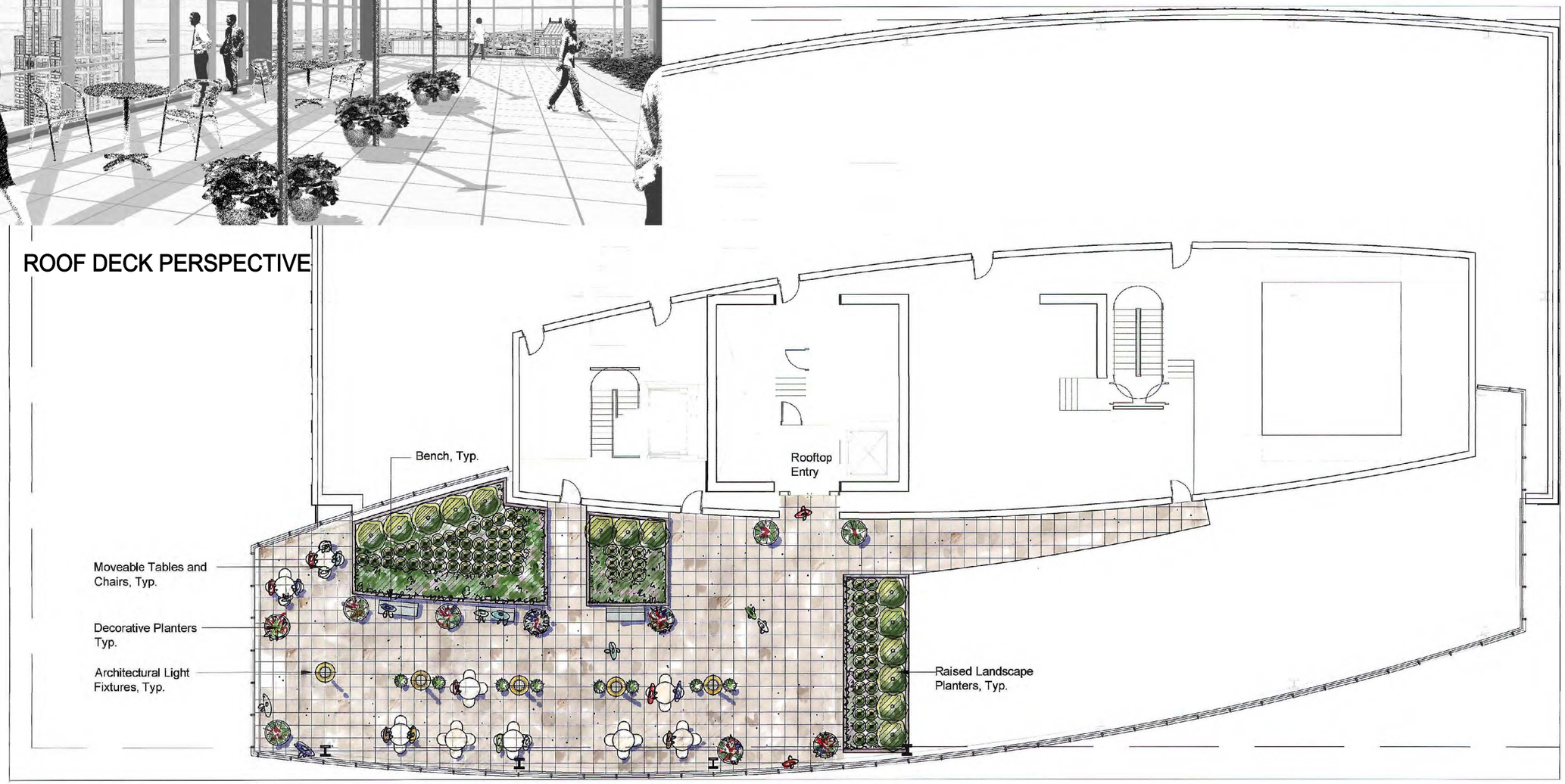
IRRIGATION and DRAINAGE NOTES

1. All new plantings to be irrigated with a water-conserving irrigation system, including a sub-surface drip system for planting areas above structure.
2. All planting areas in containers or above structure to have drainage outlets directly connected to drain system.

