

Western & University

Design Review Board Recommendation Meeting

1301 Western Avenue, Seattle, WA 98101

MACK URBAN & ANKROM MOISAN ARCHITECTS, INC.
DPD #3014451 / **19 AUGUST 2014**



DESIGN REVIEW ROUND ONE RESPONSE THEMES

REFINE LANDSCAPE & PUBLIC AMENITIES

BOARD GUIDANCE:

D-2 *ENHANCE THE BUILDING WITH LANDSCAPING*

“Continue to refine the streetscape along Western Ave to match the quality of the landscaping in the other rights of way... Incorporate a seat wall or bench in the planters to enhance the public realm.”

D-5 *ENHANCE THE BUILDING WITH LANDSCAPING*

“The Board recommends the installation of only down lighting for the sconces along the three elevations.”

THEME [1] WESTERN & UNIVERSITY CORNER EXPRESSION

BOARD GUIDANCE:

E-2 *INTEGRATE PARKING FACILITIES*

“At the EDG meeting, the Board conveyed its desire to see a more active use at the second floor corners and suggested, as one solution, doubling the height of the corner spaces at the first floor. The Board members reiterated their expectation and recommended that the University and Western corner have a double height space with transparent glazing.”

THEME [2] EXPAND STREET LEVEL CANOPY COVERAGE

BOARD GUIDANCE:

C-5 ENCOURAGE OVERHEAD WEATHER PROTECTION

“The canopies should constitute a nearly continuous covering over the three sidewalks with the possible exception of the corners.”

“The Board recommended eliminating the opaque material in favor of the transparent glazing providing greater homogeneity along the building fronts.”

C-4 REINFORCE BUILDING ENTRIES

“With the Board recommending that all of the canopies have glazing the entry lacks a distinguishing feature seen from afar due to the recessed doorway.”

THEME [3] SIMPLIFY WINDOW WALL PATTERNING

BOARD GUIDANCE:

B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING

“Using the imagery of rising steam or vapor as well as the Steam Plant’s chimneys to inform the design of the building skin generally produced busy elevations.”

“The Board also requested more accurate drawings of the facades with the distinctions in color between the spandrels and the windows more honestly rendered.”

“Produce images of the building during daylight and darkness for the next Recommendation meeting.”

THEME [4] EXTEND BRICK BASE ON ALASKAN WAY

BOARD GUIDANCE:

B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING

“The masonry portion of the three upper levels should extend northward to the vertical edge of the tower in order to eliminate the gap between the edge and the masonry.”

“On the east and west elevations, the Board recommended that the brick reveals should be narrowed and the masonry replaced with the same metal louvers elsewhere on the facades.”

“The predominance of glazing and glass spandrel, the pervasive blue tint, the lack of balconies or noticeable modulation to provide depth and the curtain wall’s overall two-dimensionality failing to provide texture all emphasize this visual connotation as an office tower.”

REFINE LANDSCAPE & PUBLIC AMENITIES

BOARD GUIDANCE:

D-2 ENHANCE THE BUILDING WITH LANDSCAPING

Enhance the building and site with substantial landscaping—which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

“Continue to refine the streetscape along Western Ave to match the quality of the landscaping in the other rights of way... Incorporate a seat wall or bench in the planters to enhance the public realm.”

D-5 ENHANCE THE BUILDING WITH LANDSCAPING

To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, and on signage.

“The Board recommends the installation of only down lighting for the sconces along the three elevations.”

DESIGN RESPONSE:

Benches have been added to the streetscape along Western Avenue.

The raised planters on Western Avenue have been replaced with small trees.

The wall sconces on the three principal podium elevations will feature 20% up lights and 80% down lights.



PREVIOUSLY PRESENTED LANDSCAPE PLAN (DRB 1)



REVISED STREET LEVEL LANDSCAPE PLAN (DRB II)

WESTERN & UNIVERSITY CORNER EXPRESSION

BOARD GUIDANCE:

E-2 INTEGRATE PARKING FACILITIES

Minimize the visual impact of parking by integrating parking facilities with surrounding development.

Incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by.

“At the EDG meeting, the Board conveyed its desire to see a more active use at the second floor corners and suggested, as one solution, doubling the height of the corner spaces at the first floor. The Board members reiterated their expectation and recommended that the University and Western corner have a double height space with transparent glazing.”

DESIGN RESPONSE:

The design team has identified two schemes for the podium corner at Western Ave and University Street that could better activate the streetscape.

The first and preferred option, a storefront “shadowbox” would feature an upper level display space that would help create visual interest for the streetscape but also leave room for required mechanical equipment.

The second option, a double height volume would feature an overhead space that could feature hanging art however it doesn’t relate well to the program of the lounge area below.



NEIGHBORHOOD PRECEDENT : ADJACENT STRUCTURES
WESTERN & UNIVERSITY NORTHEAST CORNER



NEIGHBORHOOD PRECEDENT: ADJACENT STRUCTURES
WESTERN & UNIVERSITY SOUTHEAST CORNER

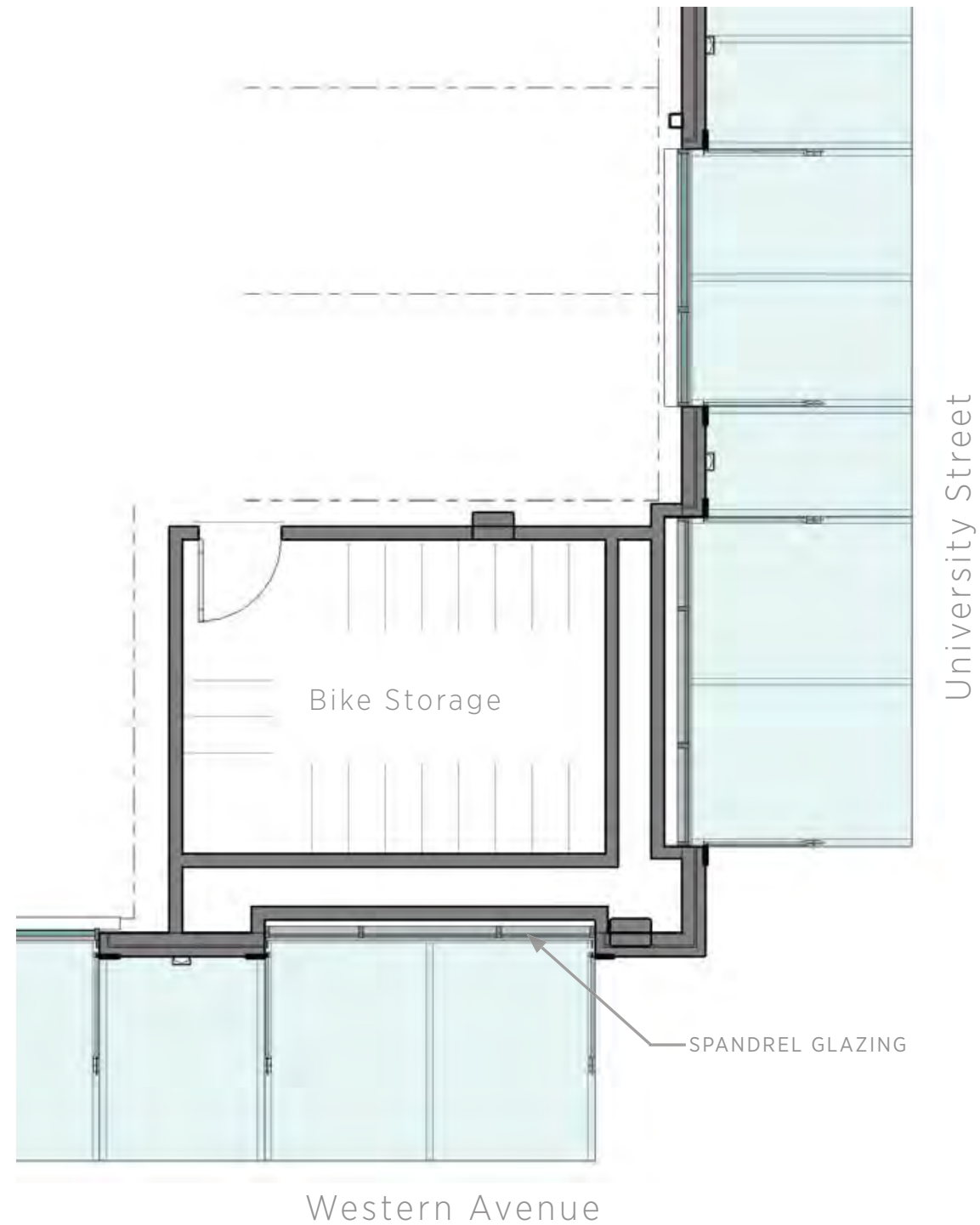


NEIGHBORHOOD PRECEDENT: ADJACENT STRUCTURES
WESTERN & UNIVERSITY SOUTHWEST CORNER

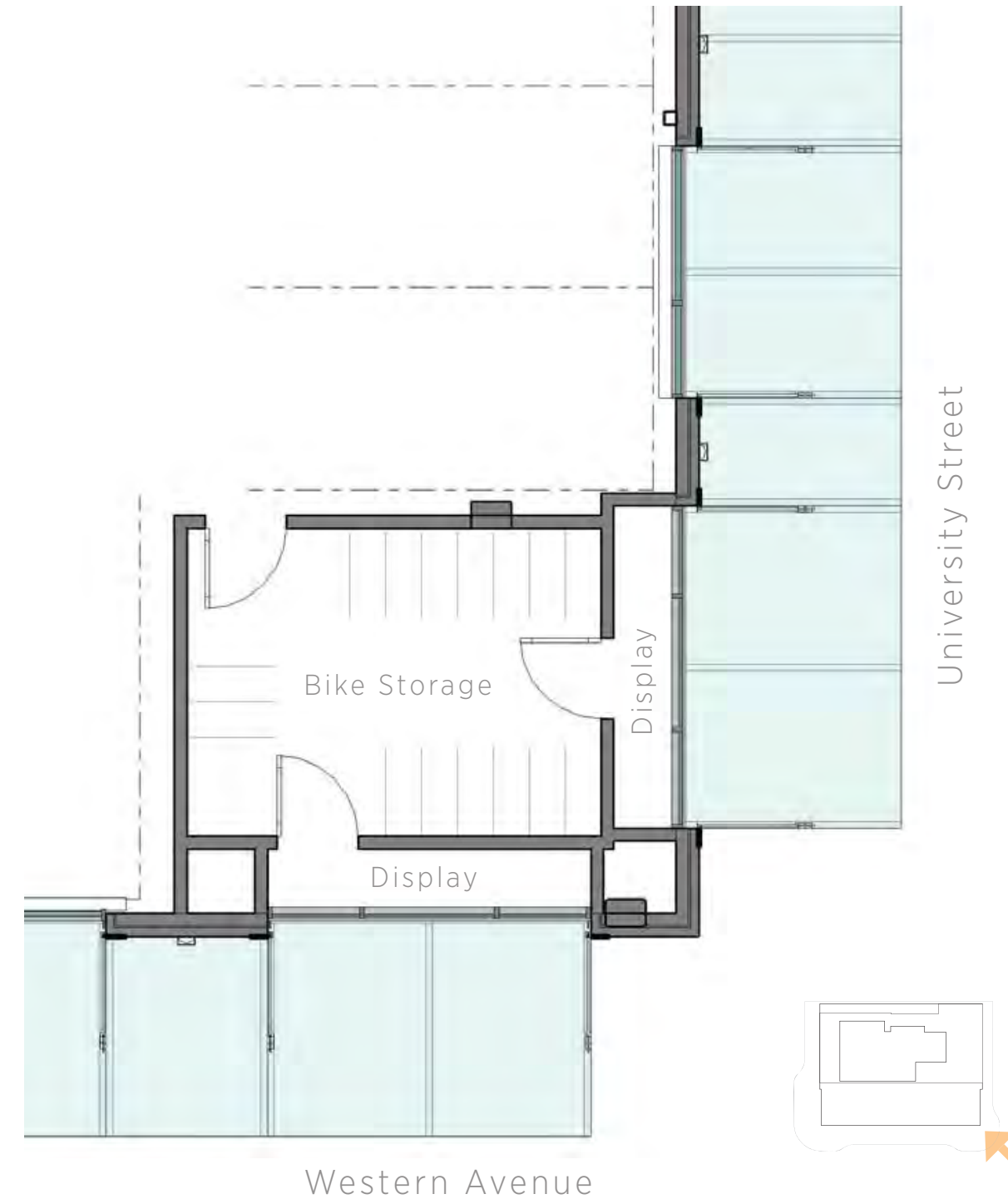


The double height entry at 1011 Western Ave, several blocks from the site, inadequately activates the streetscape and is obscured by the required canopy.

NEIGHBORHOOD PRECEDENT: DOUBLE HEIGHT ENTRIES
1011 WESTERN AVE.



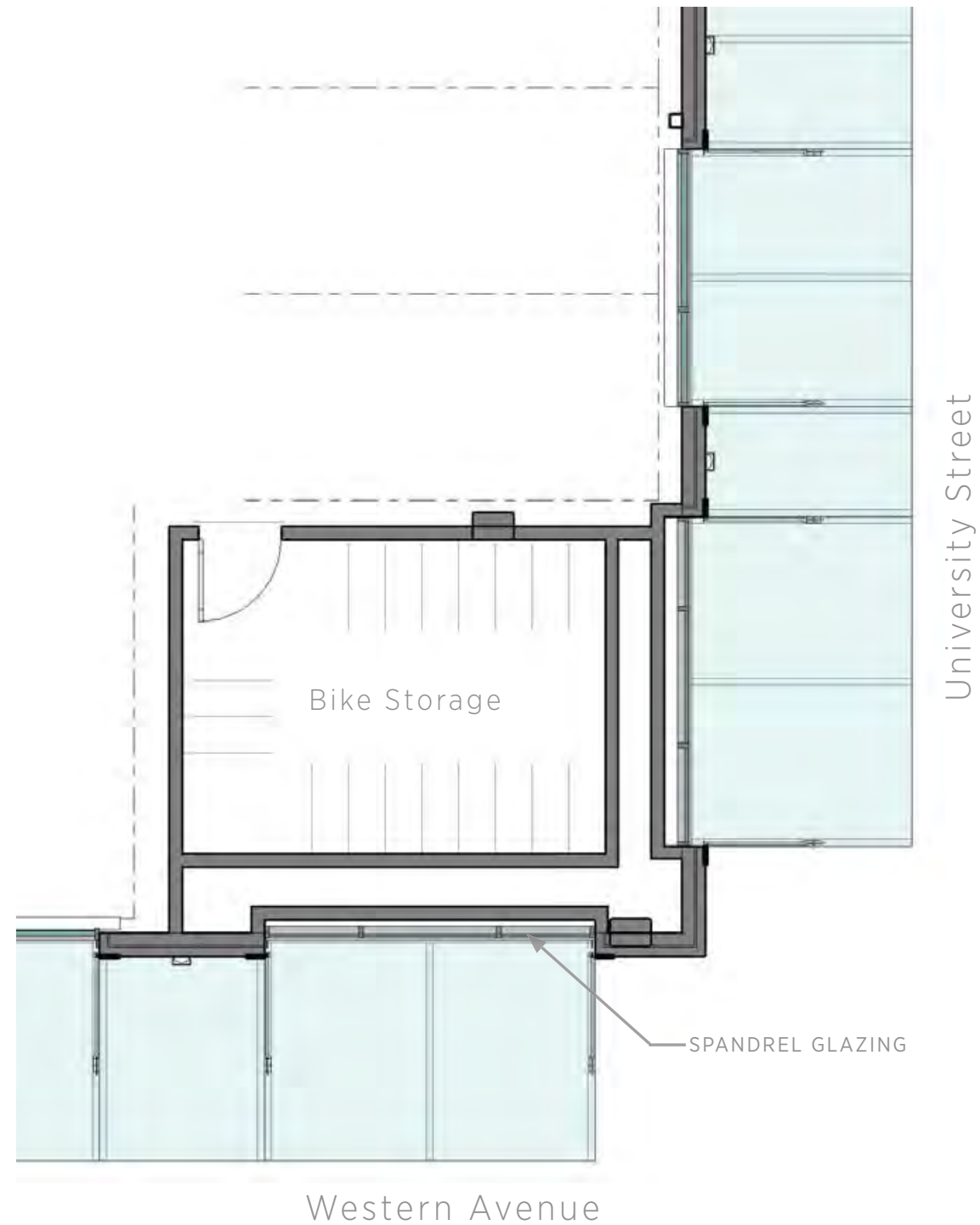
PREVIOUSLY PRESENTED LEVEL 02 PLAN
BIKE STORAGE (DRB I)



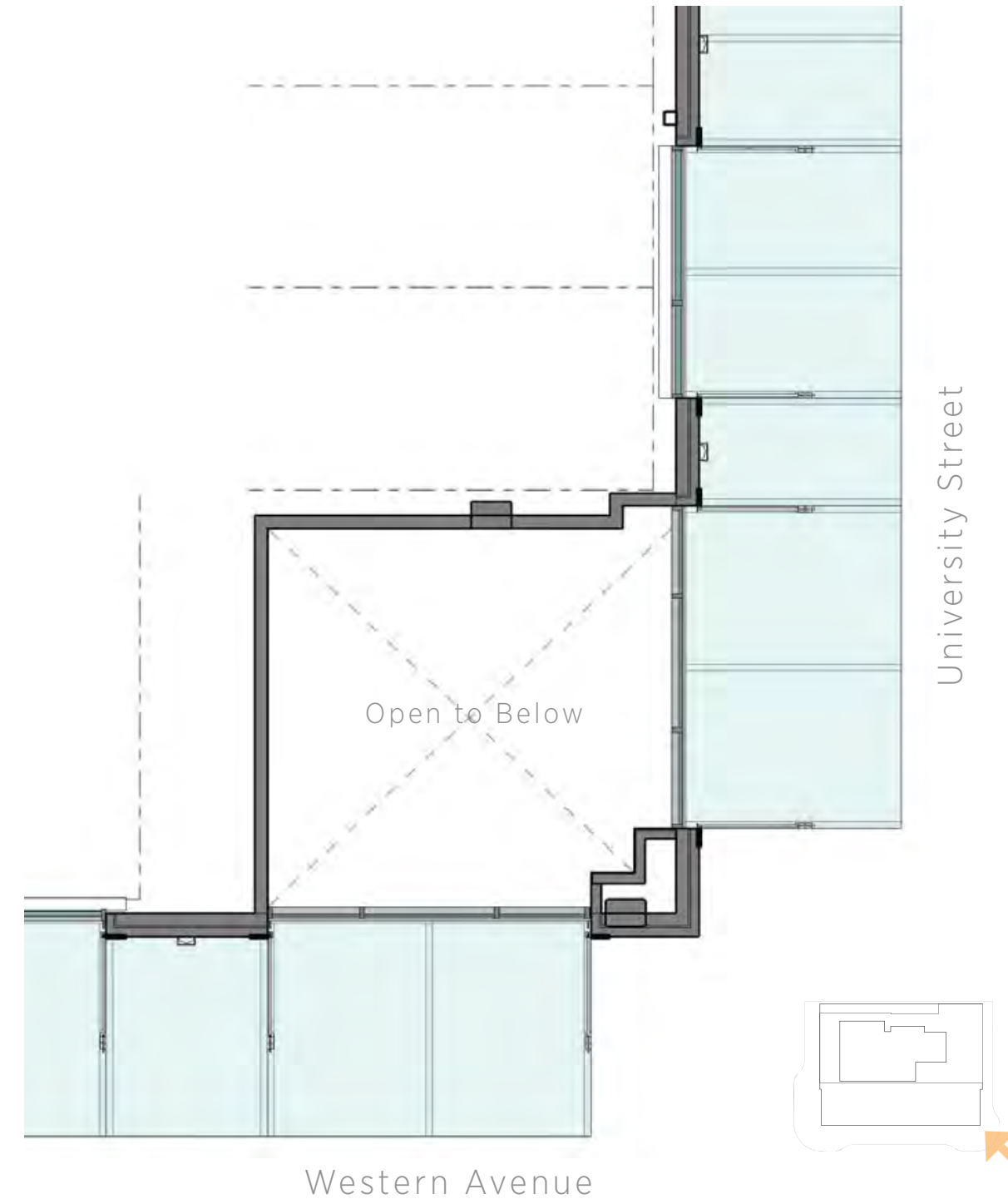
REVISED LEVEL 02 PLAN
OPTION 1 SHADOW BOX (DRB II)



WESTERN AVE & UNIVERSITY ST PODIUM CORNER REVISED (DRB 2) OPTION 1 SHADOW BOX (PREFERRED)



PREVIOUSLY PRESENTED LEVEL 02 PLAN
BIKE STORAGE (DRB I)



REVISED LEVEL 02 PLAN OPTION 2
DOUBLE HEIGHT VOLUME (DRB II)



WESTERN AVE & UNIVERSITY ST PODIUM CORNER REVISED (DRB 2) OPTION 2 DOUBLE HEIGHT VOLUME

EXPAND STREET LEVEL CANOPY COVERAGE

BOARD GUIDANCE:

C-5 ENCOURAGE OVERHEAD WEATHER PROTECTION

Encourage project applicants to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

“The canopies should constitute a nearly continuous covering over the three sidewalks with the possible exception of the corners.”

“The Board recommended eliminating the opaque material in favor of the transparent glazing providing greater homogeneity along the building fronts.”

C-4 REINFORCE BUILDING ENTRIES

To promote pedestrian comfort, safety, and orientation, reinforce the building’s entry.

“With the Board recommending that all of the canopies have glazing the entry lacks a distinguishing feature seen from afar due to the recessed doorway.”

DESIGN RESPONSE:

The canopies have been lengthened to provide nearly continuous cover over the sidewalks and revised to feature transparent glazing for the majority of the street frontage.

The main building entry on University Street is denoted by pin mounted signage and an opaque, wood paneled soffit which punctuates the transparent canopies.

A departure is requested to omit canopy coverage at the corners.



