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601 4th Avenue
Design Board Review
November 18th 2008

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Executive Summary

Introduction
This document is submitted to the Department of Planning and Development and the Downtown Design Review Board in support of Master Use Permit application 3007149.

In response to the Design Review Board comments of August 12th 2008, the applicant and project team have completed an intensive design exercise to revise elements of the design and provide additional information. During this period, the design has been reviewed with the City of Seattle Client Group, Working Group, and Department of Planning and Development staff on several occasions.

Project Summary
The project for 601 4th Avenue includes a complex collection of uses in support of a new civic square.

- A public plaza is provided at the heart of the site, activated by retail uses at its periphery, and fed by circulation routes linking to all parts of the city. A public green roof, terraces, and balconies allow visual connections into the space.
- Retail space and a covered marketplace are provided to major street frontages and facing onto the public plaza. Plaza-level units are provided with opportunities for outdoor seating within the public realm.
- Commercial office uses are provided within the tower on the north of the site. The main entrance fronts onto 4th Avenue.
- Residential condominiums are located on upper levels of the tower. The main entrance fronts onto Cherry Street.
- Transit station access (to the Metro tunnel) is provided at the corner of 3rd Avenue and James Street.
- Public parking is provided in the basement of the building and is accessed off the plaza through the base of the tower.

Design Responses
In the Design Review Board meeting on August 12, 2008, five general areas for focus were identified:

1. Streetscape
2. Metro pavilion
3. Materials specification for the tower and plaza
4. Tower in relation to the plaza
5. Departures

This document illustrates significant development of the design in response to the previous Design Review Board comments. This latest round of design work has resulted in a more coherent building with improved public amenity.

1. Streetscape

The design of the block's perimeter has been modified to improve transparency and pedestrian amenity and increase the amount of overhead weather protection. The corners of the buildings have been revised to provide additional shopfronts and retail entrances. Display windows have been added to James street. Additional overhead weather protection has been provided to the majority of the site frontages.

2. Metro pavilion

The Metro Station entrance has been reconfigured to improve the experience of pedestrians and transit users. Escalators have replaced elevators from Metro level through plaza level. Bicycle storage has been relocated closer to the Metro access. Dead-end corridors have been eliminated. The link between the corner of 3rd & James and the plaza has been improved to provide greater physical and visual connection to and from the public realm. The building massing has been reduced at this corner, resulting in a more coherent massing and architectural expression, and in a greater area of green roof. The green roof is visble from the street and incorporates public art.

3. Materials specification for the tower and plaza

A definitive palette of materials has been identified for the tower cladding and landscaping. The cladding has been developed to emphasize, transparency, lightness, elegance, and detail while suppressing the expression of the spandrels. The landscape plans have been revised to include final material selections, lighting, and environmental graphics components.

4. Tower in relation to the plaza

The base of the tower has been revised to improve its relationship with the plaza. Balconies have been provided within the tower notch to allow office users to interact directly with the public space. The office reception sequence has been revised to create a visual connection between the entrance level and the plaza. The public route to the plaza through the building has been reinforced through revised entrance canopies below the notch at both the plaza and Cherry Street.

5. Departures

Design Departures are identified and illustrated for:

- overhead weather protection continuity along James Street and portions of 3rd Avenue;
- sidewalk width along James Street;
- upper-level facade modulation of the commercial portion of the tower;
- overhead weather protection dimension along Cherry Street; and
- allowable setback at the Cherry Street entrance.

Project Summary

1

This chapter summarises the scope of the project and the relationship between the different uses on the site.

1.1
Site

Site Context
The project is located in the Seattle Civic Center in a cluster of civic offices including Seattle City Hall. The Pioneer Square District is located to the south-west and the Financial District is located to the north-west. Additional information on the site context is included in an appendix to this report.

Masterplan
Seattle's 1999 Civic Center Master Plan defined a structure for the project within a coherent civic campus. The plan provided for accessibility, uses that support 24-hour downtown life, clear connections to adjacent neighbourhoods, and a strong commitment to sustainability.

Site Topography
The project is located on a steeply sloping site. This topography created challenges for accessibility, but also provided opportunities for dramatic spaces within the plaza and for retail uses on multiple levels to address external streets in addition to the internal plaza.

Uses
The project for 601 4th Avenue includes a complex collection of uses in support of a new civic square.

1. Plaza
   A public plaza is provided at the heart of the site, activated by retail uses at its periphery, and fed by circulation routes linking to all parts of the city. A publicly accessible green roof, terraces, and balconies allow visual connections into the space.

2. Retail
   Retail units and a covered marketplace are provided to major street frontages and facing onto the public plaza. Plaza-level units are provided with opportunities for outdoor seating within the public realm. Approximately 37,278 SF.

3. Office
   Office accommodation is provided within the tower on the north of the site. The main entrance fronts onto 4th Avenue. Approximately 593,452 SF.

4. Residential
   Residential accommodation is also provided within the tower. The main entrance fronts onto Cherry Street. Approximately 188,011 SF.

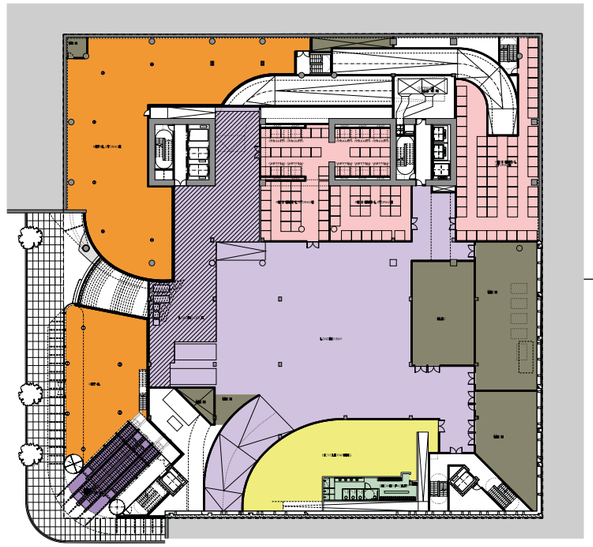
5. Transit
   Transit Station access (to the Metro tunnel) is provided at the corner of 3rd Avenue and James Street.

6. Parking
   Parking is provided in the basement of the building and is accessed off the plaza through the base of the tower. Parking is allocated to commercial use, residential use, and public parking. Approximately 601 stalls. Bicycle parking and shower facilities are provided at the street level for commuters.

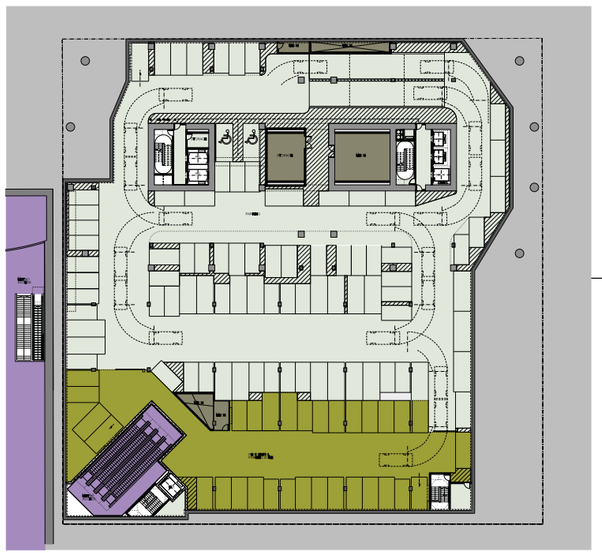
Site Plan


Civic Center Master Plan

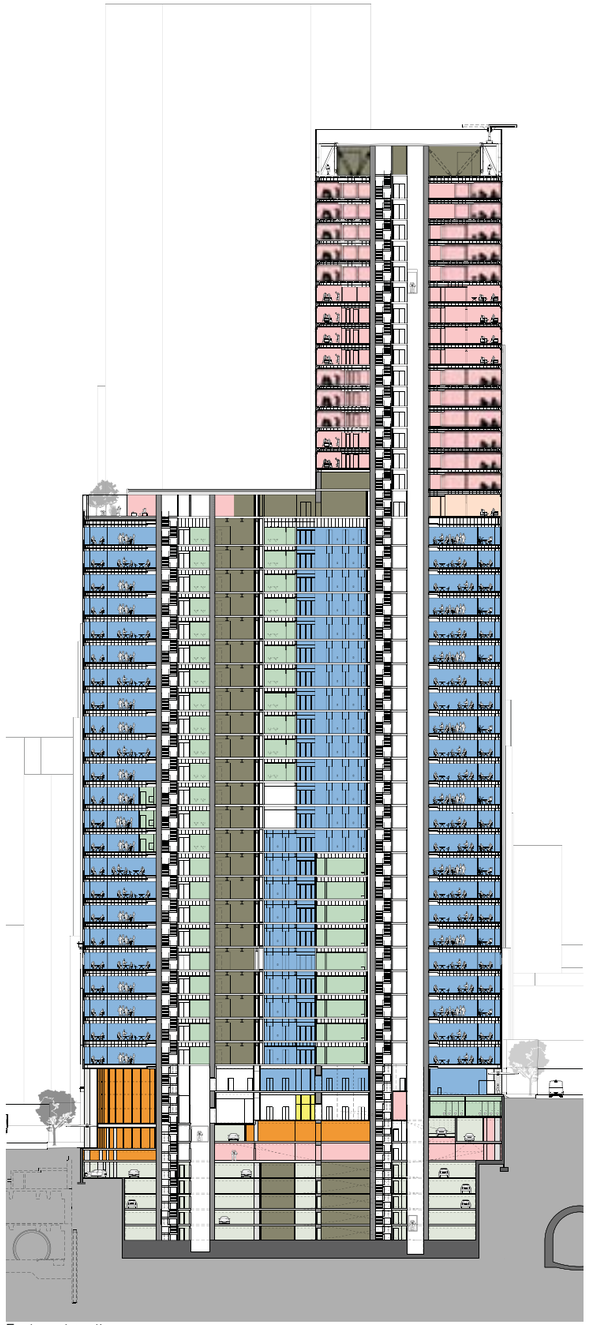
1.2
Sections and Typical Plans



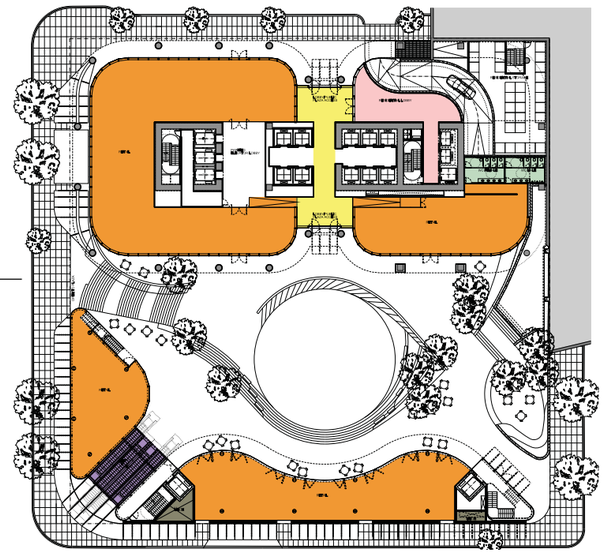
Plan at 3rd Avenue



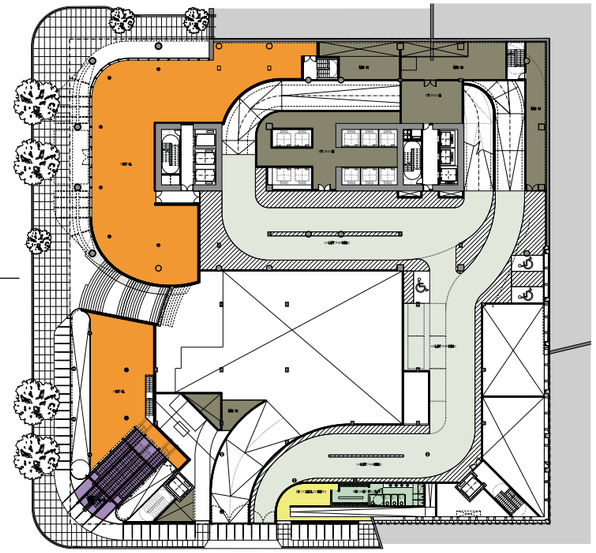
Plan at typical parking level



East-west section

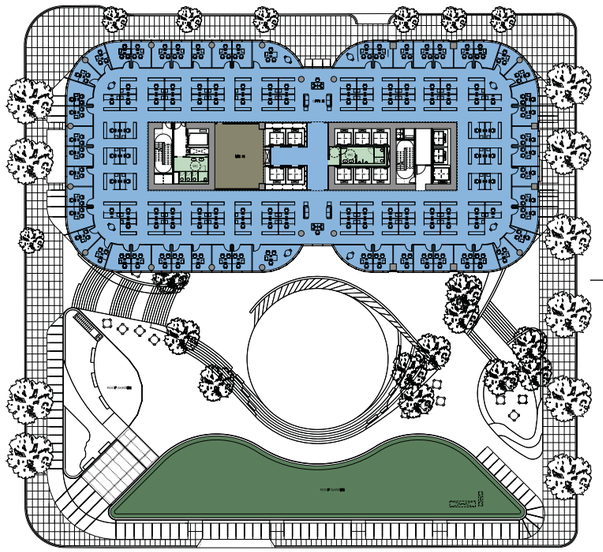


Plan at plaza

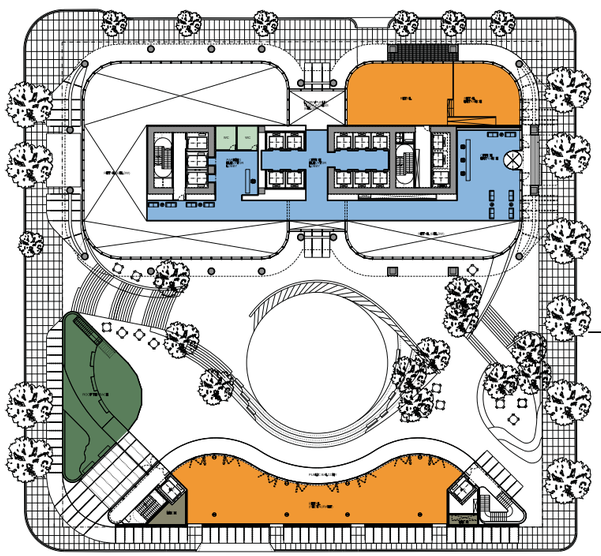


Plan at 3rd Avenue mezzanine

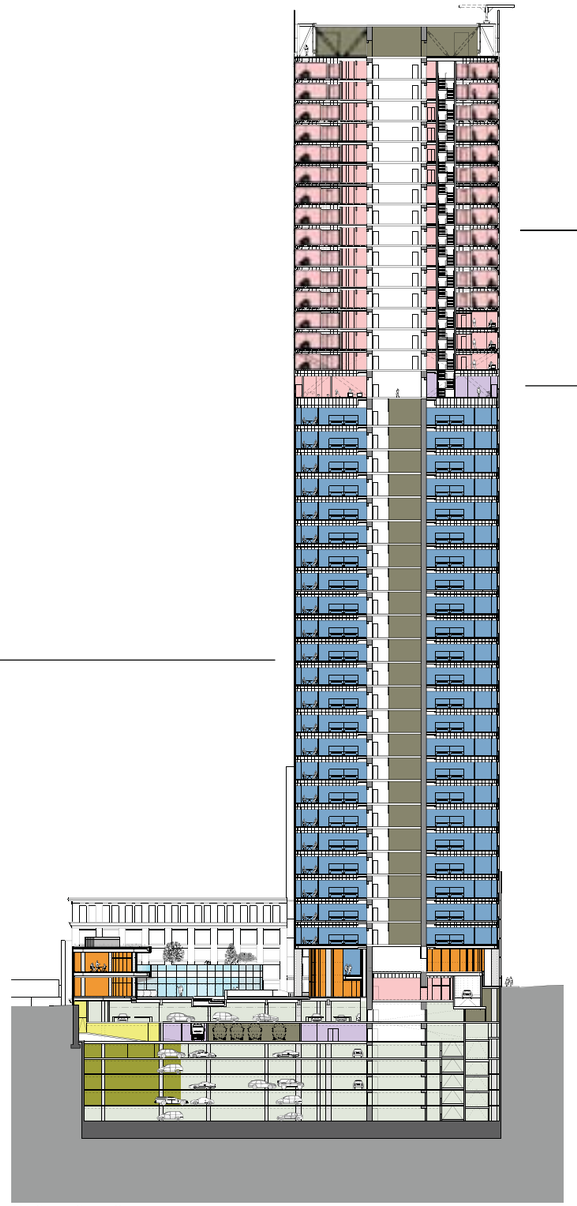
- Green roof
- Gym
- Live/work
- Residential
- Office
- Retail
- Public access
- Shower / restroom
- Bicycle storage
- Loading bay
- Mechanical
- Non-residential parking
- Residential parking
- Metro station



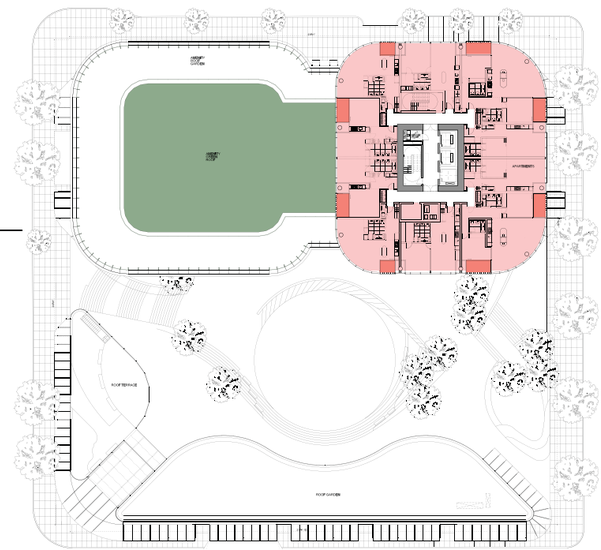
Plan at typical office level



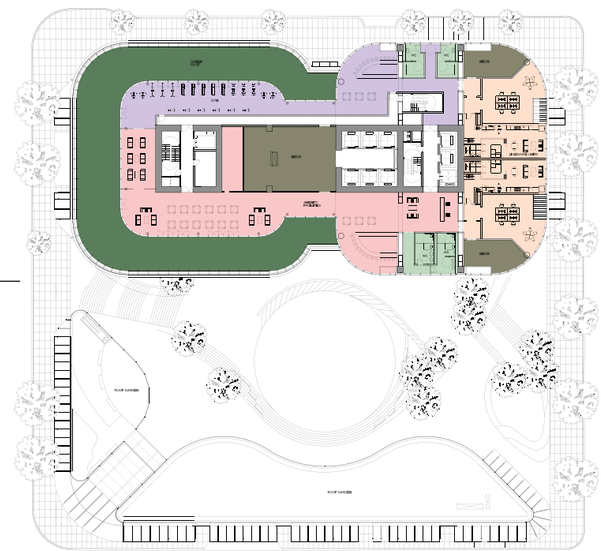
Plan at 4th Avenue



North-south section



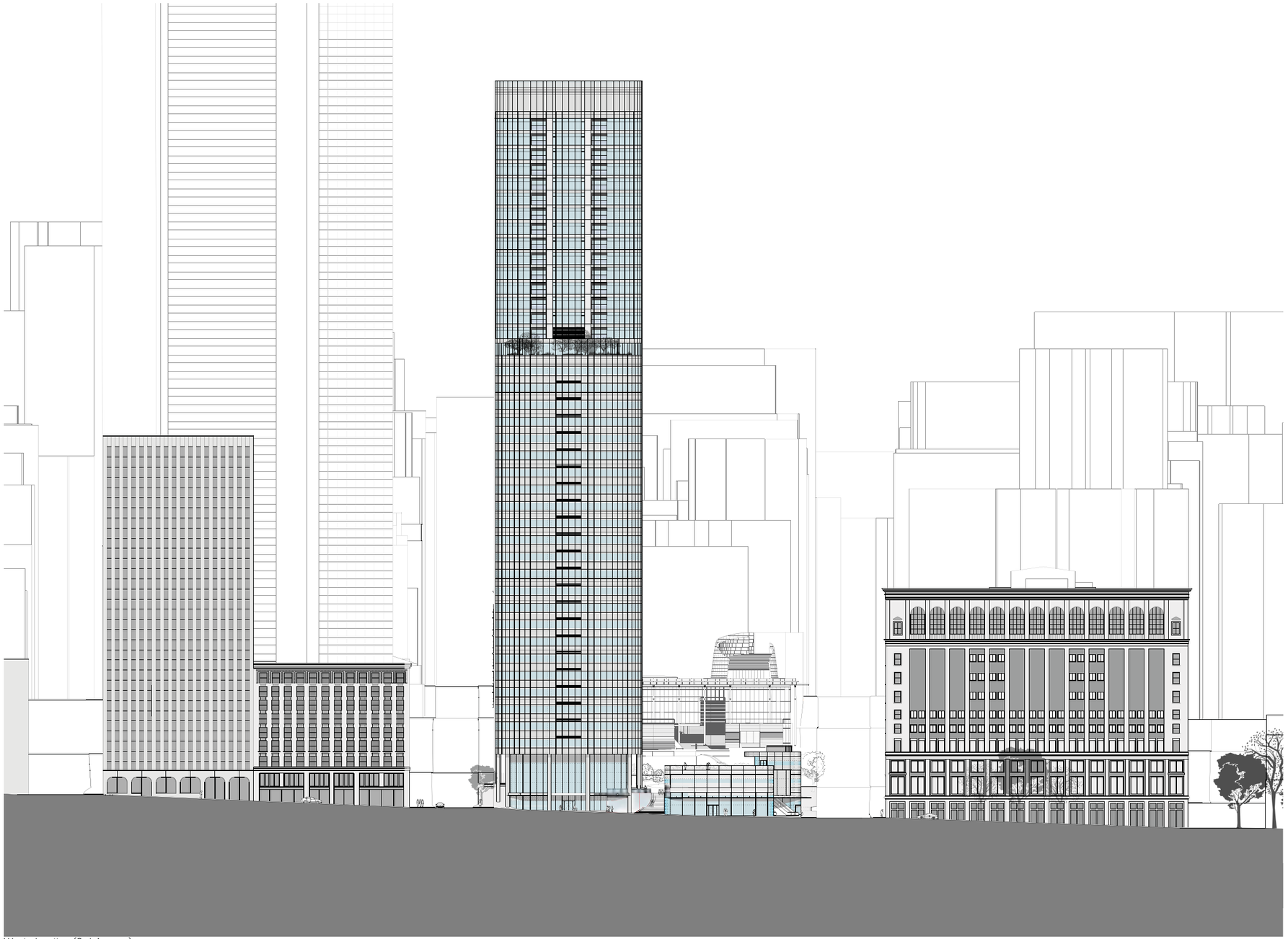
Plan at typical residential level



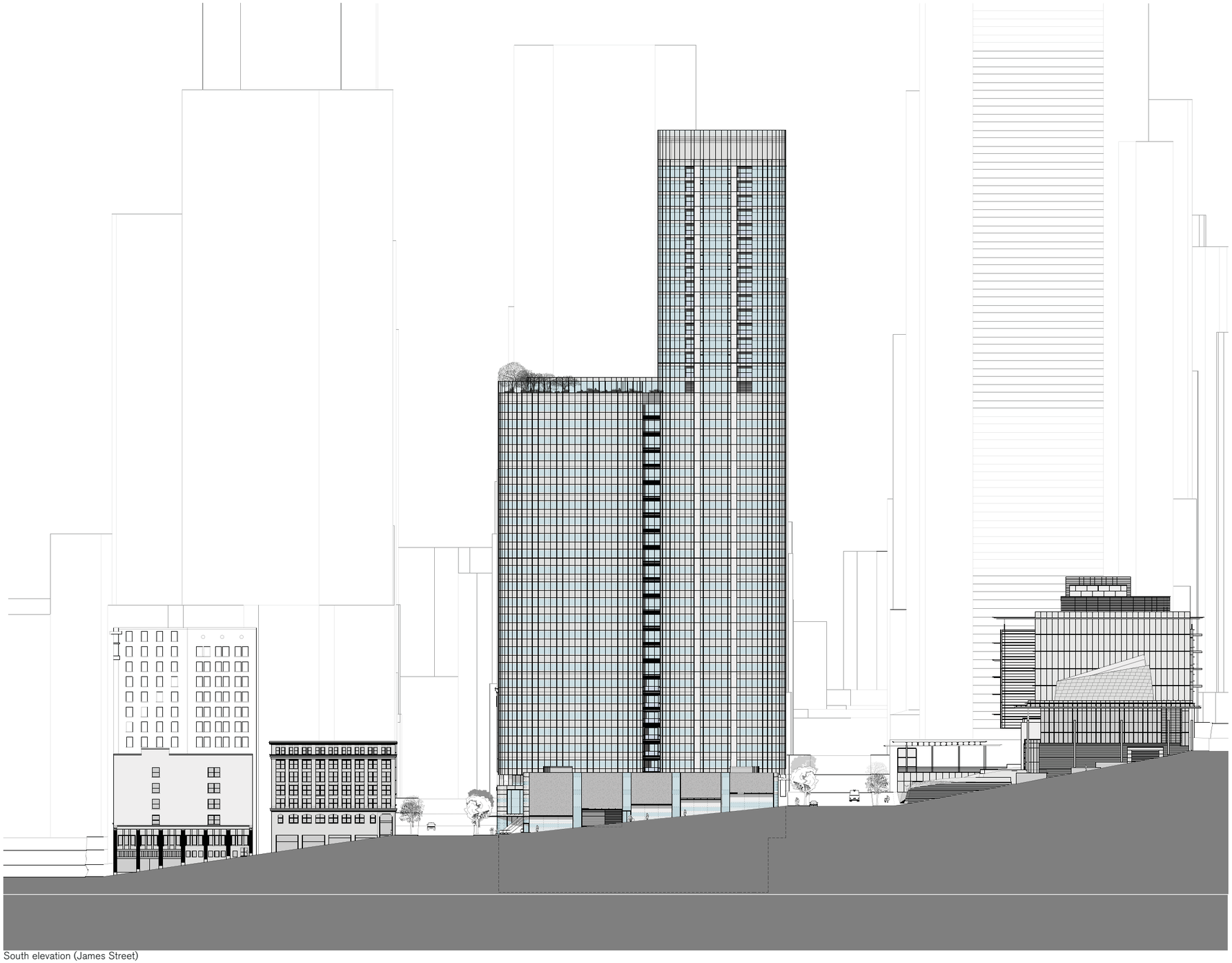
Plan at residential amenity level

- Green roof
- Gym
- Live/work
- Residential
- Office
- Retail
- Public access
- Shower / restroom
- Bicycle storage
- Loading bay
- Mechanical
- Non-residential parking
- Residential parking
- Metro station

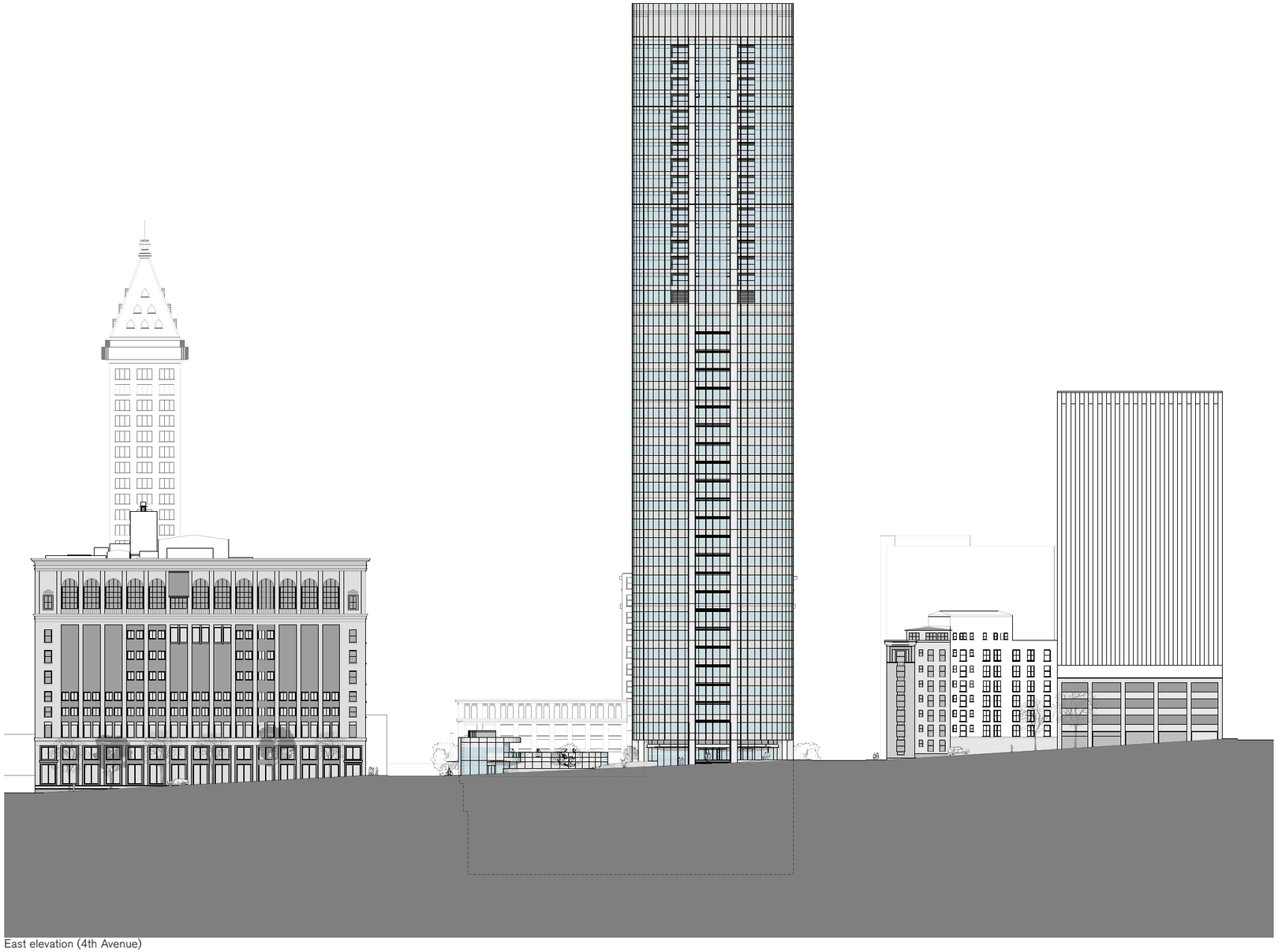
1.3
Elevations and Context



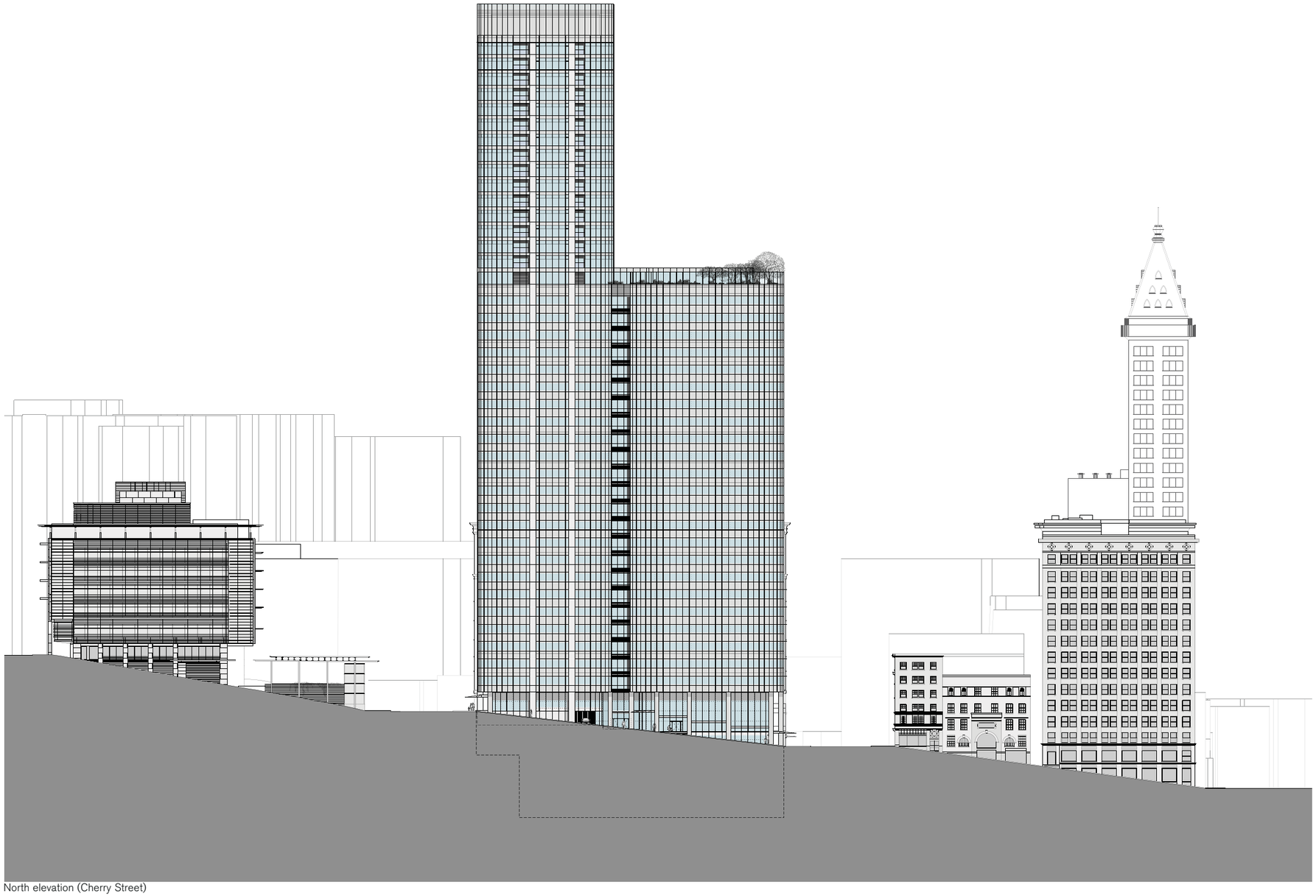
West elevation (3rd Avenue)



South elevation (James Street)



East elevation (4th Avenue)

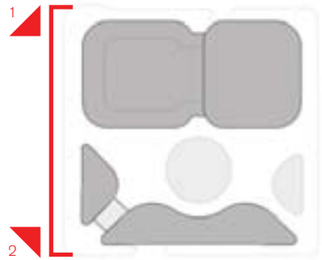


North elevation (Cherry Street)

1.4
Streetscape

View 1 - Perspective at 3rd Avenue and Cherry Street

View 2 - Perspective at 3rd Avenue and James Street



Key Plan

Enlarged west elevation (3rd Avenue)

Key Plan

View 1 - Perspective at James Street

View 2 - Perspective at James Street and 4th Avenue

Enlarged south elevation (James Street)

View 1 - Perspective at 4th Avenue and James Street

View 2 - Perspective at 4th Avenue and Cherry Street

Key Plan

Enlarged east elevation (4th Avenue)

Key Plan

View 1 - Perspective at residential entrance

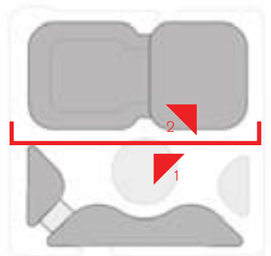
View 2 - Perspective at Cherry street

Enlarged north elevation (Cherry Street)

Enlarged section at plaza looking north

View 1 - Perspective of notch and balconies

View 2 - Perspective at Great Room



Key Plan

Enlarged section at plaza looking south

Key Plan

View 1 - Perspective at public market

2

This chapter presents the responses to the Design Guidelines and the Design Review Board comments of August 12th, 2008.

2.1
A-1: Respond to the Physical Environment

DRB Comments - August 12, 2008
The Board praised the designer's decision to combine the south retail pavilion and the west retail/Metro station pavilion into a single encompassing form. Shifting the Metro station elevators to the corner met with approval. However, the choice of materials and fortress-like appearance along the street edges was of significant concern and not acceptable. See Guidance B-1 for more analysis.

Design Response
The Metro Station entrance has been modified to improve the experience of pedestrians and transit users.

Escalators have replaced elevators from Metro level through plaza level. This allows uninterrupted flow for pedestrians and improves the physical and visual links between the corner of 3rd & James and the plaza.

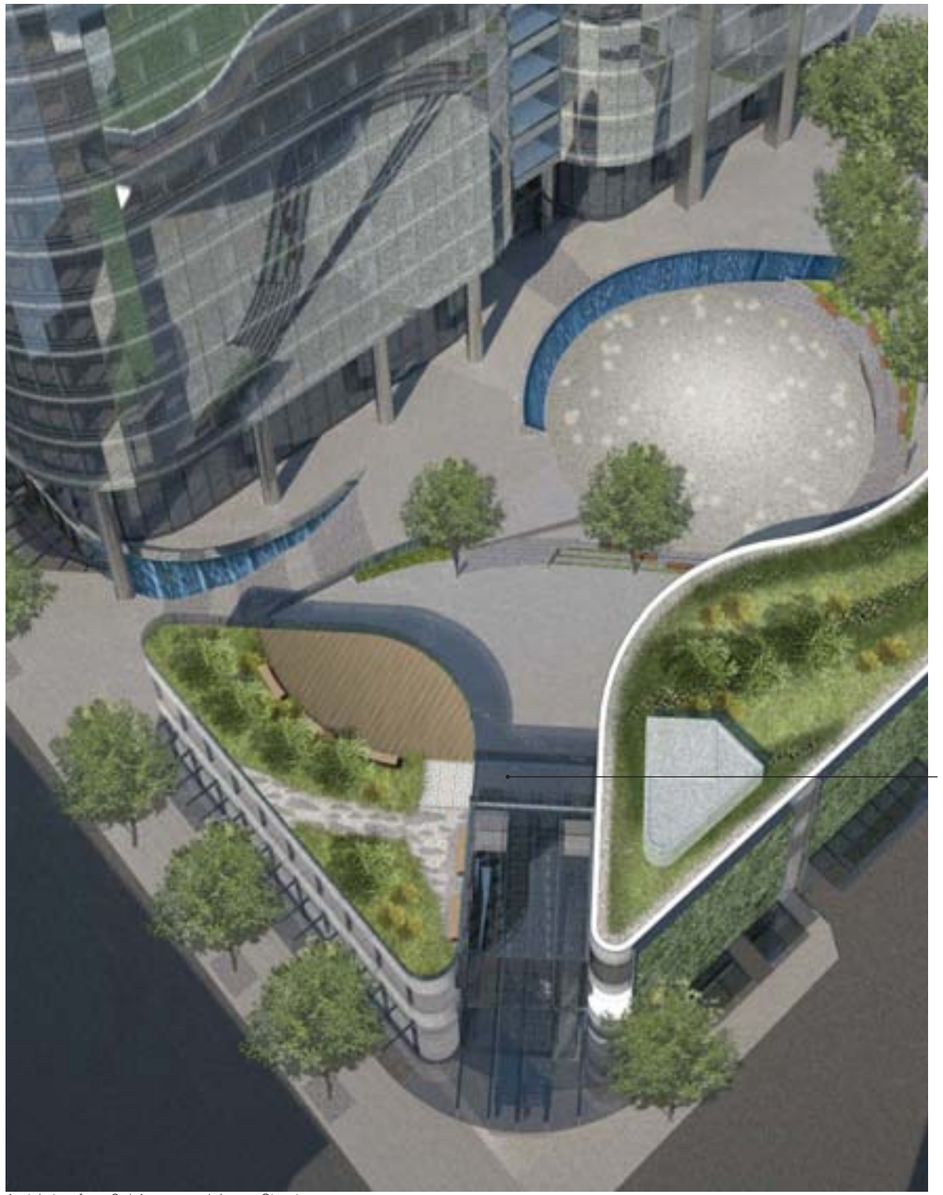
The omission of the elevators at the corner allows the building massing to be reduced and the amount of glazing to be increased. The retail structure facing 3rd Avenue is now two-storey along its entire length. The area of green roof above has been increased accordingly. These changes result in a more coherent massing and architectural expression of a public route running between two building forms.

Areas of blank facade have been dramatically reduced. Retail shopfront has been expanded towards the corner of 3rd and James and now overlooks the escalator link to the plaza. Dead-end corridors have been eliminated.

Bicycle storage has been relocated closer to the Metro access. This provides an improved amenity for Metro users who bring their bicycles to work.

Canopies have been extended across the entire corner.