OPEN SPACE AREA AT STREET LEVEL - 3,800 SF

LANDSCAPE PLAN/PERSPECTIVE

ROOF DECK PERSPECTIVE

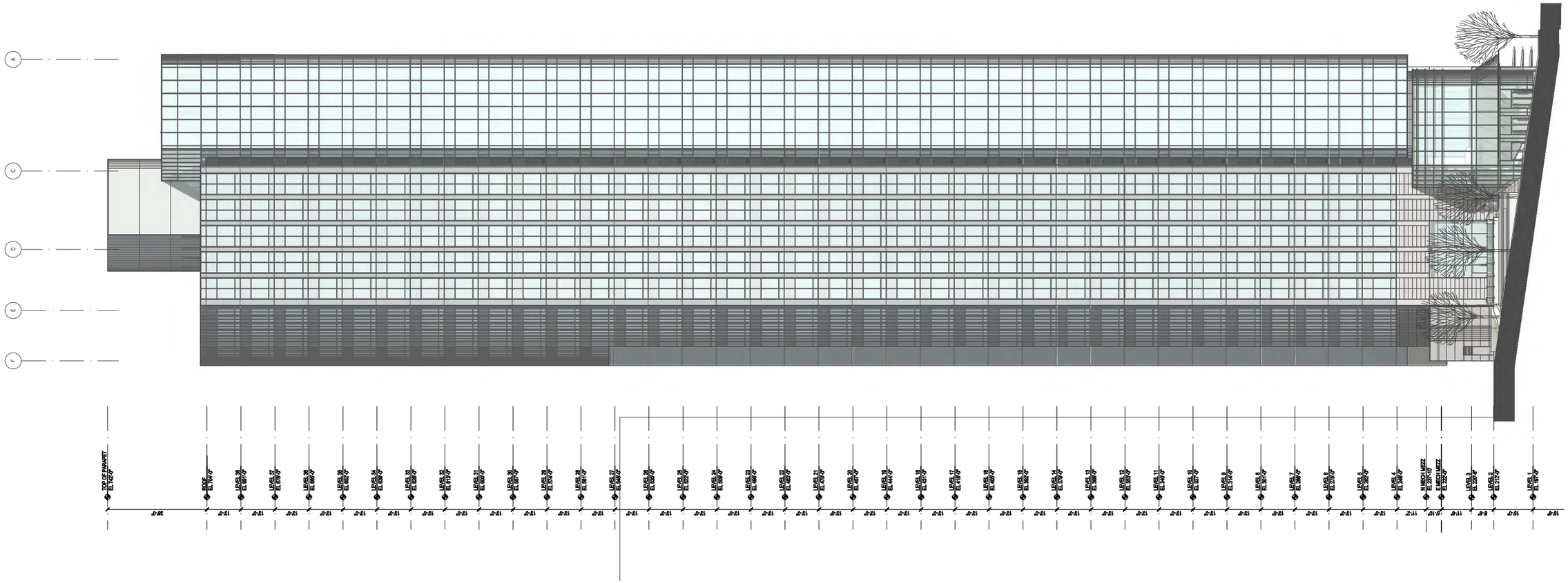


