



2ND & PINE

EARLY DESIGN GUIDANCE

MAY 7TH, 2013

DPD#: 3014773

WTGBD A JOINT VENTURE



CONTENTS

PROJECT VISION STATEMENT	2
ZONING	3
SITE INFORMATION & PROJECT OBJECTIVES	4
SITE PLAN AND CONTEXT	5-9
NEIGHBORHOOD CONTEXT	10-16
CONTEXT ANALYSIS: SECOND AVENUE ELEVATIONS	17
CONTEXT ANALYSIS: STEWART STREET ELEVATIONS	18
CONTEXT ANALYSIS: PINE STREET ELEVATIONS	19
MASSING OPTIONS	20-39
PREFERRED OPTION SUN SHADOW STUDIES	40
BUILDING SECTIONS.....	41-43
PREFERRED OPTION MASSING DEVELOPMENT.....	44-46
DESIGN INSPIRATION	47-48
PODIUM OPTIONS & DEVELOPMENT	49-61
DESIGN GUIDELINES	62-67
DEPARTURE #1	69
DEPARTURE #2	70
DEPARTURE #3	71
DEPARTURE #4	72
LANDSCAPE	73-75

APPENDIX

PREFERRED OPTION ELEVATIONS	77-78
ADDITIONAL PREFERRED OPTION FLOOR PLANS.....	79-80

ABOUT EQUITY RESIDENTIAL

Equity Residential is an S&P 500 Company focused on the acquisition, development and management of high quality apartment properties in top U.S. growth markets. Equity Residential owns or has investments in 446 properties located in 13 states and the District of Columbia, consisting of 127,814 apartment units. For more information on Equity Residential, please visit our website at www.equityresidential.com.

ABOUT WTGBD

Weber Thompson Architects of Seattle, Washington and GBD Architects of Portland, Oregon have joined forces as WTGBD to design this residential tower. Both firms have solid track records for creating extraordinary and successful projects that respect context and place; that complement their surroundings and enhance the skyline; and that elevate the spirits of those who live and work there. Timeless design and enduring value are the two phrases that will serve as the cornerstone for this project's design program.



VISION STATEMENT

THE SITE

The site, 108' - 1" on Pine Street by 131' - 0" on Second Avenue, (14,159 SF) is nestled into one of the most vibrant pedestrian zones in Downtown Seattle: the NE corner of the intersection of 2nd Avenue + Pine Street, which is located between Seattle's Market District and the Retail Core. The Macy's parking garage is situated across the alley to the east; the Broadacres Building across the street on Second; the Olympic Tower to the South, and the Christ our Hope Catholic Church ("Josephinum"), previously the New Washington hotel of 1908, to the North. The site currently serves as an open air surface parking lot, with no existing structures on the property.

PROJECT OBJECTIVES

Rising from the corner of 2nd + Pine, this 440'-0" foot tall high-rise residential project will celebrate its Northwest location with a tall, slender and sculpted tower that will allow for abundant light and openness to reach the street. With a Seattle sensibility, the 2nd + Pine high-rise residential tower will capture and foster a sense of authenticity and timeless, modern design. The tower will feature an array of amenities that both bring people together and let them create the type of individual urban lifestyle they desire. The design of the project will thoughtfully:

- 1. Respond to existing context
- 2. Foster a safe pedestrian environment and enjoyable pedestrian experience
- 3. Be a good neighbor to the Pike Place Market and the Market District
- 4. Serve as an iconic wayfinder
- 5. Enhance the skyline

THE ACTIVATED, TRANSPARENT BASE / GROUND FLOOR

The base of the tower will feature high-ceilinged and transparent retail space that will provide invitation and vibrant activation. A strong and identifiable residential entry will help to create a defined sense of invitation. Lush landscape, contiguous overhead weather protection, and sophisticated lighting / graphic design will be given careful attention in an effort to create a rich pedestrian experience.

THE PLAYFUL PODIUM

The podium of the tower will house four floors of above-grade parking above the retail. The above grade parking level facades will be screened from Pine Street and Second Avenue with micro apartment units in the corner of each above grade plate. The remaining facades will be screened from Second Avenue and Pine Street through the use of colorful/playful architectural elements that will screen/activate the parking both day and night.

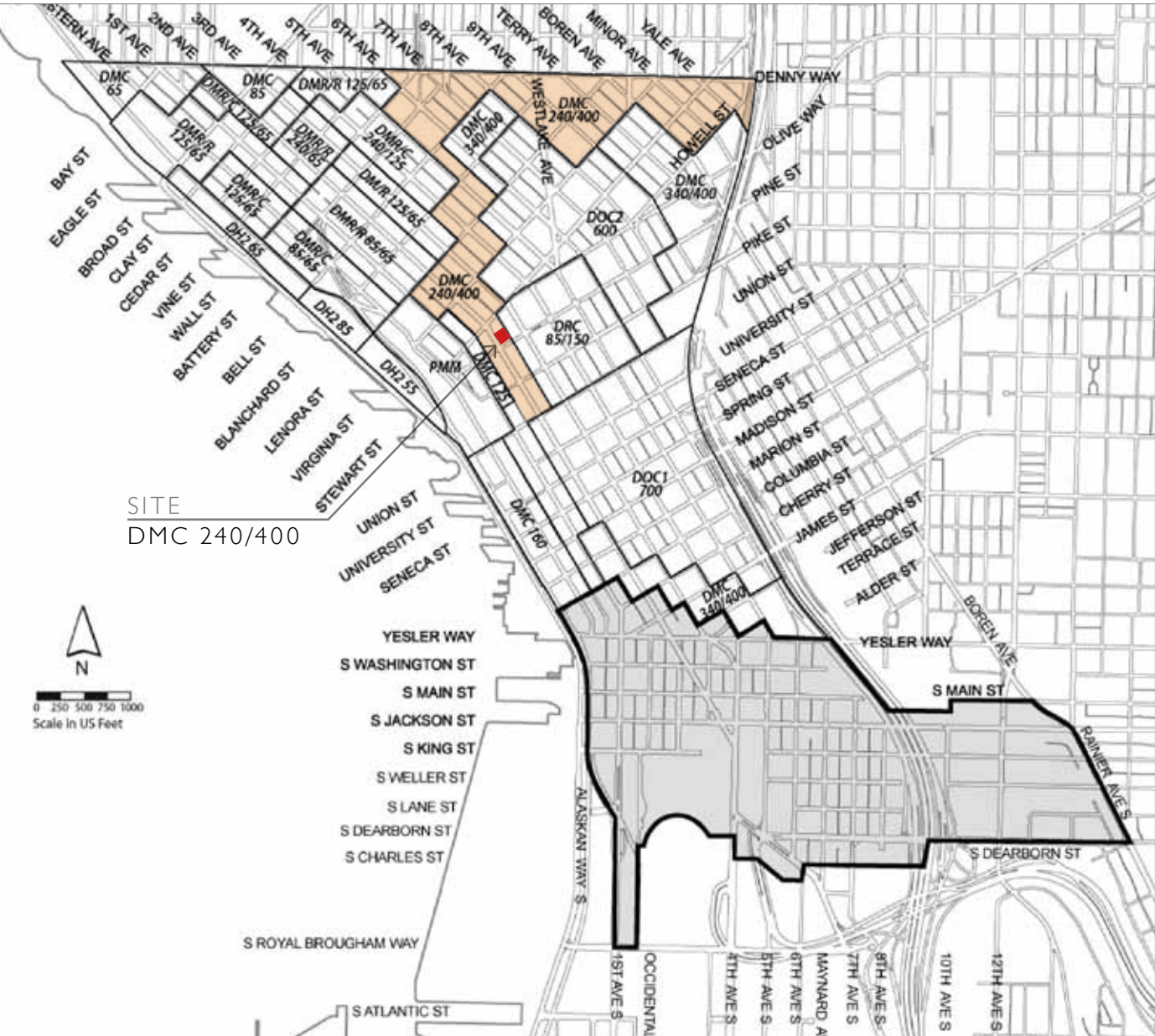
THE SLENDER, SCULPTURAL TOWER

The façades of this sculpted tall and slender tower are broken down into smaller, layered vertical elements [separated by vertical reveals] slenderize the mass and reach for the sky. Fine grained residential elements such as decks and mullion treatment provide a fine residential grain.

THE ICONIC TOP

The top of the tower celebrates its location with a splash of horizontal deck elements, sculpted to contrast against the vertical elements, and designed to enhance the Seattle skyline as a wayfinder, with a soft dusting of light at night.

LAND USE CODE ANALYSIS



MAP 1A
DOWNTOWN ZONES

ANTICIPATED DEVELOPMENT DEPARTURES:

- Street Level Uses: **SMC 23.49.009.B3**
- Common Recreation Area: **SMC 23.49.010.B1**
- Maximum Tower Width: **SMC 23.49.058.D2**
- Podium Parking Screening: **SMC 23.49.019.2**

EXECUTIVE SUMMARY – CURRENT ZONING FOR 1610 2ND AVE

The following is an abbreviated summary and general overview of the existing zoning code bulk allowance.
Note: See code citations noted below for additional detail and exceptions.

King County Parcel #:	1977200990, 1977201016, 1977201015
Zoning Classification [Zoning Map 1A]	DMC 240/290-400
Site Area	14,159 SF
Street Classification [Zoning Map 1B]	All streets are Principal Transit Streets
Sidewalk widening [Zoning Map 1C]	All sidewalks must be 15'
View Corridors [Zoning Map 1D]	Pine Street: Yes, view to west protected, no setbacks req. 2nd Street: N/A; Stewart Street: N/A
Public Benefit Features [Zoning Map 1E]	N/A
Pedestrian Street Classification [Zoning Map 1F]	All streets are Class I Pedestrian Streets
Street Level Use Requirements [Zoning Map 1G]	All streets require street level uses
Permitted Uses [23.49.042]	All uses shall be permitted outright except those specifically prohibited by Section 23.49.044, those permitted only as conditional uses by Section 23.49.046, and parking, which shall be regulated by Section 23.49.045
Structure Height [23.49.008. A.3-B]	400' Allowed if utilizing bonus available under Section 23.49.015 40' Additional height allowed for structures located in DMC 240/290-400
Gross Floor Area Limit [23.49.058D.1]	10,700 SF Average Maximum Floorplate Allowed 11,500 SF Max. Floorplate Allowed
Maximum Tower Width [23.49.058.D.2]	Max. width above 85' along N/S Axis along the Avenues = 120' or 80% of lot width which ever is less. Lot width = 131'-0"; Max Tower Width = 131'-0" x 80% = 104'-9.5" [Departable]
Façade Transparencies [23.49.056 C.4]	All streets: 60% façade transparency required All streets: 40% Max. blank façade
Setbacks [23.49.056.B.2]	No general setbacks required or provided
Facade Modulation [23.49.058B]	0-85': No Limit 86-160': 155 feet 161-240': 125 feet 241'-500': 100 feet Above 500': 80 feet
Floor Area Ratio (FAR) [23.49.011.A.1 - B.1]	Base = 5 Maximum = 7, Residential not chargeable Street Level uses exempt [min flr to flr height = 13' and min depth = 15']
Parking Requirements [23.49.019.A]	No Parking required in Downtown Zones.
Alley Improvement [23.53.030 F.1]	Min. alley width of 20'. Current alley is 16'. Half difference is required as dedication = 2'0"
Green Street Setback [23.49.058.F.2]	N/A

PROJECT OBJECTIVES



PROJECT SITE

SITE DESCRIPTION

Equity Residential's total site inhabits one hundred and thirty one feet of the south portion of the block east of Second Avenue between Stewart Street and Pine Street. An existing on-grade open air parking lot occupies this site. The proposed project is a high-rise 400' residential tower located on the south parcel at the northeast corner of Second Avenue and Pine Street. The project site occupies 131'-0" of the south portion of the block, west of the Macy's parking structure for a total area of 14,159 SF.

The site slopes downward approximately 6'-0" from the northwest corner of the south parcel to the southwest corner along Second Avenue, and 1'-6" from the southwest corner of the site to the southeast corner adjacent the alley along Pine Street.

The project site occupies 131'-0" of street frontage along Second Avenue and 108' of street frontage along Pine Street. The overall project area lies along the gridline shift just North of the site at Stewart Street that follows Second Avenue, creating a landmark opportunity at the end of the Second Avenue view corridor.

PROJECT STATISTICS

NUMBER OF FLOORS AND FLOOR AREA

PROGRAM	FLOORS	AREA (APPROXIMATE)
BELOW GRADE PARKING	2.0	29,796 SF
LOBBY/RETAIL/BOH	1.0	13,737 SF
ABOVE GRADE PARKING WITH MICRO UNITS	4.0	54,948 SF
RESIDENTIAL	33.5	363,795 SF
AMENTIY AND ROOF DECK	1.5	10,061 SF

NUMBER OF RESIDENTIAL UNITS

APPROXIMATELY 375 UNITS

NUMBER OF PARKING STALLS

300 STALLS (0.8/UNIT)

RETAIL

3,057 SF

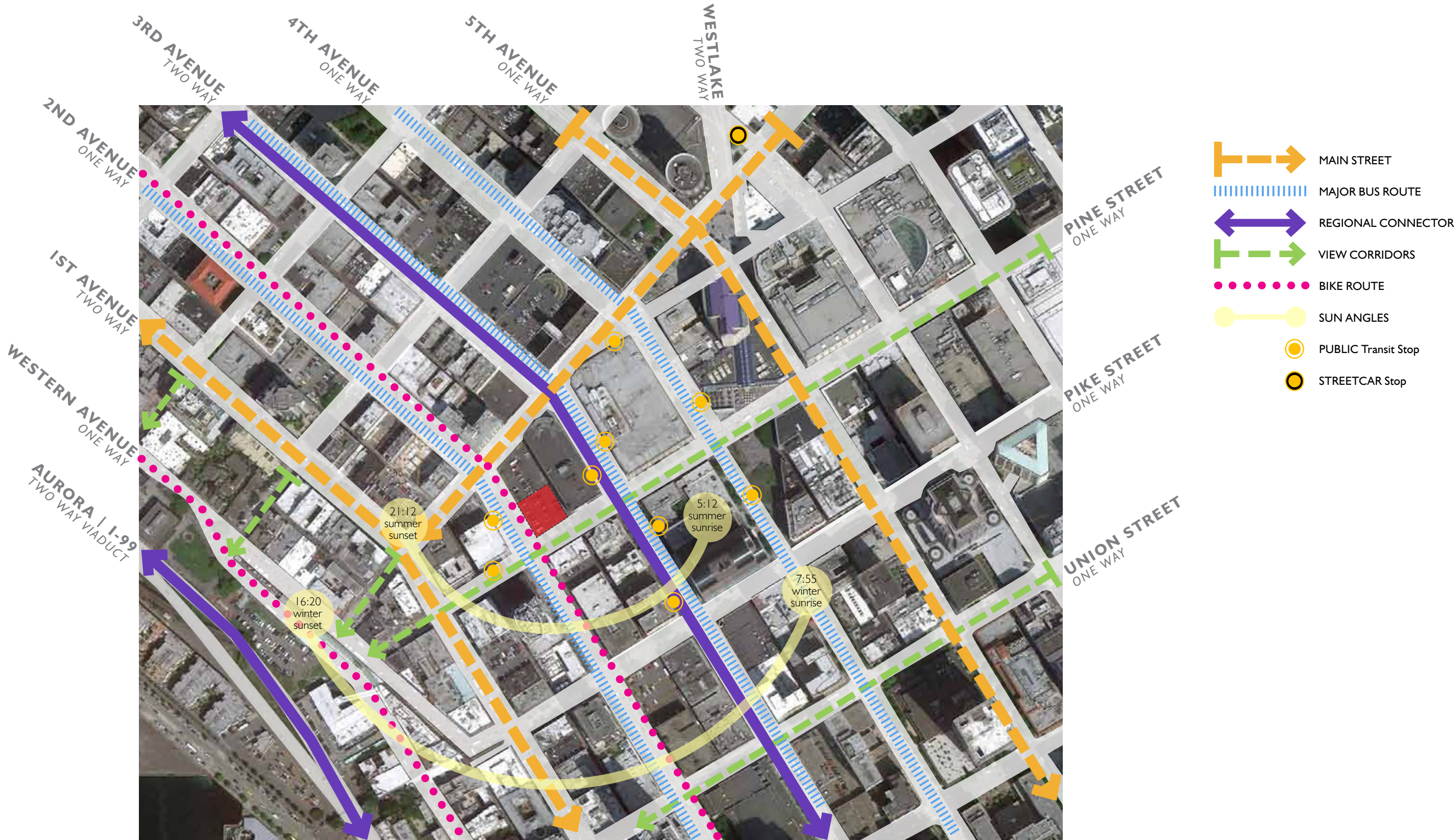
HEIGHT

400' HEIGHT [+40 FOR MECHANICAL AND AMENITY]

FAR

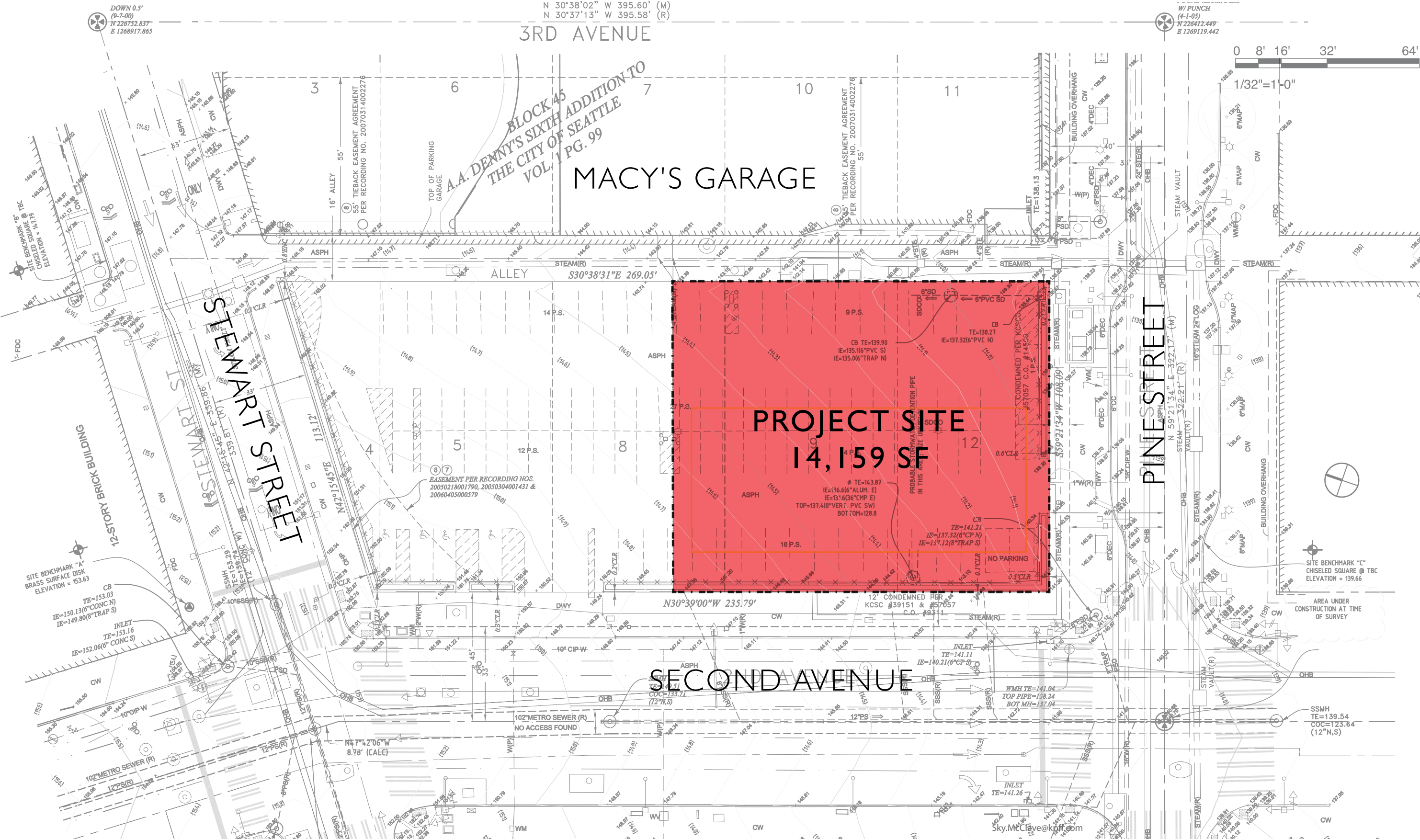
APPROXIMATELY 32.00

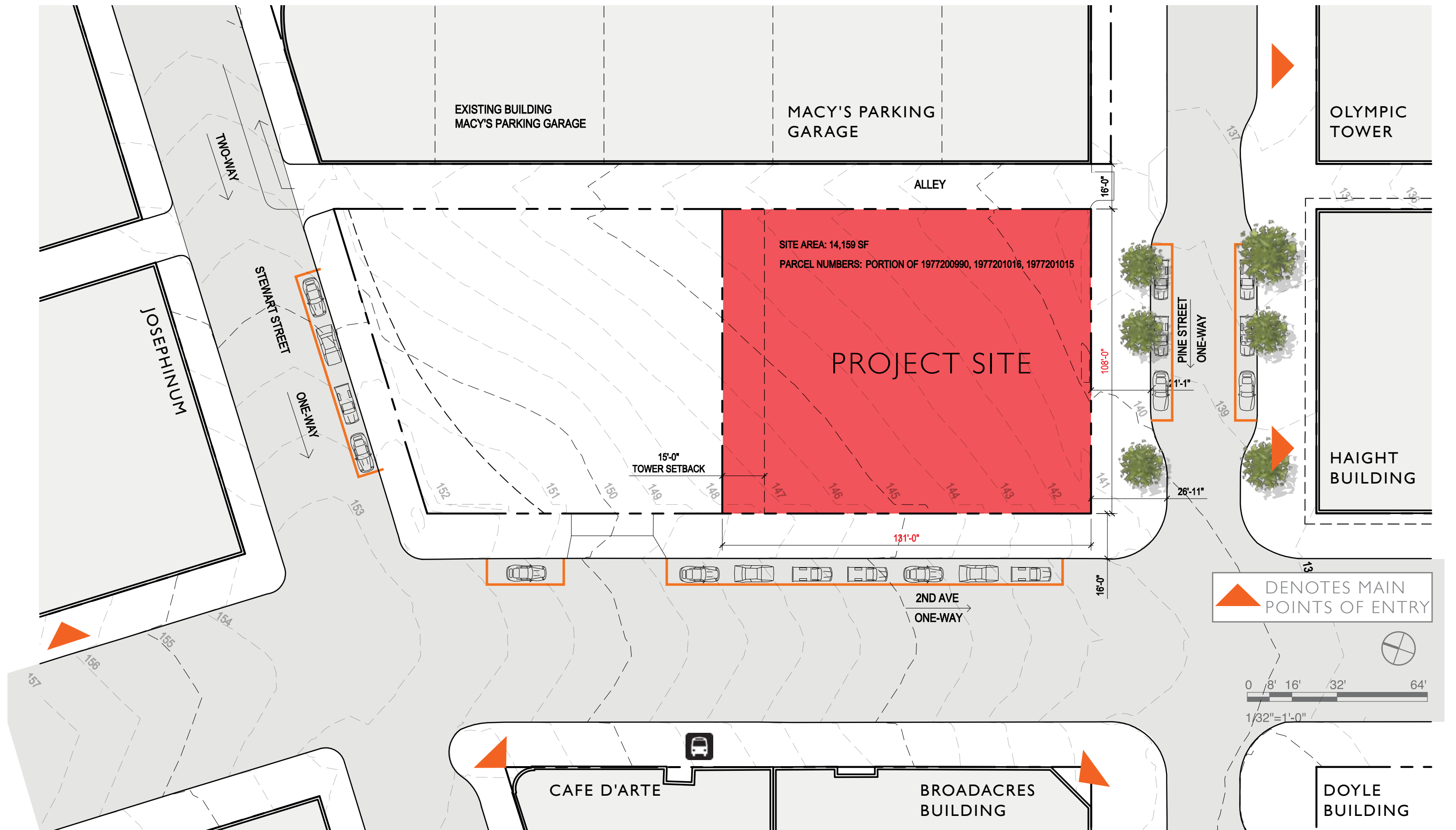
SITE DETAILS



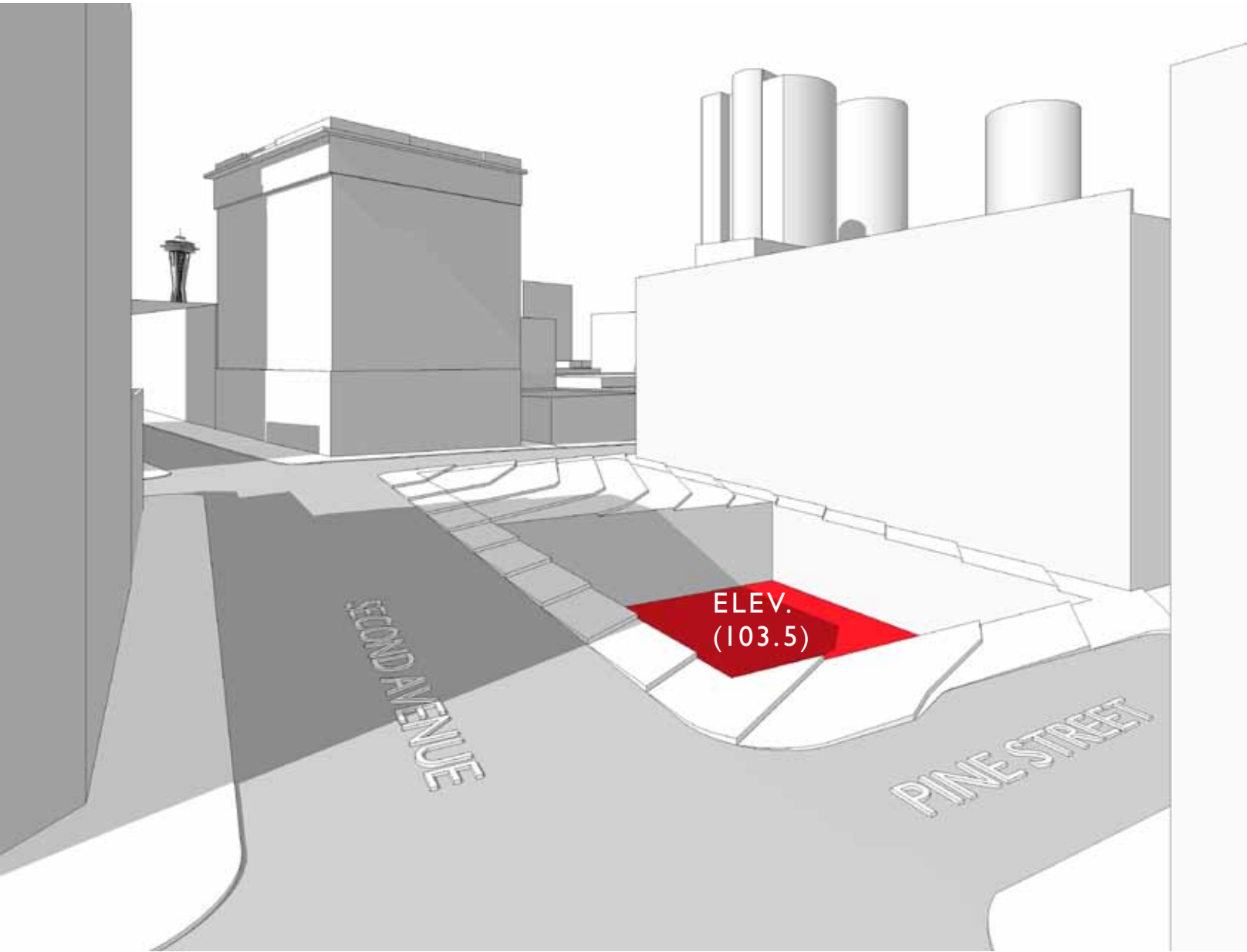
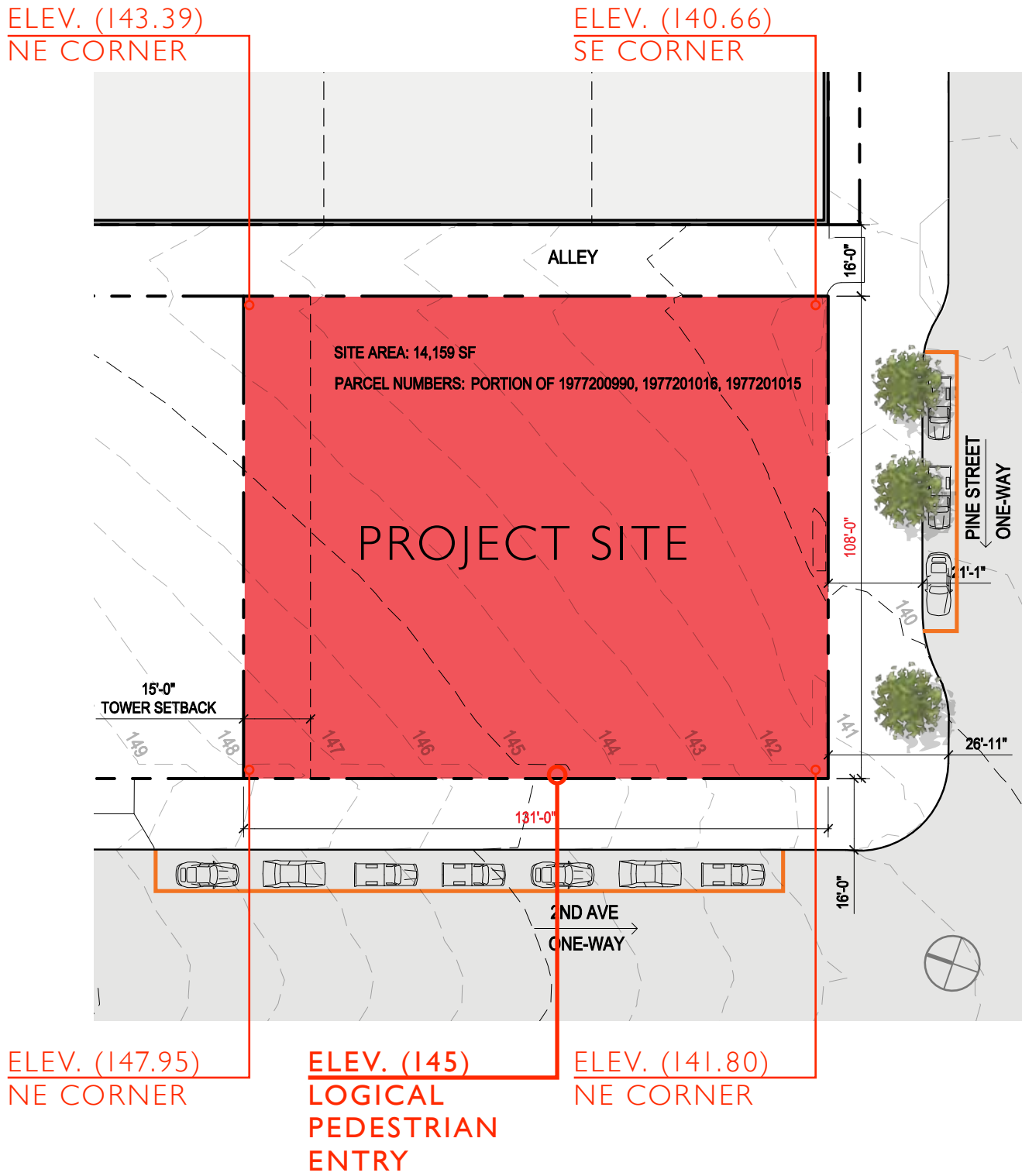
ALTA SURVEY

E 1/2, SECTION 31, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M.





