DESIGN REVIEW BOARD RECOMMENDATION MTG

TROY LAUNDRY / BOREN INVESTMENT BLOCK

DPD PROJECT #3012675
06.26.2013

touchstone / PERKINS+WILL / SWIFT COMPANY LLC

AGENDA

PROJECT SUMMARY
DESCRIPTION + CONTACTS

PROPERTY ADDRESS:
307 Fairview Avenue North
Seattle, WA 98109

DPD PROJECT NO:
3012675

OWNER:
Touchstone SLU LLC
2025 1st Avenue, Suite 1212
Seattle, WA 98121

OWNER CONTACT / APPLICANT:
Paul Klansnic
206.357.2305
pklansnic@touchstonecorp.com

ARCHITECT:
Perkins+Will
1221 2nd Avenue, Suite 200
Seattle, WA 98101

CONTACT:
Andrew Clinch
206.381.6000
andrew.clinch@perkinswill.com

PROJECT DESCRIPTION:

The proposed development is for two office buildings approximately 12 and 13 stories, over below-grade structured parking beneath the entire site. The buildings would contain primarily technology office space with some accessory retail at street level. Commercial uses would total approximately 800,000 gross square feet with approximately 1120 parking stalls beneath. Additionally 4,000 square feet of Retail space will be located on Thomas Street.

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HISTORIC LANDMARK BUILDINGS
TROY LAUNDRY + BOREN INVESTMENT

ARC MEETING ON JANUARY 11, 2013

Diagrams were shown describing the extent of the soil contamination on the site, and the strategies for remediating the soil. Sections cuts of the site explained the need to dig up to 80' below the surface to extract the contamination, making it necessary to remove parts of the historic buildings.

LANDMARKS BOARD MEETING ON FEBRUARY 6, 2013

Colored diagrams were shown to illustrate the parts of the historic building to be retained in place, the parts to be removed and replaced, and the parts to be removed and replicated to recreate the original building masses.

ARC MEETING ON MARCH 15, 2013

Rendered perspectives were shown of each historic building corner, and how it relates to the pedestrian experience around the perimeter of the site.

ARC MEETING ON APRIL 26, 2013

Samples of the colored frit glass were presented to the ARC, as well as how the colors and scalar techniques relate to the historic buildings.

Boren Investment Building (1957 photograph)

Troy Laundry Building (1957 photograph)

DESIGN GUIDELINES
PER THE SOUTH LAKE UNION DESIGN GUIDELINES

Site Planning:

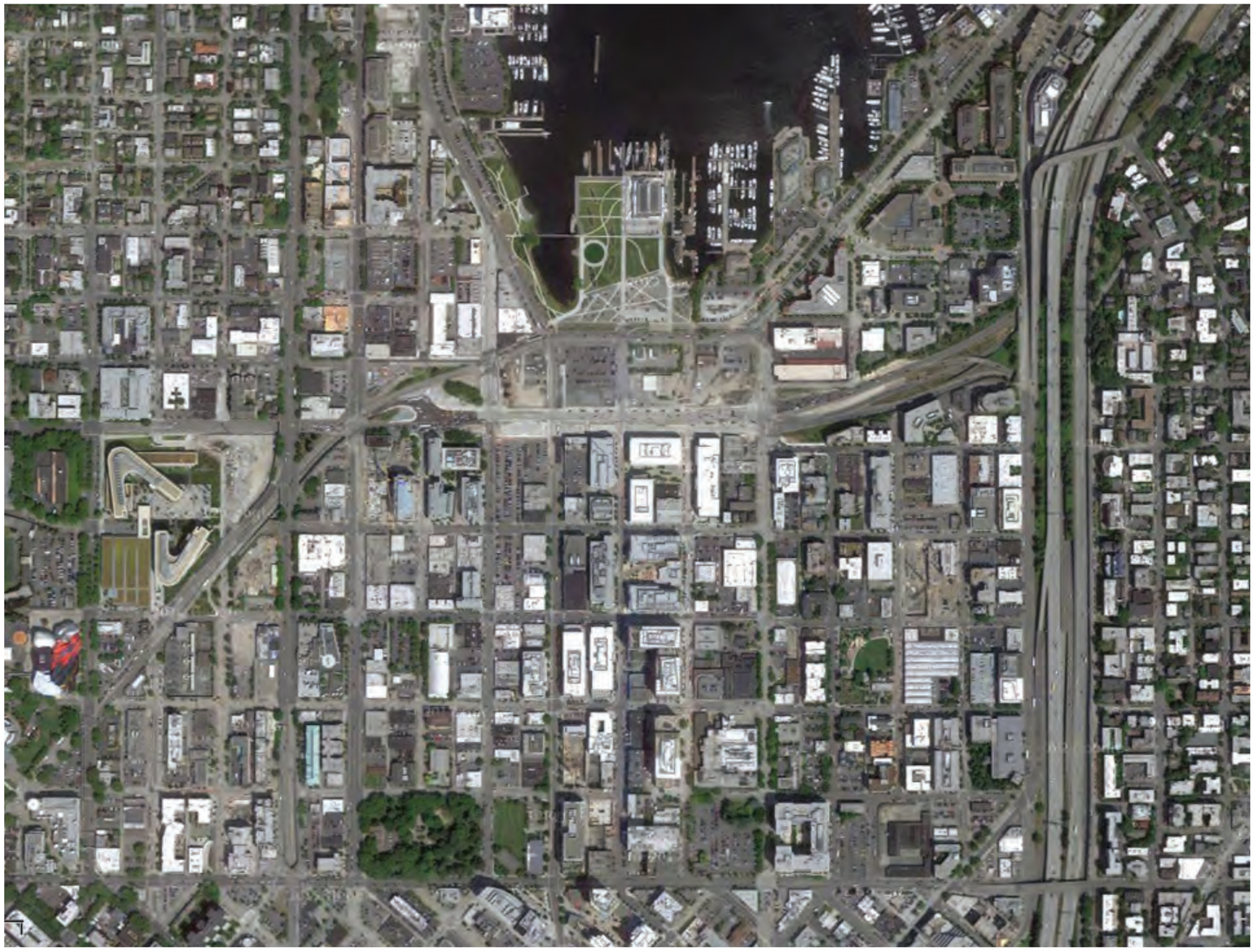
- *A-1 Responding to Site Characteristics*: The siting of the buildings should respond to site conditions and **opportunities.**
- *A-2 Streetscape Compatibility*: The siting of the buildings should reinforce desirable **spatial characteristics** of the right-of-way.
- *A-4 Human Activity Supplemental Guidelines*: Create graceful transitions at the streetscape level between public and private uses; Keep **neighborhood connections** open; Design for a network of safe and well-lit connections to encourage **human activity.**

Architectural Elements and Materials:

- *C-1 Architectural Context:* New buildings proposed for existing neighborhoods with a well defined and desirable character should be compatible with the architectural character and siting pattern of neighboring buildings. **Re-use and preserve important buildings** and **landmarks** when possible. **Expose historic signs** and vintage advertising on buildings where possible. Respond to the history and character in the adjacent vicinity in terms of **patterns, style, and scale**. Encourage historic character to be revealed and reclaimed.
- *C-2 Architectural Concept and Consistency*: Building design elements should create a well proportioned and unified building form and exhibit an **overall architectural concept**. Building form should identify functions within the building.
- *C-4 Exterior Finish Materials*: Building exteriors should be durable and attractive, with **texture, pattern**, and high-quality detailing.

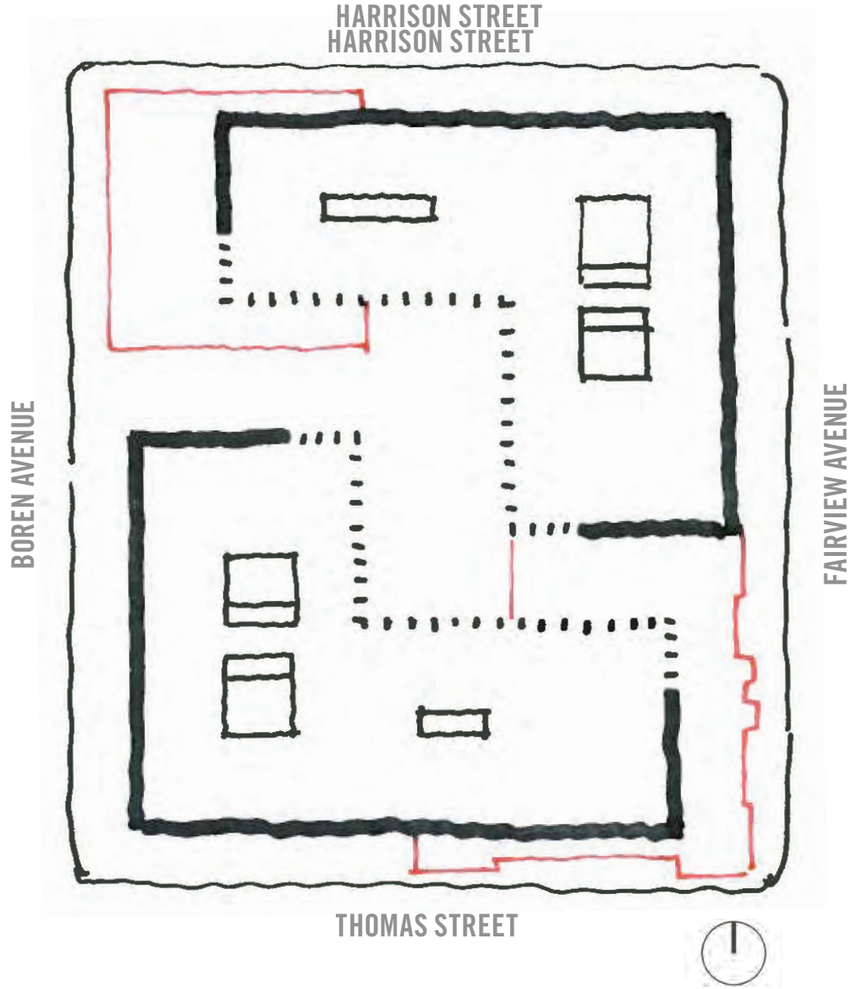
Pedestrian Environment:

- *D-1 Pedestrian Open Spaces and Entrances:* Convenient and attractive access to the building's entry should be provided to ensure comfort and security. Opportunities for creating **lively, pedestrian-oriented open space** should be considered.

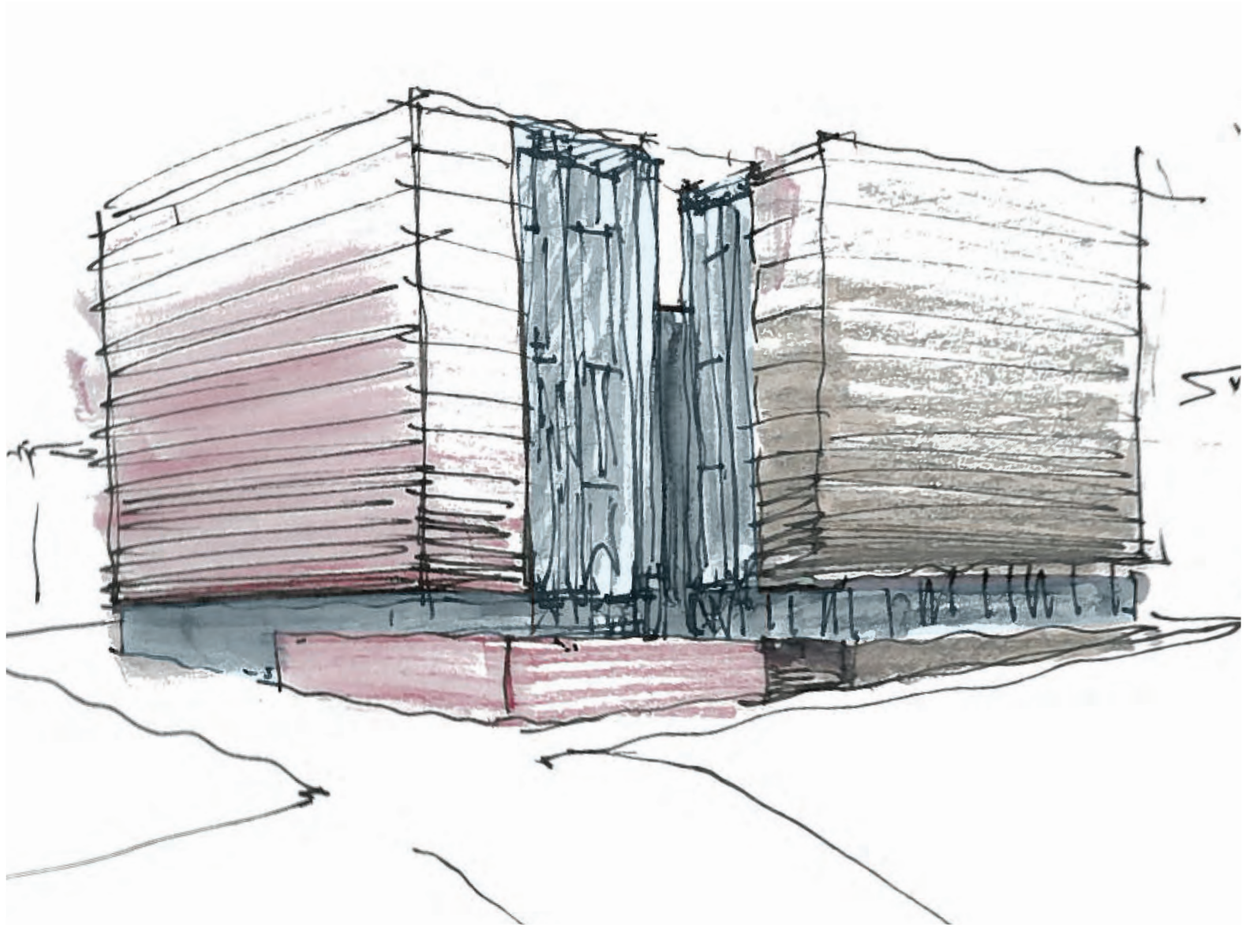


“4 CORNERS” DESIGN CONCEPT

EXTERIOR ENVELOPE “JACKET”



SITE PLAN



GRADATION CONCEPT

RESPONSE TO DRB COMMENTS

COMMENT #1: MASSING

INTIAL RECOMMENDATIONS (MAY 8, 2013):

1. Massing: The massing and design response indicates a full block building that holds a continuous horizontal line at the floor plates and roofline, with a consistent architectural expression including minimal modulation and articulation. The Board noted that the proposed design does not appear to respond sufficiently to the EDG. (A-1, A-2, A-4, B-1, C-1, C-2, C-3, C-4)

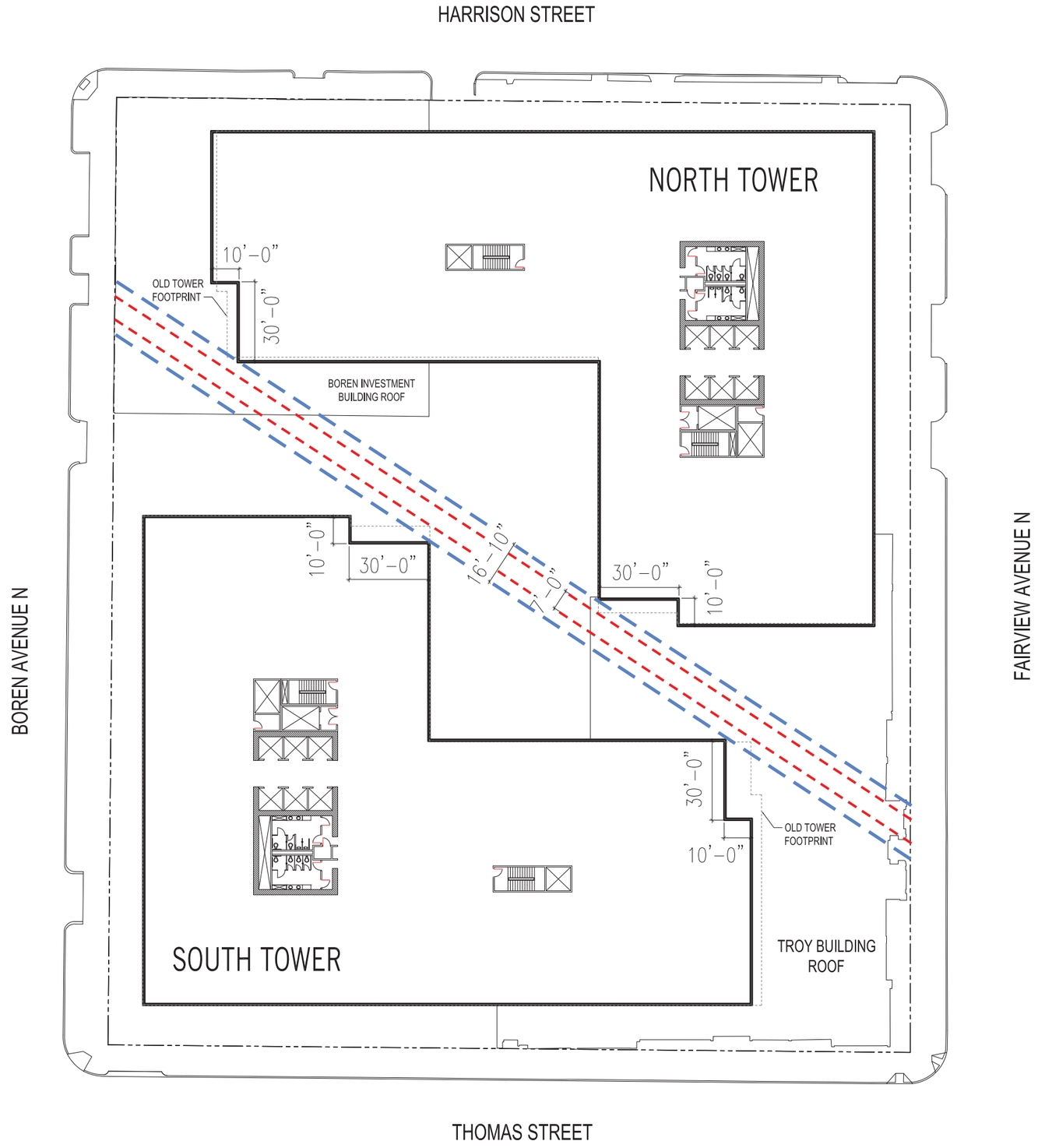
a. The view through the courtyard doesn't provide the visual separation as directed by the Board at the Second EDG meeting. The internal corners should be set back further or chamfered to increase the appearance of separation between the buildings. The Board noted that the glazing and stepped back façade at the internal corners is a positive direction, but the massing and treatment doesn't provide a sufficient response to EDG. (A-1, A-2, A-4, B-1, C-1, C-2, C-3)

RESPONSE:

The corners of both buildings at the courtyard have been pushed back to 10'-0" and widened to 30'-0", which increased the separation from 7'-0" to 16'-10". This move also gives modulation to the ends of the buildings.

