Project Location:

The project is located at 815 Pine Street at the southwest corner of Ninth Avenue and Pine Street on a site currently used for surface parking.

Project Description:

The project consists of a 440 foot tall tower with approximately 330 apartments on 32 floors, 5,000 square feet of street level retail/restaurant, and 300 parking spaces in eight levels (both below and above grade)

Project Team:

OWNER/APPLICANT
SO 815 Pine LLC
1201 Third Avenue, Suite 5400, Seattle, WA 98101
Contact: Craig Kolbitz - Project Manager
(206) 628-8046

ARCHITECT
Bumgardner
2111 Third Avenue, Seattle, WA 98121
Contacts: Mahlon Clements - Principal
(206) 223-1361

CIVIL
KPFF,
1601 5th avenue, Seattle, WA
Contact: Scott Gonsar - Project Manager
(206) 622-5822

LANDSCAPE
Windrose Landscape Architecture
111 West John, Suite 203A, Seattle, WA 98119
Contact: Scott Woodcock - Principal
(206) 274-5979

STRUCTURAL
Cary Kopczynski & Company
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Joe Ferzli - Senior Associate
(425) 455-2144

MECHANICAL, ELECTRICAL, PLUMBING
GLUMAC
1325 4th Avenue, Suite 1515, Seattle, WA 98101
Scott Vollmoeller - Principal
(206) 262-8360

EDG #1 Summary:

The applicant presented three options for an early design guidance meeting in May 2007. Each option presented similar alley access solutions with different architectural solutions for the integration of the base and tower. All the design guidance comments are addressed in chapter four of this proposal.

Development Requirements:

1) Maximize the allowable development capacity.
2) Provide a mix of apartment units and sizes (studio to 2+BR).
3) Create balconies for 40% of the units.
4) Integrate affordable housing within project.
5) Accommodate a large restaurant space at corner.
6) Maintain generous common recreational spaces (beyond code requirements).
7) Minimize parking spaces (as allowed by financing).
8) Locate main entrance on Pine Street.

Design Goals:

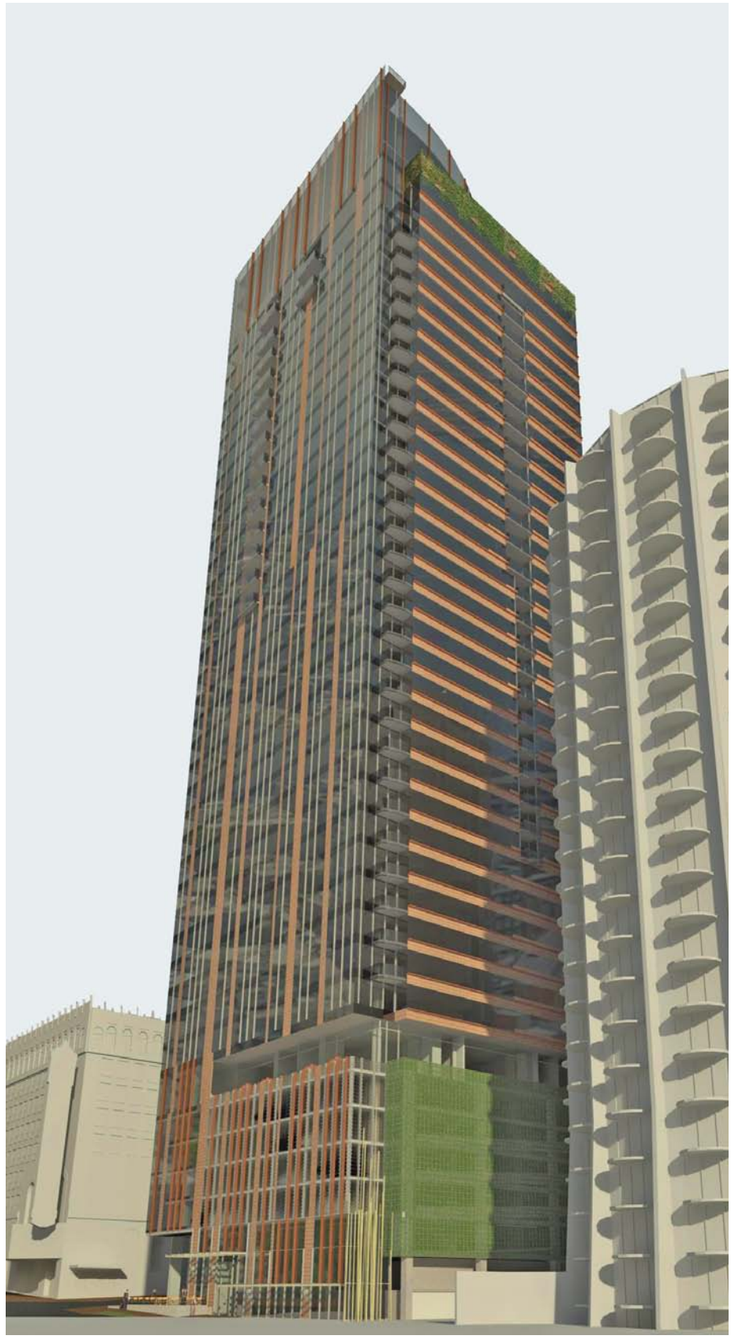
1) Highlight corner at multiple scales: skyline, neighborhood & sidewalk
2) Echo scale, proportions & materials of neighboring buildings
3) Maximize sidewalk activity on Pine Street.
4) Mark 9th Ave green street with an open space at the corner.
5) Screen above grade parking with a unique & dynamic solution.
6) Identify as a residential building unique from other towers.
7) Create an interesting top.
8) Implement meaningful sustainable design strategies.

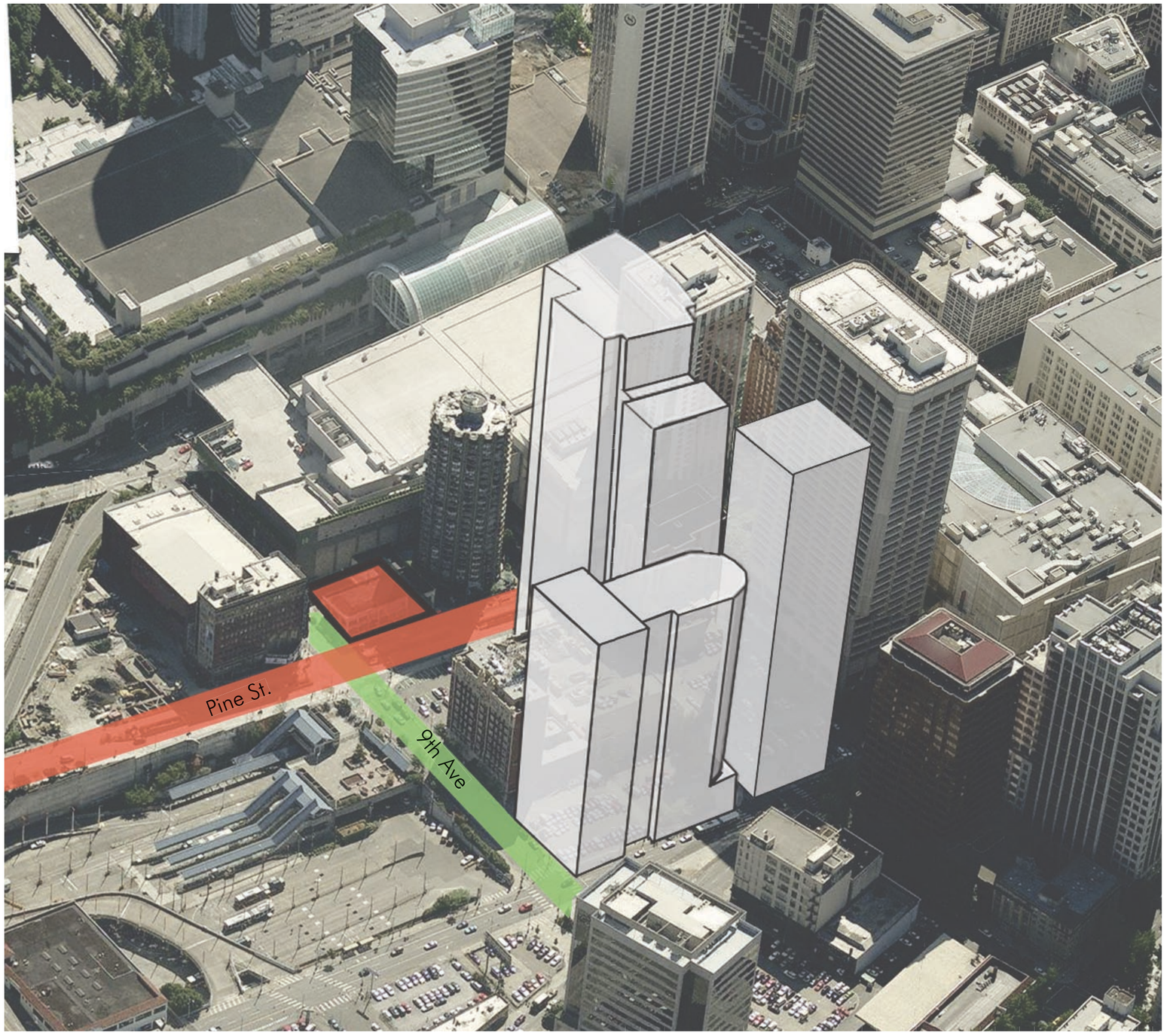
Design Concept Summary:

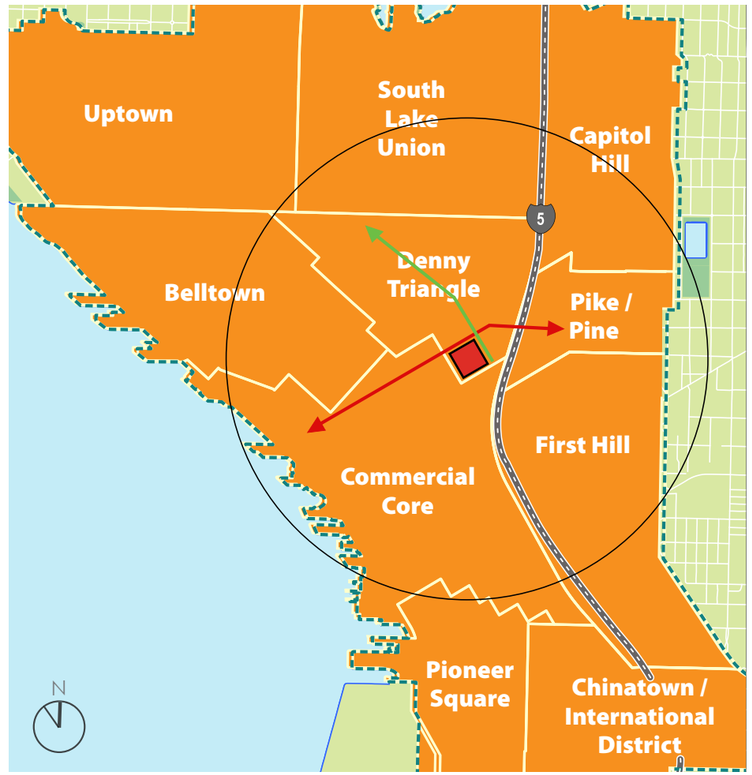
The design concept proposes a simple rectilinear form articulated with elevations that both highlight the corner of Pine Street and Ninth Avenue and relate to their solar orientation. Pine Street (north) and 9th Avenue (east) elevations, which both front upon these public streets, are expressed with a more transparent, vertical, and planar surface. The alley (west) and Convention Center (south) elevations, which are facing inward to the city are expressed with a greater opacity, horizontality and surface modulation. This overall theme runs contiguous from sidewalk level to the top of the building with a uniform and residentially scaled curtain wall module. Three other key design concepts build upon this primary concept.

- Different program areas are subtly highlighted as the tower rises.
- Warm terracotta, copper, bronze and gray colors complement the Paramount Hotel and Camlin Hotel.
- Sidewalk, parking and amenity level uses maximize activity and visual interest on Pine Street, exceed green street requirements on 9th Avenue and screen the exposed alley elevation.

EDG #2 Goal:
Obtain approval to submit MUP.



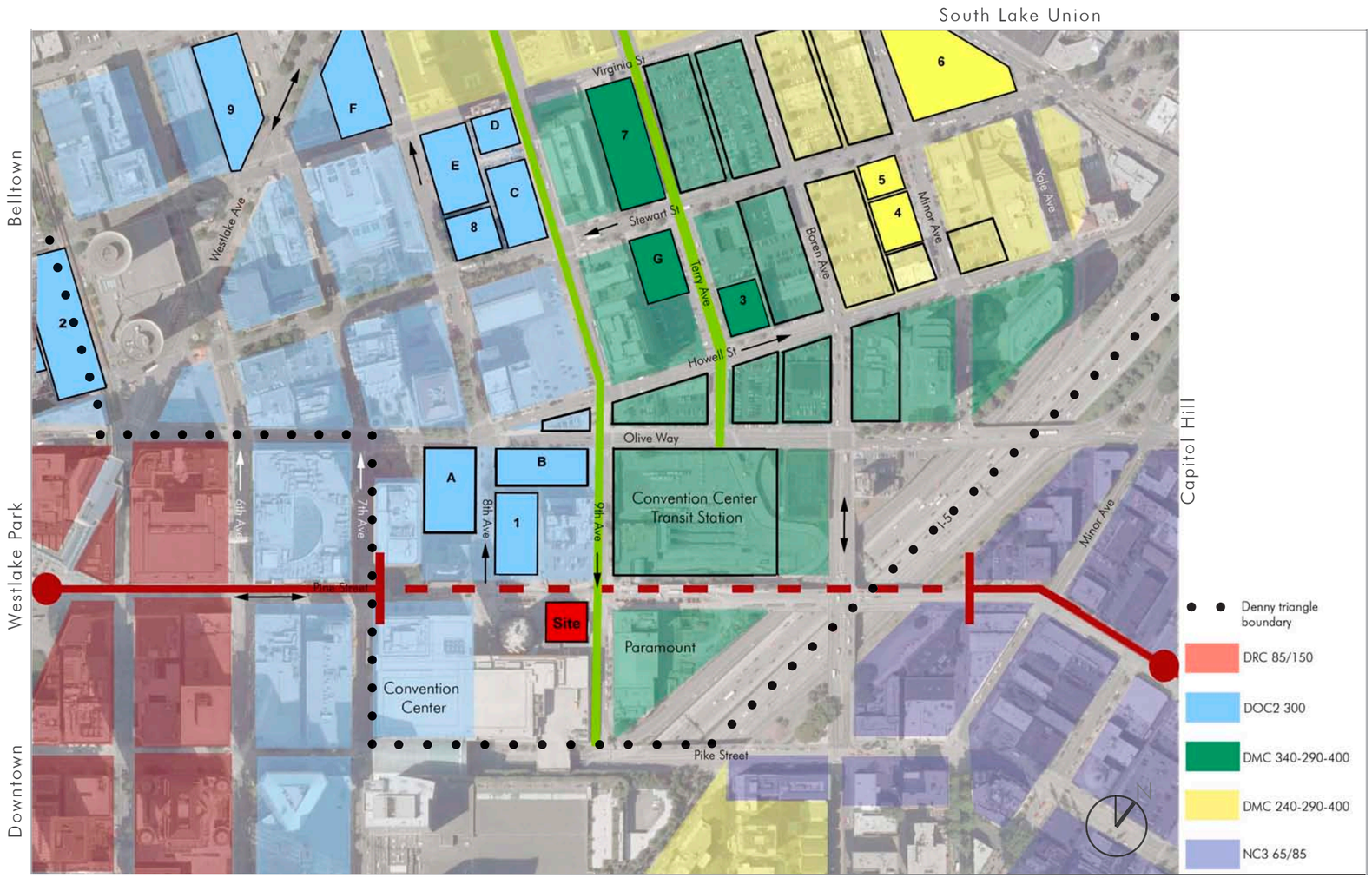




Central Location
The site is located at an important corner of Pine Street and 9th Avenue in an area zoned for both office and residential buildings (DMC 340/290-400). Building heights up to 440' are allowed with specific bonus incentives. The small quarter block site is nestled between the historic Paramount Theater, the Convention Center and a 220' residential apartment building (801 Pine street). The backside of the site faces a 75' high blank concrete wall of the Washington Trade and Convention Center loading dock and parking garage.

