



# Revised Design Review Recommendation

March 19th, 2013

## Table of Contents

TABLE OF CONTENTS .....	1
VICINITY MAP .....	2
SITE CONTEXT .....	3-4
SITE AERIAL PERSPECTIVES .....	5-6
PERSPECTIVES .....	7-10
TYP. LEVELS & ELEVATIONS .....	11
ELEVATIONS .....	12
PLAN COMPARISON .....	13
SITE PLAN .....	14
LANDSCAPE PLAN .....	15
PERSPECTIVES .....	16
ENLARGED ELEVATIONS .....	17-19
SUMMARY OF CHANGES .....	20
DEPARTURES .....	21-22

## Statement of Development Objectives

### Project Description

505 Madison St is a 36 story commercial office building with street level retail with seven levels of below grade parking. It is located on the west side of the block bounded by 5th Avenue, Madison Street, Marion Street and 6th Avenue.

### Project Timeline

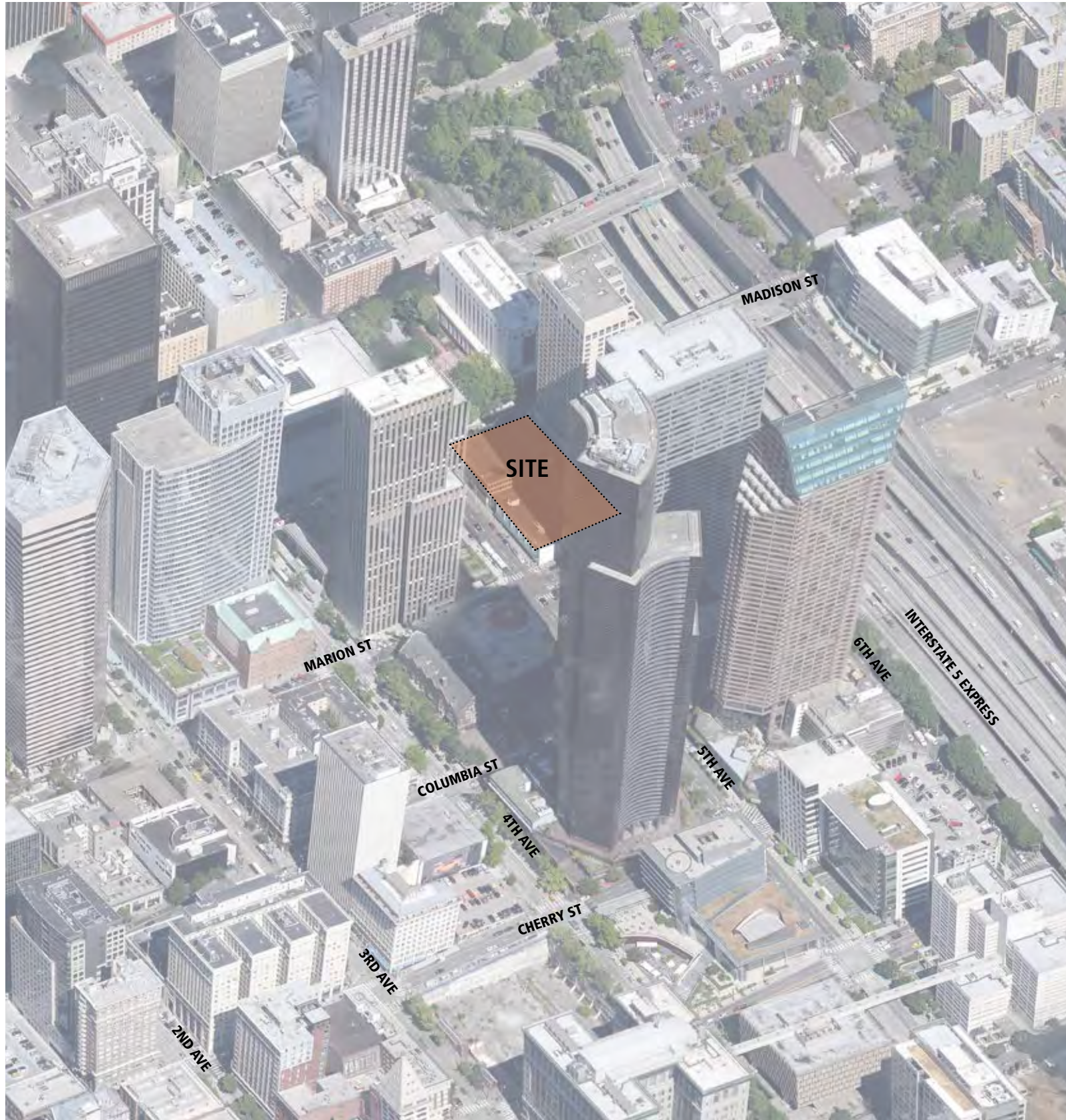
1. The project was designed during 2007-2008. It received final design approval from the Downtown Design Review Board on March 25, 2008 and a Master Use Permit was issued on February 18, 2009.
2. From 2009 till 2012, the project was placed on hold with the Master Use Permit still in effect.
3. The Developer re-started the project in 2012.

### Description of the Limited Changes to the Project Design

Because the project was placed on hold for a four year period from 2008 until 2012, minor modifications to the design are now necessitated. While the project retains the approved massing of the office tower and site relationships, limited revisions are made to the building base. Below is a summary of the proposed design revisions:

1. The façade at street level on Madison is redesigned to remove a dark, north facing open space. The new design reorients the open space to the corner of 5th and Madison with greater solar exposure, landscaping and space for public seating.
2. The new design activates Madison St by locating a retail use (coffee shop) up the hill adjacent to an open space for café seating.
3. The corner of 5th and Madison is now filled by a curvilinear 50' tall rotunda volume featuring a major interior open space that brings year-round activity and life to the neighborhood. In the prior design, the corner was a void, filled with steep steps and serving as a partial entry plaza to the north facing building entry. The rotunda is now designed to sweep back to reveal the main building entry along 5th Avenue. A second building entry has also been added on Madison Street.
4. Office Tower is reduced from 38 stories to 36 stories and a portion of the north façade closest to the alley is widened by up to 10 feet.





**SITE**

SITE IS BOUNDED BY MADISON ST. ON THE NORTH, 5TH AVENUE TO THE WEST, MARION ST TO THE SOUTH, AND THE ALLEY TO THE EAST.

SITE DIMENSIONS ARE APPROX 240' X 119'-6"  
SITE AREA IS 28,680 SQ FT.

**ZONING SUMMARY**

ZONING IS DOC 1-UNLIMITED.

FAR BASE IS 7 MAX IS 20.  
RESIDENTIAL USE IS NOT CHARGEABLE.  
ACCESSORY PARKING TO RESIDENTIAL USE IS NOT CHARGEABLE UP TO A LIMIT OF 1 SPACE PER DWELLING UNIT.

PARKING MINIMUM: NONE REQUIRED IN THIS ZONE.

STREET CLASSIFICATION FOR 5TH AVE IS CLASS I PEDESTRIAN ST / MINOR ARTERIAL. MARION ST IS CLASS II PEDESTRIAN ST / MINOR ARTERIAL.

MINIMUM SIDEWALK WIDTH REQUIREMENTS ARE 15' ON 5TH AVE. AND 12' ON MARION AND MADISON ST.

MINIMUM FACADE HEIGHT ON 5TH AVE IS 35' AND ON MARION ST IS 25'.

PROPERTY LINE FACADE IS REQUIRED ALONG 5TH AVE.

MINIMUM FACADE TRANSPARENCY - 60% ALONG 5TH AVE. AND 22% ALONG MARION ST. (STREET FRONTAGE EXCEEDS 7 1/2% SLOPE).

MAXIMUM BLANK FACADE LIMITS - 15' ALONG 5TH AVE. AND 30' ALONG MARION ST.

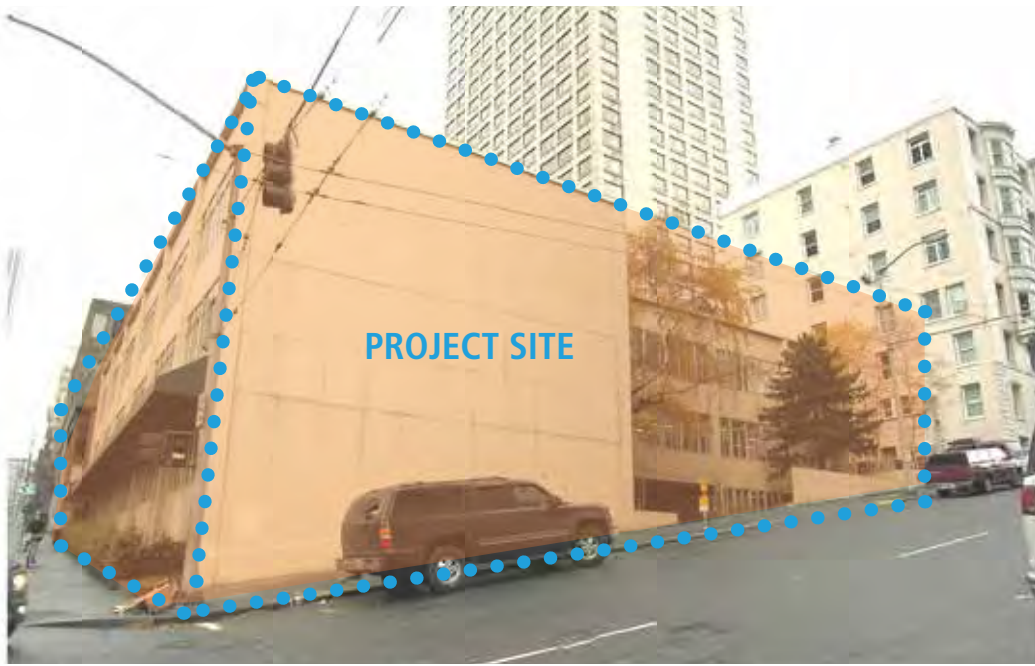
STREET TREES ARE REQUIRED.

UPPER LEVEL DEVELOPMENT STANDARDS. APPLY TO FACADES WITHIN 15' OF PROPERTY LINE ABOVE 85'.