OLD TOWER SEPARATION

NEW TOWER SEPARATION



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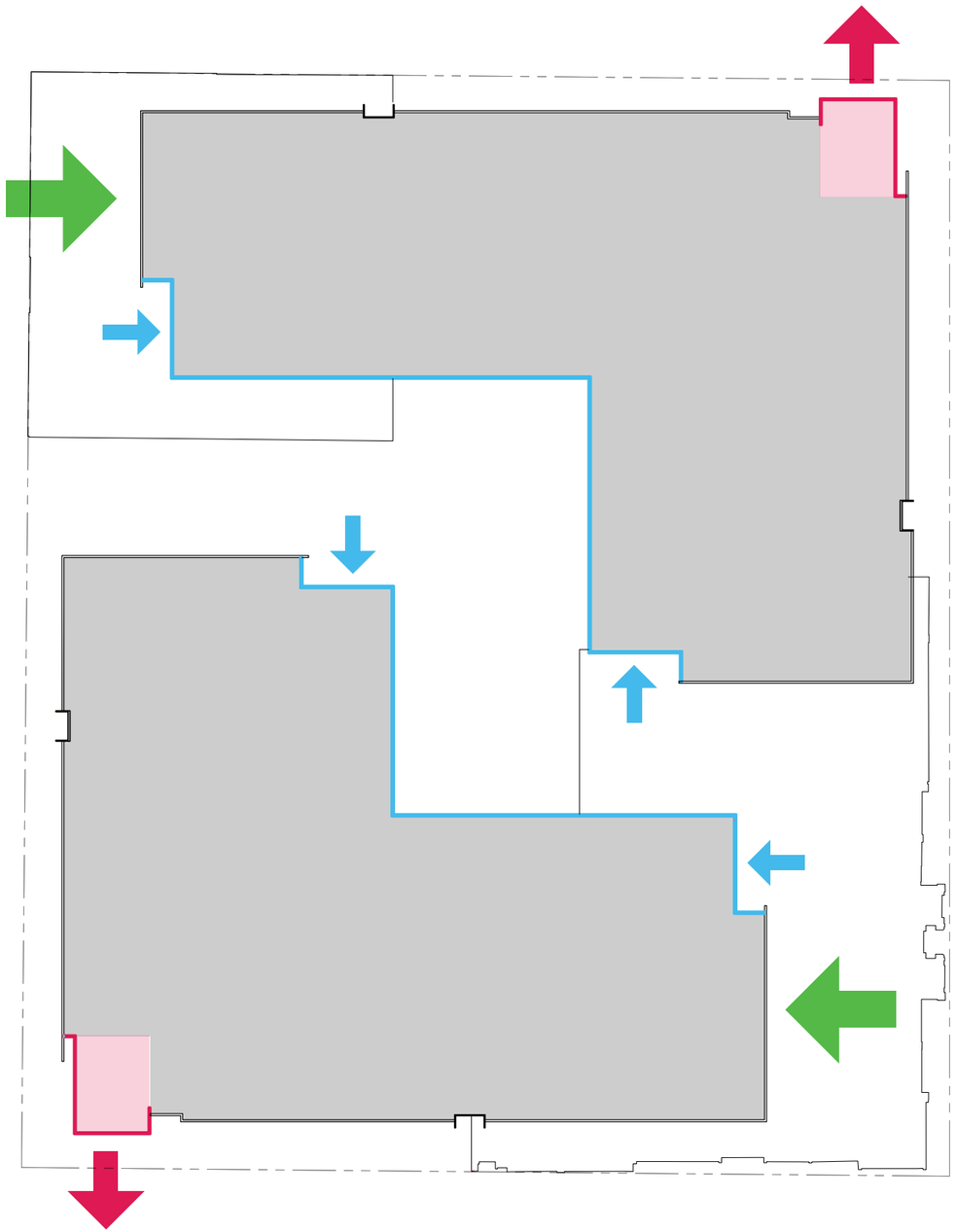
MODULATION DIAGRAM

SITE PLAN



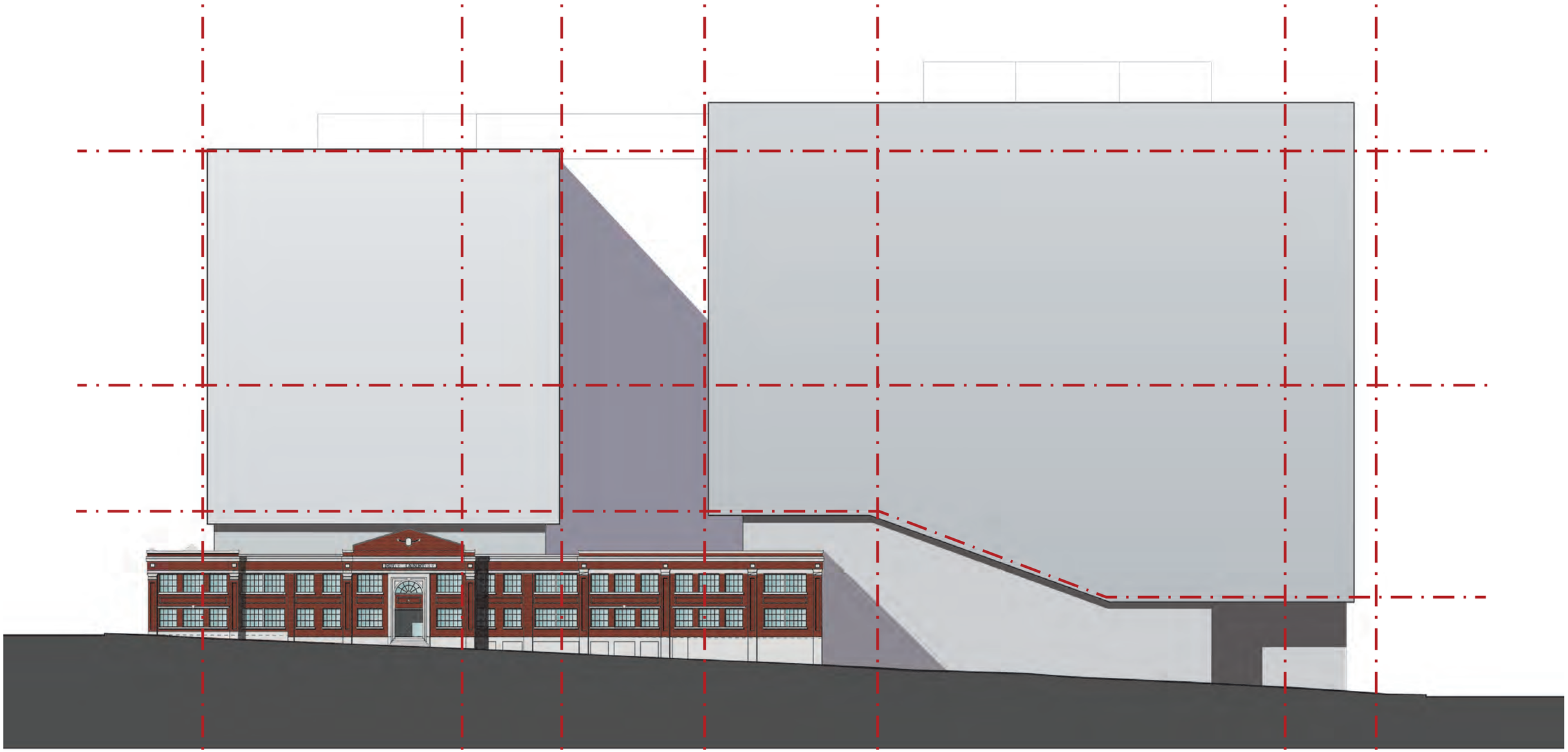
PUSH BACK TOWER FROM HISTORIC LANDMARK FACADES

PUSH OUT ENTRY CORNER MASS

PUSH IN CORNERS

INITIAL MASSING

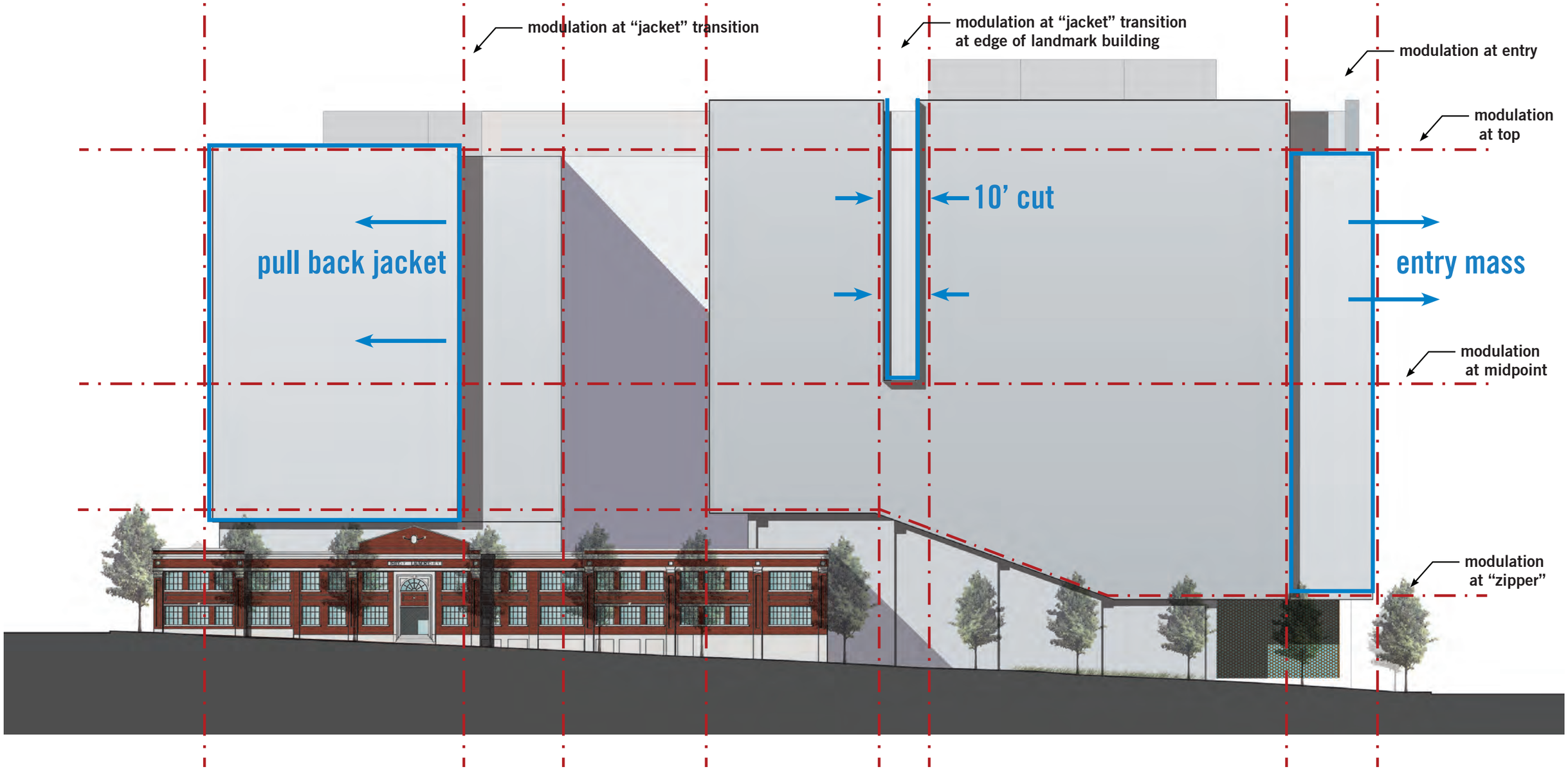
COMMENT #1: MASSING



LINES FOR MODULATION
FAIRVIEW AVENUE

d. The applicant should provide studies showing alternate design techniques and massing changes to reduce the scale of the north, east, and south facades. Possible treatments include texture, modulation, color, material change, interrupting the continuous horizontal banding. The Board noted that the solutions should respond to the design parti and cncept, but should result in a reduction of scale to the north, east and west facades. (A-2, A-3, B-1, C-1, C-2, C-3, C-4)

RESPONSE: We have located the places for modulation that work with the design parti.