PREVIOUSLY PRESENTED STREET LEVEL CANOPY COVERAGE (DRB 1)



REVISED STREET LEVEL CANOPY COVERAGE (DRB II)

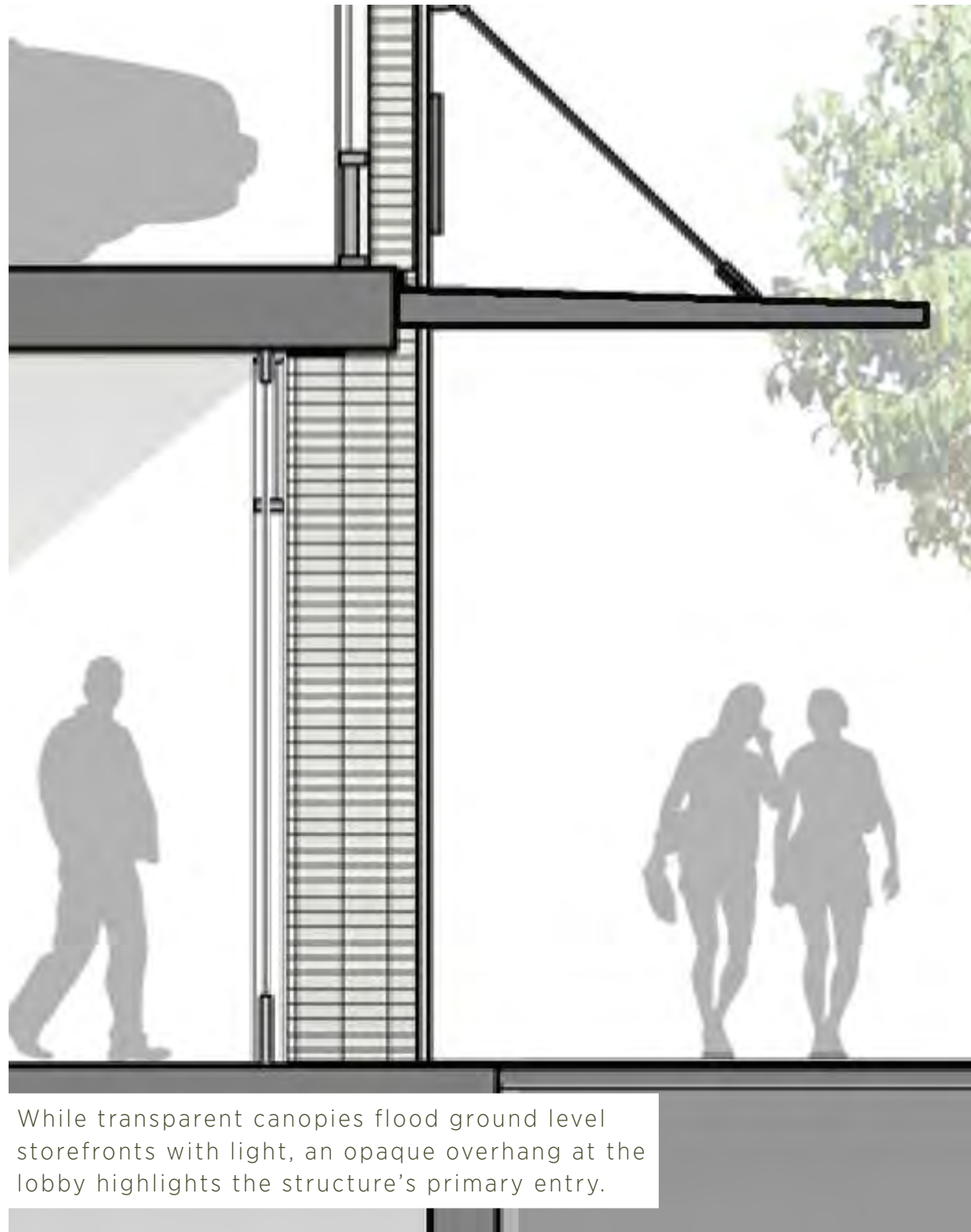


Paired opaque and transparent canopies are a common design theme in the neighborhood.

NEIGHBORHOOD PRECEDENT: MIX OF CANOPY TYPES
THE POST, 888 WESTERN AVE



NEIGHBORHOOD PRECEDENT: MIX OF CANOPY TYPES
VIKTORIA, 1915 2ND AVE



SECTION: REVISED OPAQUE STREET LEVEL CANOPY AT LOBBY ENTRY



SECTION: REVISED TRANSPARENT CANOPY AT STOREFRONT GLAZING



PREVIOUSLY PRESENTED CANOPY COVER ON UNIVERSITY ST (DRB 1)



REVISED CANOPY COVER ON UNIVERSITY ST (DRB II)

SIMPLIFY WINDOW WALL PATTERN & EXTEND BRICK BASE

SIMPLIFY WINDOW WALL PATTERNING

BOARD GUIDANCE:

B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING

Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept.

“Using the imagery of rising steam or vapor as well as the Steam Plant’s chimneys to inform the design of the building skin generally produced busy elevations.”

“The Board also requested more accurate drawings of the facades with the distinctions in color between the spandrels and the windows more honestly rendered.”

DESIGN RESPONSE:

The tower glazing strategy, a composition of lightly colored accent panels on a darker background, inspired by the ethereal qualities of the neighboring steam plumes, has been refined.

The color variation between the vision glass and spandrel glass has been narrowed, and matched to the adjacent Russell Investments Center.

The patterning of the spandrel panels has been simplified and placement of metal louver elements consolidated to create a more unified overall expression.

The presentation graphics have been revised to illustrate glass color modifications and more distinctly differentiate the placement of vision and spandrel glazing.

EXTEND BRICK BASE ON ALASKAN WAY

BOARD GUIDANCE:

B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING

“The masonry portion of the three upper levels should extend northward to the vertical edge of the tower in order to eliminate the gap between the edge and the masonry.”

“On the east and west elevations, the Board recommended that the brick reveals should be narrowed and the masonry replaced with the same metal louvers elsewhere on the facades.”

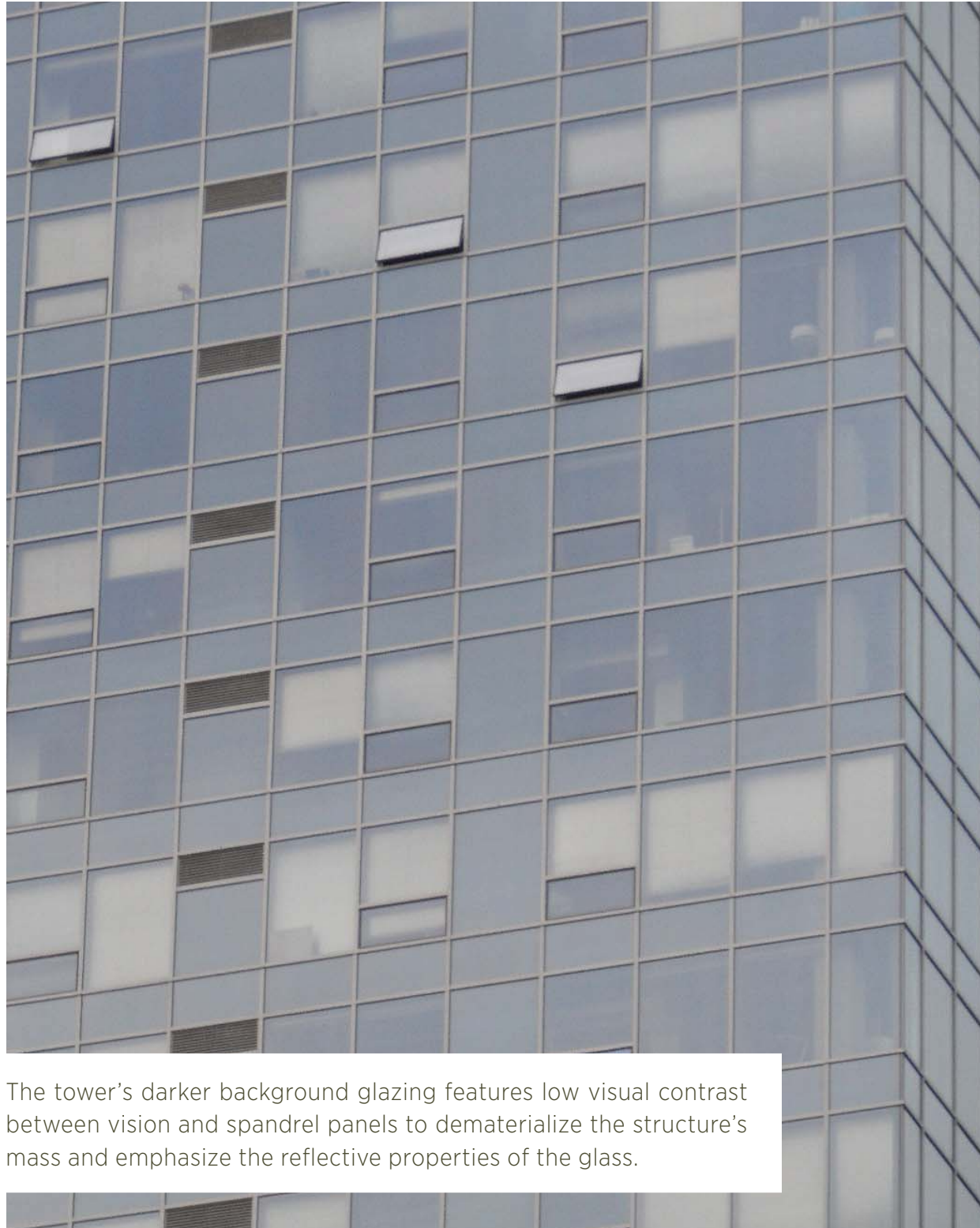
“The predominance of glazing and glass spandrel, the pervasive blue tint, the lack of balconies or noticeable modulation to provide depth and the curtain wall’s overall two-dimensionality failing to provide texture all emphasize this visual connotation as an office tower.”

DESIGN RESPONSE:

In an effort to create a composition that is more pleasing to the board, the relationship between the tower and podium elements has been simplified to read as two, more distinct, elements. The glazed portion of the tower on Alaskan Way has been brought northward to create a stronger southern edge and pushed upward to float above the ground level storefronts.

On all facades, the brick reveals intended to recall the adjacent steam plant smokestacks have been narrowed and replaced with metal louvers.

The formerly blue tinted glass has been modified to a subdued gray more in keeping with adjacent developments and prevailing Seattle weather conditions.

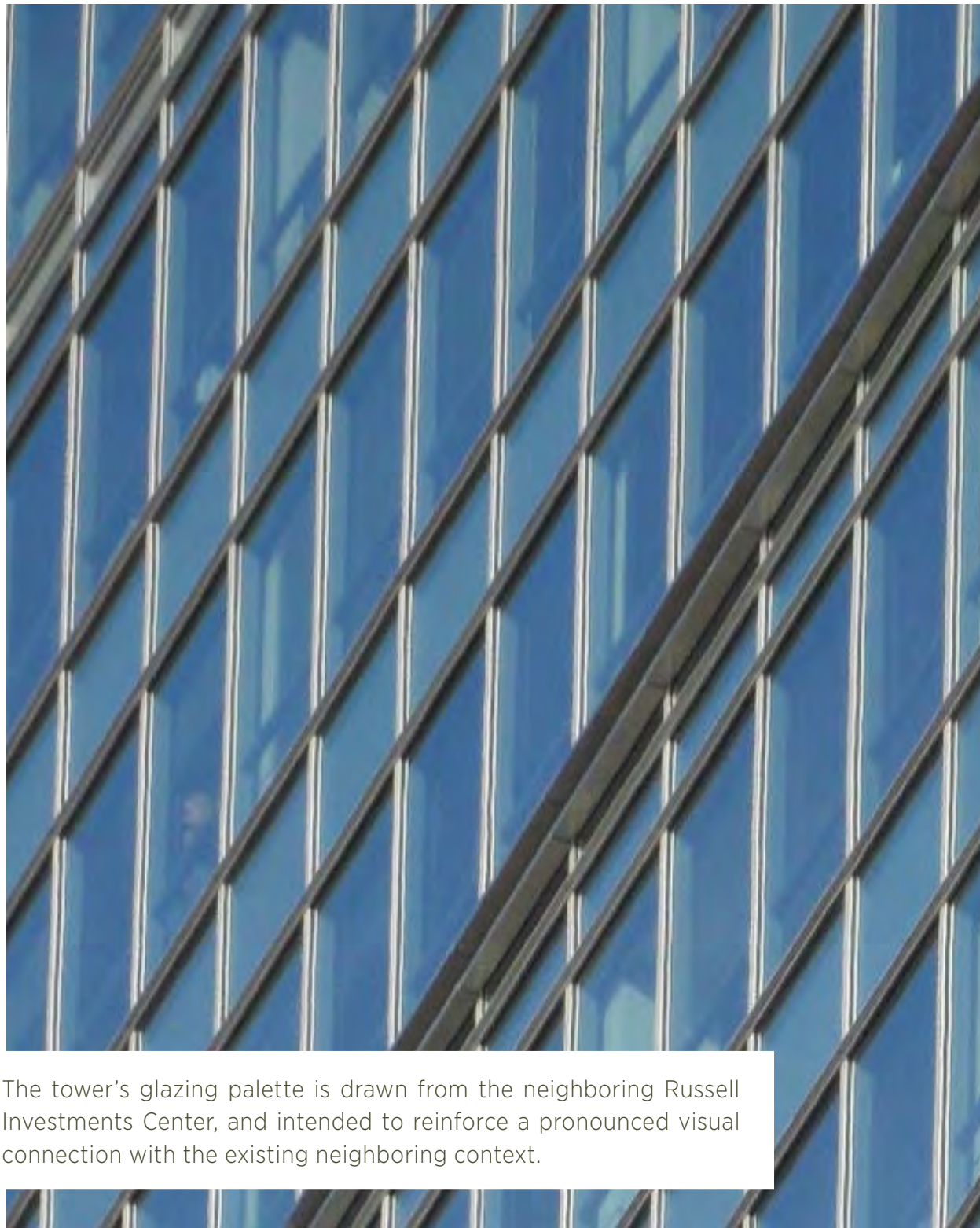


The tower's darker background glazing features low visual contrast between vision and spandrel panels to dematerialize the structure's mass and emphasize the reflective properties of the glass.

NEIGHBORHOOD PRECEDENT: LOW CONTRAST SPANDREL GLAZING
ASPIRA, 1823 TERRY AVE

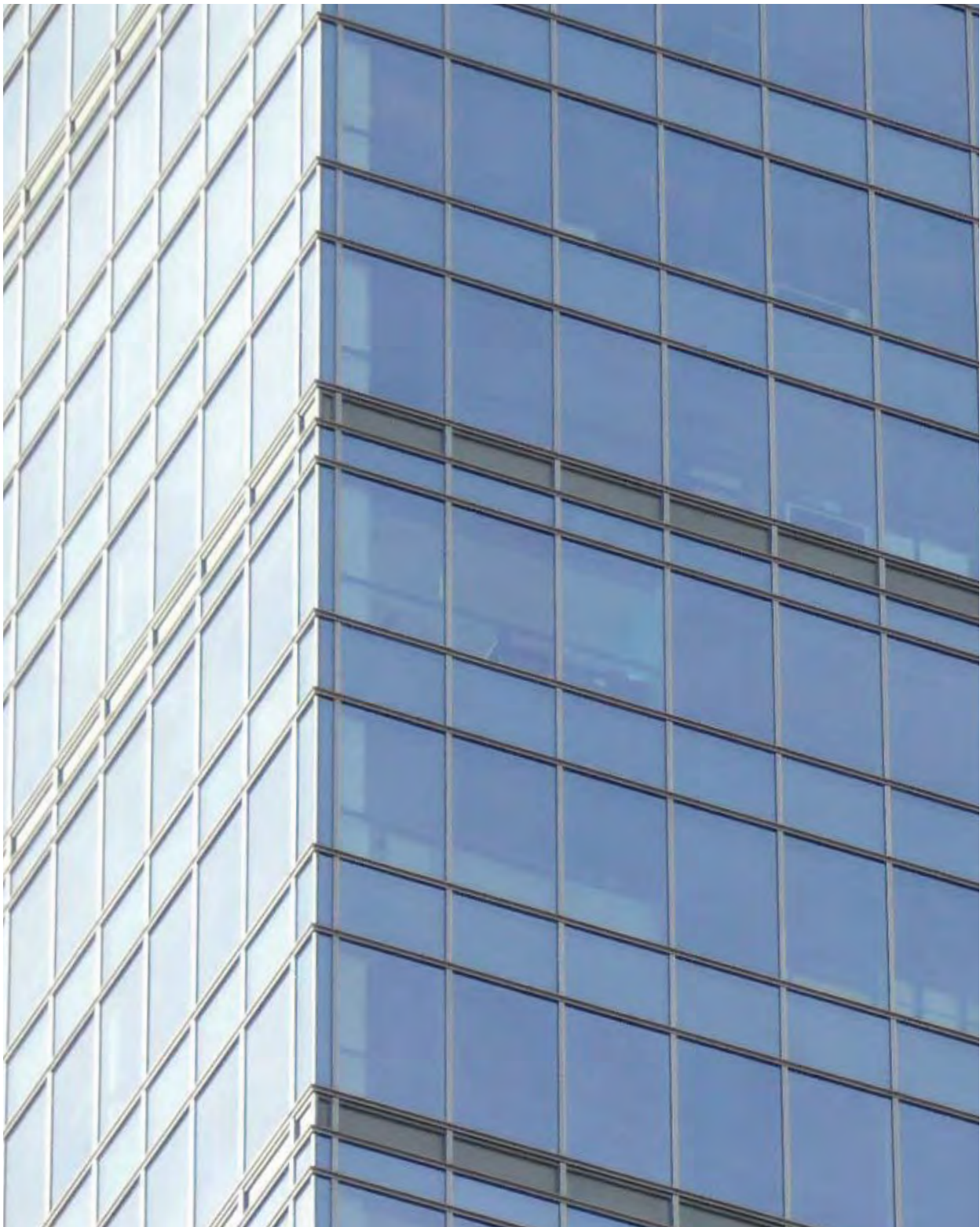


NEIGHBORHOOD PRECEDENT: LOW CONTRAST SPANDREL GLAZING
2030 8TH AVE APARTMENTS 2030 8TH AVE



The tower's glazing palette is drawn from the neighboring Russell Investments Center, and intended to reinforce a pronounced visual connection with the existing neighboring context.

NEIGHBORHOOD PRECEDENT: PROPOSED GLASS PALETTE
RUSSELL INVESTMENTS, 1301 SECOND AVE



NEIGHBORHOOD PRECEDENT: PROPOSED GLASS PALETTE
RUSSELL INVESTMENTS, 1301 SECOND AVE



Contrasting the darker background glazing, the tower glazing's lightly colored accent panels evoke the tendrils of steam rising from the adjacent power plant and enliven its facades by day.

NEIGHBORHOOD PRECEDENT: ACCENT SPANDREL
PANELS 2030 8TH AVE APARTMENTS 2030 8TH AVE



NEIGHBORHOOD PRECEDENT: ACCENT SPANDREL
PANELS 2030 8TH AVE APARTMENTS 2030 8TH AVE



Bursts of accent color glazing is a popular technique for animating otherwise planer facades in new residential projects of a similar scale to the proposed development at Western & University.

NEIGHBORHOOD PRECEDENT: ACCENT SPANDREL
PANELS THE POST, 888 WESTERN AVE



NEIGHBORHOOD PRECEDENT: ACCENT SPANDREL
PANELS THE POST, 888 WESTERN AVE

THEMES [3,4] SIMPLIFY WINDOW WALL PATTERN & EXTEND BRICK BASE



PREVIOUSLY PRESENTED ALASKAN WAY (WEST) ELEVATION (DRB I)

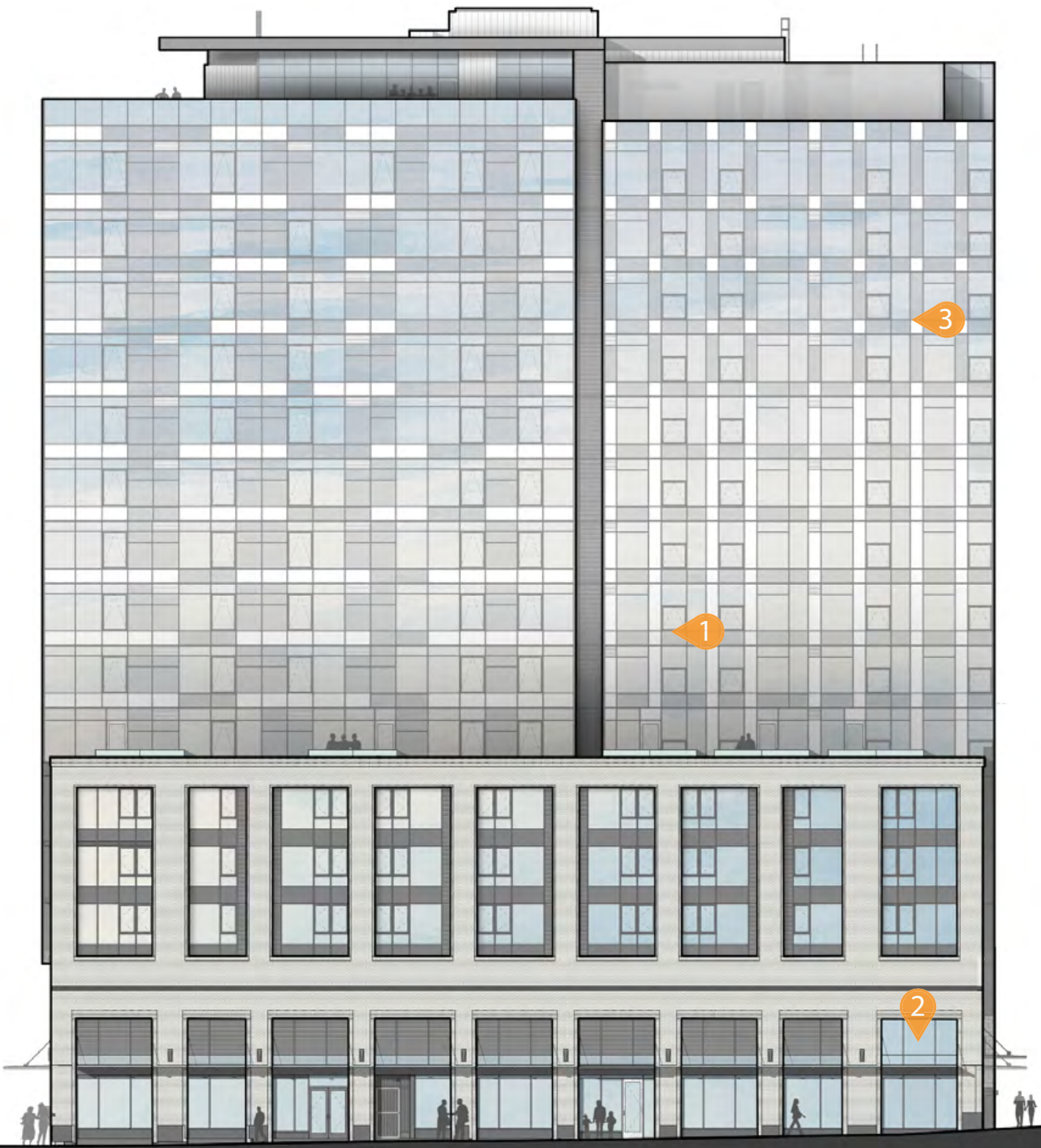
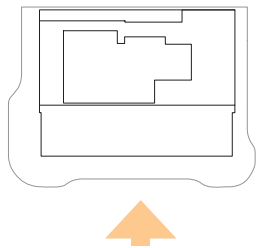


REVISED ALASKAN WAY (WEST) ELEVATION (DRB II)