OPEN SPACE AREA AT ROOF - 4,000 SF

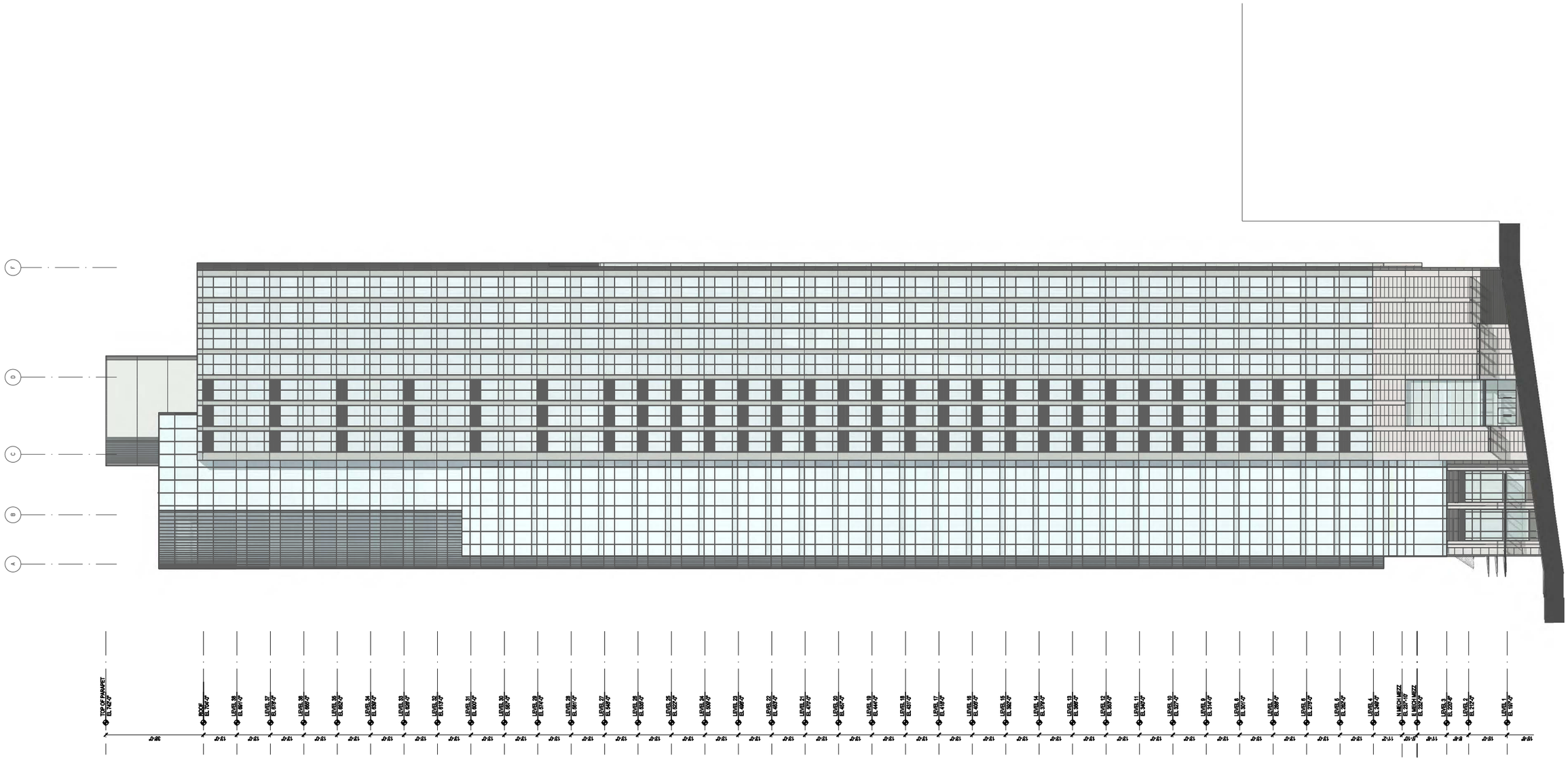
ROOF DECK/OPEN SPACE LANDSCAPE PLAN/PERSPECTIVE