FAIRVIEW AVENUE
EAST FACADE

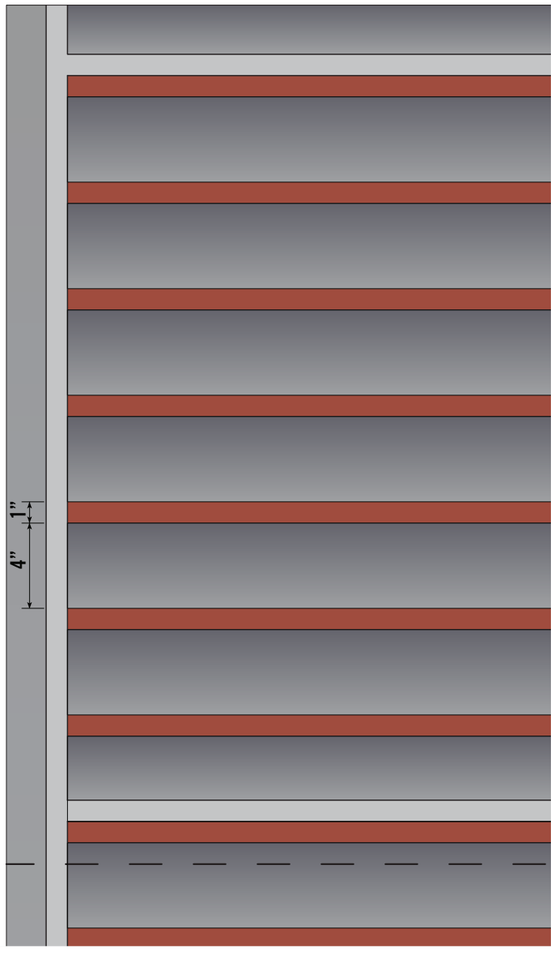
HARRISON STREET
NORTH FACADE

BOREN AVENUE
WEST FACADE

THOMAS STREET
SOUTH FACADE

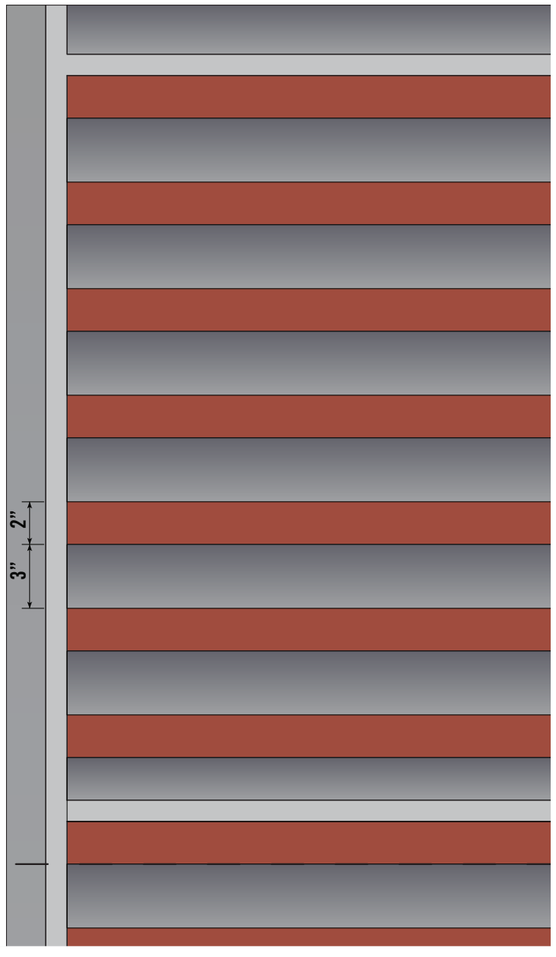
SCALAR TECHNIQUE - FRIT PATTERN

COMMENT #1: MASSING



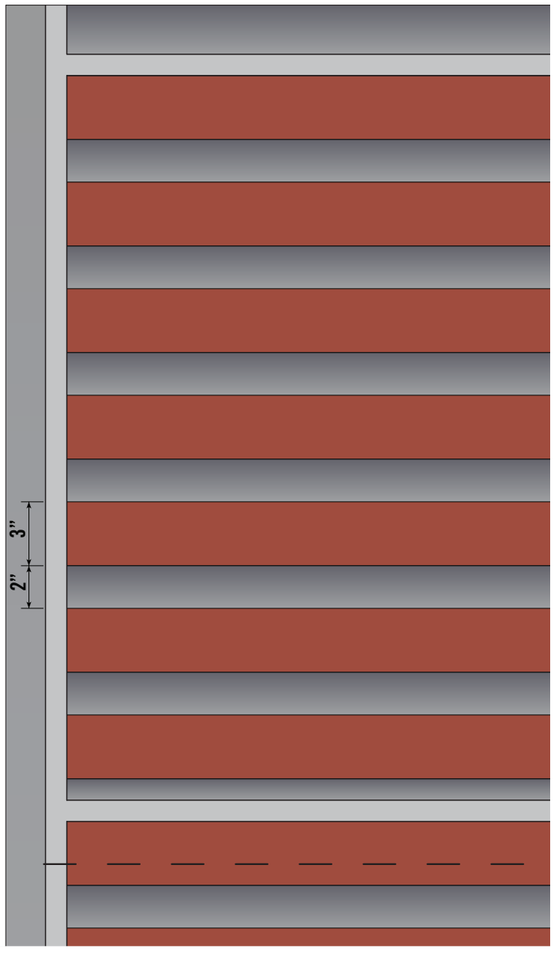
FRIT PATTERN - 20% SOUTH TOWER

1 inch frit bands



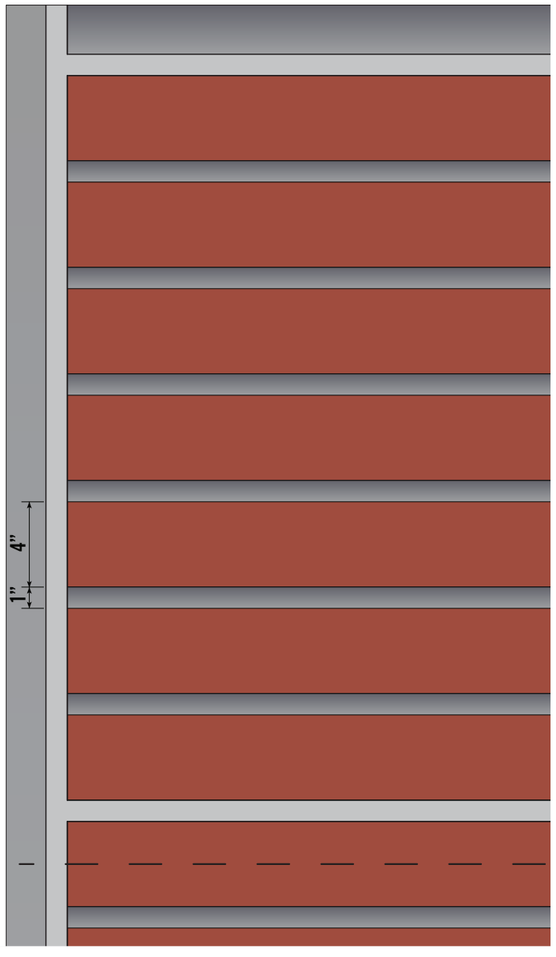
FRIT PATTERN - 40% SOUTH TOWER

2 inch frit bands



FRIT PATTERN - 60% SOUTH TOWER

3 inch frit bands



FRIT PATTERN - 80% SOUTH TOWER

4 inch frit bands

SCALAR TECHNIQUE - FRIT PATTERN

COMMENT #1: MASSING

NOTE: COLORED FRIT BANDS ARE SCALED DOWN ON GLASS SAMPLES TO SIMULATE GRADATION EFFECT

VIEW FROM SOUTHEAST CORNER

FAIRVIEW AVE + THOMAS ST

VIEW FROM SOUTHWEST CORNER

BOREN AVE + THOMAS ST

VIEW FROM NORTHWEST CORNER

BOREN AVE + HARRISON ST

VIEW FROM NORTHWEST CORNER

BOREN AVE + HARRISON ST

ENTRY AT SOUTHEAST CORNER

FAIRVIEW AVE + THOMAS ST

3. Streetscape Compatibility and Context:

c. The mid-block connection through the site is great, but it's not evident from the Troy Building. The mid-block connection should be designed to be obviously public and visible from the public right of way. (A-2, D-1, E-3)

Response:

We have created an entry canopy that projects 10' outside of the garage door opening, to signify the main Troy Laundry building entryway. It is composed of a composite metal and steel element, much like the column detail in the historic building interiors. Additionally, we have created special paving to highlight the entry pathway and assist with wayfinding for pedestrians.

TROY LAUNDRY BUILDING INTERIOR

THROUGH-BLOCK CONNECTION / SOUTHEAST COURTYARD ENTRY

ENTRY AT NORTHEAST CORNER
FAIRVIEW AVE + HARRISON ST

2. Entries

b. The Board indicated support for the departure for transparency and blank walls to allow the use of perforated metal panels at entries, provided that the perforated panels are designed to create visual interest and human scale. The applicant should demonstrate creative use of the perforated metal panels, as well as possible benches and landscaping to soften the use of this panel and create human scale and visual interest at the entries. (A-3, C-2, C-3, D-1, E-2)

Response:

We have increased the vertical slot that identified the two entrances to be a glass box element that holds the corner and protrudes outward from the "jacket" to the north and south respectively. The box is held down from the top of the building for modulation and scale reduction.

c. The Board appreciated the articulation indicating the entries at the northeast and southwest corners. However, the Board directed the applicant to further develop the articulation to both enhance the entries and reduce the scale of the north, east, and south facades. (A-2, A-3, B-1, C-2, D-1)

RESPONSE:

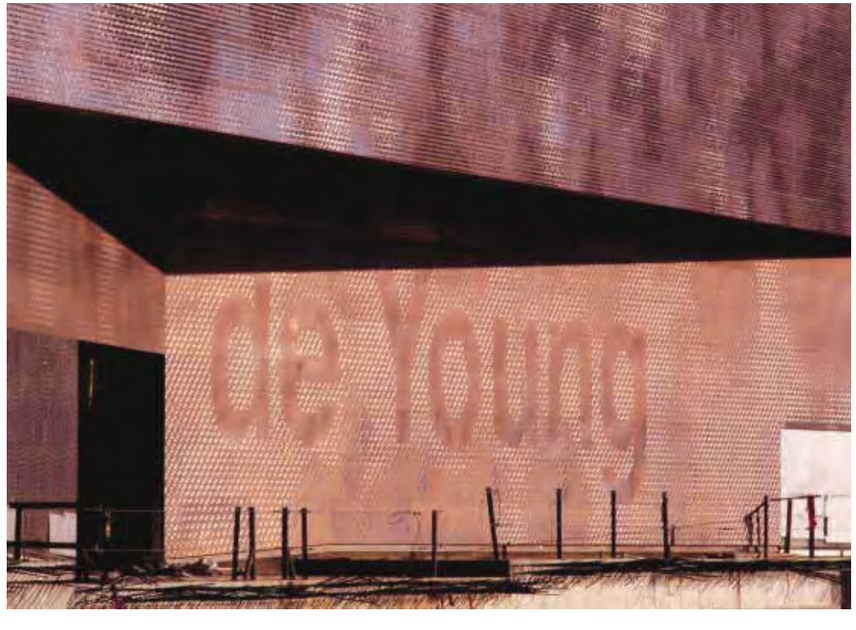
The perforated stainless panels at the entries have been identified as locations for art. We are in the process of identifying an artist to use these perforated panels as a canvas. We are in contract discussions with Cath Brummer at 4 Culture to help identify and Northwest artist. On the follow pages we have show examples of what we envision how the perforated stainless pattern to will look and feel.

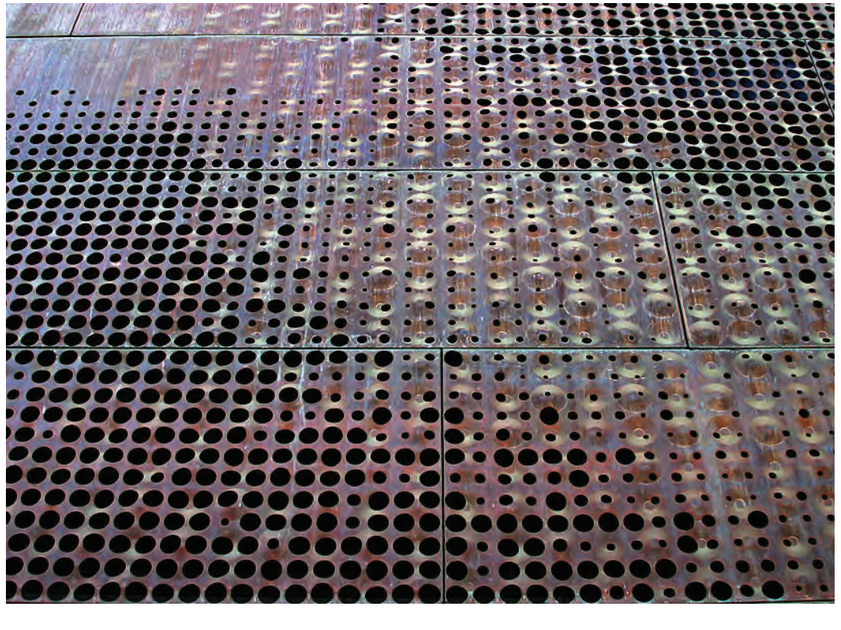
ENTRY CONCEPT
PERFORATED METAL PANELS

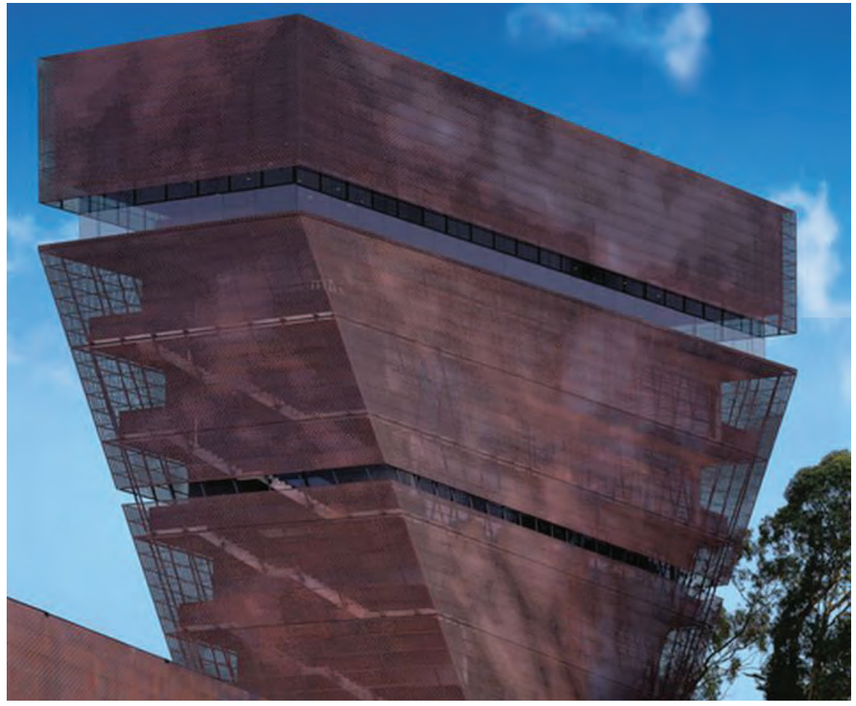
2. Entries

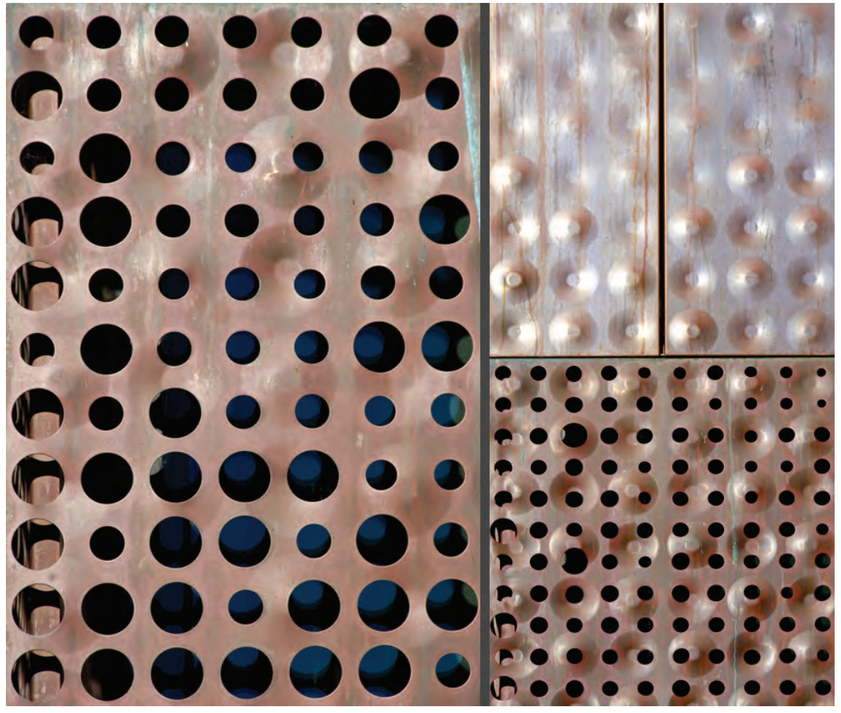
b. The Board indicated support for the departure for transparency and blank walls to allow the use of perforated metal panels at entries, provided that the perforated panels are designed to create visual interest and human scale. The applicant should demonstrate creative use of the perforated metal panels, as well as possible benches and landscaping to soften the use of this panel and create human scale and visual interest at the entries. (A-3, C-2, C-3, D-1, E-2)