View from 3rd Avenue and James Street



Aerial view from 3rd Avenue and James Street

View up escalators terminates on building notch

Reduced mass to 3rd Avenue provides increased area of roof garden

Glazed screen provides wind shield

Improved visual and physical link to plaza

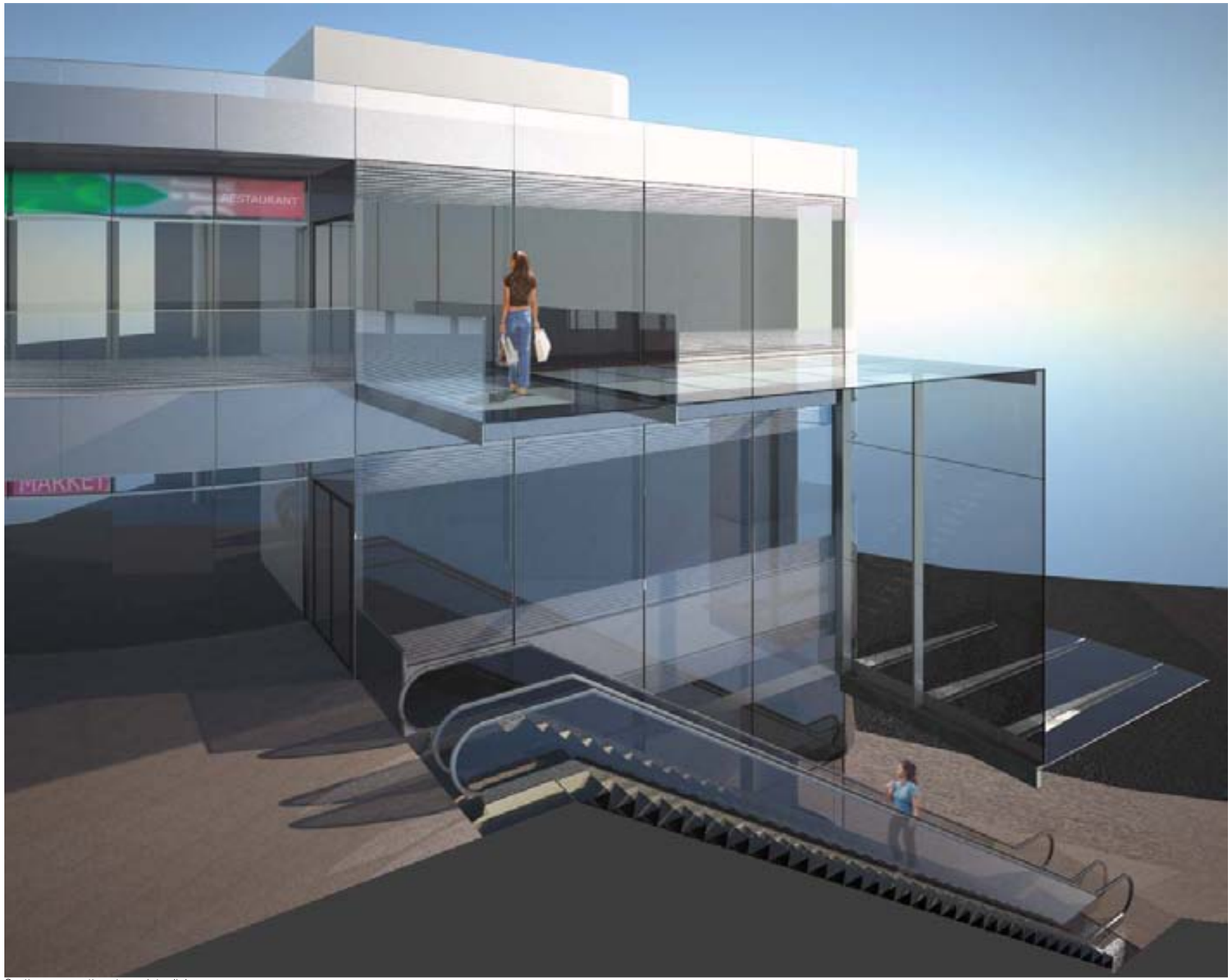
Larger canopy over public entrance integrating signage and lighting

Link creates a legible path between retail pavilion elements

Increased transparency at corners

Escalators to plaza and Metro Station

View from 3rd Avenue and James Street



Section perspective at escalator link

Section perspective at escalator link

Massing and architectural expression of retail blocks is improved; building geometry reinforces pedestrian desire lines

Reduced mass at corner allows improved views to Smith Tower

Bridge link to enlarged green roof

Retail faces public route

Elevator access from Metro Station, 3rd Avenue, and green roof

Improved access to/from 3rd Avenue and James Street

View from plaza towards Smith Tower

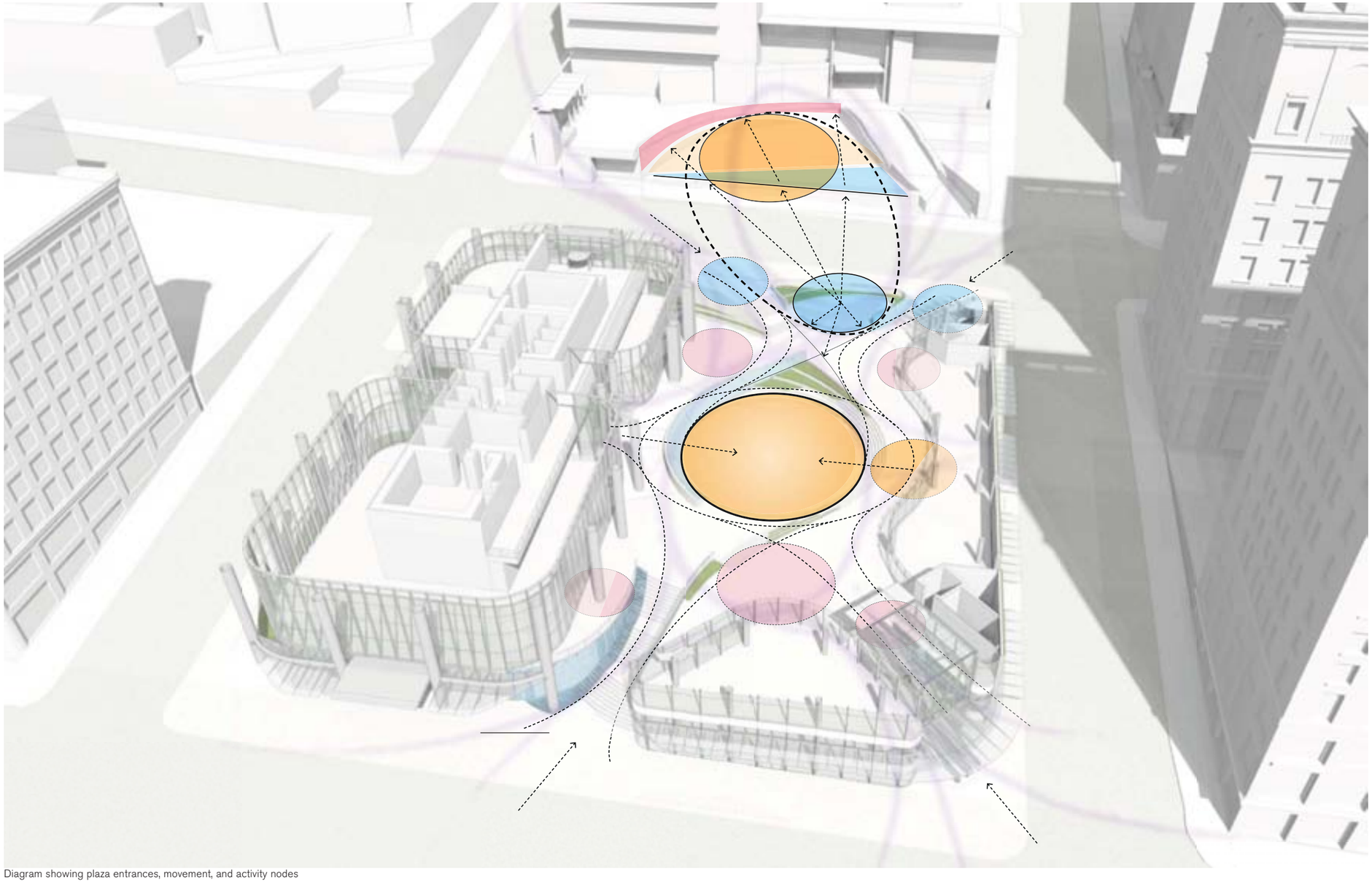
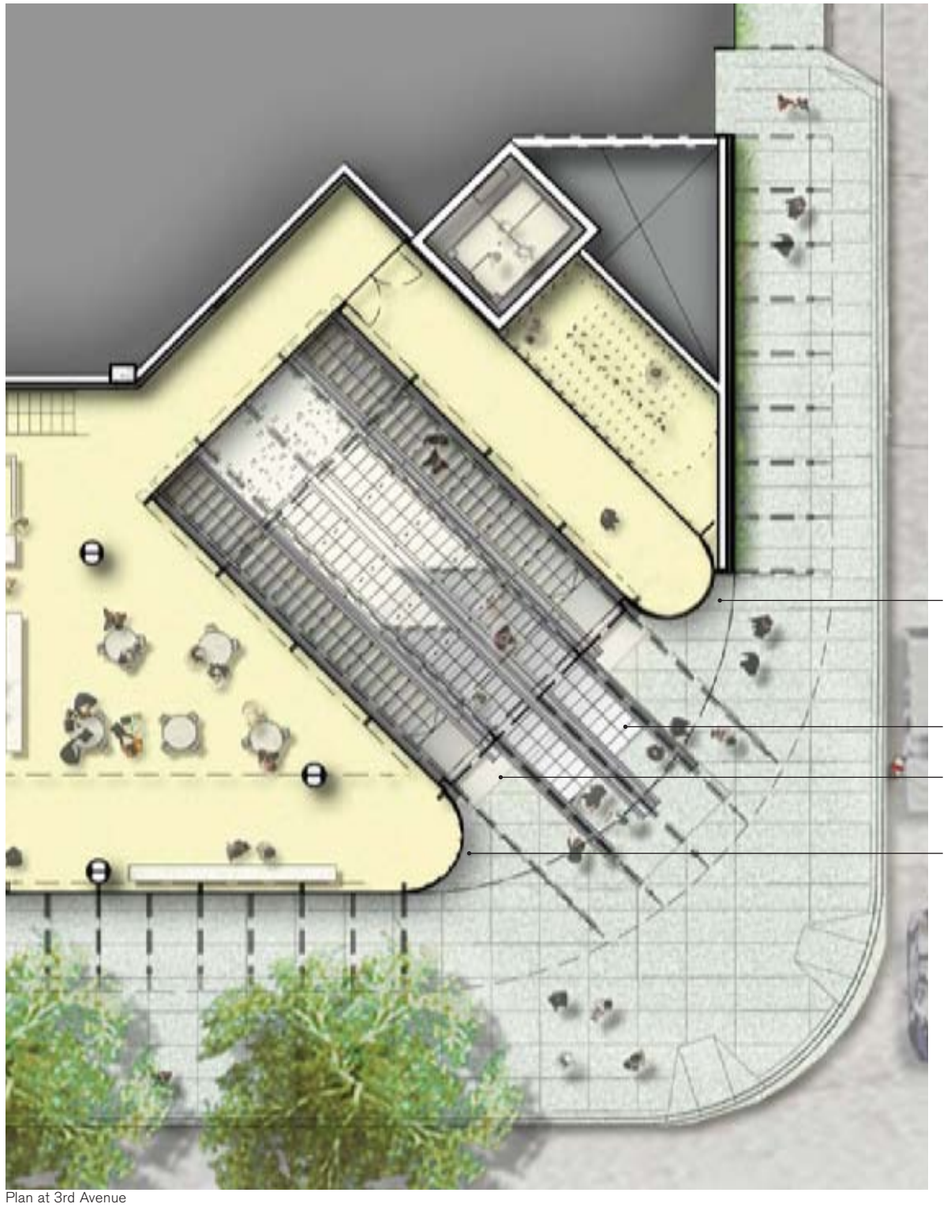


Diagram showing plaza entrances, movement, and activity nodes



Plan at 3rd Avenue

Route to accessible elevator and escape stair

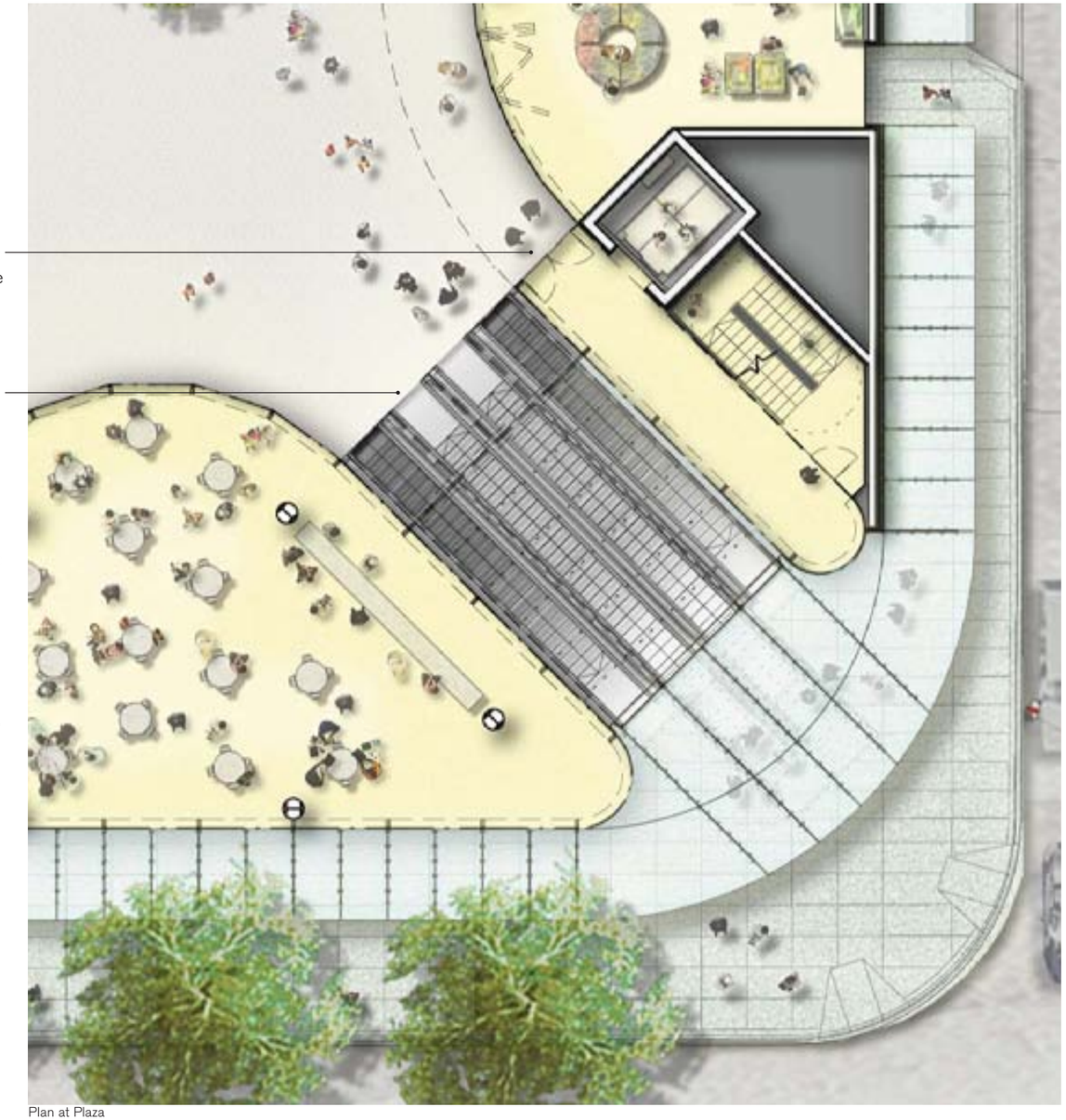
Escalators to 3rd Avenue

Route to accessible elevator, escape stair, and retail space

Escalators to plaza

Escalators to Metro Station

Increased transparency to retail space at corners



Plan at Plaza

Section perspective at 3rd Avenue retail


Detail at retail cladding system and door


View at 3rd Avenue sidewalk

2.2
A-2: Enhance the Skyline

View from the Justice Building roof

DRB Comments - August 12, 2008

The Board requested that the architect continue to refine the top of the tower with the intent of producing a more elegant presence on the Seattle skyline.

The architect's should continue to refine the building's skin. A mock-up of the glazing and spandrel system will need to be presented at the next Recommendation meeting.

Design Response

This building has been designed around the ideals of sustainability, connections to the city, and urban activation. The cladding and tower top reflects these goals through expressing energy reducing solar shading features while maintaining an expression of elegant transparency. The intention is that the building is light and uplifting in contrast to the predominantly dark and heavy buildings in the surrounding neighborhood.

The tower top has been developed as an extension of the building's skin. A graduated pattern transitions from opaque to entirely transparent across the height of the glass screen. Seen from below, or as a piece of the skyline, this element will help the tower dissolve into the sky. At night, this same element becomes a lantern, illuminated from within with high-efficiency luminaires. The colour of the lantern lighting can be controlled to reinforce the project identity during the majority of the year or to celebrate events in the life of the city.

The cladding has likewise been developed to better achieve the project goals. The surface of the curtain wall has been refined to remove all external elements, leaving a clean, sleek skin wrapping around the building. The treatment of the spandrel panels has been revised to reduce the impact on the facade and encourage a feeling of transparency and lightness. This has been achieved by careful use of graduated opaque patterns which shade the building, conceal the spandrel, and provide light accents to the facade.

Transparency
The building should feel glassy and crystalline from the inside and out. It must provide an uplifting working environment for the users who will spend most of their daylight hours in the building.

The building should also allow visual communication between the public plaza and the office floor plates so that the building is an active participant in the public space at its base, and within the wider city context.

We have maximised the amount of vision glass allowed from the office floor plate, and ensured that this runs all the way to the ceiling so that users have the feeling of being surrounded by floor to ceiling glass.

From the outside, the spandrel panels have been treated with a dark neutral colour on the back of the glazing to match the appearance of the vision glass.

Elegance
The cladding should capture the idea of clean, modern technology which allows high performance within a sleek exterior.

It is our practice's experience that simple designs which are carefully detailed and executed resonate with people and provide more value for money.

This principle includes using one element for multiple purposes.

A structural silicone glazed system has been designed which avoids any cover caps, fins, or other protrusions. This technology is the same as used on modern automobiles to achieve sleek, uninterrupted appearances.

The simplicity of the glazing system allows dramatic, uninterrupted reflections of the sky and surrounding buildings.

Lightness
Clear glass on buildings generally looks black. To achieve an appearance of lightness, we have found that light-coloured elements need to be added to the facade composition. The precedents (right) show this principle in action.

Patterns in light grey or white will be baked into the surface of the glass to provide a bright highlight to the building in bands at each level which conceal the spandrels. These bands will also act as integral solar shading devices as well as visual expression.

Detail
The building facade should be legible and interesting at several different scales. From a cityscape view, the massing of the building and general colouring is most important. From several blocks away, the facade composition is important. From the base of the building, an additional layer of detail should be provided to give interest.

The ceramic frit pattern works on multiple scales. At a cityscape level it generally gives the building a bright appearance. From several blocks away it defines a rhythm to the building by highlighting each floor plate. From the base of the building a finer grain can be detected in the pattern which creates the unique fading effect of our building.

Uniqueness
This building should be unique on Seattle's skyline, beautiful and light in contrast to the heavy, solid buildings which characterise so much of the city at the moment.

Solution
The opaque spandrel panels are created using double glazed units with an opaque treatment applied to the back of the inner pane of glass. This approximates the appearance of vision glass and give the building the appearance of being entirely transparent.

Light-coloured horizontal bands are created with an opaque treatment applied to the back of the outer pane of glass.

The graduation to the pattern disguises the opaque spandrel panel and reinforces the illusion that the building is entirely transparent. The floorplates read as a thin band.

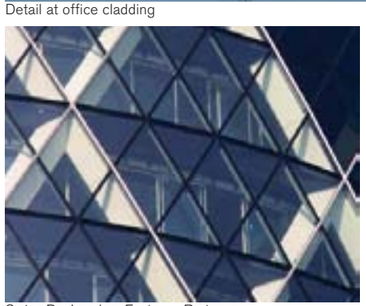
The light colour makes the building feel bright and clean.

The opaque bands oversail the vision glass panels to provide integral solar shading while given office users the feeling of more generous glazing.

The detail of the frit pattern adds visual interest as one approaches the building.

The shading device is a visible expression of the project's sustainable goals.


Detail at office cladding


Swiss Re, London, Foster + Partners


Hearst Tower, New York, Foster + Partners


More London Plot 3, London, Foster + Partners

View of tower cladding from 4th Avenue and Cherry Street

Short-range
From the street edge and within the plaza, the frit pattern provides visual interest in the facade. The building is articulated by horizontal stripes which are themselves composed of very small ribbons which are visible from one or two storeys away.

Mid-range
From a few hundred feet away, the frit pattern reads differently. The graduation suggests thin structural slabs visible behind a light transparent screen.

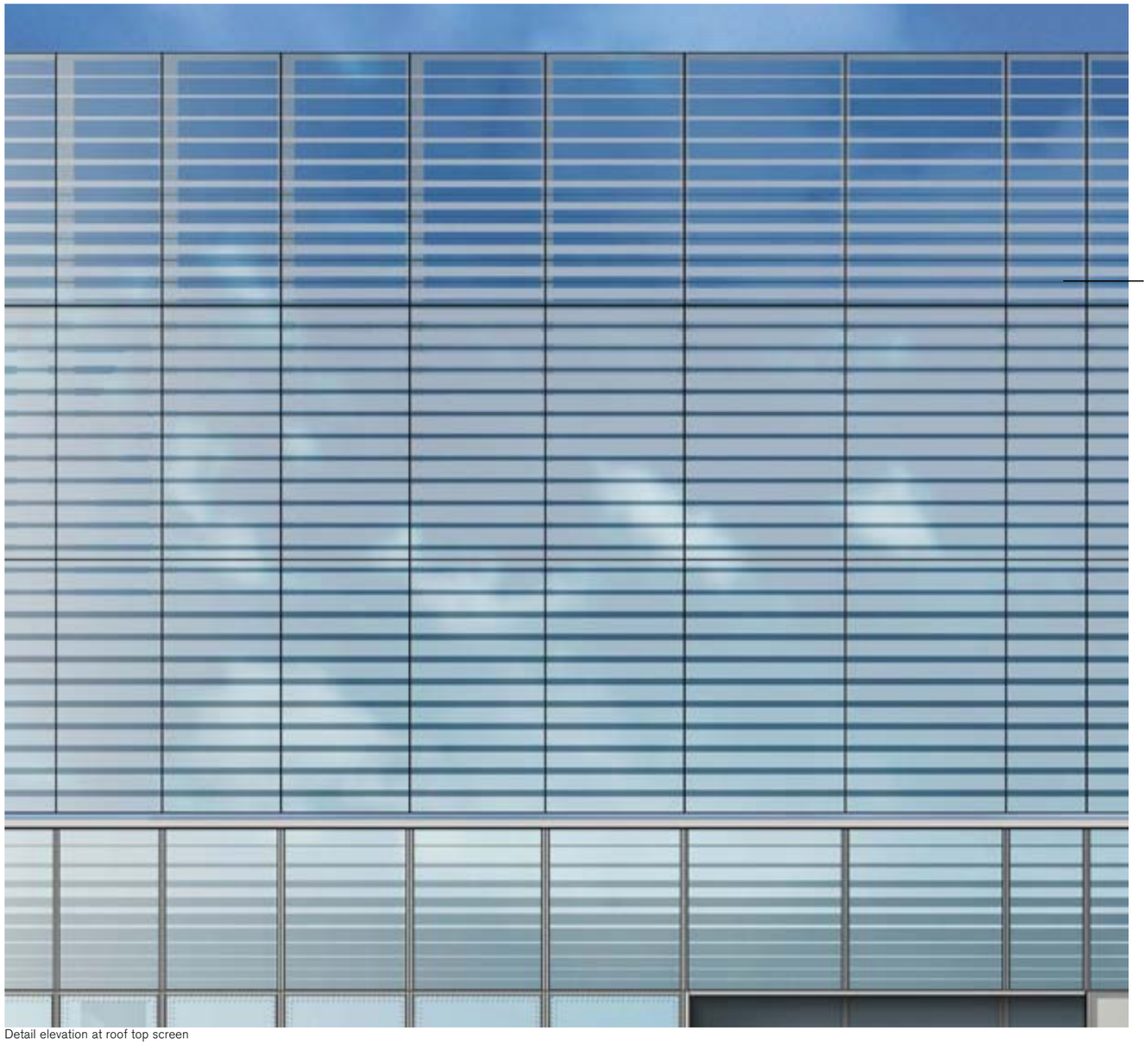
View of tower cladding from 4th Avenue

View of tower from 3rd Avenue and James Street

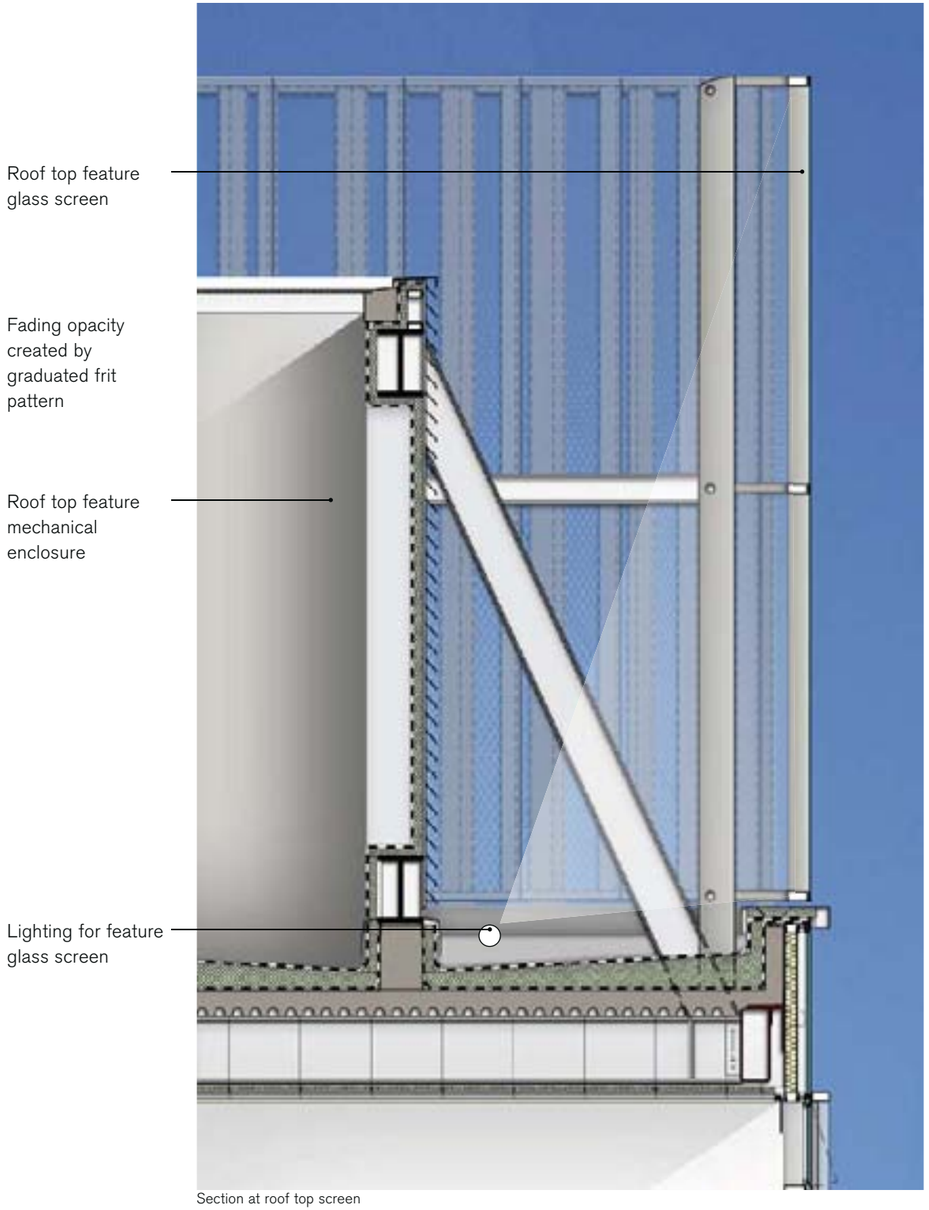
Long-range
From a block or two away, the frit pattern is less easily discernible, but the effect of lightening the facade and disguising the spandrel panels is very apparent. The building reads as a rounded form wrapped in a smooth transparent skin.

Tower top
The frit pattern continues through the residential levels, although it is limited to the spandrel zone, giving the residential levels a different appearance from the office floors. The graduated pattern expresses itself again as part of the roof feature screen to achieve the illusion that the building skin dissolves into the sky.

View of tower top



Detail elevation at roof top screen

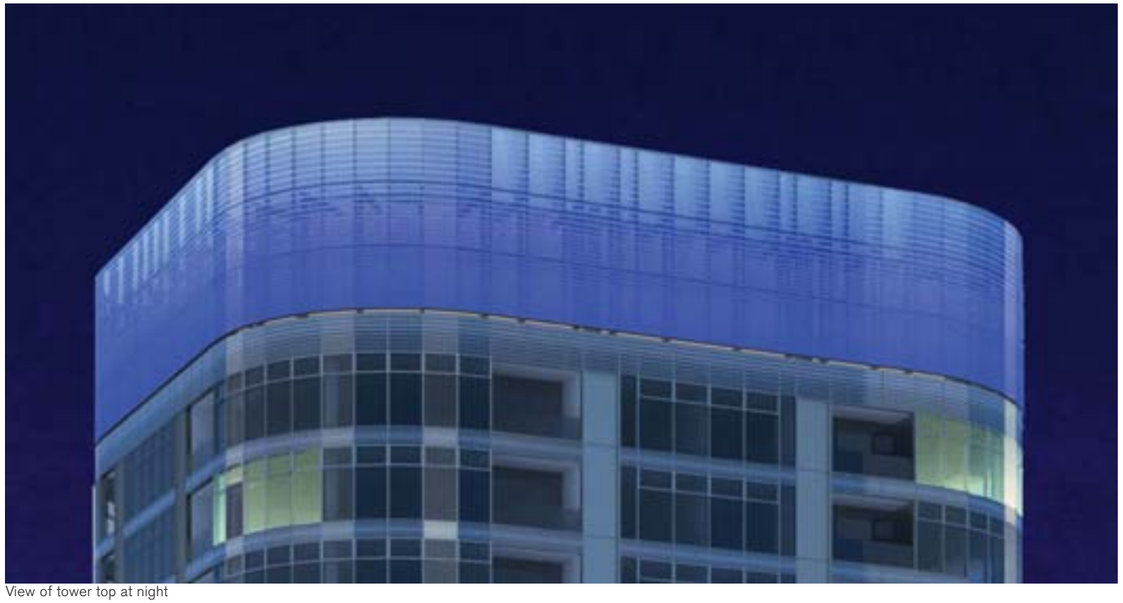


Section at roof top screen

Roof top feature lighting

The roof top feature will be illuminated at night. This element provides a striking identity for the building and adds interest to Seattle's skyline after dark. The colours of the feature will be changeable to reflect the life of the city (such as sporting events, public holidays, seasonal celebrations, etc.) when not being used to reinforce the colour scheme for the project.

View of tower at night



View of tower top at night

View of tower top at night, seasonal or event lighting

2.3
B-1: Respond to the Neighborhood Context

DRB Comments - August 12, 2008

The entire base of the complex remains quite problematic. At Third Ave. and James St., the design of the Metro access pavilion lacks any visual clue that it connects to the Metro station or the plaza above the sidewalk grade. The proposed monolithic corner elements framing the entrance should produce a more welcoming corner that attracts people up to the plaza. The goals for the designers are to create much greater transparency and a building form that clearly indicates the function of the building as a connector to the Metro station and the plaza. The enclosure for the elevators should convey a sense of security for its users and an expression of its function. A base with these qualities can anchor the corner and exude a strong presence.

The Board suggested that the retail elevator, exit stairs, and the bike storage area should be ganged within the Metro elevator pavilion.

Perplexed by the choice of materials on Fourth Ave. and James St., the Board observed that an entirely opaque prow containing an exit stairs made little sense at this important corner. In fact, nowhere along its three street edges does the proposed structure announce itself as a retail pavilion. The structure should simply communicate what's inside the retail pavilion.

Design Response

The design of the retail structures facing 3rd Avenue, James Street, and 4th Avenue have been modified to improve transparency, pedestrian amenity, and legibility of the building uses.

The 3rd Avenue elevation is now entirely glazed with storefronts extending along the full length of 3rd Avenue and addressing the Metro Station and plaza access route at the corner of 3rd Avenue and James Street - providing a sense of security with direct visual access to this major pedestrian route. The retail spaces within are more generously sized and provide flexibility for multiple retailers and mezzanines due to the removal of elevator shafts from this building volume. This change also allows a larger green roof which is accessed by a new public staircase from the plaza level (in addition to the public elevator located south of the escalators).

The corner of 3rd Avenue and James Street has been modified as described in Section 2.1 to provide an inviting and transparent element at the corner of the block.

The James Street elevation is now provided with display windows and canopies along the majority of its length. These have been composed with green wall elements to provide a visual rhythm along the street edge. These elements are separated by glazed slots which allow views in to and out of the retail space at plaza level. The bicycle parking and shower facilities have been relocated adjacent to the car park entrance to improve the access for Metro Station users.

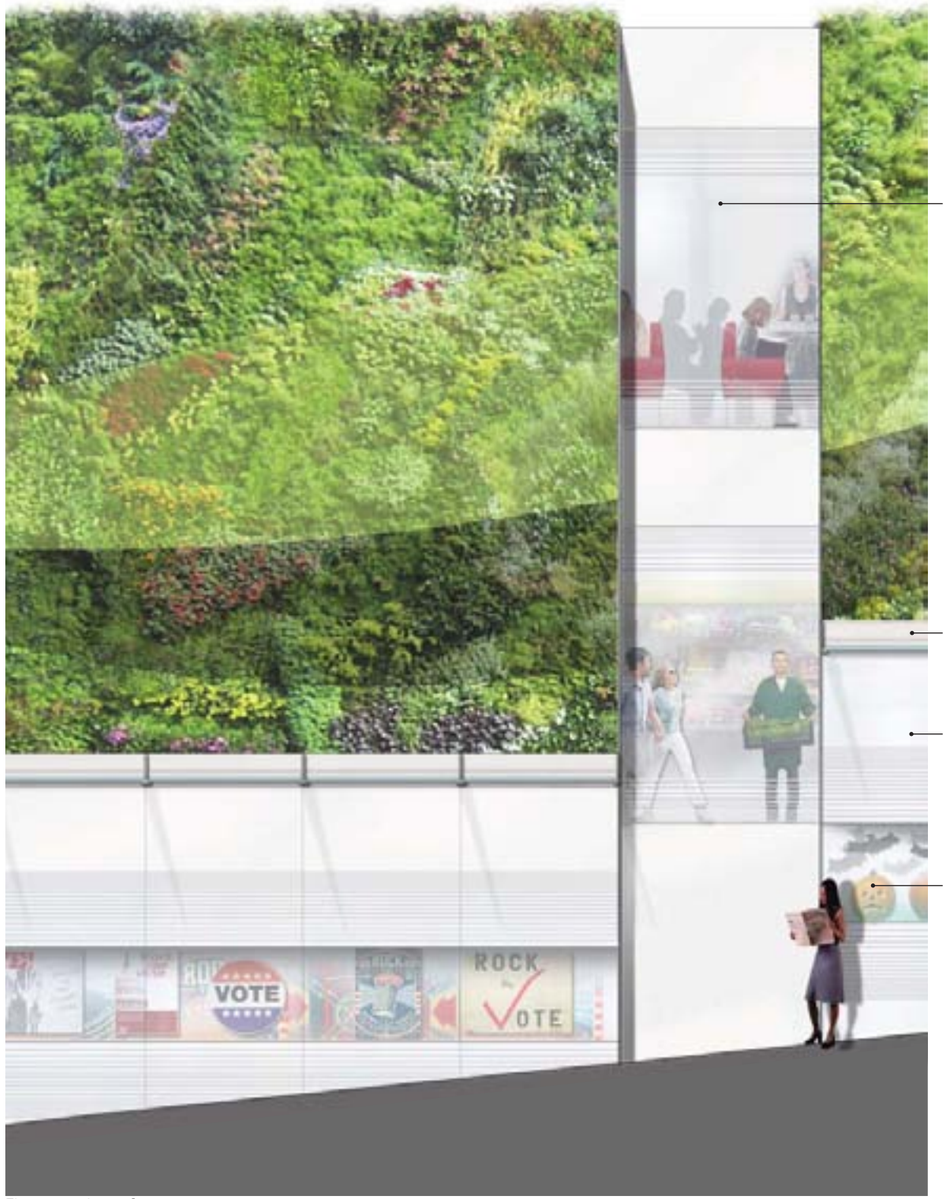
The corner of 4th Avenue and James Street is now a storefront and entrance to the level 3 retail/restaurant space. The glazed corner showcases a double-height entrance and stair leading to the upper level. This location gives this above-grade retail space additional street presence so that it can function separately from the ground floor retail/market if desired.

View from 3rd Avenue and James Street

James Street elevation

The elevation has been revised to reduce mass at corners, provide more activity to the street, provide better overhead weather protection, and green walls provide visual interest at opaque areas required by the internal retail uses.

James Street roof plan



Elevation at James Street

View at James Street sidewalk

View from 4th Avenue and James Street

View of 4th Avenue and James Street

View of 4th Avenue from City Hall

2.4
B-2: Create a Transition in Bulk and Scale

DRB Comments - August 12, 2008
The earlier guidance remains unheeded. The Board requested a full redesign of the base at Third Ave. and Cherry St. citing the limited amount of transparency (the basement like quality of the facades), the awkward relationship of the one-story base with the columns above it, and lack of adequate detailing. The circulation above the limestone base lacked a strong raison d'etre and would be inaccessible to most of the tenants and the public. The success of the restaurant and bar across Cherry provides more reason for greater transparency and a richness of detailing on the façade. The lower base at street level should be welcoming and entirely integrated with the higher base that extends up to the office level. It must have some form of weather protection along its edges.

Design Response
The base of the tower has been modified to improve transparency and street level activity while also enhancing the relationship between the base of the building and the tower above.

The corner at 3rd Avenue and Cherry Street has been modified to remove the stone podium and open the retail volumes to the street. These spaces are dramatic in scale and allow views in to the back-lit onyx-clad core which supports the tower above. This visual connection between inside and outside, realised through a highly-engineered but minimally-expressed cladding system, provides the primary visual interest at this level.

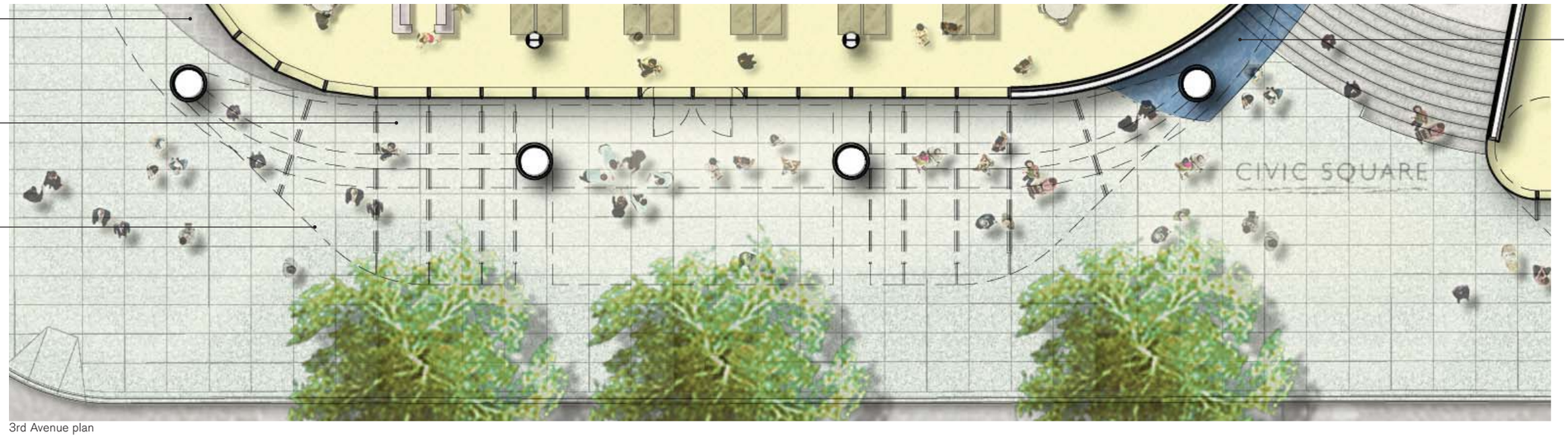
The Cherry Street elevation is provided with an enlarged sidewalk which allows pedestrians to move under the shelter of the tower overhang adjacent to the retail shopfronts. The entrance to the public plaza and residences is defined by the setback in the building massing which is reinforced by a generous canopy and landscape treatments which also provide some separation to the nearby car park exit.

The corner at 4th Avenue and Cherry street is now addressed by a new retail space. The entrance to the office building is provided with canopies to match 3rd Avenue and integrated building signage.

Overhead weather protection is dealt with further in section 2.11.

View from 3rd Avenue and Cherry Street

3rd Avenue elevation



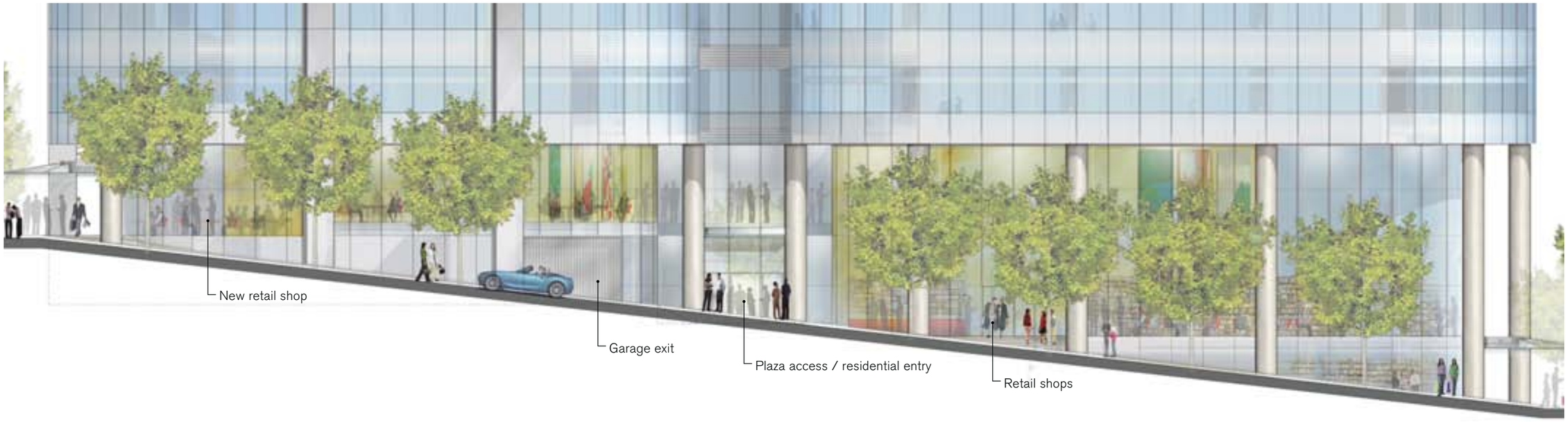
3rd Avenue plan

View at 3rd Avenue and Cherry Street

Detail at tower soffit

Onyx core cladding

Section at tower base on 3rd Avenue



Cherry Street elevation

Cherry Street plan

Back-lit onyx cladding to the core walls accentuates the drama of the tower sitting above the large retail volume within the transparent base

Double-height retail space is visible from the street

Frit pattern conceals the intermediate slab edge

Differentiated pavement below tower overhang

View at Cherry Street sidewalk

New retail space provided at corner of 4th Avenue and Cherry Street

4th Avenue elevation

New retail space provided at corner of 4th Avenue and Cherry Street

Differentiated pavement below tower overhang

Office reception revised to occur on axis

Recessed ground floor creates larger public space at 4th Avenue overlooking the plaza

Recessed ground floor allows level access to entrance behind the outrigger pier and a processional stair between the outrigger piers

4th Avenue plan

Steel and glass canopies. Metal canopy at office entrance

Back-lit onyx cladding to the core walls accentuates the drama of the tower sitting above the transparent base

New retail space provided at corner of 4th Avenue and Cherry Street

View from 4th Avenue and Cherry Street

2.5
B-3: Reinforce the positive urban form & architectural attributes of the immediate area

DRB Comments - August 12, 2008

The introduction of a water feature along Fourth Ave. meets the earlier guidance the Board provided and complies with the campus master plan's vision of a stream beginning at the Justice Center and descending toward Third Ave. The water feature on Fourth Ave. will visually connect with the fountains at City Hall.

The east end of the retail pavilion should possess a suitable civic gesture. An exit stair enclosed in an opaque prow speaks neither of symbolic nor of visual connection between City Hall and the civic plaza. The opaque walls at the corner of Fourth and James are further addressed by the Board in guidance B-1.

Design Response

The design of the retail structure and water feature at the corner of 4th Avenue and James Street has been modified to enhance the connection to City Hall across 4th Avenue and improve the pedestrian experience at this important entrance to the plaza.

The corner of 4th Avenue and James Street is now a storefront and entrance to the level 3 retail/restaurant space. The glazed corner showcases a double-height entrance and stair leading to the upper level. This location gives this above-grade retail space additional street presence so that it can function separately from the ground floor retail/market if desired. This storefront overlooks the plaza entrance and is more inviting to pedestrians.

The Upper Cascade fountain has been re-oriented so that it addresses 4th Avenue and is visibly associated with the fountains at City Hall, reinforcing the masterplan ideal of a continuous flow of water through the three blocks of the Civic Center.

View of corner of 4th Avenue and James Street

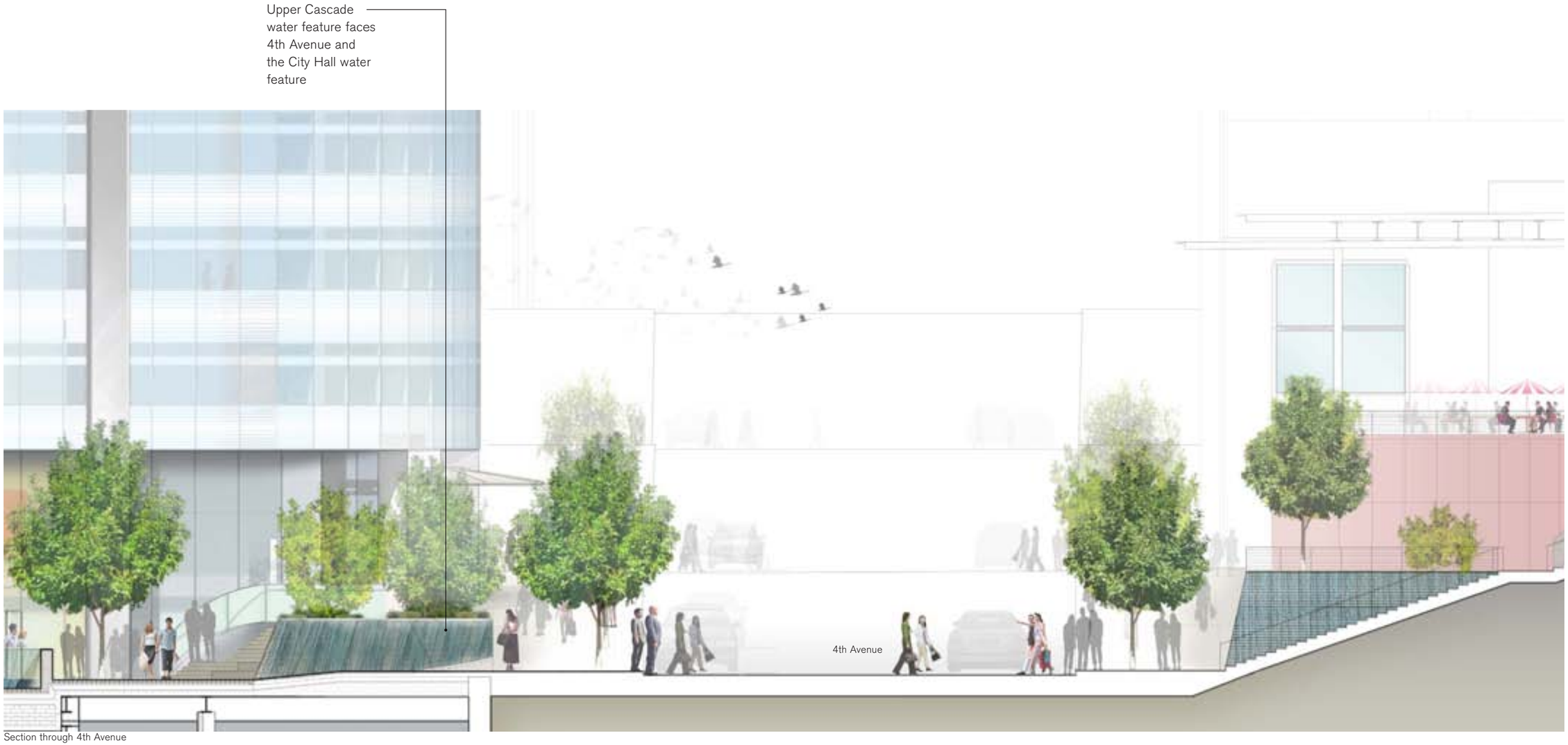
View at 4th Avenue and James Street

Glazed corner and feature stair faces street corner

New retail entrance faces 4th Avenue and plaza with associated canopy and signage

Upper Cascade water feature faces street and City Hall water feature

Elevation of 4th Avenue at the corner of James Street



Section through 4th Avenue

Existing City Hall water feature is part of a masterplan-wide strategy

Upper Cascade water feature faces 4th Avenue and the City Hall water feature to create a gateway to the civic center and downtown

New retail entrance faces 4th Avenue and plaza

The plaza entrance continues the public route flowing down the hill

Glazed corner and feature stair faces street corner

Plan at 4th Avenue

2.6
B-4: Design a well-proportioned & unified building

DRB Comments - August 12, 2008
Board members praised the different exterior expression between the residential portion of the tower and the office block.

The north façade of the retail pavilion lacks architectural expression. The architect will need to provide elevations with much greater detail.