VIEW FROM NW

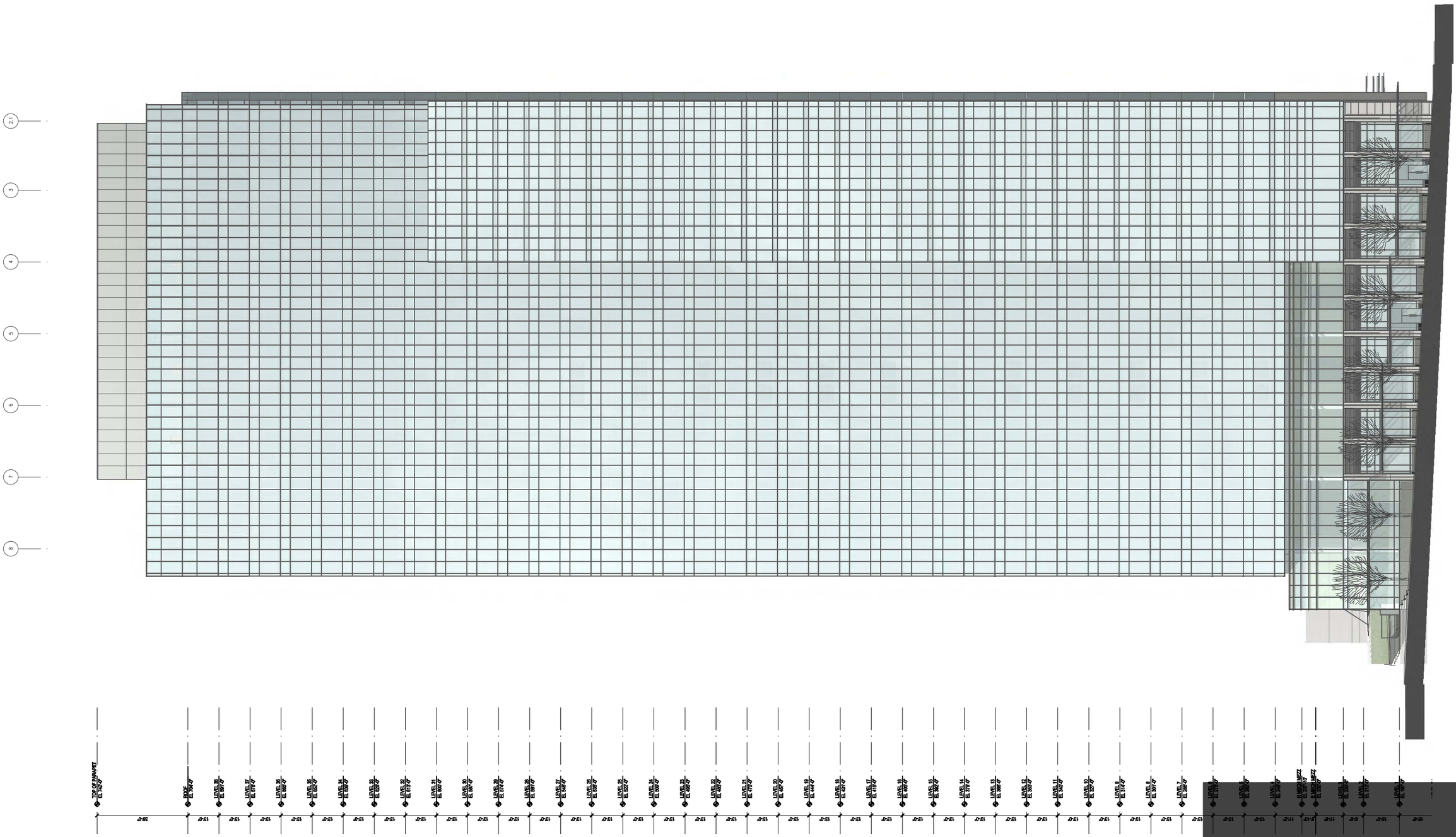
VIEW FROM SW