OPEN SPACE IS REQUIRED AT 20 SF PER 1,000 SF OF GROSS OFFICE SF







1 | View from 5th Avenue & Marion Street Intersection



2 | View from Marion Street



3 | View from Court House Lawn



4 | View along Alley

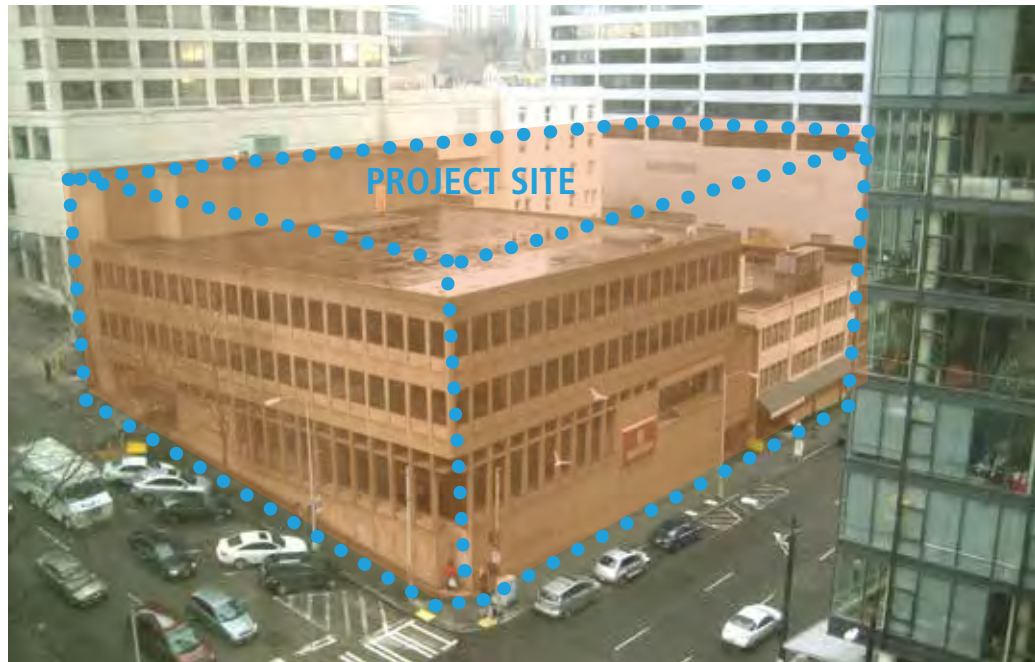


5 | View from Bank of America



6 | View along 5th Avenue

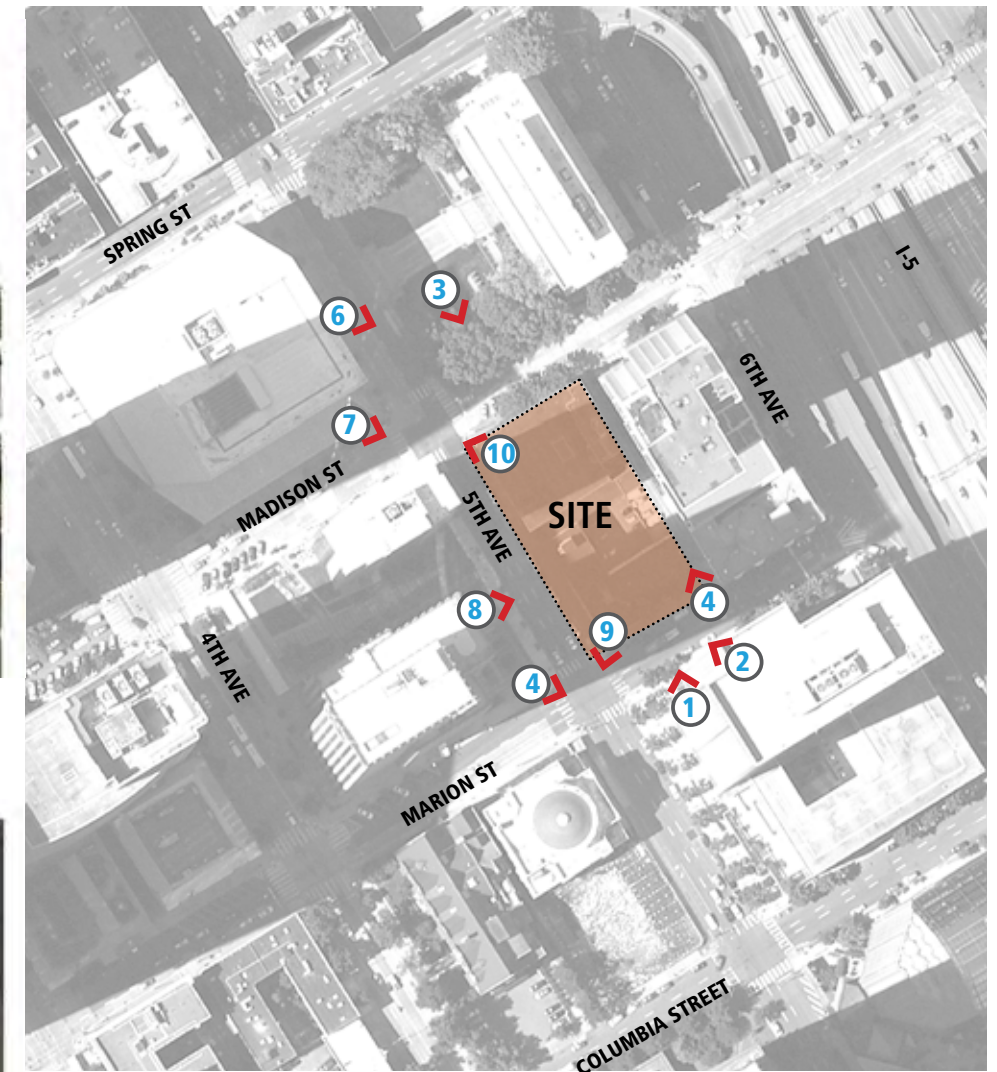




7 | View from Library



8 | View from 5th Avenue



VICINITY MAP



9 | View toward Church



10 | View towards Library





2013 Proposal

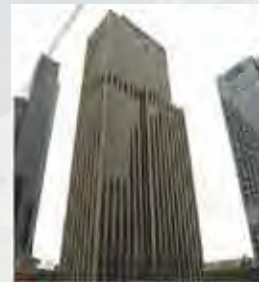
1

2

3

4

5



1 UNION BANK OF CALIFORNIA  
42 STORY OFFICE TOWER



2 SEATTLE CENTRAL PUBLIC  
LIBRARY



3 MADISON RENAISSANCE  
HOTEL 27 STORIES



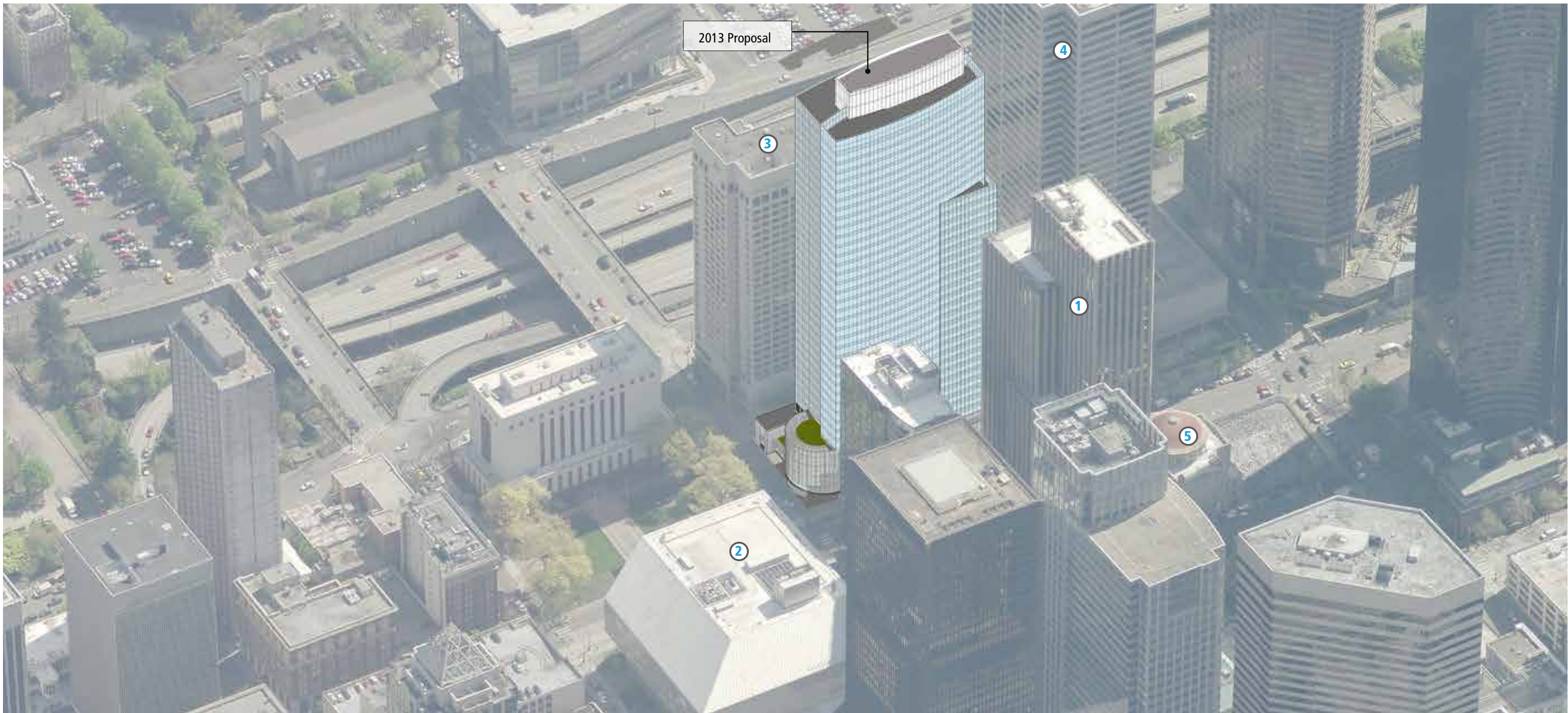
4 BANK OF AMERICA PLAZA  
42 STORY OFFICE TOWER



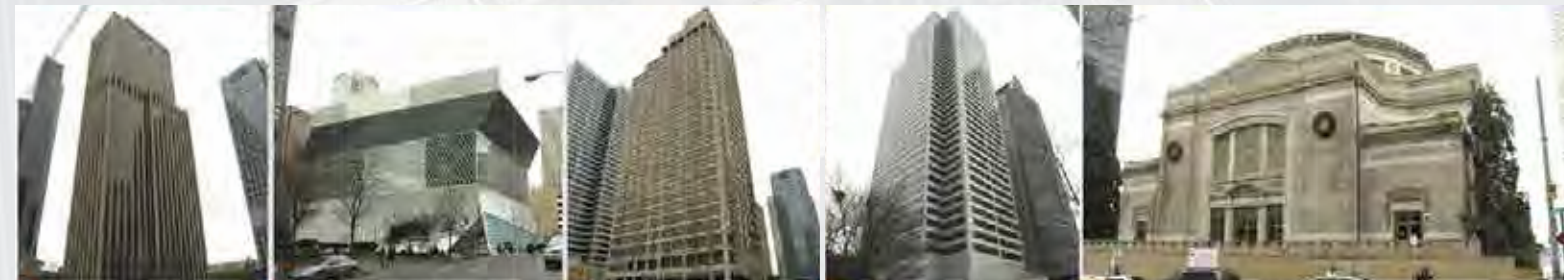
5 FIRST UNITED METHODIST CHURCH  
2 STORIES