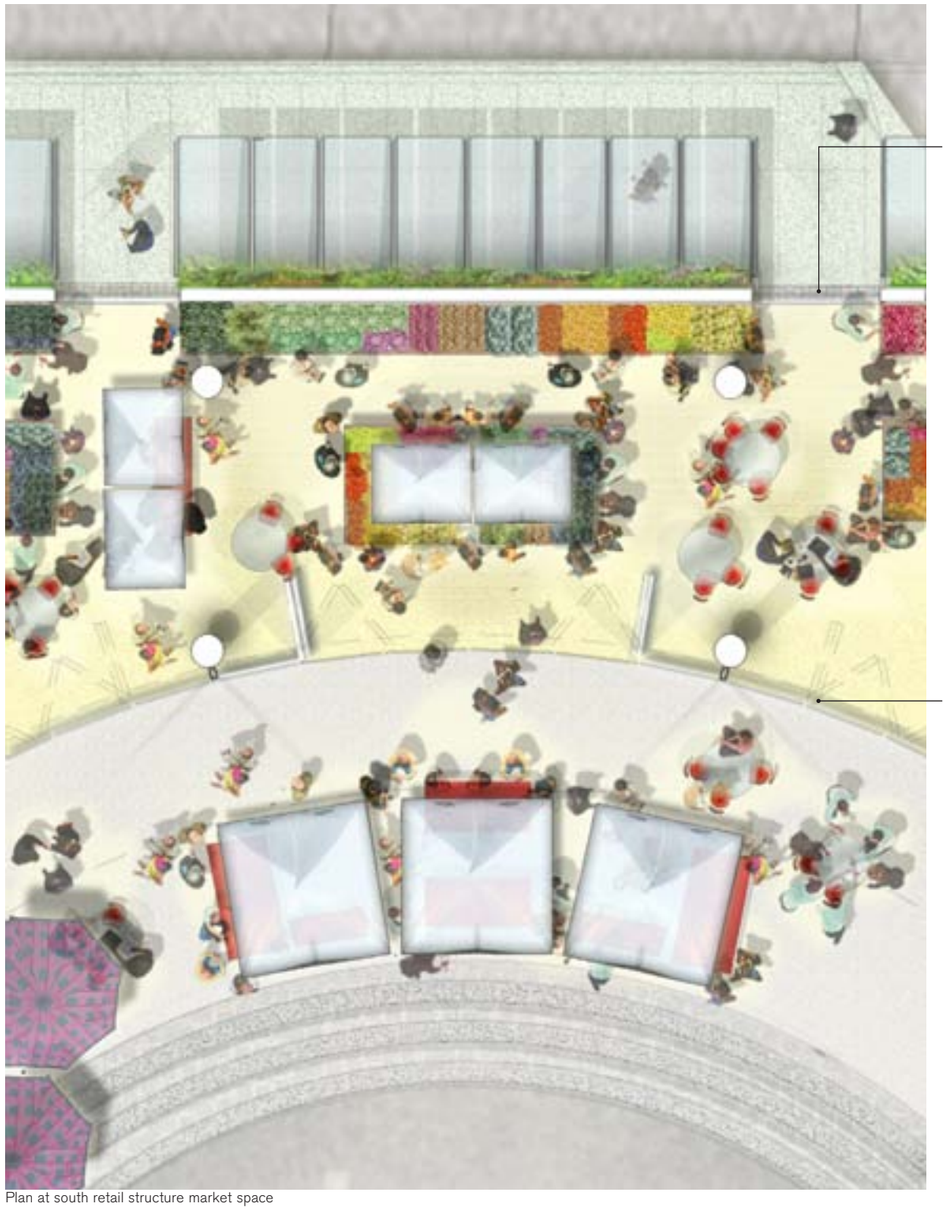
Design Response
This section includes greater detail of the retail pavilion cladding showing development which complements the overall scheme.

The treatment of the corners has been modified to create more transparency. The corner of 4th Avenue and James Street is now a storefront and entrance to the level 3 retail/restaurant space. The glazed corner showcases a double-height entrance and stair leading to the upper level.

A frit pattern has been added to the glass balustrades to echo the treatment of the tower top feature and to act as a modesty screen to people sitting on the balcony overlooking the plaza.

View at south retail structure within plaza

Section at south retail structure



Plan at south retail structure market space

Opaque glass panels

Glazed recess provides visual connection to street

Folding sliding glass doors to retail/ restaurant

Glass balustrade with modesty frit pattern

Opaque glass panels

Signage band located behind glazing

Folding sliding glass doors to retail/ market

Elevation at south retail structure

Folding sliding glazing system for upper level

Folding sliding glazing system for lower level

Folding sliding storefronts

Folding sliding storefronts are planned for both levels of the south retail structure to allow it to open fully onto the plaza.

The upper level system is intended to be insulated and sealed to provide for fully-conditioned retail/restaurant space. When the wall is opened, the retail/restaurant can spill out onto the public balcony to be part of the plaza and enjoy good weather.

The lower level system is intended to be as light and transparent as possible to maximise the connection between the plaza and the internal retail/market. The system therefore has minimal framing.

Section perspective at south retail pavilion

2.7
C-1 Promote pedestrian interaction

DRB Comments - August 12, 2008

See Board guidance B-2 for comments on the proposed structure's Third and Cherry corner.

Board members welcomed the shift of the Metro Station from Third Ave. to the corner at Third and Cherry streets. In general, the corners are fortress-like, particularly at both corners of James St. The corners and the James St. façade starkly contrast with "the magical world of the plaza." What should be gateways to the plaza appear more like barricades.

The Board encouraged the applicant to design an attractive street frontage for the retail space along Third Ave.

Design Response

The elevations facing 3rd Avenue and James Street have been modified to improve the experience of pedestrians and transit users while also adding active retail frontage.

At the Metro Station entrance, escalators have replaced elevators from Metro level through plaza level. This allows uninterrupted flow for pedestrians and improves the physical and visual links between the corner of 3rd & James and the plaza.

The omission of the elevators at the corner allows the building massing to be reduced and the amount of glazing to be increased. The retail structure facing 3rd Avenue is now two-storey along its entire length. The area of green roof above has been increased accordingly. These changes result in a more coherent massing and architectural expression of a public route running between two building forms.

Areas of blank facade have been dramatically reduced. Retail shopfront has been expanded towards the corner of 3rd and James and now overlooks the escalator link to the plaza. Dead-end corridors have been eliminated.

View from 3rd Avenue and James Street

Section at escalator link

Plan at 3rd Avenue

Glass balustrade to green roof

Steel and glass canopy

Steel and glass canopy

Recessed mezzanine

Section perspective at 3rd Avenue retail structure

View at 3rd Avenue sidewalk

Section at 3rd Avenue retail structure

Glass balustrade with modesty frit pattern

Opaque glass panels

Opaque glass panels

Steel and glass canopies

Signage band located behind glazing

Elevation at 3rd Avenue retail structure

View from 3rd Avenue and Cherry Street

3rd Avenue elevation

2.8
C-2 Design facades of many scales

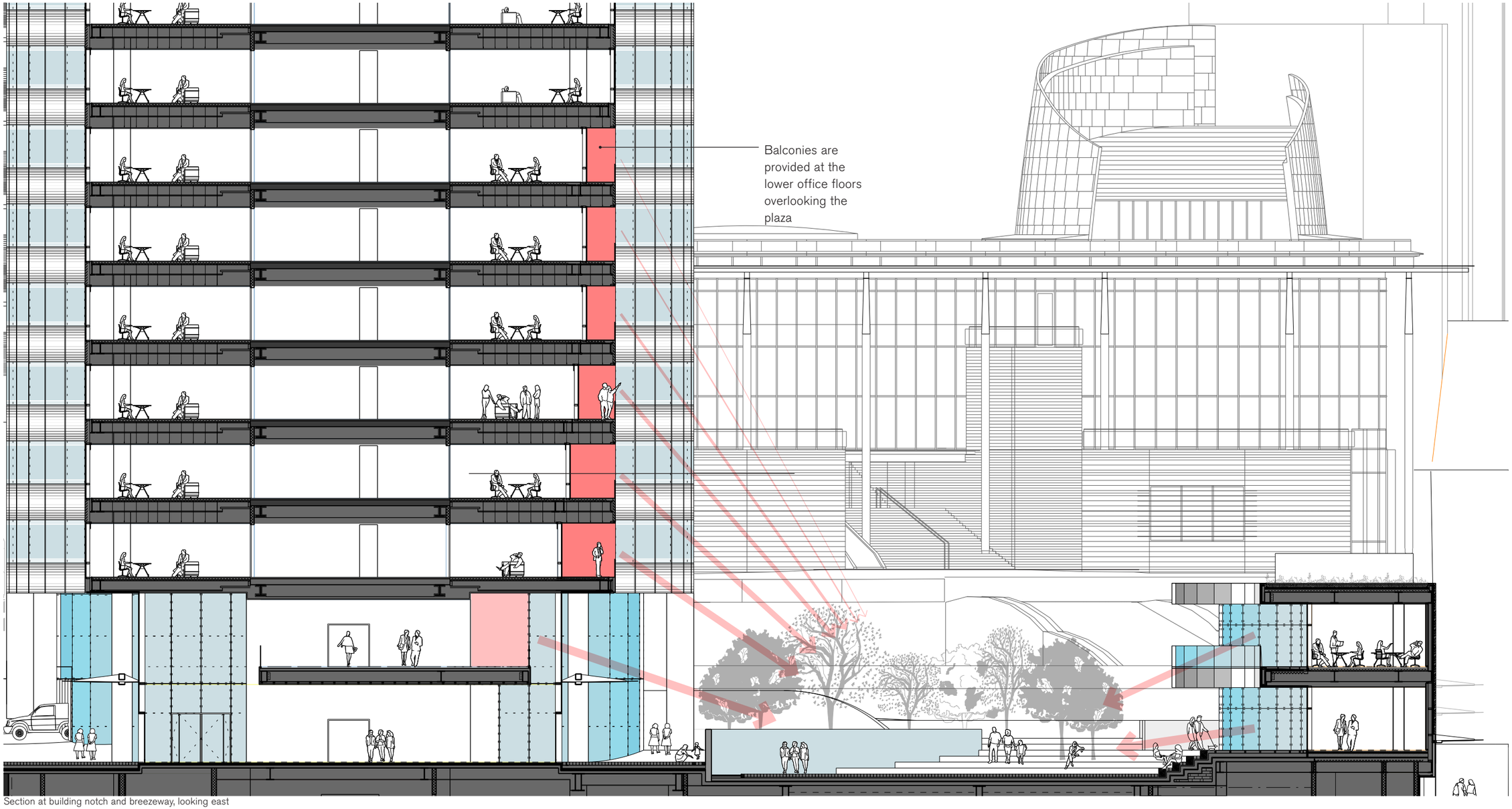
DRB Comments - August 12, 2008
All or portions of the first several office levels of the tower facing (south elevation) the plaza should respond to the plaza's presence. By adding balconies or some modification to the building skin or form, a greater marriage of the tower and the plaza could occur. The tower's lower south façade should provide opportunity for the office tenants to interact with the on-going activities on the plaza.

Design Response
The lower levels of the office tower facing the plaza have been modified to provide balconies overlooking the public space. These new balconies occur at the base of the 'notch' treatment which is on axis with the plaza and is the organising feature on the tower's south elevation.

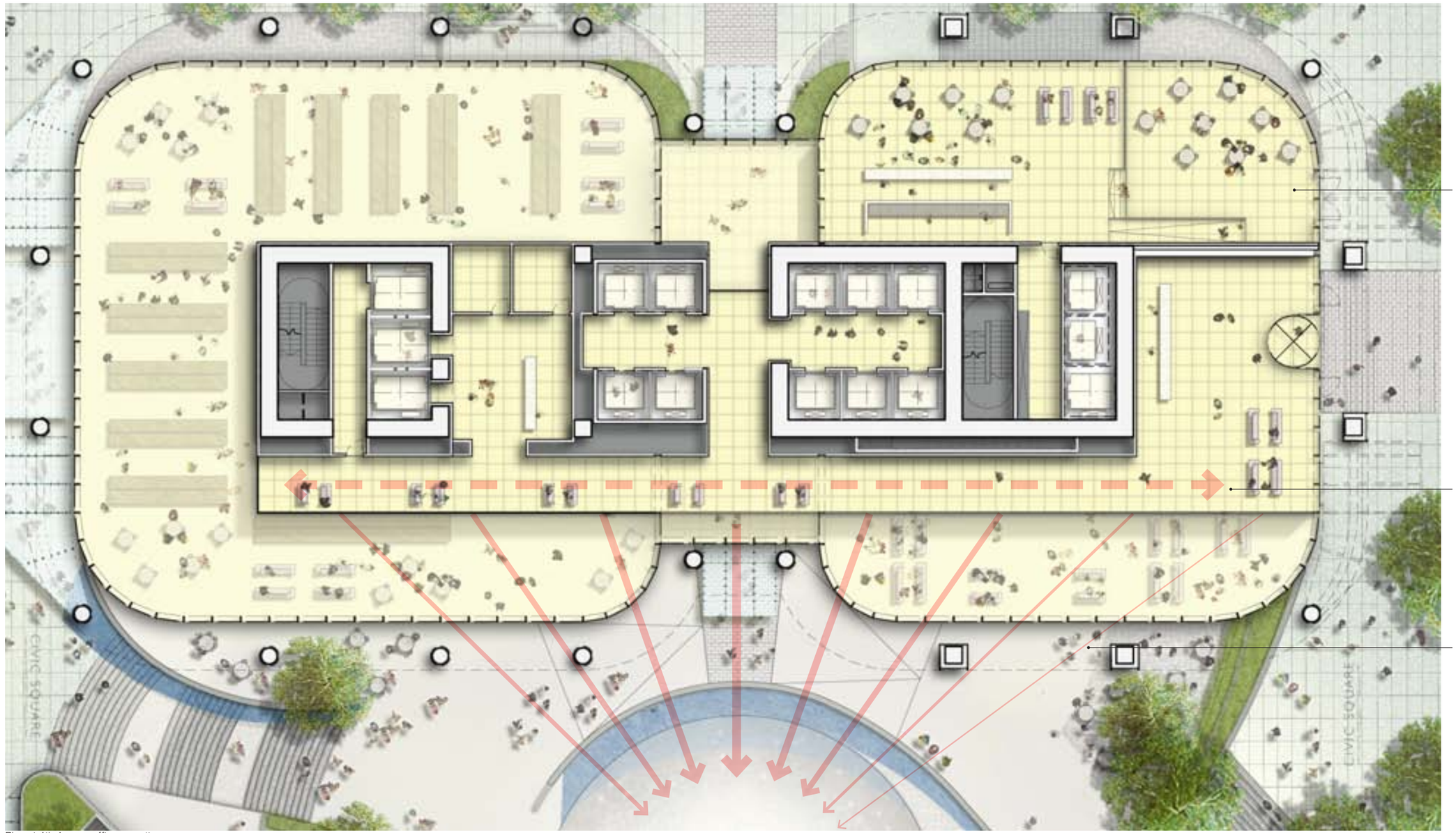
Additionally, the internal circulation for the office reception has been revised. The route to the office elevators is now provided to the south of the core via a walkway suspended in front of the core. Office users have views over the retail spaces into the plaza and an improved visual connection to the public realm.

South elevation of tower to plaza

View of tower notch from plaza



Section at building notch and breezeway, looking east



Plan at 4th Avenue office reception

2.9
C-3: Provide active, not blank, facades

DRB Comments - August 12, 2008
The blank wall along James St. is mostly inhospitable to pedestrian comfort and safety. Revision to the green screen and added overhead weather protection along the façade are discussed in guidelines C-5 and D-2.

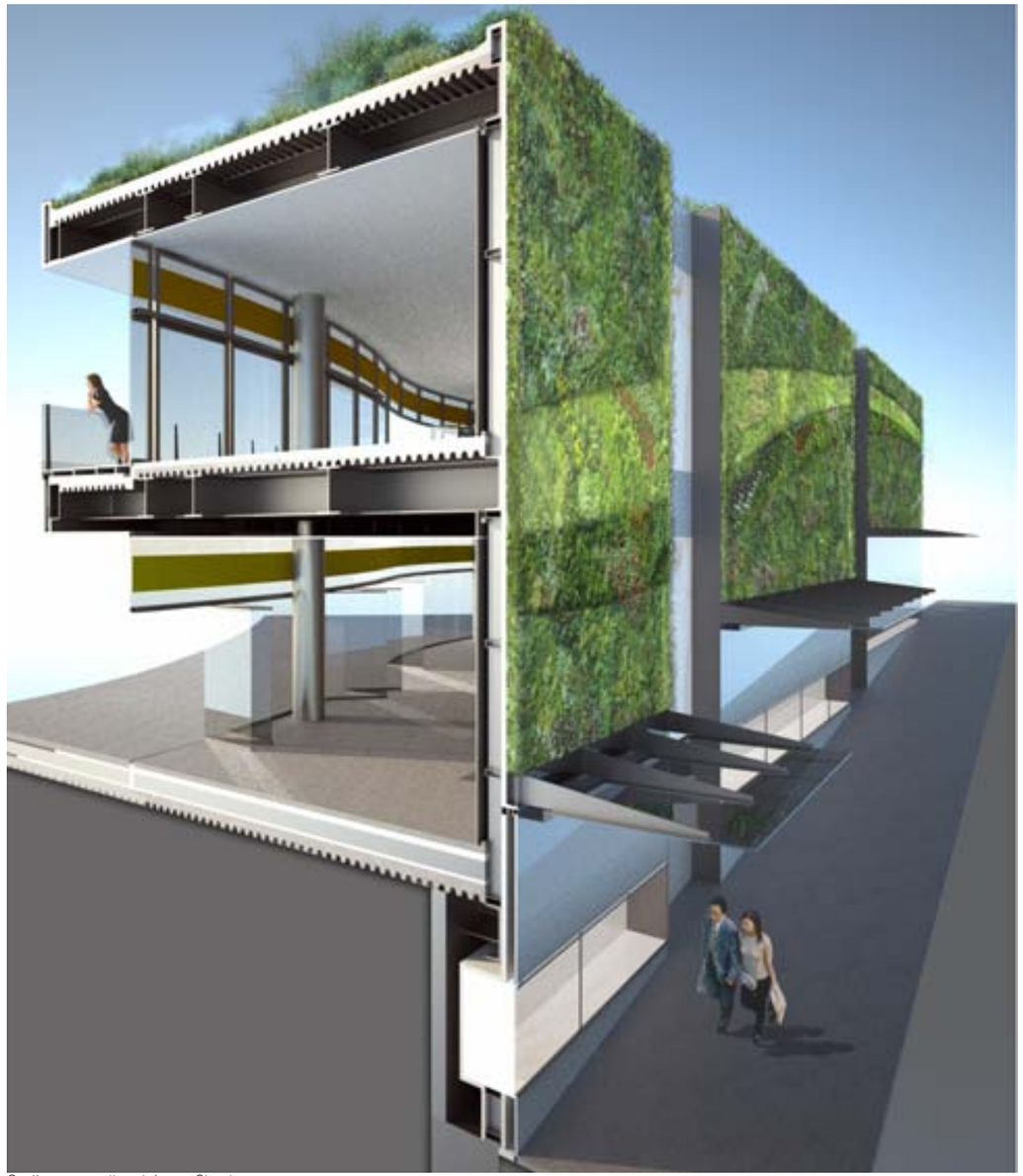
Design Response
The elevation to James Street has been modified to include more overhead weather protection, more visual interest at eye level, more articulation of the facade, and more green wall which has been used as an integral part of the composition of the facade.

Steel and glass canopies have been provided along the majority of the street frontage. Gutters, sidewalk downlights, and green wall uplights have been integrated into the canopy element.

Display windows have been provided at eye level along the majority of the street frontage below the canopies. Opaque glass panels with graduated frit patterns reminiscent of the tower cladding are used above and below the display windows. The glass finish is easy to clean and maintain.

The composition of the facade has been improved to create a clear relationship between all elements - green wall, canopy, display windows, retail windows, and garage entrance. Opaque elements are contained within metal frames which create recessed slots at retail windows and doorways. These elements work together to create a rhythm and depth to the facade.

The area of green wall has been increased. This rich and sustainable material is now used for all areas of opaque wall above the canopy level where it is at reduced risk of vandalism.



Section perspective at James Street

James Street elevation

James Street roof plan

Green wall visible through glass

Glazed slots articulate the facade and provide visual links to retail units

Steel and glass canopy

Integrated gutter and housing for downlights

Opaque glass cladding with graduated frit pattern

Display windows facing sidewalk

View at James Street sidewalk - day

Display windows illuminated at night

View at James Street sidewalk - night

View from James Street and 4th Avenue

2.10
C-4 Reinforce building entries

DRB Comments - August 12, 2008

Responding to Board guidance from the June 10th Recommendation meeting, the applicant resolved the confusion in plan and elevation created from the introduction of the vertical crease by aligning the major plaza entry and an entry from Cherry St. with the crease. While diminishing the breezeway concept, the move has created greater legibility and reenergized the plaza in response.

The Board requested modification of both the residential and office entries. The residential entry on Cherry St. lies uncomfortably close to the vehicular exit. Slight realignment of the driveway or a clearer separation of the pedestrian pathway to the lobby from the route of the vehicles should occur.

The office lobby entrance on Fourth Ave. appears squat and decidedly out of scale with the tower height. Notching in two or three bays directly above the doors or creating a surround inclusive of the piers up to the second spandrel would accentuate the vertical expression of this formal entrance providing a less prosaic entry and one that would celebrate the sense of arrival. Board members noted the undesirably elaborate or circuitous pedestrian movement made from the Fourth Ave. entry to the bank of elevators.

The public breezeway's function, mentioned above, has not been replaced by a similar grand space. The development team has proposed a retail space adjacent to the plaza with its exposure to the south.

Design Response

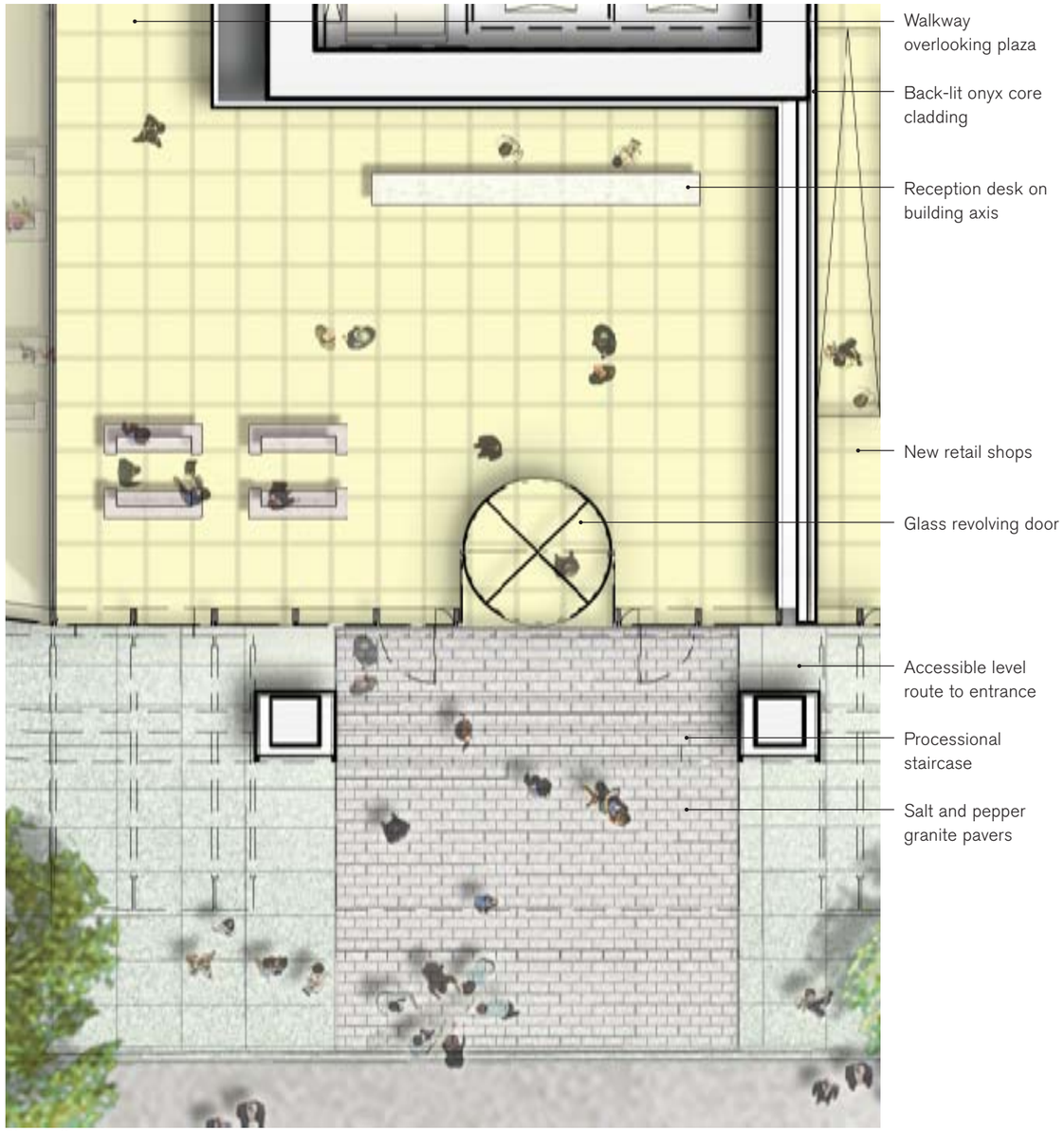
The entrances to the building have been revised to provide improved presence on the street and relationship to the building as a whole. The notch entrance - leading to the plaza and residential lobby - has been embellished with a canopy and landscape features as well as an improved relationship to the nearby parking exit. The office entrance has likewise been improved through landscape improvements and a major re-organisation of the internal reception sequence.

At the notch entrance, the parking exit ramp has been realigned to pull it away from the pedestrian route. A buffer of plantings and cobblestone paving has been introduced to either side of the doorway which adds visual importance to the entrance and also guides pedestrians away from the vehicle route. The pedestrian route itself is rendered in granite pavers which extend to the back of the curb. Finally, a large canopy - located directly beneath the notch treatment running the full height of the tower - has been provided. This canopy is matched by a similar canopy on the south side of the tower as this link connects to the plaza.

At the office entrance, the pavement has received a similar treatment with granite pavers running out to the street edge. A processional staircase is located within the width of the pavers, and located between the symmetric outrigger piers, which rises three feet to the entrance (a level accessible route to the entrance is provided directly adjacent). Building address signage is integrated into the pavement and architectural elements.

The most important changes occur within the building. The office reception sequence has been completely rearranged, and is now all on one level. The reception hall is now located directly within the entrance from the street. The reception desk is on axis with the paving, outrigger piers and revolving door, and is flanked by the mass of the tower core. The tower core has been clad in back-lit onyx which provides a strong identity to the tower and is visible from all elevations. The internal circulation route to the office elevators is now provided to the south of the core via a walkway hung in front of the core. Office users have views over the retail spaces into the plaza and an improved visual connection to the public realm. An additional benefit from these internal changes is the addition of a new retail space addressing the corner of 4th Avenue and Cherry Street.

Example of glass revolving doors

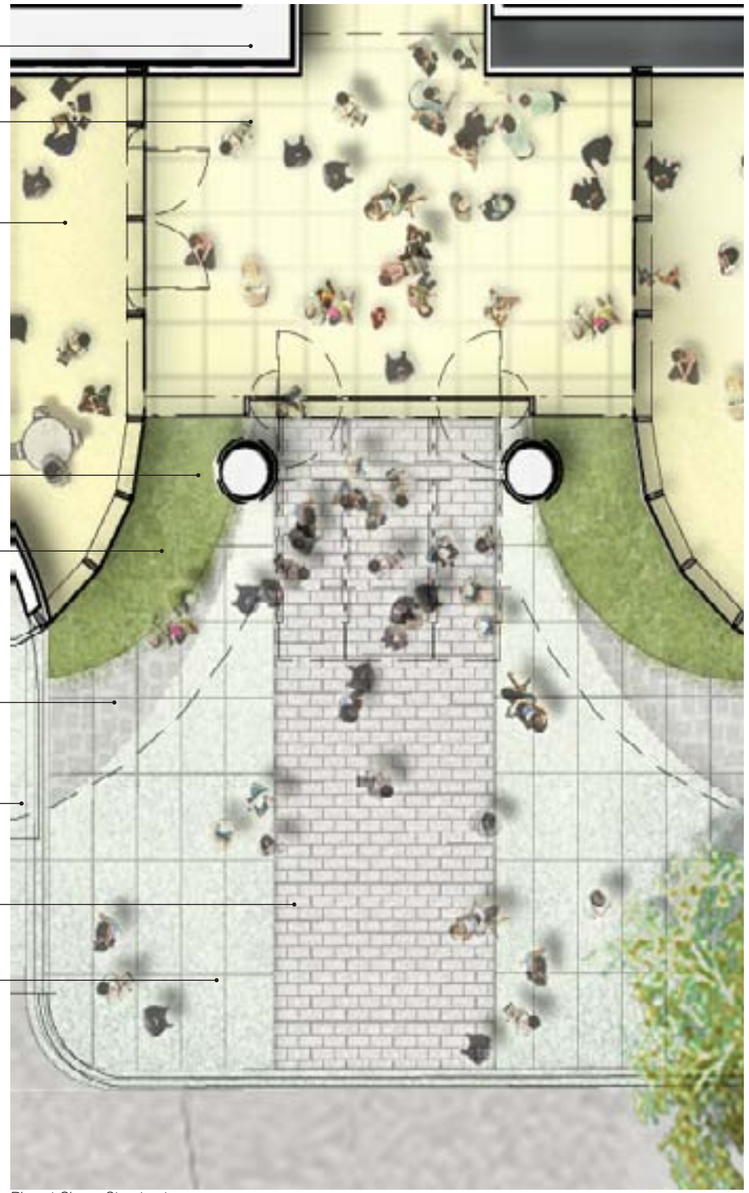


Plan at office entrance

Elevation at office entrance

Perspective at office entrance

Elevation at Cherry Street entrance



Plan at Cherry Street entrance

Perspective at Cherry Street entrance

Section perspective at Cherry Street entrance to breezeway

Section perspective at plaza entrance to breezeway

2.11
C-5: Encourage overhead weather protection

DRB Comments - August 12, 2008

The lack of weather protection along both James and Cherry streets as well as at major corners should be reconsidered in order to provide pedestrian comfort. In addition, the applicant's packet depicting weather protection along the terrace above street level on Cherry St. was misleading as none of the actual sidewalk received protection. A canopy at the bus stop on James St. would acknowledge transit rider needs. Good urban design exploits a multiplicity of pathways or routes. Providing weather protection only at the plaza in the east west axis ignores the pedestrians who wish to use a less circuitous route without a series of steps and elevators. Along with the redesign of the building's base at James, Cherry and Third streets, overhead weather protection should be provided along Cherry St., wrapped at a minimum around the site's four corners and at the bus stop on James.

Design Response

Overhead weather protection is provided to the majority of the building elevations. Canopies have been provided to all major entrances. Building setbacks at the tower and retail structures provide additional protection at retail storefronts.

Canopies are provided along the entire building frontage facing 3rd Avenue. These are of a grand scale at the base of the building to shelter the public open space at the base of the staircase.

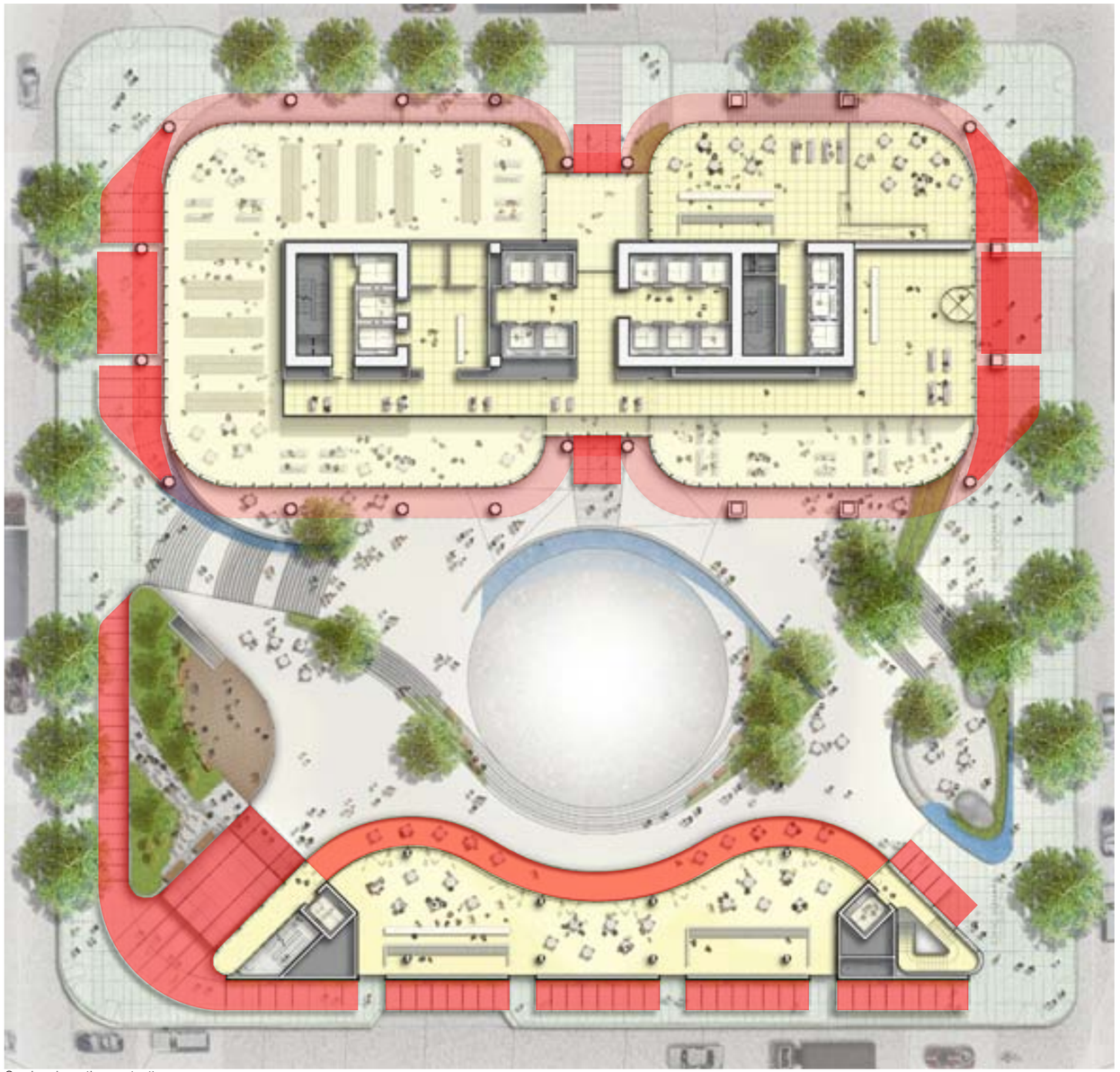
An enlarged canopy has been provided at the corner of 3rd Avenue and James Street to shelter the entrance to the Metro Station. This element is combined with a wind screen and glazed roof to provide protection for the escalator link to plaza level.

Canopies have been provided along the majority of James Street, including at mid-block to provide protection for transit users at the bus stop. An additional canopy has been provided at the new retail entrance at the corner of 4th Avenue and James Street.

Canopies are provided above the office entrance off 4th Avenue and a new retail unit at the corner of 4th Avenue and Cherry Street. This is of a grand scale to match the canopies at the opposite end of the tower.

A canopy is provided to each entrance of the public access route through the center of the tower base. The rest of Cherry Street is provided with overhead weather protection by the building overhang. Additional protection from prevailing wind and rain is provided by the bulk of the building which shields Cherry Street from wind and rain coming from the south-west.

Note: Departures are being requested for some areas of discontinuity, and dimension.



Overhead weather protection

Steel and glass canopies at storefronts

Metal canopies at building entrances and to emphasize the building axis

Silver anodised column casings run full height from ground to tower

Perspective of typical tower canopies

Steel and glass canopy

Steel and glass canopies

Section at 3rd Avenue retail structure

View at 3rd Avenue sidewalk

Glazed roof

Glazed wind screen

Steel and glass canopy

Section at escalator link

View at 3rd Avenue and James Street

View at James Street sidewalk

Section at James Street

View at plaza

Glass balustrade with modesty frit pattern

Building overhang

Building overhang

Plaza walkway provides barrier free access between 4th Avenue and the escalator and elevator to 3rd Avenue

Section at plaza storefront

Aerial perspective at office entrance

Perspective at office entrance

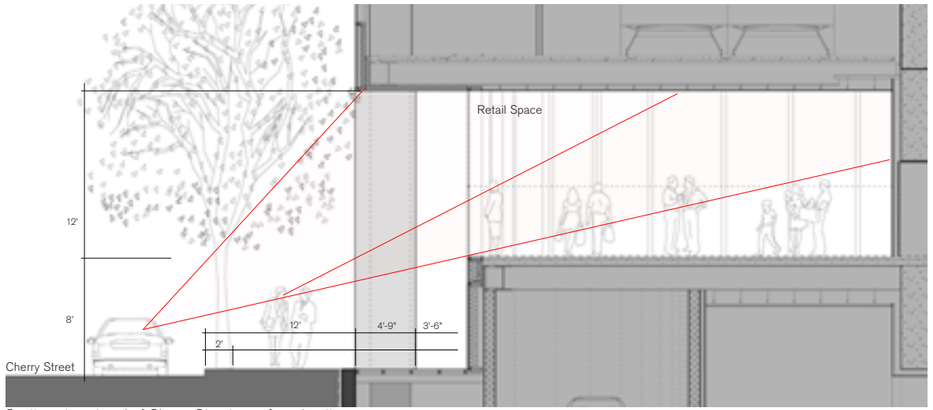
Section at office entrance

Perspective at Cherry Street entrance

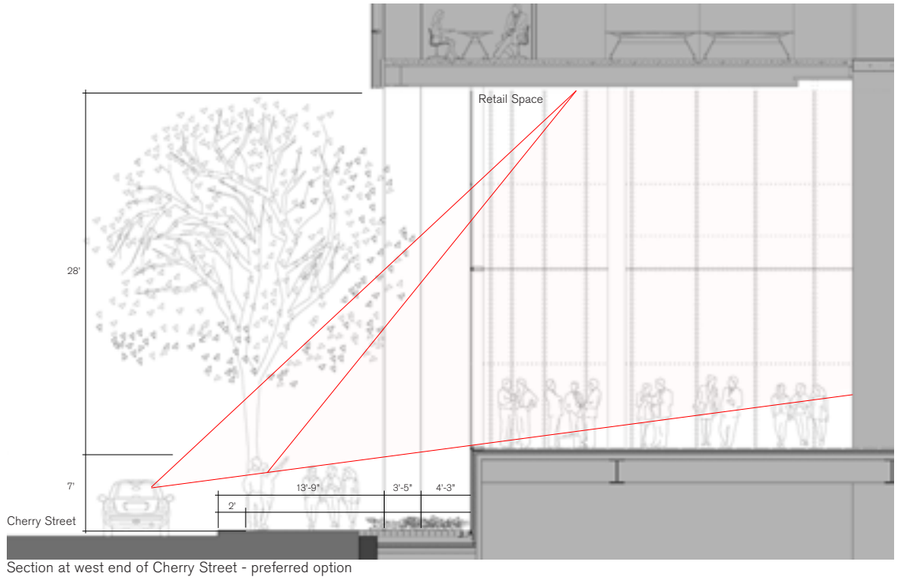

View at 4th Avenue sidewalk

Section at 3rd Avenue retail entrance

Preferred option
Minimal canopies at Cherry Street

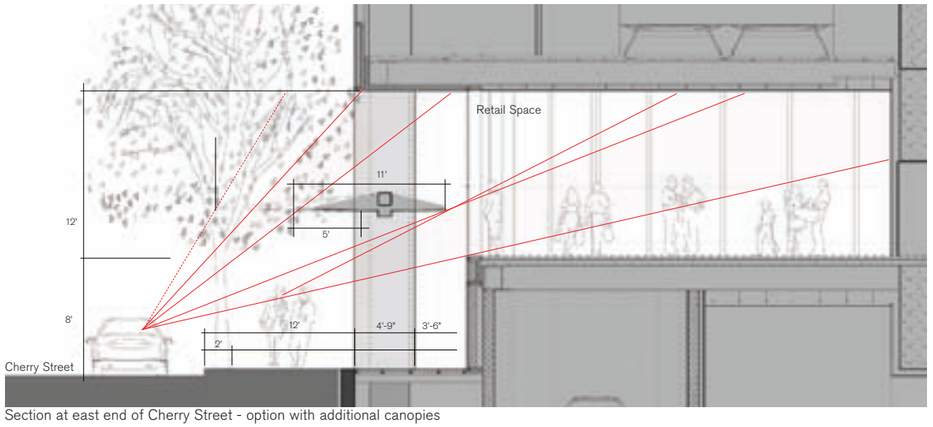


Section at east end of Cherry Street - preferred option

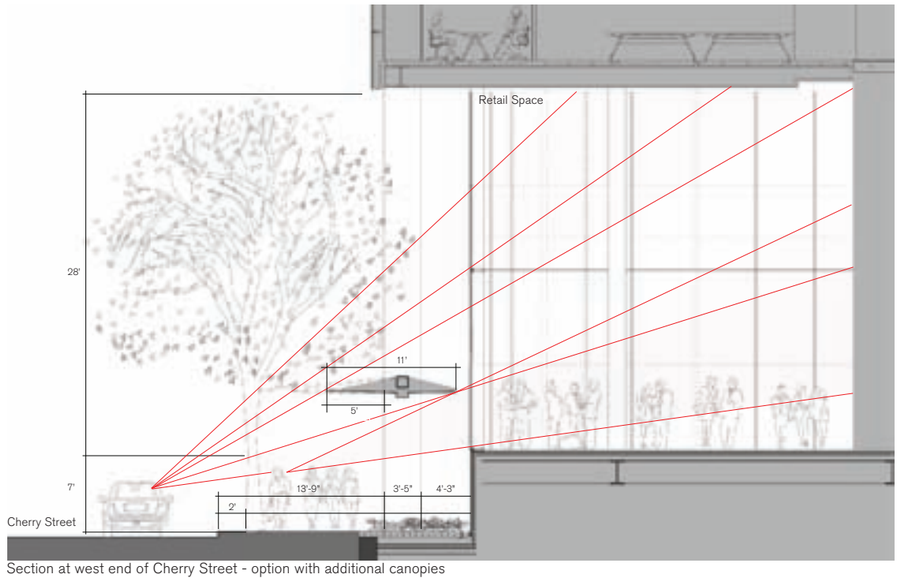


Section at west end of Cherry Street - preferred option


Elevation at Cherry Street - preferred option



Section at east end of Cherry Street - option with additional canopies



Section at west end of Cherry Street - option with additional canopies

Option with additional canopies
Additional canopies at Cherry Street

Elevation at Cherry Street - option with additional canopies

View at Cherry Street sidewalk - preferred option

Preferred option

The preferred option identified for Cherry Street includes a canopy meeting the code requirements for 'overhead weather protection' only at the plaza access entrance below the notch. The remainder of the elevation is protected from rain by an eight foot building overhang at high level and by the bulk of the tower shielding the street from the prevailing wind from the south and southwest.

This compromise allows us to improve our response to several other design guidelines including 'promote pedestrian interaction', 'provide active, not blank, facades', and 'reinforce building entries'.

The building has been designed to provide visual interest and pedestrian interaction by creating a strong visual connection between the street/sidewalk and the double-height retail spaces hollowed out beneath the tower. This visual drama has been emphasised through use of a minimal cladding system and enhancement of the core cladding with back-lit onyx.

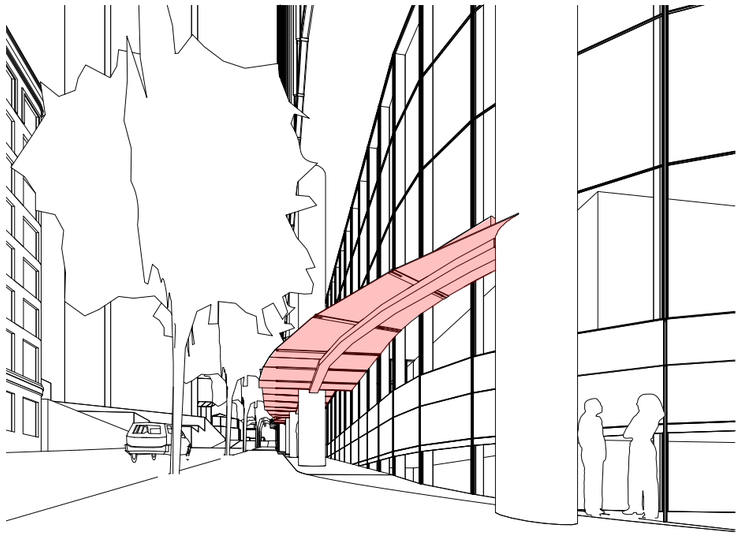
The entrance to the building below the notch is also emphasised by its canopy which projects towards the street to gain visibility.

Option with additional canopies
Providing additional canopies along the length of Cherry Street is technically possible, but results in heavy expression due to the long, curving spans between columns - especially at the corners.

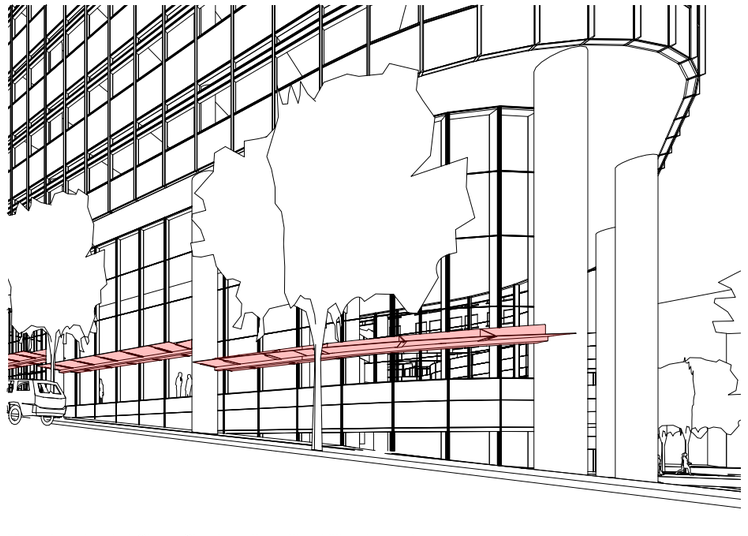
The connection between inside and out is compromised by additional canopies running along Cherry Street as these would occur at various heights to meet the requirements of the code. Additionally, these canopies have an uncomfortable relationship to the internal spaces - often occurring at eye level to people within the retail spaces.