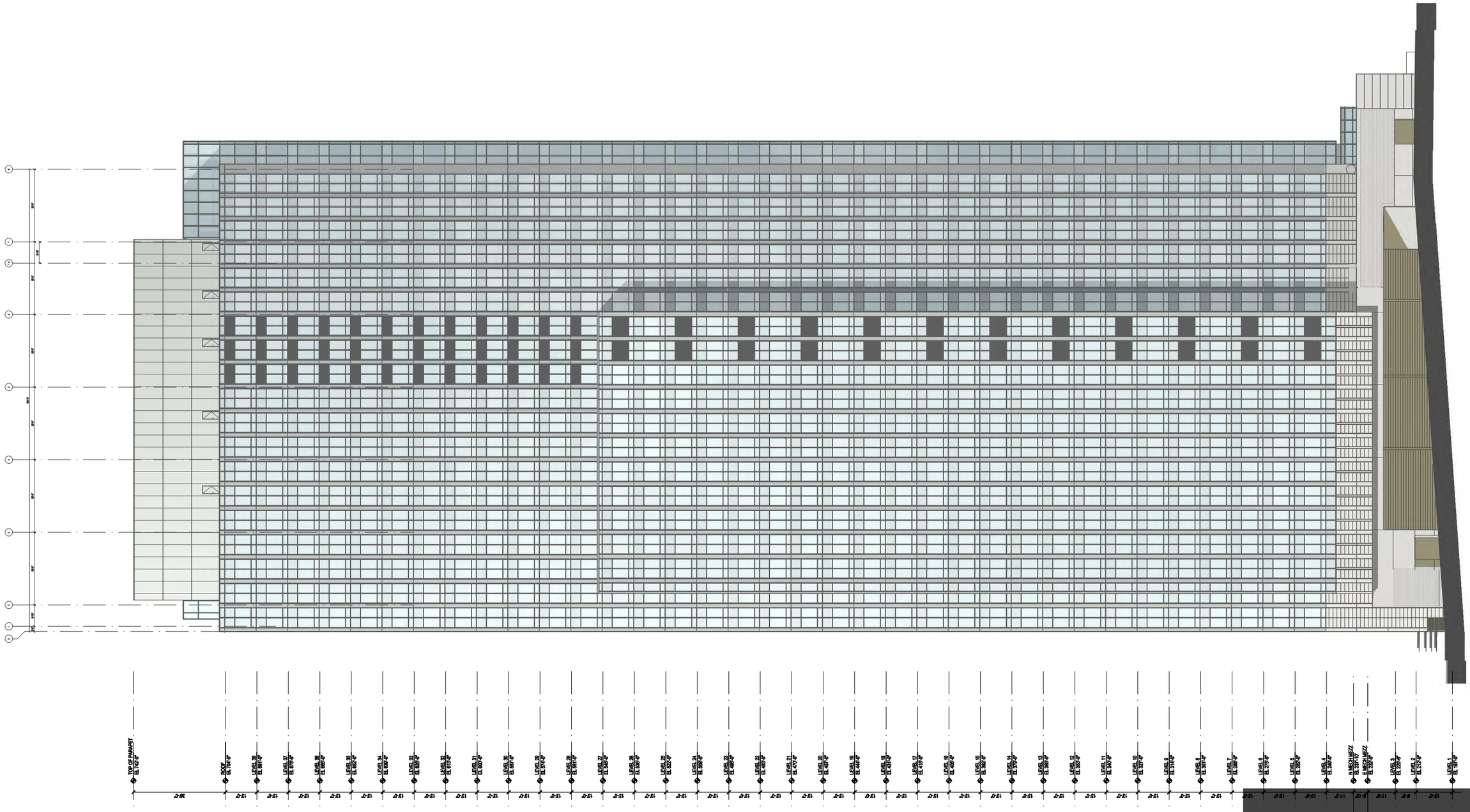
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