THEMES [3,4] SIMPLIFY WINDOW WALL PATTERN & EXTEND BRICK BASE



PREVIOUSLY PRESENTED UNIVERSITY ST. (SOUTH) ELEVATION (DRB I)

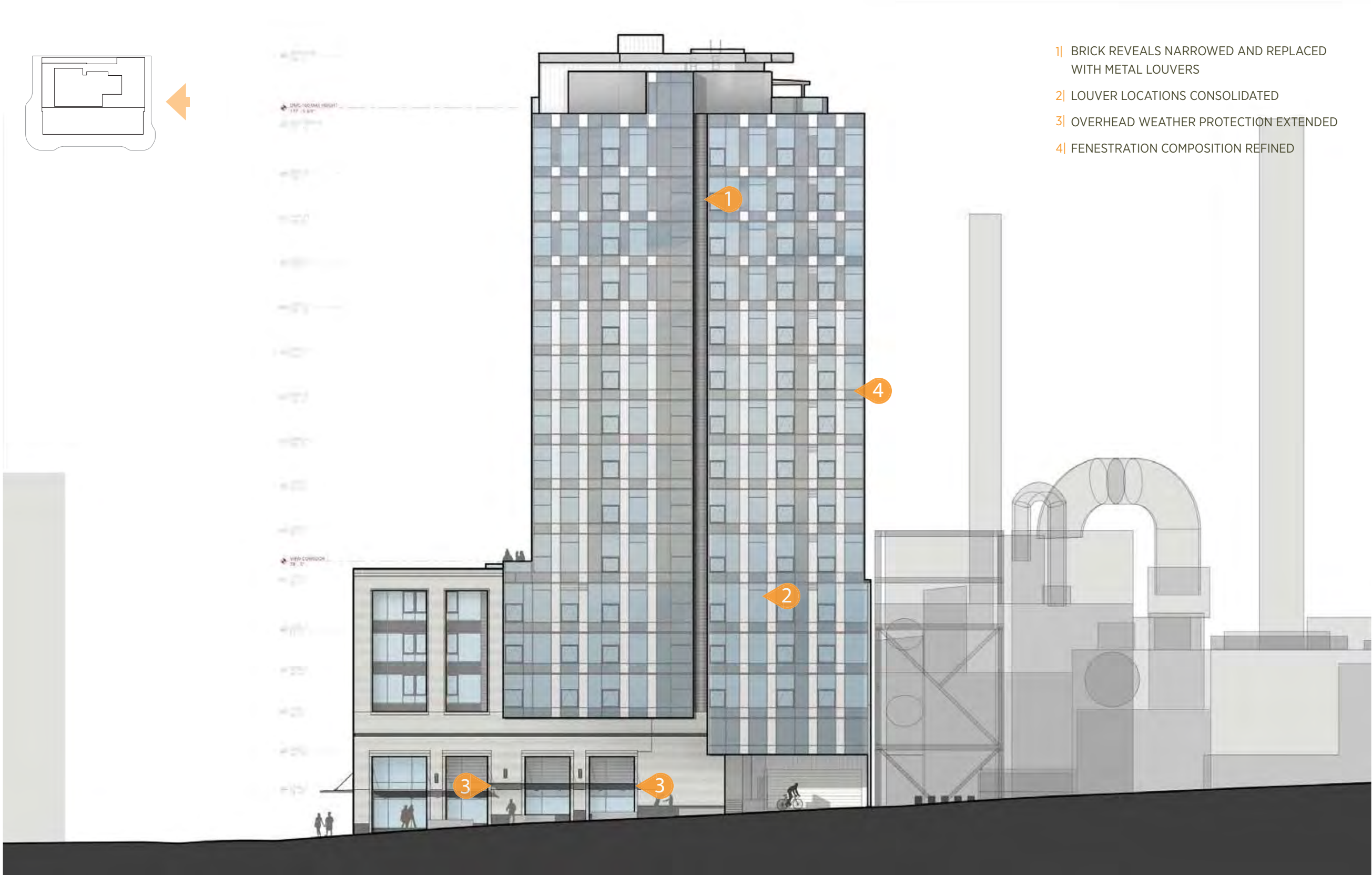


- 1| LOUVER LOCATIONS CONSOLIDATED
- 2| OVERHEAD WEATHER PROTECTION EXTENDED
- 3| FENESTRATION COMPOSITION REFINED

REVISED UNIVERSITY ST. (SOUTH) ELEVATION (DRB II)



PREVIOUSLY PRESENTED WESTERN AVE (EAST) ELEVATION (DRB I)



REVISED WESTERN AVE (EAST) ELEVATION (DRB II)

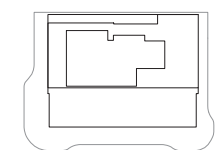
THEMES [3,4] SIMPLIFY WINDOW WALL PATTERN & EXTEND BRICK BASE



PREVIOUSLY PRESENTED STEAM PLANT (NORTH) ELEVATION (DRB I)



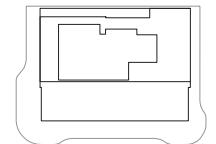
REVISED STEAM PLANT (NORTH) ELEVATION (DRB II)



PREVIOUSLY PRESENTED ALASKAN WAY & UNIVERSITY STREETSCAPE (DRB I)



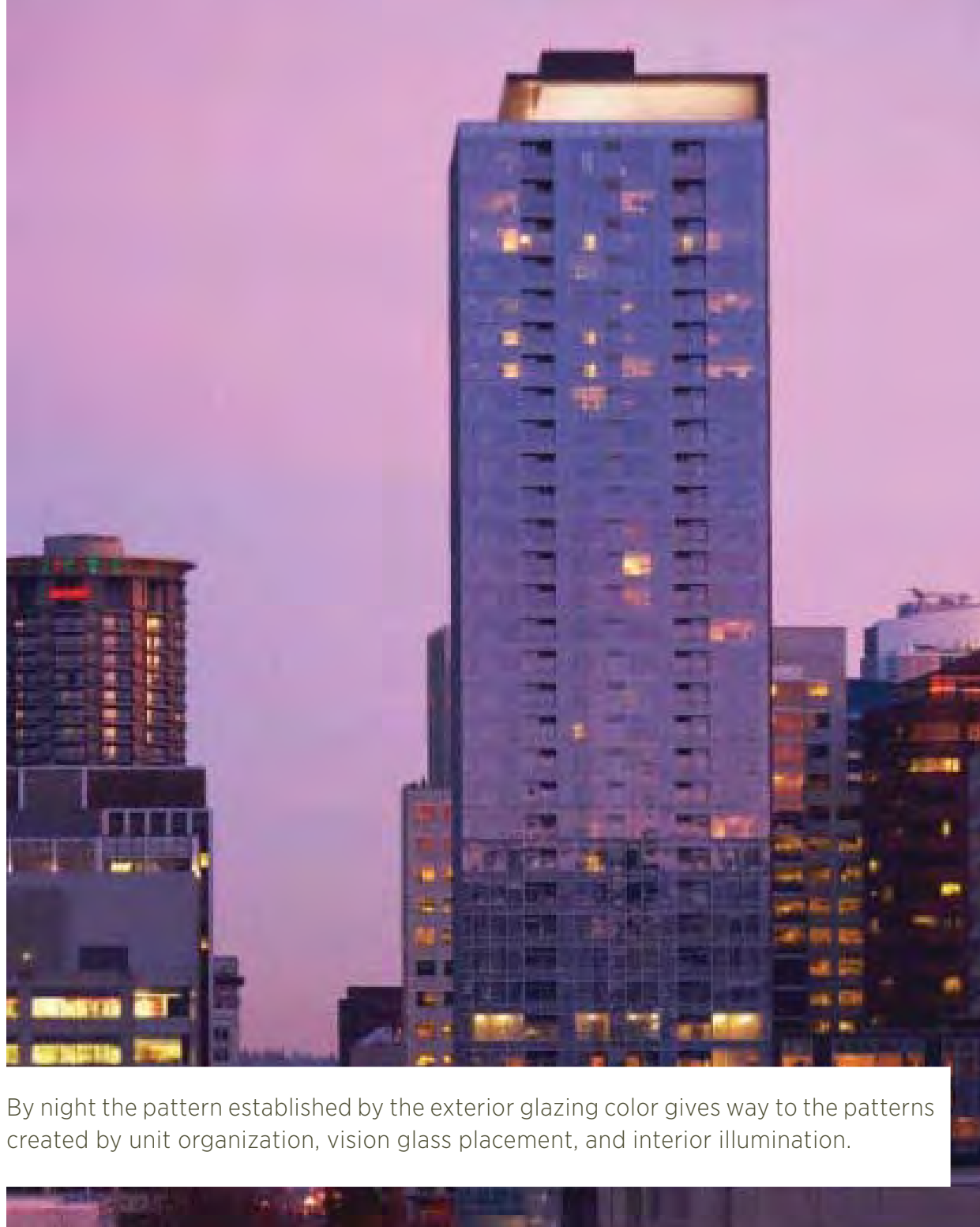
REVISED ALASKAN WAY & UNIVERSITY STREETSCAPE (DRB II)



PREVIOUSLY PRESENTED WESTERN & UNIVERSITY STREETScape (DRB I)



REVISED WESTERN & UNIVERSITY STREETScape (DRB II)



By night the pattern established by the exterior glazing color gives way to the patterns created by unit organization, vision glass placement, and interior illumination.

NEIGHBORHOOD PRECEDENT: NIGHTTIME FACADE ANIMATION
ASPIRA, 1823 TERRY AVE



NEIGHBORHOOD PRECEDENT: NIGHTTIME FACADE ANIMATION
THE WAVE 520 2ND AVENUE



NEIGHBORHOOD PRECEDENT: NIGHTTIME FACADE
ANIMATION 5TH AND MADISON, 909 5TH AVE



NEIGHBORHOOD PRECEDENT: NIGHTTIME FACADE ANIMATION
1521 SECOND, 1521 SECOND AVE



ALASKAN WAY NIGHT ILLUMINATION DIAGRAM

UNIVERSITY ST. NIGHT ILLUMINATION DIAGRAM



WESTERN AVE NIGHT ILLUMINATION DIAGRAM

STEAM PLANT NIGHT ILLUMINATION DIAGRAM



PREVIOUSLY PRESENTED WESTERN & UNIVERSITY STREETSCAPE (DRB 1)



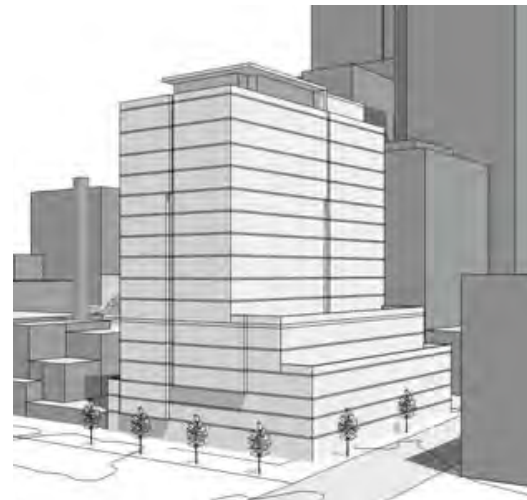
REVISED WESTERN & UNIVERSITY STREETScape (DRB II)

DEPARTURES

University Street Green Street Designation



Proposed massing with View Corridor setback only better meets Design Guidelines



Proposed massing showing impact of green street upper level setback and view corridor setback. Double setback does not meet Design Guidelines A-1, B-1, B-3, B-4



PER CODE SMC 23.49.058

“When a lot in a DMC zone is located on a designated green street, a continuous upper-level setback of fifteen feet shall be provided on the street frontage abutting the green street at a height of 45 feet.”

REQUEST

The applicant proposes to setback the structure's upper level to align with existing developments along University St., according to the view corridor regulations at a height of 75 feet. The design team does not advise a double setback and asserts a setback at 45 feet better meets the design guidelines.

WHY THIS DEPARTURE BETTER MEETS THE INTENT OF THE DESIGN GUIDELINES

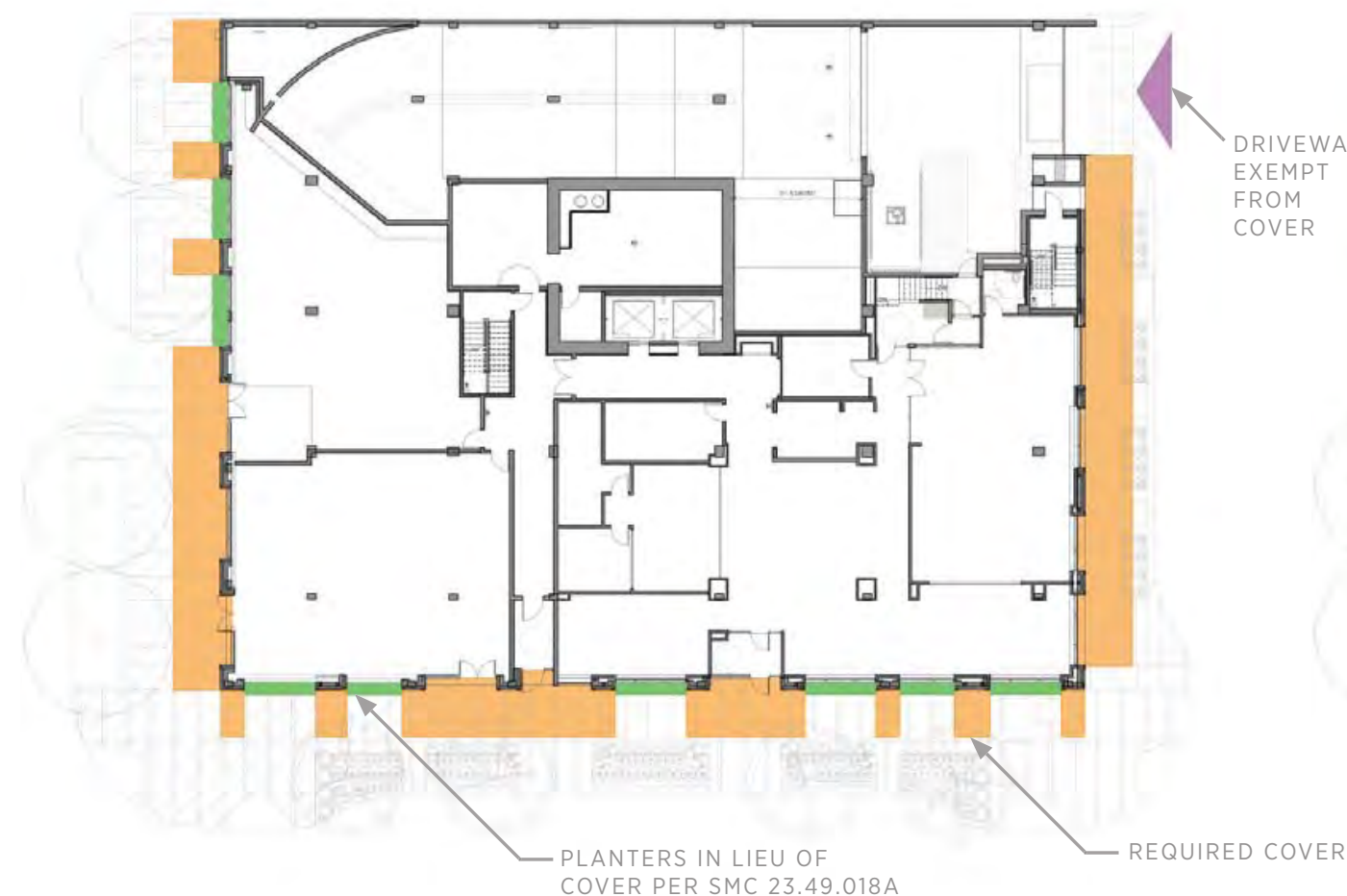
The property has twin upper level setback requirements based on the green street and view corridor criteria. Allowing the project to abide by the view corridor standards would better align with existing developments along University St and maintain the urban street wall. DPD staff has indicated that the designation of a green street at this location is redundant

Design Guidelines A-1, B-1, B-2, B-3, B-4



Overhead Weather Protection and Lighting

OVERHEAD CANOPY COVER REQUIRED TO MEET CODE:



PER CODE SMC 23.49.018

Continuous protection shall be required for new development along the entire street frontage except along those portions of the structure facade that:

- are located farther than five feet from the property line,
- abut an open space amenity feature,
- are separated from the street by a landscaped area at least two feet in width
- are driveways into structures or loading docks.

Overhead protection shall have a min dimension of eight feet from the building wall or must extend to two feet from the curb line, whichever is less.

The installation shall not result in any obstructions in the sidewalk area and must be a min of ten feet and a max of fifteen feet above the sidewalk.

OVERHEAD CANOPY COVER PROPOSED:



REQUEST

The applicant proposes episodic canopy cover that corresponds with the rhythms established by overall building massing and ground level fenestration.

HOW DEPARTURE BETTER MEETS DESIGN GUIDELINES

A more flexible arrangement of overhead canopy cover would permit a more well-proportioned building that works at many scales and creates a transition in bulk and scale. (B-2, B-4,C-2) A canopy placement that responds to the cadence of the structural bays would more strongly respond to the neighborhood context and reinforce the urban form of the area. (B-1,B-3) Greater freedom in canopy placement would help to provide more inviting open space by concentrating cover in front of storefronts and by accommodating the significant grade change on Western Ave. (D-1)

OVERHEAD CANOPY COVER REQUIRED BY CODE:



ALASKAN WAY (WEST)



UNIVERSITY ST. (SOUTH)



WESTERN AVE. (EAST)

OVERHEAD CANOPY COVER PROPOSED:



ALASKAN WAY (WEST)



UNIVERSITY ST. (SOUTH)



WESTERN AVE. (EAST)

ANALOGOUS PRECEDENTS: MADISON TOWER & THE NATIONAL BUILDING



1022 1st AVE - HOTEL 1000

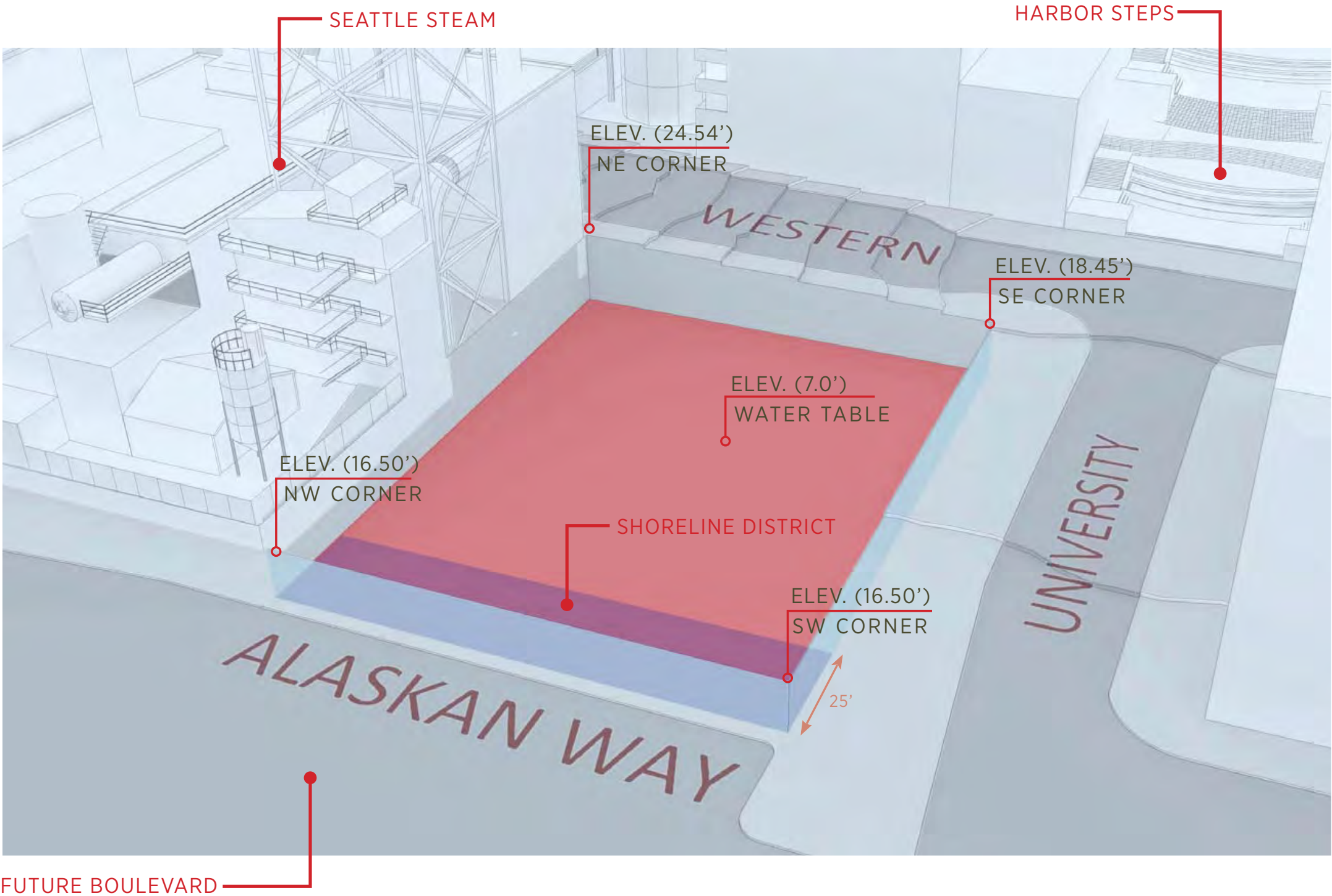


1008 WESTERN AVE

The Madison Tower at 1st and Madison incorporates discontinuous canopy cover that responds to both the steeply sloping grade of the site and podium composition. The National Building at Western and Spring features detached canopies that respond to the historic structure’s structural bays and organizational rhythms.