The legibility of the important entrance at the notch is also lost when additional canopies are added to the elevation. This entrance becomes less distinct and recognisable.

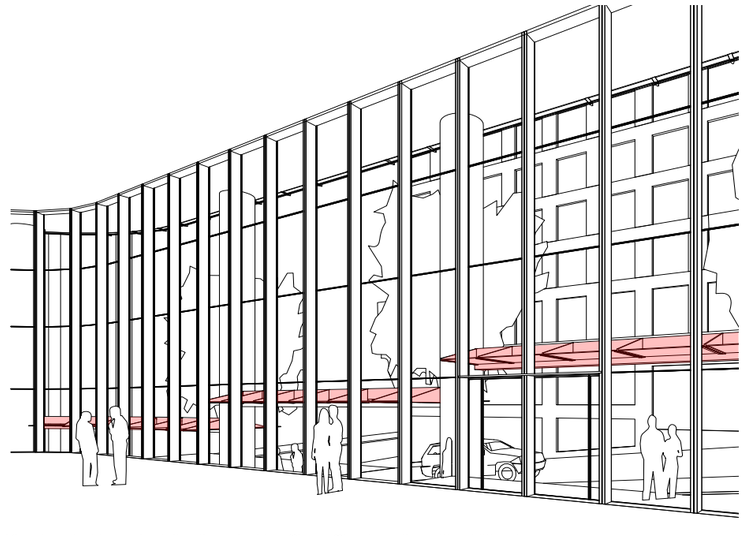
View at Cherry Street sidewalk - option with additional canopies



View at west end of Cherry Street - option with additional canopies

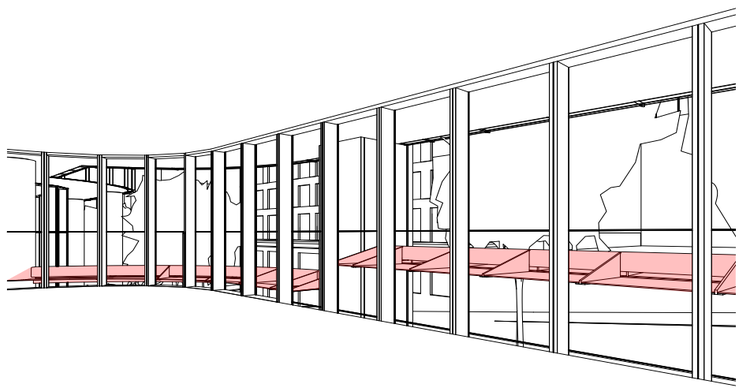


View at west end of Cherry Street - option with additional canopies

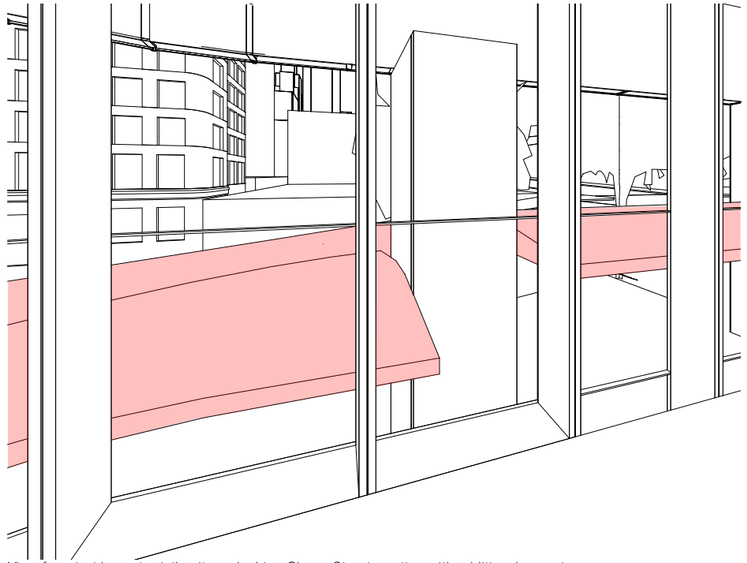


View from inside west retail unit overlooking Cherry Street - option with additional canopies

View at east end of Cherry Street - option with additional canopies



View from inside east retail unit overlooking Cherry Street - option with additional canopies



View from inside east retail unit overlooking Cherry Street - option with additional canopies

Tower Base Design Intent
This image captures the essence of the building design as it meets the ground. The wrapped tower volume is held off the ground by a series of columns at the perimeter and a solid stone core at the center. Between the two is a skin of glass which is intended to read as light as possible. This creates a dramatic volume between the tower and the ground which is activated by the glowing back-lit onyx cladding to the core walls.

The relationship between the generous retail spaces and the street is visually exciting. It is our preference to allow this to be expressed as powerfully as possible to meet the design guidelines to 'promote pedestrian interaction', 'provide active, not blank, facades', and 'reinforce building entries'. We believe the omission of canopies on this north elevation, where the building overhang and bulk mitigate the effects of the weather, is a reasonable compromise.

View from 3rd Avenue and Cherry Street showing design intent for visual transparency at tower base

2.12
D-1 Provide inviting & usable open space

DRB Comments - August 12, 2008

Achieving the Board's desire to have a balance of larger open spaces and discreet spaces on the plaza appeared to be successful. Modifications to the plaza continue, yet the strong conceptual idea remains and is refreshed in the landscape architect's response to Board's insights and the evolution of the tower.

Design Response

This section illustrates the final design for the open space. It includes an enlarged publicly accessible green roof, modifications to increase the size and usability of the more-intimate spaces, and more detail at landscape features.

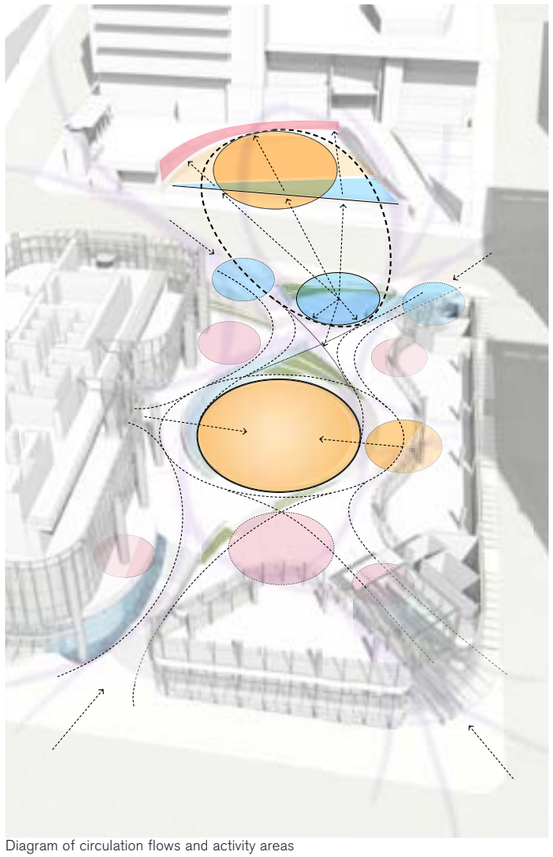
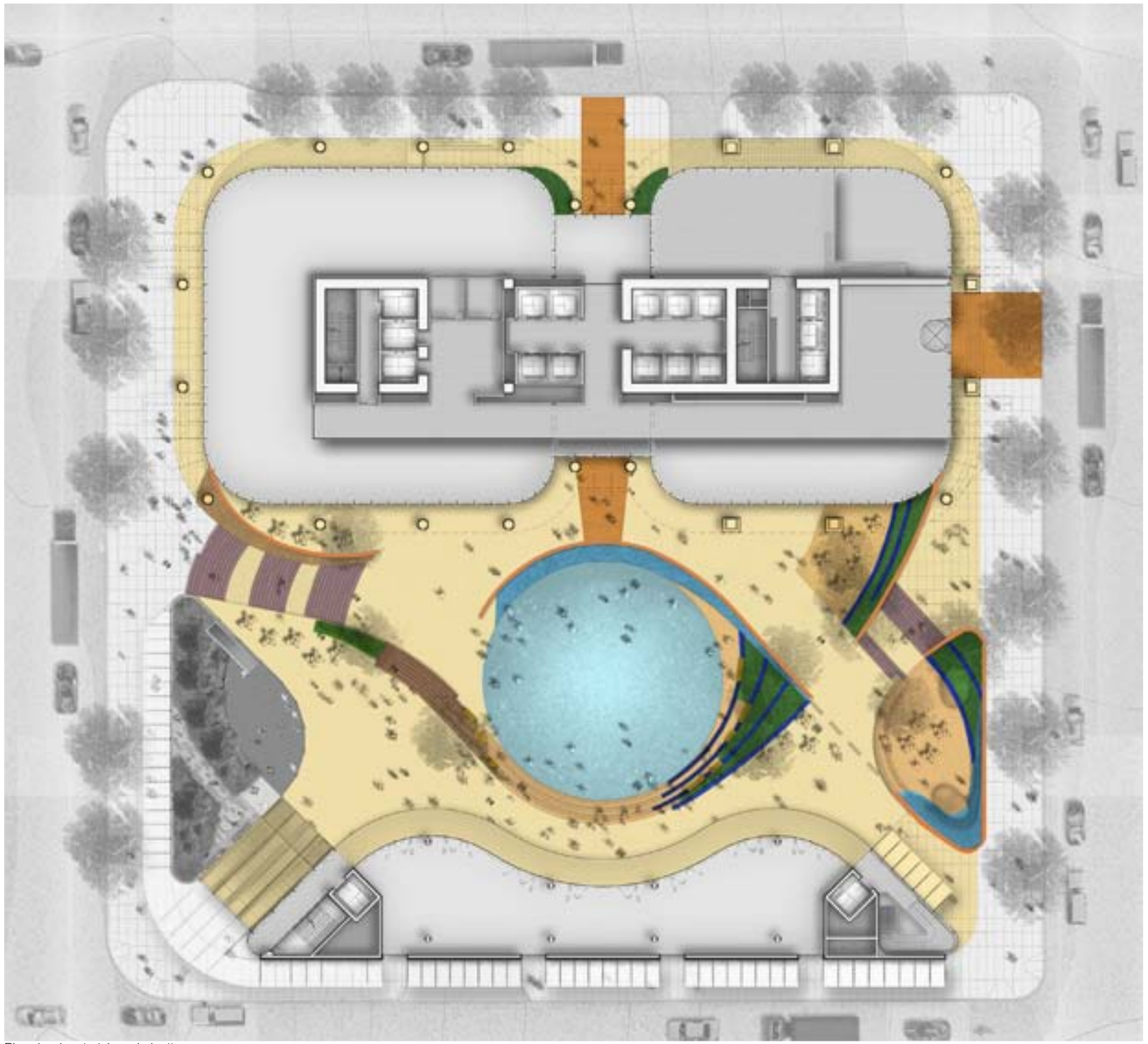


Diagram of circulation flows and activity areas

Landscape plan at plaza and green roof

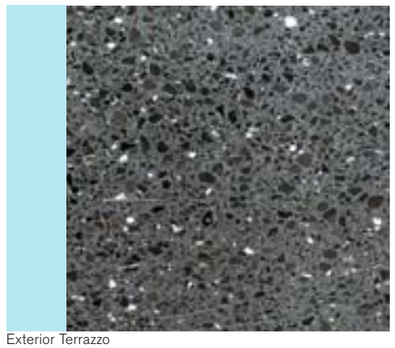


Plaza level materials and plantings

Paving materials - plaza

The walking surfaces within the plaza will echo that of the City Hall to provide a seamless transition across 4th Avenue, unifying the two outdoor spaces. The low traffic surface and seating areas throughout the plaza reach back into Seattle's history when the streets were paved in cobblestone. These surfaces will reuse old, salvaged cobbles, varying in size, from the old streets that are now paved in asphalt. In the Puget Sound region, granite is a naturally occurring material that will be represented within the plaza. Refined stone will give way to salvaged granite blocks as the amphitheater steps curve around the planting and water feature area. Stone blocks will give shape to the water as it cascades over them like the natural rivers within the region.


Cast-in-Place Concrete


Exterior Terrazzo


Ocean Pearl Slate

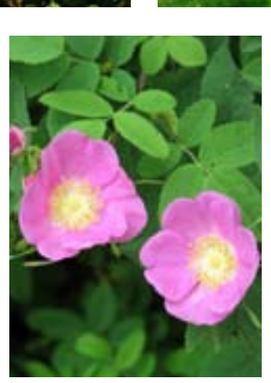

Salvaged Cobblestone Pavers

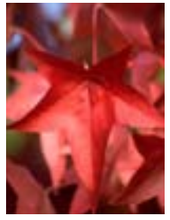

Granite Pavers

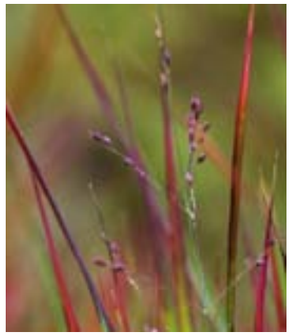

Wood Benches


Salvaged Granite Curbs


Granite Stone Veneer







Planting materials - plaza

Trees

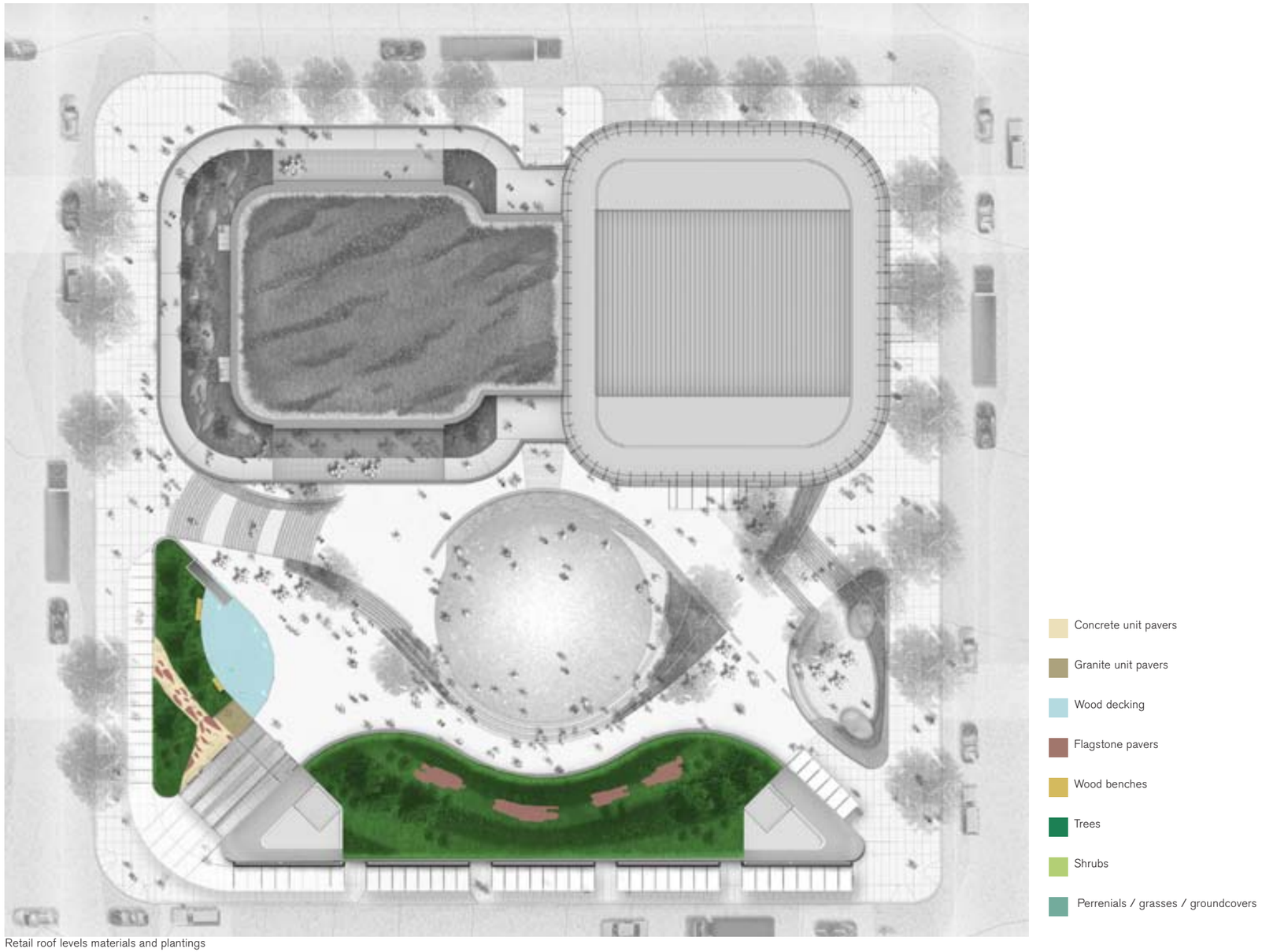
- Acer buergerianum / Trident Maple
- Alnus rubra / Red Alder
- Cornus ‘Eddie’s White Wonder’ / Eddie’s White Wonder Dogwood
- Gingko biloba ‘Autumn Gold’ / Autumn Gold Gingko
- Liquidambar styraciflua / Sweet Gum
- Quercus rubra / Red Oak

Shrubs / Perrenials / Grasses / Groundcovers

- Acer buergerianum / Trident Maple
- Aster subspicatus / Douglas Aster
- Aster chilensis / Pacific Aster
- Bergenia ciliata / Hariy Bergenia
- Carex morrowii ‘Ice Dance’ / Japanese Sedge Grass
- Cornus ‘Eddie’s White Wonder’ / Eddie’s White Wonder Dogwood
- Crocus chrysathus / Crocus ‘Cream Beauty’
- Deschampsis cespitosa / Tufted Hairgrass
- Festuca idahoensis / Idaho Fescue
- Heuchera sanguinea ‘Coral Bells’ / Coral Bells
- Nepeta faassenii ‘Walkers Low’ / Cat Mint
- Pannicum virgatum ‘Shenandoah’ / Shenandoah Switch
- Pennisetum alopecuroides ‘Compressum’
- Ribes sanguineum / Red Flowering Current

Cleansing Stormwater Planters

- Carex obnupta / Slough Sedge
- Iris tenax / Oregon Iris
- Juncus patens / Blue Rush
- Juncus spiralis / Corkscrew Rush
- Scirpus americanus / Three-Square Bulrush



Retail roof levels materials and plantings

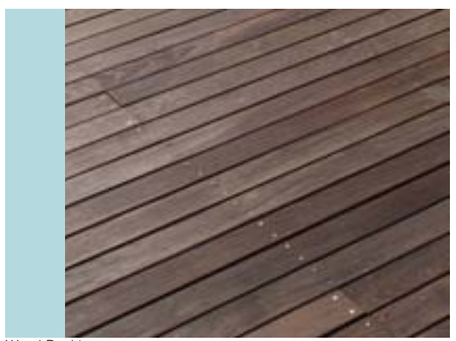
Paving materials - retail roof levels


Concrete Unit Pavers


Flagstone Pavers


Granite Unit Pavers


Wood Benches


Wood Decking

Planting materials - retail roof levels

Trees

Amelanchier alnifolia / Western Serviceberry
Pinus contorta var. Contorta / Shore Pine

Shrubs

Arbutus unendo ‘Compacta’ / Compact Strawberry Tree
Mahonia aquifolium / Tall Oregon Grape
Myrica californica / Pacific Wax Myrtle
Philadelphus lewsii / Mock Orange
Ribes sanguineum / Red Flowering Currant
Rosa gymnocarpa / Baldhip Rose

Perrenials / Grasses / Groundcovers

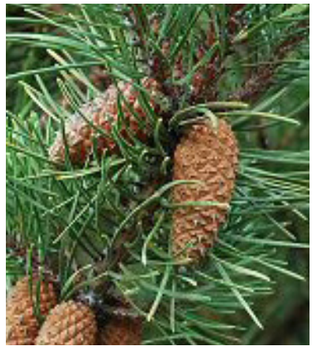
Arctostaphylos uva-ursi / Kinnickinnick
Allium acuminatum / Tapertip Onion
Artemesia ludvociana / Western Wormwood
Crocus chrysathus ‘Cream Beauty’ / Crocus Cream Beauty
Fragaria chiloensis / Beach Strawberry
Geranium sanguineum ‘Album’ / Gerenium
Mahonia nervosa / Cascade Oregon Grape
Penstemon subserratus / Small-toothed Penstemon
Stipa (Nassella) tenuissima / Mexican Feather Grass
Tulipa ssp

















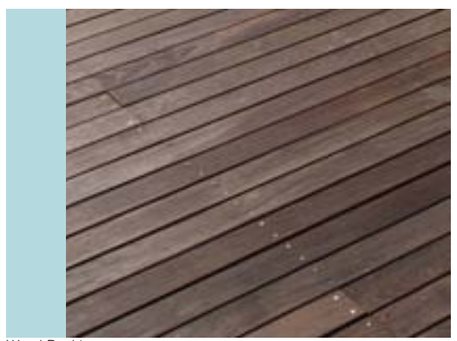
Tower roof levels materials and plantings

Paving materials - tower roof levels

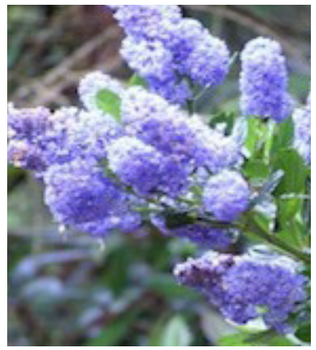

Concrete Unit Pavers


Flagstone Pavers


Granite Unit Pavers


Wood Decking









Planting materials - tower roof levels

Trees

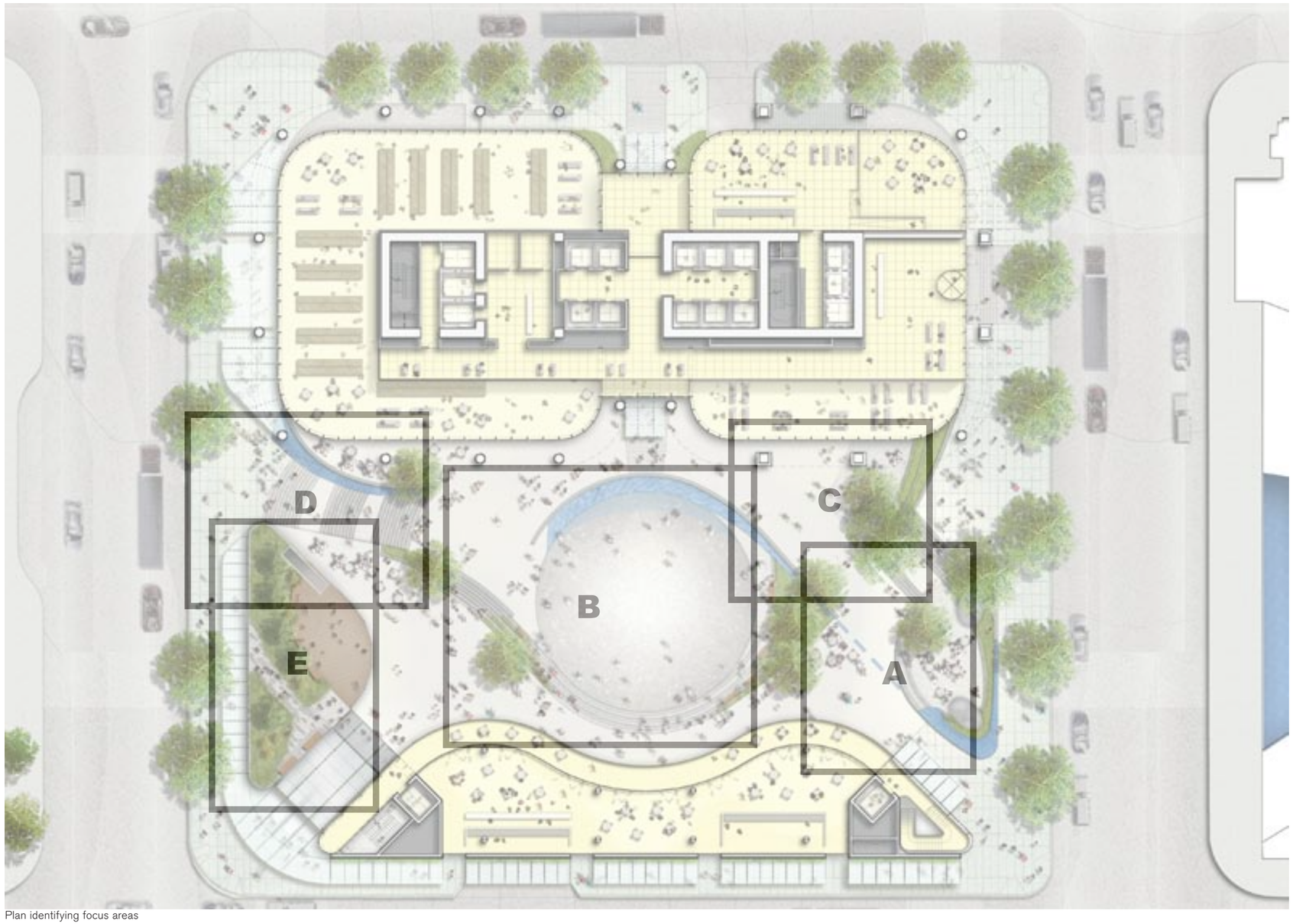
Acer circinatum / Vine Maple
Amelanchier alnifolia / Western Serviceberry
Crataegus douglasii / Black Hawthorn

Shrubs / Perrenials / Grasses / Groundcovers

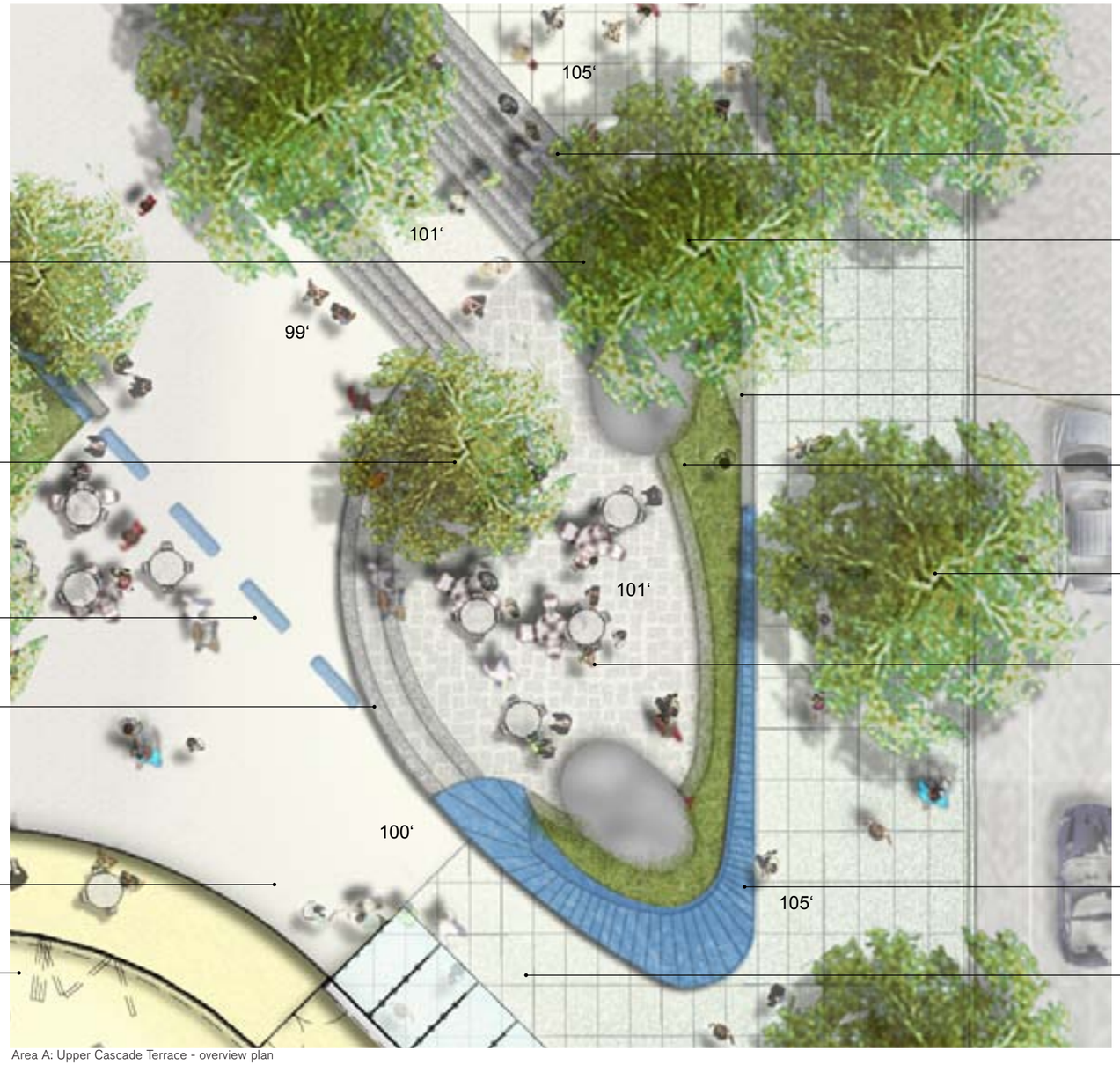
Agastache rupestris / Rock Anise Hyssop
Akebia quinata / Akebia
Allium cernuum / Nodding Onion
Aquilegia canadensis / Wild Columbine
Ceanothus thyrsiflorus / Blue Blossom
Chamaemelum nobile ‘Treneague’ / Lawn Chamomile
Clematis armandii / Evergreen Clematis
Festuca idahoensis / Idaho Fescue
Geum trifolium / Prairie Smoke
Iris ssp
Lavandula angustifolia ‘Hidecote Superior / Lavender
Lewisia columbiana / Columbia Lewisia
Linum perenne var. Lewisii / Wild Blue Flax
Lupinus spp.
Salvia ssp.
Thymus ssp.
Tulipa ssp. / Tulips
Rosmarinus officinalis / Rosemary
Silene scouleri / Scouler’s Catchfly
Spirea ssp. / Spirea
Symphoricarpus albus / Common Snowberry
Weigela florida / Florida Weigela
Xerophyllum tenax / Bear Grass

Sedum and Alpine Roof

Antennaria ssp. / Catsfoot
Arenaria capillaris / Sandwort
Armeria maritima / Sea Thrift
Aster alpigenus / Alpine Aster
Campanula rotundifolia / Harebell
Delphinium glareosum / Olympica Larkspur
Douglasia laevigata / Smooth Douglasia
Phlox diffusa / Phlox
Sedum album / White Stonecrop
Sedum album ‘Coral Carpet’
Sedum oreganum / Oregon Stonecrop
Sedum spathulifolium / Stonecrop
Sedum spurium ‘Crimson’
Sedum spurium ‘Fuldaglut’
Sedum spurium ‘Roseum’
Sedum spurium var. Album



Plan identifying focus areas



Stormwater Cleansing Planter:
Flowering Rush / *Butomus umbellatus*
Slough Sedge / *Carex obnupta*
Oregon Iris / *Iris tenax*
Blue Rush / *Juncus patens*
Small Flowered Bulrush / *Scirpus microcarpus*

Cornus Eddie's White Wonder /
Eddie's White Wonder Dogwood (1)

Inset glass panels

Seating step, height: 1‘
Stone: Salt & Pepper granite

Pavement, concrete

Retail Building

Walking steps, height: 6“
stone: Salt & Pepper granite

Red Alder / *Alnus rubra* (2)

Wall, concrete, height 1‘
surface: inside with pattern

Seating wall, height: 1‘,
salvaged stone blocks (old curbs)
with large seating boulders

Street Trees to Remain
Sweet Gum / *Liquidambar styraciflua*

Salvaged Seattle cobblestone

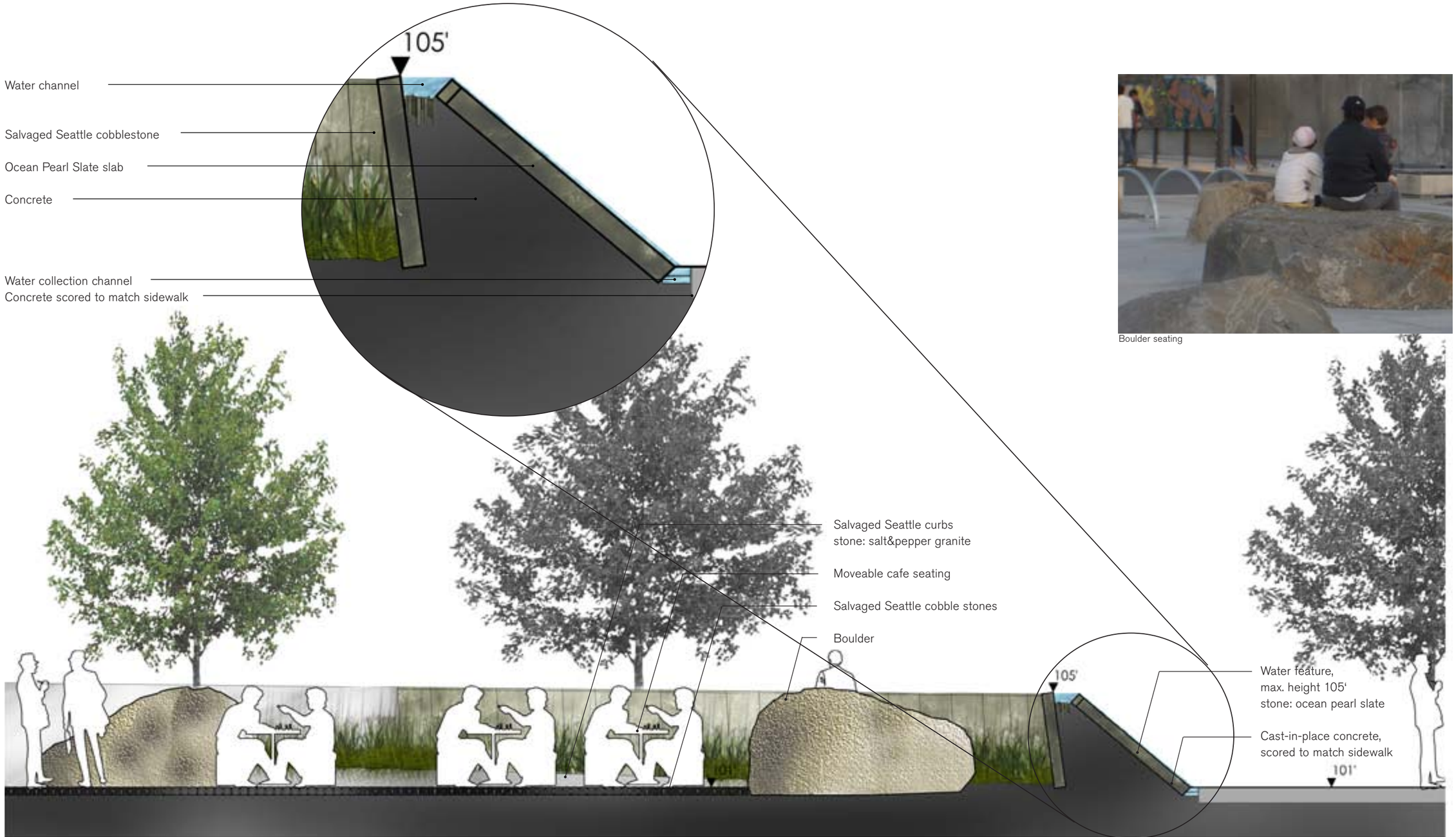
Water feature, max. height 105“,
stone: Ocean Pearl slate

cast-in-place concrete,
scored to match sidewalk

Area A: Upper Cascade Terrace - overview plan

Planter

Area A: Upper Cascade Terrace - seating steps section



Area A: Upper Cascade Terrace - water feature section

Boulder seating

Seating steps

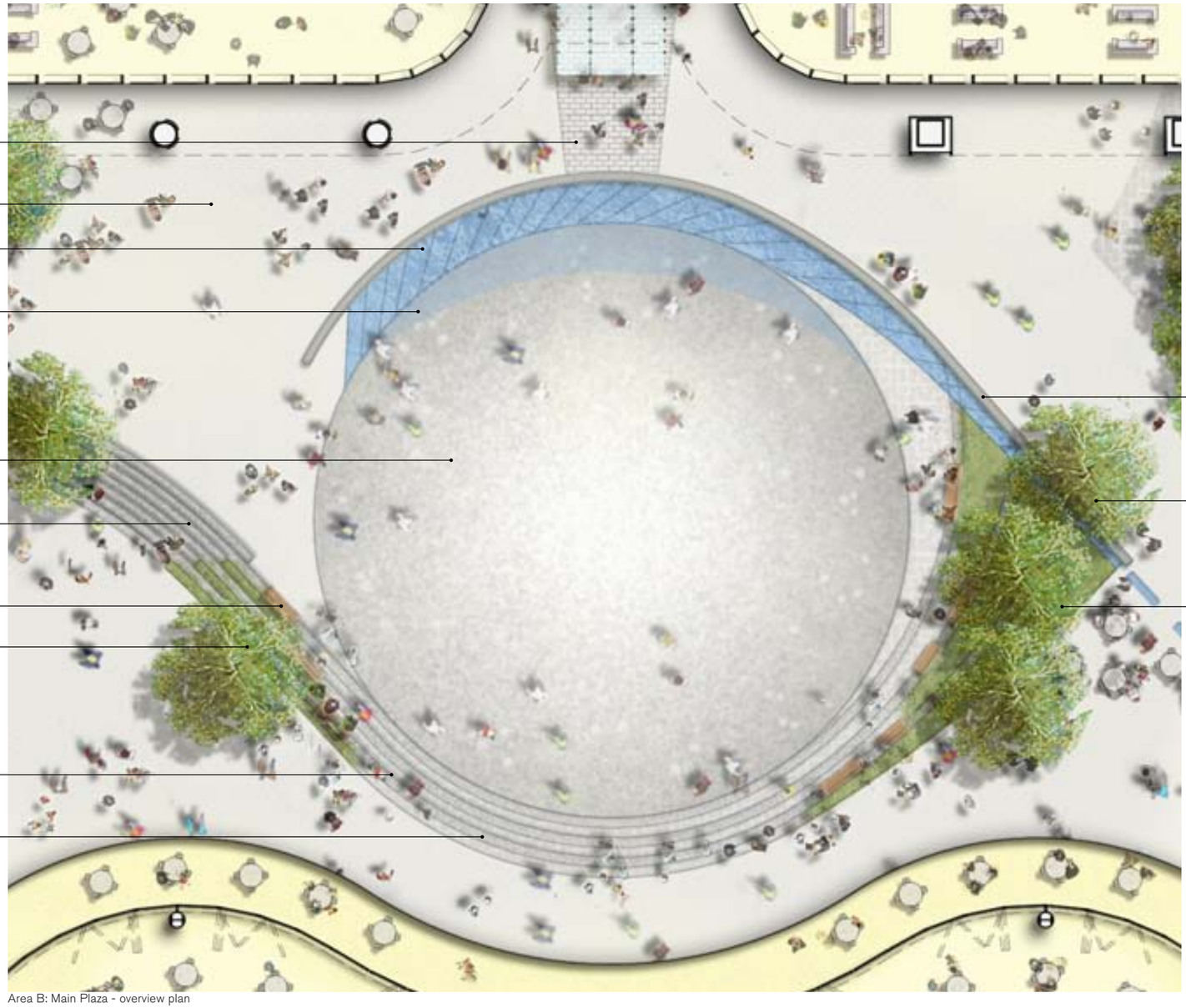
Area A: Upper Cascade Terrace - stormwater cleansing planter section

Pavers
stone: salt&pepper granite

Pavement, concrete

Water feature
stone: ocean pearl slate

Shallow pool
depth: 4“-0“



Low height wall, concrete

Amphitheater circle
terrazzo paving

Walking steps, height: 6“
stone: salt&pepper granite

Cornus Eddie‘s White Wonder /
Eddie‘s White Wonder Dogwood (5)