Eastern Edge of Skyline
The site will complete the last high rise tower site at the eastern edge of downtown. Current and/or future towers to the west and northwest currently are/or will be slightly taller. Consequently, full panoramic views of the skyline will be primarily from I-5 and Kerry Park in Capitol Hill.

Feet, Bikes, Buses, and Cars
The site is within a 10-15 minute walk to all of the 10 Center City Neighborhoods. Pine Street and 8th Avenue provide marked bicycle lane access. Melrose and the 9th Avenue green street also provide bicycle friendly connections. Regional access to the site, by both transit and auto is also exceptional since the site is adjacent to I-5 and the Convention Center Transit Center.



Existing projects

A The Olivian
Residential/Hotel (198 units)
B 808 Olive Way
Residential (216 units)
C 818 Stewart Street
Office (215,000 sf)
D 819 Virginia (Cosmopolitan)
Residential (218 units)
E 1918 8th Avenue
Office (653,697 sf)
F 2001 8th Avenue
Office (465,548 sf)
G 1823 Terry Avenue (Aspira)
Residential (300 Units)

Proposed projects

1 802 Pine (AVA) currently on hold
Residential (213 units)
Hotel (190 rooms)

2 1919 5th Avenue (Pagoda) on hold
Residential (400 units)
Hotel (200 rooms)
Office (267,000 sf)

3 1800 Terry
Residential (261 units)

4 1823 Minor (Kinects)
38 Floors
Residential (360 units)

5 1121 Stewart
Apartments (150 units)
Hotel (160 room)

6 1200 Stewart
Hotel (300 rooms)
Residential (326 units)
Office (252,000 sq ft)

7 1915 Terry (Children's Hospital)
Residential (602 units)

8 1900 8th Avenue
Office (126,000 sq ft)

9 2017 7th Avenue
Office (342,000 sq ft)

Important corner

This corner is important because Pine Street and Ninth Avenue are both unique and significant streets, marked by the historic Paramount Theater and busy Convention Center transit station. Pine Street is the most active pedestrian and transit connection between downtown and Capitol Hill. However, although it provides interesting uses at each of these ends, the site sits in a 1000 foot long 'dead zone' between 7th and Minor Avenues. Pine Street runs two-way in front of the site but west only from 8th avenue into the retail district and the Pike Street Market area.

Ninth Avenue is a designated 'Green Street' that extends from the site to Denny Park and South Lake Union. Although the green street designation does extend slightly beyond to Pike Street, the sidewalks on both sides are characterized by wide curb cuts, freeway ramps and generally unfriendly pedestrian conditions. Consequently we have designed the corner of Pine Street and Ninth Avenue as the appropriate location to intercept pedestrians with a generous space and redirect them to either Capitol Hill or downtown. Vehicular traffic on Ninth Avenue runs one way southbound and terminates at Pike Street.

Views to and from

Opportunities to see the full tower will be conspicuous from a few locations in the surrounding neighborhood. Some of these current vantage points will be eliminated when future development occurs.

Dramatic views from the tower toward the mountains to the east and south will be protected by the Paramount Theater and Convention Center. Views through existing buildings to the west are also likely to remain as they currently exist. Views toward Lake Union to the North will eventually be reduced by future developments that may be 100' higher than this building.

Complex Site issues

- Small site within CBD for a residential high rise (112'x 120').
- Large setback requirements constrain ability to maximize allowable development.
- Sloping sidewalk grades limit and complicate activating adjacent uses.
- Adjacent utility ducts, transit tunnel and Convention Center foundations complicate shoring.
- Access to/from site is limited by one way streets and restricted alley heights.

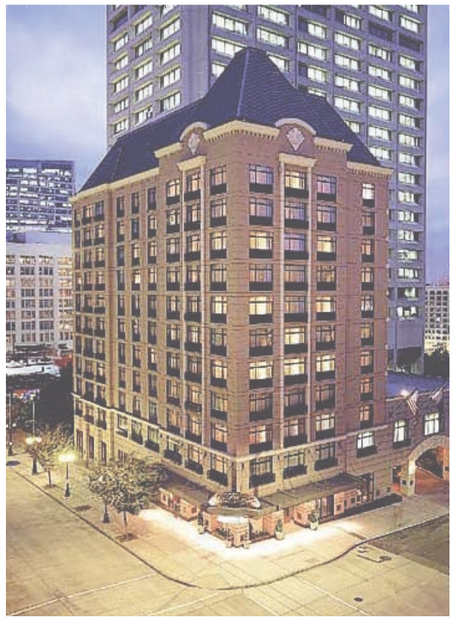
Diverse Neighbors

The small quarter block site sits between the historic Paramount Theater and a midrise residential apartment building (801 Pine Street), which is approximately half the height of the 815 Pine. The backside of the site faces a 75' tall blank concrete wall of the loading dock and parking garage for the Washington Trade and Convention Center. Vacant 500' high rise development parcels sit directly across Pine Street to the north. One (AVA) is permitted for development and the other is constrained by the transit tunnel that runs below. The historic Camlin Hotel sits just beyond this site on 9th Avenue. The Convention Center transit station is kitty corner across the intersection.

Neighborhood Building Key

1. Olive 8
2. Paramount Hotel
3. AVA
4. Grand Hyatt
5. Convention Center
6. Camlin Hotel
7. 801 Pine
8. Paramount Theater
9. Convention Center Transit Station

1. Olive 8



2. Paramount Hotel

3. AVA

4. Grand Hyatt

5. Convention Center

6. Camlin Hotel

7. 801 Pine

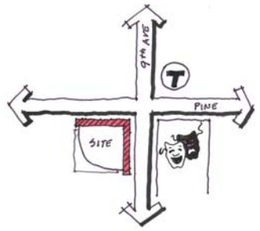
8. Paramount Theater

Pine Street elevation looking South

9th Avenue looking West

A strong corner...

The full development capacity is configured as a simple rectilinear tower shape which is located on the corner to reinforce and highlight the important intersection of Pine Street and 9th Avenue. This solution also maximizes the separation from both the adjacent apartment building and the Convention Center. The separation from the apartment tower increases privacy for both. The separation from the Convention Center is required by building code to allow for windows and avoid a 400' blank party wall.

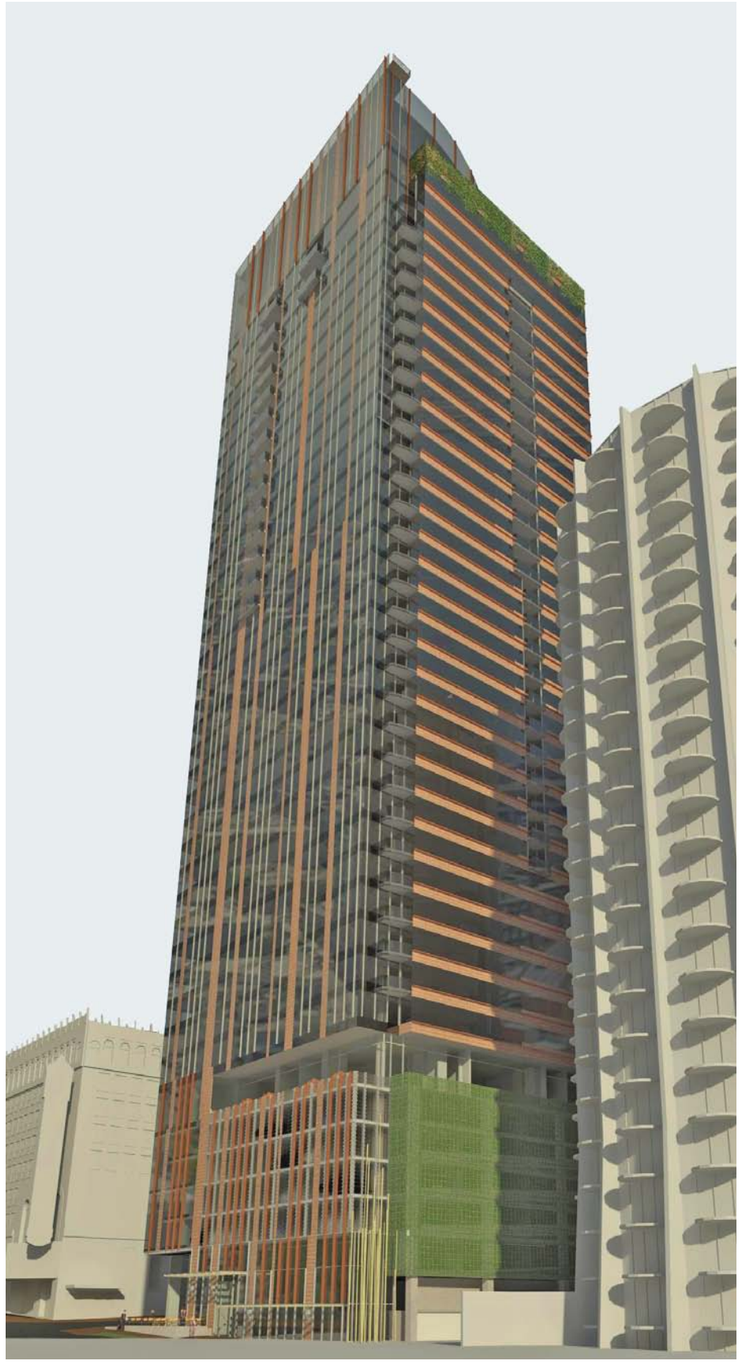


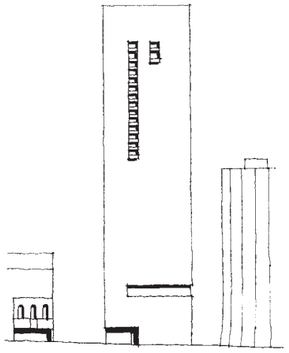
"The corner is unique and special."

Different public and private side elevations...

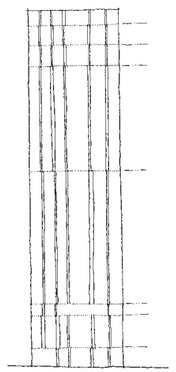
The 'strong corner' concept is supported by elevations that articulate fundamental differences between Pine and Ninth from the alley and Convention Center sides. The 'public' sides of Pine Street (north) and Ninth Avenue (east) will be the most visible but will receive the least solar exposure. Consequently, they express a greater vertical emphasis, transparency and planar surface to both maximize light and establish a strong urban edge. In contrast, the 'private' sides facing the alley (west) and Convention Center (south) will be much less visible yet receive dramatically more sunshine. As such, they are expressed with greater opaque area, horizontality and surface modulation to better control sunlight, create shadows, and anchor the building with private balconies. This concept of public vs. private or front vs. back is articulated continuously from the sidewalk level to the top of the building in the form of a smaller residential scale curtain wall module.

Within this concept, three additional layers of articulation are developed. First, the elevations slightly reveal the different program that changes as tower rises. Secondly, warmer terracotta, copper, bronze and gray colors are employed to complement the Paramount Hotel and Camlin Hotel, while also conveying a residential character. Lastly, and perhaps most important, the sidewalk, parking and amenity level uses have been carefully designed to maximize activity and visual interest on Pine Street, exceed 9th Avenue green street requirements, and screen the exposed alley elevation.





Deep shadows break down the scale of the tower.



The facade pattern subtly expresses changes in the program spaces beyond.

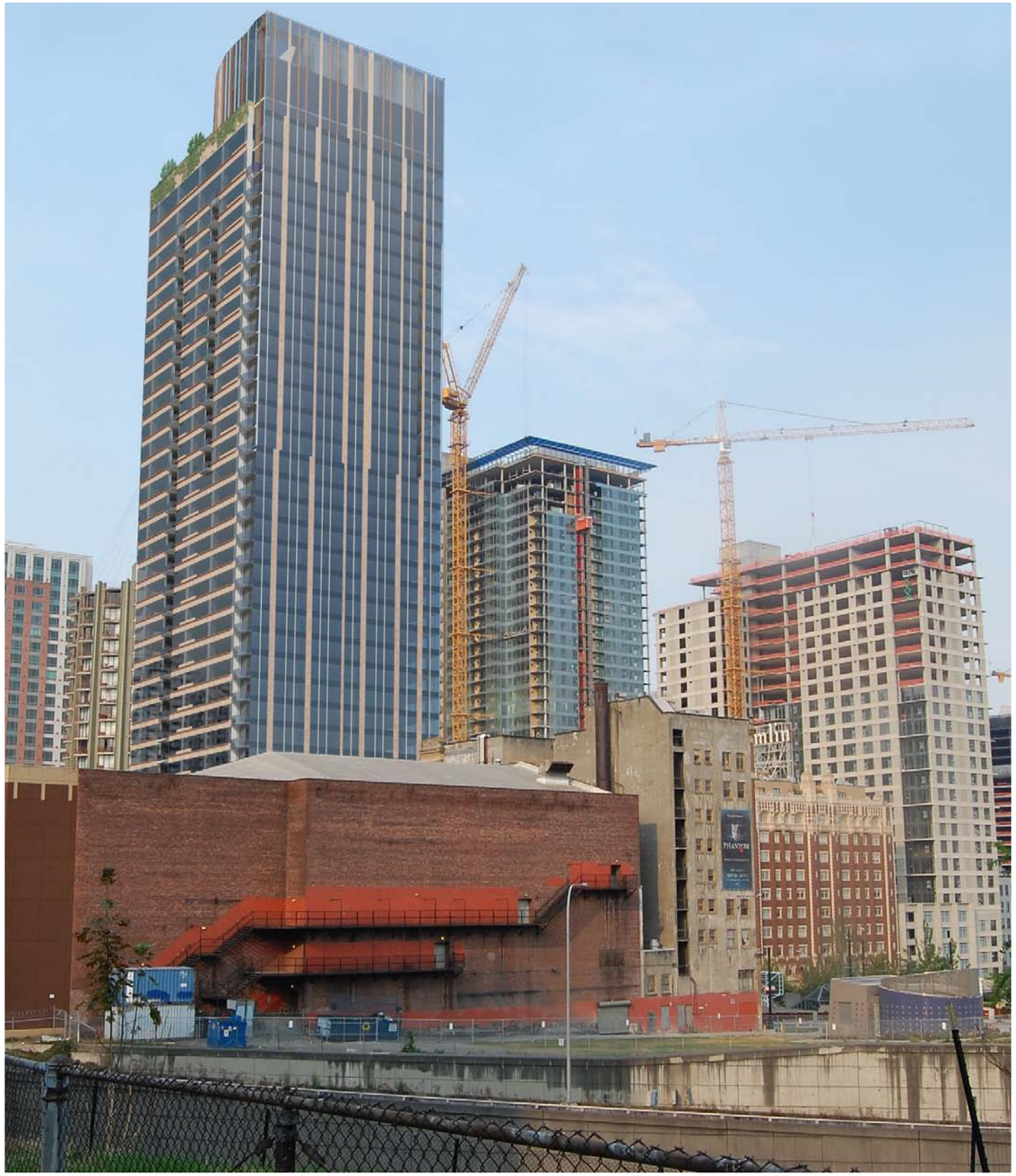
View from Melrose Avenue

View from I-5/Belmont Avenue

View from eastern Pine Street

View from Olive Way

View from Pike Street and 6th Avenue



View from Pike Street

View from 9th Avenue

View from 9th Avenue (without proposed landscape concept)

Night time view from corner of Pine Street & 9th Avenue (without proposed landsdcape concept)

An active corner and interesting sidewalks

The above grade parking is separated from the street at the conspicuous corner intersection by active and visible other uses. A special function space with floor-to-ceiling transparent glazing is proposed above the prominent corner sidewalk restaurant/retail space. Above this space are two double height townhouse residential units that make a contiguous connection to the primary residential use of the tower above. A restaurant/retail, building lobby and café/retail spaces are proposed and developed for the Pine Street sidewalk frontage. A grand 20' height storefront edge will allow generous light to spill out to the sidewalk both above and below the continuous glass canopy through clear glass storefront windows.