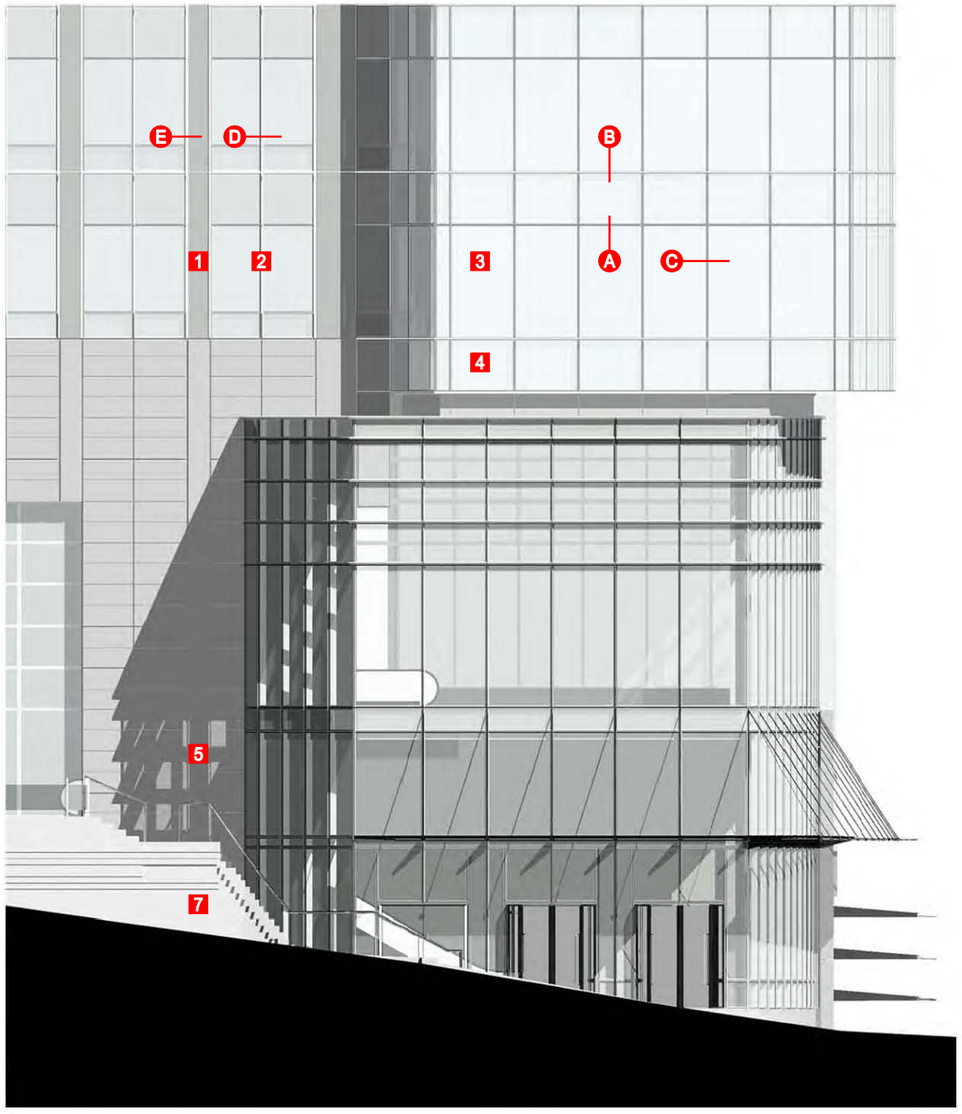


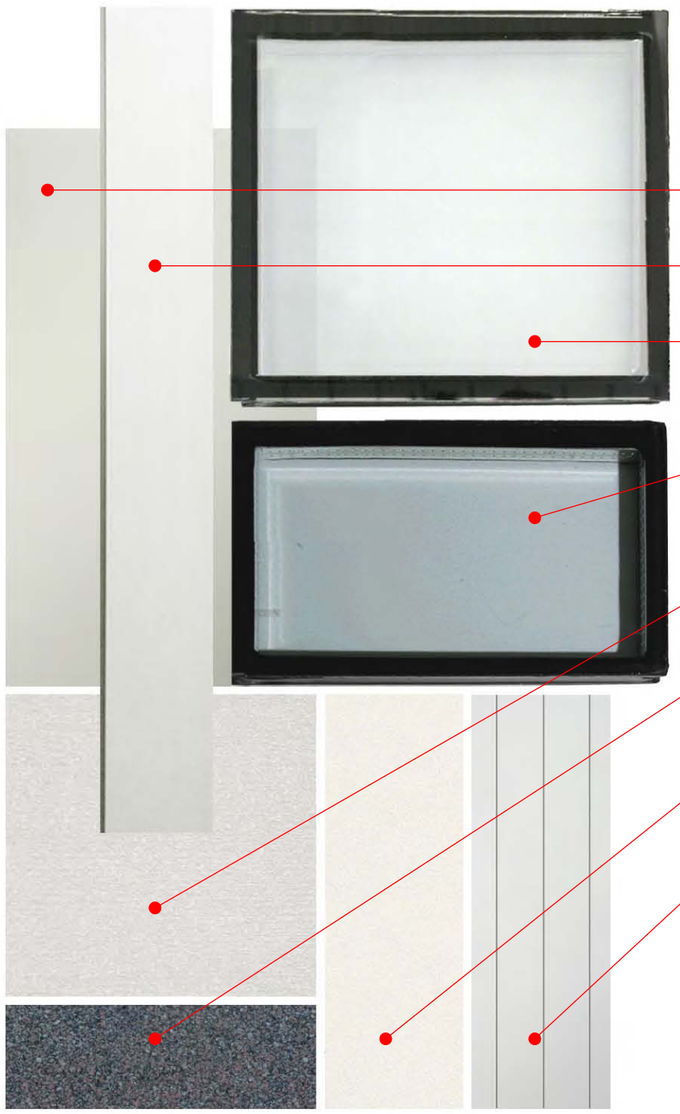
EAST ELEVATION

LIGHTING DESIGN

LIGHTING DESIGN

LIGHTING DESIGN





1 2 COAT DURANAR SILVER METALIC PAINTED ALUM METAL PANEL

2 2 COAT DURANAR SILVER METALIC PAINTED ALUM MULLIONS (LIGHTER IN COLOR TO METAL PANEL)