DE YOUNG MUSEUM - PERFORATED PANELS AS SIGNAGE





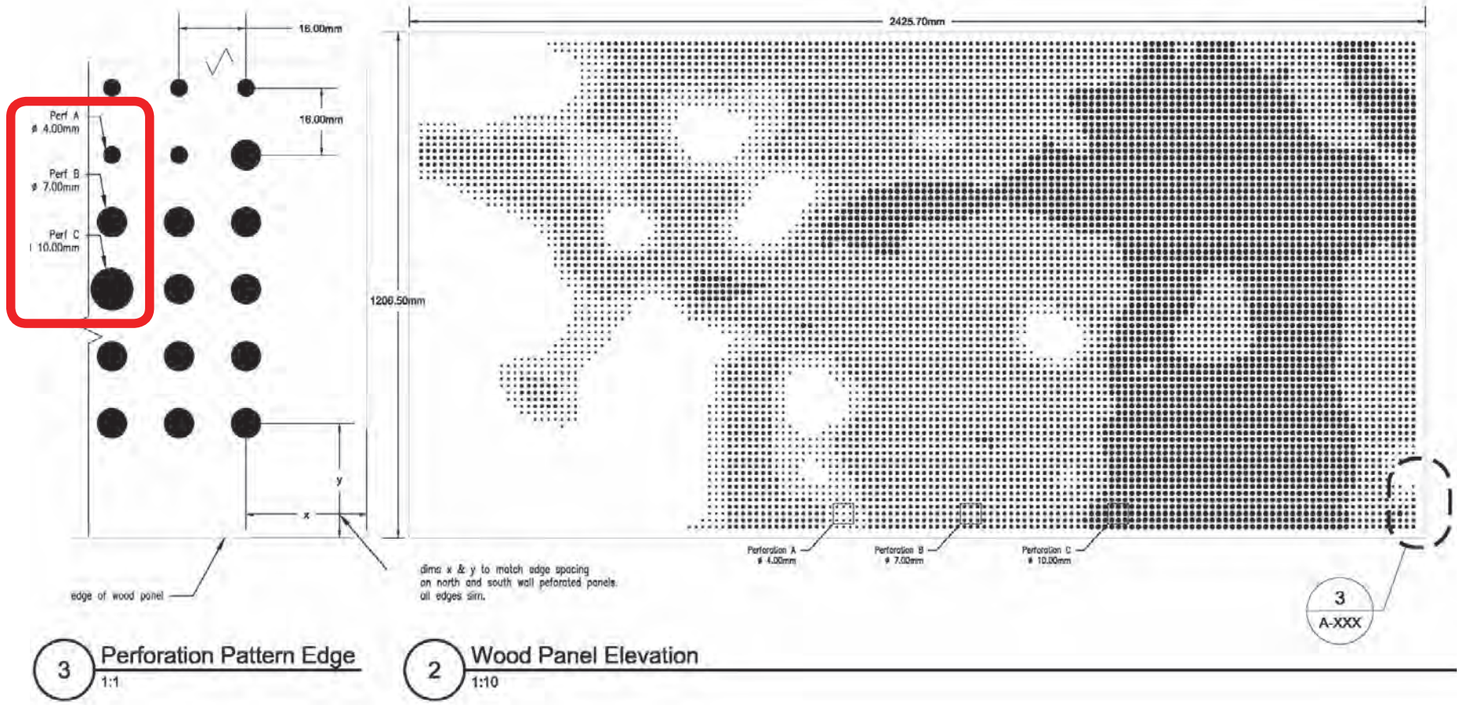




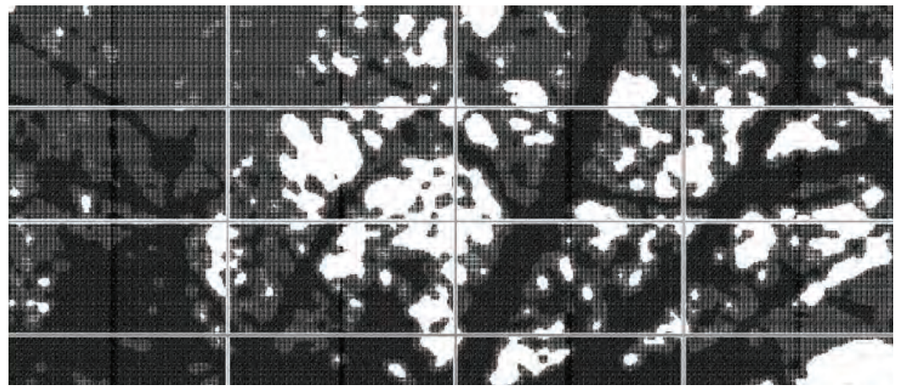
ENTRY CONCEPT

PERFORATED METAL PANELS

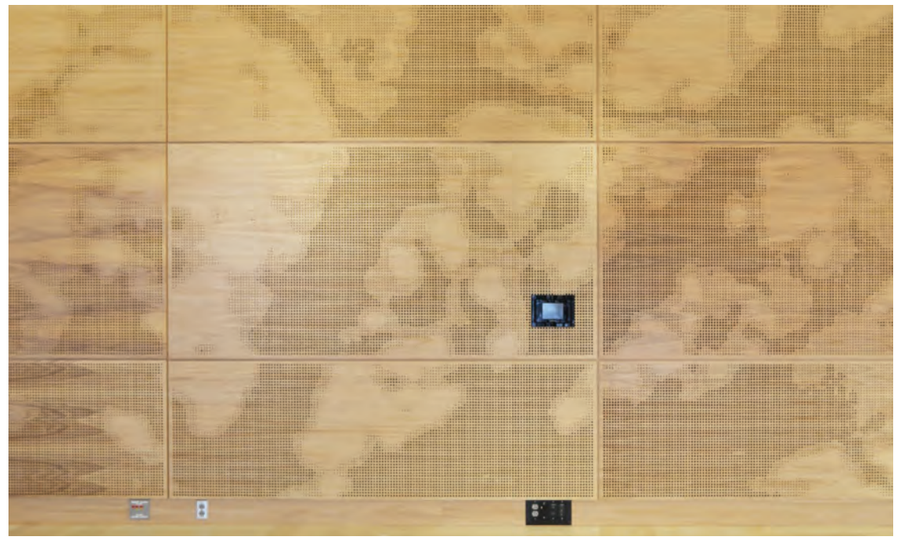
PHOTOGRAPH



MILLING PROCESS



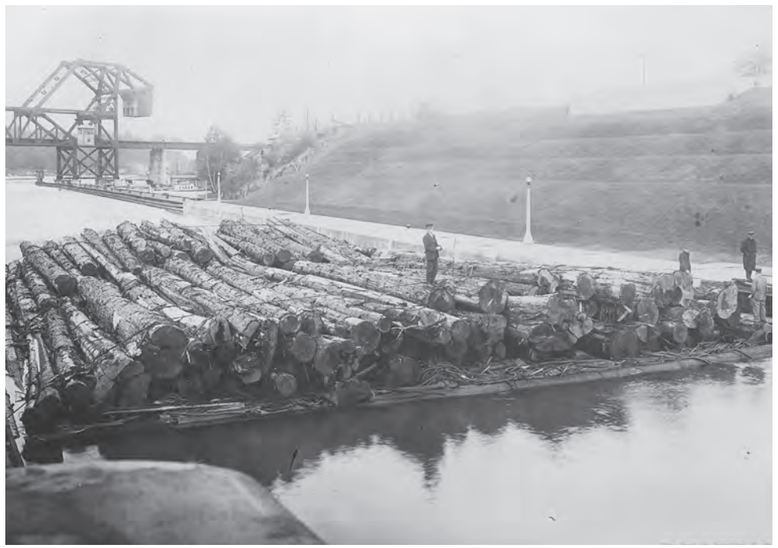
RASTERIZED IMAGE



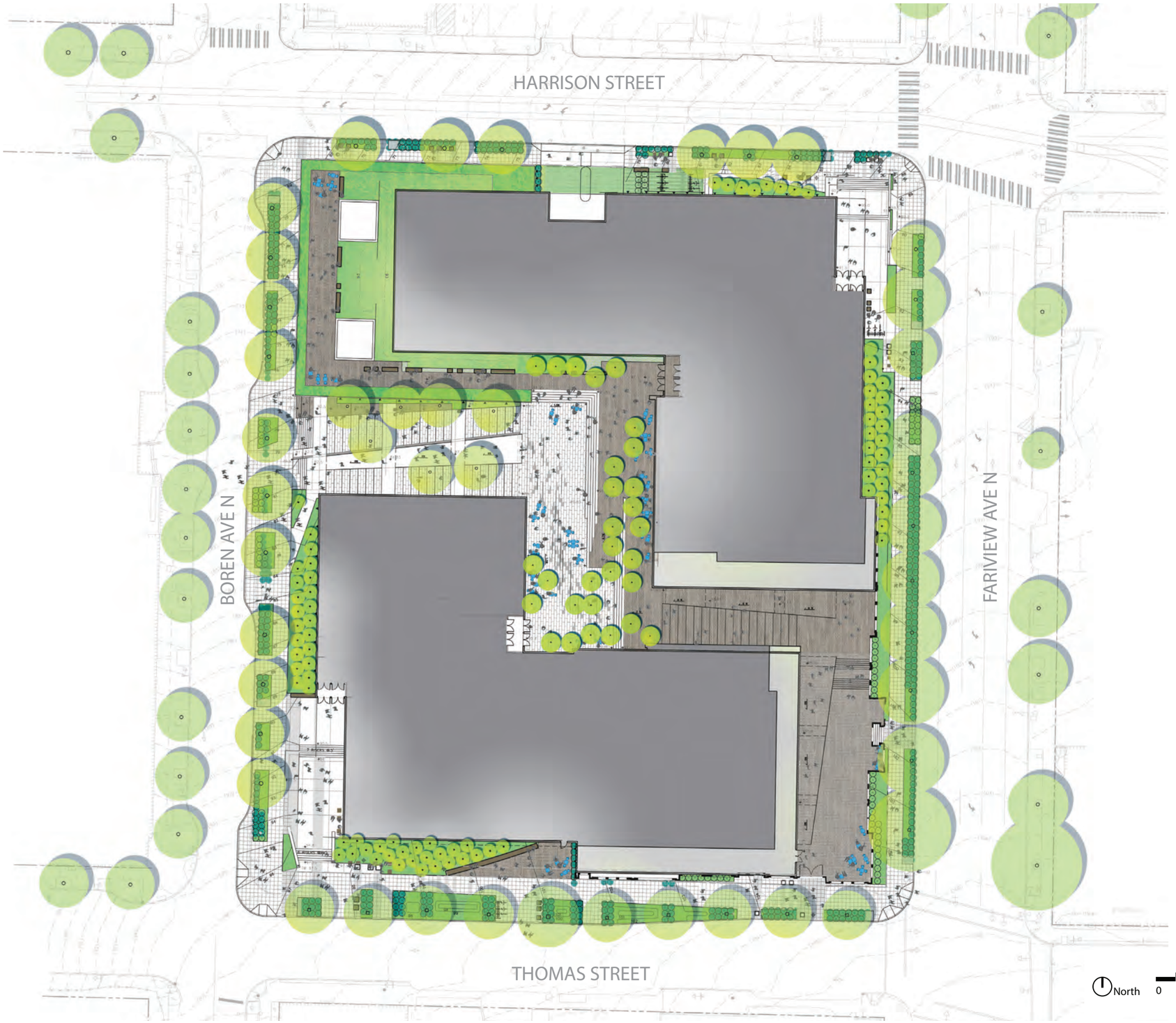
FINAL PANEL

ENTRY CONCEPT

HISTORY OF SOUTH LAKE UNION

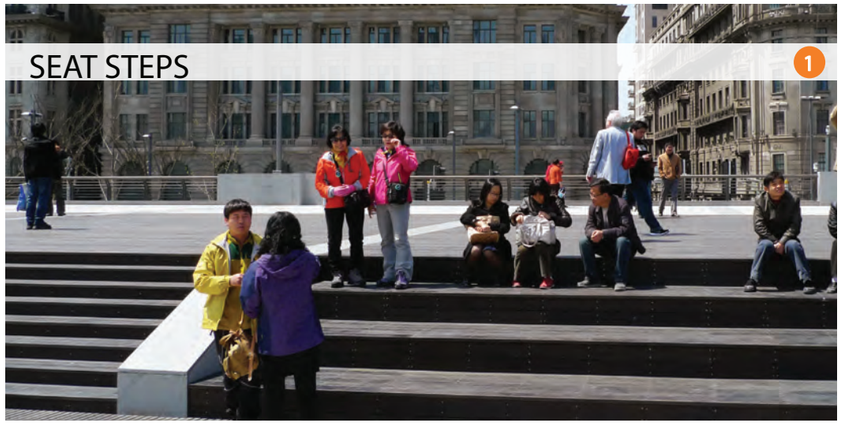


SITE PLAN


HARRISON STREET
BOREN AVE N
FARIVIEW AVE N
THOMAS STREET
North
0
20
40

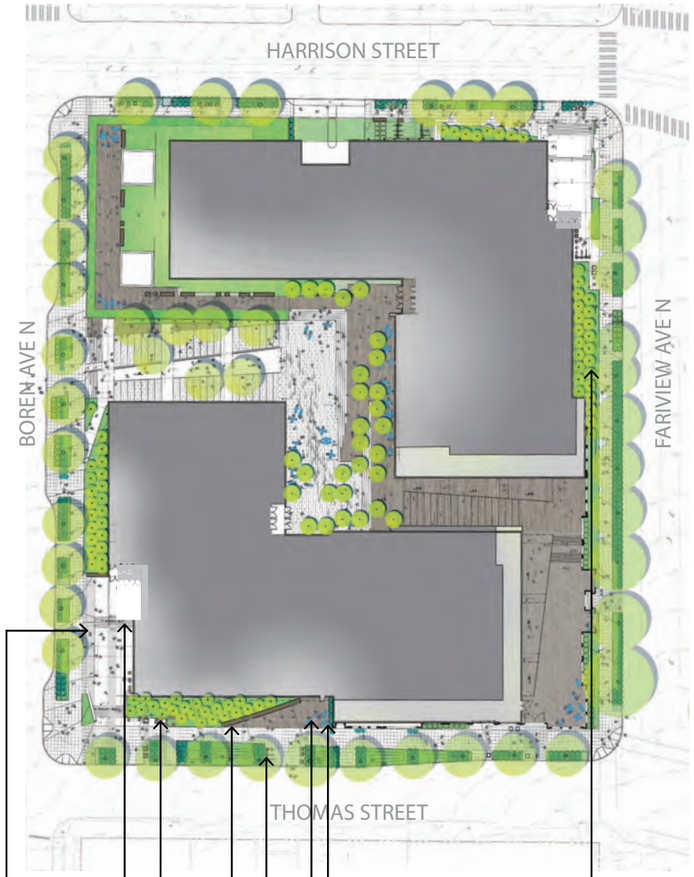
PERIMETER HARDSCAPE

SEAT STEPS 1



PAVEMENT 2

Sawcut concrete



SEATING 3

Skateboard deterrent paving

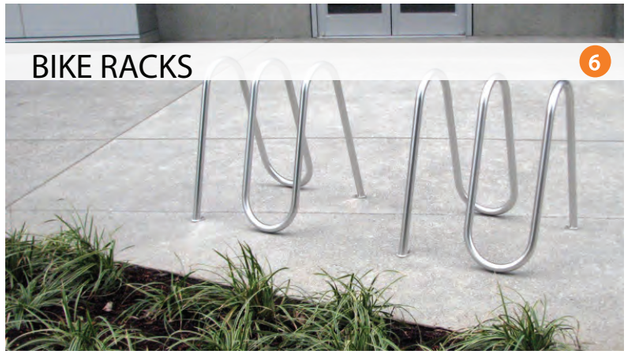
4

Castconcretebenches+seats

MOVABLE SEATING 5

LIGHTING 8

BIKE RACKS 6



PLANTER 7

Corten steel planter at Troy

PERIMETER LANDSCAPE

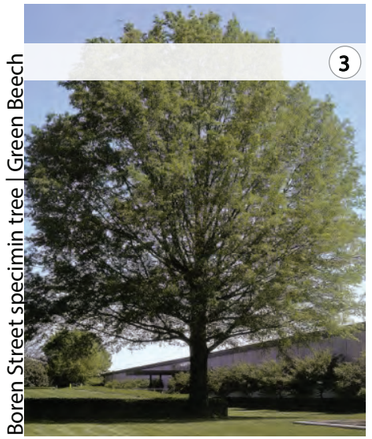
TREES

Harrison and Boren street tree under wires

1

Narrowcolumnartree|SwedishAspen

2



Boren Street specimin tree | Green Beech

3

Thomas Street tree | Tupelo Tree

4

LOW PLANTINGS 12- 36”

Blueberry

Sword Fern

5

Russian Sage

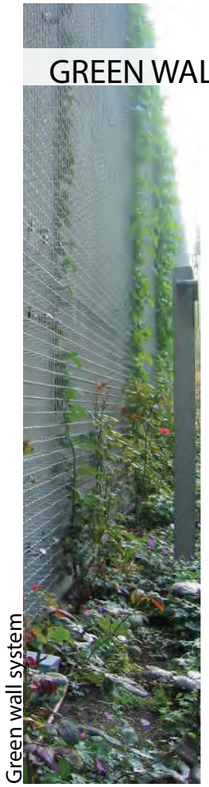
GSJ planter | Carex spp.