Night time view of lobby entry

View from corner of Pine Street & 9th Avenue (without proposed landscape concept)

View of lobby entry

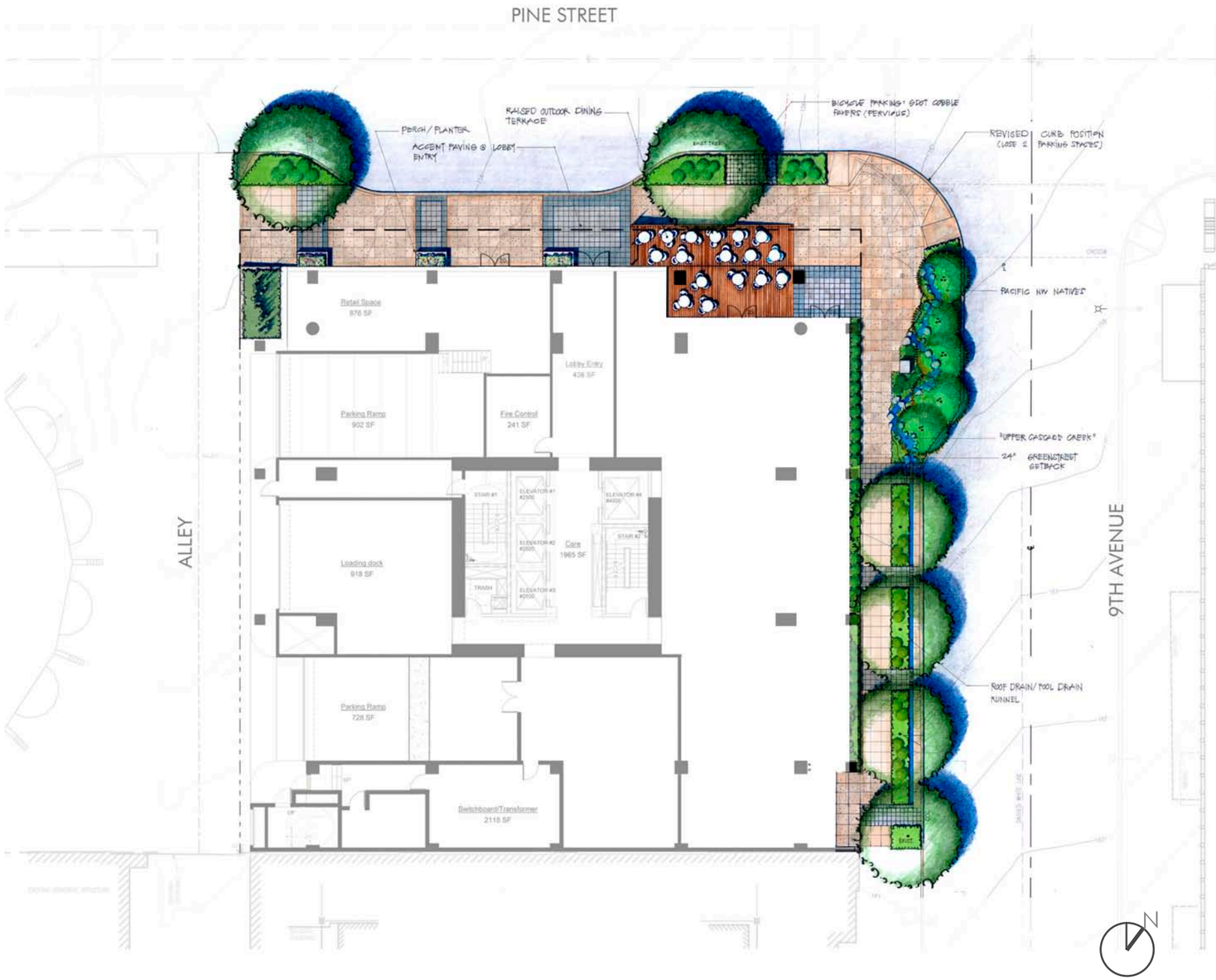
View from corner of Pine Street & alley

A theatrical parking screen

Above the storefront windows on each side of the active corner uses, a translucent cast channel glass parking screen concept that is specifically appropriate to this unique site is proposed. The channel glass offers a myriad of design opportunities that will be further developed in the design development phase. It offers dynamic and theatrical optical qualities using both artificial and natural light. It is available in multiple widths, lengths and colors and can be both sandblasted and painted. It offers unique structural properties that don't require continuous metal frames and can be installed either horizontally or vertically. It is a 100% recycled material and recent recipient of a Top 10 Green Products award. Lastly, its unique shape allows for a naturally ventilated garage solution.

...and living wall

For the alley elevation, a monolithic but simply designed 'living' wall of densely planted ivy is proposed. The concept provides a quick 'turnkey' installation of combined planter-trellis units that will be pre-grown and installed with fully mature landscaping. Each unit provides a 1' deep x 2' high painted steel planter box with an 8' wide x 9' high painted woven mesh trellis. These units will be attached to vertical steel support members that span between sloping parking garage floors. A temporary opaque screen will be provided to ensure that neither garage lights nor headlights penetrate the screen with direct beams. The painted steel planting box is exposed to provide scale relief and horizontal emphasis consistent with this 'backside' of the building.



1. Digitalis purpurea

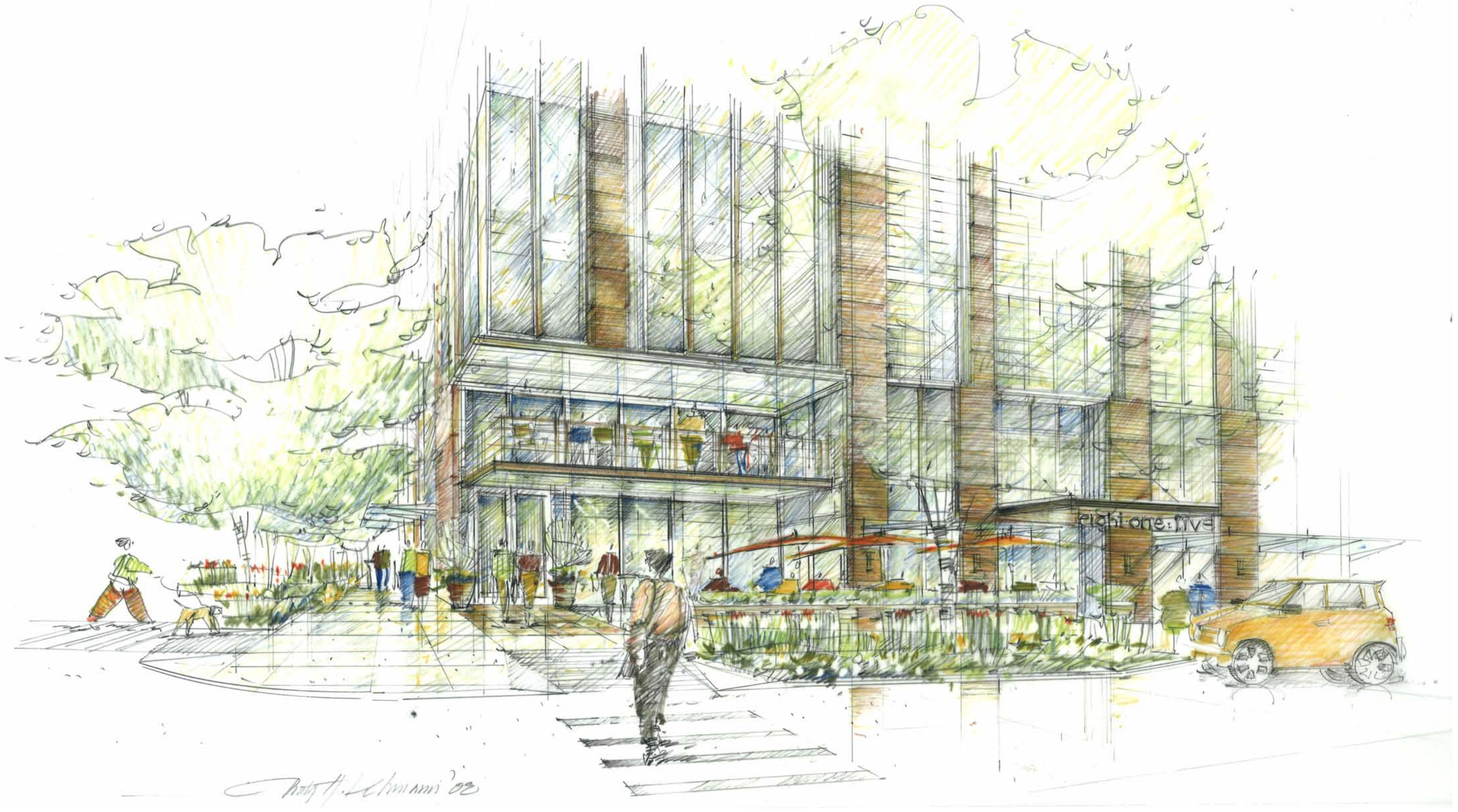
2. Dicentra spectabilis

3. Mahonia media

Both green and urbane streetscapes...

A verdant green street concept is proposed to mark the importance of this corner intersection as the effective beginning/end of the 9th Avenue Green Street. We are proposing a water feature along 9th to carry canopy/roof rain water in a boulder lined course representing the upper reaches of mythical Cascade Creek, similar to the one in Cascade Park. This feature terminates in an expanded curb bulb area composed of Northwest natives. The curb bulb extension also reduces the pedestrian crossing distance and provides a small garden respite space. The remaining street edge planting is a continuation of adjacent Red Maples, mid-height understory of India Hawthorne, huckleberry, ornamental grasses, and perennials.

Contrasting the quieter green street, Pine Street is more urbane with greater energy and activity. Consequently, an outdoor dining terrace is proposed to add to this energy. We propose to liberate the sole Zelkova tree from its tree grate and expand the planting area to match the similar area to the west. Building entrances are marked with special paving and metal sidewalk joint insets are proposed to connect to the 4' building module.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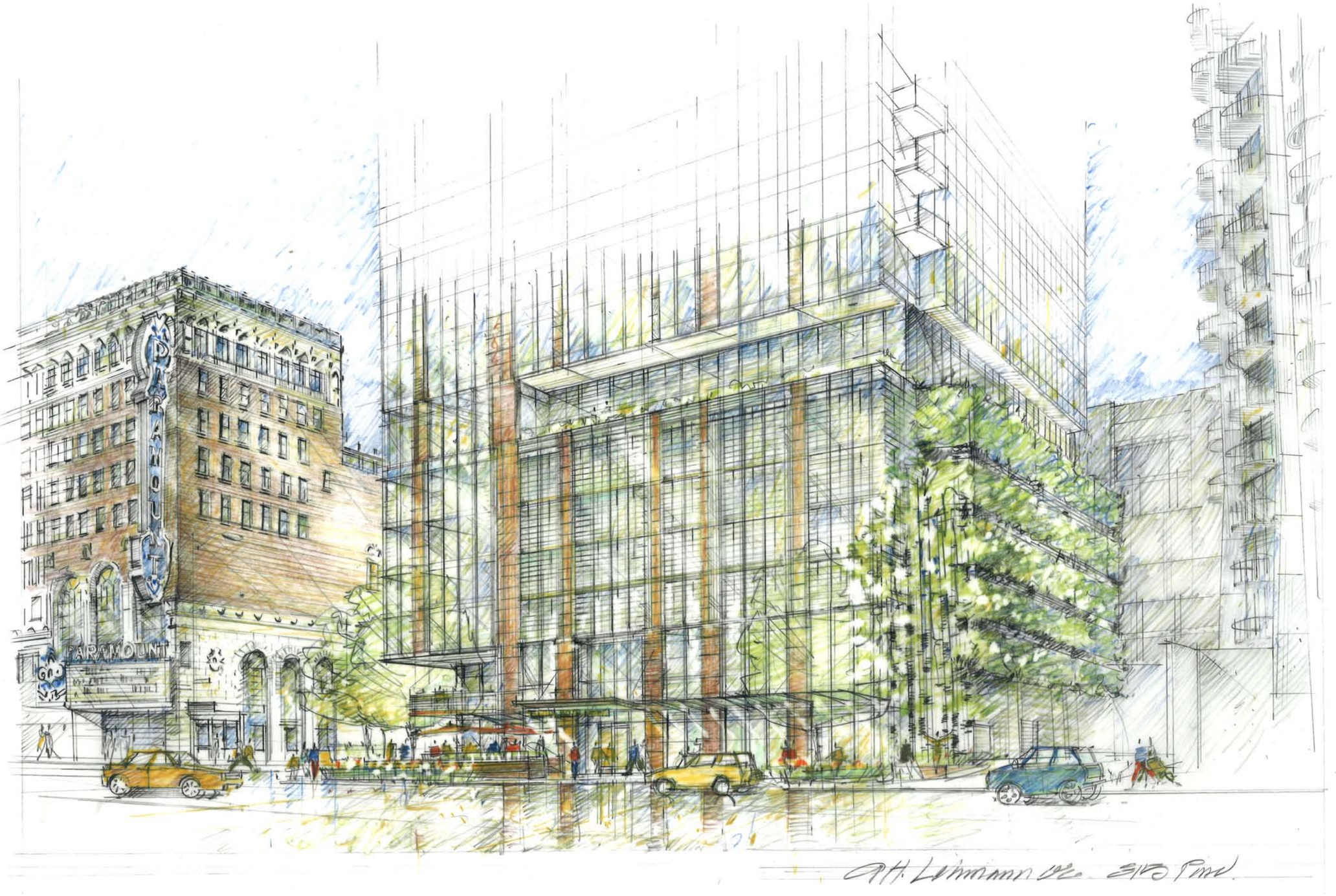
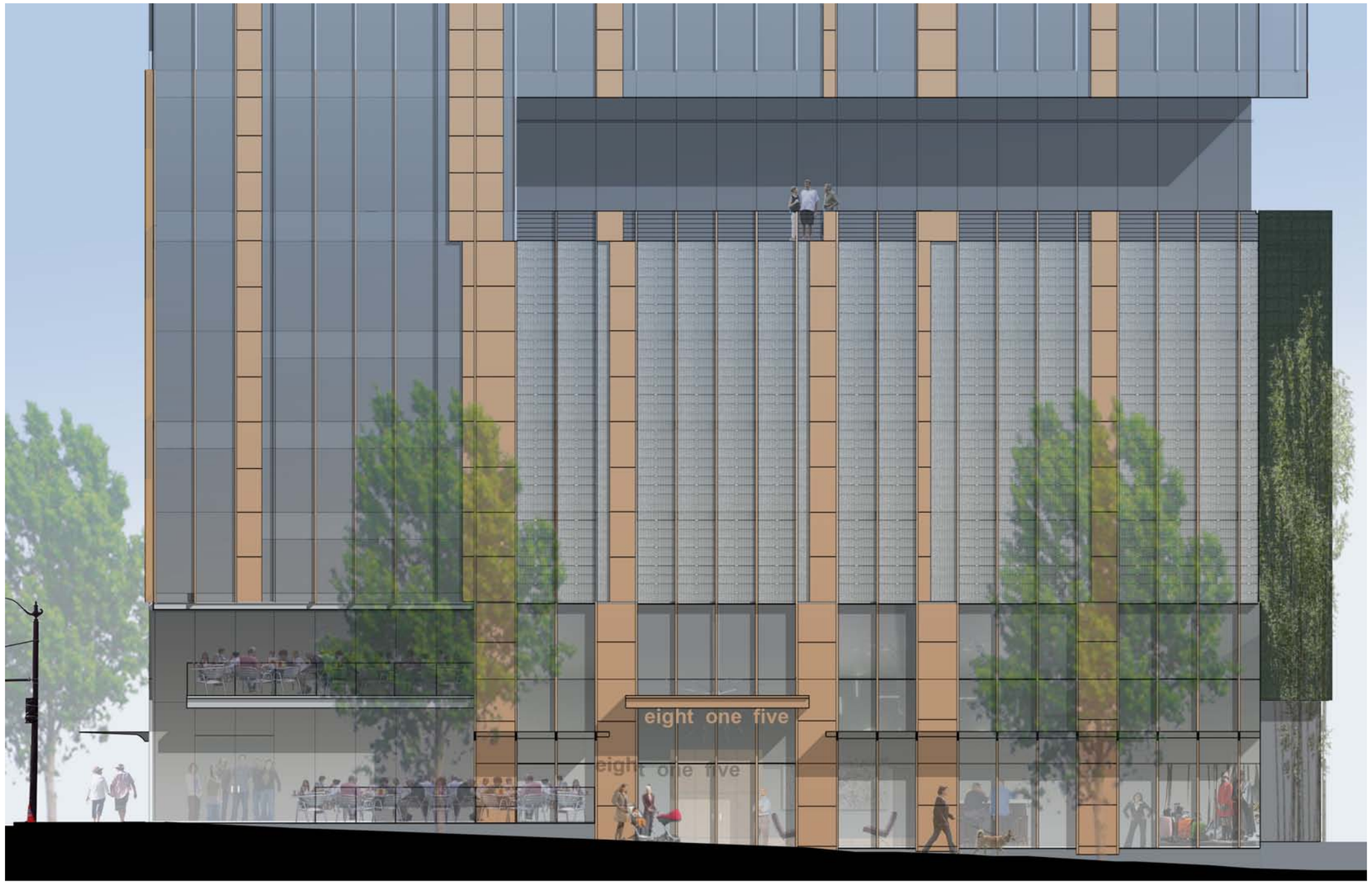