2013 Proposal



1 UNION BANK OF CALIFORNIA  
42 STORY OFFICE TOWER

2 SEATTLE CENTRAL PUBLIC  
LIBRARY

3 MADISON RENAISSANCE  
HOTEL 27 STORIES

4 BANK OF AMERICA PLAZA  
42 STORY OFFICE TOWER

5 FIRST UNITED METHODIST CHURCH  
2 STORIES





2008 VIEW LOOKING DOWN 5TH AVENUE



2013 VIEW LOOKING SOUTH ON 5TH AVENUE





2008 VIEW OF 5TH AVE. AND MADISON ST CORNER



2013 VIEW OF WEST FACADE ALONG 5TH AVENUE





2008 5TH AVE. & MARION ST. CORNER



2013 5TH AVE. & MARION ST. CORNER



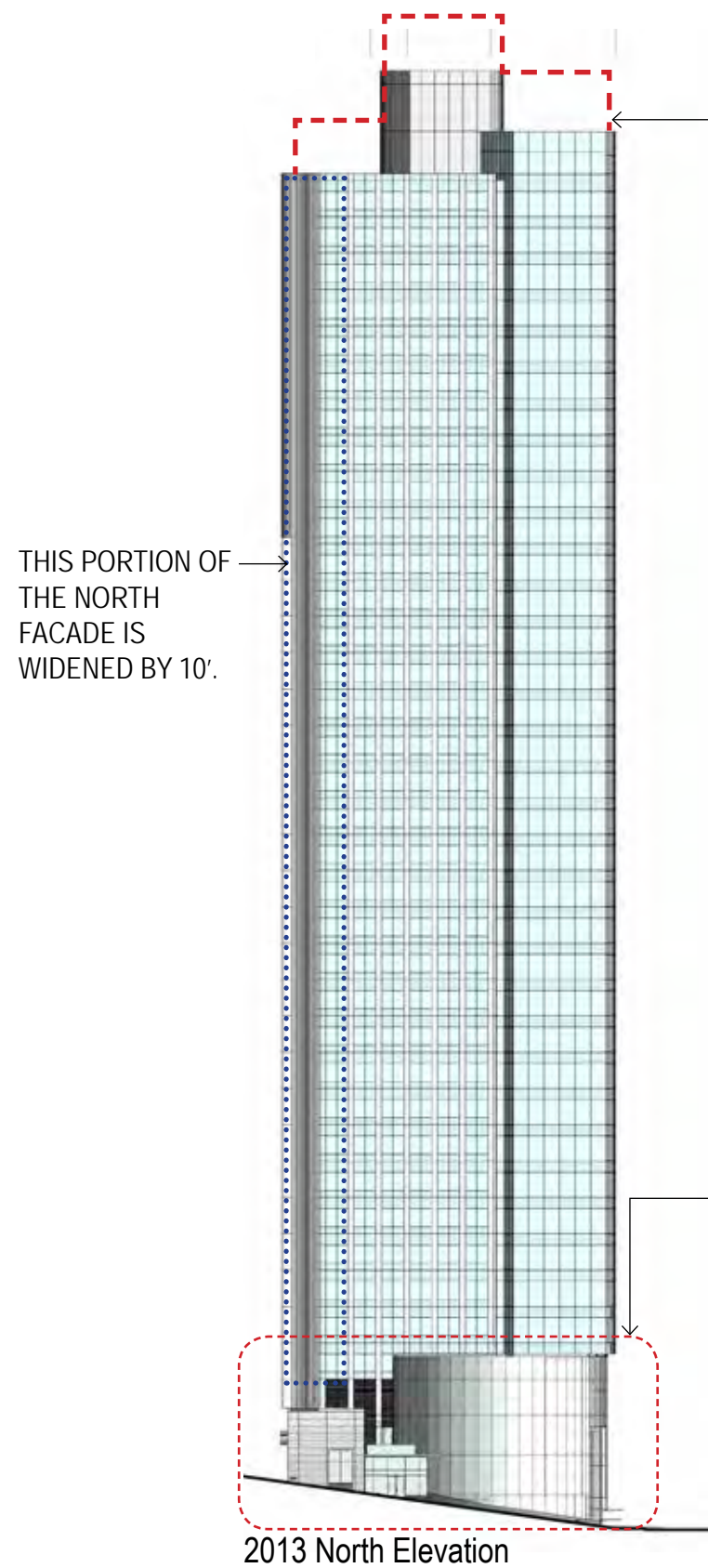


2008 VIEW OF 5TH & MADISON, NORTH ENTRY

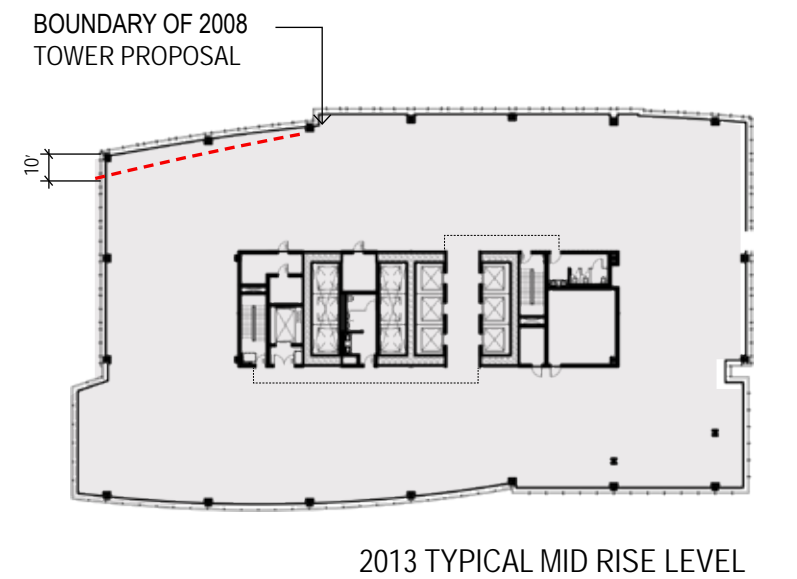
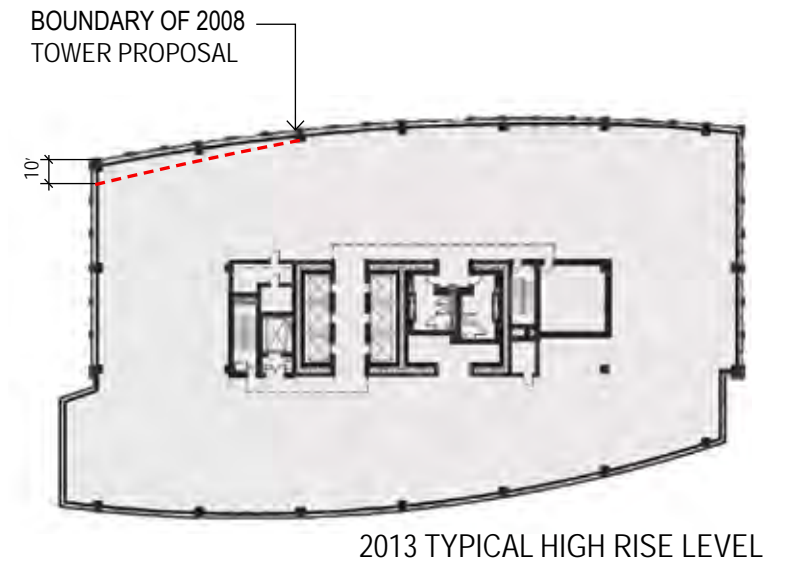
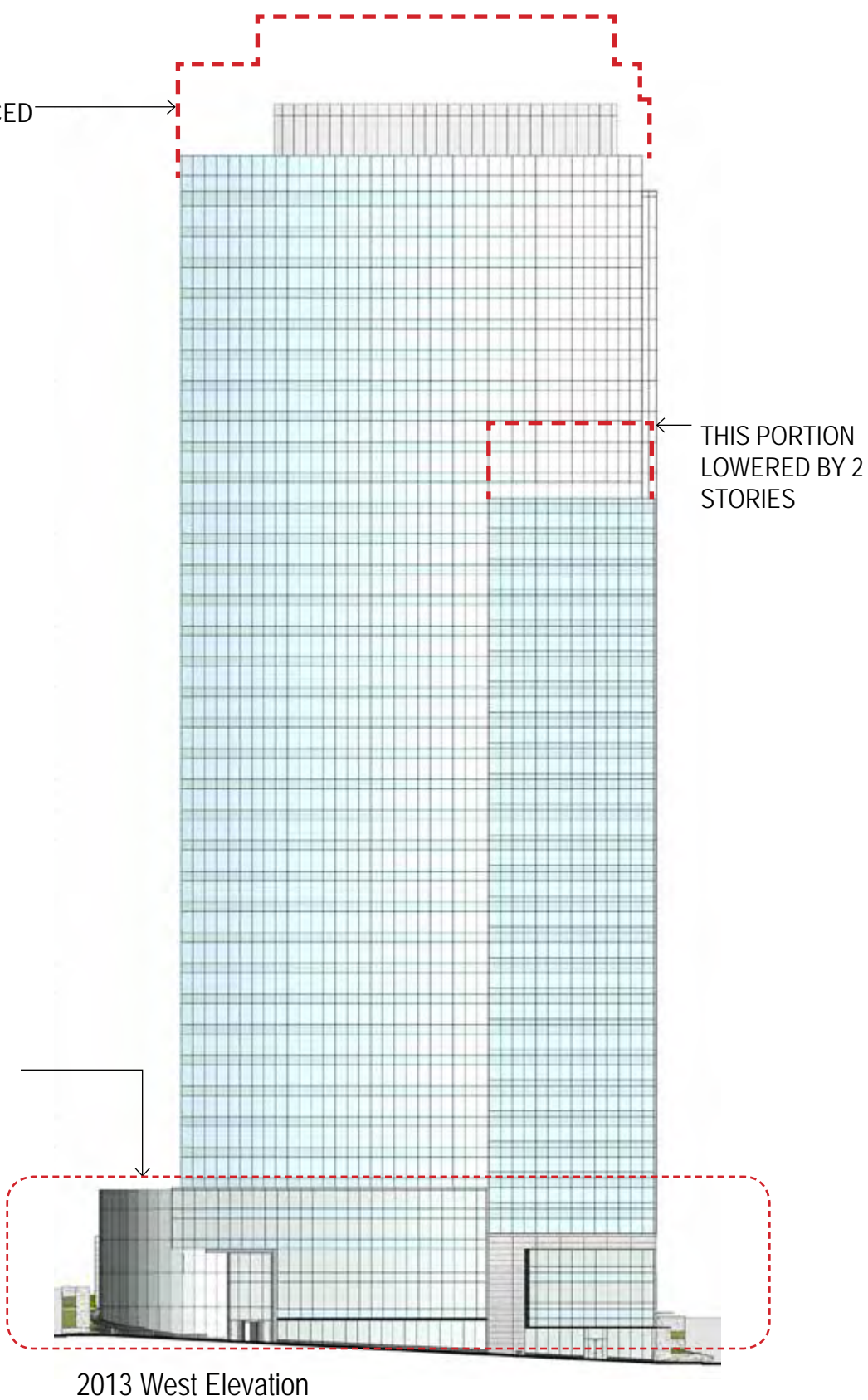