SITE DETAILS



SECOND AVEUNUE

- One-way south bound
- Four-lane street with additional bus only lane to the west and parallel parking to the east
- Class one pedestrian
- Site slopes downward approximately six feet from the northwest corner of the site to the southwest corner

PINE STREET

- One-way west bound
- Two-lane street with additional parallel parking on north and south curbs
- Direct path from CBD to Pike Place Market
- Major pedestrian path in proximity to Pike Place Market
- Class one pedestrian
- Site slopes downward approximately 1.5 feet from the southwest corner of the site to the southeast corner

SITE LOCATION



VIEW OF SITE FROM SOUTHEAST

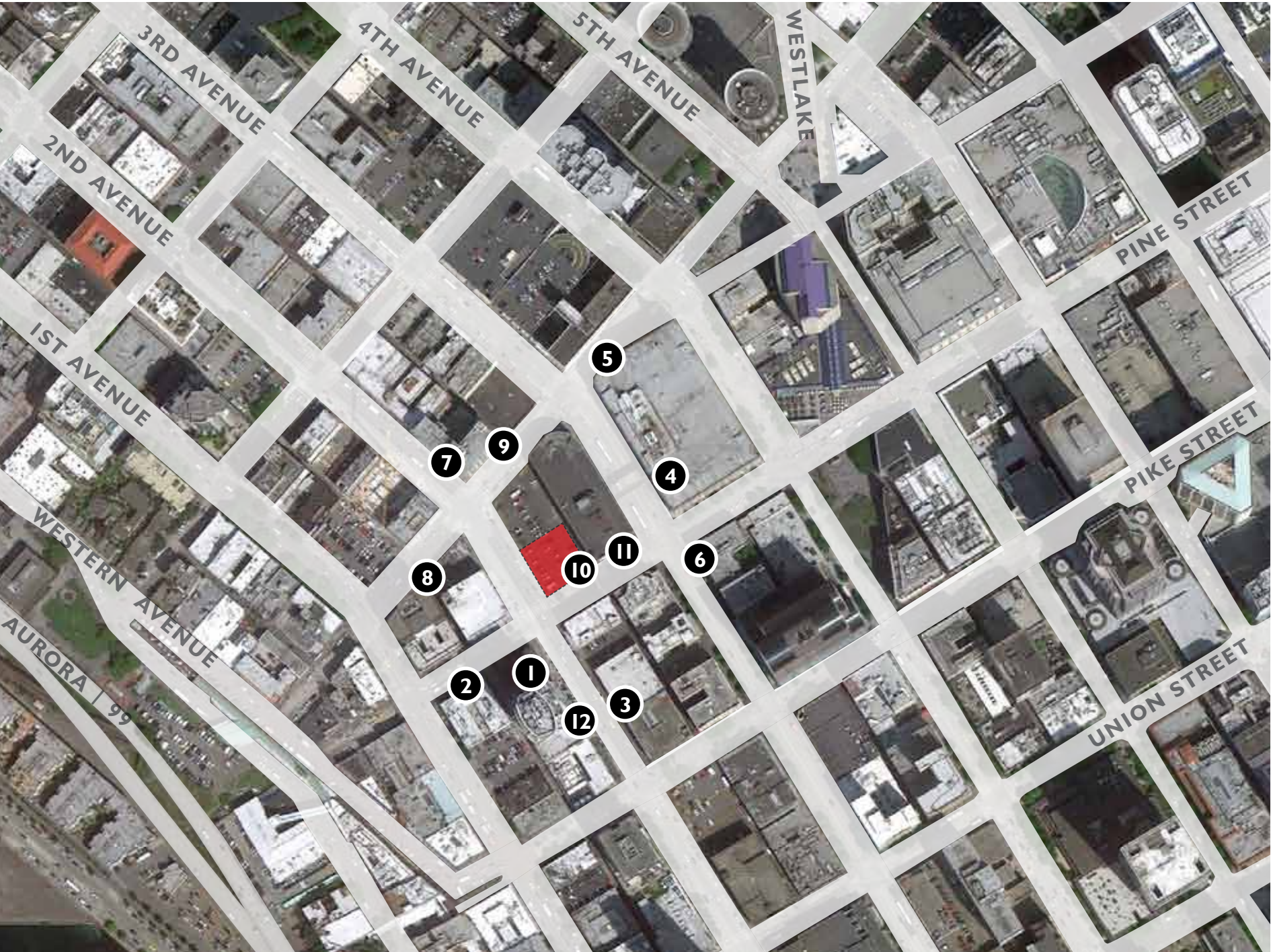


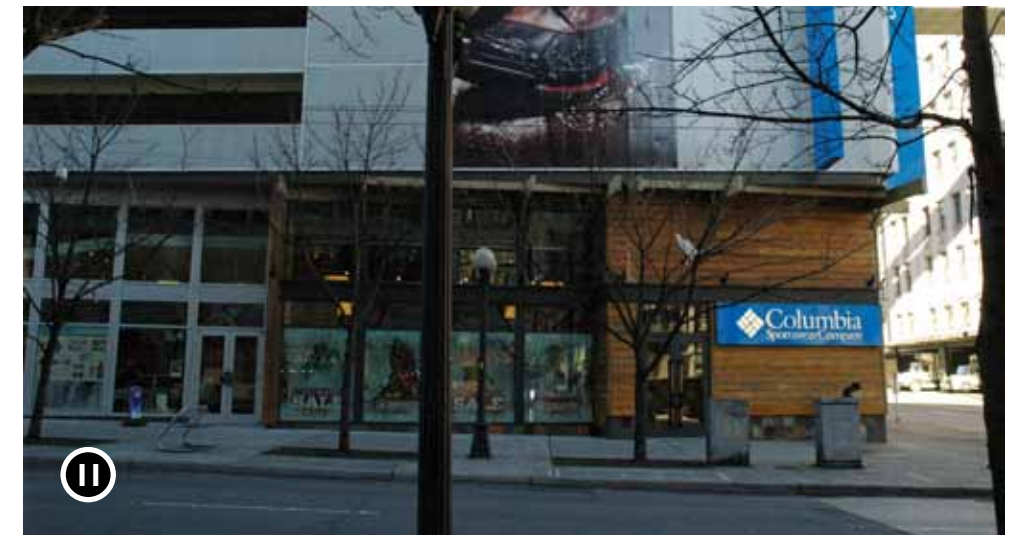
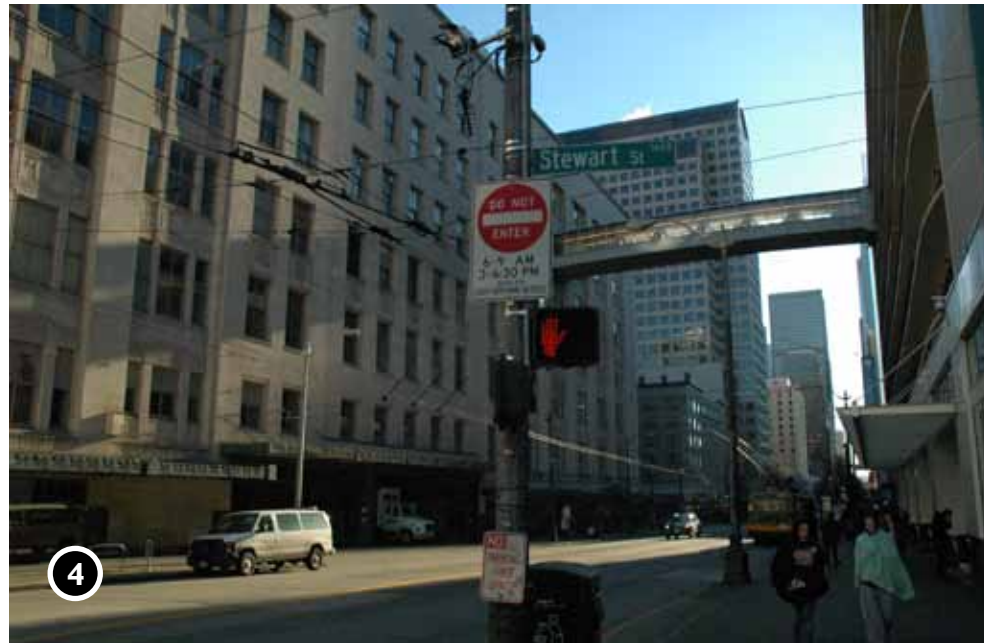
VIEW OF SITE FROM NORTH



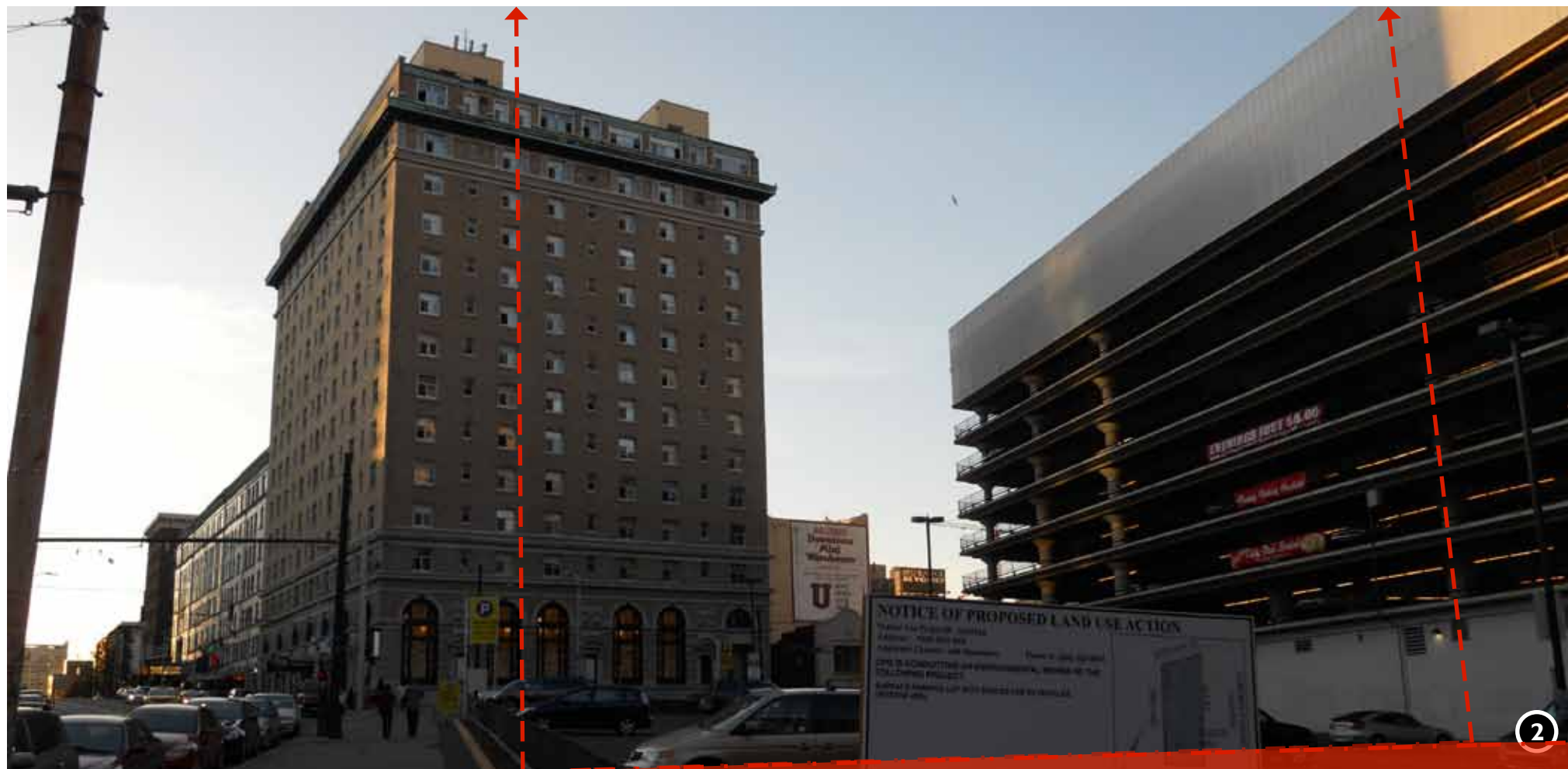
VIEW OF SITE FROM WEST

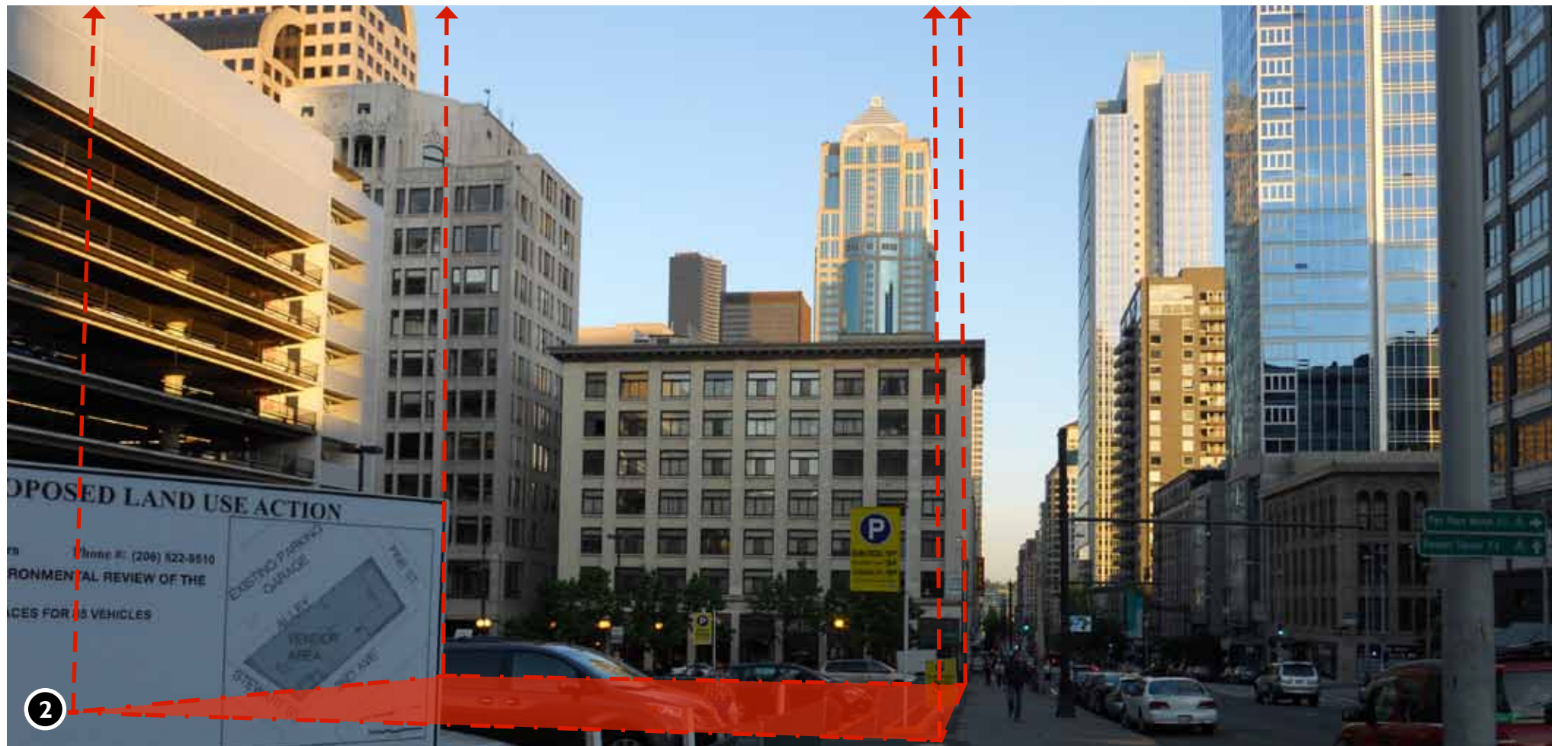
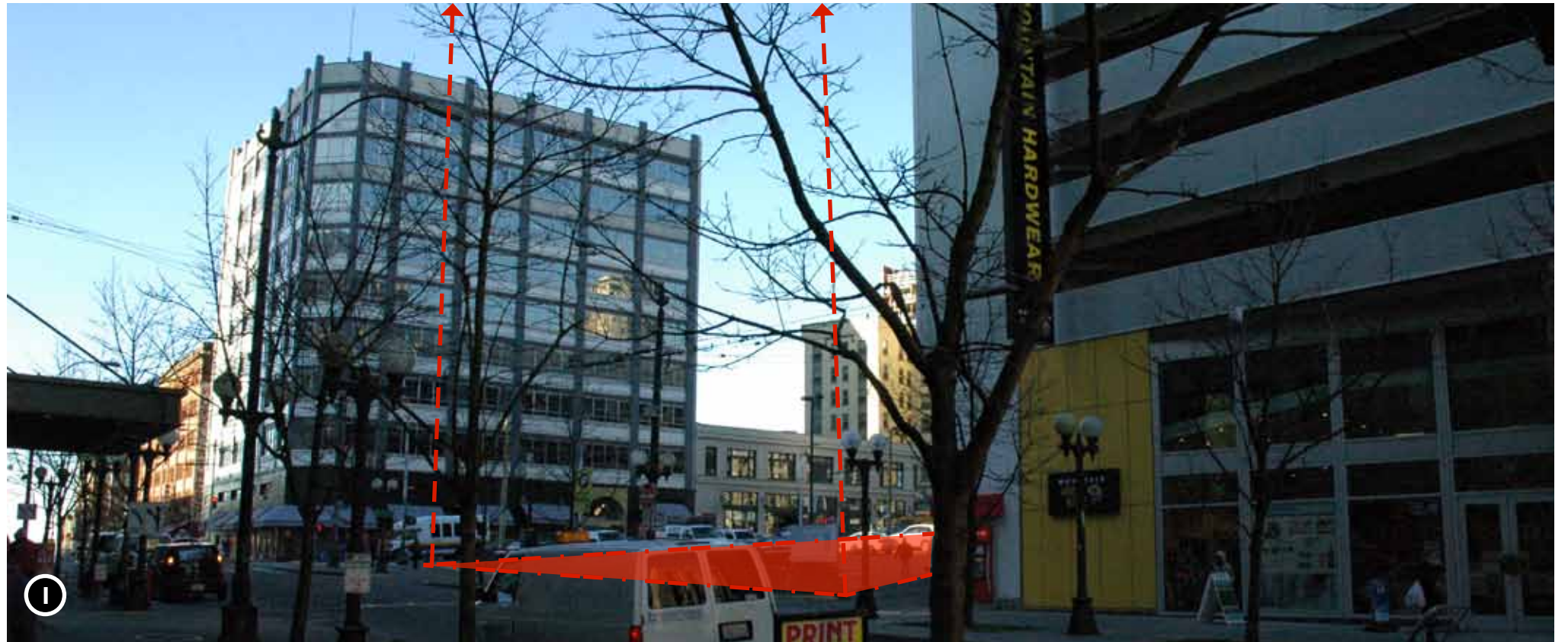
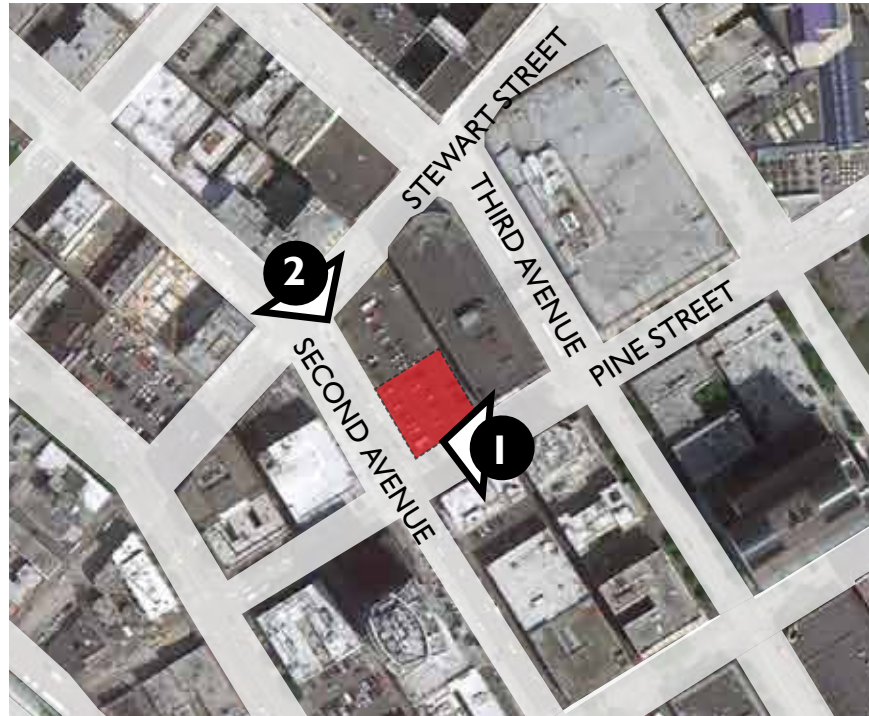
NEIGHBORHOOD CONTEXT













JOSEPHINUM

14 Story Apartments
261 Affordable Housing Units
Built in 1907
Beaux-Arts style | Steel-Concrete
153 Feet Tall

The Josephinum was built in a Beaux-Arts Style in 1907 as a hotel. The 14 story building occupies the Northeast corner of Second and Stewart. The south facade, along Stewart Street facing the North portion of Equity's property, stylistically details the raised first story with cornices and a rhythmic row of arched windows with stained glass inlays, providing a human scale. The main entry along Second Avenue, centered in the facade which mimics Stewart Street.



BROADACRES BUILDING

9 Story Retail | Commercial Office
Built in 1907
Street Front Retail
Chicago School Style | Steel-Concrete
133 Feet Tall

The Chicago School Style, or Commerical Style, architecture informed the articulation of the facade utilizing a steel structure limiting the amount of exterior ornamentation and in place framed large plate-glass windows. The retail base is currently vacant; Nordstrom Rack was the previous tennant, but a 20,000 square foot grocery store, H Mart, a New Jersey-based Asian grocery chain, is planned for the space. The proposed retail will complete the Pine Street retail corridor.



HAIGHT BUILDING

7 Story Residential Apartments
Built in 1909
42 Residential Units
Street Front Retail
Chicago School Style | Steel-Concrete
88 Feet Tall

The Haight Building exhibits a simple two-part vertical block façade composition divided by nine bays at Pine Street and four bays at Second Avenue. It is clad with a smooth greenish-cream color stone that has been painted. Exterior architectural features are limited to a prominent sheet metal cornice with dentil course and entablature ornament. The storefront level is distinguished by a prominent intermediate stone cornice and original mezzanine level windows that include an Art Nouveau-inspired arched window/glazing configuration.



BON MARCHE, MACY'S, PARKING GARAGE

9 Story Parking Structure
844 Parking Stalls
Built in 1960
Street Front Retail
Modernist | Cast-In-Place Concrete

Adjacent to the eastern facade of the proposed project site is The Bon Marche parking garage, built in 1960. The parking garage's unique cast-in-place concrete form is representative of the clean modernist aesthetic of the 1950s and 60s. The structure has been retrofitted with screens and advertising. Now the Macy's Parking Garage, the base building has been infilled with retail along Third Avenue and Pine Street. The proposed project will continue the retail corridor along Pine Street, enlivening the currently inactive zone, and connecting the retail corridor to Pike Place Market.



BON MARCHE, MACY'S

7 Story Retail Center
Built in 1928
Street Front Retail
Art Moderne, Art Deco | Steel and Masonry
80 Feet Tall

Macy's, previously The Bon Marche, is a major retail anchor along the Pine Street corridor. The facade is patterned with stone textures and large inset openings that fit into slender vertical frames. Ornament and detail coupled with horizontal overhangs meet at pedestrian level, providing human scale and weather protection.



OLYMPIC TOWER

12 Story Retail | Commerical Office
Built in 1929
Street Front Retail
Art Deco, Neo-Gothic | Steel-Concrete Structure
148 Feet Tall

The building consists of a ten-story reinforced concrete and terra cotta tower set back from 3rd Avenue but flush with Pine Street, on top of a three-story, originally two-story, base. The majority of the facade consists of large windows, bringing natural light. Art Deco terra cotta ornamentation accentuates the base and crown of the structure.





BERGMAN LUGGAGE

2 Story Mixed-Use Office | Retail
Built in 1916
Beaux-Arts style | Steel-Masonry

This small retail building enhances the pedestrian experience, maintaining ornate detail across the rhythm of vertical between openings.



PLYMOUTH ON STEWART

8 Story Retail | Apartments
Built in 1901
Street Front Retail
Early Modernism | Steel
96 Feet Tall

Plymouth on Stewart, previously Hotel St. Regence, is stylistically considered early modernism. Little to no ornament, the geometry of this building remains simple, with clean lines. The building reaches up to ninety-six feet in height about the height of The Bon Marche garage to the East of the project site. The base of the building houses a restaurant, and abuts, Stewart street, which is a main artery into Pike Place Market.



CAFFE D'ARTE

2 Story Mixed-Use Office | Retail
Street Front Retail
Approximately 88 Feet Tall

The low rise structure inhabiting Caffé D'arte rounds the corner of Second and Stewart, just catty-corner to the project site. This project site does have high-rise development potential of up to four hundred feet as well.



ARCHITECTURAL THEMES:

- 1521 serves as precedent as the closest four hundred foot residential tower in proximity to the project site. The modulation of the floor plates, coupled with the vertical fin and patterned facade slenderizes the mass, providing human scale and cotextual relationships through proportioning.
- The surrounding architecture takes on a scale and rhythm through large facade openings that are repeated across Second Avenue and Pine Street. Almost every surrounding building focuses detail at the pedestrian level and at the crown of the building, drawing the eye upward, and mimizing articulation throughout the mass of the building to accentuate the large openings inset into the structure, allowing for more daylight into the structures and views out to the surroundings.
- Terra cotta and stone details, with inset storefronts at street level envelope the adjacent structures. In particular along the retail core running East-West along Pine Street.

1521 SECOND AVENUE

38 Story Residential Apartments
Built in 2007
Street Front Retail
Modernism | Concrete
440 Feet Tall

Completed in 2008, 1521 Second Avenue serves as a precedent for height and scale for the proposed project. The crown, modulation, screen and fins define the four fragments that compose the building, each utilizing a mix of white metal panels, mullion patterning and glazing in different ways to emphasize four slender sheets of glass extruding toward the sky. Similar to 1521, the proposed project will use modulation to slenderize the tower, and vary glazing transparencies, decks, fins, and mullions to create a pattern wrapping around the structure.



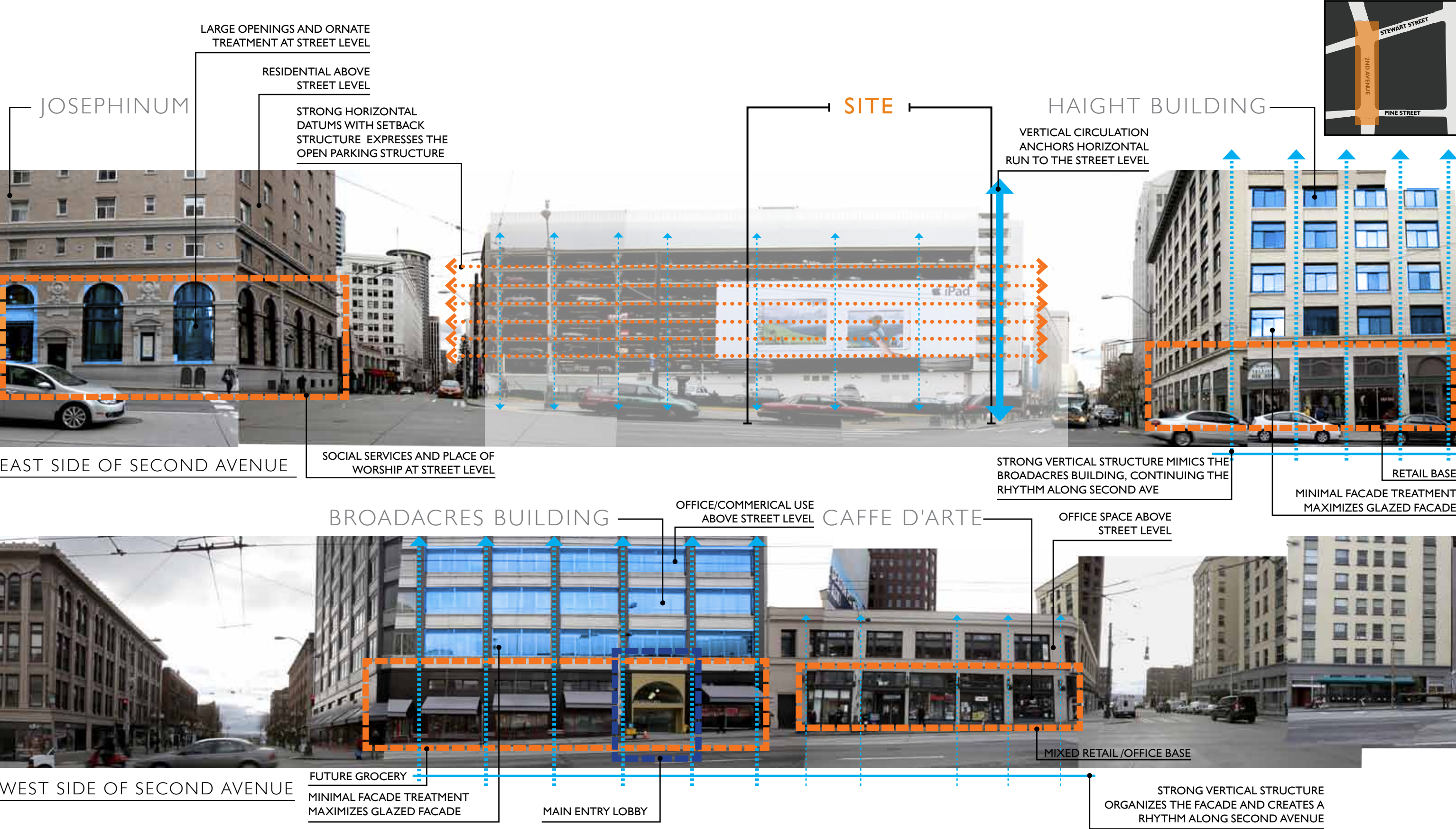
DOYLE

4 Story Retail | Commercial Office
Built in 1919
Street Front Retail
Renaissance Revival | Steel-Concrete Structure
49 Feet Tall

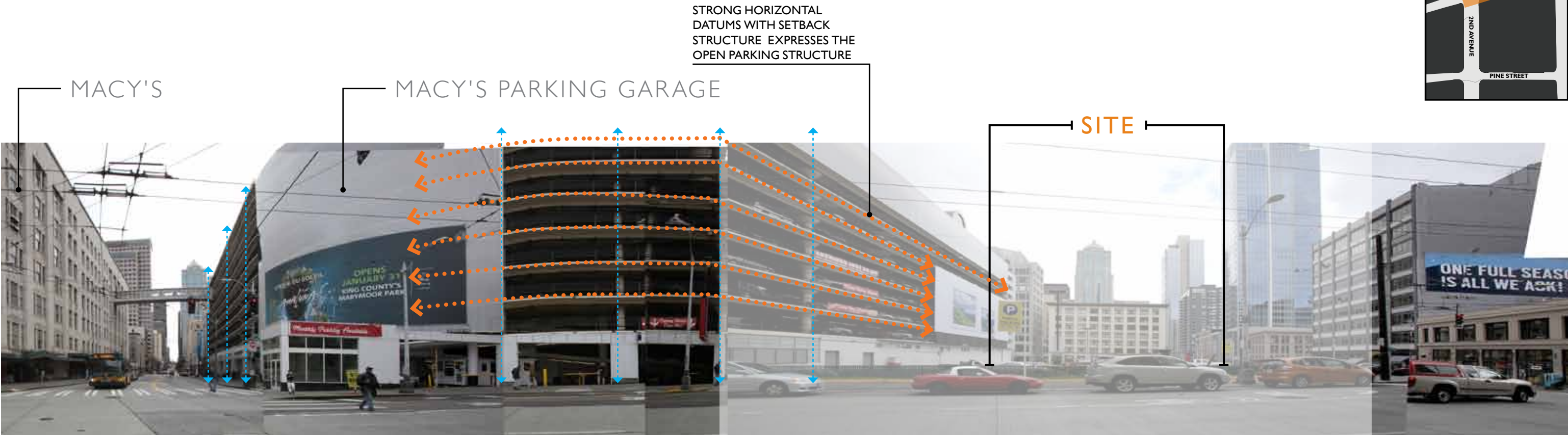
Renaissance revival is reflected in the large windows set in tall arched bays clad with terra cotta. This maintains the large opening and rhythm of verticals that are mimiced on the surrounding buildings lining Second Avenue and Pine Street. The retail base of the Doyle building will provide a strong connection with the proposed project site retail along Pine Street, creating continuity and enhancing access to Pike Place Market.



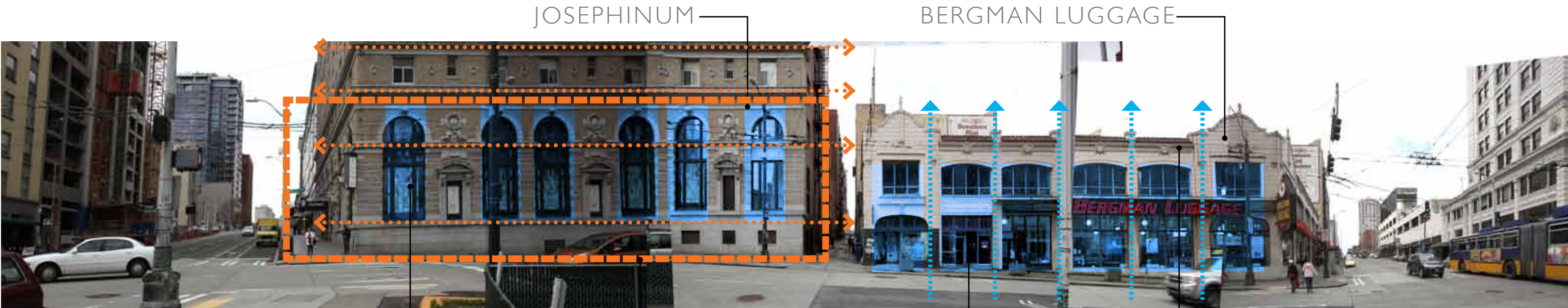
CONTEXT ANALYSIS



CONTEXT ANALYSIS



SOUTH SIDE OF STEWART STREET



NORTH SIDE OF STEWART STREET

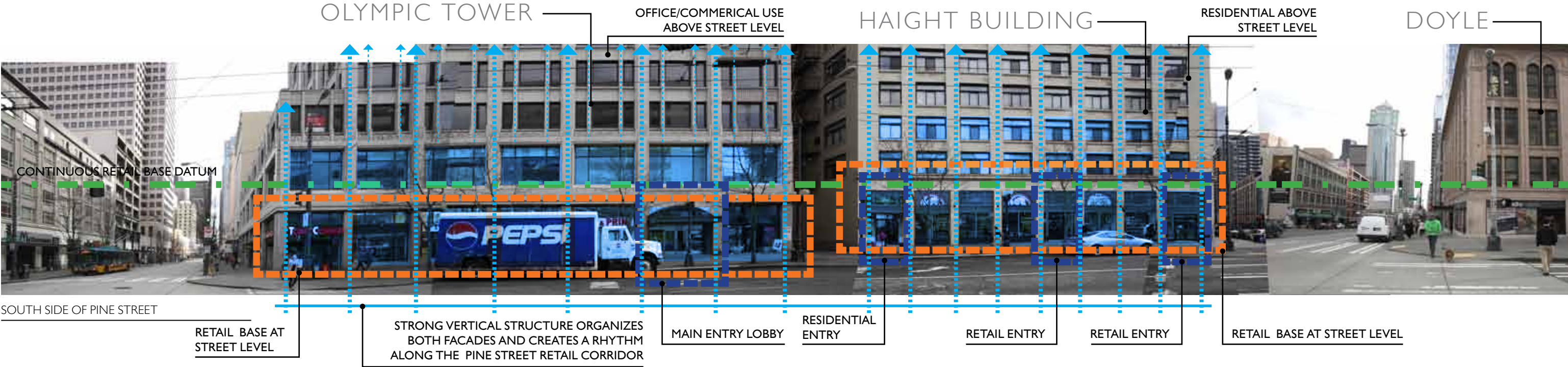
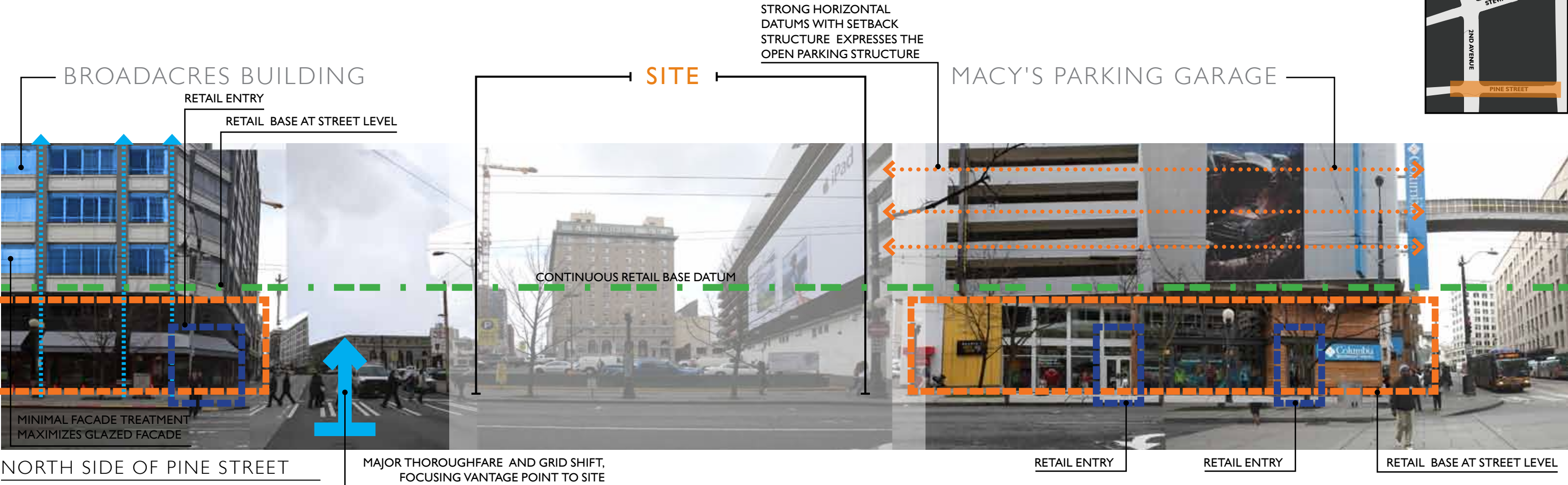
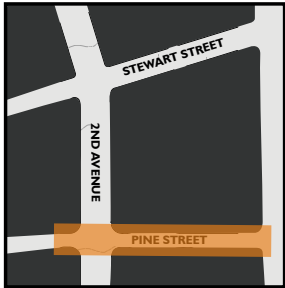
LARGE OPENINGS AND ORNATE TREATMENT AT STREET LEVEL