PARAMOUNT

East Elevation (9th Avenue)

North Elevation (Pine Street)

West Elevation (Alley)

South Elevation (Convention Center)

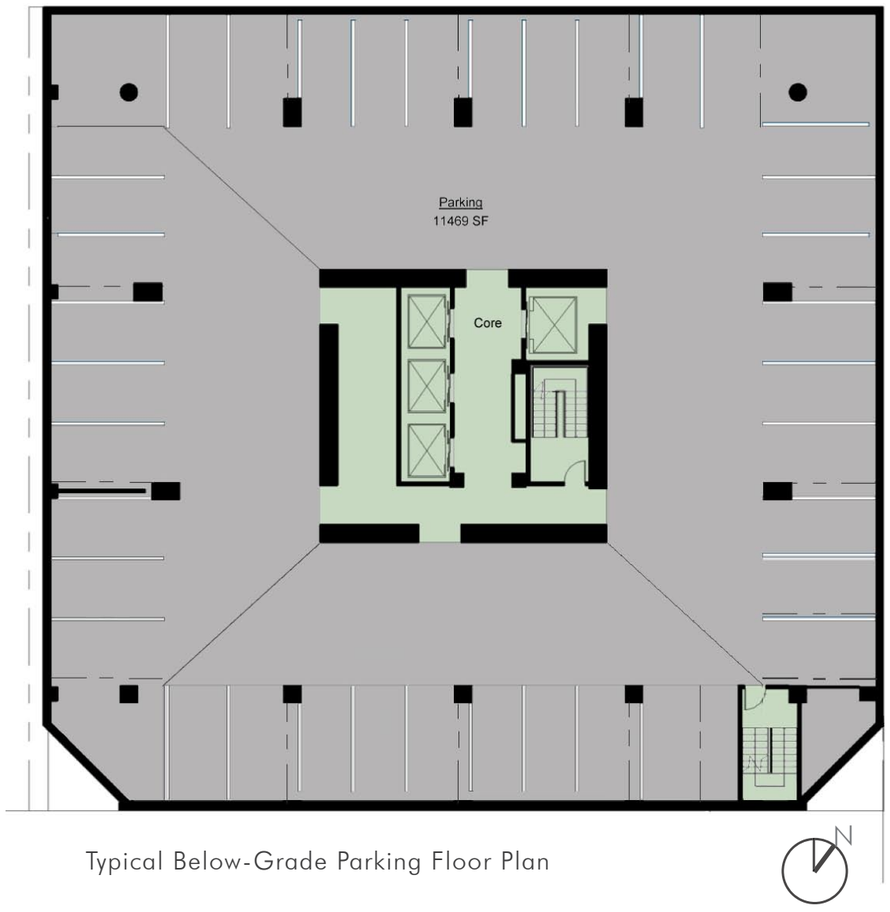


North Elevation (Pine Street)

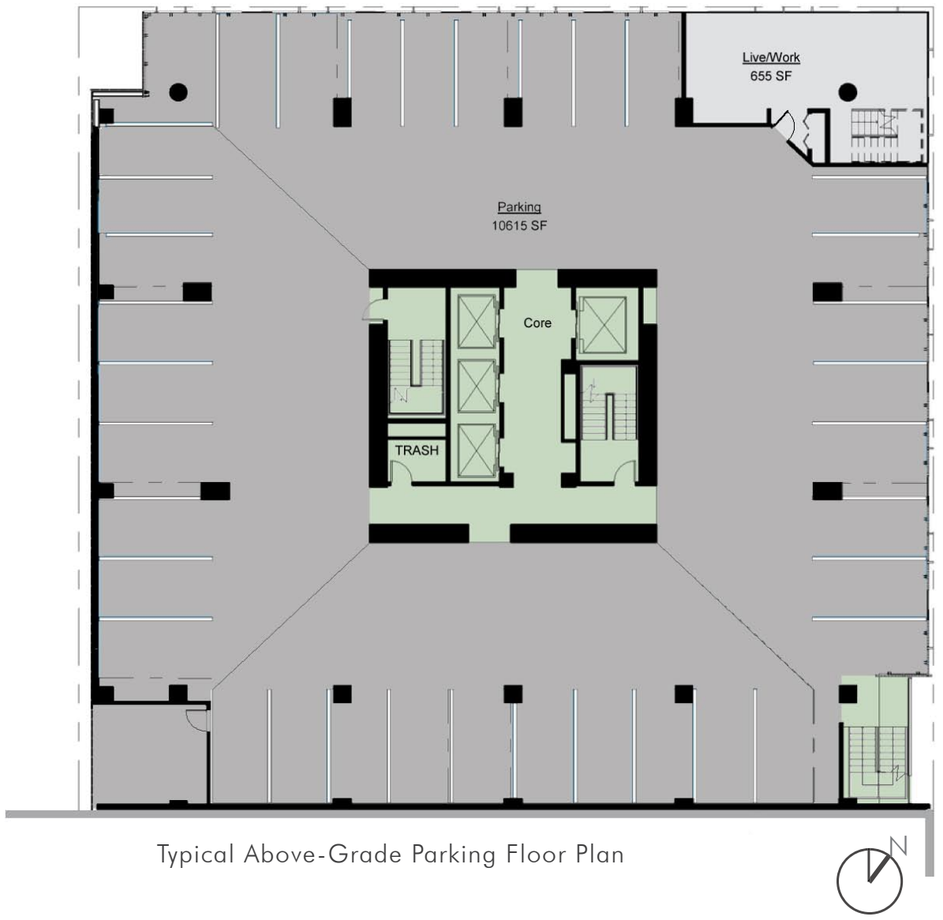
East Elevation (9th Avenue)

West Elevation (Alley)