2013 VIEW OF BUILDING BASE AT 5TH AVENUE AND MADISON STREET

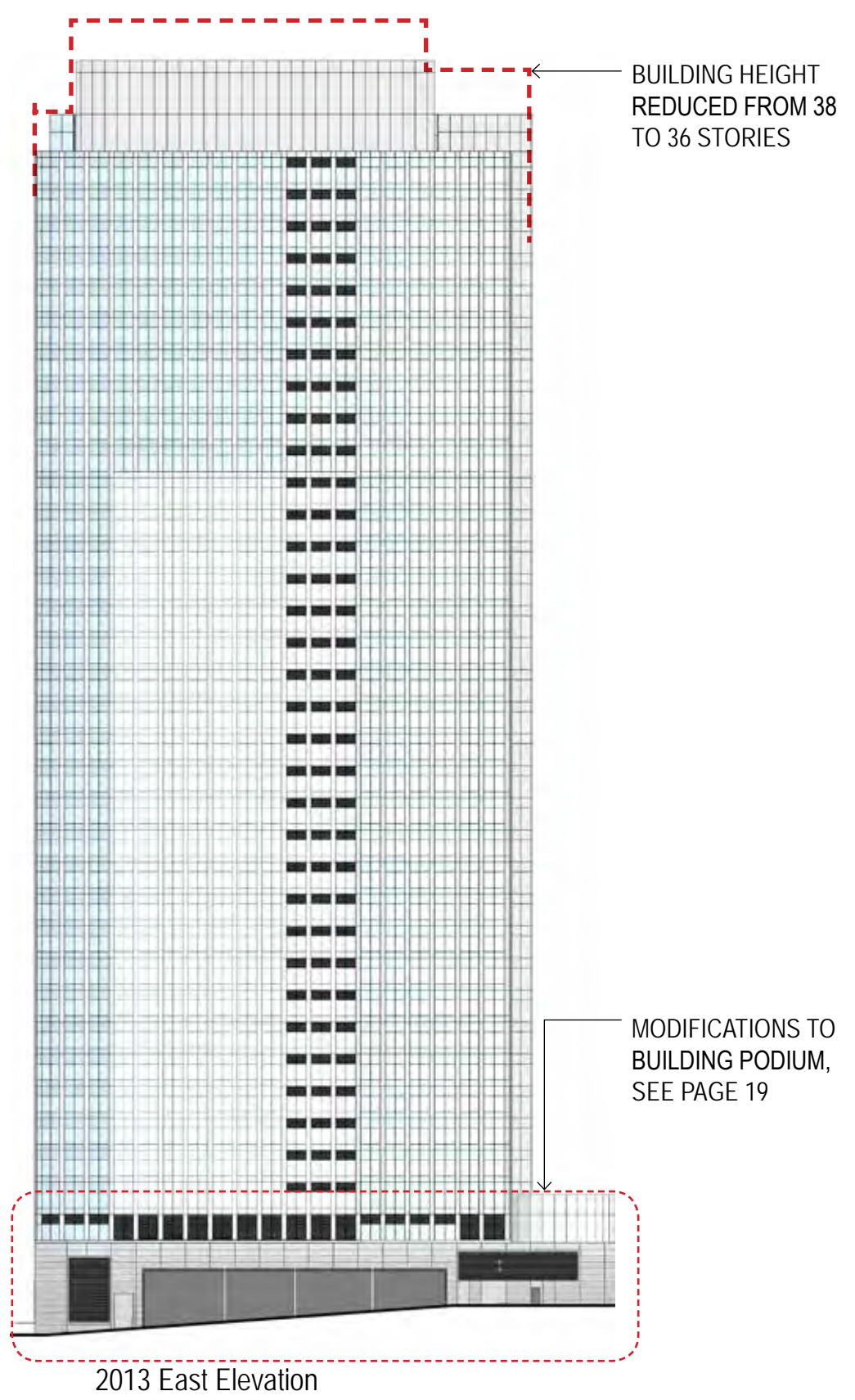
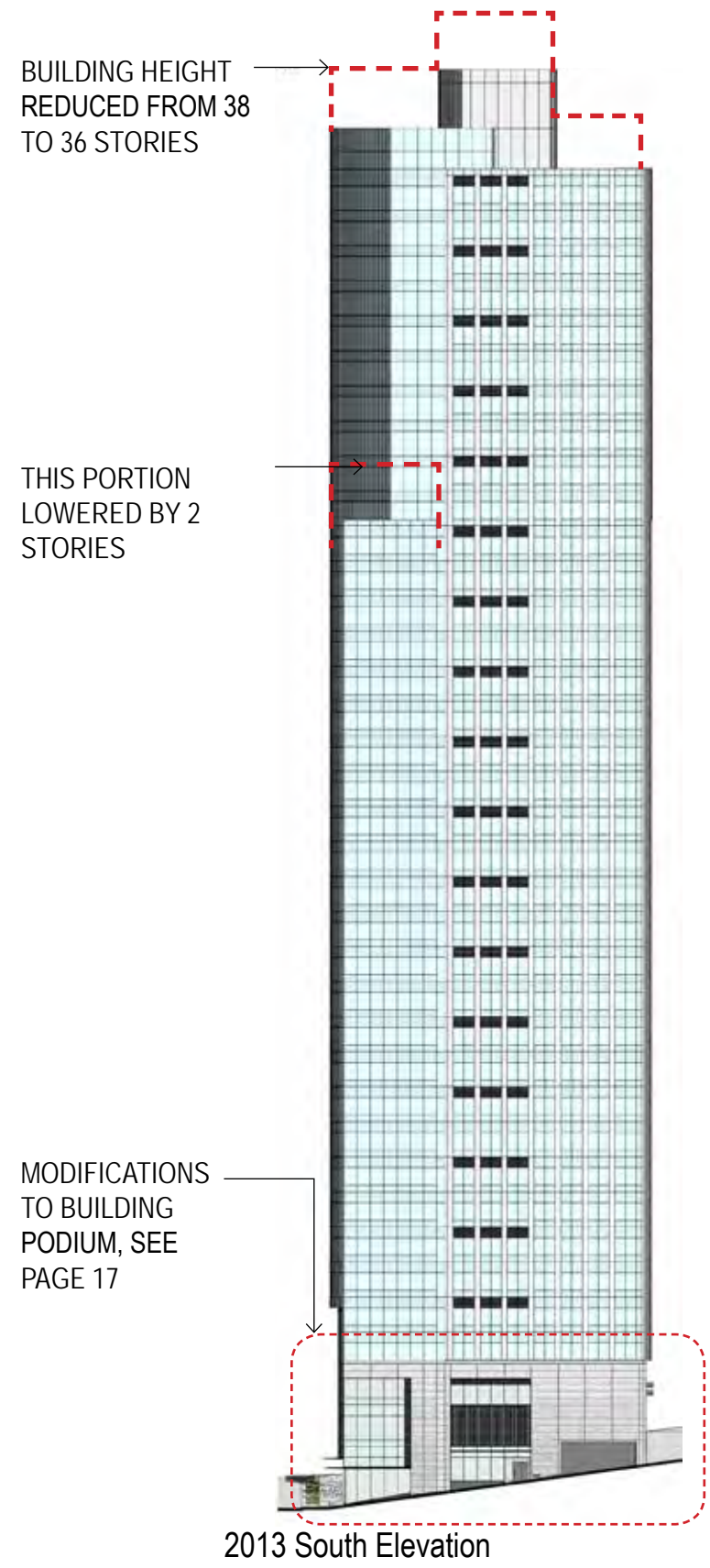