SOCIAL SERVICES AND PLACE OF WORSHIP AT STREET LEVEL

LARGE OPENINGS BETWEEN VERTICALS

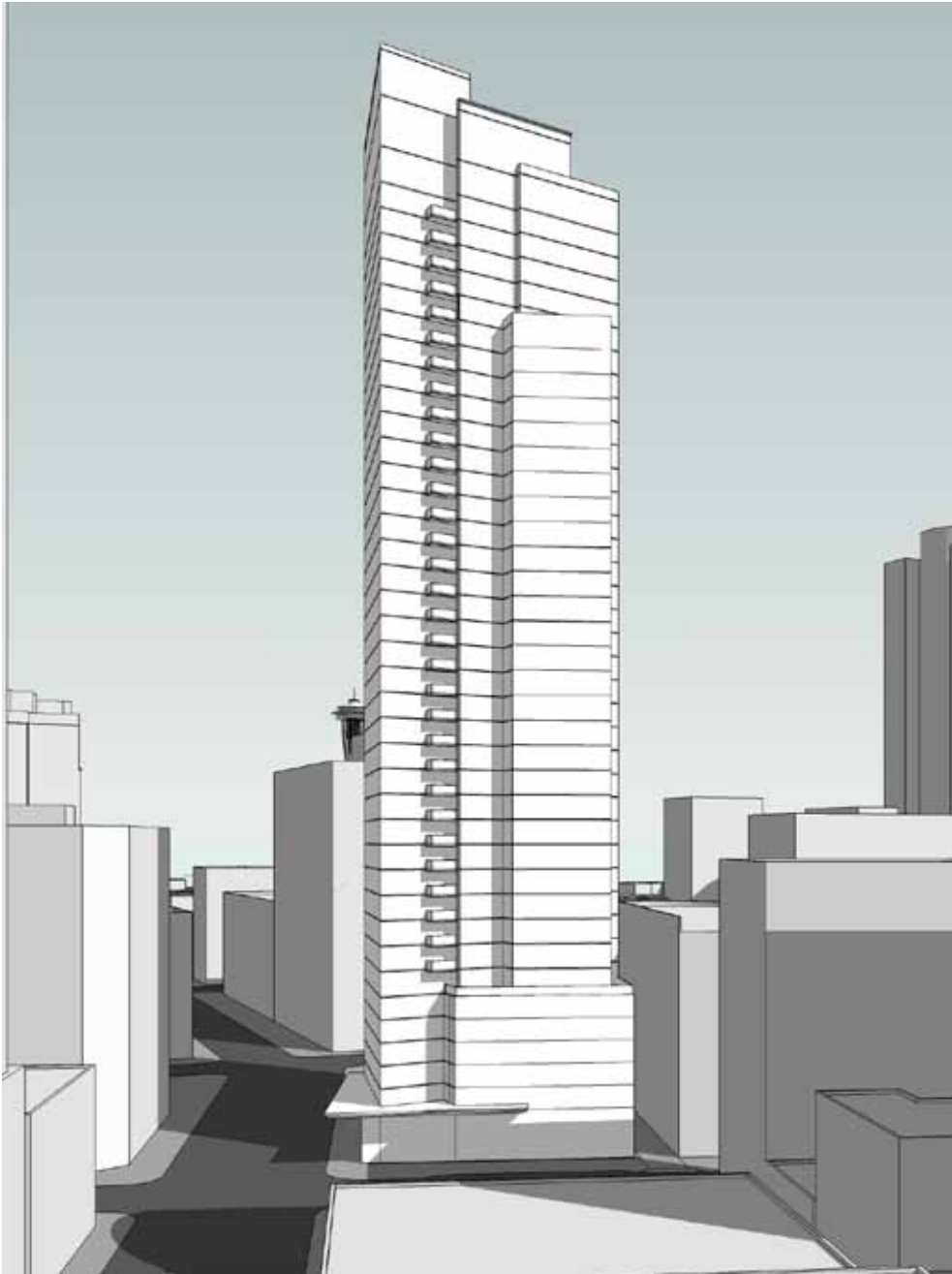
ORNATE DETAILS BETWEEN VERTICALS

CONTEXT ANALYSIS

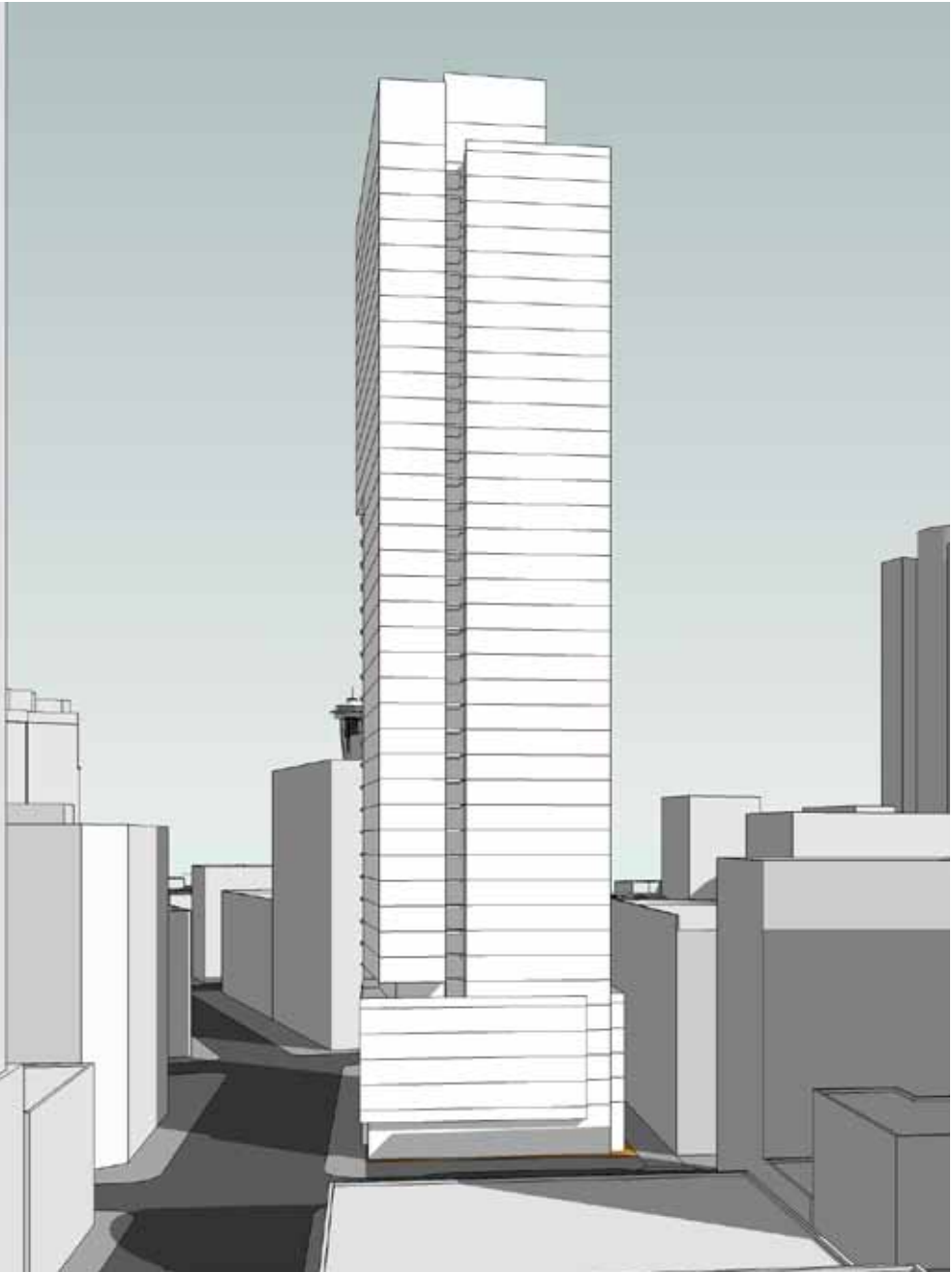


MASSING OPTIONS _____

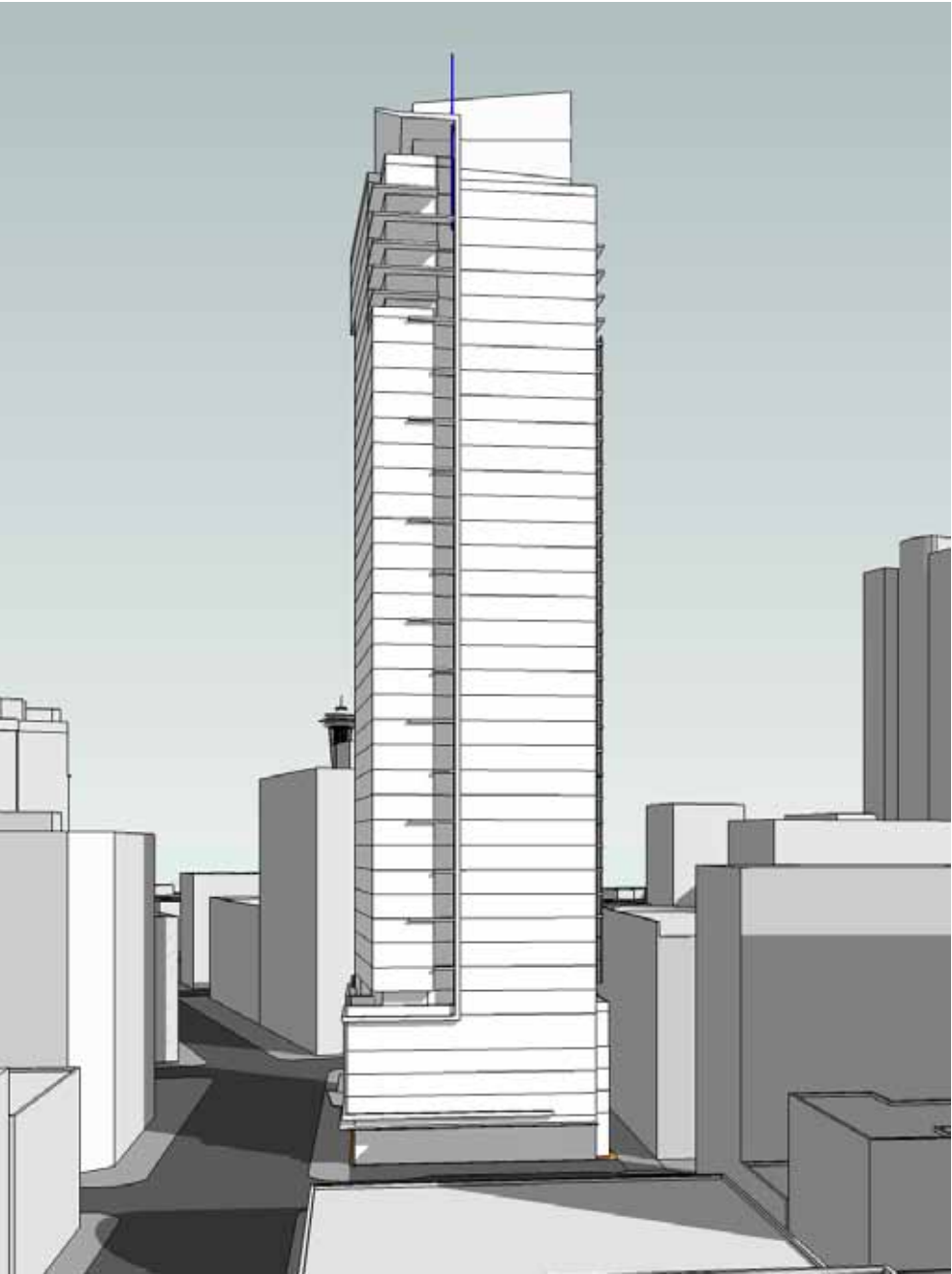
MASSING OPTIONS



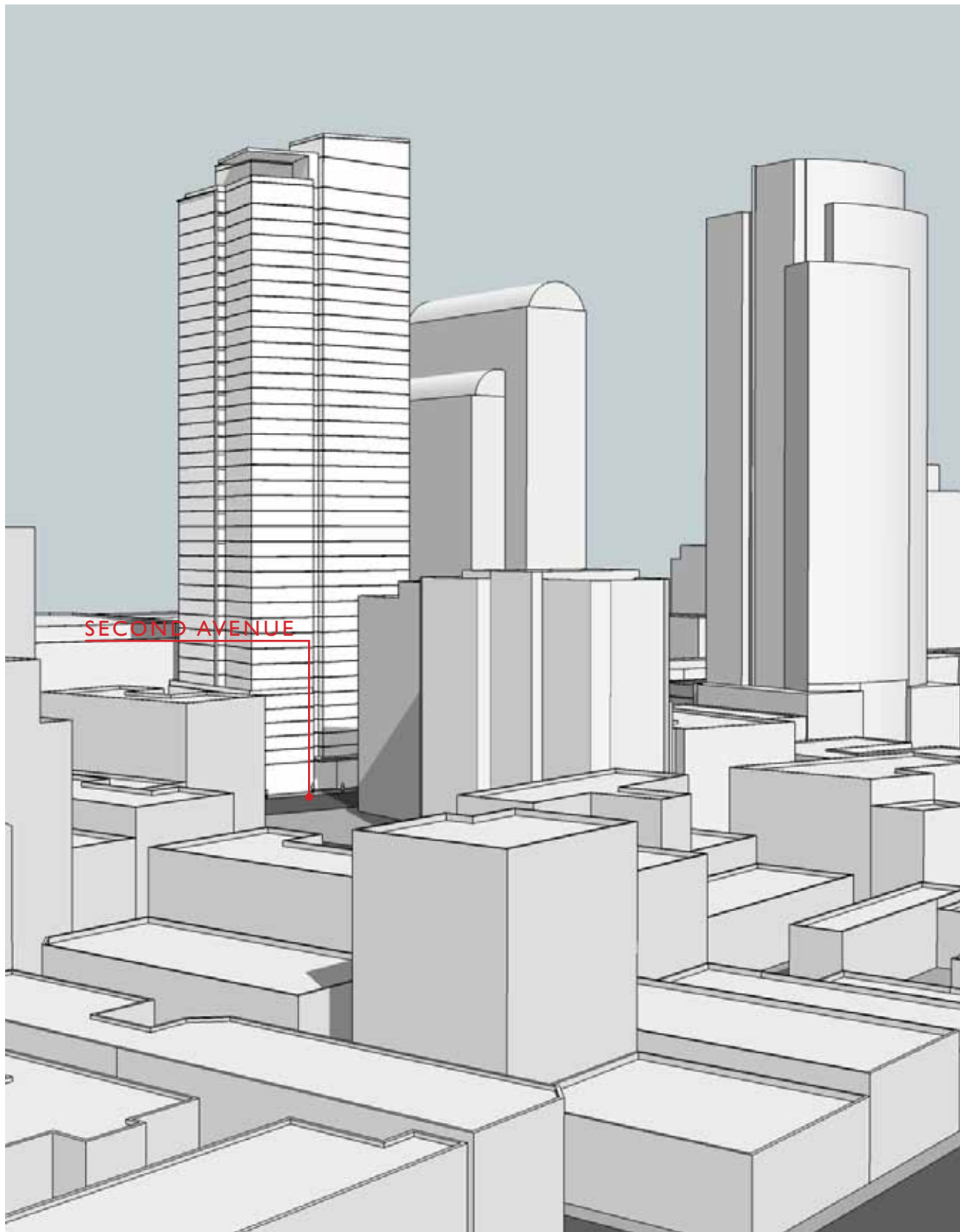
MASSING OPTION A



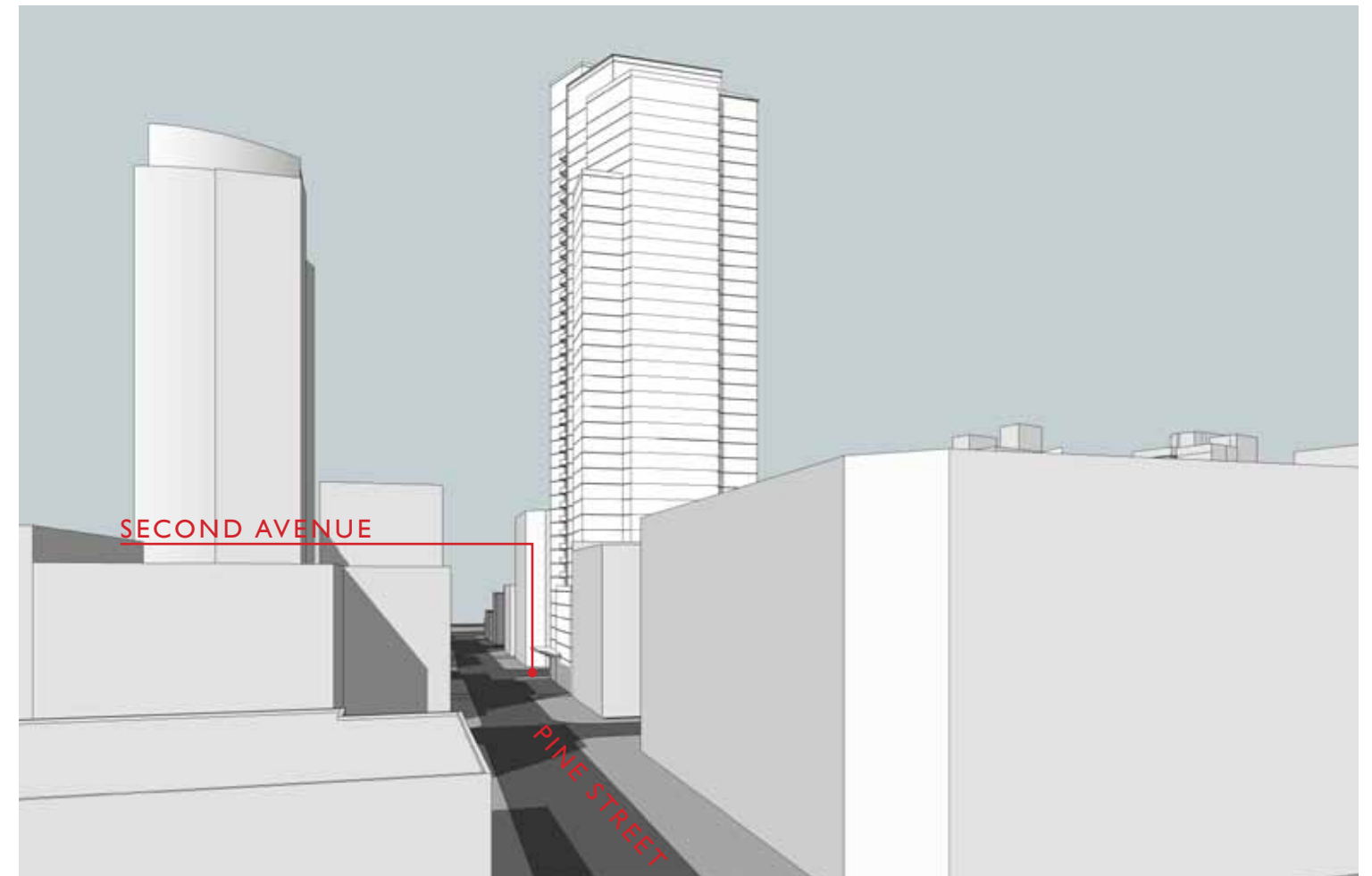
MASSING OPTION B



MASSING OPTION C – **PREFERRED**



VIEW FROM NORTHWEST



VIEW FROM SOUTH

MASSING OPTION A

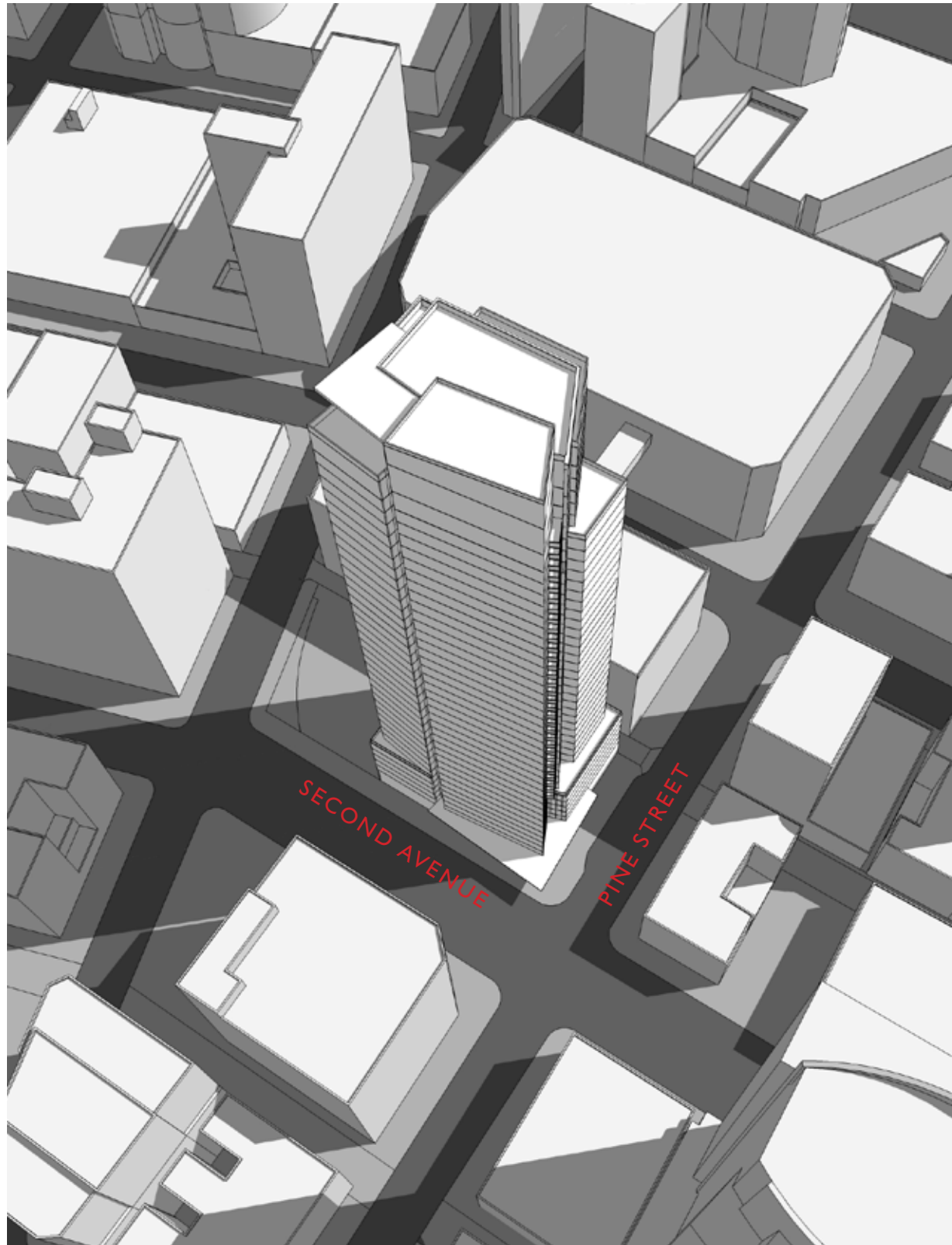
The primary focus of all the options is to recognize the shifting of the city grid on 2nd Avenue, and capture views toward Puget Sound, Pike Street Market, and the Space Needle. In particular this option expressed a more angular geometry to the massing. The top of the building sloped to give an expressive conclusion to the form for a shared amenity space for the residents.

PROS:

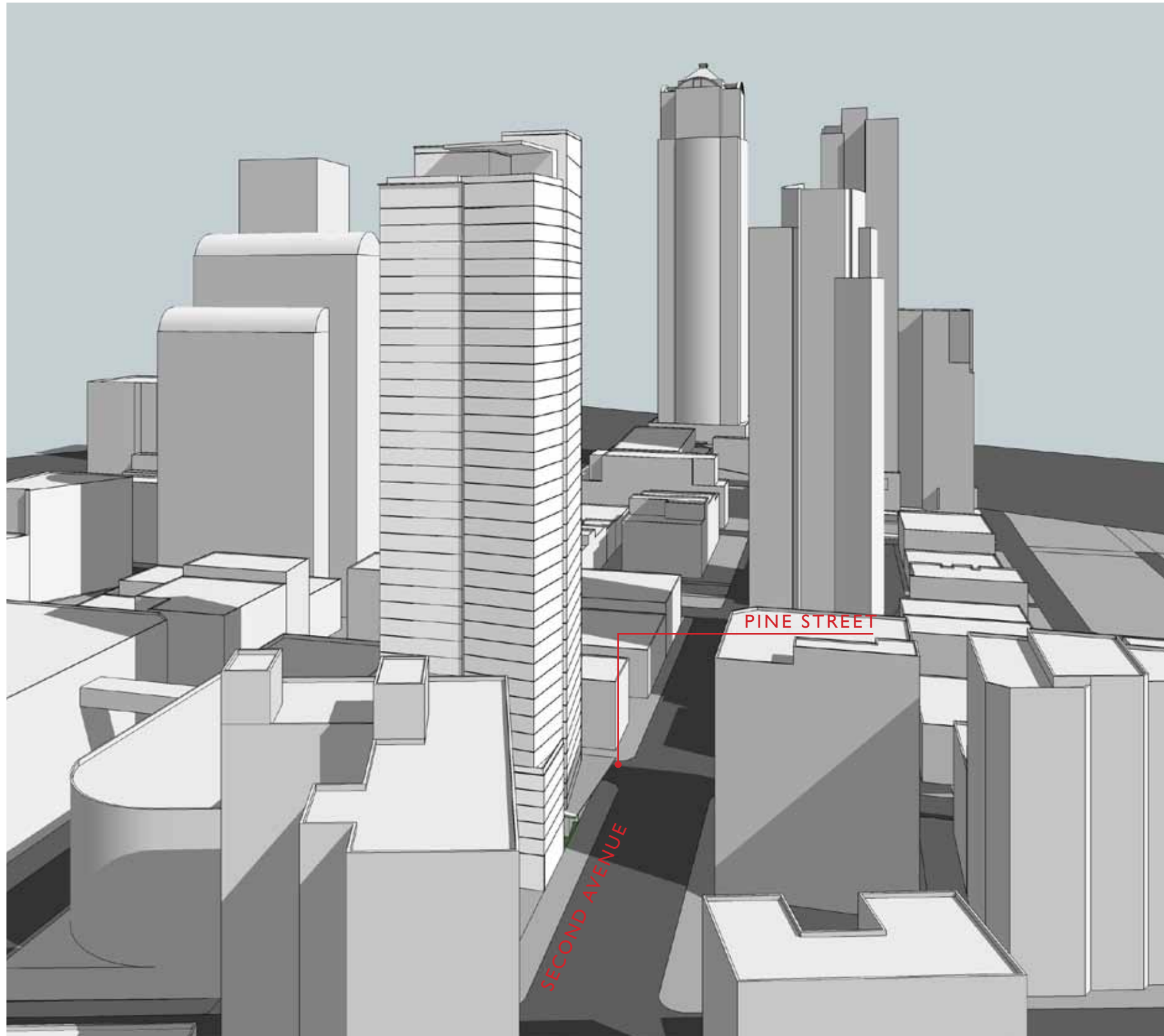
- Massing of building had a sharp and distinguishing geometry.
- Building massing steps back as it reaches upward helping scale the overall massing.

CONS:

- From some vantage points the tower could appear broad given the splayed angles of the form.
- It became challenging to let the tower hit the ground without impacting the parking levels that are of a more orthogonal geometry



AERIAL VIEW



VIEW FROM NORTH



AERIAL VIEW FROM EAST



AERIAL VIEW FROM WEST



VIEW FROM NORTHWEST



VIEW FROM WEST

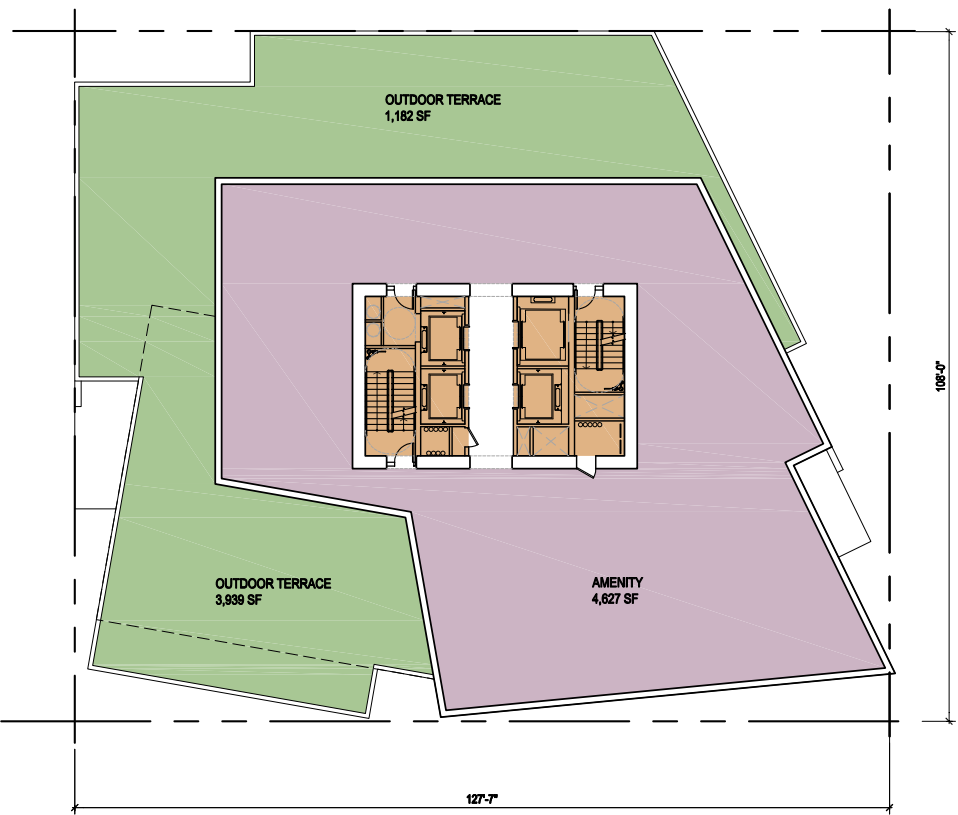
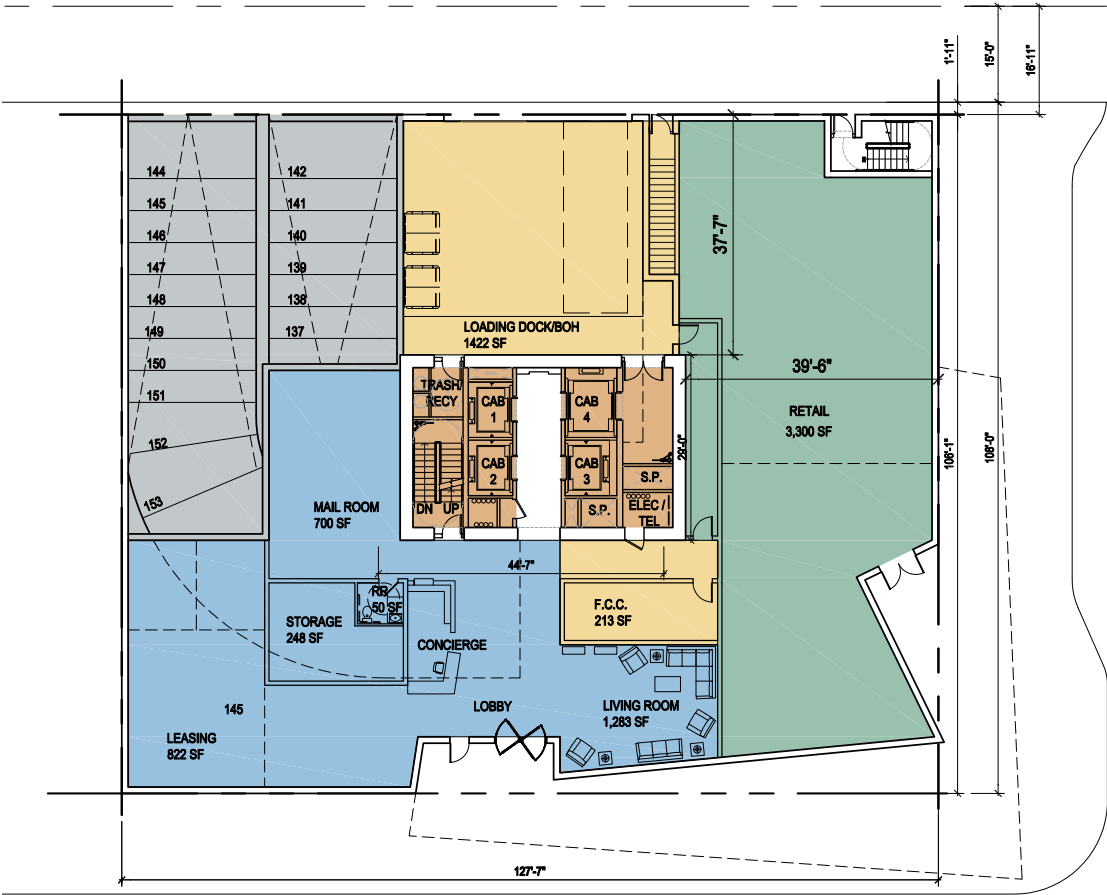


VIEW FROM SOUTH

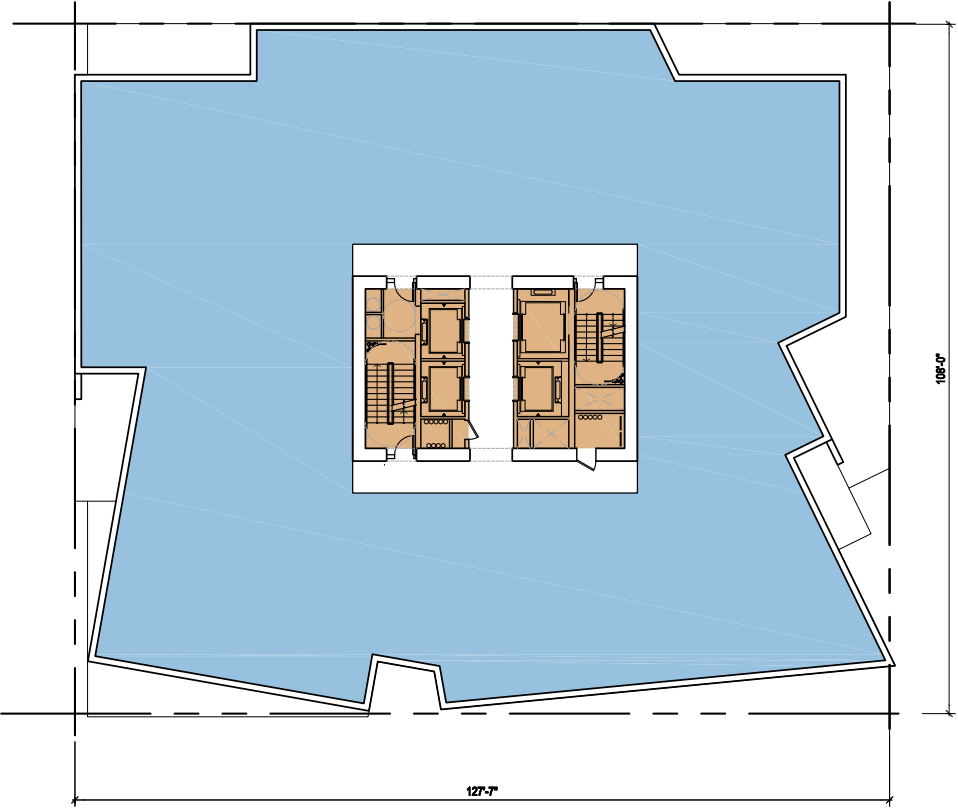
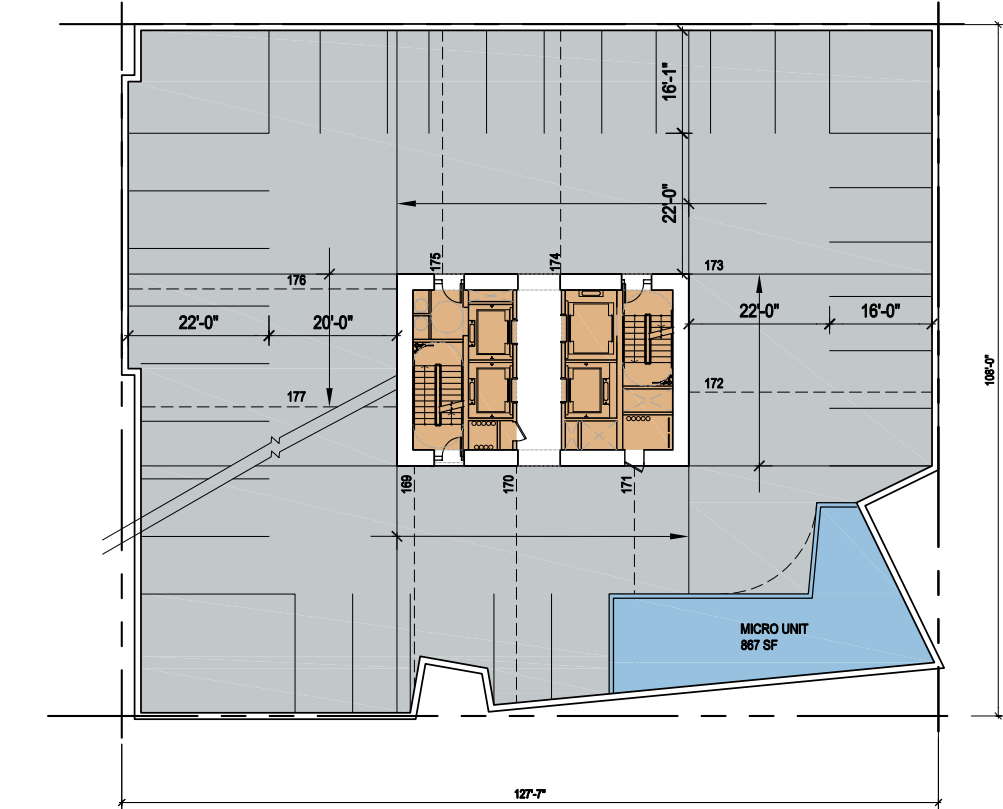