WINTONIA HOTEL
HOTEL



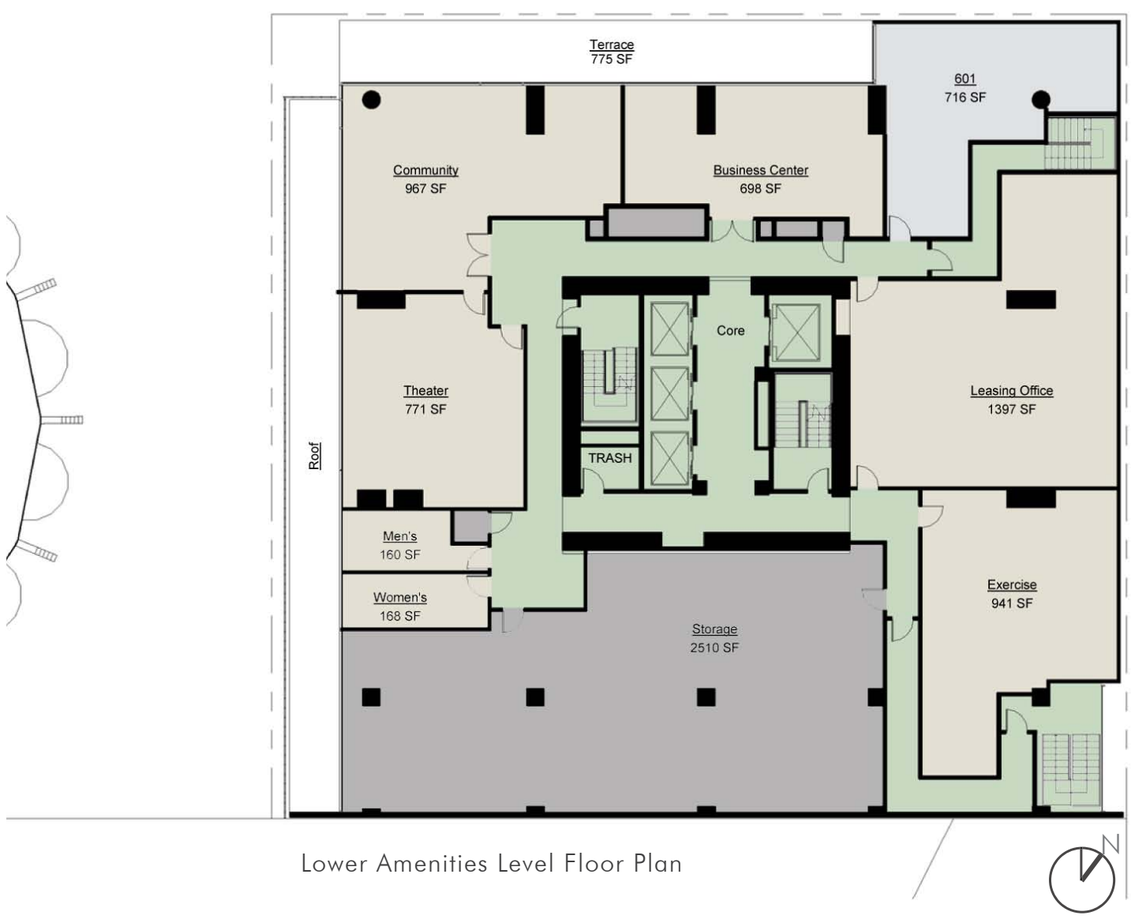
Typical Below-Grade Parking Floor Plan



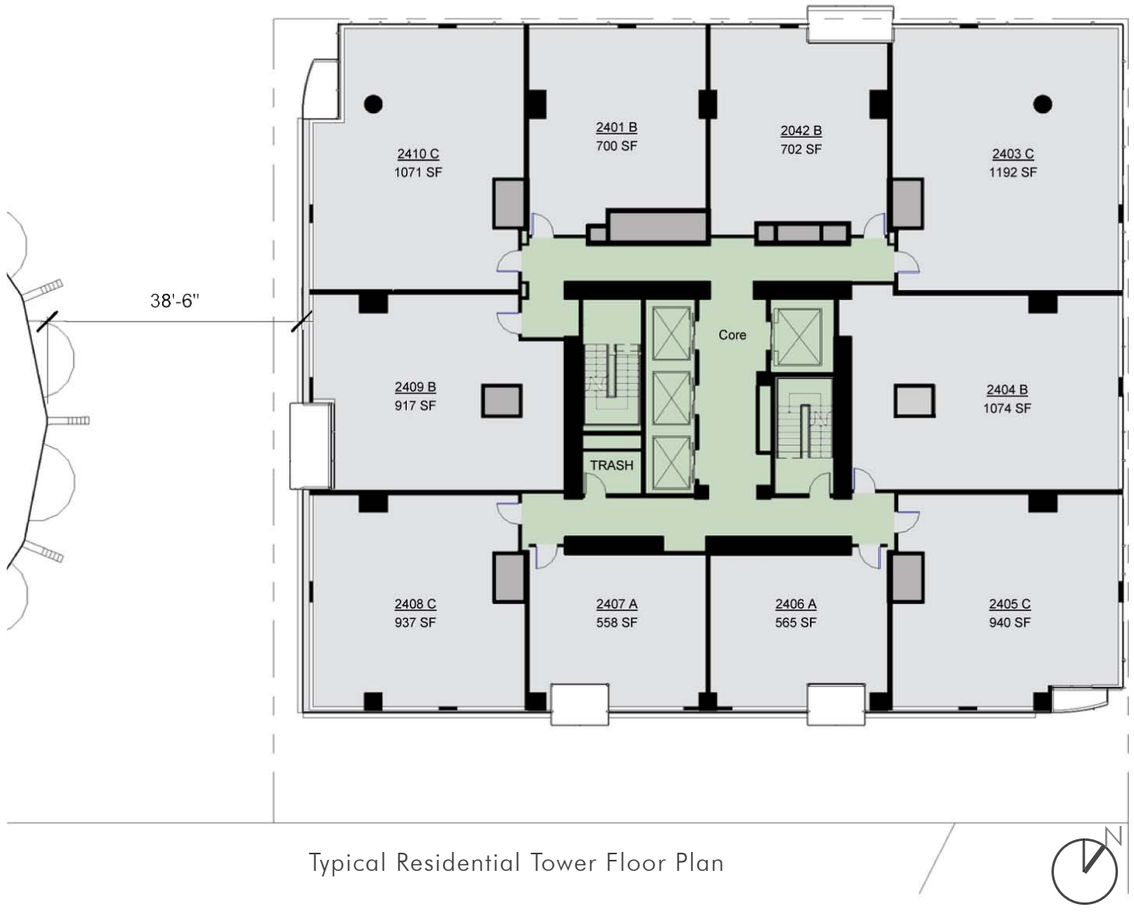
Typical Above-Grade Parking Floor Plan

Lobby/Circulation
Retail space
Amenity Space
Residential
Services

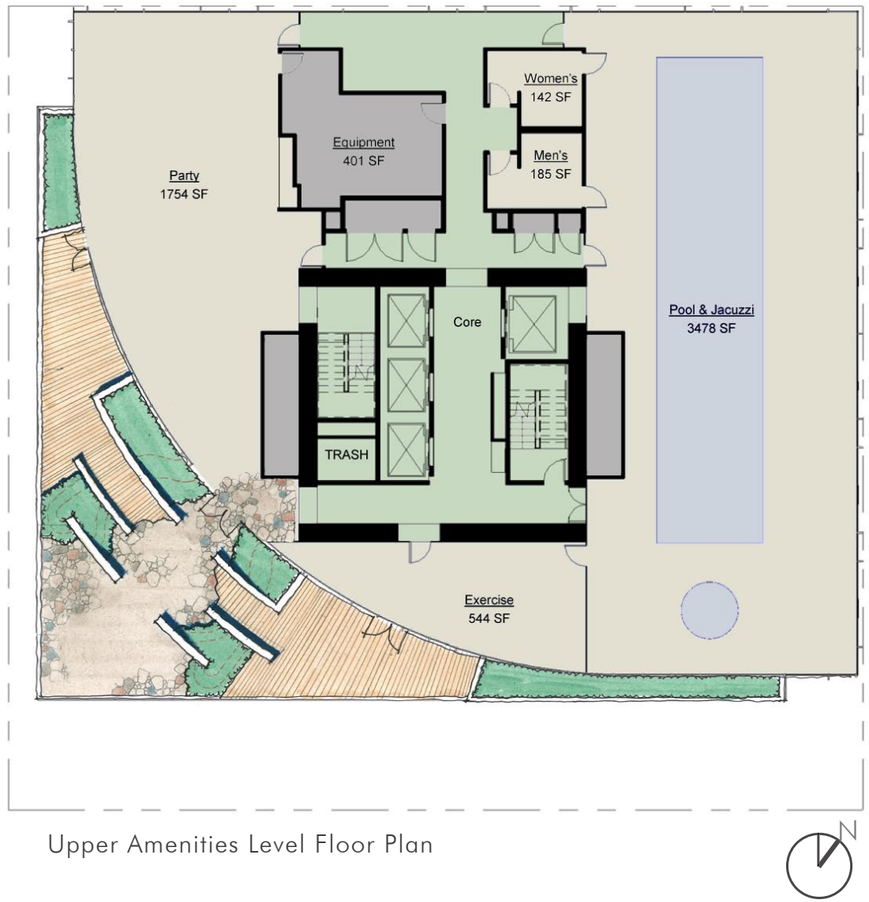
Lobby Level Floor Plan



Lower Amenities Level Floor Plan



Typical Residential Tower Floor Plan



Upper Amenities Level Floor Plan

Unit Configuration Matrix

Areas and % goals

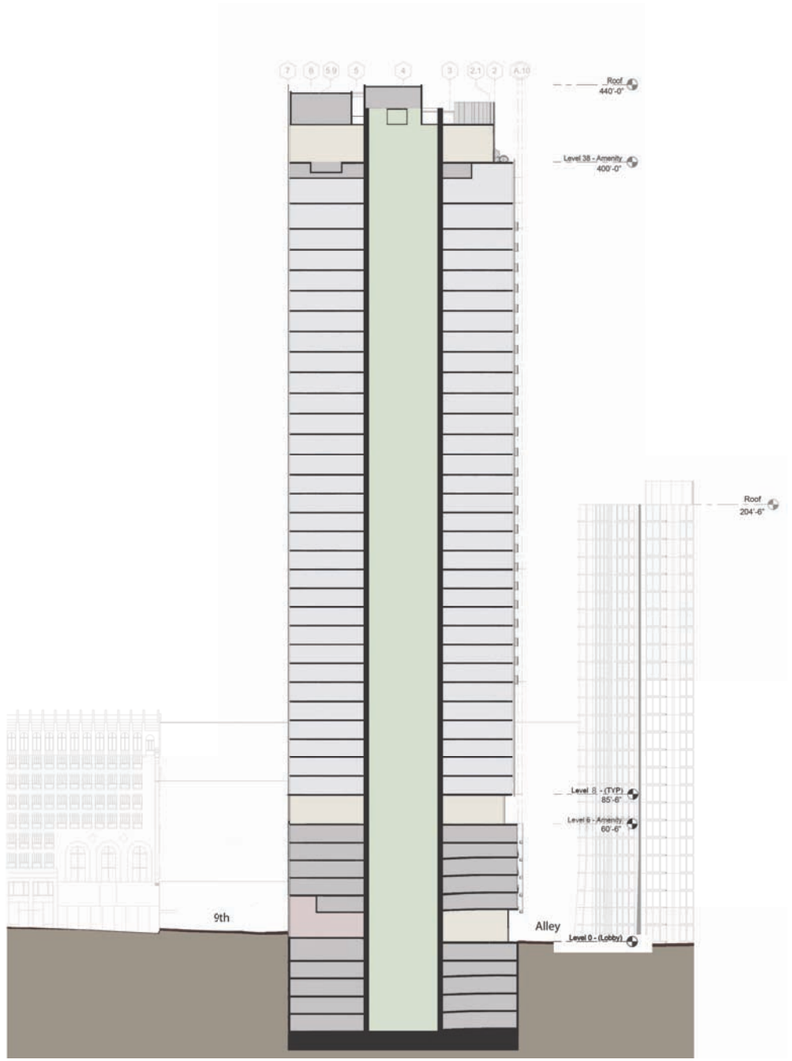
Actual Building areas

Level		A1 Studio	B1 1Bd, 1bath	B2 1Bd, 1bath, Den	C1 2Bd, 2bath	C2 2Bd, 2.5 bath, Den	C3 2Bd, 2.5 bath, Penthouse	C4 2Bd+ 2 bath + Den	Total Units	Net Rent						Gross Areas Gross Areas for low income housing calculation. Measuresd per
	SF Ave	550	650	800	1050	1150	1500	2000								
	Program target	30%	35%	15%	10%	4%	2%	4%						Elevation of Floor		
	0%									Net Rentable ACTUAL	Flr to Flr	Structure depth	Clg ht	Above Sea Level	Above base elev	Per floor plate
39	Mechanical									-	20.00	1.00	19.00	575.50	420.00	
38	Roof Amenity									-	20.00	1.00	19.00	555.50	400.00	
37	Residential				1	2	1	2	6	8,500	14.67	0.67	14.00	537.51	382.01	10,700
36	Residential				1	2	1	2	6	8,500	14.67	0.67	14.00	522.85	367.35	10,700
35	Residential		4	3	3				10	8,500	10.67	0.67	10.00	512.18	356.68	10,700
34	Residential		4	3	3				10	8,500	10.67	0.67	10.00	501.51	346.01	10,700
33	Residential		4	3	3				10	8,500	10.67	0.67	10.00	490.84	335.34	10,700
32	Residential		4	3	3				10	8,500	10.67	0.67	10.00	480.17	324.67	10,700
31	Residential		4	3	3				10	8,500	10.67	0.67	10.00	469.50	314.00	10,700
30	Residential		4	3	3				10	8,500	10.67	0.67	10.00	458.83	303.33	10,700
29	Residential		4	3	3				10	8,500	10.67	0.67	10.00	448.16	292.66	10,700
28	Residential		4	3	3				10	8,500	10.67	0.67	10.00	437.49	281.99	10,700
27	Residential		4	3	3				10	8,500	10.67	0.67	10.00	426.82	271.32	10,700
26	Residential		4	3	3				10	8,500	10.67	0.67	10.00	416.15	260.65	10,700
25	Residential		4	3	3				10	8,500	10.67	0.67	10.00	405.48	249.98	10,700
24	Residential		4	3	3				10	8,500	10.67	0.67	10.00	394.81	239.31	10,700
23	Residential	5	4	2	1				12	8,500	9.67	0.67	9.00	385.14	229.64	10,700
22	Residential	5	4	2	1				12	8,500	9.67	0.67	9.00	375.47	219.97	10,700
21	Residential	5	4	2	1				12	8,500	9.67	0.67	9.00	365.80	210.30	10,700
20	Residential	5	4	2	1				12	8,500	9.67	0.67	9.00	356.13	200.63	10,700
19	Residential	5	4	2	1				12	8,500	9.67	0.67	9.00	346.46	190.96	10,700
18	Residential	6	3	2	1				12	8,500	9.67	0.67	9.00	336.79	181.29	10,700
17	Residential	6	3	2	1				12	8,500	9.67	0.67	9.00	327.12	171.62	10,700
16	Residential	6	3	2	1				12	8,500	9.67	0.67	9.00	317.45	161.95	10,700
15	Residential	6	3	2	1				12	8,500	9.67	0.67	9.00	307.78	152.28	10,700
14	Residential	6	3	2	1				12	8,500	9.67	0.67	9.00	298.11	142.61	10,700
13	Residential	6	3	2	1				12	8,500	9.67	0.67	9.00	288.44	132.94	10,700
12	Residential	5	5	1	1				12	8,500	9.67	0.67	9.00	278.77	123.27	10,700
11	Residential	5	5	1	1				12	8,500	9.67	0.67	9.00	269.10	113.60	10,700
10	Residential	5	5	1	1				12	8,500	9.67	0.67	9.00	259.43	103.93	10,700
9	Residential	5	5	1	1				12	8,500	9.67	0.67	9.00	249.76	94.26	10,700
8	Residential	5	5	1	1				12	8,500	9.67	0.67	9.00	240.09	84.59	10,700
7	Residential	5	5	1	1				12	8,500	9.67	0.67	9.00	230.42	74.92	13,326
6	Amenity								0	-	13.67	0.67	13.00	216.75	61.25	13,326
23	5 Parking										9.00	1.00	8.00	207.75	52.25	13,326
34	4 Parking										9.00	0.67	8.33	198.75	43.25	13,326
34	3 Parking										9.00	0.75	8.25	189.75	34.25	13,326
35	2 Parking										9.00	0.75	8.25	180.75	25.25	13,326
14	1A Parking													171.00	15.50	13,326
0	1 Retail/Mech										25.25	0.75	24.50	155.50	0.00	13,326
19	P1 Parking										9.00	0.75	8.25	146.00		13,326
34	P2 Parking										9.00	0.75	8.25	137.00		13,326
38	P3 Parking										9.00	0.75	8.25	128.00		13,326
38	P4 Parking										9.00	0.75	8.25	119.00		13,326
31	P5 Parking										9.00	0.75	8.25	110.00		13,326
300	Total Parking										396.68	25.36	371.32			494,238
89%	current % parking/unit															

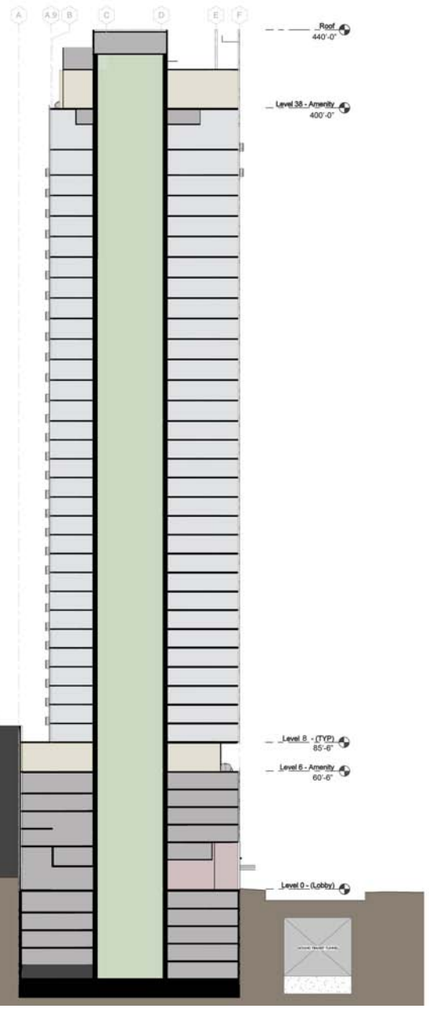
Summary											
total # units	# of units	91	116	64	55	4	2	4	336	263,500	Total Net Rentable
% proposed type		27%	35%	19%	16%	1%	1%	1%		325	unit count (from program)
total number BR's		91	116	64	110	8	4	8		811	average SF (program)
										784	average SF (actual)

Low/moderate Income Housing Requirement (per 23.49.015.B.1.a)

Total required gross low income housing	12,133
80% efficientcy factor	0.8
Total required net low income housing	9,706