APPENDIX: PREVIOUSLY PRESENTED DRB PACKET

SITE ANALYSIS



EDG GUIDANCE

SUMMARY

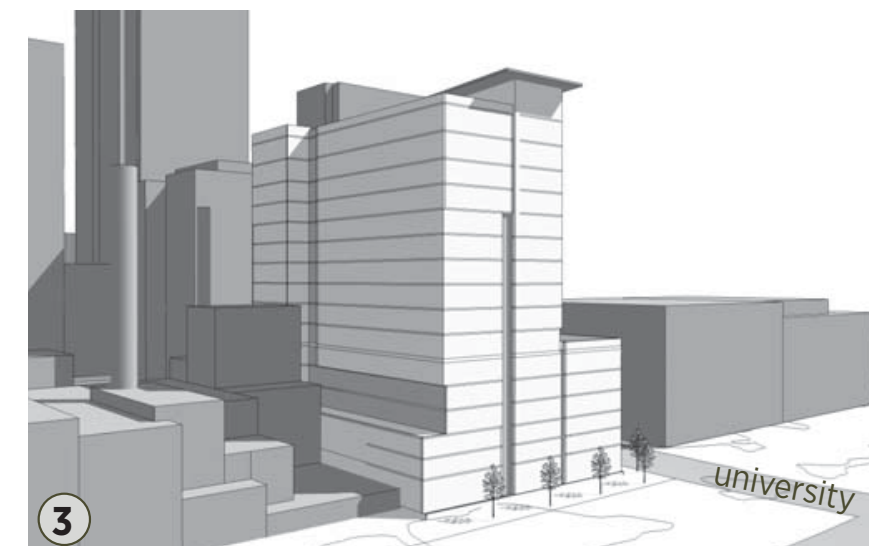
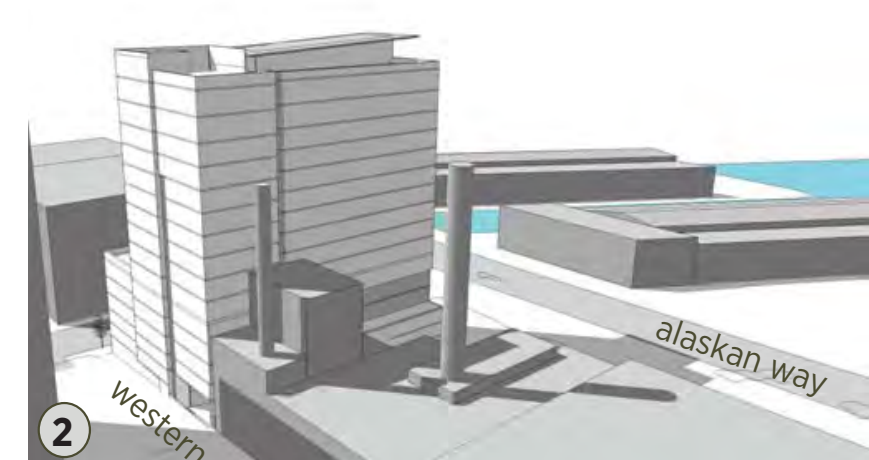
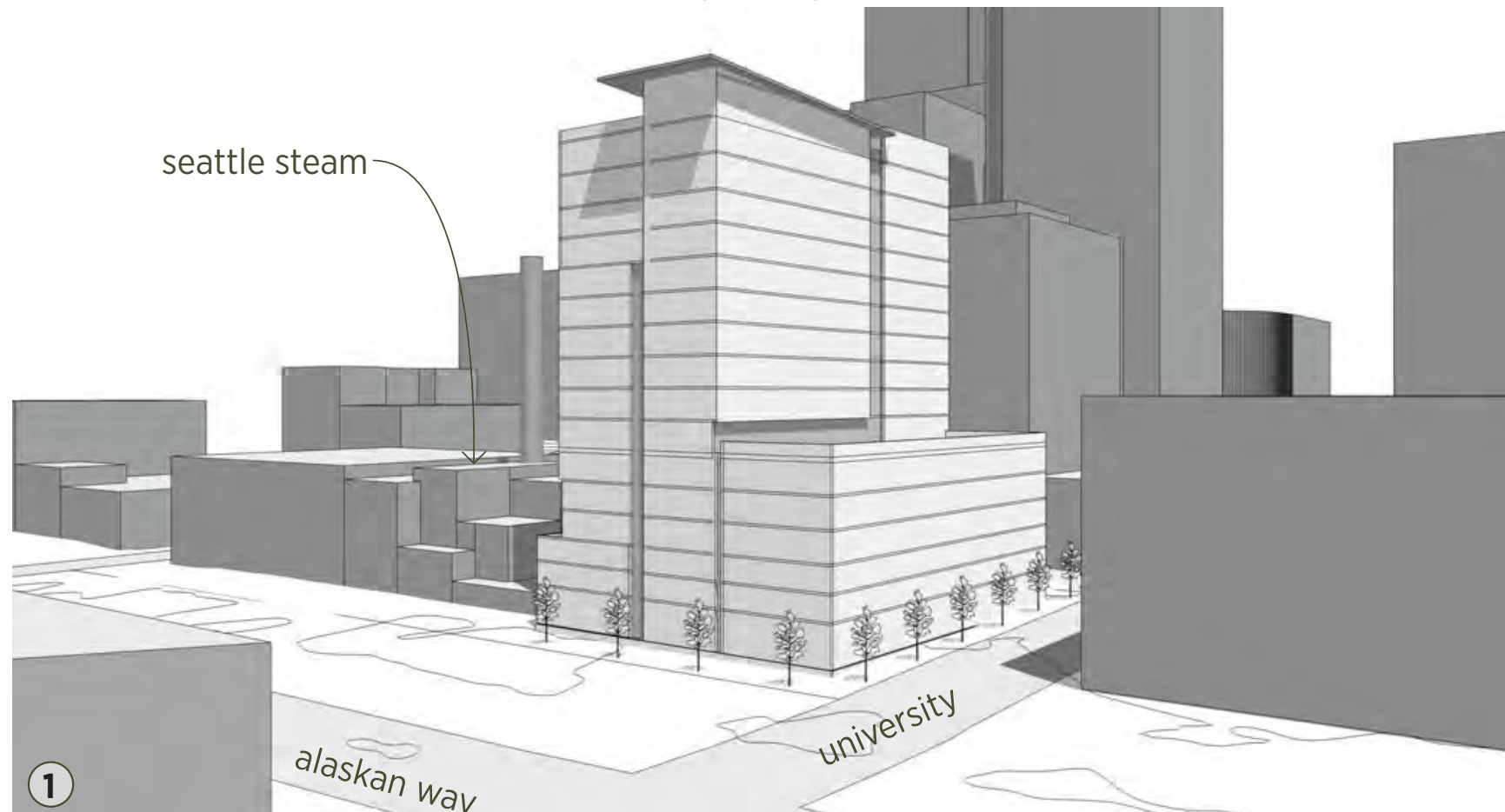
gross area	214,600 sf
net residential	123,000 sf
net retail	4,000 sf
units	175

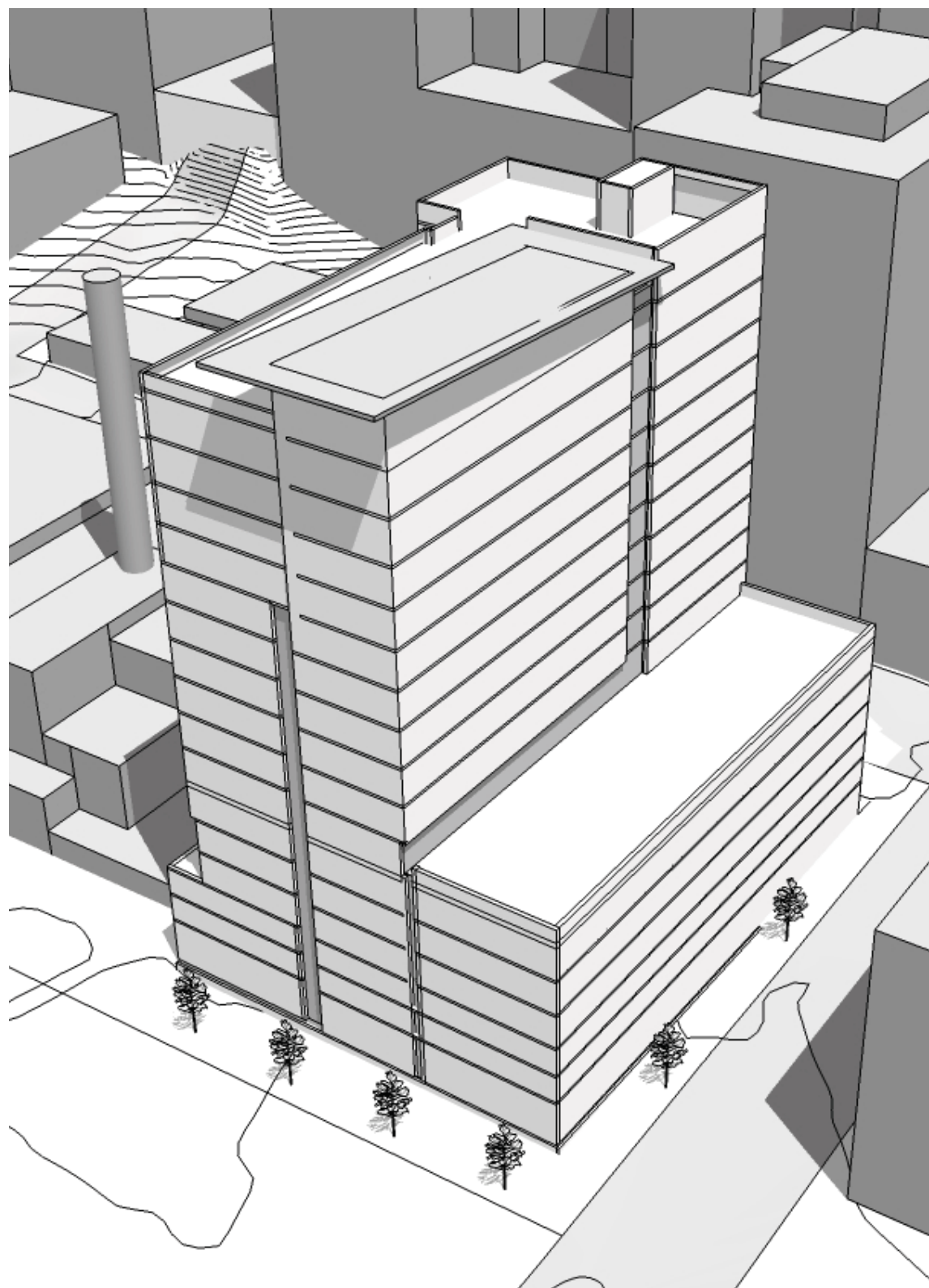
PROS

- Tower is broken down into 2 distinct forms. Slims the expression all the way to the ground.
- Tower only 65' wide.
- Pulls away from north property line to allow unit views to north.
- Distinct silhouette at top to give the project an identity.

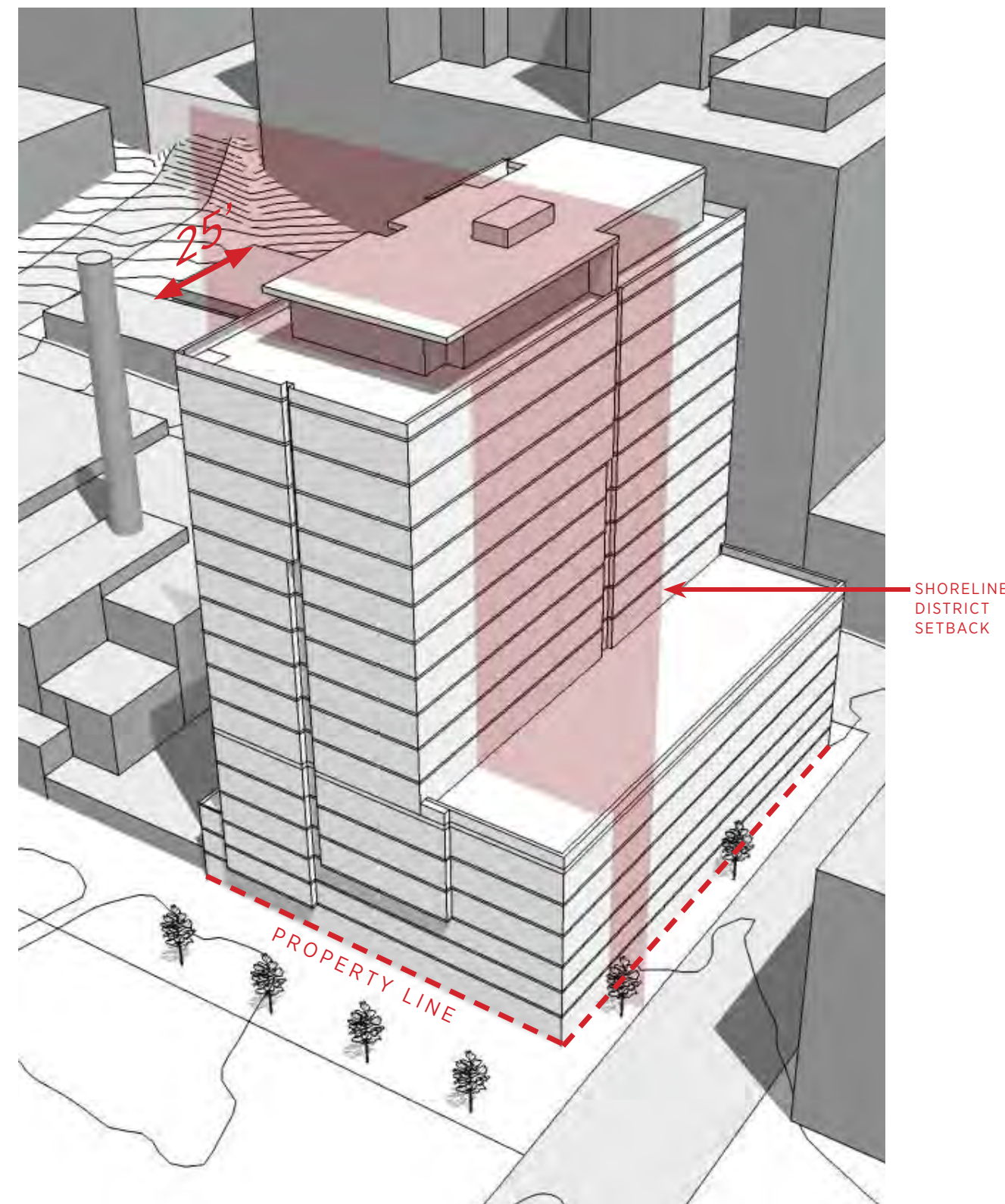
CONS

- Doesn't maximize the development potential





EDG ROOF AXON



REVISED ROOF AXON DUE TO SHORELINE DISTRICT SETBACK



C-2: DESIGN FACADES OF MANY SCALES

DRB GUIDANCE AT EDG:

“The schematic of a tripartite facade on Alaskan Way failed to convince the Board of any inherent logic. The Board also questioned the appropriateness of so much glazing. The lower volume fronting University St., with its contemporary updating of traditional loft or warehouse structures, met with enthusiasm. The glass tower, divided vertically by a thin reveal, left a diminished base lacking a strong

precedence in the vicinity for its excessiveness of glazing. The Board encourages the formation of a richer more textured base that expresses the retail program facing Alaskan Way and recognizes the series of dominant horizontal datum lines in the district.

The extensive amount of glazing risks the appearance of an office building rather than a residential tower. Consider interlocking the volumes with one another as suggested by the parti studies

(the transformations from hand gestures) on p. 23 of the EDG booklet. The design evolution of these concepts ought to produce something more compelling. Neighborhood imagery, so chockfull of design cue, should capably influence the composition of the elevations and the choice of materials. The substantial pier and spandrel frames, the steam plant’s pleasing cacophony of exposed pipes and

pure geometric volumes, the wood structures on the piers and even the playfulness of the Ferris wheel represent starting points for design exploration.”

RESPONSE

The podium has been developed as a clean, contemporary structure that ties in with the brick buildings of the neighborhood.

B-2: CREATE A TRANSITION IN BULK & SCALE

DRB GUIDANCE AT EDG:

“The size and compositional intention of the six-story volume relate to many of the surrounding historical structures. The relationship of the proposed tower to the smaller volume, however, is less successful. The base of the tower needs to appear firmly rooted in its context.”

RESPONSE

Since the EDG the design team has taken great care to develop the interlocking masses of the base and glass tower.

B-4: DESIGN A WELL-PROPORTIONED BUILDING

DRB GUIDANCE AT EDG:

Please See C-2

RESPONSE

The design of the podium seeks to update the industrial aesthetic of the surrounding historic warehouse buildings. The organization and massing of the upper floors is closely in keeping with Seattle’s contemporary and evolving cityscape. The brick base and glass tower have been developed to yield a pleasing and well-proportioned interplay of expression.

B-3: REINFORCE THE URBAN FORM OF THE AREA

DRB GUIDANCE AT EDG:

“Both programmatically and spatially, the podium’s relationship with the massing on Western and Alaskan streets conveys confusion and a lack of resolution. The retail use, based on the schematic elevation, would have two very distinct storefronts---one belonging to the lower volume on the south and one belonging to the tower on the north---for a relatively small space. The predominant pattern of horizontal datum lines in the immediate vicinity offers compelling organizational cues. Rather than planting



a tower with a modest reveal to rise from the Alaskan Way grade, consider the tower and lower mass as a series of interlocking volumes that mirror the collage like quality of the surrounding buildings. In short, the building’s massing and materials ought to reflect closely the building program.”

RESPONSE

The design appropriates this interlocking collage concept along Western Avenue where the retail base slips below the hovering tower as well as along Alaskan Way where tower elements break the base and come all the way to the ground.

A-2: ENHANCE THE SKYLINE

DRB GUIDANCE AT EDG:

“Use the solar array to create an expressive roof top. The architect should recognize that tenants in buildings to the east will view the roof. Design the top as a significant building feature.”

RESPONSE

The design team is aware of the high visibility of the roof from surrounding buildings and have designed a significant building feature with the roof. The roof form opens up to the water views to the west, responding to the program elements inside as well as responding to the new waterfront. A solar array will likely present potential glare issues with the neighbors.



D-2: ENHANCE THE BUILDING WITH LANDSCAPING

DRB GUIDANCE AT EDG:

“The roof top of the podium level will be viewed from structures above the site. Create a quality design for the green roof.”

RESPONSE

The roof top amenity space has been designed to support many outdoor activities such as cooking, dining, and viewing the larger landscape. The podium level has been developed to provide private patios surrounded by lush landscaping. The height of outdoor structures and vegetation at this level are limited by the view corridor setback.

C-1: PROMOTE PEDESTRIAN INTERACTION

DRB GUIDANCE AT EDG:

“The generous amount of space devoted to the residential lobby and lounge disappointed the Board members. Due to the extra sidewalk width along University, ample opportunity exists for increased retail along with a sidewalk café or other means to create a strong connection between retail uses and this important pedestrian corridor along University St./Harbor Steps. Board members preferred corner retail at Western Ave and University St. rather than the lobby.”

RESPONSE

The design team, noting the adjacent under utilized retail spaces, feels a large ground floor lobby would be the best way to activate and animate the streetscape. Anticipating the future development of the Alaskan Way, the design team asserts retail frontage is best oriented towards the waterfront.

C-5: ENCOURAGE OVERHEAD WEATHER PROTECTION

DRB GUIDANCE AT EDG:

“The Board prefers continuous overhead weather protection along the three rights of way.”

RESPONSE

The design proposes near continuous overhead protection along University Street, Alaskan Way, and Western Ave. It is felt the periodic canopy cover along these two streets will permit a more well-proportioned building that works at many scales and more strongly respond to the neighborhood context.

D-1: PROVIDE INVITING & USABLE OPEN SPACE

DRB GUIDANCE AT EDG:

“The landscaping and the design of the base at the University St. elevation should provide a seamless transition along the grand procession from Third Ave to the waterfront. The right programming, the openness between the interior and exterior along University and the quality of the landscaping will ensure this connection.”



RESPONSE

The landscape at the base has been developed as a link between the waterfront improvements and the Harbor Steps. The alignment of the paving patterns reinforce the cadence of the steps. As the pedestrian travels west, the scoring spacing begins to align with the waterfront improvements.

C-3: PROVIDE ACTIVE FACADES

DRB GUIDANCE AT EDG:

“The presence of a blank wall at the Alaskan Way sidewalk level would diminish the pedestrian experience along what will be a grand boulevard and promenade. Even with the parking ramp at ground level, the design of the street level façade could accommodate an aperture into the building or some other point of visual interest.”

RESPONSE

The design has been revised to limit stretches of blank façade and activate the streetscape with storefronts and punched openings.



C-4: REINFORCE BUILDING ENTRIES

DRB GUIDANCE AT EDG:

“Too much emphasis, the Board observed, was placed on a residential entry / lobby at the University and Western Ave corner. A retail presence at this corner will create a stronger connection to the pedestrian realm by enhancing the activity between the office core and the waterfront.”

RESPONSE

The Design Team proposes asserts a residential lobby is the best way to activate the corner of University and Western Ave, and believes retail would be better placed on the future Alaskan Way promenade. The Design Team reiterates street level uses are not required on any of the three frontages classified as Class II Pedestrian Streets.



D-6: DESIGN FOR PERSONAL SAFETY & SECURITY

DRB GUIDANCE AT EDG:

The Board indicated this guideline as important at the EDG.

RESPONSE

The design team has has taken great care to provide lighting and eyes on areas that present potential risk.

E-3: MINIMIZE THE PRESENCE OF SERVICE AREAS

DRB GUIDANCE AT EDG:

“Based on the preliminary floor plan, the service areas appear well integrate into the parking level and have minimal presence on the exterior. ”

RESPONSE

The service area has been minimized and isolated to the garage entrance.

E-2: INTEGRATE PARKING FACILITIES

DRB GUIDANCE AT EDG:

“The second and third floor corners of the building at Western and Alaskan need a more active use than bike storage. Consider double height spaces at the corners for the retail and lobby. ”

RESPONSE

Limitations of the site including an exceptionally high water table do not permit for viable uses other than parking at the second story corners for they would be too small to be effective on the interior or exterior. The second floor corners have been accentuated by glass spandrel panels.