3 RADIANT LOW-E CLEAR VISION GLASS

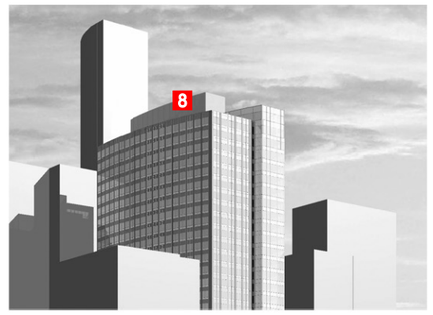
4 RADIANT LOW-E CLEAR SPANDREL GLASS

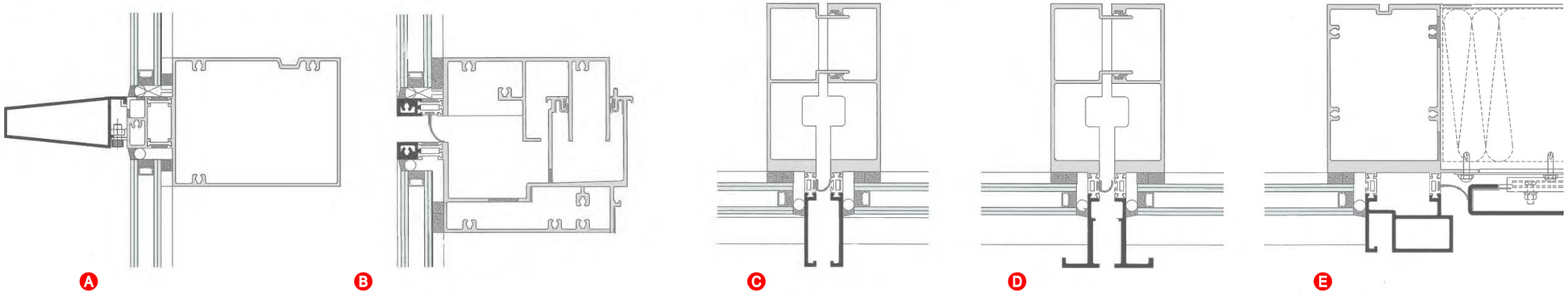
5 LIGHT GRAY HONED PRECAST

6 MEDIUM GRAY ACCENT STONE AT RETAIL BASE

7 VERY LIGHT COLOR CAST STONE PAVERS AND SITE WALLS

8 VERT METAL PANEL AT PENTHOUSE SCREEN WALL





DETAILS AND MATERIALS

LAND USE DEPARTURES - DEVELOPMENT STANDARDS

ITEM #	DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	DEPARTURE AMOUNT	RELATED GUIDELINES AND REASONING
1	SMC 23.49.018.D CONTINUOUS OVERHEAD WEATHER PROTECTION, CANOPY HEIGHT	THE LOWER EDGE OF THE OVERHEAD WEATHER PROTECTIONMUST BE A MINIMUM OF TEN FEET AND A MAXIMUM OF 15 FEET ABOVE THE SIDEWALK	CANOPY HEIGHT EXCEEDS 15' ABOVE SIDEWALK FOR A LENGTH OF 50' AT THE NORTH END OF THE 5TH AVENUE FACADE. THE MAXIMUM HEIGHT ABOVE THE SIDEWALK IS 18 FEET.	50 LINEAR FEET OF CANOPY OVER 15' ABOVE 5TH AVE SIDEWALK	B-4 DESIGN A WELL PROPORTIONED AND UNIFIED BUIDLING - A HORIZONTAL AND LINEAR CANOPY REINFORCES THE IDENTITY OF THE MAIN LOBBY AND CLARITY OF THE CURVING STOREFRONT GLAZING - A STEPPING CANOPY WOULD OBSCURE THE VIEW TO THE STREET FROM WITHIN THE MAIN LOBBY C-4 REINFORCE BUILDING ENTRIES - A CONTINUOUS HORIZONTAL AND LINEAR CANOPY REINFORCES THE IDENTITY OF THE MAIN LOBBY, STEPPING CANOPIES WOULD DIMINISH THIS CLARITY
2	SMC 23.49.056.B. STREET FACADE REQUIREMENTS	MAXIMUM FACADE SETBACK BETWEEN 15' AND 35' ABOVE GRADE SHALL BE 2' OF PROPERTY LINE, OR UP TO 10' FOR A MAXIMUM OF 40% OF THE OVERALL FACADE AREA BETWEEN 15' AND 35' ABOVE GRADE	AT MADISON