AERIAL VIEW FROM EAST

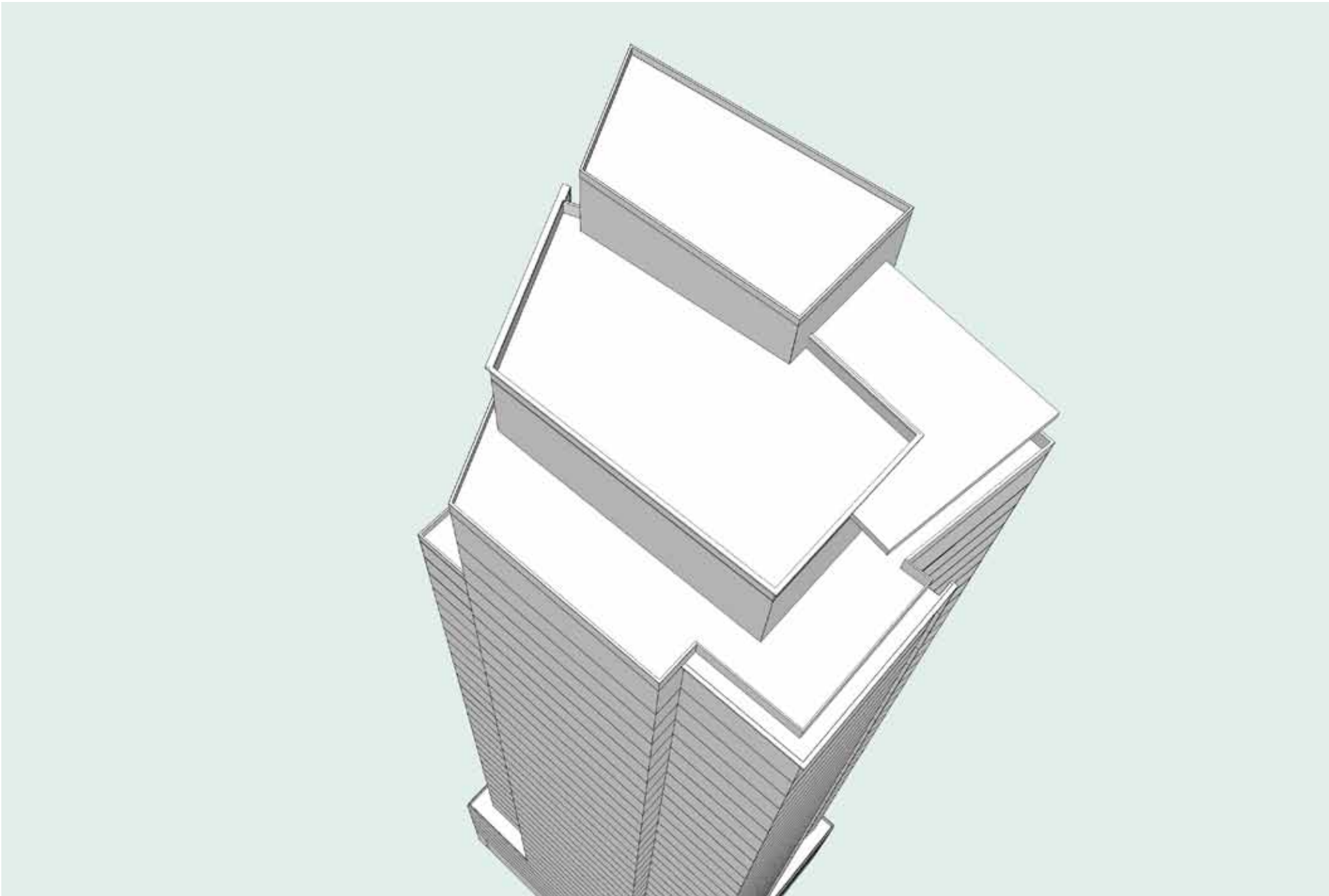
OPTION A FLOOR PLANS



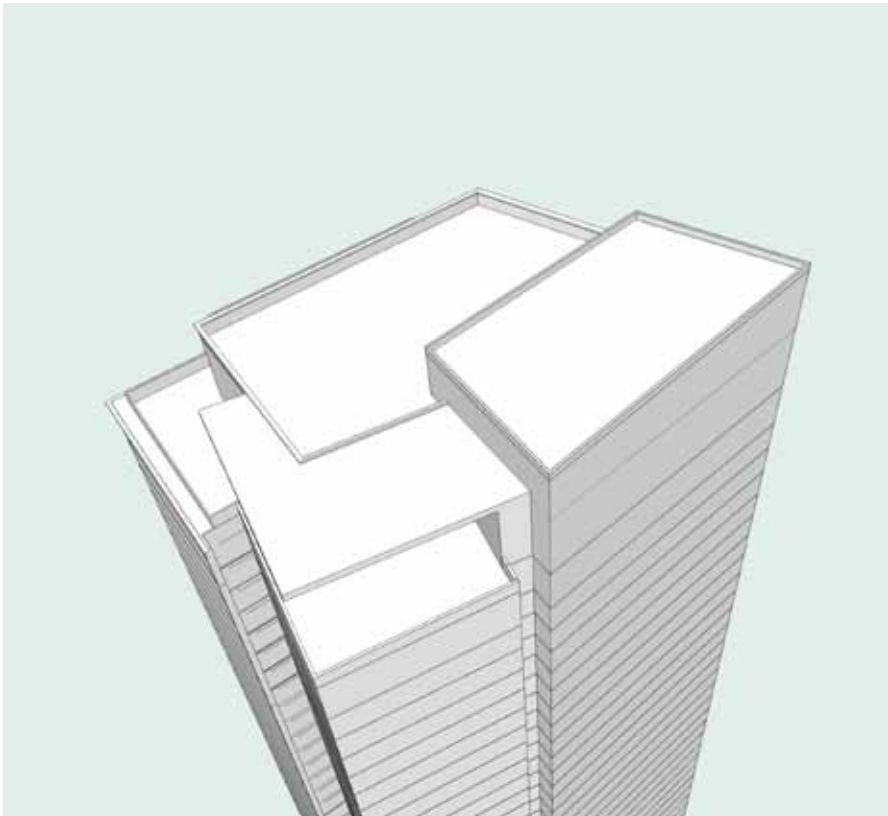
- RESIDENTIAL
- BALCONY
- STAIR | ELEVATOR CORE
- RETAIL
- PARKING
- STORAGE | LOADING | MECH
- AMENITIES



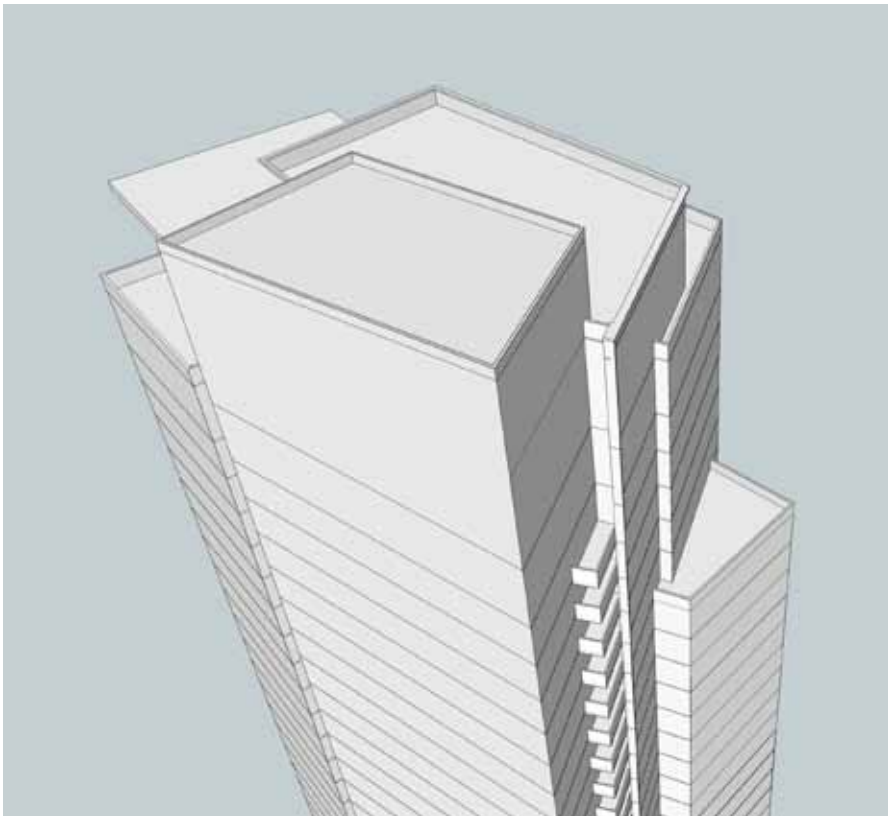
OPTION A ROOF DETAILS



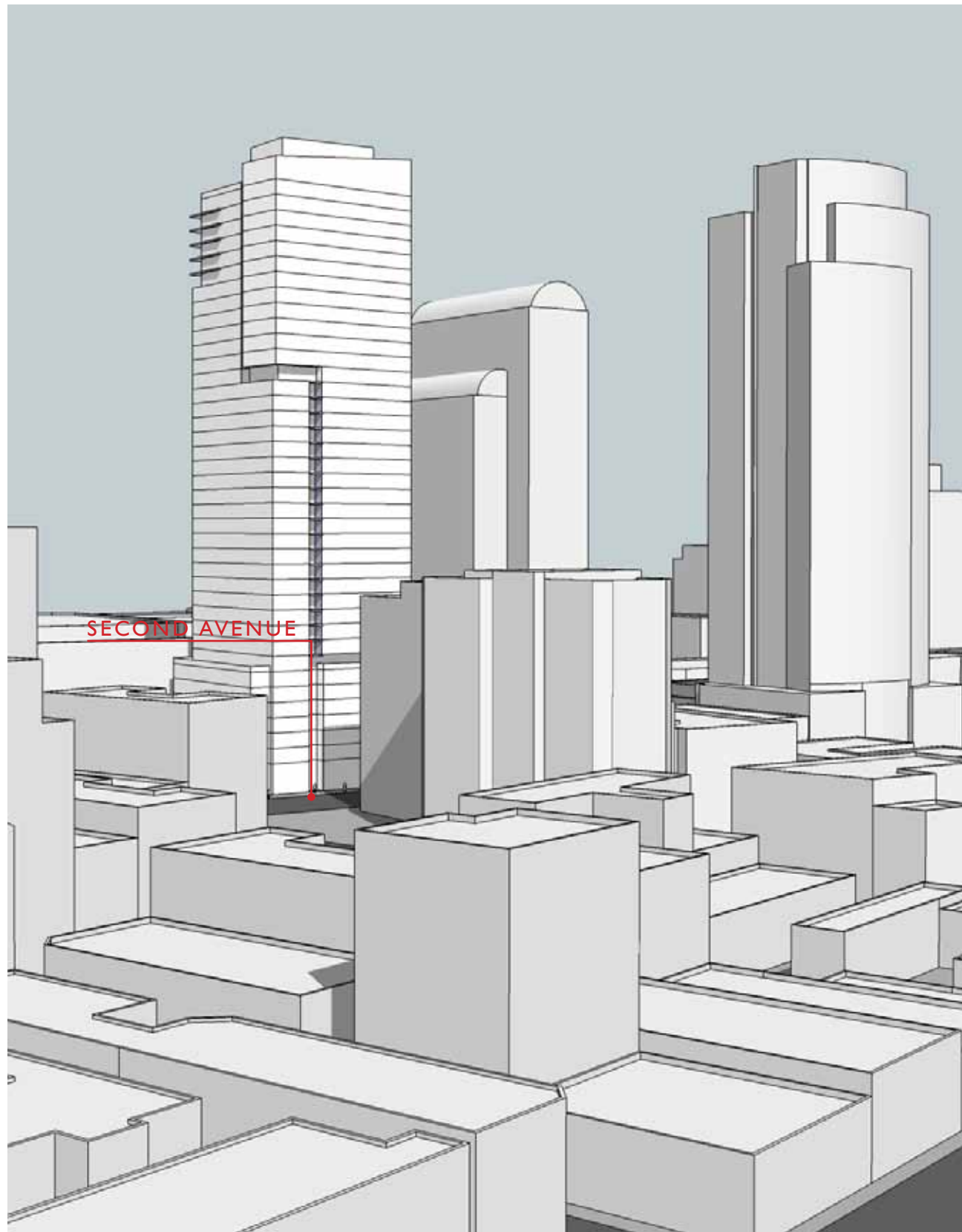
AERIAL VIEW FROM NORTH



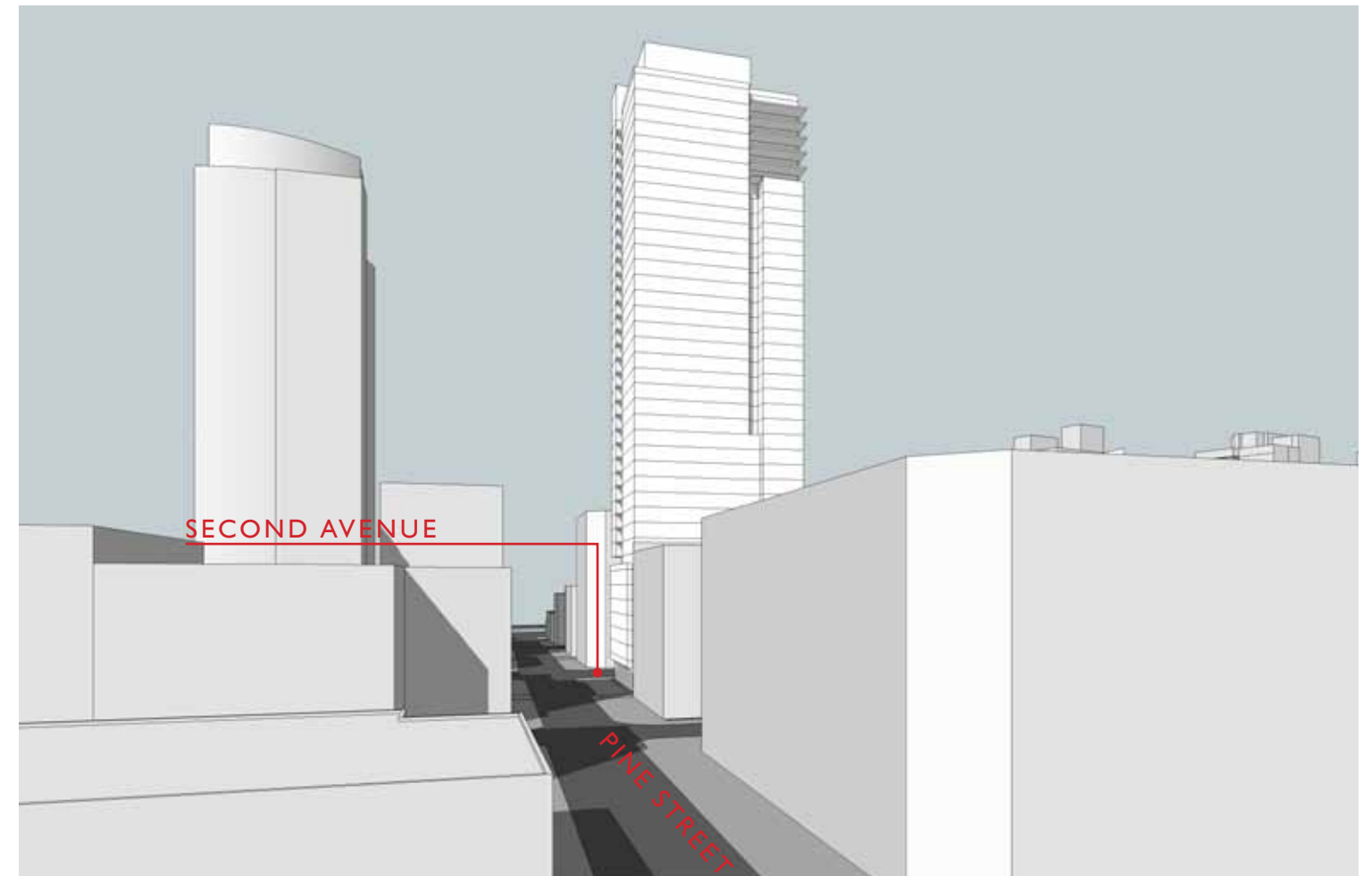
AERIAL VIEW FROM WEST



AERIAL VIEW FROM SOUTH



VIEW FROM NORTHWEST



VIEW FROM SOUTH

MASSING OPTION B

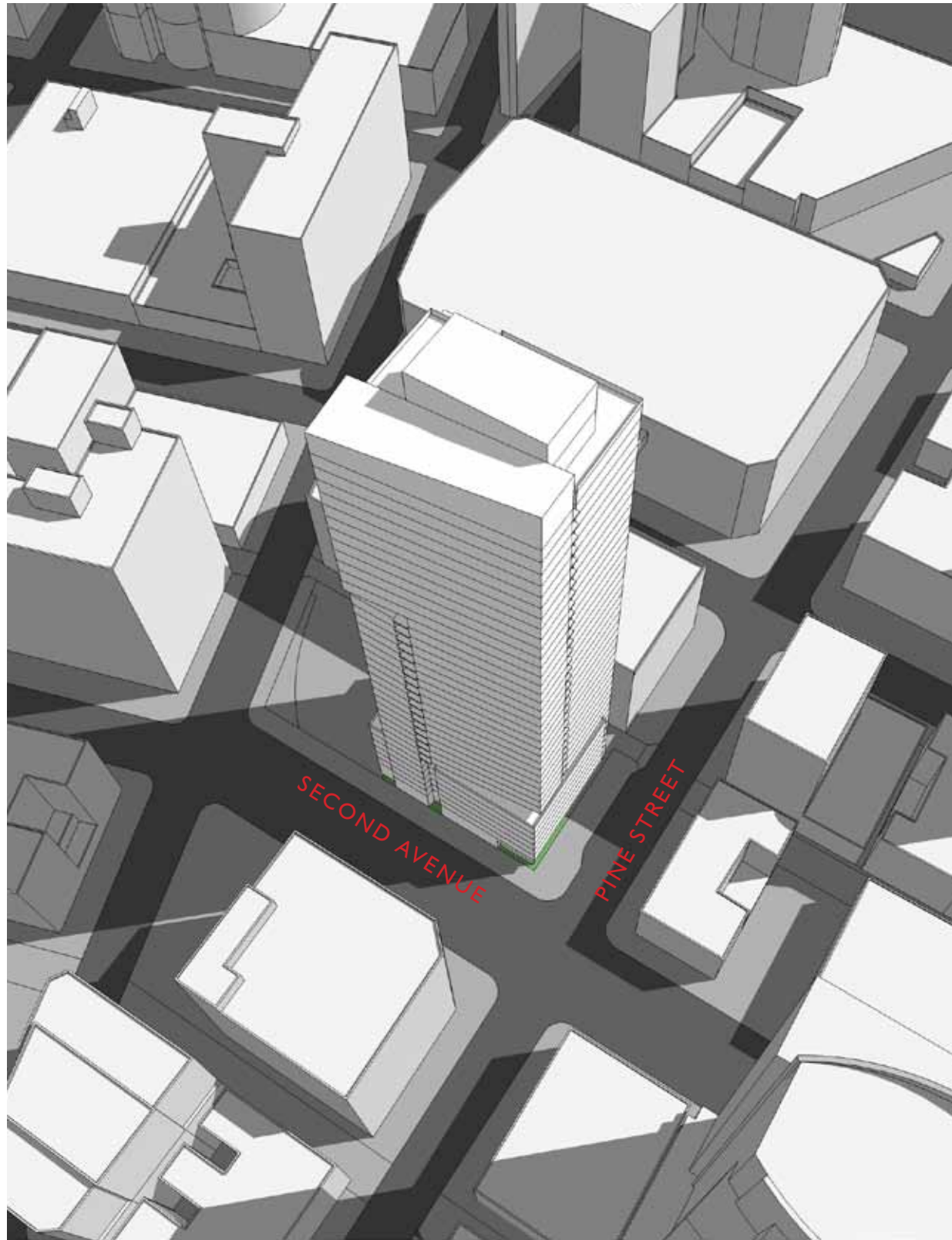
The primary focus of all the options is to recognize the shifting of the city grid on 2nd Avenue, and capture views toward Puget Sound, Pike Street Market, and the Space Needle. With this option the architecture develops reveals with balconies to captures views down Avenues and Streets while letting the building read as a series of platonic masses.

PROS:

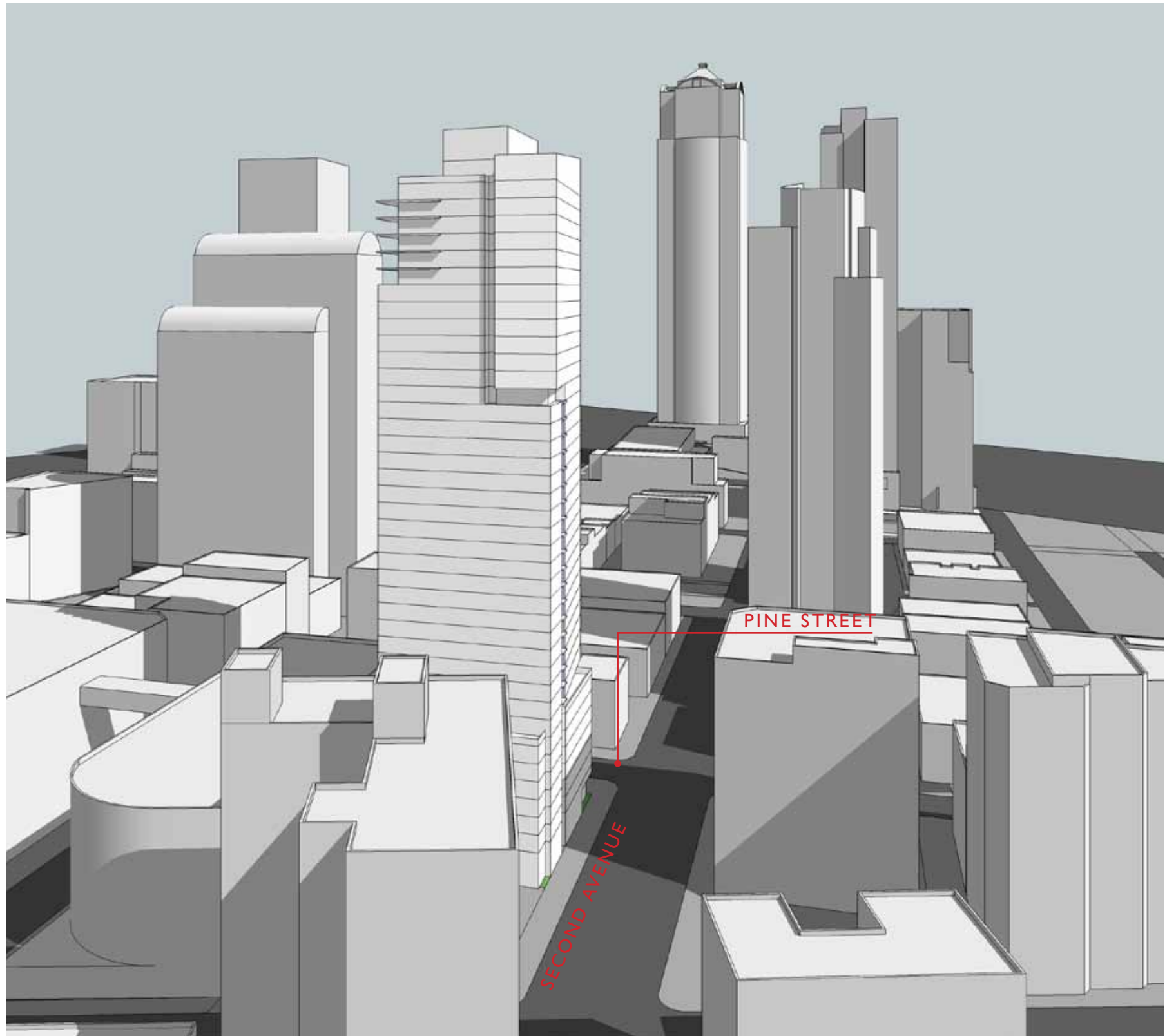
- The amenity space similar to Option A has an expressive common space at the top of the building for gathering and entertaining by the residents.

CONS:

- The top did not create outdoor space opportunities facing the Puget Sound.
- The simplified massing lacked bigger scale moves to organize the building from distances afar.



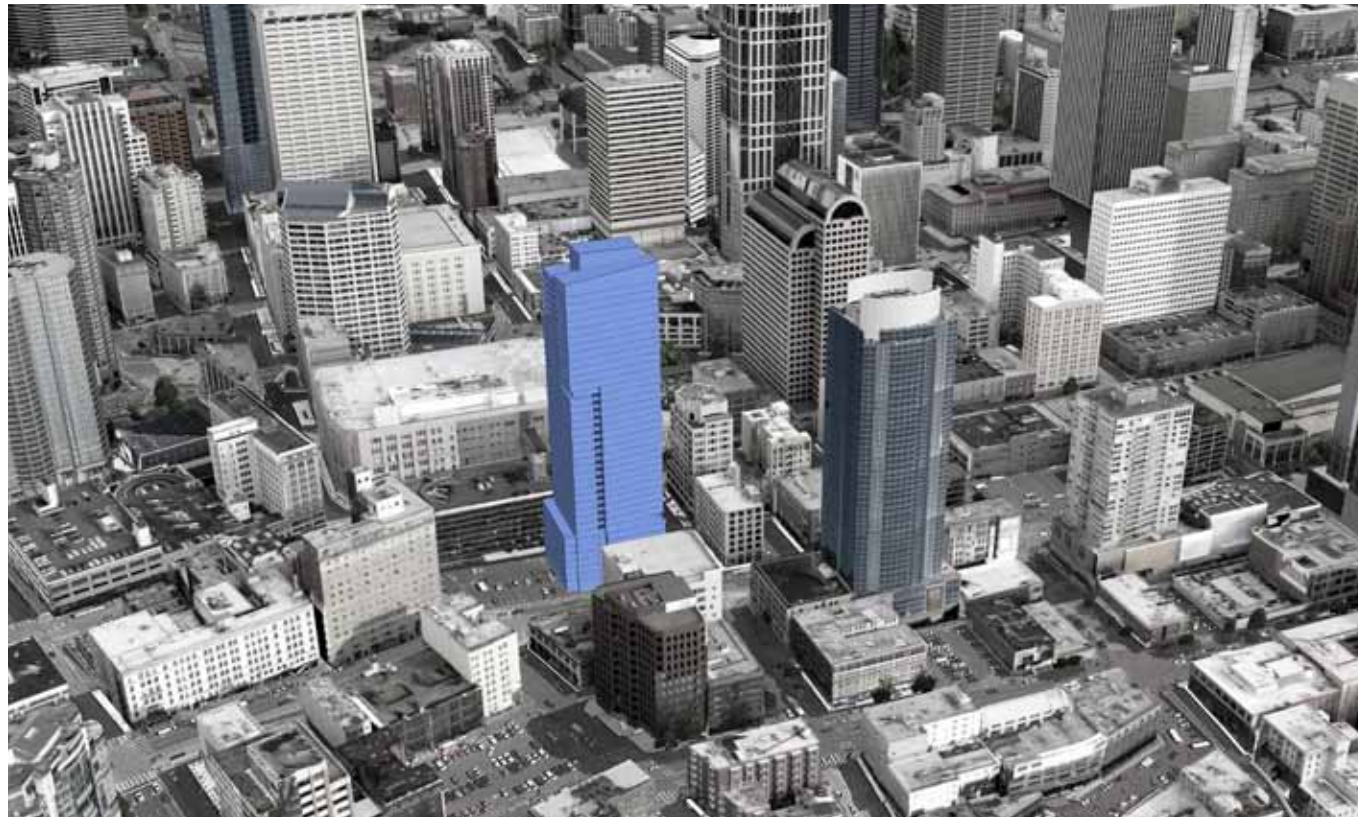
AERIAL VIEW



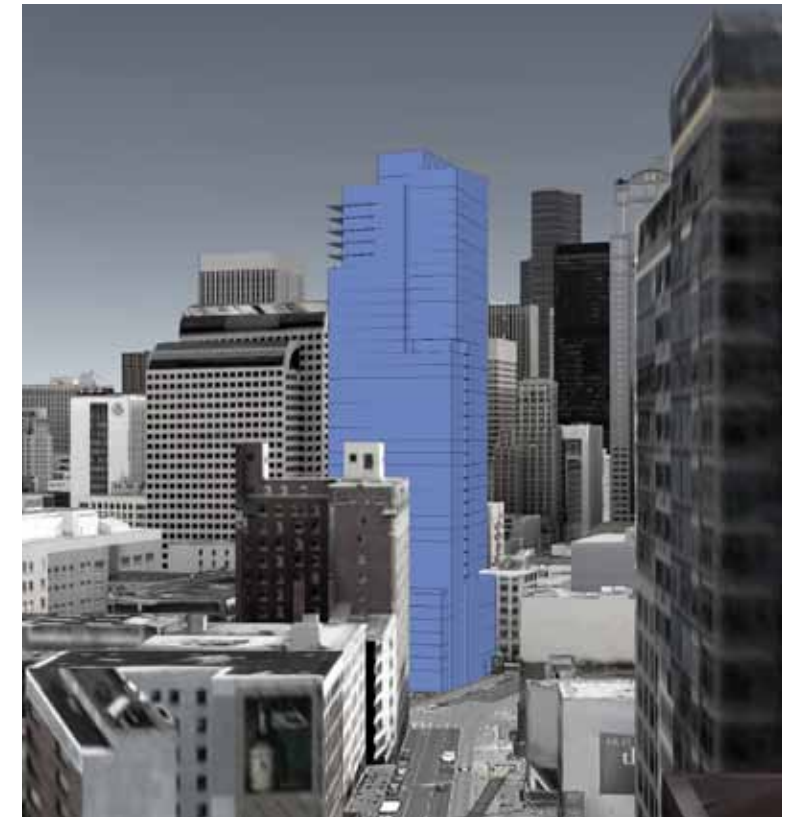
VIEW FROM NORTH



AERIAL VIEW FROM EAST



AERIAL VIEW FROM WEST



VIEW FROM NORTHWEST



VIEW FROM WEST

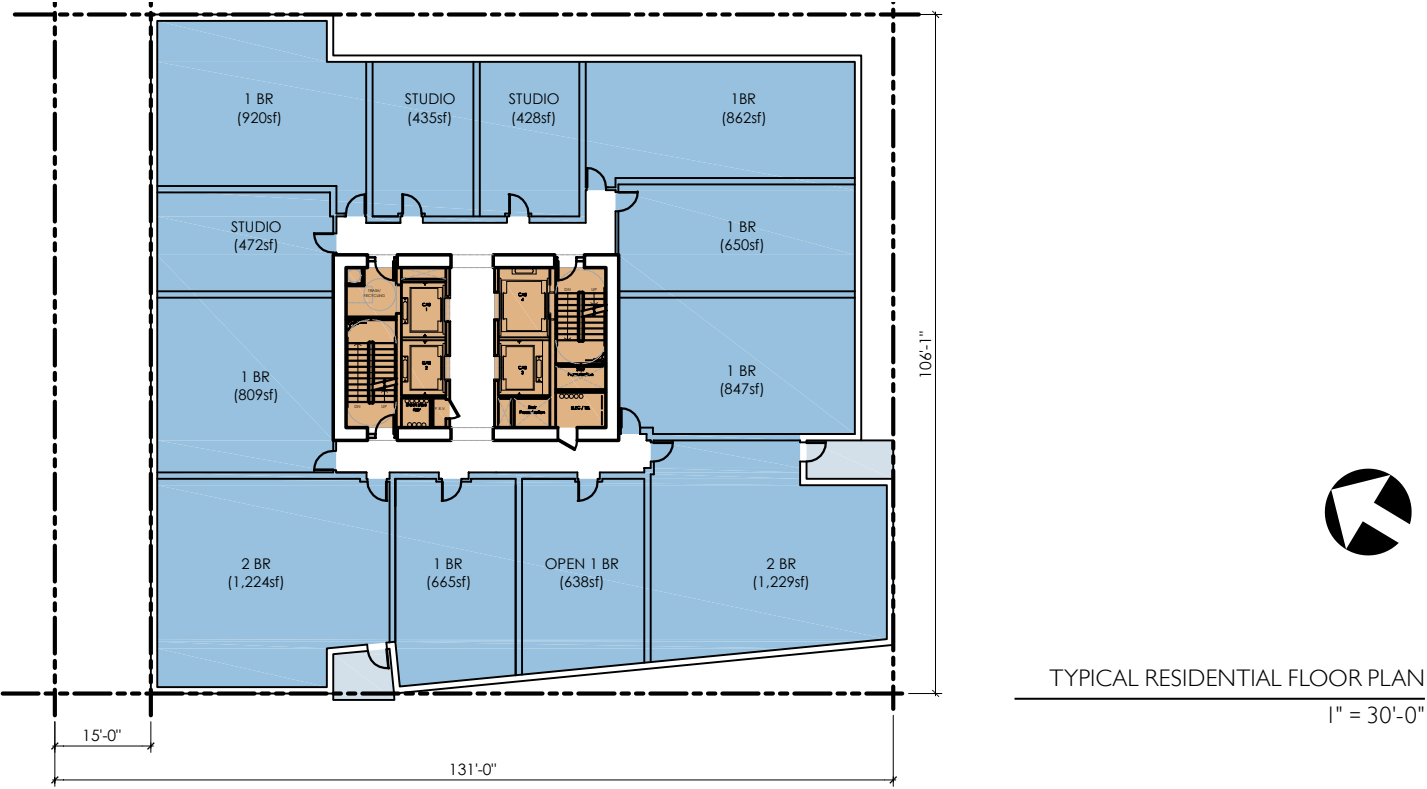
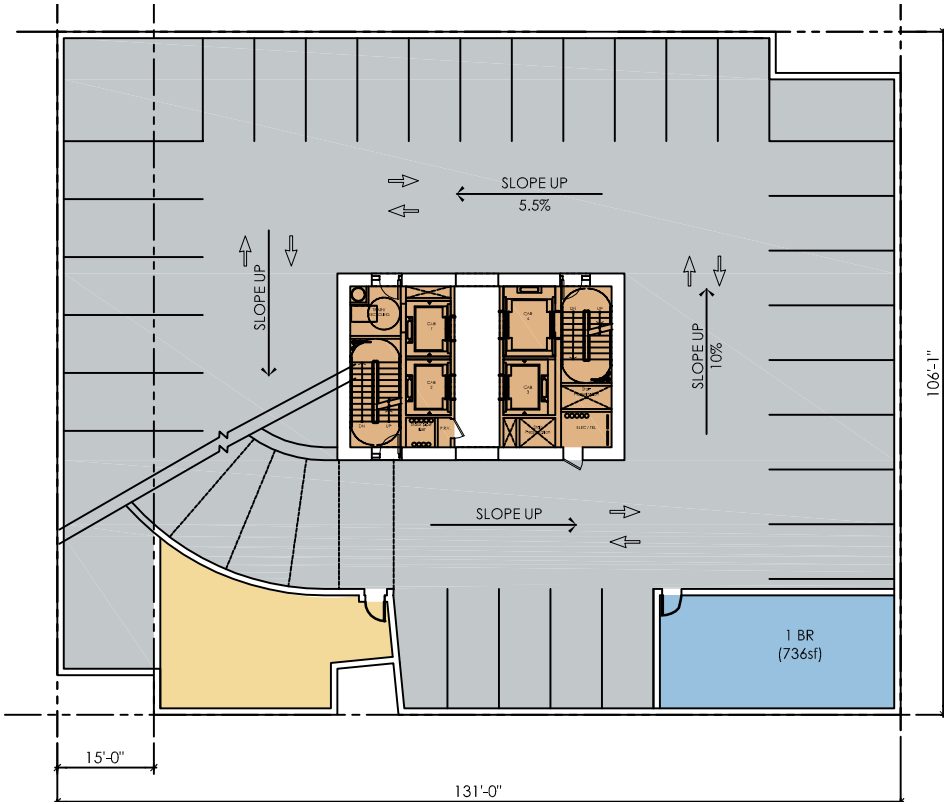
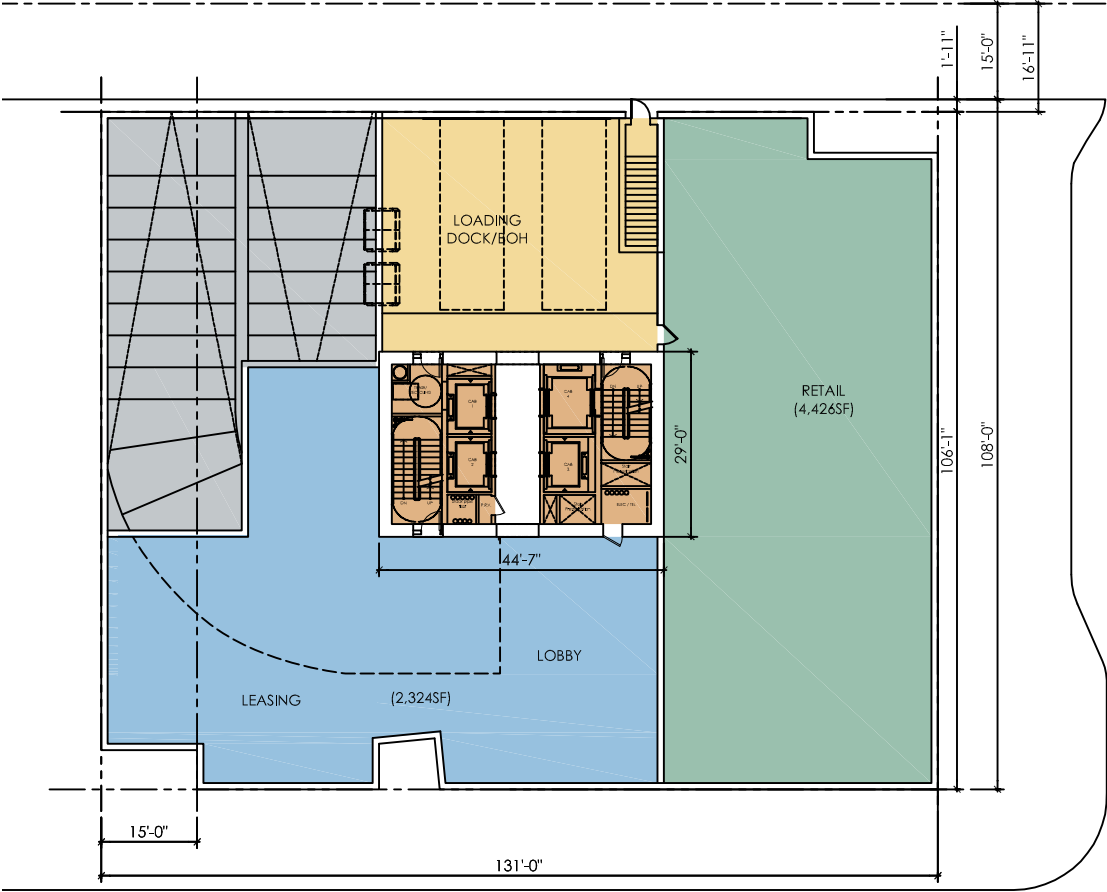