GSJ planter | Kelseyi Dogwood

Karl Foerster Reed Grass

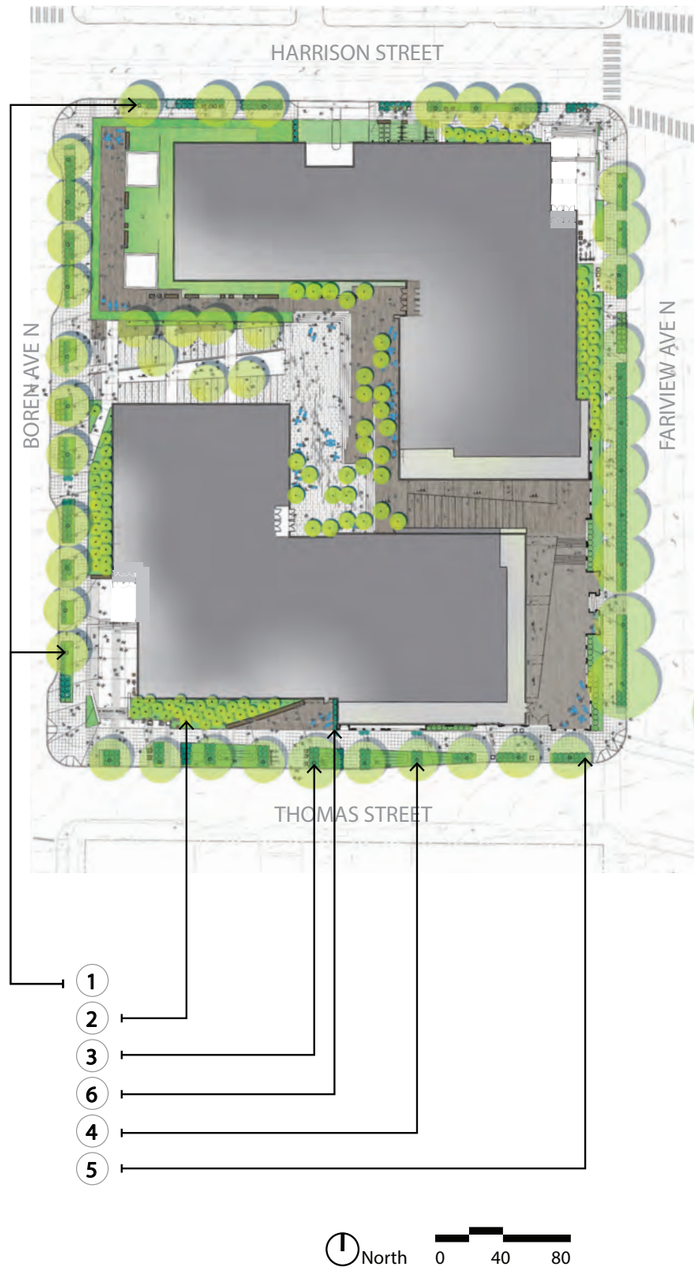
GREEN WALLS

6



Green wall system

Green wall vine | Silver Creeper (shade tolerant)



COURTYARD ENTRY

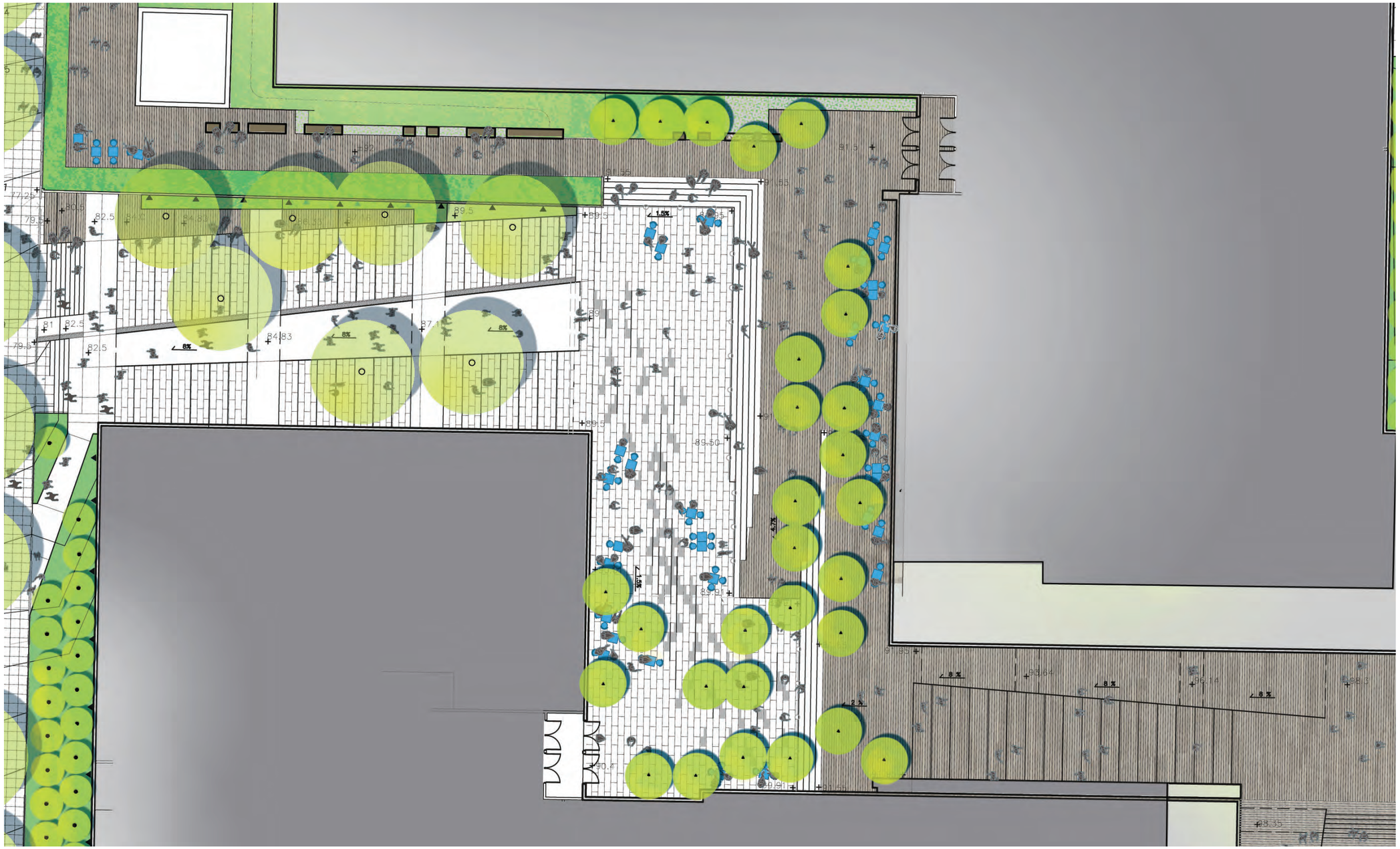
BOREN AVENUE

FAIRVIEW AVE

MAJOR TRAFFIC THOROUGHFARE

COURTYARD

HILLCLIMB AND PLAZA



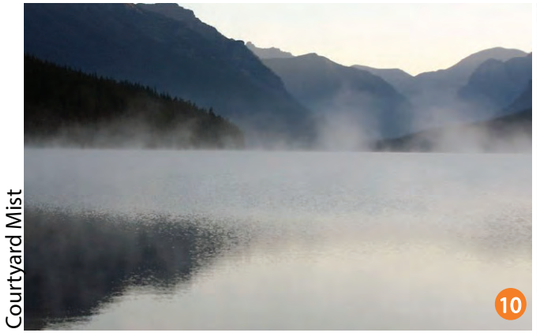
COURTYARD

ENTRY INTO TROY BUILDING

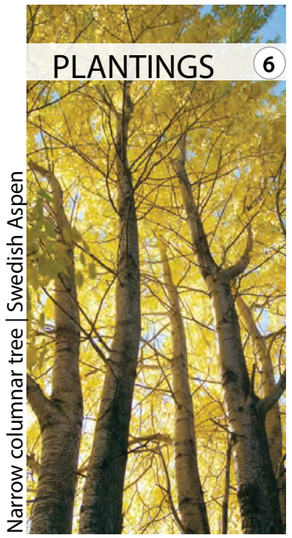
COURTYARD

MATERIALS

Kerfedwooddecking

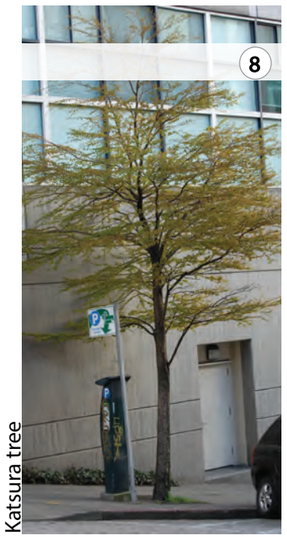


Courtyard Mist

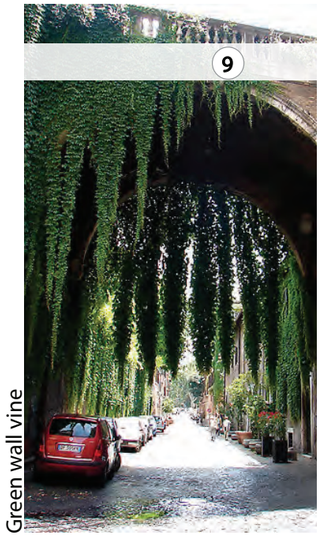


Narrow columnar tree | Swedish Aspen

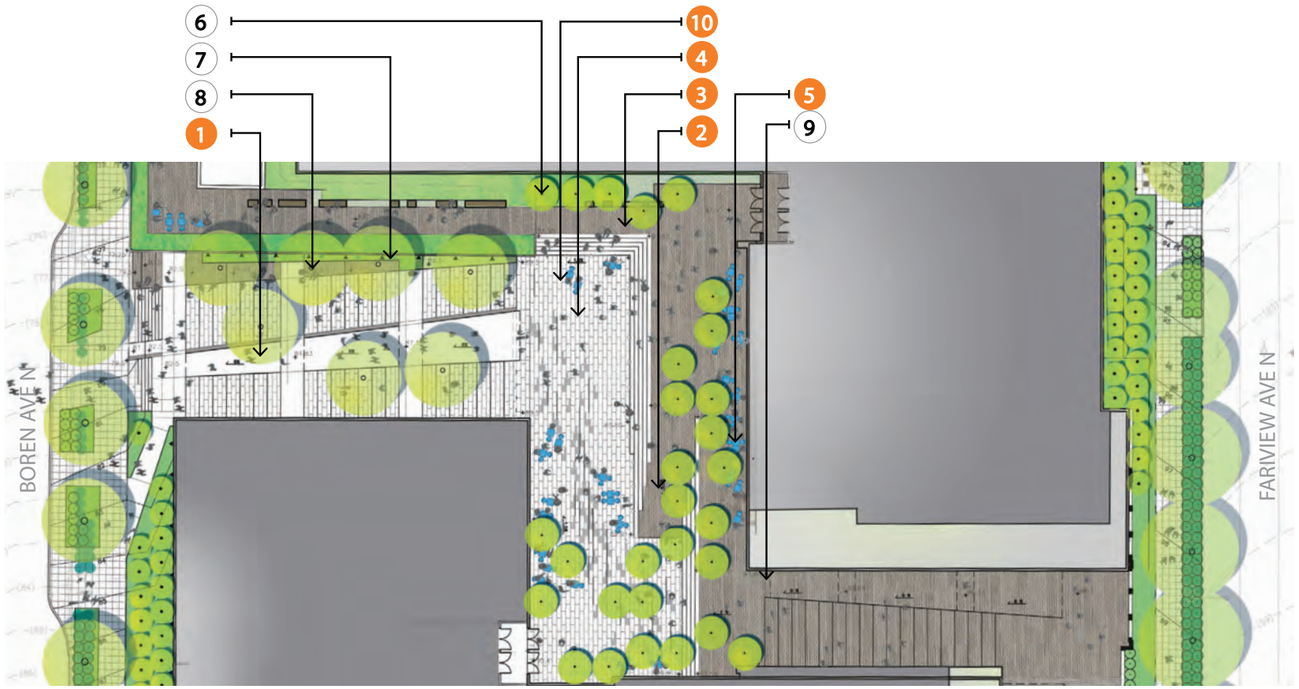
Green wall vine | Silver Creeper (shade tolerant)



Katsura tree



Green wall vine



DEPARTURE #10

23.48.013.F Tower Standards

SMC 23.48.013F4c requires landscaped open space an amount equal to 15% of the lot area (or 16,369.35 sq ft) at ground level.

- Total site area: 109,129 SF
- Total on site landscape: 11,322 SF (10%)

D-1 Pedestrian Open Spaces and Entrances. The Board is generally willing to consider a departure in open space requirements if the project proponent provides an acceptable plan for features such as: curb bulbs adjacent to active retail spaces where they are not interfering with primary corridors that are designated for high levels of traffic flow; pedestrian-oriented street lighting; street furniture.

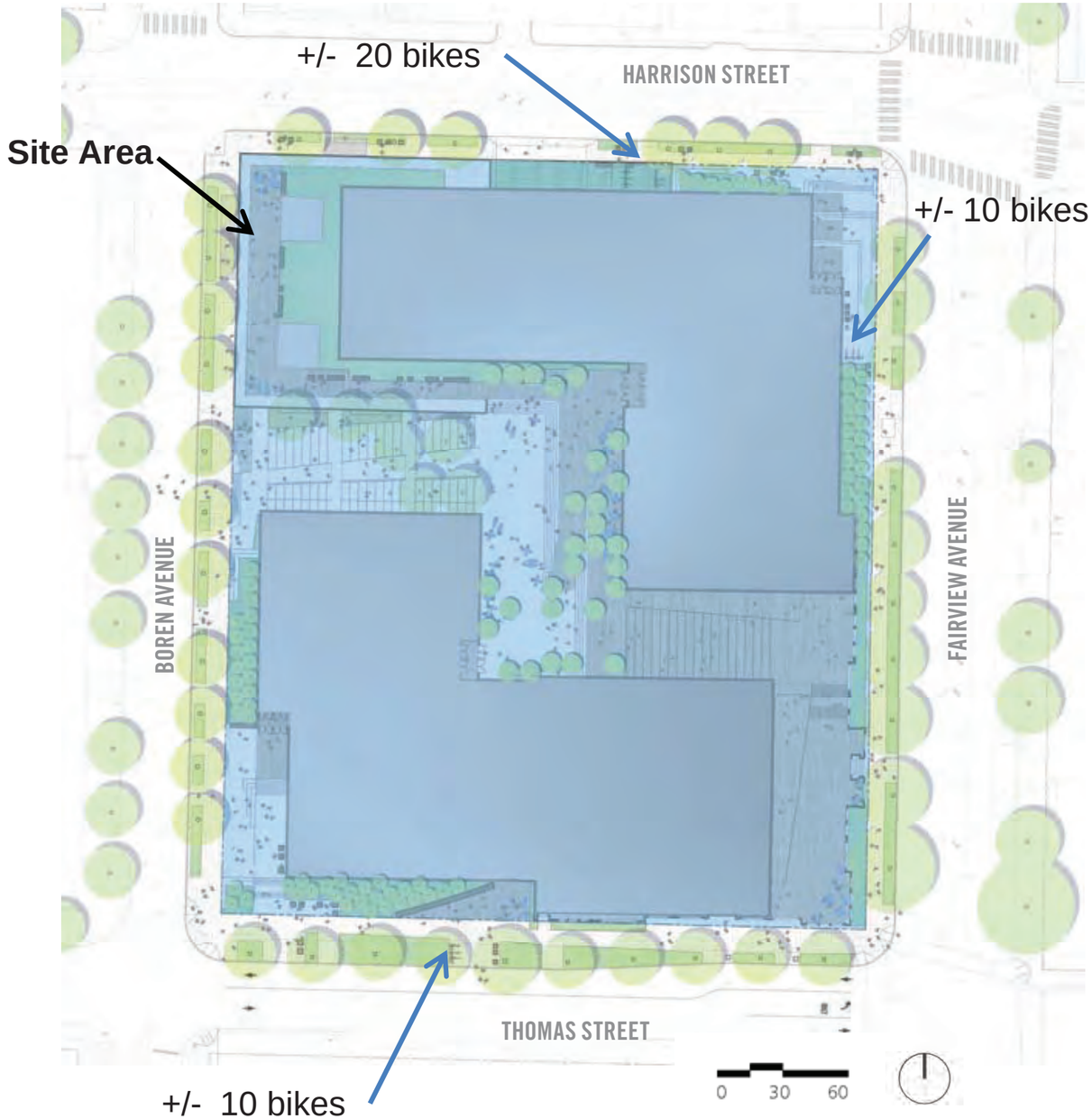
Response:

- The proposal provides active, public open space geared towards maximum usability and mid-block pedestrian access and circulation.
- The proposal offsets the percentage of hardscape with dense plantings of columnar trees, green roofs and vine covered walls and trellises.
- The proposal provides pedestrian furnishings supporting gathering and public use that does not interfere with pedestrian traffic flow.
- Preliminary study shows feasible solutions to increase percentage of landscaped area to 10%.