Backless wood bench

Planting
shrubs, grasses, groundcovers, perrenials

Planting
grasses, groundcovers, perrenials

Amphitheater seating steps
stone veneer edging: salt&pepper granite

Amphitheater seating interior:
Seattle salvaged cobble stone

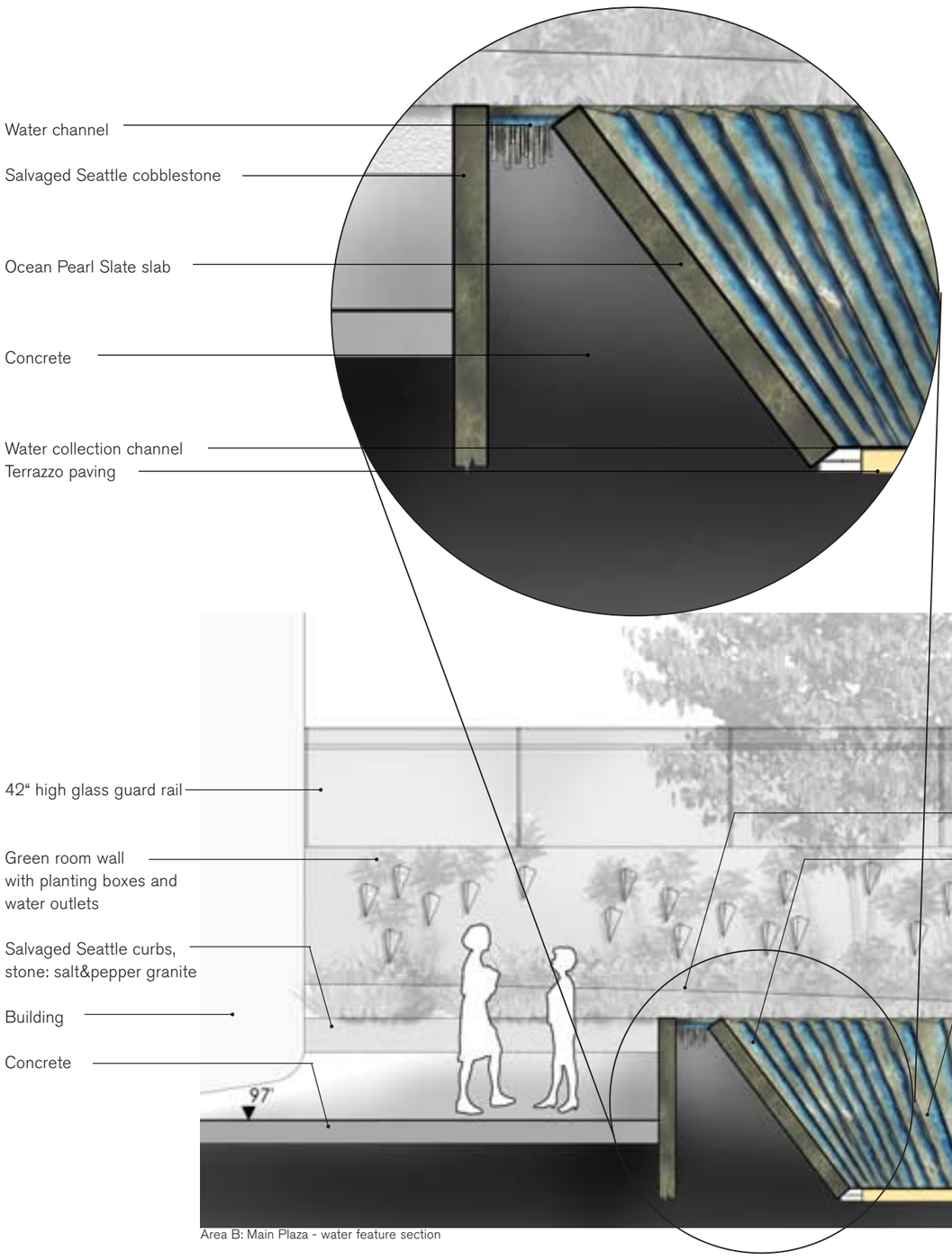
Area B: Main Plaza - overview plan

Wood Seating Bench

Area B: Main Plaza - amphitheater softscape seating section

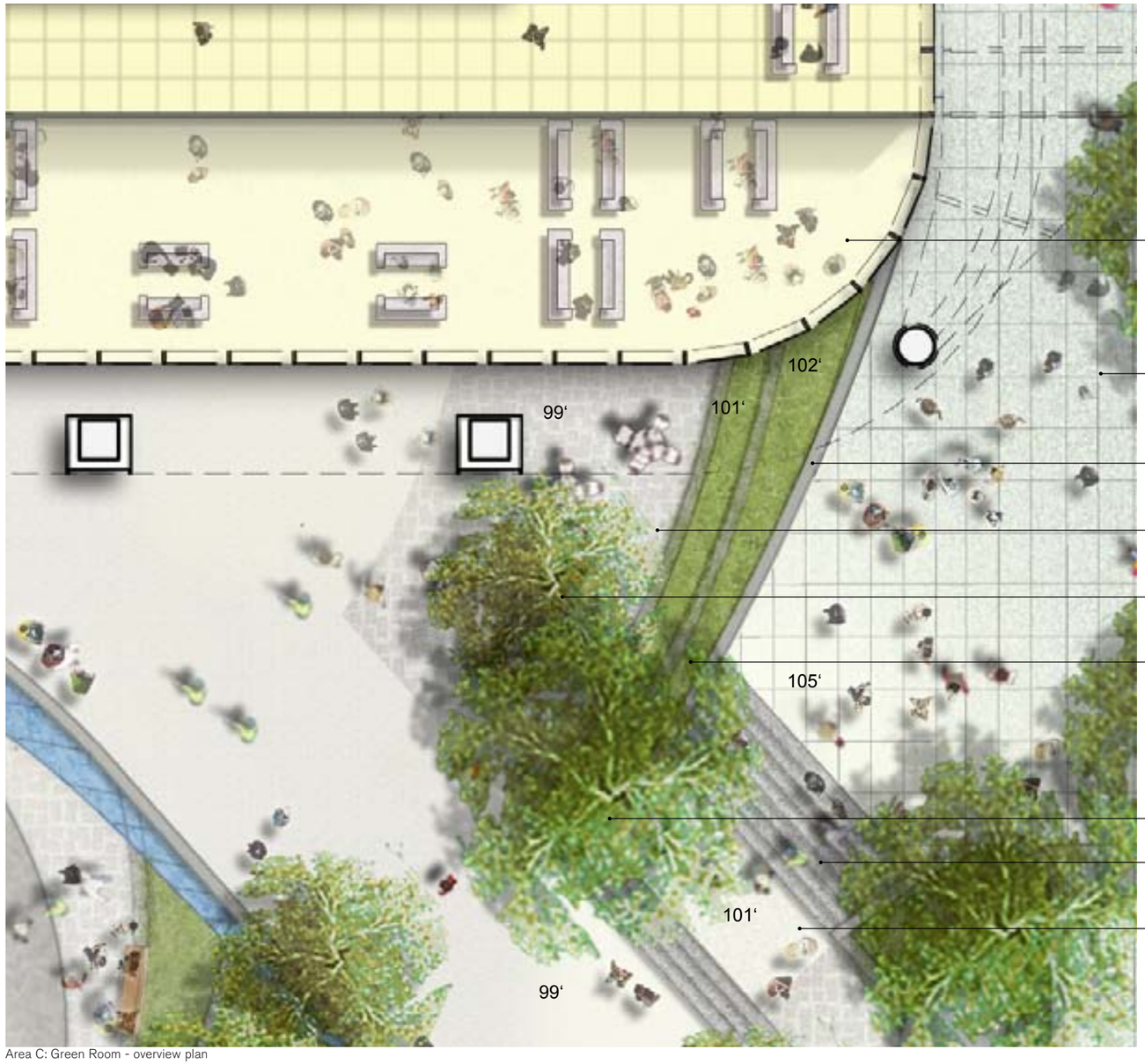
Walking Steps

Area B: Main Plaza - amphitheater walking steps section



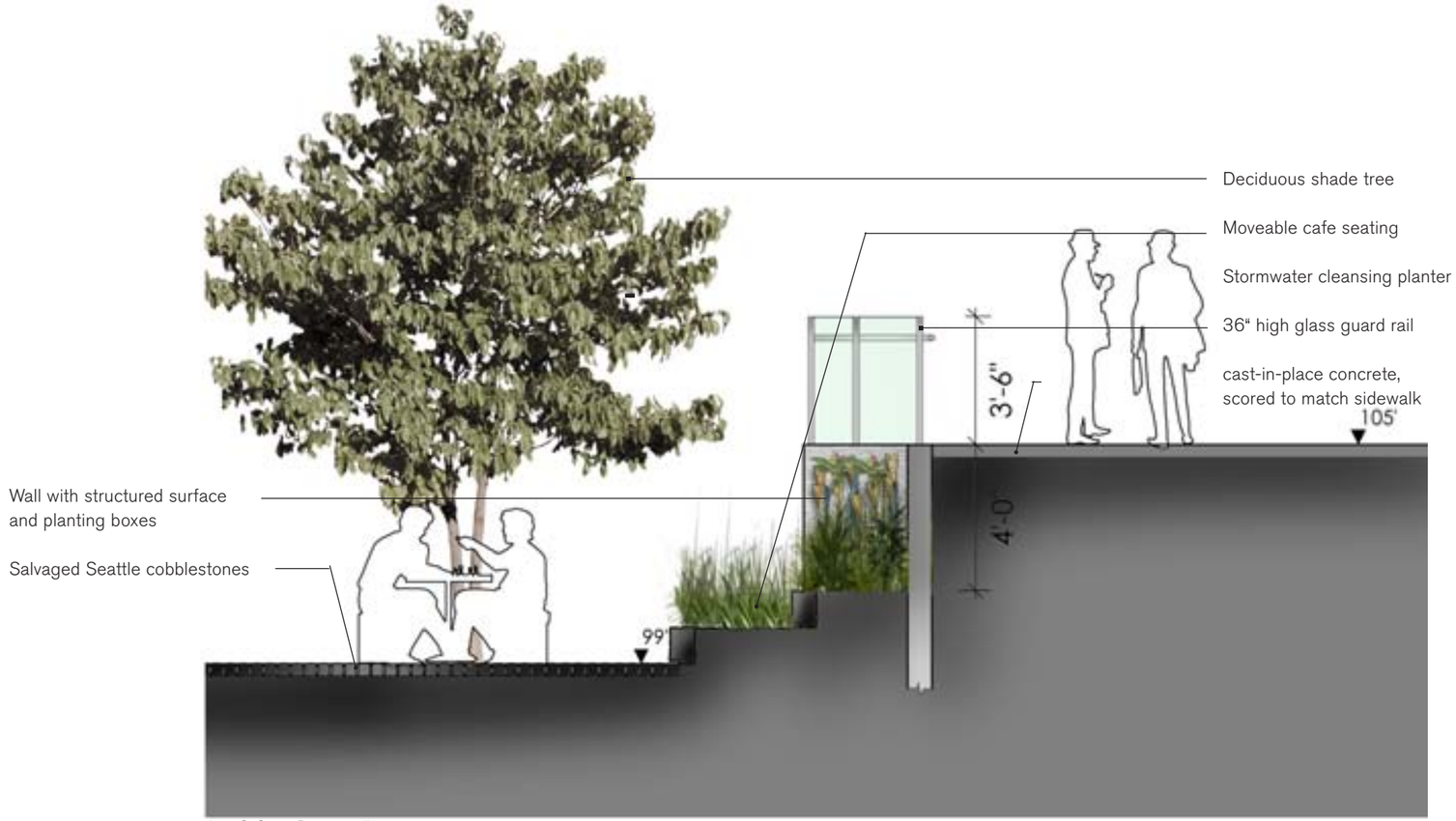
Area B: Main Plaza - water feature section

Shallow pool drain

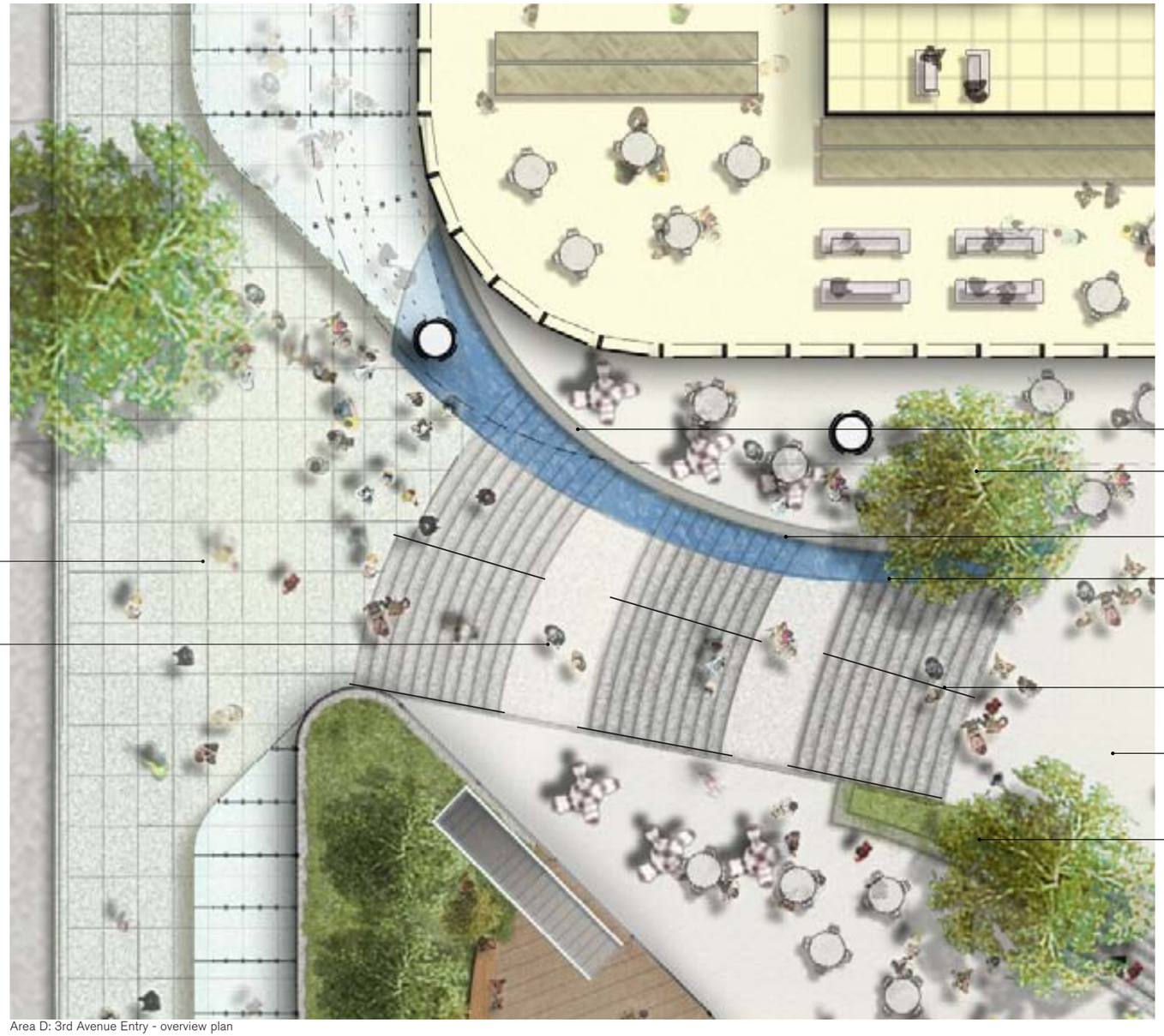


Area C: Green Room - overview plan

Mossy wall



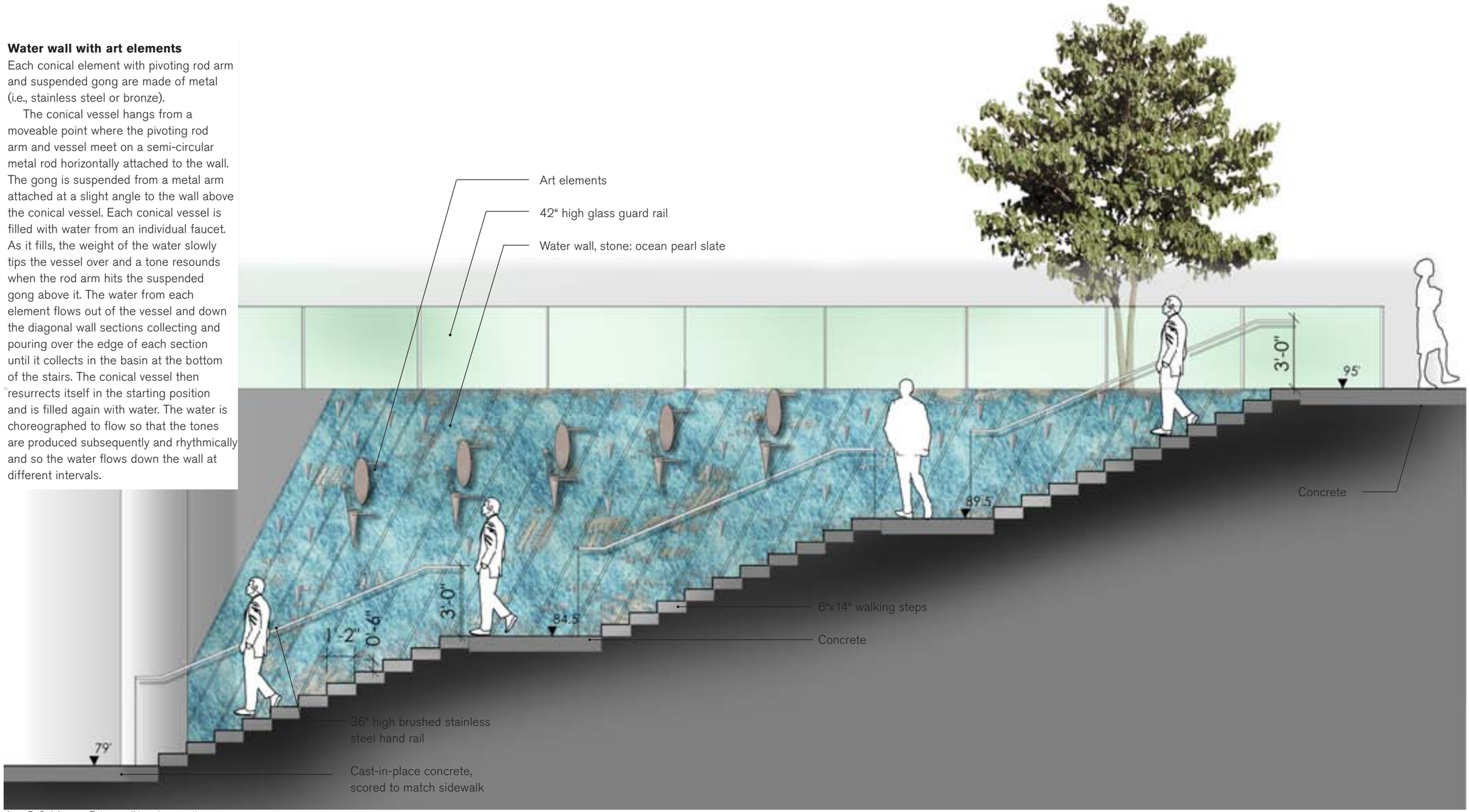
Area C: Green Room - wall section



Area D: 3rd Avenue Entry - overview plan

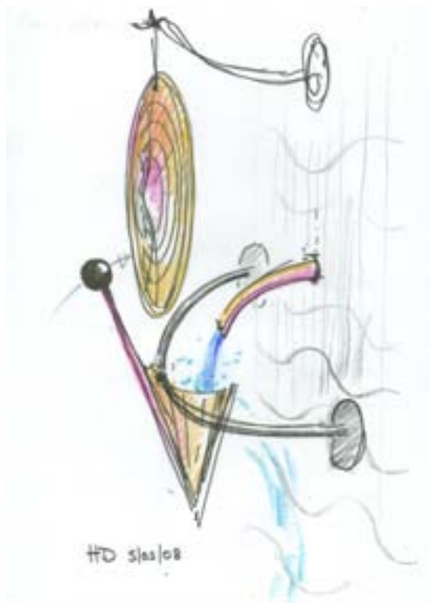
Water wall with art elements
Each conical element with pivoting rod arm and suspended gong are made of metal (i.e., stainless steel or bronze).

The conical vessel hangs from a moveable point where the pivoting rod arm and vessel meet on a semi-circular metal rod horizontally attached to the wall. The gong is suspended from a metal arm attached at a slight angle to the wall above the conical vessel. Each conical vessel is filled with water from an individual faucet. As it fills, the weight of the water slowly tips the vessel over and a tone resounds when the rod arm hits the suspended gong above it. The water from each element flows out of the vessel and down the diagonal wall sections collecting and pouring over the edge of each section until it collects in the basin at the bottom of the stairs. The conical vessel then resurrects itself in the starting position and is filled again with water. The water is choreographed to flow so that the tones are produced subsequently and rhythmically and so the water flows down the wall at different intervals.



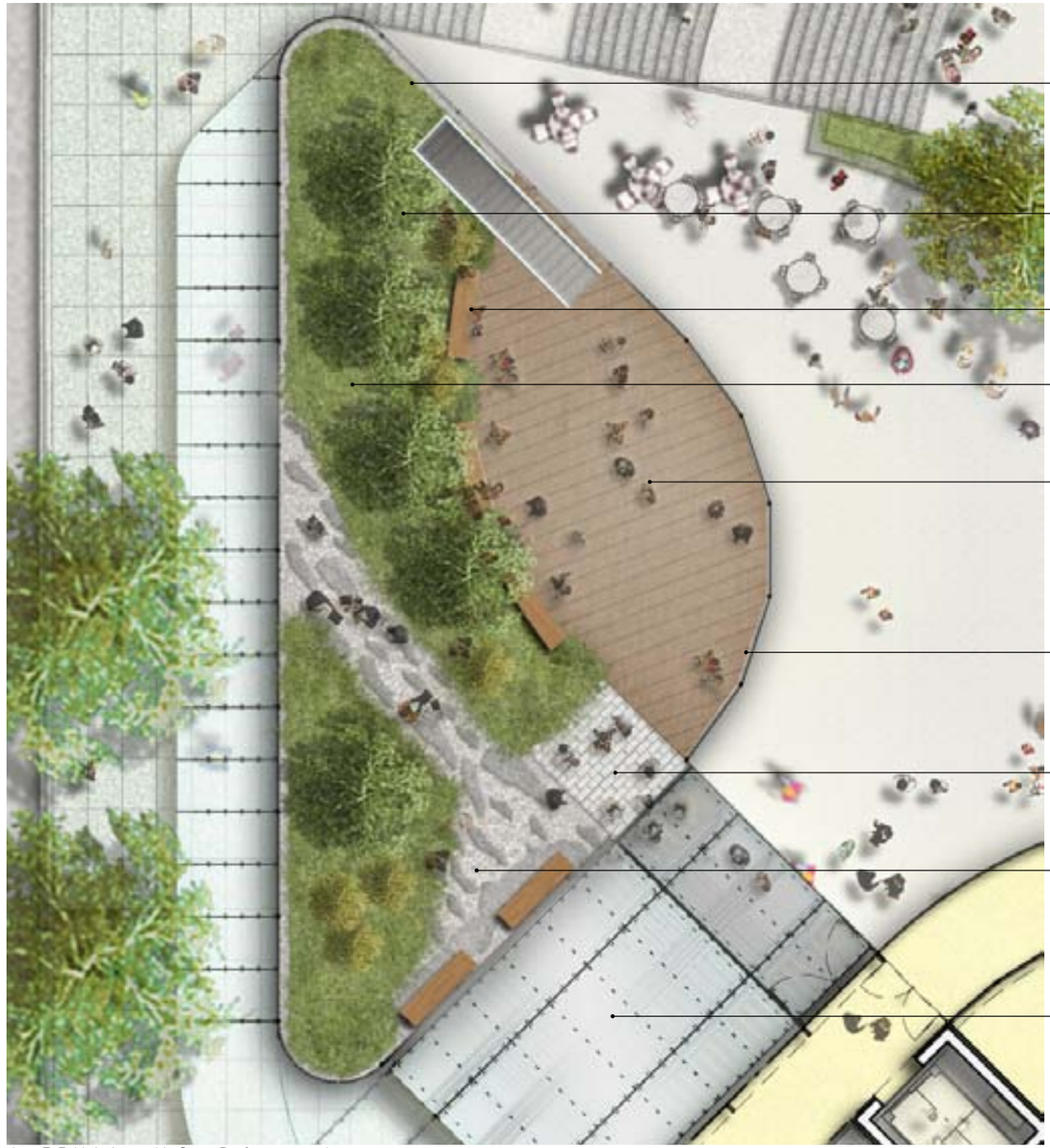
Area D: 3rd Avenue Entry - walking steps section

Study model of water gong and wall



Detail at water gong

Study model of water gong



Area E: Publicly Accessible Green Roof - overview plan

18" min. rock
wind/ drainage protection strip

Tree grove
Western Serviceberry/ *Amelanchier alnifolia*
Shore pine/ *Pinus contorta var. contorta*

Planting
low growing annual/ perennial, grasses

Planting
medium height annual/ perennial, grasses

Planting
medium accent shrubs

Planting
band of small to medium accent shrubs

Area F: Non-Accessible Green Roof - overview plan

6' cast-in-place
concrete walkway

Terrace pavers
stone: salt&pepper granite

18" min. rock
wind/ drainage protection strip

Flagstone
stepping stone pavers

42" high glass guard rail

Large shrub/ small tree planting
- Western Serviceberry/
  Amelanchier alnifolia
- Pacific wax myrtle
- Myrica californica
- Strawberry tree/
  Arbutus unedo ,compacta
- Vine maple/ *Acer circinatum*

Planting
low growing alpine plants in crushed rock

Planting
low growing sedum mat

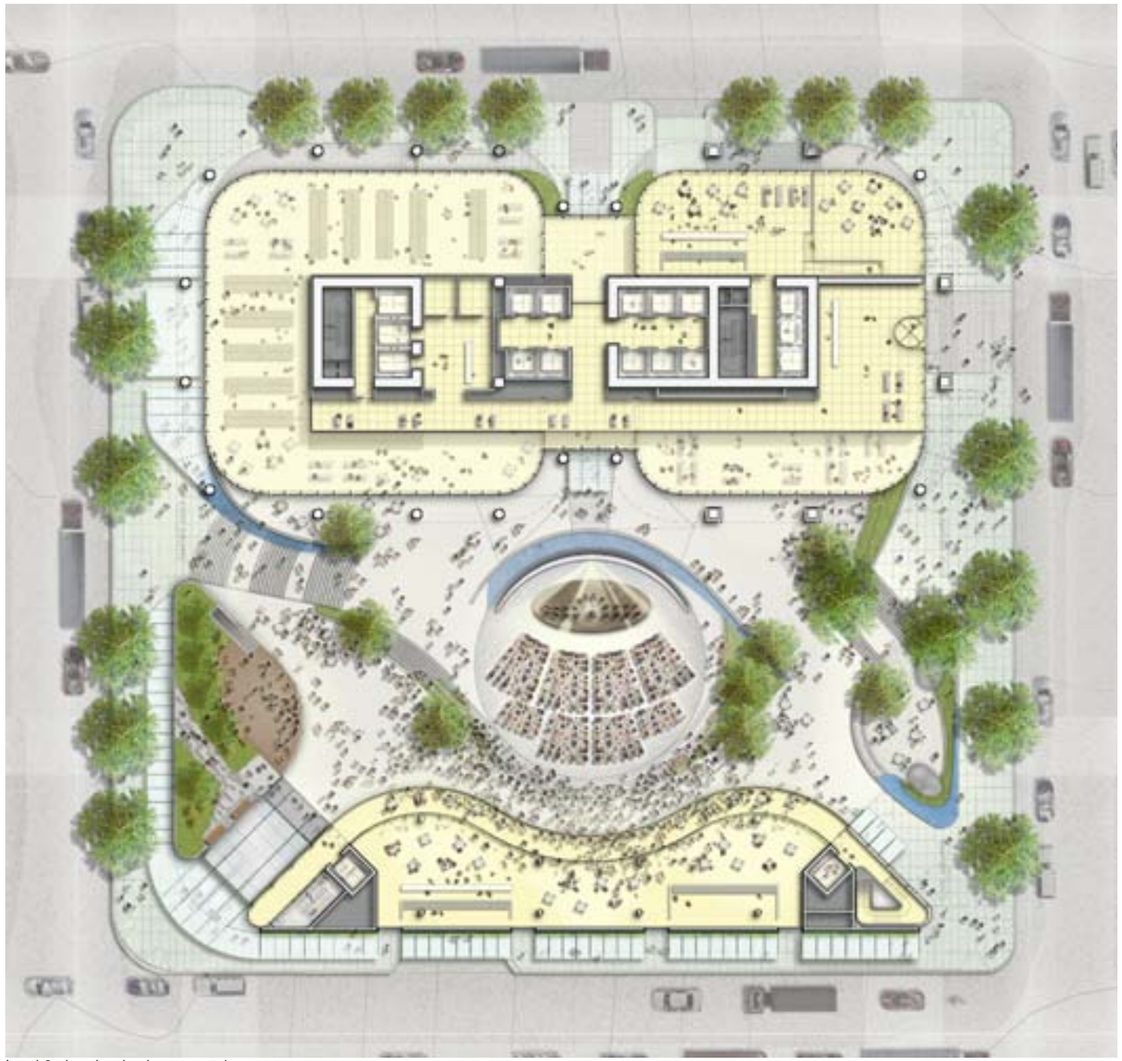
Planting
medium height perennial/
annual/ grass/ groundcover

Overhead
wooden canopy with protected
seating area

Area G: Amenity Level and Office tower Green Roofs - overview plan

Planting
low growing annual/ perennial/ grass/
groundcover

Level 2 plan showing market / festival



Level 3 plan showing large event / concert

Public art installation by Ned Kahn

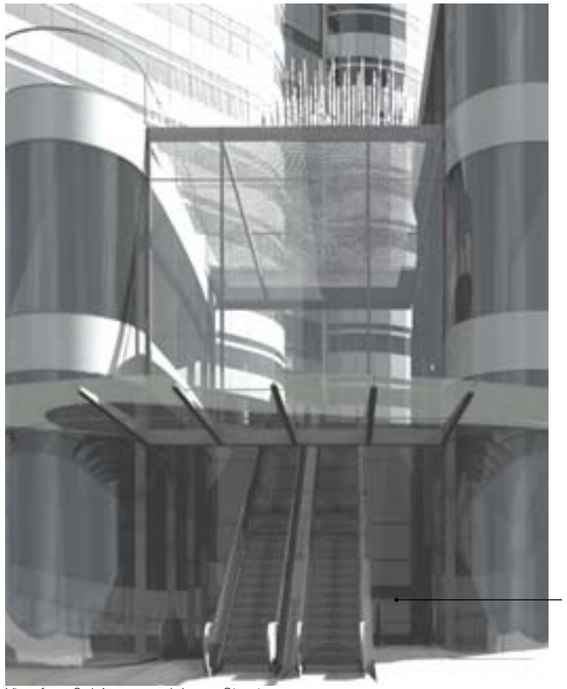
Artist Ned Kahn has designed a piece of kinetic wind art for the glazed roof above the escalator link.

The glass roof above the escalators would be covered with an array of thousands of 1/2"x1/2" x 4' tall aluminum 'reeds' mounted on hinged pivots so that they sway in the wind like marsh grasses. The reeds would be spaced every few inches and the entire array would have a cloud-like feel, very permeable to light and shadows. The reeds would move on pivoting joints so that they all sway in one direction, parallel to the path of the escalators when there is wind, tracing out the waves and patterns in the air currents.

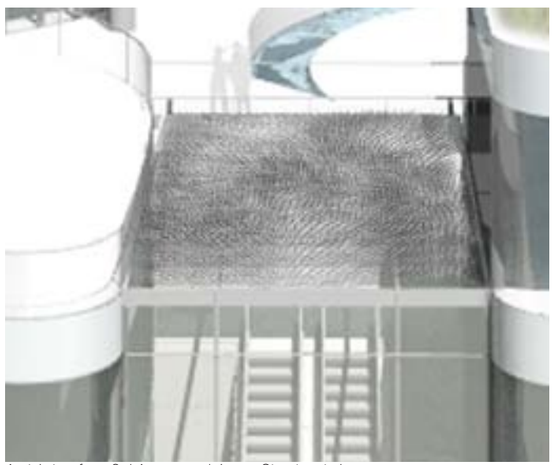
When there is no wind the reeds would all return to a vertical orientation. The glass roof below the array could be made of glass textured with small square lens so that the moving patterns of light and shadow from the reeds would be optically digitized. This glass could also be clear.

The wind-animated reeds would be zero maintenance as well as using zero energy except what they draw from the wind.

The array would be most visible from the bridge and the railing of the rooftop deck but would also have many other interesting vantage points.



View from 3rd Avenue and James Street

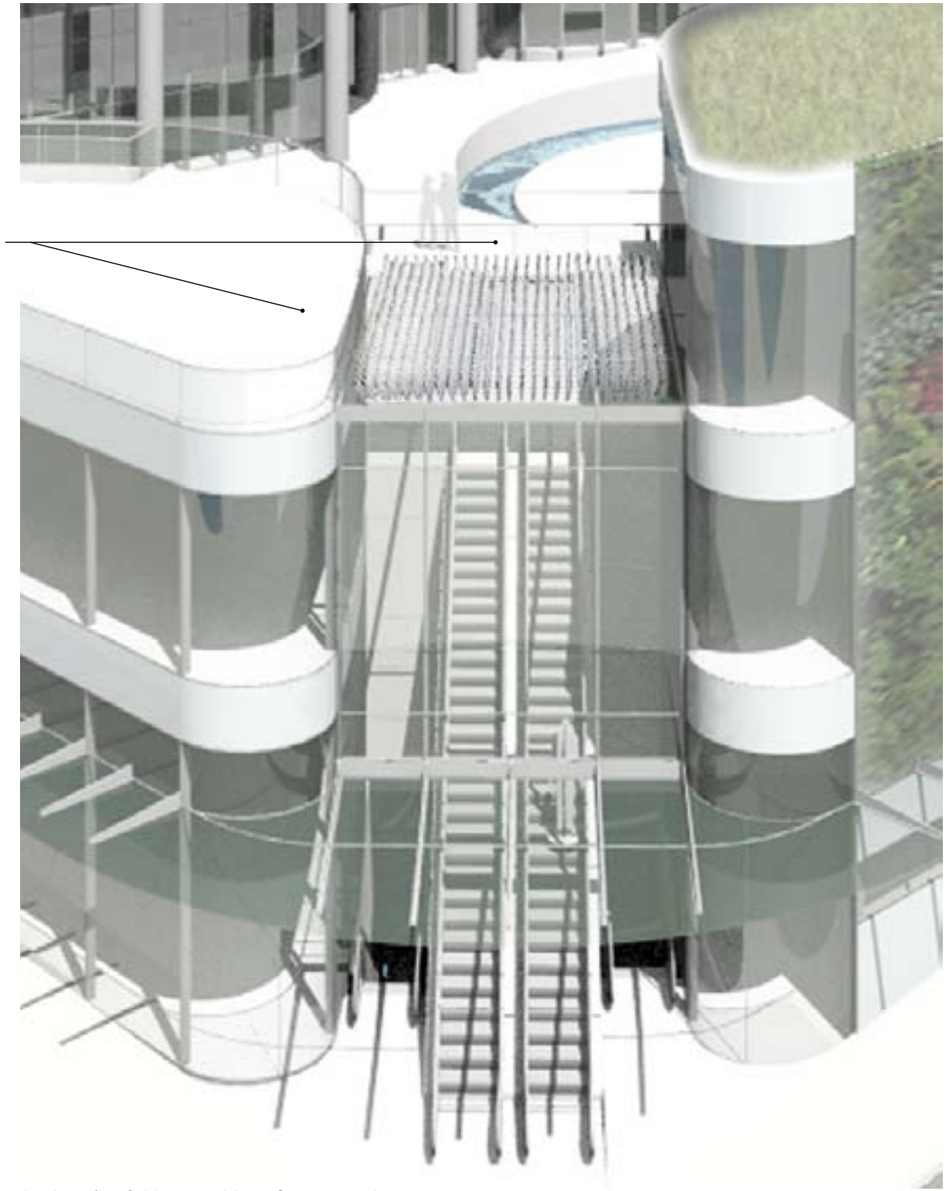


Aerial view from 3rd Avenue and James Street - windy

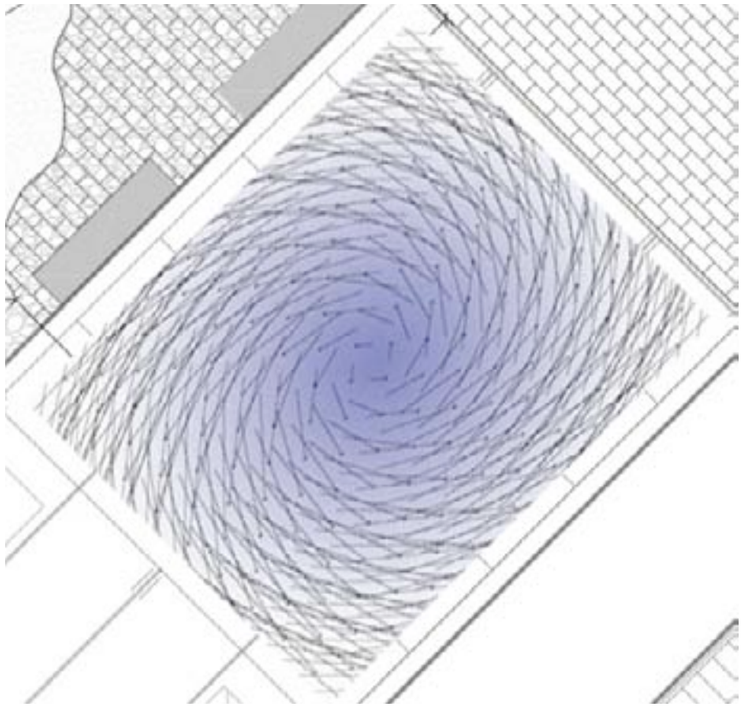
Installation adds excitement to the public route between the retail structures

Intimate interaction from publicly accessible green roof and bridge

View from below from sidewalk, escalator, and plaza

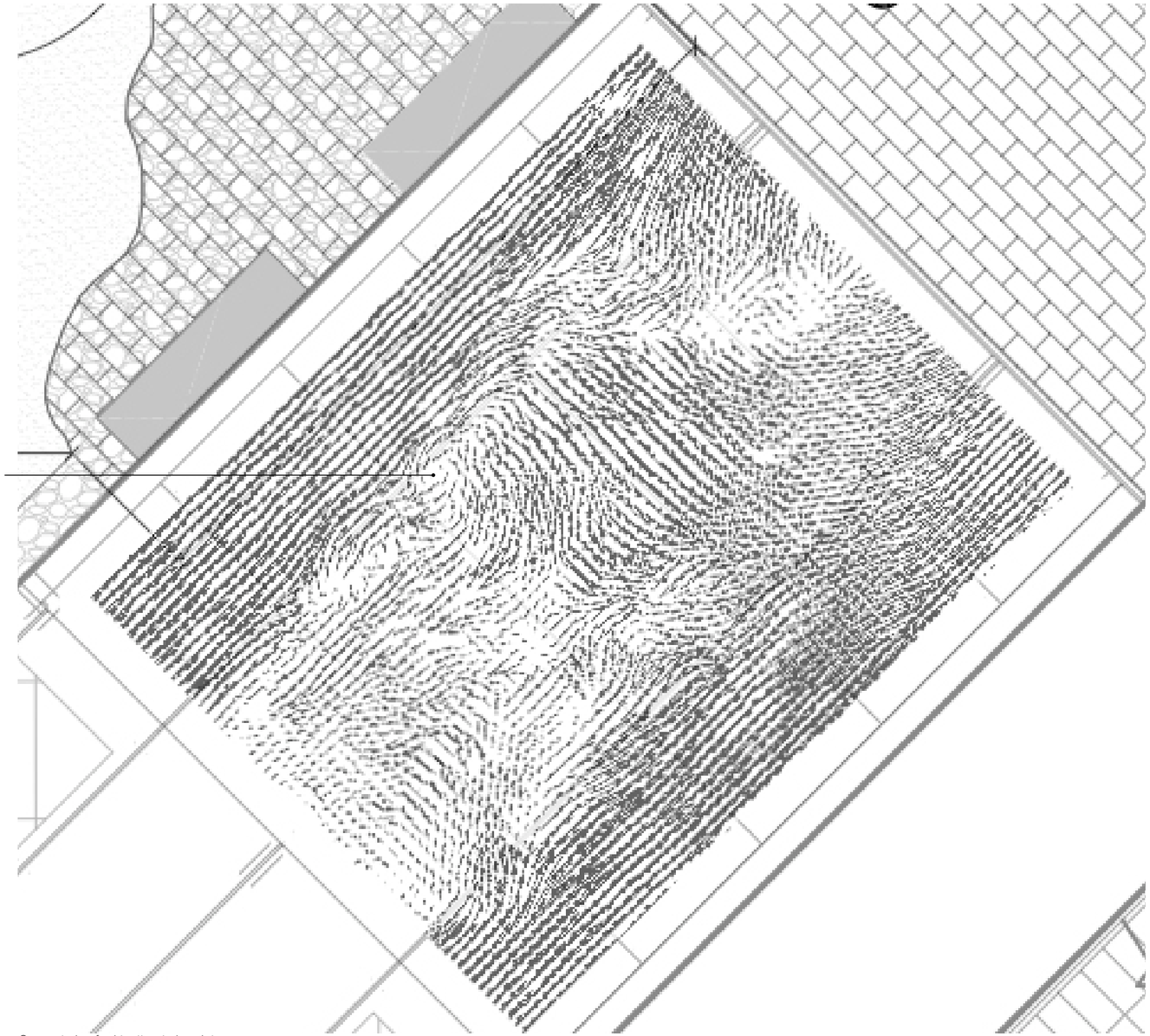


Aerial view from 3rd Avenue and James Street - no wind



Concept plan for kinetic wind sculpture

The ‘reeds’ make the invisible movements of the wind visible to create an ever changing piece of art



Concept plan for kinetic wind sculpture

2.13
D-2: Enhance the building with landscaping

Recessed glazed slots articulate the facade and provide visual links to retail units

Green wall designed to be lush and colourful with visual interest at small scale and large scale

Steel and glass canopy

Opaque glass cladding with graduated frit pattern

Display windows facing sidewalk

Detail elevation at James Street

DRB Comments - August 12, 2008

The green screen on the south elevation of the retail pavilion appears appliqué and is detached from the roof top as well as the sidewalk level. It covers service functions which in themselves could be wonderfully expressed on the exterior. The green screen's presence does not mitigate the zoning code's limits on blank walls because its placement begins eight feet above the sidewalk. Redesign of the James St. elevation should provide more transparency and literally connect the green screen to the sidewalk level and allow the green roof to cascade over the wall to join the green screen. The green screen should not be an excuse to eliminate overhead weather protection along James St.

Design Response

The James Street elevation has been modified to improve the integration of elements - such as the green wall, canopies, and glazing - to achieve a more integral composition with more active frontages and overhead weather protection.

The James Street elevation is now provided with display windows and canopies along the majority of its length. These have been composed with green wall elements to provide a visual rhythm along the street edge. These elements are separated by glazed slots which allow views in to and out of the retail space at plaza level.

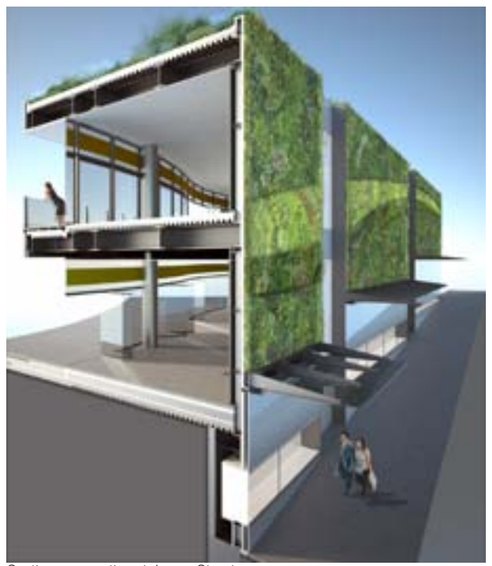
The building frontage along James Street now incorporates additional elements which add visual interest and activity. Display windows are provided at eye level along the majority of the elevation. These allow display of goods available from plaza-level retailers, public bus timetables, etc. Glazed windows to the upper storey retail units occur periodically to provide visual links between the sidewalk and the retail spaces. An entrance to the bicycle parking and shower facilities is also located on this elevation.

Canopies have been provided to the majority of the elevation.

James Street elevation

View of James Street elevation from 3rd Avenue

Detail at James Street



Section perspective at James Street

Detail of green wall

2.14
D-3: Provide elements that define the place

Plan at Great Room

DRB Comments - August 12, 2008

The evolution of the civic space has much improved and its relationship to the retail pavilion is better. The Board noted that the proposed plaza will create a strong sense of place while the tower in itself does not.

Explanation of how the public atrium will function is needed for the next meeting. It appears to the Board as more private than the former sustainability pavilion and less likely to contribute to the liveliness of the plaza.

Design Response

With its intimate proximity to the plaza and adjacent outdoor seating, the Great Room will serve as the indoor living room of the plaza. It is a multi-purpose space with retail and food service available throughout the day. Tables, chairs, and sofas are available for lounging, meetings, and gatherings. In the evenings the space will be available to rent for functions or operate as an evening restaurant. During major functions within the plaza the Great Room will be an anchor space, serving visitors.

2.15
D-4: Provide appropriate signage

DRB Comments - August 12, 2008
For the next Recommendation meeting, signage concepts should be presented to the Board.

Design Response
Identification, wayfinding, and informational signage has been designed to facilitate use of the public spaces, compliment the architecture, and reinforce the major concepts of the landscape architecture.

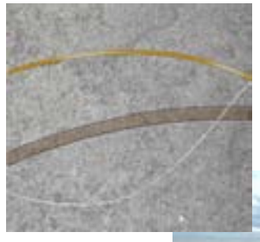
The amount of signage has been kept to a minimum. The proposed signage is based on an analysis of different user groups, uses, routes through the site, and a hierarchy of signage types based on their role.

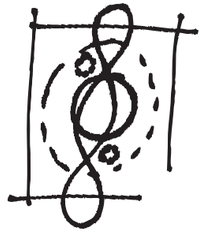
Identification signs are integrated into the landscaping to mark the entrances, but avoid adding visual clutter to the public realm. At retail storefronts, signage is provided behind the glazing. Wayfinding signs are integrated into building elements or landscape furniture to provide direction when it is needed. Information signs are provided at points of interest, and used to explain the sustainable features on view in the public realm.

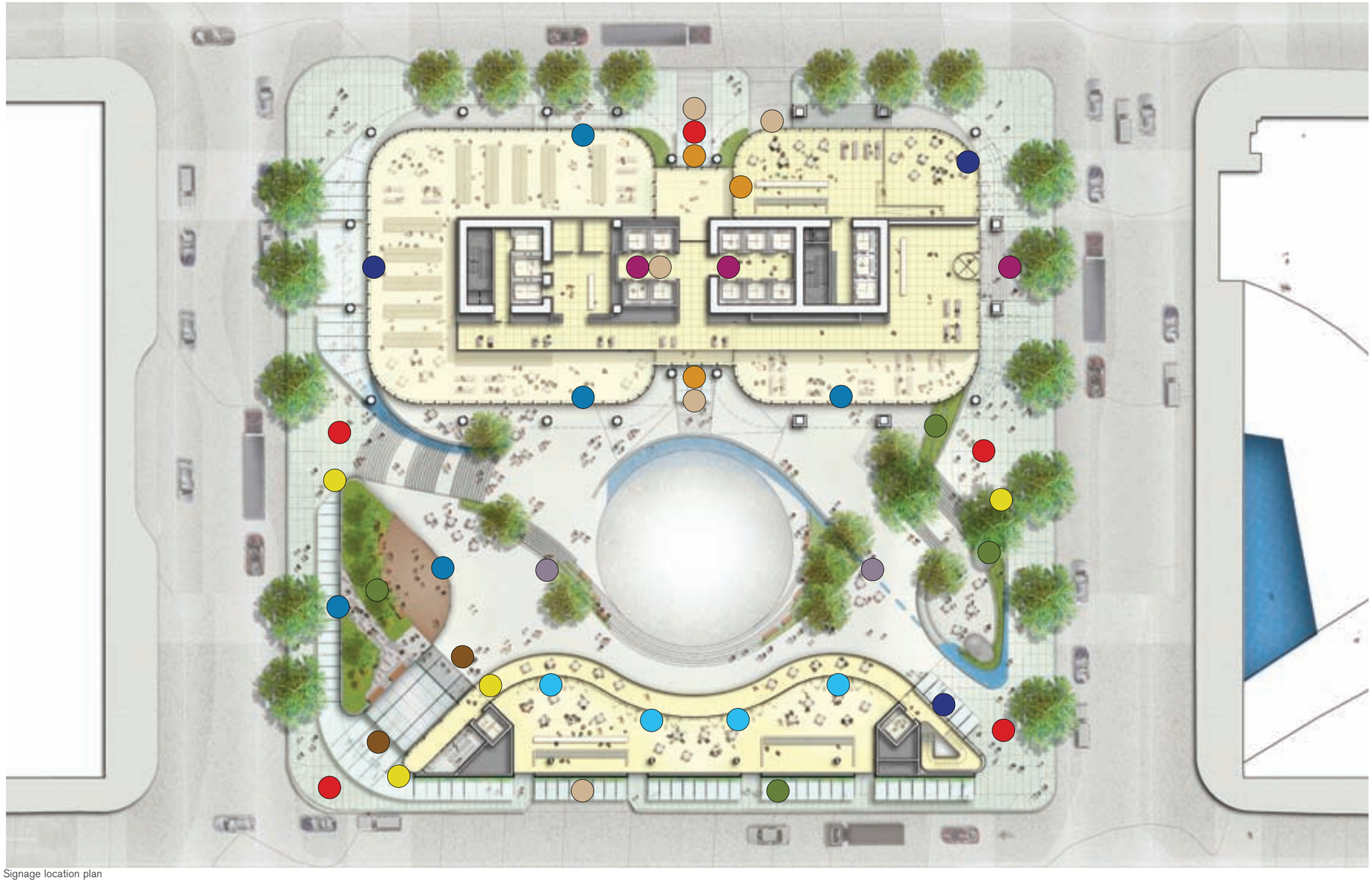
CREATING A PATTERN LANGUAGE

The effortless and natural movement of people through the site is supported by strategic location of walkways, plus visual and landscaping elements. The concept of the space flows in unison with water features that continue the idea of water flowing to the Sound from the City Hall and Municipal Court sites uphill.

Much as water finds its own path downhill, a "river braid" design element appears through the sign types to reinforce the idea that signage for the space is located at key points and provides just the guidance needed to ensure easy recognition and confident navigation of the site and its amenities.







Signage location plan

Signage Location and Type

Signage is provided throughout the public realm to communicate identification, information, and wayfinding directions.