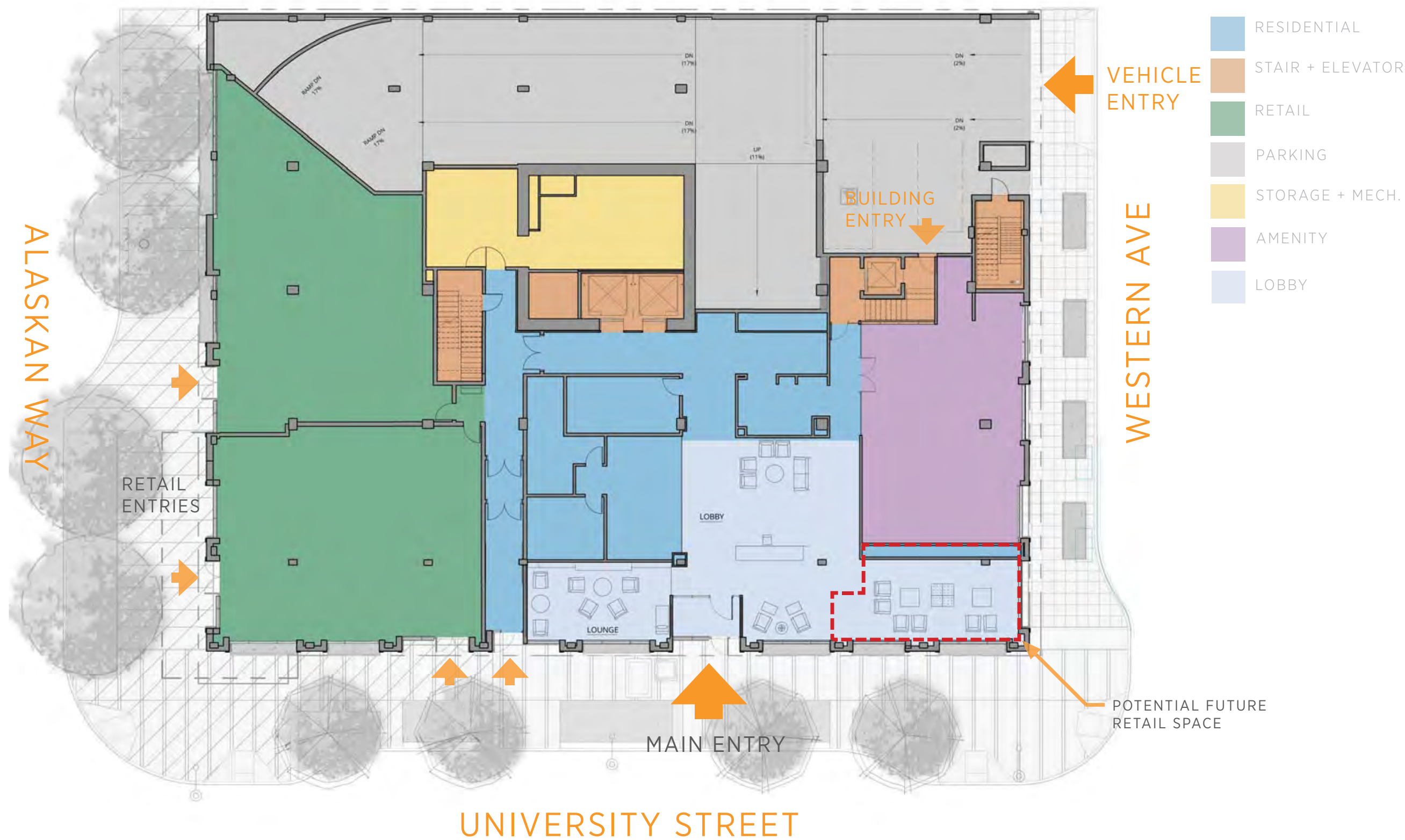
EDG RECOMMENDATIONS: THEMES

PEDESTRIAN ENGAGEMENT

NEIGHBORHOOD CONTEXT AS INSPIRATION

INTEGRATION OF BASE AND TOWER

DESIGN



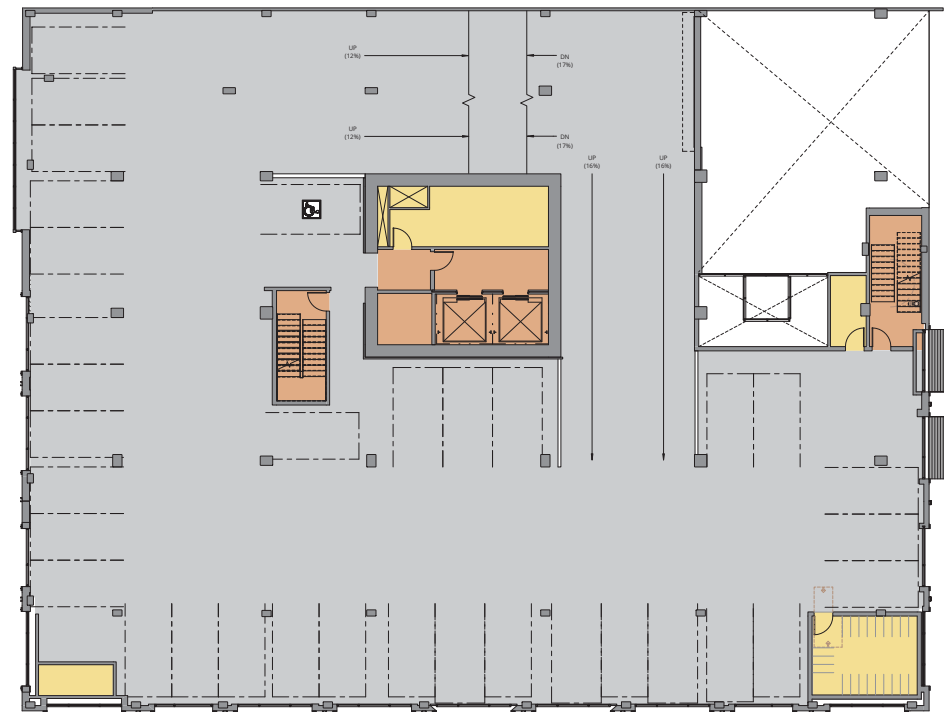
PODIUM PLANS



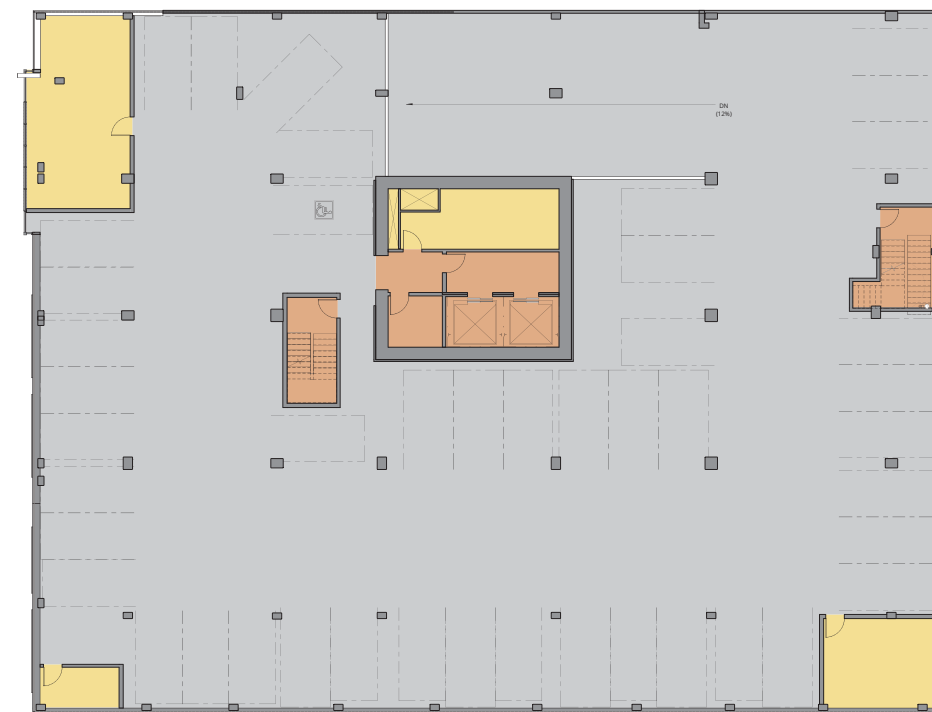
PARKING LEVEL 1 PLAN 1" = 40'