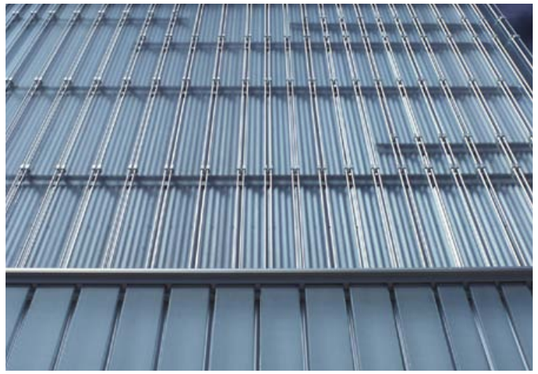


Section E-W



Section N-S

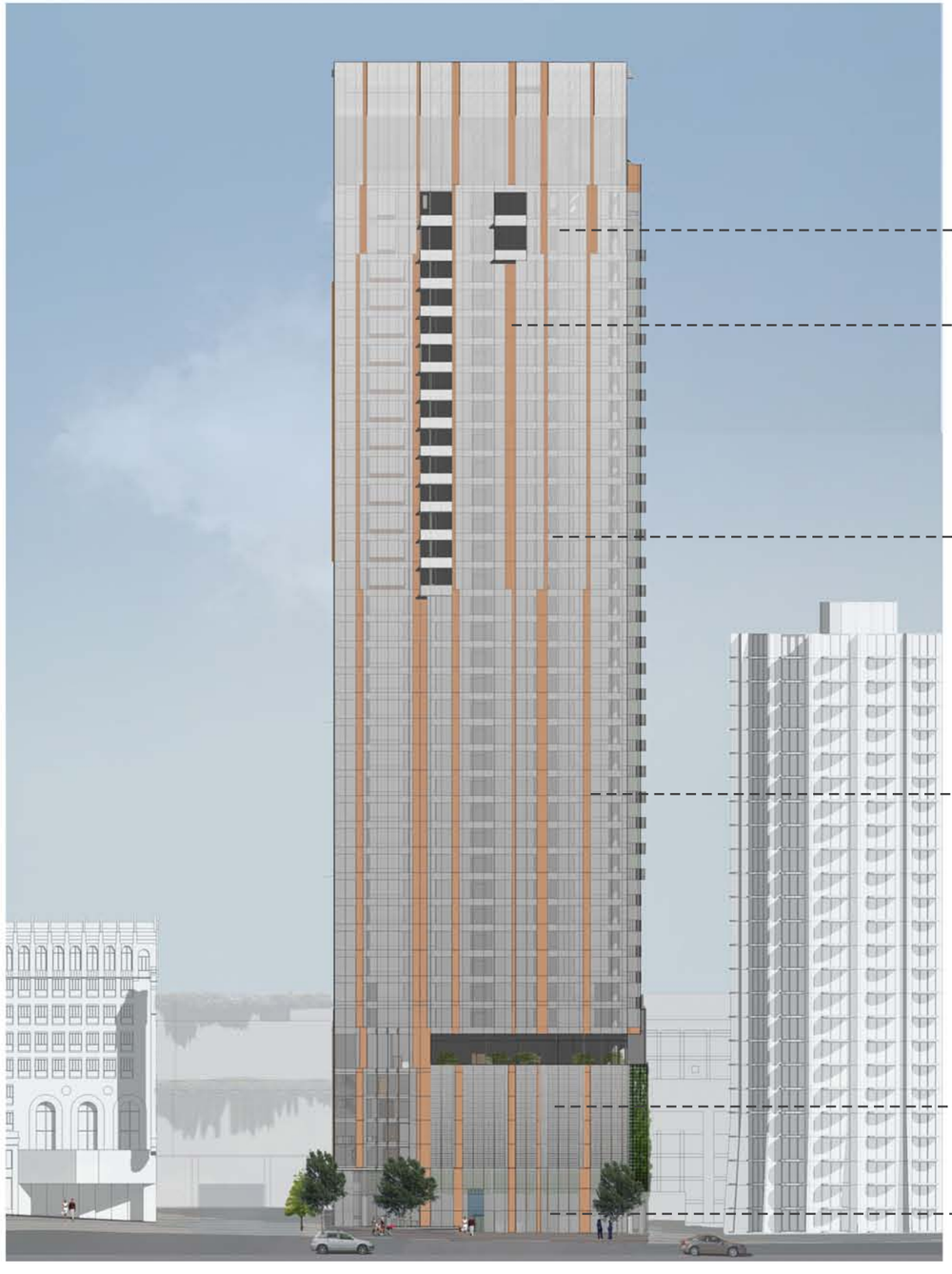
- Lobby/Circulation
- Retail space
- Amenity Space
- Residential
- Services



Example of Channel Glass

Example of Terra Cotta

Example of Grey Spandrel Glass



M1

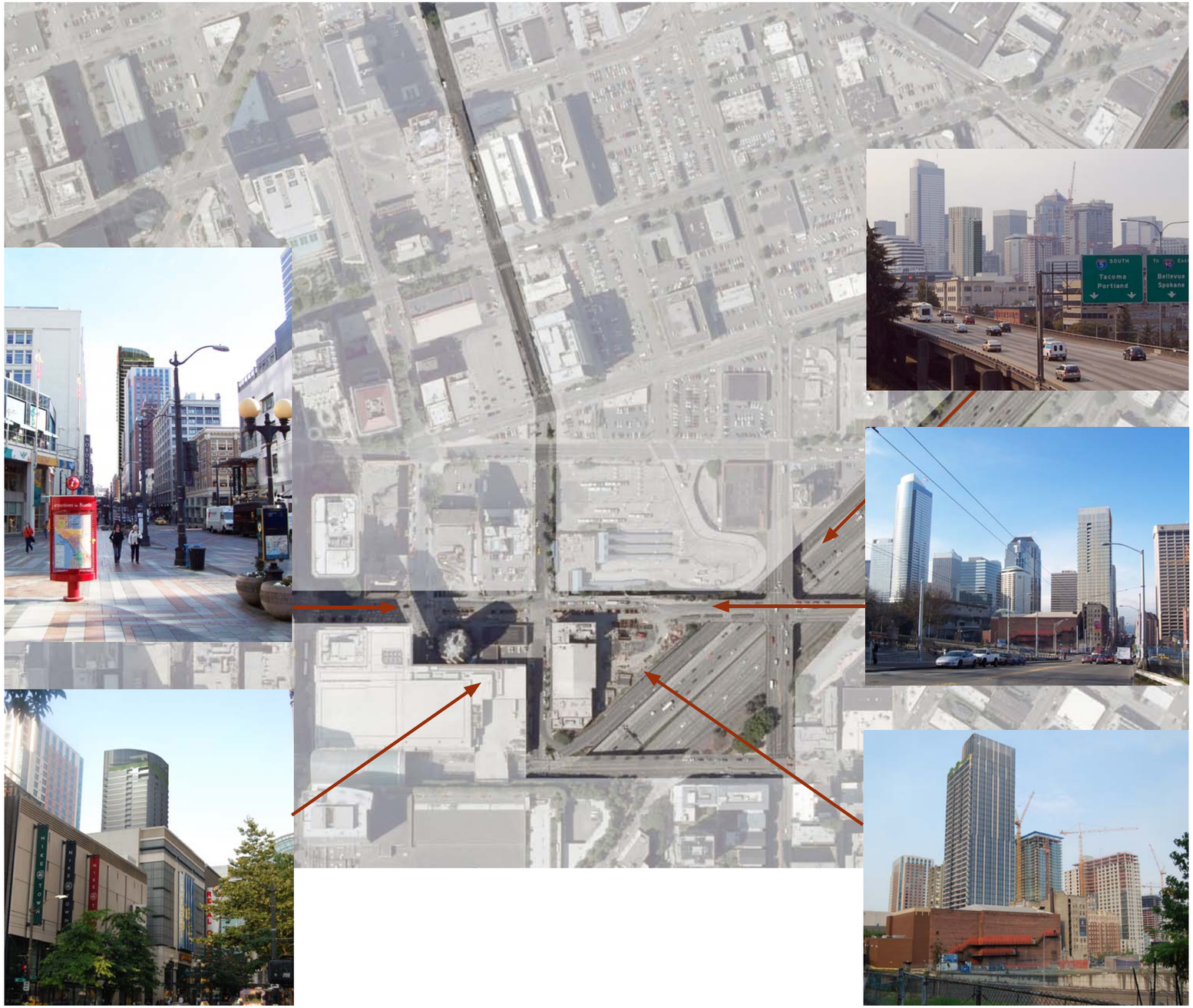
M2

M3

M4

M5

M6



The design concept considered specific actual views from public locations.

EDG Response

The design proposal responds to all of the comments received in the first design guidance meeting. Due to the length of the comments, we have summarized the key points relative to each guideline.

A Site Planning and Massing

A-1 Respond to the Physical Environment

EDG #1 Guidance – "…address urban themes that embody the juxtaposition of the downtown street grid and the interstate, the site's location as a gateway or transition between downtown and Capitol Hill, its proximity to the retail district, and its relationship to the collage of diverse downtown uses and images. The Board wishes that the design team explore these themes and others not mentioned here as a means of imbuing the project with another level of interest and sophistication."

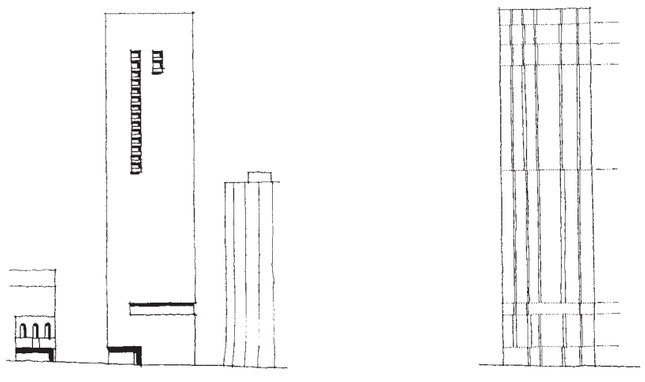
Response – The design concept attempts to contribute to interest of the city at multiple scales. At a skyline scale, the design concept marks the corner as deliberate 'book end' appropriate to its position as the eastern most edge of the downtown high-rise towers. Since the tower will be viewed against a backdrop of taller office towers, a conspicuous and unique facade design is proposed to set it apart. This elevation concept is developed and offered at a skyline, neighborhood and sidewalk level scale. At the neighborhood and sidewalk context, the design reinforces the patterns of use along Pine Street.

A-2 Enhance the skyline

EDG #1 Guidance – "Due to the site's proximity to the freeway, the proposed project will have considerable exposure from I-5 and many vantage points on Capitol Hill. The top should evolve from its site, program and other considerations such as solar gain. The Board prefers an elegantly shaped roof line that contributes to the city's skyline."

Response – Due to current and future surrounding buildings, the tower will only be seen in context of the full skyline from a few distinct public locations. These are primarily short stretches of I-5 and along Melrose Place at the eastern edge of downtown. The most dramatic views of the full tower will be from surrounding neighborhood sidewalks. The primary design concept builds upon the site location with an expression that articulates different outward/public facing and inward/private facing sides of the tower. This concept is developed to respond to solar orientation, presented at several scales and applied from the sidewalk level to the top. The outward/public side of the tower crown maintains a simple shape that is distinguished by shadows cast by crenellation. The inward/private facing side introduces a large curve that connects the public faces, creating a large outdoor roof garden.

Datum lines and contextual clues are echoed judisciously.



The design of the facade is expressed in multiple scales and ways

B Architectural Expression

B-1 Respond to the neighborhood context

EDG #1 Guidance – "The eclecticism of the Paramount Theatre and 801 Pine Street as well as the Conventions Center's decorated box-like qualities allow the architects a great deal of latitude…the design should judiciously incorporate significant datum lines from neighboring structures…"

Response – The design echoes key elements from surrounding buildings in a manner appropriate to the program and use. The lower podium and sidewalk level provide a scale, detail and color derivative of the Paramount Theater and Camlin Hotel. The contiguous slender curtain wall module emulates the strong vertical expression of 801 Pine. It was not considered appropriate to copy the datum line of the Paramount's parapet. However, the datum and relationship of the recessed entrance is mirrored across 9th Avenue and applied to 815 Pine. West of the alley, the design attempts to complement and echo the more intimate scale and vertical expression of the 801 Pine apartments with it's 4' wide module and strong vertical expression.

B-2 Create a transition in bulk and scale

EDG #1 Guidance – "Relating to various existing datum lines to be created by new neighbors and ones that already exist in the area is recommended; however, the architect should seek originality as well."

Response – The overall exterior tower elevations are developed with a macro scale pattern of recessed reveals that serve to break down the scale of the tower. These include a separation between both the Convention Center and 801 Pine that make a transition between the different scales and use. Both of these areas are developed with special architectural and landscaped features. Along the street façade, the design introduces an increased level of details and dynamic architectural features.

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

EDG #1 Guidance –" The overall size of the Paramount as well as its architectural elements (elongated windows, grillwork, iron fire-escape and balconies), marquee and delicate terra cotta ornament provide a pleasant and urbane human scale. The base of the proposed building should posses the same fine grain qualities and attention to detail. The base of the structure along with the green street amenities should foster a sense of place attractive to pedestrians. The quiet street should be an eddy between Pine and Pike that offers an area to linger and complement potential retail/restaurant tenants.

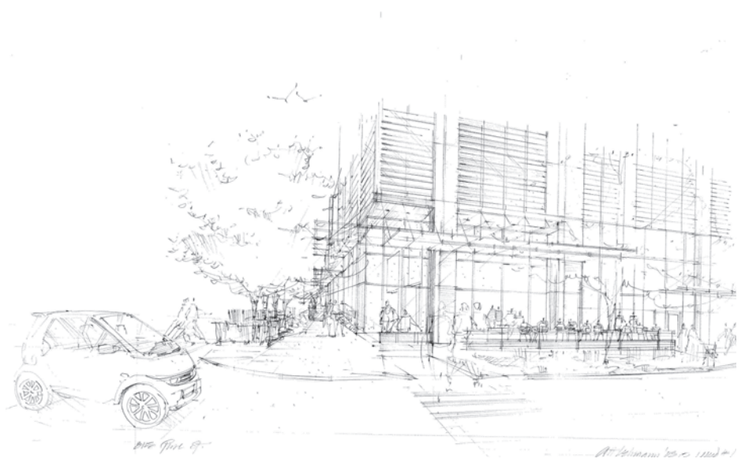
Response - The design complements the Paramount Theater and adjacent apartment building with similar uses and architectural responses that will make the immediate area more active. The restaurant and retail/café uses will extend the hours of street activity appropriate to Pine Street. A generous landscape development of 9th Avenue is provided on that Green Street. On both streets, smaller scale details and elongated proportions of the storefront, overhead canopy and parking screen are developed to make the pedestrian experience more interesting. The vertical terra cotta bands that define the residential uses above extend to the sidewalk and identify the building and foster a unique sense of place. The cast glass parking screen is illuminated to create a lively and theatrical nighttime streetscape that is appropriate to this particular corner. Also of particular note is an exposed exit stair opposite and similar at the Paramount, which has been designed with a similar level of craft and detail."

B-4 Design a well proportioned & unified building

EDG #1 Guidance – "the site's size constraints demand a slender tower. The concept massing schemes begin to suggest the architects ability to create an elegantly proportioned structure. The three schemes imply the architect's ability to create a coherent or unified architectural concept"

Response – The simple rectilinear shape of the tower is articulated with vertical terra cotta colored bands and stacked balconies to deliberately emphasize verticality on the publicly viewed sides. The location of these bands expresses the functional requirements of the units and consequently are purposely not evenly spaces or sized. This vertical emphasis is developed with a secondary level of composition that reveals the changes in functional use on different floors. The vertical emphasis on the public/outward sides of Pine and Ninth is further emphasized by the contrasting horizontal character of the private/inward elevations of the tower.

East Elevation (9th Avenue)



View from Pine Street looking SE

Lobby entry on Pine Street

C The Streetscape

C-1 Promote Pedestrian interaction

EDG #1 Guidance – "The Board expressed its approval of the residential entry on Ninth Ave. Retail and/or restaurant spaces should augment the pedestrian activity on Pine St. and Ninth Ave with large, highly transparent, operable windows, creation of a small corner plaza for a sidewalk café to compliment the landscape design for the green street, and interesting sidewalk paving patterns among other techniques. These features should guide pedestrians into turning the corner."

Response – The residential entrance has been relocated to Pine Street. Inviting and accommodating active pedestrian activity is a key design feature provided by both programmatic functions and architectural features. Three different uses are deliberately configured on Pine Street, each with a generous 20' ceiling height that will allow generous lighting to spill out upon the sidewalk. The primary corner of Pine and 9th is designed to accommodate a large full service restaurant that will complement the Paramount Theater with both service and energy. The generous 22' sidewalk width allows for an outdoor dining area at the corner, extending a pattern of other sidewalk dining areas to the west and east. An adjacent covered dining area is also provided to encourage this space to be used throughout the year. The residential entrance was relocated to the center of the building between the restaurant and a retail/café space. This entry is highlighted with an opaque section of an otherwise glazed continuous canopy. A retail and/or café space is provided to the east of this entrance. Each of these program areas are expressed with an enhanced level of architectural detail of the storefront windows, terra cotta colored panels, copper/bronze details, pedestrian paving, lighting, benches, street trees and decorative plantings.