CIVIC SQUARE
SIGN LOCATIONS

Identification

- Civic Square Entrance
- Office Building Entrance
- Residential Entrance
- Parking Entrance / Exit
- Metro Transit Tunnel Entrance / Exit
- Retail - Single Story Space
- Retail - Two Story Space
- Retail - Market Space

Informational

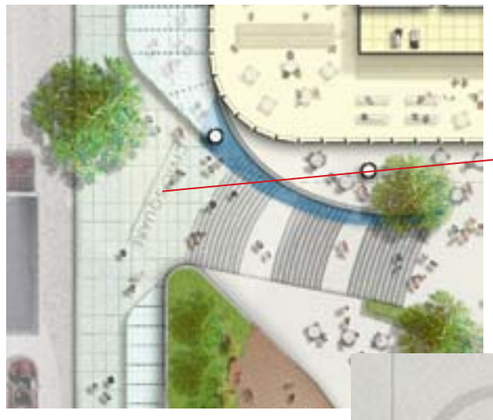
- ADA Accessibility
- Eco Interpretive

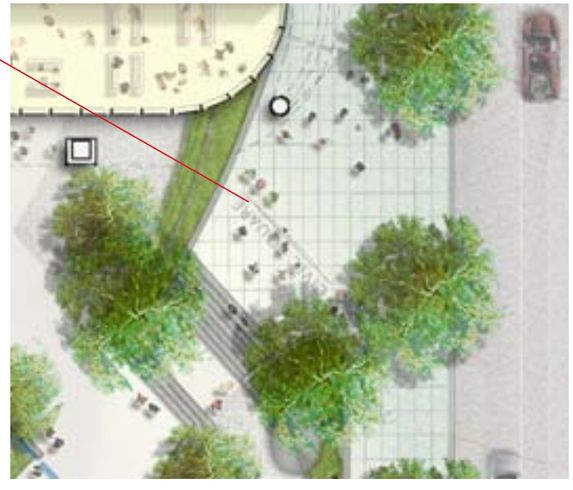
Directional

- Integrated Wayfinding on Lightpole

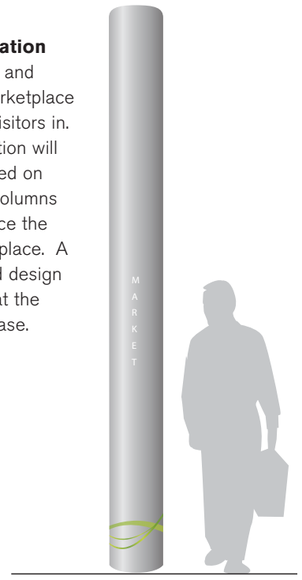
Plaza identification
Civic Square is identified at key entry points by type and symbol embedded into the pavement. Boldly subtle, this treatment announces one's arrival at the square.

In these renderings, the Civic Square typography is combined with a river braid symbol that picks up on the flow of water through the site. A subtle color change gracefully articulates the name while creating the expectation of attractions within the space.

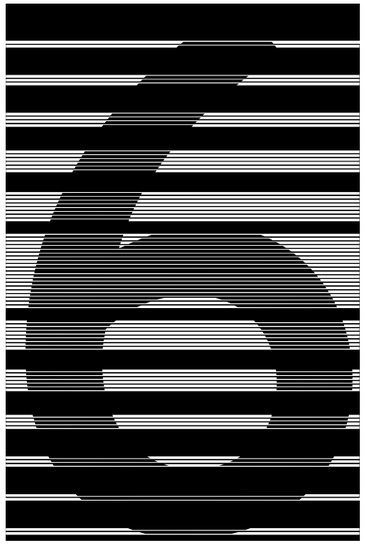


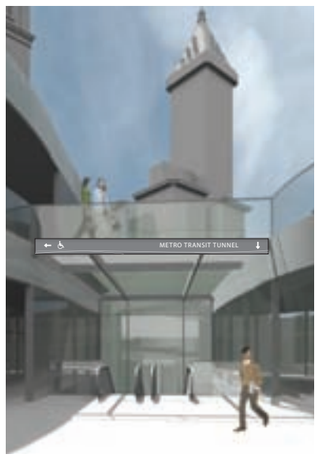


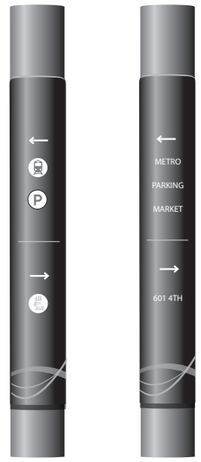
Market identification
The open and active marketplace will lure visitors in. Identification will be provided on existing columns to reinforce the sense of place. A river braid design appears at the column base.

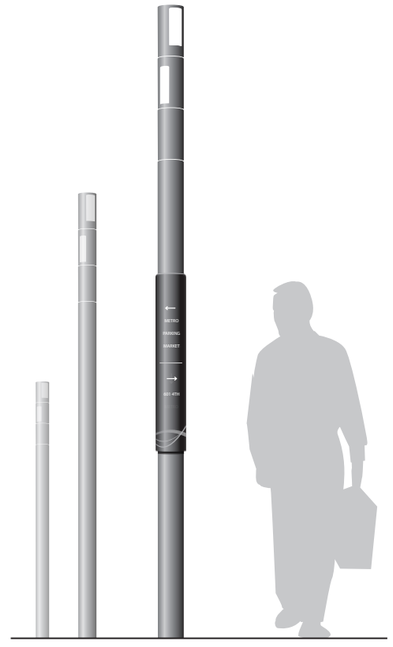


Building identification
Building identification for the office tower is integrated into the office cladding using a variation of the frit pattern used throughout the cladding. In addition, more traditional signage is provided at the revolving door to be visible from the sidewalk.









Wayfinding at buildings
Wayfinding signage around buildings is designed to sit calmly with the architecture. The scheme uses high-contrast colours and high-legibility fonts to quickly communicate information. Signage is integrated into elements of the buildings in locations where people will instinctively be looking for guidance.

For example, wayfinding signs are placed at the Metro transit tunnel entry above the escalators, in a location where people naturally look for confirmation. Civic Square visitors will also use this entry, and ADA compliant access is provided at this portal.

Wayfinding at plaza
Civic Square wayfinding signs exist in symphony with the lighting fixtures, taking advantage of the pedestrian flow created by the placement of the light poles, the existing water features, and landscaping.

Two key points have been identified as important “crossroads,” where visual reinforcement will aid visitors to find their way. Letterforms and pole are gently lit in darkness. A subtle river braid design is etched into the base, echoing the movement of people through the square.

2.16
D-5: Provide adequate lighting

DRB Comments - August 12, 2008
For the next Recommendation meeting, plaza and tower lighting concepts should be presented to the Board.

Design Response
Lighting has been designed to create a safe, inviting, and visually interesting environment at night and during the dark hours of winter. Luminaires have been integrated into the design of the buildings and landscape so that they are invisible during the daytime where possible.

Within the plaza, the major lighting moves reinforce the design of the landscape and help users navigate through the space. The three elements of the water feature are illuminated in a cool blue light as they wind through the plaza. In contraposition, the curvaceous steps are lit with a warm glow along their leading edges. Lighting poles in heights varying from 8 to 24 feet are used to project light into the center of the plaza and serve as vertical elements following the curve of the steps. Uplighters are provided to the underside of trees. All other lighting is integrated into landscape walls, building soffits, or is provided from within the retail storefronts.

Lighting within the retail spaces and behind the glazed facades is important to the appearance and character of the project and has been considered as part of the lighting to the public realm. Lighting vertical surfaces at the back of these spaces reinforces a feeling of illumination for people even at a distance. The core at the base of the tower is of primary importance to the project, and is illuminated using back-lit onyx to all faces. At night, the internal double-height volumes will be showcased by these warm glowing walls.

The roof top feature will be illuminated at night. This element provides a striking identify for the building and adds interest to Seattle's skyline after dark. The colours of the feature will be changeable to reflect the life of the city (such as sporting events, public holidays, seasonal celebrations, etc.) when not being used to reinforce the colour scheme for the project.

The perimeter of the building will be lit from the canopies and overhangs of the building. Pools of light will be created by down lights incorporated into architectural elements. Fixtures will be high efficiency, low energy consumption fixtures.


Overall site plan

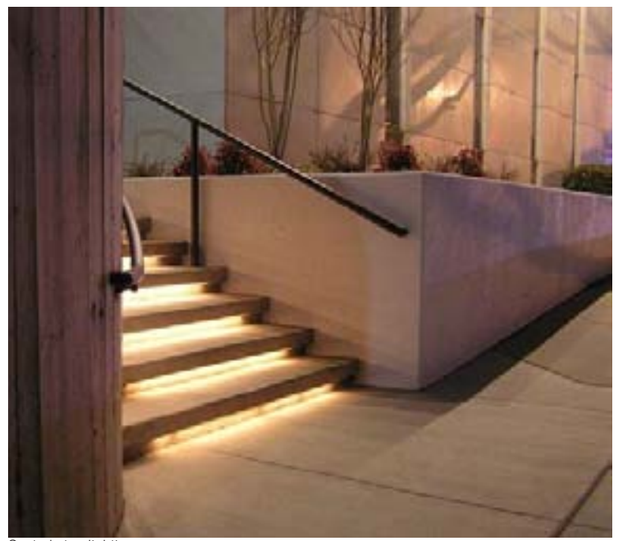

Fountain lighting


Low level lighting at plaza


Low level lighting at stairs

Market and plaza

Area pole



Seated step lighting

Plaza lighting

The plaza will be lit with 5 major elements:

- The area pole light marching through the site provides general lighting in the plaza.
- Low level step lights accenting walls and delineating paths.
- Up lights at large walls to create a backdrop to the exterior living room.
- Linear feature lighting in the seated steps to accentuate the curving landscape element.
- Fountain lighting to feature the water elements that carry you through the site.

Market lighting

The market place will be a welcoming lantern with highlighted interior walls to create a warm glow. Plaza poles will provide area lighting for the plaza and low level pathway lighting at exterior market circulation. The curving seated step elements will be highlighted by a linear LED fixture concealed in a stair detail.

Plaza poles

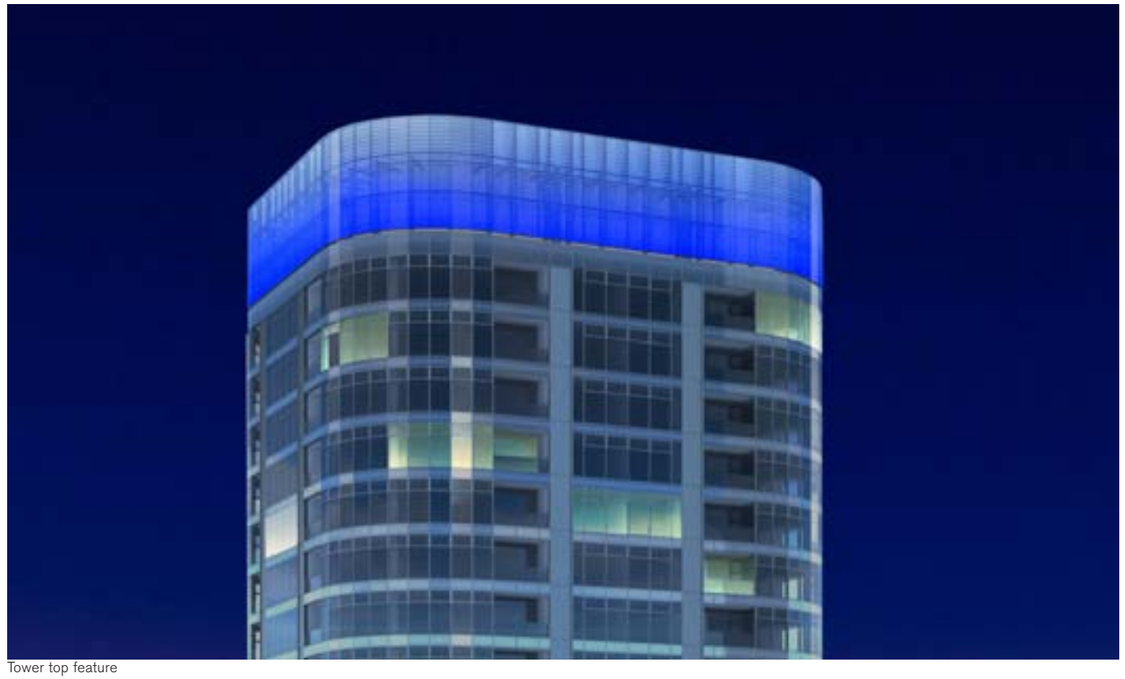
Lighting poles within the plaza are to be Schreder Modullum in AKZO 900 sand blasted finish. Multiple directional luminaires and security cameras can be housed within rotatable sections of the pole to maintain high-functionality within one sleek form. These poles can also provide electrical connections for events and maintenance.

Metro Station entrance and green wall

A connection to the mass transit and plaza, the metro entry corner will be flanked by illuminated storefronts. Fixtures concealed in the canopies and overhead glazing will highlight the streetscape. Linear fixtures will highlight the green wall and small scale in-grade up lights will highlight the architectural detail between the green walls.

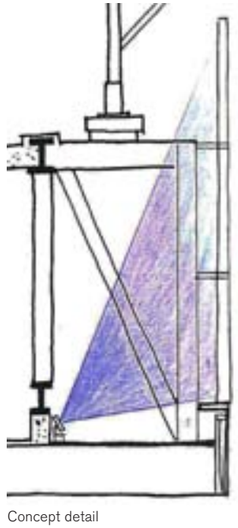
View from 3rd Avenue and James Street

Tower top lighting



Tower top feature

Tower top feature lighting
The tower top will be lit with a wash of colored light. The lighting system will have the ability to change color and create seasonal effects. The design team will investigate powering the fixtures with roof mounted PV panels. In this case, fixtures would turn off when power is not available, a visual representation to the public of green power usage.



Concept detail

Application image

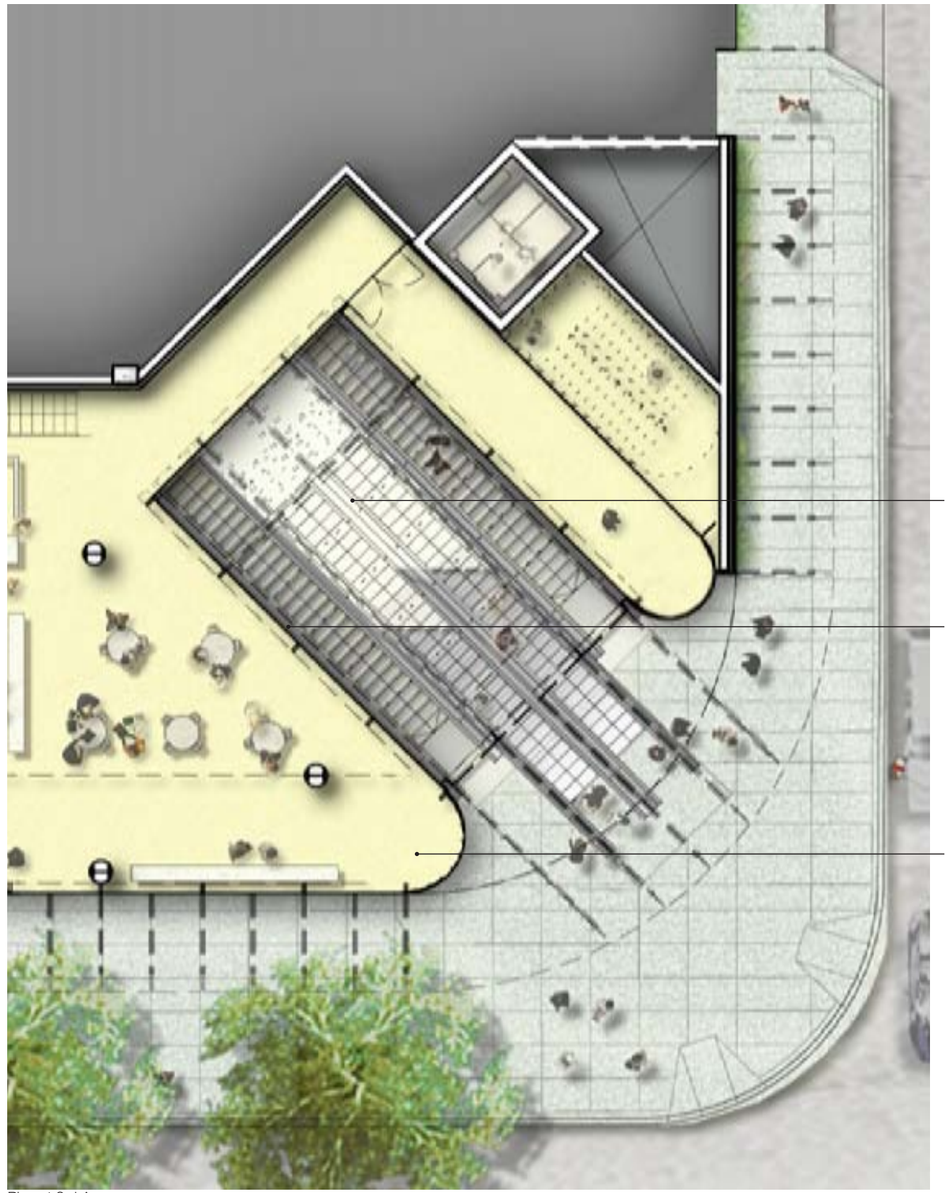
2.17
D-6: Design for personal safety & security

DRB Comments - August 12, 2008
The elevator pavilion linking Metro to the plaza continues to raise security concerns. The applicant must address these concerns at the next meeting. See guidance B-1.

Design Response
The link between the Metro Station and the plaza has been significantly revised to improve safety and security through the elimination of dead end corridors and the increased provision of overlooking from retail and public spaces. The escalators move pedestrians from public space to public space without providing spaces for loitering.

View from 3rd Avenue and James Street

Section at escalator link

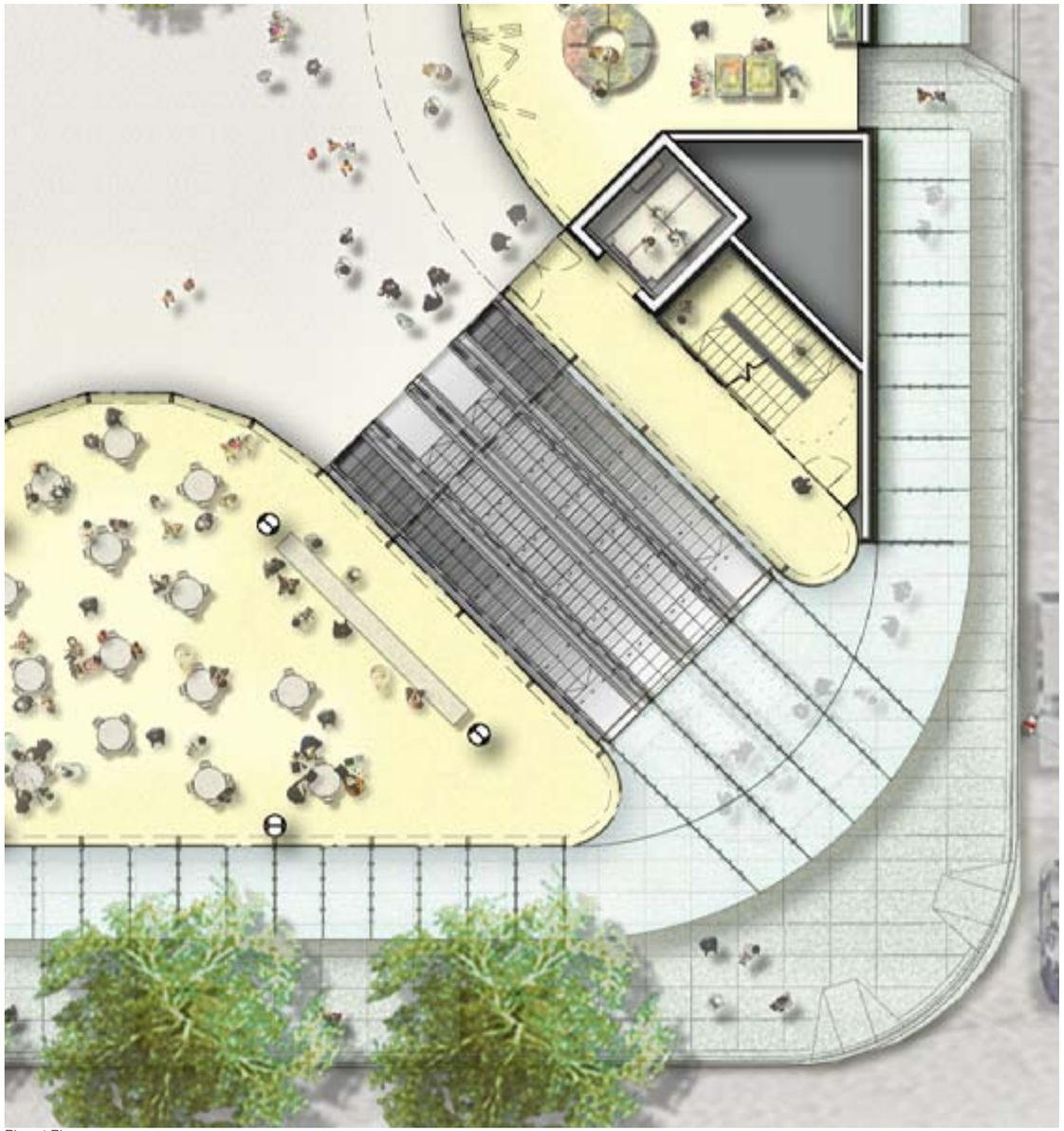


Escalators do not allow loitering

Glazed storefront between escalators and retail space to all sides allows overlooking

Increased transparency to retail space at corners

Plan at 3rd Avenue

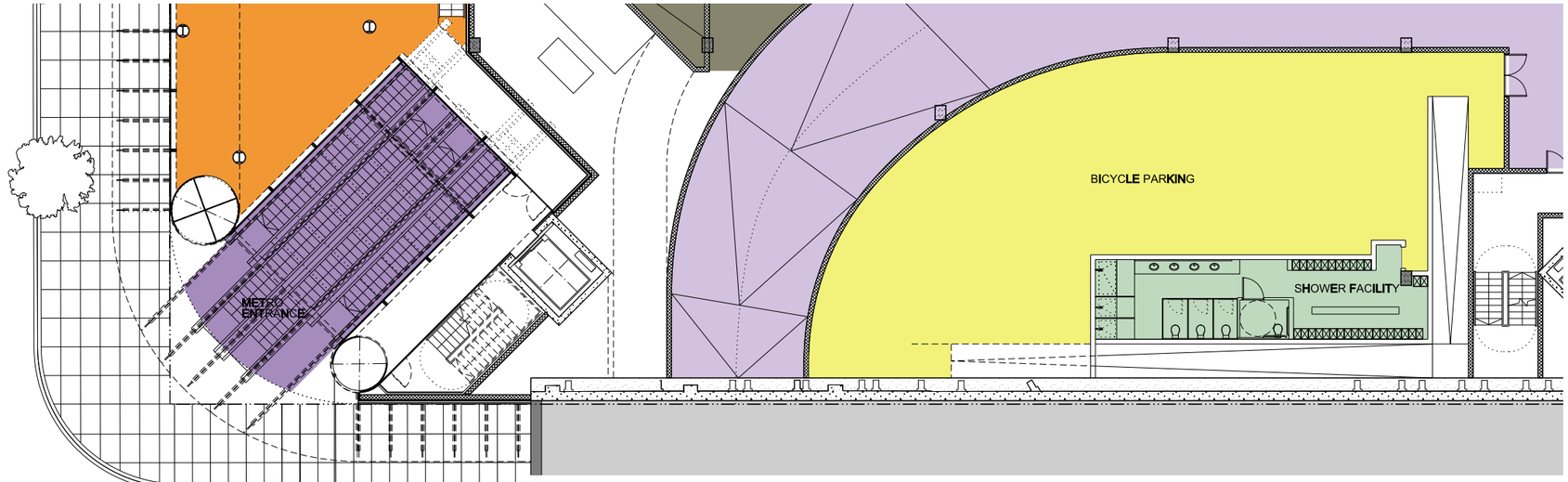


Plan at Plaza

2.18
E-2: Integrate parking facilities

DRB Comments - August 12, 2008
The board observed that the bicycle storage area should be closer to the transit station. Will the developer supply shower facilities for the tenants who commute by bike?

Design Response
The bicycle storage area and shower facilities have been relocated to the James Street elevation to be closer to the Metro Station access.

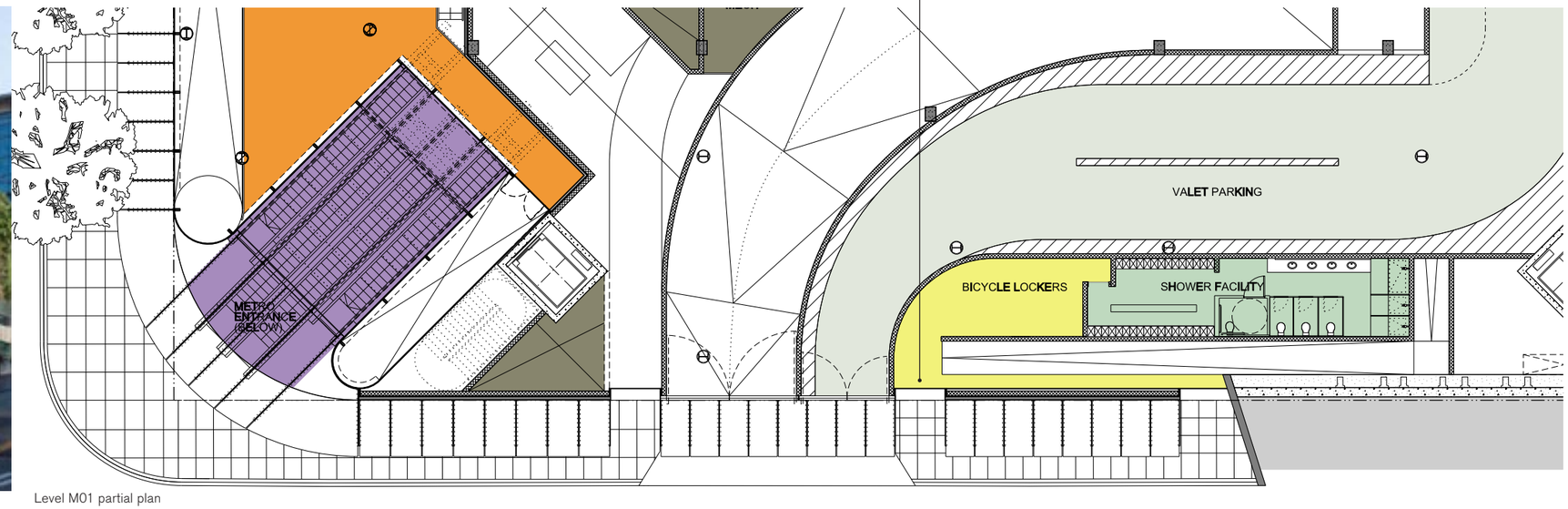


Level 01 partial plan

Metro Station entrance

Bicycle storage and shower facility entrance

View from 3rd Avenue and James Street



Level M01 partial plan

3

3.1
Design Departure Requests

Development Standard	Departure Request	Considerations
1. Overhead Weather Protection SMC 23.49.018		
Continuous overhead weather protection shall be required for new development along entire street frontage	Departure Request 1A – James Street Modify requirement for continuous overhead weather protection along James at four (4) locations, each approximately 7' in length and one location 3'-11" in length.	In response to the concerns of the Design Review Board, glazed openings are now provided at regular intervals on the James street facade. This allows views between retail spaces and the sidewalk, improving visibility between the two and providing "eyes on the street", which better meets the intent of Downtown Design Guideline D-6 to "design for personal safety & security". Continuous canopies passing across these glazed "slots" would block that connectivity and diminish visibility between the interior spaces and the sidewalk Aligning canopy edges to the rhythmic building massing also helps to articulate and improve the coherency of this rhythm, thereby better supporting Downtown Design Guideline B-4 to "design a well-proportioned & unified building" and help ensure that "that all components appear integral to the whole".
	Departure Request 1B – 3rd Avenue Modify dimensional standard of 8' minimum depth along a 12' frontage section, allowing the canopy to gradually taper to the corner of the structure adjacent to the grand stair leading to the public plaza.	Tapering the corners of the canopy greatly reinforces the curvilinear architectural language of the building forms and places greater emphasis on the public access route leading to the Plaza, visually drawing passersby up and around the corner into the public space. This design supports Design Guideline C-1 to "promote pedestrian interaction... and enhance main pedestrian links between areas", by emphasizing the open space and pedestrian path; and Design Guideline D-1 to "design walls and other street elements [to] allow visibility into and out of the open space" by creating more pedestrian visibility and access to solar exposure. Additionally, the coherence of the overall composition of the street facade is maintained within the architectural language of the rounded building corners and tapering canopies, in support of the goals of Downtown Design Guideline B-4 to "design a well-proportioned & unified building".
	Departure Request 1C - Cherry Street (Preferred Option with minimal canopies) Modify dimensional requirement for maximum height of continuous overhead weather protection along Cherry from 15' to a varying dimension of 15'-0" to a maximum of 40'.	The Option A proposal preferred by the applicant incorporates a building overhang with a varied height above the sidewalk, and widened sidewalks to better meet the adopted Design Guidelines C-1: Promote pedestrian interaction by emphasizing the views in to and out of the interior retail spaces and the widened sidewalk pedestrian zone; Design Guideline C-2: Design facades of many scales, by allowing pedestrians to move directly adjacent to interior spaces with unobstructed views, while also emphasizing clear, unobstructed views to the dramatic, lighted wall at the rear of the retail spaces; and Design Guideline C-3: Provide active - not blank - facades, by providing clear, unobstructed views on interior activities and finishes to viewers in the pedestrian zones as well as those viewing from further distances. The building overhang above will provide weather protection and the building will provide a shadow from inclement weather, predominantly originating from the southwest. Additionally, tightly-spaced street tree canopies along Cherry Street will provide weather protection. A steel-and-glass canopy is provided at the building entry.
	Departure Request 1C– Cherry Street (Option with additional canopies) Modify requirement for continuous overhead weather protection along Cherry at five (5) locations, ranging from 3' -6" to 5' -0" in length.	The Option B proposal incorporates steel-and-glass canopies along Cherry Street, suspended between the columns. Canopies are held off of the glass wall at retail space by a small dimension, and project to comply with dimensional requirements. Breaks in the continuity of the canopies at column locations better support the adopted Design Guideline B-4: Design a well-proportioned and unified building by locating the canopies so that they appear to float between the columns, while minimizing their physical impact on the glass wall behind; and by allowing the curves expressed in the architectural language to be maintained in the canopy design. The building overhang above will provide additional weather protection along the building facade edge and a shadow from inclement weather, predominantly originating from the southwest. Additionally, tightly-spaced street tree canopies along Cherry Street will provide weather protection.

Development Standard	Departure Request	Considerations
2. Façade Modulation SMC 23.49.058.B		
Standard requires unmodulated facade to be limited to 80' in length above the 500' elevation and 100' in length above the 240' elevation, among other maximum lengths	Cherry Street Modify dimensional requirement for: ▪ Length of modulated area from the required 60' in length to 55' ▪ Setback depth of modulated area from the required 15' depth to 14'-3'. Third and Fourth Avenues Modify requirement for length of unmodulated facade from 100' to ~107' -8"	The proposed design better meets the adopted design guideline for proper transitioning of bulk and scale (B-2)and coherent architectural concept (B-4). The curves at the corners of the building and at the recessed notches serve to provide modulation in the facade of the tower as intended by the code, breaking the massing into two vertical elements, providing a variation in color and finish, and adding visual interest. Additionally, these curved forms work together with the delicate yet sophisticated architectural expression of the facade, enhancing the lightness and transparent appearance of the design by allowing the corners to fade back. Additionally, the façade promotes greater relation to the plaza, furthering the Design Guideline for relating to the human scale (C-2), by visually marking the central portion of the plaza. Emphasizing public entries into the building with the vertical notch and using the curved form to emphasize the direction of pedestrian flow also better meets the intent of to Design Guideline C-4, "Reinforce building entries".
3. Sidewalk Widths SMC 23.49.022		
12'-0" sidewalk width required along James Street frontage.	Modify dimensional requirements of sidewalk with by maintaining existing minimum sidewalk widths at the property line along James Street ranging from 11'-8 3/4" to 11'-5 3/4" (the existing curb line has a slight variation from parallel to the property line).	The proposed departure integrates variations in the facade design with the sidewalk widths, by providing a varying sidewalk width of up to 13'-6" at vertical slots along edge. The proposed departure aligns with sidewalk widths adjacent to City Hall on James Street between 4th and 5th Avenues. The proposal better meets the adopted Design Guideline C-1: Promote pedestrian interaction, and C-2: Design facades of many scales by adding a greater level of pedestrian-oriented detail, scale and visual interest. Additionally, the small dimensional departure of the sidewalk width is offset by recessed breaks in the façade plane along the sidewalk edge which increase the sidewalk width at those locations. The proposal also better meets the adopted Design Guideline B-3: Design a well-proportioned and unified building, through the use of a varied façade plane that helps to break down the massing and composition of the façade along James Street.
4. Facade Setback Limits SMC 23.49.56.B.2.b		
The maximum allowable area of all setbacks between the lot-line and façade along the Cherry Street frontage is 2,380 square feet, determined by multiplying the length of the street frontage by an averaging factor of 10.	Modify dimensional area requirement to allow for additional setback area of 342 square feet.	The proposal better meets the adopted Design Guideline C-4e - Reinforce building entries, by using a recessed entry with a large steel and glass canopy projecting above to increase the legibility of the entry location to public view, for greater access to the public plaza and the building. Additionally, the proposal better meets the adopted Design Guidelines C-1-c: Promote pedestrian interaction, and D-1 Provide inviting and usable open space, by creating more landscaped and protected space at the entry, with a greater separation from the garage exit.

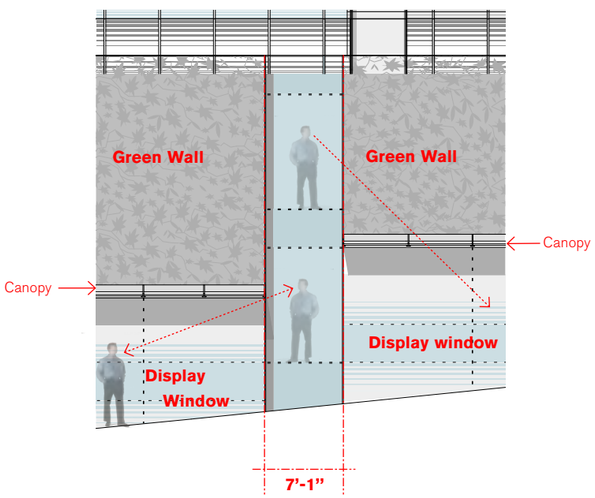
3.2
Departure Request #1A
Overhead Weather Protection
James Street

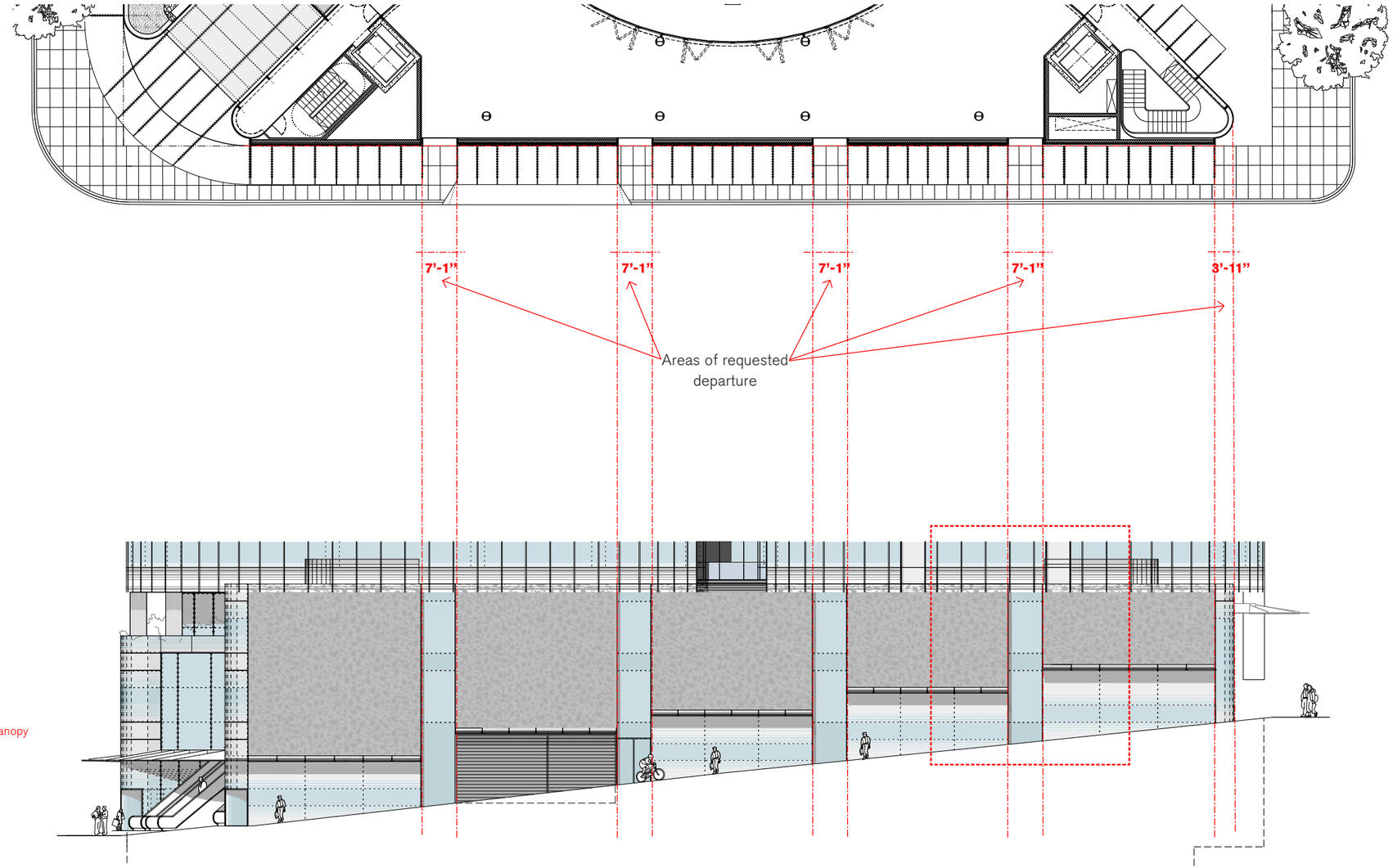
Development Standard (SMC 23.49.018.A)
Continuous overhead weather protection shall be required for new development along entire street frontage

Departure Request – James Street
Modify requirement for continuous overhead weather protection along James at four (4) locations, each approximately 7’ in length and one location 3’-11” in length.

Considerations
In response to the concerns of the Design Review Board, glazed openings are now provided at regular intervals on the James street facade. This allows views between retail spaces and the sidewalk, improving visibility between the two and providing “eyes on the street”, which better meets the intent of Downtown Design Guideline D-6 to “design for personal safety & security”. Continuous canopies passing across these glazed “slots” would block that connectivity and diminish visibility between the interior spaces and the sidewalk.

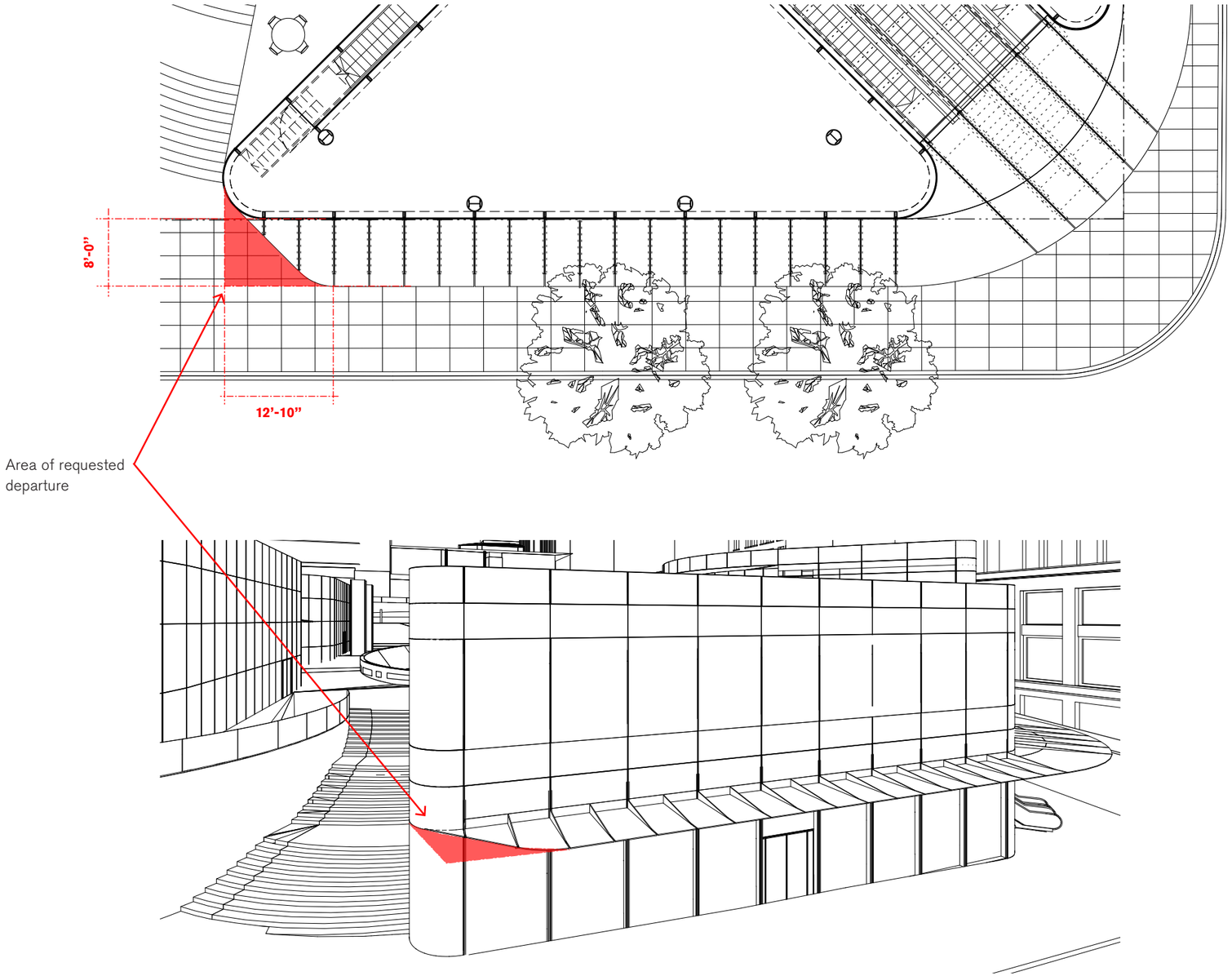
Aligning canopy edges to the rhythmic building massing also helps to articulate and improve the coherency of this rhythm, thereby better supporting Downtown Design Guideline B-4 to “design a well-proportioned & unified building” and help ensure that “that all components appear integral to the whole”.





James Street elevation

Departure Request #1B
Overhead Weather Protection
3rd Avenue



Development Standard (SMC 23.49.018.B)
Continuous overhead weather protection shall be required for new development along entire street frontage

Departure Request – 3rd Avenue
Modify dimensional standard of 8' minimum depth along a 12' frontage section, allowing the canopy to gradually taper to the corner of the structure adjacent to the grand stair leading to the public plaza.

Considerations
Tapering the corners of the canopy greatly reinforces the curvilinear architectural language of the building forms and places greater emphasis on the public access route leading to the Plaza, visually drawing passersby up and around the corner into the public space. This design supports Design Guideline C-1 to "promote pedestrian interaction... and enhance main pedestrian links between areas", by emphasizing the open space and pedestrian path; and Design Guideline D-1 to "design walls and other street elements [to] allow visibility into and out of the open space" by creating more pedestrian visibility and access to solar exposure.

Additionally, the coherence of the overall composition of the street facade is maintained within the architectural language of the rounded building corners and tapering canopies, in support of the goals of Downtown Design Guideline B-4 to "design a well-proportioned & unified building".

Departure Request #1C
Overhead Weather Protection

Cherry Street

Preferred Option with minimal canopies

Development Standard (SMC 23.49.018)
Continuous overhead weather protection shall be required for new development along entire street frontage

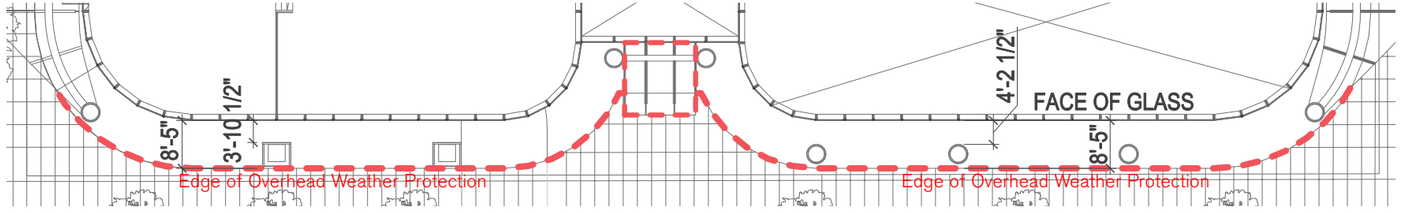
Departure Request – Cherry Street (Option A)
Modify dimensional requirement for maximum height of continuous overhead weather protection along Cherry from 15' to a varying dimension of 15'-0" to a maximum of 40'.