SMC 23.48.013F4g requires the project to address the needs of pedestrians and provide bike facilities. Consideration of these requirements will be made in consultation with Shelley Bolser based on needs that may be identified through the Design Review process.

Response:

- Total parking for approx 40 bikes with 20 under trellis cover.
- Additional bike parking is feasible.



DEPARTURE #11

23.48.024B2 Setback Landscape

Landscaping for Setback Areas and Berms. Each setback area or berm required shall be planted with trees, shrubs, and grass or evergreen groundcover. Features such as **pedestrian access** meeting the Washington State Rules and Regulations for Barrier-Free Design, decorative pavers, sculptures or fountains may cover a maximum of **thirty (30) percent** of each required landscaped area or berm.

- Total setback area 18,784 SF
- Hardscape w/in setback 8,142 SF (43%)
- Landscape w/in setback 10,642 SF (57%)

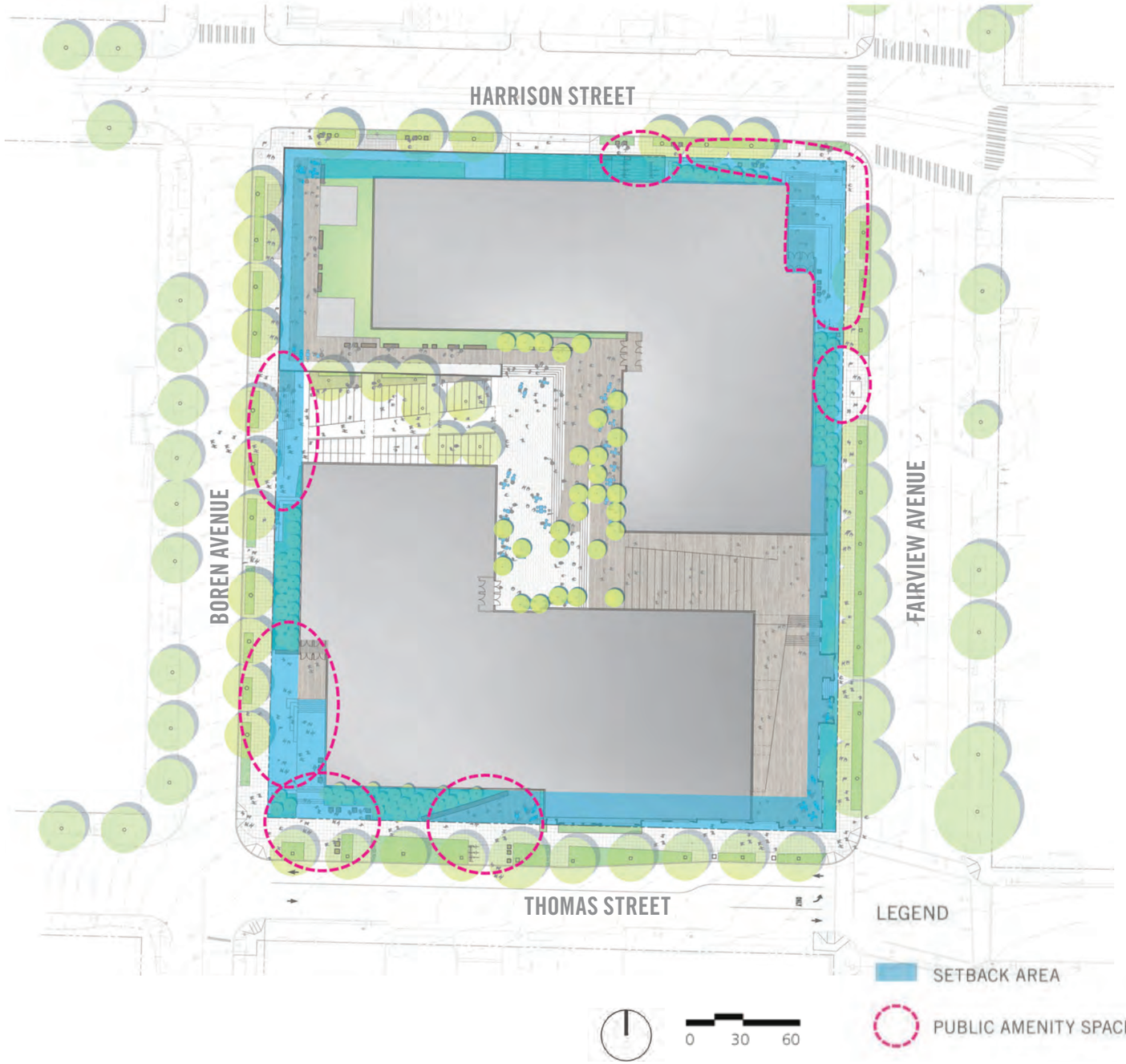
Response:

- The proposal offsets the percentage of hardscape with dense tree plantings, green roofs and vine covered walls and trellises w/in the setback in conjunction with publicly accessible plaza spaces with seating, lighting and surrounding landscape in an effort to provide a maximum of public amenity spaces and signal desired public use.

- The proposal meets Green Factor requirements and supports Green Streets objectives, in part, through the use of extensive ROW plantings and GSI plantings on Thomas Street.

- The historic Troy and Boren buildings have green roofs.

- In support of Harrison Street Heart Location objectives, an extensive vine covered trellis spans the vehicular entry to the underground parking and the bike parking.

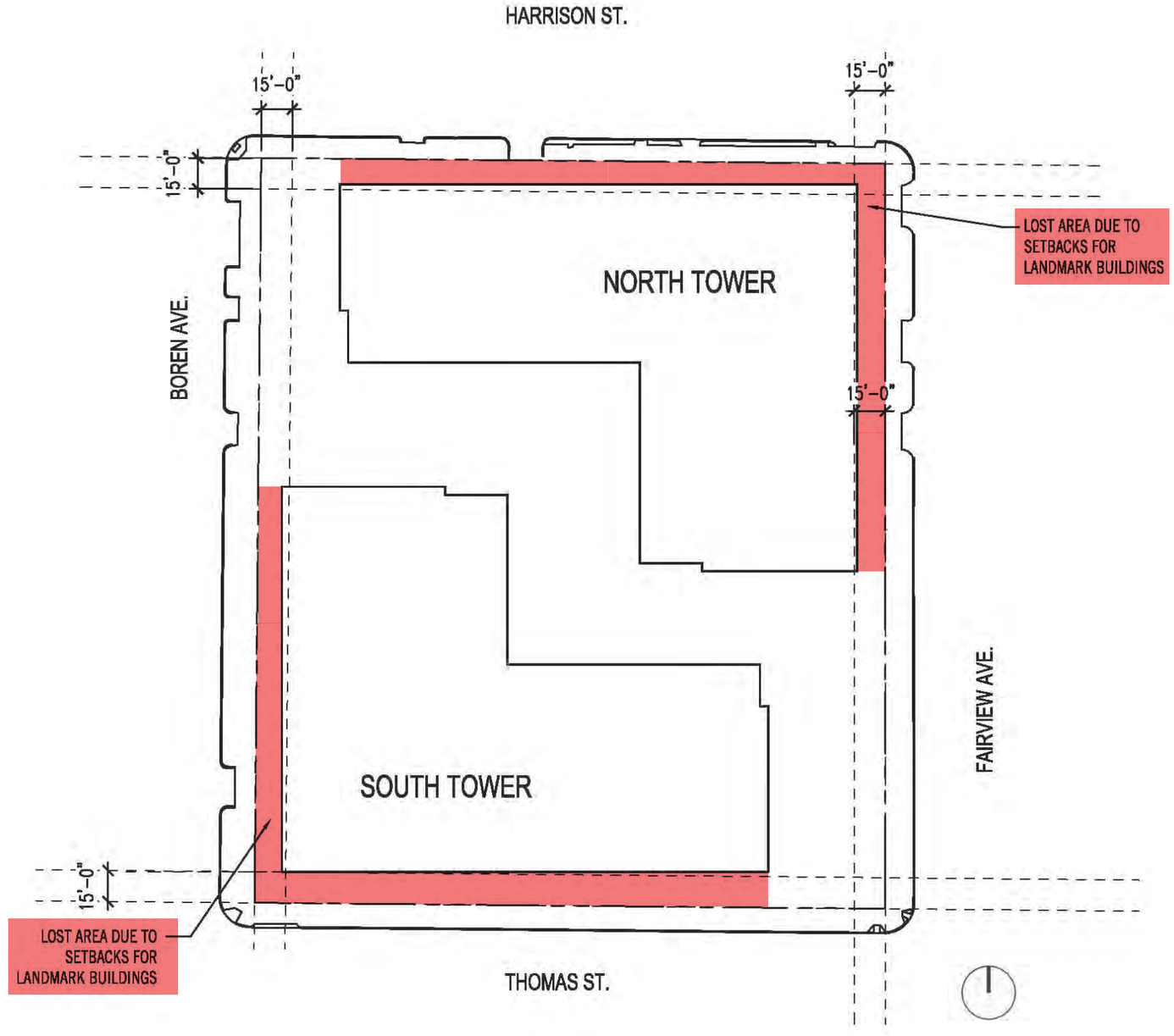


DEPARTURE #1

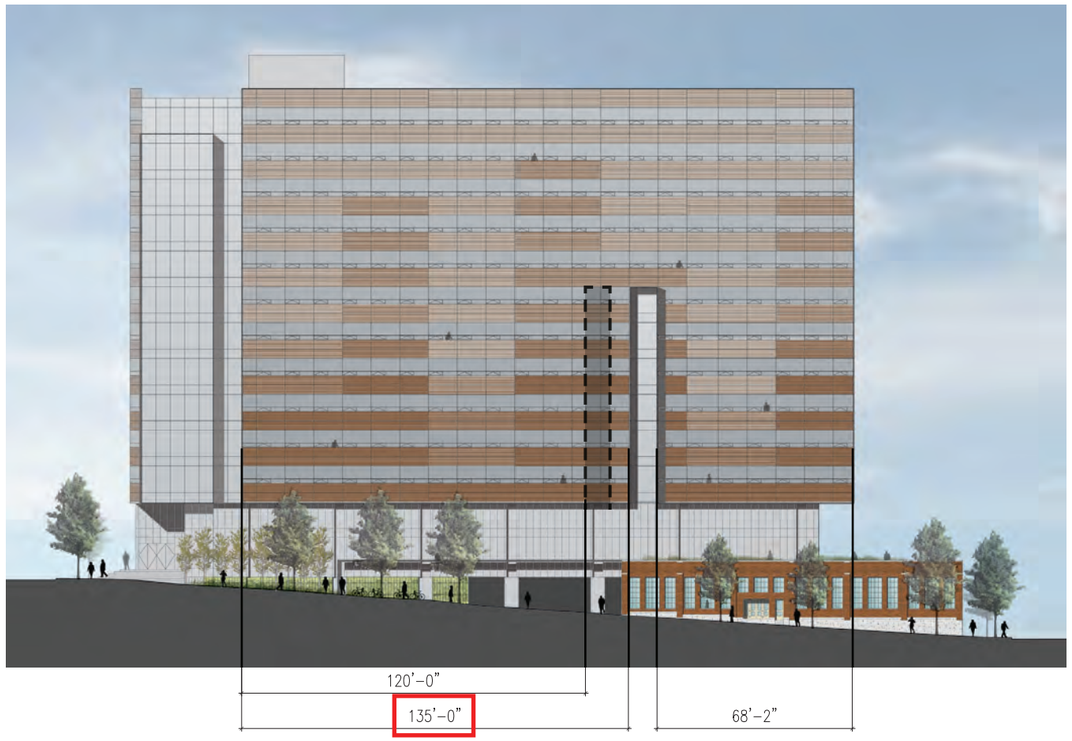
23.48.013.D.1-2 Facade Modulation

Response:

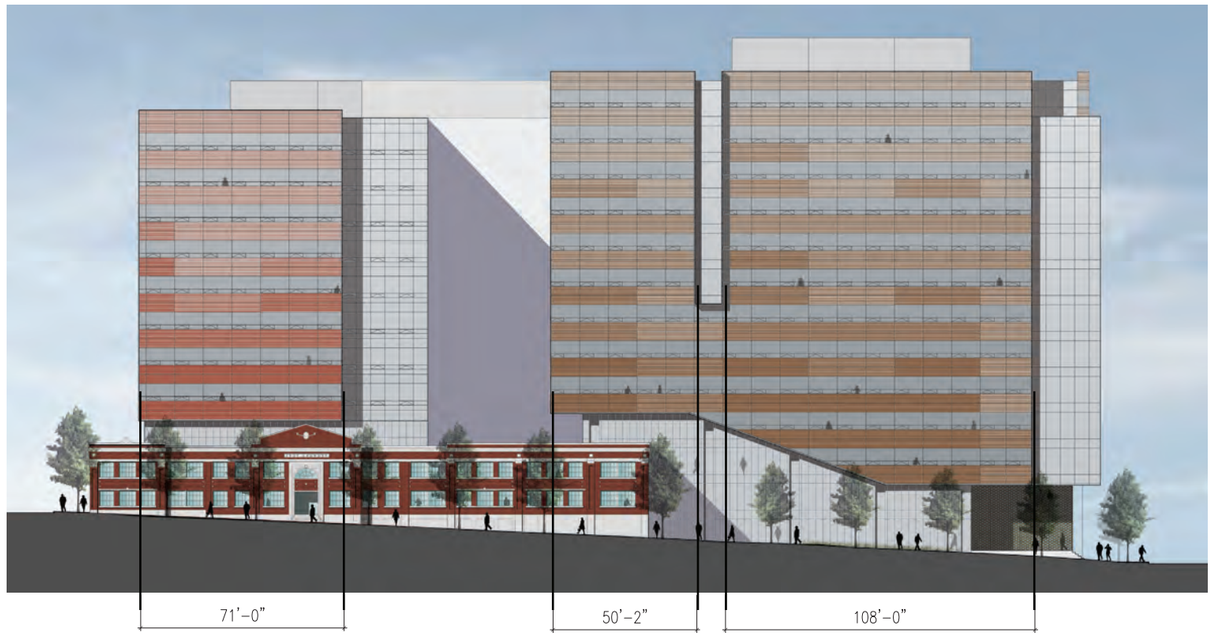
We have pushed our buildings back from the property line 10’ to 16’ from grade to roof to respect the Troy Laundry Building and Boren Investment Building, per request of Seattle Landmarks Preservation Board. This has resulted in lost area. The code requires a building over 125’ in height not have a façade longer than 120’ within 15’ of the lot line. We have designed and located our modulation to work with proportions and site ques. On all of our street facing facades we have compliant modulation except for our north elevation. The modulation we do have exceeds to code by 9’. We are asking for an exemption to keep this modulation in a location to works with the designed proportions and site cues.