VIEW FROM SOUTH

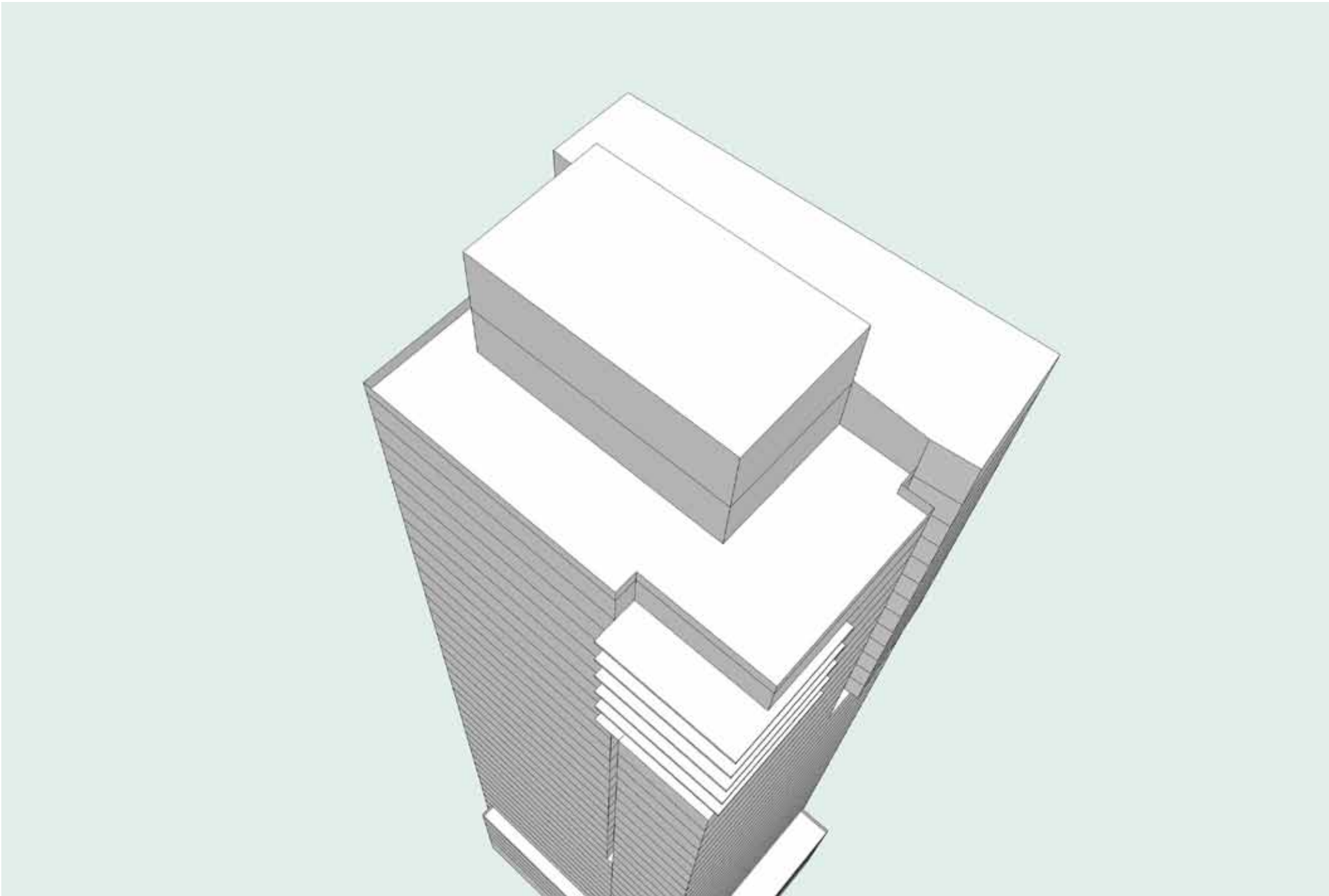


AERIAL VIEW FROM EAST

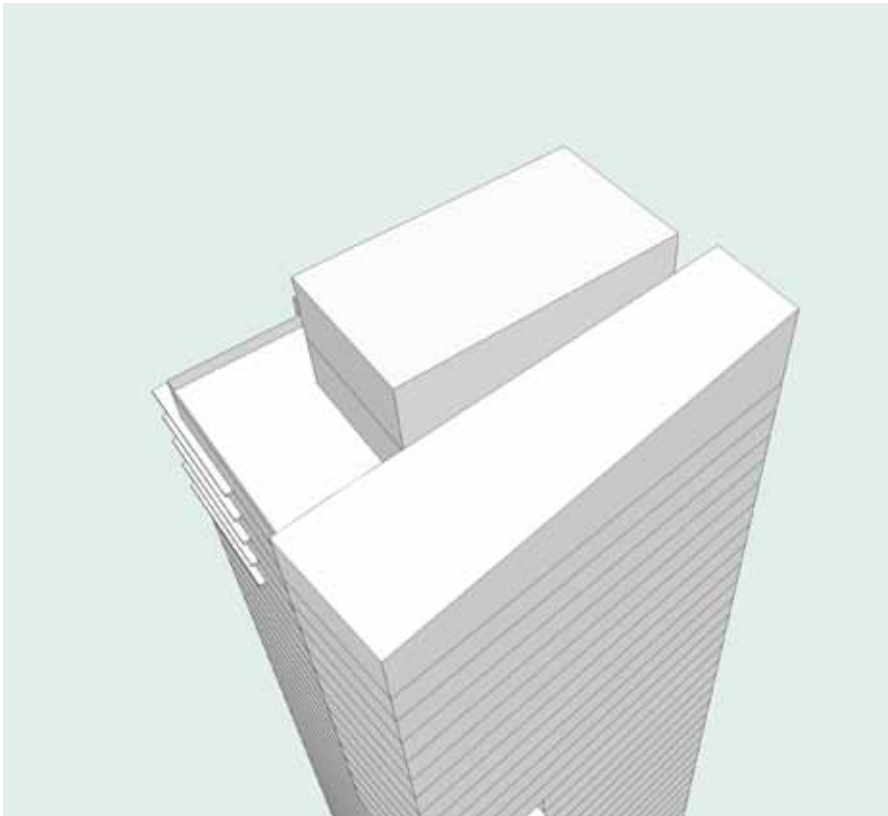
OPTION B FLOOR PLANS



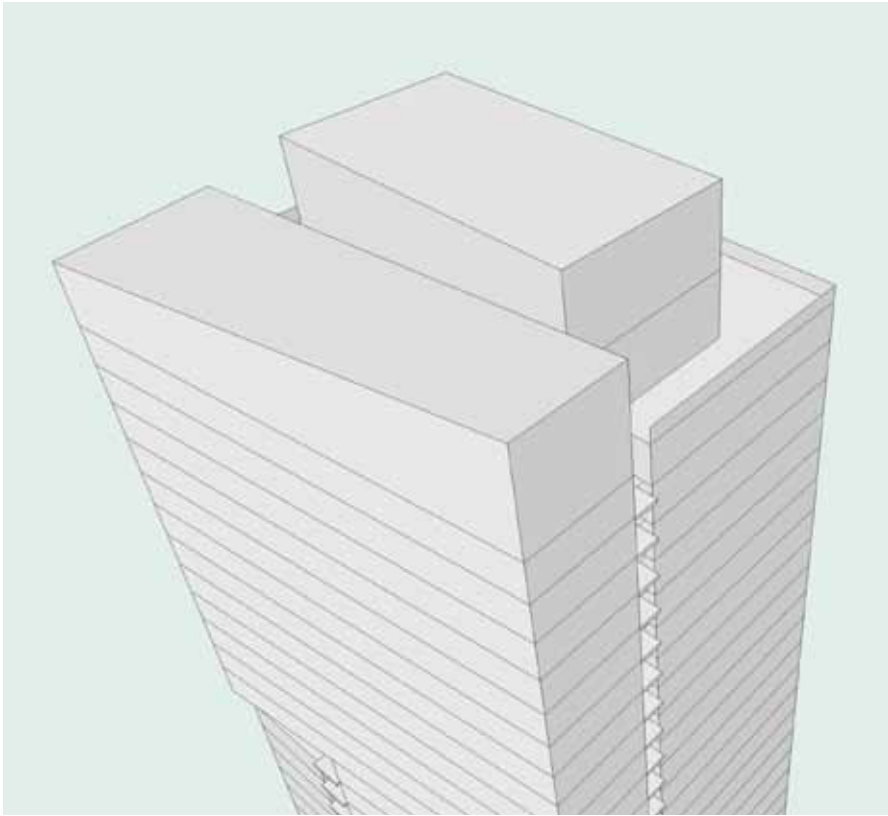
OPTION B ROOF DETAILS



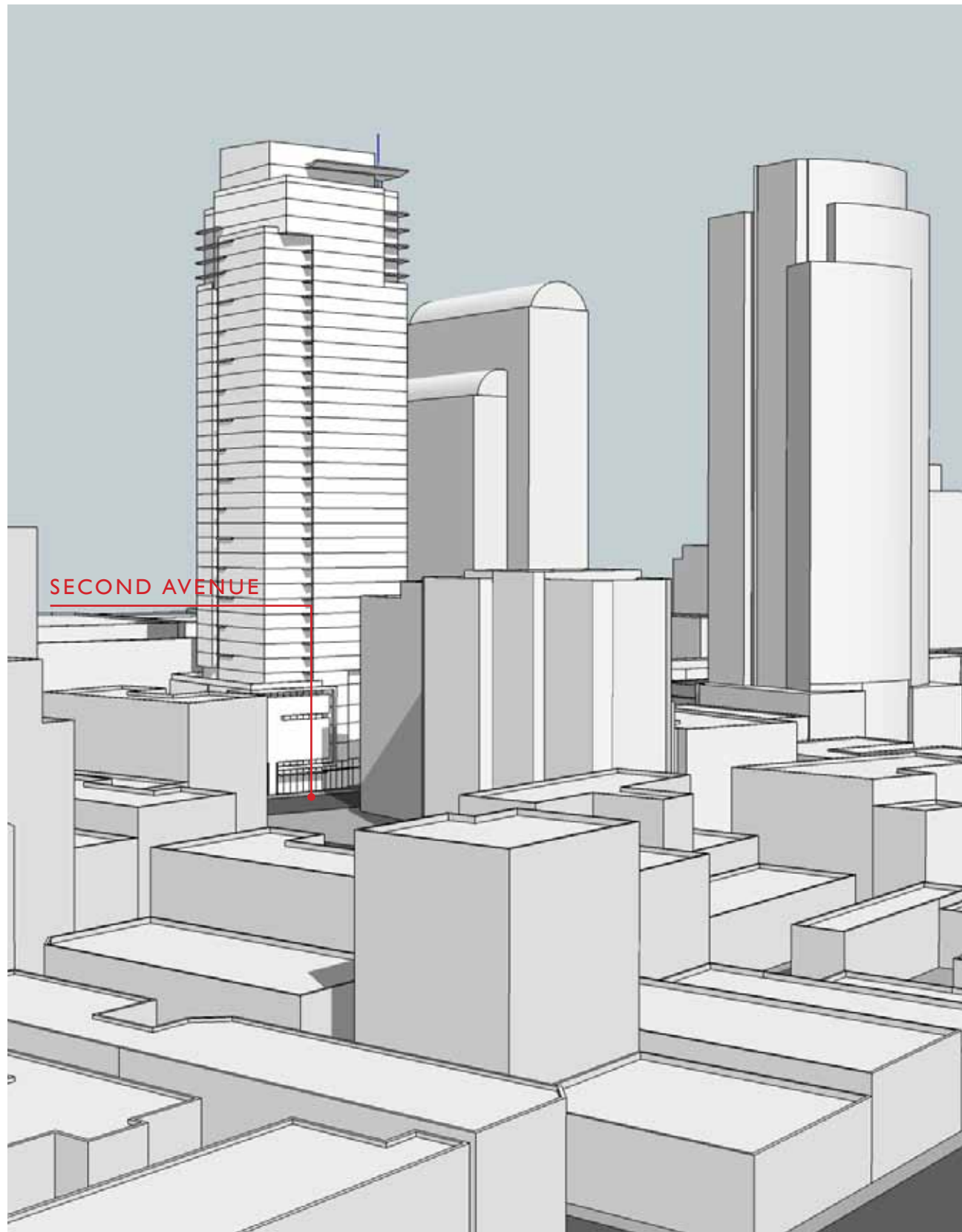
AERIAL VIEW FROM NORTH



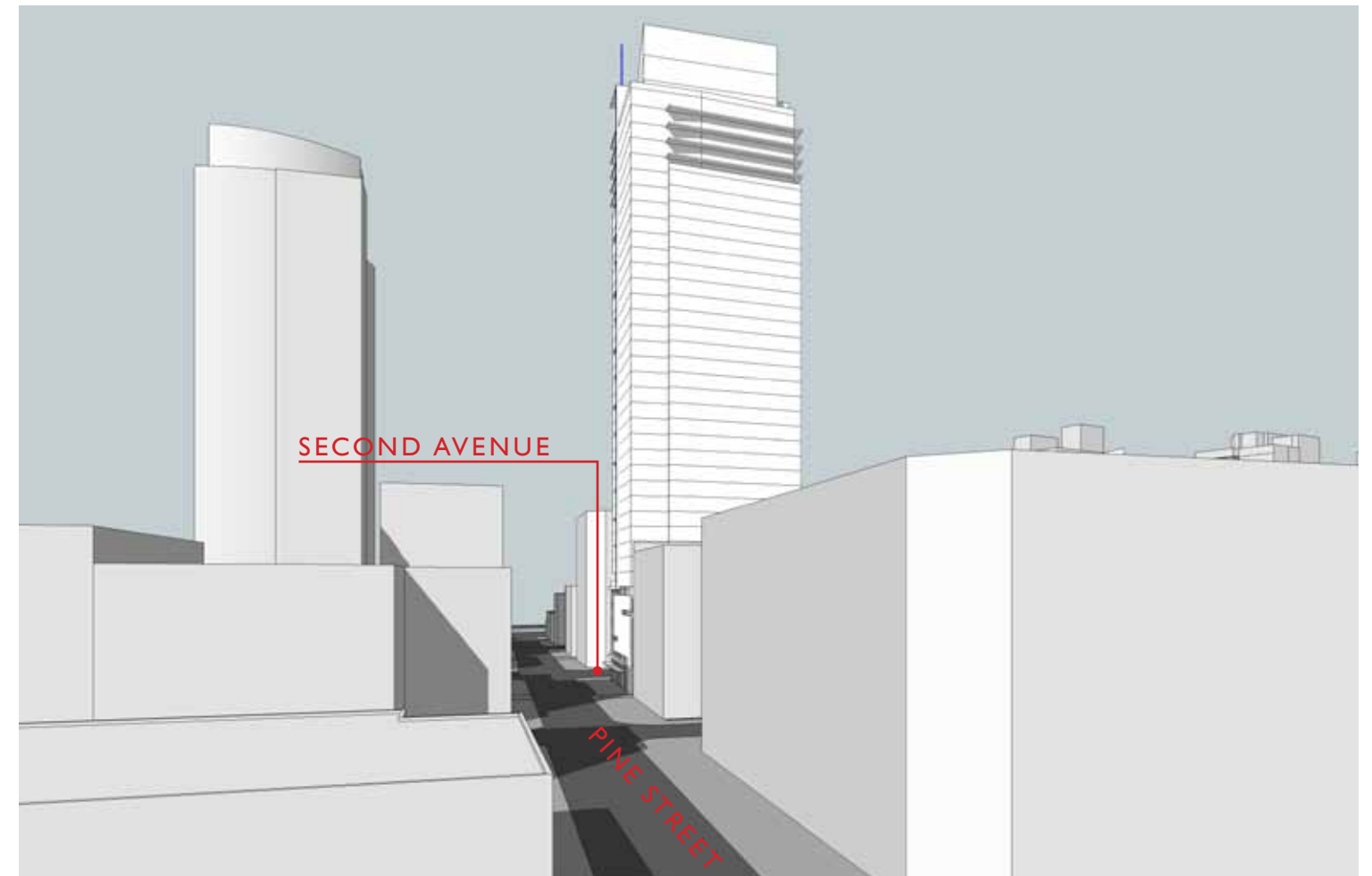
AERIAL VIEW FROM WEST



AERIAL VIEW FROM SOUTH



VIEW FROM NORTHWEST



VIEW FROM SOUTH

MASSING OPTION C – PREFERRED

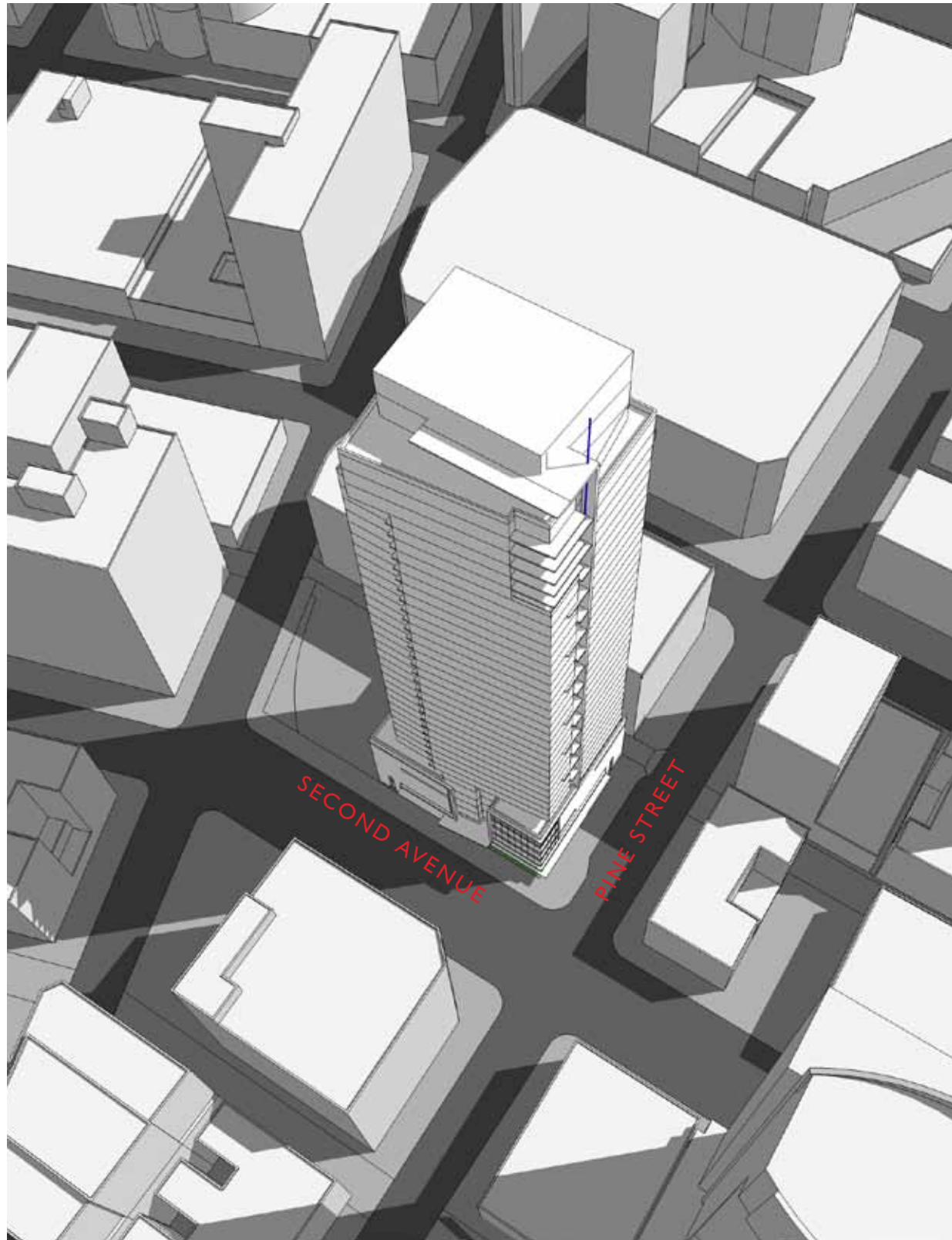
The primary focus of all the options is to recognize the shifting of the city grid on 2nd Avenue, and capture views toward Puget Sound, Pike Place Market, and the Space Needle. This option celebrates the verticality by tracing a horizontal element from the ground floor canopy over and up to the top of the building to develop a rooftop canopy. Large terraces at the top levels give residential units outdoor space while giving the top of the building a sense of movement.

PROS:

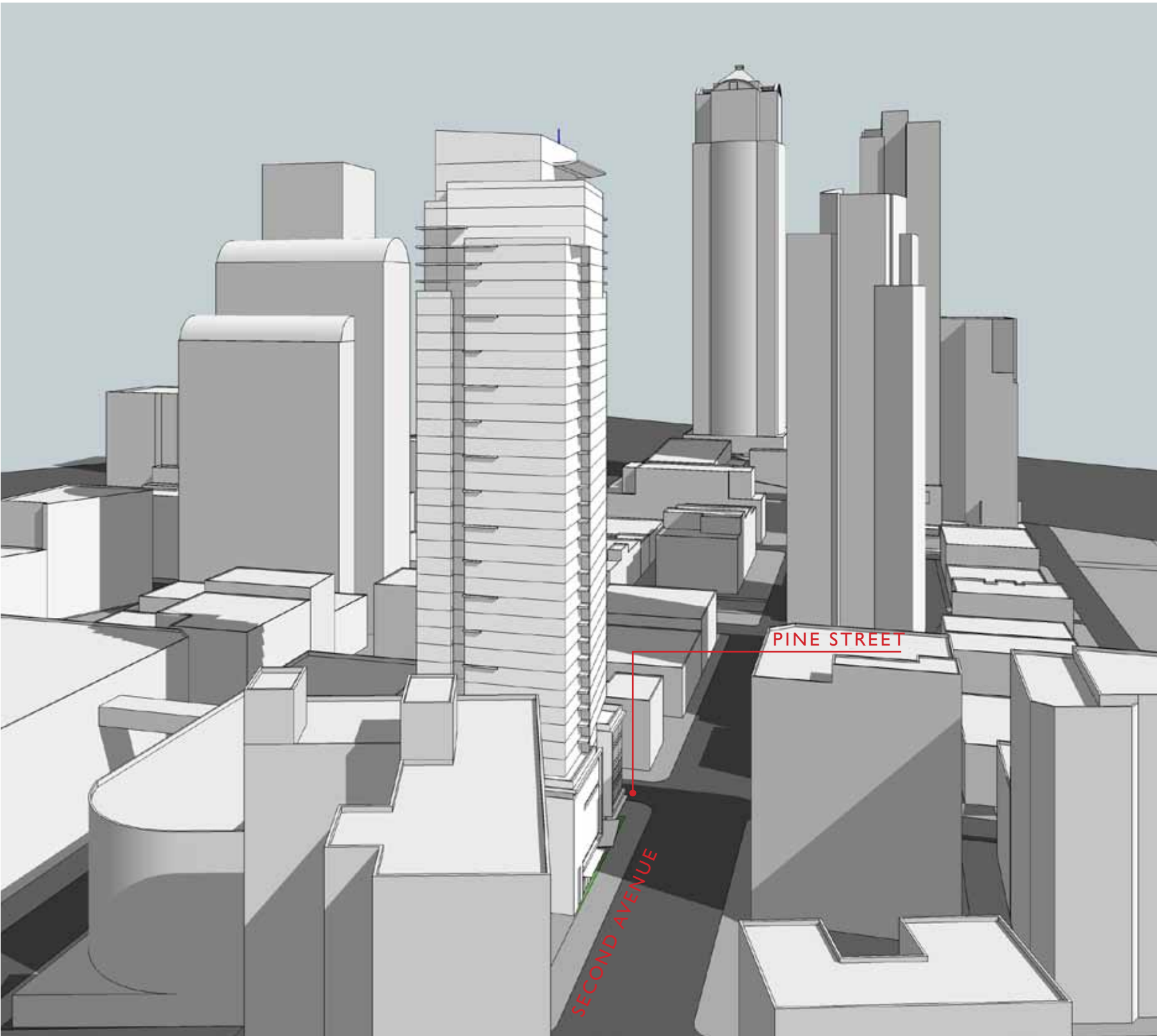
- The building has a significant top and outdoor space that celebrates the views and protected indoor and outdoor space for the residents of the tower and their guests.
- The building defines horizontal elements in four-story groupings that help make the scale and form legible from a distance.
- The massing has a sense of interlocking to express the rotation of the grid from the approach down 2nd Avenue.

CONS:

- Complex organization of the building skin will rely on well executed details in the envelope construction.



AERIAL VIEW



VIEW FROM NORTH



AERIAL VIEW FROM EAST



AERIAL VIEW FROM WEST



VIEW FROM NORTHWEST



VIEW FROM WEST

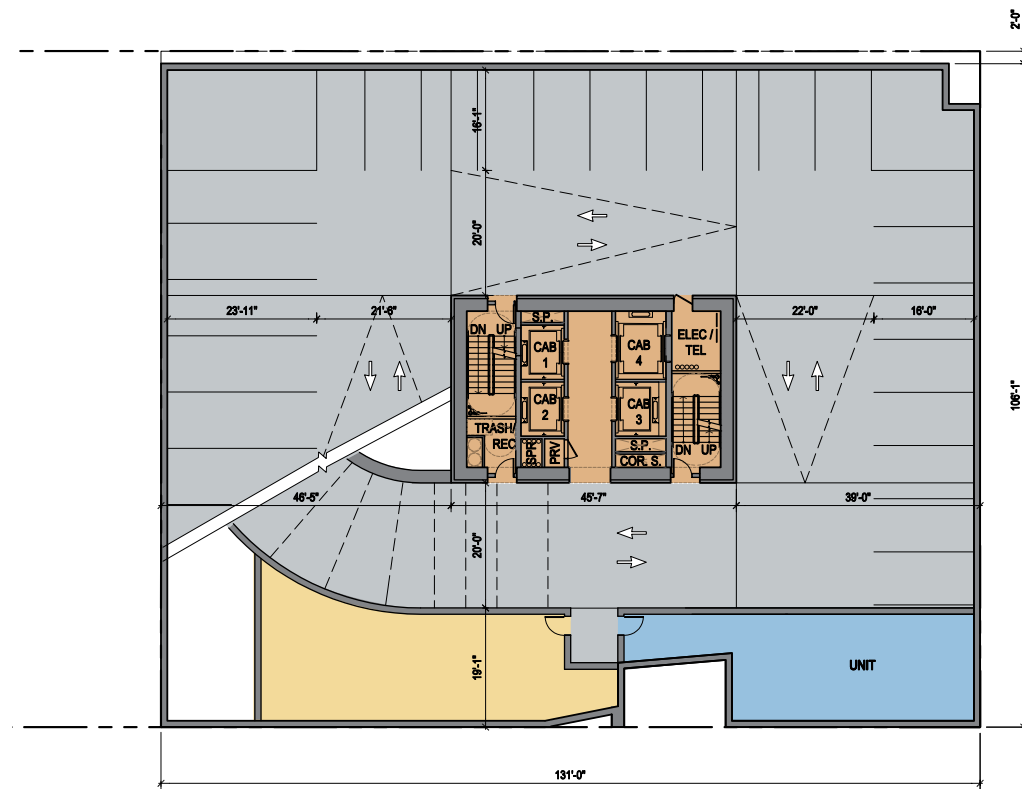


VIEW FROM SOUTH

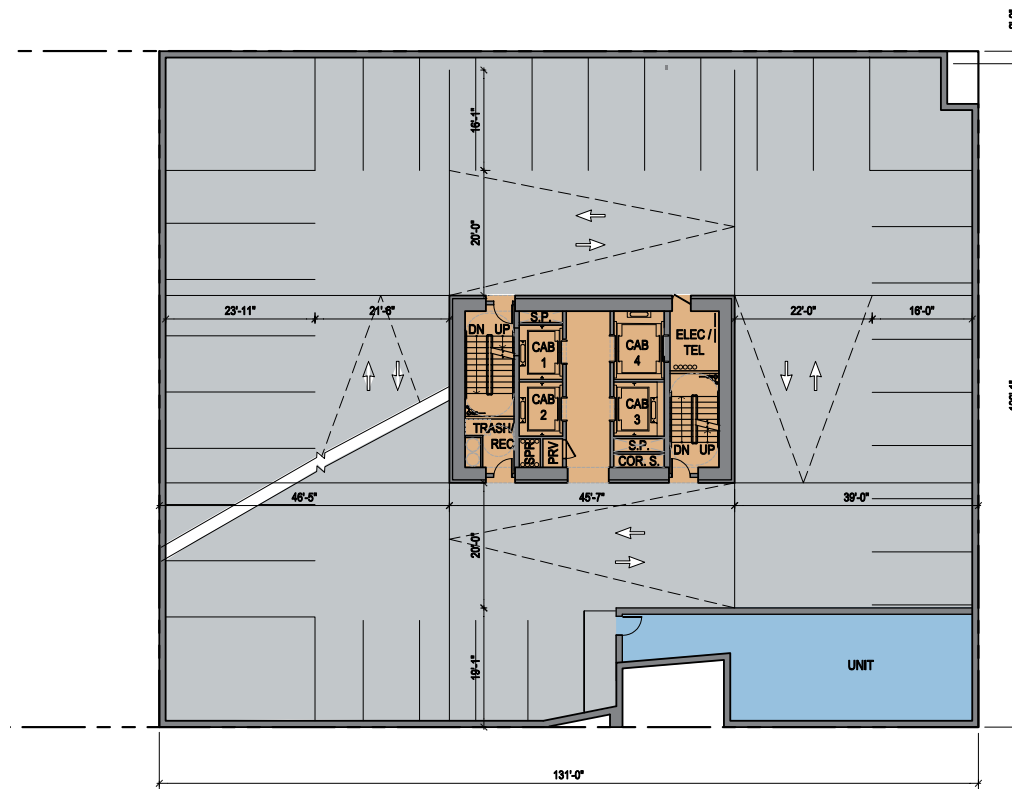


AERIAL VIEW FROM EAST



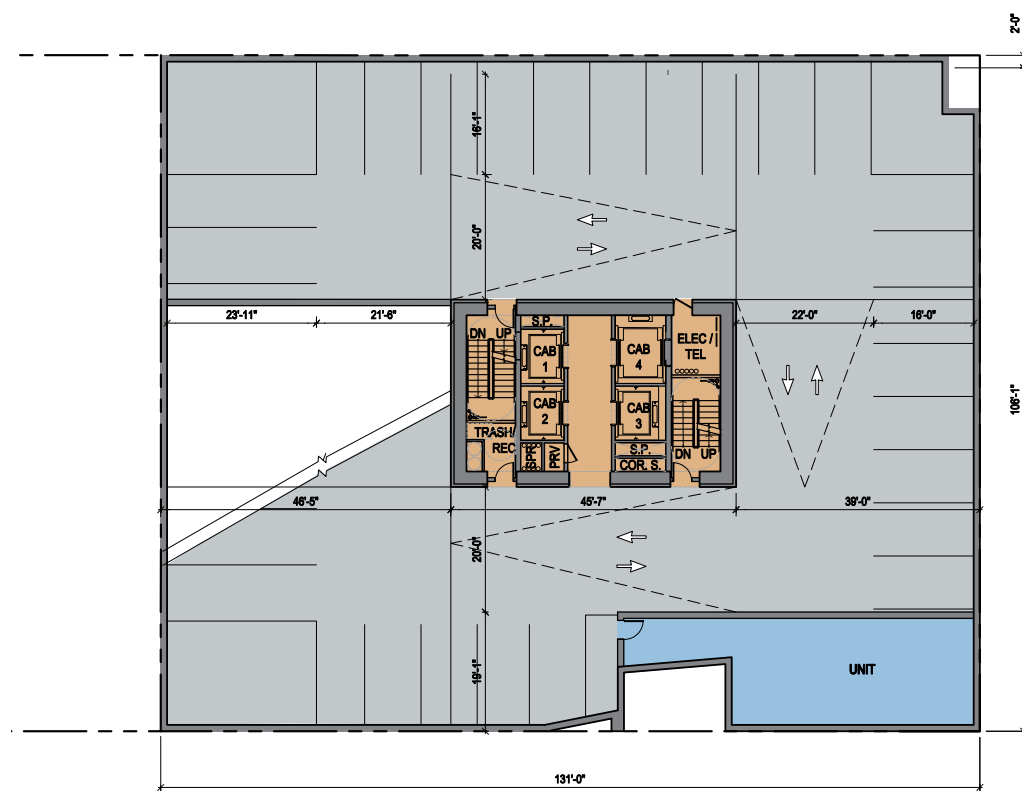


PARKING LEVEL 2 FLOOR PLAN
1" = 30'-0"

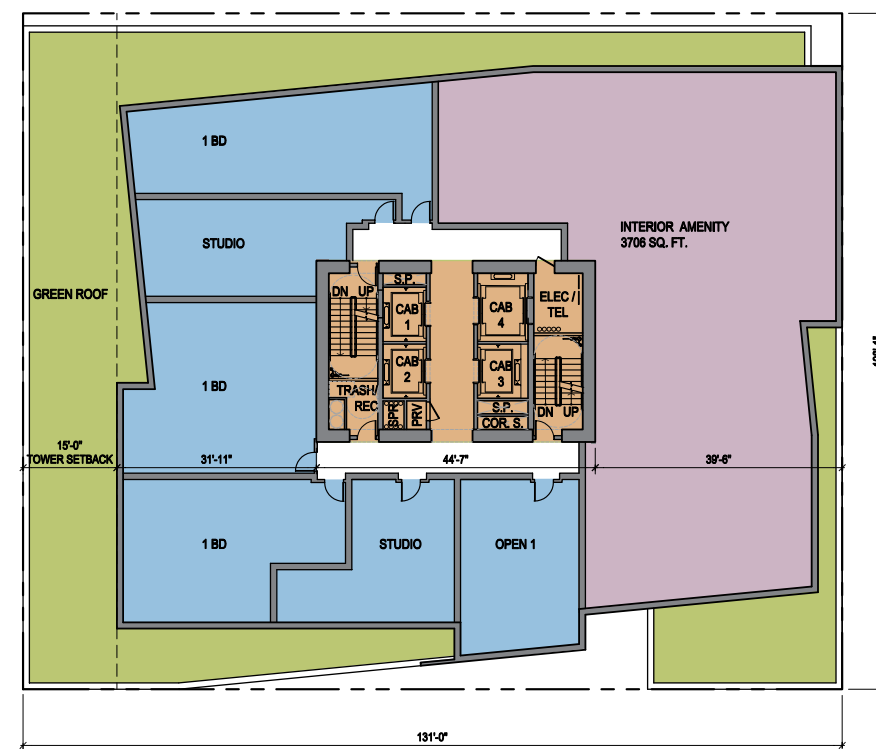


PARKING LEVELS 3 - 4 FLOOR PLAN
1" = 30'-0"

- RESIDENTIAL
- BALCONY
- STAIR | ELEVATOR CORE
- RETAIL
- PARKING
- STORAGE | LOADING | MECH
- AMENITIES

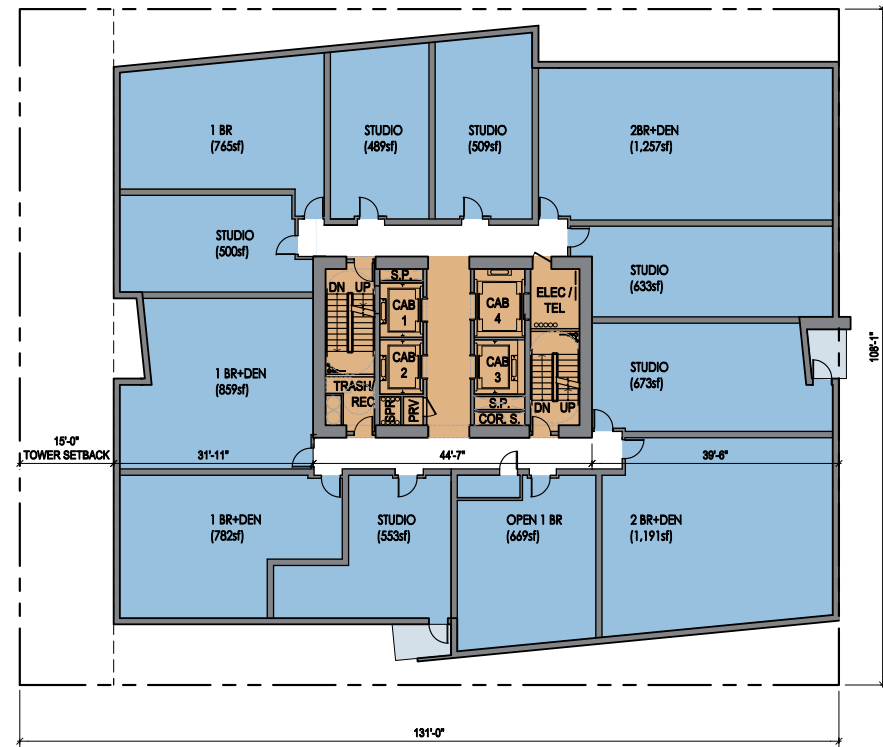


PARKING LEVEL 5 FLOOR PLAN
1" = 30'-0"