BUILDING HEIGHT REDUCED FROM 38 TO 36 STORIES

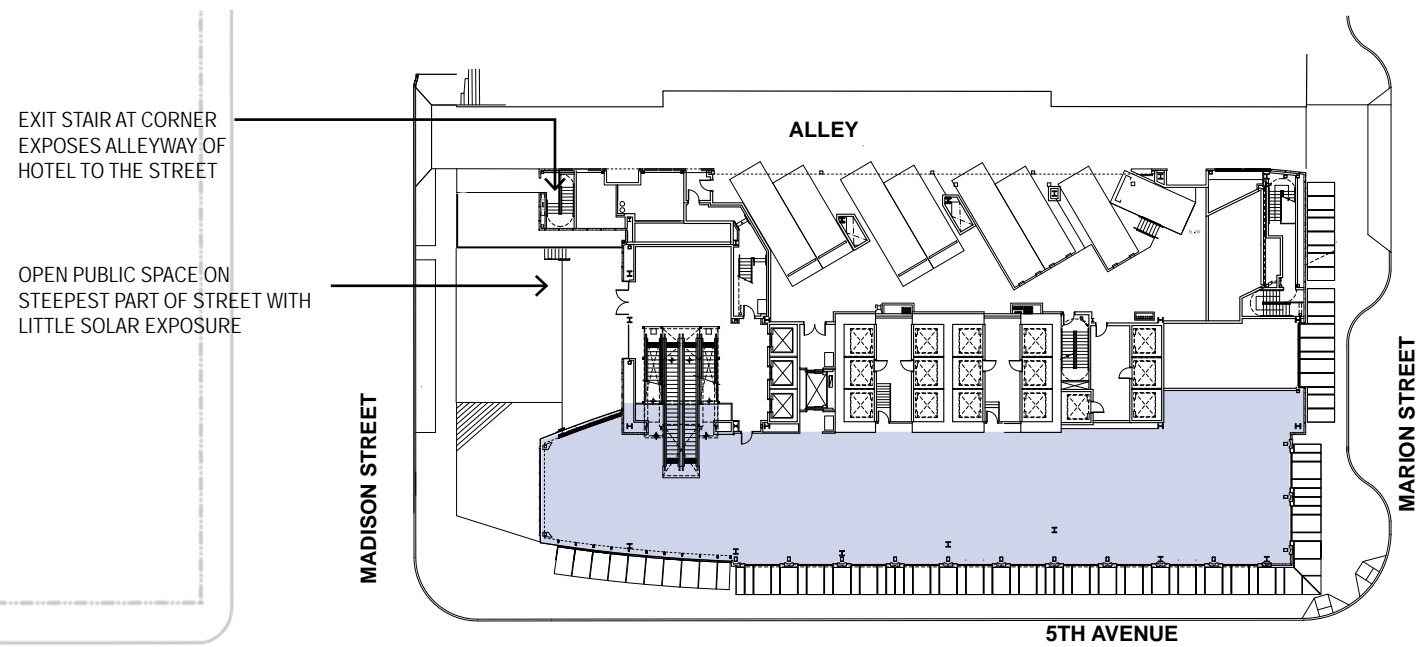




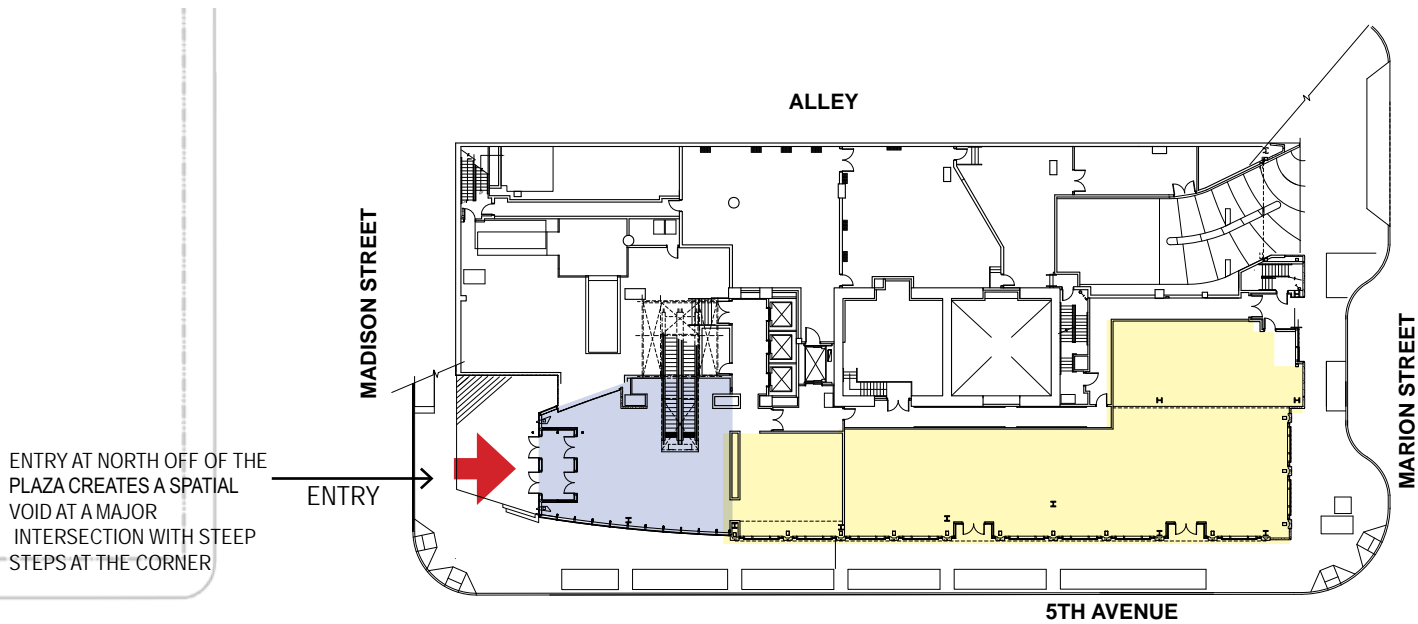




## 2008 PLAN PROPOSAL



2008 LEVEL 2



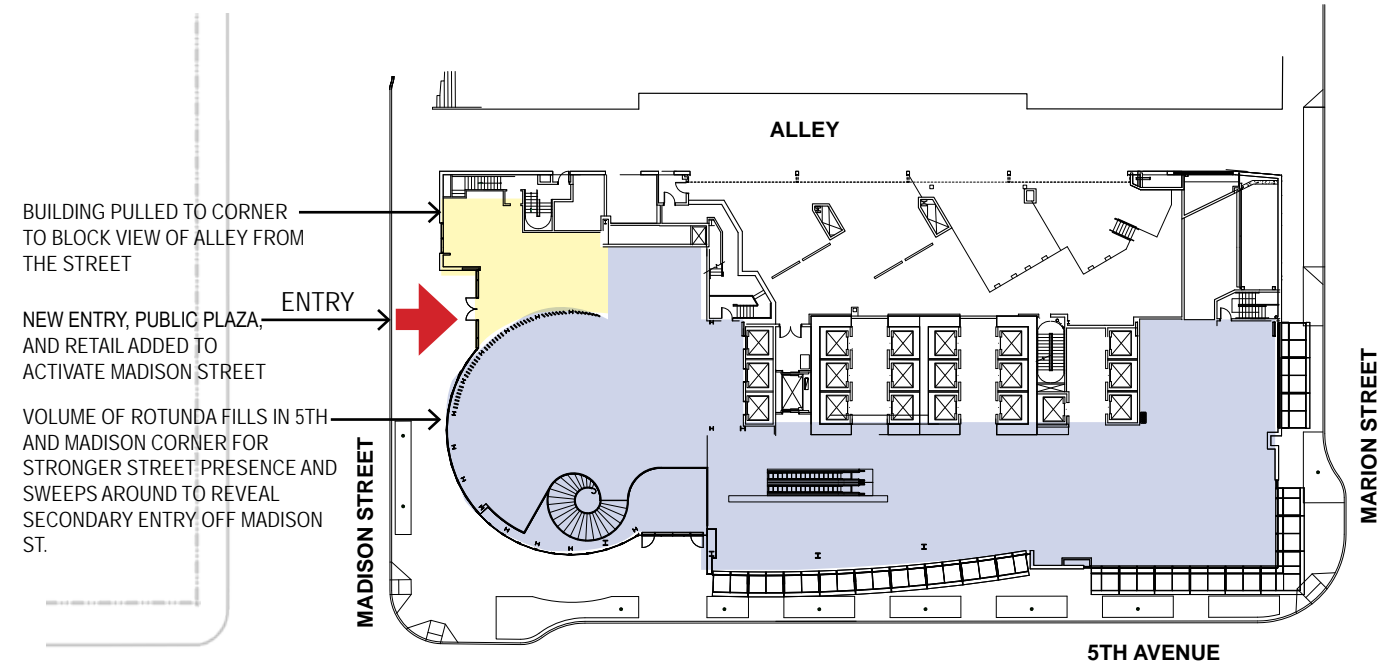
2008 LEVEL 1