GROUND LEVEL PLAN



LEVEL 2 PLAN



LEVEL 3 PLAN

- RESIDENTIAL
- STAIR + ELEVATOR
- RETAIL
- PARKING
- STORAGE + MECHANICAL
- AMENITY



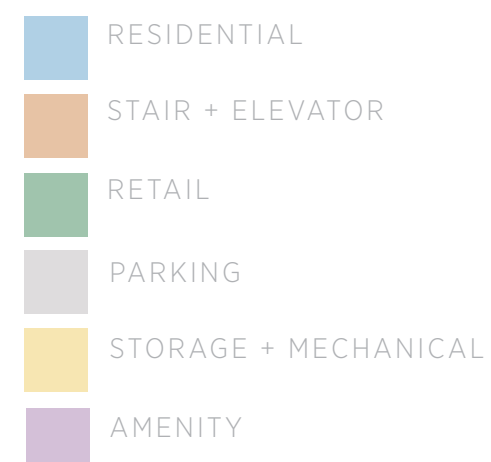
LEVEL 4-5 PLAN



LEVEL 7 PLAN

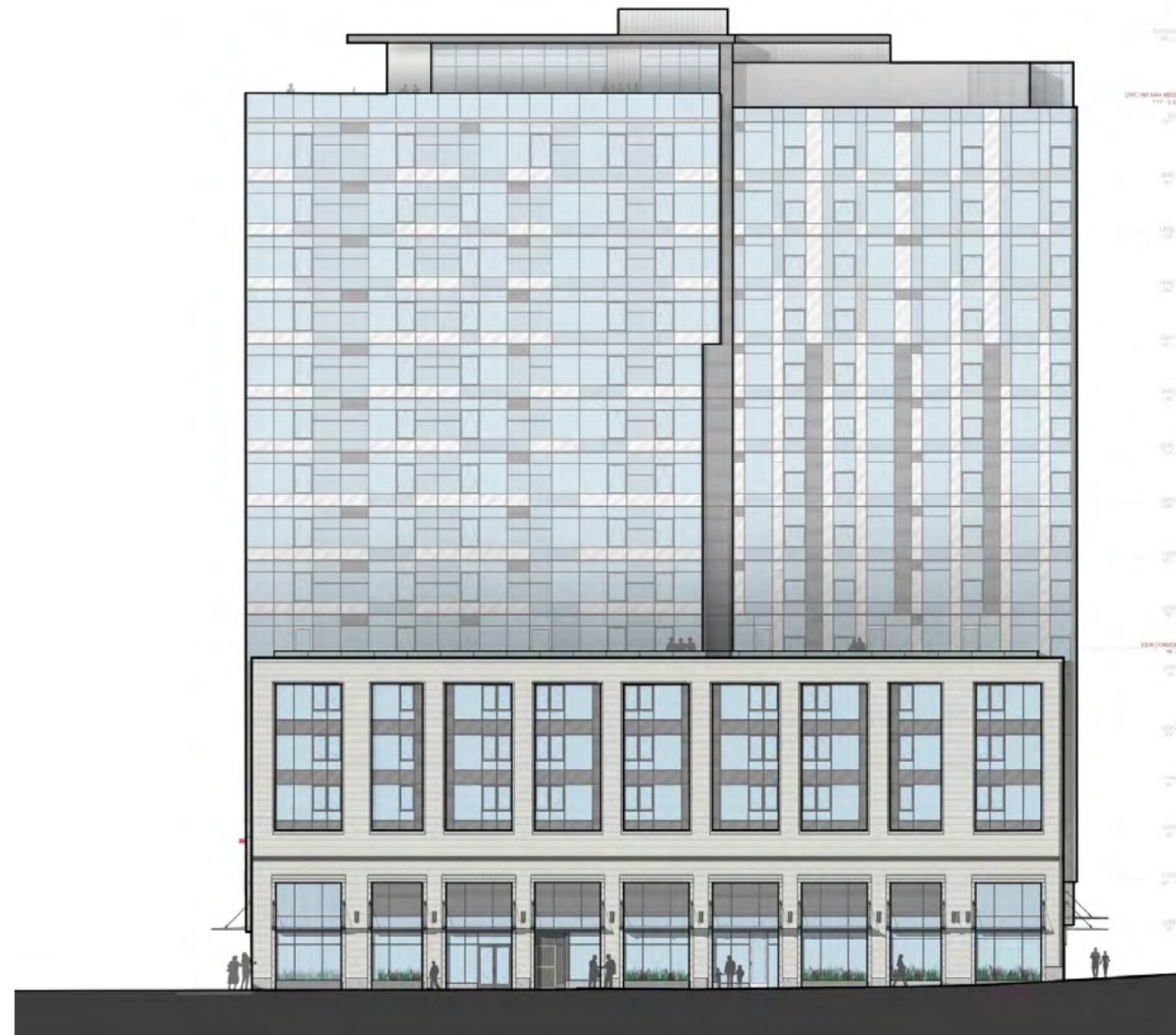


ROOF TOP PLAN





ALASKAN WAY ELEVATION



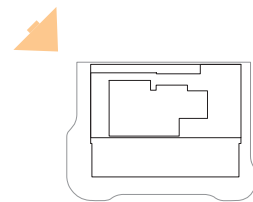
UNIVERSITY ST. ELEVATION



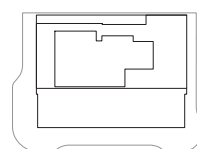
WESTERN AVE ELEVATION



STEAM PLANT ELEVATION

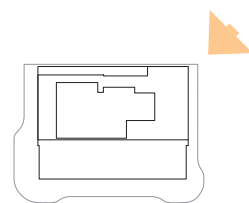


WESTERN AVE & UNIVERSITY

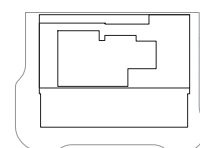


ALASKAN WAY & UNIVERSITY
STREETSCAPE

WESTERN AVE & STEAM PLANT
STREETSCAPE



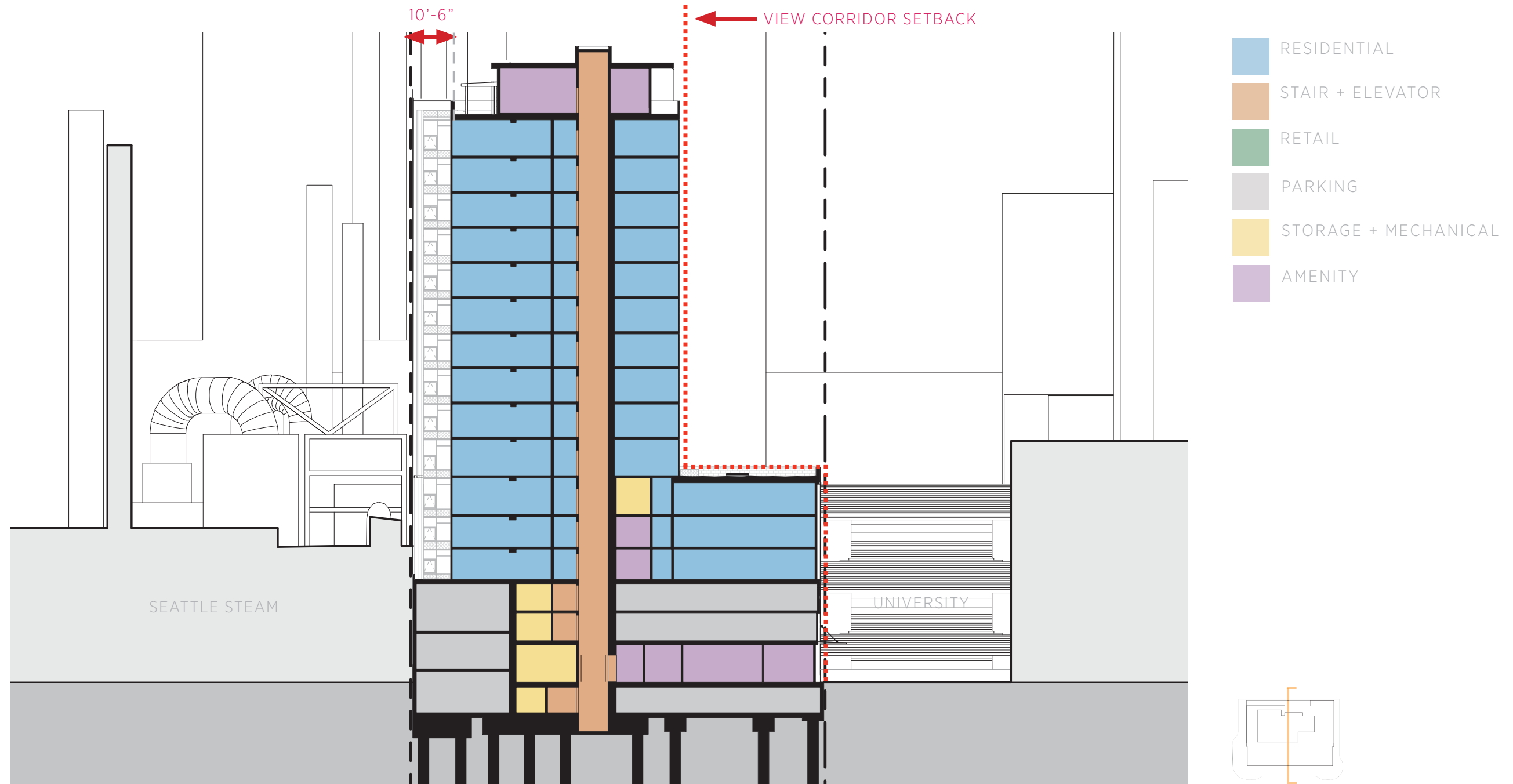
ALASKAN WAY & STEAM PLANT
STREETSCAPE



BUILDING SECTIONS



EAST / WEST BUILDING SECTION AA



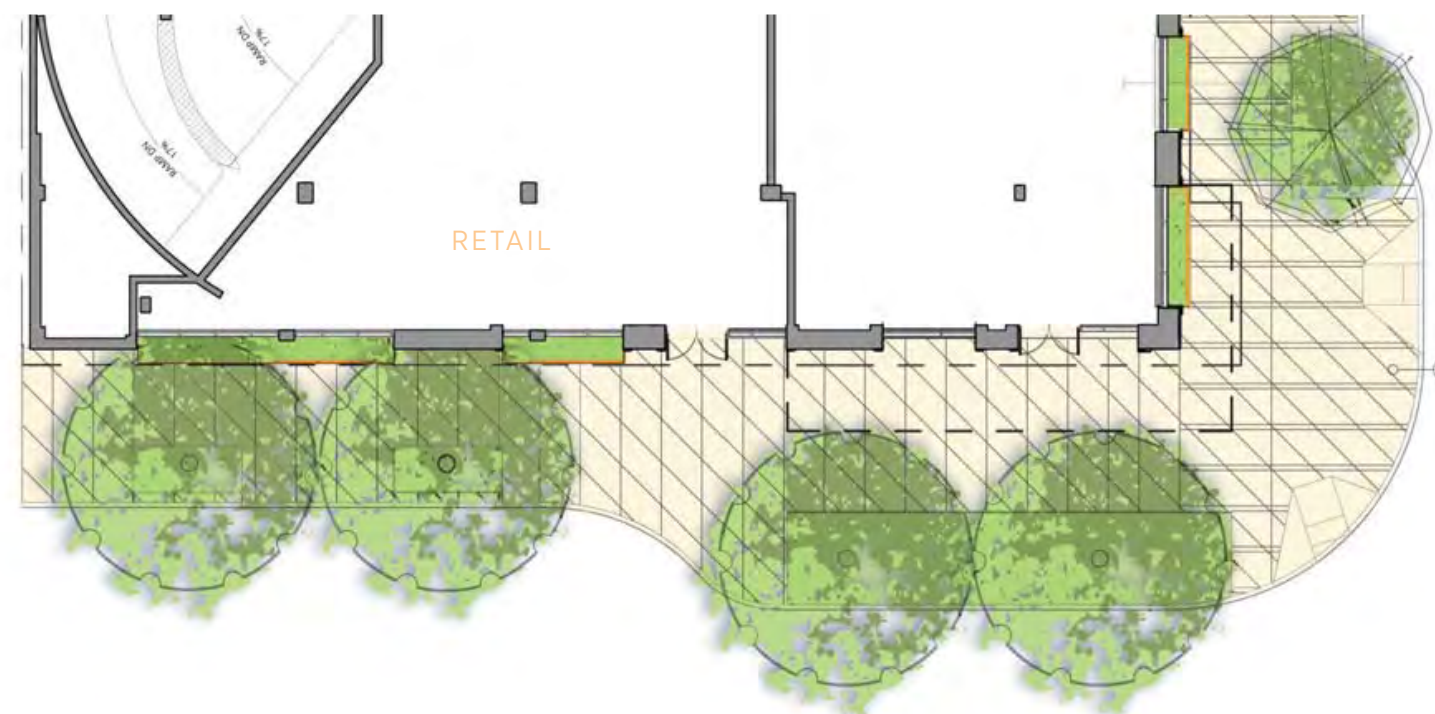
NORTH / SOUTH BUILDING SECTION BB



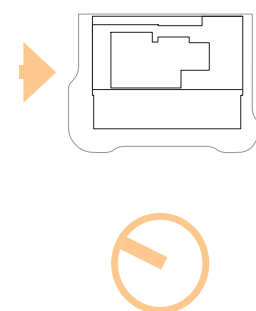
ALASKAN WAY STREETSCAPE



PARTIAL STREET LEVEL
FAÇADE: ALASKAN WAY



GROUND LEVEL PLAN

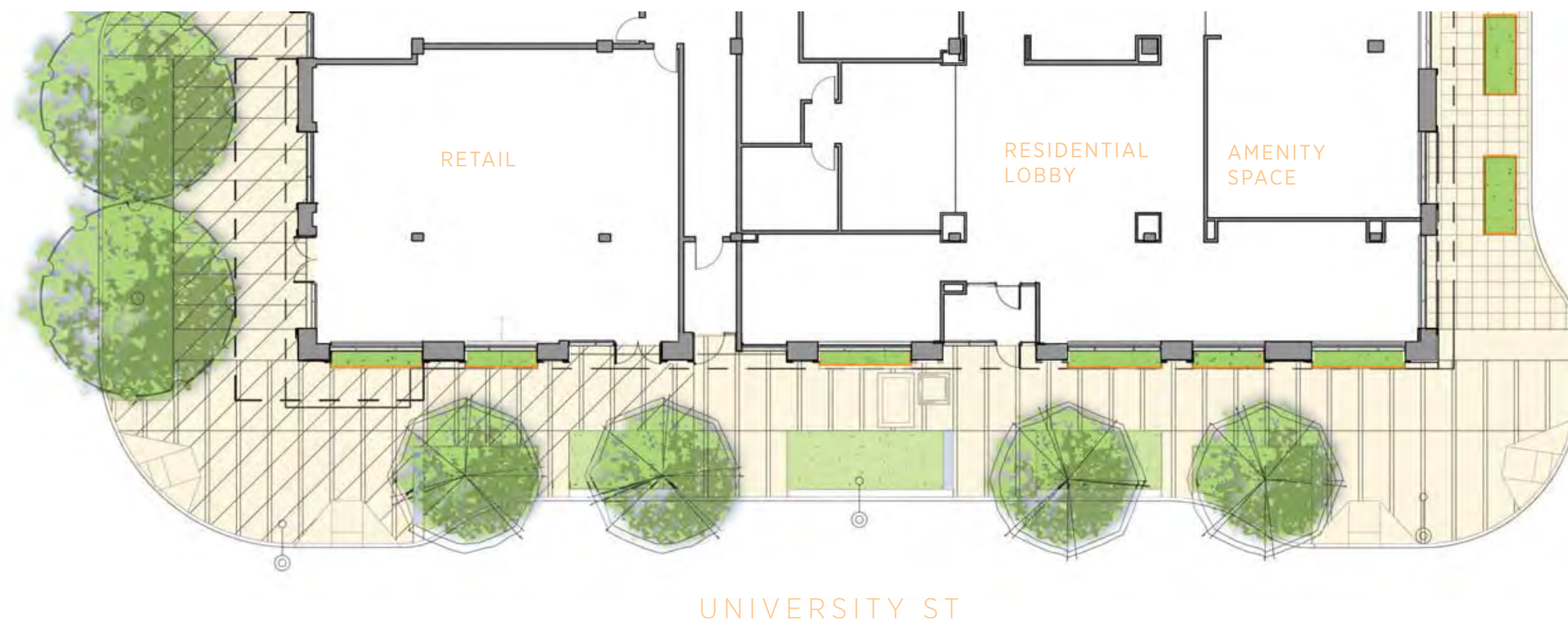


ALASKAN WAY

PODIUM PERSPECTIVES



UNIVERSITY STREETSCAPE

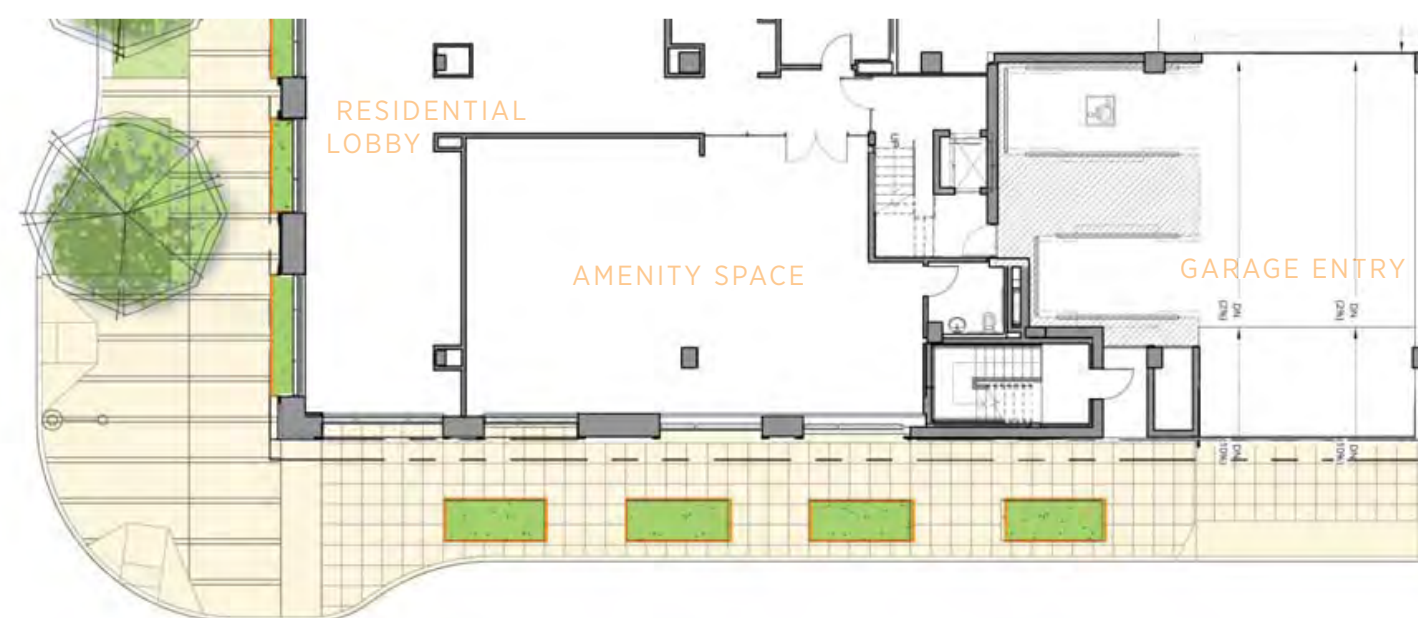




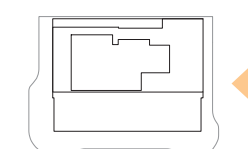
WESTERN AVE STREETSCAPE



PARTIAL STREET LEVEL FAÇADE:
ALASKAN WAY

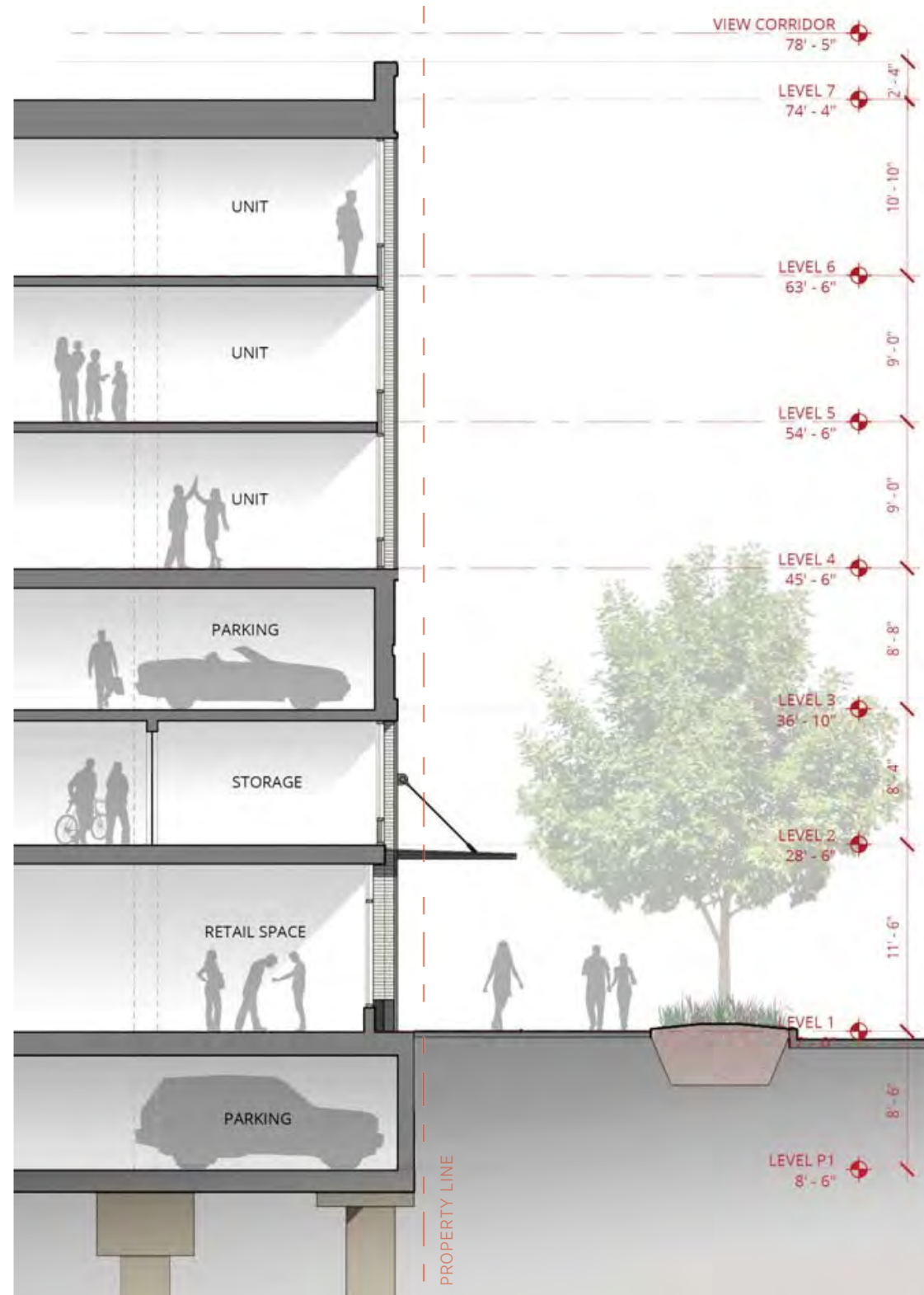


GROUND LEVEL PLAN

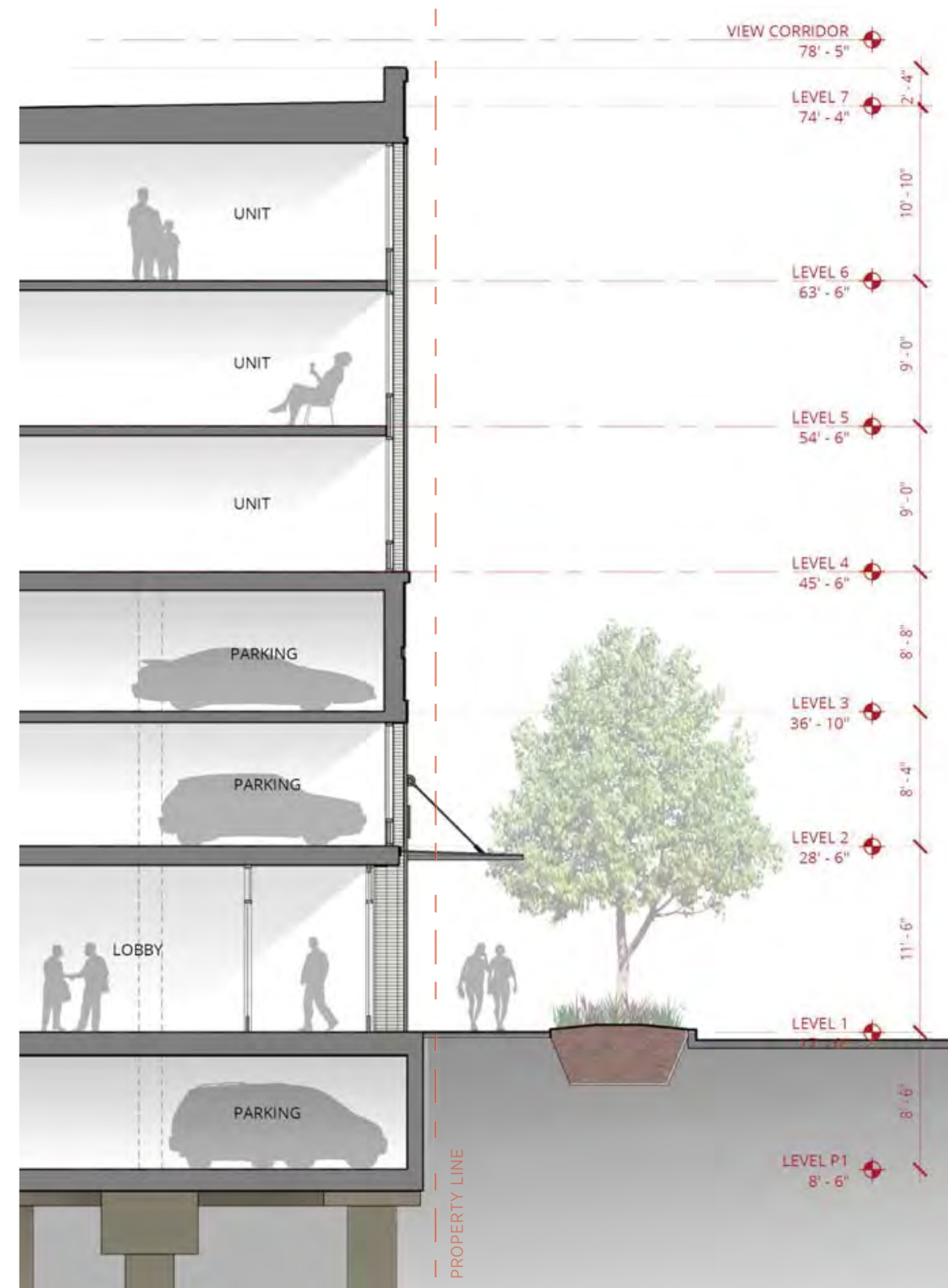


WESTERN AVE

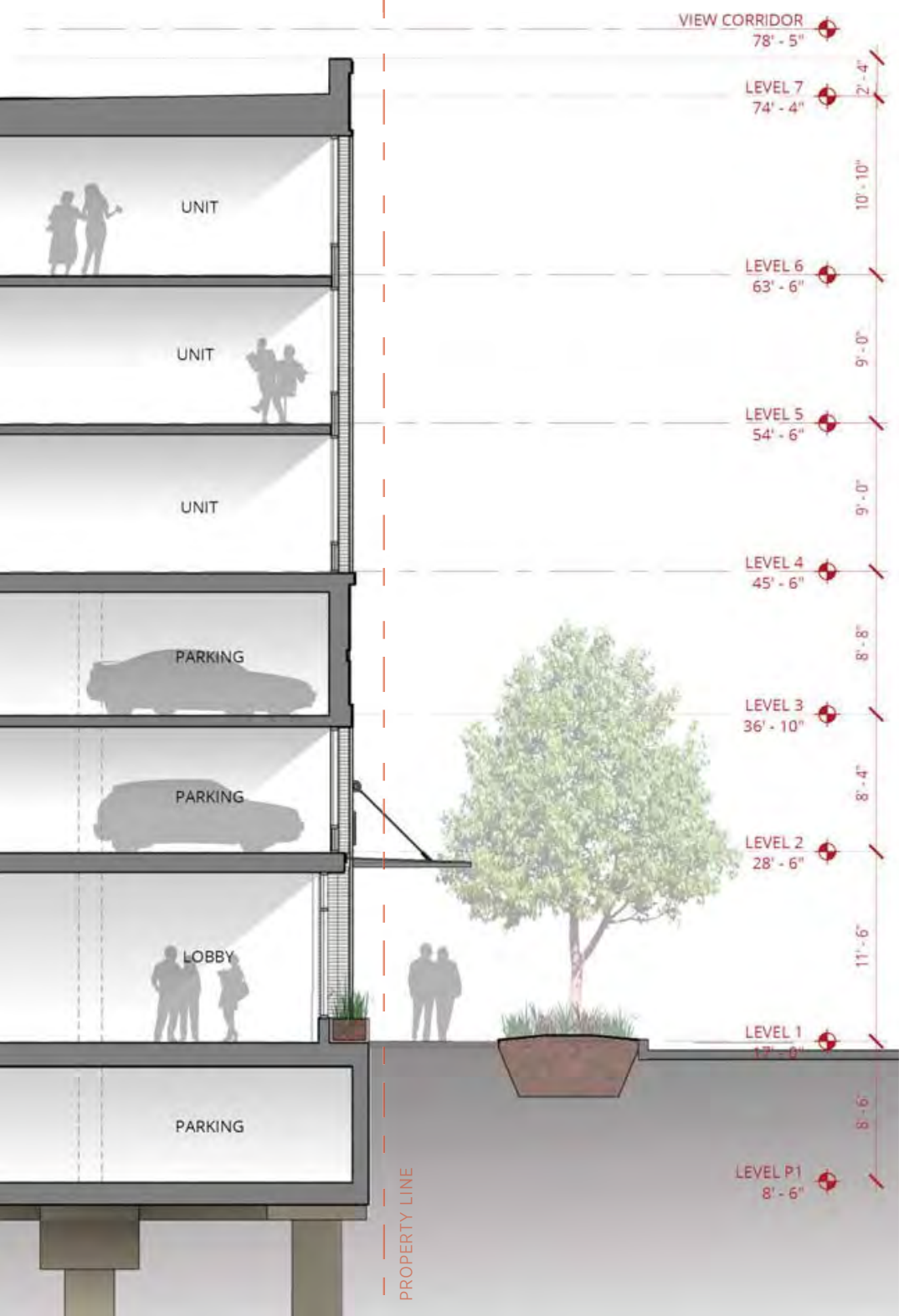
PODIUM SECTIONS



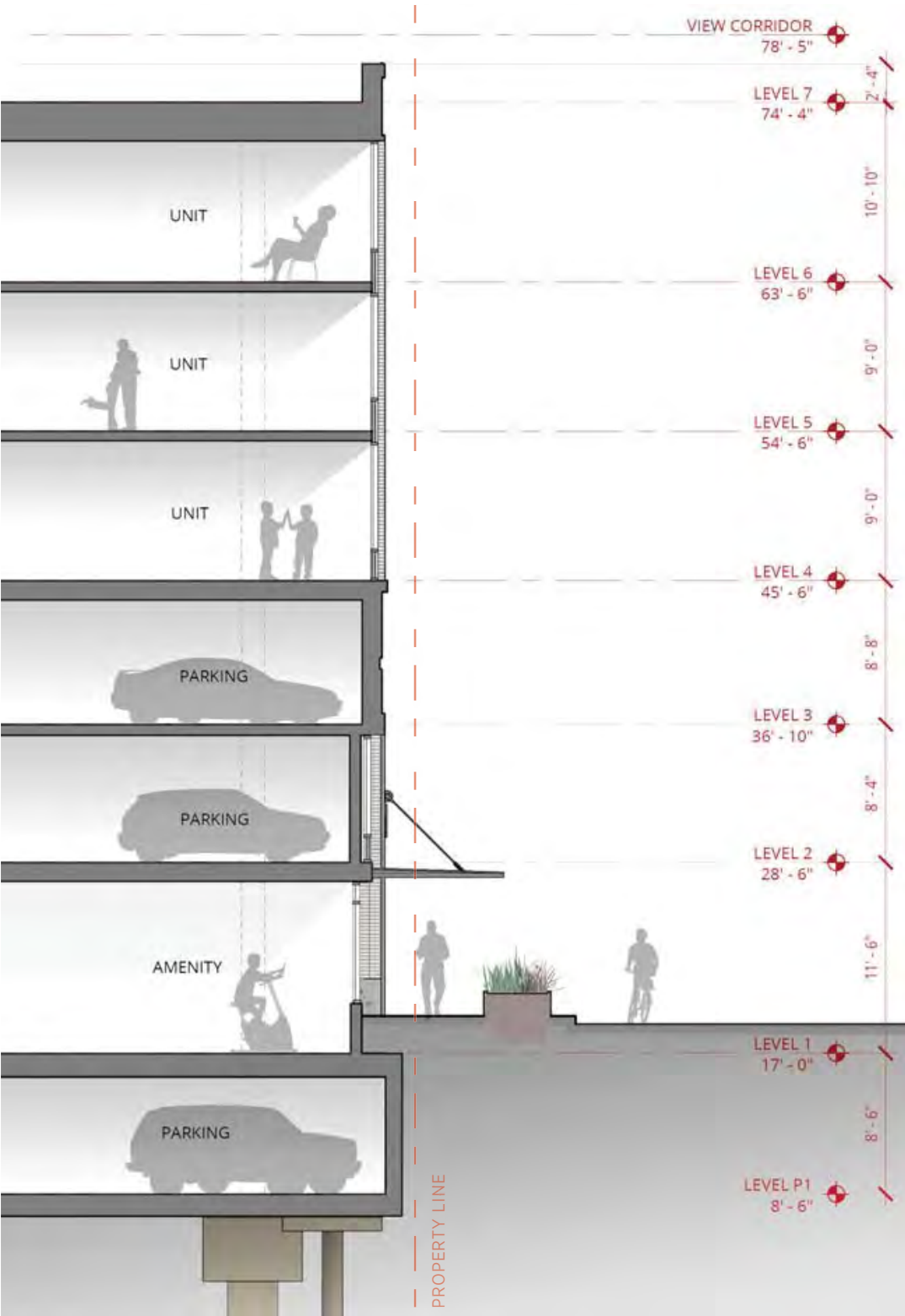
ALASKAN WAY SECTION



UNIVERSITY ST SECTION AT LOBBY ENTRANCE



UNIVERSITY ST SECTION - TYPICAL



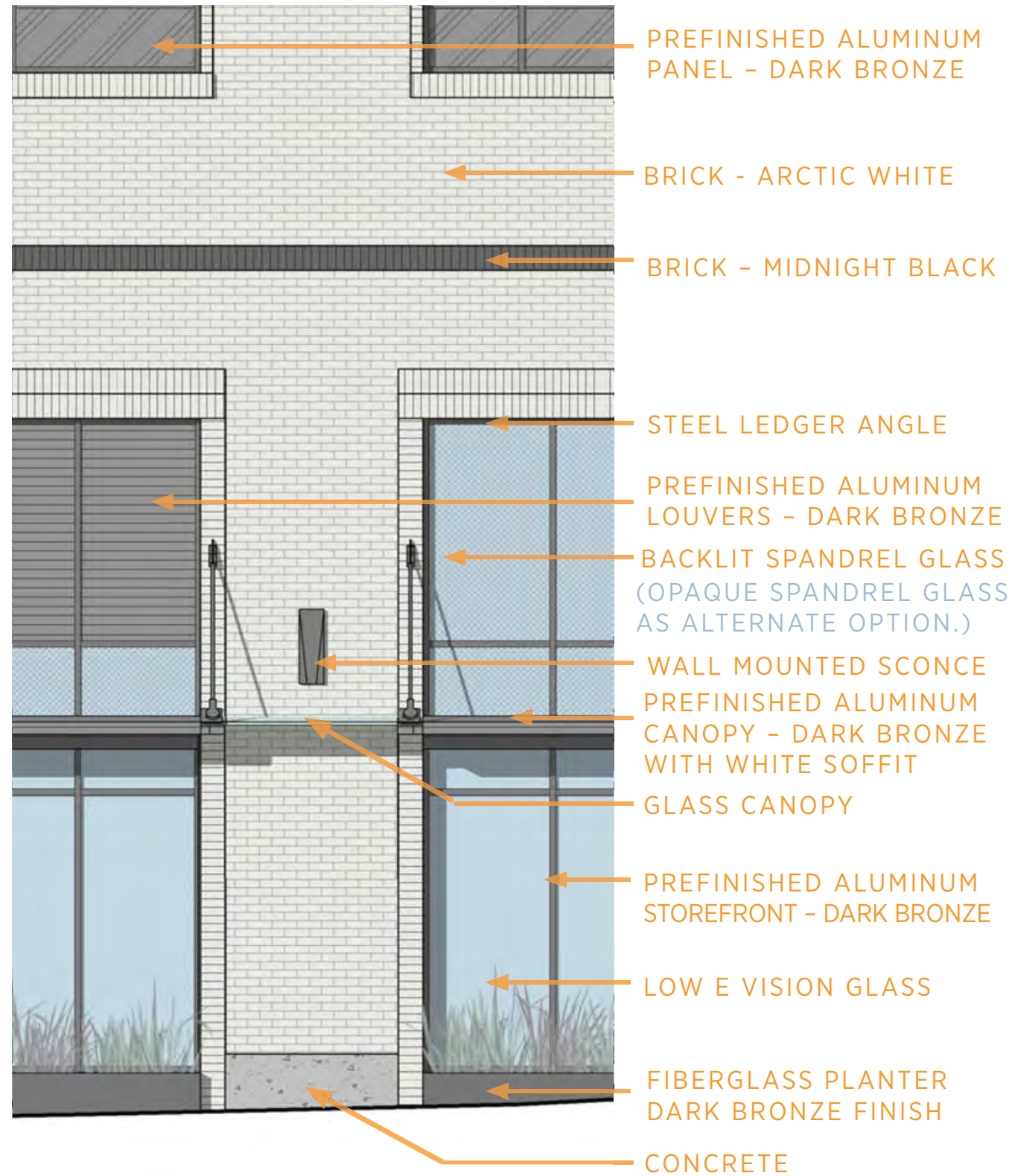
WESTERN AVE SECTION

MATERIALS

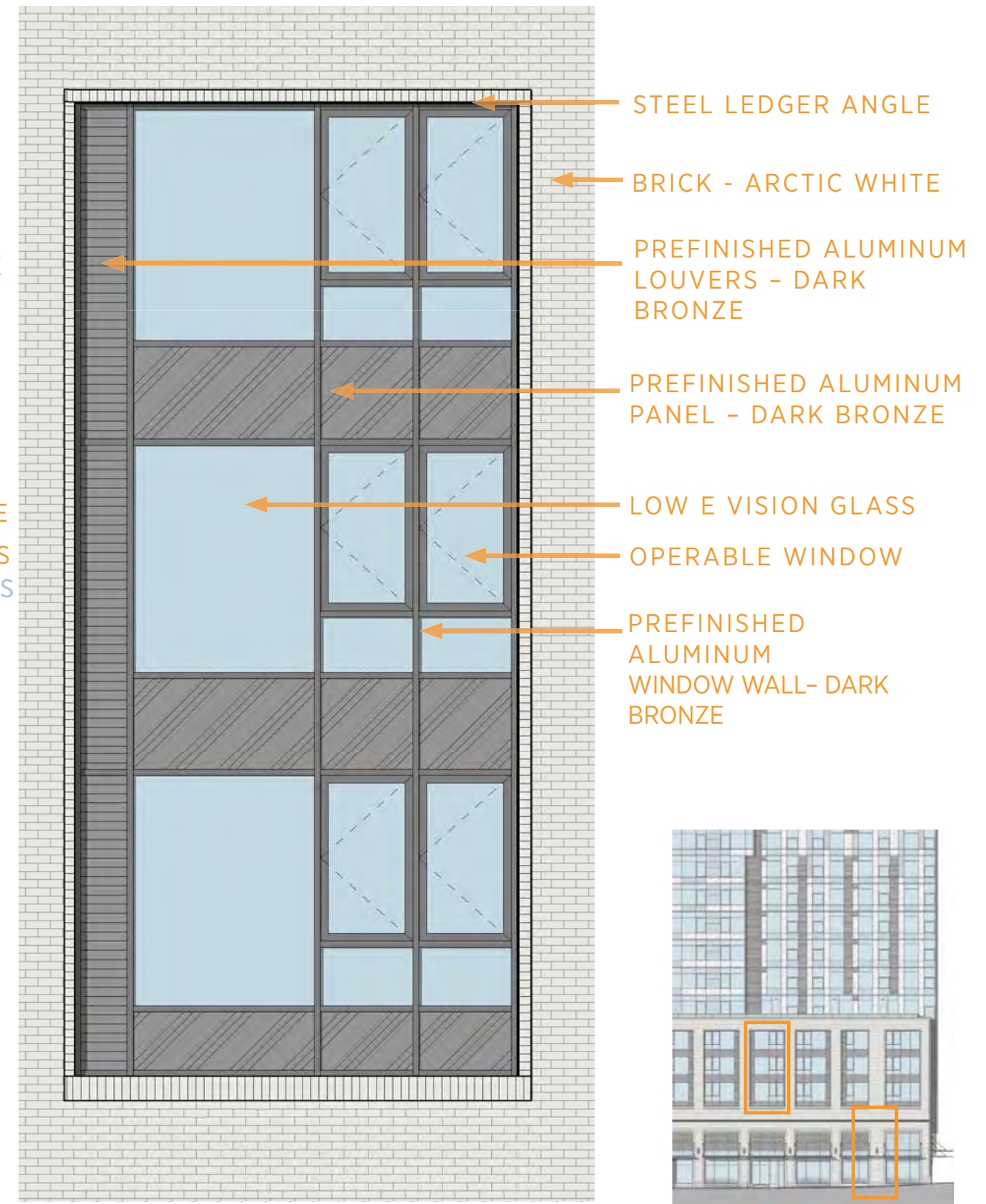


WESTERN & UNIVERSITY STREETScape

PODIUM MATERIALS



TYPICAL GROUND LEVEL L1-L3



TYPICAL PODIUM LEVEL L4-L6



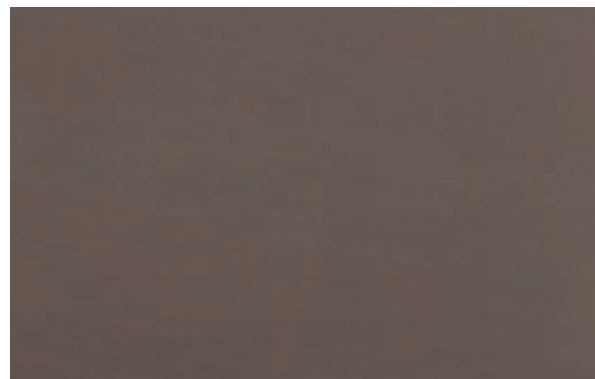
BRICK - ARCTIC WHITE



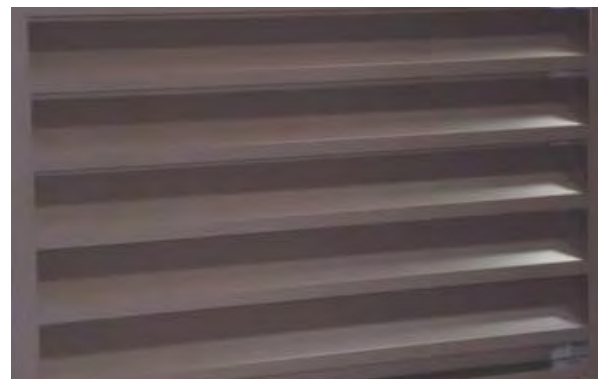
BRICK - MIDNIGHT BLACK



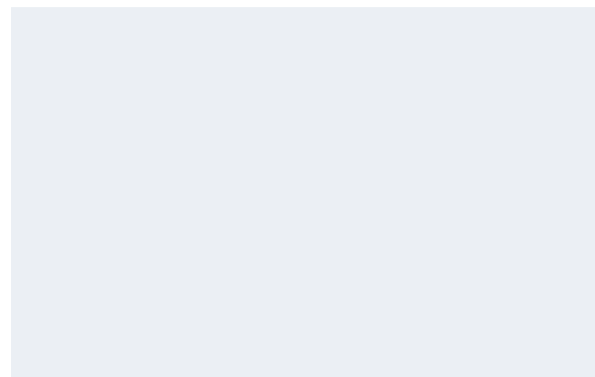
CONCRETE



PREFINISHED ALUMINUM
ELEMENTS - DARK BRONZE



PREFINISHED ALUMINUM
LOUVERS - DARK BRONZE

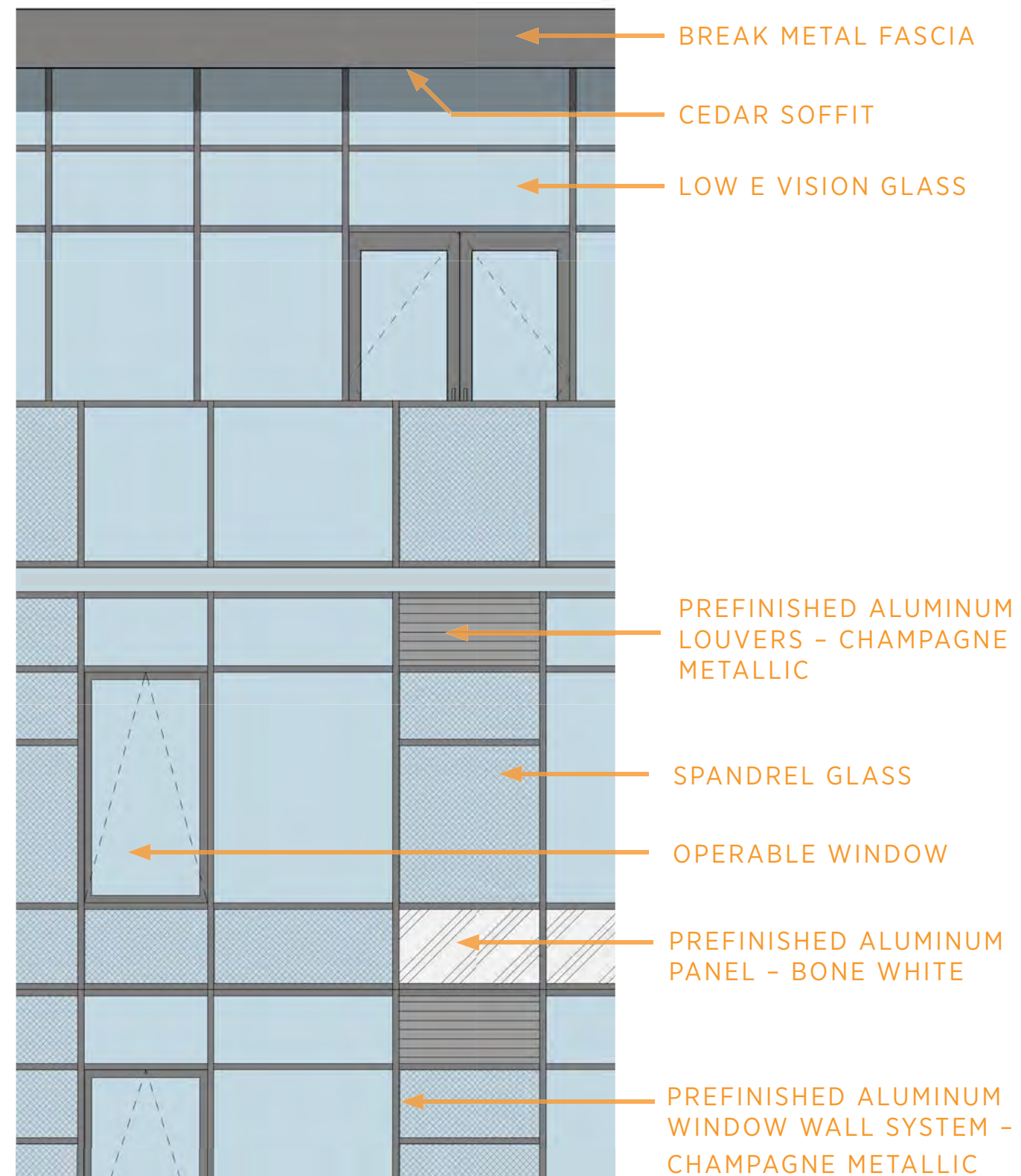


LOW E VISION GLASS



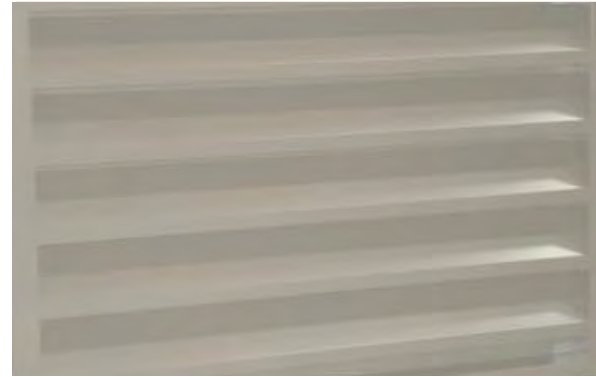
SPANDREL GLASS

TOWER MATERIALS

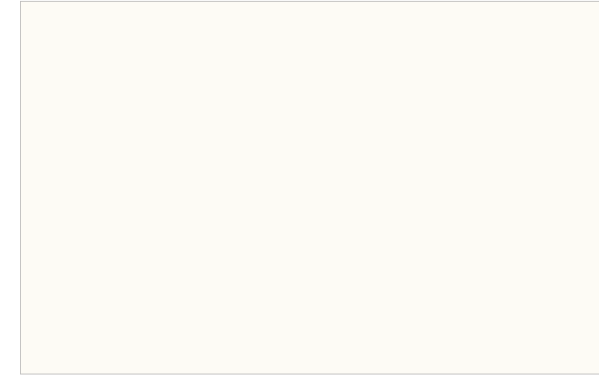




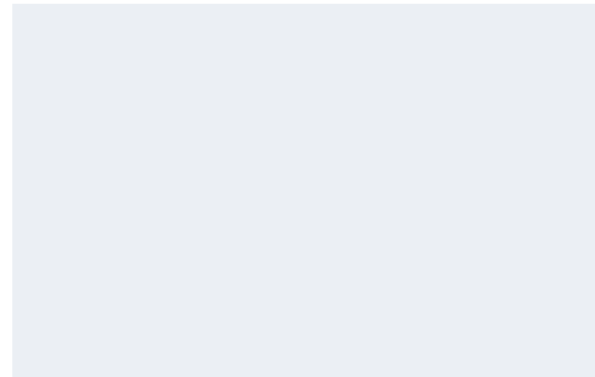
PREFINISHED ALUMINUM
ELEMENTS - CHAMPAGNE METALLIC



PREFINISHED ALUMINUM
LOUVERS - CHAMPAGNE METALLIC



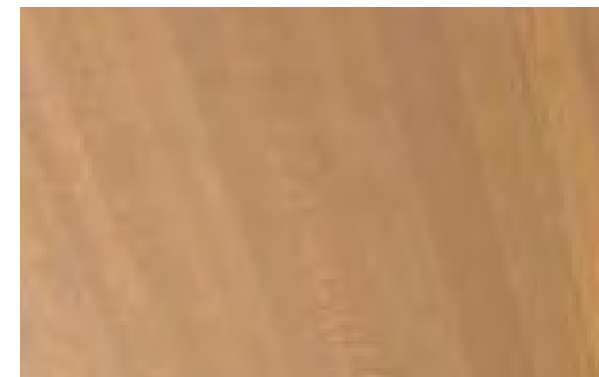
PREFINISHED ALUMINUM
LOUVERS - BONE WHITE



LOW E VISION GLASS



SPANDREL GLASS



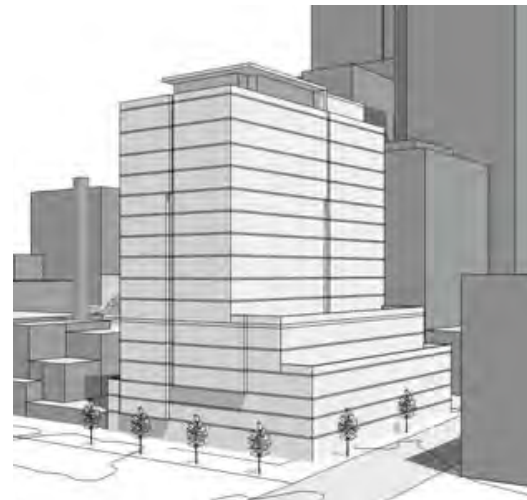
CEDAR PLANK SOFFIT

DEPARTURES

University Street Green Street Designation



Proposed massing with View Corridor setback only better meets Design Guidelines



Proposed massing showing impact of green street upper level setback and view corridor setback. Double setback does not meet Design Guidelines A-1, B-1, B-3, B-4



PER CODE SMC 23.49.058

“When a lot in a DMC zone is located on a designated green street, a continuous upper-level setback of fifteen feet shall be provided on the street frontage abutting the green street at a height of 45 feet.”