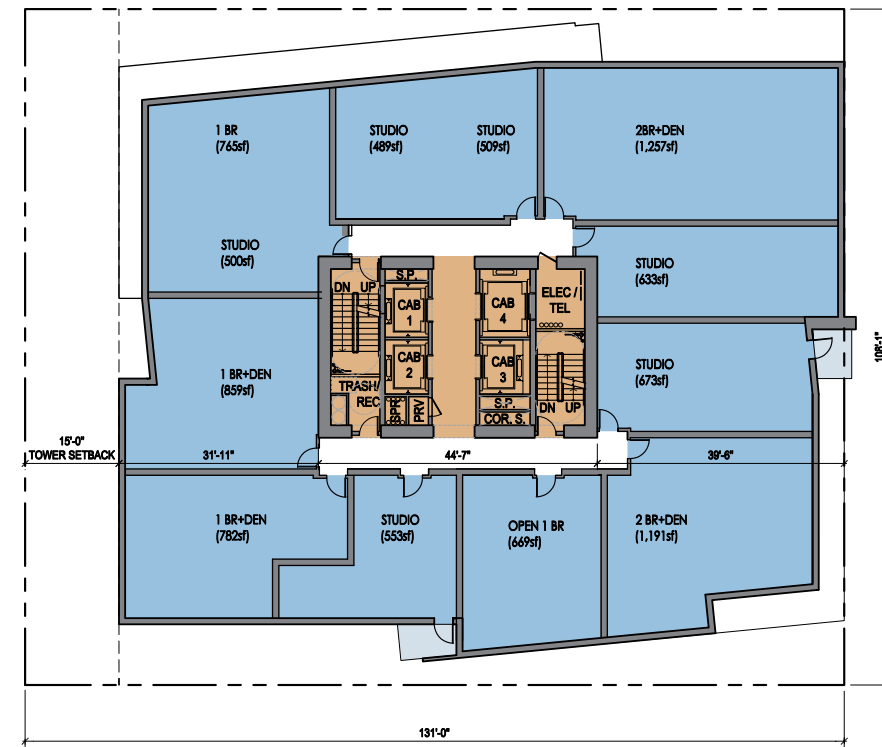


LEVEL 6 FLOOR PLAN
1" = 30'-0"



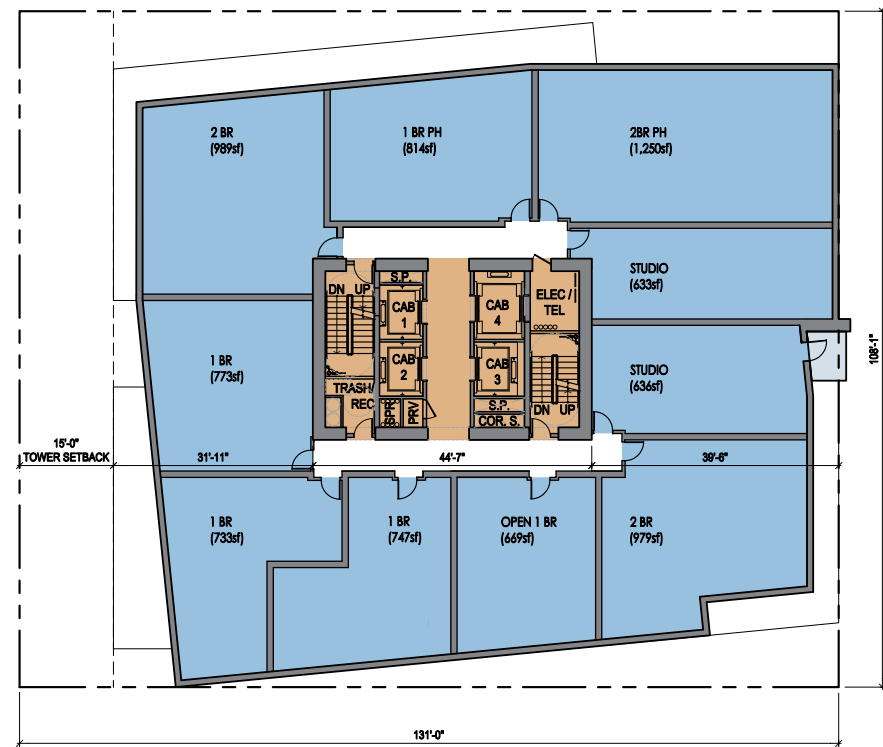


LEVELS 10 - 34 FLOOR PLAN
1" = 30'-0"

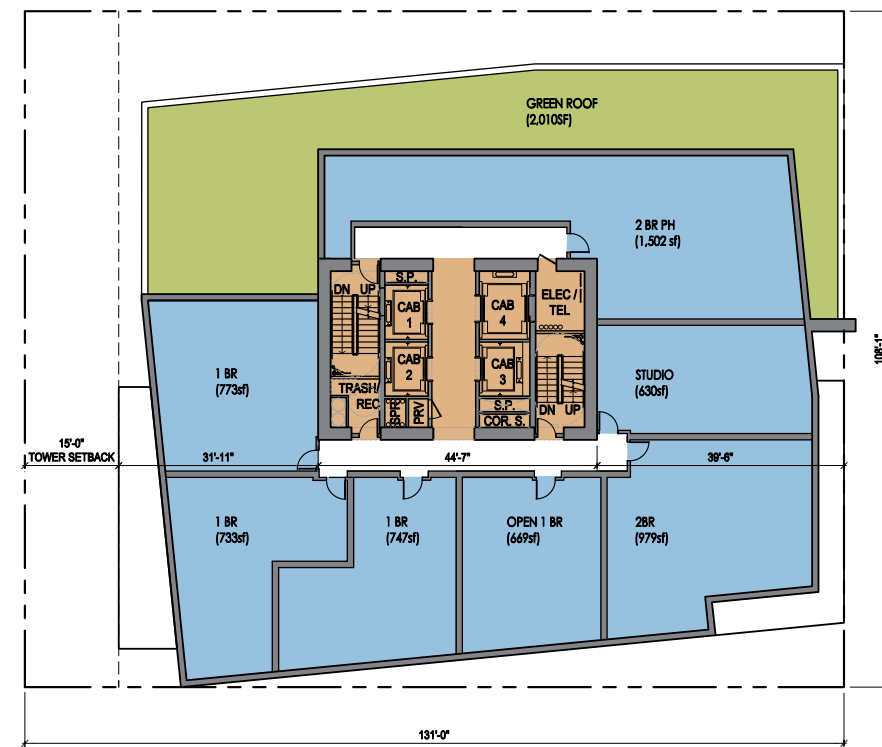


LEVELS 35 - 36 FLOOR PLAN
1" = 30'-0"

- RESIDENTIAL
- BALCONY
- STAIR | ELEVATOR CORE
- RETAIL
- PARKING
- STORAGE | LOADING | MECH
- AMENITIES



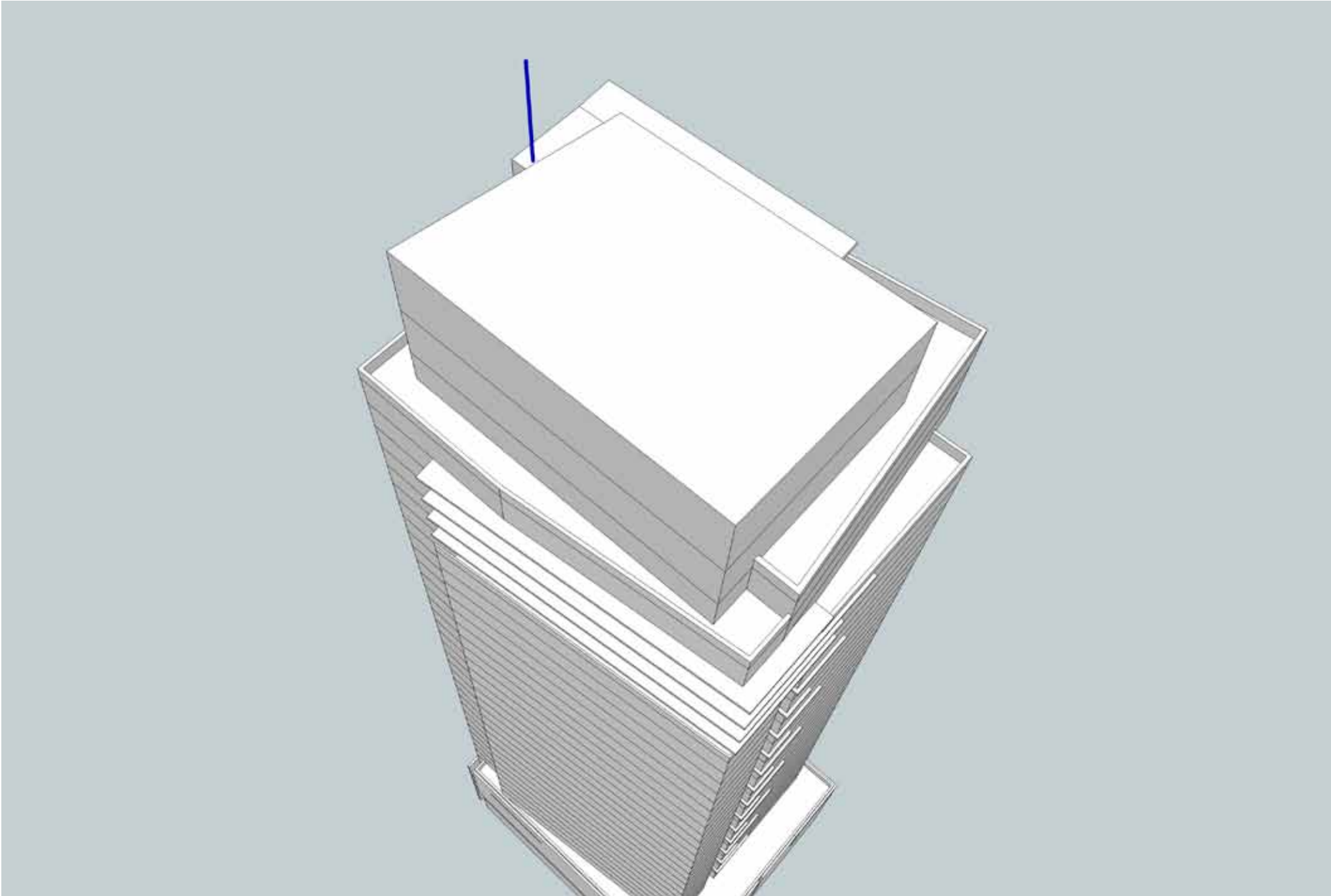
LEVELS 37 - 38 FLOOR PLAN
1" = 30'-0"



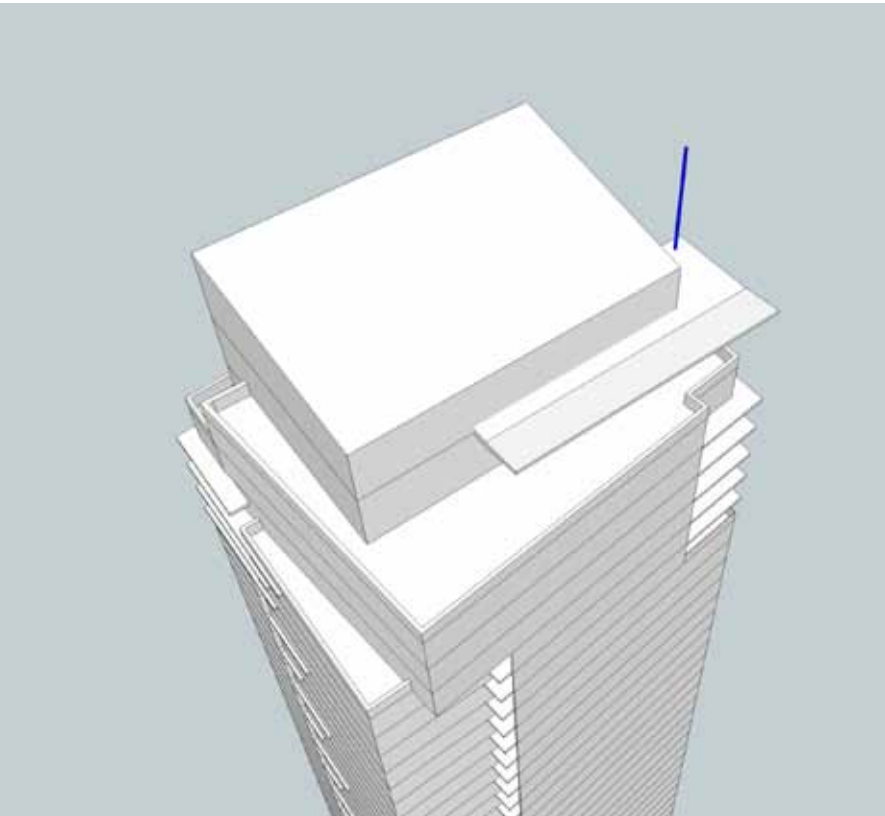
LEVEL 39 FLOOR PLAN
1" = 30'-0"



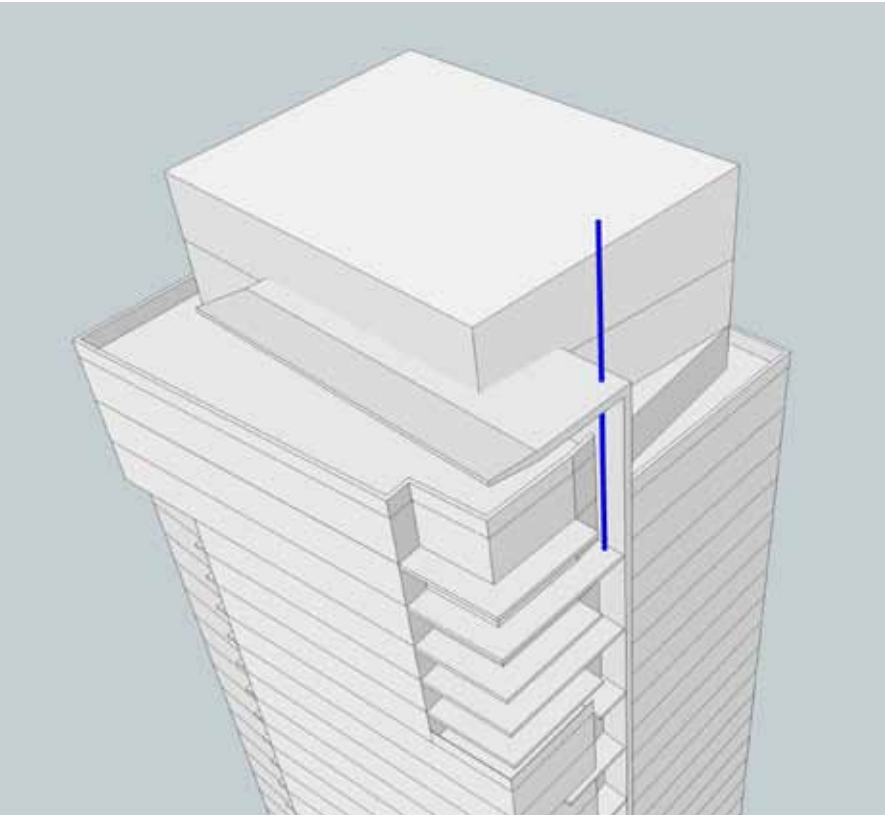
OPTION C ROOF DETAILS



AERIAL VIEW FROM NORTH

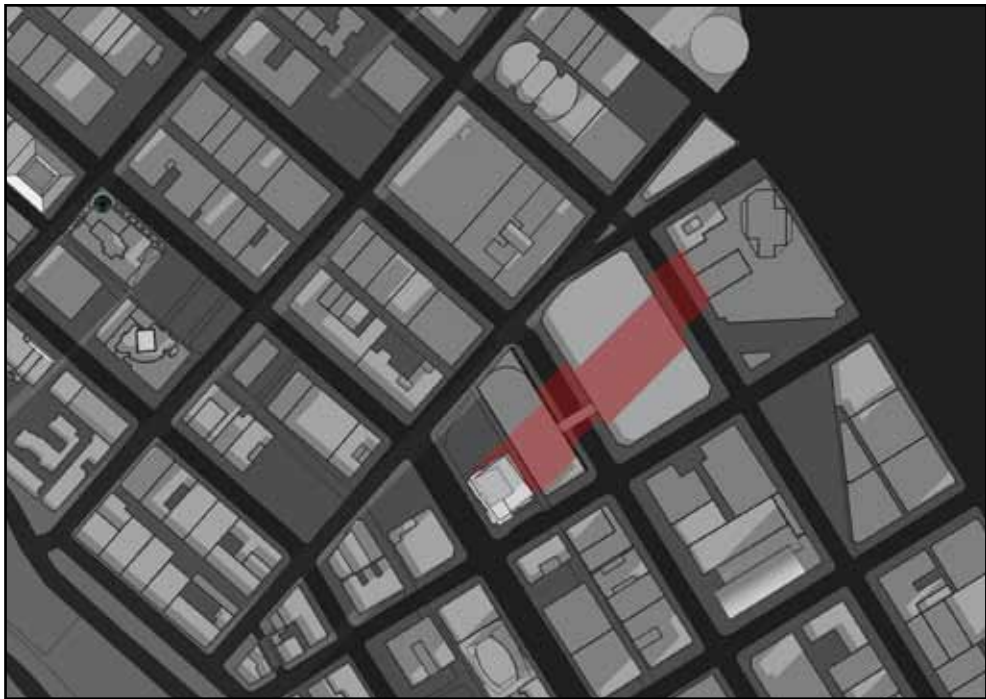


AERIAL VIEW FROM WEST

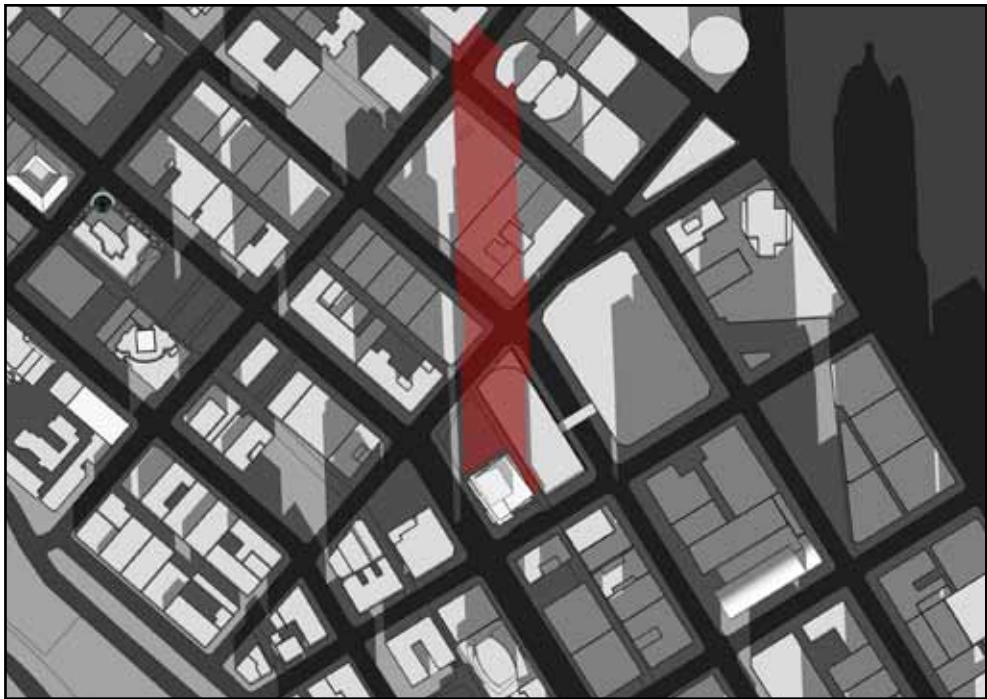


AERIAL VIEW FROM SOUTH

PREFERRED OPTION SUN SHADOW STUDIES



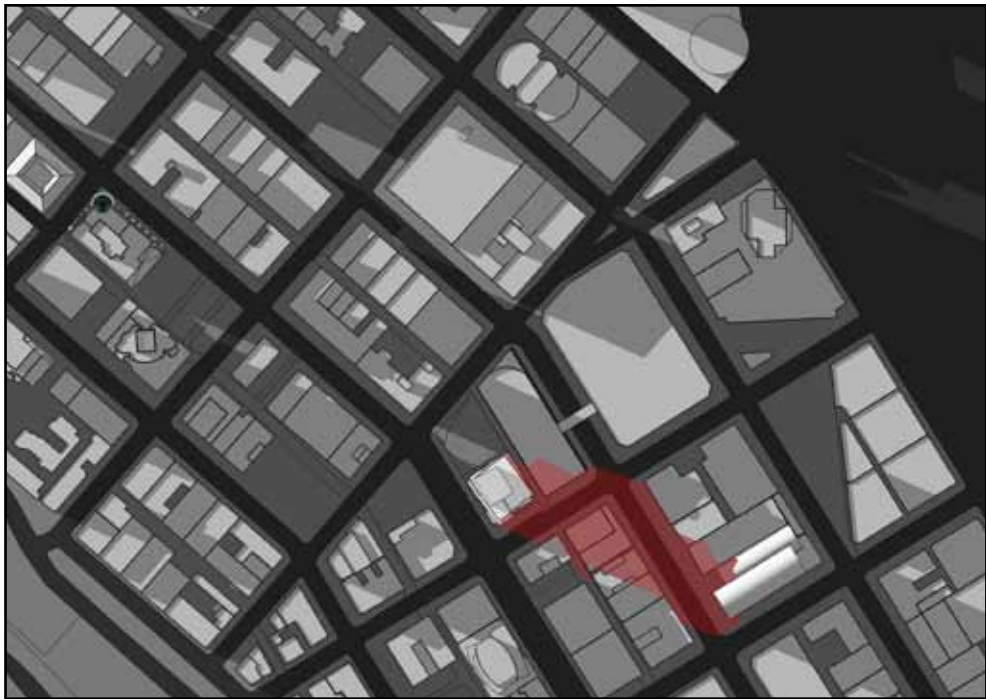
WINTER SOLSTICE: 3:30PM



WINTER SOLSTICE: 12:00PM



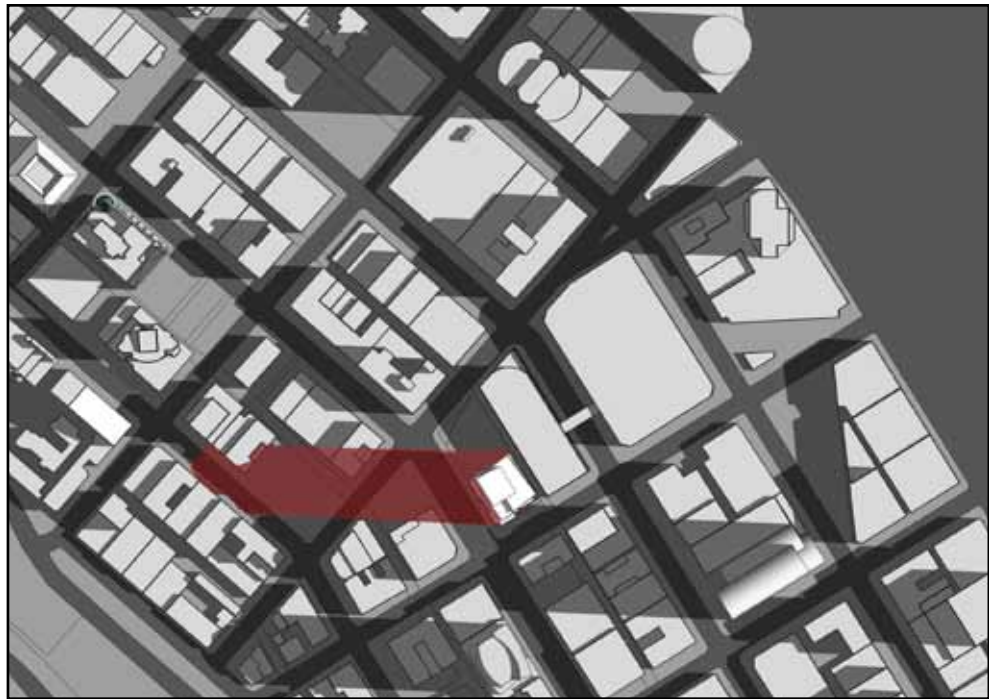
WINTER SOLSTICE: 8:30AM



SUMMER SOLSTICE: 7:00PM

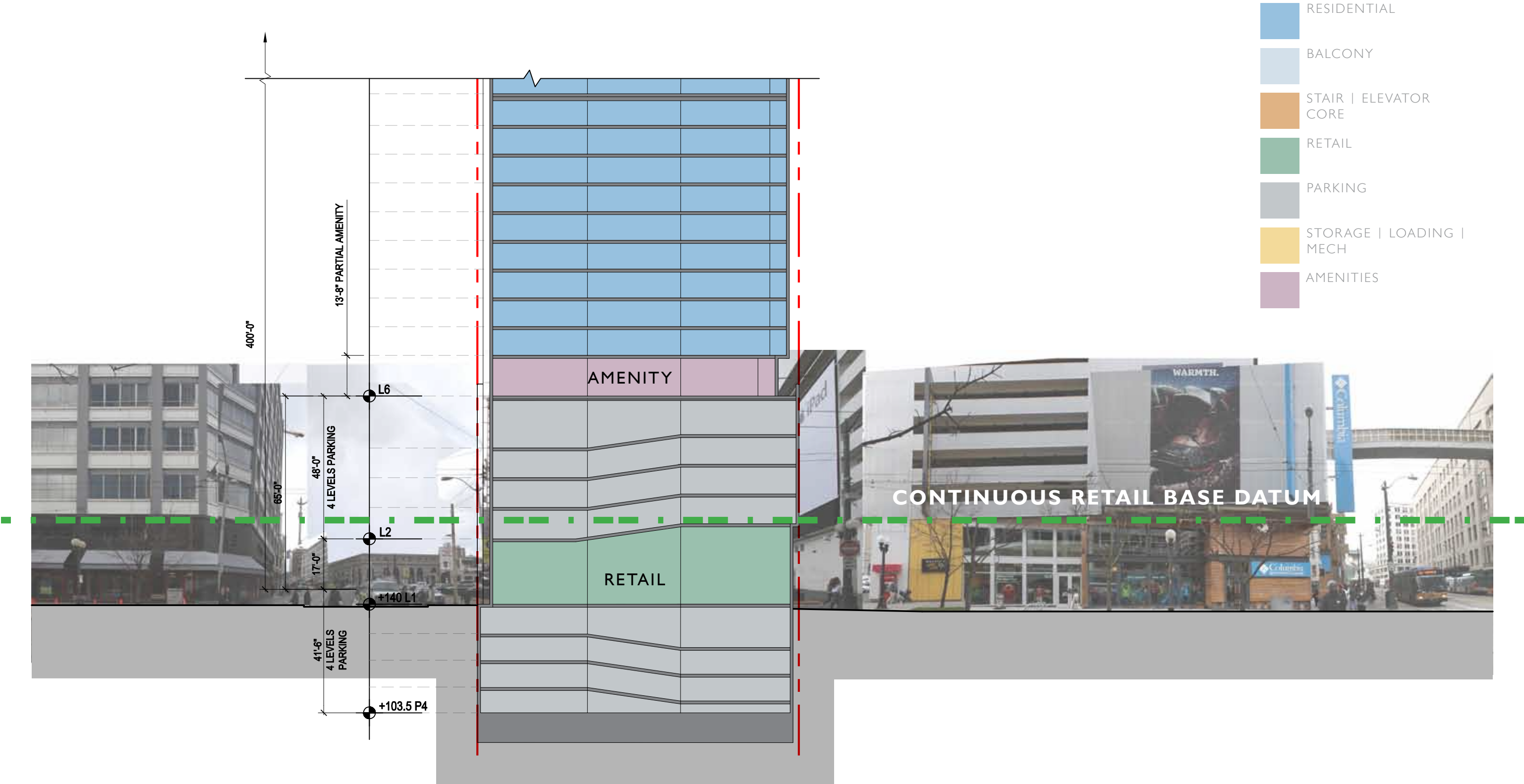


SUMMER SOLSTICE: 12:00PM



SUMMER SOLSTICE: 7:00AM

PARTIAL EAST-WEST BUILDING SECTION



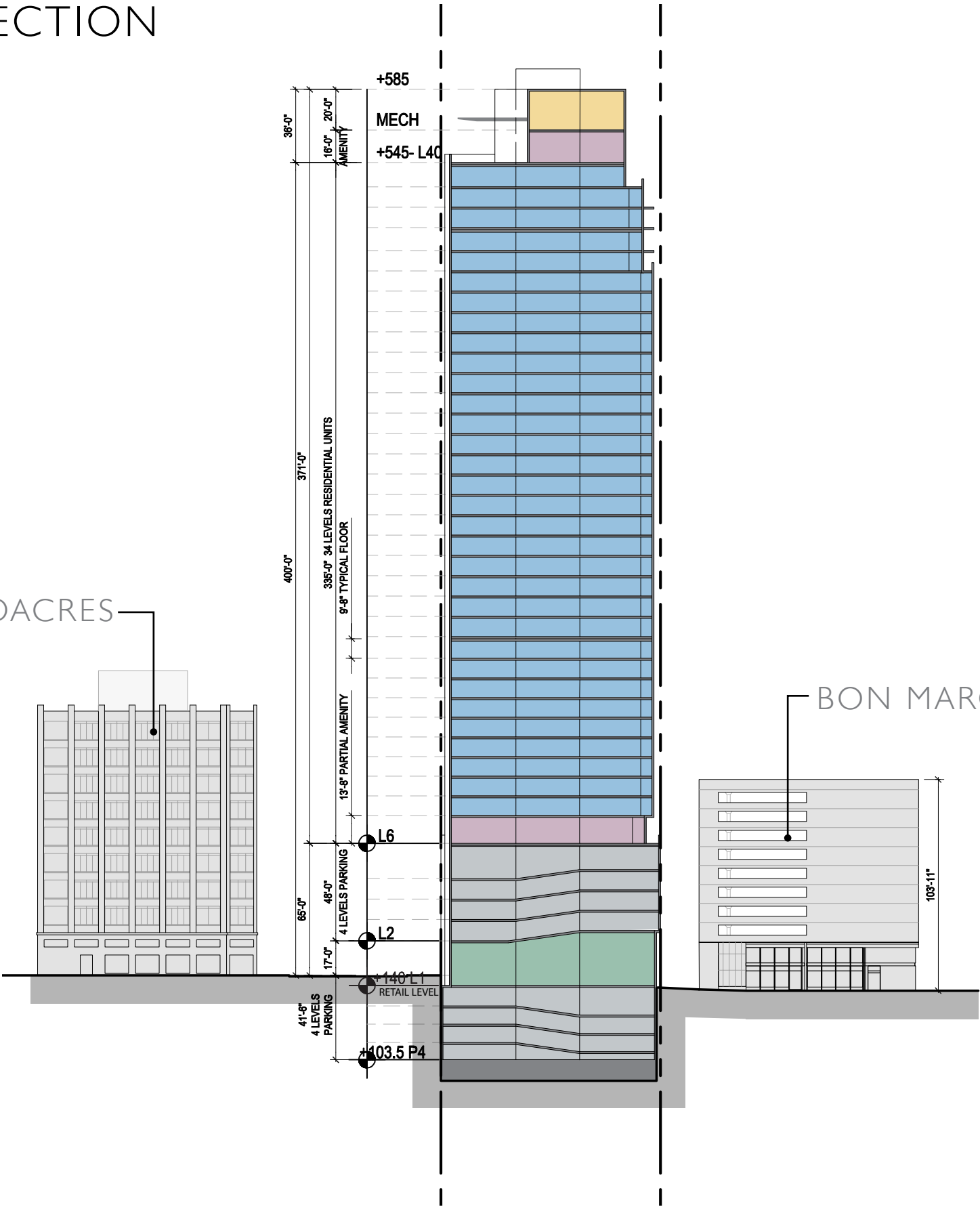
EAST-WEST BUILDING SECTION

- RESIDENTIAL
- BALCONY
- STAIR | ELEVATOR CORE
- RETAIL
- PARKING
- STORAGE | LOADING | MECH
- AMENITIES



BROADACRES

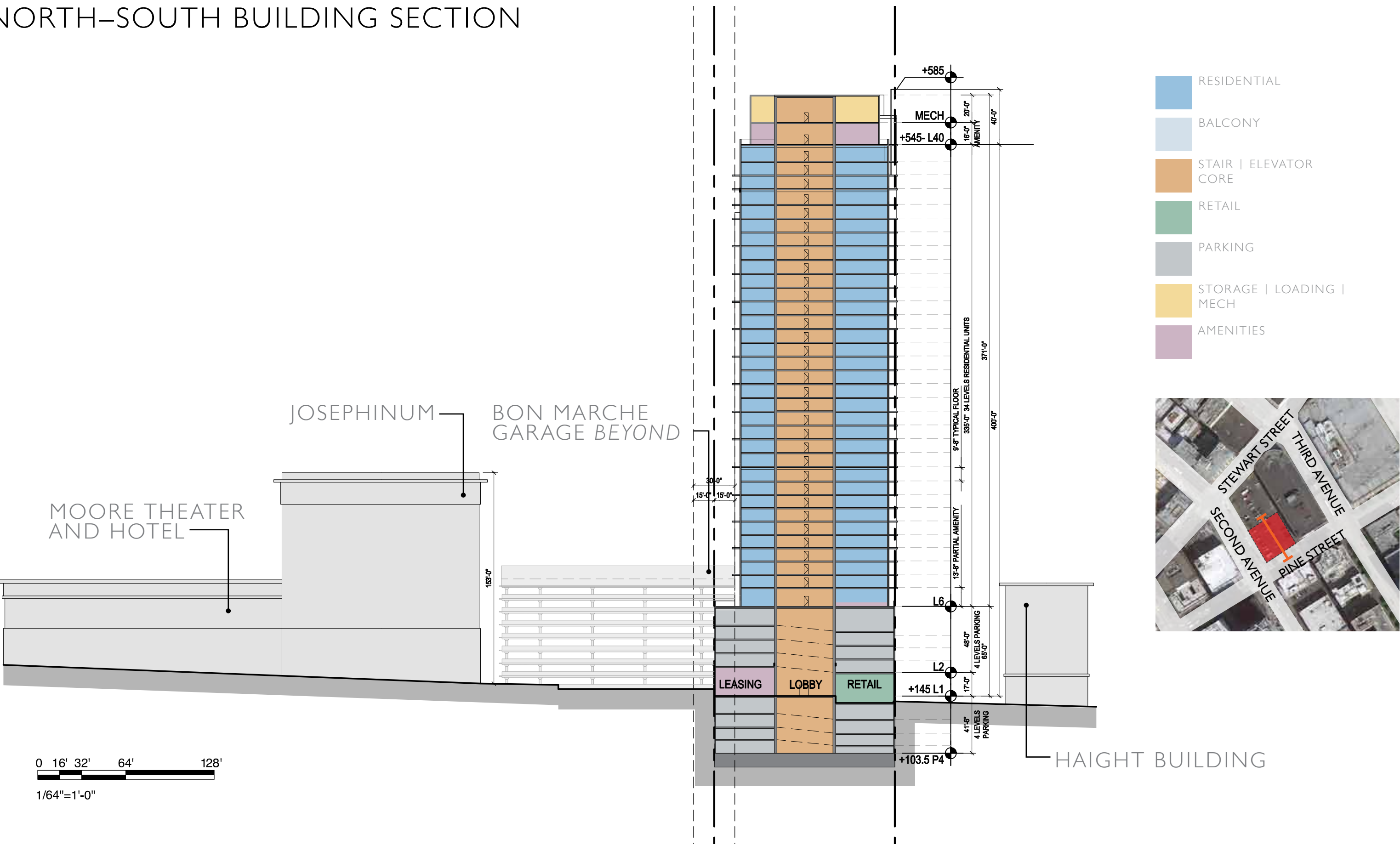
BON MARCHE GARAGE



0 16' 32' 64' 128'

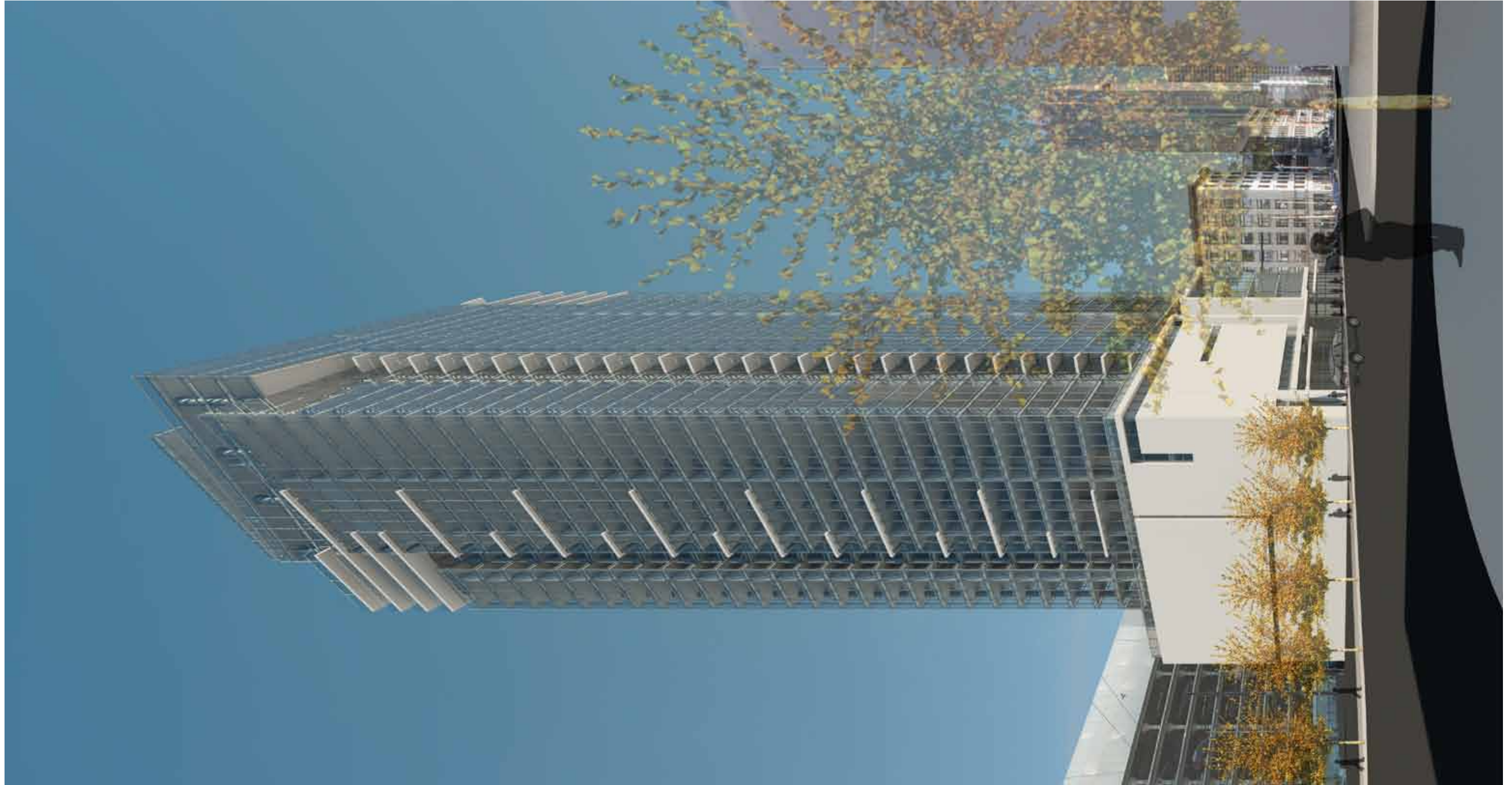
1/64"=1'-0"