### LEGEND

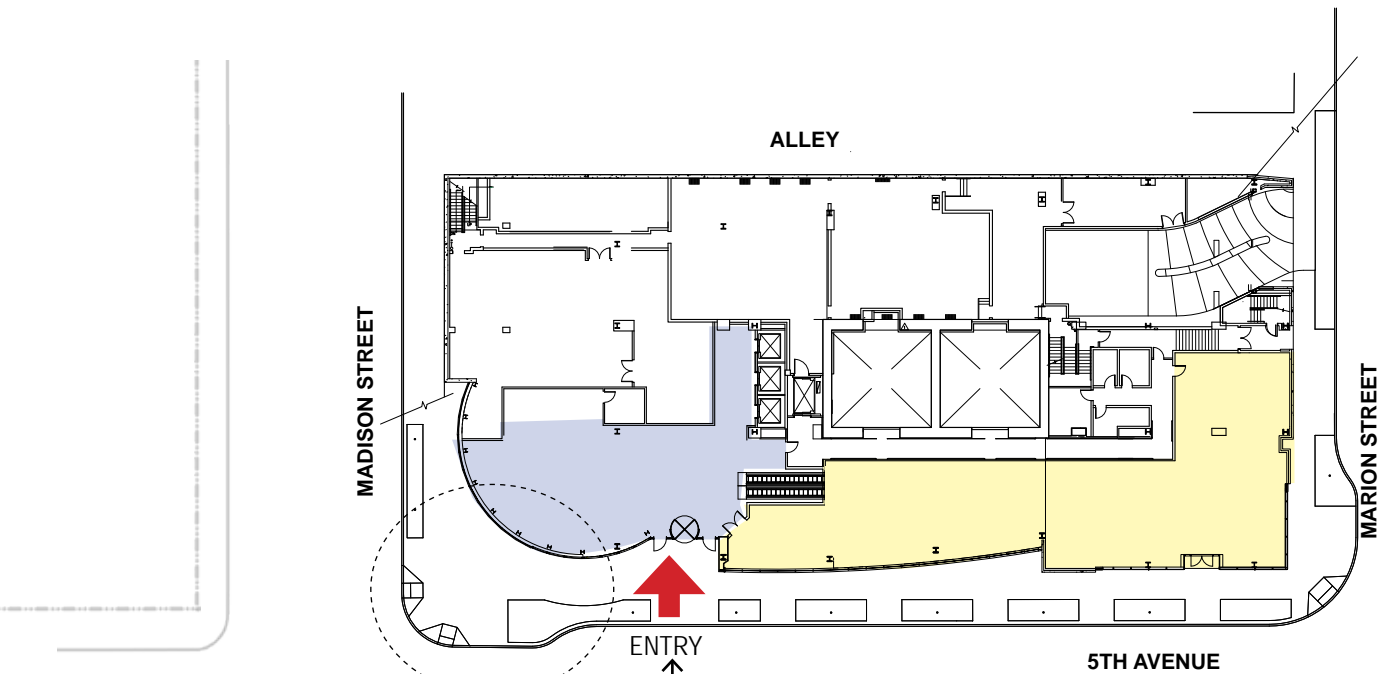
- RETAIL
- "GREAT ROOM" / LOBBY



## 2013 PLAN PROPOSAL



2013 LEVEL 2



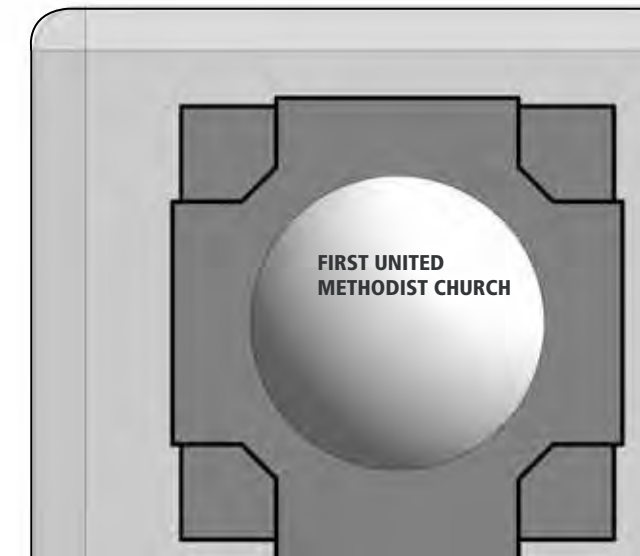
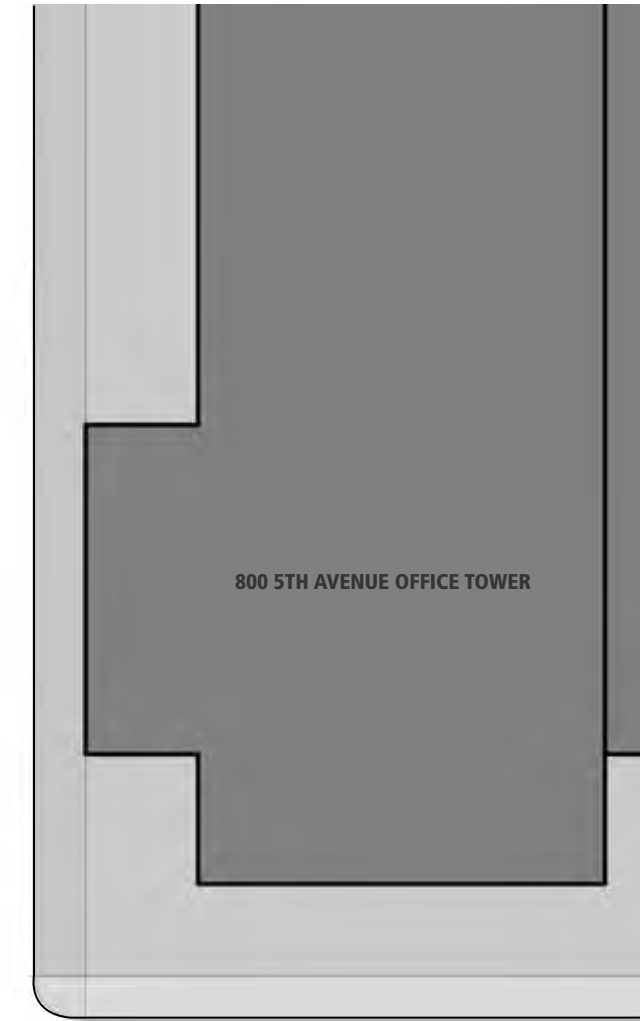
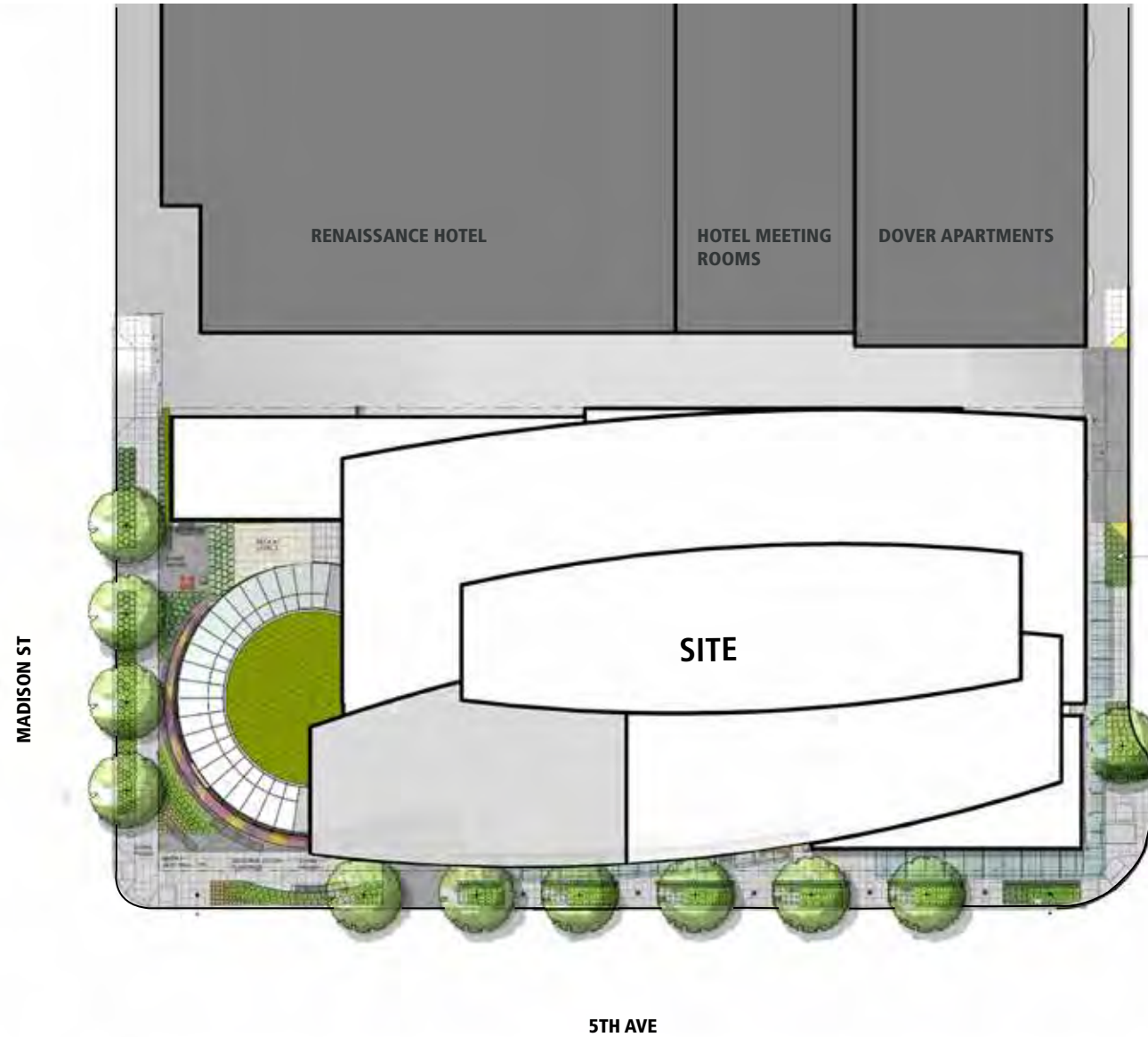
2013 LEVEL 1