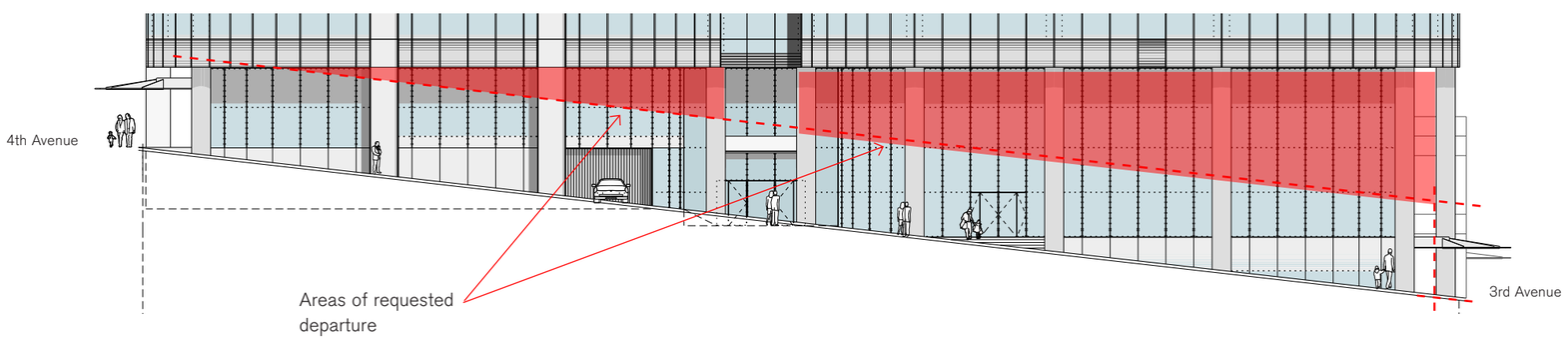
Considerations
The Option A proposal preferred by the applicant incorporates a building overhang with a varied height above the sidewalk, and widened sidewalks to better meet the adopted Design Guidelines C-1: Promote pedestrian interaction by emphasizing the views in to and out of the interior retail spaces and the widened sidewalk pedestrian zone;

Design Guideline C-2: Design facades of many scales, by allowing pedestrians to move directly adjacent to interior spaces with unobstructed views, while also emphasizing clear, unobstructed views to the dramatic, lighted wall at the rear of the retail spaces; and

Design Guideline C-3: Provide active - not blank - facades, by providing clear, unobstructed views on interior activities and finishes to viewers in the pedestrian zones as well as those viewing from further distances.

The building overhang above will provide weather protection and the building will provide a shadow from inclement weather, predominantly originating from the southwest. Additionally, tightly-spaced street tree canopies along Cherry Street will provide weather protection. A steel-and-glass canopy is provided at the building entry.



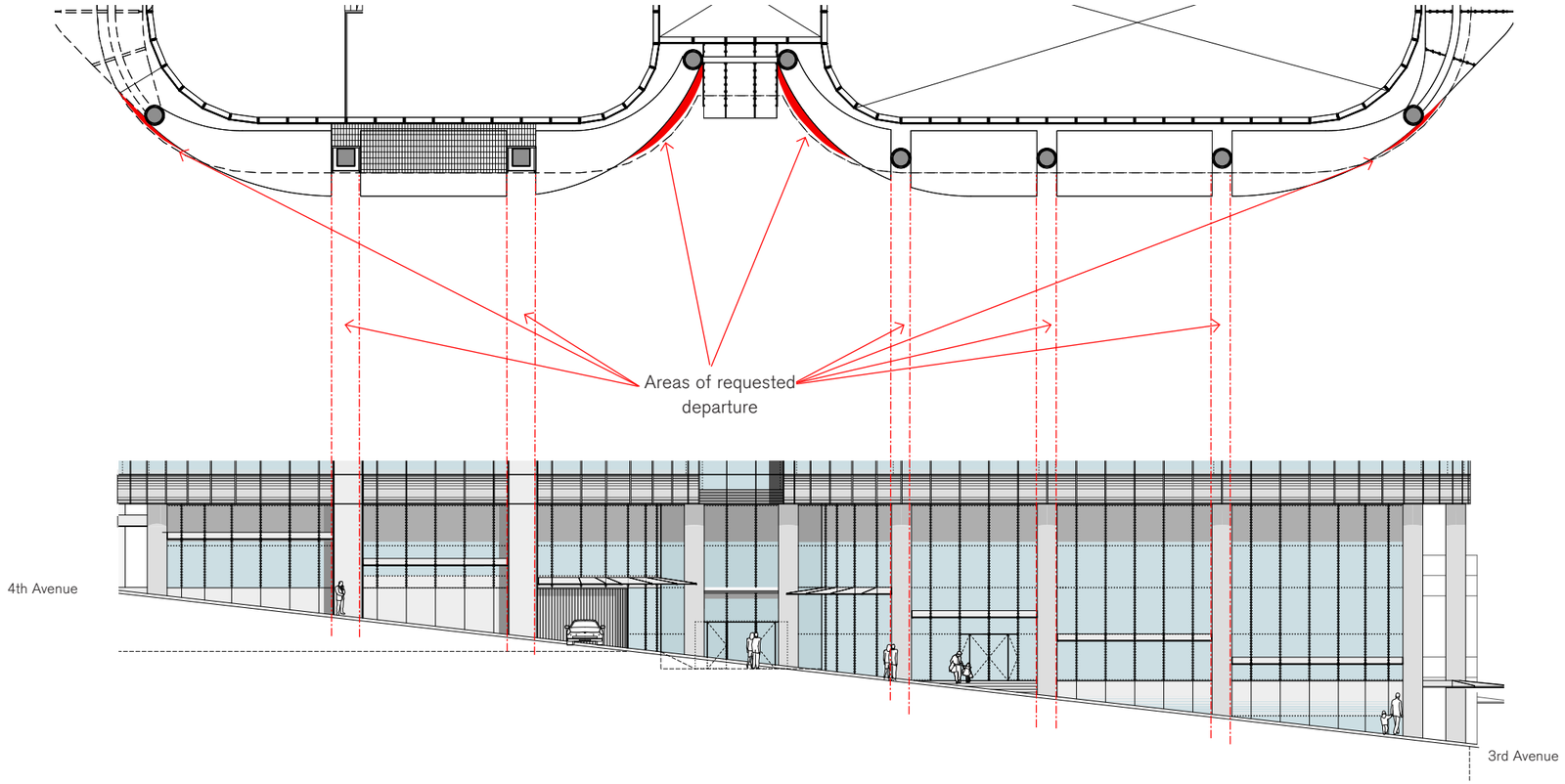


Cherry Street elevation

Departure Request #1C
Overhead Weather Protection

Cherry Street

Option with additional canopies



Cherry Street elevation

Development Standard (SMC 23.49.018)
Continuous overhead weather protection shall be required for new development along entire street frontage

Departure Request – Cherry Street (Option B)
Modify requirement for continuous overhead weather protection along Cherry at five (5) locations, ranging from 3' -6" to 5' -0" in length.

Considerations
The Option B proposal incorporates steel-and-glass canopies along Cherry Street, suspended between the columns. Canopies are held off of the glass wall at retail space by a small dimension, and project to comply with dimensional requirements.

Breaks in the continuity of the canopies at column locations better support the adopted Design Guideline B-4: Design a well-proportioned and unified building by locating the canopies so that they appear to float between the columns, while minimizing their physical impact on the glass wall behind; and by allowing the curves expressed in the architectural language to be maintained in the canopy design.

The building overhang above will provide additional weather protection along the building facade edge and a shadow from inclement weather, predominantly originating from the southwest. Additionally, tightly-spaced street tree canopies along Cherry Street will provide weather protection.

3.3
Departure Request #2
Facade Modulation

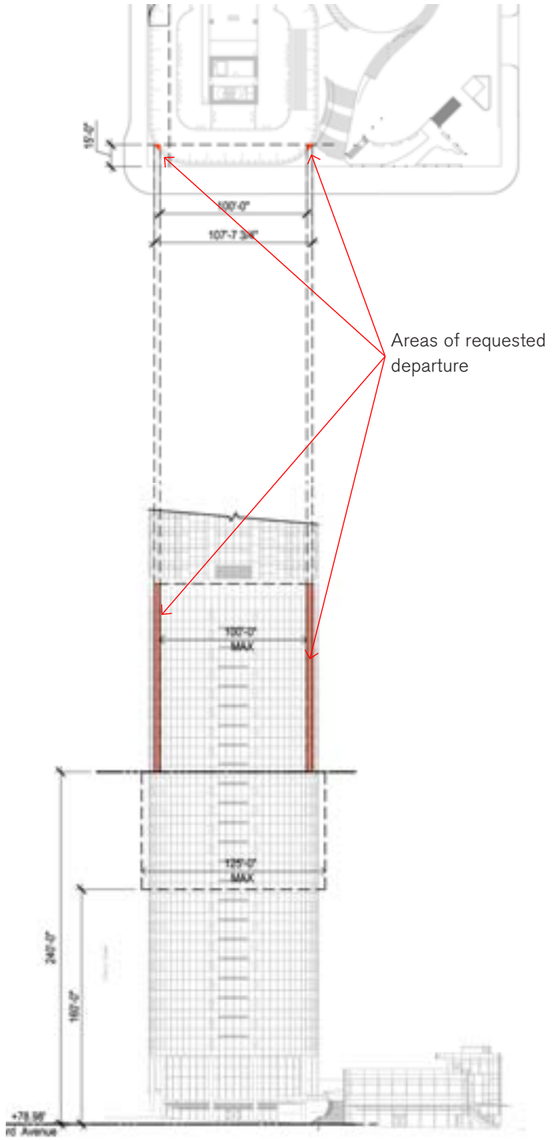
Development Standard (SMC 23.49.058.B)
Standard requires unmodulated facade to be limited to 80' in length above the 500' elevation and 100' in length above the 240' elevation, among other maximum lengths.

Departure Request - Cherry Street
Modify dimensional requirement for:
- Length of modulated area from the required 60' in length to 55'
- Setback depth of modulated area from the required 15' depth to 14'-3'.

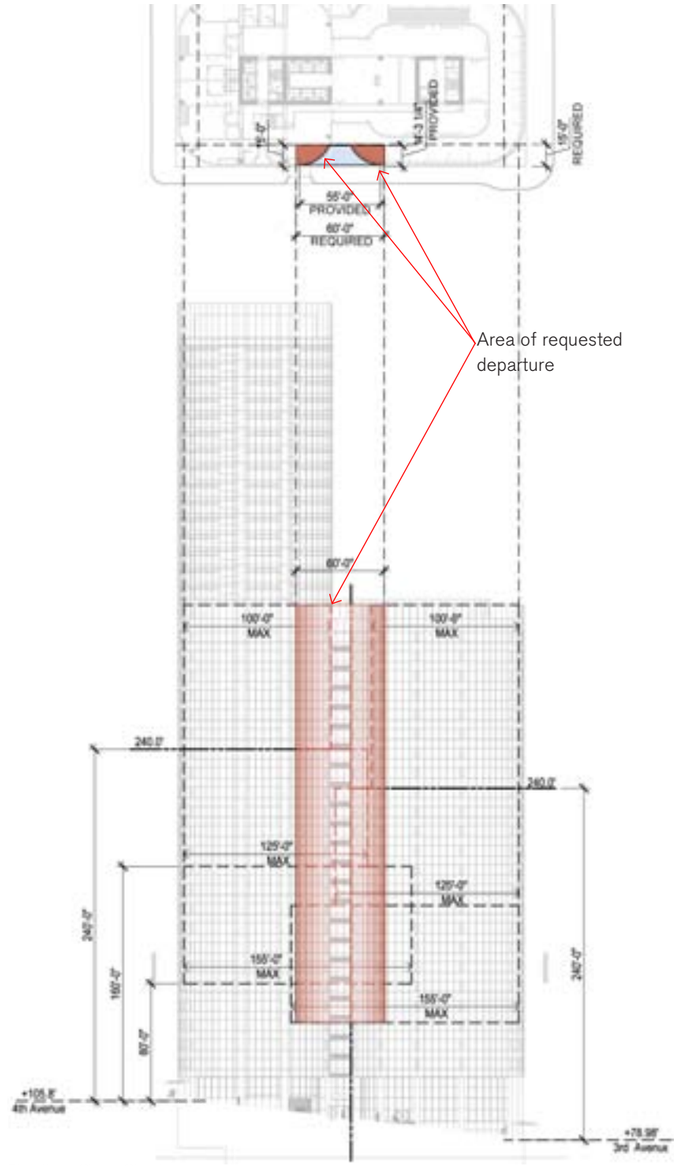
Departure Request - Third and Fourth Avenues
Modify requirement for length of unmodulated facade from 100' to ~107' -8"

Considerations
The proposed design better meets the adopted design guideline for proper transitioning of bulk and scale (B-2)and coherent architectural concept (B-4). The curves at the corners of the building and at the recessed notches serve to provide modulation in the facade of the tower as intended by the code, breaking the massing into two vertical elements, providing a variation in color and finish, and adding visual interest. Additionally, these curved forms work together with the delicate yet sophisticated architectural expression of the facade, enhancing the lightness and transparent appearance of the design by allowing the corners to fade back.

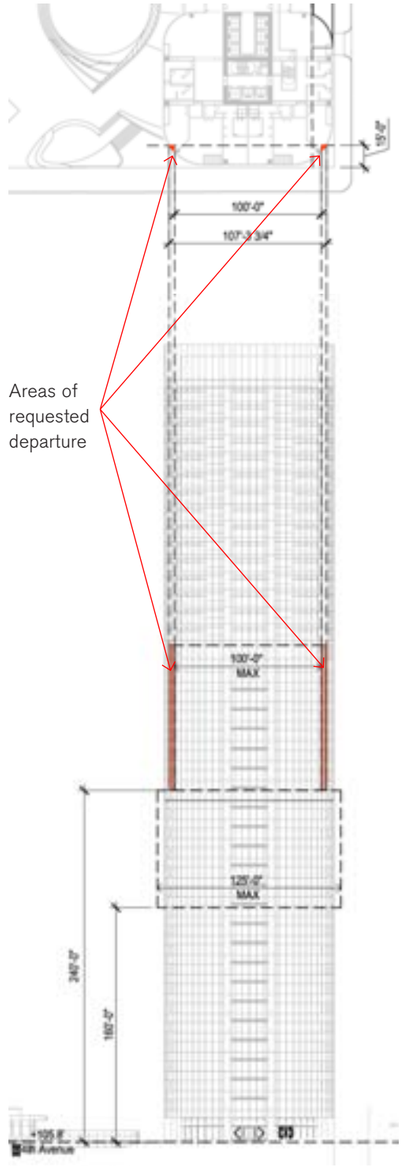
Additionally, the façade promotes greater relation to the plaza, furthering the Design Guideline for relating to the human scale (C-2), by visually marking the central portion of the plaza. Emphasizing public entries into the building with the vertical notch and using the curved form to emphasize the direction of pedestrian flow also better meets the intent of to Design Guideline C-4, "Reinforce building entries".



Elevation - Third Avenue

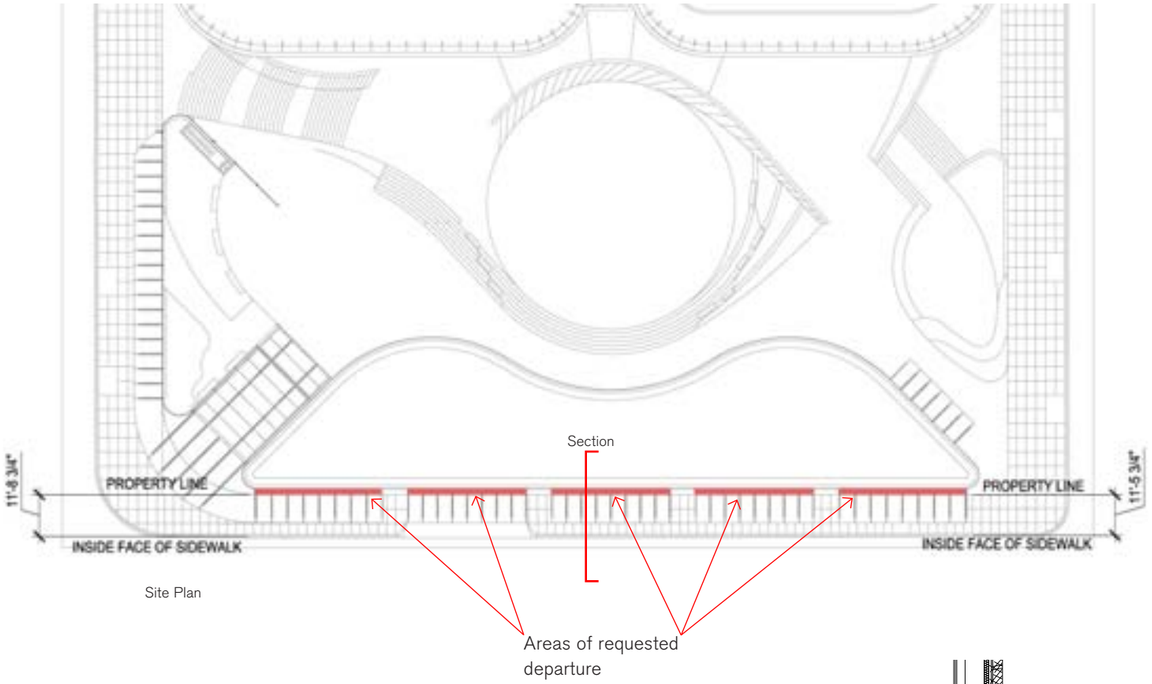


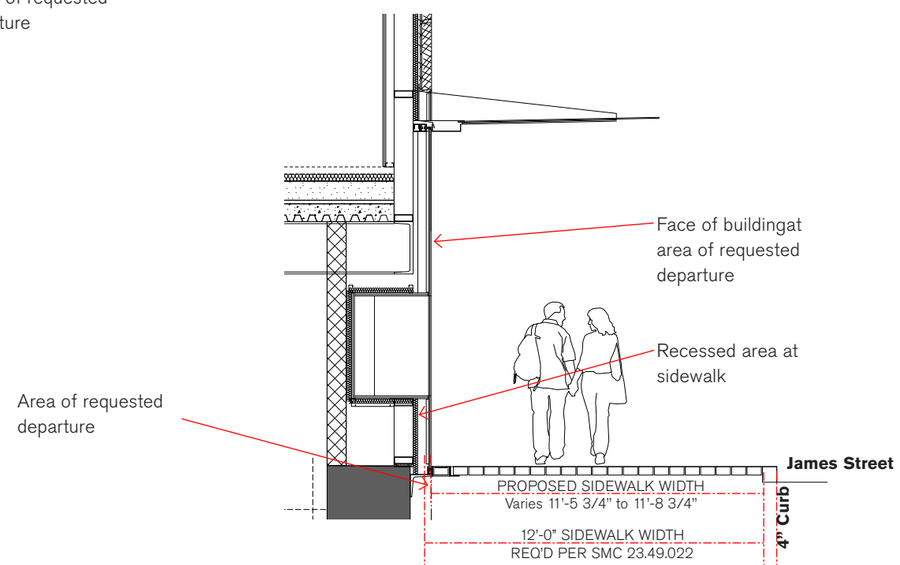
Elevation - Cherry Street



Elevation - Fourth Avenue

3.4
Departure Request #3
Sidewalk Widths





Development Standard (SMC 23.49.022)
12'-0" sidewalk width required along James Street frontage.

Departure Request
Modify dimensional requirements of sidewalk wid th by maintaining existing minimum sidewalk widths at the property line along James Street ranging from 11'-8 3/4" to 11'-5 3/4" (the existing curb line has a slight variation from parallel to the property line).

Considerations
The proposed departure integrates variations in the facade design with the sidewalk widths, by providing a varying sidewalk width of up to 13'-6" at vertical slots along edge.

The proposed departure aligns with sidewalk widths adjacent to City Hall on James Street between 4th and 5th Avenues.

The proposal better meets the adopted Design Guideline C-1: Promote pedestrian interaction, and C-2: Design facades of many scales by adding a greater level of pedestrian-oriented detail, scale and visual interest. Additionally, the small dimensional departure of the sidewalk width is offset by recessed breaks in the façade plane along the sidewalk edge which increase the sidewalk width at those locations.

The proposal also better meets the adopted Design Guideline B-3: Design a well-proportioned and unified building, through the use of a varied façade plane that helps to break down the massing and composition of the façade along James Street.

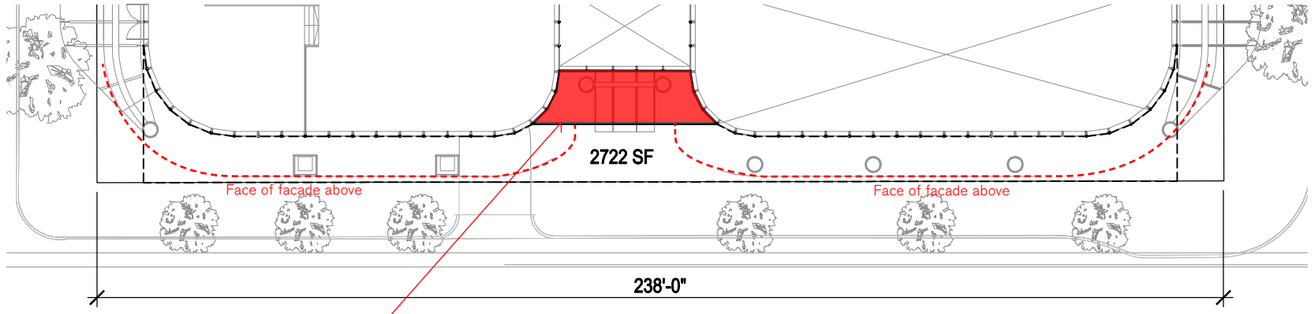
3.5
Departure Request #4
Facade Setback Limits

Development Standard (SMC 23.49.056 B-2-b)
The maximum allowable area of all setbacks between the lot-line and façade along the Cherry Street frontage is 2,380 square feet, determined by multiplying the length of the street frontage by an averaging factor of 10.

Departure request
Modify dimensional area requirement to allow for additional setback area of 342 square feet.

Considerations
The proposal better meets the adopted Design Guideline C-4e - Reinforce building entries, by using a recessed entry with a large steel and glass canopy projecting above to increase the legibility of the entry location to public view, for greater access to the public plaza and the building.

Additionally, the proposal better meets the adopted Design Guidelines C-1-c: Promote pedestrian interaction, and D-1 Provide inviting and usable open space, by creating more landscaped and protected space at the entry, with a greater separation from the garage exit.



Site Plan

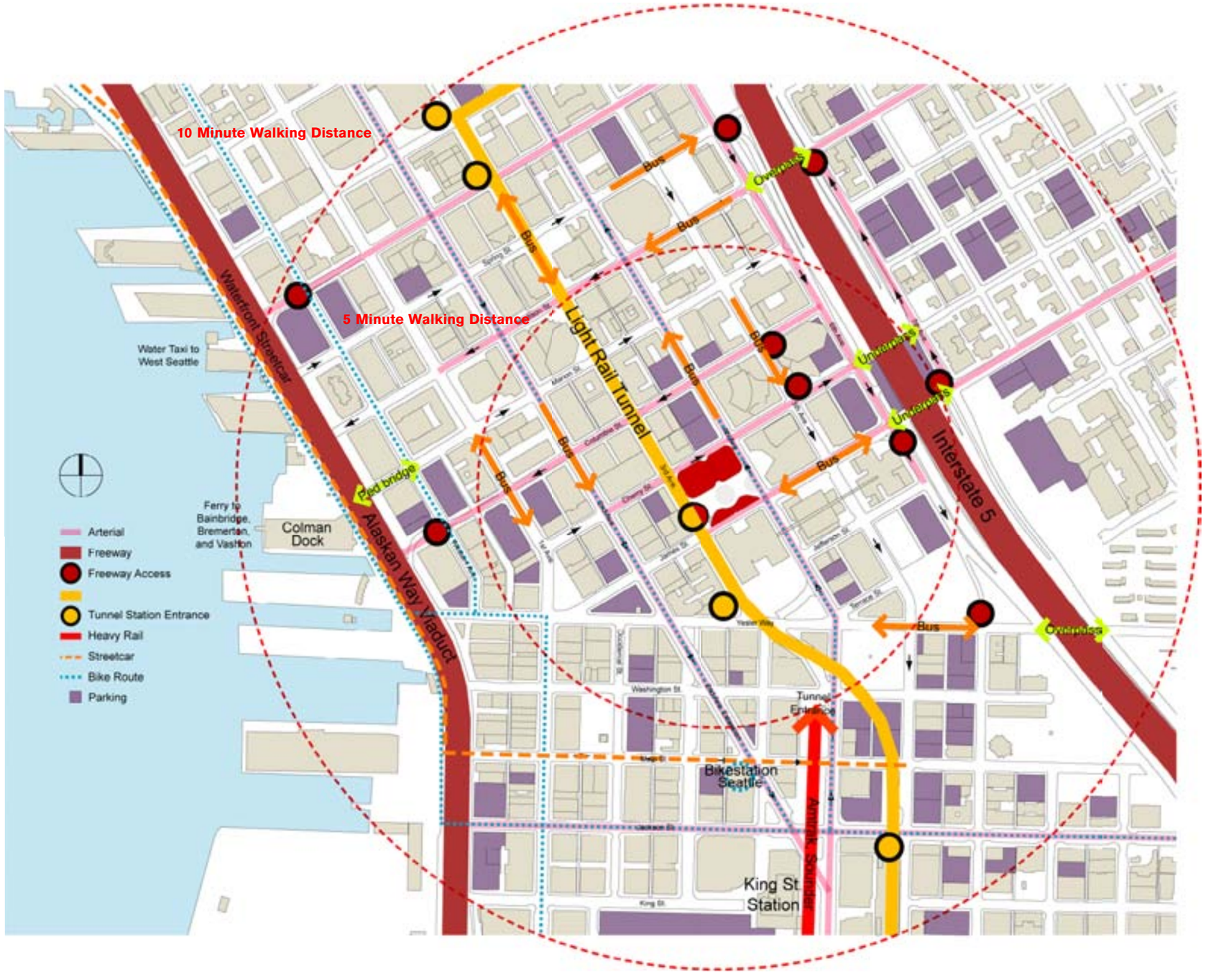
Area of requested departure

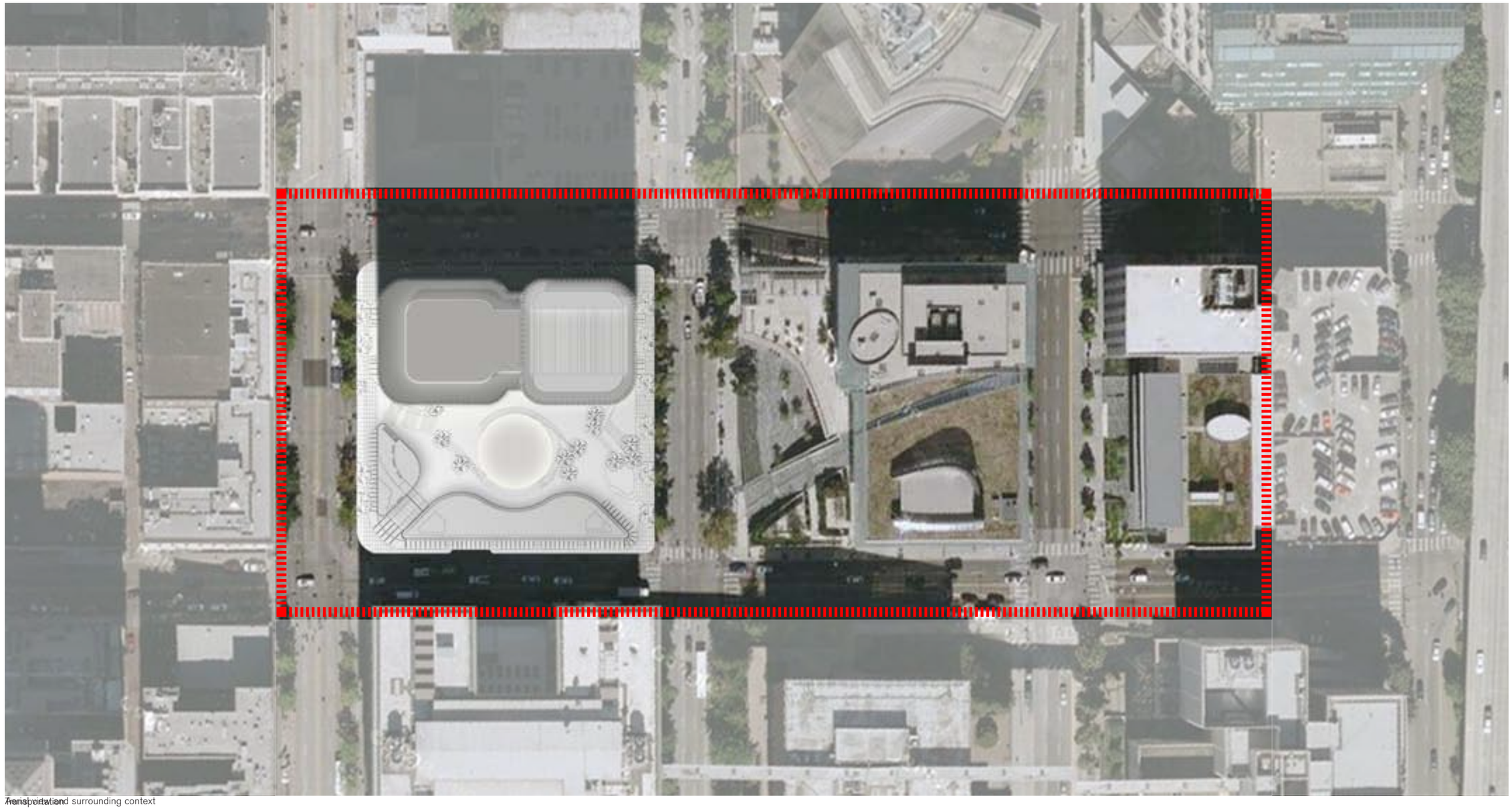
Appendices

4

This chapter contains additional information for reference purposes.

4.1
Site Context





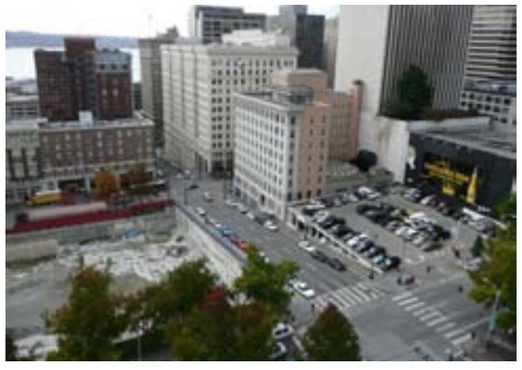
Aerial view and surrounding context

View 1 - North along Third Avenue

View 4 - West along Cherry Street

View 7 - View of City Hall Plaza

View 2 - East along James Street



View 5 - Fourth Avenue form City Hall

View 8 - View from City Hall Steps

View 3 - East along Cherry Street

View 6 - Water feature Along Fourth Avenue

View 9 - View of City Hall Water Feature

Streetscape Views

The project site is surrounded by a tremendous variety of building types, both historic and contemporary, ranging in scale from multi floored office buildings down to single story parking structures. As such, the site and its immediate context are typical of a dense downtown urban zone that has undergone varied redevelopment over previous decades, resulting in a diverse, inconsistent, and in some instances incoherent urban context.

Of primary importance to the site is City Hall, located on the north east boundary. Its raised external terraces address the site and create a strong physical and visual link to the south west. The Masterplan for City Hall portrays desired continuity of external landscaped space and an extension of the use of water cascading across the site. This treatment is intended to draw pedestrians through the building and across its landscaped external spaces.

To the south east of the site lies the imposing 15 story structure of King County Courthouse. This austere building has a deep recess at the centre of the city block with no street level activation. These characteristics reinforce James Street as a primary vehicular route rather than a pedestrian one.

The buildings to the south west of the site that front Third Avenue are of an intermediate scale (8 to 9 stories) and are of limited architectural distinction. At street level, Third Avenue is activated by continuous retail. This remains a highly viable function given the significance of Third Avenue as a primary pedestrian artery.

The north west boundary contains elegant 10 story Arctic building to the west that is currently being redeveloped as a hotel. Beside it to its east lies a contrasting, low quality, single level parking structure.

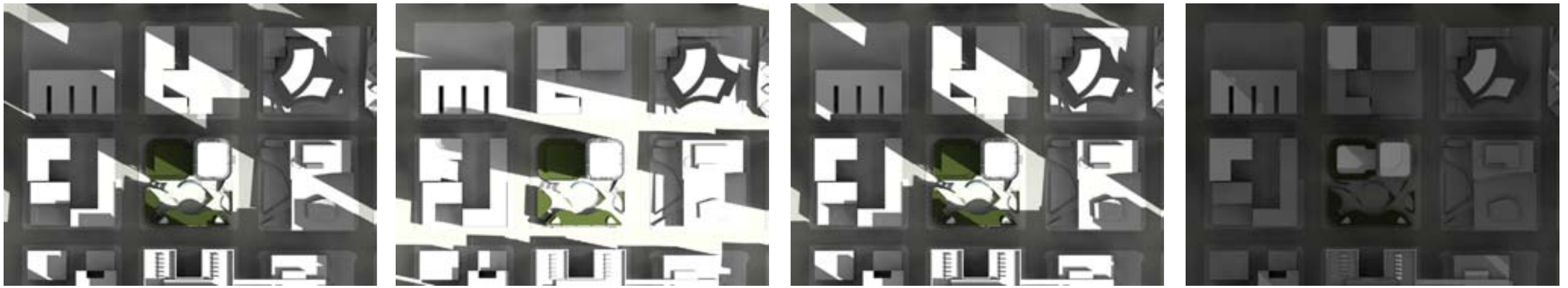
4.2
Solar Studies

March

June

September

December

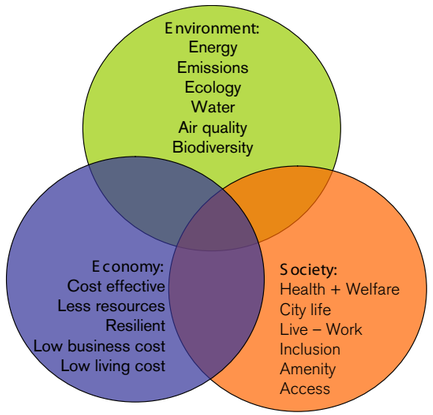


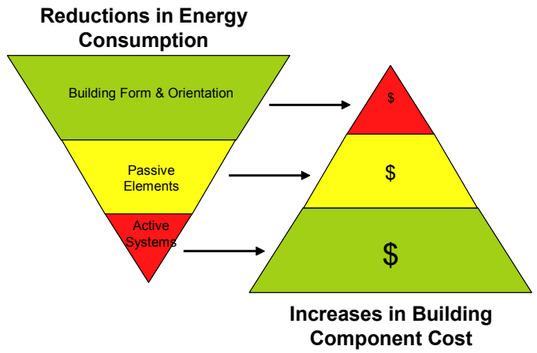
10 am

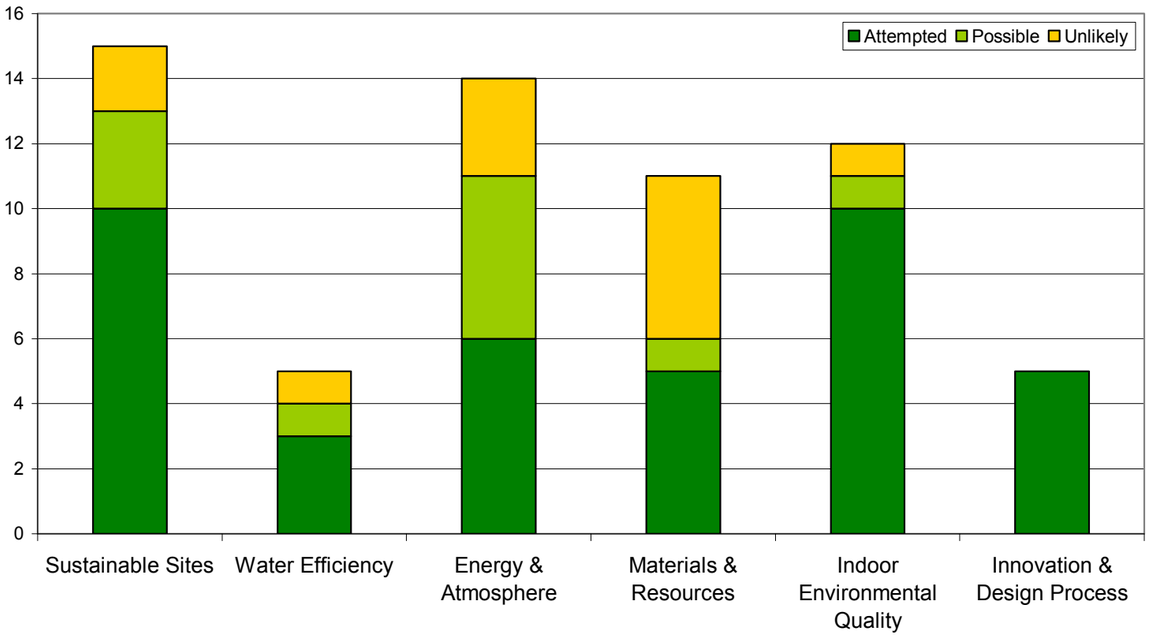
14 pm

16 pm

4.3
Sustainability







Triple bottom line

The design of 601 Fourth Avenue embraces sustainability as a core value with a whole systems approach that balances social, economic and environmental factors.

The project is evaluating sustainable measures based on the triple-bottom-line approach that values environmental, social, and economic sustainability. The technical approach to sustainability on the project will be one of "each component stands on its own." To be truly sustainable, all aspects of the project must be individually sustainable. To achieve a high level of sustainability, as indicated by a LEED® Gold or Platinum certification, the project cannot afford to have poorly performing aspects propped up by other aspects. This is most certainly true for areas of water and energy consumption, but also true for other aspects such as construction materials.

Passive before active cost effective design

In concert with the team's approach to "triple-bottom-line" sustainability, the first priority in energy reduction is an efficient building form and orientation to set the stage for cost effective technological solutions. The energy saved through these simple, yet effective maneuvers comes at little to no cost to the project compared to active, technological solutions to energy problems. Passive systems design, such as daylighting, solar access, and design for natural ventilation; is also more cost effective than active systems, and can actually reduce or eliminate the need for active systems in certain instances.

Sustainability Project Metrics

In addition to LEED® Core and Shell, the project team will also be using several other sustainable design tools and metrics to evaluate the design, guide the design, and/or set project goals.

The two main metrics we will be using are ASHRAE Standard 189-P and the Architecture 2030 Challenge. Both of these metrics are actively supported by the City of Seattle Mayor's office as well as the Department of Planning and Development.

The project is also considering the adoption of certain measures contained within LEED® for Homes and the American Lung Association Health House® (now discontinued) programs for application to the residential units.

In addition the project is ensuring that the base building systems are suitable for tenant certification of LEED® Platinum for Commercial Interiors.

- LEED® Core and Shell v 2.0
- LEED® Commercial Interiors
- Architecture 2030 Challenge
- ASHRAE Std. 189-P
- American Lung Association's Health House® Program
- LEED® for Homes

LEED® Core and Shell Targets

The project sustainability requirement is for LEED® Core and Shell v 2.0 Gold certification. The project is aspiring to Platinum certification, if achievable within the project's financial, schedule and programmatic constraints.

The project aims to achieve Gold pre-certification before the start of construction in order to demonstrate its achievements to the broader client body (including the City of Seattle) as well as to aid in marketing of the project to potential tenants. The project will submit for pre-certification based on the 50% Design Development documents.

The entire project will be considered a single LEED® Core and Shell project, including the site development, interface with Metro, retail program, parking garage, commercial office space, and residential units.

The project is currently registered with the USGBC.

Current Status

- Attempted: 39 Points — LEED Gold
- Attempted + Possible: 50 Points — LEED Platinum

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Project approach to energy efficient and carbon neutral design
The greatest benefit can be achieved through passive load reduction strategies, such as building orientation and façade design to facilitate daylighting. Active mechanical and electrical system efficiency improvements offer the next steps towards achieving carbon neutrality. These improvements include efficient lighting and HVAC systems as well as heat recovery strategies between program areas. The last, and most costly, steps towards carbon neutral design involve the self-generation of renewable power production and the purchase of carbon offs for the remaining balance.