On the Ninth Avenue green street, the primary pedestrian amenities are concentrated in a garden space in an enlarged curb bulb area. This garden extends along 9th with linear vegetation and a rain runnel. Landscaping is also provided in the required 2' setback area adjacent building. The extended curb bulb provided on the east side of the Pine & 9th corner will decrease the cross walk distance and increase the area for both pedestrians and landscaping. Since 9th Avenue is a one way street and this is a specially noted green street location, SDOT will likely allow for the curb bulb extension.

C-2 Design Facades at Many Scales

EDG #1 Guidance – No specific guidance suggested

Response – The primary design concept of distinct expressions of the building are articulated at three scales (skyline, neighborhood and sidewalk) by architectural features that highlight related programmatic areas of the building. A consistent 4' curtain wall module ties the entire building elevations together from sidewalk to crown and is further divided into 1'-4" sub-modules where needed to accommodate smaller scale programmatic requirements such as vents and windows. At a skyline and neighborhood scale, the recessed portico and stacked balconies introduce shadows and a balanced overall composition. At a neighborhood scale, the subtle shift of the vertical bands will be noticed. At the sidewalk scale, the enhanced details of the storefront and canopy are provided.

C-3 Provide Active Facades

EDG #1 Guidance – "The board will pay particular attention to Pine/Alley corner."

Response - The design is configured to maximize the activity on Pine Street with a restaurant, building entrance and café/retail space. The exposed corner of Pine Street and the alley will contain large scale black bamboo to express the vertical concept of the Pine Street elevation as it wraps around the corner and meets the large scale green wall parking screen. Small 'Juliette' balconies are also created in this corner to allow people to see and be seen through the bamboo.

C-4 Reinforce Building Entries

EDG #1 Guidance – The board urges the applicant to design a more welcoming entry.

Response – The primary building entrance was moved to Pine Street to highlight its importance. The entrance is slightly recessed to create a shadow reveal and will be distinguished with a different canopy design and greater copper/bronze details than the adjacent restaurant & retail entrances.

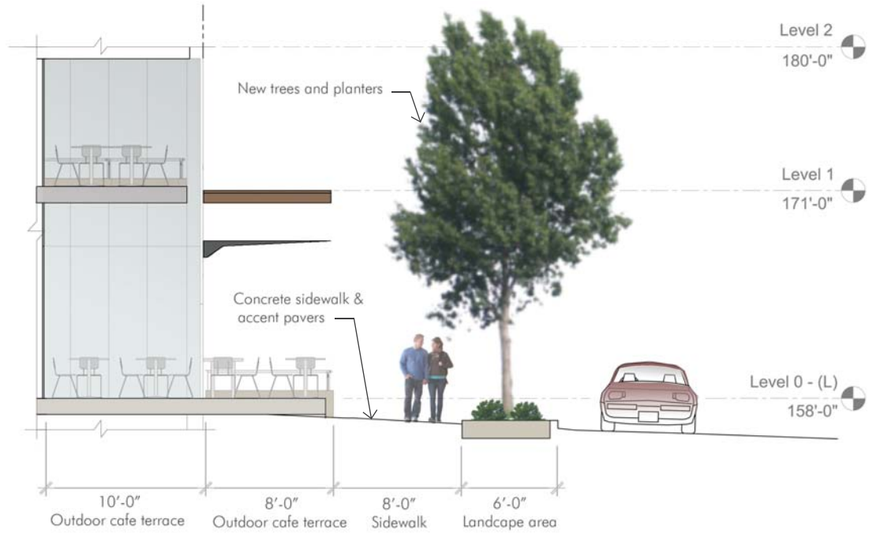
C-5 Encourage Weather Protection

EDG #1 Guidance & Response – full contiguous weather protection is provided as required by code

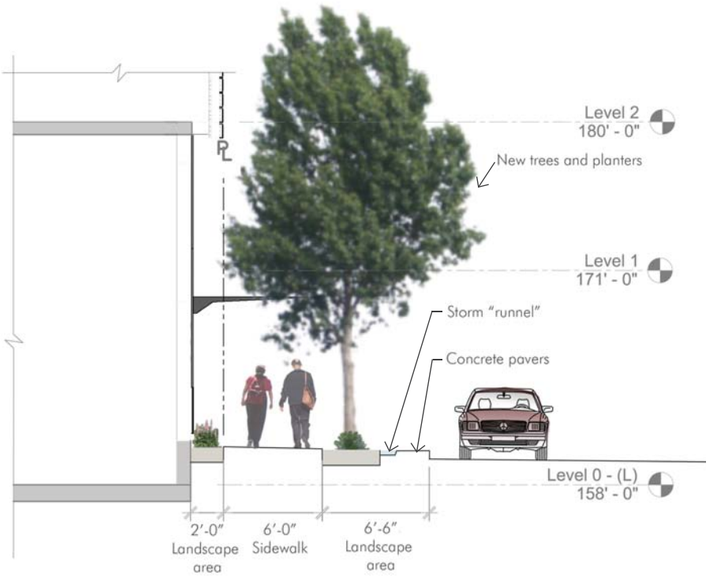
C-6 Develop Alley Facade

EDG #1 Guidance – "...the design should recognize the greater visibility (of the corner) by wrapping the materials and fenestration from the north façade to the alley."

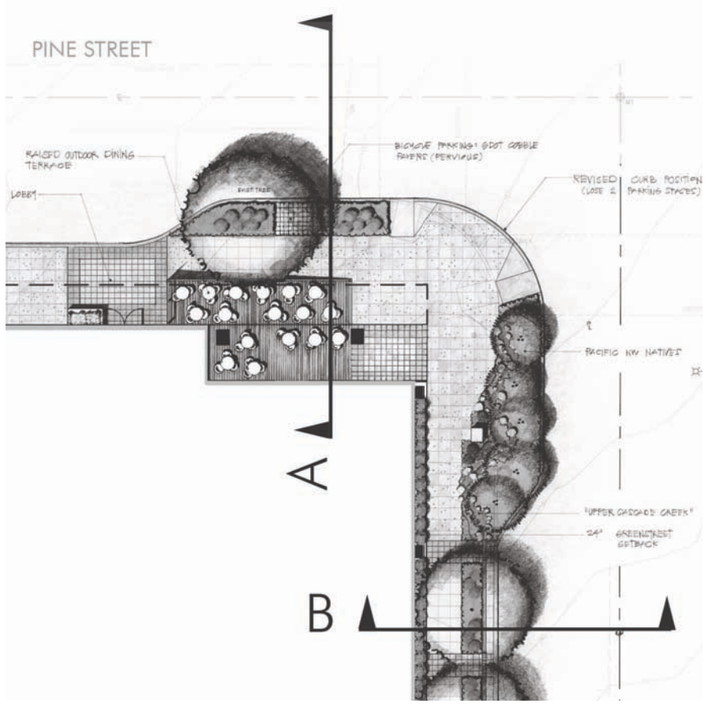
Response – The distinctive channel glass parking screen is wrapped around the corner of Pine Street at the alley and terminated with a tall grove of black bamboo. A large landscaped 'green wall' is proposed for the entire alley façade that will completely screen all parking levels from residential units. This green wall is designed as an 8' long steel trough with an integrated vertical trellis system that will allow it to be grown in a nursery concurrent with construction and installed fully mature. The trough will be easily accessible to allow for reliable health and maintenance. A mix of ivy types is proposed to provide a subtle color variation with even planar texture as well as complement the similar landscaping of the adjacent Convention Center. The green wall is also consistent with the overall concept of the western private side of the building and echoed with similar landscaping on the 6th and rooftop amenity levels.



Section A @ Pine Street cafe terrace



Section B @ 9th Avenue sidewalk



D Public Amenities

D-1 Provide inviting & usable open space

EDG #1 Guidance – "The applicant will need to provide a 9th Avenue green street design concept. A cut into or erosion of the corner should help create a sense of place.

Response – A green street concept design has been developed and includes a street level setback at the important corner of Pine Street and 9th Avenue. An enlarged curb bulb area is also proposed along the 9th Avenue side of the corner. This will reduce the crossing distance as well as increasing the amount of landscape area.

D-2 Enhance building with landscaping

EDG #1 Guidance – See C6

Response – A complete street landscape plan has been developed and presented.

D-3 Provide elements that define place

EDG #1 Guidance – The green street design and the possibility of a small plaza at the corner should augment the development teams and the board aspirations to create a meaningful sense of place.

Response – A generous new garden space has been provided at the enlarged curb bulb area at the corner of Pine Street and 9th Avenue. The relatively narrow width, slope and lack of sunshine of the 9th Avenue sidewalk precludes its use for outdoor café space. Consequently, a greater amount of planting is provided.

D-4 Provide appropriate signage

EDG #1 Guidance – The board will want to review signage concepts at a later stage in the design process.

Response – A relatively simple and modest scale sign is proposed for the residential lobby entrance. Design concepts for the restaurant and retail signage will be presented in the final recommendation meeting when more information may be available about the prospective tenants.

D-5 Provide adequate lighting

EDG #1 Guidance – Provide preliminary concept at EDG #2

Response – A preliminary design concept has been developed. This concept addresses critical lighting concepts for the sidewalk, parking screen, tower and building top levels.

D-6 Design for personal safety

EDG #1 Guidance – No comments provided.

Response – The design has considered and attempted to avoid areas that would present real or perceived personal safety concerns.

View from corner of Pine Street and alley

E Vehicular Access and Parking

E-1 Minimize curb cut impacts. Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

EDG #1 Guidance - The board strongly preferred all vehicular access from the alley

Response - All vehicular access is provided from the alley

E-2 Integrate Parking Facilities

EDG #1 Guidance - ...one question that engaged the board was whether the proximity to such eclectic and idiosyncratic structures such as the Paramount Theater and the cylindrical 801 Pine St. warrents emphasis of one parking garage concept over another. Does the Paramount, with its marquee suggest a theater district that would welcome a parking screen that has a decidedly sculptural presence? Should the garage levels be lit in such a way to augment the corner's vitality at night? The board conveyed its desire that an interesting lighting design should also have an interesting façade seen in the daytime.

Response - The design of the parking screen is a prominent element of the building. The concept addresses the public street sides of Pine and Ninth in contrast to the alley side facing the 801 apartment building. Design goals for the Pine and Ninth sides include making an interesting and dynamic built element during both day and night time, using natural ventilation, integrating it into the rest of the building and honestly expressing its use in an artful manner. Translucent channel glass was chosen as the primary material for several reasons. It provides structural capabilities that eliminate need for heavy framing, it can be applied either horizontally or vertically with several different methods of detailing, it is offered in multiple sizes, colors and textures, it has dramatic and dynamic optical qualities and lastly, it is a sustainable recycled material. The concept proposes to incorporate the design within the contiguous 4' wide curtain wall module in a manner that obscures the cars and direct headlights, but allows for both manipulated and circulating headlights to create a 'twinkle' on the façade. The terra cotta colored panels and copper colored mullions of the tower above are carried through the channel glass as a dominant feature to connecting to the sidewalk and providing color and interest during the day. The parking facing the alley is screened with a large green vegetated wall of ivy. A simple and temporary backdrop screen is provided to ensure that headlights do not penetrate the ivy.

E-3 Minimize the presence of service areas

EDG #1 Guidance - Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible.

Reponse - Although not required by code, all service areas are fully enclosed in a large loading dock area.

8 ONE 5 Pine

1523 9th Ave/815 Pine Street

2/2/2007- rev 6/24/0 Zoning — DMC 340/290-400 — Within the "Denny Triangle Urban Center Village"

1786

	Street	Length	Street Class Map1B	sidewalk Width Map1C	Str level use Map 1G	Prop lin Fac Map 1H	surf park Map 1I	pub amen Map 1J
	9th	113	Green Street	variable	no	no	yes	maj shop
Map 1D view corr	Pine	120	PTrans/1 ped	18, if transit stop, otherwise 15	yes	yes	yes	
	Area	13,560						

Zoning Analysis

Chapter 23.41	**DESIGN REVIEW**	
23.41.004	23.41.004	Design Review required in DMC if more than 20 units or 50,000 sf of commercial
23.41.012	23.41.012	Design Departure can be granted for everything except:
		Residential density limits — *FAR in general*
		FAR per 23.49 — *Max size of use*
		Min size of PCDs per 23.49.036 — *Struct ht.*
		Average floor area limit in residential use per 23.49.058D1 — *mentioned, and therefore could theoretically be a*
		Combined lot development per 23.49.041 — *departure)*
		Tower spacing per 23.49.058E — *Parking access standard*
		Downtown View corridors — requirements for Streets, Alleys, and Easements
Section	*Subject*	*Description*
Chapter 23.49	**DOWNTOWN**	
23.49.008.A.3	Height	340' Base height for structures containing non residential and livework uses
		290' Base height for portions of structure in residential use
		400' Maximum height utilizing bonus per 23.49.015 and only residential above 240'
23.49.008.B	*Height Increase*	10% height increase if area above the limit is <9000sf and only uses or features permitted as an exception above height limit (covered or enclosed common recreational area, mech equip, stair elevator) are contained within and may not be combined with any other height exception for screening or rooftop features to gain additional height
23.19.008.D	Rooftop Features	4' for parapets, clerestories, etc.; 7' for solar collectors; 15' for stair penthouses, covered recreation area, play equipment, mechanical equipments; 23 to 35' for elevator penthouses.
23.49.009	Street Level Uses	Required on Pine only See Map 1G
23.49.010	Residential Use	
23.49.010.B.1-5	*Common Recreation Area*	5% of gross residential area (except areas per 23.49.015) not to exceed lot area (18,000sf)
		50% may be enclosed; Minimum dimension is 15', except 10' at street level. Minimum area is 225sf
		Street level common areas count twice; *In mixed use projects, Director may allow public open space to count*
Chart 23.49.011 A1	Floor Area Ratio (FAR)	base 5, maximum 7
23.49.011.B.1.f		Residential Use is not chargeable
23.49.011.B.1.I		Short term parking or residential accessory use parking (max (1) stall per bedroom) is not chargeable
23.49.011.B.2		3.5% gross floor area allowance for mechanical deducted in calculation of chargeable gross floor area (not including
23.49.015.A.2	Bonus Residential Floor Area (Above 290')	Must provide low or moderate income housing within or adjacent to project (performance option) or pay the city to build or provide (payment option)
23.49.015.A.4		Requires project attain LEED Silver
23.49.015.B.1.a		Performance Option: 11% of bonused net residential floor area (factoring 80% efficiency)
23.49.015.B.1.b		Payment Option: $10-$25/sf of net rentable bonus area sought depending on floor
23.49.015.B.8		Low and Moderate income housing units must include a range of unit sizes, including units suitable for families with
23.49.016.4	Open Space	20 sf open space per 1000 sf office space
23.49.016.5		Applies only to office space over 85,000sf
23.49.018.A	O'head Weather Protect	Continuous along entire street frontage (less than 5' from property line)
23.49.018.B		Minimum horizontal dimension is lesser of 8' or 2' from curb edge
23.49.018.C		Minimum 10', Maximum 15' above sidewalk
23.49.019	Parking	None required
23.49.019B.1.a		at street level — Class I ped and green streets: street level parking allowed behind other use
23.49.019B.2.a.1		above street — For lots less that 30,000sf / 150' in depth: one story of parking permitted up for every one down for up t
23.49.019B.2.a.2		Parking above third floor must be behind other use for 30% of frontage.
23.49.019B.2.a.3		3 1/2' opaque screen required for above grade parking above first floor
23.49.019B.2.b		*Director may modify this due to physical problems, such as high water table. (cont soil might work too)*
23.49.019C		Max. non-residential parking: 1/1000sf with special exceptions
23.49.019E		Bicycle parking: office 1/5000 sf; retail (>10,000sf) 1/5000 sf; residential 2/DU
23.49.022	Min. Sidewalk Width	See Map 1C. Pine: 18, if transit stop, otherwise 15, 9th variable