### LEGEND

- RETAIL
- "GREAT ROOM" / LOBBY





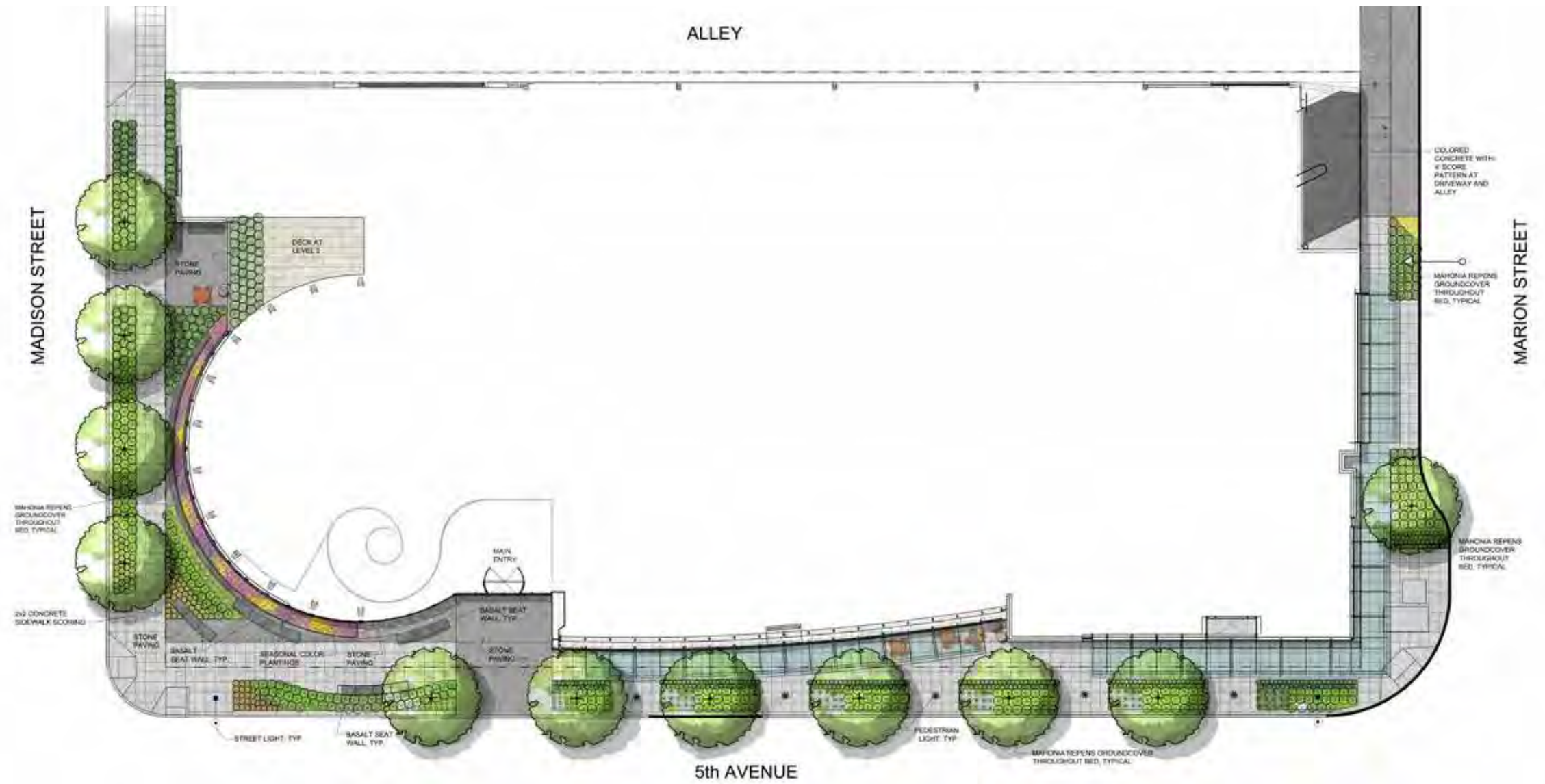


2013 SITE PLAN





2008 LANDSCAPE PLAN



2013 LANDSCAPE PLAN





2013 NW AERIAL PERSPECTIVE



2013 NW AERIAL PERSPECTIVE



2013 SW PERSPECTIVE





2013 MARION ST. ELEVATION

SPANDREL GLASS  
CLEAR LOW-E VISION GLASS

PRECAST CONCRETE PANEL

ALLEY



2013 MADISON ST. ELEVATION



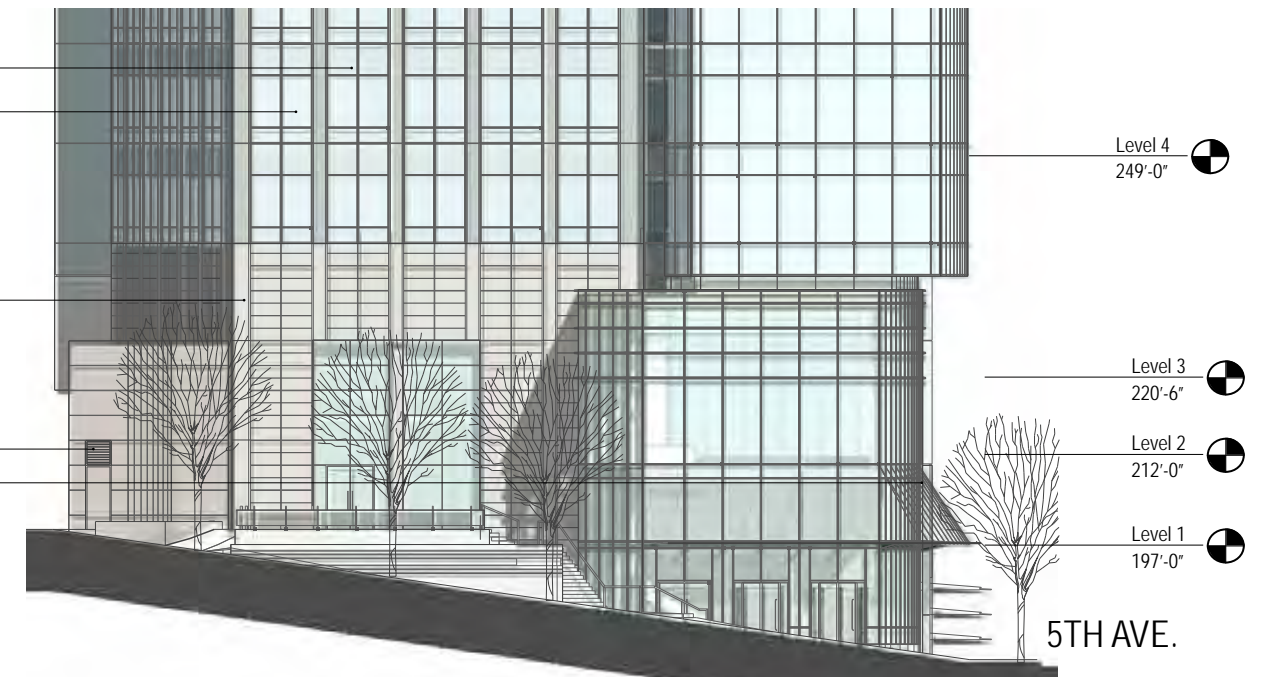
2008 MARION ST. ELEVATION

SPANDREL GLASS  
CLEAR LOW-E VISION GLASS

PRECAST CONCRETE PANEL

PREFINISHED METAL LOUVERS  
STEEL AND GLASS CANOPIES

ALLEY



2008 MADISON ST. ELEVATION



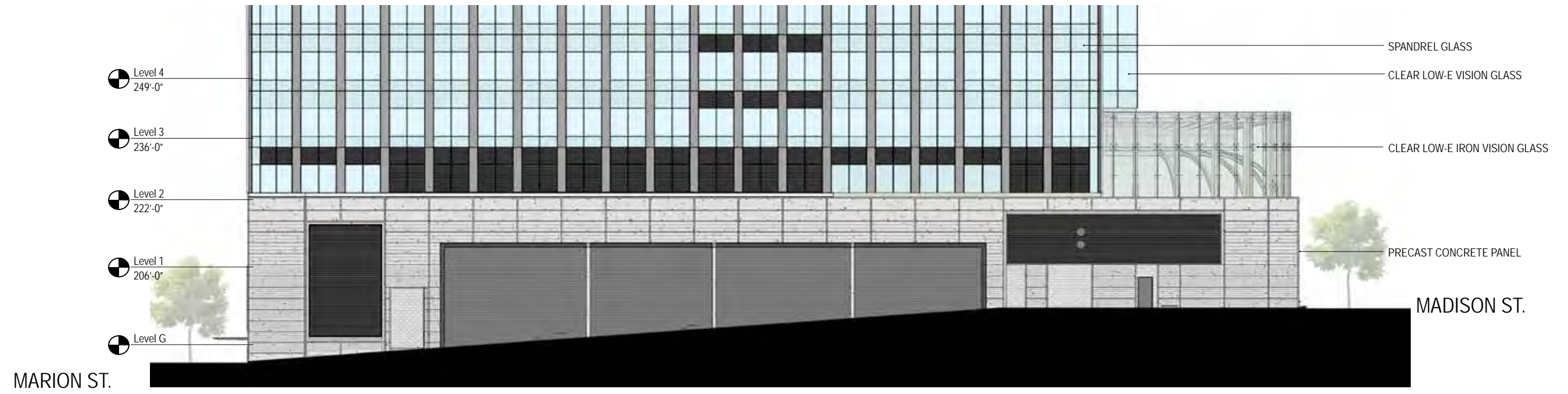


2013 5TH AVE. ELEVATION



2008 5TH AVE. ELEVATION





2013 ALLEY ELEVATION



2008 ALLEY ELEVATION



Summary of Proposed Design Changes and Response to Prioritized Design Guidelines and Design Review Board Recommendations

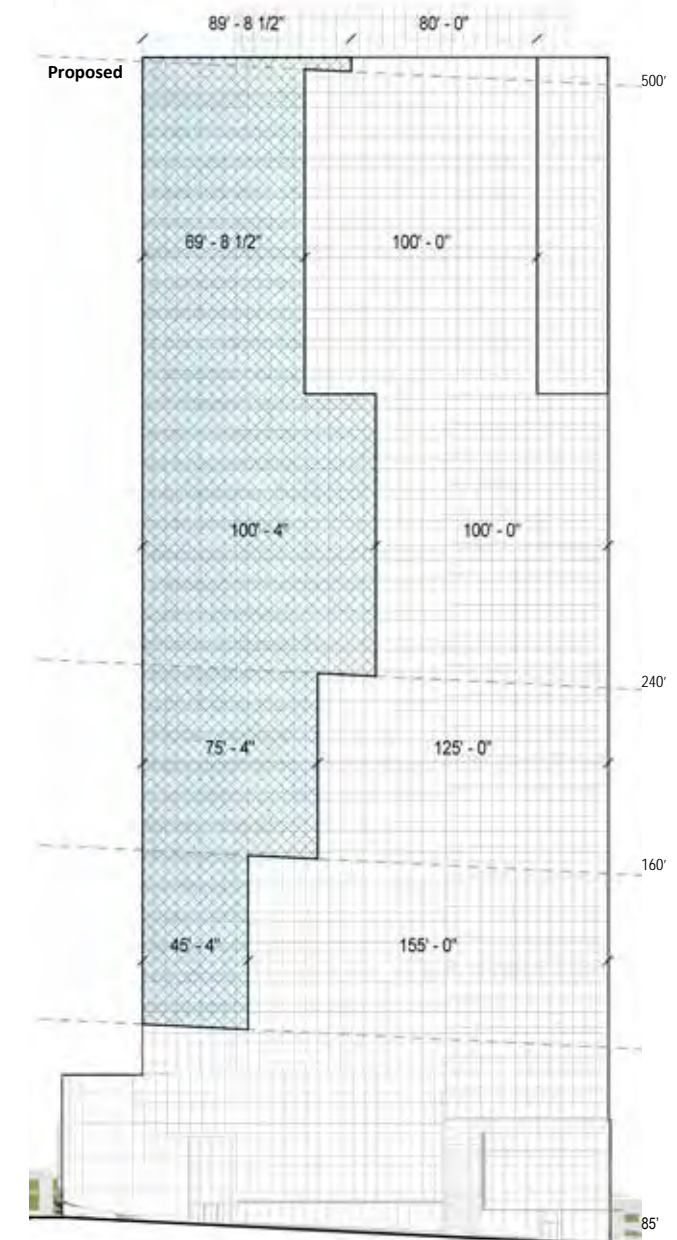
Item	Area of Change	Type of Change	Design Guidelines
1	North Façade Street Level	The change to the north facade street level removes a potentially dark, north facing unusable open space oriented off Madison St near the alley and replaces it with an active retail use(coffee shop) along Madison and 5th Avenue(restaurant). Public open space with amenities is also now oriented further down the hill towards the corner of 5th and Madison where there is more solar exposure.	A-1 Respond to the physical environment D-1 Provide inviting and useable open space D-2 Enhance the building with landscaping  Redesign reinforces DRB recommendation to provide extensive retail frontage by adding a retail use up the hill on Madison in the form of a coffee shop with an adjacent small plaza. It also reinforces DRB recommendation to encourage useable open space and enhanced landscaping by providing a curved landscaped planter north of the rotunda, ample planting areas, benches, and seating areas at the corner of 5th and Madison which extends into the street ROW. In addition, reorienting the public open space from a dark, north-facing area removed from the street to a more prominent area with more solar exposure better responds to the physical environment, per Design Guideline A-1.”
2	Main Building Entry	In 2008, the main entry was located on Madison off a north facing entry plaza that was a void, with steep steps going up the hill on one side. The 2013 redesign locates the main entry off 5th Avenue, adjacent to a major rotunda element at the corner of 5th and Madison. A second entry is also now introduced off the coffee shop up the hill on Madison St.	A-1 Respond to the Physical Environment C-4 Reinforce Building Entries  To reinforce the building entries, the rotunda is designed to sweep back to reveal the main building entry along 5th Avenue. The curvilinear form of the rotunda also connects the 5th Avenue entry with the entry adjacent to the coffee shop on Madison St. The new main entry off 5th Avenue is also more prominent and easier for the public to access, which is more responsive than the original design to Board recommendations and design guidelines A-1 and C-4.”
3	North Façade and Office Tower Height	The north façade of the office tower has been widened by 10 feet. This was necessary to achieve the desirable floor plate size and to increase the shell to core dimension at the NW side of the building to yield a more efficient space planning dimension. This modification helps to better contrast the two major elements that compose the north facade of the building. The building has also been reduced by 2 floors from 38 floors to 36 floors.	B-1 Respond to the neighborhood context B-4 Design a well proportioned and unified building  DRB recommendation to minimize shadows cast to the Nakamura courthouse green is by achieved by reducing building by height by two stories and by placement of office tower towards the south end of the site. This reinforces design guideline B-1 to respond to the neighborhood context. Design Guideline B-4 is enhanced by slightly widening to east half of the façade to provide better contrast between the two major elements that compose the north facade of the building.
4	Podium Façade Along 5th Avenue	In 2008, the curved façade of the office tower had an abrupt transition to the rectilinear geometry of the podium. In the 2013 redesign, the curved form of the tower is now extended into the curved form of the podium at the building base and reinforced by the sweep of the rotunda to the north.  The 2013 5th Avenue facade also is scaled to the pedestrian experience along the entire block. It is broken up into four distinct elements: the rotunda, entry, curved mid block area and the rectilinear corner element that supports the "shoulder" from the office tower above.	B-2 Create a transition in bulk and scale B-4 Design a well proportioned and unified building  Curvilinear Rotunda form reinforces DRB recommendation to be responsive to the courthouse lawn, Seattle Public Library and the Methodist Church. The redesign also avoids the abrupt transition from the façade to the podium in the 2008 design and creates a gradual transition in bulk and scale by extending the curved form of the tower into the curved form of the podium at the building base. The redesign results in a more unified and well-proportioned building by integrating the rotunda, entry, curved mid-block area and the rectilinear corner element along the façade.
5	Podium Façade Along Marion St	The canopies along Marion have also been redesigned to meet canopy height requirements.  The 2008 design had also introduced a tall glazed element in the mid block zone on Marion St that was over an exit door that was not an entry into the building. The 2013 podium is redesigned to bring the visual emphasis not to the midblock zone but to the corner of 5th and Marion, where the corner window element is raised 29 feet higher than before to bring visual primacy to this area. The mid block zone of the podium is now articulated as a three story element with greater opacity to contrast with the more transparent corner expression.	C-2 Design a Façade of Many Scales C-4 Design Active Not Blank Facades  Design reinforces DRB recommendation to provide code required continuous overhead weather protection along Marion St. The canopies have also redesigned to no longer require a design departure for canopy height.