REQUEST

The applicant proposes to setback the structure's upper level to align with existing developments along University St., according to the view corridor regulations at a height of 75 feet. The design team does not advise a double setback and asserts a setback at 45 feet better meets the design guidelines.

WHY THIS DEPARTURE BETTER MEETS THE INTENT OF THE DESIGN GUIDELINES

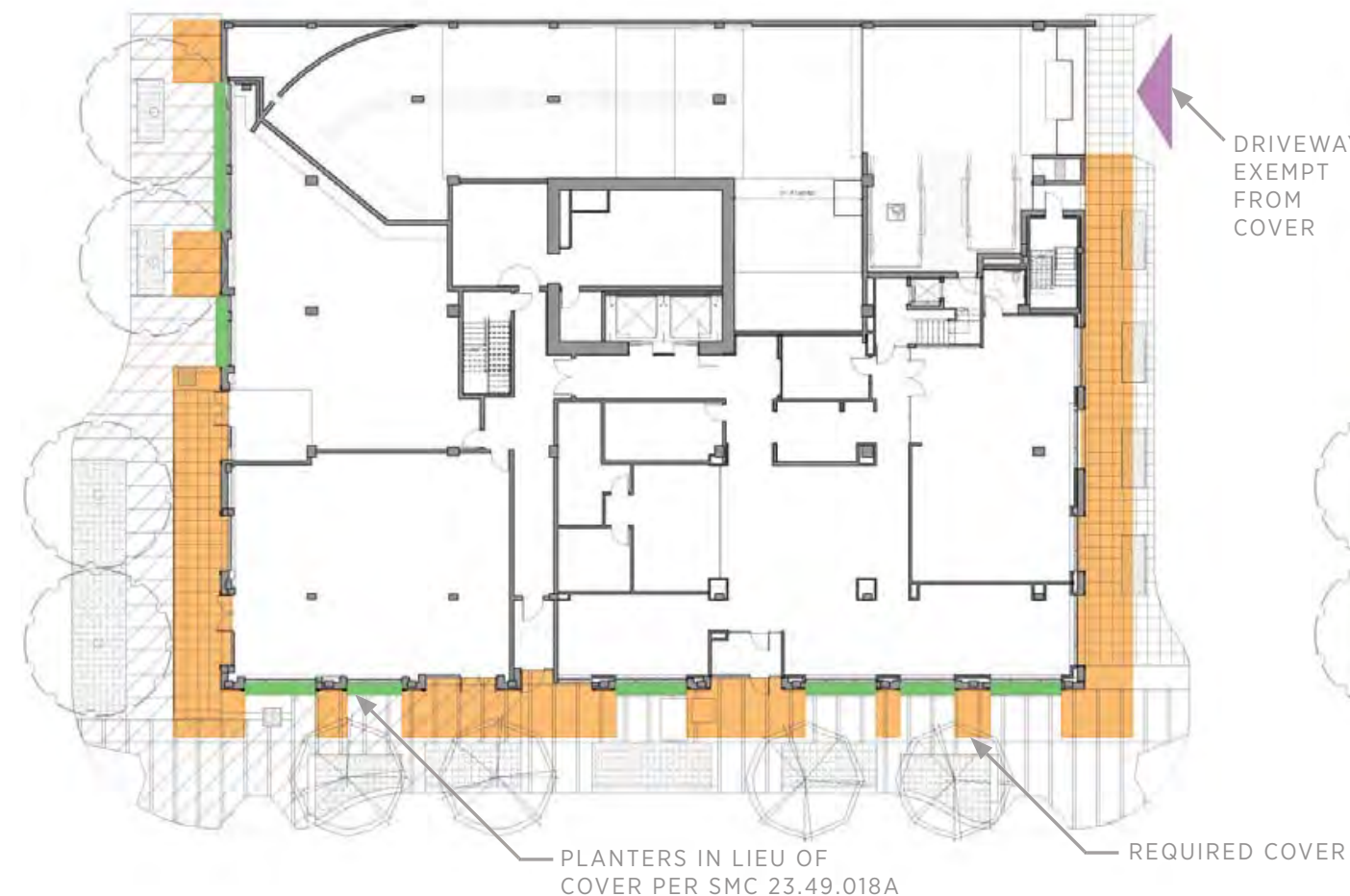
The property has twin upper level setback requirements based on the green street and view corridor criteria. Allowing the project to abide by the view corridor standards would better align with existing developments along University St and maintain the urban street wall. DPD staff has indicated that the designation of a green street at this location is redundant

Design Guidelines A-1, B-1, B-2, B-3, B-4



Overhead Weather Protection and Lighting

OVERHEAD CANOPY COVER REQUIRED TO MEET CODE:



PER CODE SMC 23.49.018

Continuous protection shall be required for new development along the entire street frontage except along those portions of the structure facade that:

- are located farther than five feet from the property line,
- abut an open space amenity feature,
- are separated from the street by a landscaped area at least two feet in width
- are driveways into structures or loading docks.

Overhead protection shall have a min dimension of eight feet from the building wall or must extend to two feet from the curb line, whichever is less.

The installation shall not result in any obstructions in the sidewalk area and must be a min of ten feet and a max of fifteen feet above the sidewalk.

OVERHEAD CANOPY COVER PROPOSED:



REQUEST

The applicant proposes episodic canopy cover that corresponds with the rhythms established by overall building massing and ground level fenestration.

HOW DEPARTURE BETTER MEETS DESIGN GUIDELINES

A more flexible arrangement of overhead canopy cover would permit a more well-proportioned building that works at many scales and creates a transition in bulk and scale. (B-2, B-4,C-2) A canopy placement that responds to the cadence of the structural bays would more strongly respond to the neighborhood context and reinforce the urban form of the area. (B-1,B-3) Greater freedom in canopy placement would help to provide more inviting open space by concentrating cover in front of storefronts and by accommodating the significant grade change on Western Ave. (D-1)

OVERHEAD CANOPY COVER REQUIRED BY CODE:



OVERHEAD CANOPY COVER PROPOSED:



ANALOGOUS PRECEDENTS: MADISON TOWER & THE NATIONAL BUILDING



1022 1st AVE - HOTEL 1000



1008 WESTERN AVE

The Madison Tower at 1st and Madison incorporates discontinuous canopy cover that responds to both the steeply sloping grade of the site and podium composition. The National Building at Western and Spring features detached canopies that respond to the historic structure’s structural bays and organizational rhythms.