Reduce Loads
- massing
- envelope

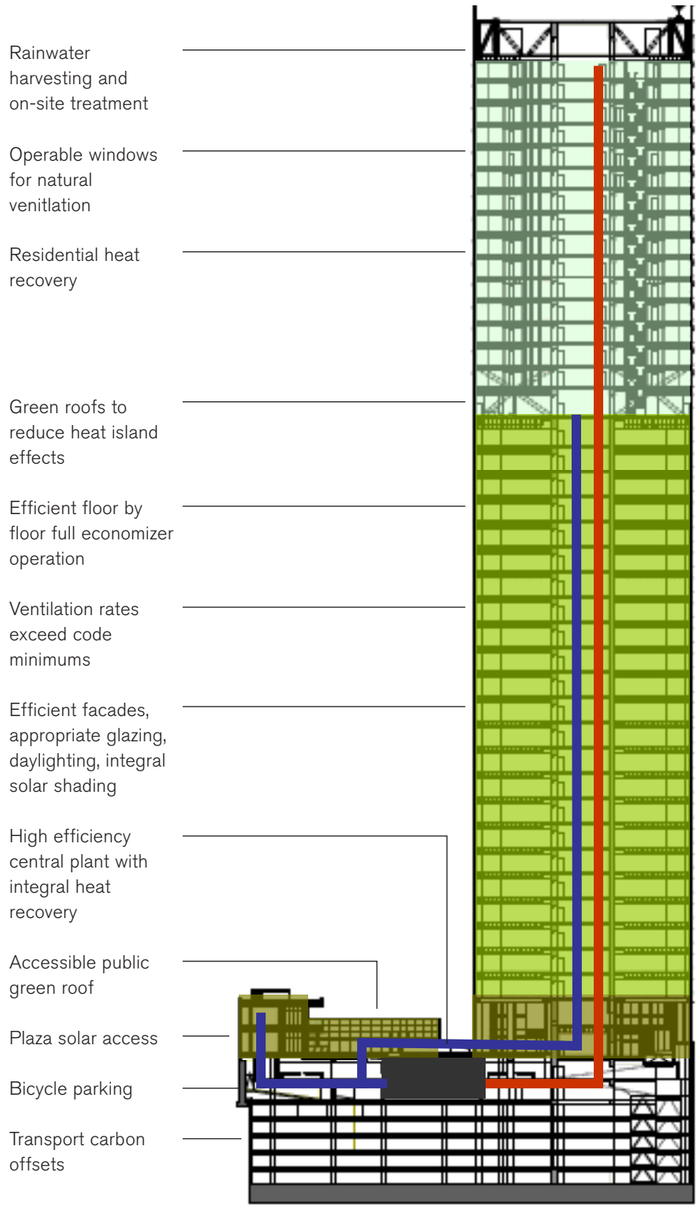
Passive Strategies
- daylighting
- natural ventilation

Active Strategies
- high efficiency central chiller plant
- low pressure air systems
- controls

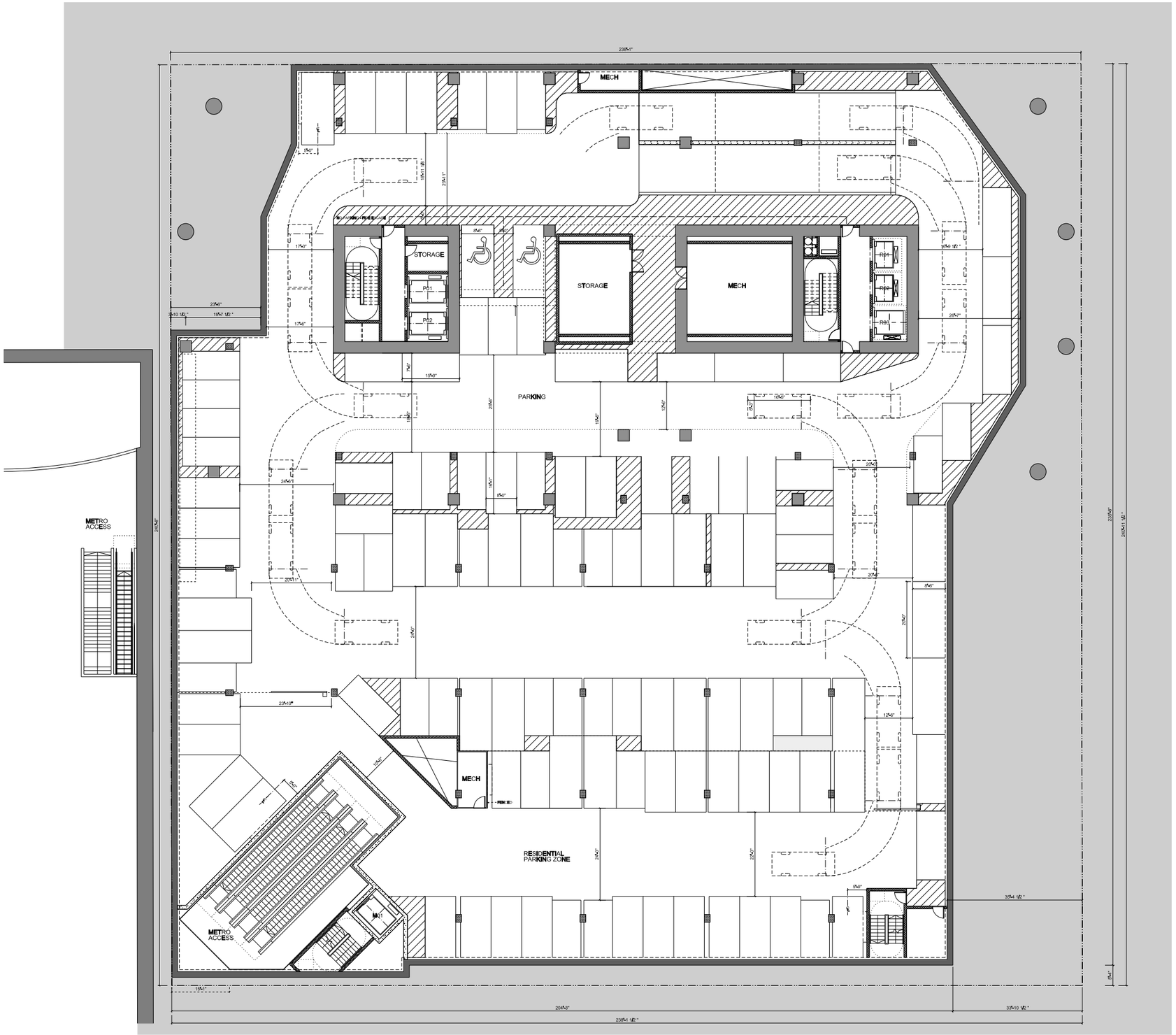
Recover Energy
- ventilation heat recovery
- commercial-residential heat exchange

Self Generation
- solar photovoltaics
- integrated art and energy

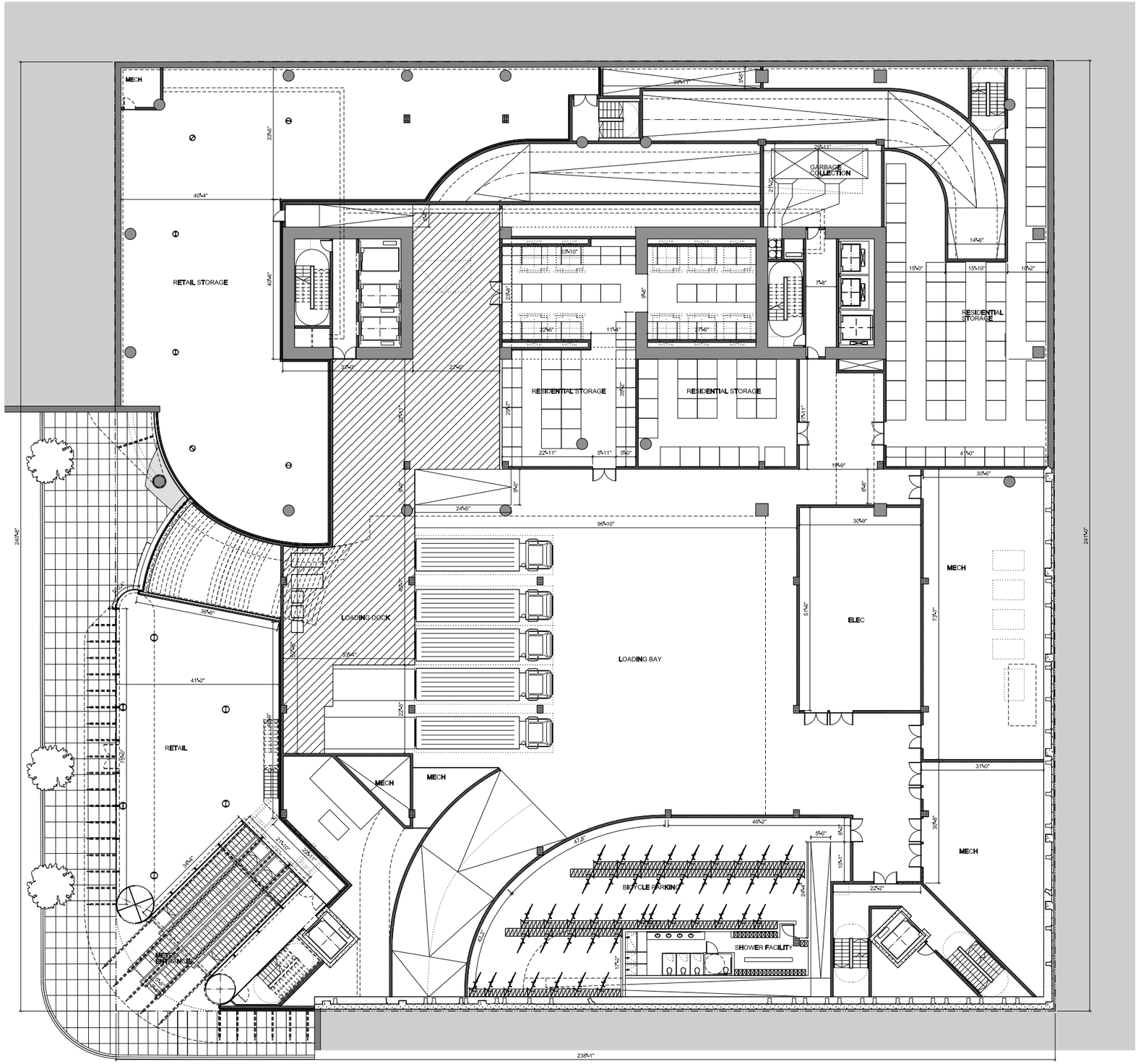
Offsetting
- renewable energy credits
- carbon offsetting



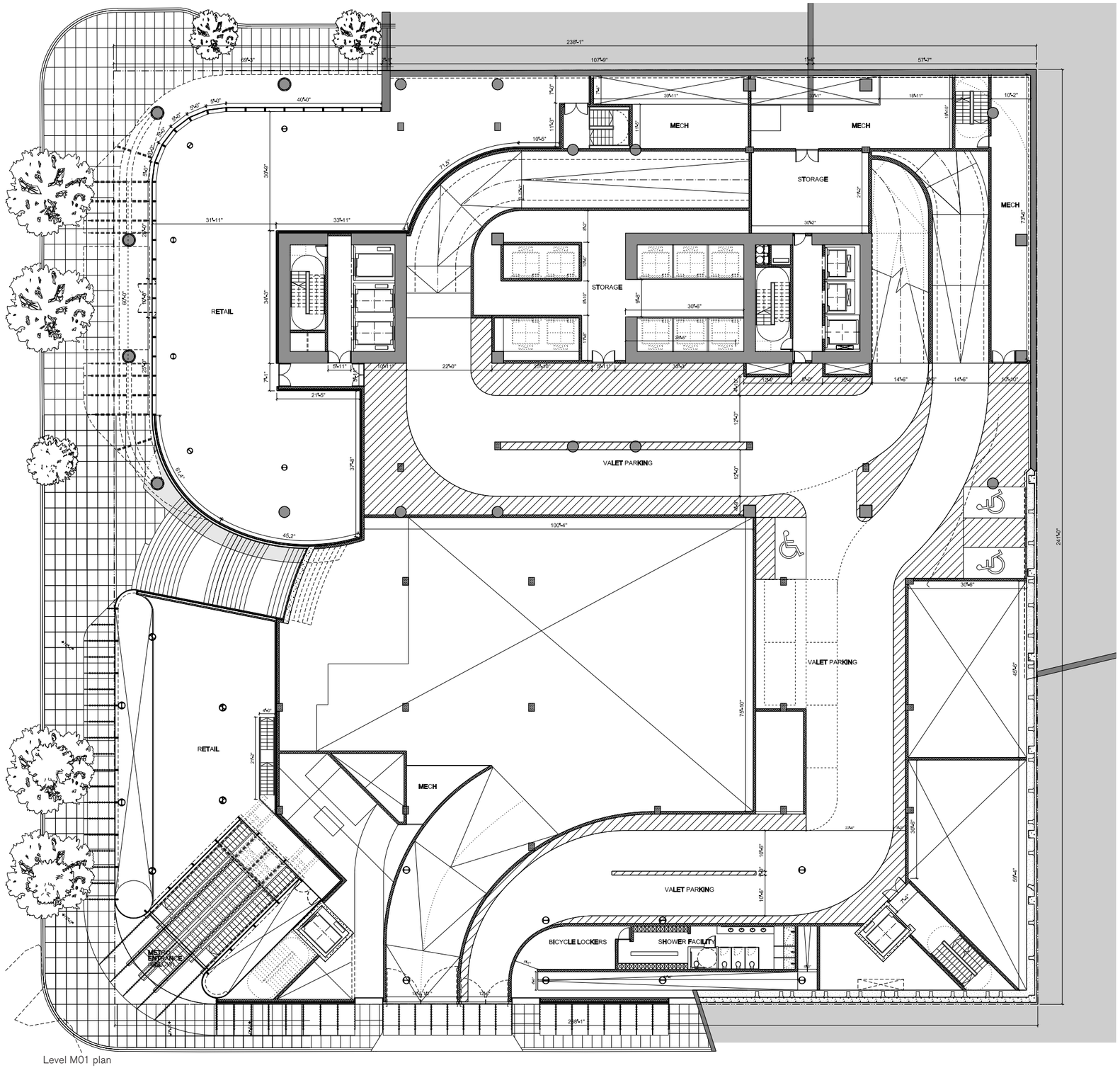
4.4
Project Plans, Sections, and Elevations



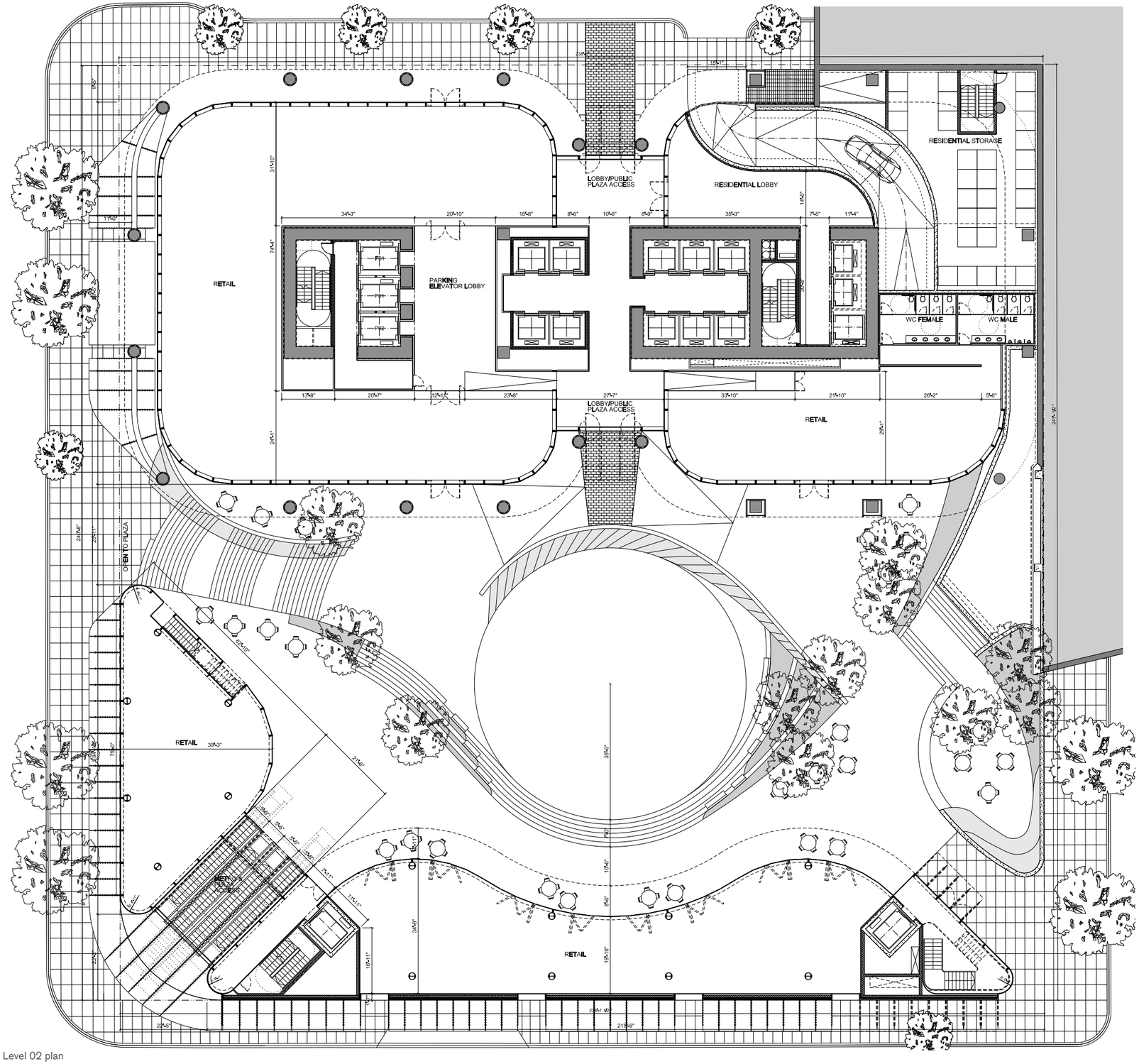
Basement level 05 plan



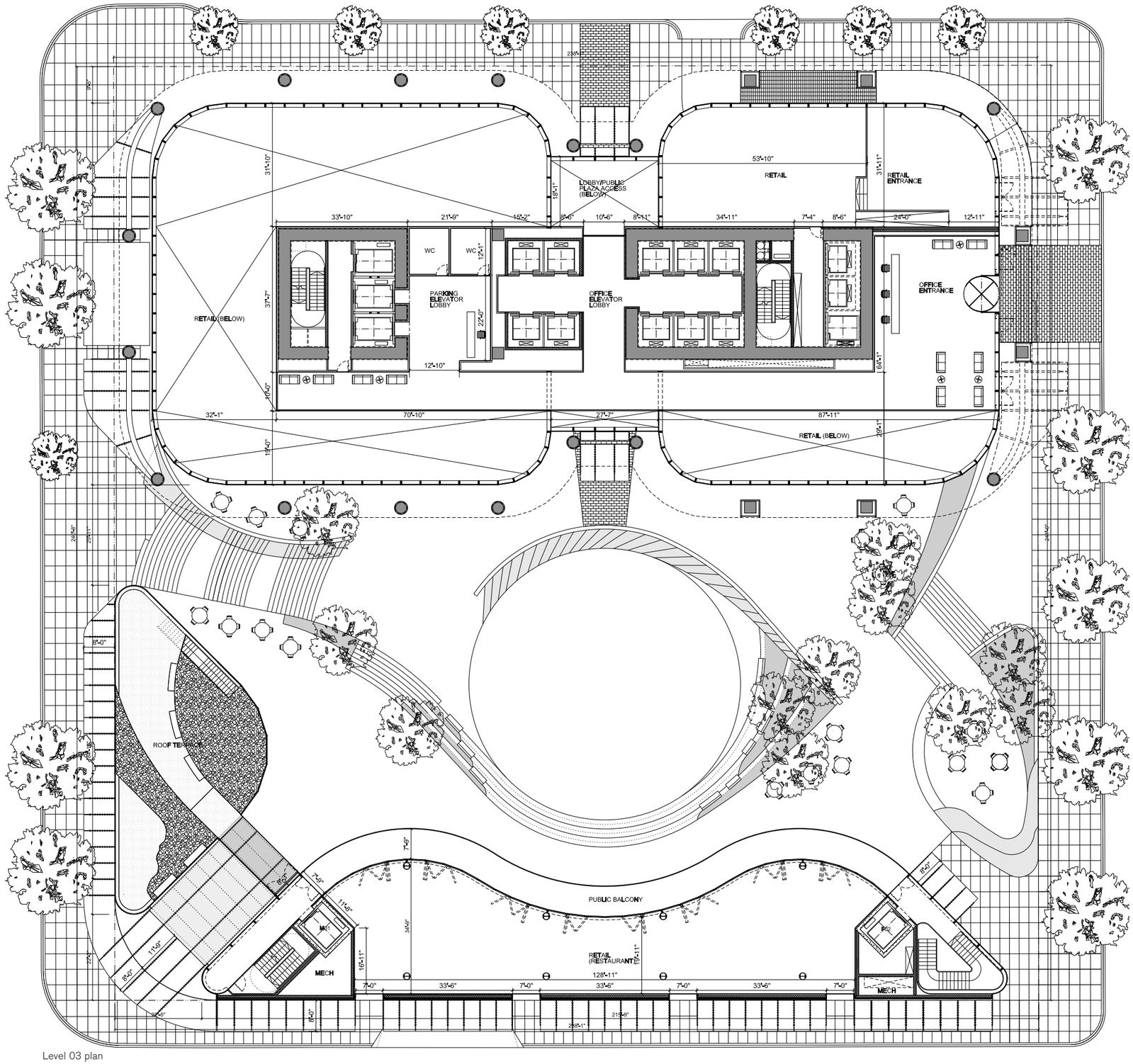
Level 01 plan



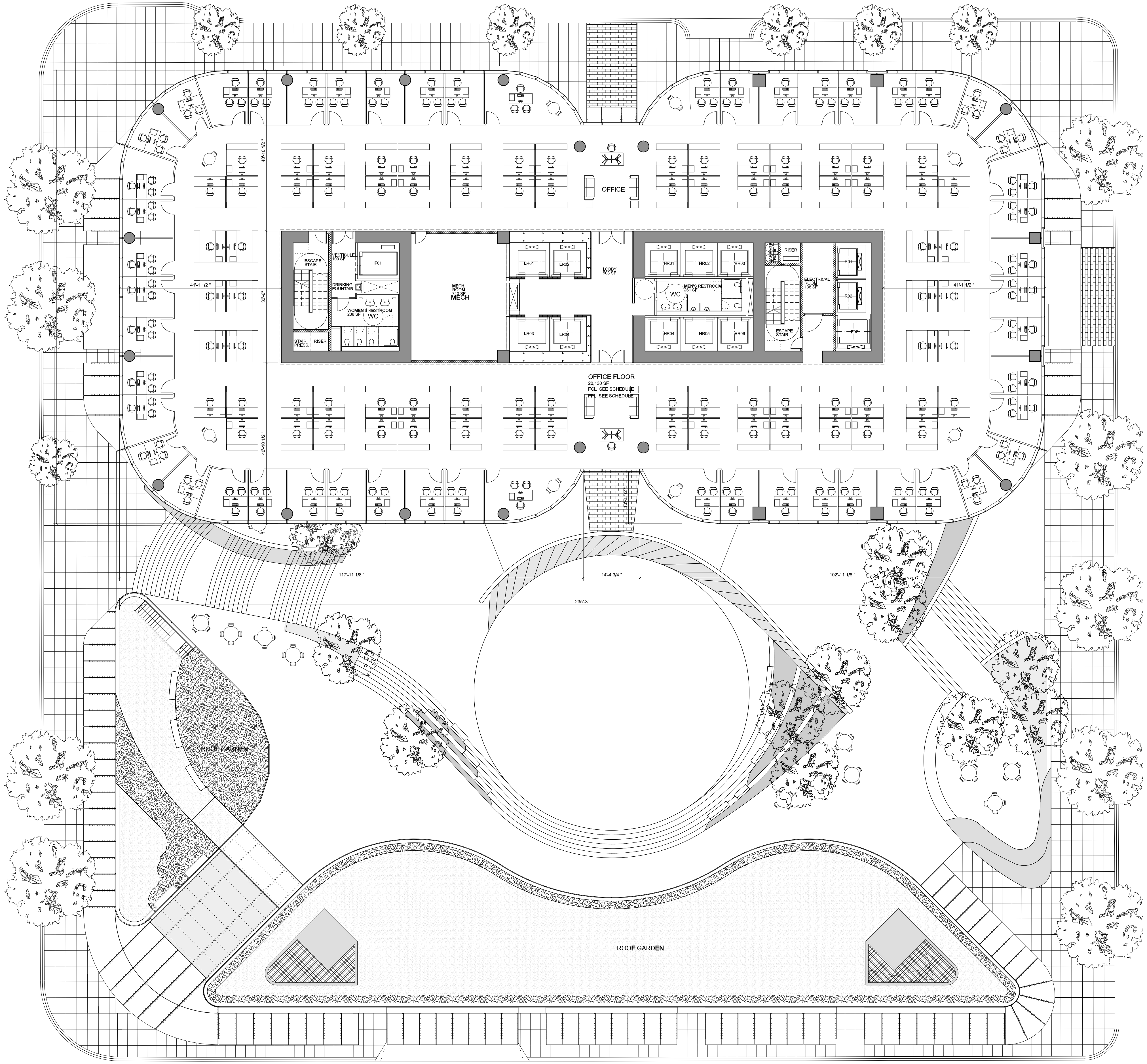
Level M01 plan



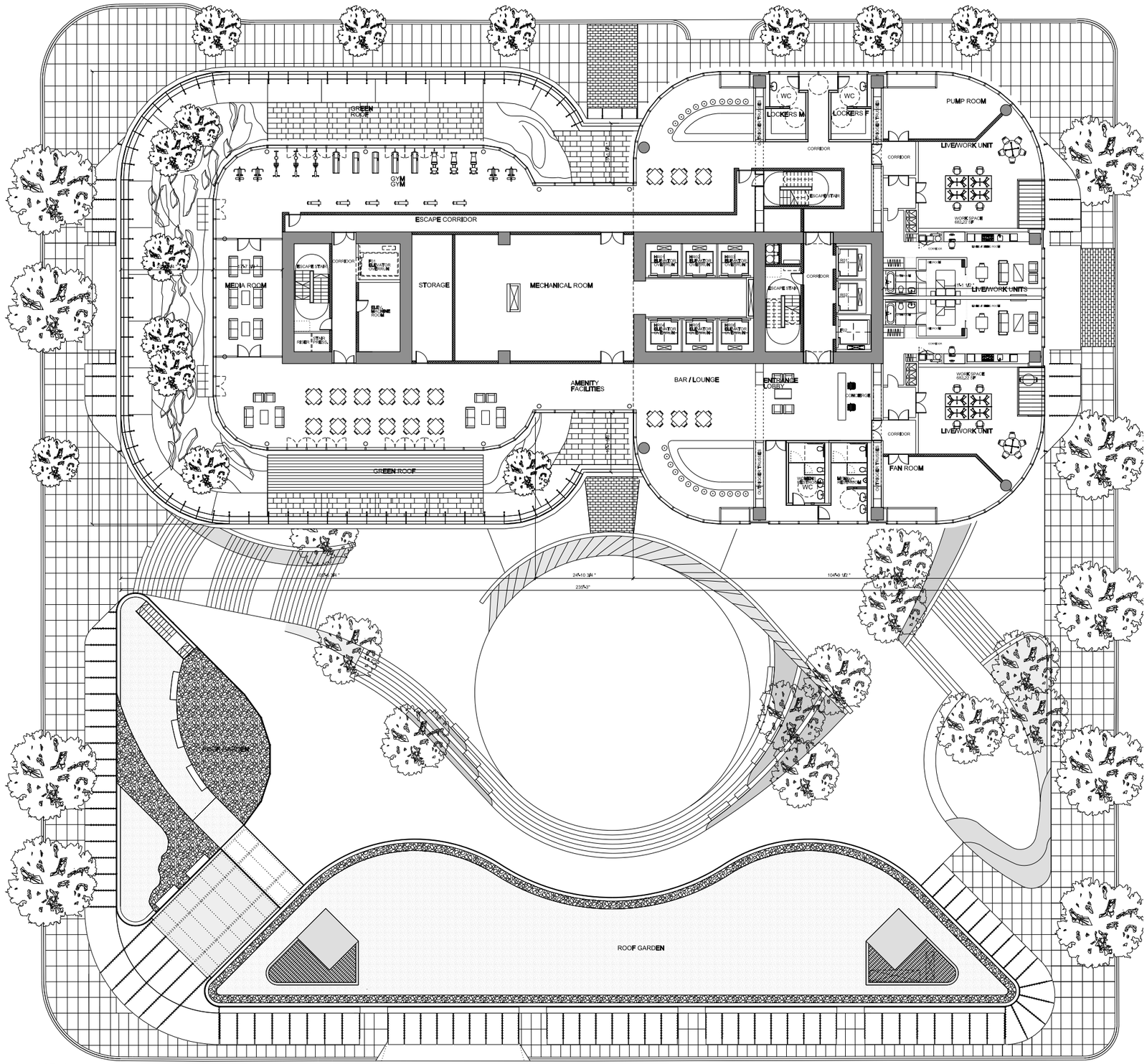
Level 02 plan



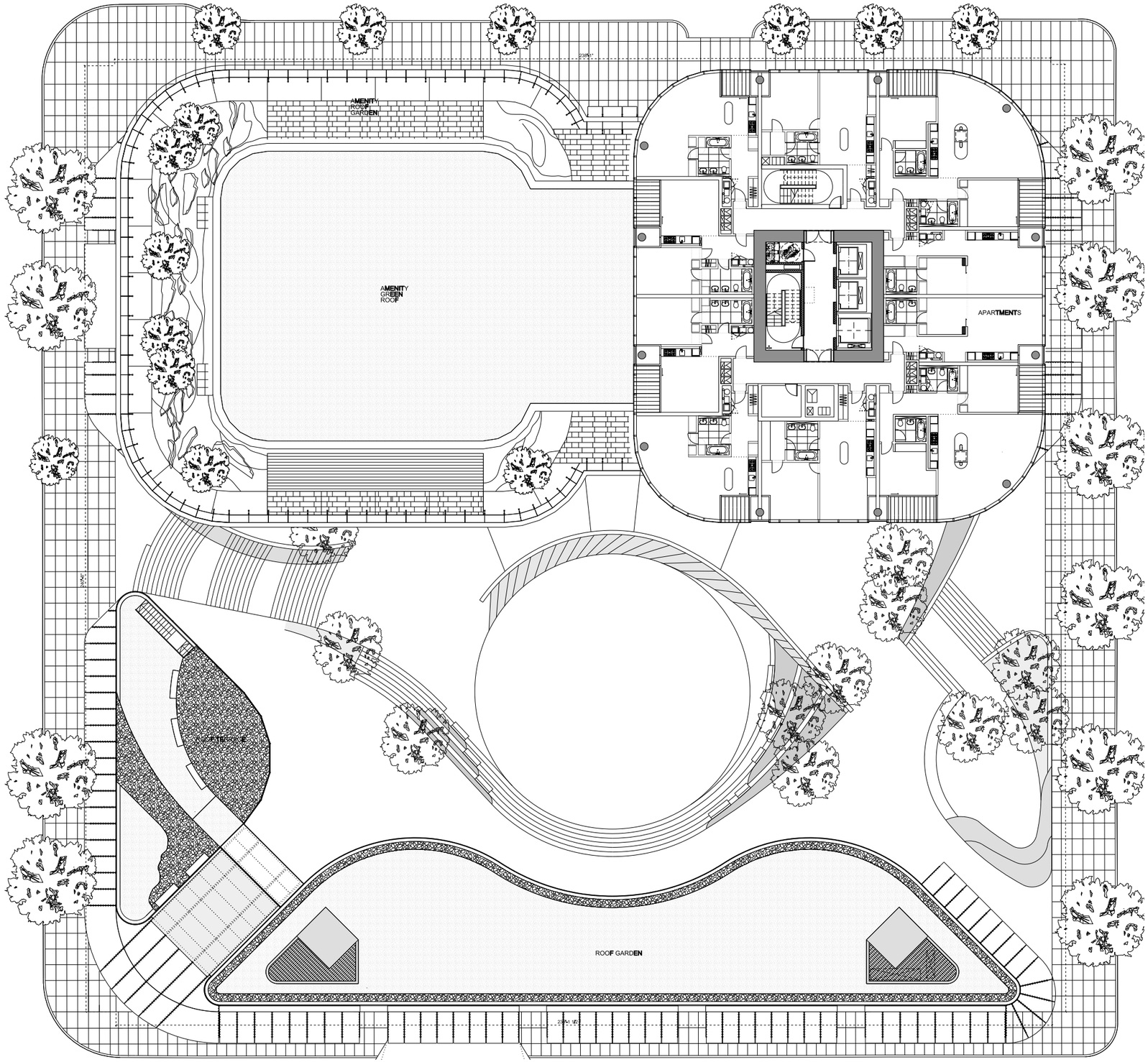
Level 03 plan



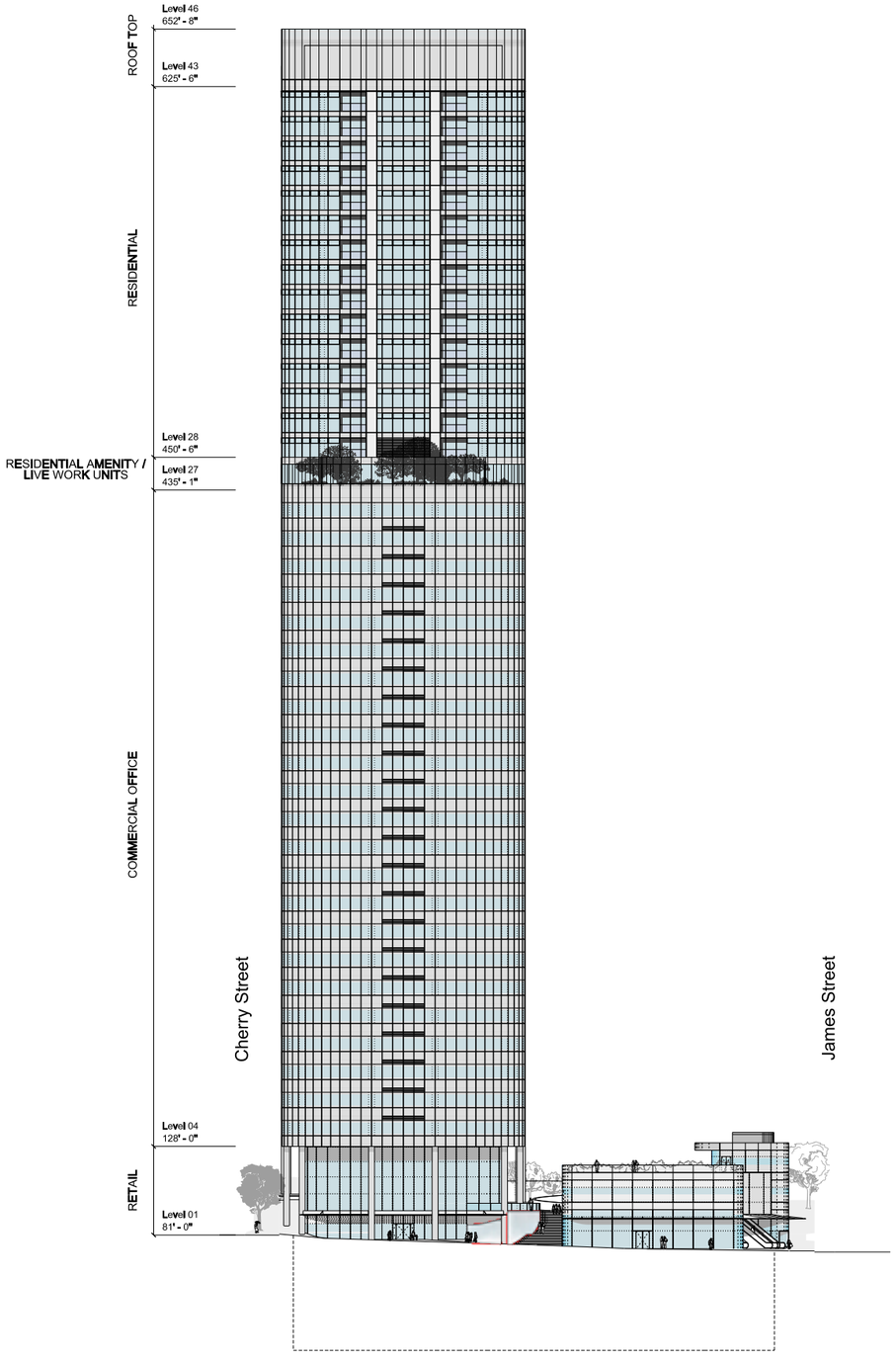
Typical office level plan



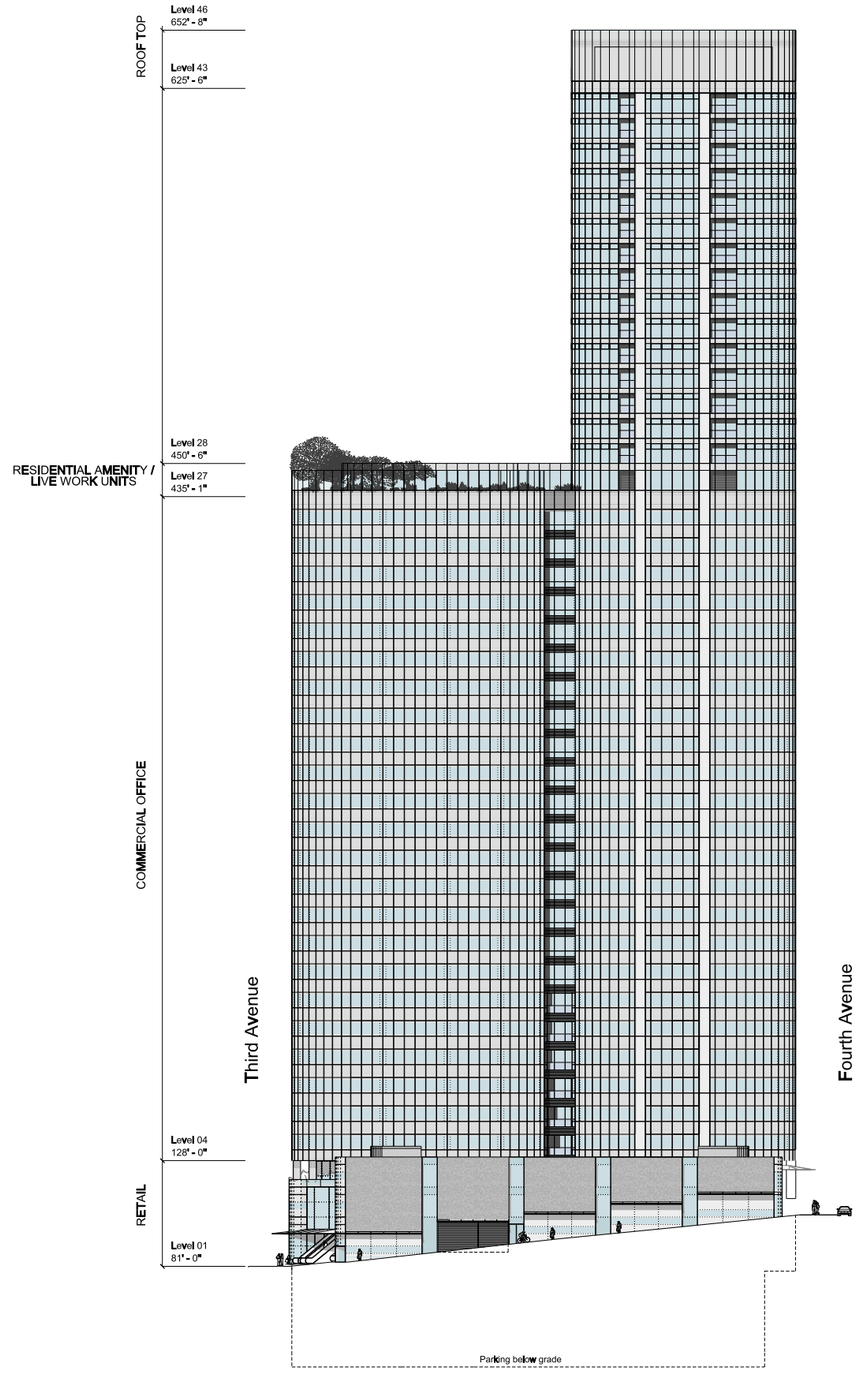
Level 27 plan



Typical residential level plan

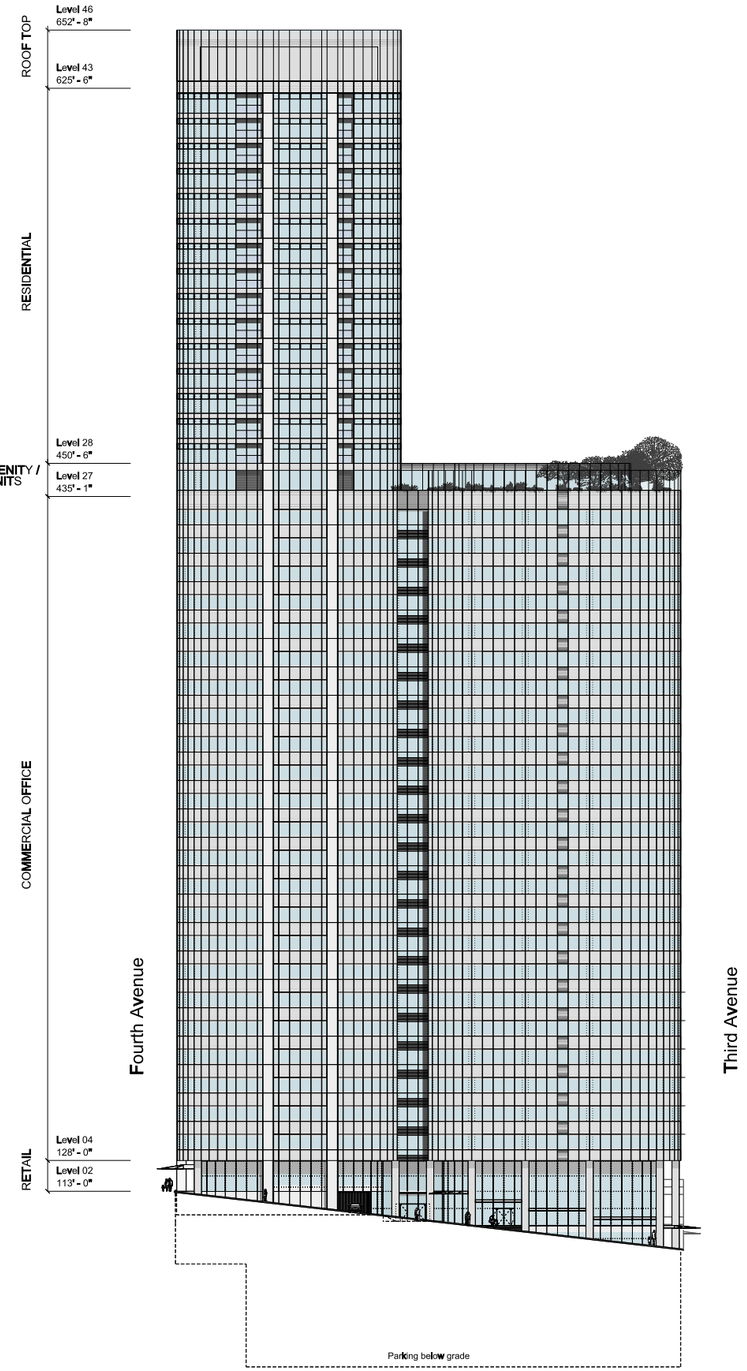


West elevation

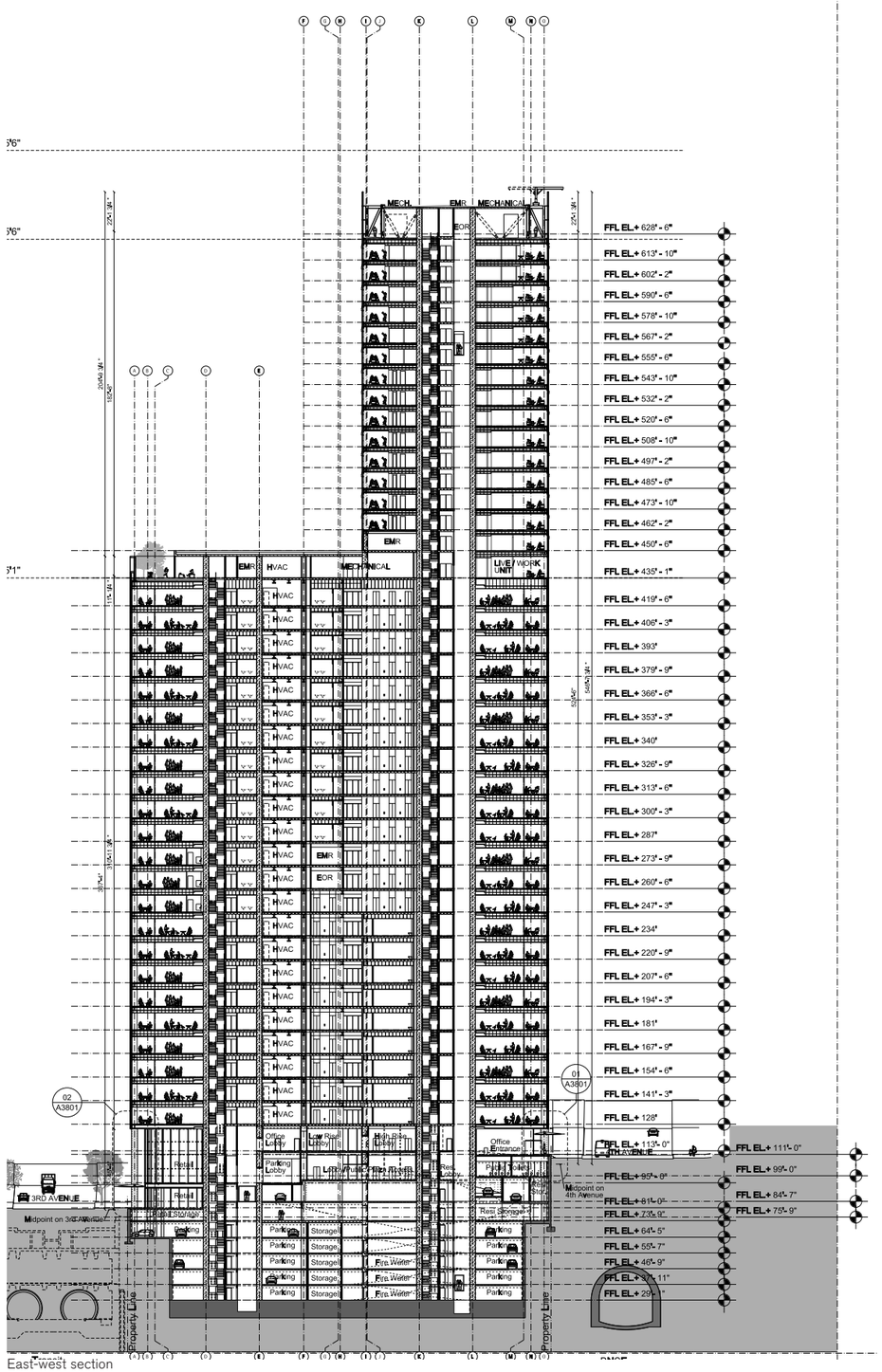


South elevation

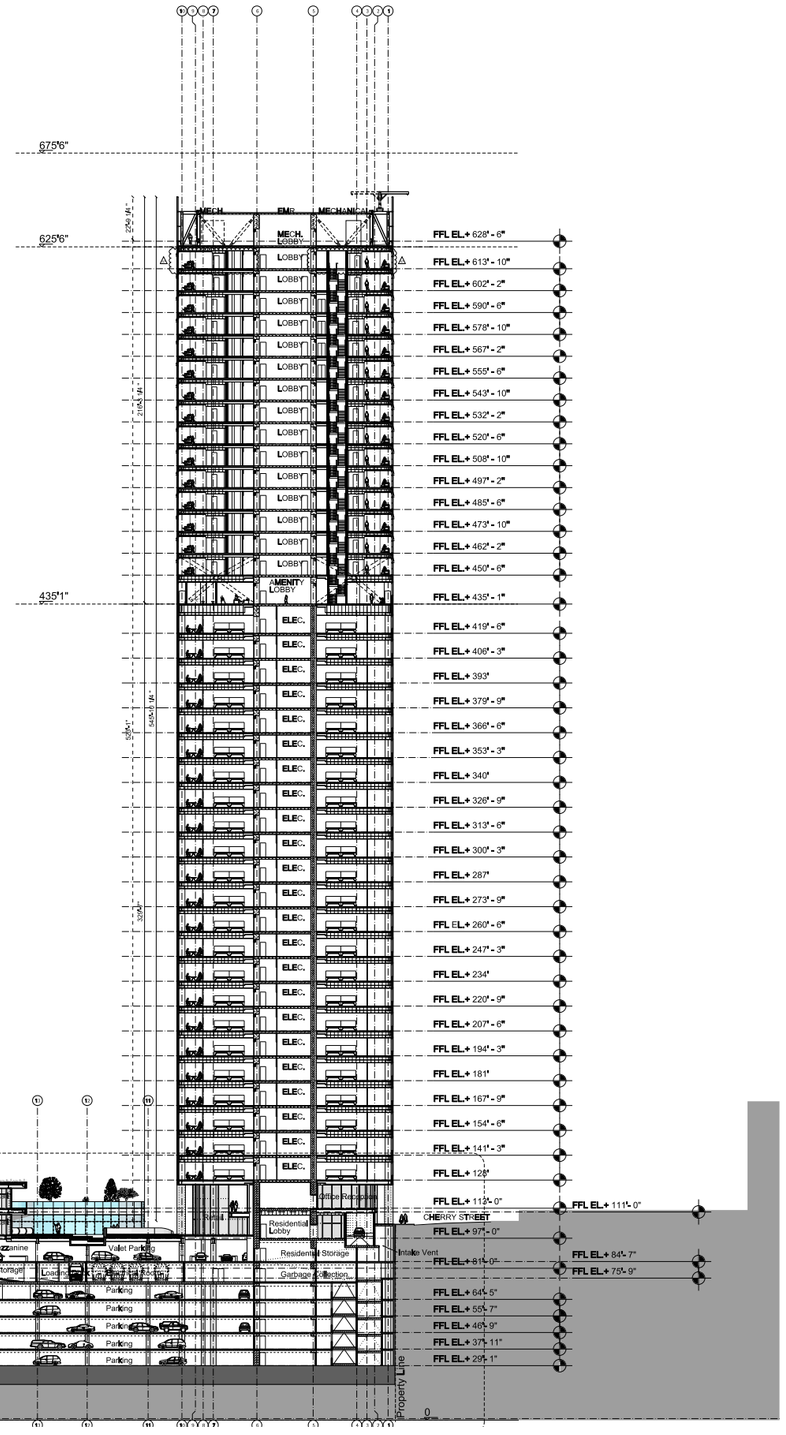
East elevation



North elevation



East-west section



North-south section