NORTH-SOUTH BUILDING SECTION





TOWER VIEW FROM SOUTHEAST



TOWER VIEW FROM NORTHWEST



TOWER VIEW FROM SOUTH

DESIGN INSPIRATION



DESIGN INSPIRATION



PODIUM DESIGN



STREET LEVEL VIEW FROM NORTH



STREET LEVEL VIEW FROM SOUTH



PODIUM INSPIRATION

PODIUM DESIGN

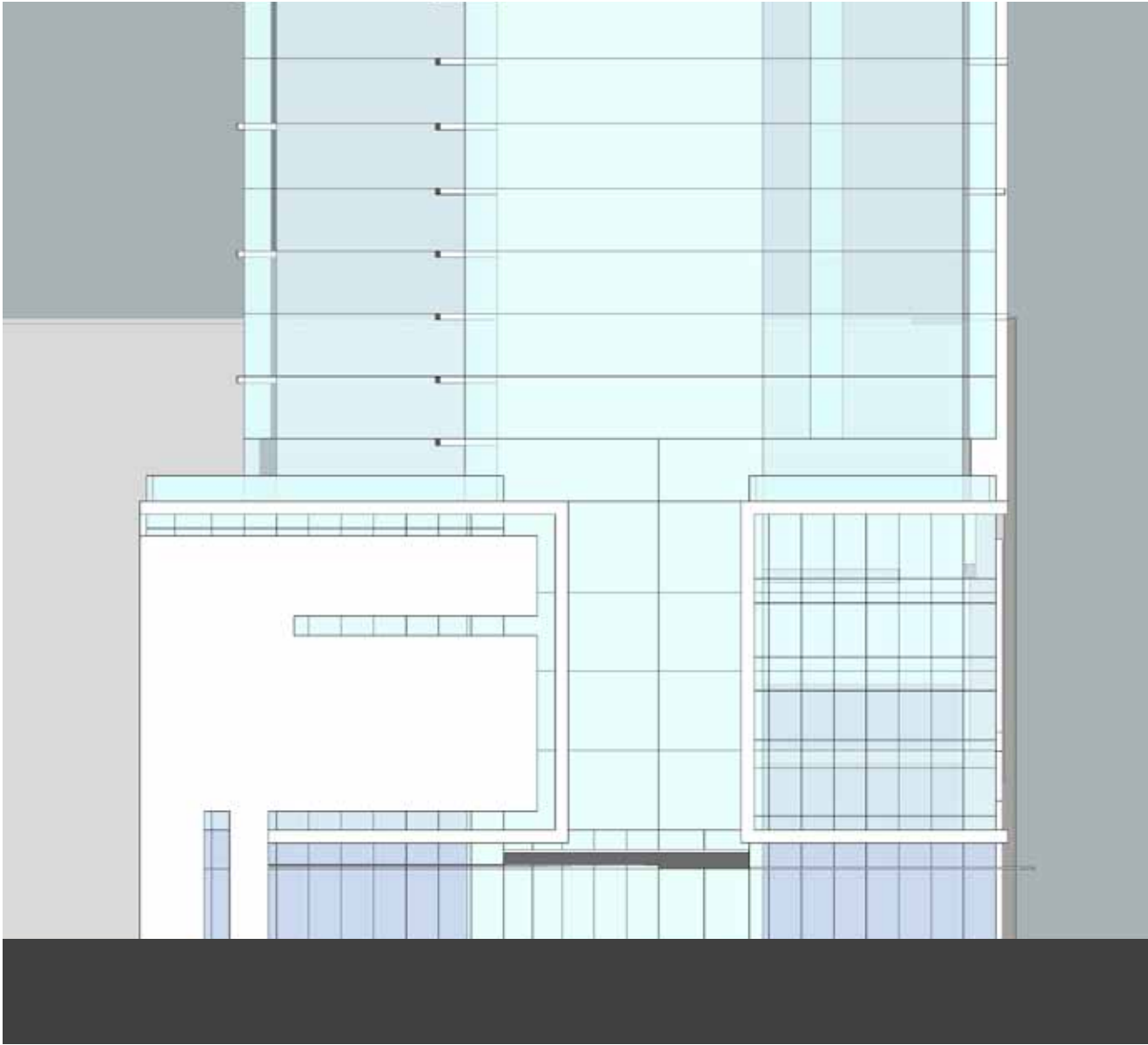


STREET LEVEL VIEW FROM SOUTHWEST

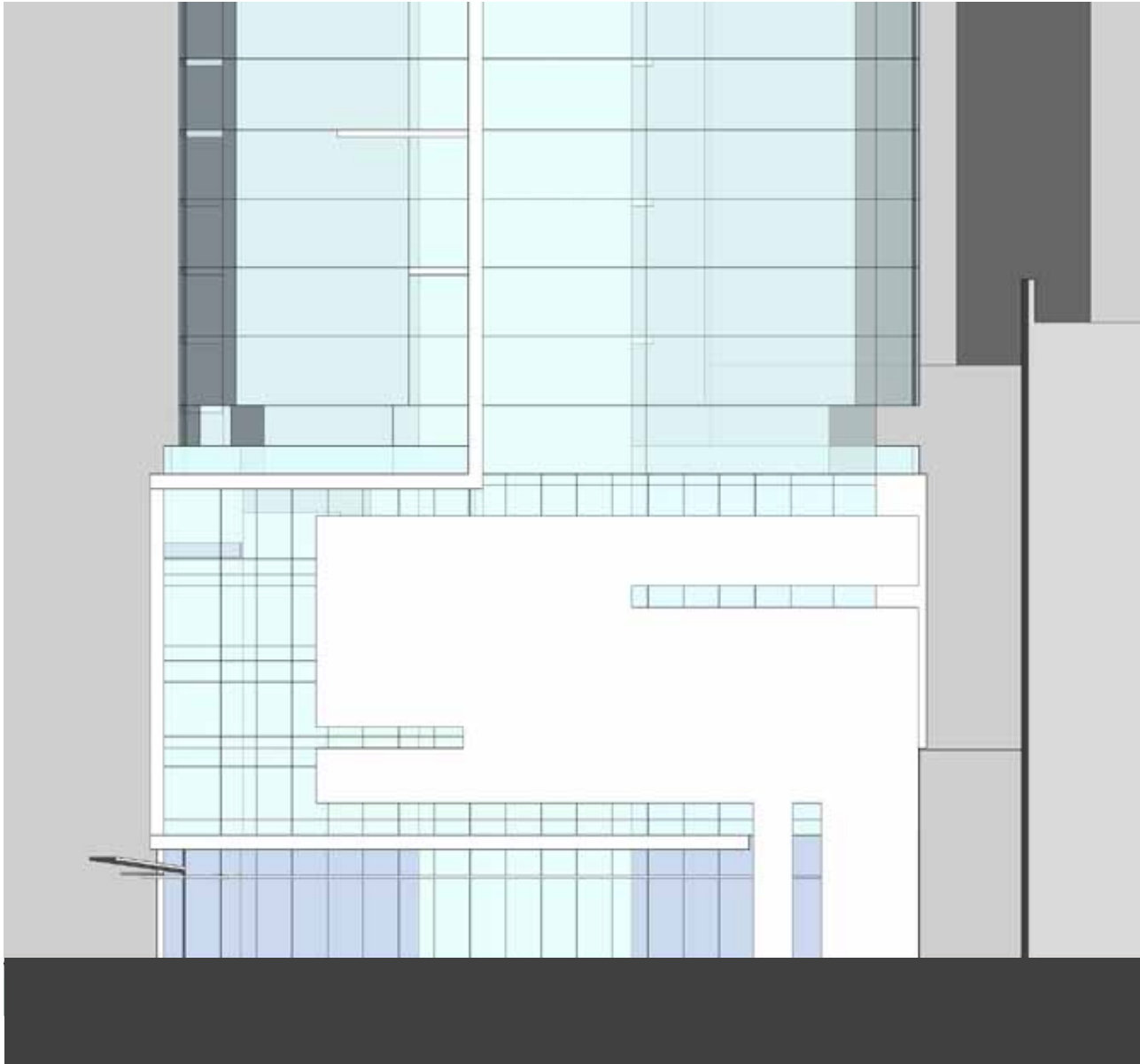


STREET LEVEL VIEW FROM SOUTHEAST

PODIUM DESIGN



ELEVATION AT SECOND AVENUE

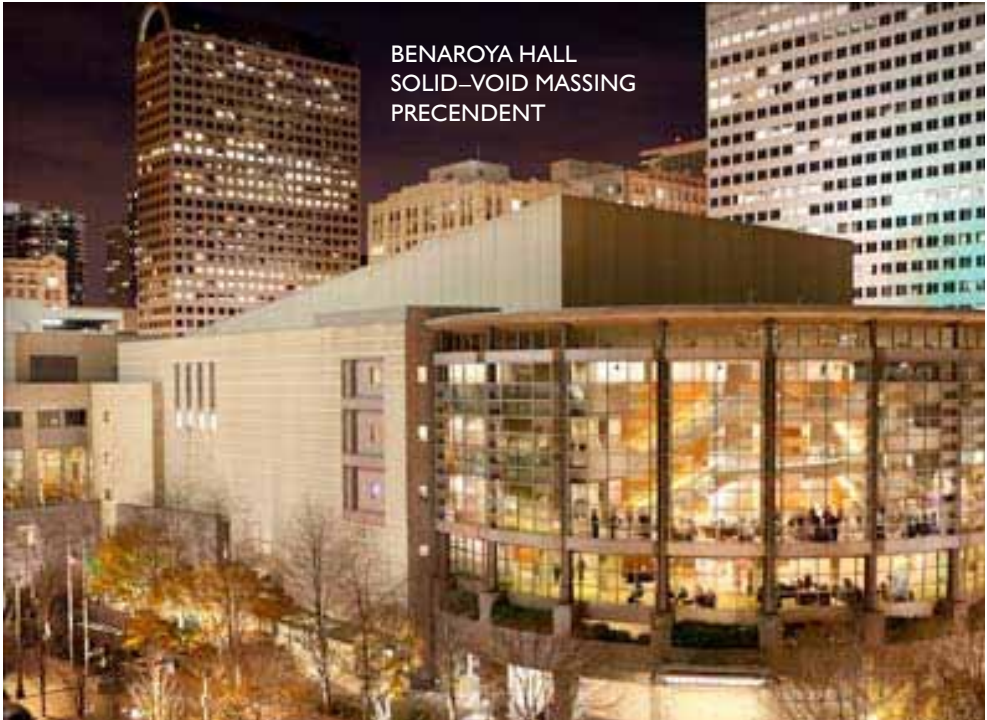


ELEVATION AT PINE STREET

LOCAL PODIUM DESIGN PRECEDENT | CONTEXT



SAM MUSEUM, MODULATION: SOLID SURFACES USING SOLID-VOID AS A GEOMETRIC SHAPING OF THE STRUCTURE



BENAROYA HALL
SOLID-VOID MASSING
PRECEDENT



PINE STREET RETAIL
CORRIDOR –
PRECEDENT



PINE STREET RETAIL
CORRIDOR-PRECEDENT



ADJACENT MACY'S GARAGE

PODIUM MATERIALITY PRECEDENT



SMITH TOWER FACADE
WRAPPED IN WHITE
TERRA COTTA DETAIL

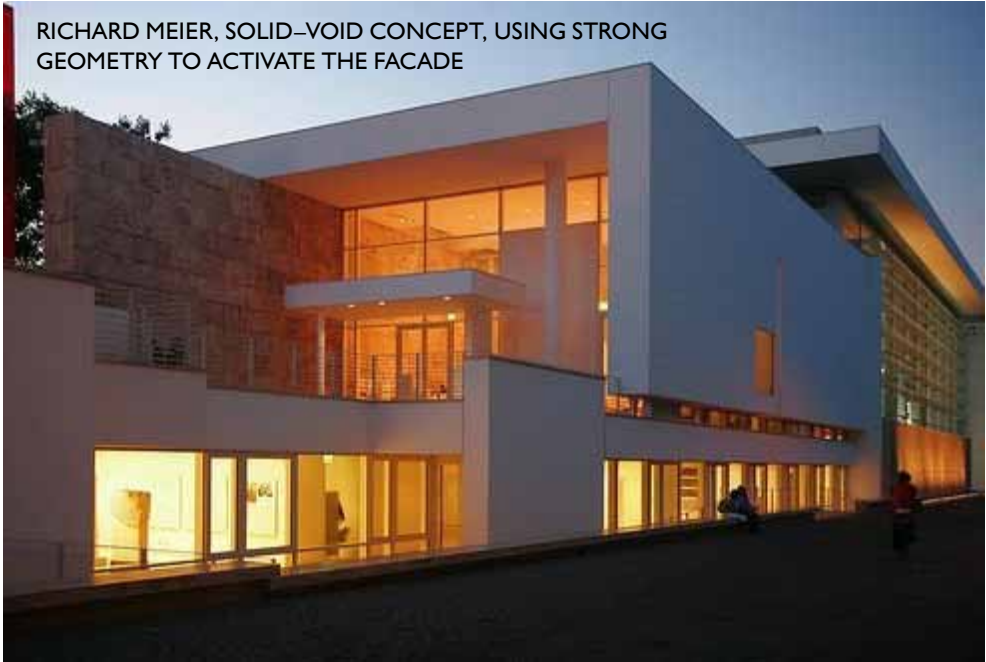
WHITE TERRA COTTA

MANY ADJACENT BUILDINGS AND THE PROMINENT SMITH TOWER INCORPORATE THE USE OF WHITE TERRA COTTA TILE AS THE BUILDING ENVELOPE.



WHITE PORCELAIN TILE

INSPIRED BY RICHARD MEIER'S WORK, LAYERING THE CURTAINWALL FACADE WITH GEOMETRIC FORMS CREATED OUT OF A STACKING OF WHITE PORCELAIN TILE. LIGHTING SPILLS OUT OF THE VOIDS, CREATING CLEAN LINES AND PEDESTRIAN LEVEL DETAIL AND PROPORTIONS.



RICHARD MEIER, SOLID-VOID CONCEPT, USING STRONG GEOMETRY TO ACTIVATE THE FACADE



MODERN APPLICATION OF WHITE
TERRA COTTA TILES, HARVARD LIBRARY
SERVICES BUILDING, CAMBRIDGE,
MASSACHUSETTS



PODIUM VIEW FROM SOUTHWEST



PODIUM VIEW AT NIGHT FROM SOUTHWEST



PODIUM VIEW FROM NORTHWEST



PODIUM VIEW AT NIGHT FROM NORTHWEST

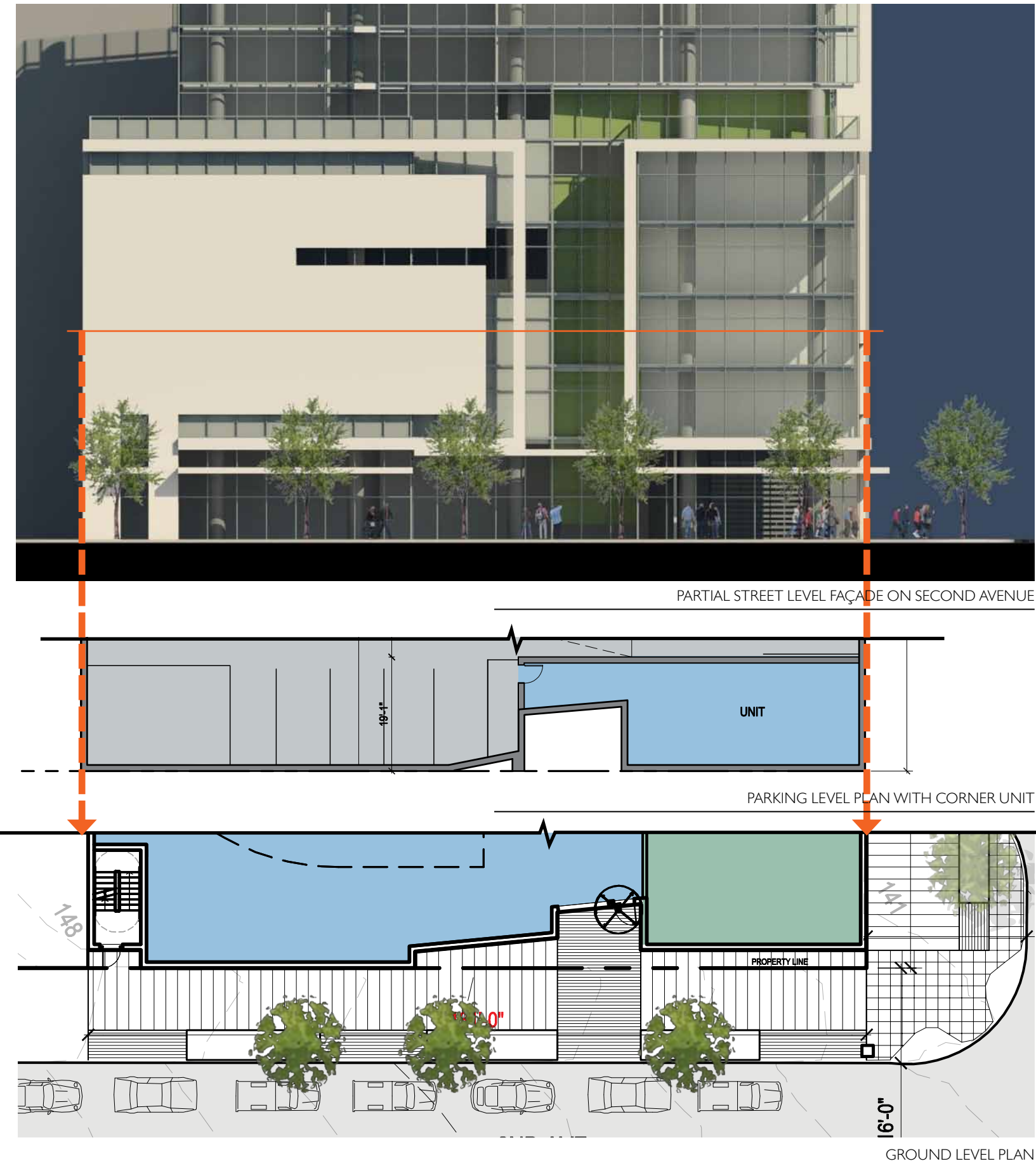


PODIUM VIEW FROM SOUTHEAST

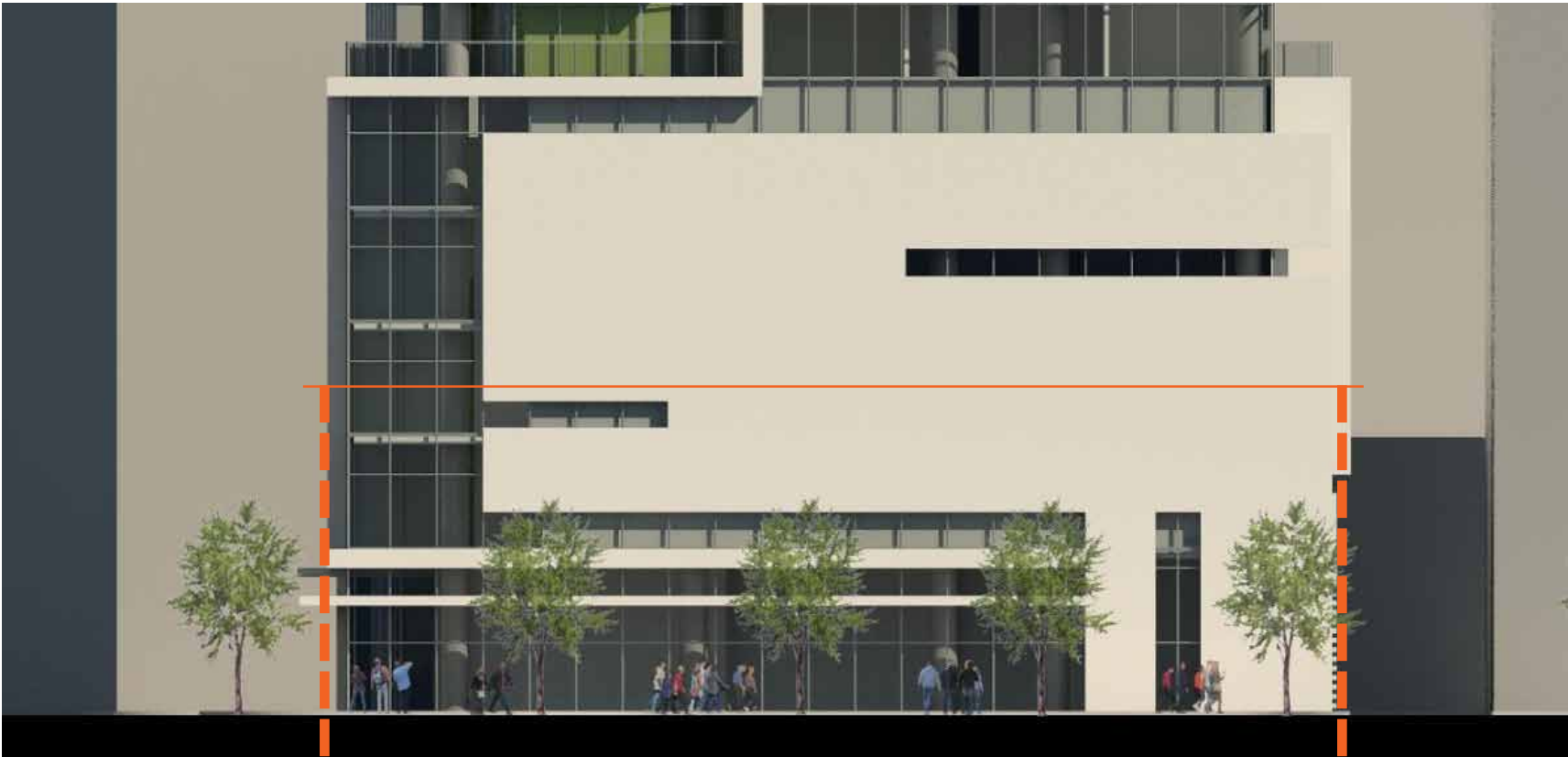


PODIUM VIEW AT NIGHT FROM SOUTHEAST

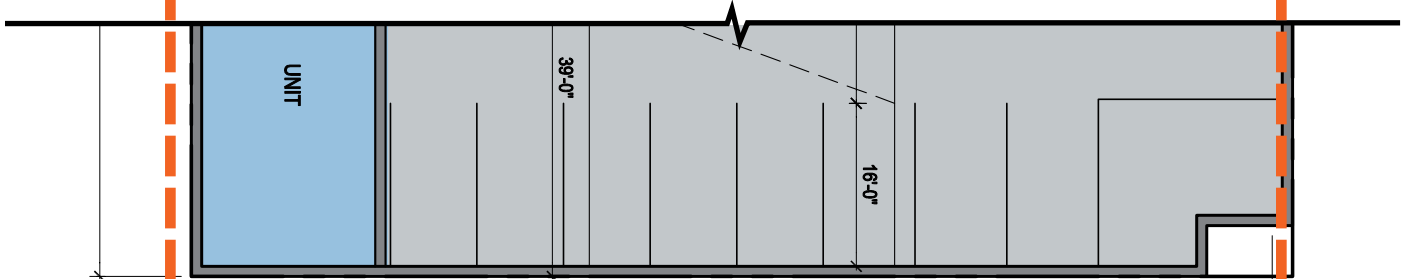
- RESIDENTIAL
- BALCONY
- STAIR | ELEVATOR CORE
- RETAIL
- PARKING
- STORAGE | LOADING | MECH
- AMENITIES



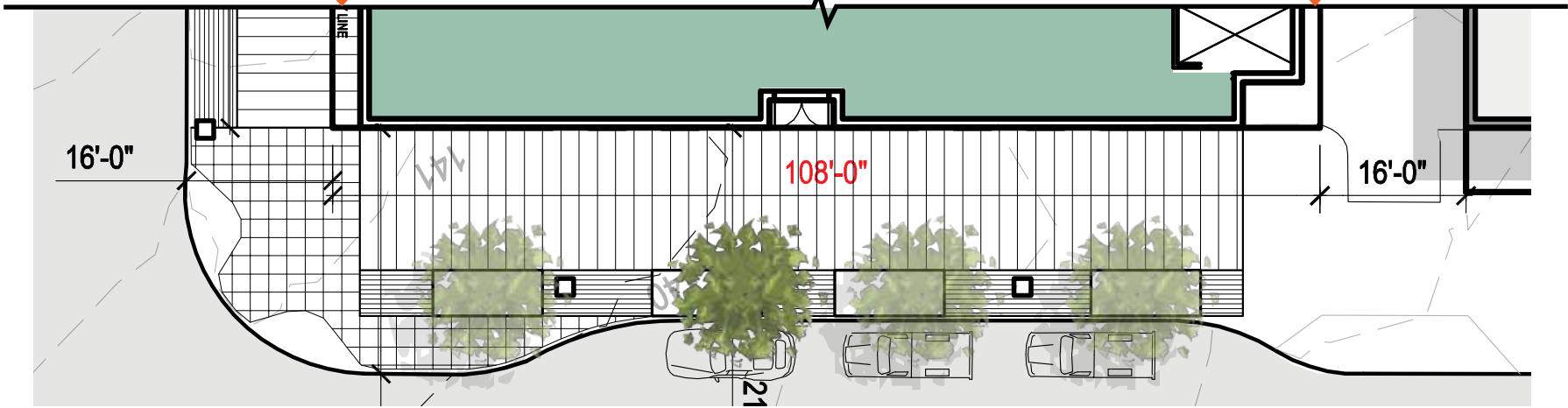
- RESIDENTIAL
- BALCONY
- STAIR | ELEVATOR CORE
- RETAIL
- PARKING
- STORAGE | LOADING | MECH
- AMENITIES



PARTIAL STREET LEVEL FAÇADE AT PINE STREET



PARKING LEVEL PLAN WITH CORNER UNIT



GROUND LEVEL PLAN

DESIGN GUIDELINES

DESIGN GUIDELINES: DOWNTOWN



SITE PLANNING & MASSING

A-1 RESPOND TO THE PHYSICAL ENVIRONMENT

Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.

Response: This is critical to the project. This site occurs at a change in street grids, affording tremendous views to and from the building. It also has a varied assortment of neighbors; contemporary and historic. The east half of the block (across the alley) is taken up by the large Macy's garage structure. These and other considerations will influence the design.

A-2 ENHANCE THE SKYLINE.

Design the upper portion of the building to promote visual interest and variety in the downtown skyline.

Response: The top of the tower will be punctuated by several large terraces on stories below and above the 400' level, carrying up through the 440' roof. The 400' level will provide attractive indoor and outdoor amenity spaces. Vertical fins and reveal slots will accentuate the slenderness of the tower, tying the top of the building to its base. Architectural options will be presented at the EDG review.

ARCHITECTURAL EXPRESSION: RELATING TO THE NEIGHBORHOOD CONTEXT

B-1 RESPOND TO THE NEIGHBORHOOD CONTEXT.

Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

Response: As referenced in A-1 above, the change in street grids at the site is a fantastic massing opportunity on the 2nd Avenue approaches. The proximal relationship to the Market and the current disconnect of shopping and activation in general along Pine from 2nd to 4th provides an opportunity to activate the project's frontage along this important Street.

B-2 CREATE A TRANSITION IN BULK & SCALE.

Compose the massing of the building to create a transition to the height, bulk, and scale of development in neighboring or nearby less intensive zones.

Response: The zoning doesn't change very near by, however contextual buildings new and old, provide reasons for architectural transitions and scalability.

NOTE: HIGHLIGHTED TEXT IS OF HIGHEST IMPORTANCE

DESIGN GUIDELINES CONTINUED



B-3 REINFORCE THE POSITIVE URBAN FORM & ARCHITECTURAL ATTRIBUTES OF THE IMMEDIATE AREA.

Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

Response: There are numerous positive and successful examples of proportion(s), massing, modulation, fenestration, etc, to potentially draw from. At EDG review, some of these more relevant features will be presented.

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. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

Response: The re-write of the DMC 240 Land Use Code to 400' and smaller floor plates dramatically improves the proportions and sense of grace than the previous code allowed. These newer generation towers are greatly improved while providing more sunlight, sense of space and air. The design team has been exploring several different ideas, which are simple, sleek and unified.

THE STREETScape: CREATING THE PEDESTRIAN ENVIRONMENT



C-1 PROMOTE PEDESTRIAN INTERACTION

Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming.

Response: Referenced in B-I above, the design team feels strongly that the project can help re-stitch some continuity, at least part of the way, back into Pine Street. There is a stretch from [1st or] 2nd to 4th, where the Market stops and the retail core starts. There are perceived and real CPTED issues that could be reduced with some gentrification on this site. We hope to be able to provide as close to 100% of the Pine Street frontage with retail/commercial uses.

We therefore propose commercial frontages and entries primarily along Pine, wrapping around the corner onto 2nd Avenue and continuing for approximately 25% percent (32.2 lineal feet) of 2nd Avenue's frontage. The residential entry and leasing office is proposed to be prominently visible on 2nd Avenue.

DESIGN GUIDELINES CONTINUED



C-2 DESIGN FACADES OF MANY SCALES

Design architectural features, fenestration patterns, and material compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

Response: Building elements and façade treatments bring identifiable human scale to the project from both a distance near and from a distance afar.

Starting from the ground, a continuous pedestrian canopy wraps the building and turns upward to the rooftop where it develops a large scale overhead canopy for the top floor amenity space. The connection from the ground to the top of the building draws the viewer's eye upward to help understand the scale of the urban form.

The tower is composed of a light and slender form, which has a series of micro and macro moves to help scale the building for both pedestrian and urban legibility. The tower touches the ground at the residential entry, while resting on a podium in other places. The podium creates a distinguished base, which plays off the lightness and verticality of the tower.

The ground level is almost entirely composed of storefront with pedestrian weather protection and an entry canopy. The podium surfaces conceal above grade parking. The composition of the surface is given interest and scale through the play of horizontal and vertical reveals.

The top, the tower, and the podium all work together at different scales. Where close to the building, the scale is small and detailed, and when at a distance the moves are big and macro to help organize and orientate the viewer. Together the play of scale, lightness and solidity offer legibility to the building.



C-3 PROVIDE ACTIVE-NOT BLANK-FACADES

Buildings should not have large blank walls facing the street, especially near sidewalks.

Response: Screening of above grade parking and mechanical spaces along with the articulation of the future party wall is carefully composed to develop interest and visual tension through the play of solid and void using a series of horizontal and vertical reveals to create a fabric of light and opacity.

The reveals of glass and light within the podium surface wrap the corner at the north party wall in a cohesive manner giving it both scale and interest. The reveal of light and glass in the north wall turns the corner and helps establish the elevation of the alley. The perceived levity in the podium is further emphasized by the near continuous band of storefront and active space. The exception of clear storefront occurs at a couple places where the walls above touch the ground to conceal emergency egress or support spaces for the retail. The podium opens up at the corner of 2nd and Pine filling the space with living units to help activate the street through the use of transparency.

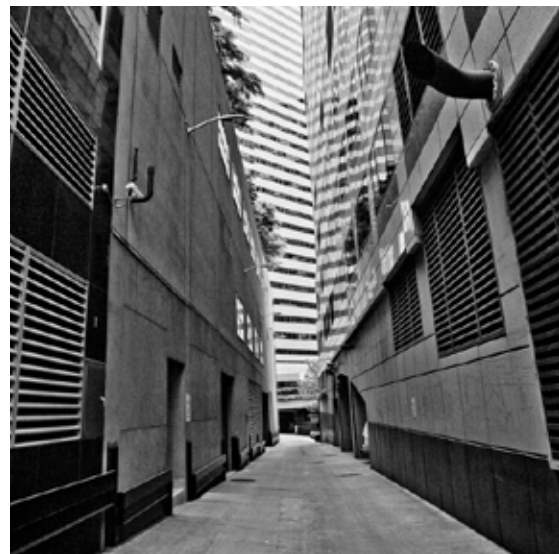
All sides of the podium enclosure work together to develop larger multiple readings in the base of the tower to give the overall project scale, composition and vitality.

C-4 REINFORCE BUILDING ENTRIES.

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

Response: Mentioned in C-1, the residential lobby and leasing center will be part of the frontage along 2nd Avenue and retail activation will occur on the rest of 2nd Avenue's frontage, and hopefully on 100% of Pine Street's frontage.

DESIGN GUIDELINES CONTINUED



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.

Response: The design team is proposing continuous overhead weather protection at the two street frontages.

C-6 DEVELOP THE ALLEY FACADE.

To increase pedestrian safety, comfort and interest, develop portions of the alley façade in response to the unique conditions of the site or project.

Response: The alley and back of house areas will be designed and shown in much greater detail at the recommendation review. A schematic (early) study will be presented at EDG.

PUBLIC AMENITIES: ENHANCING THE STREETScape & OPEN SPACE



D-1 PROVIDE INVITING & USABLE OPEN SPACE.

Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.

Response: While the site is relatively small, the design team is studying the trade-off between providing outdoor open space at the intersection by holding back the commercial façade(s) versus maximizing commercial space inside the building. The design team is looking for a balanced, happy medium.

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.

Response: The project will be planned with plantings, special paving and other hardscape materials and features that are consistent with the architectural character and details. These are planned to occur at the ground, top of podium and the rooftop. Planting and hardscape at the streetscape will enhance the pedestrian experience.

D-3 PROVIDE ELEMENTS THAT DEFINE THE PLACE.

Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable “sense of place” associated with the building.

Response: As mentioned in A-2 above, the tower will be accented with vertical fin elements and reveals, balconies and larger terraces to add interest and distinctiveness.



DESIGN GUIDELINES CONTINUED



D-4 PROVIDE APPROPRIATE SIGNAGE.

Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood.

Response: Signage will be shown at the recommendation review.

D-5 PROVIDE ADEQUATE LIGHTING.

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.

Response: Lighting will be discussed at EDG review and addressed more deeply at the recommendation review.

D- 6 DESIGN FOR PERSONAL SAFETY & SECURITY.

Design the building and site to enhance the real and perceived feeling of personal safety and security in the immediate area.

Response: Safety and security of the design will be broached at EDG review but will be addressed in more detail at the recommendation review.

VEHICULAR ACCESS & PARKING: MINIMIZING THE ADVERSE IMPACTS

E-1 MINIMIZE CURB CUT IMPACTS.

Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

Response: No new or pre-existing curb cuts are being proposed. Both the up and down garages will be accessed from the alley. That stated, the applicant realizes that care will need to be given to potential pedestrian/car convergence at Pine and the alley, due to the blind condition where the garage and sidewalk meet.

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.

Response: The four stories of above-grade parking merit some of the most involved study in order to make the podium facade treatment an aesthetic asset, not an aesthetic liability. Podium design is critical to the success of the project. Additionally the design team is fully aware that this applies to day time and night time. Options will be shown at the EDG review.

E-3 MINIMIZE THE PRESENCE OF SERVICE AREAS.

Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

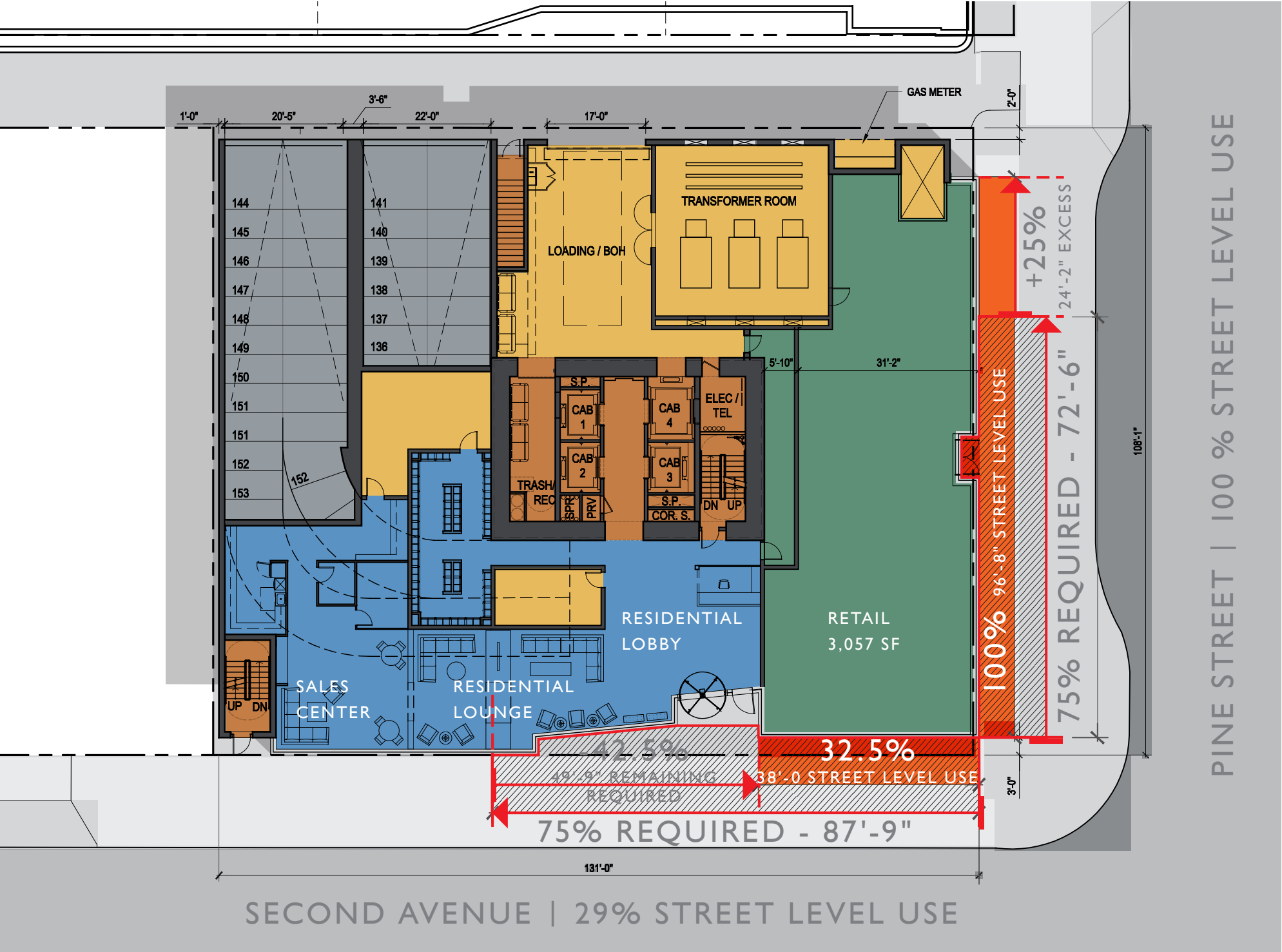
Response: Back of house (B.O.H.) spaces will all be accessed from the alley and none will occur on either street frontage. Loading, trash, recycling facilities, both garages (above and below grade) access and mechanical and electrical equipment will all be discreetly located in the alley, away from street frontages.



ANTICIPATED DEPARTURES _____

ANTICIPATED DEPARTURE # I

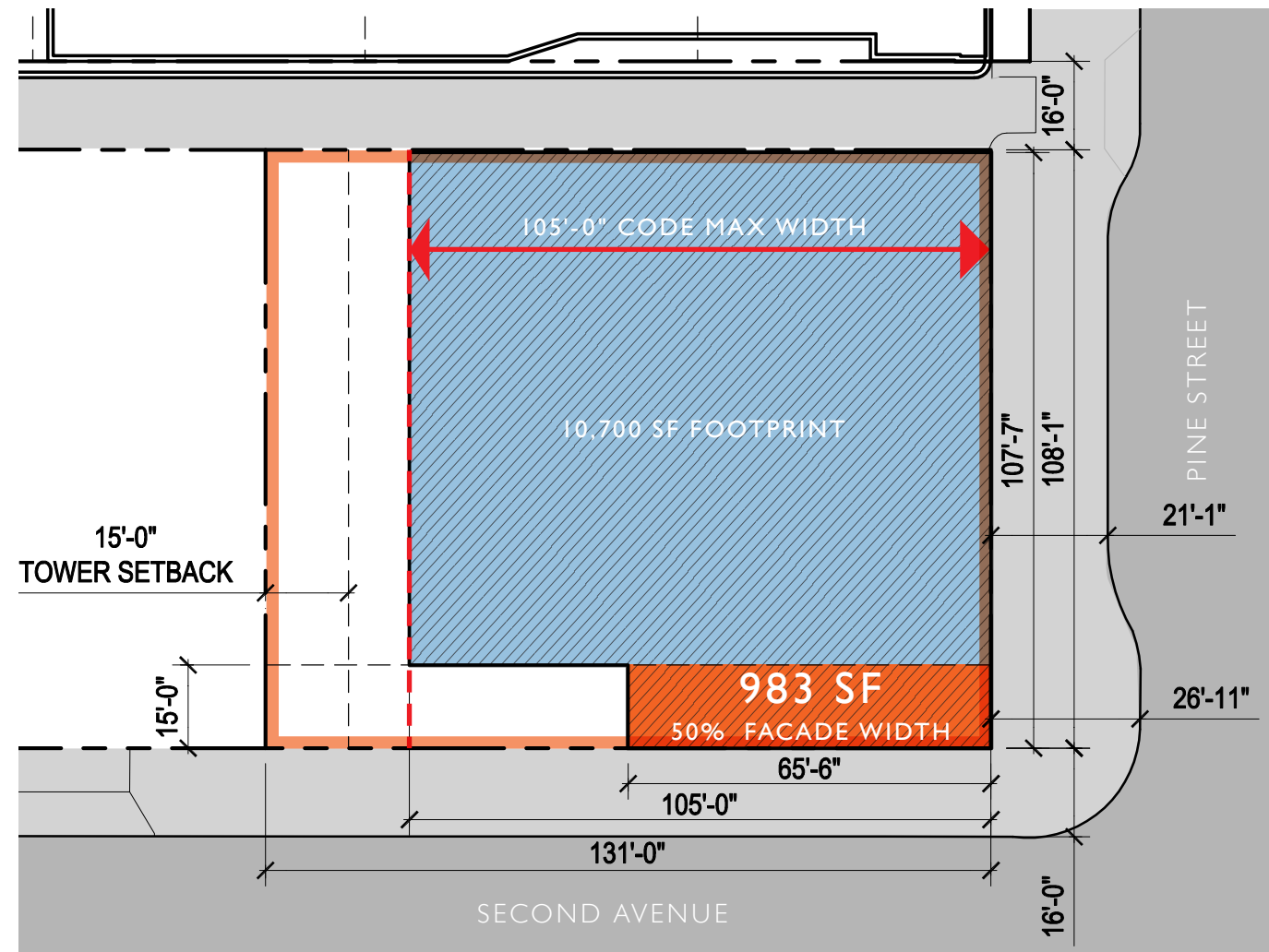
DEVELOPMENT STANDARDS	REQUIREMENT	PROPOSED	DIFFERENCE	CONSIDERATIONS
SMC 23.49.009B3 STREET LEVEL USE	Within 10' of the property line, a minimum of seventy-five (75) percent of each street frontage at street-level where street level uses are required must be occupied by uses listed in subsection A	A Departure is requested to decrease the amount of required street level use along 2nd Avenue to 38 linear feet (29% street facade) from 98 linear feet (75% street facade).	Second Avenue: 98'-0" (required) - 38'-0" (provided) = 60 linear feet (46% street façade)	Due to limited footprint, the street activation and street level use is concentrated to 100% street level use along Pine Street. An extensive residential lobby and entry activates the remaining 75% of street frontage along 2nd Avenue; reducing the opportunity for available retail space.



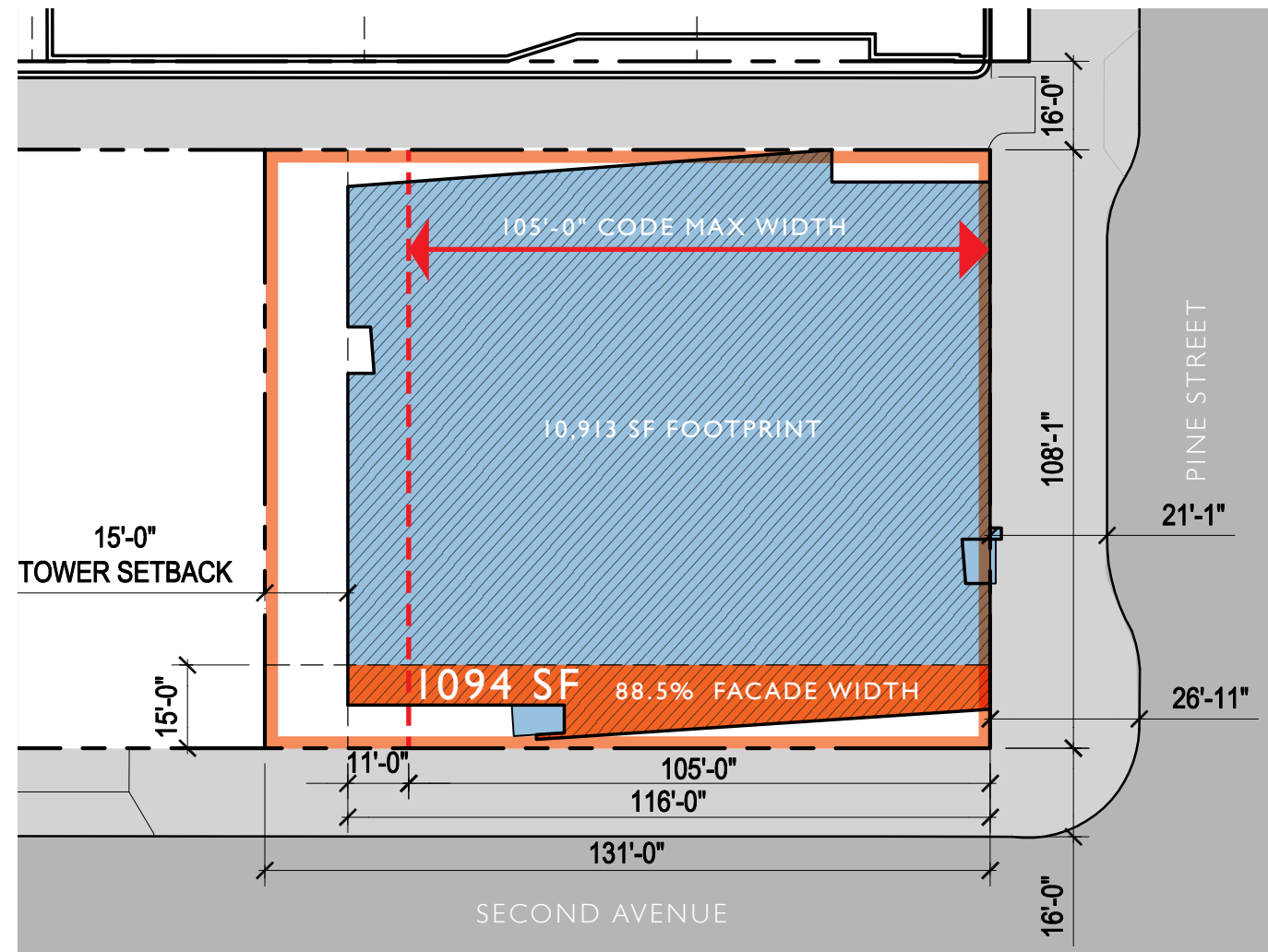
- CODE COMPLIANT
- 168'-9" LINEAL FEET REQUIRED FACADE ACTIVATION
 - 75% TOTAL REQUIRED COMBINED FACADE ACTIVATION
- PROPOSED
- 134'-8" LINEAL FEET PROVIDED FACADE ACTIVATION
 - 60% TOTAL PROVIDED COMBINED FACADE ACTIVATION
- DIFFERENCE
- 34'-0" LINEAL FEET REMAINING FACADE ACTIVATION
 - 15% REMAINING TOTAL COMBINED FACADE ACTIVATION

ANTICIPATED DEPARTURE #2

DEVELOPMENT STANDARDS	REQUIREMENT	PROPOSED	DIFFERENCE	CONSIDERATIONS
SMC 23.49.058.D2 MAXIMUM TOWER WIDTH	In DMC zones, the maximum facade width for portions of a building above eighty-five (85) feet along the general north/south axis of a site (parallel to the Avenues) shall be one hundred twenty (120) feet or eighty (80) percent of the width of the lot measured on the Avenue, whichever is less. On a lot where the limiting factor is the eighty (80) percent width limit, the facade width is one hundred twenty (120) feet, when at all elevations above a height of eighty-five (85) feet, no more than fifty (50) percent of the area of the lot located within fifteen (15) feet of the street lot line(s) is occupied by the structure	The proposed tower is approximately 116'-0" wide, which equates to 88.5% of the 131'-0" lot width. 1,094 SF of building structure occupies the 15'-0" zone parallel to Second Avenue.	+8.5% lot width = +11'-0" 1094 sf within 15 ft zone = 111 sf (+11%) over the 983 sf allowed	The modulated façade along 2nd Avenue is approximately 116' wide. The massing tapers at the southwest corner and intersection of Second Avenue and Pine Street, slenderizing the southernly facade. The modulation along Second Avenue reflects the grid shift along Second Avenue and creates an interlocking niche with decks that climb the height of the tower to create texture and slender massing within the facade.



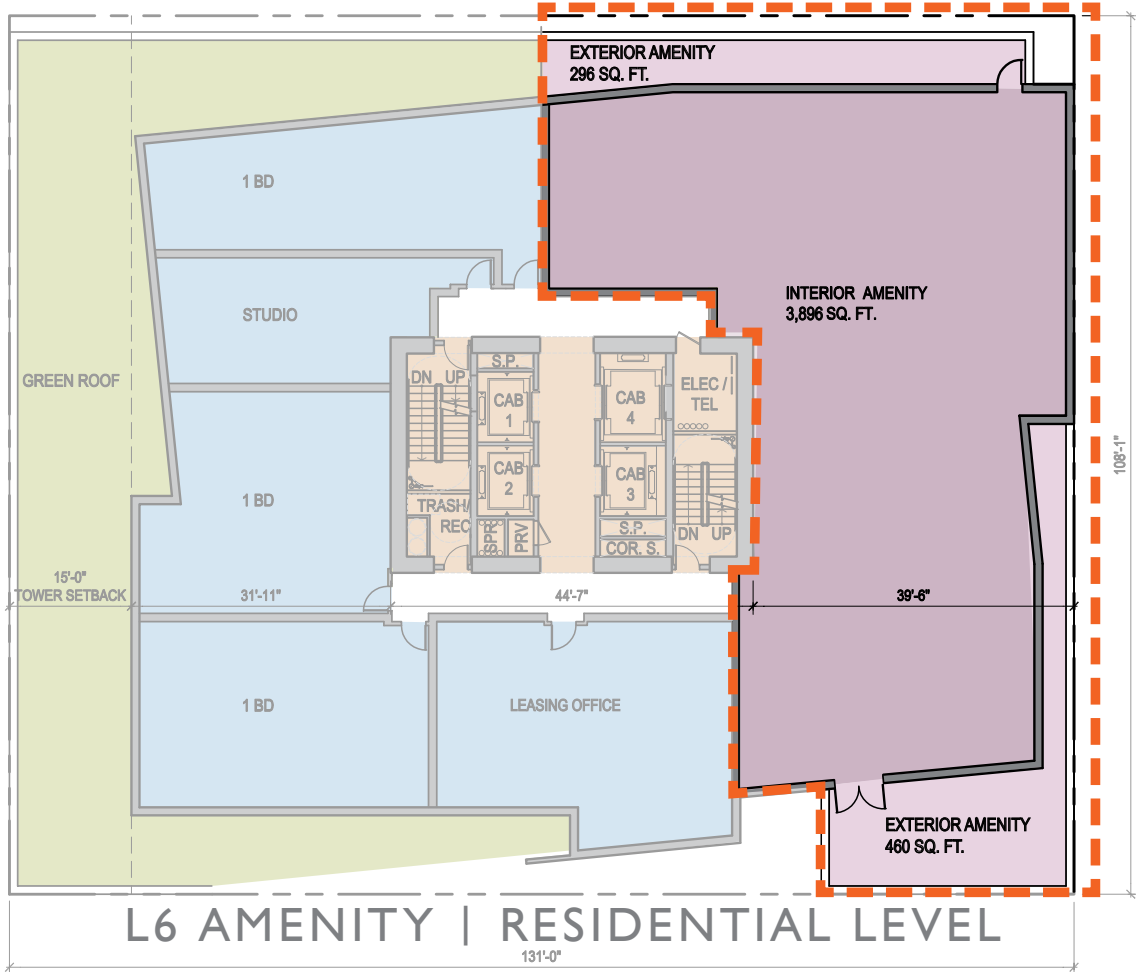
CODE COMPLIANT
PER SMC 23.49.058.D2



PROPOSED DEPARTURE

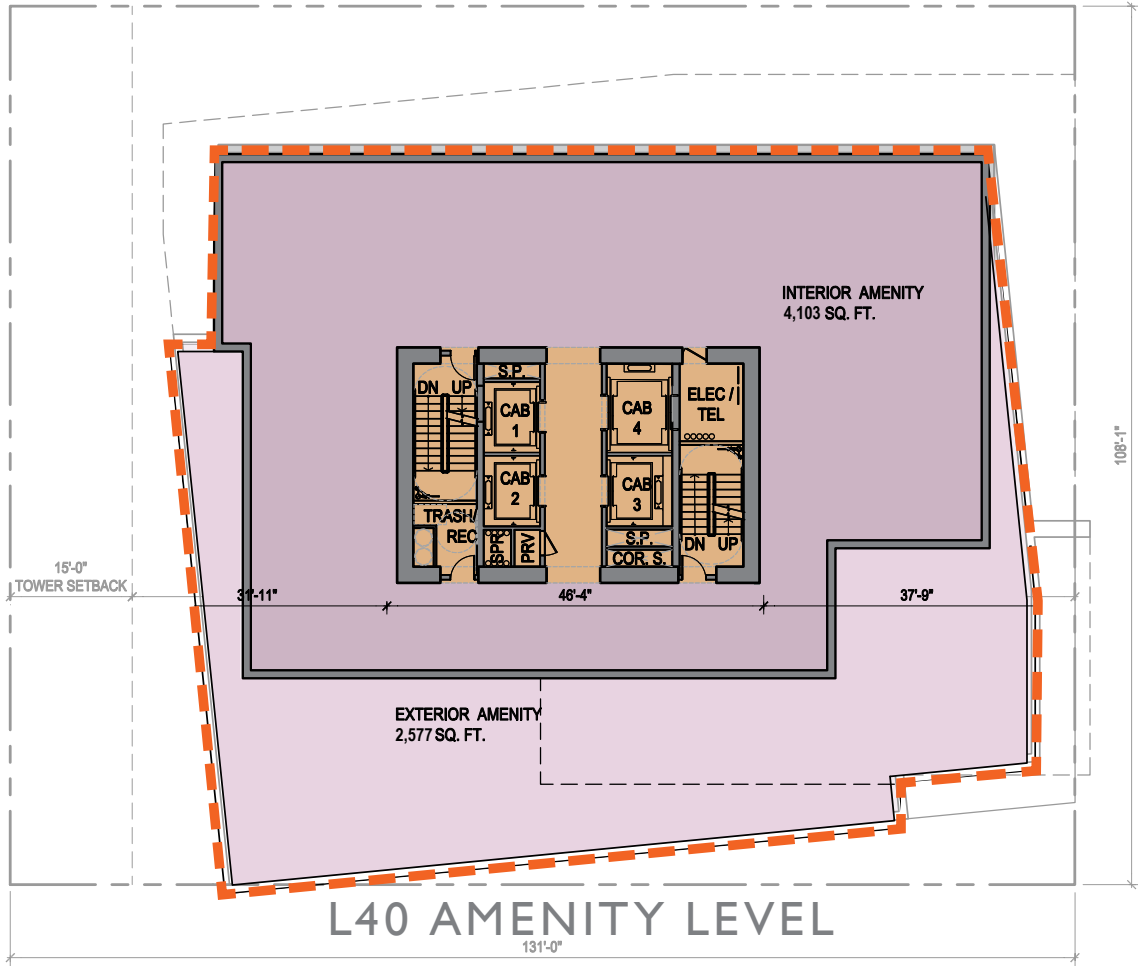
ANTICIPATED DEPARTURE #3

DEVELOPMENT STANDARDS	REQUIREMENT	PROPOSED	DIFFERENCE	CONSIDERATIONS
SMC 23.49.010.B1 COMMON RECREATION AREA	<p>1. An area equivalent to five (5) percent of the total gross floor area in residential use, excluding any floor area in residential use gained in a project through a voluntary agreement for housing under SMC Section 23.49.015, shall be provided as common recreation area. In no instance shall the amount of required common recreation area exceed the area of the lot.</p> <p>2. A maximum of fifty (50) percent of the common recreation area may be enclosed.</p> <p>3. The minimum horizontal dimension for required common recreation areas shall be fifteen (15) feet, except for open space provided as landscaped setback area at street level, which shall have a minimum horizontal dimension of ten (10) feet. No required common recreation area shall be less than two hundred twenty-five (225) square feet.</p>	<p>We propose a total of 11,310 SF of Common Recreation space including areas less than 15' in width. The total Common Recreation meeting SMC 23.49.010.B2 equals 9,705 SF: 7,366 SF of interior common recreation meets the 15' minimum horizontal dimension, while 2,339 SF of exterior common recreation meets the 15' minimum horizontal dimension.</p>	<p>Approximately 10,667 SF Total Required common recreation – 9,705 SF provided = (-962) SF 50% of enclosed common recreation 5,333 SF MAX – 7,366 SF provided = +2,033 SF</p>	<p>Ground level uses will provide additional amenity to residence to satisfy net difference of current common recreation area. The common recreation space that includes a horizontal dimension of less than 15 feet = 11,310 SF, which is +643 SF the requirement.</p>



CODE COMPLIANT

- **10,667 SF** TOTAL COMMON RECREATION REQUIRED
- **50% OR 5,333 SF** MAXIMUM SF OF TOTAL COMMON RECREATION PROVIDED MAY BE ENCLOSED



PROPOSED

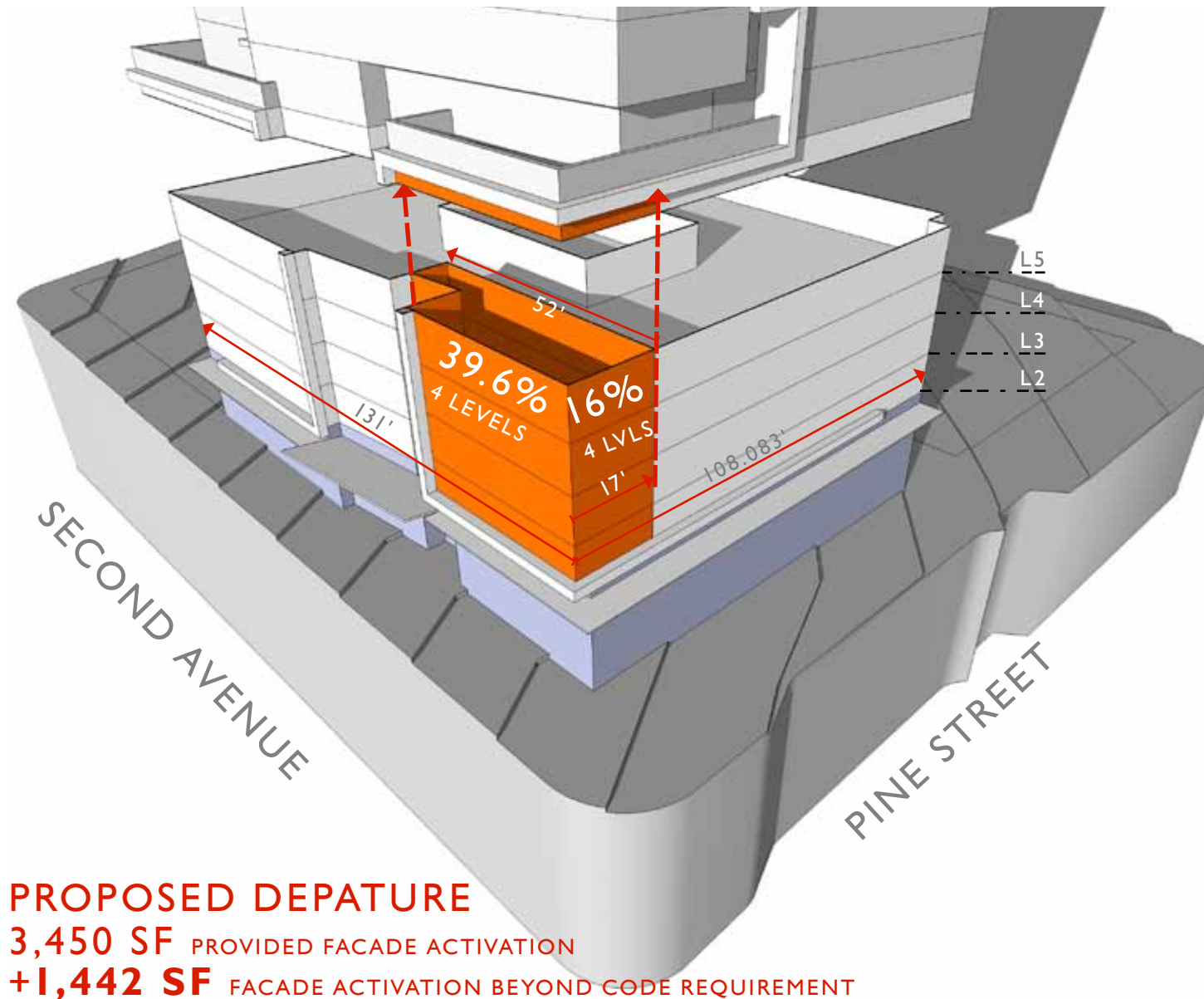
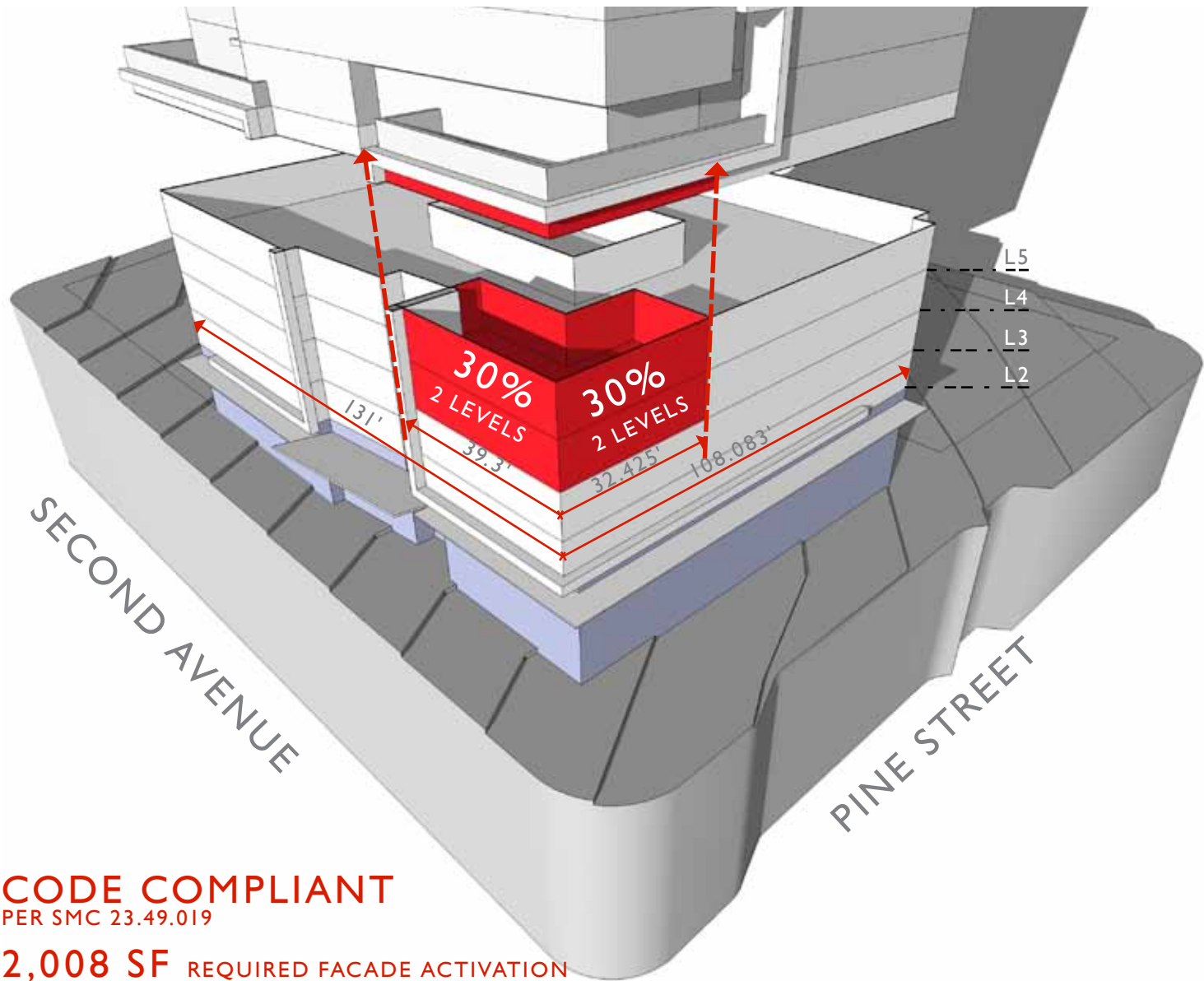
- **9,705 SF** TOTAL COMMON RECREATION PROVIDED (-962 SF BELOW REQUIREMENT)
- **75.9% OR 7,366 SF** ENCLOSED COMMON RECREATION SPACE (+25.9% BEYOND ALLOWANCE)
- **24.1% OR 2,339 SF** EXTERIOR COMMON RECREATION SPACE

PROPOSED (NOT CONSIDERING 15'-0" MIN HORIZONTAL DIMENSION)

- **11,310 SF** TOTAL COMMON RECREATION PROVIDED
- **70.5% OR 7,977 SF** ENCLOSED COMMON RECREATION SPACE (+25.9% BEYOND ALLOWANCE)
- **29.5% OR 3,333 SF** EXTERIOR COMMON RECREATION SPACE

ANTICIPATED DEPARTURE #4

DEVELOPMENT STANDARDS	REQUIREMENT	PROPOSED	DIFFERENCE	CONSIDERATIONS
SMC 23.49.019.2 PODIUM PARKING SCREENING: PARKING QUANTITY, LOCATION AND ACCESS REQUIREMENTS, AND SCREENING AND LANDSCAPING OF SURFACE PARKING AREAS.	Except as provided in subsection B1 above for parking at street level, parking within structures shall be located below street level or separated from the street by other uses, except as follows: a. On lots that are less than thirty thousand (30,000) square feet in size or that are less than one hundred fifty (150) feet in depth measured from the lot line with the greatest street frontage, parking shall be permitted above the first story under the following conditions: (1) One (1) story of parking shall be permitted above the first story of a structure for each story of parking provided below grade that is of at least equivalent capacity, up to a maximum of four (4) stories of parking above the first story. (2) Parking above the third story of a structure shall be separated from the street by another use for a minimum of thirty (30) percent of each street frontage of the structure. For structures on lots located at street intersections, the separation by another use shall be provided at the corner portion(s) of the structure. (3) The perimeter of each story of parking above the first story of the structure shall have an opaque screen at least three and one-half (3 1/2) feet high where the parking is not separated from the street by another use.	A Departure is requested to reduce the alternative use minimum of 30% street frontage above level three along Pine Street to 16% street frontage activation over four floors with micro residential units on levels 2 through 5.	PINE STREET: 108' x 30% = 32.4' over two floors required along Pine Street, for a total of 64.8' street frontage. Reduce to 108' x 16% = 17' over four floors, for a total of 68' street frontage. SECOND AVENUE: 131' x 30% = 39.3' over two floors required along Second Avenue, for a total of 78.6' street frontage. Expand to 131' x 39.6% = 52' over four floors, for a total of 208' street frontage.	The concentration of residential units on the corner of Second and Pine activates the primary intersection of the project, bringing life to the street, while meeting the intent of the code in a concentrated effort. The street frontage activation along Second Avenue exceeds the required 131' x 30% = 39.3' over two floors by 12.7' over two additional floors. The 2,008 sf required facade activation is therefore exceeded by +1,442 sf beyond code requirement given the 3,450 sf provided facade activation concentrated at the main intersection of Second Avenue and Pine Street.



LANDSCAPE

STREET LEVEL



ROOF TERRACE LEVEL



GROUND LEVEL LANDSCAPE PLAN



APPENDIX

PREFERRED OPTION ELEVATIONS



EAST ELEVATION



NORTH ELEVATION

PREFERRED OPTION ELEVATIONS

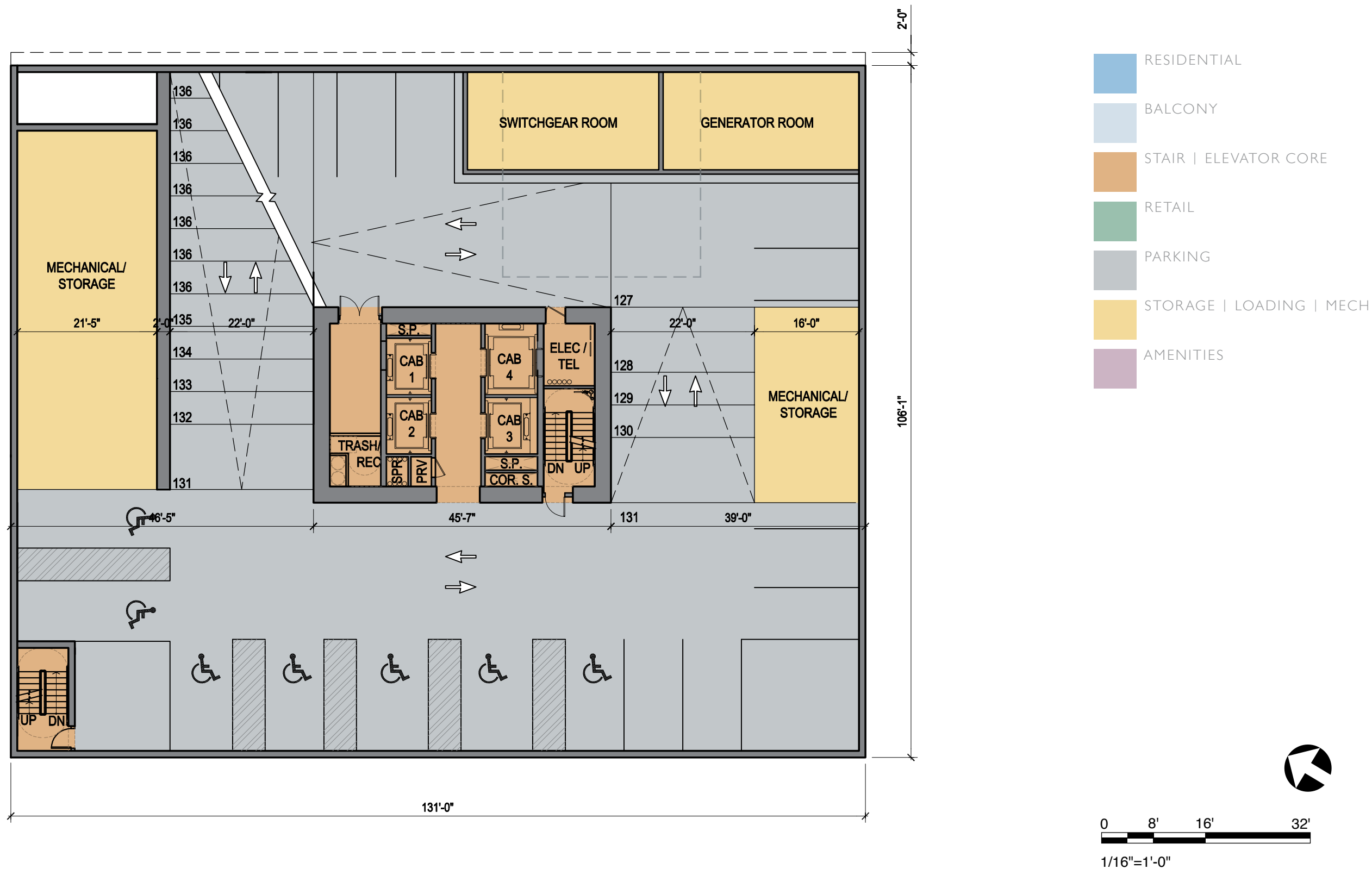


SOUTH ELEVATION



WEST ELEVATION

BI LEVEL FLOOR PLAN



B4 LEVEL FLOOR PLAN