ST. - AN OUTDOOR TERRACE MAKES UP 60% OF FACADE AND AN ADDITIONAL 40% IS SET BACK 23' FROM SIDEWALK FOR THE MAIN ENTRY PLAZA	FACADE DEPARTURE: 100% AT MADISON ST	B-2 CREATE A TRANSITION IN BULK AND SCALE - GLAZING AND FORM OF PODIUM AT 5TH AVE FOLLOWS CURVE OF TOWER ABOVE AND IS ARTICULATED AS A STREET LEVEL BASE ELEMENT TO SERVE AS BOTH AN INTEGRAL PART OF THE BUILDING AND AN EXTENSION OF THE TOWER TO THE BASE, AND TO PROVIDE PEDESTRIAN SCALE AT STREET LEVEL D-1 PROVIDE INVITING AND USABLE OPEN SPACE - THE LOWER FACADES PROVIDE OPPORTUNITY FOR A 'POCKET PLAZA' AT NW CORNER AND OUTDOOR SPACE OFF MADISON ST ADJACENT TO INDOOR BUILDING COMMON AREA
3	SMC 23.49.058 UPPER LEVEL DEVELOPMENT STANDARDS - MAX FACADE LENGTH	DIFFERENT MAXIMUM FACADE LENGTHS APPLY FOR FACADES AT VARIOUS ELEVATIONS PER CHART 23.49.058 A	CURVED FACADE ALONG 5TH AVE FOR MORE SLENDER EXPRESSION DOES NOT MEET PRESCRIPTIVE FACADE LENGTH MAXIMUMS, TOWER SETS BACK FROM NORTH TO ALLOW MORE SUNLIGHT ONTO OPEN SPACE PARK AT NAKAMURA COURTHOUSE	TOWER EXCEEDS MAXIMUMS BY 20' AT ELEV 86'-160' 50.5' AT ELEV 161'-240', 60' AT ELEV 241'-500' 60' AT ELEV 500' AND ABOVE -OVERALL AREA SETBACK COMPARISONS TO PRESCRIPTIVE REQUIREMENT MINIMAL, I.E., BETWEEN 86'-160' IS 52 SF	A-1 RESPOND TO THE PHYSICAL ENVIRONMENT - MAXIMIZE SOLAR ACCESS TO COURTHOUSE LAWN AND 5TH AVE A-2 ENHANCE THE SKYLINE -SLENDER TWO-PART CURVED TOWER PROMOTES VISUAL INTEREST AND VARIETY IN DOWNTOWN SKYLINE B-4 DESIGN A WELL PROPORTIONED AND UNIFIED BUILDING - CURVED FACADES INTEGRATE WITH CURVED PODIUM FACADE THAT OPEN STREET CORNERS