LANDSCAPE



PACIFIC SUNSET MAPLE



MISCANTHUS



ALASKA WAY STREET TREE



FRAGARIA



RHAPHIOLEPIS



MIXED PERENNIAL PLANTER



SENECIO GREYI



GRANITE PERCHES



MUHLENBERGIA



SCORED CONCRETE



PODIUM LEVEL LANDSCAPING



MT. VERNON LAUREL



CEANOTHUS GROUNDCOVER



EUPHORBIA



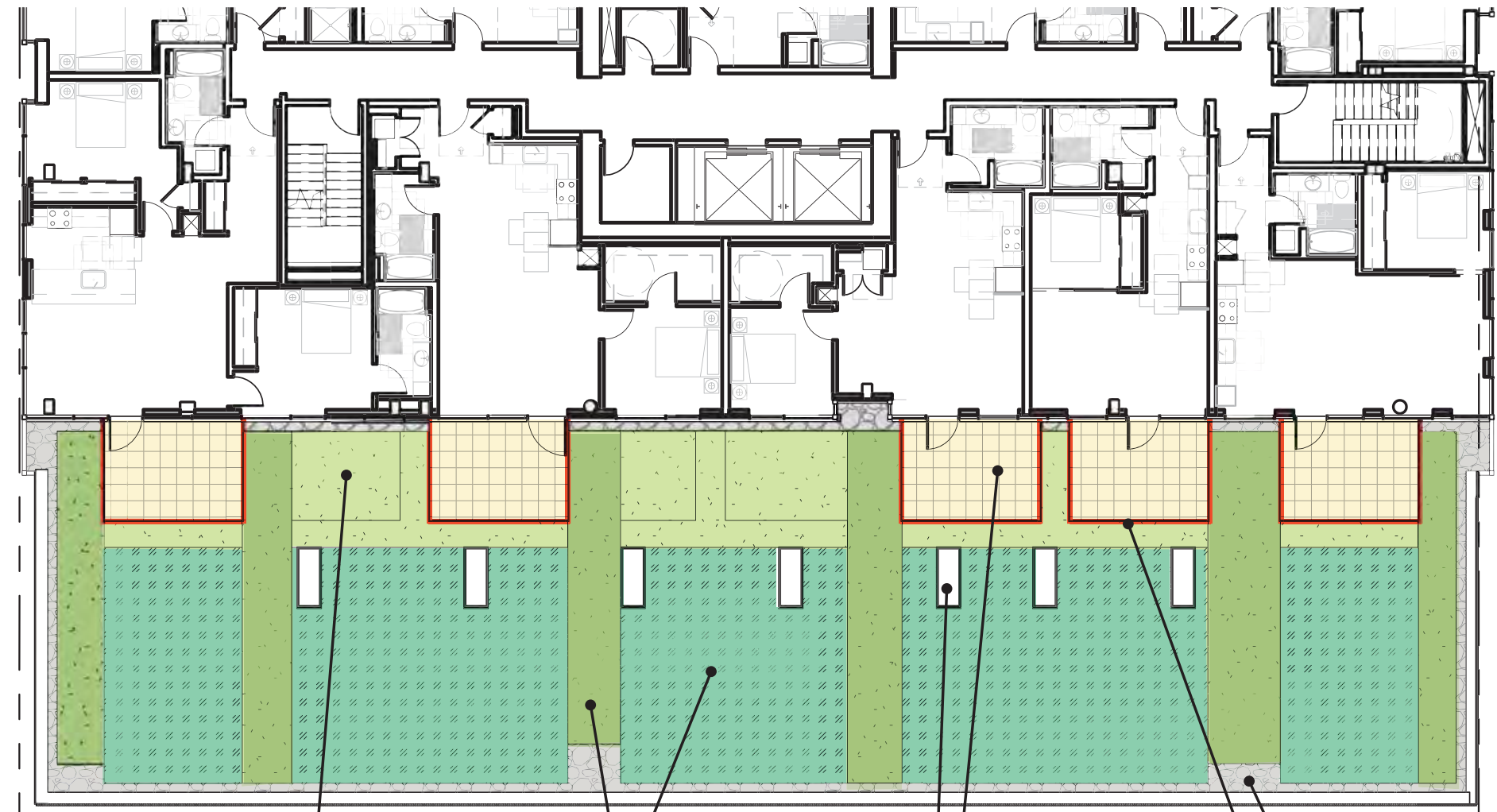
ELYMUS MAGELLANICUS



SEDUM GREEN ROOF



20" SQ. PAVER



EVERGREEN SHRUB
AND PERENNIAL MIX

GREEN ROOF
ORNAMENTAL
GRASSES

PEDESTAL PAVERS
SKYLIGHT

ROCK BALLAST
GUARDRAIL



ARBUTUS UNEDO



LAVENDER



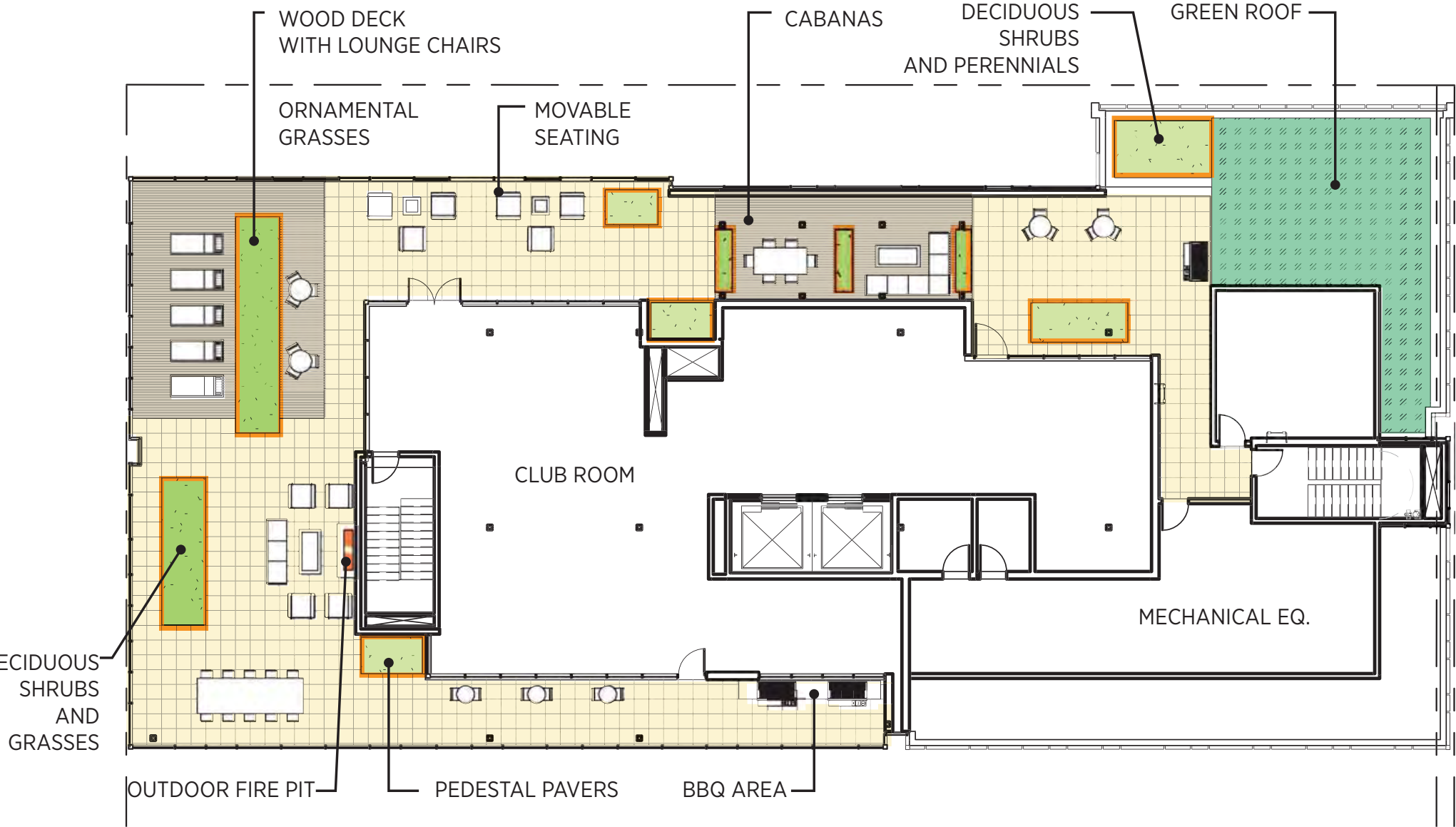
AGAPANTHUS



ROCK ROSE



CABANAS



WOOD TILE DECKING



CORTEN PLANTERS

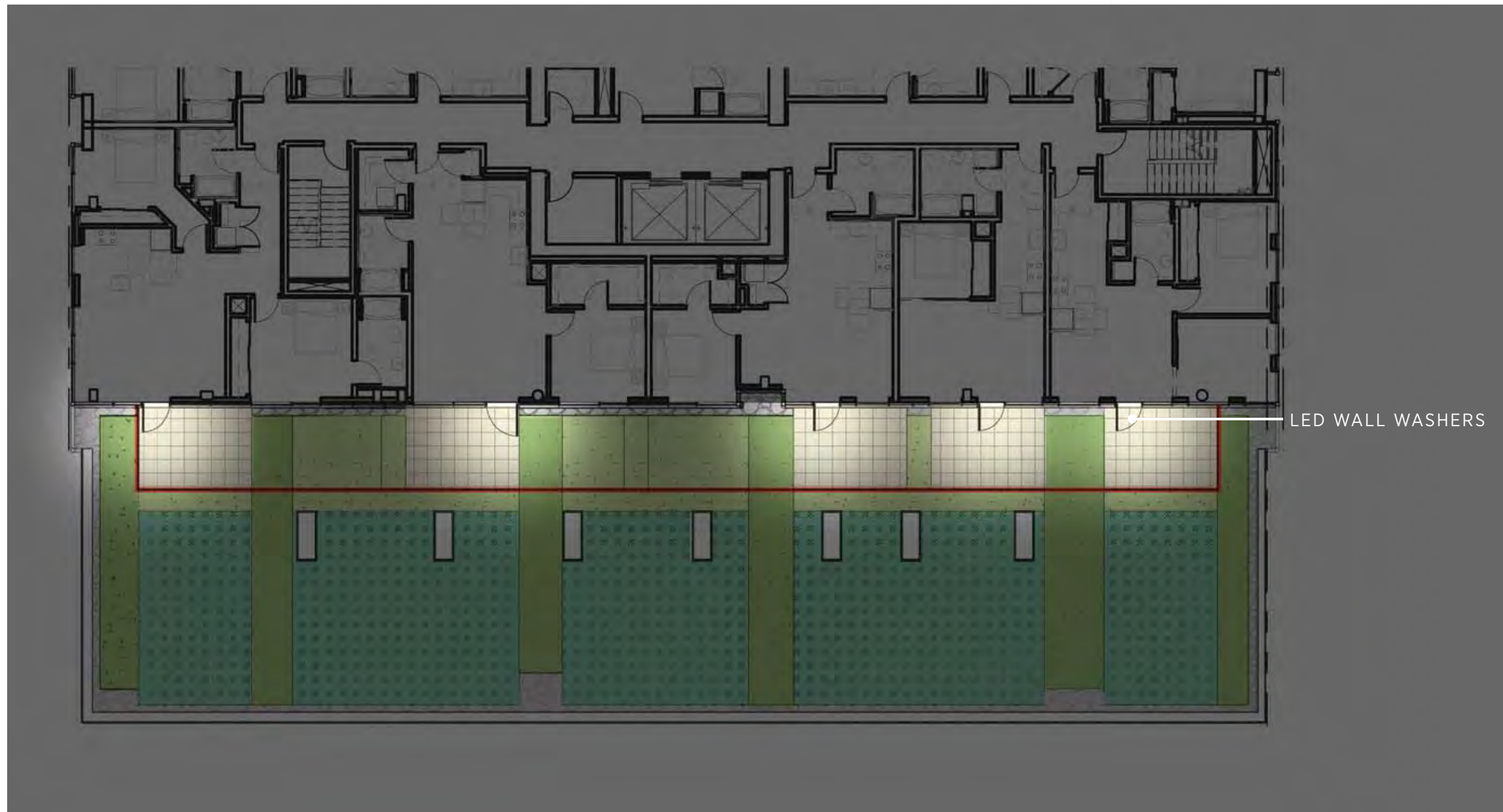


VIEW OF ROOF TOP FROM THE FOUR SEASONS BUILDING

LIGHTING



GROUND LEVEL EXTERIOR LIGHTING PLAN



PODIUM LEVEL EXTERIOR LIGHTING PLAN



LED WALL WASHER



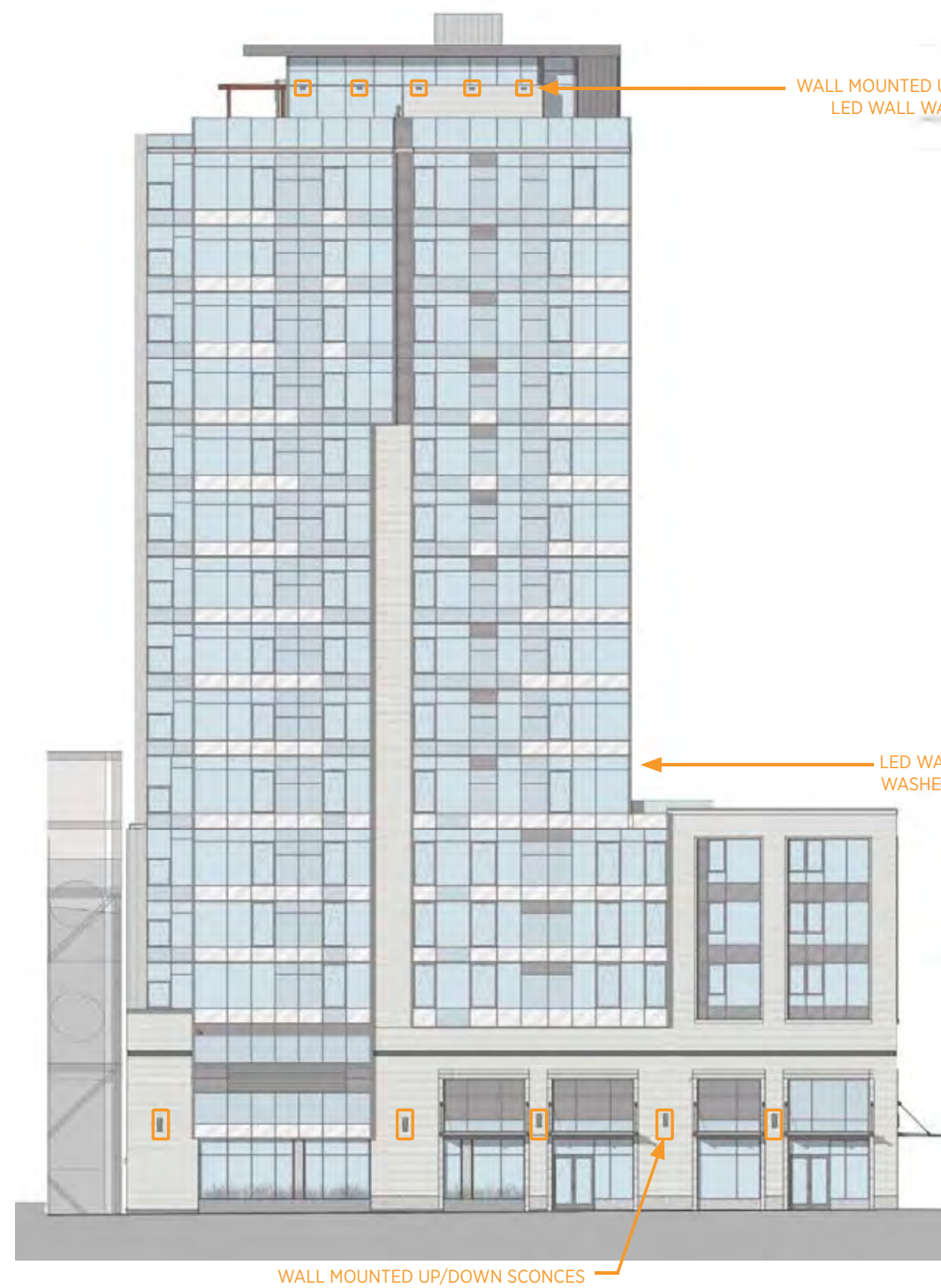
ROOF LEVEL EXTERIOR LIGHTING PLAN



LED WALL WASHER



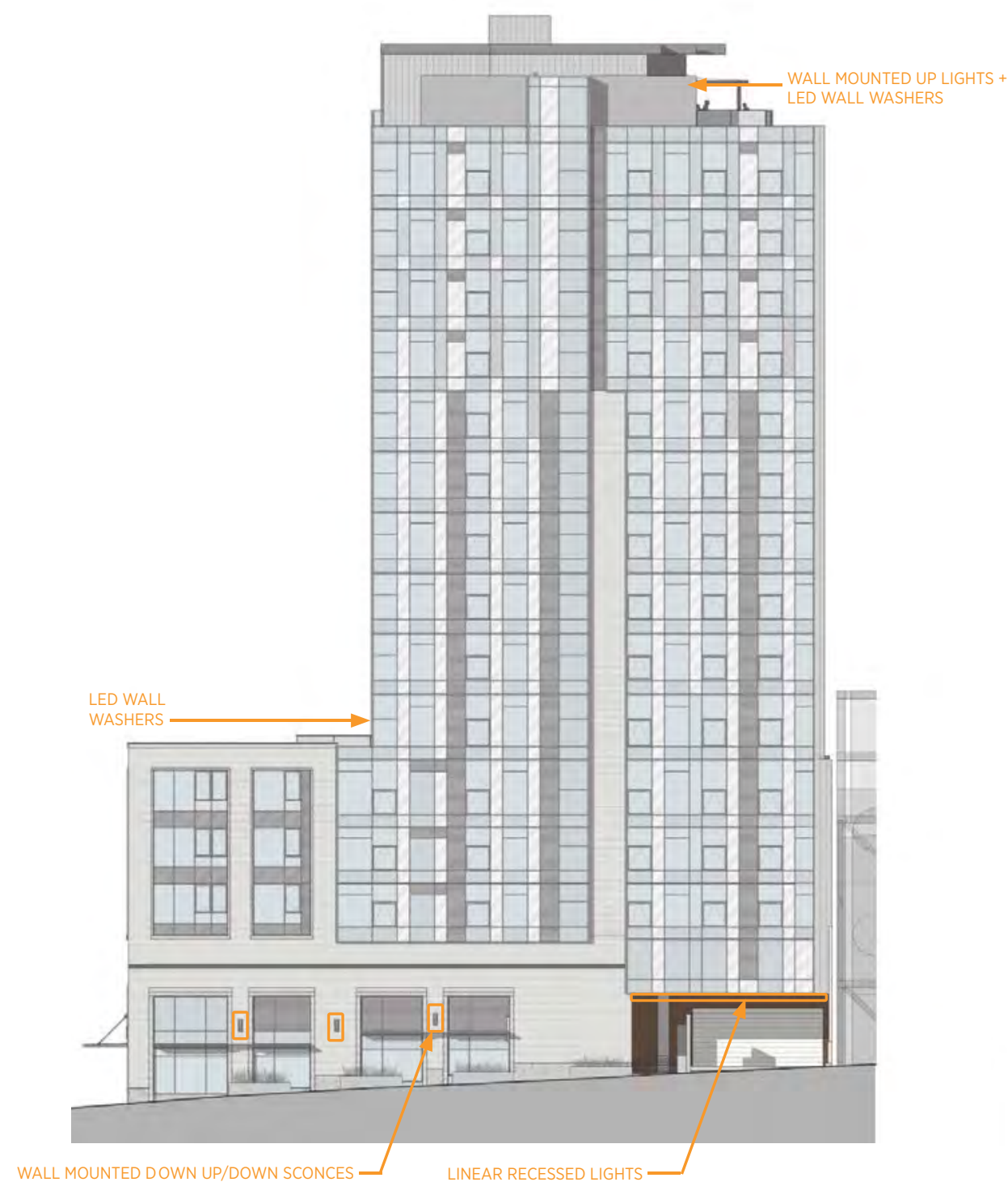
WALL MOUNTED UP LIGHT



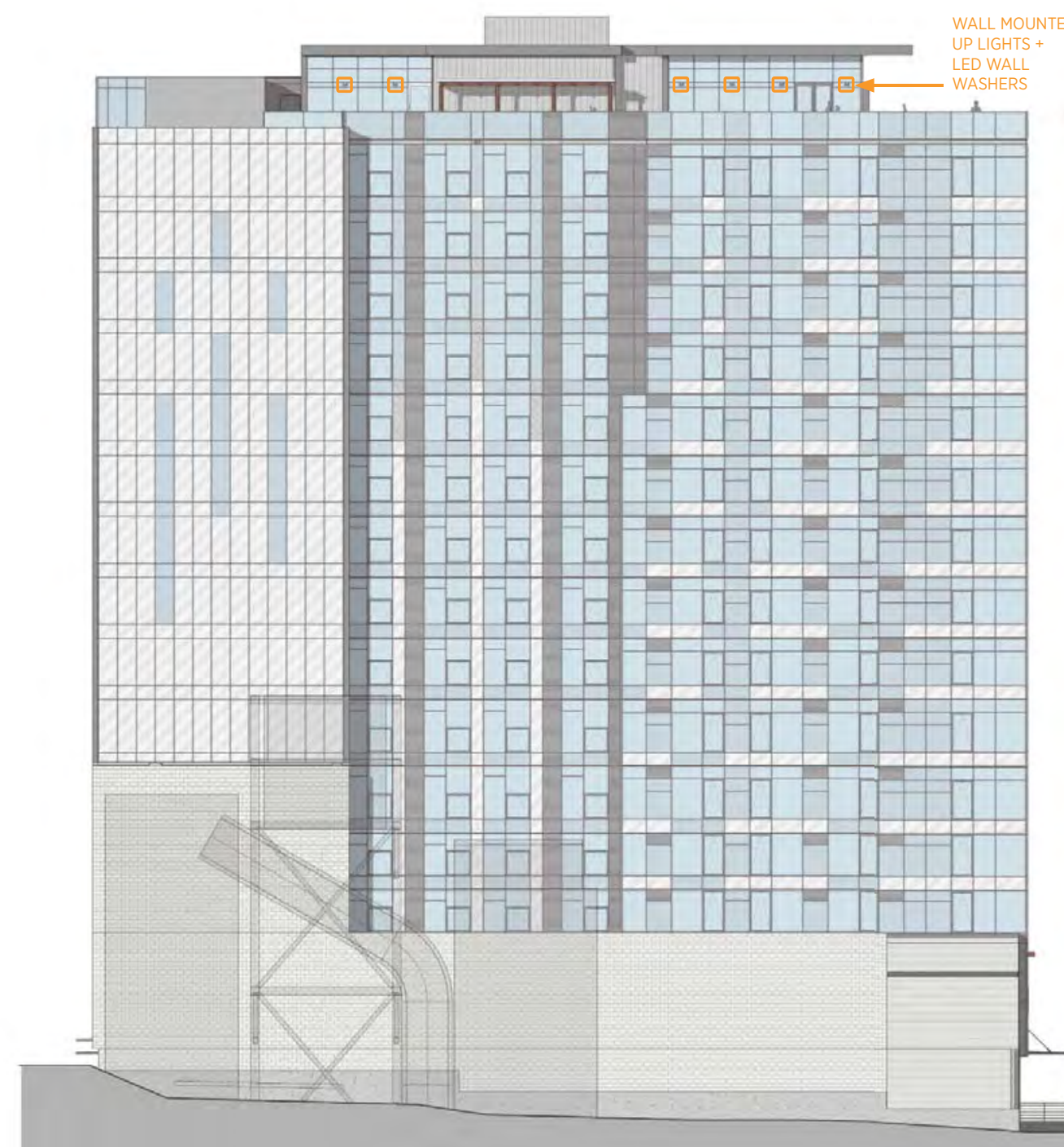
WEST ELEVATION LIGHTING STRATEGY



NORTH ELEVATION LIGHTING STRATEGY



EAST ELEVATION LIGHTING STRATEGY



SOUTH ELEVATION LIGHTING STRATEGY

PODIUM LIGHTING & SIGNAGE



LED Wallwasher



Linear Recessed Lights



Wall Mounted Up/Down Sconce

LIGHTING PRECEDENTS



SIGNAGE PRECEDENTS



PROJECT SIGNAGE OPPORTUNITIES ON CANOPY

SOUTH PODIUM SIGNAGE STRATEGY



RETAIL SIGNAGE OPPORTUNITIES ON CANOPY

WEST PODIUM SIGNAGE STRATEGY



PODIUM LIGHTING STRATEGY