23.49.025D	Solid Waste	space requirements	residential (>100 units)	200 sf + 2 sf/ ea add unit
			commercial	see chart 23.49.025A
23.49.025D.4b		access (front-loading)	direct access, min 10' wide	
		Director may allow departure		
23.49.056B	Facades and Setbacks	Applies to Pine only. Façade must be within 2' of sidewalk between 15' and 35', with exceptions		
23.49.056C	Façade Transparency	60% of facades (on both Pine and 9th) must be transparent between 2'-0" and 8'-0" height		
23.49.056D	Blank Facades	On both Pine and 9th blank façade limited to 15' and 40%, with exceptions		
23.49.056 F.4	Green Street setback	requires 2' wide setback at 9th ave Green Street (may allow averaging); 50% landscaped		
23.49.058	Tower Definition	Area above 85' in structure with nonresidential use above 65', or no residential above 160'. Area above 65' in other case		
23.49.058	Façade Mod/tower width	Does not apply as site is less than 15,000 sf		
23.49.058C	Max Tower width	Only applies to lots wider and deeper than 200'		
23.49.058D.1	Max resid floor area	Only applies to tower portion of structures that are taller than 160'		
		Ave flr area: if base ht only 10,000; if > Base ht 10,700	Max flr area 11,500	
23.49.058D.2	Max Tower width	Does not apply as site is less than 18,000 sf		
23.49.058E.1c	Tower Spacing	No spacing required from adjacent construction as they were in place prior to effective date of Ordinance 122054 (April		
23.49.058E.4	Existing Tower	On structures taller than 160', tower portions above 125' must be separated by 60' from any existing towers above 125'		
23.49.058E.6		*Director may waive this under some circumstances to allow no more than two towers per block*		
23.49.058E.7		*One for which a MUP decision, including Design Review has been issued.*		
23.49.058 F.2	Green Street setback	requires a continuous upper-level setback of 15' at 45' height		
Chapter 23.53	**REQUIREMENTS FOR STREETS, ALLEYS AND EASEMENTS**			
23.53.030	Overhangs	F1+2a. Underground and overhwead portinos of structures that would nor interfer with the functioning of the alley may be allowed by the Director of the Department of Planning and Development after consulting with the Director of		
	Structural Bldg Overhangs	Vertical clearance shall be a minimum of 8' from the sidewalk or 26 feet from an alley		
Chapter 23.54	**PARKING AND ACCESS**			
23.54.035A	Load berth	See Chart A		

Departure request #1

Code Section - SMC 23.49.019B.2.a.2 (Parking quantity, location and access requirements, and screening and landscaping of surface parking areas).

Requirement - Parking above the third story of a structure shall be separated from the street by another use for a minimum of 30% of each street frontage of the structure. For structures on lots located at street intersections, the separation by another use shall be provided at the corner portion(s) of the structure.

Proposal - The departure is only requested for the 9th Avenue elevation. The proposal is to allow an exterior exposed exit stair to qualify as 9% of the required 30% 'other use'. The stair will be detailed with distinctive decorative elements echoing a similar exposed exit stair on the Paramount Theater across the street.

Rational – The proposed design provides 21% of the 30% requirement with an active and transparent apartment unit use on the corner. The decorative stair element proposed to satisfy the remaining 9% of the requirement will directly support Downtown Design Guidelines B and C. It will provide a relevant visual connection to the immediate context (Responding to neighborhood context) as well as add more visual interest to the street (Creating the pedestrian environment).

Paramount Theater - Exposed staircase

Departure request #2

Code Section - SMC 23.49.019B.2.a.3 (Parking quantity, location and access requirements, and screening and landscaping of surface parking areas).

Requirement – The perimeter of each story of the parking above the first story of a structure shall have an opaque screen at least 3 ½ feet high where the parking is not separated from another use.

Proposal - The design proposes a dense translucent screen in lieu of a the opaque screen for the 9th Avenue and Pine Street facades only. The alley elevation will provide an opaque screen. The translucent screen will be of sufficient density to disperse direct headlight beams.

Rational – The design concept establishes a distinctive vertical emphasis on the Pine Street and 9th Avenue tower facades and integrates it with a unique and dynamic translucent screen at the base. This design maximizes the visual interest of the building and complements the theatrical environment of the Paramount Theater. An opaque screen would impose a foreign dark horizontal band that would distract from this primary design concept.

Grande Bibliotheque, Montreal - Translucent channel glass

Departure request #3

Code Section - SMC 23.49.058 F2 (Downtown Office Core 1, Downtown Office Core 2, and Downtown Mixed Commercial upper level development standards).

Requirement – When a lot in a DMC or DOC2 zone is located on a designated green street, a continuous upper-level setback of 15 feet shall be provided on the street frontage abutting the green street at a height of 45'.

Proposal – The design concept proposes tower setbacks on two sides, one along alley elevation adjacent the existing residential tower and the other adjacent the Convention Center, in lieu of the single 9th Avenue setback.

Rational – The primary design concept establishes a 'strong corner' at the intersection of Pine Street and Ninth Avenue as a specific and contextual response to this unique location in the city. The concept also complements the predominant street wall heights on both streets as well as maximizing the tower separation adjacent the neighboring 801 Pine residential tower. Other reasons for providing the two setbacks include:

- Avoiding a 400' blank 'party' wall adjacent the Convention Center (as would be required to maximize development capacity)

- Potential view corridor, canyon or shadow protections are not significant and/or applicable to this location.

- Overall bulk and massing for residential buildings is already controlled by the 10,700 SF floor plate limits that do not exist for office buildings. See illustrations on page 5.1 and 5.2.

Alternate massing

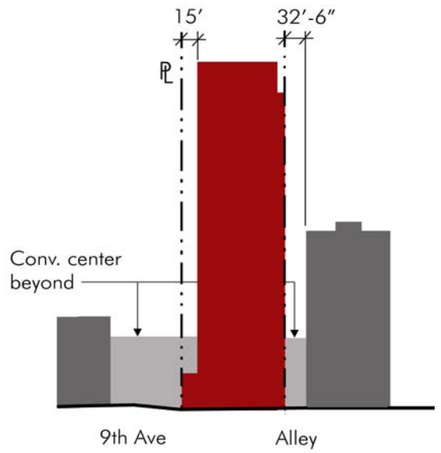
Max. allowable floor area (avg): 10,700 SF

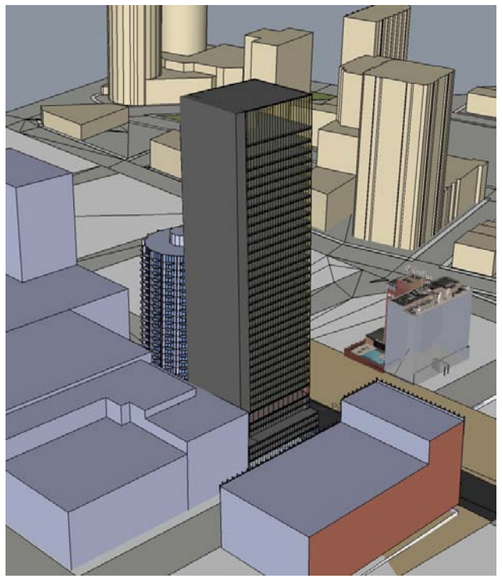
Pros:

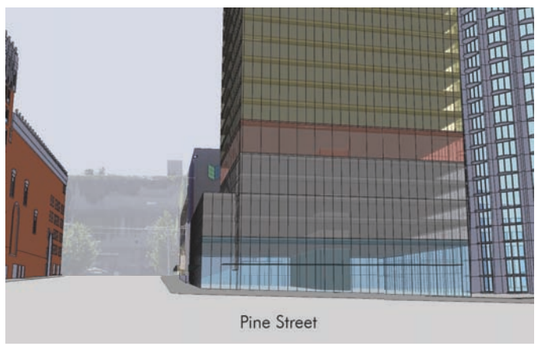
+ Provide code required setback

Cons:

- Closer to 801 Pine
- Blank wall required on south side to achieve full development capacity
- Parking dramatically less efficient
- Residential entrance on 9th instead of Pine (due to core location)
- Less efficient core







Preferred massing

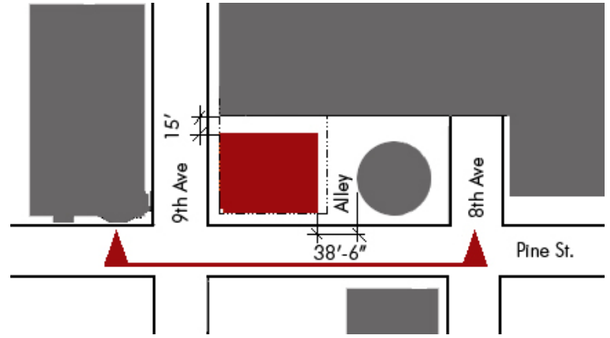
Max. allowable floor area (avg): 10,700 SF

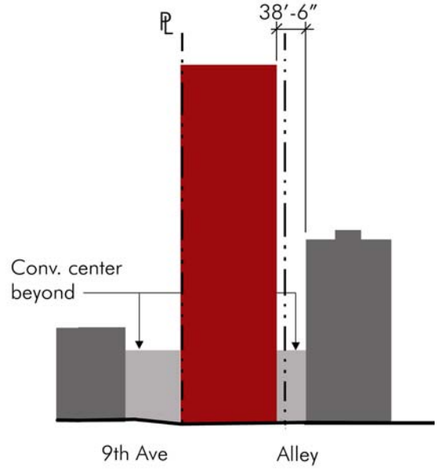
Pros:

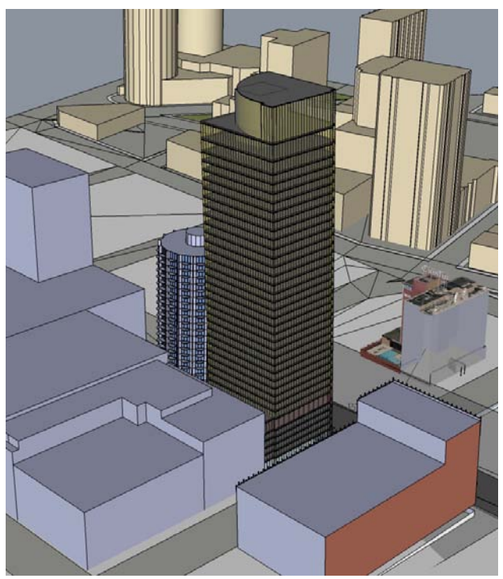
+ No significant difference in shadows
+ Optimum utilization of site
+ Better sun exposure at top amenity floor
+ Optimum core efficiency
+ Distinctive & strong crown at top
+ Greater separation from 801 Pine
+ Better and safer transition at alley corner

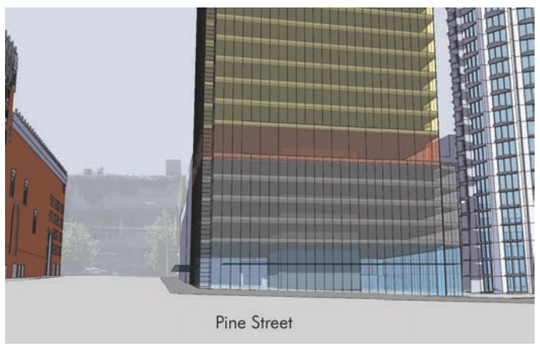
Cons:

- Does not provide code required setback





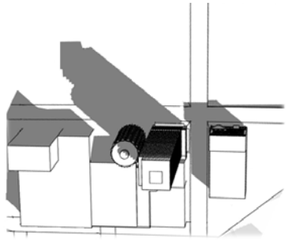




Alternate massing

Setbacks:

	Required	Provided
North:	-	-
West:	2′	2′
South:	-	3′
East:	15′ (@ tower) 2′ (avg @ street)	15′



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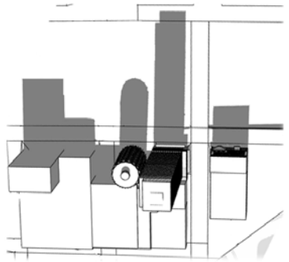

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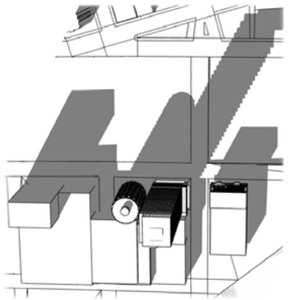

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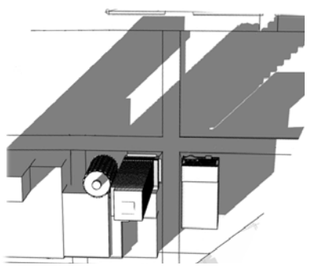
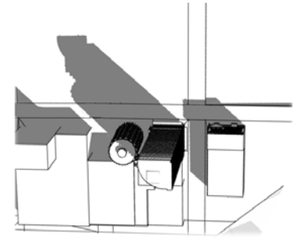


2 PM

Preferred massing

Setbacks:

	Required	Provided
North:	-	-
West:	-	6′
South:	-	15′ (@ tower)
East:	15′ (@ tower) 2′ (Avg @ street)	2′ (Avg @ street)



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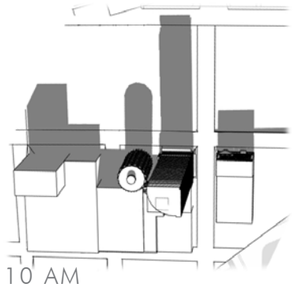

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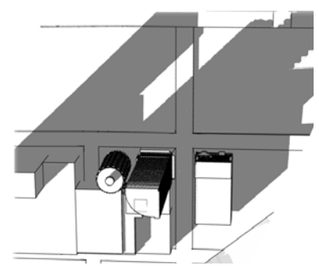

2 PM

"Fake" office space (Crystallis)
Mechanically ventilated

Hybrid wall (Cosmopolitan)
Naturally ventilated

Decorated solid wall (Convention Center)
mechanically ventilated

Mesh screen (McGuire)
Naturally ventilated

Decorated solid wall (Hyatt)
Mechanically ventilated

The Visionnaire

Santa Monica Civic Center Parking Structure - Channel glass

UW Medical Research Center - Grey spandrel glass

Shaw Center - Channel glass

Colored translucent glass

Early Design Guidance Meeting 2
14 October 2008

the eight one five pine

815 Pine Street
Denny Triangle Urban Center Village
DPD Project # 3007151

SECURITY PROPERTIES INC

BUMGARDNER
ARCHITECTURE • INTERIORS • PLANNING

1.0 Project info

2.0 Context

3.0 Concept

4.0 Response to EDG1 Guidelines

5.0 Departure Request

6.0 Addenda

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