DEPARTURE #1 - CONTINUED



exceeds 120'-0" limit

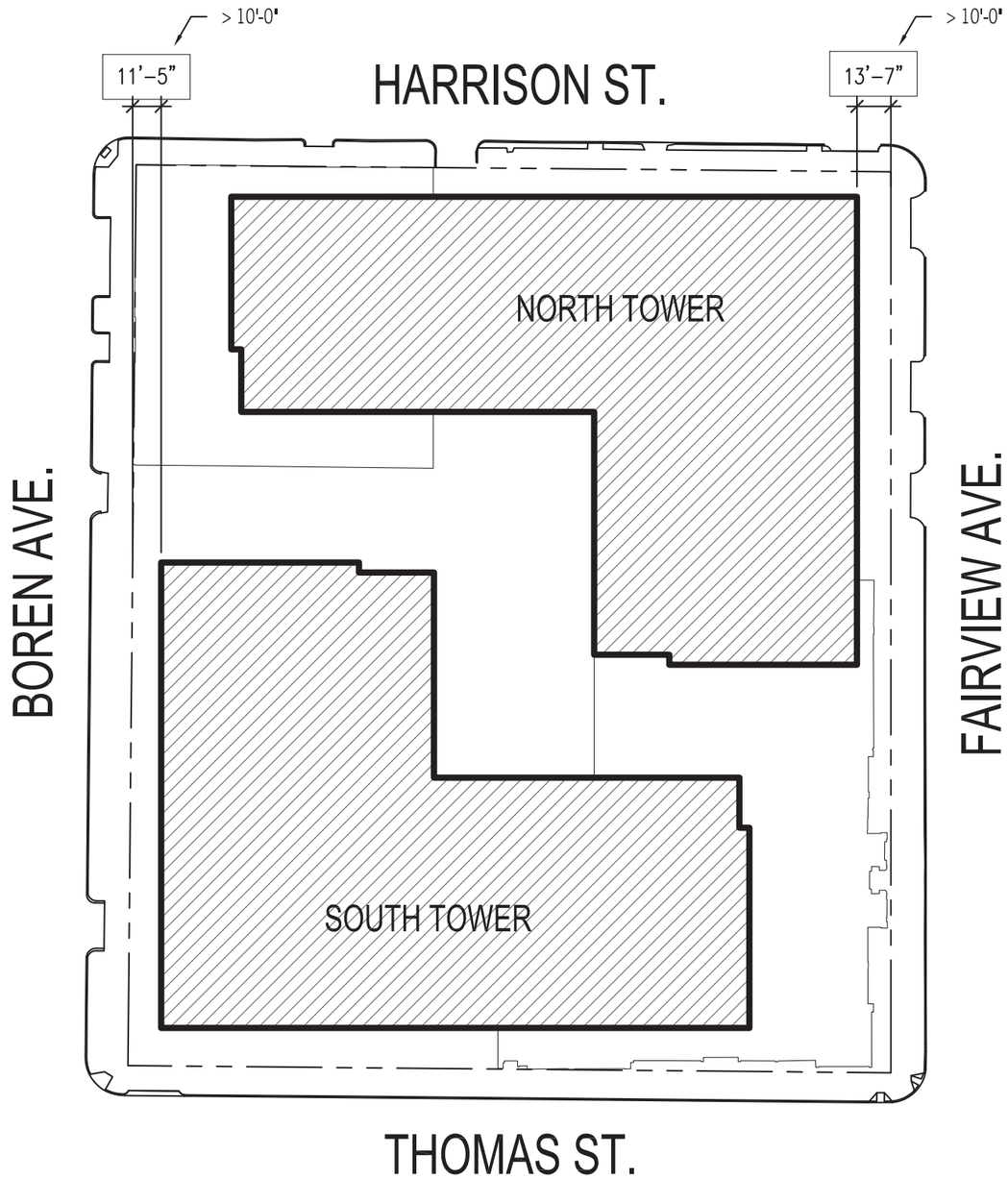


DEPARTURE #2

23.48.014.A.3a Setbacks

Response:

Code requires a maximum set back on Class II and Green Streets of 12’ from lot line. We have continuously pushed our buildings back from the property line 10’ to 15’ to respect the Troy Laundry Building and Boren Investment Building, per request of the Seattle Landmarks Preservation Board, which exceeds the 12’ maximum.

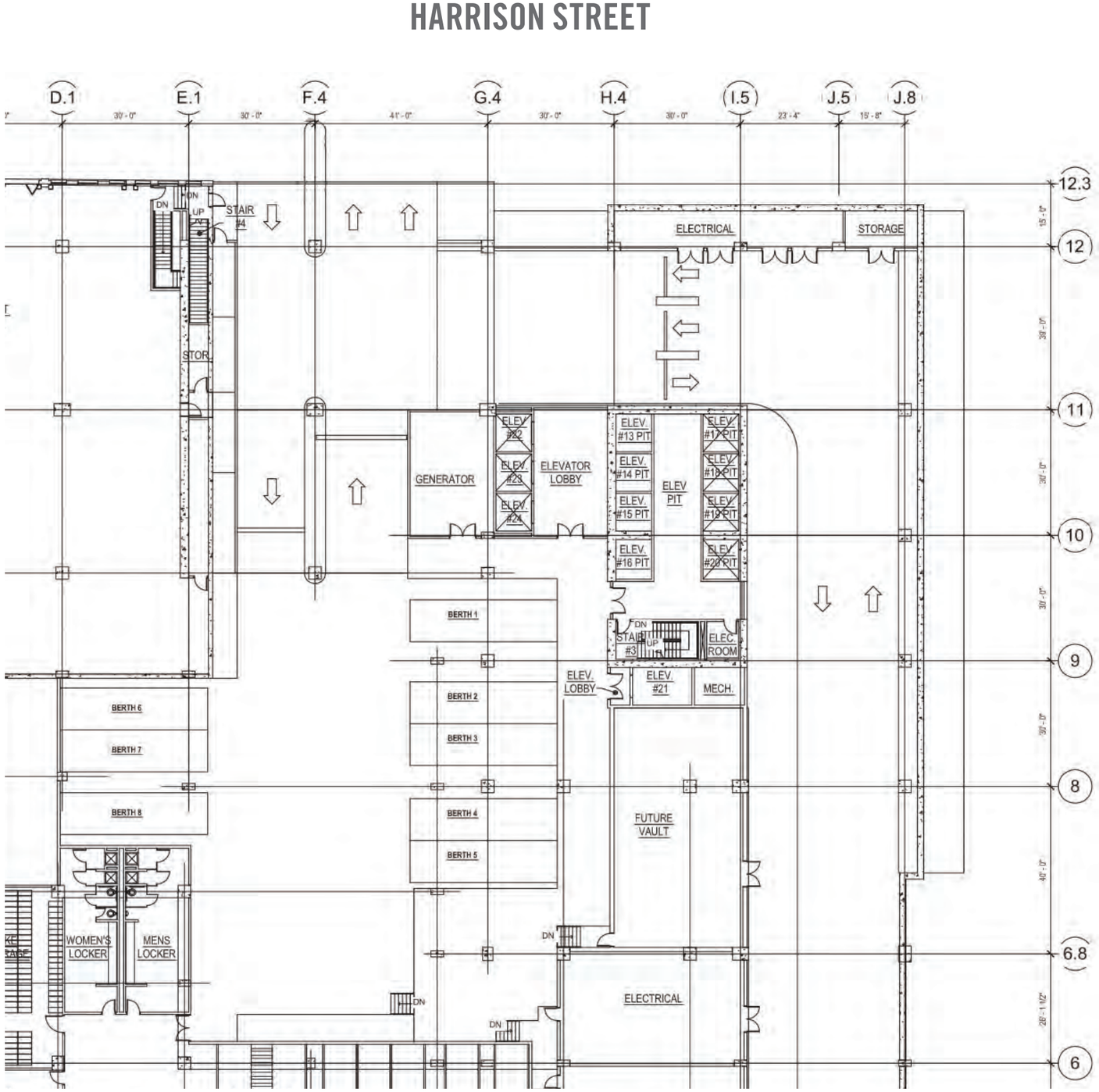


DEPARTURE #3

23.54.035.A Required Parking and Loading

Response:

The code requires 8 high demand (45') loading berths for this project. We would like to reduce 3 of our 8 berths to low demand (25') loading berths.



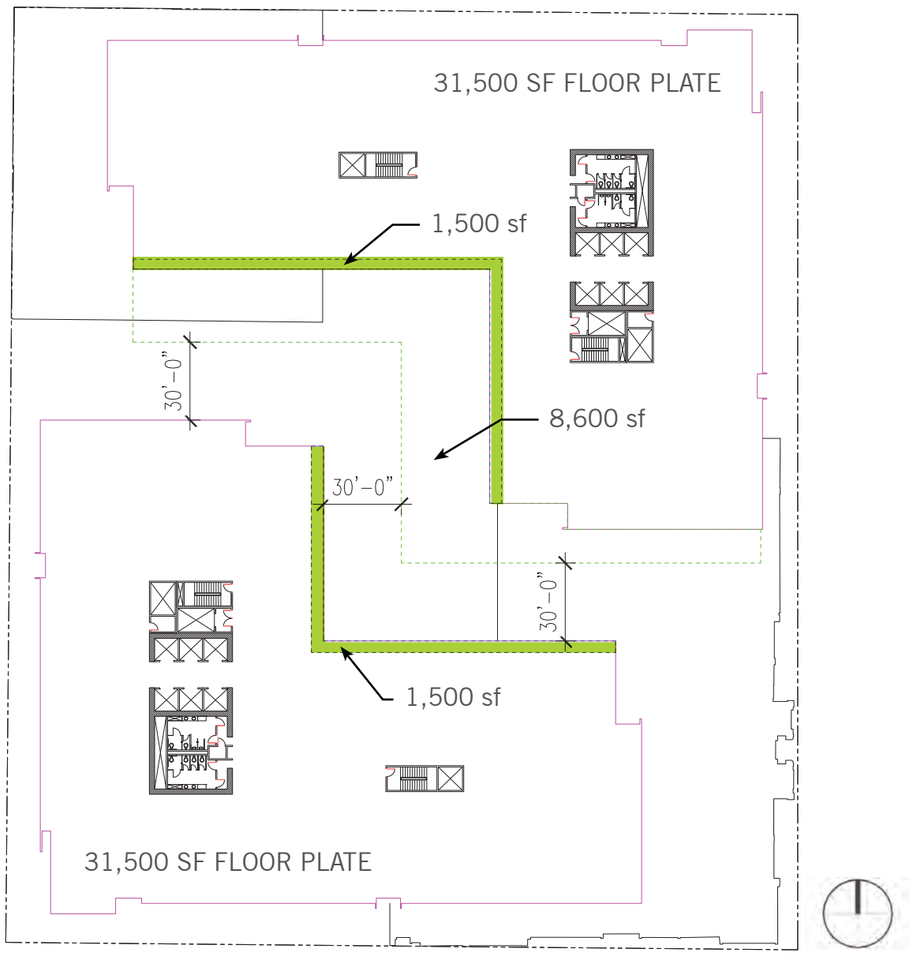
DEPARTURE #4

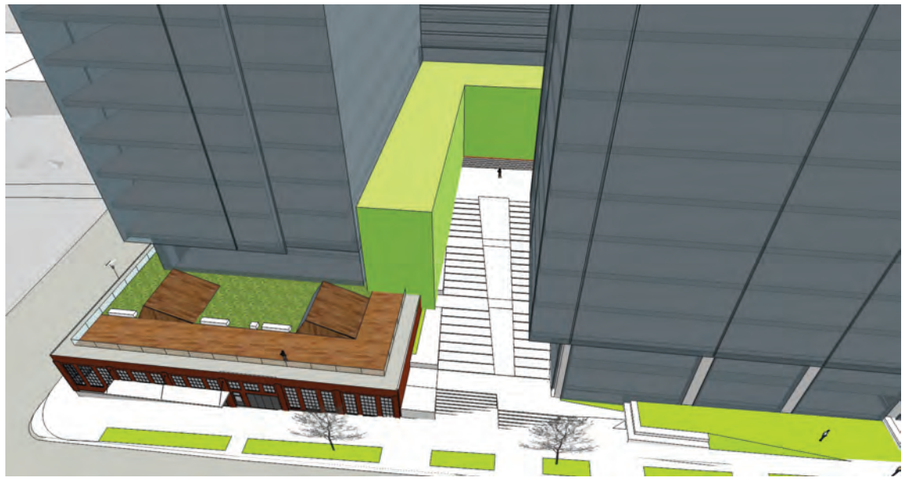
23.48.013.B - Floor Area Size

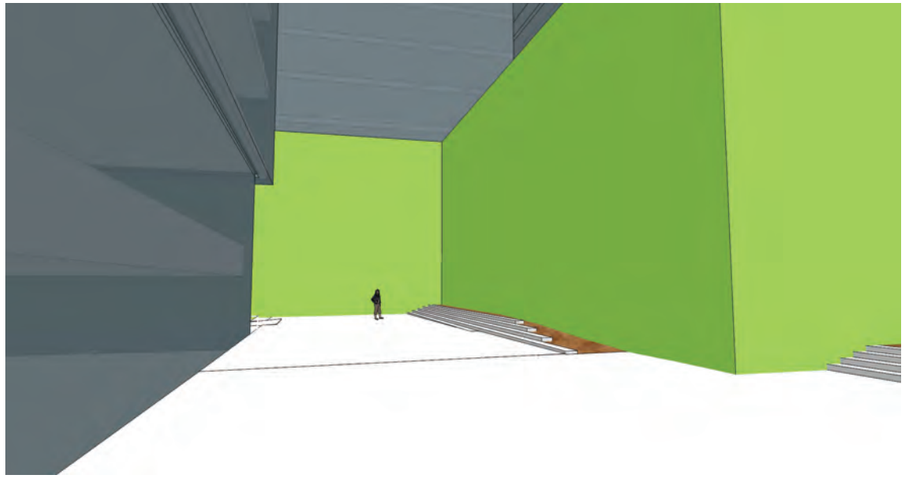
Response:
The code allows floor areas to be departed up to 5% without exceeding the allowable FAR. The allowable floor plate size is 30,000 sf. We would like to increase our floor plate sizes to 31,500 sf, which would be added to the inner courtyard towers and not impact the view separation between the towers. If we must maintain 30,000 sf floor areas, the cumulative area is about 25,000 sf that will be placed in the courtyard below the podium height at the pedestrian level and impacting the quality of the courtyard experience. We still would meet all the open space and landscape requirements.

Usable Open Space = 31,823 SF

31,823 - 8,600 = 23,223 SF
= exceeds required 16,369 SF







DEPARTURE #5

23.48.014.D1.a Transparency

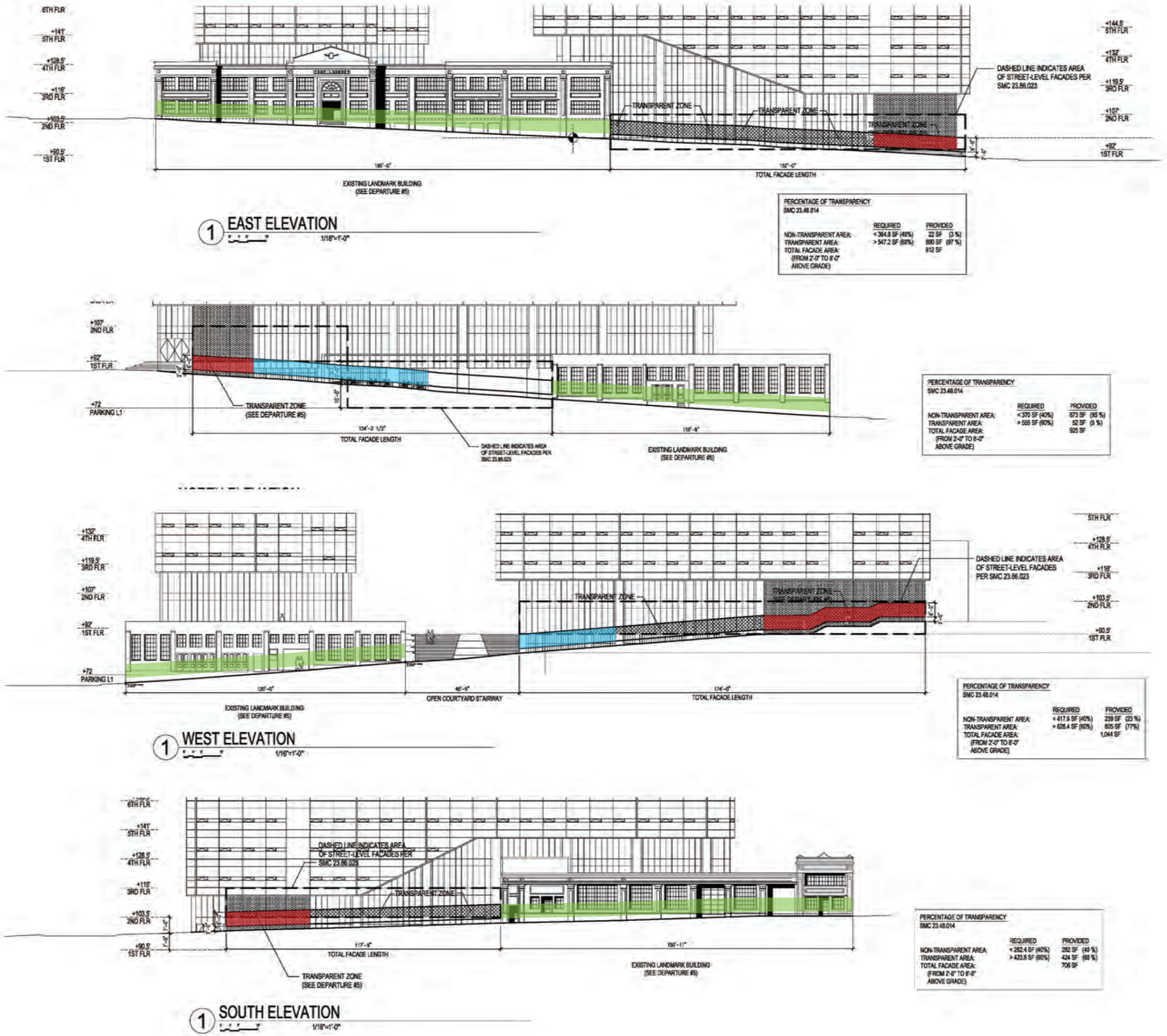
Response:

We have two landmark buildings on the site and we do not want to manipulate the buildings historic character to meet the transparency requirements, we are asking that they be exempt from the calculations. We also have included a perforated stainless metal at each entry to serve as art, identifiers and signage, this area has been designated for an artistic to develop a design for each entry into the perforated metal. The perforated metal is open enough to still provide visibility through; we are asking that they be exempt from the calculations.