LAND USE DEPARTURES - DEVELOPMENT STANDARDS

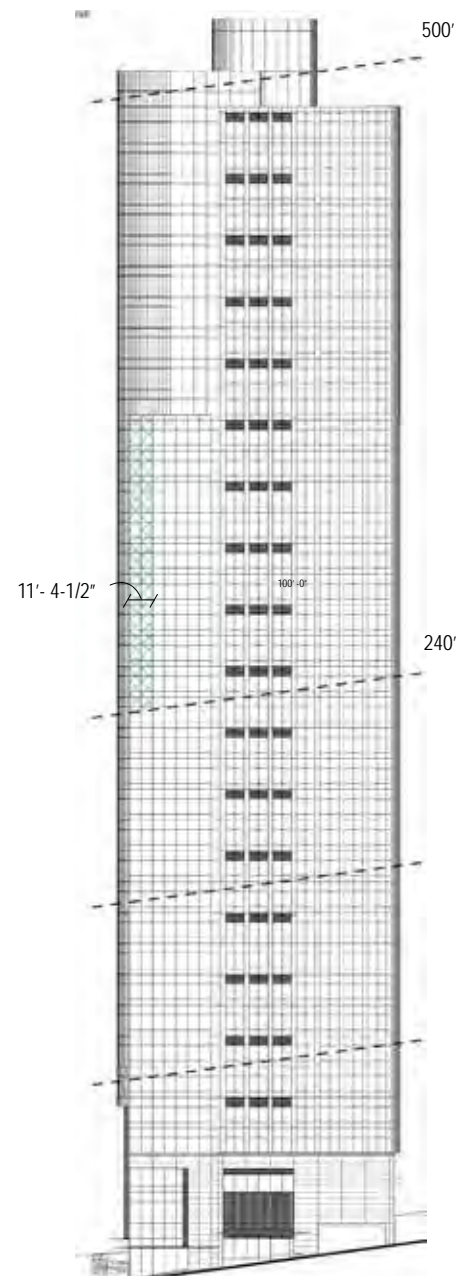
Item #	Development Standard	Requirement	Departure Amount Requested	Rationale	Downtown Design Guidelines Enhancement
1	SMC 23.49.056.B FAÇADE SETBACK LIMITS	Both Madison and 5th Avenue require property line facades. Maximum façade setback between 15' and 35' above grade to be between 2' and 10' from property line and no wider than 20 feet.  No portion of façade between 15' and 35' above sidewalk shall be set back more than 10 feet.	Along 5th Avenue, at the rotunda, one section of the facade measuring 58'-3" long is setback between 2' and 10' beyond the new sidewalk line. Since the maximum permitted setback length is 20', a departure for an additional 38'-3" is requested. A second section of the facade measuring 15'-3" long is setback more than 10' beyond the new sidewalk line. A departure is requested to permit this portion of the facade measuring 15'-3" long to be setback more than 10' beyond the sidewalk line.  Along Madison Street, one section of the facade at the rotunda measuring 40' long is setback between 6' and 10' beyond the property line. Since the maximum permitted setback length is 20', a departure for an additional 20' is requested. A second section of the facade at the corner of 5th and Madison measuring 15'-3" is setback more than 10' beyond the property line. A departure is requested to permit this portion of the facade to be setback more than 10' beyond the property line. A third section of the facade at the retail entry measuring 54' - 2 1/2" long is setback more than 10' beyond the property line. A departure is requested to permit this portion of the facade to be setback more than 10' beyond the property line.	The design sets the north façade back from Madison Street and 5th Avenue to allow for public open space at the north end of the site. This open space is designed to be a public amenity that extends from the small plaza off the café on Madison down the hill in the form of a curved planter to the planting areas, benches and expanded curb bulb at the corner of 5th and Madison.	B-2 Create a transition in bulk and scale: Rotunda form at the building podium continues the curved form of the tower down to the building base at street level and reinforces the prime corner of 5th and Madison.  D-1 Provide inviting and useable open space: The facade along Madison and 5th Avenue is set back from property line beyond 10 feet to create public open space. This includes a small plaza at the cafe at the top of Madison St to the open space with benches and landscaping at the corner of 5th and Madison.
2	SMC 23.49.058 UPPER LEVEL DEVELOPMENT STANDARDS - MAXIMUM FAÇADE LENGTH	Different maximum façade lengths apply for facades at various elevations per chart 23.49.058A	Tower exceeds maximum façade lengths by the following along 5th Ave: 45'-4" between elevations 86' to 160' from level 6 through level 11 75'-4" between elevations 161' to 240' from level 12 through level 17 100'-4" between elevations 241' and 500' from level 18 through level 27 69'-8 1/8" between elevations 241' and 500' from level 28 through level 36 89'-8 1/2" above elevation 500' at the rooftop screenwall  Tower exceeds maximum façade length by the following along Marion Street: 11' - 4 1/4' between elevations 241' and 500' from level 18 through level 27	The office tower is located within 15 feet of the street property line and situated towards the south end of the site to maximize solar access to the Nakamura Courthouse lawn as well as 5th Avenue. The project design also utilizes a curved tower within 15 feet of the street property line for a more slender visual appearance and to yield more light and air at the corners of the blocks which are close to adjacent towers.	A-1 Respond to the Physical Environment: Curved tower facade enables and placement at south end of site maximizes solar access to courthouse lawn and 5th Avenue A-2 Enhance the skyline: Curved west facade promotes visual interest and variety in an area of downtown with rectilinear shaped adjacent towers B-4 Design a well proportioned and unified building Curved facade of tower integrates with curved form at podium and opens the building at the street corner

DEPARTURE DIAGRAM 1  
5TH AVE. ELEVATION

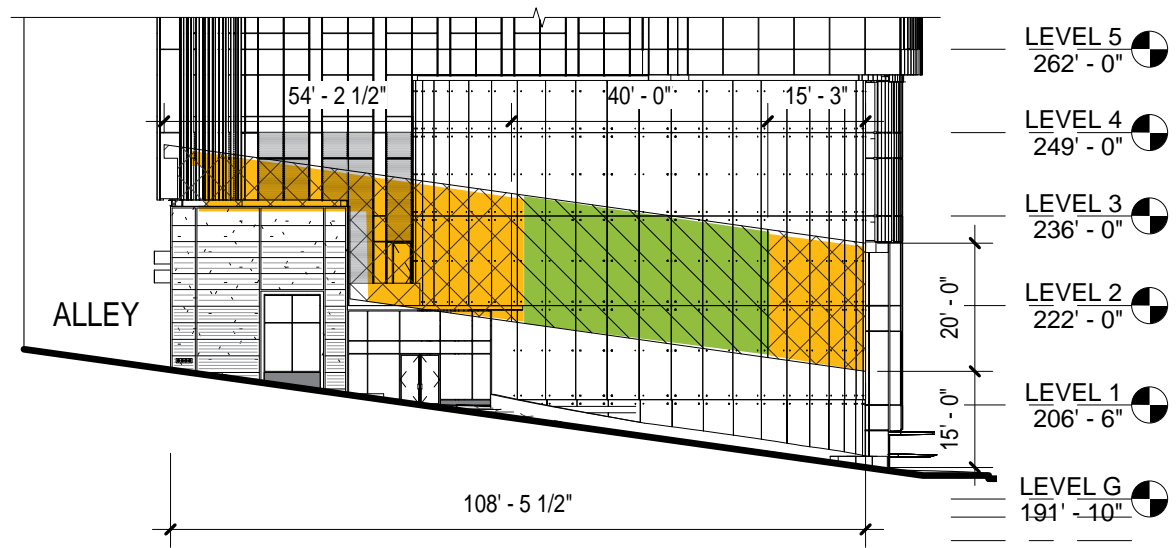




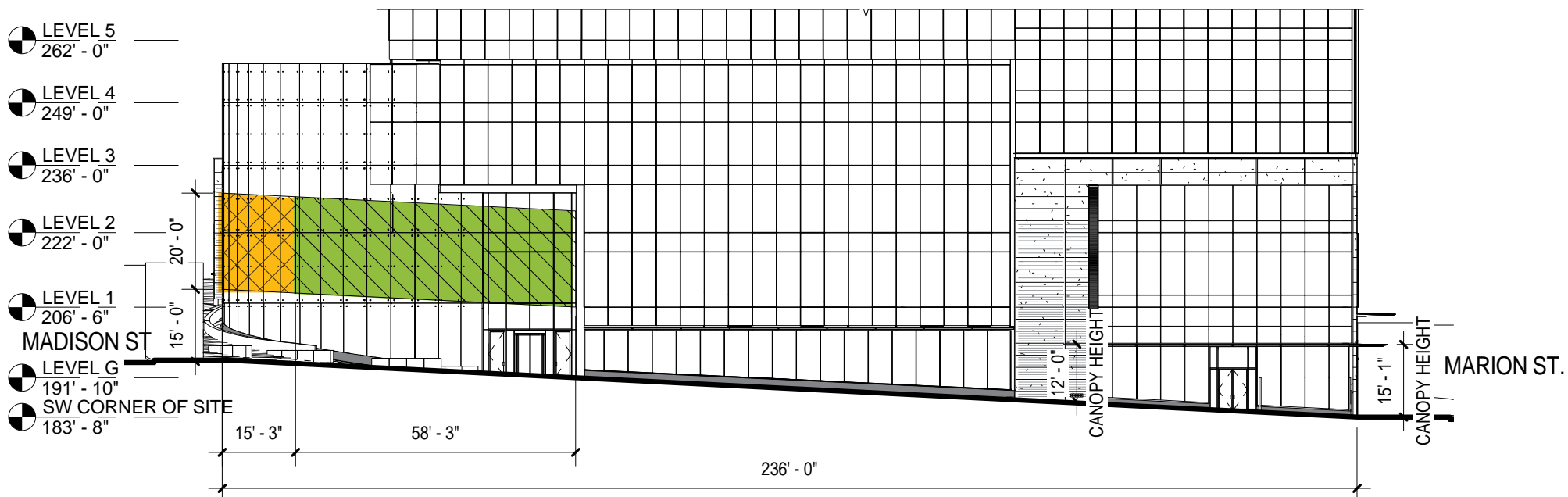
DEPARTURE DIAGRAM 2  
MARION ST. ELEVATION



DEPARTURE DIAGRAM 3  
MADISON ST. ELEVATION



DEPARTURE DIAGRAM 4  
5TH AVE. ELEVATION



LEGEND

- FACADE SETBACK MORE THAN 10' BACK FROM STREET SETBACK LINE FROM 15' AND 35' ABOVE SIDEWALK
- FACADE SETBACK BETWEEN 2' AND 10' BACK FROM STREET SETBACK LINE FROM 15' AND 35' ABOVE SIDEWALK