Additionally we have locations where the steep site slope doesn't allow for transparency, we have added green walls in these locations; we are asking that they be exempt from the calculations.

Legend:

- METAL PERFORATED SCREEN
- HISTORIC LANDMARK FACADE
- SHARPLY INCLINING TOPOGRAPHY



DEPARTURE #6

23.48.014.D2.a - Blank Facades

Response:

We have two landmark buildings on the site and we do not want to manipulate the buildings historic character to meet the transparency requirements, we are asking that they be exempt from the calculations. We also have included a perforated stainless metal at each entry to serve as art, identifiers and signage, this area has been designated for an artistic to develop a design for each entry into the perforated metal. The perforated metal is open enough to still provide visibility through; we are asking that they be exempt from the calculations.

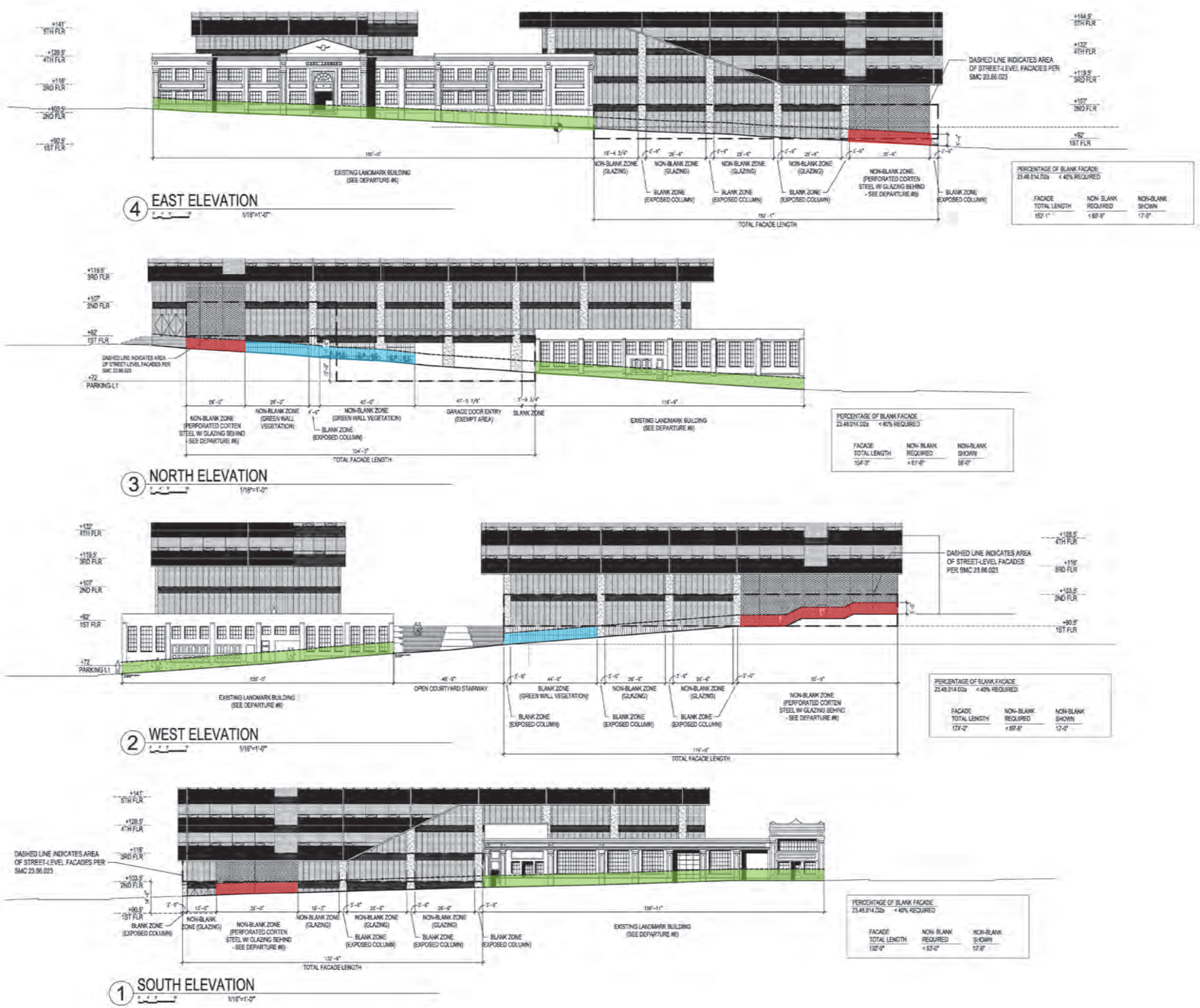
Additionally we have locations where the steep site slope doesn't allow for transparency, we have added green walls in these locations; we are asking that they be exempt from the calculations

Legend:

METAL PERFORATED SCREEN

HISTORIC LANDMARK FACADE

GREEN WALL VEGETATION

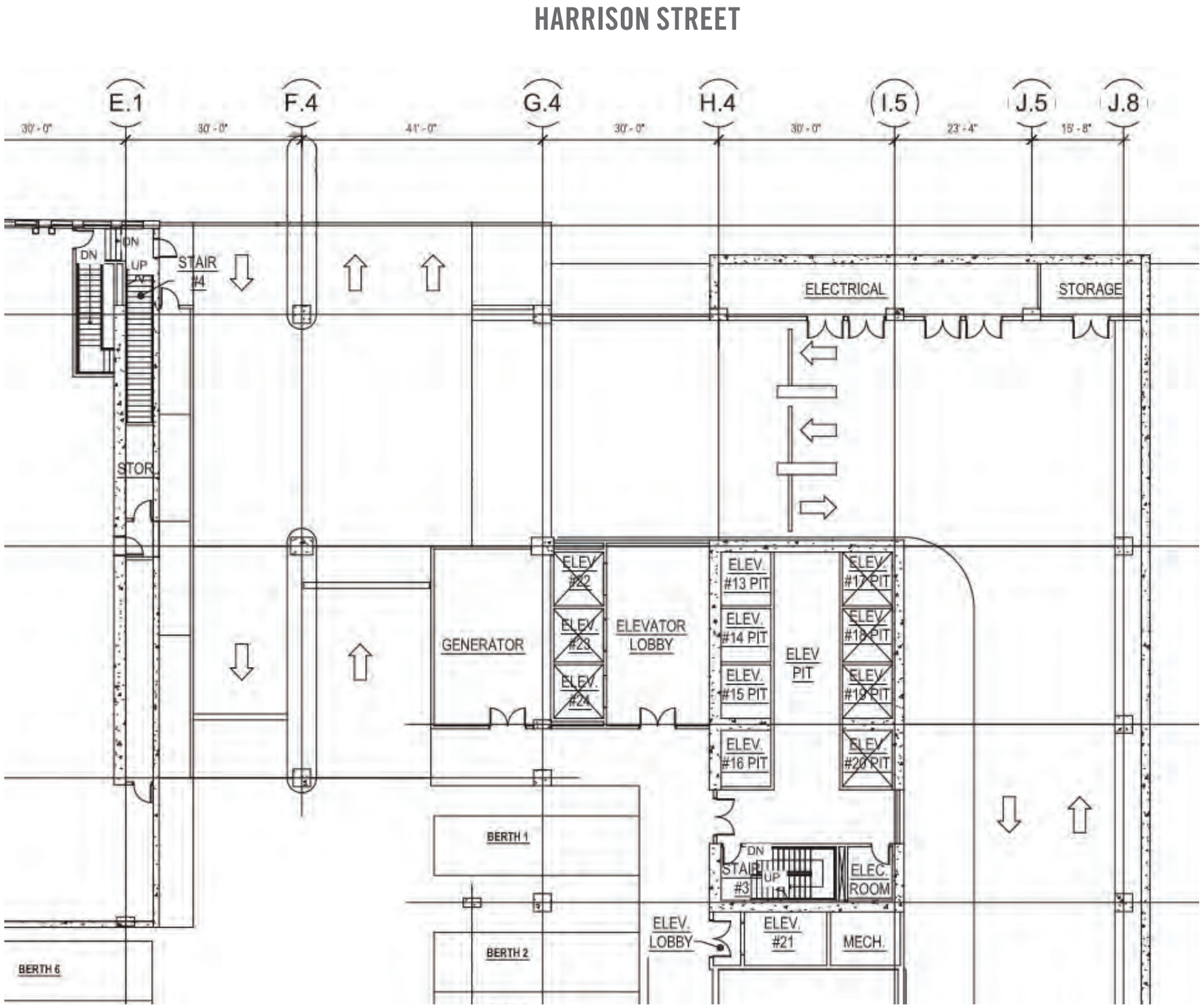


DEPARTURE #7

23.54.030 Curbcut

Response:

We are asking for a garage entrance wider than 30’ to accommodate one entrance for loading, solid waste management and passenger vehicles and two exits to alleviate long queuing. We will be placing an island for pedestrians between the entrance and exit.

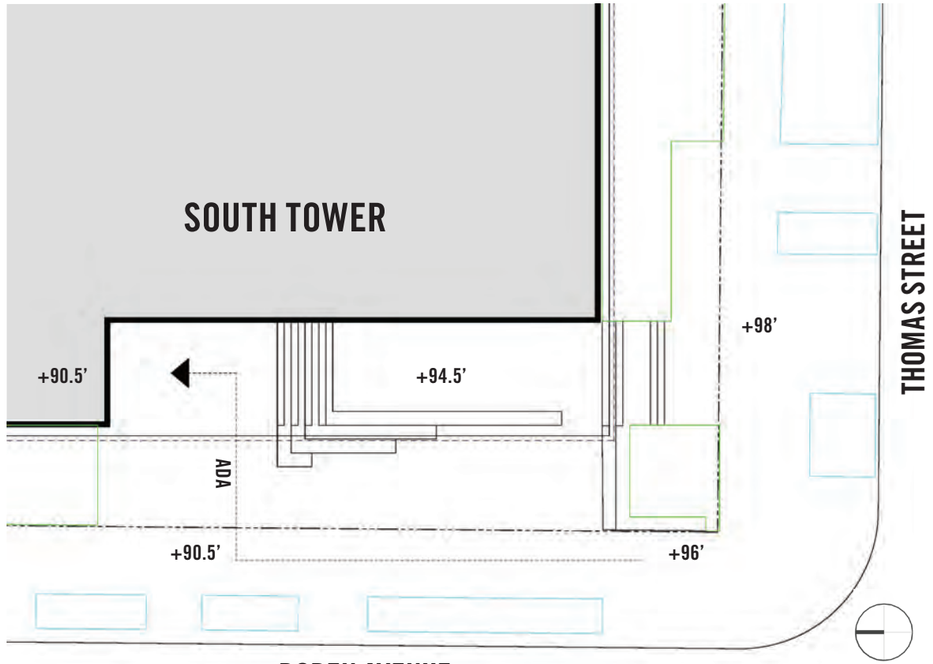


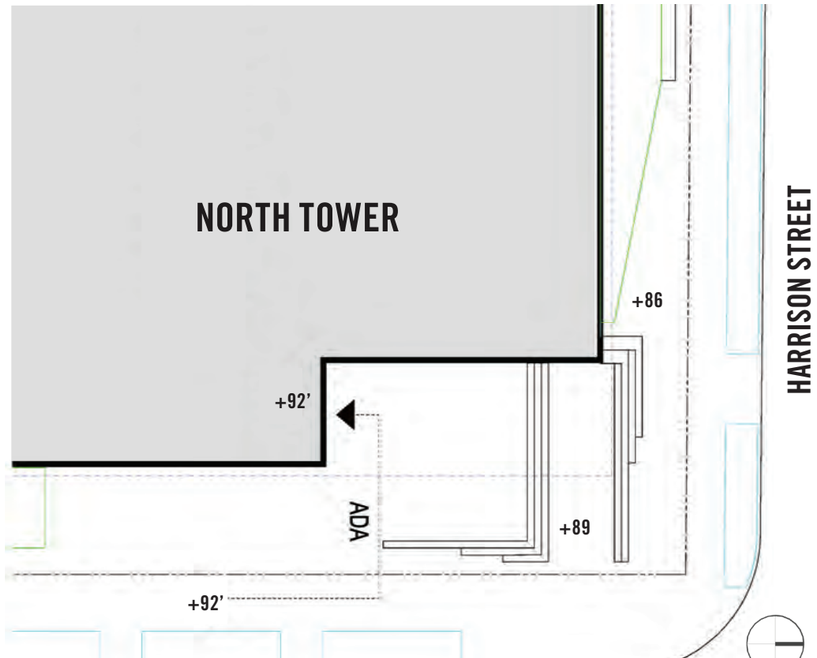
DEPARTURE #8

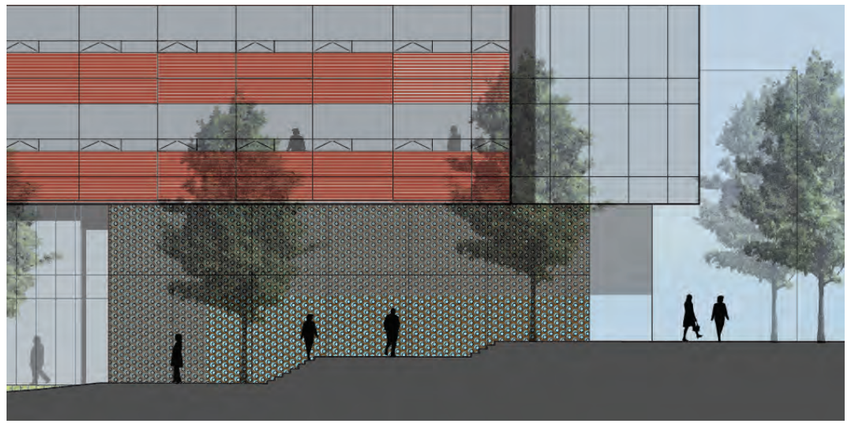
23.48.014.A1 Pedestrian Entry

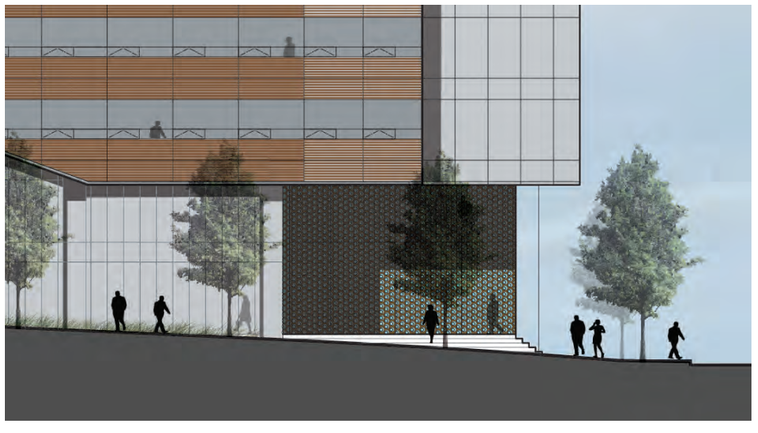
Response:

The code required building entrances not be 3’ above or below sidewalk elevation. Our sidewalk quickly between the entry grade level and the sidewalk.









DEPARTURE #9

23.48.010.6b Facade Height

Response:

Due to the sloping site the southwest corner at Thomas Street drops below the code minimum 25’ height limit. We are currently at 14’ to 17’ height and feel shifting the zipper vertically in this small area will not keep the clean line of the zipper.